

Architect of Record:



2210 Mount Vernon Ave, Suite 303
Alexandria, VA 22301

Owner:



3700 O Street NW
Washington, DC 20057

Case number:

OG # 23-044_HPA # 23-072

Applicant Name: Georgetown University

Project Address: 3615 Prospect Street NW

Project Description: replace roof, windows, siding, and fence; install guardrail at rear

1. For projects with broad scopes of work, the Board members like to see floor plans so they can understand the project as a whole. So please include existing and proposed floor plans in the package. **RESPONSE: SEE SHEETS A002 AND A003.**
2. Please include details for stucco removal. The big question is, how will the brick on the front façade transition to the siding, since the stucco currently sits flush with the brick? We need to understand this condition. **RESPONSE: SEE UPDATED SECTIONS AND PLAN DETAILS ON SHEET A015. THE PLAN DETAILS SHOW THE WALL RELATIONSHIP TO THE EXISTING BRICK.**
3. Thank you for including options for the window replacement on the front. I'm providing a photo from the 1990s that shows what the windows probably looked like when they were installed (the date of the installation of the brick cladding and window opening alteration is unclear, but this photo appears to show those original replacement windows). The configuration and proportion of the lites is pleasing, and the detailing for the two mullions works well with the design, so I wonder if you might consider revising one of the options to show this (or adding a third option). **RESPONSE: OPTION B HAS BEEN REVISED TO MORE CLOSELY MATCH THE CONFIGURATION IN THE PROVIDED PHOTO. THE CENTER LITES WERE REVISED AND AN ADDITIONAL MULLION WAS ADDED BETWEEN THE FIXED WINDOW AND THE CASEMENT WINDOWS. SEE SHEET A010.**
4. For the rear window details, please include existing and proposed detailed elevations and sections, showing accurate lite configurations and proportions. We need to understand that the trim would match that of the adjacent window. also include the wall in the section drawings. Also, only half-screens are approved, so please revise. **RESPONSE: NO SCREENS ARE PROPOSED.** I must also note that the Board has not support aluminum-clad windows in the past, and fiberglass has been approved only in special circumstances. We can still get their feedback from the Board on this item, but I wanted to let you know in advance. **RESPONSE: THE REAR WINDOWS HAVE BEEN CHANGED TO ALL WOOD, HOWEVER WE ARE STILL PROPOSING DOUBLE PANE. SEE SHEET A011 and A012.**
5. Please add a note on A002 clarifying that the roof, gutters, and downspouts will be replaced. **RESPONSE: ADDITIONAL NOTES HAVE BEEN ADDED TO SHEET A002.**
6. Please include measurements and material notations for the proposed fence. **RESPONSE: THE DESIGN INTENT OF THE NEW FENCE IS SHOWN ON SHEET A011.**

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Monday, November 21, 2022 1:51 AM

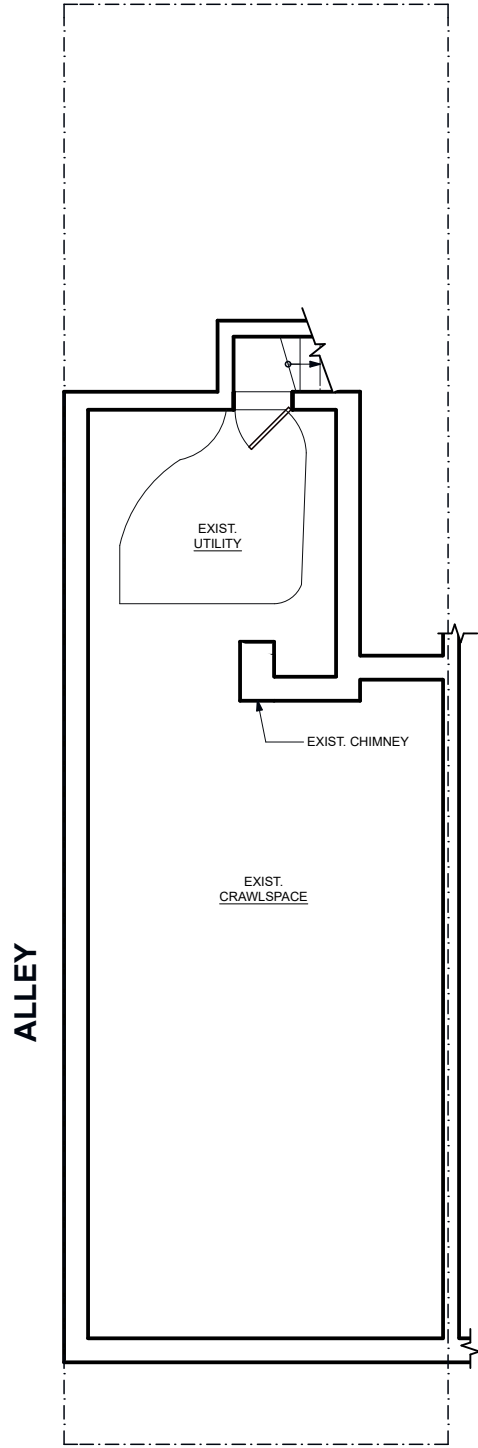
OLD GEORGETOWN BOARD

CONCEPT SUBMISSION

EXTERIOR REPAIRS

3615 PROSPECT ST NW
WASHINGTON, DC 20007

PROJECT DATA		SHEET INDEX		SCOPE OF WORK	
<div>SQUARE/SUFFIX/LOT: 1223 0073</div> <div>ZONING: R-20</div> <div>CLIMATE ZONE: 4A</div> <div>USE & OCCUPANCY: SINGLE FAMILY DWELLING, R-3 (NO CHANGE)</div> <div>NUMBER OF STORIES: 2 (NO CHANGE)</div> <div>NUMBER OF DWELLING UNITS: 1 (NO CHANGE)</div>		<div>A001 COVER SHEET</div> <div>A002 EXISTING FLOOR PLANS</div> <div>A003 PROPOSED FLOOR PLANS</div> <div>A004 EXISTING PHOTOS</div> <div>A005 PROPOSED REPAIRS AT SOUTH ELEVATION</div> <div>A006 PROPOSED REPAIRS AT NORTH ELEVATION</div> <div>A007 PROPOSED REPAIRS AT WEST ELEVATION</div> <div>A008 PROPOSED DOOR & WINDOW REPAIR NOTES</div> <div>A009 TYPICAL WINDOW REPAIR DETAILS</div> <div>A010 PROPOSED PROSPECT ST WINDOW REPLACEMENT NOTES</div> <div>A011 PROPOSED REAR ELEVATION & REAR FENCE ELEVATION</div> <div>A012 PROPOSED REAR WINDOW REPLACEMENT NOTES</div> <div>A013 PROPOSED ROOF REPLACEMENT DETAILS</div> <div>A014 PROPOSED ROOF REPLACEMENT DETAILS</div> <div>A015 PROPOSED SIDING REPLACEMENT</div>		<div>EXTERIOR RESTORATION AND REPLACE IN KIND REPAIRS.</div> <div>REPLACE EXISTING METAL ROOF WITH A NEW COPPER ROOF.</div> <div>REPLACE REAR WINDOWS AND REPLACE EXISTING SIDING, TYP.</div>	
SITE MAP		PROJECT TEAM		APPLICABLE CODES	
<div>NOT TO SCALE</div> <div></div>		<div>ARCHITECT:</div> <div>DIAG STUDIOS, PLLC</div> <div>2210 MOUNT VERNON AVE, SUITE 303</div> <div>ALEXANDRIA, VA 22301</div> <div>OFFICE PHONE: 571-308-9242</div> <div>CONTACT: MARCY GIANNUNZIO, AIA</div>		<div>ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY DC:</div> <div>2017 DCMR12B, DC RESIDENTIAL CODE AMENDMENT</div> <div>2015 INTERNATIONAL RESIDENTIAL CODE</div> <div>2017 DCMR12J, DC EXISTING BUILDING CODE</div> <div>2015 EXISTING BUILDING CODE</div>	
		<div>GENERAL CONTRACTOR:</div> <div>MONARC CONSTRUCTION, INC.</div> <div>2781 HARTLAND ROAD</div> <div>FALLS CHURCH, VA 22043</div>		<div>PROFESSIONAL SEAL</div> <div></div>	
		<div>OWNER:</div> <div>GEORGETOWN UNIVERSITY</div> <div>3700 O STREET NW</div> <div>WASHINGTON, DC 20057</div>		<div>DIAG STUDIOS</div> <div>2210 MOUNT VERNON AVE, SUITE 303</div> <div>ALEXANDRIA, VA 22301</div> <div>PHONE: 571.308.9242</div> <div>3615 PROSPECT STREET NW - EXTERIOR REPAIRS</div> <div>WASHINGTON, DC 20007</div> <div>CLIENT: GEORGETOWN UNIVERSITY, 3700 O STREET NW, WASHINGTON, DC 20057</div> <div>DIAG PROJECT ID 22011</div> <div>GU PROJECT ID #####</div> <div>SCALE N/A</div> <div>DATE 2022-11-21</div> <div>A001 COVER SHEET</div>	

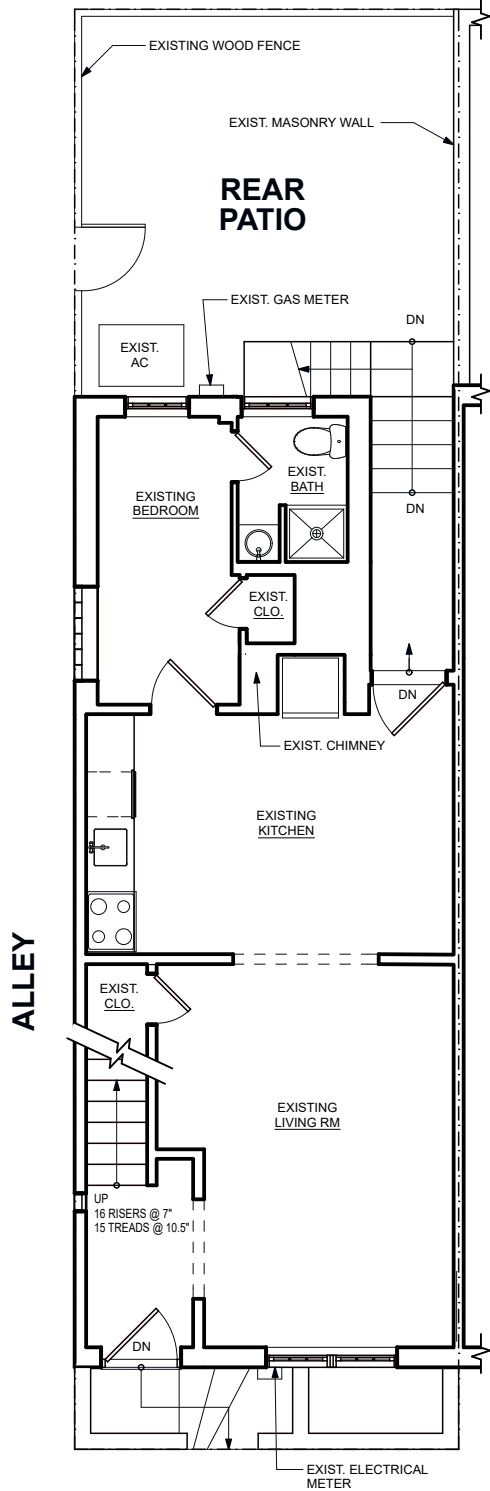


PROSPECT STREET

EXIST. BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

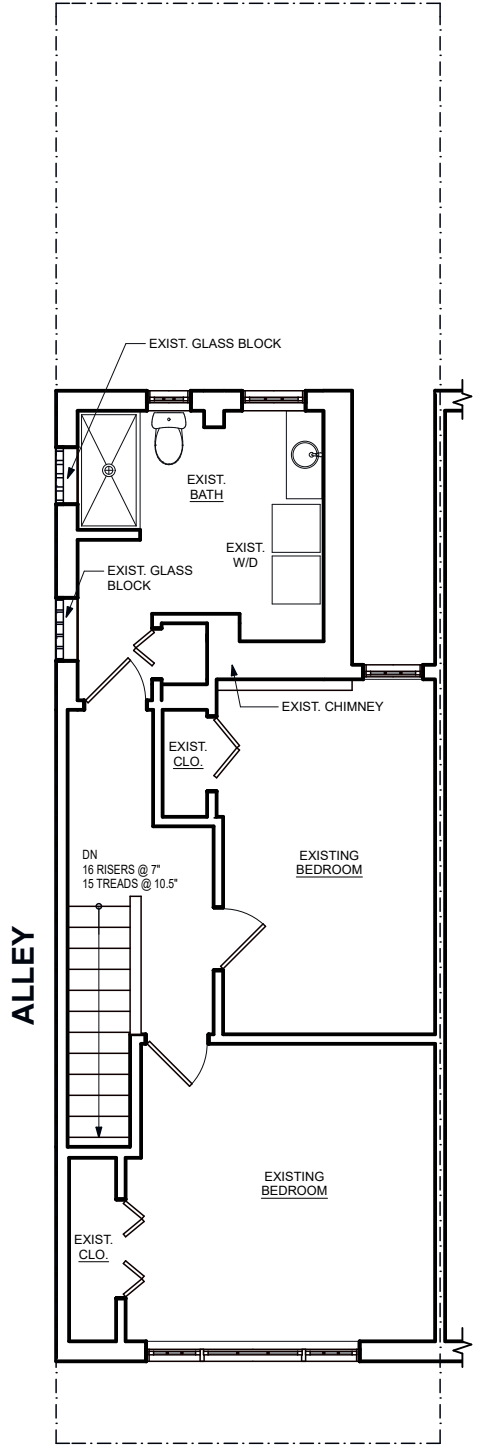


PROSPECT STREET

EXIST. FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

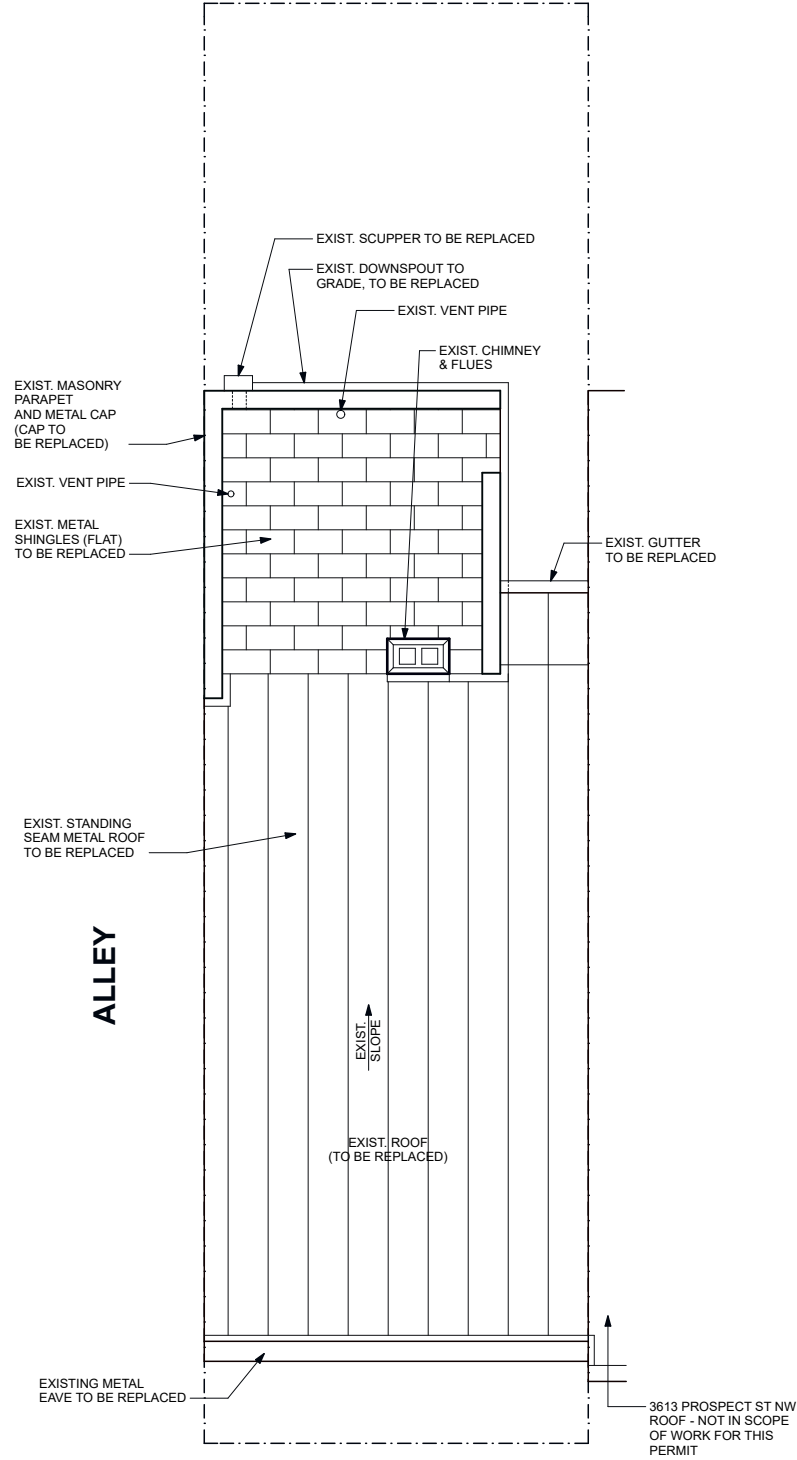


PROSPECT STREET

EXIST. SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

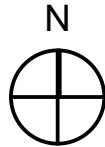


PROSPECT STREET

EXIST. ROOF PLAN

SCALE: 1/8" = 1'-0"

0 4' 8' 16'



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ALEXANDRIA, VA 22301
PHONE: 571.308.9242

3615 PROSPECT STREET NW -
EXTERIOR REPAIRS

WASHINGTON, DC 20016

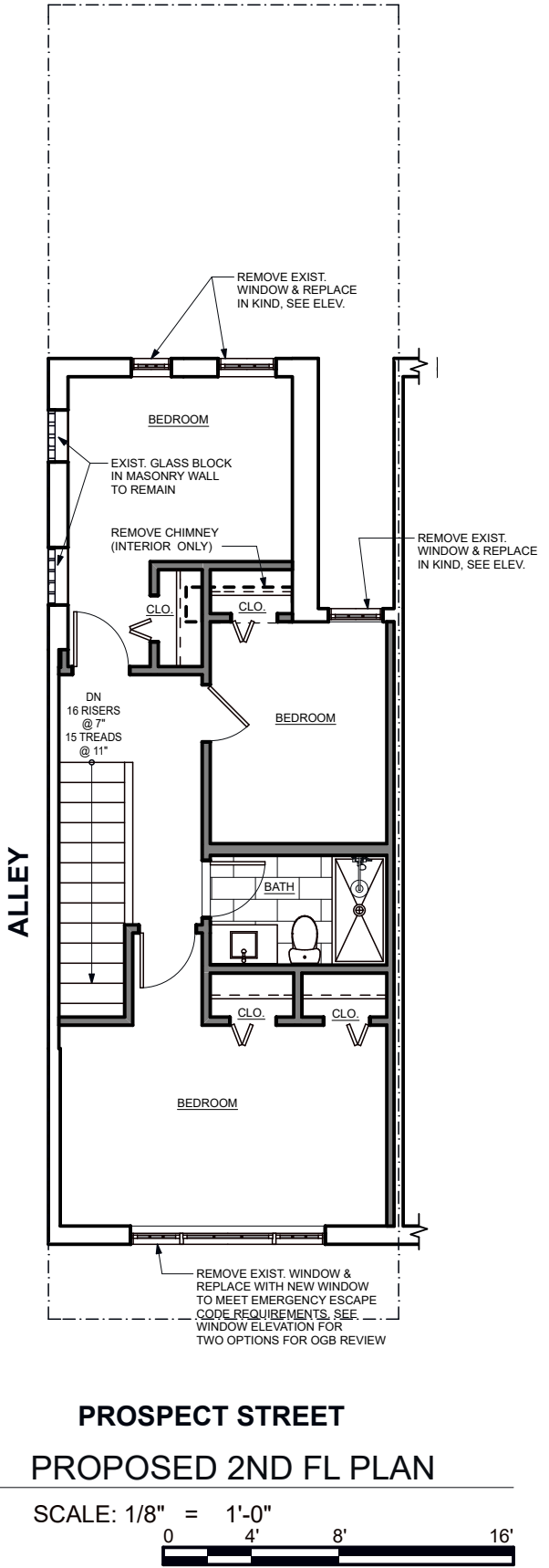
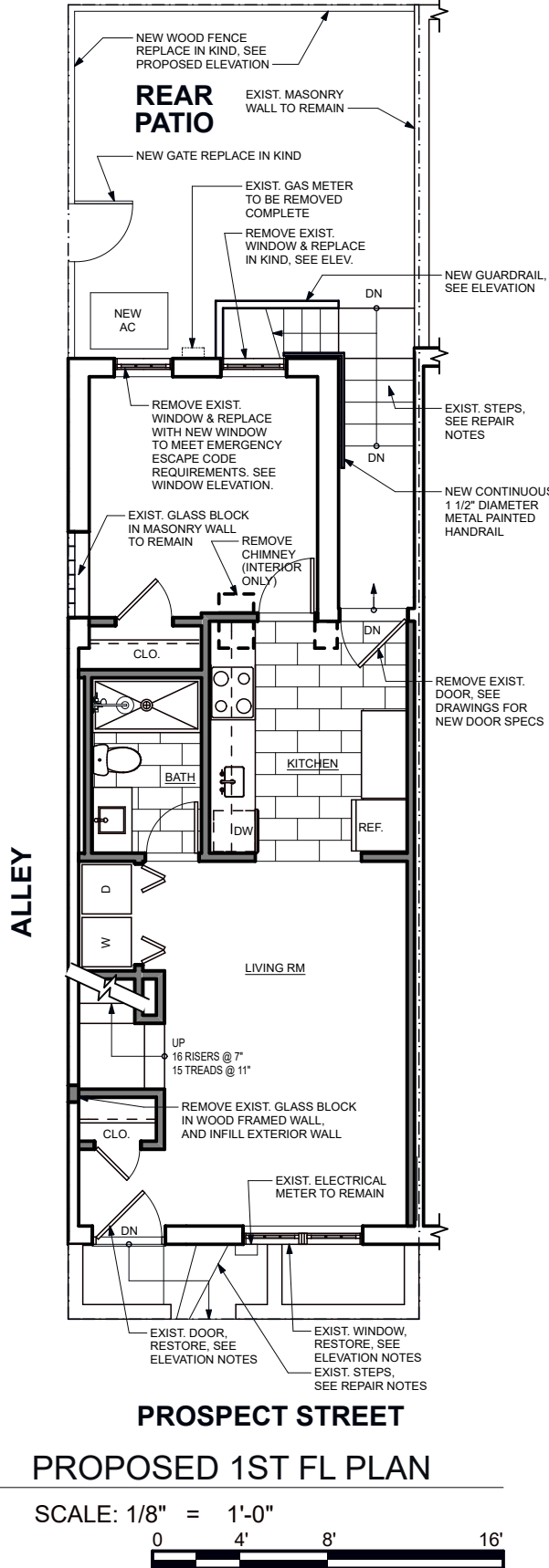
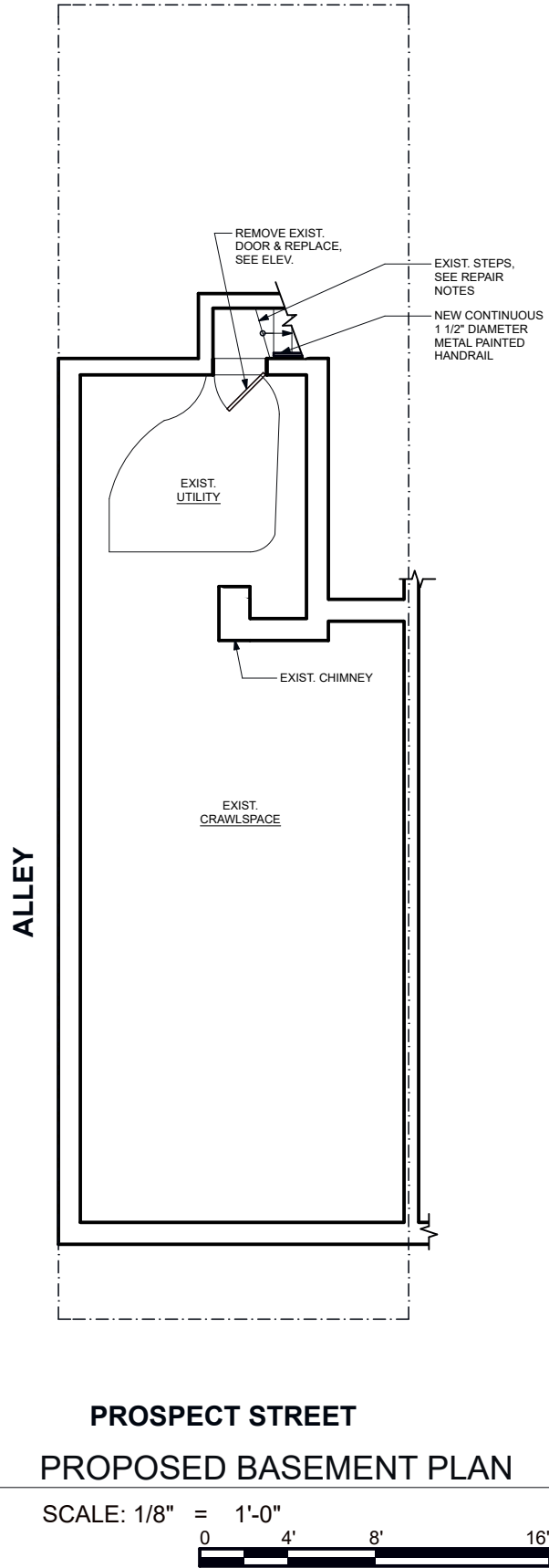
CLIENT: GEORGETOWN
UNIVERSITY, 3700 O STREET NW,
WASHINGTON, DC 20057

DIAG PROJECT ID 22011
GU PROJECT ID #####

SCALE AS NOTED

DATE 2022-11-21

A002
EXISTING
FLOOR PLANS



DIAG STUDIOS
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AVE, SUITE 303
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3615 PROSPECT STREET NW -
EXTERIOR REPAIRS

WASHINGTON, DC 20016

CLIENT: GEORGETOWN
UNIVERSITY, 3700 O STREET NW,
WASHINGTON, DC 20057

DIAG PROJECT ID 22011
GU PROJECT ID #####

SCALE AS NOTED

DATE 2022-11-21

A003
PROPOSED
FLOOR PLANS



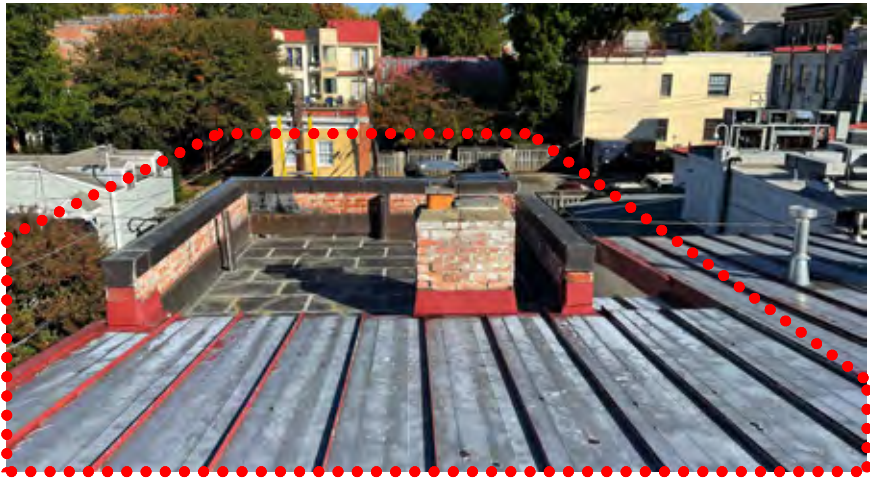
VIEW OF PROSPECT ST/SOUTH ELEVATION AND ALLEY/WEST ELEVATION



VIEW OF PROSPECT STREET/ SOUTH ELEVATION



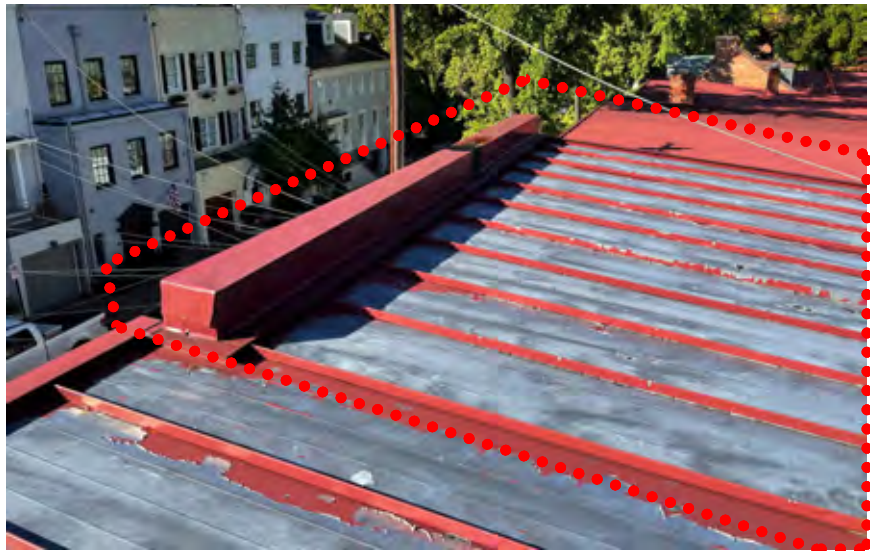
VIEW OF NORTH ELEVATION FROM REAR PATIO



VIEW OF EXISTING ROOF LOOKING NORTH



VIEW OF EXISTING ROOF LOOKING WEST



VIEW OF EXISTING ROOF LOOKING SOUTHWEST



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WASHINGTON, DC 20016
CLIENT: GEORGETOWN
UNIVERSITY, 3700 O STREET NW,
WASHINGTON, DC 20057

DIAG PROJECT ID 22011
GU PROJECT ID #####

SCALE AS NOTED

DATE 2022-11-21

A004
EXISTING
PHOTOS



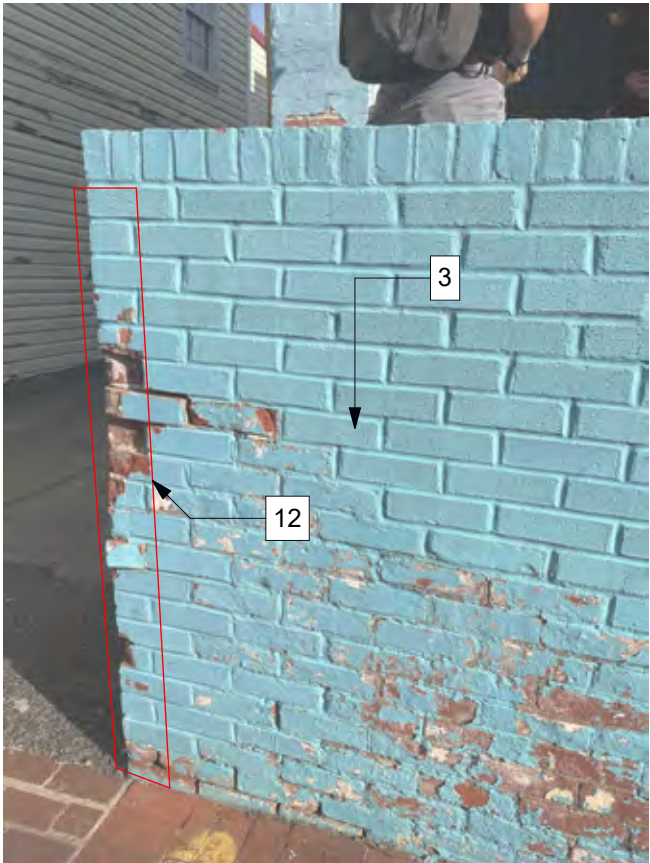
SOUTH ELEVATION - PROSPECT STREET

NOT TO SCALE



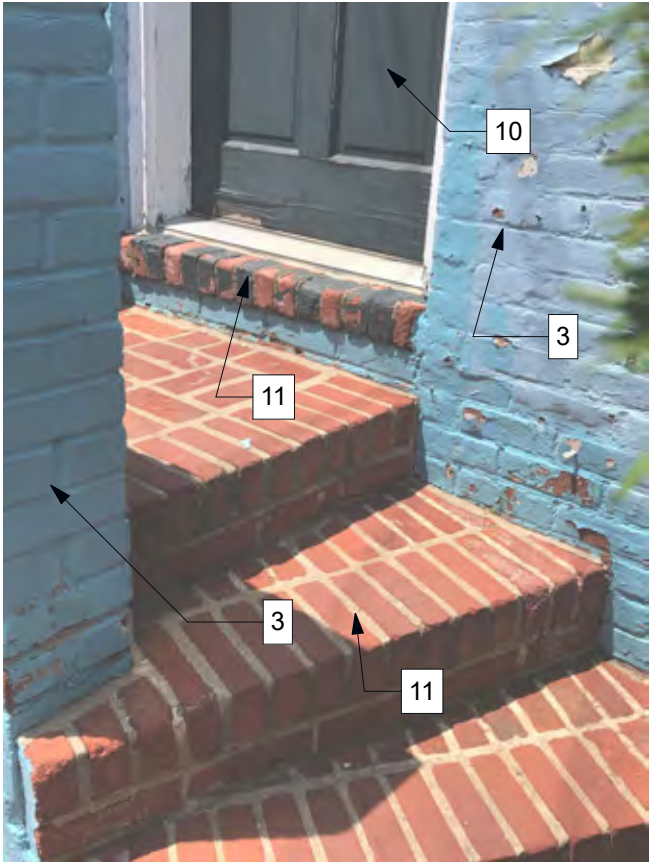
BASIS OF DESIGN - TRAFFIC CORNER GUARD

NOT TO SCALE SEE NOTE 12



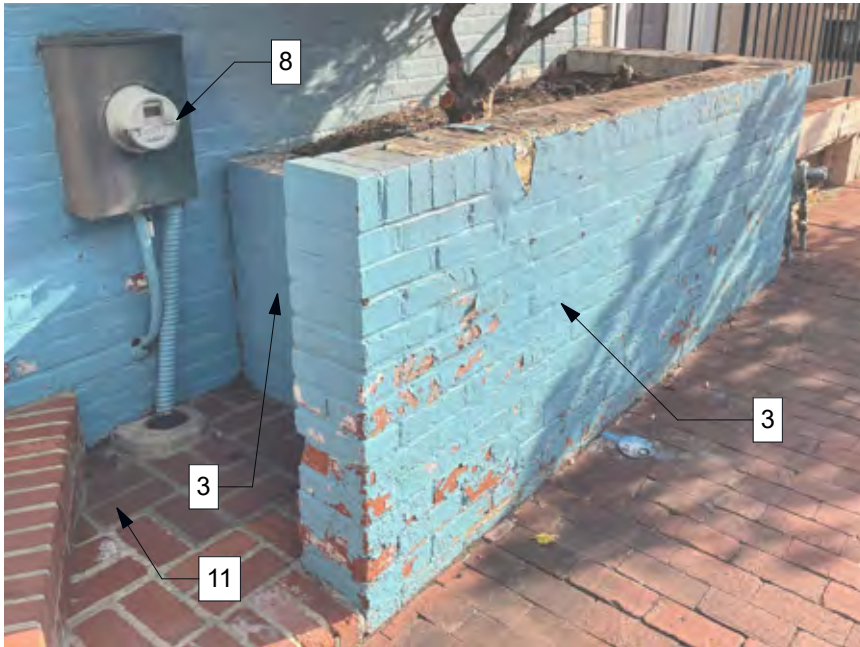
S. ELEV. - RETAINING WALL

NOT TO SCALE



SOUTH ELEVATION - STEPS

NOT TO SCALE



SOUTH ELEVATION - GARDEN WALL

NOT TO SCALE

GENERAL NOTES:

1. CONDUCT HAZARDOUS MATERIAL TESTING AND PROVIDE PROPER CONTAINMENT AND ABATEMENT AS DETERMINED BY TESTING AT THE BUILDING MATERIALS THAT WILL BE DISTURBED BY THE EXTERIOR REPAIRS. PROBE, SOUND, AND INSPECT 100% OF THE WOOD TRIM AT CLOSE-RANGE IN COORDINATION WITH THE OWNER AND THE ARCHITECT. REPLACE OR REPAIR BASED ON INSPECTION.
2. CLEAN MORTAR AND MASONRY. REMOVE LOOSE PAINT. REPOINT WITH MATCHING MORTAR. REPLACE CRACKED OR SPALLING BRICKS WITH MATCHING BRICKS. PAINT WITH BREATHABLE MASONRY PAINT. COLOR TO MATCH EXISTING.
3. REPLACE 100% OF THE EXISTING SEALANT WITH NEW SEALANT. MATCH COLOR OF SEALANT TO ADJACENT PAINT COLOR.
4. AT GAPS ALONG THE MASONRY TO WOOD TRIM INTERFACES (AT WINDOWS, DOORS, AND CORNERS) THAT ARE WIDER THAN THE CRACK OR GAP BRIDGING CAPABILITY OF THE NEW COATING, FILL GAPS WITH SEALANT.
5. CLEAN 100% OF THE WOOD AND BRICK SURFACES INCLUDING TREATMENT OF AREAS OF BIOLOGICAL GROWTH. PREPARE WOOD SUBSTRATES FOR NEW PAINT COATING. NOTE: PROCEDURES AND EXTENTS OF PAINT REMOVAL TO BE CONFIRMED BY HAZARDOUS MATERIAL TESTING.
6. AT THE ROOF CORNICE IF WOOD PRESENT: PROBE, SOUND, INSPECT, COMPLETELY REMOVE SOFT AND DETERIORATED WOOD, AND CREATE A CLEAN-CUT LINE. REPLACE WOOD REMOVED WITH NEW WOOD MECHANICALLY ANCHORED WOOD DUTCHMEN TO MATCH THE EXISTING WOOD PROFILES. NEW PAINT TO MATCH EXISTING COLOR. SEE METAL ROOFING NOTES.
7. EXISTING ELECTRICAL METER TO REMAIN. PAINT EXISTING PAINTED SURFACES TO MATCH FAÇADE COLOR.
8. REMOVE EXISTING WINDOW – REFER TO A010 ELEVATION DETAILS FOR REPLACEMENT OPTIONS.
9. RESTORE DOOR – REFER TO ADDITIONAL DETAILS ON SHEET A008.
10. CLEAN MORTAR AND MASONRY STOOP/SILL/STEPS. REPOINT WITH MATCHING MORTAR. REPLACE CRACKED OR SPALLING BRICKS WITH MATCHING BRICKS. DO NOT PAINT.
11. PROVIDE METAL CORNER GUARD. SEE BASIS OF DESIGN EXAMPLES IMAGES. PAINT GUARD TO MATCH FAÇADE COLOR.
12. REMOVE EXISTING LIGHT FIXTURE AND REPLACE WITH THE FOLLOWING SPECIFICATION: QUOIZEL WESTOVER HIGH EARTH BLACK OUTDOOR WALL LIGHT, MODEL #61M98. SEE IMAGE.
13. EXISTING WINDOW: CLEAN, REMOVE LOOSE PAINT, PAINT WITH NEW COATING TO MATCH EXISTING. WOOD SILL & TRIM: PROBE, SOUND, INSPECT, COMPLETELY REMOVE SOFT AND DETERIORATED WOOD AND CREATE A CLEAN-CUT LINE. REPLACE WOOD REMOVED WITH NEW WOOD MECHANICALLY ANCHORED WOOD DUTCHMEN TO MATCH THE EXISTING WOOD PROFILES. NEW PAINT TO MATCH EXIST. COLOR. SEE A008/A009.



NEW LIGHT FIXTURE
SEE NOTE 13



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PHONE: 571.308.9242

3615 PROSPECT STREET NW -
EXTERIOR REPAIRS

WASHINGTON, DC 20016

CLIENT: GEORGETOWN
UNIVERSITY, 3700 O STREET NW,
WASHINGTON, DC 20057

DIAG PROJECT ID 22011
GU PROJECT ID #####

SCALE AS NOTED

DATE 2022-11-21

A005
PROPOSED
REPAIRS AT
SOUTH
ELEVATION



NORTH ELEVATION - IN REAR YARD

NOT TO SCALE



REAR YARD EXISTING FENCE

NOT TO SCALE



REAR COURT ELEVATION

NOT TO SCALE



REAR COURT STEPS

NOT TO SCALE



BASEMENT STEPS

NOT TO SCALE

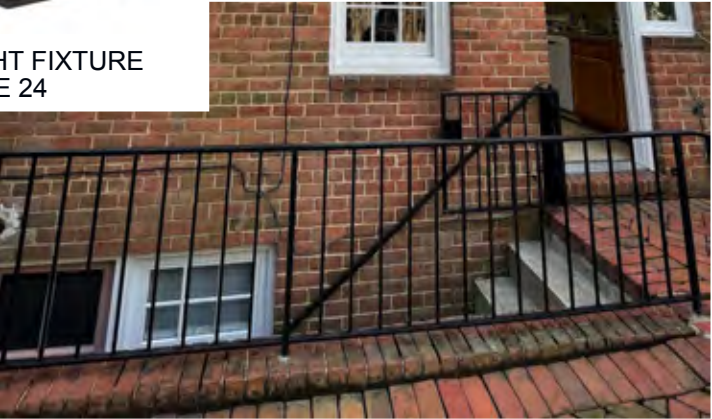
GENERAL NOTES:

1. CONDUCT HAZARDOUS MATERIAL TESTING AND PROVIDE PROPER CONTAINMENT AND ABATEMENT AS DETERMINED BY TESTING AT THE BUILDING MATERIALS THAT WILL BE DISTURBED BY THE EXTERIOR REPAIRS.
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3. CLEAN MORTAR AND MASONRY. REMOVE LOOSE PAINT. REPOINT WITH MATCHING MORTAR. REPLACE CRACKED OR SPALLING BRICKS WITH MATCHING BRICKS. PAINT WITH BREATHABLE MASONRY PAINT. COLOR TO MATCH EXISTING.
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5. AT GAPS ALONG THE MASONRY TO WOOD TRIM INTERFACES (AT WINDOWS, DOORS, AND CORNERS) THAT ARE WIDER THAN THE CRACK OR GAP BRIDGING CAPABILITY OF THE NEW COATING, FILL GAPS WITH SEALANT.
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7. AT THE ROOF CORNICE IF WOOD PRESENT: PROBE, SOUND, INSPECT, COMPLETELY REMOVE SOFT AND DETERIORATED WOOD, AND CREATE A CLEAN-CUT LINE. REPLACE WOOD REMOVED WITH NEW WOOD MECHANICALLY ANCHORED WOOD DUTCHMEN TO MATCH THE EXISTING WOOD PROFILES. NEW PAINT TO MATCH EXISTING COLOR. SEE METAL ROOFING NOTES.
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12. PROVIDE METAL CORNER GUARD. SEE BASIS OF DESIGN EXAMPLES IMAGES. PAINT GUARD TO MATCH FAÇADE COLOR.
13. REMOVE EXISTING LIGHT FIXTURE AND REPLACE WITH THE FOLLOWING SPECIFICATION: QUOIZEL WESTOVER HIGH EARTH BLACK OUTDOOR WALL LIGHT, MODEL #61M98. SEE IMAGE.

14. EXISTING WINDOW: CLEAN, REMOVE LOOSE PAINT, PAINT WITH NEW COATING TO MATCH EXISTING. WOOD SILL & TRIM: PROBE, SOUND, INSPECT, COMPLETELY REMOVE SOFT AND DETERIORATED WOOD AND CREATE A CLEAN-CUT LINE. REPLACE WOOD REMOVED WITH NEW WOOD MECHANICALLY ANCHORED WOOD DUTCHMEN TO MATCH THE EXISTING WOOD PROFILES. NEW PAINT TO MATCH EXIST. COLOR. SEE A008/A009.
15. REPLACE WALL CAP FOR DRYER & BATHROOM EXHAUST IN-KIND. FULLY SEAL NEW WALL CAP.
16. CLEAN 100% OF THE REAR PATIO BRICK. PERFORM PRESSURE WASHING AS NECESSARY ON BRICK SURFACES. SWEEP PAVERS WITH PERMASAND PRODUCT. CONTRACTOR SELECT. LOWER DRAIN TO BE BELOW BRICK PAVER LEVEL AND INSTALL LEAF GUARD.
17. REPLACE EXISTING SCUPPER, DOWNSPOUT & GUTTER WITH COPPER. ADJUST SLOPES OF GUTTERS AS REQUIRED. INSTALL LEAF GUARDS AT EACH GUTTER.
18. REPLACE EXISTING REAR PATIO DOOR WITH MARVIN, WOOD INTERIOR, ALUMINUM CLAD – SEE DOOR ELEVATION ON SHEET A012.
19. CLEAN OUT STORM DRAIN IN AREA WELL.
20. INSTALL CAST IRON DOWNSPOUT BOOT WITH INTEGRAL CLEAN OUT SIZED TO SLIP FIT ONTO THE EXISTING SUBGRADE STORM DRAINPIPE AND COPPER DOWNSPOUT. PROVIDE A 1" TO 2" OVERLAP AT EACH SLIP FIT CONNECTION. ENSURE ALL WATER IS DIRECTED INTO THE STORM DRAIN.
21. REROUTE COAX CABLES TO CONCEAL FROM SIGHT. COORDINATE ROUTING WITH GEORGETOWN UNIVERSITY.
22. INSTALL HOSE BIB WITH FREEZE PROTECTION. LOCATION TO BE CONFIRMED IN FIELD.
23. REMOVE EXISTING OUTDOOR AC UNIT AND REPLACE WITH NEW OUTDOOR AC UNIT IN EXISTING LOCATION.
24. REMOVE EXISTING LIGHT FIXTURE AND REPLACE WITH THE FOLLOWING SPECIFICATION: EXTERIOR WALL SCONCE – SMALL. WAC LIGHTING FUBIX 5" WIDE LED. MODEL #WS-W25. SEE IMAGE.
25. REMOVE EXISTING WOOD FENCE & GATE AND REPLACE IN KIND.
26. PROVIDE METAL GUARDRAIL, SEE PROPOSED BASIS OF DESIGN IMAGE.
27. REPLACE EXISTING BASEMENT DOOR – SEE ELEVATION NOTES FOR REPLACEMENT ON SHEET A008.
28. REMOVE EXISTING WOOD SIDING. INSTALL WEATHER BARRIER. INSTALL NEW WOOD SIDING. MATCH EXISTING PROFILE OF WEST FAÇADE / ALLEY ELEVATION. PAINT TO MATCH EXISTING FAÇADE COLOR. SEE DETAILS ON SHEET A015.
29. RESTORE EXISTING BLOCK WINDOWS. CLEAN AND RESEAL JOINTS.
30. REMOVE EXISTING STUCCO COMPLETE. REMOVE EXISTING WOOD SIDING BEHIND STUCCO. INSTALL WEATHER BARRIER. INSTALL NEW WOOD SIDING. MATCH EXISTING PROFILE AND PAINT TO MATCH EXISTING FAÇADE COLOR. SEE EXISTING DETAIL PHOTO ON SHEET A007. SEE EXISTING AND PROPOSED WALL SECTION DETAIL ON SHEET A015.
31. REMOVE EXISTING GLASS BLOCK WINDOW LOCATED IN STUCCO/SIDING. INFILL WALL PER NOTE 30.
32. REMOVE EXISTING LIGHT FIXTURE AND REPLACE WITH THE FOLLOWING SPECIFICATION: EXTERIOR LED WALL LUMINAIRE. LITHONIA LIGHTING TWP LED – BLACK FINISH. SEE IMAGE.
33. REMOVE EXISTING GAS METER COMPLETE AND PATCH AND REPAIR MASONRY WALL AND PAVERS.



NEW LIGHT FIXTURE
SEE NOTE 24



METAL GUARDRAIL - BASIS OF DESIGN
(PHOTO FROM 3627 PROSPECT ST NW)
SEE NOTE 26



DIAG STUDIOS
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ALEXANDRIA, VA 22301
PHONE: 571.308.9242

3615 PROSPECT STREET NW -
EXTERIOR REPAIRS

WASHINGTON, DC 20016

CLIENT: GEORGETOWN
UNIVERSITY, 3700 O STREET NW,
WASHINGTON, DC 20057

DIAG PROJECT ID 22011
GU PROJECT ID #####

SCALE AS NOTED

DATE 2022-11-21

A006
PROPOSED
REPAIRS AT
NORTH
ELEVATION



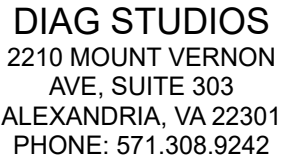
1. CONDUCT HAZARDOUS MATERIAL TESTING AND PROVIDE PROPER CONTAINMENT AND ABATEMENT AS DETERMINED BY TESTING AT THE BUILDING MATERIALS THAT WILL BE DISTURBED BY THE EXTERIOR REPAIRS.
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6. CLEAN 100% OF THE WOOD AND BRICK SURFACES INCLUDING TREATMENT OF AREAS OF BIOLOGICAL GROWTH. PREPARE WOOD SUBSTRATES FOR NEW PAINT COATING. NOTE: PROCEDURES AND EXTENTS OF PAINT REMOVAL TO BE CONFIRMED BY HAZARDOUS MATERIAL TESTING.
7. AT THE ROOF CORNICE IF WOOD PRESENT: PROBE, SOUND, INSPECT, COMPLETELY REMOVE SOFT AND DETERIORATED WOOD, AND CREATE A CLEAN-CUT



- LINE. REPLACE WOOD REMOVED WITH NEW WOOD MECHANICALLY ANCHORED WOOD DUTCHMEN TO MATCH THE EXISTING WOOD PROFILES. NEW PAINT TO MATCH EXISTING COLOR. SEE METAL ROOFING NOTES.
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25. REMOVE EXISTING WOOD FENCE & GATE AND REPLACE IN KIND.
26. PROVIDE METAL GUARDRAIL, SEE PROPOSED BASIS OF DESIGN IMAGE.
27. REPLACE EXISTING BASEMENT DOOR – SEE ELEVATION NOTES FOR REPLACEMENT ON SHEET A008.
28. REMOVE EXISTING WOOD SIDING. INSTALL WEATHER BARRIER. INSTALL NEW WOOD SIDING. MATCH EXISTING PROFILE OF WEST FAÇADE / ALLEY ELEVATION. PAINT TO MATCH EXISTING FAÇADE COLOR. SEE DETAILS ON SHEET A015.
29. RESTORE EXISTING BLOCK WINDOWS. CLEAN AND RESEAL JOINTS.
30. REMOVE EXISTING STUCCO COMPLETE. REMOVE EXISTING WOOD SIDING BEHIND STUCCO. INSTALL WEATHER BARRIER. INSTALL NEW WOOD SIDING. MATCH EXISTING PROFILE AND PAINT TO MATCH EXISTING FAÇADE COLOR. SEE EXISTING DETAIL PHOTO ON SHEET A007. SEE EXISTING AND PROPOSED WALL SECTION DETAIL ON SHEET A015.
31. REMOVE EXISTING GLASS BLOCK WINDOW LOCATED IN STUCCO/SIDING. INFILL WALL PER NOTE 30.
32. REMOVE EXISTING LIGHT FIXTURE AND REPLACE WITH THE FOLLOWING SPECIFICATION: EXTERIOR LED WALL LUMINAIRE. LITHONIA LIGHTING TWP LED – BLACK FINISH. SEE IMAGE.
33. REMOVE EXISTING GAS METER COMPLETE AND PATCH AND REPAIR MASONRY WALL AND PAVERS.



3615 PROSPECT STREET NW -
EXTERIOR REPAIRS

WASHINGTON, DC 20016

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WASHINGTON, DC 20057

DIAG PROJECT ID 22011
GU PROJECT ID #-###-##

SCALE AS NOTED

DATE 2022-11-21

A007

PROPOSED REPAIRS AT WEST ELEVATION



SOUTH ELEV/FRONT ENTRY DR

NOT TO SCALE

- REMOVE EXISTING COATING AND ANY EXISTING CORROSION DOWN TO BARE METAL AT KNOCKER
- REMOVE EXISTING COATING AT EXPOSED PORTIONS OF METAL LINTEL, CLEAN, & PREPARE METAL FOR INSTALLATION OF A HIGH PERFORMANCE STEEL COATING (TNEMEC OR EQUIVALENT)
- REPLACE PERIMETER WEATHERSTRIPPING IN KIND
- INSTALL JOINT SEALANT AT THE FULL LENGTH OF THE DOOR ASSEMBLY
- ADJUST DOOR AS NEEDED TO PROVIDE FULLY OPERABLE DOOR WHICH CLOSSES AND LATCHES PROPERLY
- REMOVE ALL LOOSE AND CRACKED PAINT. PREPARE SUBSTRATE AND REPAINT DOOR LEAF, FRAME, & TRIM
- REPLACE DOOR HARDWARE: BEST 9K SERIES-AB, FUNCTION 14D OIL RUBBED BRONZE 613
- REPLACE EXISTING ADDRESS NUMBERS IN KIND
- REPLACE MAIL SLOT: "DRAFT DODGER -ELITE" MODEL INSULATED MAIL SLOT. MATTE BLACK FLAP AND FRAME
- PROBE, SOUND, INSPECT ALL WOOD SASH, FRAME, AND SILL ELEMENTS. COMPLETE CRACK, CONSOLIDATION, DUTCHMAN, AND REPLACEMENT REPAIRS PER DETAILS. ENSURE ALL WOOD COMPONENTS AND SECURE.



SOUTH ELEV/ PROSPECT - 1ST FL. WINDOW

NOT TO SCALE

- REMOVE EXISTING COATING AT EXPOSED PORTIONS OF METAL LINTEL, CLEAN, & PREPARE METAL FOR INSTALLATION OF A HIGH PERFORMANCE STEEL COATING (TNEMEC OR EQUIVALENT)
- CLEAN ALL WINDOW COMPONENTS
- REMOVE ALL PAINT AT SASHES AND FRAMES, PREPARE SUBSTRATE AND REPAINT WINDOW SASHES AND FRAMES
- REMOVE AND REPLACE 100% OF THE GLAZING PUTTY COMPOUND, TYP. AND REPLACE
- PROBE, SOUND, INSPECT ALL WOOD SASH, FRAME, AND SILL ELEMENTS. COMPLETE CRACK, CONSOLIDATION, DUTCHMAN, AND REPLACEMENT REPAIRS PER DETAILS. ENSURE ALL WOOD COMPONENTS ARE SECURE.



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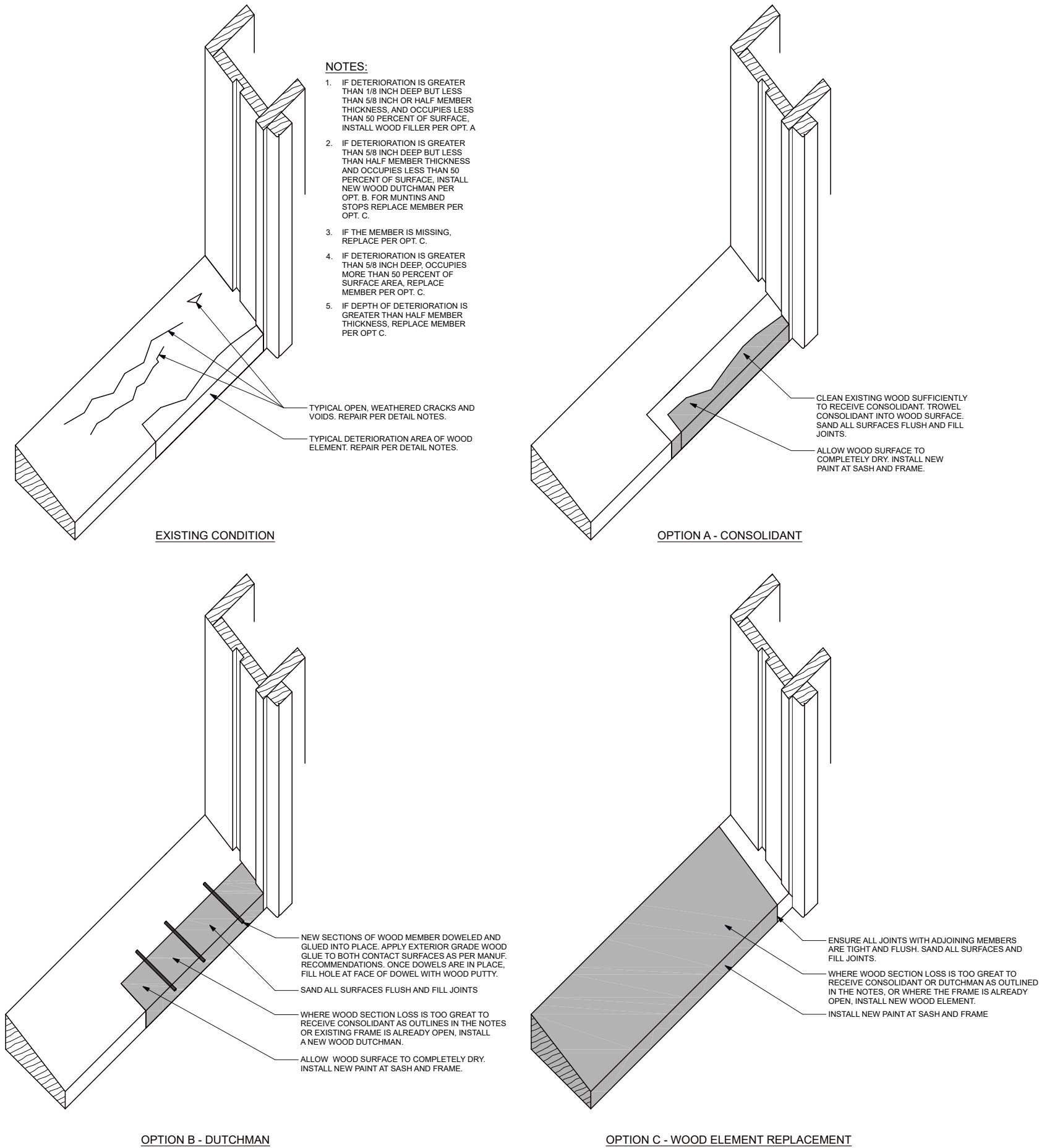
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A008
PROPOSED
DOOR &
WINDOW
REPAIR NOTES



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A009
TYPICAL
WINDOW
REPAIR
DETAILS

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Nantucket Sash

Ultimate Double Hung or Ultimate Double Hung Magnum – Unique Historic Application

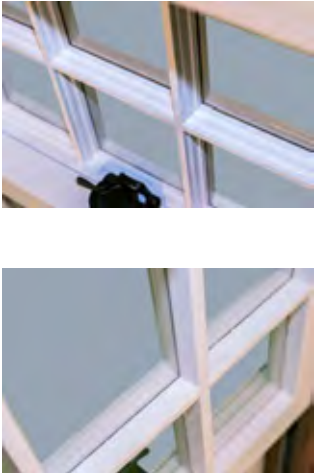
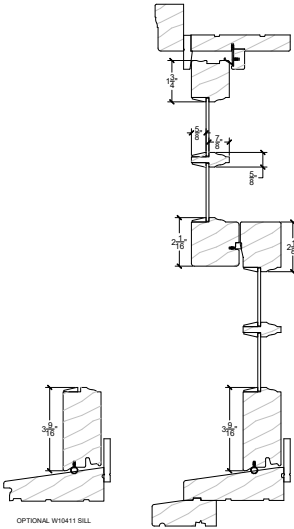

Technical Information

Special Profile Stiles, Rails, Checkrails and Authentic Divided Lite Munt Bars

Vertical Grain Dougle Fir - Single Glaze – ADL – No Energy Panel

Extended lead times will apply

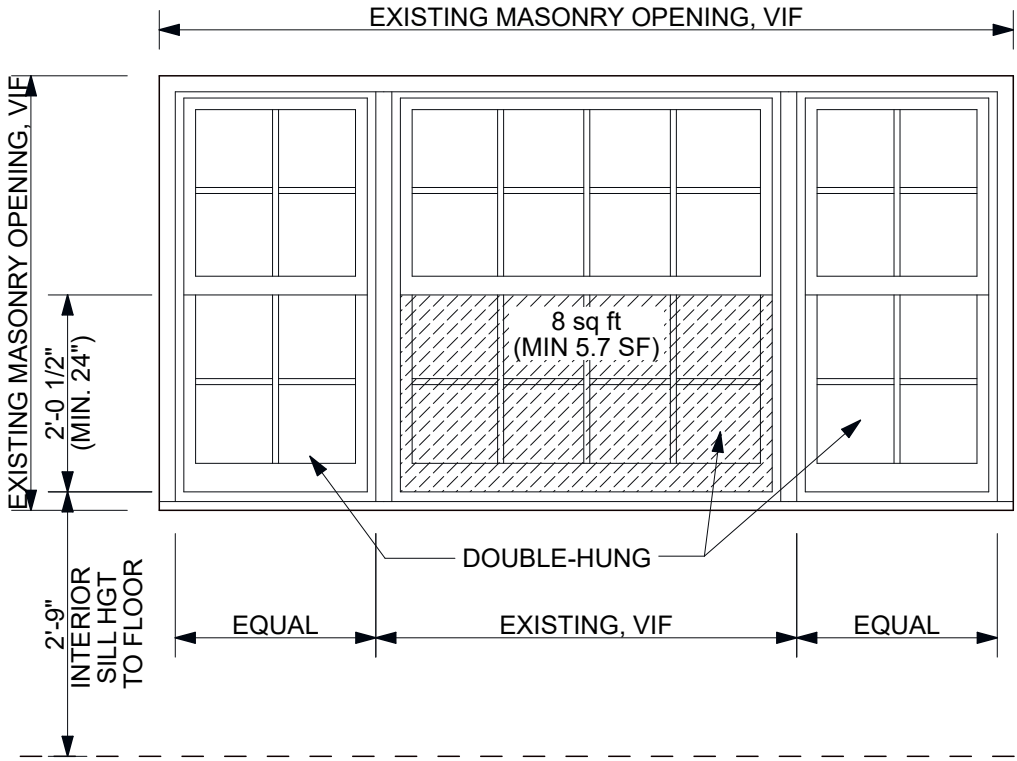
Supplemental Pricing – WUDH or WUDHM Section





SOUTH ELEV/PROSPECT - 2ND FL. WINDOW

NOT TO SCALE

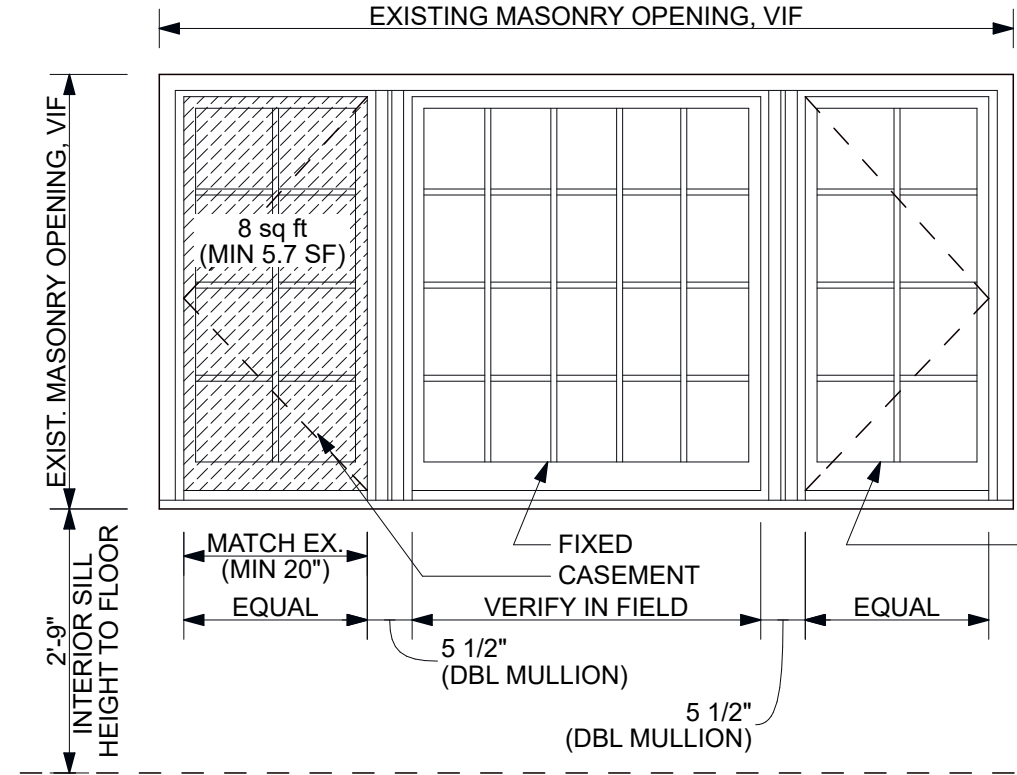


OPTION A
2ND FLOOR / PROSPECT ST
WINDOW REPLACEMENT

MODEL#: UWDH - SIZE TBD

MARVIN ULTIMATE WOOD DOUBLE HUNG WITH NANTUCKET SASH

- PAINTED WOOD INTERIOR & EXTERIOR (WHITE)
- OGEE GLAZING PROFILE
- GLASS: SINGLE PANE WITH INTERIOR STORM WINDOW
- DIVIDED LITES: AUTHENTIC DIVIDED LITES
- HARDWARE: STANDARD - SASH LOCK & KEEPER



OPTION B
2ND FLOOR / PROSPECT ST
WINDOW REPLACEMENT

MODEL#: UWC - SIZE TBD

MARVIN ULTIMATE CASEMENT WITH NANTUCKET SASH

- PAINTED WOOD INTERIOR & EXTERIOR (WHITE)
- OGEE GLAZING PROFILE
- GLASS: SINGLE PANE WITH INTERIOR STORM WINDOW
- DIVIDED LITES: AUTHENTIC DIVIDED LITES
- HARDWARE: STANDARD - SASH LOCK & KEEPER

1
A010

WINDOW REPLACEMENT OPTIONS - 2ND FL PROSPECT ST

SCALE: 1/2" = 1'-0"



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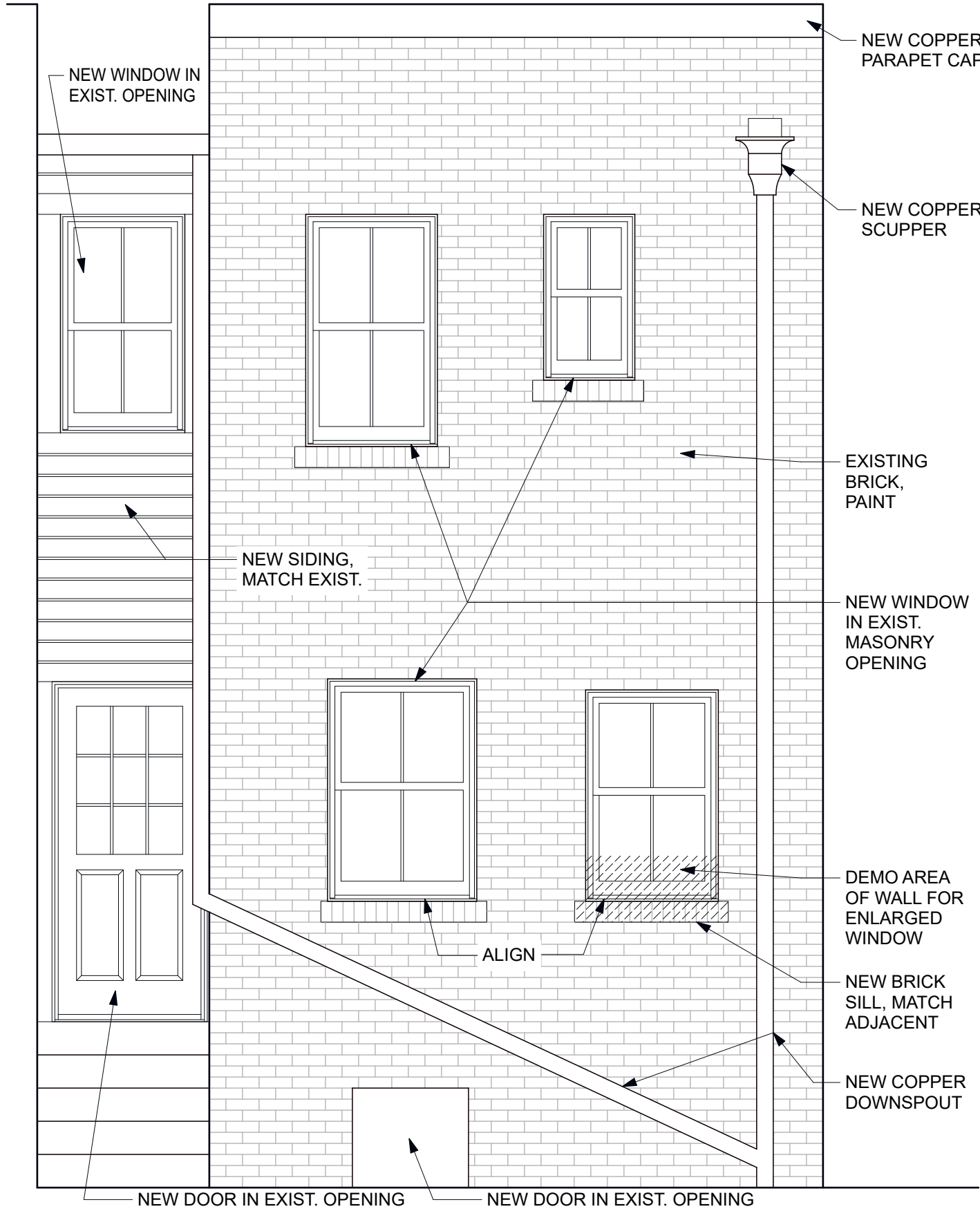
SCALE AS NOTED

DATE 2022-11-21

A010
**PROPOSED
PROSPECT ST
WINDOW
REPLACEMENT
NOTES**

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1
A011

PROPOSED NORTH/REAR ELEVATION

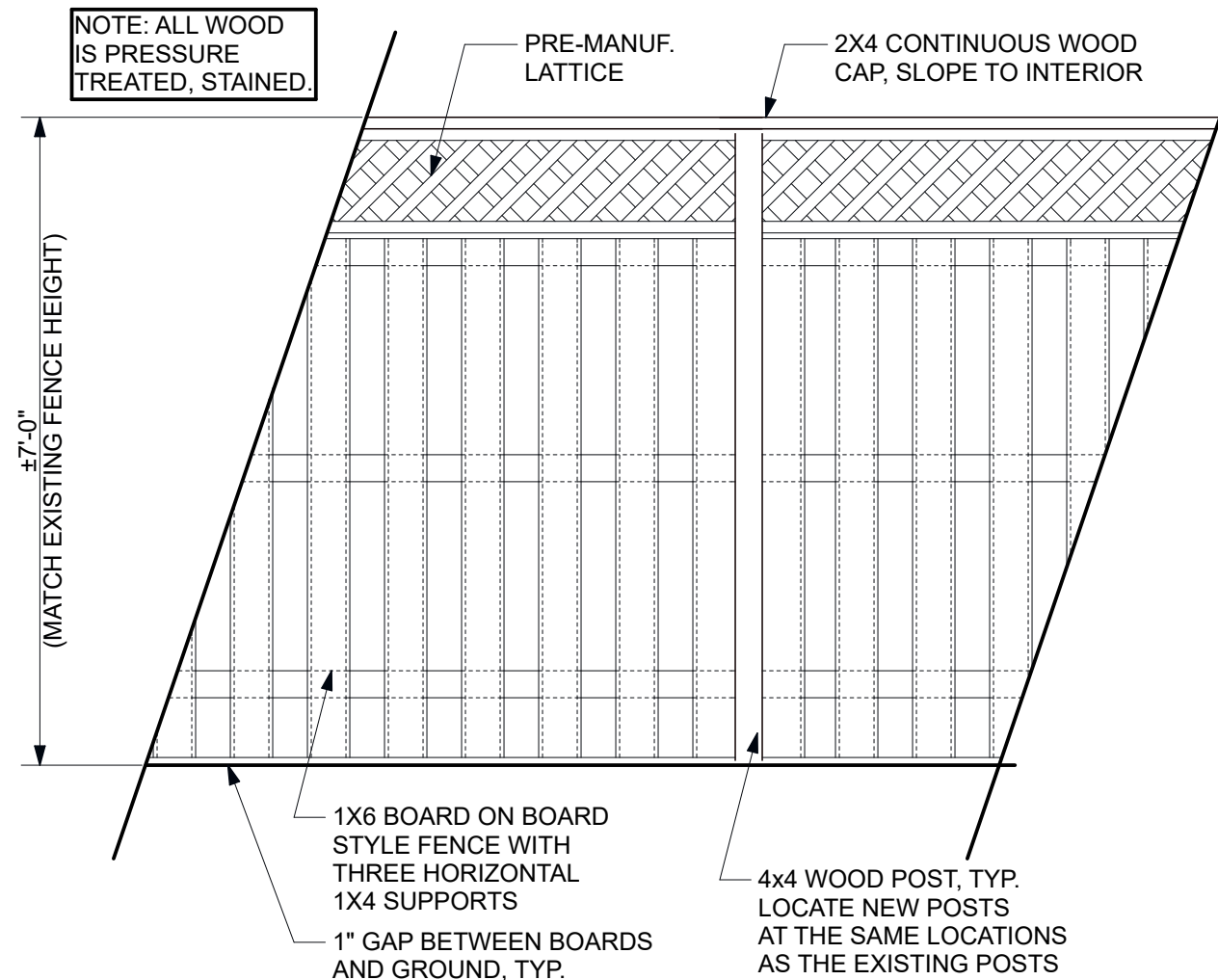
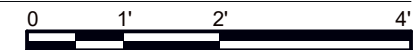
SCALE: 3/8" = 1'-0"



2
A011

WOOD FENCE, TYP.

SCALE: 1/2" = 1'-0"



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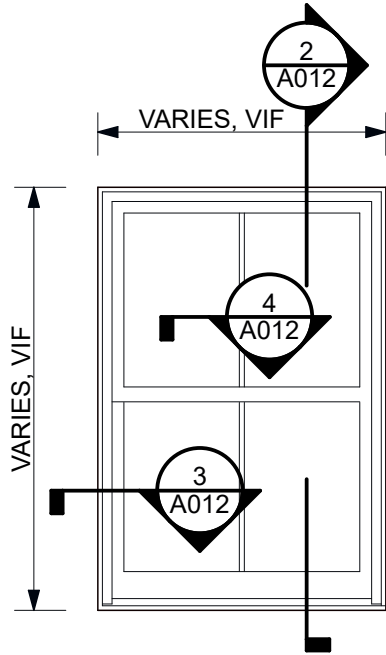
SCALE AS NOTED

DATE 2022-11-21

A011
PROPOSED
REAR
ELEVATION &
FENCE

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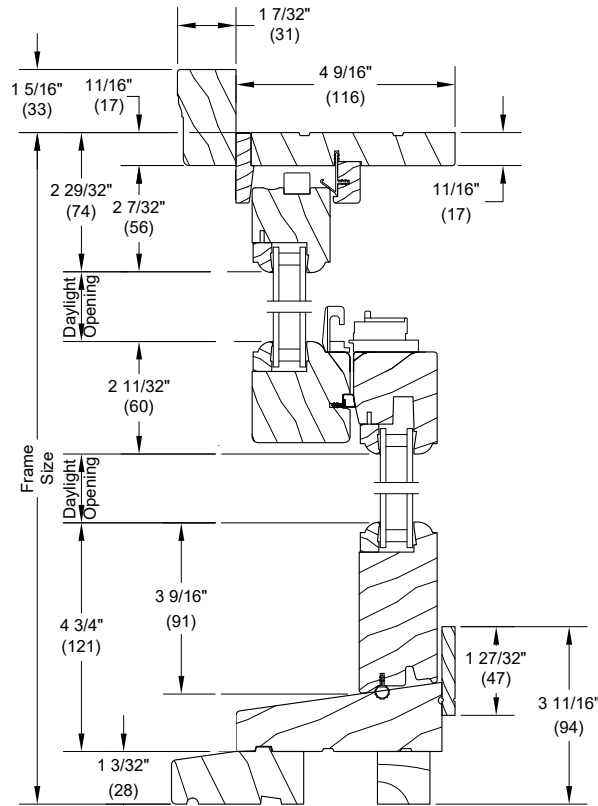
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**REAR WINDOW REPLACEMENT
QUANTITY 5**

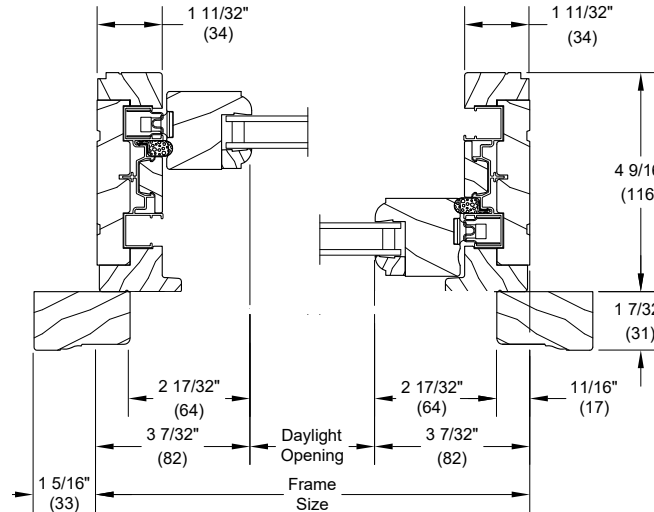
MODEL#: UWDH ##### (VIF)
MARVIN ULTIMATE WOOD DOUBLE HUNG
-PAINTED WOOD EXTERIOR &
INTERIOR (WHITE)
-OGEE INTERIOR GLAZING PROFILE
-GLASS: DUAL PANE, LOW E COATING
AND ARGON INSULATING GAS
-DIVIDED LIGHTS: SIMULATED DIVIDED
LITE WITH SPACER BAR (SDLS)
-HARDWARE: STANDARD

REFER TO PLAN & NOTES FOR
WINDOWS THAT NEED TO COMPLY
WITH EMERGENCY ESCAPE
REQUIREMENTS. COORDINATE
FINAL SIZING WITH ARCHITECT.



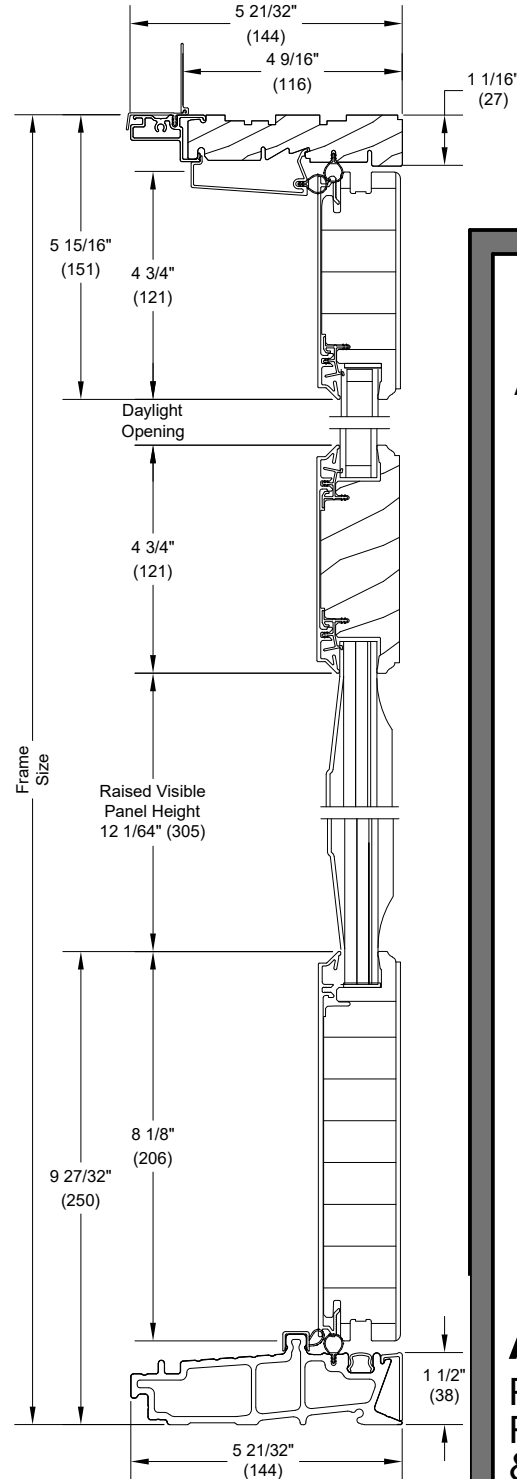
HEAD & JAMB SILL

SCALE: 3"=1'-0"



TYP. JAMB

SCALE: 3"=1'-0"



TYP. HEAD/JAMB DETAIL

SCALE: 3"=1'-0"



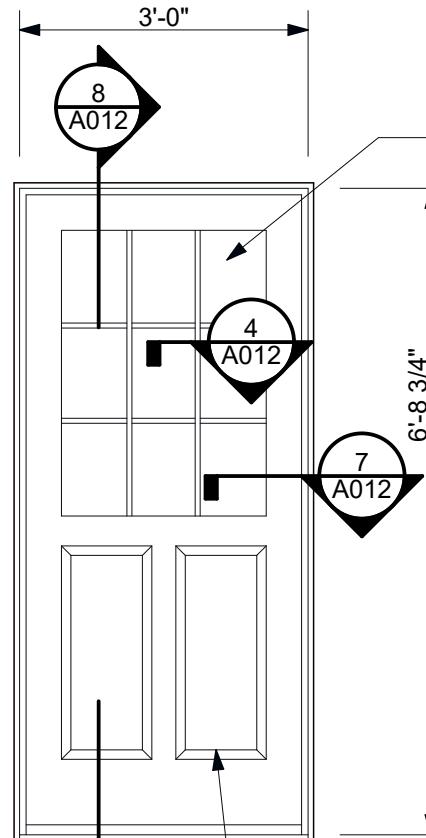
REAR WINDOW REPLACEMENT, TYP.

SCALE: 1/2" = 1'-0"



**REAR BASEMENT
DOOR REPLACEMENT
QUANTITY 1**

MODEL#:
**JELDWEN SMOOTH-PRO
FIBERGLASS
EXTERIOR DOOR, FLUSH**
-INSWING
-FIBERGLASS, WHITE
-HARDWARE: TBD



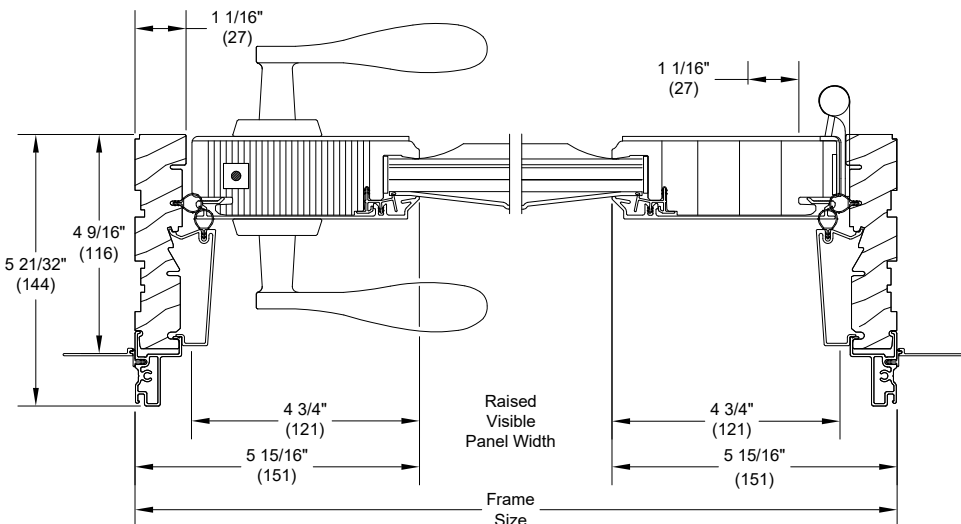
REAR 1ST FL. DR REPLACEMENT

SCALE: 1/2" = 1'-0"

MATCH DOOR SWING
WITH EXISTING DOOR
OPERATION

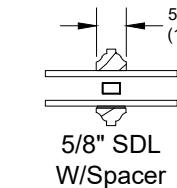
**REAR 1ST FLOOR
DOOR REPLACEMENT
QUANTITY 1**

MODEL#:
**MARVIN ULTIMATE SWINGING
FRENCH DOOR G2**
-INSWING
-PAINTED WOOD INTERIOR
(WHITE)
-CLAD EXTRUDED ALUMINUM
EXTERIOR (STONE WHITE)
-ULTREX FIBERGLASS SILL
-OGEE INTERIOR GLAZING
PROFILE
-GLASS: DUAL PANE, LOW E
COATING AND ARGON
INSULATING GAS
-DIVIDED LIGHTS: SIMULATED
DIVIDED LITE WITH SPACER
BAR (SDLS)
-HARDWARE: BEST,
9KSERIES-AB, FUNCTION
14D, OIL RUBBED BRONZE
613, TO RECEIVE BEST
LOCK CYLINDER



TYPICAL JAMB DETAIL

SCALE: 3"=1'-0"



**TYP. SIMULATED
DIVIDED LIGHT**

SCALE: 3"=1'-0"



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A012

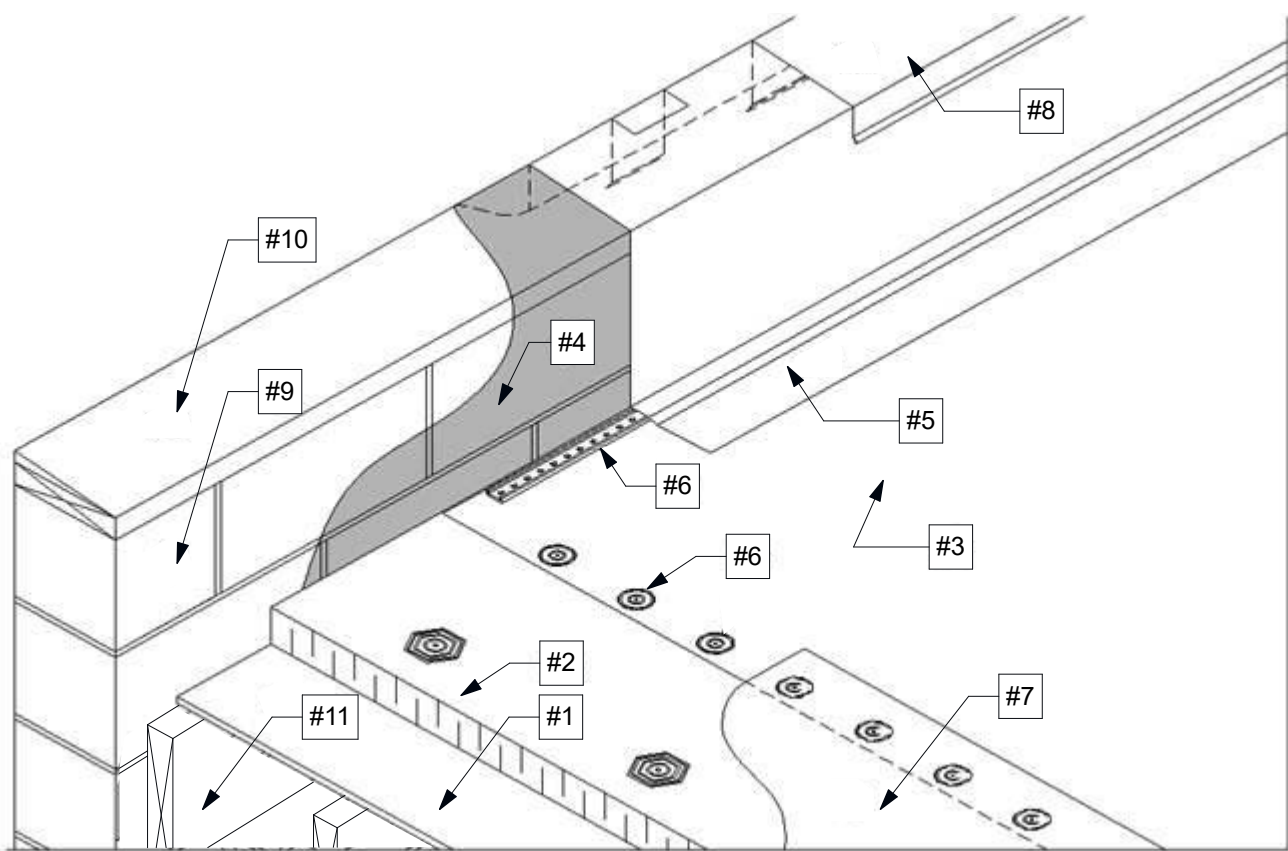
PROPOSED
REAR WINDOW
& DOOR
REPLACEMENT
NOTES



PROPOSED ROOF REPLACEMENT DETAILS

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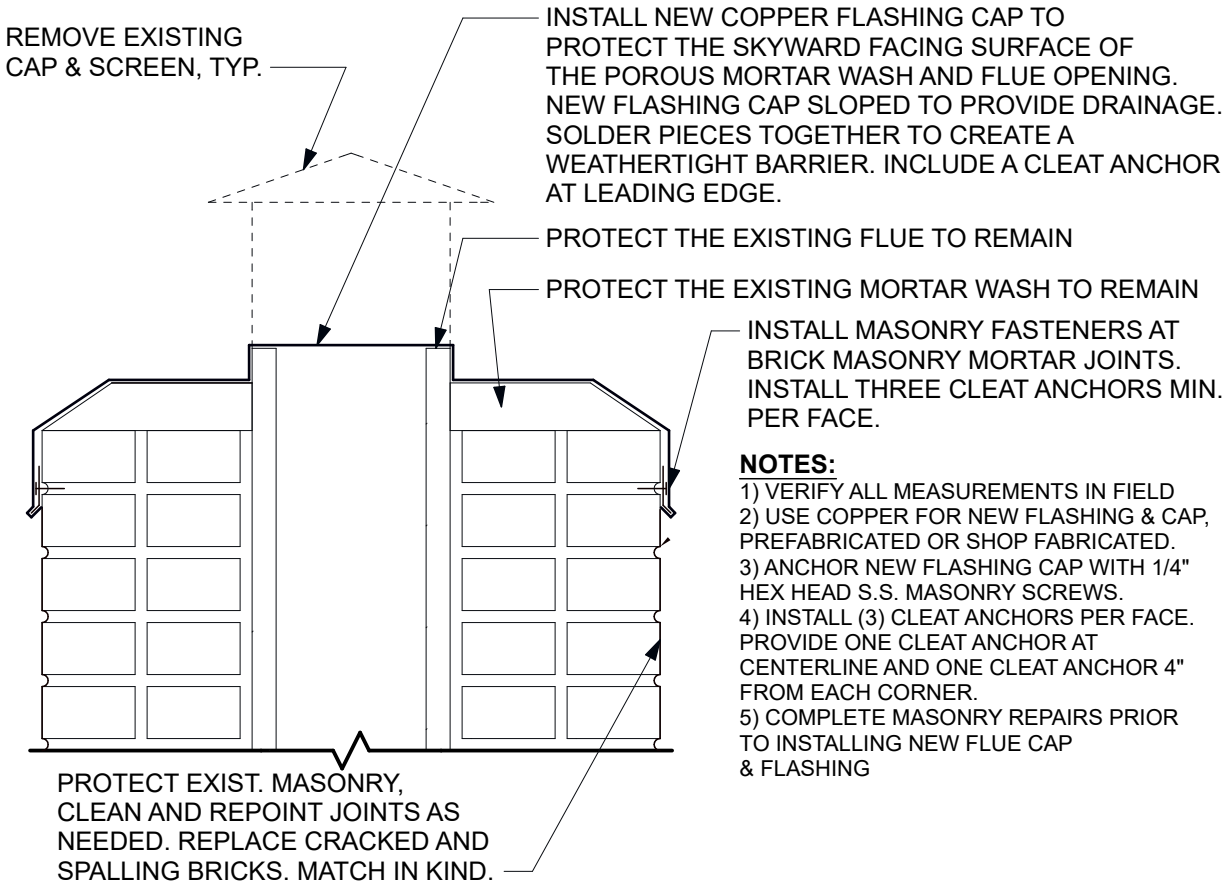
BASIS OF DESIGN:
TPO - CONVENTIONALLY INSULATED SYSTEM (TYPICAL)

- 1) EXISTING SHEATHING OR NEW PLYWOOD SHEATHING.
- 2) RIGID-FOAM BOARD INSULATION
- 3) SINGLE-PLY MEMBRANE THERMOPLASTIC REINFORCED MEMBRANE.
- 4) ADHESIVE.
- 5) THERMOPLASTIC REINFORCED MEMBRANE FLASHING WITH HOT AIR WELD AND CUT EDGE SEALANT. EXTEND MEMBRANE TO CORNERS TO PROVIDE COMPLETE COVERAGE OF THE TOP WALL SURFACE.
- 6) FASTENERS, MAXIMUM 6" O.C.
- 7) MEMBRANE LAP.
- 8) COPPER METAL CAP FLASHING, COVER MEMBRANE COMPLETELY, SLOPE DOWNWARDS TOWARD ROOF - SEE COPPER ROOF NOTES.
- 9) EXISTING MASONRY PARAPET.
- 10) NEW SLOPED PRESSURE TREATED WOOD BLOCKING.
- 11) EXISTING WOOD ROOF RAFTERS.

PROVIDE 30 YEAR WARRANTY.
MEMBRANE COLOR: WHITE.

2
A014

TPO ROOF DETAIL, BASIS OF DESIGN
NOT TO SCALE



1
A014

CHIMNEY CAP DETAIL
SCALE: 1 1/2"= 1'-0"



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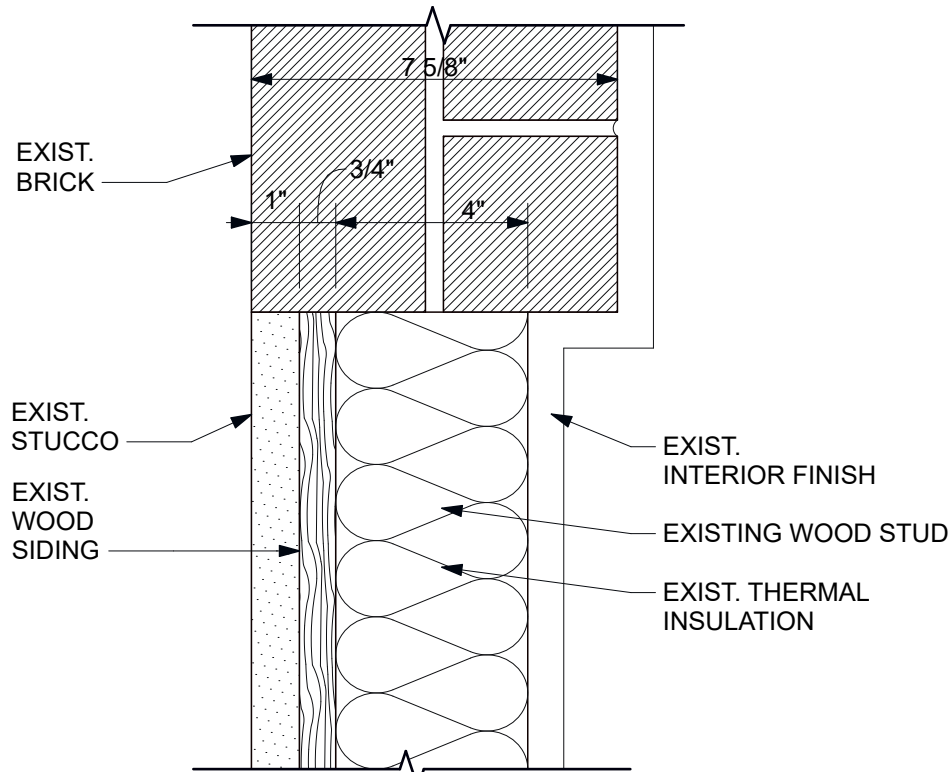
SCALE AS NOTED

DATE 2022-11-21

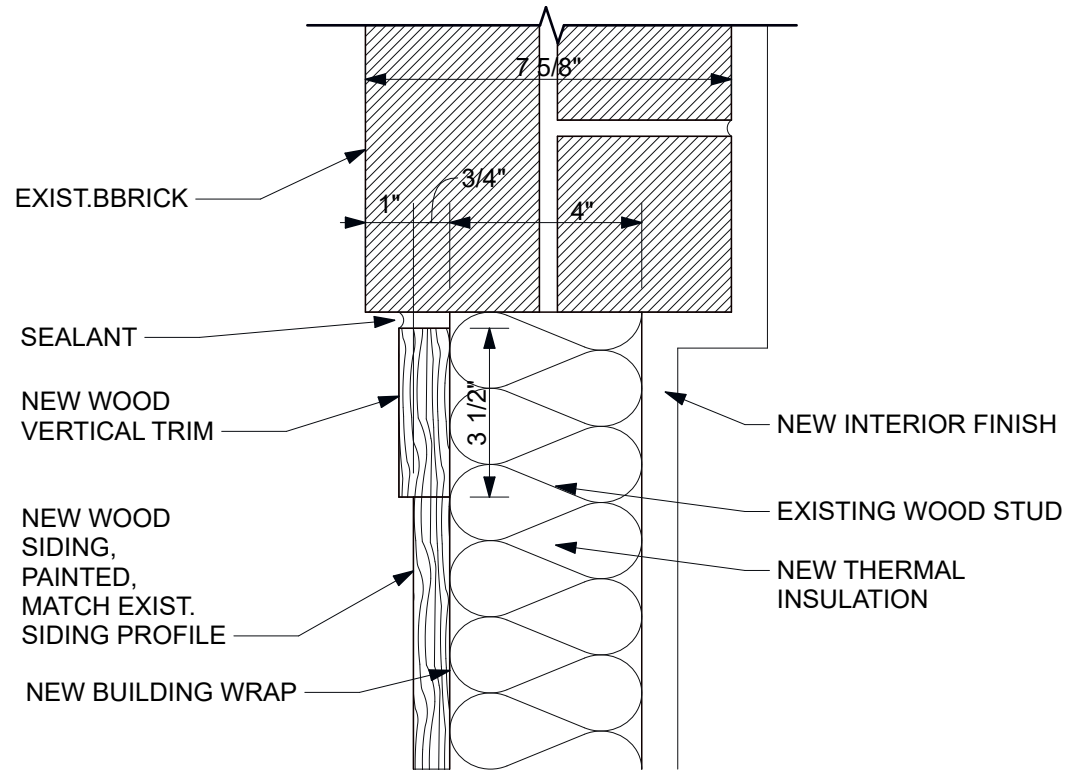
A014
**PROPOSED
ROOF
REPLACEMENT**

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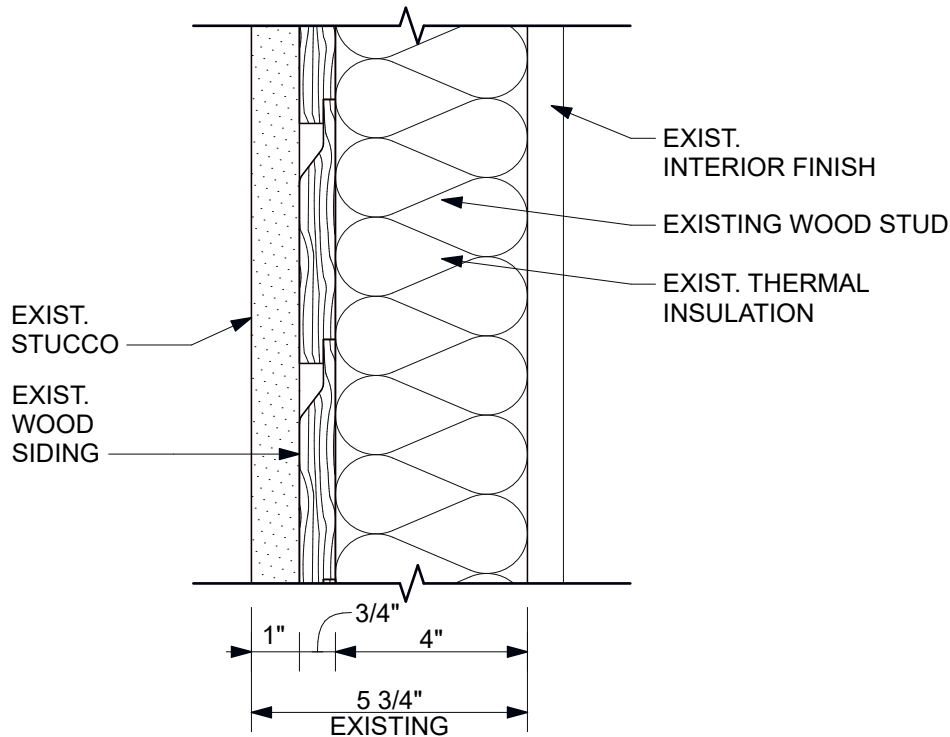
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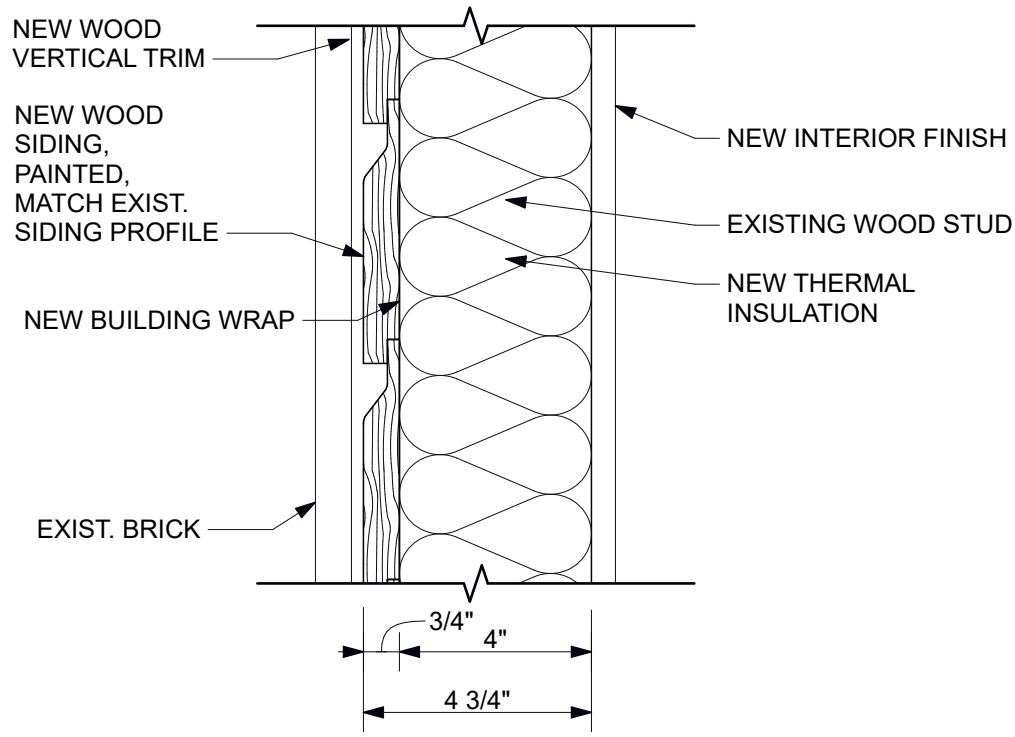
EXISTING WALL PLAN DETAIL @ALLEY STUCCO/SIDING



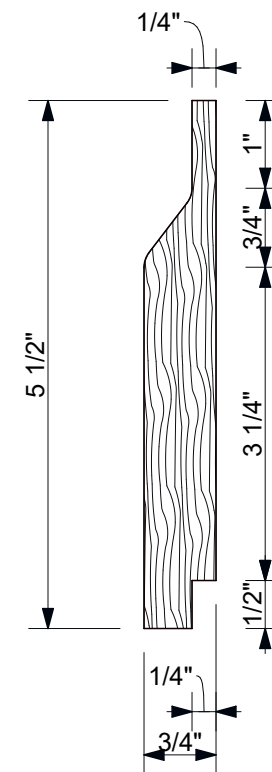
PROPOSED WALL PLAN DETAIL @ALLEY NEW SIDING



EXISTING WALL SECTION @ALLEY STUCCO/SIDING



PROPOSED WALL SECTION @ALLEY NEW SIDING



DETAIL OF EX. SIDING

EXISTING AND PROPOSED DETAILS AT EXISTING ALLEY STUCCO

SCALE: 3" = 1'-0"



SCALE: 6" = 1'-0"



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A015
PROPOSED
SIDING
REPLACEMENT