

THE COLONIAL

1305 30th St. NW
Washington DC, 20007

5/27/2021

Response to OGB Comments at May 6, 2021 Meeting

1. Retain and repair historic windows on front elevation.

Historic 6/2 and casement windows on front elevation that can be restored will be restored. As determined by survey, if historic fabric is too deteriorated to be repaired it will be replaced to match historic. Non-historic casement windows in areaway will be replaced to match historic casement windows.

2. Further study ADA ramp at front of building.

See revised proposal for ADA ramp at front of building (P-102a)

3. No objection to balconies with no roof at top floor.

Balcony option with no roof at top floor retained, other two options removed.

4. Remove trellises at parking lot.

Trellises removed.

5. Move doors to balconies to location of window openings being reopened.

Doors to balconies relocated to location of window openings being reopened.

6. Include additional information on location and visibility of roof-top mechanical units.

Added roof plan and section showing location and invisibility from 30th Street of rooftop mechanical units; recalculated area of roof rafters being removed. (P-103, see sheet P-900 for view from rear parking area)

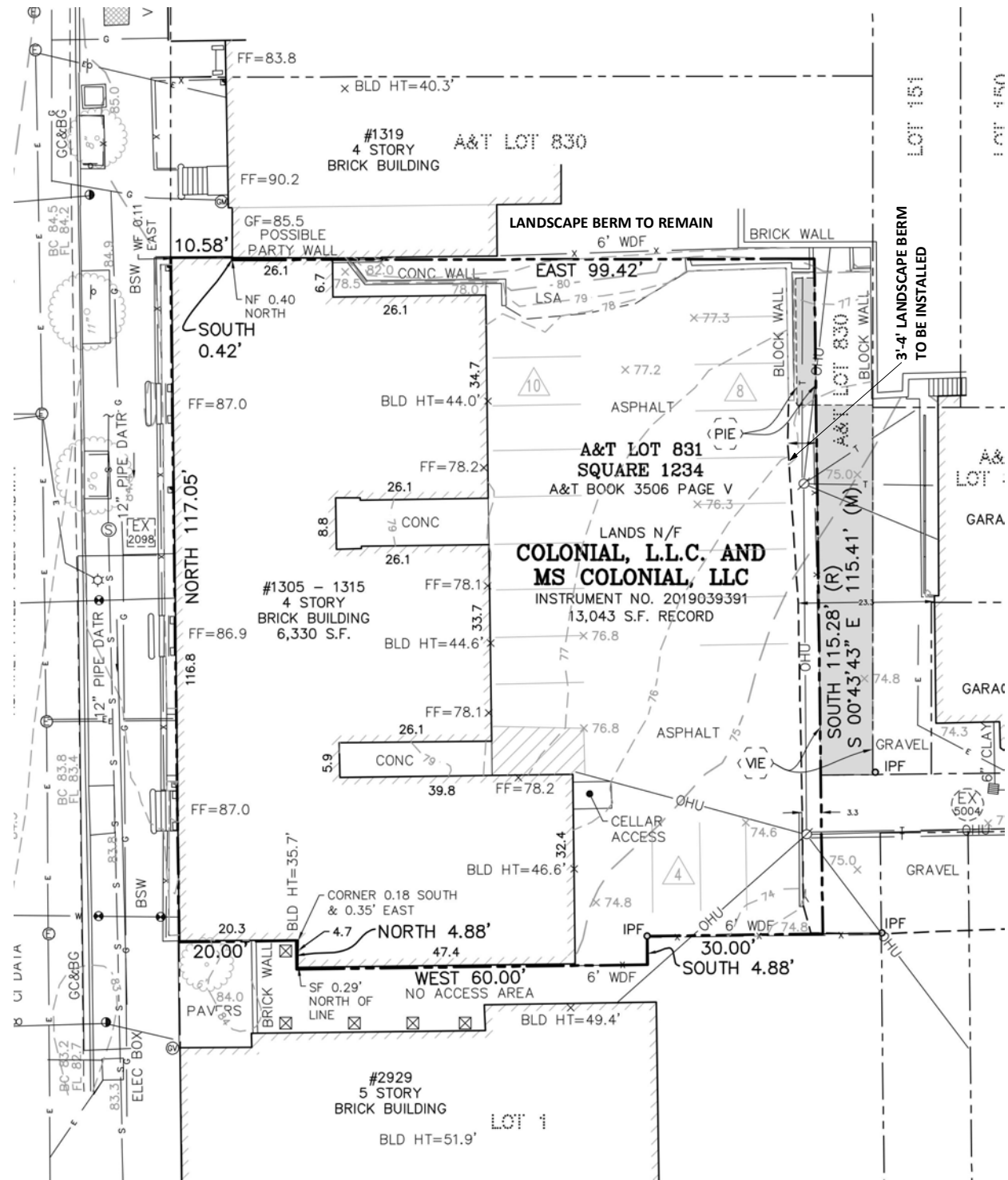
7. Add information on paving and landscape at parking lot.

See additional notes about paving and landscape at parking lot. (P-104)

SCHEDULE OF SHEETS

Sheet Name	Sheet Number
Cover	P-000
Site	P-001
Context Map	P-002
Existing Photos	P-003
Existing Photos	P-004
Existing Photos	P-005
Historical Context	P-006
Historical Context	P-007
Existing Floor Plans	P-100
Alteration Plan	P-101
Proposed Floor Plans	P-102
Proposed Ramp	P-102a
Proposed Roof Plan	P-103
Preliminary Parking and Paving Plan	P-104
Elevations	P-200
Elevations	P-201
Elevations	P-202
Elevations	P-203
Elevations	P-204
Elevations	P-205
3D View	P-900

Builder Information		Revision Log		Consultant's Professional Certification		Architect's Professional Certification		Project Information		Drawing Sheet Information																																	
		<table><tr><th>△#</th><th>Date</th><th>Description</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>		△#	Date	Description																														<div><p>MANGAN GROUP ARCHITECTS 7034 CARROLL AVE, SUITE 3 TAKOMA PARK, MD 20912 (P) 301.589.7900 (F) 301.589.7911 WWW.MANGANGROUP.COM</p></div>		<p>Applicable Code: _____ Project Name: _____ The Colonial 1305 30th St. NW Washington DC, 20007 Project Issue Status: _____ <input checked="" type="checkbox"/> PRELIMINARY DESIGN <input type="checkbox"/> DESIGN DEVELOPMENT <input type="checkbox"/> PERMIT SUBMISSION <input type="checkbox"/> CONSTRUCTION DOCUMENTS <input type="checkbox"/> CONSTRUCTION ADMINISTRATION</p>		<p>Project Submission Issue Date: 5/27/2021 Actual Plot Date: 5/27/2021 1:06:53 PM Drawn By: CM Approved By: JM Project Number: 21065 Scale: _____ Full size original sheet is 24" x 36". Do not scale drawings for measurements. Call or email MGA for dimension clarifications.</p>		<p>Title: _____ Cover Sheet Number: _____ P-000</p>	
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								Site	
								Sheet Number	
								P-001	



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☒ PRELIMINARY DESIGN
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☐ CONSTRUCTION ADMINISTRATION



Builder Information

Revision Log		
△#	Date	Description

Consultant's Professional Certification

Architect's Professional Certification



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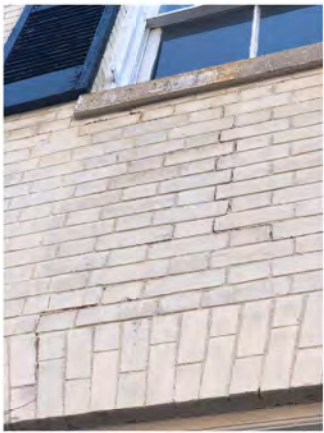
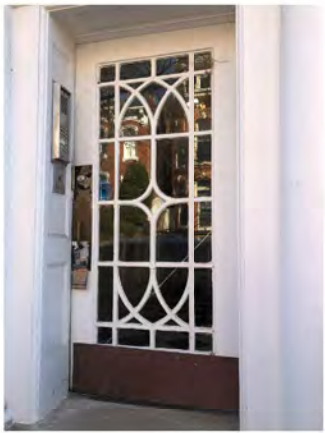
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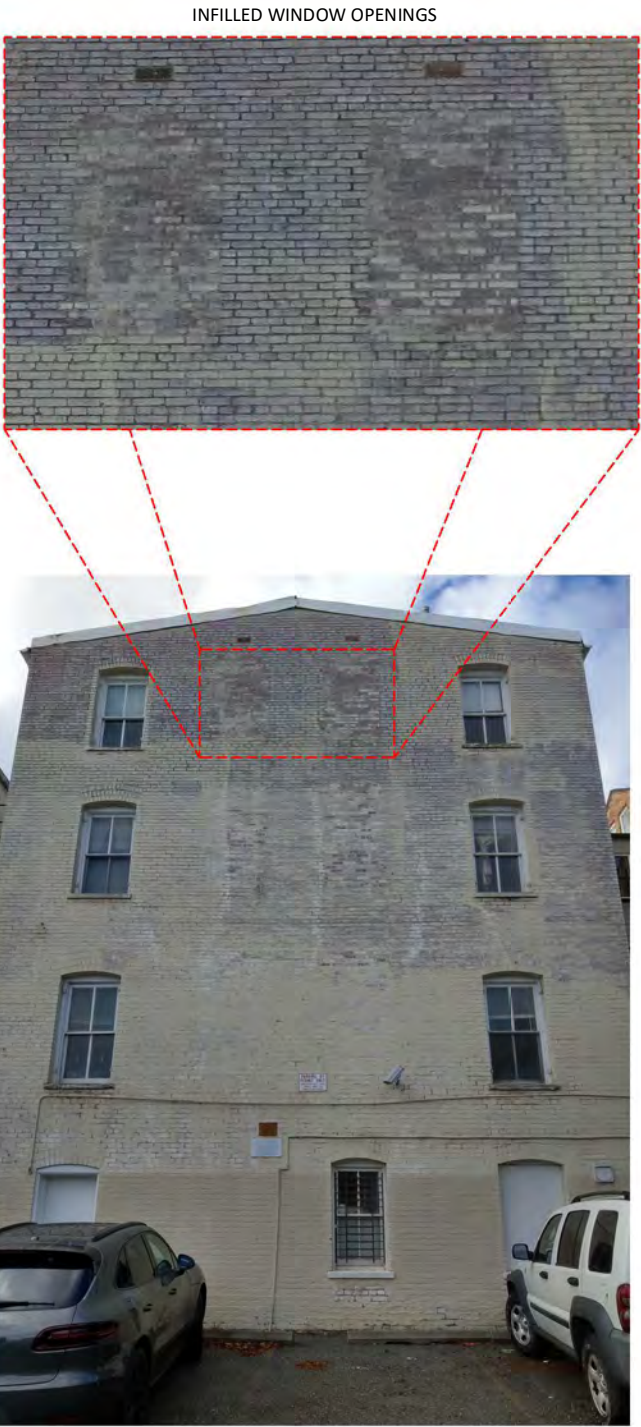
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CM JM
Project Number: 21065
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Title _____
Context Map
Sheet Number _____
P-002



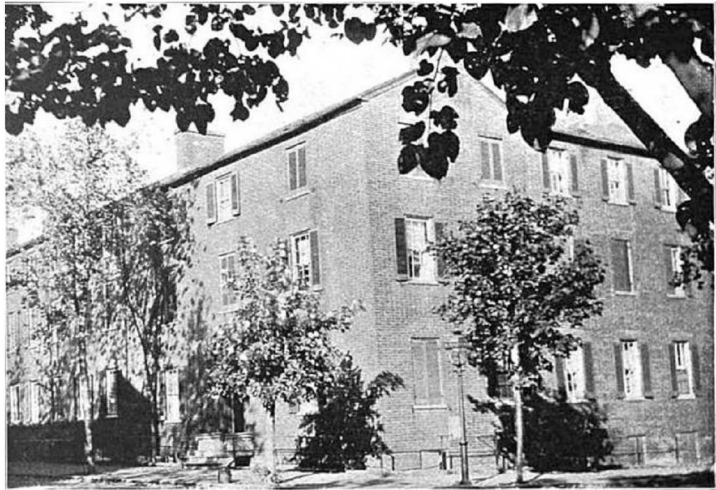
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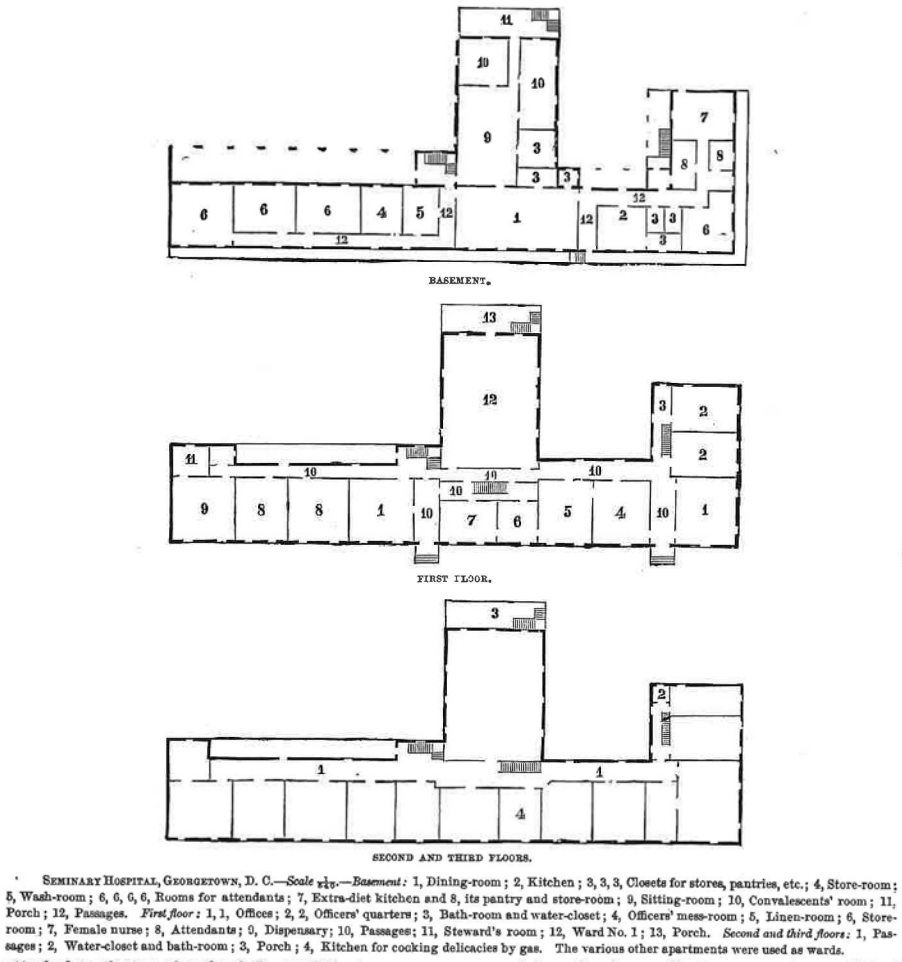


MISS ENGLISH'S SEMINARY
NORTHEAST CORNER OF 30TH AND N STREETS NW, DATE UNKNOWN

“THE SEMINARY WAS THREE FLOORS HIGH AND CONTAINED 19 BEDROOMS, A LIBRARY, SEVERAL PARLORS, AND PORCHES ON THE WINGS. IT EVEN HAD RUNNING HOT WATER.”
GEORGETOWN CIVIL WAR WALKING TOUR – NATIONAL PARK SERVICE

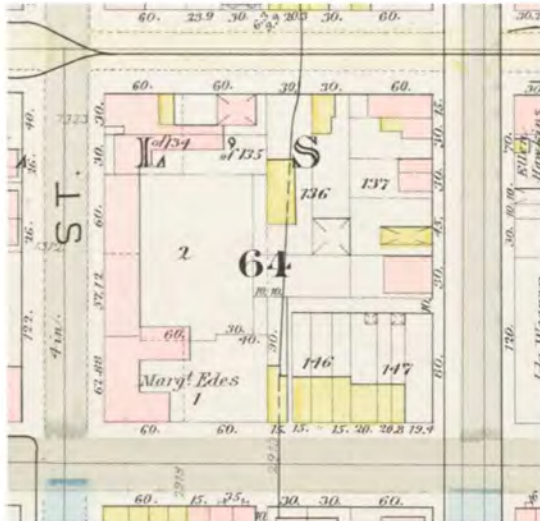


UNION OFFICER'S HOSPITAL, c. 1863

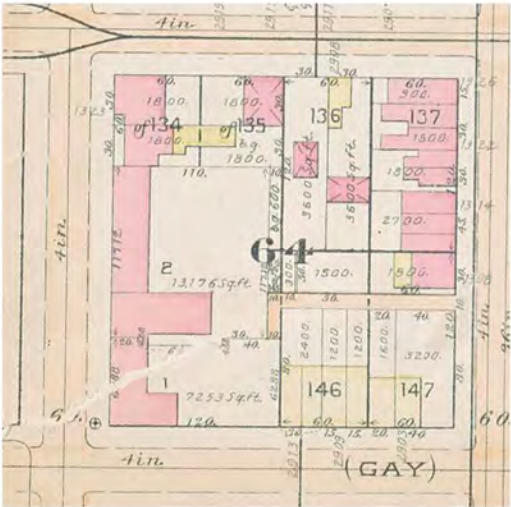


THE MEDICAL AND SURGICAL HISTORY OF THE WAR OF
THE REBELLION PART III, VOL. 1 MEDICAL HISTORY, BY
CHARLES SMART, MAJOR AND SURGEON U.S. ARMY, 1888

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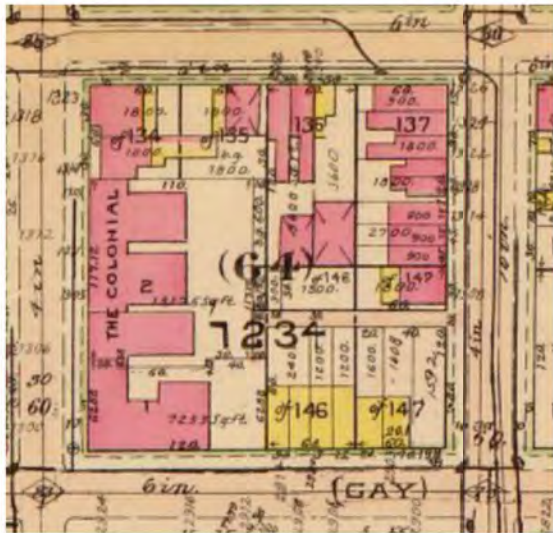
DETAIL FROM THE 1887 HOPKINS REAL ESTATE ATLAS



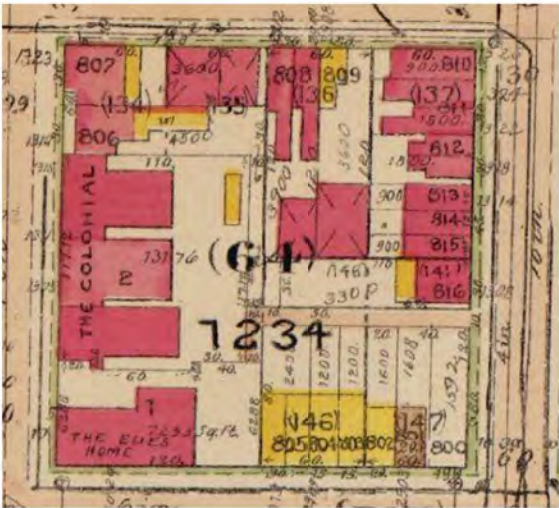
DETAIL FROM THE 1894 HOPKINS REAL ESTATE ATLAS



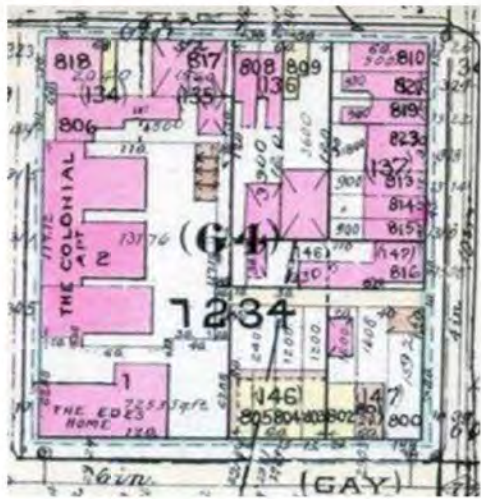
DETAIL FROM THE 1903 SANBORN FIRE INSURANCE ATLAS



DETAIL FROM THE 1911 BAIST REAL ESTATE ATLAS

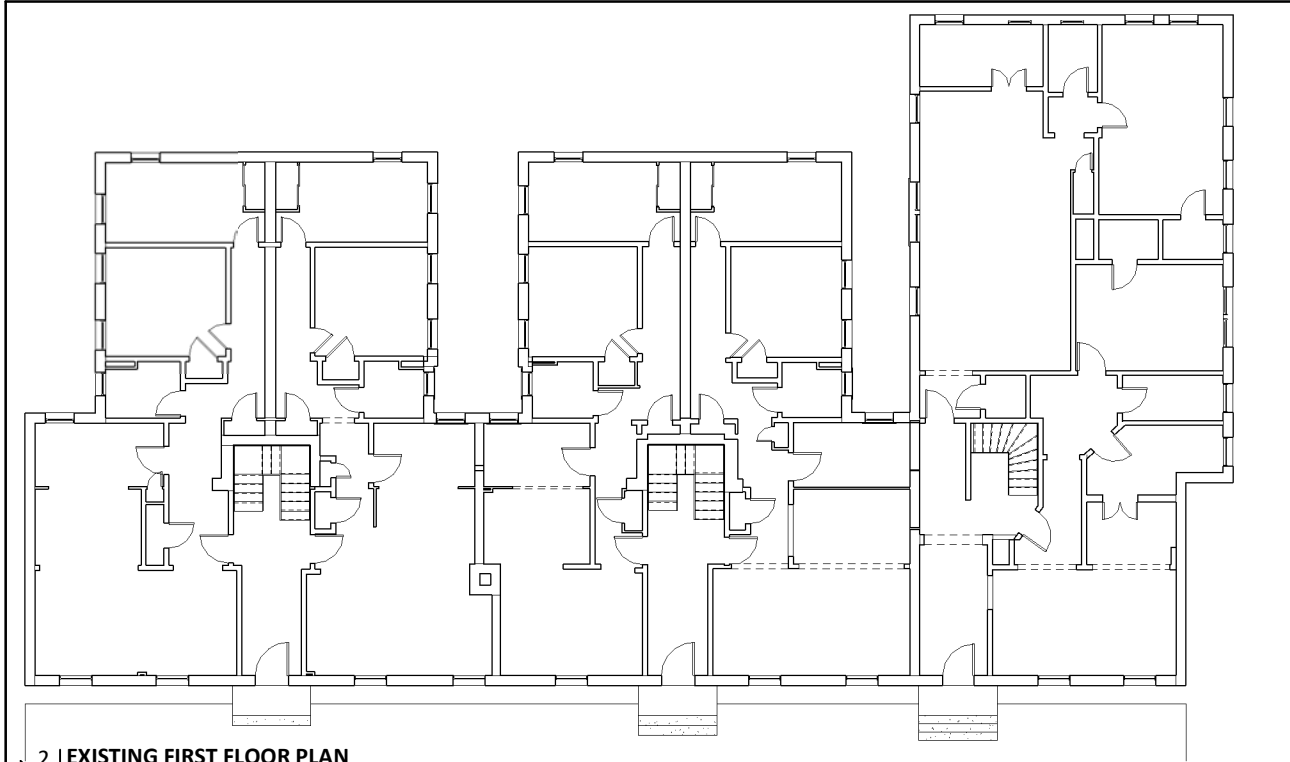


DETAIL FROM THE 1919 BAIST REAL ESTATE ATLAS

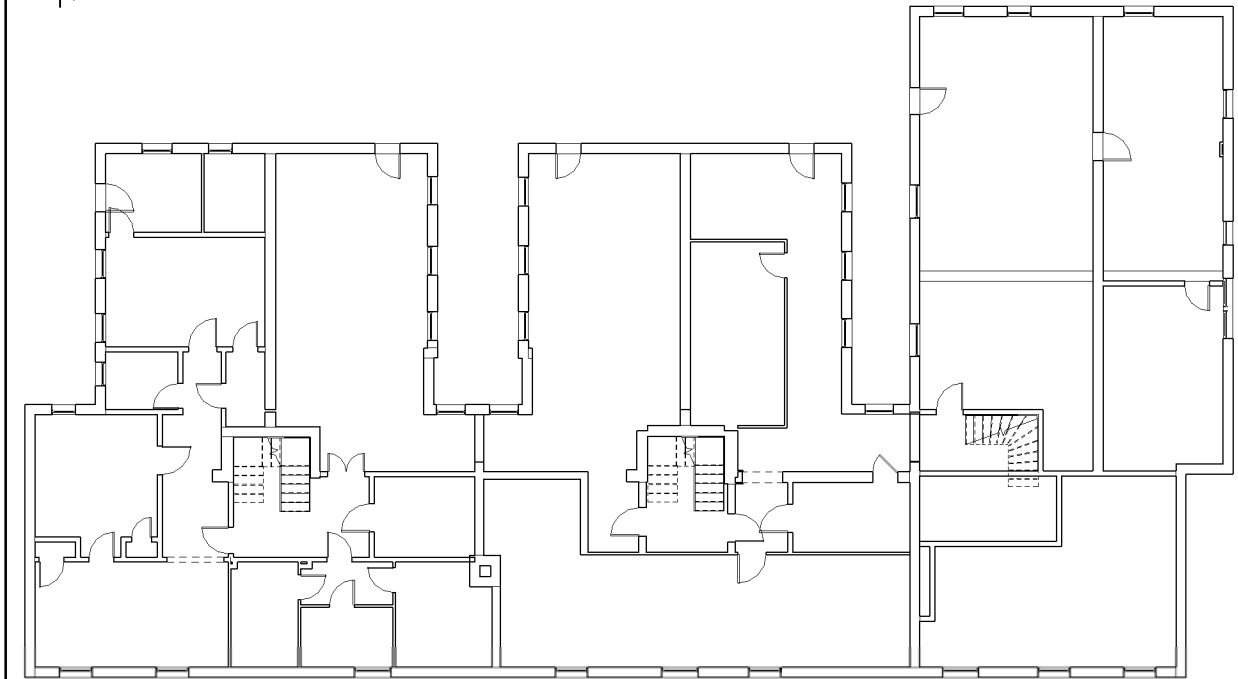


DETAIL FROM THE 1937 BAIST REAL ESTATE ATLAS

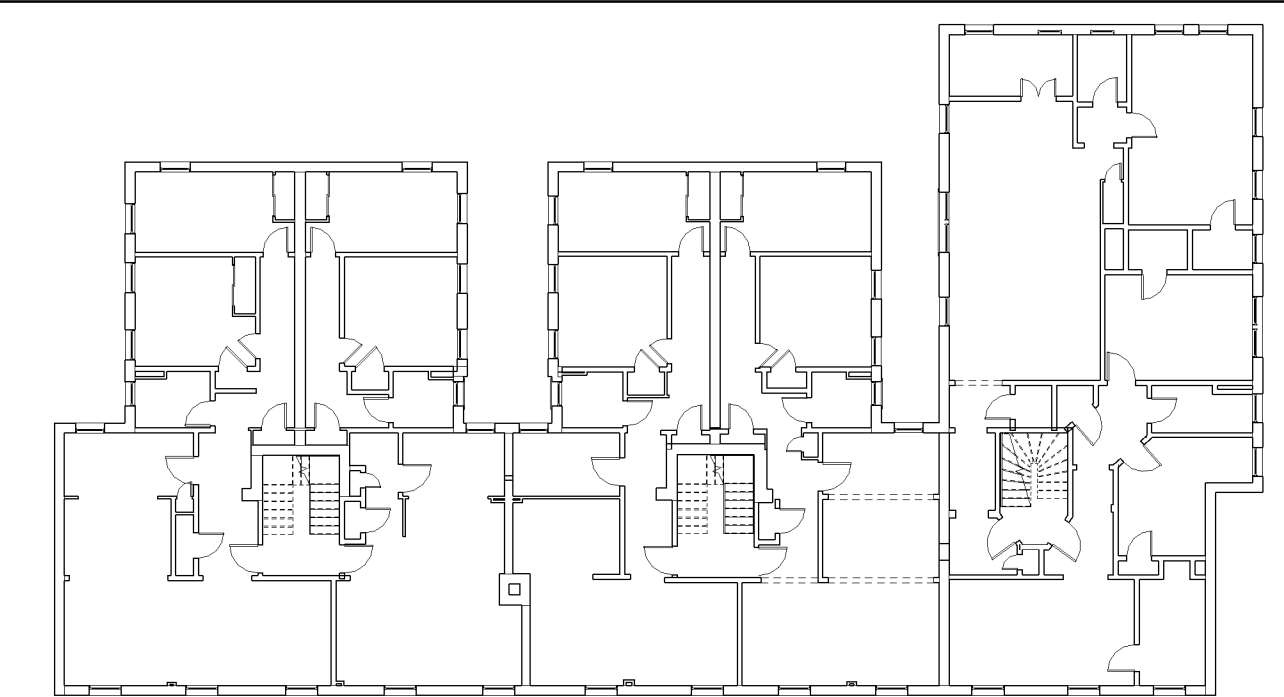
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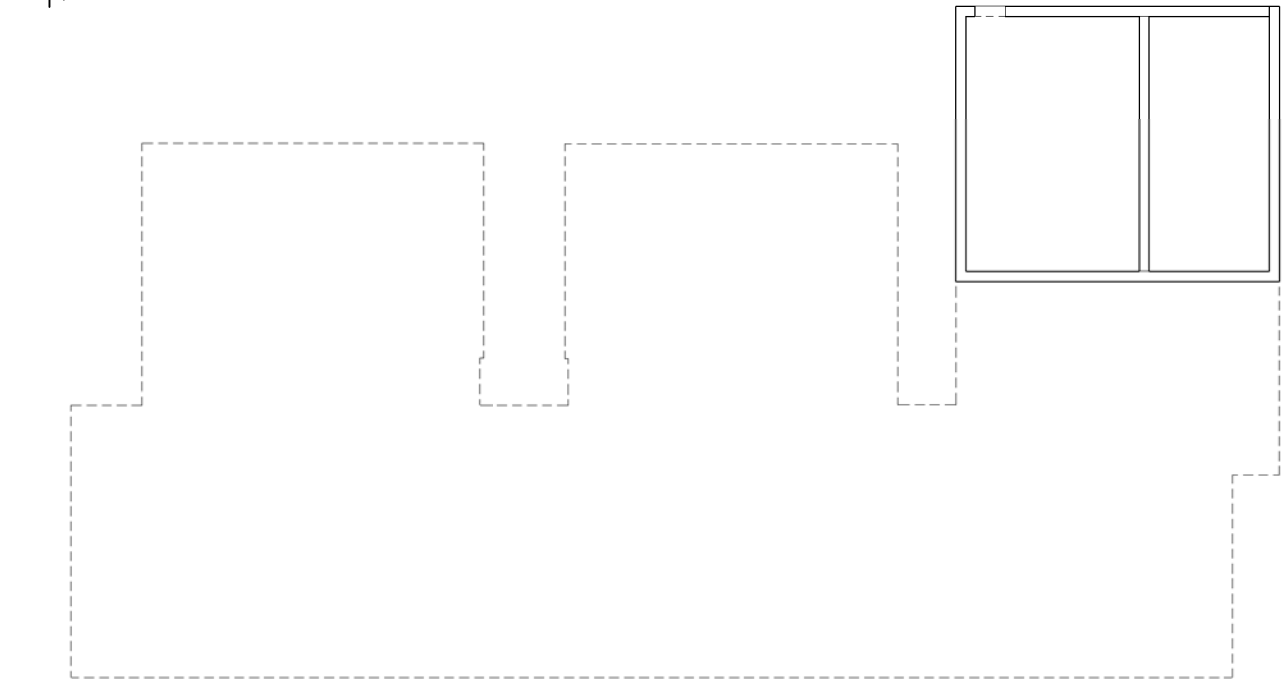
2 | EXISTING FIRST FLOOR PLAN
P-100 | 1/8" = 1'-0"



1 | EXISTING BASEMENT FLOOR PLAN
P-100 | 1/8" = 1'-0"



3 | EXISTING SECOND FLOOR PLAN
P-100 | 1/8" = 1'-0"

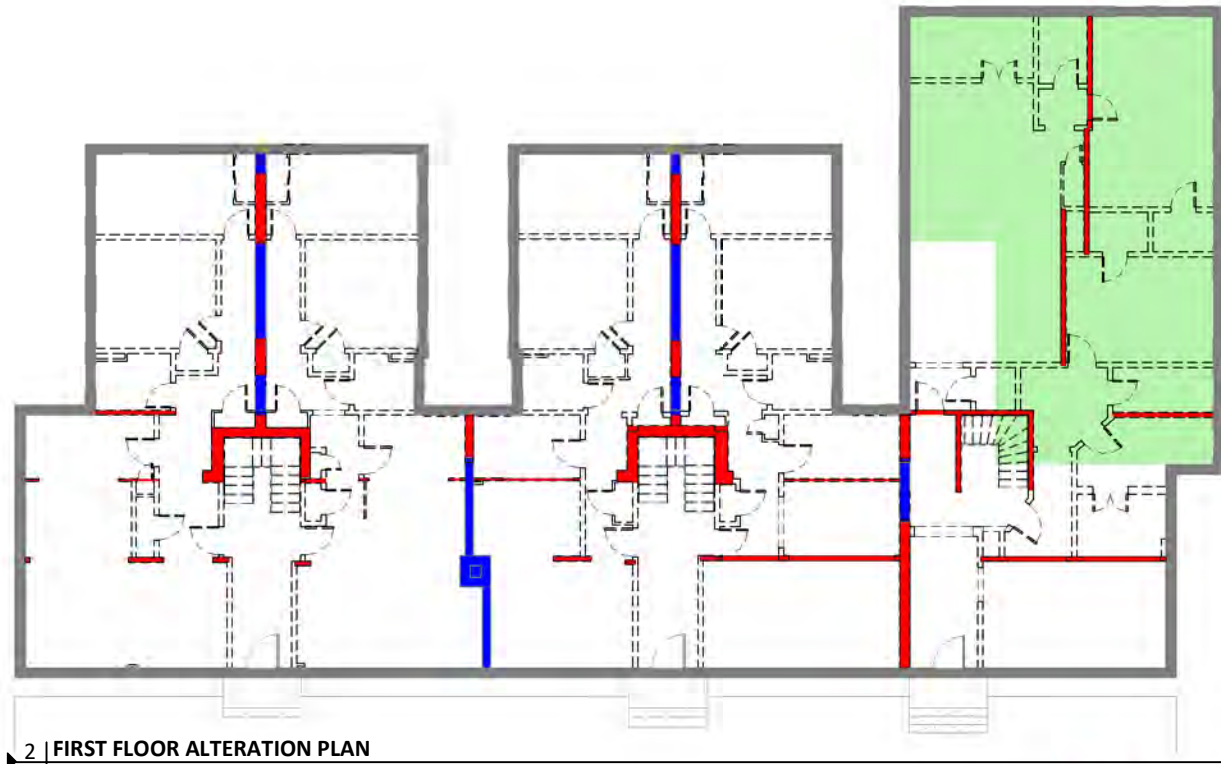


4 | EXISTING SUB-BASEMENT PLAN
P-100 | 1/8" = 1'-0"

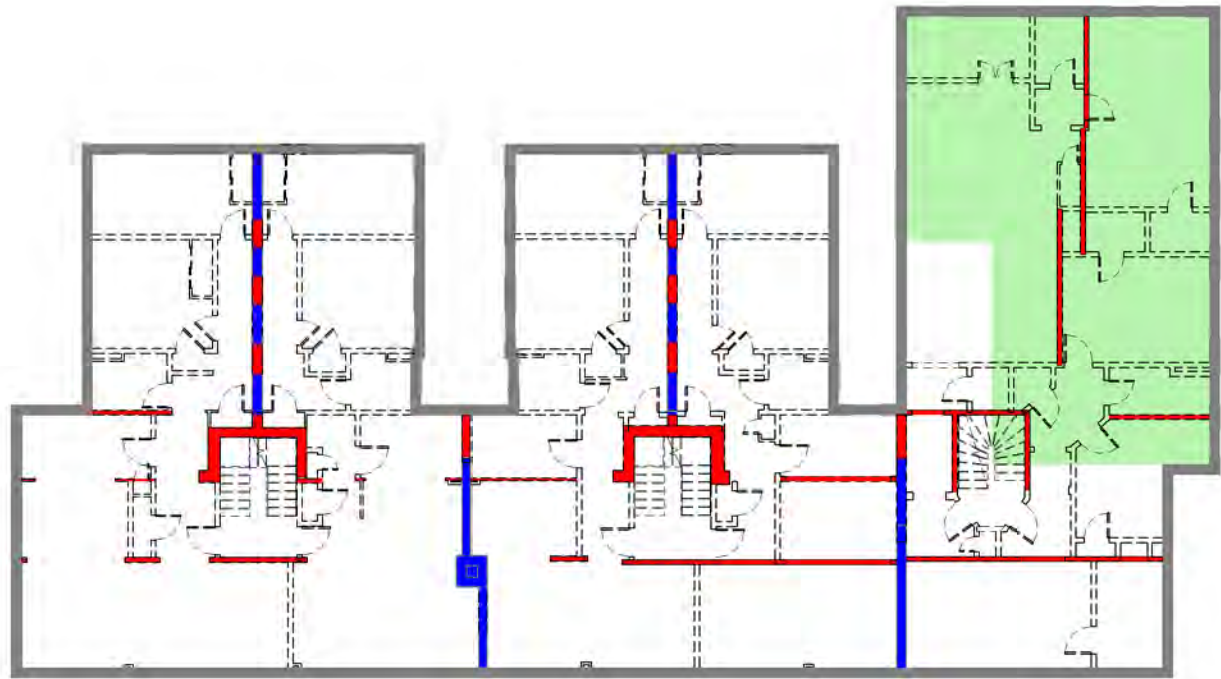
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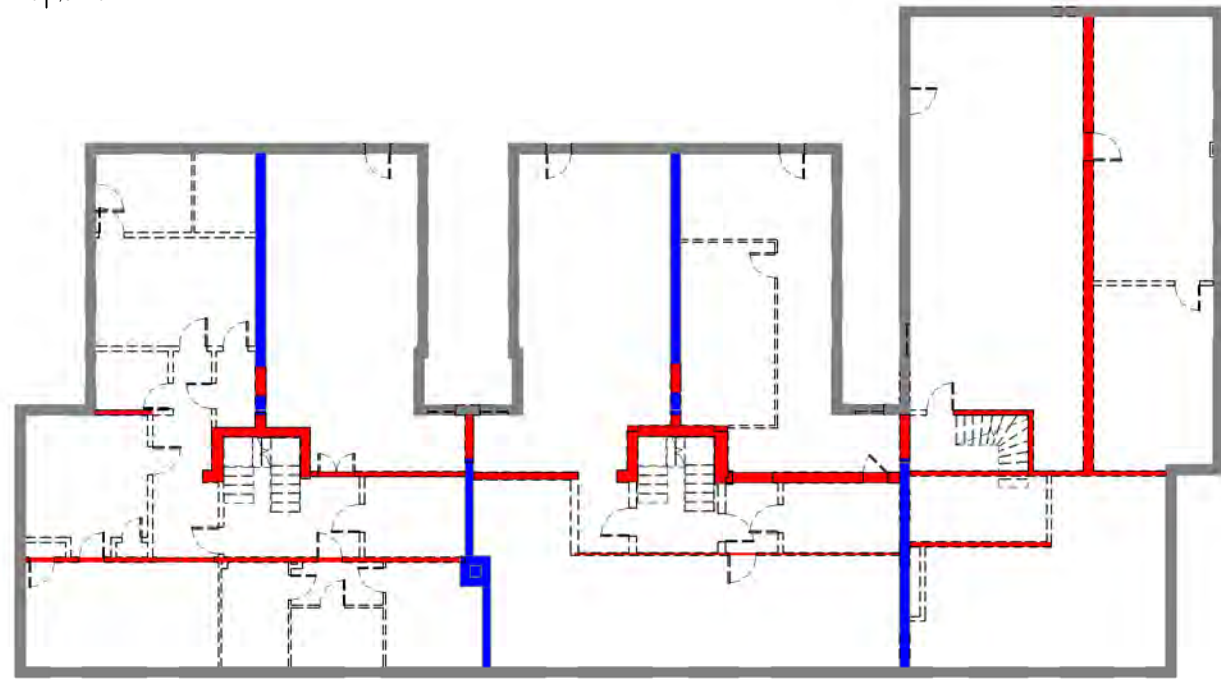
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2 | FIRST FLOOR ALTERATION PLAN
P-101 1/8" = 1'-0"



3 | SECOND/THIRD FLOOR ALTERATION PLAN
P-101 1/8" = 1'-0"



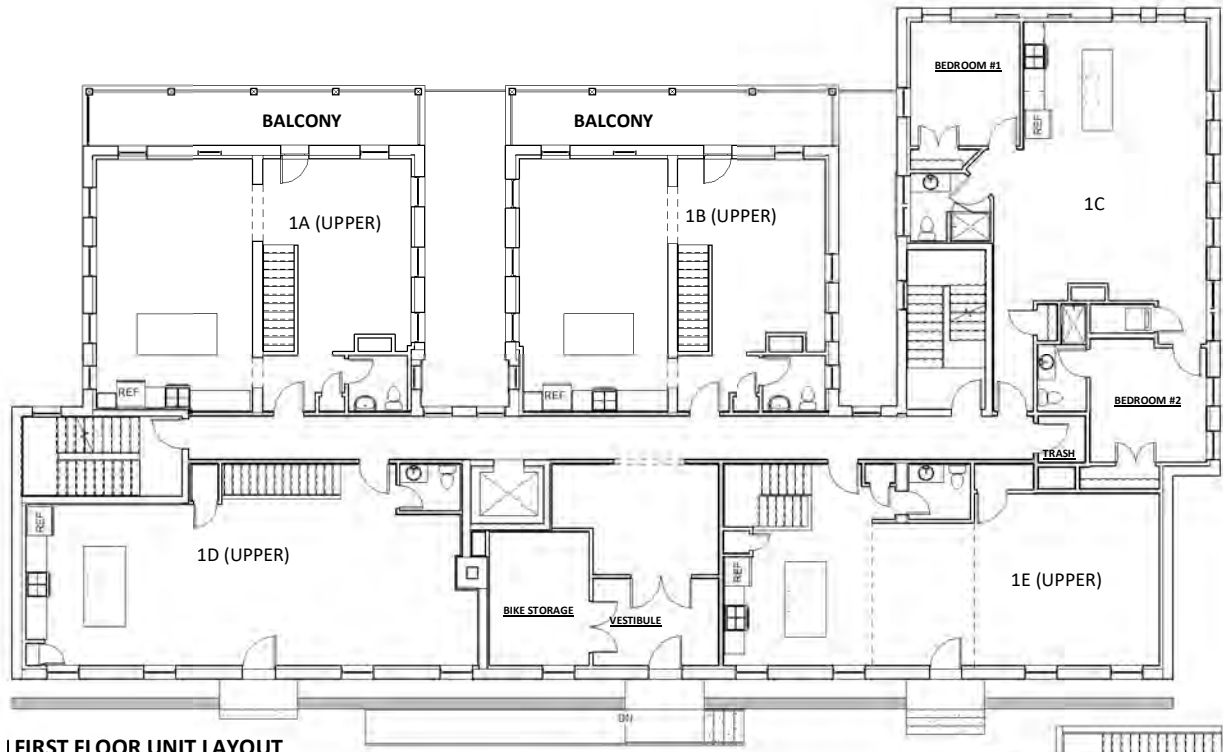
1 | BASEMENT ALTERATION PLAN
P-101 1/8" = 1'-0"

NOTE: APPROXIMATELY 90% OF ROOF RAFTERS TO BE RETAINED, SEE SHEET P-103
NOTE: APPROXIMATELY 80% OF FLOOR JOISTS RETAINED

ALTERATION PLAN KEY

- NON-LOAD BEARING PARTITIONS AND STAIRS TO BE REMOVED
- LOAD BEARING PARTITIONS TO BE REMOVED OR PENETRATED
- LOAD BEARING PARTITIONS TO REMAIN
- EXTERIOR WALLS TO REMAIN
- FLOOR FRAMING SHALL BE RETAINED ON ALL NON-SLAB FLOORS OF SOUTH WING

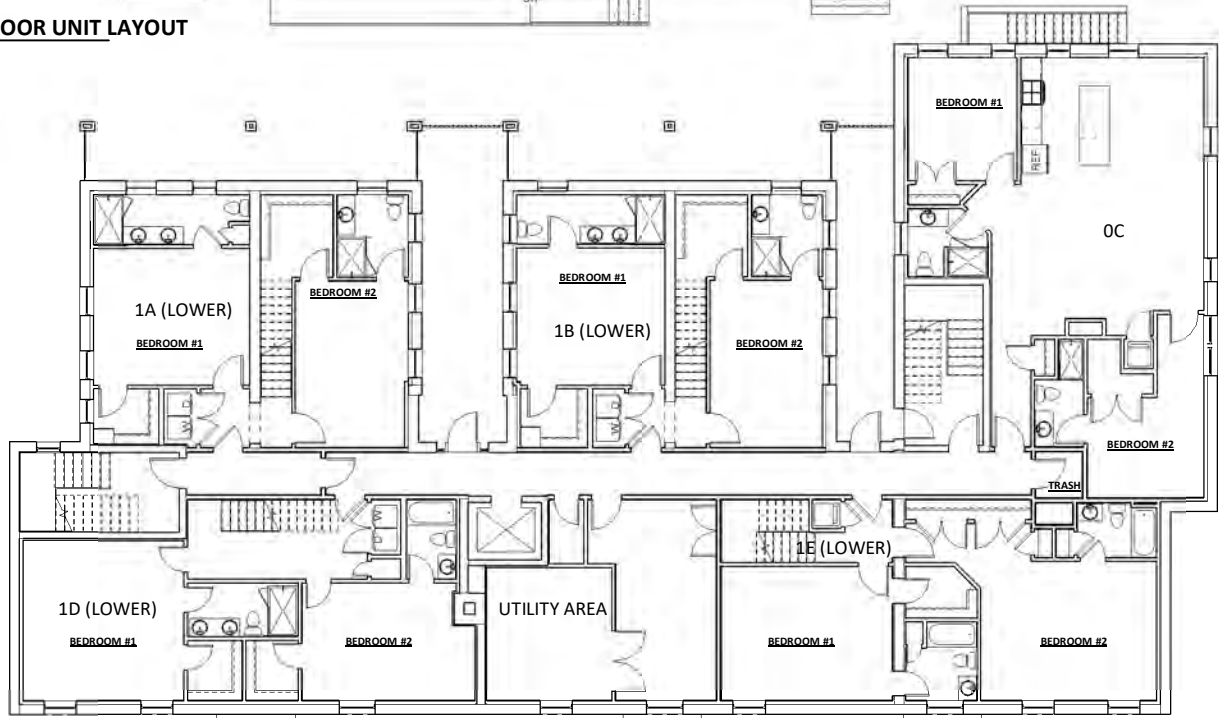
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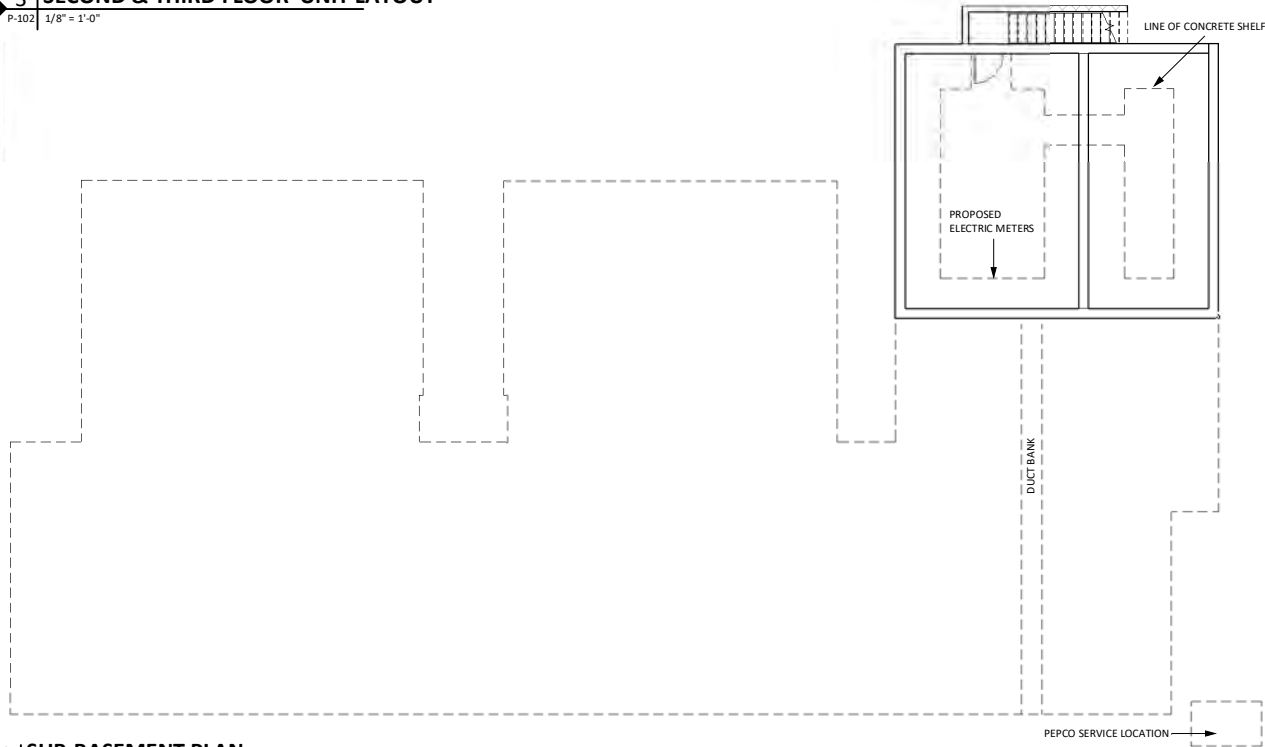
2 | FIRST FLOOR UNIT LAYOUT
P-102 1/8" = 1'-0"



3 | SECOND & THIRD FLOOR UNIT LAYOUT
P-102 1/8" = 1'-0"



1 | BASEMENT UNIT LAYOUT
P-102 1/8" = 1'-0"



4 | SUB-BASEMENT PLAN
P-102 1/8" = 1'-0"

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Architect's Professional Certification



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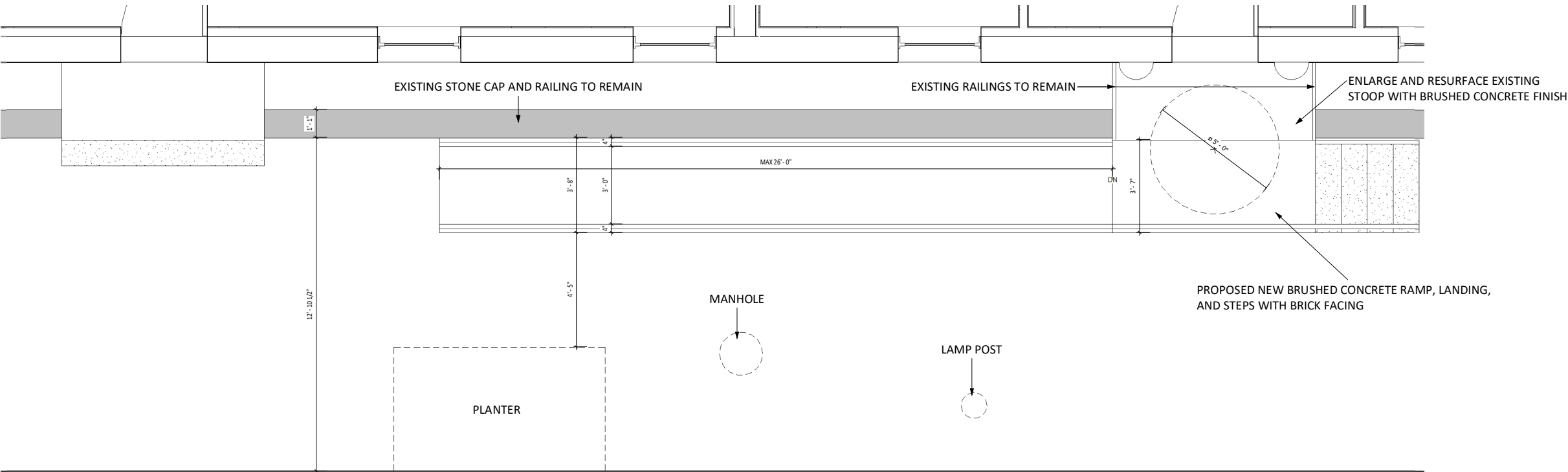
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☐ CONSTRUCTION ADMINISTRATION

Drawing Sheet Information

Project Submission Issue Date: 5/27/2021
Actual Plot Date: 5/27/2021 1:07:12 PM
Drawn By: CM Approved By: JM
Project Number: 21065
Scale: 1/8" = 1'-0"
Full size original sheet is 24" x 36". Do not scale drawings for measurements. Call or email MGA for dimension clarifications.

Title
Proposed Floor Plans

Sheet Number
P-102



2 | PROPOSED RAMP PLAN
P-102a 1/2" = 1'-0"



Builder Information

Revision Log		
△ #	Date	Description

Consultant's Professional Certification

Architect's Professional Certification


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7034 CARROLL AVE, SUITE 3
TAKOMA PARK, MD 20912
(P) 301.589.7900
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Project Information

Applicable Code: _____
Project Name: _____
The Colonial
1305 30th St. NW
Washington DC, 20007
Project Issue Status: _____
☒ PRELIMINARY DESIGN
☐ DESIGN DEVELOPMENT
☐ PERMIT SUBMISSION
☐ CONSTRUCTION DOCUMENTS
☐ CONSTRUCTION ADMINISTRATION

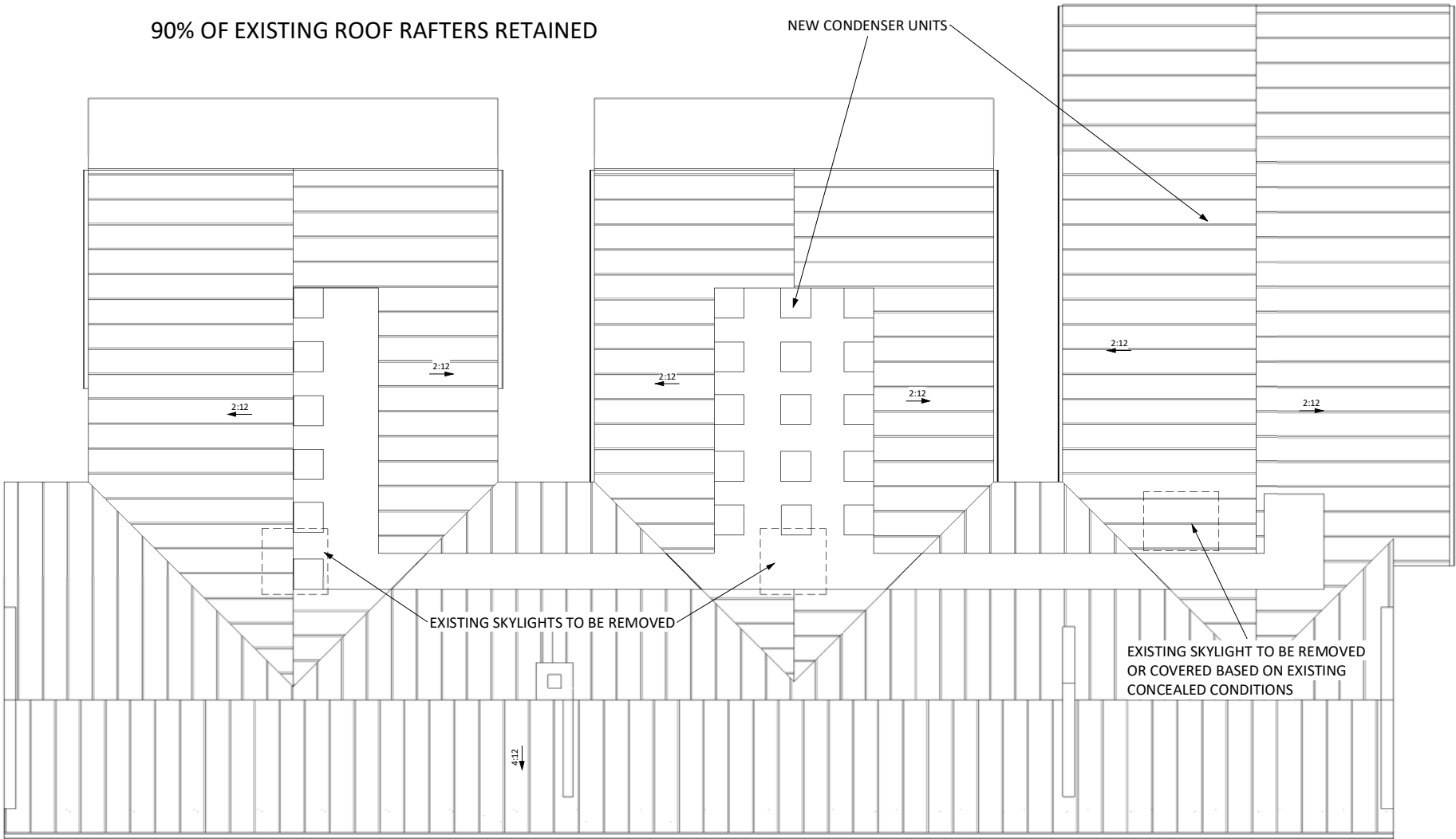
Drawing Sheet Information

Project Submission Issue Date: 5/27/2021
Actual Plot Date: 5/27/2021 1:07:14 PM
Drawn By: CM | Approved By: JM
Project Number: 21065
Scale: 1/2" = 1'-0"
Full size original sheet is 24" x 36". Do not scale drawings for measurements. Call or email MGA for dimension clarifications.

Title: _____
Proposed Ramp
Sheet Number: _____
P-102a

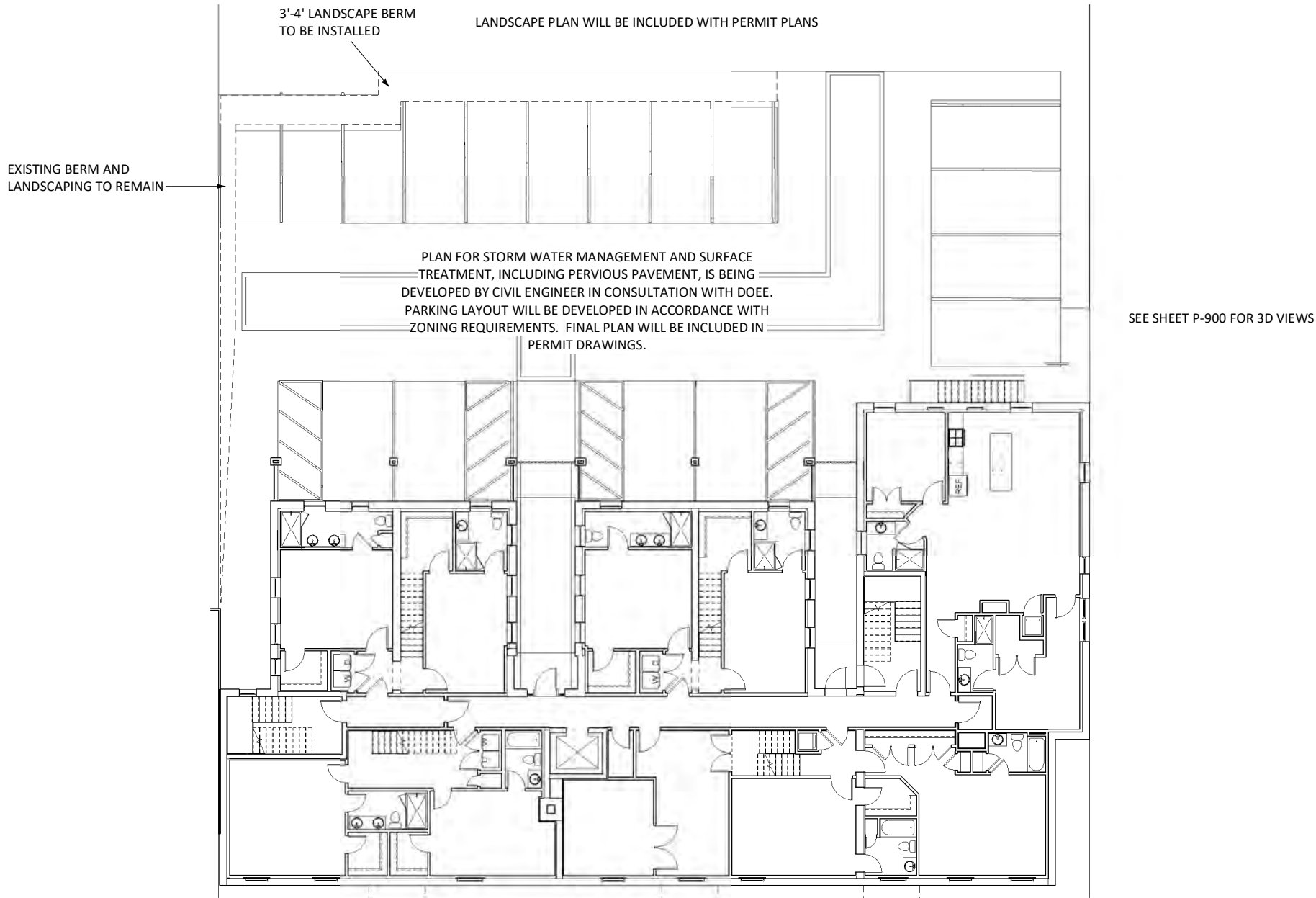


CONDENSER UNITS ARE WITHIN 4" OF EXISTING ROOF RIDGE AND WILL NOT BE VISIBLE FROM FRONT



1 | ROOF PLAN
P-103 3/16" = 1'-0"

Builder Information		Consultant's Professional Certification		Architect's Professional Certification		Project Information		Drawing Sheet Information																																	
<div>Revision Log</div> <table><thead><tr><th>△#</th><th>Date</th><th>Description</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>		△#	Date	Description																														<div><p>MANGAN GROUP ARCHITECTS 7034 CARROLL AVE, SUITE 3 TAKOMA PARK, MD 20912 (P) 301.589.7900 (F) 301.589.7911 WWW.MANGANGROUP.COM</p></div>		<div>Applicable Code: _____</div> <div>Project Name: _____</div> <div>The Colonial</div> <div>1305 30th St. NW</div> <div>Washington DC, 20007</div> <div>Project Issue Status: _____</div> <div><input checked="" type="checkbox"/> PRELIMINARY DESIGN</div> <div><input type="checkbox"/> DESIGN DEVELOPMENT</div> <div><input type="checkbox"/> PERMIT SUBMISSION</div> <div><input type="checkbox"/> CONSTRUCTION DOCUMENTS</div> <div><input type="checkbox"/> CONSTRUCTION ADMINISTRATION</div>		<div>Project Submission Issue Date: 5/27/2021</div> <div>Actual Plot Date: 5/27/2021 1:07:16 PM</div> <div>Drawn By: CM Approved By: JM</div> <div>Project Number: 21065</div> <div>Scale: As indicated</div> <div>Full size original sheet is 24" x 36". Do not scale drawings for measurements. Call or email MGA for dimension clarifications.</div>		<div>Title: Proposed Roof Plan</div> <div>Sheet Number: P-103</div>	
		△#	Date	Description																																					



1 | PRELIMINARY PARKING AND PAVING PLAN
P-104 1/8" = 1'-0"

Builder Information		Consultant's Professional Certification		Architect's Professional Certification		Project Information		Drawing Sheet Information																																														
<table><tr><th colspan="3">Revision Log</th></tr><tr><th>△#</th><th>Date</th><th>Description</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>		Revision Log			△#	Date	Description																									<div><p>MANGAN GROUP ARCHITECTS 7034 CARROLL AVE, SUITE 3 TAKOMA PARK, MD 20912 (P) 301.589.7900 (F) 301.589.7911 WWW.MANGANGROUP.COM</p></div>		<p>Applicable Code: _____</p> <p>Project Name: _____</p> <p>The Colonial 1305 30th St. NW Washington DC, 20007</p> <p>Project Issue Status: _____</p> <div><input checked="" type="checkbox"/> PRELIMINARY DESIGN <input type="checkbox"/> DESIGN DEVELOPMENT <input type="checkbox"/> PERMIT SUBMISSION <input type="checkbox"/> CONSTRUCTION DOCUMENTS <input type="checkbox"/> CONSTRUCTION ADMINISTRATION</div>		<table><tr><td colspan="2">Project Submission Issue Date: 5/27/2021</td><td rowspan="4">Title Preliminary Parking and Paving Plan</td></tr><tr><td colspan="3">Actual Plot Date: 5/27/2021 1:07:18 PM</td></tr><tr><td>Drawn By: CM</td><td>Approved By: JM</td></tr><tr><td colspan="3">Project Number: 21065</td></tr><tr><td colspan="2">Scale: 1/8" = 1'-0"</td><td>Sheet Number</td></tr><tr><td colspan="2" rowspan="5">Full size original sheet is 24" x 36". Do not scale drawings for measurements. Call or email MGA for dimension clarifications.</td><td>P-104</td></tr></table>		Project Submission Issue Date: 5/27/2021		Title Preliminary Parking and Paving Plan	Actual Plot Date: 5/27/2021 1:07:18 PM			Drawn By: CM	Approved By: JM	Project Number: 21065			Scale: 1/8" = 1'-0"		Sheet Number	Full size original sheet is 24" x 36". Do not scale drawings for measurements. Call or email MGA for dimension clarifications.		P-104
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Professional Certification:

Builder / Contractor Information
Name & Address:

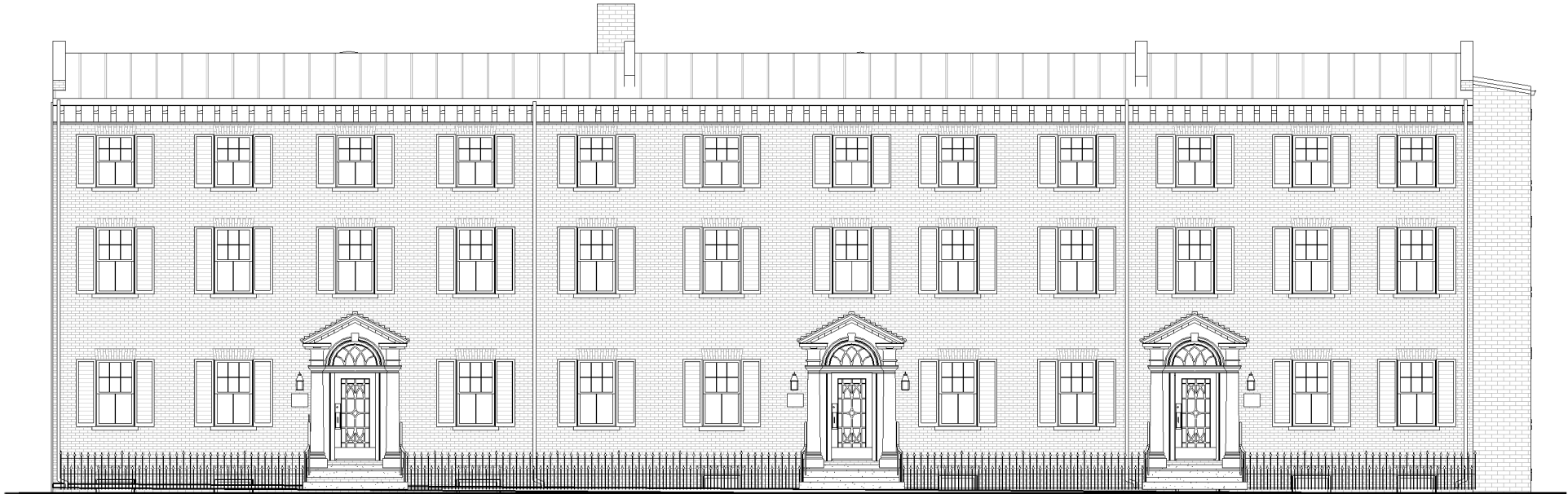
Consultant's Professional Certification

Project Information
Project Number:21065
Project Name:
The Colonial
Project Address:
1305-1315 30th St NW, Washington D.C.
20007
Project Issue Status:
☐ PRELIMINARY DESIGN
☒ DESIGN DEVELOPMENT
☐ PERMIT SUBMISSION
☐ CONSTRUCTION DOCUMENTS
☐ CONSTRUCTION ADMINISTRATION
Project Submission Issue Date:
5/27/2021

Revision Log		
△ #	Date	Description

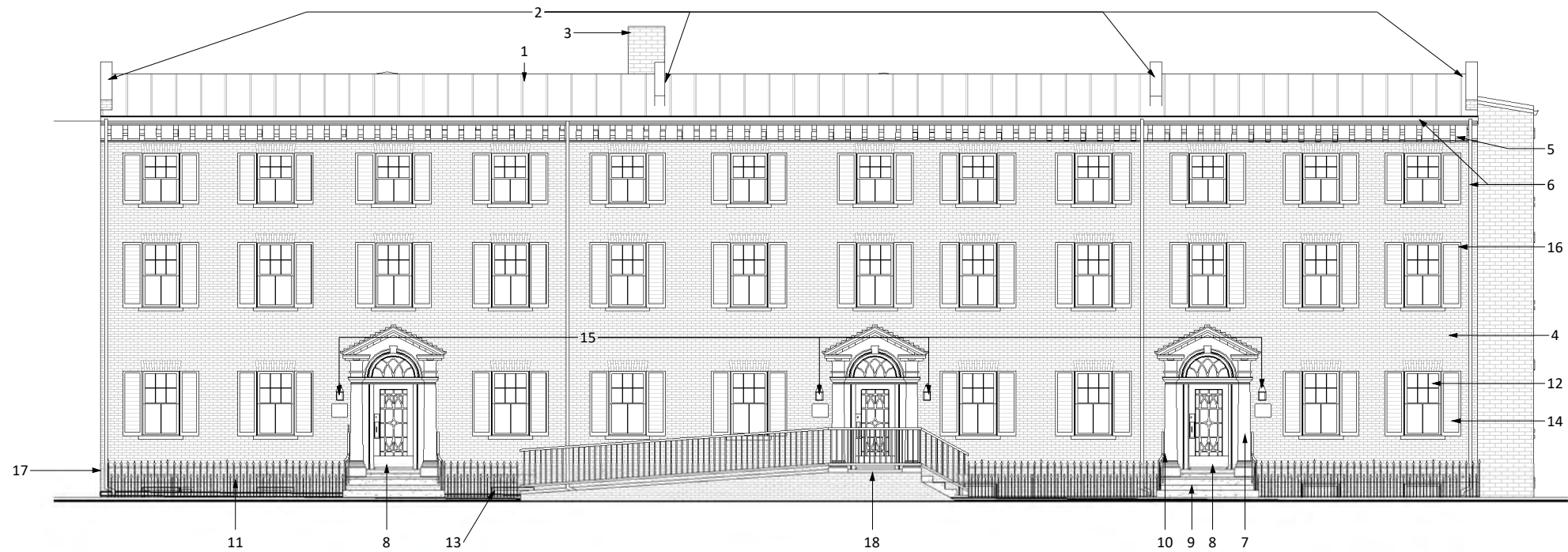
Drawing Sheet Information
Actual Plot Date:
5/27/2021 1:07:19 PM
Drawn By: CM Approved By: JM
Scale:
3/16" = 1'-0"
Full size original sheet is 24" x 36".
Do not scale drawings for measurements.
Call or email MGA for clarifications.
Title
Elevations
Sheet Number

P-200



1 | EXISTING FRONT ELEVATION
P-200 | 3/16" = 1'-0"

C:\Users\cmatis\Documents\30th Street Colonial - V20 IBC15 CD_cmatis\CO96P.rvt



1 | PROPOSED FRONT ELEVATION
P-201 | 3/16" = 1'-0"



12/13



4



14



10



7/8

1. REPLACE EXISTING ROOF WITH STANDING SEAM METAL ROOF
2. REPLACE EXISTING COPING ABOVE EXISTING WALLS
3. RETAIN AND REPAIR/REPOINT CHIMNEY
4. REPOINT BRICK AS NECESSARY, MORTAR CONTENT AND JOINTS TO MATCH EXISTING
5. RETAIN AND REPAIR EXISTING CORNICE
6. REPLACE EXISTING GUTTER AND DOWNSPOUTS WITH COPPER GUTTER AND DOWNSPOUTS
7. RETAIN AND REPAIR AS NECESSARY DOOR SURROUNDS AND FANLIGHTS
8. RETAIN AND RESTORE NORTH AND SOUTH DOORS AND REPLACE CENTER DOOR TO MATCH RESTORED DOORS
9. REPAIR AND REPLACE MISSING STONE AT STOOPS
10. REPAIR/REPLACE AND MODIFY STAIR RAILING TO MEET CODE
11. RETAIN AND REPAIR EXISTING FENCE AT AREAWAY
12. ALL HISTORIC WOOD, DOUBLE-HUNG, SINGLE-GLAZED, TRUE-DIVIDED LITE, 6/2 WINDOWS AND ASSOCIATED BRICK MOLDING AND/OR SILLS SHALL BE RETAINED AND RESTORED UNLESS OTHERWISE NOTED. IF A SURVEY CONDUCTED BY A QUALIFIED INDIVIDUAL WITH EXPERIENCE RESTORING WOOD WINDOWS DETERMINES THAT AN EXISTING WINDOW AND BRICK MOLDING AND/OR SILL IS TOO DETERIORATED TO BE RESTORED, SAID WINDOWS, BRICK MOLDING, AND/OR SILL WILL BE NOTED ON THE PERMIT DRAWINGS AND WILL BE REPLACED TO MATCH THE EXISTING AND IN SAME LOCATION IN OPENING.
13. ALL HISTORIC WOOD, SINGLE-GLAZED CASEMENT WINDOWS AND ASSOCIATED BRICK MOLDING AND SILLS SHALL BE RETAINED AND RESTORED UNLESS OTHERWISE NOTED. IF A SURVEY CONDUCTED BY A QUALIFIED INDIVIDUAL WITH EXPERIENCE RESTORING WOOD WINDOWS DETERMINES THAT AN EXISTING HISTORIC CASEMENT WINDOW OR BRICK MOLDING AND/OR SILL IS TOO DETERIORATED TO BE RESTORED, SAID HISTORIC WINDOW, BRICK MOLDING, AND/OR SILL WILL BE NOTED ON THE PERMIT DRAWINGS AND WILL BE REPLACED TO MATCH THE EXISTING AND IN EXISTING LOCATION. NON-HISTORIC CASEMENT WINDOWS AND BRICK MOLDING SHALL BE REPLACED TO MATCH HISTORIC CASEMENT WINDOWS AND IN SAME LOCATION IN OPENING.
14. REPLACE SHUTTERS WITH HINGED LOUVERED WOOD SHUTTERS
15. REPLACE EXISTING LIGHT FIXTURES AND ADDRESS PLAQUES
16. REMOVE VENT AND REPLACE MISSING BRICK
17. REPLACE MIS-MATCHED FENCE WITH NEW SECTION TO MATCH ADJACENT RESTORED FENCE
18. RAMP PROPOSED AT MAIN ENTRANCE, SEE SHEET P-102a FOR ENLARGED ELEVATION VIEW

Builder Information		Consultant's Professional Certification		Architect's Professional Certification		Project Information		Drawing Sheet Information	
								Project Submission Issue Date: 5/27/2021	
								Title Elevations	
								Actual Plot Date: 5/27/2021 1:07:22 PM	
								Drawn By: CM Approved By: JM	
								Project Number: 21065	
								Scale: As indicated	
								Full size original sheet is 24" x 36". Do not scale drawings for measurements. Call or email MGA for dimension clarifications.	
								Sheet Number P-201	


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☐ CONSTRUCTION ADMINISTRATION



1 | EXISTING REAR ELEVATION

P-202 3/16" = 1'-0"

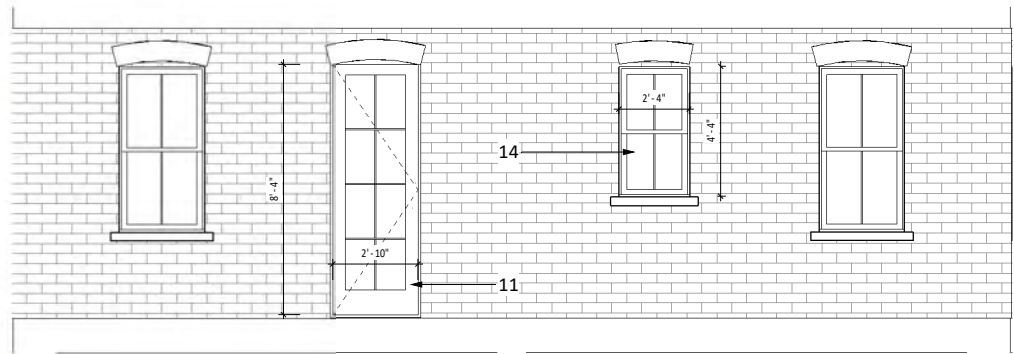


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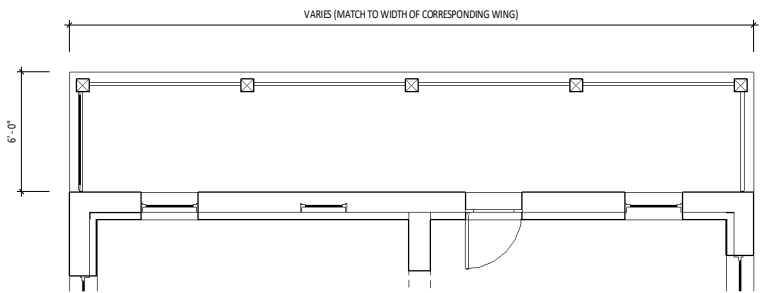


- 1. REPLACE EXISTING ROOF WITH STANDING SEAM METAL ROOF
- 2. REPLACE EXISTING COPING ABOVE EXISTING WALLS
- 3. RETAIN AND REPAIR/REPOINT CHIMNEY
- 4. REPOINT BRICK AS NECESSARY, MORTAR CONTENT AND JOINTS TO MATCH EXISTING
- 5. REPLACE EXISTING GUTTER AND DOWNSPOUTS WITH COPPER GUTTER AND DOWNSPOUTS
- 6. REPLACE ALL EXISTING WINDOWS ON REAR AND SIDES OF BUILDING WITH NEW WOOD, DOUBLE-HUNG, DOUBLE-GLAZED, SIMULATED-DIVIDED LITE, 2/2 WINDOWS WITH INTERNAL SPACER BAR OF MID-TONE NEUTRAL COLOR AND NO VISIBLE VINYL JAMB LINER. NEW WINDOWS WILL BE SET IN OPENINGS IN SAME LOCATION AS EXISTING WINDOWS. BRICK MOLDING TO BE REPLACED TO MATCH HISTORIC.
- 7. REMOVE EXISTING FIRE ESCAPES
- 8. REMOVE EXISTING CELLAR DOORS, NEW STAIR TO LOWERED SUB-BASEMENT
- 9. NEW CONDENSER UNITS
- 10. NEW REAR BALCONIES
- 11. CREATE NEW DOOR IN LOCATION OF PREVIOUS WINDOW OPENING, AND CREATE ARCH SIMILAR TO ADJACENT WINDOWS, ARCH WIDTH WILL MATCH NEW DOOR OPENING
- 12. NEW SECURITY GATES
- 13. NEW SECURE ENTRY DOORS
- 14. OPEN PREVIOUSLY BRICKED IN WINDOW OPENINGS AND INSTALL NEW WINDOWS TO MATCH OTHER NEW WINDOWS, CREATE ARCH SIMILAR TO ADJACENT WINDOWS
- 15. REMOVE WINDOW GUARDS AND SECURITY GRILLES

1 | PROPOSED REAR ELEVATION
P-203 | 3/16" = 1'-0"



2 | TYP. PORCH ELEVATION
P-203 | 3/8" = 1'-0"



3 | TYP. PORCH PLAN
P-203 | 1/4" = 1'-0"

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7. REMOVE EXISTING FIRE ESCAPES
8. RAISE OPENING SILL AND REPLACE DOOR W/ WINDOWS

1 | EXISTING RIGHT ELEVATION
P-204 3/16" = 1'-0"

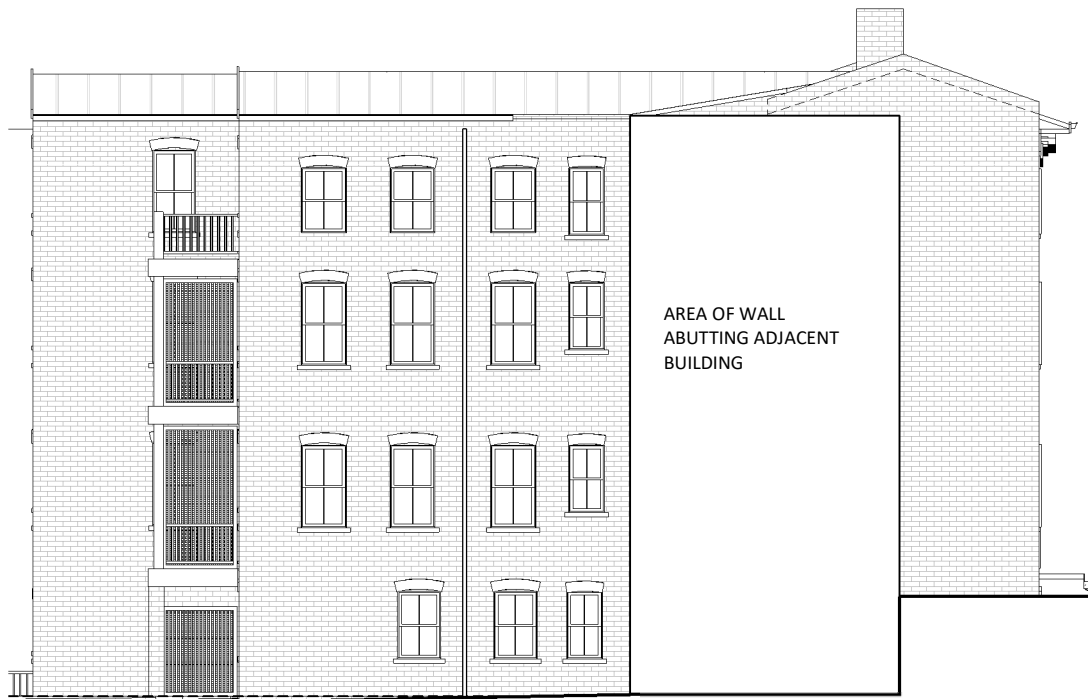
2 | EXISTING LEFT ELEVATION
P-204 3/16" = 1'-0"



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		△#	Date	Description																																			



1 | PROPOSED RIGHT ELEVATION
P-205 | 3/16" = 1'-0"



2 | PROPOSED LEFT ELEVATION
P-205 | 3/16" = 1'-0"

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		△#	Date	Description																																			



2 | VIEW FROM PARKING ENTRY
P-900

Builder Information		Consultant's Professional Certification		Architect's Professional Certification		Project Information		Drawing Sheet Information																															
<div>Revision Log</div> <table><thead><tr><th>△#</th><th>Date</th><th>Description</th></tr></thead><tbody><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></tbody></table>		△#	Date	Description																												<div><p>MANGAN GROUP ARCHITECTS 7034 CARROLL AVE, SUITE 3 TAKOMA PARK, MD 20912 (P) 301.589.7900 (F) 301.589.7911 WWW.MANGANGROUP.COM</p></div>		<div>Applicable Code: _____ Project Name: _____ The Colonial 1305 30th St. NW Washington DC, 20007 Project Issue Status: _____ <div><input checked="" type="checkbox"/> PRELIMINARY DESIGN <input type="checkbox"/> DESIGN DEVELOPMENT <input type="checkbox"/> PERMIT SUBMISSION <input type="checkbox"/> CONSTRUCTION DOCUMENTS <input type="checkbox"/> CONSTRUCTION ADMINISTRATION</div></div>		<div>Project Submission Issue Date: 5/27/2021 Actual Plot Date: 5/27/2021 1:07:33 PM Drawn By: CM Approved By: JM Project Number: 21065 Scale: _____ Full size original sheet is 24" x 36". Do not scale drawings for measurements. Call or email MGA for dimension clarifications.</div>		<div>Title 3D View Sheet Number P-900</div>	
		△#	Date	Description																																			