

Mitchell Residence

PROPERTY INFORMATION

ADDRESS: 3138 P STREET NW
WASHINGTON, DC 20007
LOT: 0076
SQUARE: 1256

BUILDING DATA

USE GROUP: RESIDENTIAL GROUP R-3
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-20
WARD: 2
ANC: 2E
SMD: 2E03

LOT

LOT AREA: 2,682 FT²
EXISTING BUILDING AREA: 1,304.02 FT²
PROPOSED BUILDING AREA: 1,304.02

MAXIMUM LOT OCCUPANCY: 60.0%
EXISTING LOT OCCUPANCY: 48.6%
PROPOSED LOT OCCUPANCY: 48.6%

BUILDING

MAXIMUM HEIGHT: 35 FT
EXISTING HEIGHT: 30.5 FT
PROPOSED HEIGHT: NO CHANGE

MAXIMUM STORIES: 3
EXISTING STORIES: 2 + CELLAR
PROPOSED STORIES: NO CHANGE

SETBACKS

MINIMUM FRONT YARD SETBACK: CONSISTENT W/ AT LEAST ONE ADJACENT PROPERTY
EXISTING FRONT YARD SETBACK: 0 FT
PROPOSED FRONT YARD SETBACK: NO CHANGE

MINIMUM REAR YARD SETBACK: 20.0 FT
EXISTING REAR YARD SETBACK: 55.0 FT
PROPOSED REAR YARD SETBACK: NO CHANGE

MINIMUM SIDE YARD SETBACK: 5.0 FT IF PROVIDED
EXISTING WEST: 0 FT
PROPOSED WEST: NO CHANGE
EXISTING EAST: 0 FT
PROPOSED EAST: NO CHANGE

PERVIOUS SURFACE

MINIMUM PERVIOUS SURFACE: 20.0%
EXISTING PERVIOUS SURFACE: 1%
PROPOSED PERVIOUS SURFACE: NO CHANGE

APPLICABLE CODES

TITLE 12 DCMR 12A, DC BUILDING CODE ADMENDMENTS (2017)
2015 ICC RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS
2015 ICC FUEL GAS CODE
2014 NATIONAL ELECTRICAL CODE
2015 ICC MECHANICAL CODE
2015 ICC PLUMBING CODE
2015 ICC ENERGY CONSERVATION CODE-RESIDENTIAL

CONSULTANTS

OWNER	ARCHITECT	STRUCTURAL ENGINEER
MICHAEL H MITCHELL 3138 P STREET NW WASHINGTON, DC 20007 (202) 478-6446 mitchell_DC@chapman.com	OVERMYER ARCHITECTS CONTACT: DENNIS HORNICK 3213 P STREET NW WASHINGTON, DC 20007 (202) 333-5596 ext. 6 dennis@overmyerarcitects.com	NEUBAUER ENGINEERS CONTACT: ROBERT NEUBAUER 4701 SANGAMORE RD #N290 BETHESDA, MD 20816 (301) 263-2727 robert@neubauerengineers.com

SCOPE OF WORK

- NEW 2ND FLOOR REAR ADDITION OVER EXISTING 1ST FLOOR ADDITION
- INTERIOR RENOVATION OF 1ST & 2ND FLOORS
- NEW KITCHEN
- RELOCATE MASTER BATH FLOOR BATH
- NO EXTERIOR LAND DISTURBANCE OR STOCKPILING
- ALL MATERIALS TO BE HAULED AWAY IMMEDIATELY VIA PICKUP TRUCK OR DUMPSTER

SHEET INDEX

COVER SHEET

001 COVER SHEET
002 EXISTING PHOTOS

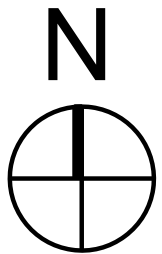
SPECIFICATIONS

C001 INTER. DOOR & WINDOW SPECIFICATIONS

ARCHITECTURAL

ASP EXISTING & PROPOSED SITE PLANS
A001 EX. & PROPOSED CELLAR PLANS
A002 EX. & PROPOSED 1ST FLR PLANS
A003 EX. & PROPOSED 2ND FLR PLANS
A004 EX. & PROPOSED ROOF PLANS
A005 EX. & PROPOSED SOUTH ELEVATIONS
A006 EX. & PROPOSED EAST ELEVATIONS
A007 EX. & PROPOSED BUILDING SECTIONS

VICINITY MAP



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"STRUCTURAL PLANS
CERTIFIED AS PROVIDED IN
SECTION 106.1.4.1 OF THE
D.C. CONSTRUCTION CODES."



Mitchell
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3138 P STREET NW
WASHINGTON, DC 20007
LOT: 76 SQUARE: 1256

COVER PAGE

001

DATE: 09-11-2020



3138 P STREET NW NORTH ELEVATION



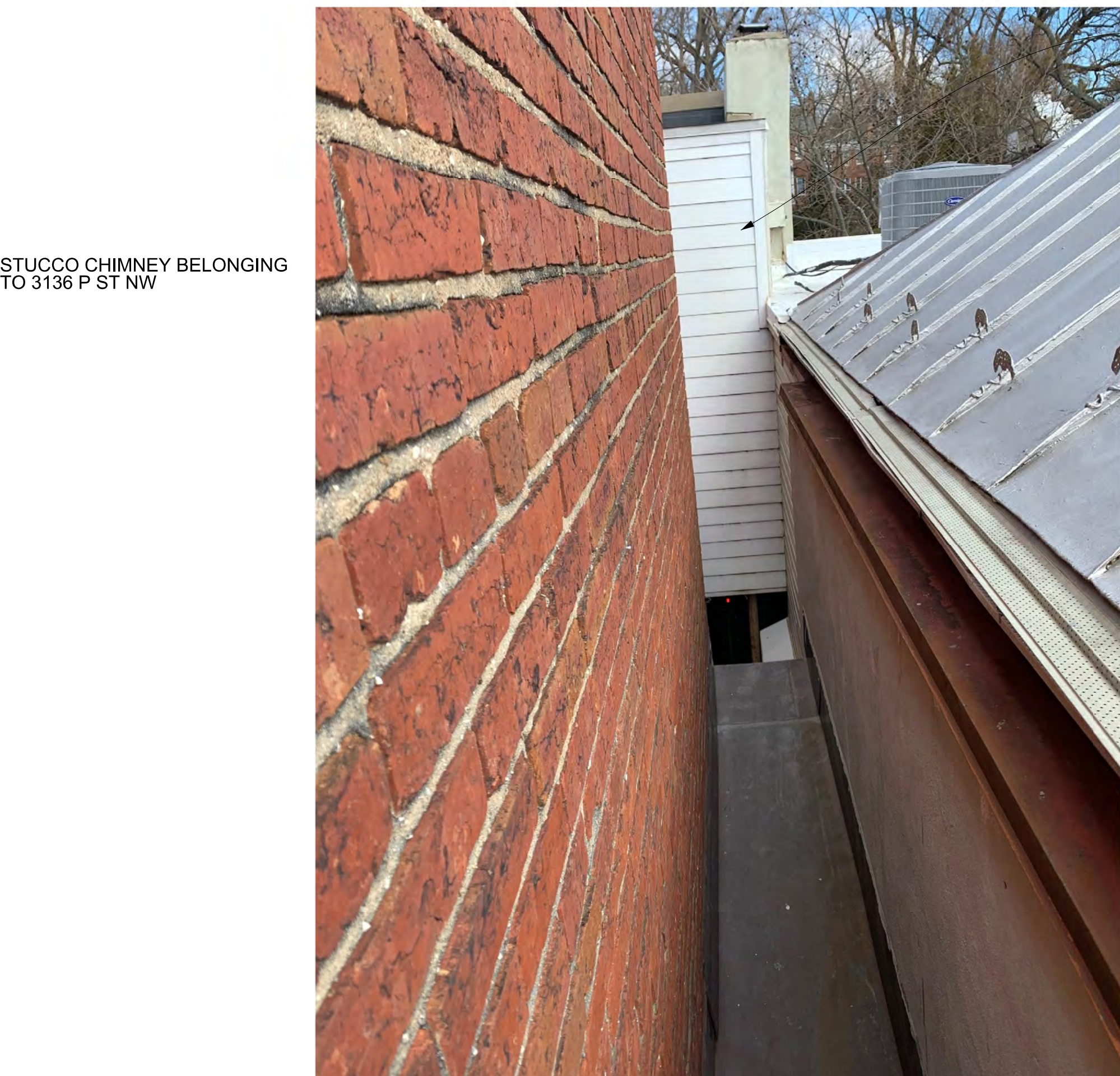
3138 P STREET NW SOUTH ELEVATION
VIEW FROM LOT #894



3138 P STREET NW SOUTH ELEVATION



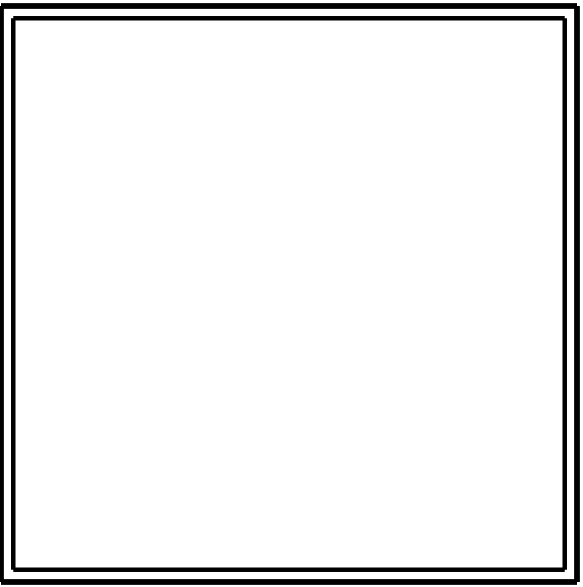
3136 P STREET NW NORTH ELEVATION



VIEW LOOKING NORTH BETWEEN
3138 & 3136 P ST NW @ 2ND FLR



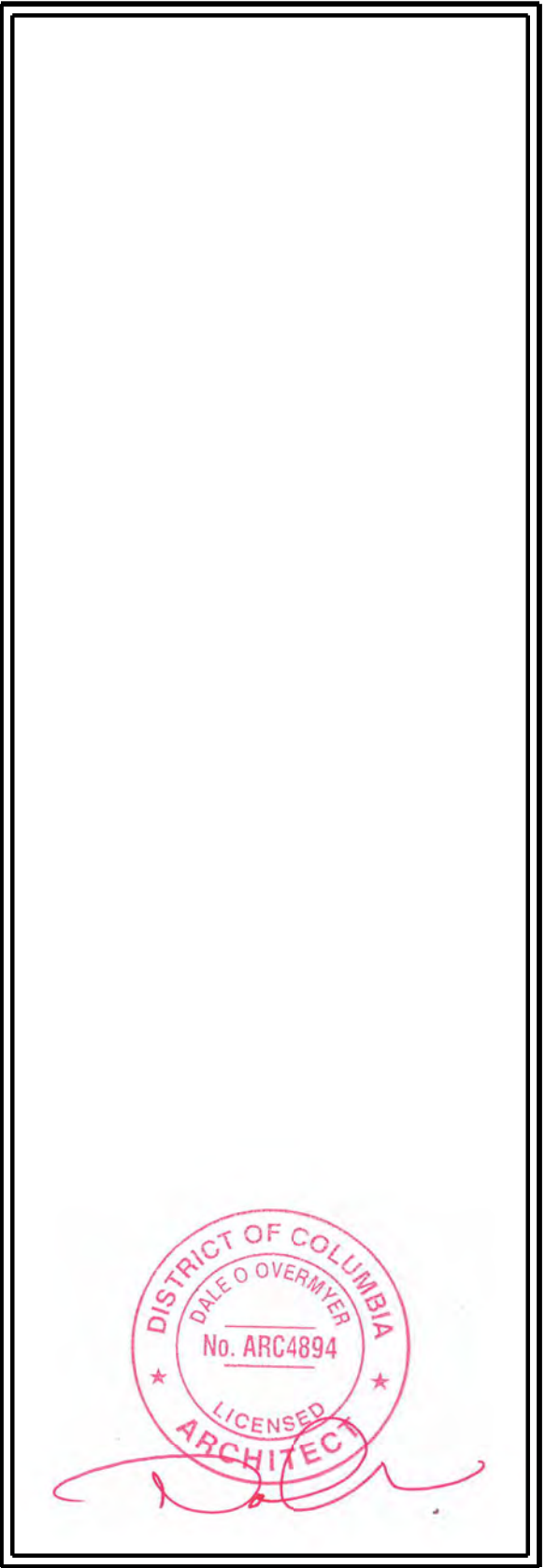
VIEW LOOKING NORTH & DOWN BETWEEN
3138 & 3136 P ST NW FROM 2ND FLR



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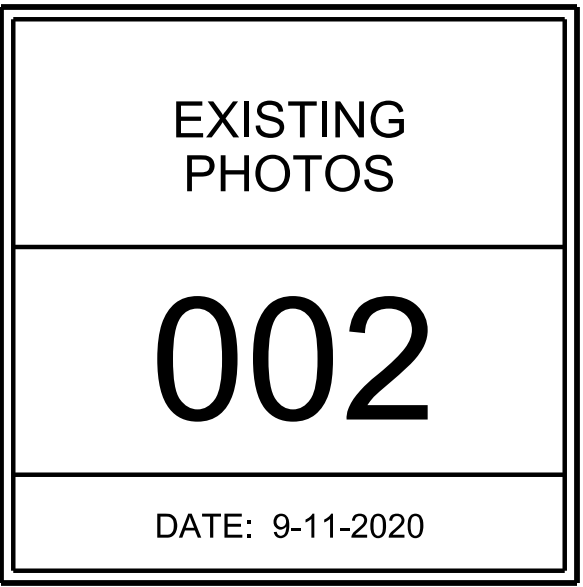
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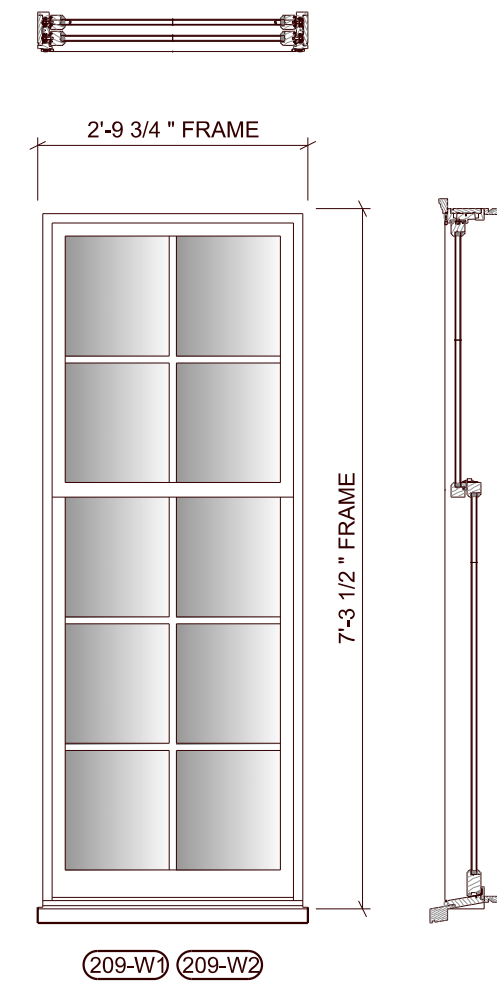


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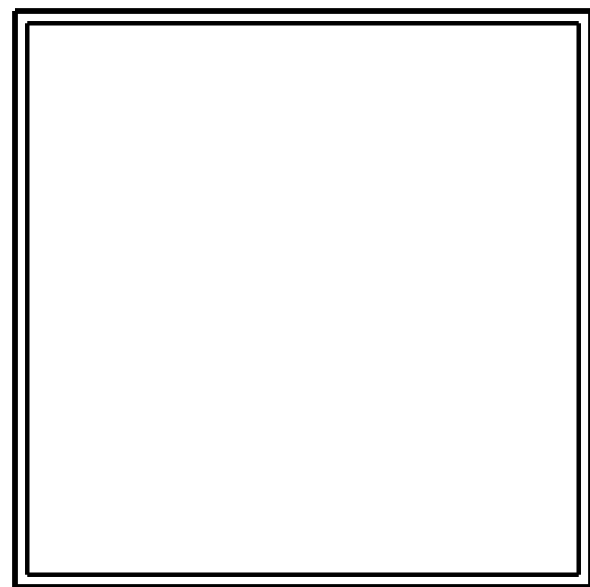
LOT: 76 SQUARE: 1256



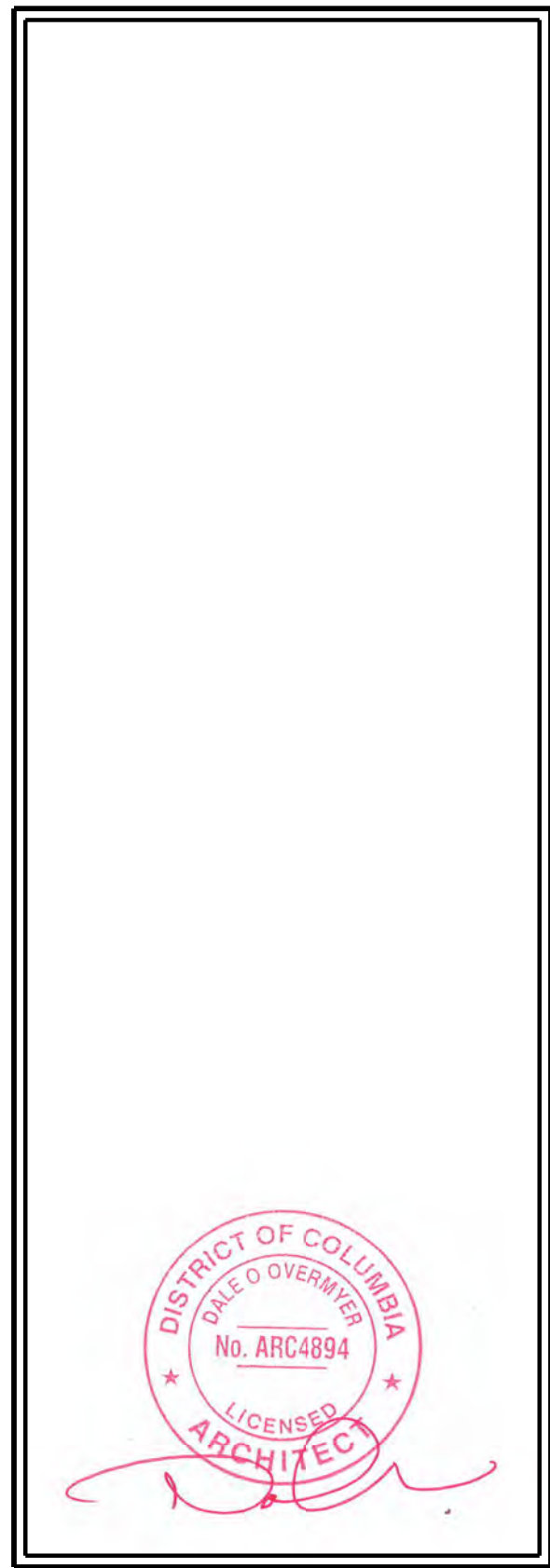


TYPE: LEPAGE MAHOGANY HUNG WINDOW H-100
OPERATION: DOUBLE HUNG ORIEL
FRAME: 1 7/16" THICK, DEPTH 4 9/16"
SASH: 1 3/4" THICK, COLONIAL CLAD PROFILE
INTERIOR FINISH: PRIMED WHITE
EXTERIOR FINISH: PRIMED WHITE
HARDWARE: SURFACE MOUNT, POLISHED BRASS
GLASS: 3/4" INSULATED GLASS, ARGON, W/
 BRONZE SPACER. IS_272#2-ARG95-CLRC

2 WINDOW SCHEDULE
C001 SCALE: 1/2" = 1'-0"



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INTERIOR DOOR & WINDOW SPECIFICATIONS

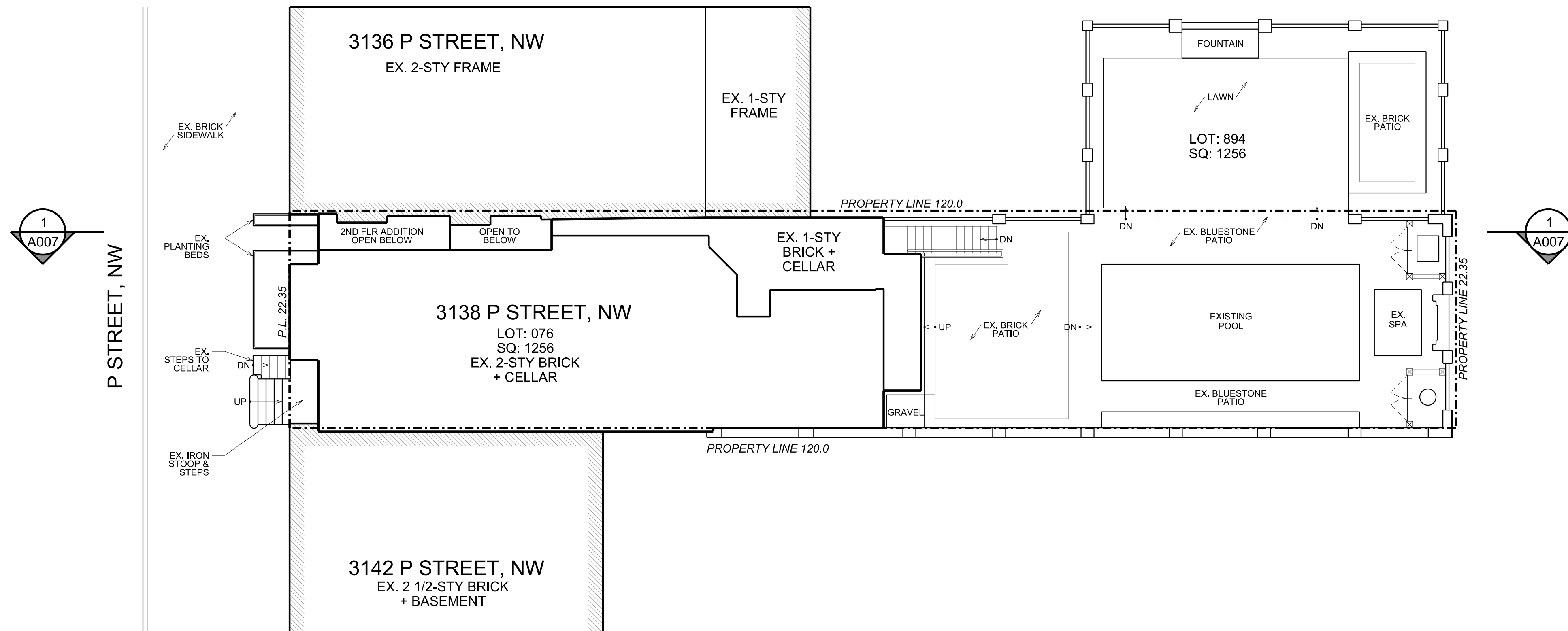
C0001

DATE: 9-11-2020

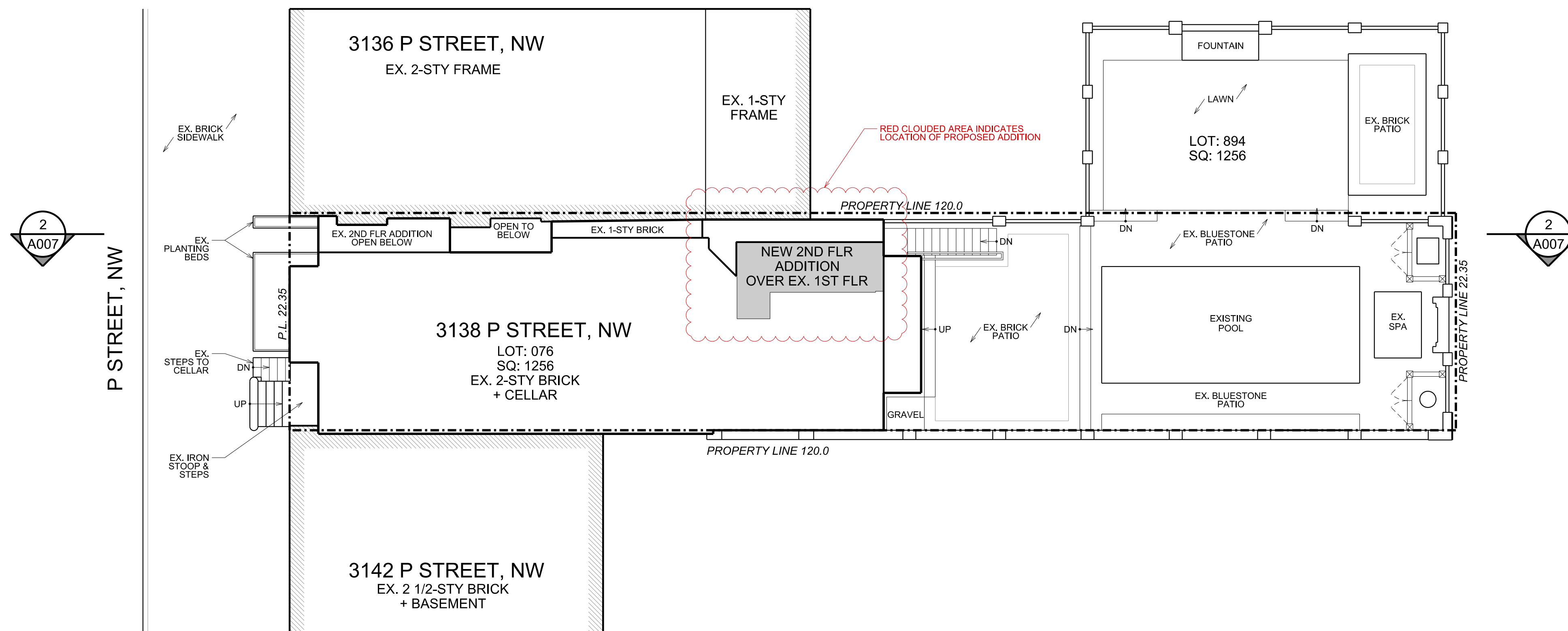
HARDWARE CODES	
PRIVACY 1	Baldwin 5510 latchset with 5064 knobs and 5002 escutcheons. 0418 mortise door bolt (less turn piece) with 6756 turn piece and 0409 E.R. trim and key set. Use Baldwin 5528 combination privacy strike. Use (4) 1040 4" square corner hinges per door. All hinges shall have 1090 ball finials. All parts in Non-Lacquered Brass finish 031.
PASSAGE	Baldwin 5510 latchset with 5064 knobs and 5002 escutcheons. Use (4) 1040 4" square corner hinges per door. All hinges shall have 1090 ball finials. All parts in Non-Lacquered Brass finish 031.
POCKET 1	Baldwin 0465.031 edge pull and Baldwin 0458.031 flush pull on each side of door in non-lacquered brass finish. Johnson Hardware #203080PF pocket door frame kit.
NESTING	Hafele satin brass cross hinge #341.07.763 (4) per door typ. $\frac{3}{8}$ " x $\frac{3}{8}$ " Rare Earth magnet catch (1) per door. Baldwin 0394 solid forged brass ring pull in non-lacquered brass finish 031 (1) per door. Baldwin 5025 edumny knob w. 5025 escutcheon (1) per door. See detailed drawing.
SHOWER 1	(3) C.R. Laurence Polished Chrome Grade 037 Series Wall Mount Full Back Plate Standard Hinges #GEN037CH & C.R. Laurence Polished Chrome 8" Colonial Style Back-to-Back Pull Handles #COL8XCH.
SHOWER 2	(3) C.R. Laurence Polished Chrome Grade 180 Series 180 Degree Glass-to-Glass Standard Hinge #GEN180CH & C.R. Laurence Polished Chrome 8" BM Series Tubular Back-to-Back Pull Handle BMX8XCH.

1 INTERIOR DOOR SCHEDULE
C001 SCALE: 1/2" = 1'-0"

DATE: 9-11-2020



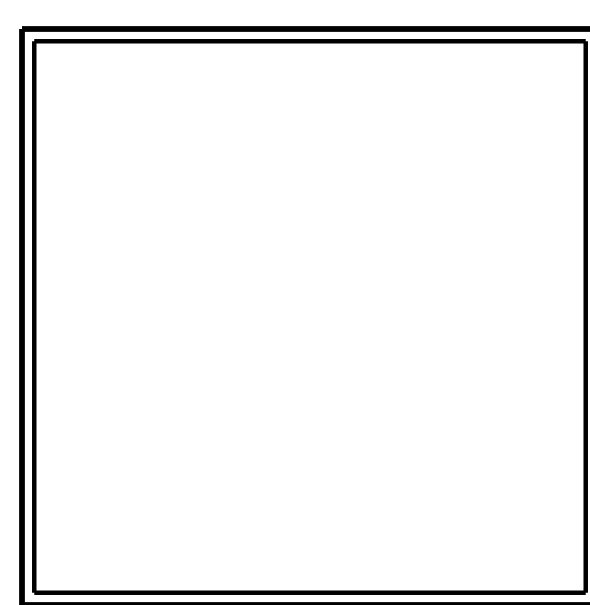
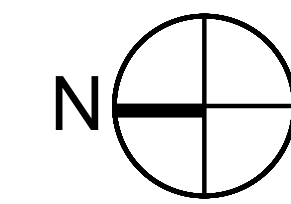
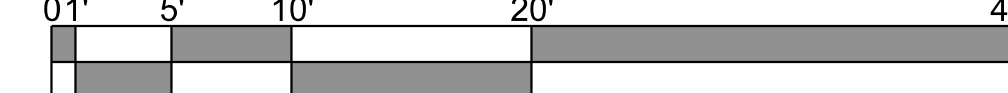
1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



2 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

NEW CONSTRUCTION

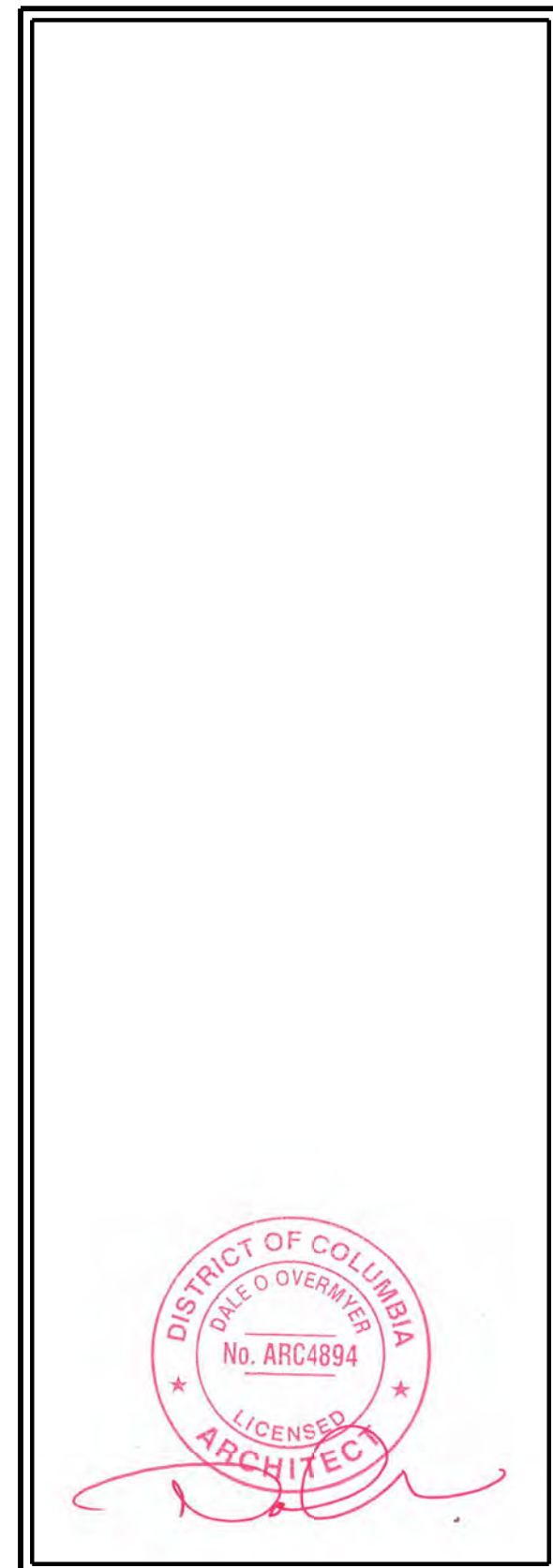
SCALE: 1/8" = 1'-0"



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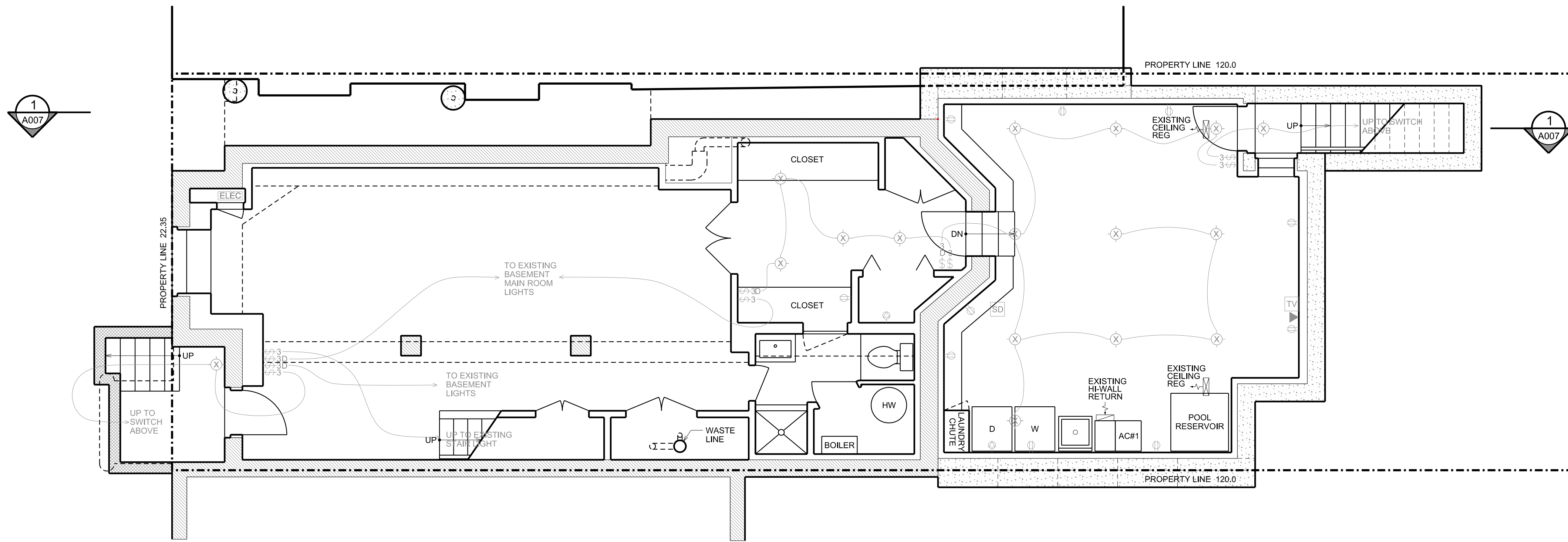
3138 P STREET NW
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LOT: 76 SQUARE: 1256

EXISTING &
PROPOSED
SITE PLANS

ASP

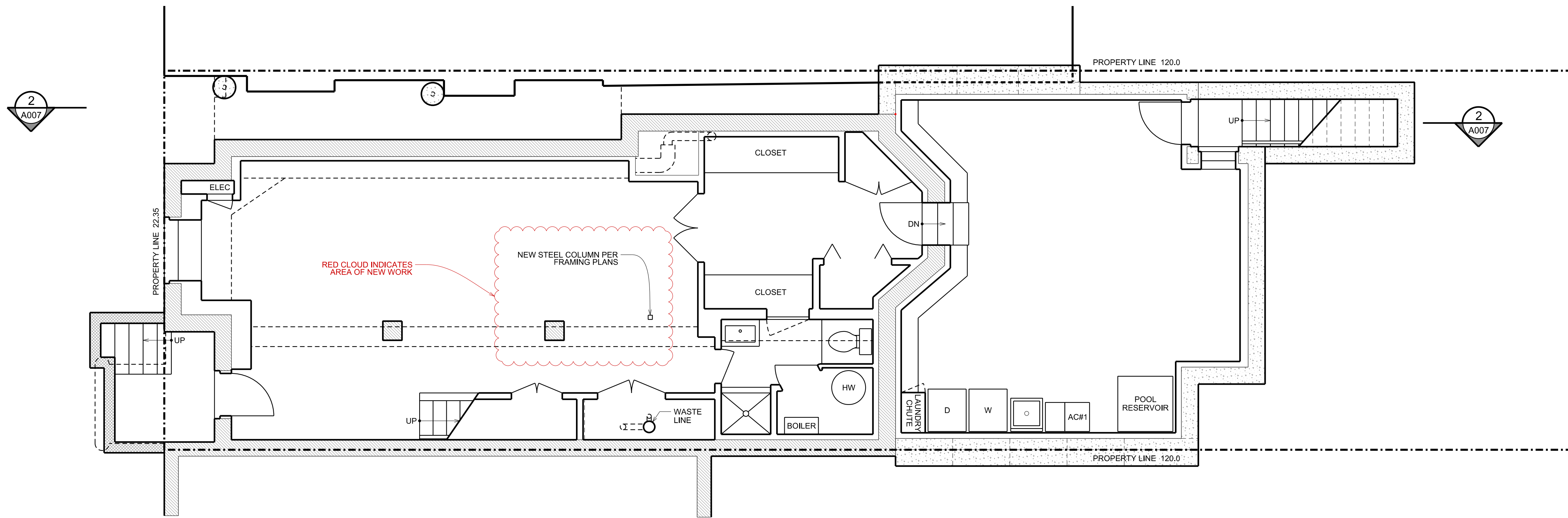
DATE: 9-11-2020



1
A001

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

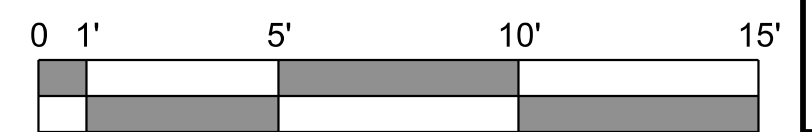
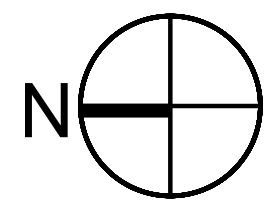
DEMOLITION



2
A001

PROPOSED CELLAR PLAN
SCALE: 1/4" = 1'-0"

NEW CONSTRUCTION



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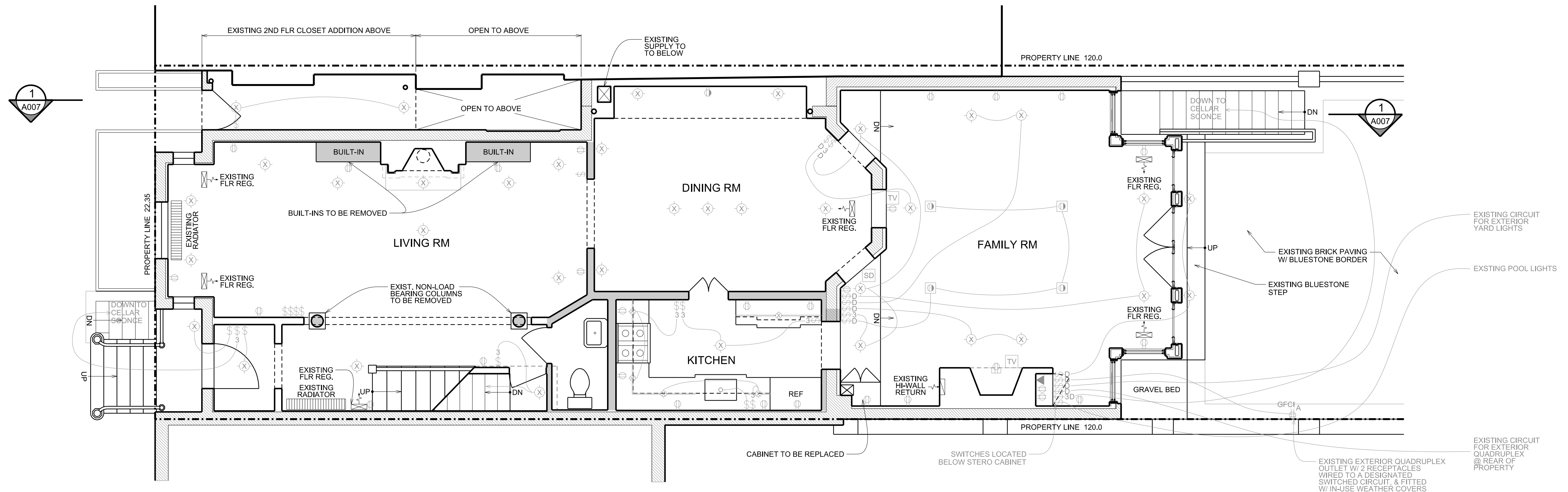
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EXISTING &
PROPOSED
CELLAR PLANS

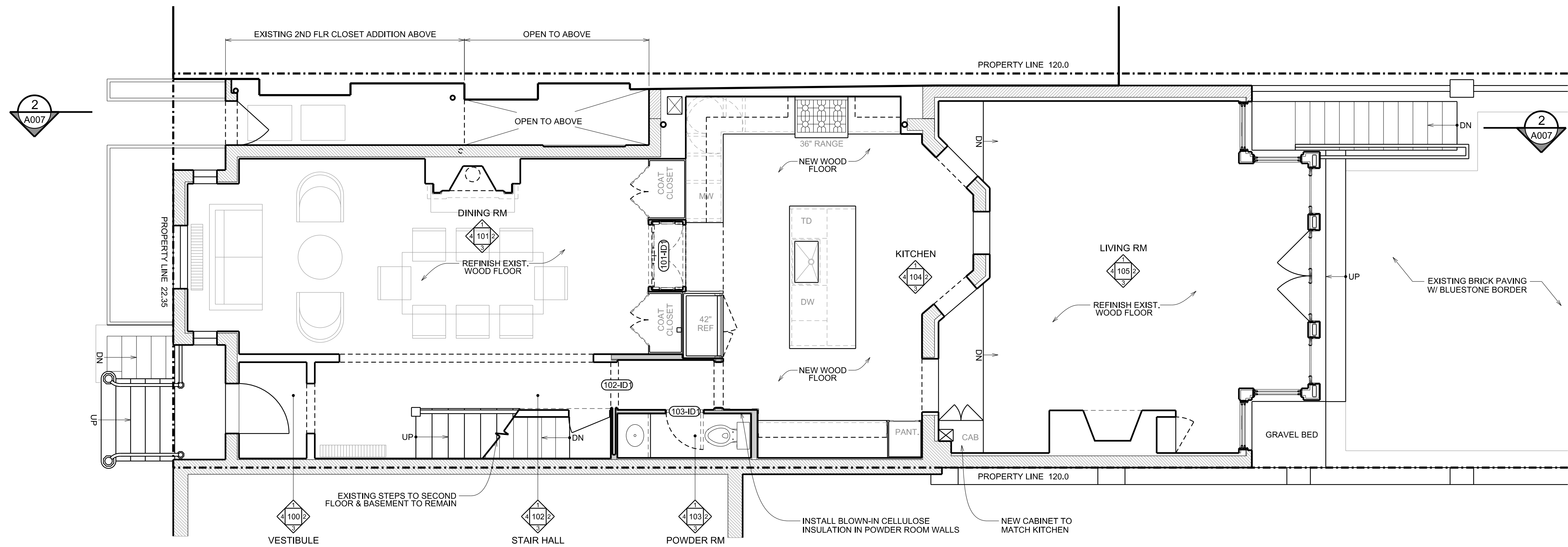
A001

DATE: 9-11-2020



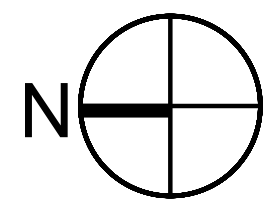
1 EXISTING 1ST FLR PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION



2 PROPOSED 1ST FLR PLAN
SCALE: 1/4" = 1'-0"

NEW CONSTRUCTION



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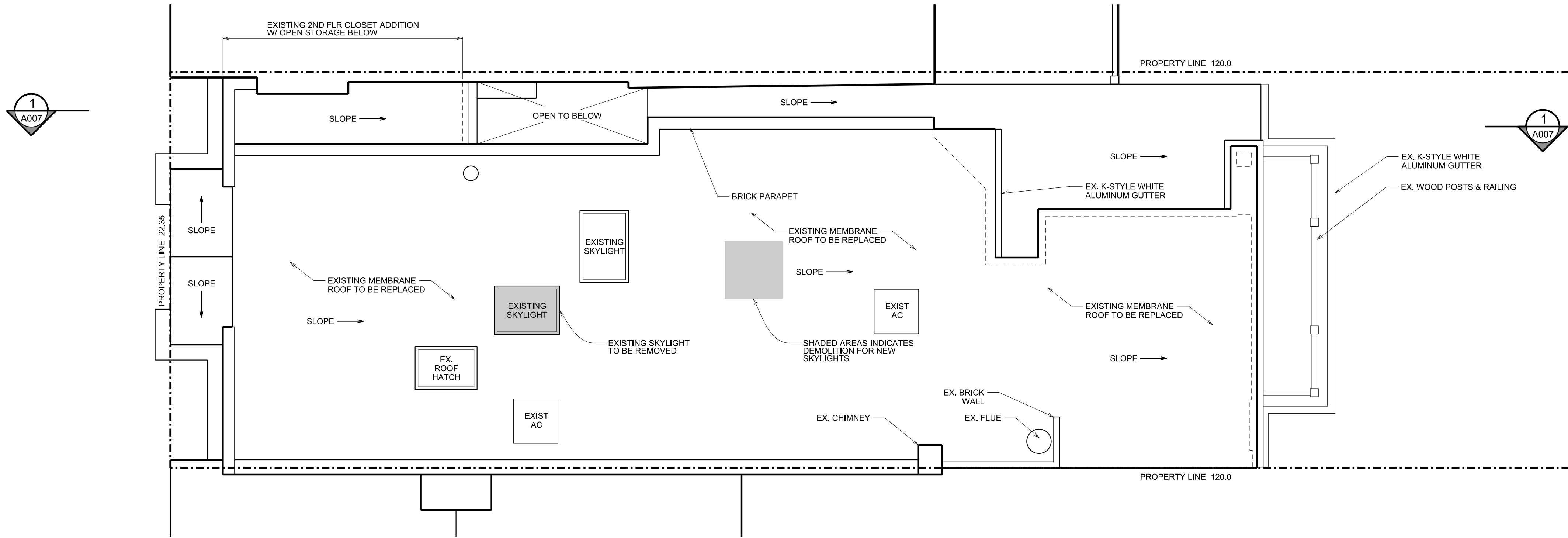
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WASHINGTON, DC 20007
LOT: 76 SQUARE: 1256

EXISTING &
PROPOSED
1ST FLR PLANS

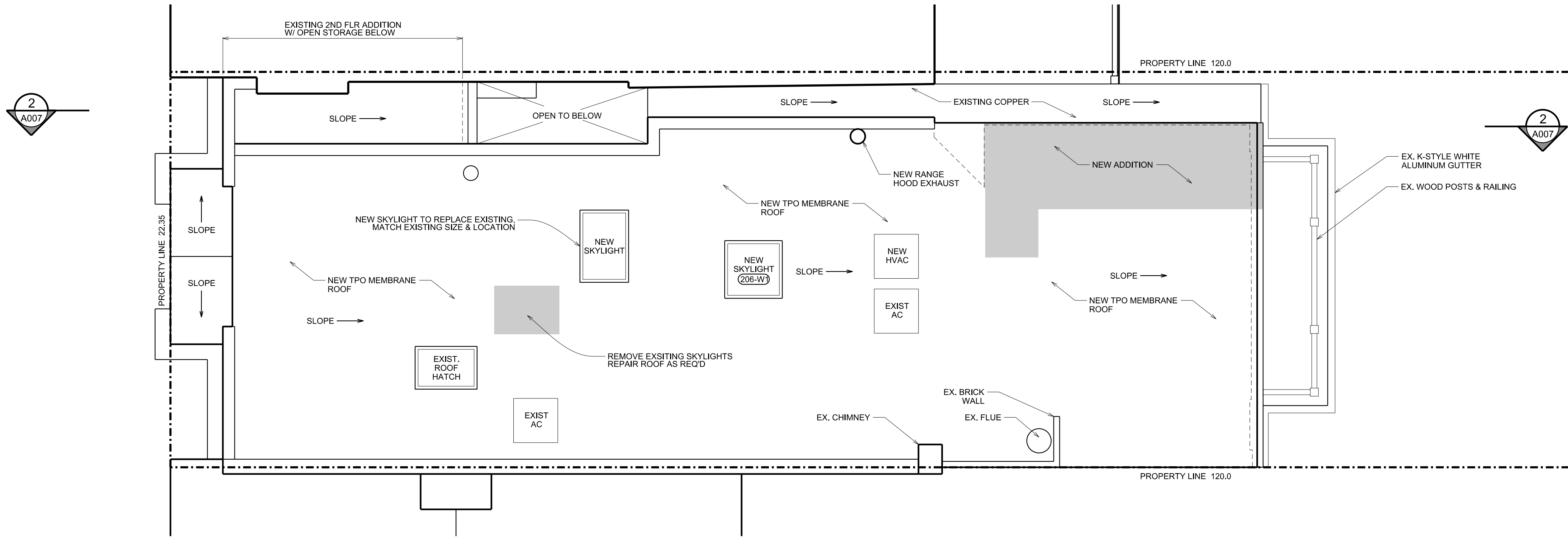
A002

DATE: 9-11-2020



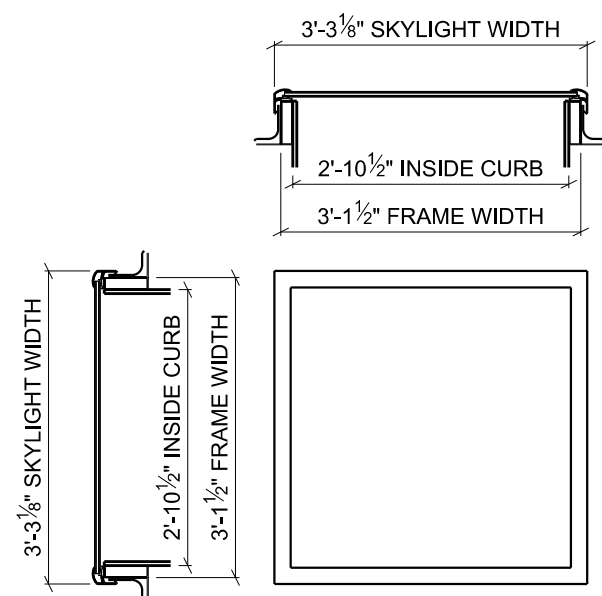
1 EXISTING ROOF PLAN
A004 SCALE: 1/4" = 1'-0"

DEMOLITION



2 PROPOSED ROOF PLAN
A004 SCALE: 1/4" = 1'-0"

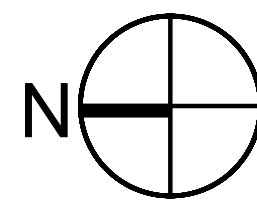
NEW CONSTRUCTION

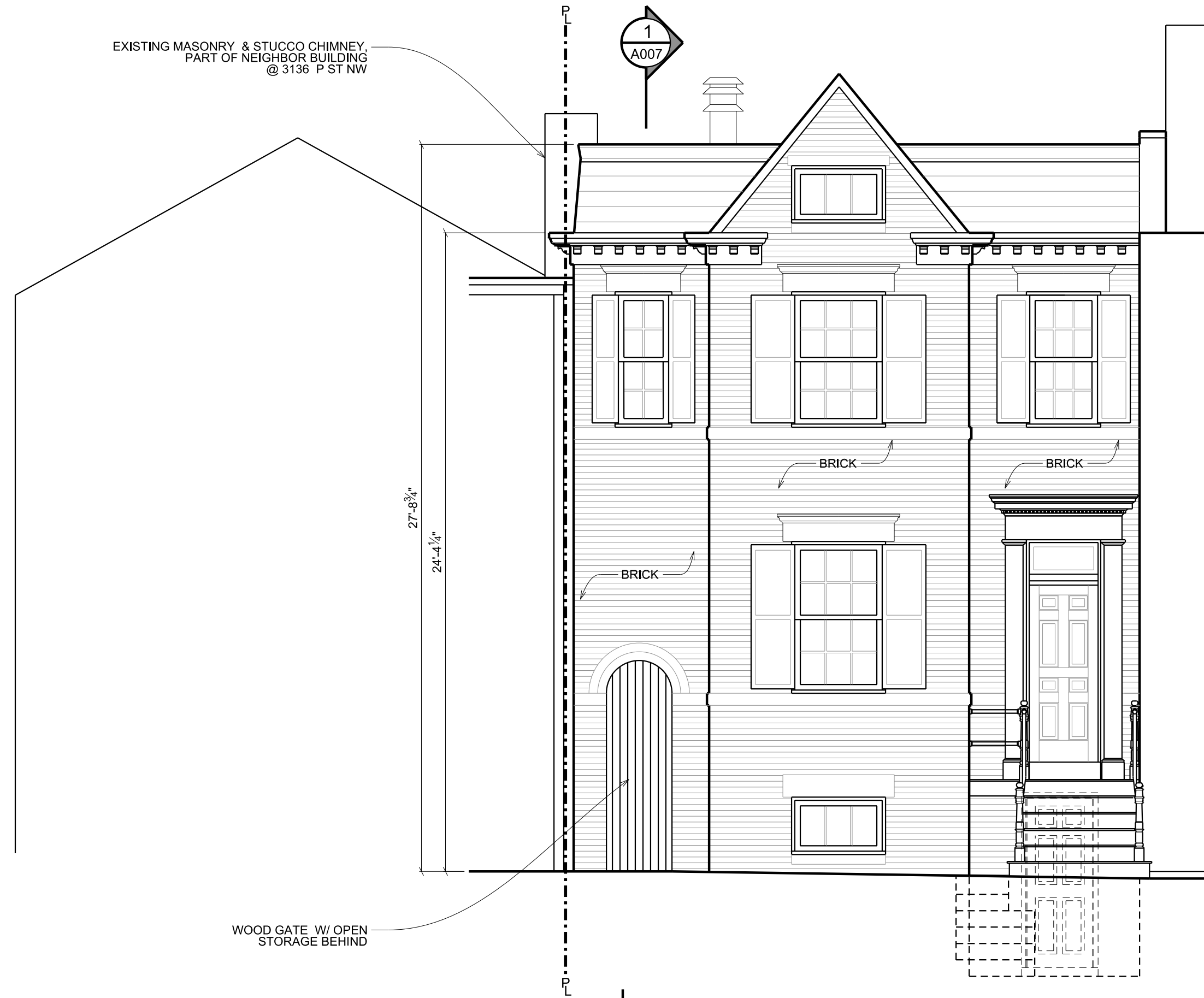


206-W1

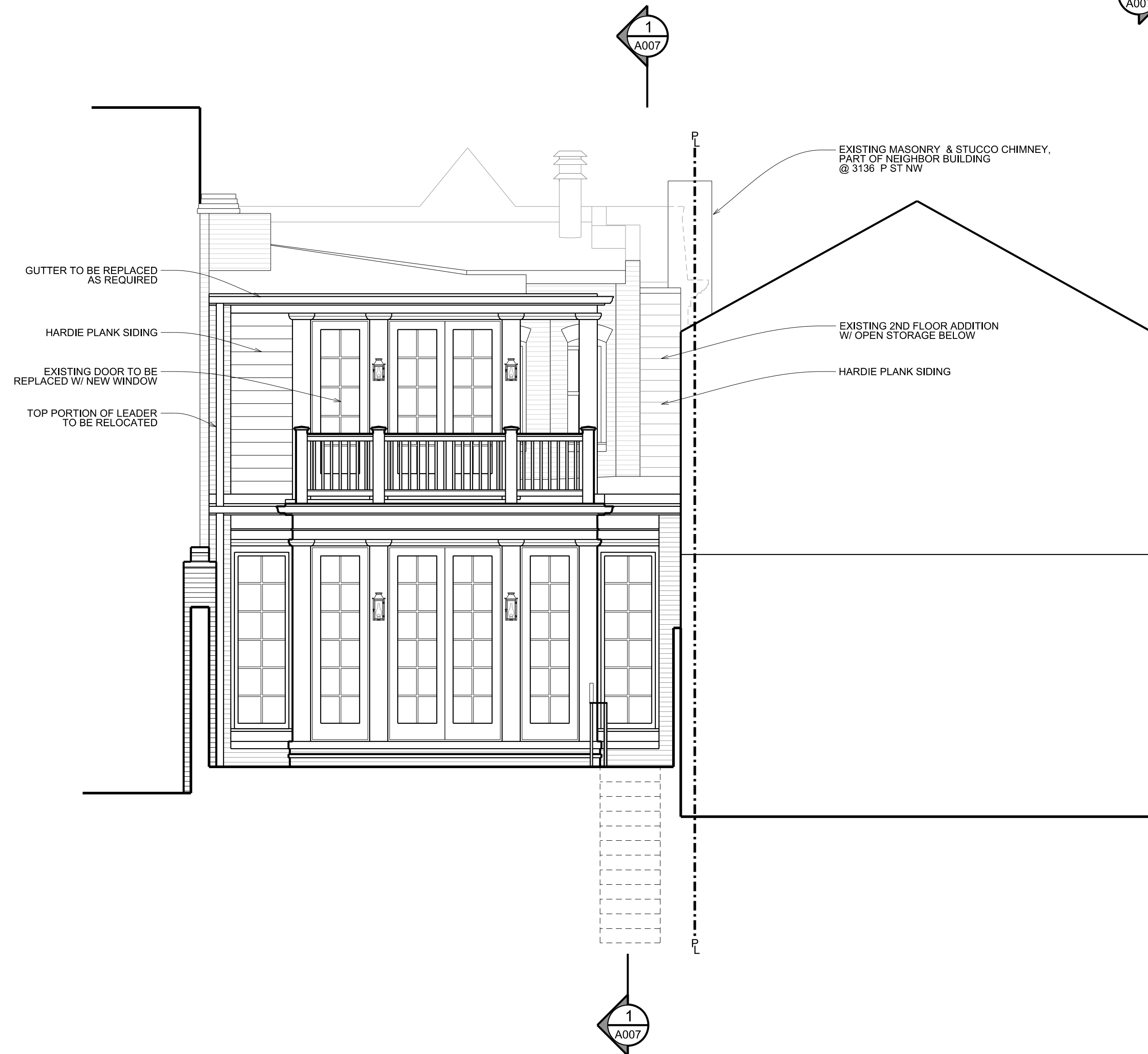
DESCRIPTION: FIXED CURB MOUNTED SKYLIGHT
TYPE: VELUX FCM 3434 FIXED CURB MOUNTED SKYLIGHT
OPERATION: FIXED
FRAME: ALU SIDE CURB: 37 1/2" X 37 1/2"
INSIDE CURB: 34 1/2" X 34 1/2"
GLASS: TEMPERED 3/4" LOWE'S (05)
U-FACTOR: 0.49
SHGC: 0.27

3 SKYLIGHT SCHEDULE
A004 SCALE: 1/2" = 1'-0"

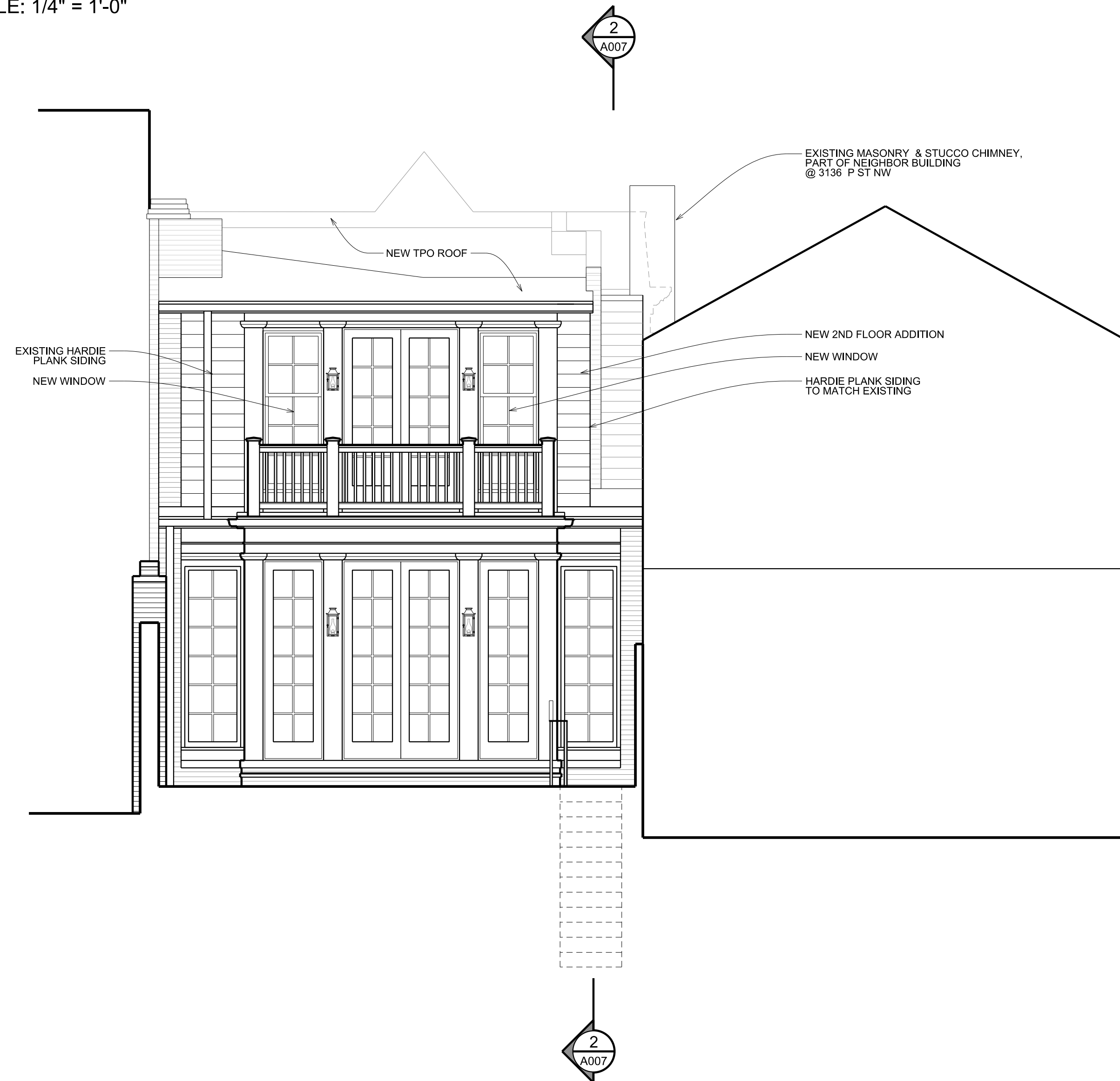




1
A005
EXIST. NORTH ELEV.
SCALE: 1/4" = 1'-0"



2
A005
EXISTING SOUTH ELEV.
SCALE: 1/4" = 1'-0"



3
A005
PROPOSED SOUTH ELEV.
SCALE: 1/4" = 1'-0"



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MITCHELL RESIDENCE

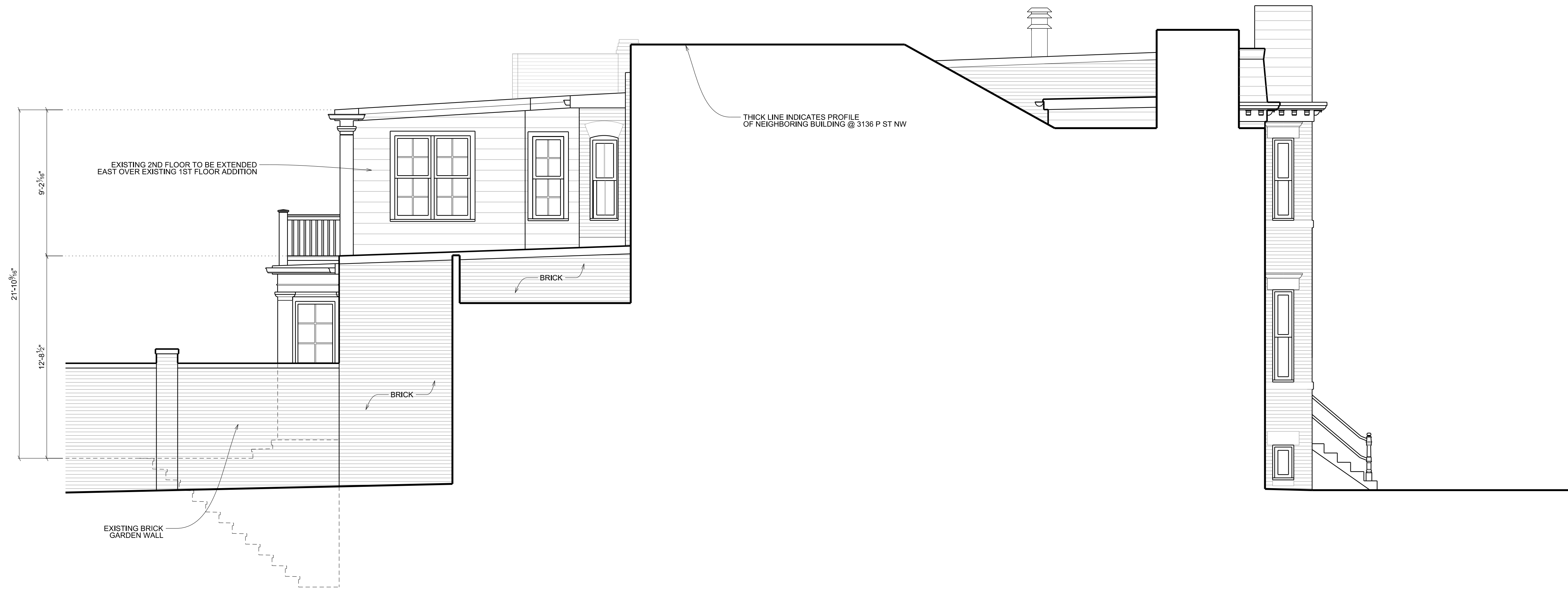
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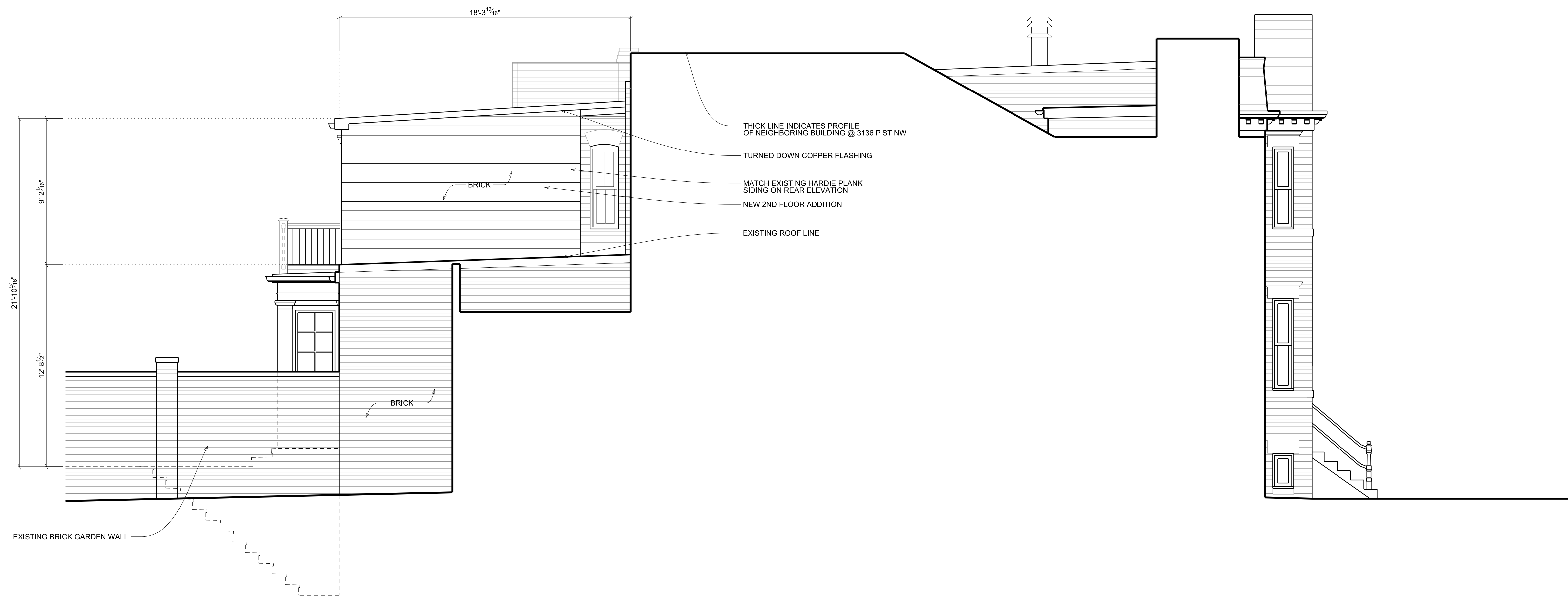
EXISTING &
PROPOSED
ELEVATIONS

A005

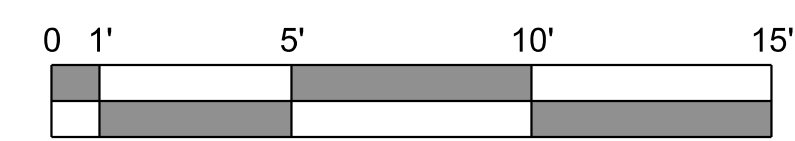
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1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"
DEMOLITION

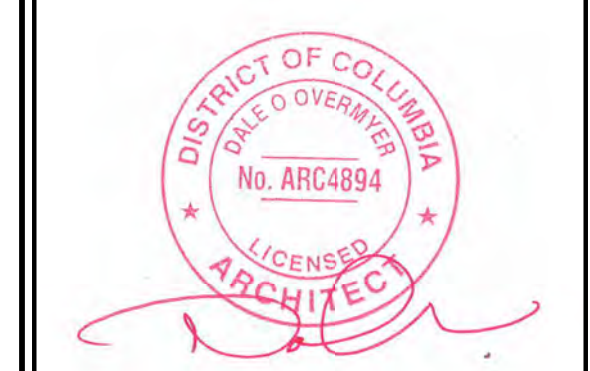


2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"
NEW CONSTRUCTION



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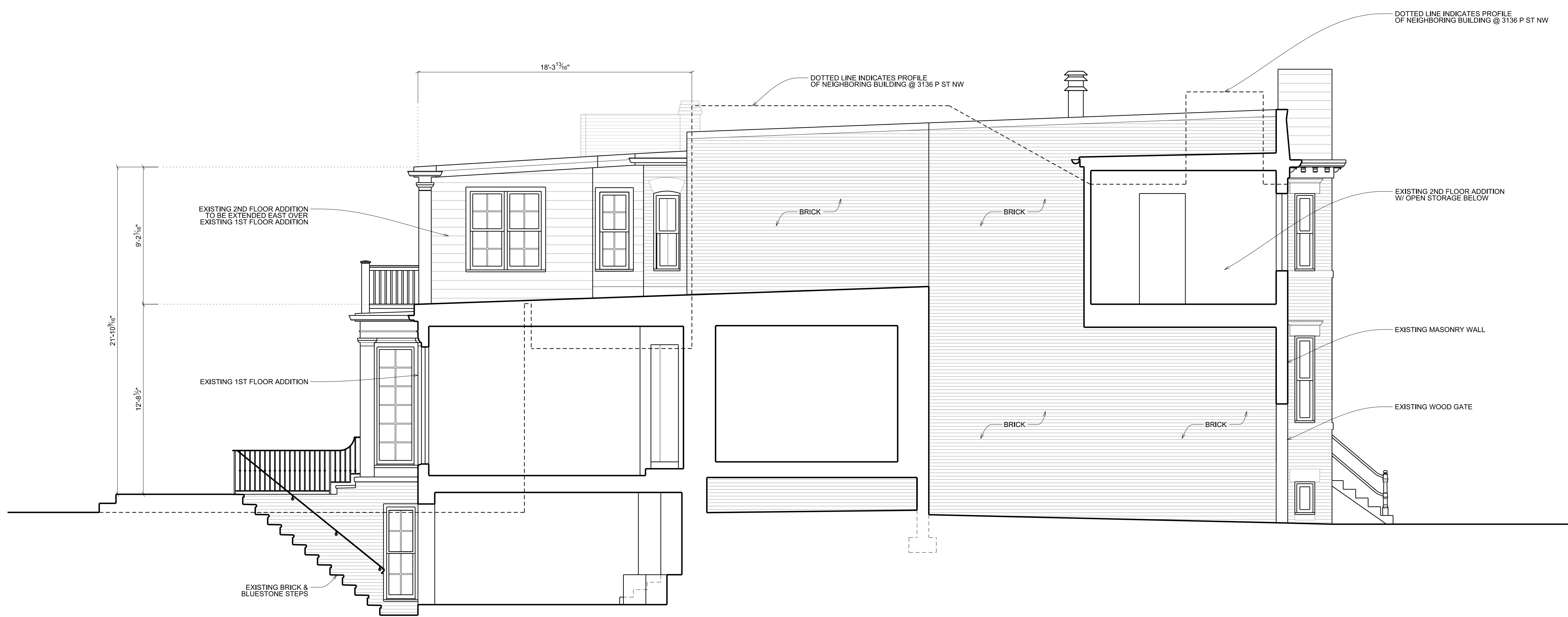
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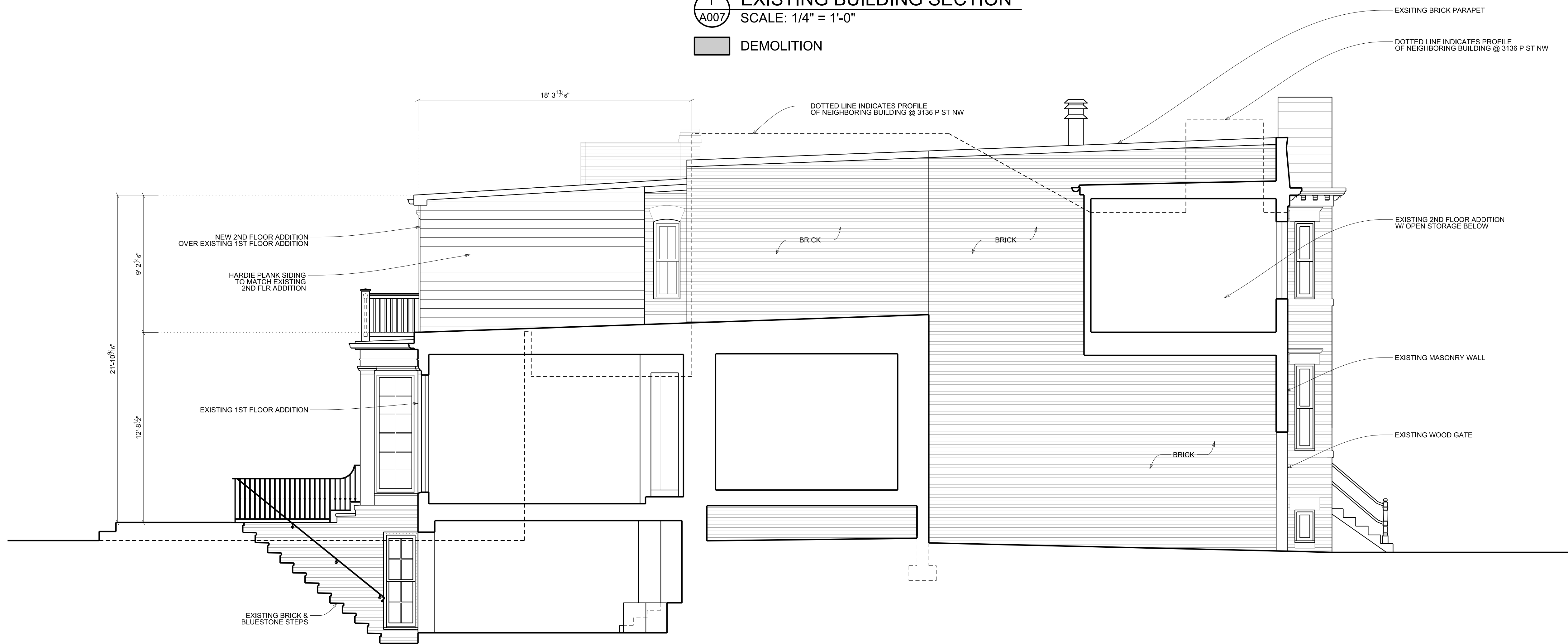
EXISTING &
PROPOSED
EAST ELEVATIONS

A006

DATE: 9-11-2020



1
A007
EXISTING BUILDING SECTION
SCALE: 1/4" = 1'-0"
DEMOLITION



2
A007
PROPOSED BUILDING SECTION
SCALE: 1/4" = 1'-0"
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EXISTING &
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BUILDING SECTIONS

A007

DATE: 9-11-2020