ADDRESS: 3147 P Street NW
LOCATION: Washington, DC 20007
LOT AREA: 6,933 SF
BASEMENT FLOOR AREA: 1,831 SF
FIRST FLOOR AREA: 1,964 SF
GARAGE AREA: 1,964 SF
TOTAL FLOOR AREA: 8,179 SF
SECOND FLOOR AREA: 1,859 SF
ATTIC FLOOR AREA: 1,002 SF
SUB-BASEMENT AREA: 161 SF
OFFICE AREA: 440 SF
BUILDING AREA: 8,351 SF

ADDITION AND INTERIOR RENOVATION TO EXISTING ROW HOME.

ZONING: R-20
SETBACKS: FRONT: EBL, SIDE: 5', REAR: 20'

PROPOSED:
ETYING: (Refer to Civil Engineer site plan for complete zoning data)

EXISTING CONDITIONS AND PRELIMINARY PRICING

EXISTING: PROPOSED:
BASEMENT: 1,831 SF 2,042 SF
FIRST FLOOR: 1,964 SF 2,030 SF
SECOND FLOOR: 1,964 SF
ATTIC: 1,002 SF 1,002 SF
SUB-BASEMENT: 161 SF 161 SF
OFFICE: 440 SF 440 SF
TOTAL: 8,351 SF 8,351 SF

PLANS PREPARED BASED ON THE FOLLOWING CODES:
- 2015 INTERNATIONAL RESIDENTIAL CODE
- 2014 NATIONAL ELECTRIC CODE
- NFPA 70
- 2015 PROPERTY MAINTENANCE CODE
- 2015 FIRE CODE
- 2015 ENERGY CONSERVATION CODE
- 2015 EXISTING BUILDING CODE
- 2013 ANSI/ASHRAE/IES 90.1
- 2012 GREEN CONSTRUCTION CODE AS AMENDED BY 2017 DC MUNICIPAL REGULATIONS (DCMR) TITLE 12, SECTIONS A THROUGH M

BUILDING HEIGHT: ALLOWED: NO CHANGE 35'
LOT COVERAGE: SEE CIVIL DOCS 4,160 SF (60%)

Vicinity Map
<table>
<thead>
<tr>
<th>ID</th>
<th>Qty</th>
<th>Size</th>
<th>Type</th>
<th>Leaf Thickness</th>
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<th>Operation</th>
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**Interior Door Schedule**

**9/23/21  OGB Concept**
### Exterior Door Schedule

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### Window Schedule

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<td>Den</td>
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<td>See Elevation</td>
<td>Owner's Bedroom</td>
</tr>
</tbody>
</table>

---

**Window Schedule Diagrams**

1. **Window - Ext.**
   - 1/2" = 1'-0"

2. **Window - Int.**
   - 1/2" = 1'-0"
Note: Metal handle, cover and locks
• Roto gear operator and concealed sash locks

Styles
Casement
Traditional Paint and Woodgrain options

Features
• Hidden sash tongue and T-shaped locking lip for added security
• 3/4" (19 mm) joint construction
• Steel-framed glazing with 1/2" (13 mm) airspace
• Non-slip operator and crowned sash locks
• Insulated sash interlocking in a variety of insulated cores, bonded on or in interior
• Optional hardware for custom designs
• Insulated sash interlocking in a variety of insulated cores, bonded on or in interior

Specifications

<table>
<thead>
<tr>
<th>Frame Height</th>
<th>Rough Opening</th>
<th>Performance</th>
<th>Function</th>
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<tr>
<td>LowE Double</td>
<td>6 9/16&quot; (166 mm)</td>
<td>Insulating Glass</td>
<td>LowE Double</td>
</tr>
<tr>
<td>LowE Triple</td>
<td>6 9/16&quot; (166 mm)</td>
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</tr>
<tr>
<td>Cyprium Collection</td>
<td>6 9/16&quot; (166 mm)</td>
<td>Insulating Glass</td>
<td>Cyprium Collection</td>
</tr>
</tbody>
</table>

Glazing
Fabricated glass, Low Iron, Tinted or Bronze. Some styles are available in either a single or double glazing configuration.

Metal Cladding
Standard (116 mm) and Cyprium (copper and bronze cladding). Interior components are available in a variety of finishes, including brushed, satin and polished finishes.

Hardware
Casement sash locks are available in a variety of finishes, including brushed, satin and polished finishes. All steel components are available in a variety of finishes, including brushed, satin and polished finishes.

Screen
Screen mesh available. Optional Retractable Screen and Swinging Screen available in bronze, linen, Tuscany brown, brushed bronze and satin bronze finishes.

Software
The product line includes Casement, French, and Double Hung window configurations. All sizes and configurations are available in a variety of finishes, including Natural Wood, Mahogany, and White.

Headers
Headers and sills are available in a variety of profiles, including traditional and modern designs.

Consult local building codes for confirmation of size and configuration requirements for your area. Special orders are also available for Casement windows, which enables some sizes to be customized to meet your specific needs. Contact your authorized Loewen dealer for more information.

Visit the Loewen Photo Gallery online at www.loewen.com for a large collection of Loewen product and elevation photography.

Not available for Retractable Screen and Swinging Screen options. Swinging Screen options are available in a variety of finishes, including Natural Wood, Mahogany, and White.

Metal Coating
Metal clad units are supplied ready-to-install complete with integral sash interlocking in a variety of insulated cores, bonded on or in interior.
EXISTING WINDOW AT ADDITION - INTERIOR

EXISTING WINDOW AT ADDITION

ORIGINAL SECOND FLOOR WINDOW

EXISTING SIDE WINDOWS
Existing Stairs

- First Floor Stair
- Second Floor Stair
- Attic Stair - At Landing
- Attic Stair
Roof Plan

DEMOLISH LOW ROOF & SKYLIGHTS
DEMOLISH PARAPET AND BAY ROOF

NEW PORTION OF PARAPET
FLAT SEAM COPPER ROOF
NEW LOW SLOPE ROOF EX ROOF
NEW BAY ROOF
NEW LOW SLOPE ROOF

1/8" = 1'-0"
RESTORED EXISTING WINDOWS

NEW SOLID WOOD DOOR

EXISTING WOOD SURROUND AND AWNING IN KIND

VERIFY CONDITION OF EXISTING DECORATIVE RAIL AND RESTORE OR REPLACE IN KIND IF REQUIRED

VERIFY CONDITION OF EXISTING STUCCO AND RESTORE OR REPLACE IN KIND AS REQUIRED

EXISTING CUPOLA TO REMAIN

EXISTING STEPS TO REMAIN

NEW STONE TREADS

VERIFY CONDITION OF EXISTING TRIM AND RESTORE OR REPLACE IN KIND AS REQUIRED

EXISTING SKYLIGHT TO REMAIN

EXISTING CHIMNEY TO REMAIN

EXISTING MASONRY WALL TO REMAIN

VERIFY CONDITION OF EXISTING ROOF AND REPLACE IN KIND IF REQUIRED

VERIFY CONDITION OF EXISTING ROOF AND REPLACE IN KIND IF REQUIRED

EXISTING CHIMNEY TO REMAIN

EXISTING STEPS TO REMAIN

NEW STONE TREADS

VERIFY CONDITION OF EXISTING TRIM AND RESTORE OR REPLACE IN KIND AS REQUIRED
Proposed Right Elevation

- Existing cupola to remain.
- Verify condition of existing wood trim and restore or replace in kind as required.
- Verify condition of existing roof and replace in kind if required.
- New flat seam copper roof.
- New 1-story bay - reuse existing footprint where possible.
- Proposed existing windows by "The Craftsmen Group".
- Existing brick corbels to remain.
- PTD wood pilasters.
- PTD wood trim, typ.
- New brick corbels to match existing PTD wood pilasters.
- PTD wood trim, typ.
- Existing 1-story bay - reuse existing footprint where possible.

Dimensions:
- 1'-1" x 11'-9 1/2" x 1'-1" x 8'-5" x 3'-5" x 8'-5 1/2" x 1'-1" x 11'-9 1/2" x 1'-1" x 10'-9" x 1'-1" x 8'-5 1/2"
1 Existing Rear Elevation

2 Proposed Rear Elevation

- Verify condition of existing roof and replace in kind if required.
- Verify condition of existing wood trim and restore or replace in kind as required.
- Flat seam copper roof.
- New brick detailing.
- Copper cap.
- New 1-story bay - reuse existing footprint where possible.
- Existing chimney to remain.
- Ptd wood bandboard.
- Ptd wood trim.
- Ptd wood pilasters.
- New window to match existing.
- Existing corbels to remain.
- Existing cupola to remain.
- New parapet wall.
- Ptd wood pilasters.
- Copper cap.
- Curb cut to remove.
- VERIFY CONDITION OF EXISTING ROOF.
- VERIFY CONDITION OF EXISTING WOOD TRIM AND RESTORE OR REPLACE IN KIND AS REQUIRED.
EXISTING CHIMNEY TO REMAIN

RESTORED EXISTING WINDOWS

NEW 1-STORY BAY - REUSE EXISTING FOOTPRINT WHERE POSSIBLE

PTD WOOD TRIM

FLAT SEAM COPPER ROOF

VERIFY CONDITION OF EXISTING WOOD TRIM AND RESTORE OR REPLACE IN KIND AS REQUIRED

VERIFY CONDITION OF EXISTING ROOF AND REPLACE IN KIND IF REQUIRED

EXISTING CUPOLA TO REMAIN

PTD WOOD PILASTERS

FLAT SEAM COPPER ROOF

COPPER CAP

NEW BRICK CORBELS

TOOTH IN NEW BRICK TO MATCH EXISTING

1/8" = 1'-0"