



GOVERNMENT OF THE DISTRICT OF COLUMBIA

## Advisory Neighborhood Commission 2E

Representing the communities of Burleith, Georgetown, and Hillandale

3265 S Street, NW • Washington, DC 20007

(202) 724-7098 • anc2e@dc.gov

December 6, 2023

Mr. H. Alan Brangman, Chairman, and Members of the Board  
Old Georgetown Board  
401 F Street NW, Suite 312  
Washington, DC 20001

Dear Chairman Brangman and Members of the Board:

On December 4, 2023 ANC 2E held its regularly scheduled public meeting, which was properly noticed and attended by eight commissioners, constituting a quorum. At this meeting the Commission adopted the following positions on matters scheduled for consideration by the Old Georgetown Board on December 7, 2023:

**With regard to SMD 2E03 - OG 24-062 (HPA 24-068) 1545 Wisconsin Avenue, NW and SMD 2E03 - OG 24-063 (HPA 24-069) 1545 Wisconsin Avenue, NW:**

ANC 2E is pleased to see Tatte Bakery and Café establish this new location at 1545 Wisconsin Avenue NW and the ANC welcomes their opening. Having stated this, the ANC knows that while the lot is commercially zoned, the property abuts a residential area. The ANC does not take exception to the change of use of parking to outdoor dining, but the ANC does ask that the applicant and the Old Georgetown Board (OGB) take care and consideration in their initial plans for approval and the ongoing operations to seek to minimize light and sound pollution. This should include any sound mitigation ideas possible and no amplified music on the exterior. The ANC looks forward to a neighbor meeting prior to OGB to address these topics of sound mitigation related to outdoor dining and mechanics, rat control, and trash management.

**With regard to SMD 2E03 - OG 24-070 (HPA 24-076) 1659 Wisconsin Avenue, NW:**

ANC 2E thanks the applicant for coming to the ANC meeting and sharing their plans. The ANC supports this temporary enclosure for the requested period of time until March 15, 2024.

**With regard to SMD 2E05 - OG 24-066 (HPA 24-072) 1073 Wisconsin Avenue, NW:**

Blues Alley Jazz Club has been an important destination in Georgetown for close to 60 years. During this time many established and upcoming artists have performed there. This is an important venue in Georgetown, and it is great to hear that improvements are being planned.

COMMISSIONERS:

Kishan Putta, District 1    Topher Mathews, District 2    Paul Maysak, District 3  
Joe Massaua, District 4    Mimsy Lindner, District 5    Gwendolyn Lohse, District 6  
Daniel Chao, District 7    John DiPierri, District 8

ANC 2E supports the proposed restoration and expansion of Blues Alley Jazz Club and leaves it to the Old Georgetown Board to ensure that the planned work is in keeping with Georgetown's historic character.

ANC 2E expects the applicant to incorporate, in any construction plans, a way to address construction vehicles as well as trash and debris removal. The alley in which the jazz club is located is very narrow and busy with neighbors that use it regularly. Disruption from the construction should be minimal.

This restoration and expansion will enhance the experience for both the artists and the patrons. ANC 2E appreciates that the Blues Alley Jazz Club will continue to be such an important staple in Georgetown.

**With regard to SMD 2E07 - OG 24-004 (HPA 24-014) 2449 P Street, NW:**

During the fall of 2018 through 2019, both ANC 2E and the Old Georgetown Board (OGB) dedicated a considerable amount of time to work with 2449 P Street NW's abutting neighbors and the prior applicant, including holding multiple review sessions that resulted in a final directive which maintained the historical integrity of this rowhouse on the 2400-2500 block of P Street NW.

That OGB decision has since expired, however a new application was submitted in the fall of 2023, and was received with surprise by the abutting neighbors and ANC 2E because it aligned extremely closely to the previous renderings that excluded the ANC and OGB's comments and directives; this is despite the current applicant having received the final OGB rendering from 2019.

The abutting neighbors and ANC 2E immediately reached out to the applicant and were grateful that they agreed to temporarily withdraw their OGB application in order to conduct a call with the neighbors and the ANC to receive additional information that includes, but is not limited to, audio sessions of OGB's prior deliberations, information from the ANC's prior resolutions of opposition dated November of 2018 and February of 2019, a legacy tree on site, rear alley logistics as it relates to maximizing the construction of a new garage, drainage concerns' impact to gutter placement on the exterior façade, and, most importantly, abutting neighbors' strong support for the previously approved OGB directive.

While ANC 2E is appreciative of the applicant's effort to receive and resolve some of the issues cited, the ANC remains opposed to the newly proposed increase in height of approximately two feet in the rear, as it would be inconsistent with the rear height of the property's abutting neighbors at 2447 P Street NW and 2451 P Street NW, and would further disrupt the uniform historic appearance of this stretch of P Street NW residences.

ANC 2E does not support this application, however the ANC does support OGB's previous directive (OG 21-073), which the ANC has enclosed as reference, and the ANC respectfully requests its adoption to preserve the original height of this historic rowhome.

Respectfully submitted,

A handwritten signature in black ink that reads "Gwendolyn Lohse". The signature is written in a cursive style with a long horizontal line extending to the right from the end of the name.

Gwendolyn Lohse  
Chair, ANC 2E

# **Attachment A**

**Old Georgetown Board's March 2021  
Directive for 2449 P Street NW**

# U.S. COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS 17 MAY 1910

401 F STREET NW SUITE 312 WASHINGTON DC 20001-2728 202-504-2200 FAX 202-504-2195 WWW.CFA.GOV

19 March 2021

TO: Mayor's Agent for D.C. Law 2-144, Public Law 808, and Public Law 231, for those applications also subject to D.C. Law 2-144

The accompanying application is returned by the Commission of Fine Arts with recommendation as noted:

**OG 21-073** (HPA 21-150)  
**2449 P Street, NW** (Square 1264E, Lot 7)  
**Residence**  
Rear addition, underpinning, new garage  
Permit

RECOMMENDATION: No objection to issuance of permit for alterations, including new wood-frame addition at rear, new wood-frame garage at rear alley, installation of 1/1 windows at front and rear, and site work, per supplemental drawings received 19 February 2021, which indicate tree at rear would be retained, PROVIDED the existing shrubbery covering meters at front be retained and maintained in perpetuity. Note that this set of drawings shows the same proposal that was previously recommended for approval, received 19 January 2018, for which the permit was revoked by DCRA in 2019. Note: Any subsequent modifications to the approved design, including those made during DCRA technical review, must be resubmitted to the Commission for approval prior to the issuance of a permit.

Frederick J. Lindstrom  
Assistant Secretary



Government of the District of Columbia

# APPLICATION AND REFERRAL TO THE US COMMISSION OF FINE ARTS FOR OLD GEORGETOWN REVIEW

OG

HPA

In accordance with the Old Georgetown Act of 1950 (Public Law 808, 81<sup>st</sup> Congress) this application/transmittal is being transmitted to the US Commission of Fine Arts (CFA) for review and recommendation before a building permit can be issued. Work in Georgetown is also subject to a coordinated historic preservation review under the DC Historic Landmark and Historic District Protection Act of 1978. These reviews are initiated with the completion and submission of this form.

THIS IS A REQUEST FOR THE FOLLOWING REVIEW BY THE COMMISSION OF FINE ARTS:

- CONCEPTUAL REVIEW** to receive guidance at the early stages of design
- PERMIT REVIEW** to receive a recommendation on building permit application No. B2002178

## 1. OWNER, APPLICANT, AND PROPERTY INFORMATION

Project Address: 2449 P Street NW Washington DC 20010

Square: 1264E Lot: 0007 (To find your square and lot, see [www.propertyquest.dc.gov](http://www.propertyquest.dc.gov))

Property Owner's Name: 2449 P Street NW LLC

Owner Address (if different from project address): SAME

Owner Phone: (202) 834-7673 Owner Email: cpp@colomariver.com

Applicant's Name (if different from owner): Charles Paret

Agent's Capacity:  Tenant  Architect  Contractor  Contract Purchaser  Expediter  Other

Agent Address (if different from owner): N/A

Agent Phone: N/A Agent Email: N/A

- I am currently the owner of the property
- I am a homeowner currently receiving the DC homestead deduction for this property
- I am an authorized representative of the property owner
- I am or represent a potential purchaser of the property

## 2. SUBMISSION MATERIALS FOR THE COMMISSION OF FINE ARTS AND HISTORIC PRESERVATION REVIEW

- Drawings must be submitted in two formats: electronic (3MB maximum size, by email or flash drive) and TWO paper sets (11" x 17" for conceptual review) of the following:
  - Drawings, including, as applicable, elevations, details, and a site plan sufficient to illustrate the footprint, location, height, massing, design, and materials of the proposed work and its surrounding context; site plans should show the existing footprint of the property and adjacent buildings.
  - comprehensive exterior photographs of the building, structure, or site and its context (showing adjacent buildings, immediate surroundings, and the areas of proposed work)

For more information on submission requirements, see [www.cfa.gov](http://www.cfa.gov) or contact the CFA staff at 202-504-2200

## 3. PROJECT DESCRIPTION (CHECK ALL THAT APPLY)

Addition  Exterior Alteration or Repair  New Construction  Subdivision  Other

Briefly describe the nature of the project: \_\_\_\_\_

Existing 3 unit house to be converted into a new 3 condo unit building. New electrical, mechanical and plumbing systems throughout & addition. Includes underpinning.

|   | YES                                 | NO                                  | UNSURE                   |
|---|-------------------------------------|-------------------------------------|--------------------------|
| Is the proposed work visible from a public street or alley?                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Will there be work on the front of the building or in the front yard?       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Does the project include work in public space?                              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Does the project include removal of roof or floor framing or bearing walls? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Is this a Fair Housing Act request for "reasonable accommodation"?          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**4. ADDITIONAL INFORMATION FOR LARGER PROJECTS**

For renovation or new construction projects exceeding 20,000 square feet, attach a full narrative description indicating the general nature of the project, program of uses, estimated gross floor area by use, number of residential units, scope of preservation work, and any other pertinent features or benefits, including aspects of sustainability. *Homeowners proposing work on their own house do not need to provide this information.*

**5. EASEMENTS**

|  | YES                      | NO                                  | UNSURE                       |
|--|--------------------------|-------------------------------------|------------------------------|
| Is there a conservation easement on the property?                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>     |
| If yes, have you discussed the project with the easement holder? | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> N/A |

**6. COMMUNITY CONSULTATION**

|  | YES                                 | NO                                  | UNSURE                   |
|--|-------------------------------------|-------------------------------------|--------------------------|
| Have you shared project information with abutting neighbors?               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Have you contacted the affected Advisory Neighborhood Commission (ANC 2E)? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Have you contacted any neighborhood community organizations?               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

*For more information about project review by ANC 2E, see [www.anc2E.com](http://www.anc2E.com) or call the ANC at 202-338-7427*

**7. ZONING REGULATIONS AND CONSTRUCTION CODE**

|  | YES                                 | NO                                  | UNSURE                       |
|--|-------------------------------------|-------------------------------------|------------------------------|
| Will the project cause a change in building footprint or lot occupancy?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>     |
| Are any zoning variances or special exceptions required for the project? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>     |
| If yes, have you discussed the project with the Zoning Administrator?    | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> N/A |
| If yes, have you discussed the project with the Office of Planning?      | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> N/A |
| Is any building code relief required for the project?                    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>     |

Briefly describe the nature of any zoning variances or code relief being sought: N/A

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**8. CERTIFICATION**

I hereby certify that the information given in this application is true and accurate. If applying as an agent of the owner, I certify that I have the owner's permission to make this application.

Signature: \_\_\_\_\_  Date: 01/04/2020

When completed, submit this form with all plans, photographs, and other attachments to the Historic Preservation Office (HPO) desk at the DC Permit Center, Department of Consumer and Regulatory Affairs, 1100 4th Street SW, 2nd floor. Upon review of this submission, CFA or HPO staff may contact the owner or agent for consultation, and may request additional information if determined necessary to review the project.

Referral to CFA or the Historic Preservation Review Board, if required, may be deferred if information is not received within sufficient time to allow staff evaluation and preparation for review. All application materials are part of the public record and are made available to the public for inspection. For more information, see [www.cfa.gov](http://www.cfa.gov) or [www.preservation.dc.gov](http://www.preservation.dc.gov).

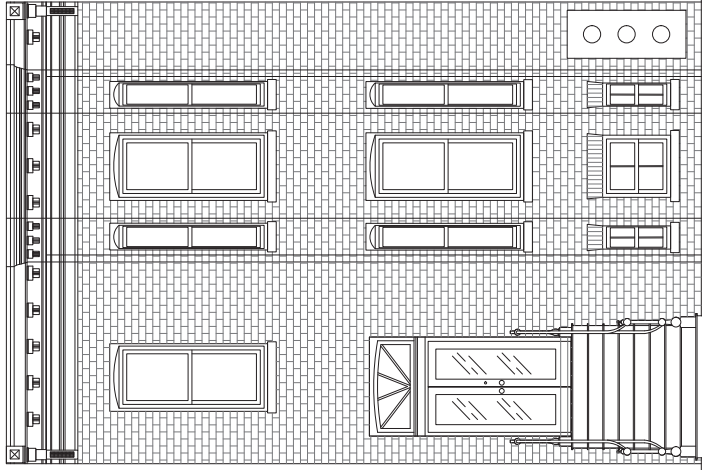


**Historic Preservation Office**  
 DC Office of Planning  
 (202) 442-8800  
[historic.preservation@dc.gov](mailto:historic.preservation@dc.gov)



# RESIDENCE 2449

2449 P STREET NW, WASHINGTON, DC 20007



1 SOUTH ELEVATION  
R15



2 CITY MAP  
R15

## CLIENT/OWNER

COLOMA RIVER CAPITAL  
1140 3RD STREET NW, SUITE 2151  
WASHINGTON, DC 20002  
CHARLES FARET  
202.838.6941  
cpr@colomariver.com

## CIVIL

GREENING URBAN, LLC  
1500 MASSACHUSETTS AVE NW  
SUITE 739  
WASHINGTON, DC 20005  
202.517.7383  
ED DELOIN, P.E.  
eduar@deloide.com  
edloine@greeningurban.com

## STRUCTURAL

BEI ENGINEERING, LLC  
4542 BEECH ROAD  
TEMPLE HILLS, MD 20748  
D: 240.830.2555  
WONDUMISEN.B.AL@PEI.PHD  
NATHAN BRUNIK, P.E.  
nrb@brunik@gmail.com

## MEP

BRUNIK ENGINEERING DESIGN  
7840 KINGDOSE TRAIL  
GAINESVILLE, VA 20165  
D: 703.991.9059  
NATHAN BRUNIK, P.E.  
nrb@brunik@gmail.com

## 5 PROJECT DIRECTORY

- SEE THESE DRAWINGS FOR GENERAL NOTES, ABBREVIATIONS, GRAPHIC SYMBOLS AND MATERIAL DESIGNATIONS.
- MEASURING EXISTING CONDITIONS PRIOR TO BEGINNING OF WORK, AND PERIODICALLY DURING PROGRESS OF WORK TO VERIFY ACCURACY OF DIMENSIONS. DEVIATIONS FROM DIMENSIONS INDICATED ON DRAWINGS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT, STRUCTURAL ENGINEER, MEP ENGINEER AND THE CIVIL ENGINEER.
- IN THE EVENT OF DISCREPANCIES BETWEEN DRAWINGS AND THE PROJECT MANUAL, NOTIFY THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
- ADDITIONAL PLAN INFORMATION IS SHOWN ON LARGE SCALE PLANS. FOR AREAS INDICATED, LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. DETAILS TAKE PRECEDENCE OVER PLANS.
- COORDINATE WITH STRUCTURAL ENGINEER FOR ALL MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT.
- LOCATIONS OF ACCESS PANELS MUST BE APPROVED BY THE ARCHITECT. ACCESS PANELS LOCATED IN WALLS OR CEILINGS MUST BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND INSTALL. FIRE EXTINGUISHER CABINETS AS REQUIRED TO MEET IBC 906.
- INTERIOR PLAN DIMENSIONS ARE FINISH TO FINISH UNLESS NOTED OTHERWISE.
- MAINTAIN A CONTINUOUS AIR BARRIER AT THE INSIDE FACE OF THE EXTERIOR WALL. THIS REQUIRES SEALING AND TAPING ALL JOINTS IN THE INSULATION AND PROVIDING SEALANT AT ALL JOINTS.
- INTERIOR FINISHES SHALL COMPLY WITH IBC CHAPTER 8.

## 6 GENERAL NOTES

- PROJECT LOCATION:  
2449 P ST. NW  
WASHINGTON, DC 20007
- PROJECT DESCRIPTION:  
EXISTING TOWN BUILDING TO BE RENOVATED WITH NEW REAR ADDITION, NEW GARAGE, NEW FRONT AND REAR PORCHES. NEW REAR LOOKS NEW ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS THROUGHOUT.
- LOT DATA:  
LOT NO. 10  
CO. 1946  
4,760 SF LOT

## 7 PROJECT DATA



3 VICINITY MAP  
R15

## FOR PERMIT ONLY

| DRAWINGS LIST |  |
|---------------|--|
| A000          | COVER SHEET  |
| A001          | EXISTING PHOTOGRAPHS   |
| A002          | EXISTING PHOTOGRAPHS   |
| A003          | EXISTING PHOTOGRAPHS   |
| A004          | EXISTING PHOTOGRAPHS   |
| A005          | EXISTING SITE PLAN   |
| A006          | EXISTING 1ST FLOOR DEMOLITION PLAN                             |
| A007          | EXISTING 2ND FLOOR AND BASEMENT DEMOLITION PLAN                |
| A008          | PROPOSED 1ST FLOOR PLAN  |
| A009          | PROPOSED 2ND FLOOR PLAN  |
| A010          | PROPOSED 3RD FLOOR PLAN  |
| A011          | PROPOSED LIGHTING PLAN AND MEP NOTES                           |
| A012          | GARAGE DOOR DETAIL, WALL SECTION AND DETAILS                   |
| A013          | EXISTING AND PROPOSED FRONT ELEVATION                          |
| A014          | EXISTING AND PROPOSED REAR ELEVATION                           |
| A015          | PROPOSED PARKING GARAGE ELEVATIONS                             |
| A016          | PROPOSED 30 YEAR WEATHERING PROTECTED WINDOW AND WINDOW DETAIL |
| A017          | PROPOSED NEW DOOR AND WINDOW DETAIL                            |
| A018          | PROPOSED NEW WINDOW DETAIL                                     |

## 4 SHEET LIST

| GENERAL INFORMATION                              | ISSUED   | REVISIONS | DATE | BY | REASON |
|--|----------|-----------|------|----|--------|
| DATE: 02/19/21                                   | 02/19/21 |           |      |    |        |
| PROJECT: RESIDENCE 2449                          |          |           |      |    |        |
| ARCHITECT: BEI ENGINEERING, LLC                  |          |           |      |    |        |
| STRUCTURAL: BEI ENGINEERING, LLC                 |          |           |      |    |        |
| MEP: BRUNIK ENGINEERING DESIGN                   |          |           |      |    |        |
| OWNER: COLOMA RIVER CAPITAL                      |          |           |      |    |        |
| LOCATION: 2449 P STREET NW, WASHINGTON, DC 20007 |          |           |      |    |        |
| CONTRACT NO.:                                    |          |           |      |    |        |
| DATE OF CONTRACT:                                |          |           |      |    |        |
| PROJECT NO.:                                     |          |           |      |    |        |
| DATE OF ISSUE:                                   |          |           |      |    |        |
| SCALE:   |          |           |      |    |        |

## ZONING ANALYSIS

| REQUIREMENT        | EXISTING | PROPOSED | ALLOWED | REMARKS   |
|--------------------|----------|----------|---------|-----------|
| LOT COVERAGE       | 30%      | 30%      | 30%     | NO CHANGE |
| LOT DEPTH          | 30 FT    | 30 FT    | 30 FT   | NO CHANGE |
| REAR YARD WIDTH    | 0 FT     | 0 FT     | 0 FT    | NO CHANGE |
| REAR YARD DEPTH    | 0 FT     | 0 FT     | 0 FT    | NO CHANGE |
| MAXIMUM HEIGHT     | 35 FT    | 35 FT    | 35 FT   | NO CHANGE |
| MAXIMUM FLOOR AREA | 3        | 3        | 3       | NO CHANGE |

**APPROVED**  
WITH CONDITIONS  
COMMISSION OF FINE ARTS  
JS 19/Mar/21

**RECEIVED**  
SUPPLEMENTAL  
19Feb'21  
OG 21-073  
COMMISSION OF FINE ARTS

COVER SHEET  
SHEET NUMBER  
A000

PROJECT NUMBER  
2021-001  
SCALE

SHEET TITLE  
NO. DATE  
1 7/2021  
SUBMISSION 1

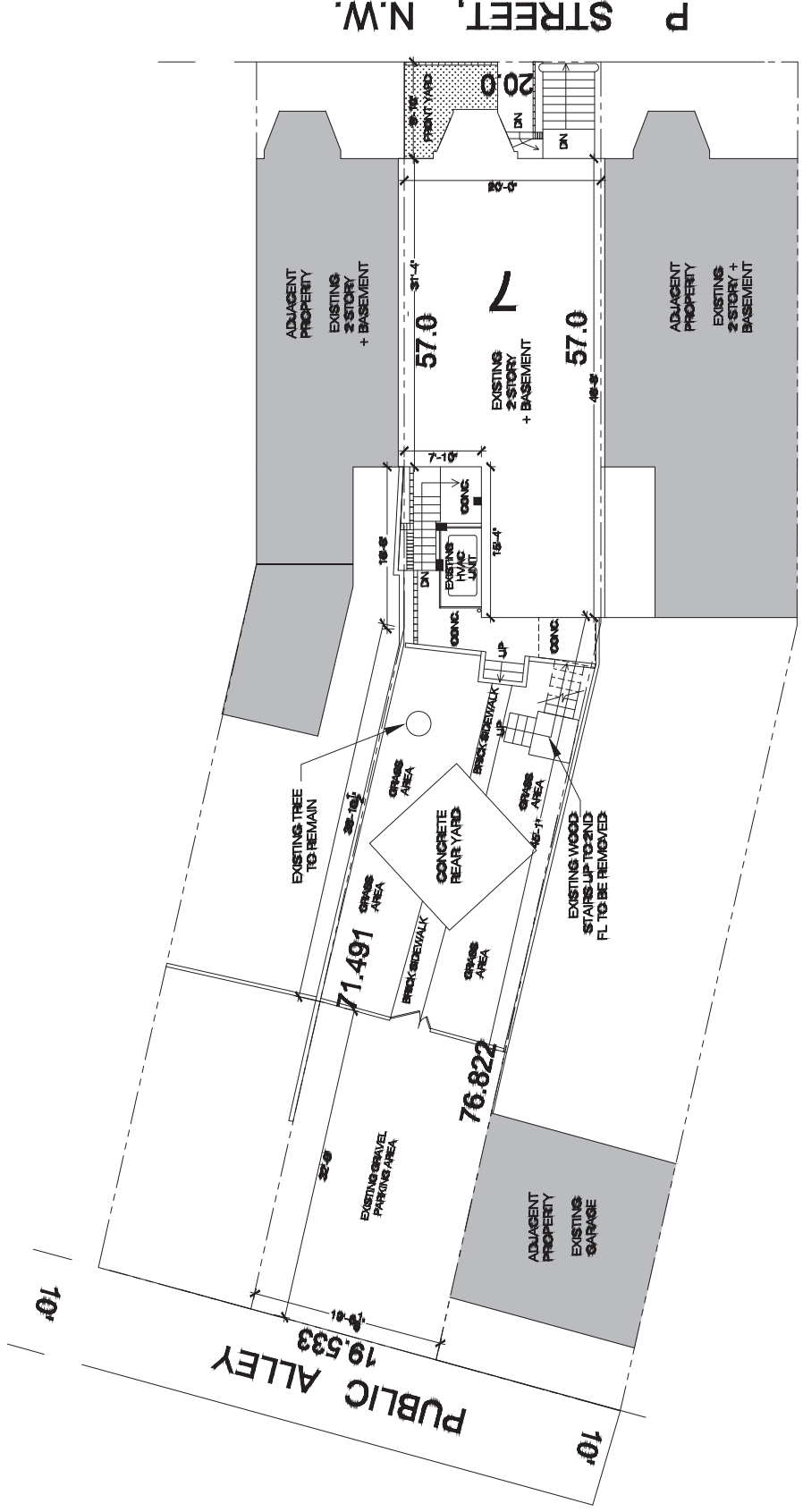


CR STUDIOS  
1043 3rd Street NE  
Suite 2151  
Washington, DC 20002  
202.838.6941

RESIDENCE 2449  
2449 P STREET NW  
WASHINGTON, DC 20007

SCALE





**APPROVED**  
**WITH CONDITIONS**  
**COMMISSION OF FINE ARTS**  
 JS 19Mar'21

**19Feb'21**  
**OG 21-073**  
 COMMISSION OF FINE ARTS

1 EXISTING SITE PLAN  
 SCALE: 3/16"=1'-0"

CR STUDIOS  
 1003 24th Street NE  
 Suite 2151  
 Washington, DC 20002  
 202-338-6841

RESIDENCE 2449  
 2449 P STREET NW  
 WASHINGTON, DC 20007

SCALE

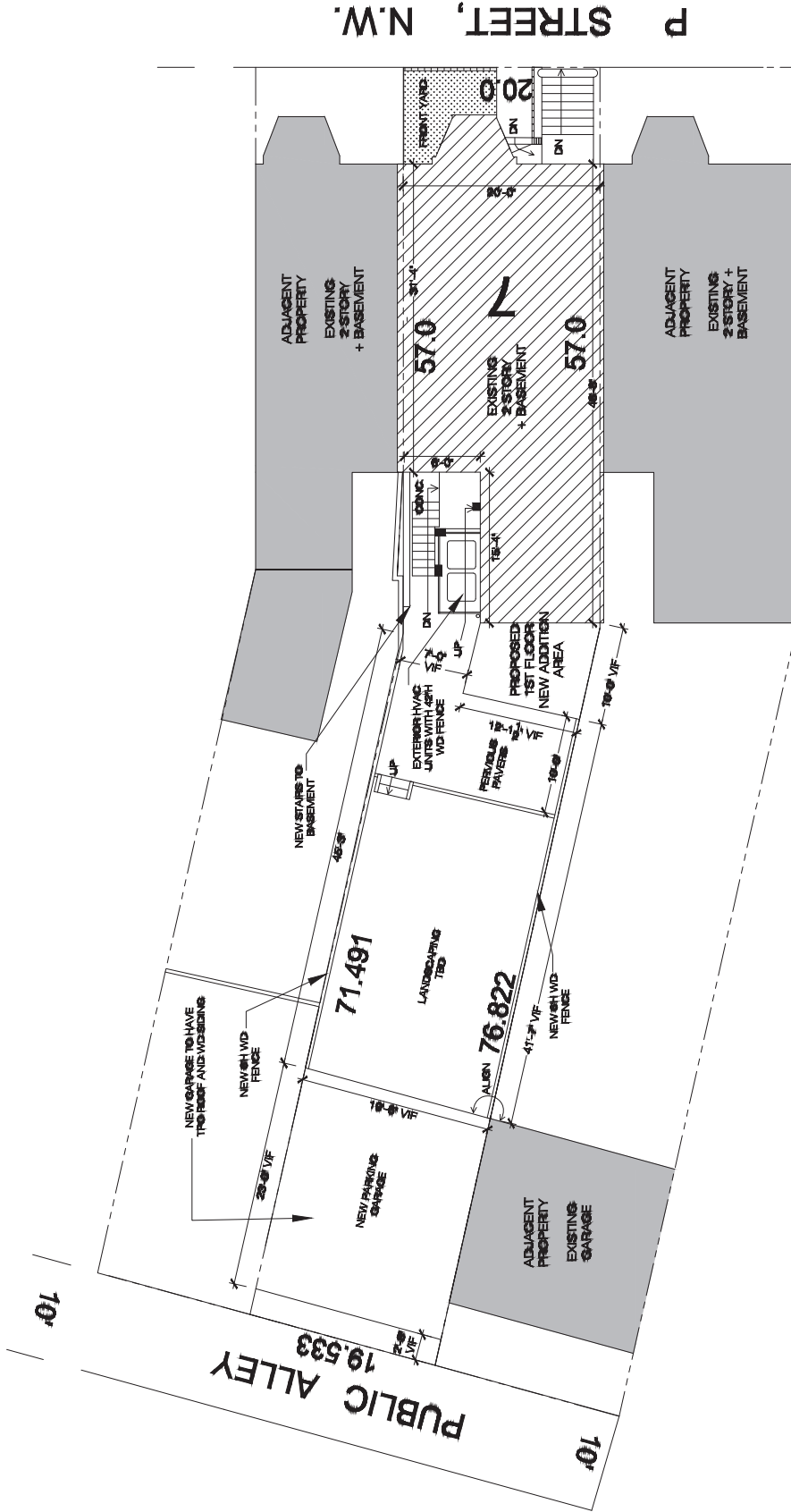
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PROJECT NUMBER 2021-001  
 SCALE  
 SHEET TITLE

EXISTING SITE PLAN  
 SHEET NUMBER

A010

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| NO | DATE     | DRAWING SET  |
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**APPROVED**  
 WITH CONDITIONS  
 COMMISSION OF FINE ARTS  
 JS 19Mar'21

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 OG 21-073  
 COMMISSION OF FINE ARTS

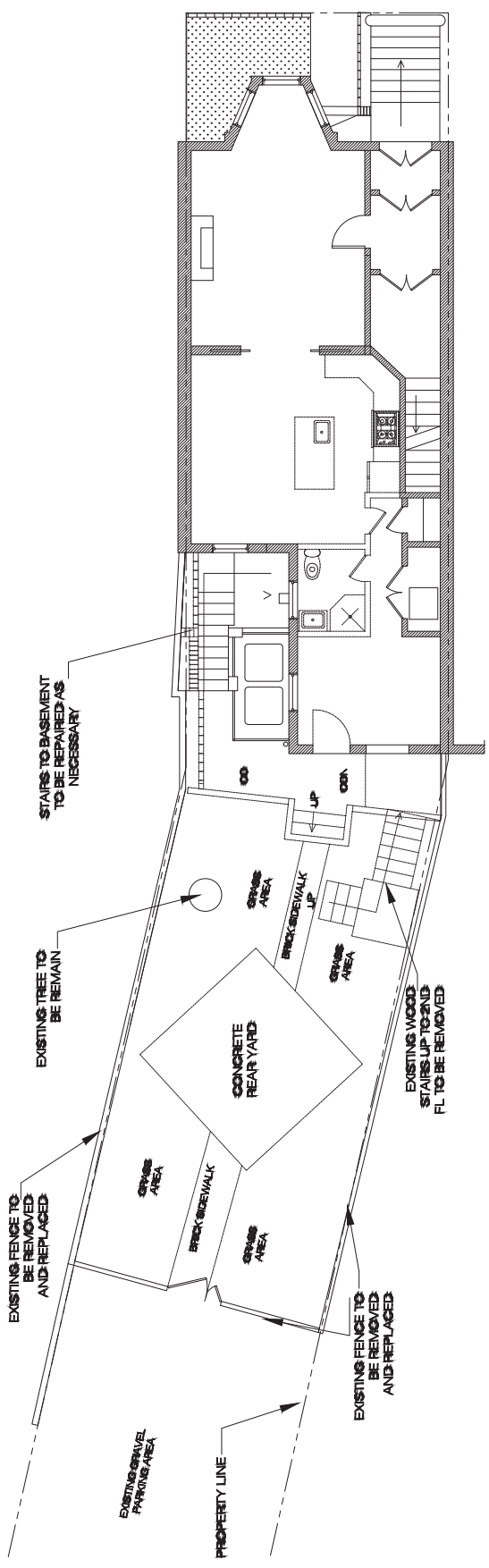


1 PROPOSED SITE PLAN  
 SCALE: 3/16"=1'-0"

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|----------------|----------|
| PROJECT NUMBER | 2021-001 |
| SCALE          |          |
| SHEET TITLE    |          |

|                                       |
|---------------------------------------|
| EXISTING 1ST FLOOR<br>DEMOLITION PLAN |
| SHEET NUMBER                          |



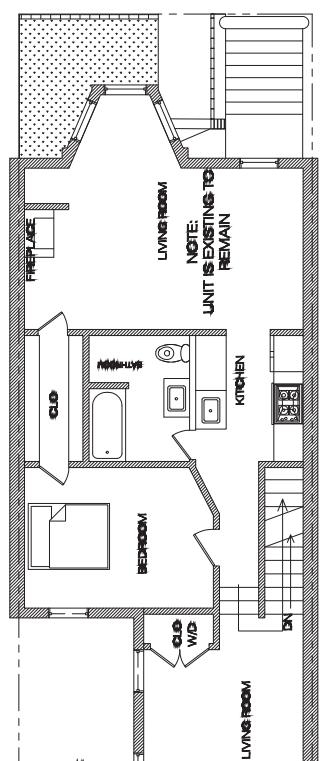
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**APPROVED**  
 WITH CONDITIONS  
 COMMISSION OF FINE ARTS  
 JS 19Mar'21

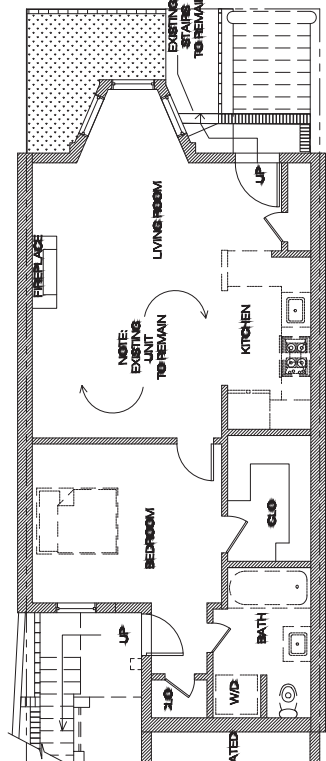
**RECEIVED**  
 SUPPLEMENTAL  
 19Feb'21  
 OG 21-073  
 COMMISSION OF FINE ARTS

1 EXISTING 1ST FLOOR DEMOLITION PLAN  
 SCALE: 1/4"=1'-0"

|     |        |              |
|-----|--------|--------------|
| NO. | DATE   | DRAWING SET  |
| 1   | 7/2021 | SUBMISSION 1 |
|     |        |              |
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1 EXISTING 2ND FLOOR DEMOLITION PLAN  
 SCALE: 1/4"=1'-0"



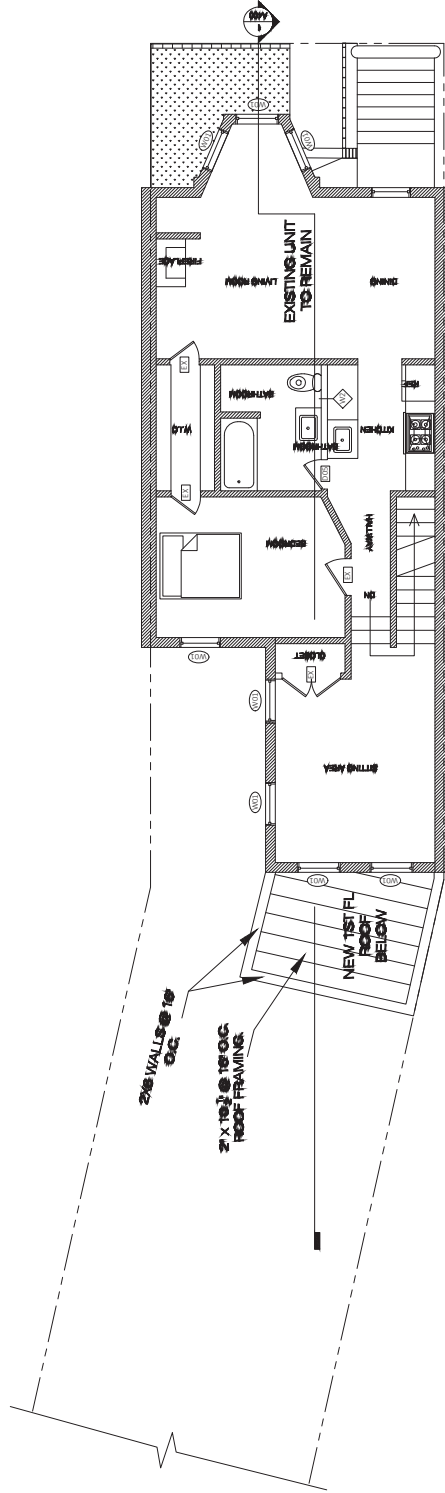
2 EXISTING BASEMENT DEMOLITION PLAN  
 SCALE: 1/4"=1'-0"

TO BE REVOKED  
 APPROVED  
 EXISTING TO REMAIN  
 WITH CONDITIONS  
 COMMISSION OF FINE ARTS  
 JS 19Mar'21

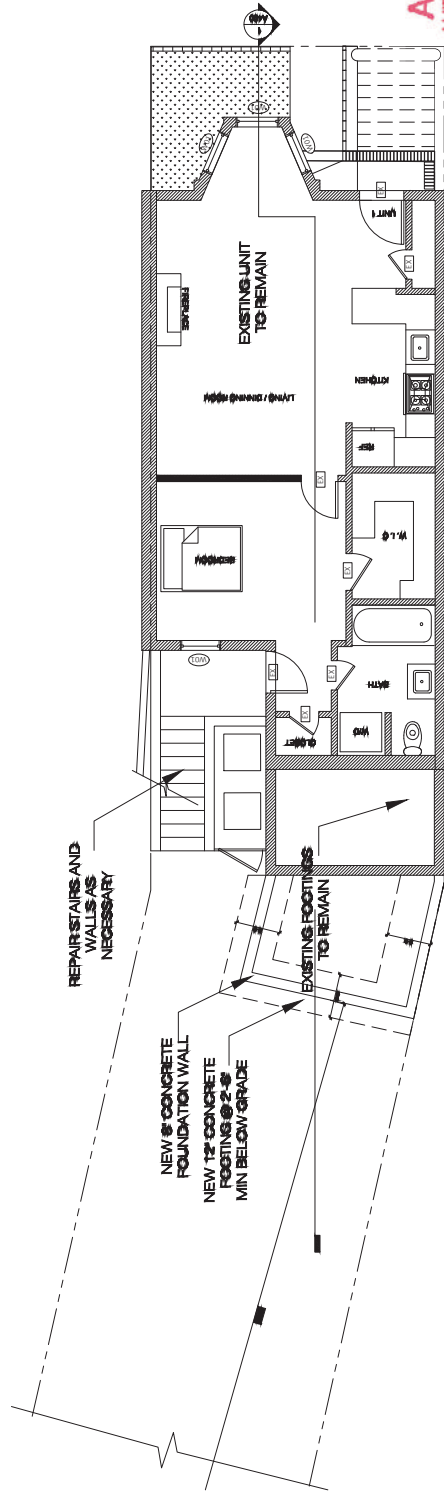
RECEIVED  
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 19Feb'21  
 OG 21-073  
 COMMISSION OF FINE ARTS



| NO | DATE     | DRAWING SET  |
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| 1  | 1/7/2021 | SUBMISSION 1 |
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1 PROPOSED 2ND FLOOR PLAN  
 SCALE: 1/4"=1'-0"

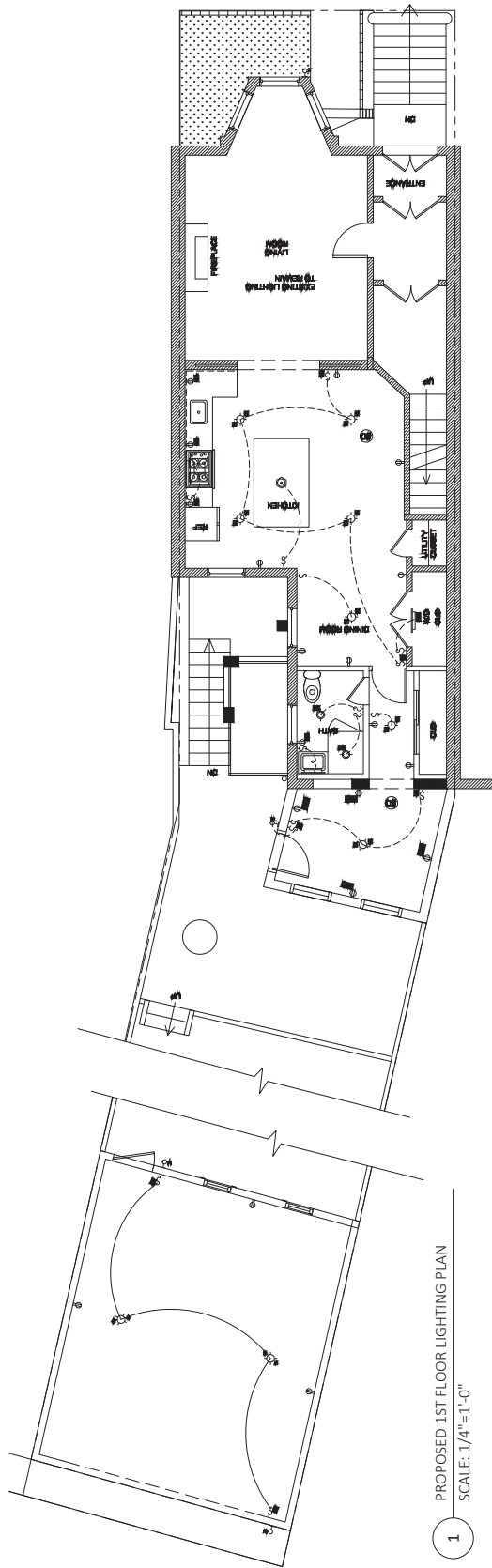


2 PROPOSED BASEMENT PLAN  
 SCALE: 1/4"=1'-0"

**APPROVED**  
 WITH CONDITIONS  
 COMMISSION OF FINE ARTS  
 JS 19Mar'21

**RECEIVED**  
 SUPPLEMENTAL  
 19Feb'21  
 OG 21-073  
 COMMISSION OF FINE ARTS





1 PROPOSED 1ST FLOOR LIGHTING PLAN  
SCALE: 1/4"=1'-0"

|  |  |  |                          |
|--|--|--|--------------------------|
|  | DUPLEX (RESEALABLE) OUTLET   |  | RETURN RECEPTACLE        |
|  | GROUND-FAULT INTERRUPTER IN WET AREAS                                    |  | JUNCTION BOX             |
|  | SPECIAL OUTLET   |  | KITCHEN HOOD             |
|  | SINGLE POLE SWITCH   |  | THERMOSTAT               |
|  | DIMMER SWITCH  |  | TELEPHONE CONDUIT OUTLET |
|  | THREE-WAY SWITCH   |  | WATER METER              |
|  | DUPLEX (RESEALABLE) OUTLET - USB   |  | ELECTRIC PANEL           |
|  | DOOR ALARM   |  | ELECTRIC METER           |
|  | RECESSION-ACTION LIGHT   |  | EXISTING                 |
|  | WATER-RESISTANT RECESSED LIGHT   |  |                          |
|  | CHANDELIER LIGHT   |  |                          |
|  | SUPPLY RECEPTACLE  |  |                          |
|  | DIGITAL TIMER  |  |                          |
|  | SMOKE DETECTOR, TOXIC HAZARDOUS GAS, OR CARBON MONOXIDE (THCGM) DETECTOR |  |                          |
|  | WALL SWITCH LIGHT  |  |                          |
|  | MOTION SENSOR WALL SWITCH LIGHT  |  |                          |

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WITH CONDITIONS  
COMMISSION OF FINE ARTS  
JS 19Mar'21

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Washington, DC 20002  
202-338-6541  
STUDIOS

RESIDENCE 249  
249 P STREET NW  
WASHINGTON, DC 20007

SCALE

|     |        |              |
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| NO. | DATE   | DRAWING SET  |
| 1   | 7/2021 | SUBMISSION 1 |
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PROJECT NUMBER 2021-001  
SCALE

SHEET TITLE  
PROPOSED LIGHTING  
PLUMBING AND  
MEP NOTES

SHEET NUMBER  
A202

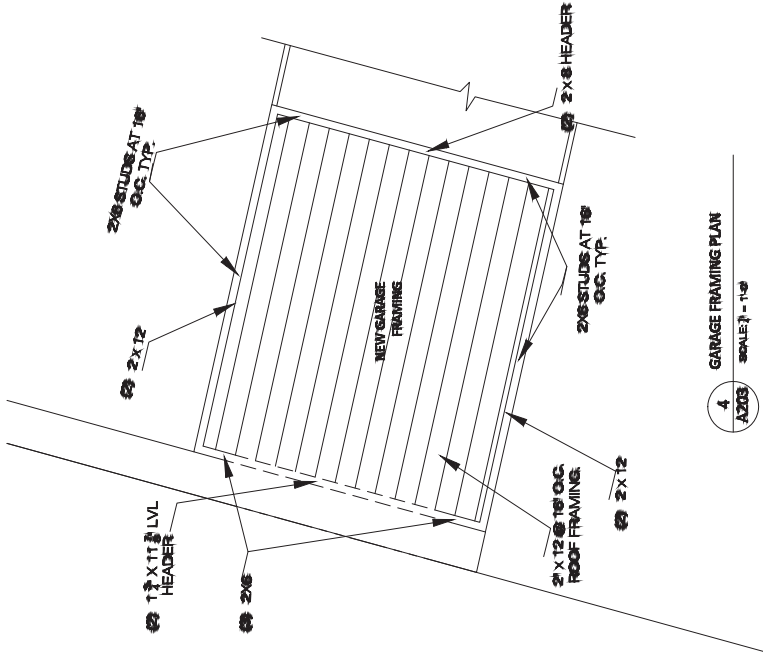
| NO | DATE   | DRAWING SET  |
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| PROJECT NUMBER | 2021-001 |
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| SHEET TITLE    |          |

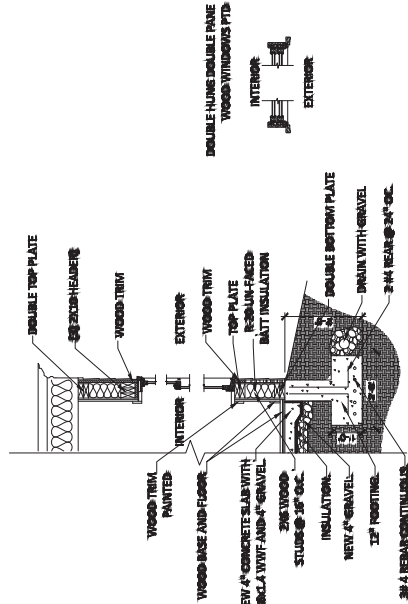
GARAGE DOOR DETAIL  
WALL SECTION  
AND DETAILS

SHEET NUMBER

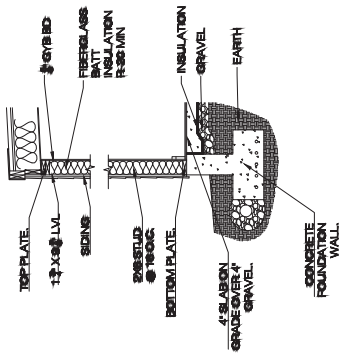
A203



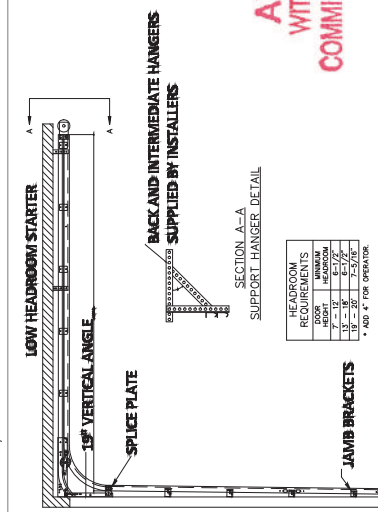
4 GARAGE FRAMING PLAN  
SCALE: 3/4" = 1'-0"



3 NEW WALL SECTION DETAIL  
SCALE: 3/4" = 1'-0"



2 NEW WALL SECTION DETAIL  
SCALE: 3/4" = 1'-0"



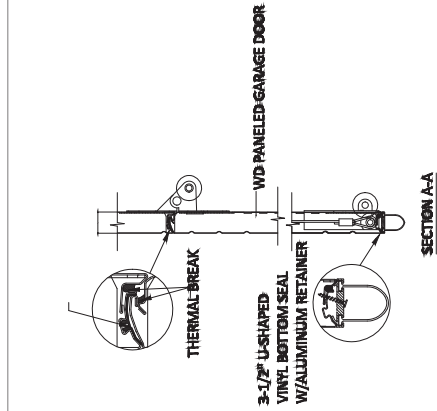
SECTION A-A  
SUPPORT HANGER DETAIL

| HEADROOM REQUIREMENTS |           |
|-----------------------|-----------|
| WOOD                  | 7'-0"     |
| ALUMINUM              | 6'-7 1/2" |
| 1 1/2" - 1 3/4"       | 6'-7 1/2" |
| 1 3/4" - 2"           | 7'-2 1/2" |
| 2" - 2 1/2"           | 7'-2 1/2" |

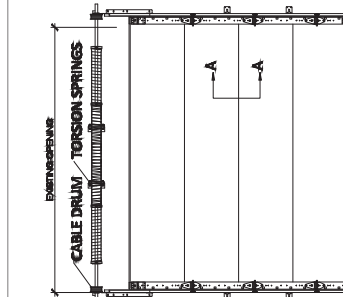
\* ADD 1" FOR OPERATOR

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SECTION A-A



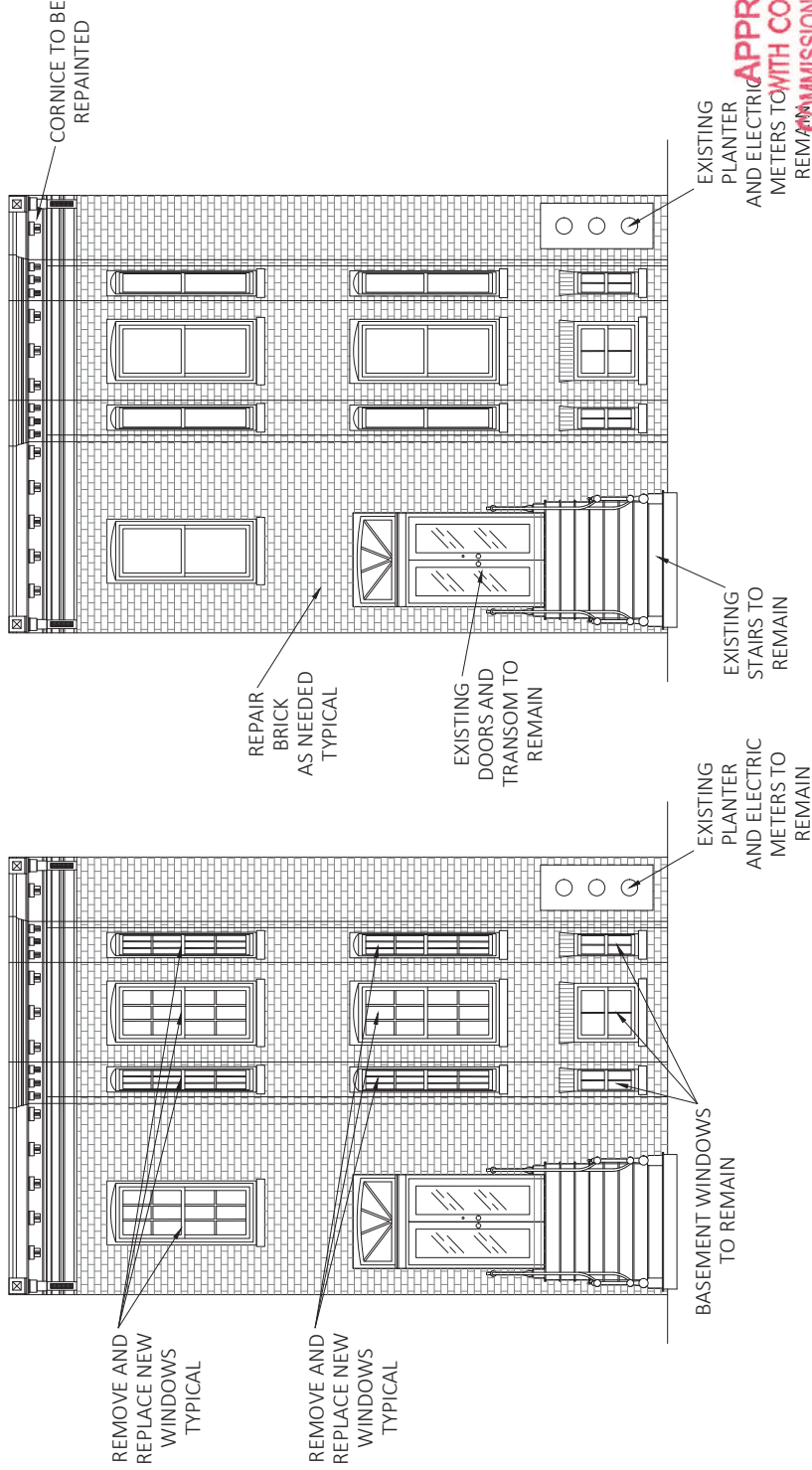
INTERIOR ELEVATION

1 GARAGE DOOR ELEVATION AND SECTION  
SCALE: 3/4" = 1'-0"

STANDARD LIFT LOW HEADROOM TO THE REAR  
BRACKET MOUNT TRACK SET DETAIL



| NO | DATE   | DRAWING SET  |
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| 1  | 7/2021 | SUBMISSION 1 |
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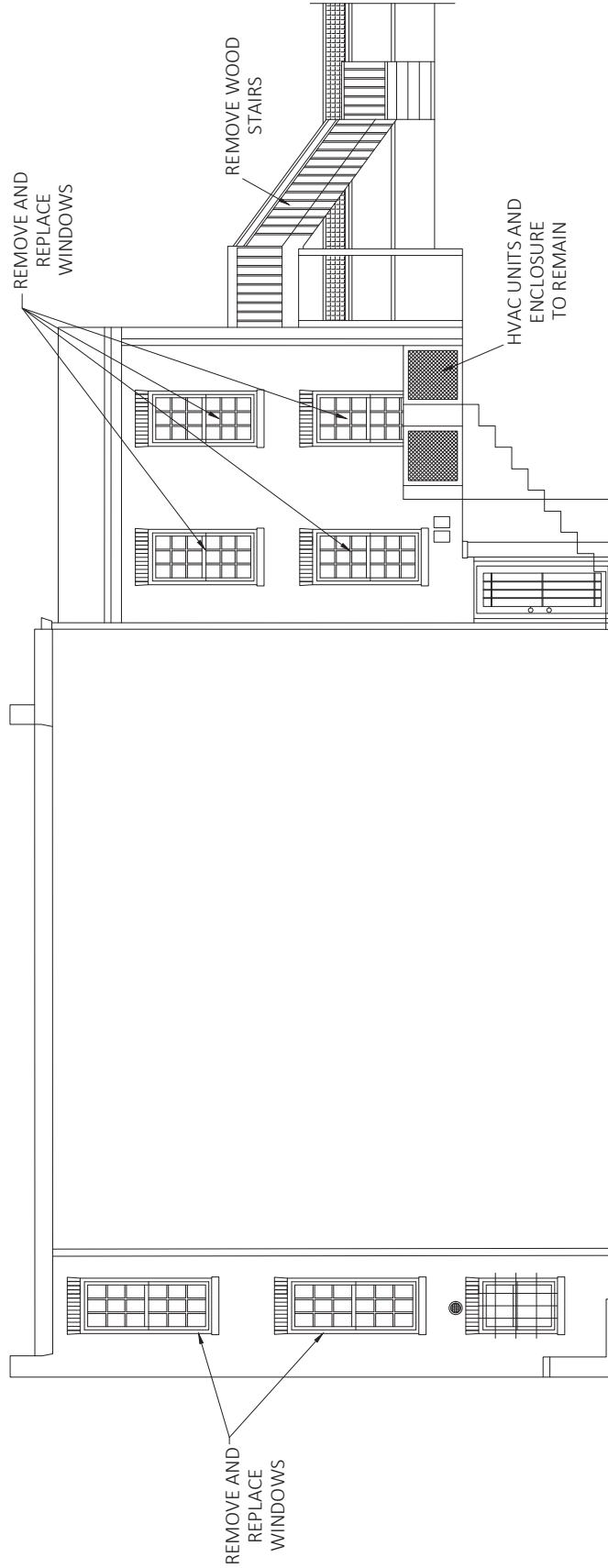
2 PROPOSED FRONT ELEVATION  
 SCALE: 3/8"=1'-0"

1 EXISTING FRONT ELEVATION  
 SCALE: 3/8"=1'-0"

| NO | DATE   | DRAWING SET  |
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| 1  | 7/2021 | SUBMISSION 1 |
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| PROJECT NUMBER | 2021-001 |
| SCALE          |          |

|              |                         |
|--------------|-------------------------|
| SHEET TITLE  | EXISTING REAR ELEVATION |
| SHEET NUMBER | A301                    |

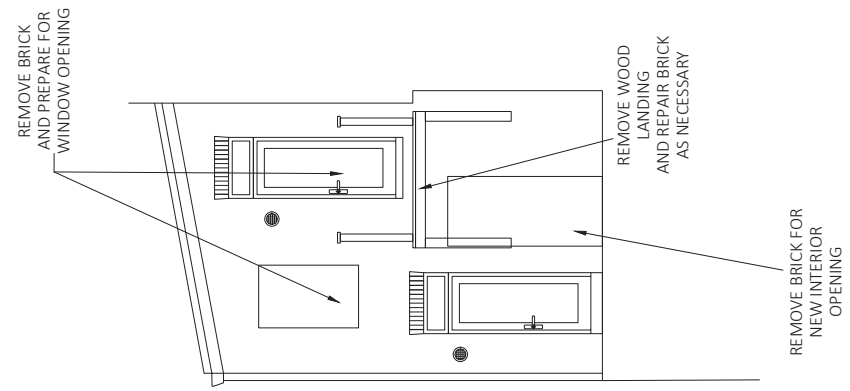


1 EXISTING SIDE ELEVATION  
 SCALE: 3/8" = 1'-0"

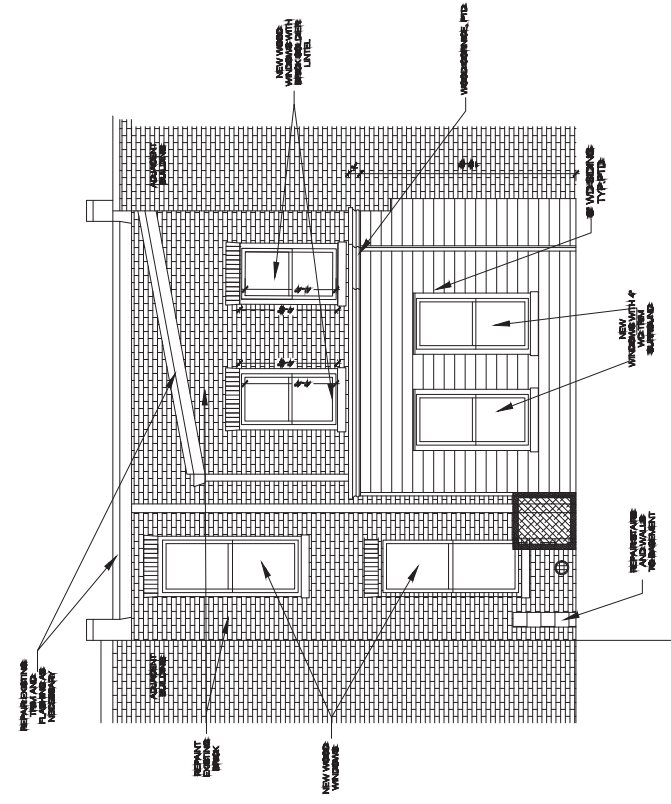
NOTE: PROVIDE NEW WOOD WINDOWS -  
 COVER IT. DOUBLE PANE. TYPICAL FOR ALL REAR  
 WINDOWS UNLESS NOTED

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1 EXISTING REAR ELEVATION  
SCALE: 3/8"=1'-0"



NOTE: PROVIDE NEW WOOD WINDOW-  
TOPS WITH BRICK LANTERN REAR  
TOPS. WOODS UNFINISHED.

2 PROPOSED REAR ELEVATION  
SCALE: 3/8"=1'-0"

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STUDIOS

RESIDENCE 2449  
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WASHINGTON, DC 20007

SCALE

| NO | DATE   | DRAWING SET  |
|----|--------|--------------|
| 1  | 7/2021 | SUBMISSION 1 |
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PROJECT NUMBER 2021-001  
SCALE  
SHEET TITLE

PROPOSED  
REAR ELEVATION  
SHEET NUMBER

A302



CR STUDIOS  
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 Suite 215,  
 Washington, DC 20002  
 CR Studios  
 202-838-6541  
 STUDIOS

RESIDENCE 2449  
 2449 P STREET NW  
 WASHINGTON, DC 20007

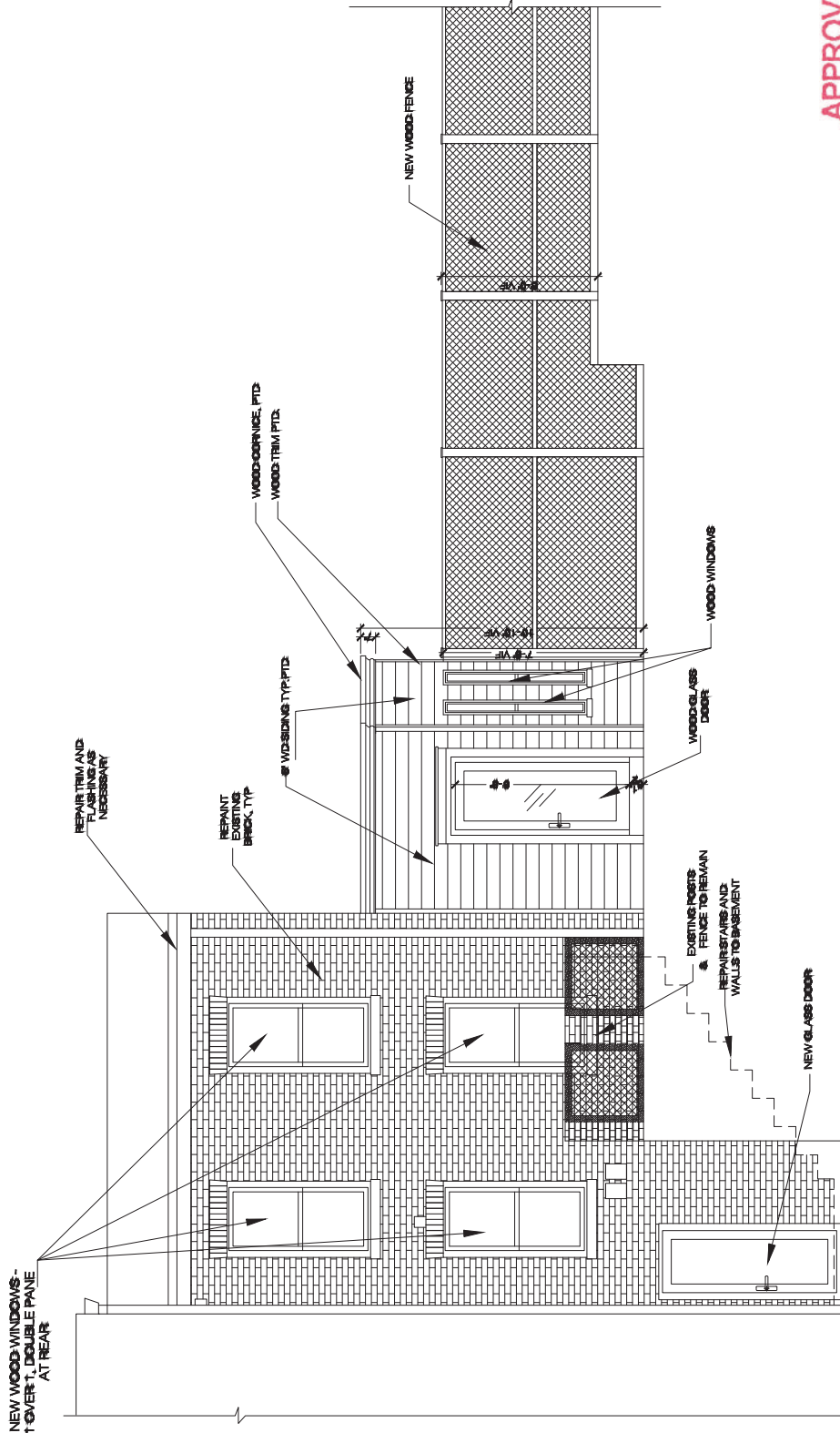
SCALE

| NO | DATE   | DRAWING SET  |
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| 1  | 7/2021 | SUBMISSION 1 |
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PROJECT NUMBER 2021-001  
 SCALE

SHEET TITLE  
 PROPOSED  
 REAR ELEVATION

SHEET NUMBER  
 A303



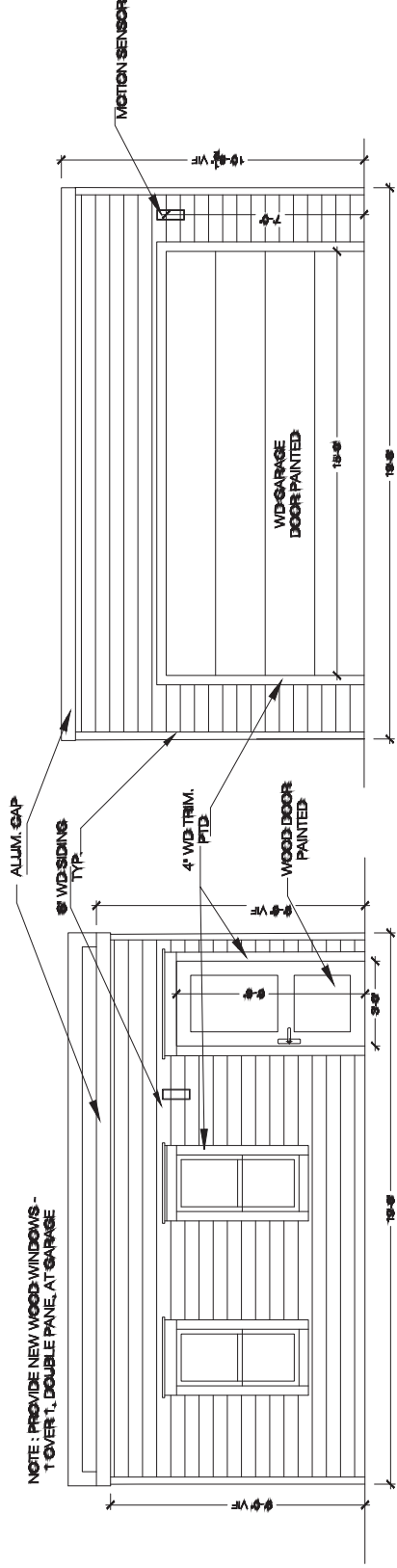
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 OG 21-073  
 COMMISSION OF FINE ARTS

NOTE: PROVIDE NEW WOOD WINDOWS -  
 TO COVER T, DOUBLE PANE, TYPICAL FOR ALL REAR  
 WINDOWS UNLESS NOTED

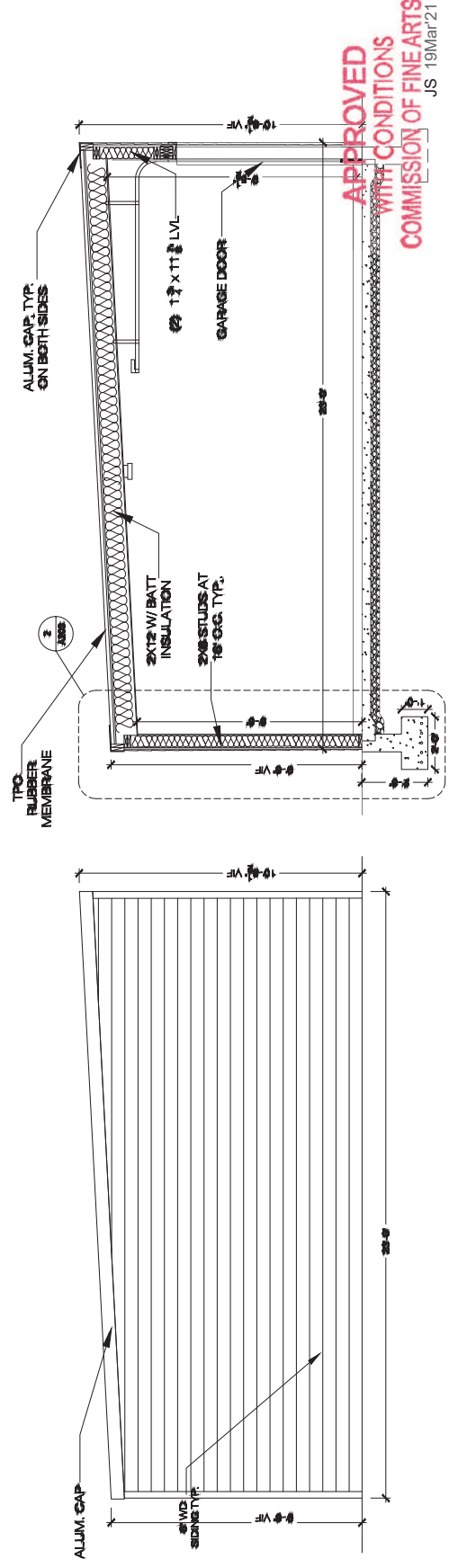
1 PROPOSED REAR ELEVATION  
 SCALE: 3/8"=1'-0"

NOTE: PROVIDE NEW WOOD-WINDOWS -  
T OVER T, DOUBLE PANE, AT GARAGE



1 PROPOSED PARKING GARAGE ELEVATION  
SCALE: 1/2"=1'-0"

2 PROPOSED PARKING GARAGE ELEVATION  
SCALE: 1/2"=1'-0"



3 PROPOSED PARKING GARAGE ELEVATION  
SCALE: 1/2"=1'-0"

4 PROPOSED PARKING GARAGE ELEVATION  
SCALE: 1/2"=1'-0"

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COMMISSION OF FINE ARTS

| NO | DATE     | DRAWING SET  |
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| 1  | 1/7/2021 | SUBMISSION 1 |
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| PROJECT NUMBER | 2021-001 |
| SCALE          |          |
| SHEET TITLE    |          |

PROPOSED  
PARKING GARAGE  
ELEVATIONS

SHEET NUMBER  
A304



1 EXISTING 3D REAR VIEW  
SCALE: NTS



1 PROPOSED 3D REAR VIEW  
SCALE: NTS

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COMMISSION OF FINE ARTS**  
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RESIDENCE 2449  
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WASHINGTON, DC 20007

SCALE

| NO. | DATE   | DRAWING SET  |
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| 1   | 7/2021 | SUBMISSION 1 |
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PROJECT NUMBER 2021-001

SCALE

SHEET TITLE

PROPOSED  
3D REAR RENDERING

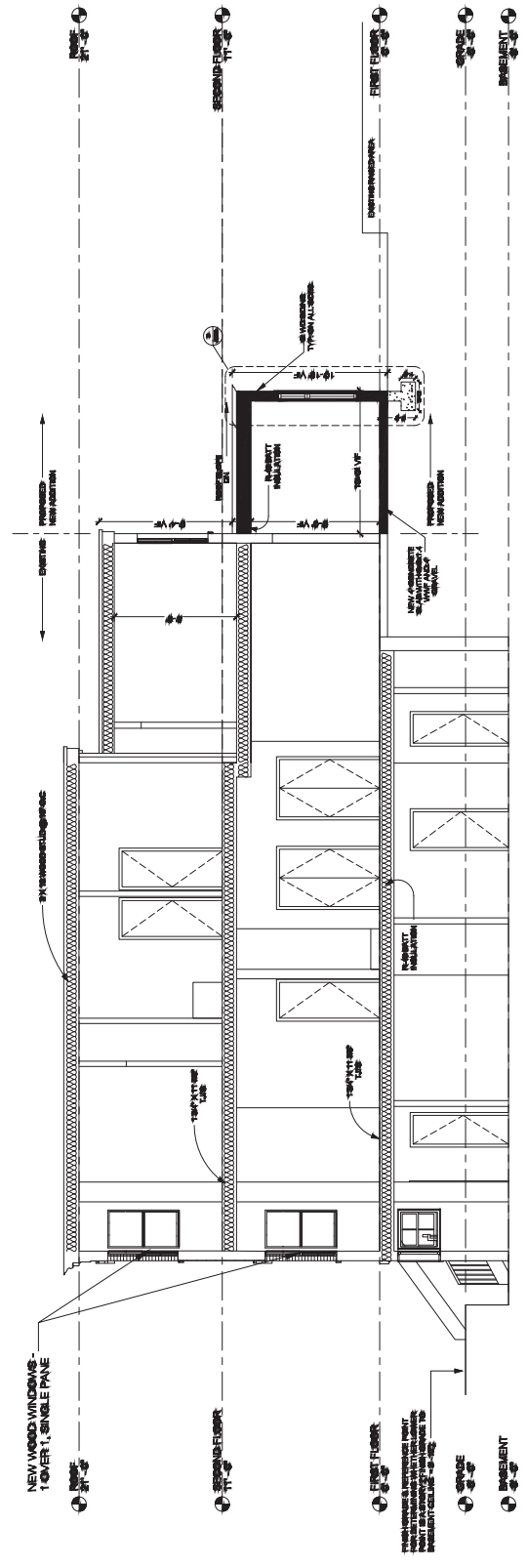
SHEET NUMBER

A305

| NO. | DATE   | DRAWING SET  |
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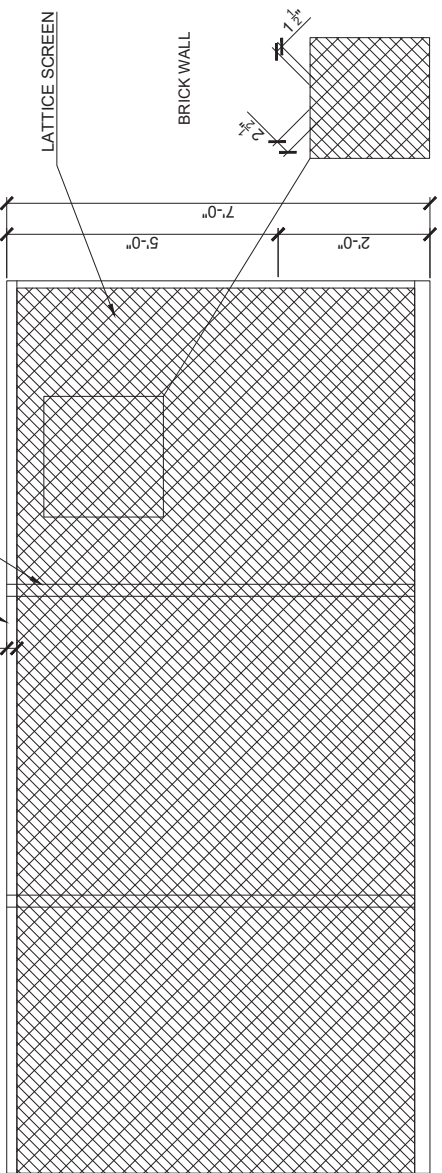
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| PROJECT NUMBER | 2021-001 |
| SCALE          |          |
| SHEET TITLE    |          |

|  |
|--|
| PROPOSED<br>BUILDING SECTION<br>AND FENCE DETAIL |
| SHEET NUMBER                                     |



1 PROPOSED BUILDING SECTION  
 SCALE: 1/4"=1'-0"

NOTE: SHADED WALLS, CEILING AND ROOF ARE NEW



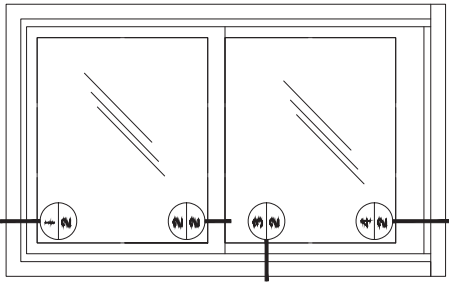
2 WOOD FENCE DETAIL  
 SCALE: NTS

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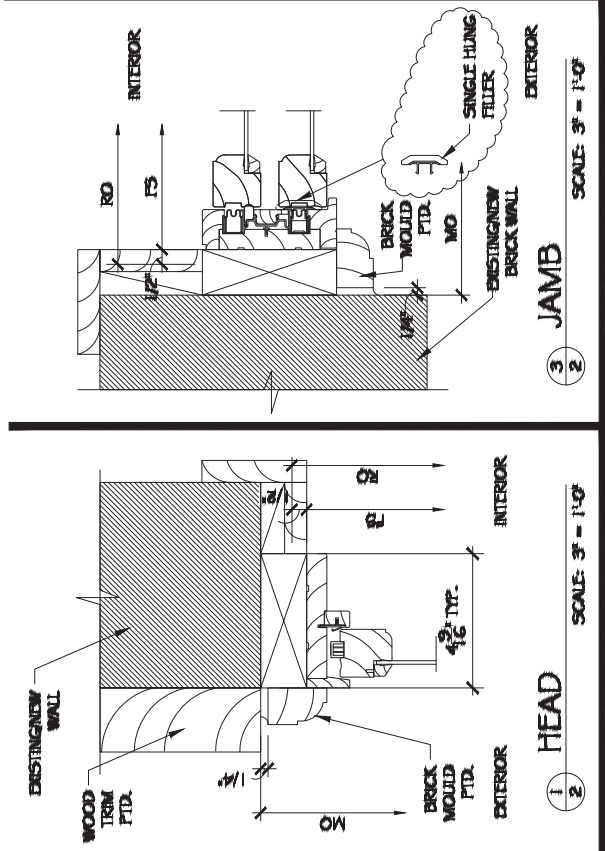




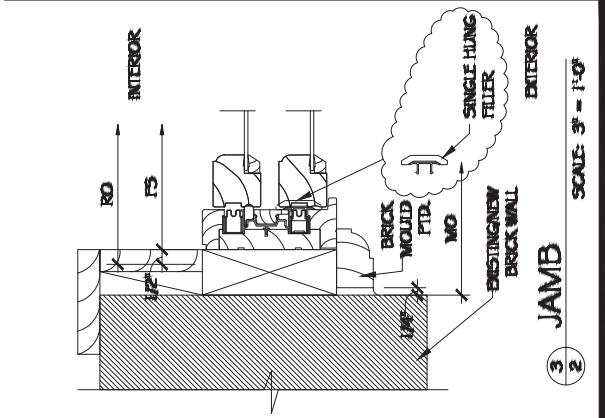


TYPICAL NEW DOUBLE HUNG  
DOUBLE PANE WINDOW DETAIL

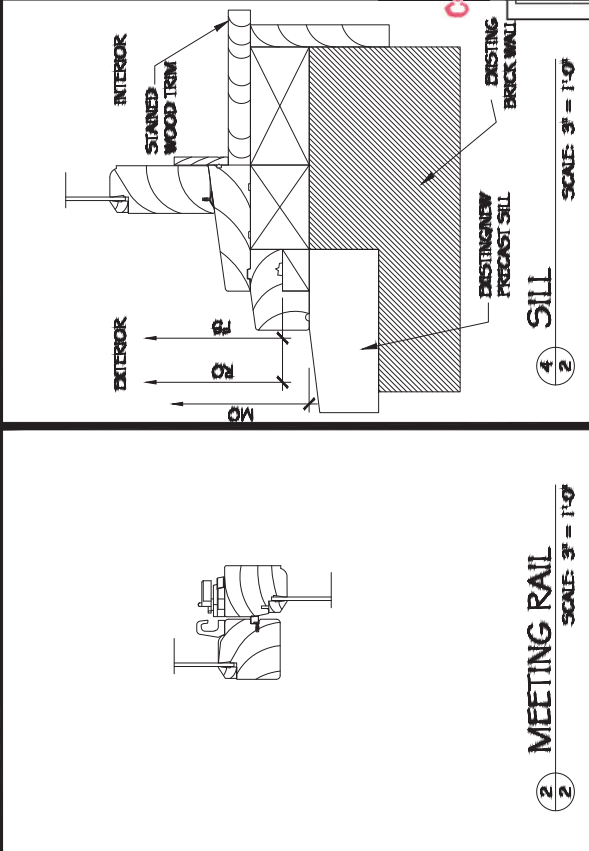
NOTE:  
NEW FRONT WINDOWS ARE TO BE  
SINGLE PANE AND NEW REAR  
WINDOWS ARE TO BE DOUBLE PANE.  
DOUBLE PANE WINDOW DETAILS ARE  
SHOWN IN DRAWINGS



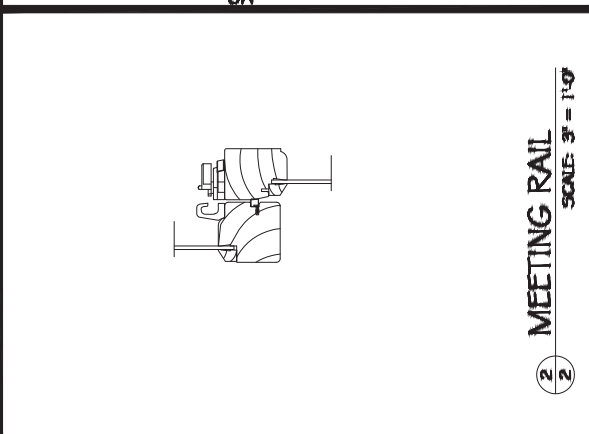
1 2  
HEAD  
SCALE: 3" = 1'-0"



3 2  
JAMB  
SCALE: 3" = 1'-0"



4 2  
SILL  
SCALE: 3" = 1'-0"



2 2  
MEETING RAIL  
SCALE: 3" = 1'-0"

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JS 19Mar'21

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PROJECT NUMBER 2021-001  
SCALE

SHEET TITLE  
PROPOSED NEW  
WINDOW DETAIL

SHEET NUMBER

A601

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CART

Home / Outdoor Lighting / Traditional / John Timberland / Bellagio 21" High Black Upbridge Outdoor Wall Light - Style # 49291



MOST POPULAR

### Bellagio 21" High Black Upbridge Outdoor Wall Light

26 Reviews | 20 Questions, 38 Answers

SALE

**\$129.95**

~~\$169.99~~ | Save \$40.00 | Comparable Value \$254.99 | Ends 2/22/21

FREE SHIPPING & FREE RETURNS\*

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ADD TO CART

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MORE OPTIONS



DESIGN CHAT

VIEW IN YOUR ROOM

#### PRODUCT DETAILS

This outdoor wall light will cast an appealing glow for a front porch or outside entryway space.

#### Additional Info:

Inspired by traditional European lighting designs, this outdoor wall light is a beautiful choice for your porch or patio space. It comes in a texturized black finish and features clear hammered glass for an elegant, refined look. A scrolling upbridge arm adds a great decorative touch. From the Bellagio collection by John Timberland.



[Shop all John Timberland](#)

Check size & position before you buy! [Printable Life-Size Image](#)

- 21" high x 9 1/2" wide. Extends 12 3/4" from the wall. Weighs 6.2 lbs.
- Backplate is 8 1/2" high x 5" wide. Distance from mounting point to top of the fixture is 12 1/2".
- Uses three maximum 40 watt candelabra base bulbs (incandescent, LED, or CFL). Bulbs not included.
- Outdoor wall light from the Bellagio collection by John Timberland. Wet location outdoor rated.
- Texturized black finish. Clear hammered glass. Decorative upbridge arm.

APPROVED WITH CONDITIONS COMMISSION OF FINE ARTS JS 19Mar'21

#### RECOMMENDED BULBS



40W Equivalent Clear 4W LED Dimmable Flame-Tip Candelabra Style # 16G39



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Home / Outdoor Lighting / Park Sienna 16 3/4" High Black Outdoor Wall Light - Style # 44A58



MOST POPULAR

### Park Sienna 16 3/4" High Black Outdoor Wall Light

4 Reviews | 12 Questions, 14 Answers

**\$99.99**

Comparable Value \$149.99

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DESIGN CHAT VIEW IN YOUR ROOM

#### PRODUCT DETAILS

Add the lighting you need to a dim outdoor space with this traditional-style black wall light from John Timberland.

#### Additional Info:

The Park Sienna collection is a stylish update of traditional 18th-century lighting designs. Add a classy element to your home with this outdoor wall light, which comes in a clean black finish over a curving body. Clear glass allows for a full view of the light bulb inside, making decorative bulbs a great choice for this fixture.



Shop all John Timberland

- 16 3/4" high x 7 1/2" wide. Extends 10" from the wall. Backplate is 7" high x 5" wide. Weighs 3.75 lbs.
- Distance from mounting point to the top of the fixture is 8". Vertical installation only.
- Uses one maximum 60 watt standard-medium base bulb (not included).
- Traditional outdoor light from the John Timberland™ brand, inspired by carriage wall lights.
- Black finish. Clear glass. Scrolling downbridge arm.

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#### RECOMMENDED BULBS