

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

- REFURBISH FRONT STOOP
- RESTORE (2) EXISTING 2ND FLR DEMI DOOR / DOUBLE HUNG WINDOWS ABOVE BAY WINDOW @ NORTH ELEVATION
- RECONFIGURE WINDOWS & DOORS @ SOUTH & EAST ELEVATIONS

SHEET INDEX

COVER SHEET

- 001 COVER SHEET / VICINITY PLAN
- 002 EXISTING PHOTOGRAPHS
- 003 EXISTING PHOTOGRAPHS

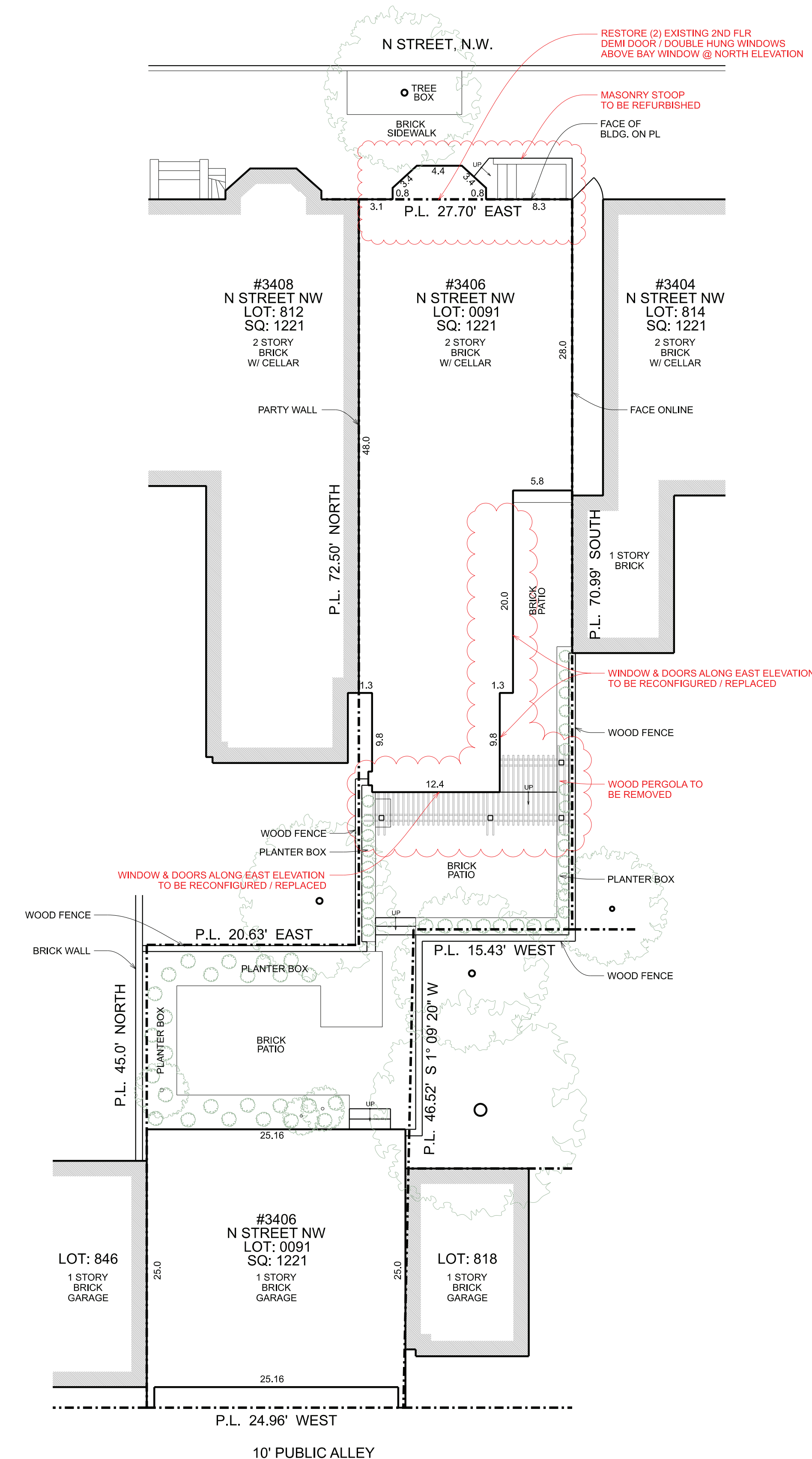
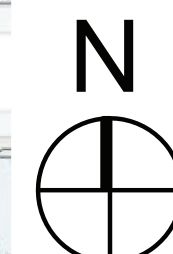
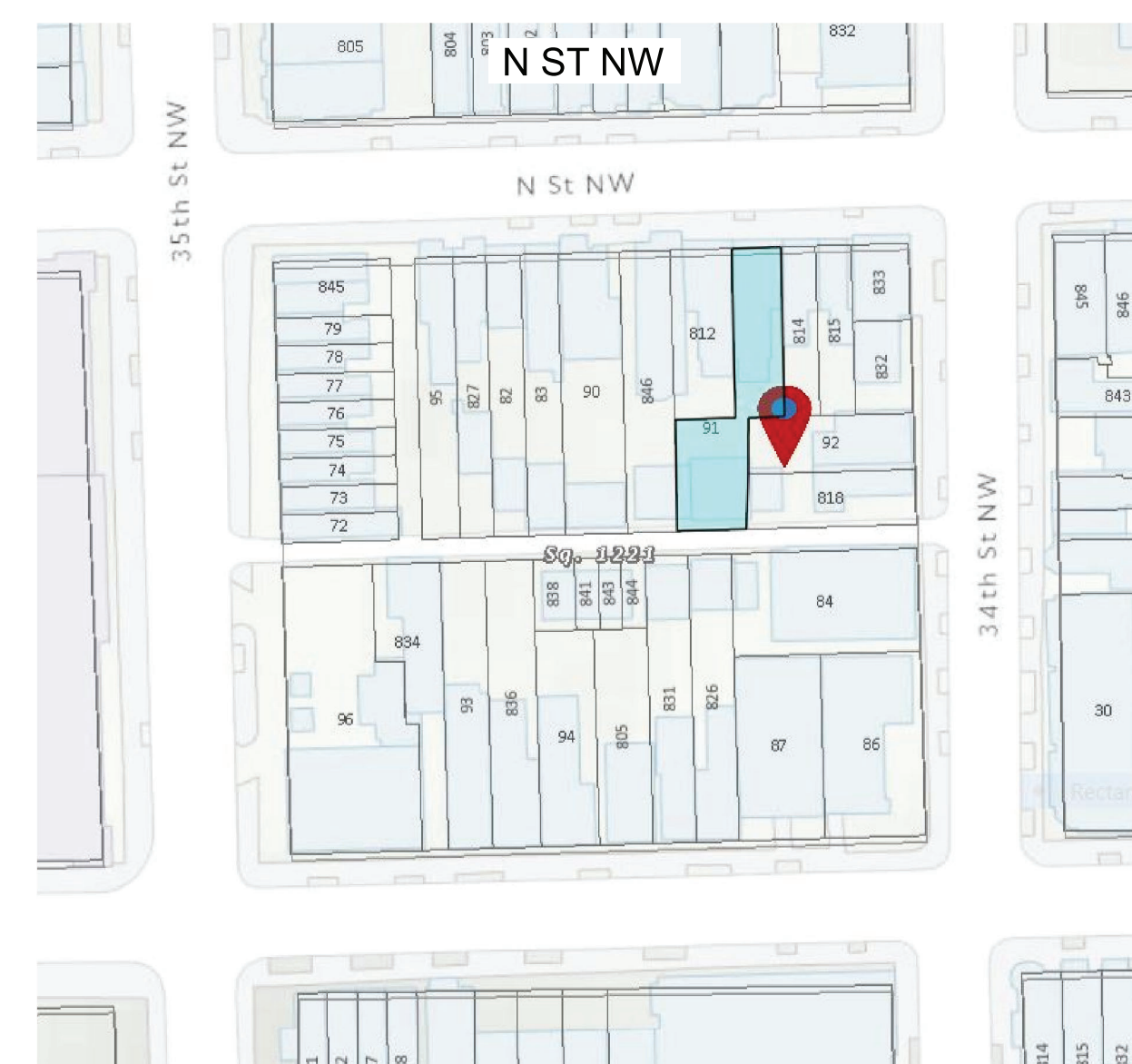
SPECIFICATIONS

- C3 WINDOW & DOOR SCHEDULE

ARCHITECTURAL

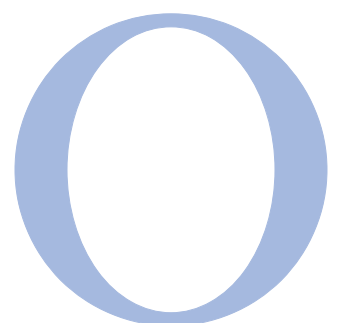
- A001 EXISTING & PROPOSED CELLAR PLANS
- A002 EXISTING & PROPOSED 1ST FLOOR PLANS
- A003 EXISTING & PROPOSED 2ND FLOOR PLANS
- A004 EXISTING & PROPOSED ELEVATIONS
- A005 EXISTING & PROPOSED ELEVATIONS
- D001 FRONT STOOP DETAILS
- D002 WINDOW & DOOR INSTALLATION DETAILS

VICINITY PLAN



CLOUDED AREA & NOTES INDICATED IN RED INDICATE SCOPE OF WORK

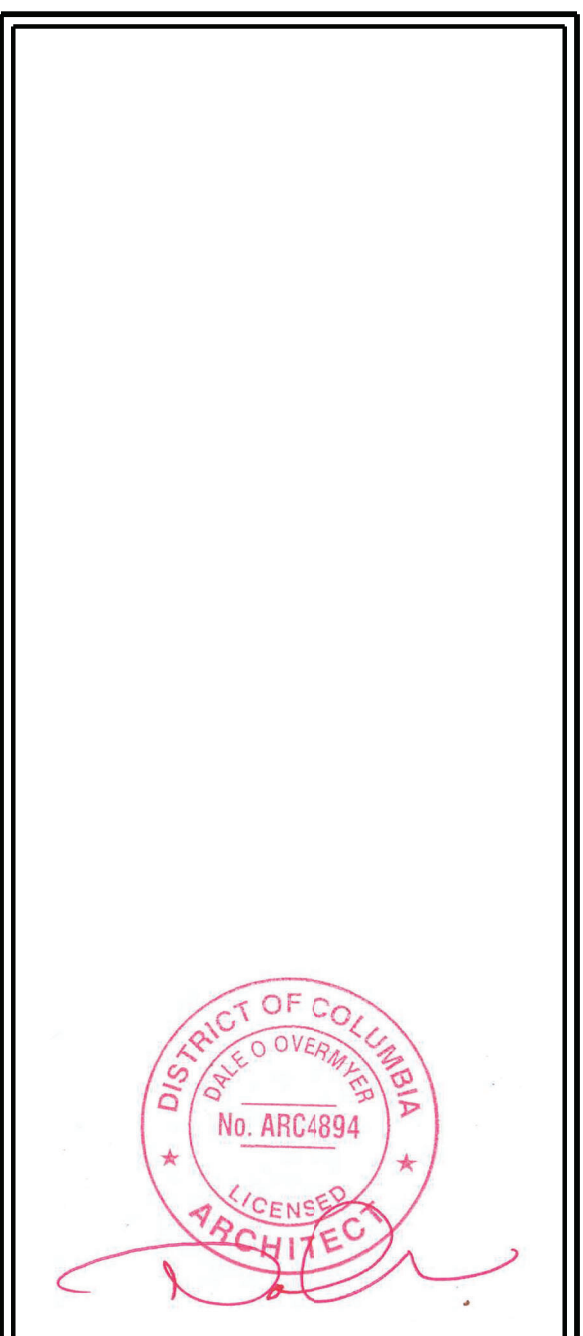
1
001 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



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COVER PAGE

001

DATE: 06-17-2021



FRONT ELEVATION



FRONT ELEVATION



REAR ELEVATION



REAR ELEVATION



REAR ELEVATION



REAR ELEVATION



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EXISTING
PHOTOS

002

DATE: 06-17-2021



STOOP EAST ELEVATION



STOOP NORTH ELEVATION



STOOP WEST ELEVATION



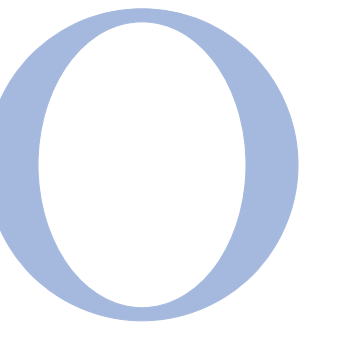
STOOP RAILING DETAIL



STOOP CONCRETE CURB DETAIL



STOOP DETAIL



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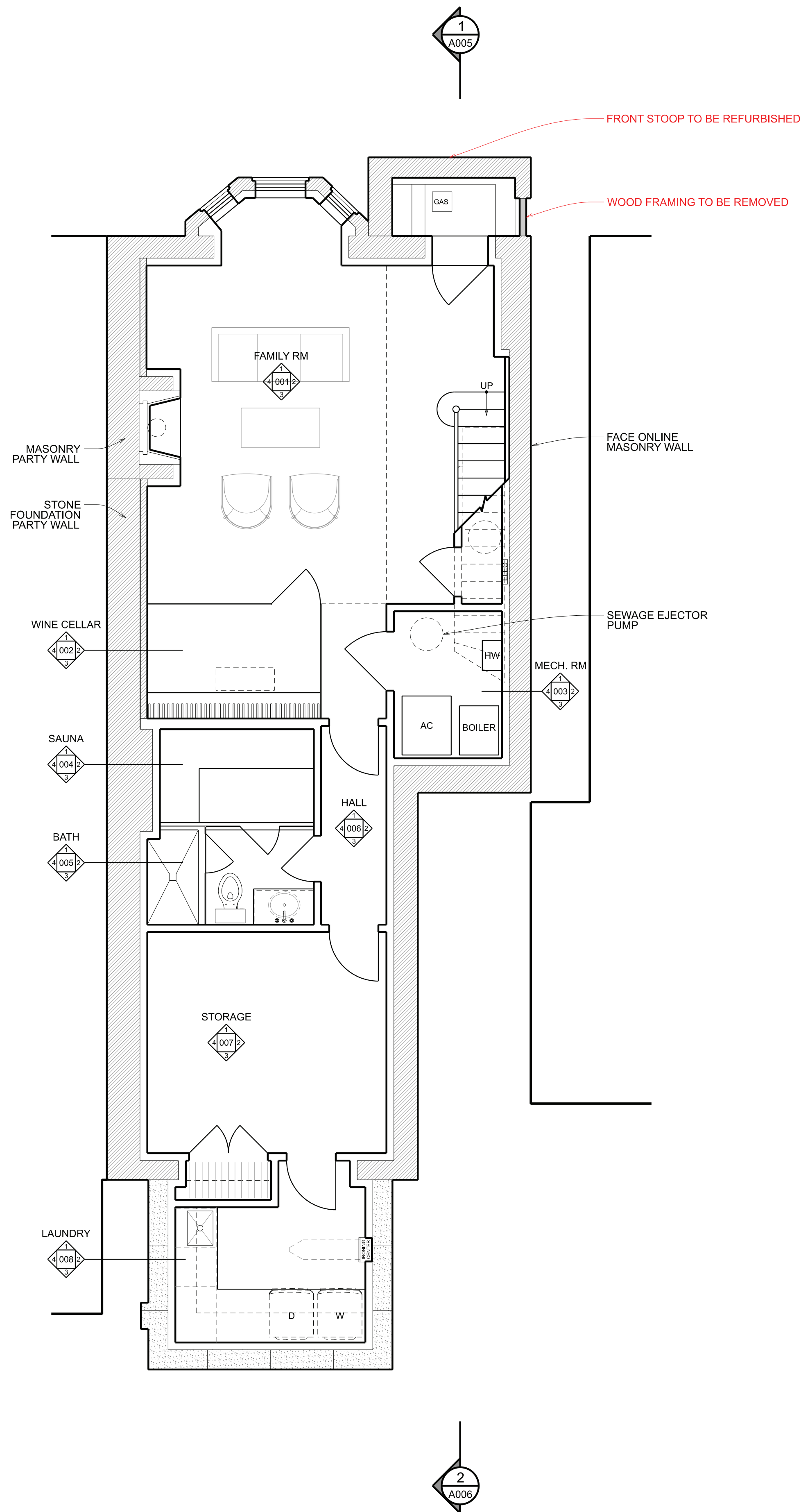
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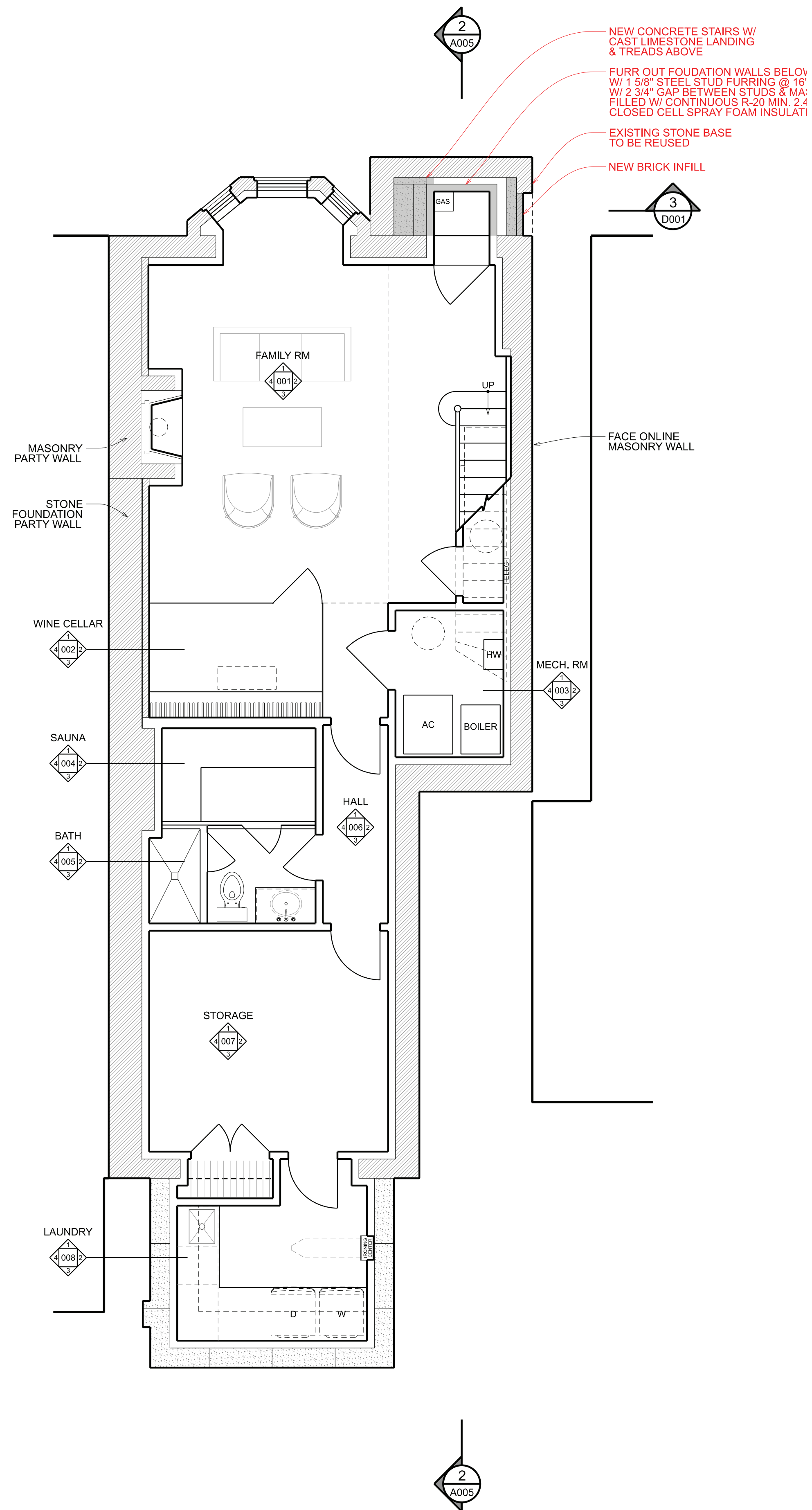
EXISTING
PHOTOS

003

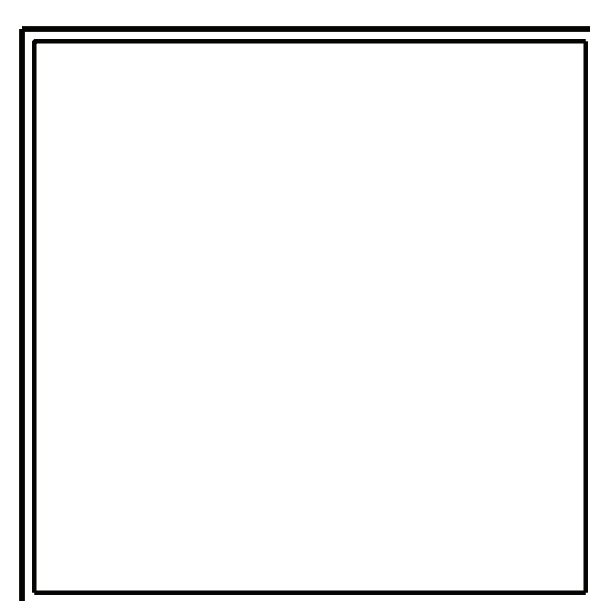
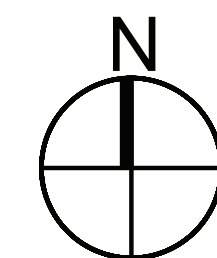
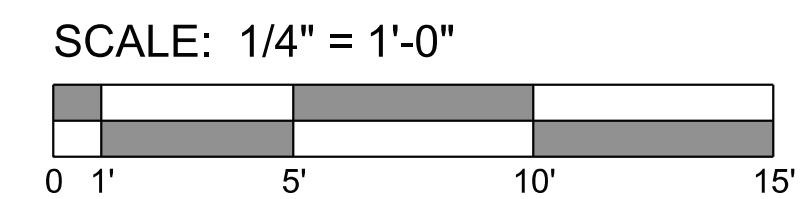
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1
A001 EXISTING CELLAR PLAN
SCALE: 1/4" = 1'-0"
DEMOLITION



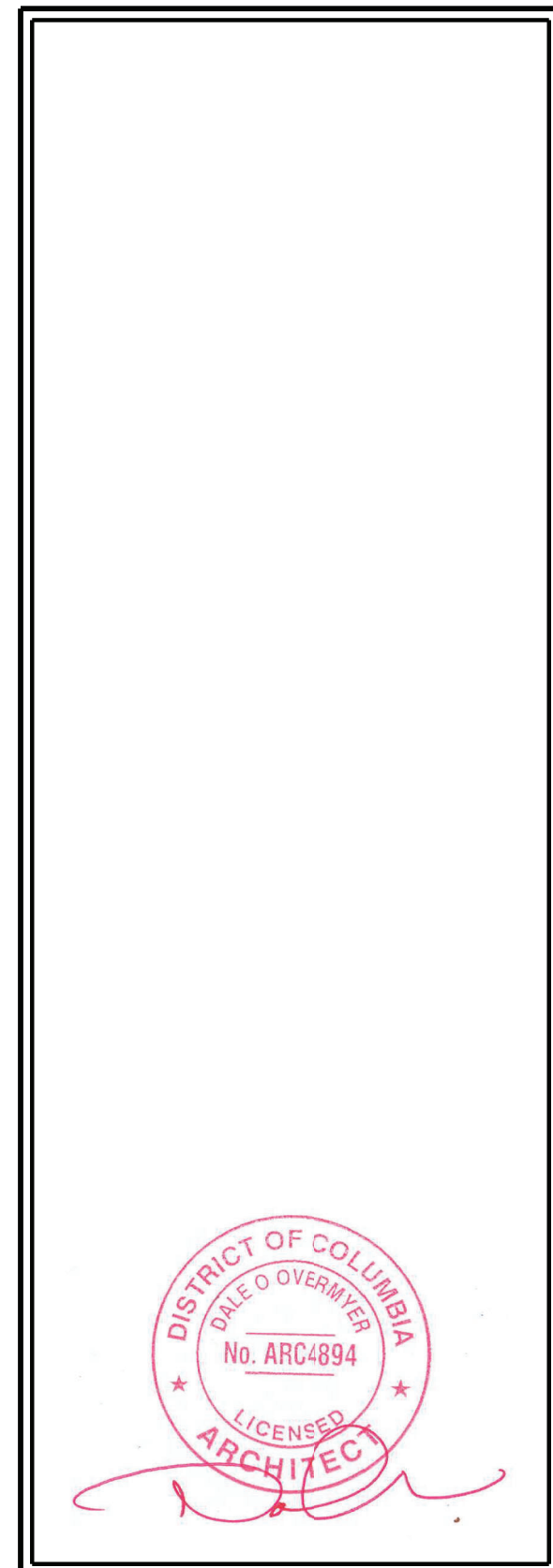
2
A001 PROPOSED CELLAR PLAN
SCALE: 1/4" = 1'-0"
NEW CONSTRUCTION



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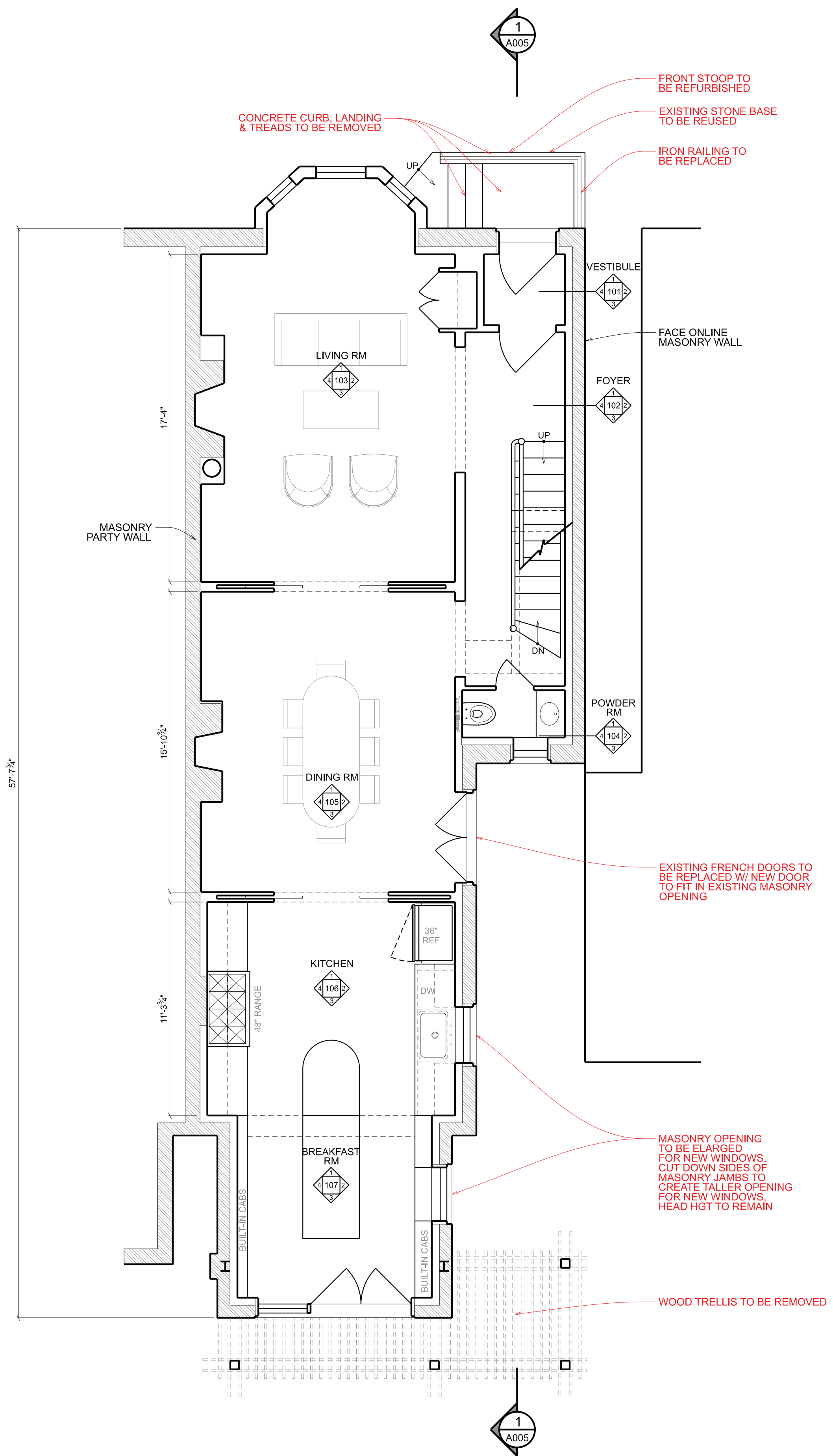
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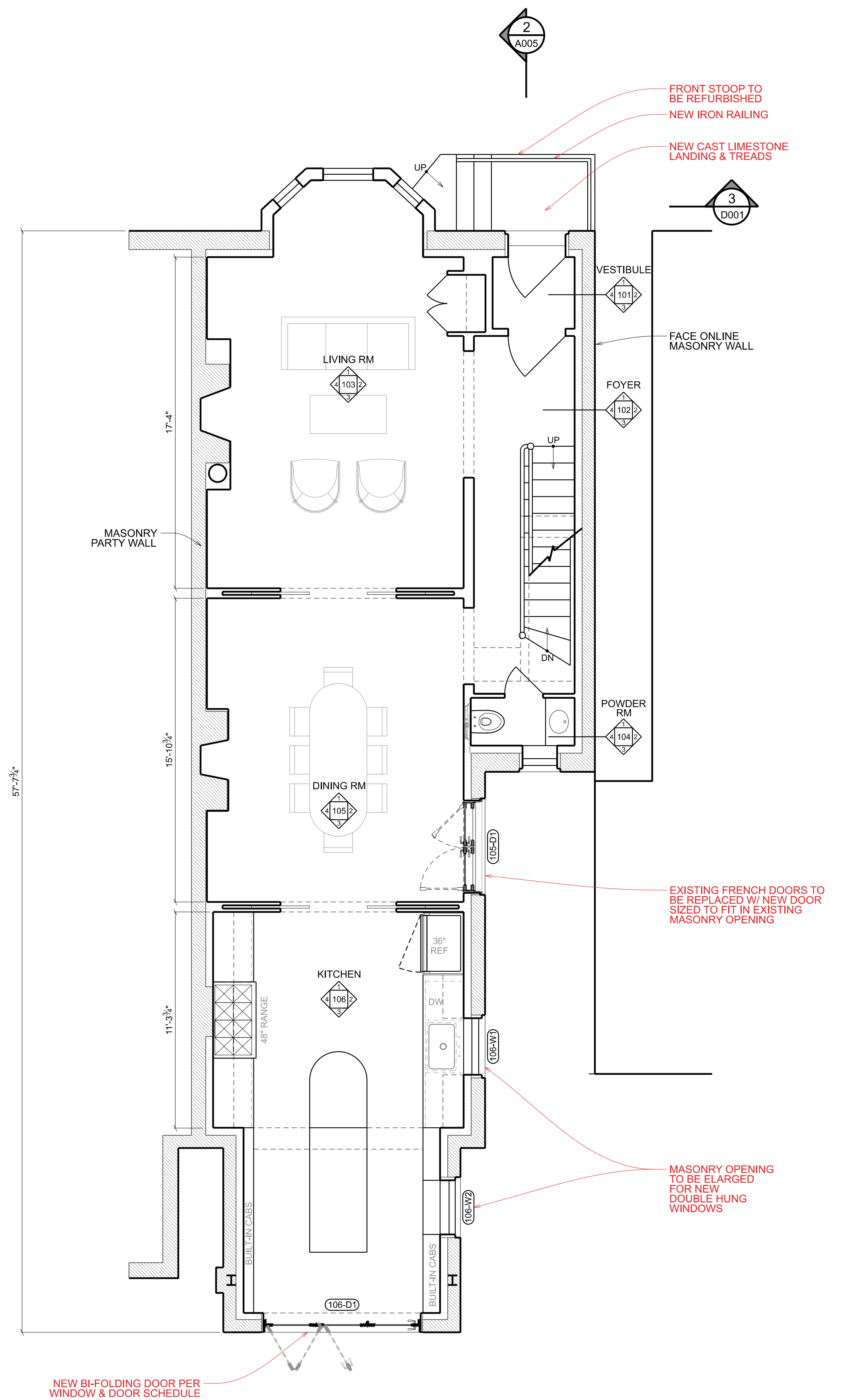
EXISTING &
PROPOSED
CELLAR PLANS

A001

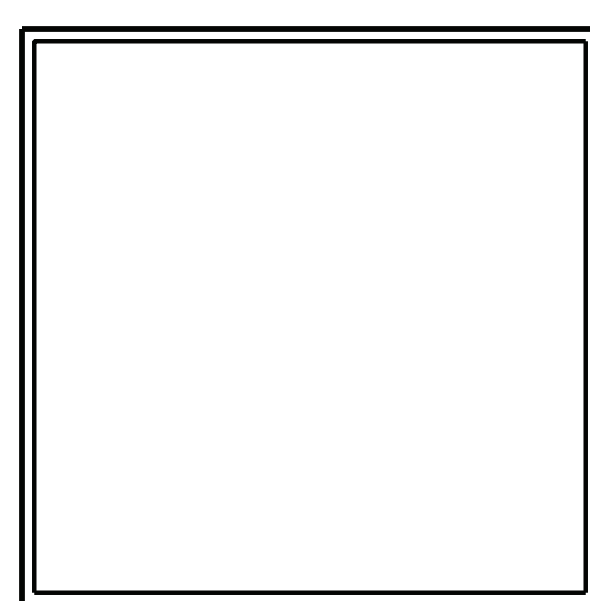
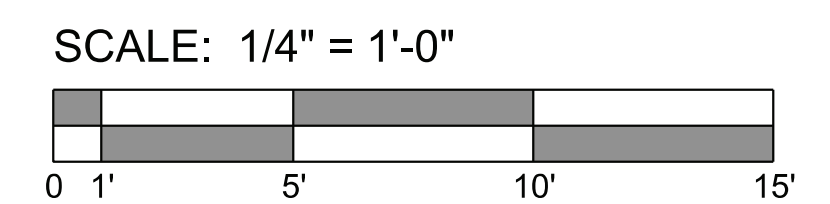
DATE: 06-17-2021



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



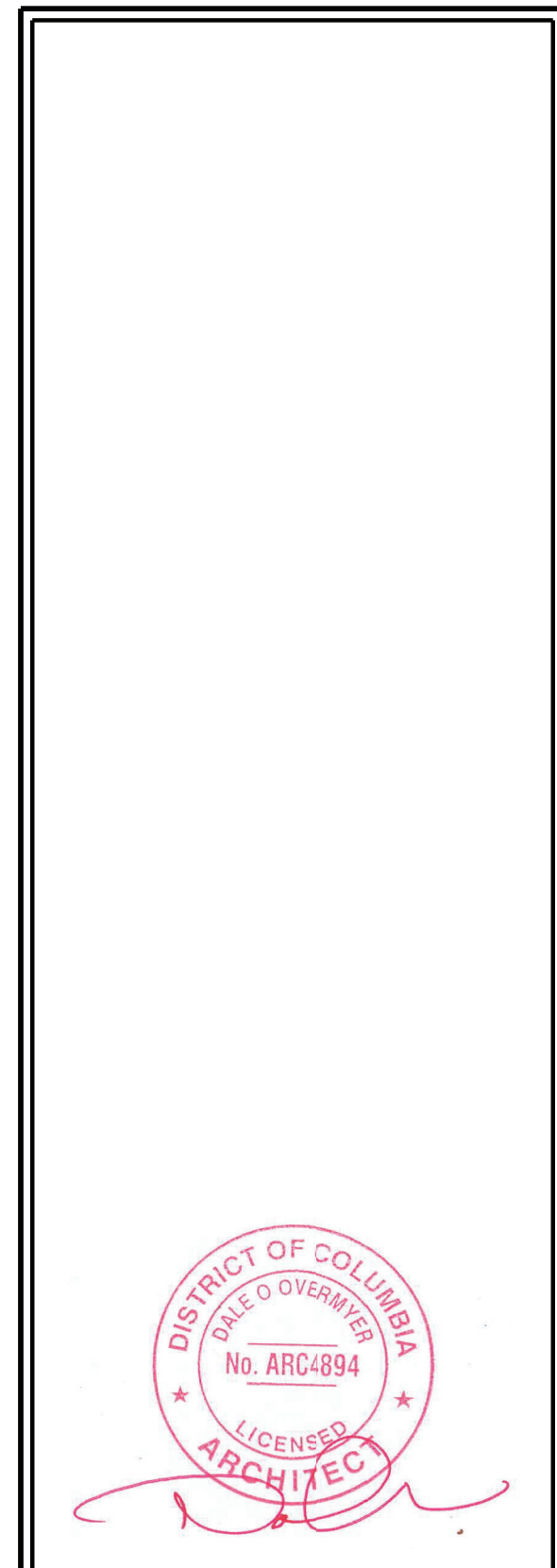
2
A002 PROPOSED 1ST FLR PLAN
SCALE: 1/4" = 1'-0"
NEW CONSTRUCTION



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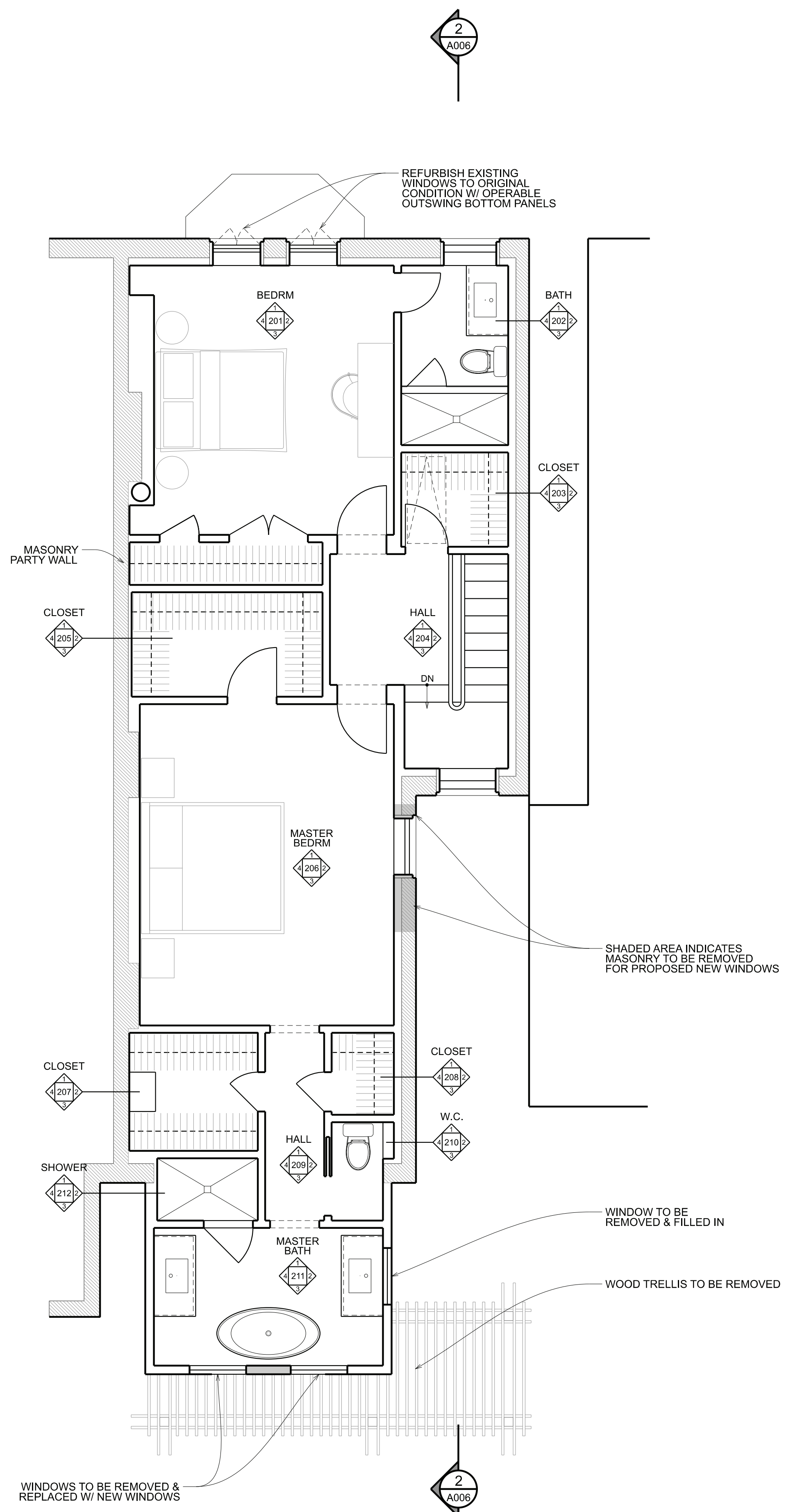
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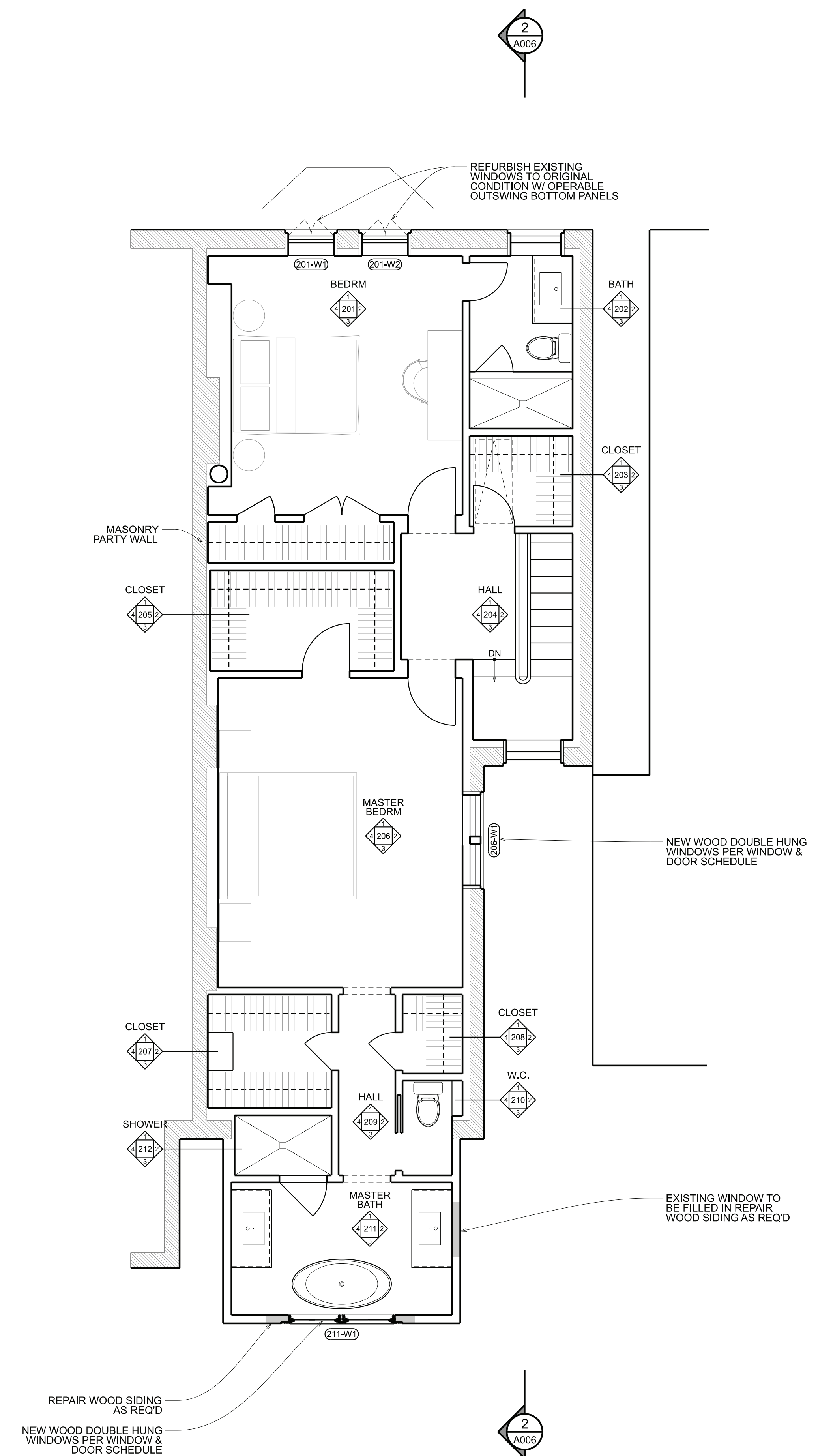
EXISTING & PROPOSED 1ST FLOOR PLANS

A002

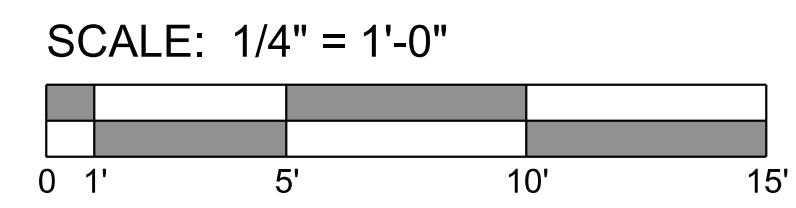
DATE: 06-17-2021



1 EXISTING 2ND FLR PLAN
 A003 SCALE: 1/4" = 1'-0"
 DEMOLITION



2 PROPOSED 2ND FLR PLAN
 A003 SCALE: 1/4" = 1'-0"
 NEW CONSTRUCTION



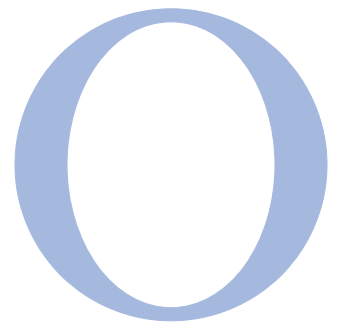
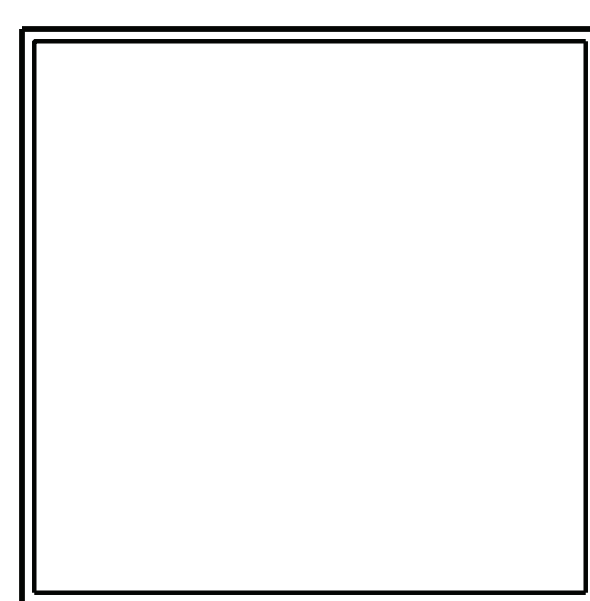
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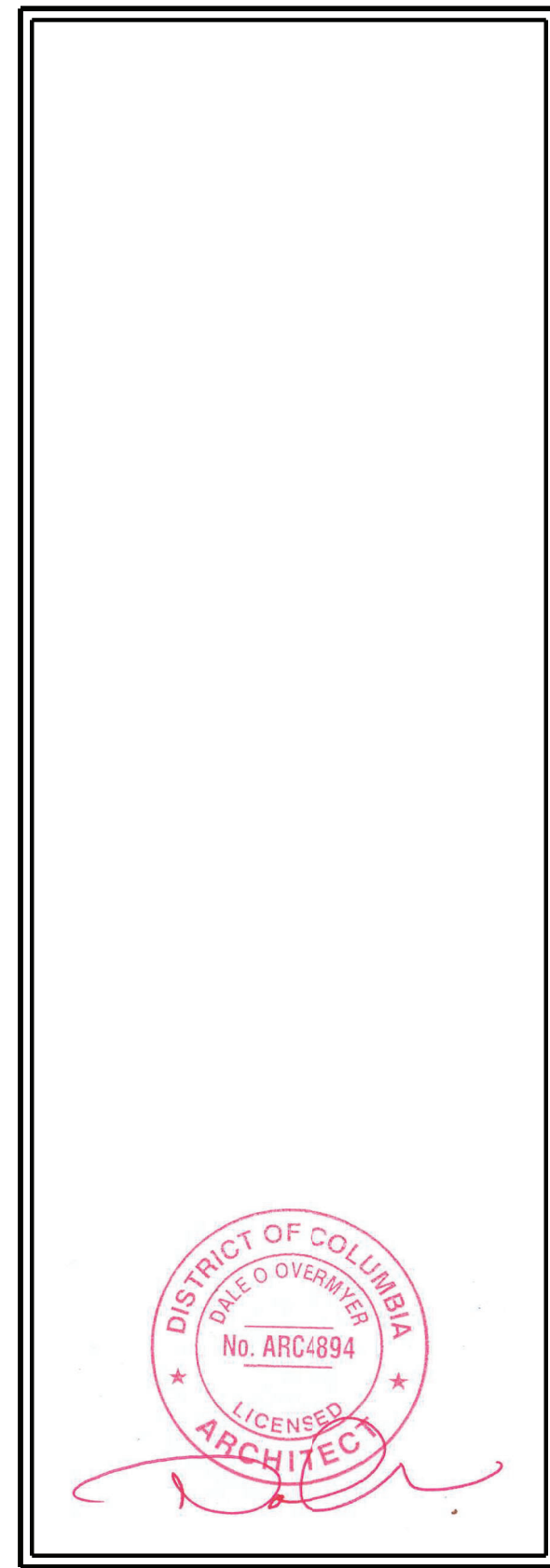
EXISTING & PROPOSED 2ND FLR PLANS
A003
 DATE: 06-17-2021



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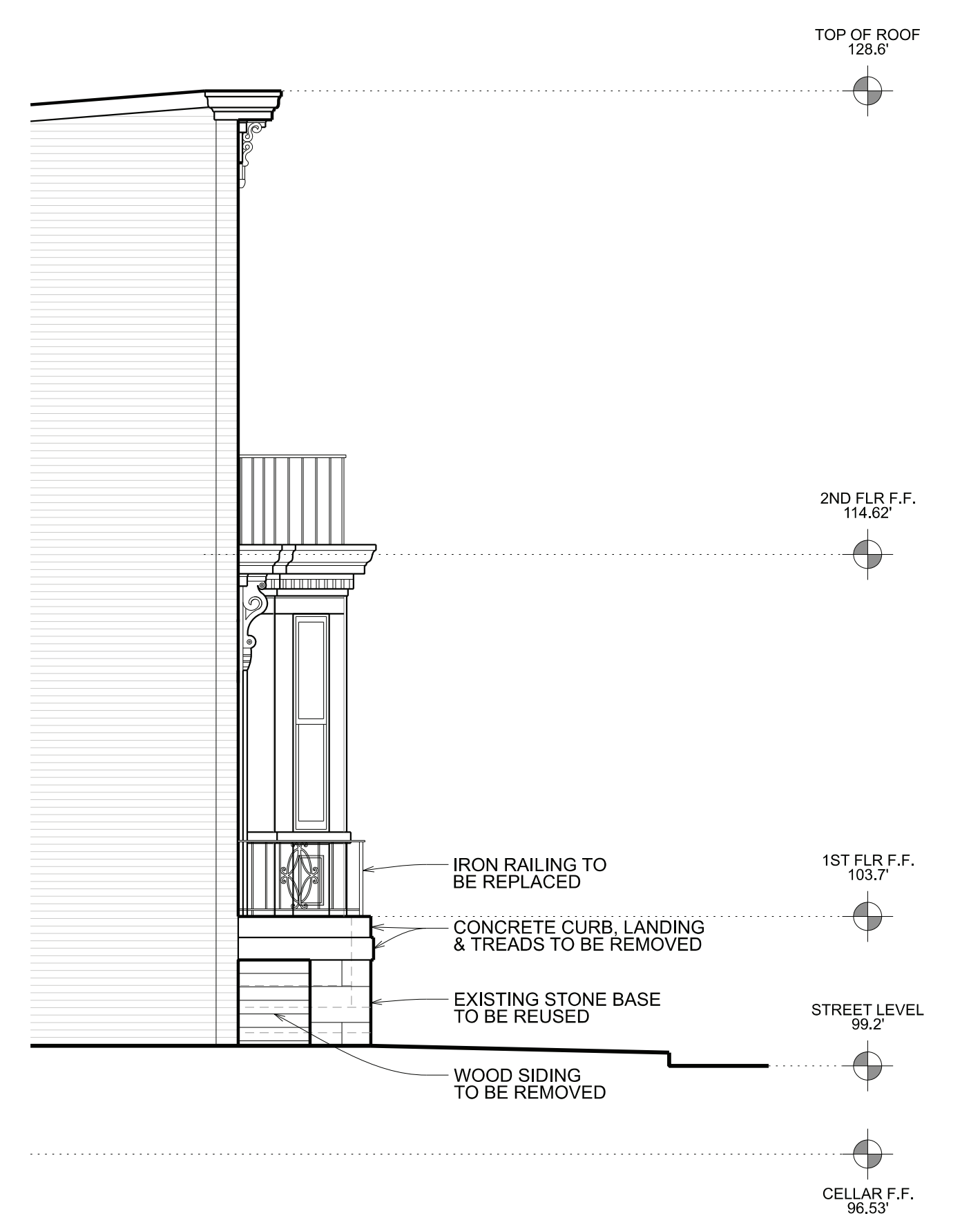
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LOT: 0091 SQUARE: 1221

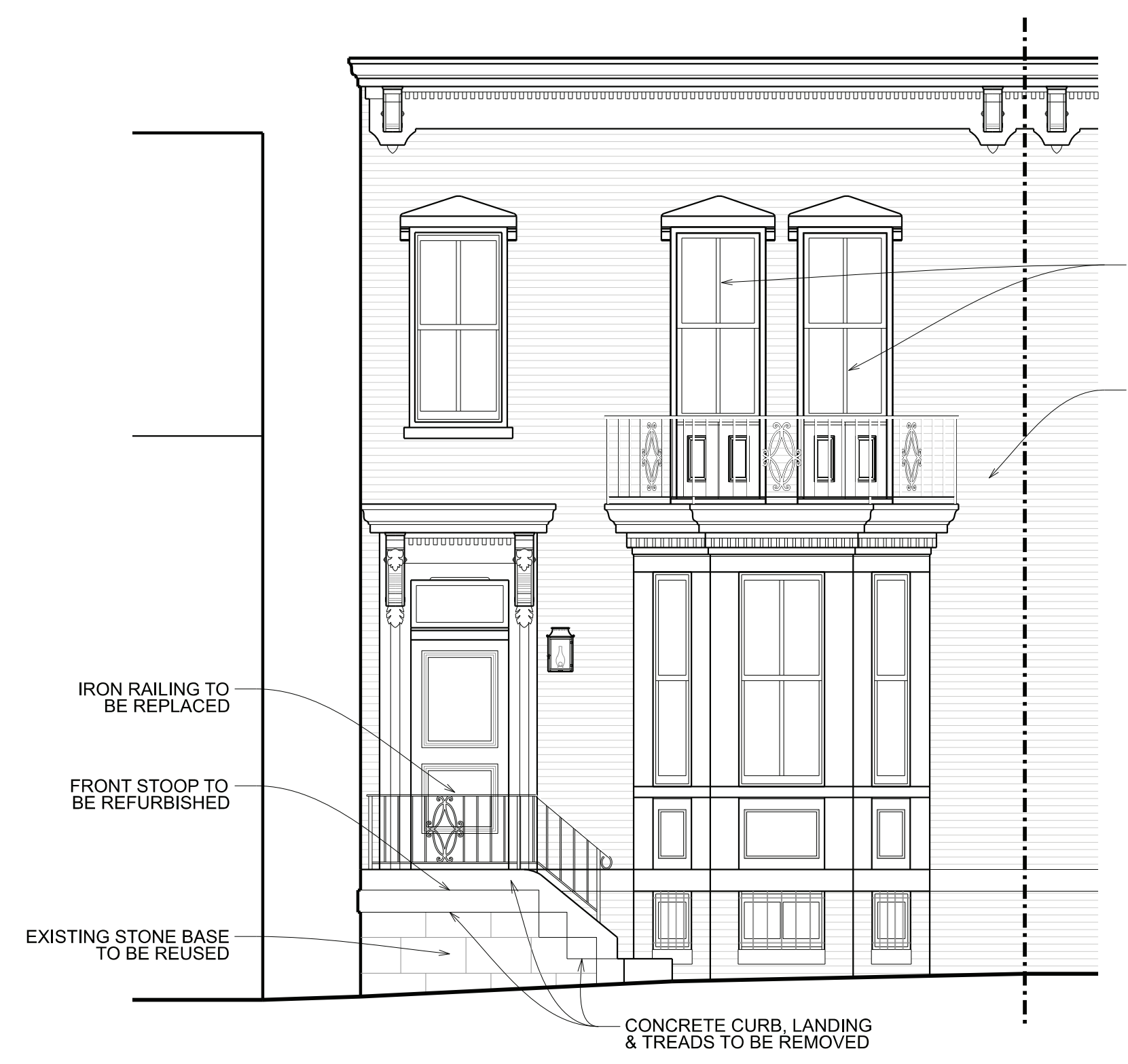
EXISTING &
PROPOSED
ELEVATIONS

A004

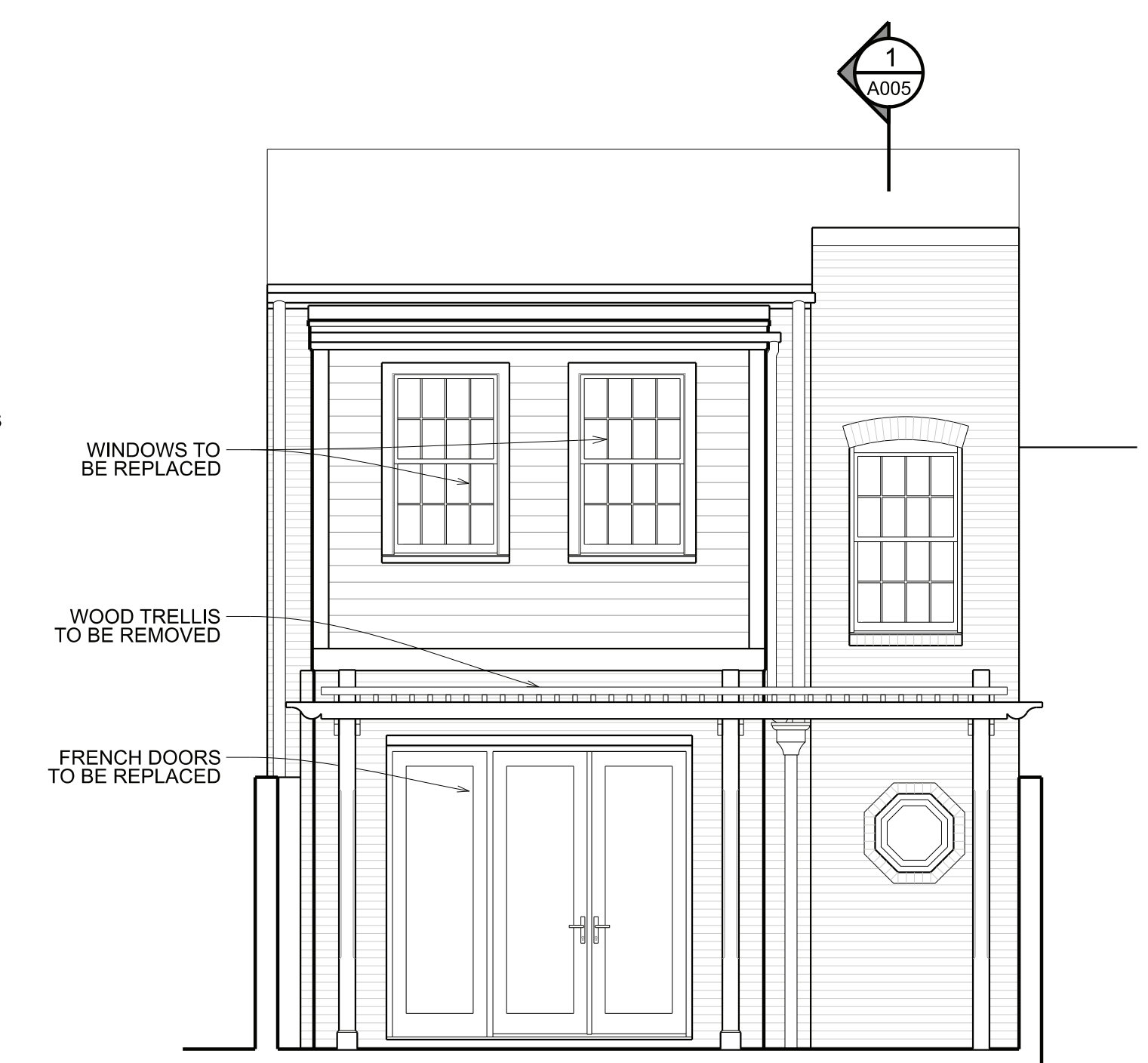
DATE: 06-17-2021



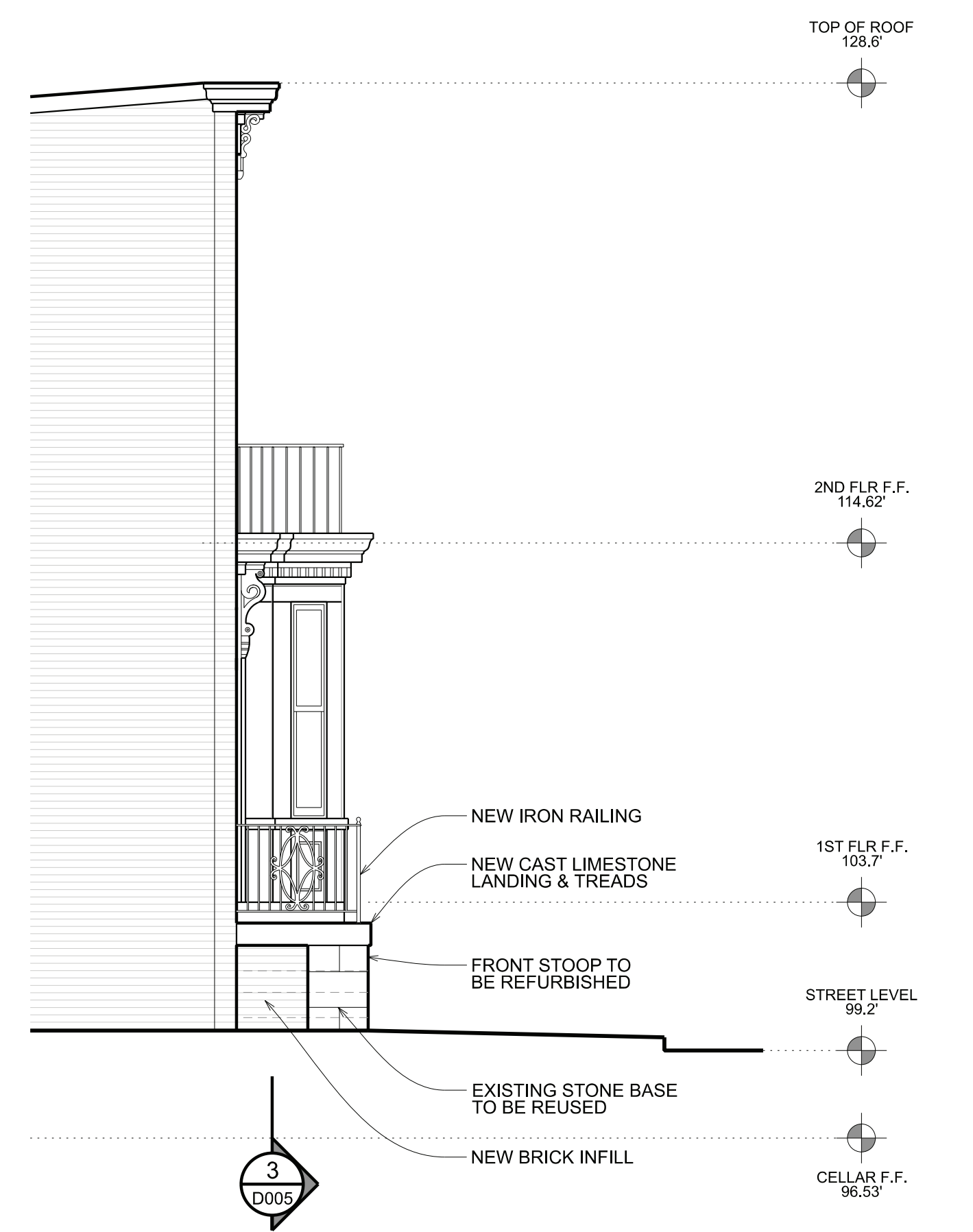
1 EXISTING EAST ELEV.
A004 SCALE: 1/4" = 1'-0" DEMOLITION



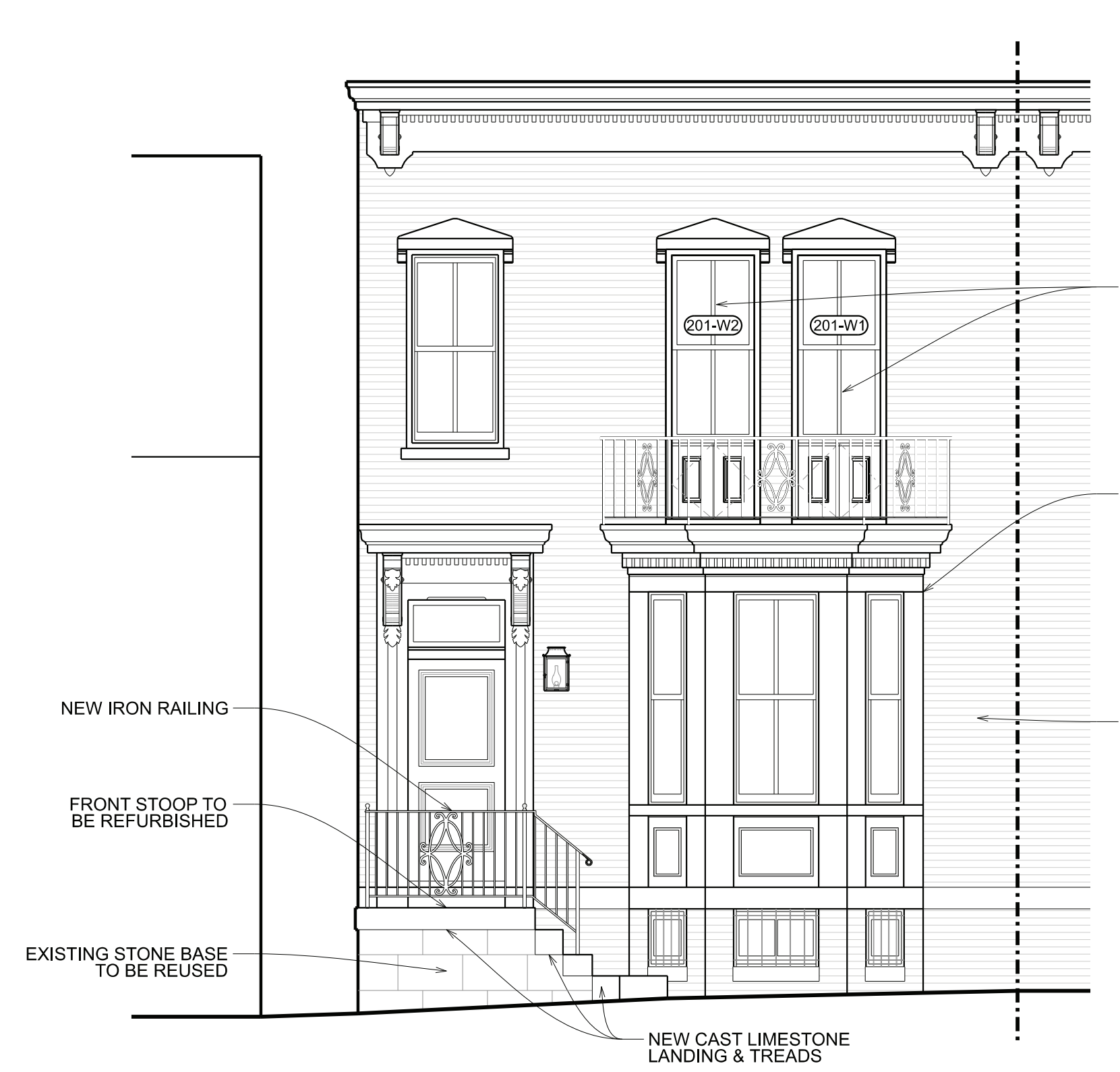
2 EXISTING NORTH ELEV.
A004 SCALE: 1/4" = 1'-0" DEMOLITION



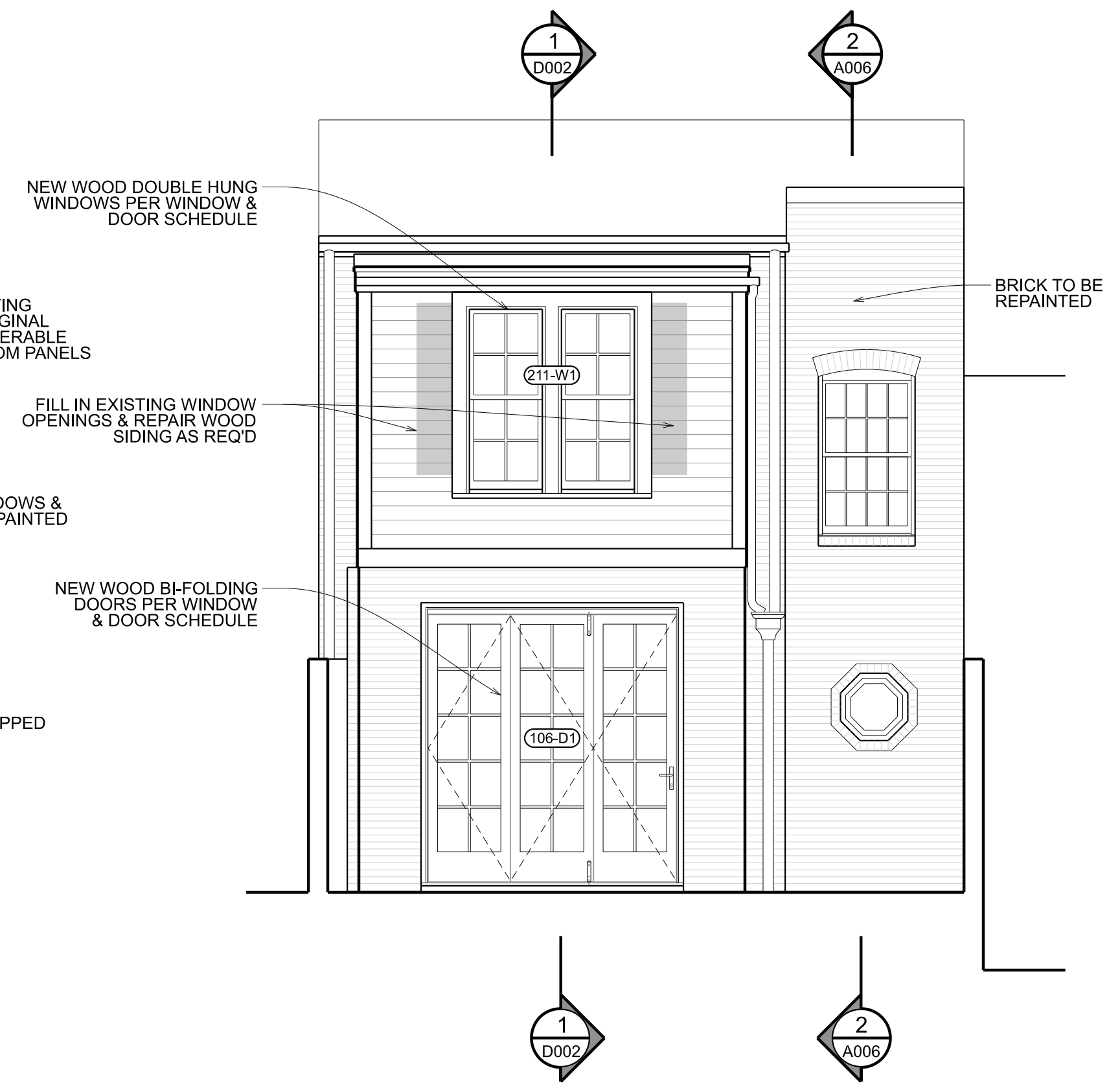
3 EXISTING SOUTH ELEV.
A004 SCALE: 1/4" = 1'-0" DEMOLITION



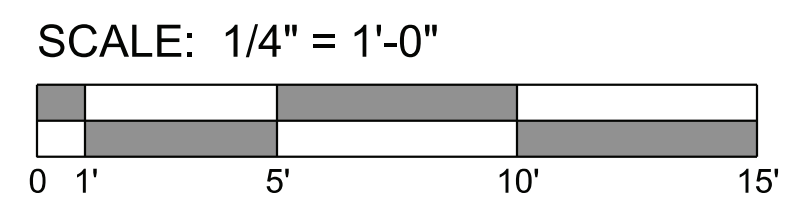
4 PROPOSED EAST ELEV.
A004 SCALE: 1/4" = 1'-0" NEW CONSTRUCTION



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

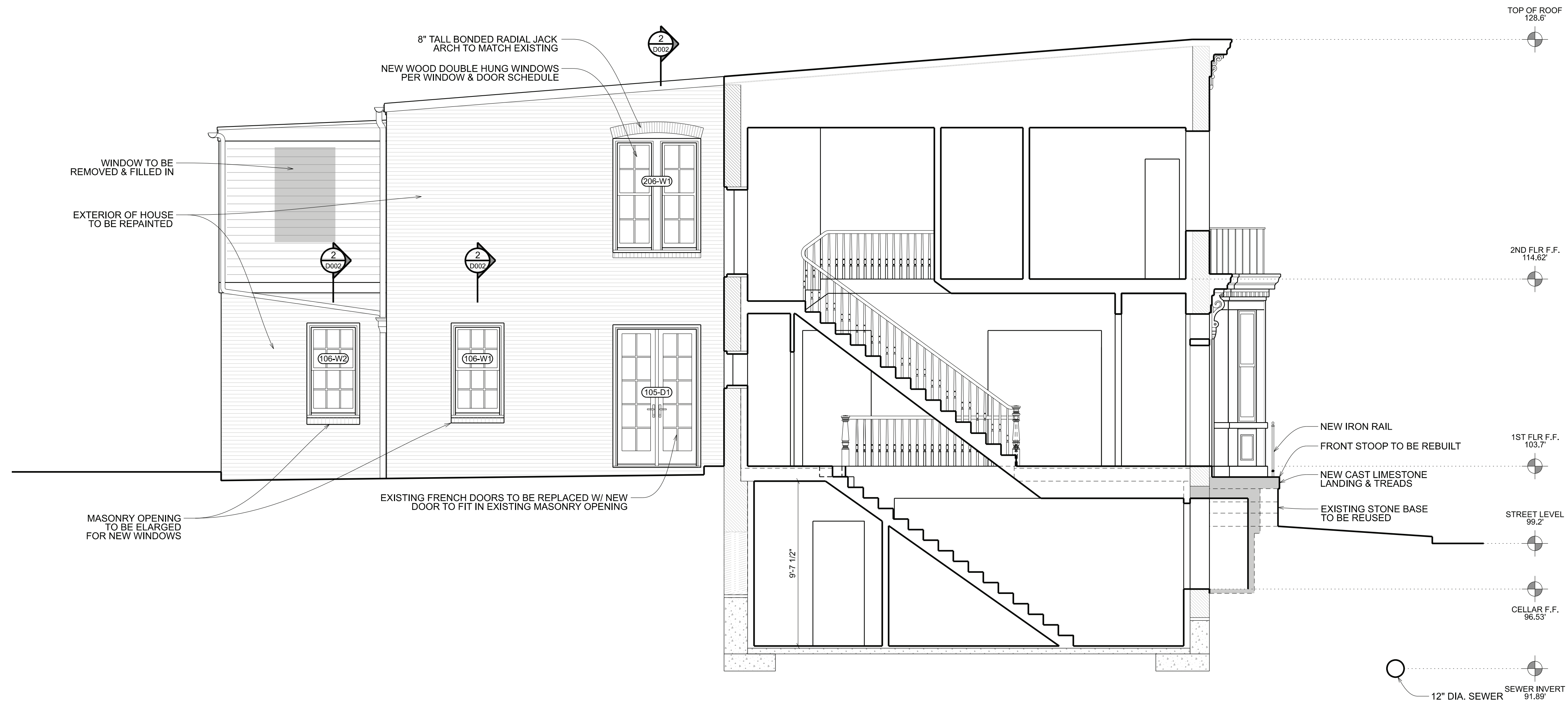


6 PROPOSED SOUTH ELEV.
A004 SCALE: 1/4" = 1'-0" NEW CONSTRUCTION





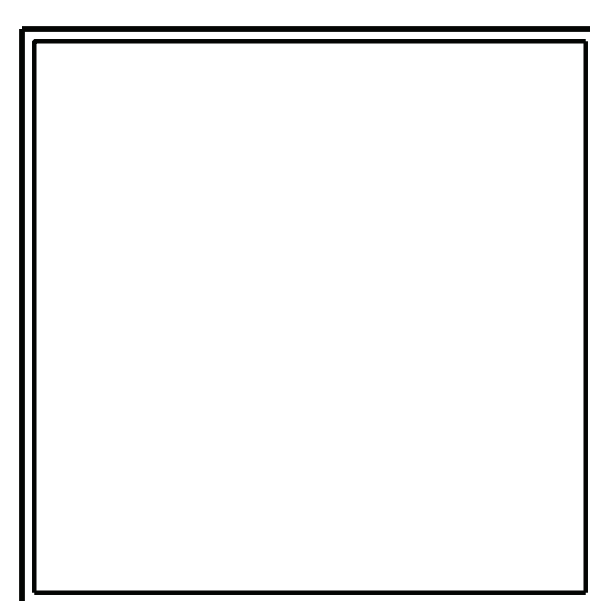
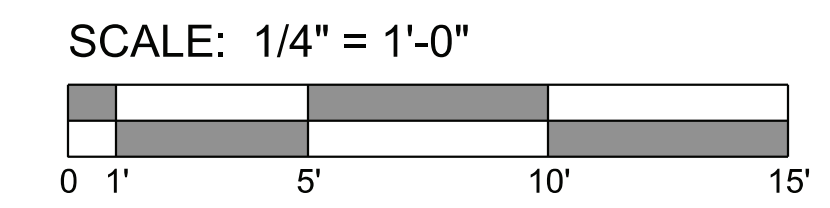
1 EXISTING EAST ELEVATION
 SCALE: 1/4" = 1'-0"
 DEMOLITION



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

TOP OF ROOF 128.6
 2ND FLR. F.F. 114.62
 1ST FLR. F.F. 103.7
 STREET LEVEL 99.2
 CELLAR. F.F. 96.53
 SEWER INVERT 91.89

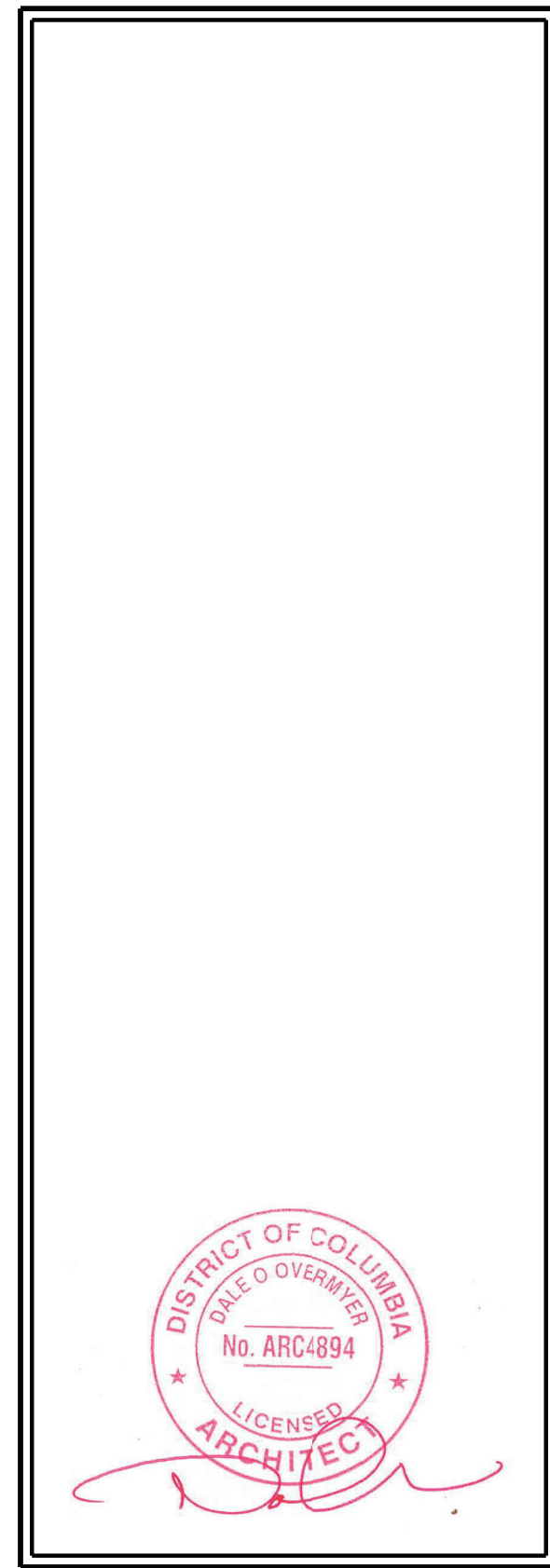
TOP OF ROOF 128.6
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OVERMYER
 ARCHITECTS

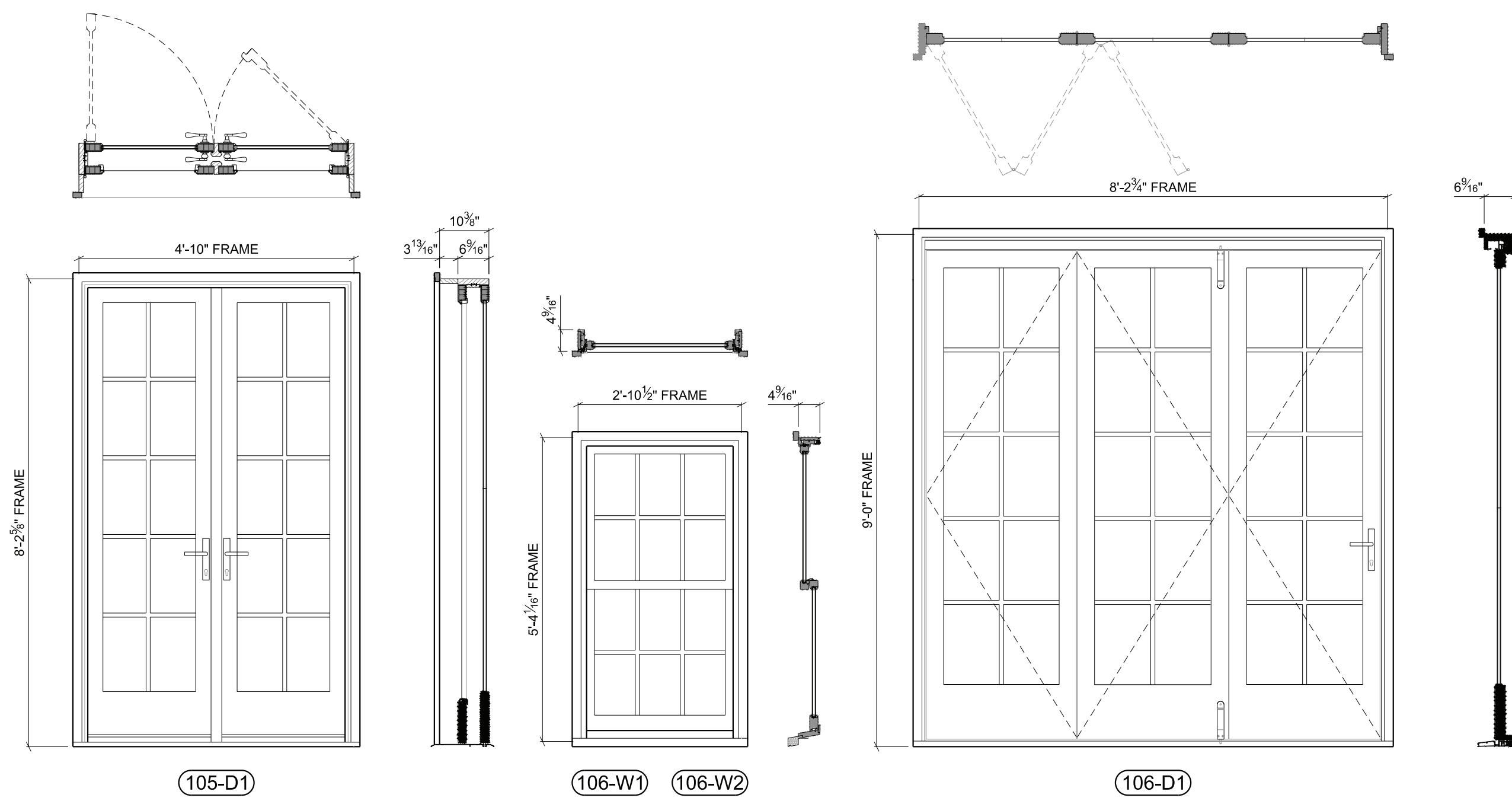
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EXISTING & PROPOSED ELEVATIONS
A005
 DATE: 06-17-2021



DESCRIPTION: WOOD INSWING FRENCH DOOR PAIR W/ WOOD SCREEN DOORS

TYPE: LEPAGE WF2A RED GRANDIS INSWING FRENCH DOOR PAIR W/ ASTRAGAL OPERATION, INSWING DOOR W/ TYPE 5 VENTING CONFIG.

FRAME: 1 1/4" THICK, DEPTH 4 9/16" W/ CUSTOM 3 13/16" EXTERIOR JAMB EXTENSION

PANEL: 1 3/4" THICK, 3 5/8" STILES & TOP RAIL, 9" BOTTOM RAIL, COLONIAL PROFILE

INTERIOR FINISH: PRIMED WHITE

EXTERIOR FINISH: PRIMED WHITE

HARDWARE: SURFACE MOUNT UNLAQUARED BRASS

GLASS: DOUBLE GLAZE 3/4" ARGON W/ BRONZE SPACER, CLEAR LOW-E 272 GLAZING

U-FACTOR: .25

SHGC: .41

SCREEN: INVISIBLE FIBERGLASS MESH W/ ALUMINUM SURROUND WHITE COLOR

GRILLES: 2W5H EACH SASH, 5/8" SDL PUTTY GLAZE EXTERIOR, COLONIAL INTERIOR

CASING: 908 BRICK MOULD SILL HANDICAP SILL TO MATCH EXTERIOR JAMB EXTENSION

DESCRIPTION: WOOD DOUBLE HUNG WINDOW

TYPE: LEPAGE H-100 HUNG, RED GRANDIS OPERATION, DOUBLE HUNG

FRAME: 1 7/16" THICK, DEPTH 4 9/16" SASH: 1 3/4" THICK, COLONIAL PROFILE

INTERIOR FINISH: PRIMED WHITE

EXTERIOR FINISH: PRIMED WHITE

HARDWARE: SURFACE MOUNT UNLAQUARED BRASS

GLASS: DOUBLE GLAZE 3/4" ARGON W/ BRONZE SPACER, CLEAR LOW-E 272 GLAZING

U-FACTOR: .25

SHGC: .41

SCREEN: INVISIBLE FIBERGLASS MESH W/ ALUMINUM SURROUND WHITE COLOR

GRILLES: 2W5H EACH SASH, 5/8" SDL PUTTY GLAZE EXTERIOR, COLONIAL INTERIOR

CASING: 908 BRICK MOULD SILL HANDICAP SILL TO MATCH EXTERIOR JAMB EXTENSION

DESCRIPTION: WOOD OUTSWING BI-FOLD WOOD DOOR

TYPE: LEPAGE WOOD - RED GRANDIS OUTSWING BI-FOLD DOOR

OPERATION: OUTSWING BI-FOLD DOOR 3L CONFIGURATION

FRAME: 1 1/4" THICK, JAMB DEPTH 4 9/16"

PANEL: 2 1/4" THICK, 3 5/8" STILES & TOP RAIL, 9" BOTTOM RAIL, COLONIAL PROFILE

INTERIOR FINISH: PRIMED WHITE

EXTERIOR FINISH: PRIMED WHITE

HARDWARE: STAINLESS STEEL HINGES, BRUSHED ALUMINUM FLUSH SET, EURO PROFILE, ENTRANCE LEVER #1330 IN UN-LACQUERED POLISHED BRASS (CONTRACTOR TO CONFIRM COMPATIBILITY WITH INTEGRATED LEPAGE DOOR HARDWARE)

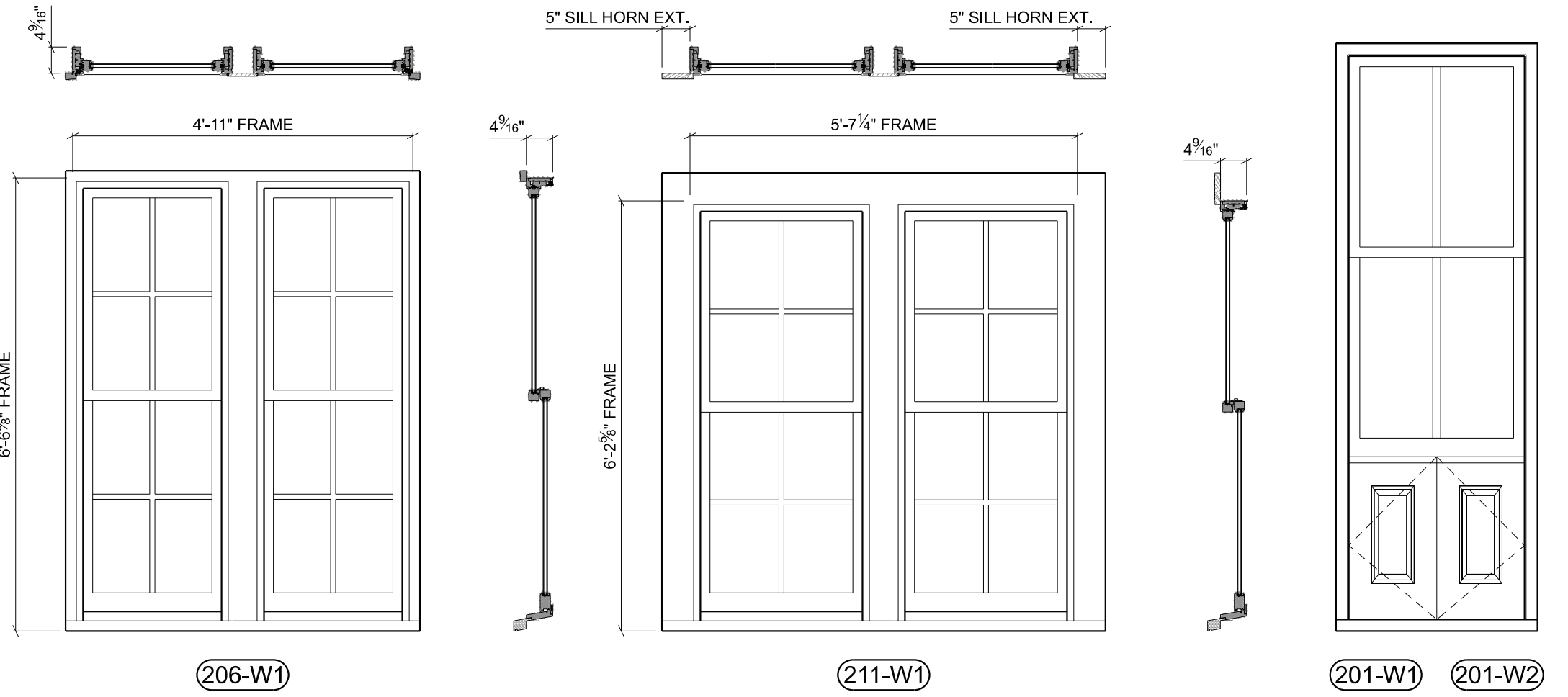
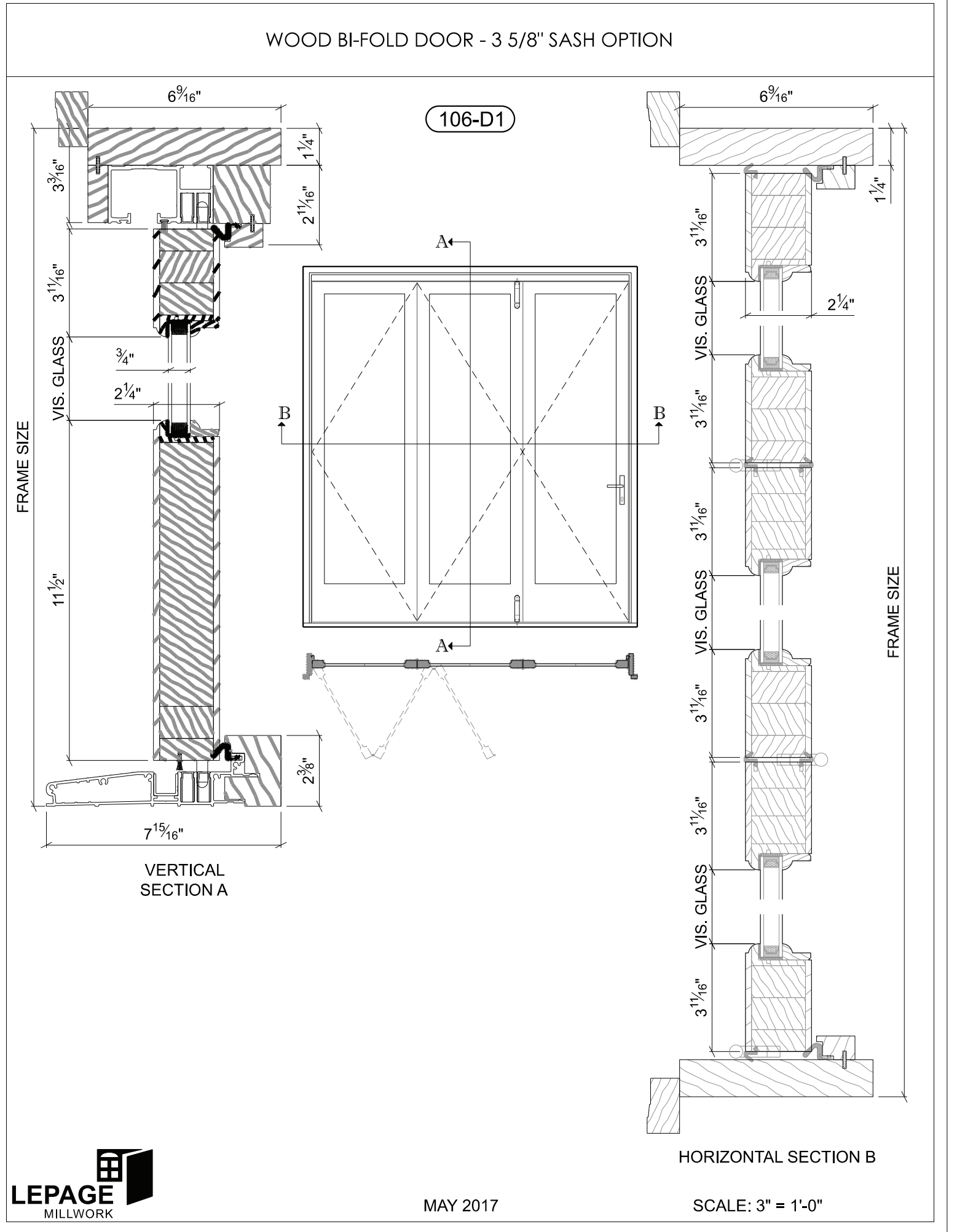
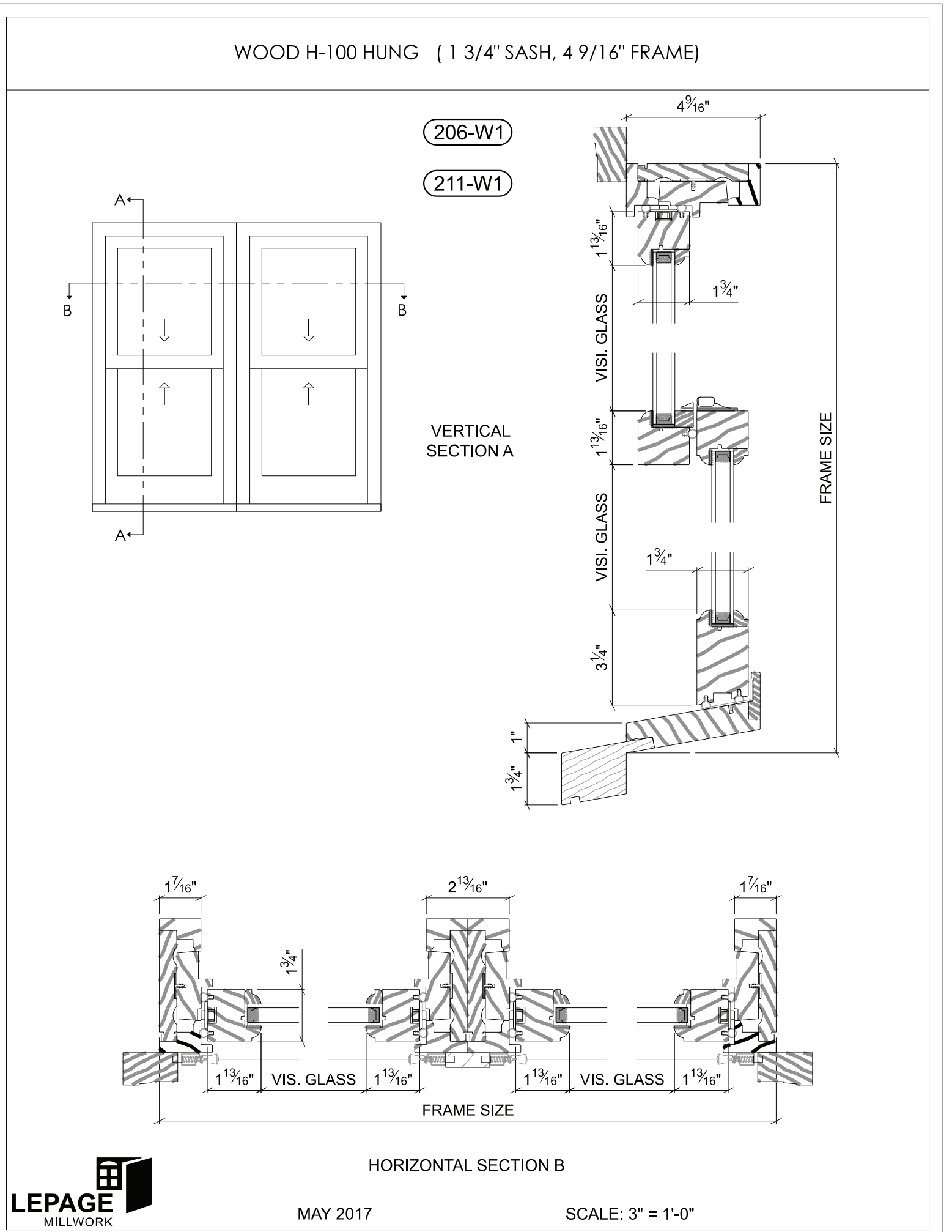
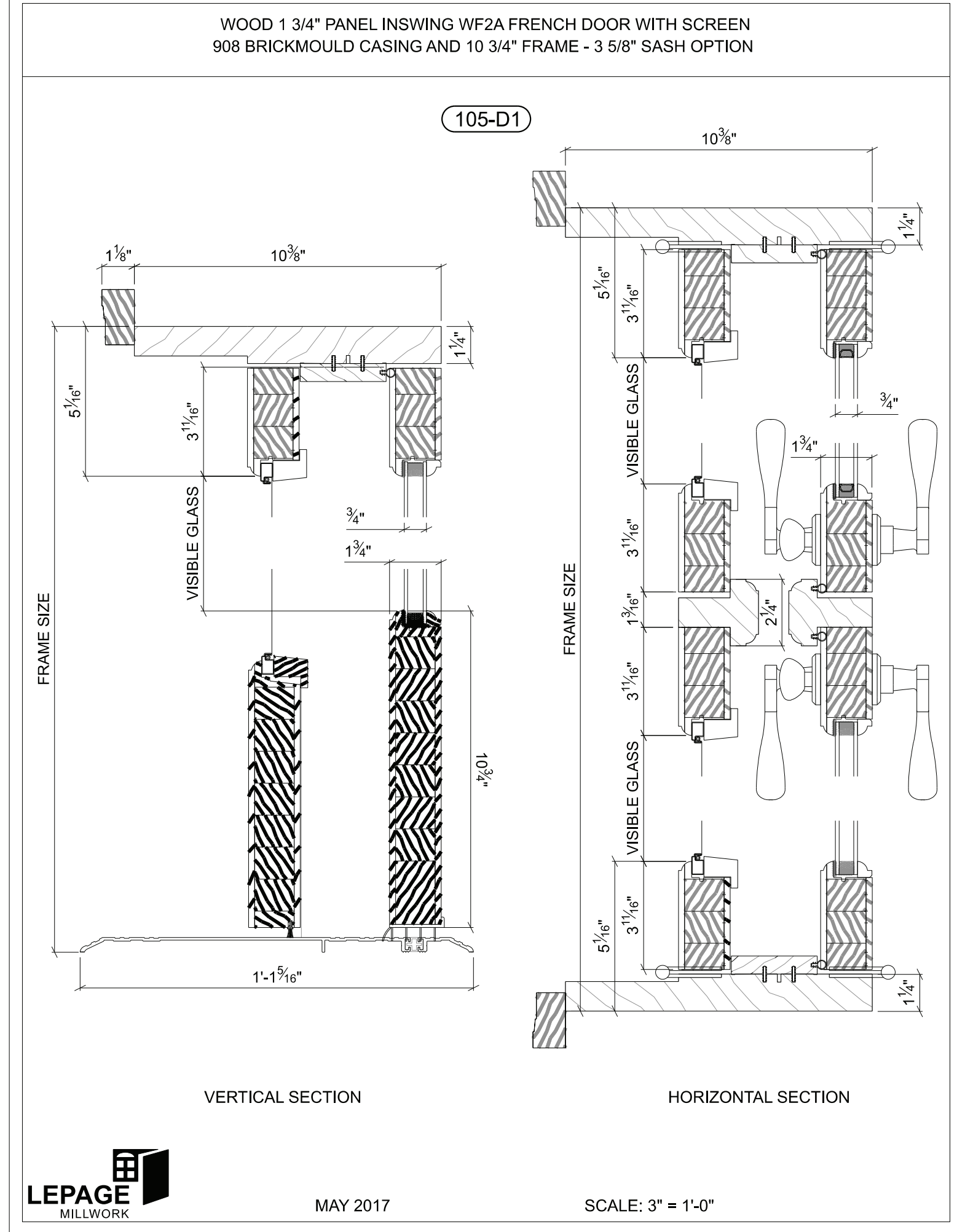
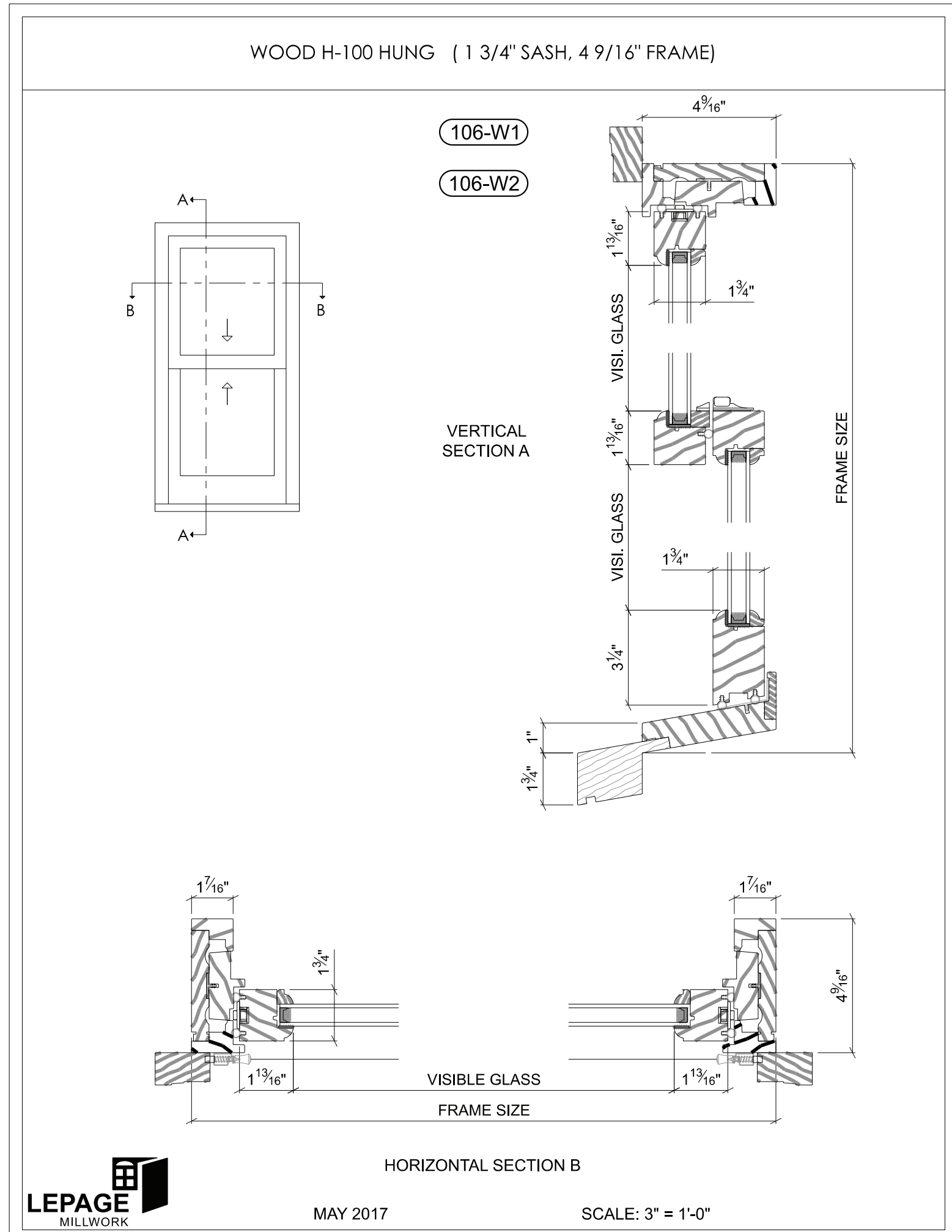
GLASS: TEMPERED DOUBLE GLAZE 3/4" ARGON W/ BRONZE SPACER, CLEAR LOW-E 272 GLAZING

U-FACTOR: .25

SCREEN: WOOD SCREEN PANEL 13/4" W/ HINGES SURROUND WHITE COLOR

GRILLES: 2W5H, 5/8" SDL PUTTY GLAZE EXTERIOR, W/ COLONIAL INTERIOR

CASING: 908 BRICK MOULD SILL HANDICAP SILL TO MATCH EXTERIOR JAMB EXTENSION



DESCRIPTION: 2 WIDE WOOD DOUBLE HUNG WINDOW

TYPE: LEPAGE 2 WIDE WOOD H-100 HUNG, RED GRANDIS OPERATION, DOUBLE HUNG

FRAME: 1 7/16" THICK, DEPTH 4 9/16" SASH: 1 3/4" THICK, COLONIAL PROFILE

INTERIOR FINISH: PRIMED WHITE

EXTERIOR FINISH: PRIMED WHITE

HARDWARE: SURFACE MOUNT UNLAQUARED BRASS

GLASS: DOUBLE GLAZE 3/4" ARGON W/ BRONZE SPACER, CLEAR LOW-E 272 GLAZING

U-FACTOR: .25

SHGC: .41

SCREEN: INVISIBLE FIBERGLASS MESH W/ ALUMINUM SURROUND WHITE COLOR

GRILLES: 2W5H EACH SASH, 5/8" SDL PUTTY GLAZE EXTERIOR, COLONIAL INTERIOR

CASING: 908 BRICK MOULD SILL HANDICAP SILL TO MATCH EXTERIOR JAMB EXTENSION

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CASING: 908 BRICK MOULD SILL HANDICAP SILL TO MATCH EXTERIOR JAMB EXTENSION

DESCRIPTION: EXISTING WOOD SINGLE HUNG WINDOW W/ OPERABLE OUTSWING paneled dutch DOORS BELOW

TYPE: EXISTING TO BE REFURBISHED AS REQ'D TO OPERATE



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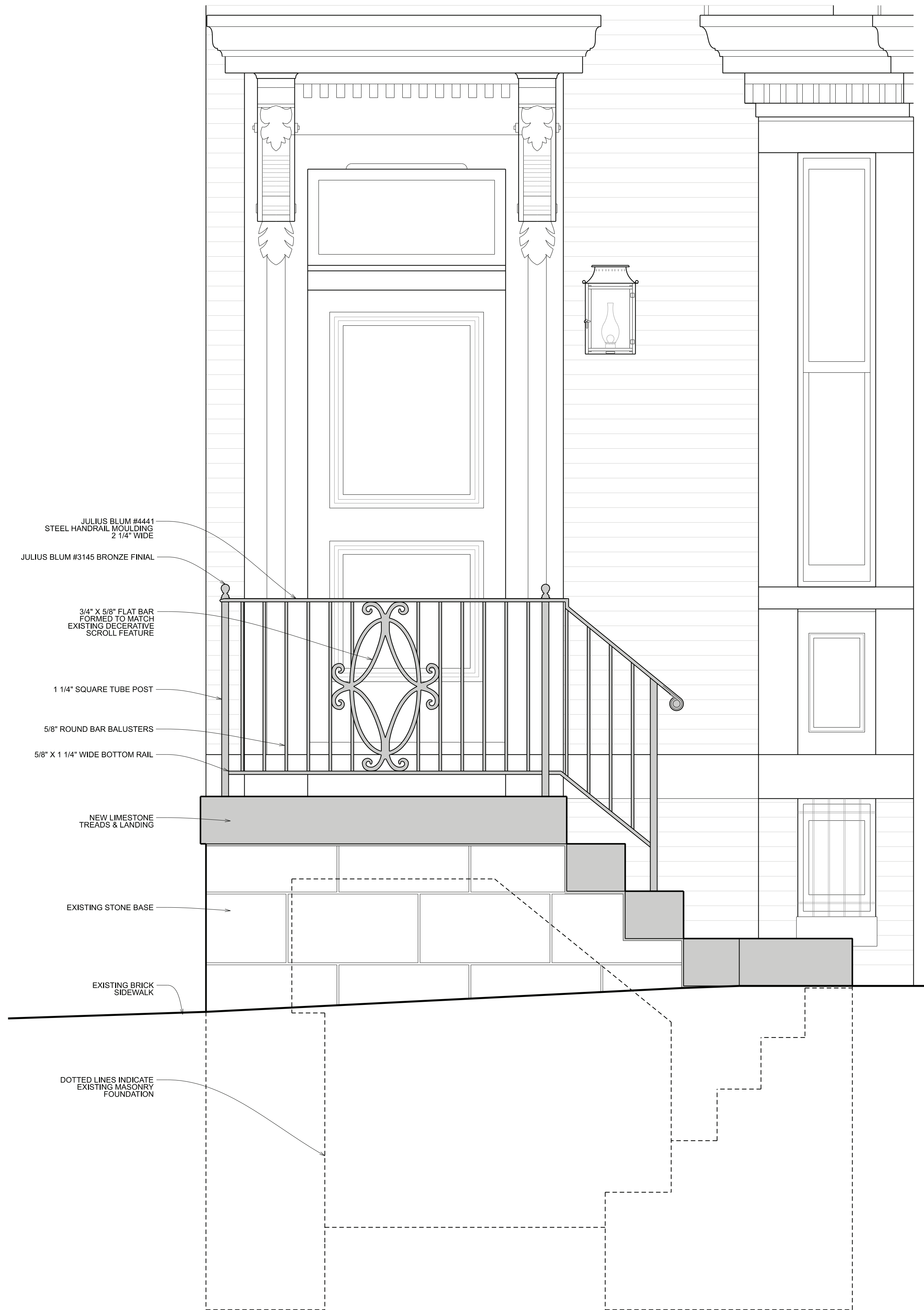
HANNON RESIDENCE

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

WINDOW & DOOR SCHEDULE

C1

DATE: 06-17-2021

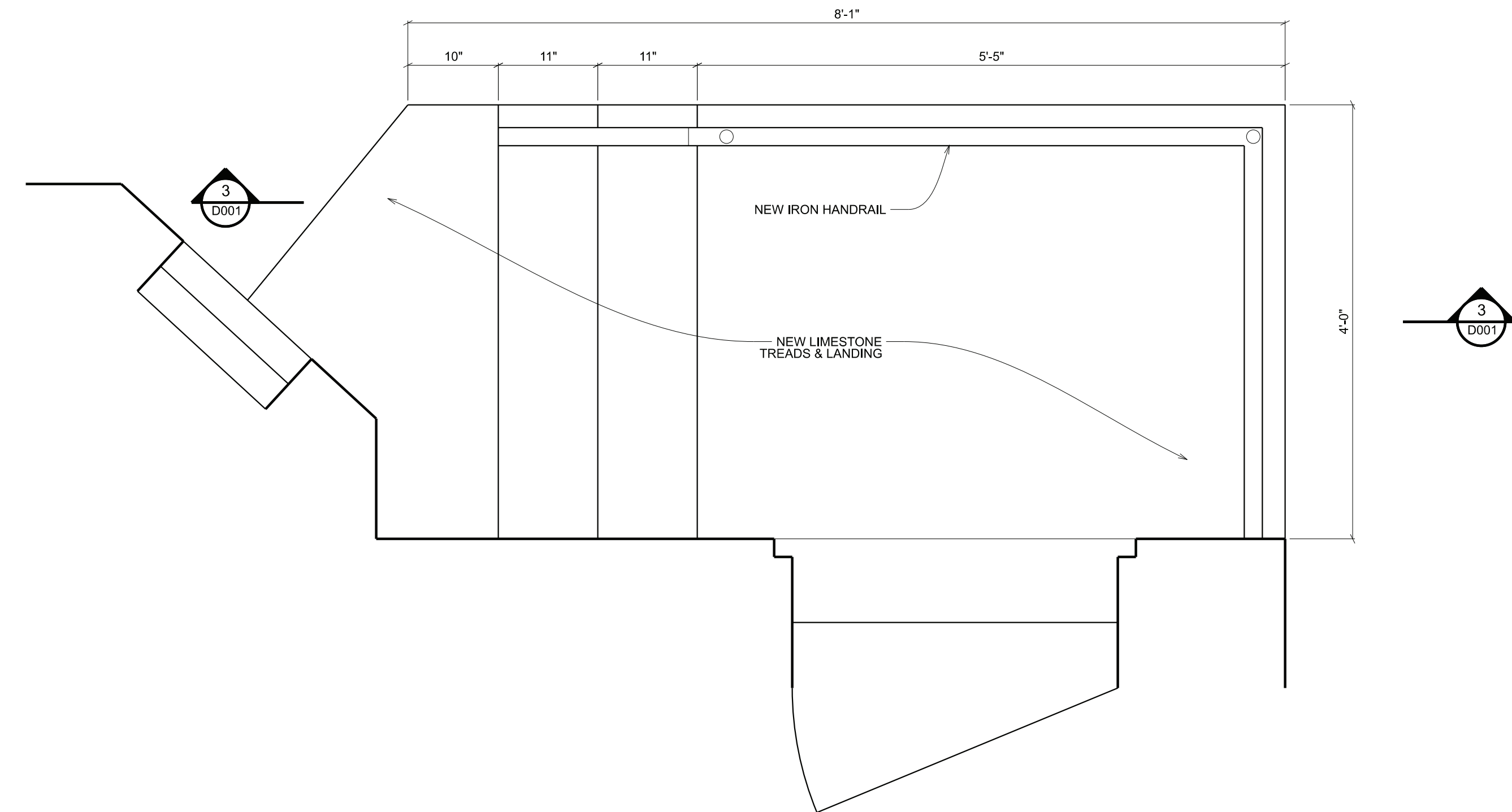


- JULIUS BLUM #4441 STEEL HANDRAIL MOULDING 2 1/4" WIDE
- JULIUS BLUM #3145 BRONZE FINIAL
- 3/4" X 5/8" FLAT BAR FORMED TO MATCH EXISTING DECERATIVE SCROLL FEATURE
- 1 1/4" SQUARE TUBE POST
- 5/8" ROUND BAR BALUSTERS
- 5/8" X 1 1/4" WIDE BOTTOM RAIL
- NEW LIMESTONE TREADS & LANDING
- EXISTING STONE BASE
- EXISTING BRICK SIDEWALK

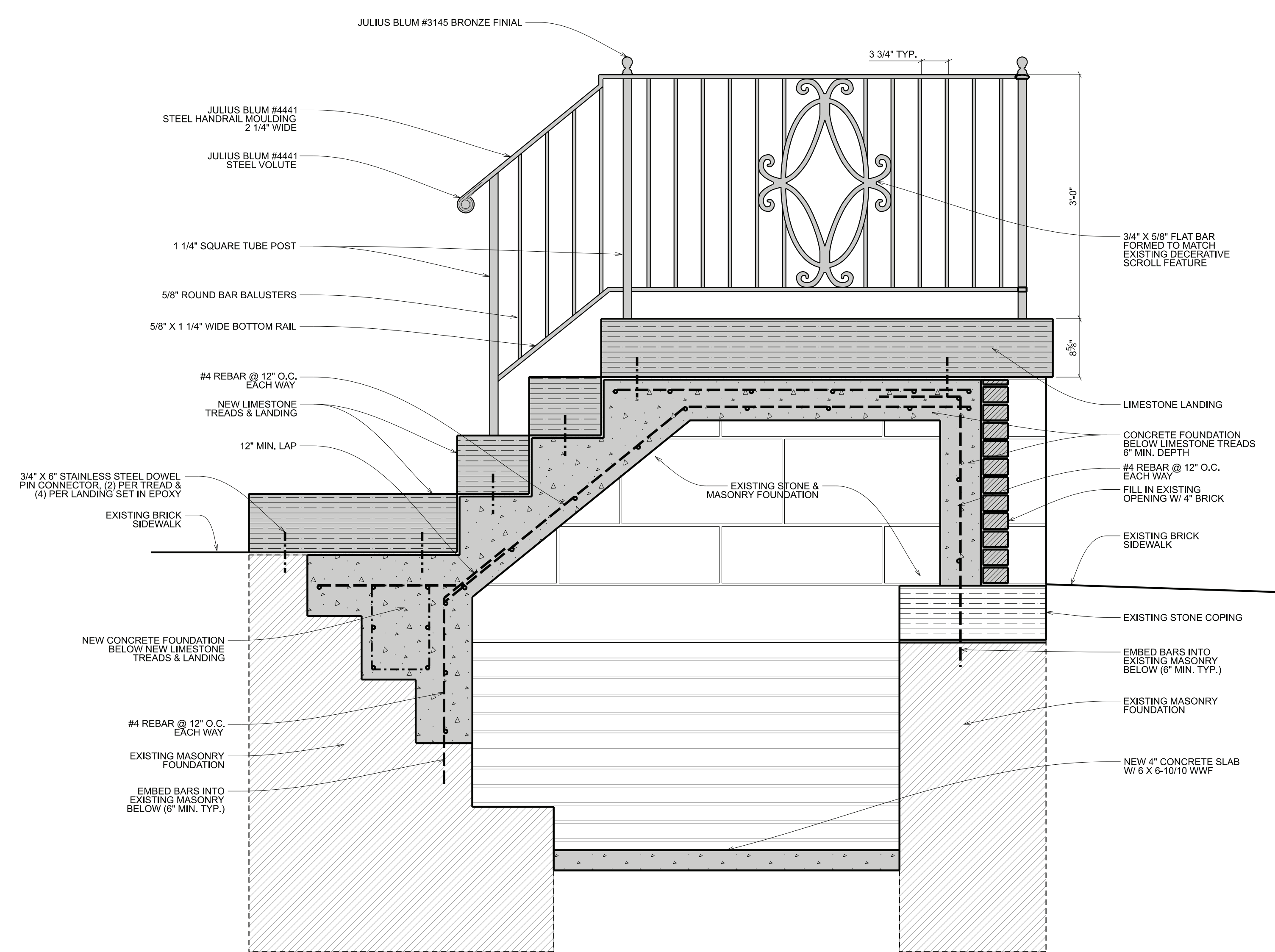
DOTTED LINES INDICATE EXISTING MASONRY FOUNDATION

1 PROPOSED STOOP ELEVATION
D001 SCALE: 1" = 1'-0"

NEW CONSTRUCTION



2 PROPOSED STOOP PLAN
D001 SCALE: 1" = 1'-0"



- JULIUS BLUM #3145 BRONZE FINIAL
- JULIUS BLUM #4441 STEEL HANDRAIL MOULDING 2 1/4" WIDE
- JULIUS BLUM #4441 STEEL VOLUTE
- 1 1/4" SQUARE TUBE POST
- 5/8" ROUND BAR BALUSTERS
- 5/8" X 1 1/4" WIDE BOTTOM RAIL
- #4 REBAR @ 12" O.C. EACH WAY
- NEW LIMESTONE TREADS & LANDING
- 12" MIN. LAP
- 3/4" X 6" STAINLESS STEEL DOWEL PIN CONNECTOR, (2) PER TREAD & (4) PER LANDING SET IN EPOXY
- EXISTING BRICK SIDEWALK
- NEW CONCRETE FOUNDATION BELOW NEW LIMESTONE TREADS & LANDING
- #4 REBAR @ 12" O.C. EACH WAY
- EXISTING MASONRY FOUNDATION
- EMBED BARS INTO EXISTING MASONRY BELOW (6" MIN. TYP.)

- 3 3/4" TYP.
- 3'-0"
- 6'-6"
- LIMESTONE LANDING
- CONCRETE FOUNDATION BELOW LIMESTONE TREADS 8" MIN. DEPTH
- #4 REBAR @ 12" O.C. EACH WAY
- FILL IN EXISTING OPENING W/ 4" BRICK
- EXISTING BRICK SIDEWALK
- EXISTING STONE COPING
- EMBED BARS INTO EXISTING MASONRY BELOW (6" MIN. TYP.)
- EXISTING MASONRY FOUNDATION
- NEW 4" CONCRETE SLAB W/ 6 X 6-10/16 WWP

3 DETAILED STOOP SECTION
D001 SCALE: 1" = 1'-0"

NEW CONSTRUCTION



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ARCHITECTS

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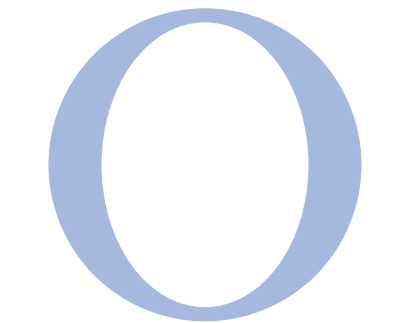
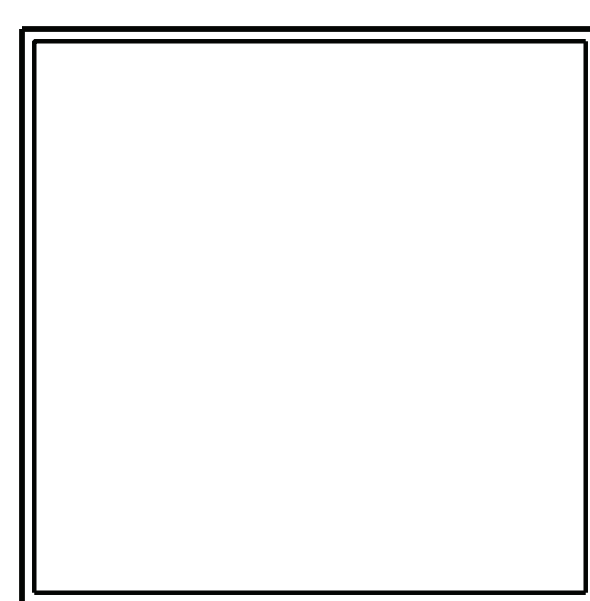
HANNON
RESIDENCE

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FRONT STOOP
DETAILS

D001

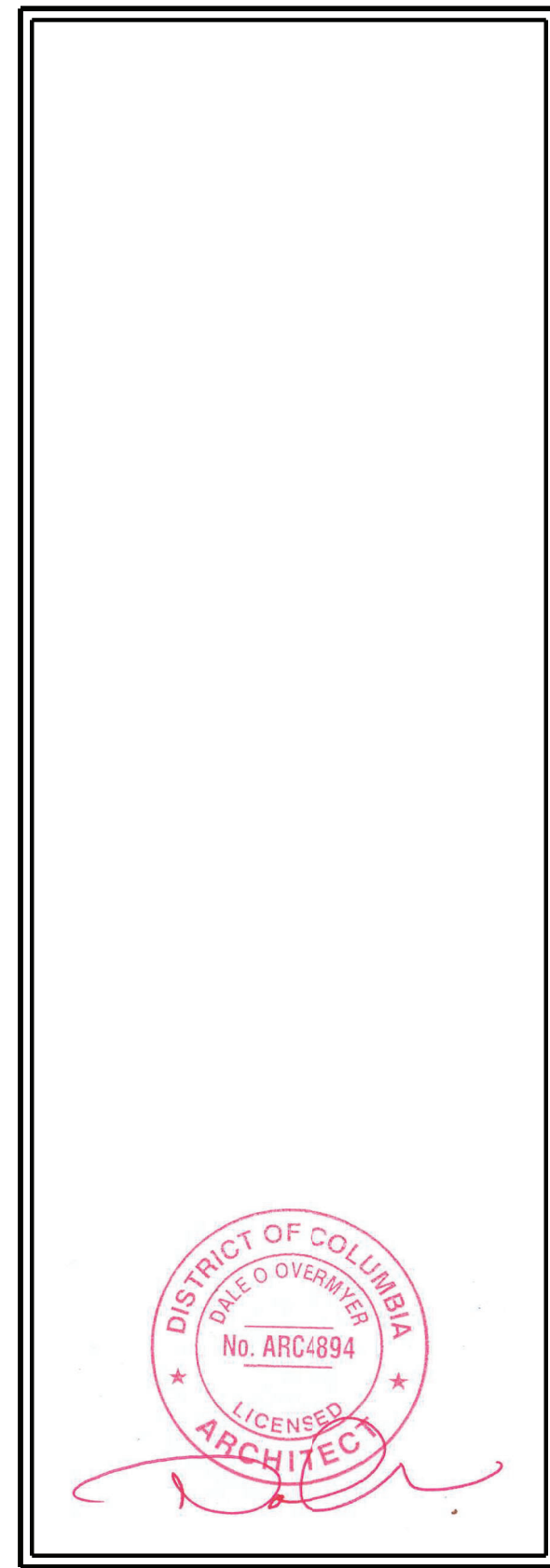
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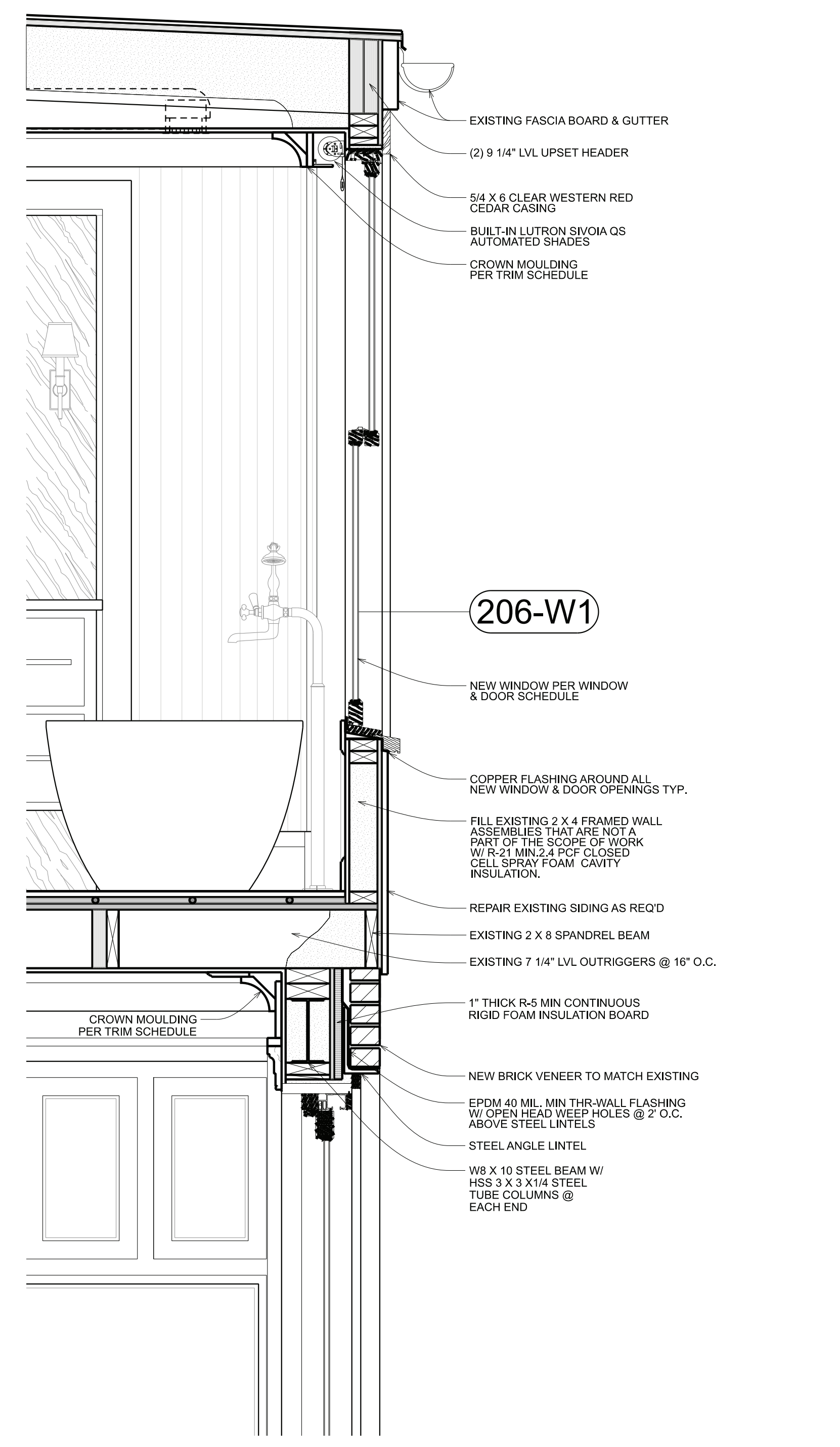
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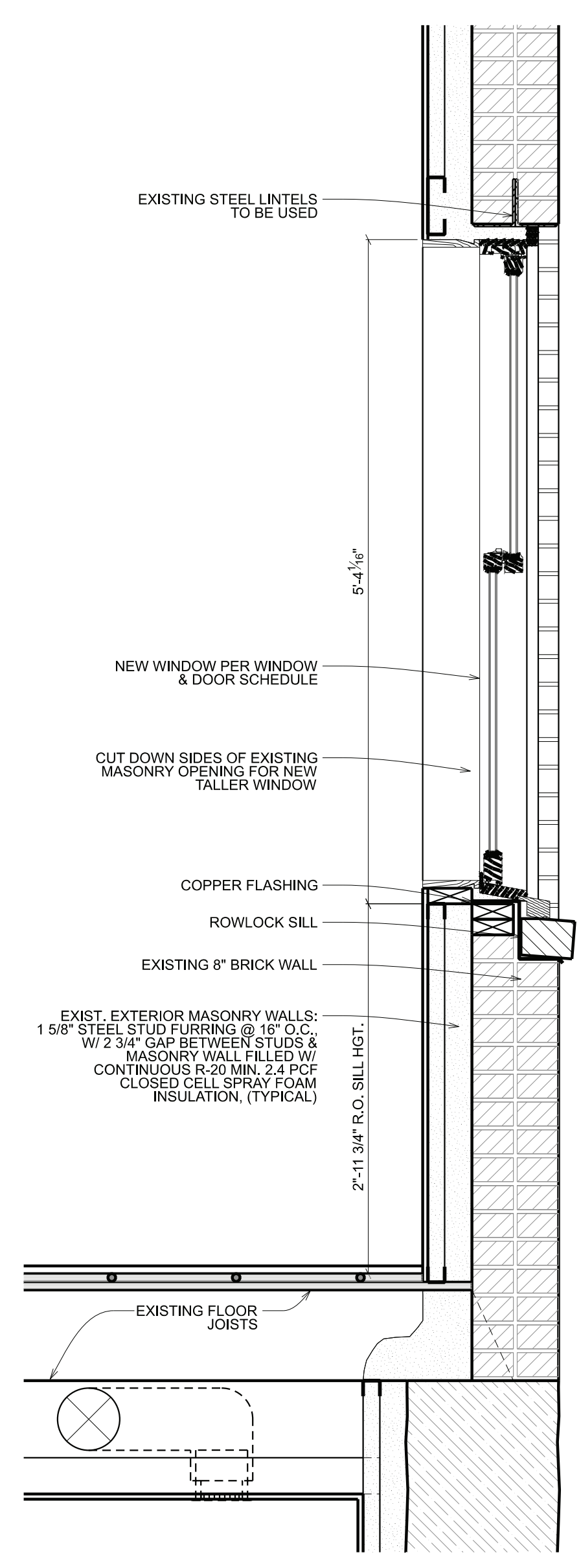
WINDOW & DOOR
INSTALLATION
DETAILS

D002

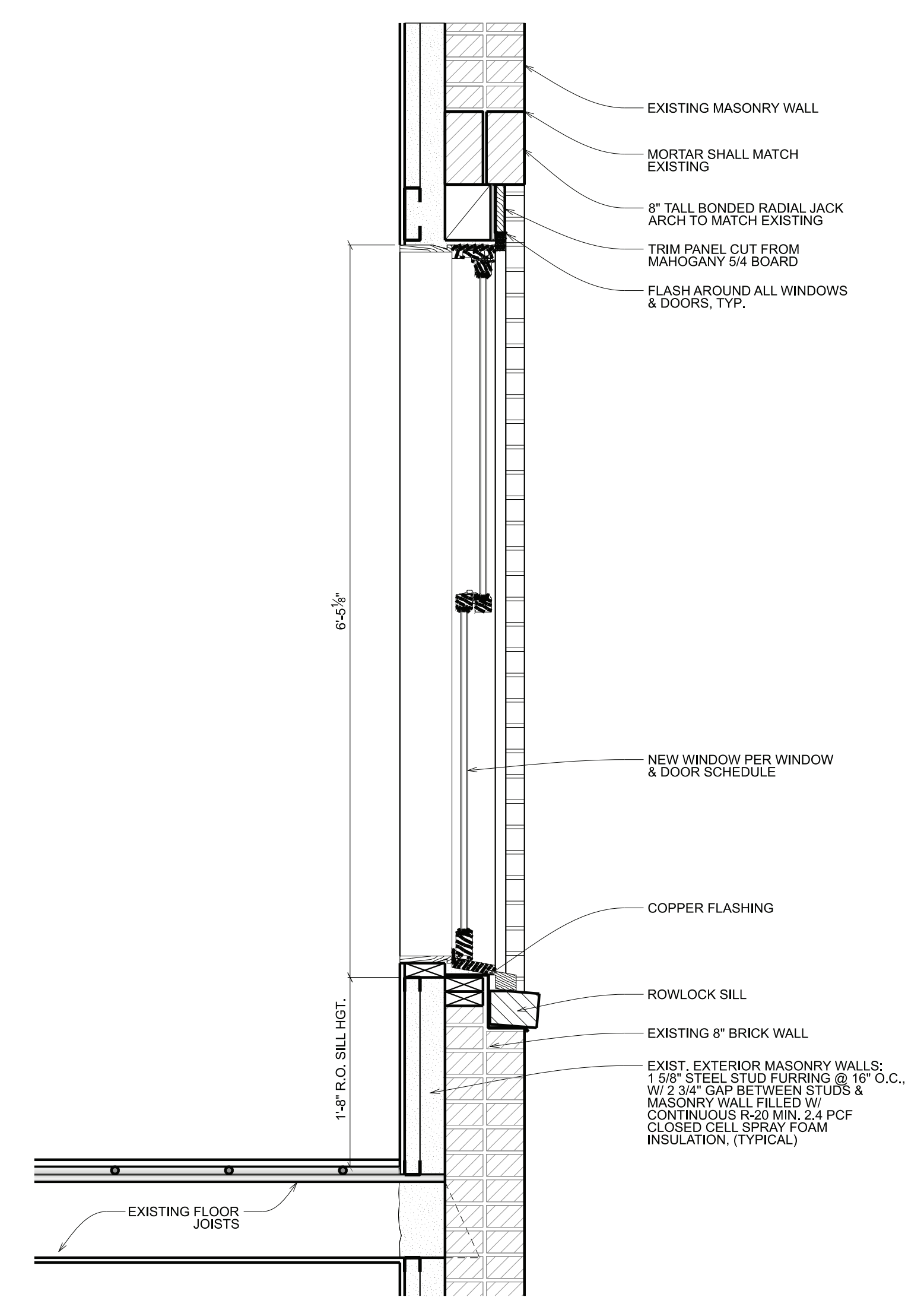
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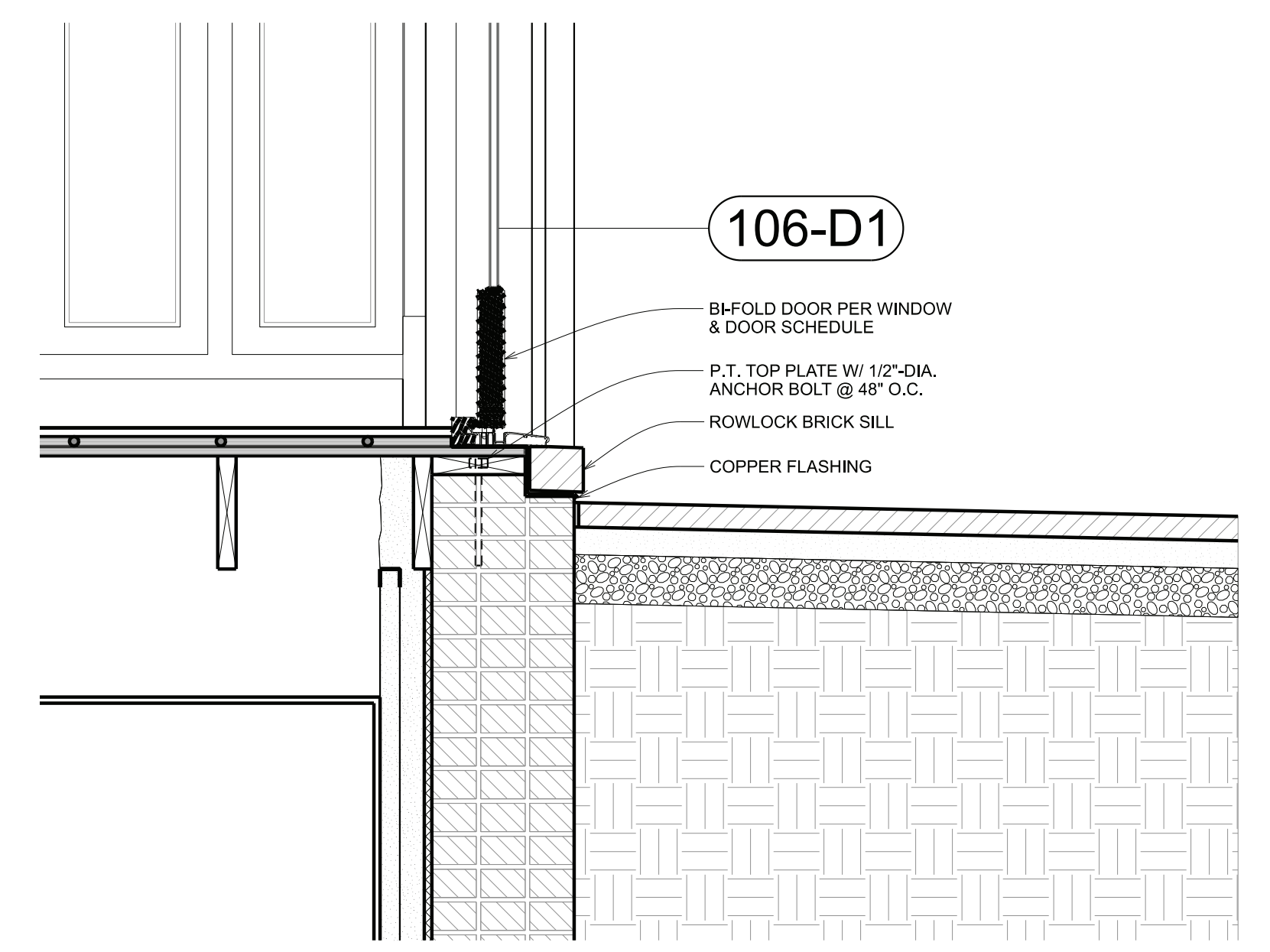
1
D002 DETAILED BUILDING SECTION
SCALE: 1" = 1'-0"



2
D002 WINDOW INSTALLATION DETAILS
SCALE: 1" = 1'-0"



3
D002 WINDOW INSTALLATION DETAILS
SCALE: 1" = 1'-0"



1
D002 DETAILED BUILDING SECTION
SCALE: 1" = 1'-0"