1617 35TH STREET NW

WASHINGTON, DC 20007

OLD GEORGETOWN BOARD SUBMISSION · REAR ADDITION AND ALTERATIONS



EXISTING FRONT FACADE ON 35TH STREET NW — NO WORK PROPOSED

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PROJECT DESCRIPTION

REAR ALTERATIONS AND A THIRD-FLOOR REAR ADDITION TO AN EXISTING ROWHOUSE IN THE GEORGETOWN HISTORIC DISTRICT. ALL PROPOSED EXTERIOR WORK IS AT THE REAR OF THE HOUSE. THERE IS NO CHANGE TO THE 35TH STREET FACADE.

SCOPE OF EXTERIOR WORK

1. PROPOSED REAR ALTERATIONS AND A THIRD-FLOOR REAR ADDITION TO AN EXISTING HISTORIC ROWHOUSE LOCATED WITHIN THE GEORGETOWN HISTORIC DISTRICT.
2. THE PROJECT IS DESIGNED TO PRESERVE THE HISTORIC CHARACTER AND ARCHITECTURAL INTEGRITY OF THE EXISTING TOWNHOUSE WHILE ACCOMMODATING INTERIOR IMPROVEMENTS AND A CAREFULLY INTEGRATED REAR ADDITION.
3. ALL PROPOSED EXTERIOR ALTERATIONS ARE CONFINED TO THE REAR OF THE PROPERTY. THE EXISTING 35TH STREET FAÇADE AND PRINCIPAL HISTORIC ROOF FORM WILL REMAIN UNCHANGED.
4. THE PROPOSED THIRD-FLOOR ADDITION IS DESIGNED TO REMAIN BELOW THE HEIGHT OF THE EXISTING PRINCIPAL ROOF AND TO COMPLEMENT THE HISTORIC BUILDING THROUGH COMPATIBLE BRICKWORK, TRADITIONAL WINDOW PROPORTIONS, AND A FACETED REAR BAY.

PROJECT DATA

OWNER	1617 BMZ LLC
ADDRESS	1617 35TH STREET NW, WASHINGTON DC 20007
SQUARE / LOT	1277 / 0011
LOT AREA	2,665 SF
ZONE	R-3/GT
HISTORIC DISTRICT	GEORGETOWN (OLD GEORGETOWN ACT)
REVIEW BODY	OLD GEORGETOWN BOARD (OGB)

LOCATION AND CONTEXT

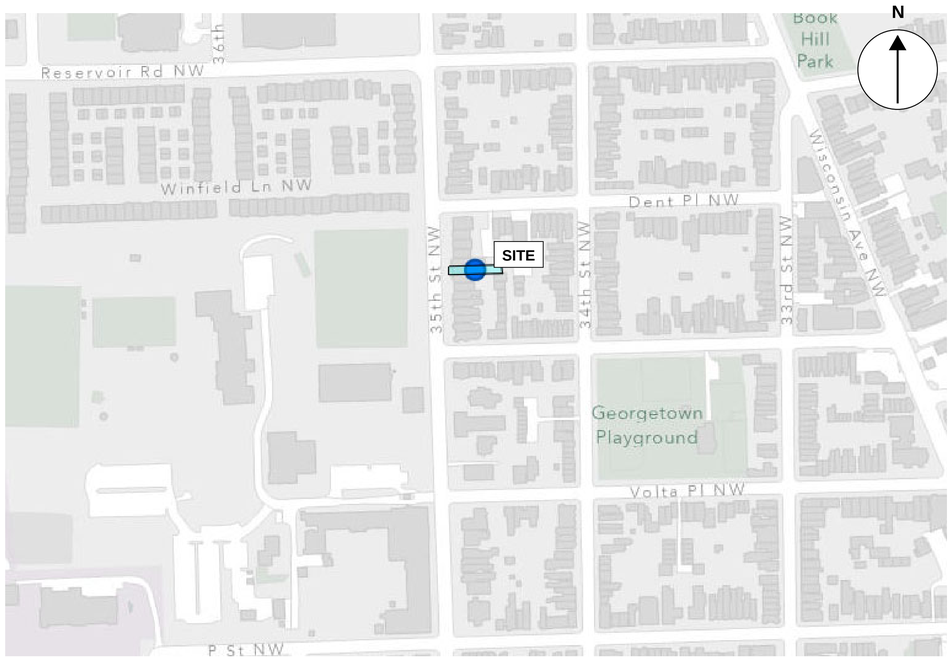
1617 35TH STREET NW | GEORGETOWN HISTORIC DISTRICT, WASHINGTON DC



1 AERIAL VIEW - SUBJECT PROPERTY SHOWN IN RED



2 STREET VIEW - REAR ALLEY ENTRANCE

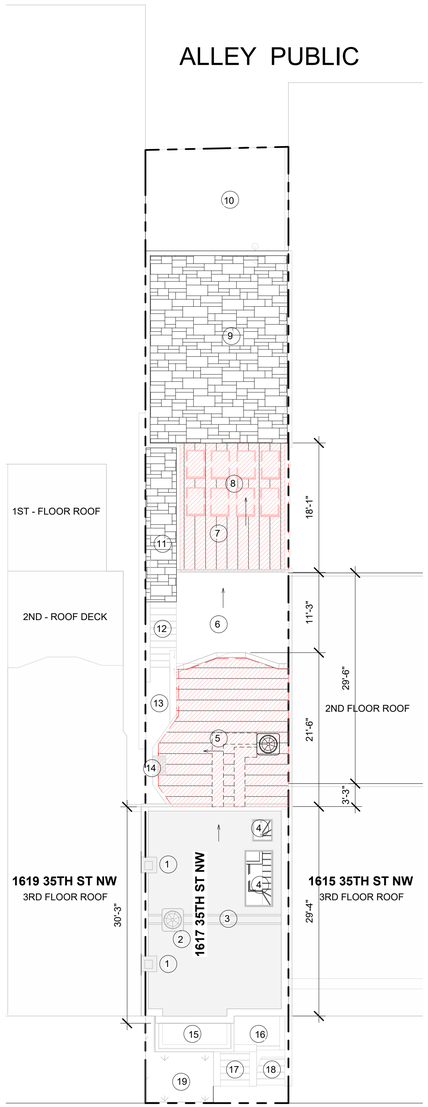


3 VICINITY MAP - SITE SHOWN WITH BLUE MARKER

A0.1

SITE PLANS AND AERIAL VIEW

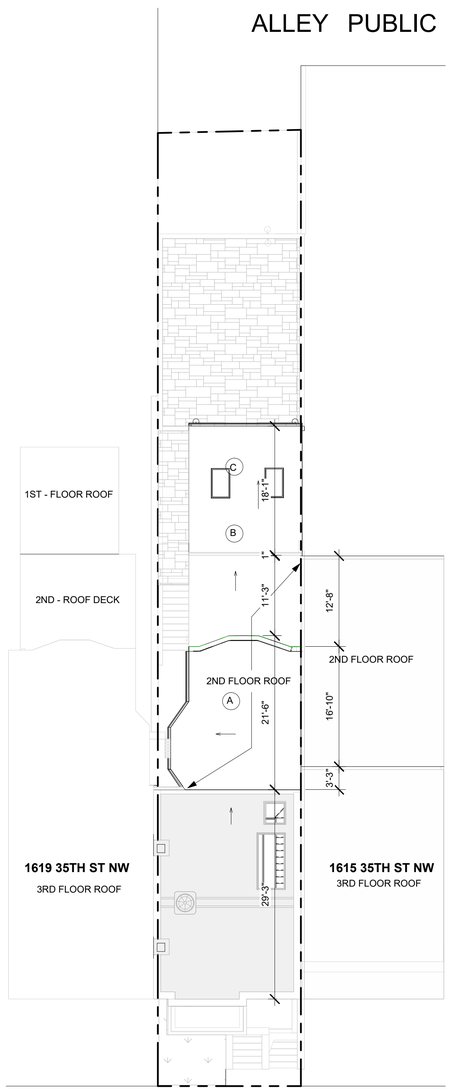
1617 35TH STREET NW | SQUARE 1277, LOT 0011 | GEORGETOWN HISTORIC DISTRICT



35TH STREET NW

1 EXISTING / DEMOLITION SITE PLAN

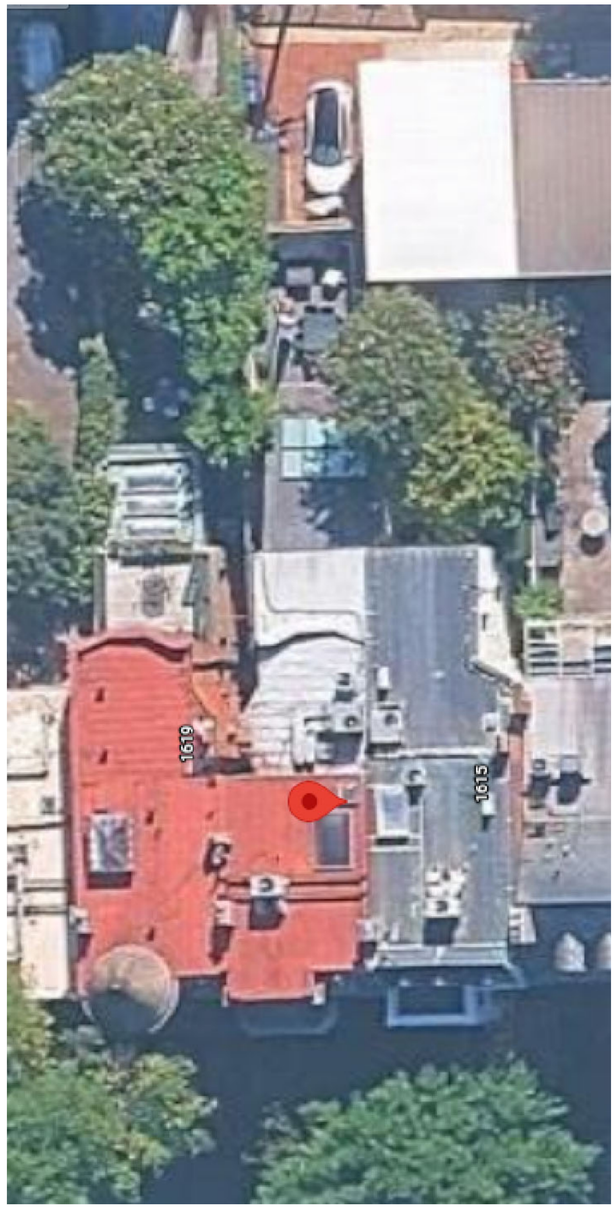
SCALE: 1" = 10'-0"



35TH STREET NW

2 PROPOSED SITE PLAN

SCALE: 1" = 10'-0"



3 AERIAL VIEW - SUBJECT PROPERTY IN CONTEXT

RED DOT INDICATES SUBJECT PROPERTY

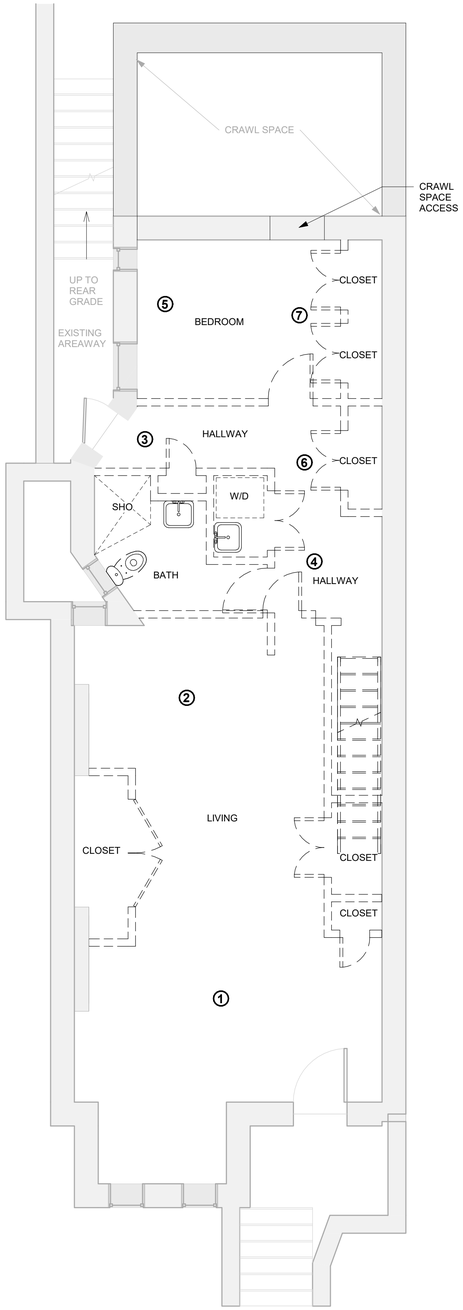
SITE PLAN KEY - EXISTING / DEMOLITION

1. EXISTING CHIMNEY TO REMAIN
2. EXISTING AC UNIT TO REMAIN
3. EXISTING HVAC SUPPORT (ACU) TO REMAIN
4. EXISTING SKYLIGHT TO REMAIN
5. EXISTING ROOF TO BE DEMOLISHED
6. EXISTING ROOF TO REMAIN
7. EXISTING ROOF TO BE DEMOLISHED
8. EXISTING SKYLIGHT TO BE DEMOLISHED
9. EXISTING FLOOR TILE TO BE REPLACED WITH BRICK PAVING
10. EXISTING BRICK PAVING TO REMAIN
11. EXISTING TILE TO BE DEMOLISHED; NEW BRICK PAVING
12. EXISTING STAIRS TO CELLAR TO REMAIN
13. EXISTING AREAWAY TO REMAIN
14. [TO BE CONFIRMED]
15. EXISTING THIRD-FLOOR BALCONY TO REMAIN
16. EXISTING ENTRANCE TO FIRST FLOOR - NO WORK
17. EXISTING STAIR DOWN TO CELLAR - NO WORK
18. EXISTING STAIR UP TO FIRST FLOOR - NO WORK
19. EXISTING GREEN AREA - NO WORK

SITE PLAN KEY - PROPOSED

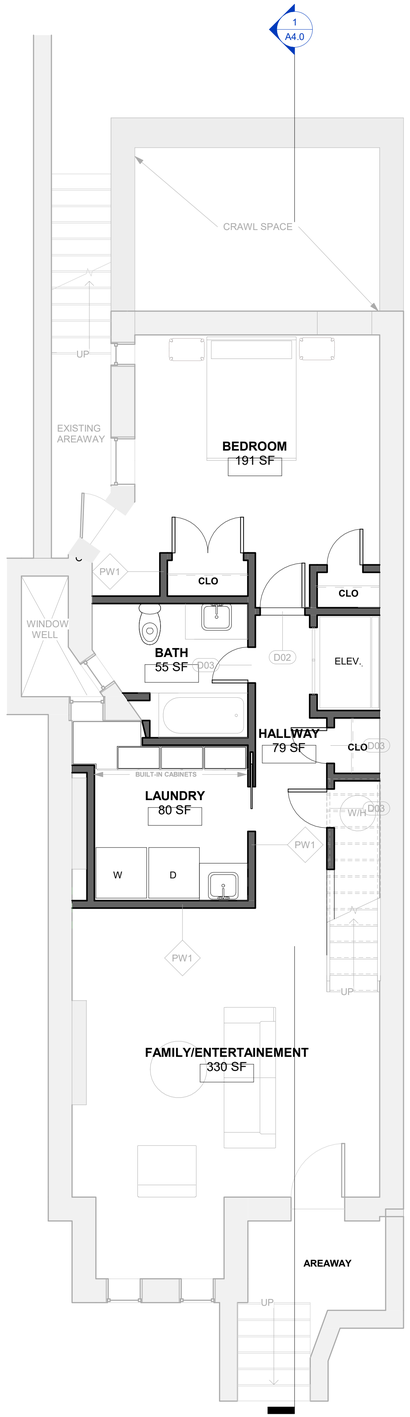
- A NEW THIRD FLOOR ROOF
- B EXISTING SECOND FLOOR ROOF - REPAIR AS NEEDED
- C NEW FIRST FLOOR ROOF

N



1 DEMO PLAN - CELLAR

SCALE: 1/4" = 1'-0"



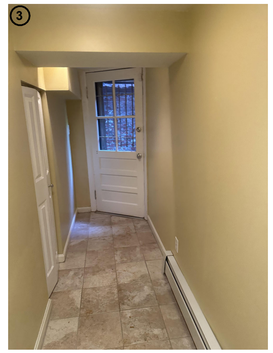
5 CELLAR LEVEL

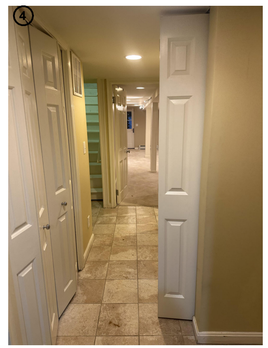
SCALE: 1/4" = 1'-0"

N

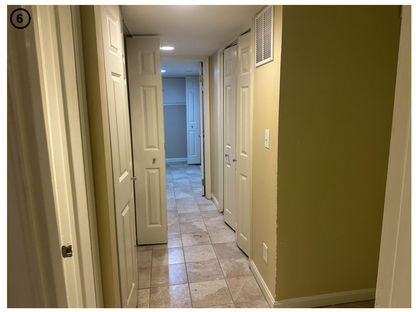














LEGEND	
HIDDEN LINE	
DEMO WALL	
NEW WALL	
EXISTING WALL	

A1.1

CELLAR - DEMOLITION PHOTOGRAPHS

1617 35TH STREET NW | EXISTING CONDITIONS DURING INTERIOR DEMOLITION



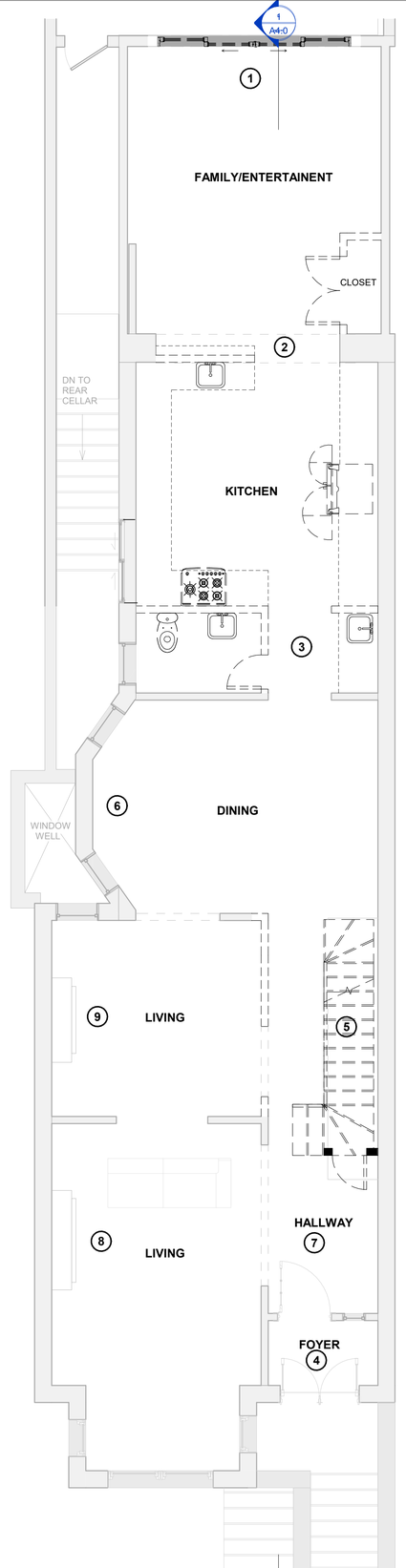
1 CELLAR - SIDE WALL AND DEBRIS



2 CELLAR - CENTER COLUMN LINE

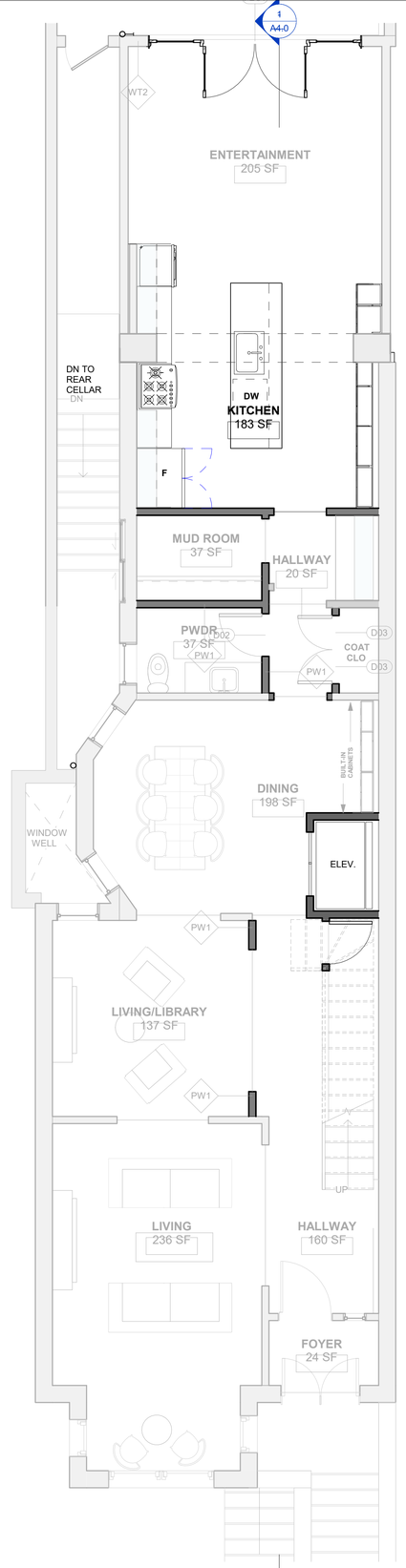


3 CELLAR - PIPING AND FOUNDATION WALL



FIRST FLOOR - DEMO PLAN

1 — SCALE: 1/4" = 1'-0"



FIRST FLOOR - PROPOSED PLAN

2 — SCALE: 1/4" = 1'-0"

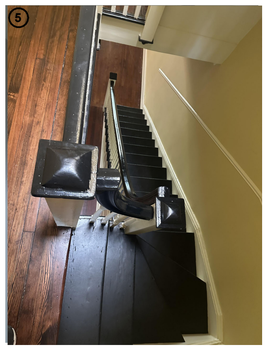
NOTE: CIRCLED NUMBERS ON THE PLANS CORRESPOND TO THE PHOTOGRAPHS ON THIS SHEET.



















N

LEGEND	
HIDDEN LINE	
DEMO WALL	
NEW WALL	
EXISTING WALL	

A1.3

FIRST FLOOR - DEMOLITION PHOTOGRAPHS

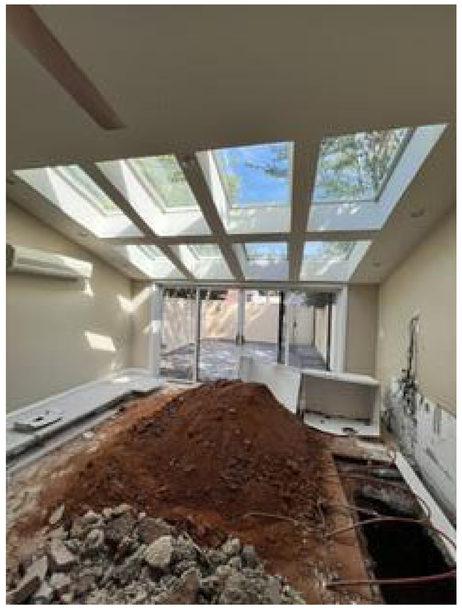
1617 35TH STREET NW | EXISTING CONDITIONS DURING INTERIOR DEMOLITION



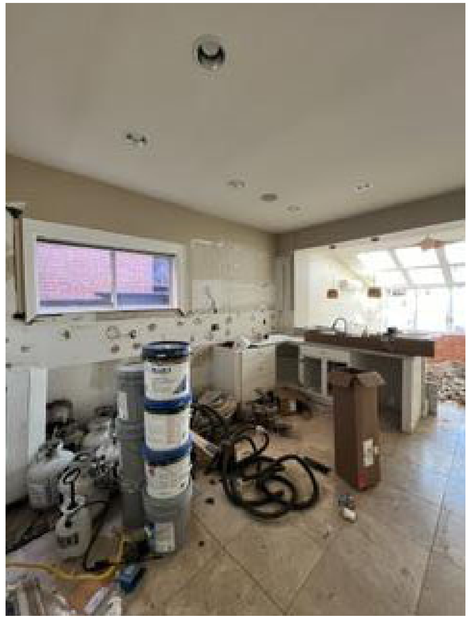
1 LIVING ROOM



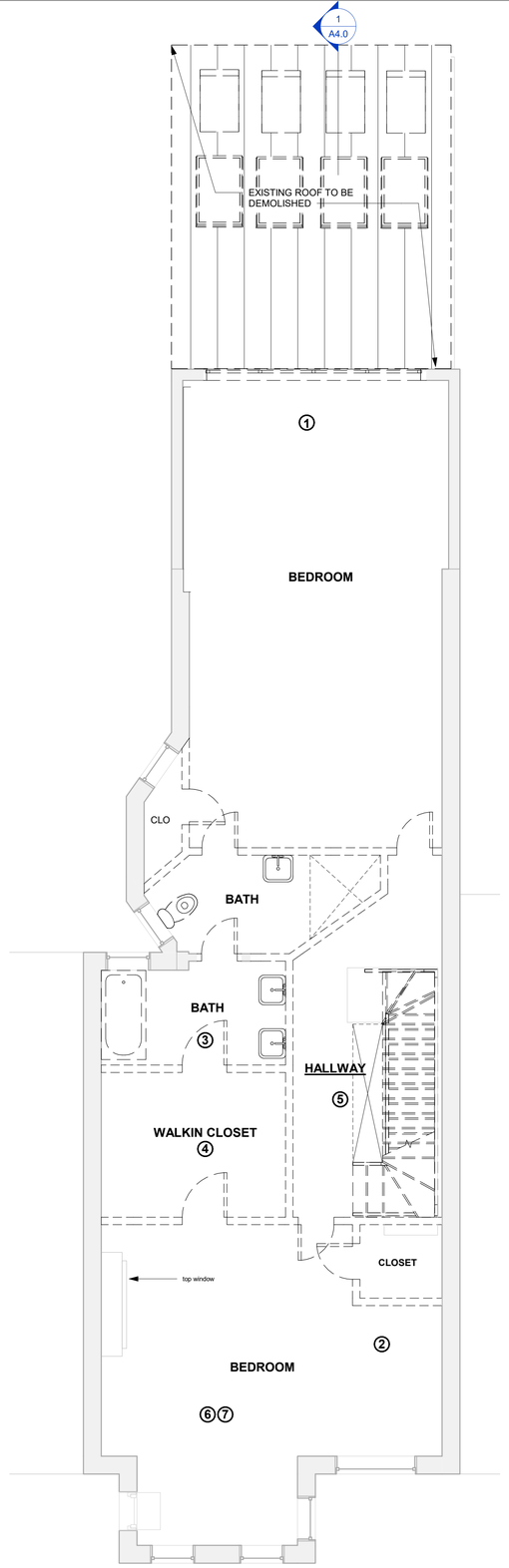
2 STAIR HALL



3 REAR SUNROOM

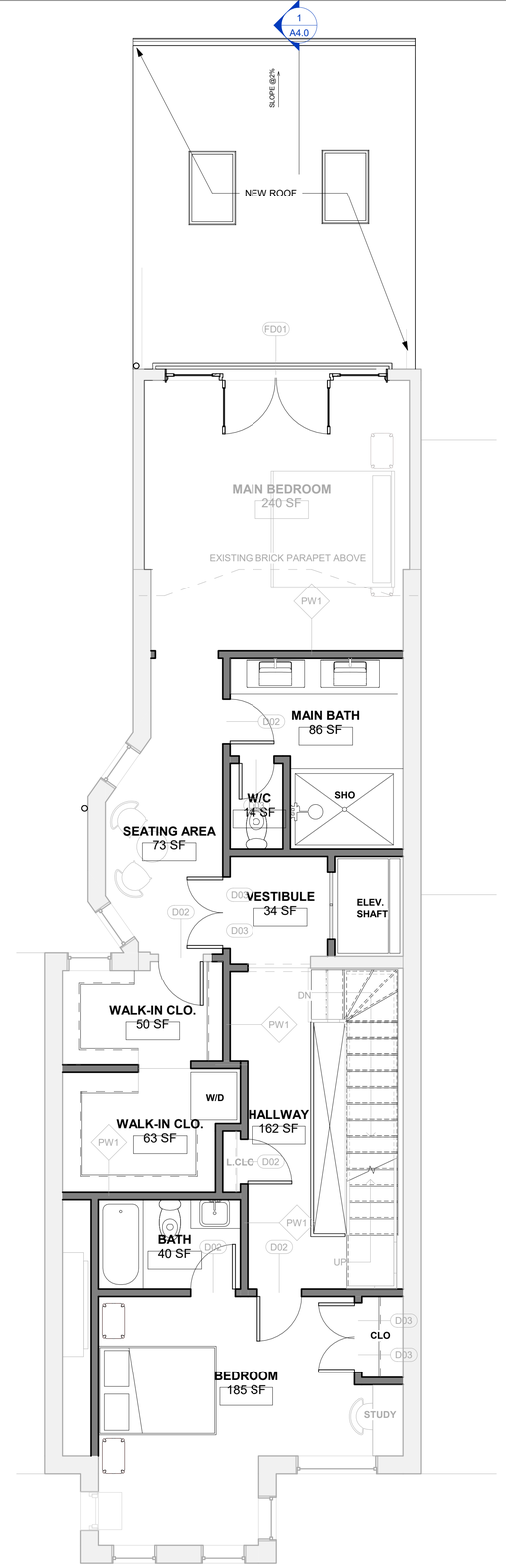


4 KITCHEN



1 SECOND FLOOR - DEMO PLAN

SCALE: 1/4" = 1'-0"



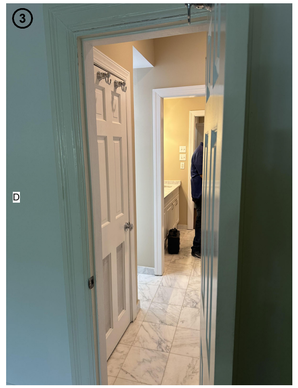
2 SECOND FLOOR - PROPOSED PLAN

SCALE: 1/4" = 1'-0"

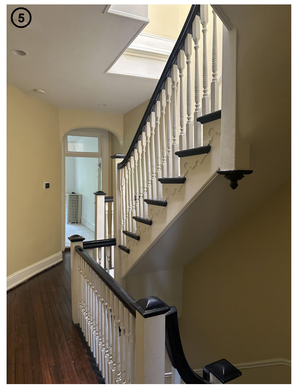
NOTE: CIRCLED NUMBERS ON THE PLANS CORRESPOND TO THE PHOTOGRAPHS ON THIS SHEET.















N

LEGEND	
HIDDEN LINE	
DEMO WALL	
NEW WALL	
EXISTING WALL	

A1.5

SECOND FLOOR - DEMOLITION PHOTOGRAPHS

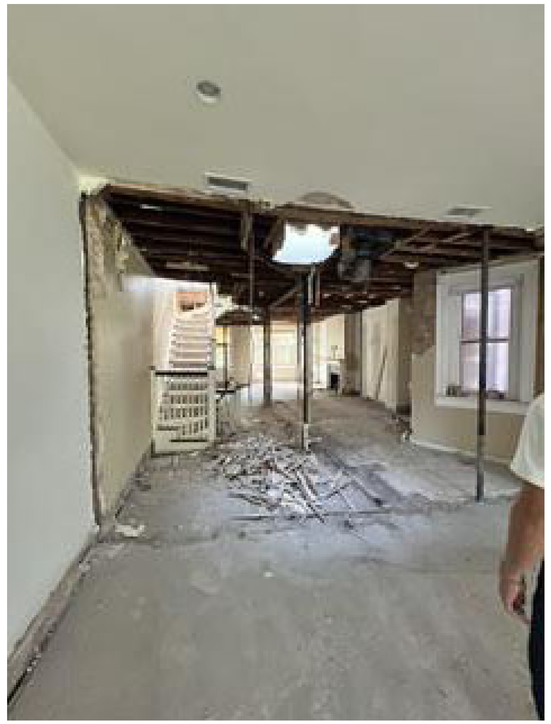
1617 35TH STREET NW | EXISTING CONDITIONS DURING INTERIOR DEMOLITION



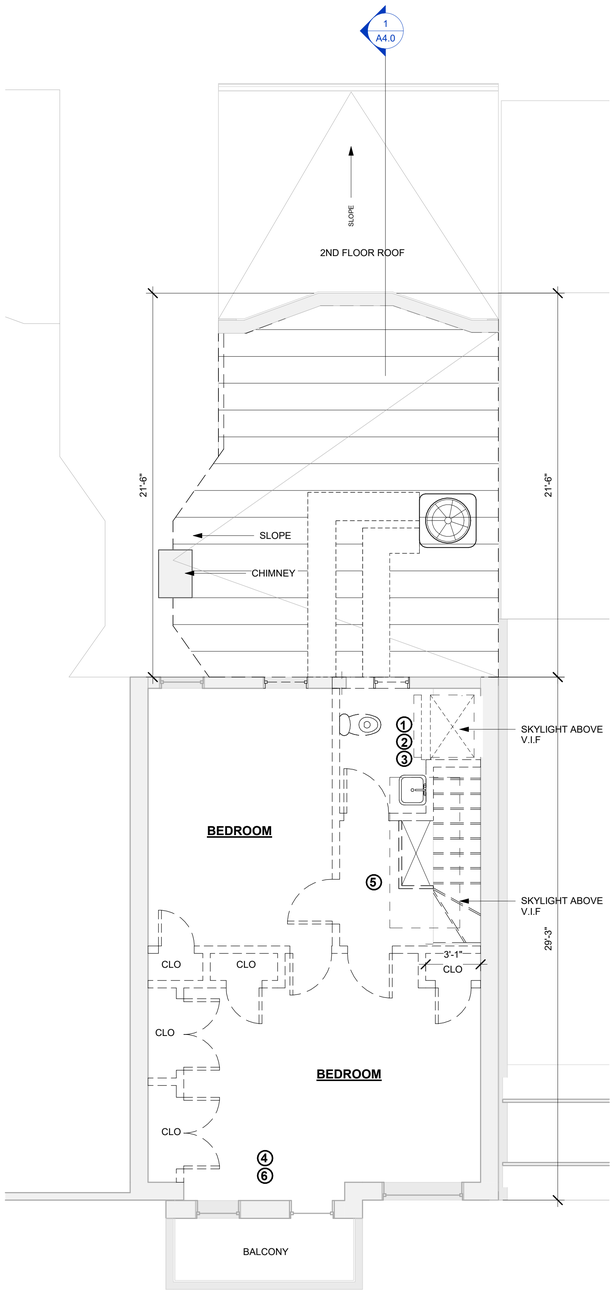
1 FRONT ROOM - CEILING REMOVED



2 EXPOSED JOISTS AND PARTITIONS

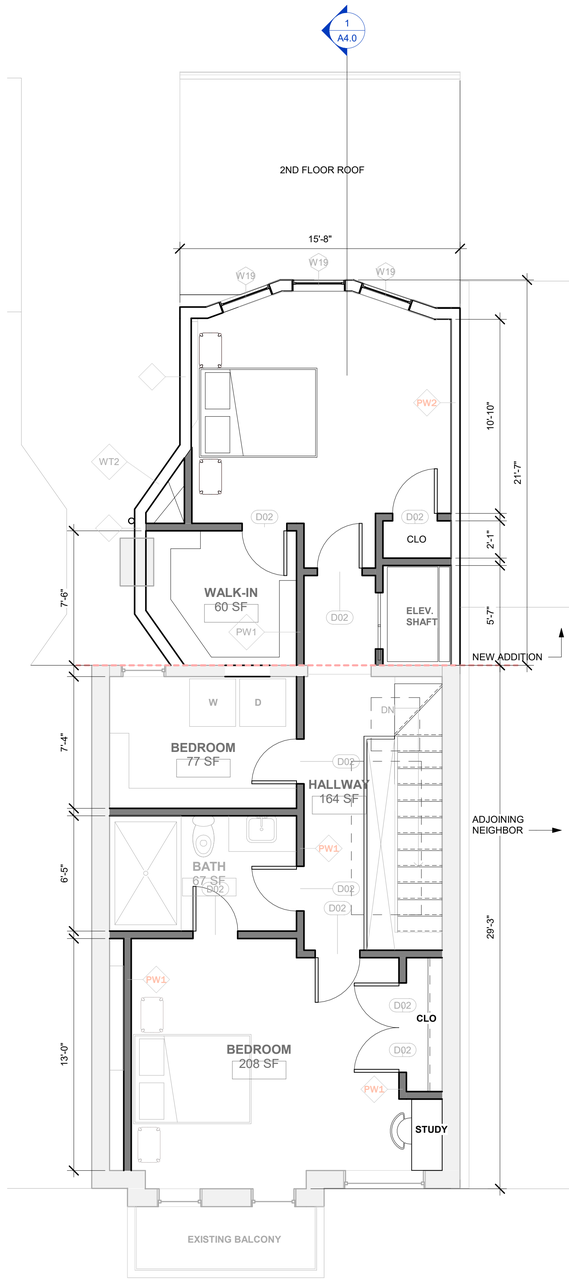


3 STAIR AND REAR ROOM



1 THIRD FLOOR - DEMO PLAN

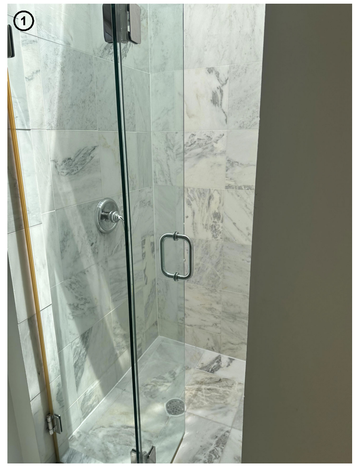
SCALE: 1/4" = 1'-0"

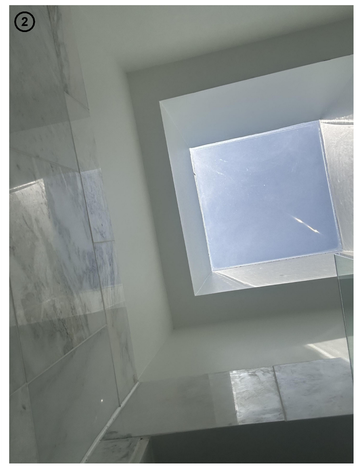


2 THIRD FLOOR - PROPOSED PLAN

SCALE: 1/4" = 1'-0"

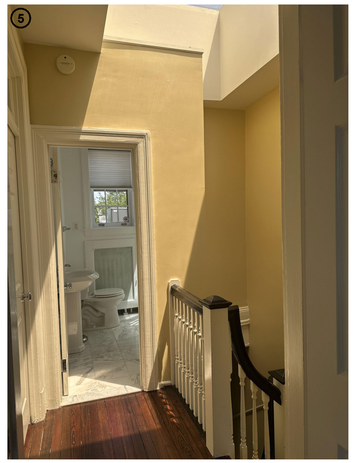
NOTE: CIRCLED NUMBERS ON THE PLANS CORRESPOND TO THE PHOTOGRAPHS ON THIS SHEET.













N

LEGEND	
HIDDEN LINE	
DEMO WALL	
NEW WALL	
EXISTING WALL	

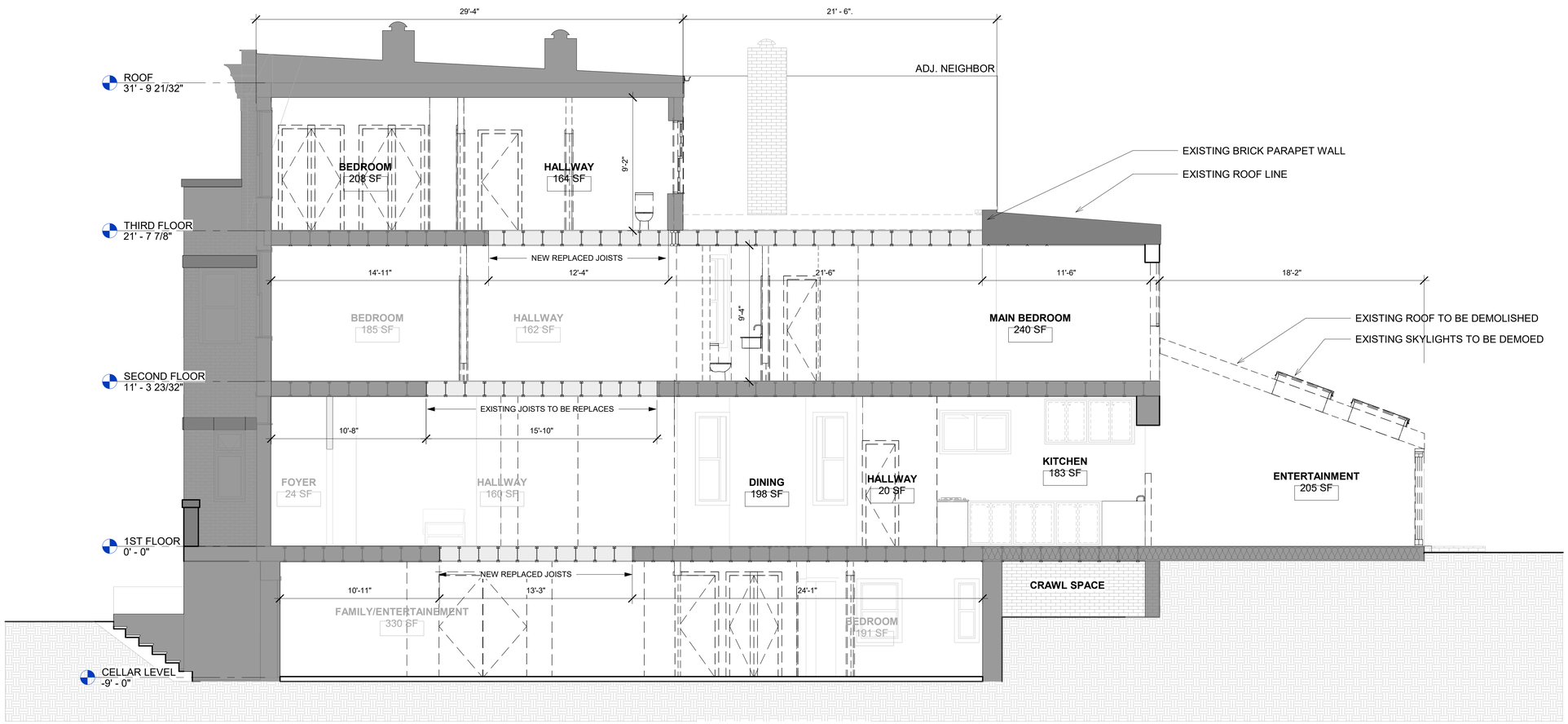
A1.7

THIRD FLOOR - DEMOLITION PHOTOGRAPHS

1617 35TH STREET NW | EXISTING CONDITIONS DURING INTERIOR DEMOLITION



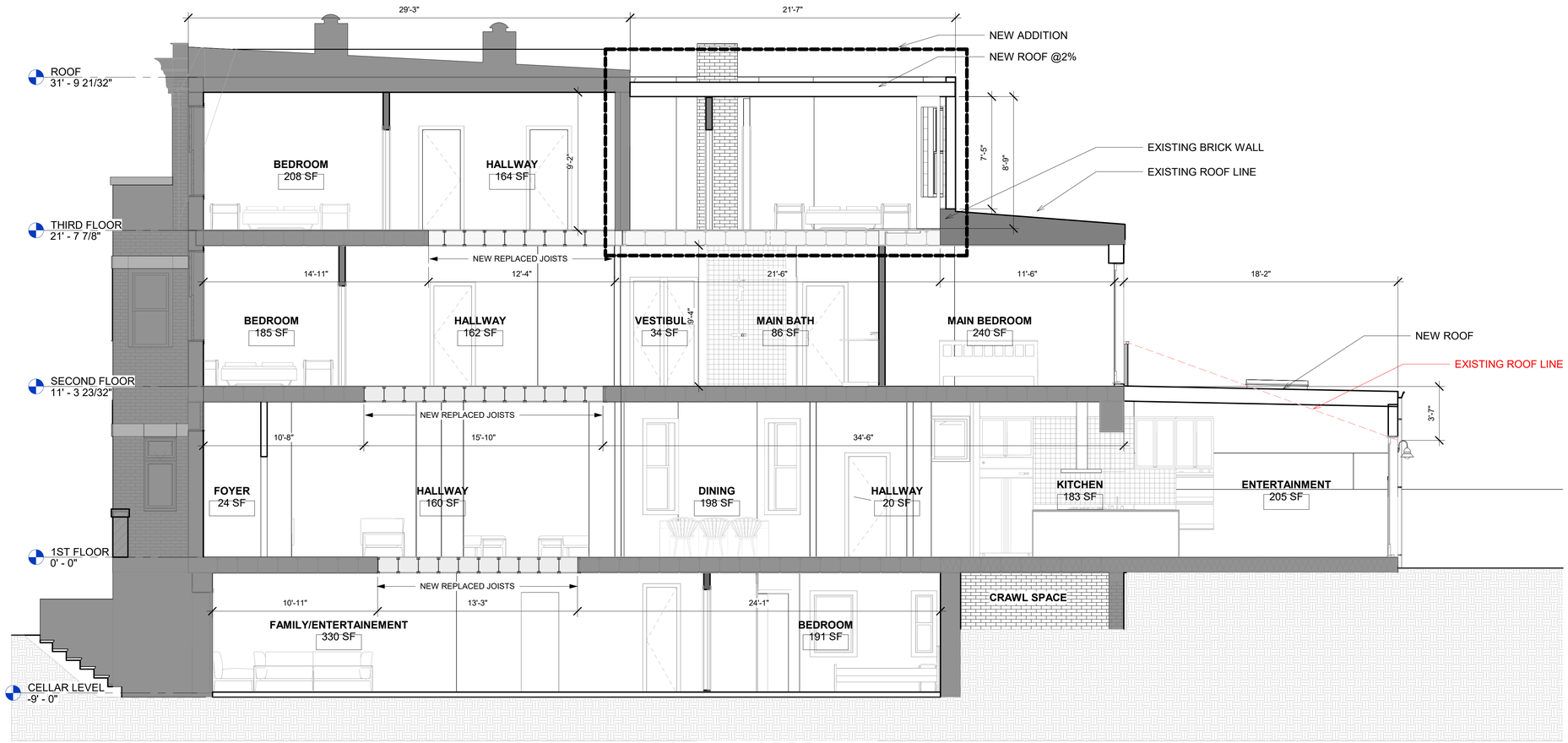
1 THIRD FLOOR - EXPOSED JOISTS, LOOKING TOWARD REAR



1 EXISTING - BUILDING SECTION

SCALE: 1/4" = 1'-0"

A4.0



2 LONGITUDINAL SECTION

SCALE: 1/4" = 1'-0"

A4.1



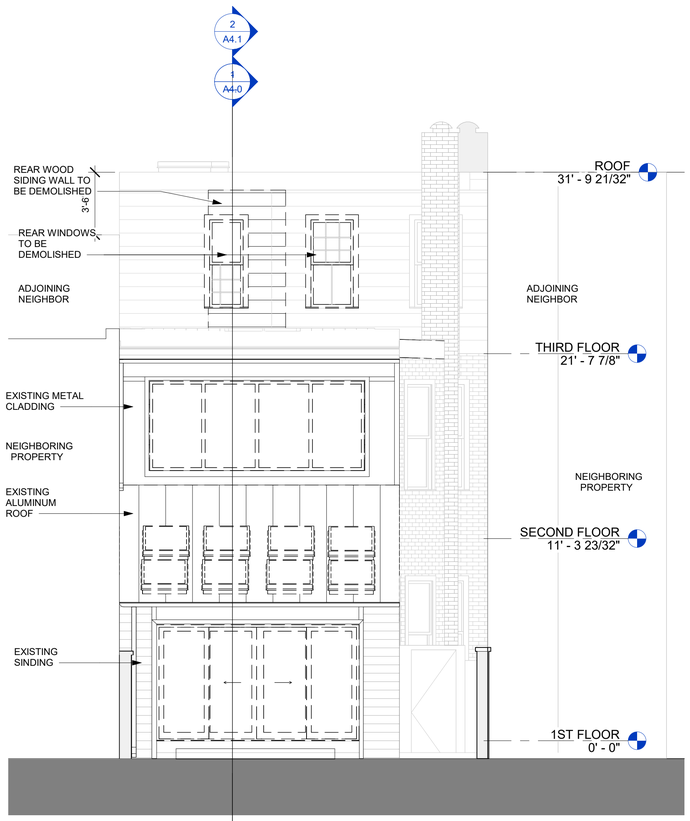
PROPOSED SIDING TYPE:



Arbor Wood ELMNT PINE with QUARTZ finish

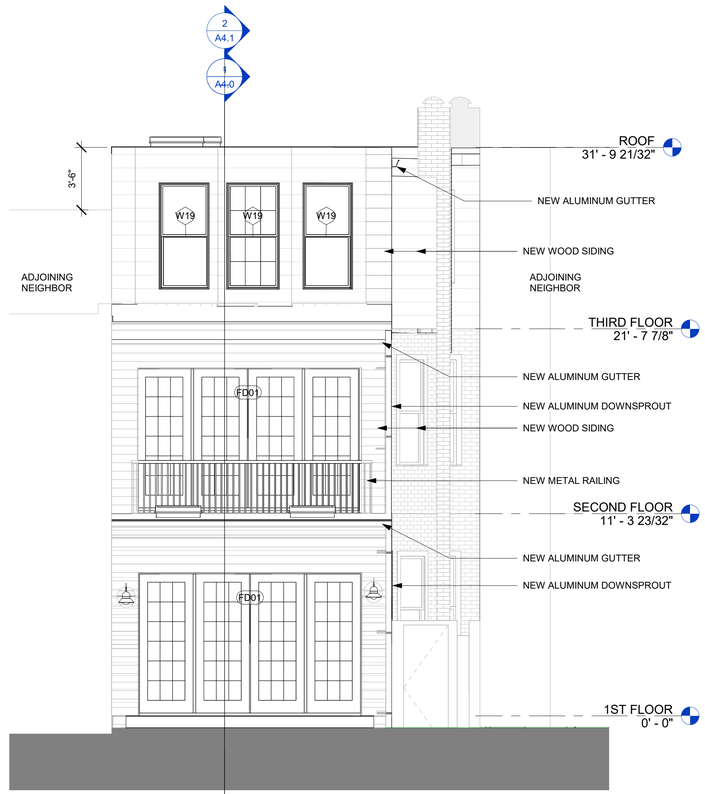
PROPOSED SIDING TYPE DESCRIPTION:

PROPOSED WOOD SIDING: ARBOR WOOD CO. ELMNT PINE, QUARTZ FINISH; THERMALLY MODIFIED SOLID SOUTHERN YELLOW PINE, INSTALLED HORIZONTALLY IN A SMOOTH NICKEL-GAP TONGUE-AND-GROOVE PROFILE.



1 EXISTING - REAR ELEVATION

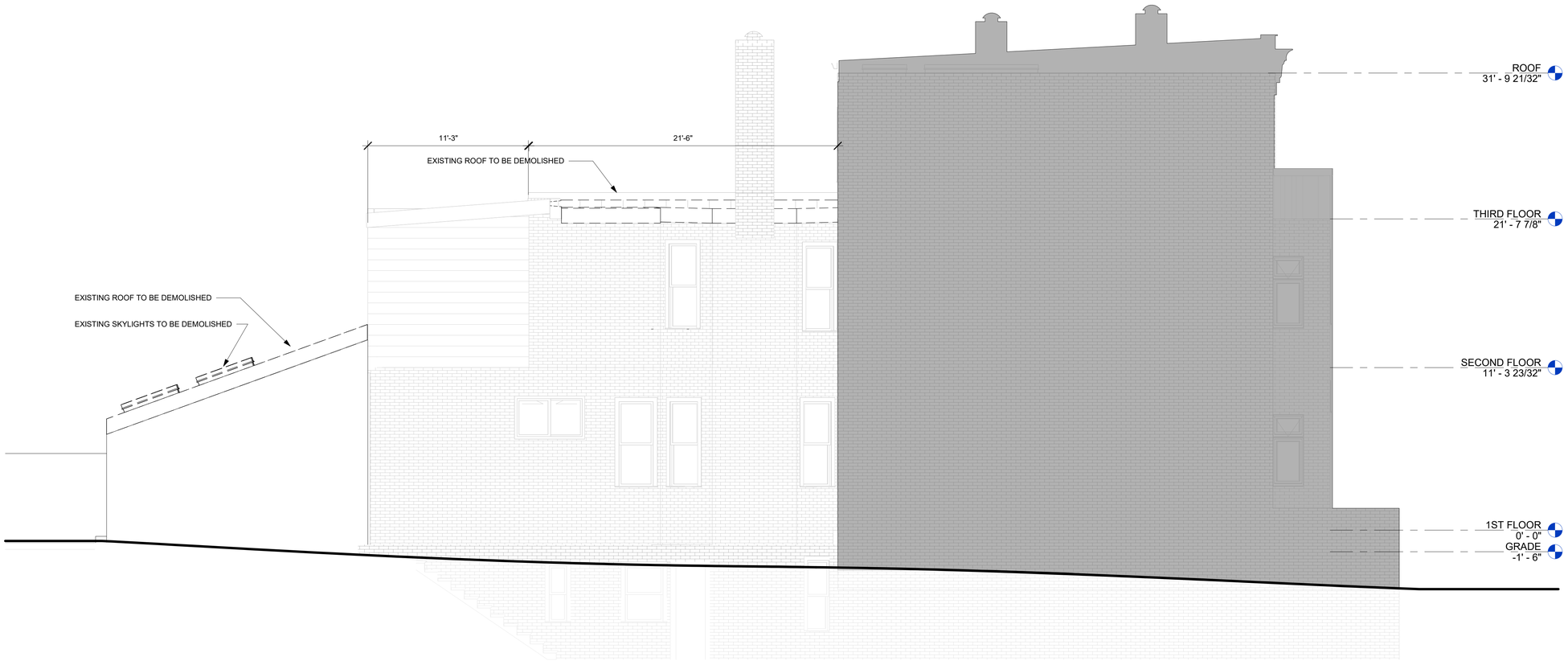
SCALE: 1/4" = 1'-0"



2 PROPOSED - REAR ELEVATION

SCALE: 1/4" = 1'-0"

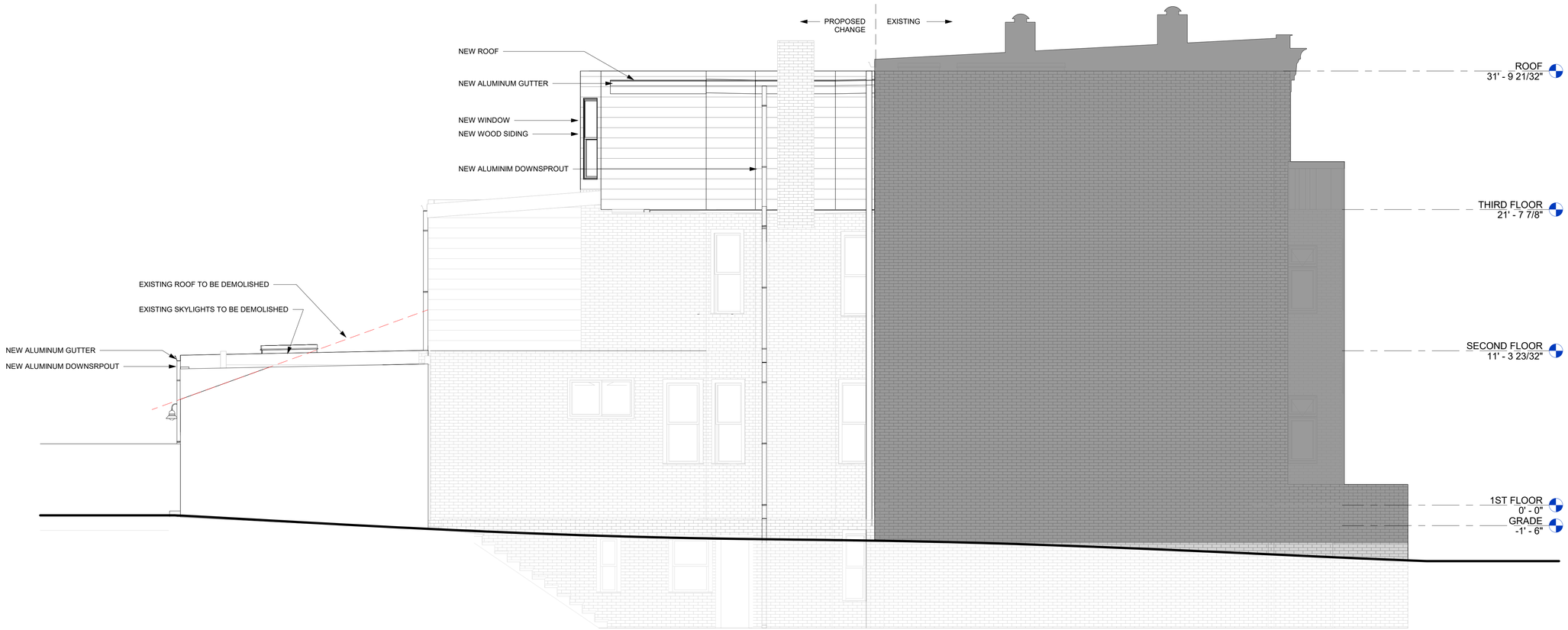
A5.0



1 **EXISTING - LEFT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"

A5.1

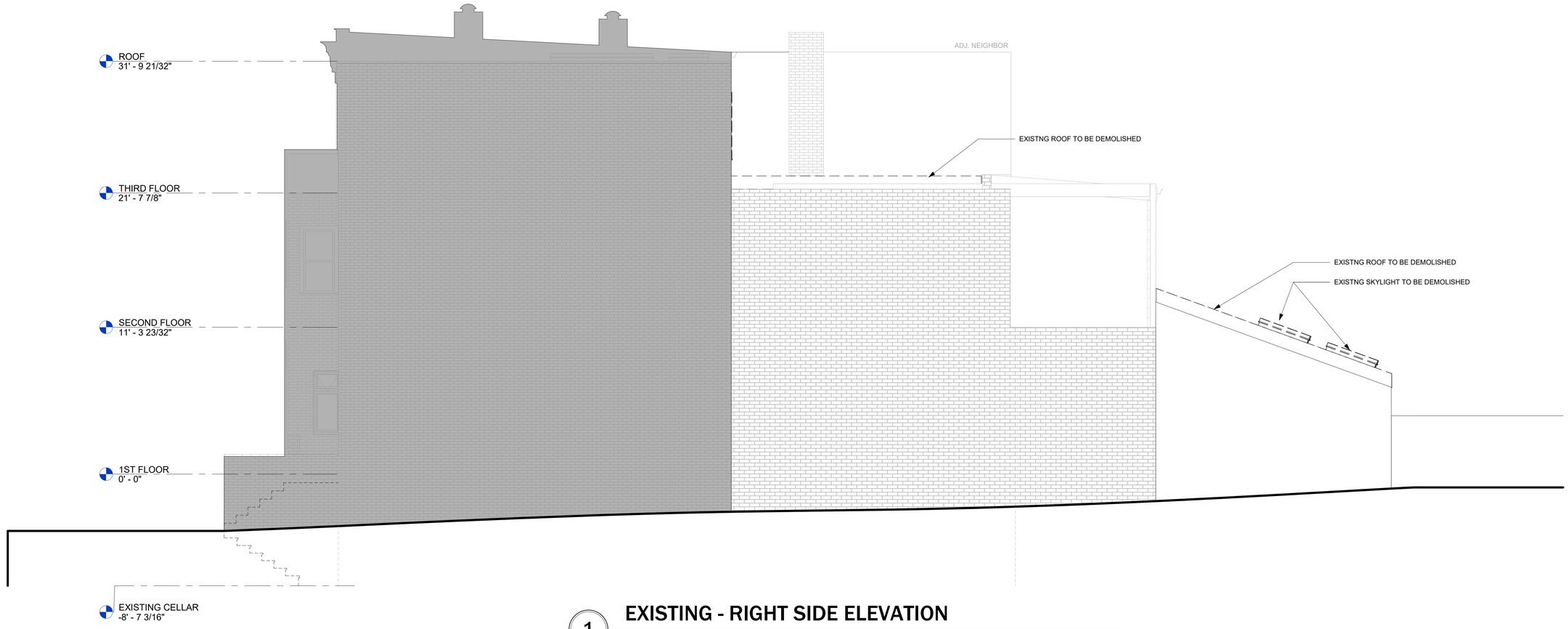


PROPOSED - LEFT SIDE ELEVATION

1

SCALE: 1/4" = 1'-0"

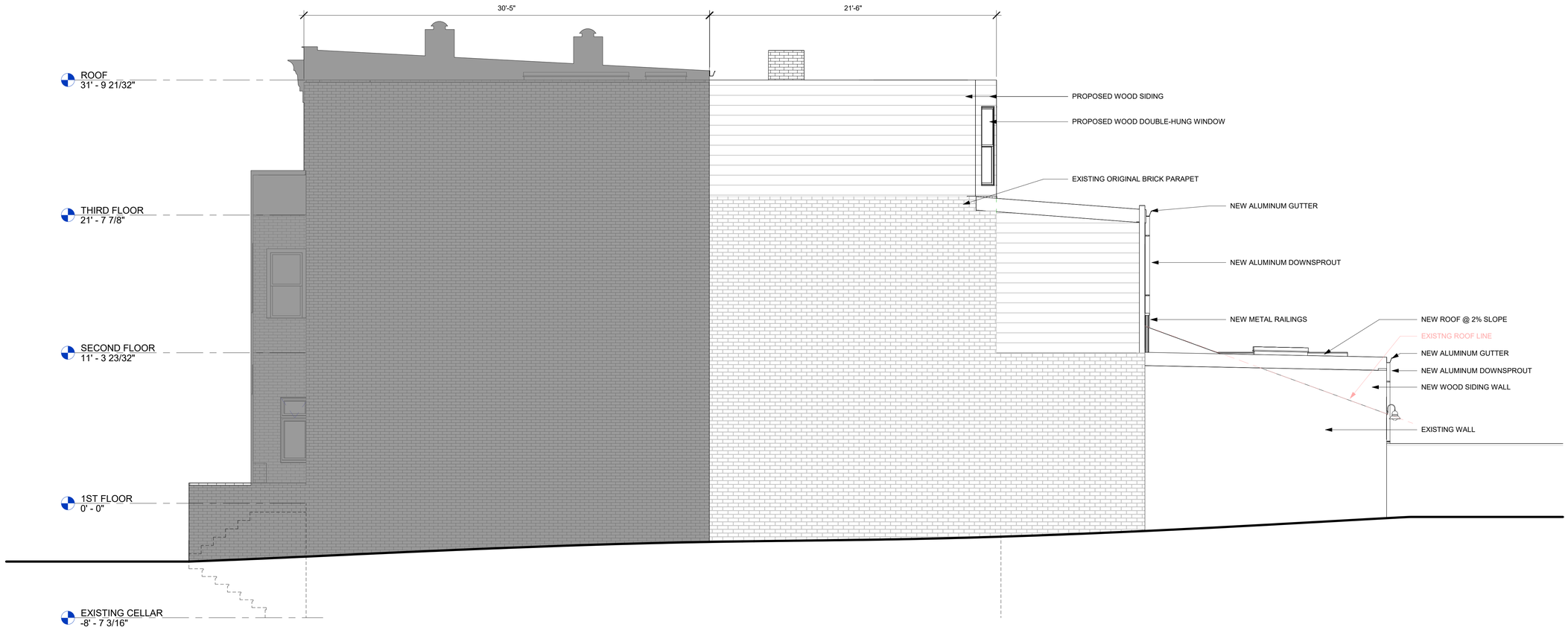
A5.2



1 **EXISTING - RIGHT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"

A5.3



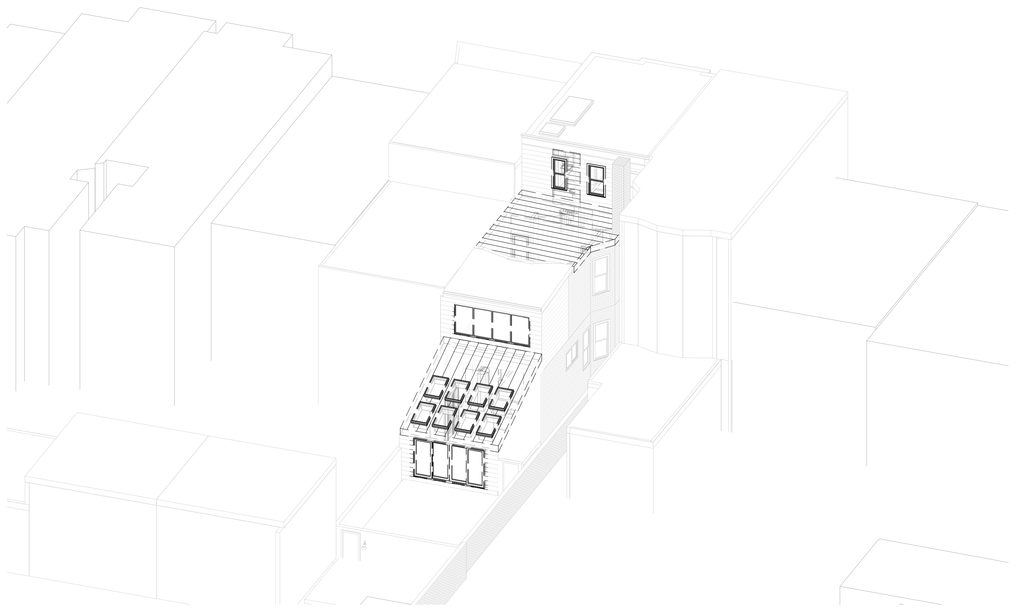
PROPOSED - RIGHT SIDE ELEVATION

1

SCALE: 1/4" = 1'-0"

A5.4

1617 35TH STREET NW - REAR MASSING IN CONTEXT



3 **EXISTING - REAR AERIAL**

SCALE:

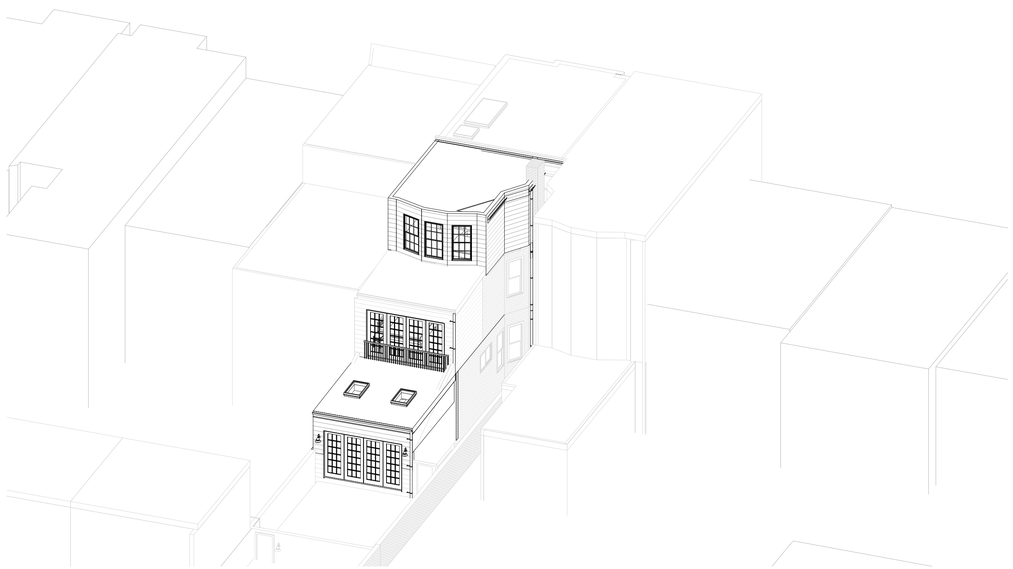


2 **EXISTING - REAR 3D VIEW**

SCALE:

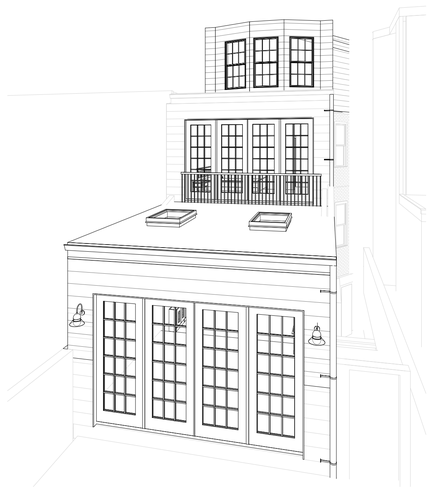


PROPOSED - 3D RENDER



4 **PROPOSED - REAR AERIAL**

SCALE:



1 **PROPOSED - 3D REAR VIEW**

SCALE:

A6.0

EXISTING REAR CONDITIONS - PHOTOGRAPHS

1617 35TH STREET NW | REAR ALLEY, REAR YARD, REAR ELEVATION AND ROOF



1 REAR ALLEY



2 REAR PARKING COURT FROM ALLEY



3 REAR ELEVATION FROM REAR YARD



4 REAR YARD AND REAR ELEVATION



5 EXISTING SUNROOM AND SKYLIGHTS



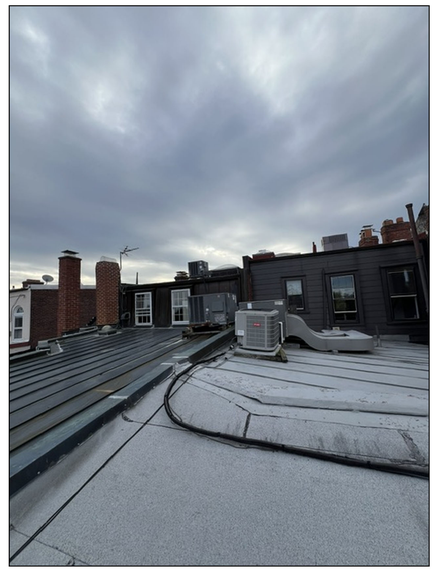
6 REAR ADDITION - OBLIQUE VIEW



7 EXISTING SKYLIGHT ROOF



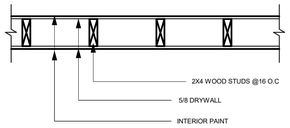
8 UPPER REAR FACADE



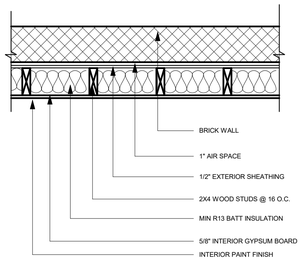
9 EXISTING MAIN ROOF



10 ROOF AND ADJACENT REAR BAY



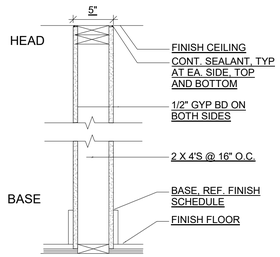
WT1 **INT. PARTITION WALL**



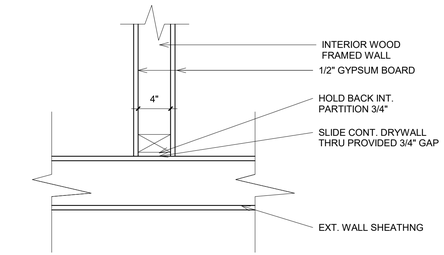
P4 **INT. PARTITION WALL**

2 WALL TYPES.

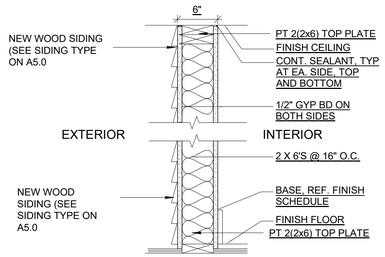
SCALE: 3/8" = 1'-0"



WT1 INTERIOR PARTITION DETAIL



TYP. WALL CONNECTION DETAIL



WT2 EXTERIOR WALL DETAIL (1HR RATED)

1 INTERIOR PARTITION & CONNECTION DETAIL

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

FINISH SCHEDULE

Kitchen & Bath Finishes

Location	Description	Manufacturer	Product / Model #	Finish / Style	Notes
Kitchen	Kitchen Cabinets	Wolf Home Products	Shaker-style	White	Standard kitchen cabinet
Kitchen	Countertop	Caesarstone	Pure White Quartzite 3CM	Durable, stain-resistant	Kitchen countertop
Kitchen	Backsplash	Daltile	Gloss White, Subway Tile 3x9	Gloss finish	Kitchen backsplash
Bathrooms	Vanity Cabinet	Bertch	Wall-mounted	White	For all bathroom vanities
Bathrooms	Bathroom Countertop	Caesarstone	Pure White Quartzite 3CM	Scratch-resistant	Bathroom countertop
Bathrooms	Bathroom Wall Tile	Daltile	Gloss White, 4x10	Gloss finish	Bathroom wall tile
Bathrooms	Bathroom Floor Tile	Daltile	12x24 Melted Ice	Moisture-resistant	For bathroom floors

Plumbing Fixtures

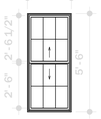
Location	Description	Manufacturer	Product / Model #	Finish / Style	Notes
Bathrooms	Toilet	TOTO	CST746CSMFG#01	White, Dual-flush	WaterSense certified
Bathrooms	Shower Set	Delta	T14464-BL	Matte Black, Single-lever	Matte finish shower fixture
Bathrooms	Sink	Kohler	K-20000-0	White Ceramic, Undermount	24"x20", scratch-resistant
Bathrooms	Faucet	Delta	9159-AR-DST	Chrome, Single-handle	Low-flow design
Kitchen	Kitchen Sink	Kraus	KHU101-17	Stainless Steel, Single-basin	18"x18", compact sink
Kitchen	Kitchen Faucet	Delta	9159-AR-DST	Chrome, Pull-down	Low-flow design

Paint & Flooring

Location	Description	Manufacturer	Product / Model #	Finish / Style	Notes
Interior Walls	Interior Paint	Benjamin Moore	Balboa Mist 1549, Flat	Throughout interior	General interior paint
Bathroom Walls	Bathroom Paint	Sherwin-Williams	Emerald Urethane, Satin	Low-VOC, moisture-resistant	Suitable for bathrooms
Flooring	Wood Flooring	TBD	4" Sand-in-Place Oak	Oil-based stain, 3 coats	General flooring
Bathroom Floor	Bathroom Floor Tile	Daltile	12x24 Melted Ice	Durable tile	For bathroom floors
Shower Floor	Shower Floor Tile	Daltile	Hexagon Gloss White, 2x2	Non-slip surface	For shower floors

Hardware Schedule

Location	Hardware Item	Manufacturer	Model #	Finish	Notes
All Interior Doors	Lever Handle	Schlage	F10-V-ACC	Satin Nickel	Non-locking passage lever
Bathroom Door	Privacy Lever Handle	Kwikset	730TNL-15	Satin Nickel	Privacy lock for bathroom
Closet Door	Knob Handle	Kwikset	97402-771	Matte Black	Basic knob handle for closets

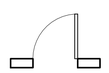
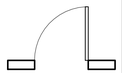
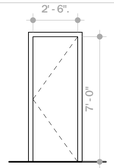
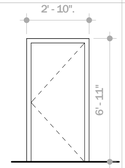
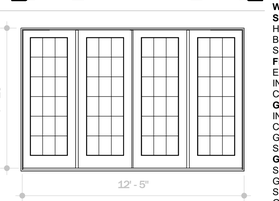
WINDOW NAME	
WINDOW PLAN	
WINDOW FRONT ELEVATION	
REMARKS	DOUBLE HANG

WOOD WINDOW (RED GRANDIS FSC 100 %)

PRODUCT TYPE - DOUBLE HUNG
FRAME/SASH - WOOD
FRAME DEPTH = 4 9/16"
SASH BOTTOM RAIL 3 1/4"
SASH STILE = 1 13/16"
SASH BOTTOM RAIL = 3 1/4"
SASH MIDDLE RAIL = 1 13/16"
WOOD WINDOW (RED GRANDIS FSC 100 %)
FINISH
EXTERIOR FINISH = PAINTED, FIRST COAT
INTERIOR FINISH = PAINTED, FIRST COAT
COAT = WHITE
HARDWARE
LOCKS COLORS = UNLAQUERED BRASS
QUANTITY = 1
SCREEN
FRAME = ALUMINUM
COLOR = ICE WHITE
MESH = INVISIBLE

GLASS
LOW E , ISULATED DOUBLE
EGRESS
MIN. OPRNING REQUIREMENT = 5.7SF
PROVIDED = 6.32 SF

****PROVIDE HALF-HEIGHT INSECT SCREENS AT ALL APPLICABLE OPERABLE WINDOWS. FULL-HEIGHT SCREENS ARE NOT PROPOSED. DOUBLE-HUNG WOOD WINDOWS WITH HALF-HEIGHT INSECT SCREENS AT LOWER SASH ONLY.****

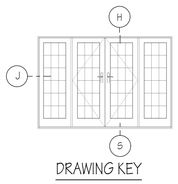
DOOR NAME	D02	D03	FD01
DOOR PLAN			
DOOR FRONT ELEVATION			
REMARKS			

WOOD FRENCH & SIDE DOOR (RED GRANDIS FSC 100 %)
CONFIGURATION TYPE - INSWING
FRAME/SASH - WOOD
FRAME DEPTH = 6 9/16"
SILL = ANODIZED
SILL FINISH = BRONZE
WOOD SASH DEPTH = 1 3/4"
WOOD FRENCH DOOR (RED GRANDIS FSC 100 %)
STILES AND RAILS
HEAR RAIL = 3 5/8"
BOTTOM RAIL = 3 5/8"
SIDE STILE = 3 5/8"
FINISH
EXTERIOR FINISH = PAINTED, FIRST COAT
INTERIOR FINISH = PAINTED, FIRST CAOT
COAT = WHITE
GLASS
INSULATED (DOUBLE), LOW E 272/ARGON,
COLOR SPACER = BLACK
GRILLS OPTIONS
SAME AS SASH
GRILLES
SDL 7/8" ,
GRILLE PATTERN = COLONIAL
SPACER BAR COLOR = BLACK
GRILLE EXTERIO TYPE = PUTTY GLAZE
INTERIOR TYPE = COLONIAL
HARDWARE
HARDWARE DOOR = MAUAL MULTIPOINT LOCK
ADJUSTABLE HINGES 4 1/4"x 3 3/4"
POLISHED BRASS

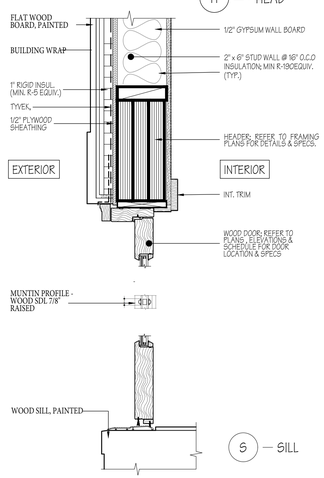
DOOR AND WINDOW SCHEDULE

SCALE: 1/4" = 1'-0"

A7.1

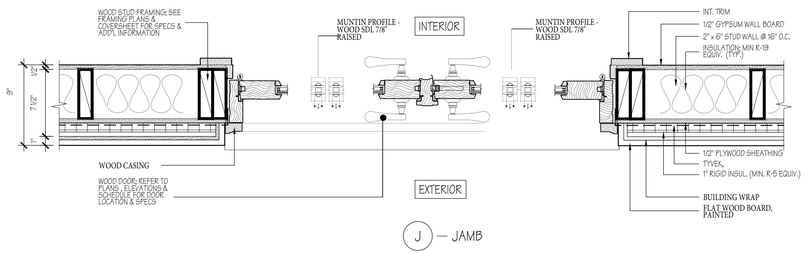


DRAWING KEY



H — HEAD

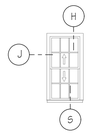
S — SILL



J — JAMB

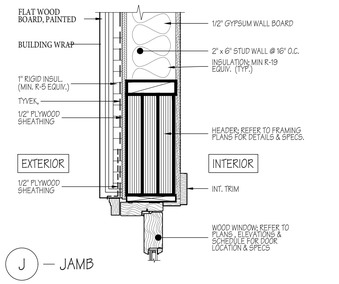
1/1 PROPOSED: REAR **FRENCH DOOR.** DETAIL (TYP)

1 1/2" = 1'-0"

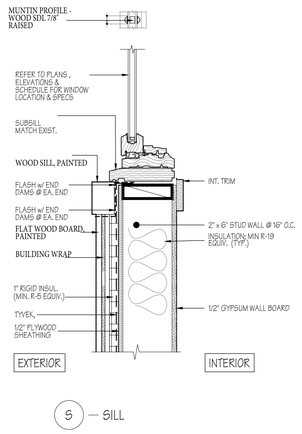


DRAWING KEY

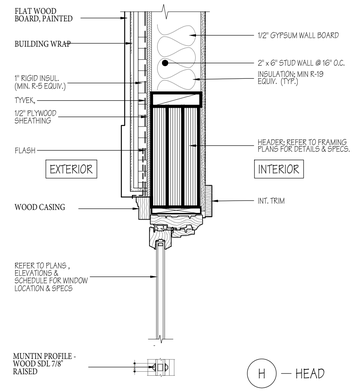
N.T.S.



J — JAMB



S — SILL



H — HEAD

1/1 PROPOSED: REAR WIN. DETAIL (TYP)

1 1/2" = 1'-0"

A7.2