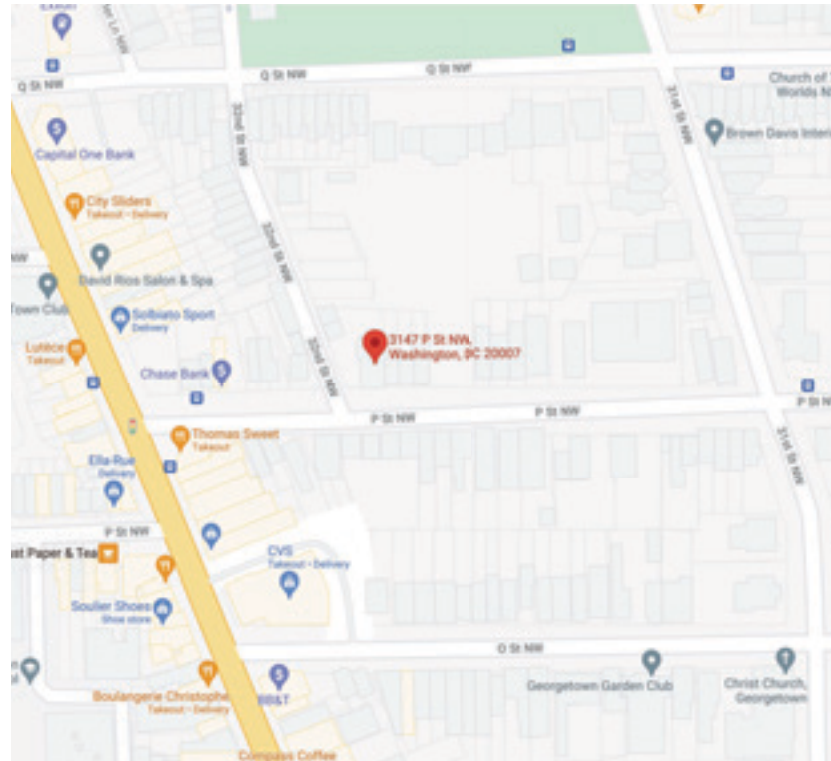


P St Residence

3147 P Street NW
Washington, DC 20007



Vicinity Map



PROJECT INFO :
ADDITION AND INTERIOR RENOVATION TO EXISTING ROW HOME.

ADDRESS: 3147 P Street NW
Washington, DC 20007

LOCATION: SQUARE 1270, LOT 0820

ZONING: R-20

SETBACKS: FRONT: EBL, SIDE: 5', REAR: 20'

LOT AREA: 6,933 SF

HISTORIC: GEORGETOWN HISTORIC DISTRICT

BUILDING HEIGHT:	ALLOWED: 35'	PROPOSED: 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

THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW
WASHINGTON DC 20015
202 686-6563
WWW.THOMSON&COOKE.COM

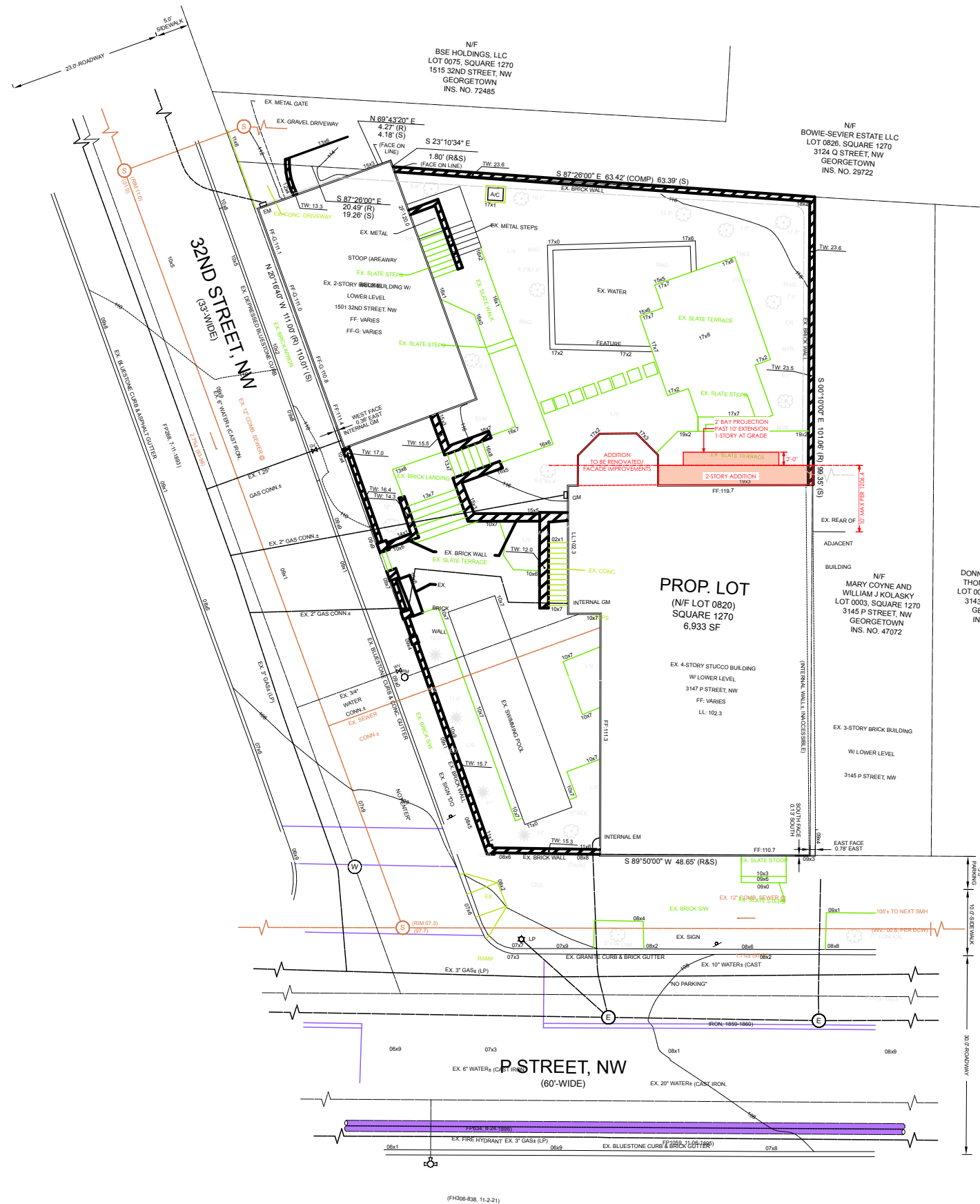
P St Residence
3147 P Street NW Washington DC 20007

© THOMSON&COOKE Architects plc

Cover

9/23/21	OGB Concept
---------	-------------

T1



1 Site/Zoning Diagram
1" = 20'

THOMSON & COOKE ARCHITECTS
5155 MACARTHUR BLVD NW
WASHINGTON DC 20015
202 686-6553
WWW.THOMSON&COOKE.COM

P St Residence
3147 P Street NW Washington DC 20007

Site Plan

9/23/21	OGB Concept

T2

Interior Door Schedule

ID	Qty	Size	Type	Leaf Thickness	Lites	Operation	Hardware	Note
001	1	5-0x7-6	Cased Opening	1 3/4"				
002	1	(2)2-0x7-6	French	1 3/4"	2W4H	---		
003	1	(2)2-0x7-6	French	1 3/4"	2W4H	---		
004	1	4-0x7-6	Cased Opening	1 3/4"				
005	1	2-2x7-6	Two Panel	1 3/4"		Swing		
006	1	2-10x8-0	Two Panel	1 3/4"		Swing		
007	1	2-10x8-0	Two Panel	1 3/4"		Swing		
008	1	5-0x7-6	Cased Opening	1 3/4"				
009	1	2-2x7-6	Two Panel	1 3/4"		Swing		
010	1	3-0x7-6	Cased Opening	1 3/4"				
011	1	(2)1-6x8-0	Two Panel	1 3/4"		Swing		
012	1	2-6x8-0	Two Panel	1 3/4"		Swing		
013	1	2-10x7-6	Two Panel	1 3/4"		Swing		
015	1	2-10x8-0	Cased Opening	1 3/4"				
101	1	2-4x8-0	Cased Opening	1 3/4"				
102	1	5-0x8-0	Cased Opening	1 3/4"				
103	1	7-5x8-0	Cased Opening	1 3/4"				
104	1	3-6x10-0	Cased Opening	1 3/4"				
105	1	2-10x8-0	Two Panel	1 3/4"		Swing		
106	1	2-0x8-0	Two Panel	1 3/4"		Swing		
107	1	5-5x10-0	Cased Opening	1 3/4"				
110	1	4-0x10-0	Cased Opening	1 3/4"				
112	1	(2)2-0x8-0	Two Panel	1 3/4"		Pocket		
113	1	3-6x10-0	Cased Opening	1 3/4"				
201	1	2-10x8-0	Two Panel	1 3/4"		Swing		
202	1	3-0x8-0	Two Panel	1 3/4"		Swing		
203	1	2-8x8-0	Two Panel	1 3/4"		Swing		
204	1	3-0x8-0	Cased Opening	1 3/4"				
205	1	2-6x8-0	Two Panel	1 3/4"		Swing		
206	1	2-6x8-0	Shower	0 3/8"				
207	1	(2)2-0x8-0	Two Panel	1 3/4"		Swing		
208	1	3-4x8-0	Two Panel	1 3/4"		Swing		
209	1	(2)2-0x8-0	Two Panel	1 3/4"		Swing		
210	1	(2)2-0x7-6	Two Panel	1 3/4"		Swing		Nesting Door
211	1	2-2x8-0	Two Panel	1 3/4"		Swing		
301	1	7-0x7-0	Cased Opening	1 3/4"				
302	1	2-6x7-0	Two Panel	1 3/4"		Swing		
303	1	2-2x7-0	Two Panel	1 3/4"		Swing		
304	1	2-6x7-0	Two Panel	1 3/4"		Swing		
305	1	2-2x7-0	Shower	0 3/8"				
306	1	2-6x7-0	Two Panel	1 3/4"		Swing		
307	1	5-0x7-0	Cased Opening	1 3/4"				
308	1	(2)2-0x7-0	Two Panel	1 3/4"		Swing		
309	1	2-6x7-0	Two Panel	1 3/4"		Pocket		
310	1	2-2x7-0	Shower	0 3/8"				

THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW
WASHINGTON DC 20016
202 686-6563
WWW.THOMSON&COOKE.COM

P St Residence
3147 P Street NW Washington DC 20007

© THOMSON&COOKE Architects plc

Interior Door
Schedule

9/23/21 OGB Concept

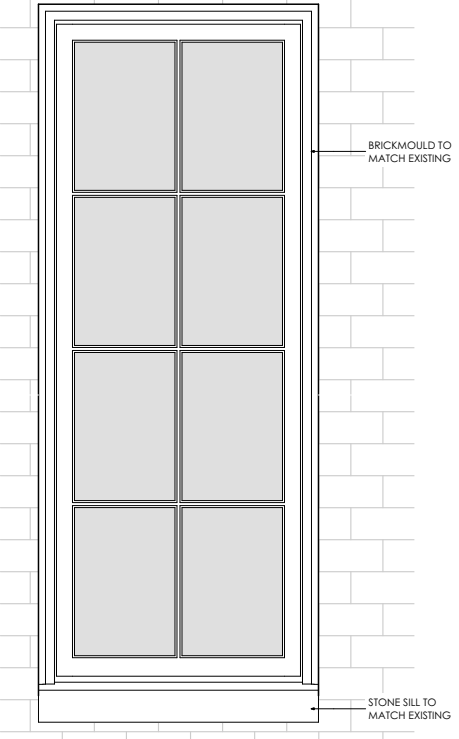
T3

Exterior Door Schedule

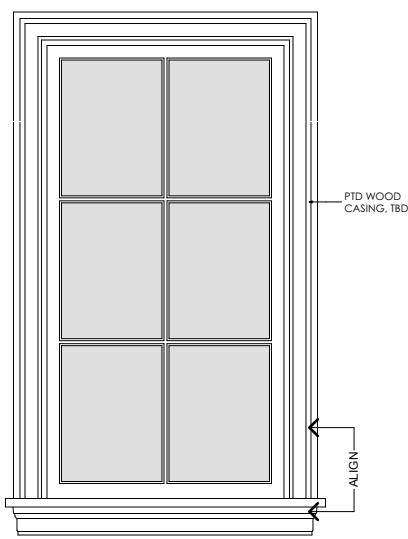
ID	Qty	Type	Manufacturer	Model/Size	Lites	Transom		Location	Note
						Height	Lites		
D001	1	Five Panel		3-8x7-6	2W4H				
D002	1	French		2-8x6-8	2W3H				
D101	1	French		(2)2-11x8-0	2W5H	1'-10 1/2"	4W1H		

Window Schedule

ID	Qty	Units	Model/Size	Type	Manuf.	Lites	Location	Note
W001	1	1	2-8x5-0	Casement		See Elevation	Mudroom	
W101	1	1	3-0x10-0	Casement	---	See Elevation	Garden Room	Tempered
W102	1	1	3-0x10-0	Casement	---	See Elevation	Garden Room	Tempered
W103	1	1	1-9x10-0	Casement	---	See Elevation	Den	Tempered
W104	1	1	4-0x10-0	Casement, Curved	---	See Elevation	Den	Tempered, Curved
W105	1	1	5-5x10-0	Casement	---	See Elevation	Den	Tempered
W106	1	1	4-0x10-0	Casement, Curved	---	See Elevation	Den	Tempered, Curved
W107	1	1	4-2x10-0	Casement	---	See Elevation	Den	Tempered
W108	1	1	2-8x7-0	Casement		See Elevation	Kitchen	
W109	1	1	2-8x7-0	Casement		See Elevation	Kitchen	
W201	1	1	3-10x7-8	Casement	---	See Elevation	Owner's Bath	Tempered
W202	1	1	5'-10x7-8	Casement	---	See Elevation	Owner's Bath	Tempered
W203	1	1	3-10x7-8	Casement	---	See Elevation	Owner's Bath	Tempered
W204	1	1	3-2x7-8	Casement, Curved	---	See Elevation	Owner's Bedroom	Tempered, Curved
W205	1	1	4-0x7-8	Casement	---	See Elevation	Owner's Bedroom	Tempered
W206	1	1	3-2x7-8	Casement, Curved	---	See Elevation	Owner's Bedroom	Tempered, Curved
W207	1	1	2-8x5-0	Casement		See Elevation	Owner's Bedroom	
W208	1	1	2-8x5-0	Casement		See Elevation	Owner's Bedroom	
W301	1	1	2-9x4-5	Double Hung		See Elevation	Stair Hall	



1 Window - Ext.
1/2" = 1'-0"



2 Window - Int.
1/2" = 1'-0"

THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW
WASHINGTON DC 20015
202 686-6563
WWW.THOMSON&COOKE.COM

P St Residence
3147 P Street NW Washington DC 20007

© THOMSON&COOKE Architects plc

Window & Door Schedules

9/23/21	OGB Concept

T4

Technical Guide B Casement Windows



Product Features

Styles

Traditional, Push Out and Mission® options.

Standard Features

- Natural, clear Douglas Fir interior (no visible finger joints)
- 4 9/16" (116 mm) jamb construction
- LowE insulated glazing with 1/2" (13 mm) airspace
- Roto gear operator and concealed sash locks
- Extruded aluminum cladding in a variety of standard colors, primed wood or clear fir exterior
- Flexible continuous weatherstrip system
- Insect screens
- Metal handle, cover and locks

Hardware

Multiple hardware type and finish choices are available. See the Hardware in section A for more information.

Glazing

LowE Double, LowE Triple, Tranquility® and StormForce™. StormForce is not available on all products.

Simulated Divided Lites (SDL)

Ogee Profile – 3/4" (19 mm), 1 1/8" (30 mm), 2" (51 mm)
Putty Profile – 5/8" (16 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)

Square Profile (interior only) – 3/4" (19 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)

Casing

Wood: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 5 1/2" (139 mm) Flat, Adams and Williamsburg.

Metal Clad: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 2" clad frame extension, Nose & Cove, Adams, Williamsburg and Contemporary.

Metal Clad Color Spectrum

All Palette colors, including anodized finishes. Available in Cyprum Collection.



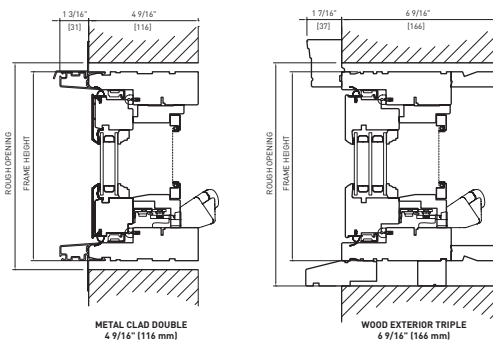
LEGEND: ● Standard ○ Optional

HARDWARE STYLES	Traditional Casement	Mission® Casement	French Casement	Push Out Casement	Traditional Casement	Mission® Casement	French Casement	Push Out Casement
	●	●	●	●		●	●	●
Folding Crank Handle	●	○	○	○	●	●	●	●
Push Out Handle	○	○	○	●	○	○	○	○
Multi-point Lock	○	○	○	○	○	○	○	○
VARIABLES								
Function								
Use for Egress					●	●	●	●
Available with Screen					●	●	●	●
Concealed Hardware					●	●	●	●
Durability								
Low Maintenance					●	●	●	●
Metal Clad Exterior					○	○	○	○
Clear Douglas Fir Exterior Finish					○	○	○	○
Clear Mahogany Exterior Finish					○	○	○	○
Primed Exterior Finish					○	○	○	○
Cyprum Collection					○	○	○	○
Performance								
LowE Double					●	●	●	●
LowE Triple					○	○	○	○
StormForce™					○	○	○	○
Appearance								
SDL					○	○	○	○

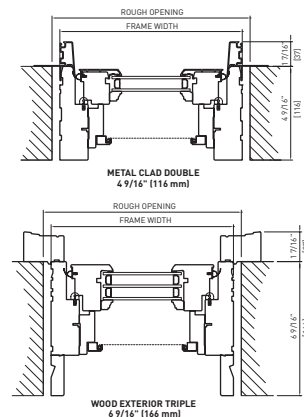
FINISH OPTIONS: REFER TO SECTION A.

Casement Window Wall Connection Detail

Head & Sill Detail



Plan View



Note: • Other jamb widths available.
• All dimensions to have +1/-1/16" (2mm) tolerance.

Specifications

Standards

Most units have been tested by an independent laboratory for air and water infiltration, structural performance, and thermal performance requirements.

Frame & Sash

Manufactured from Coastal Douglas Fir kiln-dried lumber with frame construction designed for 4 9/16" (116 mm) jamb. All wood exterior components are factory primed unless specified as clear exterior. Minor scratches or abrasions in the wood surface or primer are not considered defects.

Alternate Species

The entire Loewen product line is also available in optional Mahogany.

Preservative Treated

All wood parts are dipped in approved preservative.

Glazing

With countless glazing configurations and LowE coating options, we ensure that you can choose the perfect blend of protection and comfort.

Insulating Glass

Double or triple glass configurations with 1/2" (13 mm) airspace.

LowE Systems

LowE best describes the benefits of the product that incorporates glazing coatings and Argon gas. LowE systems help reduce heating and cooling costs, providing superior energy efficiency.

Simulated Divided Lites (SDL)

Standard SDL complete with airspace grilles, where available. Grille bars are permanently applied to the interior and exterior.

Hardware Option

Operator and sash locks are available in a variety of finishes. See section A.

Metal Cladding

Heavy duty exterior metal cladding comprised of extruded aluminum is available in a variety of Palette colors, including anodized and Cyprum (copper and bronze cladding). Interior of window can be natural wood (unfinished) or primed. Metal clad units are supplied ready-to-install complete with integral metal nailing flange.

Hardware

Standard Casement sash opens out to nearly 90 degrees for ease of cleaning. The roto gear operator will hold the sash at any position in its operating radius. The sash is supported by concealed heavy-duty hinges. All steel components are coated for superior corrosion protection.

Double Weatherstrip

The combination of a continuous, flexible foam weatherstrip and a flexible automotive type bulb weatherstrip ensures maximum energy efficiency and protection against air and water infiltration.

Screen

Screens available in bronze, linen, Tuscany brown, brushed aluminum or black aluminum frame, screened with anti-glare fiberglass cloth. Wood-framed screens and High Transparency mesh available. Optional Retractable Screen and Swinging Screen available. Swinging Screen available on Push Out models only.

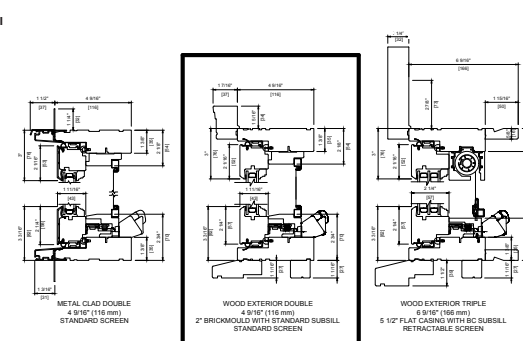
Egress

Consult local building codes for confirmation of size requirements for your area. Special egress hardware is available for Casement windows, which enables some sizes to meet egress codes, eliminating the need to go to the next larger size window. Consult your Authorized Loewen Dealer for more details.

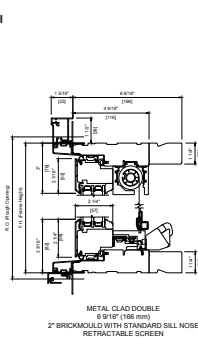
Visit the Loewen Photo Gallery online at www.loewen.com for a large collection of Loewen product and elevation photography. Numerous custom window configuration opportunities exist – please contact your Authorized Loewen Dealer. Specifications and technical information are subject to change without notice. Imperial and metric measurements are converted accurately. However, in some cases, industry standards cause a 1 mm variance. (Example: 3/4" is shown as 19 mm for all glass measurements.) Cad Download: www.loewen.com/architect | Installation Instructions: www.loewen.com

Casement Window Detail

Head & Sill Detail

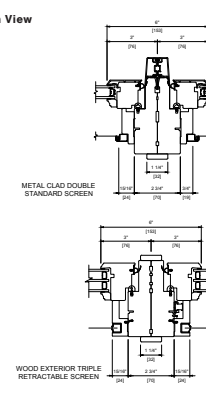


Head & Sill Detail



Note: • Other jamb widths available.
• All dimensions to have +1/-1/16" (2mm) tolerance.

Plan View



THOMSON & COOKE ARCHITECTS

P St Residence
3147 P Street NW Washington DC 20007

© THOMSON&COOKE Architects plc

Window Specifications

9/23/21 OGB Concept

T5



VIEW FROM ACROSS P ST - FRONT



VIEW FROM ACROSS 32 ST - LEFT SIDE



VIEW FROM ACROSS P ST - LEFT



VIEW FROM ACROSS 32 ST - LEFT SIDE

THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW
 WASHINGTON DC 20015
 202 686-6553
 WWW.THOMSON&COOKE.COM

P St Residence
 3147 P Street NW Washington DC 20007

© THOMSON&COOKE Architects pllc

Existing Photos

9/23/21	OGB Concept
---------	-------------

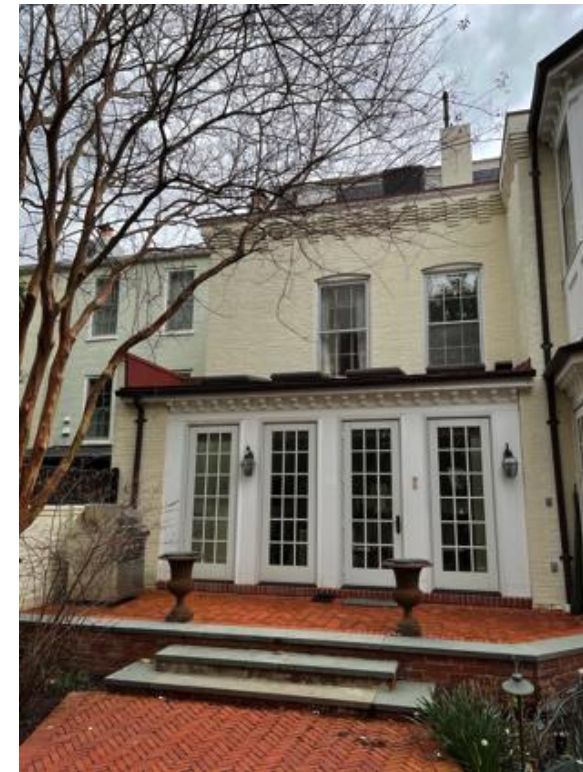
PIC-1



VIEW FROM ACROSS 34 ST - VISIBLE PORTION OF EXISTING BAY



VIEW FROM REAR YARD - OVERALL



VIEW FROM REAR YARD - EXISTING BREAKFAST ROOM



VIEW FROM REAR YARD - EXISTING BAY

THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW
WASHINGTON DC 20015
202 686-6553
WWW.THOMSON&COOKE.COM

P St Residence
3147 P Street NW Washington DC 20007

© THOMSON&COOKE Architects plc

Existing Photos

9/23/21	OGB Concept

PIC-2



EXISTING FIRST FLOOR WINDOW



EXISTING FRONT DOOR



EXISTING FRONT WINDOWS

THOMSON & COOKE ARCHITECTS

505 INDEPENDENCE BOULEVARD
 WASHINGTON, DC 20006
 (202) 888-1888
 WWW.THOMSONANDCOOKE.COM

P St Residence
 3147 P Street NW Washington DC 20007

© THOMSON&COOKE Architects plc

Existing Windows

9/23/21	OGB Concept
---------	-------------

PIC-3



EXISTING WINDOW AT ADDITION - INTERIOR



EXISTING WINDOW AT ADDITION



ORIGINAL SECOND FLOOR WINDOW



EXISTING SIDE WINDOWS

THOMSON E COOKE ARCHITECTS

505 MICHIGAN ROAD NW
 WASHINGTON DC 20006
 202-888-6888
 WWW.THOMSONEANDCOOKE.COM

P St Residence
 3147 P Street NW Washington DC 20007

© THOMSON&COOKE Architects plc

Existing Windows

9/23/21	OGB Concept
---------	-------------

PIC-4



BASEMENT STAIR



FIRST FLOOR STAIR

THOMSON E COOKE ARCHITECTS

5155 MICHIGAN ROAD NW
 WASHINGTON DC 20016
 (202) 888-6888
 WWW.THOMSONECCOKE.COM

P St Residence
 3147 P Street NW Washington DC 20007

© THOMSON&COOKE Architects plc

Existing Stairs

9/23/21	OGB Concept

PIC-5



FIRST FLOOR STAIR DETAIL



FIRST FLOOR STAIR DETAIL

THOMSON E-COOKE ARCHITECTS

5155 MICHIGAN BLVD NW
 WASHINGTON DC 20016
 202-886-6885
 WWW.THOMSONE-COOKE.COM

P St Residence
 3147 P Street NW Washington DC 20007

© THOMSON&COOKE Architects plc

Existing Stairs

9/23/21	OGB Concept

PIC-6



FIRST FLOOR STAIR



ATTIC STAIR - AT LANDING



SECOND FLOOR STAIR



ATTIC STAIR

THOMSON & COOKE ARCHITECTS

505 HICKORY ROAD NW
WASHINGTON DC 20018
202.886.6666
WWW.THOMSONANDCOOKE.COM

P St Residence
3147 P Street NW Washington DC 20007

© THOMSON&COOKE Architects plc

Existing Stairs

9/23/21	OGB Concept
---------	-------------

PIC-7



VIEW FROM REAR YARD - OVERALL

THOMSON E COOKE ARCHITECTS

535 INDEPENDENCE BOULEVARD
 WASHINGTON DC 20006
 (202) 888-6888
 WWW.THOMSONEANDCOOKE.COM

P St Residence
 3147 P Street NW Washington DC 20007

© THOMSON&COOKE Architects plc

Existing Photos

9/23/21	OGB Concept
---------	-------------

PIC-8



VIEW FROM REAR YARD - EXISTING BREAKFAST ROOM



VIEW FROM REAR YARD - EXISTING BAY

THOMSON & COOKE ARCHITECTS

5355 MICHIGAN BOULEVARD
 WASHINGTON, DC 20016
 (202) 888-6888
 WWW.THOMSONANDCOOKE.COM

P St Residence
 3147 P Street NW Washington DC 20007

© THOMSON&COOKE Architects plc

Existing Photos

9/23/21	OGB Concept
---------	-------------

PIC-9



EXISTING 3D VIEW



PROPOSED 3D VIEW

THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW
 WASHINGTON DC 20015
 202 686-6553
 WWW.THOMSON&COOKE.COM

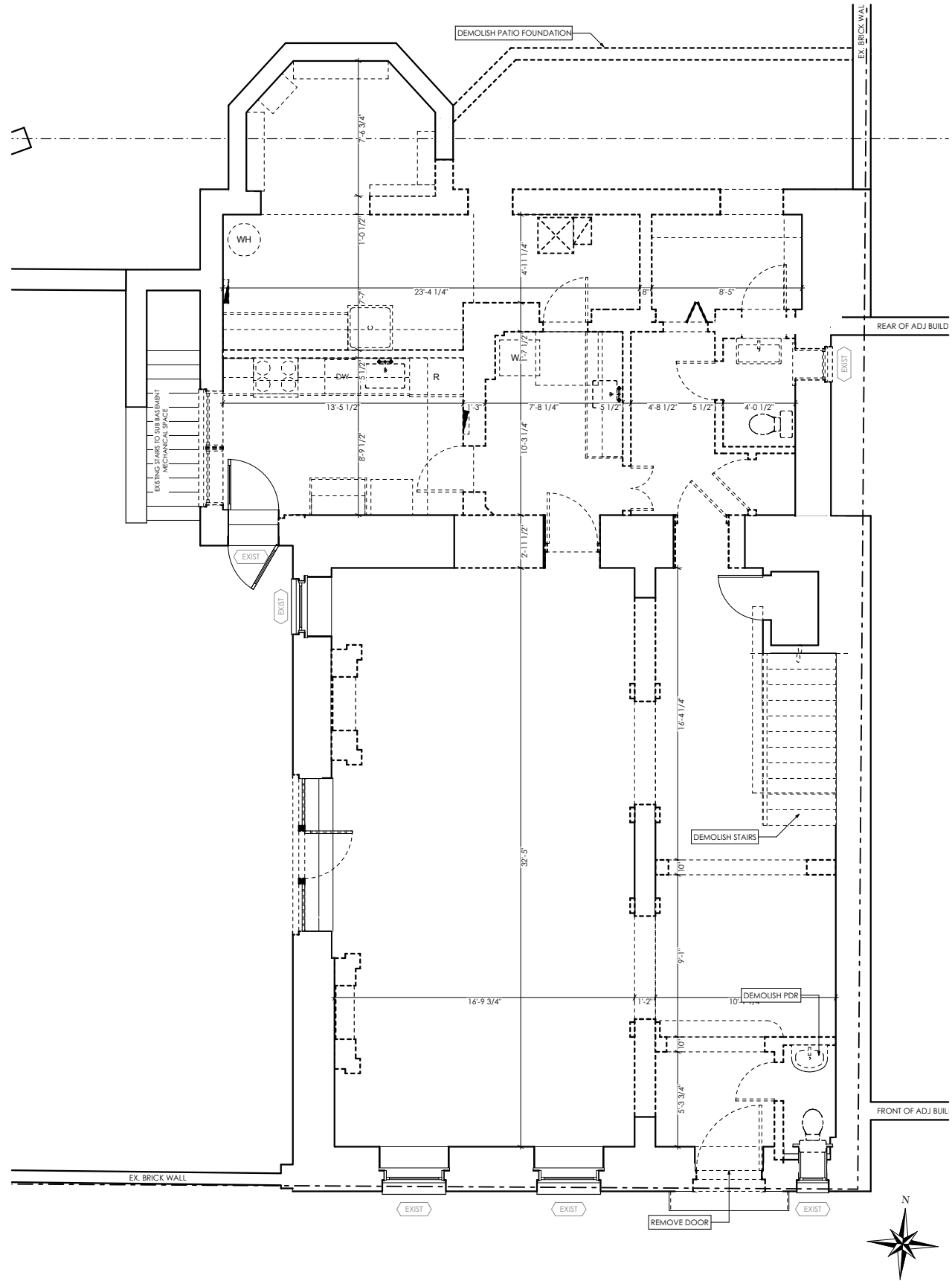
P St Residence
 3147 P Street NW Washington DC 20007

© THOMSON&COOKE Architects plc

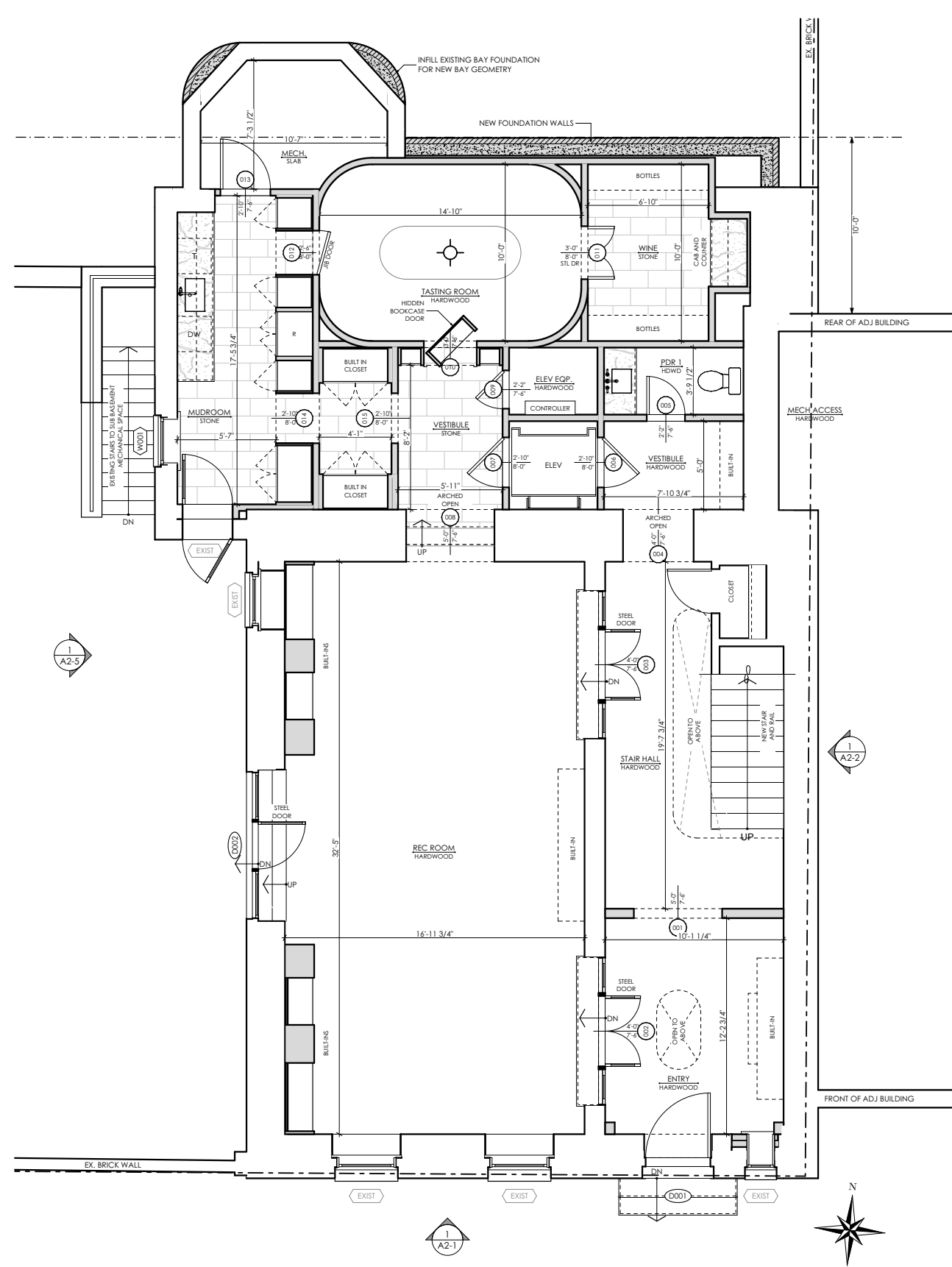
3D Views

9/23/21	OGB Concept
---------	-------------

A1-0



1 First Floor Demolition Plan
1/8" = 1'-0"



2 First Floor Plan
1/8" = 1'-0"

THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW
WASHINGTON DC 20015
202 686-6563
WWW.THOMSON&COOKE.COM

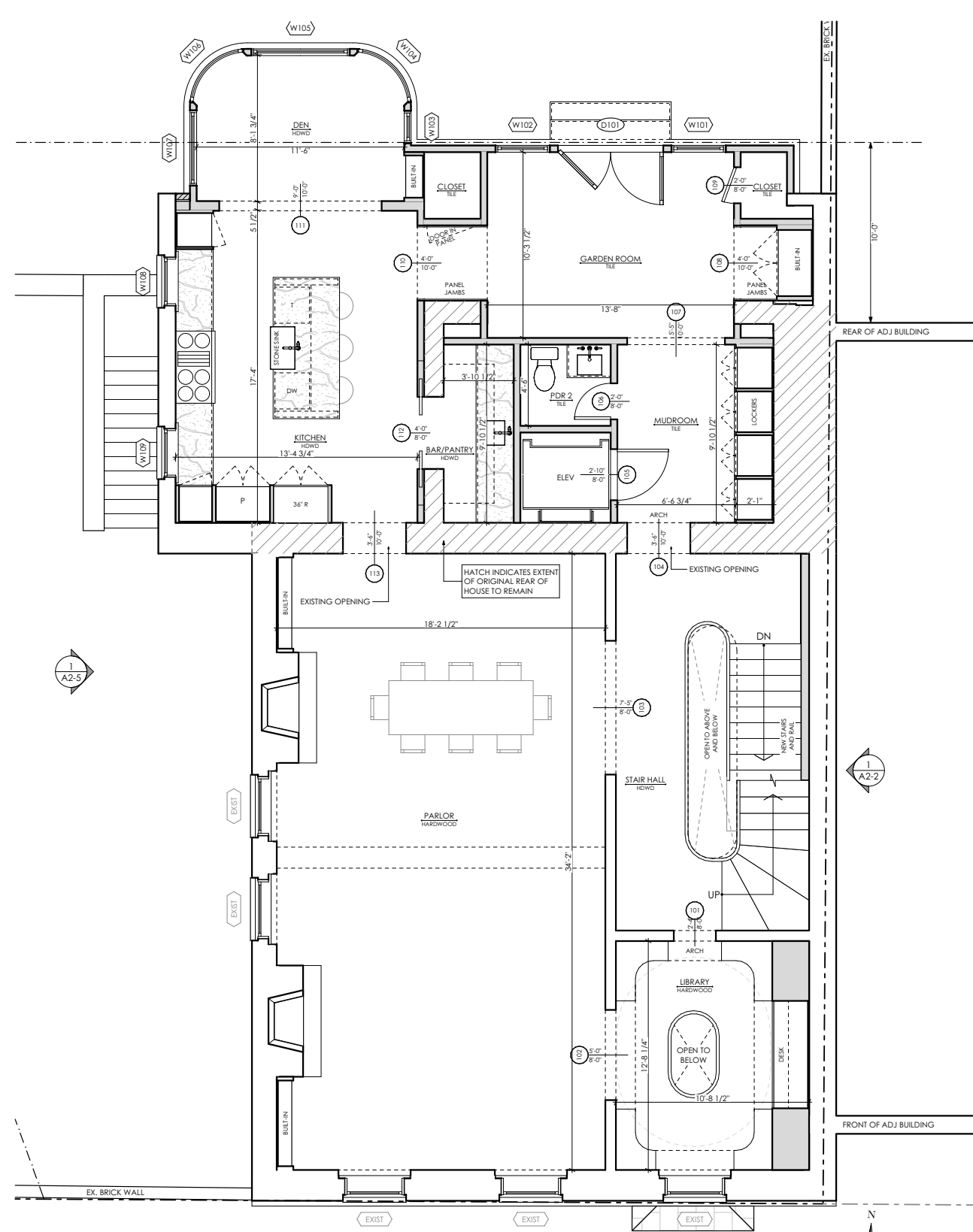
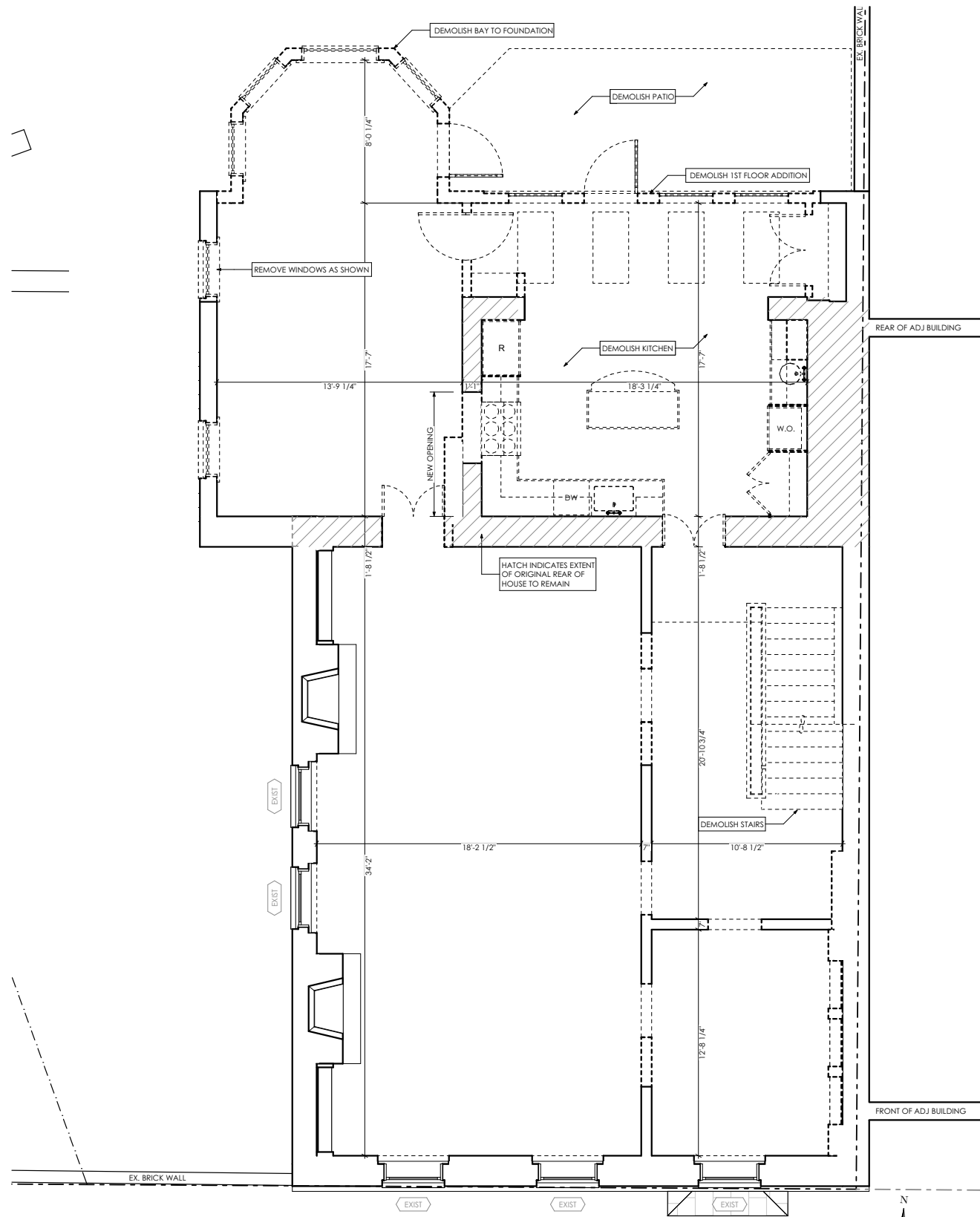
P St Residence
3147 P Street NW Washington DC 20007

© THOMSON&COOKE Architects plc

First Floor Plans

9/23/21 OGB Concept

A1-1



1 Second Floor Demolition Plan
1/8" = 1'-0"

2 Second Floor Plan
1/8" = 1'-0"

THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW
WASHINGTON DC 20015
202.686.6563
WWW.THOMSON&COOKE.COM

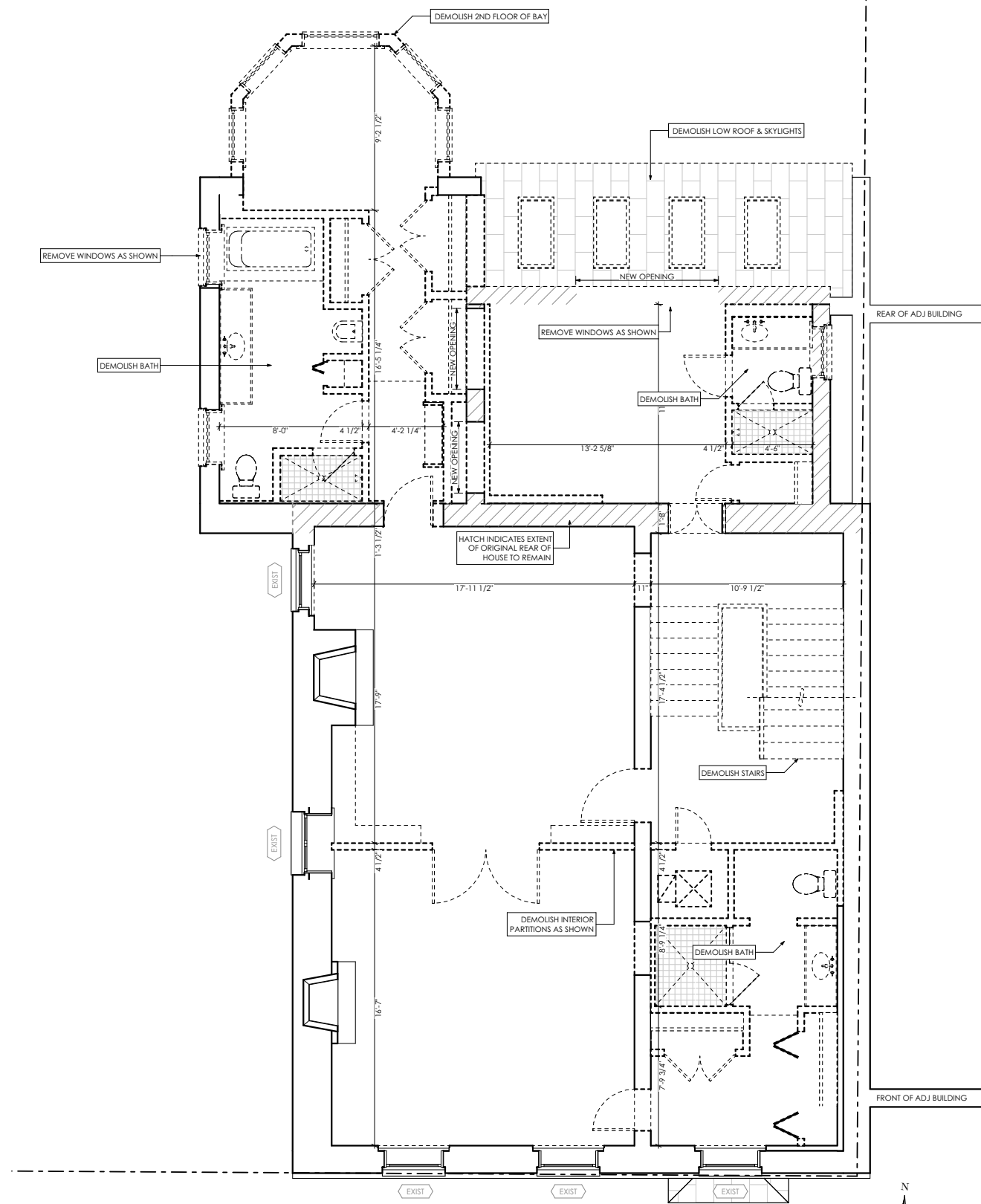
P St Residence
3147 P Street NW Washington DC 20007

Second Floor Plans

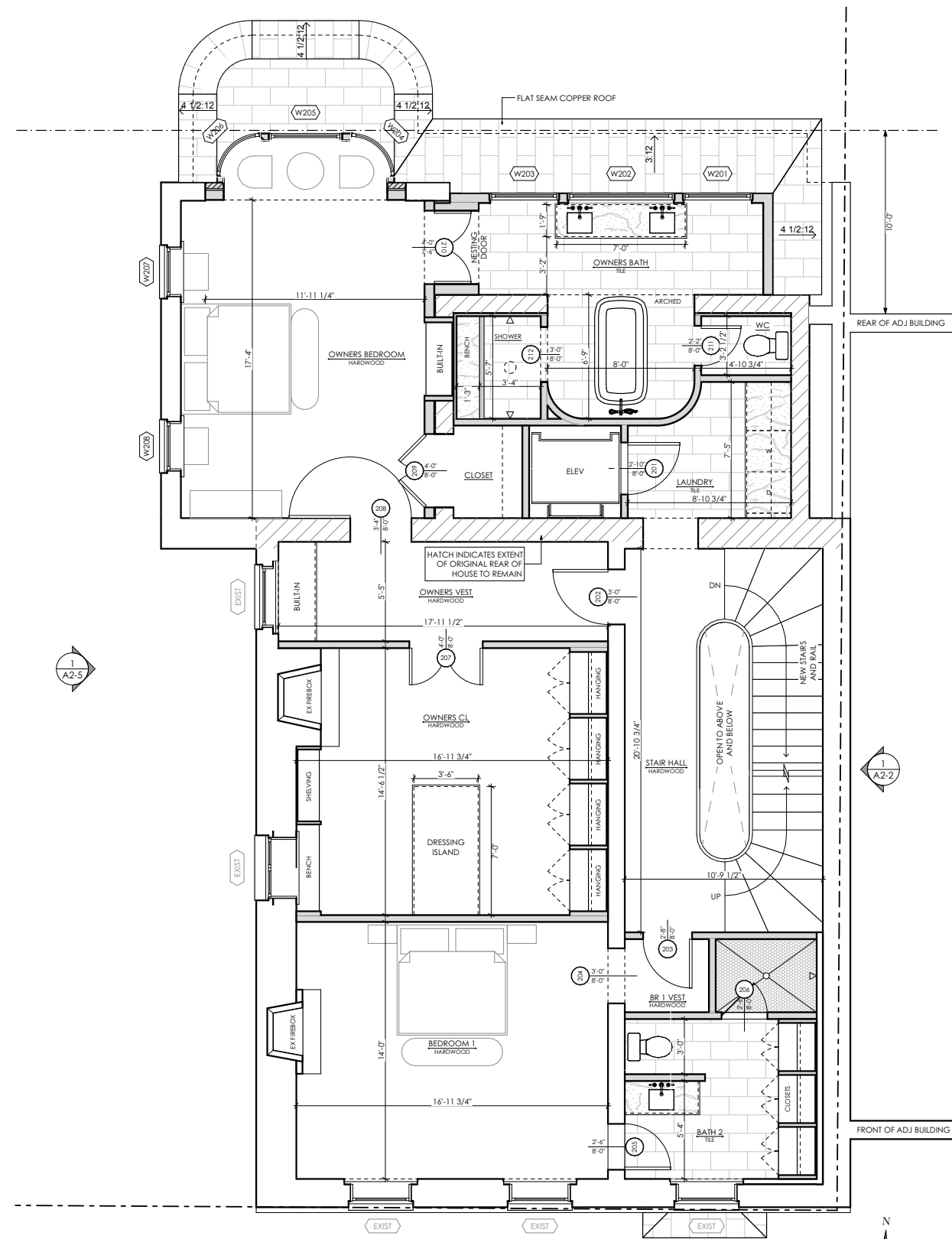
9/23/21	OGB Concept

A1-2

© THOMSON&COOKE Architects plc



1 Third Floor Demolition Plan
1/8" = 1'-0"



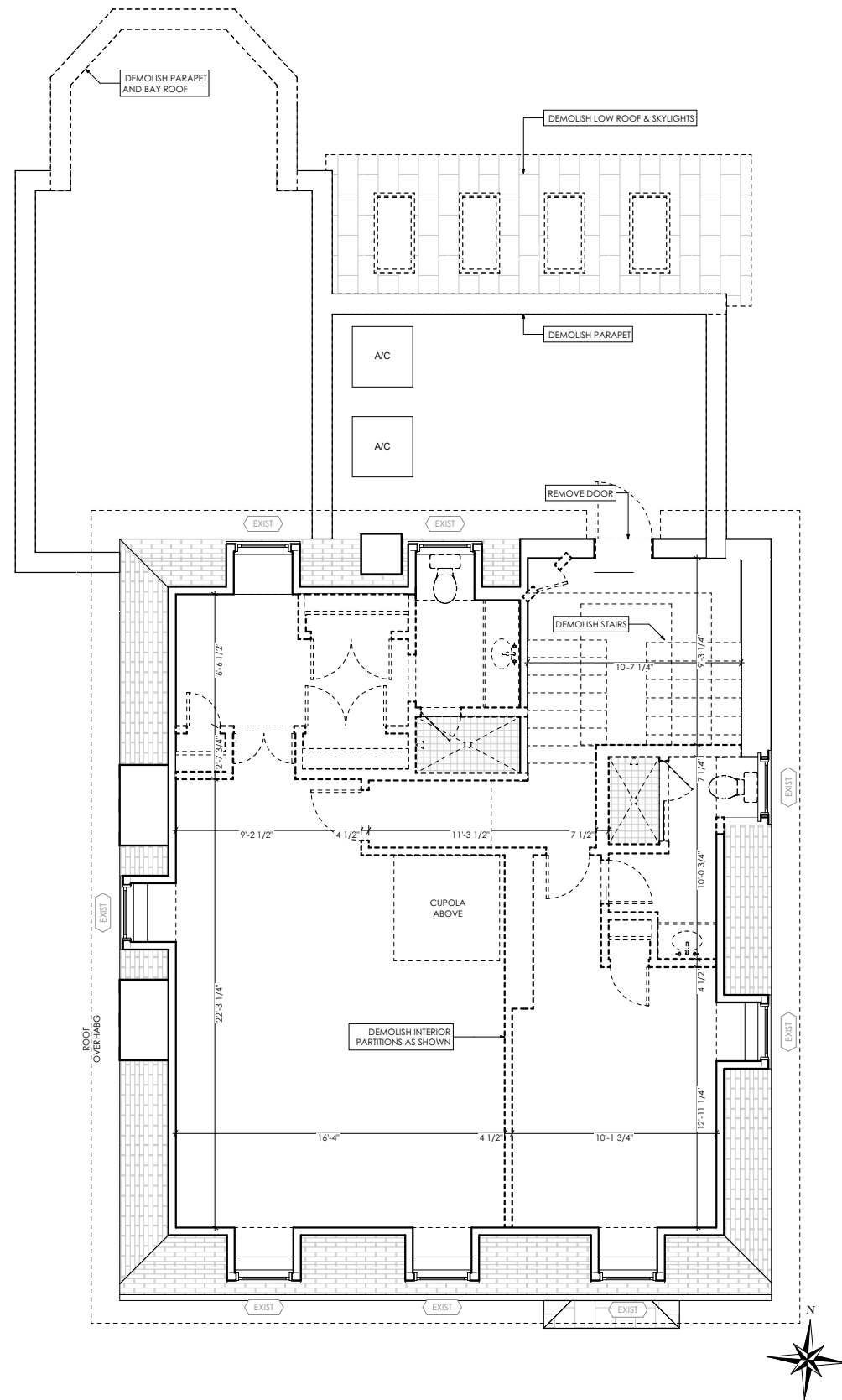
2 Third Floor Plan
1/8" = 1'-0"

THOMSON & COOKE ARCHITECTS
5155 MACARTHUR BLVD NW
WASHINGTON DC 20015
202 686-6563
WWW.THOMSON&COOKE.COM

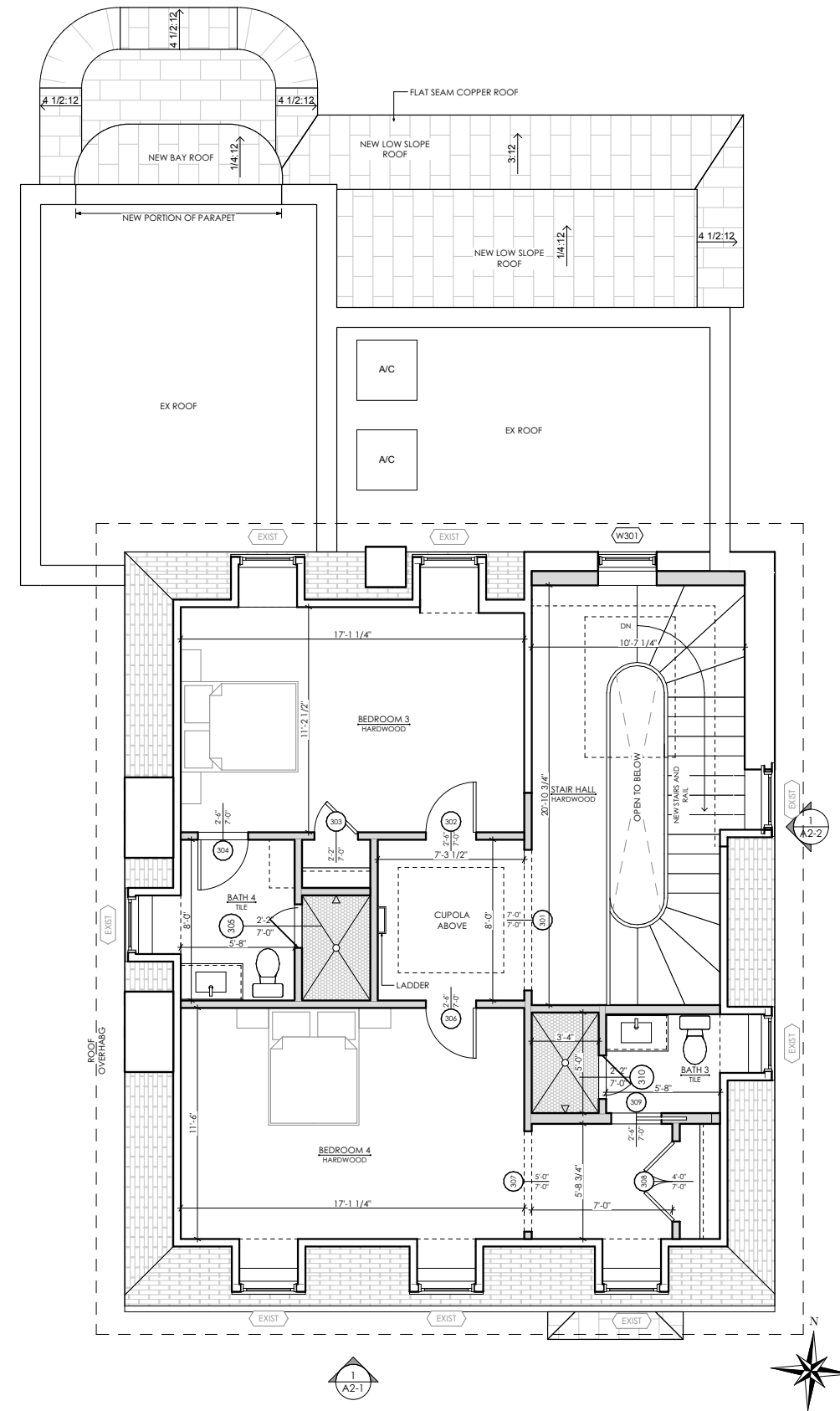
P St Residence
3147 P Street NW Washington DC 20007

Third Floor Plan	
9/23/21	OGB Concept

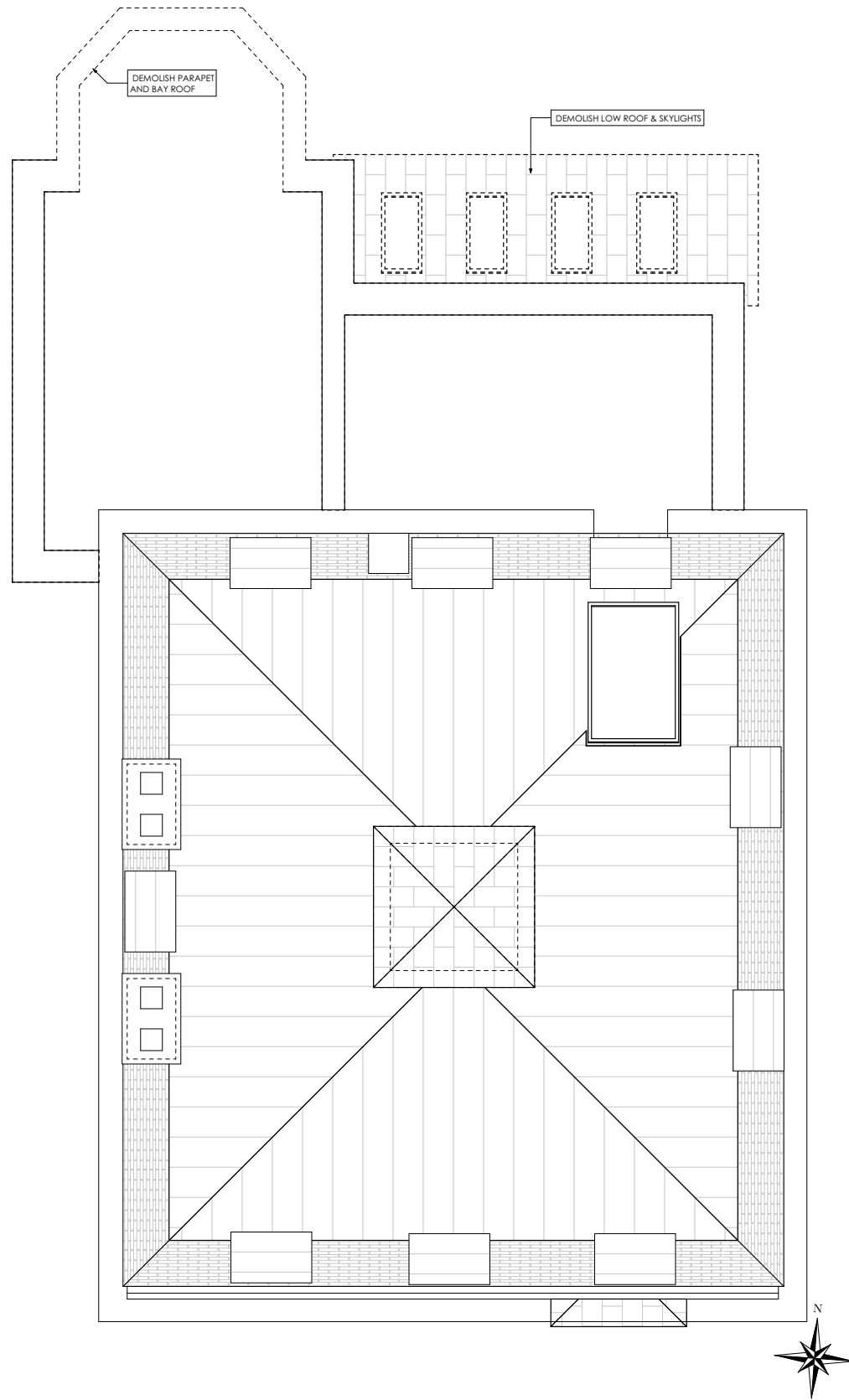
A1-3



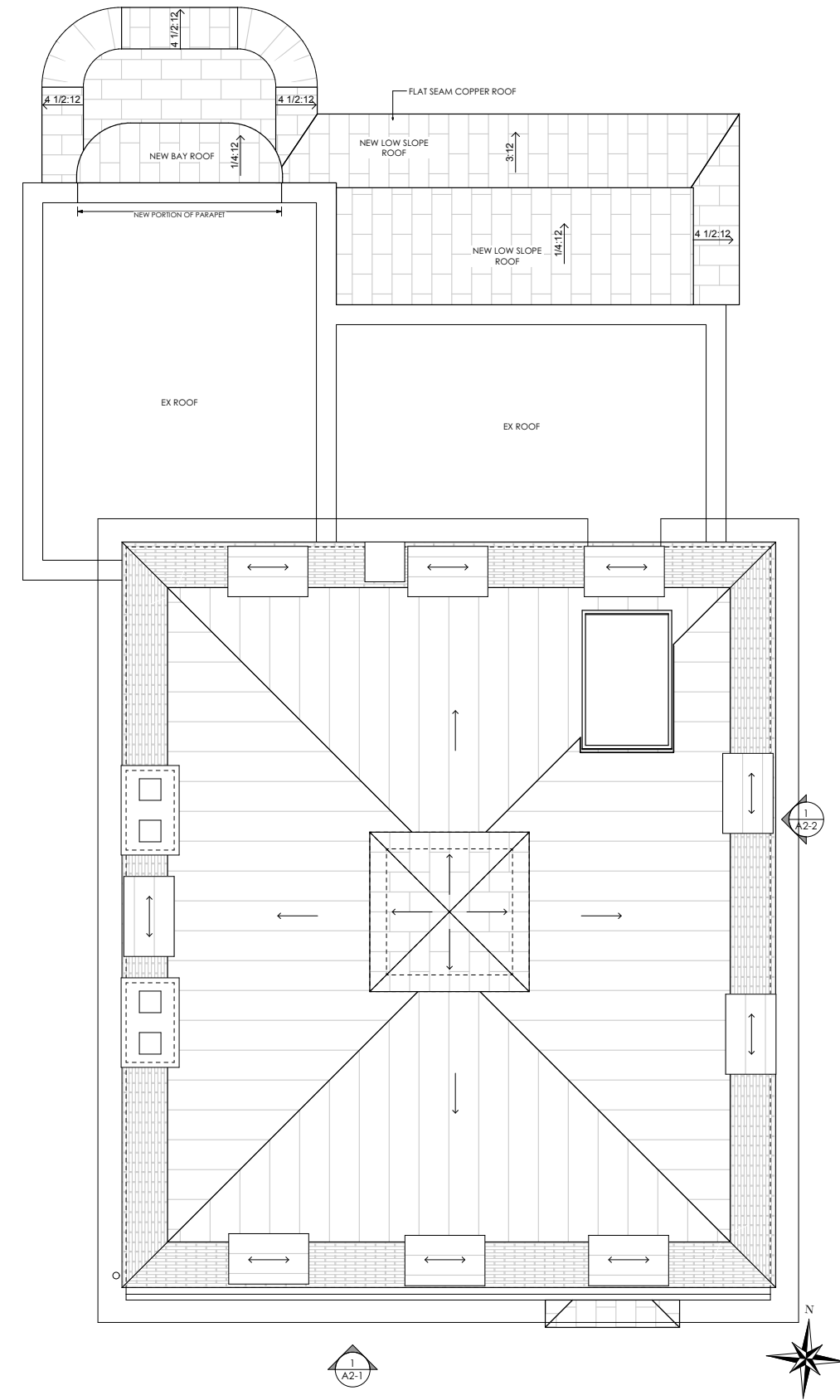
1 Attic Demolition Plan
1/8" = 1'-0"



2 Attic Plan
1/8" = 1'-0"



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



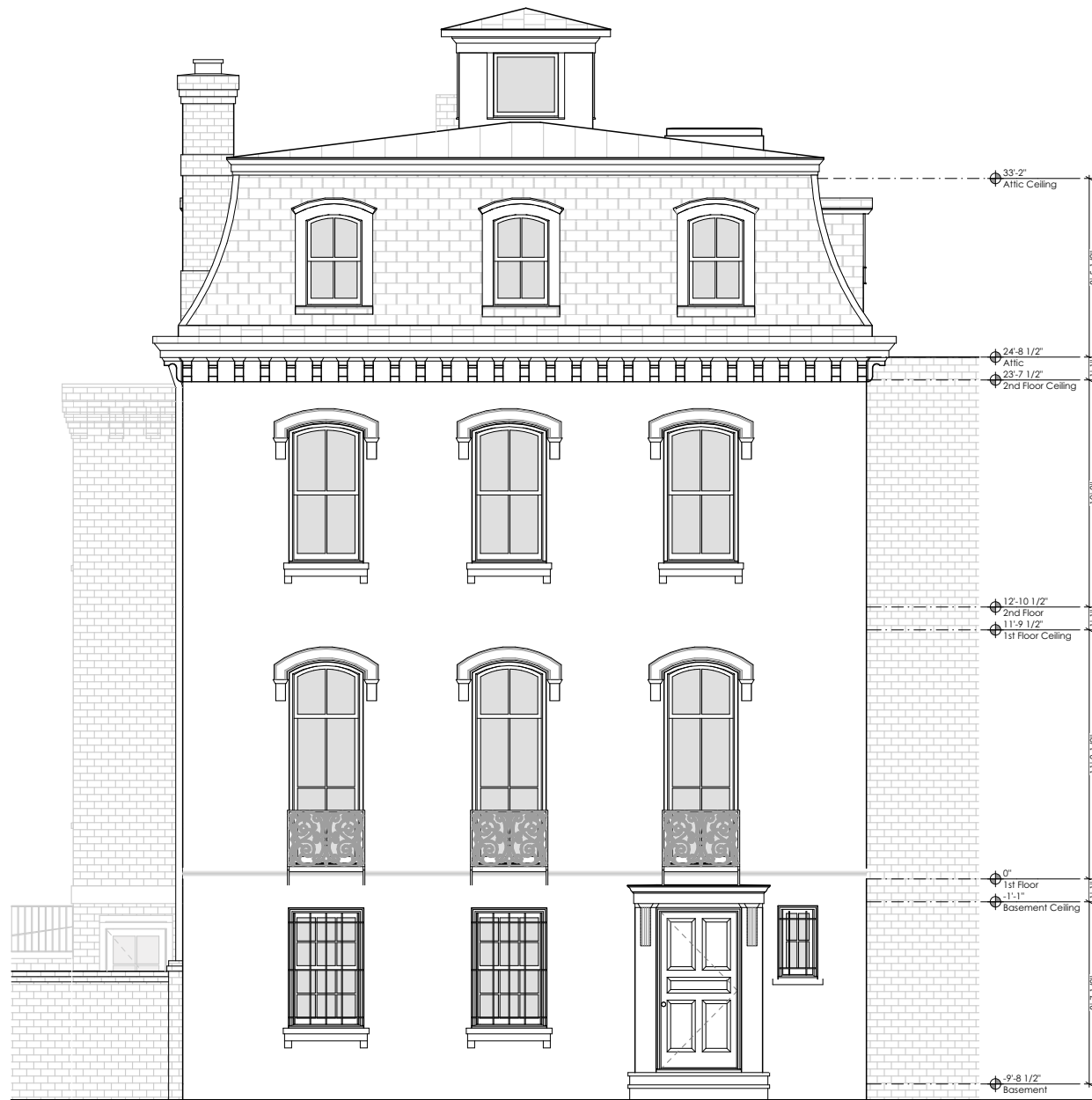
2 Roof Plan
1/8" = 1'-0"

P St Residence
3147 P Street NW Washington DC 20007

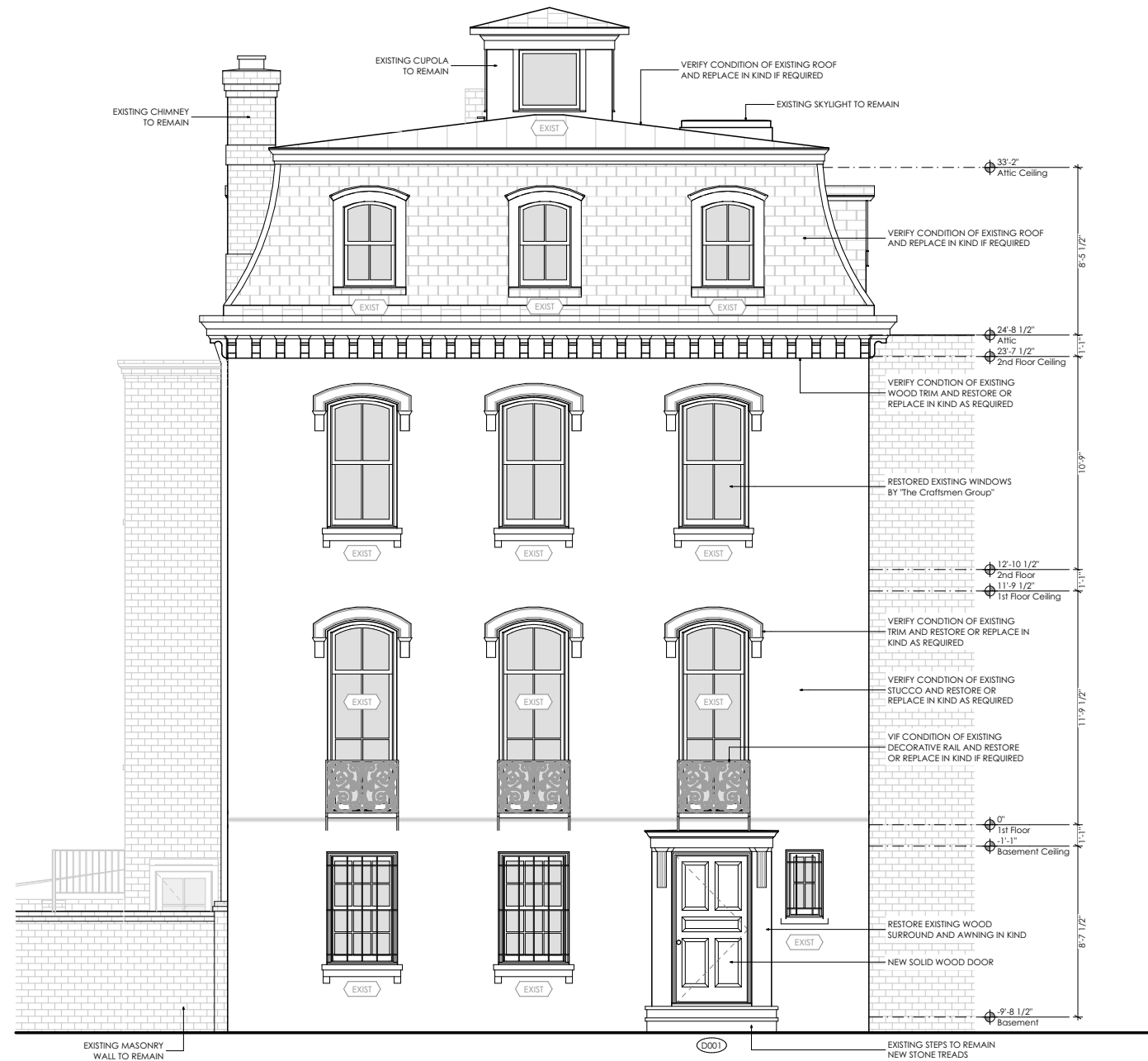
Front Elevations

9/23/21 OGB Concept

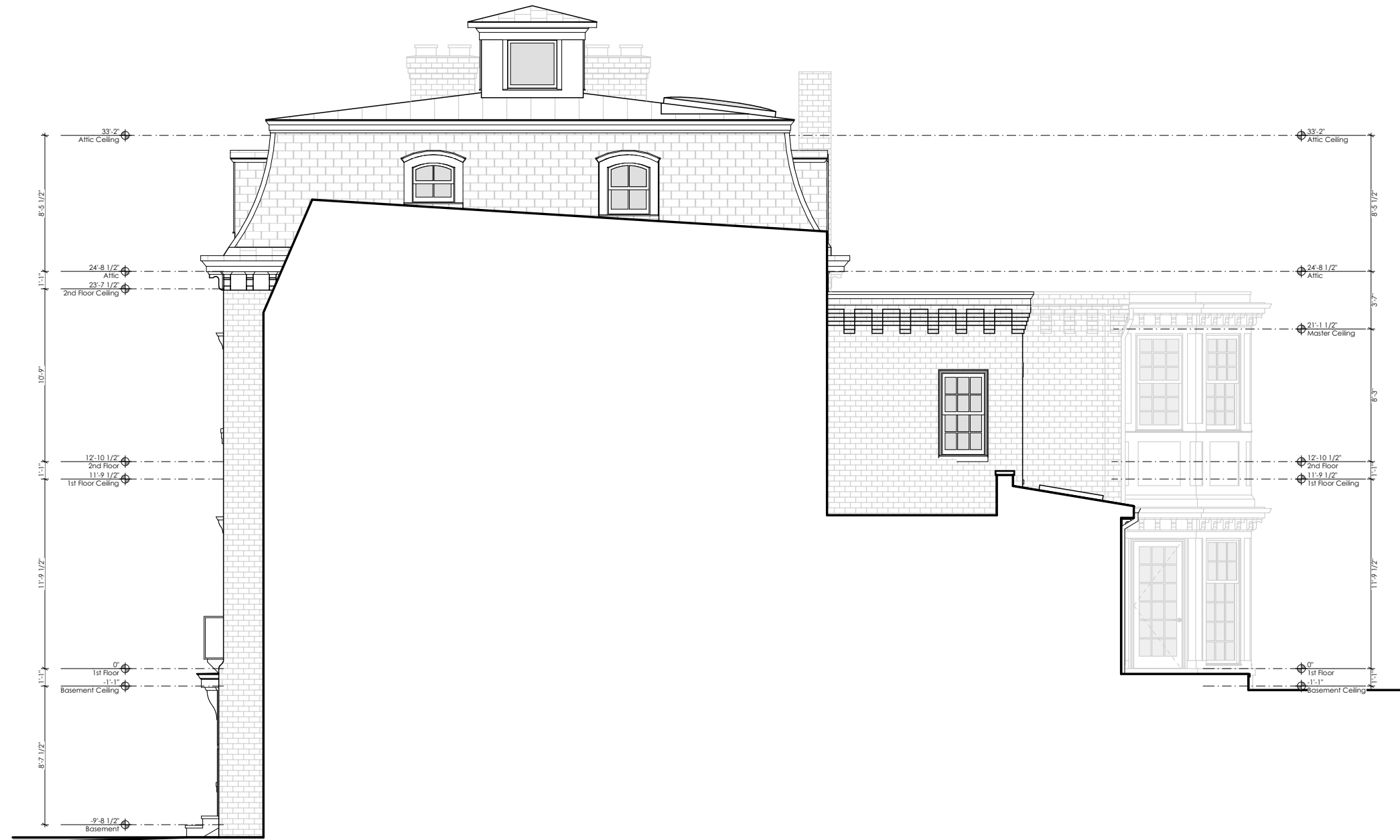
A2-1



1 Existing Front Elevation
1/8" = 1'-0"



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



1 Existing Right Elevation
 1/8" = 1'-0"

THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW
 WASHINGTON DC 20015
 202 686-6563
 WWW.THOMSON&COOKE.COM

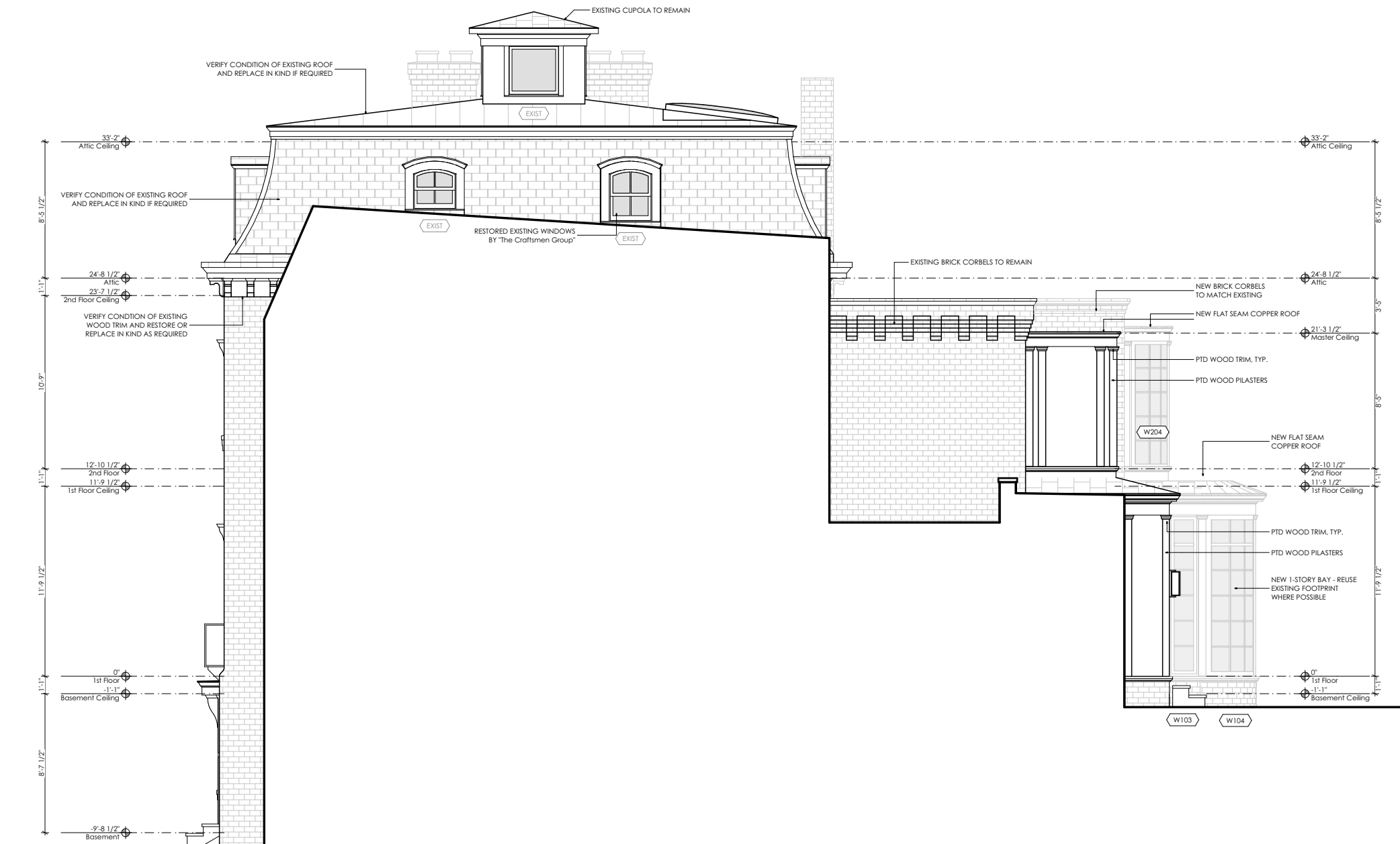
P St Residence
 3147 P Street NW Washington DC 20007

© THOMSON&COOKE Architects plc

Right Elevation

9/23/21	OGB Concept

A2-2



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

THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW
 WASHINGTON DC 20016
 202 686-6563
 WWW.THOMSON&COOKE.COM

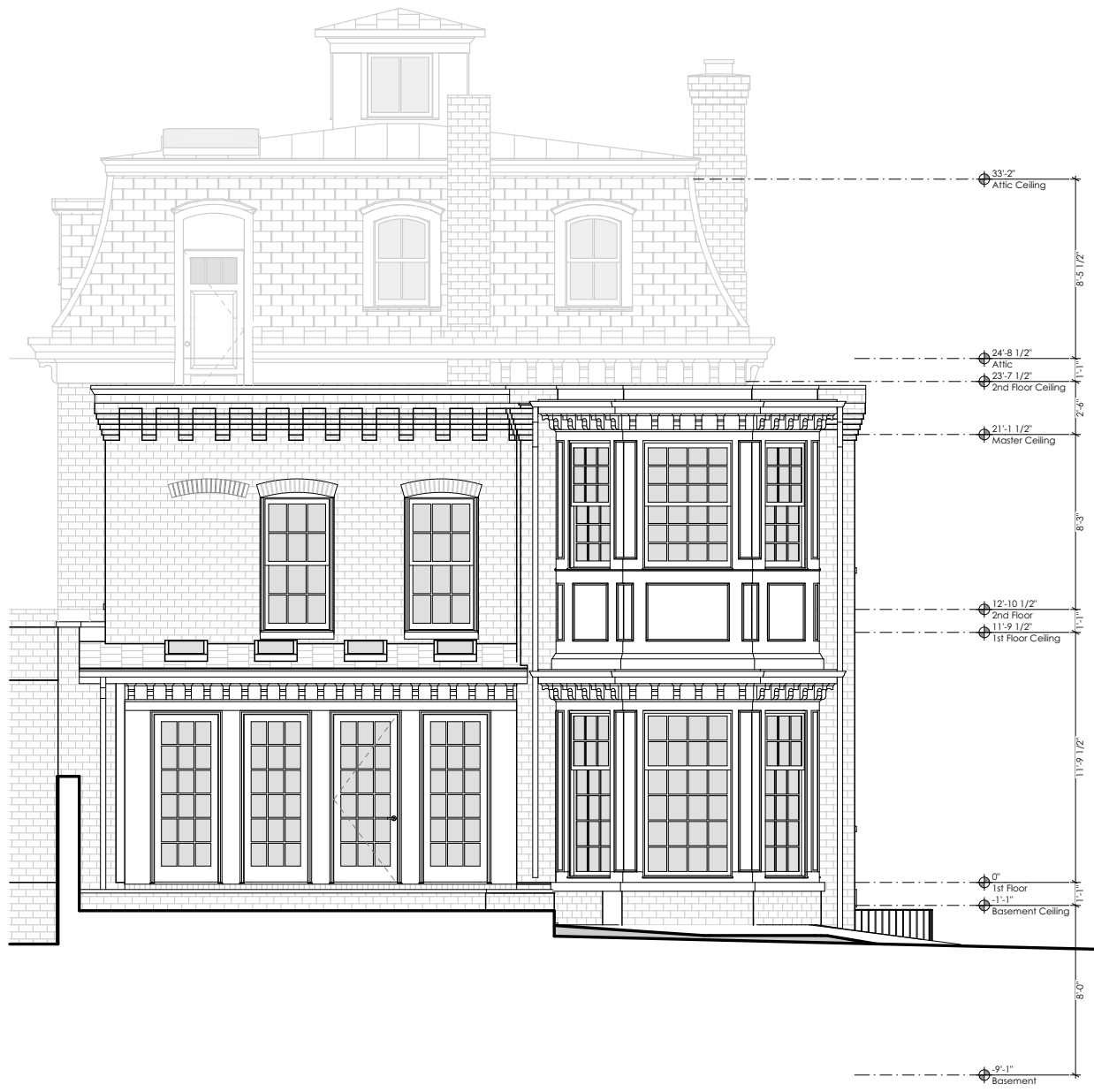
P St Residence
 3147 P Street NW Washington DC 20007

© THOMSON&COOKE Architects pllc

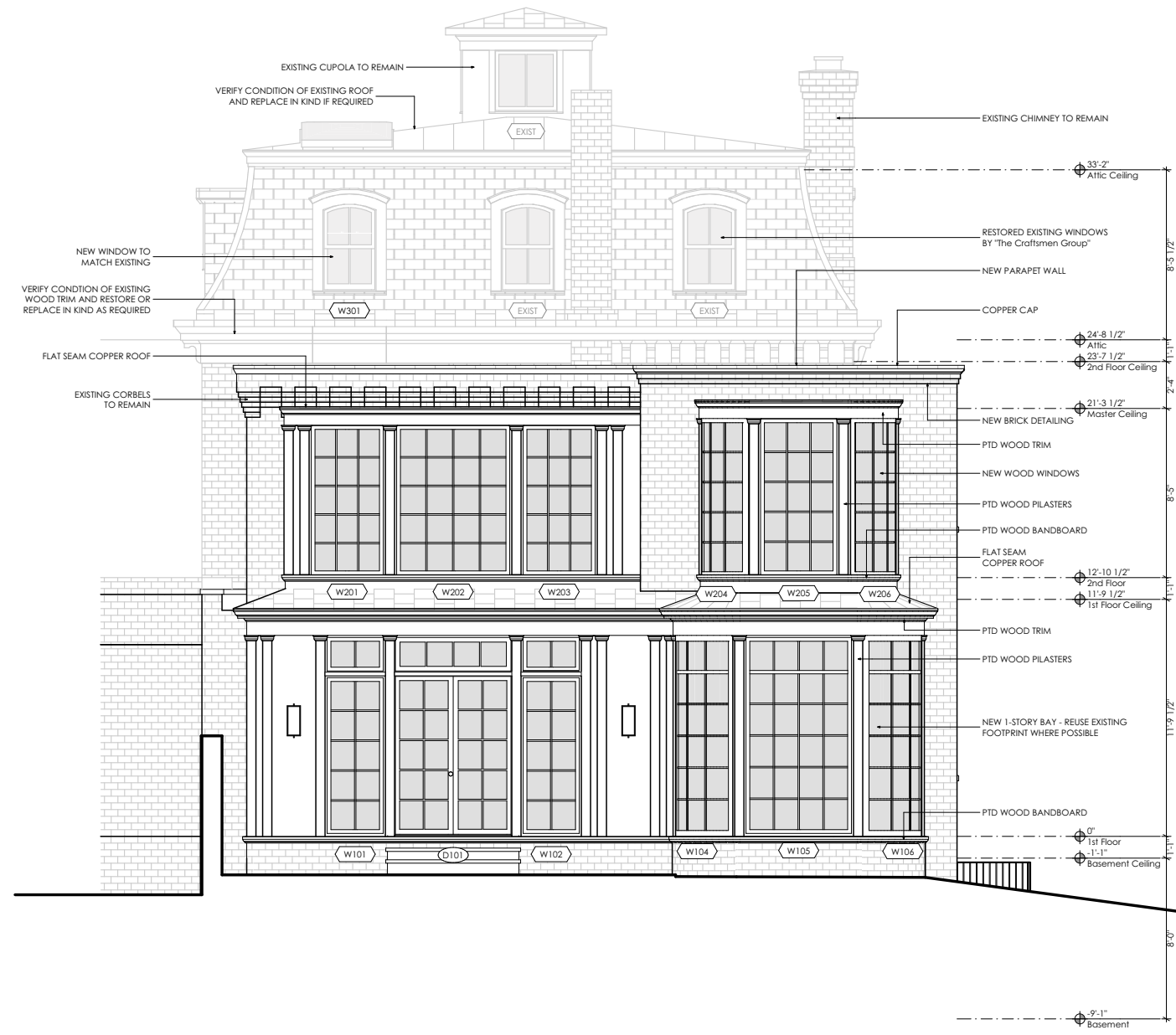
Proposed Right Elevation

9/23/21 OGB Concept

A2-3



1 Existing Rear Elevation
1/8" = 1'-0"



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

THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW
WASHINGTON DC 20016
202.686.6563
WWW.THOMSON&COOKE.COM

P St Residence
3147 P Street NW Washington DC 20007

© THOMSON&COOKE Architects plc

Rear Elevations

9/23/21	OGB Concept

A2-4



1 Existing Left Elevation
 1/8" = 1'-0"

THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW
 WASHINGTON DC 20015
 202 686-6563
 WWW.THOMSON&COOKE.COM

P St Residence
 3147 P Street NW Washington DC 20007

© THOMSON&COOKE Architects plc

Existing Left Elevation

9/23/21	OGB Concept

A2-5



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

THOMSON & COOKE ARCHITECTS
 5155 MACARTHUR BLVD NW
 WASHINGTON DC 20015
 202 686-6563
 WWW.THOMSON&COOKE.COM

P St Residence
 3147 P Street NW Washington DC 20007

Proposed Left Elevation	
9/23/21	OGB Concept

A2-6