

RENOVATION AND ADDITION 121 TENNESSEE AVENUE NE WASHINGTON, DC 20002



OWNER:

Patrick & Becky McGeehan
121 Tennessee Avenue, NE
Washington, DC 20002

PROJECT DESCRIPTION:

2 story rear addition above an existing 1 story + Cellar rear structure, including interior renovation to the single family residence.

ZONING DATA:

Type: 3-Story + Basement Attached Row Dwelling (Single Family)
Square: 1012
Lot: 0020
Zoning District: RF-1
ANC: 6A-04

ZONING ANALYSIS:

		<u>ALLOWED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Min. Lot Width:	E 201.1	18 feet	17.75 feet	Unchanged
Min. Lot Area:	E 201.1	1800 sq ft	1145.0 sq ft	Unchanged
Min. Pervious Surface:	E 205.1	0%	0%	0%
Max. Dwelling Units:	302.1	2	1	Unchanged
Max. Stories:	303.1	3 stories	3 stories	Unchanged
Max. Height:	303.1	35 feet	33.5 feet	Unchanged
Max. Lot Occupancy:	304.1	60%	65.9%	66.7%
Required Rear Yard Setback:	306.1	20 feet	17.73 feet	Unchanged
Required Side Yard Setback:	307.3	None required	6.72 feet	5.25 feet
Parking Space:	C 701.5	None required	0	Unchanged
Maximum FAR:		None prescribed		

RELEVANT CODE:

2016 DCMR 11 - ZONING REGULATIONS
2012 IRC AS AMENDED BY DCMR TITLE 12, 2013 DC RESIDENTIAL CODE SUPPLEMENT

CODE ANALYSIS:

FIRE ALARM: NONE
SPRINKLER SYSTEM: NONE
FIRE DETECTION SYSTEM: HARD WIRED WITH BATTERY BACKUP
FIRE RATING:
EXISTING EXTERIOR LOAD BEARING PARTY WALLS: 2-HR
EXISTING & NEW FLOOR FRAMING: 0-HR
NEW EXTERIOR WALLS ON PROPERTY LINE: 1-HR
NEW ROOF FRAMING: 1-HR

INDEX OF DRAWINGS

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- E-1 EXISTING PLAN 1ST LEVEL
- E-2 EXISTING PLAN 2ND LEVEL
- E-3 EXISTING PLAN 3RD LEVEL

- A-0 PROPOSED PLAN LOWER LEVEL
- A-1 PROPOSED PLAN 1ST LEVEL
- A-2 PROPOSED PLAN 2ND LEVEL
- A-3 PROPOSED PLAN 3RD LEVEL

- A-4 PROPOSED ELEV SOUTH
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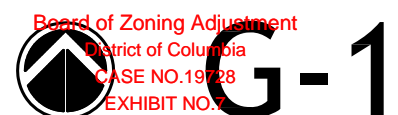
1317 D ST, NE WASHINGTON, DC 20002
202. 455. 6237 OLD CITY DESIGN.US

CLIENT:

McGEEHAN RESIDENCE
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DATE: 02.08.2018
SCALE: NONE

COVER SHEET





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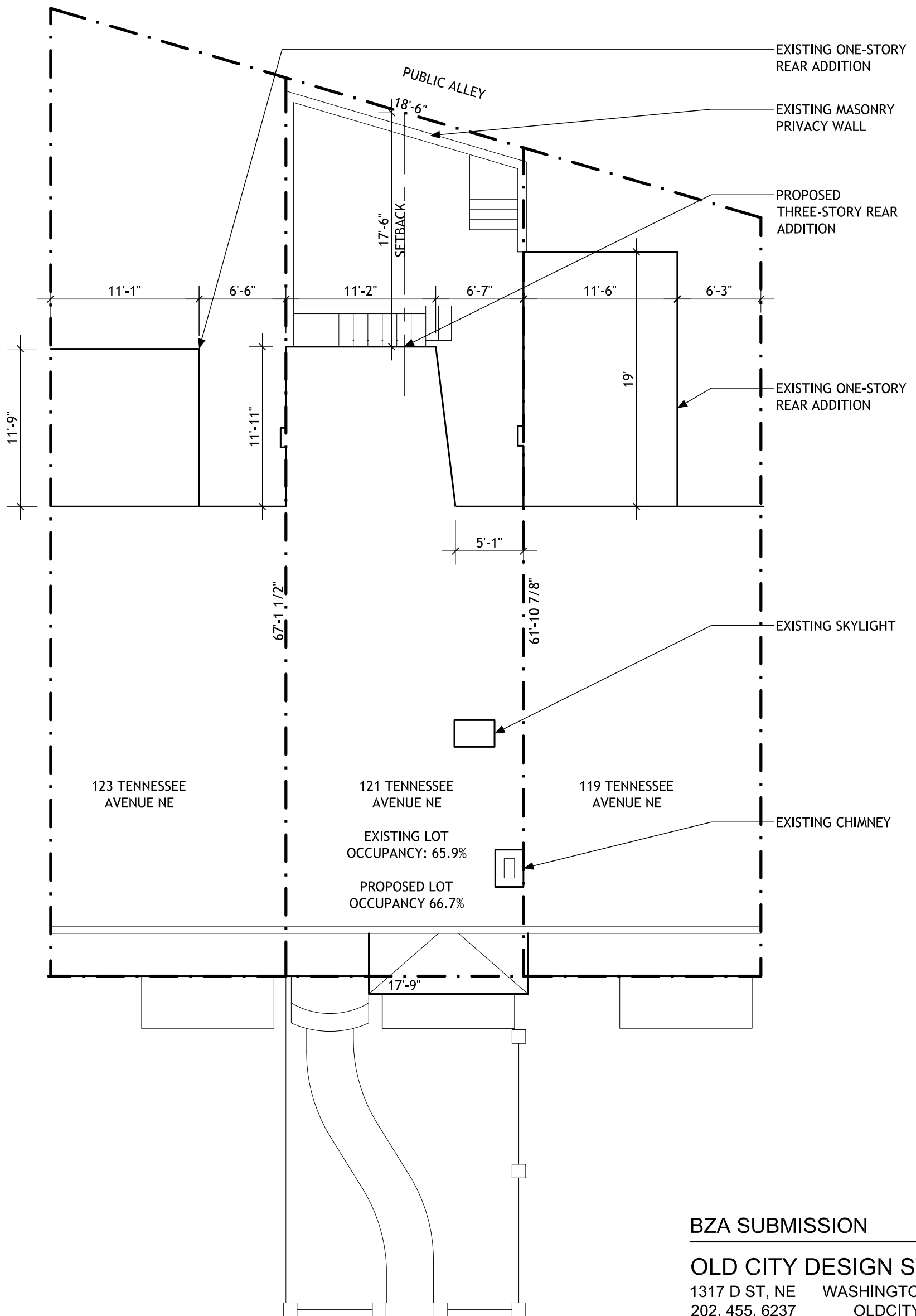
SCALE: 1/32" = 1'-0" 0 8 40



BLOCK PLAN



G-2



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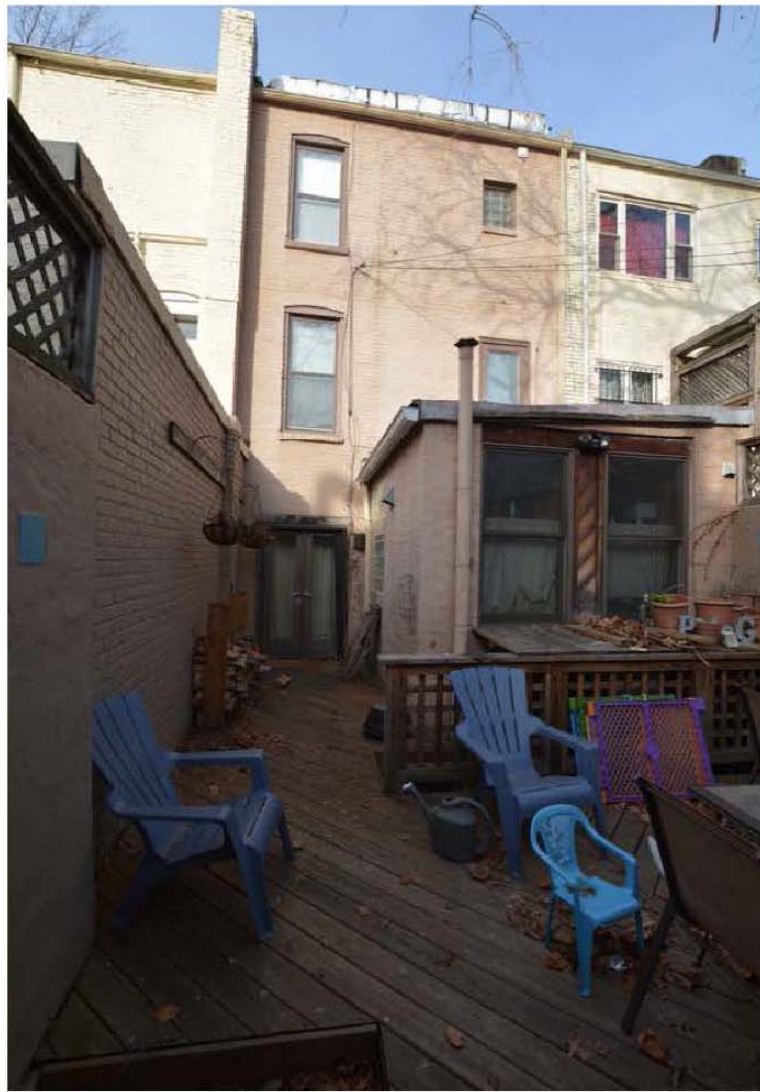
PROPOSED
SITE PLAN



G-3



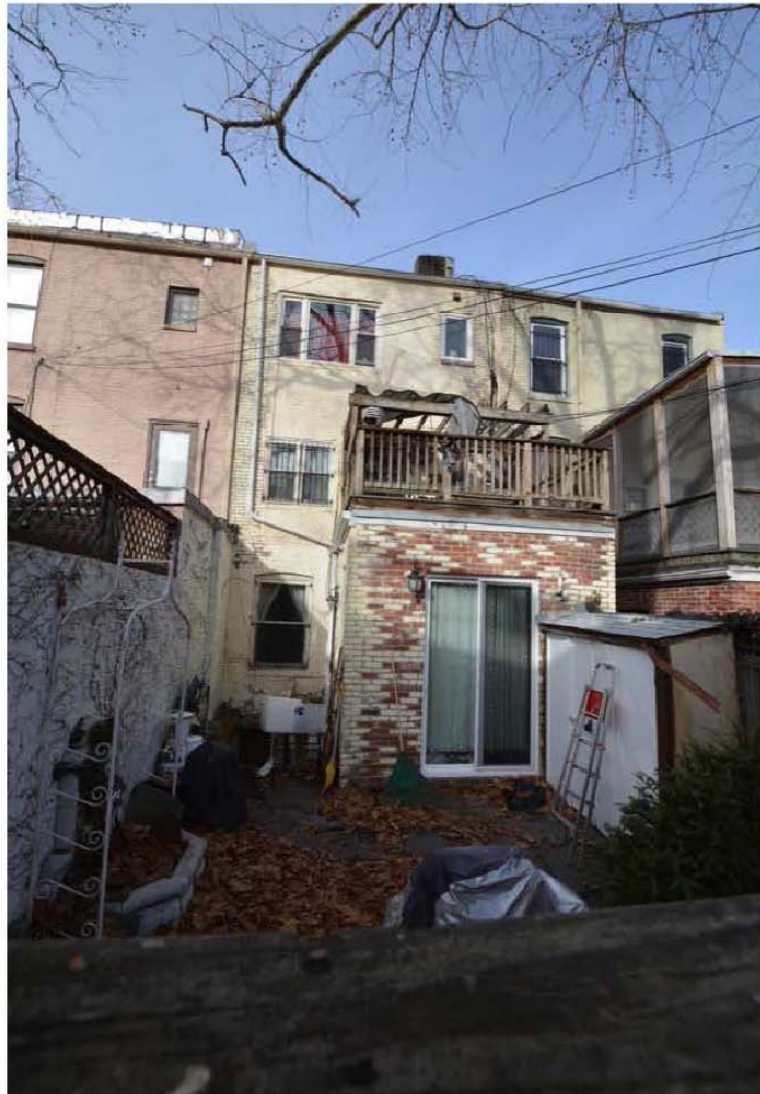
121 TENNESSEE AVENUE NE - EXISTING FRONT FACADE



121 TENNESSEE AVENUE NE - EXISTING REAR FACADE



119 TENNESSEE AVENUE NE - NEIGHBOR TO THE SOUTH



123 TENNESSEE AVENUE NE - NEIGHBOR TO THE NORTH

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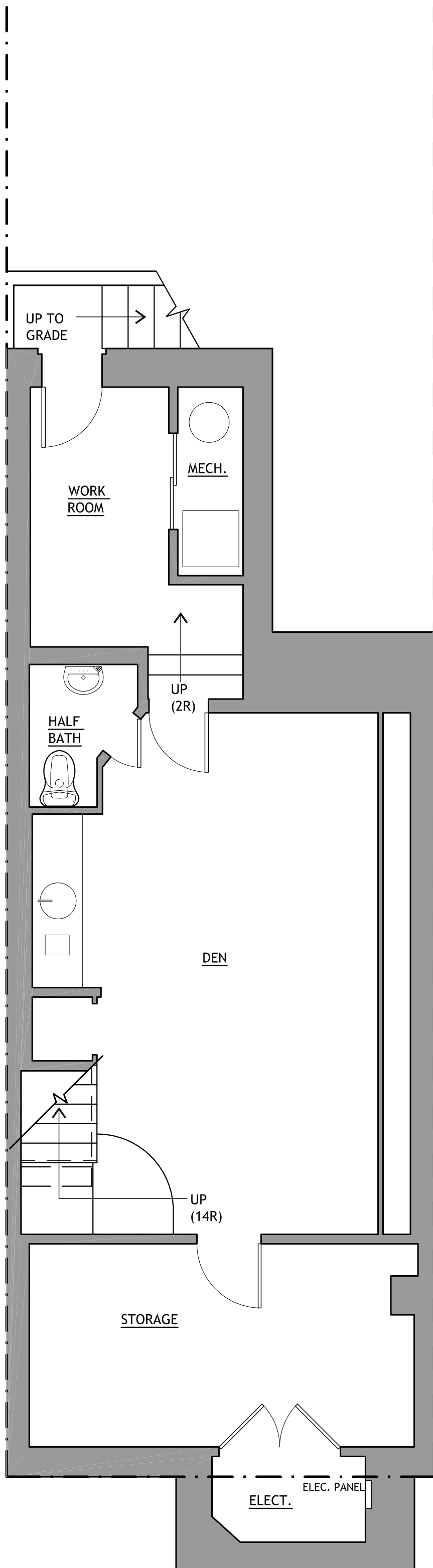
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SCALE: NONE

PHOTOS



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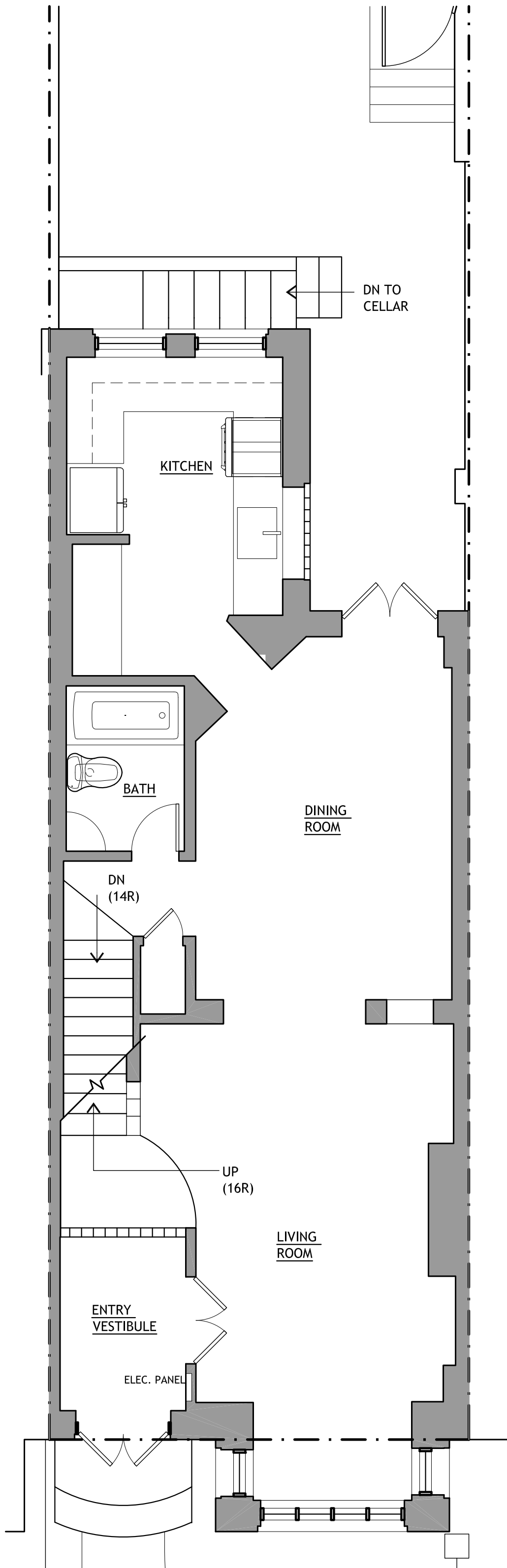
DATE: 02.08.2018

SCALE: 1/4" = 1'-0" 0 1 5

EXISTING
FLOOR PLAN
CELLAR LEVEL



E-0



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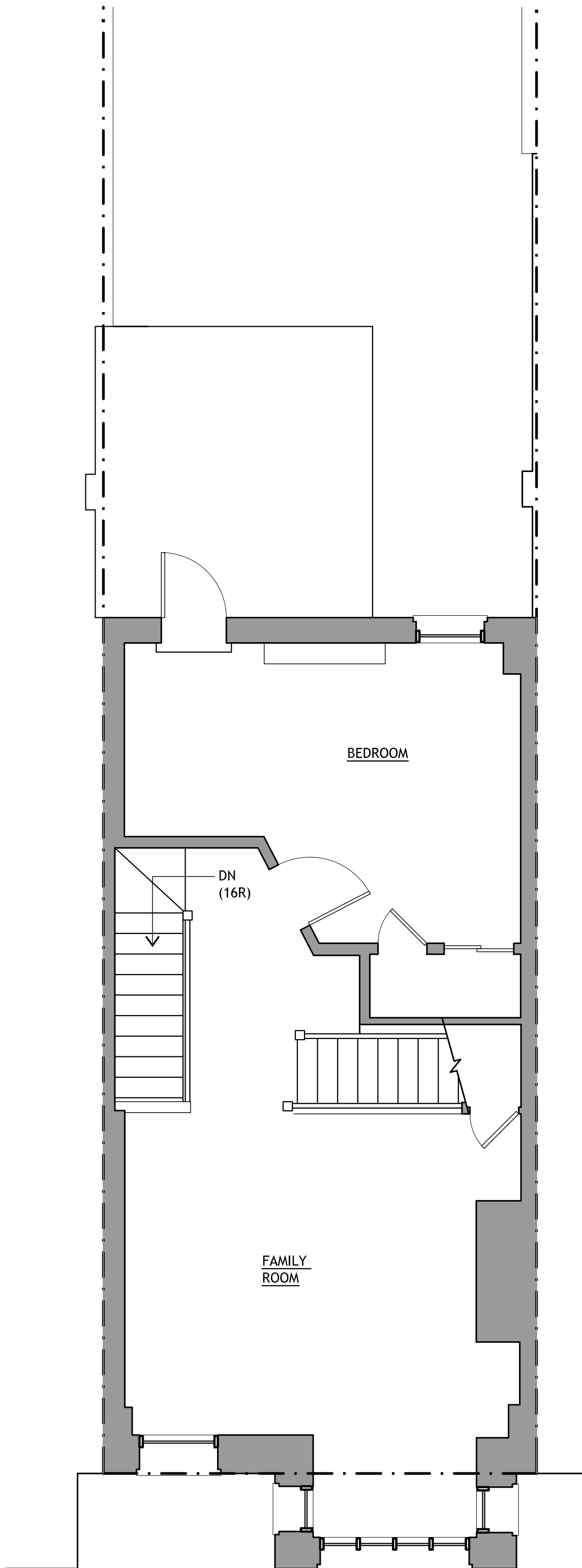
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EXISTING
 FLOOR PLAN
 1st LEVEL



E-1



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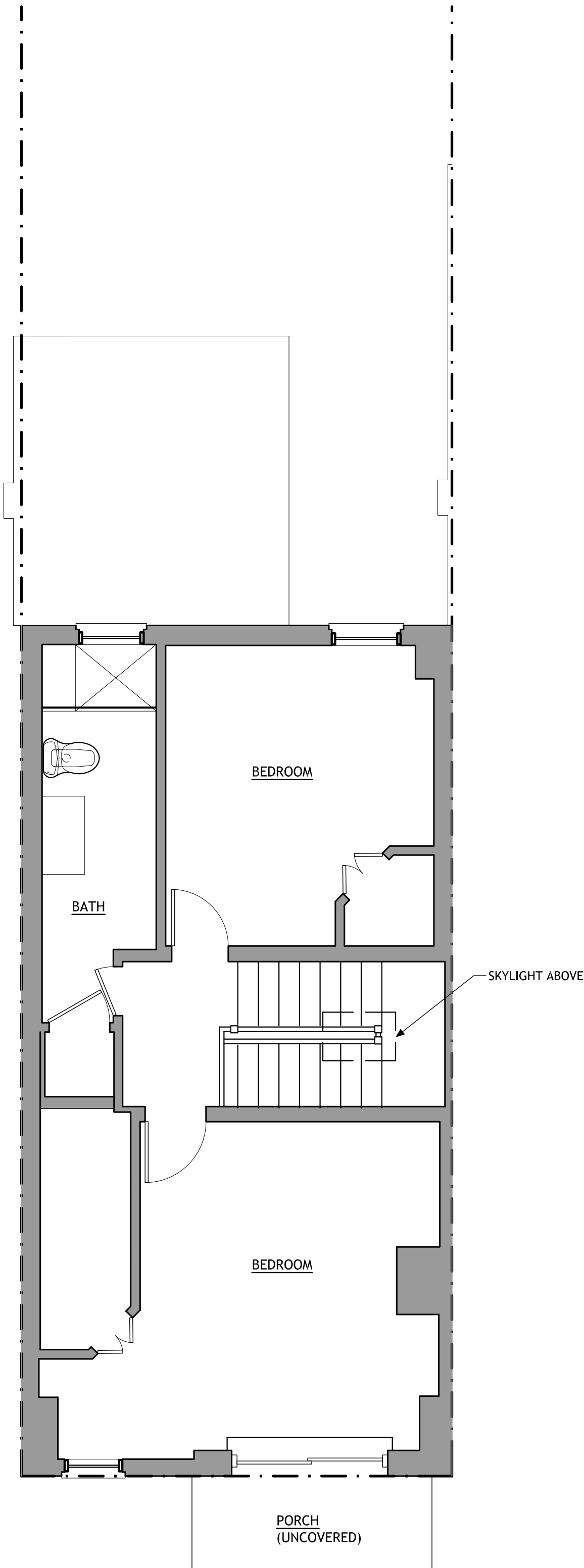
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SCALE: 1/4" = 1'-0" 0 1 5

EXISTING
FLOOR PLAN
2nd LEVEL



E-2



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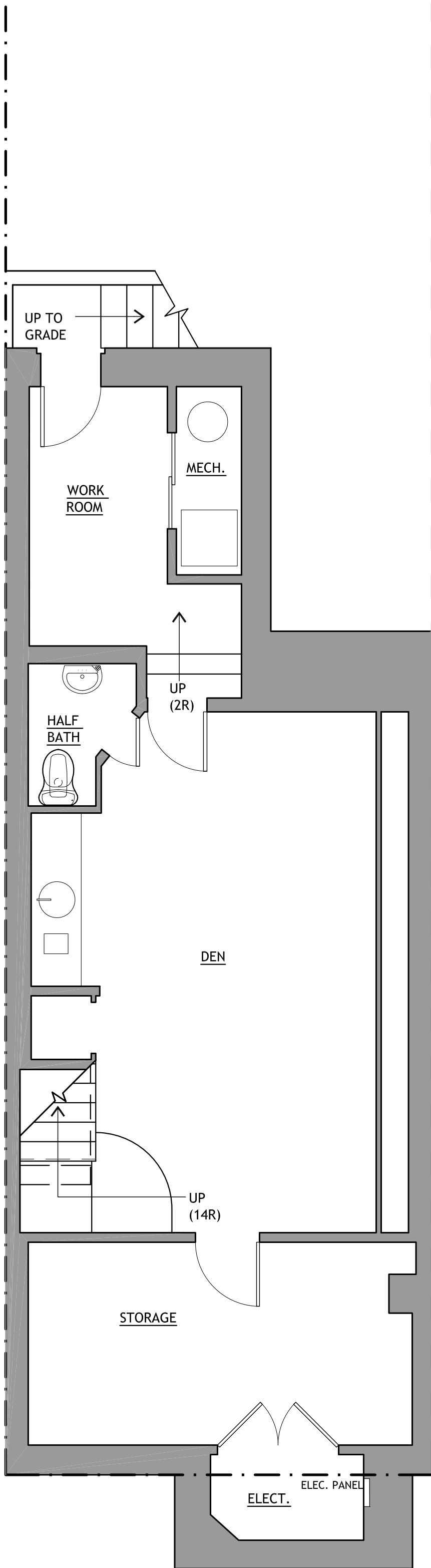
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EXISTING
 FLOOR PLAN
 3rd LEVEL



E-3



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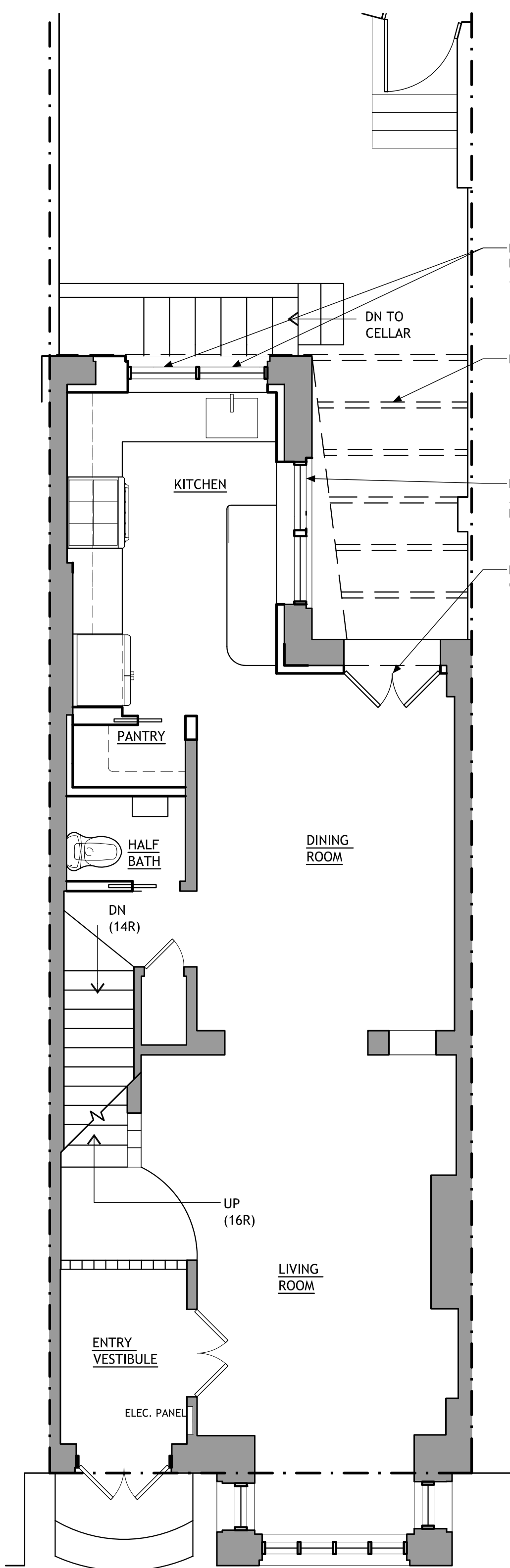


0 1 5

FLOOR PLAN
 CELLAR LEVEL



A-0



NEW ALUM. CLAD WOOD
DOUBLE HUNG WINDOWS IN
MODIFIED OPENING

DN TO
CELLAR

NEW TRELLIS

KITCHEN

NEW ALUM. CLAD WOOD
AWNING WINDOWS IN
ENLARGED OPENING

PANTRY

NEW DOORS IN EXISTING
OPENING

HALF
BATH

DINING
ROOM

DN
(14R)

UP
(16R)

LIVING
ROOM

ENTRY
VESTIBULE

ELEC. PANEL

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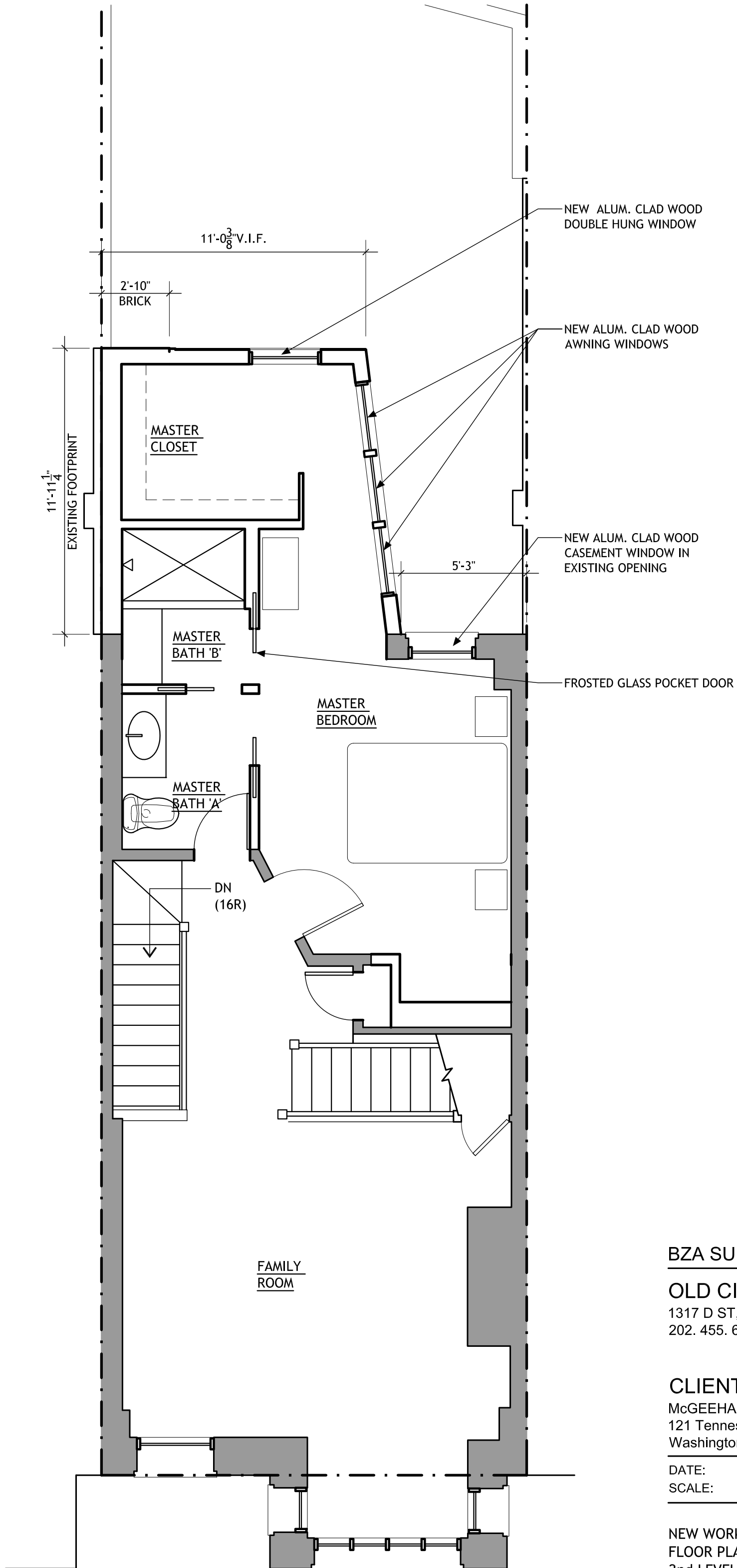
SCALE: 1/4" = 1'-0"



NEW WORK
FLOOR PLAN
1st LEVEL



A-1



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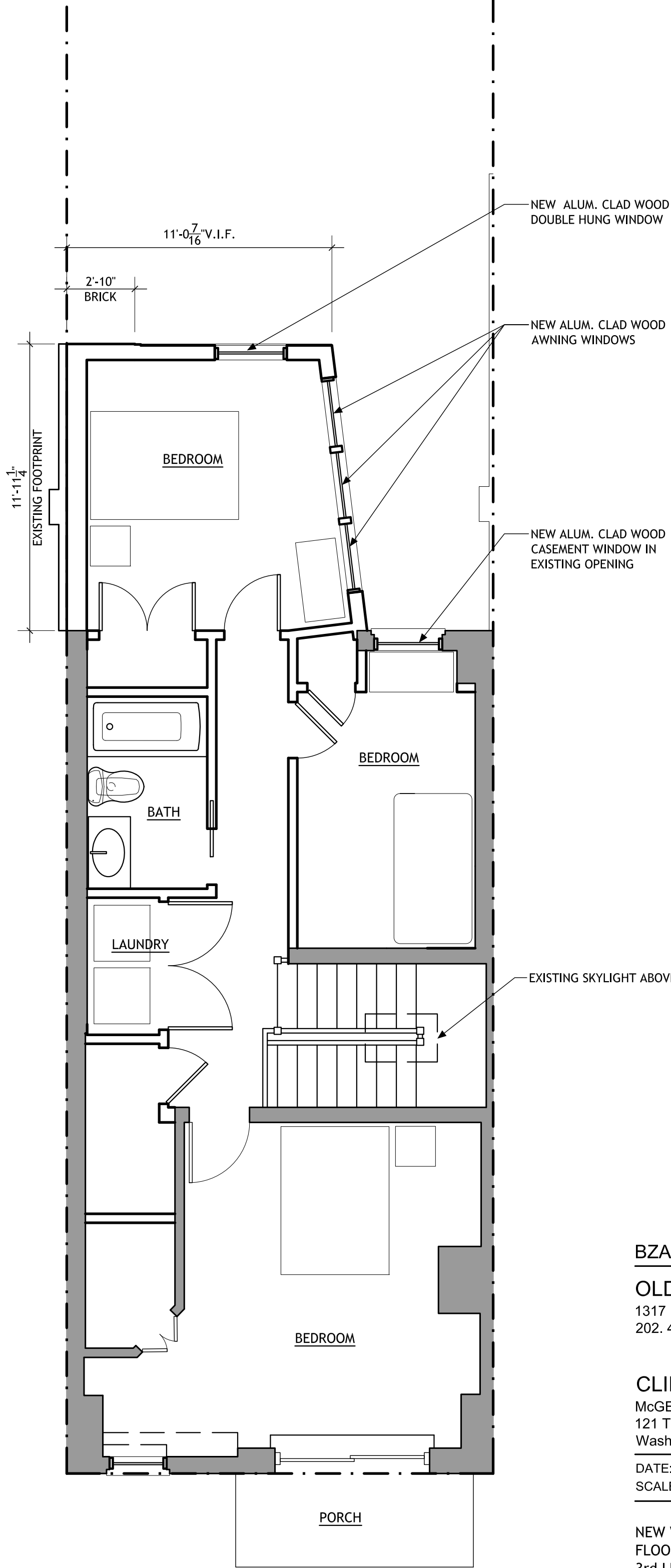
DATE: 02.08.2018

SCALE: 1/4" = 1'-0" 0 1 5

NEW WORK
FLOOR PLAN
2nd LEVEL



A-2



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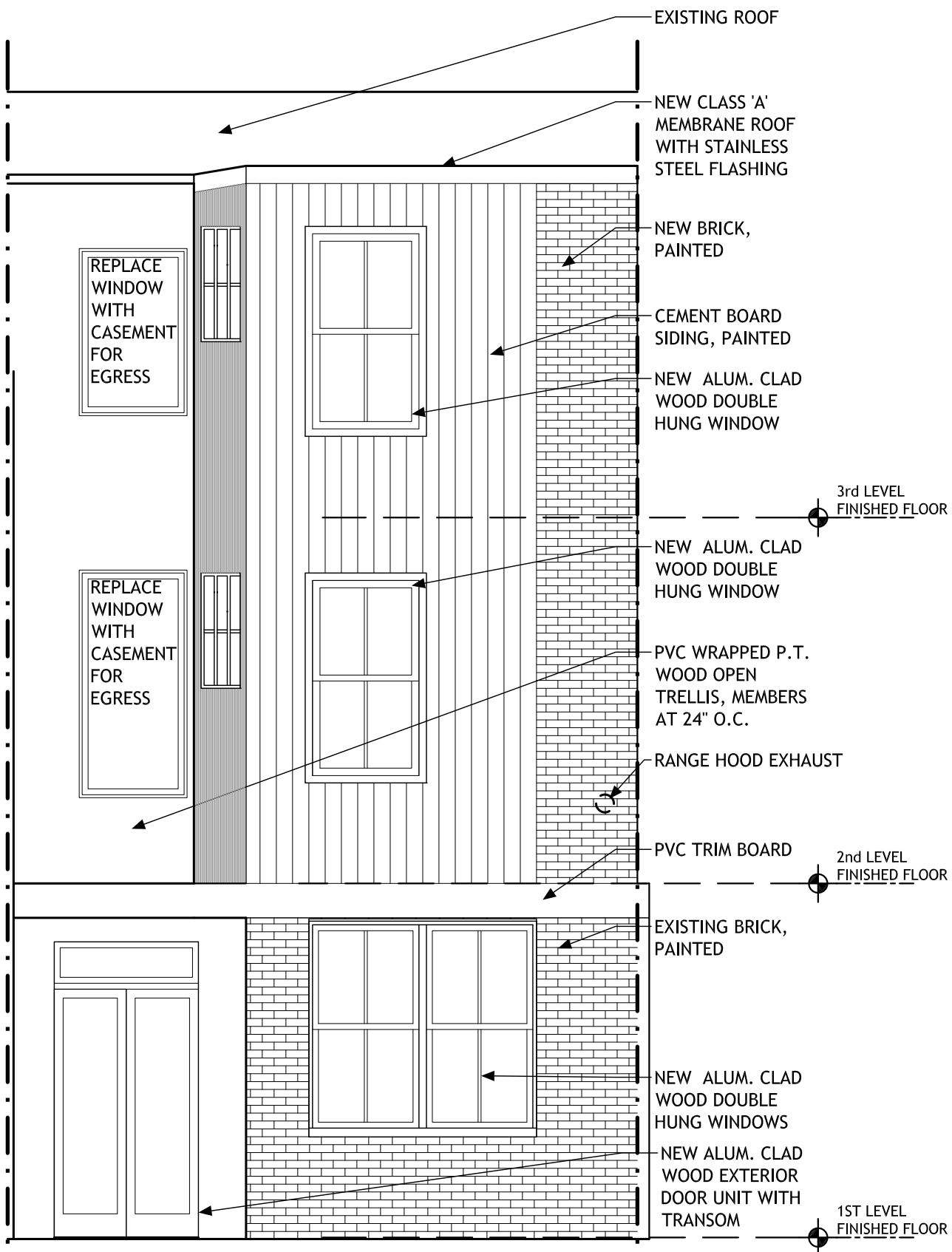
DATE: 02.08.2018

SCALE: 1/4" = 1'-0" 0 1 5

NEW WORK
FLOOR PLAN
3rd LEVEL



A-3



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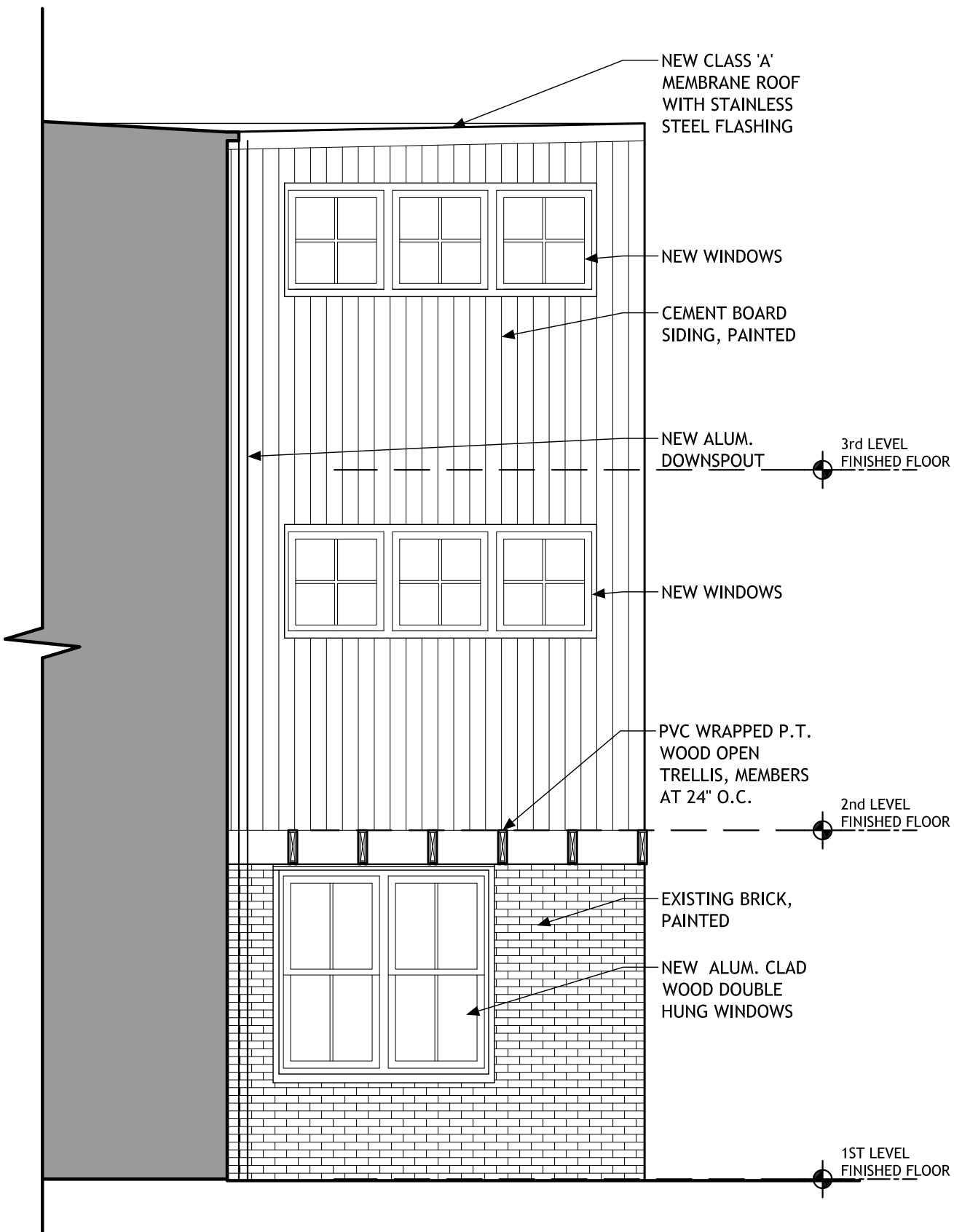
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SCALE: 1/4" = 1'-0" 0 1 5

REAR (EAST)
ELEVATION
NEW WORK

A-4



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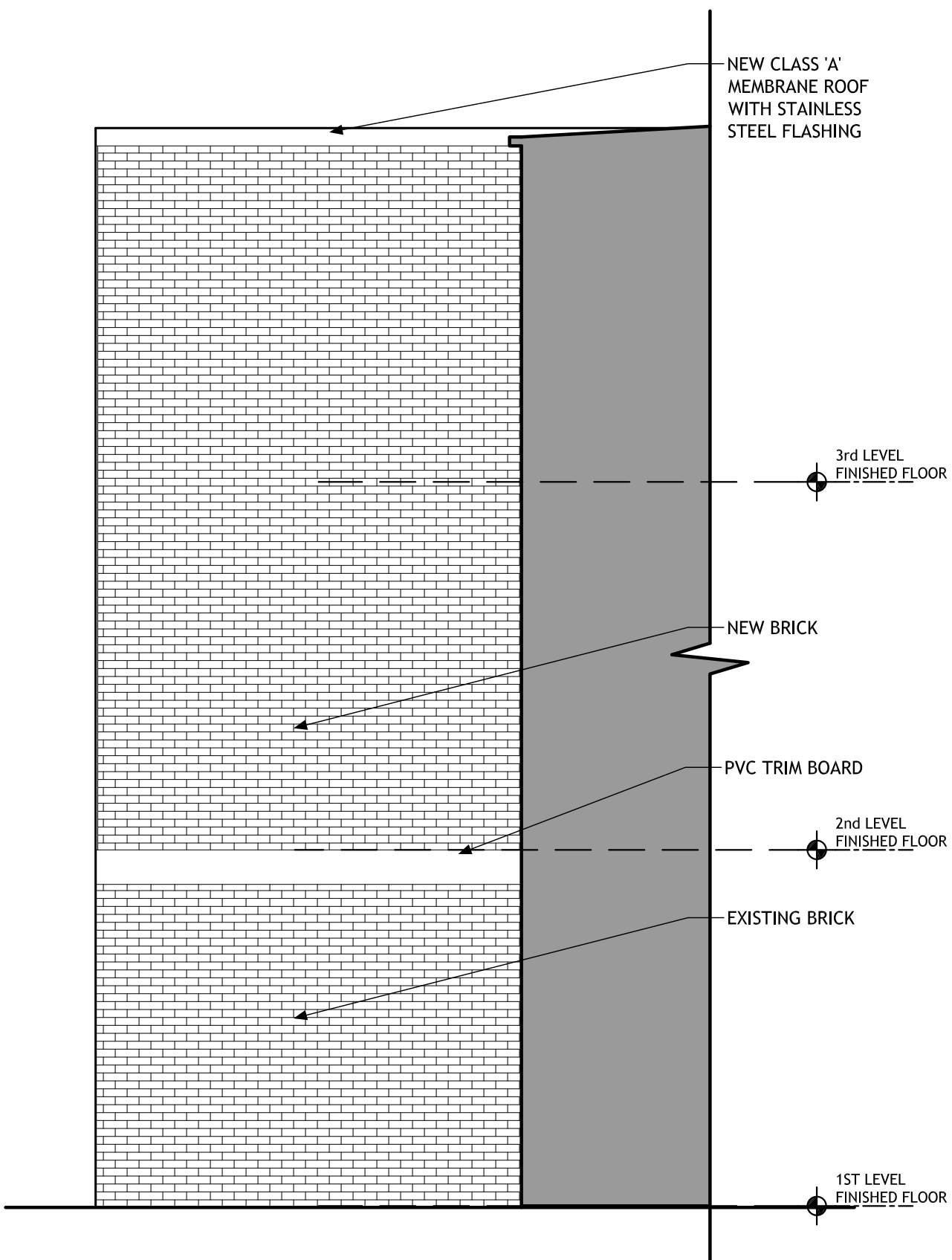
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SCALE: 1/4" = 1'-0" 0 1 5

SIDE (SOUTH)
ELEVATION
NEW WORK

A-5



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



0 1 5

SIDE (NORTH)
ELEVATION
NEW WORK

A-6