

# ELENI RESIDENCE

1698 32ND STREET NW, WASHINGTON, DC 20007



## PROPERTY INFORMATION

OWNER: ELENI TOUSIMIS  
ADDRESS: 1698 32ND STREET NW  
WASHINGTON, DC 20007  
LOT: 0875  
SQUARE: 1280

## BUILDING DATA

USE GROUP: RESIDENTIAL GROUP R-3  
DWELLING UNITS: 1  
CONSTRUCTION TYPE: TYPE V-B

## APPLICABLE CODES

IRC 2015  
IECC 2015  
DCMR 12B 2017 RES. CODE SUPPLEMENT

## CONSULTANTS

ARCHITECT  
OVERMYER ARCHITECTS  
CONTACT: KELLY UMUTONI  
3213 P STREET NW  
WASHINGTON, DC 20007  
(202) 333-5596 x104  
kelly@overmyerarchitects.com

## SCOPE OF WORK

- ° NEW DORMERS AT THE FRONT AND REAR OF THE BUILDING
- ° INTERIOR RENOVATION

## ZONING DATA

### GENERAL

ZONING DISTRICT: RESIDENTIAL R-19  
WARD: 2  
ANC: 2E  
SMD: 2E02

### LOT

LOT AREA: 6469 FT<sup>2</sup>  
EXISTING BUILDING AREA: 1334.75 FT<sup>2</sup>  
PROPOSED BUILDING AREA: 1334.75 FT<sup>2</sup>

MAXIMUM LOT OCCUPANCY: 40.0%  
EXISTING LOT OCCUPANCY: 21%  
PROPOSED LOT OCCUPANCY: 21%

### BUILDING

MAXIMUM HEIGHT: 35 FT (40 IF ADJACENT BUILDING IS  
ALREADY 40 FT OR GREATER)  
EXISTING HEIGHT: 32.75 FT  
PROPOSED HEIGHT: NO CHANGE  
MAXIMUM STORIES: 3  
EXISTING STORIES: 3 + CELLAR  
PROPOSED STORIES: NO CHANGE

### TABLE OF CONTENTS:

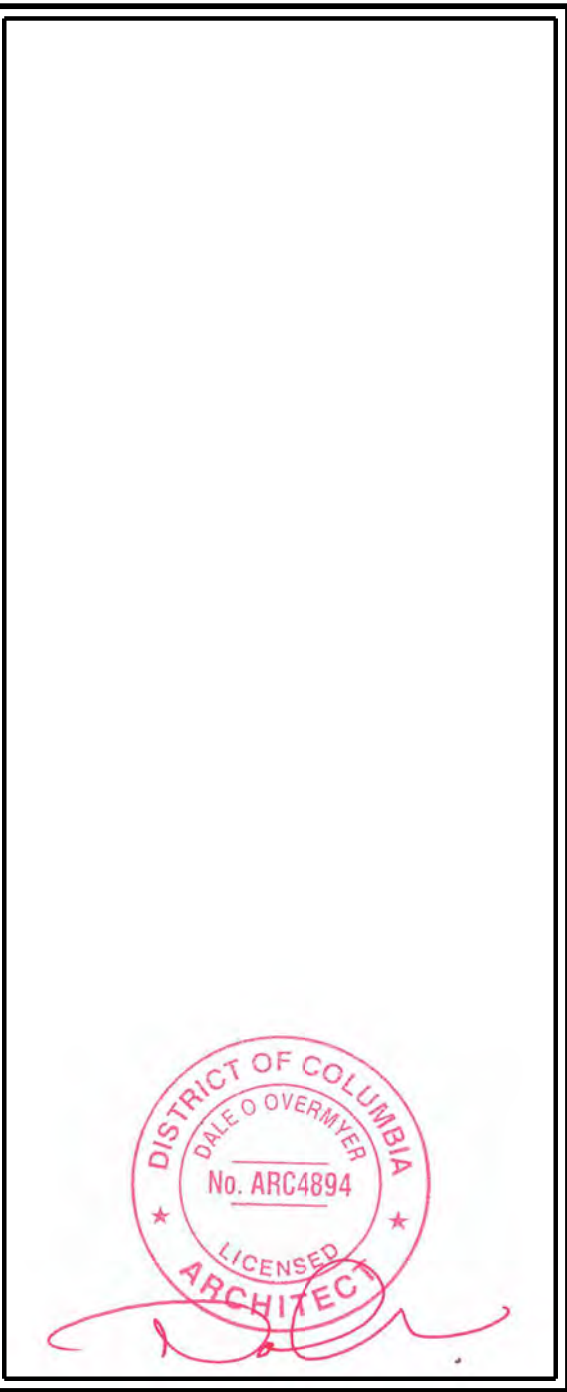
0001	COVER PAGE
P100	EXISTING PHOTOS
P101	EXISTING PHOTOS
A001	EXISTING & PROPOSED SITE PLANS
A002	EXISTING & PROPOSED 1ST&2ND PLANS
A003	EXISTING & PROPOSED 3RD FLOOR & ROOF PLANS
A004	EXISTING & PROPOSED NORTH & EAST ELEVATIONS
A004.1	EXISTING & PROPOSED NORTH & EAST ELEVATIONS
A005	EXISTING & PROPOSED SOUTH & WEST ELEVATIONS
A005.1	EXISTING & PROPOSED SOUTH & WEST ELEVATIONS
A006	EXISTING & PROPOSED SECTIONS

### SETBACKS

MINIMUM FRONT YARD SETBACK: NO LESSER OR GREATER THAN  
EXISTING SETBACKS ON THE  
SAME BLOCK  
EXISTING FRONT YARD SETBACK: 4.5 FT  
PROPOSED FRONT YARD SETBACK: NO CHANGE  
MINIMUM REAR YARD SETBACK: 25.0 FT  
EXISTING REAR YARD SETBACK: 10.25 FT  
PROPOSED REAR YARD SETBACK: NO CHANGE  
MINIMUM SIDE YARD SETBACK: 8.0'  
EXISTING NORTH: 4.25 FT  
PROPOSED NORTH: NO CHANGE  
EXISTING SOUTH: 100.25 FT  
PROPOSED SOUTH: NO CHANGE



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RENOVATION TO THE  
**ELENI  
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LOT: 0875 SQUARE: 1280







NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



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EXISTING  
CONDITION  
PHOTOS

**P100**

DATE: 03-18-2021





SOUTH ELEVATION



EAST ELEVATION WINDOW



NORTH ELEVATION DOOR



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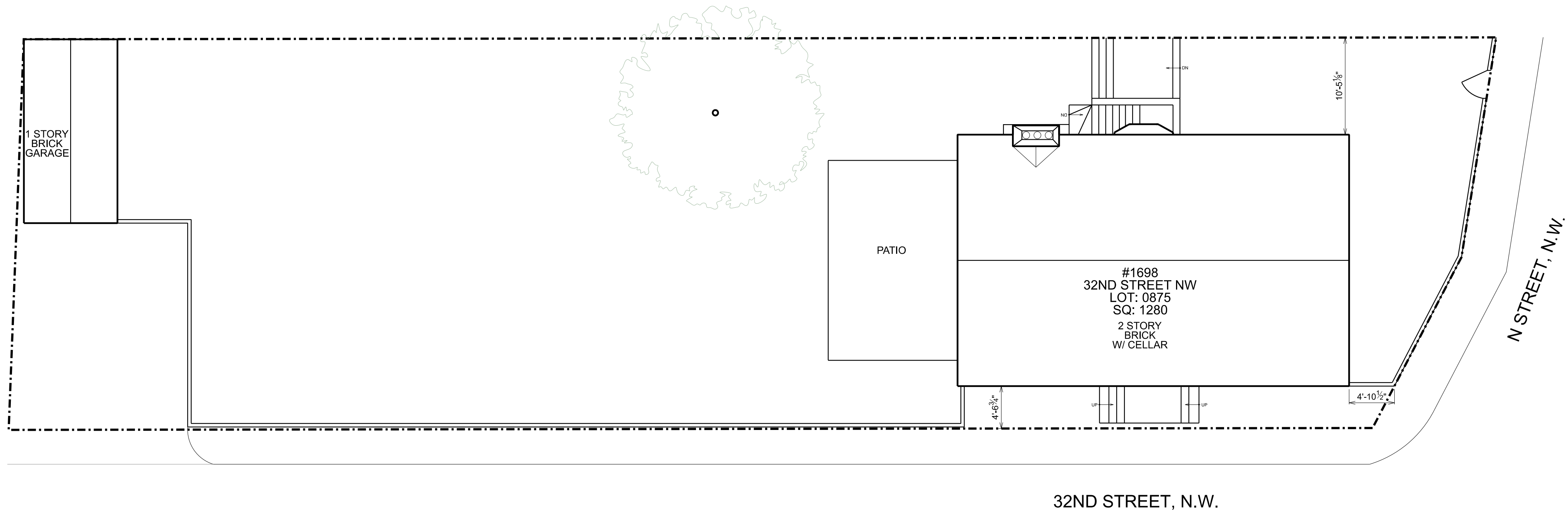


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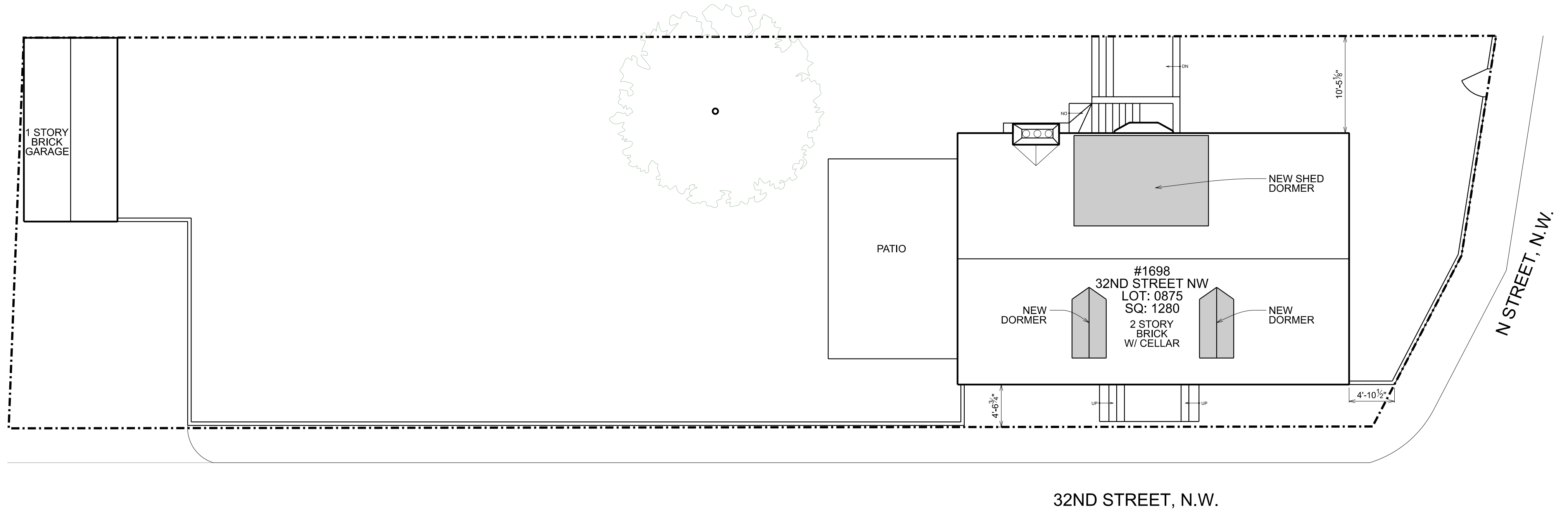
LOT: 0875 SQUARE: 1280

EXISTING CONDITION PHOTOS
<b>P101</b>
DATE: 03-18-2021





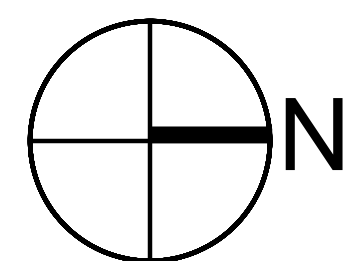
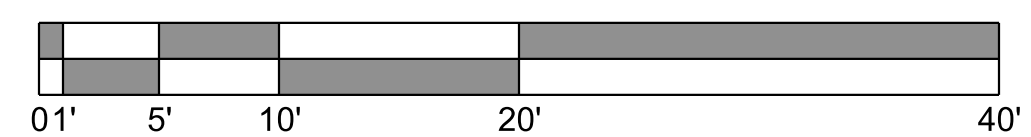
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SCALE: 1/8" = 1'-0"



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

NEW CONSTRUCTION

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

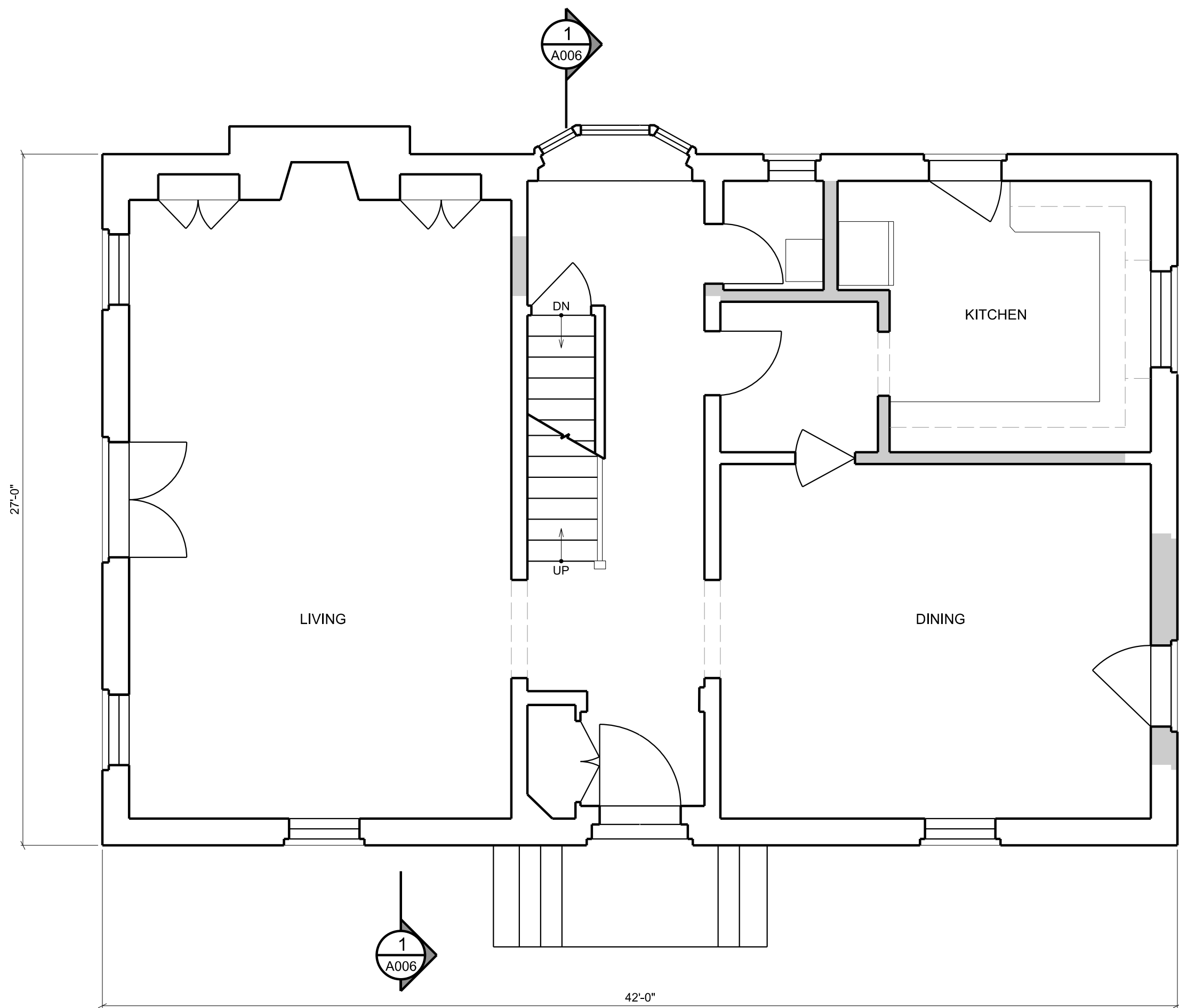


1. ALL DIMENSIONS  
TAKEN TO FINISH,  
EXCEPT WHERE NOTED

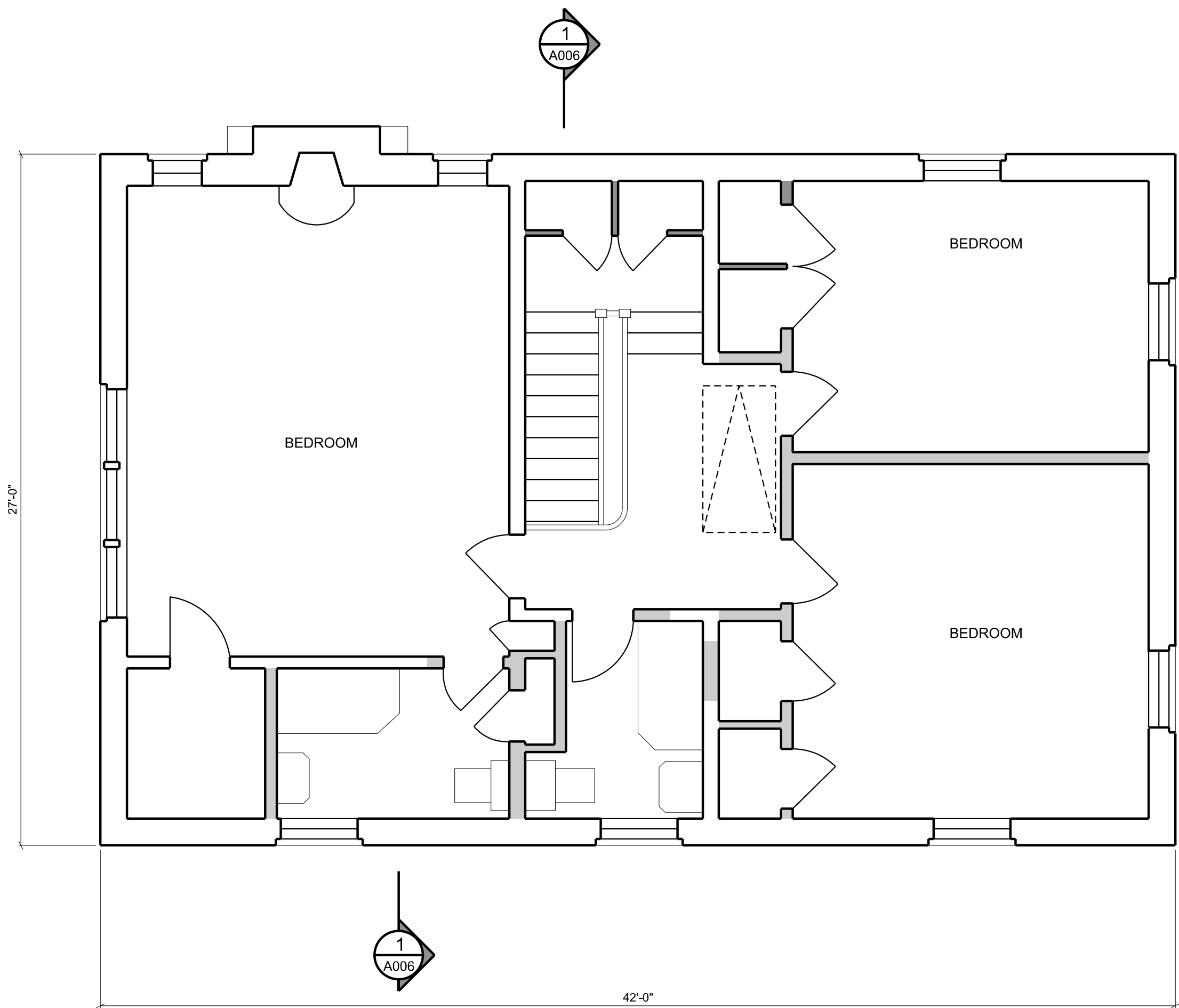


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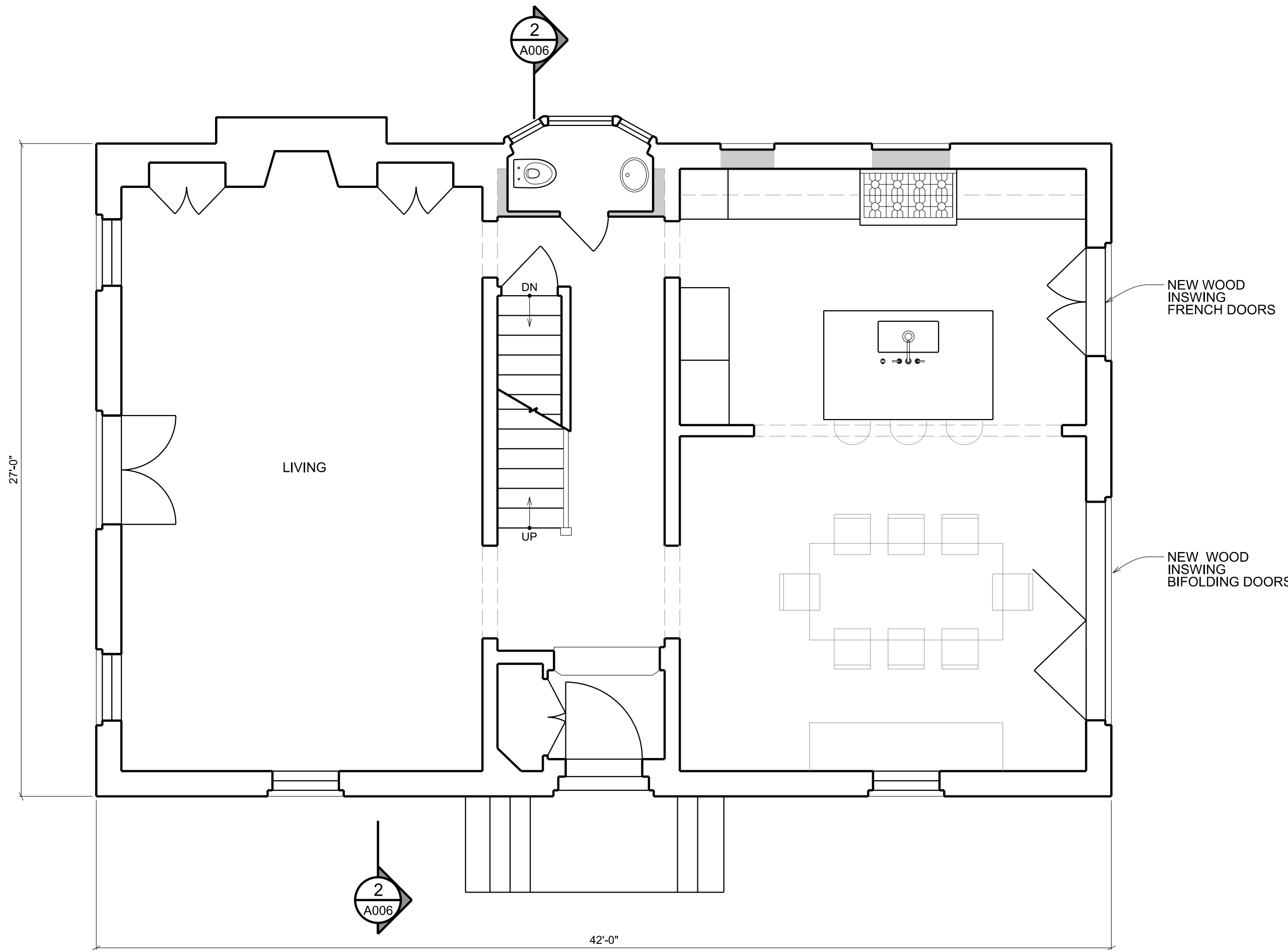
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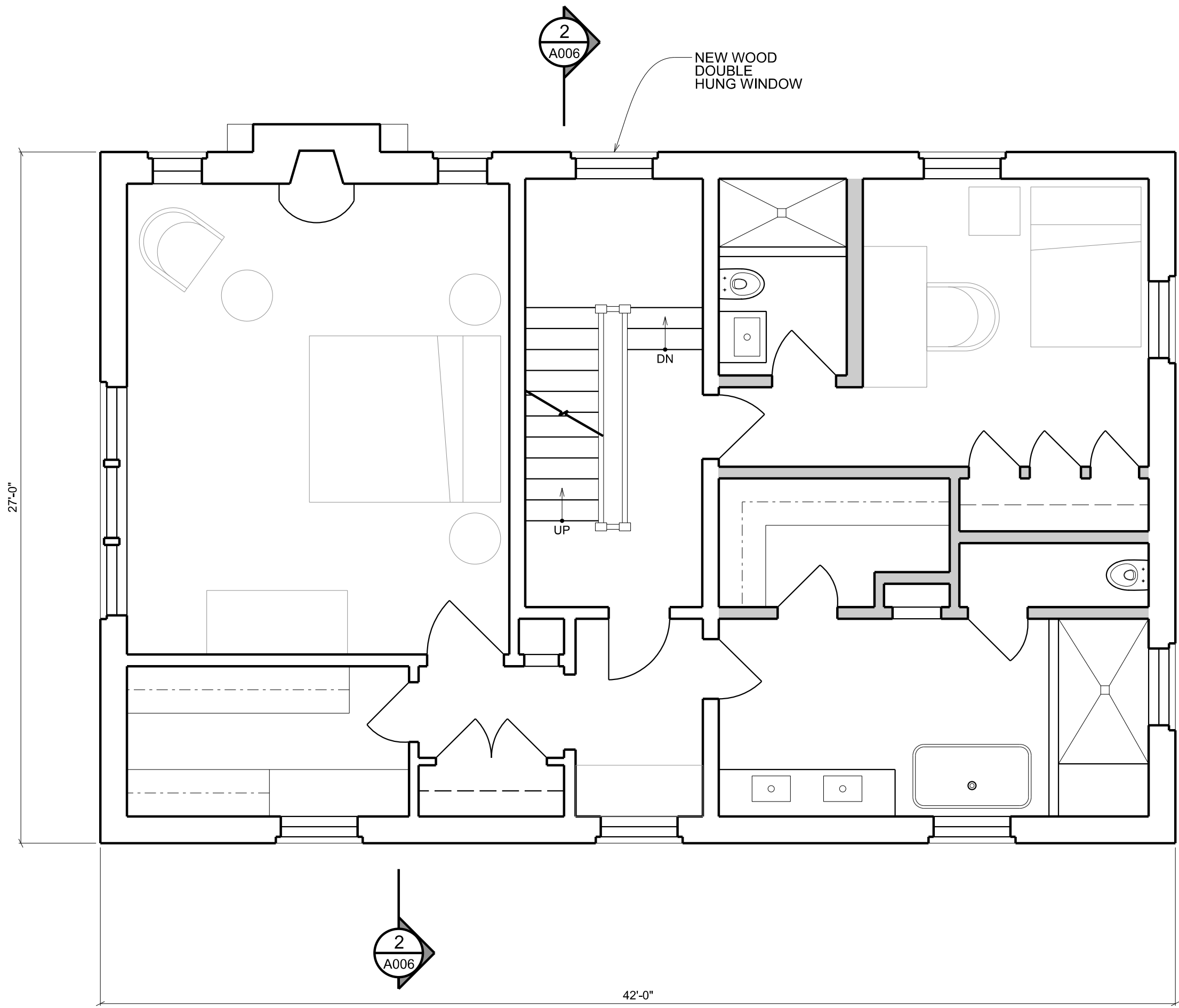
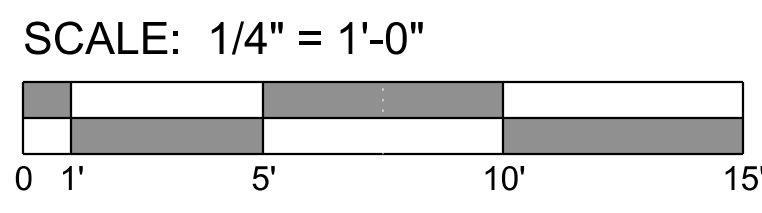
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A002 EXIST. 1ST FLR PLAN  
SCALE: 1/4" = 1'-0" DEMOLITION



3  
A002 EXIST. 2ND FLR PLAN  
SCALE: 1/4" = 1'-0" DEMOLITION




2  
A002 PROPOSED 1ST FLR PLAN  
SCALE: 1/4" = 1'-0" NEW CONSTRUCTION



4  
A002 PROPOSED 2ND FLR PLAN  
SCALE: 1/4" = 1'-0" NEW CONSTRUCTION

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DISTRICT OF COLUMBIA  
SALE OF OVERMYER  
No. ARC4894  
LICENSED  
ARCHITECT

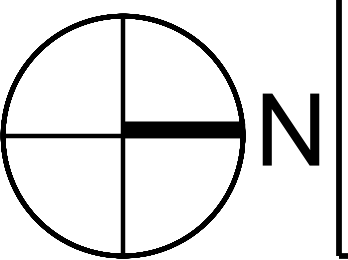
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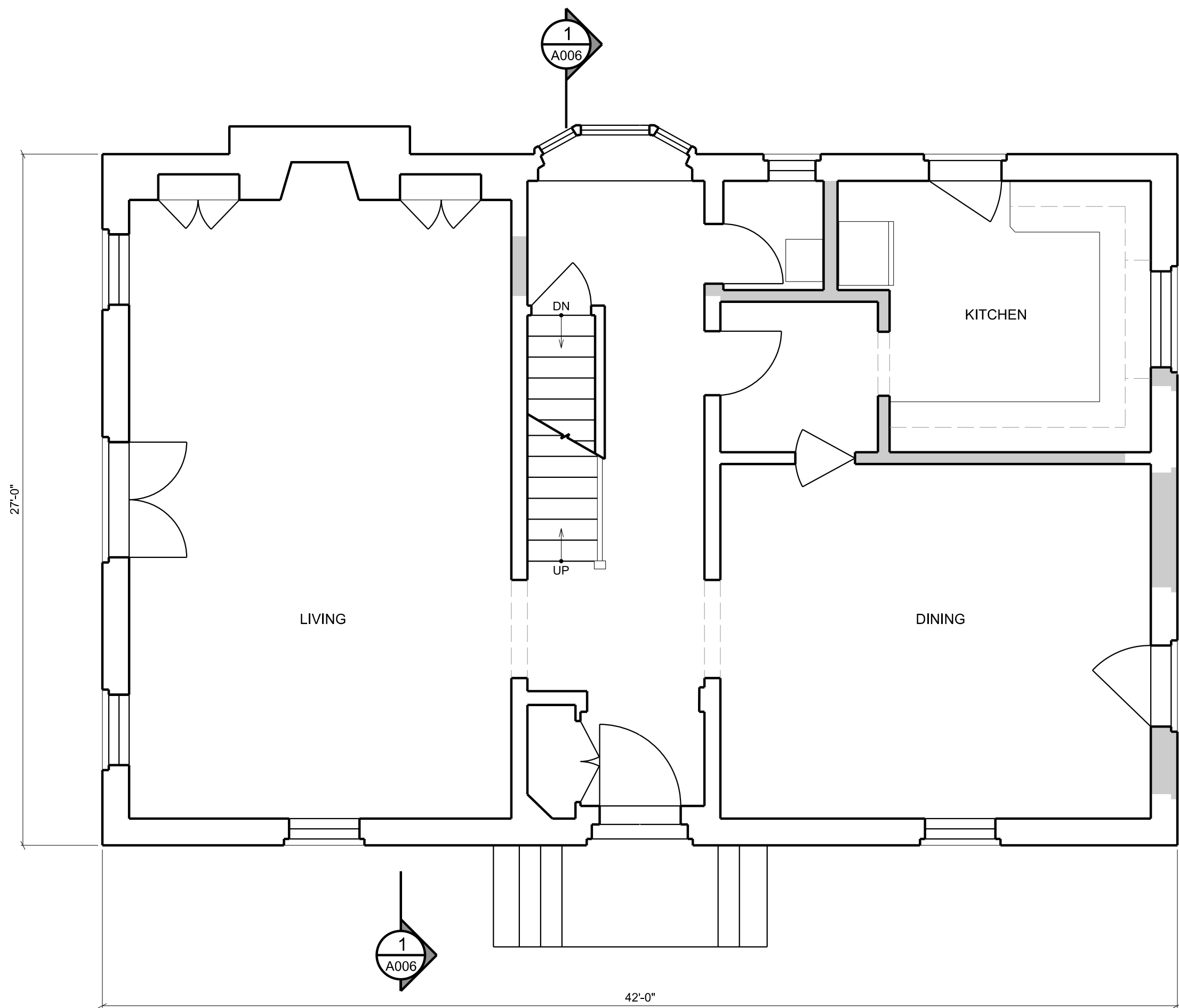
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EXIST. & PROPOSED  
1ST & 2ND  
FLOOR PLANS

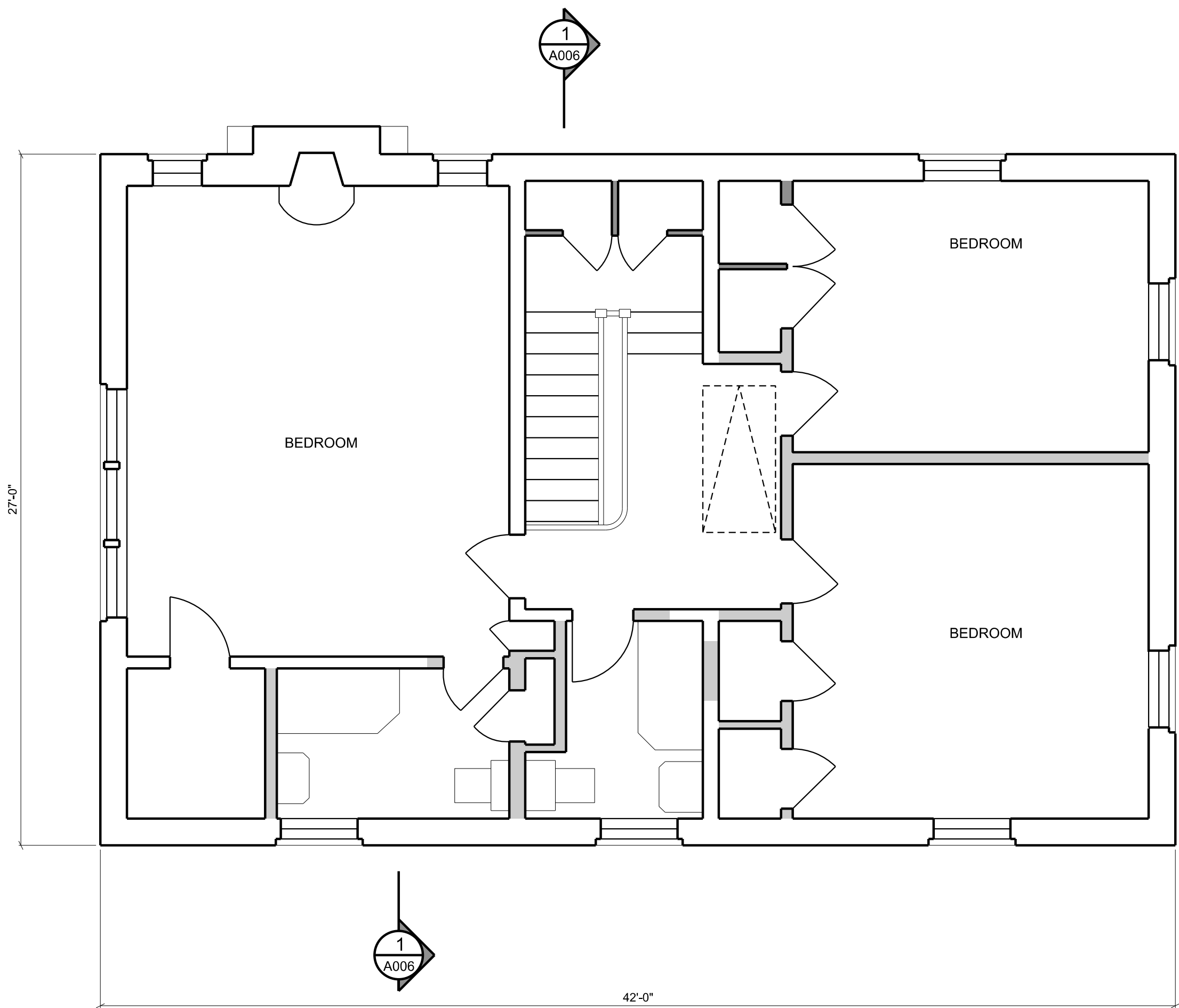
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DATE: 03-18-2021

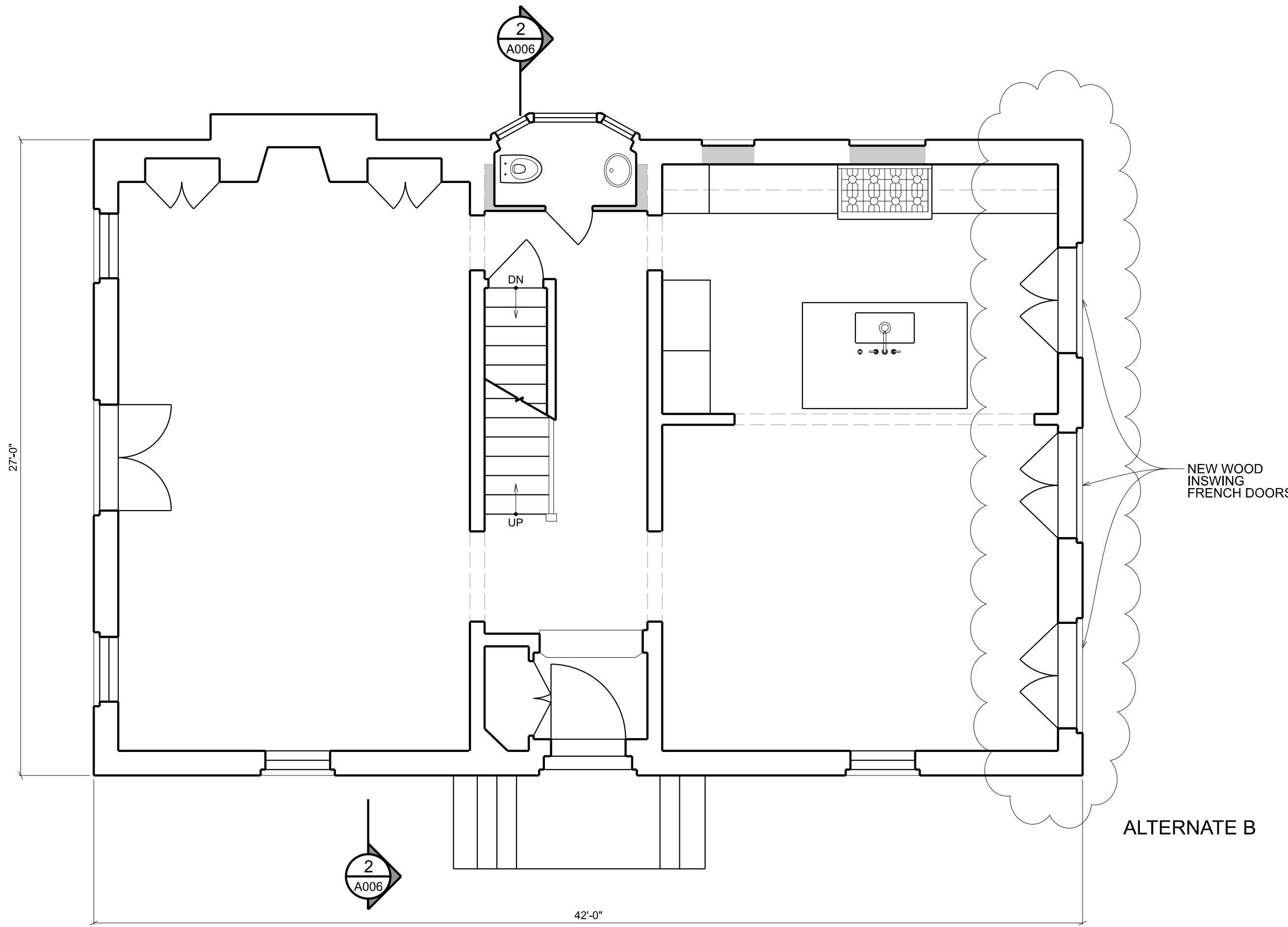




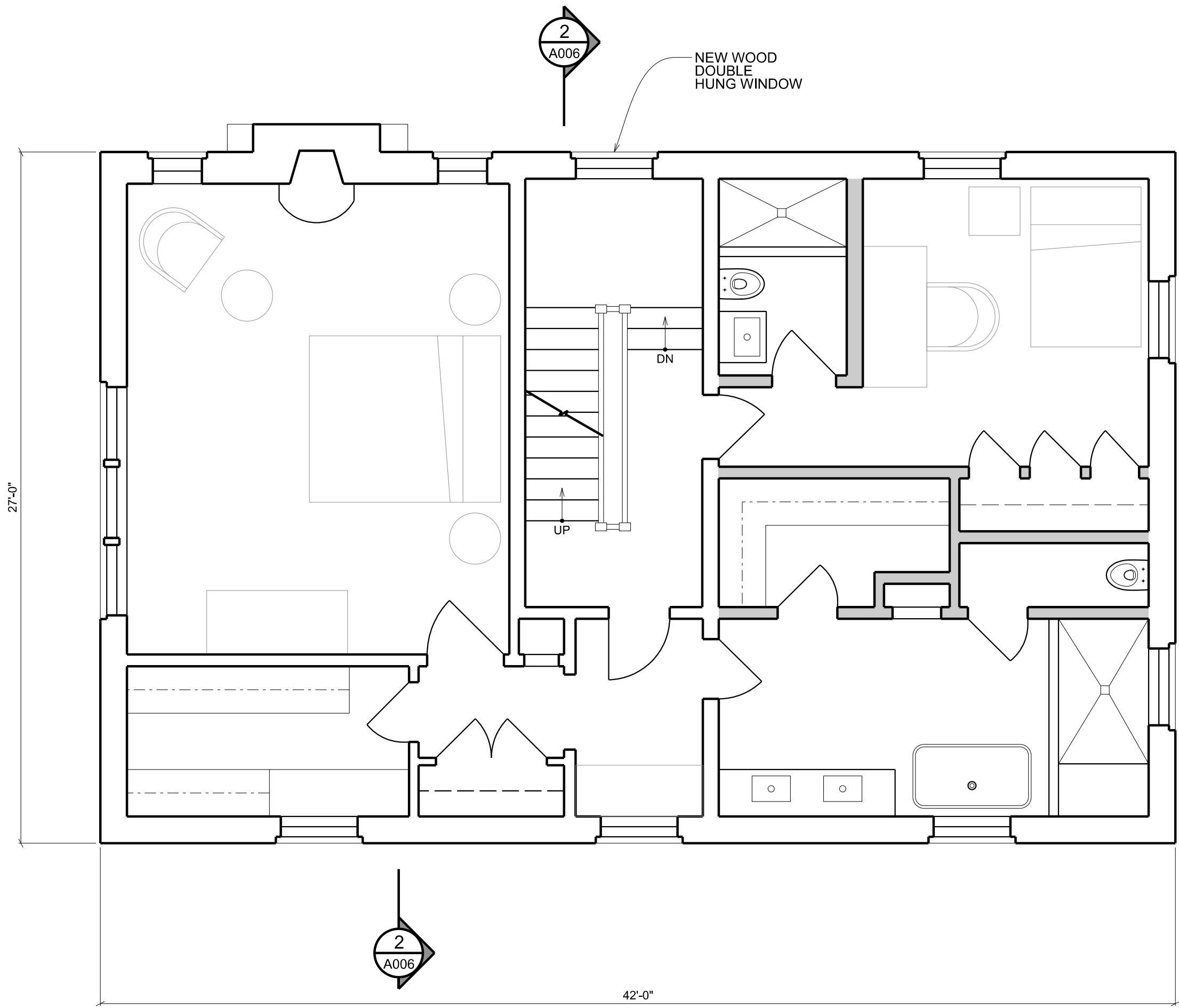
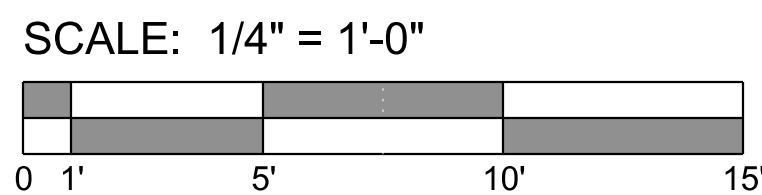
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A002 EXIST. 1ST FLR PLAN  
SCALE: 1/4" = 1'-0" DEMOLITION



3  
A002 EXIST. 2ND FLR PLAN  
SCALE: 1/4" = 1'-0" DEMOLITION



2  
A002 PROPOSED 1ST FLR PLAN  
SCALE: 1/4" = 1'-0" NEW CONSTRUCTION



4  
A002 PROPOSED 2ND FLR PLAN  
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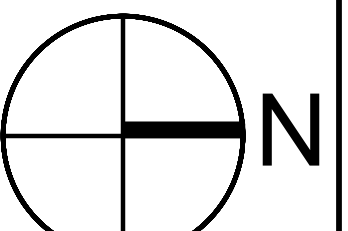
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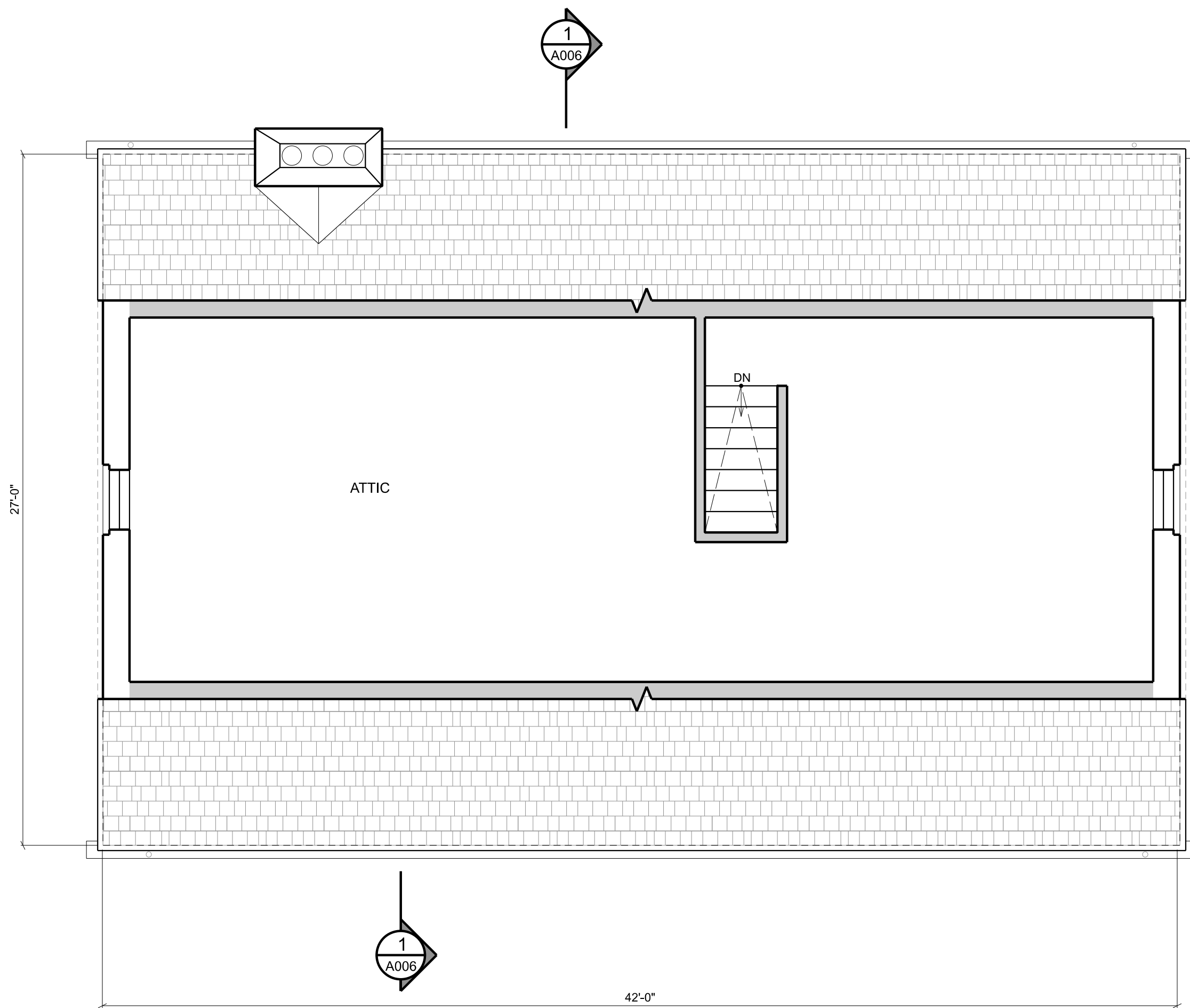
EXIST. & PROPOSED  
1ST & 2ND  
FLOOR PLANS

**A002.1**

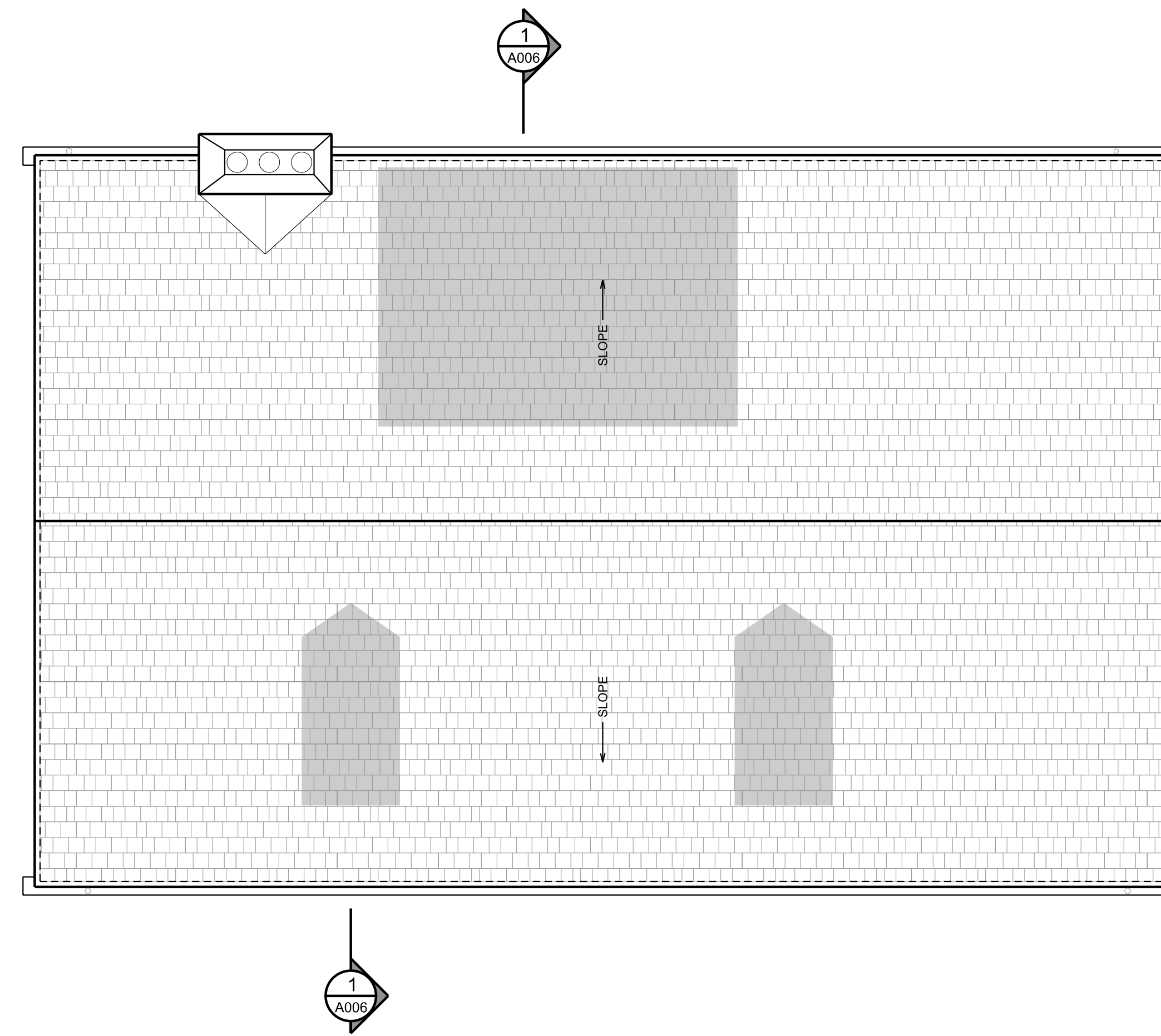
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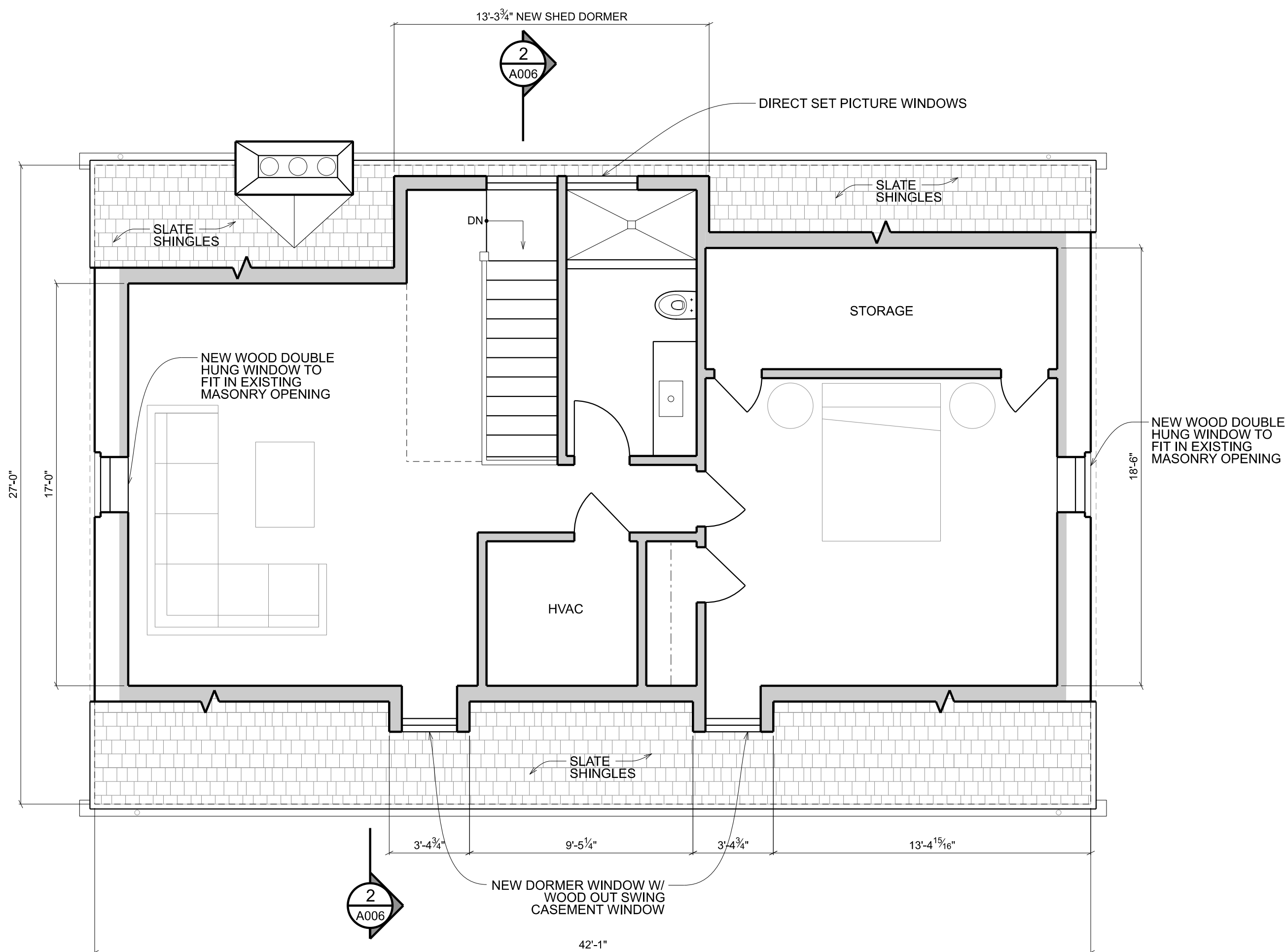




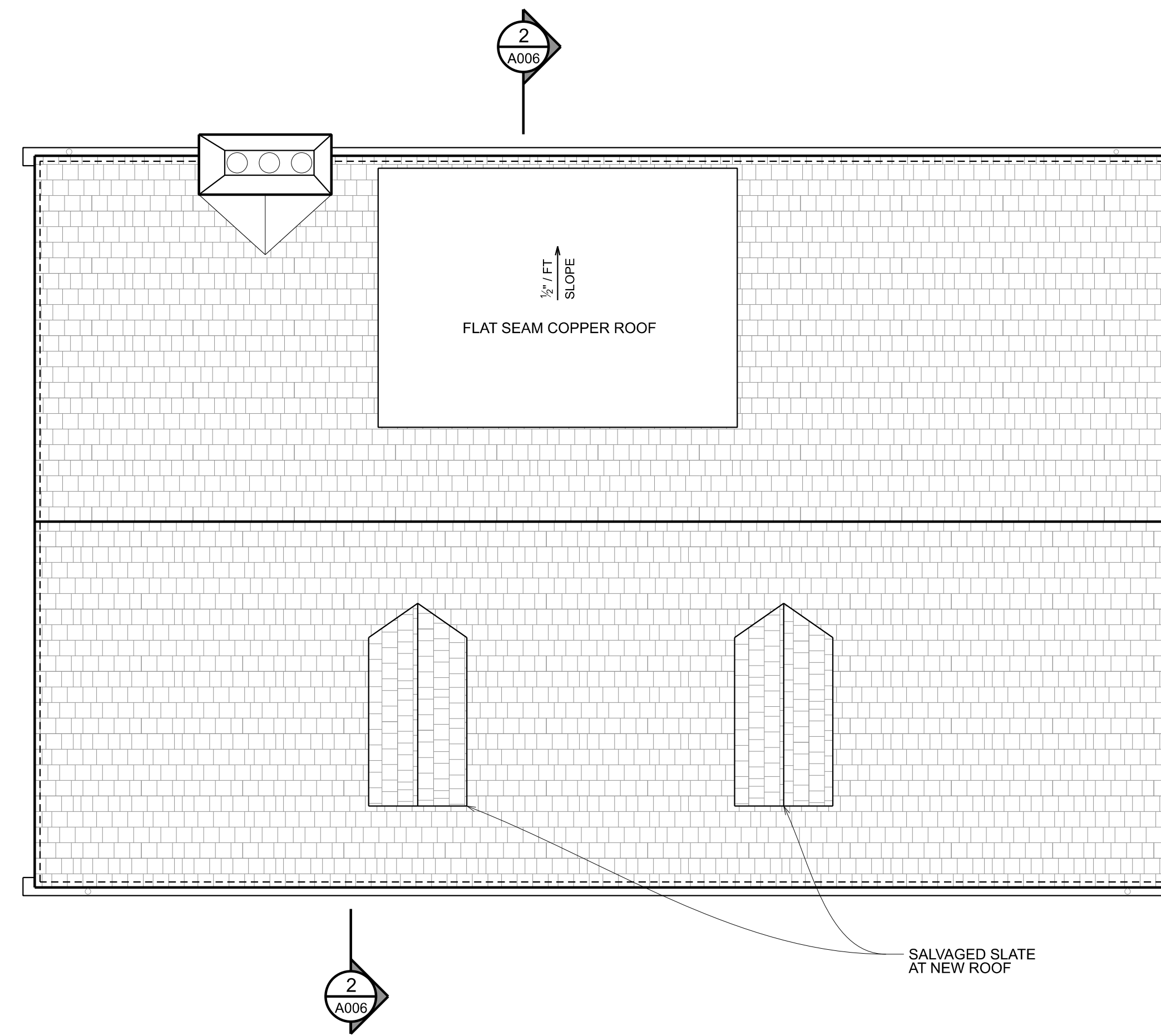
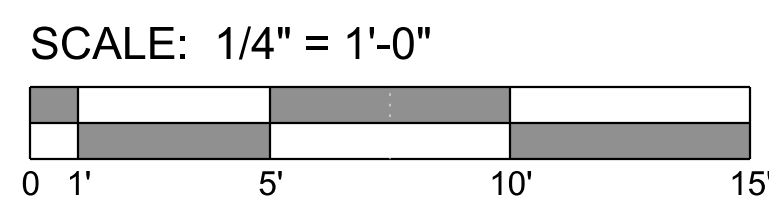
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SCALE: 1/4" = 1'-0" DEMOLITION



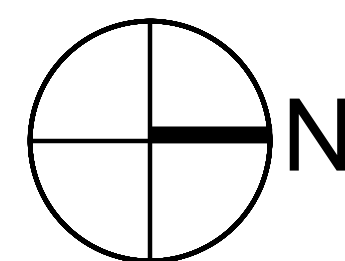
3 EXIST. ROOF PLAN  
SCALE: 1/4" = 1'-0" DEMOLITION



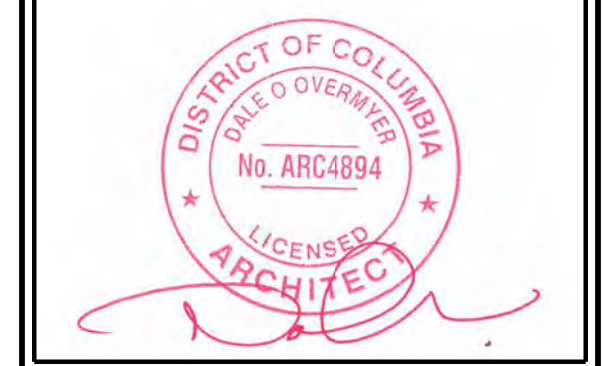
2 PROPOSED 3RD FLR PLAN  
SCALE: 1/4" = 1'-0" NEW CONSTRUCTION



4 PROPOSED ROOF PLAN  
SCALE: 1/4" = 1'-0" NEW CONSTRUCTION



1. ALL DIMENSIONS  
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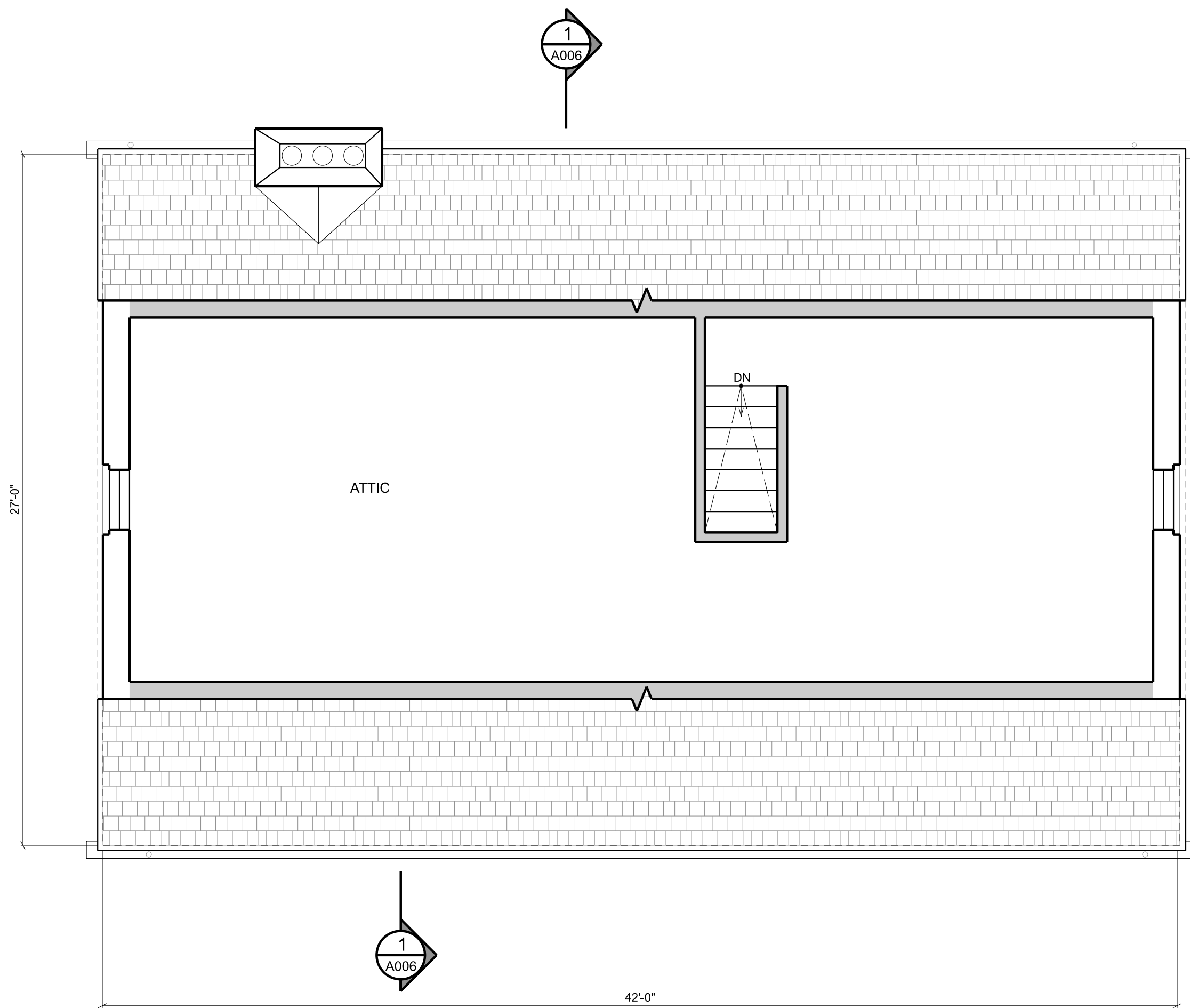
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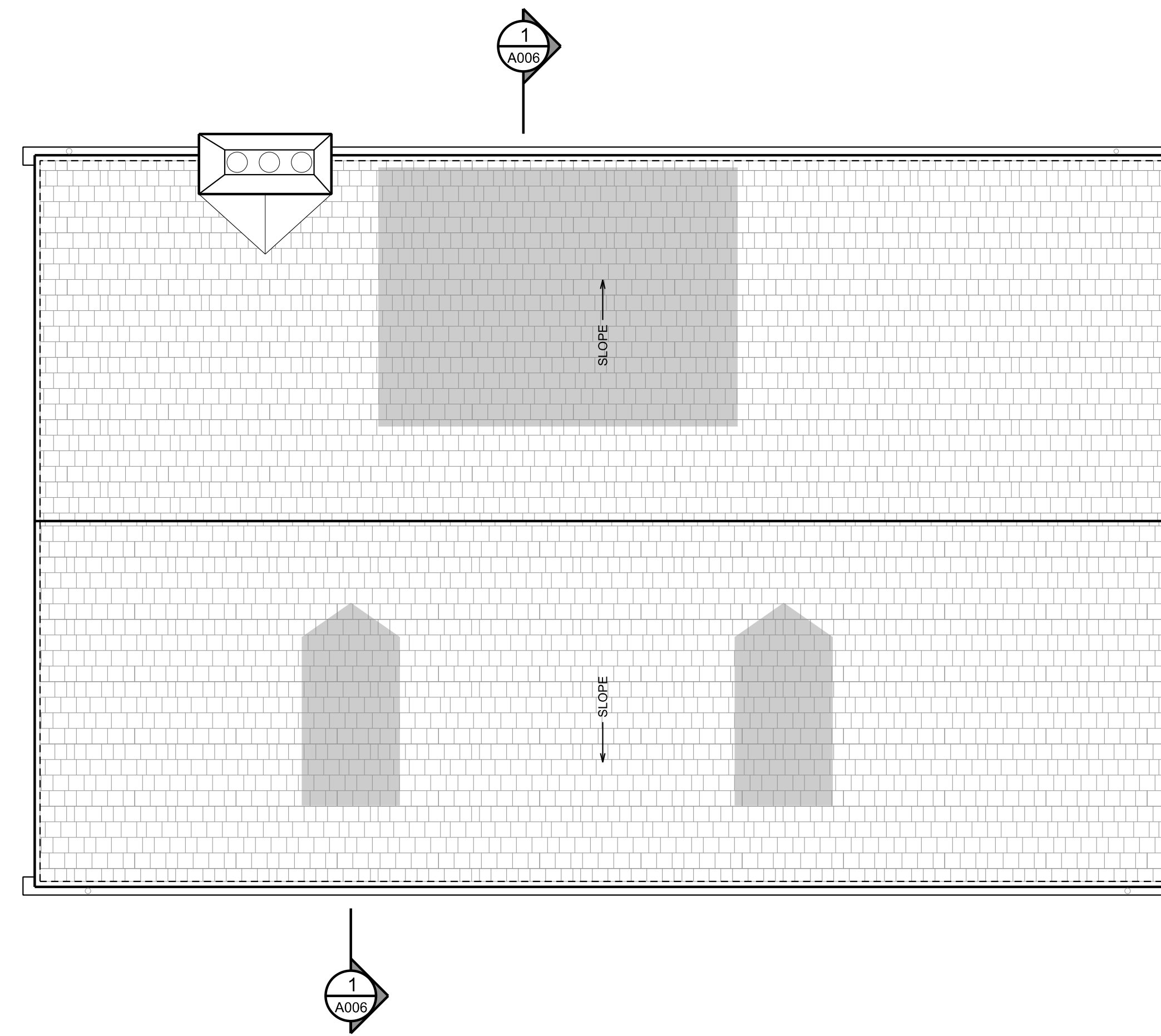
EXIST. & PROPOSED  
3RD FLR & ROOF  
PLANS

**A003**

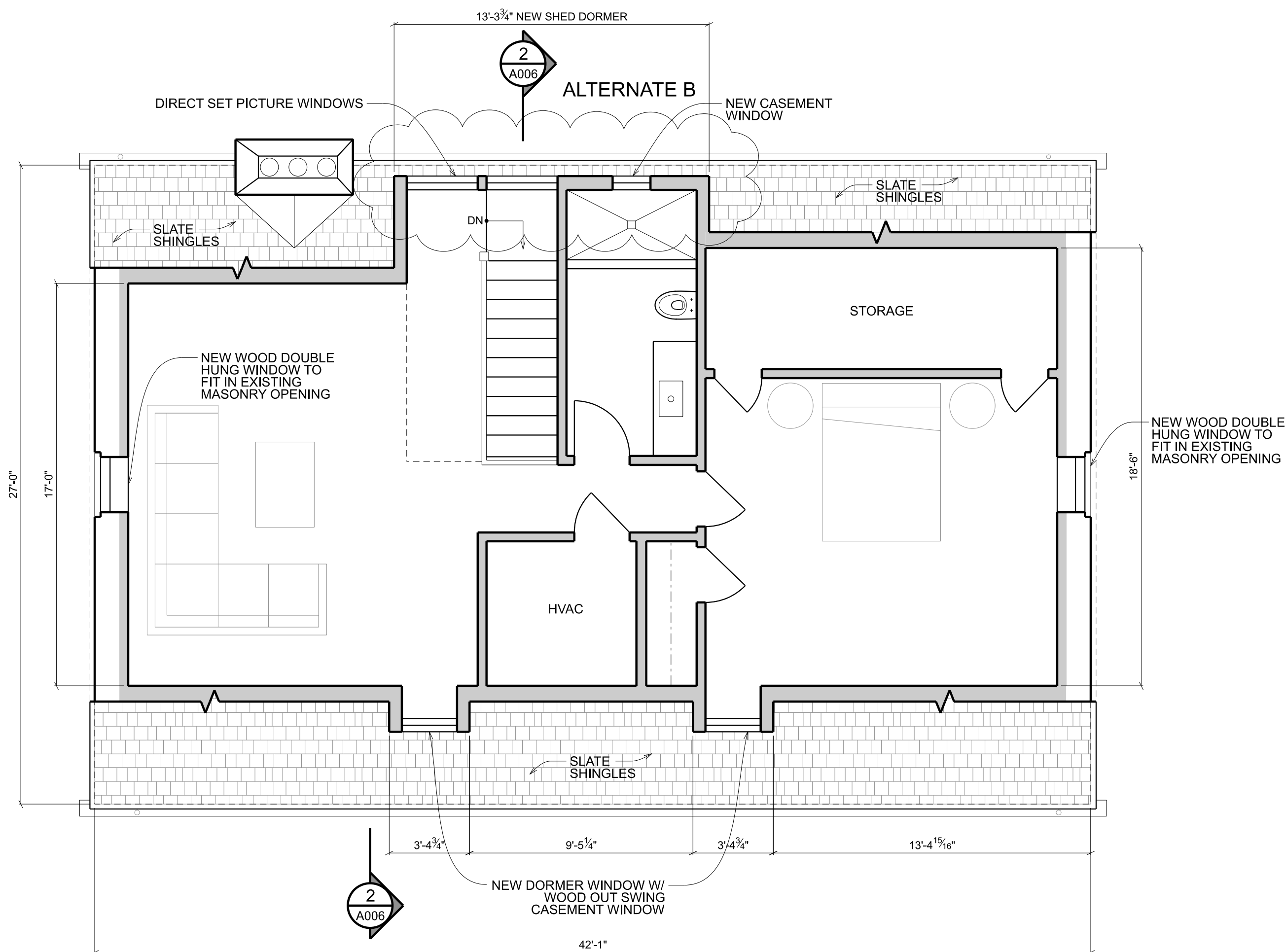
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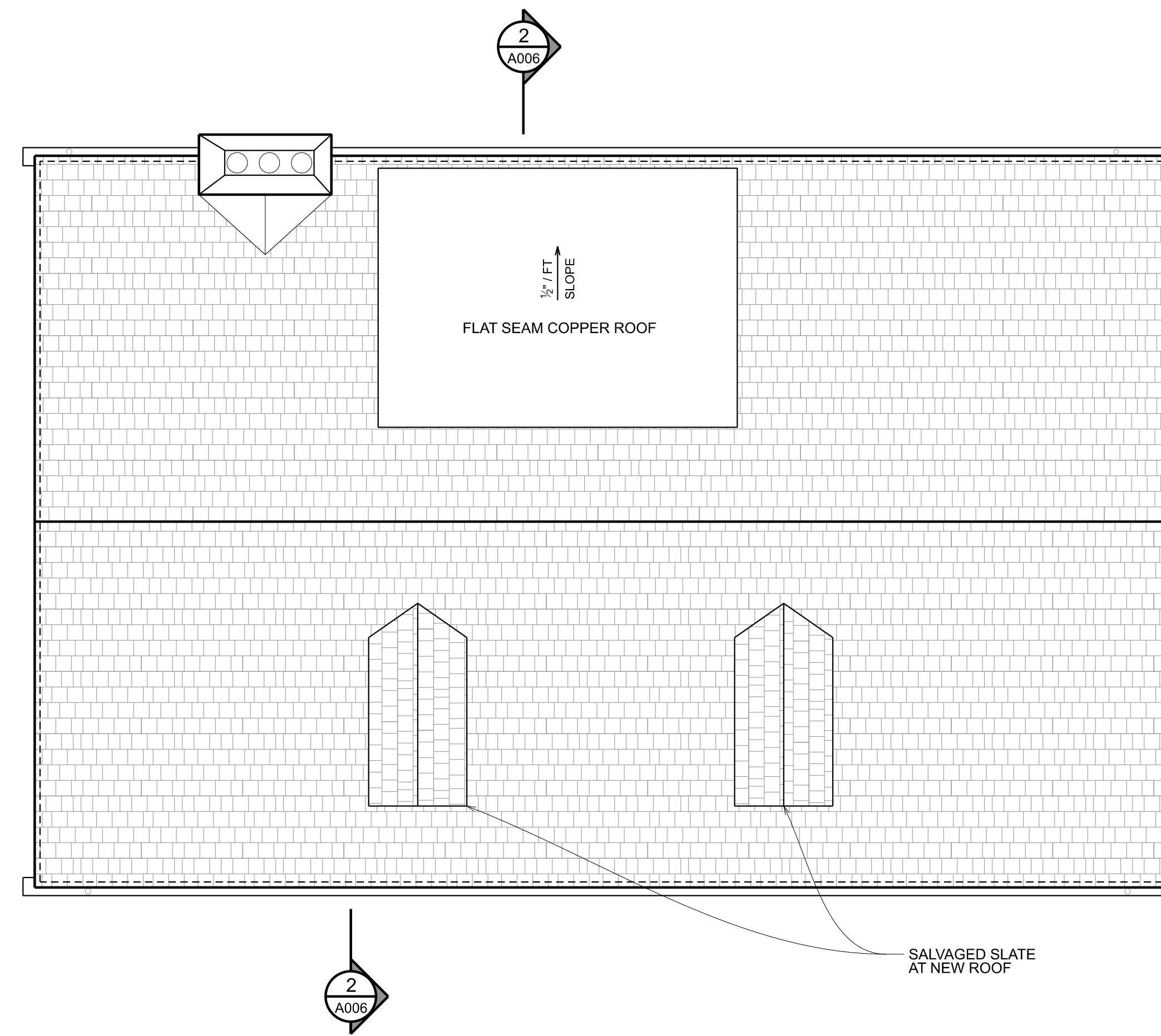
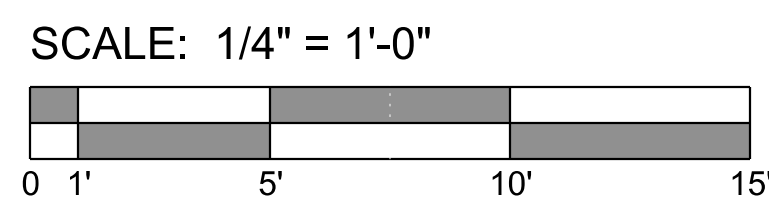
1 EXIST. 3RD FLR PLAN  
SCALE: 1/4" = 1'-0" DEMOLITION



3 EXIST. ROOF PLAN  
SCALE: 1/4" = 1'-0" DEMOLITION



2 PROPOSED 3RD FLR PLAN  
SCALE: 1/4" = 1'-0" NEW CONSTRUCTION



4 PROPOSED ROOF PLAN  
SCALE: 1/4" = 1'-0" NEW CONSTRUCTION

1. ALL DIMENSIONS  
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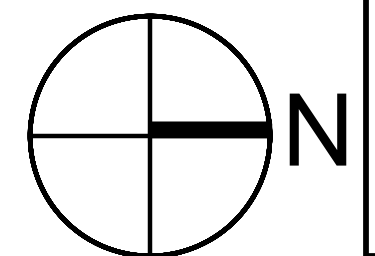
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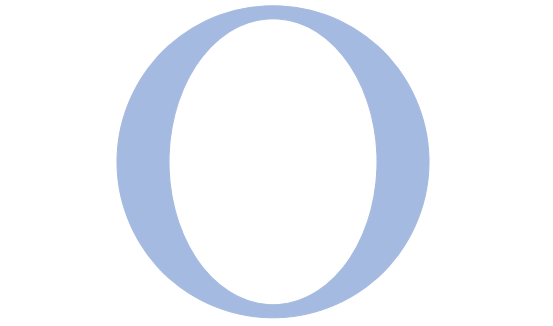
EXIST. & PROPOSED  
3RD FLR & ROOF  
PLANS

**A003.1**

DATE: 03-18-2021







OVERMYER  
ARCHITECTS

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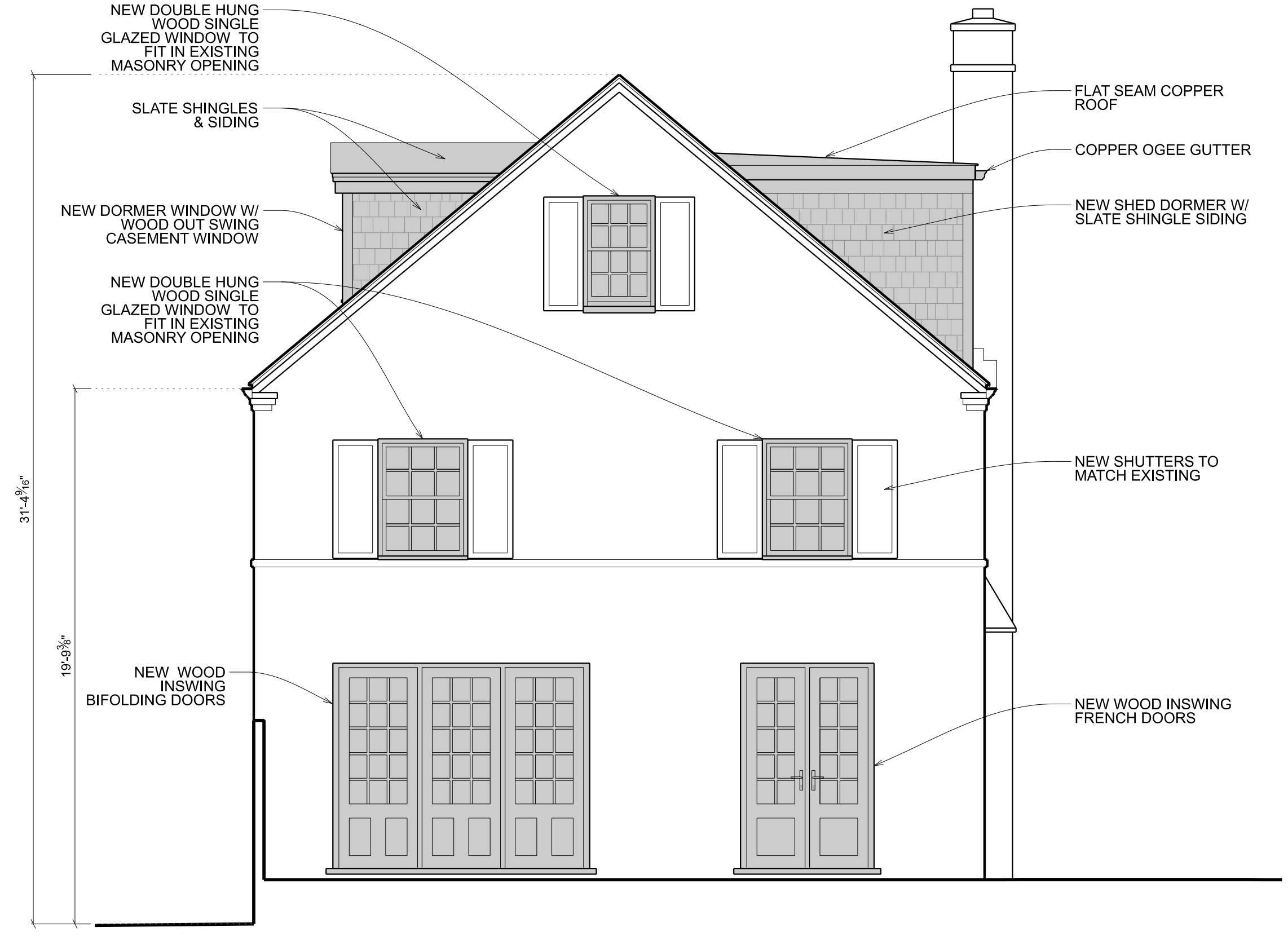
EXIST. & PROPOSED  
NORTH & EAST  
ELEVATIONS

**A004**

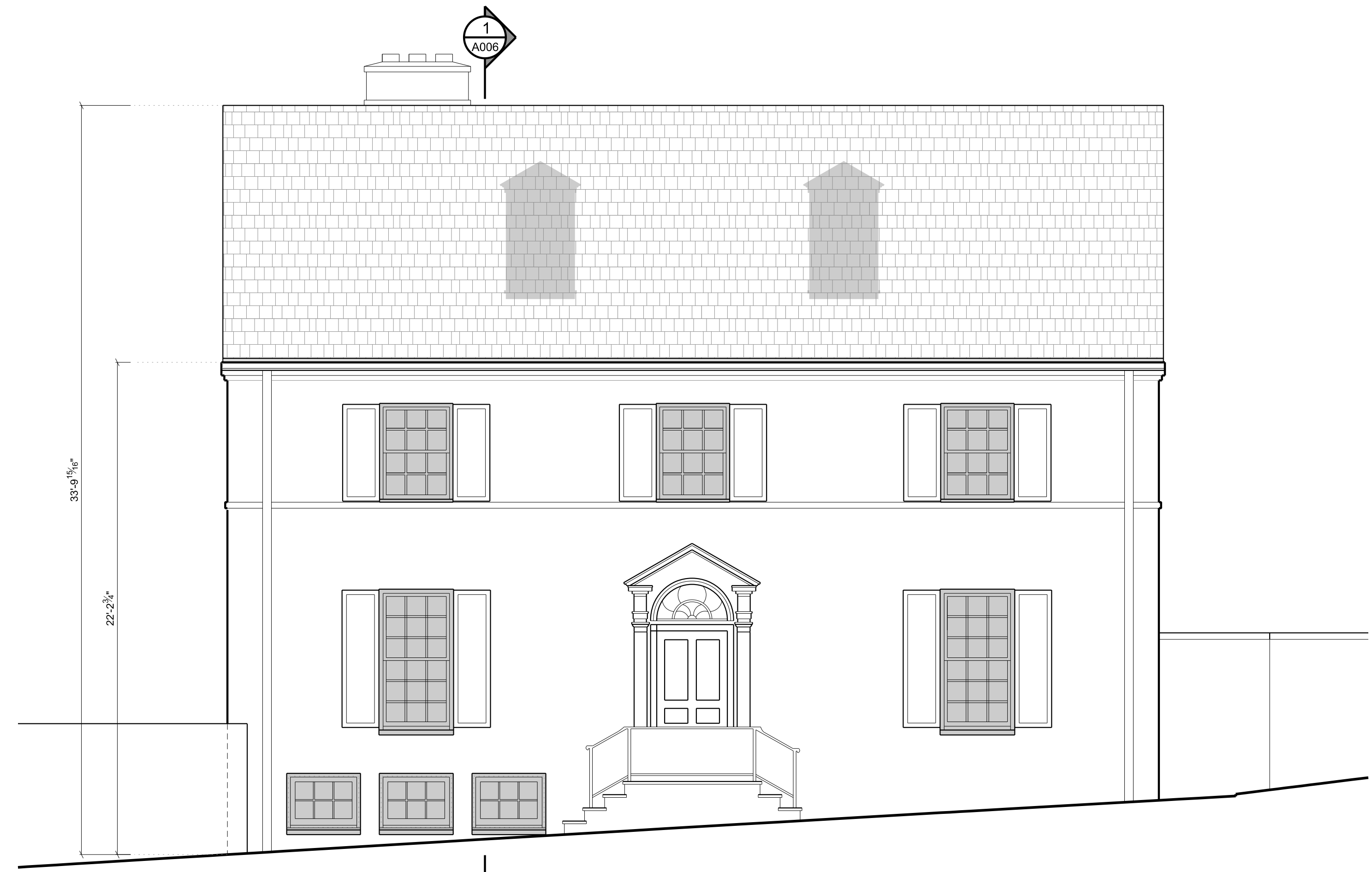
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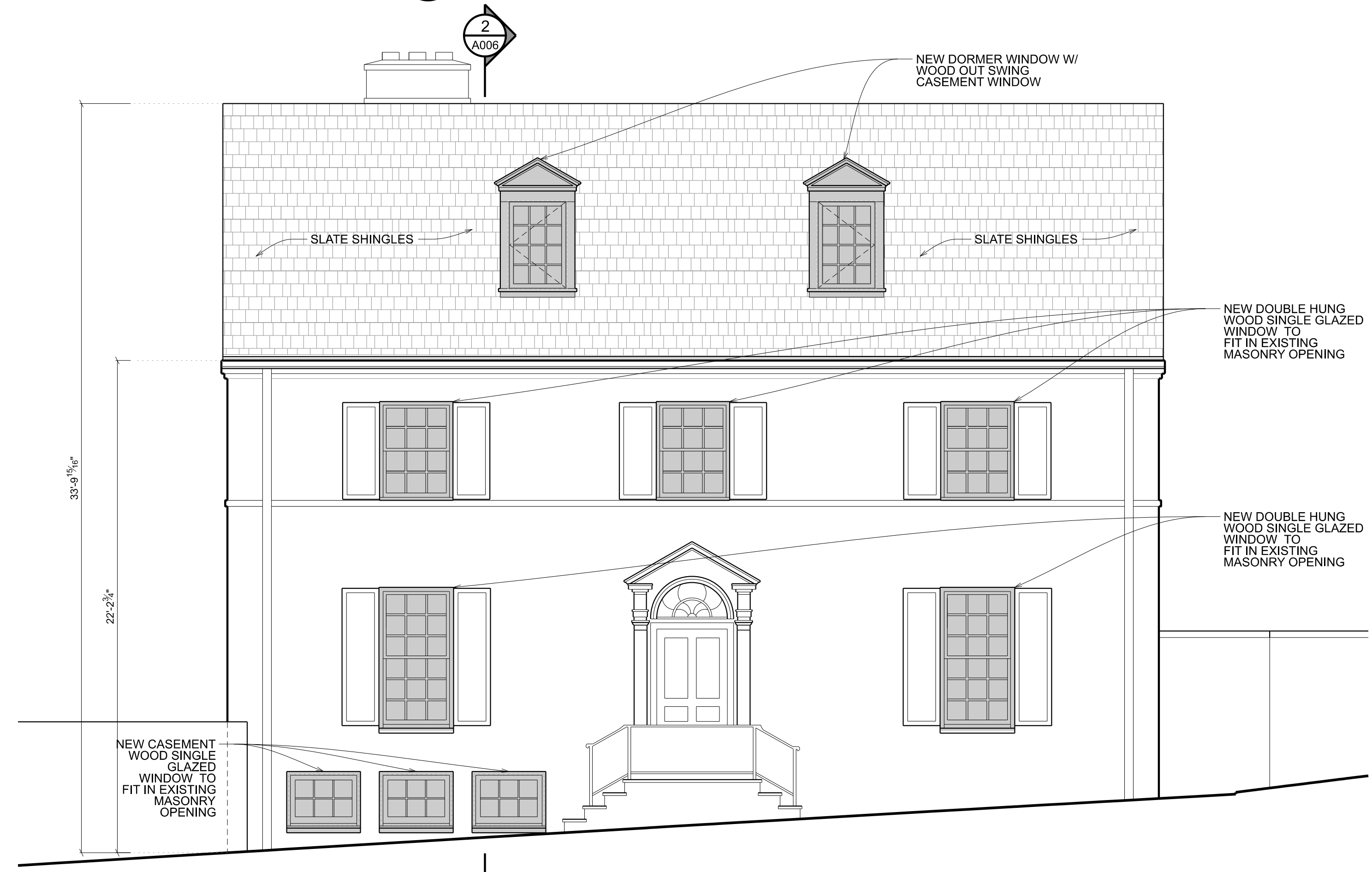
1  
A004 EXIST. NORTH ELEV.  
SCALE: 1/4" = 1'-0" DEMOLITION



2  
A004 PROPOSED NORTH ELEV.  
SCALE: 1/4" = 1'-0" NEW CONSTRUCTION



3  
A004 EXIST. EAST ELEV.  
SCALE: 1/4" = 1'-0" DEMOLITION



4  
A004 PROPOSED EAST ELEV.  
SCALE: 1/4" = 1'-0" NEW CONSTRUCTION



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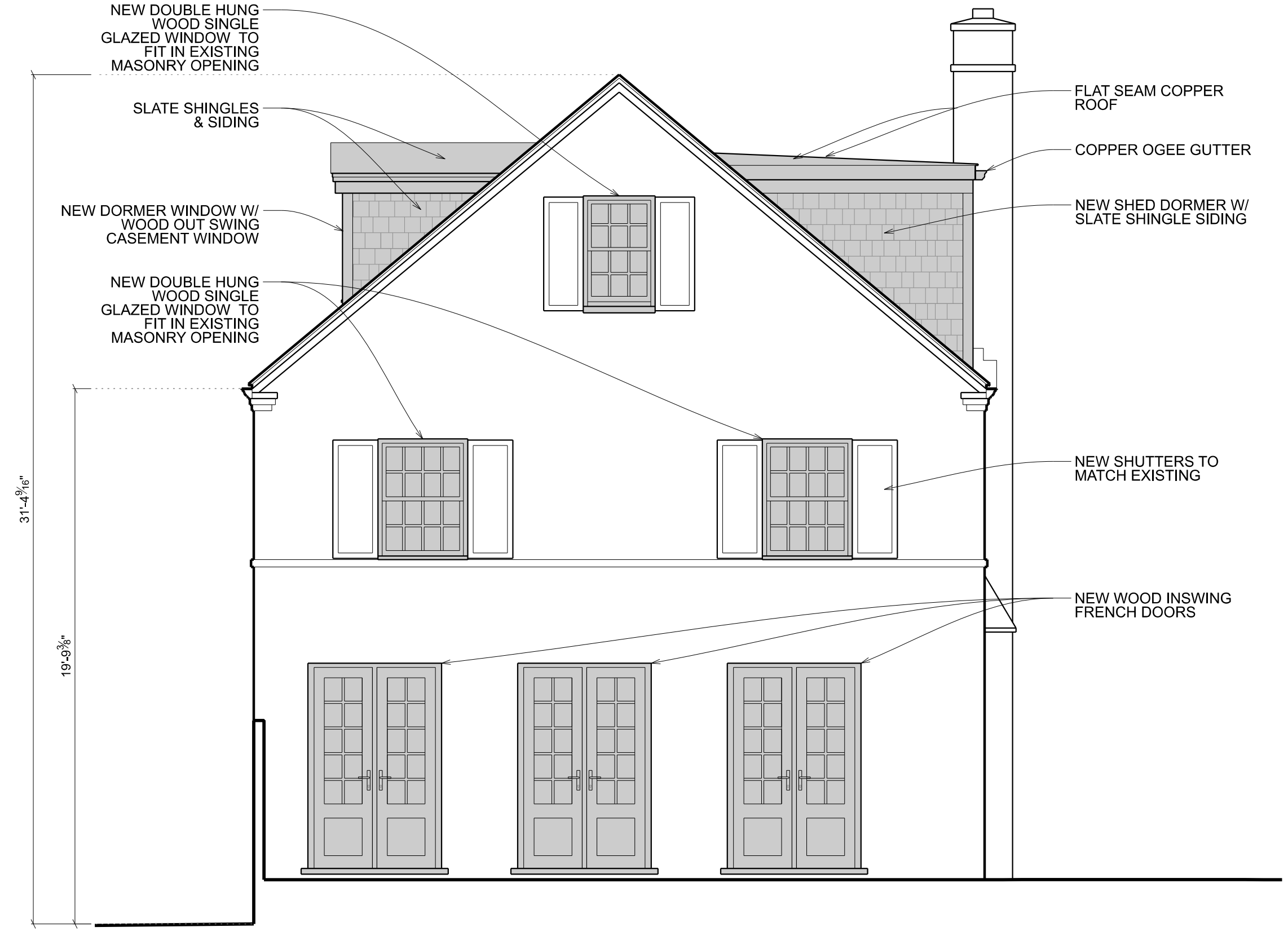
EXIST. & PROPOSED  
NORTH & EAST  
ELEVATIONS

**A004.1**

DATE: 03-18-2021

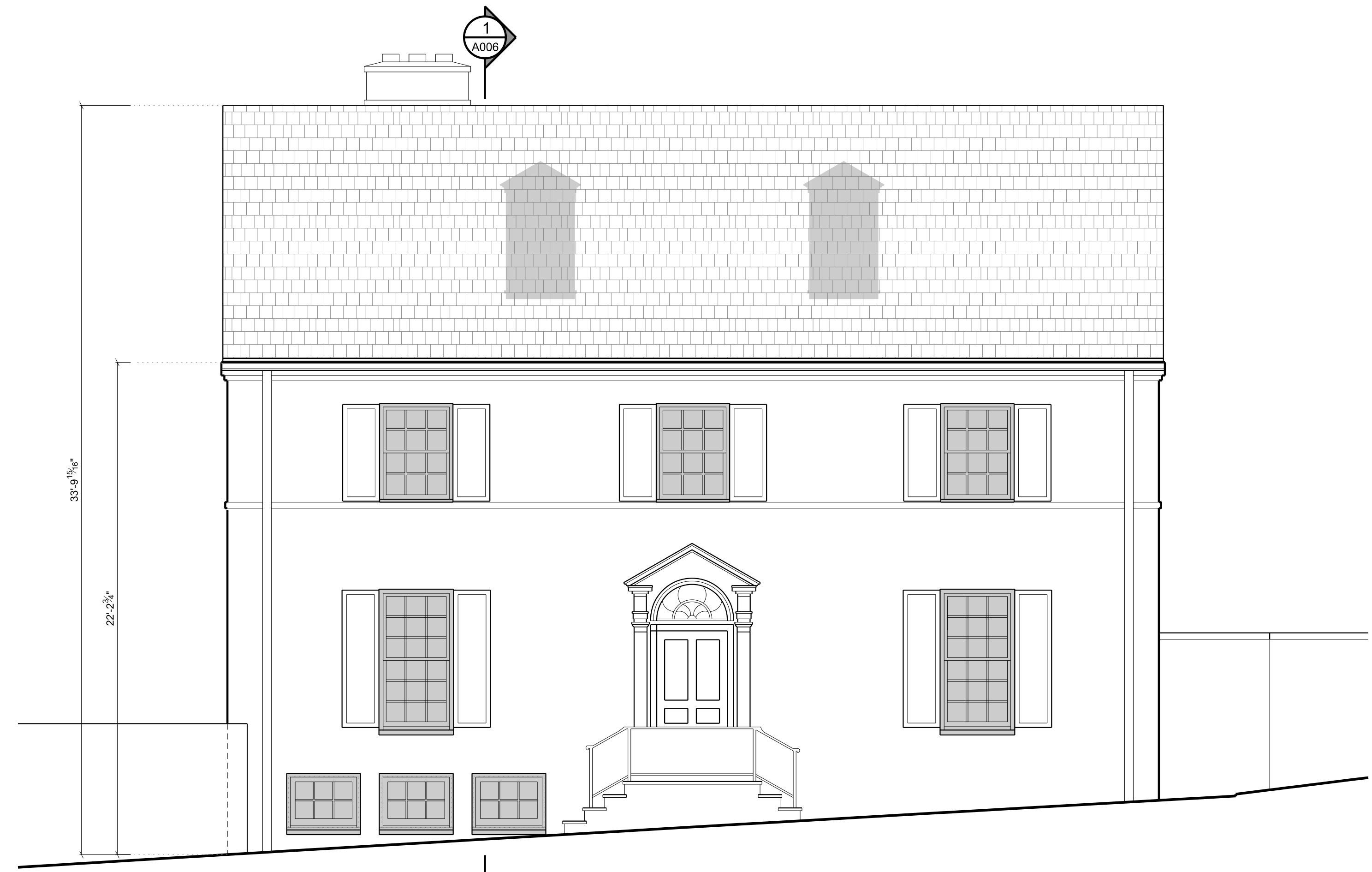


1  
A004 EXIST. NORTH ELEV.  
SCALE: 1/4" = 1'-0" DEMOLITION

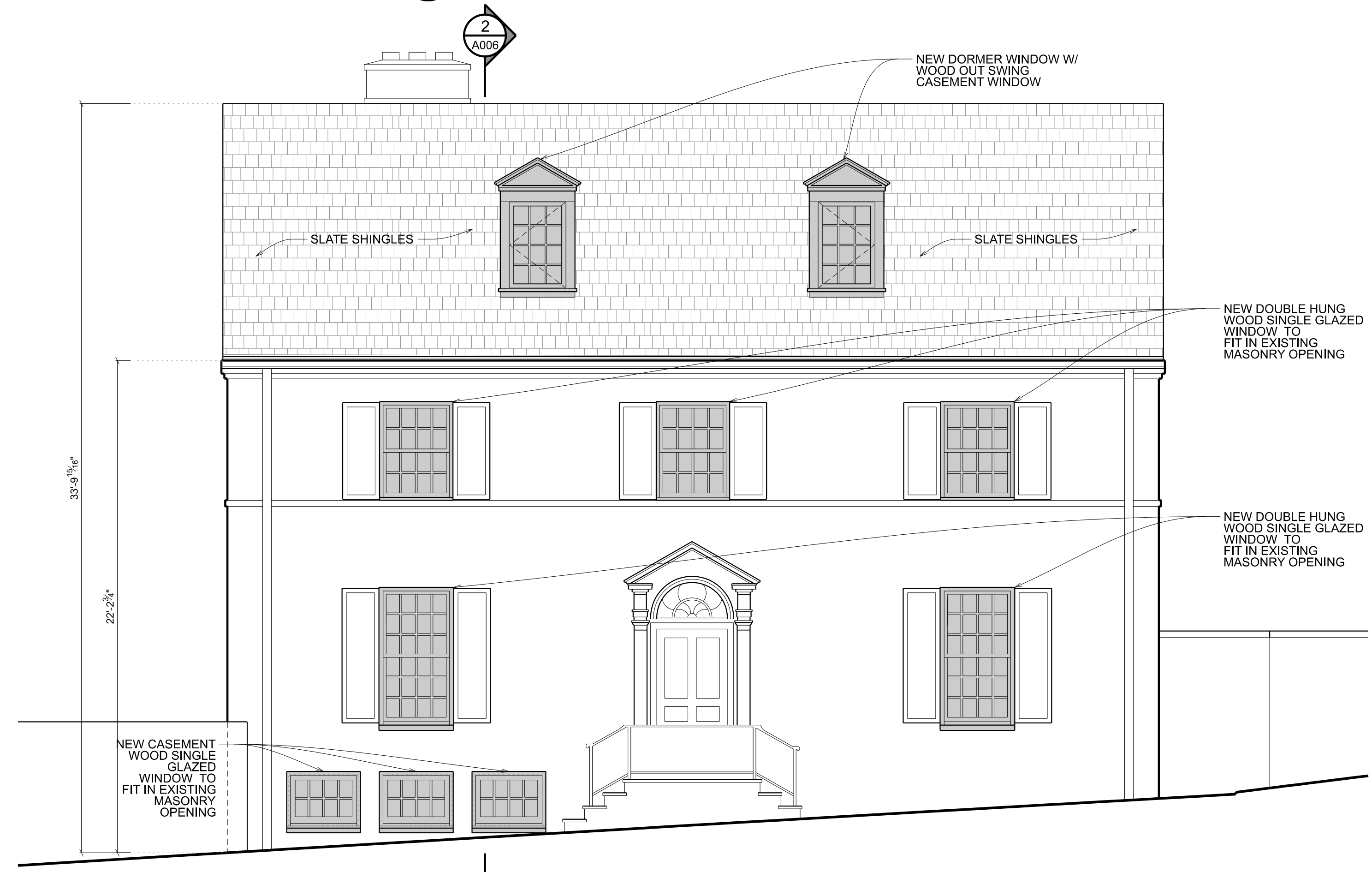


ALTERNATE B

2  
A004 PROPOSED NORTH ELEV.  
SCALE: 1/4" = 1'-0" NEW CONSTRUCTION



3  
A004 EXIST. EAST ELEV.  
SCALE: 1/4" = 1'-0" DEMOLITION



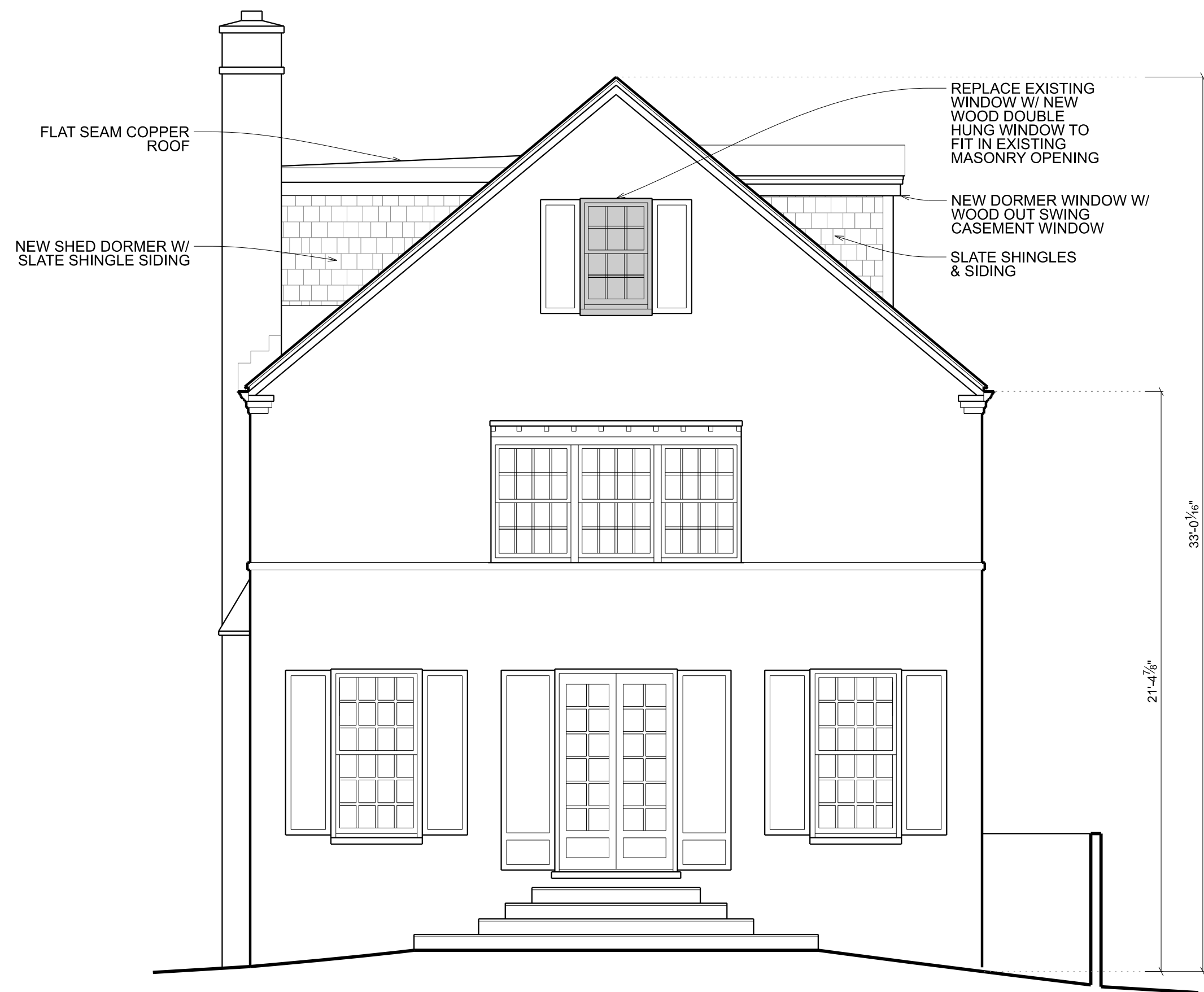
ALTERNATE B

4  
A004 PROPOSED EAST ELEV.  
SCALE: 1/4" = 1'-0" NEW CONSTRUCTION





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



2  
A005 PROPOSED SOUTH ELEV. SCALE: 1/4" = 1'-0" NEW CONSTRUCTION



3  
A005 EXIST. WEST ELEV. SCALE: 1/4" = 1'-0" DEMOLITION

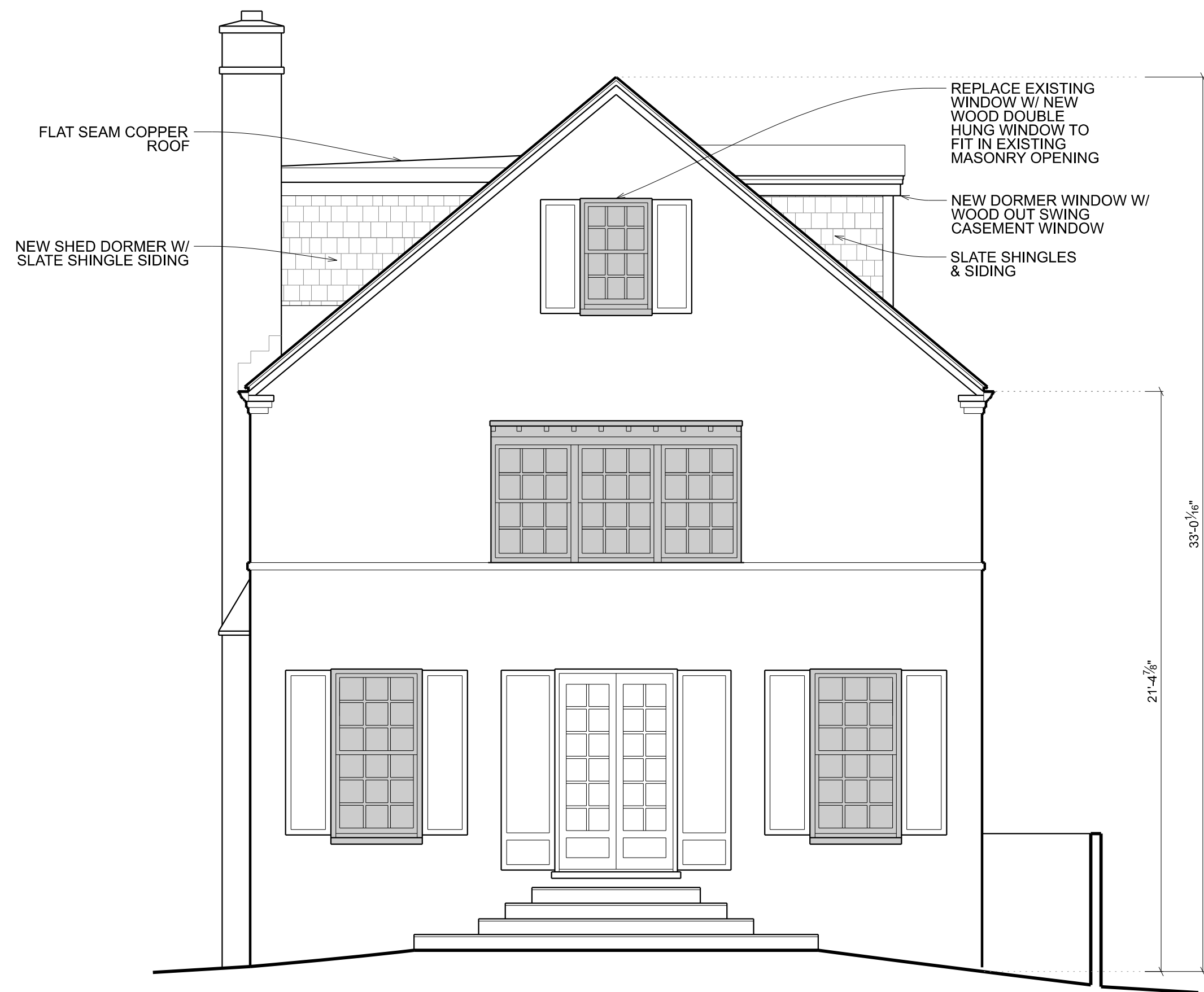


4  
A005 PROPOSED WEST ELEV. SCALE: 1/4" = 1'-0" NEW CONSTRUCTION





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



2  
A005 PROPOSED SOUTH ELEV.  
SCALE: 1/4" = 1'-0" NEW CONSTRUCTION



3  
A005 EXIST. WEST ELEV.  
SCALE: 1/4" = 1'-0" DEMOLITION



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A005 PROPOSED WEST ELEV.  
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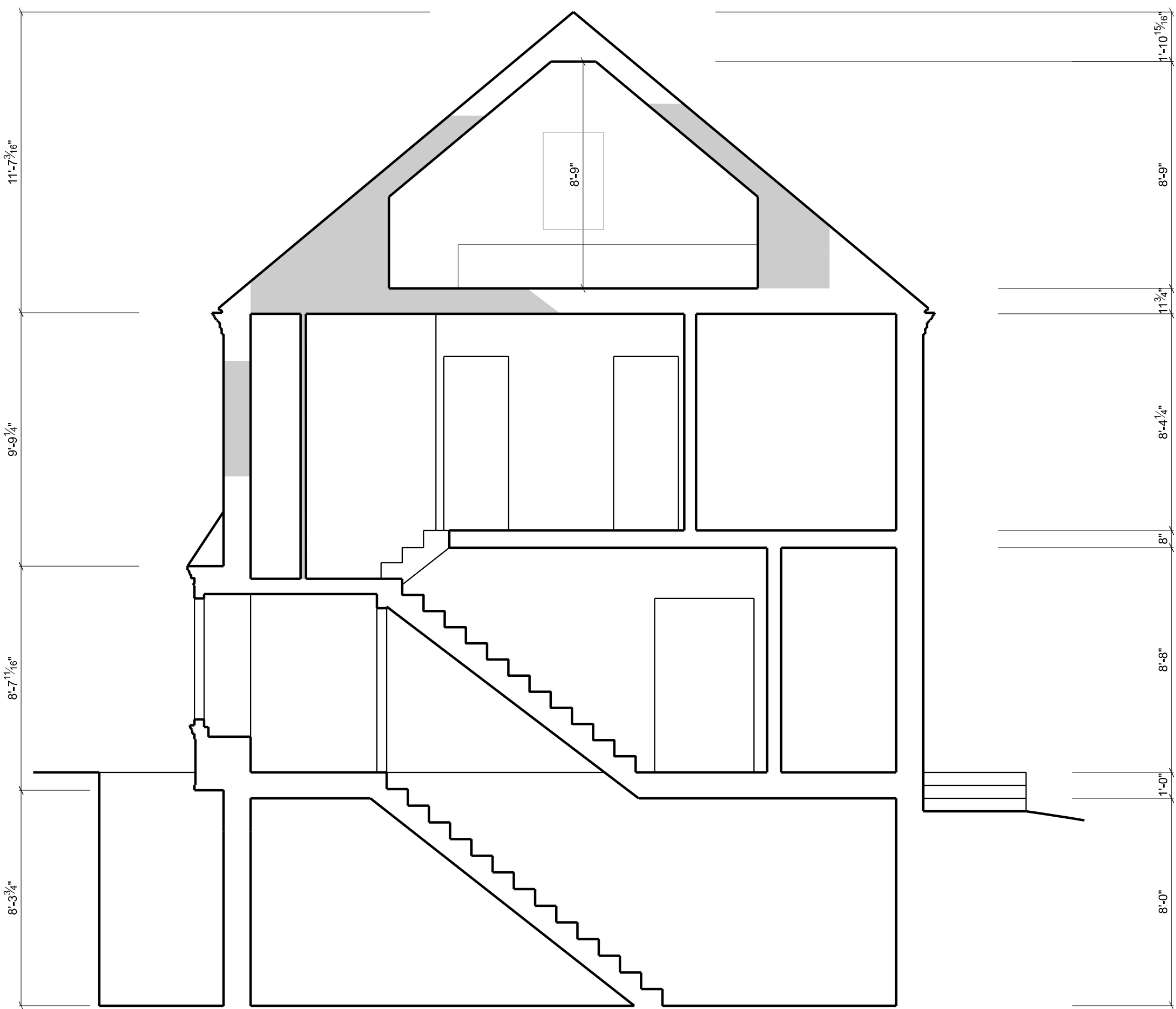
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EXIST. & PROPOSED  
SOUTH & WEST  
ELEVATIONS

**A005**

DATE: 03-18-2021

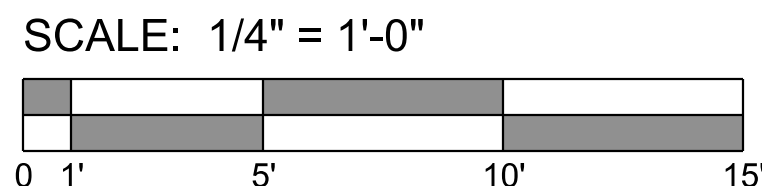




1  
A006

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

DEMOLITION




2  
A006

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

NEW CONSTRUCTION

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EXISTING &  
PROPOSED  
SECTIONS

**A006**

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