


SMALLWOOD RESIDENCE

1671 31ST STREET, NW
WASHINGTON, DC 20007

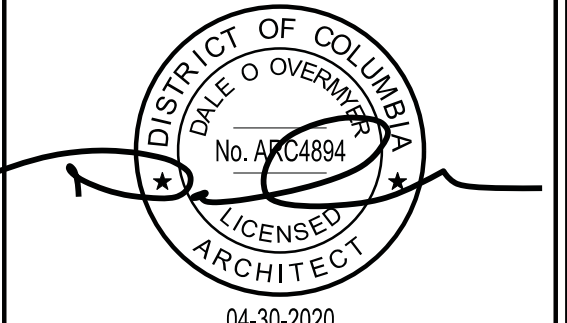
PROJECT SCOPE	VICINITY MAP	DRAWING INDEX
<p><u>INTERIOR:</u></p> <p>- COMPLETE INTERIOR RENOVATION</p> <p><u>EXTERIOR:</u></p> <p>- NEW GATE OPENING IN EXISTING FRONT ELEVATION SITE WALL</p> <p>- NEW LANDSCAPING AT REAR OF YARD</p> <p>- NEW WINDOW OPENINGS ON FIRST FLOOR REAR ELEVATION</p> <p>- ENCLOSE EXISTING STORAGE STRUCTURE WITH NEW WOOD DOORS</p> <p>- NEW GARAGE DOOR OPENING ON ALLEY SIDE OF STORAGE STRUCTURE FOR ACCESS.</p> <p>- MODIFY EXISTING GARAGE DOOR OPENING</p> <p>- TWO NEW SKYLIGHTS ON FLAT PORTION OF EXISTING MAIN ROOF</p> <p>- ROOF AND ENCLOSE PORTION OF EXISTING FIRST FLOOR BALCONY</p>	 <p>NOT TO SCALE</p>	<p><u>COVER SHEETS</u></p> <p>C001 COVER SHEET</p> <p><u>ARCHITECTURAL</u></p> <p>SP001 EXISTING & PROPOSED SITE PLANS</p> <p>A001a BASEMENT FLOOR PLANS - OPTION A</p> <p>A001b BASEMENT FLOOR PLANS - OPTION B</p> <p>A001c BASEMENT FLOOR PLANS - OPTION C</p> <p>A002a 1ST FLOOR PLANS - OPTIONS A & C</p> <p>A002b 1ST FLOOR PLANS - OPTION B</p> <p>A003 2ND FLOOR PLANS</p> <p>A004 3RD FLOOR PLANS</p> <p>A005 ROOF PLANS</p> <p>A006a EXTERIOR SOUTH ELEVATIONS - OPTION A</p> <p>A006b EXTERIOR SOUTH ELEVATIONS - OPTION B</p> <p>A006c EXTERIOR SOUTH ELEVATIONS - OPTION C</p> <p>A007 EXTERIOR EAST ELEVATIONS</p> <p>A008 EXTERIOR WEST ELEVATIONS</p> <p>A009 SOUTH INFILL OPTIONS - DETAIL</p> <p><u>PHOTOS</u></p> <p>P1 PHOTOS</p>
CONSULTANTS	ZONING DATA	
<p>ARCHITECT</p> <p>OVERMYER ARCHITECTS</p> <p>CONTACT: SUZIE O'BRIEN</p> <p>3213 P STREET, NW</p> <p>WASHINGTON, DC 20007</p> <p>(202) 333-5596 x101</p>	<p>DC ZONING DISTRICT: R-19</p> <p>LOT AREA: 4,224 FT²</p> <p><u>MAIN HOUSE</u></p> <p>EXISTING BUILDING AREA: 1,562 FT²</p> <p>PROPOSED BUILDING AREA: 1,562 FT²</p> <p><u>GARAGE / STORAGE</u></p> <p>EXISTING BUILDING AREA: 440 FT²</p> <p>PROPOSED BUILDING AREA: 440 FT²</p> <p>EXISTING LOT OCCUPANCY: 47.39%</p> <p>PROPOSED LOT OCCUPANCY: 47.39%</p> <p>ALLOWABLE LOT OCCUPANCY: 40.0%</p> <p>EXISTING PERVIOUS SURFACE: 975 FT², 23%</p> <p>PROPOSED PERVIOUS SURFACE: 1,110 FT², 26%</p> <p>MIN. REQ'D. PERVIOUS SURFACE: 50%</p>	
APPLICABLE CODES		
<p>TITLE 12 DCMR, DC CONSTRUCTION CODES SUPPLEMENT (2013)</p> <p>2012 ICC RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS</p> <p>2012 ICC FUEL GAS CODE</p> <p>2011 NATIONAL ELECTRICAL CODE</p> <p>2012 ICC MECHANICAL CODE</p> <p>2012 ICC PLUMBING CODE</p> <p>2012 ICC ENERGY CONSERVATION CODE</p>		



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"I am responsible for determining that the architectural designs included in this application are in compliance with all laws and regulations of the District of Columbia. I have personally prepared, or directly supervised the development of, the architectural designs included in this application."

RENOVATION TO THE

SMALLWOOD
RESIDENCE

1671 31ST STREET NW
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LOT: 0821 SQUARE: 1282

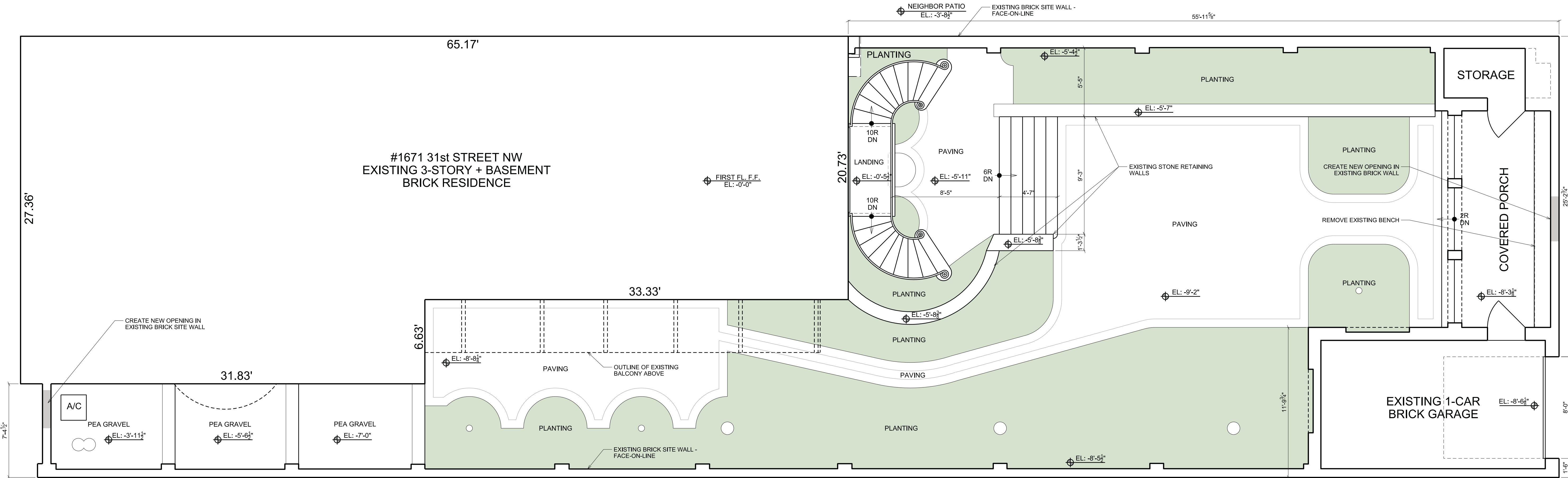
COVER SHEET

C001

DATE: 02-03-2020

31st STREET NW

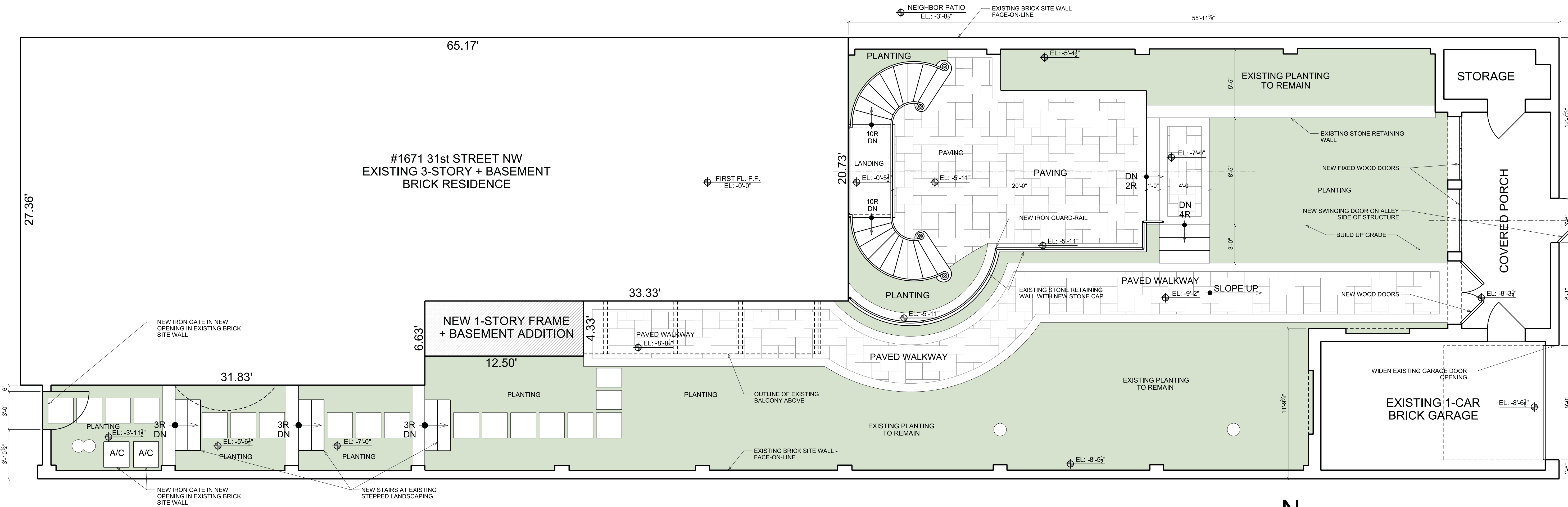
31st STREET NW



1
SP001

EXISTING SITE PLAN

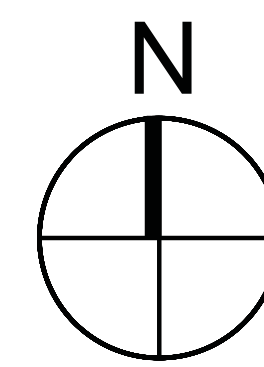
SCALE: 1/4" = 1'-0"



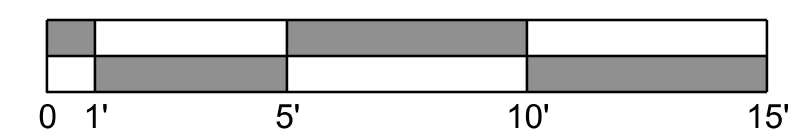
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SP001

PROPOSED SITE PLAN

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



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




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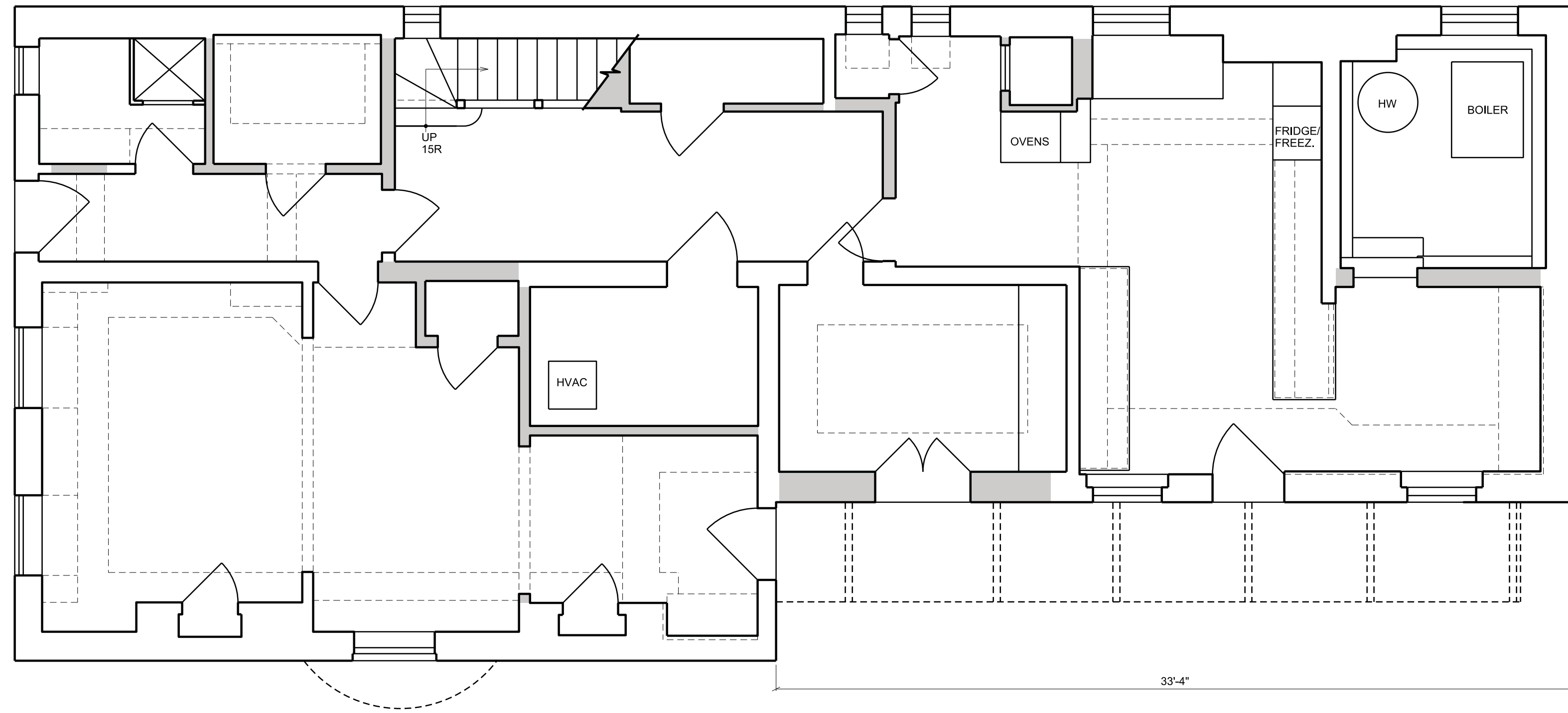
**RENOVATION TO THE
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LOT: 0821 SQUARE: 1282

SITE PLAN

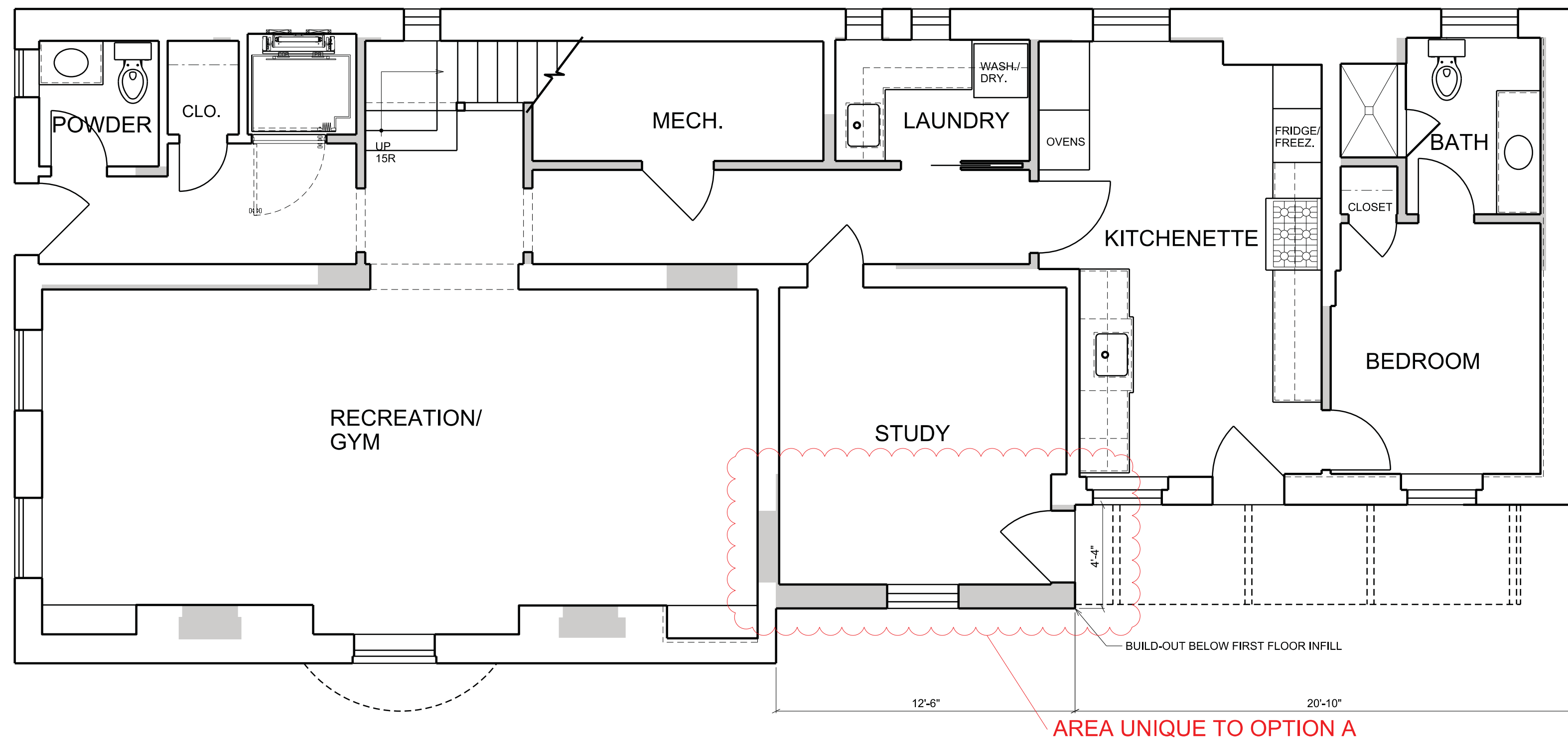
SP001

DATE: 02-03-2020



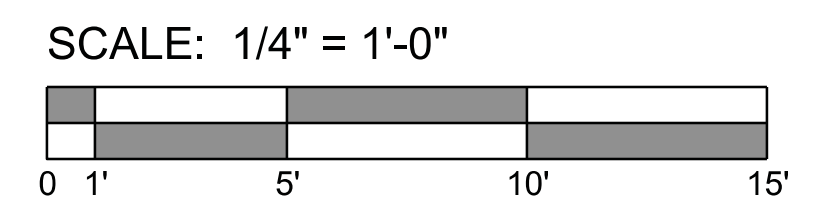
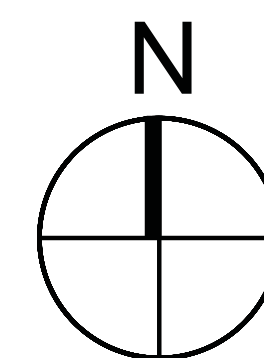
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A001

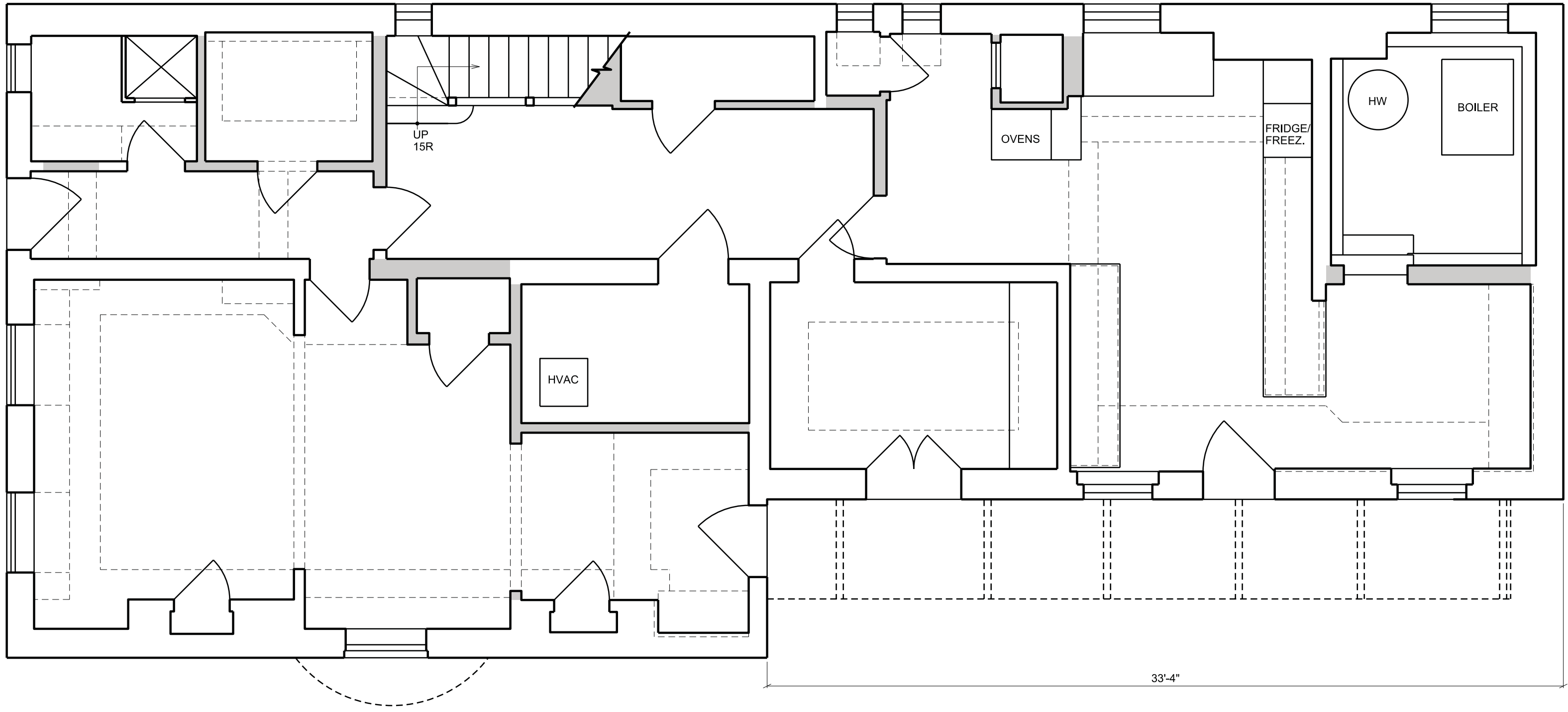
EXISTING BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
DEMOLITION



1
A001

PROPOSED BASEMENT FLOOR PLAN - OPTION A
SCALE: 1/4" = 1'-0"
NEW CONSTRUCTION



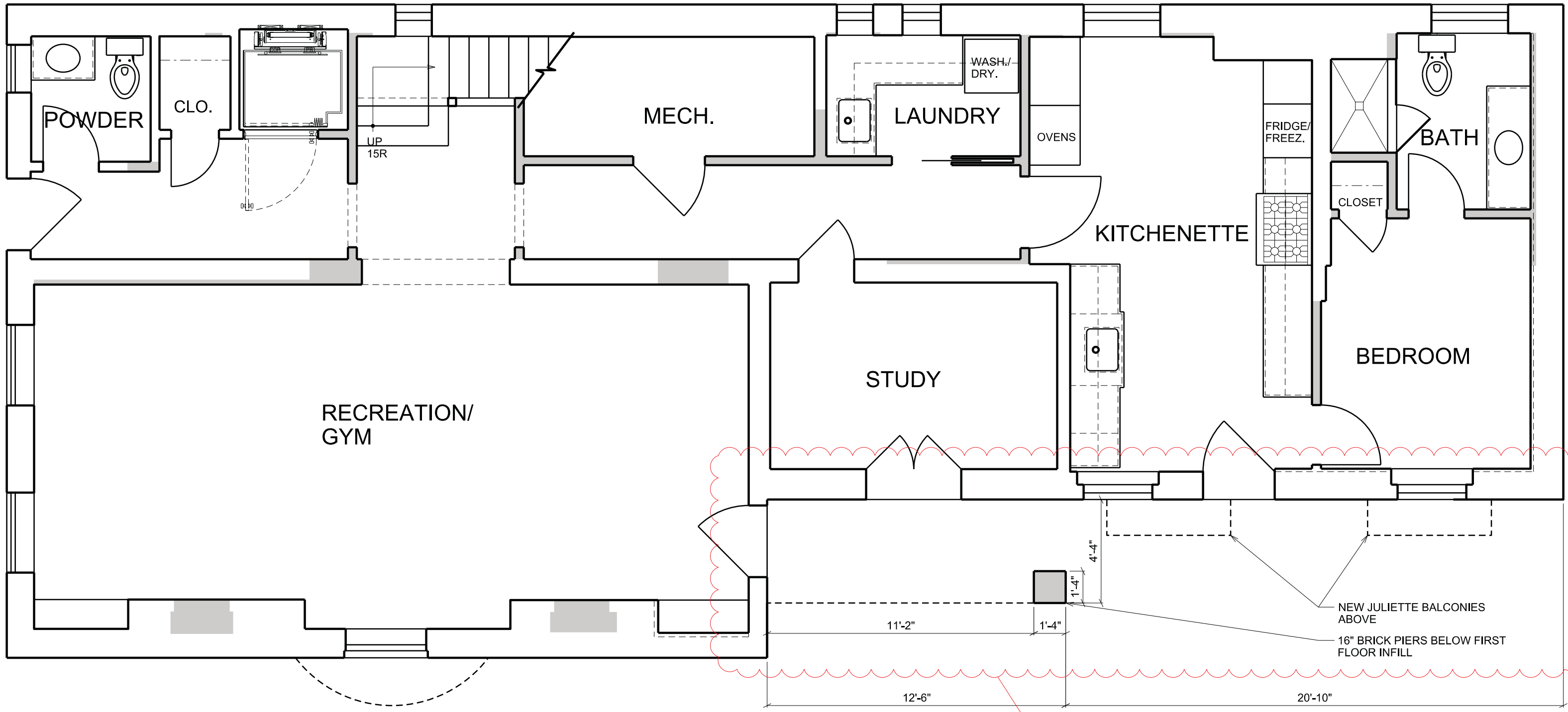


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A001

EXISTING BASEMENT FLOOR PLAN

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

DEMOLITION

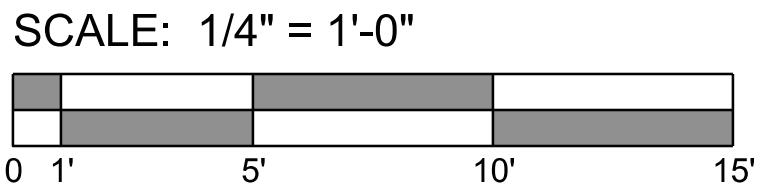
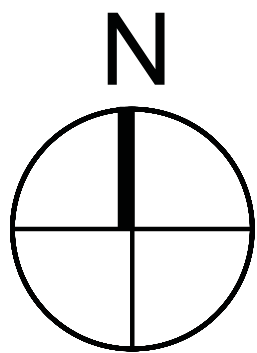


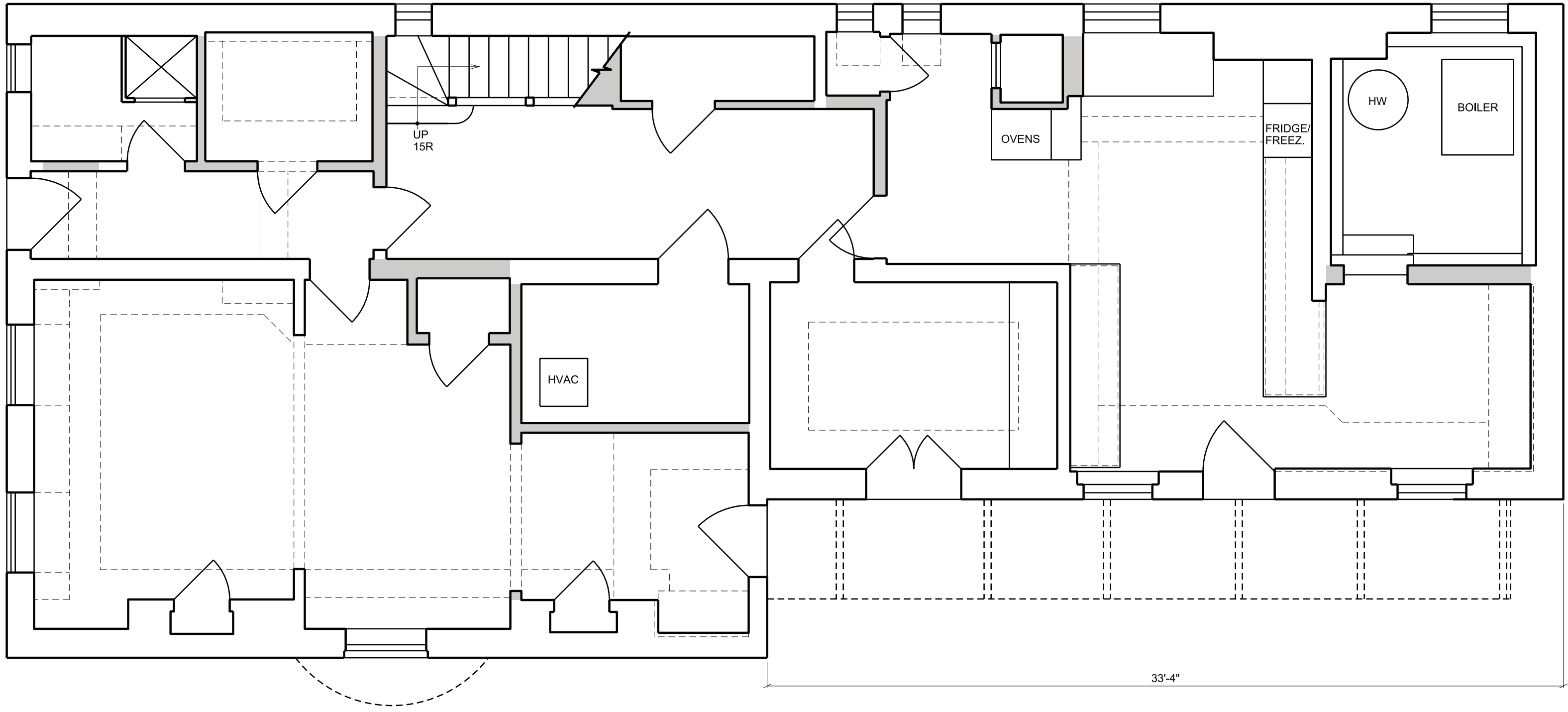
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PROPOSED BASEMENT FLOOR PLAN - OPTION B

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

NEW CONSTRUCTION



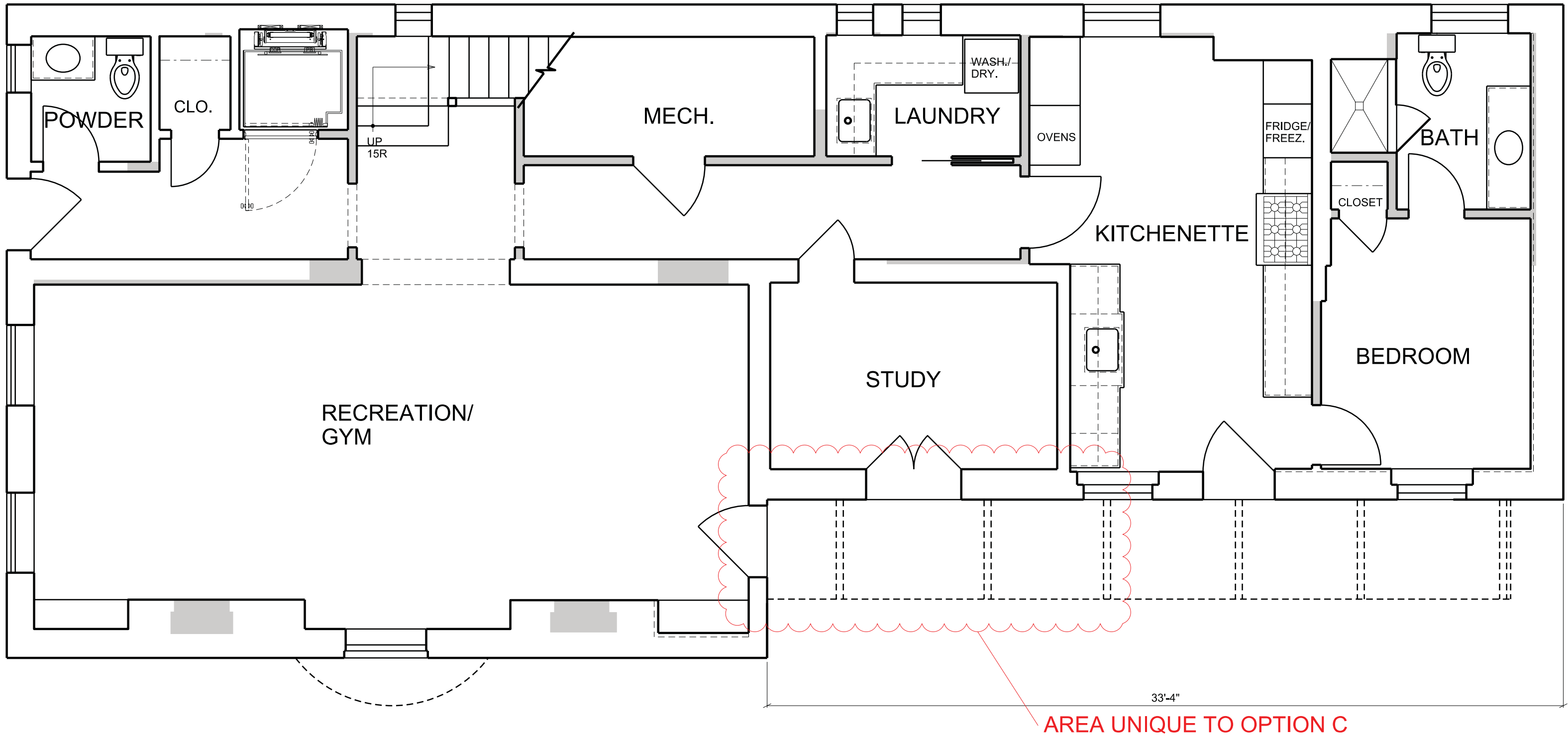


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EXISTING BASEMENT FLOOR PLAN

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

DEMOLITION

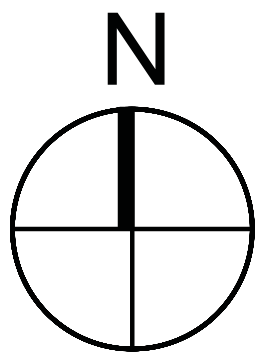


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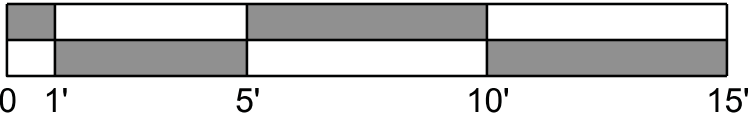
PROPOSED BASEMENT FLOOR PLAN - OPTION C

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

NEW CONSTRUCTION

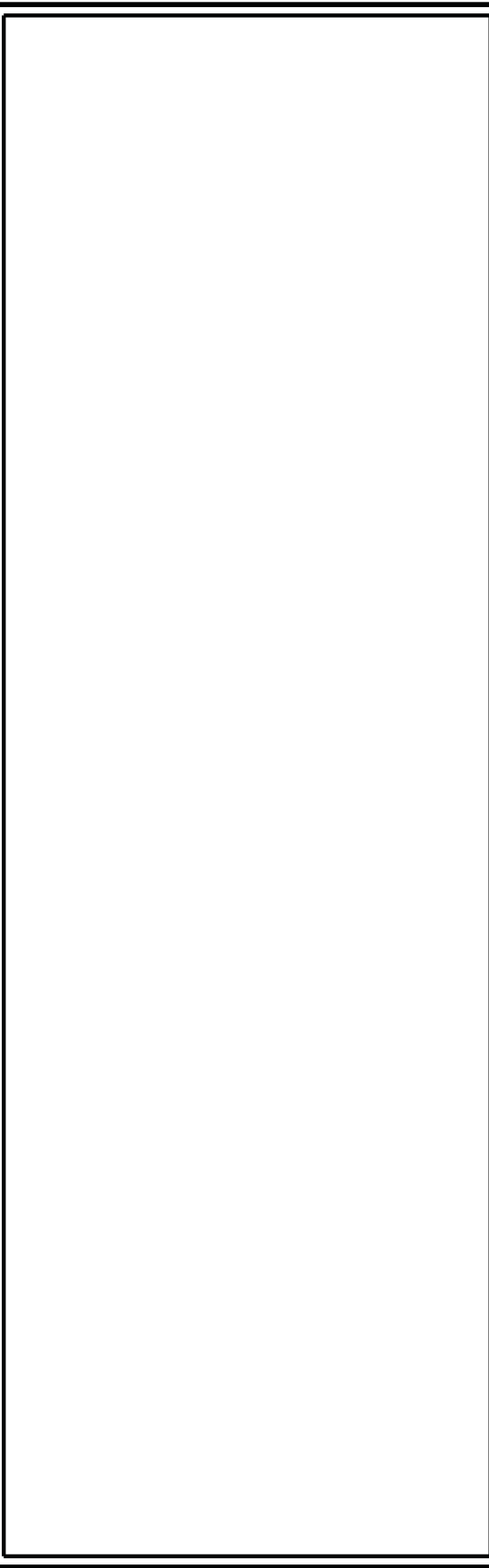


SCALE: 1/4" = 1'-0"



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RESIDENCE

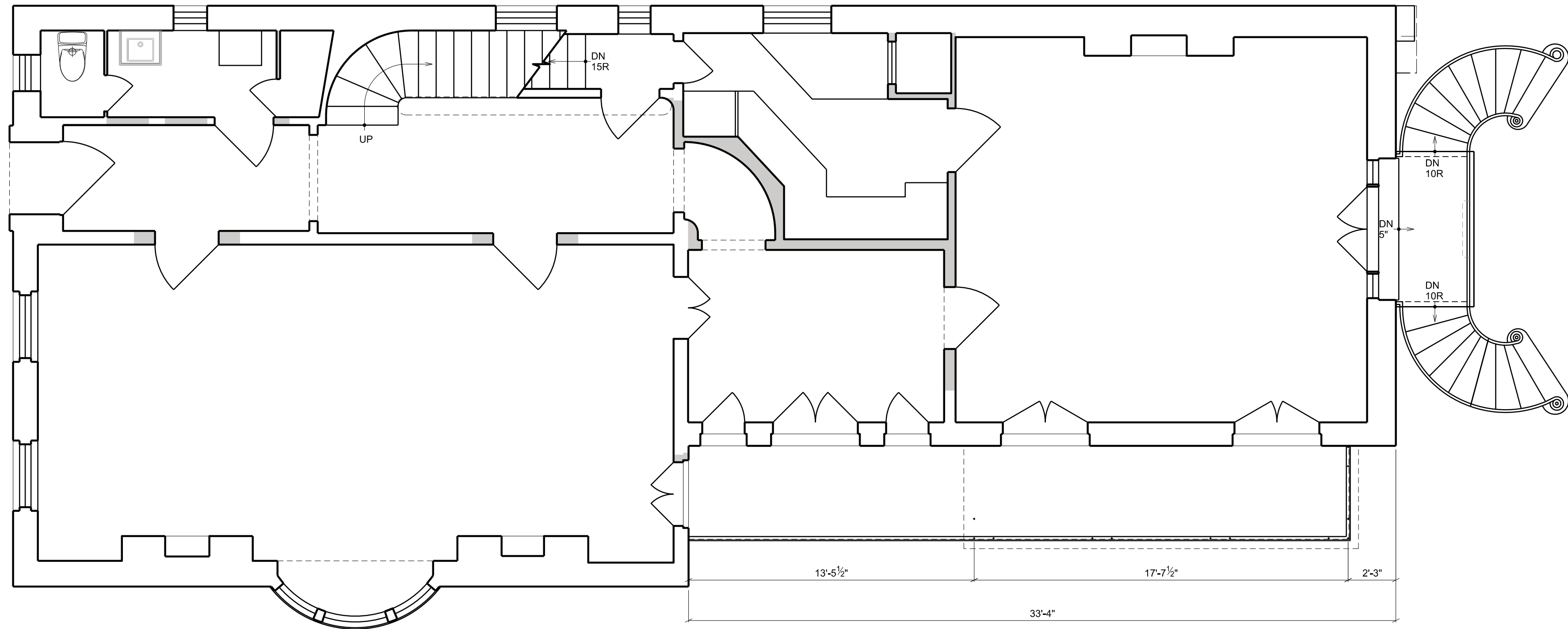
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LOT: 0821 SQUARE: 1282

BASEMENT
FLOOR PLAN
OPTION C

A001c

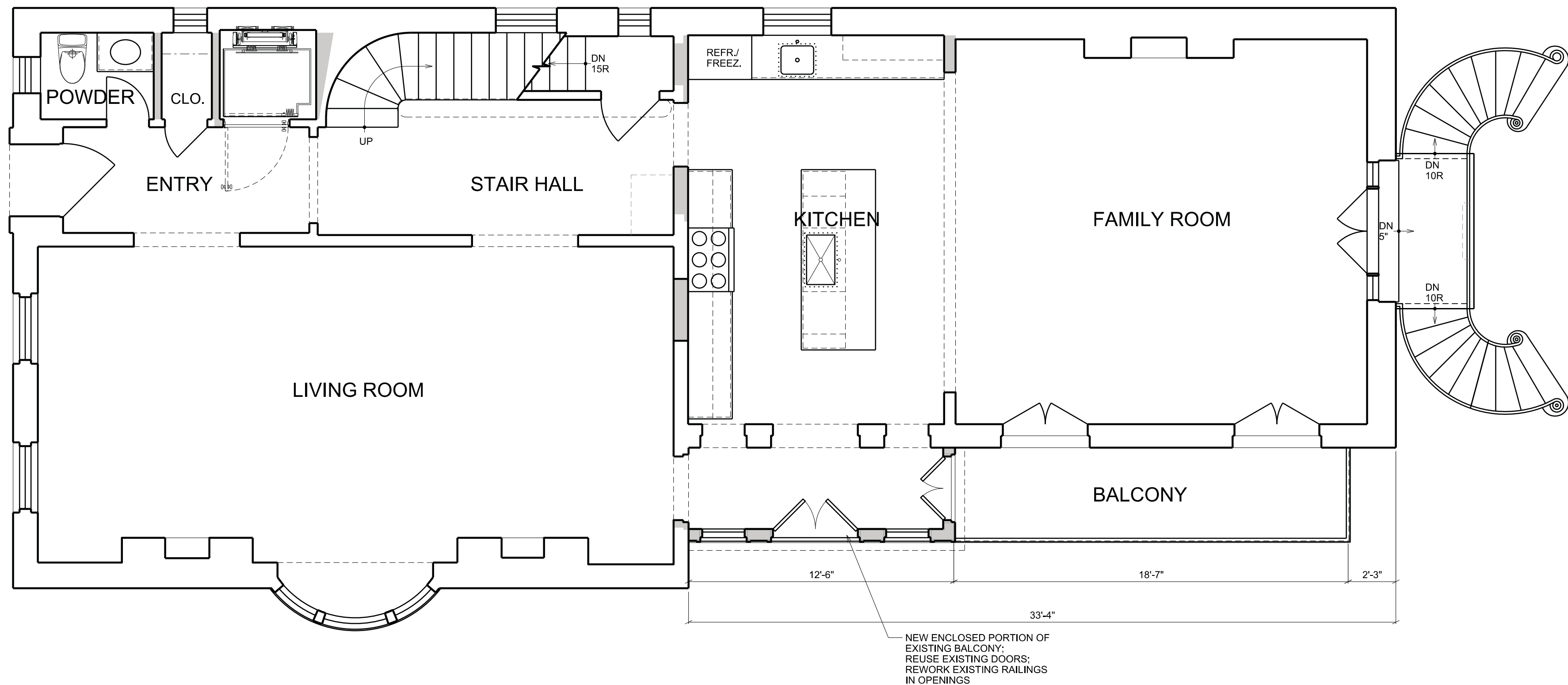
DATE: 02-03-2020



1 EXISTING FIRST FLOOR PLAN

A002 SCALE: 1/4" = 1'-0"

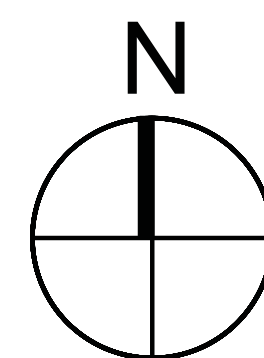
DEMOLITION



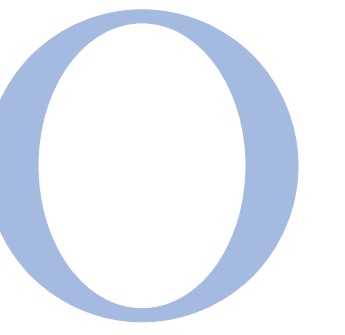
2 PROPOSED FIRST FLOOR PLAN - OPTION A & C

A002 SCALE: 1/4" = 1'-0"

NEW CONSTRUCTION



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



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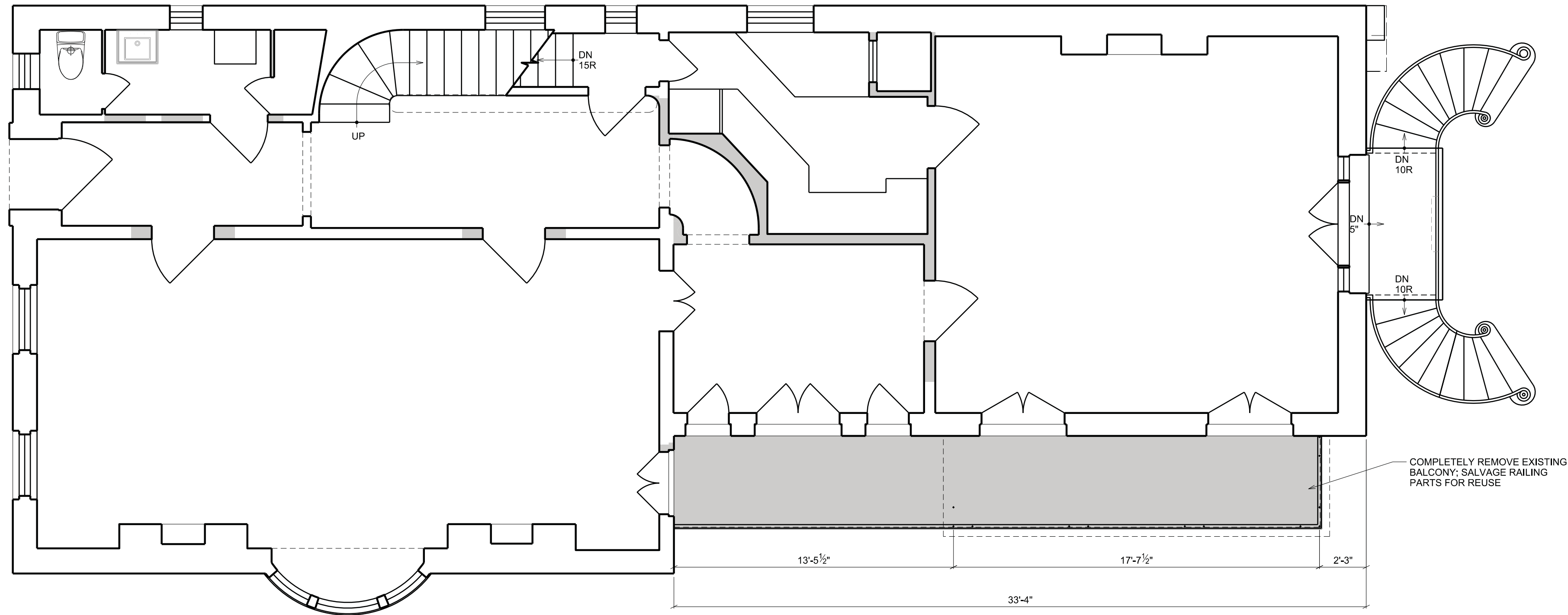
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LOT: 0821 SQUARE: 1282

FIRST FLOOR PLAN

A002a

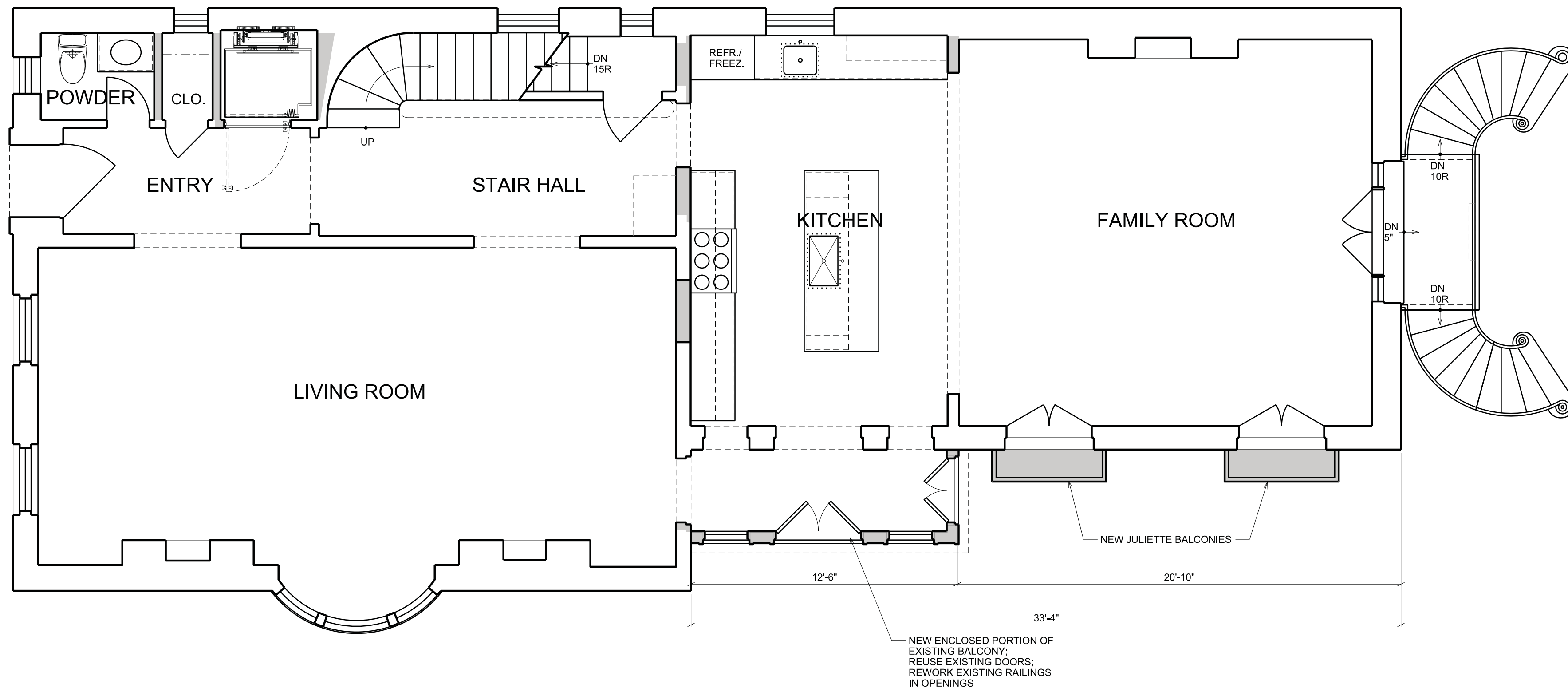
DATE: 02-03-2020



1 EXISTING FIRST FLOOR PLAN

A002 SCALE: 1/4" = 1'-0"

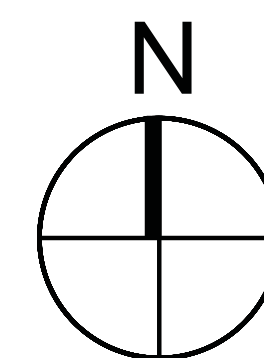
DEMOLITION



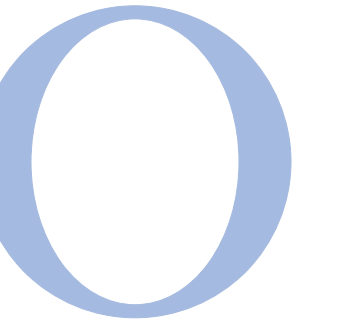
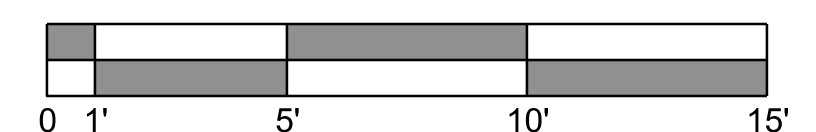
2 PROPOSED FIRST FLOOR PLAN - OPTION B

A002 SCALE: 1/4" = 1'-0"

NEW CONSTRUCTION



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



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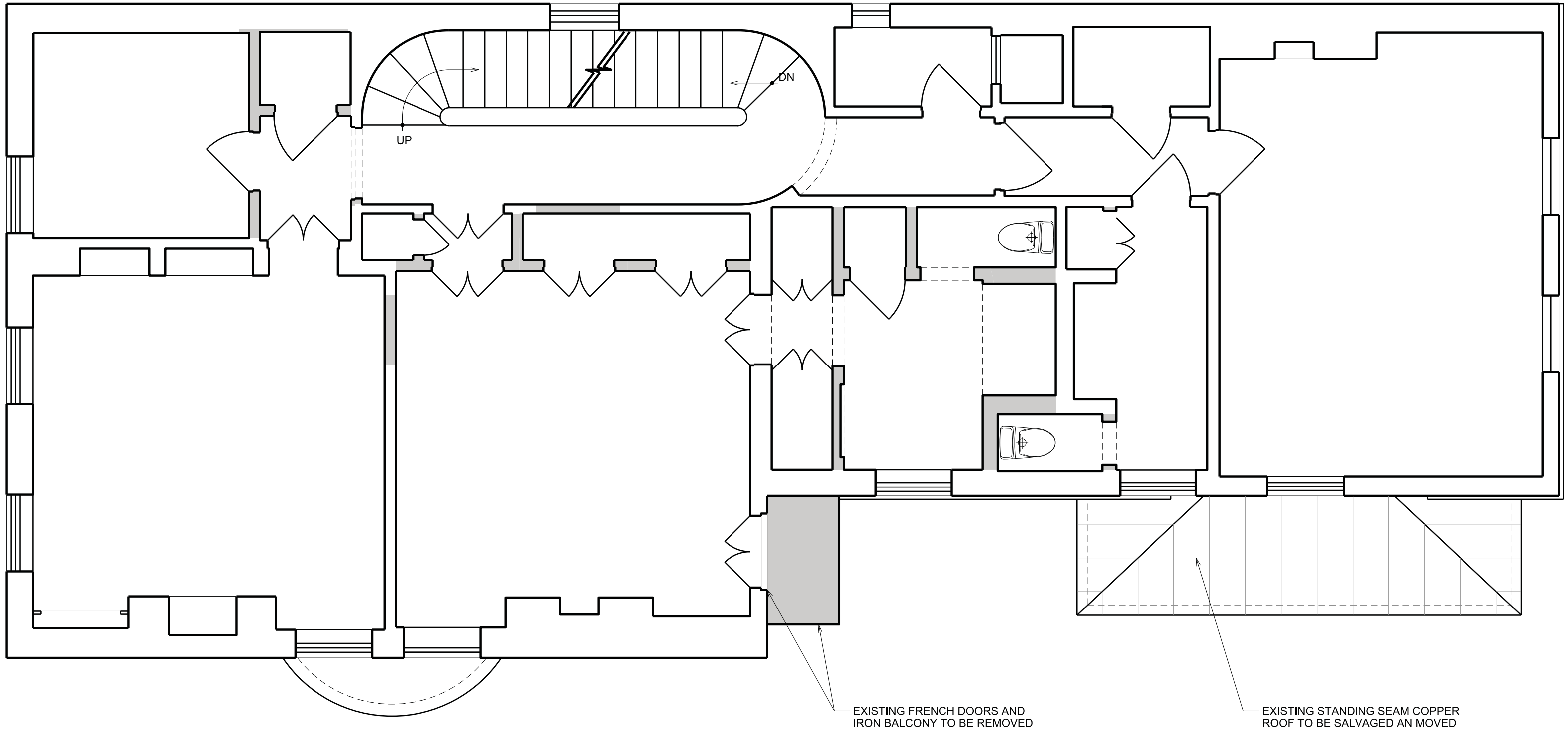
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LOT: 0821 SQUARE: 1282

FIRST FLOOR PLAN

A002b

DATE: 02-03-2020

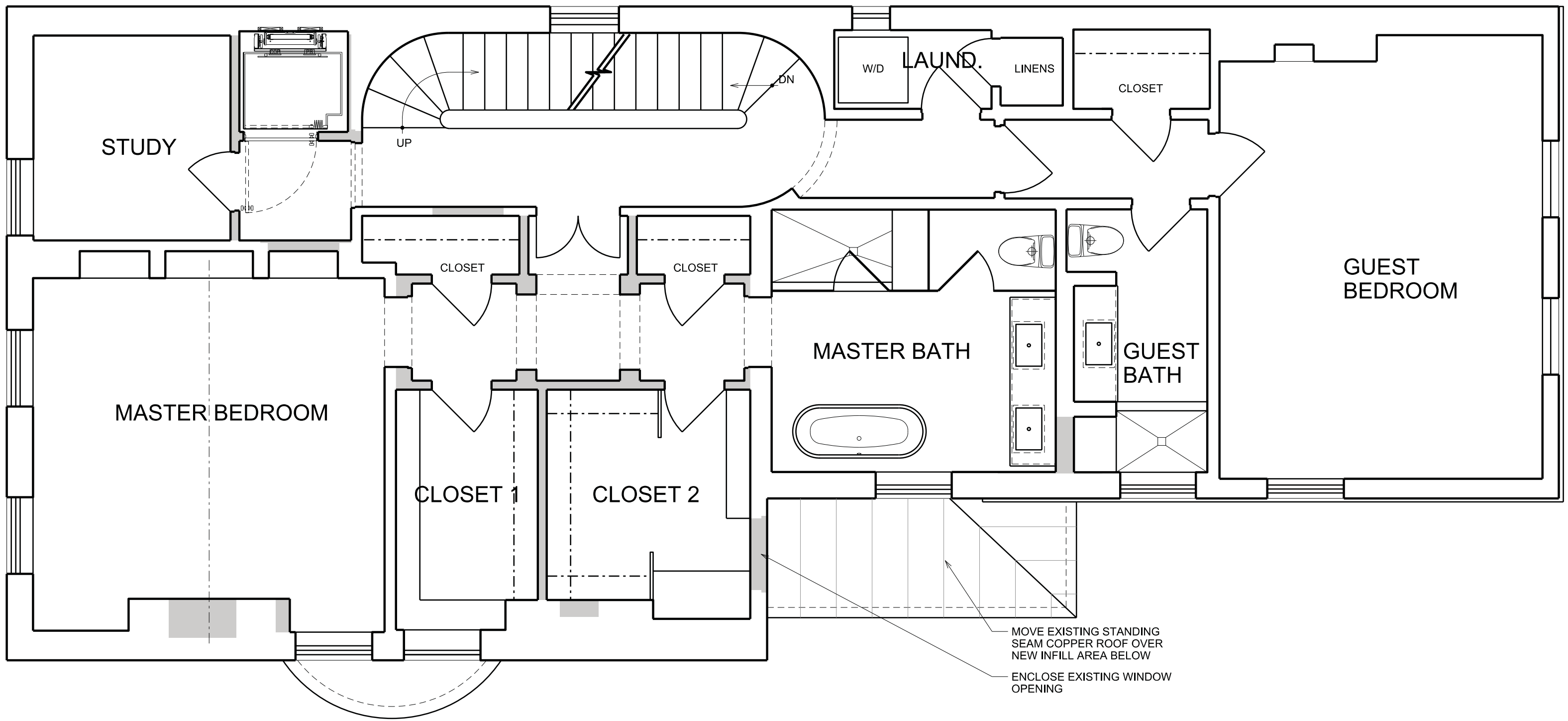


1
A003

EXISTING SECOND FLOOR PLAN

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

DEMOLITION

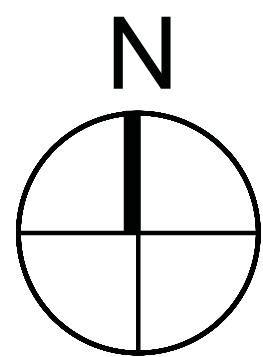


2
A003

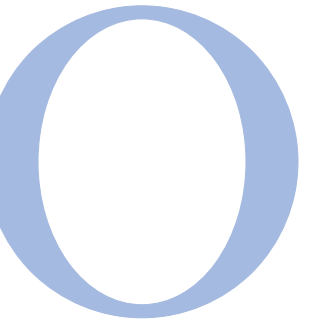
PROPOSED SECOND FLOOR PLAN

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

NEW CONSTRUCTION



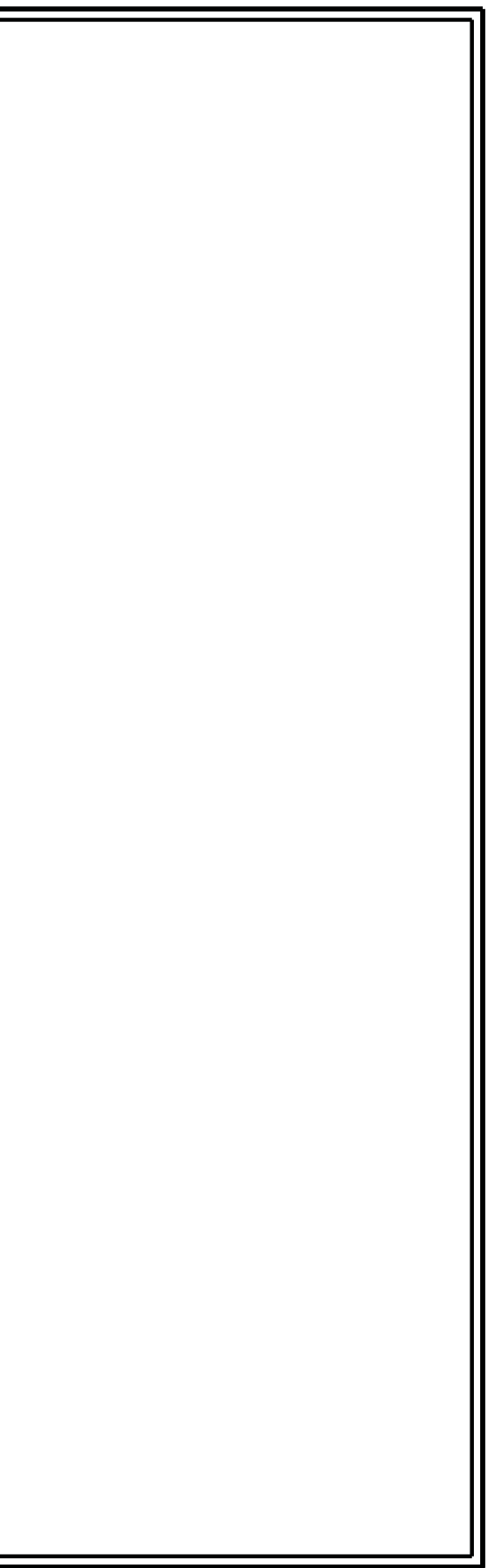
SCALE: 1/4" = 1'-0"



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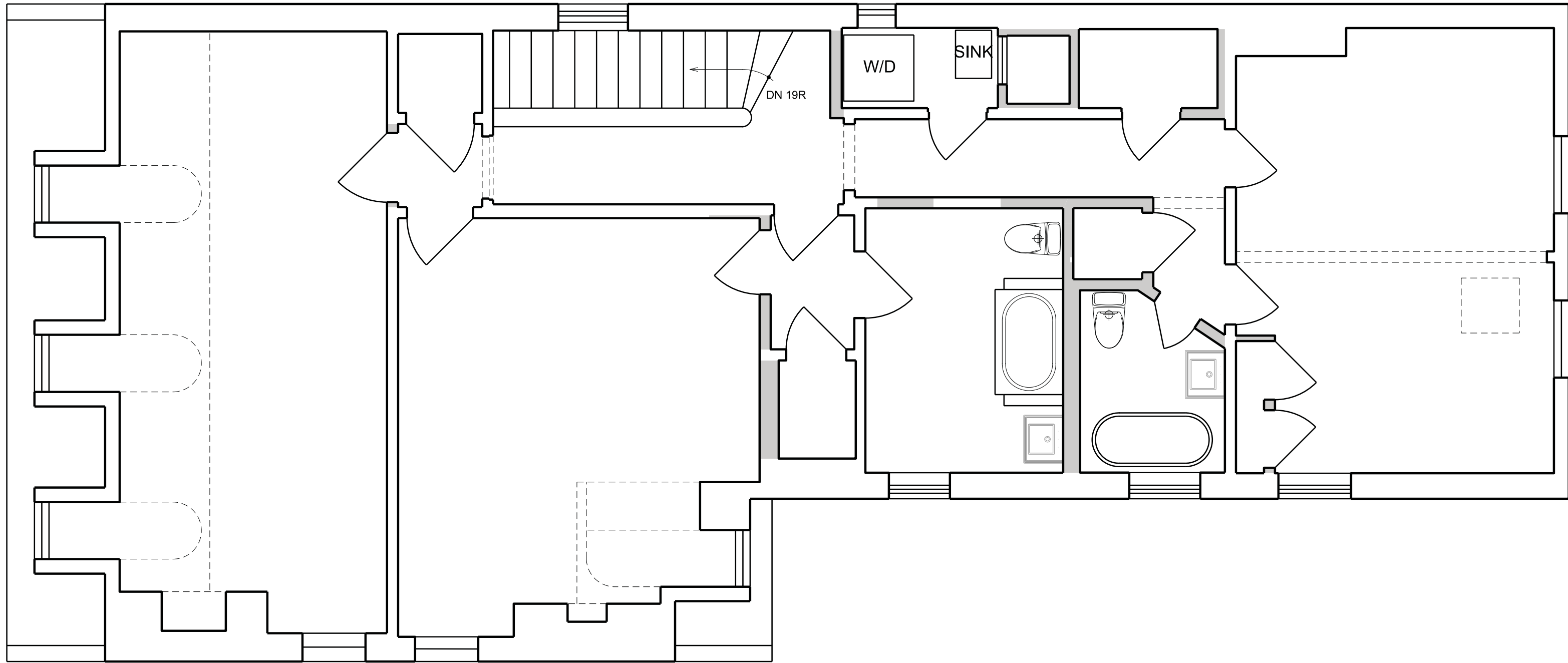
1671 31ST STREET NW
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LOT: 0821 SQUARE: 1282

SECOND
FLOOR PLAN

A003

DATE: 02-03-2020

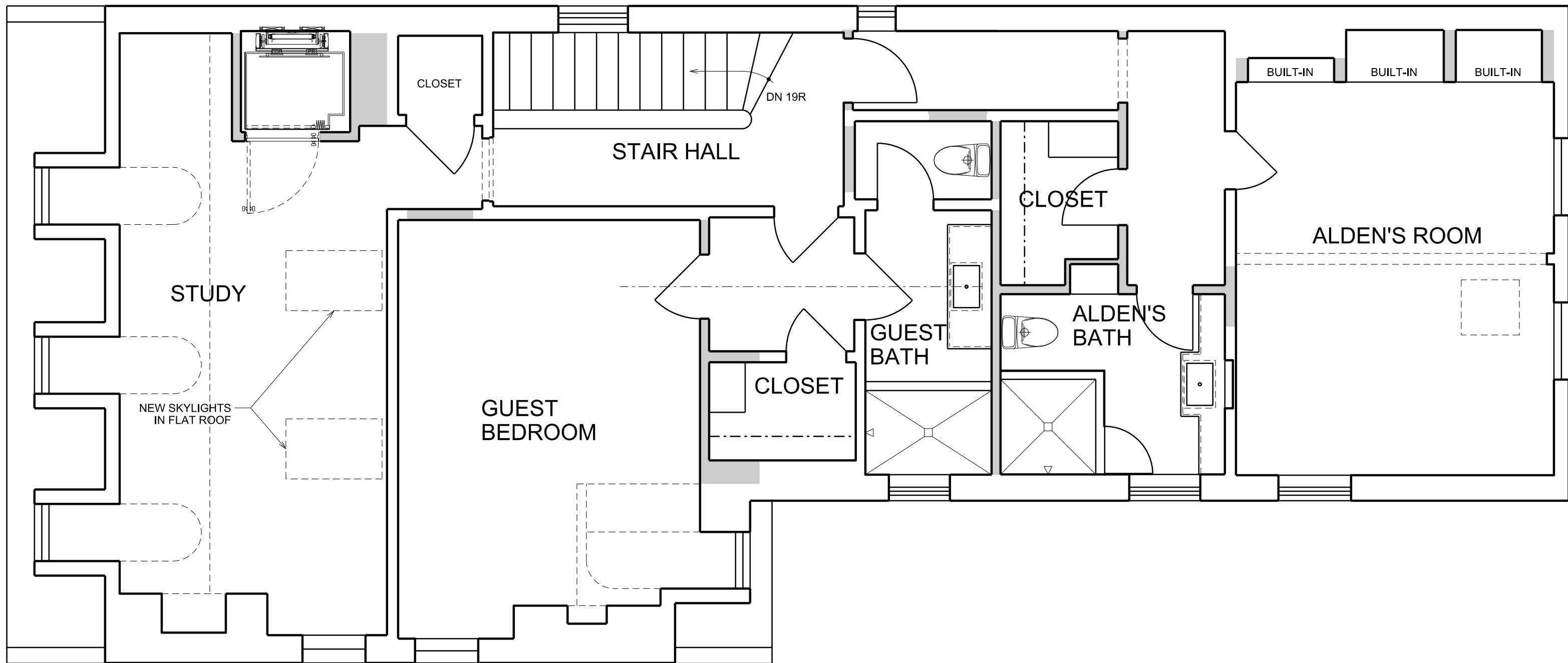


1
A004

EXISTING THIRD FLOOR PLAN

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

DEMOLITION

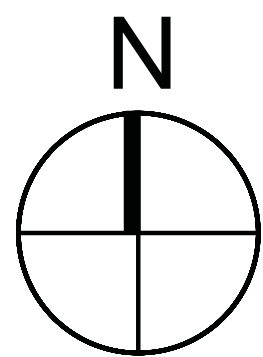


2
A004

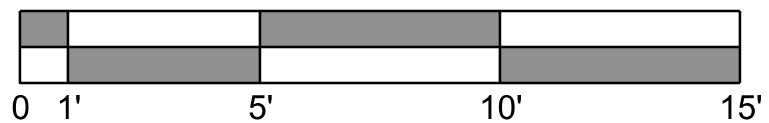
PROPOSED THIRD FLOOR PLAN

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

NEW CONSTRUCTION

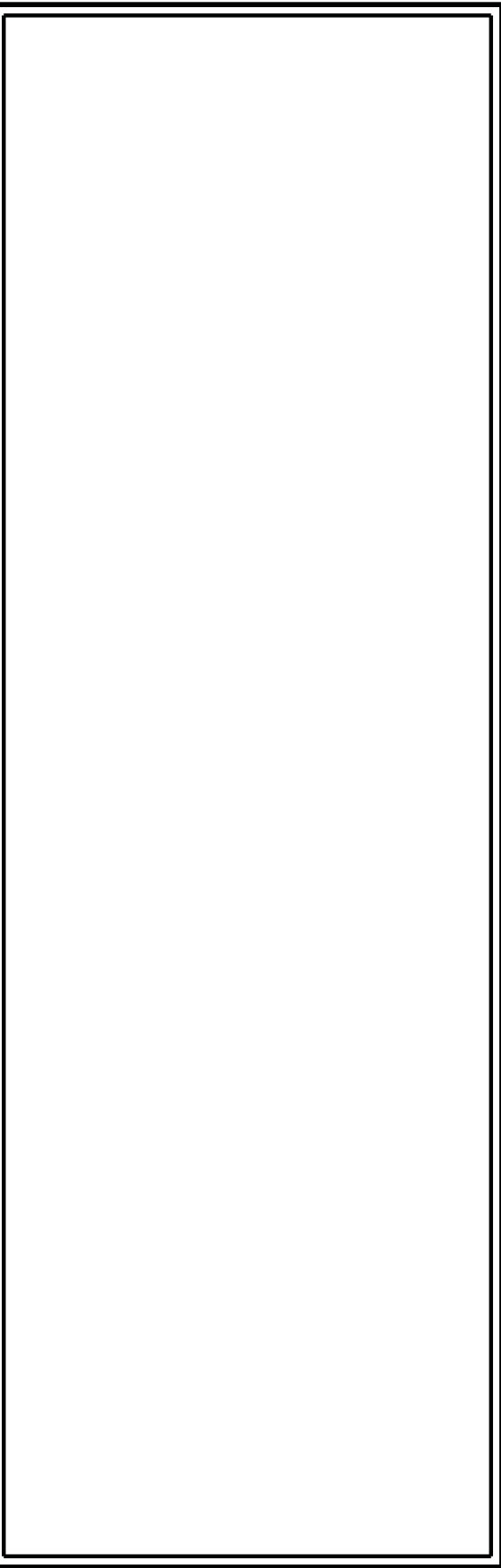


SCALE: 1/4" = 1'-0"



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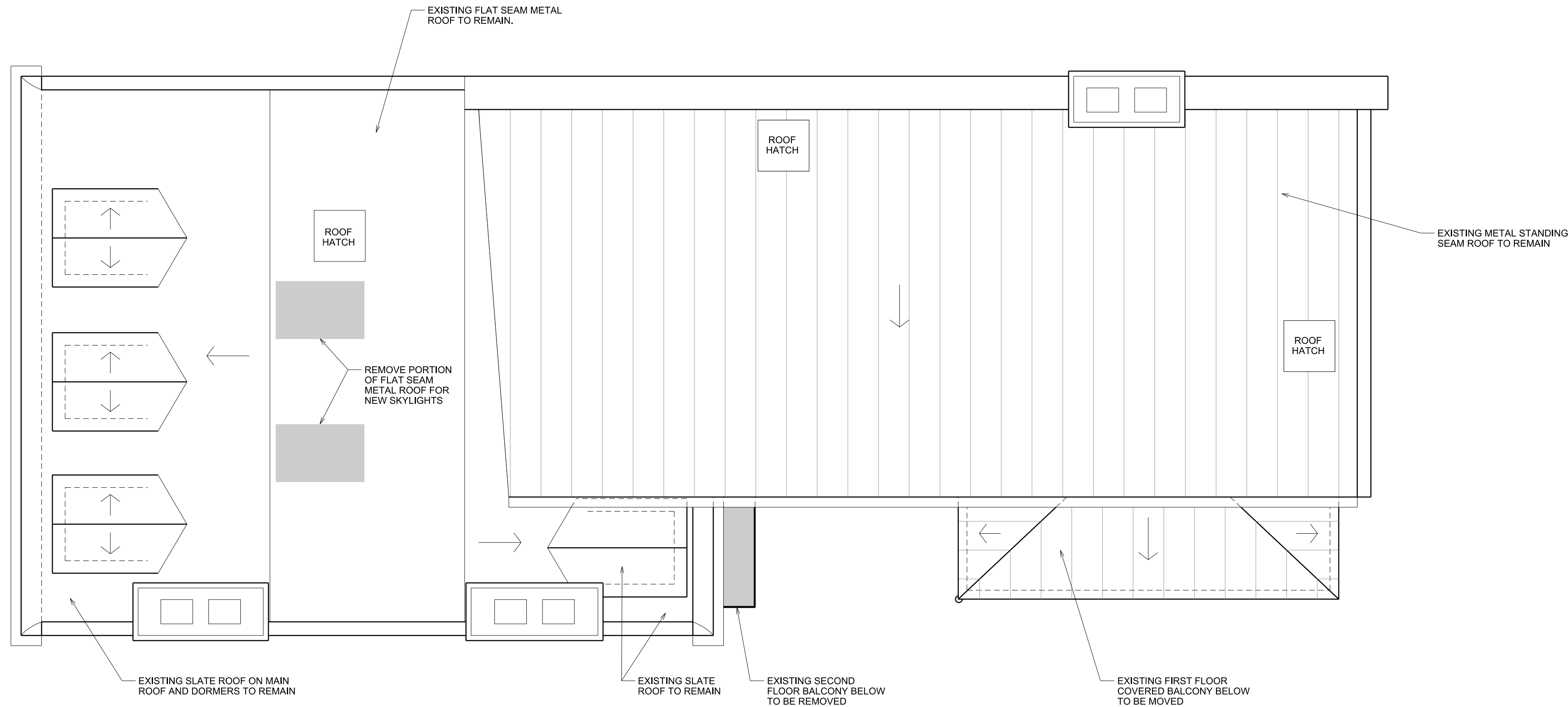
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LOT: 0821 SQUARE: 1282

THIRD FLOOR PLAN

A004

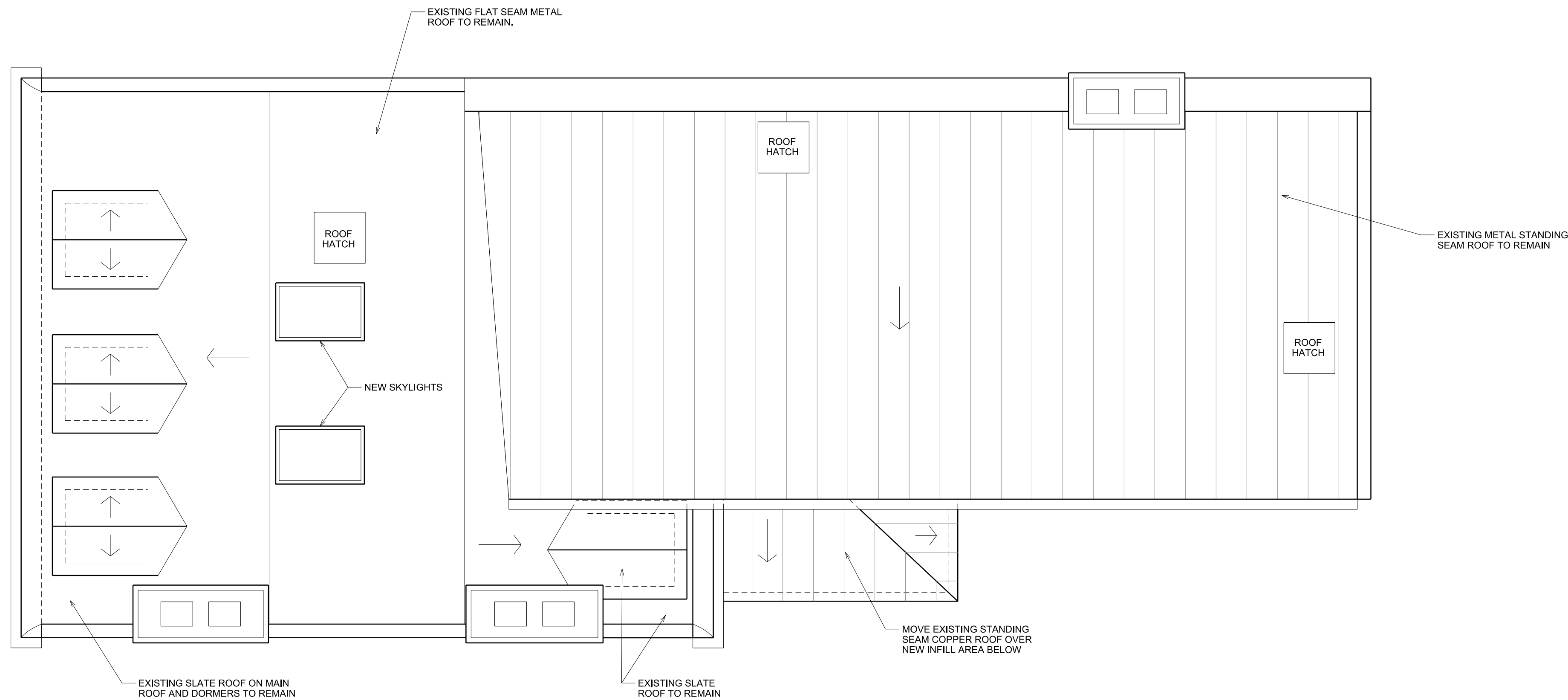
DATE: 02-03-2020



1
A005

EXISTING ROOF PLAN

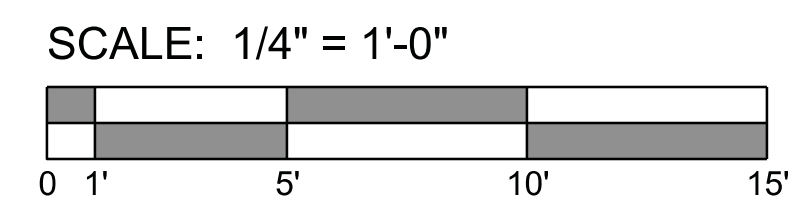
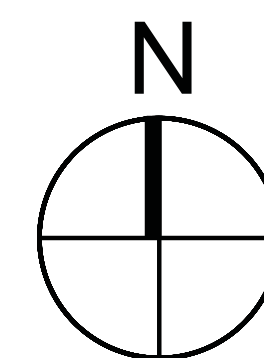
SCALE: 1/4" = 1'-0"



2
A005

PROPOSED ROOF PLAN

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



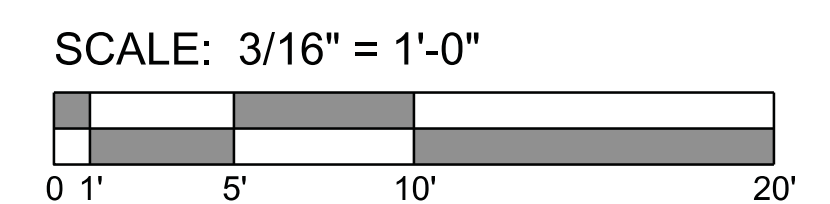


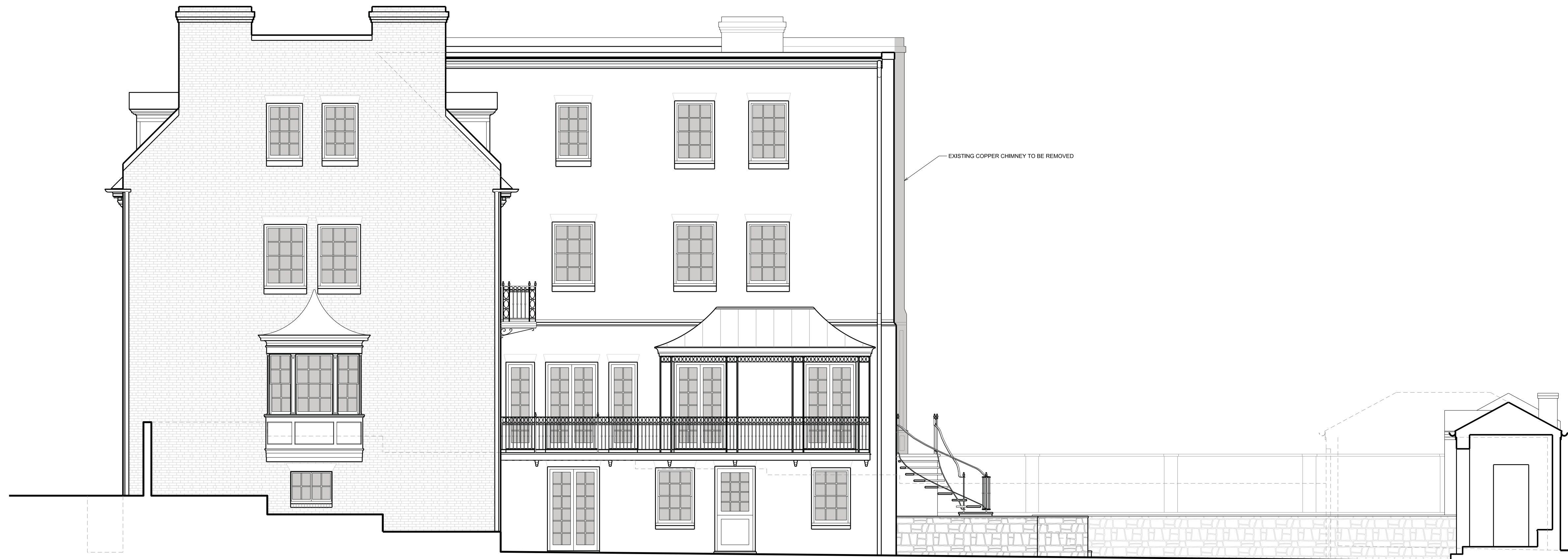
1
A006
EXISTING SOUTH ELEVATION and SITE SECTION
SCALE: 3/16" = 1'-0"



2
A006
PROPOSED SOUTH ELEVATION - OPTION A and SITE SECTION
SCALE: 3/16" = 1'-0"

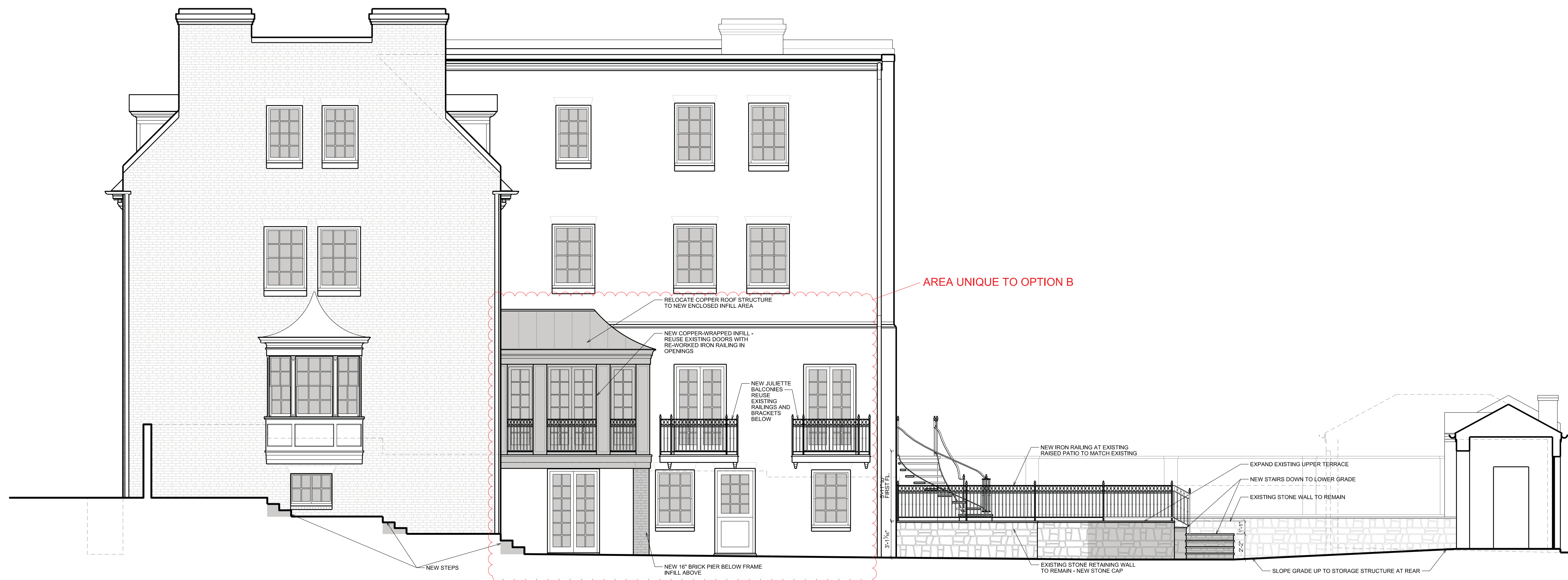
NEW CONSTRUCTION





1
A006

EXISTING SOUTH ELEVATION and SITE SECTION
SCALE: 3/16" = 1'-0"

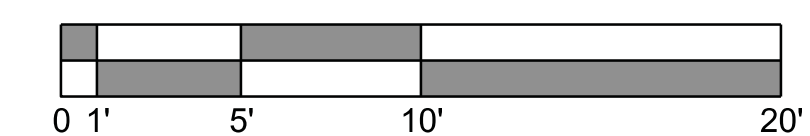


2
A006

PROPOSED SOUTH ELEVATION - OPTION B and SITE SECTION
SCALE: 3/16" = 1'-0"

NEW CONSTRUCTION

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





1
A006

EXISTING SOUTH ELEVATION and SITE SECTION

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



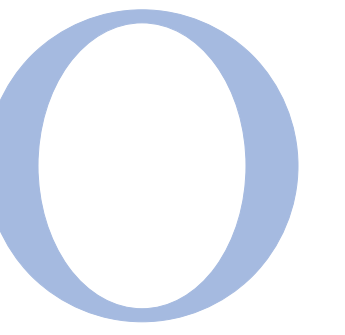
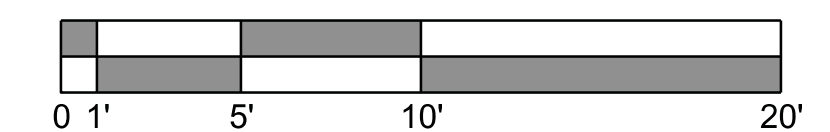
2
A006

PROPOSED SOUTH ELEVATION - OPTION C and SITE SECTION

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

NEW CONSTRUCTION

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



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RENOVATION TO THE SMALLWOOD RESIDENCE

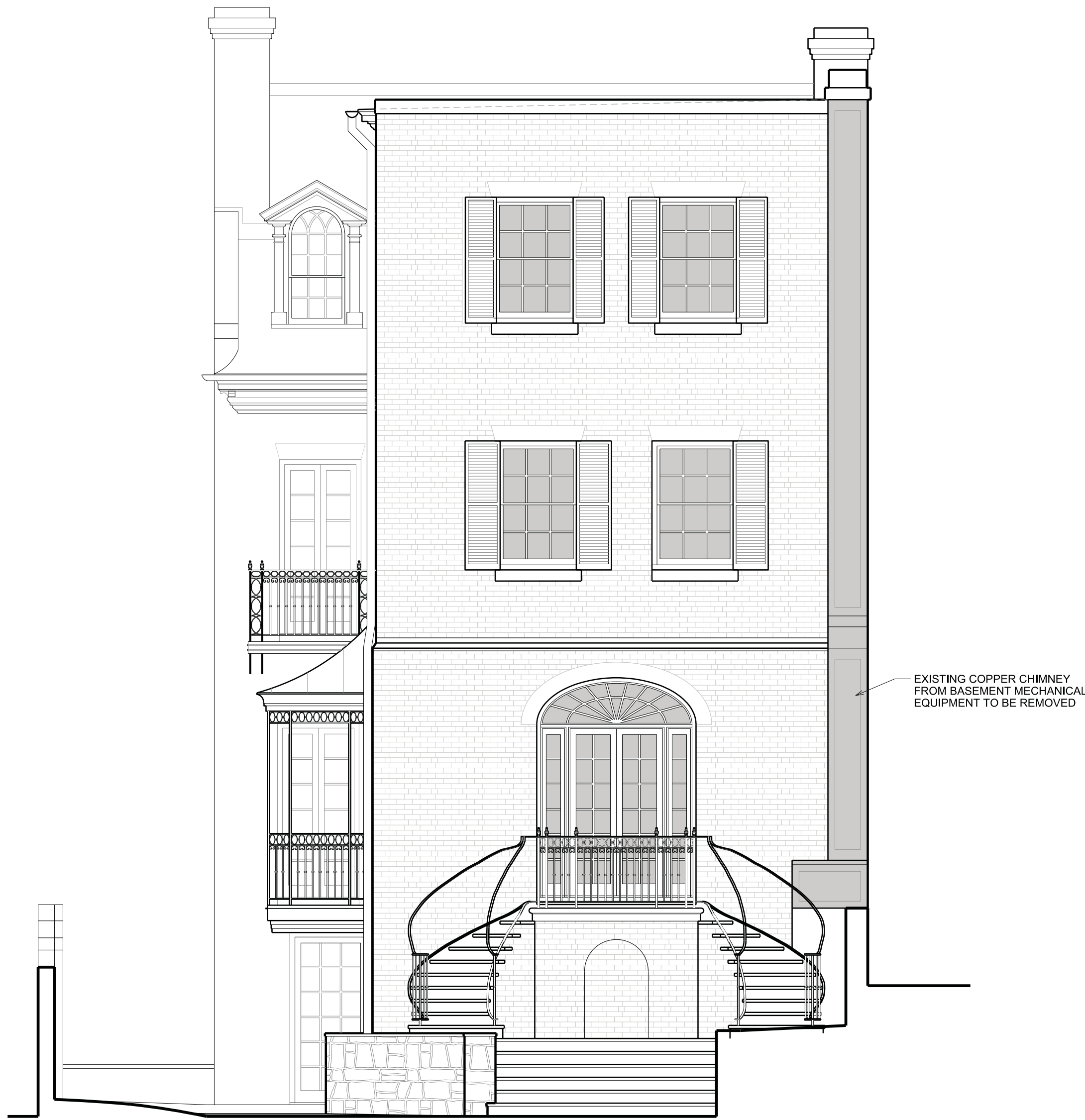
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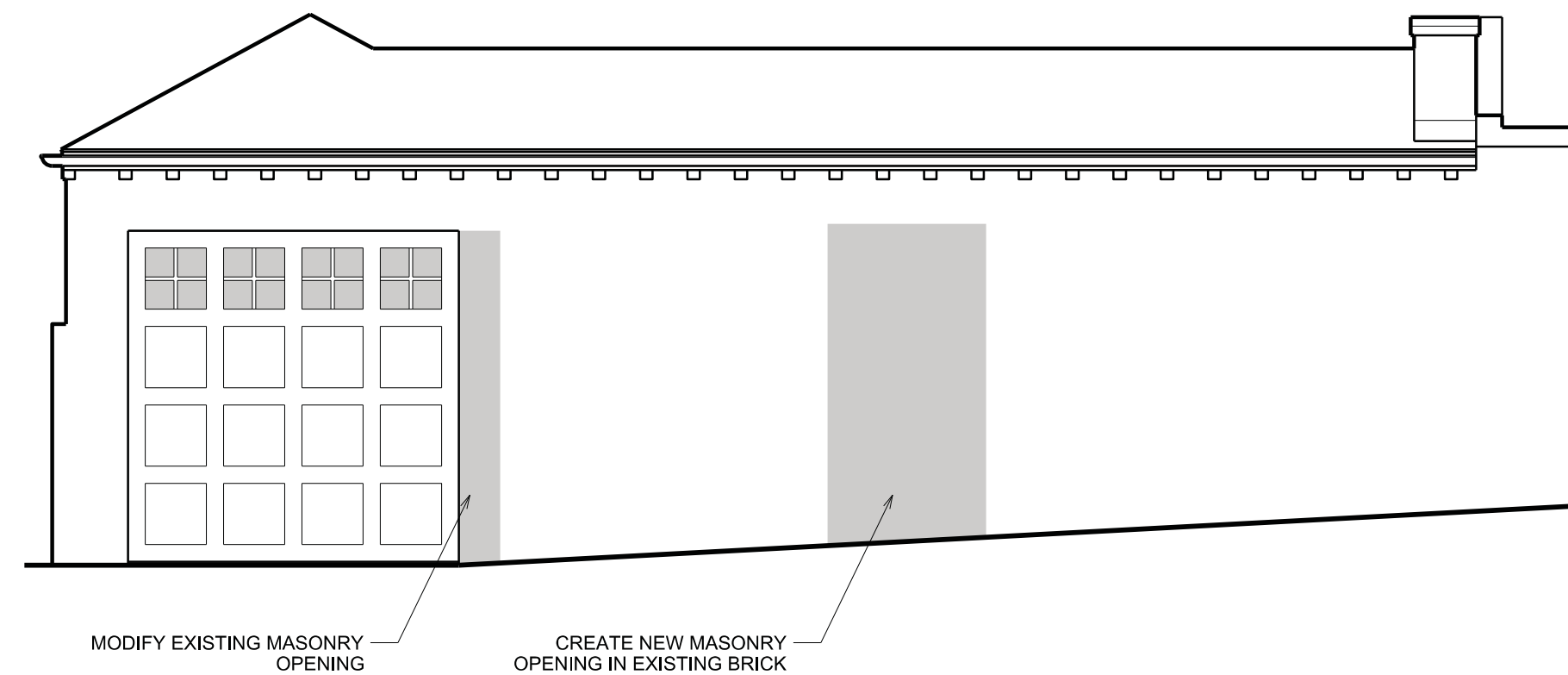
EXTERIOR SOUTH
ELEVATIONS
OPTION C

A006c

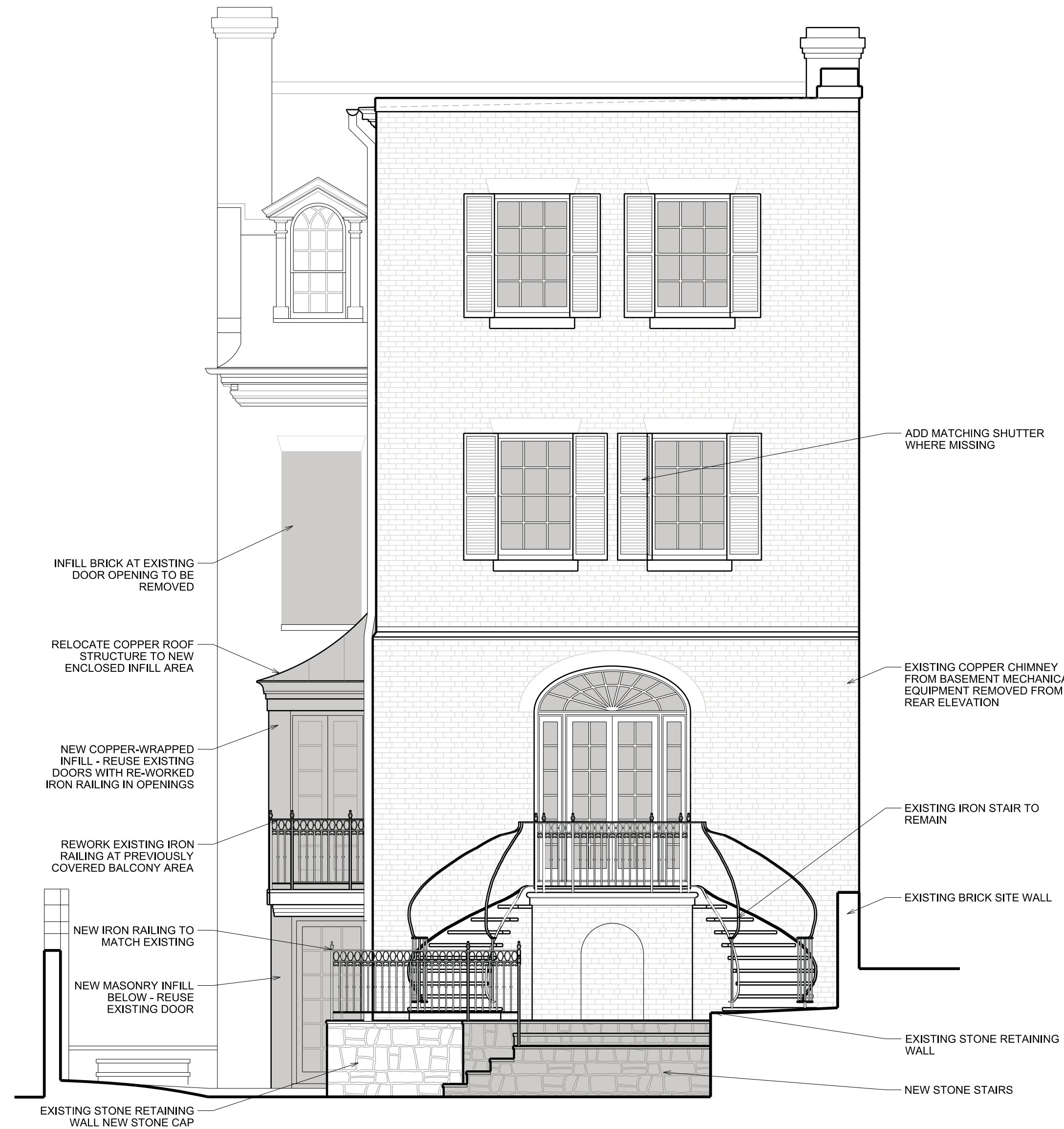
DATE: 02-03-2020



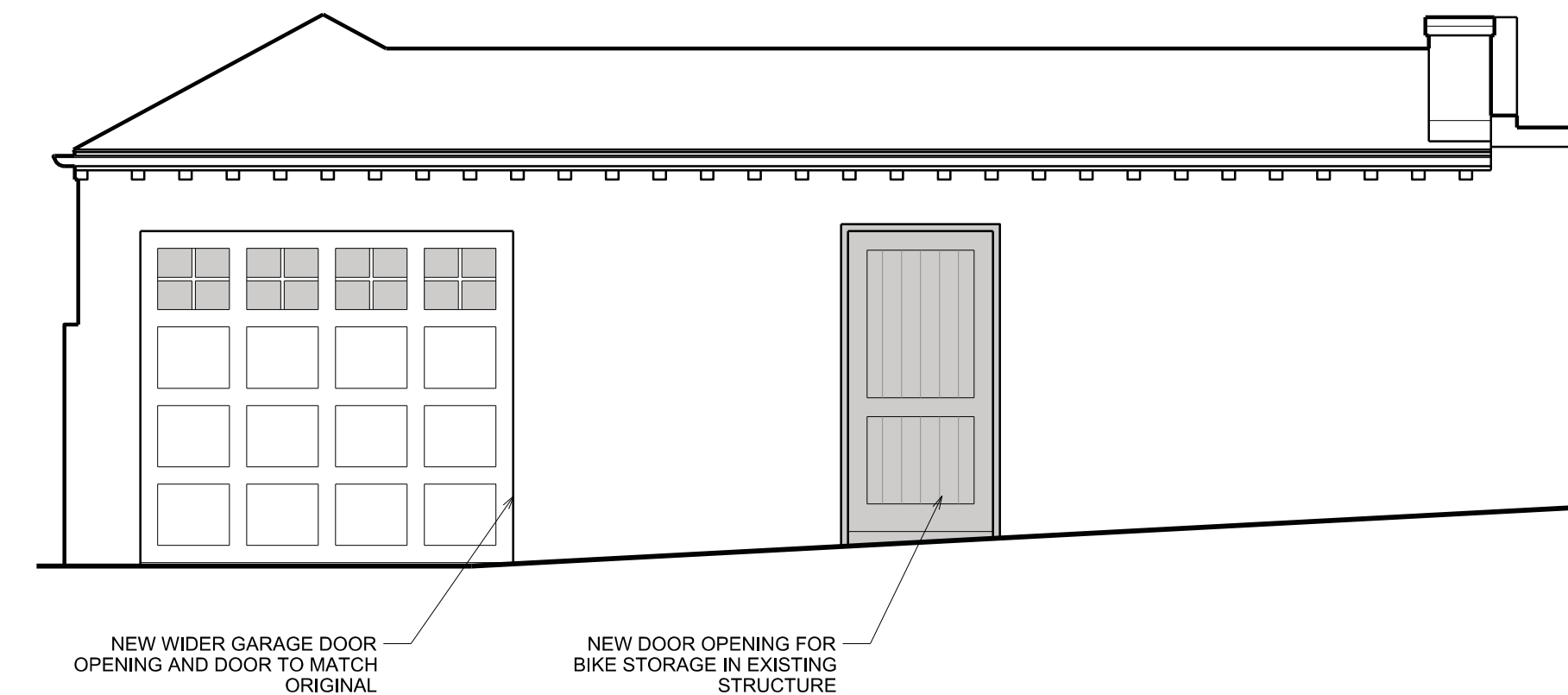
1
A007
EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



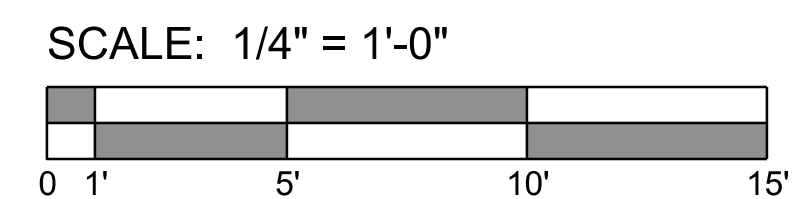
3
A007
EXISTING EAST ALLEY ELEVATION
SCALE: 1/4" = 1'-0"



2
A007
PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



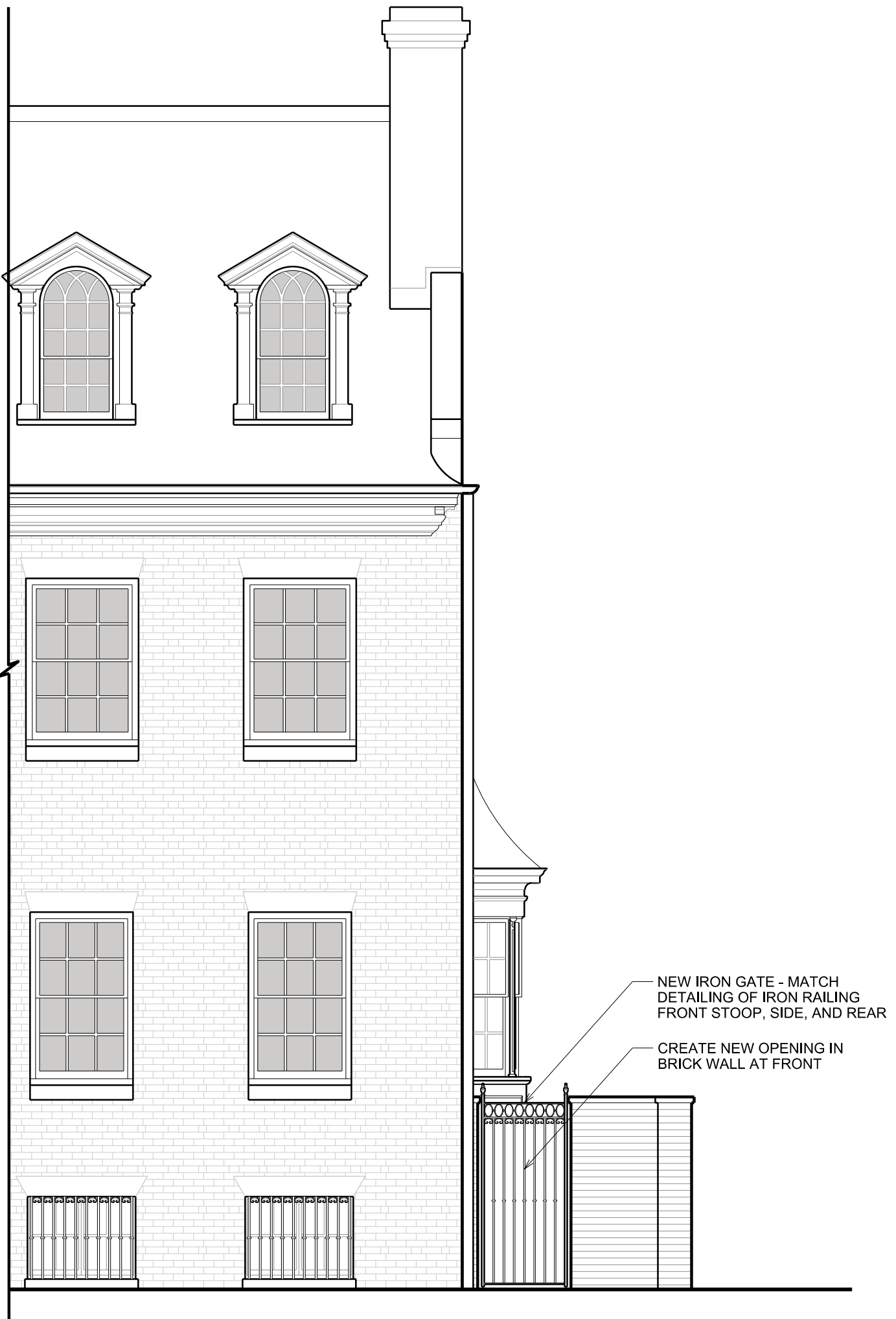
4
A007
PROPOSED EAST ALLEY ELEVATION
SCALE: 1/4" = 1'-0"





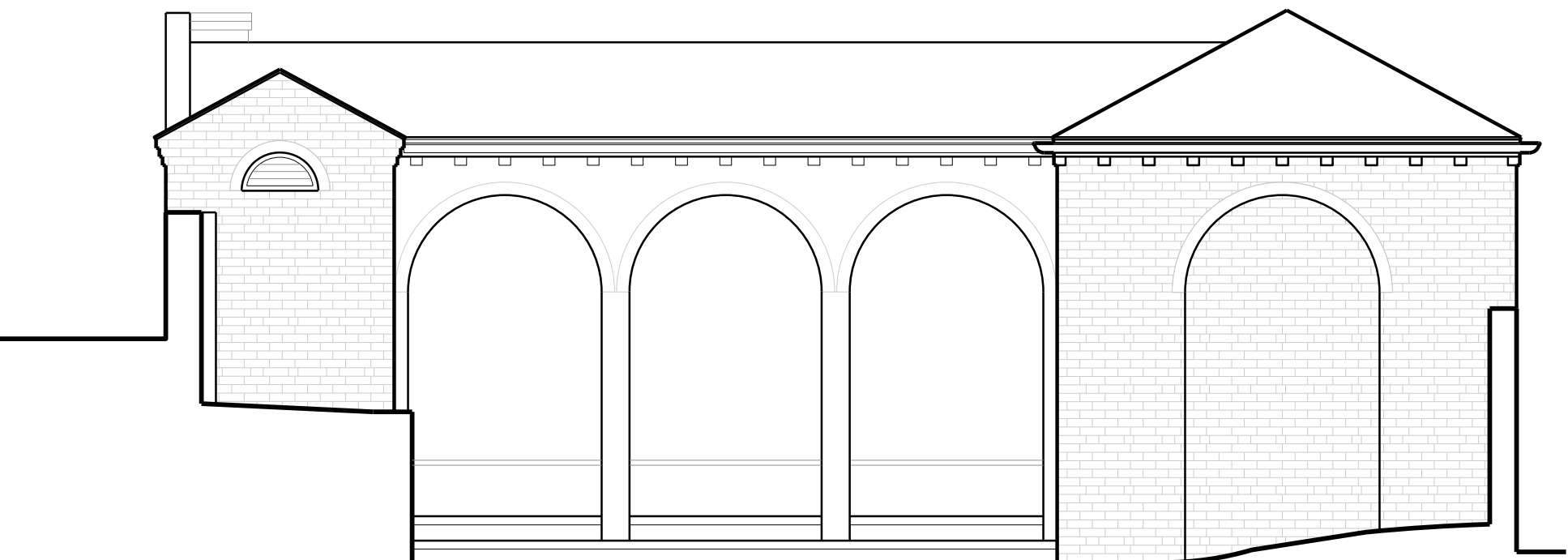
1
A008

EXISTING PARTIAL WEST ELEVATION
SCALE: 1/4" = 1'-0"



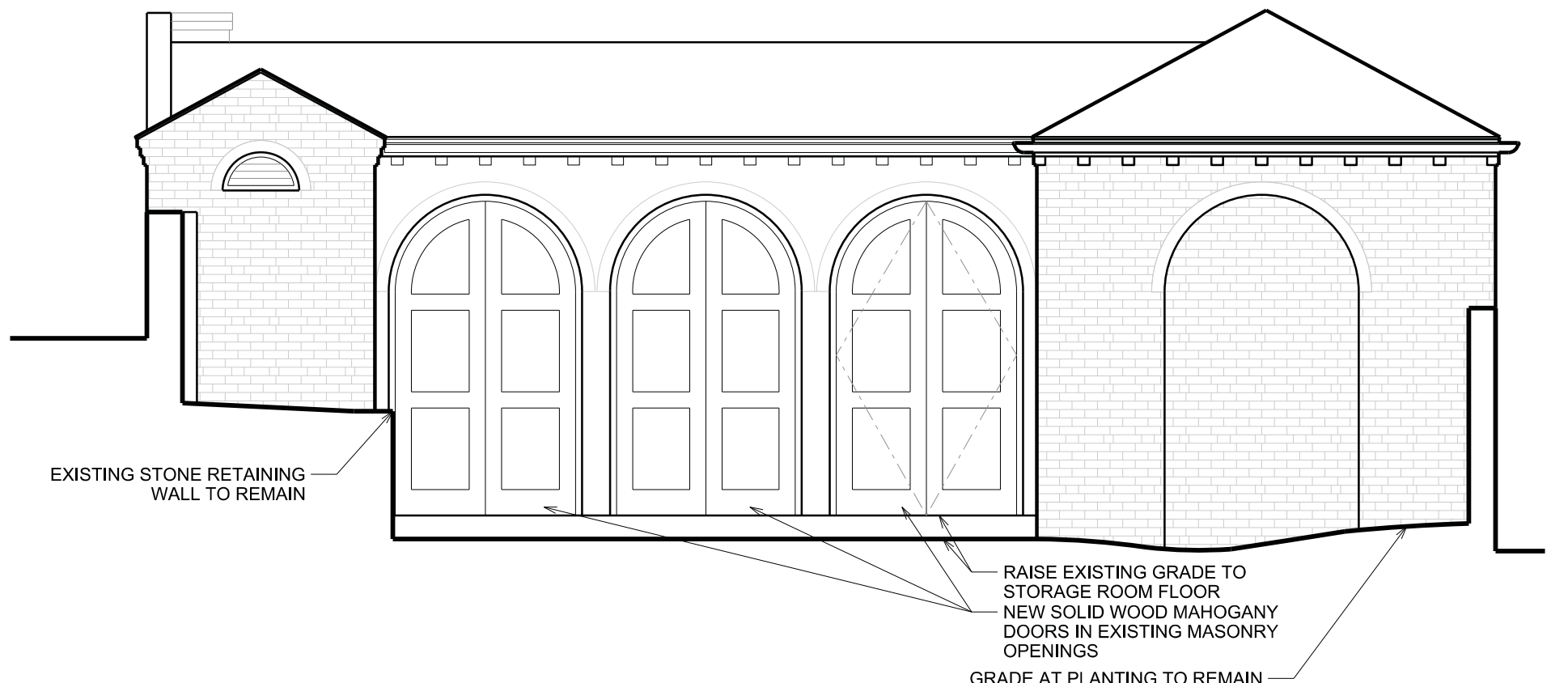
2
A008

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



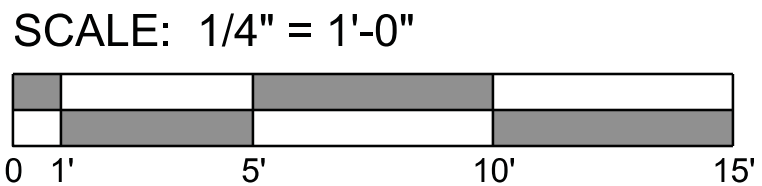
3
A008

EXISTING WEST GARDEN ELEVATION
SCALE: 1/4" = 1'-0"

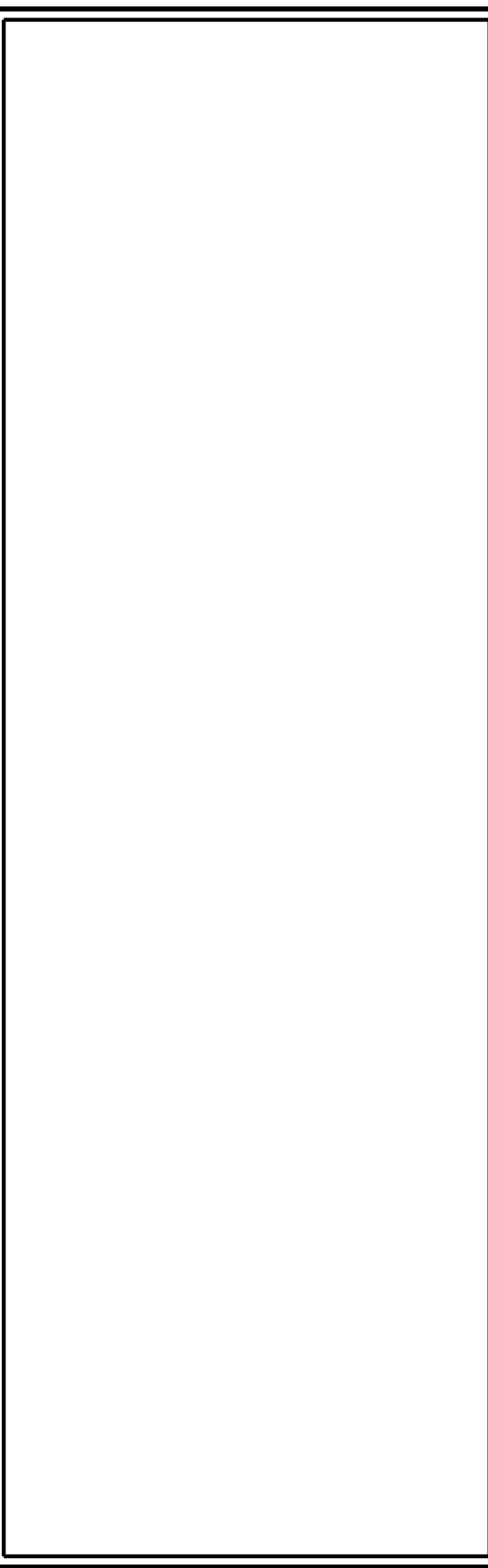


4
A008

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



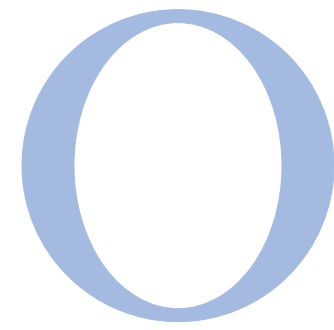
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RENOVATION TO THE
SMALLWOOD
RESIDENCE

1671 31ST STREET NW
WASHINGTON, DC 20007

LOT: 0821 SQUARE: 1282



OVERMYER
ARCHITECTS

3213 P STREET, N.W.
WASHINGTON, D.C. 20007
VOICE: (202) 333-5596
FACSIMILE: (202) 333-5598

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1
A009

SOUTH INFILL - OPTION A
SCALE: 1/2" = 1'-0"

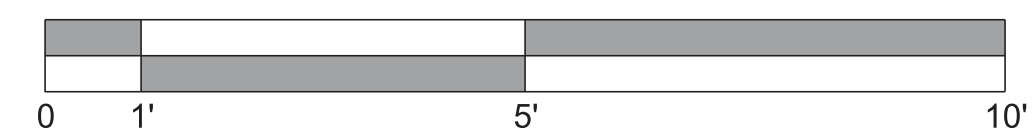
2
A009

SOUTH INFILL - OPTION B
SCALE: 1/2" = 1'-0"

3
A009

SOUTH INFILL - OPTION C
SCALE: 1/2" = 1'-0"

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



RENOVATION TO THE

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**SOUTH INFILL
OPTIONS DETAILS**

A009

DATE: 02-03-2020



ALLEY (EAST) GARAGE ELEVATION



ALLEY (EAST) GARAGE/STORAGE ELEVATION



WEST STORAGE/ GARAGE ELEVATION
AND PLANTINGS



WEST STORAGE/ GARAGE ELEVATION



SOUTH - BALCONY ELEVATION



SOUTH - BALCONY ELEVATION



SOUTH - BALCONY ELEVATION/
SIDE YARD WALKWAY



SOUTH - BALCONY ELEVATION/
SIDE YARD WALKWAY



31st STREET (WEST) FRONT
ELEVATION



31st STREET (WEST) SITE WALL
ELEVATION



FROM YARD (EAST) REAR ELEVATION



EXISTING STAIR TO BE RE-WORKED



EXISTING GARDENS ALONG SOUTHERN
BRICK PRIVACY WALL

VIEW 1- Existing



VIEW 1- Option A



VIEW 1- Option B



VIEW 1- Option C



VIEW 2- Existing



VIEW 2- Option A



VIEW 2- Option B



VIEW 2- Option C



VIEW 3- Existing



VIEW 3- Option A



VIEW 3- Option B



VIEW 3- Option C

