DECK RAIL REPLACEMENT for:
THE WILLIAMS HOUSE  CONDOMINIUM
3101 P STREET, NW
WASHINGTON DC 20007

SOW(Scope of Work)
Replace Unsafe and Deteriated Rails
Reduce existing height of 54" to 42"
Replace the Dividing Rail Partition
Reuse Existing Post Brackets

GENERAL NOTES
1. Information contained in these drawings is based on site drawings, visual inspections, and limited field measurements taken by the Contractor. In case any adjustments or modifications are required to conform with existing conditions, contractor shall inform architect prior to such changes.

2. If any errors or omissions appear on drawings that become apparent to the Contractor, he shall notify the Architect so that corrective measures can be taken.

3. Contractor shall be fully responsible for the protection of existing facilities during construction — any damage occasioned or arising from the acts of the Contractor or his subcontractors, shall be corrected at the Contractor’s expense.

4. All cutting and patching shall be performed in a neat workmanlike manner — any existing finishes disturbed or damaged during construction shall be repaired to match existing in kind and finish.

5. Contractor shall be responsible for cleaning all existing and new prior to occupancy of new space by Owner.

6. General Contractor shall anticipate and make provisions for a substantial amount of coordination among existing conditions.

7. Contractor to conform in strict accordance with manufacturer’s instructions and recommendations.

8. All dimensions on plans are to face of finish unless otherwise noted.

9. Contractor shall be fully responsible for the removal of materials off-site at no additional cost to the owner and shall observe all required safety precautions in the performance of his work.

10. Contractor to support all work prior to the removal of materials.

11. Patch and repair any voids made by construction with same materials as existing adjacent surface.

12. Contractor to verify all field conditions prior to construction and shall be responsible for necessary manpower, equipment and materials required to complete the project.
DECK RAIL REPLACEMENT
3101 P Street, NW
Washington DC,
20007

PROJECT:
3rd FLOOR ROOF DECK PLAN (EXISTING)

DESCRIPTION:
EXISTING 12" X 12"
MAHOGANY PARQUET
DECKING TO REMAIN

DRAWING:
DECK RAIL REPLACEMENT

REVISIONS:
OWNER'S REVIEW SET
HISTORIC SUBMISSION
PERMIT SUBMISSION
CONSTRUCTION SET

DATE:
08/19/22
08/10/22
08/19/22
08/19/22
KEY NOTES

1. 2-1/2"OD-1-3/8"OD/16"THK. STEEL TUBE POST @ MAXIMUM 6'-4" O.C.
2. 3/4"x3/4" SQ. STEEL TUBE PICKETS @5'/O.C.
3. 4-1/4" RING
4. POST TAP
5. 36"x7'-0" HIGH WROUGHT IRON GATE & HINGES
6. 2"x1-1/4"x3/8" THK. TOP & BOTTOM RAIL, NYELTo STL CHANNEL

PROJECT: DECK RAIL REPLACEMENT
3101 P Street, NW
Washington DC, 20007

DATES:
08/19/22
08/10/22

REV.
08/22 Permit Comments
08/22

OWNER'S REVIEW SET
HISTORIC SUBMISSION
PERMIT SUBMISSION
CONSTRUCTION SET

EDWIN LEE ARCHITECTS, LLC
HORITONAL COMMERCIAL MD VA DC
3101 P Street, NW
Washington DC, 20007

DRAWING
EXISTING PROPOSED

EXISTING POST & RAIL

2 X 6 P. T. ON EXISTING METAL BRACKETS (TYP)

EXISTING RAIL PLAN & ELEVATION (TYP)

PROPOSED RAIL PLAN & ELEVATION (TYP)

DO NOT SCALE THESE DRAWINGS, USE WRITTEN DIMENSIONS
GENERAL DECK RAIL DEMOLITION NOTES

1. All work to be in complete compliance with all applicable codes and regulations.

2. The house will be available solely for the demolition and renovation. DC has full control of the property during the course of the entire project. DC shall safeguard the property and responsible for its property. The contractor and the documents, the owner shall notify and coordinate contractor if a visitor makes necessary visits during the construction period.

3. Remove all existing components as necessary to prepare for new construction and repairing and preparing any deck components to a condition appropriate to installation of new.

4. Contractor shall be responsible for the complete removal and discarding of all demolition waste including any unforeseen hazardous waste on materials encountered within the scope of the project.

5. Contractor shall test-destroy and test as required during demolition to ensure the complete structural integrity of the deck rail and after completion of the entire scope of work.

6. Throughout the demolition, DC shall investigate existing structure for cracks, deterioration, and other signs of damage. Go to submit findings to Edwin Lee Architects, LLC and owner.

KEY NOTES

1. 2-1/2" x 2-1/2" x 16" FLAT STEEL TUBE POST @ MAXIMUM 6'-0" O.C.
2. 3/4" x 3/4" SQ. STEEL TUBE PICKETS 05' O.C.
3. 3-1/2" x 1-1/2" x 3/8" THK. TOP & BOTTOM RAIL RIVET TO STL CHANE
4. TOP OF THE ROOF DECK
5. 2" x 2" x 3/8" THK. STEEL CUP ANGLE TO BE RIVETED TO STL. POST AND WELDED TO RAIL
6. 4" x 4" x 3/16" THK. STEEL TUBE POST FOR GATE
7. FENCE PAINT FINISH, BLACK
8. EXISTING METAL POST BRACKETS

DECK RAIL REPLACEMENT
3101 P Street, NW
Washington DC, 20007

ELEVATION DETAILS

DO NOT SCALE THE DRAWINGS, USE WRITTEN DIMENSIONS
3101 P Street, NW

- Site Visit: 7/26/2022

Figure 1 - Exterior View: Looking south on 31st Street, NW.
Figure 2 - Exterior View: Looking south on 31st Street, NW.

Figure 3 - Exterior View: Looking southwest on 31st Street, NW.
Figure 4 - Exterior View: Looking southwest on 31st Street, NW.

Figure 5 - Exterior View: Looking west from 31st Street, NW.
Figure 6 - Exterior View: Looking west from 31st Street, NW.

Figure 7 - Interior View: Looking north / to the rear.
Figure 8 - Interior View: Looking north / to the rear.
Figure 9 - Exterior View: Looking north to the rear.
Figure 10 - Exterior View: Looking northwest / to the rear.
Figure 11 - Exterior View: Looking northeast / to the rear.

Figure 12 - Exterior View: Looking north / to the rear.
Figure 13 - Exterior View: Looking northeast / to the rear.

Figure 14 - Exterior View: Looking north / to the rear.
Figure 15 - Exterior View: Looking south.

Figure 16 - Exterior View: Looking south.
Figure 17 - DCRA Building Permit.
Research on Past OGB / CFA Reviews – 3101 P Street, NW:

  • From CFA Files –

1. **OG: OG 03-330**

   HPA: HPA 03-592
   Submitted: 9/30/03
   Received: 9/30/03
   Returned: 10/24/03
   Agent: Long Fence
   Project: Replacement fence - permit
   Lot: 2002
   Square: 1270

   Action: No objection to issuance of permit for proposed replacement of existing stockade fence on side yard with a 6'0" high board and batten wood fence to be stained, provided fence meets code requirements. Note is made that permit application is pending final zoning review. Any modifications to the approved design as a result of the further review in the permit process must be submitted to the Commission for approval.

2. **OG: OG 81-48**

   HPA: HPA 81-134
   Submitted: 12/31/80
   Received: 1/2/81
   Returned: 1/8/81
   Agent: Dunn & Partners
   Project: Revision of design. Wood fence 42" high in public space.

   Action: Issue permit for lattice fence painted to match other lattice on building. January 8, 1981
3. **OG: OG 81-42**

HPA: HPA 81-110

Submitted: 12/11/80

Received: 12/12/80

Agent: John Brady

Project: Change proposed brick wall at areaway to wood fence.

Action: Alteration of approved plans is not recommended. Vertical louvered type of fence is out of character with this building and nearby fences. Recommend restudy of fence design, though there is no objection to it being wood. Suggest a trellis design to match that on roof deck of this building.

4. **OG: OG 79-109**

HPA: HPA 79-286

Submitted: 6/18/79

Received: 6/19/79

Returned: 6/21/79

Agent: John Brady (Dunn & Preston)

Project: Revise approved P St. elevation. Retain 4th floor window opening width, lower sill only. This is a change to building permit #B-264535

Action: Issue permit

5. **OG: OG 78-101**

Submitted: 5/16/78

Received: 5/16/78

Returned: 5/18/78

Agent: John W. Brady

Project: New window openings, interior layout as per drawings.

Action: Issue permit. Recommend that rooftop lattice work be checked against code.
6. **OG: OG 78-77**

Submitted: 3/31/78

Received: 4/3/78

Returned: 4/5/78

Agent: Alfred J. Cerdini

Project: Make new exterior masonry openings, large areaway, install new stair, reframe part of roof and 2 floors, repair failure in existing masonry wall, install 4 new skylights, replace existing windows.

Action: No objection to preliminary [illegible]. Submit working drawings for CFA review prior to issuance of permit.

7. **OG: OG 78-69**

Submitted: 3/7/78

Received: 3/7/78

Returned: 3/9/78

Agent: Dunn & Preston

Project: Conversion of 7 unit apartment structure into 4 unit luxury condominium (1 unit/fl).

Action: Do not issue. Recommend restudy with less change to existing opening, particularly those [illegible]ome of the character of the original and adjacent [illegible]ing. Though kitchen windows may be acceptable. The more dramatic arched openings may be too far from the original, existing or district character to suitable.

8. **S6 - NW Corner of P St and 31st Sts.**

Submitted: 8/7/51

Project: Informal inquiry on replacement of front door

Action: Three lighia [sic] in each door omitting the veriicake [sic]

9. **FAA-OG-Inf. Subm.- 3101 P St NW (Door)**

Project: Remodel entrance. Date on file folder, 8/7/51.

Action: See notes in folder