# 2701 DUMBARTON

## addition | renovation

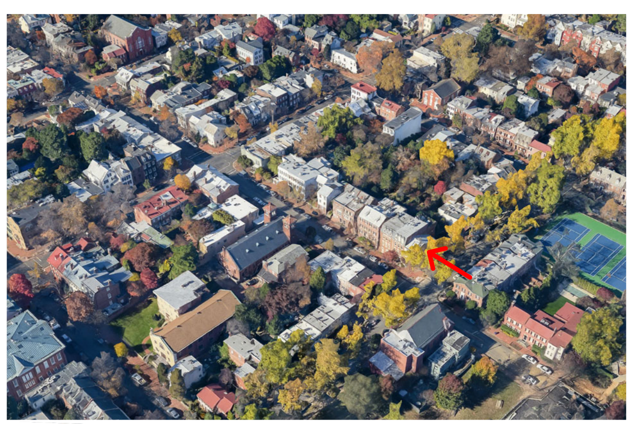
## ogb concept review set

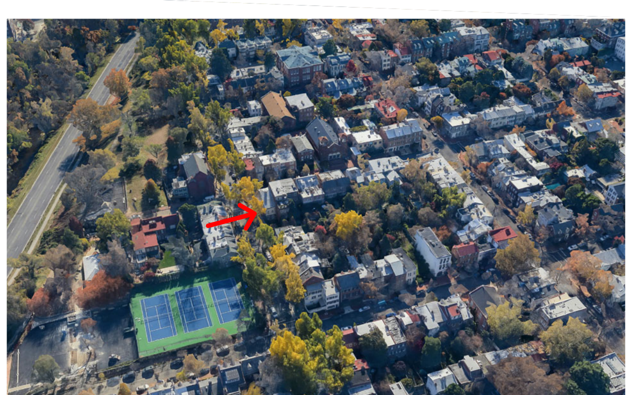
## 2701 dumbarton street, nw washington, dc 20007

### PROJECT DESCRIPTION

COMPREHENSIVE INTERIOR RENOVATION OF AN EXISTING 3-STORY HISTORIC END-ROW HOUSE WITH PROPOSED 2-STORY REAR ADDITION & NEW DORMER IN EXISTING ROOF. SCOPE INCLUDES REPAIR/REFURBISHMENT/REPLACEMENT (AS REQ'D.) OF EXISTING EXTERIOR WINDOWS & DOORS, SIDING, ROOFING & EXISTING STONE RETAINING WALL (AS NOTED, PER PLANS), WITH NEW FENCE AT SIDE & REAR YARDS AND NEW CANOPY OVER MAIN ENTRANCE.

#### AERIAL PHOTOS





### PROJECT INFORMATION

#### CODE INFORMATION

THIS PROJECT WAS DESIGNED ACCORDING TO THE FOLLOWING CONSTRUCTION CODES AND REGULATIONS:
2012 INTERNATIONAL RESIDENTIAL CODE,
AS SUPPLEMENTED BY THE WASHINGTON DC DCMR-12 (2013), & THE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
AS AMENDED BY DCMR 12 (2013)

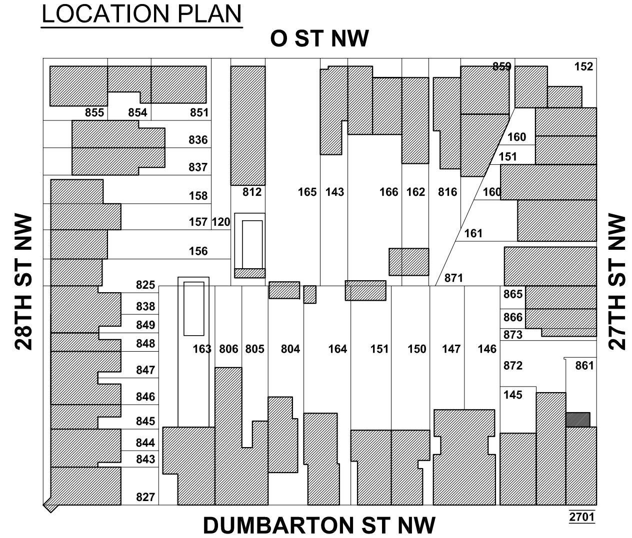
#### ZONING INFORMATION

| | |
|---|---|
| SQUARE: | 1239 |
| SUFFIX: | N/A |
| LOT: | 0861 |
| WARD: | 2 |
| ANC: | 2E |
| SMD: | 2E06 |
| LAND USE CODE: | 011-RESIDENTIAL-ROW-SINGLE-FAMILY |
| ZONING DISTRICT: | R-3 |
| MIN. LOT WIDTH: | 20'-0" |
| MIN. LOT AREA: | 2000 SQ. FT. |
| MAX LOT OCCUPANCY: | 60% |
| HEIGHT RESTRICTION: | 40'-0"; 3 STORIES |
| FRONT YARD SETBACK: | N/A |
| SIDE YARD SETBACK: | N/A |
| REAR YARD SETBACK: | 20'-0" |

#### EXISTING PROPERTY INFORMATION

| | |
|---|---|
| PREMISES ADDRESS: | 2701 DUMBARTON STREET NW |
| BUILDING TYPE: | 3 STORY ; ROW END |
| LOT WIDTH: | 17'-0" |
| LAND AREA: | 1,278 SQ. FT. |
| LIVING AREA: | 1,968 SQ. FT. |
| YEAR BUILT: | 1900 |
| BED ROOMS: | 4 |
| BATHROOMS: | 2 |
| 1/2 BATHROOMS: | 0 RECORDED [1 IN REALITY] |
| TOTAL ROOMS: | 7 |
| WALL: | WOOD SIDING |
| FLOOR: | HARDWOOD |
| HEAT: | HOT WATER RADIATOR |
| AIR CONDITIONING: | 0 |
| FIREPLACES: | 1 |

#### LOCATION PLAN




### CONTACTS

#### ARCHITECT

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5110½ MacARTHUR BOULEVARD, NW
WASHINGTON, DC 20016
CONTACT: KARA R. McHONE
E. kara@robertgurneyarchitect.com
T. 202.237.0925
F. 202.237.0927

#### OWNER

CHUGACH PARTNERS, LLC
CONTACT: LISA FRANZEN

#### CIVIL ENGINEER

CAS ENGINEERING
108 W. RIDGEVILLE BOULEVARD, SUITE 101
MOUNT AIRY, MD 21771
CONTACT: DAVID C. LANDSMAN, PROJECT MANAGER
E. david@casengineering.com
T. (301) 607-8031 x14
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### DRAWING INDEX




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COVER SHEET
PROJECT INFORMATION
DRAWING INDEX
LOCATION MAP

REVISIONS

2701 DUMBARTON
addition | renovation
2701 DUMBARTON STREET NW
WASHINGTON, D.C.
2 0 0 0 7

CS.1

OGB CONCEPT REVIEW SET
AUGUST 11, 2022

# ABBREVIATIONS

| | |
|---|---|
| AB | ANCHOR BOLT |
| AC | AIR CONDITION |
| ACOUC | ACOUSTICAL |
| ACT | ACOUSTICAL CEILING TILE |
| AD | AREA DRAIN |
| ADD | ADDENDUM |
| ADH | ADHESIVE |
| ADJ | ADJACENT |
| AFF | ABOVE FINISH FLOOR |
| AGG | AGGREGATE |
| ALT | ALTERNATE |
| ALUM | ALUMINUM |
| ANOD | ANODIZED |
| APPRX | APPROXIMATE |
| ARCH | ARCHITECTURAL |
| ASPH | ASPHALT |
| AUTO | AUTOMATIC |
| BD | BOARD |
| BIT | BITUMINOUS |
| BLD | BUILDING |
| BLK | BLOCK |
| BLKG | BLOCKING |
| BM | BEAM |
| BOT | BOTTOM |
| BR | BAKER ROD |
| BRG | BEARING |
| BRK | BRICK |
| BSMT | BASEMENT |
| CAB | CAMINET |
| CB | CATCH BASIN |
| CEM | CEMENT |
| CER | CERAMIC |
| CI | CAST IRON |
| CJ | CONTROL JOINT |
| CL | CENTER LINE, CLOSET |
| CLG | CEILING |
| CONN | CONNECTION |
| CONST | CONSTRUCTION |
| CLR | CLEAR |
| CMU | CONCRETE MASONRY UNIT |
| COL | COLUMN |
| CONC | CONCRETE |
| CONT | CONTINUOUS |
| CONTR | CONTRACTOR |
| COORD | COORDINATE |
| CORR | CORRIDOR |
| CT | CERAMIC TILE |
| CTR | CENTER |
| CTSK | COUNTERSUNK |
| DBL | DOUBLE |
| DEC | DECORATIVE |
| DEM | DEMOLISH |
| DET | DETAIL |
| DEP | DEPRESSED |
| DF | DRINKING FOUNTAIN |
| DH | DOUBLE HUNG |
| DIAG | DIAGONAL |
| DIAM | DIAMETER |
| DIM | DIMENSION |
| DIV | DIVISION |
| DMPR | DAMPER |
| DN | DOWN |
| DR | DOOR |
| DS | DOWNSPOUT |
| DWG | DRAWING |
| E | EAST |
| EB | EXPANSION BOLT |
| EJ | EXPANSION JOINT |
| EL | ELEVATION |
| ELEC | ELECTRICAL |
| ELEV | ELEVATION |
| ELVTR | ELEVATOR |
| EMER | EMERGENCY |
| ENCL | ENCLOSURE |
| EP | ELECTRICAL PANEL |
| EQ | EQUAL |
| EQUIP | EQUIPMENT |
| EST | ESTIMATE |
| EWC | ELECTRIC WATER COOLER |
| EXH | EXHAUST |
| EXIST | EXISTING |
| EXP | EXPOSED |
| EXT | EXTERIOR |
| FA | FIRE ALARM |
| FBO | FURNISHED BY OTHERS |
| FD | FLOOR DRAIN |
| FDN | FOUNDATION |
| FE | FIRE EXTINGUISHER |
| FEC | FIRE EXTINGUISHER CABINET |
| FF | FINISH FLOOR |
| FIN | FINISH |
| FIXT | FIXTURE |
| FLR | FLOOR |
| FLG | FLASHING |
| FLUOR | FLOURESCENT |
| FO | FACE OF |
| FP | FIREPROOFING |
| FR | FIRE RATED |
| FRMG | FRAMING |
| FS | FULL SIZE |
| FTG | FOOTING |
| FUT | FUTURE |
| G | GRAM |
| GA | GAGE |
| GALV | GALVANIZED |
| GB | GRAB BAR |
| GC | GENERAL CONTRACTOR |
| GEN | GENERAL |
| GL | GLASS, GLAZING |
| GND | GROUND |
| GT | GROUT |
| GWB | GYPSUM WALL BOARD |
| GYP | GYPSUM |
| HB | HOSE BIB |
| HC | HOLLOW CORE |
| HD | HEAD |
| HCAP | HANDICAP(PED) |
| HDW | HARDWARE |
| HDWD | HARDWOOD |
| HM | HOLLOW METAL |
| HOR | HORIZONTAL |
| HP | HIGH POINT |
| HR | HOUR |
| HT | HEIGHT |
| HTG | HEATING |
| HVAC | HEATING, VENTILATING & AIR CONDITIONING |
| ID | INSIDE DIAMETER |
| INCL | INCLUDE(D) |
| INSUL | INSULATION |
| INT | INTERIOR |
| INTER | INTERMEDIATE |
| JAN | JANITOR |
| JT | JOINT |
| KG | KILOGRAM |
| KIT | KITCHEN |
| L | LENGHT |
| LAM | LAMINATED |
| LAV | LAVATORY |
| LBL | LABEL |
| LP | LOW POINT |
| LT | LIGHT |
| LVR | LOUVER |
| LLH | LONG LEG HORIZONTAL |
| LLV | LONG LEG VERTICAL |
| m | METER |
| mm | MILLIMETER |
| MAS | MASONRY |
| MAT | MATERIAL |
| MAX | MAXIMUM |
| MECH | MECHANICAL |
| MEMB | MEMBRANE |
| MET | METAL |
| MEZZ | MEZZANINE |
| MFR | MANUFACTURER |
| MH | MANHOLE |
| MIN | MINIMUM |
| MIR | MIRROR |
| MISC | MISCELLANEOUS |
| MO | MASONRY OPENING |
| MTD | MOUNTED |
| MTG | MOUNTING |
| MULL | MULLION |
| MWK | MILLWORK |
| N | NORTH |
| NAT | NATURAL |
| NIC | NOT IN CONTRACT |
| NO | NUMBER |
| NOM | MONINAL |
| NTS | NOT TO SCALE |
| OC | ON CENTER |
| OD | OUTSIDE DIAMETER |
| OFF | OFFICE |
| OH | OPPOSITE HAND |
| OPG | OPENING |
| OPP | OPPOSITE |
| OVHD | OVERHEAD |
| OZ | OUNCE |
| PAR | PARALLEL |
| PC | PRECAST |
| PIP | POURED IN PLACE |
| PKG | PARKING |
| PL | PLATE |
| PLAM | PLASTIC LAMINATE |
| PLAS | PLASTER |
| PLBG | PLUMBING |
| PLYWD | PLYWOOD |
| PNL | PANEL |
| PR | PAIR |
| PREFAB | PREFABRICATED |
| PRTR | PRESSURE TREATED |
| PT | POINT, PRESSURE TREATED |
| PTD | PAINTED |
| PTN | PARTITION |
| QT | QUARRY TILE |
| R | RISER |
| RAD | RADIUS |
| RB | RESILIENT BASE |
| RCP | REFLECTED CEILING PLAN |
| RD | ROOF DRAIN |
| REC | RECESSED |
| REF | REFERENCE, REFRIGERATOR |
| REINF | REINFORCED |
| REQ'D | REQUIRED |
| RESIL | RESILIENT |
| REV | REVISION, REVISED |
| RF | ROOFING |
| RL | RAIN LEADER |
| RM | ROOM |
| RO | ROUGH OPENING |
| RT | RUBBER TILE |
| RTN | RETURN |
| RVS | REVERSE |
| S | SOUTH |
| SC | SOLID CORE |
| SCHED | SCHEDULE |
| SD | SMOKE DETECTOR, SOAP DISPENSER |
| SECT | SECTION |
| SHT | SHEET |
| SIM | SIMILAR |
| SLNT | SEALANT |
| SPEC | SPECIFICATION(S) |
| SQ | SQUARE |
| SS | STAINLESS STEEL |
| STA | STATION |
| STC | SOUND TRANSMISSION COEFFICIENT |
| STD | STANDARD |
| STL | STEEL |
| STOR | STORAGE |
| STRG | STORAGE |
| STRUCT | STRUCTURAL |
| SUSP | SUSPENDED |
| SYM | SYMMETRICAL |
| SYS | SYSTEM |
| T | TREAD |
| T&G | TONGUE & GROOVE |
| TEL | TELEPHONE |
| TG | TEMPERED GLASS |
| THK | THICK, THICKNESS |
| THR | THRESHOLD |
| TO | TOP OF |
| TRTD | TREATED |
| TYP | TYPICAL |
| UC | UNDERCUT |
| UNFIN | UNFINISHED |
| UON | UNLESS OTHERWISE NOTED |
| UR | URINAL |
| VB | AIR/VAPOR BARRIER |
| VCT | VINYL COMPOSITION TILE |
| VERT | VERTICAL |
| VEST | VESTIBULE |
| VIF | VERIFY IN FIELD PRIOR TO PROCEEDING |
| VNR | VENEER |
| W | WEST |
| W/ | WITH |
| WC | WATERCLOSET |
| W/O | WITHOUT |
| WD | WOOD |
| WIN | WINDOW |
| WP | WATERPROOF(ING), WORK POINT |
| WT | WEIGHT |

# ARCHITECTURAL SYMBOLS


BUILDING SECTION

WALL SECTION

BUILDING ELEVATION

DETAIL

INTERIOR ELEVATION

WINDOW IDENTIFICATION

DOOR IDENTIFICATION

REVISION NUMBER

PLAN NORTH

CENTER LINE

ROOM NOTATION

EARTH

CONCRETE

SPLIT FACE CMU

NON-SPLIT FACE CMU

BRICK

STONE

RIGID INSULATION

SEMI RIGID INSULATION

BATT INSULATION

STEEL

SAND, PLASTER, OR GWB

CAST STONE

WOOD BLOCKING, INTERMITTENT, NON-DIMENSIONAL

WOOD FRAMING OR CONTINUOUS BLOCKING, DIMENSIONED

FINISHED WOOD

# GENERAL CONDITIONS AND PROCEDURES

GENERAL CONDITIONS

The General Conditions of this Contract are the American Institute of Architect's Standard Document A201, "The General Conditions of the Contract for Construction," most recent edition, hereinafter referred to as the "AIA General Conditions," a copy of which is available from:

American Institute of Architects
1735 New York Avenue, NW
Washington, DC 20006

SUPPLEMENTARY GENERAL CONDITIONS

The Supplementary General Conditions contain changes and additions to the AIA General Conditions. Where any part of the AIA General Conditions is modified or voided by the Supplementary General Conditions, the unaltered provisions shall remain in effect.

MISCELLANEOUS PROVISIONS

EXISTING CONDITIONS:
The Contractor shall, during the course of the Work, provide and maintain adequate protection for the interior of the existing residence or project, including floors, walls, and openings. Existing conditions and work remaining in place during construction under this Contract shall be restored to the condition prevailing at the time of the Contract award. The Contractor shall protect the adjoining property from damage.

CLEANING UP:
The building and grounds shall be kept clean at all times. Trash and debris shall be removed daily and disposed of in legal landfill for the type of trash and debris being disposed of, or in recycling facility as appropriate. Contractor shall replace all broken glass; remove stains, spots, marks, and dirt from decorated work; clean all hardware and fixtures; and wash all tile and floors. The Contractor shall also comply with all special cleaning instructions contained in the Specifications. After completion of the contract and prior to receiving final payment, the Contractor shall remove from the premises all trash, tools, equipment, and excess materials. The building and grounds shall be left in clean condition.

UNCOVERING OF WORK: In addition to work required by the specifications to be left uncovered for the Architect's observation, the following work shall be left uncovered for his observation:

Underground Piping
Interior Mechanical and Electrical
Sub-grade for Footings
Concrete Reinforcement
Base for Slabs
Waterproofing
Sub-grade for Pavements
Roof Decks and Roof Insulation

The Architect shall be notified at least five working days in advance of the time when the work will be ready for observation and shall either make his observation promptly or notify the Contractor that the work may be covered.

CONTRACT STANDARDS AND PROCEDURES

CONTRACT DOCUMENTS
The Drawings and Specifications herein provide graphic and written requirements for execution of the Work by the Contractor. They are intended to be used together and share equal force. Any discrepancies between them shall be reported to the Architect prior to commencing work. Where information is not provided, such as size, gauges, fasteners, spacing of members, and other similar specifications, it shall be the Contractor's sole responsibility to provide a code compliant installation in accordance with the manufacturer's recommendation.

DO NOT SCALE DRAWINGS. Refer to dimensions only. Verify new dimensions prior to installation of any work. Coordinate work in any area with the work of the other trades prior to any work. If dimensions are in question, the Contractor shall be responsible for obtaining clarification from the Architect before proceeding. All dimensions are to framing face, face of masonry, or centerline of columns unless otherwise indicated. All dimensions are given in feet and inches unless otherwise noted. Dimensions and notes for a given condition are typical for similar conditions unless otherwise noted or indicated. Titles, captions, headings, etc. are intended for general reference and are not intended to limit the work required in any way.

RECORD DRAWINGS: Contractor shall maintain on site a complete set of construction documents for the purpose of checking and recording all work, including changes in sizes locations and dimensions as well as any resulting from Change Orders, Bulletins or Field Orders.

Record all concealed mechanical and electrical services by color code, including pipe, conduit, wire and cables and valves exactly as they are installed. Record principal dimensions of concealed work and any special notations such as valve numbers.

CONTRACT EXECUTION
All work shall be performed in strict compliance with all federal, state, and local codes and standards as adopted by governing jurisdictions. The Contractor shall be responsible for executing the Work as drawn and specified in the Contract Documents and shall be liable for any approved deviation from the Drawings and Specifications herein. The Contractor shall have the sole responsibility and control over construction means, methods, sequence, techniques, and coordination of all portions of the Work.

The Contractor shall visit the site prior to commencing Work to take field measurements and verify field dimensions for horizontal and vertical control and shall report any discrepancies to the Architect. The Contractor shall be responsible for verifying field measurements before ordering materials and prefabricated items. Any necessary adjustments between field measurements and drawings shall be coordinated with the Architect.

All specified products and systems shall be installed according to manufacturer's written instructions including, but not limited to, instructions regarding preparation of substrates and adjoining construction, weather conditions, and protection after installation. Work delineated in the construction documents is for reference and location purposes only unless otherwise indicated. Refer to appropriate consultant's drawings and Project Manual for specific information pertaining to those trades and equipment.

Each contractor shall coordinate his work with the work of others. He shall keep himself informed of the progress and detail of others and shall be responsible for coordinating and expediting his work with that of others so that the progress of the total work shall be kept on schedule.

Each contractor and/or trade fitting or placing his work into the work of others shall do so with the understanding that the installation of his work constitutes his acceptance of the suitability of the work in place. If the work of others is not acceptable for the installation of his work, he shall notify the Contractor. That work installed in the existing work of others that was unsuitable for such installation shall be the responsibility of the contractor and/or trade installing the work. No claims for additional compensation for bringing one's work into an acceptable condition for the installation of the work of others or correcting work installed in an unsuitable condition will be considered. No claims for additional compensation for bringing one's own work into compliance with local codes and regulations and/or these Contract Documents will be considered.

SHOP DRAWINGS
Architect will review Shop Drawings, product data and samples. He shall mark each such submittal as follows:

Accepted: Where no comment is made.

Accepted as Noted: Where comments indicate on submittal qualifying, modifying, or otherwise changing it; however, submittal can be used for ordering, fabrication and erection at Contractor's own risk until revised submittals have been made, reviewed and stamped acceptable.

Not Accepted: Submittal does not conform; revise and resubmit.

Acceptance does not authorize changes in the Contract Documents unless specifically stated in a separate letter or change order.

SAMPLES
Each Contractor shall secure and deliver samples of all materials to be used in the work herein described, as required by the specifications and as reasonably requested by the Architect. All samples shall have the same finish as that to be used in the completed work.

SCHEDULE

DATES: Work shall commence and be substantially completed as provided for in the Contract Documents.

SCHEDULE: Provide data and information regarding work operations, sequences, deliveries, lead times, dates, etc., as the Owner may require. Cooperate with Owner in the development of the schedule.

CLOSING PROCEDURES

FINANCIAL: Contractor shall furnish ample evidence to Architect and Owner that all financial obligations have been met by presenting a notarized Release of Liens from all suppliers and subcontractors. The Contractor shall obtain from his surety (if any) a written statement releasing the Owner and Architect from any and all obligations which might arise out of any unpaid, defaulted or otherwise unsatisfied accounts.

PUNCH LIST: Contractor shall complete and correct all items on the punch list as originally issued and amended.
If contemplating application for final payment, the Contractor shall schedule one week in advance with the Architect a joint inspection visit to the project to determine if the contract has been fully executed.

RECORD DRAWINGS: The Contractor shall deliver to the Owner these documents as required.

GUARANTEES:
All guarantees submitted should be executed as required herein. The Contractor will guarantee, for the period of one year from the date of substantial completion, all workmanship and materials, and shall repair or replace at no additional cost to the Owner any part thereof, which may become defective. In addition to his own guarantee, the Contractor shall furnish all of those specified.

OTHER DOCUMENTS HEREIN: Contractor shall furnish all schedules, instructions, etc., as is necessary to ensure safe and proper operation of the facilities of the building, and as specified herein. Contractor shall furnish reports of any and all tests and the performance of completed systems, as required in the specifications and all certificates of approval.


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GENERAL NOTES
ABBREVIATIONS
SYMBOLS
CONDITIONS AND PROCEDURES

REVISIONS

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## GENERAL NOTES

1) TWO-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED DECEMBER, 2021.

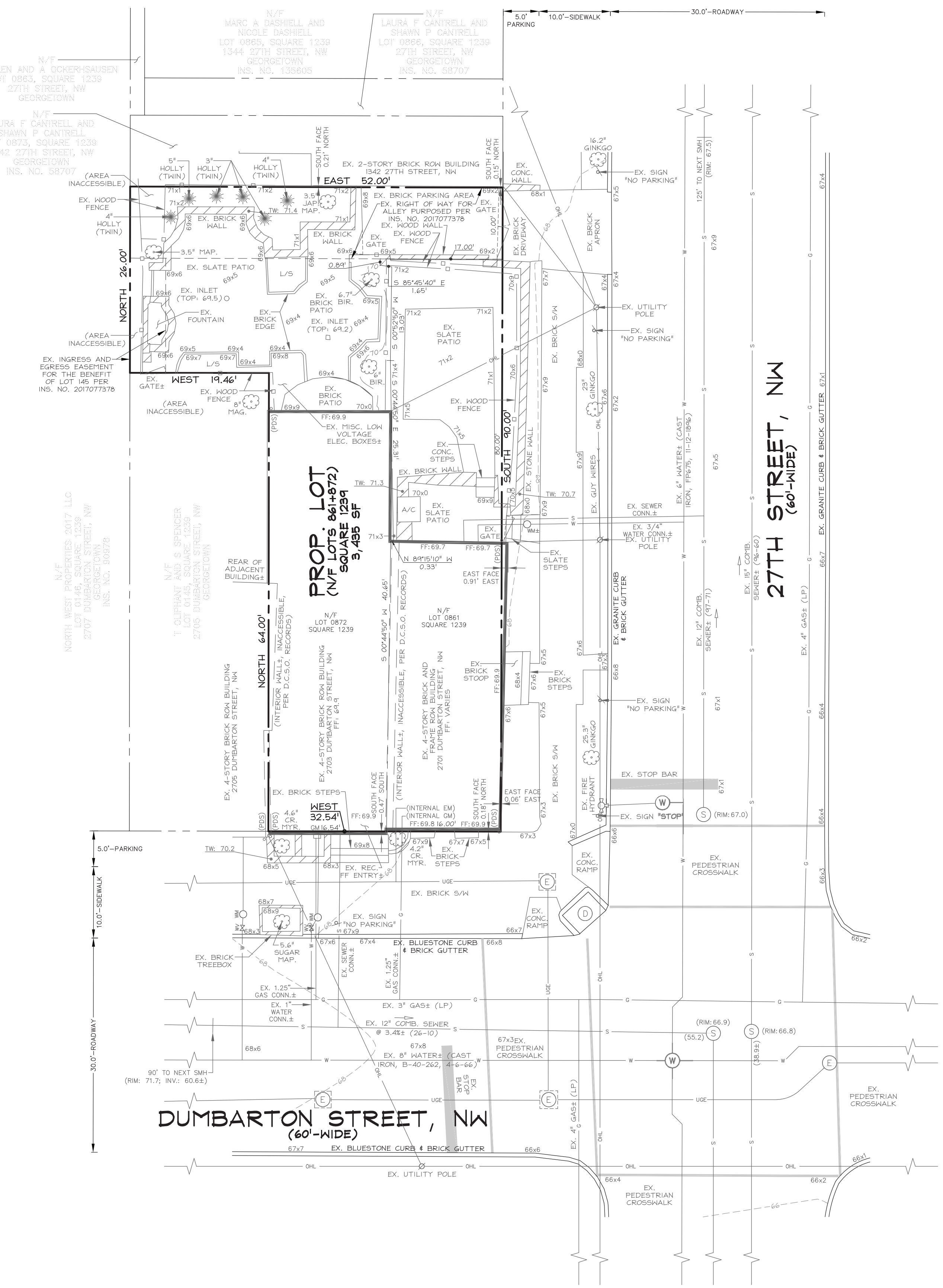
2) BOUNDARY INFORMATION BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED DECEMBER, 2021, AND A SURVEY-TO-MARK PERFORMED BY CAS ENGINEERING, DATED DECEMBER, 2021 (RECORDATION PENDING). MEASUREMENTS: "(R)" DENOTES RECORD DIMENSIONS, "(S)" DENOTES SURVEY DIMENSIONS, SHOWN HEREON.

3) ZONING: R-20
   - MINIMUM LOT WIDTH = 20 FEET
   - MINIMUM LOT AREA = 2,000 SQUARE FEET
   - MAXIMUM BUILDING HEIGHT = 35 FEET / 3 STORIES
   - FRONT B.R.L. = NONE PER DC SURVEYORS OFFICE
   - MINIMUM REAR YARD = 20 FEET
   - MINIMUM SIDE YARD = NONE REQUIRED
   - MAXIMUM LOT OCCUPANCY = 60%
   - MINIMUM PERVIOUS SURFACE COVERAGE = 20%

   NOTE: SITE IS LOCATED IN THE GEORGETOWN HISTORIC DISTRICT AND THE COMMISSION OF FINE ARTS JURISDICTION AREA AND MAY BE SUBJECT TO ADDITIONAL REVIEWS/REQUIREMENTS.

4) TOTAL LOT AREA = 3,435 SQUARE FEET (0.079 ACRES)
   - LOT 0861 = 1,278 SQUARE FEET (0.029 ACRES)
   - LOT 0872 = 2,157 SQUARE FEET (0.050 ACRES)

5) PROJECT IS WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER FEMA FLOOD INSURANCE RATE MAP PANEL No. 1100010016C.




## LEGEND

**EXISTING FEATURES**

- PROPERTY LINE
- EX. SEWER MANHOLE AND INVERT
- EX. WATER LINE WITH MANHOLE
- EX. GAS LINE
- EX. UNDERGROUND ELECTRIC LINE
- EX. OVERHEAD UTILITY WITH POLE
- EX. TWO- AND TEN-FOOT CONTOURS
- EX. FIRE HYDRANT
- EX. SPOT ELEVATION
- EX. WOOD FENCE
- EX. SIGN
- EX. PIPED DOWNSPOUT
- EX. TREE
- EX. WALL

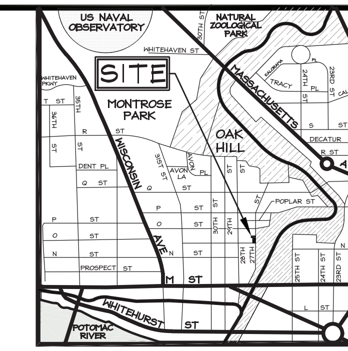
## UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

| UTILITY | REQUEST DATE | BY | INFO RECEIVED | PLAN REVISED | BY |
|---|---|---|---|---|---|
| AT&T | 10/20/2021 | MSL | 10/27/2021 | NO FACILITIES | – |
| COMCAST | 10/20/2021 | MSL | PENDING | – | – |
| MCI/WORLDCOM | 10/20/2021 | MSL | PENDING | – | – |
| PEPCO | 10/20/2021 | MSL | 11/11/2021 | 01/01/2022 | MSL |
| VERIZON | 10/20/2021 | MSL | PENDING | – | – |
| WASH. GAS | 10/20/2021 | MSL | ON FILE | 01/01/2022 | MSL |
| DC SEWER | 10/20/2021 | MSL | 10/25/2021 | 01/01/2022 | MSL |
| DC WATER | 10/20/2021 | MSL | 10/25/2021 | 01/01/2022 | MSL |

### MISS UTILITY

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/ITIC 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL JURISDICTIONAL REQUIREMENTS.




VICINITY MAP
ADC MAP 5528, GRID A-5
SCALE: 1" = 2000'


ENGINEERING-DC, LLC
Experience you can build on.

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www.cas-dc.com
info@cas-dc.com
CIVIL • SURVEYING • LAND PLANNING


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WASHINGTON, DC 20016
(202) 237-0925 (PHONE)

LOTS 0861+0872, SQUARE 1239
GEORGETOWN

# 2701-2703 DUMBARTON STREET, NW

N.W. WASHINGTON,
DISTRICT OF COLUMBIA

| REVISION | DATE |
|---|---|
| TRAFFIC CONTROL PLAN ISSUED | 12.07.2021 |
| BASE SHEET ISSUED | 01.03.2022 |

| | |
|---|---|
| CAS PROJECT | 21-524-DC |
| DATE | 01/2022 |
| DRAWN BY | MSL |
| CHECKED BY | DCL |
| APPROVAL | DCL |
| SCALE | 1"=10' |

5 0 5 10 20
SCALE: 1 INCH = 10 FEET

NORTH

DATUM:
VERTICAL
DC WATER
HORIZONTAL
DC SURVEYOR'S OFFICE
LIBER X | FOLIO X

SHEET TITLE

**EXISTING CONDITIONS PLAN**

CIV100


NO STANDING OR PARKING ANYTIME
TWO HOUR PARKING
7AM-9PM
ZONE 2 PERMIT



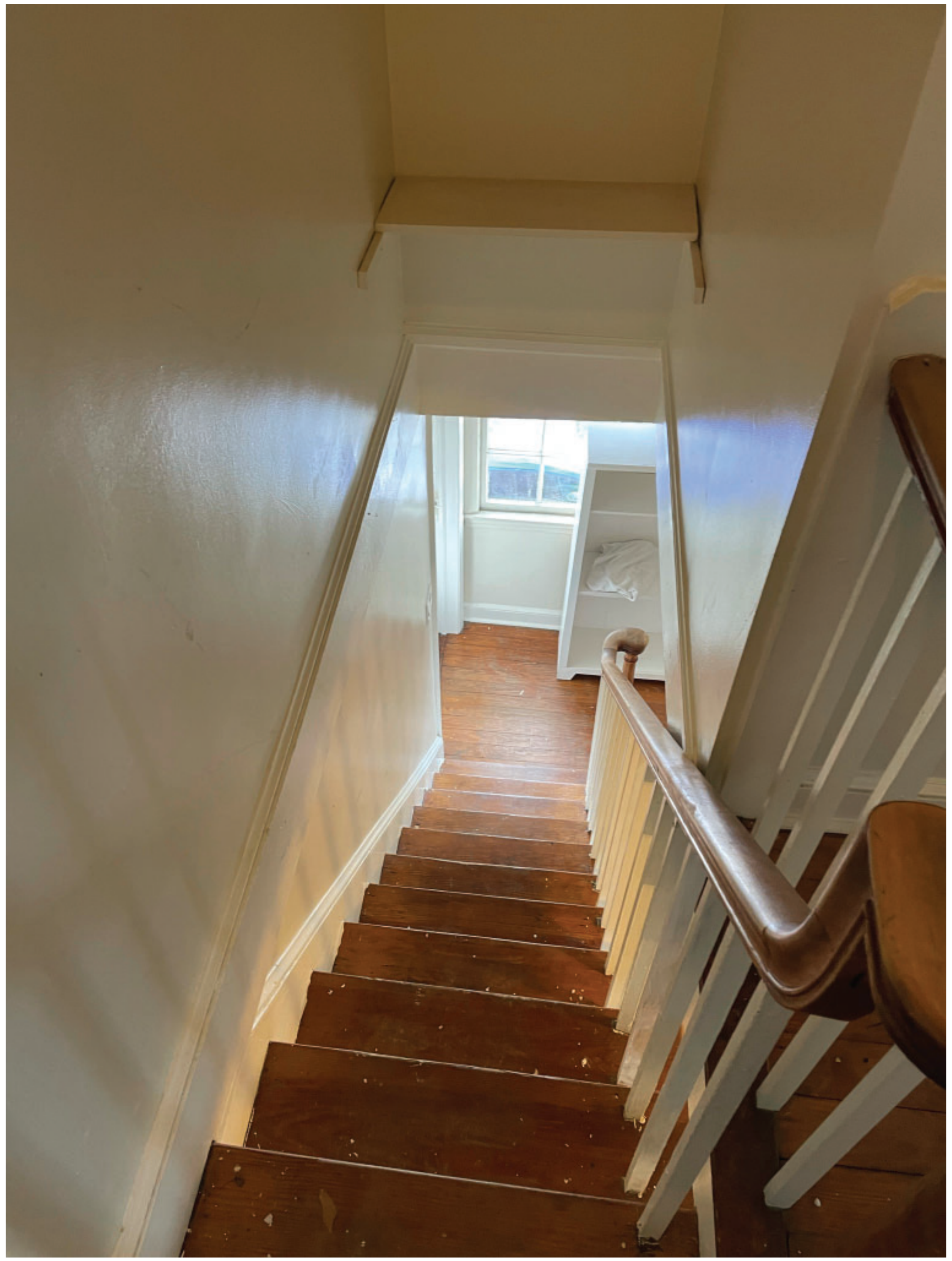
2701


ADT


TOW-AWAY
NO STANDING OR PARKING ANYTIME
IF TOWED CALL 311
TWO HOUR PARKING
LIMIT IN ZONE 2
7AM-9PM
MONDAY-SATURDAY
ZONE 2 PERMIT HOLDERS EXCEPTED


STOP







JERRY A. MCCOY
SPECIAL COLLECTIONS LIBRARIAN
PEABODY ROOM
DISTRICT OF COLUMBIA PUBLIC LIBRARY
3260 R STREET, NW

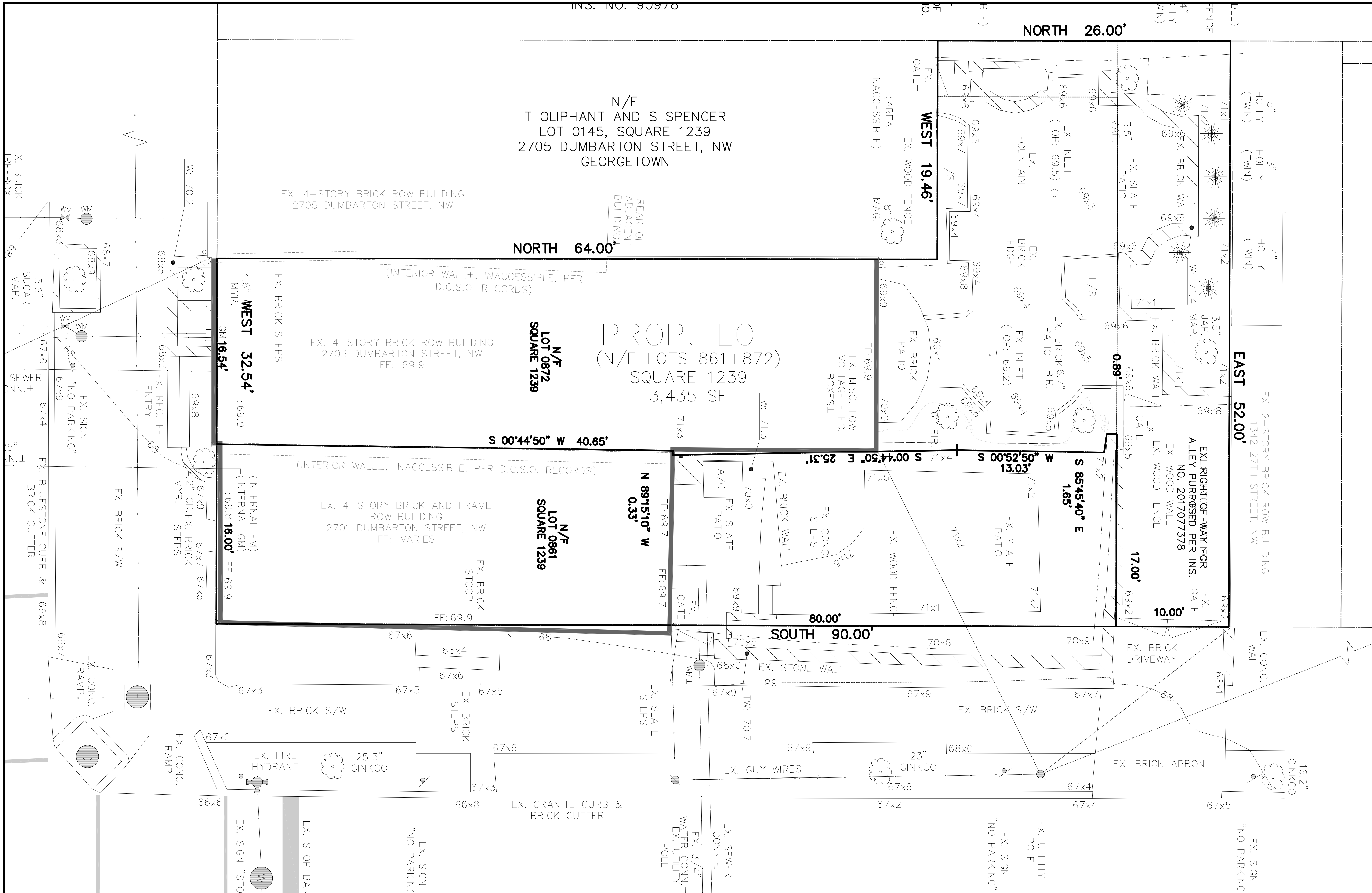

Lightshot Screenshot


JUNE 1954


JUNE 1954


JUNE 1954


JUNE 1954




SITE PLAN - EXISTING
SCALE: 1/8" = 1'-0" (SEE ALSO GRAPHIC SCALE)

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SITE PLAN
EXISTING

REVISIONS

2701 DUMBARTON
addition | renovation
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20007

AS.1e

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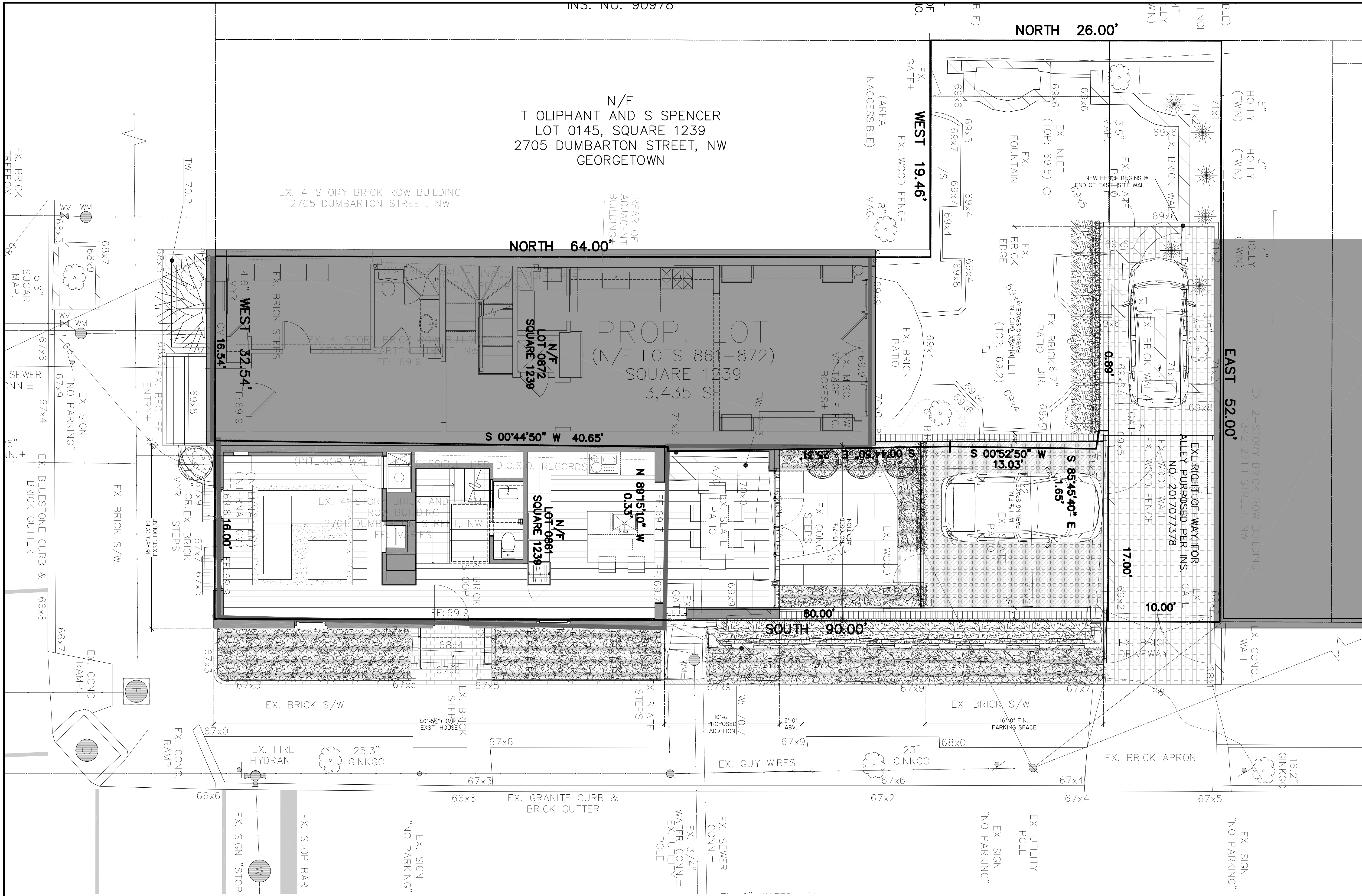
AUGUST 11, 2022




SITE PLAN - PROPOSED (SEE A3.1 FOR MORE INFO.)

SCALE: 1/8" = 1'-0" (SEE ALSO GRAPHIC SCALE)

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SITE PLAN
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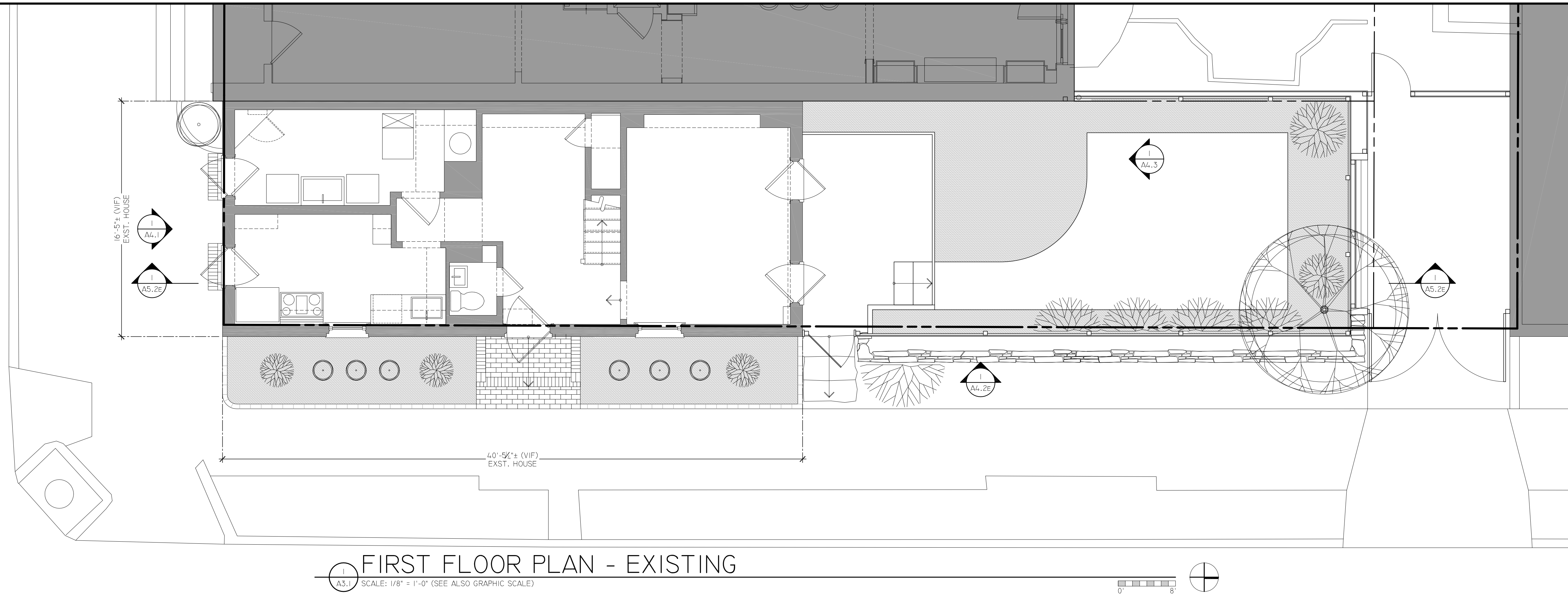
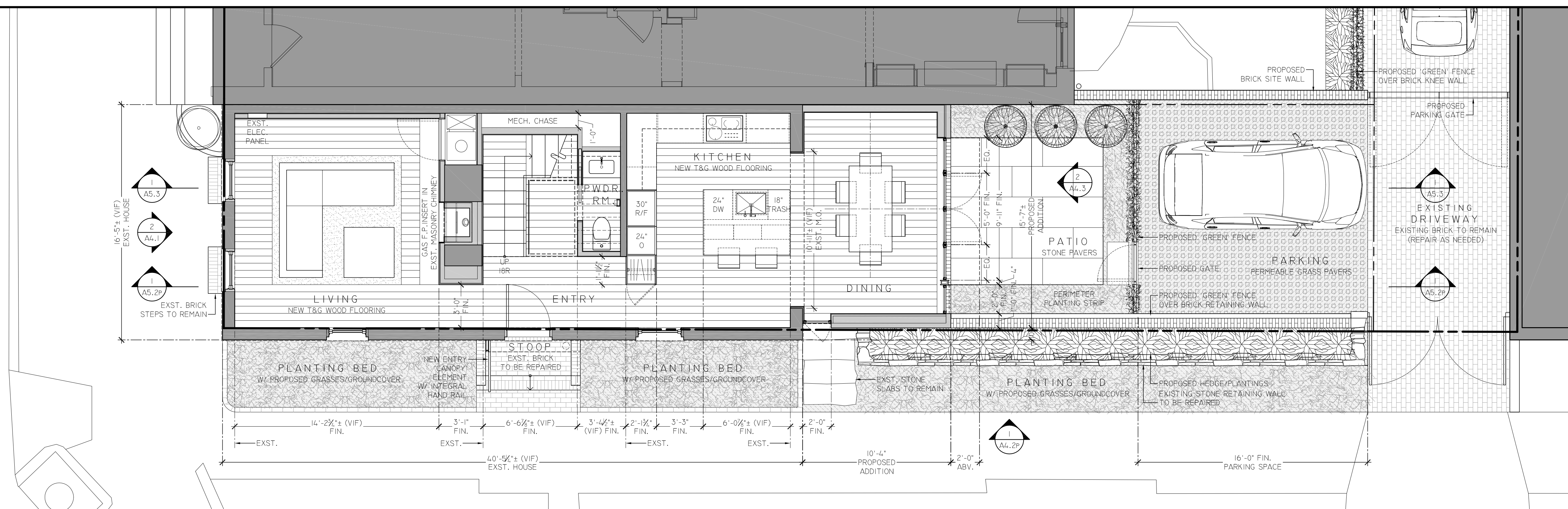



## FIRST FLOOR PLAN - EXISTING

A3.1 SCALE: 1/8" = 1'-0" (SEE ALSO GRAPHIC SCALE)




GRAPHIC KEY
- EXISTING WALL
- PROPOSED WALL

## FIRST FLOOR PLAN - PROPOSED

A3.1 SCALE: 1/8" = 1'-0" (SEE ALSO GRAPHIC SCALE)

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A3.1

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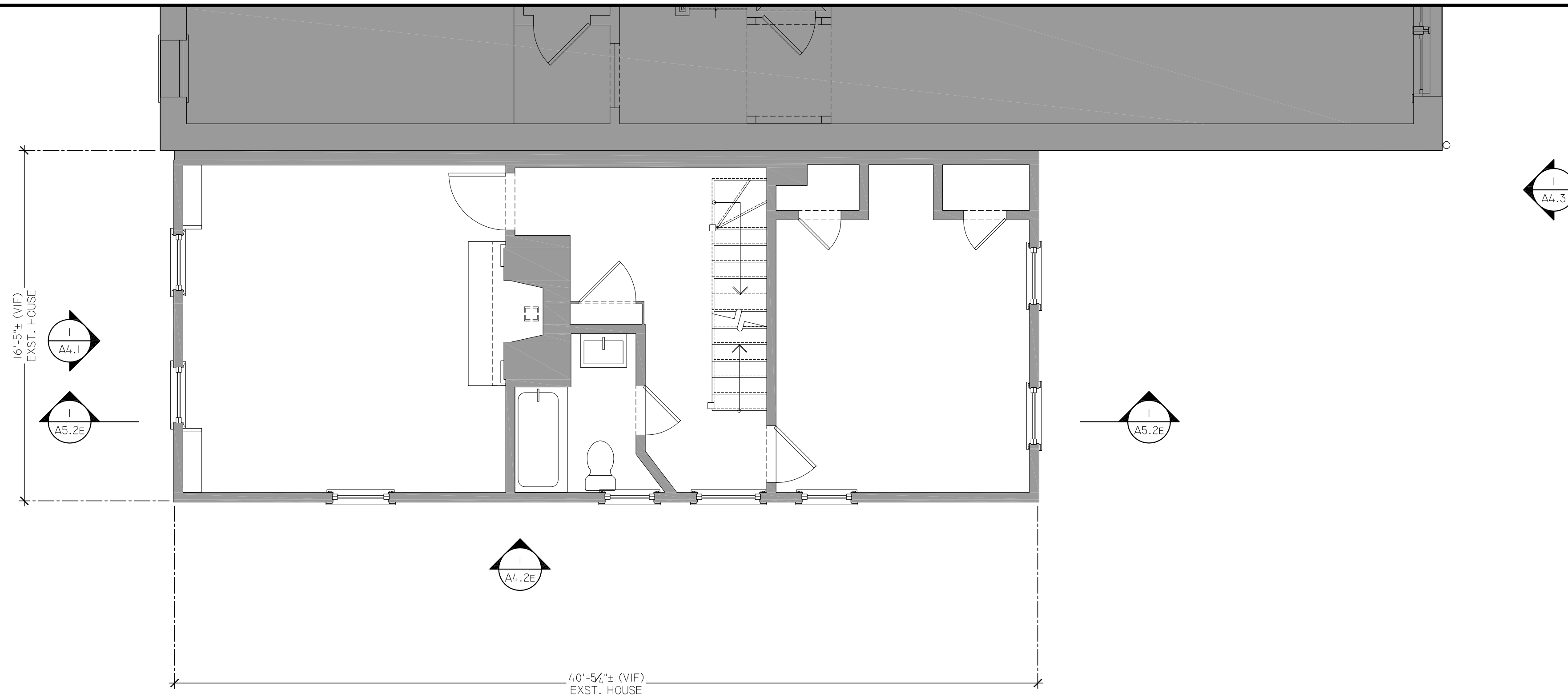
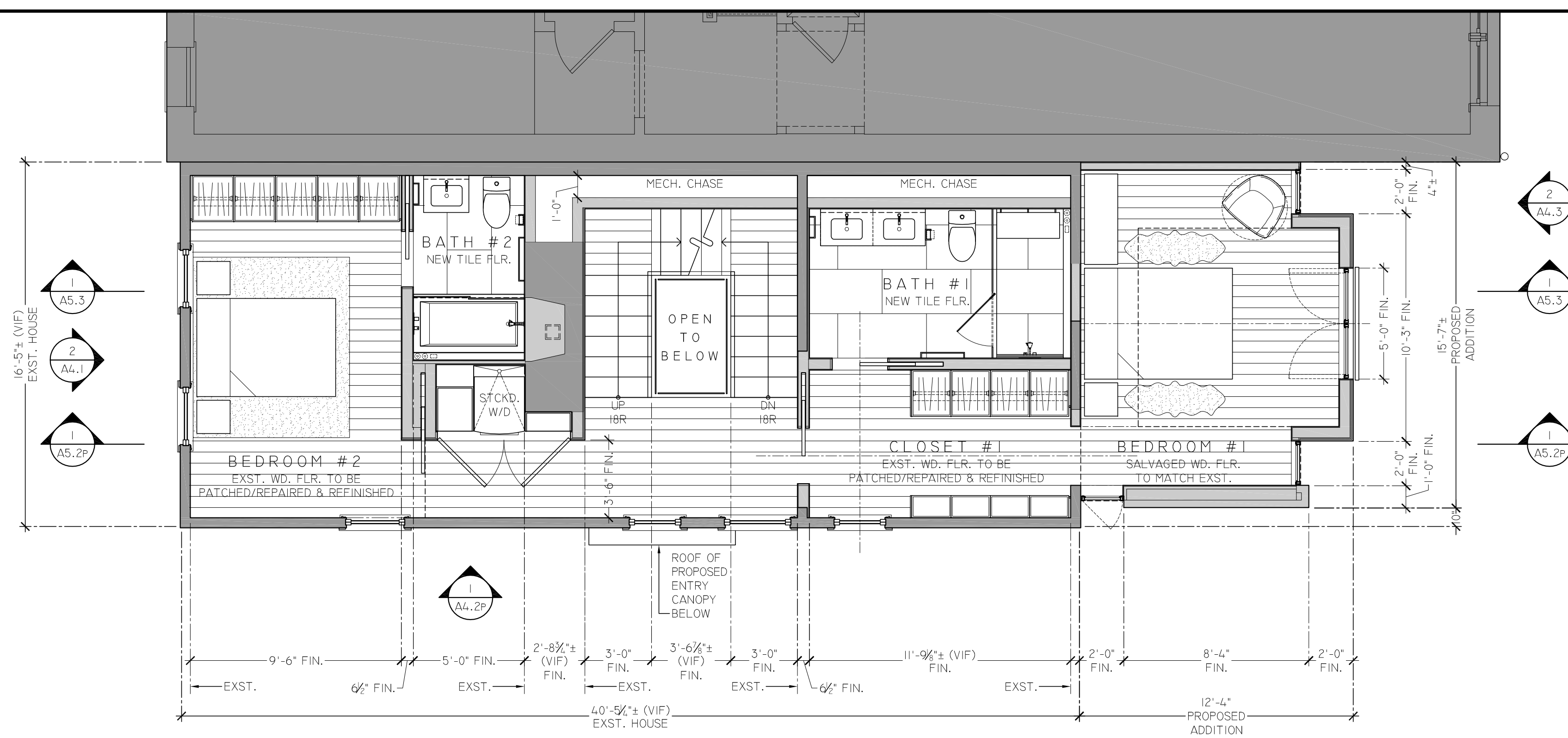



## SECOND FLOOR PLAN - EXISTING

A3.2 SCALE: 1/8" = 1'-0" (SEE ALSO GRAPHIC SCALE)




GRAPHIC KEY

- EXISTING WALL
- PROPOSED WALL

## SECOND FLOOR PLAN - PROPOSED

A3.2 SCALE: 1/8" = 1'-0" (SEE ALSO GRAPHIC SCALE)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A3.2

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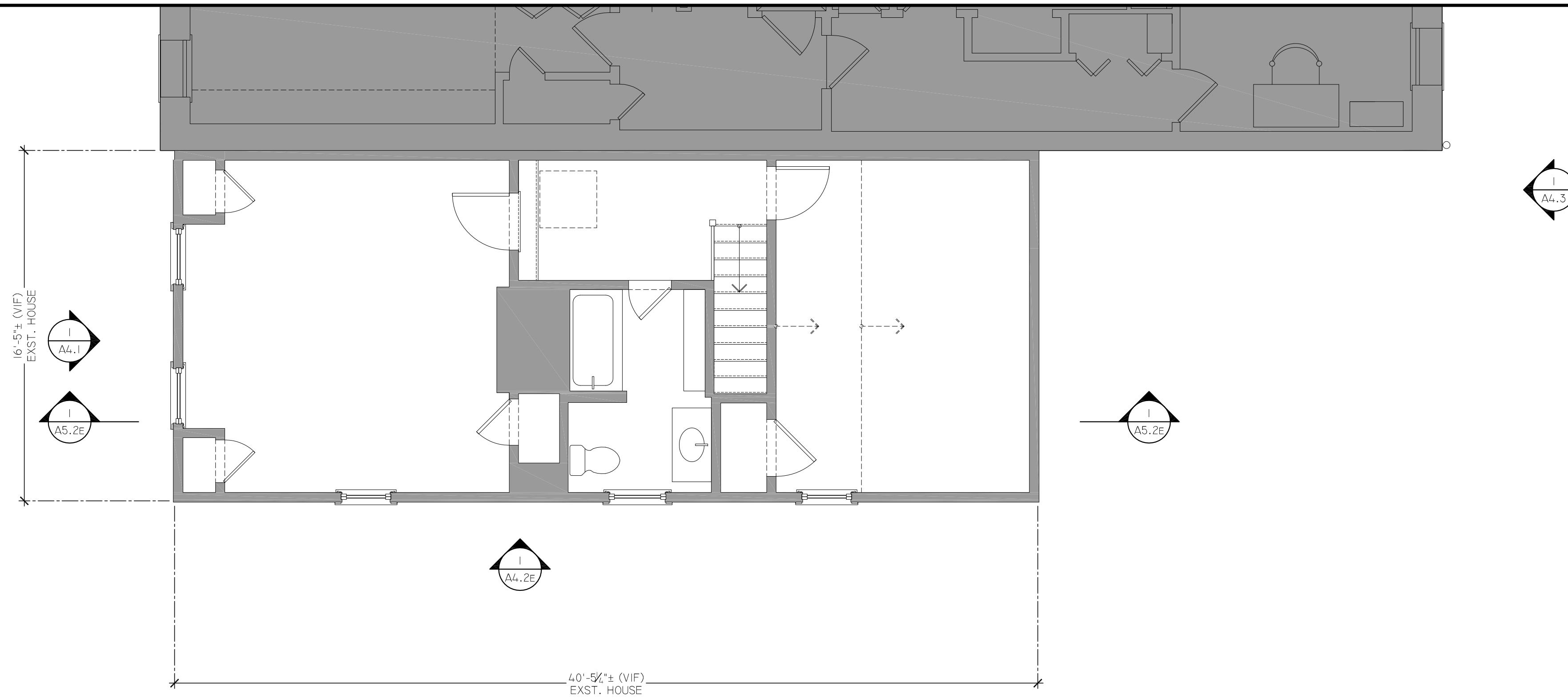
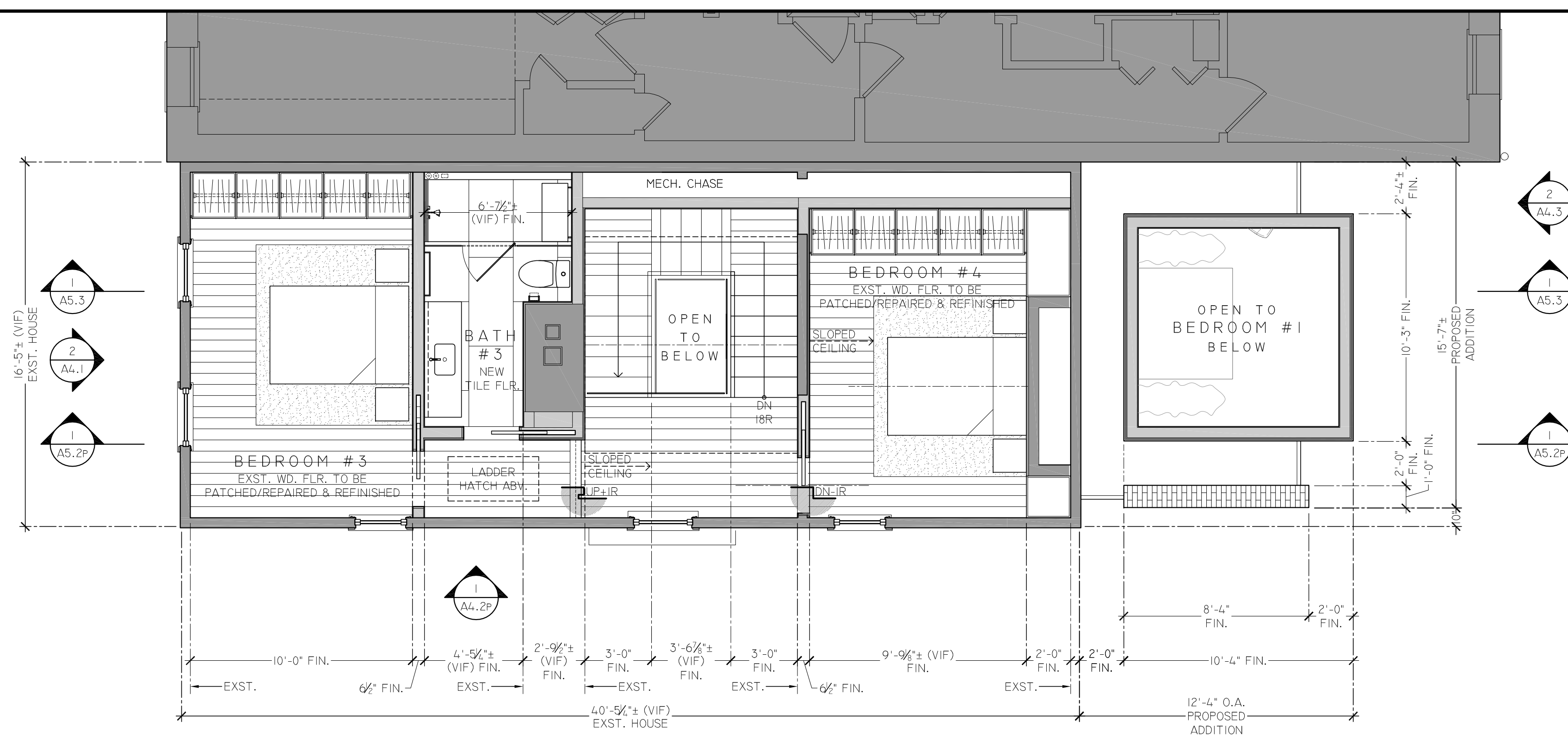



## 1 A3.3 THIRD FLOOR PLAN - EXISTING

SCALE: 1/8" = 1'-0" (SEE ALSO GRAPHIC SCALE)




GRAPHIC KEY

EXISTING WALL

PROPOSED WALL

## 2 A3.3 THIRD FLOOR PLAN - PROPOSED

SCALE: 1/8" = 1'-0" (SEE ALSO GRAPHIC SCALE)

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A3.3

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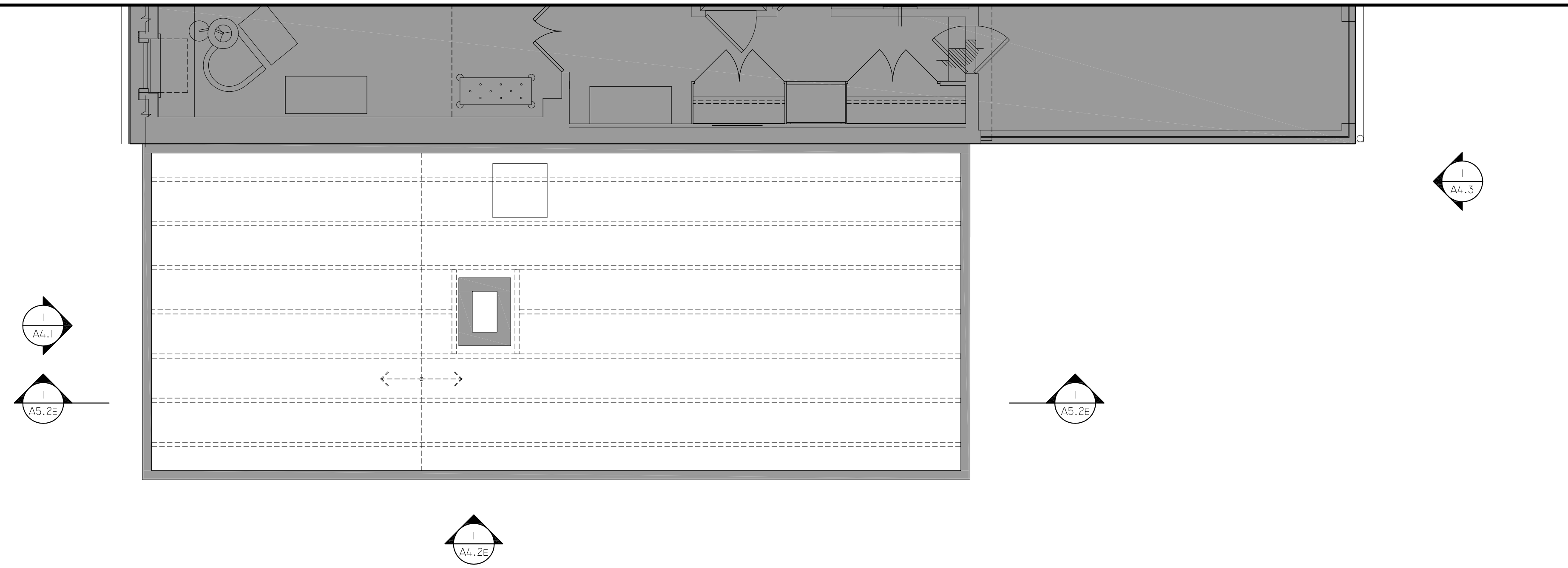
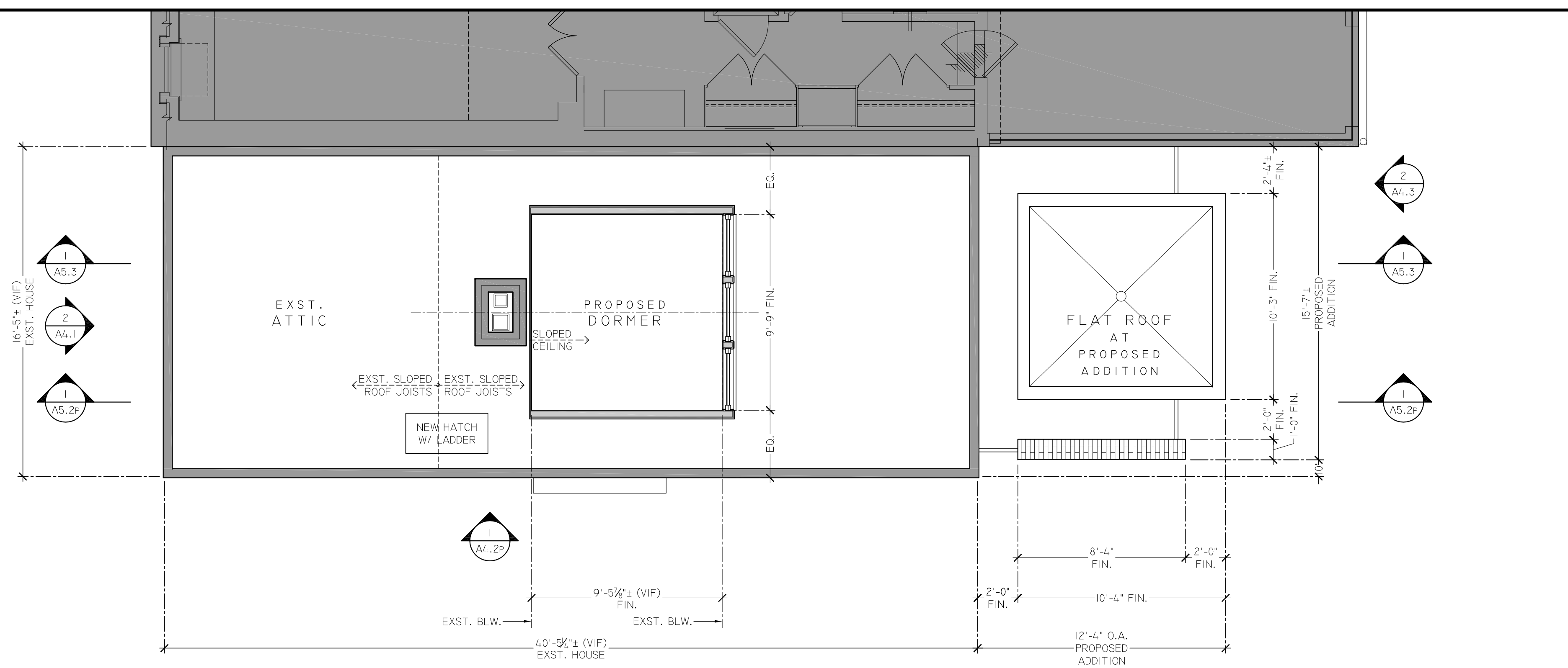


## ATTIC FLOOR PLAN - EXISTING

SCALE: 1/8" = 1'-0" (SEE ALSO GRAPHIC SCALE)




GRAPHIC KEY

- EXISTING WALL
- PROPOSED WALL

## ATTIC FLOOR PLAN - PROPOSED

SCALE: 1/8" = 1'-0" (SEE ALSO GRAPHIC SCALE)

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A3.4

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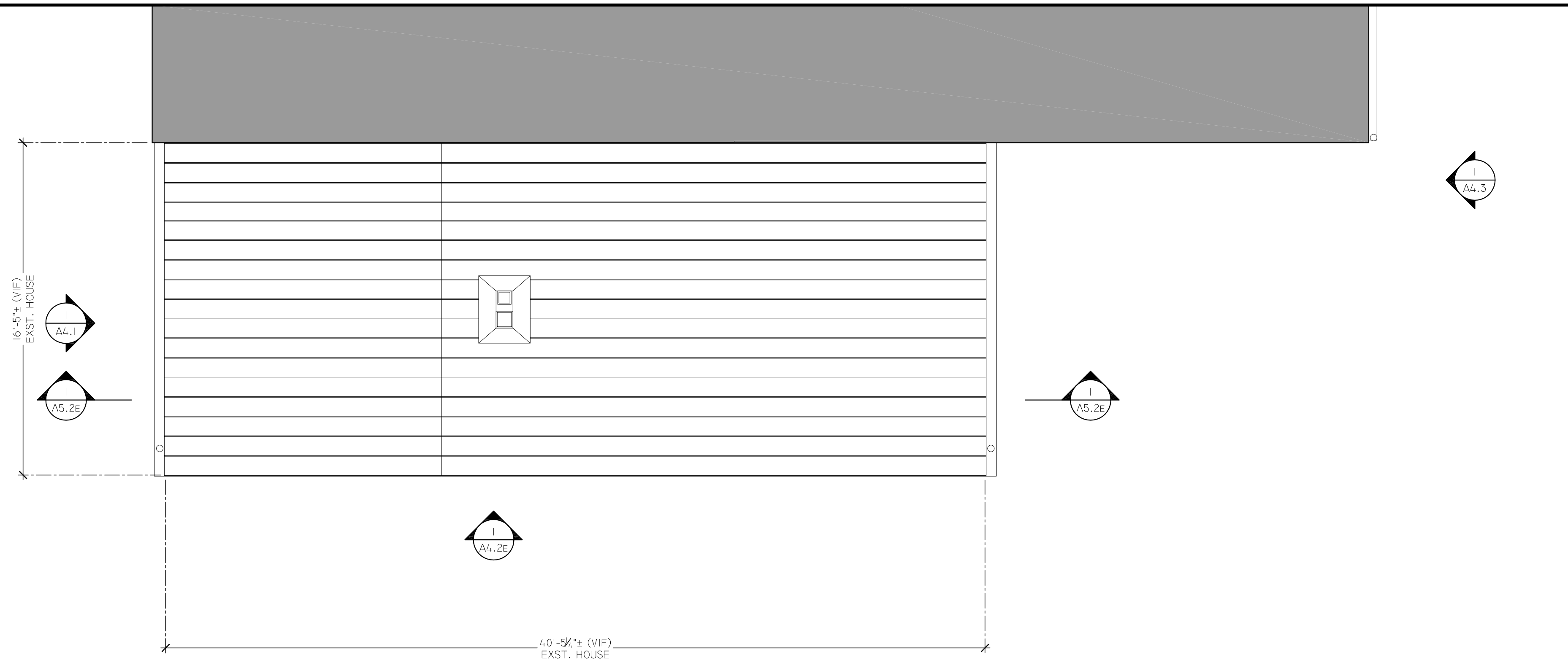
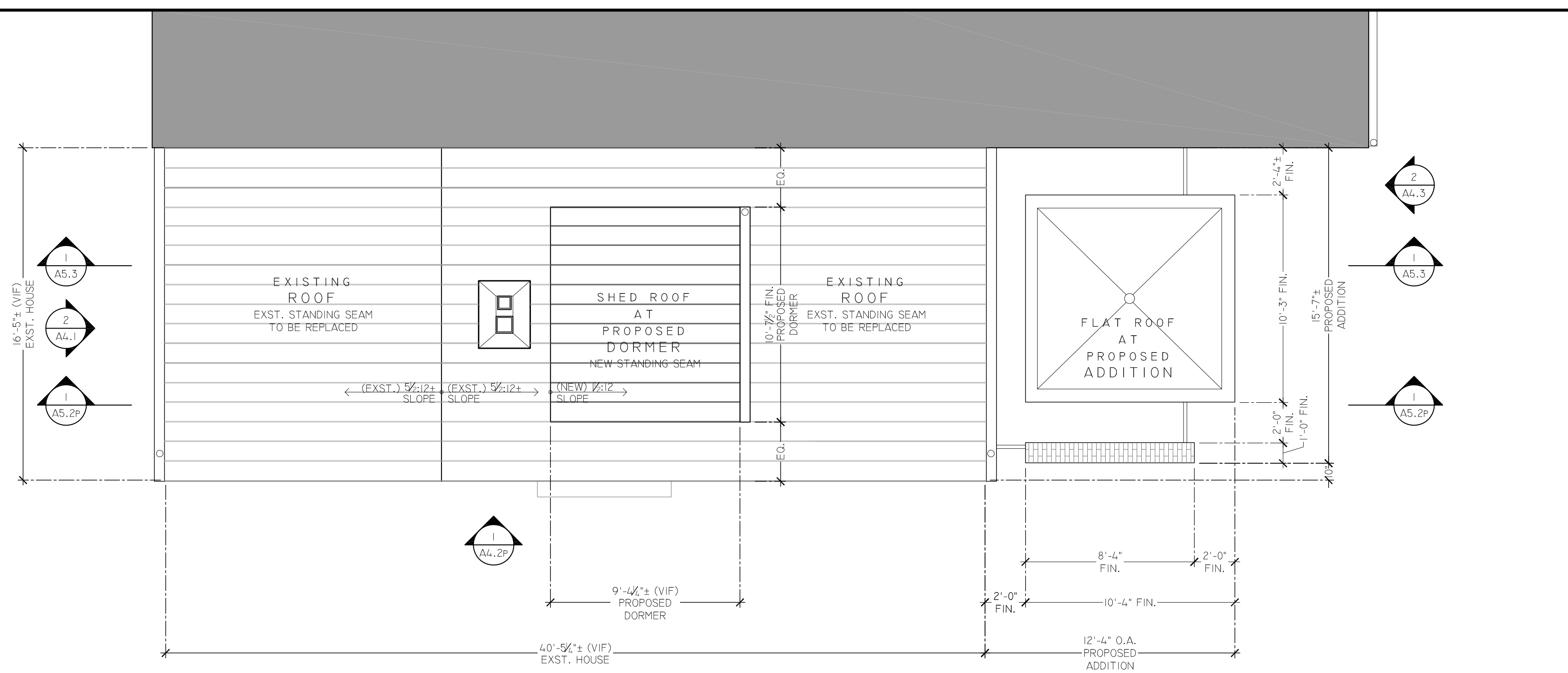



## ROOF PLAN - EXISTING

1 A3.5 SCALE: 1/8" = 1'-0" (SEE ALSO GRAPHIC SCALE)




GRAPHIC KEY

- EXISTING WALL
- PROPOSED WALL

## ROOF PLAN - PROPOSED

2 A3.5 SCALE: 1/8" = 1'-0" (SEE ALSO GRAPHIC SCALE)

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# A3.5

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## TYP. HISTORIC WOOD WINDOW NOTES:

EXISTING WINDOWS ARE IN POOR CONDITION & DO NOT FUNCTION PROPERLY. EXISTING SASHES & FRAMES ARE ROTTED, WARPED & CAULKED/PAINTED SHUT. EXTERIOR WOOD TRIM IS SIMILARLY DETERIORATED (PLEASE REFERENCE EXISTING PHOTOGRAPHS PROVIDED. THEREFOR, WE PROPOSE THE FOLLOWING:

**FRAMES:**
ALL EXISTING HISTORIC WOOD WINDOW UNITS TO BE REPAIRED/REFURBISHED/REPLACED TO MATCH EXACT PROFILE, PROPORTION & PHYSICAL MAKEUP (I.E.: ALL WOOD) OF EXISTING.

- WHEREVER POSSIBLE, EXISTING HISTORIC WOOD WINDOW FRAMES AND SASHES ARE TO BE REMOVED, SCRAPED, SANDED, REFURBISHED & REINSTALLED TO ENSURE SUCCESSFUL FUNCTION.
- ANY WINDOW THAT IS BEYOND REPAIR SHALL BE REPLICATED USING THE SAME DIMENSIONS, PROFILES, AND INSTALLATION DETAILS OF THE EXISTING HISTORIC WOOD WINDOWS.

**GLAZING:**
ALL GLASS IN EXISTING/REPLACEMENT HISTORIC WOOD WINDOWS TO REMAIN SINGLE-PANE, TO MATCH EXISTING STYLE, COLOR & THICKNESS.

**HARDWARE:**
EXISTING HARDWARE TO BE REPAIRED AND REUSED TO ENSURE PROPER FUNCTION WHEREVER POSSIBLE. IF EXISTING HARDWARE IS BEYOND REPAIR, HISTORICALLY APPROPRIATE REPLACEMENTS WILL BE PROVIDED.


1 A4.1 SOUTH [FRONT] ELEVATION - EXISTING
SCALE: 1/8" = 1'-0" (SEE ALSO GRAPHIC SCALE)


2 A4.1 SOUTH [FRONT] ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0" (SEE ALSO GRAPHIC SCALE)


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# EAST [SIDE] ELEVATION - EXISTING

1 A4.2e SCALE: 1/8" = 1'-0" (SEE ALSO GRAPHIC SCALE)

0' 8'

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A4.2e

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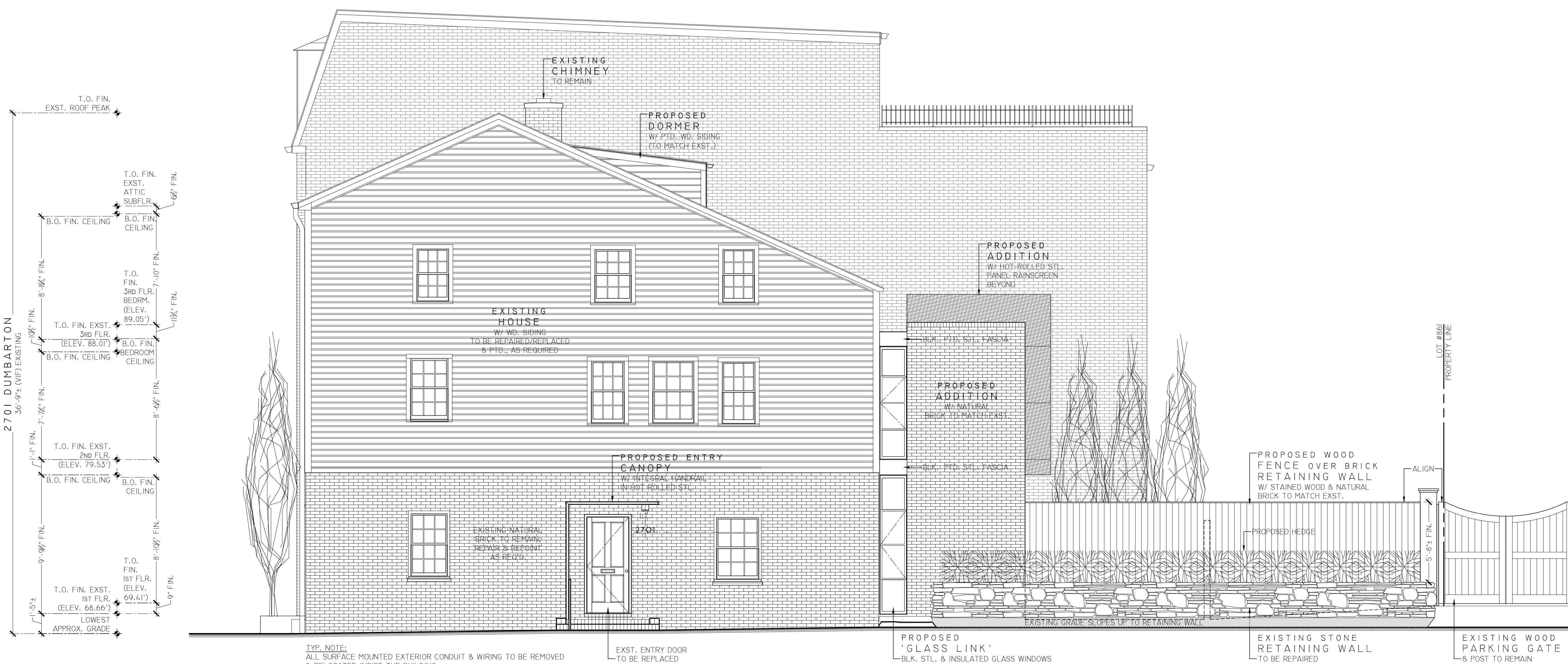


EAST [SIDE] ELEVATION - PROPOSED

1 A4.2p SCALE: 1/8" = 1'-0" (SEE ALSO GRAPHIC SCALE)

0' 8'

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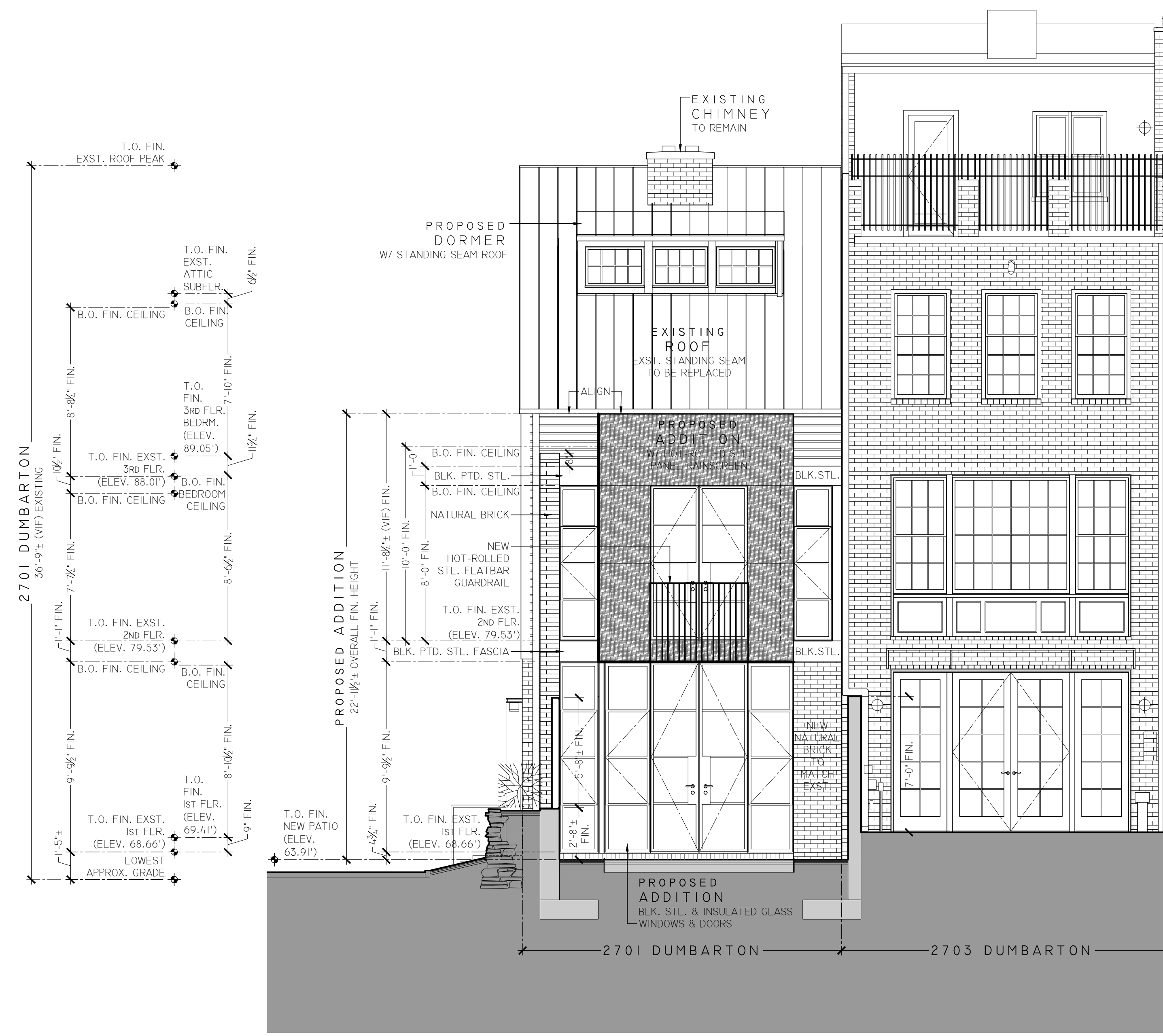
GRAPHIC KEY

EXISTING WALL

PROPOSED WALL


NORTH [REAR] ELEVATION - EXISTING

1 A4.3 SCALE: 1/8" = 1'-0" (SEE ALSO GRAPHIC SCALE)




NORTH [REAR] ELEVATION - PROPOSED

2 A4.3 SCALE: 1/8" = 1'-0" (SEE ALSO GRAPHIC SCALE)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GRAPHIC KEY

EXISTING WALL


# EAST [SIDE] SECTION - EXISTING

1 A5.2e SCALE: 1/8" = 1'-0" (SEE ALSO GRAPHIC SCALE)

0' 8'

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SECTIONS
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A5.2e

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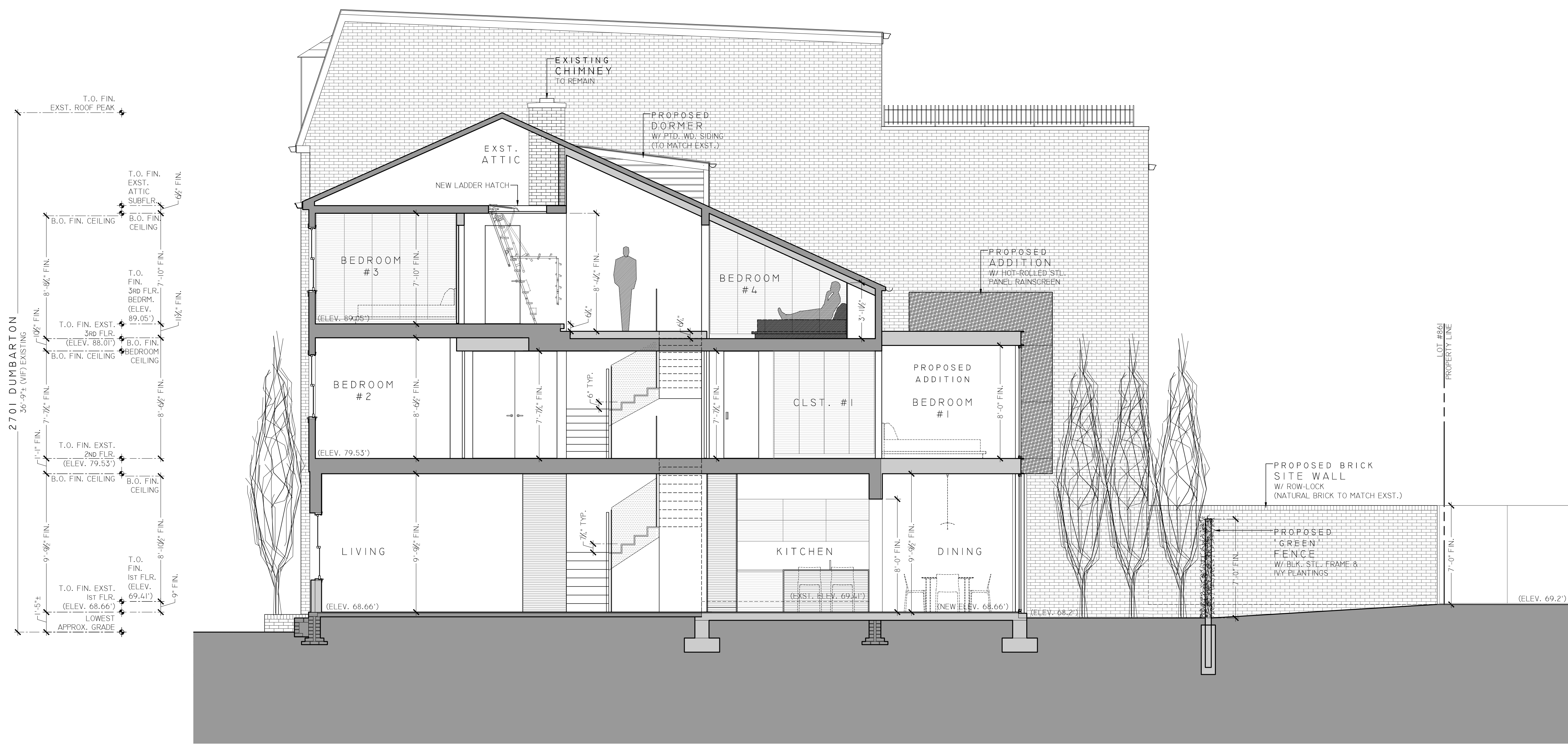
GRAPHIC KEY

EXISTING WALL

PROPOSED WALL




# EAST [SIDE] SECTION - PROPOSED

1 / A5.2p SCALE: 1/8" = 1'-0" (SEE ALSO GRAPHIC SCALE)

0' 8'

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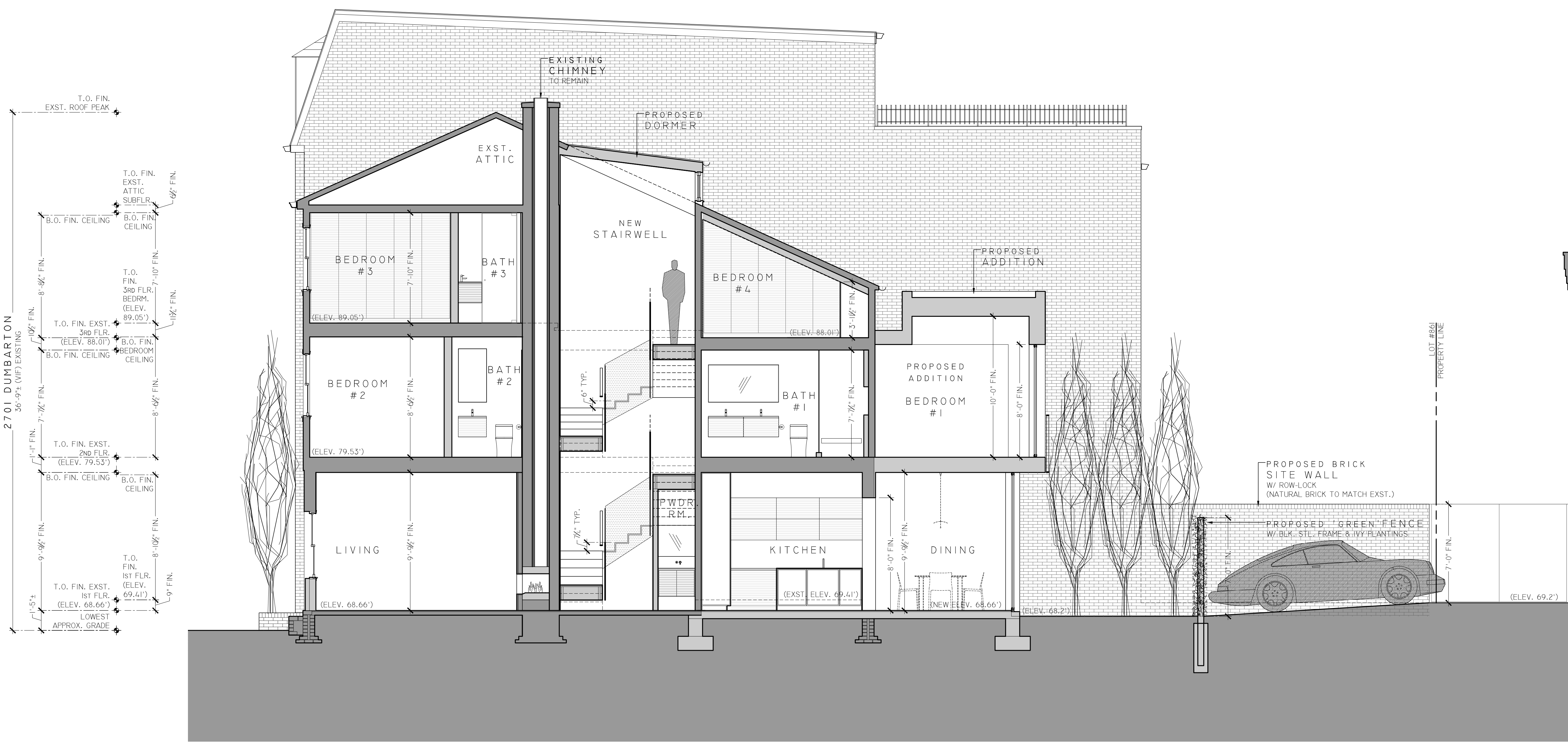


EAST [SIDE] SECTION - PROPOSED

1 A5.3 SCALE: 1/8" = 1'-0" (SEE ALSO GRAPHIC SCALE)

0' 8'


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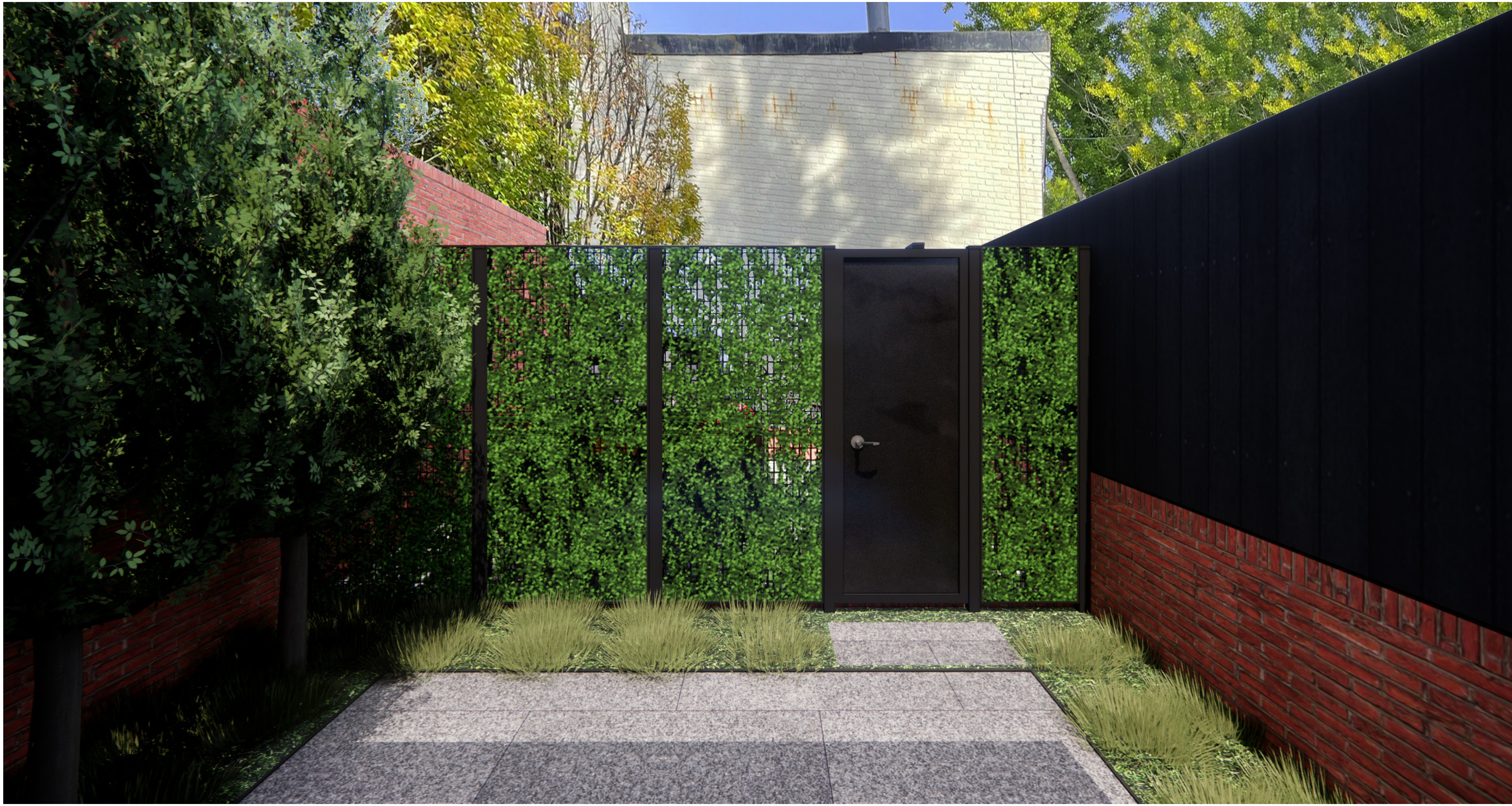
STOP


STOP




2701