

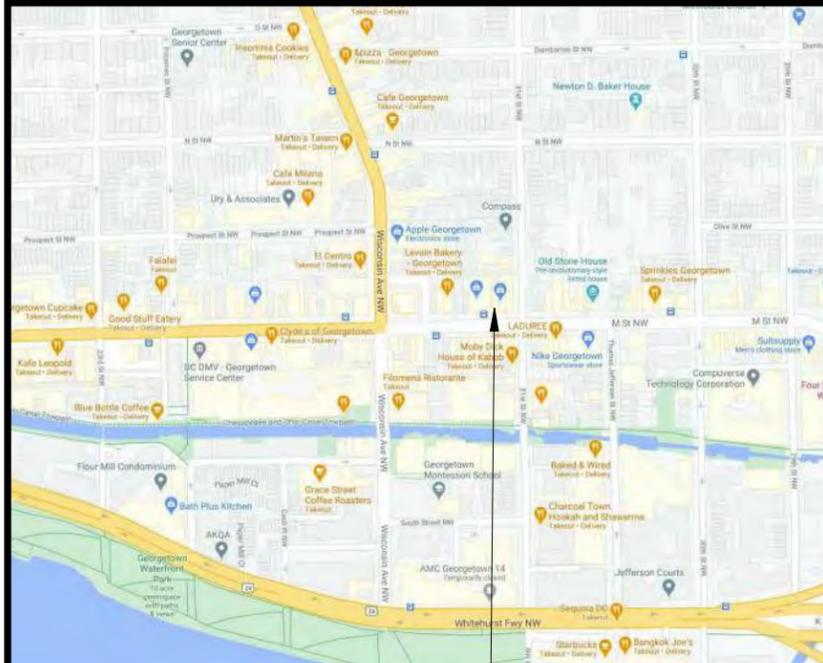
EVERLANE

3259 M STREET NW. GEORGETOWN, DC 20007



OGB SUBMISSION | APRIL 15, 2021

AREA / LOCATION MAP



3259 M STREET
GEORGETOWN, DC 20007



CODE ANALYSIS

- 2013 TITLE 12 DCMR, DC CONSTRUCTION CODES SUPPLEMENT
- 2015 INTERNATIONAL BUILDING CODES WITH 2017 DC BUILDING CODE AMENDMENTS
- 2015 INTERNATIONAL MECHANICAL CODES WITH 2017 DC MECHANICAL CODE AMENDMENTS
- 2015 INTERNATIONAL PLUMBING CODES WITH 2017 DC PLUMBING CODE AMENDMENTS
- 2015 INTERNATIONAL FIRE CODES WITH 2017 DC FIRE CODE AMENDMENTS
- 215 INTERNATIONAL FUEL GAS CODE WITH 2017 DC FUEL GAS CODE AMENDMENTS
- 2017 DC COMMERCIAL ENERGY CONSERVATION CODES WITH 2015 IECC AMENDMENTS
- 2011 NATIONAL ELECTRICAL CODE (NEC) - THE DC CONSTRUCTION CODES SUPPLEMENT
- TITLE III OF THE AMERICANS WITH DISABILITIES ACT
- DCMR TITLE 11 ZONING REGULATIONS
- DCMR TITLE 13 SIGN REGULATIONS
- DCMR TITLE 10C DC PRESERVATION REGULATIONS
- HISTORIC LANDMARK AND HISTORIC DISTRICT PROTECTION ACT OF 1978

PROJECT NARRATIVE

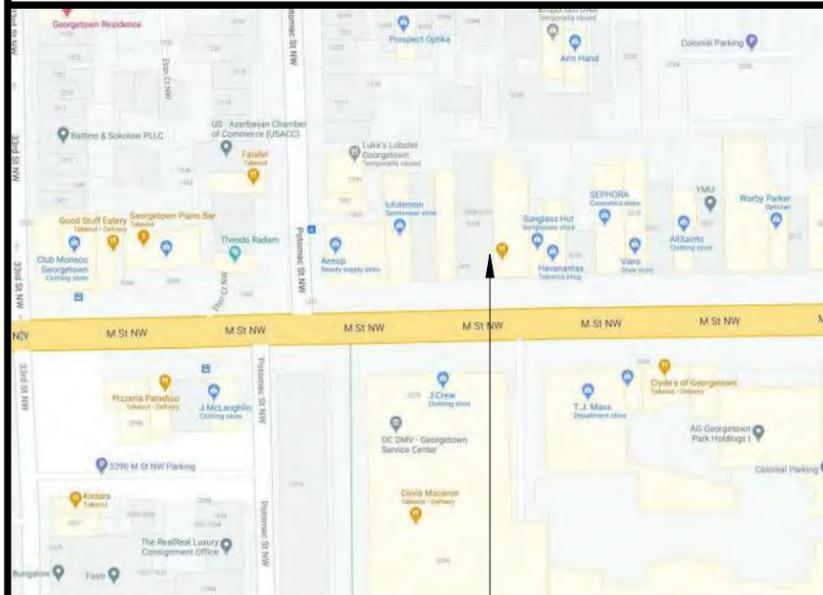
THIS PROJECT IS A TENANT FIT OUT OF A CLOTHING RETAILER ON THE GROUND FLOOR AND CELLAR OF AN EXISTING BUILDING WITH 7,155 GROSS SQUARE FEET. THE INTENDED USE GROUP IS MERCANTILE. NEW INTERIOR PARTITIONS ARE PROPOSED. NO CHANGE TO CONSTRUCTION TYPE, BUILDING HEIGHT OR BUILDING AREA.

BUILDING IS SPRINKLERED IN CELLAR ONLY

TOTAL OCCUPANCY COUNT: 67

THIS REVIEW IS INTENDED ONLY FOR THE STOREFRONT AND EXTERIOR WORK. ALL OTHER CHANGES ARE UNDER SEPARATE APPLICATION

KEY MAP



3259 M STREET
GEORGETOWN, DC 20007



SHEET INDEX AND ISSUE MATRIX

OGB					
OGB1.0	COVER SHEET	X			
OGB1.2	GENERAL INFO	X			
OGB2.0	SITE PLAN	X			
OGB3.0	STREET CONTEXT PHOTOS	X			
OGB3.1	NEIGHBORING STOREFRONT IMAGES	X			
OGB3.2	EXISTING CONDITIONS - PHOTOS	X			
OGB4.0	DEMOLITION PLAN	X			
OGB4.1	DEMOLITION STOREFRONT ELEVATION	X			
OGB4.2	DEMOLITION STOREFRONT SECTIONS	X			
OGB5.0	SCHEDULES	X			
OGB6.0	ROOF PHOTOS	X			
OGB6.1	ROOF PLAN	X			
OGB6.2	ROOFTOP SECTION	X			
OGB7.0	STOREFRONT CONSTRUCTION PLAN	X			
OGB7.1	STOREFRONT ELEVATION	X			
OGB7.3	STOREFRONT SECTIONS	X			
OGB7.4	STOREFRONT DETAILS	X			
OGB7.5	SIGNAGE DETAILS	X			

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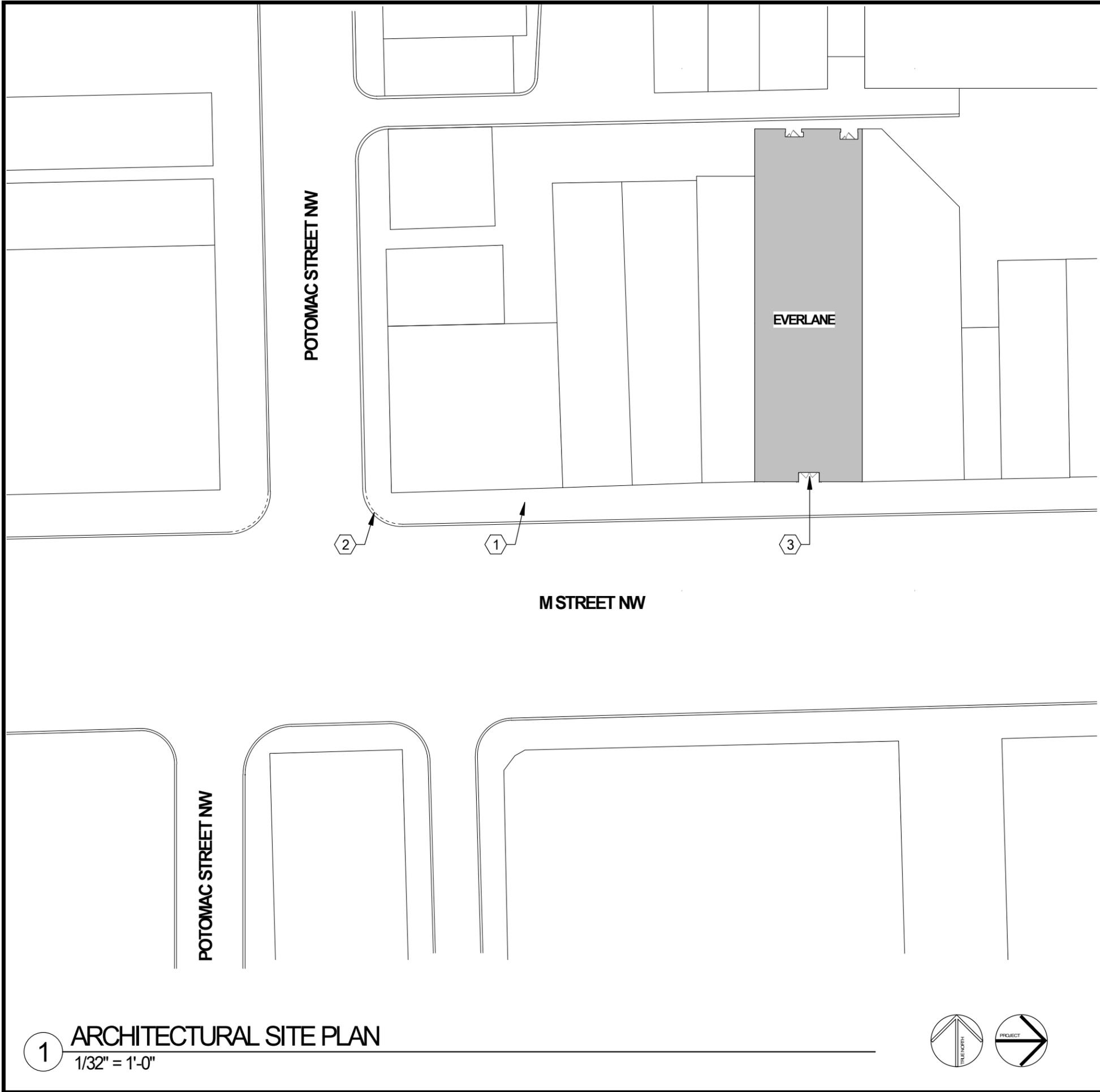
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GENERAL INFO

Project number 21018.00
Date 03/22/2021
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OGB1.2

Scale



SYMBOL LEGEND

SYMBOL	DESCRIPTION
↗	NEW DOOR
^	EXISTING DOOR
#	KEYNOTE

GENERAL NOTES

1. REFER TO EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION ON BUILDING ELEMENTS

KEYNOTES

- 1 SIDEWALK AND PAVING, EXISTING TO REMAIN
- 2 EXISTING FLUSH CURB
- 3 ACCESSIBLE ENTRY

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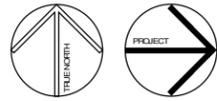
SITE PLAN

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OGB2.0

Scale As indicated

1 **ARCHITECTURAL SITE PLAN**
 1/32" = 1'-0"





1



2



3

PROJECT LOCATION



4



5



6

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**STREET
CONTEXT
PHOTOS**



7



8



PHOTO MAP

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Scale



1



2



3



4



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6



7

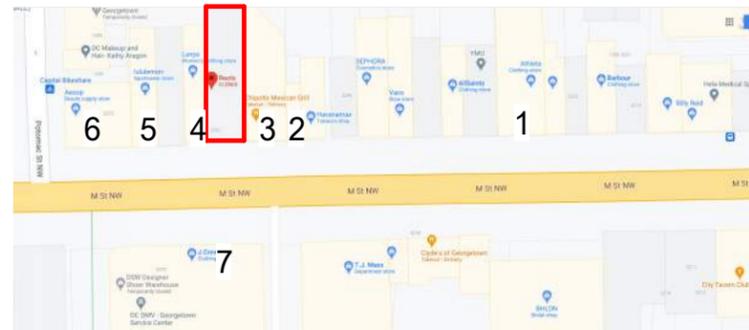


PHOTO MAP

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NEIGHBORING STOREFRONT IMAGES

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Scale



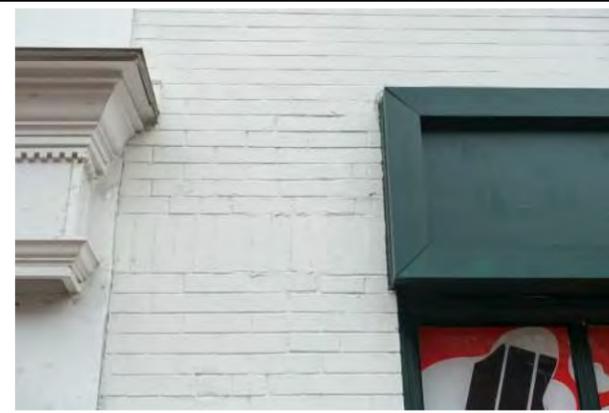
1



2



3



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6



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8



9



10



11



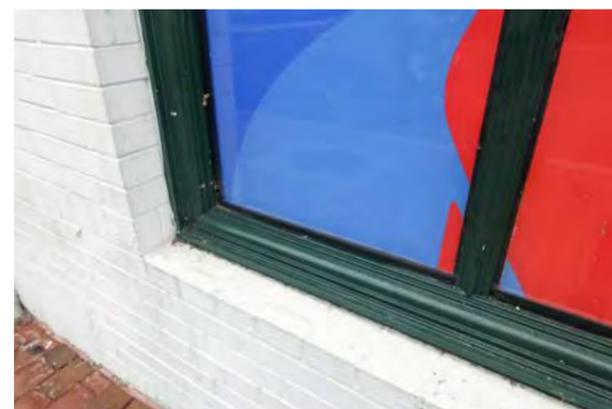
12



13



14



15

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EXISTING CONDITIONS - PHOTOS

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Scale

KEYNOTES

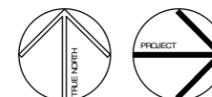
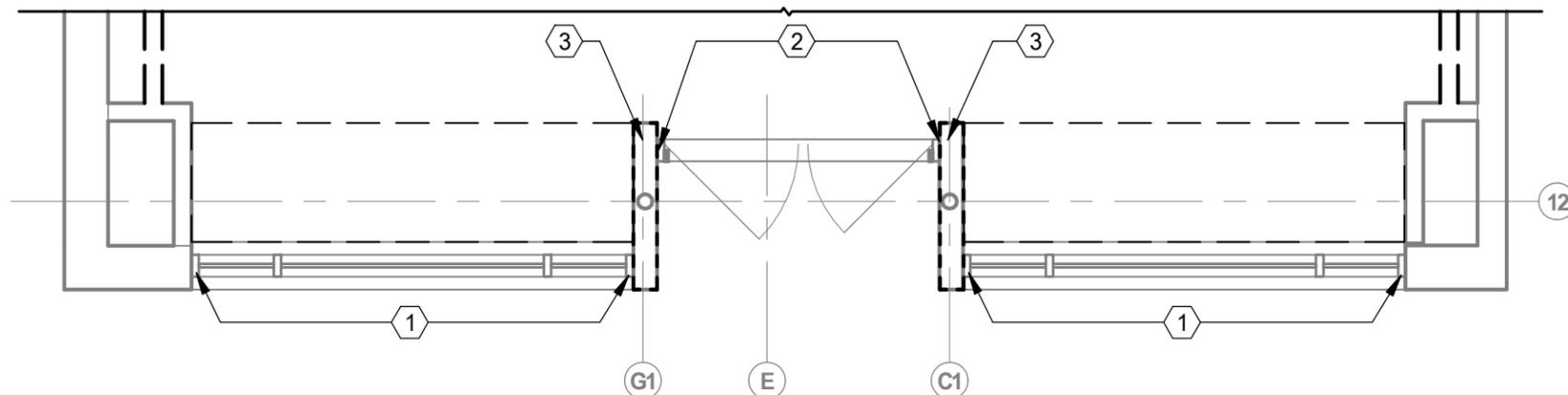
- ① CLEAN AND PREP MULLIONS FOR NEW PAINT
- ② CLEAN AND PREP DOOR AND FRAME FOR NEW PAINT
- ③ REMOVE POWDERCOATED CLADDING AT VESTIBULE ENTRY WALLS

SYMBOL LEGEND

SYMBOL	DESCRIPTION
—	EXISTING PARTITION TO REMAIN
- - -	EXISTING PARTITION TO BE REMOVED
— / —	EXISTING DOOR TO REMAIN
- - / - -	EXISTING DOOR TO BE REMOVED
▨	NOT IN CONTRACT
①	KEYNOTE

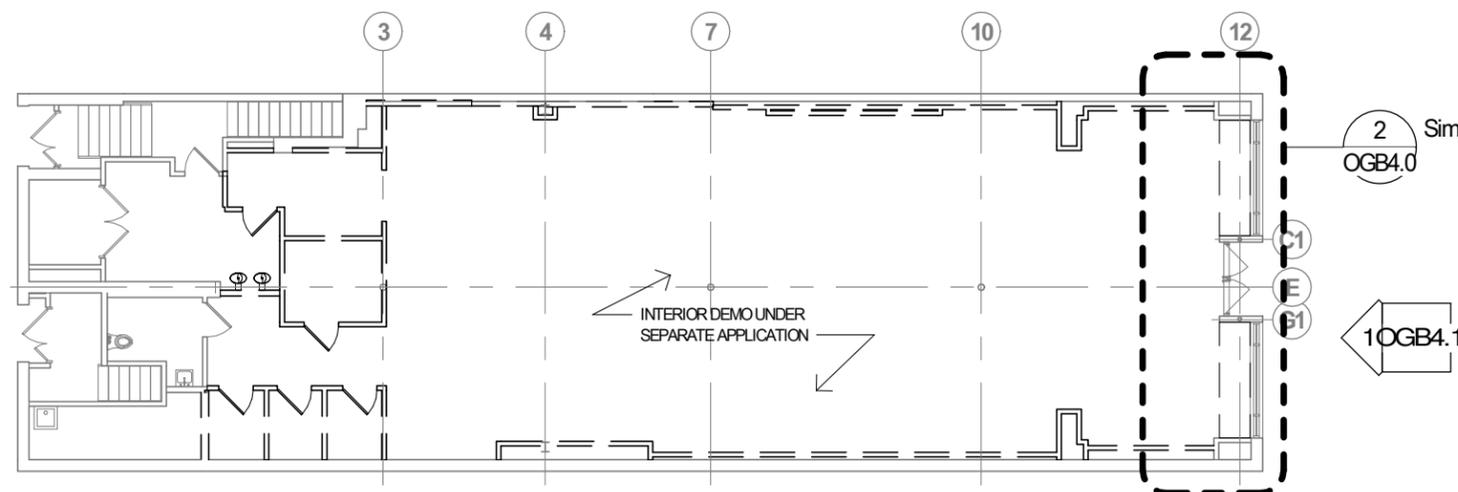
GENERAL NOTES

- PLAN IS A REPRESENTATION OF ESTIMATED WORK TO BE PERFORMED. ADDITIONAL DEMOLITION WORK MAY BE NECESSARY IN ORDER TO CARRY OUT THE WORK DELINEATED IN THE CONTRACT DOCUMENTS. REVIEW THE CONTRACT DOCUMENTS IN THEIR ENTIRETY AND VISIT THE SITE TO DEVELOP A FULL UNDERSTANDING OF WORK TO BE DONE PRIOR TO ISSUANCE OF BID. DEMOLITION IN ADDITION TO THESE PLANS IS TO BE REVIEWED/ APPROVED BY LL.
- ADHERE TO LANDLORD / BUILDING MANAGEMENT RULES OF OPERATION IN PERFORMING WORK UNDER THIS CONTRACT.
- REMOVE DEBRIS FROM SITE IN AN APPROVED MANNER, AND AS DIRECTED BY BUILDING MANAGEMENT / LANDLORD / OWNER.
- ALERT OWNER IMMEDIATELY UPON FINDING ANY EXISTING CONDITIONS DURING DEMO THAT ARE NOT NOTED ON THE DRAWINGS THAT MAY AFFECT CONSTRUCTION AND/OR DESIGN.
- ALL EXISTING EQUIPMENT THAT REMAINS IN PLACE AND/ OR OPERATIONAL DURING THE PROJECT SHALL BE PROTECTED.
- ALL EXISTING CONDITIONS TO REMAIN SHALL BE PROTECTED. WHERE DEMOLITION AFFECTS EXISTING MATERIAL TO REMAIN, PATCH ANY DAMAGES TO MATCH EXISTING ADJACENT SURFACES.
- COORDINATE REMOVAL OF SALVAGED ITEMS WITH OWNER.
- REMOVE ASSOCIATED DOORS, WINDOWS, AND ELECTRICAL TEL-DATA WHEN REMOVING INTERIOR PARTITIONS.
- COORDINATE DEMOLITION OF WALLS WITH EXISTING EQUIPMENT TO REMAIN. REFER TO MEP-FP DRAWINGS FOR EXTENT.
- REMOVE ALL ABANDONED OR OBSOLETE MISC. ITEMS THROUGHOUT SPACE, INCLUDING ABOVE THE CEILING, INCLUDING BUT NOT LIMITED TO: HANGERS & SUPPORTS FOR MECHANICAL, ELECTRICAL, & FIRE PROTECTION SYSTEMS, FURNISHINGS, SIGNAGE AND DÉCOR. COORDINATE SALVAGED ITEMS WITH OWNER.
- PROTECT EXISTING FIREPROOFING.
- REMOVE MECHANICAL, ELECTRICAL, PLUMBING, COMMUNICATION SYSTEMS & COMPONENTS THAT ARE OBSOLETE, ABANDONED, OR WILL BE REPLACED WITH NEW COMPONENTS BACK TO SOURCE. REFER TO MEP-FP DRAWINGS FOR ADDITIONAL WORK.
- REMOVE ALL TYP. FIXTURES / CONTROLS SUCH AS THERMOSTAT CONTROLS, EMERGENCY EGRESS SIGNAGE, HVAC CEILING DEVICES, ETC THAT ARE YELLOWED / AGED.
- REMOVE SWITCHES, CONTROLS, ETC. THAT ARE TO BE DISCONNECTED. WHERE RECEPTACLES OR SWITCHES ARE TO BE REMOVED OR RELOCATED, ABANDONMENT AND CAP PLATES ARE NOT ACCEPTABLE. REMOVE ALL INFRASTRUCTURE BACK TO SOURCE AND PATCH WALL TO MATCH EXISTING WALL CONDITION.
- ALL UTILITIES TO BE CAPPED AT WALL LINE OR SLAB ELEVATION.



2 STOREFRONT DEMO PLAN

1/4" = 1'-0"



1 OVERALL DEMO PLAN

1/16" = 1'-0"

1
OGB4.2

2
OGB4.2

T.O. PARAPET
30'-0" VIF

6

4'-9"

LOWER ROOF
14'-9 1/2"

T.O. SIGN BAND
10'-6"

3

T.O. GLAZING
8'-2"

FINISHED FLOOR
0"

KEYNOTES

- 1 CLEAN AND PREP MULLIONS FOR NEW PAINT
- 2 CLEAN AND PREP DOORS AND FRAME FOR NEW PAINT
- 3 REMOVE SIGN BAND
- 4 REMOVE EXISTING METAL CLADDING AT VESTIBULE ENTRY
- 5 RE-CONFIGURE GAS PIPE
- 6 PREP TO RE-PAINT EXISTING BRICK FACADE
- 7 LOCATION OF RTU'S ON STEEL SUPPORTS TO BE REPLACED IN KIND IN BACK LOWER ROOF AREA
HEIGHT OF RTU 1 = 57"
HEIGHT OF RTU 2 = 41"
- 8 ROOF PROFILES BEYOND

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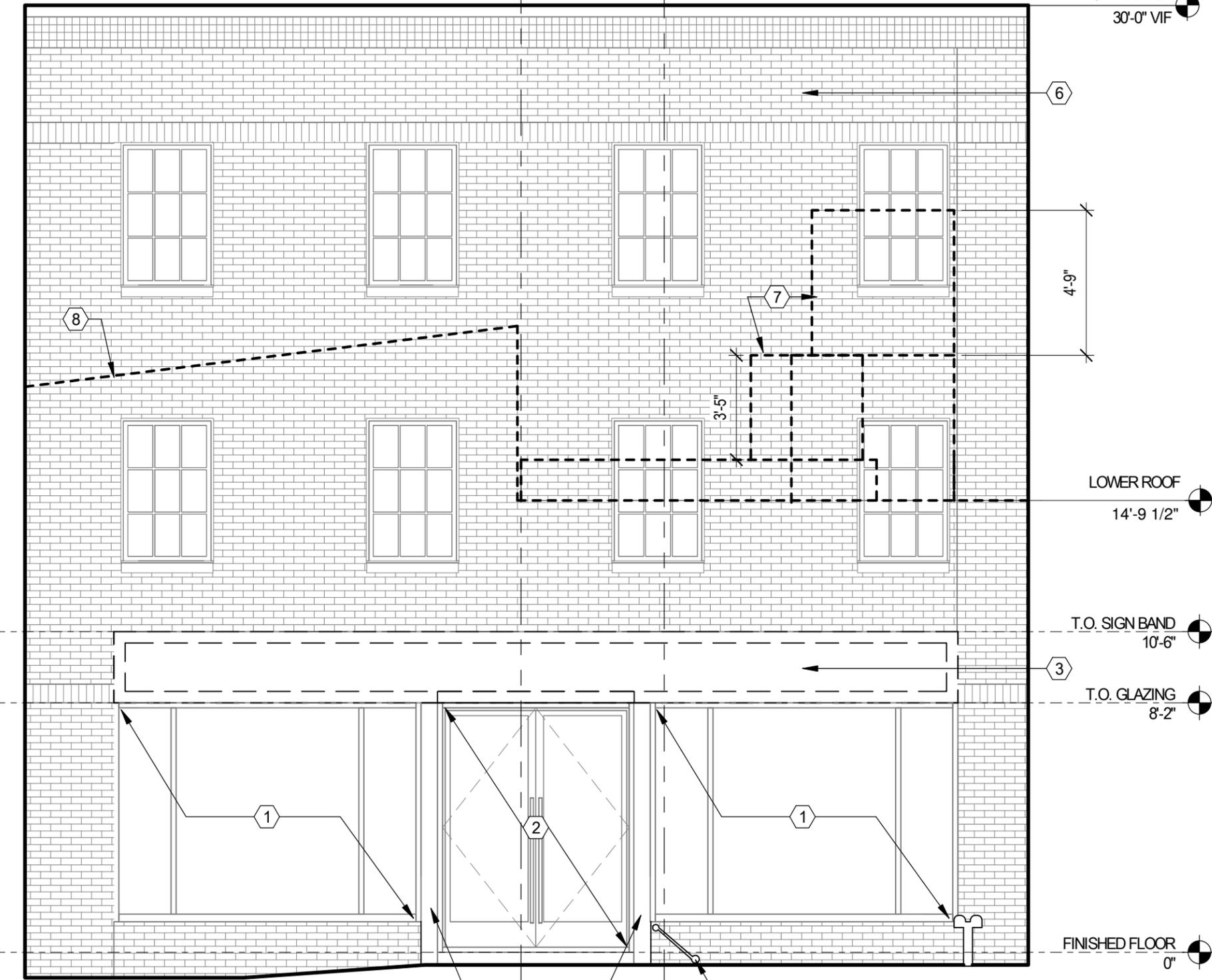
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DEMOLITION STOREFRONT ELEVATION

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Date	03/22/2021
Drawn by	AP
Checked by	MM

OGB4.1

Scale As indicated



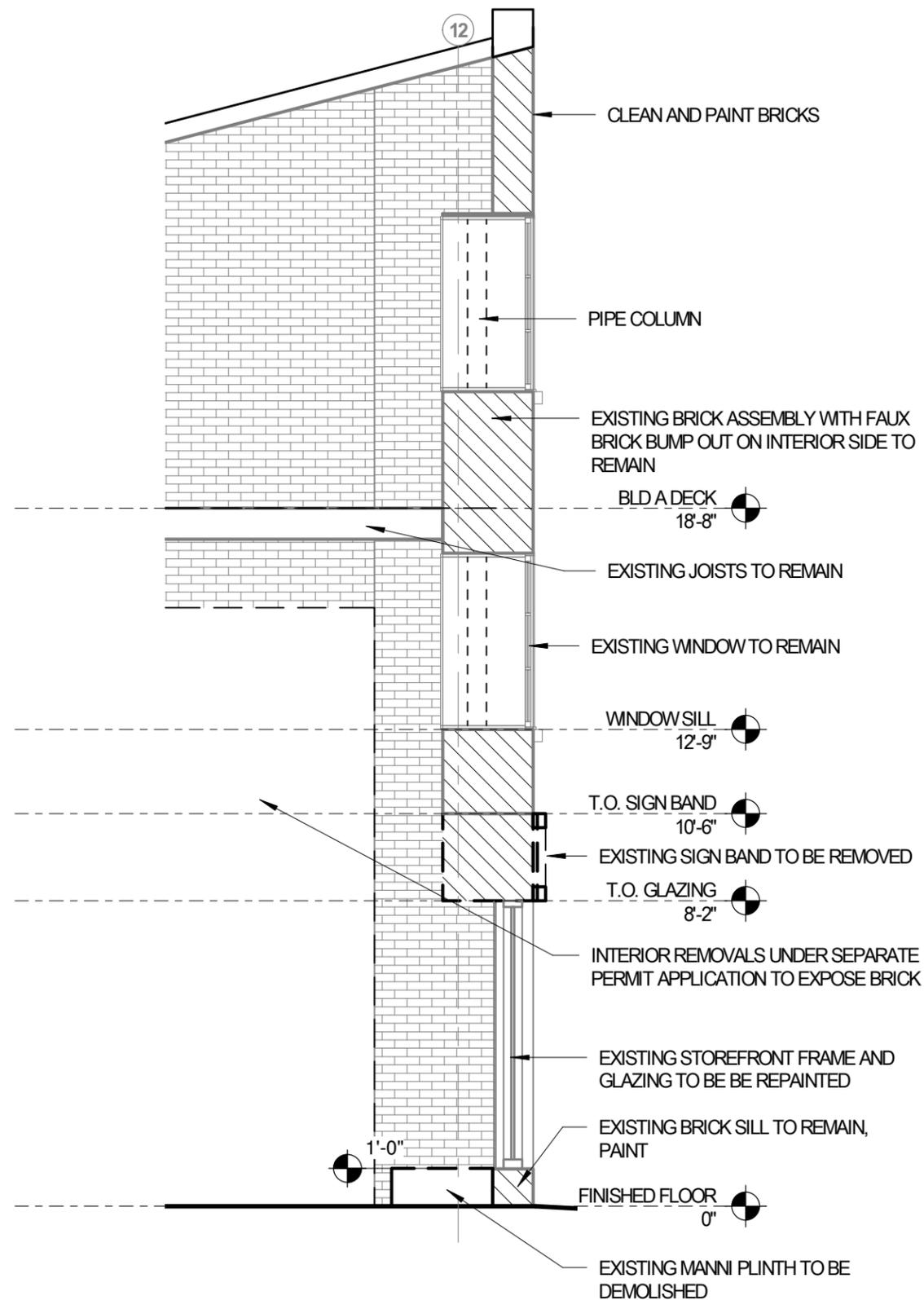
1 DEMO STOREFRONT ELEVATION
1/4" = 1'-0"

DEMOLITION STOREFRONT SECTIONS

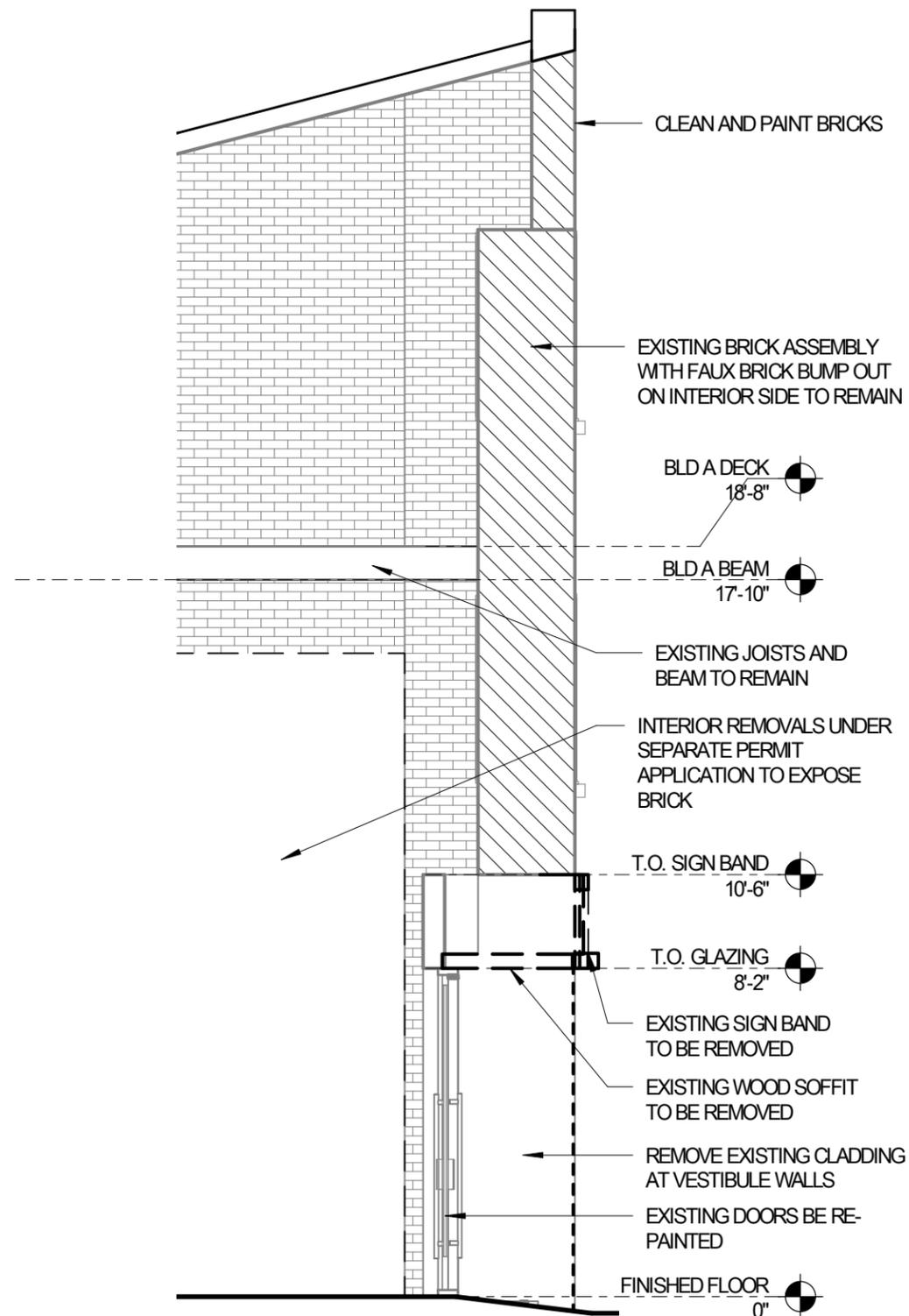
Project number 21018.00
Date 03/22/2021
Drawn by AP
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OGB4.2

Scale 1/4" = 1'-0"



2 DEMO SECTION THROUGH WINDOWS
1/4" = 1'-0"



1 DEMO SECTION THROUGH DOORS
1/4" = 1'-0"

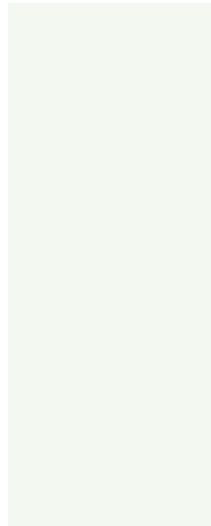
WINDOW SCHEDULE

ROOM	WINDOW			MANUFACTUR...	MANUFACTURER MODEL	REMARKS
	TYPE	MATERIAL	COUNT			
SKYLIGHT	A	ALUM.	4	VELUX	TCC	

WINDOW TYPE: A



FINISH SCHEDULE



PT-1
 CATEGORY: PAINT
 MANF: BENJAMIN MOORE
 FINISH: CHANTILLY LACE

BR-1
 CATEGORY: BRICK VENEER
 MANF: GENERAL SHALE
 SERIES: PROVIDENCE SERIES THIN BRICK
 MODEL: APPALACHIAN
 FINISH: PAINT TO MATCH PT-1

RTU SCHEDULE

UNIT	MODEL	TONNAGE	HEIGHT
PREVIOUS RTU 1	CARRIER 48TCE14	12.5	57"
PREVIOUS RTU 2	CARRIER 48TCEA05	4	41"
NEW RTU 1	CARRIER 48HCD	12.5	57"
NEW RTU 2	CARRIER 48HC06	4	41"

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SCHEDULES

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OGB5.0

Scale As indicated



5

1



2



4

3



5

4

KEYNOTES

- ① EXISTING METAL ROOFING TO REMAIN
- ② EXISTING BUILT UP ROOFING TO REMAIN
- ③ EXISTING STEEL BEAM SUPPORTS FOR RTUS TO REMAIN
- ④ ROOFTOP UNITS REPLACED IN-KIND
- ⑤ NEW DUCTWORK TO BE REPLACED IN KIND
- ⑥ EXISTING ROOF GUTTERS TO REMAIN
- ⑦ EXISTING SANITARY VENTS TO REMAIN
- ⑧ NEW ROUND SKYLIGHTS

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ROOF PHOTOS

Project number	21018.00
Date	03/22/2021
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Checked by	MM

OGB6.0

Scale 1/8" = 1'-0"

KEY NOTES

- 1 EXISTING METAL ROOFING TO REMAIN
- 2 EXISTING BUILT UP ROOFING TO REMAIN
- 3 EXISTING STEEL BEAM SUPPORTS FOR RTU'S TO REMAIN
- 4 ROOFTOP UNITS TO BE REPLACED **IN-KIND**
- 5 DUCTWORK TO BE REPLACED **IN-KIND**
- 6 EXISTING ROOF GUTTERS TO REMAIN
- 7 EXISTING SANITARY VENTS TO REMAIN
- 8 NEW ROUND SKYLIGHTS

GENERAL NOTES

1. ALL EXISTING ROOFING CONSTRUCTION TO REMAIN AS IS, WITH NO MODIFICATIONS
2. ALL EXISTING ROOF TOP EQUIPMENT, STEEL SUPPORTS, AND GUTTERS ARE TO REMAIN AS IS, WITH NO MODIFICATIONS
3. ROOF ACCESS IS THROUGH THE LULULEMON RETAIL STORE, THREE SPACES SOUTH ON M STREET
4. PATCH ROOF AT DUCT PENETRATIONS

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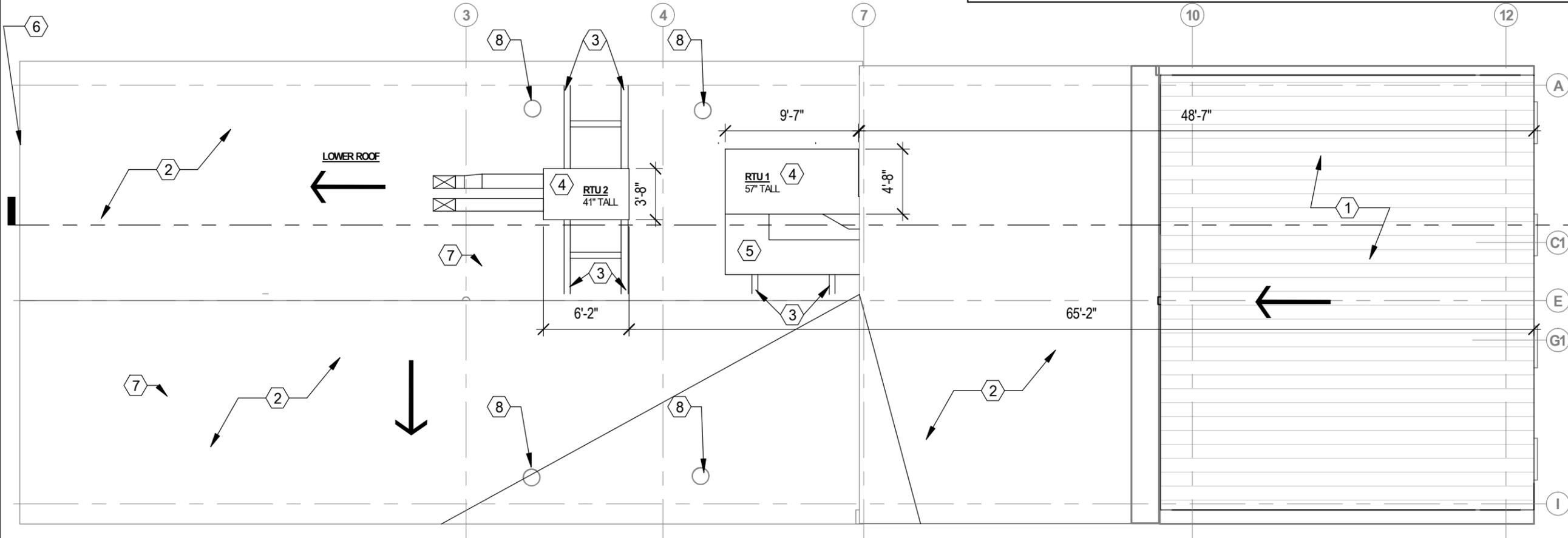
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 3259 M STREET NW
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LOCATIONS OF UNITS
 TO BE REPLACED IN-
 KIND

EVERLANE

AERIAL VIEW FOR REFERENCE



ROOF PLAN

1
 OGB6.2

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OGB6.1

Scale As indicated

1 **EVERLANE ROOF PLAN**
 1/8" = 1'-0"

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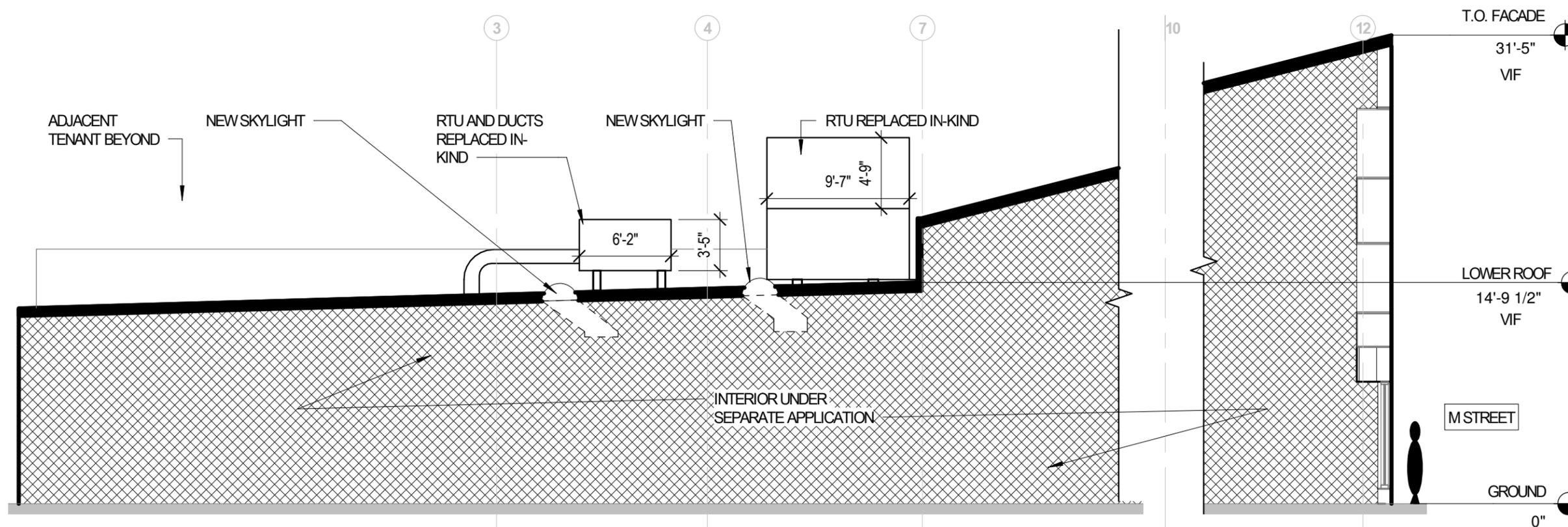
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ROOFTOP SECTION

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Scale 1/8" = 1'-0"



1 ROOFTOP SECTION
1/8" = 1'-0"

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STOREFRONT CONSTRUCTION PLAN

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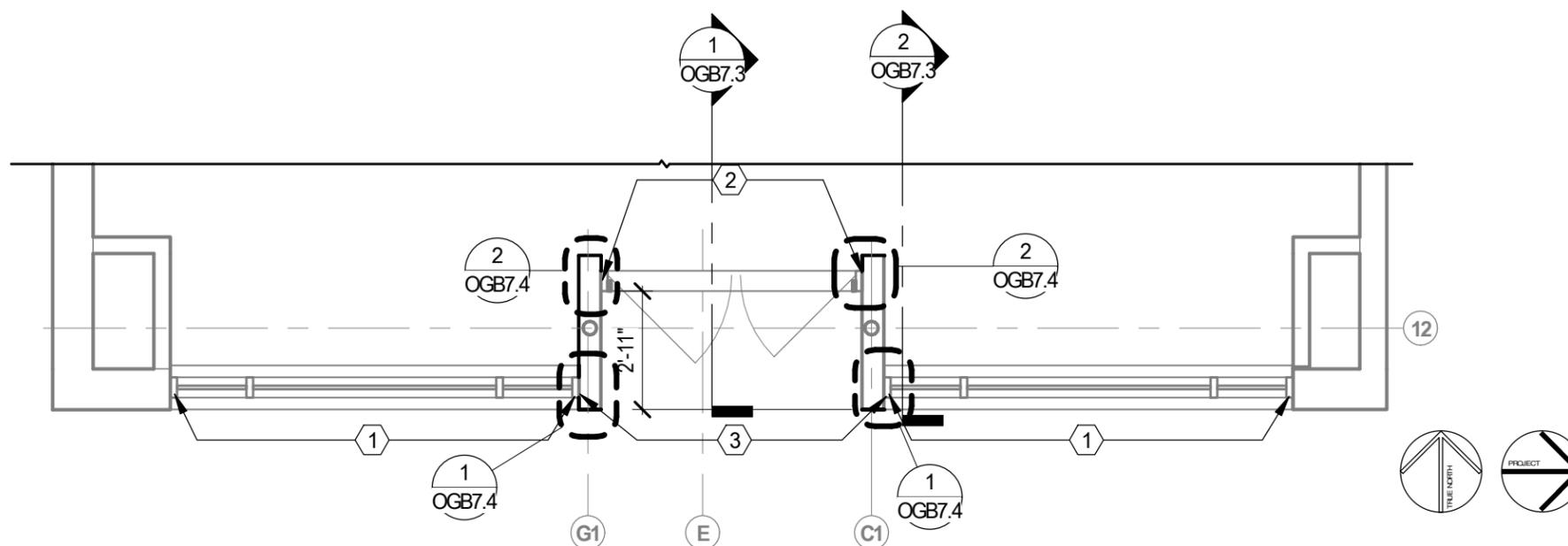
Scale As indicated

SYMBOL LEGEND

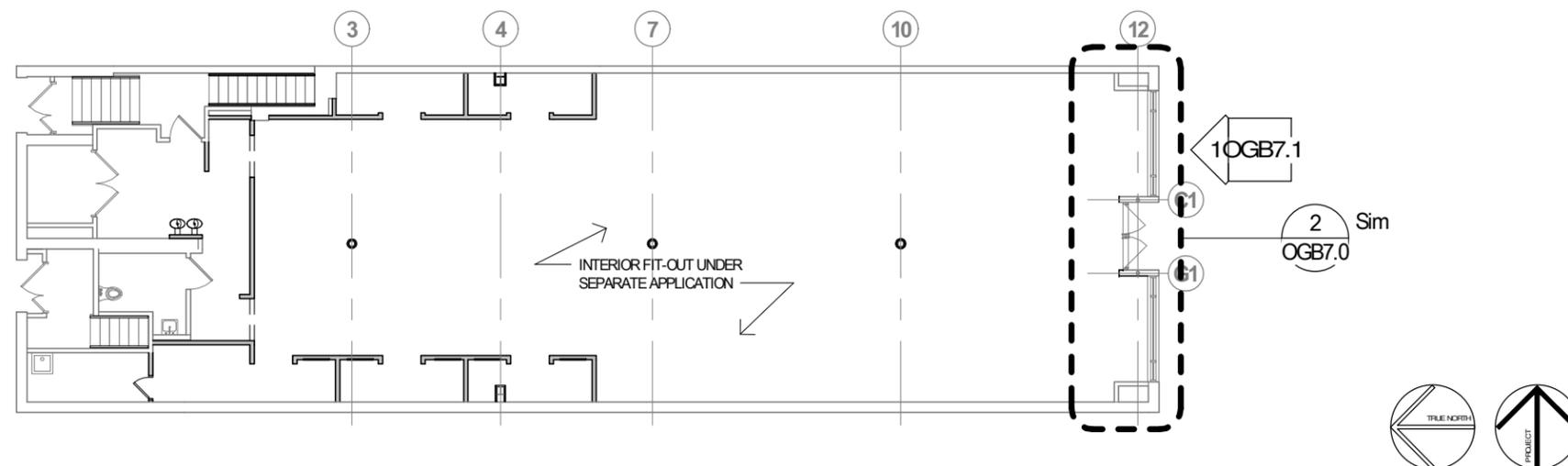
SYMBOL	DESCRIPTION
==	NEW PARTITION (FULL HEIGHT)
==	EXISTING PARTITION TO REMAIN
⌒	NEW DOOR
⌒	EXISTING DOOR

KEYNOTES

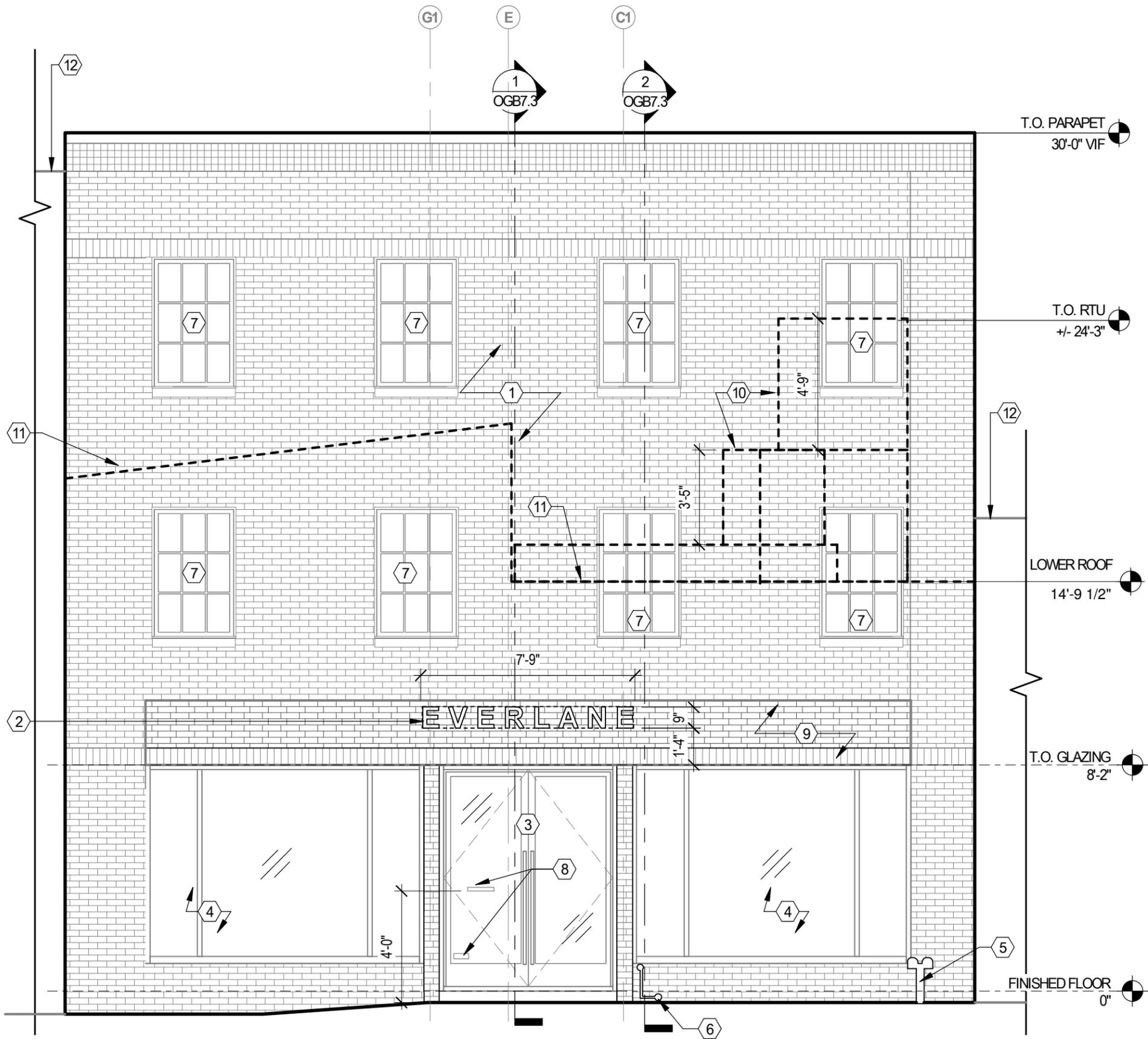
- ① NEW PAINT ON WINDOW FRAME AND MULLIONS
- ② NEW PAINT ON ENTRY DOORS AND FRAME
- ③ NEW BRICK VENEER ON VESTIBULE ENTRY



2 ENLARGED STOREFRONT PLAN
1/4" = 1'-0"



1 OVERALL PARTITION PLAN
1/16" = 1'-0"



KEYNOTES

- ① CLEAN AND PAINT BRICK **PT-1**
- ② NEW STOREFRONT SIGNAGE **EXT-1**. SEE DETAILS 1 / OGB7.5
- ③ DOORS AND PULLS EXISTING TO REMAIN
- ④ GLAZING TO REMAIN. RE-PAINT FRAME **PT-1**
- ⑤ EXISTING SIAMESE CONNECTION TO REMAIN
- ⑥ RE-CONFIGURED GAS PIPE
- ⑦ EXISTING WINDOWS TO REMAIN AS IS
- ⑧ VINYL STORE HOUR SIGNAGE AND STORE NUMBER LIMITED TO 1 SQUARE FOOT
- ⑨ NEW THIN BRICK VENEER AT PREVIOUS SIGN BAND LOCATION TO MATCH EXISTING ADJACENT BRICK, PAINT
- ⑩ LOCATION OF RTU'S ON STEEL SUPPORTS IN BACK LOWER ROOF AREA
HEIGHT OF RTU 1 = 57"
HEIGHT OF RTU 2 = 41"
- ⑪ ROOF PROFILES BEYOND
- ⑫ ADJACENT TENANT

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**STOREFRONT
ELEVATION**

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Scale As indicated

1 NEW STOREFRONT ELEVATION
1/4" = 1'-0"

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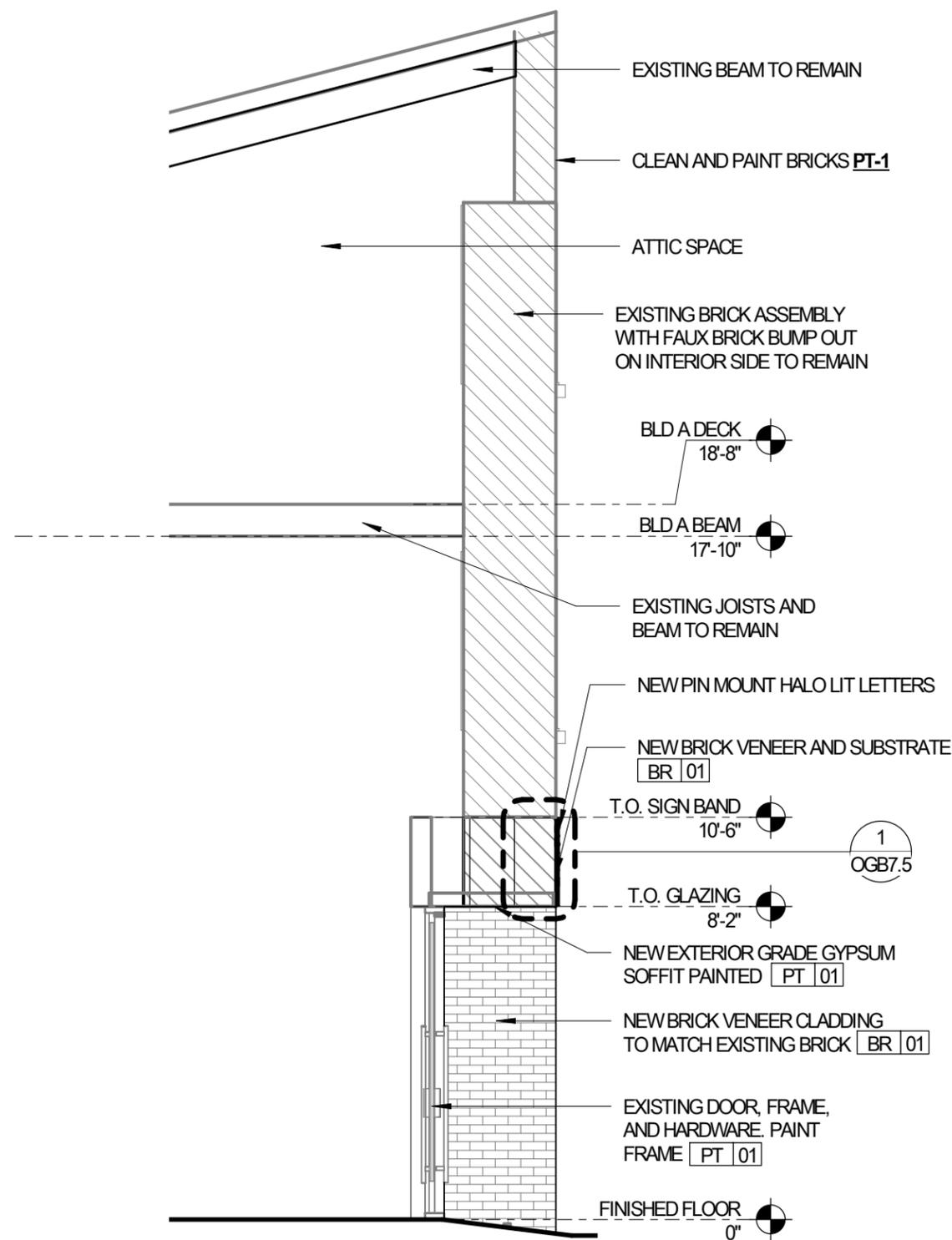
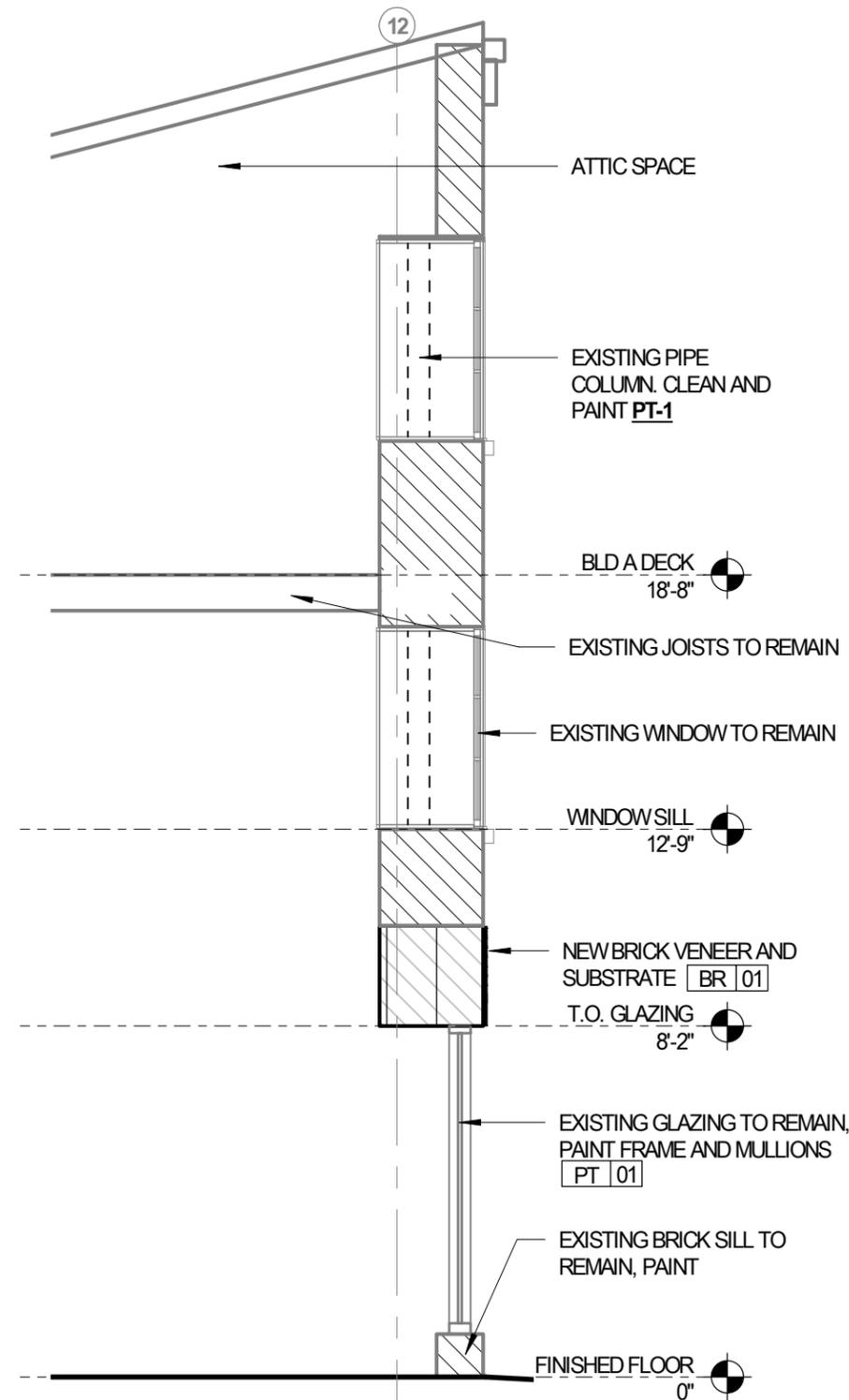
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STOREFRONT SECTIONS

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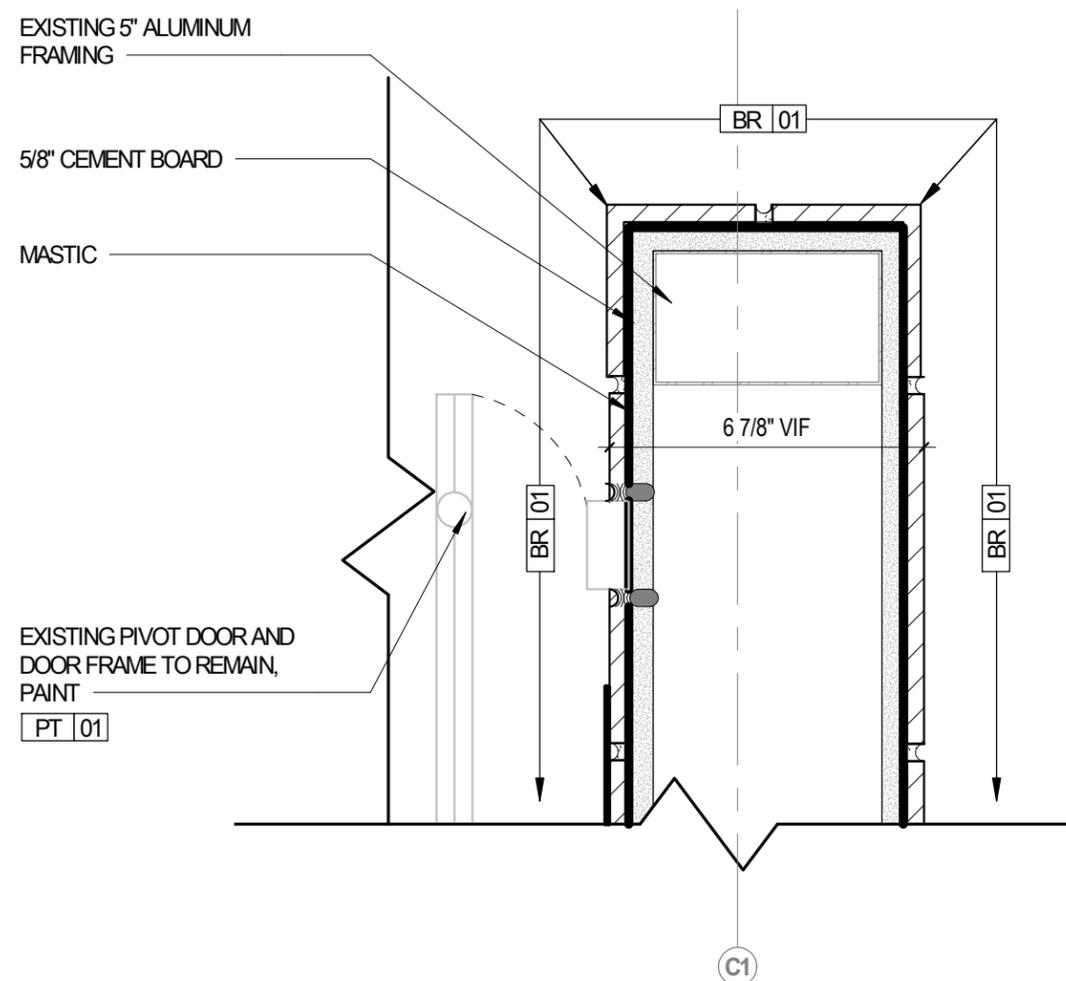
Scale 1/4" = 1'-0"



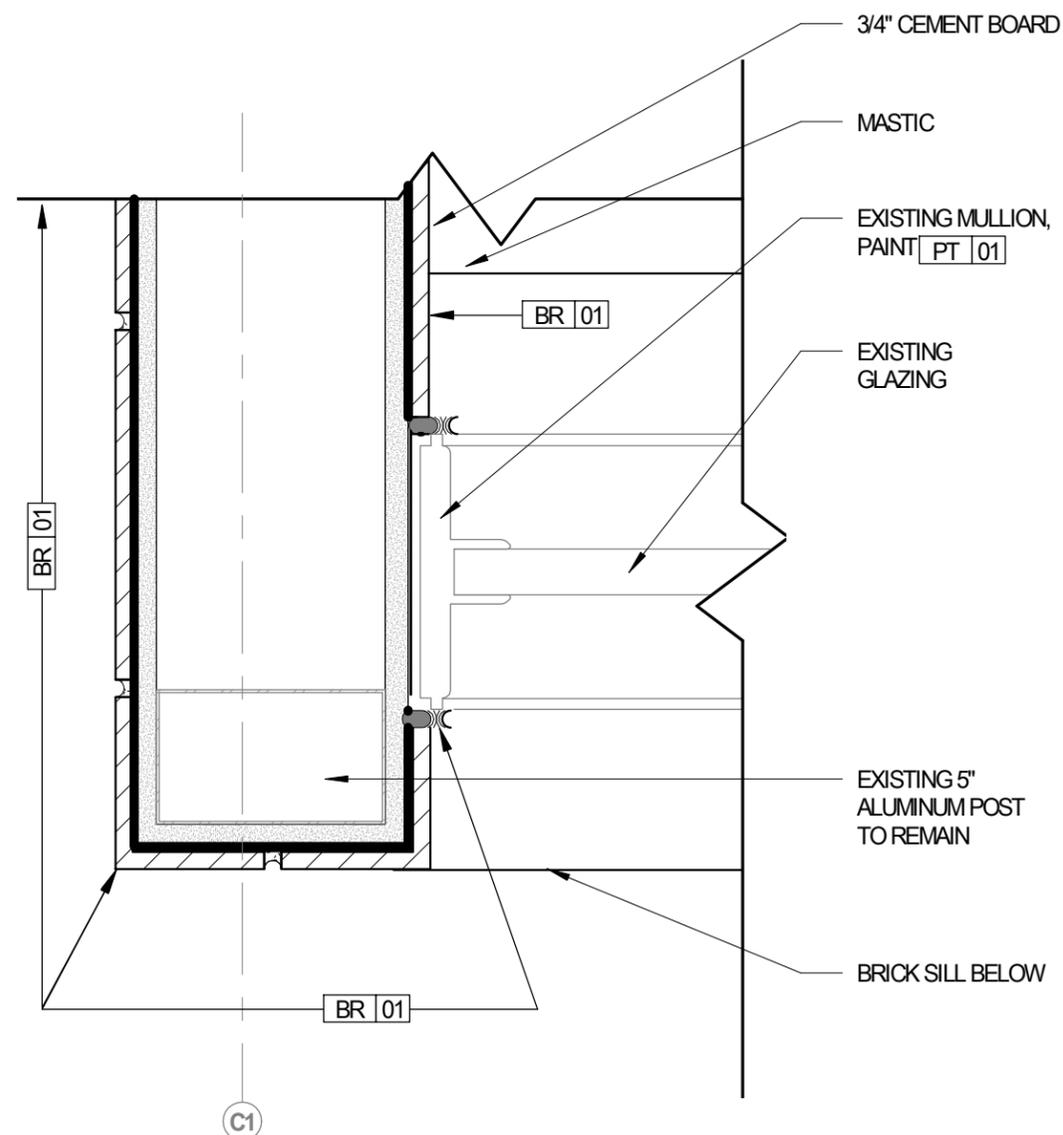
2 NEW SECTION THROUGH WINDOWS
1/4" = 1'-0"

1 NEW SECTION THROUGH DOORS
1/4" = 1'-0"

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2 STOREFRONT DOOR JAMB DETAIL
 3" = 1'-0"



1 STOREFRONT WINDOW JAMB DETAIL
 3" = 1'-0"

GENERAL NOTES

1. LOCATION OF PIN MOUNTS FOR SIGNAGE TO BE COORDIANATED WITH EXISTING OPENINGS AND MORTAR JOINTS
2. ALL EXPOSED OPENINGS FROM PREVIOUS SIGNANGE ON STOREFRONT TO BE SEALED AND PAINTED
3. ALL CONDUIT TO BE COMPLETELY CONCEALED

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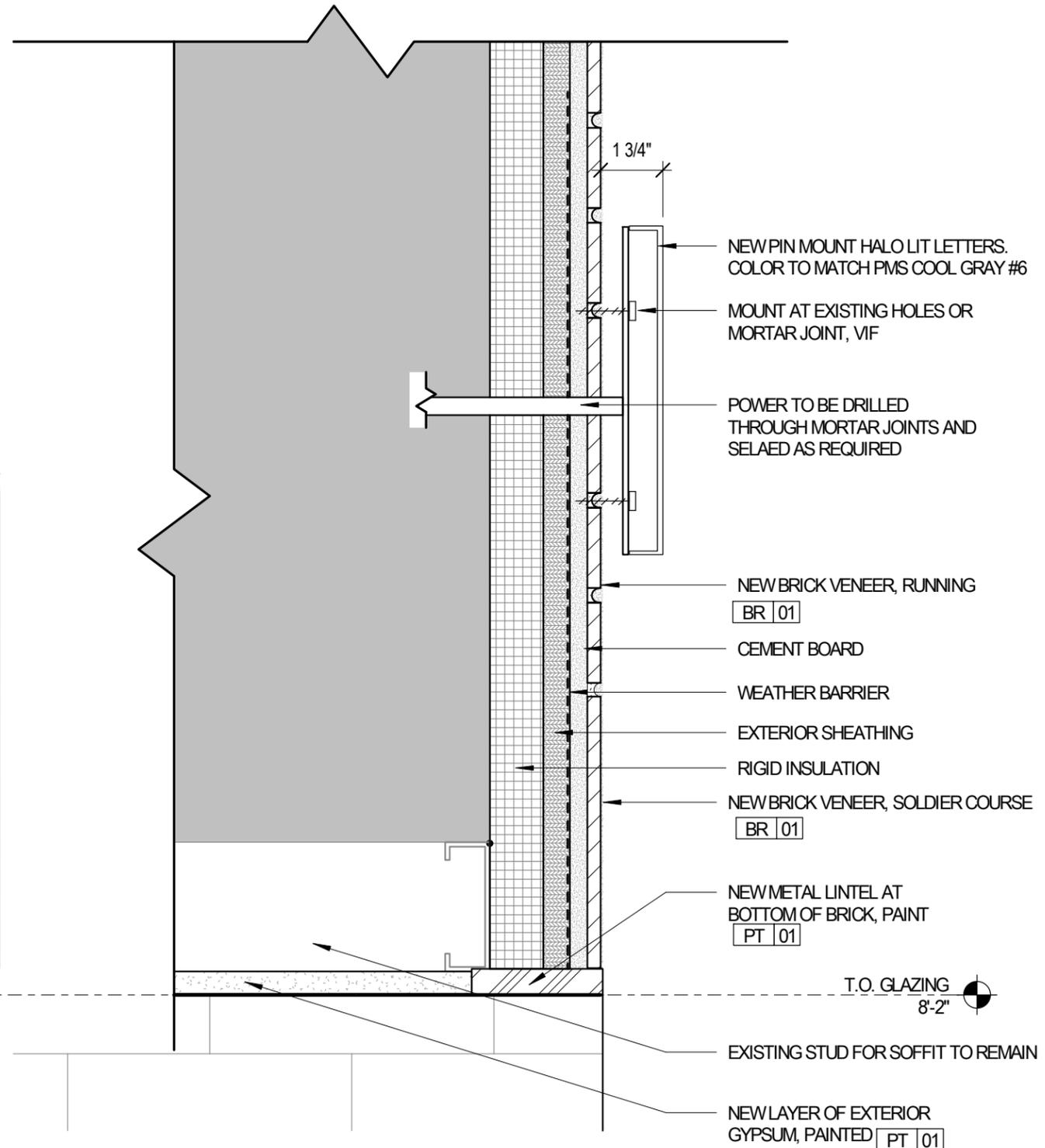
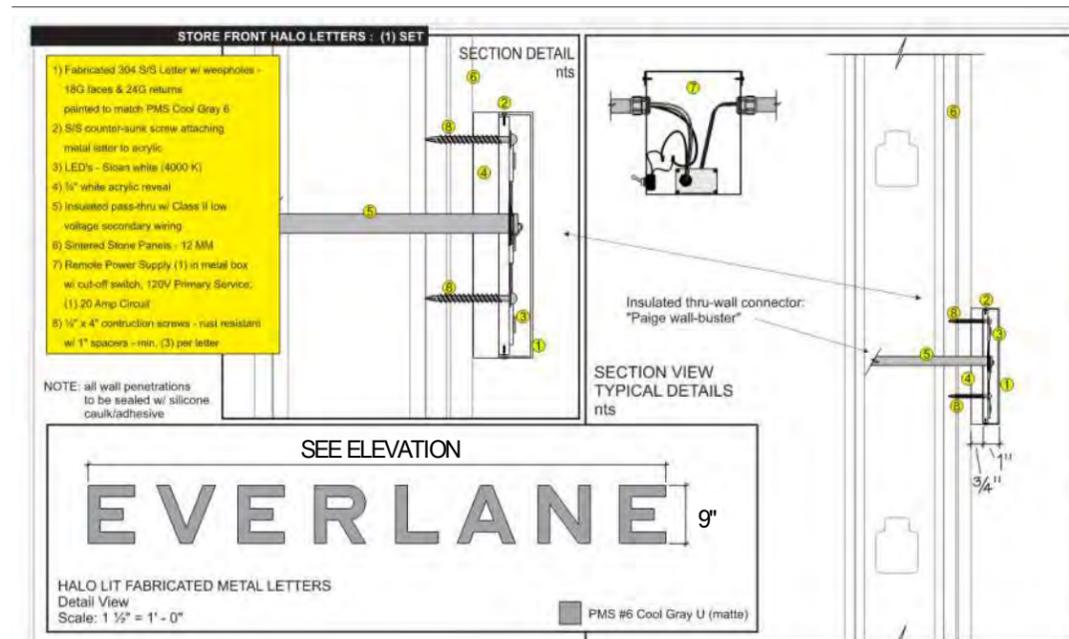
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SIGNAGE DETAILS

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OGB7.5

Scale As indicated



1 SIGNAGE DETAIL

3" = 1'-0"



