

DRAWING INDEX

C1 COVER SHEET, SITE PLANS, ZONING INFO
 A1 PROPOSED ARCHITECTURAL PLANS & ELEVATIONS
 A2 EXISTING AS BUILT PLANS & ELEVATIONS

ZONING INFORMATION: R1B

EXISTING SQ. FOOTAGES:

Existing First Floor: 643 SF
 Existing Entry Porch: 110 SF
 Existing Walk: 50 SF
 Existing Rear Deck/ Stair (To be Removed): 20 SF
 Total Sq. Footage of Existing Footprint: 981 SF

PROPOSED SQ. FOOTAGES:

First Floor Addition: 175 SF + Existing SF = 818 SF
 Rebuilt Rear Deck: 166 SF
 Rebuilt Deck Stair: 50 SF
 Rebuilt (Permeable) Rear Patio: 301 SF
 Existing Entry Porch: 110 SF
 Existing Walk: 50 SF
 Rear Parking Stair: 35 SF
 Total Sq. Footage of Proposed Footprint: 1,229 SF

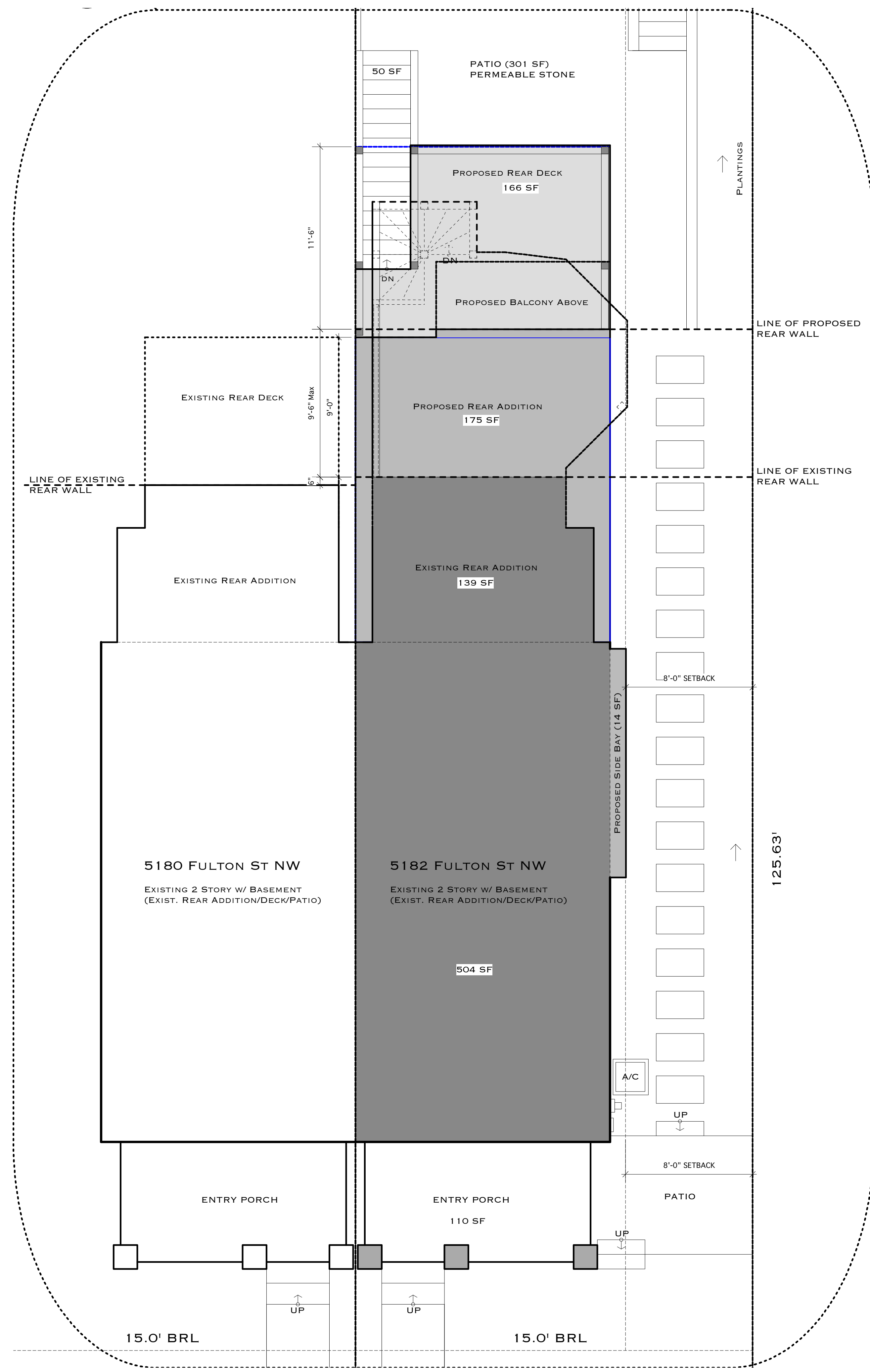
LOT COVERAGE:

Total Lot Area: 3,148 SF
 Percentage of Allowable Lot Coverage: 40% (1,259 SF)
 Percentage of Proposed Max. Lot Coverage: 38.5 - 39.5 %

CODE INFORMATION:

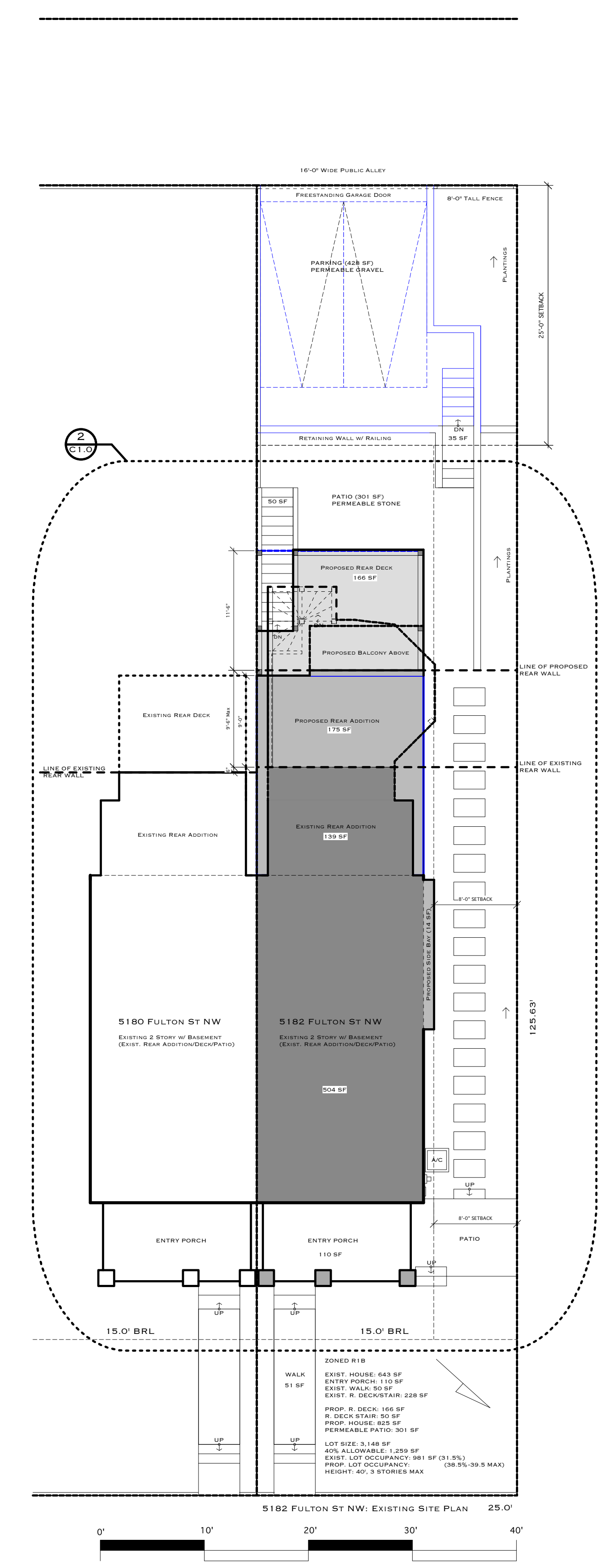
BUILDING CODE:
 ICC INTERNATIONAL RESIDENTIAL CODE 2018
 W/ DC SUPPLEMENTS

PLUMBING CODE: IPC 2018
 MECHANICAL CODE: IMC 2018
 ELECTRICAL CODE: NEC 2018
 FIRE/LIFE SAFETY CODE: IFC 2018
 ACCESSIBILITY CODE: IBC 2018
 ENERGY CODE: IECC 2018



ENLARGED PARTIAL SITE PLAN SCALE: 1/4" = 1' 0" **2**

*****SCOPE OF WORK*****
 REBUILT REAR MULTISTORY ADDITION W/ REBUILT REAR DECK.
 ADDITIONAL PARKING FROM REAR ALLEY. MAIN HOUSE TO REMAIN INTACT.



SITE PLAN W/ ZONING INFORMATION SCALE: 1/8" = 1' 0" **1**



Design - Build
 6480 Silgo Mill Road, Takoma Park, MD 20912
 301-270-3033 / 301-270-1441 fax

CONSULTANTS:

STRUCTURAL:
 JGK Structural Engineers, PC
 James Kormick, P.E.
 2338 Walnut Street
 Falls Church, VA 22046
 703.536.2033

PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF DISTRICT LICENCE NO. 12608 EXPIRATION DATE 9/4/21

HALLIGAN RESIDENCE (RENOVATION/ ADDITION)

Brain Halligan
 5182 Fulton St NW
 Washington, DC 20016

No.	Issued for:	Date:
1	PRELIM SCHEMATICS	07/22/21

DRAWN BY: MV

DATE: 07.22. 21

SCALE: as noted

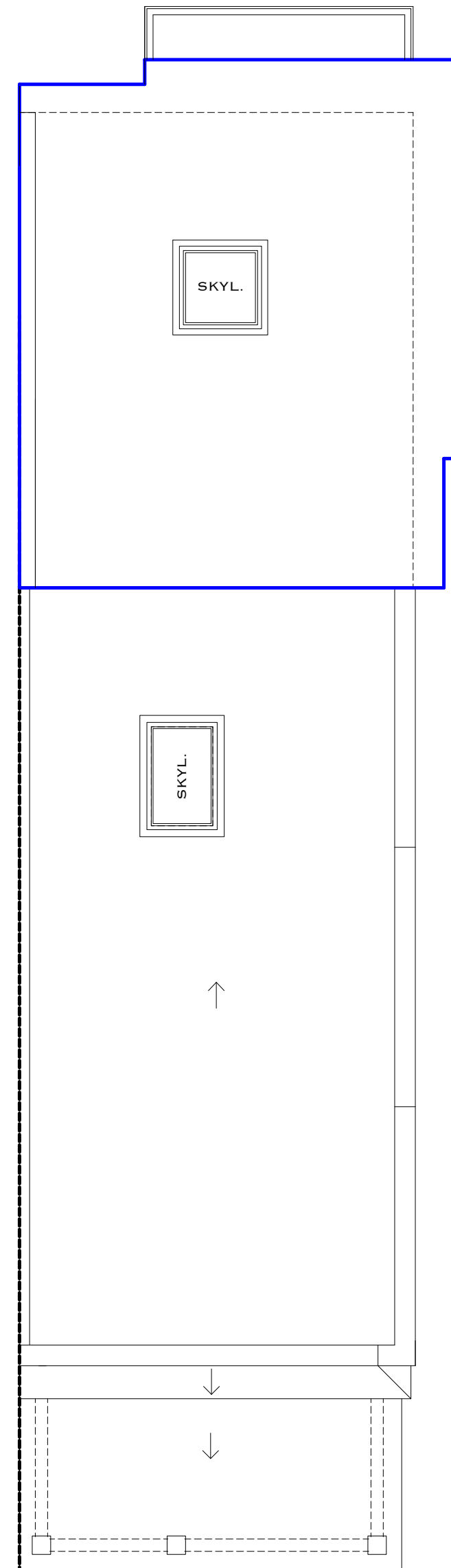
COVER SHEET,
 SITE PLANS,
 ZONING INFO

C1.0

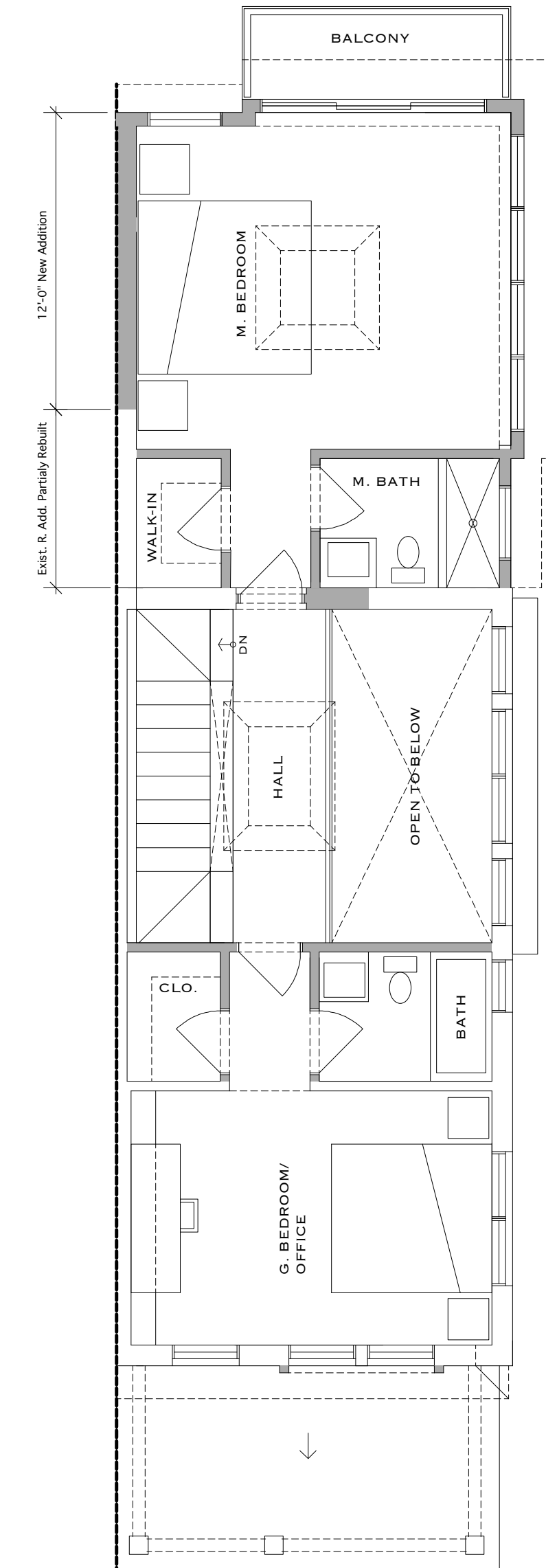


WALL TYPE LEGEND:
 [Line with dots] = EXIST. WALL
 [Solid line] = NEW WALL

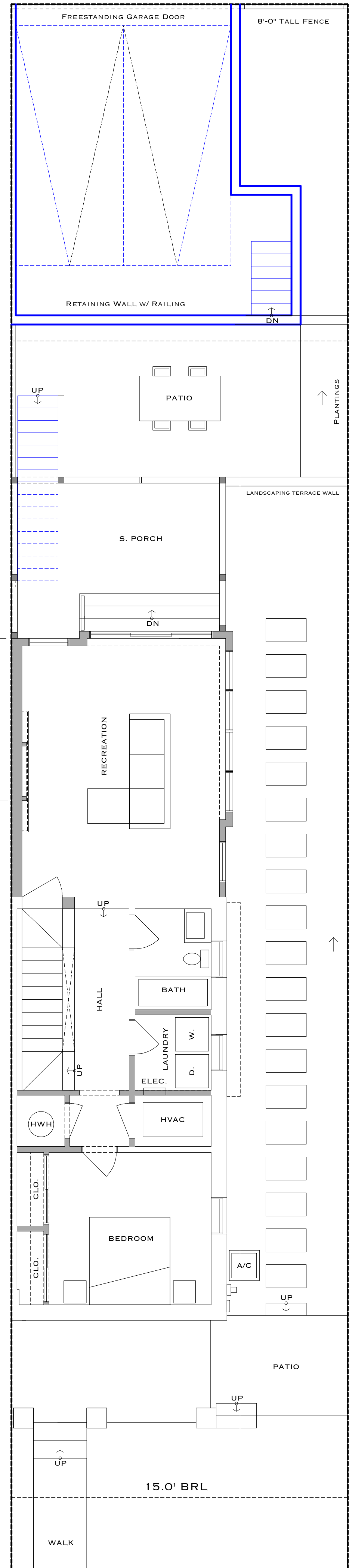
PROPOSED NORTH SIDE ELEVATION
 SCALE: 1/8" - 1' 0" **E**



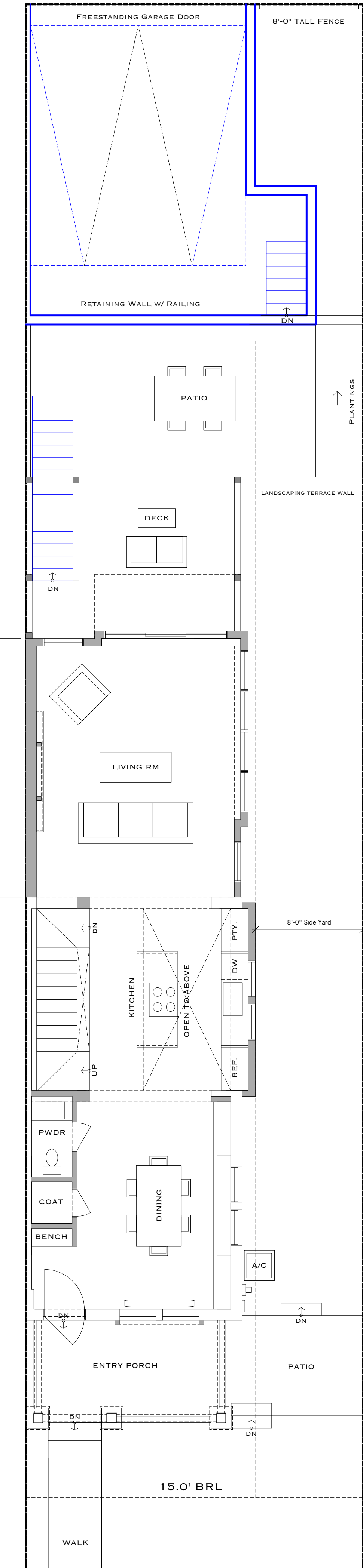
PROPOSED ROOF PLAN
 SCALE: 3/16" - 1' 0" **D**



PROPOSED SECOND FLOOR PLAN
 SCALE: 3/16" - 1' 0" **C**



PROPOSED BASEMENT PLAN
 SCALE: 3/16" - 1' 0" **B**



PROPOSED FIRST FLOOR PLAN
 SCALE: 3/16" - 1' 0" **A**



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CONSULTANTS:
STRUCTURAL:
 George Gerber Engineers, PC
 George Gerber, P.E.
 McLean VA 22046
 703.442.0309

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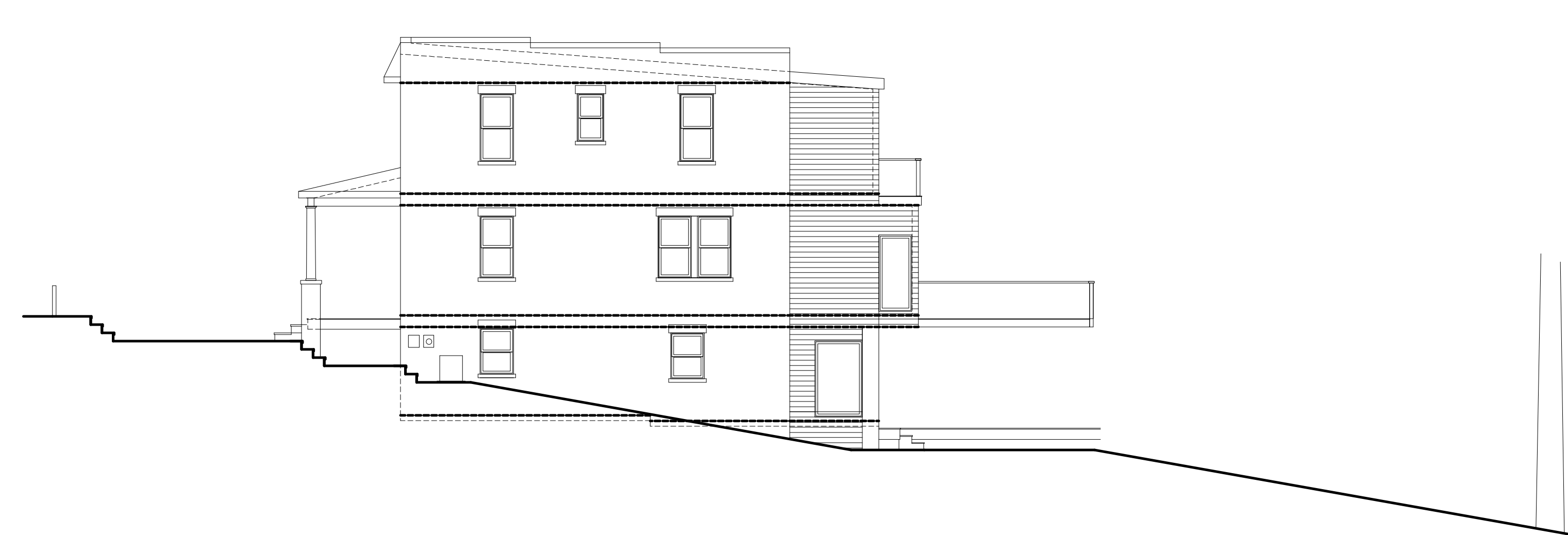
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**PROPOSED
 ARCHITECTURAL
 PLANS & ELEVATIONS**

A1.0

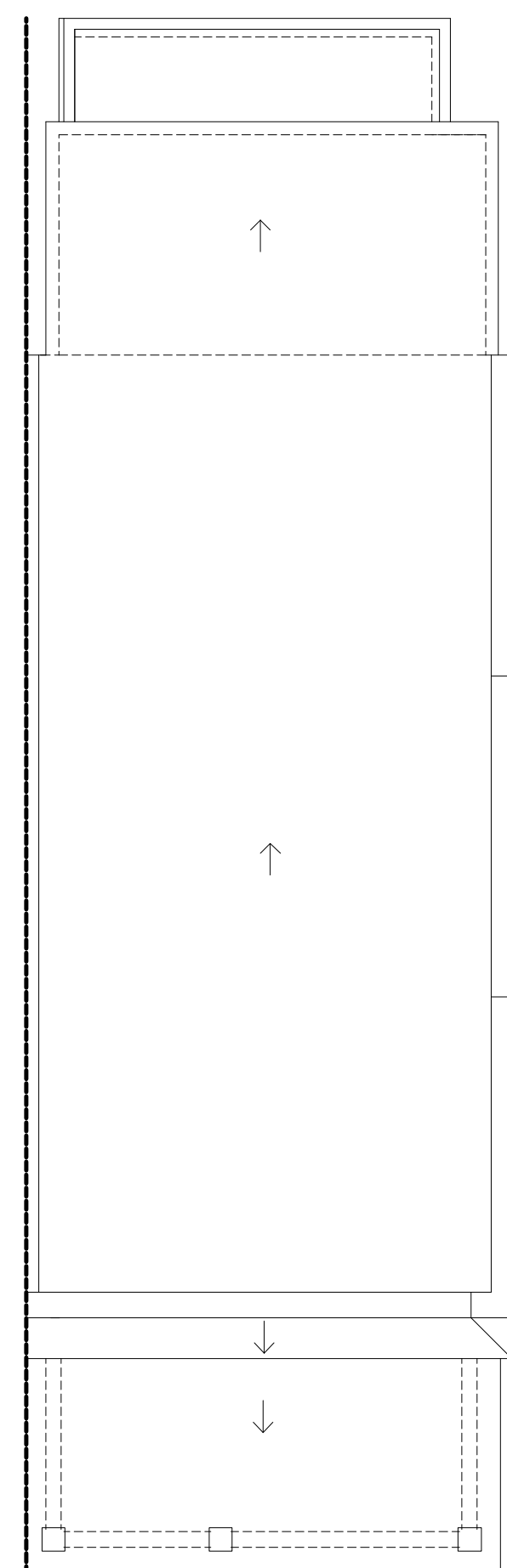


EXISTING NORTH SIDE ELEVATION
SCALE: 1/8" - 1' 0" **E**

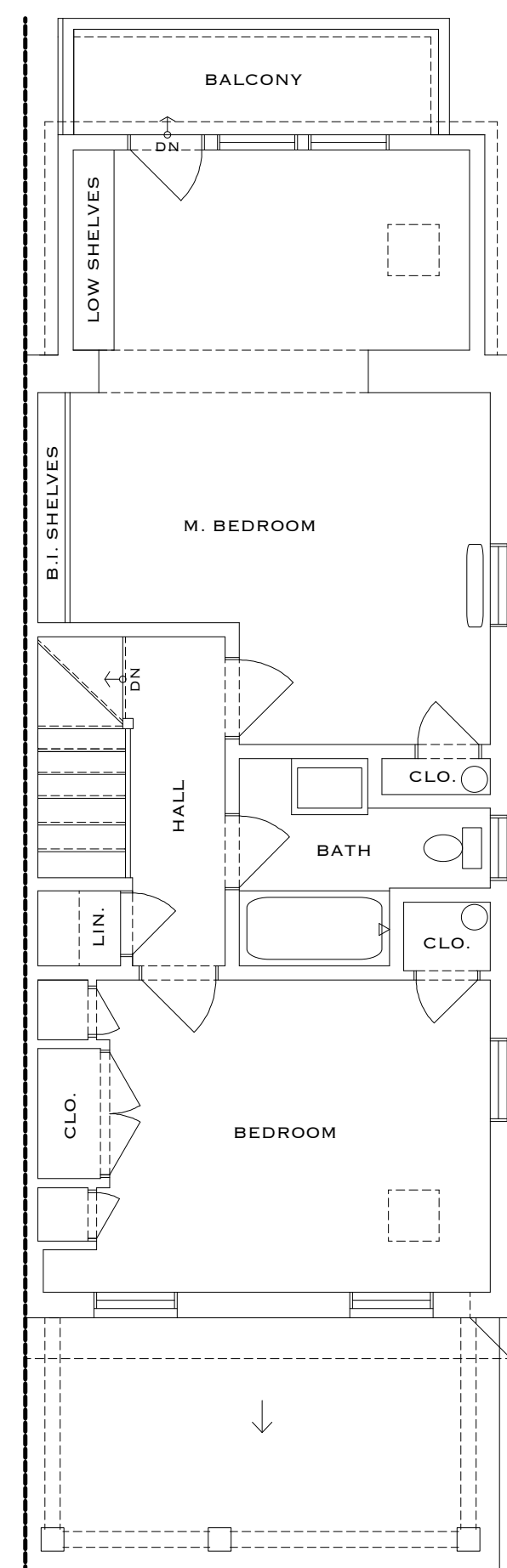


EXISTING FRONT ELEVATION
SCALE: 1/8" - 1' 0" **F**

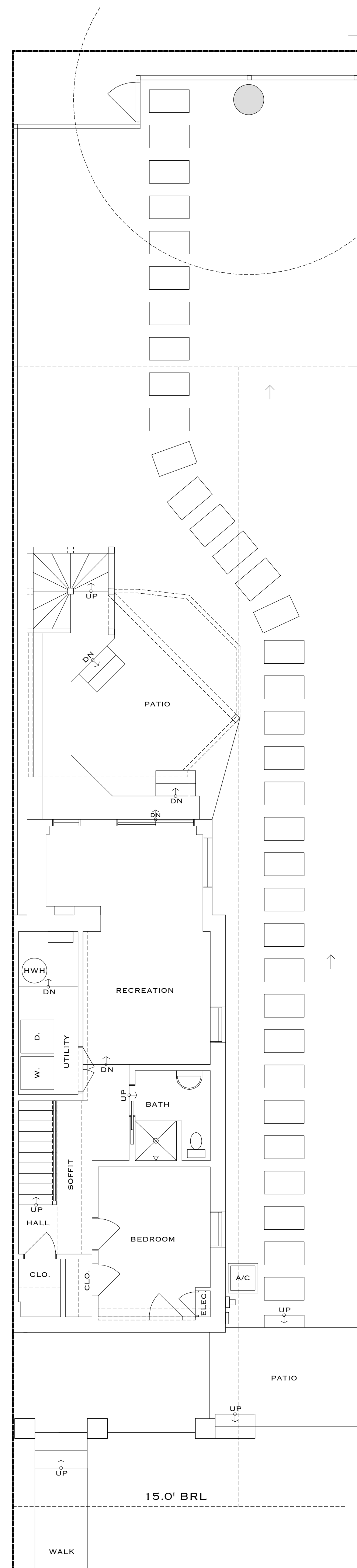
EXISTING REAR ELEVATION
SCALE: 1/8" - 1' 0" **G**



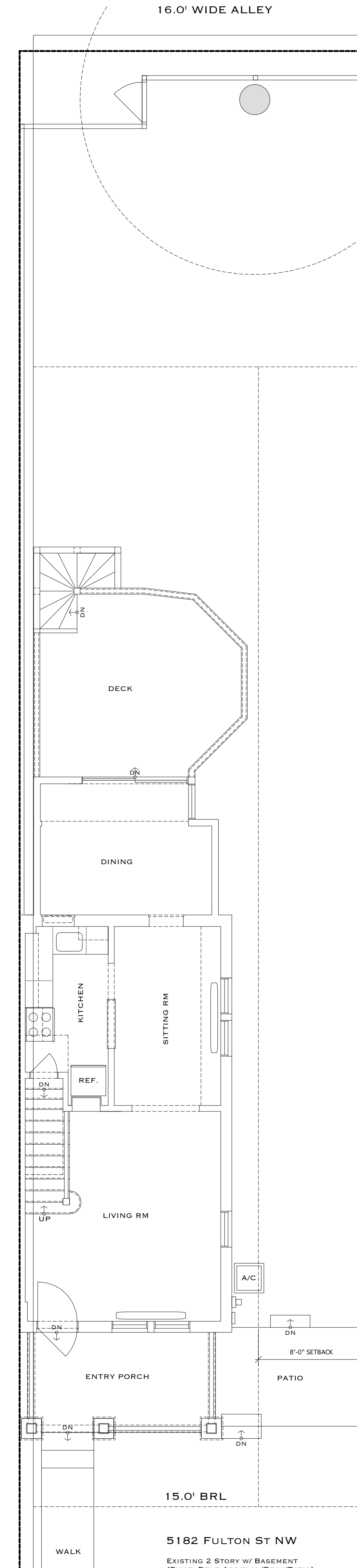
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SCALE: 3/16" - 1' 0" **B**



EXISTING FIRST FLOOR PLAN
SCALE: 3/16" - 1' 0" **A**

KLOCKNER

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EXISTING AS BUILT
PLANS & ELEVATIONS

A2.0