

ARTIST STUDIO - RESIDENCE

PROPERTY INFORMATION

OWNER: SQAURE 1297 LOTS 93,94,95,96,97
 ADDRESS: 3419 R ST NW (REAR) WASHINGTON DC
 LOT: 93,94,95,96,97
 SQUARE: 1297

BUILDING DATA

USE GROUP: ARTIST STUDIO
 DWELLING UNITS: 0
 CONSTRUCTION TYPE: TYPE V-B
 SPRINKLERED: YES
 SMOKE DETECTORS: YES - HARDWIRED & INTERCONNECTED WITH BATTERY BACKUP, ON SEPARATE CIRCUIT FROM MAIN PANEL.

ZONING DATA

GENERAL

ZONING DISTRICT: R-20
 WARD: 2
 ANC: 2E
 SMD: 2E02

LOT

EXIST. LOT AREA: 1562.5 FT²
 PROPOSED LOT AREA: NO CHANGE
 EXISTING BUILDING AREA: 0 FT²
 PROPOSED BUILDING AREA: 1373 FT²
 MAXIMUM LOT OCCUPANCY: N/A
 EXISTING LOT OCCUPANCY: 0%
 PROPOSED LOT OCCUPANCY: 87.8%
 PROPOSED PERVIOUS SURFACE AREA: 160 FT² (10.24%)

BUILDING

MAXIMUM HEIGHT: 20 FT
 EXISTING HEIGHT: N/A
 PROPOSED HEIGHT: 20 FT
 MAXIMUM STORIES: 2
 EXISTING STORIES: 0
 PROPOSED STORIES: 2 STORIES + CELLAR

APPLICAAABLE CODES

2017 DISTRICT OF COLUMBIA BUILDING CODE
 2017 DISTRICT OF COLUMBIA ENERGY CONSERVATION CODE
 2017 DISTRICT OF COLUMBIA GREEN CONSTRUCTION CODE

CONSULTANTS

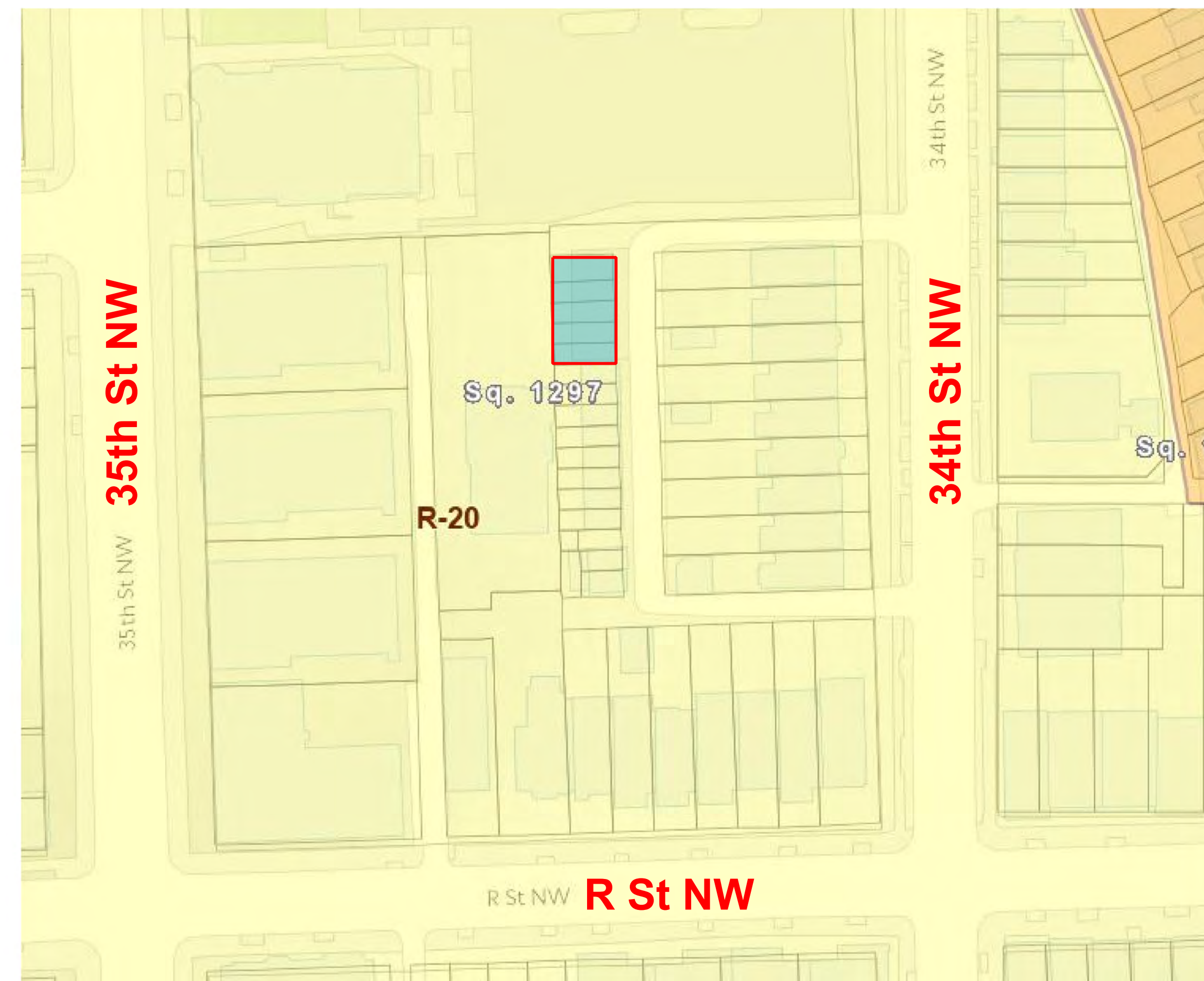
ARCHITECT
 OVERMYER ARCHITECTS
 CONTACT: LIAM KANE
 3213 P STREET NW
 WASHINGTON, DC 20007
 (202) 333-5596 ext. 3
 liam@overmyerarcitects.com

SCOPE OF WORK

- NEW 2 STORY ARTIST STUDIO WITH CELLAR

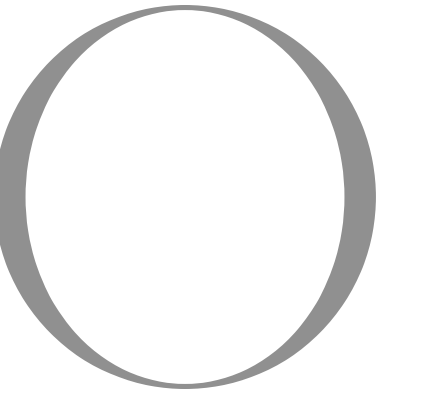
VICINITY PLAN

NO SCALE



SHEET INDEX

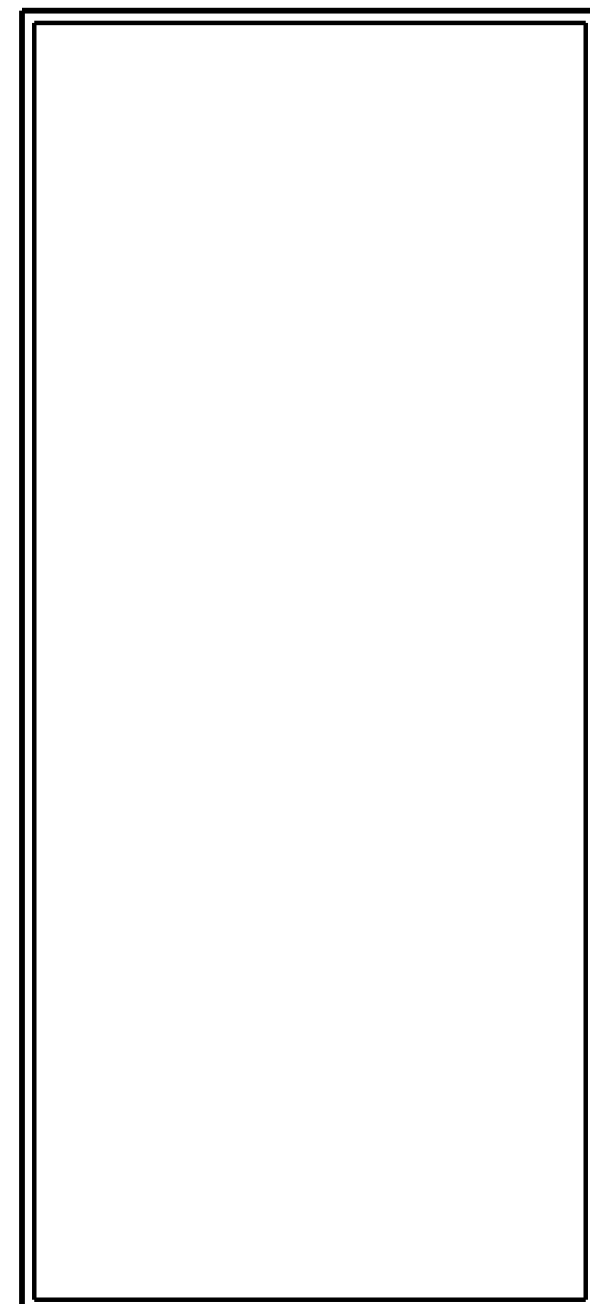
001	COVER SHEET
A000	AERIAL VIEW
P001	EXISTING PHOTOS - SITE & SURROUNDINGS
P002	EXISTING PHOTOS - 3419 R ST NW
A001	VICINITY PLAN & EX. SITE SECTIONS
A002	EXISTING SITE PLAN
A003	PROPOSED SITE PLAN
A004	FIRST FLOOR PLAN W/ CONTEXT
A005	BASEMENT, 2ND & ROOF PLANS
A006	PROPOSED ELEVATIONS
A007	PROPOSED SECTIONS
A008	PROPOSED EAST ELEVATION W/ CONTEXT
P003	PROPOSED ORTHOGRAPHIC VIEWS
P004	PROPOSED PERSPECTIVE VIEWS



OVERMYER
ARCHITECTS

3213 P STREET, N.W.
WASHINGTON, D.C. 20007
VOICE: (202) 333-5596

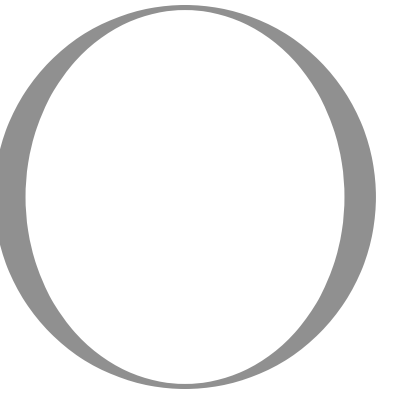
The above drawings and specifications and all ideas, designs, inventions and arrangements represented thereon are and shall remain the sole and exclusive property of the Architect and no part thereof shall be copied, disclosed to others or used in connection with any other work or project, except for the specified project for which they have been prepared and developed, without the prior written consent of the Architect. The Contractor shall verify and be responsible for all dimensions and conditions on the job, and the Architect shall be notified of any variations from or discrepancies between the dimensions and conditions shown on this set of drawings.



STUDIO - RESIDENCE

LOTS 93,94,95,96,97
SQUARE 1297
WASHINGTON, DC 20007

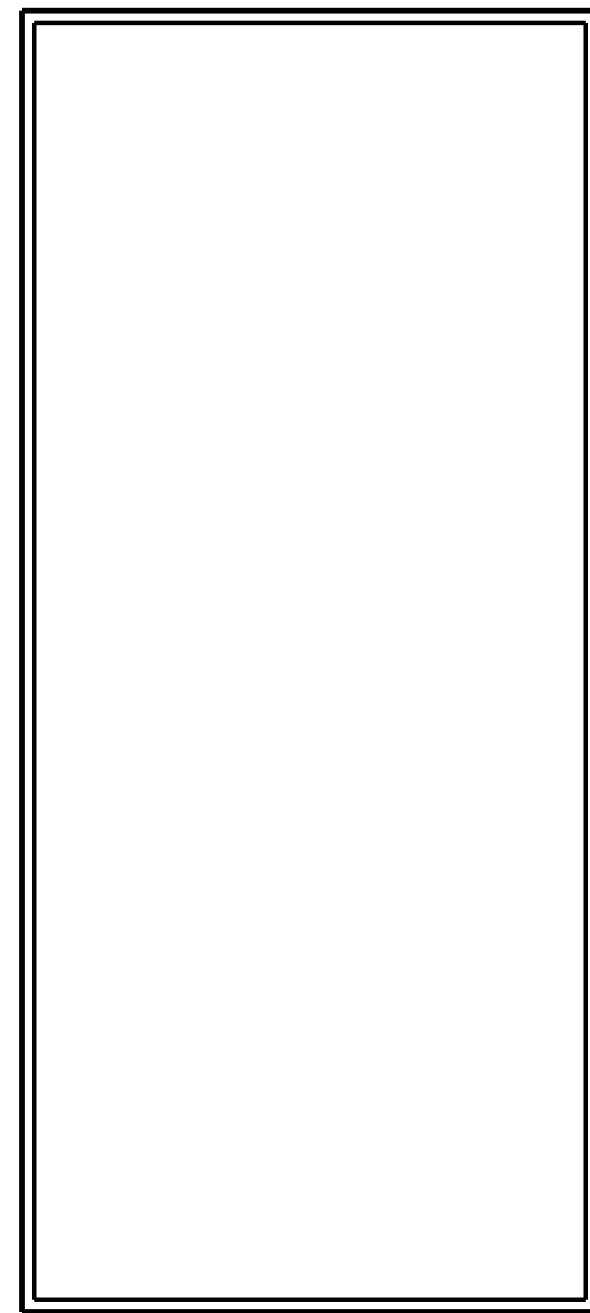
COVER SHEET
0001
DATE: 02-17-2023



OVERMYER
ARCHITECTS

3213 P STREET, N.W.
WASHINGTON, D.C. 20007
VOICE: (202) 333-5596

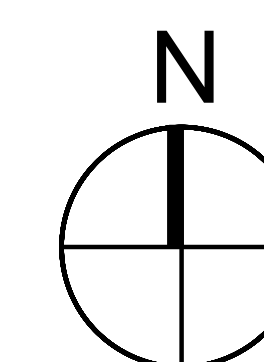
The above drawings and specifications and all ideas, designs, inventions and arrangements represented thereon are and shall remain the sole and exclusive property of the Architect and no part thereof shall be copied, disclosed to others or used in connection with any other work or project, except for the specified project for which they have been prepared and developed, without the prior written consent of the Architect. The Contractor shall verify and be responsible for all dimensions and conditions on the job, and the Architect shall be notified of any variations from or discrepancies between the dimensions and conditions shown on this set of drawings.



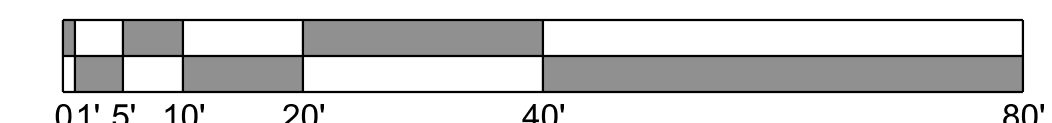
STUDIO - RESIDENCE

LOTS 93,94,95,96,97
SQUARE 1297
WASHINGTON, DC 20007

1 EXISTING AERIAL VIEW
A000 NOT TO SCALE



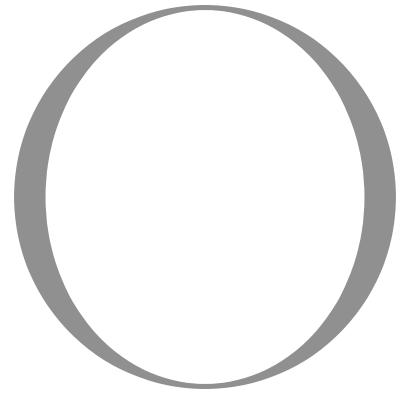
SCALE: 1/16" = 1'-0"



EX. AERIAL VIEW
A000
DATE: 02-17-2023



1 VIEWS
P001 EXISTING ALLEY



OVERMYER
ARCHITECTS

3213 P STREET, N.W.
WASHINGTON, D.C. 20007
VOICE: (202) 333-5596

The above drawings and specifications and all ideas, designs, inventions and arrangements represented thereon are and shall remain the sole and exclusive property of the Architect and no part thereof shall be copied, disclosed to others or used in connection with any other work or project, except for the specified project for which they have been prepared and developed, without the prior written consent of the Architect. The Contractor shall verify and be responsible for all dimensions and conditions on the job, and the Architect shall be notified of any variations from or discrepancies between the dimensions and conditions shown on this set of drawings.



STUDIO - RESIDENCE

LOTS 93,94,95,96,97
SQUARE 1297
WASHINGTON, DC 20007

EXISTING PHOTOS -
SITE &
SURROUNDINGS

P001

DATE: 02-17-2023

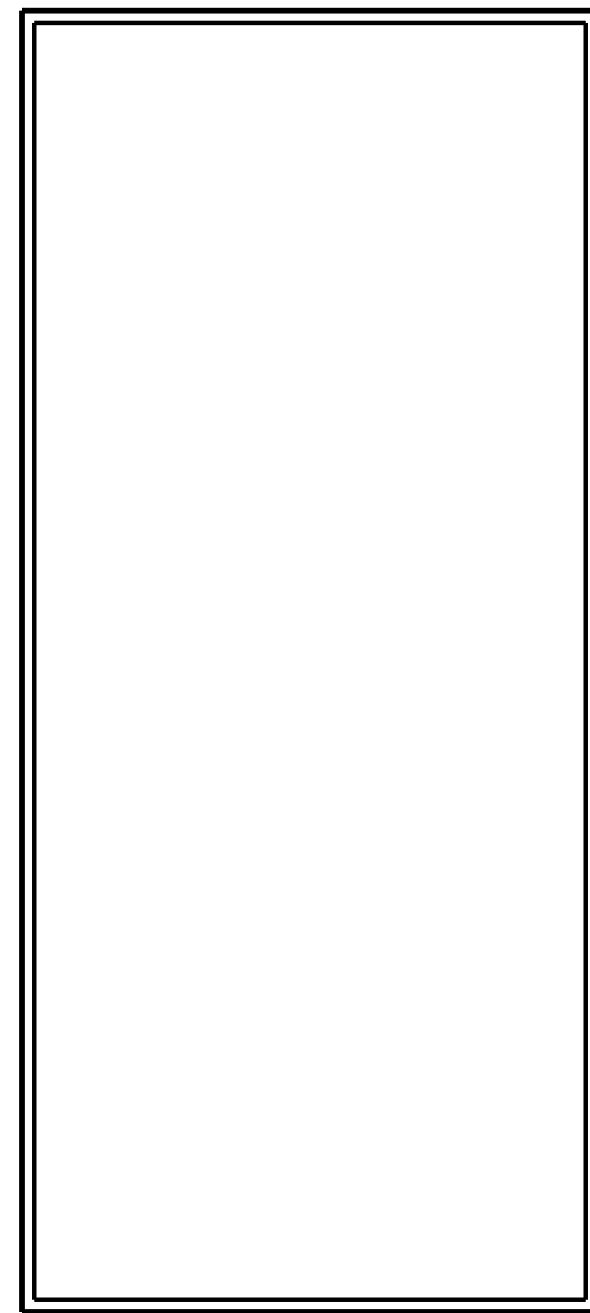
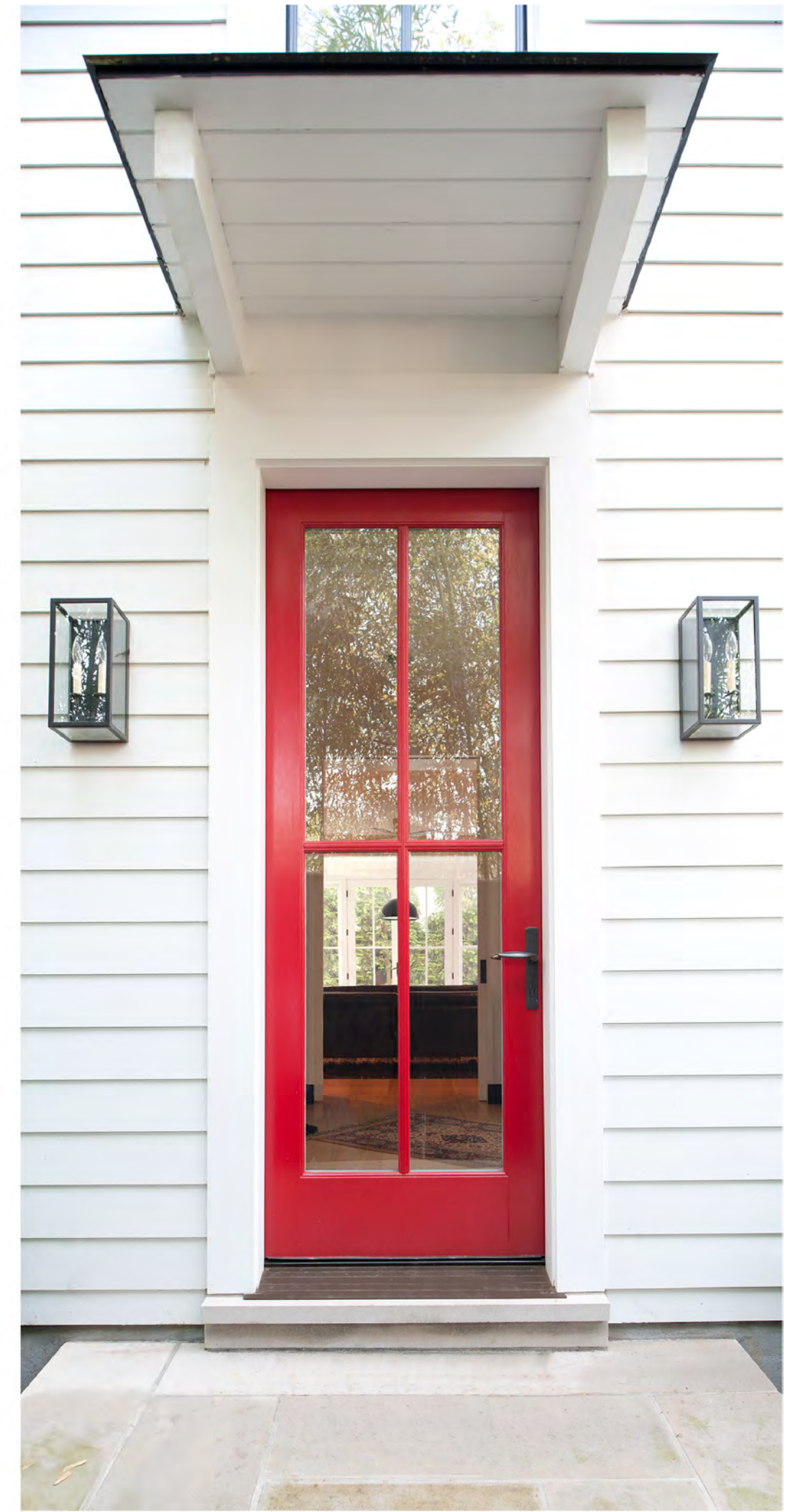
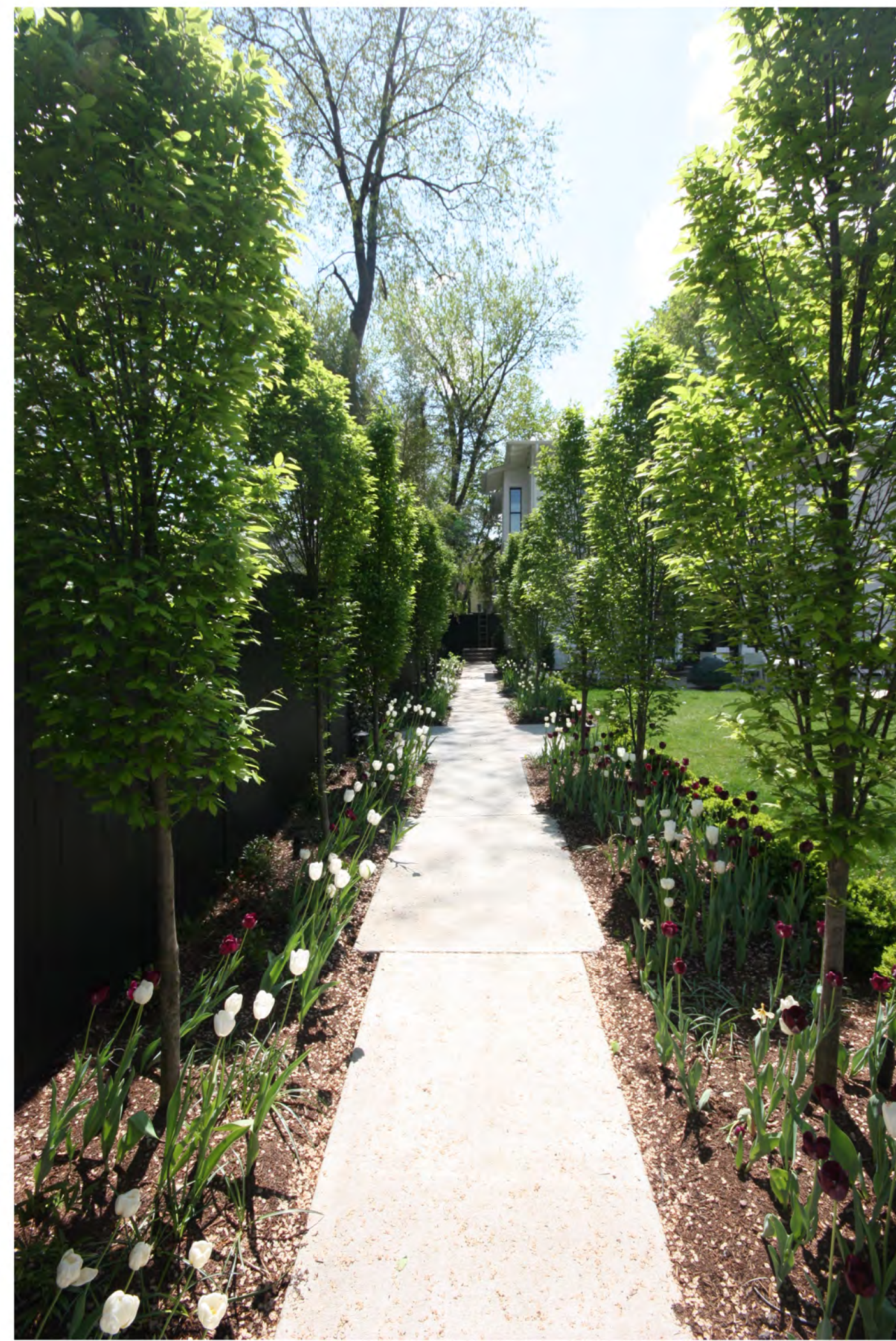


1 VIEWS
P001 ADJACENT RESIDENCE

OVERMYER
ARCHITECTS

3213 P STREET, N.W.
WASHINGTON, D.C. 20007
VOICE: (202) 333-5596

The above drawings and specifications and all ideas, designs, inventions and arrangements represented thereon are and shall remain the sole and exclusive property of the Architect and no part thereof shall be copied, disclosed to others or used in connection with any other work or project, except for the specified project for which they have been prepared and developed, without the prior written consent of the Architect. The Contractor shall verify and be responsible for all dimensions and conditions on the job, and the Architect shall be notified of any variations from or discrepancies between the dimensions and conditions shown on this set of drawings.



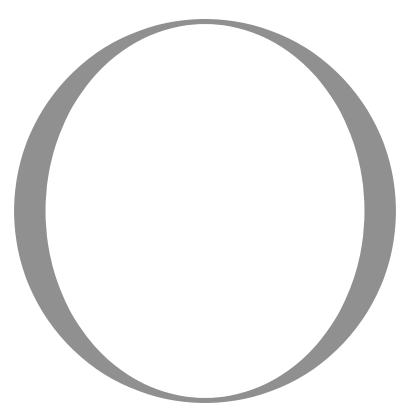
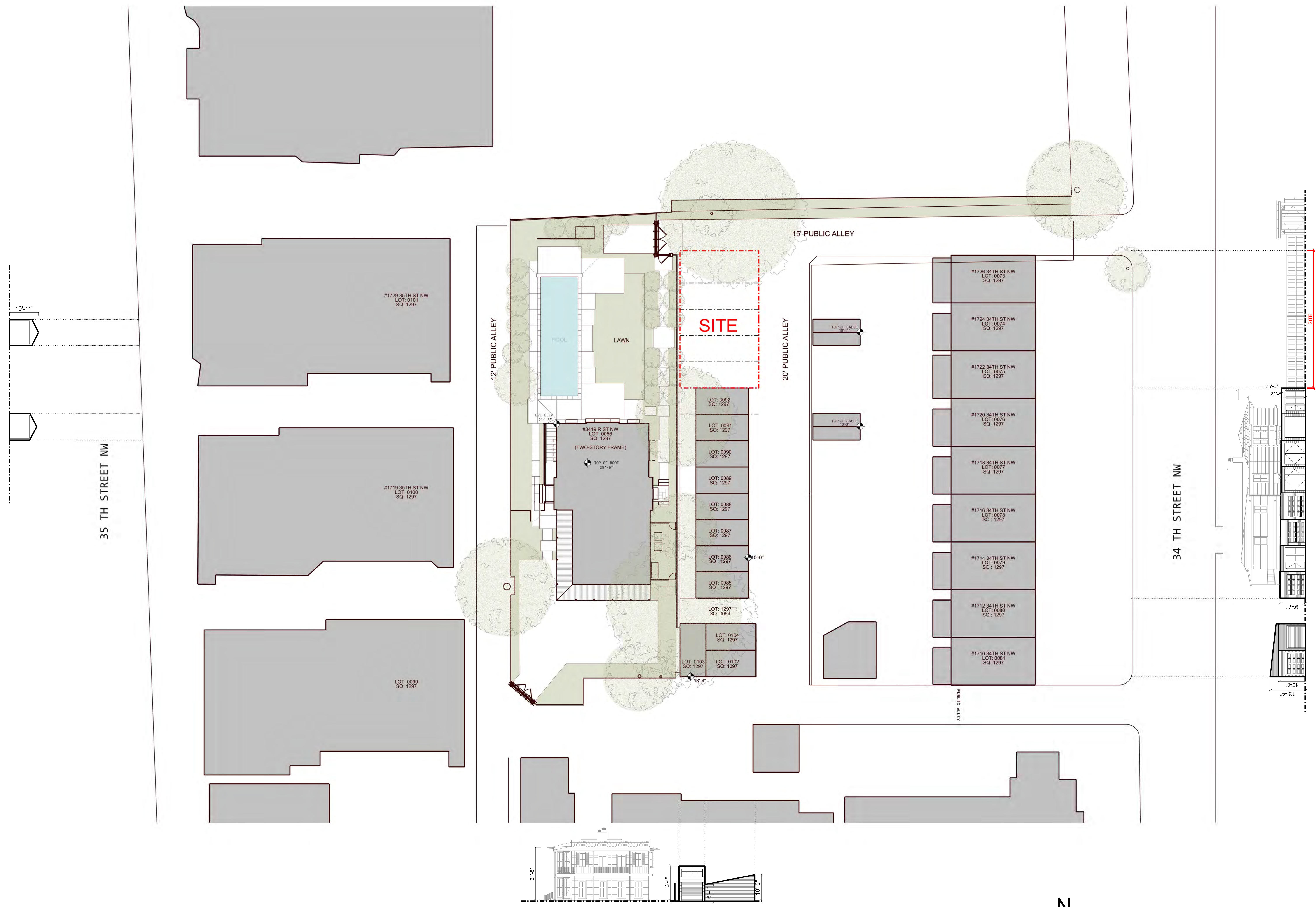
STUDIO - RESIDENCE

LOTS 93,94,95,96,97
SQUARE 1297
WASHINGTON, DC 20007

EXISTING PHOTOS -
3419 R ST NW

P002

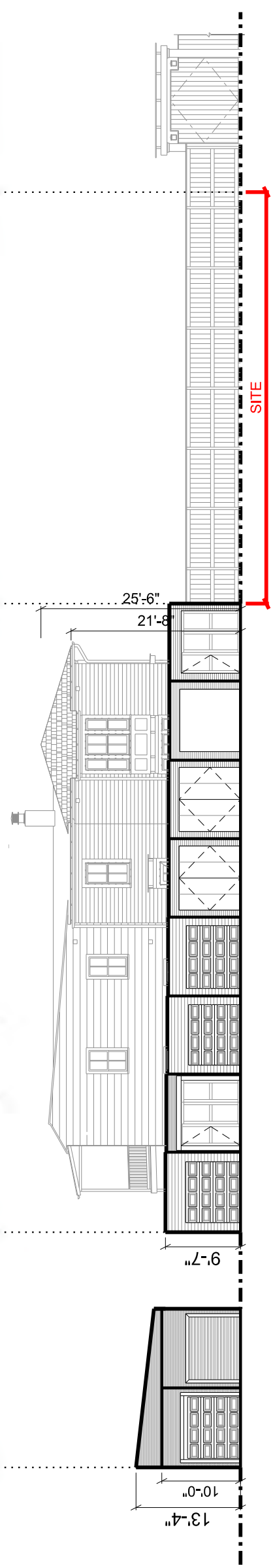
DATE: 02-17-2023



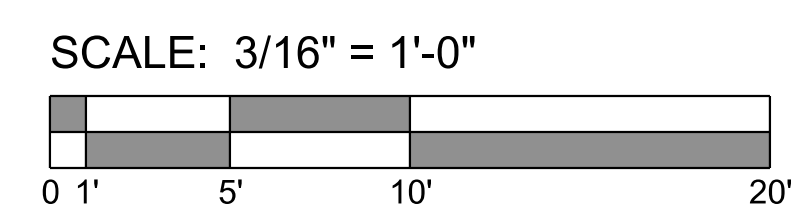
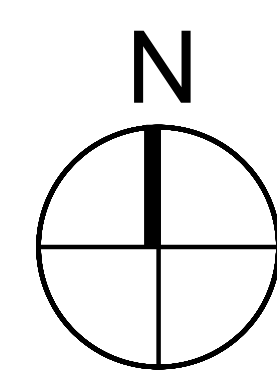
OVERMYER
ARCHITECTS

3213 P STREET, N.W.
WASHINGTON, D.C. 20007
VOICE: (202) 333-5596

The above drawings and specifications and all ideas, designs, inventions and arrangements represented thereon are and shall remain the sole and exclusive property of the Architect and no part thereof shall be copied, disclosed to others or used in connection with any other work or project, except for the specified project for which they have been prepared and developed, without the prior written consent of the Architect. The Contractor shall verify and be responsible for all dimensions and conditions on the job, and the Architect shall be notified of any variations from or discrepancies between the dimensions and conditions shown on this set of drawings.



1 VICINITY PLAN & EX. SITE SECTIONS
SCALE: 1/16" = 1'-0"



STUDIO - RESIDENCE

LOTS 93,94,95,96,97
SQUARE 1297
WASHINGTON, DC 20007

VICINITY PLAN &
EX. SITE SECTIONS

A001

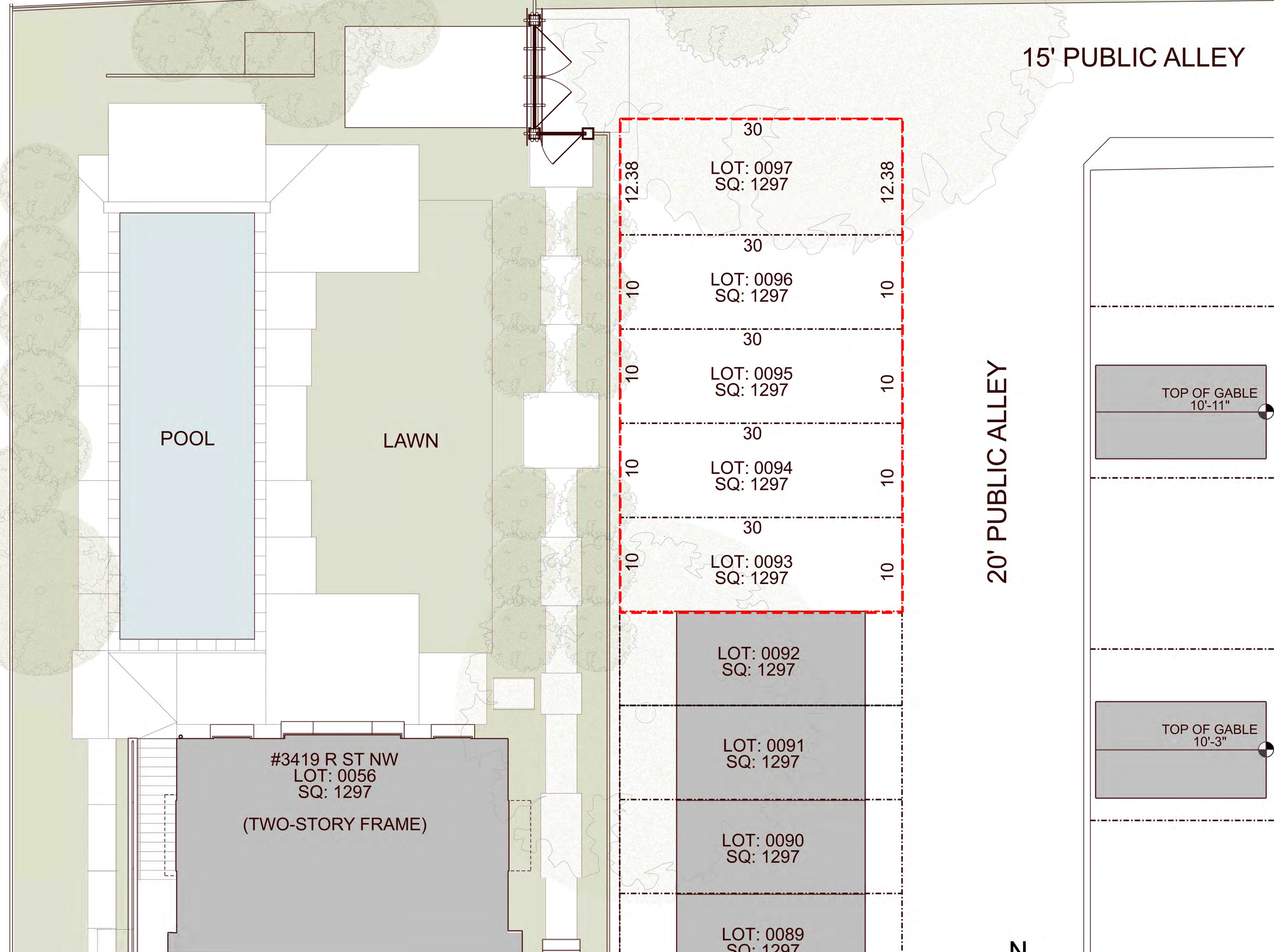
DATE: 02-17-2023



12' PUBLIC ALLEY

15' PUBLIC ALLEY

20' PUBLIC ALLEY



POOL

LAWN

#3419 R ST NW
LOT: 0056
SQ: 1297
(TWO-STORY FRAME)

LOT: 0097
SQ: 1297

LOT: 0096
SQ: 1297

LOT: 0095
SQ: 1297

LOT: 0094
SQ: 1297

LOT: 0093
SQ: 1297

LOT: 0092
SQ: 1297

LOT: 0091
SQ: 1297

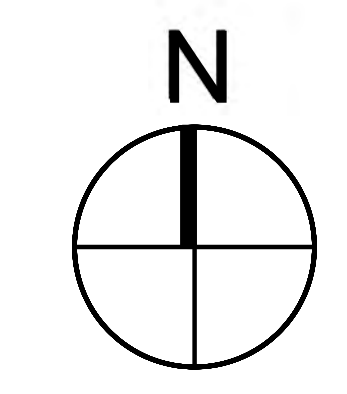
LOT: 0090
SQ: 1297

LOT: 0089
SQ: 1297

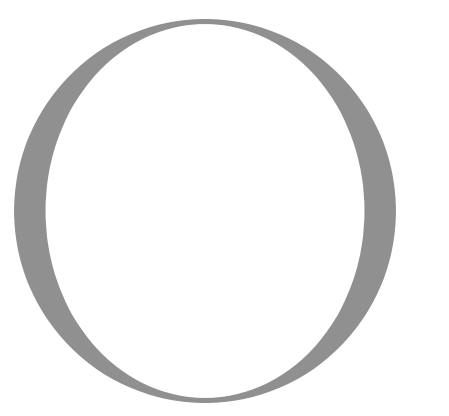
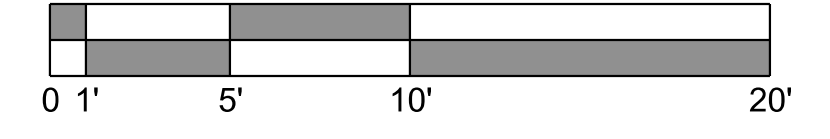
TOP OF GABLE
10'-11"

TOP OF GABLE
10'-3"

1
A001 EXISTING SITE PLAN
SCALE: 3/16" = 1'-0"



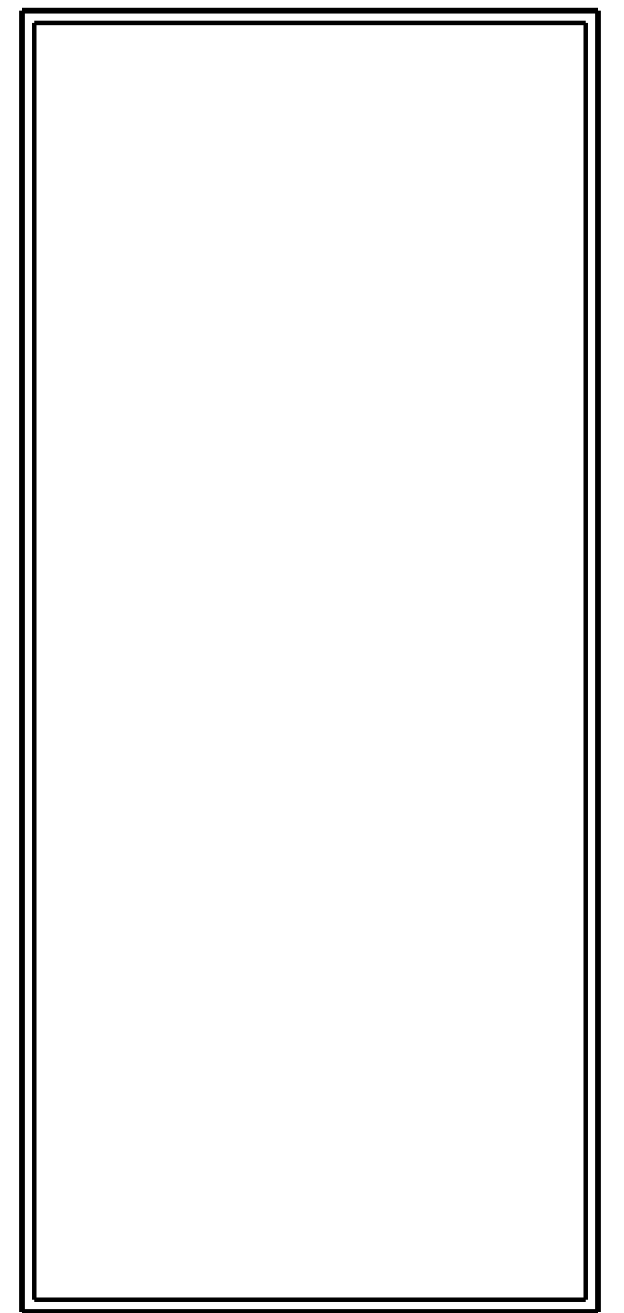
SCALE: 3/16" = 1'-0"



OVERMYER
ARCHITECTS

3213 P STREET, N.W.
WASHINGTON, D.C. 20007
VOICE: (202) 333-5596

The above drawings and specifications and all ideas, designs, inventions and arrangements represented thereon are and shall remain the sole and exclusive property of the Architect and no part thereof shall be copied, disclosed to others or used in connection with any other work or project, except for the specified project for which they have been prepared and developed, without the prior written consent of the Architect. The Contractor shall verify and be responsible for all dimensions and conditions on the job, and the Architect shall be notified of any variations from or discrepancies between the dimensions and conditions shown on this set of drawings.



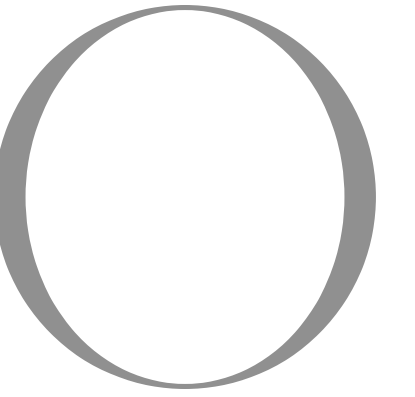
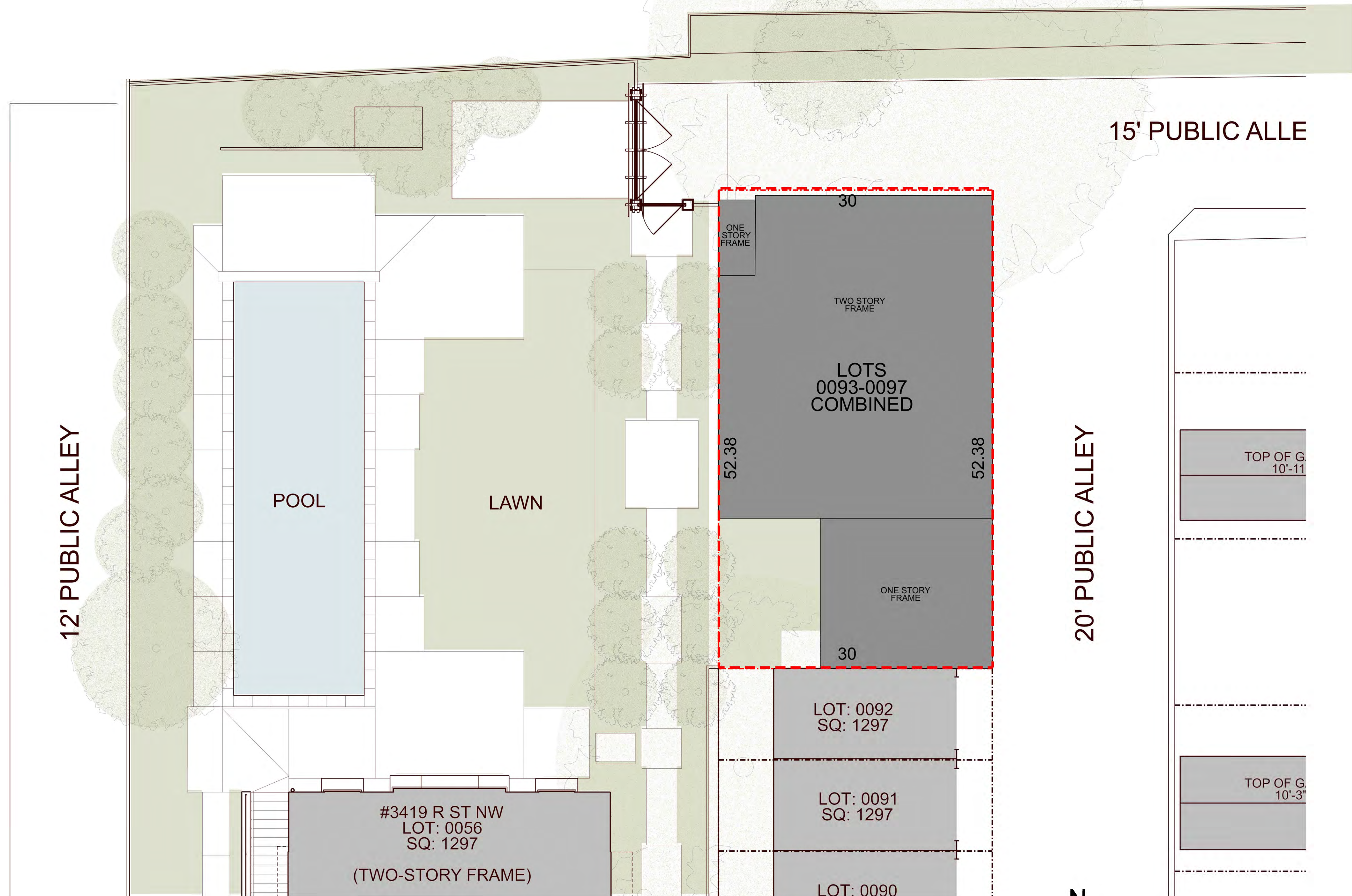
STUDIO - RESIDENCE

LOTS 93,94,95,96,97
SQUARE 1297
WASHINGTON, DC 20007

EXISTING SITE PLAN

A002

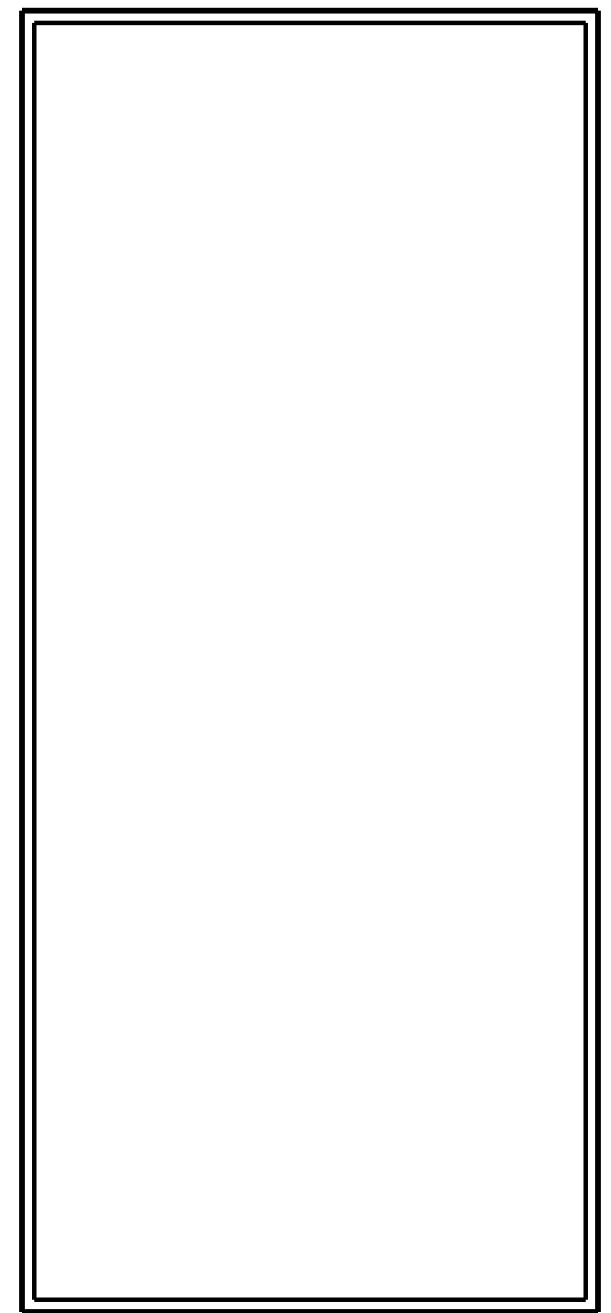
DATE: 02-17-2023



OVERMYER
ARCHITECTS

3213 P STREET, N.W.
WASHINGTON, D.C. 20007
VOICE: (202) 333-5596

The above drawings and specifications and all ideas, designs, inventions and arrangements represented thereon are and shall remain the sole and exclusive property of the Architect and no part thereof shall be copied, disclosed to others or used in connection with any other work or project, except for the specified project for which they have been prepared and developed, without the prior written consent of the Architect. The Contractor shall verify and be responsible for all dimensions and conditions on the job, and the Architect shall be notified of any variations from or discrepancies between the dimensions and conditions shown on this set of drawings.

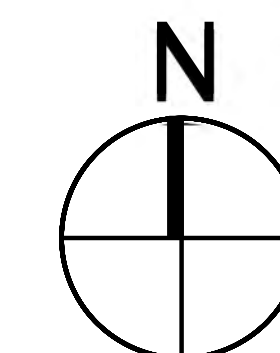


STUDIO - RESIDENCE

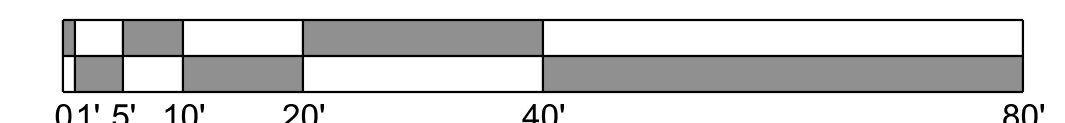
LOTS 93,94,95,96,97
SQUARE 1297
WASHINGTON, DC 20007

PROPOSED SITE PLAN
A003
DATE: 02-17-2023

1
A003 **PROPOSED SITE PLAN**
SCALE: 3/16" = 1'-0"

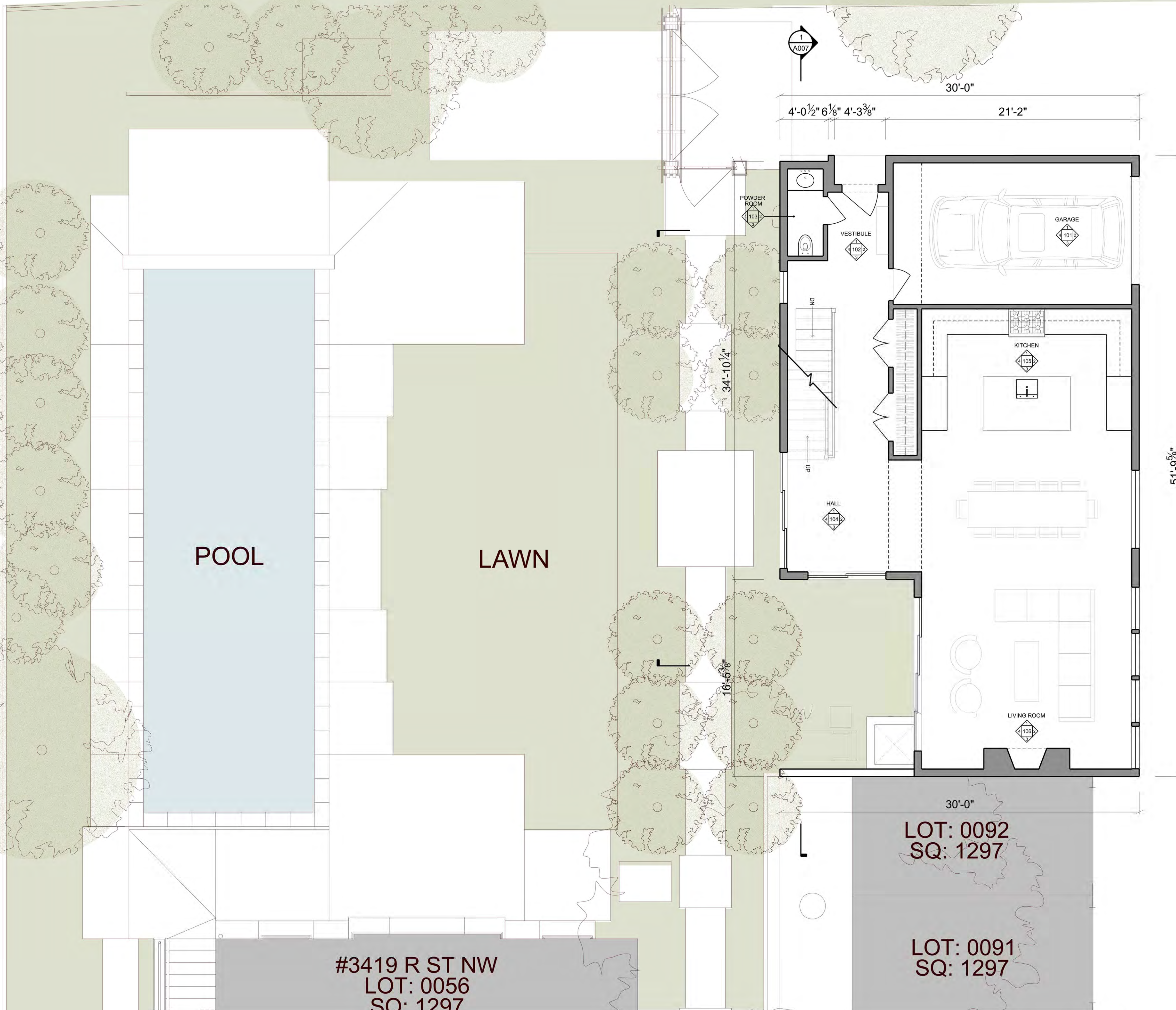


SCALE: 1/16" = 1'-0"

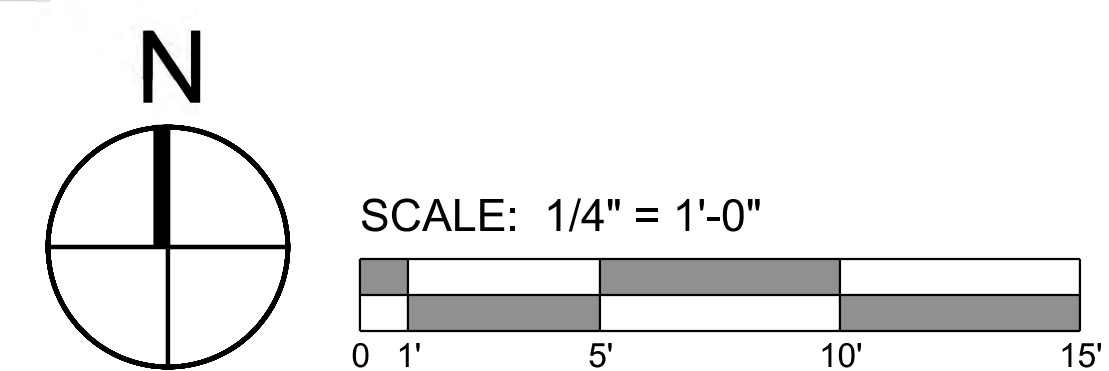


12' PUBLIC ALLEY

20' PUBLIC ALLEY



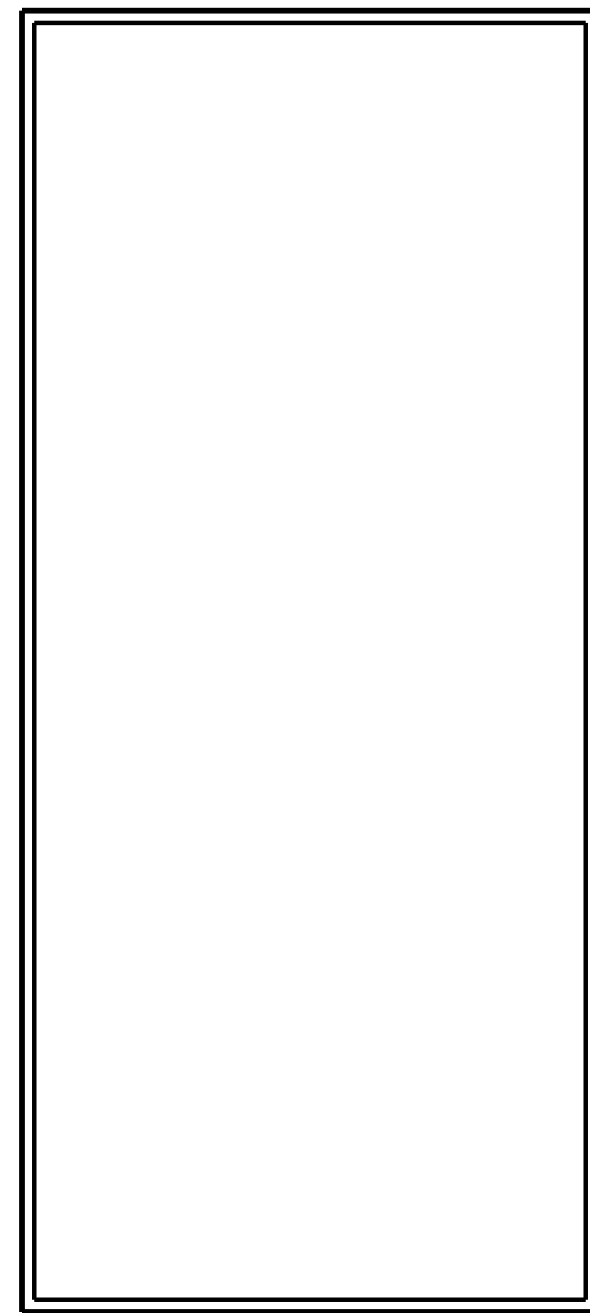
1 PROPOSED FIRST FLOOR PLAN
 A004 SCALE: 1/4" = 1'-0"



OVERMYER
 ARCHITECTS

3213 P STREET, N.W.
 WASHINGTON, D.C. 20007
 VOICE: (202) 333-5596

The above drawings and specifications and all ideas, designs, inventions and arrangements represented thereon are and shall remain the sole and exclusive property of the Architect and no part thereof shall be copied, disclosed to others or used in connection with any other work or project, except for the specified project for which they have been prepared and developed, without the prior written consent of the Architect. The Contractor shall verify and be responsible for all dimensions and conditions on the job, and the Architect shall be notified of any variations from or discrepancies between the dimensions and conditions shown on this set of drawings.



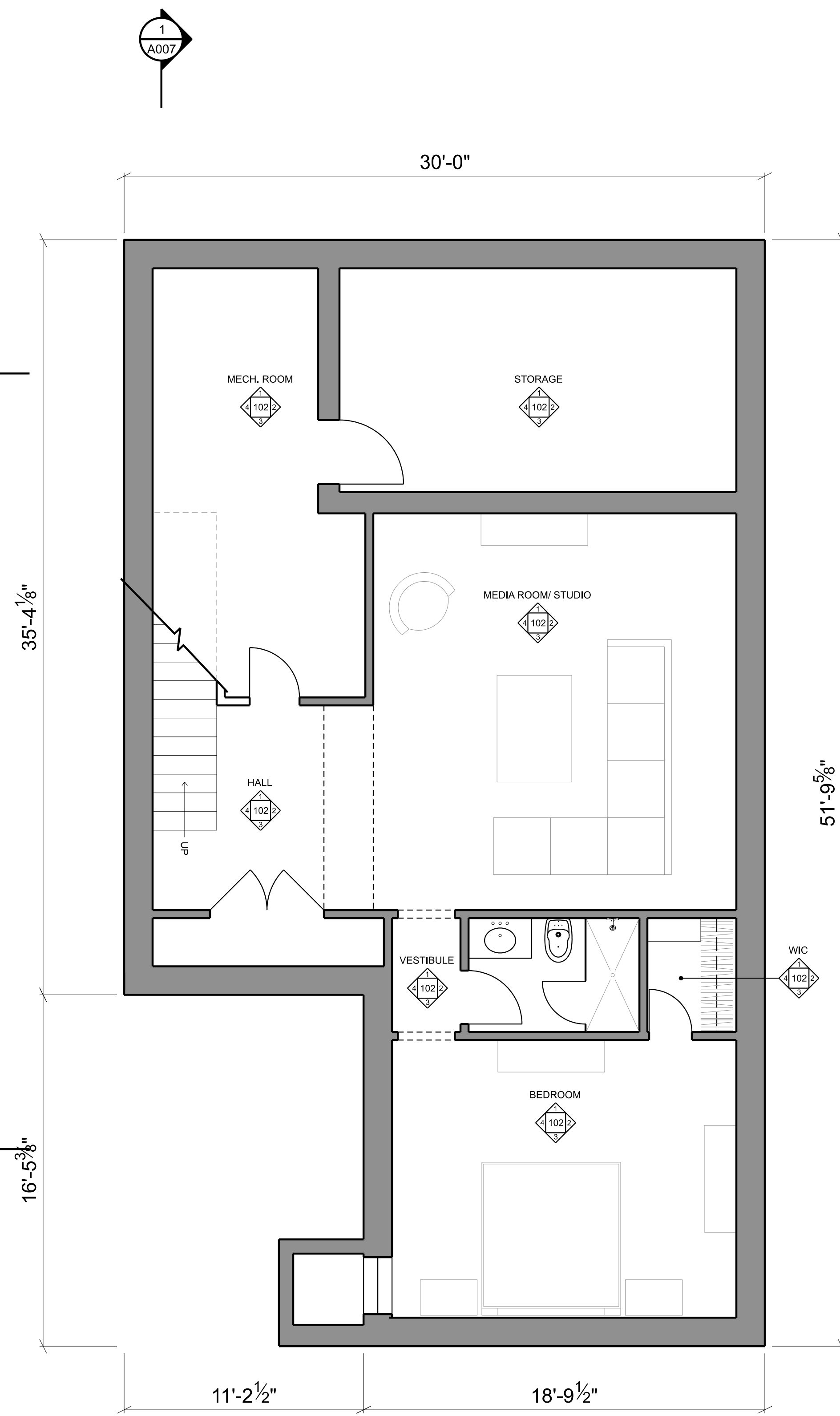
STUDIO - RESIDENCE

LOTS 93,94,95,96,97
 SQUARE 1297
 WASHINGTON, DC 20007

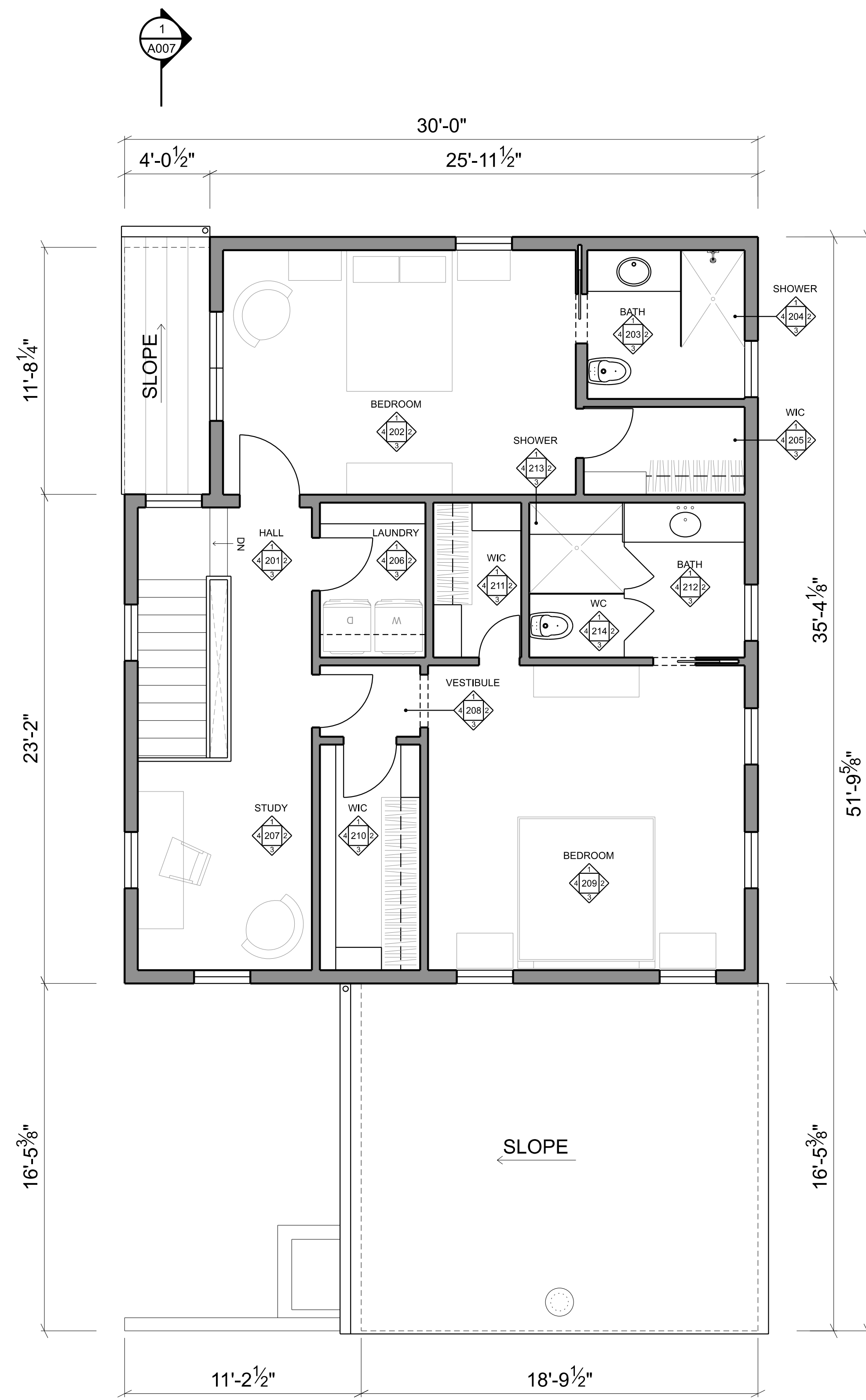
PROPOSED
 FIRST FLOOR PLAN

A004

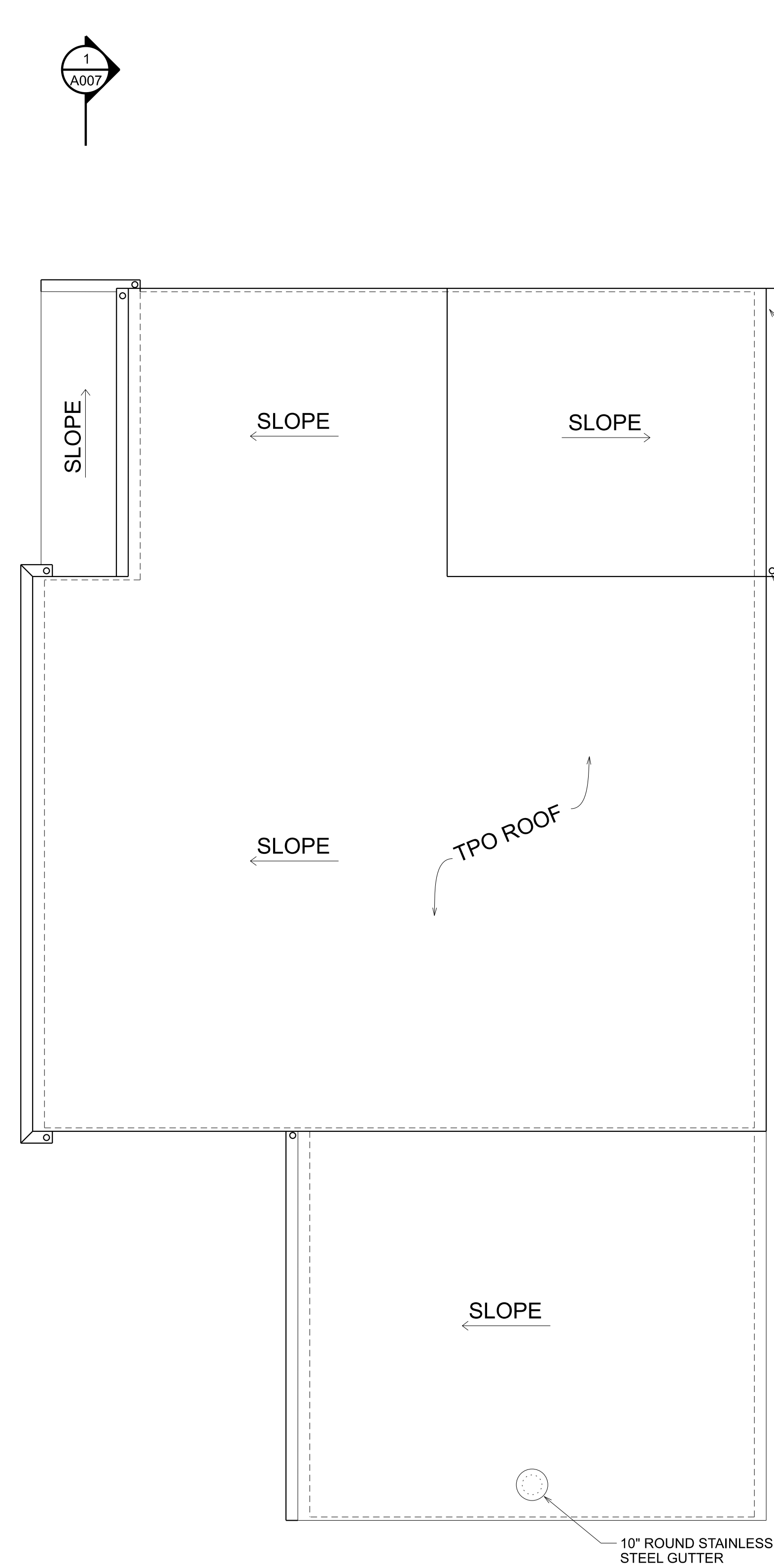
DATE: 02-17-2023



1
A005 **PROPOSED BASEMENT PLAN**
SCALE: 1/4" = 1'-0"



2
A005 **PROPOSED SECOND FLOOR PLAN**
SCALE: 1/4" = 1'-0"



3
A005 **PROPOSED ROOF FLOOR PLAN**
SCALE: 1/4" = 1'-0"

OVERMYER
ARCHITECTS

3213 P STREET, N.W.
WASHINGTON, D.C. 20007
VOICE: (202) 333-5596

The above drawings and specifications and all ideas, designs, inventions and arrangements represented thereon are and shall remain the sole and exclusive property of the Architect and no part thereof shall be copied, disclosed to others or used in connection with any other work or project, except for the specified project for which they have been prepared and developed, without the prior written consent of the Architect. The Contractor shall verify and be responsible for all dimensions and conditions on the job, and the Architect shall be notified of any variations from or discrepancies between the dimensions and conditions shown on this set of drawings.

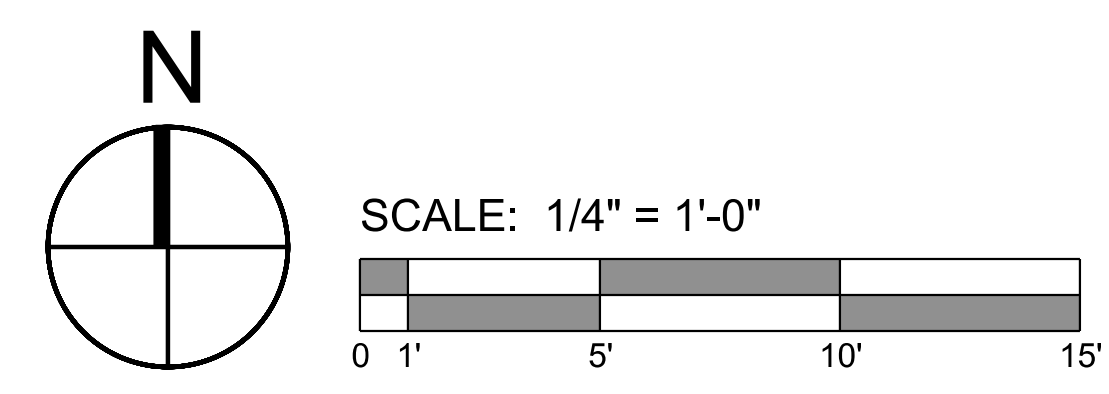
STUDIO - RESIDENCE

LOTS 93,94,95,96,97
SQUARE 1297
WASHINGTON, DC 20007

PROPOSED FLOOR PLANS

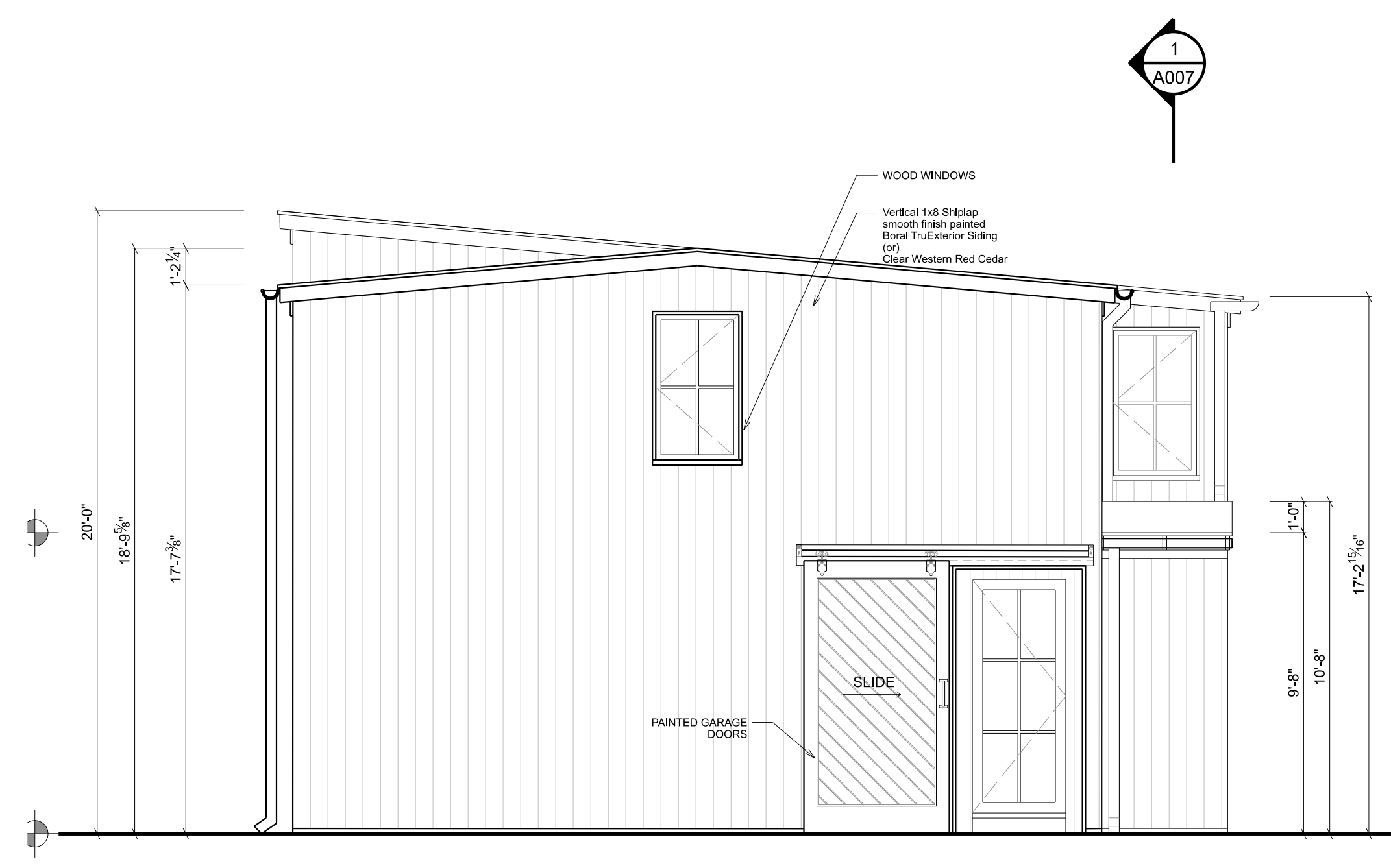
A005

DATE: 02-17-2023

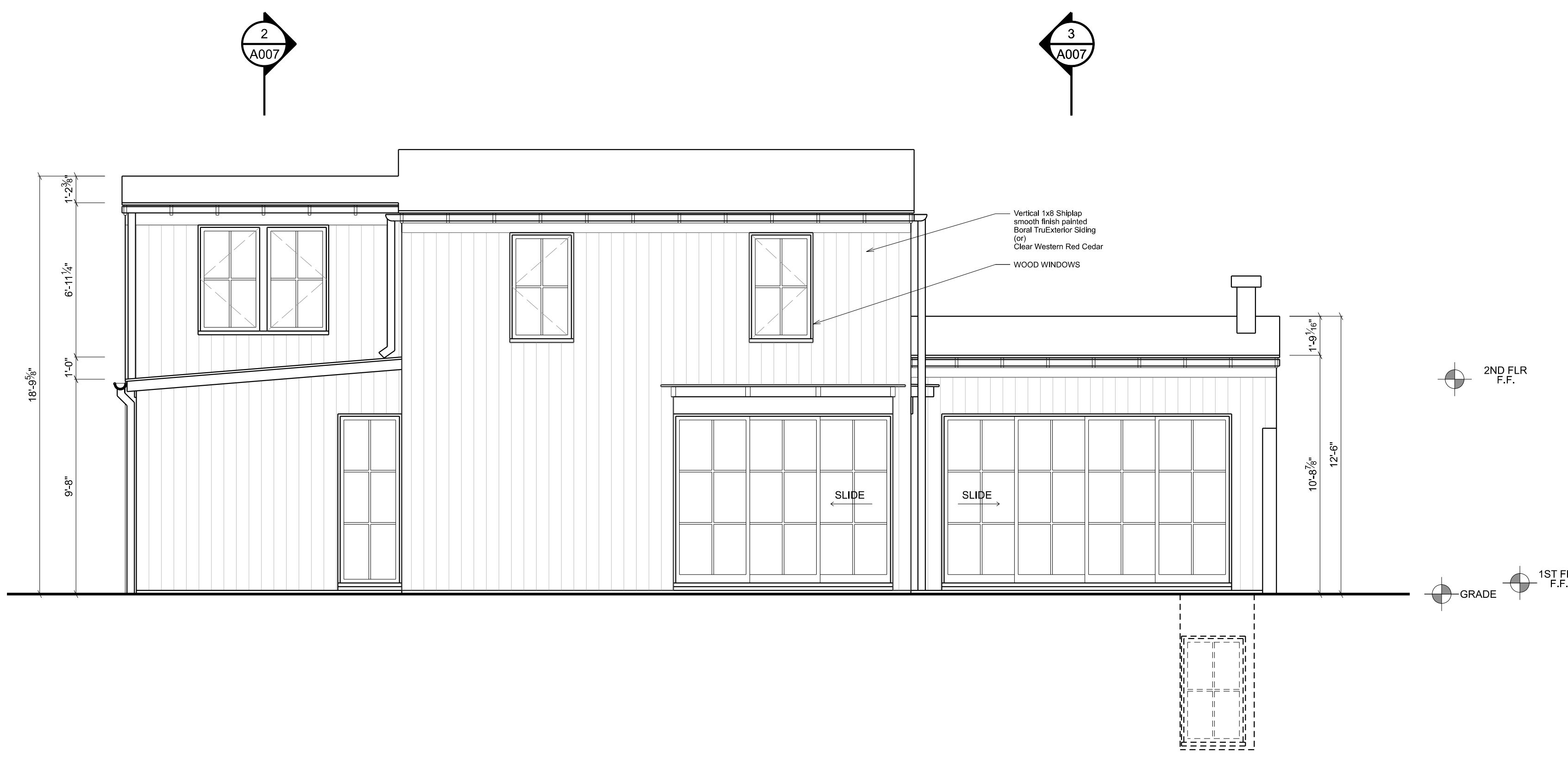




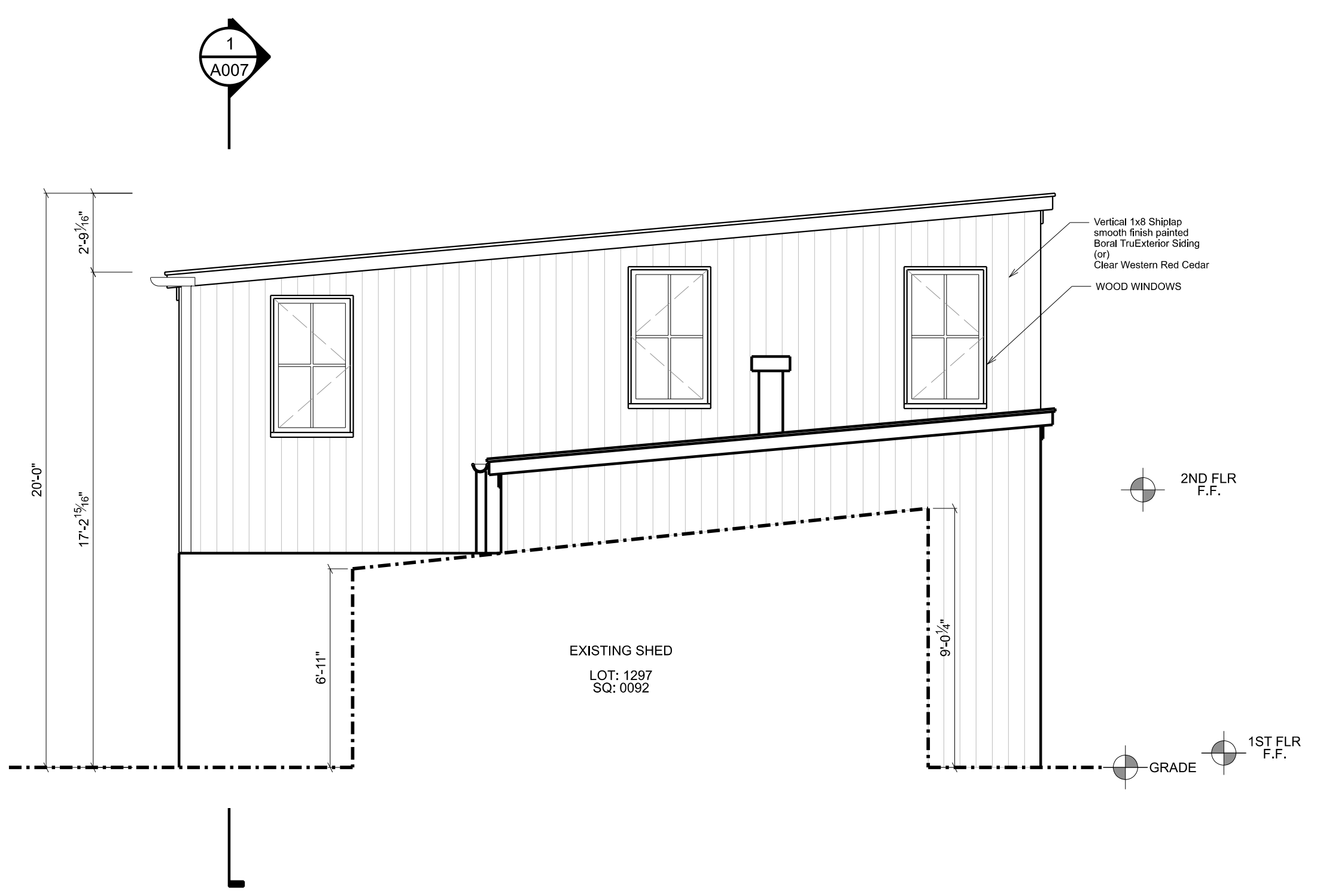
1 PROPOSED EAST ELEVATION
A006 SCALE: 1/4" = 1'-0"



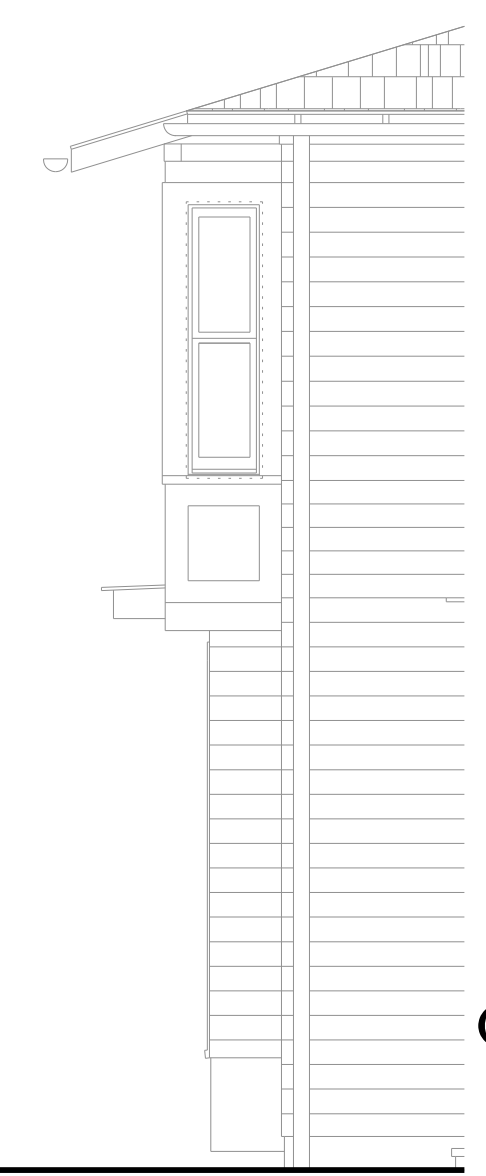
2 PROPOSED NORTH ELEVATION
A006 SCALE: 1/4" = 1'-0"



3 PROPOSED WEST ELEVATION
A006 SCALE: 1/4" = 1'-0"



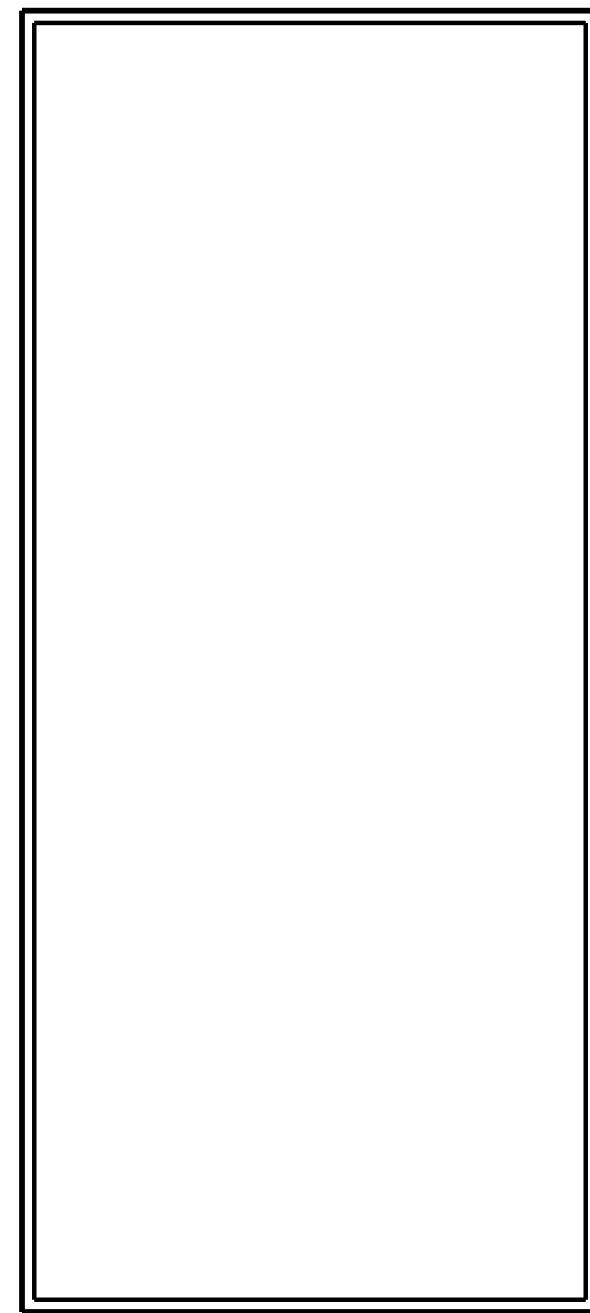
4 PROPOSED SOUTH ELEVATION
A006 SCALE: 1/4" = 1'-0"



OVERMYER
ARCHITECTS

3213 P STREET, N.W.
WASHINGTON, D.C. 20007
VOICE: (202) 333-5596

The above drawings and specifications and all ideas, designs, inventions and arrangements represented thereon are and shall remain the sole and exclusive property of the Architect and no part thereof shall be copied, disclosed to others or used in connection with any other work or project, except for the specified project for which they have been prepared and developed, without the prior written consent of the Architect. The Contractor shall verify and be responsible for all dimensions and conditions on the job, and the Architect shall be notified of any variations from or discrepancies between the dimensions and conditions shown on this set of drawings.



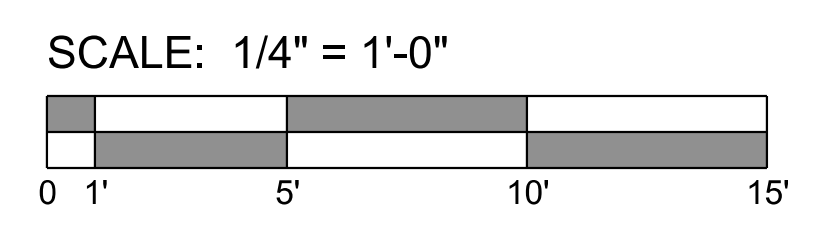
STUDIO - RESIDENCE

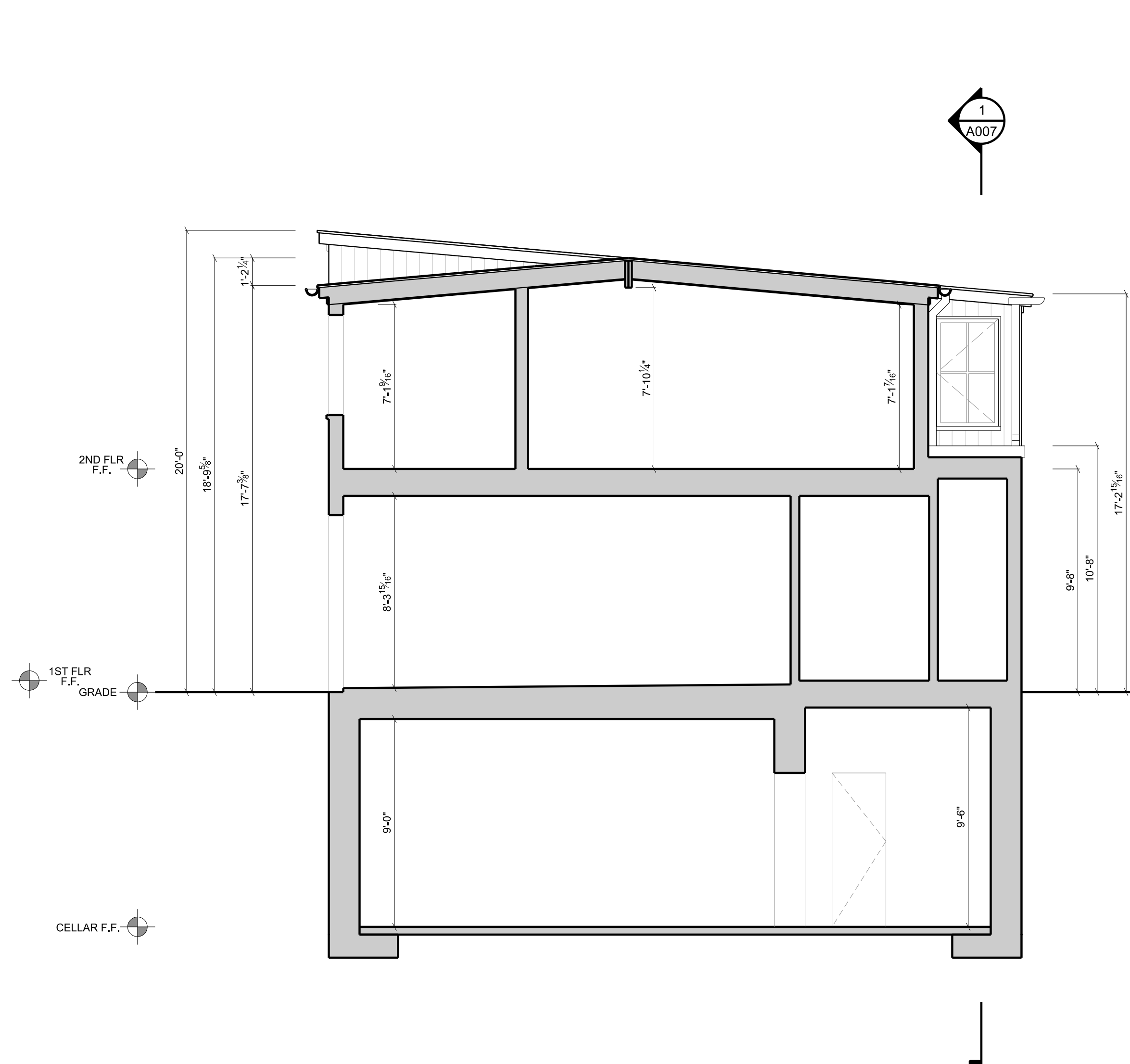
LOTS 93,94,95,96,97
SQUARE 1297
WASHINGTON, DC 20007

PROPOSED ELEVATIONS

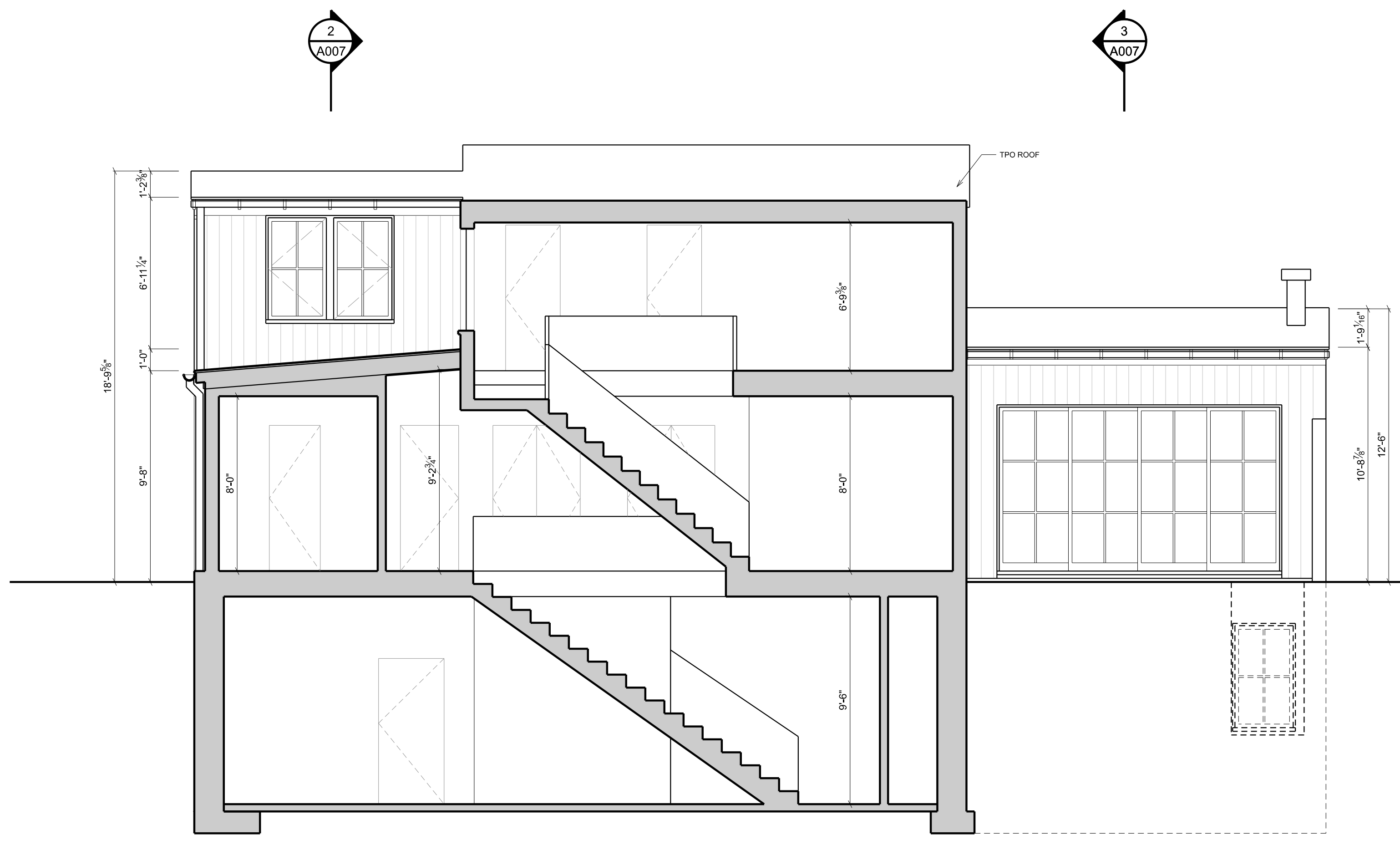
A006

DATE: 02-17-2023

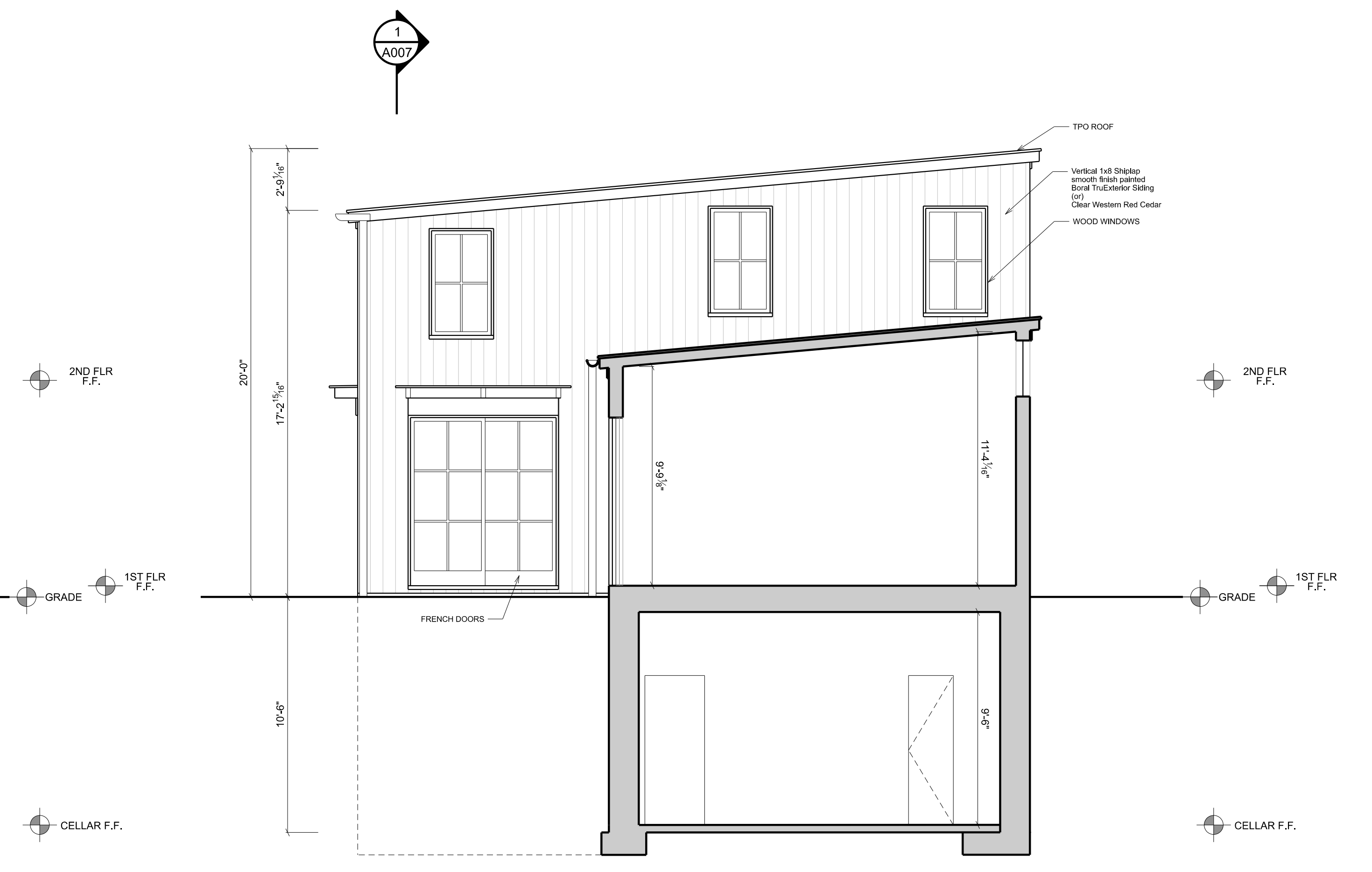




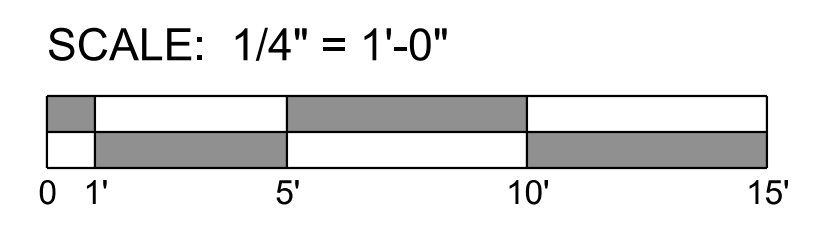
2
A007 **PROPOSED SECTION & ELEVATION OF ADJASCENT BUILDING (3419 R ST NW)**
SCALE: 1/4" = 1'-0"



1
A007 **PROPOSED SECTION**
SCALE: 1/4" = 1'-0"

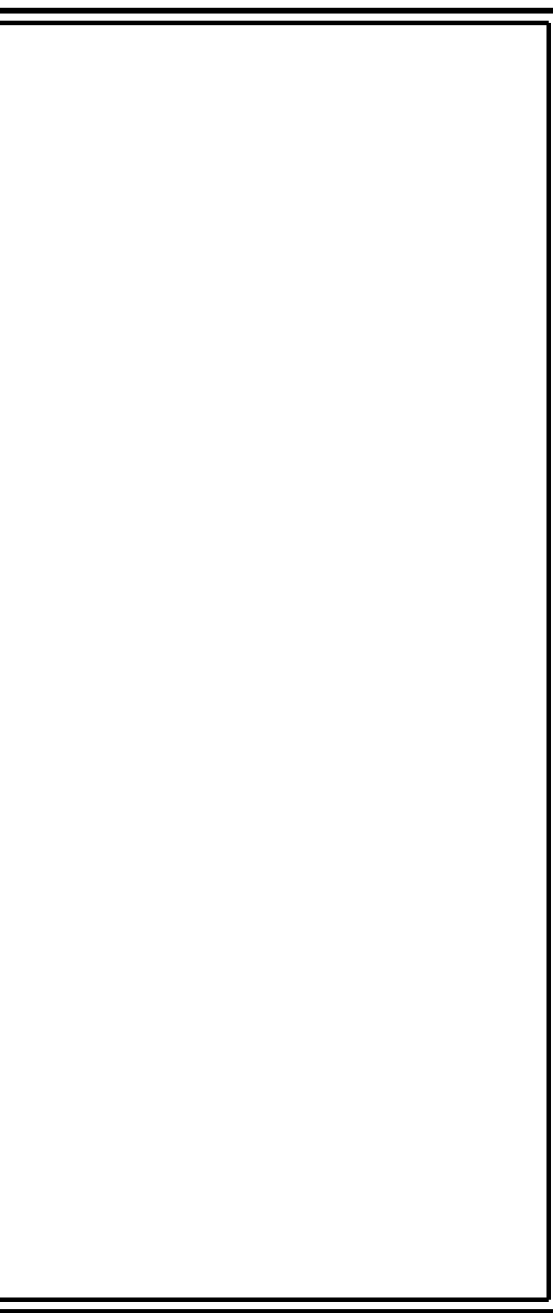


3
A007 **PROPOSED SECTION**
SCALE: 1/4" = 1'-0"



3213 P STREET, N.W.
WASHINGTON, D.C. 20007
VOICE: (202) 333-5596

The above drawings and specifications and all ideas, designs, inventions and arrangements represented thereon are and shall remain the sole and exclusive property of the Architect and no part thereof shall be copied, disclosed to others or used in connection with any other work or project, except for the specified project for which they have been prepared and developed, without the prior written consent of the Architect. The Contractor shall verify and be responsible for all dimensions and conditions on the job, and the Architect shall be notified of any variations from or discrepancies between the dimensions and conditions shown on this set of drawings.



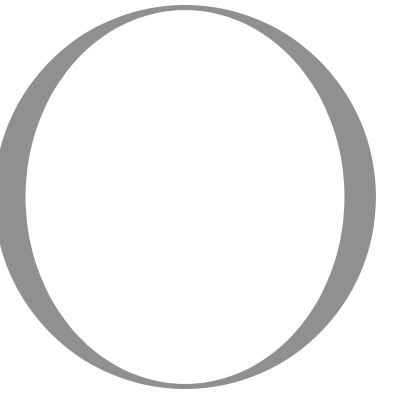
STUDIO - RESIDENCE

LOTS 93,94,95,96,97
SQUARE 1297
WASHINGTON, DC 20007

PROPOSED SECTIONS

A007

DATE: 02-17-2023



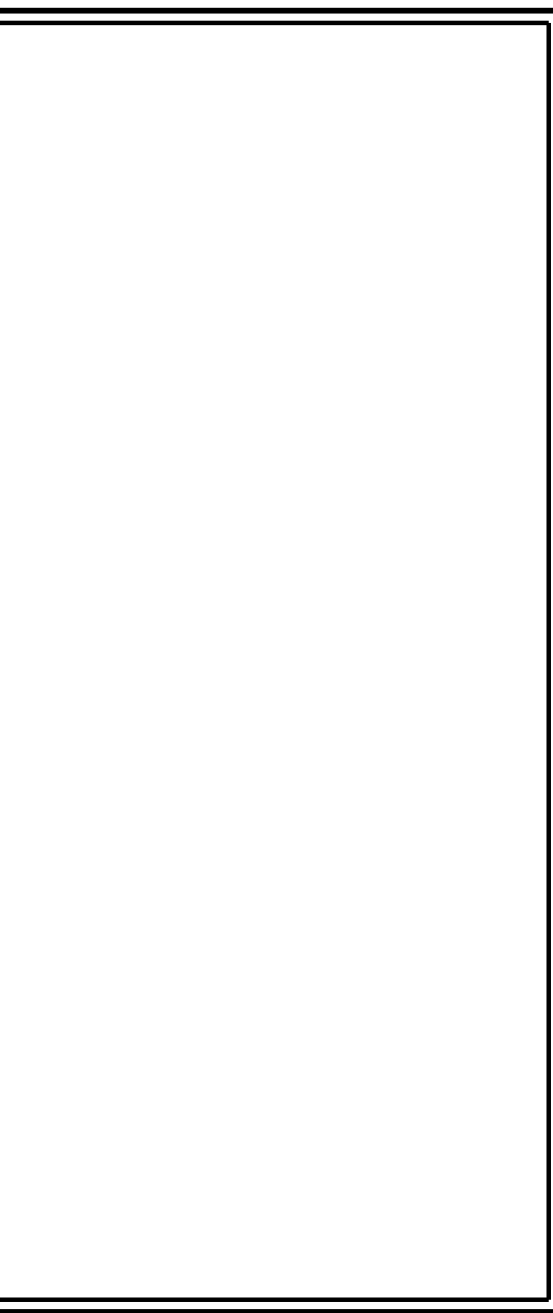
OVERMYER
ARCHITECTS

3213 P STREET, N.W.
WASHINGTON, D.C. 20007
VOICE: (202) 333-5596

The above drawings and specifications and all ideas, designs, inventions and arrangements represented thereon are and shall remain the sole and exclusive property of the Architect and no part thereof shall be copied, disclosed to others or used in connection with any other work or project, except for the specified project for which they have been prepared and developed, without the prior written consent of the Architect. The Contractor shall verify and be responsible for all dimensions and conditions on the job, and the Architect shall be notified of any variations from or discrepancies between the dimensions and conditions shown on this set of drawings.

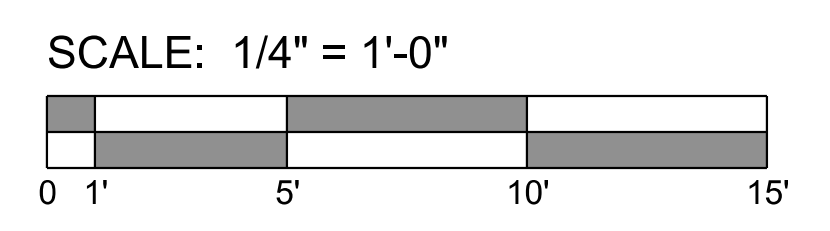


1
A008 PROPOSED EAST ELEVATION WITH CONTEXT
SCALE: 1/4" = 1'-0"



STUDIO - RESIDENCE

LOTS 93,94,95,96,97
SQUARE 1297
WASHINGTON, DC 20007



PROPOSED
EAST ELEVATION
W/ CONTEXT

A008

DATE: 02-17-2023



VIEW LOOKING - NORTH EAST



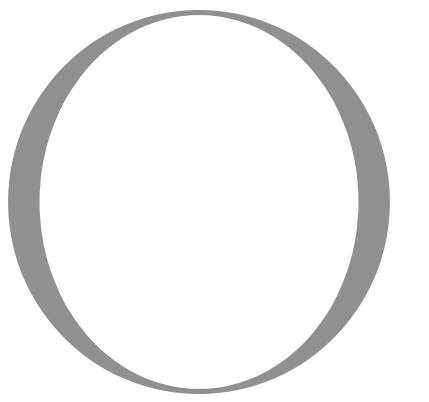
VIEW LOOKING - NORTH WEST



VIEW LOOKING - SOUTH EAST



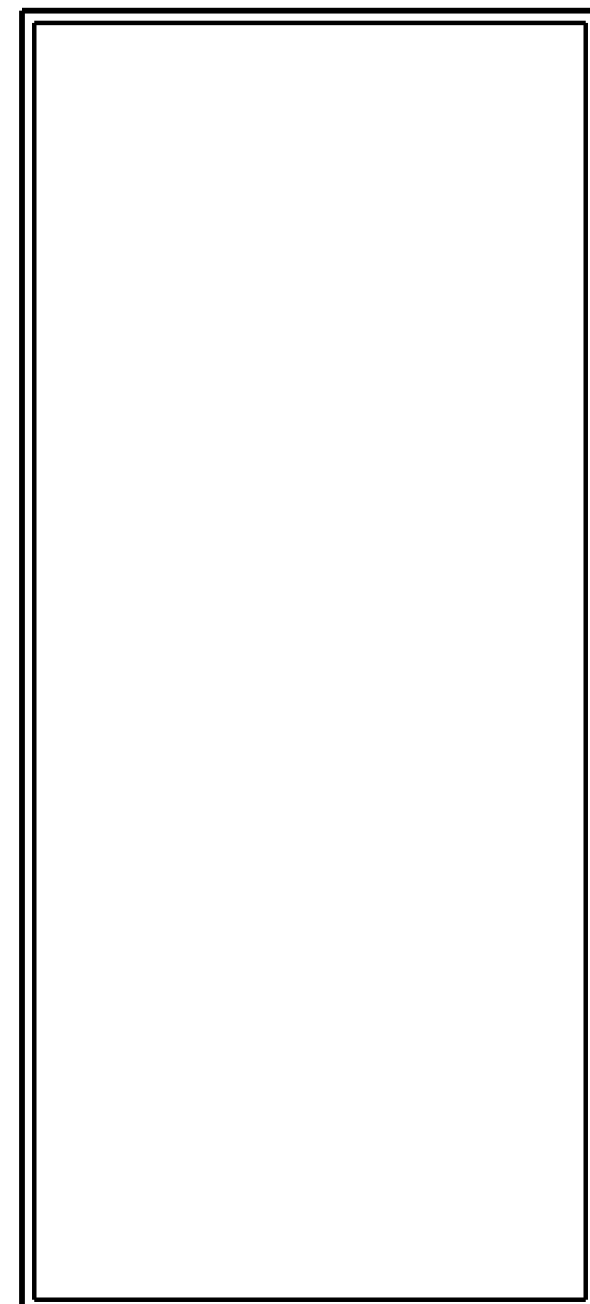
VIEW LOOKING - SOUTH WEST



OVERMYER
ARCHITECTS

3213 P STREET, N.W.
WASHINGTON, D.C. 20007
VOICE: (202) 333-5596

The above drawings and specifications and all ideas, designs, inventions and arrangements represented thereon are and shall remain the sole and exclusive property of the Architect and no part thereof shall be copied, disclosed to others or used in connection with any other work or project, except for the specified project for which they have been prepared and developed, without the prior written consent of the Architect. The Contractor shall verify and be responsible for all dimensions and conditions on the job, and the Architect shall be notified of any variations from or discrepancies between the dimensions and conditions shown on this set of drawings.



STUDIO - RESIDENCE

LOTS 93,94,95,96,97
SQUARE 1297
WASHINGTON, DC 20007

PROPOSED
ORTHOGRAPHIC
VIEWS

P003

DATE: 02-17-2023



VIEW LOOKING - NORTH EAST



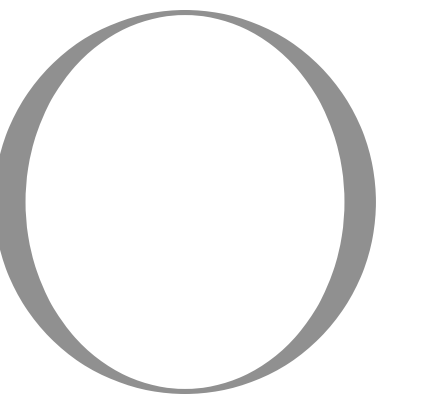
VIEW LOOKING - NORTH WEST



VIEW LOOKING - SOUTH EAST



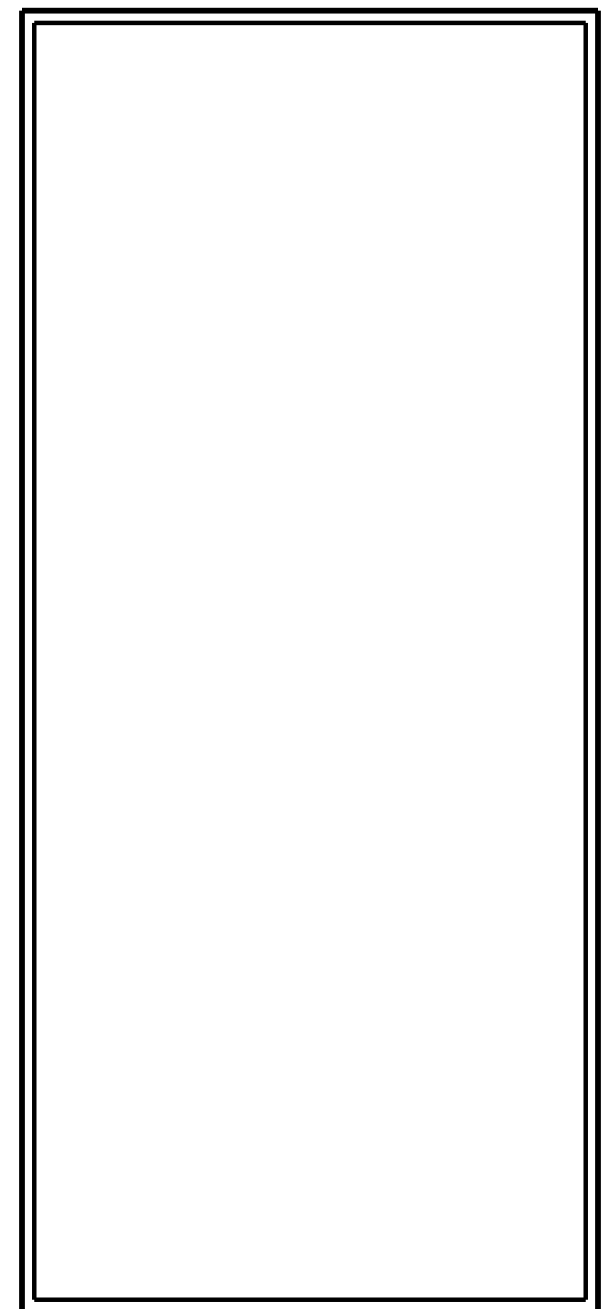
VIEW LOOKING - SOUTH WEST



OVERMYER
ARCHITECTS

3213 P STREET, N.W.
WASHINGTON, D.C. 20007
VOICE: (202) 333-5596

The above drawings and specifications and all ideas, designs, inventions and arrangements represented thereon are and shall remain the sole and exclusive property of the Architect and no part thereof shall be copied, disclosed to others or used in connection with any other work or project, except for the specified project for which they have been prepared and developed, without the prior written consent of the Architect. The Contractor shall verify and be responsible for all dimensions and conditions on the job, and the Architect shall be notified of any variations from or discrepancies between the dimensions and conditions shown on this set of drawings.



STUDIO - RESIDENCE

LOTS 93,94,95,96,97
SQUARE 1297
WASHINGTON, DC 20007

PROPOSED
PERSPECTIVE
VIEWS

P004

DATE: 02-17-2023