Arnold Residence

3338 Dent Place NW
Washington, DC 20007



PROJECT INFO :

RENOVATION TO EXISTING THREE-STORY SINGLE FAMILY HOME

ADDRESS:	3338 Dent Place NW Washington, DC 20007
LOCATION:	LOT 0247, SQUARE 1278

ZONING:

	R-3/GT	
SETBACKS:	REAR: 20'	
LOT AREA:	3,482 SF	
	ALLOWED:	PROPOSED:
BUILDING HEIGHT:	35'	-
LOT COVERAGE:	60% (2,089 SF)	-

BUILDING AREA:

	EXISTING:	PROPOSED:
BASEMENT FLOOR AREA:	476 SF	-
FIRST FLOOR AREA:	984 SF	-
SECOND FLOOR AREA:	984 SF	-
THIRD FLOOR AREA:	566 SF	-
TOTAL FLOOR AREA:	3,010 SF	-

PLANS PREPARED BASED ON THE FOLLOWING CODES:

- 2017 DCRC, 2015 IRC WITH 2017 DCMR17B SUPPLEMENT
- 2017 DCBC, 2015 IBC WITH 2017 DCMR12A SUPPLEMENT WHERE REFERENCED IN IRC
- 2017 DCEBC, 2015 IEBC WITH 2017 DCMR12J SUPPLEMENT
- 2017 DCECC, 2015 IECC WITH 2017 DCMR12I SUPPLEMENT

Drawing List

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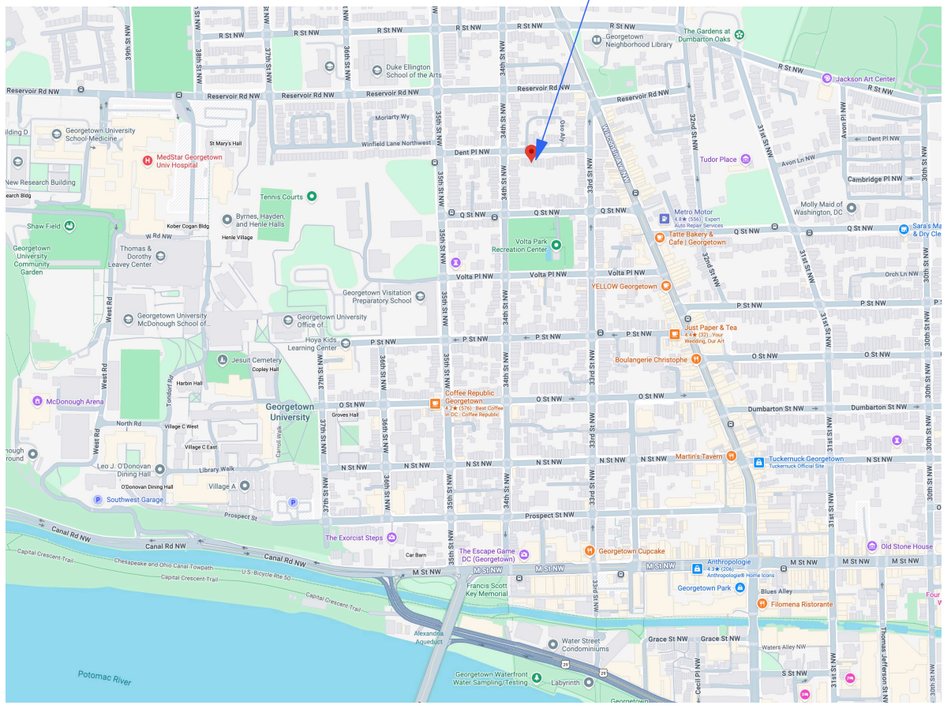
Cover

Date	Issue
10/15/2026	OGB CONCEPT REVIEW
10/23/2026	OGB CONCEPT REVIEW REVISED

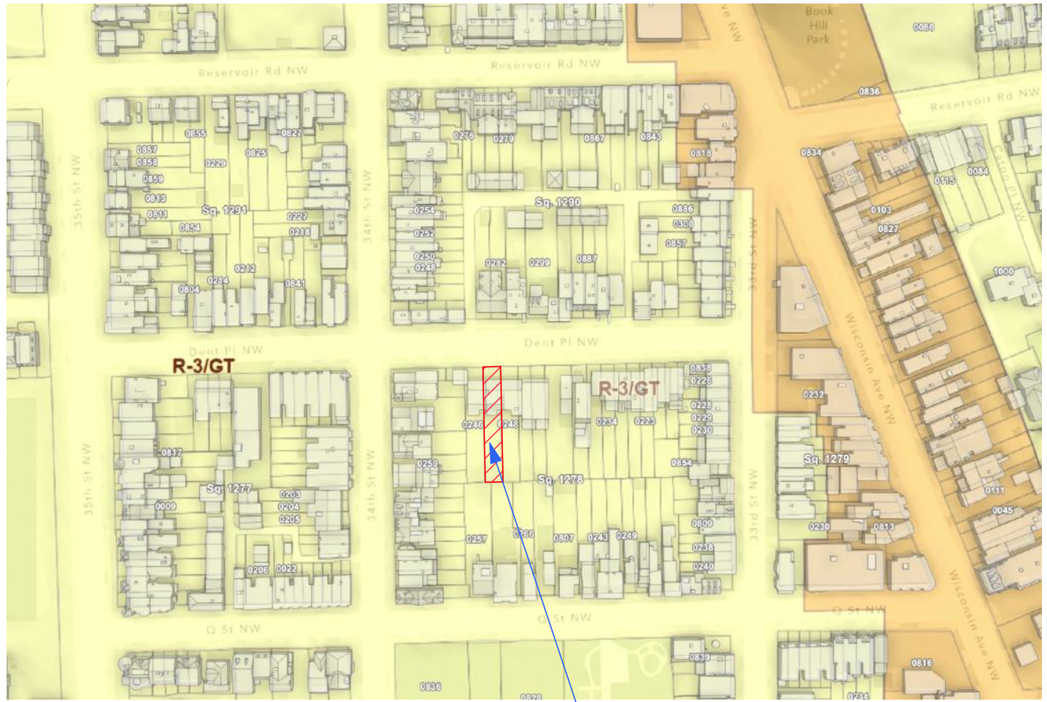
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PROJECT LOCATION
3338 DENT PL NW



Site Map



Zoning Map

3338 DENT PL NW
SQUARE: 1278
LOT: 0247

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Site Maps

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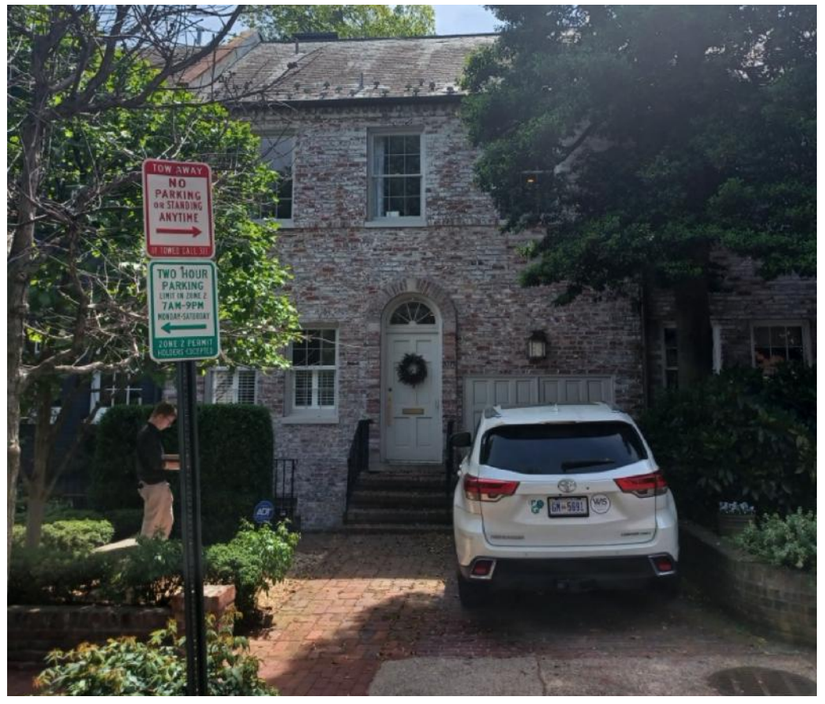
Street View - Dent Place NW



Street View - Dent Place NW



Entry Detail



North Elevation Photo

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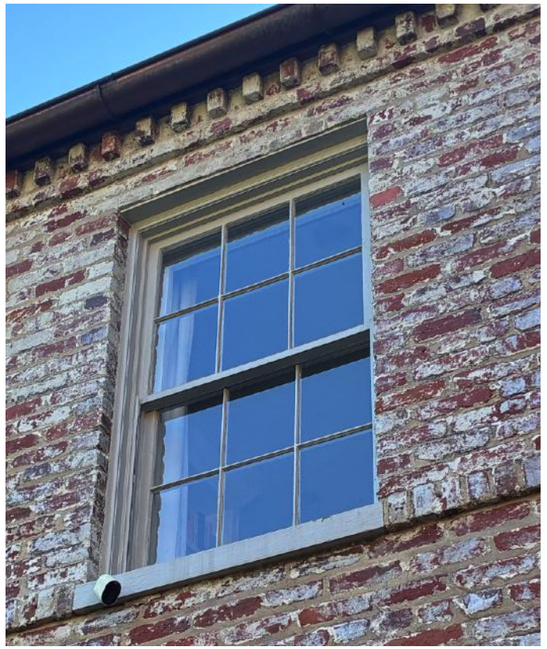
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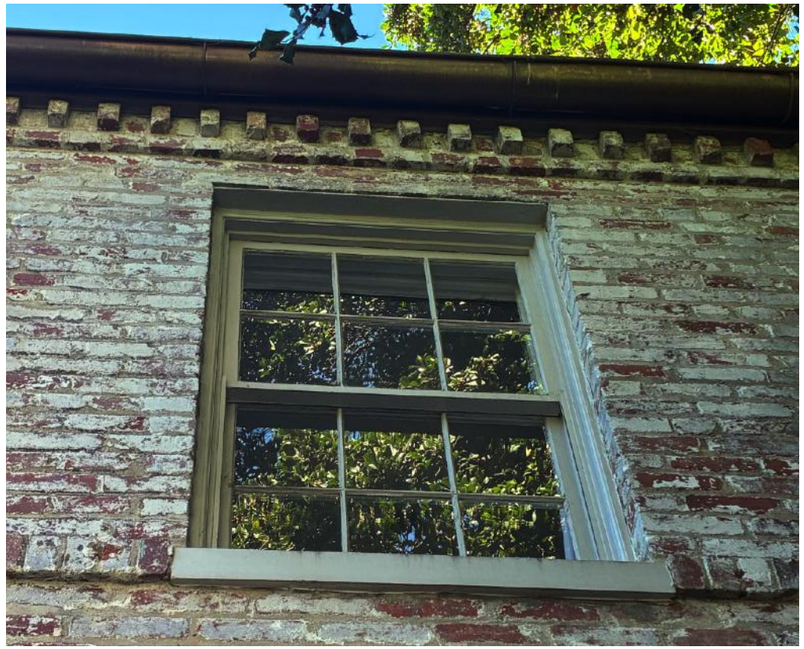
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Top Left



Top Middle



Top Right



Lower Left 1



Lower Left 2



Front Window Detail Photos

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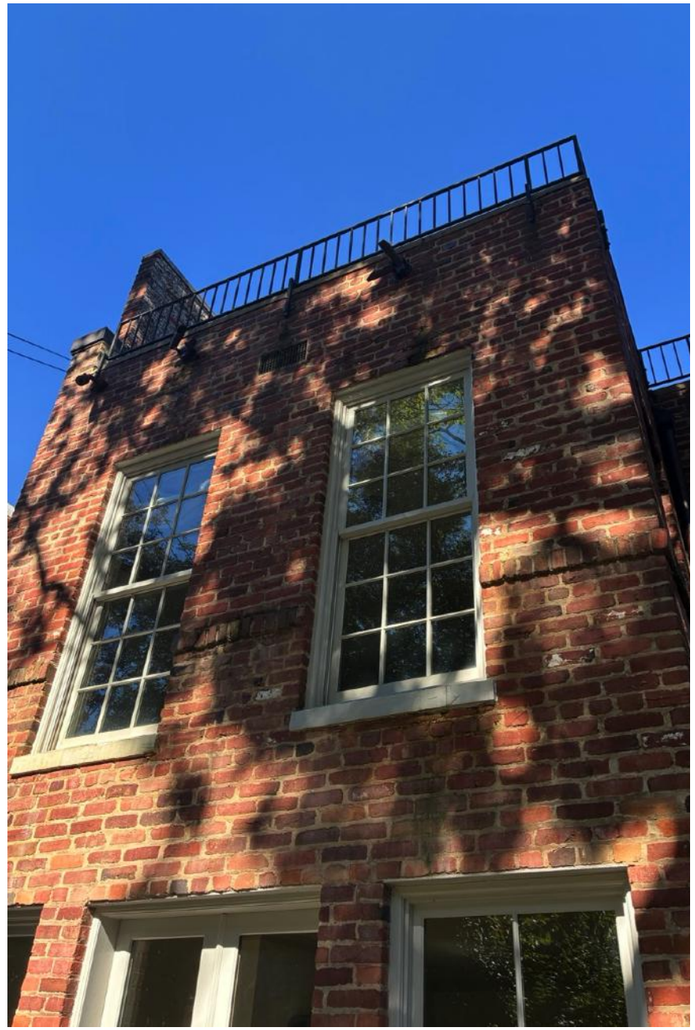
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Rear Elevation Photo



Rear Window Detail



Rear Window Detail

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Existing Roof Deck



Existing Roof Deck



Existing Roof Deck



Existing Roof Deck French Doors

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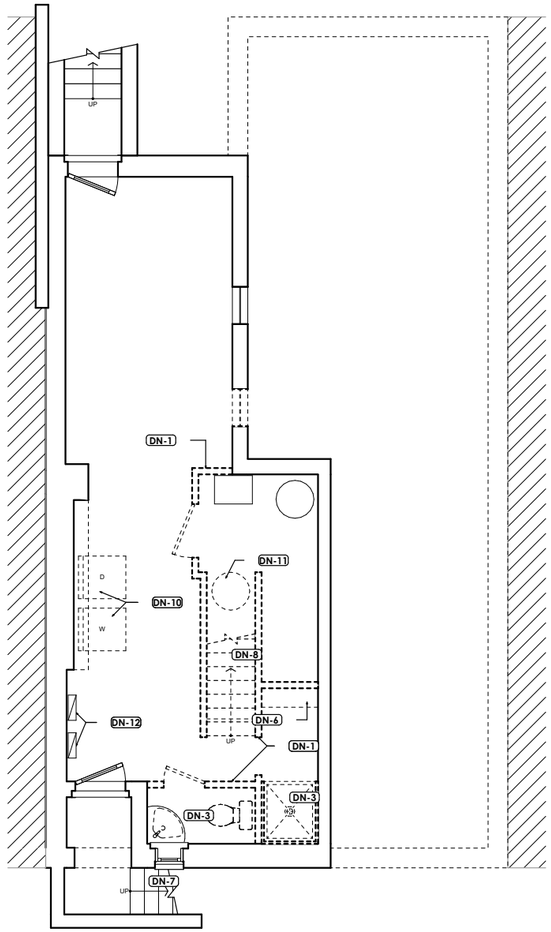
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DEMOLITION PLAN KEYNOTES

DN-1	DEMOLISH EXISTING WALLS AND DOORS AS SHOWN
DN-2	DEMOLISH PORTION OF EXISTING WALL FOR NEW DOOR/ WINDOW
DN-3	DEMOLISH EXISTING BATHROOM FIXTURES AND FINSIHES
DN-4	DEMOLISH EXISTING BATHROOM FINSIHES. SINK, FIXTURES, ACCESSORIES, LIGHTS AND MIRROR TO BE REUSED IN FINAL DESIGN.
DN-5	REMOVE BATHTUB ONLY AND PREPARE FOR NEW. ALL OTHER FIXTURES AND FINISHES TO REMAIN.
DN-6	DEMOLISH EXISTING MILLWORK/ SHELVING
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SV-1	SALVAGE EXISTING KITCHEN PENDANTS, TO BE REUSED IN FINAL DESIGN
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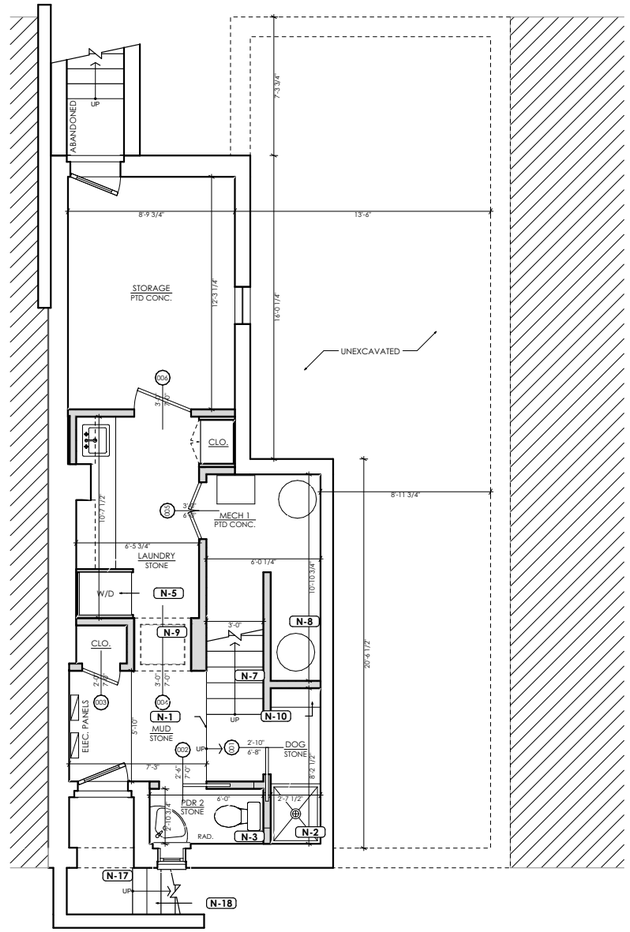
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Existing & Demo Plan

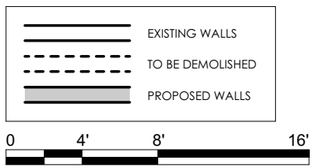
1/8" = 1'-0"



Proposed Cellar Plan

1/8" = 1'-0"





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Cellar Plans

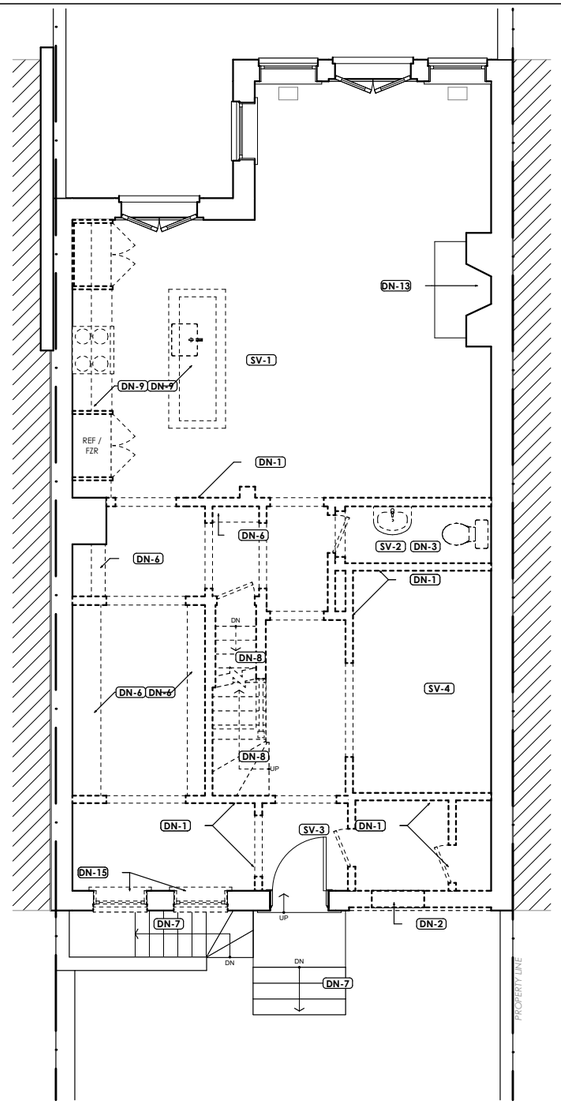
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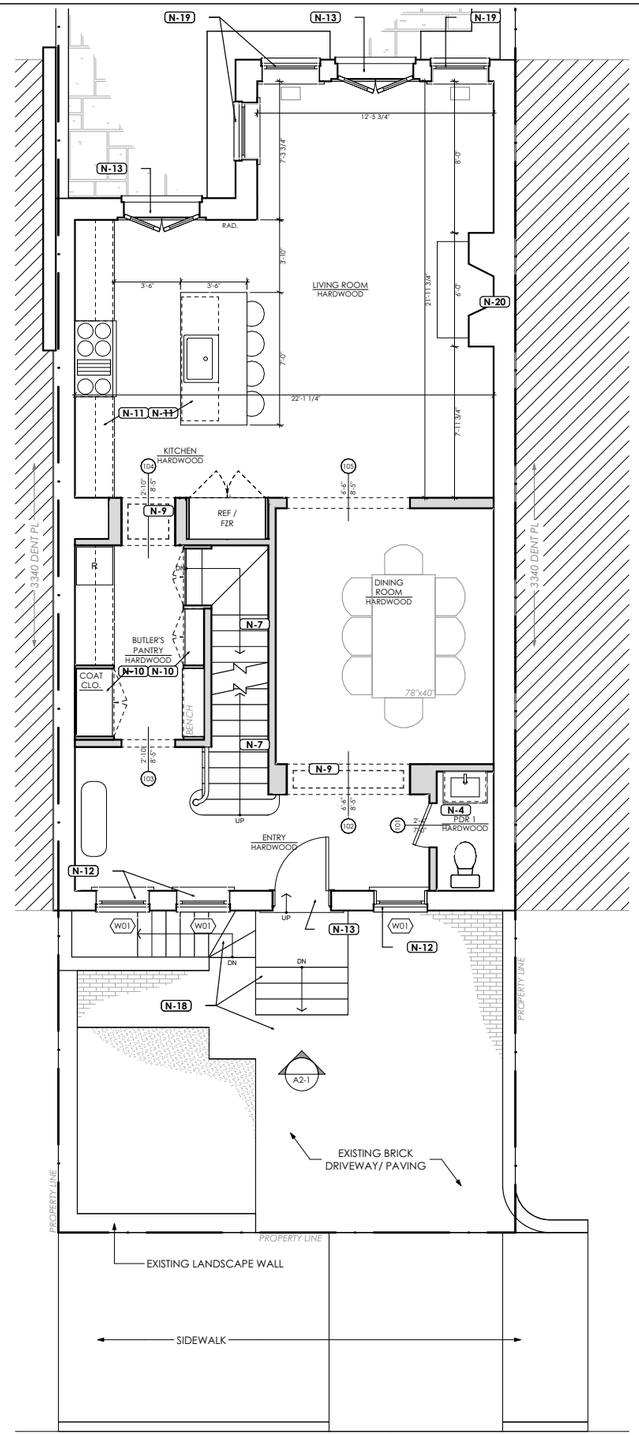
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Existing & Demo Plan

1/8" = 1'-0"



Proposed First Floor Plan

1/8" = 1'-0"

N

EXISTING WALLS
TO BE DEMOLISHED
PROPOSED WALLS

0 4' 8' 16'

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First Floor Plans

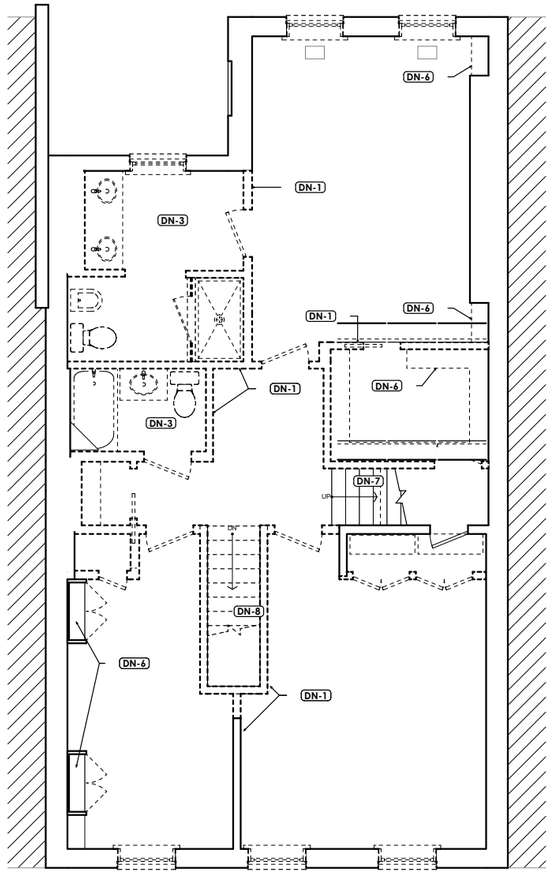
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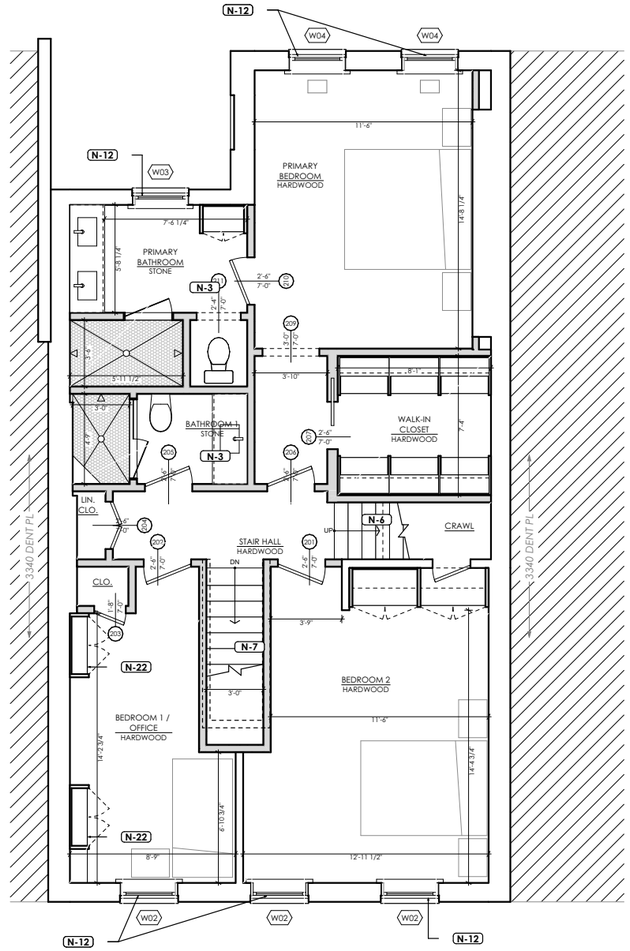
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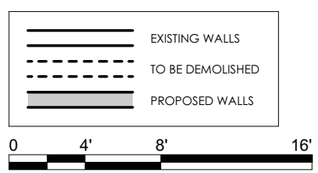
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Proposed Second Floor Plan

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Second Floor Plans

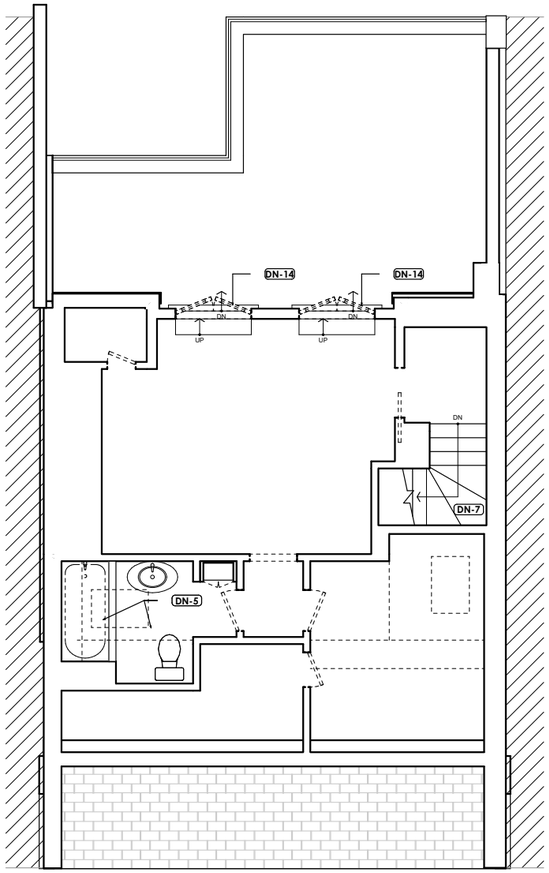
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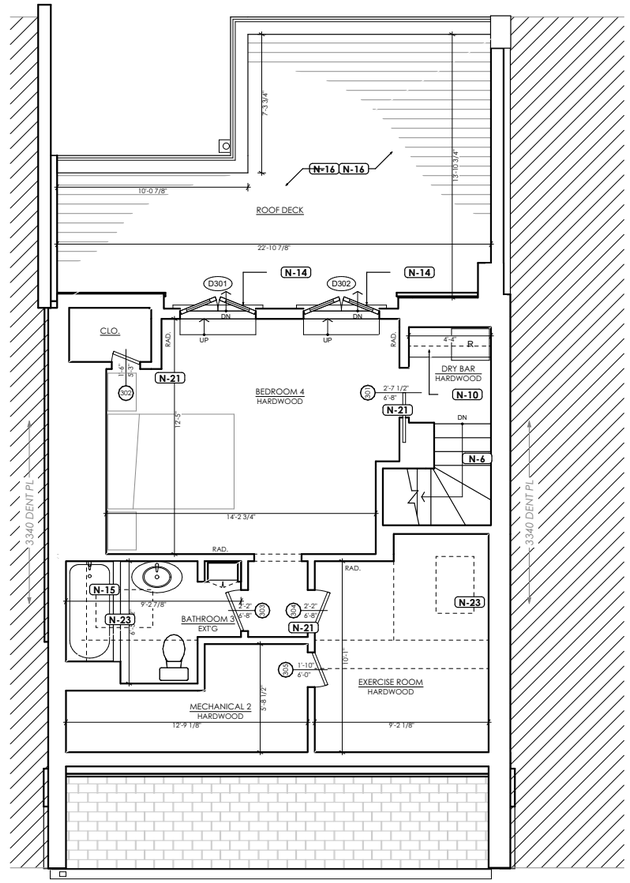
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DN-2	DEMOLISH PORTION OF EXISTING WALL FOR NEW DOOR/ WINDOW
DN-3	DEMOLISH EXISTING BATHROOM FIXTURES AND FINSIHES
DN-4	DEMOLISH EXISTING BATHROOM FINSIHES. SINK, FIXTURES, ACCESSORIES, LIGHTS AND MIRROR TO BE REUSED IN FINAL DESIGN.
DN-5	REMOVE BATHTUB ONLY AND PREPARE FOR NEW. ALL OTHER FIXTURES AND FINISHES TO REMAIN.
DN-6	DEMOLISH EXISTING MILLWORK/ SHELVING
DN-7	EXISTING STAIR TO REMAIN
DN-8	DEMOLISH EXISTING STAIR AND RAILING
DN-9	DEMOLISH EXISTING KITCHEN FIXTURES, FINISHES, MILLWORK, AND APPLIANCES.
DN-10	REMOVE EXISTING WASHER AND DRYER APPLIANCES
DN-11	EXISTING MECHANICAL EQUIPMENT TO BE RELOCATED, SEE NEW WORK PLANS
DN-12	EXISTING ELECTRICAL PANELS TO REMAIN.
DN-13	EXISTING FIREBOX TO REMAIN
DN-14	REMOVE EXISTING DOORS AND HARDWARE, PREPARE FOR REPLACEMENT.
DN-15	REMOVE EXISTING INTERIOR WINDOW PLANTATION SHUTTERS
SV-1	SALVAGE EXISTING KITCHEN PENDANTS, TO BE REUSED IN FINAL DESIGN
SV-2	SALVAGE EXISTING POWDER ROOM SINK, FIXTURES, ACCESSORIES, LIGHTS AND MIRROR TO BE REUSED IN FINAL DESIGN
SV-3	SALVAGE EXISTING SURFACE MOUNTED LIGHT FIXTURE IN FOYER, TO BE REUSED IN FINAL DESIGN
SV-4	SALVAGE EXISTING SURFACE MOUNTED LIGHT FIXTURE IN TV/ LIVING ROOM, TO BE REUSED IN FINAL DESIGN

CONSTRUCTION PLAN KEYNOTES	
N-1	RAISED CONCRETE SLAB, HEIGHT TO MATCH TYPICAL STAIR RISER ADJACENT.
N-2	NEW DOG WASH SHOWER
N-3	NEW BATHROOM FIXTURES, FINISHES, AND MILLWORK.
N-4	NEW BATHROOM FINISHES. INSTALL EXISTING SALVAGED SINK, FIXTURES, ACCESSORIES, LIGHTS AND MIRROR.
N-5	NEW STACKED WASHER AND DRYER APPLIANCES
N-6	EXISTING STAIR TO REMAIN
N-7	NEW WOOD INTERIOR STAIR. BASEMENT TO 1ST FLOOR: 13 R @ 7 9/32", 12 T @ 10" WITH WINDERS, SEE PLAN. 1ST FLOOR TO 2ND FLOOR: 16 R @ 7 1/2", 15 T @ 10"
N-8	RECONFIGURED/ RELOCATED EXISTING MECHANICAL EQUIPMENT.
N-9	MILLWORK PANEL JAMB
N-10	NEW CUSTOM WOOD MILLWORK/ CABINETRY
N-11	NEW KITCHEN FIXTURES, FINISHES, MILLWORK, AND APPLIANCES.
N-12	NEW PTD WOOD WINDOW.
N-13	REPLACE EXTERIOR DOOR HARDWARE, EXTERIOR DOOR LEAVES AND FRAMES TO REMAIN, REPAIR AS NECESSARY. PROVIDE "CLASSIC BRASS" HARDWARE OR EQUIVALENT.
N-14	REPLACE 3RD FLOOR EXTERIOR DOORS IN-KIND. PROVIDE NEW HARDWARE, "CLASSIC BRASS" OR EQUIVALENT.
N-15	NEW BATHTUB IN EXISTING LOCATION. PROVIDE KOHLER ENAMLED CAST IRON TUB OR EQUIVALENT.
N-16	NEW ROOFING MEMBRANE, REPAIR EXISTING DECKING AS NECESSARY. NEW PT WOOD DECK FRAMING, WITH RED GRANDIS (OR EQUIVALENT) WOOD DECKING. PROVIDE METAL GUARDRAILS AT ROOF EDGE.
N-17	EXISTING BASEMENT DRAIN TO BE REPAIRED/ REPLACED
N-18	REPAIR/ RESTORE EXISITNG BRICK STEPS AND PAVING
N-19	EXISTING WINDOW TO REMAIN.
N-20	NEW GAS LOG FIREPLACE IN EXISTING FIREBOX. REQUIRES NEW GAS LINE AND NEW GAS FLUE IN EXISTING CHIMNEY.
N-21	EXISTING 3RD FLOOR DOORS TO BE REPLACED IN EXISTING LOCATIONS, MATCHING 1ST AND 2ND FLOOR NEW DOORS SPEC.
N-22	EXISTING BOOKCASE/ MILLWORK TO BE REUSED
N-23	REPAIR/ RESTORE OPERABLE SKYLIGHT PANELES INCLUDING FRAMES, SASHES, AND HARDWARE.



Existing & Demo Plan

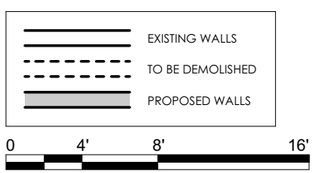
1/8" = 1'-0"



Proposed Attic Plan

1/8" = 1'-0"





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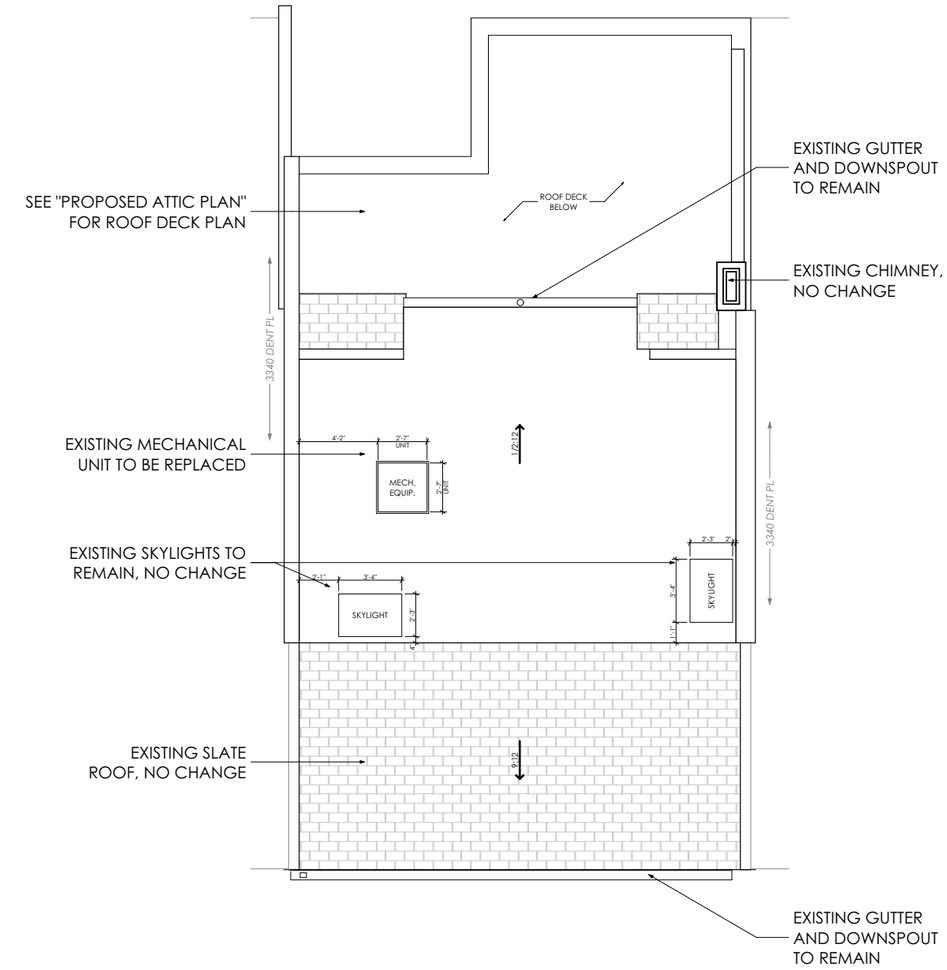
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Attic Floor Plans

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A1-3

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Roof Plan

1/8" = 1'-0"

N

0 4' 8' 16'

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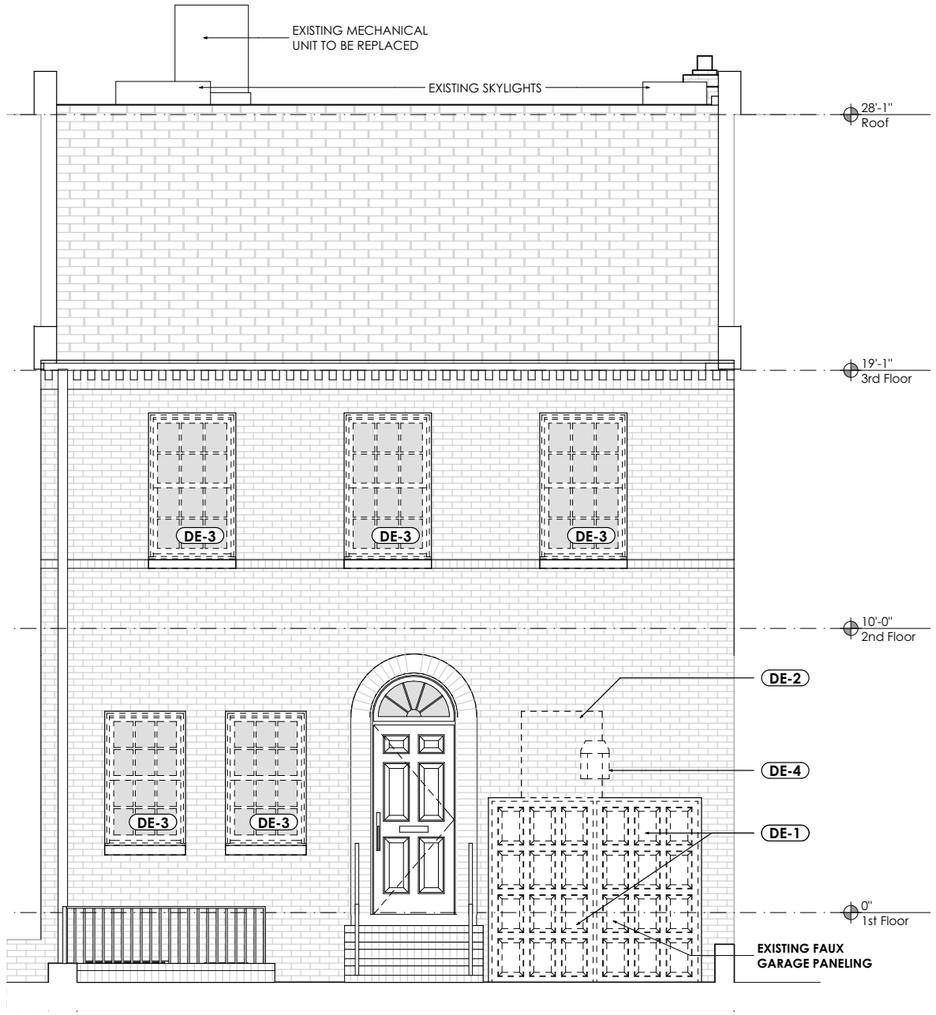
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Roof Plan

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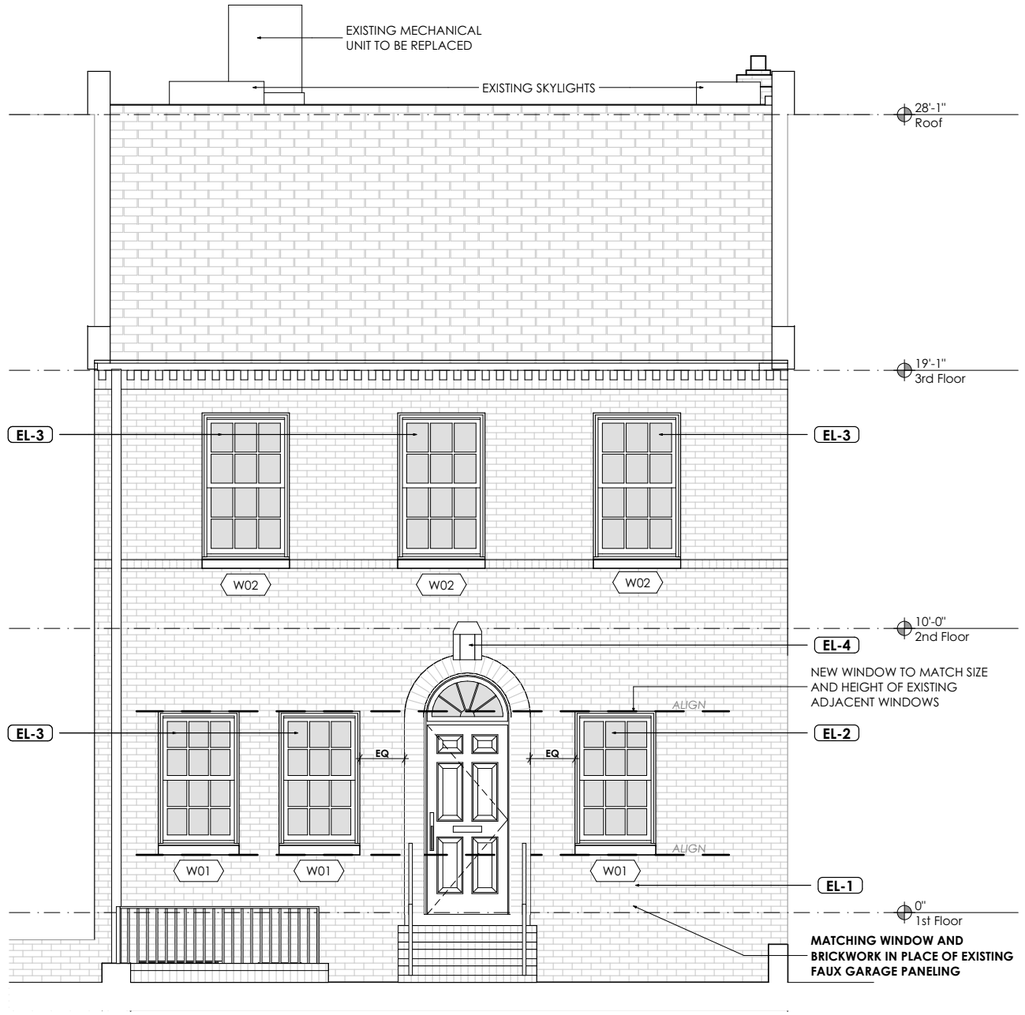


Front Elevation - Existing & Demo

3/16" = 1'-0"

0 2' 4' 8'

ELEVATION KEYNOTES	
DE-1	DEMOLISH FAUX GARAGE DOOR PANELING.
DE-2	DEMOLISH PORTION OF EXISTING WALL FOR NEW DOOR/WINDOW
DE-3	REMOVE EXISTING WINDOW/DOOR, PREPARE FOR NEW WINDOW REPLACEMENT
DE-4	REMOVE EXISTING LIGHT FIXTURE, PATCH AND REPAIR EXISTING BRICK AS REQUIRED. RELOCATE JBOX TO NEW FIXTURE LOCATION, SEE NEW WORK ELEVATION.
--	
EL-1	PATCH AND REPAIR EXISITNG BRICK. BRICK AND MORTAR TO MATCH EXISTING.
EL-2	NEW WOOD WINDOW IN NEW MASONRY OPENING, MATCH EXISTING ADJACENT.
EL-3	NEW WOOD WINDOW/DOOR IN EXISTING MASONRY OPENING.
EL-4	NEW EXTERIOR DECORATIVE LIGHT FIXTURE



Front Elevation - Proposed Work

3/16" = 1'-0"

Window Schedule

	ID	Qty	Units	Model/Size	Type	Manuf.	Lites	Location
1st Floor								
	W01	3	1	2-9x4-7	Double Hung		3W2H/3W2H	FRONT ELEVATION
2nd Floor								
	W02	3	1	3-0x5-0	Double Hung		3W2H/3W2H	FRONT ELEVATION
	W03	1	1	2-11x4-11	Double Hung		3W2H/3W2H	REAR ELEVATION
	W04	2	1	2-11x6-9	Double Hung		3W3H/3W3H	REAR ELEVATION

**SEE PLANS FOR WINDOW LOCATIONS ON REAR ELEVATION*

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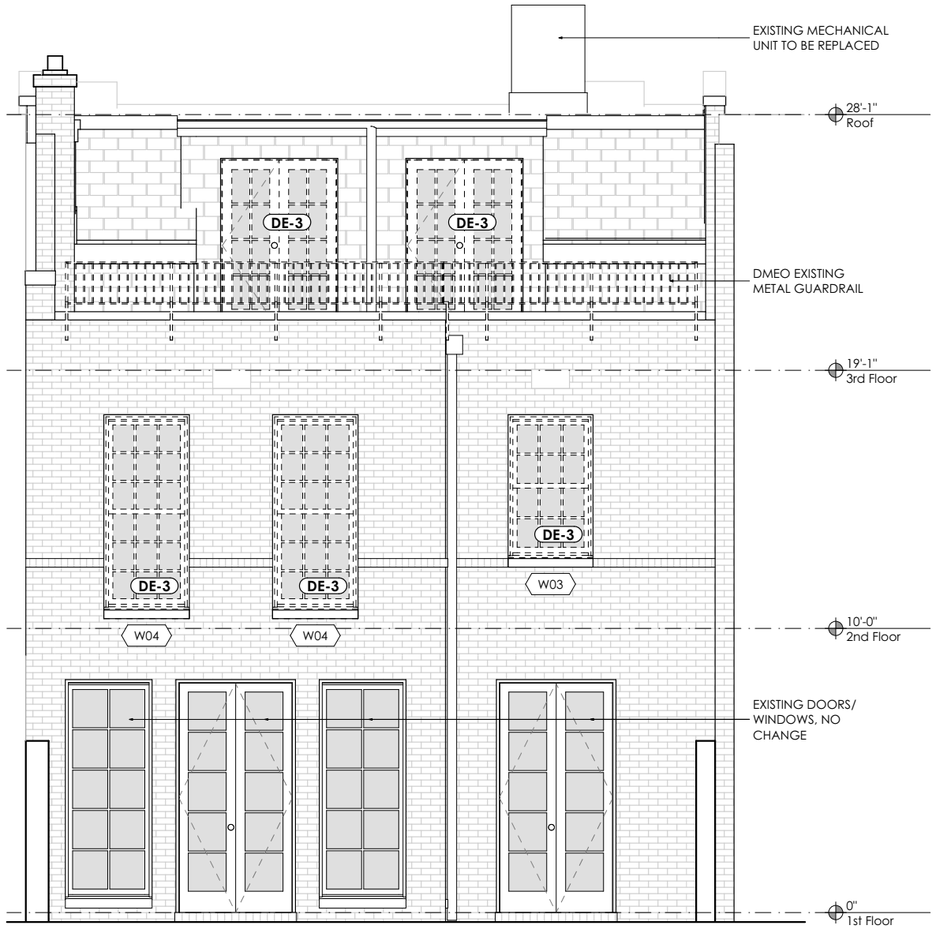
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Front Elevations

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Rear Elevation - Existing & Demo

3/16" = 1'-0"



Rear Elevation - Proposed Work

3/16" = 1'-0"

0 2' 4' 8'

ELEVATION KEYNOTES	
DE-1	DEMOLISH FAUX GARAGE DOOR PANELING.
DE-2	DEMOLISH PORTION OF EXISTING WALL FOR NEW DOOR/WINDOW
DE-3	REMOVE EXISTING WINDOW/DOOR, PREPARE FOR NEW WINDOW REPLACEMENT
DE-4	REMOVE EXISTING LIGHT FIXTURE, PATCH AND REPAIR EXISTING BRICK AS REQUIRED. RELOCATE JBOX TO NEW FIXTURE LOCATION, SEE NEW WORK ELEVATION.
--	
EL-1	PATCH AND REPAIR EXISITNG BRICK. BRICK AND MORTAR TO MATCH EXISTING.
EL-2	NEW WOOD WINDOW IN NEW MASONRY OPENING, MATCH EXISTING ADJACENT.
EL-3	NEW WOOD WINDOW/DOOR IN EXISTING MASONRY OPENING.
EL-4	NEW EXTERIOR DECORATIVE LIGHT FIXTURE

Window Schedule

	ID	Qty	Units	Model/Size	Type	Manuf.	Lites	Location
1st Floor								
	W01	3	1	2-9x4-7	Double Hung		3W2H/3W2H	FRONT ELEVATION
2nd Floor								
	W02	3	1	3-0x5-0	Double Hung		3W2H/3W2H	FRONT ELEVATION
	W03	1	1	2-11x4-11	Double Hung		3W2H/3W2H	REAR ELEVATION
	W04	2	1	2-11x6-9	Double Hung		3W3H/3W3H	REAR ELEVATION

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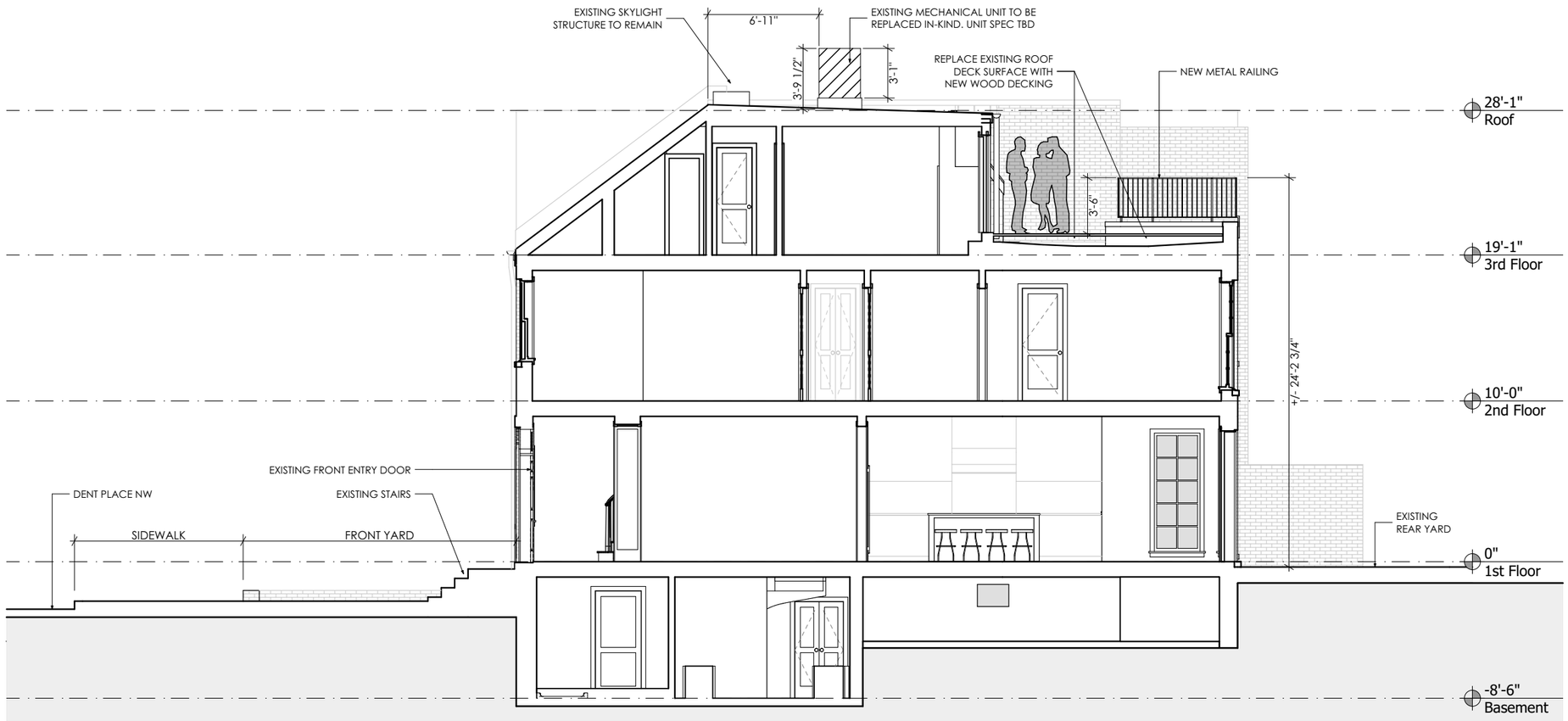
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Rear Elevations

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Building Section

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Building Section

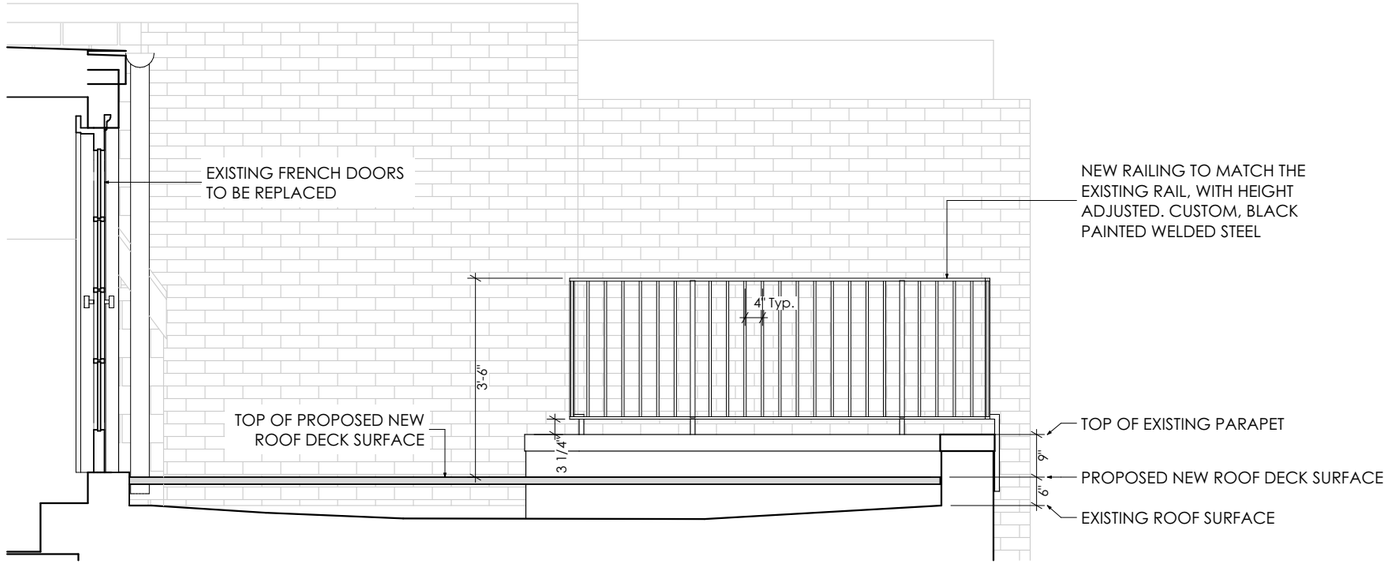
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Existing Roof Deck Detail



Section at Proposed Roof Deck Work

Existing Roof Deck Detail

EXISTING ROOF DECK SURFACE,
MEMBRANE ROOFING



Existing Roof Deck Detail



Proposed Roof Deck Sketch

UTILIZE SAME ANCHORING METHOD
AND LOCATIONS AS EXISTING

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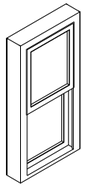
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TYPICAL WINDOW SPEC

BASIS OF DESIGN: LEPAGE, DOUBLE HUNG XL-200 WOOD WINDOW

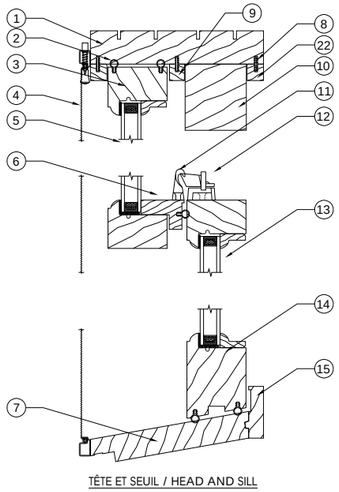
LEPAGE MILLWORK



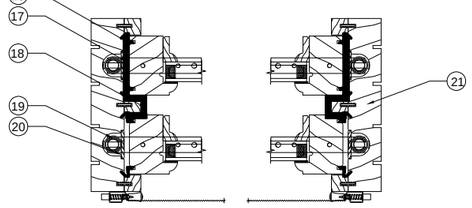
GUILLOTINE XL-200 DE BOIS / WOOD XL-200 HUNG

LISTE DE COMPOSANTES / COMPONENTS LIST

ITEM	#	DESCRIPTION
1	XL-001	Cadre 167mm (tête) / 6 9/16" Frame (Head)
2	CF-026	Coupe-froid / Weather strip
3	XL-030	Volet 57mm / 2 1/4" Sash
4	---	Moustiquaire / Screen
5	---	Thermos / Insulated glass
6	WC-005	Pareclose rencontre volet 57mm / 2 1/4" Meeting rail glass stop
7	WC-001	Seuil / Sill
8	D-072	Retenue de moulures / Moulding holder
9	WC-004	Guide de volet / Sash guide
10	XL-003	Arrêt de volet / Sash stop
11	Q-054	Gâche / Keeper
12	Q-055	Barrure / Sash lock
13	D-086	Pareclose / Glass stop
14	XL-031	Traverse du bas / Bottom rail
15	WC-002	Moulure intérieure de seul / Interior sill moulding
16	CF-015	Coupe-froid / Weather strip
17	CF-073	Coupe-froid / Weather strip
18	CF-070	Coupe-froid / Weather strip
19	Q-108	Balance Lite-lift / Balance Lite-lift
20	XL-002	Cache-balance / Hidden balance
21	XL-004	Cadre 167mm (jambage) / 6 9/16" Frame (Jamb)
22	WC-034	Guide de volet / Sash guide



TÊTE ET SEUIL / HEAD AND SILL



JAMBAGE / JAMB

ATTENTION:
Dessin typique
Voir dessins techniques sur
www.lepagemillwork.com
pour voir les options disponibles.

SVP Vous référez à la
commande
pour tout remplacement de
pièces. /

Typical drawing
See technical drawing on
www.lepagemillwork.com
for others available options.

Please refer to the order
for parts replacement.

ECHELLE/ SCALE	DESSINE PAR / DRAWING BY	DESCRIPTION	DATE	DATE DE RÉVISION / LAST REVISION	PAGE
N/A	CAROLINE DUPUIS	VOLET 57mm / 2 1/4" SASH	22-01-2016	JANVIER 2026	1/4

LEPAGE MILLWORK

Manu Data

Double Hung Window XL-200 – Wood

Frame:
-Pine, red grandis or mahogany
-Thickness 1 ¼" (32mm) and interior facing including the sash stop : 1 7/8" (48mm)
-Depth 6 9/16" (167mm)

Sash:
-Pine, red grandis or mahogany
-Thickness 2 ½" (57mm)
-Height 1 13/16" (46mm) / 3 ¼" (82mm)
-Colonial or putty glaze

Interior finish:
-Natural, primed, first coat, Lepage stain or paint over 50 colors

Exterior finish:
-Natural, primed, first coat, Lepage stain or paint over 50 colors

Hardware:
-Surface mount: satin nickel, unlaquered brass, polish brass, polish nickel or oil rubbed bronze
-Hybride balance lite-lift class 5
-Sash limiter options

Weather-strip
-Silicone, Q-Lon

Insulated glass:
-Double glaze ¾" (19 mm)
-Triple glaze 1 ¼" (32mm)
-"Technoform" spacer, bronze, white, black.
-Argon

Glass available:
-Clear, grey, bronze, pinhead, glue-chip
-Low-e: Energy advantage, 272, 366, I89
-Tempered
-Laminated

Screen:
-Mesh: invisible fiberglass, grey or black aluminium
-Surround: white, coppertone or Lepage paint over 50 colors
-Wood screen surround
-Retractable

Grilles: EXTERIOR PUTTY, INTERIOR DAVIS
-Internal georgian ¾ ", 1" or 1 ¾"
-Internal flat 5/16", ⅝", ¾ " or 1"
-Internal tubular: white, brass or pewter

~~**Simulated Divided Lites (SDL):**~~
~~-⅝", ⅞", 1 ¼" or 1 ¾"~~
~~-Spacer bars bronze, white or black~~

True Divided Lites (TDL):
-TDL 1 ¾"
-TDL 1 ¼" (putty glaze sash)

Casing:
-908
-Colonial
-Flat casing : 1 ¼" x 3 ½" , 1 ¼" x 4 ½" , 1 ¼" x 5 ½"
-See website for others options
-Custom casing available upon request

Sill Extension:
-Standard GB-021 (1" x 1 ¼")
-Standard GB-040 (1" x 3")
-Historical GB-036 (1¾" x 2 ¼")
-Historical GB-058 (1¾" x 3")

Exterior Jamb Extension:
-Finish and wood species same as exterior frame 1/8" min and 3" max

Interior Jamb Extension:
-Finish and wood species same as interior frame 1/8" min and 6" max

Minimums and Maximums:

Minimum width:	12"	Maximum width:	66"
Minimum height:	26"	Maximum height:	152"

Maximum: 43 square foot – (frame size) for double IG
Maximum: 38 square foot – (frame size) for triple IG

Maximum of 97 lbs per sash

For more information, please visit our web site at www.lepagemillwork.com

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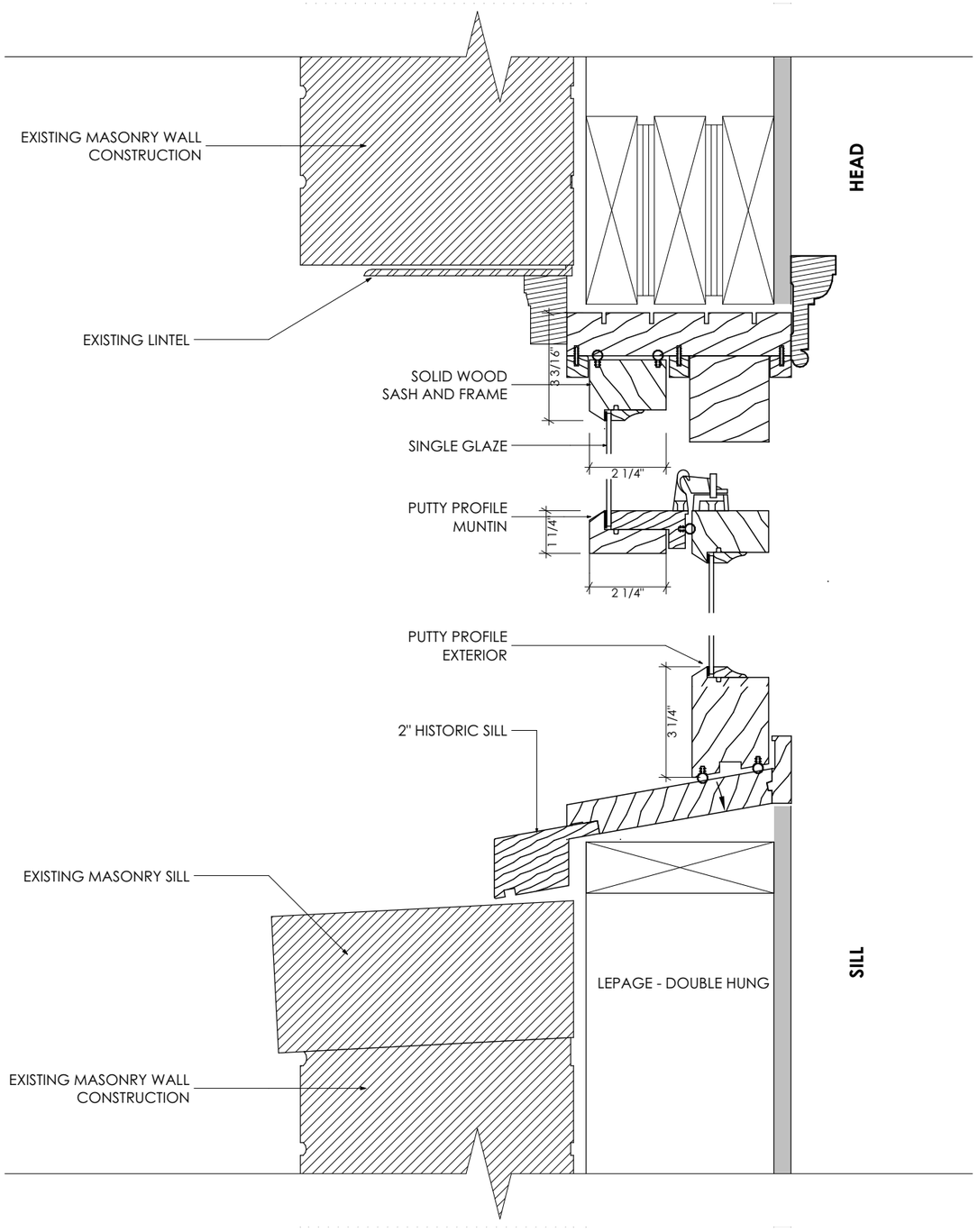
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Window Details

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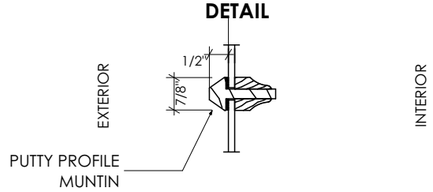
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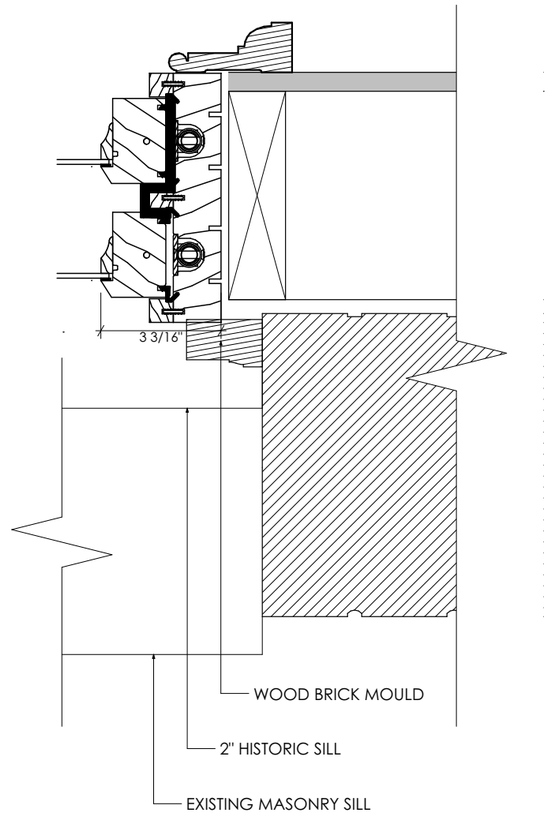
HEAD

SILL

TYPICAL MUNTIN DETAIL



PLAN VIEW - JAMB



Typical Window Details

3" = 1'-0"

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EXTERIOR LIGHT FIXTURE
(NORTH ELEVATION - DENT PLACE NW)
BASIS OF DESIGN: HECTOR FINCH "ZEUS", MEDIUM ON BRACKET. BLACK

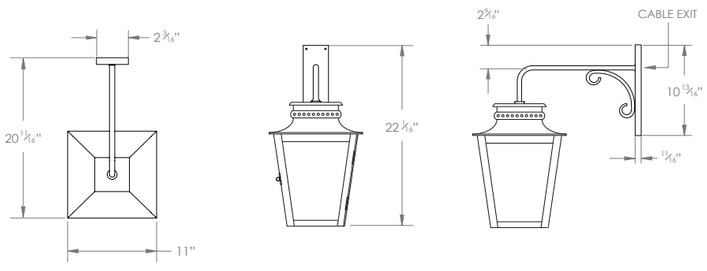
HECTOR FINCH

ZEUS HANGING LANTERN ON BRACKET MEDIUM



PRODUCT CODE WL293M | CATEGORY: LANTERNS ON BRACKETS

DIMENSIONS



HECTOR FINCH

PRODUCT CODE WL293M | CATEGORY: LANTERNS ON BRACKETS

ZEUS HANGING LANTERN ON BRACKET MEDIUM

LAMP TYPE	USA 1 x Osh Lamp with 33W (Max) G9 halogen
FINISH OPTIONS LAMP	Antique Brass, Black and Zinc (shown).
FINISH OPTIONS BRACKET	Black and Galvanized Steel (shown).
SIZE & SIMILAR OPTIONS	Zeus Lantern on Lower Bracket (WL295), Zeus Hanging Lantern on Bracket Small (WL293S) and Zeus Hanging Lantern on Bracket Large (WL293L).
WEIGHT	13lb 4oz
ACCREDITATION	This product is UL certificated.
ADDITIONAL INFORMATION	Suitable for outdoor use. The Zinc finish is made out of sheet zinc which is then acid washed to achieve a matte finish while the Galvanized Steel is a protective zinc coating to steel.
CLEANING AND MAINTENANCE INSTRUCTIONS	Glass: Remove the glass where it is safe to do so. The glass then can be cleaned with a glass cleaner and a lint free cloth. Do not spray glass cleaner directly on the glass or fixture as it could affect the metal finish. Ensure the light is switched off and take care not to pull the flex or allow water to come into contact with the electrical components. Regular dusting with a feather duster will also help keep the glass clean. Metalwork: We recommend a light polish with a non-abrasive lint free cloth. Do not use any metal cleaning products on the fixture as it can remove the finish entirely. Unlacquered brass finish will patinate slowly over time and can be brightened to brass by the use of a brass cleaning agent.

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