

# CONCEPTUAL DESIGN REVIEW

3139 M STREET NW. WASHINGTON DC 20007

LEVY GROUP



TRAVIS PRICE ARCHITECTS  
1028 33rd street nw, suite 320, washington, d.c. 20007  
t. 202.965.7000 w. travispricearchitects.com



LEVY GROUP

3139 M STREET NW, WASHINGTON  
DC 20007

COVER SHEET

CONCEPTUAL DESIGN

REVISION	DATE

09/22/2021

A000

# MATERIALS AND SYMBOLS LEGEND

	COMPACTED SOIL		SHEET NUMBER TAG A521		PARTITION TAG RATING TAG 3		FIRE 1		ROOF DRAIN O
	UNDISTURBED SOIL		SHEET NUMBER TAG WITH LETTER A521		BUILDING SECTION TAG 1/A100		SECTION DESIGNATION N		ROOF TOP UNIT RT
	COURSE POROUS FILL		NORTH ARROW		WALL SECTION TAG 1/A100		SECTION DESIGNATION N		MECHANICAL M
	SAND		GRAPHIC SCALE 0 10 20		COLUMN SYMBOL & CENTER LINES A, B, 1		ENLARGED PLAN AND DETAIL CALLOUT 1/A100		FLOOR BOX F
	BITUMINOUS PAVING		VERTICAL ELEVATION 10'-0"		SPOT ELEVATION SECOND FLOOR EL. 18'-6"		SPOT ELEVATION		
	CONCRETE		MATCHLINE MATCHLINE SEE XXX' XXX'		EXTERIOR ELEVATION TAG 1/A100		ELEVATION DESIGNATION N		
	TERRAZZO		PROPERTY LINE		INTERIOR ELEVATION TAG A502		ELEVATION DESIGNATION N		
	STONE TILE		FENCE (WITH POSTS)		DRAWING TITLE 20 DRAWING		DRAWING REVISION CLOUD AND TAG		
	BRICK MASONRY		BREAK LINE		KEYNOTE				
	CONCRETE MASONRY UNIT		ROOM NAME AND NUMBER ROOM NAME T-10		DOOR NUMBER		EQUIPMENT DESIGNATION		
	CLOSED CELL INSULATION		NEW DOOR IN NEW OR EXISTING FRAME		DOOR NO. USE ROOM NO WITH DOOR MARK OR DOOR MARK ONLY		TOILET ACCESSORY TAG B3		
	STEEL		EXISTING DOOR & FRAME		SHOWER HEAD		SHOWER HEAD F.S.		
	ALUMINUM		WINDOW TYPE SYMBOL W4		STOREFRONT SYMBOL SF		DETAIL DA		
	ORNAMENTAL METAL		WATERPROOFING		FLOOR DRAIN O.F.D.				
	CONTINUOUS WOOD FRAMING		RIGID INSULATION						
	WOOD BLOCKING		BATT INSULATION						
	FINISH WOODWORK		CLOSED CELL SPRAY FOAM						
	PLYWOOD		GLAZING						
	PARTICLE BOARD		GLASS BLOCK						
	DRYWALL		WOOL SOUND INSULATION						
	WATERPROOFING		SEALANT AND BACKER ROD						

# STANDARD ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	LOC.	LOCATION
ALT.	ALTERNATE	L.P.	LOW POINT
B/O	BOTTOM OF	LVL	LAMINATED VENEER LUMBER
BTU	BRITISH THERMAL UNIT	MAX.	MAXIMUM
B.W.	BEARING WALL	MEP	MECHANICAL / ELECTRICAL / PLUMBING
BHMP	BUILDING HEIGHT MEASURING POINT	MIN.	MINIMUM
CANT.	CANTILEVER	MPH	MILES PER HOUR
CFM	CUBIC FEET PER MINUTE	O.C.	ON CENTER
C.J.	CEILING JOIST	O.P.	OWNER PROVIDED
CMU	CONCRETE MASONRY UNIT	P.C.	POURED CONCRETE
CONC.	CONCRETE	P.T.	PRESSURE TREATED
CONT.	CONTINUOUS	PVC	POLYVINYL CHLORIDE PLASTIC
CW	COLD WATER	RAG	RETURN AIR GRILLE
DIA.	DIAMETER	REINF.	REINFORCING
DIM	DIMENSION	R.T.U.	ROOF TOP UNIT
DN.	DOWN	T.B.D.	TO BE DETERMINED
EA.	EACH	T+G	TONGUE AND GROOVE
ELEC.	ELECTRIC(AL)	TH.	THRESHOLD
EM	ELECTRICAL METER	T/O	TOP OF
E.P.	ELECTRICAL PANEL	TYP.	TYPICAL
F.J.	FLOOR JOIST	U.N.O.	UNLESS NOTED OTHERWISE
FURN.	FURNITURE	VTR	VENT THROUGH ROOF
GFI	GROUD FAULT INTERRUPT	W/	WITH
GM	GAS METER	WH	WATER HEATER
GWB	GYP-SUM WALL BOARD	WL	WET LOCATION
HVAC	HEATING / VENTILATION / AIR CONDITIONING	WM	WATER METER
HW	HOT WATER	WP	WEATHERPROOF
IOP	INTERIOR GLASS FLOOR	WWF	WELDED WIRE FABRIC
EGF	EXTERIOR GLASS FLOOR	WWM	WELDED WIRE MESH

# GENERAL PROJECT INFORMATION

<b>OWNER</b>	<b>CONTRACTOR</b>
LEVY GROUP 3139 M STREET NW, WASHINGTON DC 20007 EMAIL: PHONE:	TBD
<b>ARCHITECT OF RECORD</b>	
TRAVIS PRICE ARCHITECTS 2805 CHESTERFIELD PLACE NW WASHINGTON, DC 20008 202.965.7000 EXT. 3	
<b>STRUCTURAL ENGINEERS</b>	
TBD	
<b>MECHANICAL/ELECTRICAL/PLUMBING ENGINEERS</b>	
TBD	

# ZONING SUMMARY

<b>ZONE DISTRICT:</b>	MU-4
<b>SQUARE / LOT / BLOCK:</b>	1208 0045
<b>STORIES:</b>	3
<b>HISTORIC DISTRICT</b>	GEORGETOWN HISTORIC DISTRICT

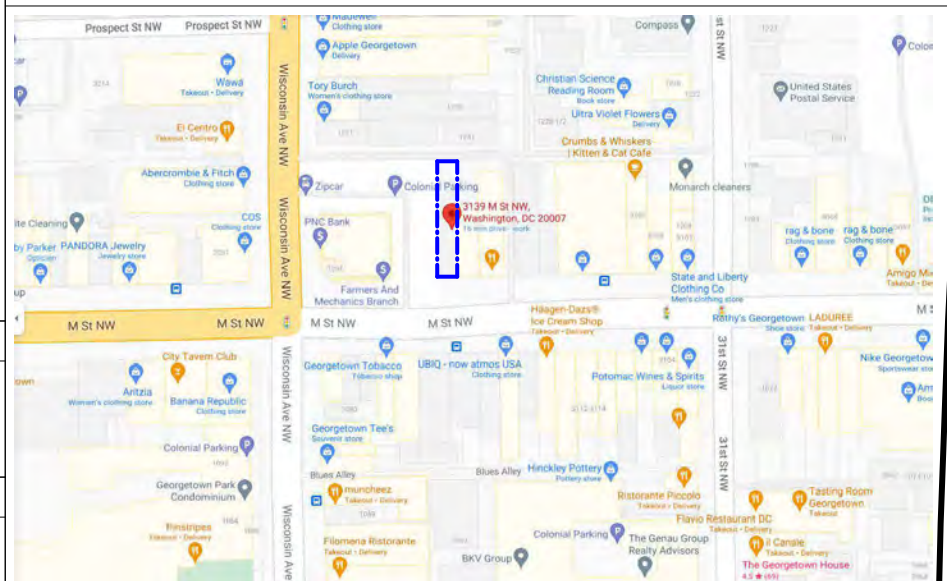
# CODE INFORMATION

**CODES:**  
2017 DCMR 12A, DC BUILDING CODE AMENDMENTS  
2015 INTERNATIONAL BUILDING CODE (IBC)

# GENERAL SCOPE

- FACADE REMODEL, WINDOW OPENING SIZES AND LOCATION TO REMAIN AS-IS
- INTERIOR NON STRUCTURAL DEMOLITION
- INTERIOR FLOOR INFILL
- STAIR DEMOLITION AND RELOCATION

# SITE LOCATION



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**LEVY GROUP**

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**REFERENCE SHEET**

CONCEPTUAL DESIGN

REVISION	DATE

09/22/2021

**A001**



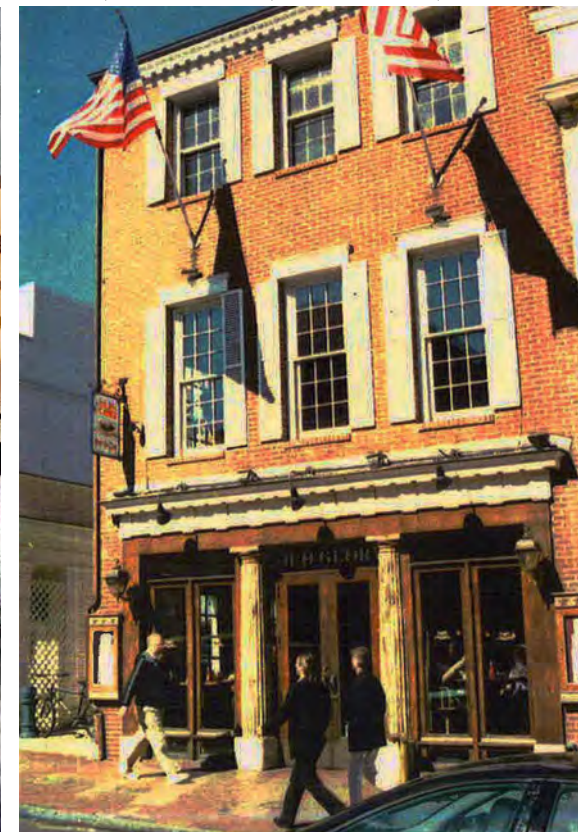
1 - APPROX. YEAR: 1959



2A - APPROX. YEAR: 1960-90



2B - APPROX. YEAR: 1960-90



3 - APPROX. YEAR: 1992 - PRESENT

Our view of the historic perspective of 3139 M St in Georgetown is a best perplexing. It appears defined less by an original typology, but more so by dramatic and playful changes. It's a clear example of no façade history other than simple brick, one strip of a roof top edge dental decor, and less windows. At the earliest point in time it was plain simplicity. Over the years, it has an extensive history of radically different changes based on different times. History is often defined less by restoration and more so by changes. Unfortunately we do not have a picture of the storefront from other 1930's when it was an A&P grocery store.

**Image 1:** Before the demolition next door the façade had only 3 higher windows and a wildly fun dip into imported Art Deco including a central entry flanked by 2 curved glass show windows with corrugated metal siding. A pullout cloth summer shade was in place. As well it seems that all the brick was painted. The sidewalk appears to be only concrete.

**Image 2:** Post-demolition of the next door building, we see 3 new windows added with flat concrete lintels. Added at the street level is a major shift using a new simple left sided door and show window with neon signage. The painted bricks are now exposed.

**Image 3:** Yet another radical change occurs of faux colonial decoration. Never used sun shade shutters are added. A faux colonial dental is added at the lower level, new wood glass bays are flanked by faux Greco columns and a central entry.

In summary the true front facade history of 3139 M St is change itself. Its strongest early element was simplicity.

The current design proposal is back to elegant simplicity with modern materials and environmental care.

- The original brick will all be kept as is.
- The opening between the brick side walls at the street level will remain the same.
- The side windows in the parking lot will remain the same as well as the mural.
- The top dental at the roof will remain the same.
- At ground level, All of the faux Greco decoration and bay windows will be removed.
- The new retail windows will have less glare with a recessed entry and fixed summer shade above. Simple glass and industrial metal framing will be tucked back under a metal awning for rain and passive solar cooling.
- The downstairs tenant will mount a simple sign at the top outer edge of the overhang.
- The second floor tenant will have a metal blade sign at the left side in keeping with the buildings new aesthetic.
- The windows above are all to be upgraded and are also shaded with top and side metal COWL s. ( See the summer shade study images where above and sideways summer solar gain is blocked whereas winter passive solar heating is welcomed.)

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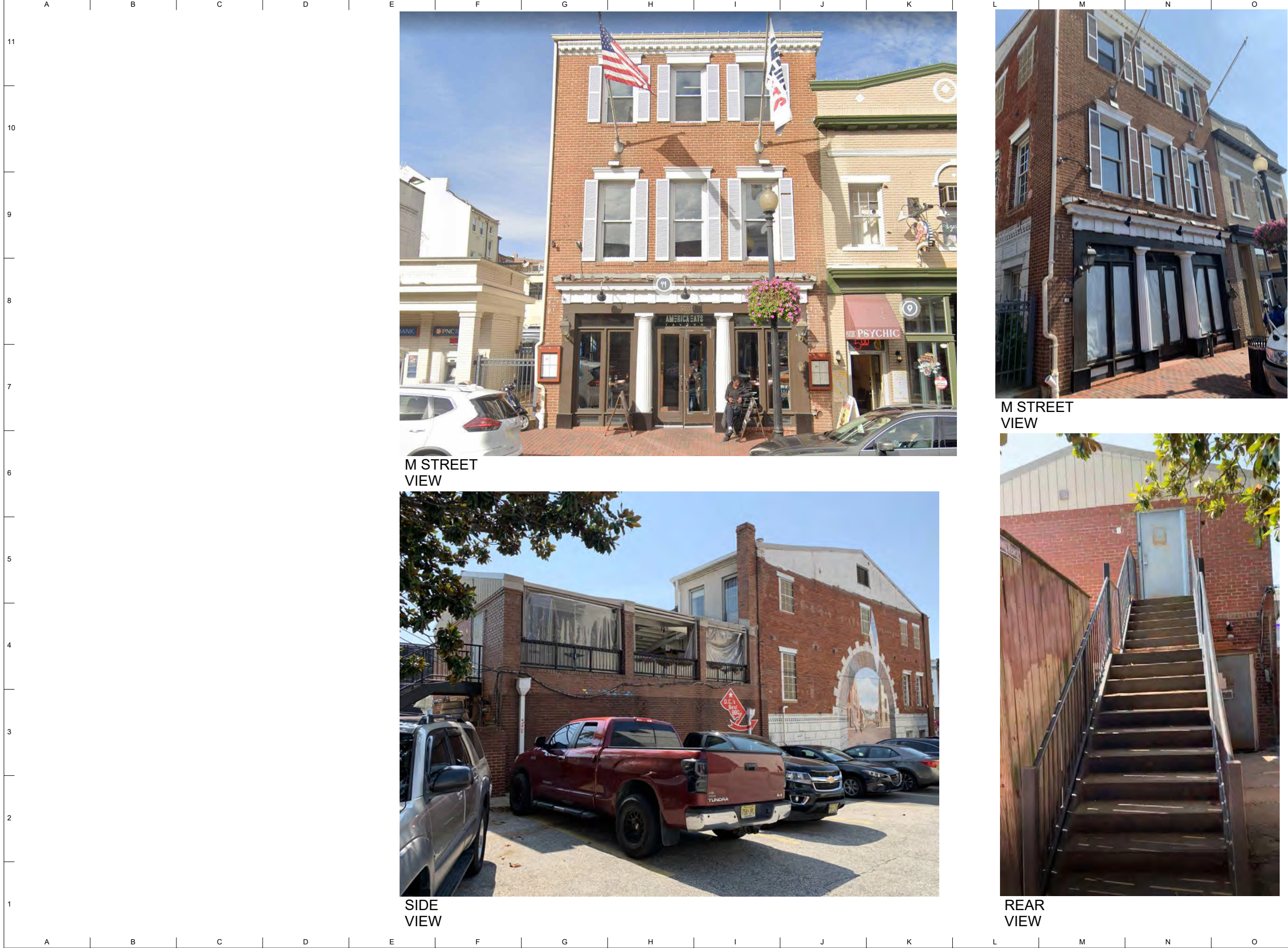
FACADE HISTORY

CONCEPTUAL DESIGN

REVISION	DESCRIPTION	DATE

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A002



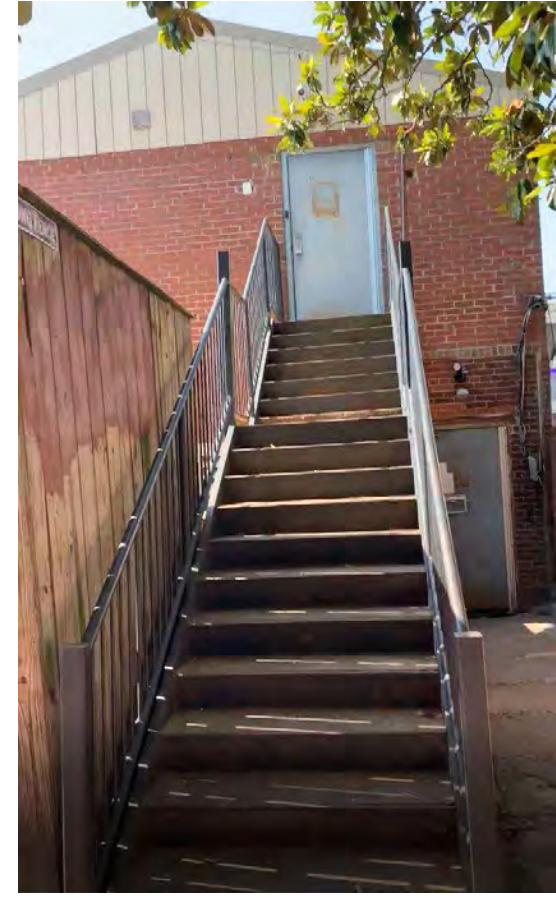
M STREET VIEW



M STREET VIEW



SIDE VIEW



REAR VIEW

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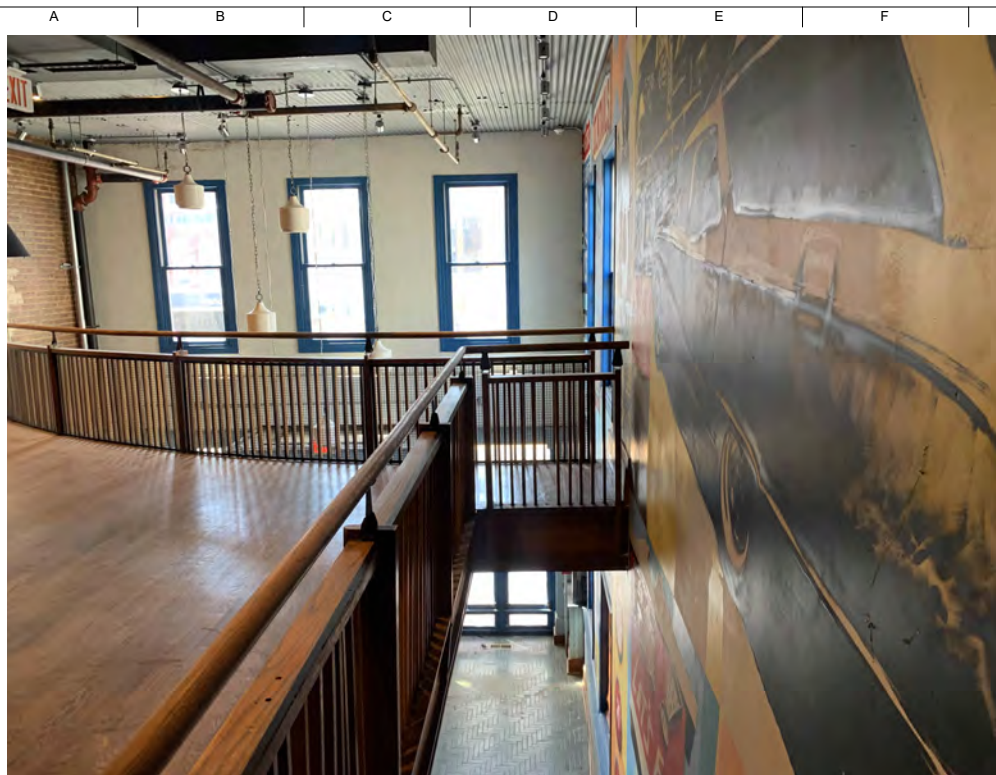
EXISTING PHOTOS  
 EXTERIOR

CONCEPTUAL DESIGN

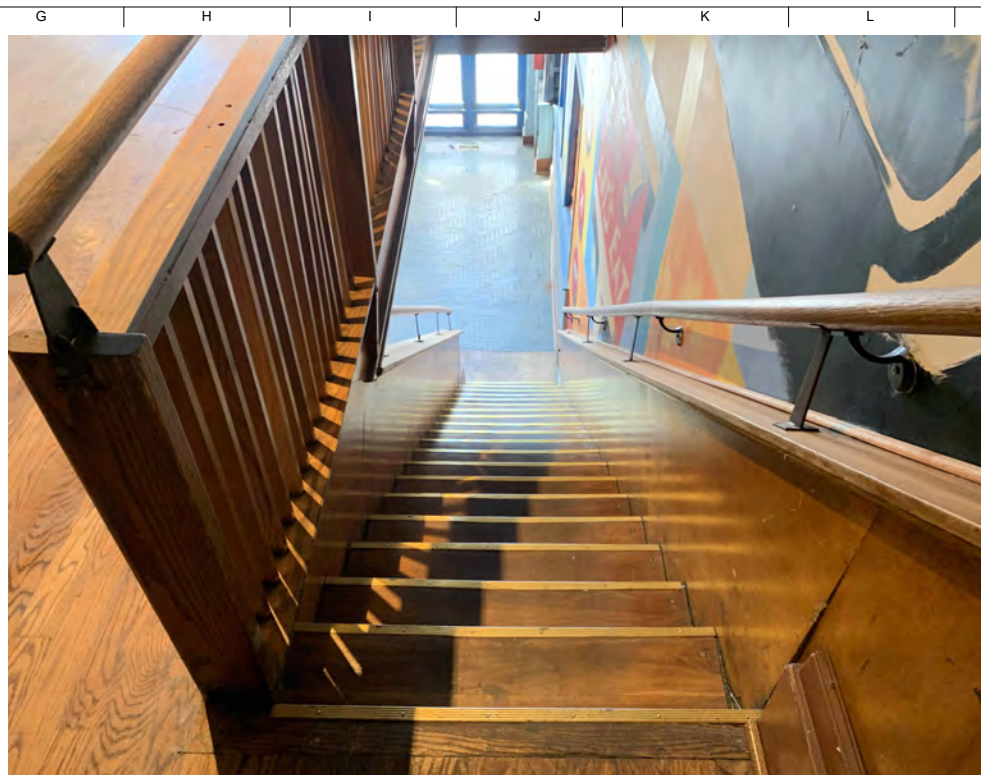
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A003



STAIR RAILING - LEVEL 2



STAIR - LEVEL 2



STAIR - LEVEL 1



STAIR RAILING - LEVEL 2

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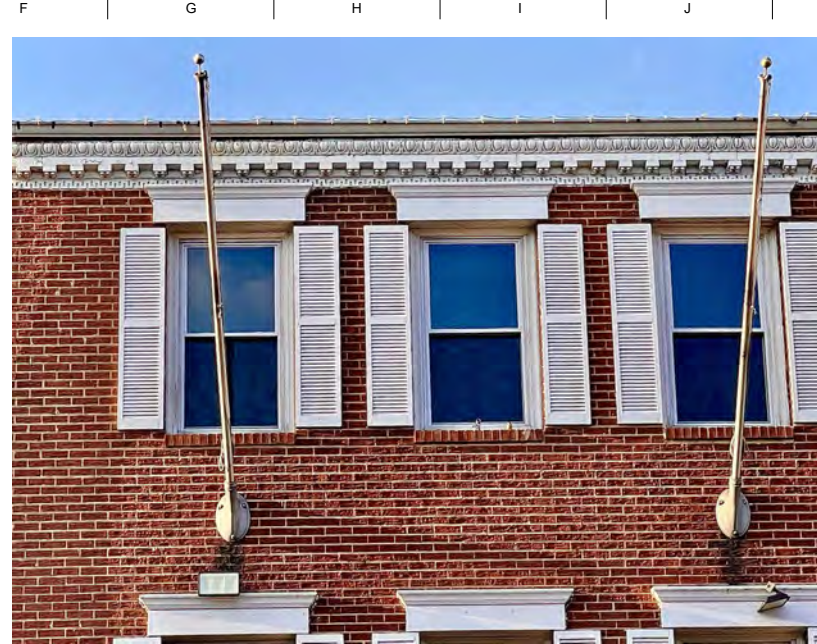
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**EXISTING STAIR PHOTOS**  
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**A004**



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A005

EXISTING FACADE  
PHOTOS

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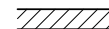

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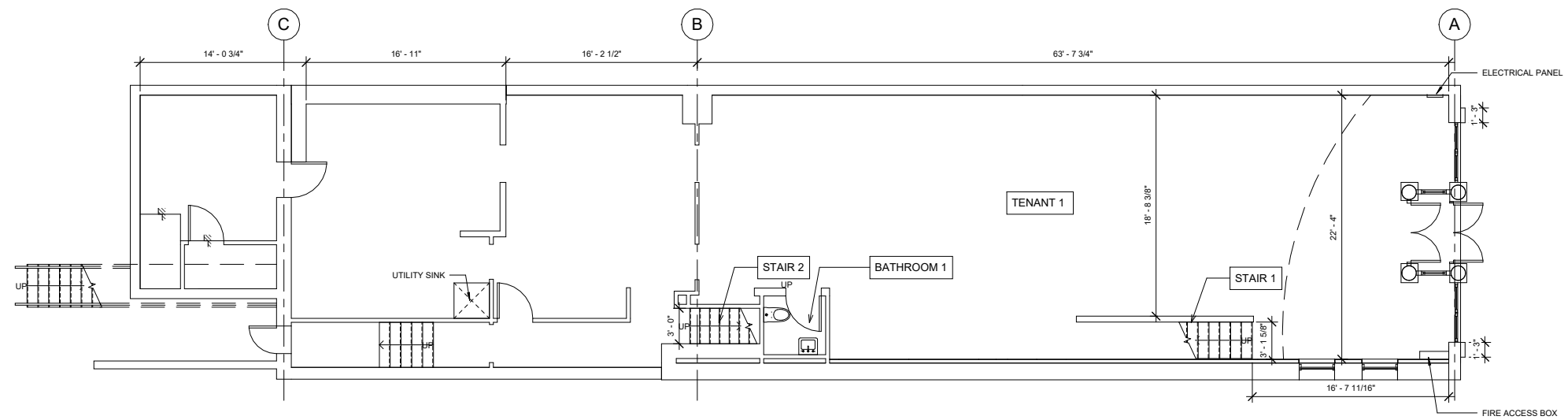


**GENERAL NOTES - FLOOR PLAN**

1. DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY COMPONENTS OF THE CONTRACT DOCUMENTS. REVIEW ALL DRAWINGS FOR THE COMPLETE SCOPE OF WORK. NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION IF INCONSISTENCIES, CONTRADICTIONS OR OMISSIONS ARE DISCOVERED.
2. DO NOT SCALE DRAWINGS. IF DIMENSIONAL INFORMATION IS REQUIRED & NOT FOUND, NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION.
3. WINDOW OPENING SIZES AND LOCATIONS TO REMAIN AS-IS.

**LEGEND**

-  EXISTING OR REMAIN
-  DEMOLITION



1 LEVEL 1 - EXISTING  
3/16" = 1'-0"

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**LEVEL 1 - EXISTING**  
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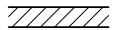
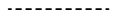
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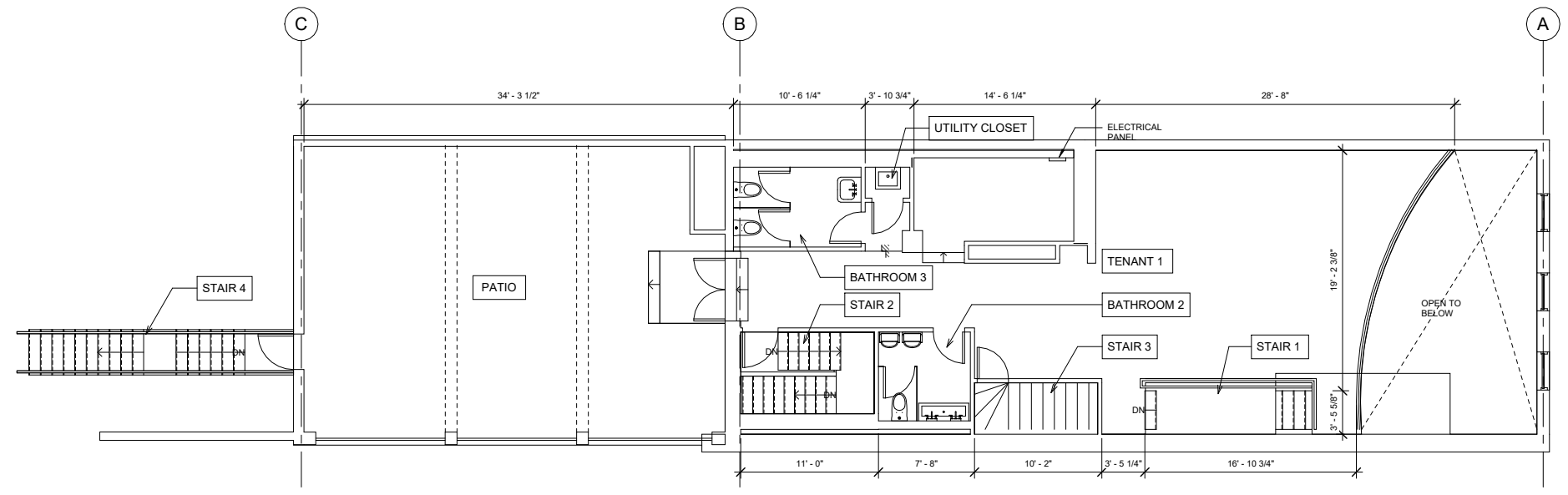
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**LEVEL 2 - EXISTING**  
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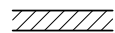
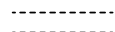
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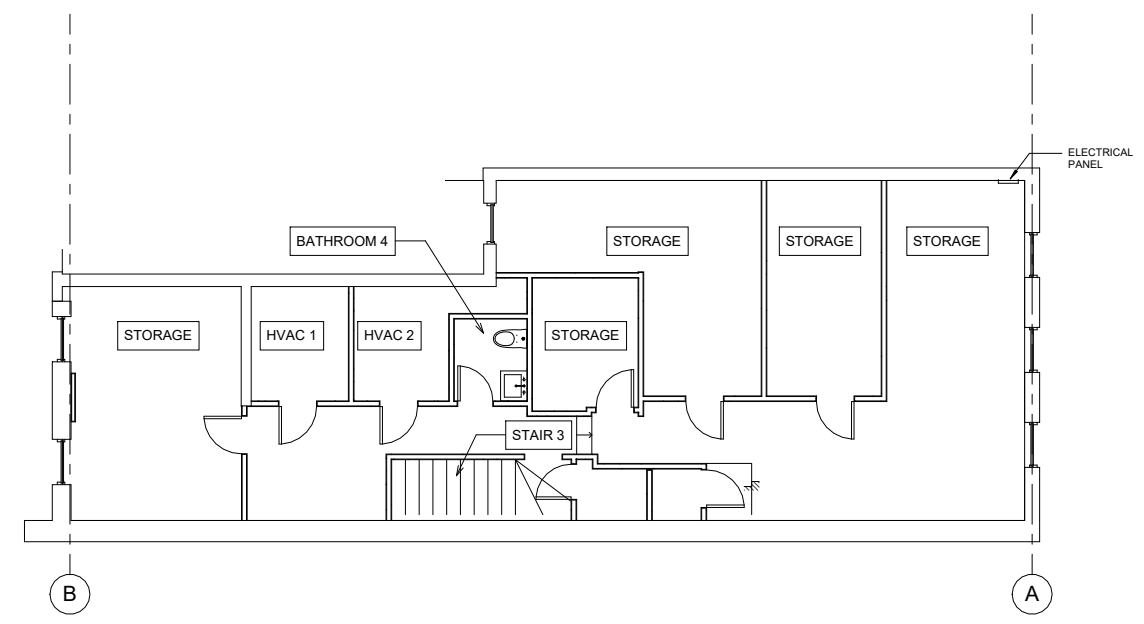


**GENERAL NOTES - FLOOR PLAN**

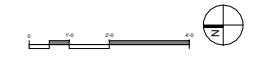
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**LEVEL 3 - EXISTING**  
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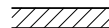
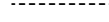
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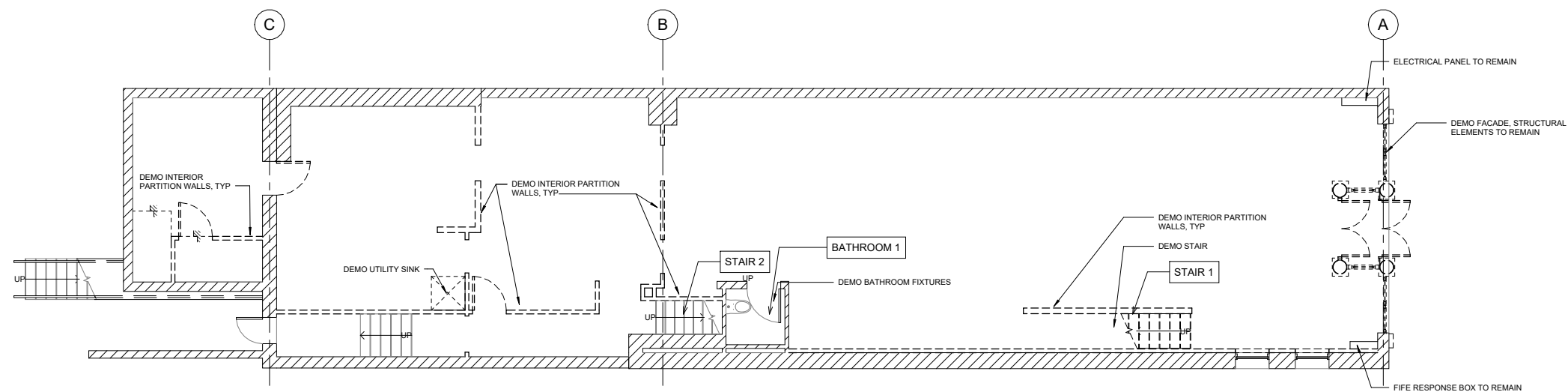
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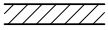

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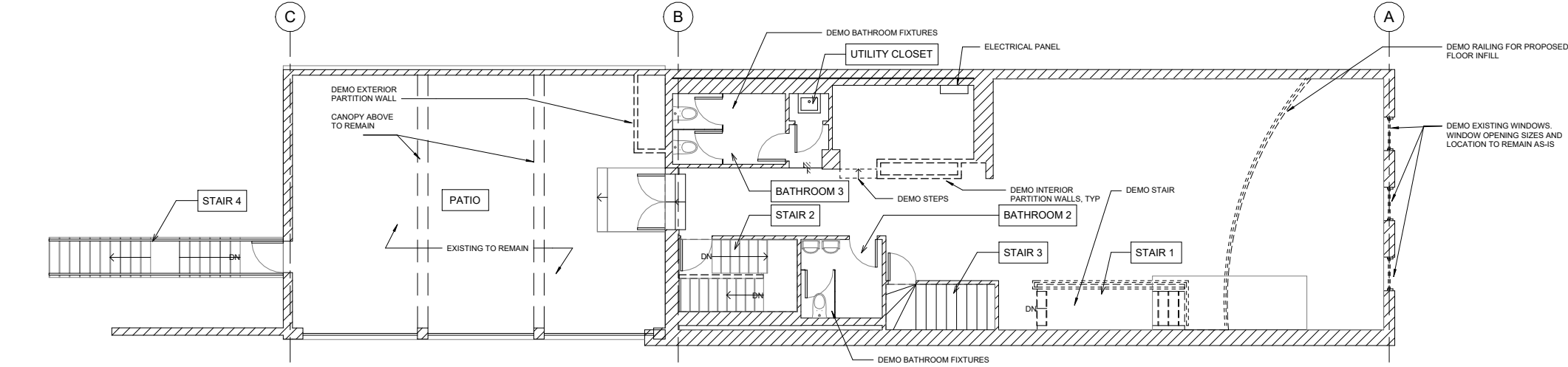
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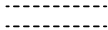
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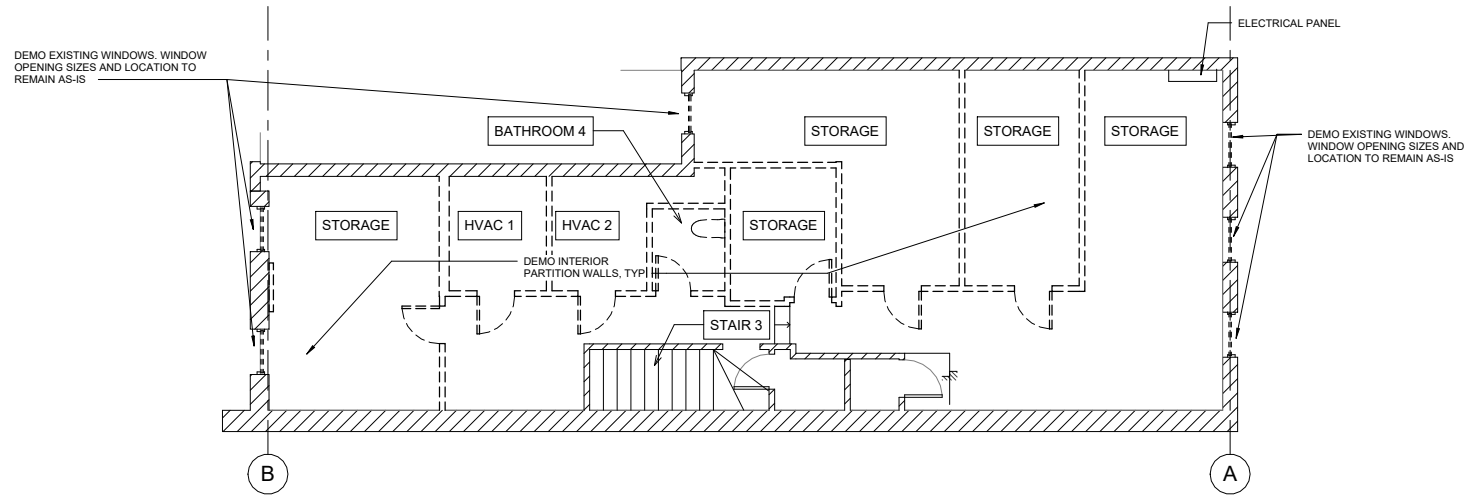
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

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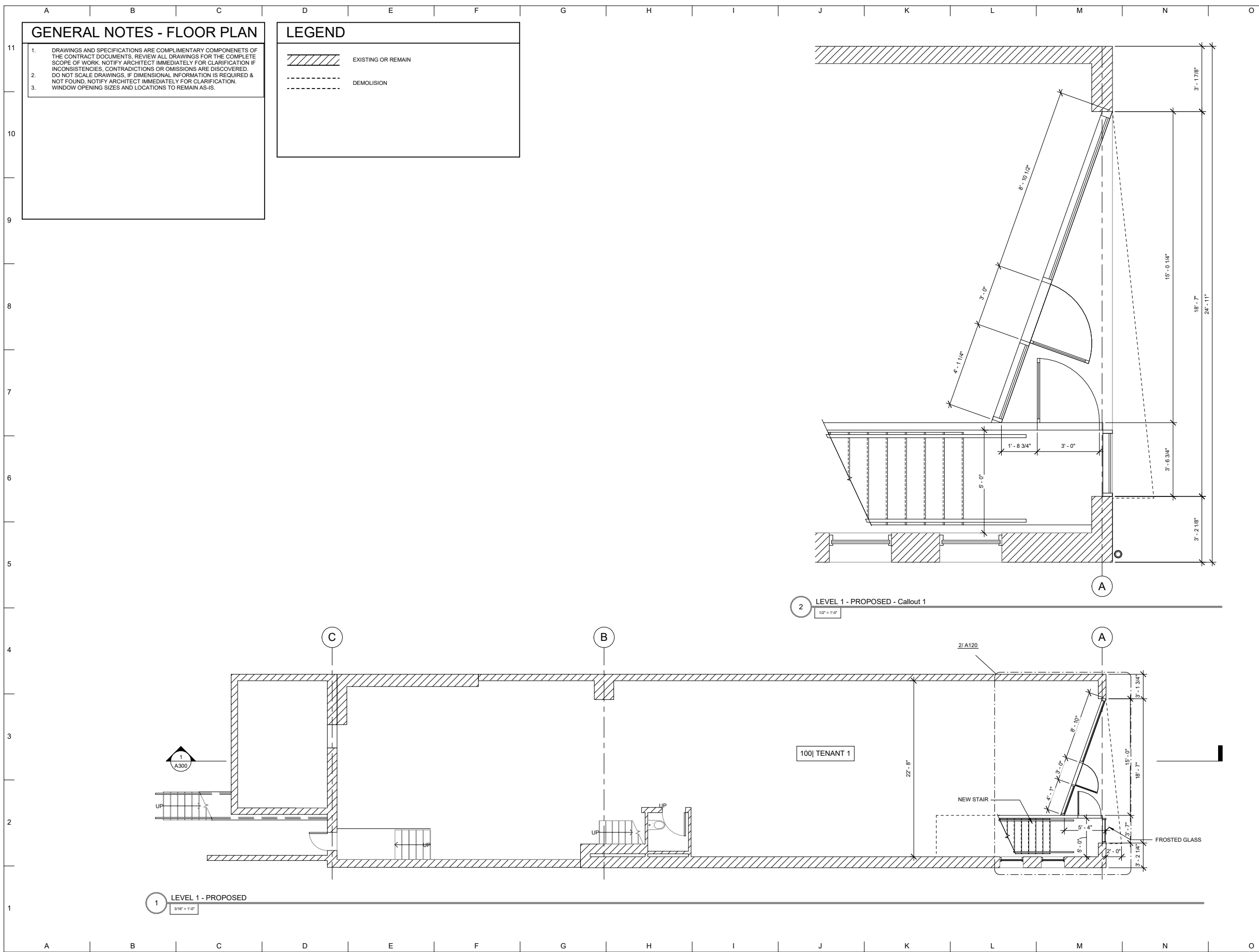
**A112**

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2 LEVEL 1 - PROPOSED - Callout 1  
1/2" = 1'-0"

1 LEVEL 1 - PROPOSED  
3/16" = 1'-0"

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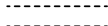
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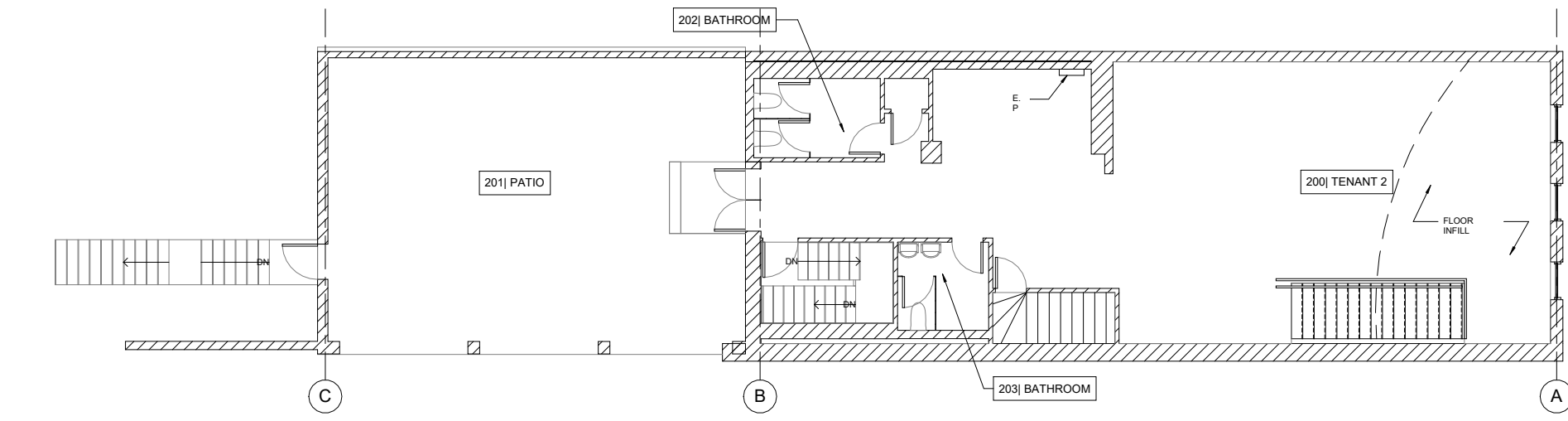
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**LEVEL 2 - PROPOSED**  
CONCEPTUAL DESIGN

REVISION	DATE

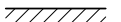

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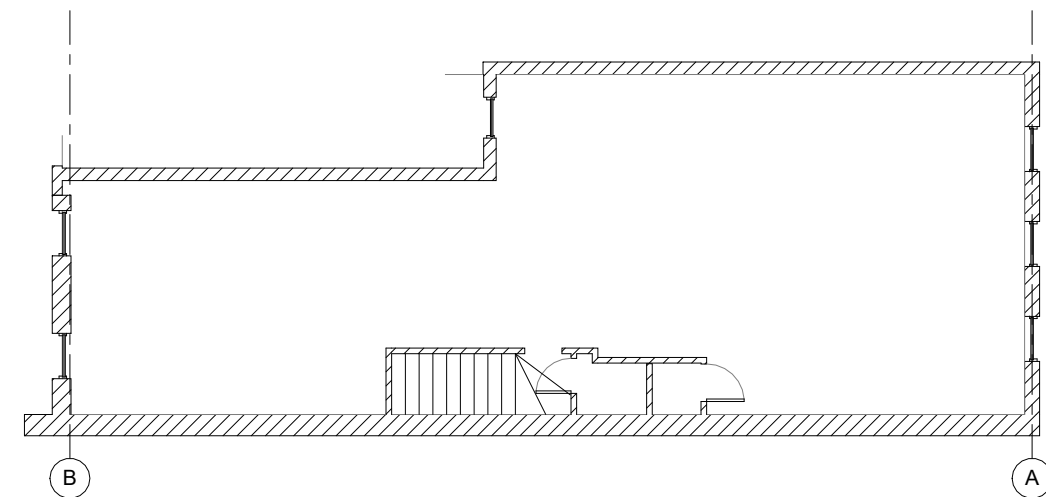
**A121**

**GENERAL NOTES - FLOOR PLAN**

1. DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY COMPONENTS OF THE CONTRACT DOCUMENTS. REVIEW ALL DRAWINGS FOR THE COMPLETE SCOPE OF WORK. NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION IF INCONSISTENCIES, CONTRADICTIONS OR OMISSIONS ARE DISCOVERED.
2. DO NOT SCALE DRAWINGS. IF DIMENSIONAL INFORMATION IS REQUIRED & NOT FOUND, NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION.
3. WINDOW OPENING SIZES AND LOCATIONS TO REMAIN AS-IS.

**LEGEND**

-  EXISTING OR REMAIN
-  DEMOLITION



1 LEVEL 3 - PROPOSED  
3/16" = 1'-0"

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**LEVEL 3 - PROPOSED**  
CONCEPTUAL DESIGN

REVISION	DATE

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**A122**



1 FRONT ELEVATION - EXISTING  
1/8" = 1'-0"

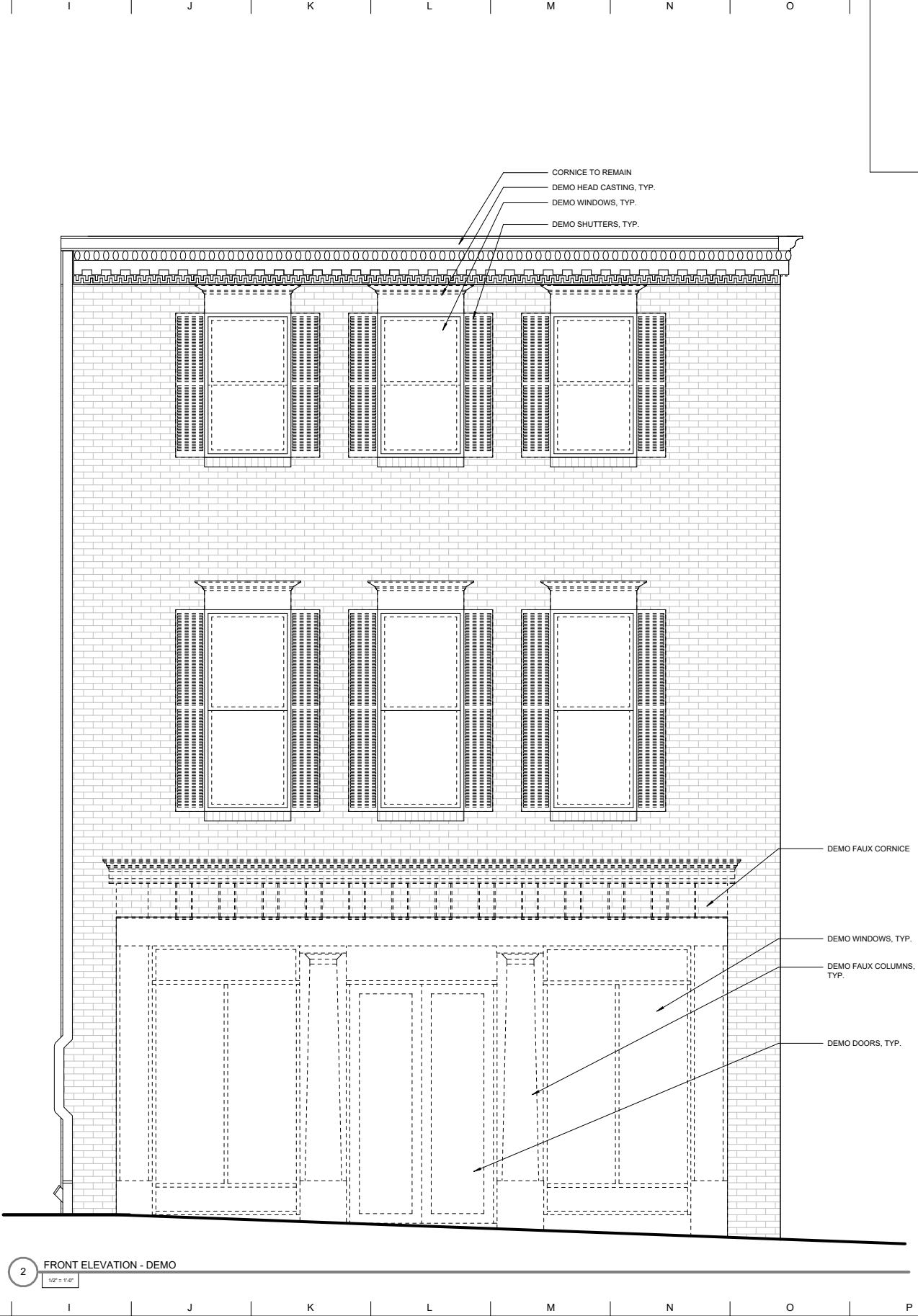
**GENERAL NOTES**

1. WINDOW OPENING SIZES AND LOCATION TO REMAIN AS-IS

**LEGEND**

EXISTING OR REMAIN

DEMOLITION



2 FRONT ELEVATION - DEMO  
1/8" = 1'-0"

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**ELEVATIONS**  
CONCEPTUAL DESIGN

NO.	DESCRIPTION	DATE

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**A124**



LEGEND	
	EXISTING OR REMAIN
	DEMOLITION

**GENERAL NOTES**

1. WINDOW OPENING SIZES AND LOCATION TO REMAIN AS-IS



- EXISTING CORNICE TO REMAIN, AND SHALL BE PAINTED TO MATCH CAWL, FUTURE COLOR TBD
- EXISTING STEEL LINTEL, TYP
- 1/2" STEEL COWL PAINTED TO MATCH WINDOWS
- FIXED WINDOWS, FRONT SET, BLACK ANODIZED FINISH, TYP.
- BRICK SILL EXISTING TO REMAIN
- EXISTING BRICK WALL TO REMAIN
- EXISTING STEEL LINTEL, TYP.
- FIXED WINDOWS, FRONT SET, BLACK ANODIZED FINISH, TYP.
- 1/2" STEEL COWL PAINTED TO MATCH WINDOWS
- BRICK SILL EXISTING TO REMAIN
- SIGNAGE LOCATION, SIGN AS SHOWN IN A151-153
- NEW STEEL BEAM
- 1/2" STEEL COWL PAINTED TO MATCH WINDOWS
- FIXED WINDOW WALL, FRONT SET GLASS

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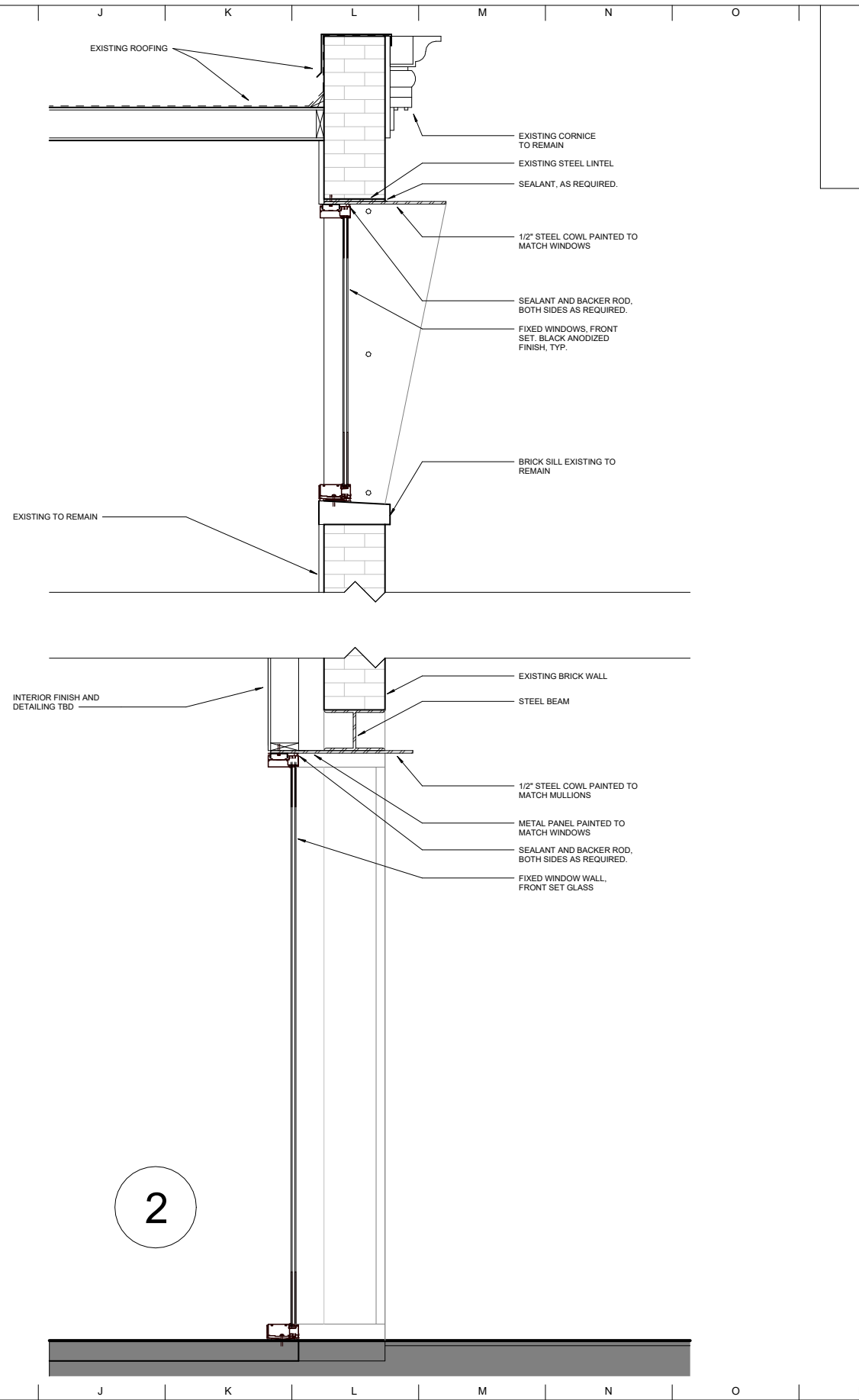
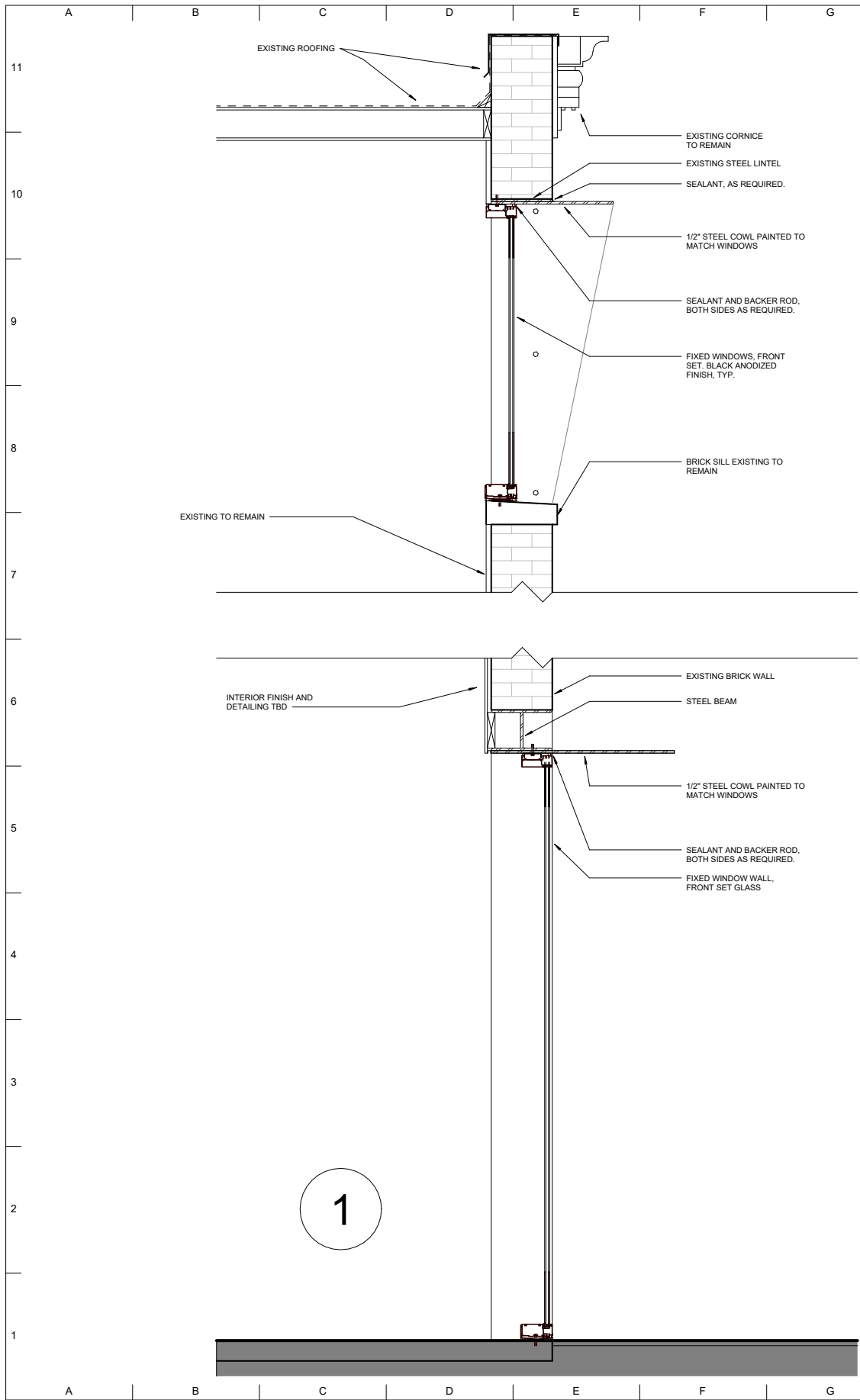
**ELEVATION PROPOSED**  
 CONCEPTUAL DESIGN

REVISION	DATE

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**A125**

1 FRONT ELEVATION - PROPOSED  
 1/2" = 1'-0"



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WALL SECTIONS  
 CONCEPTUAL DESIGN

REVISION	DATE

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A126



EXISTING FACADE - M STREET

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EXISTING FACADE

CONCEPTUAL DESIGN

NO.	DESCRIPTION	DATE

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A150



PROPOSED FACADE - M STREET

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PROPOSED FACADE

CONCEPTUAL DESIGN

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A151



M STREET VIEW



M STREET VIEW

REVISION	DESCRIPTION	DATE

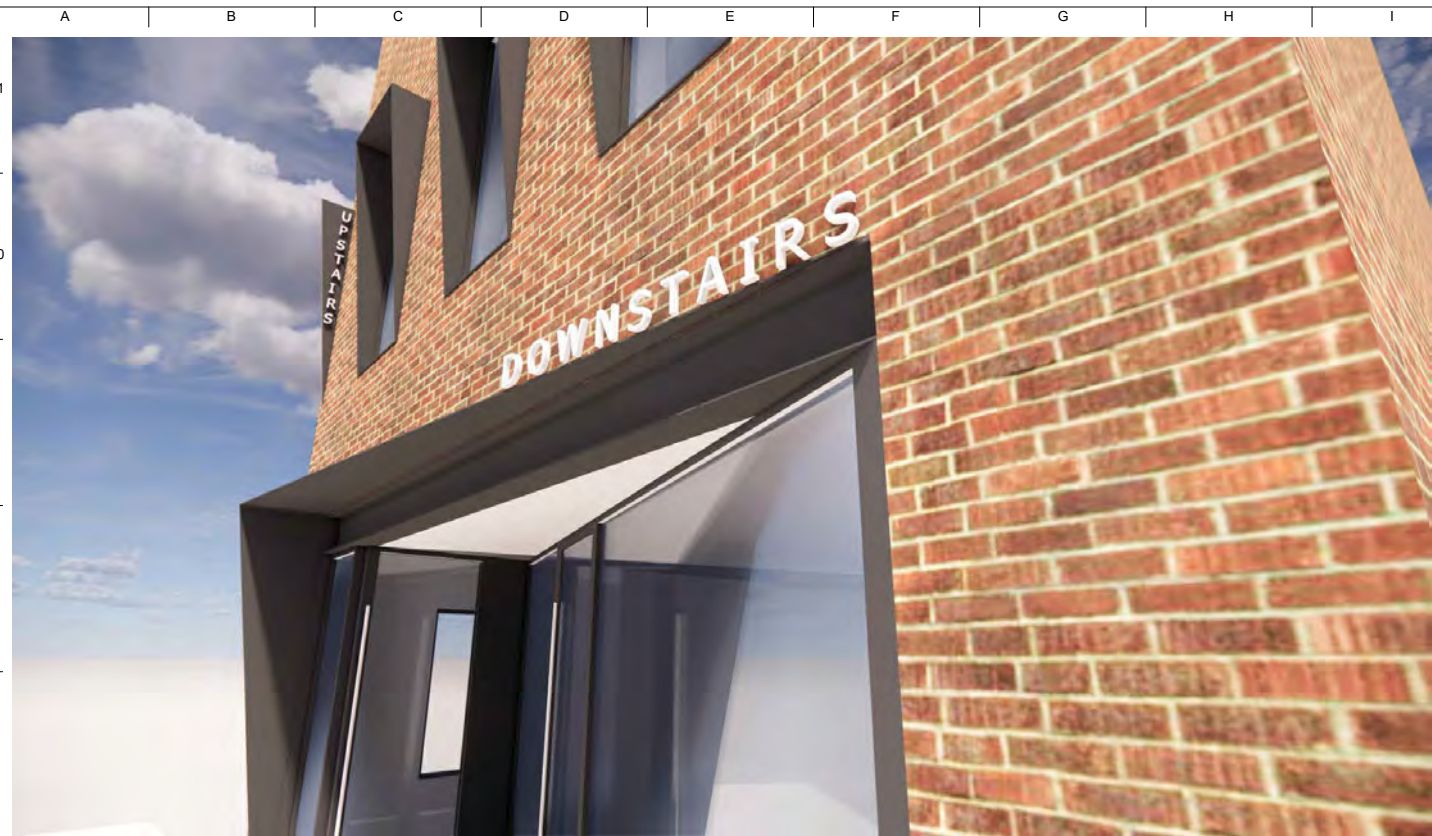
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**VIEWS**  
 CONCEPTUAL DESIGN



M STREET VIEW - SIGNAGE



INTERIOR VIEW - FACING M STREET

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VIEWS  
 CONCEPTUAL DESIGN

NO.	DESCRIPTION	DATE

09/22/2021

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