

3315 P ST NW

PROPERTY INFORMATION

OWNER: JACKIE COOMBE
 ADDRESS: 3315 P ST NW
 WASHINGTON, DC 20007
 LOT: 206
 SQUARE: 1254

BUILDING DATA

USE GROUP: RESIDENTIAL SINGLE FAMILY DWELLING UNIT
 DWELLING UNITS: 1
 CONSTRUCTION TYPE: TYPE 5
 SPRINKLERED: NO

SMOKE DETECTORS: YES - HARDWIRED & INTERCONNECTED WITH BATTERY BACKUP ON SEPARATE CIRCUIT FROM MAIN PANEL.

ZONING DATA

GENERAL

ZONING DISTRICT: RESIDENTIAL R-3/GT
 WARD: 2
 ANC: 2E
 SMD: 2E03

LOT AREA: 2468.75 FT²
 EXISTING TOTAL BUILDING AREA: 2607.27 FT²
 PROPOSED TOTAL BUILDING AREA: 3498.78 FT²
 MAXIMUM LOT OCCUPANCY: 60%
 EXISTING LOT OCCUPANCY: 43%
 PROPOSED LOT OCCUPANCY: 46%

BUILDING

MAXIMUM HEIGHT: 35'
 EXISTING HEIGHT: 28'
 PROPOSED HEIGHT: NO CHANGE
 MAXIMUM STORIES: 3
 EXISTING STORIES: 3
 PROPOSED STORIES: NO CHANGE

SETBACKS

MINIMUM FRONT YARD SETBACK: N/A
 MINIMUM DISTANCE FROM MIDPOINT OF ALLEY: N/A
 EXISTING FRONT YARD SETBACK: N/A
 PROPOSED FRONT YARD SETBACK: NO CHANGE
 MINIMUM REAR YARD SETBACK: 20'
 EXISTING REAR YARD SETBACK: 0'
 PROPOSED REAR YARD SETBACK: NO CHANGE
 MINIMUM SIDE YARD SETBACK: 5', IF PROVIDED
 EXISTING WEST: 15'-6"
 PROPOSED WEST: 0 FT
 EXISTING EAST: N/A
 PROPOSED EAST: 0 FT

PERVIOUS SURFACE

MINIMUM PERVIOUS SURFACE: N/A
 EXISTING PERVIOUS SURFACE: N/A
 PROPOSED PERVIOUS SURFACE: N/A

APPLICABLE CODES

2017 DCMR 12B, DC RESIDENTIAL CODE AMENDMENT
 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
 2017 DCMR 12D, DC FUEL CODE
 2015 ICC FUEL GAS CODE
 2017 DCMR 12C, DC ELECTRICAL CODE
 2014 NATIONAL ELECTRICAL CODE
 2017 DCMR 12E, DC MECHANICAL CODE
 2015 ICC MECHANICAL CODE
 2017 DCMR 12 F, DC PLUMBING CODE
 2015 ICC PLUMBING CODE
 2017 DCMR 12J, DC EXISTING BUILDING CODE
 2015 INTERNATIONAL EXISTING BUILDING CODE
 2017 DCMR 12I, ENERGY CONSERVATION CODE SUPPLEMENT- RESIDENTIAL PROVISION
 2015 ICC ENERGY CONSERVATION CODE-RESIDENTIAL

CONSULTANTS

ARCHITECT
 OVERMYER ARCHITECTS
 CONTACT: DALE OVERMYER
 3213 P STREET NW
 WASHINGTON, DC 20007
 (202) 333-5596 ext. 111
 noah@overmyerarcitects.com

SCOPE OF WORK

- INTERIOR RENOVATION
- NEW ADDITION ON AT THE REAR END OF BUILDING
- REPLACE WINDOWS ON THE FRONT OF THE BUILDING
- RAISE HEIGHT OF EXISTING DOOR

VICINITY PLAN



SHEET INDEX

COVER SHEET

000 COVER SHEET, VICINITY PLAN, ZONING DATA INFO & DRAWING INDEX

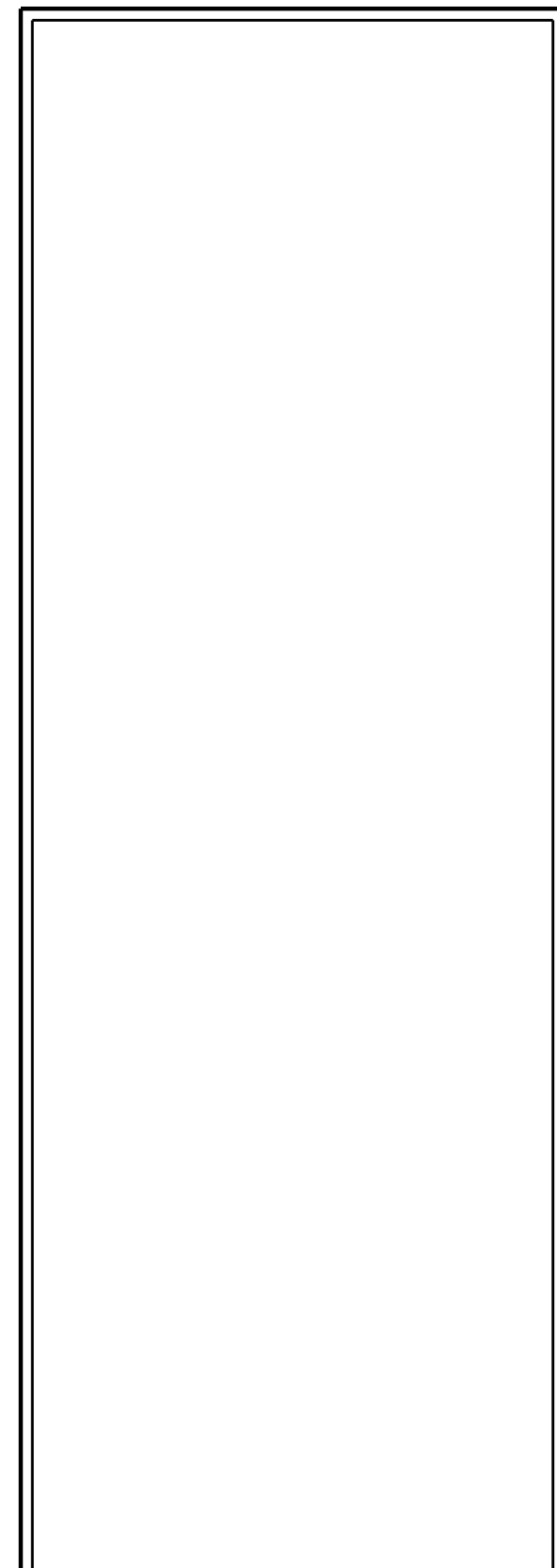
ARCHITECTURAL

000 COVER PAGE
 001 PHOTOS
 A101 EXISTING AND PROPOSED SITE PLAN
 A102 EXISTING AND PROPOSED BASEMENT FLOOR PLAN
 A103 EXISTING AND PROPOSED SECOND FLOOR PLAN
 A104 EXISTING AND PROPOSED THIRD FLOOR PLAN
 A105 EXISTING AND PROPOSED ROOF PLAN
 A201 EXISTING AND PROPOSED NORTH ELEVATION
 A202 EXISTING AND PROPOSED SOUTH ELEVATION
 A301 EXISTING AND PROPOSED ELEVATION / SECTION
 A302 EXISTING AND PROPOSED SECTION

ABBREVIATION & SYMBOLS LEGEND	
	PLUMBING RISERS
	BUILDING SECTION CUT MARKS
	DRAWING LABEL TAG DRAWING NUMBER PAGE NUMBER
	WINDOW & DOOR LABEL
	ROOM # LABEL
	CONCRETE PARTITION WALL
	CMU PARTITION WALL
	BRICK VENEER
	SEWAGE EJECTION PUMP
	HOT WATER HEATER
	ELECTRICAL PANELS
	ELECTRICAL METER
	GAS METER
	HVAC CONDENSER UNIT
AHU-1	AIR HANDLER DESIGNATION
DW	DISHWASHER
TD	TRASH DRAWER
REFRIG	REFRIGERATOR



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3315 P ST
 ADDITION &
 ALTERATION
 3315 P STREET NW
 WASHINGTON, DC 20007
 LOT: 0206 SQUARE: 1254

COVER SHEET
000
 DATE: 10-28-2024



VIEW OF CONSTRUCTION - AREAWAY



VIEW OF CONSTRUCTION - AREA OF NEW ADDITION



VIEW OF FRONT DOOR



VIEW OF SOUTH ELEVATION FROM P ST



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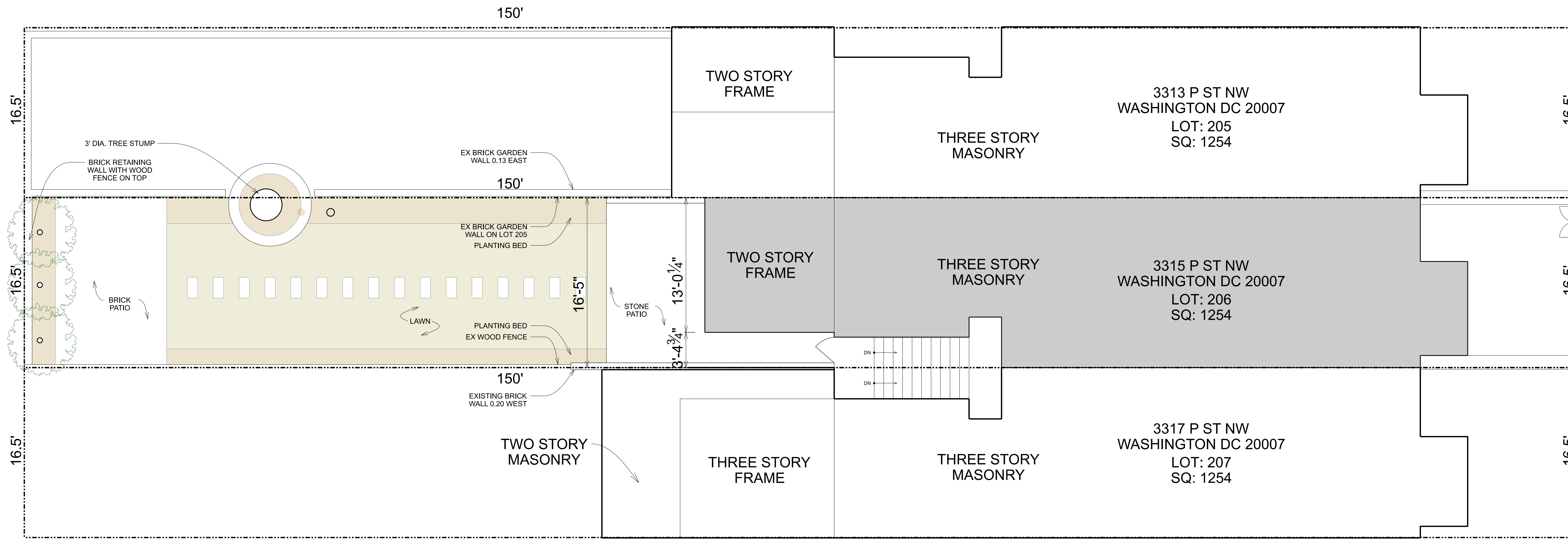
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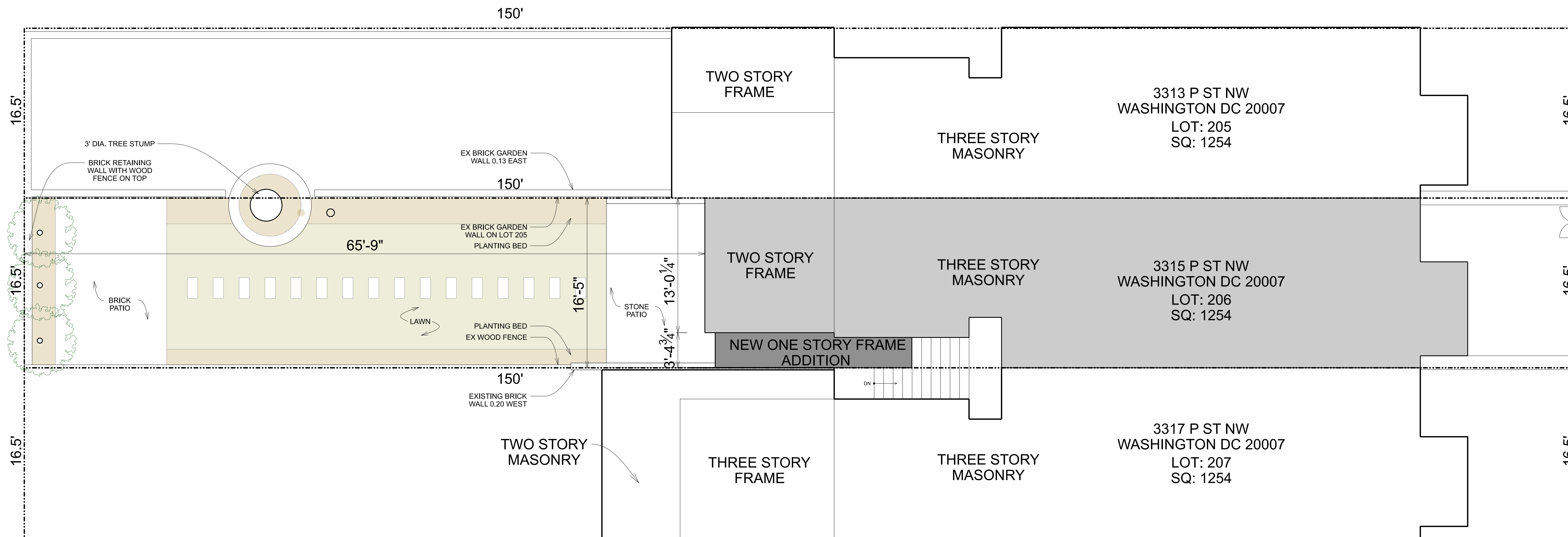
PHOTOS

001

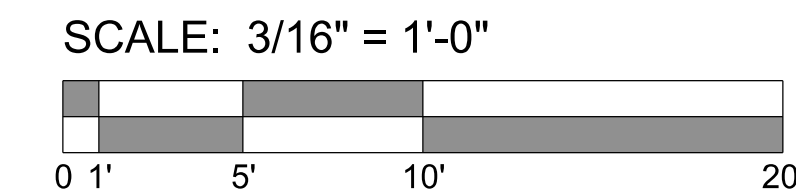
DATE: 10-28-2024



1
A101 EXISTING SITE PLAN
SCALE: 3/16" = 1'-0"



2
A101 PROPOSED SITE PLAN
SCALE: 3/16" = 1'-0"

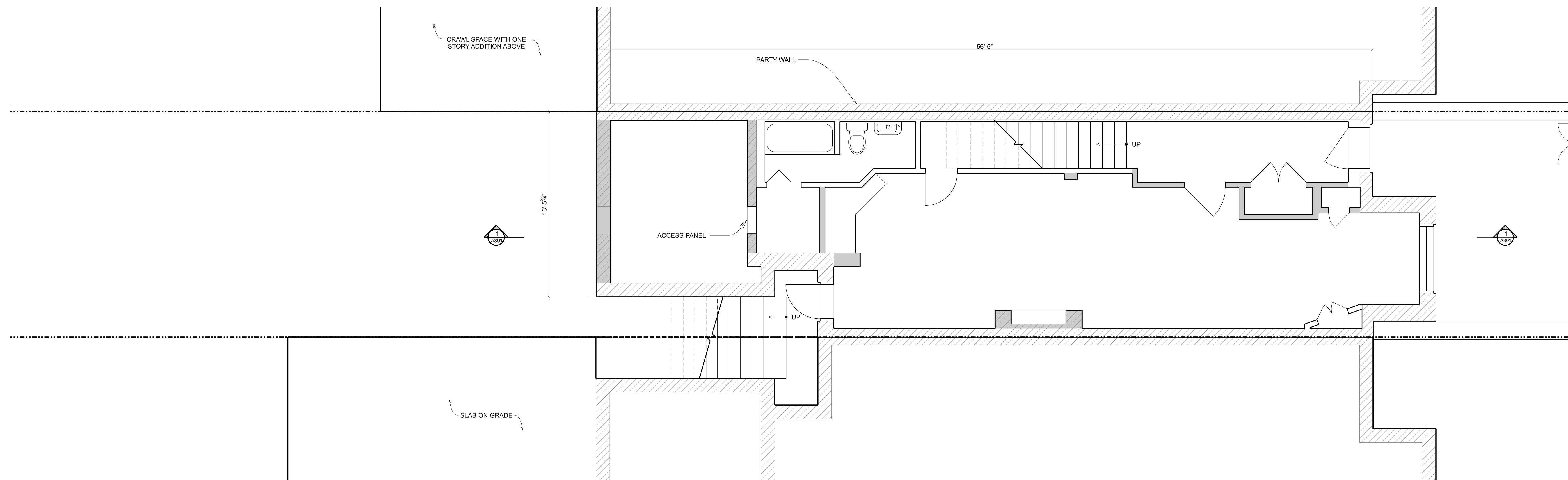


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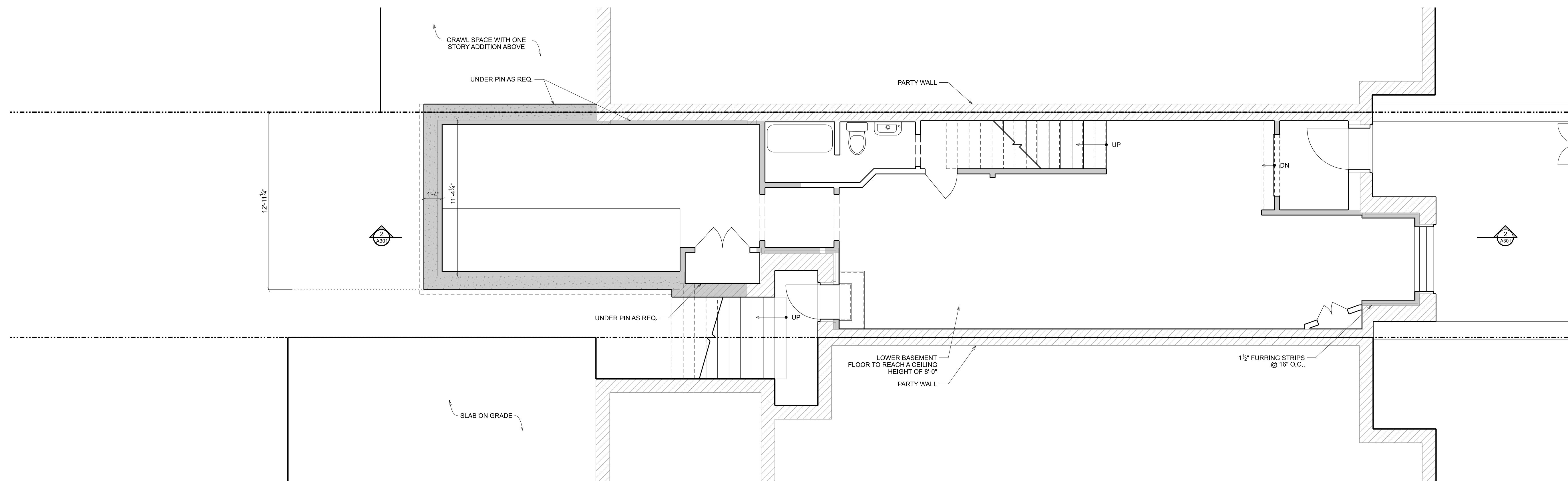
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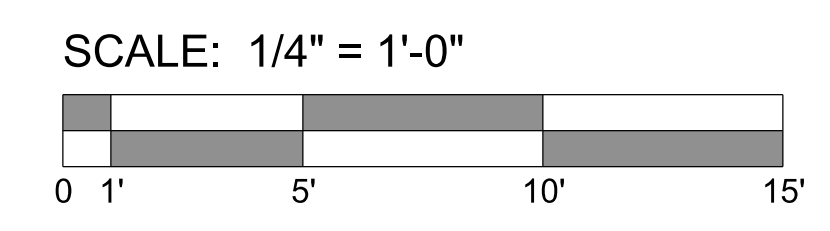
EXISTING AND
PROPOSED
SITE PLAN
A101
DATE: 10-28-2024



1 EXISTING BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



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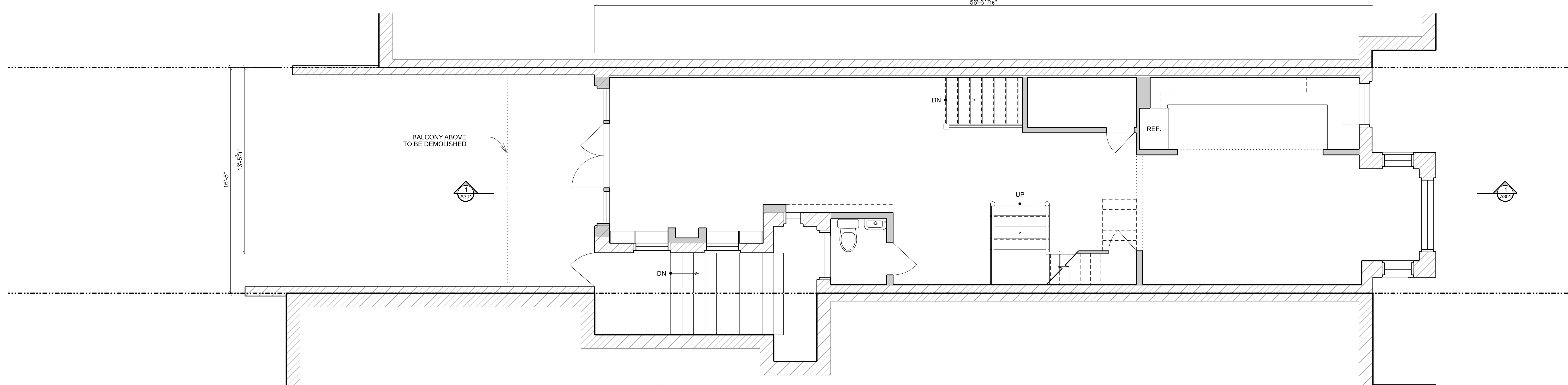
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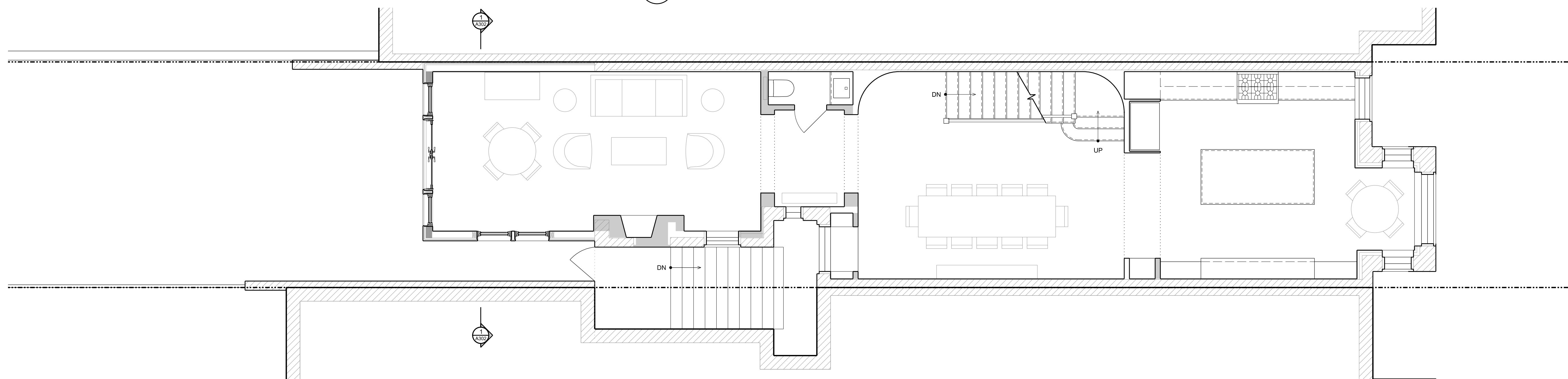
EXISTING AND
PROPOSED
BASEMENT
FLOOR PLAN

A102

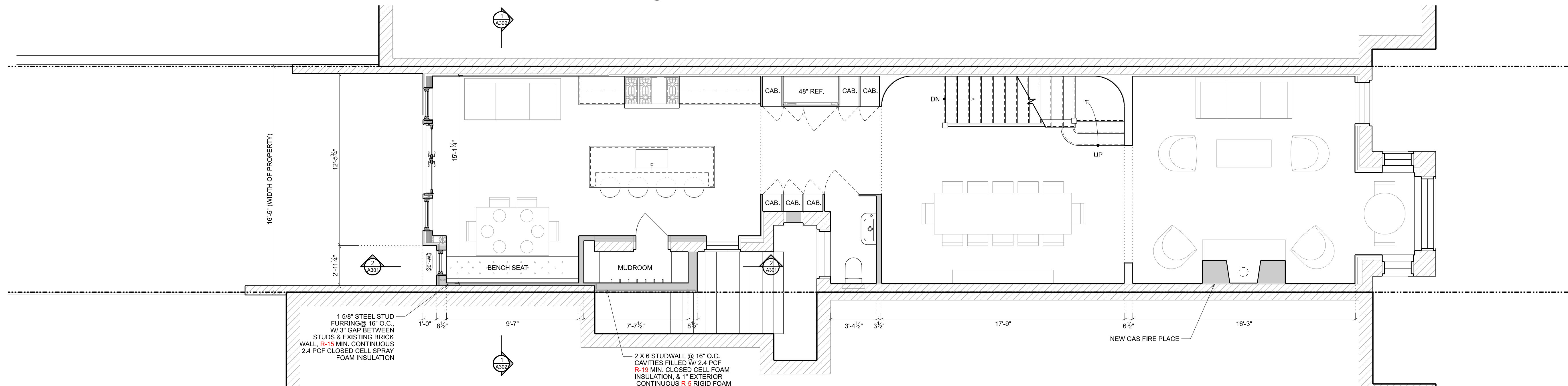
DATE: 10-28-2024



1 EXISTING SECOND FLOOR PLAN
 A103 SCALE: 1/4" = 1'-0"



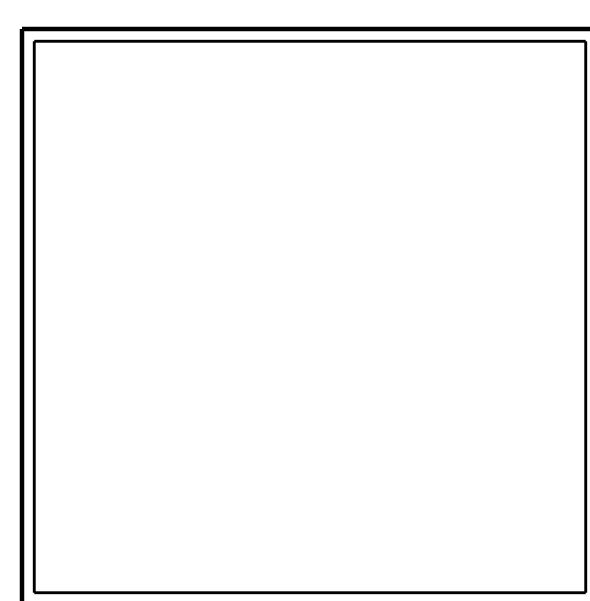
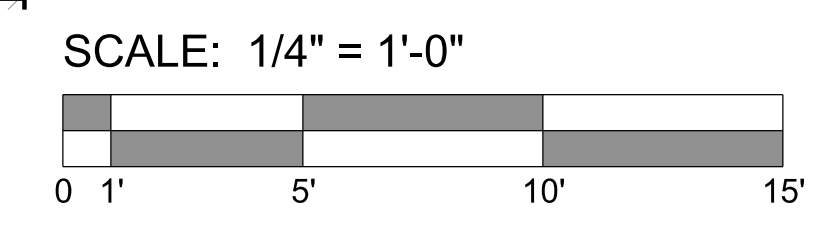
2 PREVIOUSLY APPROVED SECOND FLOOR PLAN
 A103 SCALE: 1/4" = 1'-0"



1 5/8" STEEL STUD
 FURRING @ 16" O.C.,
 W/ 3" GAP BETWEEN
 STUDS & EXISTING BRICK
 WALL, R-15 MIN. CONTINUOUS
 2.4 PCF CLOSED CELL SPRAY
 FOAM INSULATION

2 X 6 STUDWALL @ 16" O.C.
 CAVITIES FILLED W/ 2.4 PCF
 R-19 MIN. CLOSED CELL FOAM
 INSULATION, & 1" EXTERIOR
 CONTINUOUS R-5 RIGID FOAM
 BOARD INSULATION,
 1/2" PLYWOOD SHEATHING &
 3/8" STO STOPOWERWALL
 DRAINSCREEN

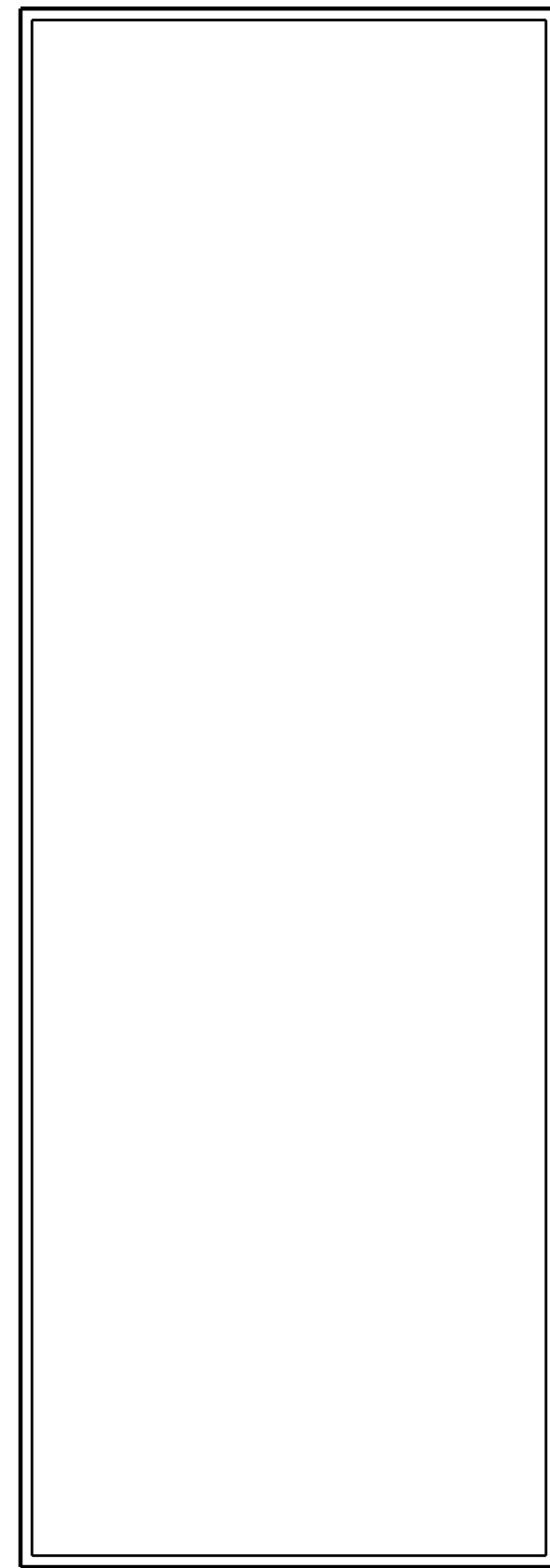
3 PROPOSED SECOND FLOOR PLAN
 A103 SCALE: 1/4" = 1'-0"



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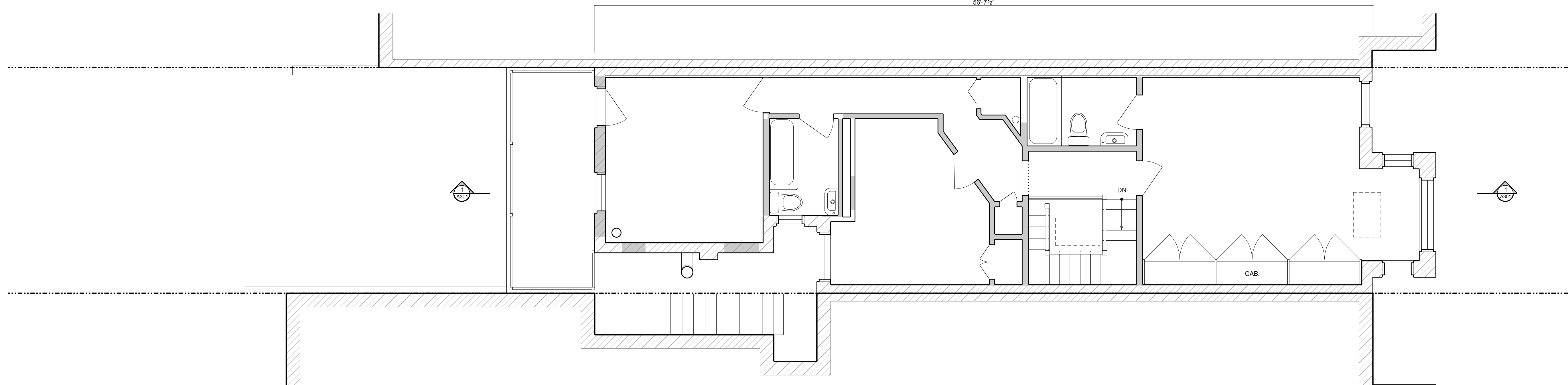
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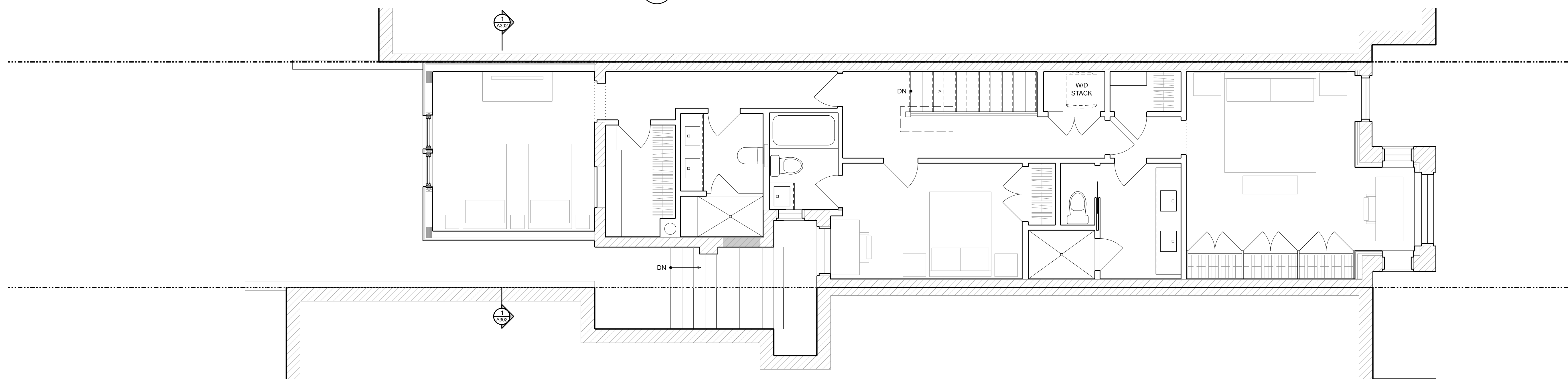


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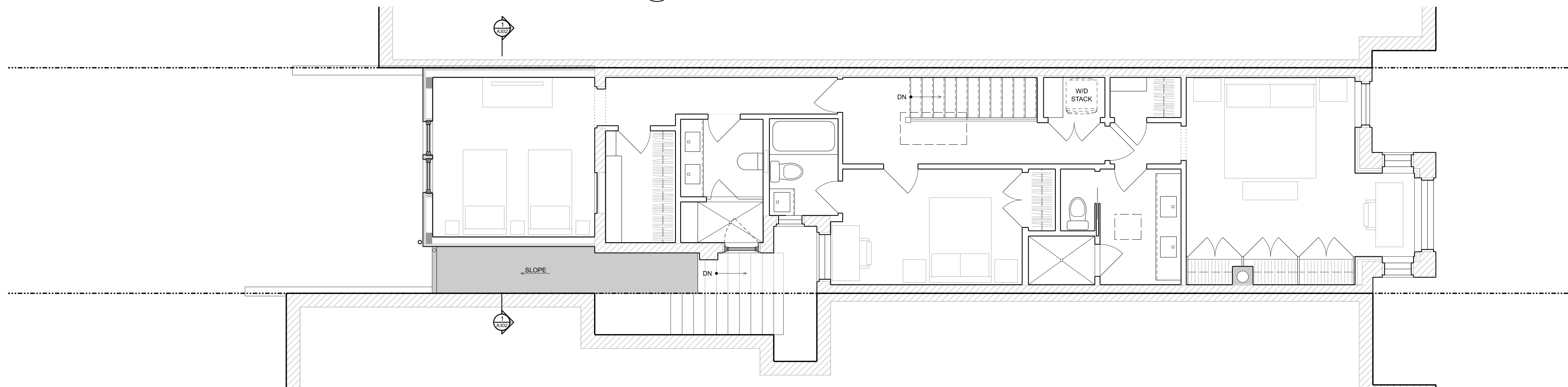
EXISTING AND
 PROPOSED SECOND
 FLOOR PLAN
A103
 DATE: 10-28-2024



1 EXISTING THIRD FLOOR PLAN
 SCALE: 1/4" = 1'-0"

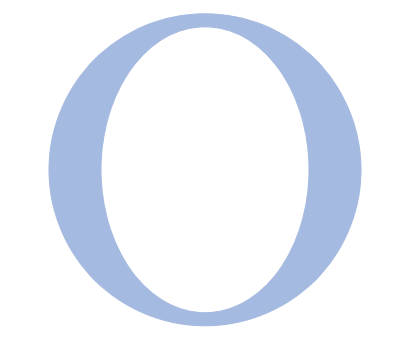
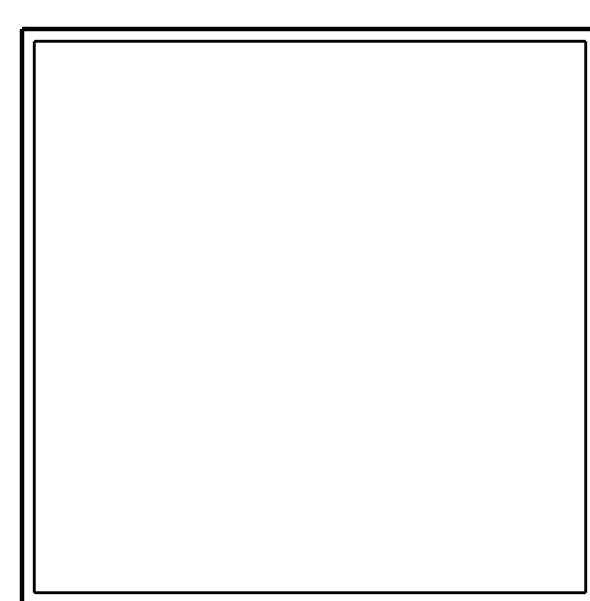
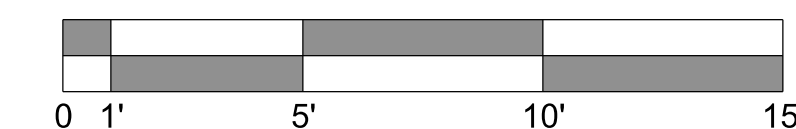


2 PREVIOUSLY APPROVED THIRD FLOOR PLAN
 SCALE: 1/4" = 1'-0"



3 PROPOSED THIRD FLOOR PLAN
 SCALE: 1/4" = 1'-0"

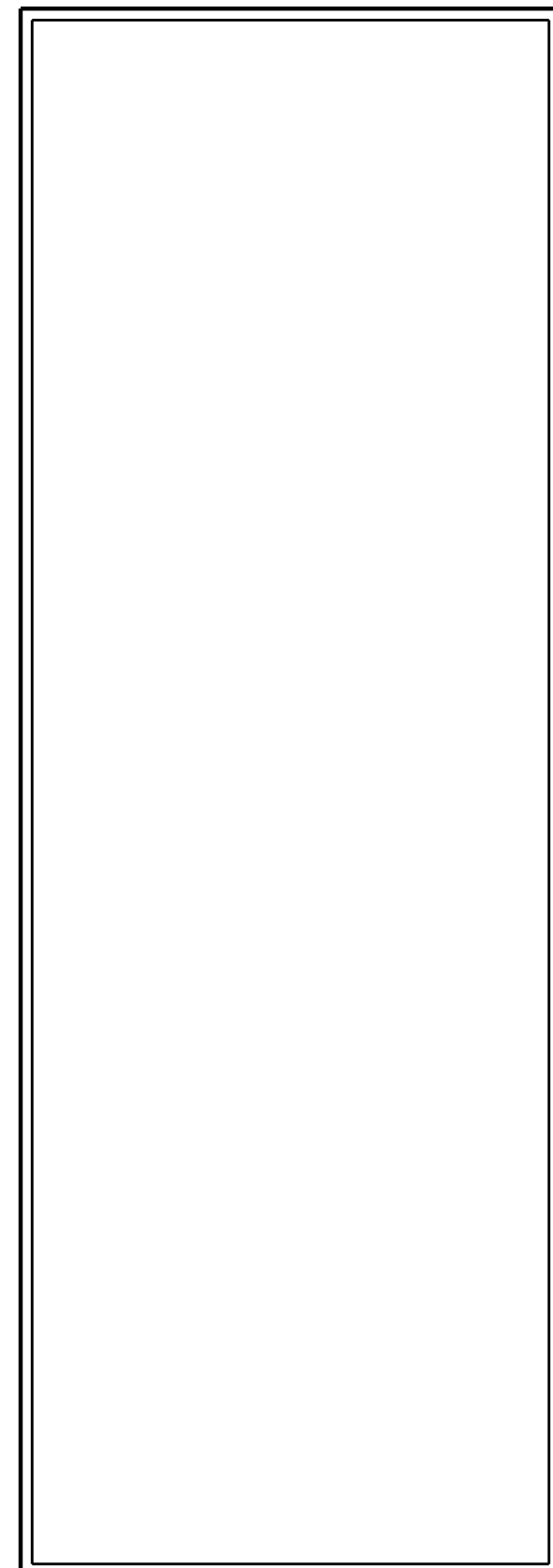
SCALE: 1/4" = 1'-0"



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LOT: 0206 SQUARE: 1254

EXISTING AND
 PROPOSED SECOND
 FLOOR PLAN

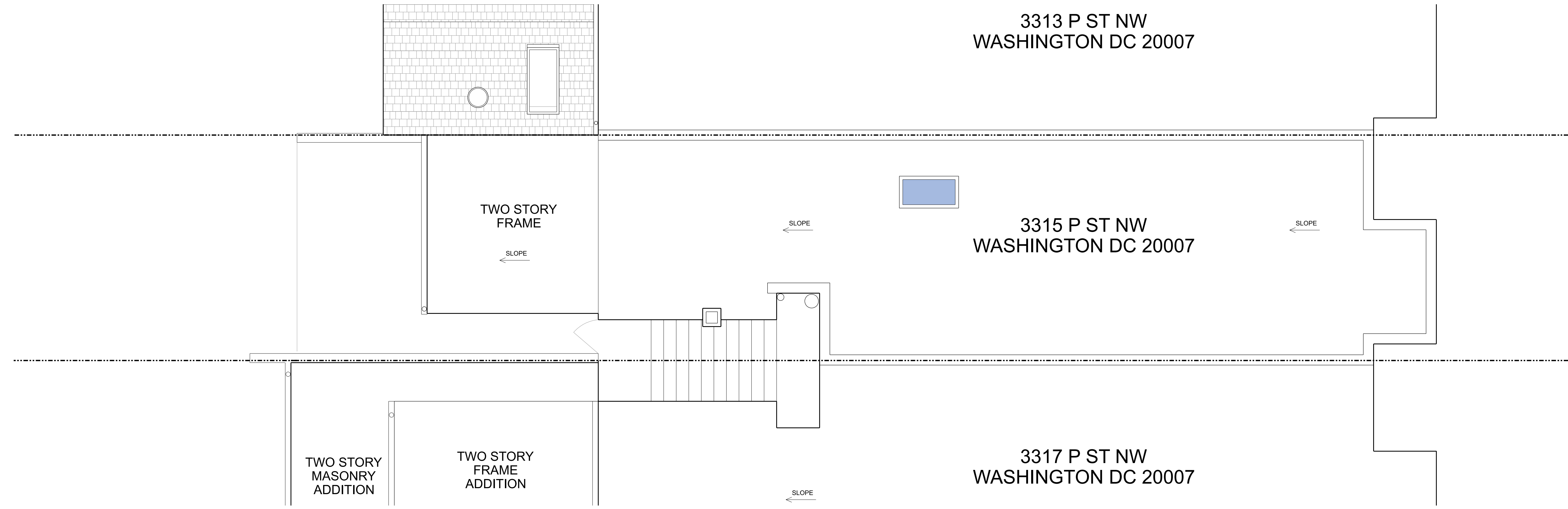
A103

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3313 P ST NW
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3315 P ST NW
WASHINGTON DC 20007

3317 P ST NW
WASHINGTON DC 20007



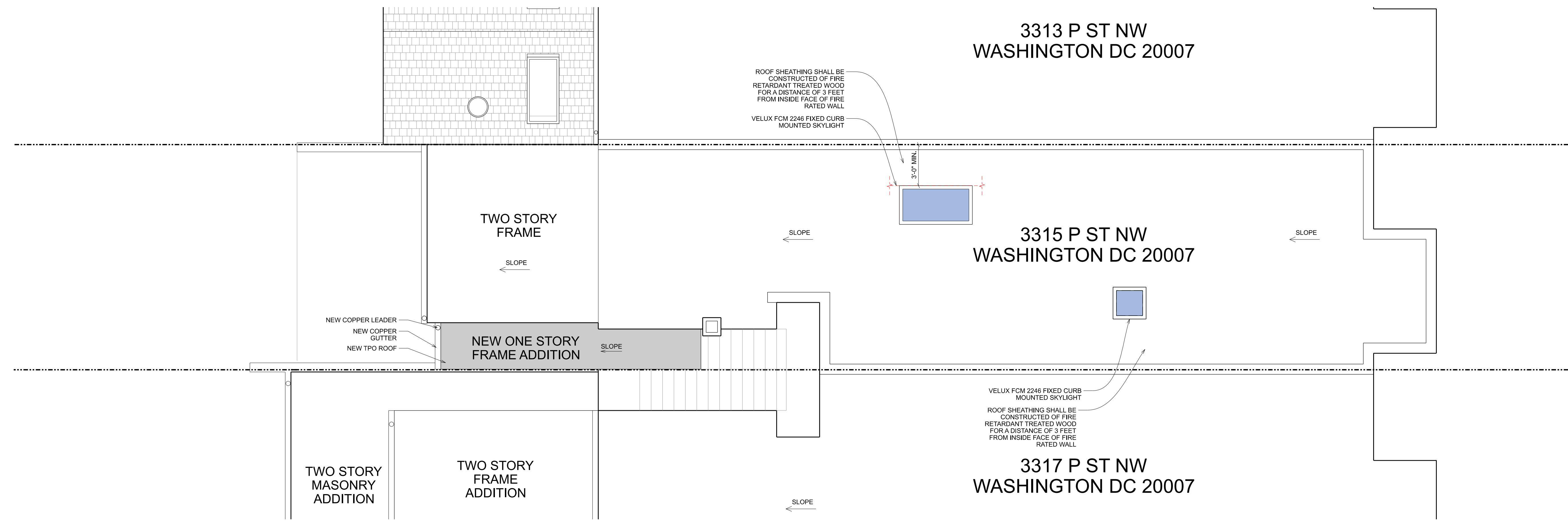
1 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION

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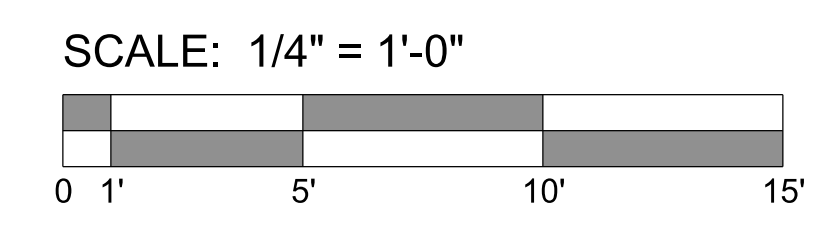
3315 P ST NW
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3317 P ST NW
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2 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

NEW CONSTRUCTION



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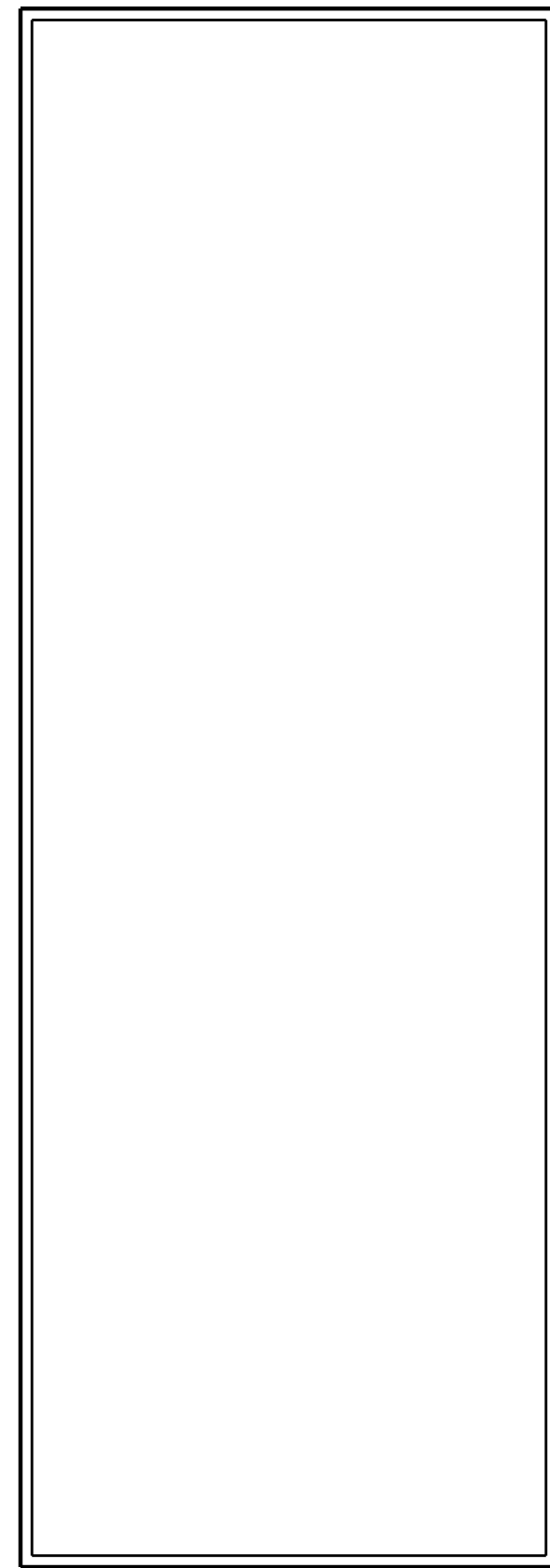
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LOT: 0206 SQUARE: 1254

EXISTING AND
PROPOSED
ROOF PLAN

A105

DATE: 10-28-2024

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ADDITION &
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3315 P STREET NW
WASHINGTON, DC 20007
LOT: 0206 SQUARE: 1254

EXISTING AND
PROPOSED NORTH
ELEVATION

A201

DATE: 10-28-2024



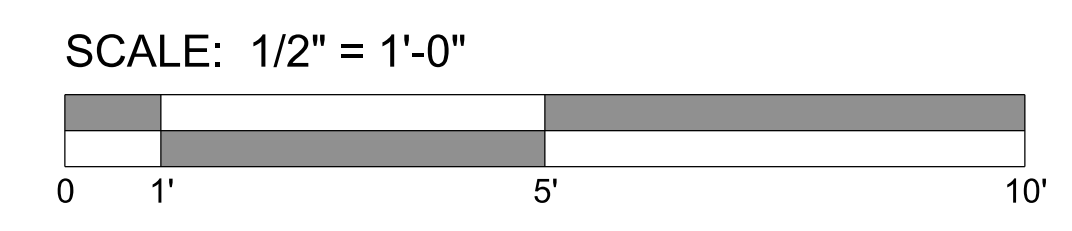
1 EXISTING NORTH ELEVATION
A201 SCALE: 1/2" = 1'-0"

DEMOLITION



2 PROPOSED NORTH ELEVATION
A201 SCALE: 1/2" = 1'-0"

NEW CONSTRUCTION





1
A202
EXISTING SOUTH ELEVATION
SCALE: 1/2" = 1'-0"

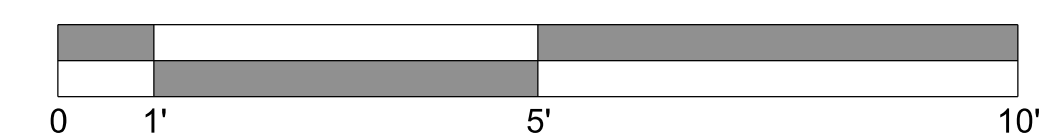
■ DEMOLITION



2
A202
PROPOSED SOUTH ELEVATION
SCALE: 1/2" = 1'-0"

■ NEW CONSTRUCTION

SCALE: 1/2" = 1'-0"



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EXISTING AND
PROPOSED SOUTH
ELEVATION

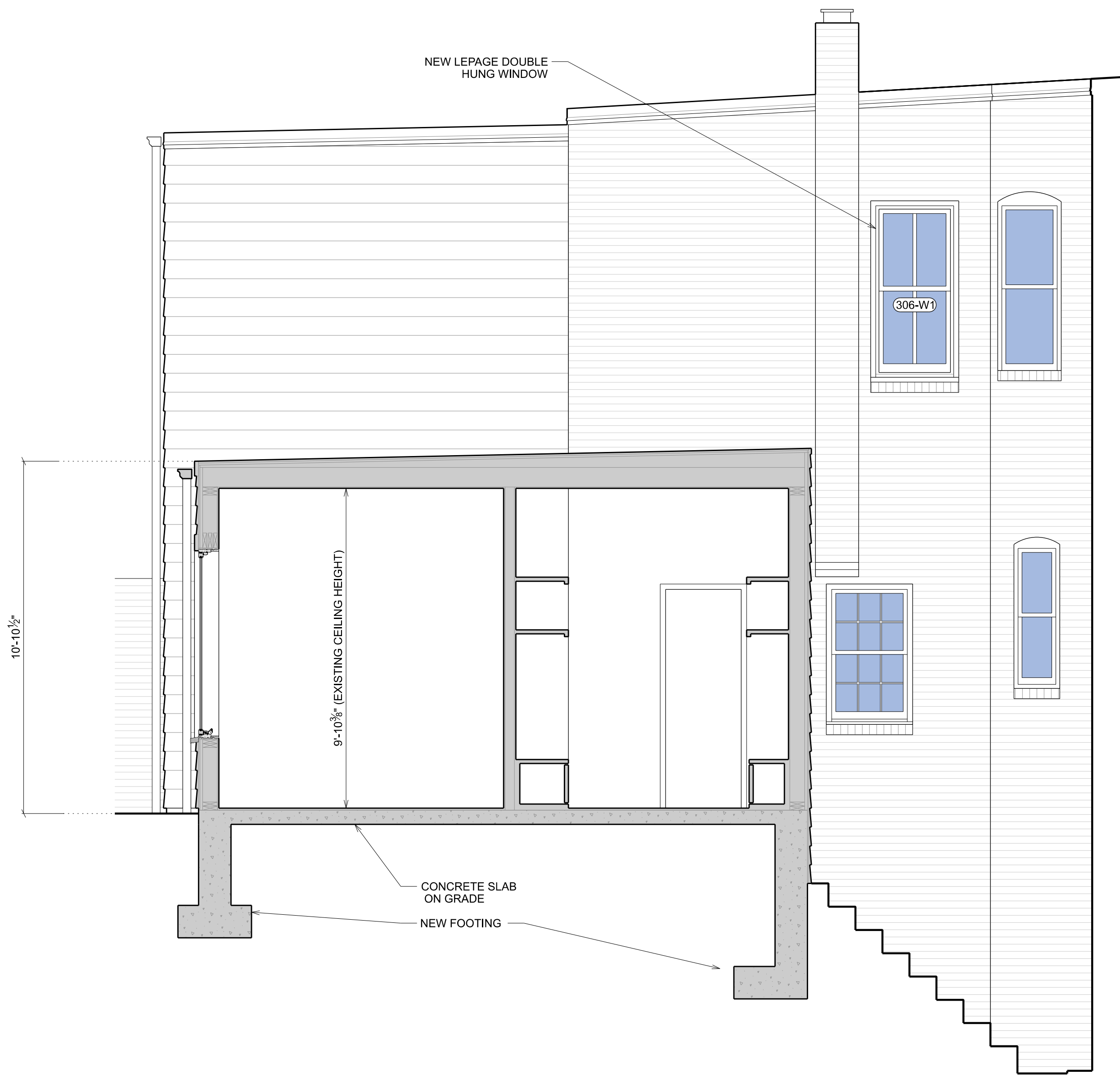
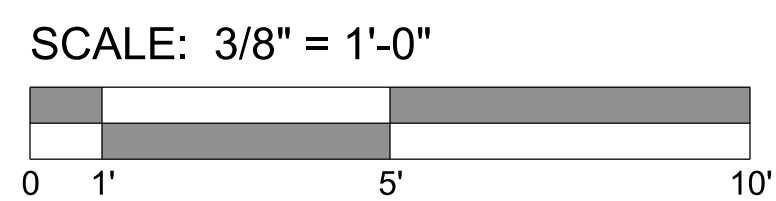
A202

DATE: 10-28-2024



1 EXISTING WEST ELEVATION
A301 SCALE: 3/8" = 1'-0"

DEMOLITION



2 PROPOSED WEST ELEVATION / SECTION
A202 SCALE: 3/8" = 1'-0"

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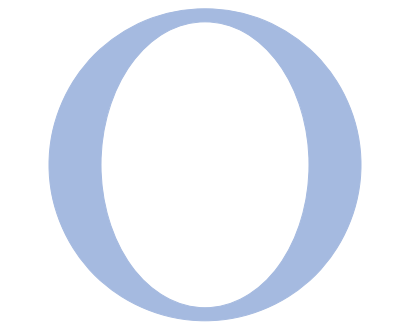
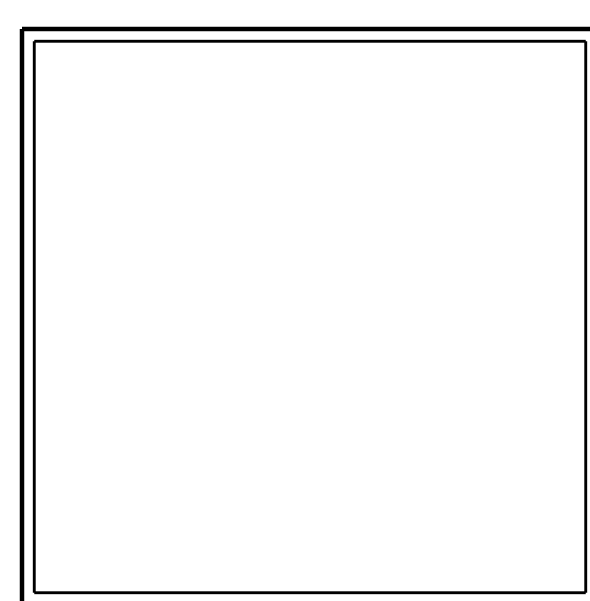
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EXISTING AND
PROPOSED WEST
ELEVATION / SECTION

A301

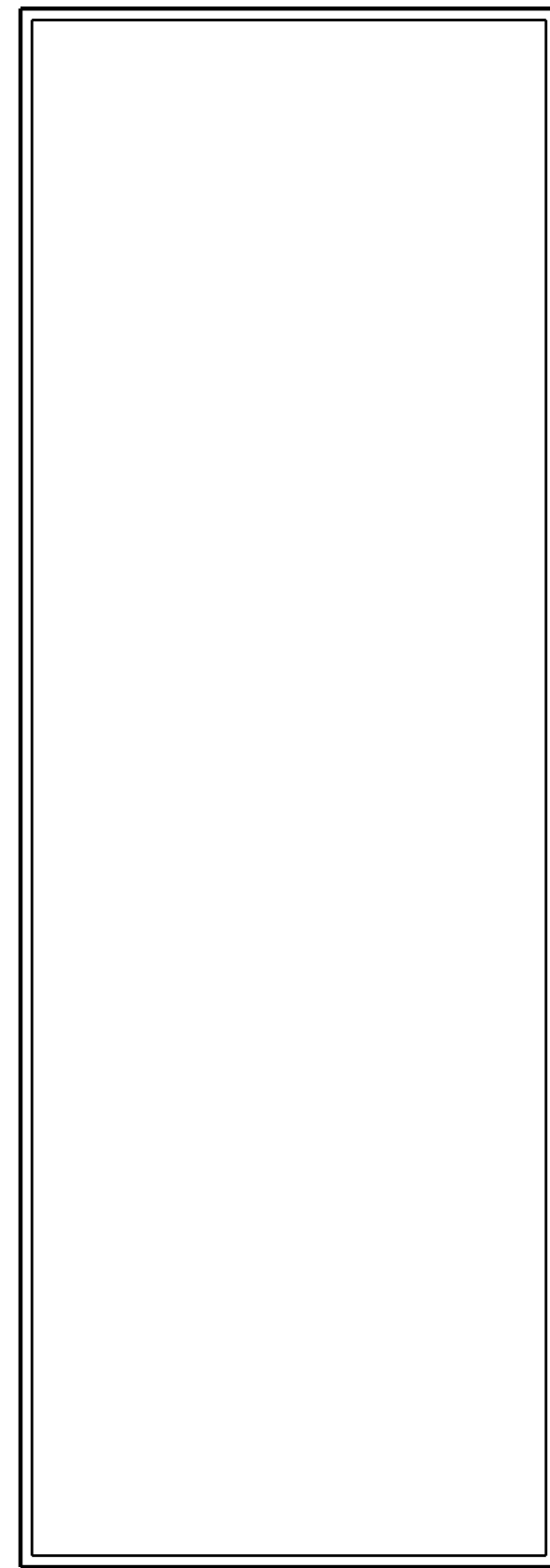
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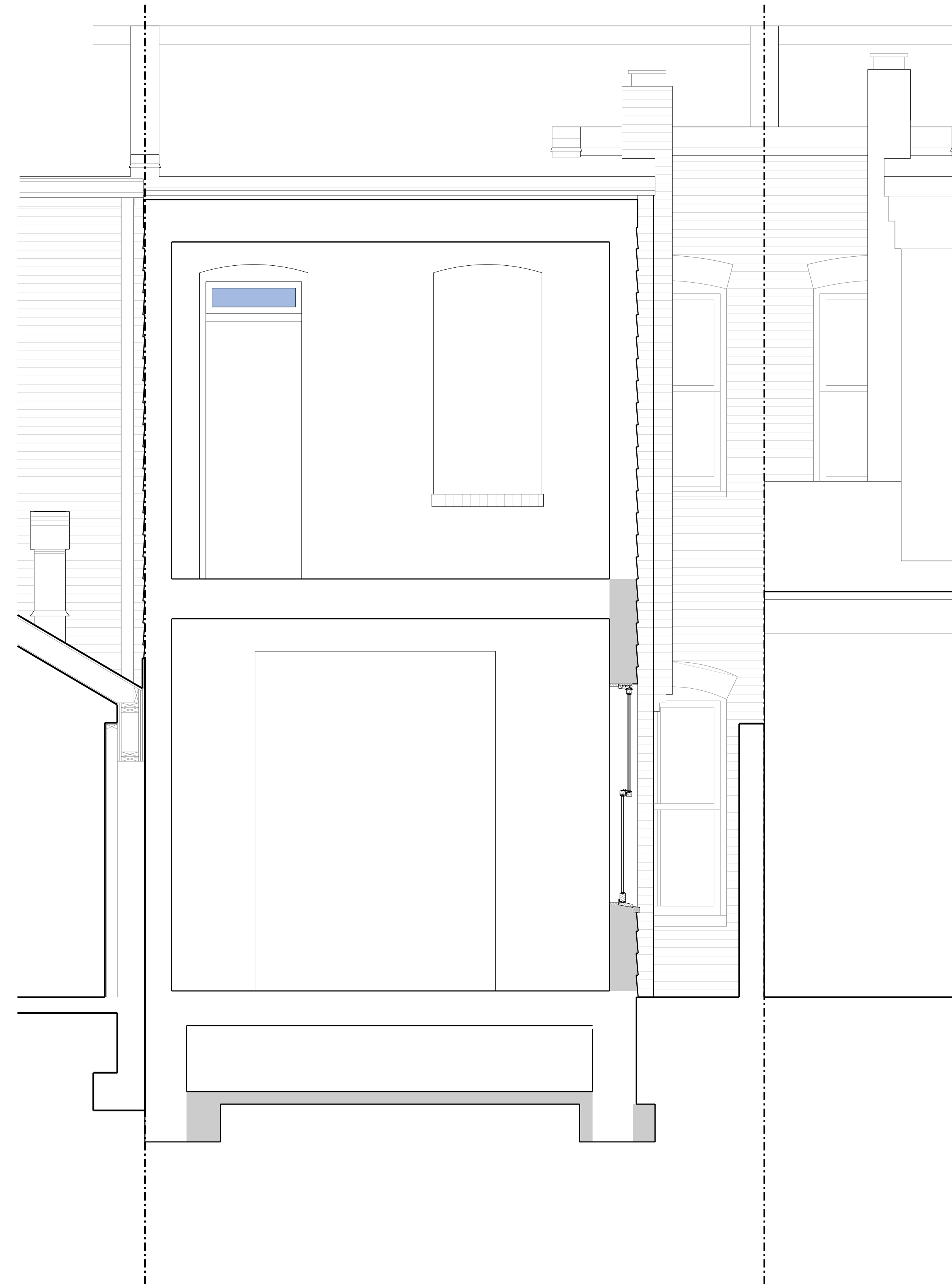
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EXISTING AND
PROPOSED SECTION

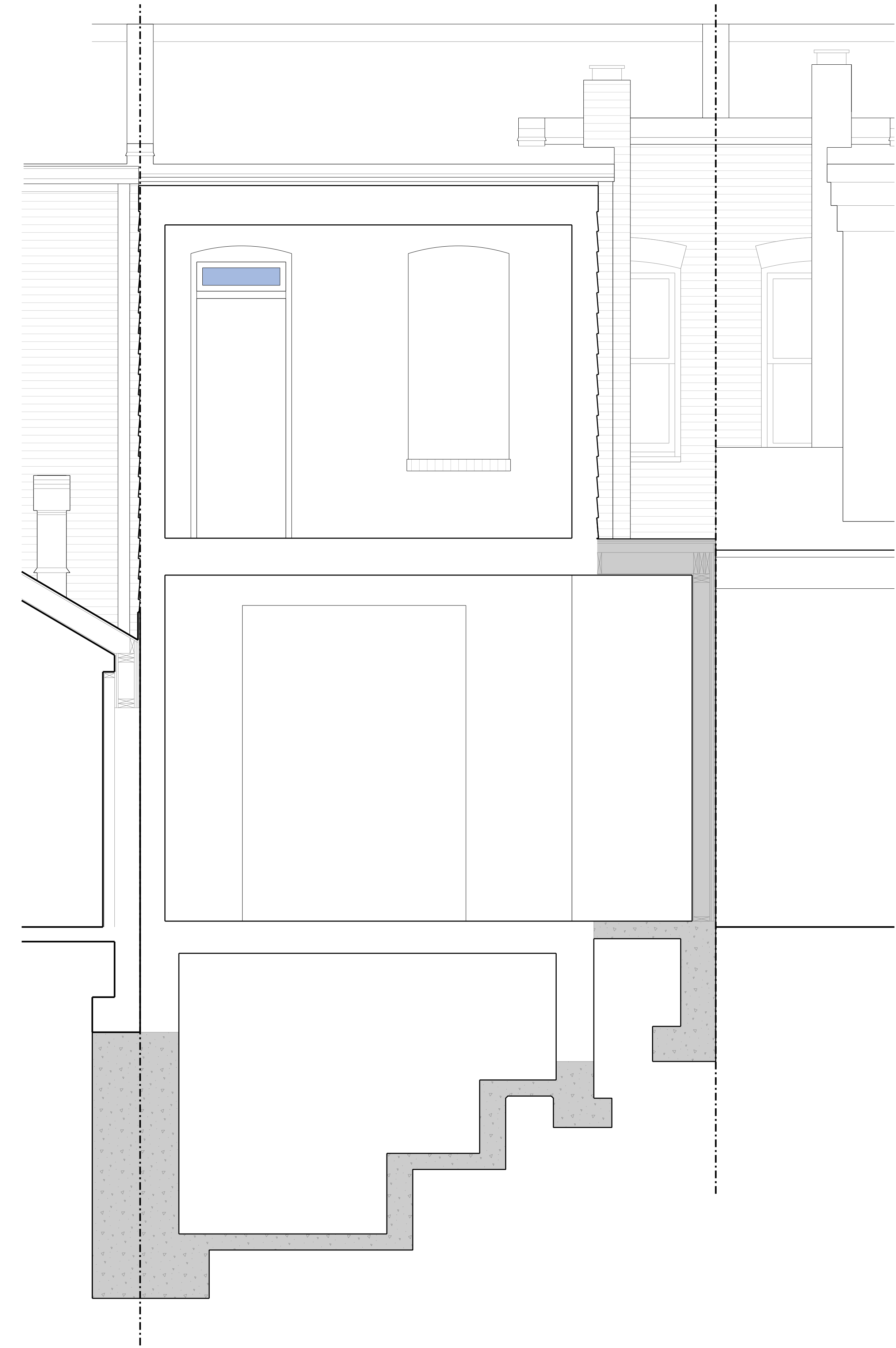
A302

DATE: 10-28-2024



1 EXISTING NORTH ELEVATION
A201 SCALE: 1/2" = 1'-0"

DEMOLITION



2 PROPOSED NORTH ELEVATION
A201 SCALE: 1/2" = 1'-0"

NEW CONSTRUCTION

SCALE: 1/2" = 1'-0"

