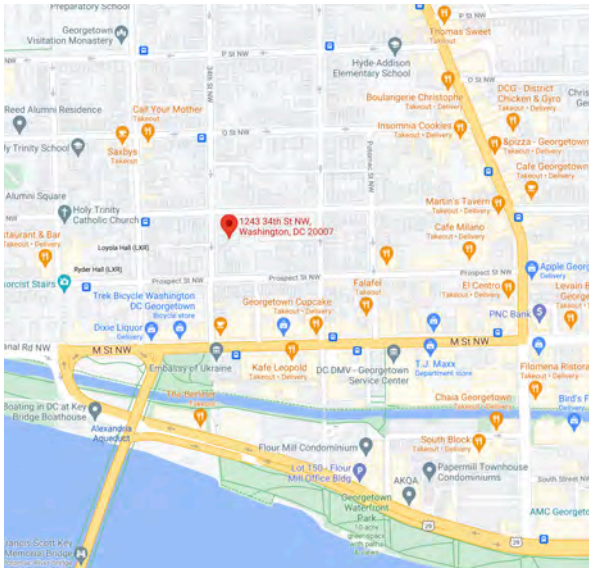


# Persina Residence

1243 34th Street NW  
Washington, DC 20007



Vicinity Map

**PROJECT INFO :**

RENOVATION, REAR AND SECOND FLOOR ADDITION TO EXISTING 2-STORY ROW HOME WITH CELLAR. EXCAVATE FOR NEW CELLAR.

ADDRESS: 1243 34th Street NW  
Washington, DC 20007

LOCATION: LOT 0089, BLOCK 1220

ZONING: R-20  
SETBACKS: FRONT = CONSISTENT W/AT LEAST 1  
ADJACENT PROPERTY, SIDE = 5'-0", REAR =  
20'-0"  
LOT AREA: 2,375 SF

BUILDING HEIGHT: 35'-0"  
LOT COVERAGE: 60% = 1,425 SF  
ALLOWED: PROPOSED:  
+/- 24'-0"  
45.2% = 1,073 SF

**BUILDING AREA:**

	EXISTING:	PROPOSED:	(NEW)
BASEMENT FLOOR AREA:	0 SF	1,083 SF	(1,083 SF)
FIRST FLOOR AREA:	936 SF	1,095 SF	(159 SF)
SECOND FLOOR AREA:	882 SF	1,069 SF	(187 SF)
TOTAL FLOOR AREA:	1,818 SF	3,247 SF	(1,429 SF)
GARAGE AREA:	0 SF	0 SF	
TOTAL:	1,818 SF	3,247 SF	

**PLANS PREPARED BASED ON THE FOLLOWING CODES:**

2015 INTERNATIONAL RESIDENTIAL CODE WITH 2017 DC AMENDMENTS  
2014 NATIONAL ELECTRIC CODE



## Persina Residence

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Cover

06/10/2021

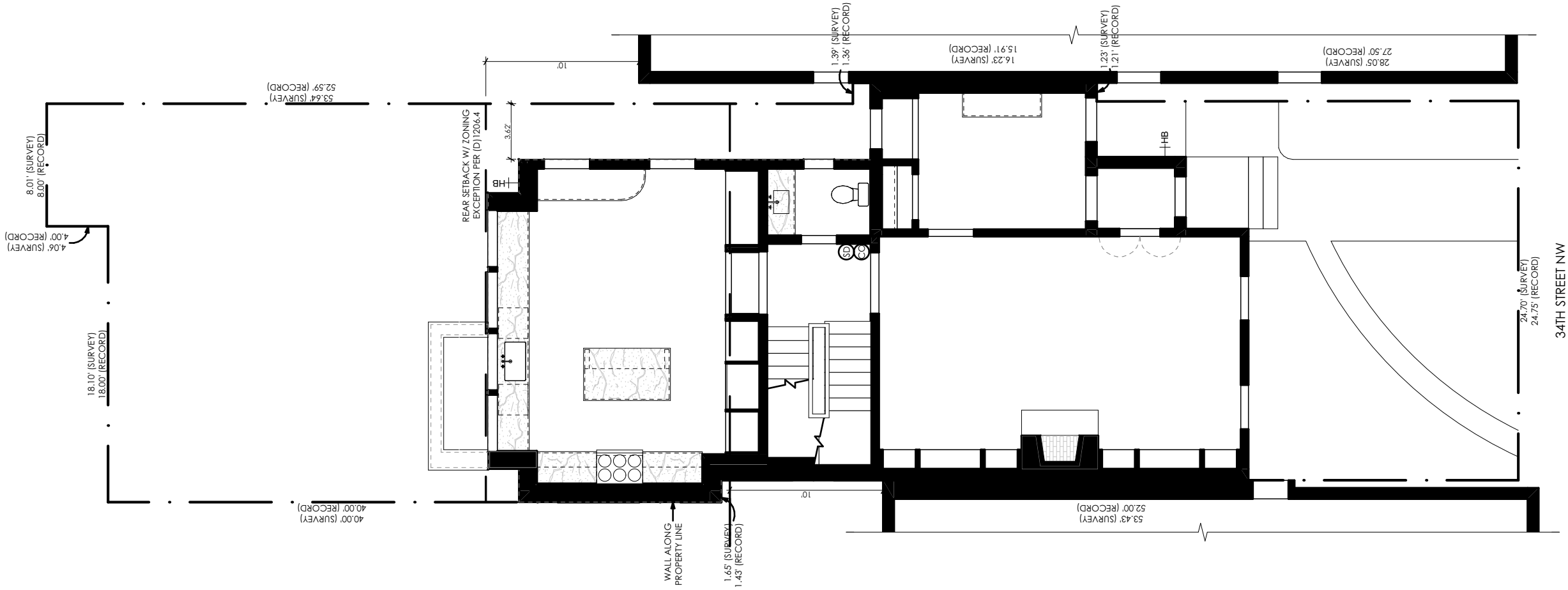
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T1

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# 1 Site Plan

1/8" = 1'-0"

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Site Plan

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T2

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Exterior Door Schedule

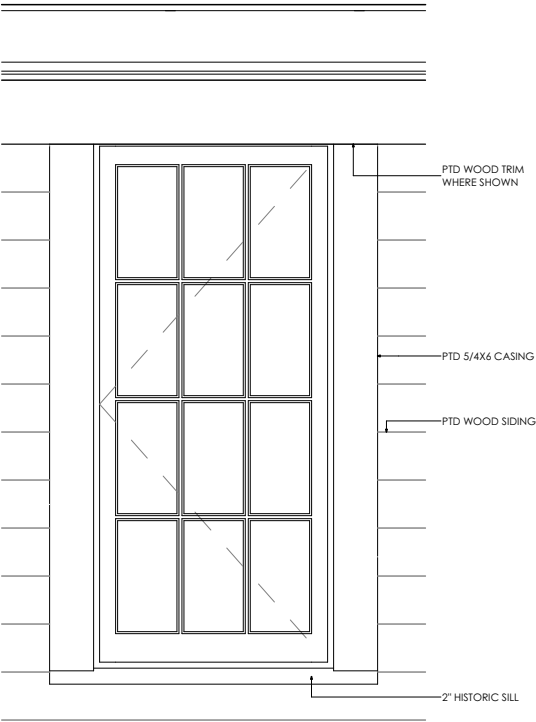
ID	Qty	Type	Manufacturer	Model/Size	Lites	Transom		Location	Note
						Height	Lites		
D101	1	French	See Specification	3-0x8-0	3W5H			Kitchen	Tempered
D102	1	French	See Specification	3-0x8-0	3W5H			Kitchen	Tempered
D103	1	French	See Specification	2-8x8-0	2W5H			Mudroom	Tempered

Interior Door Schedule

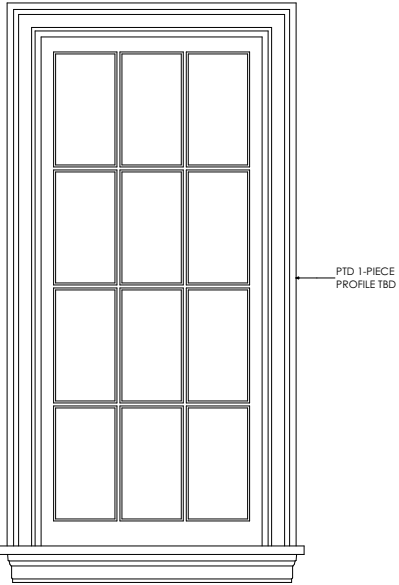
ID	Qty	Size	Type	Leaf Thickness	Lites	Operation	Hardware	Note
001	1	{2}2-6x8-0	Two Panel	1 3/4"		Swing	See Specifications	
002	1	2-6x8-0	Two Panel	1 3/4"		Swing	See Specifications	
003	1	2-6x8-0	Two Panel	1 3/4"		Swing	See Specifications	
004	1	2-4x8-0	Two Panel	1 3/4"		Swing	See Specifications	
005	1	2-6x8-0	Two Panel	1 3/4"		Swing	See Specifications	
006	1	2-6x8-0	Two Panel	1 3/4"		Swing	See Specifications	
007	1	2-4x8-0	Two Panel	1 3/4"		Pocket	See Specifications	
008	1	2-4x8-0	Two Panel	1 3/4"		Swing	See Specifications	
009	1	2-4x7-0	Shower	0 3/8"		Swing	See Specifications	6-0 door in 7-0 opening, 2-4 fixed panel, 4" curb
101	1	3-0x8-0	Two Panel	1 3/4"		Pocket	See Specifications	
102	1	{2}1-6x8-0	Two Panel	1 3/4"		Swing	See Specifications	
103	1	2-4x8-0	Two Panel	1 3/4"		Pocket	See Specifications	
201	1	2-6x7-0	Two Panel	1 3/4"		Swing	See Specifications	
202	1	2-6x7-0	Two Panel	1 3/4"		Swing	See Specifications	
203	1	2-6x7-0	Two Panel	1 3/4"		Swing	See Specifications	
204	1	2-6x7-0	Two Panel	1 3/4"		Swing	See Specifications	
205	1	2-6x7-0	Two Panel	1 3/4"		Swing	See Specifications	
206	1	{2}2-0x7-0	Two Panel	1 3/4"		Swing	See Specifications	
207	1	2-6x7-0	Two Panel	1 3/4"		Pocket	See Specifications	
208	1	2-8x7-0	Two Panel	1 3/4"		Swing	See Specifications	
209	1	2-4x7-0	Two Panel	1 3/4"		Pocket	See Specifications	
210	1	2-4x7-0	Two Panel	1 3/4"		Pocket	See Specifications	
211	1	2-4x7-0	Shower	0 3/8"		Swing	See Specifications	6-0 door in 7-0 opening, Curbless Shower
212	1	2-4x7-0	Shower	0 3/8"		Swing	See Specifications	6-0 door in 7-0 opening, 4" curb

Window Schedule

ID	Qty	Units	Model/Size	Type	Manuf.	Lites	Location	Note
E105	1	1	2-11x5-8	Double Hung	See Specifications	3W2H/3W2H	Mudroom	Restored Existing Windows by "The Craftsmen Group"
E106	1	1	2-11x5-9	Double Hung	See Specifications	3W2H/3W2H	Living Room	Restored Existing Windows by "The Craftsmen Group"
E107	1	1	2-11x5-9	Double Hung	See Specifications	3W2H/3W2H	Living Room	Restored Existing Windows by "The Craftsmen Group"
E207	1	1	2-7x4-0	Double Hung	See Specifications	3W2H/3W2H	Bedroom 2	Restored Existing Windows by "The Craftsmen Group"
E208	1	1	2-11x5-5	Double Hung	See Specifications	3W2H/3W2H	Bedroom 1	Restored Existing Windows by "The Craftsmen Group", Egress
E209	1	1	2-11x5-5	Double Hung	See Specifications	3W2H/3W2H	Bedroom 1	Restored Existing Windows by "The Craftsmen Group"
E210	1	1	2-11x5-5	Double Hung	See Specifications	3W2H/3W2H	Bedroom 1	Restored Existing Windows by "The Craftsmen Group"
W001	1	2	3-0x5-0 2W	Double Hung	See Specifications	3W3H	Bedroom 4	Egress
W101	1	1	3-9x5-6	Casement	See Specifications	2W4H	Kitchen	
W102	1	1	3-9x5-6	Casement	See Specifications	2W4H	Kitchen	
W103	1	1	3-9x5-6	Casement	See Specifications	2W4H	Kitchen	
W104	1	1	2-0x3-8	Double Hung	See Specifications	3W3H	PDR	
W104	1	1	3-9x5-6	Casement	See Specifications	2W4H	Kitchen	
W106	1	1	2-8x5-9	Casement	See Specifications	2W3H	Living Room	
W201	1	1	2-6x5-6	Double Hung	See Specifications	3W4H	Owner's Bath (2)	Tempered
W202	1	1	2-6x5-6	Double Hung	See Specifications	3W4H	Owner's Bedroom (3)	Egress
W203	1	1	2-6x5-6	Double Hung	See Specifications	3W4H	Owner's Bedroom (3)	
W204	1	1	2-6x5-6	Double Hung	See Specifications	3W4H	Owner's Bedroom (3)	
W205	1	1	2-6x5-6	Double Hung	See Specifications	3W4H	Owner's Bedroom (3)	
W206	1	1	3-0x5-0	Double Hung	See Specifications	3W2H/3W2H	Bedroom 2	Egress



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



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

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Schedules

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T3

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)

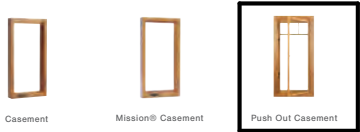
#### Casing

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.



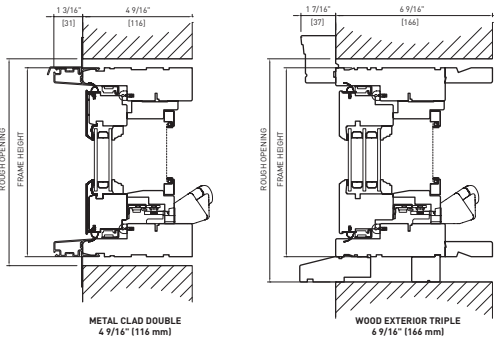
LEGEND: ● Standard ○ Optional

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

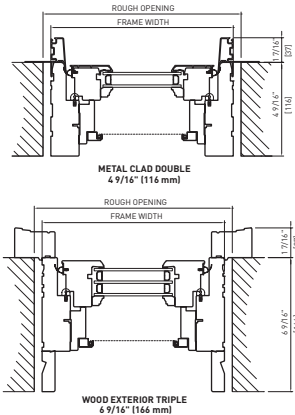
FINISH OPTIONS: REFER TO SECTION A.

### Casement Window Wall Connection Detail

#### Head & Sill Detail



#### Plan View



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

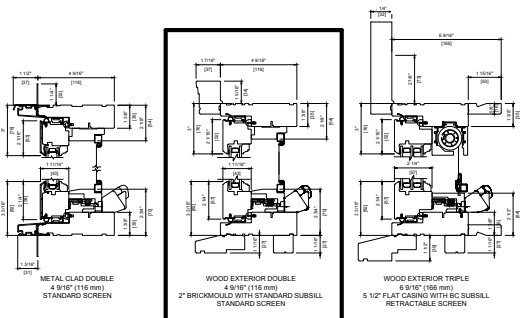
#### Egress

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.

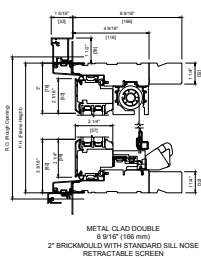
Visit the Loewen Photo Gallery online at [www.loewen.com](http://www.loewen.com) for a large collection of Loewen product and elevation photography. Numerous custom window configuration opportunities exist – please contact your Authorized Loewen Dealer. Specifications and technical information are subject 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](http://www.loewen.com/architect) | Installation Instructions: [www.loewen.com](http://www.loewen.com)

### Casement Window Detail

#### Head & Sill Detail

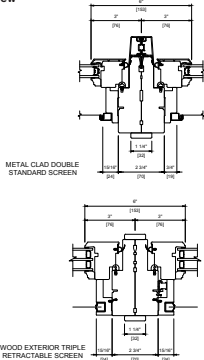


#### Head & Sill Detail



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

#### Plan View



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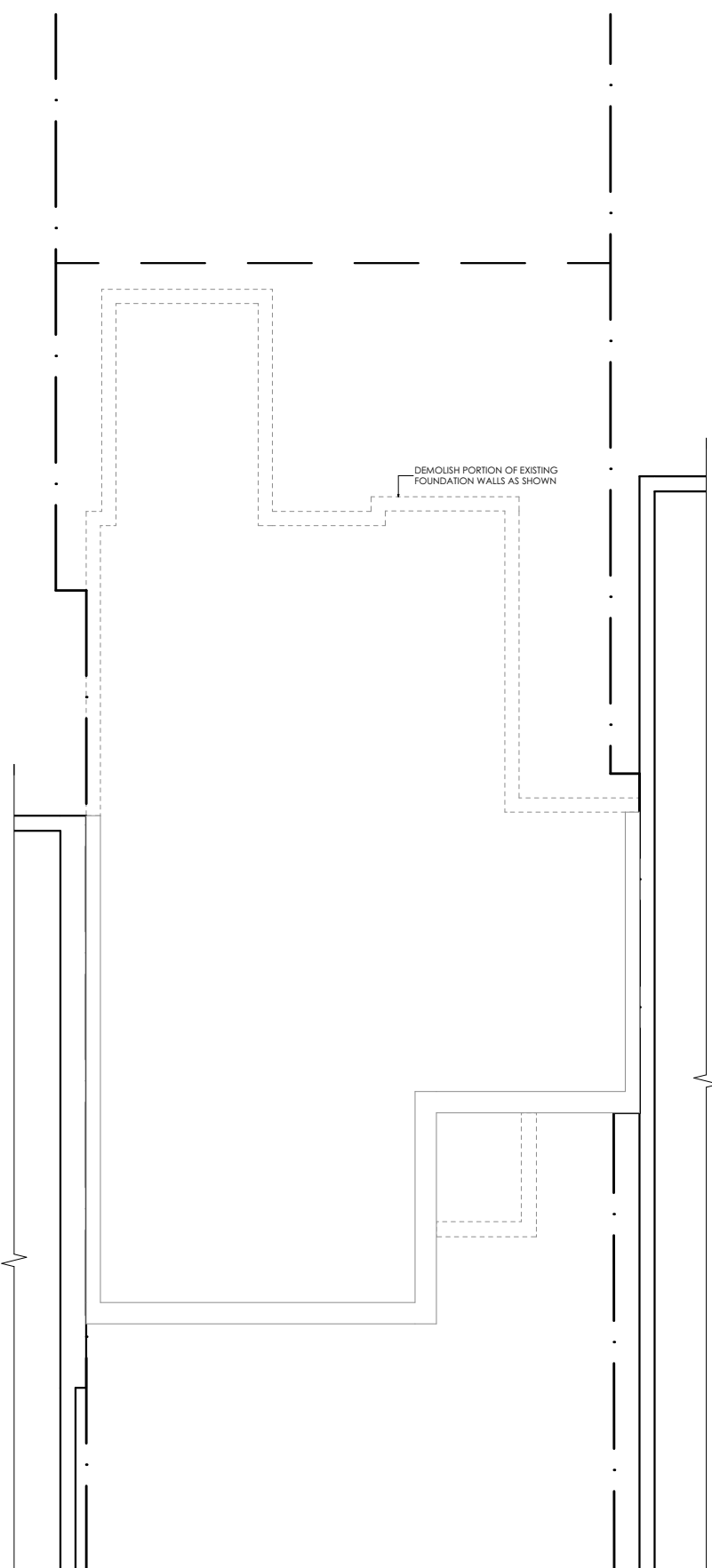
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## Window Specifications

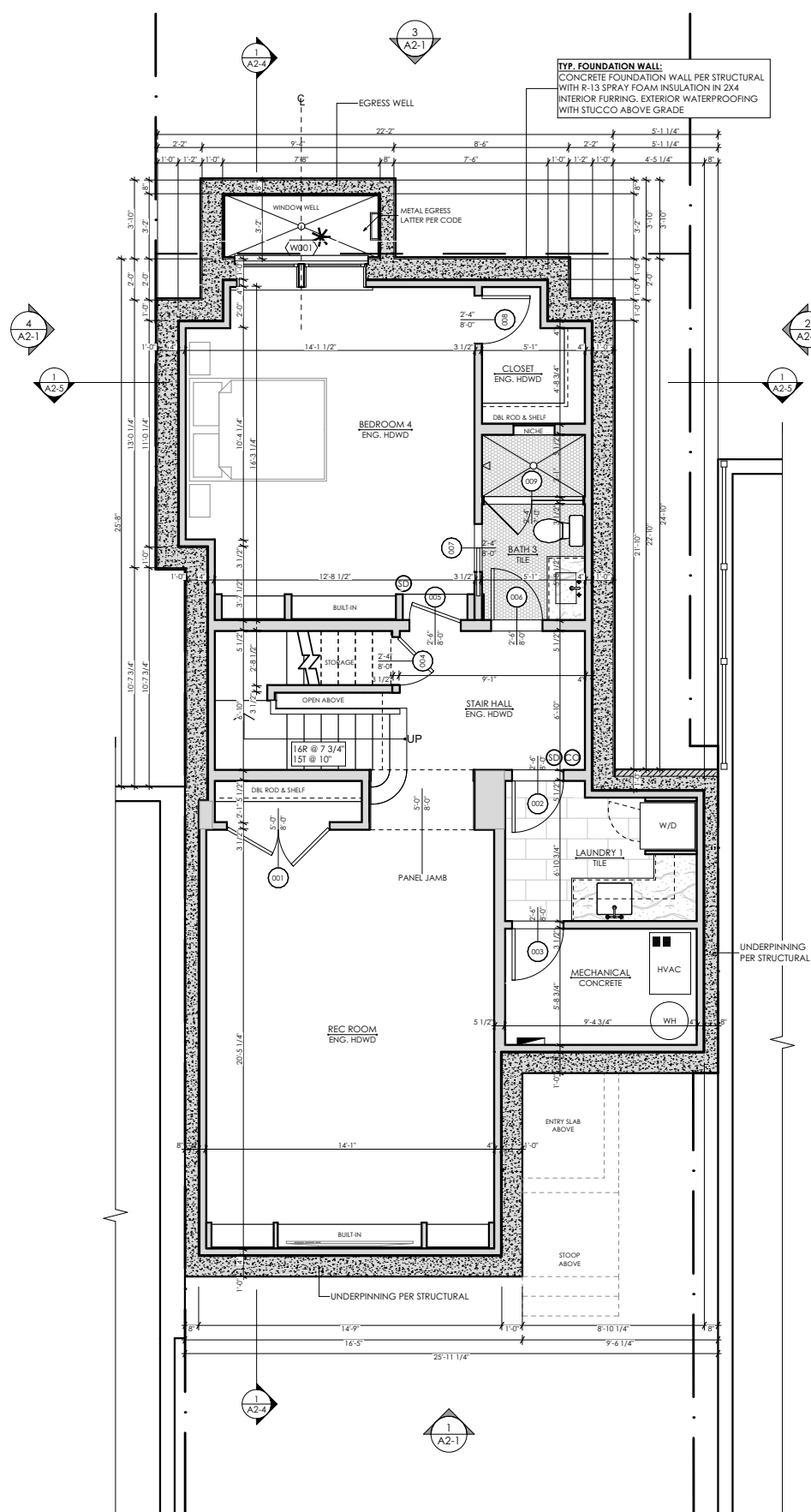
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OGB Set

# T4



**1** Basement Demolition Plan  
1/8" = 1'-0"



**2** Basement Plan  
1/8" = 1'-0"

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Basement Floor Plan

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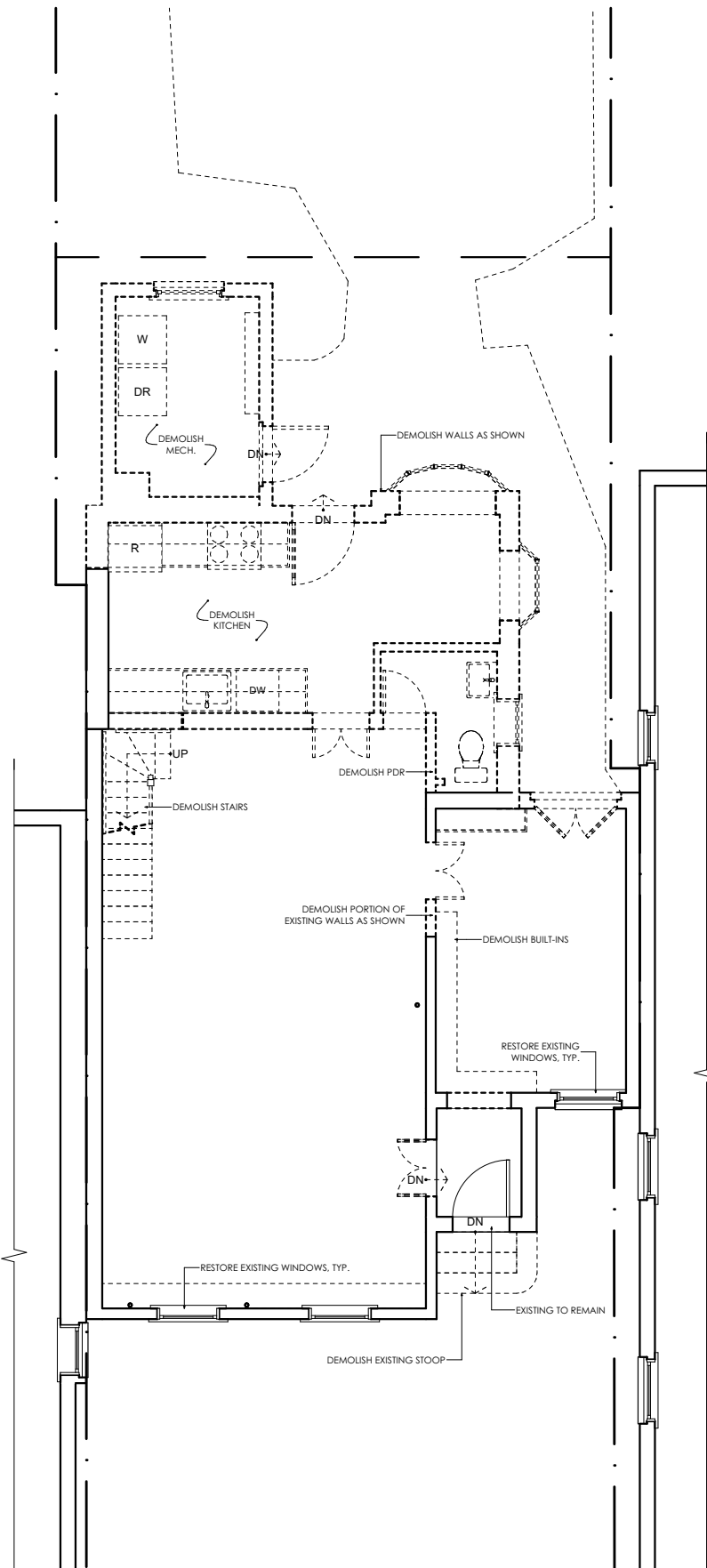
OGB Set

A1-0

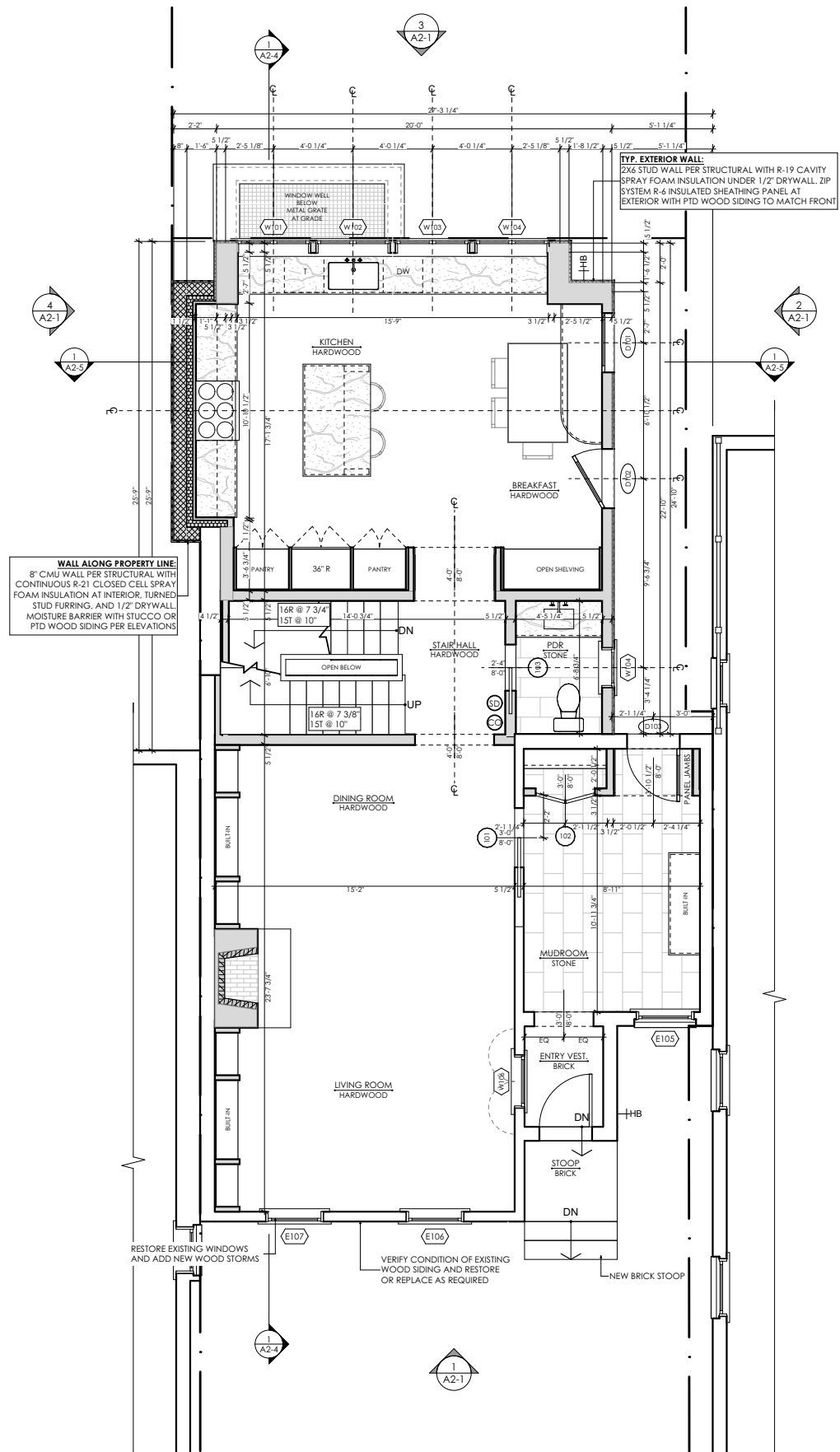
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**1** First Floor Demolition Plan  
1/8" = 1'-0"



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



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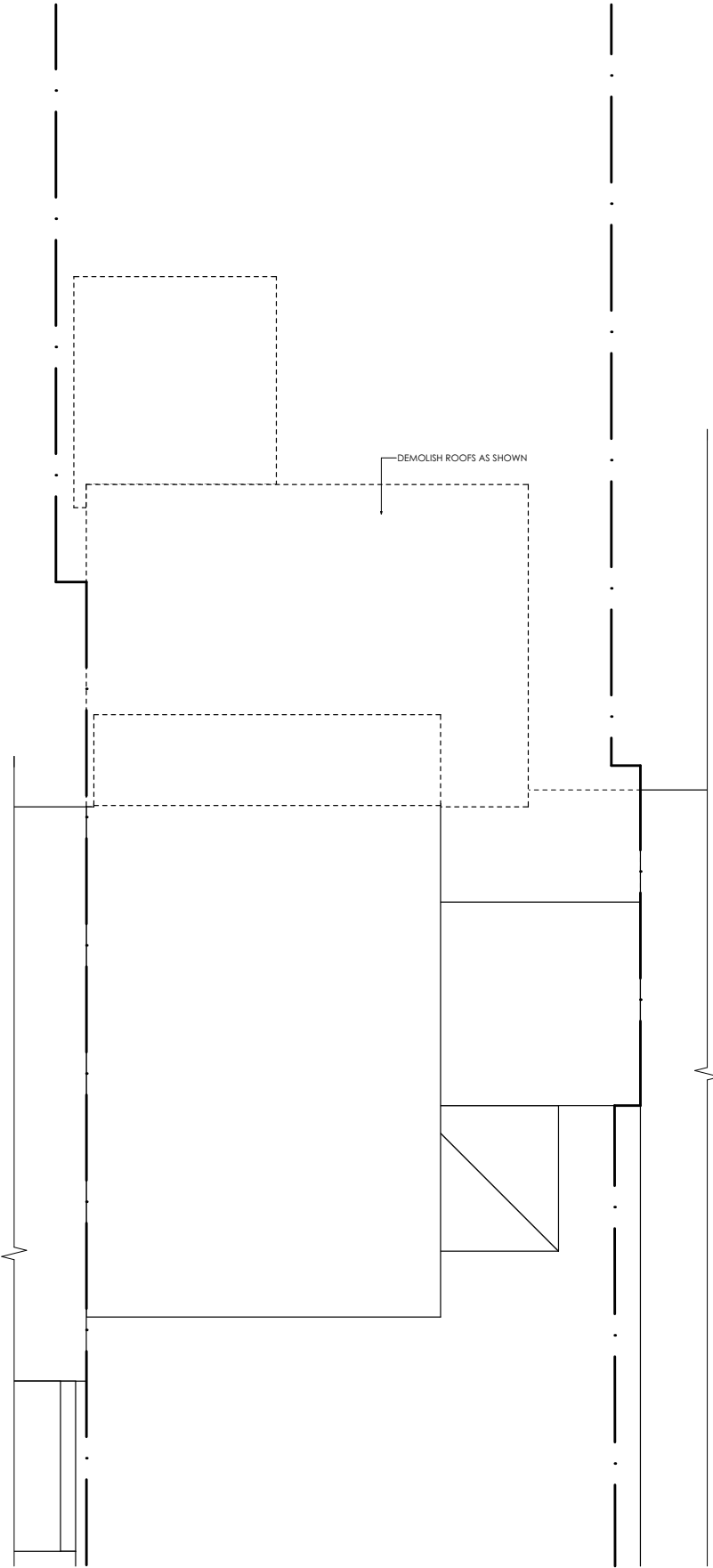
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## Second Floor Plan

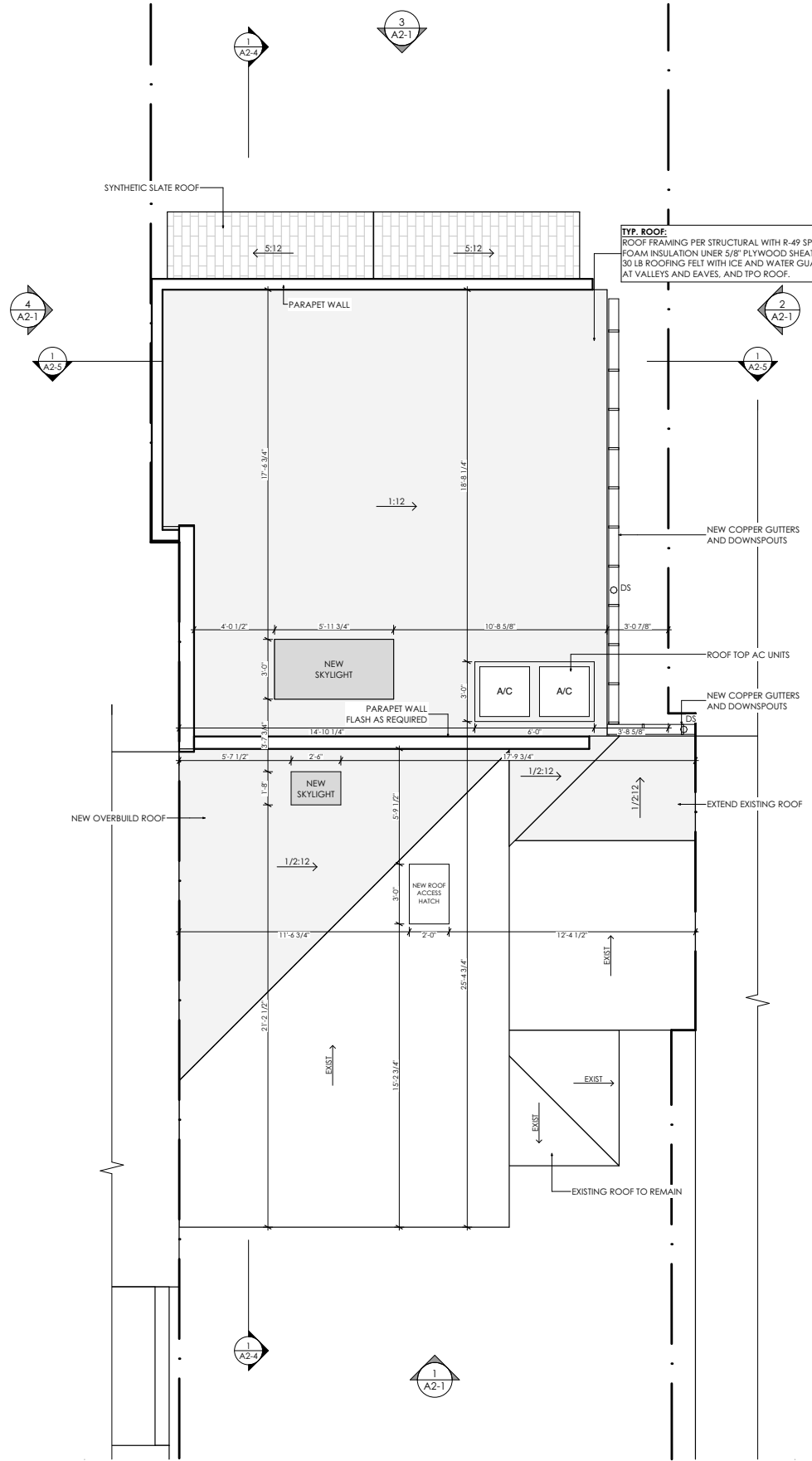
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OGB Set

**A1-2**



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



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

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Roof Plan

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A1-3

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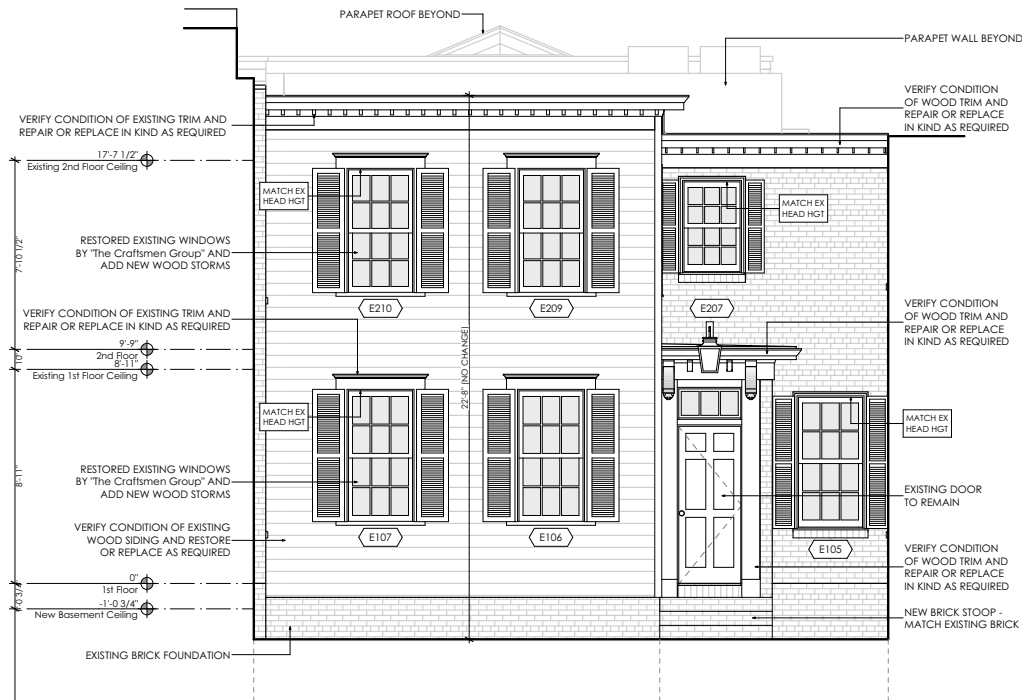




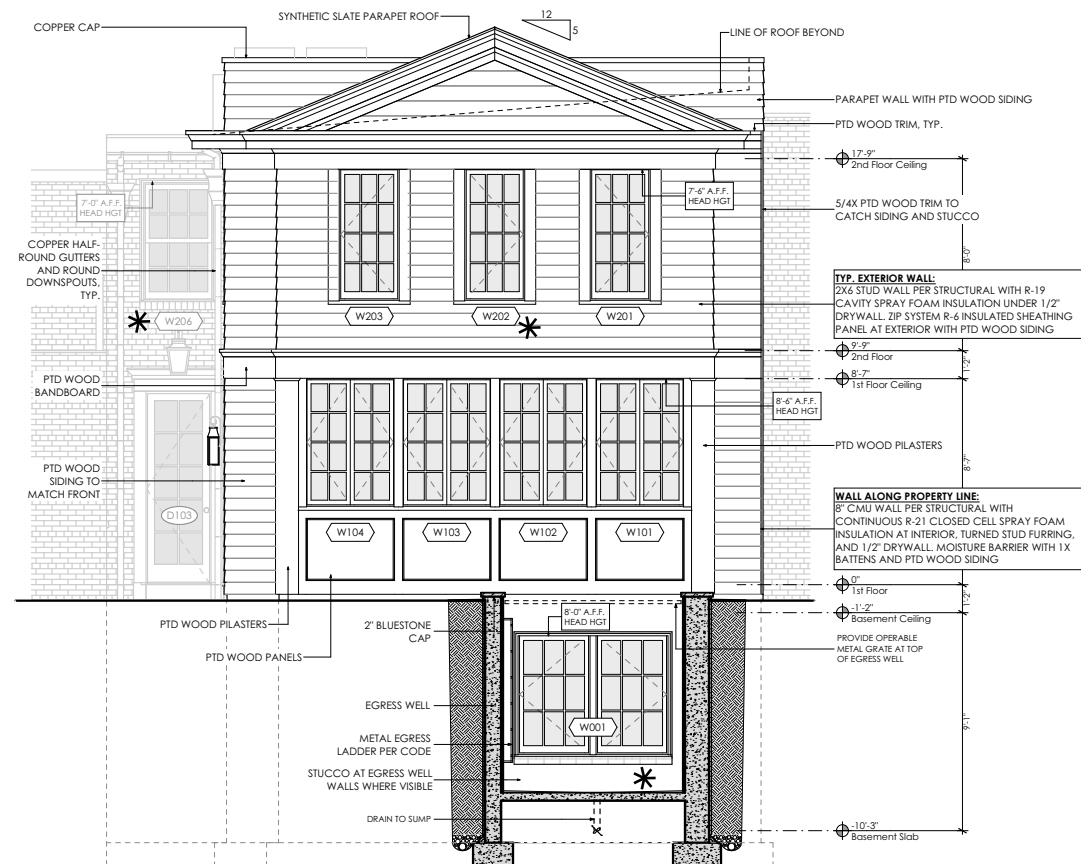
**1** Existing Front Elevation  
1/8" = 1'-0"



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



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



**4** Rear Elevation  
1/8" = 1'-0"

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Front & Rear  
Elevation

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A2-1



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



**2** Right Elevation  
1/8" = 1'-0"

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Right Elevation

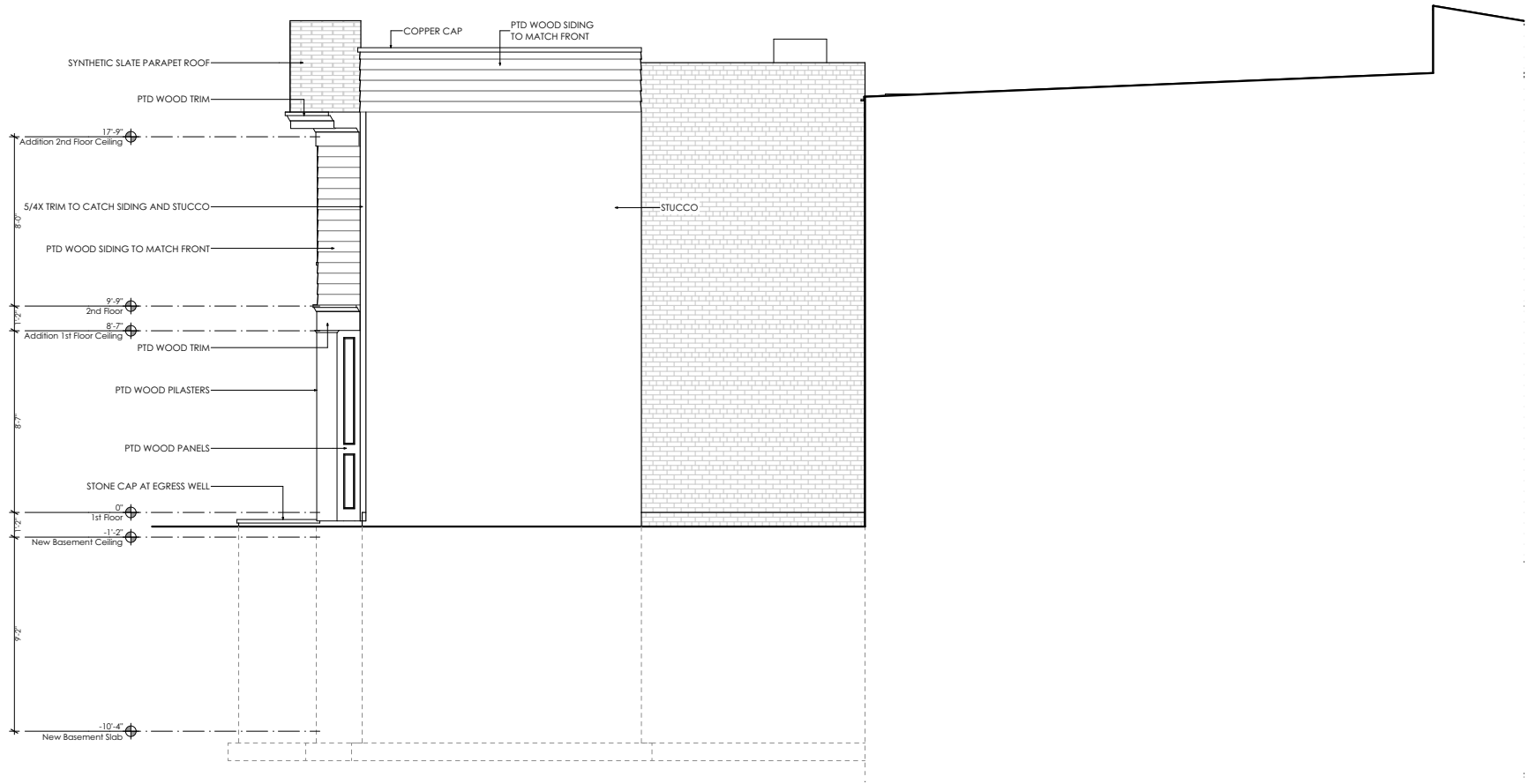
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OGB Set

**A2-2**

1 Existing Left Elevation

1/8" = 1'-0"



2 Left Elevation

1/8" = 1'-0"

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Left Elevation

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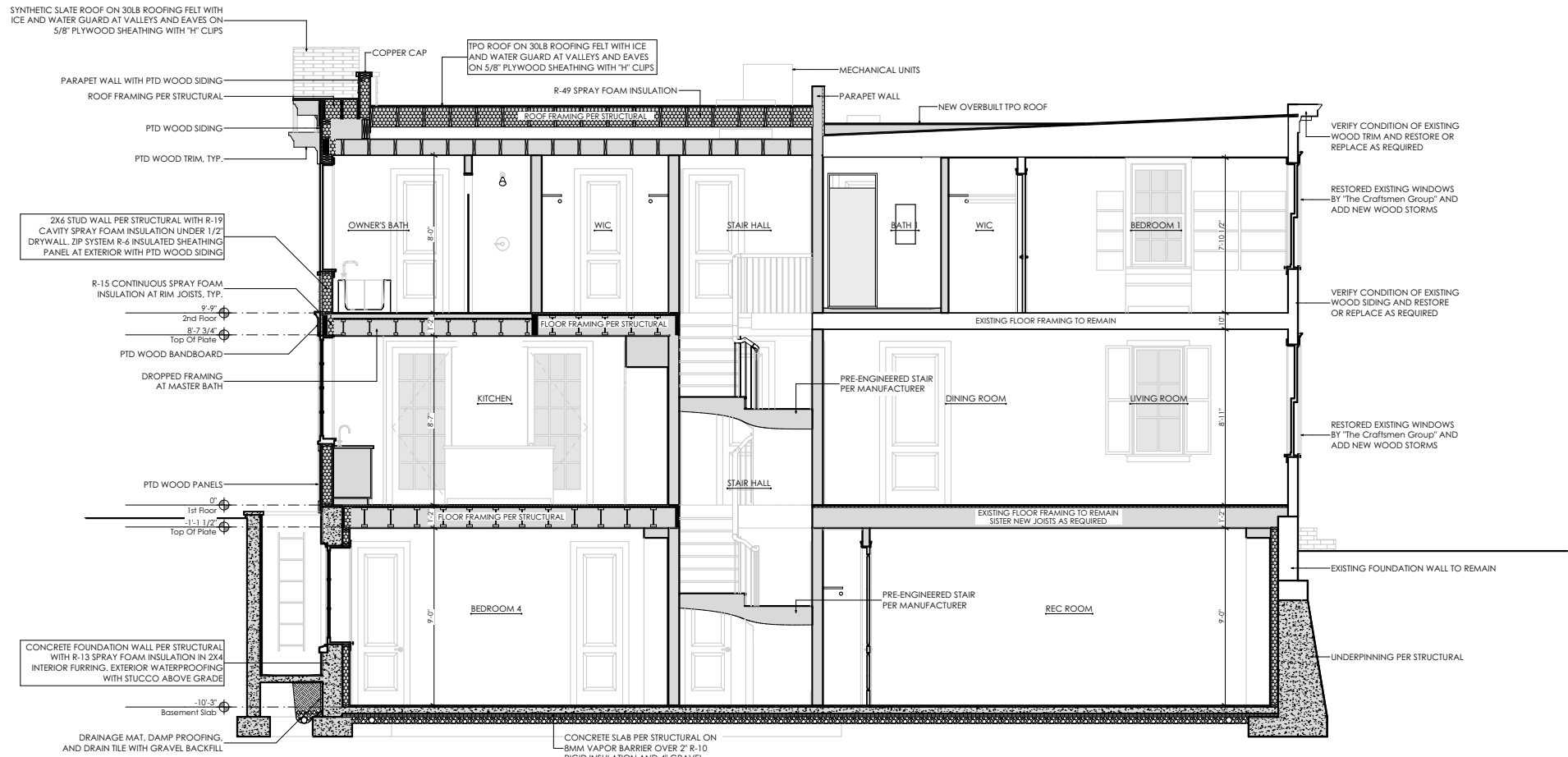
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A2-3

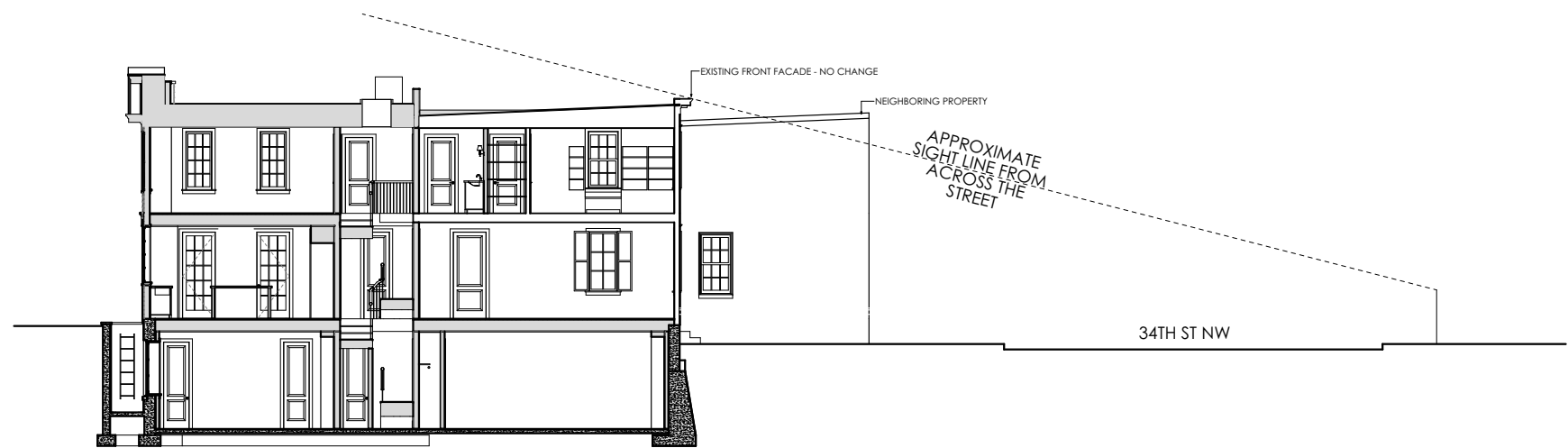
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**1** Section Through Kitchen  
1/8" = 1'-0"



**2** Diagrammatic Sight Line  
1/16" = 1'-0"

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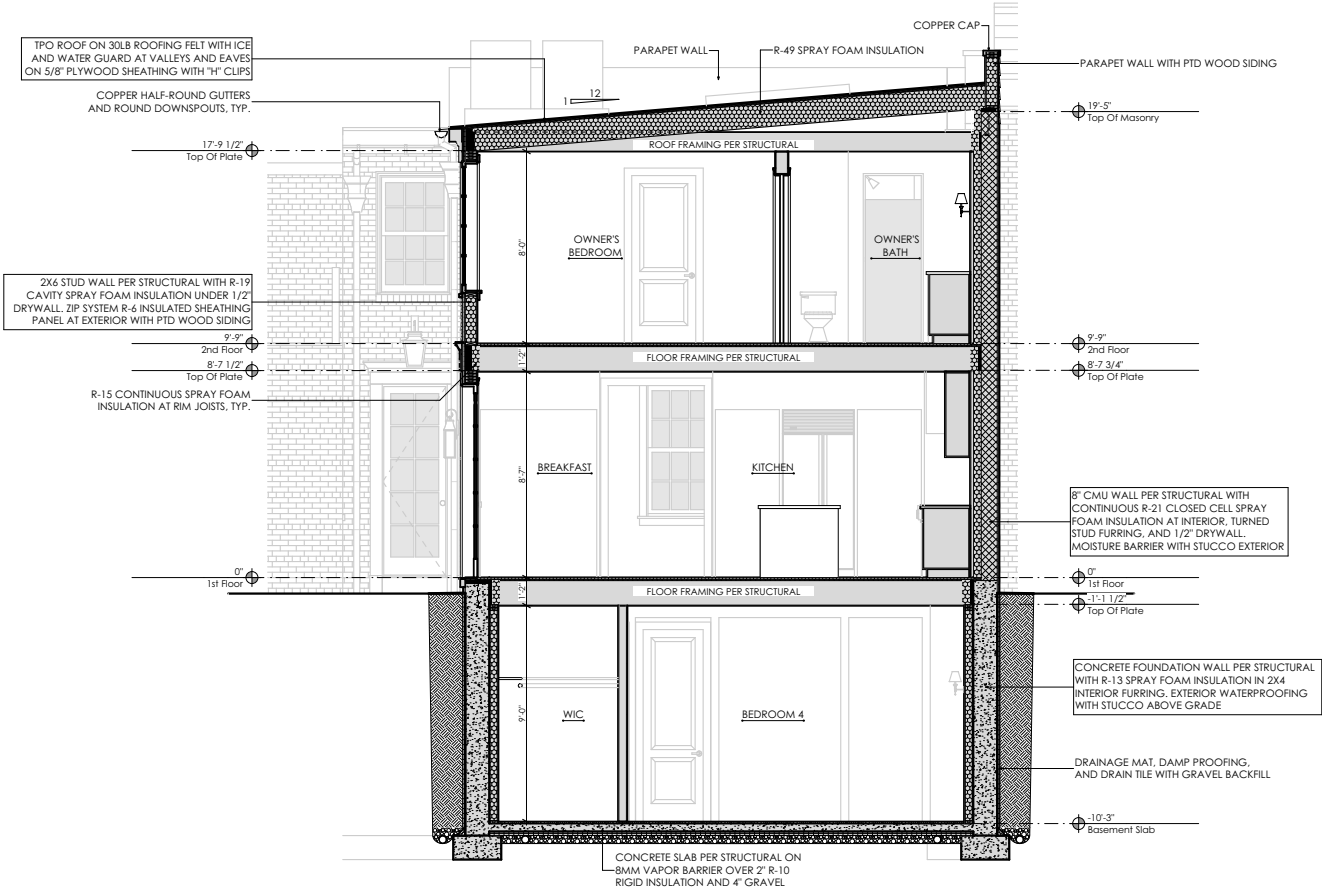
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Building Sections

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A2-4



**1** Cross Section Through Addition  
1/8" = 1'-0"

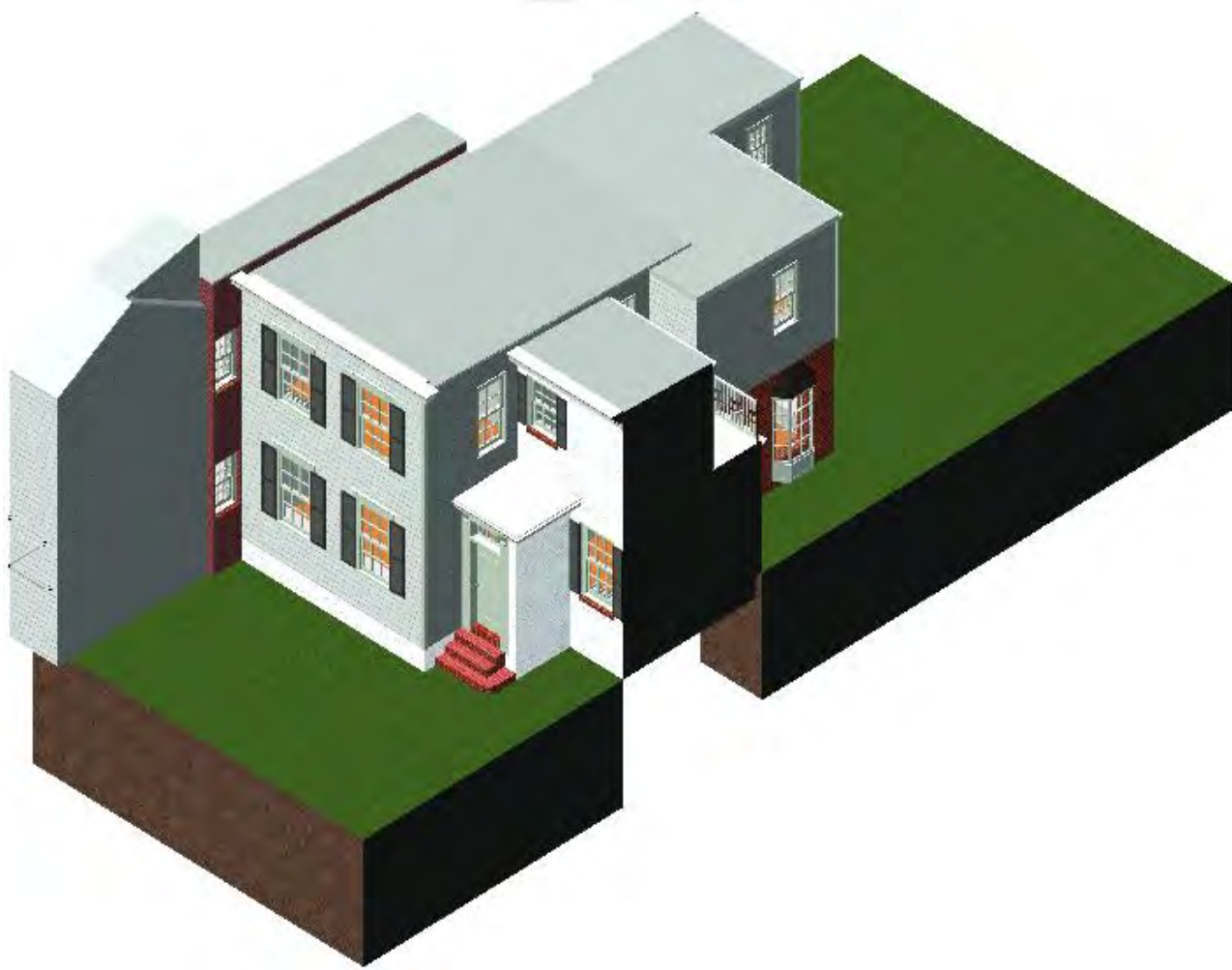
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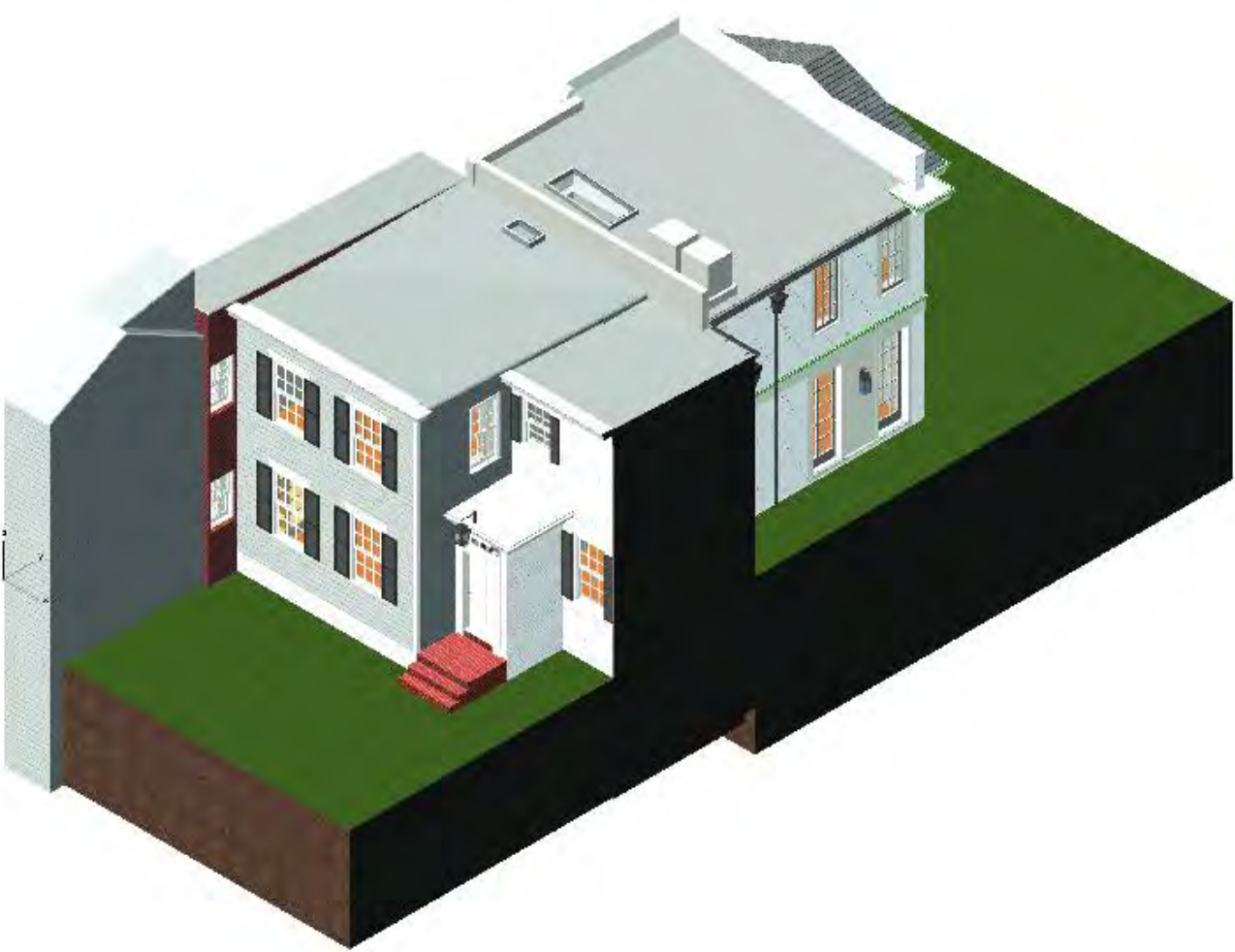
Cross Section

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A2-5



EXISTING 3D VIEW



PROPOSED 3D VIEW

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3D Views

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VIEW FROM ACROSS 34TH ST



FRONT ELEVATION



NEIGHBOR - LEFT SIDE



NEIGHBOR - RIGHT SIDE



VIEW FROM SIDEWALK



REAR ELEVATION



REAR ADDITION - LEFT SIDE



REAR ADDITION - LEFT SIDE

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Existing Photos

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PIC-1

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