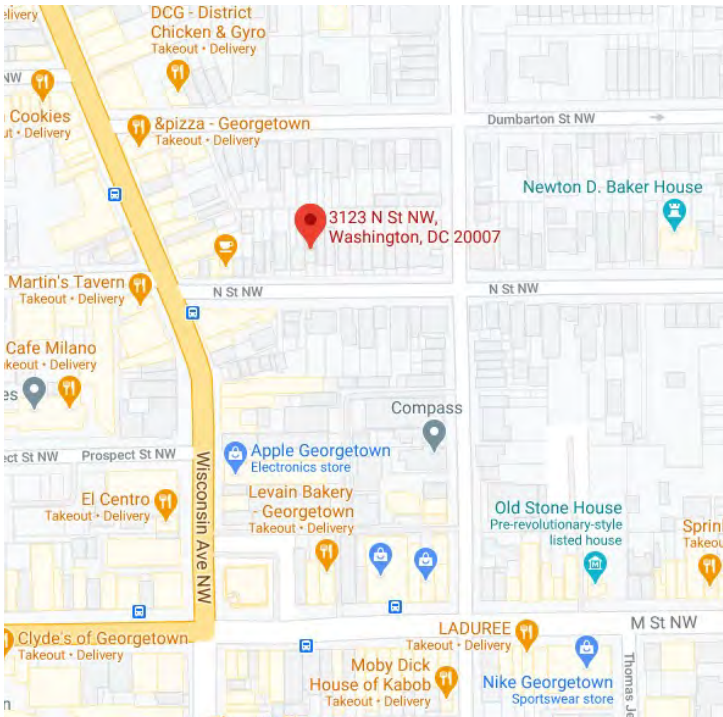


Grigonis/Forde Residence

3123 N St NW
Washington, DC 20007



Vicinity Map

PROJECT INFO :

RENOVATION, REAR, SECOND FLOOR, AND PENTHOUSE ADDITION TO EXISTING TWO-STORY ROW HOME WITH CELLAR. UNDERPIN EXISTING CELLAR.

ADDRESS: 3123 N St NW
Washington, DC 20007

LOCATION: SQUARE 1232, LOT 005

ZONING: R-20
SETBACKS: FRONT: EBL, SIDE: 5', REAR: 20'
LOT AREA: 1,979 SF

	ALLOWED:	PROPOSED:
BUILDING HEIGHT:	40'	38.5'
LOT COVERAGE:	1,187 SF (60%)	1,052 SF (53%)

BUILDING AREA:

	EXISTING:	PROPOSED:
BASEMENT FLOOR AREA:	1,008 SF	1,052 SF
FIRST FLOOR AREA:	765 SF	1,052 SF
SECOND FLOOR AREA:	779 SF	995 SF
ATTIC FLOOR AREA:	0 SF	337 SF
TOTAL FLOOR AREA:	2,552 SF	3,436 SF

PLANS PREPARED BASED ON THE FOLLOWING CODES:

2015 INTERNATIONAL RESIDENTIAL CODE WITH 2017 DC AMENDMENTS
2014 NATIONAL ELECTRIC CODE



Front Elevation

THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW
WASHINGTON DC 20016
202.686.6563
WWW.THOMSON&COOKE.COM

Grigonis/Forde Residence

3123 N St NW Washington DC 20007

© THOMSON&COOKE Architects pllc

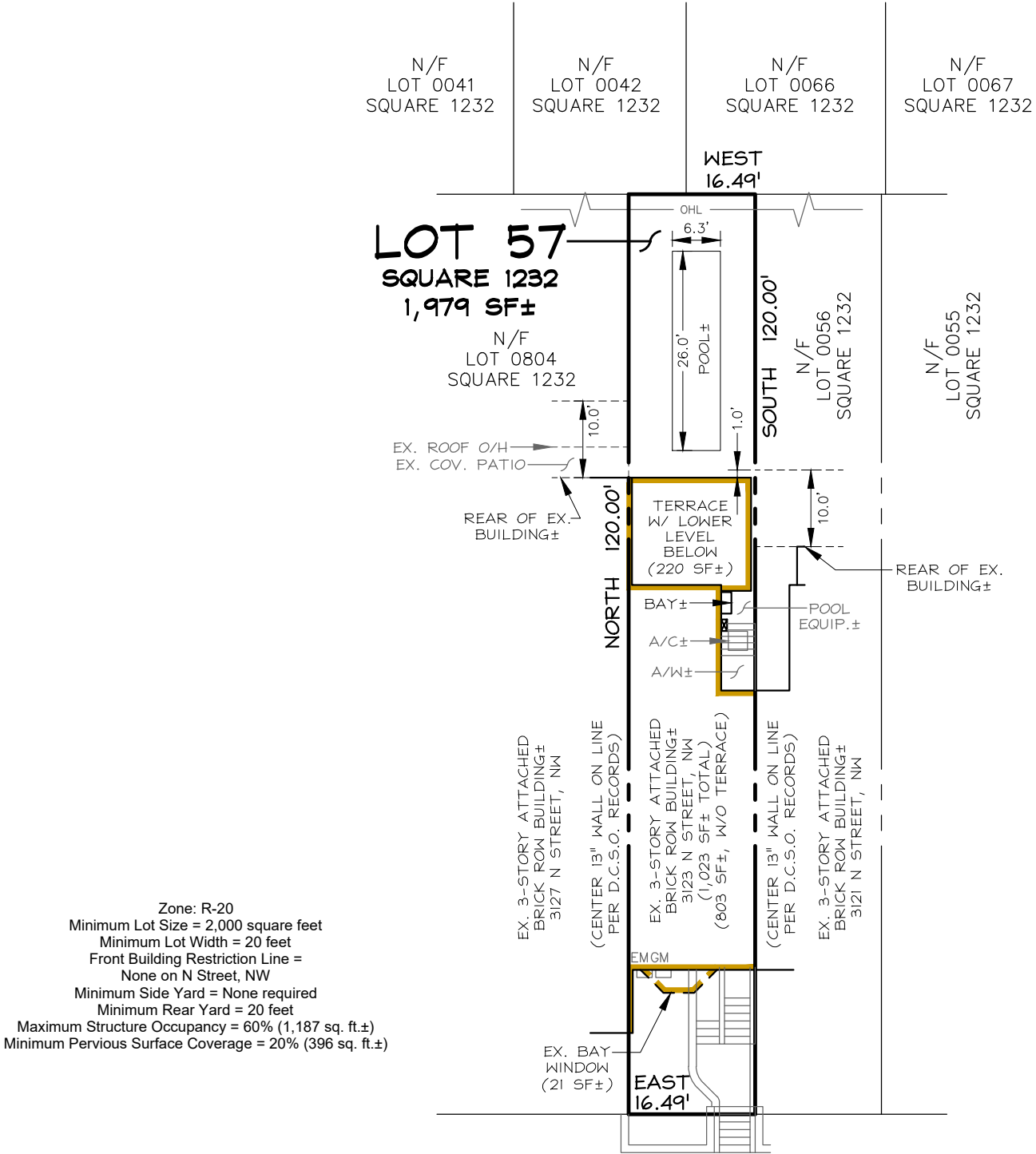
Cover

06/10/2021

OGB Set

T1

PRELIMINARY BUILDING RESTRICTION LINE SKETCH



Zone: R-20
Minimum Lot Size = 2,000 square feet
Minimum Lot Width = 20 feet
Front Building Restriction Line =
None on N Street, NW
Minimum Side Yard = None required
Minimum Rear Yard = 20 feet
Maximum Structure Occupancy = 60% (1,187 sq. ft.±)
Minimum Pervious Surface Coverage = 20% (396 sq. ft.±)

Prepared for:
Alison Grigonis

10 0 10 20
SCALE: 1 INCH = 20 FEET

Lot 0057, Square 1232
3123 N Street, NW



N STREET, NW
(60'-WIDE)



CAS Engineering-DC, LLC
Attn: David C. Landsman, PE, Prof. LS
1001 Connecticut Avenue, NW, Suite 401
Washington, DC 20036
(202) 393-7200
info@cas-dc.com

CAS Project No. 21-015-DC

THIS SKETCH WAS PREPARED BASED OFF OF AVAILABLE RECORDS AND IS NOT REFLECTIVE OF AN ACTUAL FIELD SURVEY.
FIELD SURVEY RECOMMENDED/REQUIRED PRIOR TO DESIGNING AND PERMITTING IMPROVEMENTS ON THE SUBJECT PROPERTY.

THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW
WASHINGTON DC 20016
202 686-6563
WWW.THOMSON&COOKE.COM

Grigonis/Forde Residence

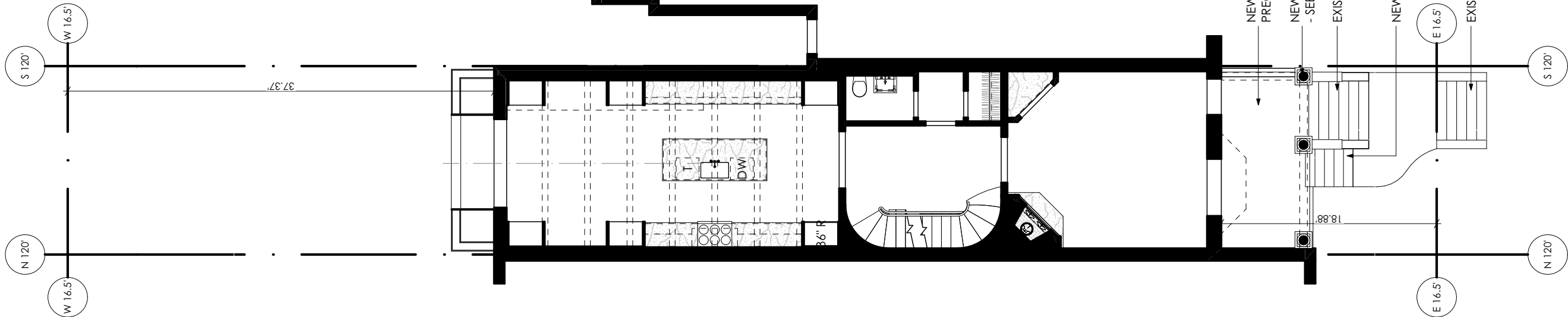
3123 N St NW Washington DC 20007

© THOMSON&COOKE Architects pllc

Existing Survey

06/10/2021	OGB Set

T2



1 Site Plan
1" = 10'

Grigonis/Forde Residence

3123 N St NW Washington DC 20007

Site Plan

06/10/2021

OGB Set

T3

THOMSON & COOKE ARCHITECTS

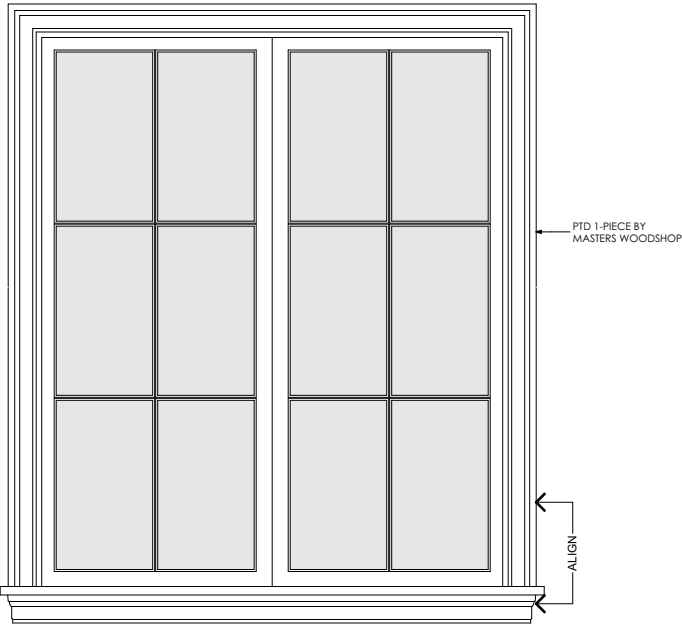
5155 MACARTHUR BLVD NW
WASHINGTON DC 20016
202 686-6563
WWW.THOMSON&COOKE.COM

© THOMSON&COOKE Architects plc

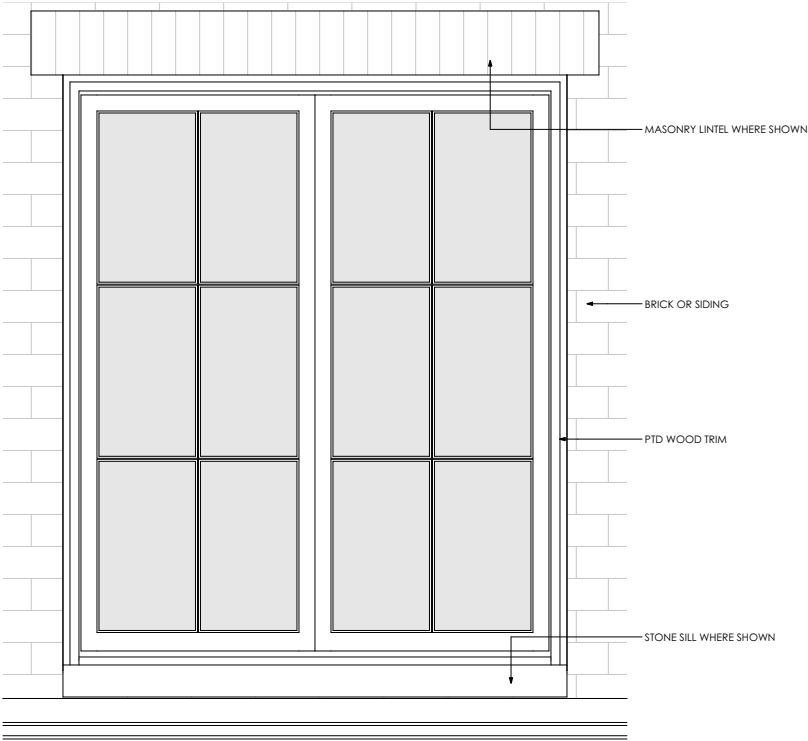
Exterior Door Schedule									
ID	Qty	Type	Manufacturer	Model/Size	Lites	Transom		Location	Note
						Height	Lites		
D001	1	French		2-6x6-8	2W4H			Rec Room	Tempered
D101	1	French		2-6x8-0	2W4H			Dining Room	Tempered
D102	1	French		3-2x6-6	Single	1'-2"		Living Room	Replace Existing

Window Schedule								
ID	Qty	Units	Model/Size	Type	Manuf.	Lites	Location	Note
E001	1	1	3-0x2-7	Awning		2W2H	Rec Room	Restored window by "The Craftsmen Group"
E101	1	1	5-0x5-9	Double Hung		1/1	Living Room	Restored window by "The Craftsmen Group."
E201	1	1	1-7x5-6	Double Hung		1/1	Owner's Bedroom	Restored window by "The Craftsmen Group."
E202	1	1	2-8x5-6	Double Hung		1/1	Owner's Bedroom	Restored window by "The Craftsmen Group."
E203	1	1	1-7x5-6	Double Hung		1/1	Owner's Bedroom	Restored window by "The Craftsmen Group."
E204	1	1	2-8x5-6	Double Hung		1/1	Owner's Bedroom	Restored window by "The Craftsmen Group."
W001	1	1	2-6x4-6	Casement		2W2H	Cellar Bedroom	Egress
W002	1	1	2-6x4-6	Casement		2W2H	Cellar Bedroom	
W201	1	1	2-6x5-0	Casement		2W3H	Bedroom 1	Tempered, Egress
W202	1	1	1-8x3-0	Casement		1W2H	Bath 2	
W203	1	1	2-6x5-0	Casement		2W3H	Bedroom 1	Tempered, Egress
W204	1	1	5-0x6-0	French Casement		2W3H	Bedroom 2	Tempered, Egress
W301	1	1	2-6x4-6	Casement		2W3H	Bath 4	Tempered
W302	1	2	2-6x4-6 2W	Casement		2W3H	Office	Tempered
W303	1	3	2-6x4-6 3W	Casement		2W3H	Office	Tempered

Interior Door Schedule								
ID	Qty	Size	Type	Leaf Thickness	Lites	Operation	Hardware	Note
001	1	6-3x6-8	Cased Opening	1 3/4"				Panel Jamb
002	1	2-6x6-8	Two Panel	1 3/4"		Swing		Passage hardware
003	1	2-10x6-8	Two Panel	1 3/4"		Swing		Passage hardware
004	1	6-8x6-8	Cased Opening	1 3/4"				
005	1	[2]2-0x6-8	Two Panel	1 3/4"		Swing		Passage hardware
006	1	2-4x6-8	Two Panel	1 3/4"		Swing		Privacy hardware
007	1	[2]2-6x6-8	Two Panel	1 3/4"		Swing		Passage hardware
008	1	2-6x6-8	Two Panel	1 3/4"		Swing		Privacy hardware
009	1	[2]2-0x6-8	Two Panel	1 3/4"		Swing		Passage hardware
010	1	2-4x6-8	Shower	0 3/8"				
101	1	[2]2-0x8-0	Flush	1 3/4"		Swing		Passage hardware
102	1	4-0x8-0	Cased Opening	1 3/4"				
103	1	2-8x8-0	Cased Opening	1 3/4"				
104	1	5-0x8-0	Cased Opening	1 3/4"				
105	1	2-4x8-0	Two Panel	1 3/4"		Swing		Passage hardware
106	1	2-4x8-0	Two Panel	1 3/4"		Swing		Privacy hardware
201	1	3-0x7-0	Cased Opening	1 3/4"				
202	1	2-4x7-0	Two Panel	1 3/4"		Swing		Passage hardware
203	1	2-4x7-0	Two Panel	1 3/4"		Swing		Privacy hardware
204	1	2-6x7-0	Two Panel	1 3/4"		Swing		Passage hardware
205	1	2-4x7-0	Two Panel	1 3/4"		Swing		Privacy hardware
206	1	2-6x7-0	Two Panel	1 3/4"		Swing		Passage hardware
207	1	2-6x7-0	Cased Opening	1 3/4"				
208	1	2-4x7-0	Shower	0 3/8"				
209	1	2-0x7-0	Two Panel	1 3/4"		Swing		Passage hardware
210	1	2-0x7-0	Two Panel	1 3/4"		Pocket		Privacy hardware
211	1	2-4x7-0	Two Panel	1 3/4"		Swing		Passage hardware
212	1	[2]2-0x7-0	Two Panel	1 3/4"		Swing		Passage hardware
213	1	2-6x7-0	Two Panel	1 3/4"		Swing		Passage hardware
214	1	2-4x7-0	Two Panel	1 3/4"		Swing		Passage hardware
214	1	2-4x7-0	Two Panel	1 3/4"		Swing		Privacy hardware
215	1	2-4x6-8	Shower	0 3/8"				
301	1	2-0x7-0	Two Panel	1 3/4"		Swing		Passage hardware
302	1	2-4x7-0	Two Panel	1 3/4"		Swing		Privacy hardware
303	1	2-4x7-0	Shower	0 3/8"				



1 Typ. Window Interior
1/2" = 1'-0"



2 Typ. Window Exterior
1/2" = 1'-0"

Grigonis/Forde Residence

3123 N St NW Washington DC 20007

Schedules

06/10/2021

OGB Set

T4

THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW
WASHINGTON DC 20016
202 686.6563
WWW.THOMSON&COOKE.COM

© THOMSON&COOKE Architects pllc

Technical Guide B

Casement Windows



Product Features

Styles

Traditional, Push Out and Mission® options.

Standard Features

- Natural, clear Douglas Fir interior (no visible finger joints)
- 4 9/16" (116 mm) jamb construction
- LowE insulated glazing with 1/2" (13 mm) airspace
- Roto gear operator and concealed sash locks
- Extruded aluminum cladding in a variety of standard colors, primed wood or clear fir exterior
- Flexible continuous weatherstrip system
- Insect screens
- Metal handle, cover and locks

Hardware

Multiple hardware type and finish choices are available. See the Hardware in section A for more information.

Glazing

LowE Double, LowE Triple, Tranquility® and StormForce™. StormForce is not available on all products.

Simulated Divided Lites (SDL)

Ogee Profile – 3/4" (19 mm), 1 1/8" (30 mm), 2" (51 mm)

Putty Profile – 5/8" (16 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)

Square Profile (interior only) – 3/4" (19 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)

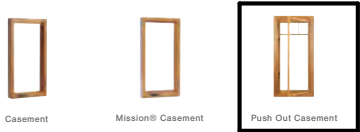
Casing

Wood: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 5 1/2" (139 mm) Flat, Adams and Williamsburg.

Metal Clad: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 2" clad frame extension, Nose & Cove, Adams, Williamsburg and Contemporary.

Metal Clad Color Spectrum

All Palette colors, including anodized finishes. Available in Cyprum Collection.



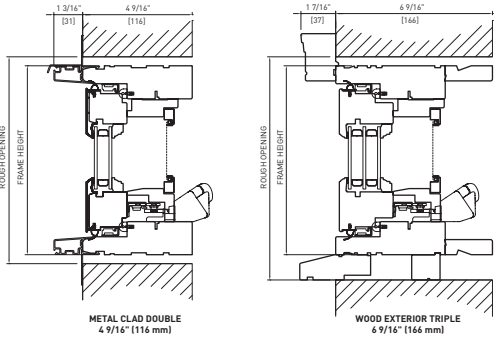
LEGEND: ● Standard ○ Optional

HARDWARE STYLES				VARIABLES			
Traditional Casement	Mission® Casement	French Casement	Push Out Casement	Traditional Casement	Mission® Casement	French Casement	Push Out Casement
Folding Crank Handle				Function			
●	●	●	○	Use for Egress	●	●	●
●	●	●	○	Available with Screen	●	●	●
●	●	●	○	Concealed Hardware	●	●	●
Push Out Handle				Durability			
●	●	●	○	Low Maintenance	●	●	●
●	●	●	○	Metal Clad Exterior	●	●	●
●	●	●	○	Clear Douglas Fir	○	○	○
●	●	●	○	Exterior Finish	○	○	○
●	●	●	○	Clear Mahogany	○	○	○
●	●	●	○	Exterior Finish	○	○	○
●	●	●	○	Primed Exterior Finish	○	○	○
●	●	●	○	Cyprum Collection	○	○	○
Multipoint Lock				Performance			
●	●	●	○	LowE Double	●	●	●
●	●	●	○	LowE Triple	○	○	○
●	●	●	○	StormForce™	○	○	○
Appearance:				Appearance:			
●	●	●	○	SDL	○	○	○

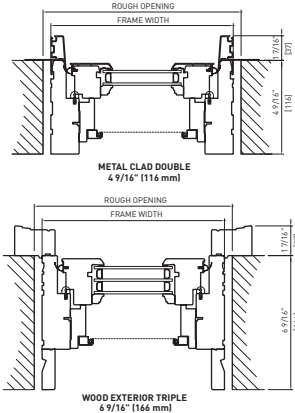
FINISH OPTIONS: REFER TO SECTION A.

Casement Window Wall Connection Detail

Head & Sill Detail



Plan View



Note: • Other jamb widths available.
• All dimensions to have +/- 1/16" (2mm) tolerance.

Specifications

Standards

Most units have been tested by an independent laboratory for air and water infiltration, structural performance, and thermal performance requirements.

Frame & Sash

Manufactured from Coastal Douglas Fir kiln-dried lumber with frame construction designed for 4 9/16" (116 mm) jamb. All wood exterior components are factory primed unless specified as clear exterior. Minor scratches or abrasions in the wood surface or primer are not considered defects.

Alternate Species

The entire Loewen product line is also available in optional Mahogany.

Preservative Treated

All wood parts are dipped in approved preservative.

Glazing

With countless glazing configurations and LowE coating options, we ensure that you can choose the perfect blend of protection and comfort.

Insulating Glass

Double or triple glass configurations with 1/2" (13 mm) airspace.

LowE Systems

LowE best describes the benefits of the product that incorporates glazing coatings and Argon gas. LowE systems help reduce heating and cooling costs, providing superior energy efficiency.

Simulated Divided Lites (SDL)

Standard SDL complete with airspace grilles, where available. Grille bars are permanently applied to the interior and exterior.

Hardware Option

Operator and sash locks are available in a variety of finishes. See section A.

Metal Cladding

Heavy duty exterior metal cladding comprised of extruded aluminum is available in a variety of Palette colors, including anodized and Cyprum (copper and bronze cladding). Interior of window can be natural wood (unfinished) or primed. Metal clad units are supplied ready-to-install complete with integral metal nailing flange.

Hardware

Standard Casement sash opens out to nearly 90 degrees for ease of cleaning. The roto gear operator will hold the sash at any position in its operating radius. The sash is supported by concealed heavy-duty hinges. All steel components are coated for superior corrosion protection.

Double Weatherstrip

The combination of a continuous, flexible foam weatherstrip and a flexible automotive type bulb weatherstrip ensures maximum energy efficiency and protection against air and water infiltration.

Screen

Screens available in bronze, linen, Tuscany brown, brushed aluminum or black aluminum frame, screened with anti-glare fiberglass cloth. Wood-framed screens and High Transparency mesh available. Optional Retractable Screen and Swinging Screen available. Swinging Screen available on Push Out models only.

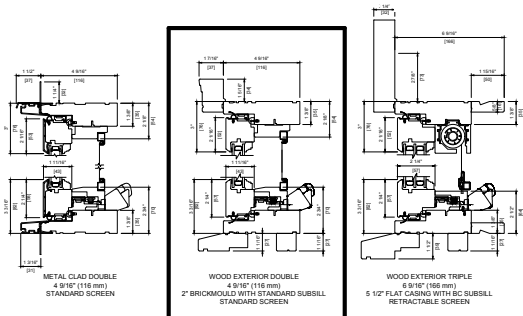
Egress

Consult local building codes for confirmation of size requirements for your area. Special egress hardware is available for Casement windows, which enables some sizes to meet egress codes, eliminating the need to go to the next larger size window. Consult your Authorized Loewen Dealer for more details.

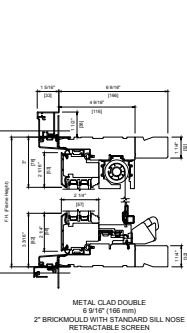
Visit the Loewen Photo Gallery online at www.loewen.com for a large collection of Loewen product and elevation photography. Numerous custom window configuration opportunities exist – please contact your Authorized Loewen Dealer. Specifications and technical information are subject to change without notice. Imperial and metric measurements are converted accurately. However, in some cases, industry standards cause a 1 mm variance. (Example: 3/4" is shown as 19 mm for all glass measurements.) Cad Download: www.loewen.com/architect | Installation Instructions: www.loewen.com

Casement Window Detail

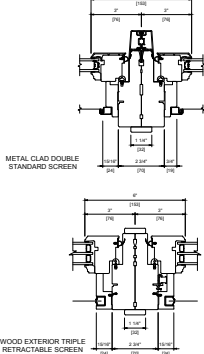
Head & Sill Detail



Head & Sill Detail



Plan View



Note: • Other jamb widths available.
• All dimensions to have +/- 1/16" (2mm) tolerance.

Grigonis/Forde Residence

3123 N St NW Washington DC 20007

THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW
WASHINGTON DC 20016
202.686.6563
WWW.THOMSON&COOKE.COM

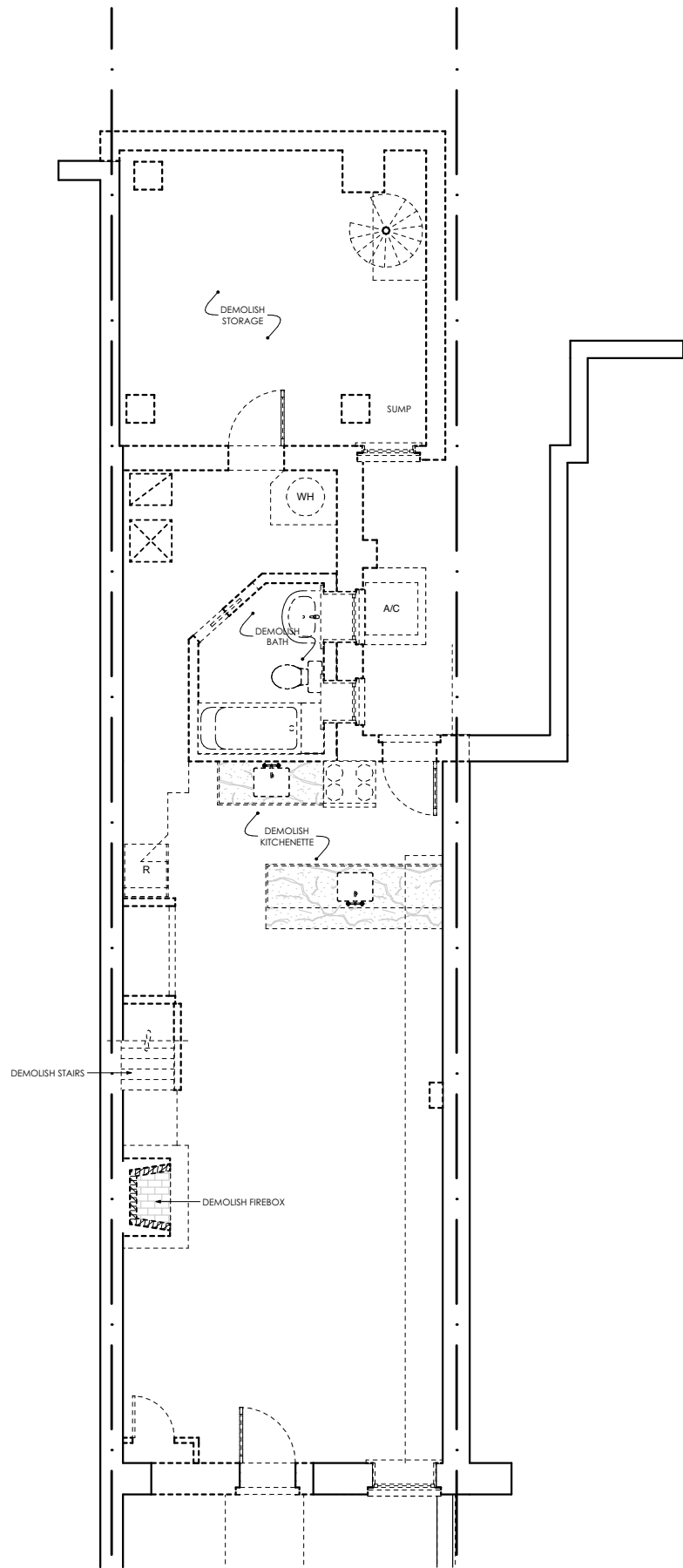
© THOMSON&COOKE Architects pllc

Window Specifications

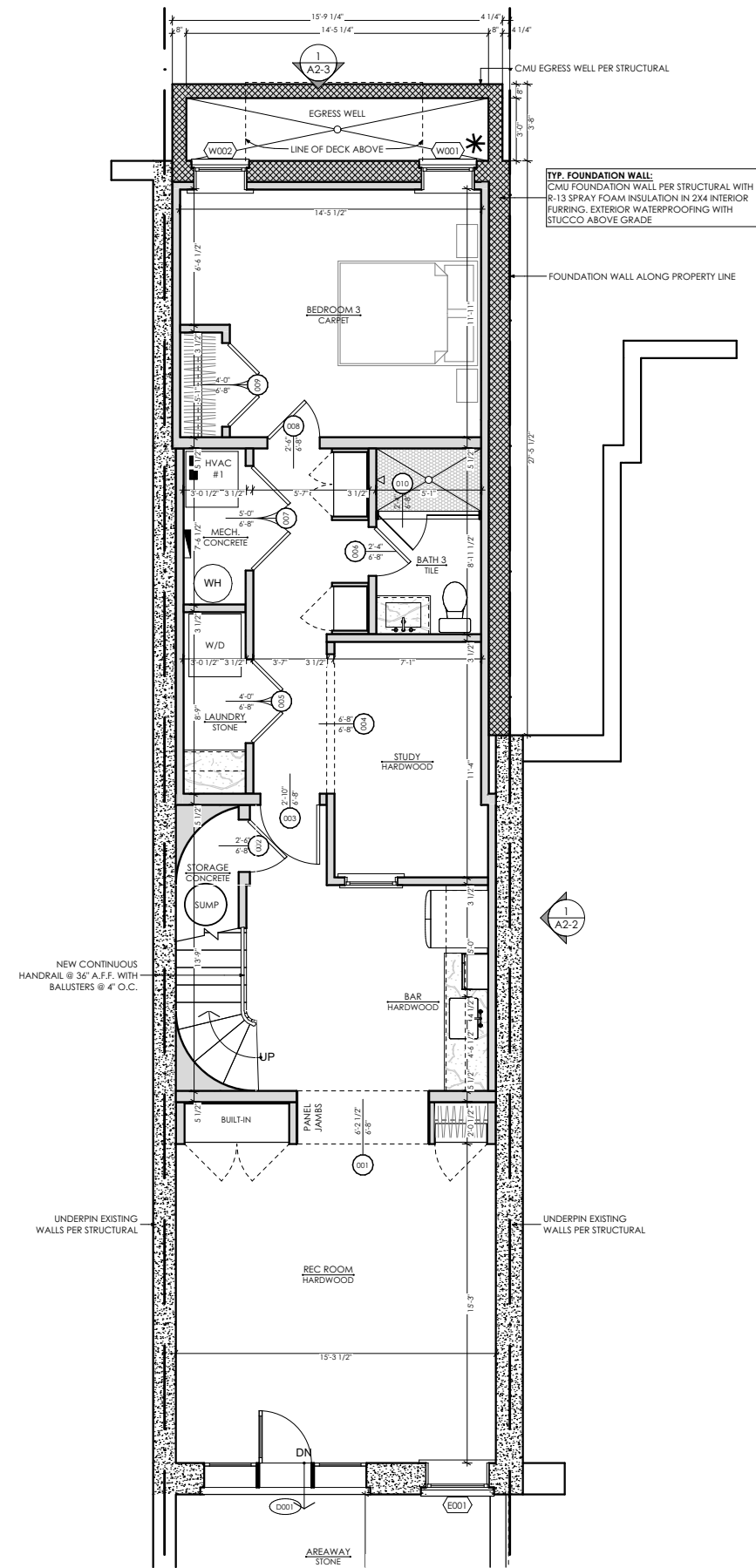
06/10/2021

OGB Set

T5



1 Basement Demolition Plan
1/8" = 1'-0"



2 Basement Plan
1/8" = 1'-0"

THOMSON & COOKE ARCHITECTS

Grigonis/Forde Residence

3123 N St NW Washington DC 20007

Basement Plans

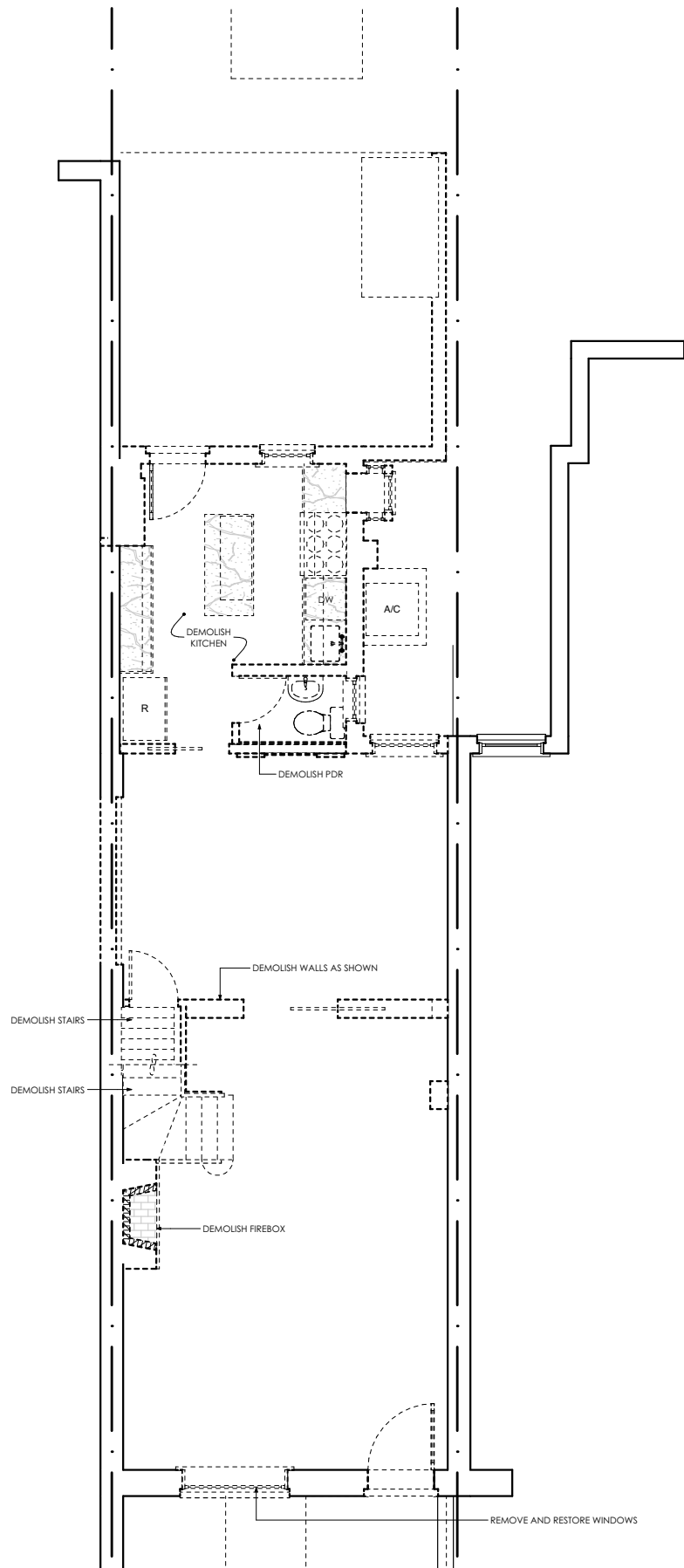
06/10/2021

OGB Set

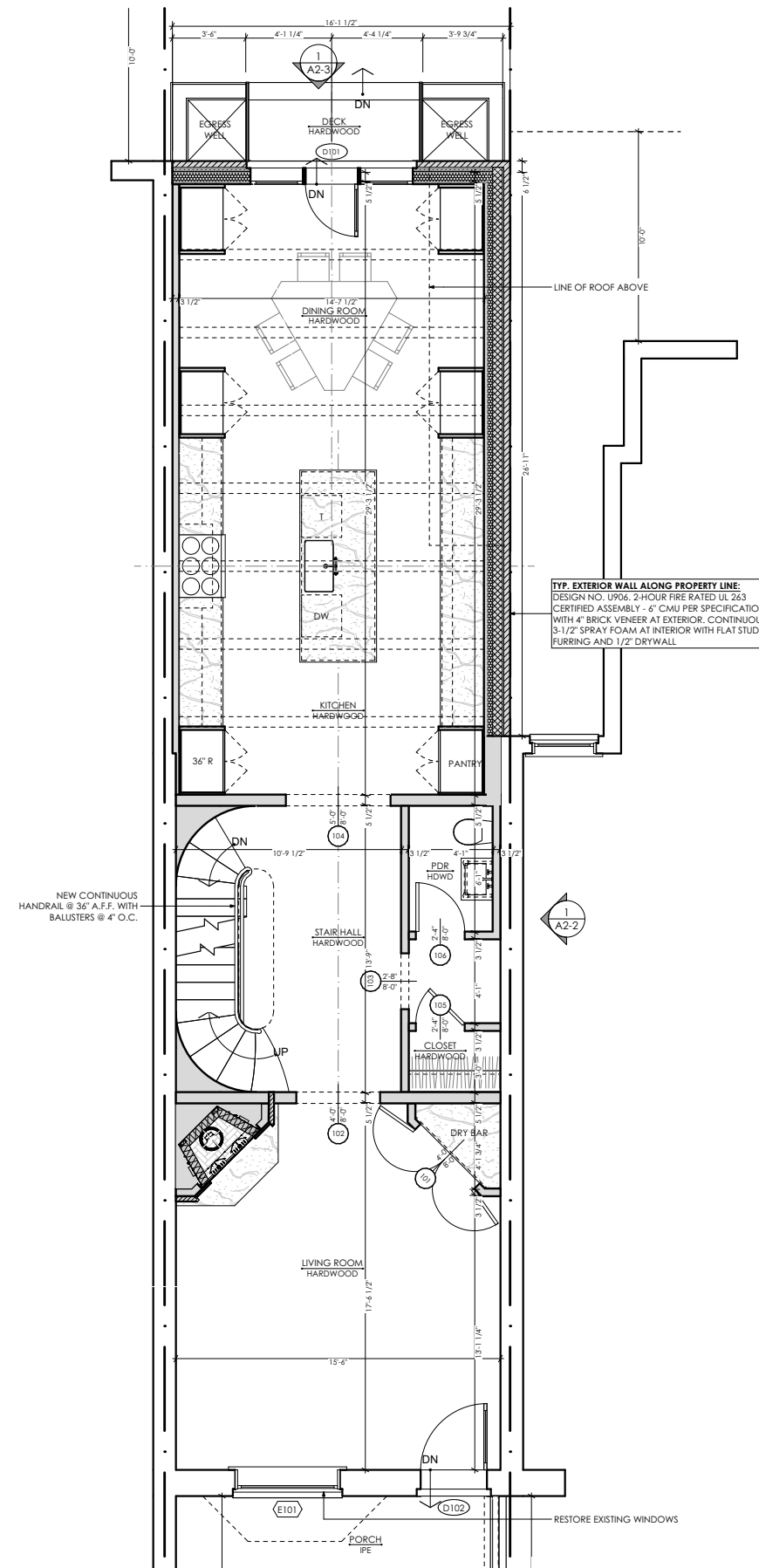
A1-0

5155 MACARTHUR BLVD NW
WASHINGTON DC 20016
202 686-6553
WWW.THOMSON&COOKE.COM

© THOMSON&COOKE Architects plc



1 First Floor Demolition Plan
1/8" = 1'-0"



2 First Floor Plan
1/8" = 1'-0"

THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW
WASHINGTON DC 20015
202.686.6553
WWW.THOMSON&COOKE.COM

Grigonis/Forde Residence

3123 N St NW Washington DC 20007

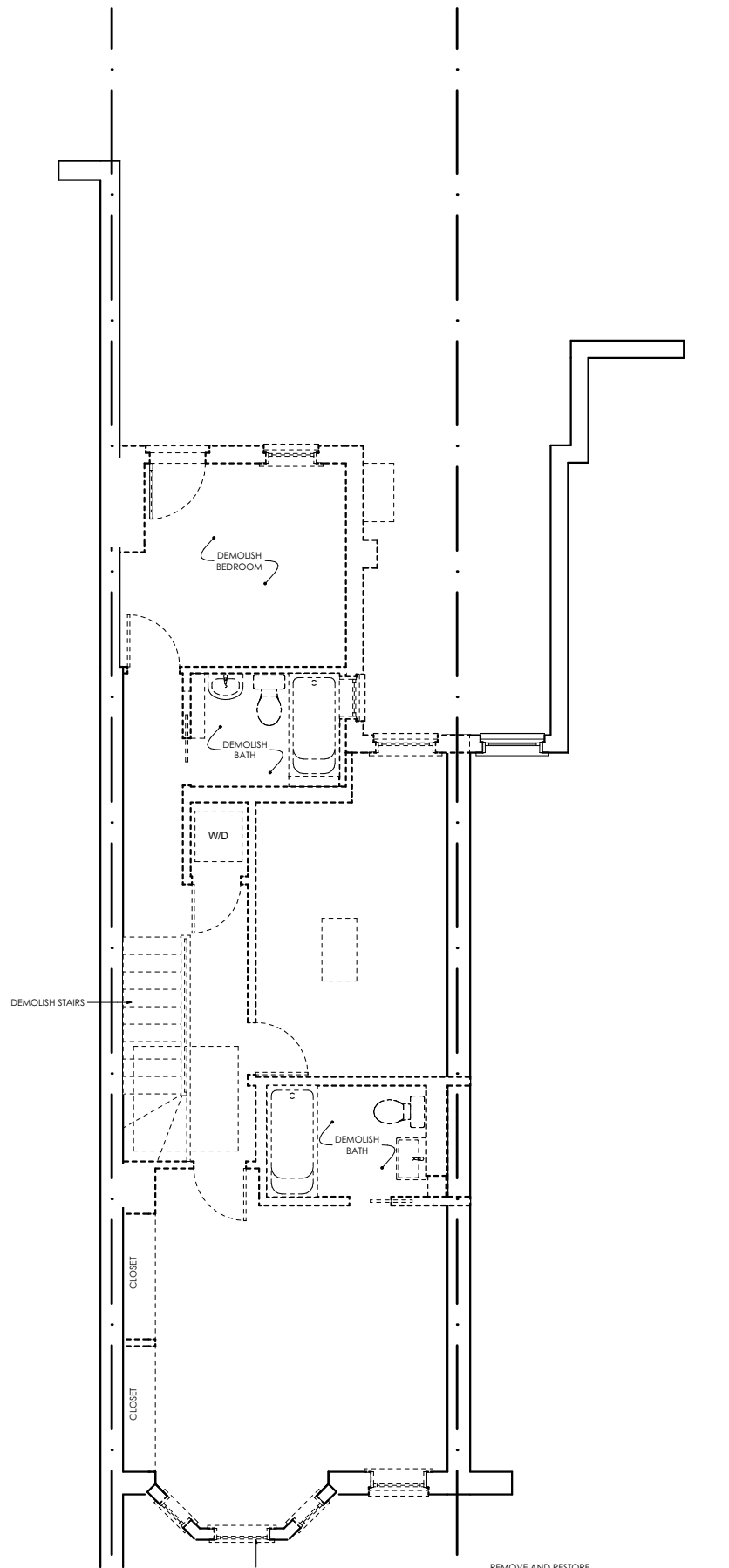
© THOMSON&COOKE Architects pllc

First Floor Plans

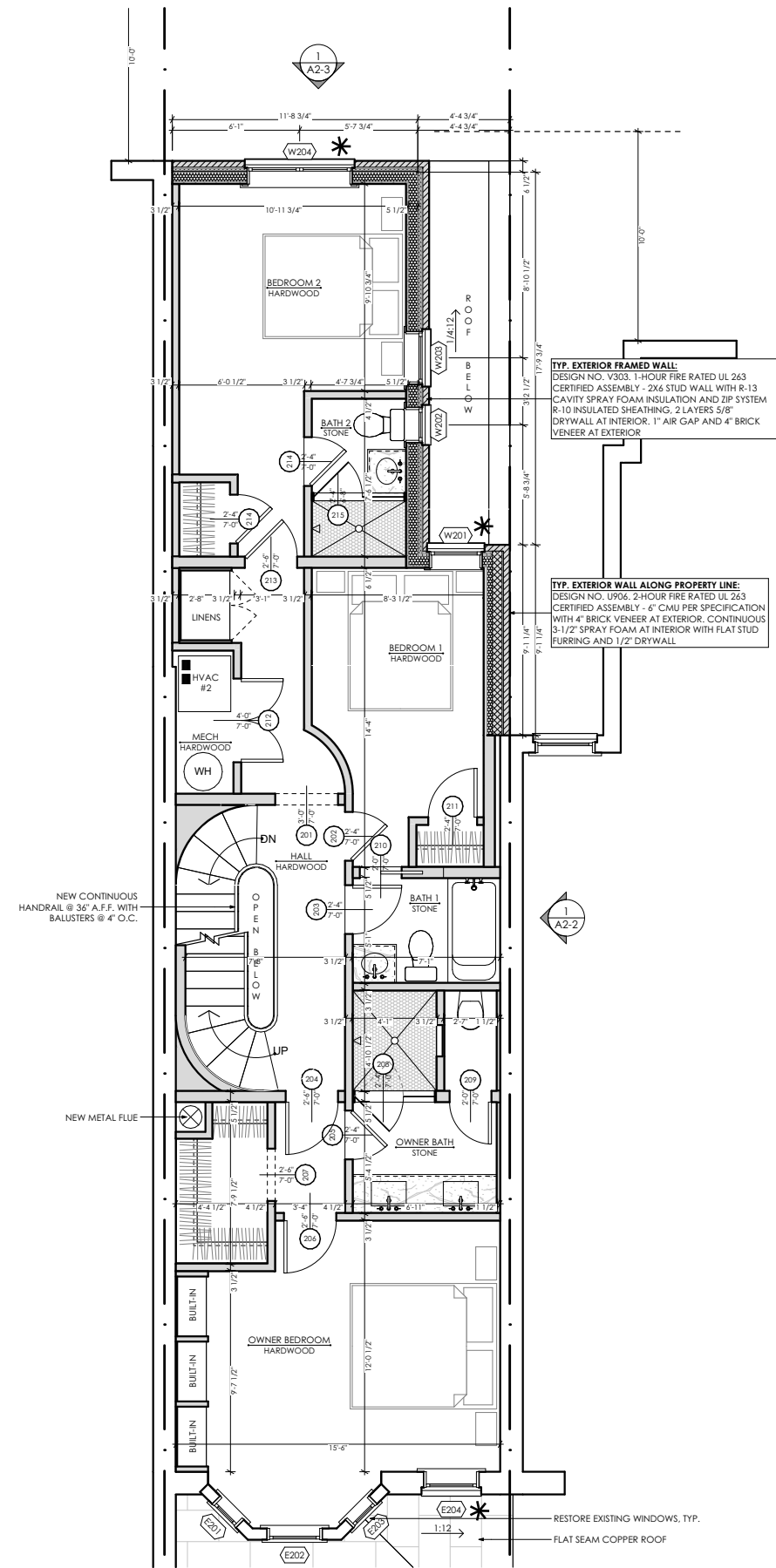
06/10/2021

OGB Set

A1-1



1 Second Floor Demolition Plan
1/8" = 1'-0"



2 Second Floor Plan
1/8" = 1'-0"

Grigonis/Forde Residence

3123 N St NW Washington DC 20007

Second Floor Plans

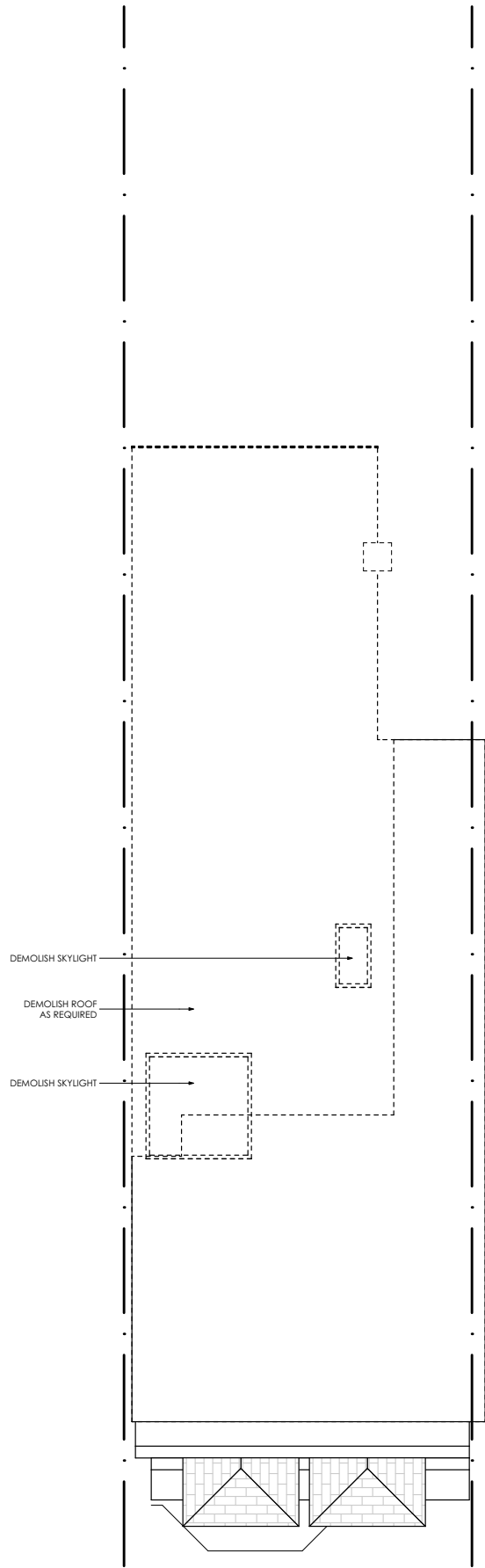
06/10/2021	OGB Set

A1-2

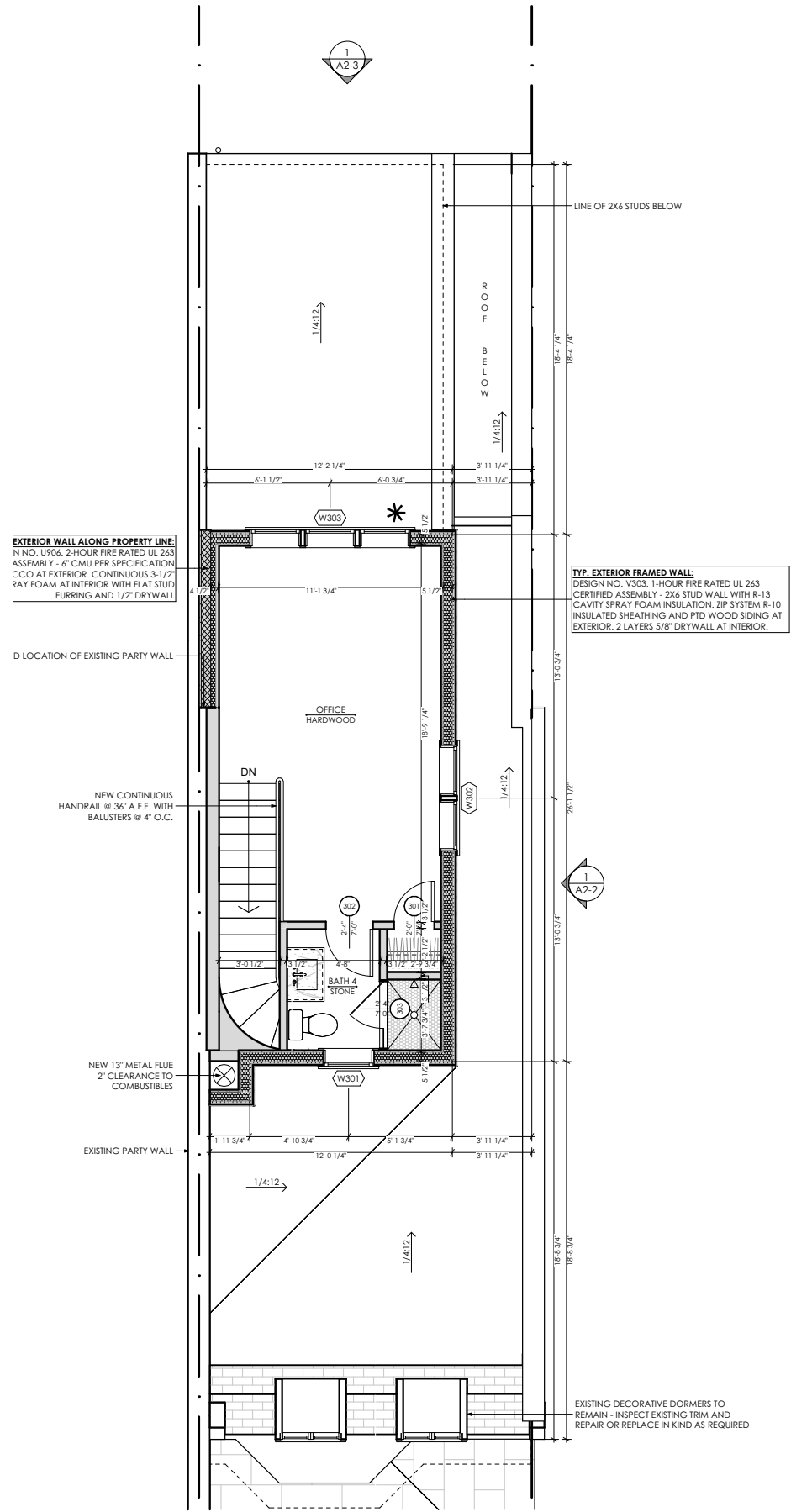
THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW
WASHINGTON DC 20016
202 686.6563
WWW.THOMSON&COOKE.COM

© THOMSON&COOKE Architects pllc



1 Roof Demolition Plan
1/8" = 1'-0"



2 Attic Plan
1/8" = 1'-0"

Grigonis/Forde Residence

3123 N St NW Washington DC 20007

Attic Floor Plans

06/10/2021

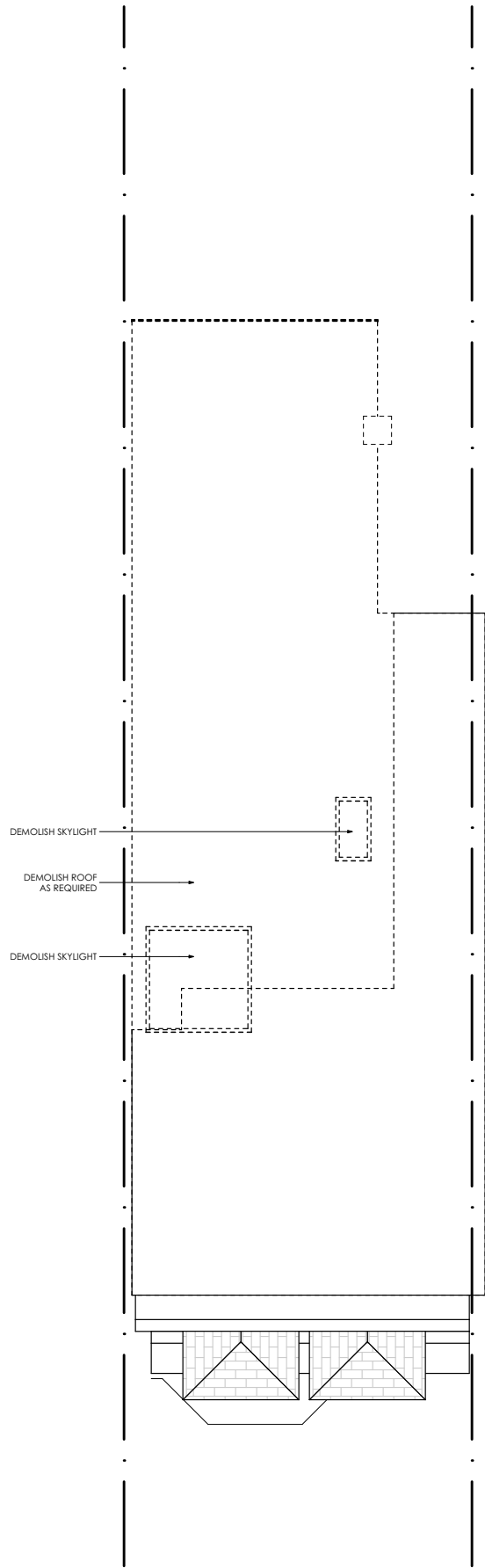
OGB Set

A1-3

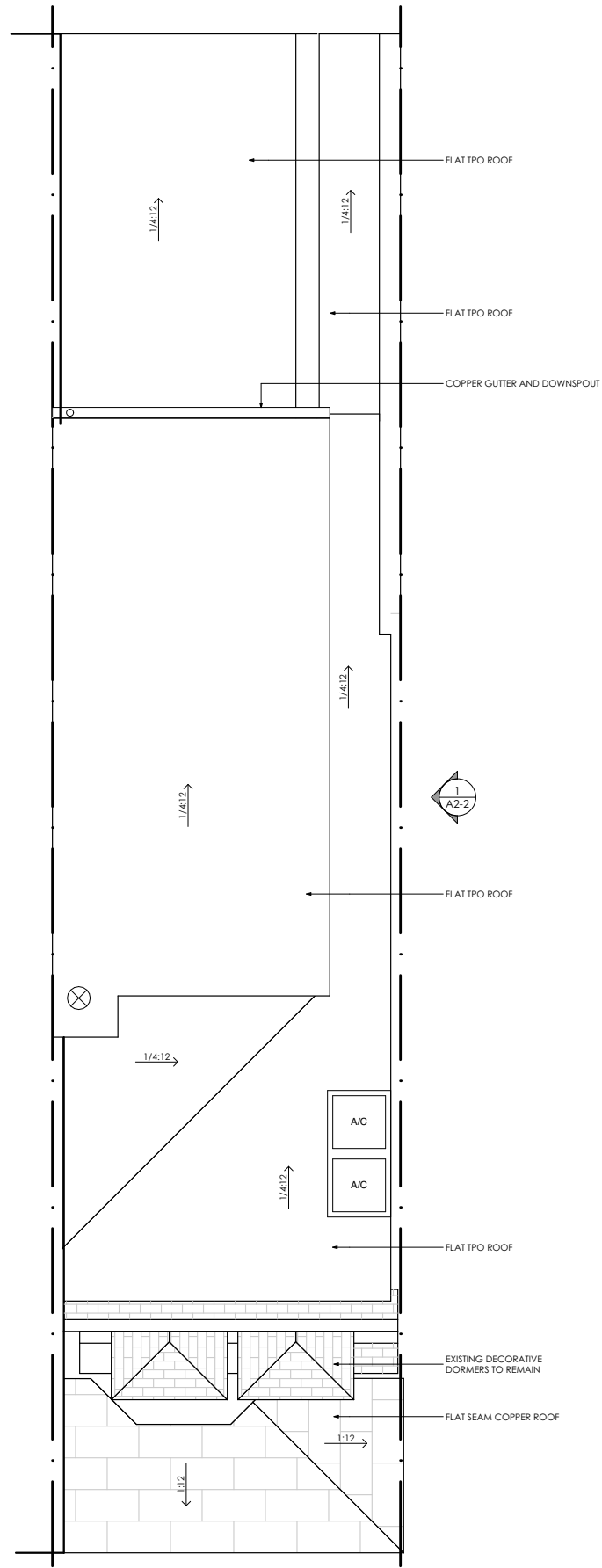
THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW
WASHINGTON DC 20016
202 686-6563
WWW.THOMSONCOOKE.COM

© THOMSON&COOKE Architects pllc



1 Roof Demolition Plan
1/8" = 1'-0"



2 Roof Plan
1/8" = 1'-0"

THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW
WASHINGTON DC 20016
202 686-6563
WWW.THOMSON&COOKE.COM

Grigonis/Forde Residence

3123 N St NW Washington DC 20007

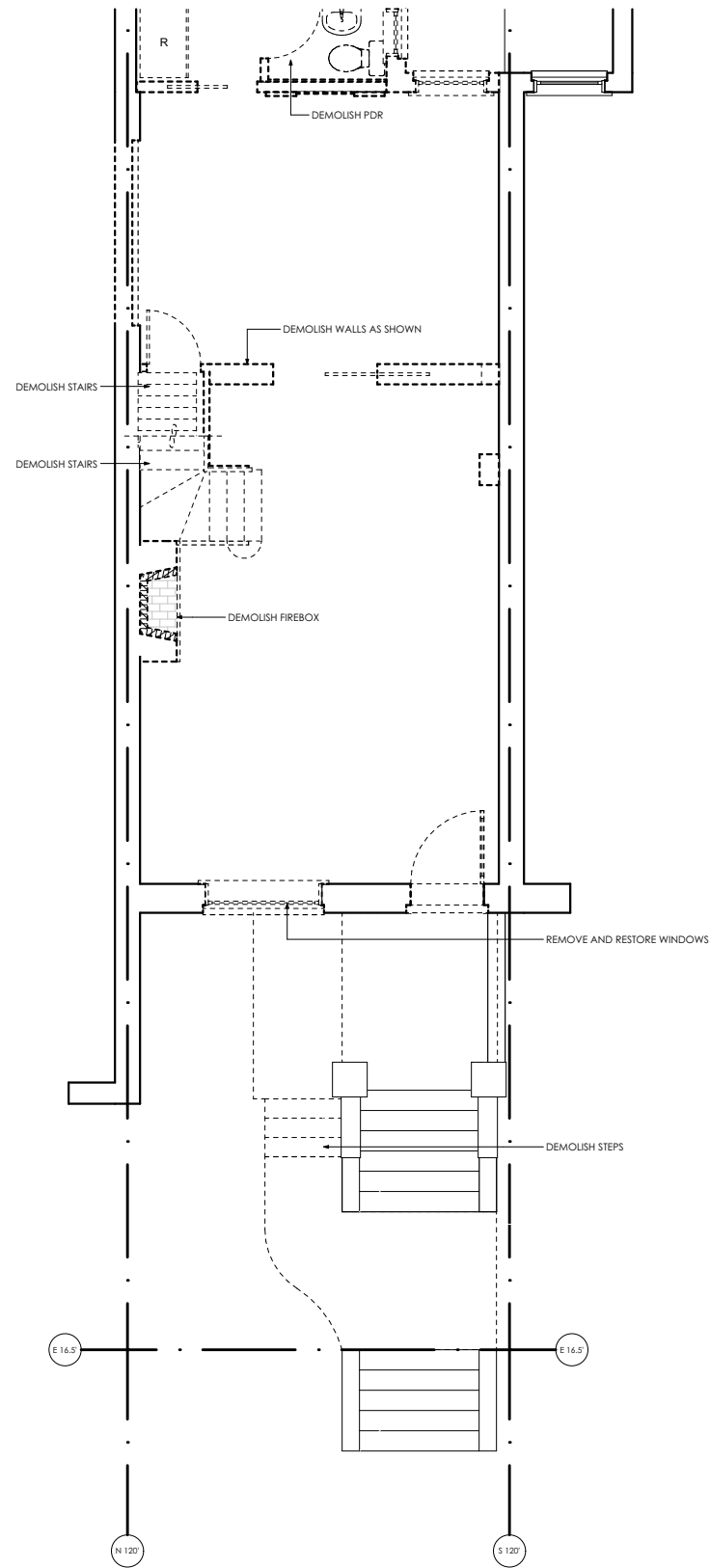
© THOMSON&COOKE Architects pllc

Roof Plans

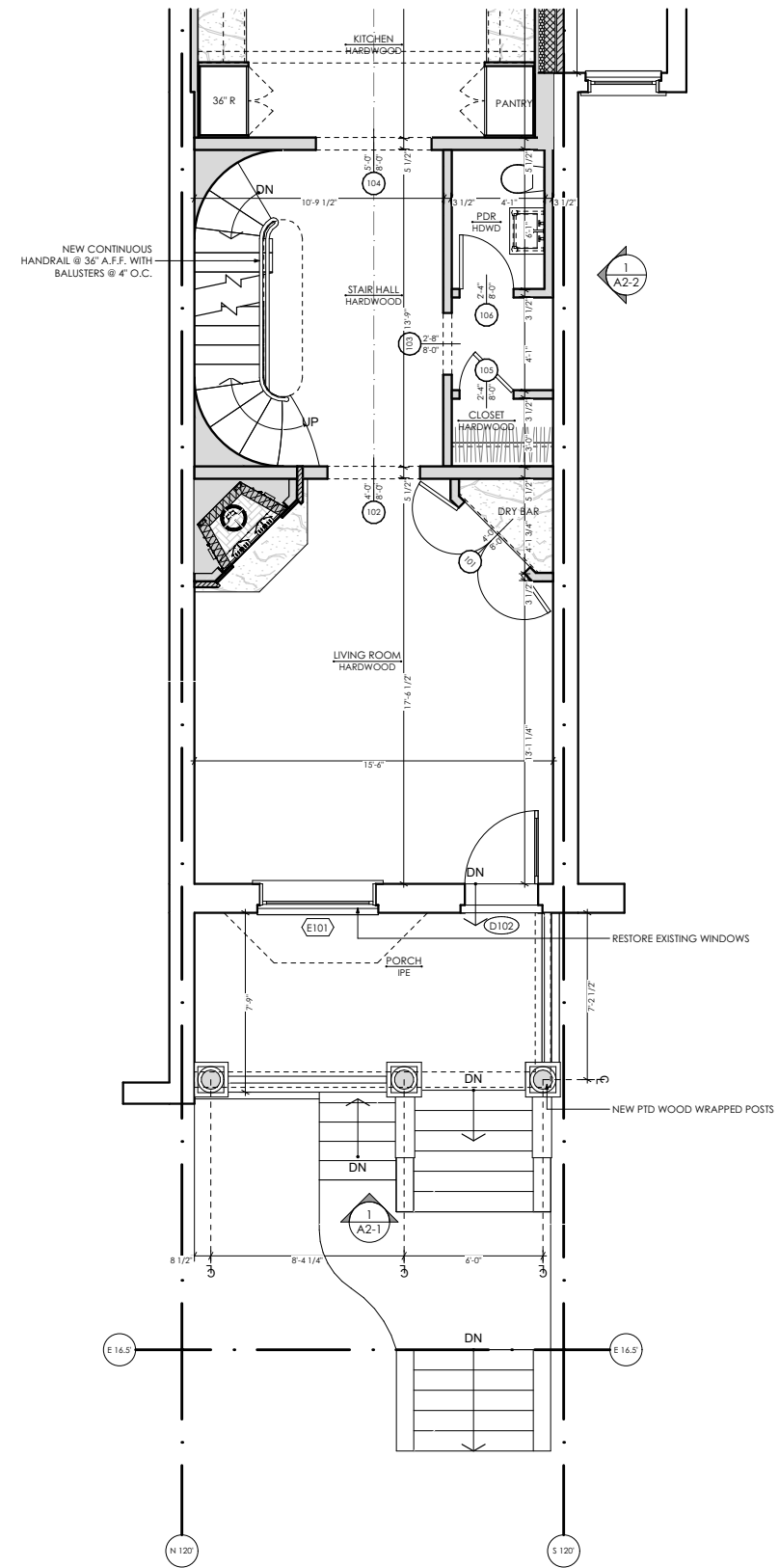
06/10/2021

OGB Set

A1-4



1 Yard Demolition Plan
1/8" = 1'-0"



2 Yard Plan
1/8" = 1'-0"

Grigonis/Forde Residence

3123 N St NW Washington DC 20007

THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW
WASHINGTON DC 20015
202 686.6563
WWW.THOMSON&COOKE.COM

© THOMSON&COOKE Architects plc

Front Yard Plans

06/10/2021

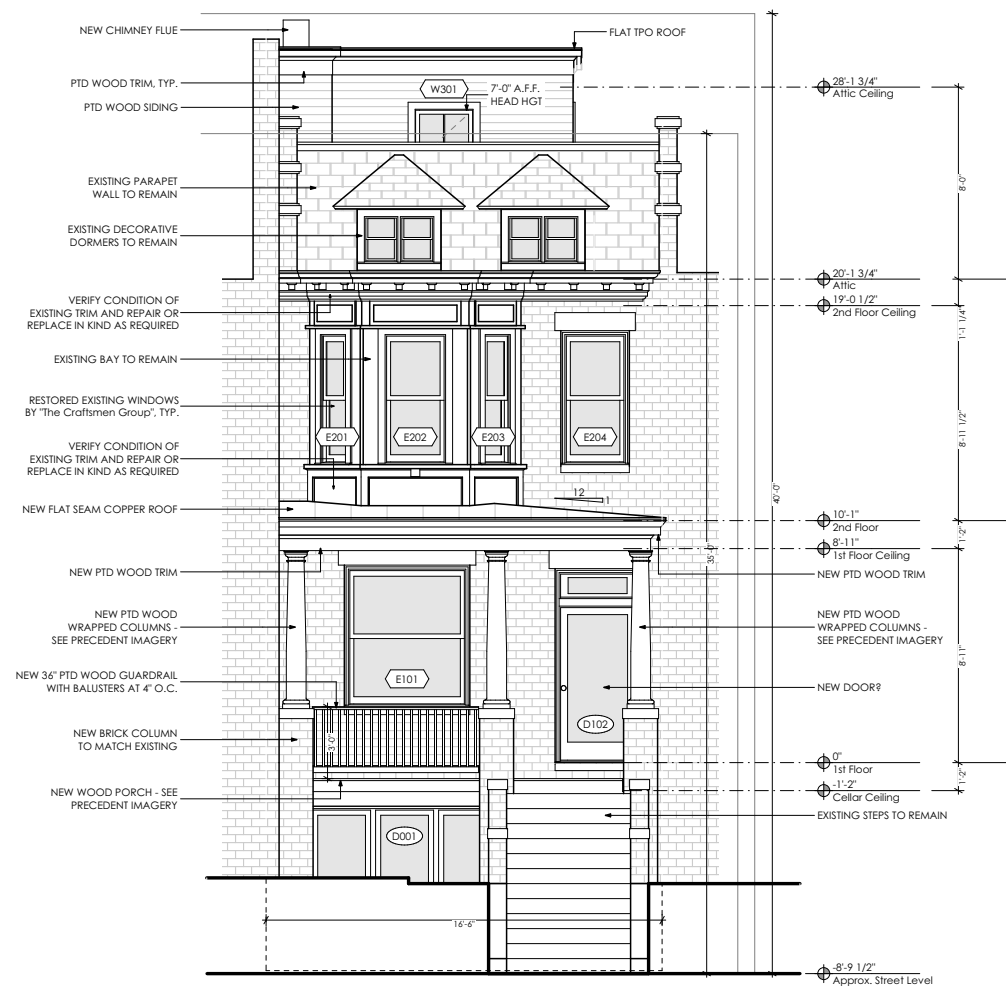
OGB Set

A1-5



1 Existing Front Elevation

1/8" = 1'-0"



2 Front Elevation

1/8" = 1'-0"

THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW
WASHINGTON DC 20016
202.686.6563
WWW.THOMSON&COOKE.COM

Grigonis/Forde Residence

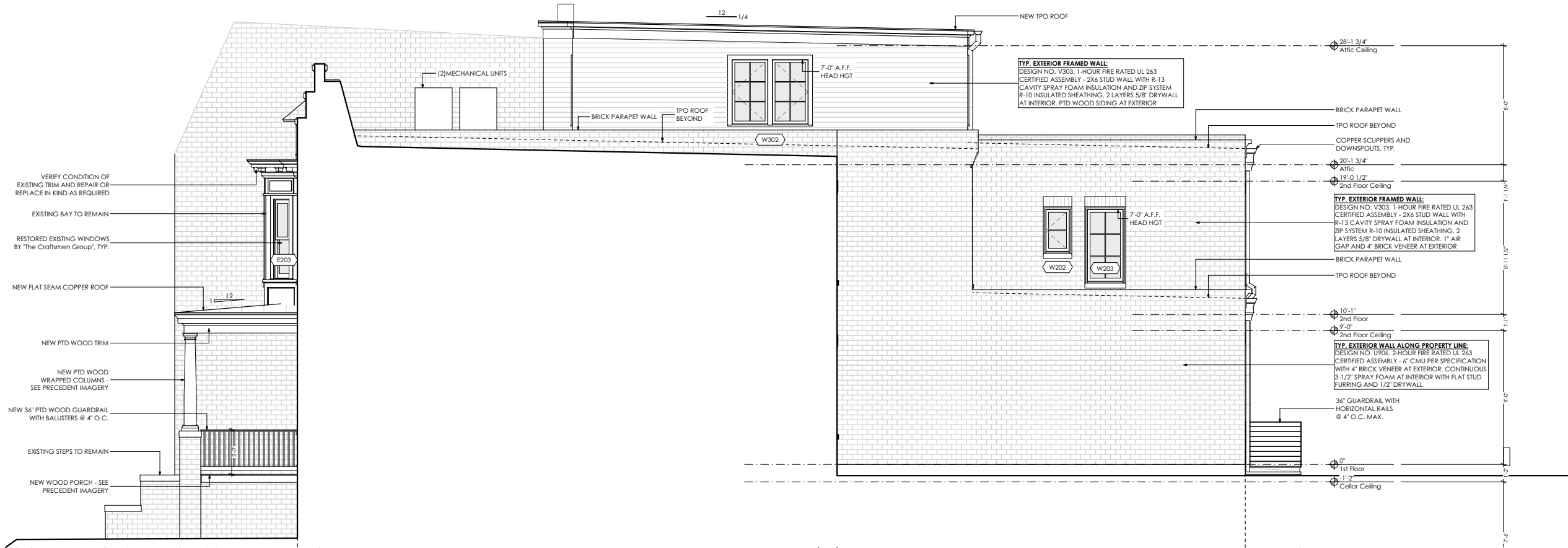
3123 N St NW Washington DC 20007

© THOMSON&COOKE Architects plc

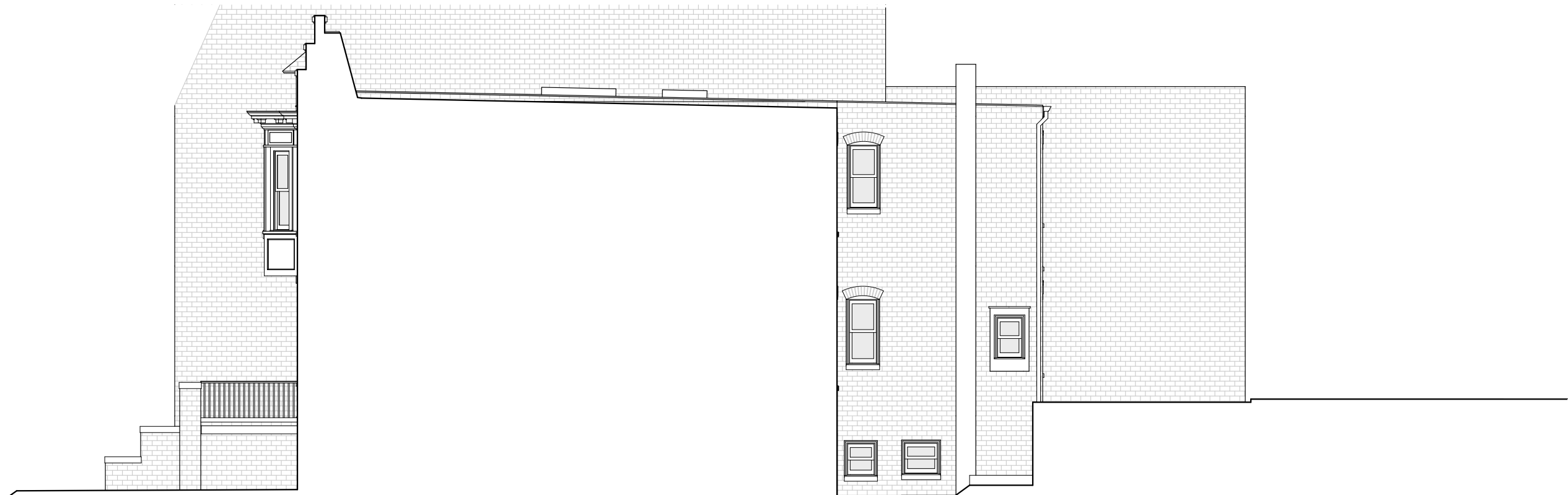
Front Elevation

06/10/2021 OGB Set

A2-1



2 Right Elevation
1/8" = 1'-0"



1 Existing Right Elevation
1/8" = 1'-0"

THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW
WASHINGTON DC 20015
202.686.6563
WWW.THOMSON&COOKE.COM

Grigonis/Forde Residence

3123 N St NW Washington DC 20007

© THOMSON&COOKE Architects pllc

Right Elevation

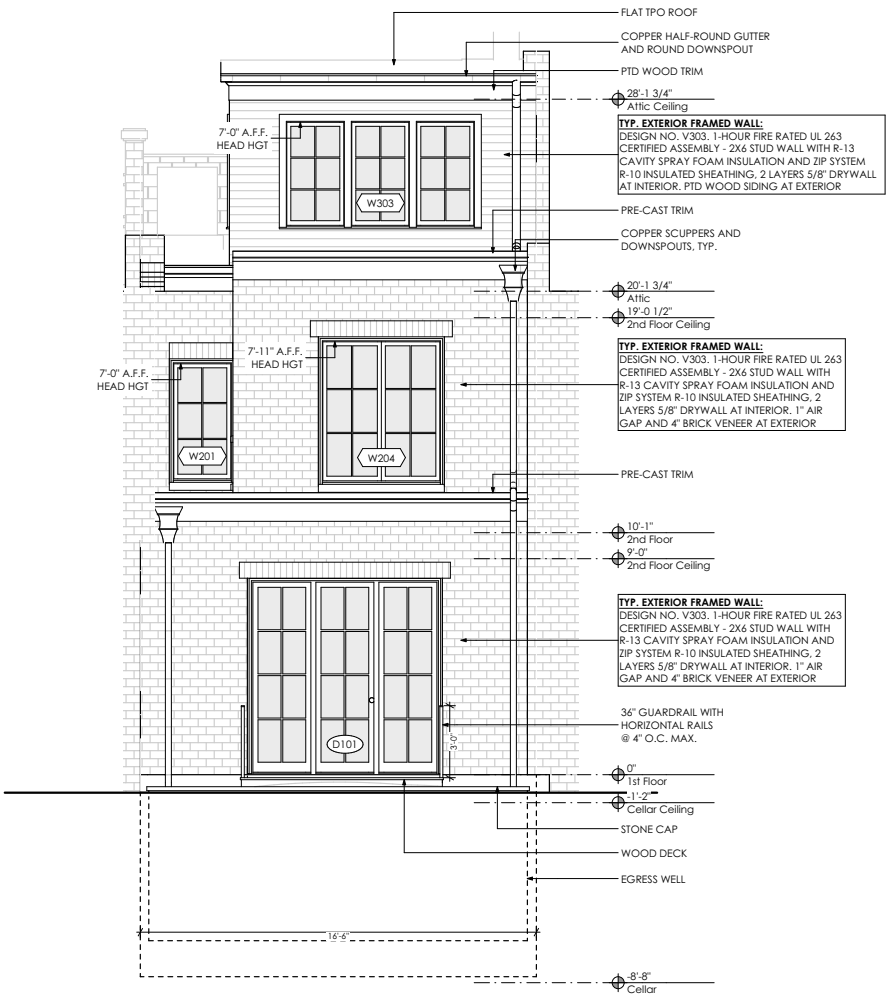
06/10/2021

OGB Set

A2-2



1 Existing Rear Elevation
1/8" = 1'-0"



2 Rear Elevation
1/8" = 1'-0"

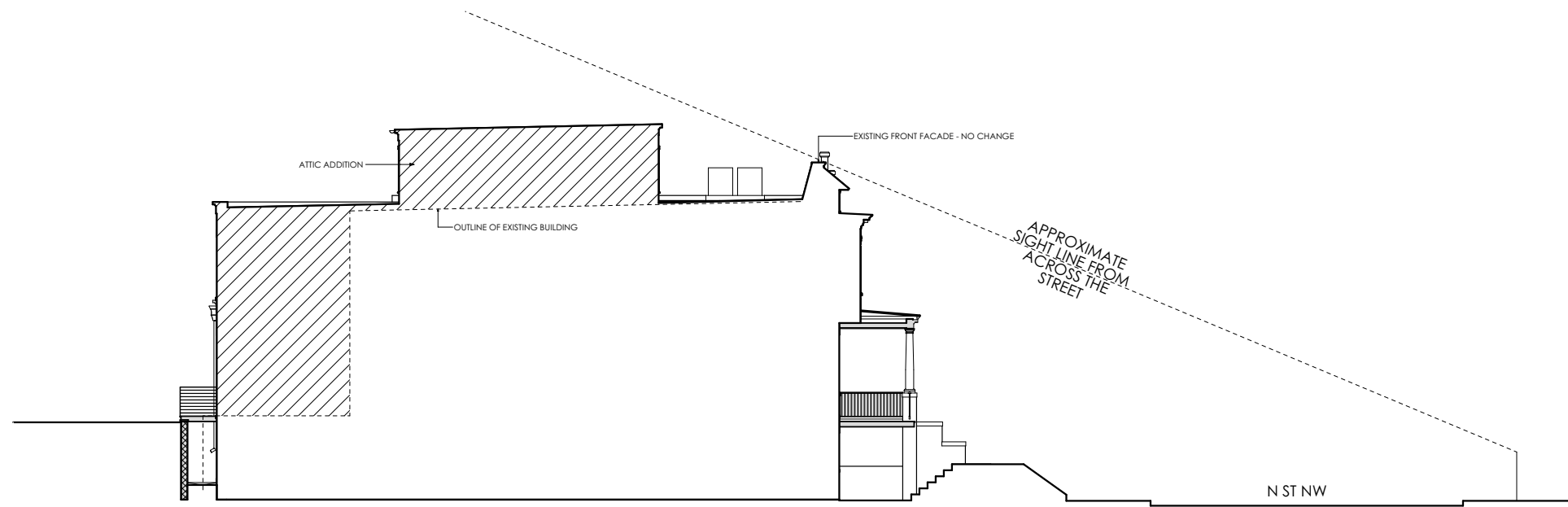
Grigonis/Forde Residence

3123 N St NW Washington DC 20007

Rear Elevation

06/10/2021

OGB Set



1 Approx. Sight Line
 1/16" = 1'-0"

THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW
 WASHINGTON DC 20016
 202 686-6563
 WWW.THOMSON&COOKE.COM

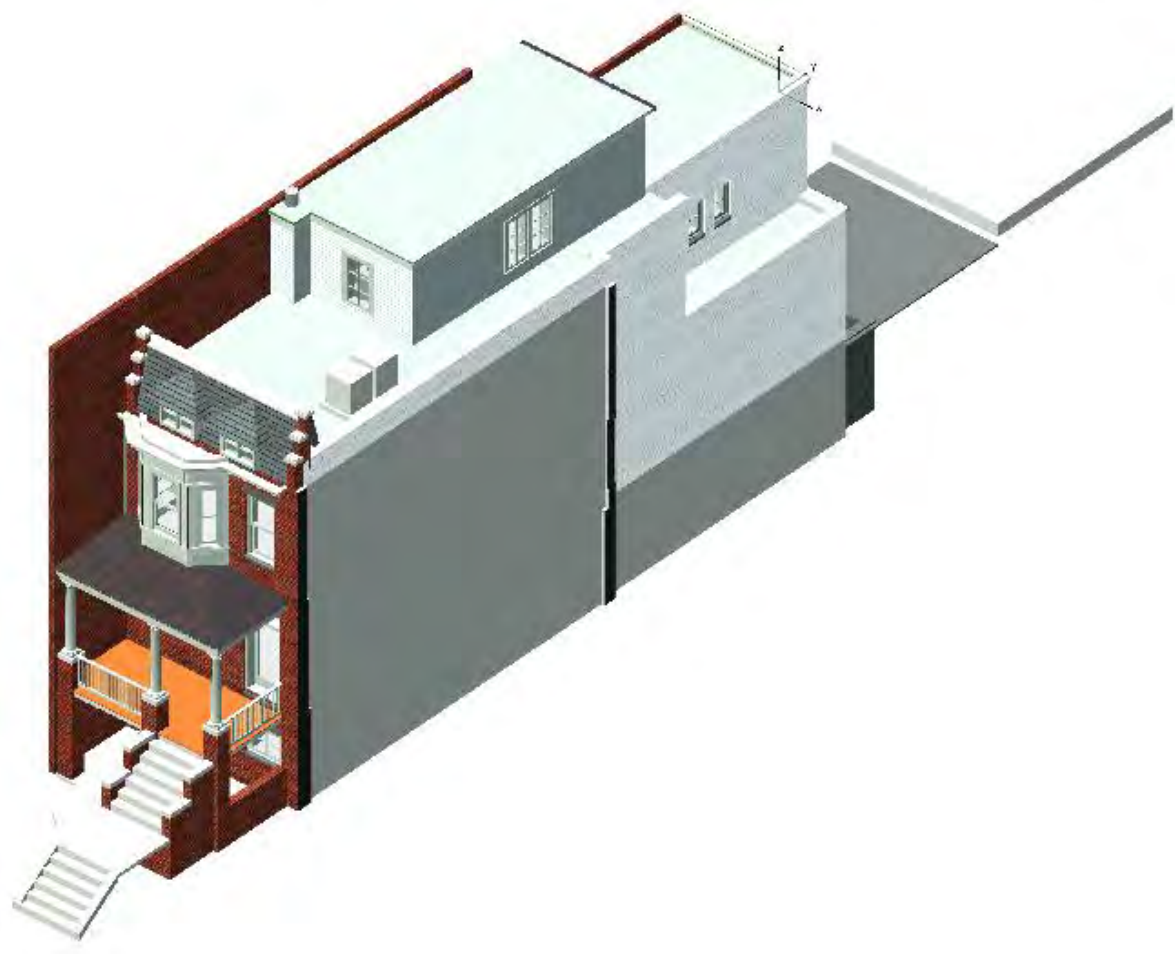
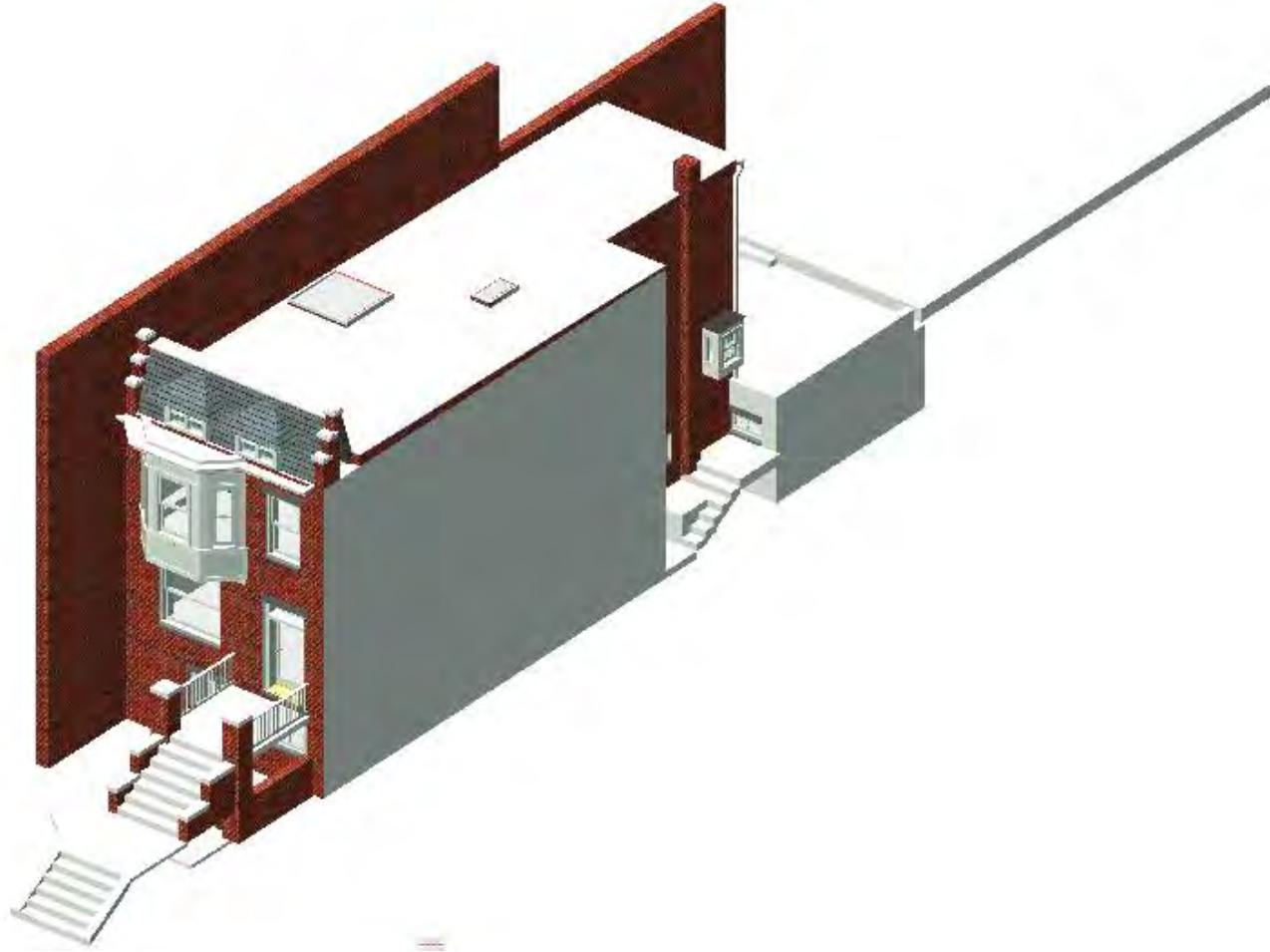
Grigonis/Forde Residence
 3123 N St NW Washington DC 20007

© THOMSON&COOKE Architects plc

Building Section

06/10/2021	OGB Set

A2-4



EXISTING 3D VIEW

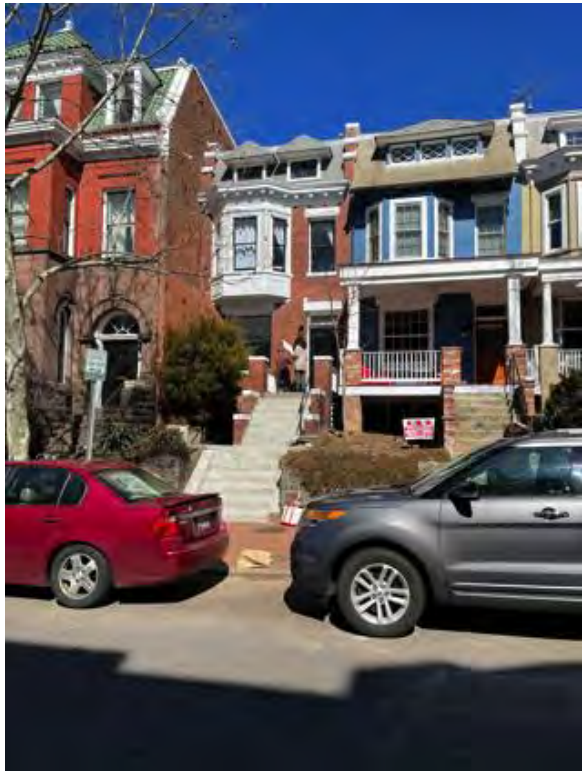
PROPOSED 3D VIEW

Grigonis/Forde Residence

3123 N St NW Washington DC 20007

3D Views

06/10/2021	OGB Set



VIEW FROM ACROSS N ST



FRONT ELEVATION



NEIGHBOR - RIGHT SIDE



VIEW FROM SIDEWALK



REAR ELEVATION

THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW
WASHINGTON DC 20016
202.686.6553
WWW.THOMSONCOOKE.COM

Grigonis/Forde Residence

3123 N St NW Washington DC 20007

Existing Photos

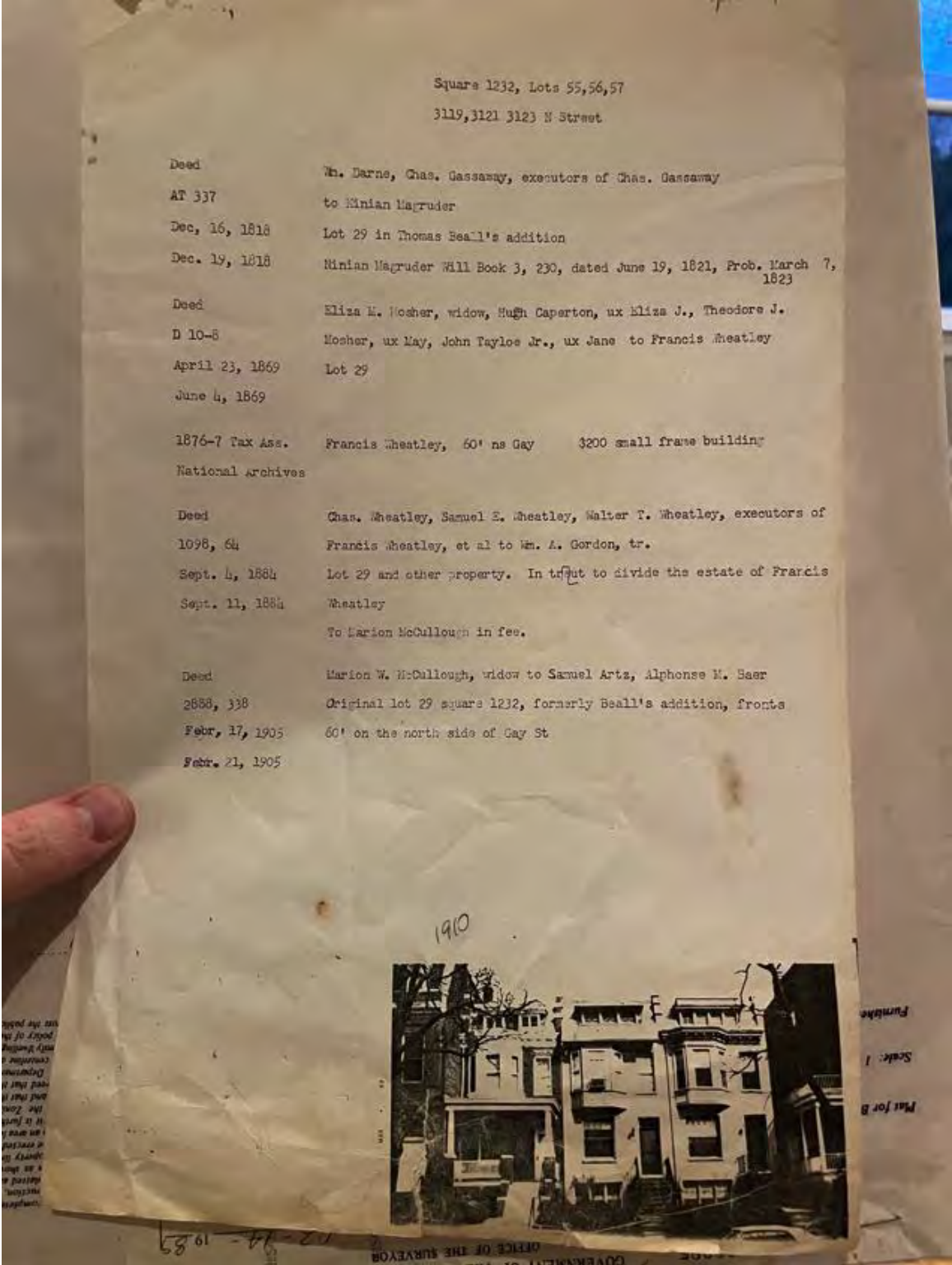
06/10/2021

OGB Set

PIC-1



ORIGINAL PORCHES



ORIGINAL PORCHES

Grigonis/Forde Residence

3123 N St NW Washington DC 20007

THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW
WASHINGTON DC 20015
202 686-6563
WWW.THOMSONCOOKE.COM

© THOMSON&COOKE Architects plc

Precedent Imagery

06/10/2021

OGB Set

PIC-2