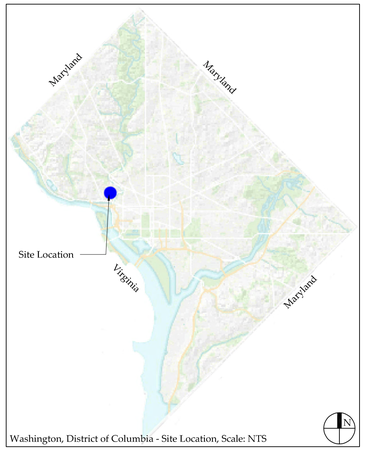
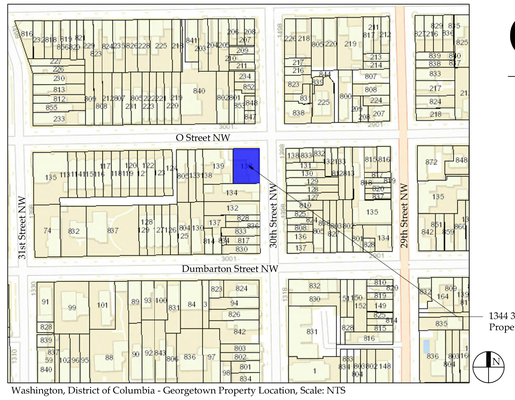
Georgetown Residence

1344 30th Street NW, Washington, DC 20007

Exterior Construction Permit Set - Windows & Doors
10 June 2022



Washington, District of Columbia - Site Location, Scale: NTS



Washington, District of Columbia - Georgetown Property Location, Scale: NTS

Project Permit Summary		
Permit Number	*Permit Issue*	*Scope of Work*
D2200045	12/17/21	Interior Non-Structural Demolition
B2203677	03/30/22	Building Underpinning
B2203677	03/30/22	Building Underpinning Rev 1
B2206431	06/09/22	Interior Construction
	Pending	Ext. Construction - Windows & Doors

Project Team

Owner	Architect	Contractor
1344 30th LLC 100 N Washington Blvd Sarasota, FL 34236 Contact: Christine Hamilton (Owners' Representative) 617.981.3321 chamilton@bridge-ferry.com EIN: 86-3226516	Smith & Hutton, LLC (SHA) 91 Chestnut Road Paoli, PA 19301 Contacts: Jennifer Smith, John Biggar, Chris Deemer, Alicia Camara 610.644.4400 jennifer@smithhutton.com john@smithhutton.com chris@smithhutton.com alicia@smithhutton.com	Zantzinger Inc 5141 MacArthur Blvd NW Washington, DC 20016 Contacts: Richard Zantzinger, Jonny Rogers 202.363.8501 richard@zantzingerbuilt.com, jr@zantzingerbuilt.com Lic No: 410519000640

Structural Engineer	Site Surveyor & Permit Processing
1200 Architectural Engineers, PLLC 210 N Lee Street - Suite 210 Alexandria, VA 22314 Contact: Christopher Cobb, P.E. Dean Tills 703.350.4151 ccobb@1200AE.com dtills@1200AE.com	CAS Engineering - DC, LLC 4836 MacArthur Boulevard, NW, 2nd FL Washington, DC 20007 Contact: David C. Landsman, PE, PLS 202.393.7200 david@cas-dc.com DC CBE LS54742112022

Building Area	
Lower Level	2,361 SF
First Floor	2,336 SF
Second Floor	2,741 SF
Third Floor	1,702 SF
Pool Cabana	185 SF
Total Net Area *"Note: Excludes Unconditioned Garage interior*	9,325 SF

Property Information	
Property Square	1242
Property Lot	0136
Ward	2
Lot Area	4,800SF
Property Zoning	R20

Applicable Codes

All work to be completed in accordance with applicable codes. Contractor is responsible for verifying all codes in effect prior to begining of construction, and should notify Architect of any discrepancies between these contract/scope of work documents and codes. Applicable codes include (but not limited to):

- 2015 International Residential Code (IRC)
- 2015 International Existing Building Code (IEBC) as amended by 12A/12B DCMR DC Construction Codes Supplement of 2017

Demolition General Notes

1. All demolition work shall comply with the District of Columbia building codes and all other applicable laws, rules, and regulations.
2. Contractor shall verify all dimensions and conditions at the site prior to commencement of demolition.
3. Debris and materials not to be reused are to be promptly removed from the site and to be disposed of in coordinate with local, state, and federal requirements.
4. The contractors shall review with the owner those materials which the owner wishes to retain, and are noted throughout these scope of work documents. Materials so designated shall be protected and prepared for storage. Contractors may be required to secure off site storage during this and future phases of this project. Architect may require access to stored and protected materials for the purposed of confirming dimensions, finishes, etc.
5. The contractor shall arrange for the proper discontinuance and/or relocation of all public utilities when required including sewers, water, gas, electric, and telephone. Any cost for these services shall be paid by the contractor.
6. Brace structure as required during demolition to prevent structural damage. Any cracking or other damage shall be repaired and refinished.
7. Protect exterior and interior walls, doors trim, handrails, stair treads, ceilings, and wood floors from unnecessary damage.
8. Damage to the structure or facilities on site caused by the demolition work shall be promptly repaired by the contractor to its original condition.
9. Erect and maintain, inside, temporary bracing, shoring, barricades, handrails, guard rails, warning signs, and guards, to protect the building and persons on the site as well as on adjacent areas.
10. Coordinate all work so as not to interfere with activities on adjacent properties. Contractor is responsible for communicating with neighbors where work may interfere with adjoining properties.
11. All work shall done so as not to damage structures or landscaping on adjacent properties.
12. The site shall be maintained in a clean and orderly manner during demolition. The contractor shall perform a complete cleanup at the end of demolition work.

Project Scope of Work:

Interior structural demolition, modification and reconstruction for single-family partially detached row-dwelling to install new interior walls, fixtures and finishes. Interior non-structural demolition covered under permit D2200045. Underpinning and temporary structure under permit B2203677.

Demolition
1. Remove select courtyard side windows and doors

Structural Modifications
1. Provide new steel beams to support new openings at courtyard.

Miscellaneous
1. Provide new waterproofing and pans at new exterior windows.
2. Maintain existing gutters, downspouts and collector boxes, provide new components to match existing materials as required.

Exterior
1. At O Street and 30th Street Facades, maintain existing historic windows, patch & repair existing sashes. Provide new storm windows.
2. At Courtyard provide new insulated glass windows by LePage Millwork in existing openings matching existing details. Provide new doors by LePage Millwork in existing and enlarged openings.

Note: The following General Notes are to be used in conjunction with the Contract Document drawing set, Scope of Work, Schedules and any other Specifications for the project.

GENERAL CONDITION NOTES

1. All codes having jurisdiction shall be observed strictly in the construction of the project, including all applicable state, city and county building, zoning, electrical, mechanical, plumbing and fire codes, latest editions. Contractor shall verify all code requirements and consult with local authorities before starting construction. If the Contractor is aware of any inconsistencies or apparent inconsistencies between the drawings and any applicable laws or codes, the Contractor shall be responsible to confirm conditions with Architect and coordinate and adjust the work to comply with applicable laws and codes.
2. AIA Document A201 "General Conditions of the Contract for Construction" shall apply and govern the work of this contract. Contractor shall refer to this document for the rules of all procedures, and where these may seem to Contractor to be unclear or where not entirely understood. Contractor shall request clarification or interpretation from the Architect.
3. Project requirements and specifications shall include AIA Document A201 General Conditions, and all other referenced AIA documents, and any Structural Engineering notes. These notes and documents shall be understood to apply to all architectural drawings as if printed thereon and bound therein.
4. All dimensions on all drawings are based on Architect's expectations of conditions anticipated. As project is built, some conditions and clearances may vary from those anticipated and indicated on drawings. If and when any discrepancies may be discovered, Contractor shall promptly notify Architect and request clarification / further information as may be required to resolve the matter. In certain instances, Architect may then defer to Owner or Contractor to make final determinations, but Architect shall be given this opportunity prior to Owner or Contractor making any conclusive decisions, so as to incorporate the Architect's possibly more comprehensive understanding and background about the project and issues than either Owner or Contractor may have.
5. Contractor shall not "scale" the drawings by measuring them with rule, tape, or scale, but shall follow all written dimensions as furnished by Architect. Report any dimensional discrepancies to Architect and request clarification or further information as required to resolve. Allow sufficient time for Architect's review and response.
6. The Architect/Engineer shall not be responsible for the safety and construction procedures, techniques, or the failure of the builder to carry out the work in accordance with the drawings or required codes.
7. Information on drawings that may be observed by Contractor to seem inconsistent or incomplete shall be noted by Contractor and referred to Architect for clarification and interpretation. Where any inconsistencies in drawing directives may appear, the more stringent requirement shall apply. Conditions and requirements indicated on largest scale drawings shall typically apply. When in any doubt, refer any apparent inconsistencies to Architect for best determination.
8. Contractor shall be responsible for securing and paying for all required permits and approvals for construction, and any and all required reviews by inspectors and other officials having jurisdiction over the project. Contractor shall include and incorporate all costs for these applications, reviews, approvals, and inspections within the project contract amount, unless otherwise agreed to in writing with the Owner.
9. All costs quoted by the Contractor for Allowances and Alternates shall be calculated and presented including all materials, products and labor as may be required to provide, install, and complete the finished project or portion of project, and shall also include any applicable shipping, taxes, storage and handling, and cleaning costs or fees.
10. All submissions shall be made by the Contractor to the Architect in timely manner to permit Architect an adequate review and response time. Untimely submission by Contractor shall not constitute emergency turn-around time for Architect.
11. All submissions from subcontractors or product suppliers shall first go through the General Contractor's office for advance review before submission to the Architect. When received by Architect submissions shall have been reviewed, stamped with date and annotated as required by the General Contractor so that Architect knows General Contractor has confirmed content and quality of product being submitted for application to the project, and compliance with the intent of the contract documents. Any submissions not so-reviewed and so-stamped in advance of Architect's receipt shall be returned to Contractor without Architect's review, for required review by Contractor and re-submission to Architect. Time delays in any such cases shall be the responsibility of the Contractor.
12. Contractor shall be responsible for all scheduling and completion of all tasks on schedule, and shall adjust all work accordingly to comply with schedule as agreed upon with Owner.
13. Contractor shall be responsible throughout the construction period for maintaining and protecting the property, the buildings, and all work against all weather effects, soiling, any trespassing, and all potential damages, and shall guard and protect against any hazardous conditions.
14. Demolition work shall at all times be subject to the direction and approval of the Owner. Unless otherwise noted, the term 'remove' shall become the property of the contractor and shall be promptly hauled away from the site with the exception of decorative lighting, plumbing and hardware. Contractor shall confirm these materials before removal. Materials shown on the drawings to be reused after removal or relocated shall be carefully disassembled, labeled and stored by the contractor and shall be approved for reuse by the owner or installed in another location as specified by the Architect or Owner.
15. Contractor shall be responsible for keeping all water from getting into any portions of the building or the Work, and shall maintain positive drainage around building perimeters at all times. Shelter and protect all materials that may be stockpiled on site, and keep all absorptive materials dry and covered against moisture. Allow any damp materials to dry out fully before enclosing or incorporating them into the building. All mold and mildewed materials discovered incorporated into the structure shall be removed and replaced by the Contractor with dry materials.
16. HVAC, Plumbing and Electrical systems have not been designed by the Architect. Contractor shall work directly with Owner to determine preferred systems, and shall prepare designs for full HVAC systems to Owner's requirements, including capacity for year-round occupancy. Architect has designed lighting and electrical outlet layouts, but not system requirements to serve these layouts. Contractor shall work directly with Owner to determine preferred systems, meter and panel locations, and capacities to meet Owner's requirements and all applicable codes. As systems are being determined and designed, Contractor shall submit coordinated shop drawings and other suitable documentation, including project plans, and fixture and appliance product catalog cuts to Architect for review for architectural coordination purposes.
17. These notes apply to all the Work of the Contract, and shall be understood to be a part of all the project drawings as if printed on each drawing of the project.
18. Contractor, all subcontractors, and their employees to adhere to the security of the building at all times including front door and any other access used.
19. See detailed notes on window and door schedules for information on hurricane code compliance and egress information.

Drawing List		Interior Demo D2200045	Underpin B2203677	Underpin Rev 1 B2203677	Interior Construction B2206431	Windows & Doors
#	*Title*					
Civil Engineering Drawings						
C1V001	Civil Cover Sheet	x	02/04/22	03/09/22	x	x
C1V002	Civil Cover Sheet Notes	x	02/04/22	03/09/22	x	x
C1V100	Existing Conditions Plan	x	02/04/22	03/09/22	x	x
C1V101	Demolition Sediment Control Plan	x	02/04/22	03/09/22	x	x
C1V200	Building Permit Site & Grading Plan	x	02/04/22	03/09/22	x	x
C1V300	Sediment Control Plan	x	02/04/22	03/09/22	x	x
C1V301	Sediment Control Notes	x	02/04/22	03/09/22	x	x
C1V302	Sediment Control Notes	x	02/04/22	03/09/22	x	x
C1V303	Sediment Control Details	x	02/04/22	03/09/22	x	x
Architectural Drawings						
A1.0	Cover Sheet	10/20/21	02/04/22	03/09/22	4/20/22	6/10/22
D2.0	Lower Level Interior Demolition Plan	10/20/21	02/04/22	03/09/22	4/20/22	x
D2.1	First Floor Interior Demolition Plan	10/20/21	02/04/22	03/09/22	4/20/22	x
D2.3	Second Floor Interior Demolition Plan	10/20/21	x	x	4/20/22	x
D2.4	Third Floor Interior Demolition Plan	10/20/21	x	x	4/20/22	x
A2.0	Lower Level New Work Plan	x	02/04/22	03/09/22	4/20/22	6/10/22
A2.1	First Floor New Work Plan	x	02/04/22	03/09/22	4/20/22	6/10/22
A2.2	Second Floor New Work Plan	x	x	x	4/20/22	6/10/22
A2.3	Third Floor New Work Plan	x	x	x	4/20/22	6/10/22
A3.1	Exterior Elevations	x	x	x	x	6/10/22
A3.2	Exterior Elevations	x	x	x	x	6/10/22
A3.3	Exterior Elevations	x	x	x	x	6/10/22
E2.0	Lower Level Electrical Plan	x	x	x	4/20/22	x
E2.1	First Floor Electrical Plan	x	x	x	4/20/22	x
E2.2	Second Floor Electrical Plan	x	x	x	4/20/22	x
E2.3	Third Floor Electrical Plan	x	x	x	4/20/22	x
A4.1	Building Sections	x	02/04/22	03/09/22	4/20/22	x
A4.2	Building Section	x	02/04/22	03/09/22	4/20/22	x
A4.3	Building Section	x	02/04/22	03/09/22	4/20/22	x
A5.1	Window Types	x	x	x	x	6/10/22
A5.2	Door Types	x	x	x	x	6/10/22
A5.3	Door Types	x	x	x	x	6/10/22
A5.4	Door Details	x	x	x	x	6/10/22
A5.5	Window Details	x	x	x	x	6/10/22
A6.1	Wall Sections	x	x	x	4/20/22	x
A6.2	Wall Sections	x	x	x	4/20/22	x
A7.1	Stair Details	x	x	x	4/20/22	x
A7.2	Stair Details	x	x	x	4/20/22	x
F1.0	Finish Schedule	x	x	x	4/20/22	x
Structural Engineering Drawings						
S001	General Notes	x	x	x	4/20/22	x
S002	Schedules & Legends	x	x	x	4/20/22	x
S004	Special Inspections	x	x	x	4/20/22	x
S010	Underpinning Notes	x	02/04/22	03/09/22	x	x
S011	Underpinning Details	x	02/04/22	03/09/22	x	x
S012	Schedule of Special Inspections	x	02/04/22	03/09/22	x	x
S100	Underpinning Plan	x	02/04/22	03/09/22	x	x
S101	First Floor Shoring	x	x	03/09/22	x	x
S102	Second Floor Shoring	x	x	03/09/22	x	x
S110	Details & Sections	x	x	03/09/22	x	x
S111	Details & Sections	x	x	03/09/22	x	x
S200	Foundation Plan	x	x	x	4/20/22	x
S201	First Floor Framing Plan	x	x	x	4/20/22	x
S202	Second Floor Framing Plan	x	x	x	4/20/22	x
S203	Third Floor Framing Plan	x	x	x	4/20/22	x
S204	Roof Framing Plan	x	x	x	4/20/22	x
S212	Expansion of Exterior Wall Openings	x	x	x	x	5/11/22
S300	Sections & Details	x	x	x	4/20/22	x
S301	Sections & Details	x	x	x	4/20/22	x
S302	Sections & Details	x	x	x	4/20/22	x
S400	Sections	x	x	x	4/20/22	x
Plumbing Engineering Drawings						
P-01	Plumbing Risers	x	02/04/22	02/04/22	2/4/22	x
Electrical Engineering Drawings						
E001	Electrical Res Load Calc & Panel Sch.	x	x	x	4/20/22	x
Mechanical Engineering Drawings						
M000	Mechanical Coversheet	x	x	x	4/20/22	x
M001	Mechanical Lower Level Floor Plan	x	x	x	4/20/22	x
M002	Mechanical First Floor Floor Plan	x	x	x	4/20/22	x
M003	Mechaincal Second Floor Floor Plan	x	x	x	4/20/22	x
M004	Mechanical Third Floor Floor Plan	x	x	x	4/20/22	x
M005	Mechanical Details	x	x	x	4/20/22	x

SMITH & HUTTON
architecture • interior design
Main Office
91 Chestnut Road, Suite B
Paoli, PA 19301
610.644.4400
New England Studio
5 Woodbury Lane
Nantucket, Massachusetts 02554
508.202.4587
www.smithhutton.com

Georgetown Residence
1344 30th Street NW
Washington DC 20007

DISTRICT OF COLUMBIA
ALICIA CAMARA
ARC40000031
LICENSED ARCHITECT

Cover Sheet

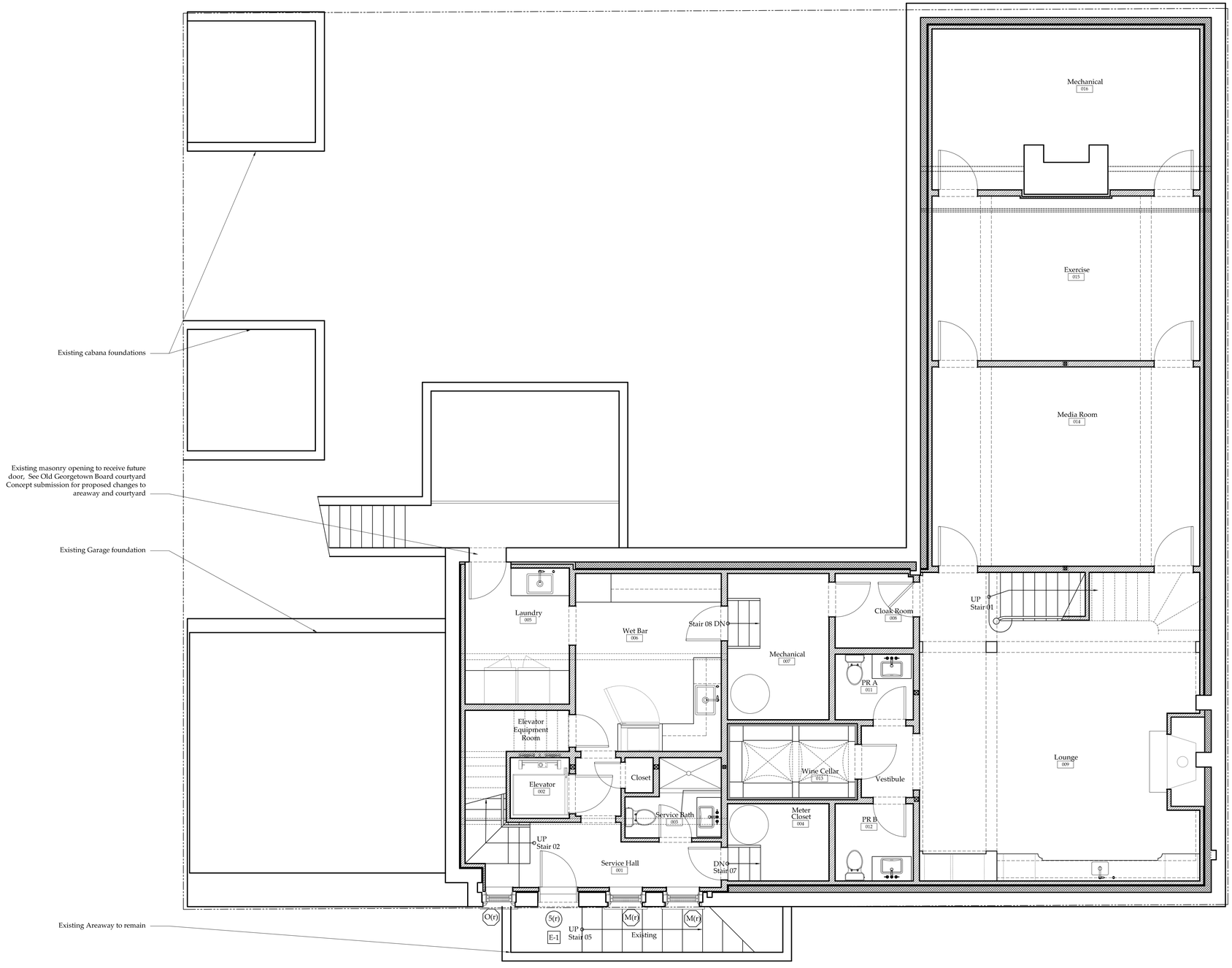
General Contractor
Zantzinger Inc
5141 MacArthur Blvd NW
Washington, DC 20016
Lic No: 410519000640

EXTERIOR CONSTRUCTION & OGB PERMIT SET
*For submission to Old Georgetown Board for Permit Approval
*Contractor to verify locations of all structural element.
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
05/11/2022 Exterior Construction & OGB Concept Submission Set
06/10/2022 Exterior Construction Permit Set

Project number: 21-58

A-1.0



1 Lower Level Plan
Scale: 1/4" = 1'-0"

Emergency Egress and Escape Openings					
#	Location	Opening Width	Opening Height	Egress Area (sqft)	Notes
1	Service Hall 001	3'-1"	6'-8"	20.55	Existing Door - no change
2	Entry 106	3'-1"	6'-9"	20.81	Existing Door - no change
3	Bed 2 200	2'-9.25"	1'-10"	5.08	Existing Window - no change
4	Master Bed 216	2'-6"	1'-10"	4.57	New window in existing masonry opening
5	Bed 3 302	2'-5.75"	1'-5.5"	3.62	New window in existing rough opening
6	Sitting Rm 305	2'-5.75"	1'-5.5"	3.62	New window in existing rough opening
7	Bed 5 310	2'-5.75"	1'-5.5"	3.62	New window in existing rough opening
8	Family Bed 313	2'-5.75"	1'-5.5"	3.62	New window in existing rough opening

Egress Notes:
1. Egress unit rough opening and masonry openings are existing.
2. New insulated glass replacement units to replace existing single panes units in-kind, maintaining all existing details, clearances, and opening.
3. All bedroom egress units previously provided egress to bedroom spaces, refer to interior construction permit B2206431. No change is occupancy use.
4. Exterior modifications contained within this application are subject to review by Commission of the Fine Arts Old Georgetown Board

Window & Door Notes
1. All window units at 30th & O Street facades on second floor to receive new exterior aluminum storm windows
2. All windows units at 30th & O Street facades on lower level, first floor, and third floor to receive new interior wood storm windows

Scope of Work Notes
1. Scope of work is limited to partial demolition of select structural exterior walls, and the installation of new exterior doors and windows, with new exterior trim on private courtyard side of house. Work to street facades is limited to restoration work on historic units only. Refer to the following permits for scope of work outside and in-addition to these documents:
   D2200045 - Interior non-structural demolition
   B2203677 - Foundation Underpinning and Temporary Structure
   B2206431 - Interior Construction
2. Contractor responsible for securing all necessary permits
3. Contractor is responsible for the removal of all excavated & demolished materials from the site. Dispose in a recognized dumping site.
4. Cap existing gas and water service lines for future connection to new services.

Demolition General Notes

1. Provide shoring/bracing as required throughout demolition and construction as required to protect existing structure. Refer to Structural Drawings for details
2. Verify locations of all existing structural elements match locations indicated on plans, notify Architect of any discrepancies

Drawing Key

- Existing Exterior Wall or Interior Partition to Remain
- New Interior Partition
- New Foundation Liner Wall, Refer to Structural Drawings
- Partition slated for demolition, refer to structural drawings for shoring and bracing details of load bering partitions. Non-load bearing partitions removed under Permit D2200045
- New Structural Column Refer to Structural Drawings
- Window Reference Tag
  (r) - Indicates existing unit to be refurbished, see A5 series drawings for details
  (n) - Indicates new unit by LePage Millwork, see A5 series drawings for details
- Door Reference Tag
  (r) - Indicates existing unit to be refurbished, see A5 series drawings for details
  (n) - Indicates new unit by LePage Millwork, see A5 series drawings for details

SMITH & HUTTON
architecture • interior design
Main Office
91 Chestnut Road, Suite B
Paoli, PA 19301
610.644.4400
New England Studio
5 Woodbury Lane
Nantucket, Massachusetts 02554
508.202.4587
www.smithhutton.com

Georgetown Residence
1344 30th Street NW
Washington DC 20007

DISTRICT OF COLUMBIA
ALICIA CAMARA
ARC40000031
LICENSED ARCHITECT
Alicia Camara

Lower Floor New Work Plan

General Contractor
Zantzinger Inc
5141 MacArthur Blvd NW
Washington, DC 20016
Lic No: 410519000640

EXTERIOR CONSTRUCTION & OGB PERMIT SET
*For submission to Old Georgetown Board for Permit Approval
*Contractor to verify locations of all structural element.
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
05/11/2022 Exterior Construction & OGB Concept Submission Set
06/10/2022 Exterior Construction Permit Set

Project number: 21-58

A-2.0

Emergency Egress and Escape Openings					
#	Location	Opening Width	Opening Height	Egress Area (sqft)	Notes
1	Service Hall 001	3'-1"	6'-8"	20.55	Existing Door - no change
2	Entry 106	3'-1"	6'-9"	20.81	Existing Door - no change
3	Bed 2 200	2'-9.25"	1'-10"	5.08	Existing Window - no change
4	Master Bed 216	2'-6"	1'-10"	4.57	New window in existing masonry opening
5	Bed 3 302	2'-5.75"	1'-5.5"	3.62	New window in existing rough opening
6	Sitting Rm 305	2'-5.75"	1'-5.5"	3.62	New window in existing rough opening
7	Bed 5 310	2'-5.75"	1'-5.5"	3.62	New window in existing rough opening
8	Family Bed 313	2'-5.75"	1'-5.5"	3.62	New window in existing rough opening

Egress Notes:
1. Egress unit rough opening and masonry openings are existing.
2. New insulated glass replacement units to replace existing single panes units in-kind, maintaining all existing details, clearances, and opening.
3. All bedroom egress units previously provided egress to bedroom spaces, refer to interior construction permit B2206431. No change is occupancy use.
4. Exterior modifications contained within this application are subject to review by Commission of the Fine Arts Old Georgetown Board

Existing cabanas, see Old Georgetown Board Courtyard submission for proposed modifications

Existing courtyard, see Old Georgetown Board Courtyard Concept Submission for proposed modifications

See Old Georgetown Board Courtyard concept submission for proposed modifications at garage west side wall

Remove existing masonry wall to provide new openings, refer to structural drawings for shoring, bracing, and new head

Existing exterior top, repair existing damage stone and brick with inkind materials to match existing construction. Maintain existing iron work

1 First Floor Plan
Scale: 1/4" = 1'-0"

Window & Door Notes
1. All window units at 30th & O Street facades on second floor to receive new exterior aluminum storm windows
2. All windows units at 30th & O Street facades on lower level, first floor, and third floor to receive new interior wood storm windows

Scope of Work Notes
1. Scope of work is limited to partial demolition of select structural exterior walls, and the installation of new exterior doors and windows, with new exterior trim on private courtyard side of house. Work to street facades is limited to restoration work on historic units only. Refer to the following permits for scope of work outside and in-addition to these documents:
   D2200045 - Interior non-structural demolition
   B2203677 - Foundation Underpinning and Temporary Structure
   B2206431 - Interior Construction
2. Contractor responsible for securing all necessary permits
3. Contractor is responsible for the removal of all excavated & demolished materials from the site. Dispose in a recognized dumping site.
4. Cap existing gas and water service lines for future connection to new services.

Demolition General Notes
1. Provide shoring/bracing as required throughout demolition and construction as required to protect existing structure. Refer to Structural Drawings for details
2. Verify locations of all existing structural elements match locations indicated on plans, notify Architect of any discrepancies

Drawing Key
- Existing Exterior Wall or Interior Partition to Remain
- New Interior Partition
- New Foundation Liner Wall, Refer to Structural Drawings
- Partition slated for demolition, refer to structural drawings for shoring and bracing details of load bering partitions. Non-load bearing partitions removed under Permit D2200045
- New Structural Column Refer to Structural Drawings
- Window Reference Tag (r) - Indicates existing unit to be refurbished, see A5 series drawings for details (n) - Indicates new unit by LePage Millwork, see A5 series drawings for details
- Door Reference Tag (r) - Indicates existing unit to be refurbished, see A5 series drawings for details (n) - Indicates new unit by LePage Millwork, see A5 series drawings for details

SMITH & HUTTON
architecture • interior design
Main Office
91 Chestnut Road, Suite B
Paoli, PA 19301
610.644.4400
New England Studio
5 Woodbury Lane
Nantucket, Massachusetts 02554
508.202.4587
www.smithhutton.com

Georgetown Residence
1344 30th Street NW
Washington DC 20007

DISTRICT OF COLUMBIA
ALICIA CAMARA
ARC40000031
LICENSED ARCHITECT
Alicia Camara

First Floor New Work Plan

General Contractor
Zantzinger Inc
5141 MacArthur Blvd NW
Washington, DC 20016
Lic No: 410519000640

EXTERIOR CONSTRUCTION & OGB PERMIT SET
*For submission to Old Georgetown Board for Permit Approval
*Contractor to verify locations of all structural element.
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
05/11/2022 Exterior Construction & OGB Concept Submission Set
06/10/2022 Exterior Construction Permit Set

Project number: 21-58

A-2.1

1 Second Floor Plan
Scale: 1/4" = 1'-0"

Emergency Egress and Escape Openings					
#	Location	Opening Width	Opening Height	Egress Area (sqft)	Notes
1	Service Hall 001	3'-1"	6'-8"	20.55	Existing Door - no change
2	Entry 106	3'-1"	6'-9"	20.81	Existing Door - no change
3	Bed 2 200	2'-9.25"	1'-10"	5.08	Existing Window - no change
4	Master Bed 216	2'-6"	1'-10"	4.57	New window in existing masonry opening
5	Bed 3 302	2'-5.75"	1'-5.5"	3.62	New window in existing rough opening
6	Sitting Rm 305	2'-5.75"	1'-5.5"	3.62	New window in existing rough opening
7	Bed 5 310	2'-5.75"	1'-5.5"	3.62	New window in existing rough opening
8	Family Bed 313	2'-5.75"	1'-5.5"	3.62	New window in existing rough opening

Egress Notes:
1. Egress unit rough opening and masonry openings are existing.
2. New insulated glass replacement units to replace existing single panes units in-kind, maintaining all existing details, clearances, and opening.
3. All bedroom egress units previously provided egress to bedroom spaces, refer to interior construction permit B2206431. No change is occupancy use.
4. Exterior modifications contained within this application are subject to review by Commission of the Fine Arts Old Georgetown Board

Window & Door Notes
1. All window units at 30th & O Street facades on second floor to receive new exterior aluminum storm windows
2. All windows units at 30th & O Street facades on lower level, first floor, and third floor to receive new interior wood storm windows

Scope of Work Notes
1. Scope of work is limited to partial demolition of select structural exterior walls, and the installation of new exterior doors and windows, with new exterior trim on private courtyard side of house. Work to street facades is limited to restoration work on historic units only. Refer to the following permits for scope of work outside and in-addition to these documents:
   D2200045 - Interior non-structural demolition
   B2203677 - Foundation Underpinning and Temporary Structure
   B2206431 - Interior Construction
2. Contractor responsible for securing all necessary permits
3. Contractor is responsible for the removal of all excavated & demolished materials from the site. Dispose in a recognized dumping site.
4. Cap existing gas and water service lines for future connection to new services.

Demolition General Notes
1. Provide shoring/bracing as required throughout demolition and construction as required to protect existing structure. Refer to Structural Drawings for details
2. Verify locations of all existing structural elements match locations indicated on plans, notify Architect of any discrepancies

Drawing Key
- Existing Exterior Wall or Interior Partition to Remain
- New Interior Partition
- New Foundation Liner Wall, Refer to Structural Drawings
- Partition slated for demolition, refer to structural drawings for shoring and bracing details of load bering partitions. Non-load bearing partitions removed under Permit D2200045
- New Structural Column Refer to Structural Drawings
- Window Reference Tag (r) - Indicates existing unit to be refurbished, see A5 series drawings for details (n) - Indicates new unit by LePage Millwork, see A5 series drawings for details
- Door Reference Tag (r) - Indicates existing unit to be refurbished, see A5 series drawings for details (n) - Indicates new unit by LePage Millwork, see A5 series drawings for details

SMITH & HUTTON
architecture • interior design
Main Office
91 Chestnut Road, Suite B
Paoli, PA 19301
610.644.4400
New England Studio
5 Woodbury Lane
Nantucket, Massachusetts 02554
508.202.4587
www.smithhutton.com

Georgetown Residence
1344 30th Street NW
Washington DC 20007

DISTRICT OF COLUMBIA
ALICIA CAMARA
ARC40000031
LICENSED ARCHITECT

Second Floor New Work Plan

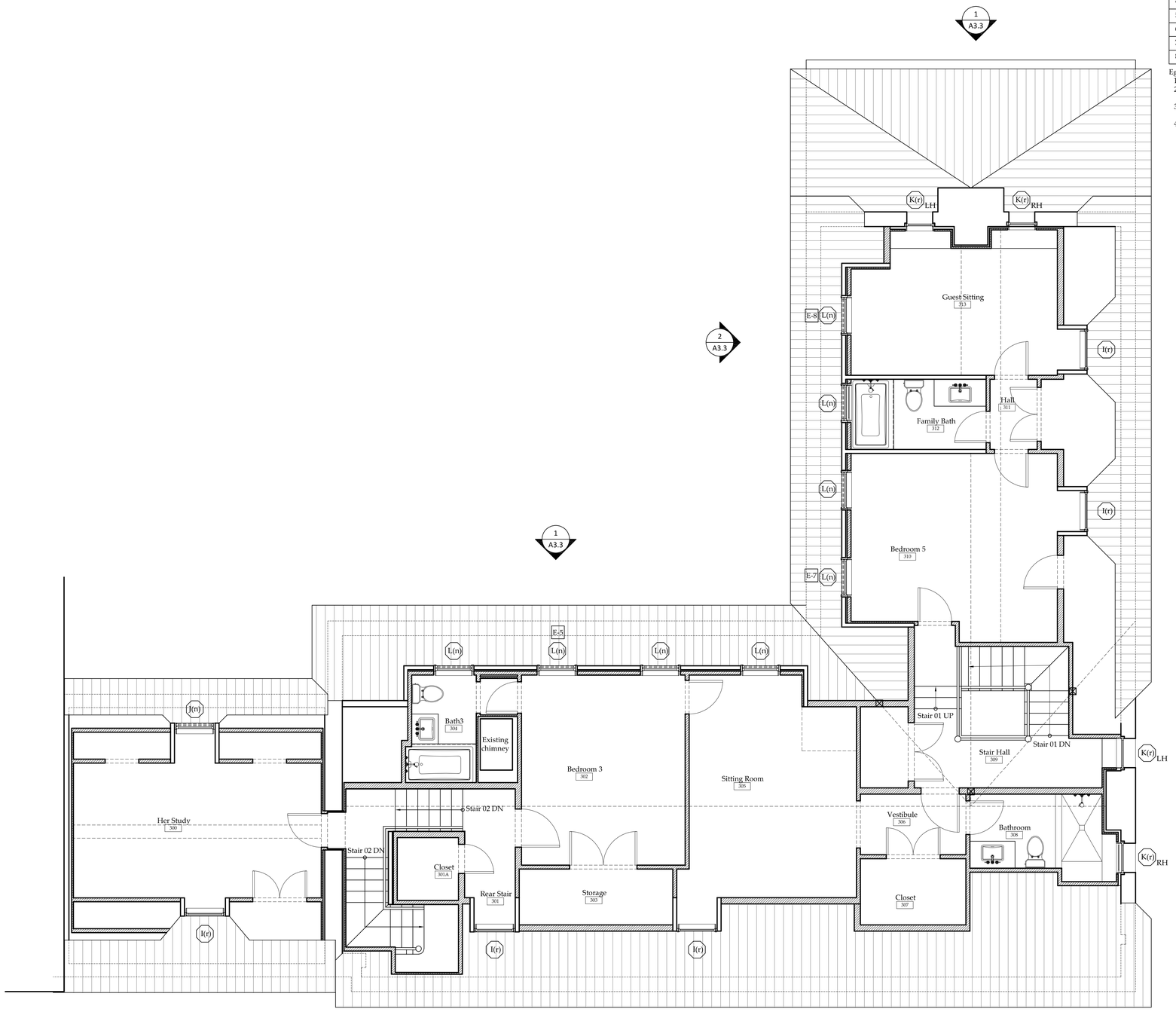
General Contractor
Zantzinger Inc
5141 MacArthur Blvd NW
Washington, DC 20016
Lic No: 410519000640

EXTERIOR CONSTRUCTION & OGB PERMIT SET
*For submission to Old Georgetown Board for Permit Approval
*Contractor to verify locations of all structural element.
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
05/11/2022 Exterior Construction & OGB Concept Submission Set
06/10/2022 Exterior Construction Permit Set

Project number: 21-58

A-2.2



1 Third Floor Plan
Scale: 1/4" = 1'-0"

1
A3.2

Emergency Egress and Escape Openings					
#	Location	Opening Width	Opening Height	Egress Area (sqft)	Notes
1	Service Hall 001	3'-1"	6'-8"	20.55	Existing Door - no change
2	Entry 106	3'-1"	6'-9"	20.81	Existing Door - no change
3	Bed 2 200	2'-9.25"	1'-10"	5.08	Existing Window - no change
4	Master Bed 216	2'-6"	1'-10"	4.57	New window in existing masonry opening
5	Bed 3 302	2'-5.75"	1'-5.5"	3.62	New window in existing rough opening
6	Sitting Rm 305	2'-5.75"	1'-5.5"	3.62	New window in existing rough opening
7	Bed 5 310	2'-5.75"	1'-5.5"	3.62	New window in existing rough opening
8	Family Bed 313	2'-5.75"	1'-5.5"	3.62	New window in existing rough opening

Egress Notes:
1. Egress unit rough opening and masonry openings are existing.
2. New insulated glass replacement units to replace existing single panes units in-kind, maintaining all existing details, clearances, and opening.
3. All bedroom egress units previously provided egress to bedroom spaces, refer to interior construction permit B2206431. No change is occupancy use.
4. Exterior modifications contained within this application are subject to review by Commission of the Fine Arts Old Georgetown Board

Window & Door Notes
1. All window units at 30th & O Street facades on second floor to receive new exterior aluminum storm windows
2. All windows units at 30th & O Street facades on lower level, first floor, and third floor to receive new interior wood storm windows

Scope of Work Notes
1. Scope of work is limited to partial demolition of select structural exterior walls, and the installation of new exterior doors and windows, with new exterior trim on private courtyard side of house. Work to street facades is limited to restoration work on historic units only. Refer to the following permits for scope of work outside and in-addition to these documents:
   D2200045 - Interior non-structural demolition
   B2203677 - Foundation Underpinning and Temporary Structure
   B2206431 - Interior Construction
2. Contractor responsible for securing all necessary permits
3. Contractor is responsible for the removal of all excavated & demolished materials from the site. Dispose in a recognized dumping site.
4. Cap existing gas and water service lines for future connection to new services.

Demolition General Notes

1. Provide shoring/bracing as required throughout demolition and construction as required to protect existing structure. Refer to Structural Drawings for details
2. Verify locations of all existing structural elements match locations indicated on plans, notify Architect of any discrepancies

Drawing Key

- Existing Exterior Wall or Interior Partition to Remain
- New Interior Partition
- New Foundation Liner Wall, Refer to Structural Drawings
- Partition slated for demolition, refer to structural drawings for shoring and bracing details of load bering partitions. Non-load bearing partitions removed under Permit D2200045
- New Structural Column Refer to Structural Drawings
- Window Reference Tag
  (r) - Indicates existing unit to be refurbished, see A5 series drawings for details
  (n) - Indicates new unit by LePage Millwork, see A5 series drawings for details
- Door Reference Tag
  (r) - Indicates existing unit to be refurbished, see A5 series drawings for details
  (n) - Indicates new unit by LePage Millwork, see A5 series drawings for details

SMITH & HUTTON
architecture • interior design
Main Office
91 Chestnut Road, Suite B
Paoli, PA 19301
610.644.4400
New England Studio
5 Woodbury Lane
Nantucket, Massachusetts 02554
508.202.4587
www.smithhutton.com

Georgetown Residence
1344 30th Street NW
Washington DC 20007

DISTRICT OF COLUMBIA
ALICIA CAMARA
ARC40000031
LICENSED ARCHITECT

Third Floor Interior New Work Plan

General Contractor
Zantzinger Inc
5141 MacArthur Blvd NW
Washington, DC 20016
Lic No: 410519000640

EXTERIOR CONSTRUCTION & OGB PERMIT SET
*For submission to Old Georgetown Board for Permit Approval
*Contractor to verify locations of all structural element.
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
05/11/2022 Exterior Construction & OGB Concept Submission Set
06/10/2022 Exterior Construction Permit Set

Project number: 21-58

A-2.3

1 East Elevation (along 30th Street Northwest)
Scale: 1/4" = 1'-0"

Emergency Egress and Escape Openings

#	Location	Opening Width	Opening Height	Egress Area (sqft)	Notes
1	Service Hall 001	3'-1"	6'-8"	20.55	Existing Door - no change
2	Entry 106	3'-1"	6'-9"	20.81	Existing Door - no change
3	Bed 2 200	2'-9.25"	1'-10"	5.08	Existing Window - no change
4	Master Bed 216	2'-6"	1'-10"	4.57	New window in existing masonry opening
5	Bed 3 302	2'-5.75"	1'-5.5"	3.62	New window in existing rough opening
6	Sitting Rm 305	2'-5.75"	1'-5.5"	3.62	New window in existing rough opening
7	Bed 5 310	2'-5.75"	1'-5.5"	3.62	New window in existing rough opening
8	Family Bed 313	2'-5.75"	1'-5.5"	3.62	New window in existing rough opening

Egress Notes:
1. Egress unit rough opening and masonry openings are existing.
2. New insulated glass replacement units to replace existing single panes units in-kind, maintaining all existing details, clearances, and opening.
3. All bedroom egress units previously provided egress to bedroom spaces, refer to interior construction permit B2206431. No change is occupancy use.
4. Exterior modifications contained within this application are subject to review by Commission of the Fine Arts Old Georgetown Board

SMITH & HUTTON
architecture • interior design
Main Office
91 Chestnut Road, Suite B
Paoli, PA 19301
610.644.4400
New England Studio
5 Woodbury Lane
Nantucket, Massachusetts 02554
508.202.4587
www.smithhutton.com

Georgetown Residence
1344 30th Street NW
Washington DC 20007

DISTRICT OF COLUMBIA
ALICIA CAMARA
ARC40000031
LICENSED ARCHITECT

Exterior Elevations

General Contractor
Zantzinger Inc
5141 MacArthur Blvd NW
Washington, DC 20016
Lic No: 410519000640

EXTERIOR CONSTRUCTION & OGB PERMIT SET
*For submission to Old Georgetown Board for Permit Approval
*Contractor to verify locations of all structural element.
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
05/11/2022 Exterior Construction & OGB Concept Submission Set
06/10/2022 Exterior Construction Permit Set

Project number: 21-58

A-3.1

1 North Elevation (along O Street)
Scale: 1/4" = 1'-0"

Emergency Egress and Escape Openings

#	Location	Opening Width	Opening Height	Egress Area (sqft)	Notes
1	Service Hall 001	3'-1"	6'-8"	20.55	Existing Door - no change
2	Entry 106	3'-1"	6'-9"	20.81	Existing Door - no change
3	Bed 2 200	2'-9.25"	1'-10"	5.08	Existing Window - no change
4	Master Bed 216	2'-6"	1'-10"	4.57	New window in existing masonry opening
5	Bed 3 302	2'-5.75"	1'-5.5"	3.62	New window in existing rough opening
6	Sitting Rm 305	2'-5.75"	1'-5.5"	3.62	New window in existing rough opening
7	Bed 5 310	2'-5.75"	1'-5.5"	3.62	New window in existing rough opening
8	Family Bed 313	2'-5.75"	1'-5.5"	3.62	New window in existing rough opening

Egress Notes:
1. Egress unit rough opening and masonry openings are existing.
2. New insulated glass replacement units to replace existing single panes units in-kind, maintaining all existing details, clearances, and opening.
3. All bedroom egress units previously provided egress to bedroom spaces, refer to interior construction permit B2206431. No change is occupancy use.
4. Exterior modifications contained within this application are subject to review by Commission of the Fine Arts Old Georgetown Board

SMITH & HUTTON
architecture • interior design
Main Office
91 Chestnut Road, Suite B
Paoli, PA 19301
610.644.4400
New England Studio
5 Woodbury Lane
Nantucket, Massachusetts 02554
508.202.4587
www.smithhutton.com

Georgetown Residence
1344 30th Street NW
Washington DC 20007

DISTRICT OF COLUMBIA
ALICIA CAMARA
ARC40000031
LICENSED ARCHITECT

Exterior Elevations

General Contractor
Zantzinger Inc
5141 MacArthur Blvd NW
Washington, DC 20016
Lic No: 410519000640

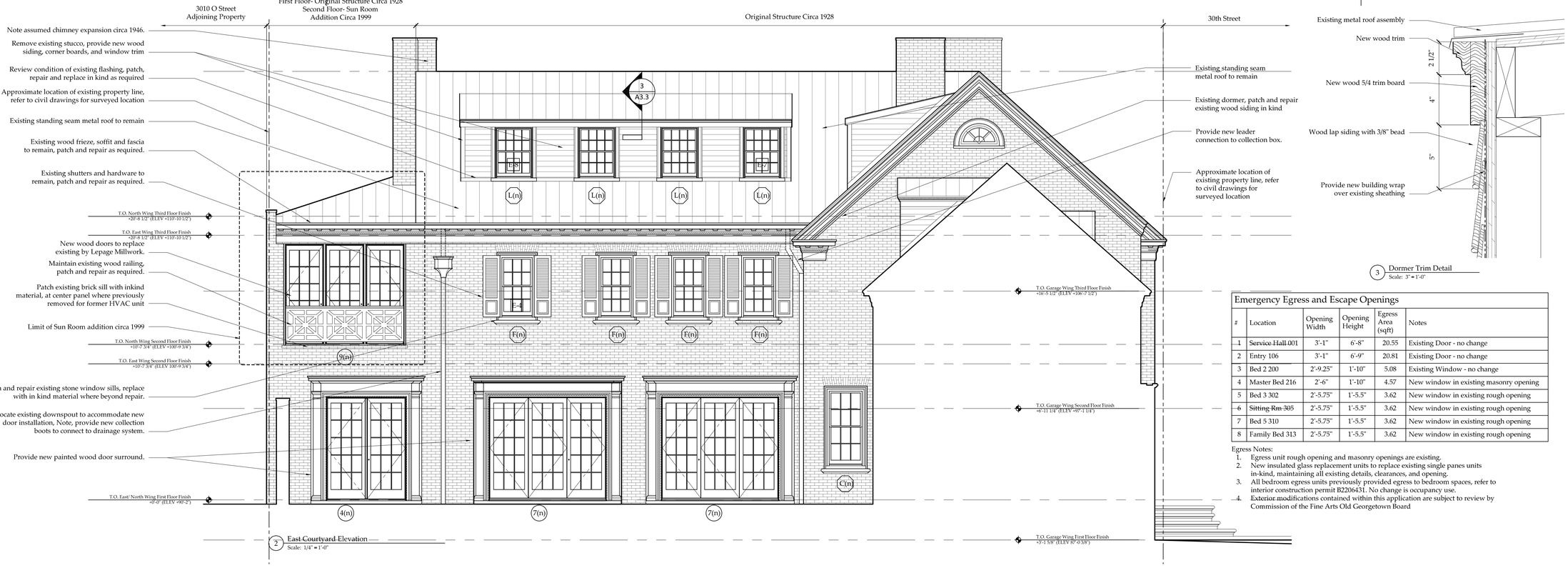
EXTERIOR CONSTRUCTION & OGB PERMIT SET
*For submission to Old Georgetown Board for Permit Approval
*Contractor to verify locations of all structural element.
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
05/11/2022 Exterior Construction & OGB Concept Submission Set
06/10/2022 Exterior Construction Permit Set

Project number: 21-58

A-3.2

1 West Elevation
Scale: 1/4" = 1'-0"



2 East Courtyard Elevation
Scale: 1/4" = 1'-0"

3 Dormer Trim Detail
Scale: 3" = 1'-0"

Emergency Egress and Escape Openings

#	Location	Opening Width	Opening Height	Egress Area (sqft)	Notes
~~1~~	~~Service Hall~~ 001	3'-1"	6'-8"	20.55	Existing Door - no change
2	Entry 106	3'-1"	6'-9"	20.81	Existing Door - no change
3	Bed 2 200	2'-9.25"	1'-10"	5.08	Existing Window - no change
4	Master Bed 216	2'-6"	1'-10"	4.57	New window in existing masonry opening
5	Bed 3 302	2'-5.75"	1'-5.5"	3.62	New window in existing rough opening
~~6~~	~~Sitting Rm~~ 305	2'-5.75"	1'-5.5"	3.62	New window in existing rough opening
7	Bed 5 310	2'-5.75"	1'-5.5"	3.62	New window in existing rough opening
8	Family Bed 313	2'-5.75"	1'-5.5"	3.62	New window in existing rough opening

Egress Notes:
1. Egress unit rough opening and masonry openings are existing.
2. New insulated glass replacement units to replace existing single panes units in-kind, maintaining all existing details, clearances, and opening.
3. All bedroom egress units previously provided egress to bedroom spaces, refer to interior construction permit B2206431. No change is occupancy use.
4. ~~Exterior~~ modifications contained within this application are subject to review by Commission of the Fine Arts Old Georgetown Board

SMITH & HUTTON
architecture • interior design
Main Office
91 Chestnut Road, Suite B
Paoli, PA 19301
610.644.4400
New England Studio
5 Woodbury Lane
Nantucket, Massachusetts 02554
508.202.4587
www.smithhutton.com

Georgetown Residence
1344 30th Street NW
Washington DC 20007

DISTRICT OF COLUMBIA
ALICIA CAMARA
ARC40000031
LICENSED ARCHITECT
Alicia Camara

Exterior Elevations

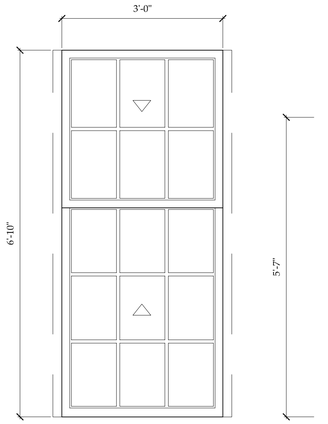
General Contractor
Zantzinger Inc
5141 MacArthur Blvd NW
Washington, DC 20016
Lic No: 410519000640

EXTERIOR CONSTRUCTION & OGB PERMIT SET
*For submission to Old Georgetown Board for Permit Approval
*Contractor to verify locations of all structural element.
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
05/11/2022 Exterior Construction & OGB Concept Submission Set
06/10/2022 Exterior Construction Permit Set

Project number: 21-58

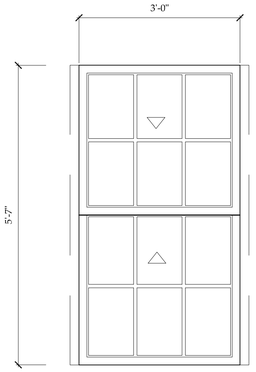
A-3.3



A(r)

Existing 6/9 Lite Double Hung Window

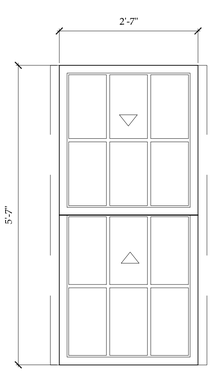
- Window to be refurbished using methods and materials to comply with the Commission of Fine Arts Old Georgetown Board requirements for historic preservation
- Replace all broken glass panes
- Removal and replace all glazing compound on all glass panes
- Remove existing painted finish, patch and repair all frames, stiles, and rails. Refinish all components per architects direction.
- Refurbish existing lift system with new brass chains reuse existing weights where applicable.
- Affix upper sash, and provide spray foam insulation in front half of weight box cavity.
- Provide new gasketing and weather stripping
- Remove existing storm windows and provide new interior wood framed.
- Refurbish existing iron security bars.
- Provide new interior hardware (lift and latch) by Classic Brass



B(r)

Existing 6/6 Lite Double Hung Window

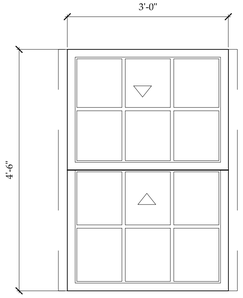
- Window to be refurbished using methods and materials to comply with the Commission of Fine Arts Old Georgetown Board requirements for historic preservation
- Replace all broken glass panes
- Removal and replace all glazing compound on all glass panes
- Remove existing painted finish, patch and repair all frames, stiles, and rails. Refinish all components per architects direction.
- Refurbish existing lift system with new brass chains reuse existing weights where applicable.
- Affix upper sash, and provide spray foam insulation in front half of weight box cavity.
- Provide new gasketing and weather stripping
- Remove existing storm windows and provide new woof framed interior storm window.
- Provide new interior hardware (lift and latch) by Classic Brass



C(n)

6/6 Lite Double Hung Window

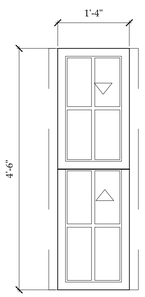
- Provide new wood weight and chain window in existing masonry opening. By Lepage Millwork to match existing details
- Red Grandis Construction, simulated divided light with black spacer bars.
- Painted interior per architects direction.
- Painted Exterior using Fine Paints of Europe, color per Architect direction
- Gasketing and weather stripping to color to match interior paint finish.
- Provide new interior hardware (lift and latch) by Classic Brass
- Putty Glaz with Davis glass stop
- Modify frame and sash dimensions as required to match existing details.
- Provide new wood framed exterior removable bug screen.



D(r)

Existing 6/6 Lite Double Hung Window

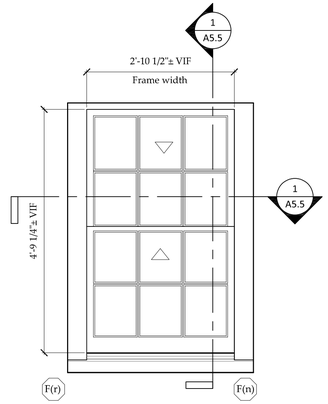
- Window to be refurbished using methods and materials to comply with the Commission of Fine Arts Old Georgetown Board requirements for historic preservation
- Replace all broken glass panes
- Removal and replace all glazing compound on all glass panes
- Remove existing painted finish, patch and repair all frames, stiles, and rails. Refinish all components per architects direction.
- Refurbish existing lift system with new brass chains reuse existing weights where applicable.
- Affix upper sash, and provide spray foam insulation in front half of weight box cavity.
- Provide new gasketing and weather stripping
- Remove existing storm windows and provide new wood framed interior storm unit.
- Provide new interior hardware (lift and latch) by Classic Brass



E(r)

Existing 4/4 Lite Double Hung Window

- Window to be refurbished using methods and materials to comply with the Commission of Fine Arts Old Georgetown Board requirements for historic preservation
- Replace all broken glass panes
- Removal and replace all glazing compound on all glass panes
- Remove existing painted finish, patch and repair all frames, stiles, and rails. Refinish all components per architects direction.
- Refurbish existing lift system with new brass chains reuse existing weights where applicable
- Affix upper sash, and provide spray foam insulation in front half of weight box cavity.
- Provide new gasketing and weather stripping
- Remove existing storm windows and provide new wood framed interior storm window.
- Provide new interior hardware (lift and latch) by Classic Brass



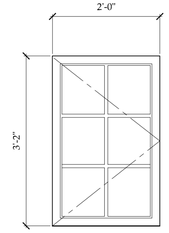
F(r) F(n)

Existing 6/6 Lite Double Hung Window

- Window to be refurbished using methods and materials to comply with the Commission of Fine Arts Old Georgetown Board requirements for historic preservation
- Replace all broken glass panes
- Removal and replace all glazing compound on all glass panes
- Remove existing painted finish, patch and repair all frames, stiles, and rails. Refinish all components per architects direction.
- Refurbish existing lift system with new brass chains reuse existing weights where applicable
- Affix upper sash, and provide spray foam insulation in front half of weight box cavity.
- Provide new gasketing and weather stripping
- Remove existing storm windows and provide new exterior aluminum triple track storm unit.
- Provide new interior hardware (lift and latch) by Classic Brass

6/6 Lite Double Hung Window

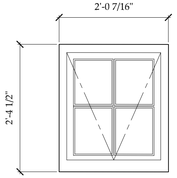
- Provide new wood weight and chain window in existing masonry opening. By Lepage Millwork
- Red Grandis Construction, simulated divided light with black spacer bars.
- Painted Exterior using Fine Paints of Europe, color per Architect direction
- Gasketing and weather stripping to color to match interior paint finish.
- Provide new interior hardware (lift and latch) by Classic Brass
- Putty Glaz with Davis glass stop
- Modify frame and sash dimensions as required to match existing details.
- Provide new wood framed exterior removable bug screen.



G(r)

Existing 6 Lite Inswing Casement Window

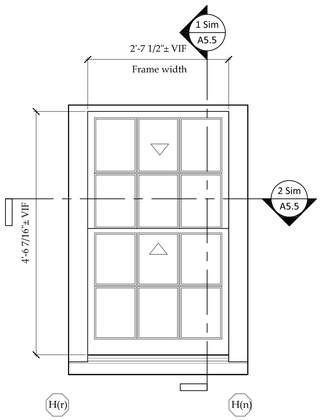
- Window to be refurbished using methods and materials to comply with the Commission of Fine Arts Old Georgetown Board requirements for historic preservation
- Replace all broken glass panes
- Removal and replace all glazing compound on all glass panes
- Remove existing painted finish, patch and repair all frames, stiles, and rails. Refinish all components per architects direction.
- Provide new gasketing and weather stripping
- Remove existing storm windows and provide new exterior aluminum unit
- Provide new interior hardware (hinges and latch) by Classic Brass



O(r)

Existing 4 Lite Inswing Hopper Window

- Window to be refurbished using methods and materials to comply with the Commission of Fine Arts Old Georgetown Board requirements for historic preservation
- Replace all broken glass panes
- Removal and replace all glazing compound on all glass panes
- Remove existing painted finish, patch and repair all frames, stiles, and rails. Refinish all components per architects direction.
- Provide new gasketing and weather stripping
- Remove existing storm windows and provide new wood framed interior storm unit
- Provide new interior hardware (hinges and latch) by Classic Brass



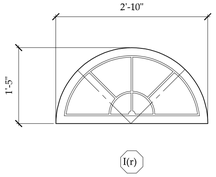
H(r) H(n)

Existing 6/6 Lite Double Hung Window

- Window to be refurbished using methods and materials to comply with the Commission of Fine Arts Old Georgetown Board requirements for historic preservation
- Replace all broken glass panes
- Removal and replace all glazing compound on all glass panes
- Remove existing painted finish, patch and repair all frames, stiles, and rails. Refinish all components per architects direction.
- Refurbish existing lift system with new brass chains reuse existing weights where applicable.
- Affix upper sash, and provide spray foam insulation in front half of weight box cavity.
- Provide new gasketing and weather stripping
- Remove existing storm windows and provide new aluminum triple track exterior storm units.
- Provide new interior hardware (lift and latch) by Classic Brass

6/6 Lite Double Hung Window

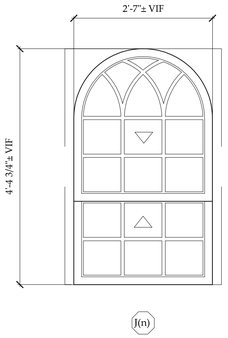
- Provide new wood weight and chain window in existing masonry opening. Basis of design: Lepage Millwork
- Red Grandis Construction, simulated divided light with black spacer bars.
- Painted interior per architects direction.
- Painted Exterior using Fine Paints of Europe, color per architects direction.
- Gasketing and weather stripping to color to match interior paint finish.
- Provide new interior hardware (lift and latch) by Classic Brass
- Putty Glaz with Davis glass stop
- Modify frame sash dimensions as required to match existing details.
- Provide new wood framed exterior removable bug screen.



I(r)

Existing 6 Lite Half Round Hopper Window

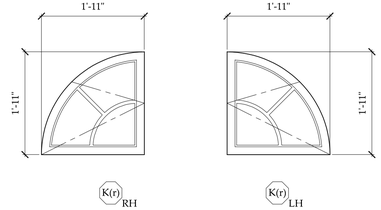
- Window to be refurbished using methods and materials to comply with the Commission of Fine Arts Old Georgetown Board requirements for historic preservation
- Replace all broken glass panes
- Removal and replace all glazing compound on all glass panes
- Remove existing painted finish, patch and repair all frames, stiles, and rails. Refinish all components per architects direction.
- Provide new gasketing and weather stripping
- Remove existing storm windows and provide new interior wood framed storm unit
- Provide new interior hardware (lift and latch) by Classic Brass



J(n)

12/6 Lite Art Top Double Hung Window

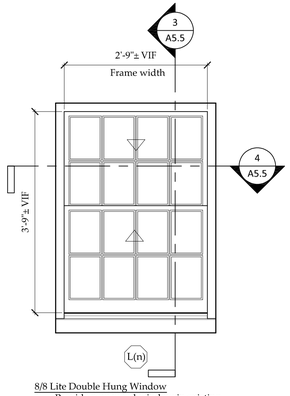
- Provide new wood weight and chain window in existing framed opening, Basis of design: Lepage Millwork
- Red Grandis Construction, simulated divided light with black spacer bars.
- Painted interior per architects direction.
- Painted Exterior using Fine Paints of Europe, color per architects direction.
- Gasketing and weather stripping to color to match interior paint finish.
- Provide new interior hardware (lift and latch) by Classic Brass
- Putty Glaz with Davis glass stop
- Modify frame sash dimensions as required to match existing details.
- Provide new wood framed exterior removable bug screen.



K(r) RH K(r) LH

Existing 3 Lite Inswing Casement Window

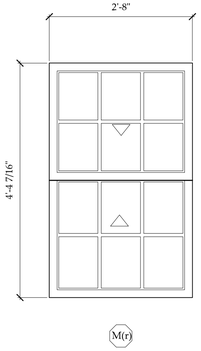
- Window to be refurbished using methods and materials to comply with the Commission of Fine Arts Old Georgetown Board requirements for historic preservation
- Replace all broken glass panes
- Removal and replace all glazing compound on all glass panes
- Remove existing painted finish, patch and repair all frames, stiles, and rails. Refinish all components per architects direction.
- Provide new gasketing and weather stripping
- Remove existing storm windows and provide new interior wood framed storm units
- Provide new interior hardware (lift and latch) by Classic Brass



L(n)

8/8 Lite Double Hung Window

- Provide new wood window in existing framed opening. Basis of design: Lepage Millwork XL windows
- Red Grandis Construction, simulated divided light with black spacer bars.
- Painted tnterior per architects direction.
- Painted Exterior using Fine Paints of Europe, color per Architects direction.
- Gasketing and weather stripping to color to match interior paint finish.
- Provide new interior hardware (lift and latch) by Classic Brass
- Putty Glaz with Davis glass stop
- Modify frame as required to match existing details.
- Provide new wood framed exterior removable bug screen.



M(r)

Existing 6/6 Lite Double Hung Window

- Window to be refurbished using methods and materials to comply with the Commission of Fine Arts Old Georgetown Board requirements for historic preservation
- Replace all broken glass panes
- Removal and replace all glazing compound on all glass panes
- Remove existing painted finish, patch and repair all frames, stiles, and rails. Refinish all components per architects direction.
- Refurbish existing lift system with new brass chains reuse existing weights where applicable.
- Affix upper sash, and provide spray foam insulation in front half of weight box cavity.
- Provide new gasketing and weather stripping
- Remove existing storm windows and provide new interior wood framed storm unit.
- Provide new interior hardware (lift and latch) by Classic Brass

1 Window Types
Scale: 3/4" = 1'-0"

SMITH & HUTTON
architecture • interior design
Main Office
91 Chestnut Road, Suite B
Paoli, PA 19301
610.644.4400
New England Studio
5 Woodbury Lane
Nantucket, Massachusetts 02554
508.202.4587
www.smithhutton.com

Georgetown Residence
1344 30th Street NW
Washington DC 20007

DISTRICT OF COLUMBIA
ALICIA CAMARA
ARC40000031
LICENSED
ARCHITECT

Alicia Camara

Window Types

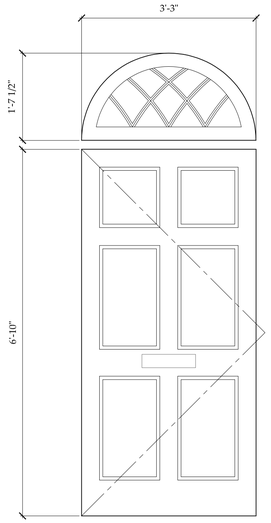
General Contractor
Zantzinger Inc
5141 MacArthur Blvd NW
Washington, DC 20016
Lic No: 410519000640

EXTERIOR CONSTRUCTION & OGB PERMIT SET
*For submission to Old Georgetown Board for Permit Approval
*Contractor to verify locations of all structural element.
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
05/11/2022 Exterior Construction & OGB Concept Submission Set
06/10/2022 Exterior Construction Permit Set

Project number: 21-58

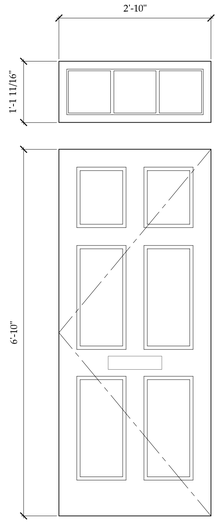
A-5.1



1(r)

Existing 6 Panel Wood Door with Half round Transom

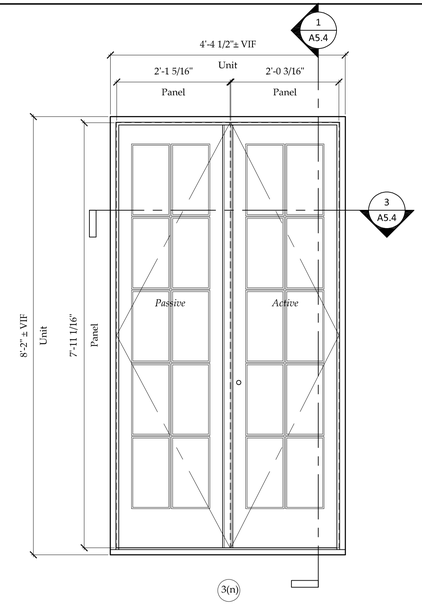
- Door to be refurbished using methods and materials to comply with the Commission of Fine Arts Old Georgetown Board requirements for historic preservation
- Replace all broken glass panes
- Removal and replace all glazing compound on all glass panes
- Remove existing painted finish, patch and repair all frames, stiles, and rails and panels. Refinish all components per architects direction.
- Provide new gasketing and weather stripping
- Provide new hardware by Classic Brass



2(r)

Existing 6 Panel Wood Door with Transom

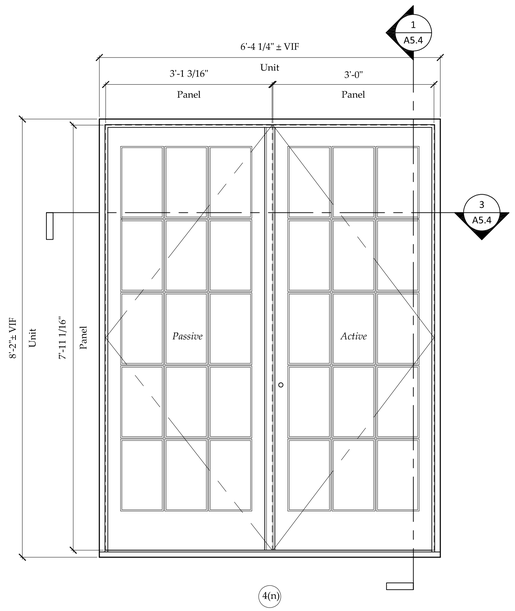
- Door to be refurbished using methods and materials to comply with the Commission of Fine Arts Old Georgetown Board requirements for historic preservation
- Replace all broken glass panes
- Removal and replace all glazing compound on all glass panes
- Remove existing painted finish, patch and repair all frames, stiles, and rails and panels. Refinish all components per architects direction.
- Provide new gasketing and weather stripping
- Provide new hardware by Classic Brass



3(n)

10 Lite Outswing French Door

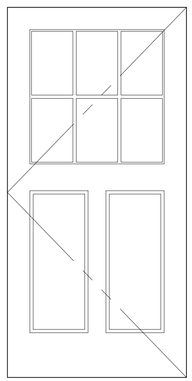
- Provide new wood door in existing masonry opening. Basis of design: Lepage Millwork
- Red Grandis construction, simulated divided light with black spacer bars.
- Painted interior per architects direction.
- Painted Exterior using Fine Paints of Europe, color per architects direction
- Gasketing and weather stripping to color to match interior paint finish.
- Provide new hardware by Classic Brass with multipoint locking system.
- Provide jamb mounted side pull retractable bug screens, basis of design Centor
- Putty glaz with davis glass stop.



4(n)

15 Lite Outswing French Door

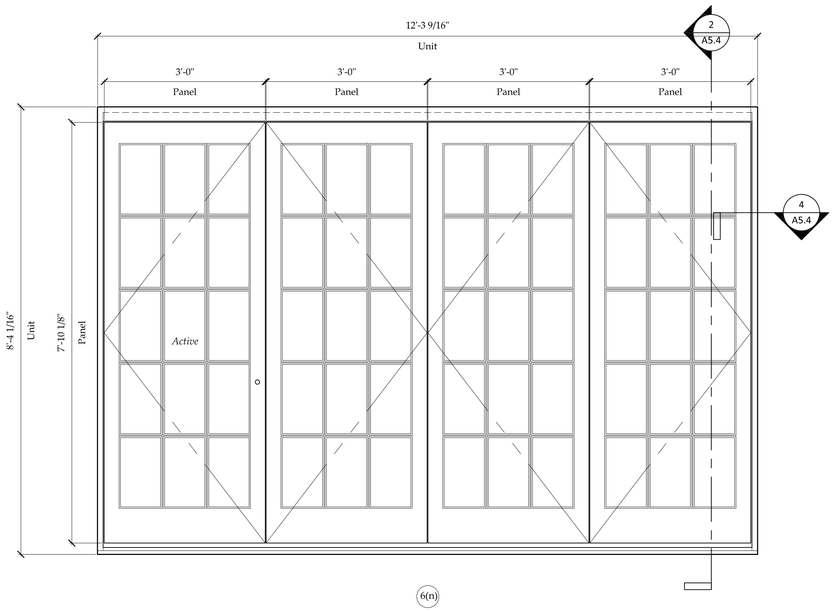
- Provide new wood door in existing masonry opening. Basis of design: Lepage Millwork
- Red Grandis Construction, simulated divided light with black spacer bars.
- Painted interior per architects direction.
- Painted Exterior using Fine Paints of Europe, color TBD pending OGB Approval
- Gasketing and weather stripping to color to match interior paint finish.
- Provide new hardware by Classic Brass with multipoint locking system.
- Provide jamb mounted side pull retractable bug screens, basis of design Centor
- Putty Glaz with Davis glass stop



5(r)

Existing 6 Lite 2 Panel Wood Door

- Door to be refurbished using methods and materials to comply with the Commission of Fine Arts Old Georgetown Board requirements for historic preservation
- Replace all broken glass panes
- Removal and replace all glazing compound on all glass panes
- Remove existing painted finish, patch and repair all frames, stiles, and rails and panels. Refinish all components per architects direction.
- Provide new gasketing and weather stripping
- Provide new hardware by Classic Brass
- Refinish existing metal security grill.



6(n)

15 Lite Outswing Multifold French Door

- Provide new wood door in existing masonry opening. Basis of design: Lepage Millwork.
- Red Grandis Construction, simulated divided light with black spacer bars.
- Painted interior per architects direction.
- Painted Exterior using Fine Paints of Europe, color per Architects direction.
- Gasketing and weather stripping to color to match interior paint finish.
- Provide new hardware by Classic Brass
- Provide jamb mounted side pull retractable bug screens, basis of design Centor
- Putty glaz with davis glass stop.

1 Door Types
Scale: 3/4" = 1'-0"

SMITH & HUTTON
architecture • interior design
Main Office
91 Chestnut Road, Suite B
Paoli, PA 19301
610.644.4400
New England Studio
5 Woodbury Lane
Nantucket, Massachusetts 02554
508.202.4587
www.smithhutton.com

Georgetown Residence

1344 30th Street NW
Washington DC 20007

DISTRICT OF COLUMBIA
ALICIA CAMARA
ARC40000031
LICENSED ARCHITECT

Alicia Camara

Door Types

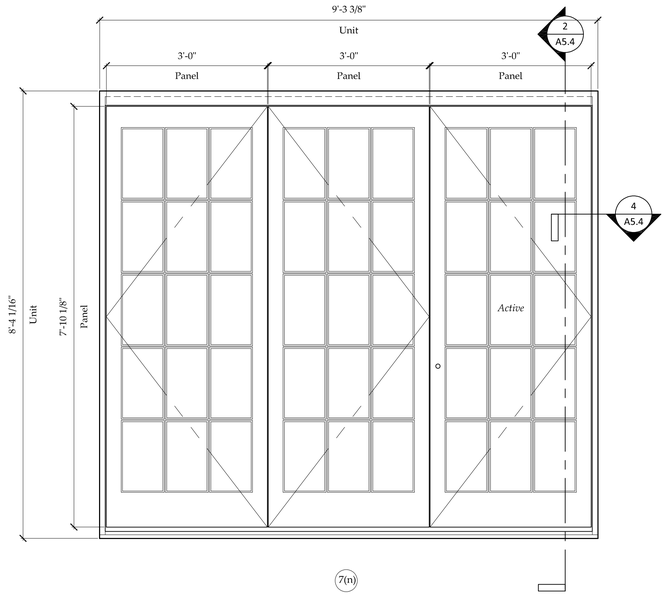
General Contractor
Zantzinger Inc
5141 MacArthur Blvd NW
Washington, DC 20016
Lic No: 410519000640

EXTERIOR CONSTRUCTION & OGB PERMIT SET
*For submission to Old Georgetown Board for Permit Approval
*Contractor to verify locations of all structural element.
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
05/11/2022 Exterior Construction & OGB Concept Submission Set
06/10/2022 Exterior Construction Permit Set

Project number: 21-58

A-5.2



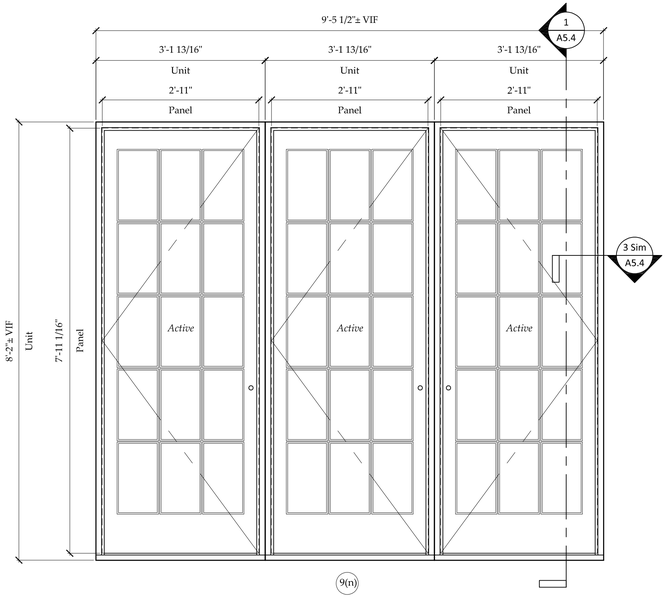
7(n)

15 Lite Outswing Multifold French Door

- Provide new wood door in new masonry opening. Basis of design: Lepage Millwork
- Red Grandis Construction, simulated divided light with black spacer bars.
- Painted interior per architects direction.
- Painted Exterior using Fine Paints of Europe, color per Architects direction.
- Gasketing and weather stripping to color to match interior paint finish.
- Provide new hardware by Classic Brass
- Provide jamb mounted side pull retractable bug screens, basis of design Centor
- Putty glaz with davis glass stop.

8(n)

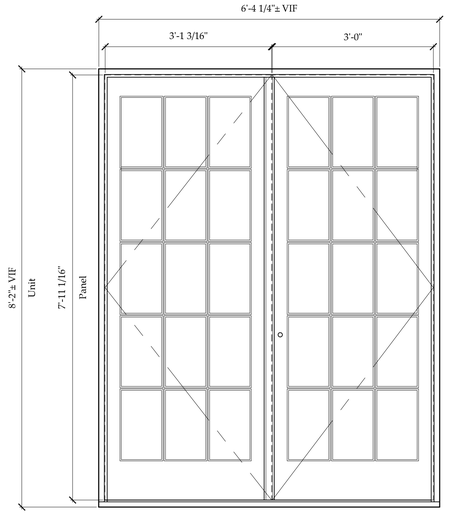
Reserved for Future Use



9(n)

15 Lite Inswing 3-Unit French Door

- Provide new wood door in existing masonry opening. Basis of design: Lepage Millwork
- Red Grandis Construction, simulated divided light with black spacer bars.
- Painted interior per architects direction.
- Painted Exterior using Fine Paints of Europe, color per Architects direction
- Gasketing and weather stripping to color to match interior paint finish.
- Provide new hardware by Classic Brass with multipoint locking system
- Provide jamb mounted side pull retractable bug screens, basis of design Phantom
- Putty glaz with davis glass stop.



10(n)

15 Lite Inswing French Door

- Provide new wood door in existing masonry opening. Basis of design: Lepage Industries
- Red Grandis Construction, simulated divided light with black spacer bars.
- Painted interior per architects direction.
- Painted Exterior using Fine Paints of Europe, color per Architects direction
- Gasketing and weather stripping to color to match interior paint finish.
- Provide new hardware by Classic Brass with multipoint locking system.
- Provide jamb mounted side pull retractable bug screens, basis of design Phantom
- Putty glaz with davis glass stop.
- Provide pemco bronze interlocking threshold in lieu of standard LePage threshold.

1 Door Types
Scale: 3/4" = 1'-0"

SMITH & HUTTON
architecture • interior design
Main Office
91 Chestnut Road, Suite B
Paoli, PA 19301
610.644.4400
New England Studio
5 Woodbury Lane
Nantucket, Massachusetts 02554
508.202.4587
www.smithhutton.com

Georgetown Residence
1344 30th Street NW
Washington DC 20007

DISTRICT OF COLUMBIA
ALICIA CAMARA
ARC40000031
LICENSED ARCHITECT

Door Types

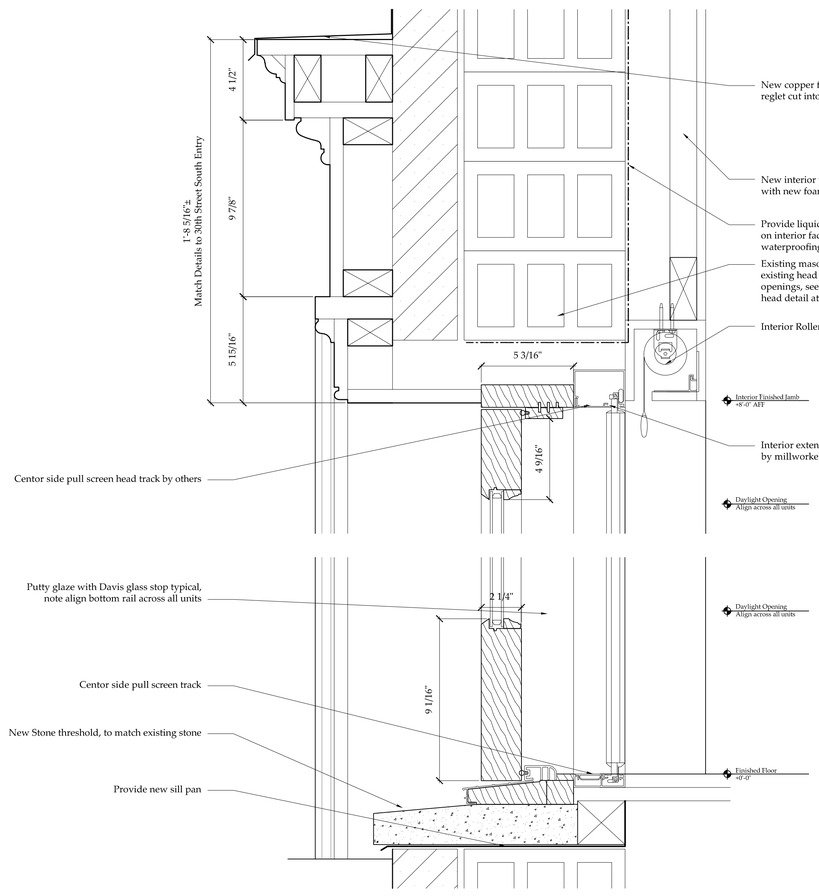
General Contractor
Zantzinger Inc
5141 MacArthur Blvd NW
Washington, DC 20016
Lic No: 410519000640

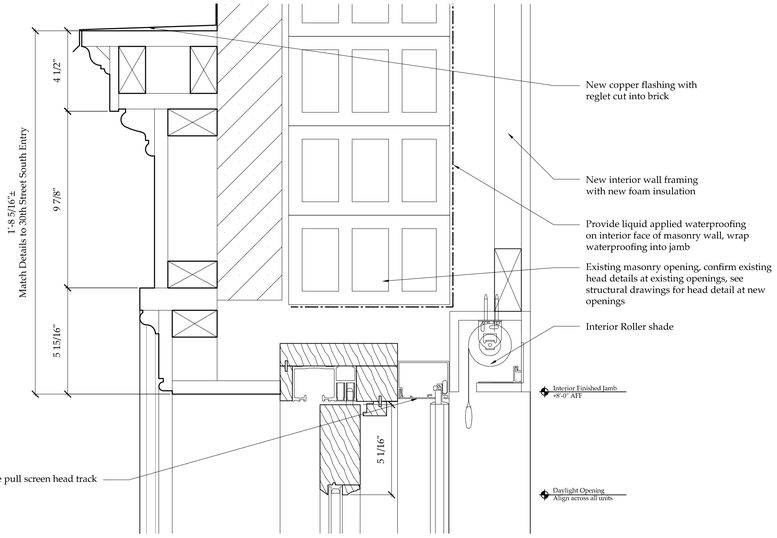
EXTERIOR CONSTRUCTION & OGB PERMIT SET
*For submission to Old Georgetown Board for Permit Approval
*Contractor to verify locations of all structural element.
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
05/11/2022 Exterior Construction & OGB Concept Submission Set
06/10/2022 Exterior Construction Permit Set

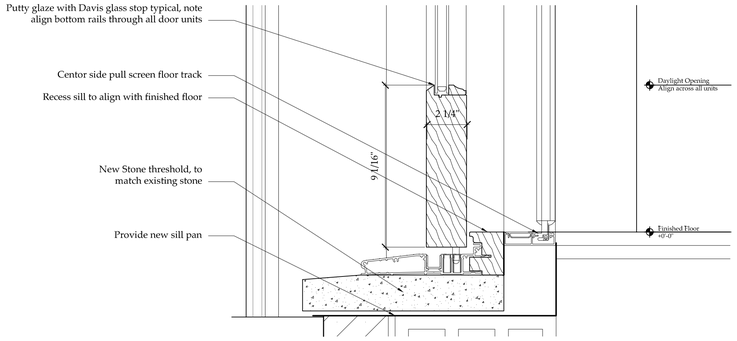
Project number: 21-58

A-5.3

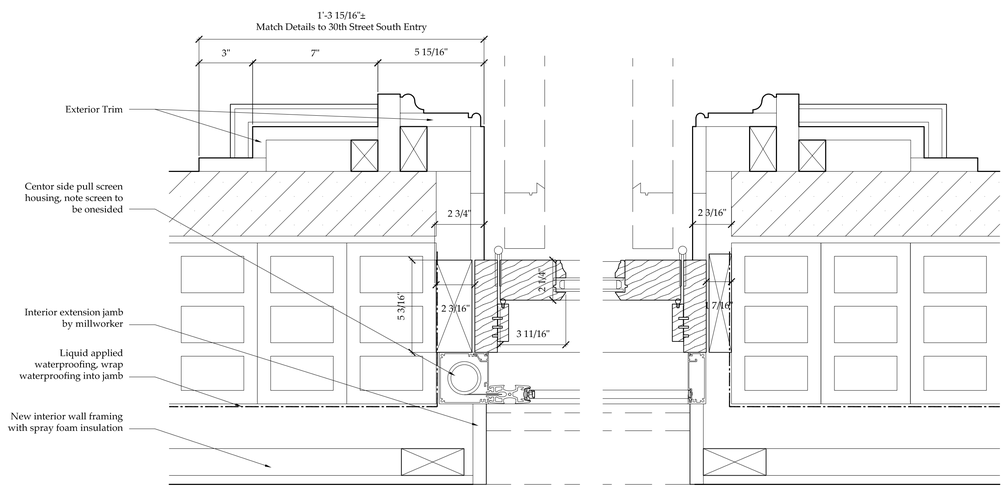




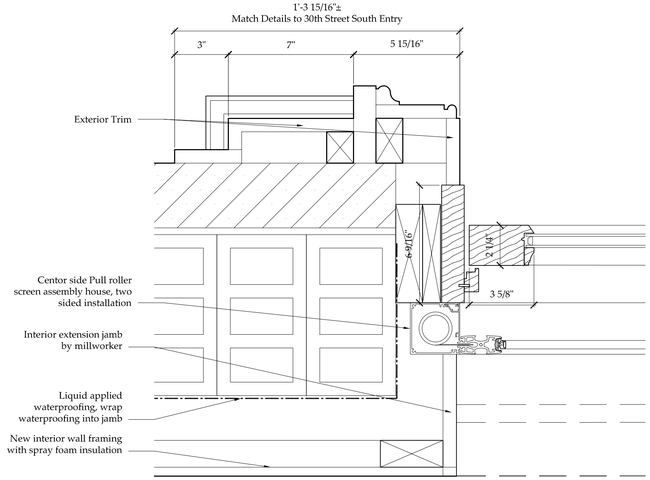
1 Courtyard Typical Outswing Door Section
Scale: 3" = 1'-0"



2 Courtyard Typical Multifold Door Section
Scale: 3" = 1'-0"



3 Courtyard Typical Outswing Door Jamb
Scale: 3" = 1'-0"



4 Courtyard Typical Multifold Door Jamb
Scale: 3" = 1'-0"

SMITH & HUTTON
architecture • interior design
Main Office
91 Chestnut Road, Suite B
Paoli, PA 19301
610.644.4400
New England Studio
5 Woodbury Lane
Nantucket, Massachusetts 02554
508.202.4587
www.smithhutton.com

Georgetown Residence
1344 30th Street NW
Washington DC 20007

DISTRICT OF COLUMBIA
ALICIA CAMARA
ARC40000031
LICENSED ARCHITECT
Alicia Camara

Door Details

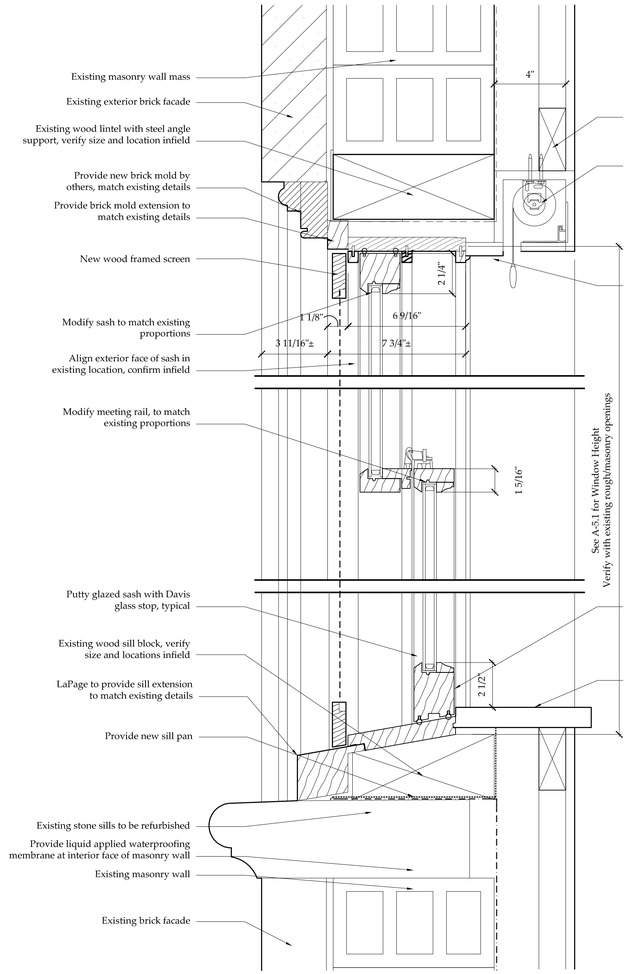
General Contractor
Zantzinger Inc
5141 MacArthur Blvd NW
Washington, DC 20016
Lic No: 410519000640

EXTERIOR CONSTRUCTION & OGB PERMIT SET
*For submission to Old Georgetown Board for Permit Approval
*Contractor to verify locations of all structural element.
*Do not scale drawings
*Notify architect of any discrepancies

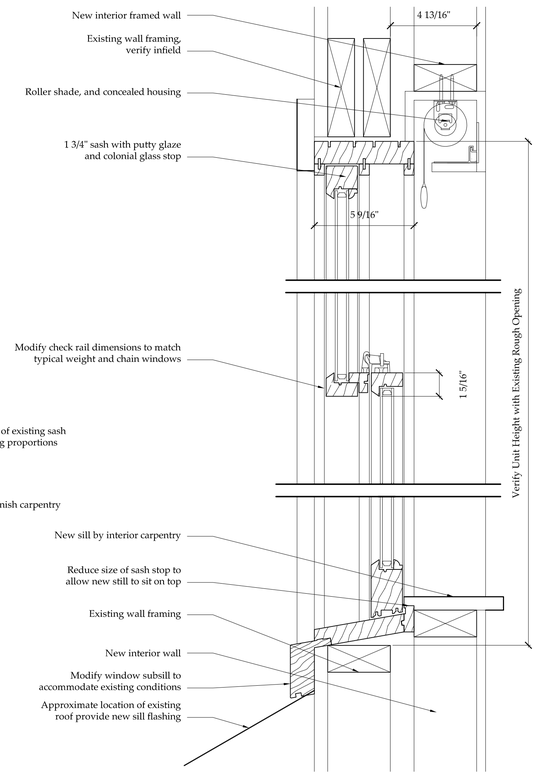
Issue Date:
05/11/2022 Exterior Construction & OGB Concept Submission Set
06/10/2022 Exterior Construction Permit Set

Project number: 21-58

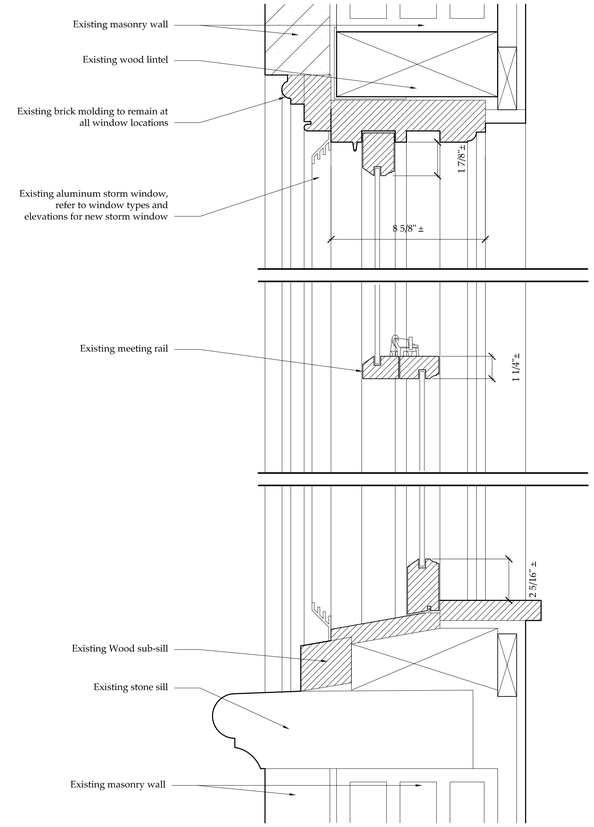
A-5.4



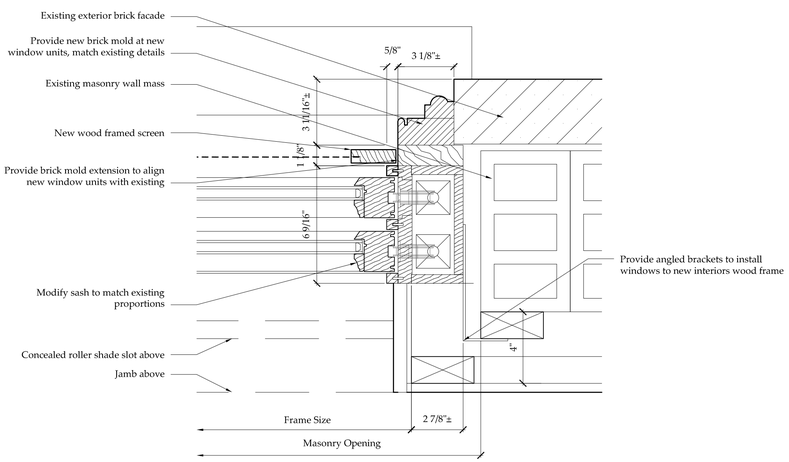
1 Courtyard Window Section - Types F(n) & H(n)
Scale: 3" = 1'-0"



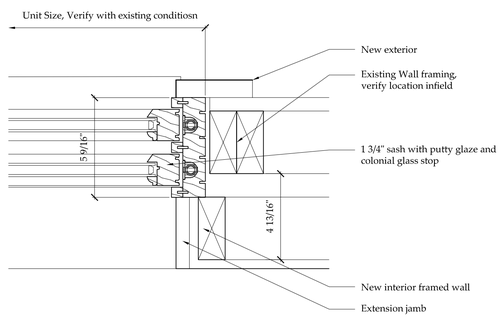
3 Dormer Window Section - Types L(n)
Scale: 3" = 1'-0"



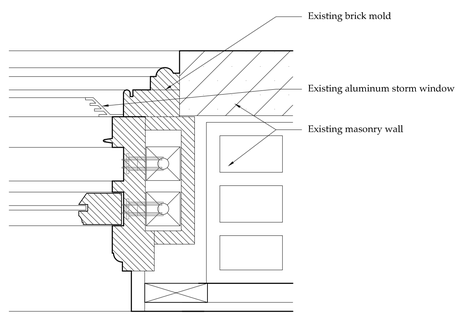
5 Existing Weight & Chain Window Section
Scale: 3" = 1'-0"



2 New Courtyard Window Jamb Detail
Scale: 3" = 1'-0"



4 Dormer Window Jamb Detail
Scale: 3" = 1'-0"



6 Existing Window Jamb
Scale: 3" = 1'-0"

Existing Window Details For Reference

SMITH & HUTTON
architecture • interior design
Main Office
91 Chestnut Road, Suite B
Paoli, PA 19301
610.644.4400
New England Studio
5 Woodbury Lane
Nantucket, Massachusetts 02554
508.202.4587
www.smithhutton.com

Georgetown Residence
1344 30th Street NW
Washington DC 20007

DISTRICT OF COLUMBIA
ALICIA CAMARA
ARC40000031
LICENSED ARCHITECT
Alicia Camara

Window Details

General Contractor
Zantzinger Inc
5141 MacArthur Blvd NW
Washington, DC 20016
Lic No: 410519000640

EXTERIOR CONSTRUCTION & OGB PERMIT SET
*For submission to Old Georgetown Board for Permit Approval
*Contractor to verify locations of all structural element.
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
05/11/2022 Exterior Construction & OGB Concept Submission Set
06/10/2022 Exterior Construction Permit Set

Project number: 21-58

A-5.5

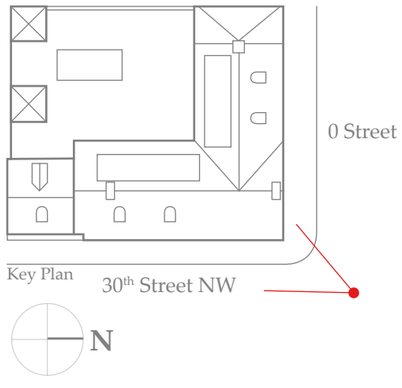
1344 30TH ST NW

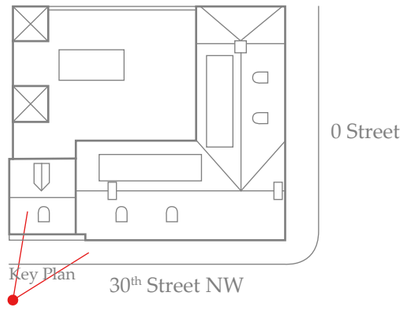
Old Georgetown Board Submission

Exterior Architectural Permit Submission Supplement

10 June 2022

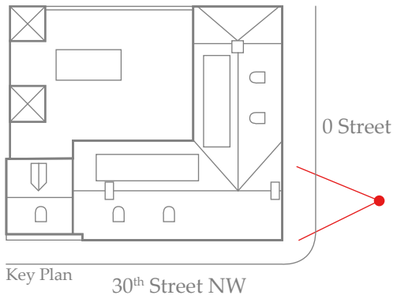
Existing East Elevation Facade on 30th St. NW

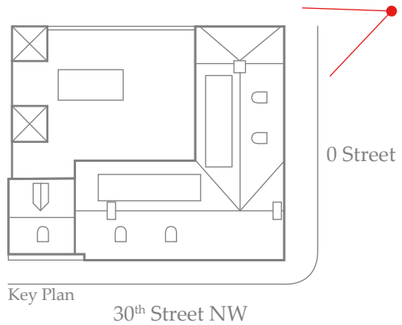




Notes:
1. Existing Street Elevation to remain, Refurbish existing units with in kind materials.
2. Exterior iron railings not shown.

Existing North Elevation on O St.

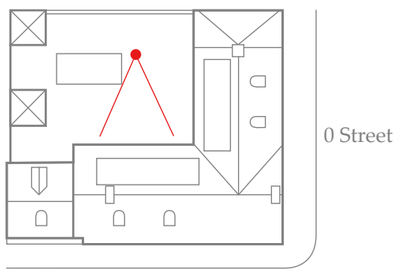




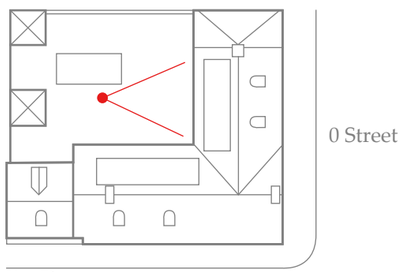
N

Notes:
1. Existing Street Elevation to remain, Refurbish existing units with in kind materials.
2. Exterior iron railings not shown.

Existing West Courtyard Elevation



Existing South Courtyard Elevation



N

New insulated door unit in existing masonry opening - Note, Unit replaces existing windows and doors from circa 1999 addition

Existing wood railing to remain

New Decorative wood door surround, note similar details at 30th Street south entry

New multifold insulated door by Lepage Millwork in new masonry opening

New insulated glass door to match existing by Lepage Millwork in existing masonry opening

New 8/8 insulated glass units by Lepage Millwork. Note replaces 1/1 insulated glass units

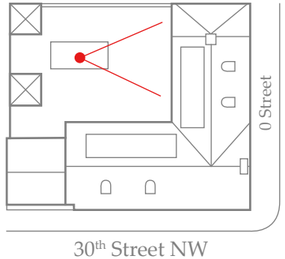
New wood siding and trim

New insulated glass units by Lepage Millwork in existing Masonry openings

Existing wood shutters, to remain

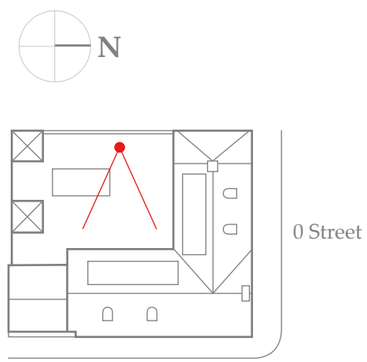
Note: Some vegetation hidden for clarity

N



30th Street NW

Note: Some vegetation hidden for clarity



GENERAL

1. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, BRACING, SHEETING AND MAKE SAFE ALL FLOORS, ROOFS, WALLS AND ADJACENT PROPERTY, AS PROJECT CONDITIONS REQUIRE. A PROFESSIONAL ENGINEER, LICENSED BY THE DISTRICT OF COLUMBIA AND HIRED BY THE CONTRACTOR, SHALL DESIGN ALL SHORING AND SHEETING AND SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR THE OWNER'S REVIEW.
2. ALL STRUCTURAL WORK SHALL BE COORDINATED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS AND SHALL CONFORM TO THE PROJECT SPECIFICATIONS, INCLUDING THE INTERNATIONAL RESIDENTIAL CODE 2015 AS MODIFIED BY THE DISTRICT OF COLUMBIA DCMR-12B RESIDENTIAL CODE.
3. DIMENSIONS AND ELEVATIONS OF EXISTING CONSTRUCTION GIVEN IN STRUCTURAL DRAWINGS ARE BASED ON INFORMATION CONTAINED IN VARIOUS ORIGINAL DESIGN AND CONSTRUCTION DOCUMENTS PROVIDED BY THE OWNER, AND LIMITED FIELD OBSERVATIONS AND MEASUREMENTS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO EXISTING CONDITIONS BY ACTUAL MEASUREMENT AND OBSERVATION AT THE SITE. ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT FOR EVALUATION BEFORE THE AFFECTED CONSTRUCTION IS PUT IN PLACE.
5. THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS REPRESENTS THE DESIGN INTENT OF THE PROPOSED CONSTRUCTION. ELECTRONIC VERSIONS (PDF, DWG) OF THESE DRAWINGS SHOULD NOT BE USED TO DETERMINE DIMENSIONS OR GATHER ANY INFORMATION THAT IS NOT SPECIFICALLY LABELED OR OTHERWISE DENOTED IN PLAN, SECTION, OR DETAIL. DUPLICATION OF THESE DRAWINGS FOR USE IN THE PREPARATION OF SHOP DRAWINGS IS NOT ACCEPTABLE. THIS INCLUDES ANNOTATED HARD-COPIES AND DIRECT REUSE OF ELECTRONIC FILES.

CONCRETE MASONRY WORK

1. ALL CONCRETE MASONRY WORK SHALL CONFORM TO THE "NATIONAL CONCRETE MASONRY ASSOCIATION SPECIFICATIONS," (LOCALLY APPROVED EDITION) AND THE MASONRY STANDARDS JOINT COMMITTEE SPECIFICATIONS (ACI 530.1 – LOCALLY APPROVED EDITION).
2. CONCRETE BLOCK WORK SHALL BE OF LIGHTWEIGHT AGGREGATE AND CONFORM TO THE FOLLOWING STANDARDS:
   SOLID BLOCK: ASTM C90, GRADE NI (F'm: 1900 PSI ON GROSS AREA)
   HOLLOW BLOCK: ASTM C90, GRADE NI (F'm: 1900 PSI ON NET AREA)
3. COORDINATE BLOCK TYPES WITH STRUCTURAL AND ARCHITECTURAL DRAWINGS.
4. FILL ALL VOIDS SOLID IN PIERS AND DIRECTLY UNDER BEARING LOCATIONS AND ALL BELOW-GRADE FOUNDATION WALLS.
5. WHERE A BEAM OR POST BEARS DIRECTLY ON A CONCRETE MASONRY WALL, FILL ALL BLOCKS SOLID WITHIN A 32" WIDTH, CENTERED ON THE BEARING.
6. MORTAR SHALL BE ASTM C270, TYPE S FOR ALL WORK.
7. THE NET AREA COMPRESSIVE STRENGTH OF NEW MASONRY ASSEMBLIES, f'_m, SHALL MEET OR EXCEED 1500 PSI.
8. UNLESS NOTED OTHERWISE, ALL GROUT SHALL BE COARSE-TYPE, SHALL MEET ASTM C476-02, AND ITS COMPRESSIVE STRENGTH SHALL EXCEED f'_m OR 2000 PSI, WHICHEVER IS GREATER.
9. WHERE GROUTED CELLS DO NOT EXCEED 4" IN DIAMETER, FINE GROUT SHALL BE USED.
10. HORIZONTAL REINFORCING: NO LESS THAN NO. 9 GAUGE TRUSS-TYPE DUR-O-WAL OR EQUAL, SPACED @ 16" O.C. VERTICALLY AND ABOVE ALL LINTELS.
11. VERTICAL REINFORCING: NO LESS THAN #4 SPACED @ 48" O.C. HORIZONTALLY AND AT THE EDGES OF ALL WALL OPENINGS, INTERSECTIONS AND CORNERS.
12. PROVIDE FABRICATED CORNER SECTIONS AT ALL CORNERS AND INTERSECTIONS.
13. ALL BLOCK DIMENSIONS INDICATED ON STRUCTURAL PLANS ARE NOMINAL DIMENSIONS.

MASONRY REPAIR & INFILL WORK

1. REMOVE ALL ABANDONED PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS. SOLID GROUT ALL VOIDS.
2. WHERE OPENINGS IN EXISTING MASONRY WALLS ARE TO BE INFILLED, PROVIDED SOLID OR GROUTED SOLID MASONRY THAT MATCHES THE EXISTING WALL THICKNESS (I.E.: FILLED CAVITY). SEE TYPICAL DETAIL FOR MORE INFORMATION.
3. REPAIR OF EXISTING MASONRY:
   A. WHERE CRACK IS THRU THE FULL WIDTH OF THE WALL REPLACE ALL WYTHES OF MASONRY ON EACH SIDE OF CRACK TO FIRST MORTAR JOINT. REPLACE EXISTING HEADERS WITH NEW HEADERS.
   B. WHERE CRACK IS ONLY IN THE OUTER WYTHE, REPLACE ONLY THE OUTER WYTHE OF BRICK.
   C. WHERE CRACK IS OPEN AND 1/4" OR LESS AND IS PRESENT ONLY IN THE OUTER WYTHE AND ONLY IN JOINTS, RAKE AND REPOINT JOINTS ONLY. REPLACE LOOSE AND/OR CRACKED STONE.

ADHESIVE ANCHORS

1. ADHESIVE DOWELS ARE TO BE #5 REBAR OR 5/8"ø HILTI HAS THREADED RODS EMBEDDED MIN. 6" INTO NEW OR EXIST. WALLS (OR FOOTINGS) UNLESS NOTED OTHERWISE.
2. USE HILTI HIT-HY-270 ADHESIVE, WITH SLEEVES, FOR ANCHORS EMBEDDED INTO MASONRY.
3. USE HILTI HIT-HY-200 ADHESIVE FOR ANCHORS EMBEDDED INTO CONCRETE.

STRUCTURAL STEEL

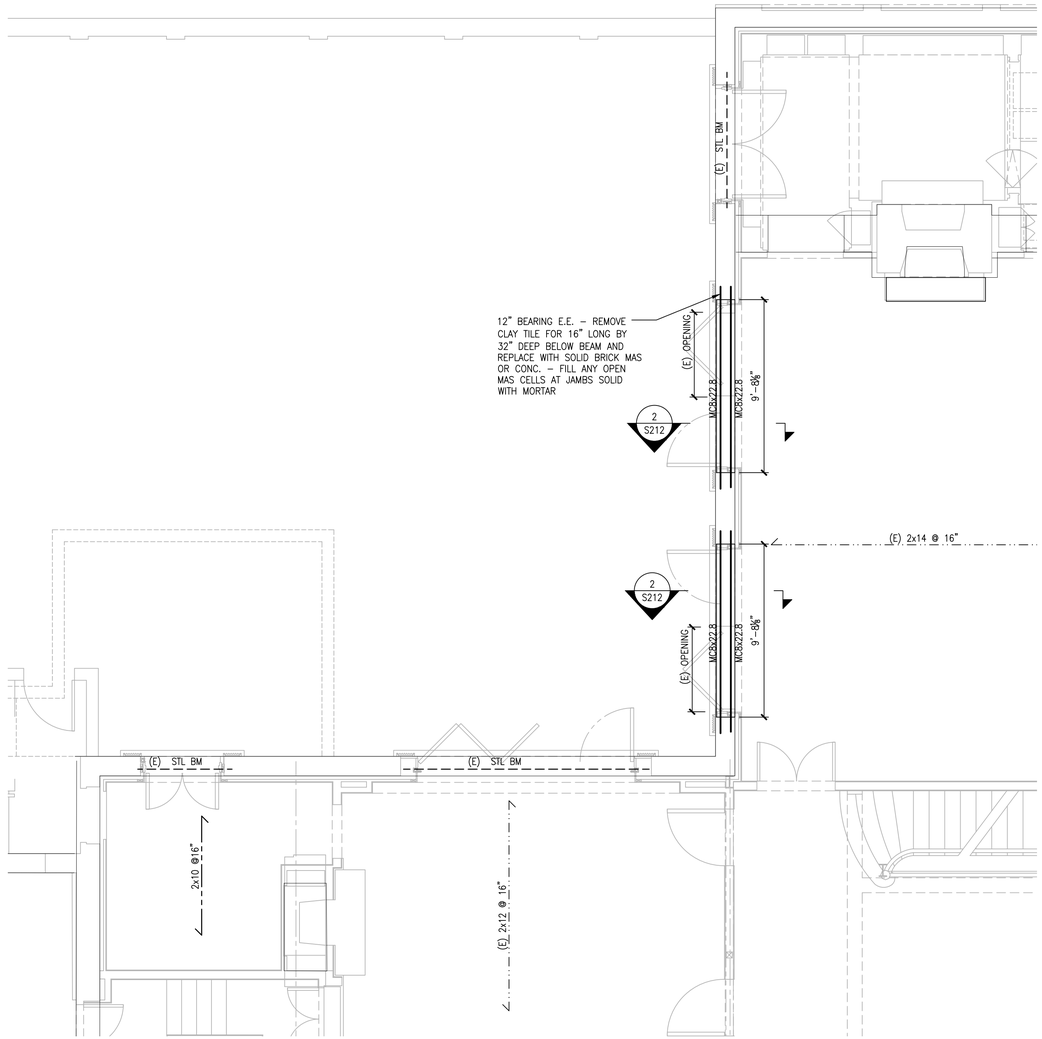
1. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE FOLLOWING GOVERNING STANDARDS:
   A. AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" AND "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES," LOCALLY APPROVED EDITIONS.
   B. AMERICAN WELDING SOCIETY (AWS) D1.1 "STRUCTURAL WELDING CODE--STEEL", LOCALLY APPROVED EDITION.
2. ALL STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:
   A. WIDE FLANGE BEAMS, COLUMNS AND STRUCTURAL TEES: ASTM A992
   B. HOLLOW STRUCTURAL SECTIONS: ASTM A500, GRADE B
   C. STRUCTURAL PIPE SECTIONS: ASTM A53, GRADE B
   D. CHANNELS, ANGLES AND PLATES: ASTM A36 UNLESS OTHERWISE NOTED.
   E. BOLTED CONNECTIONS OF BEAMS/GRIDERS ARE TO BE DESIGNED AS FOLLOWS:
      i. STANDARD BEAM TO BEAM/GRIDER: A325 OR A490 BEARING TYPE BOLTS (3/4" DIAMETER MINIMUM).
      ii. BEAM/GIRDER TO COLUMN CONNECTIONS: A325 OR A490 TYPE BOLTS (3/4" DIAMETER MINIMUM).
   F. ANCHOR BOLTS: ASTM F1554, GRADE 36. FURNISHED COMPLETE WITH NUTS AND WASHERS. ANCHOR BOLTS SHALL HAVE HEADED ENDS OR NUTS WELDED (TACK AT BOTTOM SIDE OF NUT) AT EMBEDDED END.
   G. STRUCTURAL STEEL NOTED TO BE STAINLESS STEEL SHALL BE ASTM A276 STAINLESS STEEL GRADE 304.
   H. ALL STAINLESS STEEL BOLTS SHALL CONFORM TO ASTM F593 ALLOY 304.
   I. ALL STAINLESS STEEL NUTS SHALL CONFORM TO ASTM F594 ALLOY 304.
3. STEEL CONNECTIONS:
   A. THE DEPTH OF SHEAR CONNECTIONS SHALL BE A MINIMUM OF HALF THE DEPTH OF THE MEMBER, U.N.O.
   B. PROVIDE MECHANICALLY GALVANIZED BOLTS FOR EXTERIOR APPLICATIONS.
   C. MINIMUM SIZE WELD, UNLESS NOTED OTHERWISE, IS 1/4" FILLET.
   D. EXISTING STEEL MEMBERS SHALL BE EVALUATED BY THE CONNECTION SPECIALTY ENGINEER PRIOR TO FIELD MODIFICATION FOR CONNECTIONS ASSOCIATED WITH NEW WORK.
4. SHOP AND ERECTION DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL. NO FABRICATION OF STEEL SHALL COMMENCE WITHOUT APPROVED SHOP DRAWINGS.
5. WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS LICENSED BY THE GOVERNING LOCALITY AND CERTIFIED IN ACCORDANCE WITH AWS D1.1. WELDING ELECTRODES SHALL BE ASTM A233, CLASS E70XX (USE LOW HYDROGEN ELECTRODES FOR A992, GRADE 50 STEEL).
6. STRUCTURAL STEEL MEMBERS SHALL BE FINISHED PER THE FOLLOWING SPECIFICATIONS:
   A. GALVANIZE ALL STRUCTURAL STEEL EXPOSED TO WEATHER, AND STEEL SUPPORTING EXTERIOR ELEMENTS.
      vi. HOT-DIP GALVANIZING SHALL CONFORM TO ASTM A123. REPAIR SCRATCHED OR ABRADED GALVANIZED SURFACES WITH COLD GALVANIZING ZINC-RICH PAINT.
   B. WHERE SHOP PAINTING IS REQUIRED BY PROJECT SPECIFICATION, PROVIDE MODIFIED ALKYD PER MANUFACTURER REQUIREMENTS. ALL FIELD PAINTING SHALL BE PER ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.
   C. FACES OF STRUCTURAL STEEL MEMBERS SUPPORTING METAL DECK WITH WELDED FASTENING, OR RECEIVING WELDED SHEAR STUDS, SHALL REMAIN FREE OF ALL PAINT AND PRIMER.
7. ALL BEAMS, EXCEPT CANTILEVER BEAMS, SHALL BE FABRICATED WITH NATURAL CAMBER UP. CANTILEVER BEAMS SHALL BE FABRICATED SO THAT NATURAL CAMBER RAISES CANTILEVER END, U.N.O.
8. LINTELS SHALL BE INSTALLED OVER ALL OPENINGS IN MASONRY WALLS AS FOLLOWS:

MASONRY OPENING	LINTEL
4'-0" OR LESS	L4x3 1/2x5/16"
4'-1" TO 7'-0"	L6x3 1/2x5/16"

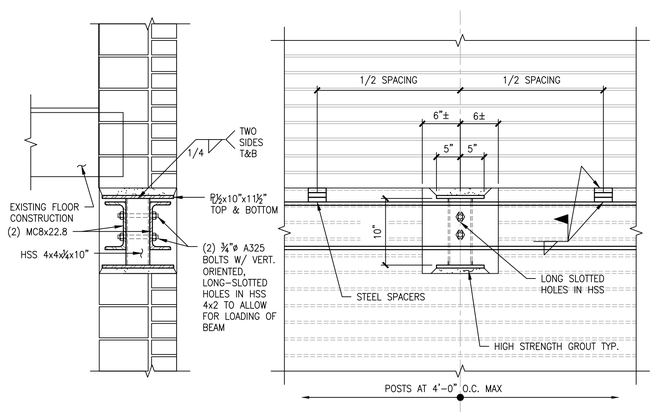
   A. 3 1/2" LEGS ARE HORIZONTAL.
   B. PROVIDE ONE ANGLE FOR EACH 4" OF WALL THICKNESS.
   C. PROVIDE L5x5x5/16" ANGLES FOR 6" THICK WALLS AND PARTITIONS.
   D. PROVIDE MINIMUM 6" BEARING ON EACH END, U.N.O.
9. FIELD CUTTING OR BURNING OF STRUCTURAL STEEL IS PROHIBITED EXCEPT WHEN APPROVED BY THE ENGINEER OF RECORD.

STRUCTURAL BUILDING MONITORING DURING SHORING AND UNDERPINNING

1. AN INDEPENDENT, THIRD-PARTY MONITORING CONTRACTOR, RETAINED BY THE OWNER, SHALL PERFORM A PRE-CONDITION SURVEY PRIOR TO CONSTRUCTION AND PREPARE A REPORT WHICH LISTS EXISTING DAMAGES NOTED BELOW FOUNDATION WALLS AT THE PERIMETER OF THE BUILDING AND AT THE FIREPLACE FOUNDATION. TOP OF EXTERIOR MASONRY WALLS AND EXISTING CHIMNEY GLOBAL POSITIONS SHALL BE DOCUMENTED. REPORT SHALL BE ACCOMPANIED WITH PHOTOGRAPHS OF DAMAGE CONDITIONS AT THE FOUNDATION WALLS TO SHOW EXTENT. DESCRIBE EXTENT OF CONDITIONS, NOTING SETTLEMENT AND/OR CRACKING, POSITION, SPACING, DISPLACEMENT, ETC. SUBMIT SURVEY REPORT TO OWNER FOR REVIEW AND APPROVAL. EXISTING FOUNDATION CRACK AND DISPLACEMENT CONDITIONS SHALL INCLUDE MEASUREMENTS TO DOCUMENT WIDTH AND OR DISPLACEMENT.
2. DUE TO THE EXTENT OF PROPOSED RENOVATIONS TO THE WOOD FRAMING, PRE-CONDITION DIMENSIONAL DOCUMENTING AT THOSE ELEMENTS IS NOT REQUIRED.
3. SELECTED EXISTING CRACKS AND SIGNIFICANT LOCATIONS NOTED IN THE PRE-CONDITION SURVEY AND/OR REQUESTED BY THE OWNER'S REPRESENTATIVE SHALL HAVE LOCAL DIMENSIONAL MARKERS INSTALLED TO ALLOW REPEATED MEASUREMENT. MARKER LOCATIONS SHALL BE SUBMITTED FOR BUILDING E.O.R. REVIEW AND APPROVAL AND INSTALLED WHEN CONSTRUCTION BEGINS. MONITORING CONTRACTOR SHALL OBSERVE AND RECORD MOVEMENTS AT THESE LOCATIONS A WEEK PRIOR TO SHORING, DAILY DURING SHORING AND RESUPPORT OPERATIONS AND ONE WEEK AFTER RESUPPORT IS COMPLETED. DIMENSIONAL MONITORING MARKERS SHALL BE CAPABLE OF VERIFYING MOVEMENTS WITHIN 0.010 FEET (0.125 INCHES). IF NO MOVEMENT IS OBSERVED AFTER COMPLETING THE ABOVE NOTED DURATIONS, MONITORING MAY BE TERMINATED. IF MOVEMENT IS OBSERVED DURING AND AFTER CONSTRUCTION THE MONITORING CONTRACTOR SHALL IMMEDIATELY NOTIFY (WITHIN 24HRS) THE BUILDING E.O.R., CONTRACTOR AND OWNER, AND CONTINUE RECORDINGS DAILY. SUBMIT CRACK AND DISPLACEMENT RECORDINGS WITHIN ONE BUSINESS DAY DURING CONSTRUCTION AND OR IF MOVEMENT IS ACTIVE; AND WITHIN THREE BUSINESS DAYS PRIOR TO AND AFTER SHORING AND RESUPPORT CONSTRUCTION.
4. CONTRACTOR SHALL CONDUCT A MONITORING MEETING, AT THE START OF CONSTRUCTION, TO REVIEW THE PROPOSED METHODS AND PROCEDURES FOR THE LOCAL MONITORING AT AREAS OF EXISTING DETERIORATION. THE BUILDING ENGINEER OF RECORD AND CONTRACTOR SHALL BE PRESENT AT THE CONFERENCE. MINUTES OF THE MEETING SHALL BE PREPARED BY THE MONITORING CONTRACTOR AND DISTRIBUTED TO THE DESIGN AND CONSTRUCTION TEAM.
5. IF MONITORING DEVICES AND OR BENCHMARKS ARE DISTURBED DURING CONSTRUCTION, THESE ELEMENTS SHALL BE RESTORED AND OR SUPPLEMENTED PRIOR TO THE NEXT SCHEDULED SURVEY OF MEASUREMENTS. NOTIFY BUILDING ENGINEER OF RECORD IF THE LAYOUT OF THE DEVICES ARE ALTERED AND THE DIMENSIONAL CHANGES TO THE POSITION OF THESE DEVICES AND OR BENCHMARKS.
6. MAINTAIN LOG OF MOVEMENT MONITORING READINGS (LOCAL DETERIORATION MONITORING PROGRAMS) FOR COMPARISON WITH ORIGINAL RECORDED POSITIONS. READINGS SHALL INDICATE VERTICAL NORTH/SOUTH AND EAST/SOUTH MOVEMENTS AND TEMPERATURE AT TIME OF READINGS. TOTAL MOVEMENT SHALL NOT EXCEED 0.25" IN ALL DIRECTIONS. A DISPLACEMENT NOTIFICATION OF 0.125" SHALL BE SET TO ALERT THE BUILDING ENGINEER OF RECORD AND CONTRACTOR. NOTIFICATIONS SHALL BE PROVIDED WITH 24 HOURS OF THE RECORDING. AFTER NOTIFICATION THE CONTRACTOR SHALL IMPLEMENT A PREVIOUSLY APPROVED MITIGATION PLAN BY THE BUILDING E.O.R.
7. UNDERPINNING CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ALL ARCHITECTURAL ELEMENTS WHICH EXHIBIT ANY NEW OR FURTHER DETERIORATION.
8. PROMPTLY NOTIFY THE BUILDING ENGINEER OF RECORD IF MOVEMENT OCCURS OR IF CRACKING AND OTHER DAMAGE IS EVIDENT. INSTALL CONTINGENCY SHORING AS NEEDED TO ARREST MOVEMENT. INSTALL 6x6 WOOD POSTS AT A MAXIMUM OF 4 FEET ON CENTER FROM THE SOFFIT OF THE OPENING TO THE TOP OF THE FOUNDATIONS WALL.
9. AFTER CONSTRUCTION IS COMPLETE AND MOVEMENT IS INACTIVE AND OR AS DIRECTED BY THE BUILDING ENGINEER OF RECORD, THE CONTRACTOR SHALL REMOVE ALL MONITORS AND PATCH AND REPAIR EXISTING STRUCTURAL AND ARCHITECTURAL ELEMENTS TO MATCH EXISTING IN KIND AND APPEARANCE.



1 S212 EXPANDED EXTERIOR WALL OPENINGS AT FIRST FLOOR (SECOND FLOOR FRAMING)
SCALE: 1/4"=1'-0"



2 S212 SECTION
SCALE: 1"=1'-0"

SHORING & NEW BEAM INSTALLATION PROCEDURE

1. BEGIN SHORING PROCEDURE FROM EACH END MOVING TOWARD THE CENTER OF THE SPAN. INSTALL STUB POST AT ONE WALL POCKET BEFORE MOVING TO REMOVAL OF BRICK AT NEXT SUPPORT. PROVIDE TEMPORARY BRACING FOR LATERAL LOADS DURING REMOVAL OF MASONRY.
2. FIRST POST AT ENDS SHALL BE USED AS BEARING PLATE CENTERED ON THE BEARING LENGTH NOTED. MORTAR OR GROUT FILL ANY HOLLOW MASONRY FOR AT A MINIMUM OF 8" (U.N.O.) ABOVE AND BELOW EACH POST. AT BEARING ENDS FOLLOW THE TYPICAL BEAM BEARING DETAIL FOR MASONRY AT BEARING, U.N.O.
3. REMOVE ONLY ENOUGH MASONRY TO ALLOW INSTALLATION OF STUB POST. PROVIDE HIGH STRENGTH QUICK SET GROUT BETWEEN STEEL & MASONRY TOP & BOT. ALLOW TO CURE FOR 12 HOURS BEFORE REMOVING BRICK FOR CHANNELS.
4. FOR CHANNELS ONLY REMOVE MASONRY ON ONE SIDE OF WALL AT A TIME TO ALLOW CHANNEL TO BE INSTALLED.
5. PLACE CHANNEL ON BOLTS THRU HSS. TIGHTENING ONLY ENOUGH TO KEEP IT TIGHT TO POST. INSTALL SHIM PACKS TOWARD CENTER OF BEAM. THEM INSTALL SHIMS AT ENDS AT THE BOTTOM OF CHANNEL TO RAISE CHANNEL FOR PRE-LOADING. ON EXTERIOR SIDE, USE SHIMS THAT ARE HELD BACK 2" FROM FACE OF MASONRY AT BEARING. THEN INSTALL REMAINING SHIMS PER THE DETAILS.
6. REPEAT FOR OTHER SIDE OF WALL. WELD BOTH CHANNEL FLANGES AT EACH STUB POST TOP & BOTTOM WITH 1/4" FILLET, L=2".
7. AFTER INSTALLING GROUT ON TOP OF CHANNELS AND ALLOWING TO CURE MINIMUM OF 12 HOURS – THE MASONRY BELOW THE CHANNELS CAN BE REMOVED. ANY LOOSE MASONRY BETWEEN THE CHANNELS SHALL BE REMOVED.
8. REBUILD MASONRY OR GROUT SOLID AROUND END BEAM POCKETS.
9. CUT AWAY STUB POST BASES AS NEEDED FOR FINISH SYSTEMS

SMITH & HUTTON
architecture • interior design

Main Office
91 Chestnut Road, Suite B
Paoli, PA 19301
610.644.4400

New England Studio
5 Woodbury Lane
Nantucket, Massachusetts 02554
508.202.4587

www.smithhutton.com

Georgetown Residence
1344 30th Street NW
Washington DC 20007

MCC=1200
ARCHITECTURAL ENGINEERS PLLC
210 N. Lee St., Suite 210
Alexandria, VA 22314
T: 703.350.4151
1200ae.com

EXPANSION OF EXTERIOR WALL OPENINGS

General Contractor
Zantzinger Inc
5141 MacArthur Blvd NW
Washington, DC 20016
Lic No: 410519000640

*Contractor to verify locations of all structural element.
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:

5/09/2022 EXTERIOR WALL MOD

Project number: 21-58

S212