

HANNON RESIDENCE

PROPERTY INFORMATION

OWNER: GLENN A. HANNON
glennh@klasonline.com
(410) 404-4048

ADDRESS: 3406 N STREET NW
WASHINGTON, DC 20007

LOT: 0091

SQUARE: 1221

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: 2,626 FT²

EXISTING BUILDING AREA: 1,635 FT²

PROPOSED BUILDING AREA: NO CHANGE

MAXIMUM LOT OCCUPANCY: 60.0%

EXISTING LOT OCCUPANCY: 62%

PROPOSED LOT OCCUPANCY: 62%

BUILDING

MAXIMUM HEIGHT: 35 FT (40 IF ADJACENT BUILDING IS ALREADY 40 FT OR GREATER)

EXISTING HEIGHT: 27.5 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: 59.85 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: 11.0%

PROPOSED PERVIOUS SURFACE: 11.0%

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

ARCHITECT

OVERMYER ARCHITECTS
CONTACT: DENNIS HORNICK
3213 P STREET NW
WASHINGTON, DC 20007
(202) 333-5596 ext. 6
dennis@overmyerarcitects.com

STRUCTURAL ENGINEER

NEUBAUER ENGINEERS
CONTACT: ROBERT NEUBAUER
4701 SANGAMORE RD #N290
BETHESDA, MD 20816
(301) 263-2727
robert@neubauerengineers.com

SCOPE OF WORK

- RENOVATE EXISTING (2) CAR GARAGE
- CREATE NEW UNDER GROUND STORAGE VAULT
- ADD SECOND FLOOR

SHEET INDEX

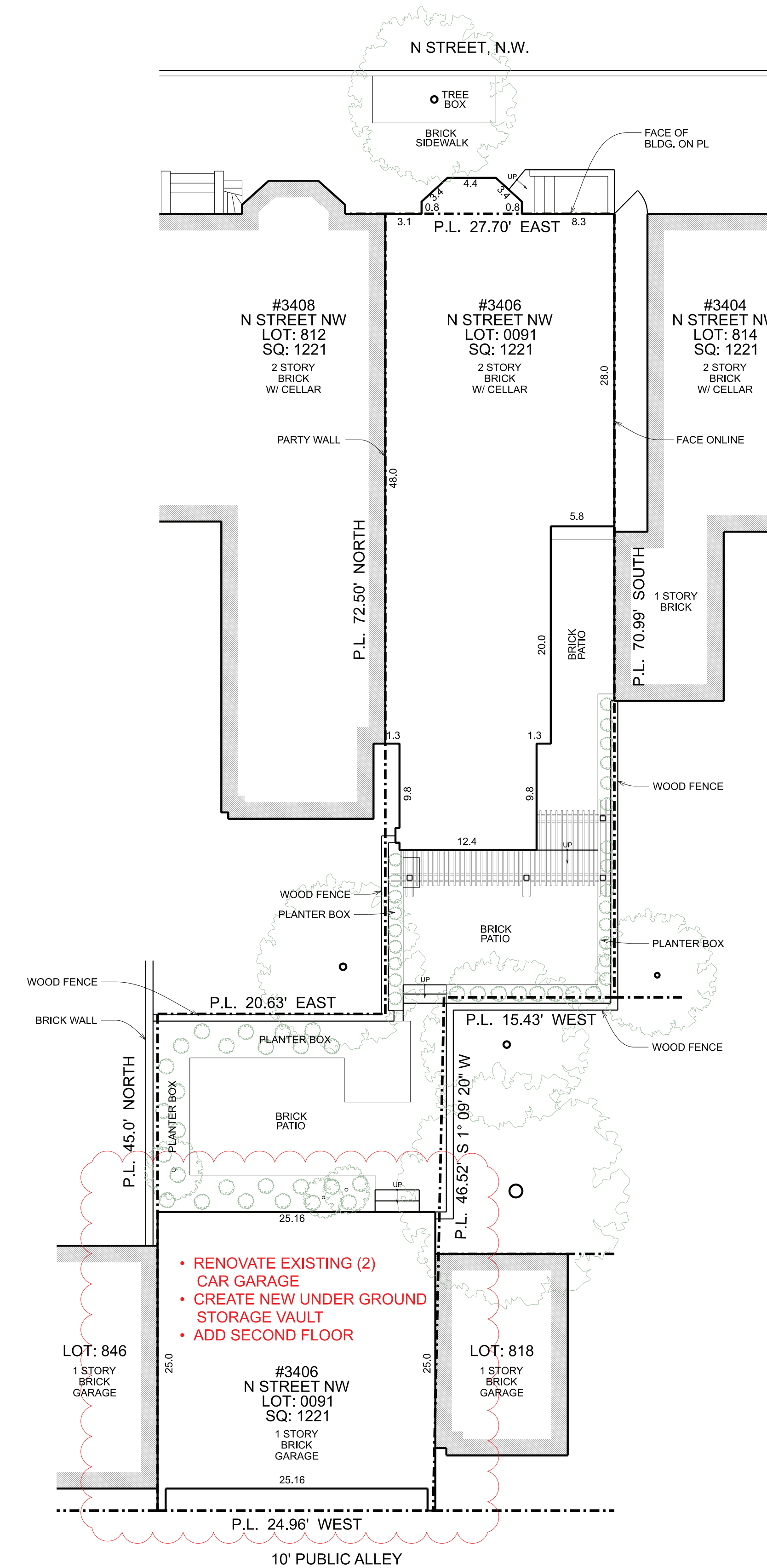
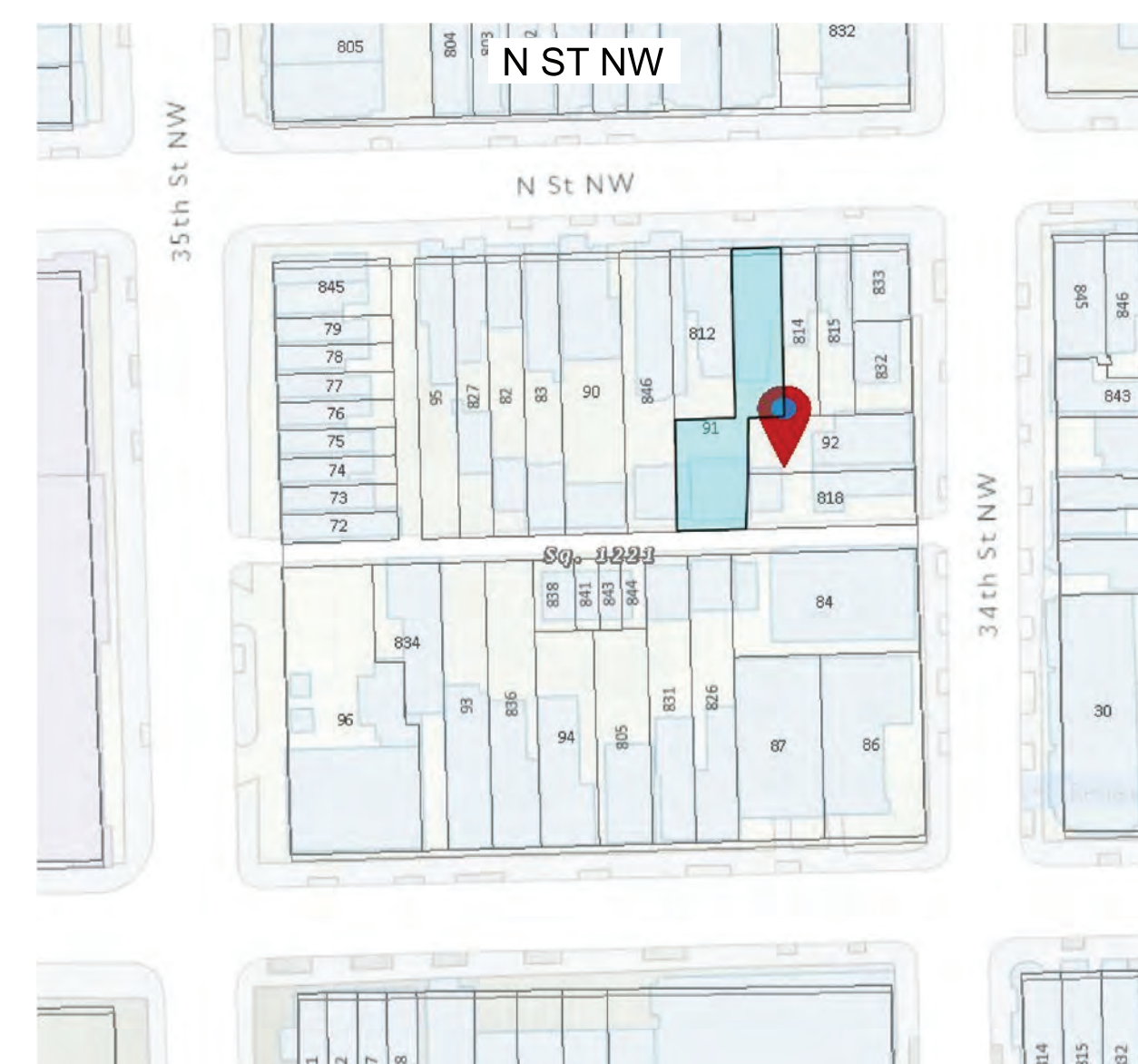
COVER SHEET

- 001 COVER SHEET / VICINITY PLAN
- 002 EXISTING PHOTOGRAPHS

ARCHITECTURAL

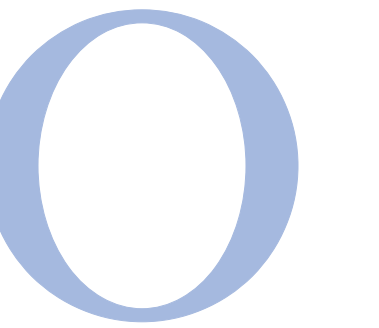
- A001 EXISTING & PROPOSED FLOOR PLANS
- A002 EXISTING & PROPOSED GARAGE ELEVATIONS & SECTIONS

VICINITY PLAN



CLOUDED AREA & NOTES INDICATED IN RED INDICATE SCOPE OF WORK

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



OVERMYER
ARCHITECTS

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

The above drawings and specifications and all ideas, designs, inventions and arrangements represented thereon are and shall remain the sole and exclusive property of the Architect and no part thereof shall be copied, disclosed to others or used in connection with any other work or project, except for the specified project for which they have been prepared and developed, without the prior written consent of the Architect. The Contractor shall verify, and be responsible for, all dimensions and conditions on the job and the Architect shall be notified of any variations from or discrepancies between the dimensions and conditions shown on this set of drawings.



HANNON
RESIDENCE

3406 N STREET NW
WASHINGTON, DC 20007

LOT: 0091 SQUARE: 1221

COVER PAGE

001

DATE: 06-17-2021



GARAGE SOUTH / ALLEY ELEVATION



GARAGE SOUTH / ALLEY ELEVATION



VEIW FROM PUBLIC ALLEY



GARAGE NORTH ELEVATION
VEIW FROM BACK YARD



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

The above drawings and specifications and all ideas, designs, inventions and arrangements represented thereon are and shall remain the sole and exclusive property of the Architect and no part thereof shall be copied, disclosed to others or used in connection with any other work or project, except for the specified project for which they have been prepared and developed, without the prior written consent of the Architect. The Contractor shall verify, and be responsible for, all dimensions and conditions on the job and the Architect shall be notified of any variations from or discrepancies between the dimensions and conditions shown on this set of drawings.



**HANNON
RESIDENCE**

3406 N STREET NW
WASHINGTON, DC 20007
LOT: 0091 SQUARE: 1221

EXISTING
PHOTOS

002

DATE: 06-17-2021



GARAGE SOUTH / ALLEY ELEVATION



GARAGE SOUTH / ALLEY ELEVATION



VIEW FROM PUBLIC ALLEY



GARAGE NORTH ELEVATION
VIEW FROM BACK YARD



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

The above drawings and specifications and all ideas, designs, inventions and arrangements represented thereon are and shall remain the sole and exclusive property of the Architect and no part thereof shall be copied, disclosed to others or used in connection with any other work or project, except for the specified project for which they have been prepared and developed, without the prior written consent of the Architect. The Contractor shall verify, and be responsible for, all dimensions and conditions on the job and the Architect shall be notified of any variations from or discrepancies between the dimensions and conditions shown on this set of drawings.



**HANNON
RESIDENCE**

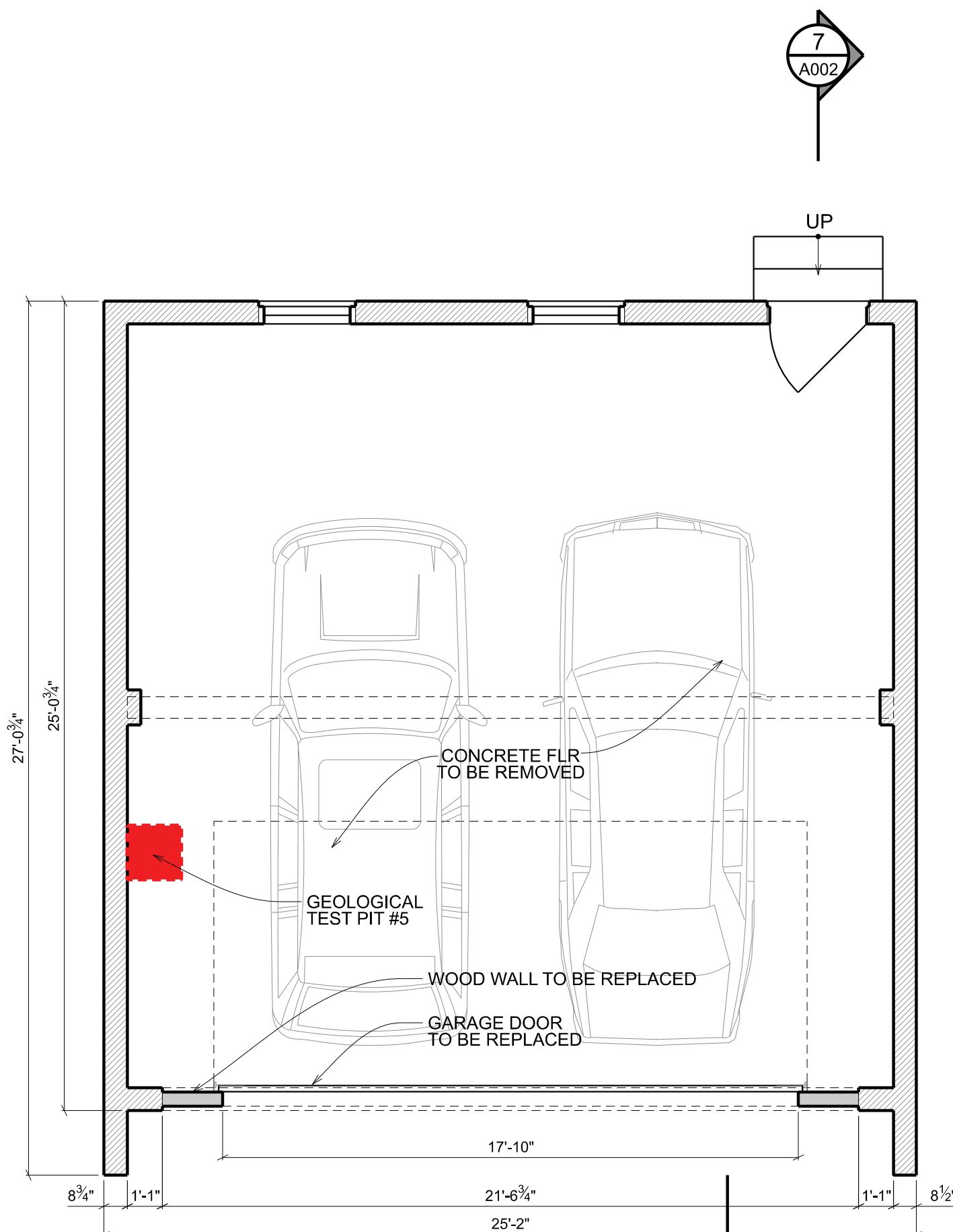
3406 N STREET NW
WASHINGTON, DC 20007

LOT: 0091 SQUARE: 1221

RENDERING OF
PROPOSED DESIGN

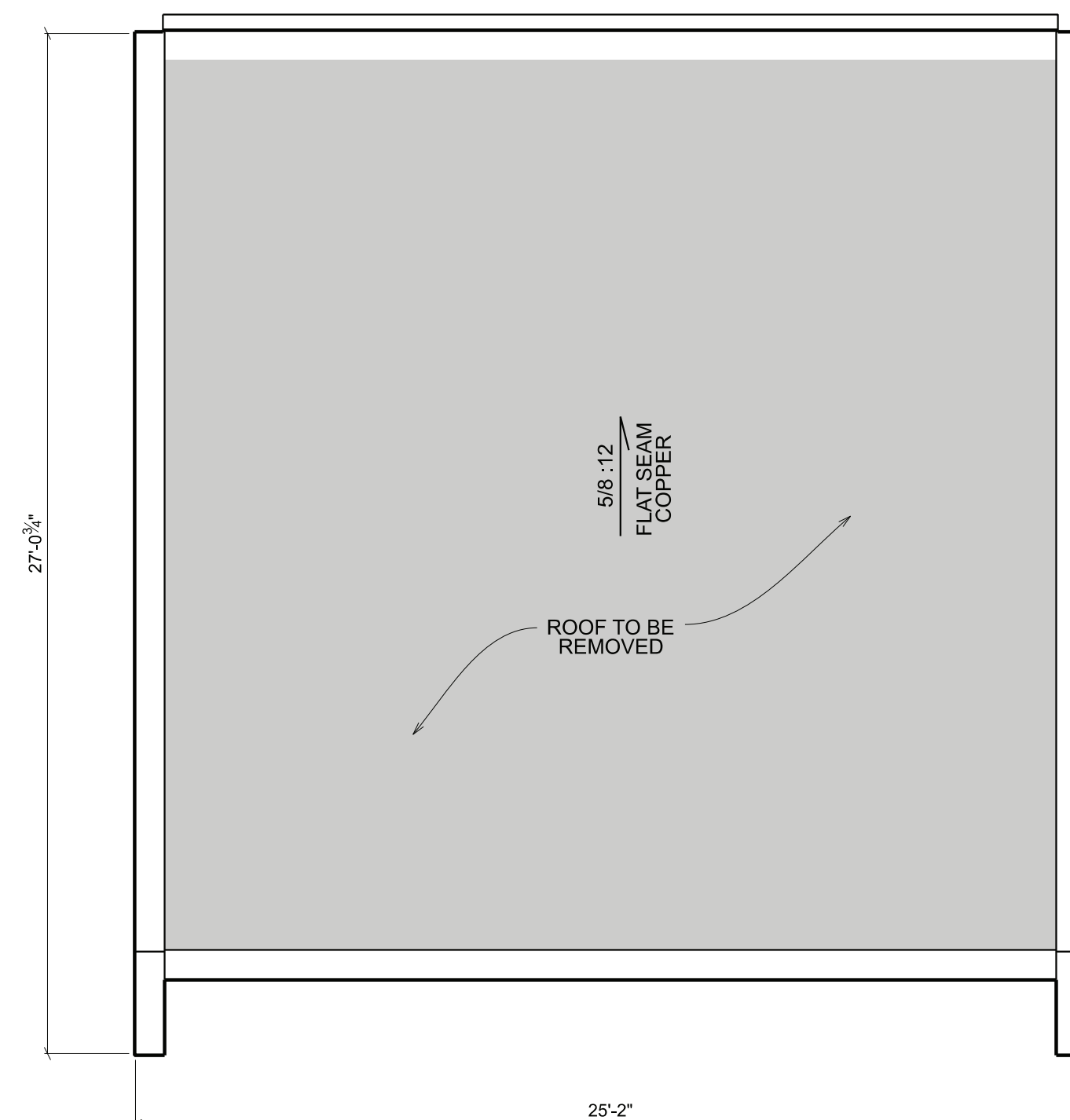
003

DATE: 06-17-2021



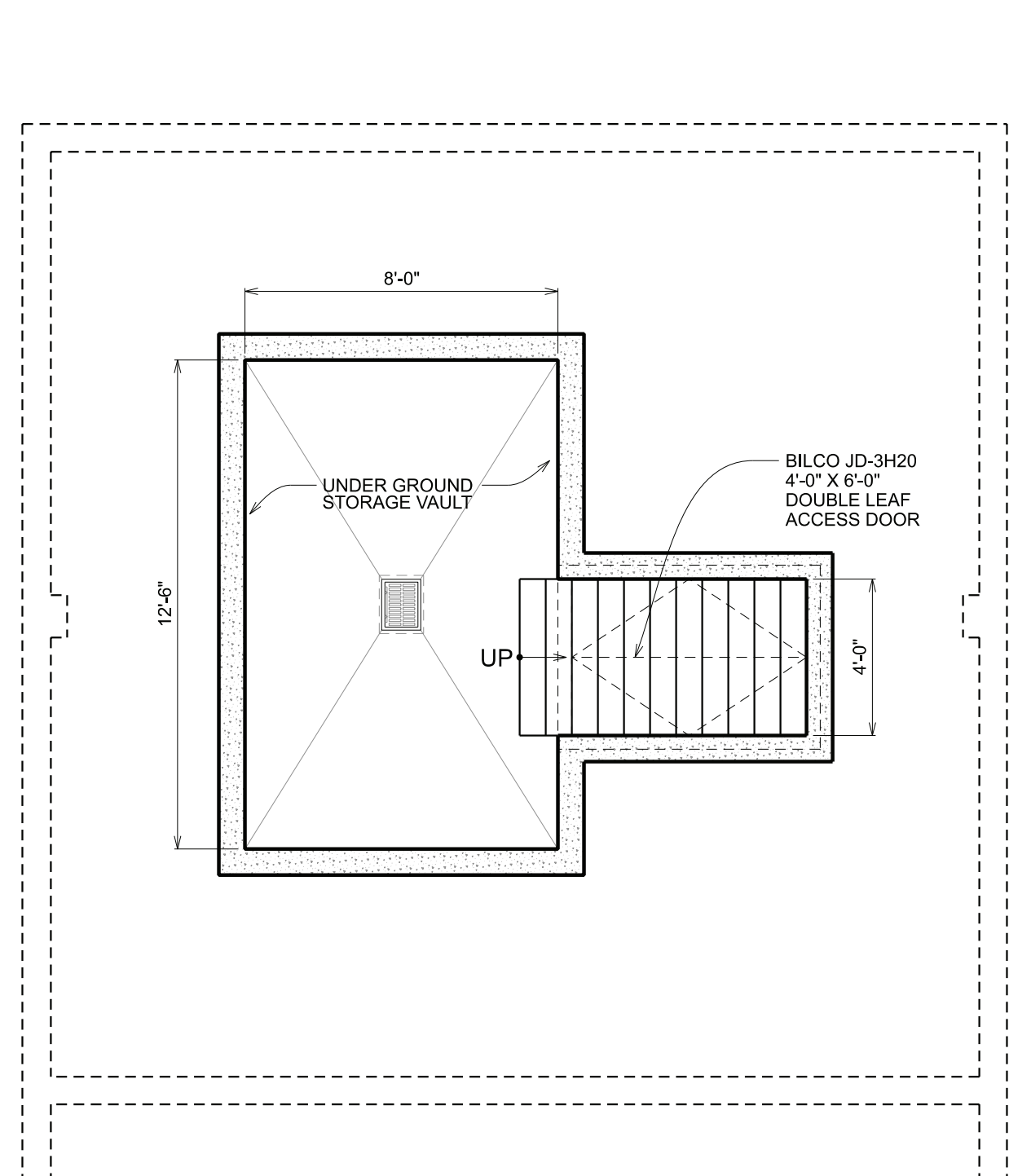
1 EXISTING GARAGE PLAN
A001 SCALE: 1/4" = 1'-0"

DEMOLITION



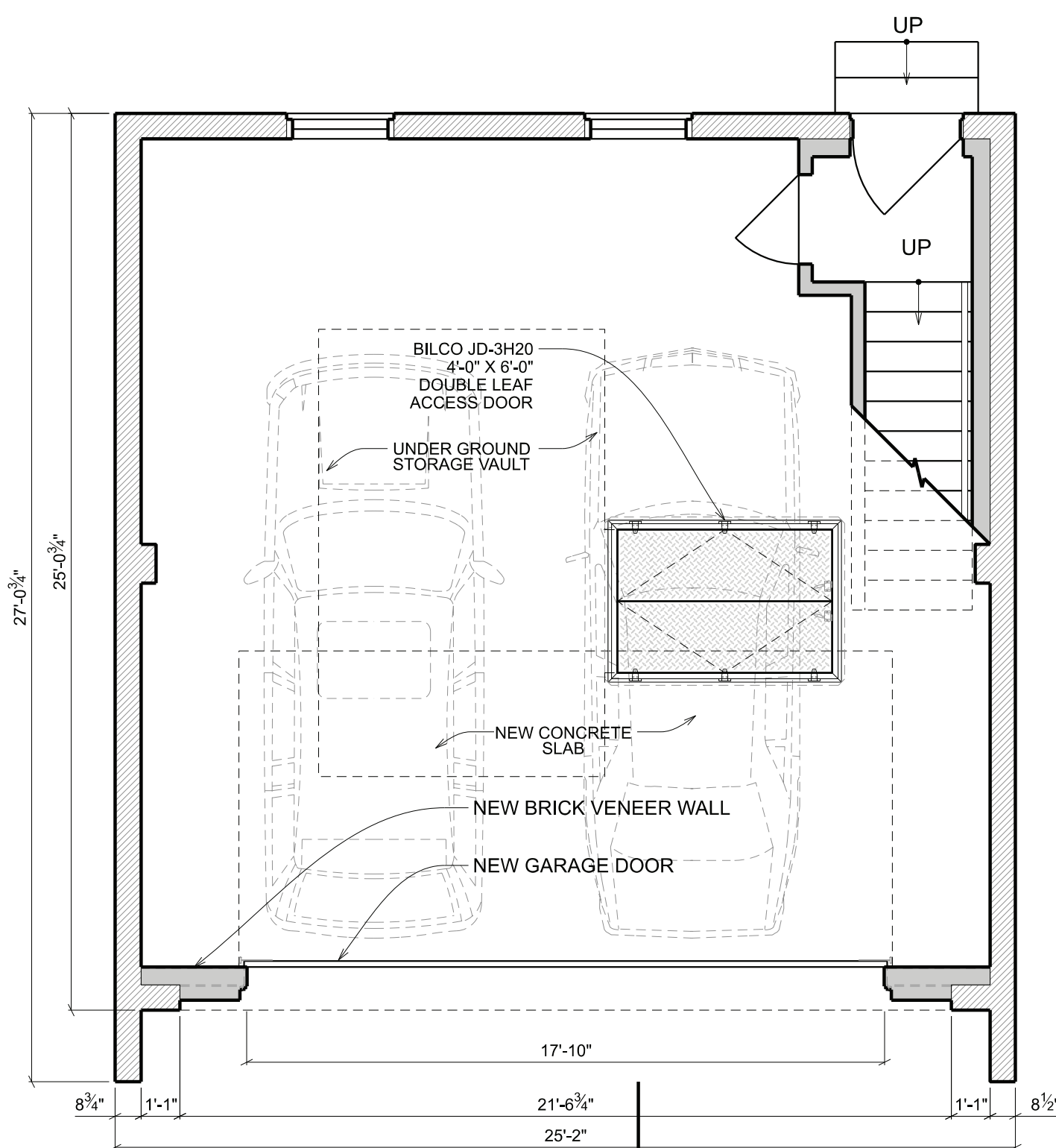
2 EXISTING GARAGE ROOF PLAN
A001 SCALE: 1/4" = 1'-0"

DEMOLITION



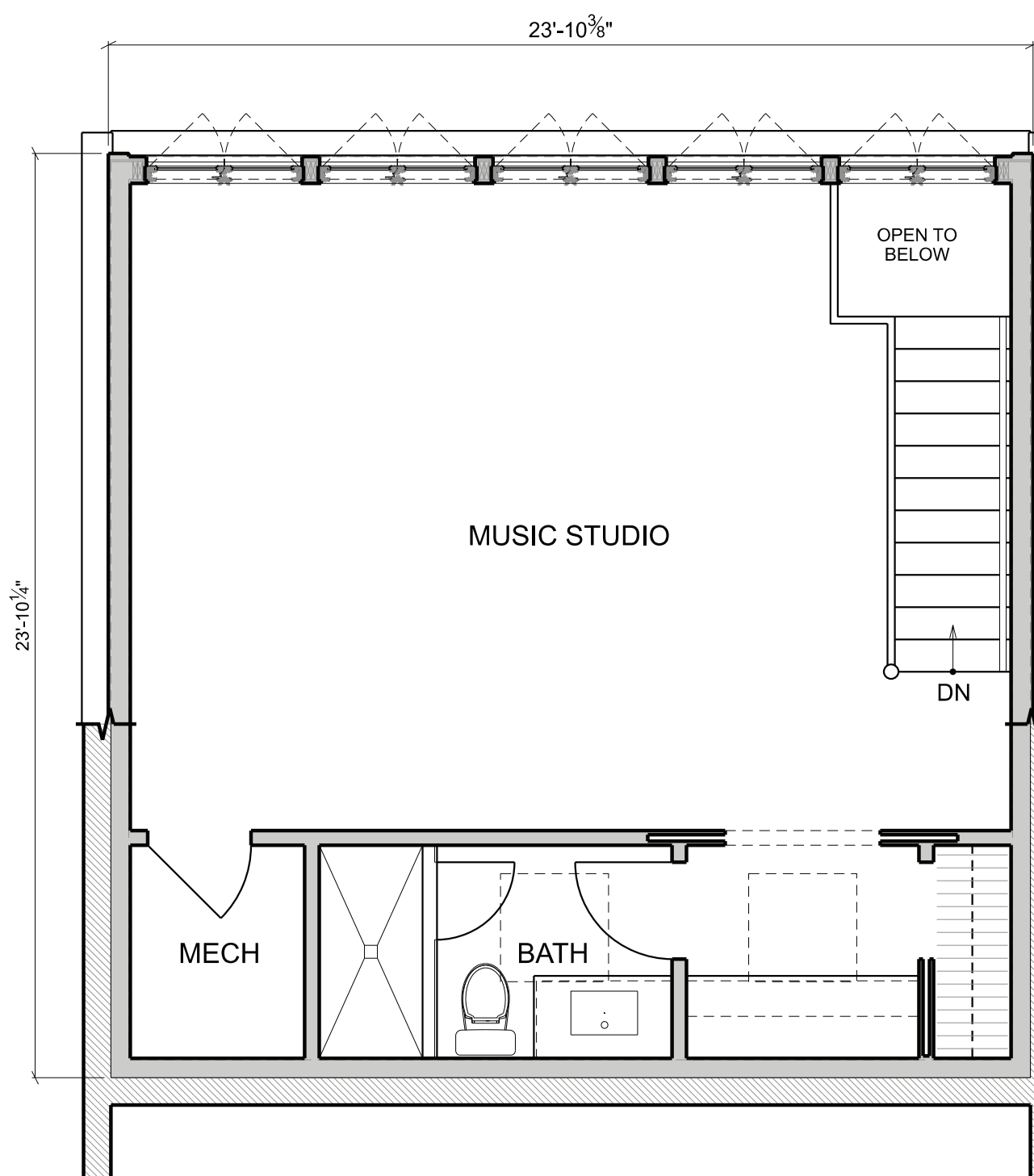
3 PROPOSED GARAGE STORAGE VAULT
A001 SCALE: 1/4" = 1'-0"

NEW CONSTRUCTION



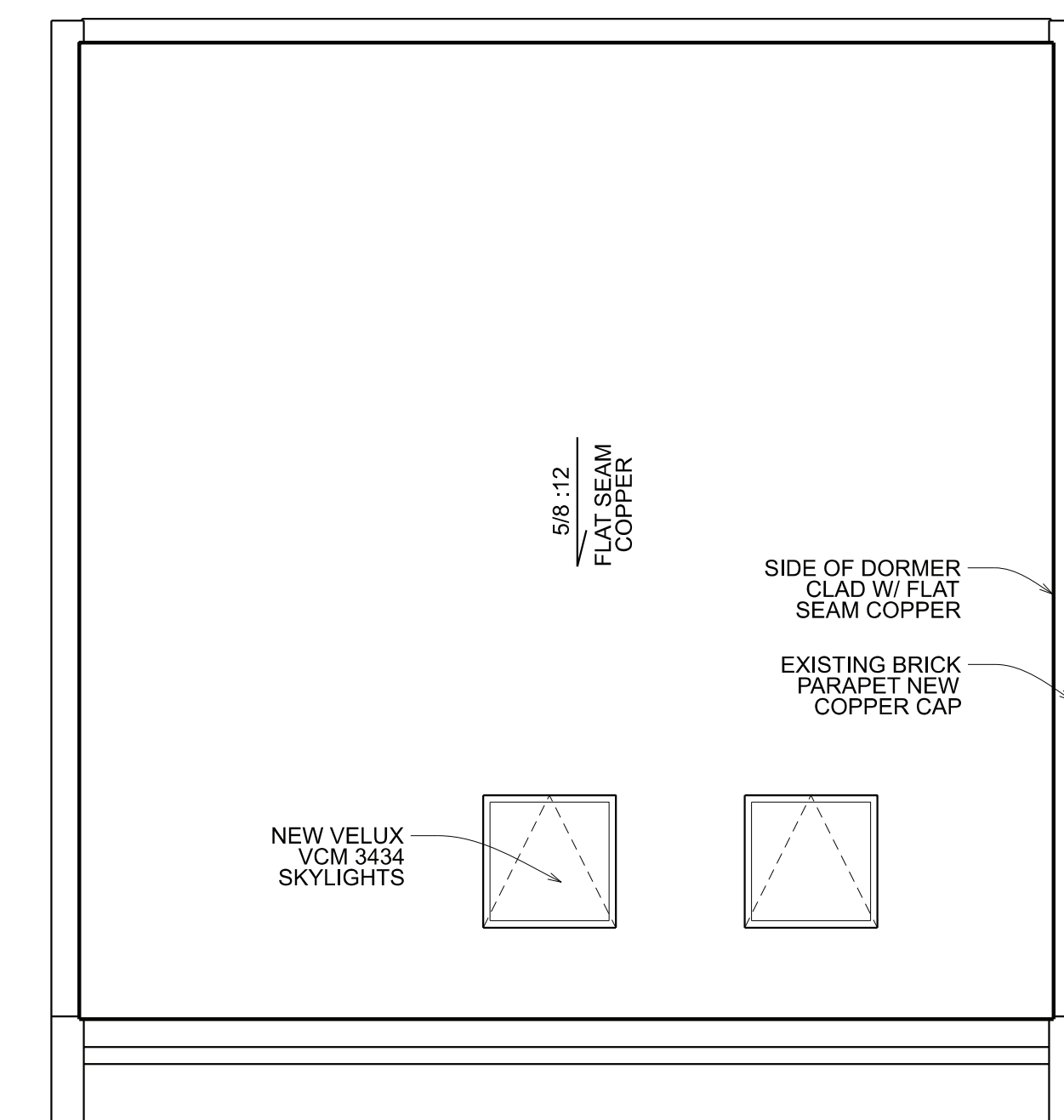
4 PROPOSED 1ST FLR GARAGE PLAN
A001 SCALE: 1/4" = 1'-0"

NEW CONSTRUCTION



5 PROPOSED 2ND FLR GARAGE PLAN
A001 SCALE: 1/4" = 1'-0"

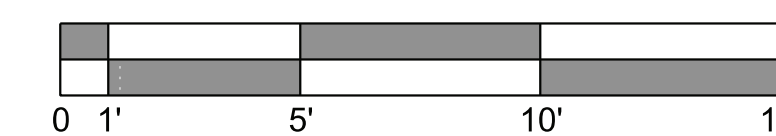
NEW CONSTRUCTION



6 PROPOSED GARAGE ROOF PLAN
A001 SCALE: 1/4" = 1'-0"

NEW CONSTRUCTION

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



OVERMYER
ARCHITECTS

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

The above drawings and specifications and all ideas, designs, inventions and arrangements represented thereon are and shall remain the sole and exclusive property of the Architect and no part thereof shall be copied, disclosed to others or used in connection with any other work or project, except for the specified project for which they have been prepared and developed, without the prior written consent of the Architect. The Contractor shall verify, and be responsible for, all dimensions and conditions on the job and the Architect shall be notified of any variations from or discrepancies between the dimensions and conditions shown on this set of drawings.



HANNON
RESIDENCE

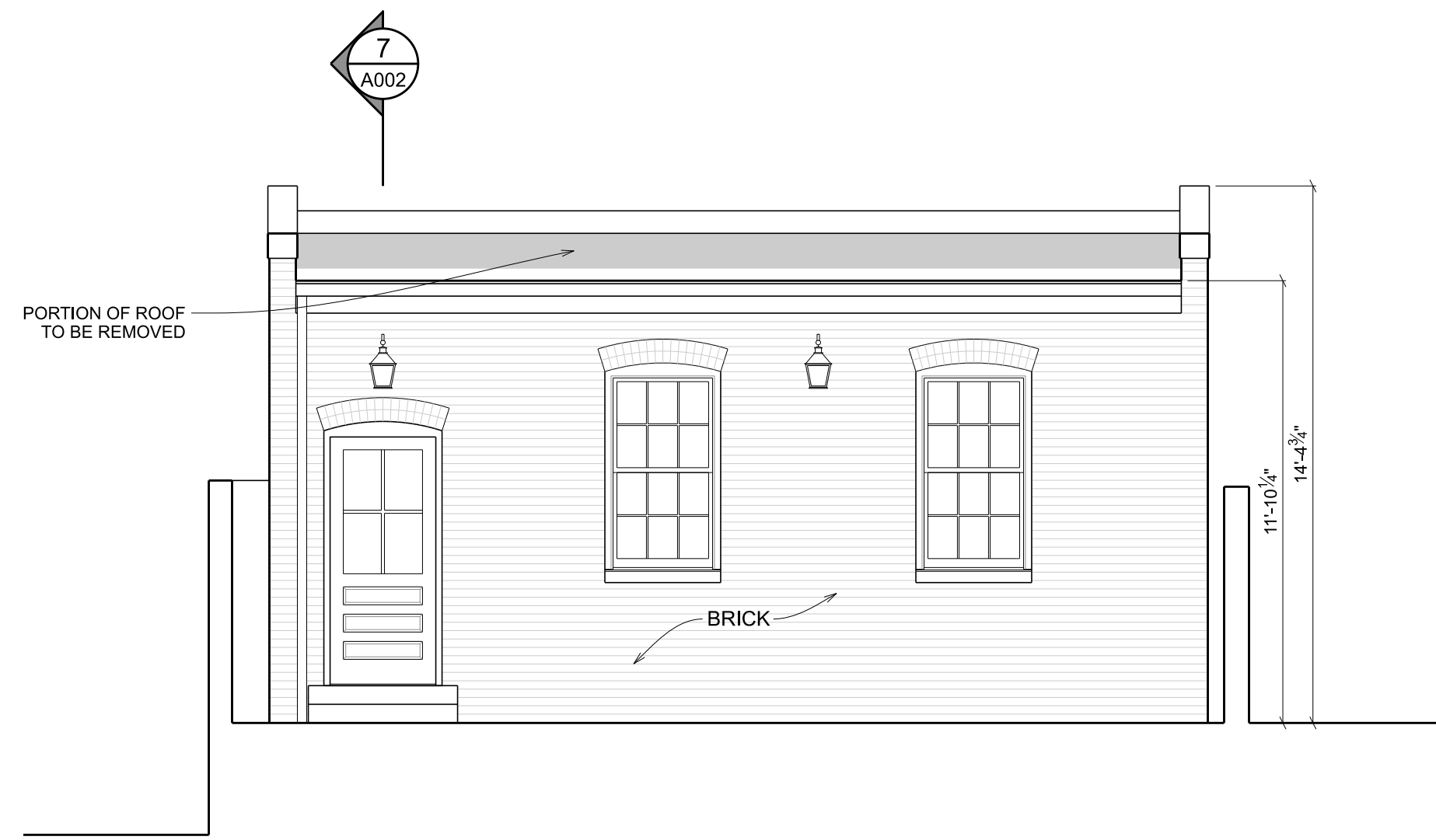
3406 N STREET NW
WASHINGTON, DC 20007

LOT: 0091 SQUARE: 1221

EXISTING &
PROPOSED GARAGE
PLANS

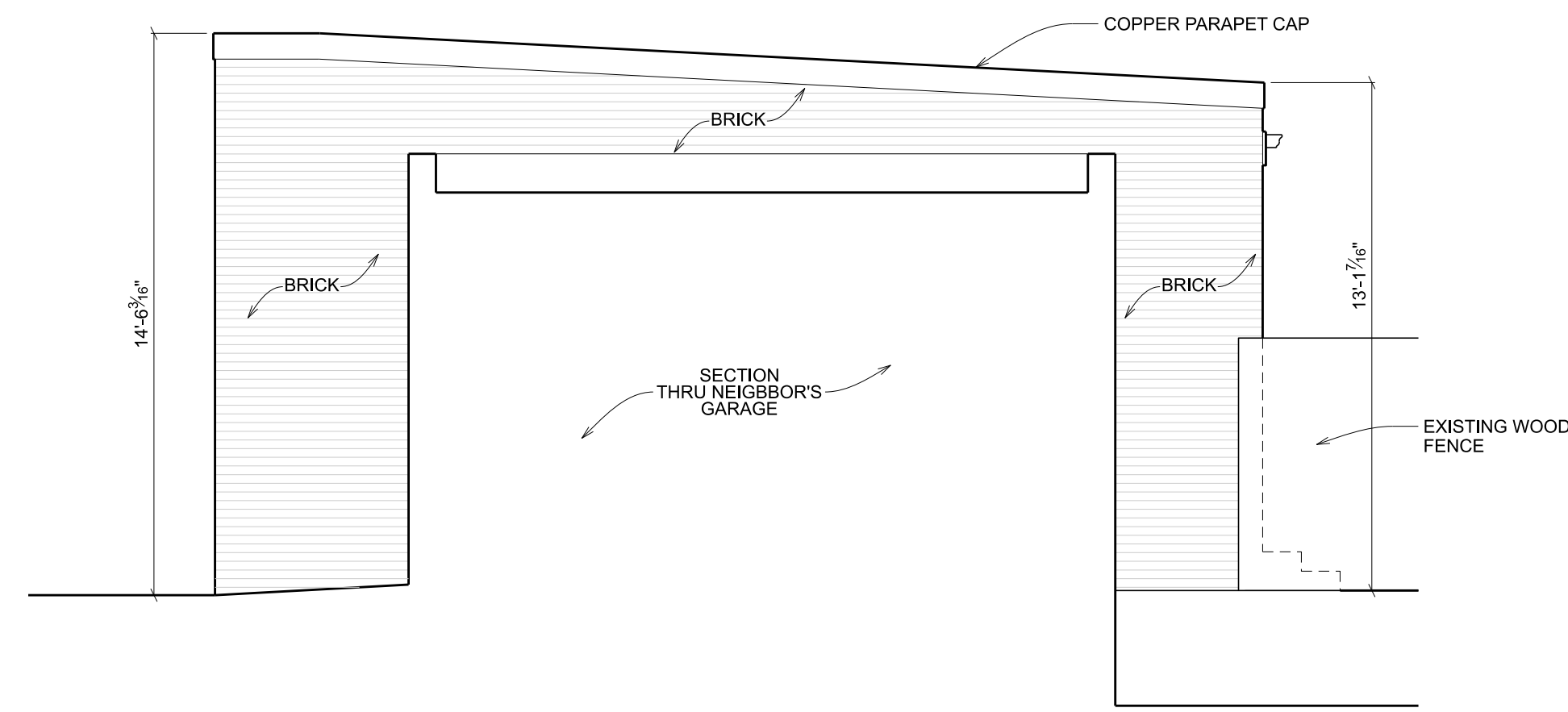
A001

DATE: 06-17-2021



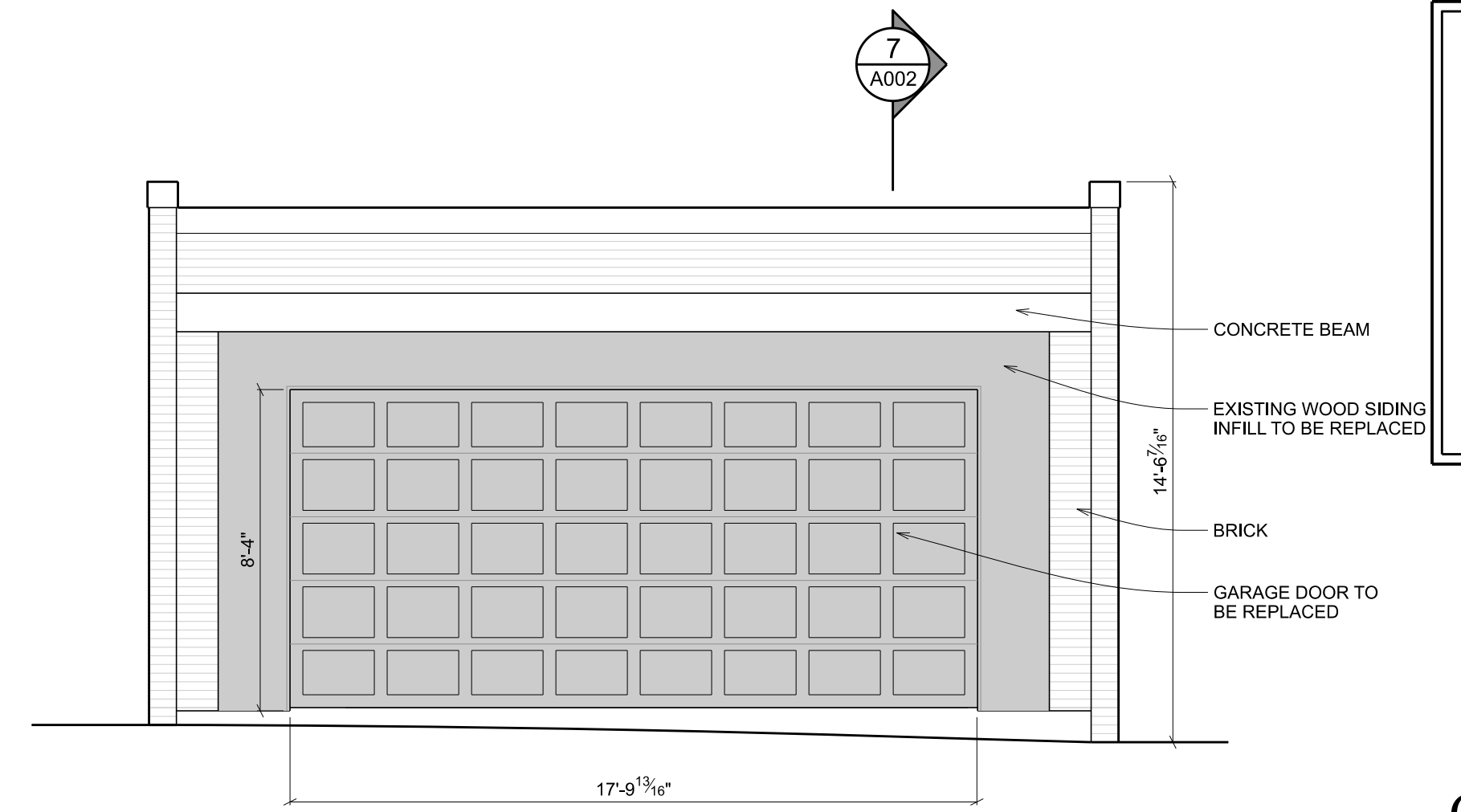
1 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

DEMOLITION



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

DEMOLITION



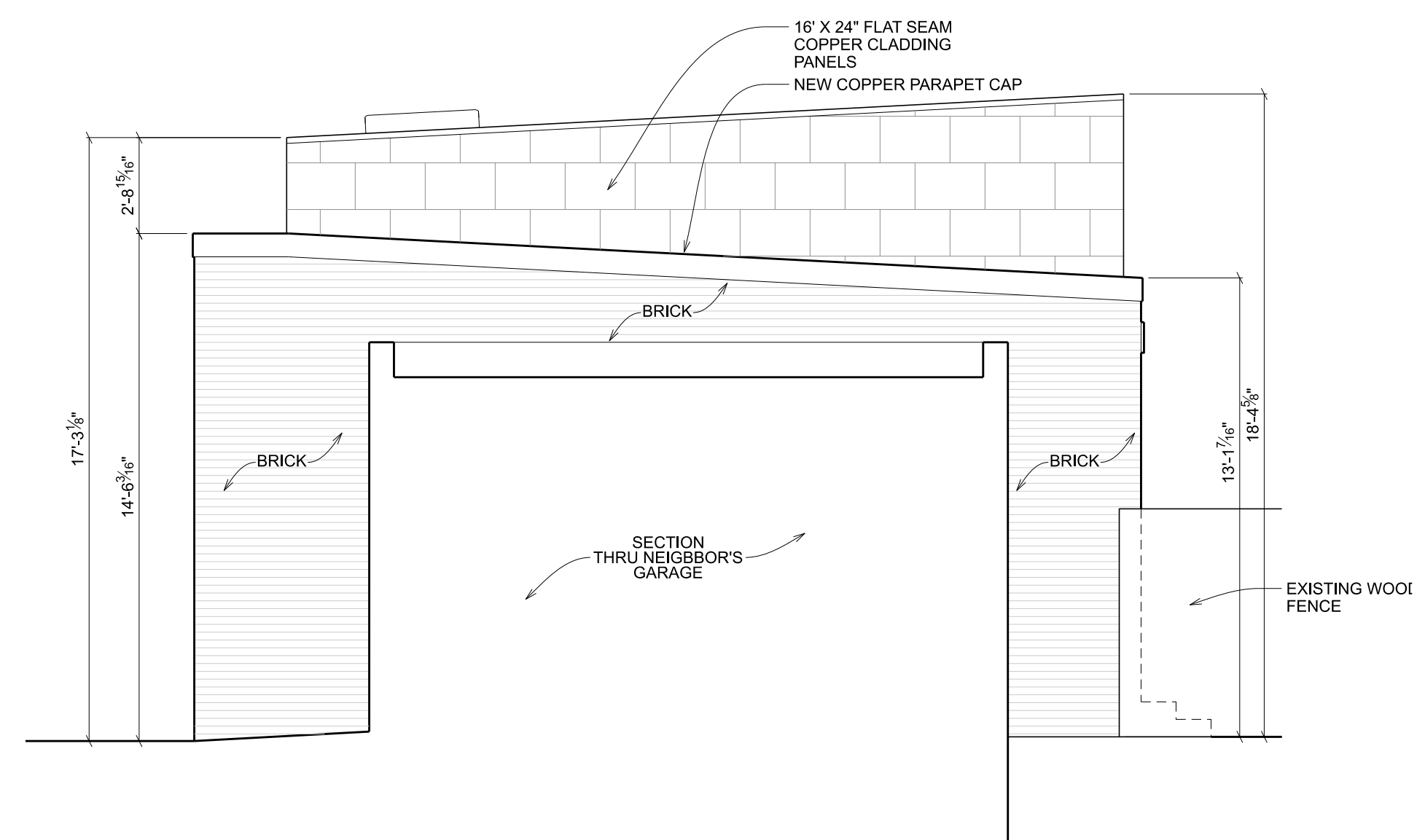
3 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

DEMOLITION



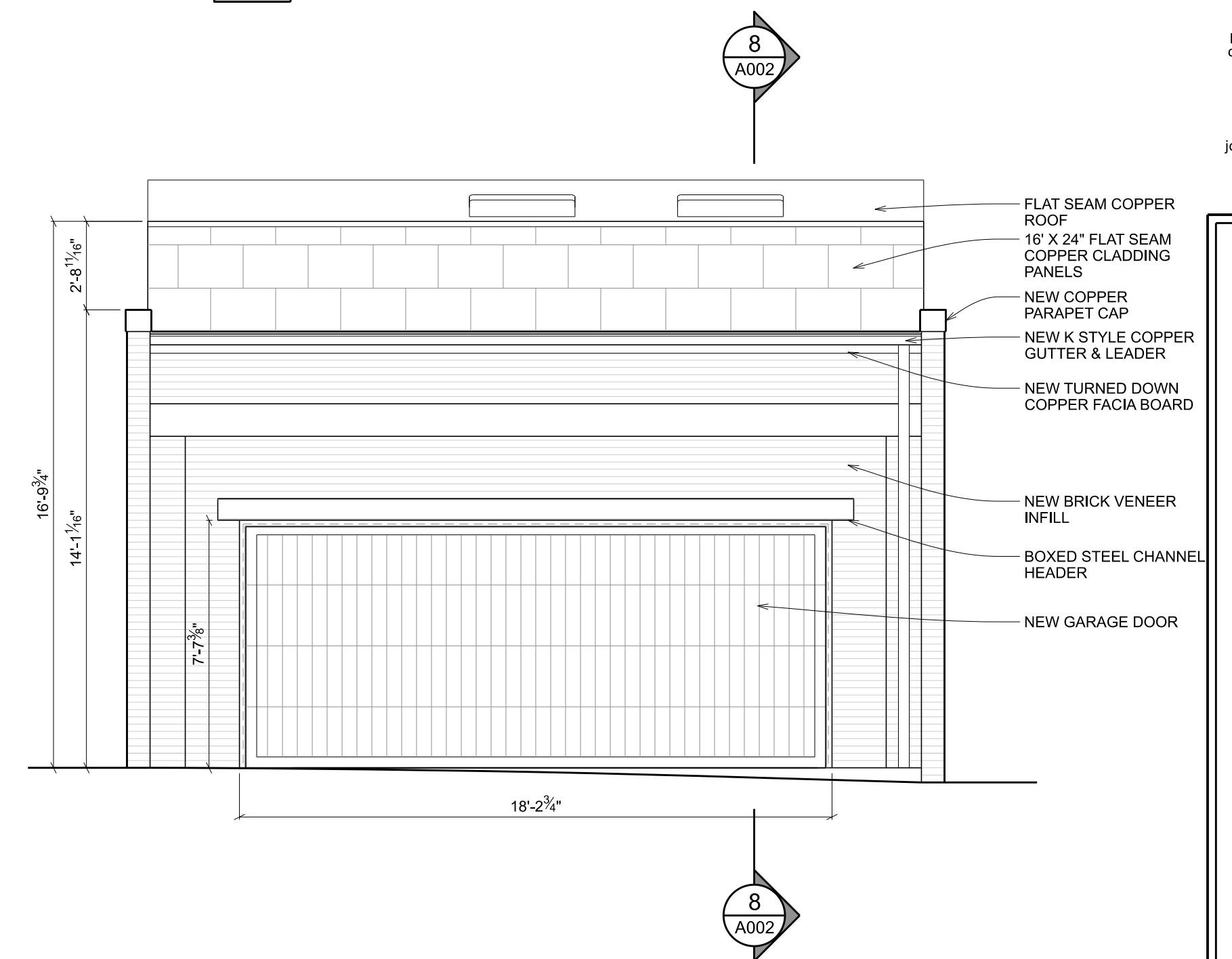
4 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

NEW CONSTRUCTION



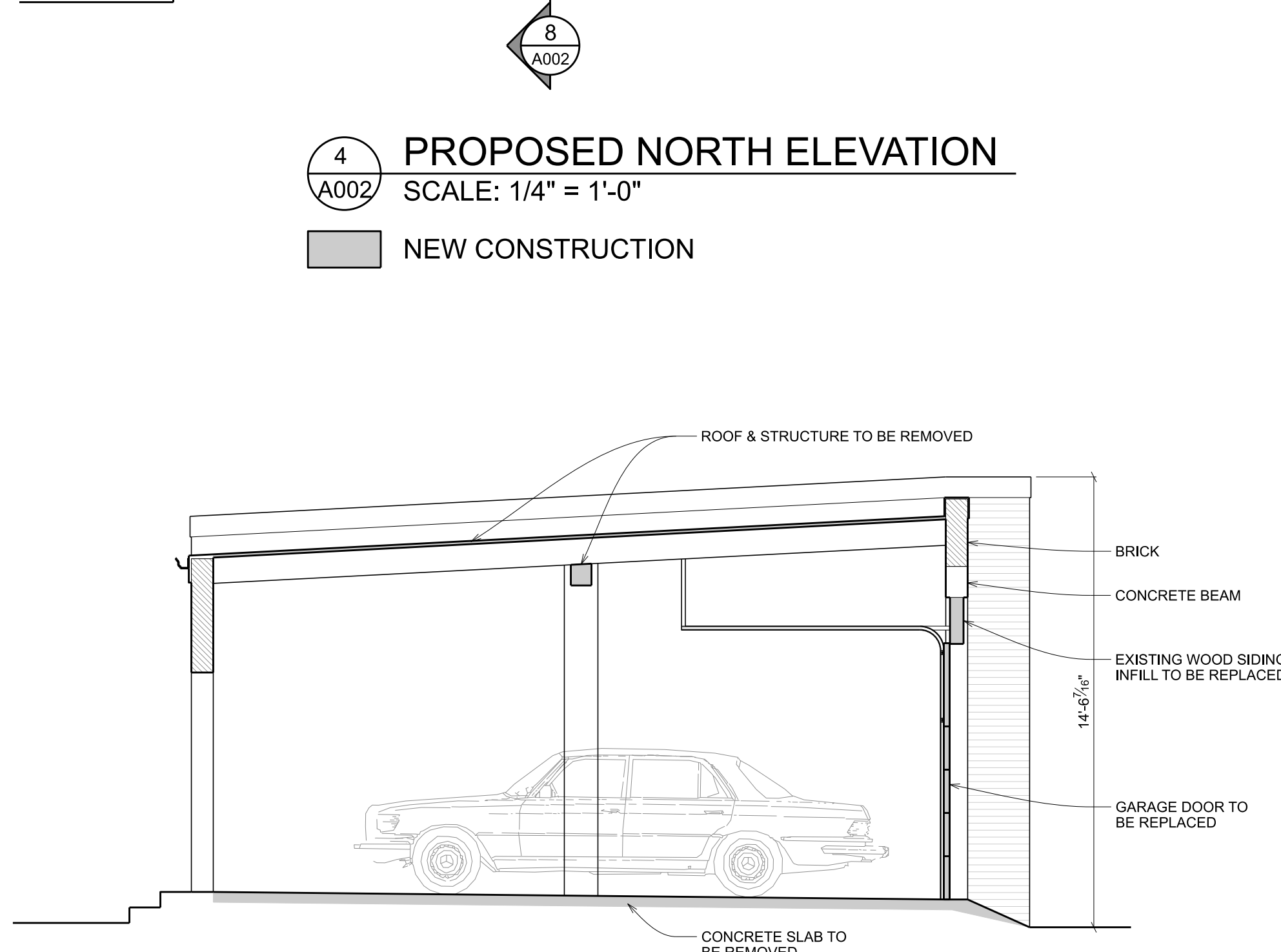
5 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

NEW CONSTRUCTION



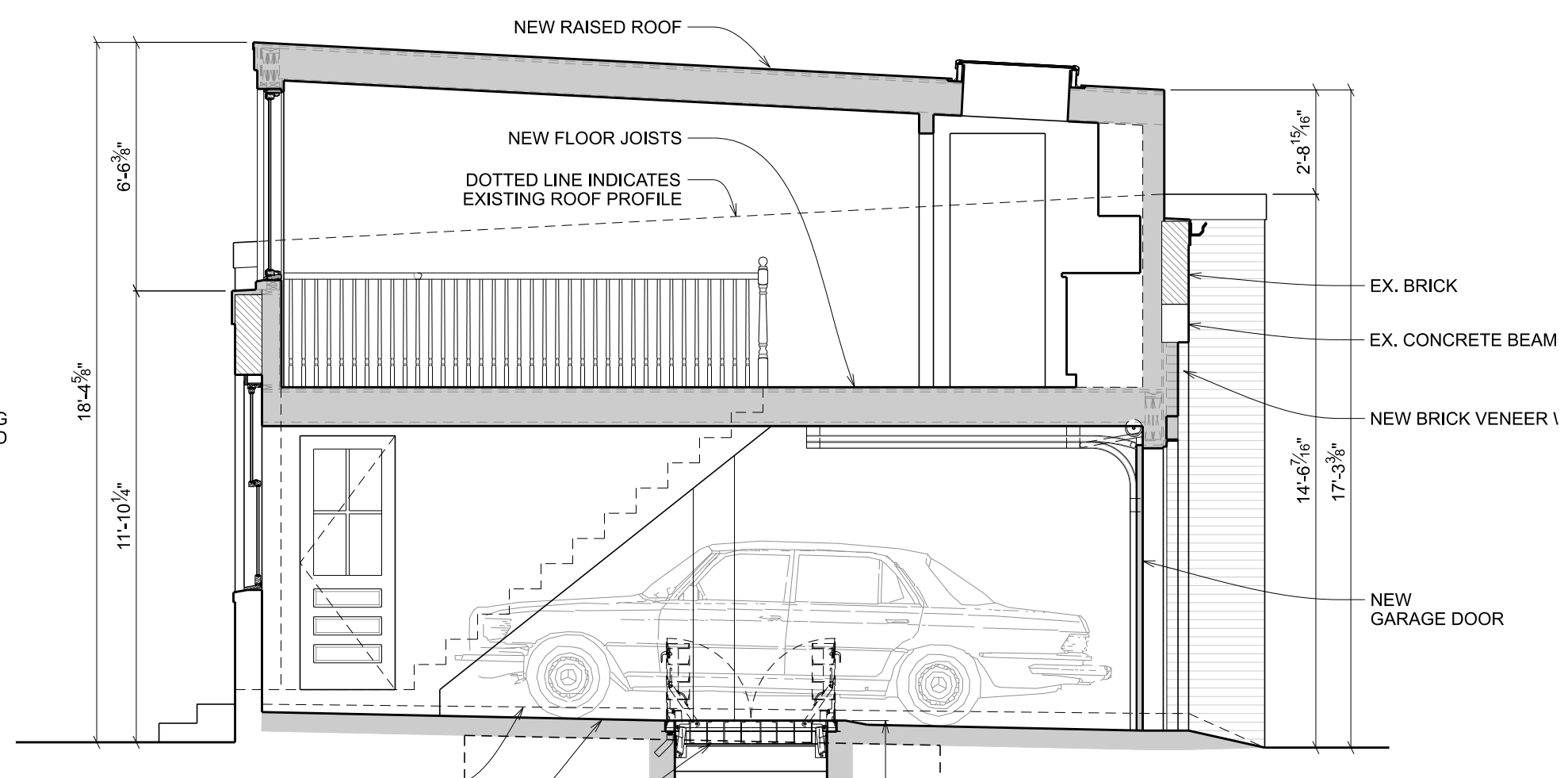
6 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

NEW CONSTRUCTION



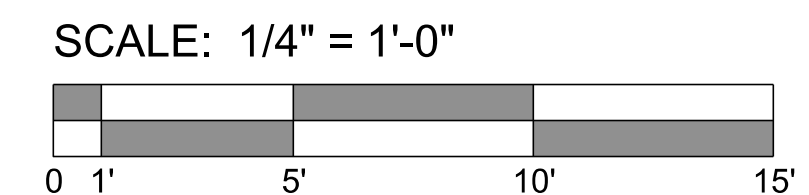
7 EXISTING GARAGE SECTION
SCALE: 1/4" = 1'-0"

DEMOLITION



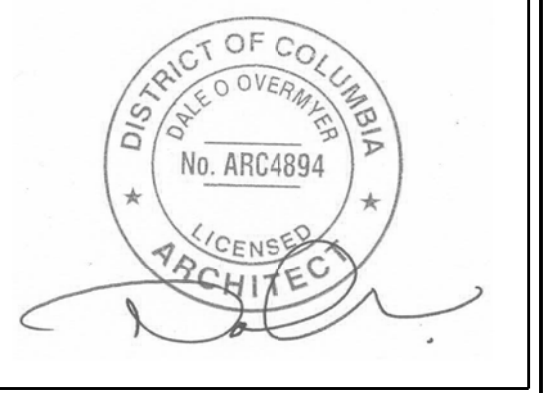
8 PROPOSED GARAGE SECTION
SCALE: 1/4" = 1'-0"

DEMOLITION



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

The above drawings and specifications and all ideas, designs, inventions and arrangements represented thereon are and shall remain the sole and exclusive property of the Architect and no part thereof shall be copied, disclosed to others or used in connection with any other work or project, except for the specified project for which they have been prepared and developed, without the prior written consent of the Architect. The Contractor shall verify, and be responsible for, all dimensions and conditions on the job and the Architect shall be notified of any variations from or discrepancies between the dimensions and conditions shown on this set of drawings.



HANNON RESIDENCE

3406 N STREET NW
WASHINGTON, DC 20007

LOT: 0091 SQUARE: 1221

EXISTING & PROPOSED GARAGE ELEVATIONS

A002

DATE: 06-17-2021