

LOCATION MAP



NORTH

SCOPE OF WORK

TWO INDIVIDUAL DWELLINGS:

- RENOVATE EXISTING TWO ROWHOMES AS INDIVIDUAL UNITS ADDITION AT REAR FACADE. TWO STORY OVER EXISTING FOOTPRINT AT 2917. TWO-STORY ADDITION W/BASEMENT AT 2915 - RESTORATION OF FRONT FACADE WINDOWS AND EXTERIOR DOORS
- RESTORE/REPAIR FRONT STOOP, BASEMENT STEPS AS NEEDED - NEW CEDAR/WOOD FENCE

ONE DWELLING UNIT:

- RENOVATE EXISTING TWO ROWHOMES AS ONE DWELLING UNIT - ADDITION AT REAR FACADE. TWO STORY OVER EXISTING
- ADDITION AT REAR FACADE. TWO STORY OVER EXISTING
 FOOTPRINT AT 2917. TWO-STORY ADDITION W/BASEMENT AT 2915
 RESTORATION OF FRONT FACADE WINDOWS AND EXTERIOR DOORS
 RESTORE/REPAIR FRONT STOOP, BASEMENT STEPS AS NEEDED
 NEW CEDAR/WOOD FENCE

NOTE: 2915 & 2917 WERE PREVIOUSLY CONVERTED INTO A SINGLE LOT, BUT NO CONSTRUCTION WORK HAD TAKEN PLACE.

SHEET TITLE	SHEET NUM.
Cover Sheet	A1.0
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Existing Elevations	A1.2
Existing Elevations	A1.3
Two Individual Dwellings - Proposed Plans	A2.1
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Two Individual Dwellings - Site Plans	A2.4

DRAWING LIST

One Dwelling Unit - Proposed Plans	A3.1
One Dwelling Unit - Proposed Elevations	A3.2
One Dwelling Unit - Proposed Elevations	A3.3
One Dwelling Unit - Site Plans	A3.4

Existing Photos - Front	P.1
Existing Photos - Rear	P.2

Existing Conditions Site Plan	CIV100

CONTACT INFORMATION

OWNER:

2915 DUMBARTON ST NW LLC

1716 14TH ST NW STE 300 WASHINGTON DC, 20009-7831

ARCHITECT:

MCD STUDIO, LLC

4948 ST. ELMO AVENUE, SUITE 304 BETHESDA, MD 20814 CONTACT: MATT MCDONALD PHONE: 301-215-7277

Rowhome

mcdstudio

Renovation/Addition

24-048 Project Number: Client Name: Owner

As Built Conditions ☐ Preliminary Design Design Development

Project Status:

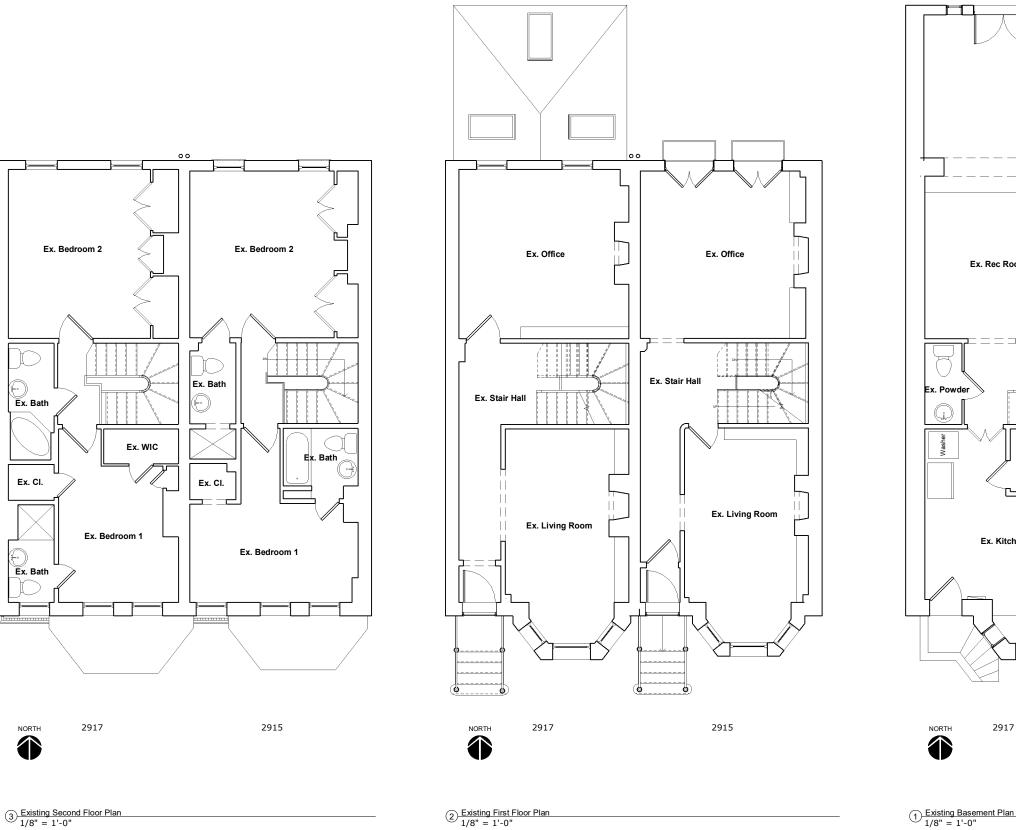
Permit Submission
Construction Documents Construction Administration
Historic Concept Review

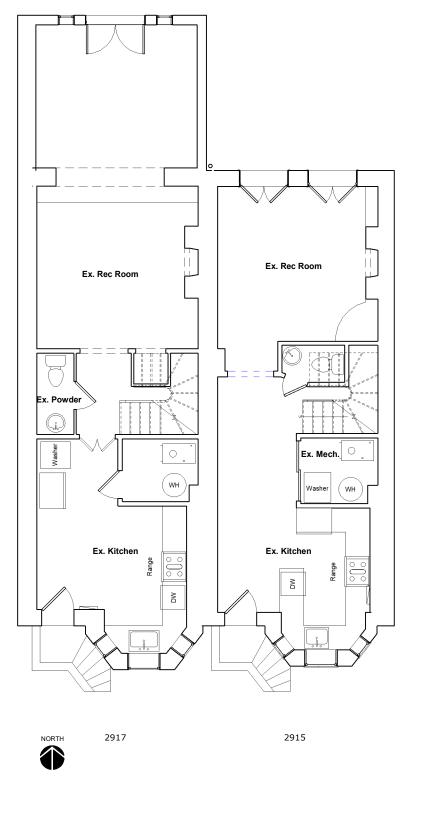
Drawing Issue Date:

Checked by:

Cover Sheet







Renovation/Addition 2915 & 2917 Dumbarton Street NW Washington, DC 20007 Rowhome

Project Number: Client Name:

Owner Project Status:

mcdstudio
4948 St. Elmo Ave, Suite 304
Bethesda, MD 20814
P: (301) 215-7277
www.mcdstudio.com

Project Status:

As Built Conditions
Preliminary Design
Design Development
Permit Submission
Construction Documents
Construction Administration
Historic Concept Review Drawing Issue Date: 10/17/2024

24-048

Drawn by: Checked by: Scale: Sheet Name: MCD 1/4" = 1'-0"

Existing Floor Plans



EXSIG. CLG. 2
20'-23/4"

EXSIG.FLR. 2
11'-11/2"

EXSIG.FLR. 1
10'-11/2"

EXSIG.FSMT.
C.G.
-1'-0'

EXSIG.BSMT.
-8'-111/2"

EXSIG.BSMT.
-8'-111/2"

2 Existing Rear Elevation
1/8" = 1'=0"

1/8" = 1'=0"

Rowhome Renovation/Addition Washington, DC 20007

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Revision Schedule

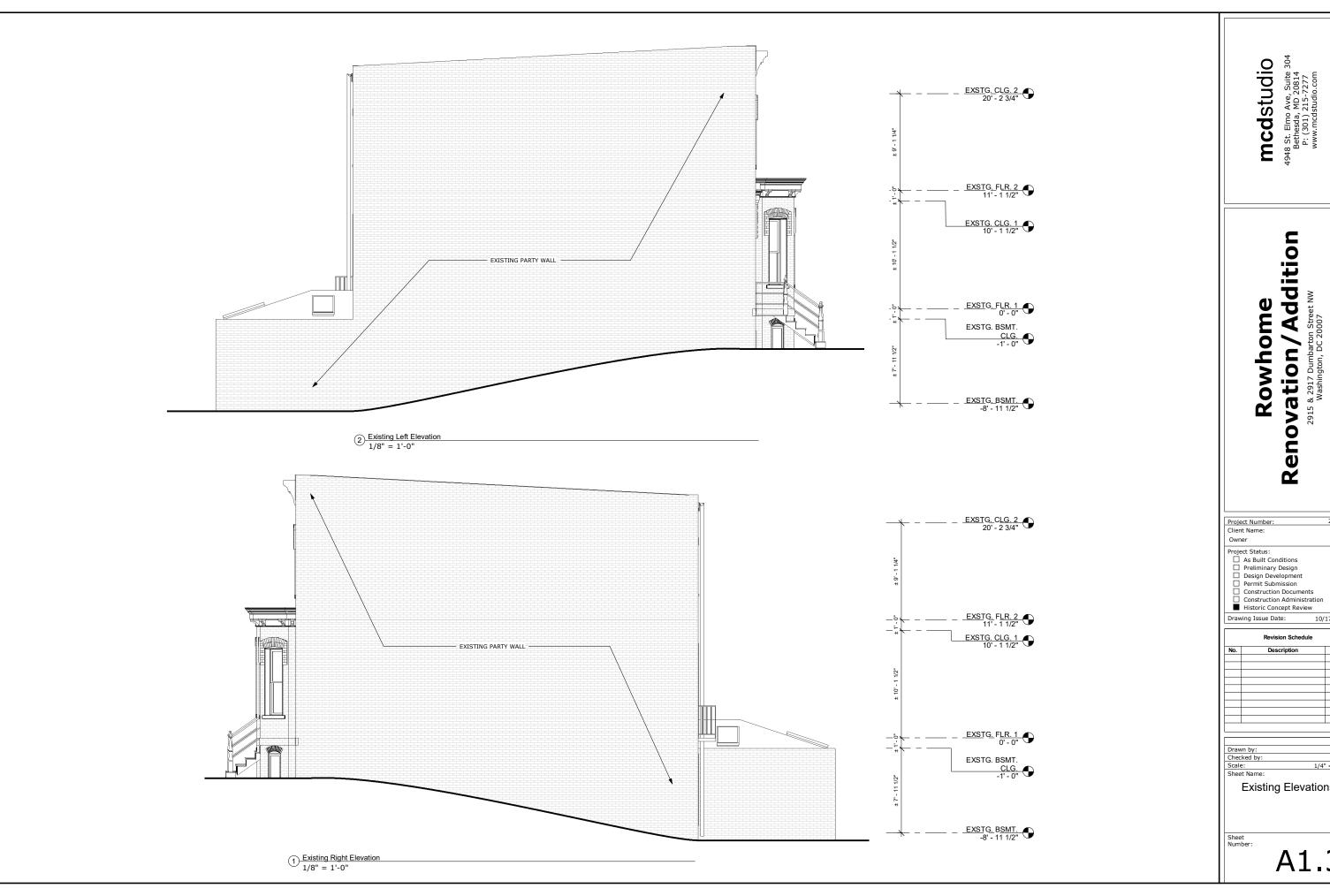
No. Description Date

| Drawn by: AP | Checked by: MCD | Scale: 1/4" = 1'-0" | Sheet Name:

Existing Elevations

Sheet

A1.2



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Renovation/Addition 2915 & 2917 Dumbarton Street Washington, DC 20007

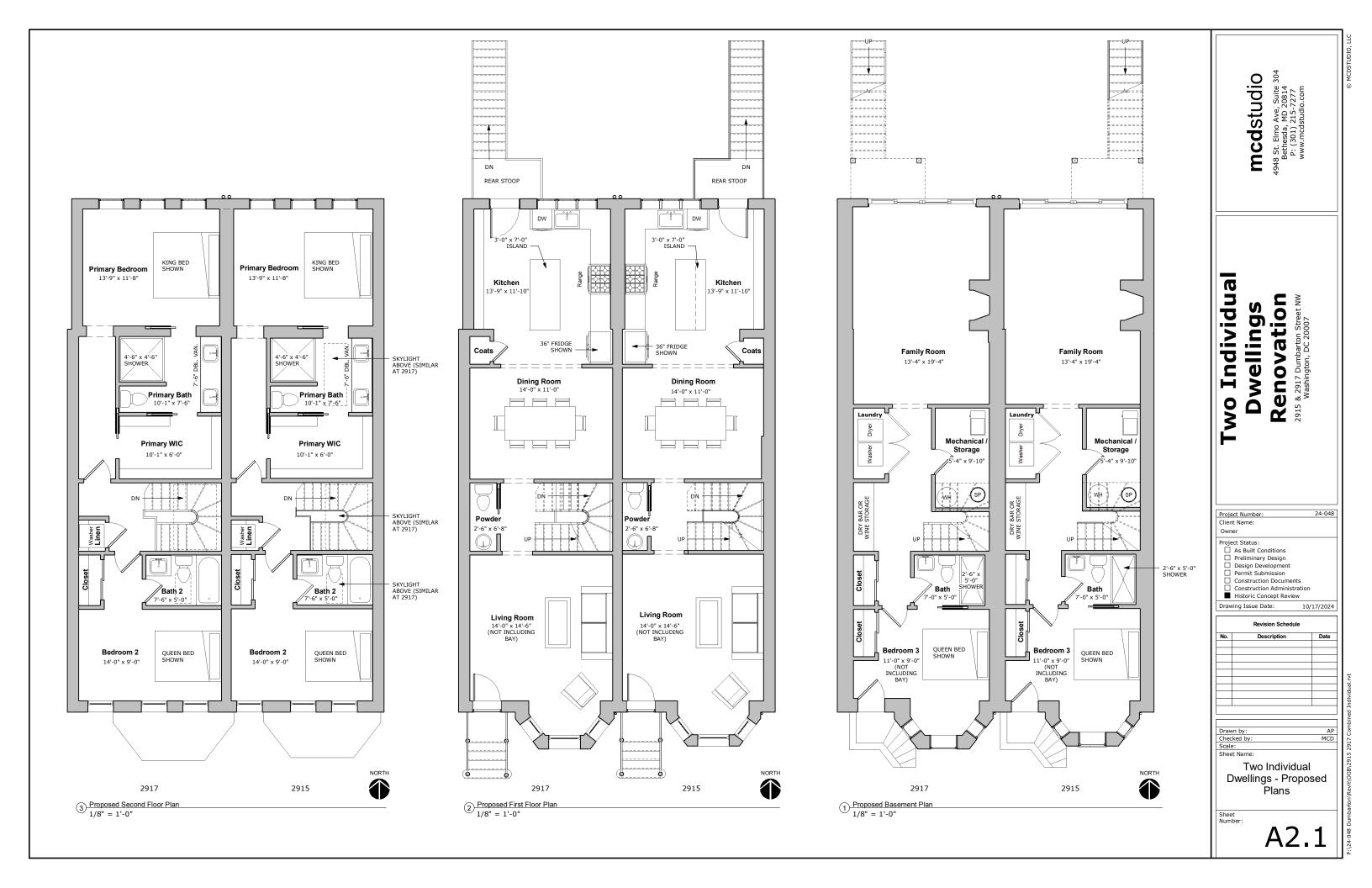
Drawing Issue Date: 10/17/2024

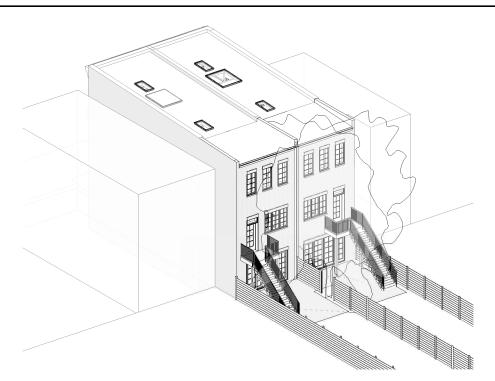
24-048

MCD 1/4" = 1'-0"

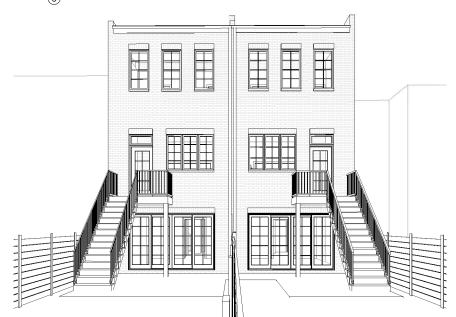
Existing Elevations

A1.3





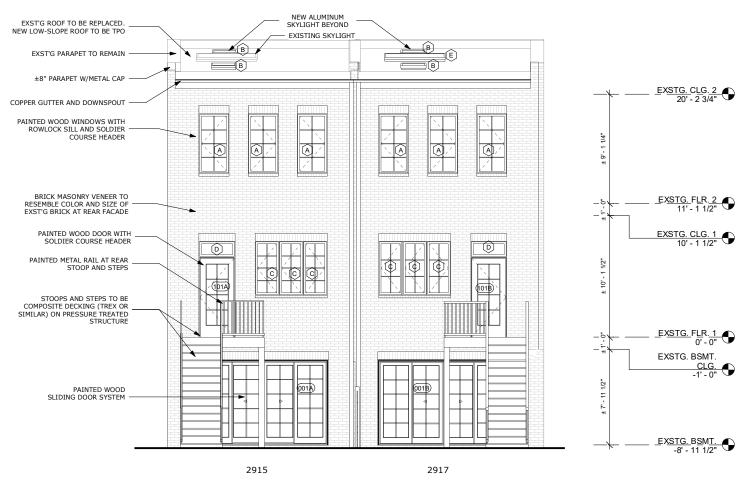




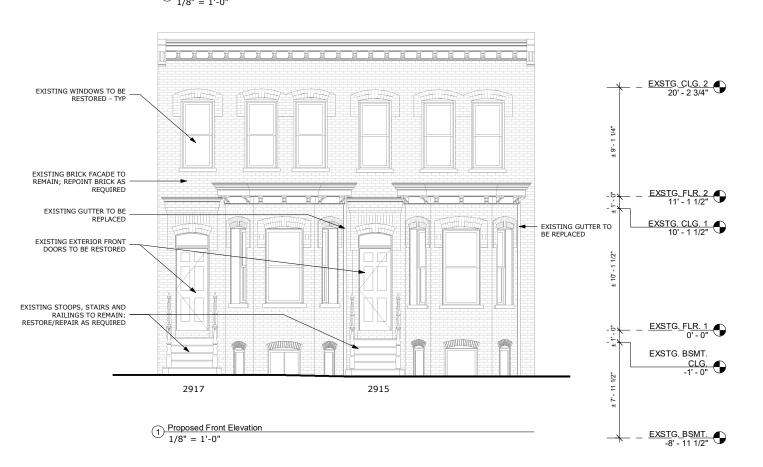
(4) Proposed Rear View

				Window Schedule	
Type		Rough O	pening		
Mark	Count	Width	Height	Description	Comments
		•		•	
Α	6	2' - 6"	5' - 0"	CASEMENT	
В	4	2' - 0"	4' - 0"	SKYLIGHT	
С	6	2' - 0"	4' - 6"	CASEMENT	
D	2	3' - 0"	1' - 4"	TRANSOM	
E	1	6' - 0"	5' - 0"	SKYLIGHT	
Total: 19	9				

			New Door Schedule		
Door Number	Width	Height	Description	Comments	
	•	•	•		
001A	10' - 8"	7' - 0"	4 PANEL SLIDING DOOR SYSTEM		
001B	10' - 8"	7' - 0"	PANEL SLIDING DOOR SYSTEM		
101A	3' - 0"	6' - 8"	EXTERIOR SINGLE FRENCH DOOR		
101B	3' - 0"	6' - 8"	EXTERIOR SINGLE FRENCH DOOR		
Total: 4					



Proposed Rear Elevation
1/8" = 1'-0"



Two Individual Dwellings Renovation

2915 & 2917 Dumbarton Street Washington, DC 20007

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4948 St. Elmo Ave, Suite 3 Bethesda, MD 20814 P: (301) 215-7277 www.mcdstudio.com

Project Number: 24-048

Client Name:
Owner

Project Status:

As Built Conditions
Preliminary Design
Design Development
Permit Submission
Construction Documents
Construction Administration
Historic Concept Review
Drawing Issue Date: 10/17/2024

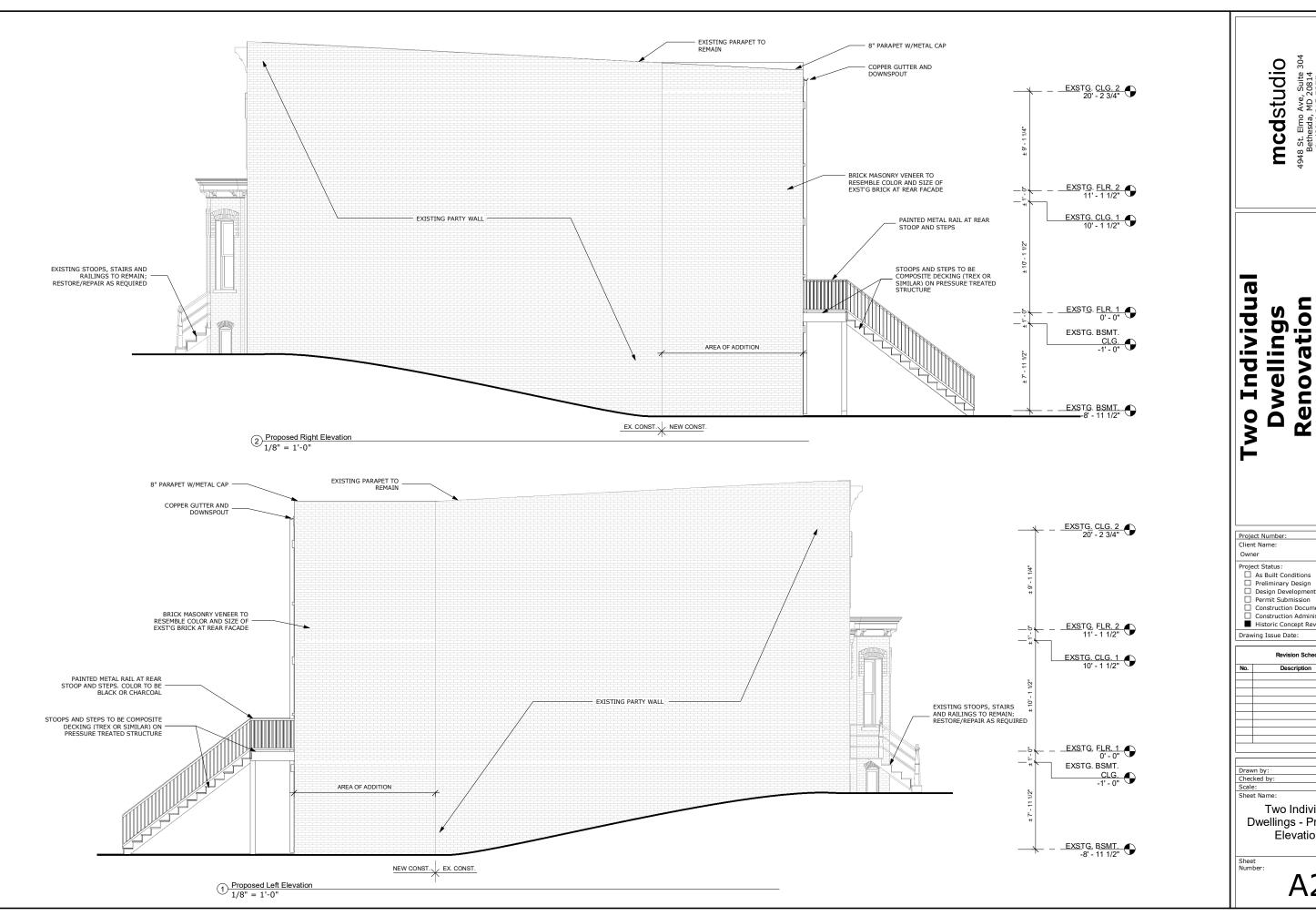
Revision Schedule
No. Description Date

Drawn by: AP
Checked by: MCD
Scale:
Sheet Name:
Two Individual

Dwellings - Proposed
Elevations

Sheet

A2.2



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Renovation

2915 & 2917 Dumbarton Street Washington, DC 20007

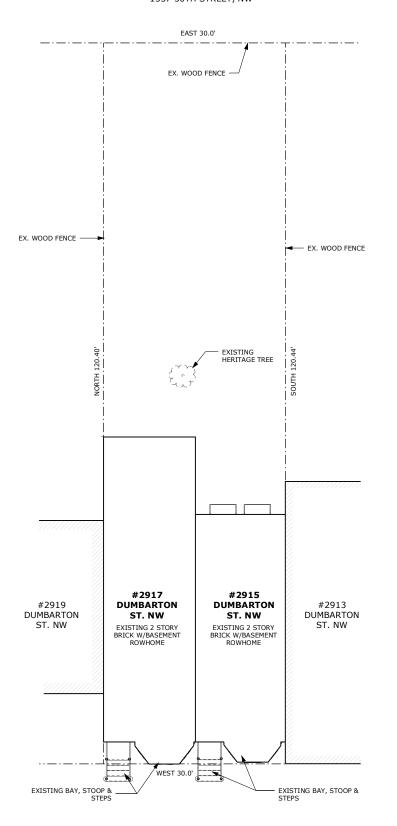
24-048

Permit Submission
Construction Documents Construction Administration
Historic Concept Review Drawing Issue Date: 10/17/2024 Revision Schedule

MCD

Two Individual **Dwellings - Proposed** Elevations

2 Proposed SitePlan 1/8" = 1'-0" 1337 30TH STREET, NW



1 Existing Site Plan
1/8" = 1'-0"

Two Individual Dwellings Renovation

2915 & 2917 Dumbarton Street Washington, DC 20007

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Project Number: 24-048
Client Name:
Owner
Project Status:

☐ Preliminary Design
☐ Design Development
☐ Permit Submission
☐ Construction Documents
☐ Construction Administration
☐ Historic Concept Review

Drawing Issue Date: 10/17/2024

Revision Schedule

Description Date

 Drawn by:
 AP

 Checked by:
 MCD

 Scale:
 1/8" = 1'-0"

 Sheet Name:
 1/8" = 1'-0"

Two Individual Dwellings - Site Plans

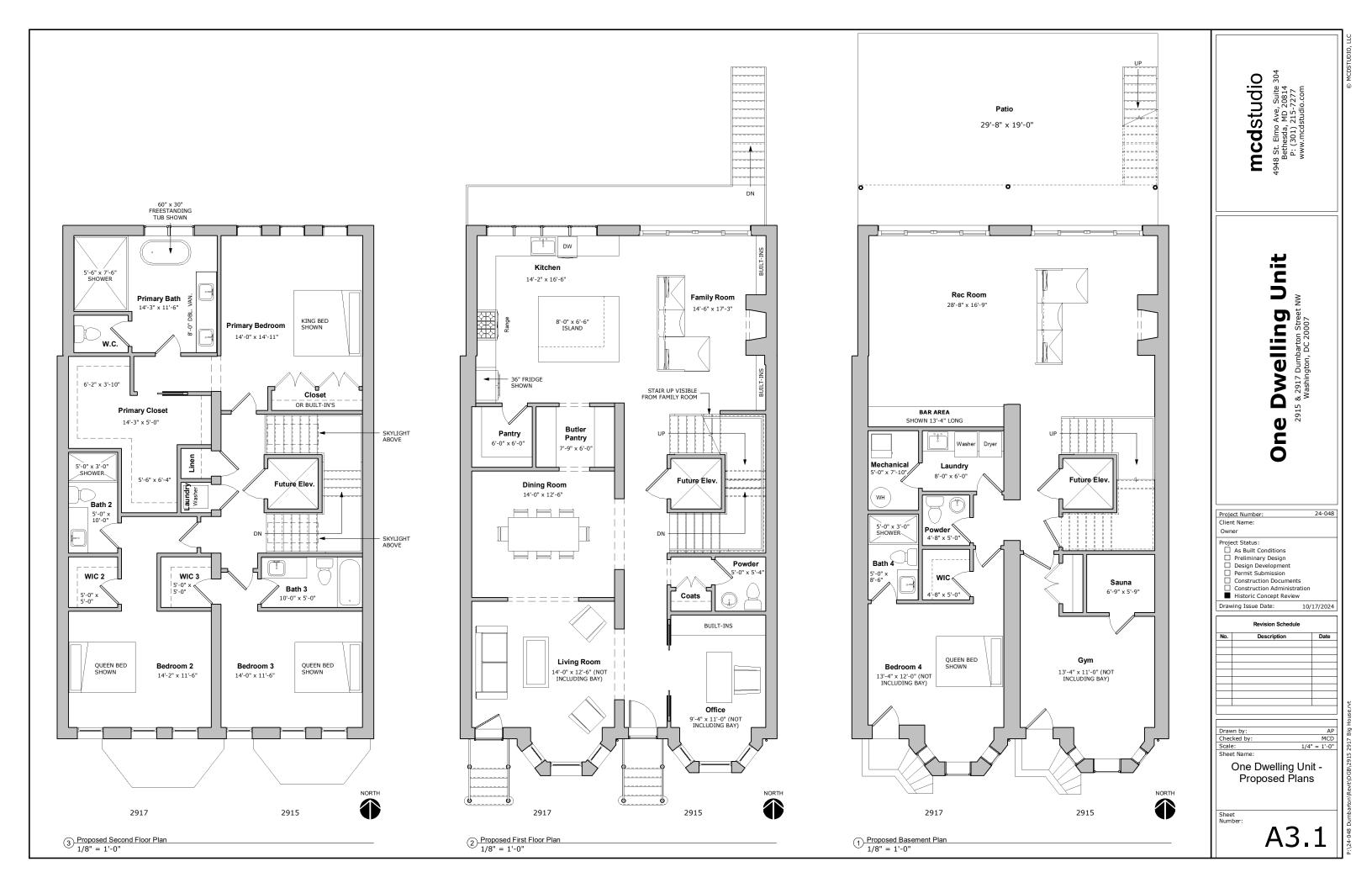
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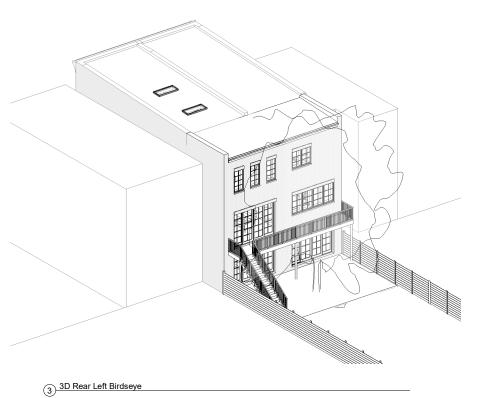
A2.4

1/8" = 1'-0"

ual

Plans







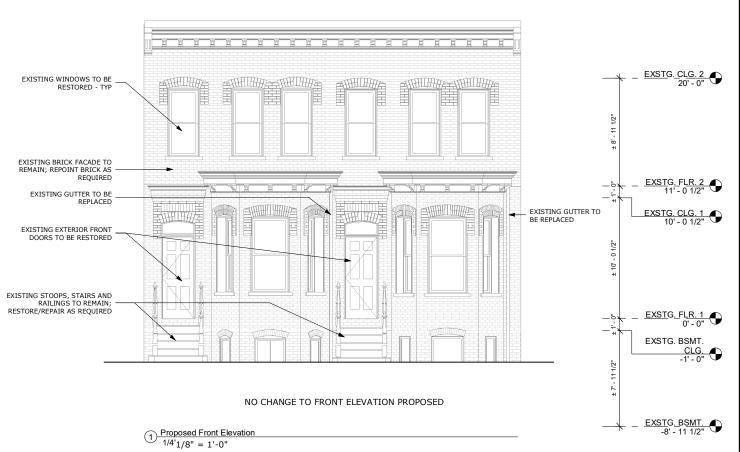
	Window Schedule				
Type Rough Opening					
Mark	Count	Width	Height	Description	Comments
Α	3	2' - 6"	5' - 0"	CASEMENT	
В	4	2' - 9"	4' - 6"	CASEMENT	
С	2	2' - 6"	4' - 0"	CASEMENT	
D	2	2' - 0"	5' - 0"	SKYLIGHT	
Total: 11	Total: 11				

(4) Proposed Rear View

			New Doo	r Schedule	
Door					
Number	Width	Height	Description	า	Comments
001	11' - 0"	7' - 0"	4 PANEL SLIDING DOOR SYSTEM	oor 4 Panel Clac	
002	11' - 0"	7' - 0"	4 PANEL SLIDING DOOR SYSTEM	oor 4 Panel Clac	
101	11' - 0"	8' - 0"	4 PANEL SLIDING DOOR SYSTEM	oor 4 Panel Clac	
101 Total: 3	11' - 0"	8' - 0"		oor 4 Panel Clac	

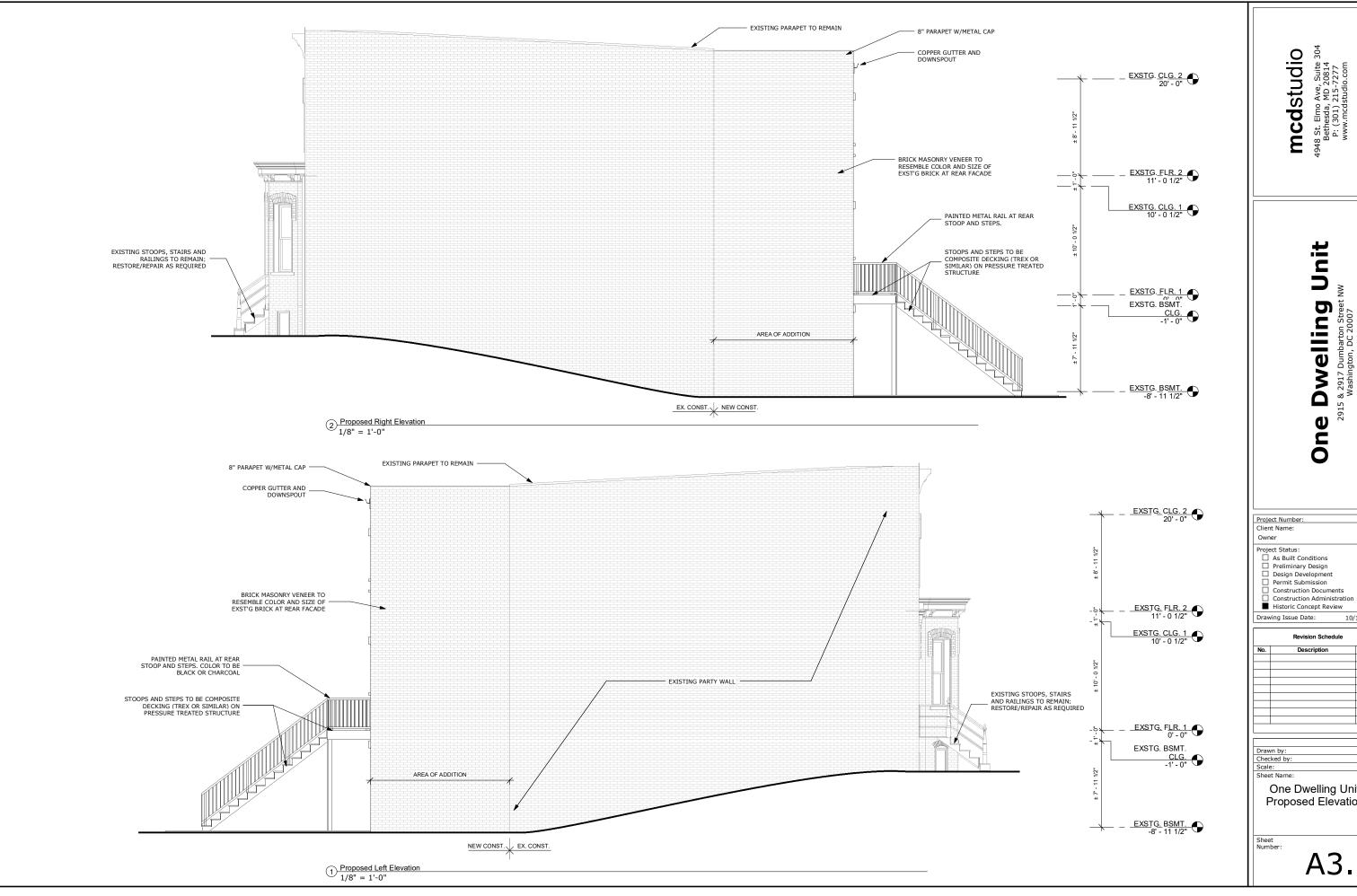


Proposed Rear Elevation
1/4'1/8" = 1'-0"





oarton\Revit\OGB\Z915_2917 Big House.rvt



24-048 10/17/2024

MCD

One Dwelling Unit -Proposed Elevations

mcdstudio
1948 St. Elmo Ave, Suite 304
Bethesda, MD 20814

4948 St. Elmo Ave, Suite 3 Bethesda, MD 20814 P. (301) 215-2277 www.mcdstudio.com

One Dwelling Unit
2915 & 2917 Dumbarton Street NW
Washington, DC 20007

Project Number: 24-048

Client Name:
Owner

Project Status:
As Built Conditions
Preliminary Design
Design Development
Permit Submission
Construction Documents
Construction Administration
Historic Concept Review
Drawing Issue Date: 10/17/2024

Revision Schedule

Description

Date

 Drawn by:
 AP

 Checked by:
 MCD

 Scale:
 1/8" = 1'-0"

 Sheet Name:
 1/8" = 1'-0"

One Dwelling Unit - Site Plans

Sheet

A3.4

Project Status:

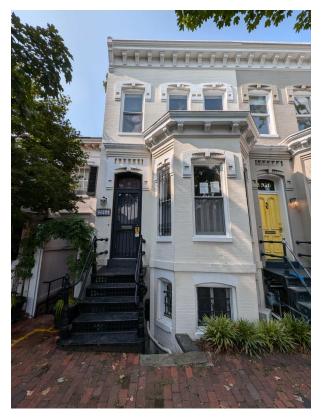
As Built Conditions
Preliminary Design
Design Development
Permit Submission
Construction Documents
Construction Administration
Historic Concept Review

Revision Schedule				
No.	Description	Date		

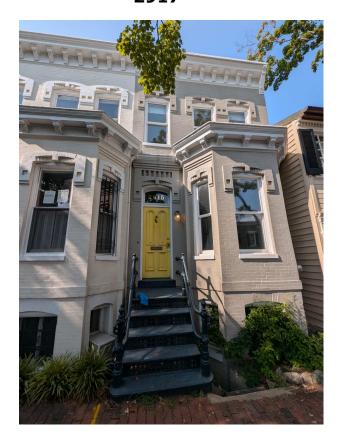
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Existing Photos - Front

P.1



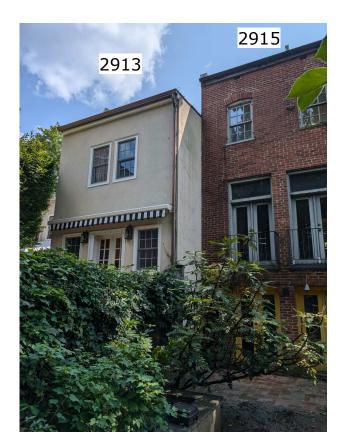
2917



2915 2917 2919 2913

NO WORK IS PROPOSED FOR THE FRONT OF 2915 AND 2917 DUMBARTON STREET NW, IMAGE HAS BEEN PROVIDED FOR CONTEXT

2915











mcdstudio

Renovation/Addition 2915 & 2917 Dumbarton Street NW Washington, DC 20007 Rowhome

Project Number: Client Name: Owner

Owi	lei					
Proje	Project Status: As Built Conditions Preliminary Design Design Development Permit Submission Construction Documents Construction Administration Historic Concept Review					
Drav	ing Issue Date:	10/17/2024				
	Revision Schedule					
No.	Description	Date				
		_				

24-048

Drawn by:	AP
Checked by:	MCD
Scale:	3/4" = 1'-0"
Sheet Name:	
Eviation Dhatas	D

Existing Photos - Rear

P.2

GENERAL NOTES

- ONE—FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED SEPTEMBER, 2024.
-) BOUNDARY INFORMATION BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED SEPTEMBER, 2024, AND A SURVEY-TO-MARK PERFORMED BY CAS ENGINEERING, DATED SEPTEMBER, 2024 (RECORDATION PENDING). MEASUREMENTS: "(R)" DENOTES RECORD DIMENSIONS, "(S)" DENOTES SURVEY DIMENSIONS, SHOWN HEREON
- 3) ZONING: R-3/GT

 MINIMUM LOT WIDTH = 20 FEET (ROW)

 MINIMUM LOT AREA = 2,000 SQUARE FEET (ROW)

 MAXIMUM BUILDING HEIGHT = 35 FEET / 5 STORIES
 FRONT B.R.L. = NONE PER DC SURVEYORS OFFICE
 FRONT SETBACK PER 11D DCMR 1102.1

 MINIMUM REAR YARD = 20 FEET
 MAXIMUM LOT OCCUPANCY = 60%

 MINIMUM PERVIOUS SURFACE COVERAGE = 20%

NOTE: SITE IS LOCATED WITHIN THE GEORGETOWN HISTORIC DISTRICT AND THE COMMISSION OF FINE ARTS JURISDICTION AREA AND MAY BE SUBJECT TO ADDITIONAL REVIEWS/REQUIREMENTS.

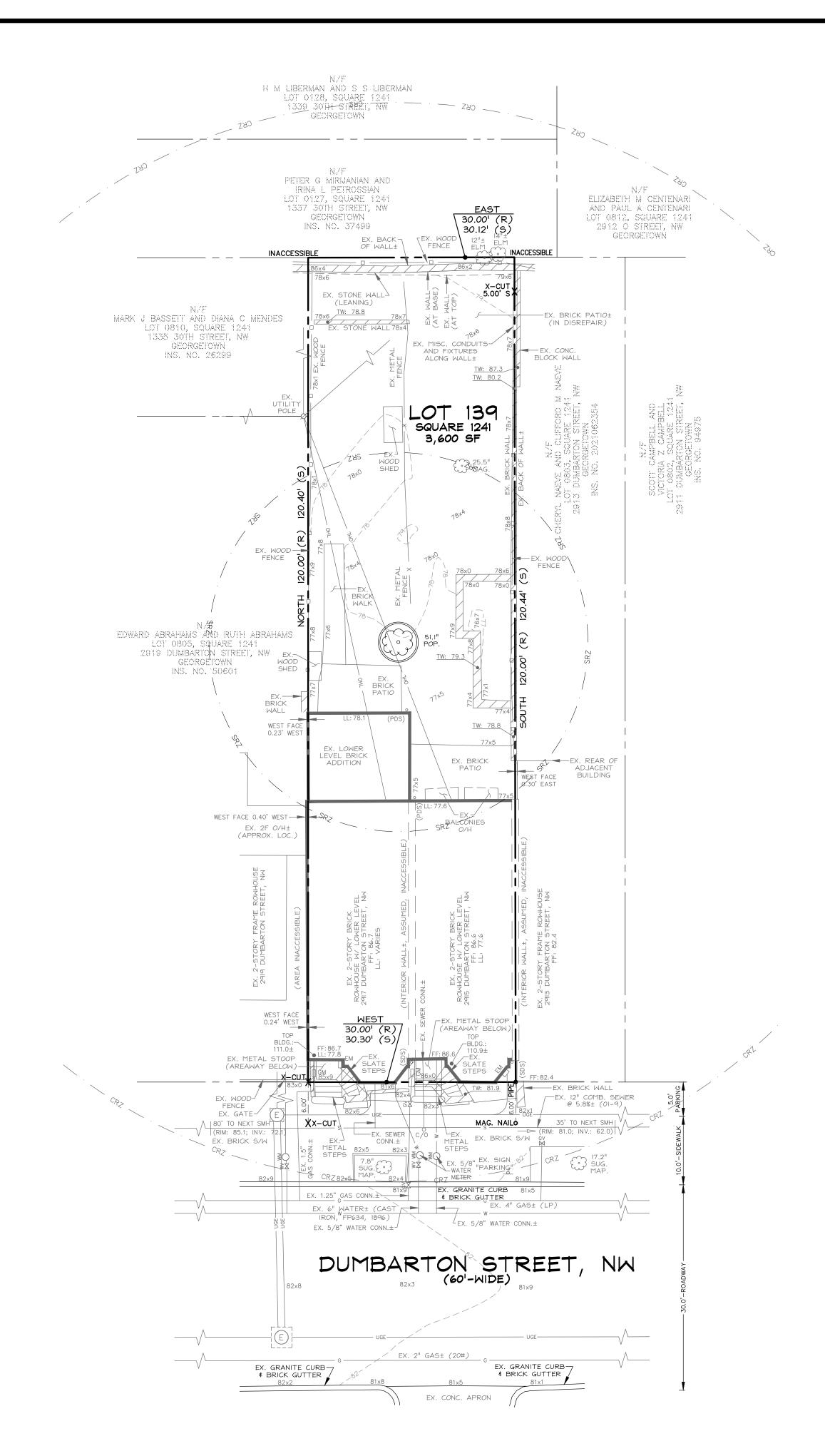
- 4) TOTAL LOT AREA: LOT 139 = 3,600 SQUARE FEET (0.083 ACRES)
- 5) PROJECT IS WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER FEMA FLOOD INSURANCE RATE MAP PANEL No. 1100010016C.
- 6) THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

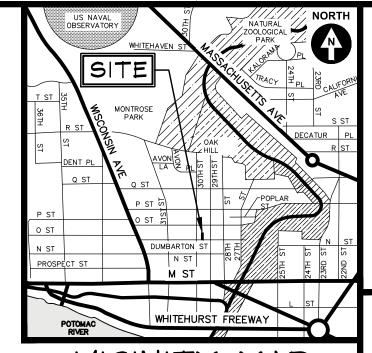
LECEND

<u>LEGEND</u>					
EXISTING FEATUR	EXISTING FEATURES				
	PROPERTY LINE				
s <u>c/o</u> _(62.7)	EX. SANITARY CLEANOUT AND INVERT				
ww	EX. WATER LINE WITH VALVE				
G GV	EX. GAS LINE WITH VALVE				
——————————————————————————————————————	EX. UNDERGROUND ELECTRIC LINE				
OHL	EX. OVERHEAD UTILITY WITH POLE				
— — 79 — — — 8 <i>0</i> — —	EX. ONE- AND FIVE-FOOT CONTOURS				
2840	EX. SPOT ELEVATION				
	EX. WOOD FENCE				
××	EX. METAL FENCE				
þ	EX. SIGN				
o (PDS)	EX. PIPED DOWNSPOUT				
o (SDS)	EX. SPILLED DOWNSPOUT				
	EX. TREE				
	EX. HERITAGE TREE (>=100" CBH), MAY NOT BE REMOVED UNLESS HAZARDOUS (EVALUATED BY ISA CERTIFIED ARBORIST AND DDOT UFA/PSD) OR PERMIT IS ISSUED BY MAYOR PER THE TREE CANOPY PROTECTION AMENDMENT ACT OF 2016 (REF. DC ACT 21-386)				
	EX. WALL				

UTILITY INFORMATION

AT&T					
	08/10/2024	MSL	08/19/2024	NO FACILITIES	
COMCAST	08/10/2024	MSL	08/23/2024	09/11/2024	MS
MCI/WORLDCOM	08/10/2024	MSL	08/13/2024	NO FACILITIES	-
PEPCO	08/10/2024	MSL	08/12/2024	09/11/2024	MS
VERIZON	08/10/2024	MSL	PENDING	_	-
WASH. GAS	08/10/2024	MSL	08/20/2024	09/11/2024	MS
DC SEWER	08/10/2024	MSL	ON FILE	09/11/2024	MS
DC WATER	08/10/2024	MSL	ON FILE	09/11/2024	MS





VICINITY MAP ADC MAP 5528, GRID A-5 SCALE: I" = 2000'

ENGINEERING-DC, LLC

Experience you can build on. CAS ENGINEERING-DC, LLC 4836 MacArthur Boulevard, NW 2nd Floor Washington, DC 20007 (202) 393-7200 Phone www.cas-dc.com info@cas-dc.com CIVIL • SURVEYING • LAND PLANNING

OWNER/CLIENT 2915 DUMBARTON ST NW LLC ATTN: ABDO ROFFE 1716 14TH STREET, NW, SUITE 300 WASHINGTON, DC 20009 (202) 681-8126 (PHONE) abdo@cobadc.com

ARCHITECT

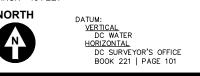
LOT 0139, SQUARE 1241 GEORGETOWN

2915-2917 DUMBARTON STREET, NW

> N.W. WASHINGTON, DISTRICT OF COLUMBIA

SE SHEET ISSUED	09.14.2024
	·

CAS PROJECT				24-529-DC
DATE				09/2024
DRAWN BY				MSL
CHECKED BY				DCL
APPROVAL	_			DCL
SCALE				1"=10'
5	0	5	10	20



SHEET TITLE

REVISION

EXISTING CONDITIONS PLAN

CIV100