

MCCARTHY RESIDENCE

1216 28TH ST. NW, WASHINGTON, D.C. 20007

PROJECT DATA

OWNER:	COLIN J MCCARTHY, JACLYN A BAKER
EXISTING	RESIDENTIAL-ROW-SINGLE-FAMILY
PROPOSED	RESIDENTIAL-ROW-SINGLE-FAMILY
PROJECT DESCRIPTION	RENOVATION OF A 2-STORY, SINGLE FAMILY ROWHOUSE OVER A CELLAR. PROPOSED 2-STORY REAR YARD ADDITION.

PROJECT TEAM

ARCHITECT
EUSTILUS LLC
ERIC TERAN
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ALEXANDRIA, VA 22311
202-569-9620
ETERAN@EUSTILUS.COM

ZONING DATA

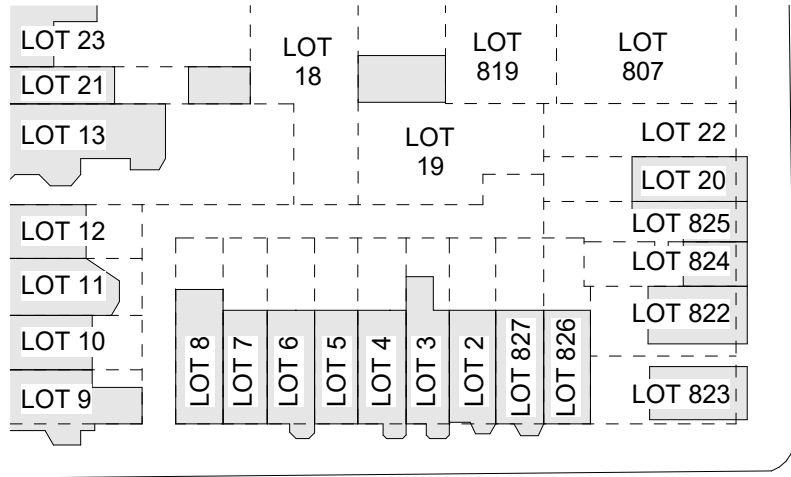
SQUARE / LOT	1212 / 0841	
ZONE	R-20	
USE GROUP	R-3	
CONSTRUCTION TYPE	VB	
	EXISTING	PROPOSED
STORIES	2 + CELLAR	NO CHANGE
LOT SIZE	1935 SF	NO CHANGE
LOT OCCUPANCY	780 SF OR 40%	1,053 SF OR 54.4%

SHEET INDEX

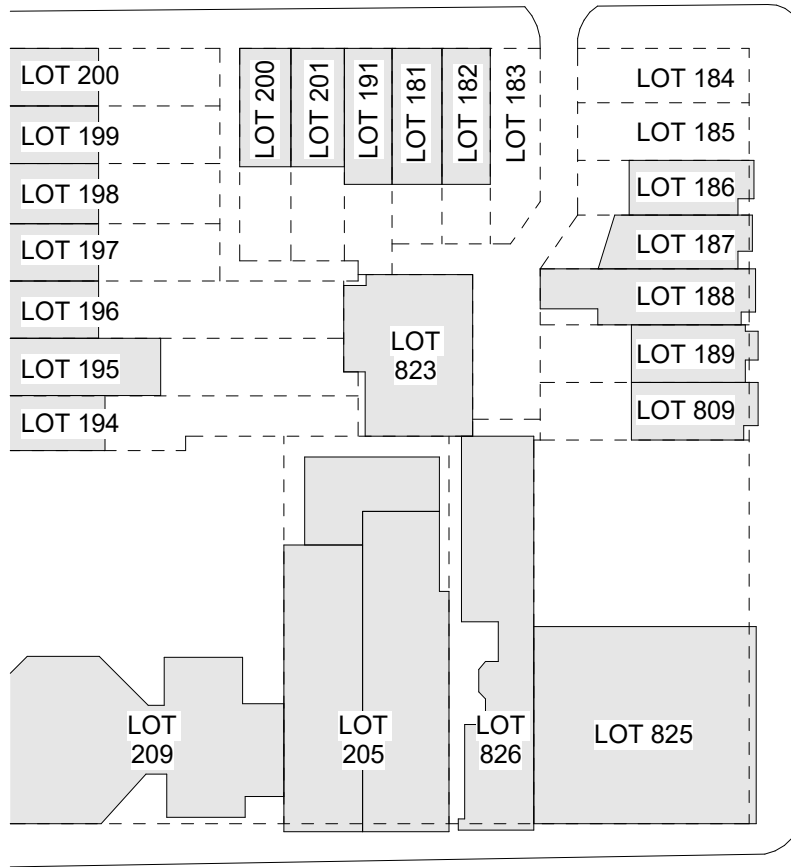
- 01 COVER
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- 14 EX. CONDITIONS & DEMO PLANS
- 15 FLOOR PLANS
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VICINITY MAP





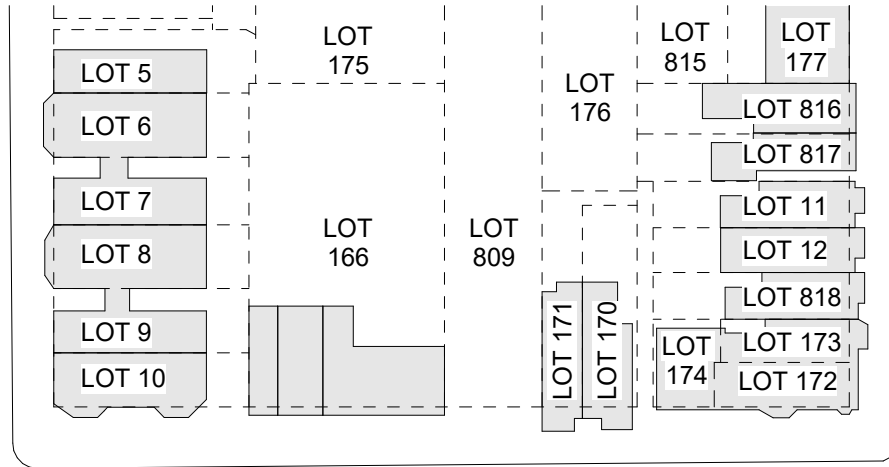
OLIVE ST NW



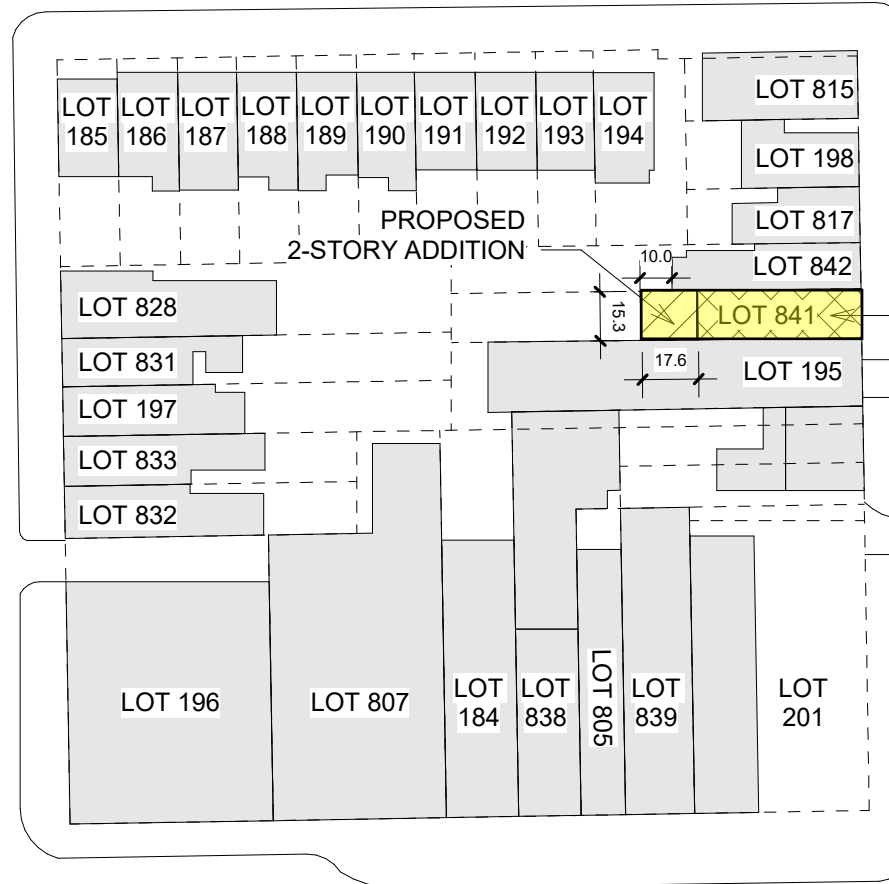
M ST NW



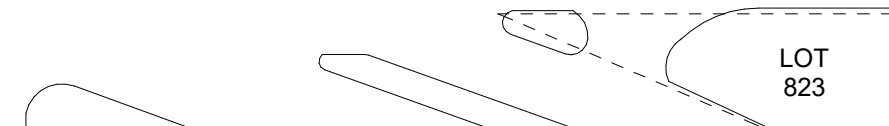
29TH ST NW



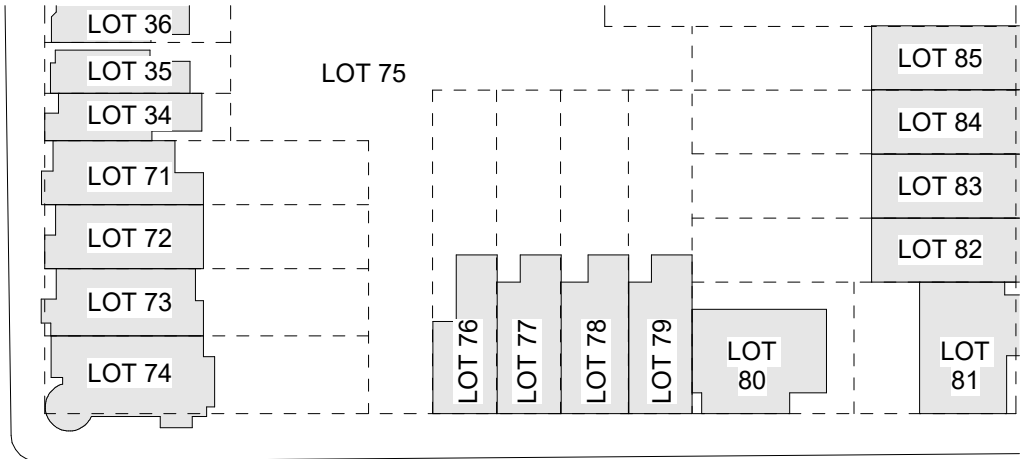
OLIVE ST NW



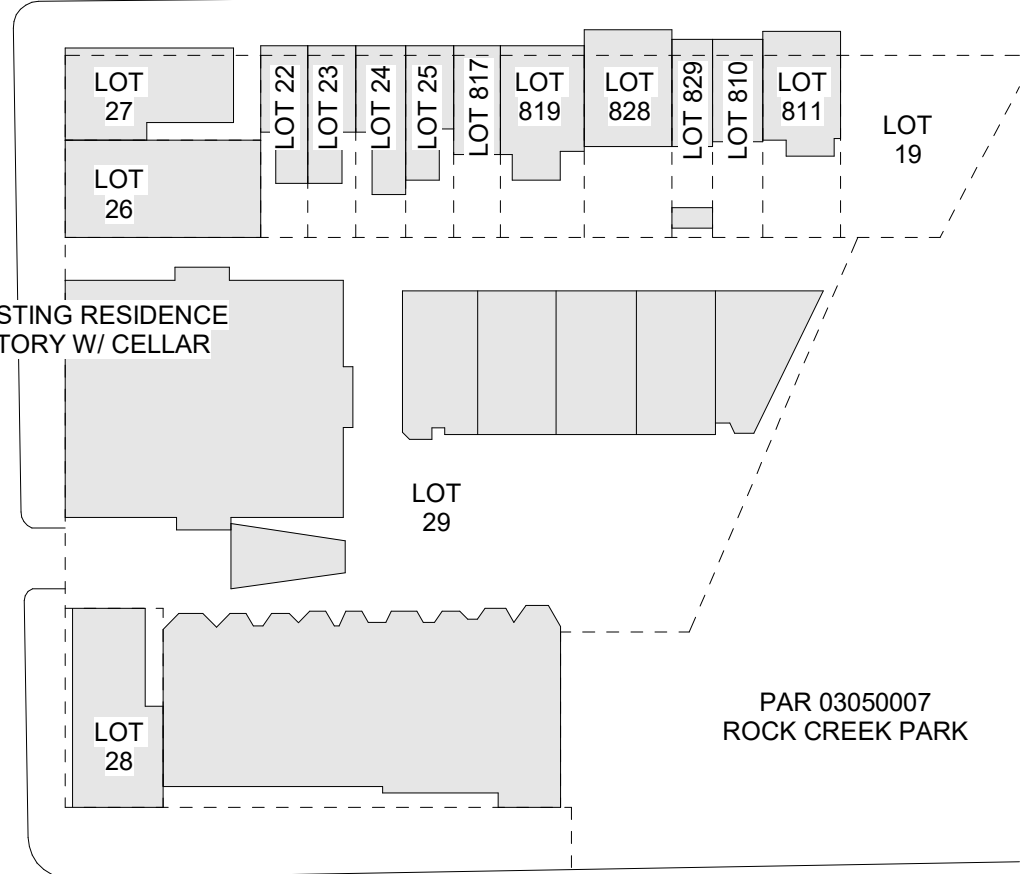
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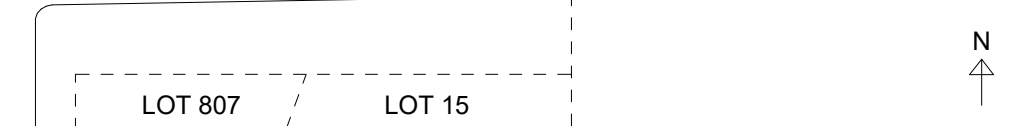
28TH ST NW



OLIVE ST NW

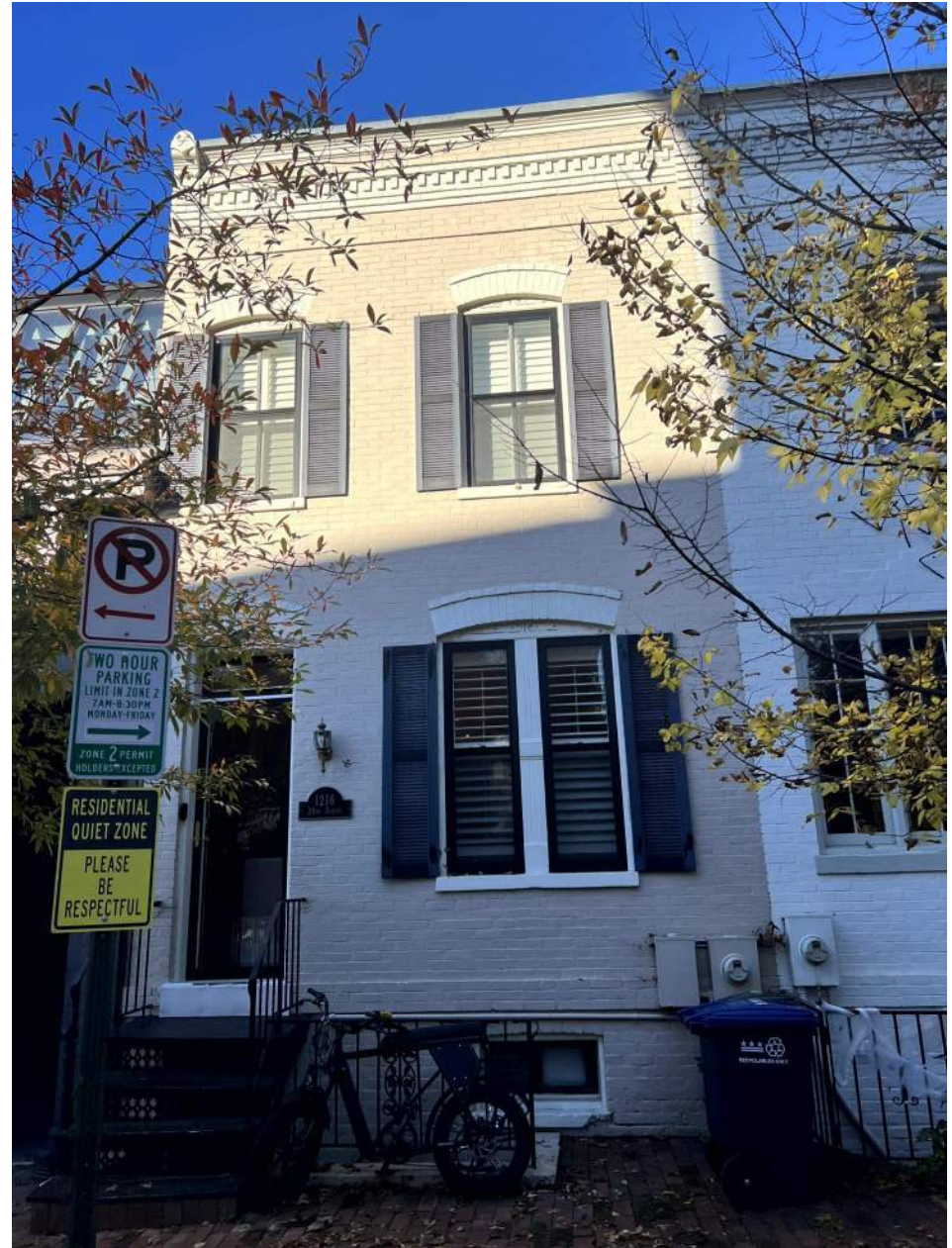


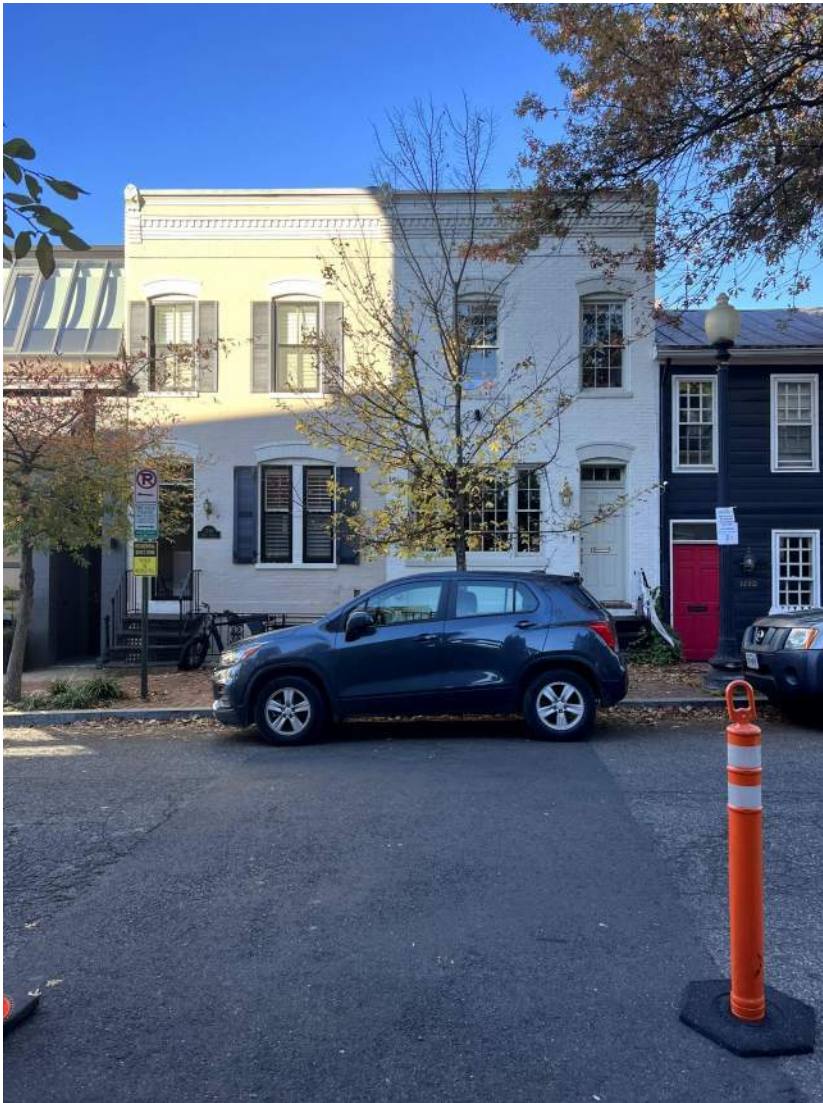
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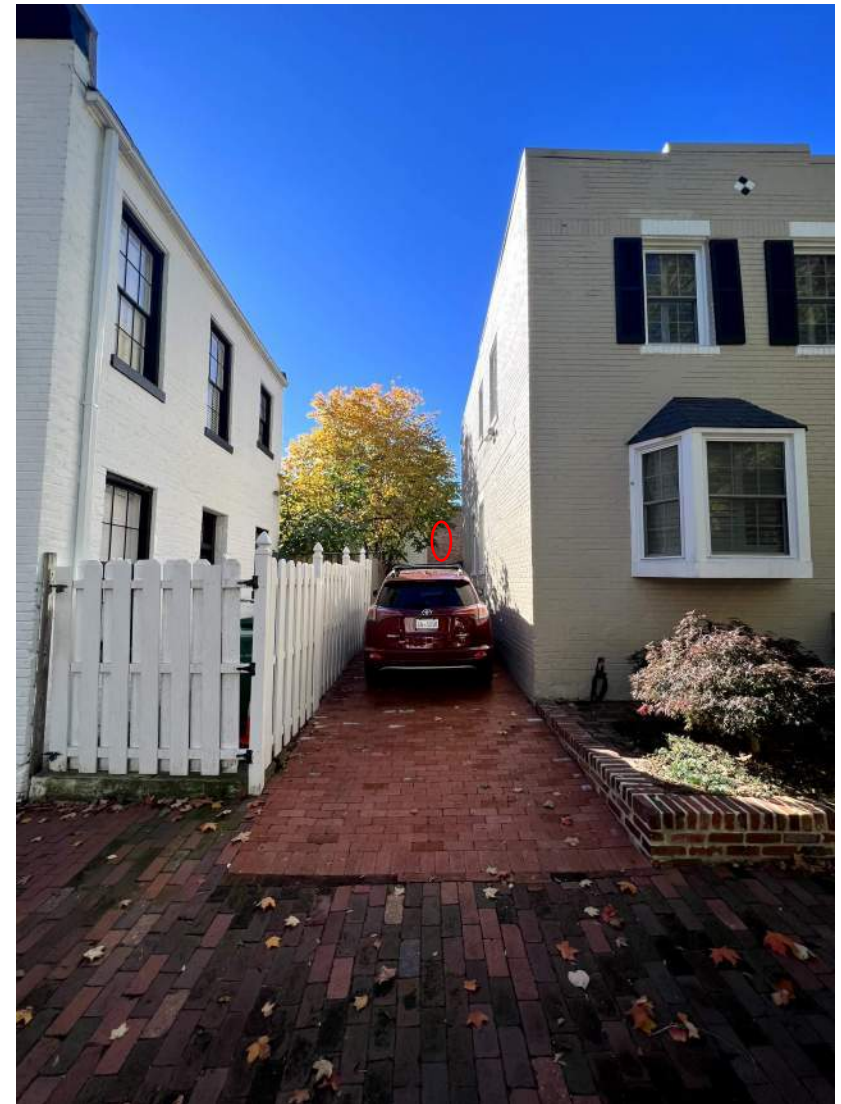
SITE PHOTOS

MCCARTHY RESIDENCE
1216 28TH ST. NW





VIEW ALONG 28TH ST.



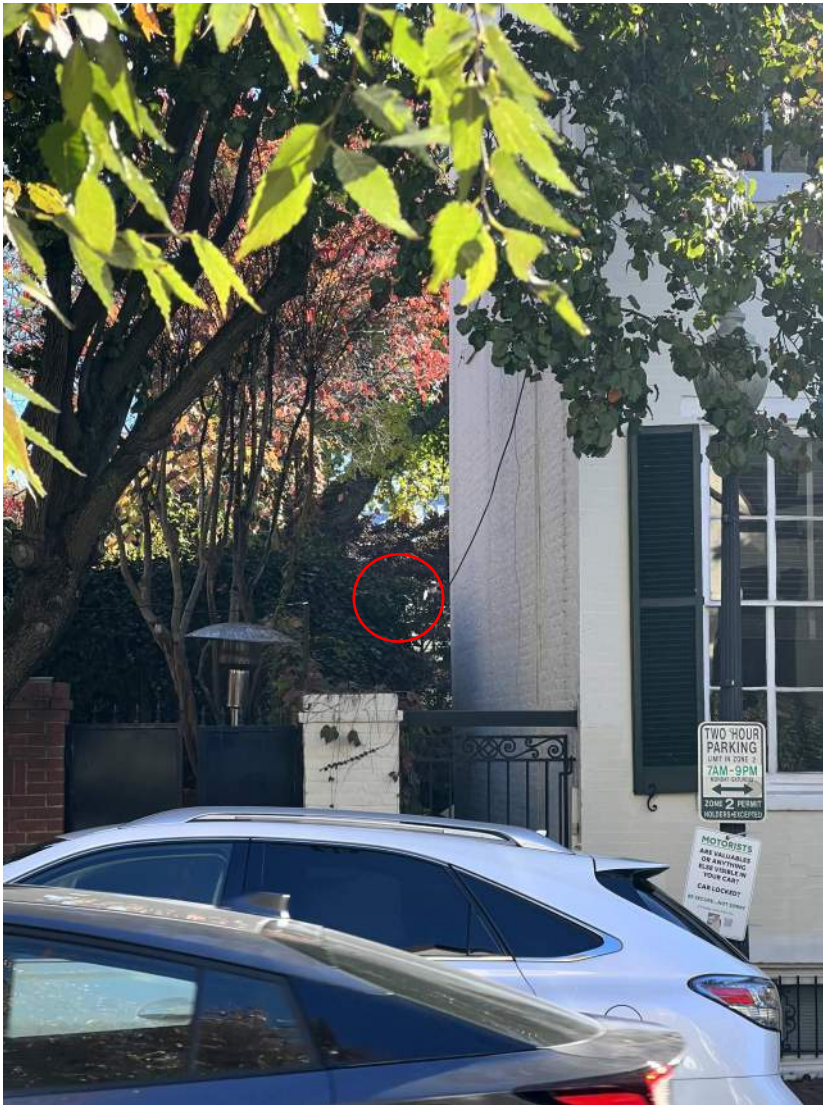
VIEW FROM DRIVEWAY AT 2808 OLIVE ST. NW
ADDITION WILL BE PARTIALLY VISIBLE FROM THIS LOCATION.



VIEW ALONG 28TH ST.



VIEW ALONG 28TH ST.



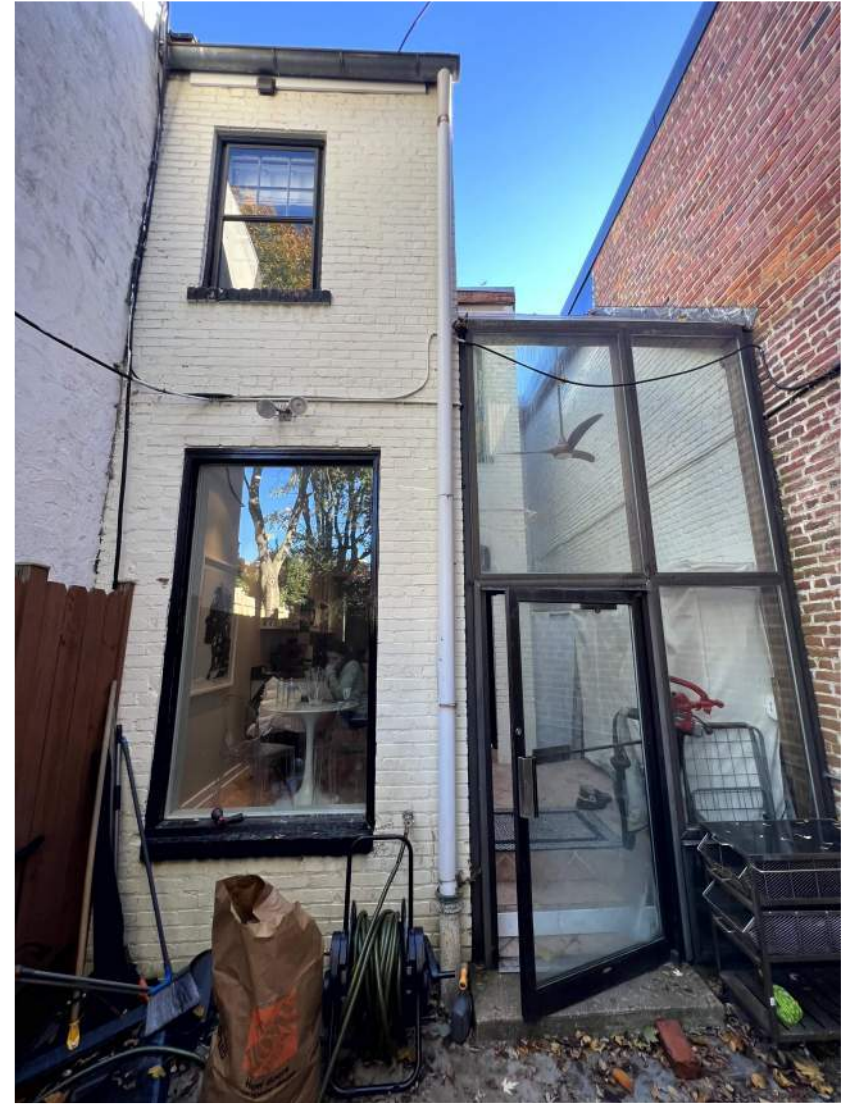
VIEW FROM 29TH ST NW. ADDITION WILL BE ALMOST ENTIRELY OBSCURED BY FOLIAGE.



REAR YARD OF SUBJECT PROPERTY - AREA OF ADDITION.



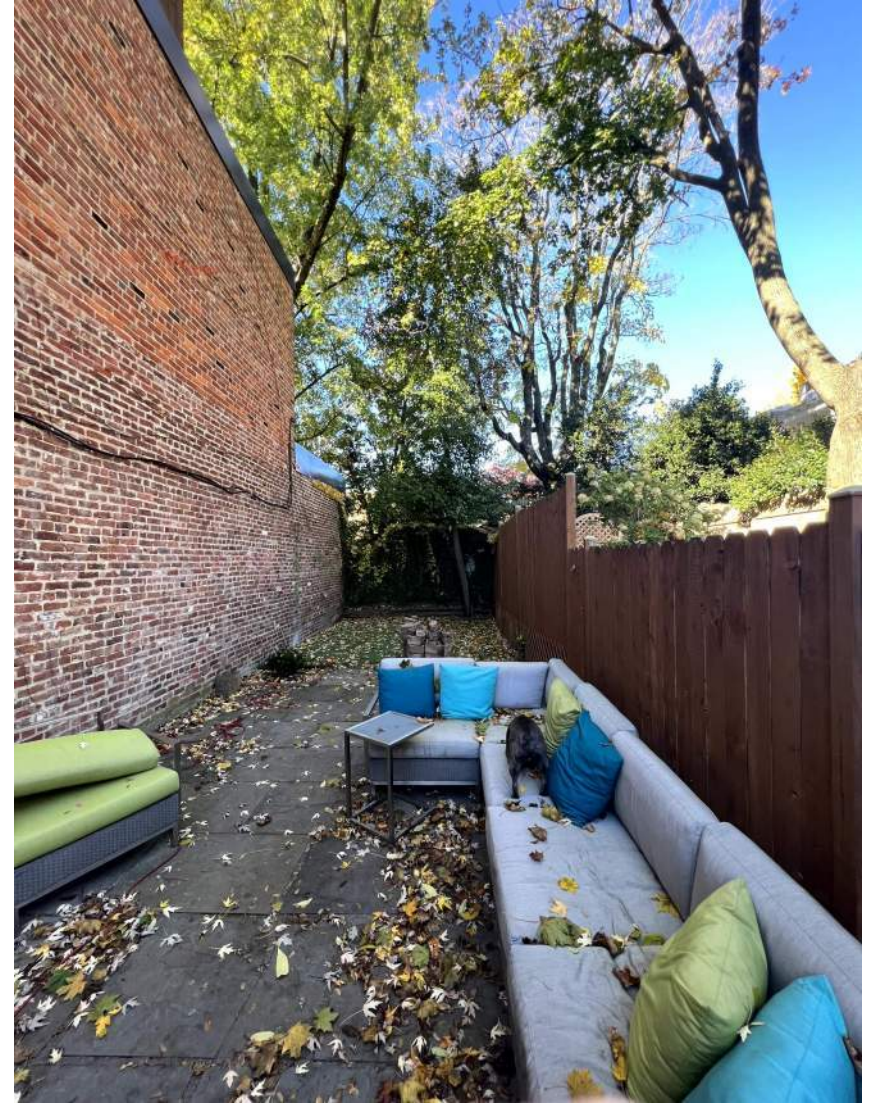
REAR WALL OF NEIGHBORING PROPERTY AT 1218 28TH ST
EXTENDING PAST EXISTING REAR WALL OF SUBJECT
PROPERTY.



VIEW OF EXISTING REAR WALL OF SUBJECT PROPERTY.
AREA OF PROPOSED ADDITION.



WALL OF NEIGHBORING COMMERCIAL BUILDING AT
1214 28TH ST. NW.



VIEW OF REAR YARD FROM EXISTING SUBJECT RESIDENCE.



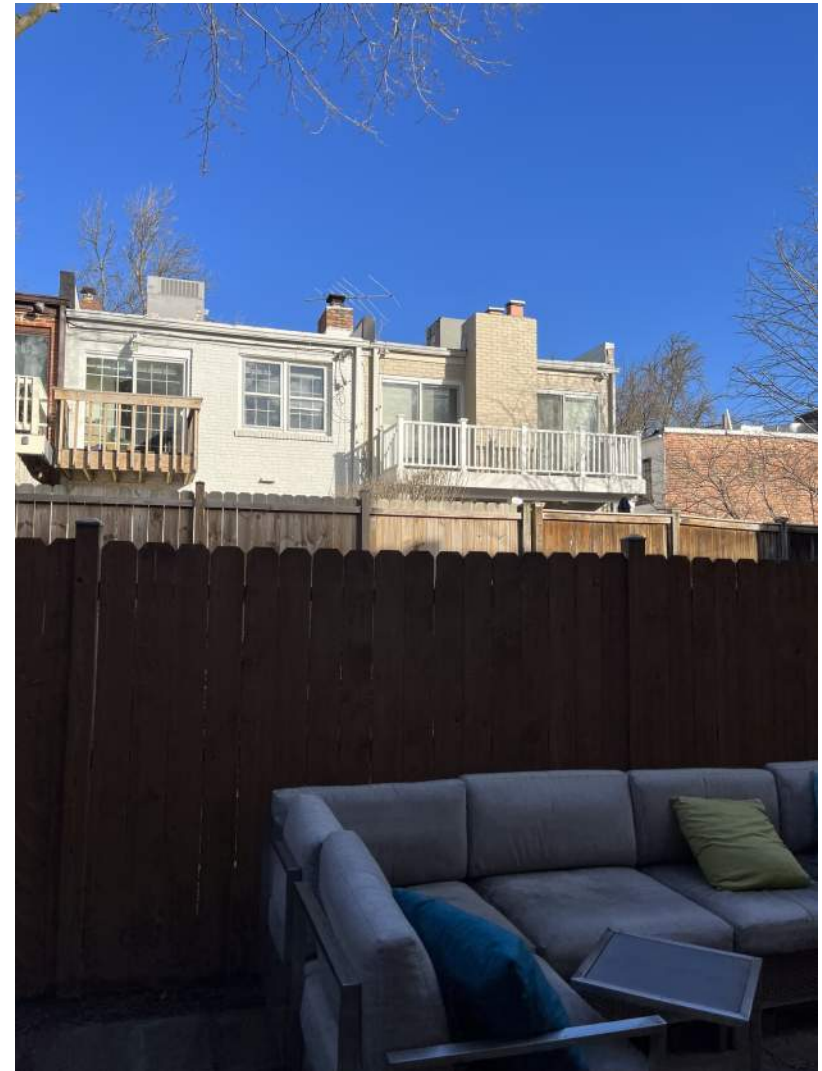
LOOKING SOUTHWEST TO ADJACENT NEIGHBORS WALL



LOOKING NORTHEAST TO ADJACENT REAR YARDS



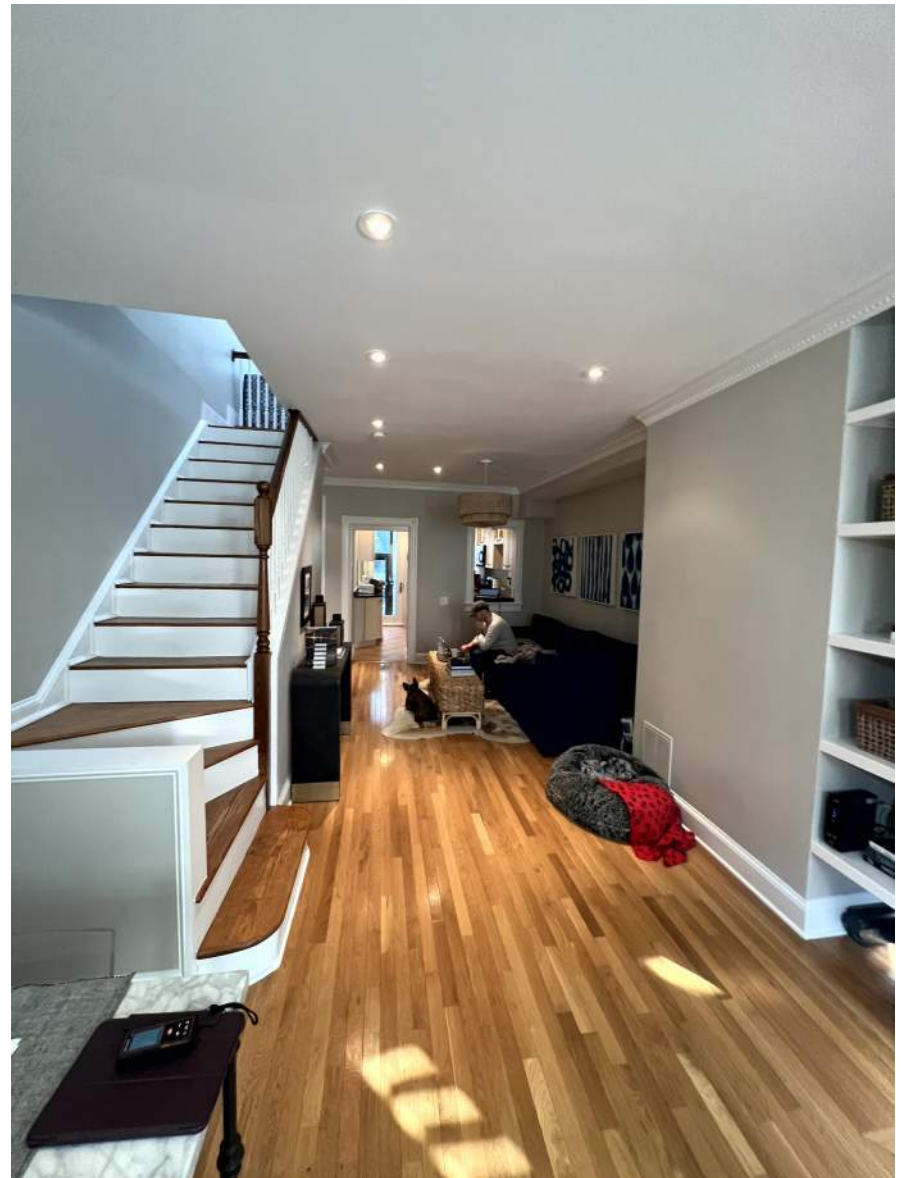
LOOKING NORTHWEST TO ADJACEN REAR YARDS



LOOKING NORTH TO ADJACENT REAR YARDS



INTERIOR PATIO AT THE REAR OF THE HOUSE



VIEW ENTERING THE HOUSE OF THE LIVING ROOM AND THE KITCHEN BEYOND



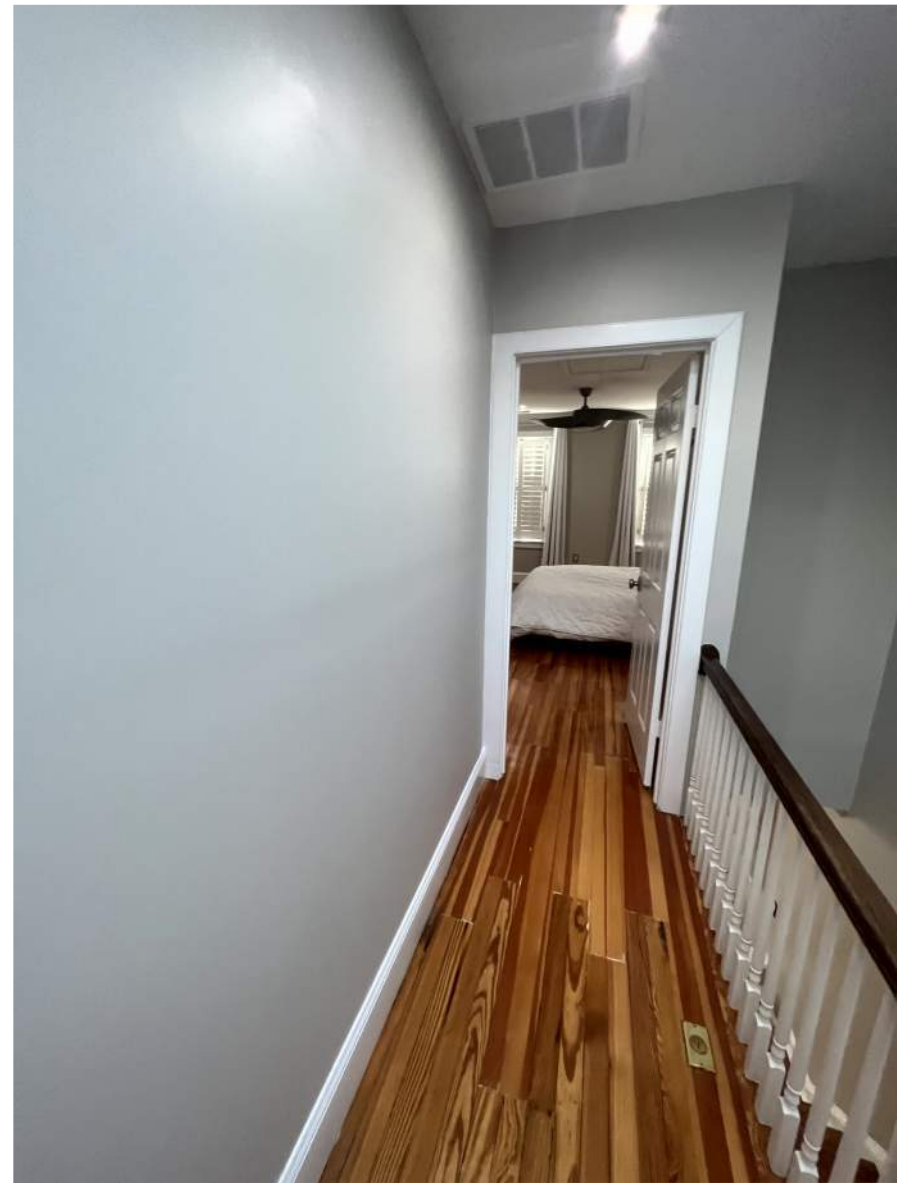
THE KITCHEN AND DINING ROOM AT THE REAR OF THE HOUSE



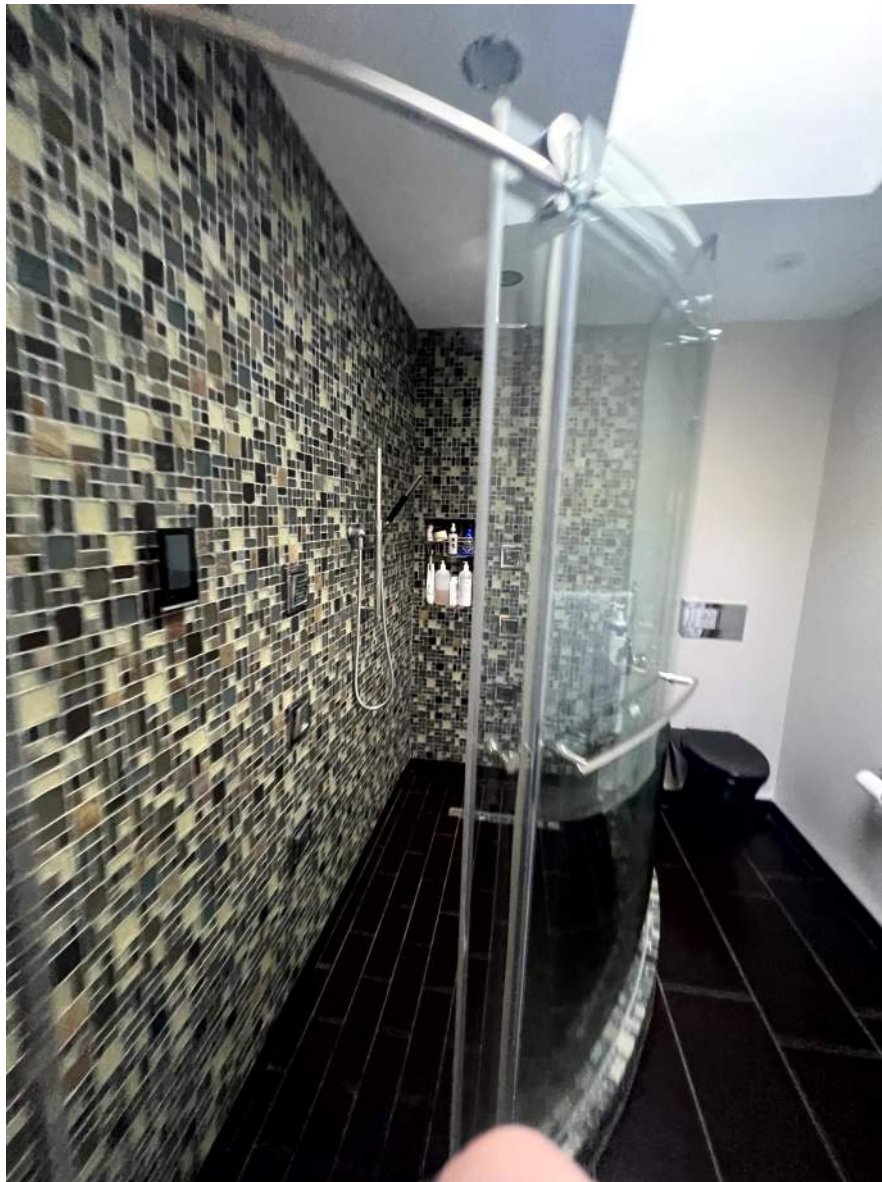
KITCHEN



2ND FLOOR REAR BEDROOM



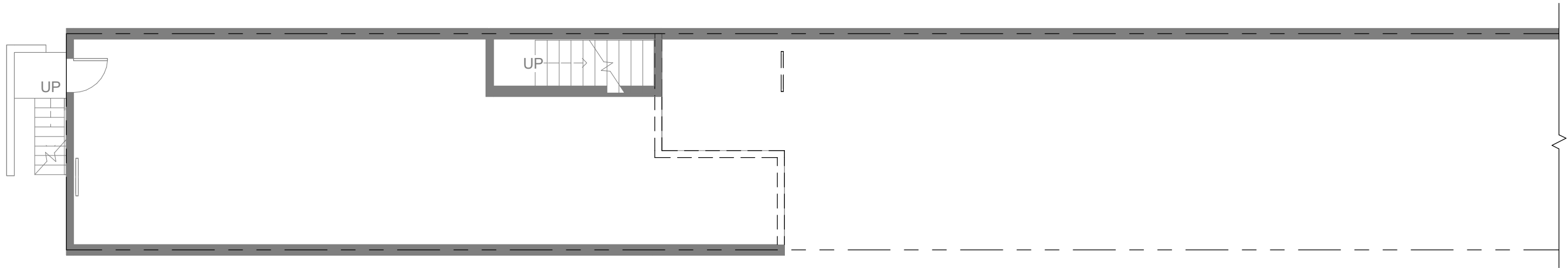
2ND FLOOR CORRIDOR AT THE TOP OF THE STAIRS



2ND FLOOR BATHROOM



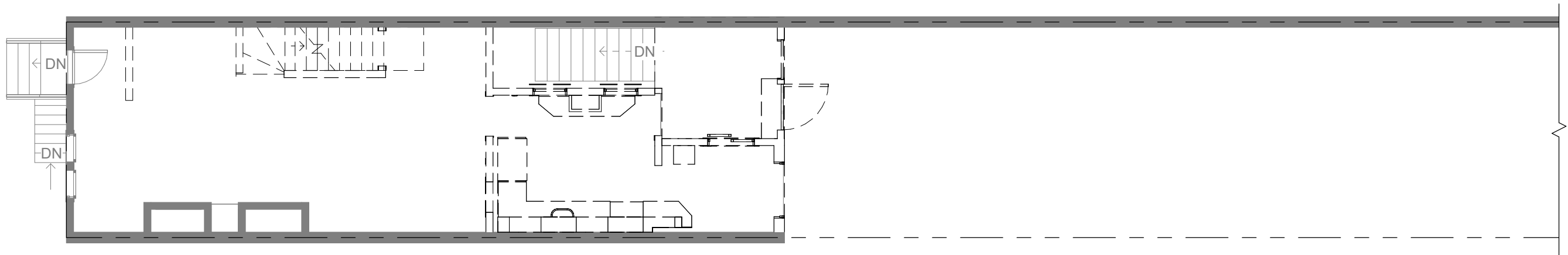
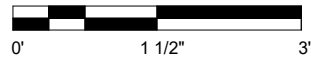
2ND FLOOR BATHROOM AT THE REAR OF THE HOUSE



1

CELLAR - DEMOLITION

1/8" = 1'-0"

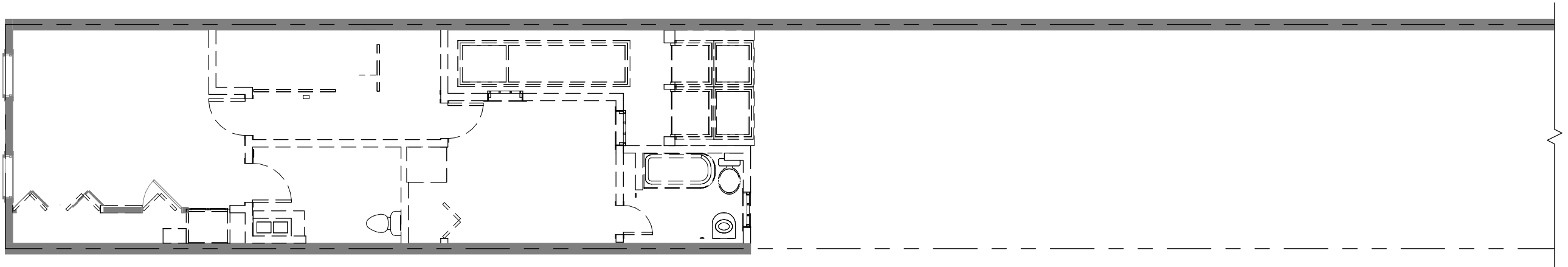


2

LEVEL 01 - DEMOLITION

1/8" = 1'-0"

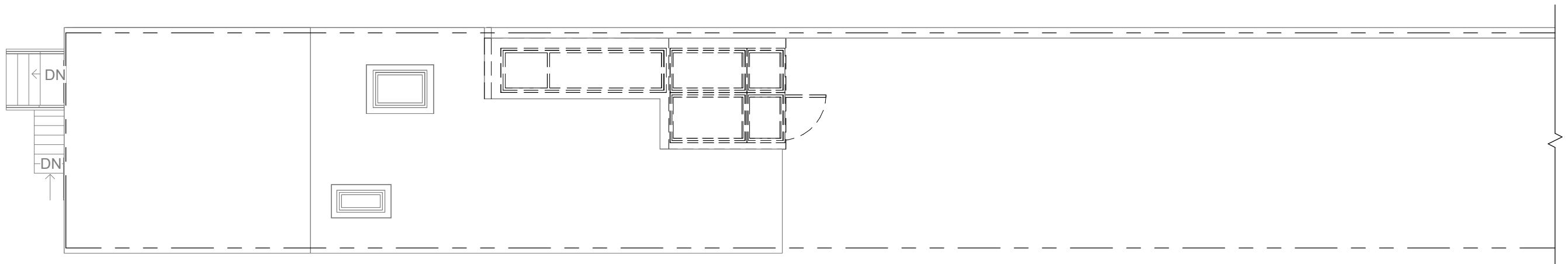
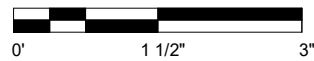




1

LEVEL 02 - DEMOLITION

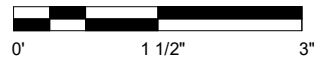
1/8" = 1'-0"

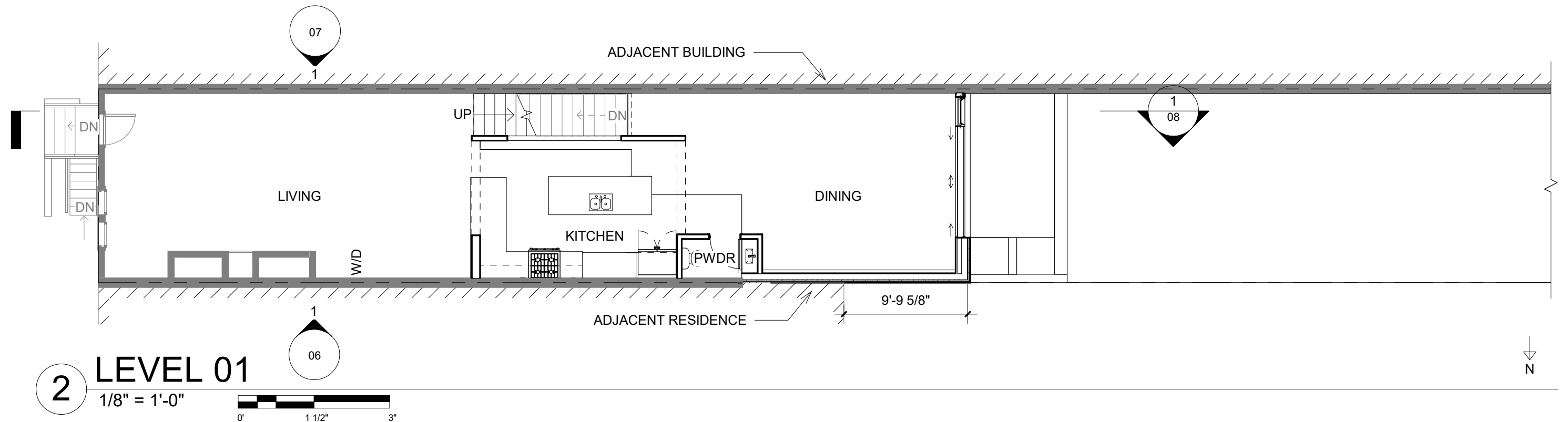
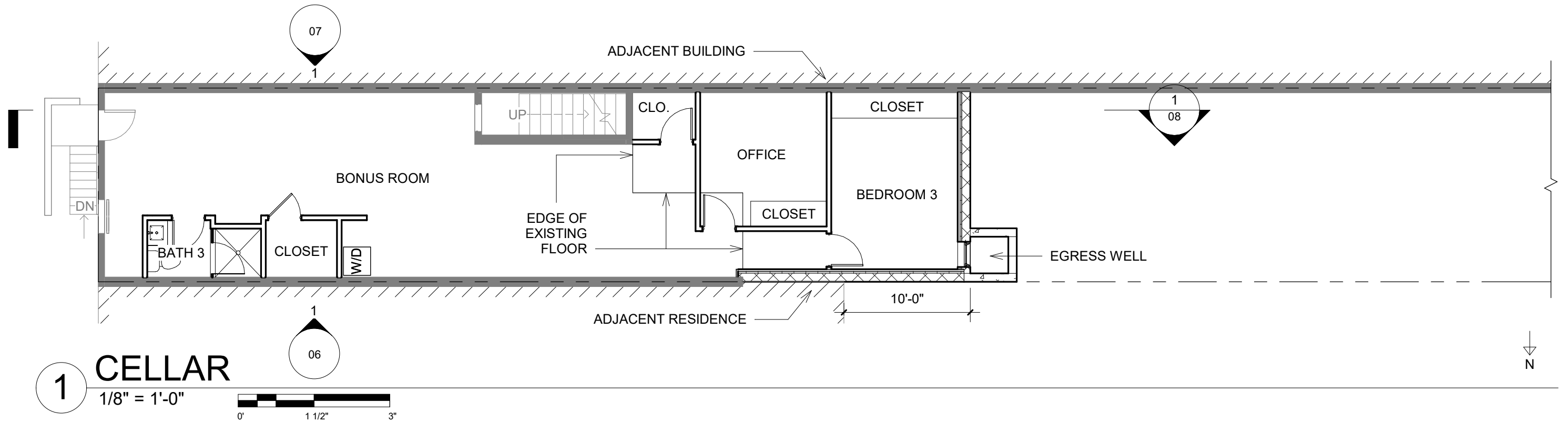


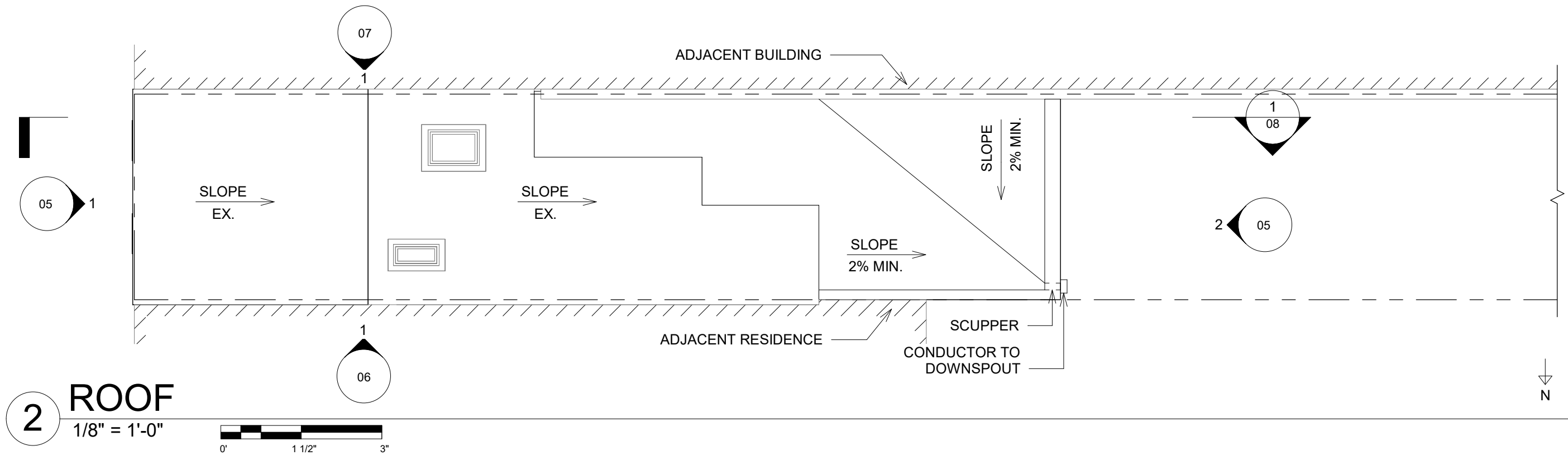
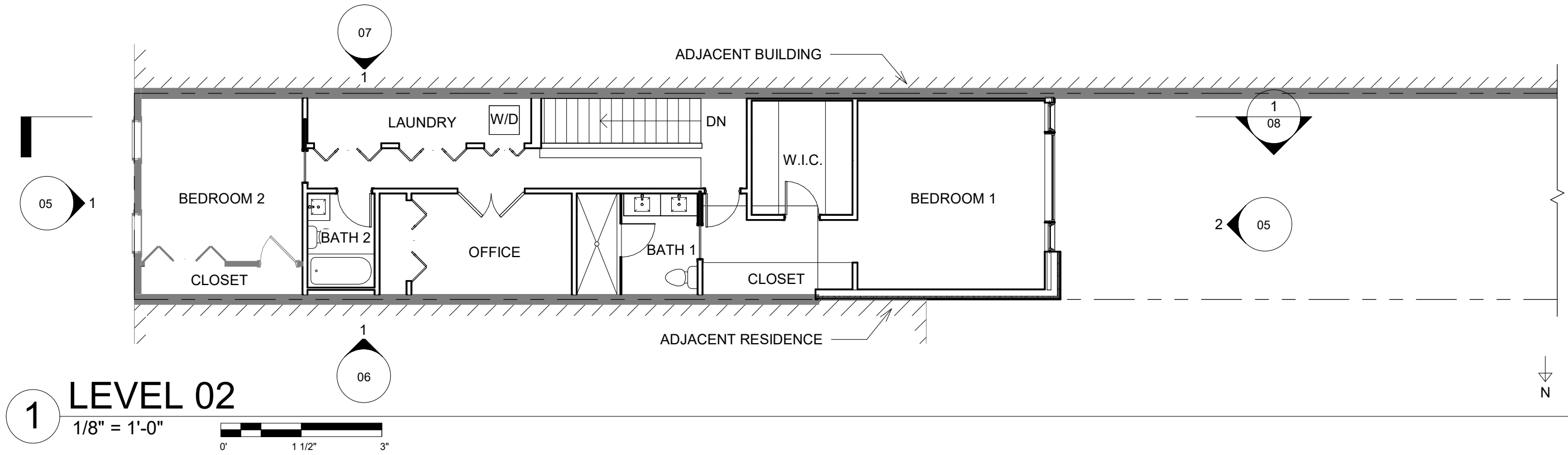
2

ROOF - DEMOLITION

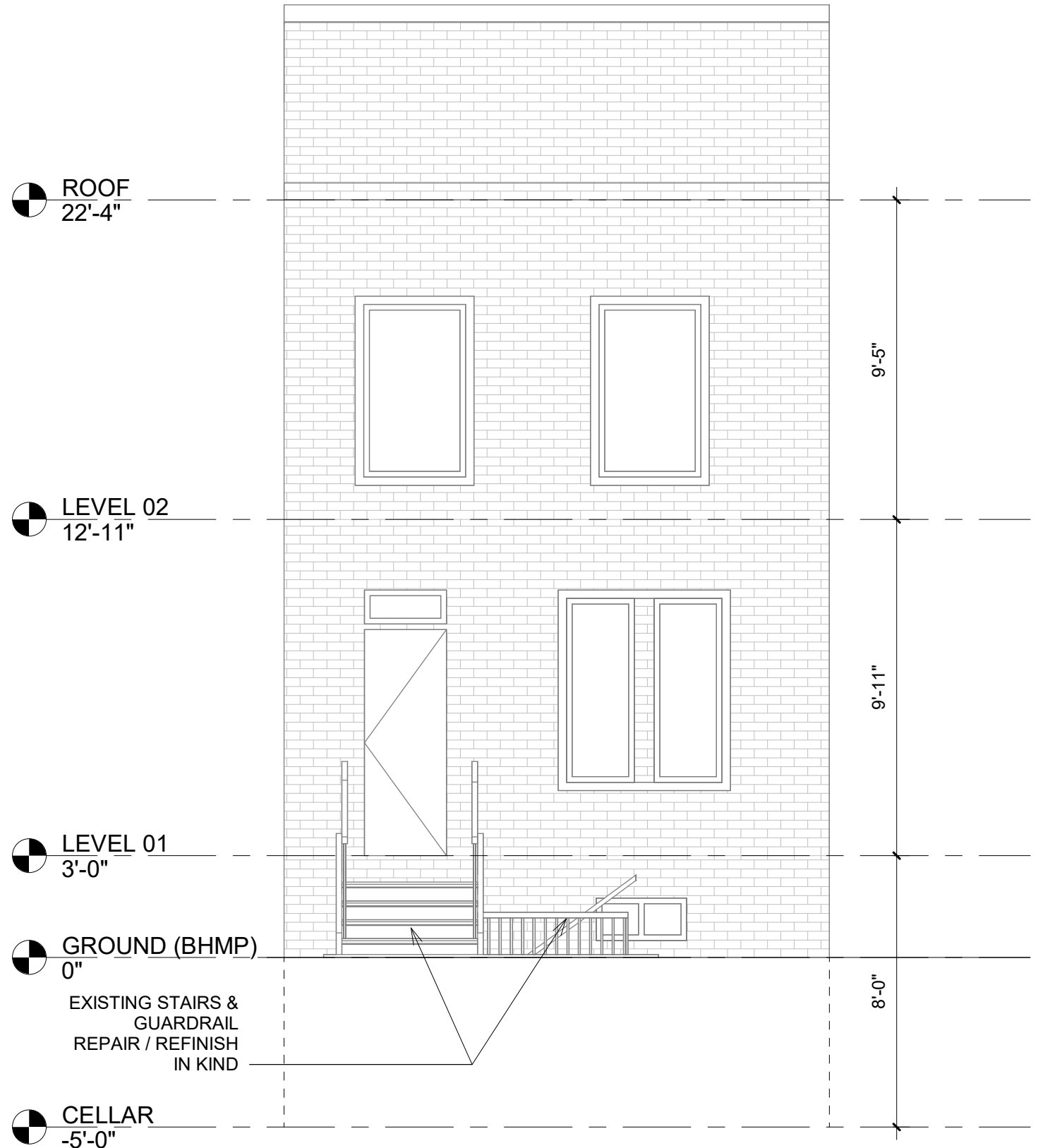
1/8" = 1'-0"



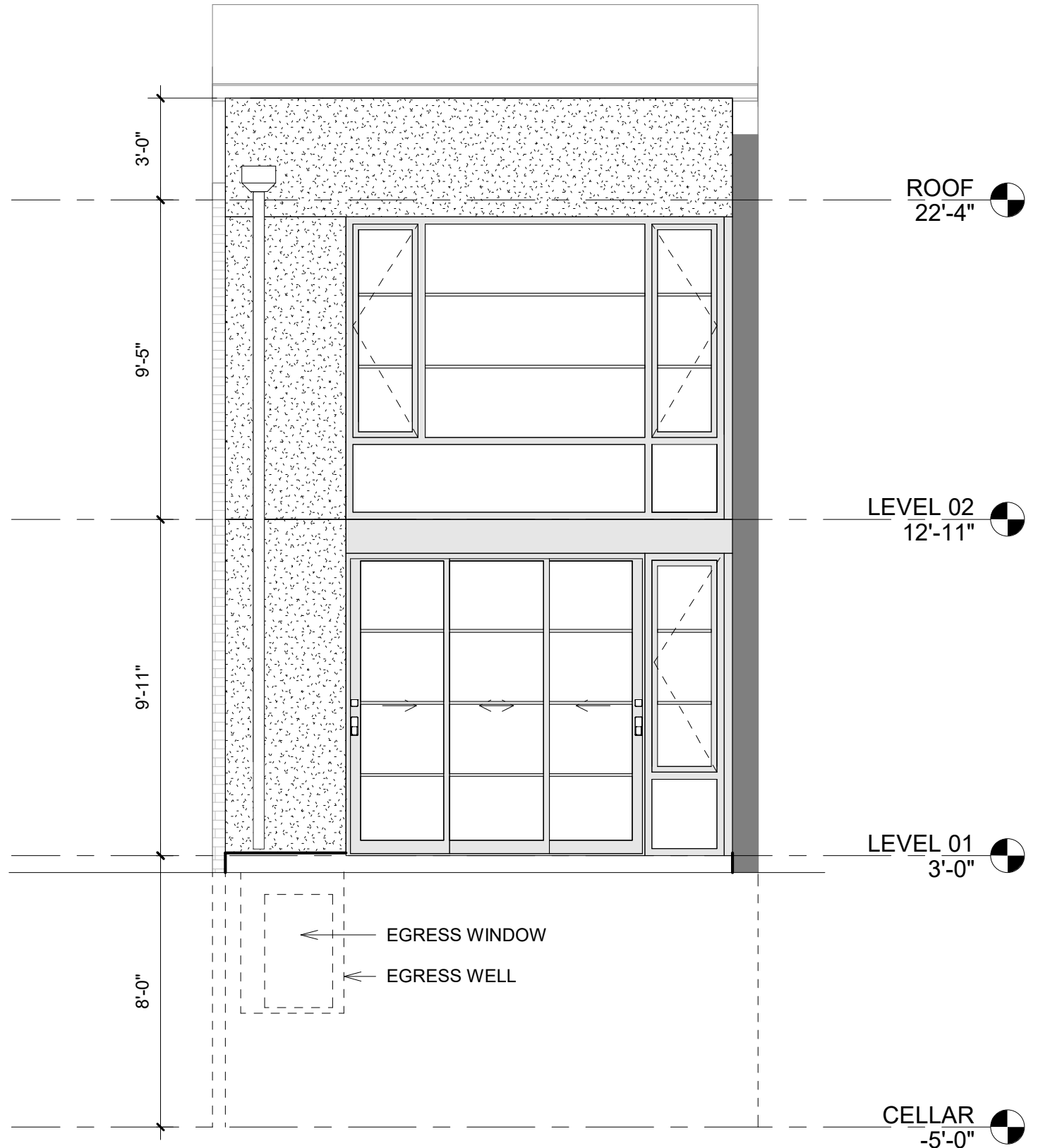




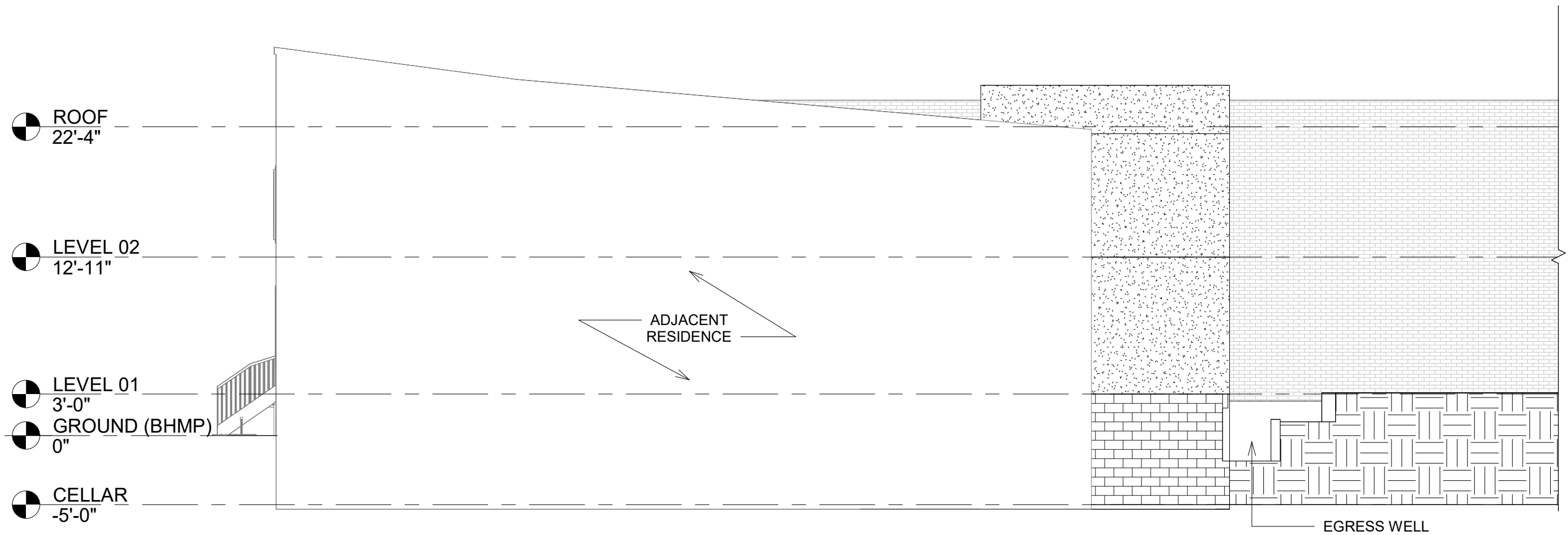
NOTE: NO CHANGES TO FRONT ELEVATION



1 EAST (FRONT) ELEVATION
1/4" = 1'-0"

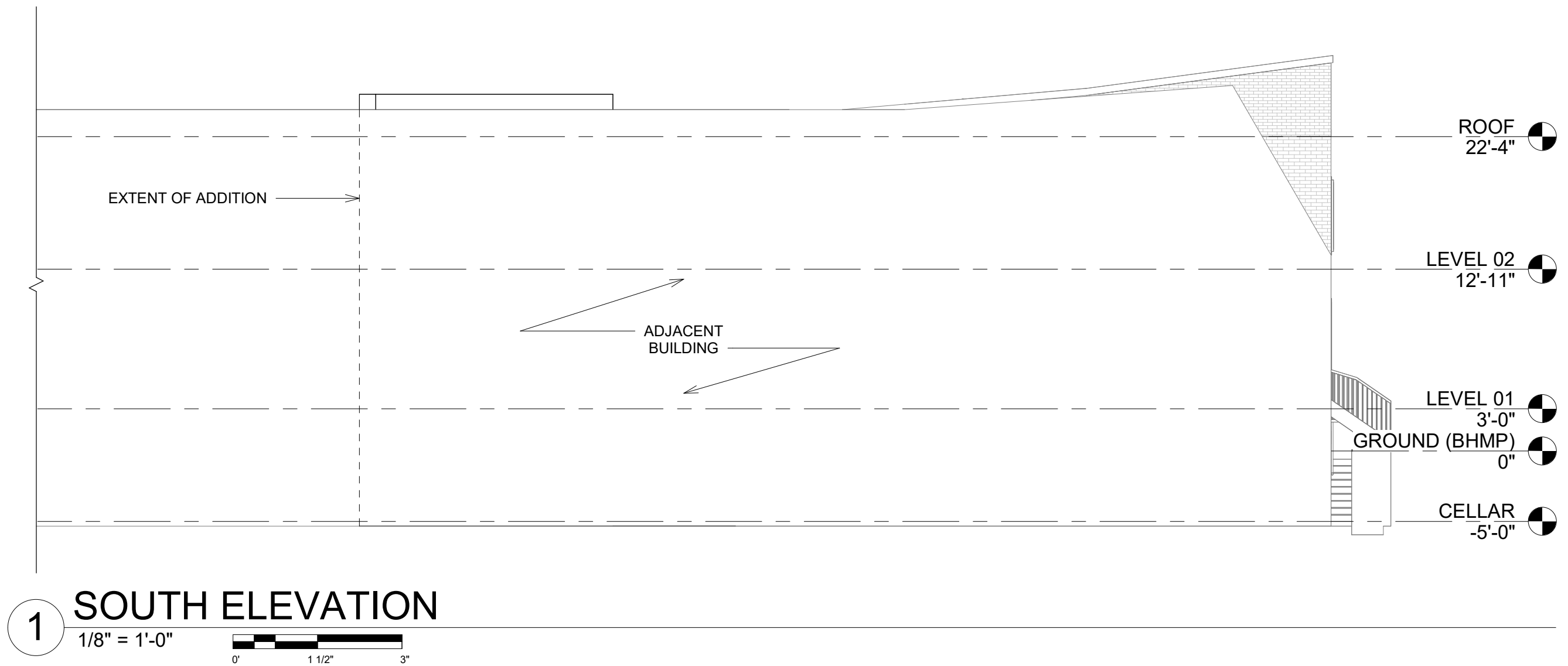


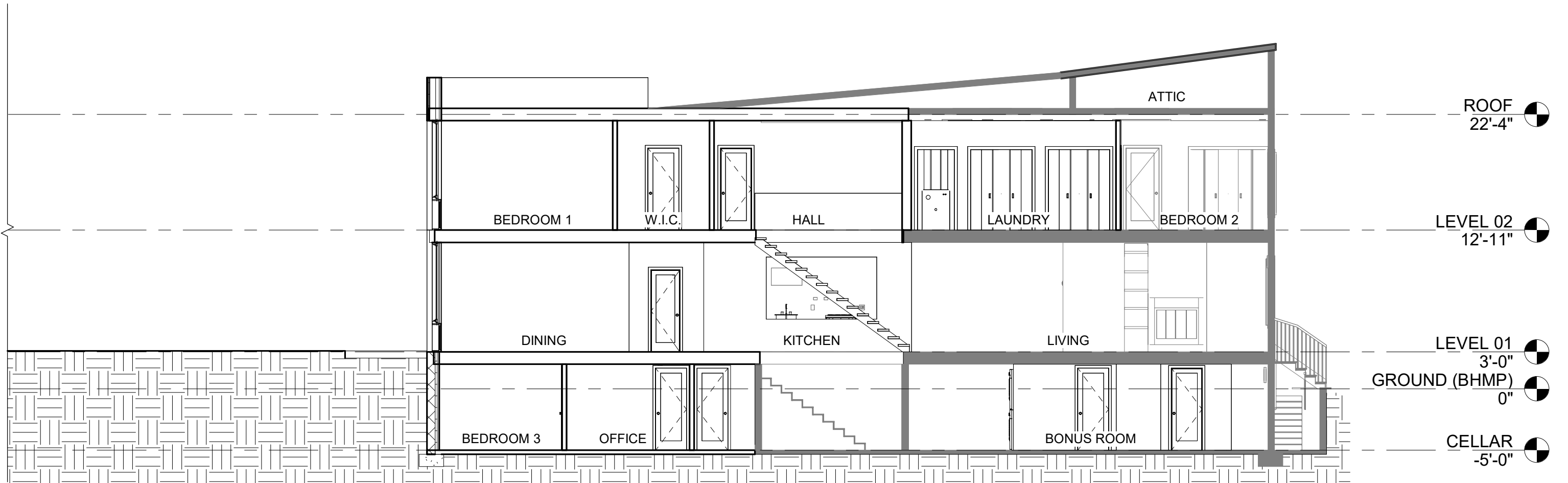
2 WEST (REAR) ELEVATION
1/4" = 1'-0"



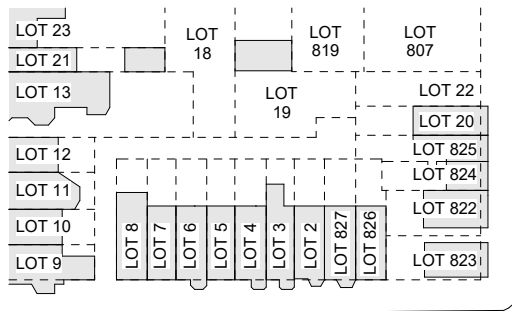
1 NORTH ELEVATION
1/8" = 1'-0"

0' 1 1/2" 3"

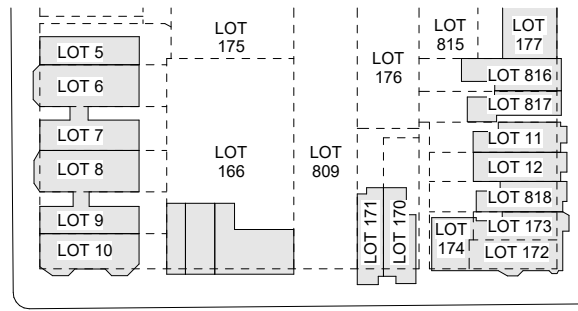




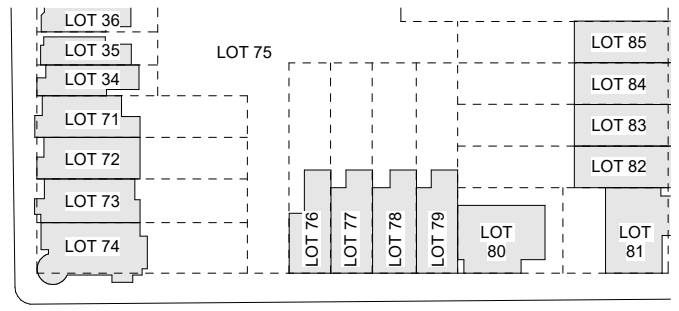
1 WEST - EAST SECTION
1/8" = 1'-0"



29TH ST NW



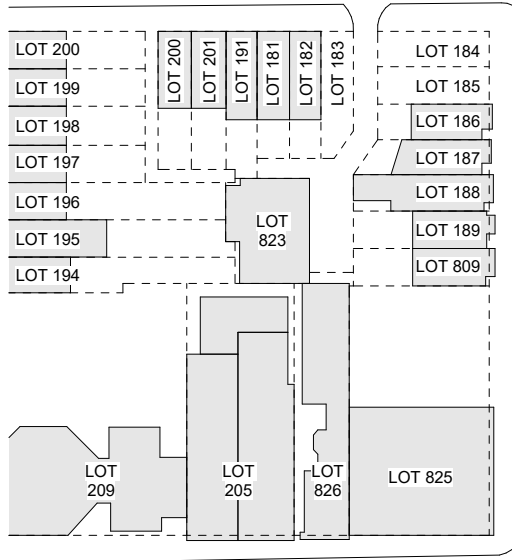
28TH ST NW



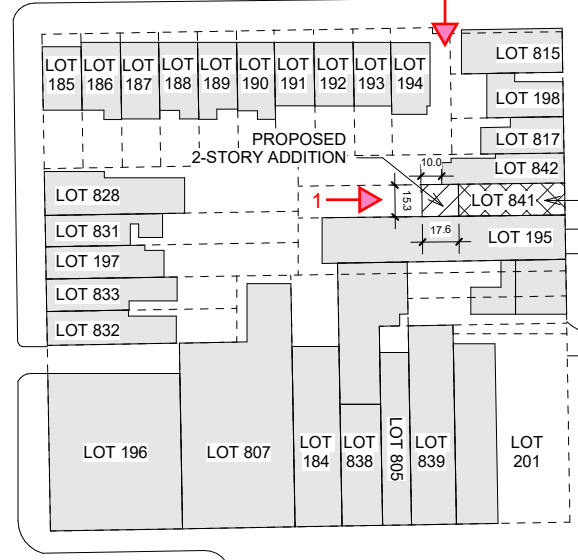
OLIVE ST NW

OLIVE ST NW

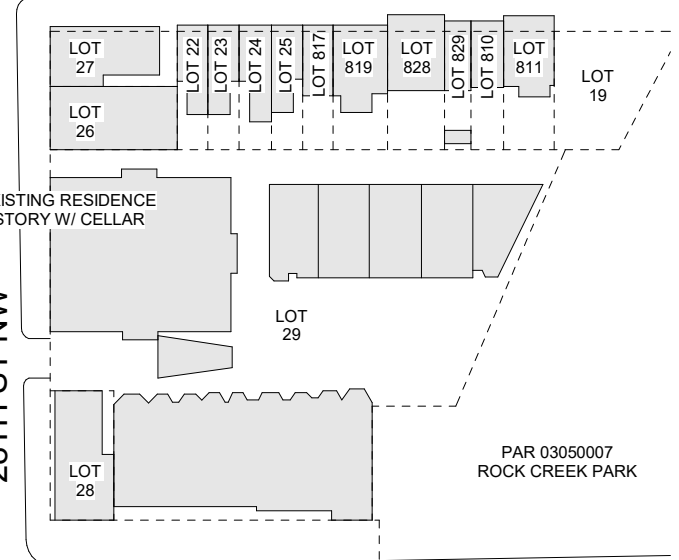
OLIVE ST NW



29TH ST NW



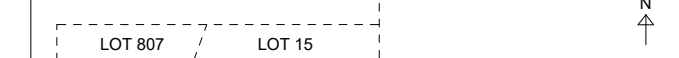
28TH ST NW



M ST NW

M ST NW

M ST NW





MCCARTHY RESIDENCE

1216 28TH ST. NW, WASHINGTON, D.C. 20007

View 1

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EUSTILUS



THE ONLY VISIBLE PART OF
THE RESIDENCE FROM A
PUBLIC SPACE

MCCARTHY RESIDENCE

1216 28TH ST. NW, WASHINGTON, D.C. 20007

View 2

23

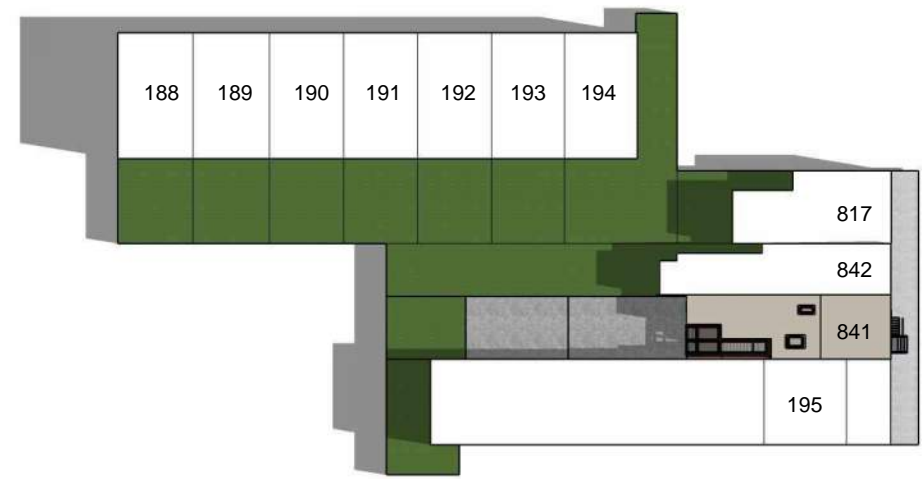
EUSTILUS

----- EXISTING

█ PROPOSED



PROPOSED



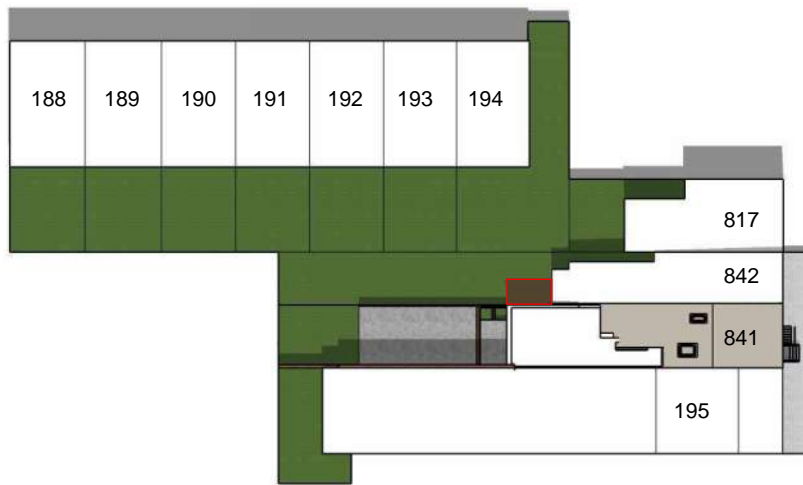
EXISTING

9 AM

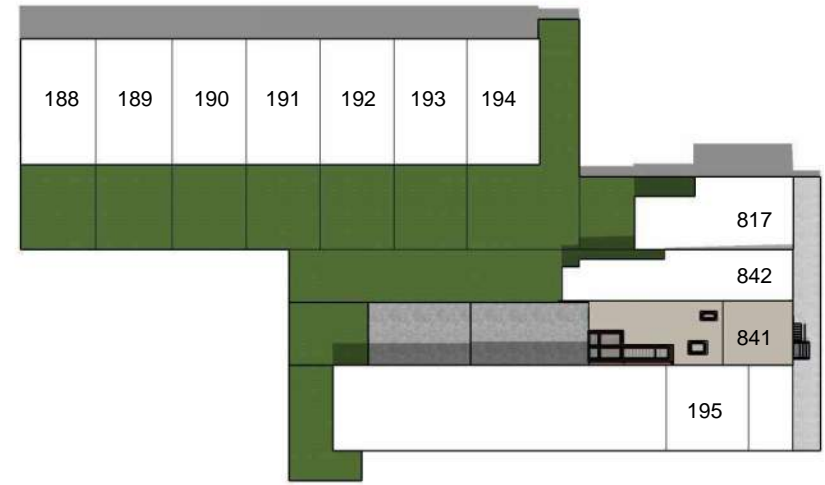


----- EXISTING

■ PROPOSED



PROPOSED



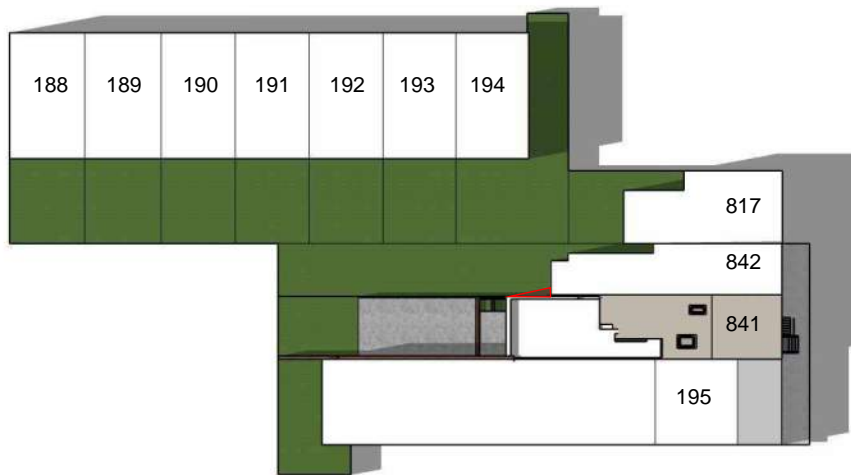
EXISTING

12 PM

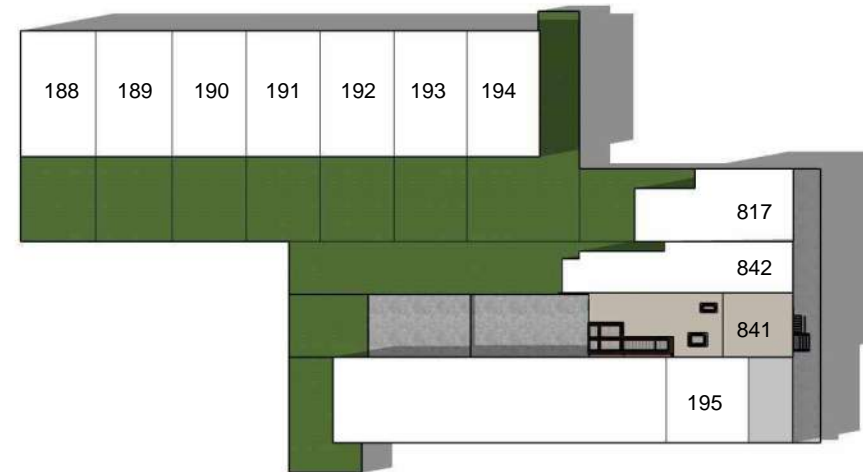


----- EXISTING

■ PROPOSED



PROPOSED



EXISTING

3 PM



----- EXISTING
█ PROPOSED



PROPOSED



EXISTING

9 AM



----- EXISTING

█ PROPOSED



PROPOSED



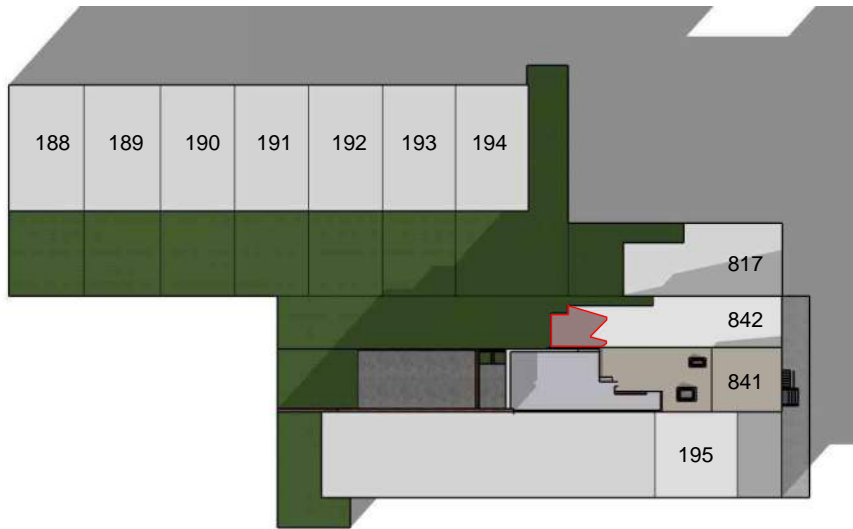
EXISTING

12 PM



----- EXISTING

█ PROPOSED



PROPOSED



EXISTING

3 PM

