



3304 M ST. NW.
WASHINGTON DC 20007

REVISIONS	DESCRIPTION	DATE

02/09/2023

A000



COVER SHEET
 OGB SET

3304 M ST. NW
 3304 M ST. NW, WASHINGTON DC
 20007

TRAVIS PRICE ARCHITECTS
 1028 33rd street nw, suite 320, washington, d.c. 20007
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SHEET NUMBER	SHEET NAME
A000	COVER SHEET
A001	PROJECT INFORMATION
A002	REFERENCE SHEET
A008	PHOTOS - SITE
A009	PHOTOS - WINDOWS
A010	RENDERING
A100	EXISTING - ALLEY GROUND FLOOR
A101	EXISTING - M ST FIRST FLOOR
A102	EXISTING - M ST SECOND FLOOR
A110	DEMO - ALLEY GROUND FLOOR
A111	DEMO - M ST FIRST FLOOR
A112	DEMO - M ST SECOND FLOOR
A120	PROPOSED - ALLEY GROUND FLOOR
A121	PROPOSED - M ST FIRST FLOOR
A122	PROPOSED - M ST SECOND FLOOR
A200	EXISTING - BUILDING ELEVATION
A201	PROPOSED - BUILDING ELEVATION
A303	BUILDING SECTION
A400	ENLARGED PLAN - ALLEY ENTRY
A401	CADYS ALLEY ENTRY SECTIONS
A701	GLAZING SCHEDULE

GENERAL PROJECT INFORMATION

OWNER
EASTBANC INC
 3306 M ST. NW, WASHINGTON DC
 B.SERGEV@EASTBANC.COM@eastbanc.com*
 202.251.6847

ARCHITECT OF RECORD
TRAVIS PRICE
 TRAVIS PRICE ARCHITECTS
 2805 CHESTERFIELD PLACE NW
 WASHINGTON, DC 20008
 202.965.7000

STRUCTURAL ENGINEERS
ROGER CHEBIB (P.E.)
 PRINCIPAL
 CAC CONSULTING, INC.
 CONSULTING STRUCTURAL ENGINEERS
 17 WHEATFIELD COURT, GAITHERSBURG MD, 20879.
 CHEBIB1559@AOL.COM
 240.688.4833

MECHANICAL/ELECTRICAL/PLUMBING ENGINEERS
KHALID KHALIFA, P.E., C.E.M.
 PRINCIPAL
 KK ENGINEERING, LLC
 8850 COLUMBIA 100 PARKWAY, SUITE 316
 COLUMBIA, MD, 21045
 KKHALIFA@KKEDESIGN.COM
 443.393.1070 X 1003

ZONING SUMMARY

ZONE DISTRICT: MU-13
SQUARE / LOT / BLOCK: 1184 0060
STORIES: 3
 GEORGETOWN HISTORIC DISTRICT -
 COMMISSION OF FINE ARTS JURISDICTION

GENERAL SCOPE

SCOPE: LEVEL 2 ALTERATION - INTERIORS AND CADY'S ALLEY FACADE

NUMBER OF STORIES: 3

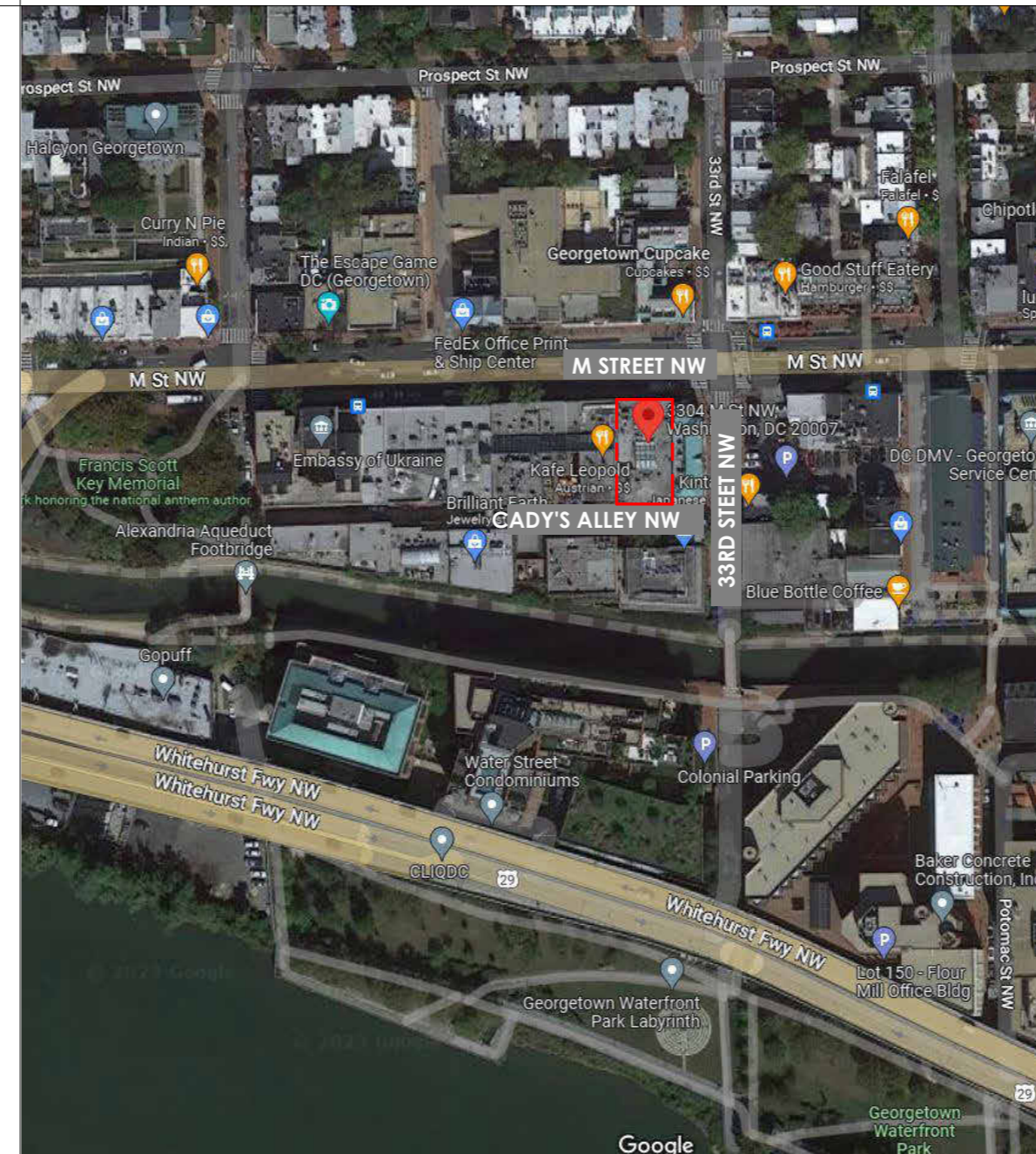
TOTAL BUILDING SQ/FT:	BELOW GRADE	6,050 SF
	ABOVE GRADE	12,085 SF

PROGRAM:
ALLEY GROUND FL @ 58.74': RETAIL, BOH, BATHROOMS
M ST 1ST FL @ 49.75': RETAIL, BATHROOMS
M ST 2ND FL @ 81.62': RETAIL, BATHROOMS

CODE INFORMATION

CODES:
 2017 DCMR12 - DISTRICT OF COLUMBIA CONSTRUCTION CODES
 2015 INTERNATIONAL BUILDING CODE, AMENDED BY DCMR 12A
 2014 NEC/NFPA 70 - NATIONAL ELECTRICAL CODE, AMENDED BY DCMR 12C
 2015 IFGC - INTERNATIONAL FUEL GAS CODE, AMENDED BY DCMR 12D
 2015 IMC - INTERNATIONAL MECHANICAL CODE, AMENDED BY DCMR 12E
 2015 IPC - INTERNATIONAL PLUMBING CODE, AMENDED BY DCMR 12F
 2015 IFC - INTERNATIONAL FIRE CODE, AMENDED BY DCMR 12H
 2015 IPMC - INTERNATIONAL PROPERTY MAINTENANCE CODE, AMENDED BY DCMR 12G
 THE ENERGY STANDARD FOR BUILDINGS EXCEPT LOW-RISE RESIDENTIAL BUILDINGS (ANSI/ASHRAE/IES 90.1-2013) PUBLISHED BY THE AMERICAN SOCIETY OF HEATING REFRIGERATION AND AIR CONDITIONING CODE - RESIDENTIAL PROVISIONS 2015 ICC
 2015 IBC - INTERNATIONAL GREEN CODE, AMENDED BY DCMR 12K
 2015 IEBC - INTERNATIONAL EXISTING BUILDING CODE, AMENDED BY DCMR 12J
 2009 ICC/ANSI A117.1 - ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

SITE LOCATION



PROJECT INFORMATION

3304 M ST. NW
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REVISIONS	DATE

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A001

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MATERIALS AND SYMBOLS LEGEND

STANDARD ABBREVIATIONS

11		COMPACTED SOIL	SHEET NUMBER A521 SHEET NUMBER CATEGORY NUMBER DISCIPLINE LETTER	PARTITION TAG 	FIRE RATING TAG 	ROOF DRAIN
10		UNDISTURBED SOIL	NORTH ARROW 	BUILDING SECTION TAG 	ROOF TOP UNIT REFER TO MECHANICAL 	FLOOR BOX
9		COURSE POROUS FILL	GRAPHIC SCALE 	WALL SECTION TAG 		
8		SAND	COLUMN SYMBOL & CENTER LINES 	ENLARGED PLAN AND DETAIL CALLOUT 		
7		BITUMINOUS PAVING	VERTICAL ELEVATION 	SPOT ELEVATION SECOND FLOOR EL. 18'-6"	SPOT ELEVATION 	EXTERIOR ELEVATION TAG
6		CONCRETE	MATCHLINE MATCHLINE SEE XX/X-XXX SHEET NUMBER ON WHICH CONTINUATION IS FOUND	PROPERTY LINE 	INTERIOR ELEVATION TAG 	
5		TERRAZZO	DRAWING TITLE 20 SCALE DRAWING	DRAWING REVISION CLOUD AND TAG 		
4		STONE TILE	KEYNOTE 	EQUIPMENT DESIGNATION 	TOILET ACCESSORY TAG 	
3		BRICK MASONRY	ROOM NAME AND NUMBER ROOM NAME 1-10	DOOR NUMBER NEW DOOR IN NEW OR EXISTING FRAME OR DOOR NO. USE ROOM NO WITH DOOR MARK OR DOOR MARK ONLY EXISTING DOOR & FRAME	SHOWER HEAD 	SHOWER HEAD F.S.
2		CONCRETE MASONRY UNIT	WINDOW TYPE SYMBOL 	STOREFRONT SYMBOL 	DETAIL 	FLOOR DRAIN O.F.D.
1		CLOSED CELL INSULATION				

A.F.F.	ABOVE FINISHED FLOOR	LOC.	LOCATION
ALT.	ALTERNATE	L.P.	LOW POINT
B/O	BOTTOM OF	LVL	LAMINATED VENEER LUMBER
BTU	BRITISH THERMAL UNIT	MAX.	MAXIMUM
B.W.	BEARING WALL	MEP	MECHANICAL / ELECTRICAL / PLUMBING
BHMP	BUILDING HEIGHT MEASURING POINT	MIN.	MINIMUM
CANT.	CANTILEVER	MPH	MILES PER HOUR
CFM	CUBIC FEET PER MINUTE	O.C.	ON CENTER
C.J.	CEILING JOIST	O.P.	OWNER PROVIDED
CMU	CONCRETE MASONRY UNIT	P.C.	POURED CONCRETE
CONC.	CONCRETE	P.T.	PRESSURE TREATED
CONT.	CONTINUOUS	PVC	POLYVINYL CHLORIDE PLASTIC
CW	COLD WATER	RAG	RETURN AIR GRILLE
DIA.	DIAMETER	REINF.	REINFORCING
DIM	DIMENSION	R.T.U.	ROOF TOP UNIT
DN.	DOWN	T.B.D.	TO BE DETERMINED
EA.	EACH	T+G	TONGUE AND GROOVE
ELEC.	ELECTRIC(AL)	TH.	THRESHOLD
EM	ELECTRICAL METER	T/O	TOP OF
E.P.	ELECTRICAL PANEL	TYP.	TYPICAL
F.J.	FLOOR JOIST	U.N.O.	UNLESS NOTED OTHERWISE
FURN.	FURNITURE	VTR	VENT THROUGH ROOF
GFI	GROUD FAULT INTERRUPT	W/	WITH
GM	GAS METER	WH	WATER HEATER
GWB	GYPSUM WALL BOARD	WL	WET LOCATION
HVAC	HEATING / VENTILATION / AIR CONDITIONING	WM	WATER METER
HW	HOT WATER	WP	WEATHERPROOF
IGF	INTERIOR GLASS FLOOR	WWF	WELED WIRE FABRIC
EGF	EXTERIOR GLASS FLOOR	WWM	WELED WIRE MESH

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REFERENCE SHEET
OGB SET

DISTRICT OF COLUMBIA
TRAVIS PRICE ARCHITECTS
REGISTERED ARCHITECT

REVISIONS	DATE	DESCRIPTION

02/09/2023

A002

M ST NW (FRONT) FACADE PHOTOS - FOR REFERENCE - FRONT FACADE NOT IN SCOPE

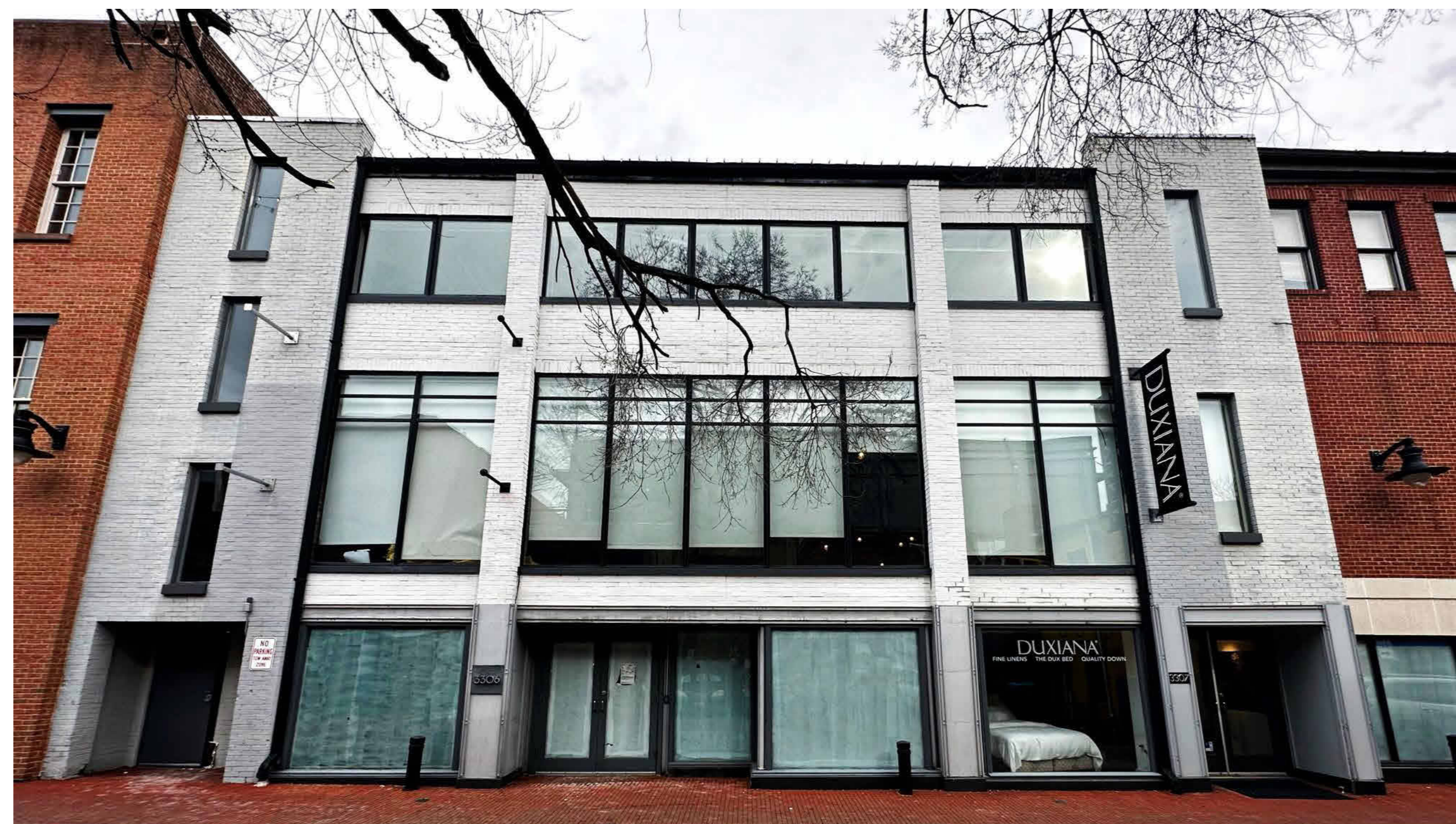
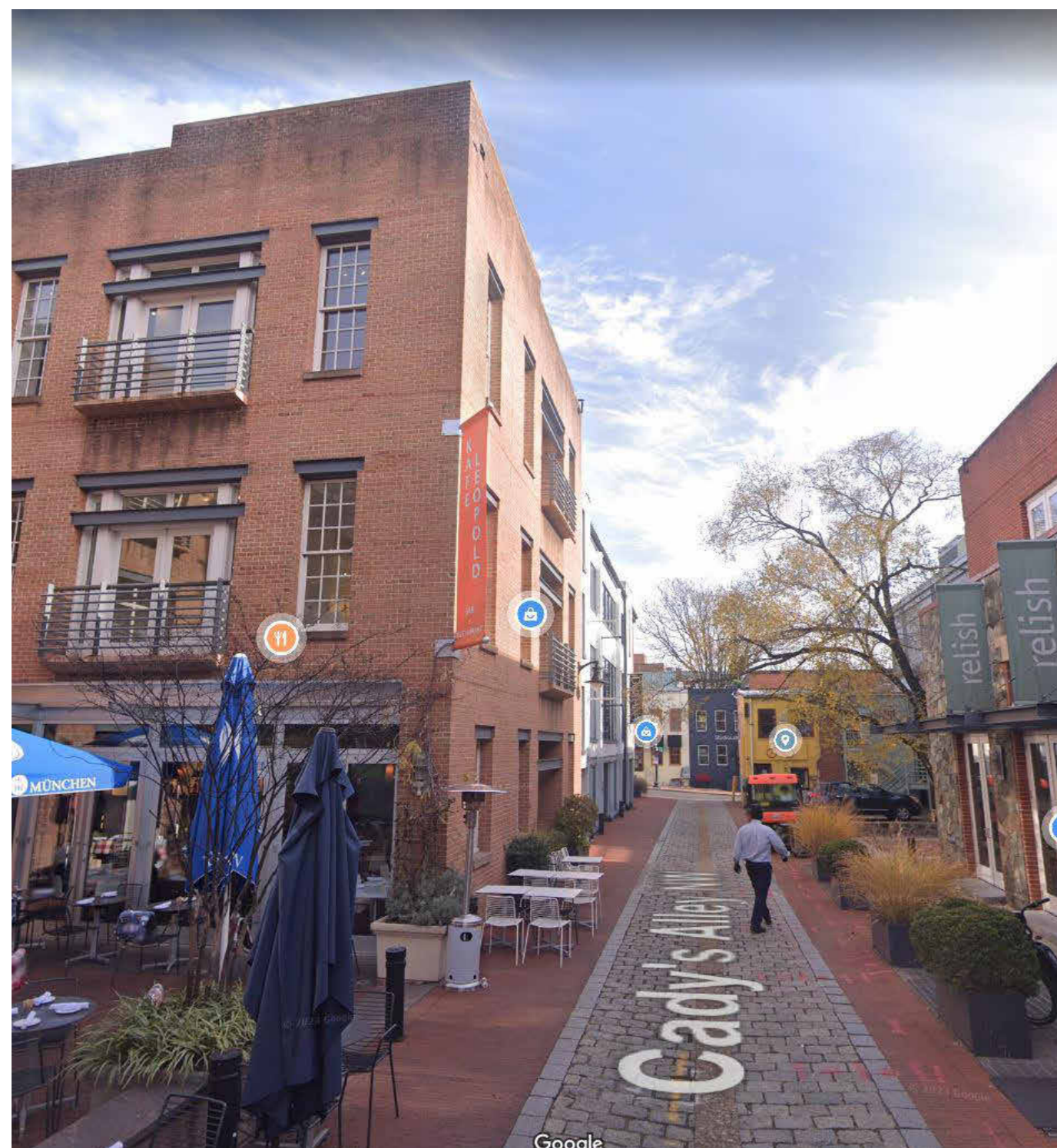


FRONT FACADE ADJACENT BUILDING

FRONT FACADE 3304 M ST NW

FRONT FACADE ADJACENT BUILDING

CADY'S ALLEY (REAR) FACADE PHOTOS



REAR FACADE ADJACENT BUILDING

REAR FACADE

REAR FACADE ADJACENT BUILDING

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PHOTOS - SITE

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A008

CADY'S ALLEY (REAR) FACADE PHOTOS - WINDOWS



UPPER FLOOR WINDOWS. EXISTING TO REMAIN.



AREA OF WORK



CADY'S ALLEY LEVEL WINDOWS AND DOORS TO BE REPLACED



CADY'S ALLEY LEVEL WINDOWS AND DOORS TO BE REPLACED



CADY'S ALLEY LEVEL WINDOWS TO BE REPLACED

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PHOTOS -
WINDOWS

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A009



1 PROPOSED FACADE - CADY'S ALLEY (REAR) EXTERIOR

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RENDERING
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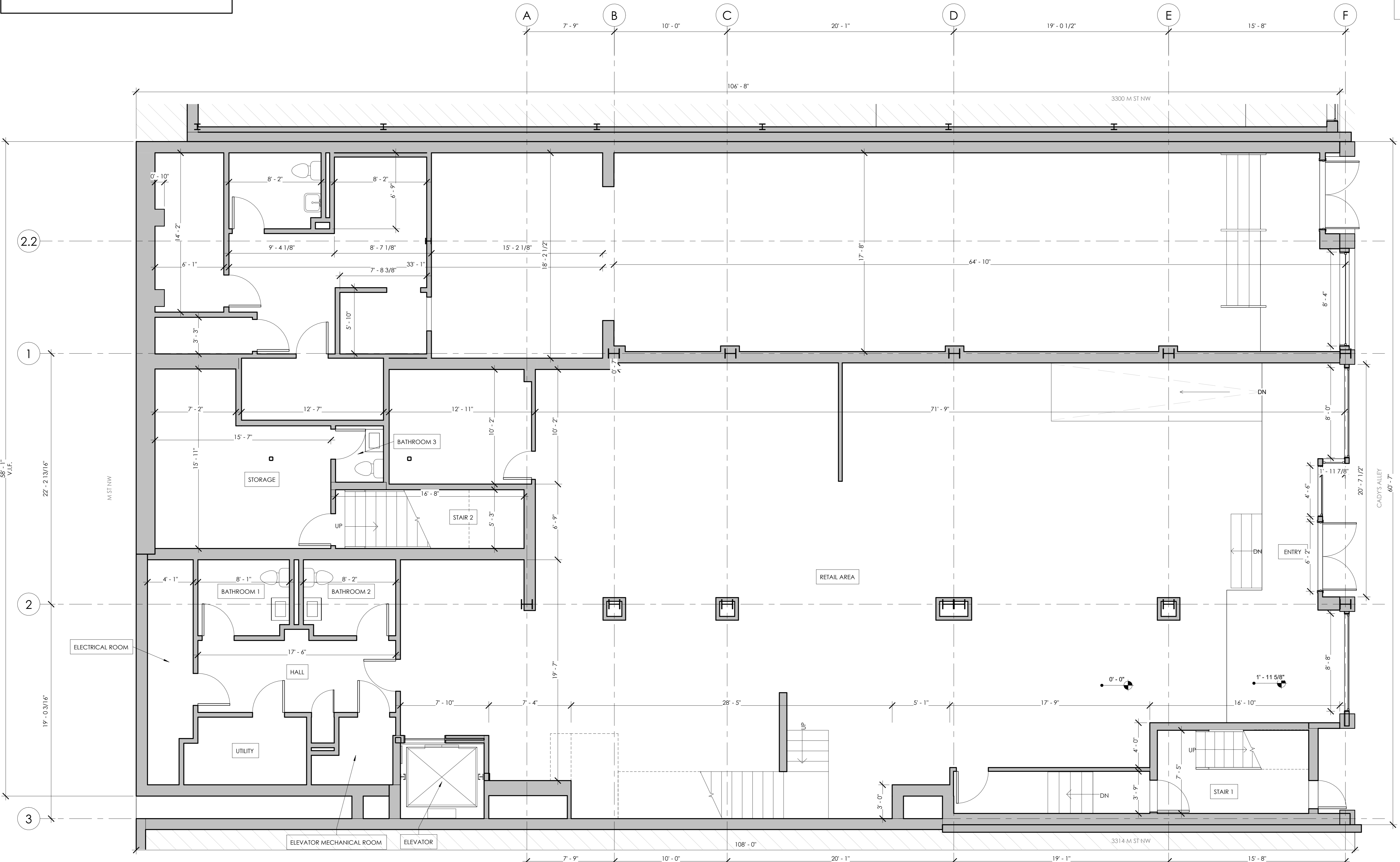
REVISIONS	DESCRIPTION	DATE

02/09/2023

A010

LEGEND - EXISTING PLAN

 NOT IN SCOPE OF WORK
 EXISTING TO REMAIN



1 EXISTING PLAN - ALLEY GROUND FLOOR @ 58.74'
1/4" = 1'-0"

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EXISTING - ALLEY GROUND FLOOR
OGB SET

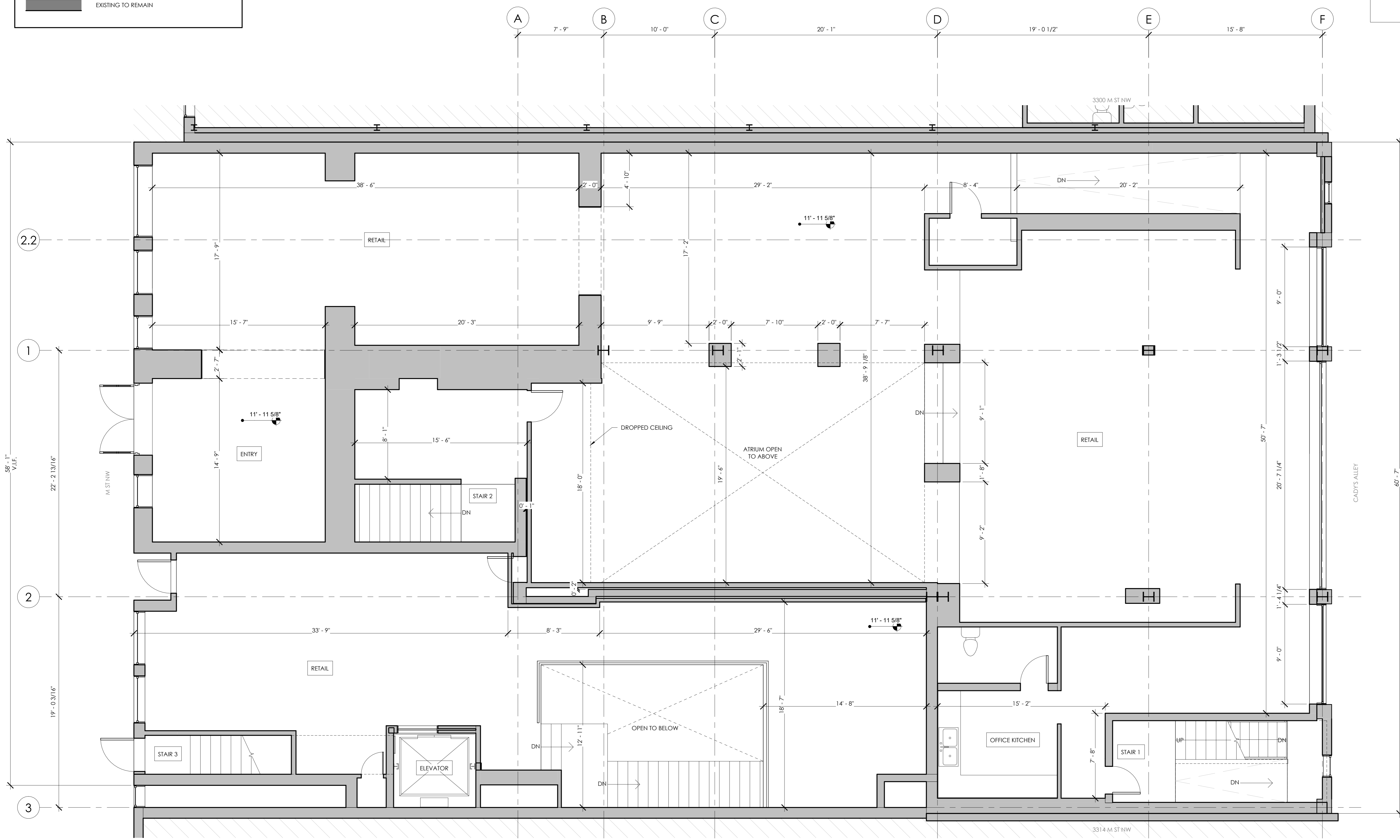
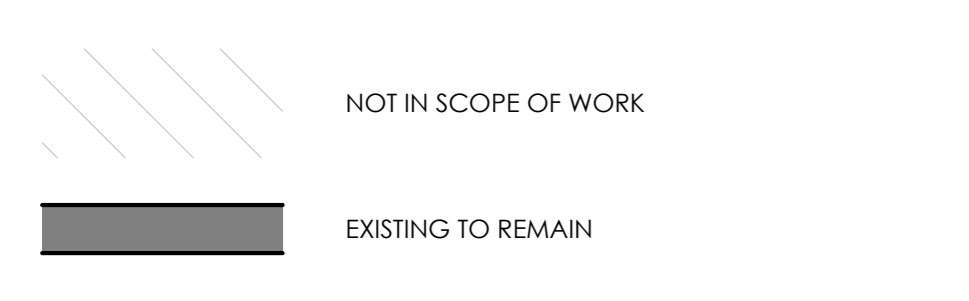
DISTRICT OF COLUMBIA
TRAVIS PRICE ARCHITECTS
REGISTERED ARCHITECT

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A100

LEGEND - EXISTING PLAN



1 EXISTING PLAN - M ST FIRST FLOOR @ 69.75' Copy 1
1/4" = 1'-0"

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EXISTING - M ST FIRST FLOOR
OG8B SET



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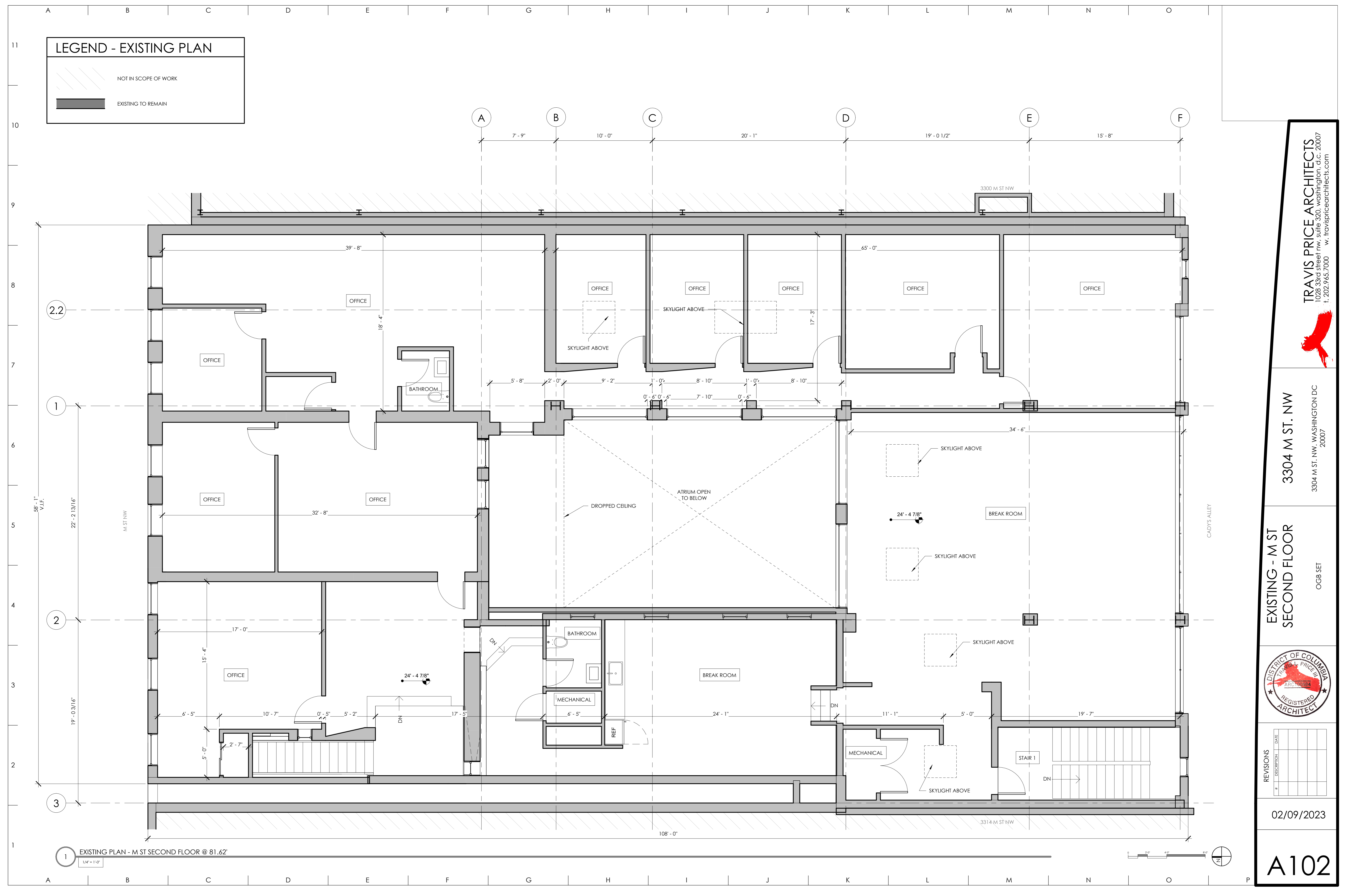
REVISIONS	DATE	DESCRIPTION

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A101

LEGEND - EXISTING PLAN

 NOT IN SCOPE OF WORK
 EXISTING TO REMAIN



1 EXISTING PLAN - M ST SECOND FLOOR @ 81.62'

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EXISTING - M ST
 SECOND FLOOR

OG8 SET



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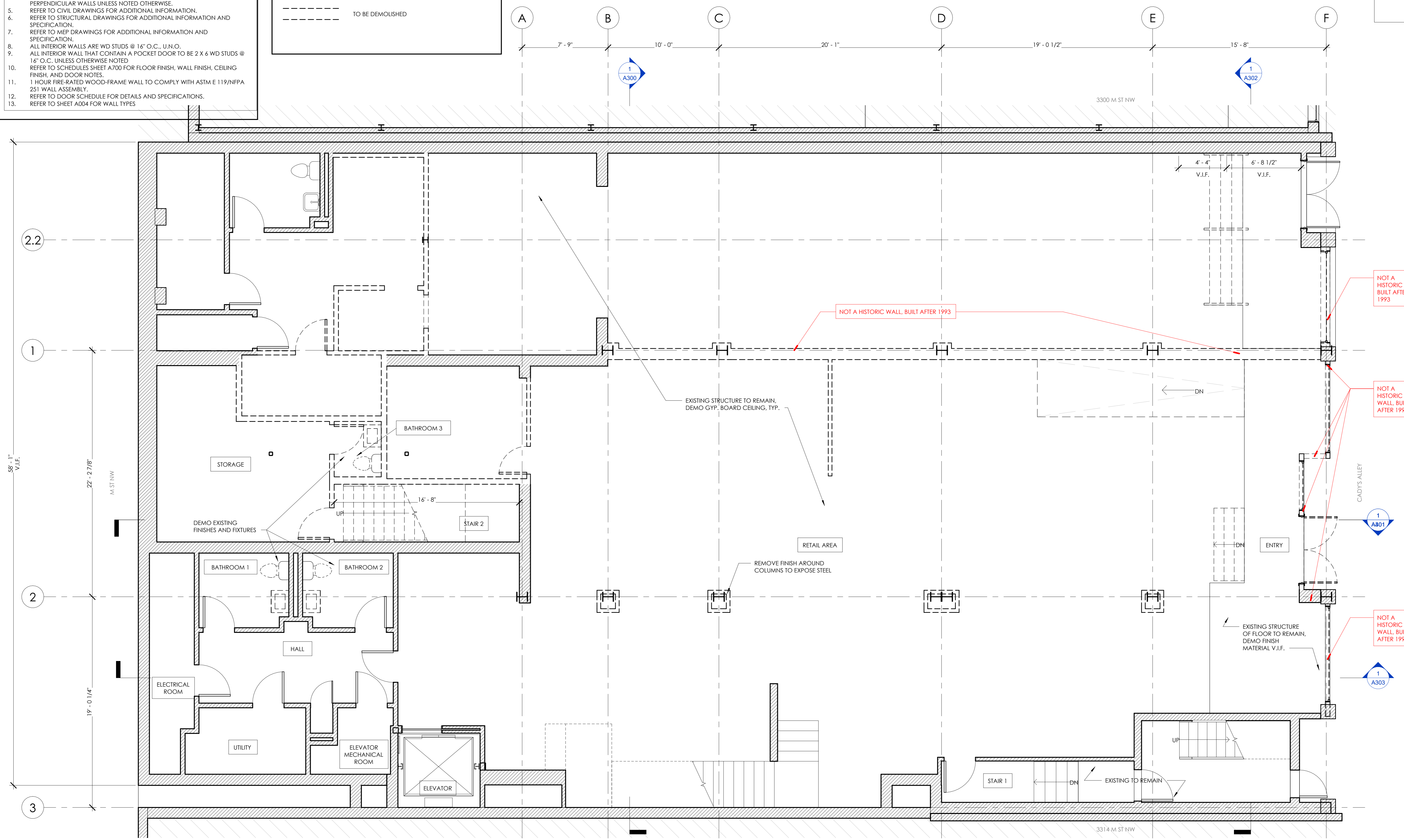
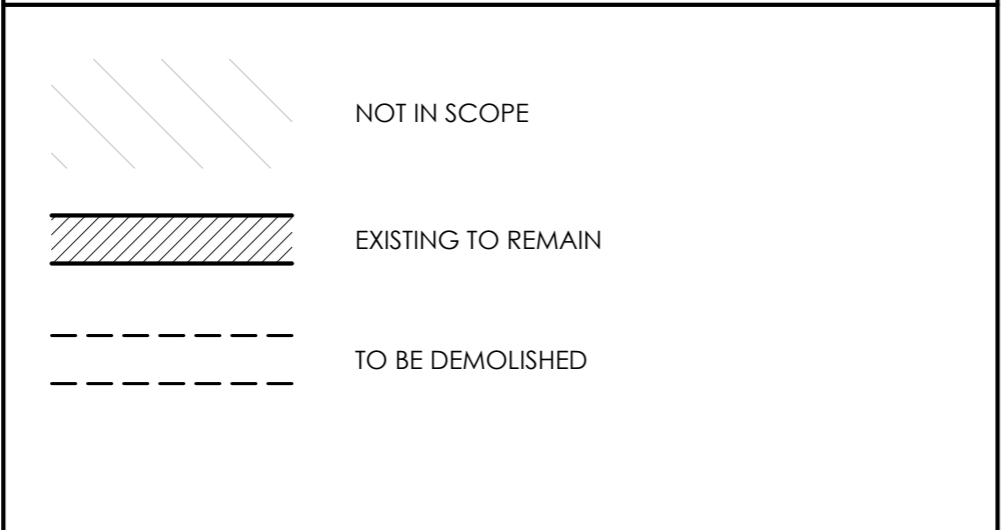
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A102

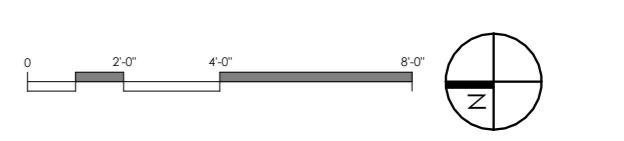
GENERAL NOTES - FLOOR PLAN

- DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY COMPONENTS OF THE CONTRACT DOCUMENTS. REVIEW ALL DRAWINGS FOR THE COMPLETE SCOPE OF WORK. NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION IF INCONSISTENCIES, CONTRADICTIONS OR OMISSIONS ARE DISCOVERED. DO NOT SCALE DRAWINGS. IF DIMENSIONAL INFORMATION IS REQUIRED & NOT FOUND, NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION.
- ALL DIMENSIONS ARE TO COLUMN CENTERLINES OR WD STUD FACE OF INTERIOR WALLS.
- ALL DOOR FRAMES ARE TO BE INSTALLED 6" AWAY OF ADJACENT PERPENDICULAR WALLS UNLESS NOTED OTHERWISE.
- REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND SPECIFICATION.
- REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION AND SPECIFICATION.
- ALL INTERIOR WALLS ARE WD STUDS @ 16" O.C., U.N.O.
- ALL INTERIOR WALL THAT CONTAIN A POCKET DOOR TO BE 2 X 6 WD STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
- REFER TO SCHEDULES SHEET A700 FOR FLOOR FINISH, WALL FINISH, CEILING FINISH, AND DOOR NOTES.
- 1 HOUR FIRE-RATED WOOD-FRAME WALL TO COMPLY WITH ASTM E 119/NFPA 251 WALL ASSEMBLY.
- REFER TO DOOR SCHEDULE FOR DETAILS AND SPECIFICATIONS.
- REFER TO SHEET A004 FOR WALL TYPES.

LEGEND - DEMO PLAN



1 DEMOLITION PLAN - ALLEY GROUND FL @ 58.74'
1/4" = 1'-0"



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OG8 SET

DISTRICT OF COLUMBIA
TRAVIS PRICE III
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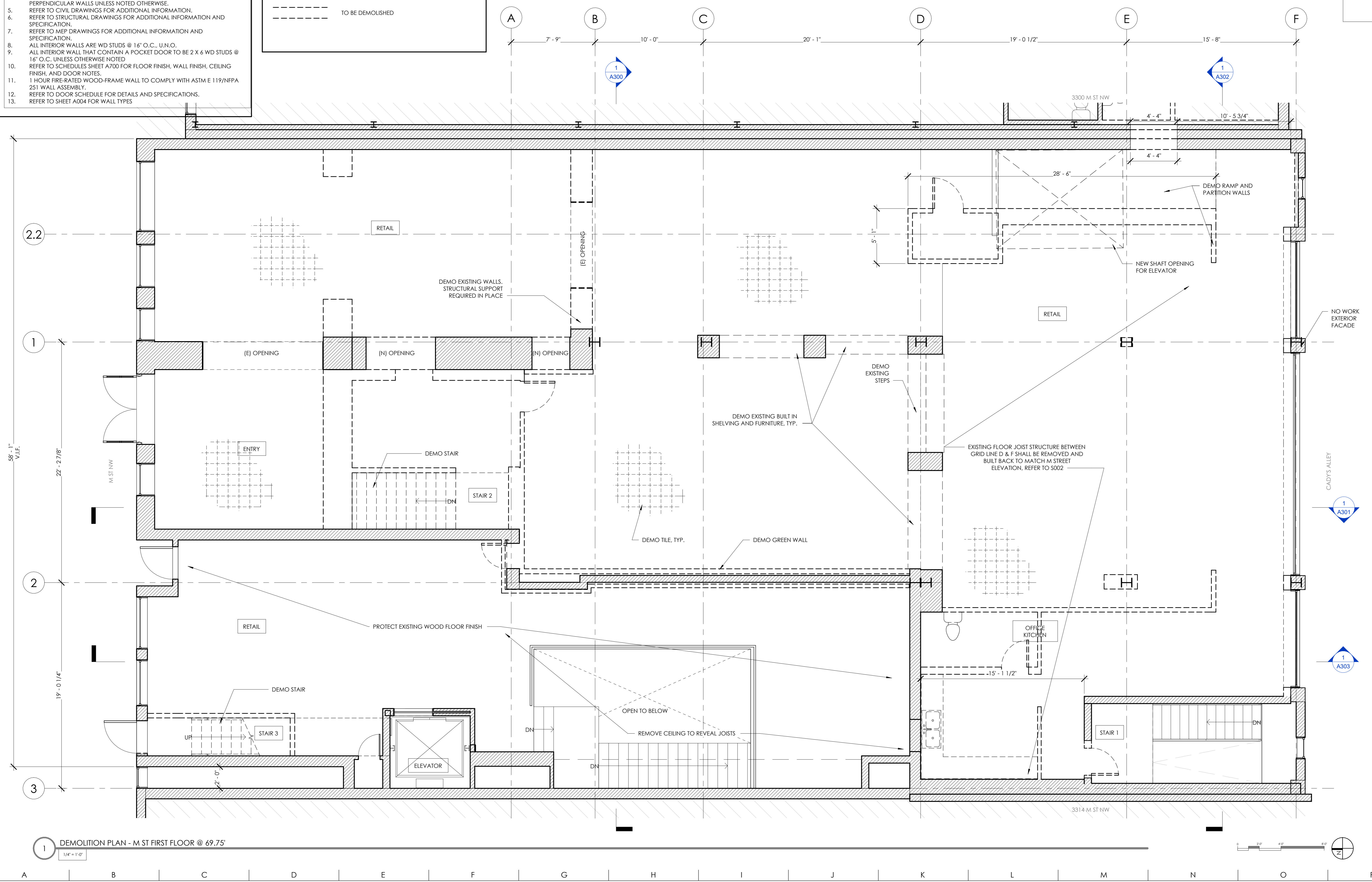
02/09/2023

A110

GENERAL NOTES - FLOOR PLAN

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LEGEND - DEMO PLAN



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DEMO - M ST FIRST FLOOR
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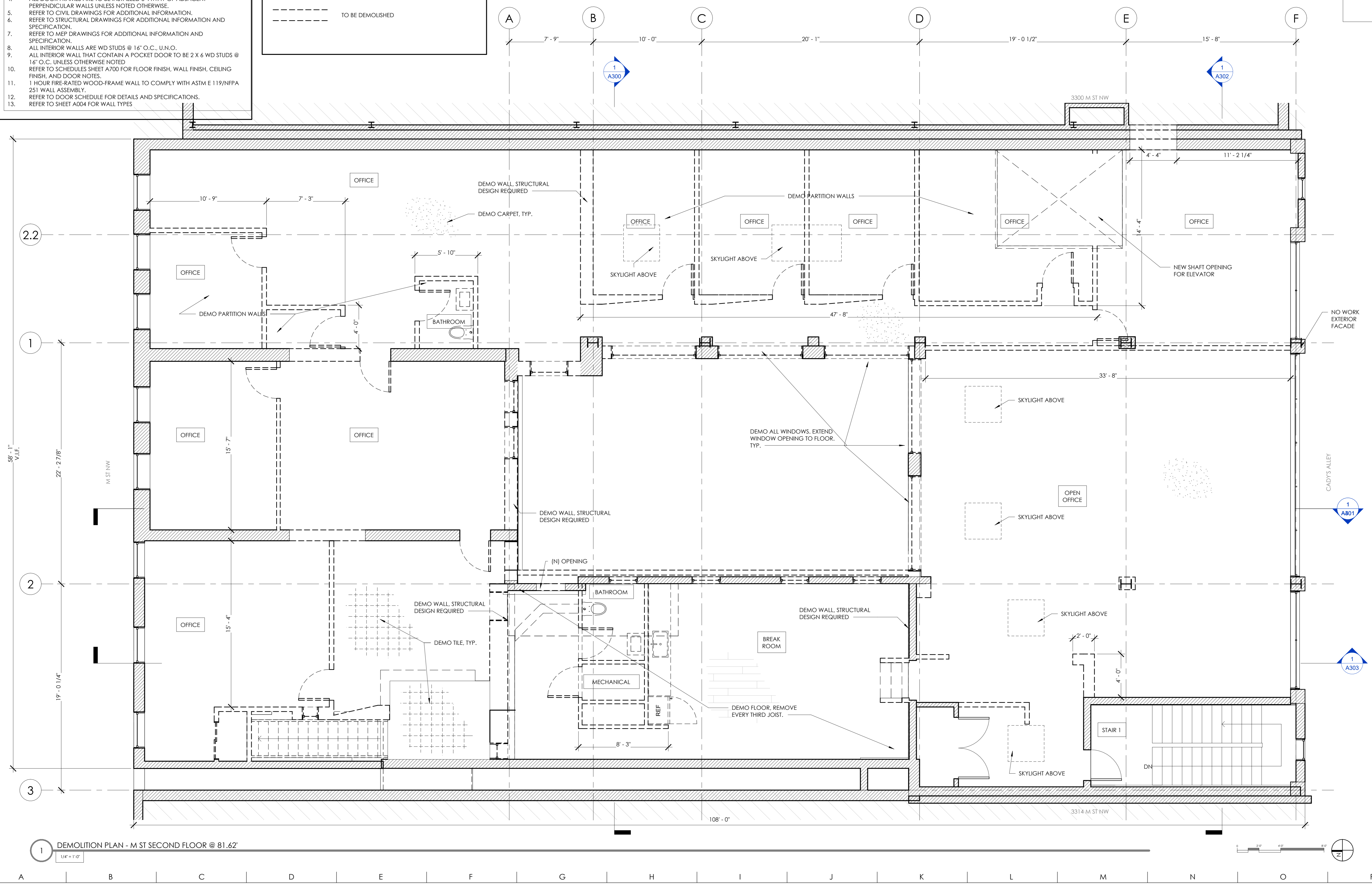
A111

GENERAL NOTES - FLOOR PLAN

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LEGEND - DEMO PLAN

- NOT IN SCOPE
- EXISTING TO REMAIN
- TO BE DEMOLISHED



1 DEMOLITION PLAN - M ST SECOND FLOOR @ 81.62'
1/4" = 1'-0"

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DEMO - M ST SECOND FLOOR
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TRAVIS PRICE ARCHITECTS
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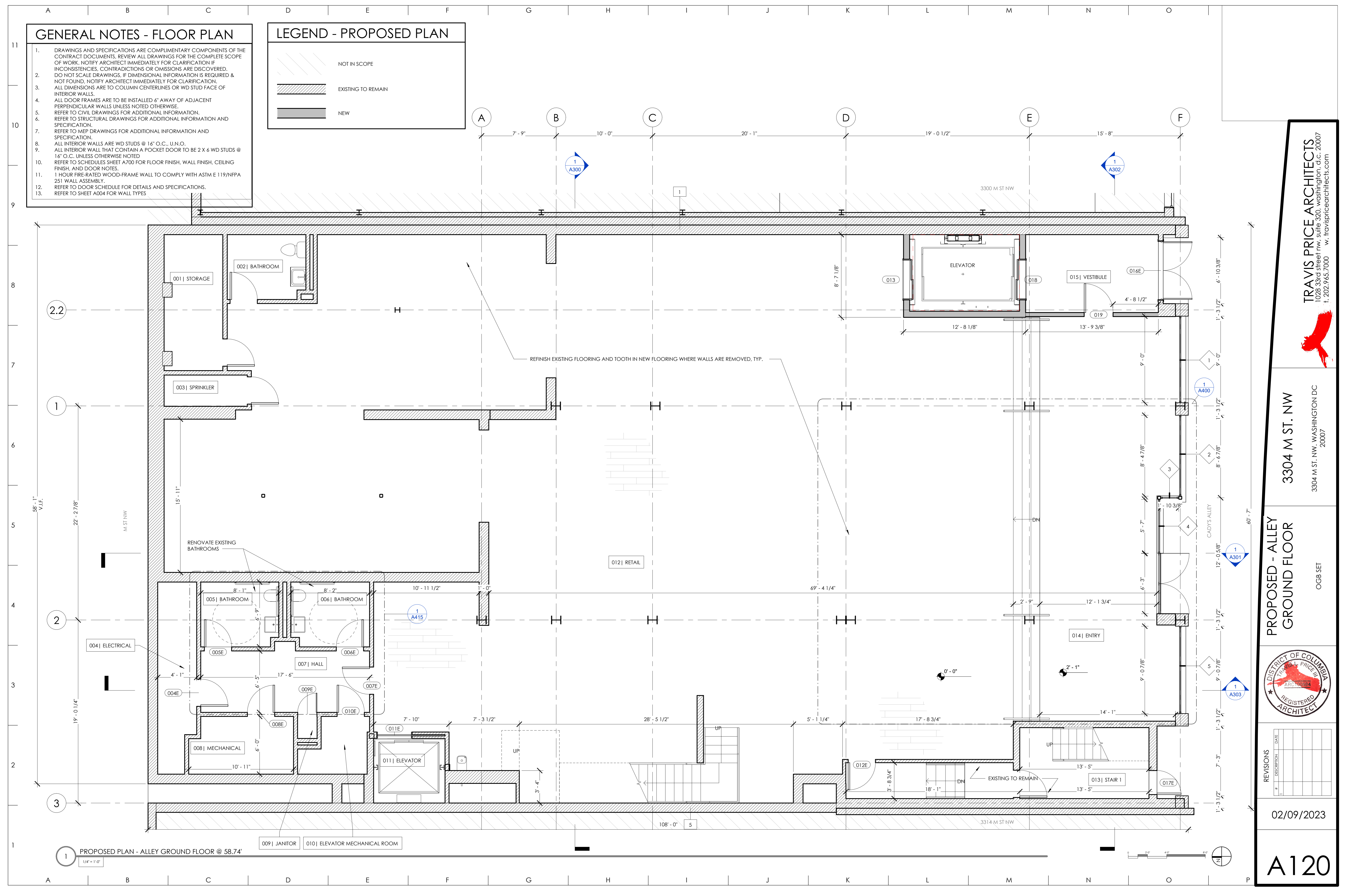
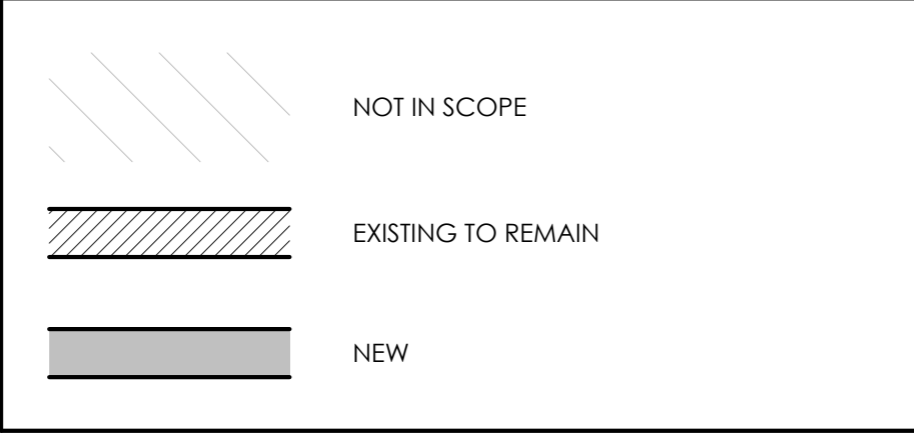
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A112

GENERAL NOTES - FLOOR PLAN

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LEGEND - PROPOSED PLAN



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PROPOSED - ALLEY GROUND FLOOR
 OGB SET

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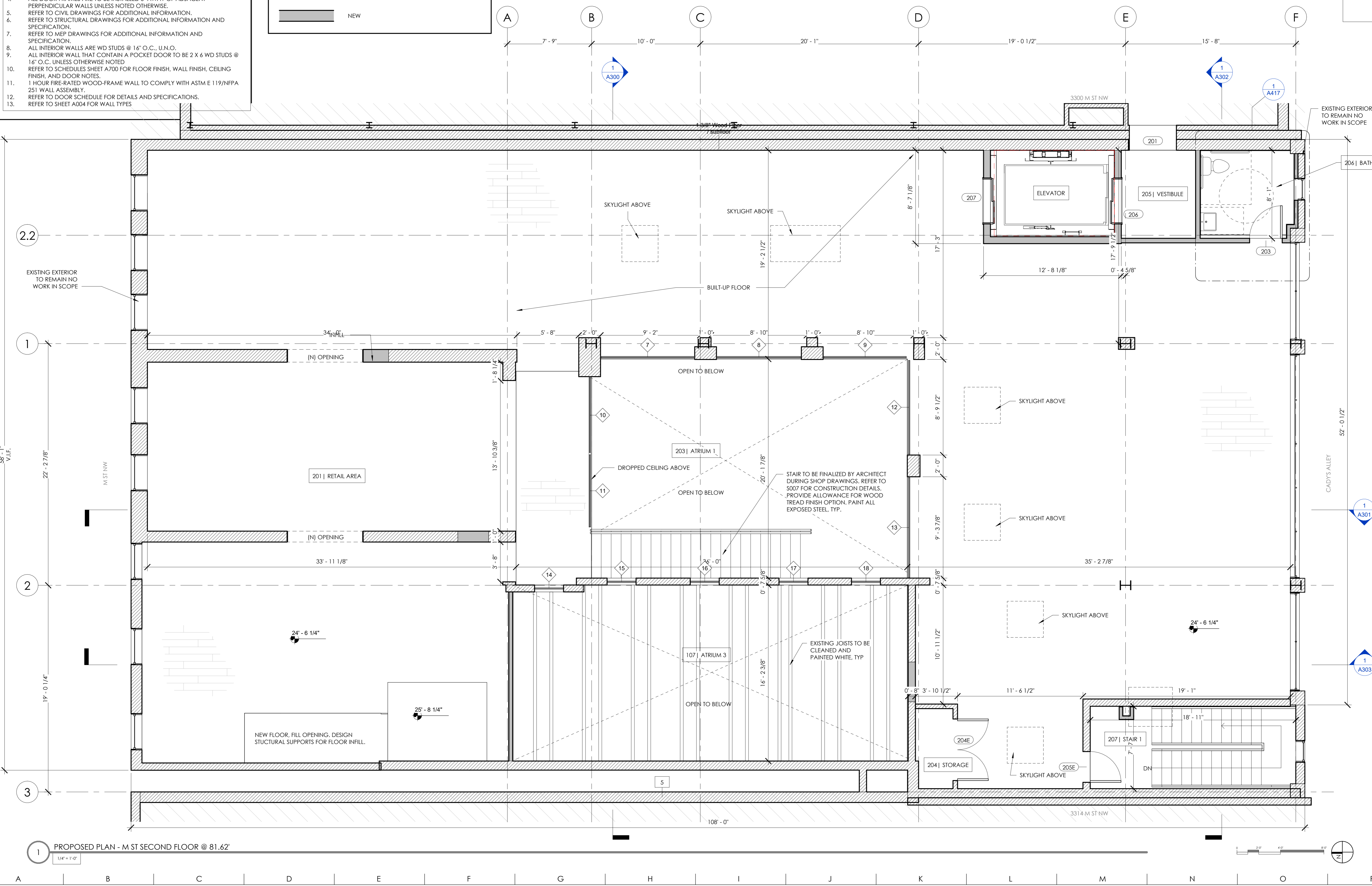
A120

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LEGEND - PROPOSED PLAN

- NOT IN SCOPE
- EXISTING TO REMAIN
- NEW



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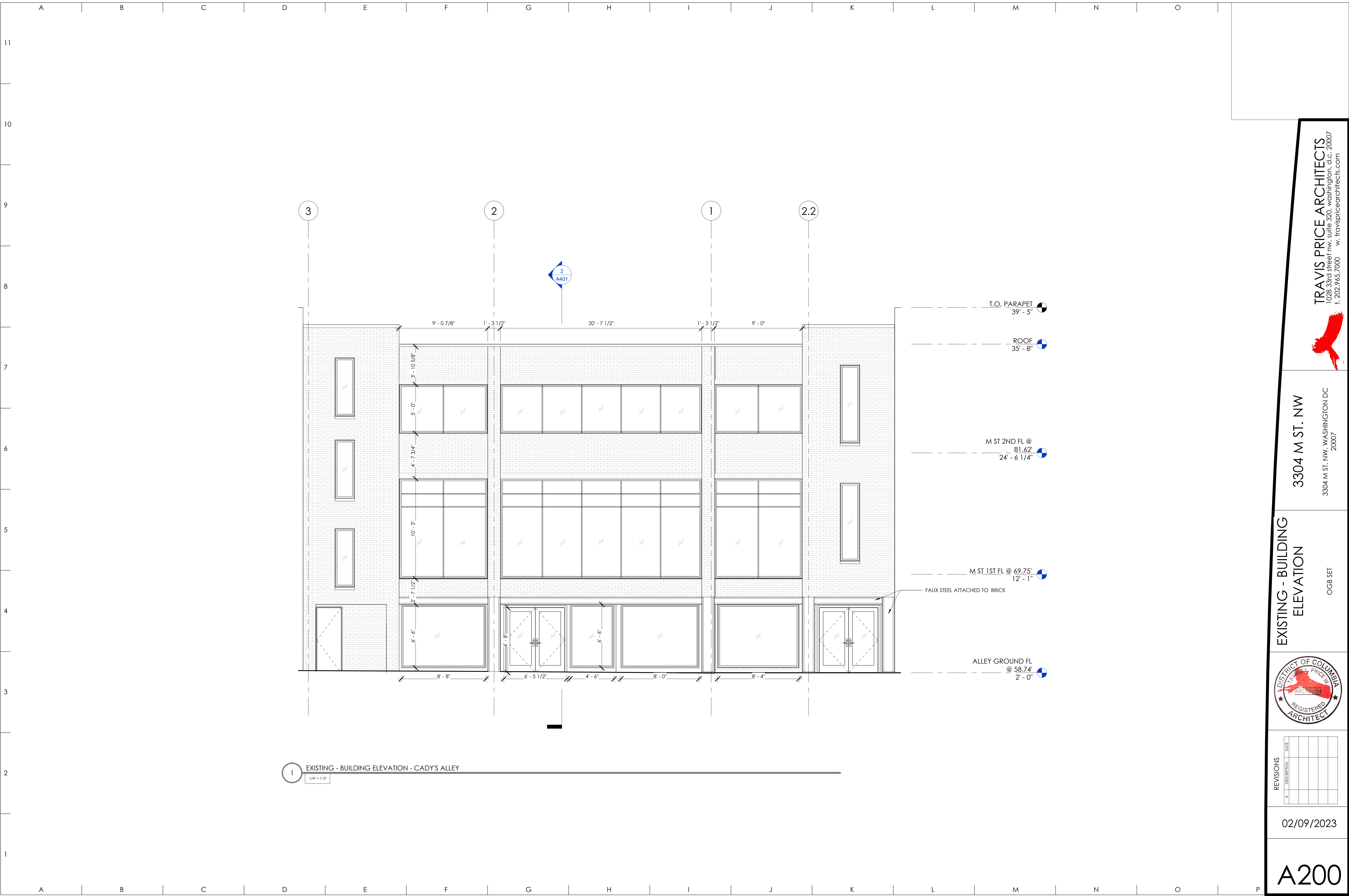
PROPOSED - M ST SECOND FLOOR
 OGB SET

DISTRICT OF COLUMBIA
 TRAVIS PRICE ARCHITECTS
 REGISTERED ARCHITECT

REVISIONS	DATE	DESCRIPTION

02/09/2023

A122



1 EXISTING - BUILDING ELEVATION - CADY'S ALLEY
1/4" = 1'-0"

EXISTING - BUILDING ELEVATION

OG&B SET

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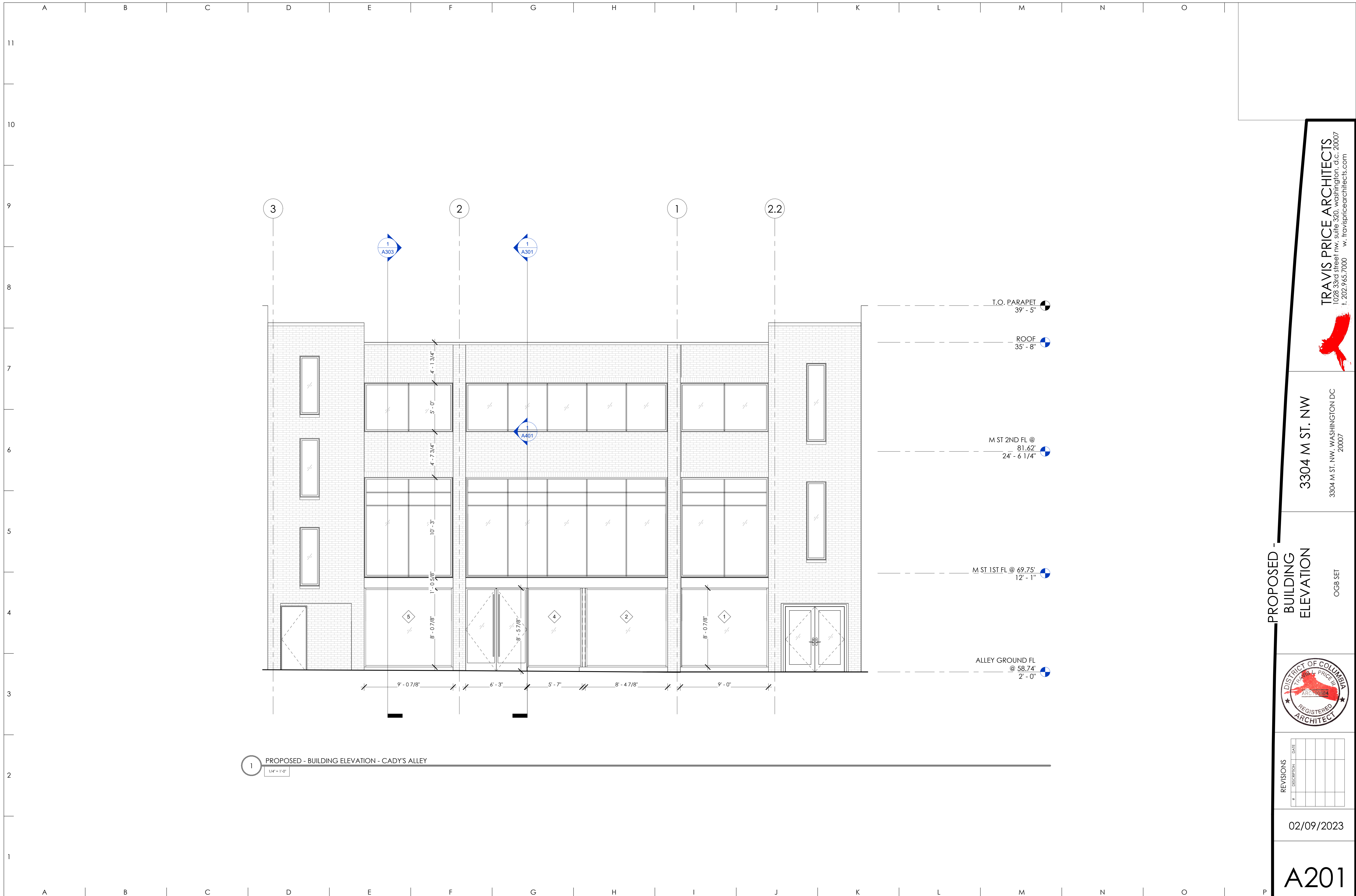
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#	DESCRIPTION	DATE

02/09/2023

A200



1 PROPOSED - BUILDING ELEVATION - CADY'S ALLEY
1/4" = 1'-0"

PROPOSED -
BUILDING
ELEVATION

OGB SET

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3304 M ST. NW, WASHINGTON DC
20007



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A201

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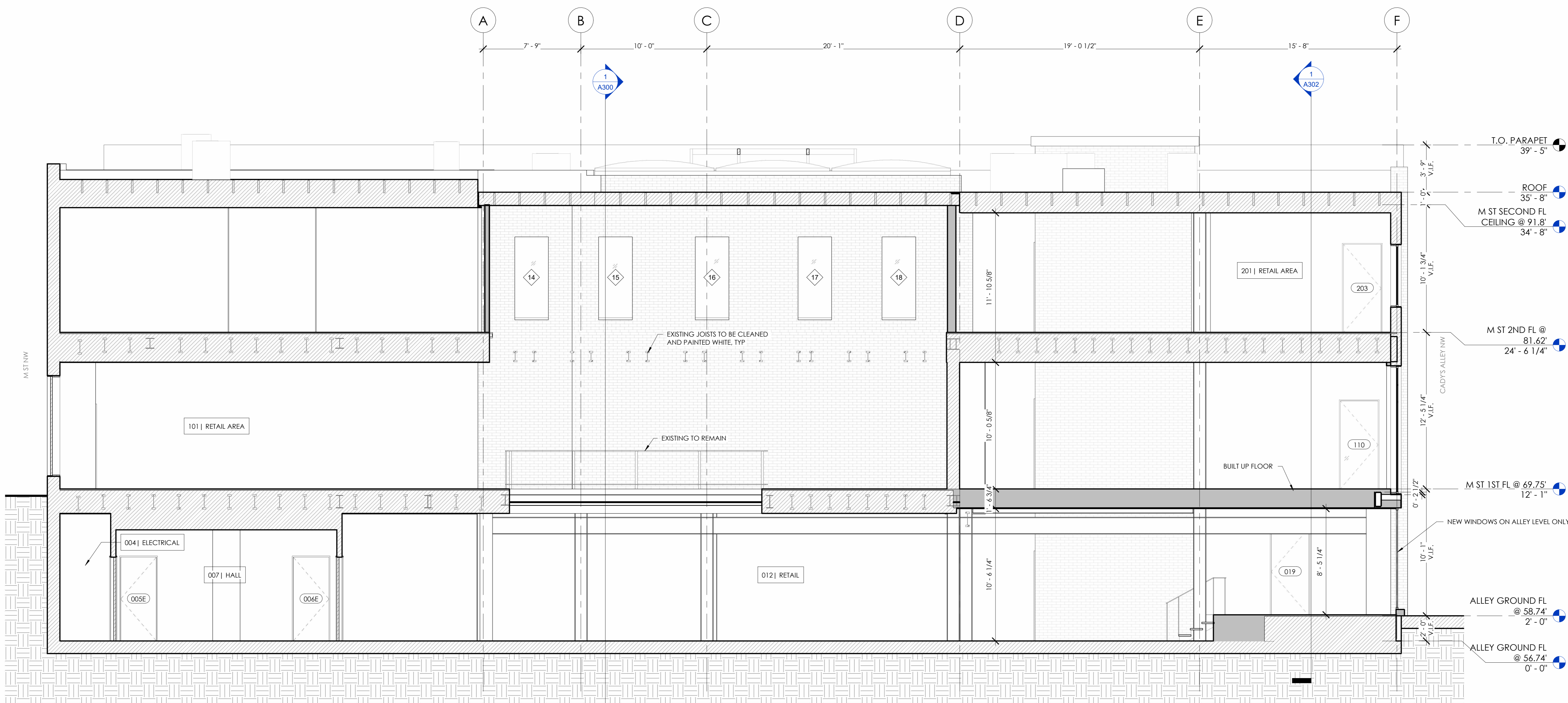


GENERAL NOTES - SECTION

1. REFER TO FINISH SCHEDULE FOR ALL INTERIOR FINISHES

LEGEND - SECTION

-  NOT IN SCOPE
-  EXISTING TO REMAIN
-  NEW



T.O. PARAPET
39' - 5"

ROOF
35' - 8"

M ST SECOND FL
CEILING @ 91.8'
34' - 8"

M ST 2ND FL @
81.62'
24' - 6 1/4"

M ST 1ST FL @ 69.75'
12' - 1"

NEW WINDOWS ON ALLEY LEVEL ONLY

ALLEY GROUND FL
@ 58.74'
2' - 0"

ALLEY GROUND FL
@ 56.74'
0' - 0"

1 SECTION D - LONGITUDINAL - EAST
1/4" = 1'-0"

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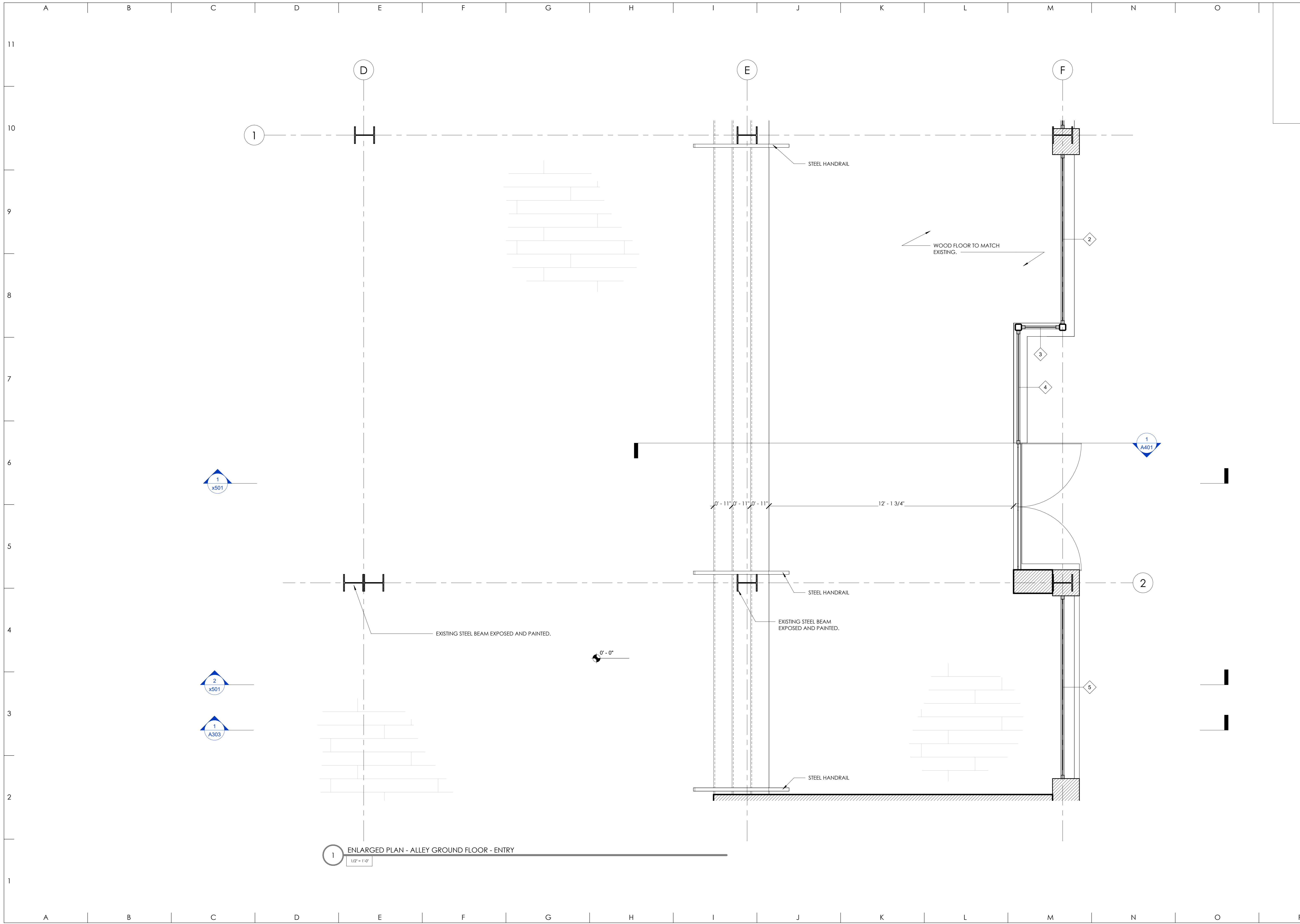
BUILDING SECTION
OGB SET



REVISIONS	DATE
#	DESCRIPTION

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A303



1 ENLARGED PLAN - ALLEY GROUND FLOOR - ENTRY
1/2" = 1'-0"

1
x501

2
x501

1
A303

**ENLARGED PLAN -
ALLEY ENTRY**

OGB SET

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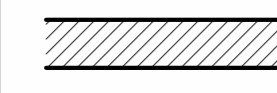

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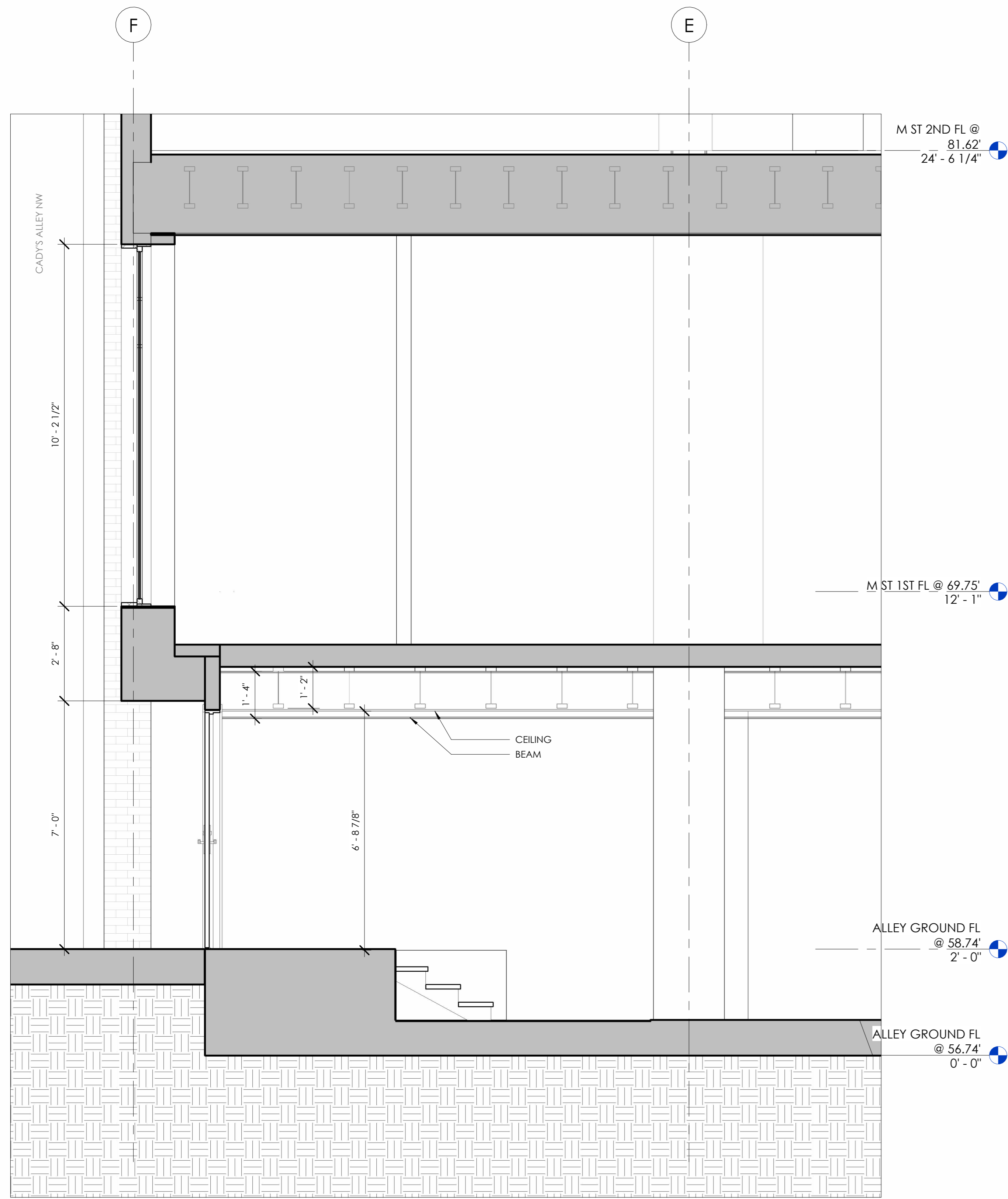
A400

GENERAL NOTES - SECTION

1. REFER TO FINISH SCHEDULE FOR ALL INTERIOR FINISHES

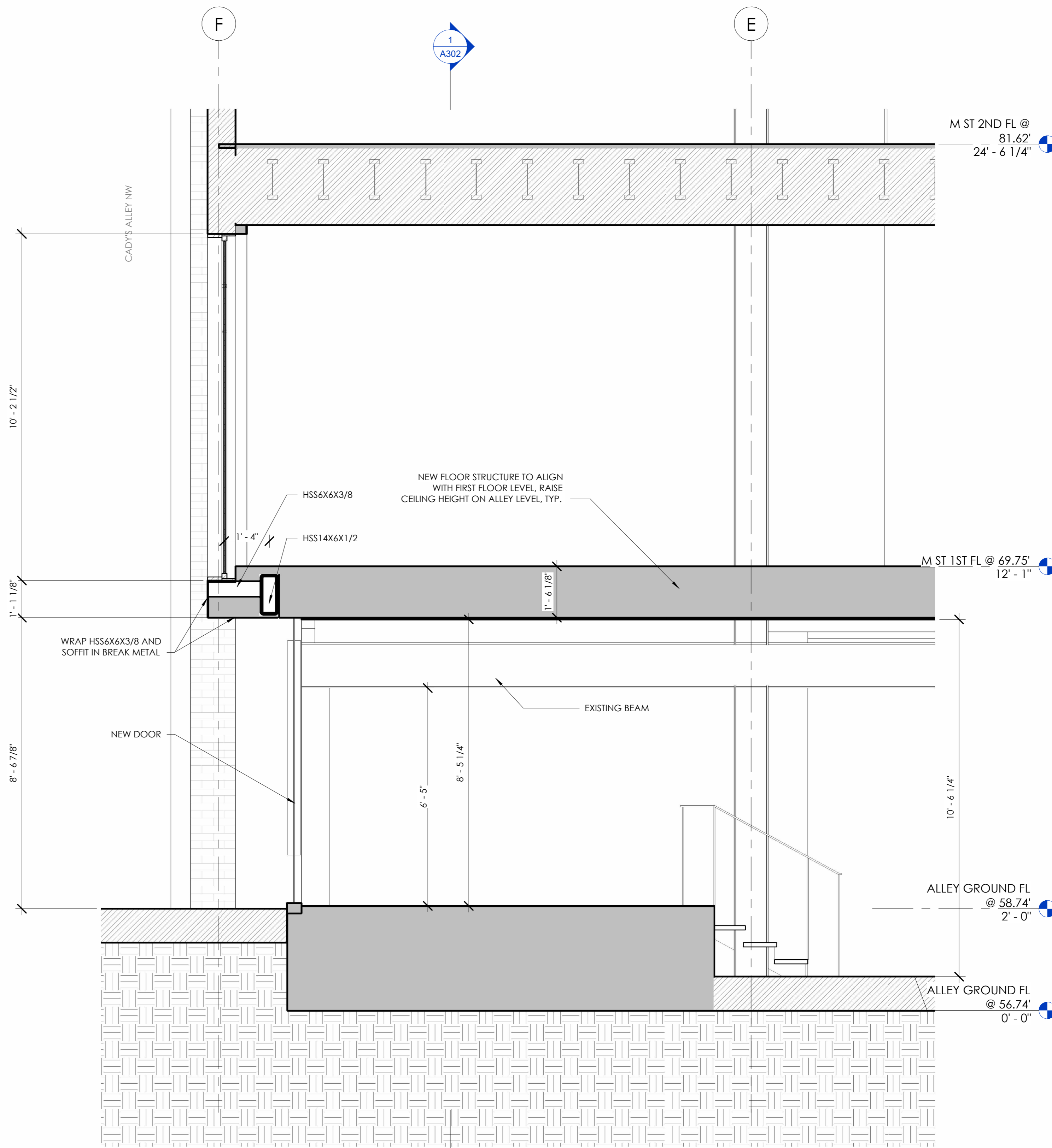
LEGEND - SECTION

-  NOT IN SCOPE
-  EXISTING TO REMAIN
-  NEW



2 ENLARGED SECTION - EXISTING ENTRY

1/2" = 1'-0"



1 ENLARGED SECTION - PROPOSED ENTRY

1/2" = 1'-0"

CADY'S ALLEY ENTRY
SECTIONS

OGB SET



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A401

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GENERAL NOTES - GLAZING

- ALL WINDOWS, DOORS, AND GLAZING INSTALLATION SHALL BE PERFORMED BY EXPERIENCED INSTALLERS IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATIONS INSTRUCTIONS - SHOP DRAWINGS TO BE PROVIDED AND APPROVED BY ARCHITECT PRIOR TO FABRICATION.
- ALL GLAZING TO BE 1/2" THICK MINIMUM, CLEAR LOW-E INSULATED GLASS, UNLESS NOTED OTHERWISE.
- PROVIDE TEMPERED GLASS AND SAFETY GLASS WHERE REQ.D BY CODE.
- ALL UNITS TO BE CLEAR ANODIZED ALUMINUM. SCREENS TO MATCH SHALL BE PROVIDED ON ALL DOORS AND OPERABLE UNITS. ARCHITECT TO APPROVE SCREEN CHOICE, AND HARDWARE.
- SAFETY GLASS TO HAVE LABEL SPECIFYING LABELER AND SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, AS WELL AS INFORMATION OUTLINED IN IBC 2403.1
- LABEL SHALL BE ACID ETCHED, SAND BLASTED, CERAMIC FIRED, OR AN EMBOSSED MARK, OR SHALL BE OF A TYPE THAT ONCE APPLIED, CANNOT BE REMOVED WITHOUT BEING DESTROYED.
- VERIFY ALL FIELD DIMENSIONS PRIOR TO ORDER AND INSTALLATION OF WINDOW UNITS.
- SUBCONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL ROUGH OPENING DIMENSIONS PRIOR TO FABRICATION OF MATERIALS.
- FABRICATION OF MATERIALS SHALL ALLOW FOR PROPER INSTALLATION OF UNITS BASED ON REQUIRED ALLOWANCES WITHIN ROUGH OPENINGS.
- AT TIME OF INSTALLATION, PROVIDE SEPARATION BETWEEN DISSIMILAR MATERIALS TO AVOID CORROSION AND/OR ELECTROLYTIC REACTIONS.
- REFER TO FRAME DETAILS FOR INSTALLATION CONDITIONS.
- REFER TO WALL SECTIONS AND ELEVATIONS FOR HEAD HEIGHTS AND DETAIL CONDITIONS.
- ALL WINDOW HEADS TO RECEIVE ALUMINUM Z' FLASHING AT HEAD.
- TRIM SHALL BE CONTINUOUS WITHOUT SPLICES - CAULK ALL JOINTS. *CAULK COLOR MUST BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION. CAULK SHALL NOT BE GREATER THAN 1/4".
- ALL JOINTS WITH ADJACENT TRIM AND WINDOW FRAME SHALL BE CAULKED.
- CONSULT ARCHITECT FOR ALL EXTERIOR DOOR HARDWARE.
- VERIFY ALL REQUIRED ROUGH OPENINGS W/ WINDOW MANUFACTURER. FIELD VERIFY ALL ROUGH OPENING DIMENSIONS BEFORE ORDERING WINDOWS.
- REFER TO MANUFACTURERS SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- REFER TO FLOOR PLAN SHEETS FOR DIRECTION OF OPERABLE SLIDERS.
- EXTERIOR SWING DOORS (IF APPLICABLE) TO HAVE 3 MEDIUM STILE BUTT HINGE WITH DEAD BOLT LEVER HANDLES FROM VISTAWALL.
- EXTERIOR SWING ENTRANCE DOORS (IF APPLICABLE) CONSULT WITH ARCHITECT / OWNER FOR HARDWARE INFORMATION.
- SUBCONTRACTOR TO PROVIDE SUB-SILL AND FLASHING PRIOR TO INSTALLATION ALL WINDOW FRAMES.
- BREAK METAL TO BE PROVIDED IN ALL AREAS WHERE STRUCTURE IS SHOWING IN BETWEEN UNITS - SEAMS TO BE CONCEALED WITH NO MORE THAN 1/4" GAP DURING ITS EXPANSION.

UNIT TYPES

- G1. GLASS PARTITION**
C.R. LAURENCE B5L BASE SHOE. INTALL PER MANUFACTURER'S INSTRUCTIONS.
C.R. LAURENCE 3/4" U-CHANNEL TOP TRACK. 1/2" CLEAR TEMPERED PANELS BUTT JOINTED WITH POLISHED EDGES.
- G2. GLASS RAILING**
C.R. LAURENCE B5L BASE SHOE. INTALL PER MANUFACTURER'S INSTRUCTIONS.
1/2" LAMINATED GLASS CONSTRUCTED OF CLEAR FULLY TEMPERED PANELS BUTT JOINTED WITH POLISHED EDGES. TO COMPLY WITH IBC 2407.1.
NO TOP RAIL SHALL BE REQUIRED PER 2407.1.2 TWO PLIE GLASS MIN. OF EQUAL THICKNESS.
- G3. SKYLIGHTS**
VELUX SKYLIGHTS - VIF SIZING
- G4. STOREFRONT**
TBD

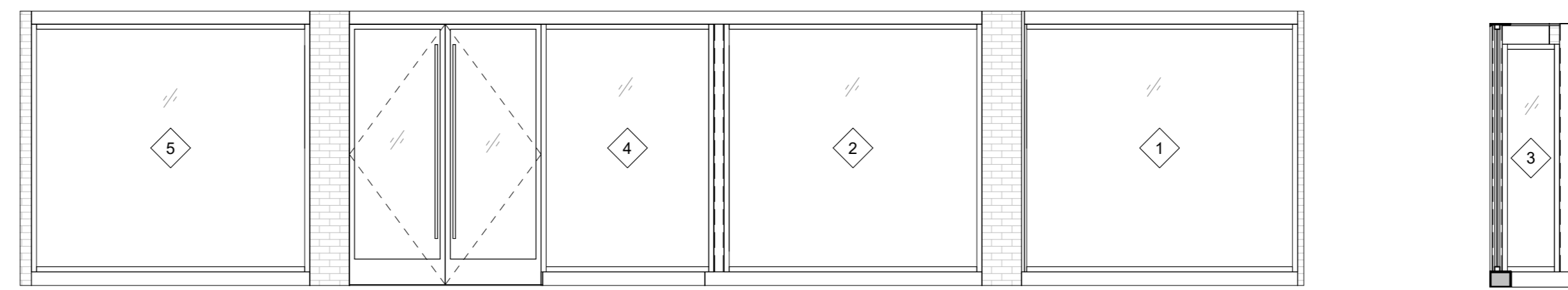
HARDWARE

- H1. GLASS PARTITION**
A. CRL WALL MOUNT BRACKET
CATALOG NUMBER: GE90S8SC
B. CRL FACE PLATE CLAMP
CATALOG NUMBER: EH09
- H2. GLASS RAILING**
CRL 120" B5L SERIES LOW PROFILE SQUARE ALUMINUM BASE SHOES
CATALOG NUMBER: B5L10D
- H3. SKYLIGHTS**
VELUX

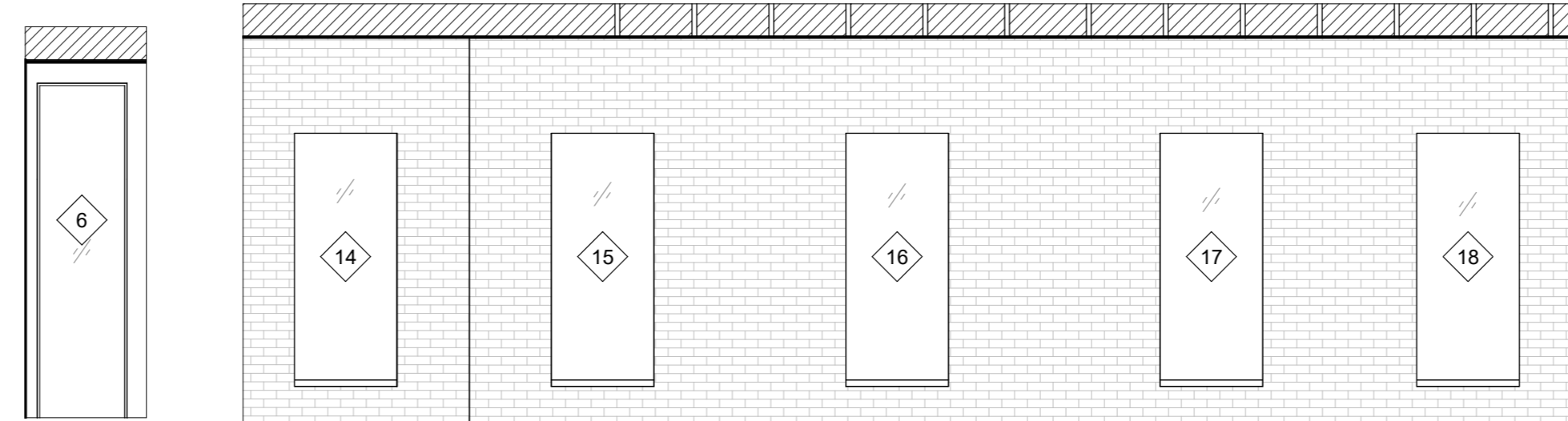
GLASS SCHEDULE

MARK	LENGTH	HEIGHT	TYPE
1	9'-0"	8'-0 7/8"	STOREFRONT
2	8'-4 29/32"	8'-0 7/8"	STOREFRONT
3	1'-10 3/8"	7'-5"	STOREFRONT
4	5'-7"	8'-0 7/8"	STOREFRONT
5	9'-0 29/32"	8'-0 7/8"	STOREFRONT
6	2'-3 1/4"	9'-6"	GLASS PARTITION WALL
7	8'-6"	3'-6"	GUARDRAIL
8	7'-7 3/4"	3'-6"	GUARDRAIL
9	7'-7"	3'-6"	GUARDRAIL
10	6'-11"	3'-6"	GUARDRAIL
11	6'-8"	3'-6"	GUARDRAIL
12	8'-7 1/2"	3'-6"	GUARDRAIL
13	9'-2"	3'-6"	GUARDRAIL
14	2'-8"	6'-7"	INTERIOR WINDOW
15	2'-8"	6'-7"	INTERIOR WINDOW
16	2'-8"	6'-7"	INTERIOR WINDOW
17	2'-8"	6'-7"	INTERIOR WINDOW
18	2'-8"	6'-7"	INTERIOR WINDOW

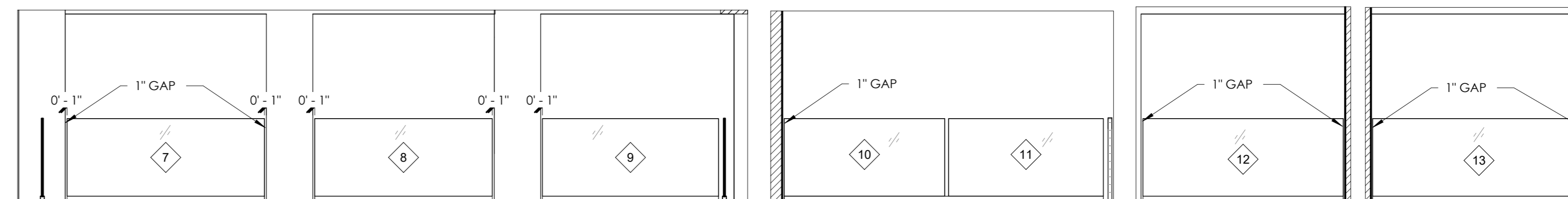
CADY'S ALLEY STOREFRONT WINDOWS



INTERIOR FIRE-RATED PARTITIONS



GLASS GUARDRAILS



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GLAZING SCHEDULE
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A701