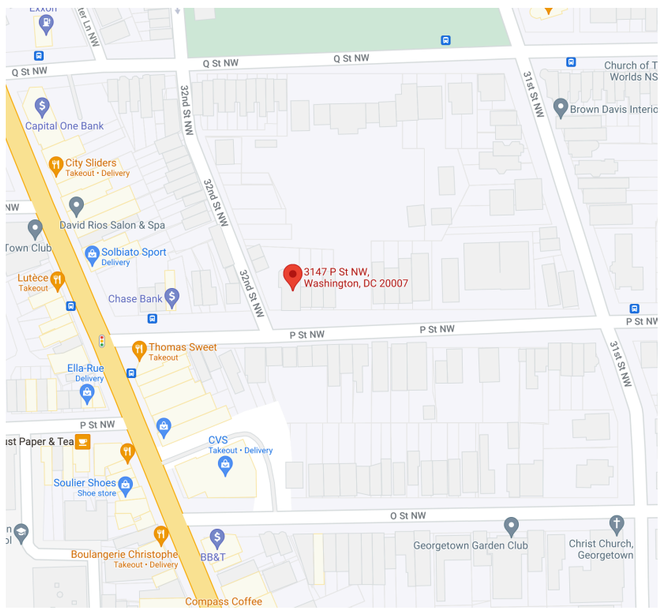
P St Garage

3147 P Street NW
Washington, DC 20007



Vicinity Map

West Elevation

PROJECT INFO :

INTERIOR RENOVATION TO EXISTING CARRIAGE HOUSE

ADDRESS:	3147 P Street NW Washington, DC 20007
LOCATION:	SQUARE 1270, LOT 0820

ZONING:

ZONING:	R-20
SETBACKS:	FRONT: EBL, SIDE: 5', REAR: 20'
LOT AREA:	6,933 SF
HISTORIC:	GEORGETOWN HISTORIC DISTRICT

	ALLOWED:	PROPOSED:
BUILDING HEIGHT:	40'	NO CHANGE
LOT COVERAGE:	4,160 SF (60%)	SEE CIVIL DOCS

BUILDING AREA:

	EXISTING:	PROPOSED:
SUB-BASEMENT AREA:	161 SF	161 SF
BASEMENT FLOOR AREA:	1,964 SF	2,030 SF
FIRST FLOOR AREA:	1,964 SF	2,042 SF
SECOND FLOOR AREA:	1,831 SF	1,859 SF
ATTIC FLOOR AREA:	1,002 SF	1,002 SF
TOTAL FLOOR AREA:	6,922 SF	7,094 SF
GARAGE AREA:	817 SF	817 SF
OFFICE AREA:	440 SF	440 SF
TOTAL:	8,179 SF	8,351 SF

PLANS PREPARED BASED ON THE FOLLOWING CODES:

2015 INTERNATIONAL RESIDENTIAL CODE, 2014 NATIONAL ELECTRIC CODE, NFPA 70, 2015 PROPERTY MAINTENANCE CODE, 2015 FIRE CODE, 2015 ENERGY CONSERVATION CODE, 2015 EXISTING BUILDING CODE, 2013 ANSI/ ASHRAE/IES 90.1, AND 2012 GREEN CONSTRUCTION CODE AS AMENDED BY 2017 DC MUNICIPAL REGULATIONS (DCMR) TITLE 12, SECTIONS A THROUGH M

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Cover

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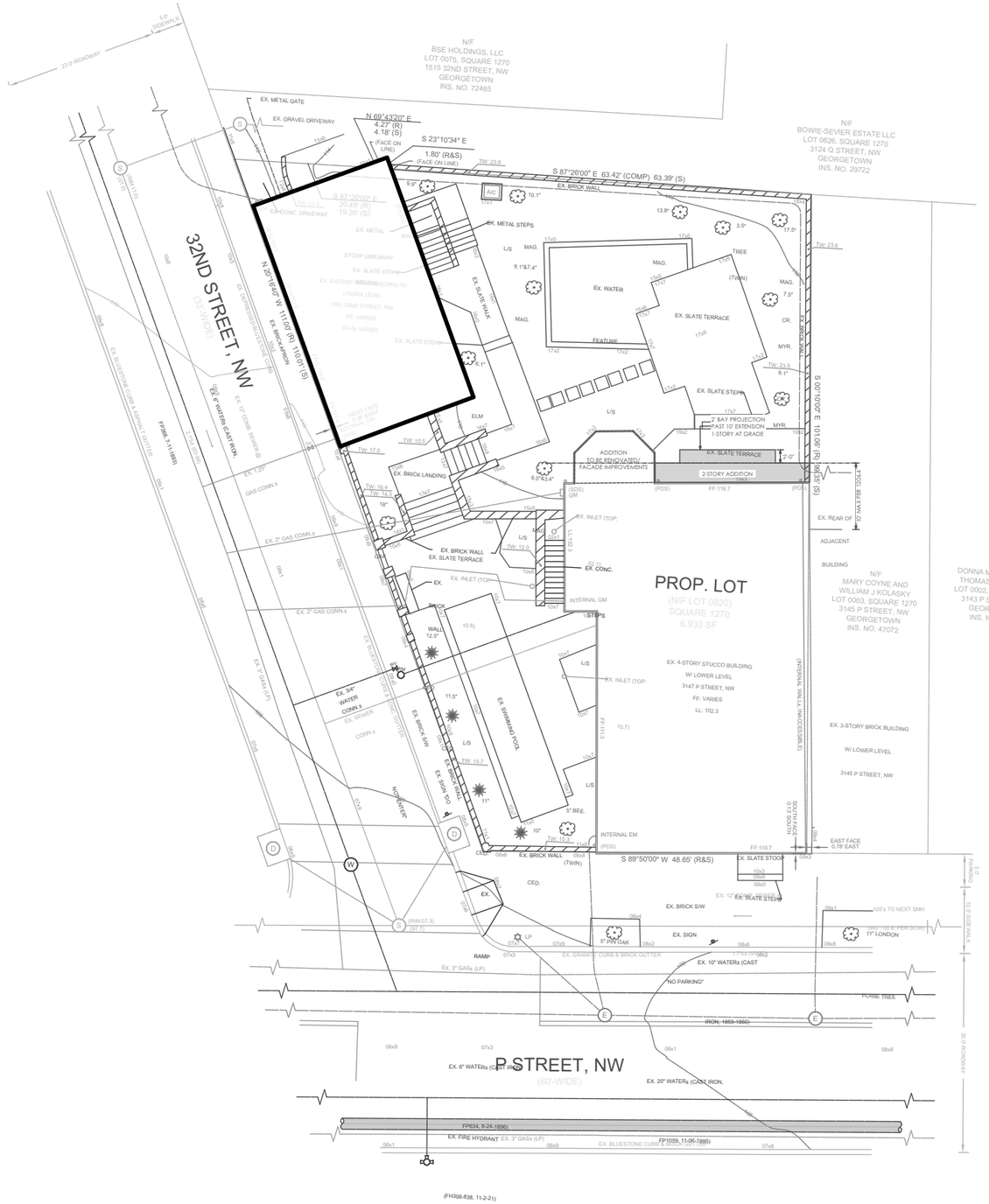
T1



1 Existing Site Plan

1" = 20'

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Site Plan

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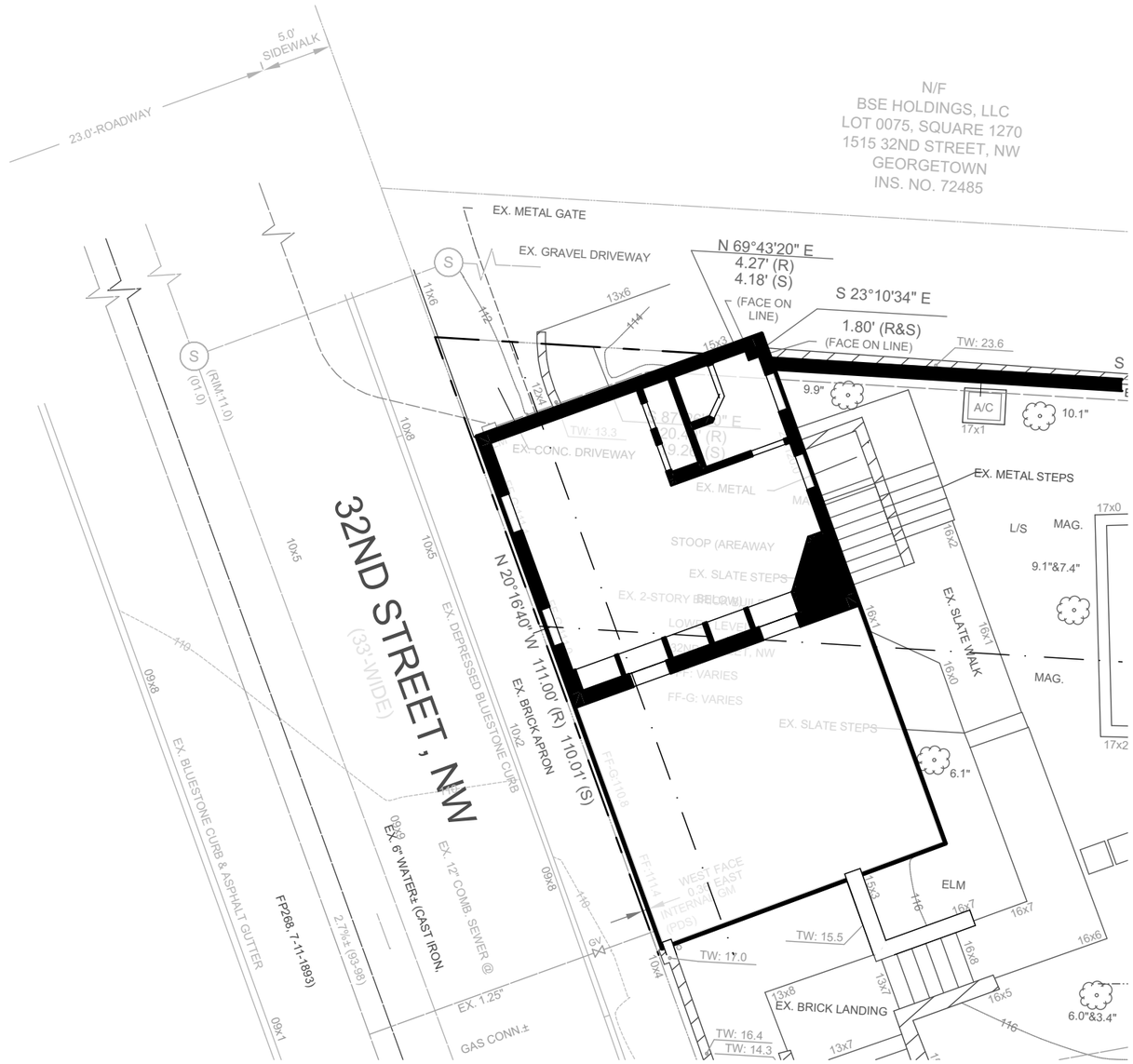
T2



1 Existing Site Plan - Carriage House

1" = 10'

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Site Plan

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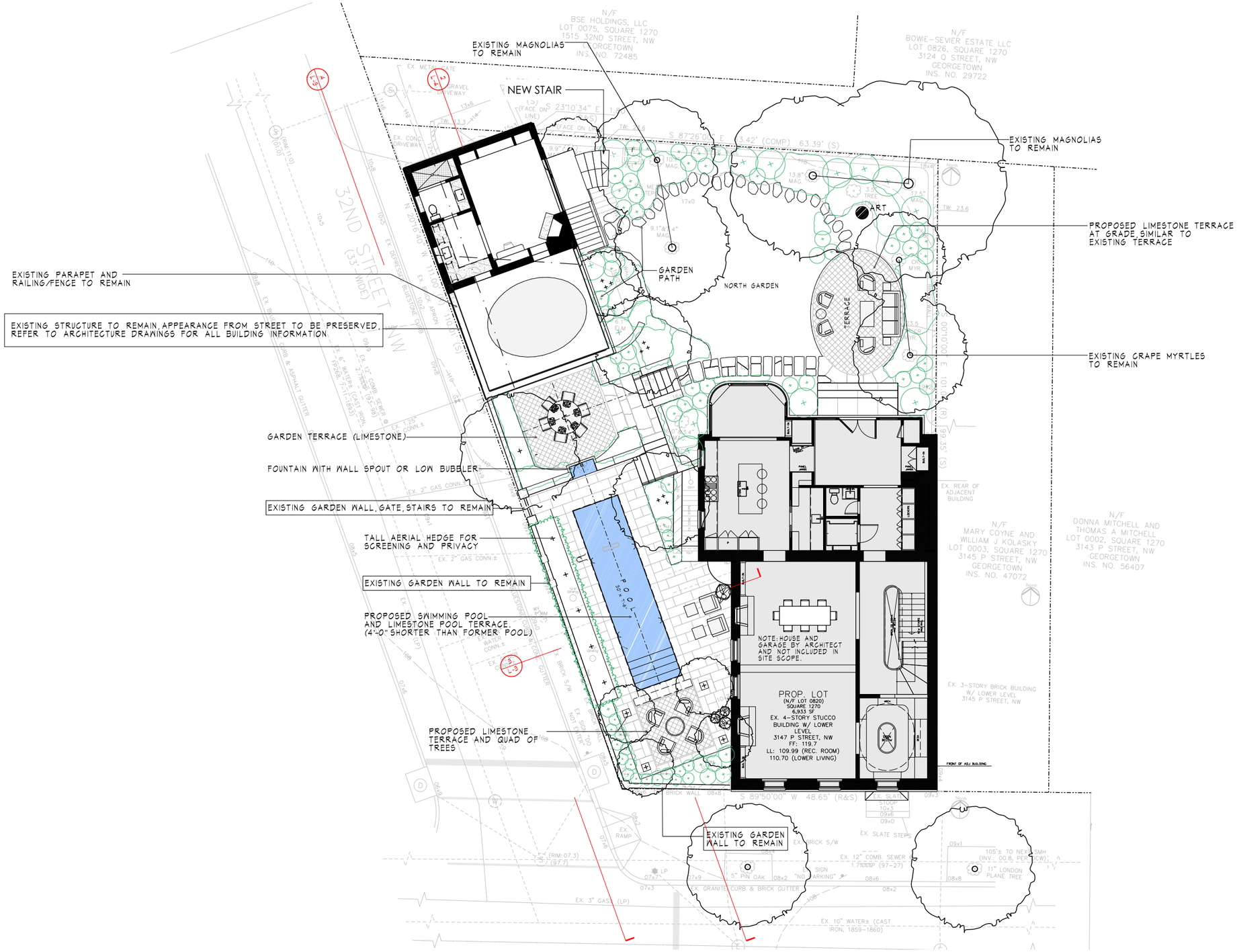

PREVIOUSLY APPROVED SITE PLAN PER OG 22-147

arentz
LANDSCAPE ARCHITECTS LLC
8015 Grandpre Road, Bethesda, Maryland 20815
T 240.241.4339 / F 240.241.4322 www.arentzlc.com

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Illustrative Plan

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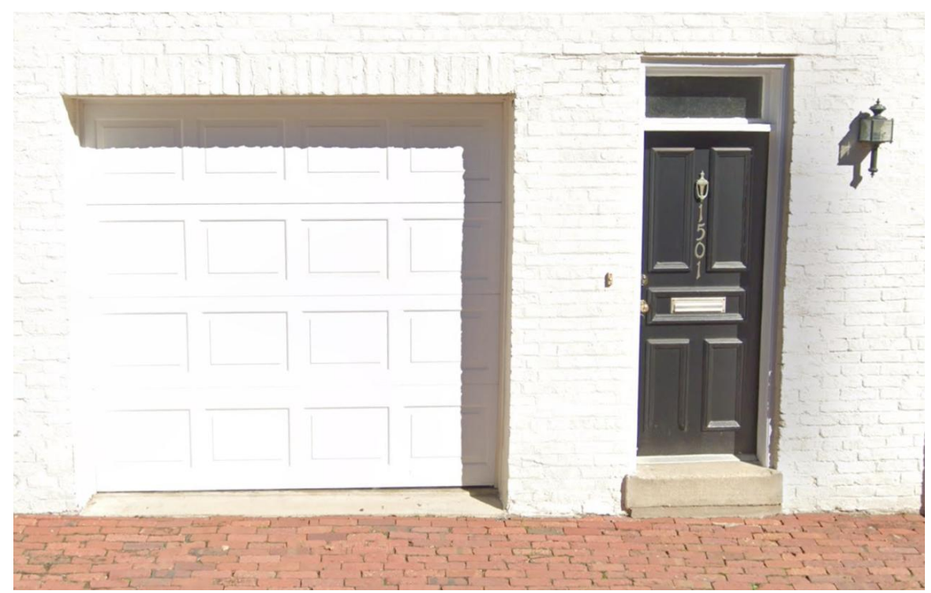
T4

VIEW FROM 32ND ST

VIEW FROM ACROSS 32 ST

VIEW FROM INTERSECTION OF 32ND ST AND P ST



EXISTING GARAGE DOOR AND SIDE DOOR WITH TRANSOM

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Existing Photos

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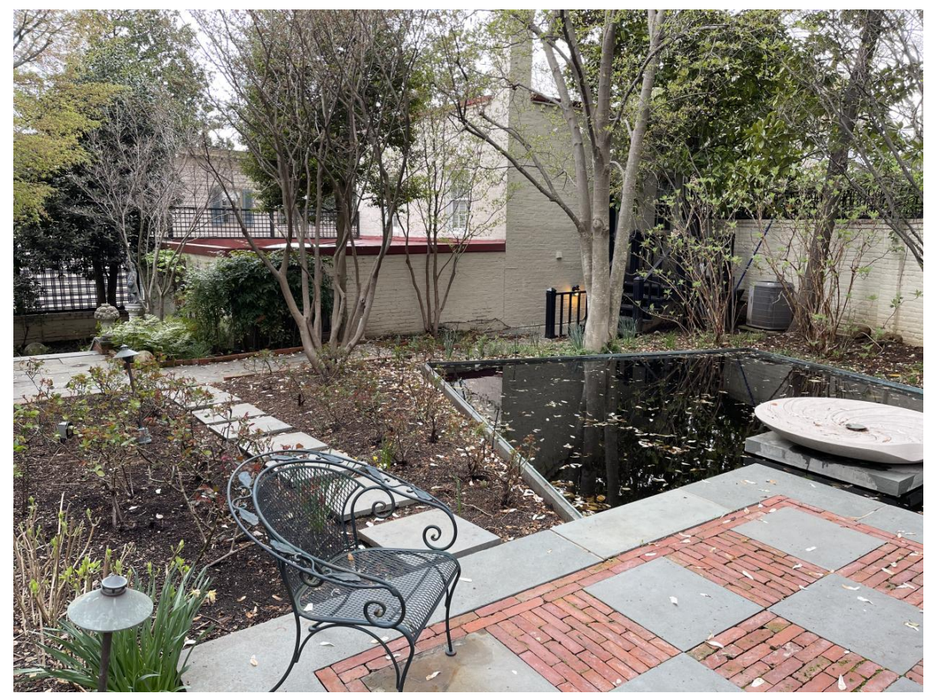
PIC-1

VIEW FROM POOL DECK

VIEW FROM SLATE WALK

VIEW FROM SLATE WALK



VIEW FROM SLATE WALK

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PIC-2

EXISTING STAIR

EXISTING AREAWELL

EXISTING STAIR

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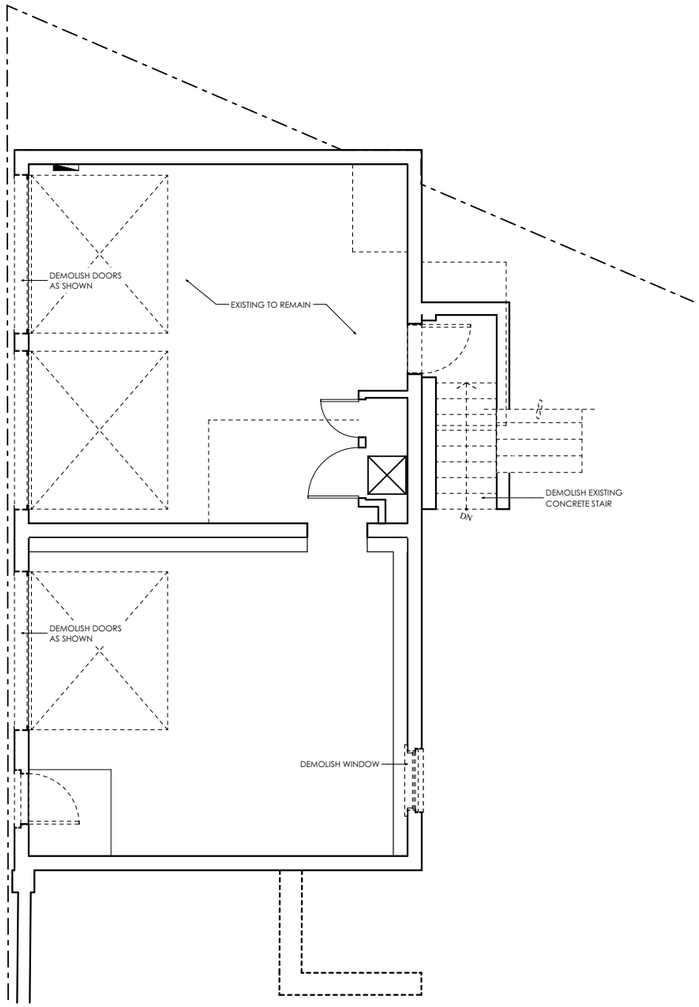
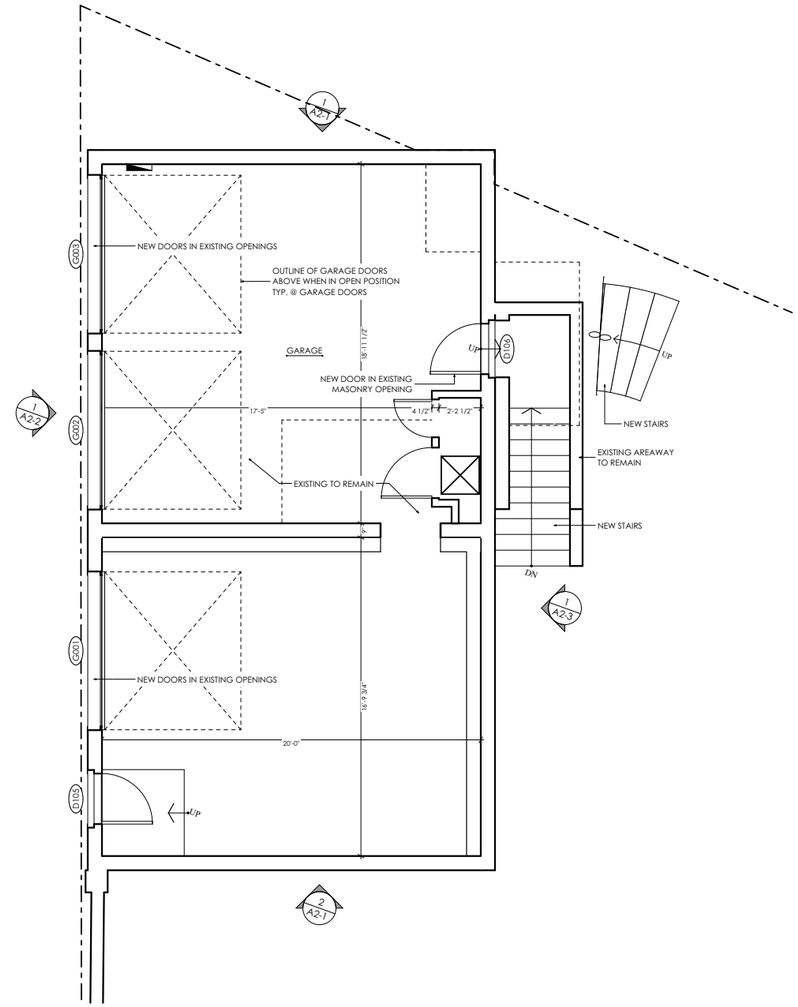
PIC-3



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



2 Proposed Garage Plan
1/8" = 1'-0"

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Garage Plans

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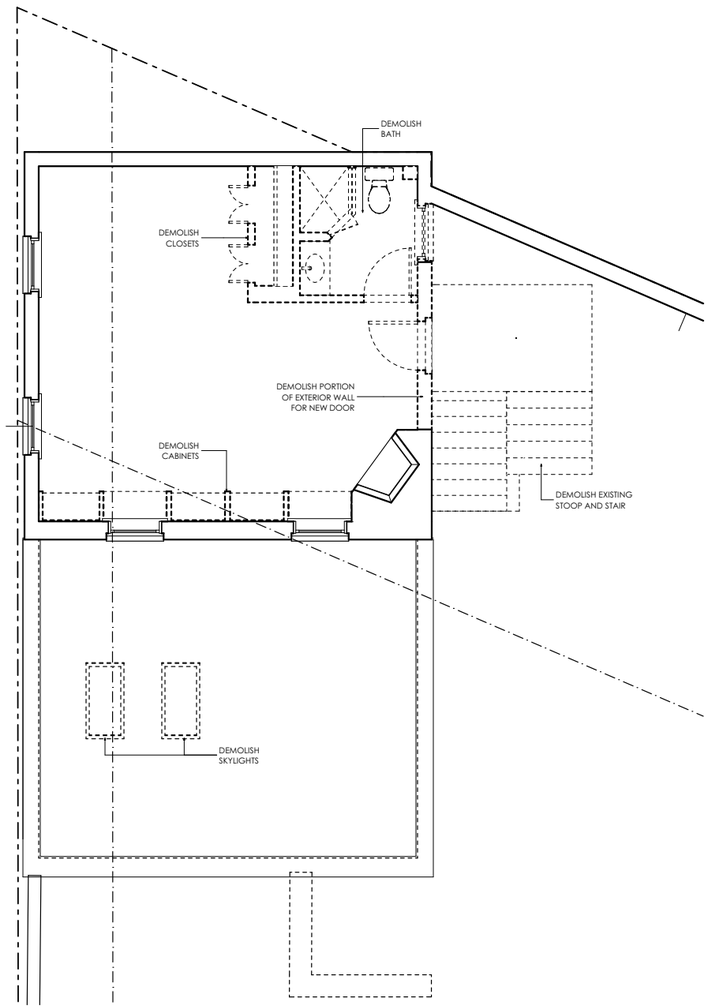
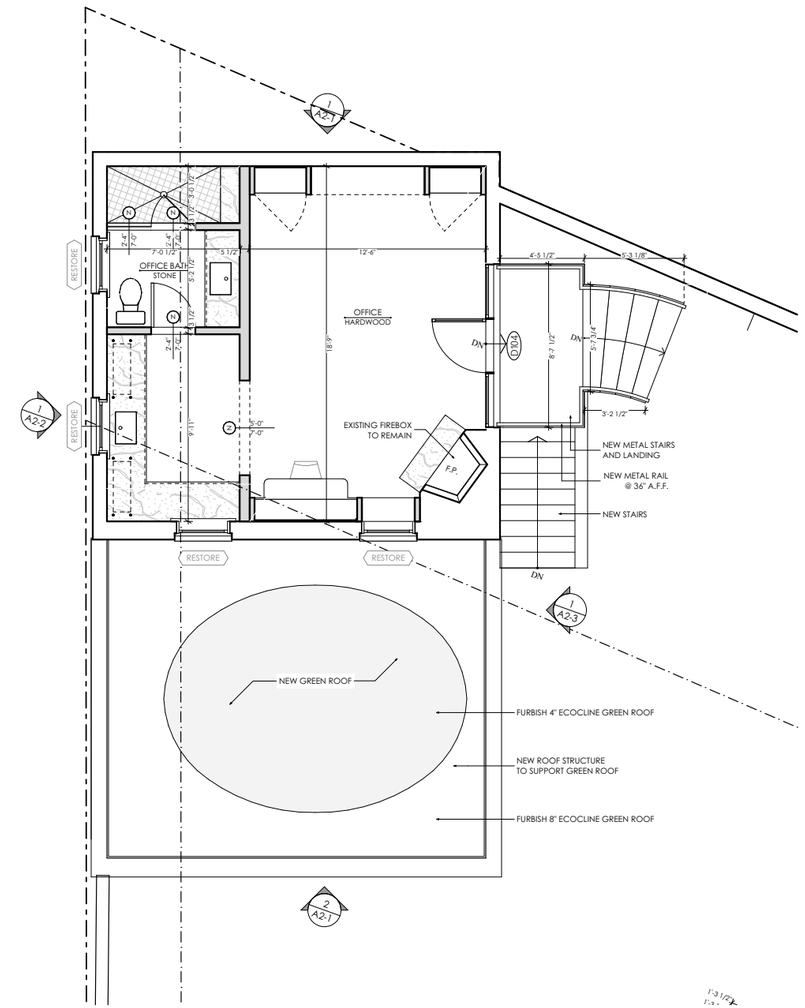
A1-0



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



2 Proposed Office Plan
1/8" = 1'-0"

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Office Plans

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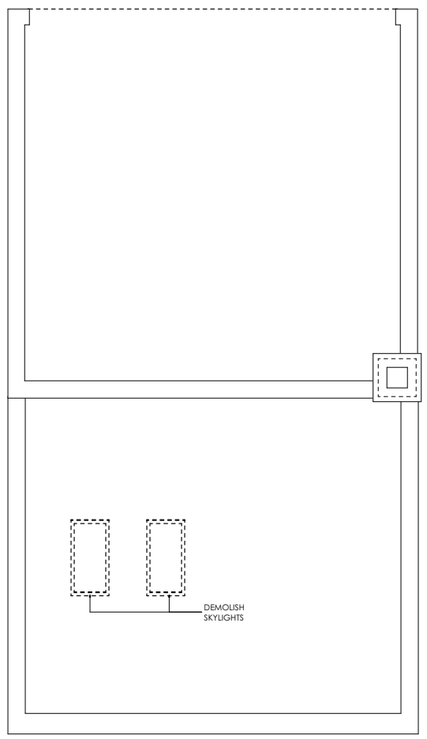
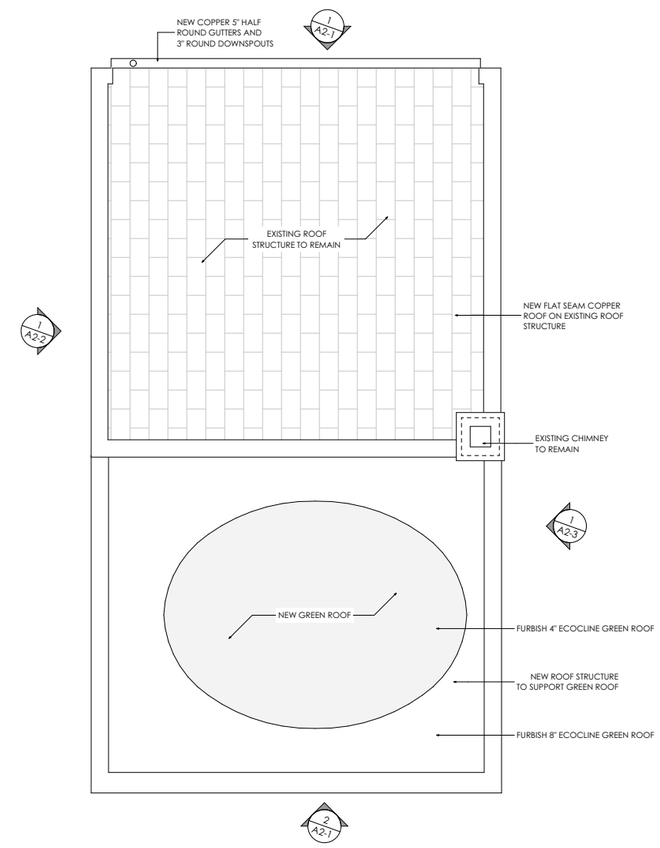
A1-1



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



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

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Roof Plans

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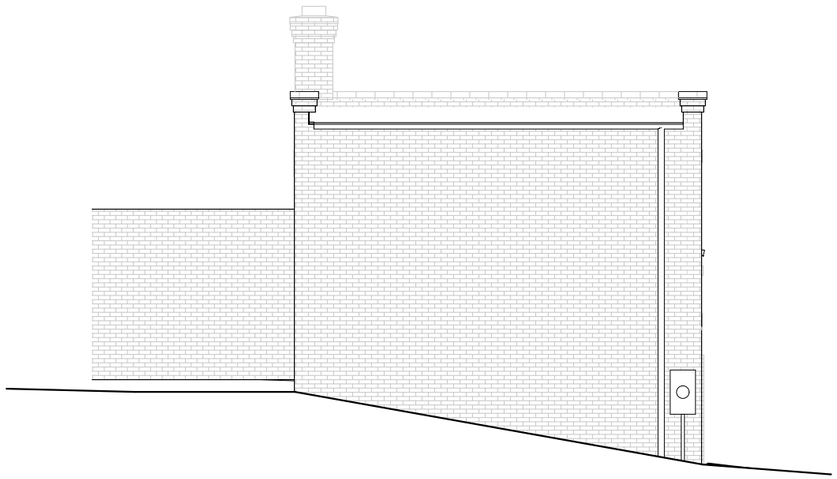
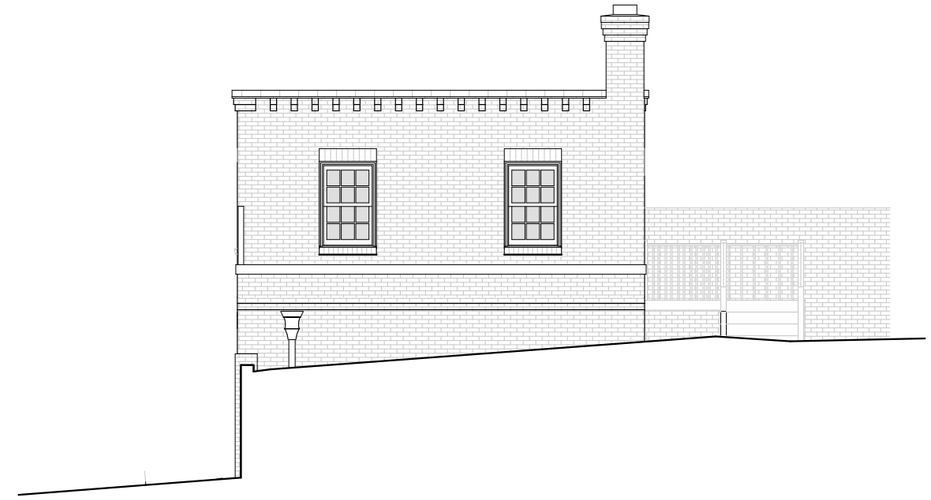
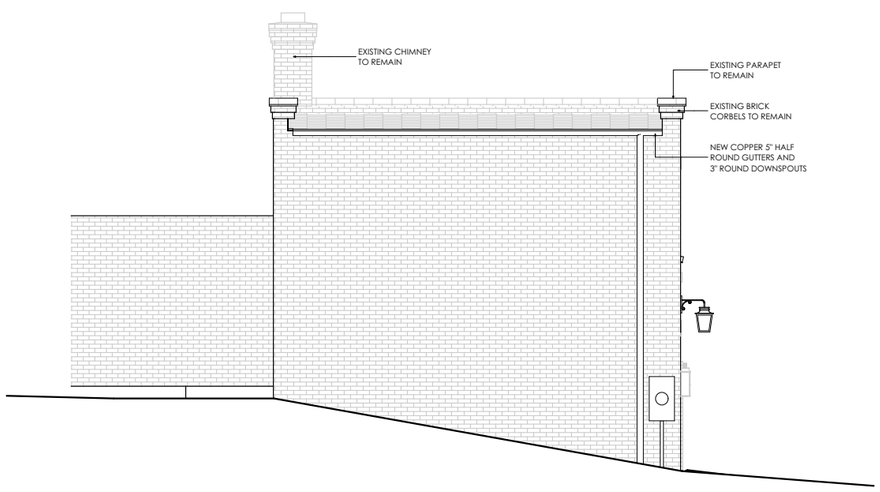
A1-2



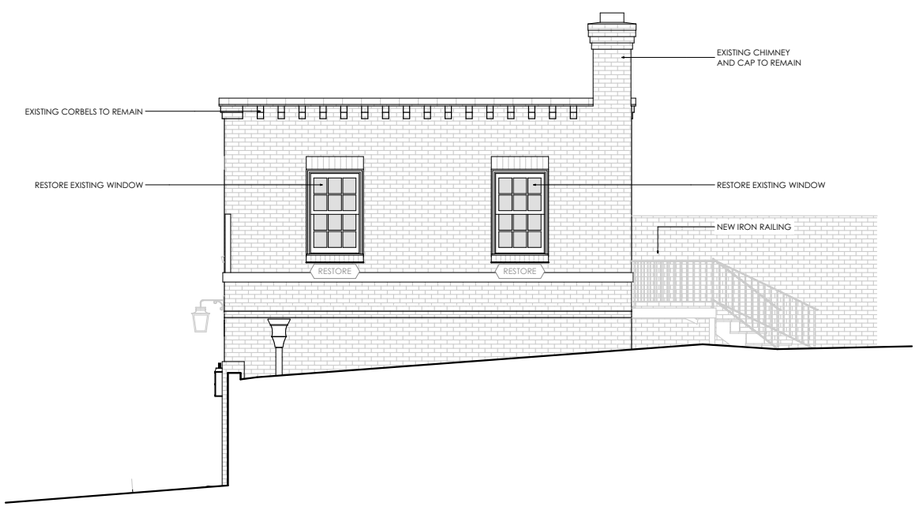
3 Existing North Elevation
1/8" = 1'-0"



4 Existing South Elevation
1/8" = 1'-0"



1 Proposed North Elevation
1/8" = 1'-0"



2 Proposed South Elevation
1/8" = 1'-0"

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North & South Elevations

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A2-1

2 Existing West Elevation
1/8" = 1'-0"

1 Proposed West Elevation
1/8" = 1'-0"

3 N-S Section 1
1/8" = 1'-0"

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West Elevations & Section

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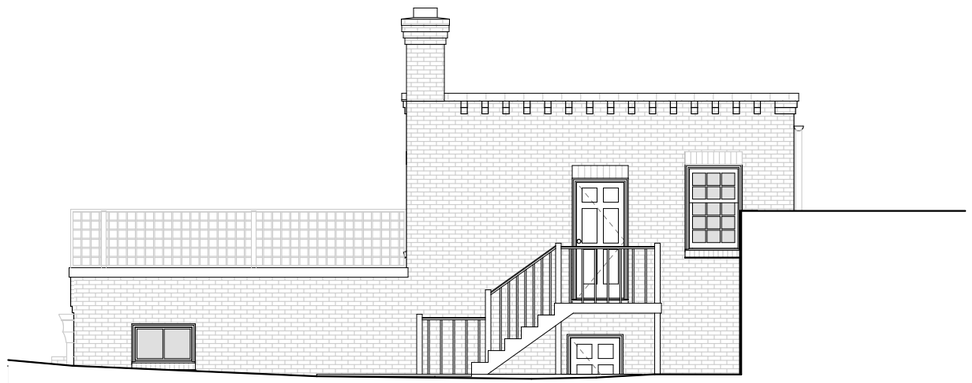
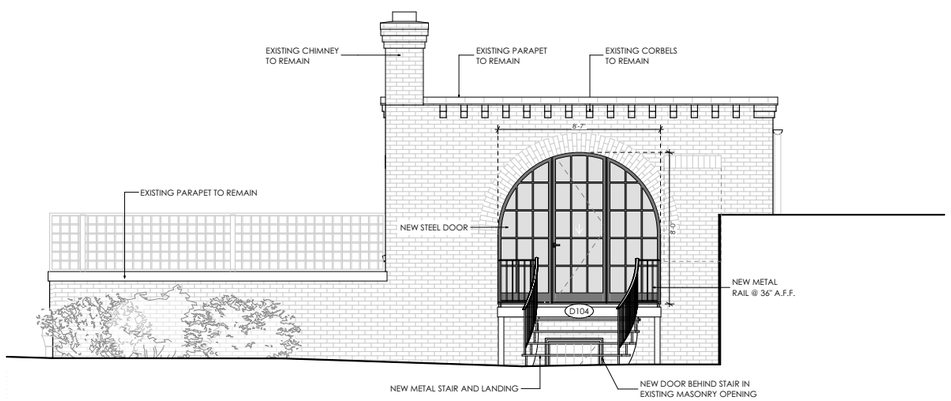
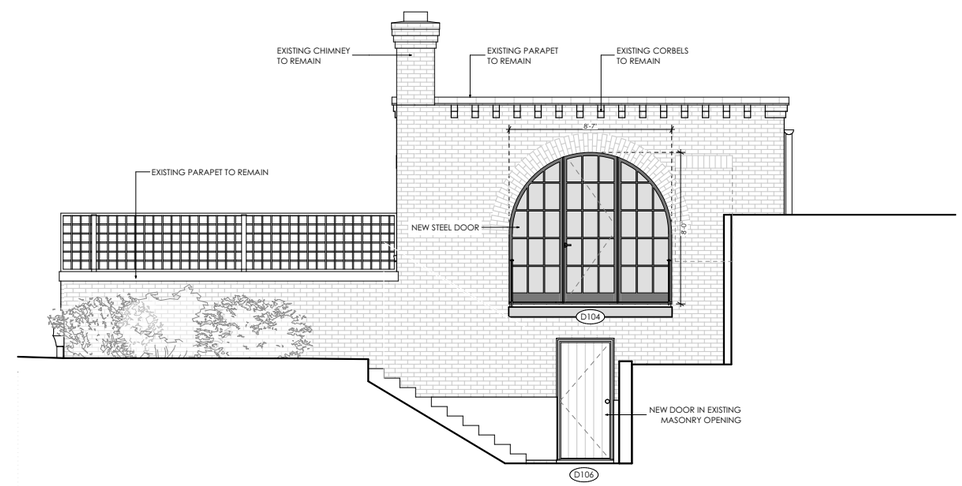
A2-2



2 Existing East Elevation
1/8" = 1'-0"



1 Proposed East Elevation
1/8" = 1'-0"



3 East Elevation Through Areaway
1/8" = 1'-0"

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East Elevations

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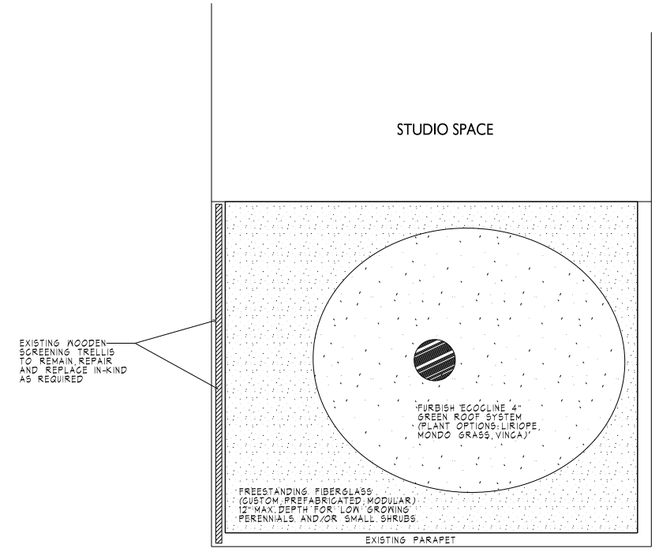
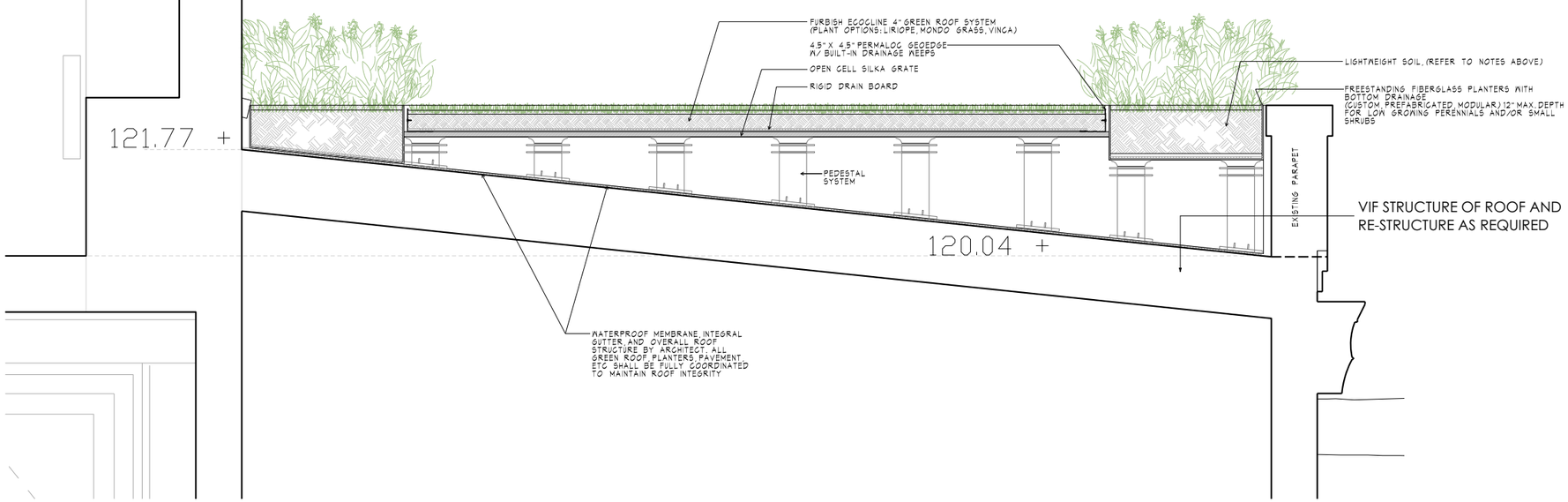


PLANTING DIAGRAM

GREEN ROOF NOTES:

1) FURBISH TO PROVIDE IRRIGATION AND MAINTENANCE UNTIL GREEN ROOF IS ESTABLISHED.



1 GREEN ROOF SECTION

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GEORGETOWN RESIDENCE
3147 P STREET, NW
WASHINGTON, DC 20037

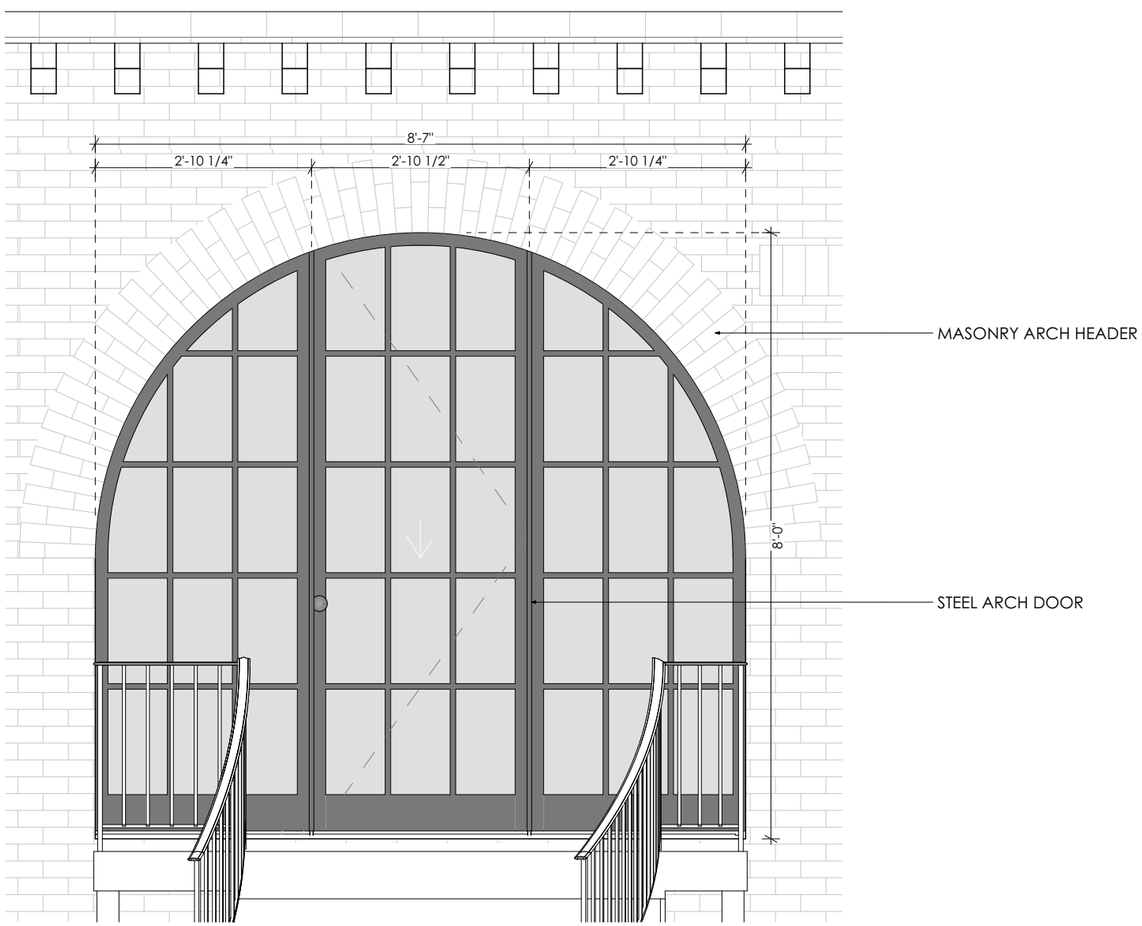
ISSUE DATE: 7.21.2022

GRADING AND LAYOUT: FRONT GARDEN

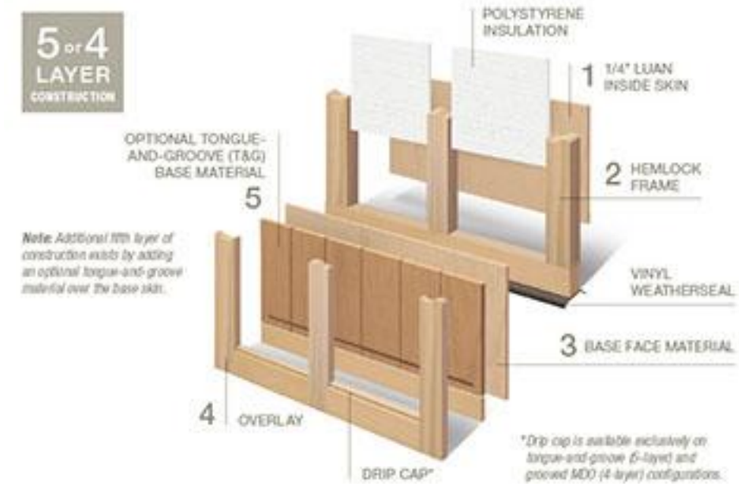
SCALE: AS SHOWN

LK-3

JOB NO. 1512



3 Proposed Front Door Detail
1/2" = 1'-0"



- Handcrafted 4 or 5-layer polystyrene insulated wood doors. R-value 5.9.
- Crafted from the finest wood species, harvested from sustainable and naturally fallen forestry.
- Unique one piece drip cap design keeps water from flowing behind grooved overlays for improved durability.
- Premium grade hardware, rollers and track assure smooth, quiet, long-lasting operation.
- Standard bottom vinyl weatherseal helps seal against the elements. Additional protection will be provided with an optional aluminum retainer.

Garage Door Specifications

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Window & Door Schedules

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A2-5

VIEW FROM RAISED TERRACE

EXISTING SKYLIGHTS

EXISTING 2ND FL WINDOW

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Existing Windows

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A2-6