
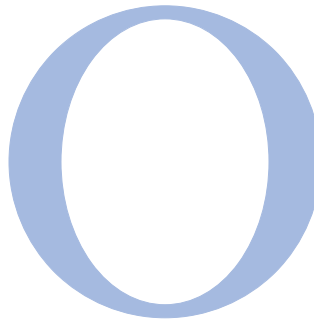


SMALLWOOD RESIDENCE

1671 31ST STREET, NW
WASHINGTON, DC 20007

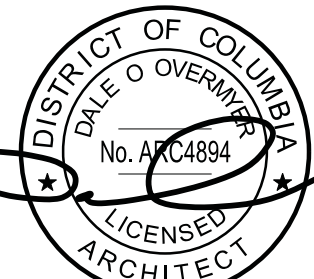
PROJECT SCOPE	VICINITY MAP	DRAWING INDEX
<div><div>INTERIOR:</div><div><div>- COMPLETE INTERIOR RENOVATION</div></div></div> <div><div>EXTERIOR:</div><div><div>- NEW GATE OPENING IN EXISTING FRONT ELEVATION SITE WALL</div><div>- NEW LANDSCAPING AT REAR OF YARD</div><div>- NEW WINDOW OPENINGS ON FIRST FLOOR REAR ELEVATION</div><div>- ENCLOSE EXISTING STORAGE STRUCTURE WITH NEW WOOD DOORS</div><div>- NEW GARAGE DOOR OPENING ON ALLEY SIDE OF STORAGE STRUCTURE FOR ACCESS.</div><div>- MODIFY EXISTING GARAGE DOOR OPENING</div><div>- TWO NEW SKYLIGHTS ON FLAT PORTION OF EXISTING MAIN ROOF</div><div>- ROOF AND ENCLOSE PORTION OF EXISTING FIRST FLOOR BALCONY</div></div></div>	 <div>NOT TO SCALE</div>	<div><div>COVER SHEETS</div><div><div>C001</div><div>COVER SHEET</div></div></div> <div><div>ARCHITECTURAL</div><div><div>SP001</div><div>EXISTING & PROPOSED SITE PLANS</div></div><div><div>A001</div><div>BASEMENT FLOOR PLANS</div></div><div><div>A002</div><div>1ST FLOOR PLANS</div></div><div><div>A003</div><div>2ND FLOOR PLANS</div></div><div><div>A004</div><div>3RD FLOOR PLANS</div></div><div><div>A005</div><div>ROOF PLANS</div></div><div><div>A006</div><div>EXTERIOR ELEVATIONS</div></div><div><div>A007</div><div>EXTERIOR ELEVATIONS</div></div><div><div>A008</div><div>EXTERIOR ELEVATIONS</div></div></div> <div><div>PHOTOS</div><div><div>P1</div><div>PHOTOS</div></div></div>
CONSULTANTS	ZONING DATA	
<div>ARCHITECT</div> <div>OVERMYER ARCHITECTS</div> <div>CONTACT: SUZIE O'BRIEN</div> <div>3213 P STREET, NW</div> <div>WASHINGTON, DC 20007</div> <div>(202) 333-5596 x101</div>	<div><div>DC ZONING DISTRICT:</div><div>R-19</div></div> <div><div>LOT AREA:</div><div>4,224 FT²</div></div> <div><div>MAIN HOUSE</div><div><div>EXISTING BUILDING AREA:</div><div>1,562 FT²</div></div><div><div>PROPOSED BUILDING AREA:</div><div>1,562 FT²</div></div></div> <div><div>GARAGE / STORAGE</div><div><div>EXISTING BUILDING AREA:</div><div>440 FT²</div></div><div><div>PROPOSED BUILDING AREA:</div><div>440 FT²</div></div></div> <div><div>EXISTING LOT OCCUPANCY:</div><div>47.39%</div></div> <div><div>PROPOSED LOT OCCUPANCY:</div><div>47.39%</div></div> <div><div>ALLOWABLE LOT OCCUPANCY:</div><div>40.0%</div></div> <div><div>EXISTING PERVIOUS SURFACE:</div><div>975 FT², 23%</div></div> <div><div>PROPOSED PERVIOUS SURFACE:</div><div>1,110 FT², 26%</div></div> <div><div>MIN. REQ'D. PERVIOUS SURFACE:</div><div>50%</div></div>	
APPLICABLE CODES		
<div>TITLE 12 DCMR, DC CONSTRUCTION CODES SUPPLEMENT (2013)</div> <div>2012 ICC RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS</div> <div>2012 ICC FUEL GAS CODE</div> <div>2011 NATIONAL ELECTRICAL CODE</div> <div>2012 ICC MECHANICAL CODE</div> <div>2012 ICC PLUMBING CODE</div> <div>2012 ICC ENERGY CONSERVATION CODE</div>		



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04-30-2020

"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
WASHINGTON, DC 20007

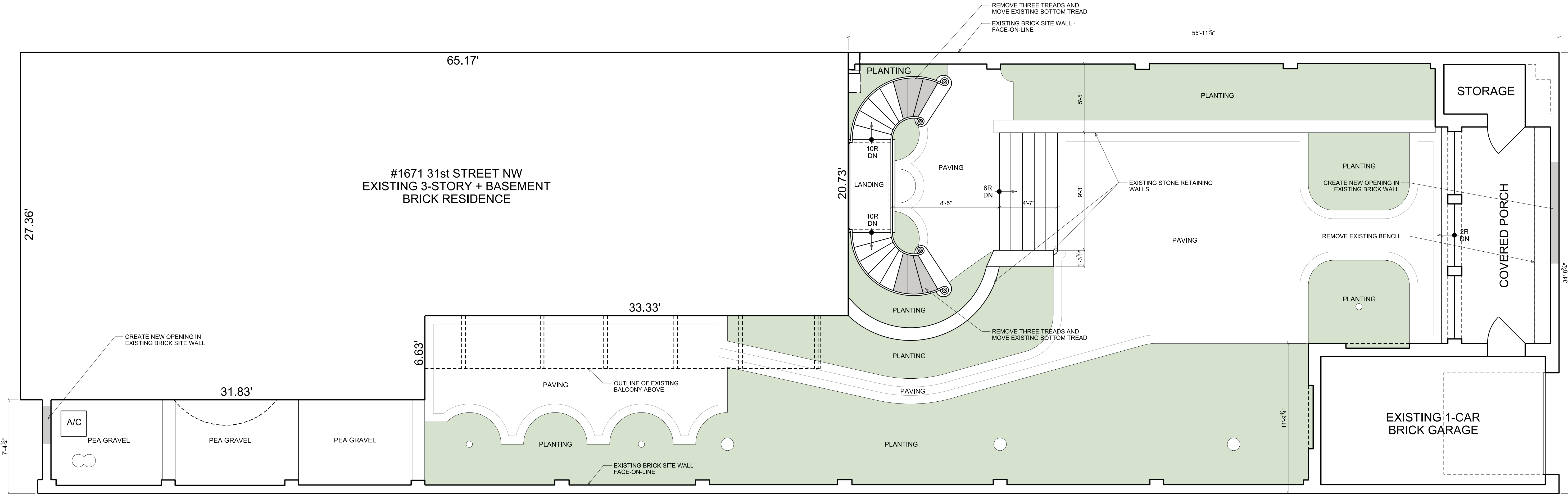
LOT: 0821 SQUARE: 1282

COVER SHEET

C001

DATE: 02-03-2020

31st STREET NW

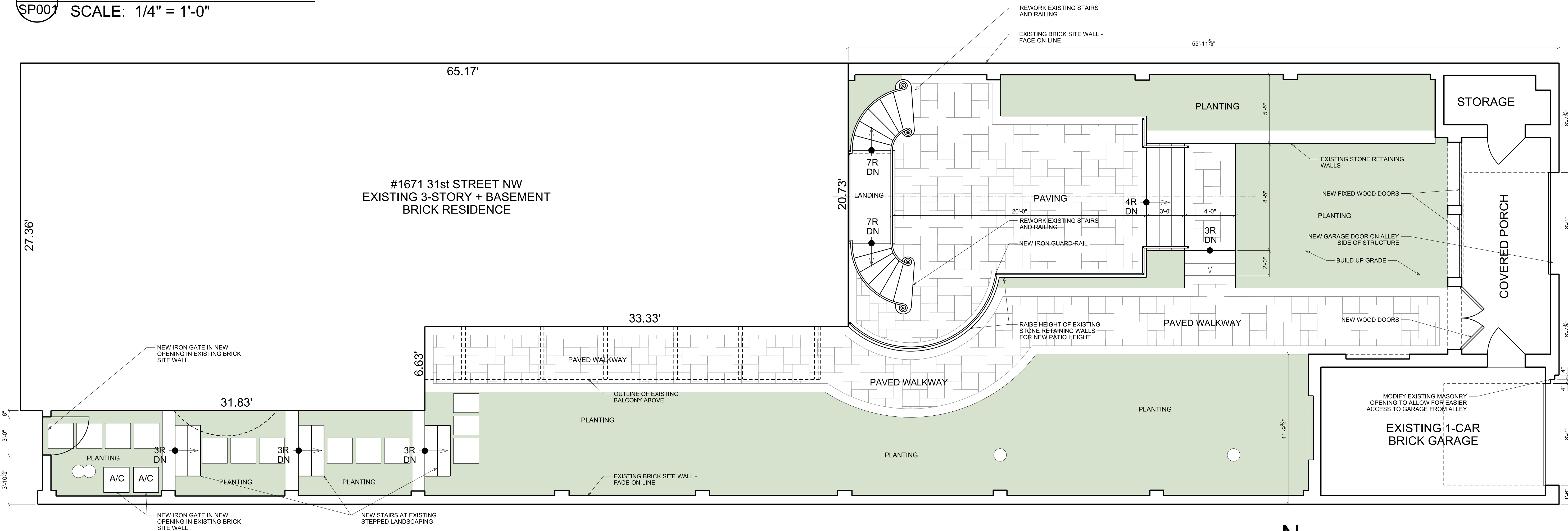


1
SP001

EXISTING SITE PLAN

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

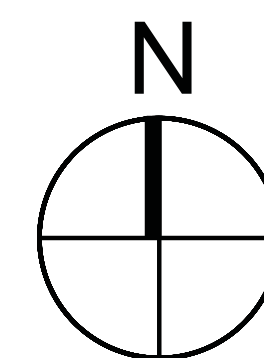
31st STREET NW



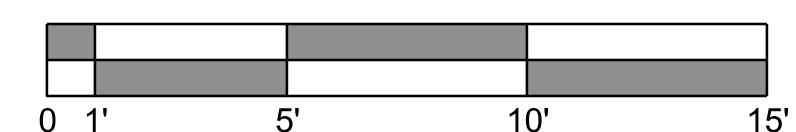
2
SP001

PROPOSED SITE PLAN

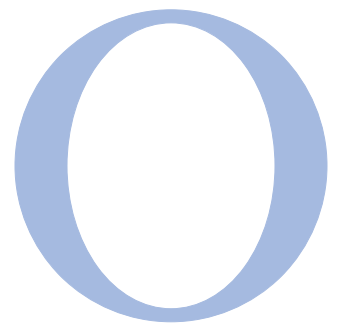
SCALE: 1/4" = 1'-0"



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



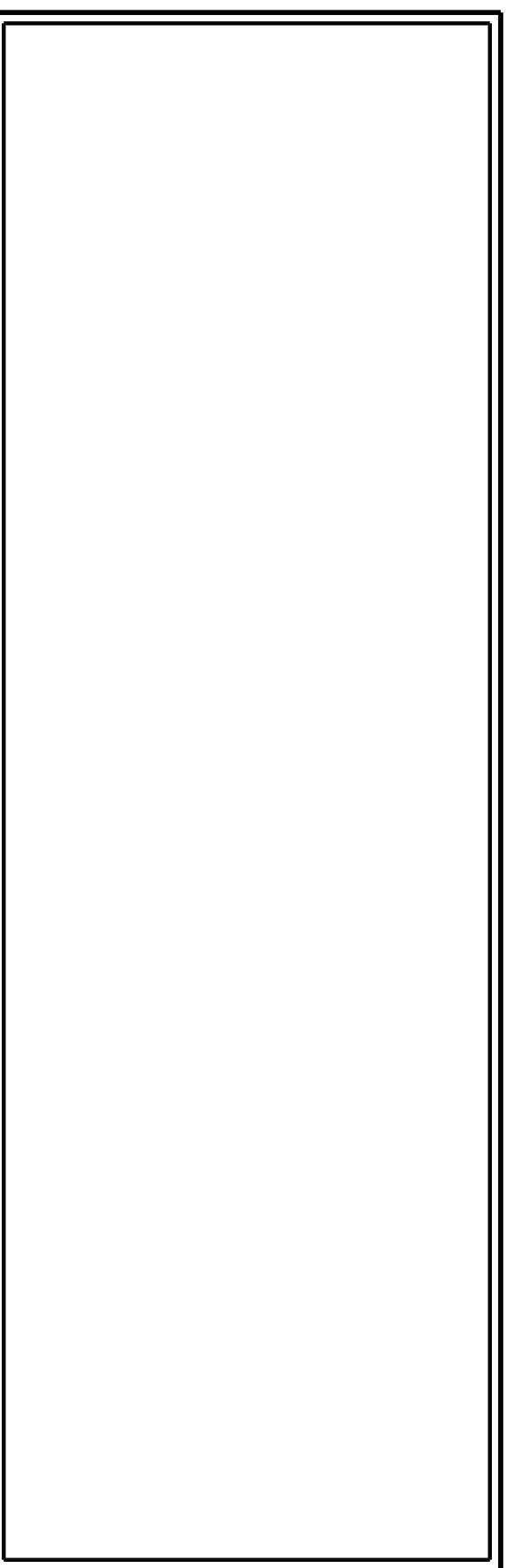
PUBLIC ALLEY



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RENOVATION TO THE

SMALLWOOD
RESIDENCE

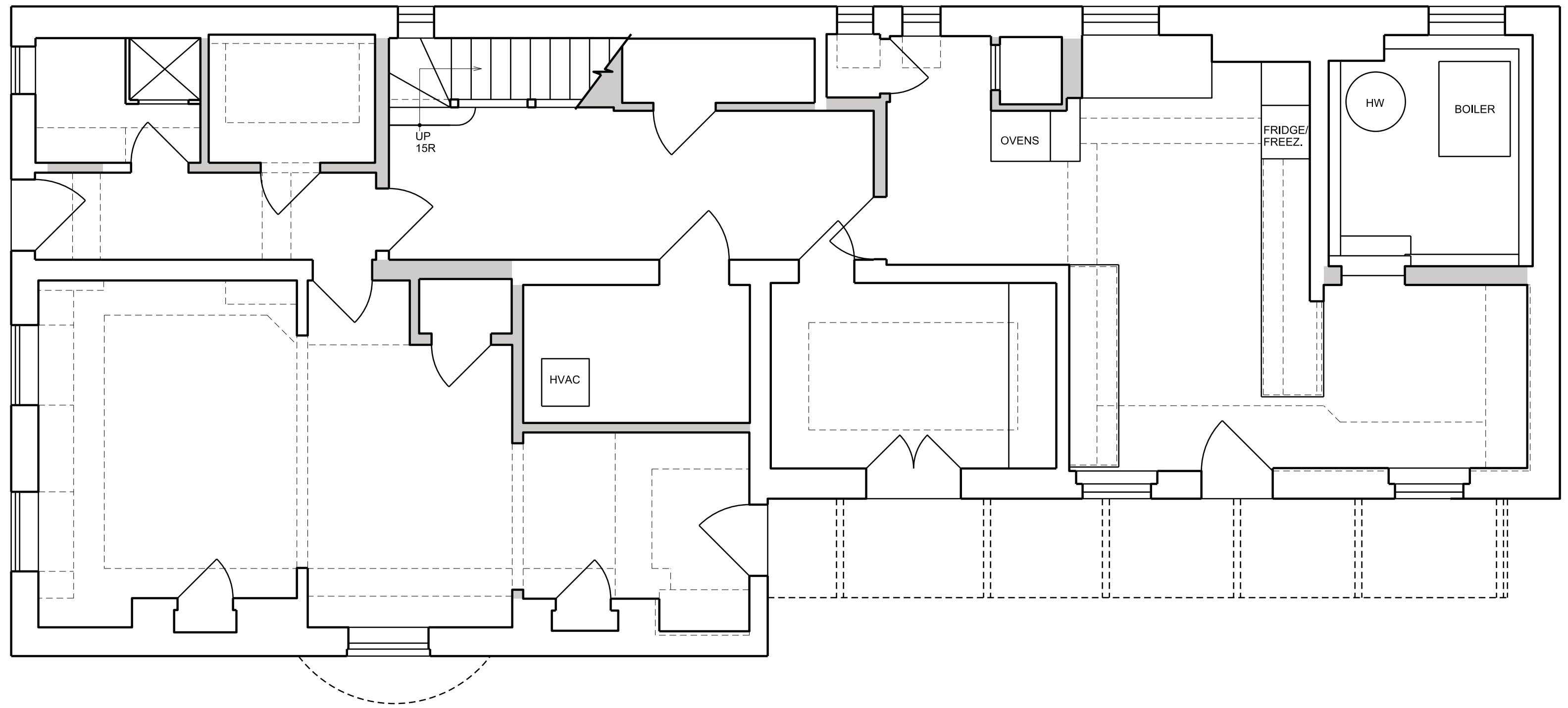
1671 31ST STREET NW
WASHINGTON, DC 20007

LOT: 0821 SQUARE: 1282

SITE PLAN

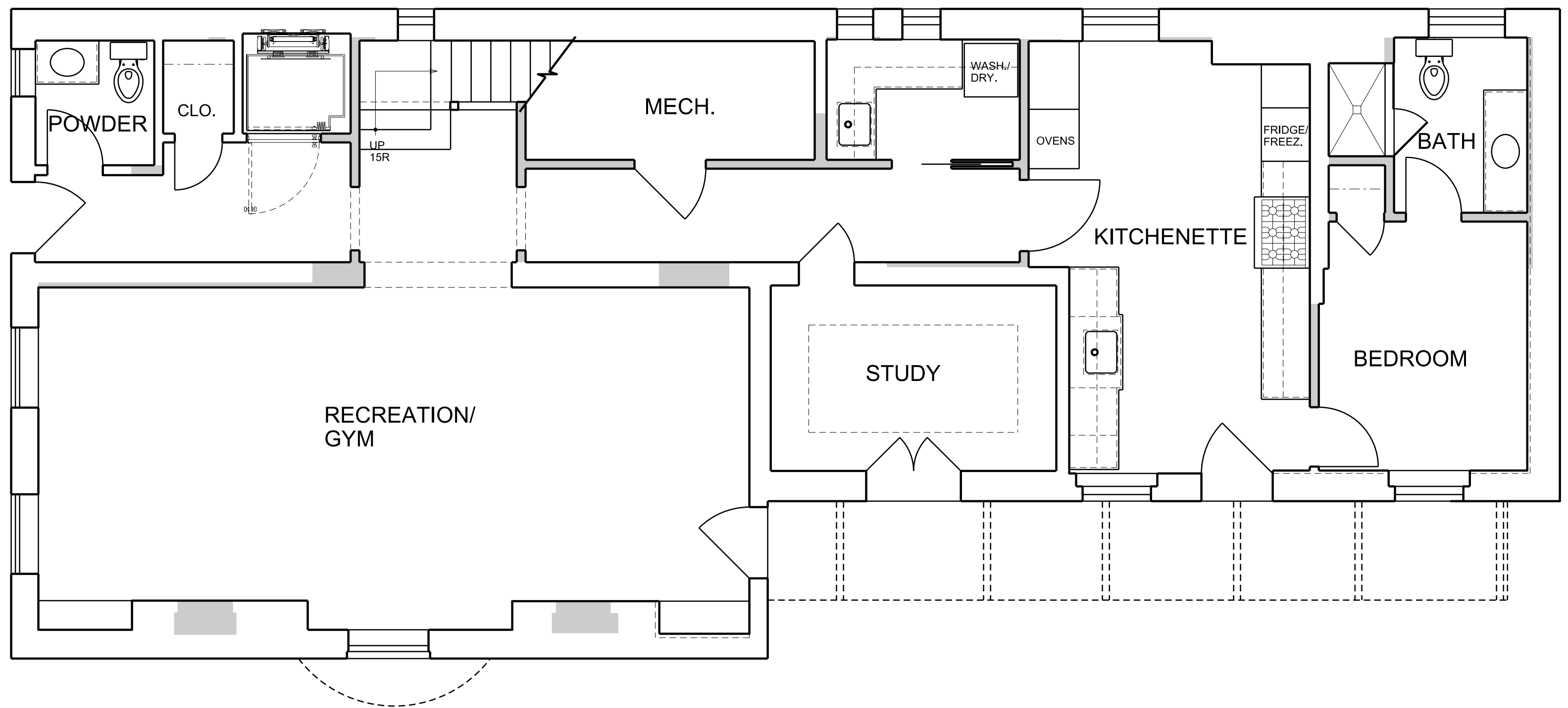
SP001

DATE: 02-03-2020



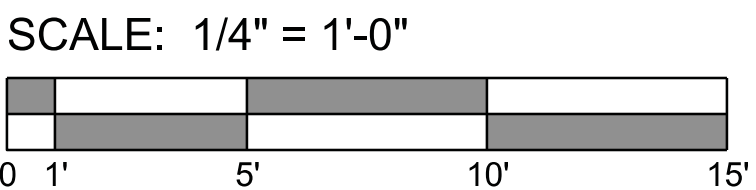
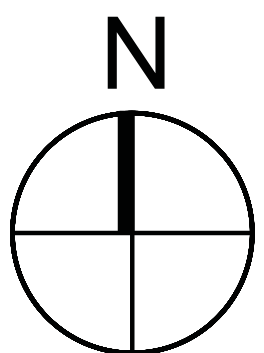
1
A001

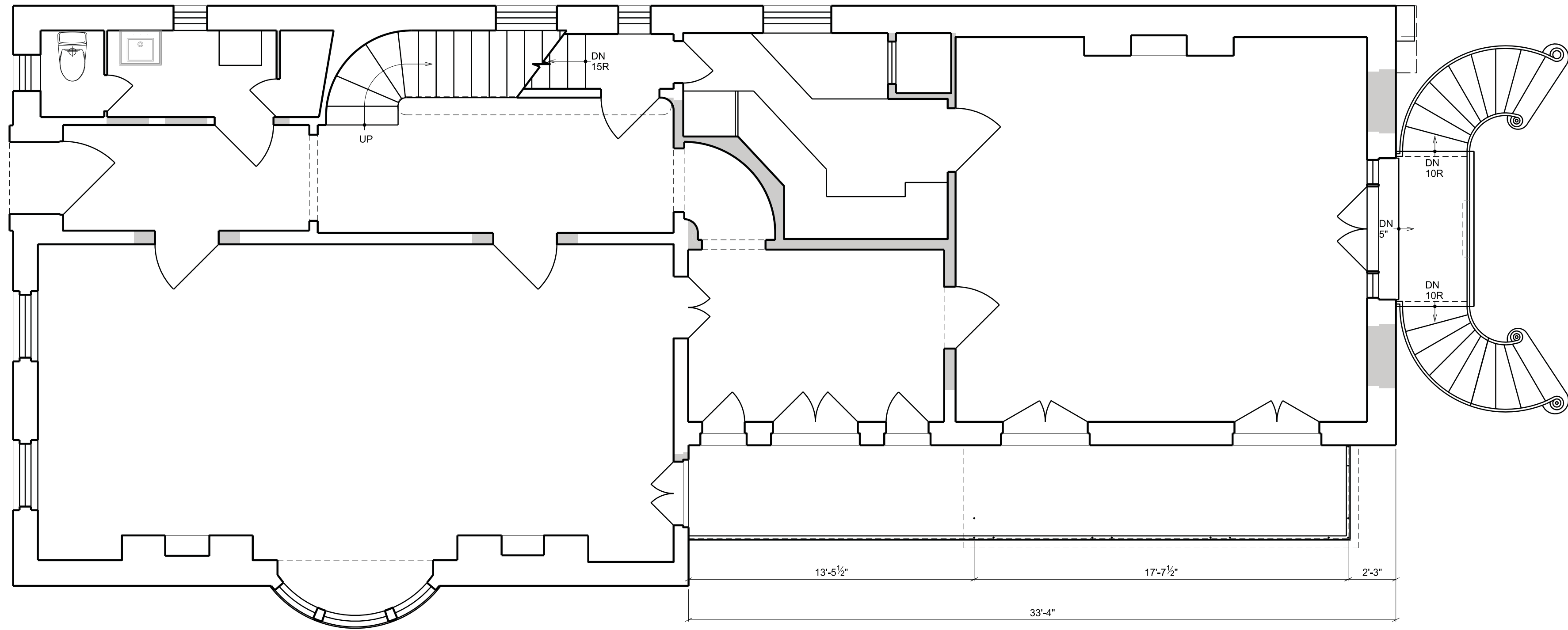
EXISTING BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



1
A001

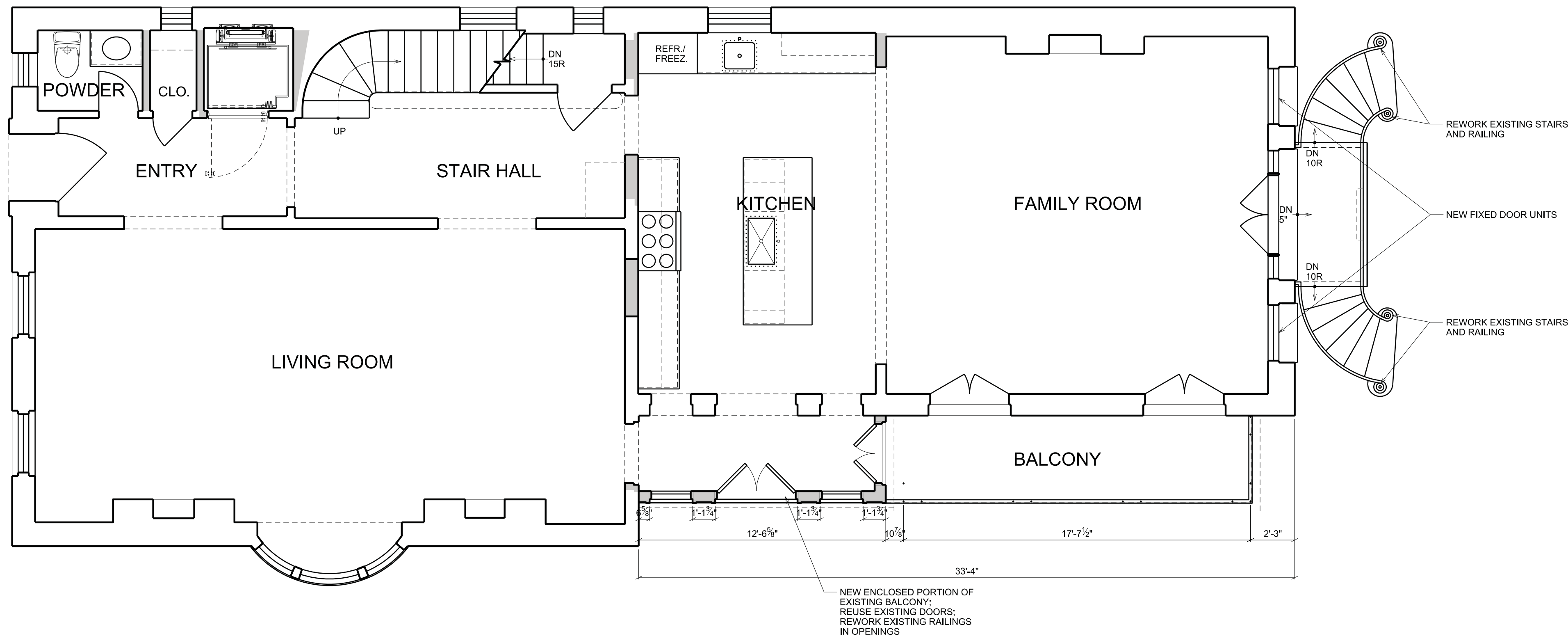
PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"





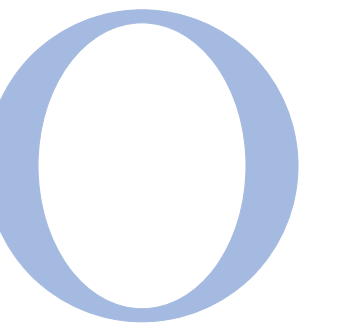
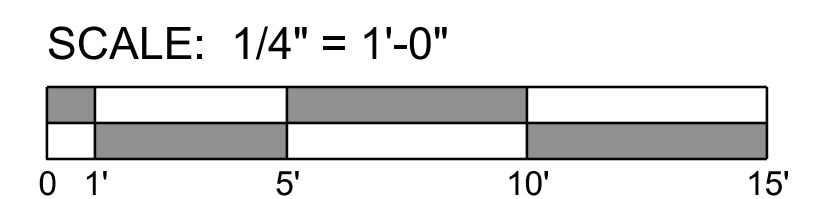
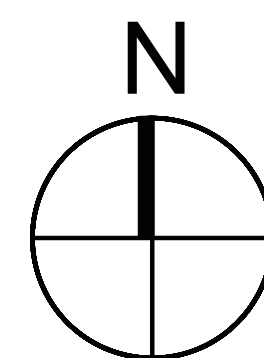
1
A002

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



2
A002

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



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RENOVATION TO THE
SMALLWOOD
RESIDENCE

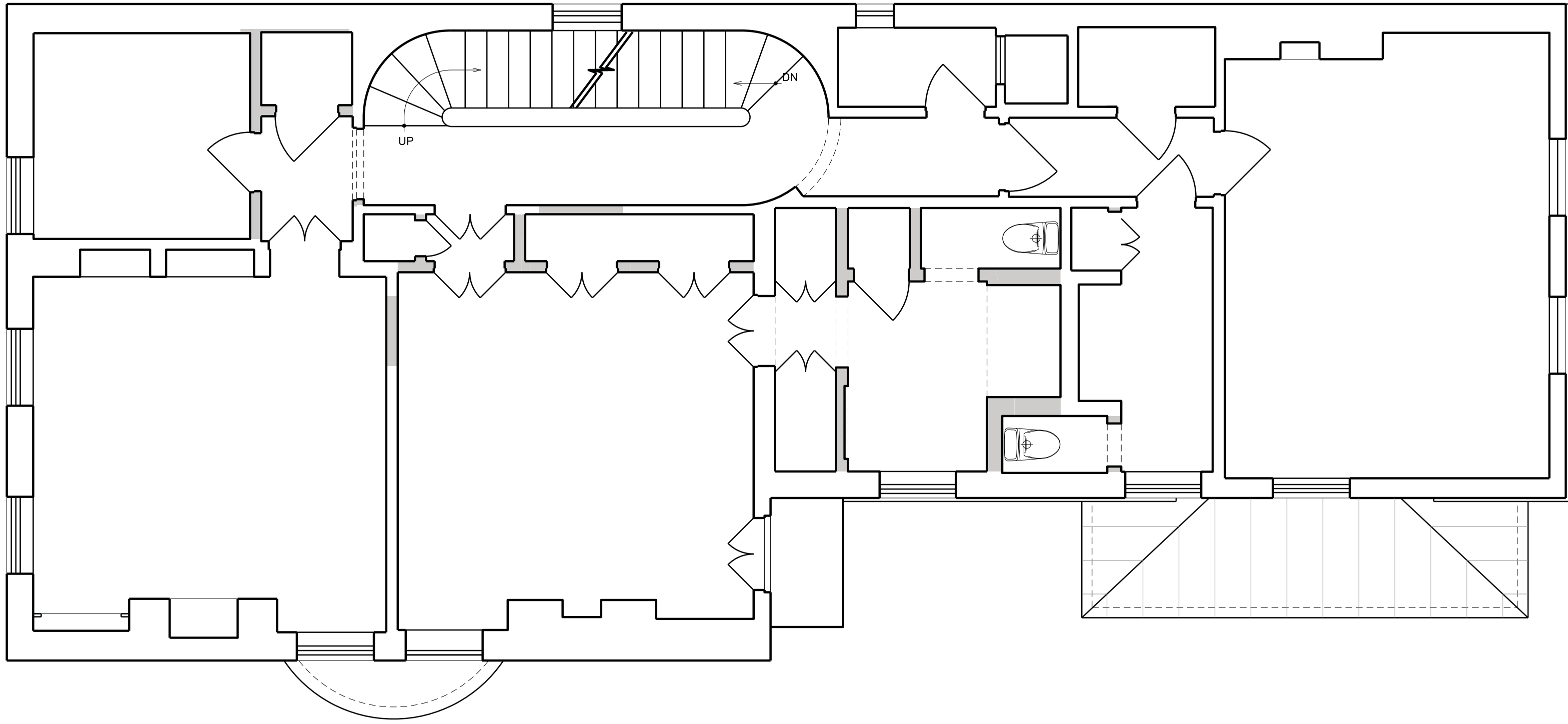
1671 31ST STREET NW
WASHINGTON, DC 20007

LOT: 0821 SQUARE: 1282

FIRST FLOOR PLAN

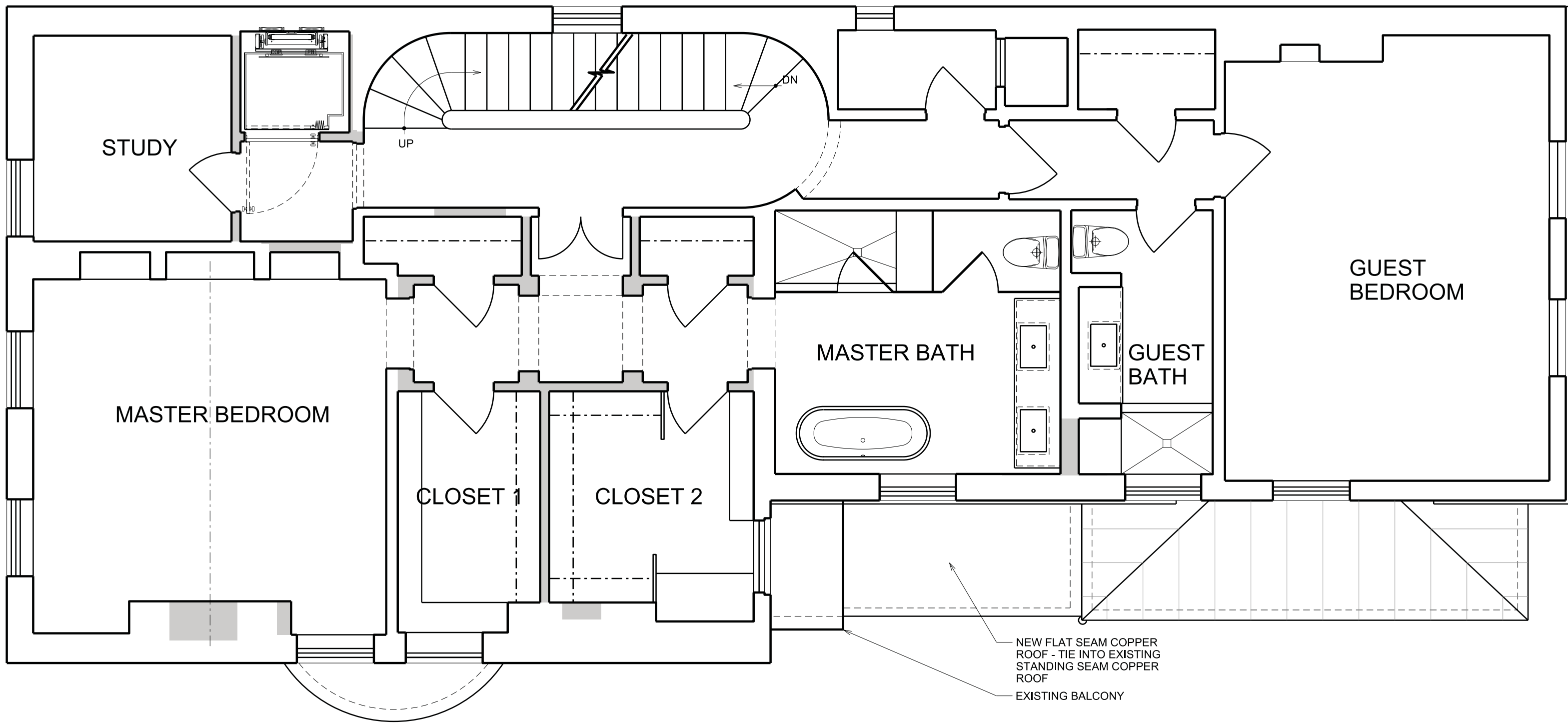
A002

DATE: 02-03-2020



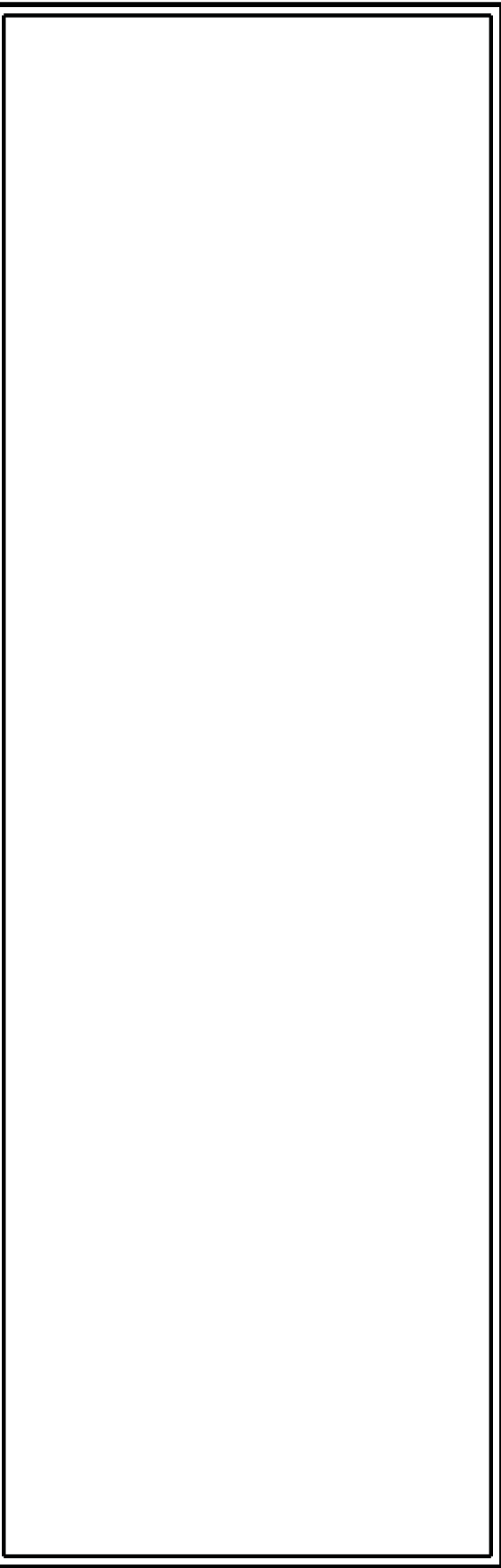
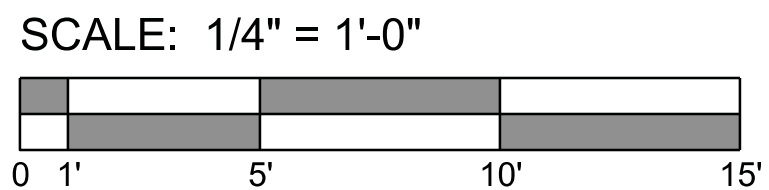
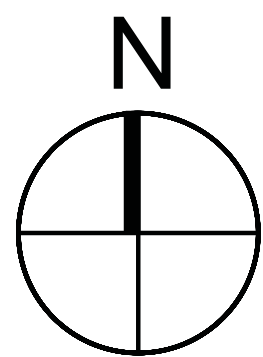
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A003

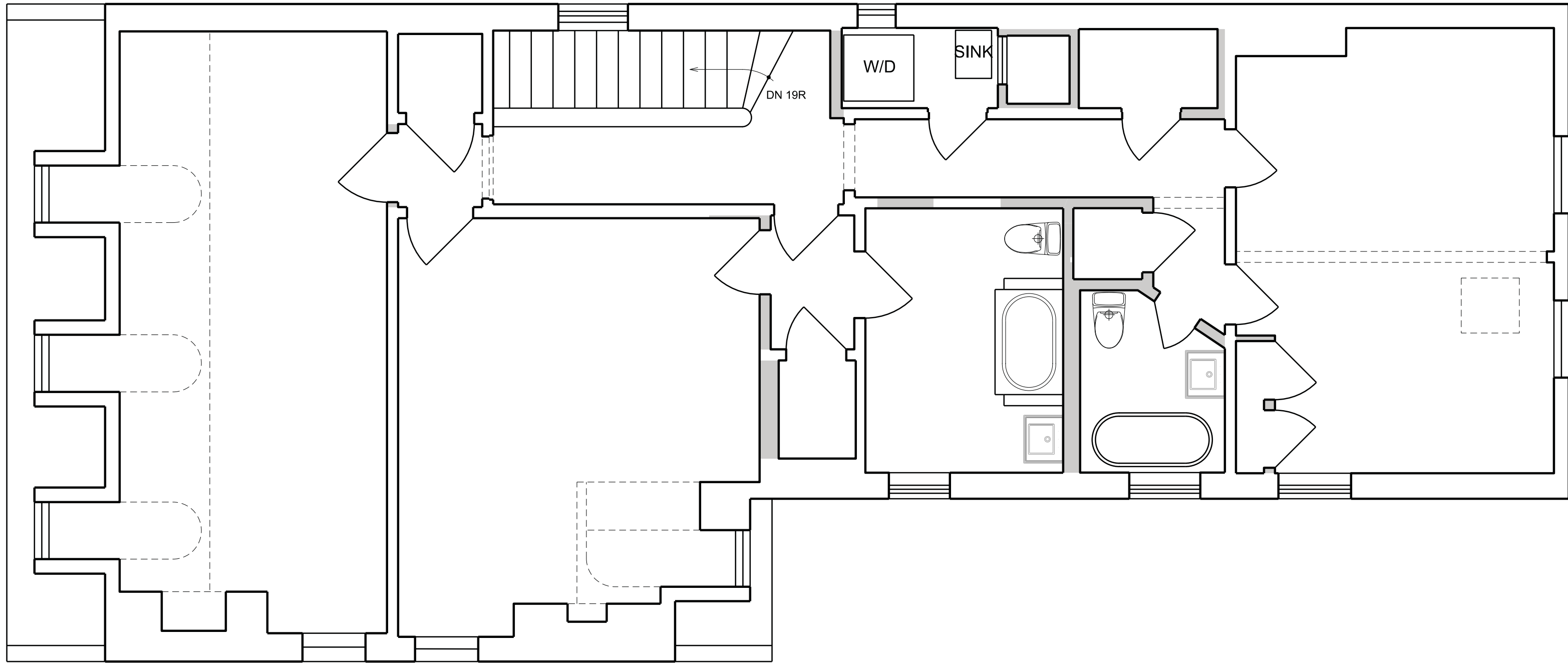
EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2
A003

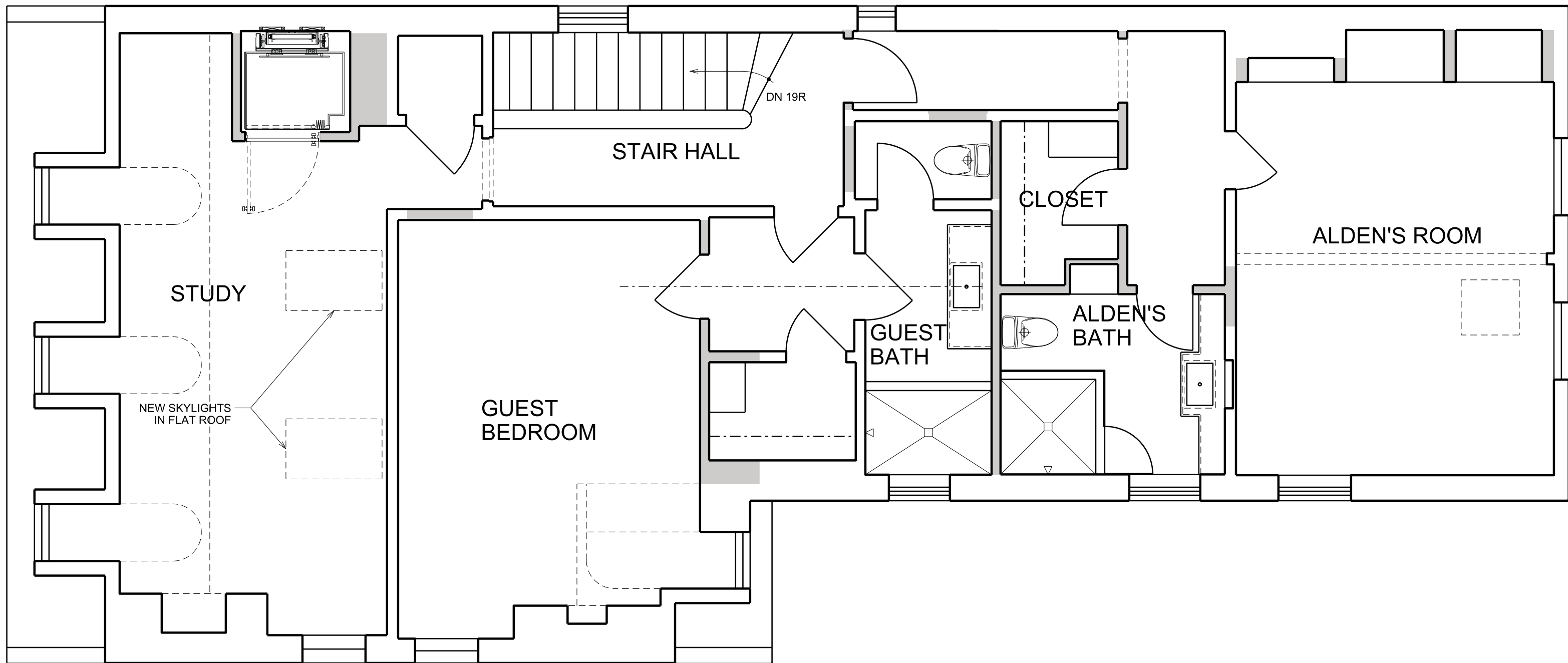
PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"





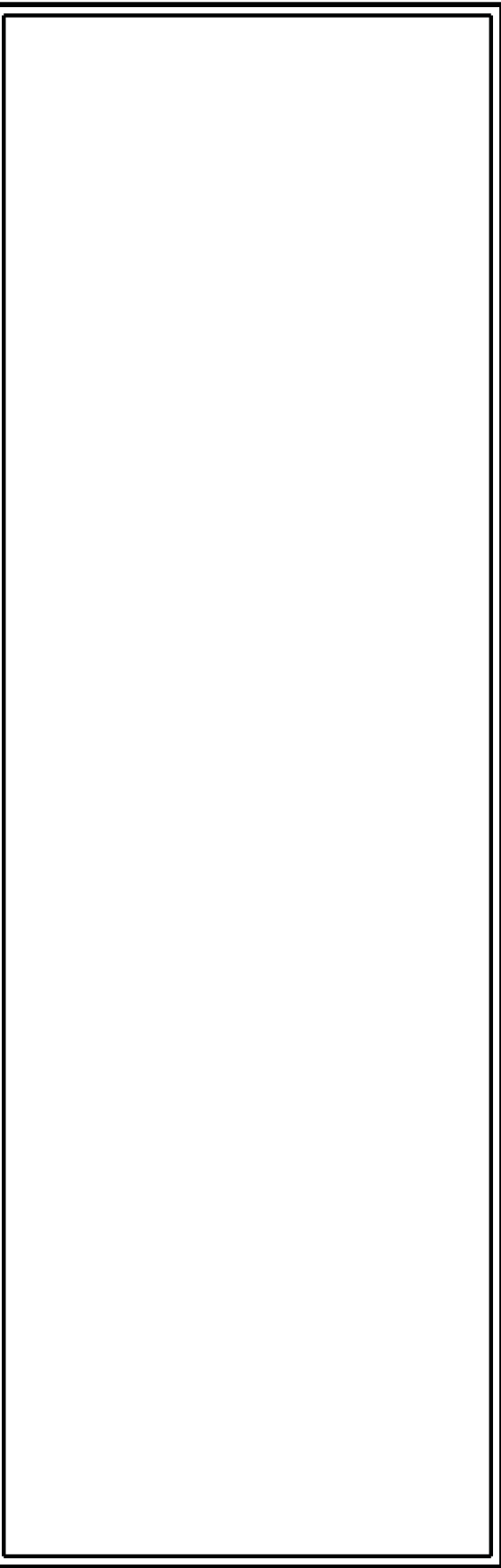
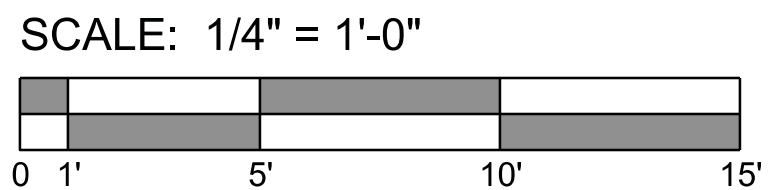
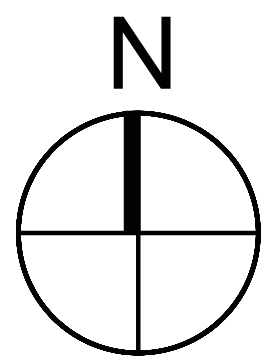
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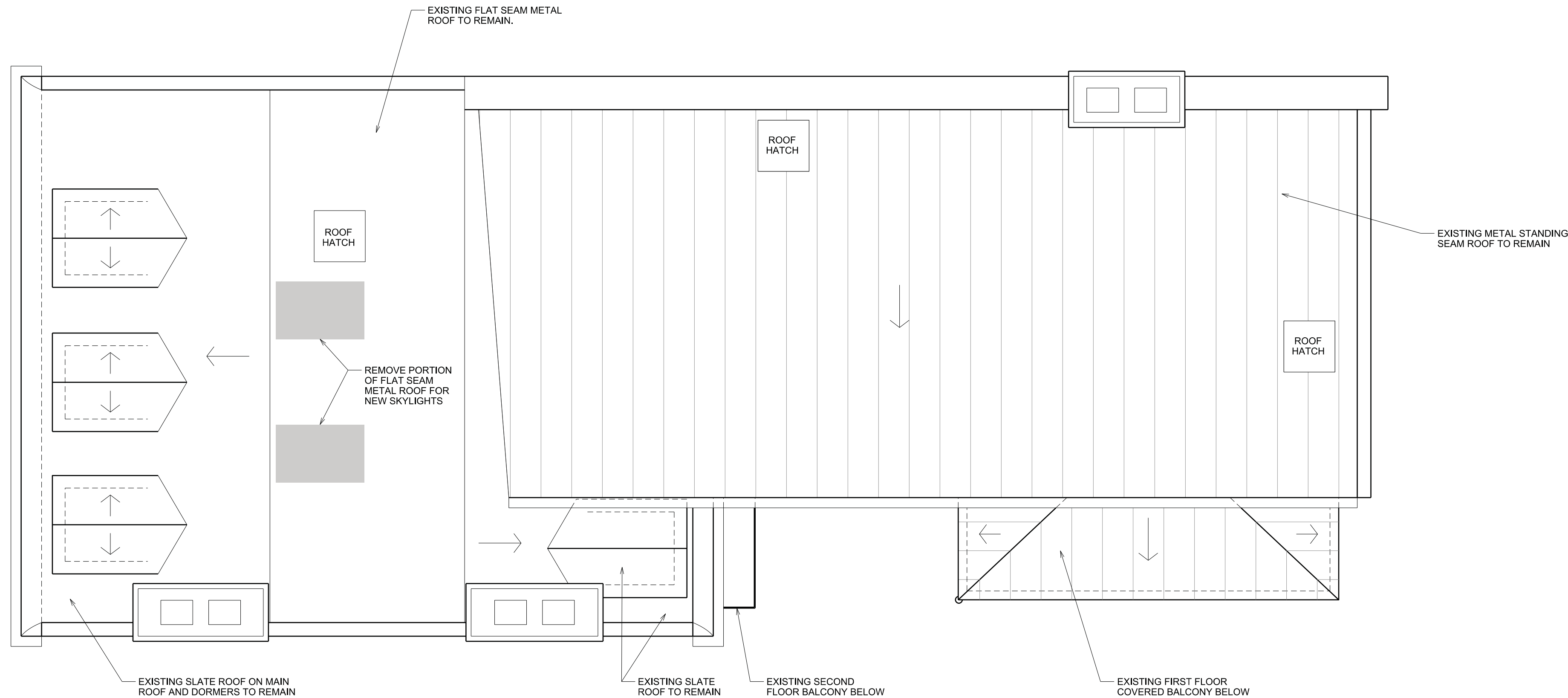
EXISTING THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



2
A004

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

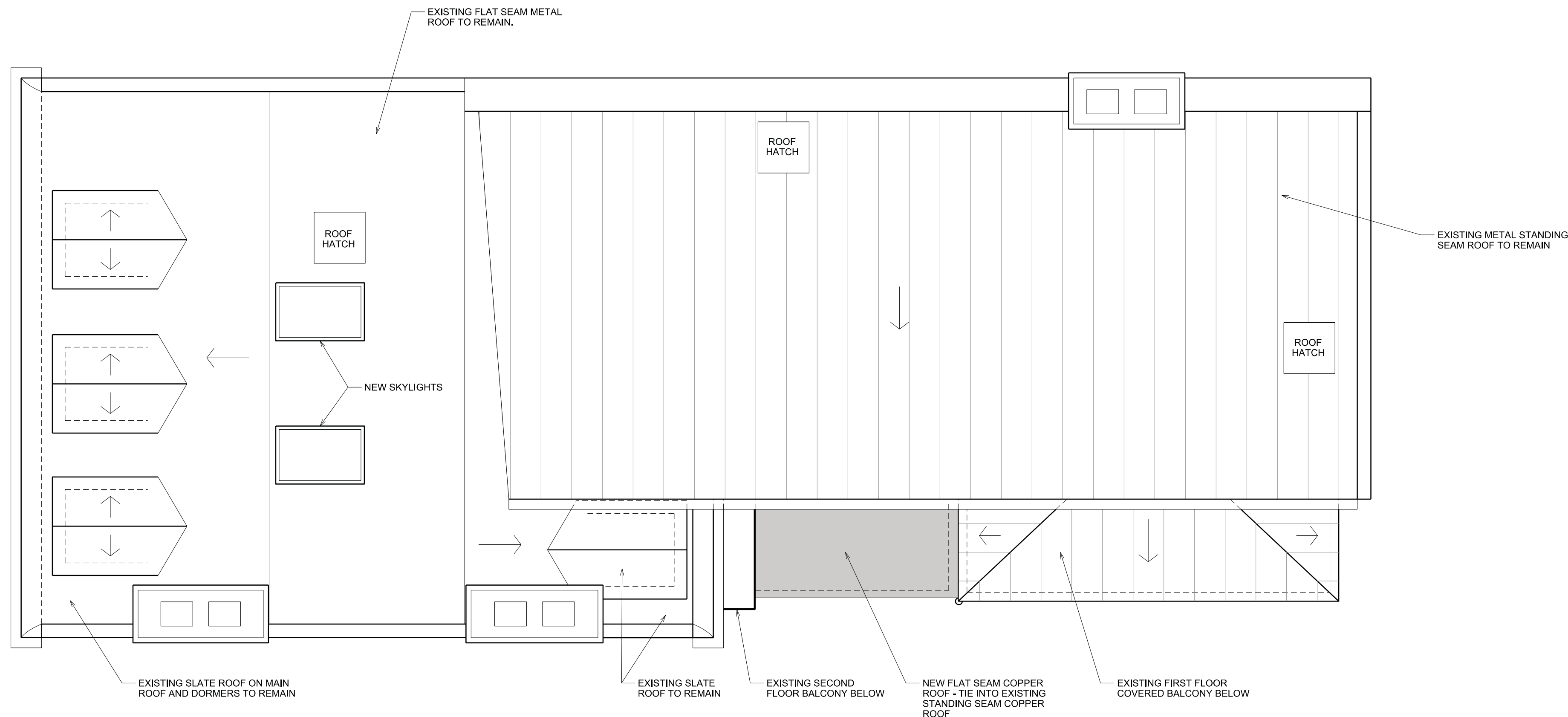




1
A005

EXISTING ROOF PLAN

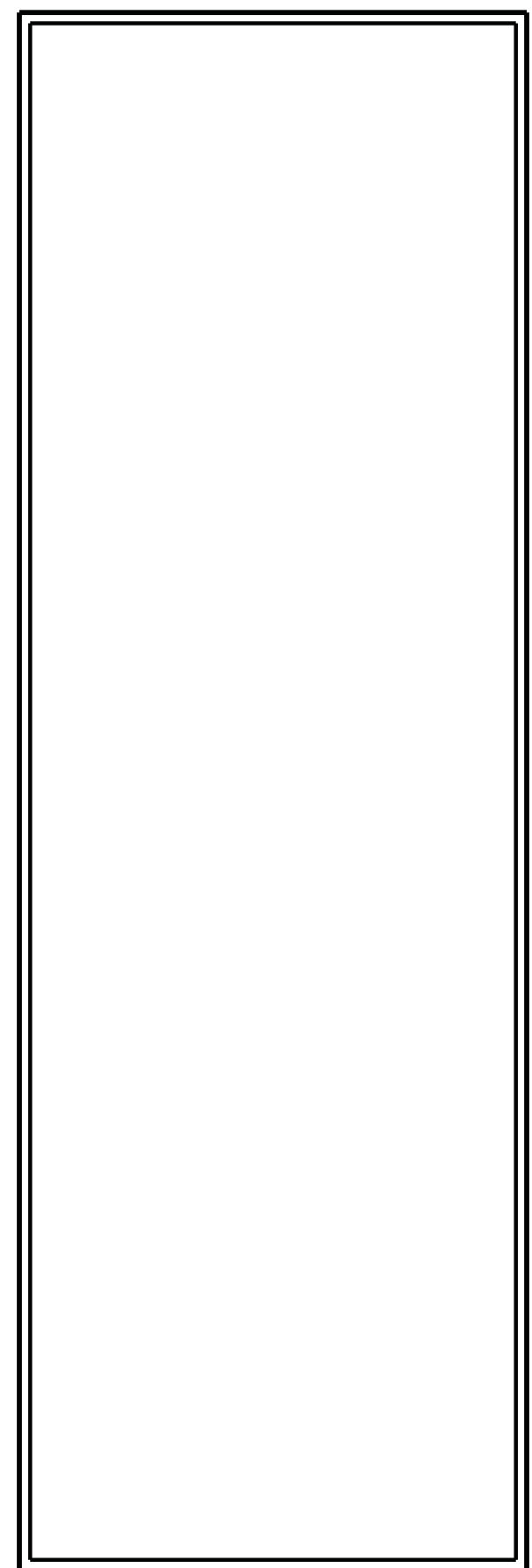
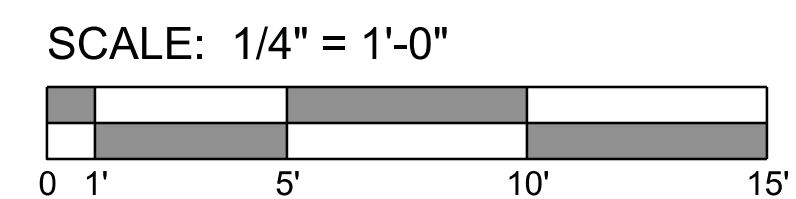
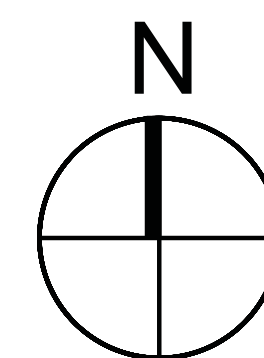
SCALE: 1/4" = 1'-0"



2
A005

PROPOSED ROOF PLAN

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





1
A006

EXISTING SOUTH ELEVATION and SITE SECTION

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

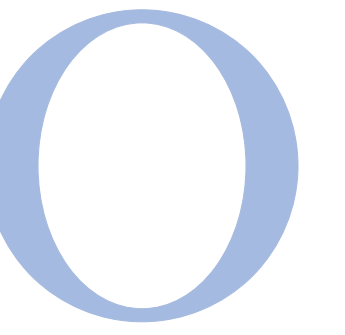
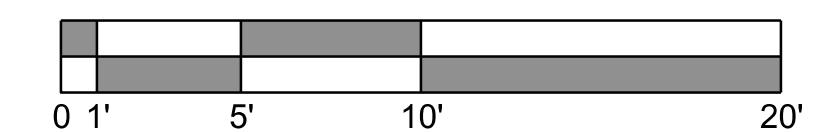


2
A006

PROPOSED SOUTH ELEVATION and SITE SECTION

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

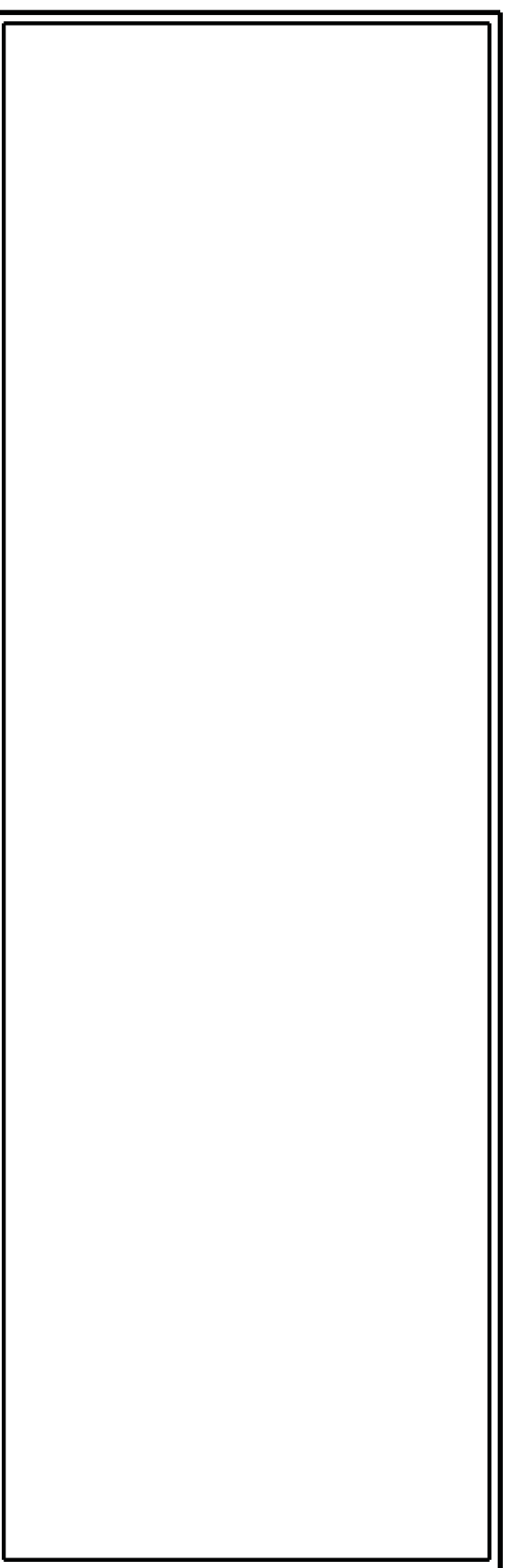
SCALE: 3/16" = 1'-0"



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RENOVATION TO THE SMALLWOOD RESIDENCE

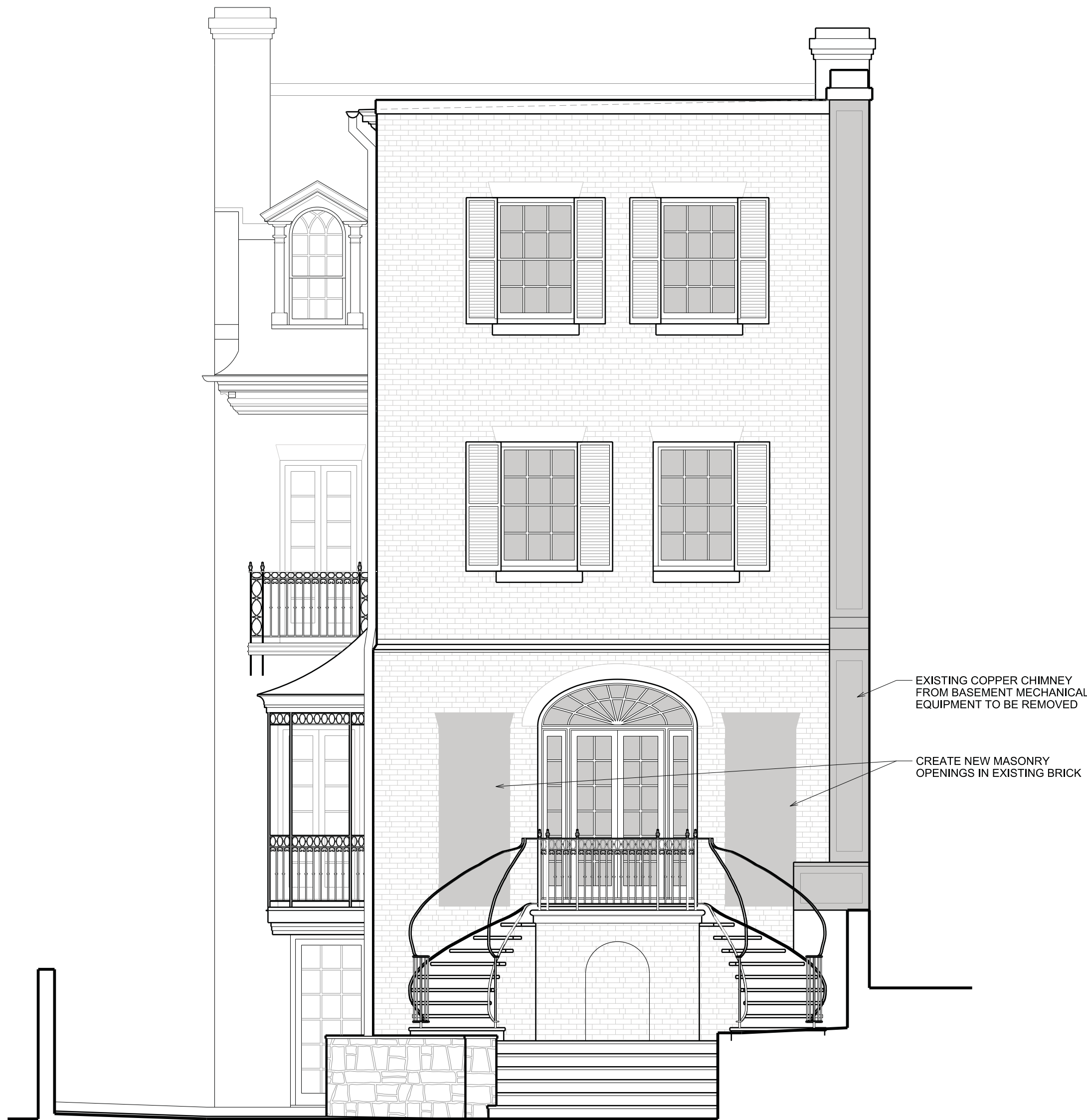
1671 31ST STREET NW
WASHINGTON, DC 20007

LOT: 0821 SQUARE: 1282

EXTERIOR SOUTH
ELEVATIONS

A006

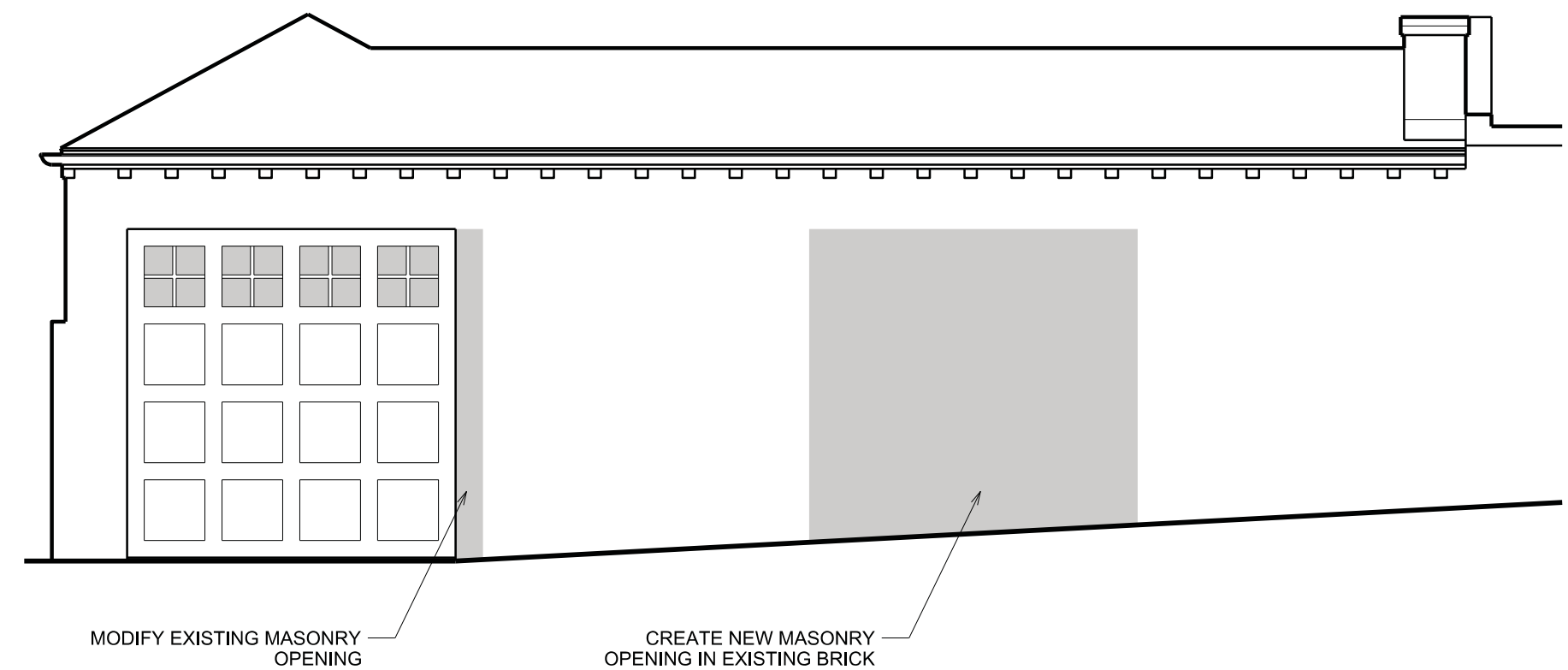
DATE: 02-03-2020



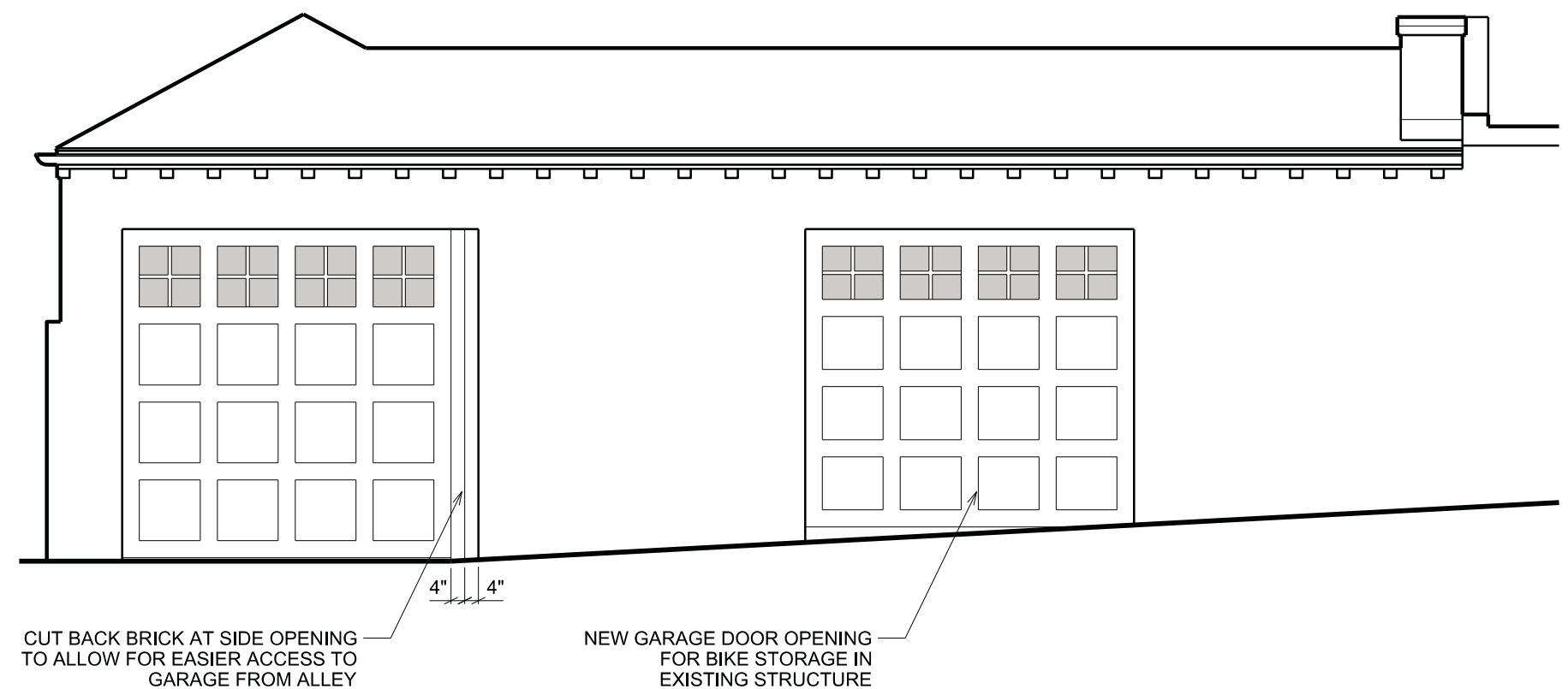
1
A007
EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



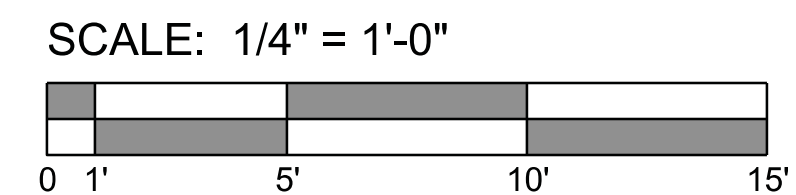
2
A007
PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



4
A007
PROPOSED EAST ALLEY 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

**EXTERIOR EAST
ELEVATIONS**

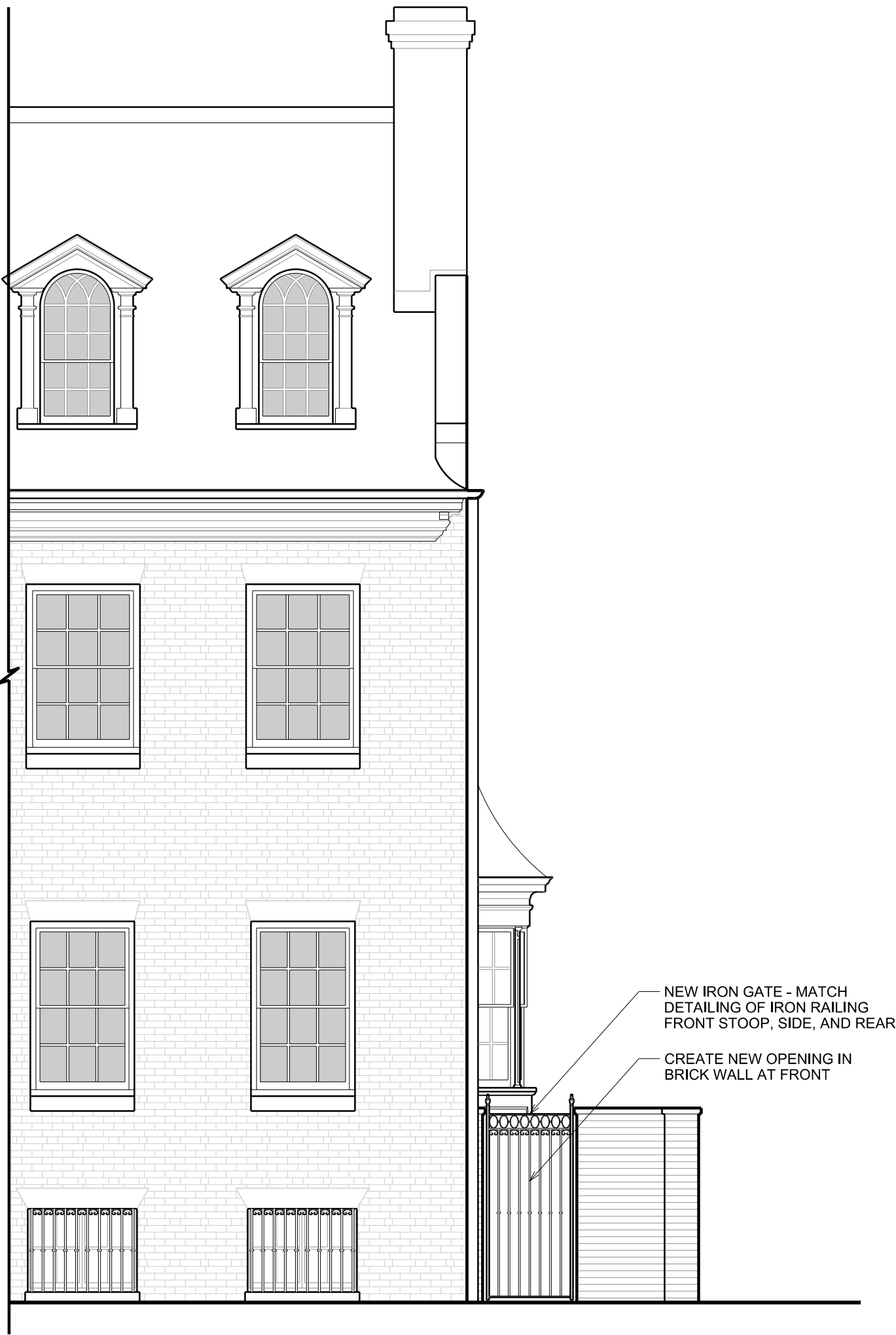
A007

DATE: 02-03-2020



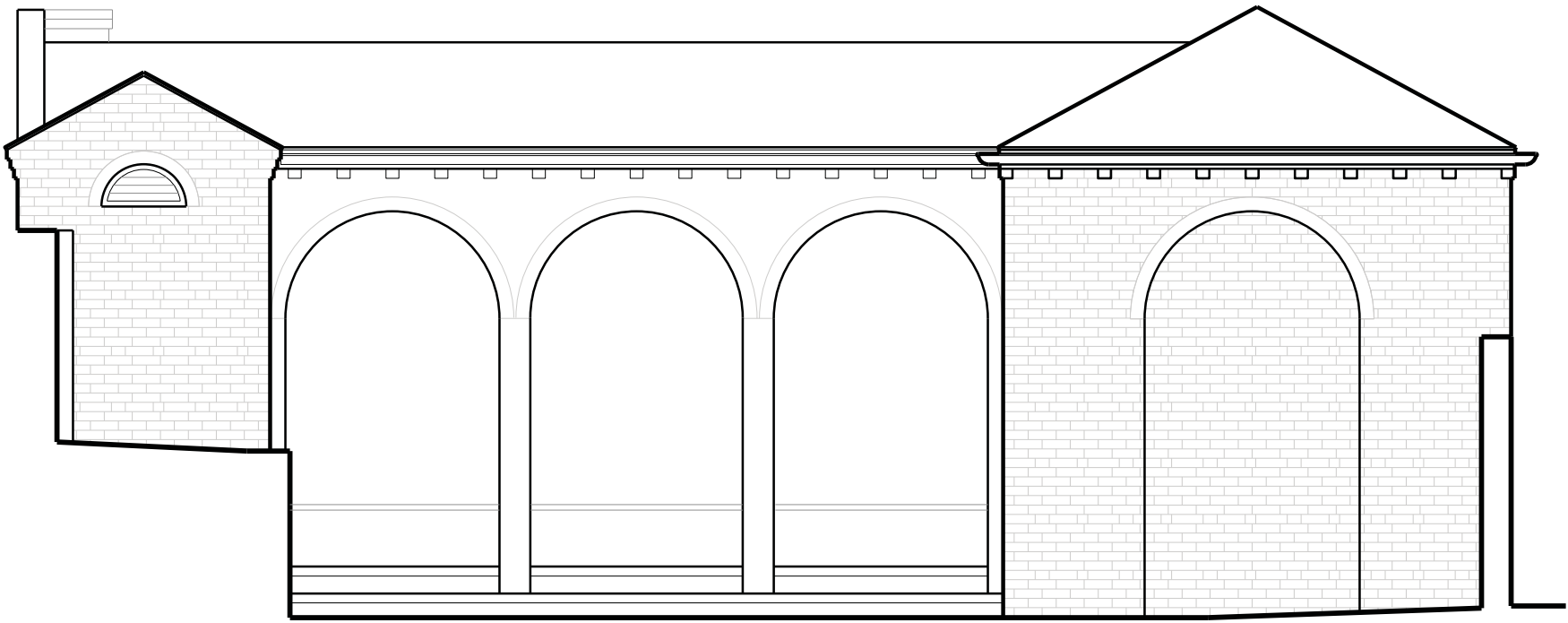
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A008

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



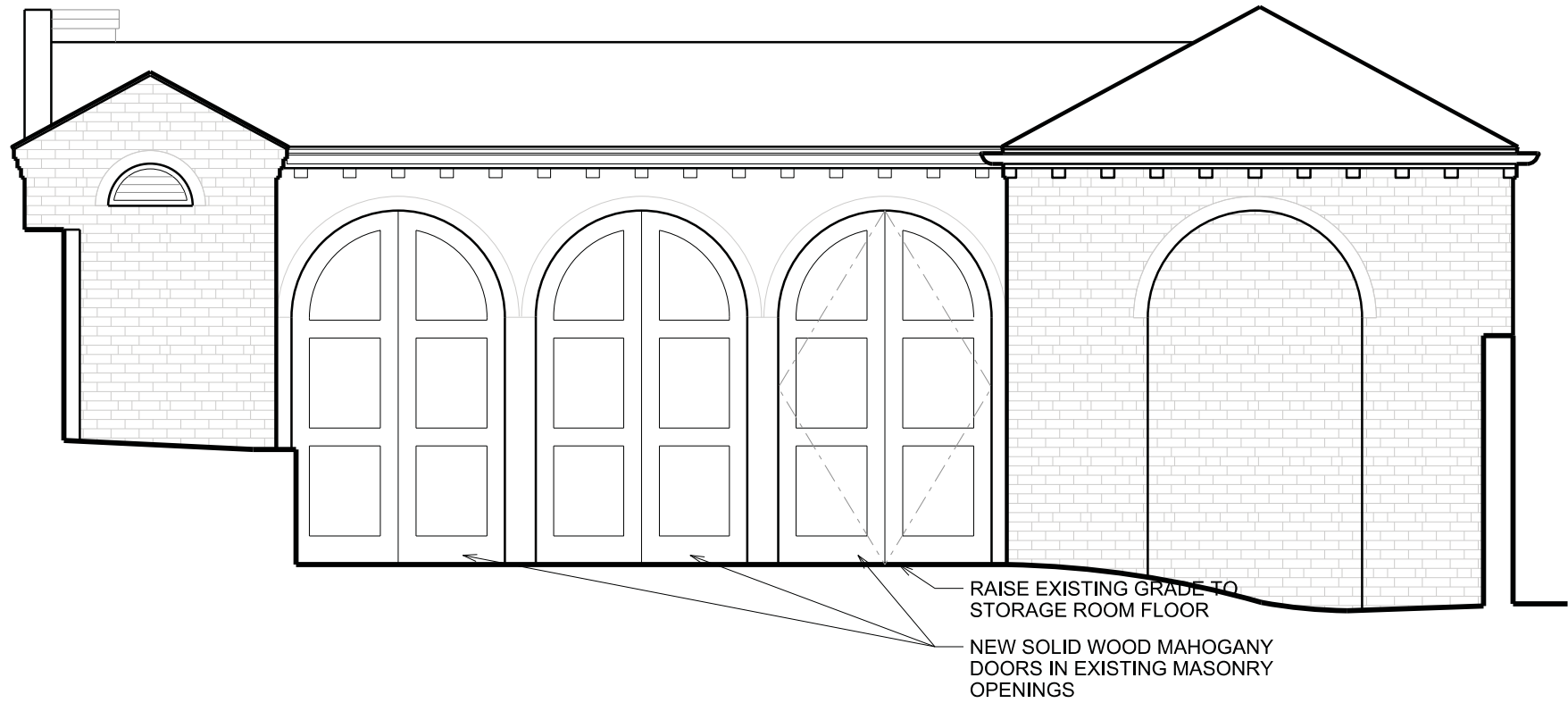
2
A008

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



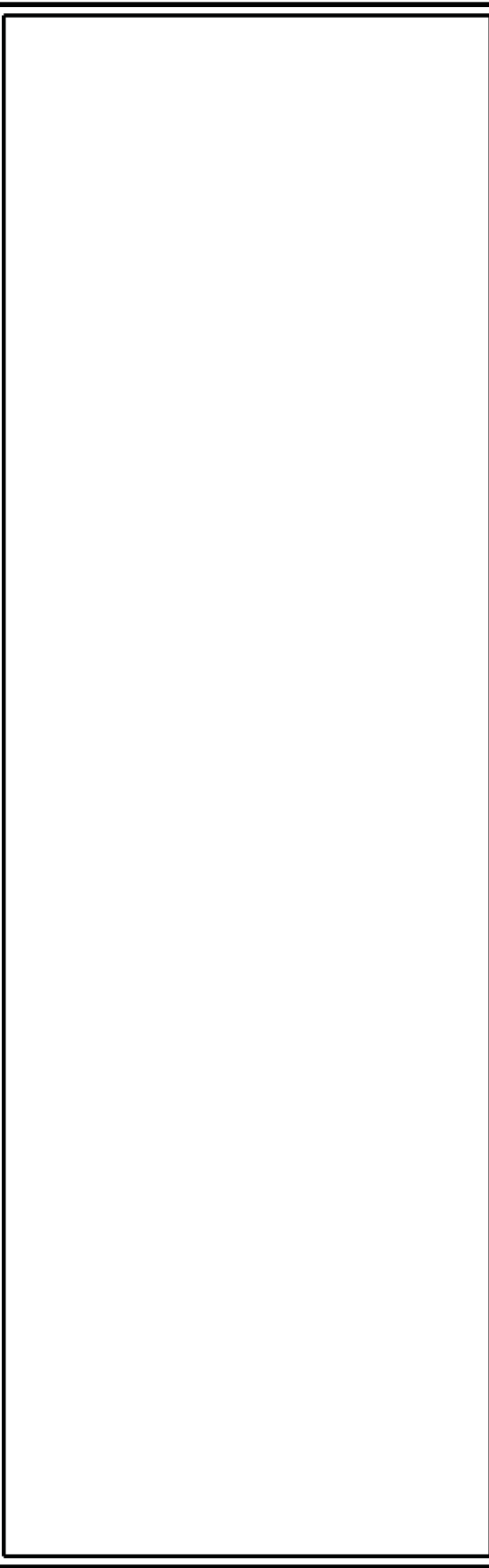
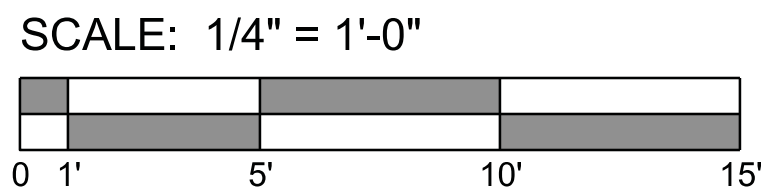
3
A008

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



4
A008

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





ALLEY (EAST) GARAGE ELEVATION



ALLEY (EAST) GARAGE/STORAGE ELEVATION



31st STREET (WEST) FRONT ELEVATION



31st STREET (WEST) SITE WALL ELEVATION



SOUTH - BALCONY ELEVATION



SOUTH - BALCONY ELEVATION



SOUTH - BALCONY ELEVATION/
SIDE YARD WALKWAY



SOUTH - BALCONY ELEVATION/
SIDE YARD WALKWAY



WEST STORAGE/ GARAGE ELEVATION
AND YARD



WEST STORAGE/ GARAGE ELEVATION



FROM YARD (EAST) REAR ELEVATION



EXISTING STAIR TO BE RE-WORKED