

## PROJECT VIEW



## SHEET INDEX

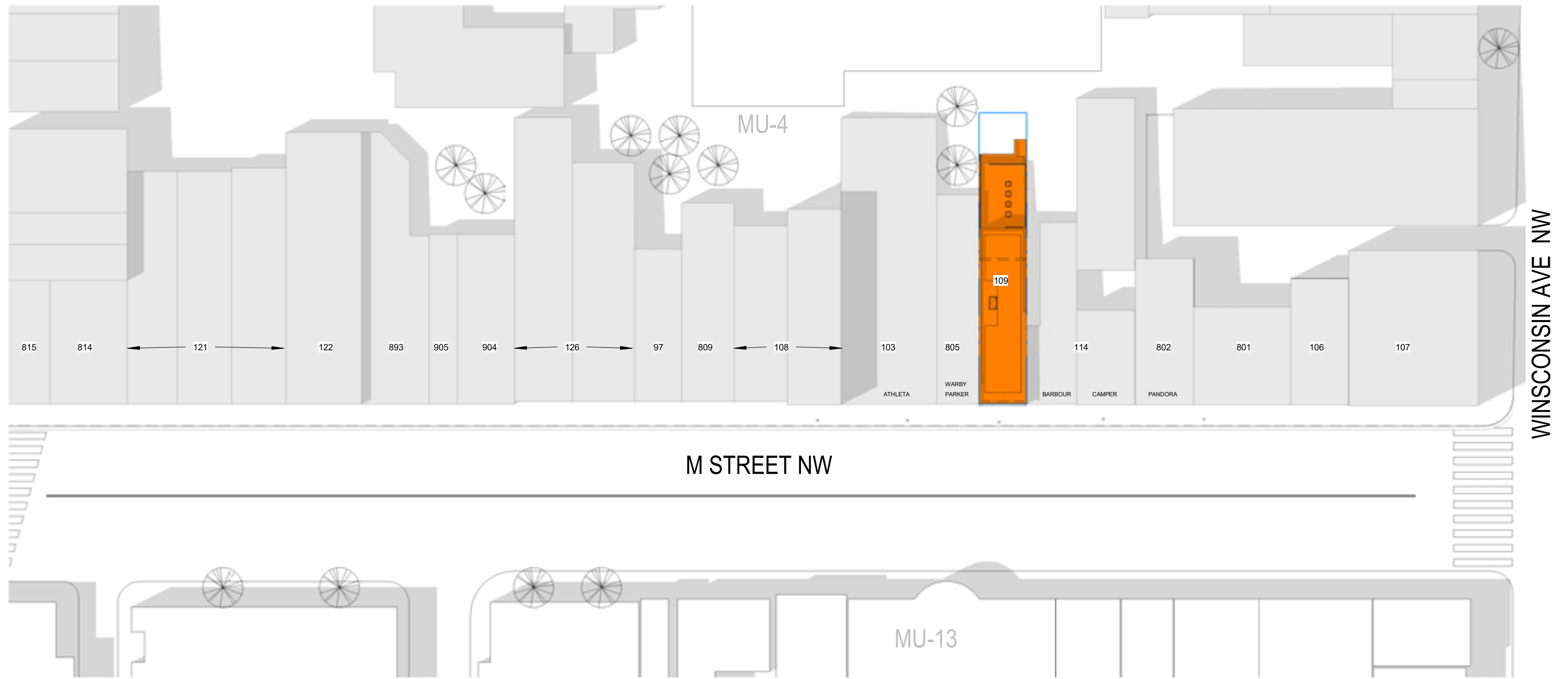
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## VICINITY MAP



## PROJECT SUMMARY

THIS PROJECT CONSISTS OF ADDITION AND REMODEL TO AN EXISTING MIX USE BUILDING LOCATED AT 3223 M STREET NW IN WASHINGTON, DC. THE DESIGN INCLUDES REMODELING THE EXISTING STRUCTURE AND LAYOUT TO INCLUDE RETAIL ON THE FIRST LEVEL, EXCAVATION AND UNDERPINNING OF A CELLAR FOR RETAIL, AND UP TO 4 MARKET RATE UNITS ON LEVEL 2 & 3.

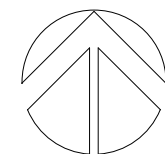


3223 M Street NW  
Washington, DC



### 3223 M Street NW

09/16/2021  
SCALE: 1" = 40'-0"

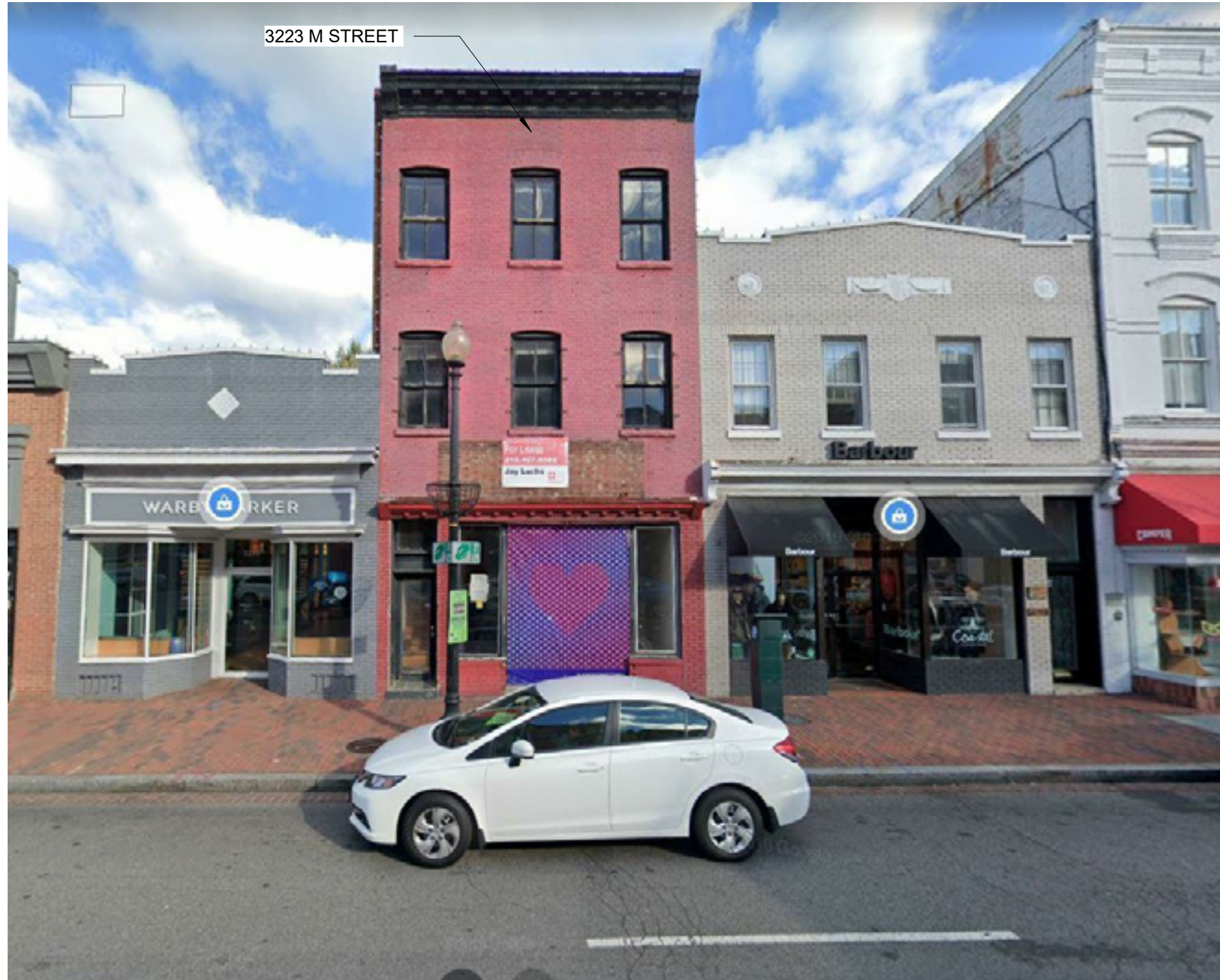


### LEEDESIGN.STUDIO

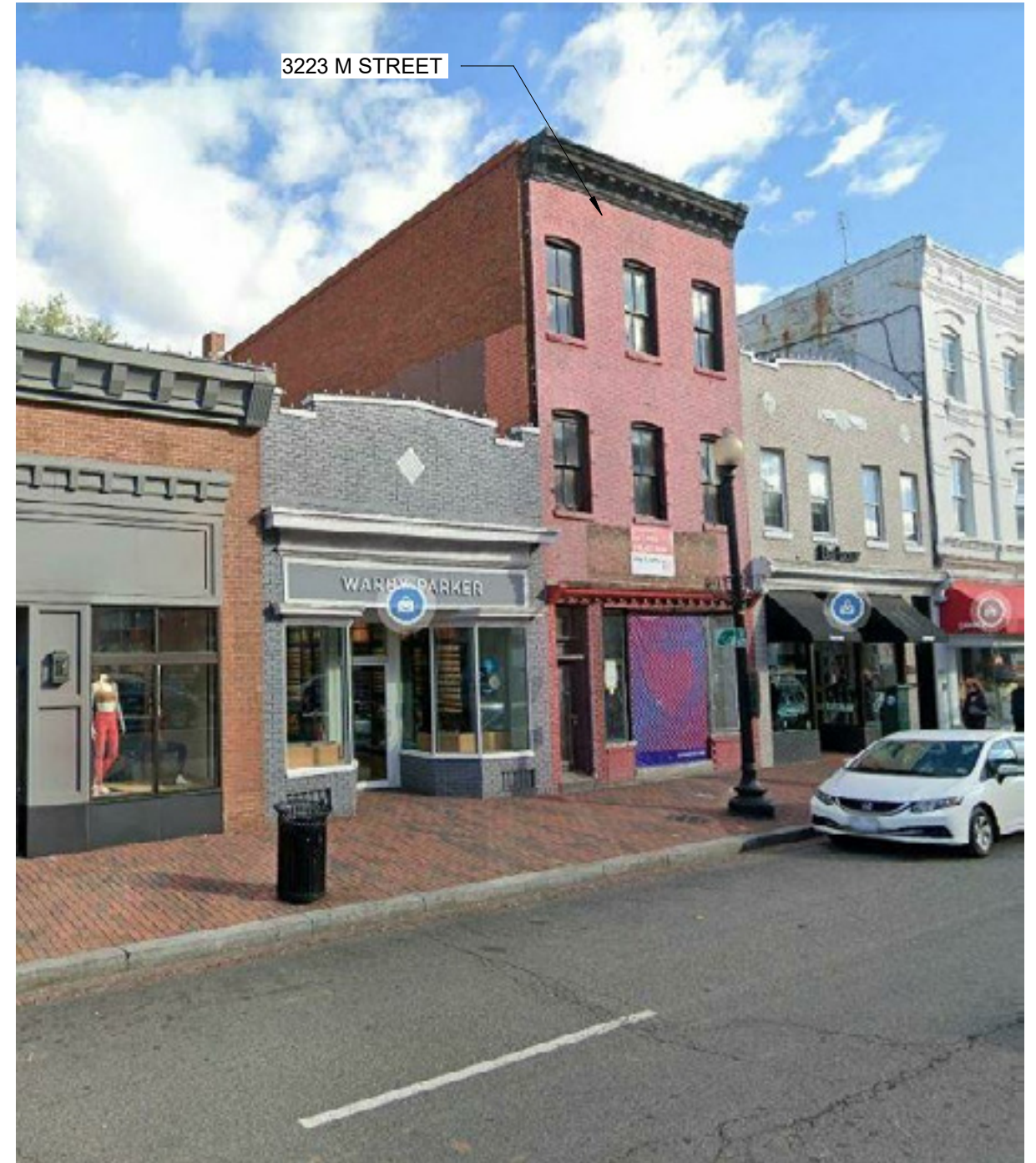
6818 JACKSON AVE  
FALLS CHURCH, VA 22042

404.375.0733      MATT@LEEDESIGN.STUDIO



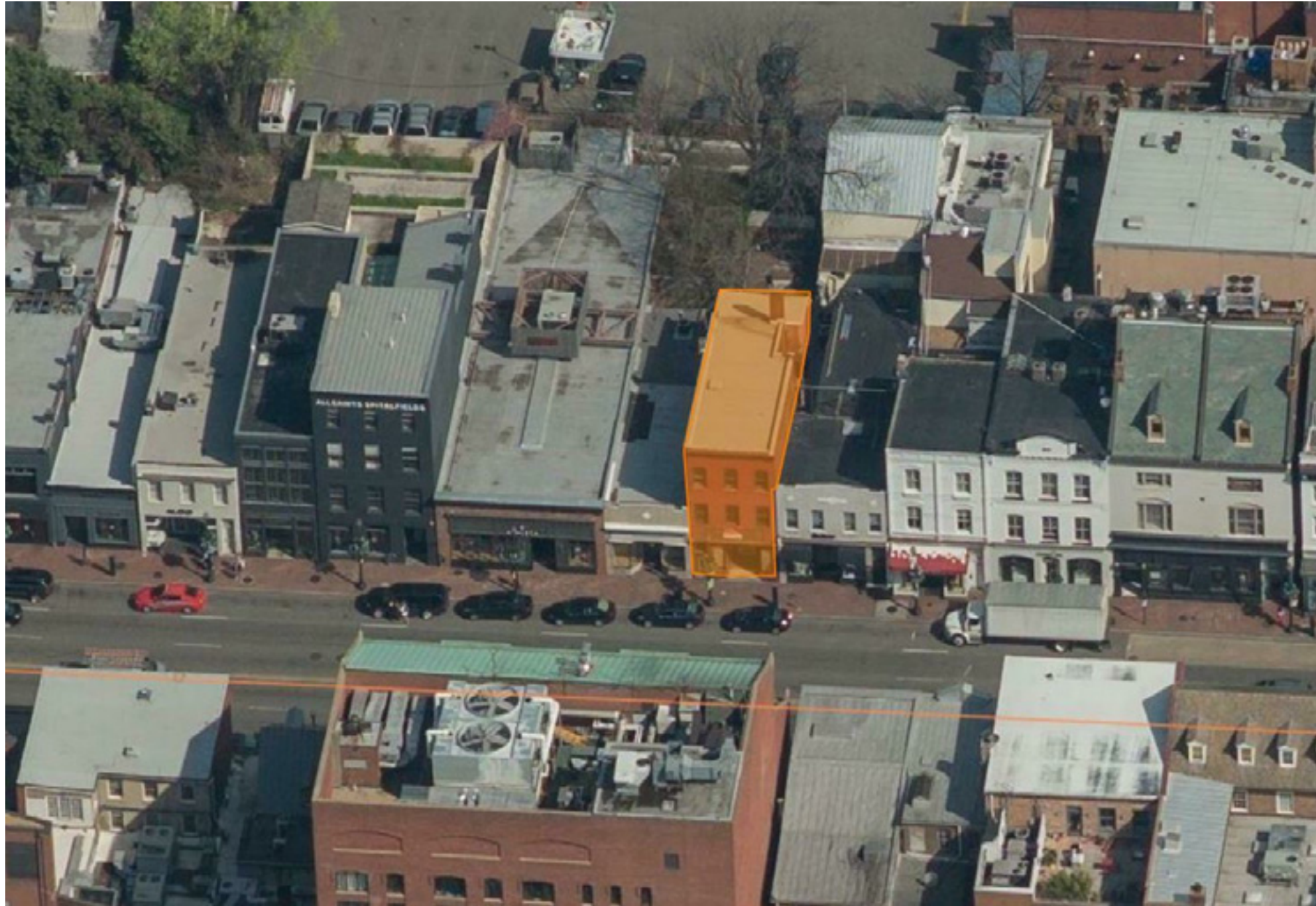


FRONT VIEW - M STREET



SOUTH WEST VIEW - M STREET





AERIAL VIEW - M STREET



SOUTH EAST VIEW - M STREET

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**3223 M Street NW**

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SCALE:

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REAR VIEW - PROSPECT STREET



REAR EXISTING VIEWS

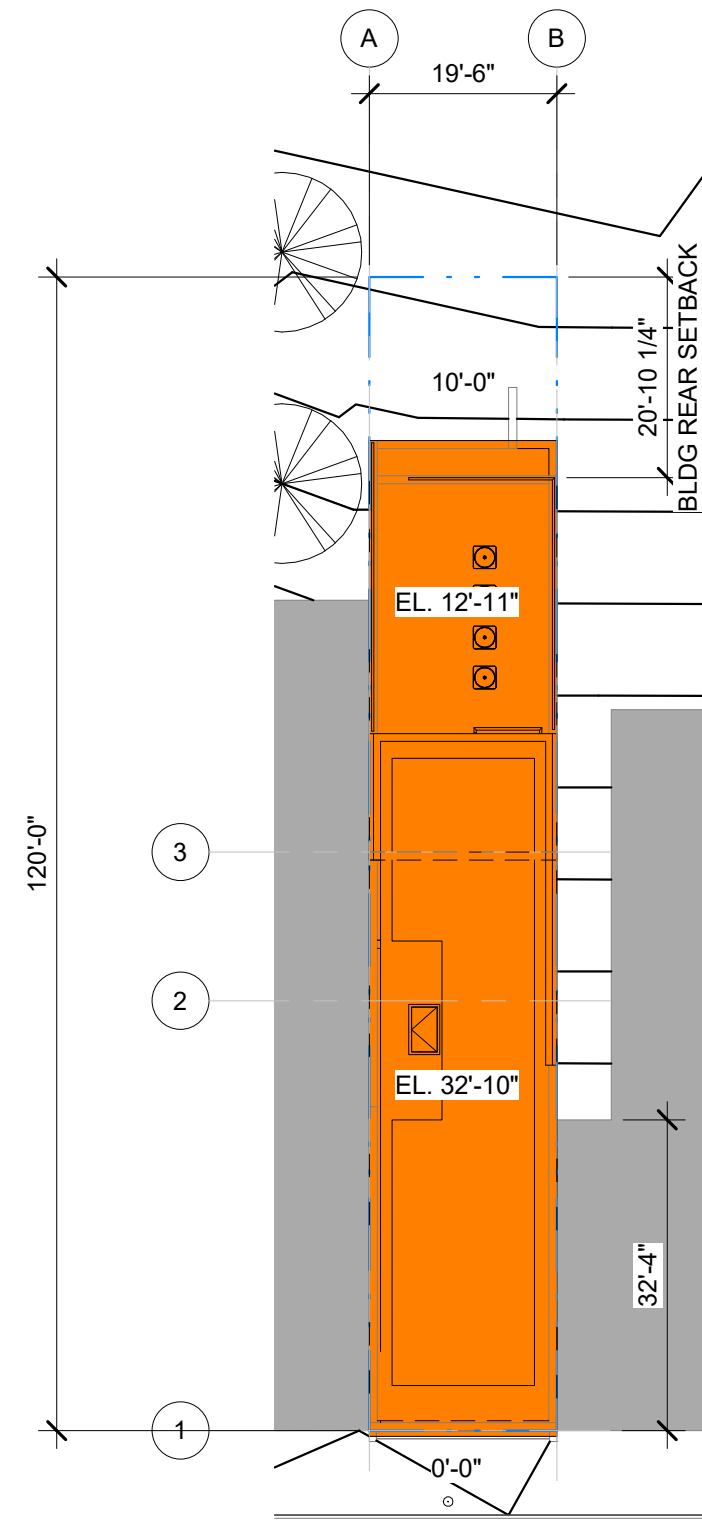


# SITE PLAN

HPR 06

SQUARE	LOT	ZONE	LOT AREA	# DWELLINGS EXISTING	# DWELLINGS PROPOSED
1207	0109	MU-4	2,360 SF	1	4

	ALLOWABLE	PROPOSED
LOT OCCUPANCY	60% ( 1,416 SF)	60% (1,414 SF)
FAR	2.5 @ 5,900 SF	2.0 @ 4,802 SF
BUILDING HEIGHT	50'-0"	37'-8"
REAR YARD SETBACK	15'-0"	15' REQ'D, 47' - 6" PROVIDED @ NEW ADDITION
GAR	0.40	0.40
IZ	N/A	N/A



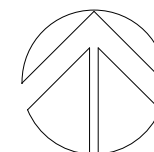
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**3223 M Street NW**

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SCALE:As indicated

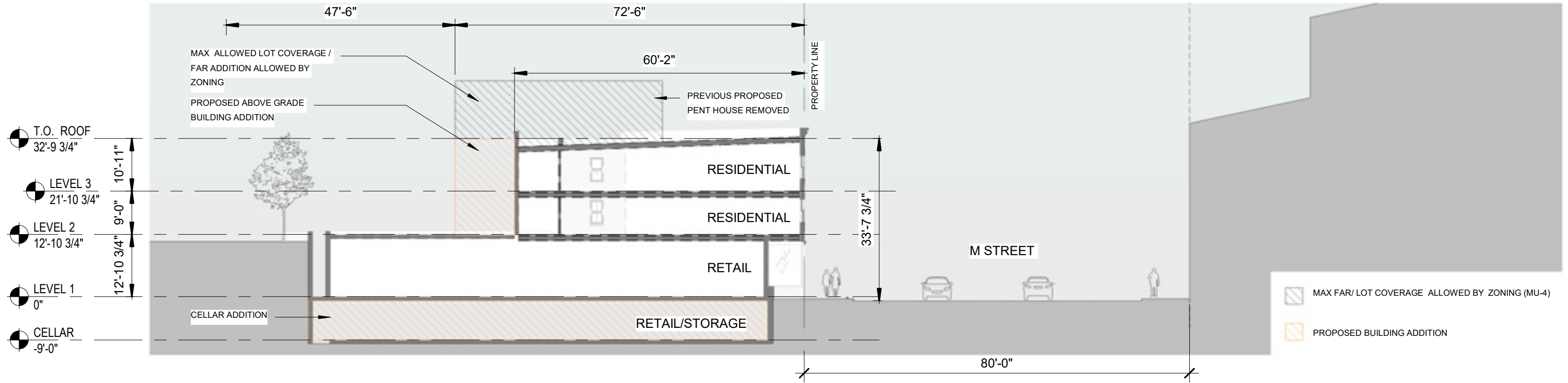


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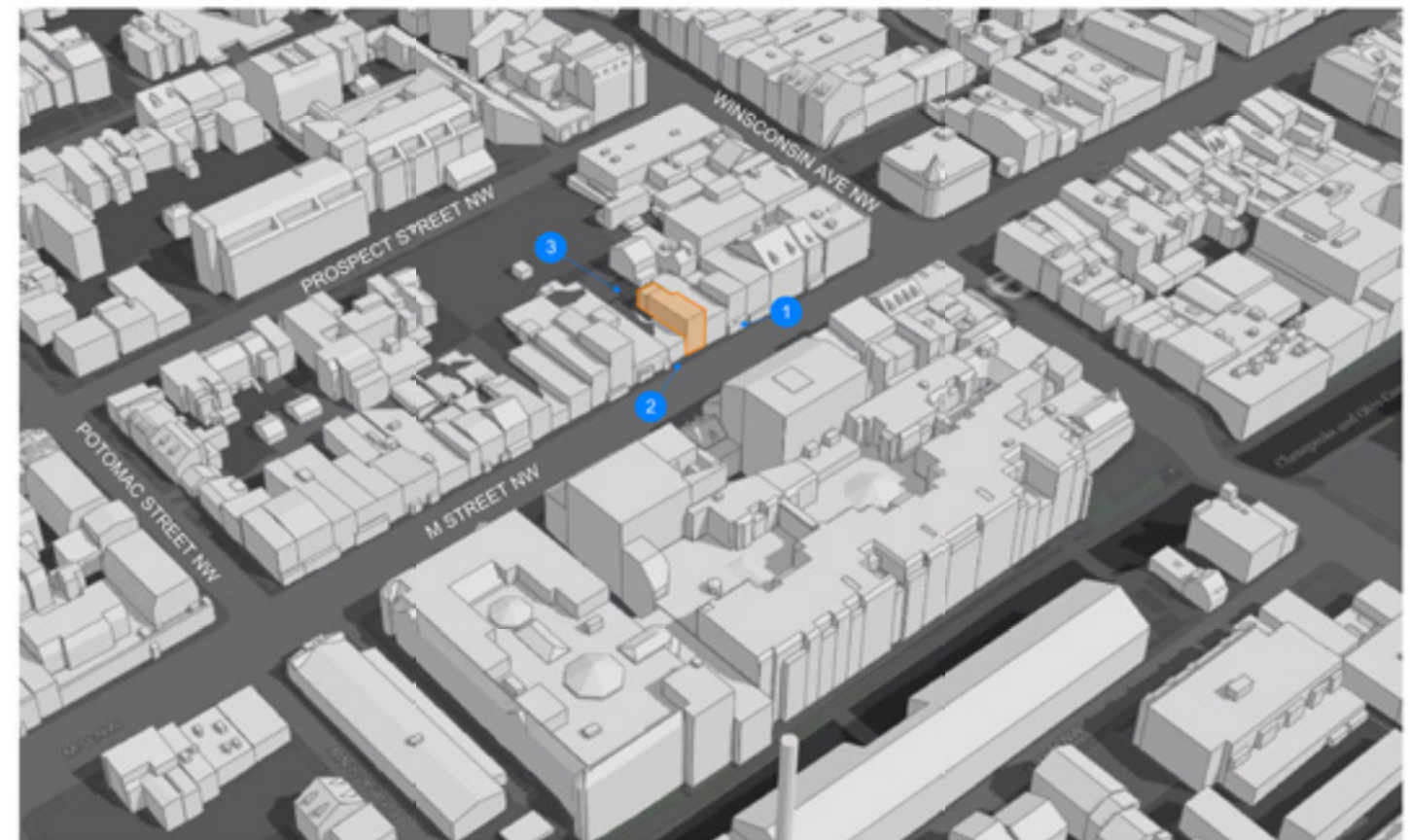
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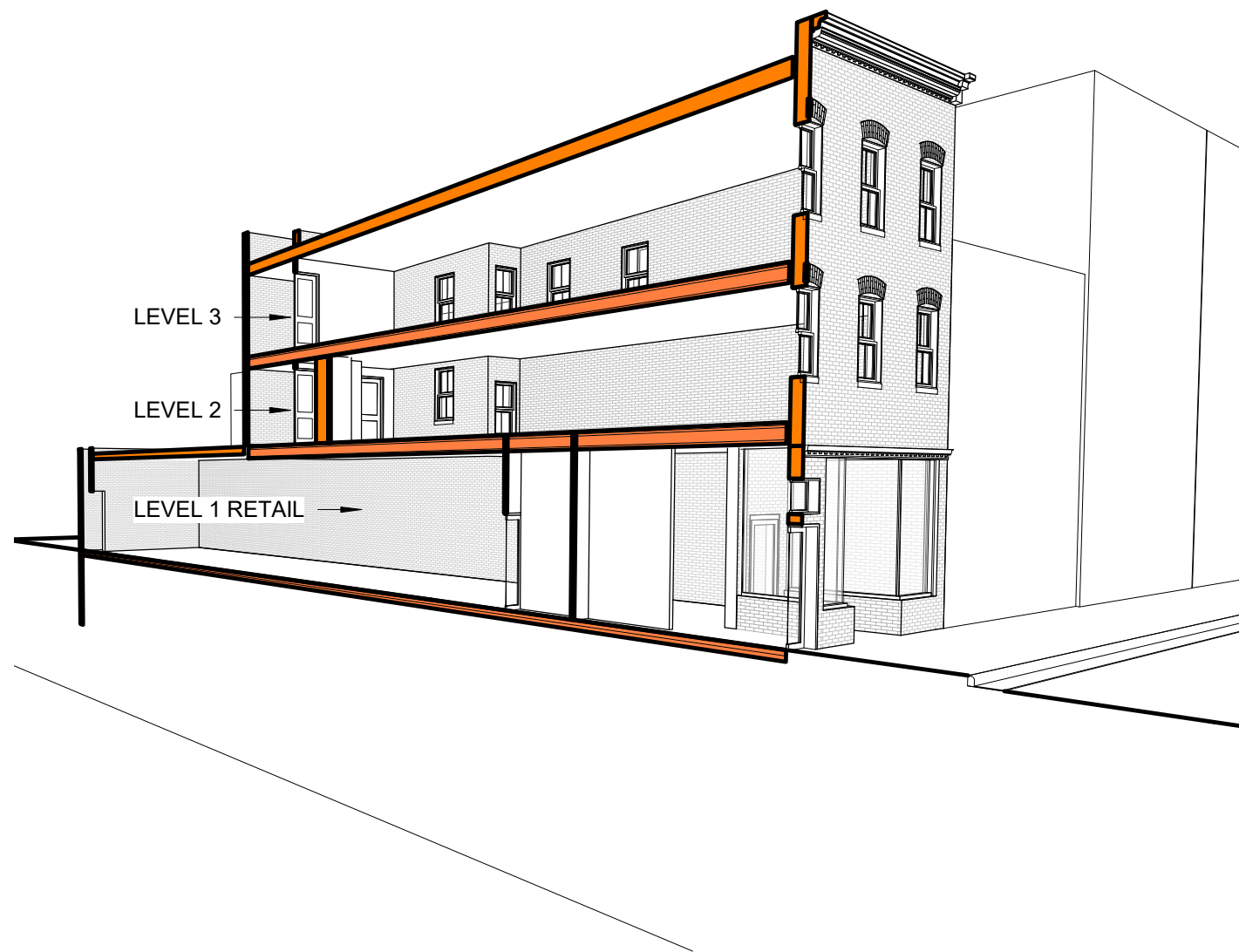
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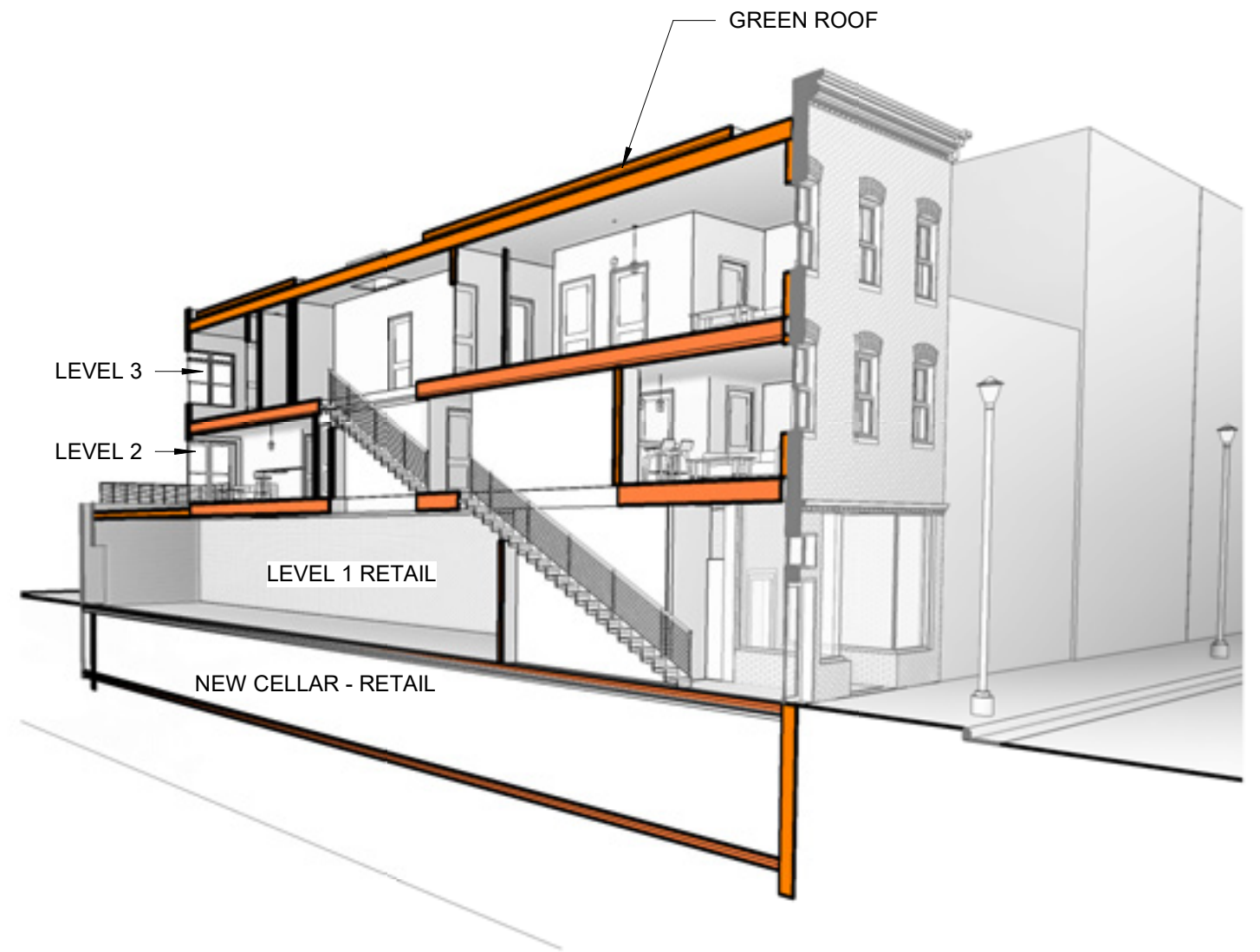
## CONTEXT VIEWS





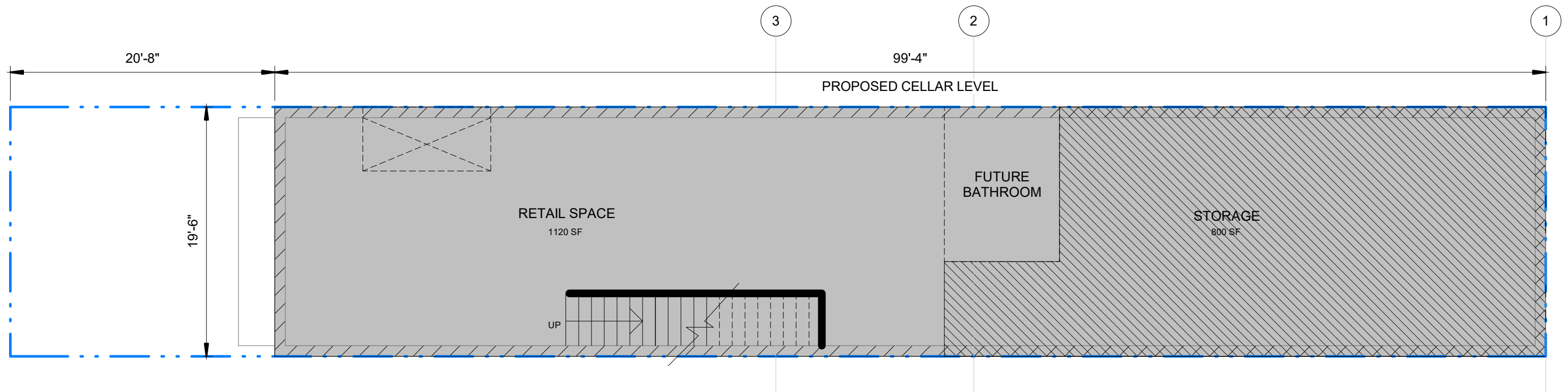


EXISTING MASSING



PROPOSED MASSING





**CELLAR FLOOR PLAN**

PROPERTY DOES NOT HAVE ANY EXISTING LANDSCAPING. NEW PROPOSED CELLAR AND EXCAVATION WILL NOT IMPACT THE NEIGHBORING LOT.



EXISTING PARTY WALLS TO REMAIN

EXISTING FIRST LEVEL. FLOOR TO BE DEMO AND EXCAVATED FOR NEW CELLAR.

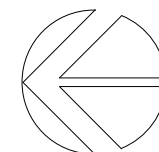
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SCALE: 1/8" = 1'-0"



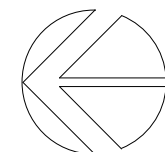
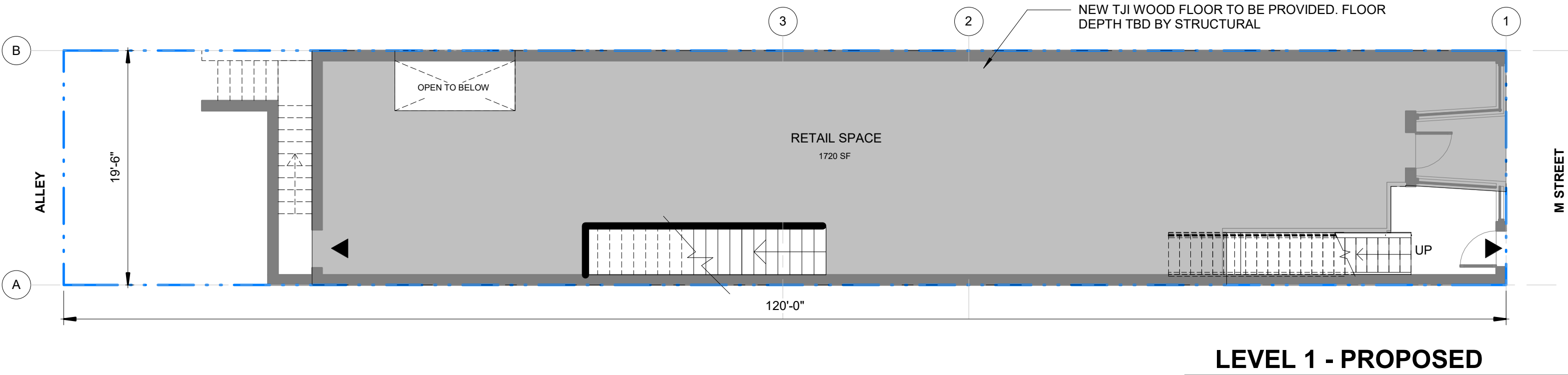
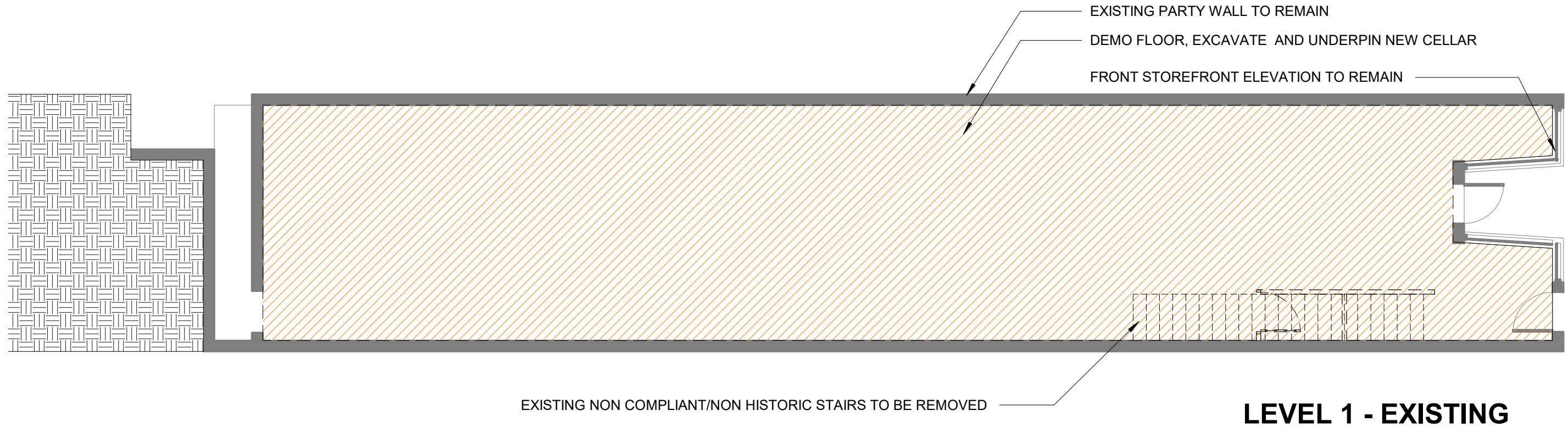
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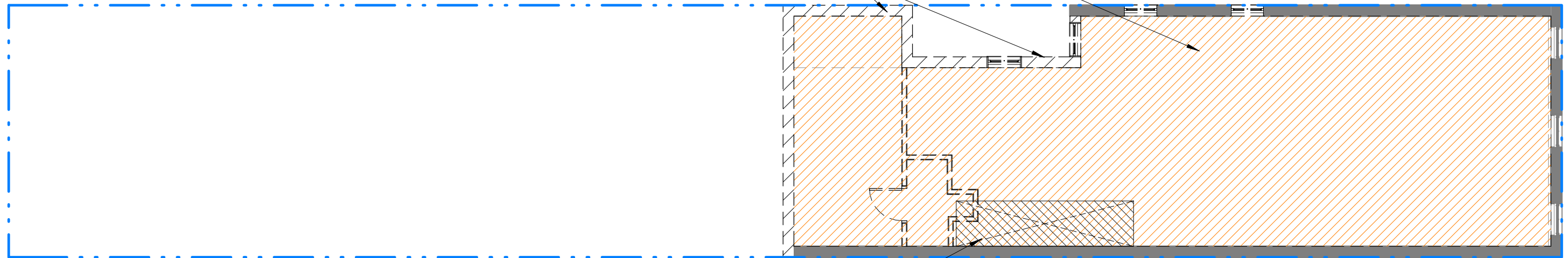






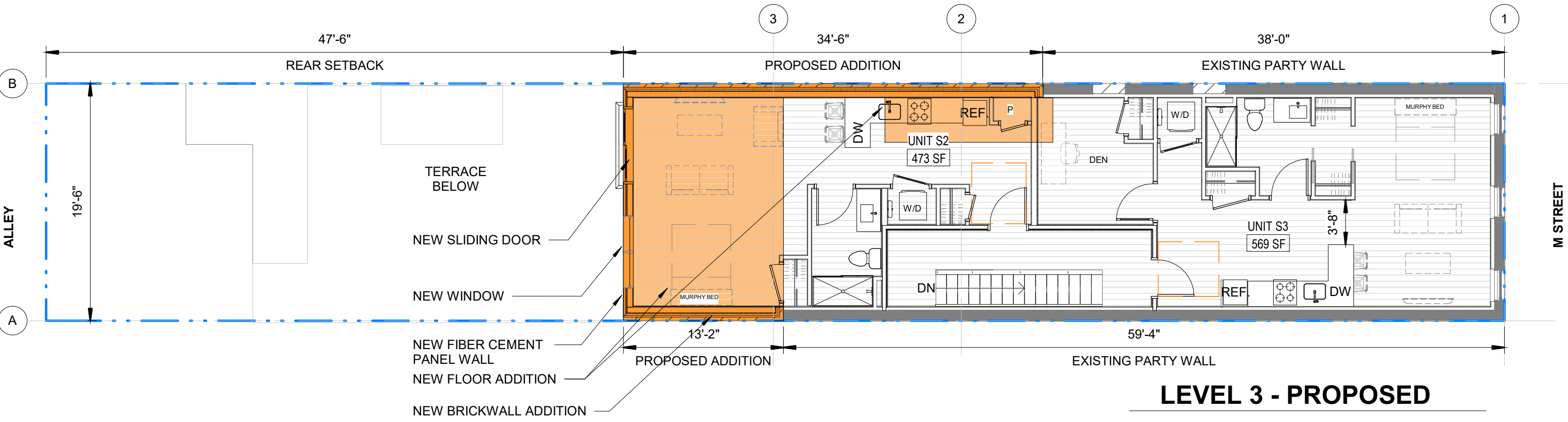
EXISTING FLOOR JOIST TO BE EVALUATED FOR STRUCTURAL COMPLIANCE. BROKEN JOISTS TO BE REPAIRED

DEMO WALLS



**LEVEL 3 - EXISTING**

SELECTIVE DEMO IN FLOORS TO ADD NEW STAIRS



**LEVEL 3 - PROPOSED**

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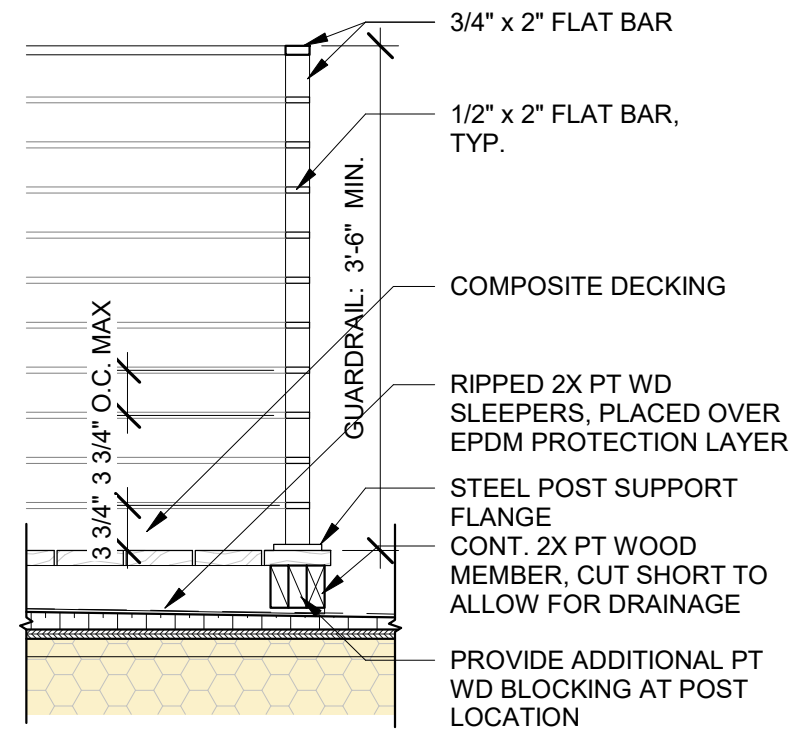
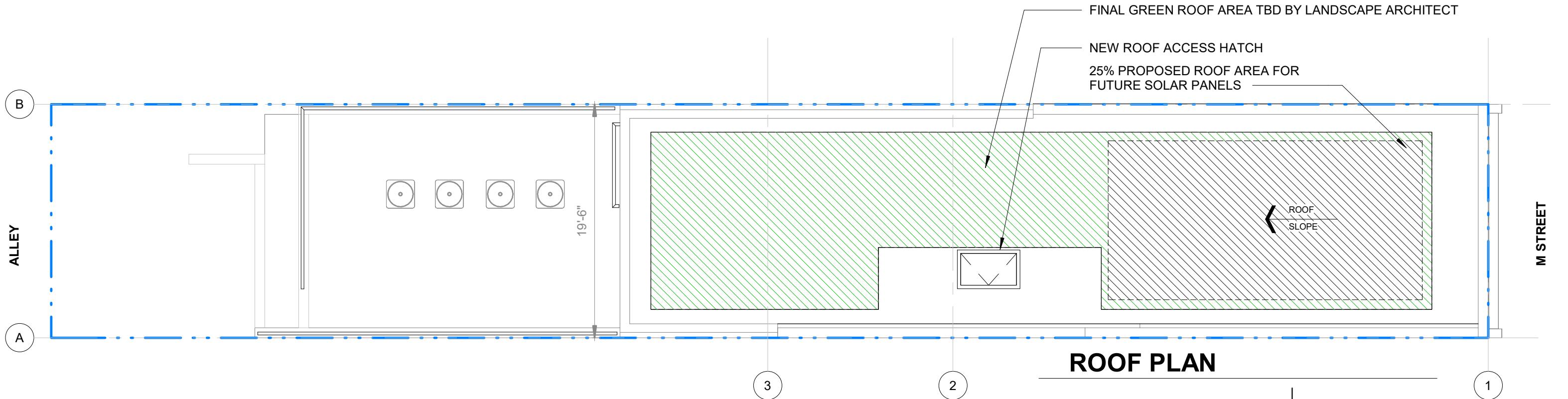
SCALE: 1/8" = 1'-0"

**LEEDESIGN.STUDIO**

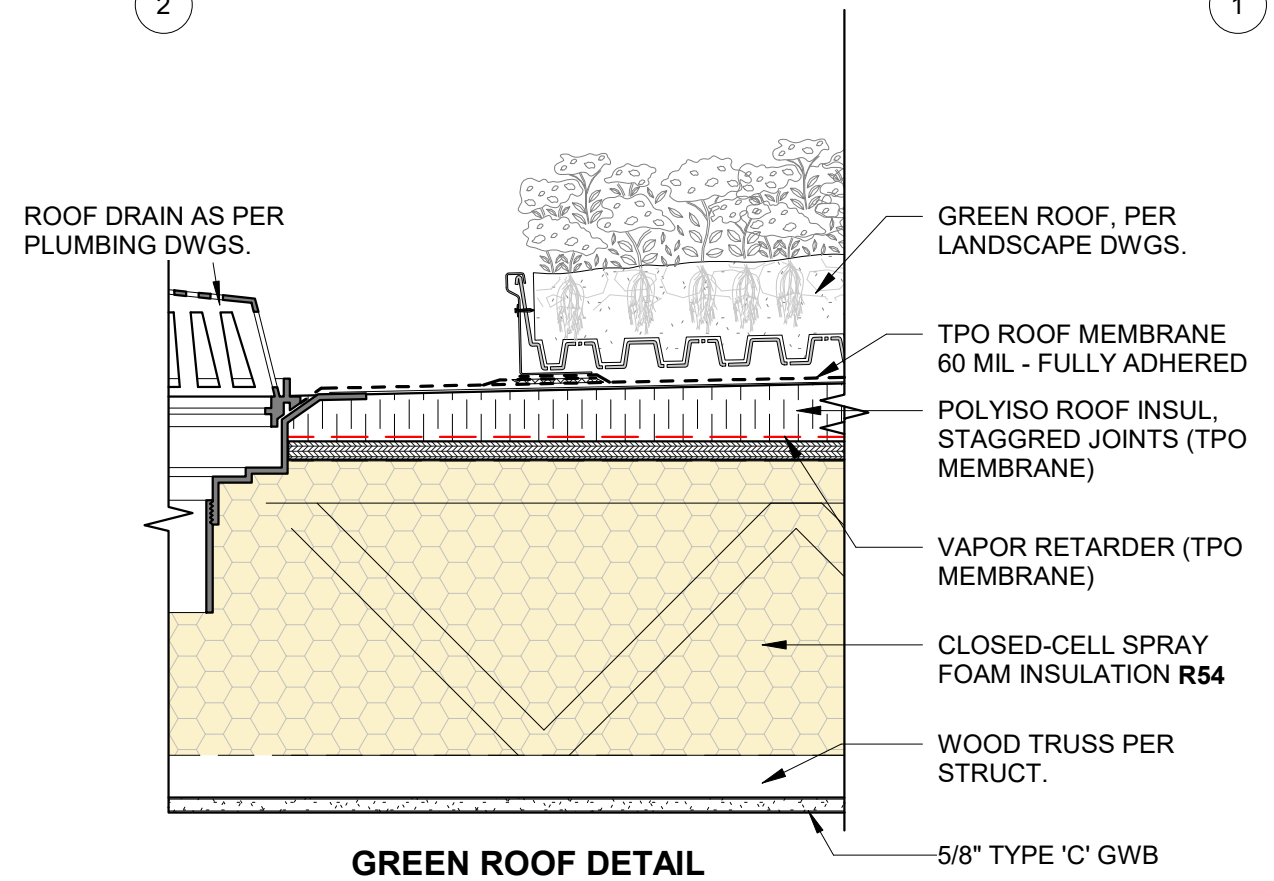
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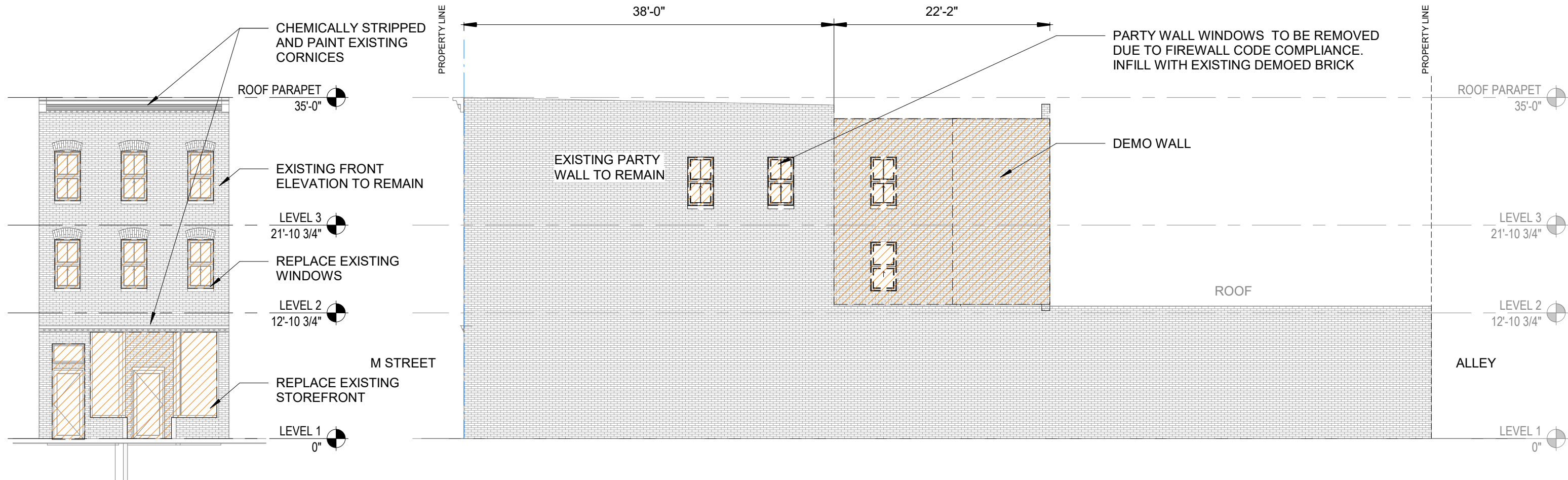


**RAILING DETAIL**



**GREEN ROOF DETAIL**

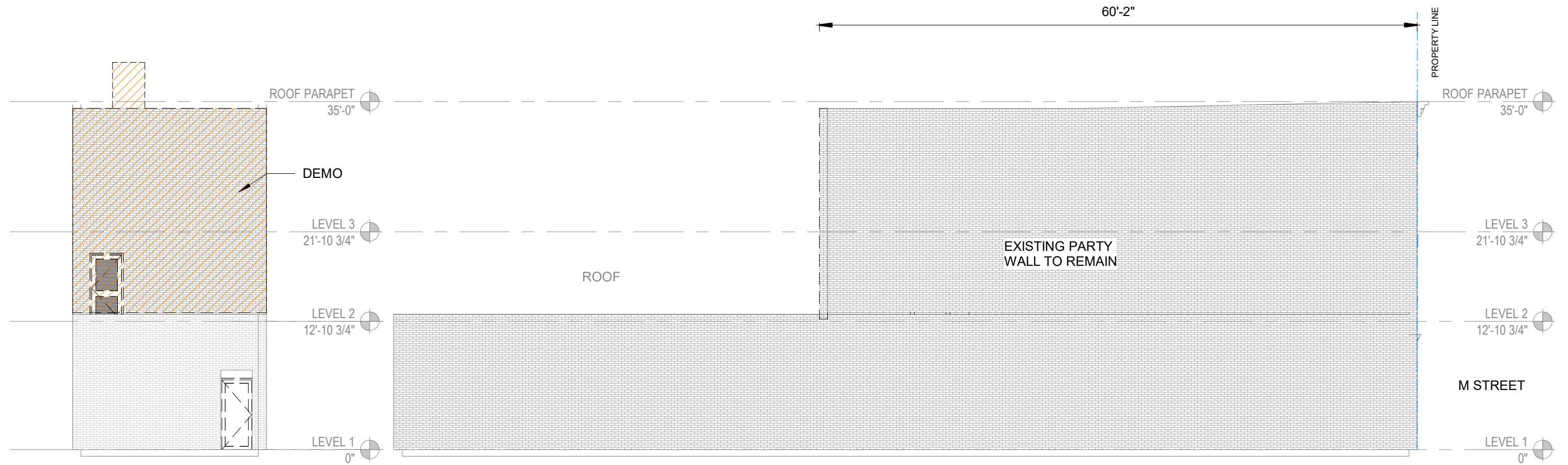




**EXISTING FRONT ELEVATION**

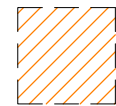
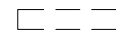

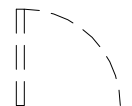
**EXISTING EAST ELEVATION**

DEMO GENERAL NOTES	DEMO LEGEND
<ol style="list-style-type: none"> <li>1. ALL INTERIORS WALLS TO BE DEMOLISHED.</li> <li>2. EXISTING FLOORS JOIST TO BE EVALUATED FOR STRUCTURAL COMPLIANCE. SALVAGE AND REPAIR JOISTS WHEN POSSIBLE.</li> <li>3. EXISTING EXTERIOR FACADE TO REMAIN AND PROTECTED UNDER CONSTRUCTION</li> </ol>	<ul style="list-style-type: none"> <li>DEMOLISH FLOORS AND ROOF</li> <li>DEMOLISH EXISTING WALL</li> <li>EXISTING WALL TO REMAIN</li> <li>DEMO DOOR</li> </ul>



**EXISTING REAR ELEVATION**

**EXISTING WEST ELEVATION**

DEMO GENERAL NOTES	DEMO LEGEND
<ol style="list-style-type: none"> <li>1. ALL INTERIORS WALLS TO BE DEMOLISHED.</li> <li>2. EXISTING FLOORS JOIST TO BE EVALUATED FOR STRUCTURAL COMPLIANCE. SALVAGE AND REPAIR JOISTS WHEN POSSIBLE.</li> <li>3. EXISTING EXTERIOR FACADE TO REMAIN AND PROTECTED UNDER CONSTRUCTION</li> </ol>	<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p> DEMOLISH FLOORS AND ROOF</p> <p> DEMOLISH EXISTING WALL</p> <p> EXISTING WALL TO REMAIN</p> </div> <div style="width: 35%;"> <p> DEMO DOOR</p> </div> </div>





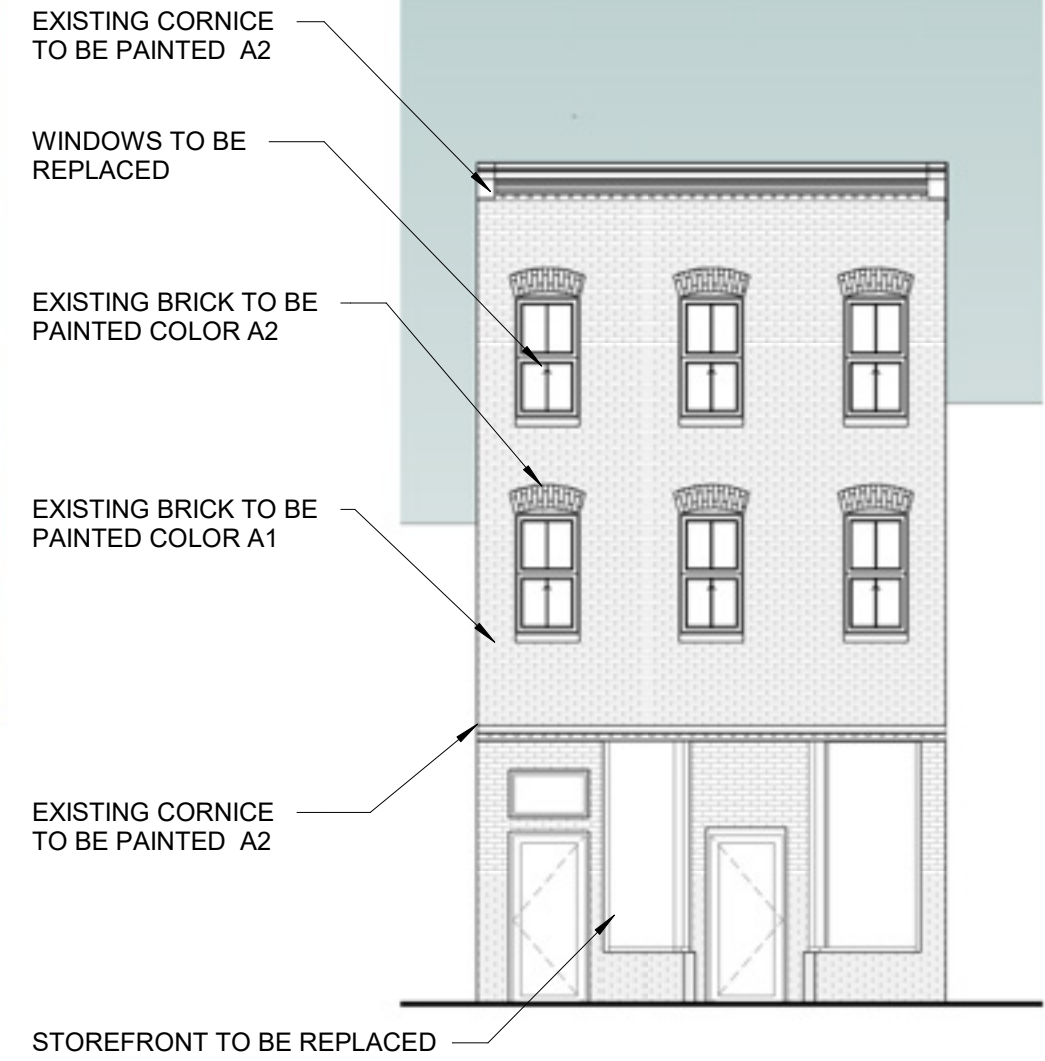




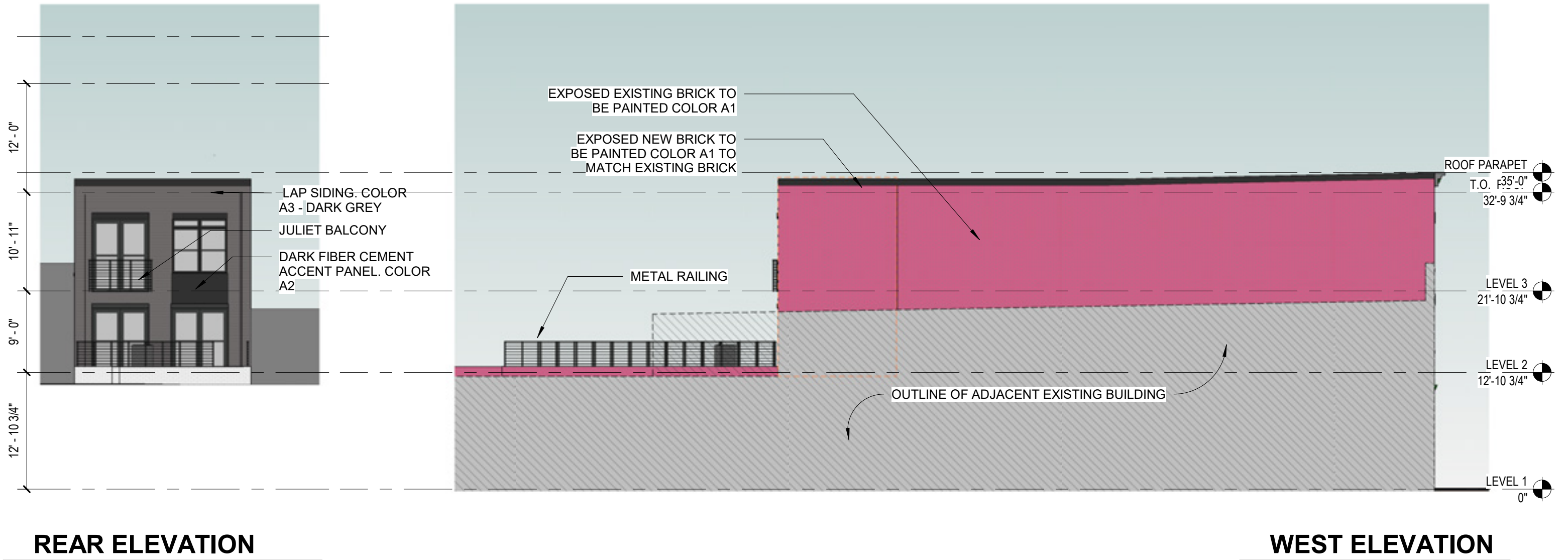
EXISTING CORNICES TO BE CHEMICALLY STRIPPED AND PAINTED

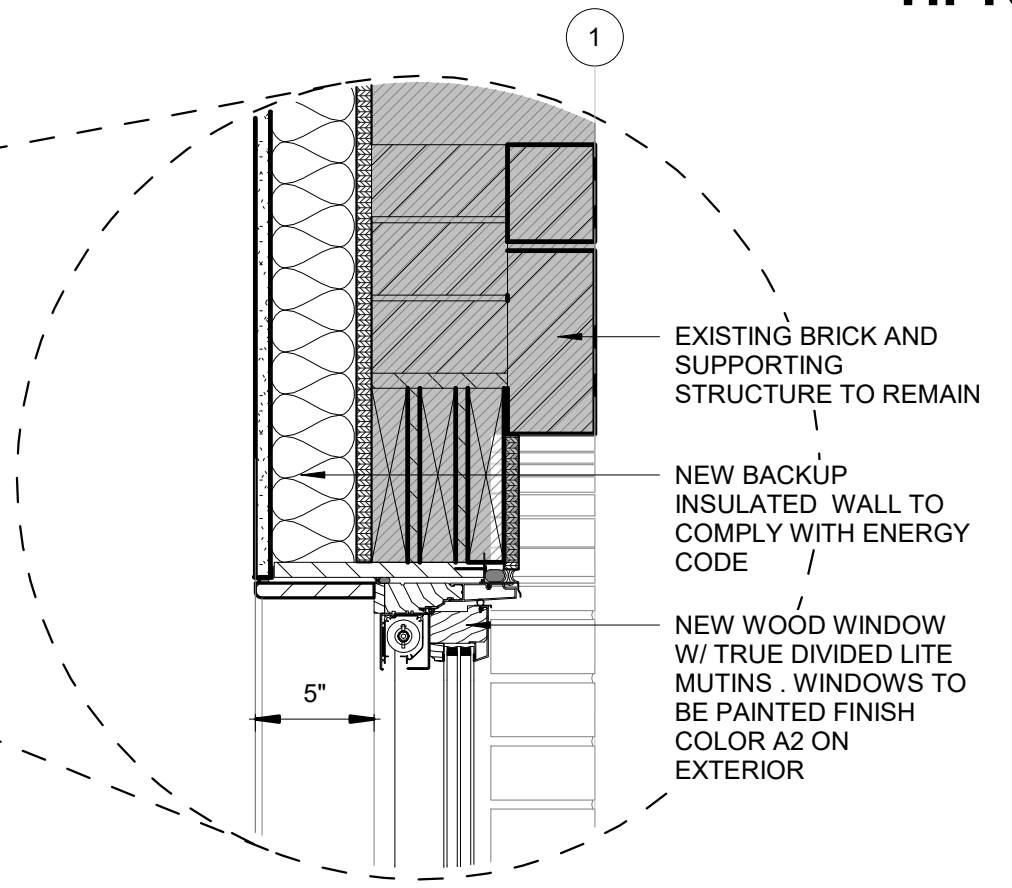
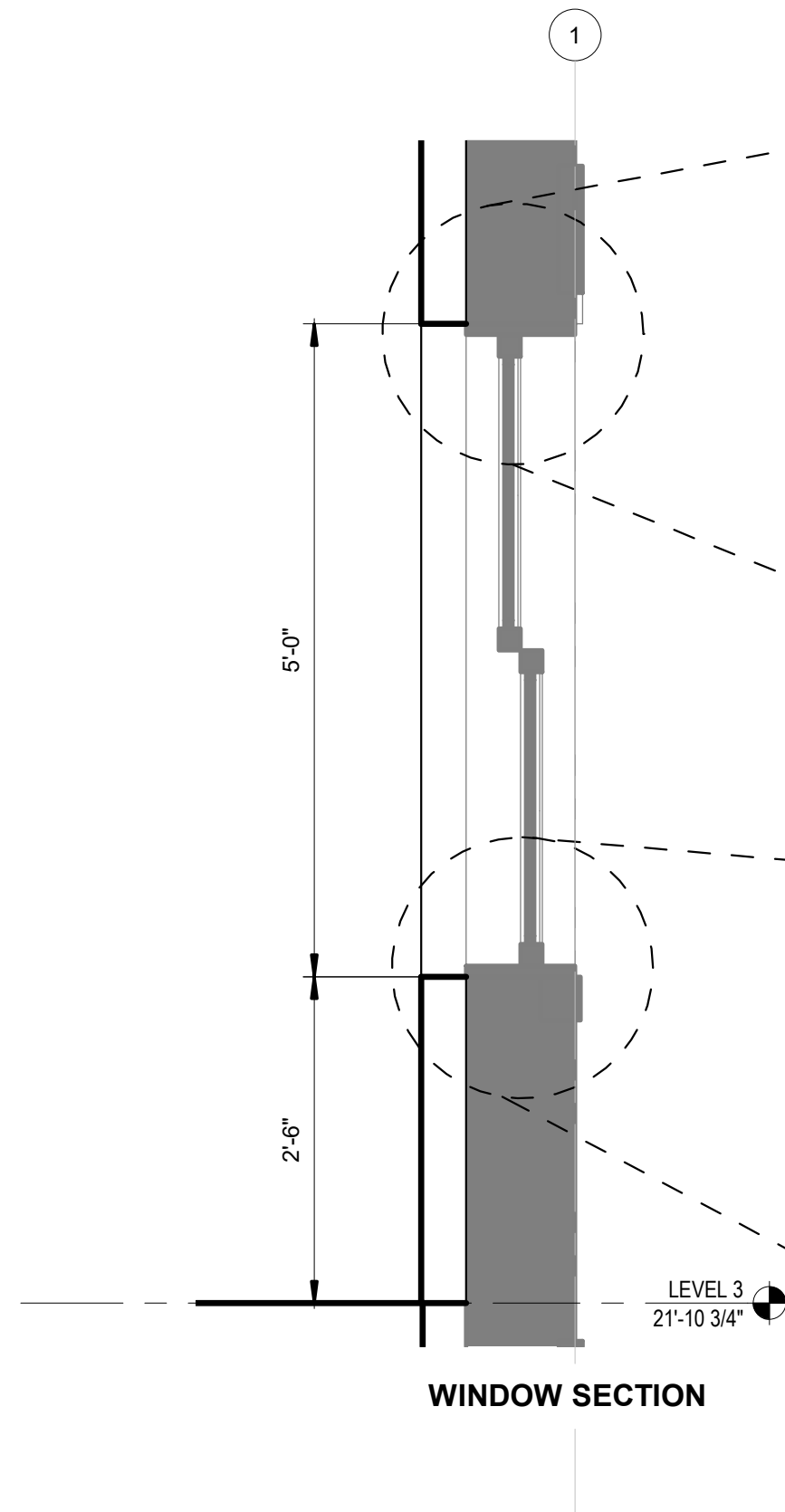
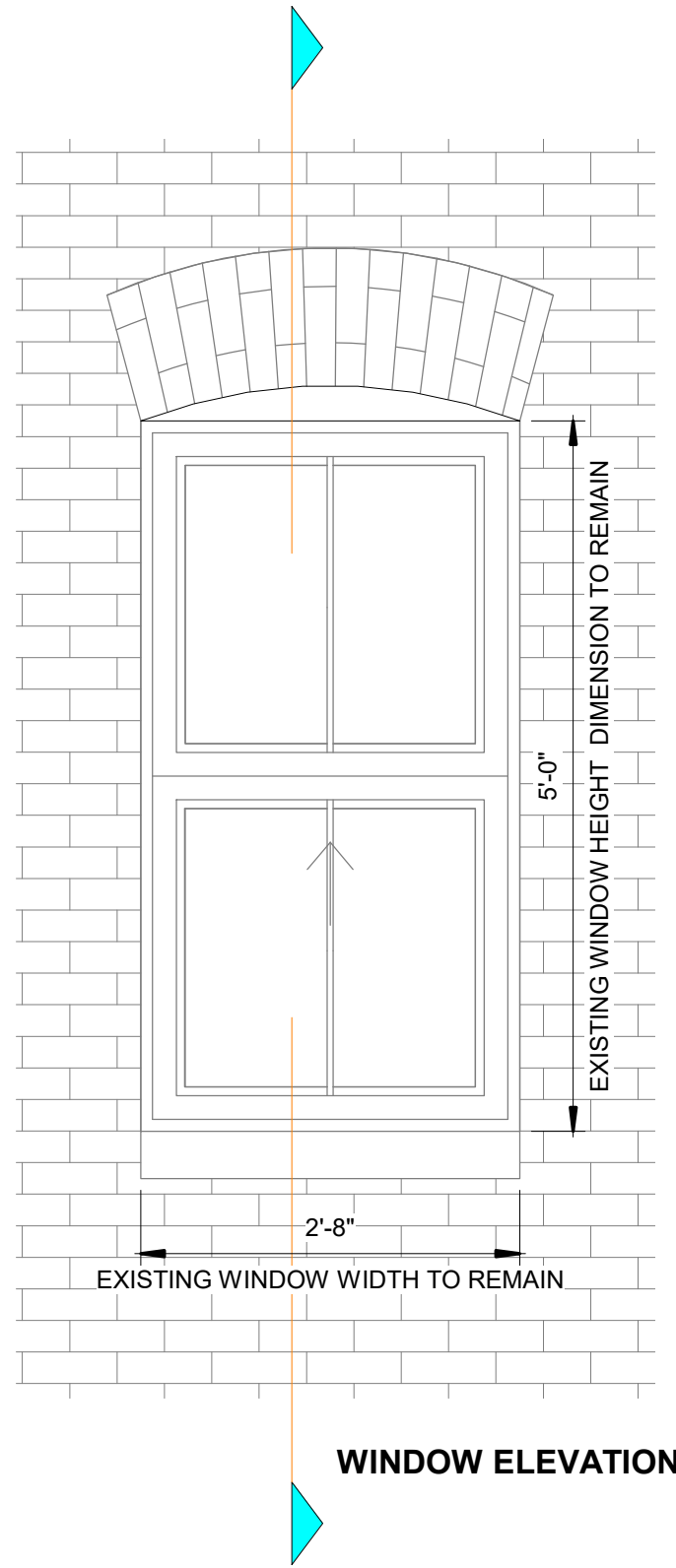


EXISTING CORNICES TO BE CHEMICALLY STRIPPED AND PAINTED

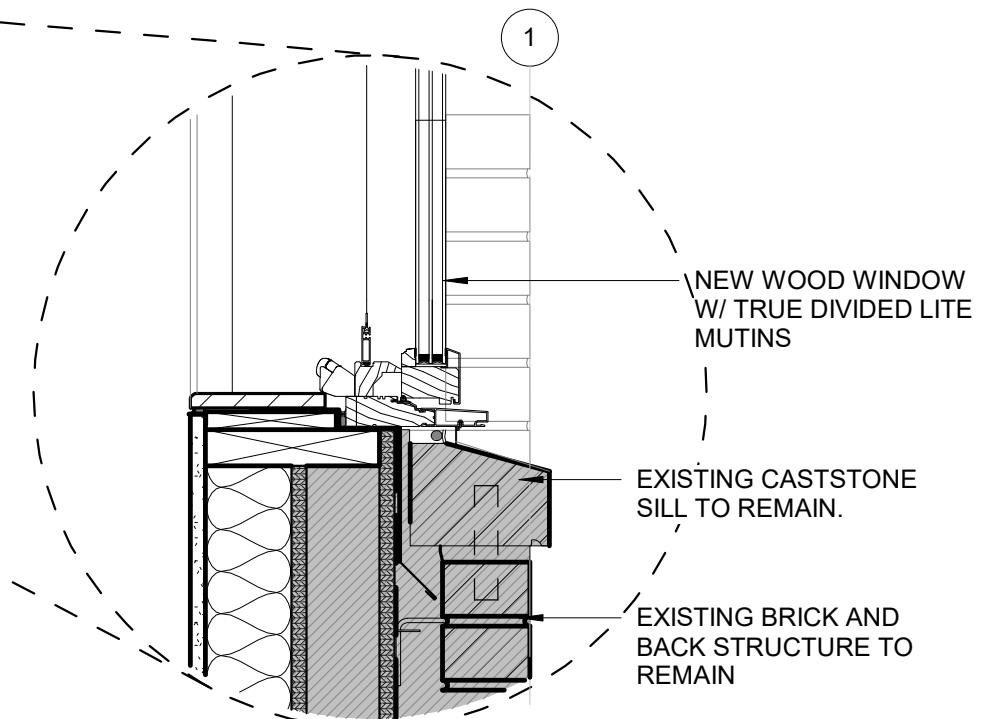






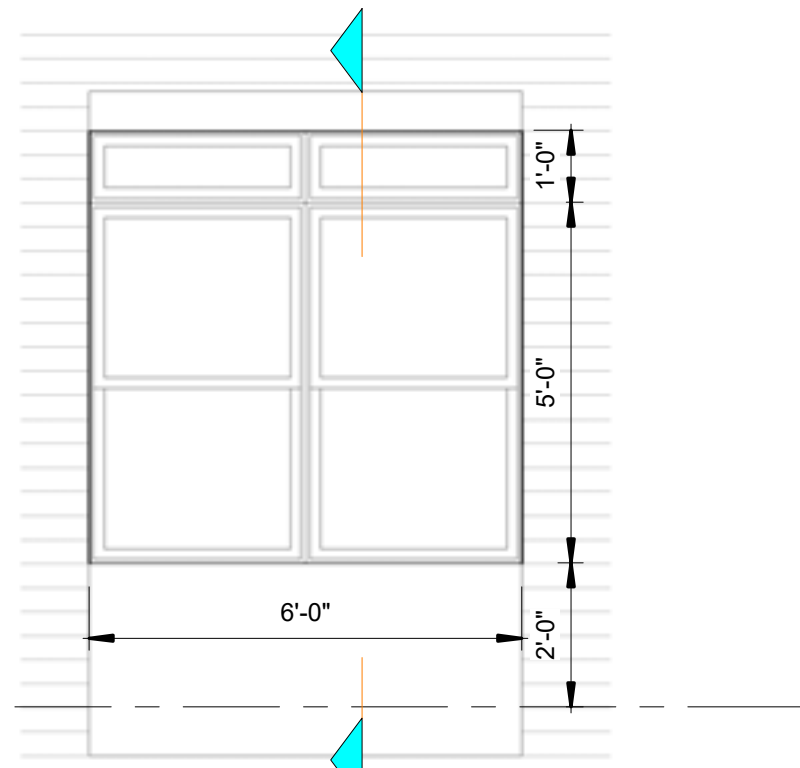


- EXISTING BRICK AND SUPPORTING STRUCTURE TO REMAIN
- NEW BACKUP INSULATED WALL TO COMPLY WITH ENERGY CODE
- NEW WOOD WINDOW W/ TRUE DIVIDED LITE MUTINS . WINDOWS TO BE PAINTED FINISH COLOR A2 ON EXTERIOR

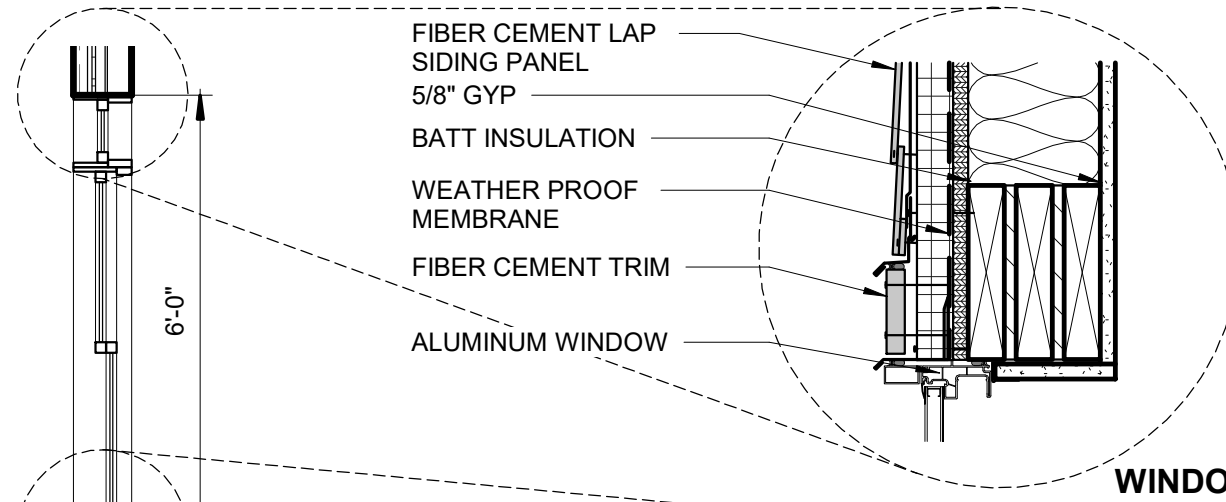


- NEW WOOD WINDOW W/ TRUE DIVIDED LITE MUTINS
- EXISTING CASTSTONE SILL TO REMAIN.
- EXISTING BRICK AND BACK STRUCTURE TO REMAIN

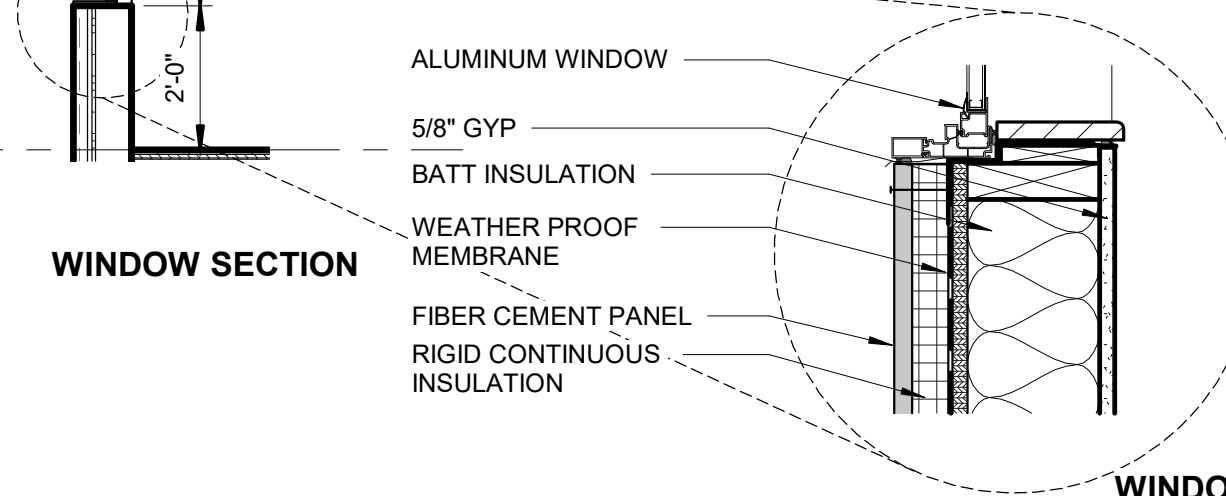




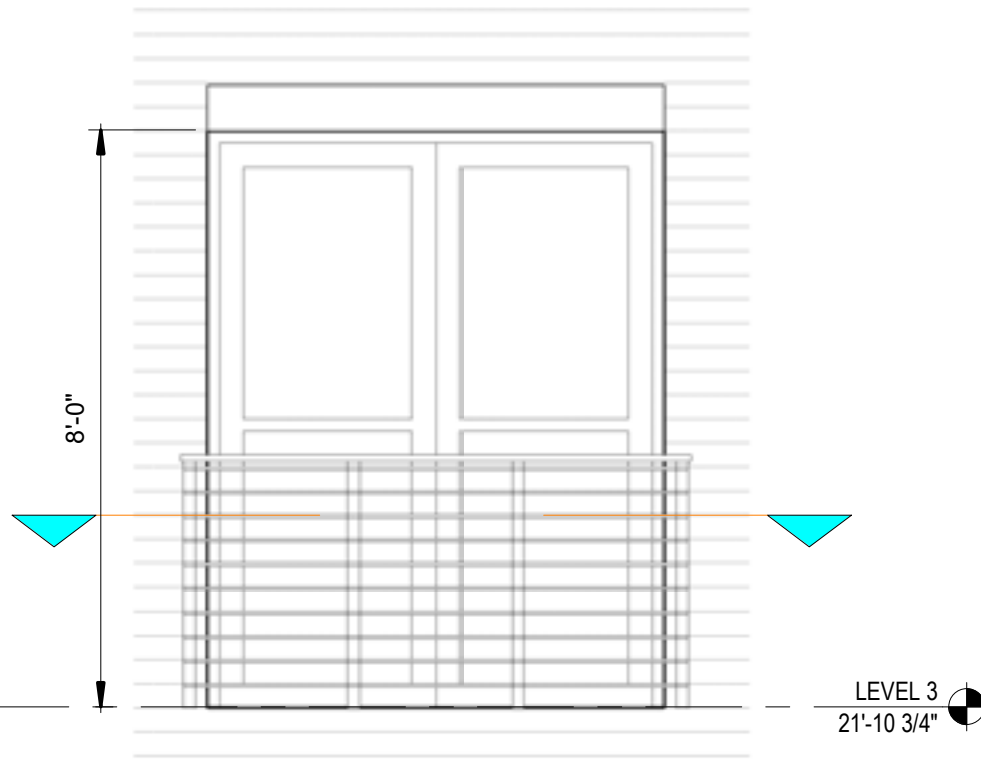
WINDOW ELEVATION



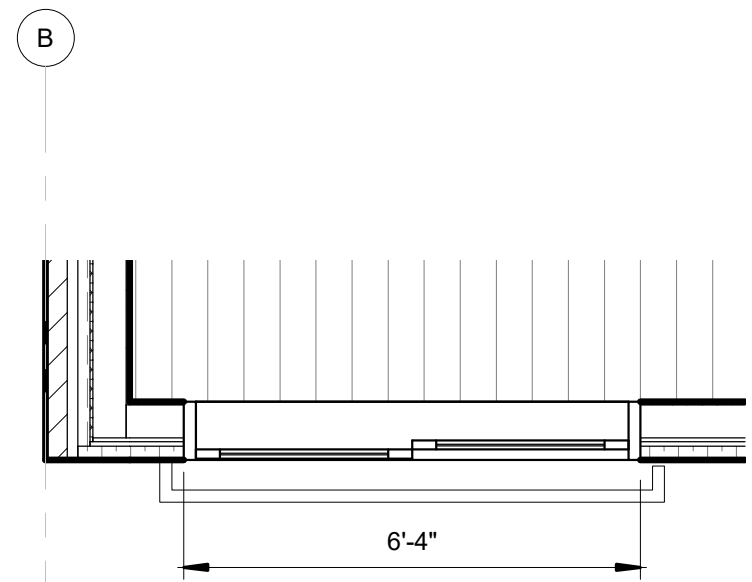
WINDOW HEAD DETAIL



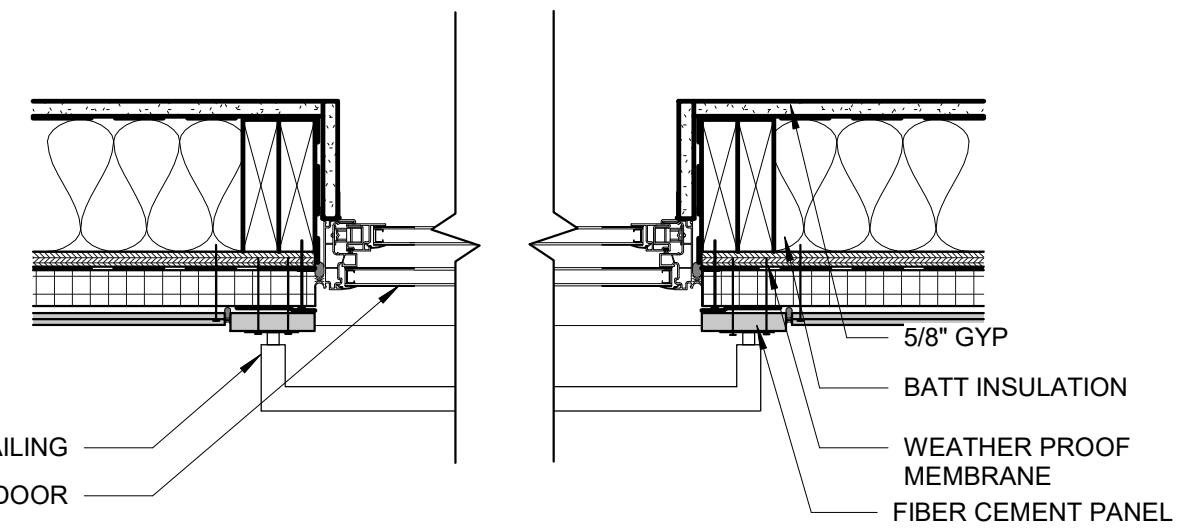
WINDOW SILL DETAIL



JULIET BALCONY ELEVATION



JULIET BALCONY PLAN SECTION



JULIET BALCONY/DOOR JAMB DETAIL





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