1519 26TH STREET NW

REAR ADDITION AND INTERIOR ALTERATIONS GEORGETOWN HISTORIC DISTRICT OLD GEORGETOWN BOARD - CONCEPT REVIEW, SECOND SUBMISSION OG 26-314 / HPA 26-387 22 OCTOBER 2026



1 PROPOSED REAR ADDITION IN CONTEXT

AERIAL VIEW FROM THE SOUTH-EAST

PROJECT DATA

ADDRESS	1519 26TH STREET NW, WASHINGTON, DC 20007
SQUARE / LOT	SSL 1264 0092
ZONING	RA-2
HISTORIC DISTRICT	GEORGETOWN (OLD GEORGETOWN BOARD / CFA)
USE	SINGLE-FAMILY ROWHOUSE. NO CHANGE PROPOSED.
LOT AREA	1,635 SF (17.77' x 92.00')
LOT OCCUPANCY	EXISTING 37.7%% PROPOSED 59.8% SQUARE 1264 MEDIAN 61% SEE A0.1

SHEET INDEX

A0.0	COVER SHEET / PROJECT DATA
A0.1	LOT COVERAGE STUDY - SQUARE 1264
A1.0	SITE PLANS - EXISTING & PROPOSED
A1.1	CELLAR PLAN - PROPOSED
A1.2	FIRST FLOOR PLANS - EXISTING AND PROPOSED
A1.3	SECOND FLOOR PLANS - EXISTING AND PROPOSED
A1.4	ROOF PLANS - EXISTING AND PROPOSED
A4.0	BUILDING SECTIONS - EXISTING AND PROPOSED
A4.1	REAR BRICK WALL - EXISTING AND PROPOSED REAR
A5.0	ELEVATIONS - EXISTING AND PROPOSED LEFT SIDE
A5.1	ELEVATIONS - EXISTING AND PROPOSED RIGHT SIDE
A5.2	ELEVATIONS - EXISTING AND PROPOSED FRONT
A5.3	ELEVATIONS - EXISTING AND PROPOSED
A6.0	3D VIEWS - REAR MASSING IN CONTEXT - EXISTING
A6.1	3D VIEWS - REAR MASSING IN CONTEXT - PROPOSED
A6.2	BLOCK PLAN - 26TH STREET + EAST PLACE
A6.3	3D VIEWS FROM EAST PLACE (V1) + LINE OF SIGHT
A6.4	3D VIEWS FROM EAST PLACE (V2) + LINE OF SIGHT
A6.5	REAR YARD AND EAST PLACE - EXISTING PHOTOS
A7.0	TYPES AND SCHEDULES
A7.1	HEADER, JAMB AND DETAILS
C-1	TOPOGRAPHIC SURVEY

SCOPE OF WORK

1. TWO-STORY REAR ADDITION AT THE REAR OF THE EXISTING SINGLE-FAMILY ROWHOUSE.
2. NEW CELLAR, WITH TWO PROPOSED WINDOW WELLS.
3. SELECTIVE REMOVAL AND REPAIR OF THE EXISTING REAR BRICK WALL. SEE A4.1.
4. INTERIOR RECONFIGURATION AT THE CELLAR, FIRST AND SECOND FLOORS.
5. NEW WOOD SIDING AT THE ADDITION. SEE SPECIFICATION ON A5.0.
6. NEW WINDOWS AND DOORS AT THE REAR AND SIDE ELEVATIONS. SEE A7.0 AND A7.1.
7. LANDSCAPE UPGRADE AND NEW BLUESTONE TERRACE. NEW 7'-0" WOOD FENCE WITH TRELLIS ON TOP.
8. EXISTING SHED TO REMAIN AND BE REPAIRED.
9. WORK TO THE 26TH STREET FACADE IS LIMITED TO ONE NEW CELLAR WINDOW AND REPAIR OF THE BRICK STOOP, STAIR AND RAILINGS. SEE A5.3.
10. NO CHANGE OF USE. THE PROPERTY REMAINS A SINGLE-FAMILY DWELLING.

RESPONSE TO THE OLD GEORGETOWN BOARD

CONCEPT REVIEW OF 1 OCTOBER 2026 OG 26-314 / HPA 26-387

WE THANK THE BOARD FOR ITS TIME AND THOUGHTFUL GUIDANCE AT THE PREVIOUS REVIEW. WE HAVE CAREFULLY CONSIDERED THE COMMENTS AND REVISED THE PROPOSAL AS DESCRIBED BELOW. WE RESPECTFULLY REQUEST THE BOARD'S FAVORABLE CONSIDERATION OF THE REVISED CONCEPT, INCLUDING THE LIMITED FIRST-FLOOR EXTENSION DESCRIBED IN ITEMS 1 AND 2.

1. ADDITION LENGTH. IN RESPONSE TO THE BOARD'S GUIDANCE, THE SECOND-FLOOR ADDITION HAS BEEN LIMITED TO 20'-0" FROM THE HISTORIC REAR WALL. THE FIRST FLOOR IS SHOWN CONTINUING 3'-8" FURTHER, ALIGNING WITH, BUT NOT EXTENDING BEYOND, THE REAR WALLS OF 1515 AND 1517 26TH STREET NW. SEE A1.0, A1.2 AND A4.0.

2. REQUEST FOR FIRST-FLOOR ALIGNMENT. THE HISTORIC REAR WALL OF 1519 STANDS 28'-5" FROM THE FRONT LOT LINE, SHORTER THAN THE ADJOINING HOUSES AT 1515 AND 1517. HELD STRICTLY TO 20'-0", THE ADDITION WOULD STOP SHORT OF THE REAR BUILDING LINE THAT THE ROW HOLDS CONTINUOUSLY. WE HOPE THE BOARD WILL CONSIDER ALLOWING THE FIRST FLOOR TO MEET THAT ESTABLISHED LINE, WHILE MAINTAINING THE SECOND FLOOR AT THE REQUESTED 20'-0" DEPTH. TTHE FIRST-FLOOR EXTENSION IS BELOW THE SIGHTLINES FROM THE EAST PLACE NW VIEWPOINTS STUDIED ON A6.3 AND A6.4.. WE HAVE SOUGHT TO ADDRESS THE BOARD'S CONCERNS THROUGH THIS STEPPED APPROACH AND WOULD BE GRATEFUL FOR ITS FAVORABLE CONSIDERATION AND FURTHER GUIDANCE.

3. SIDE YARD AND NOTCH. THE 4'-0" NOTCH HAS BEEN RETAINED. THE SECOND FLOOR, SET BACK 4'-0" FROM THE PARTY LINE, ALIGNS WITH THE REAR WALL OF 1523, WHILE THE FIRST FLOOR EXTENDS 10'-0" BEYOND IT. THE PORTION ADJOINING 1523 IS LIMITED TO ONE STORY TO REDUCE THE SCALE OF THE ADDITION AT THIS LOCATION.

4. VIEWS FROM EAST PLACE NW. TO ASSIST THE BOARD'S REVIEW, EXISTING AND PROPOSED VIEWS AND SIGHTLINE SECTIONS ARE PROVIDED ON A6.3 AND A6.4, WITH PHOTOGRAPHS FROM THE CORRESPONDING VIEW STATIONS ON A6.5. THE SINGLE-STORY EXTENSION SITS BELOW THE TWO-STORY MASS STUDIED IN THESE SECTIONS.

5. BLOCK PLAN. A LABELED BLOCK PLAN HAS BEEN PROVIDED ON A6.2, USING DC GIS FOOTPRINTS AND CONTOURS, WITH EACH PROPERTY IDENTIFIED BY ADDRESS AND NUMBER OF STORIES, TO CLARIFY THE PROPOSAL'S RELATIONSHIP TO THE SURROUNDING PROPERTIES.

6. HISTORIC FABRIC. THE PROPOSAL RETAINS THE EXISTING REAR BRICK WALL, WITH SELECTIVE REMOVAL FOR NEW OPENINGS. THE EXISTING STAIR COMPONENTS, FIREPLACE AND WOOD FLOORS WILL BE RETAINED AND REPAIRED IN KIND. SEE A1.2 AND A4.1.

7. FRONT STOOP. THE EXISTING BRICK STOOP AND STEPS WILL BE REPAIRED IN KIND. THE EXISTING RAILINGS WILL BE REPAIRED AND REPAINTED BLACK. SEE A5.3.

8. LOT COVERAGE. THE EXISTING LOT COVERAGE, INCLUDING THE EXISTING SHED, IS 37.7%. THE PROPOSED COVERAGE, INCLUDING THE SHED REDUCED TO 3'-6" IN DEPTH, IS 59.8%. THE CONTEXTUAL STUDY IS PROVIDED ON A0.1 FOR THE BOARD'S CONSIDERATION.

9. COMPARATIVE EXAMPLE. OG 26-202, 1649 35TH STREET NW, IS OFFERED AS A COMPARATIVE EXAMPLE OF A REAR ADDITION STEPPING FROM TWO STORIES TO ONE. WE RECOGNIZE THAT EACH PROPERTY REQUIRES INDIVIDUAL CONSIDERATION AND RESPECTFULLY SEEK THE BOARD'S ASSESSMENT OF THE APPROPRIATENESS OF THIS APPROACH AT 1519.

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REAR ADDITION +
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GEORGETOWN
HISTORIC DISTRICT

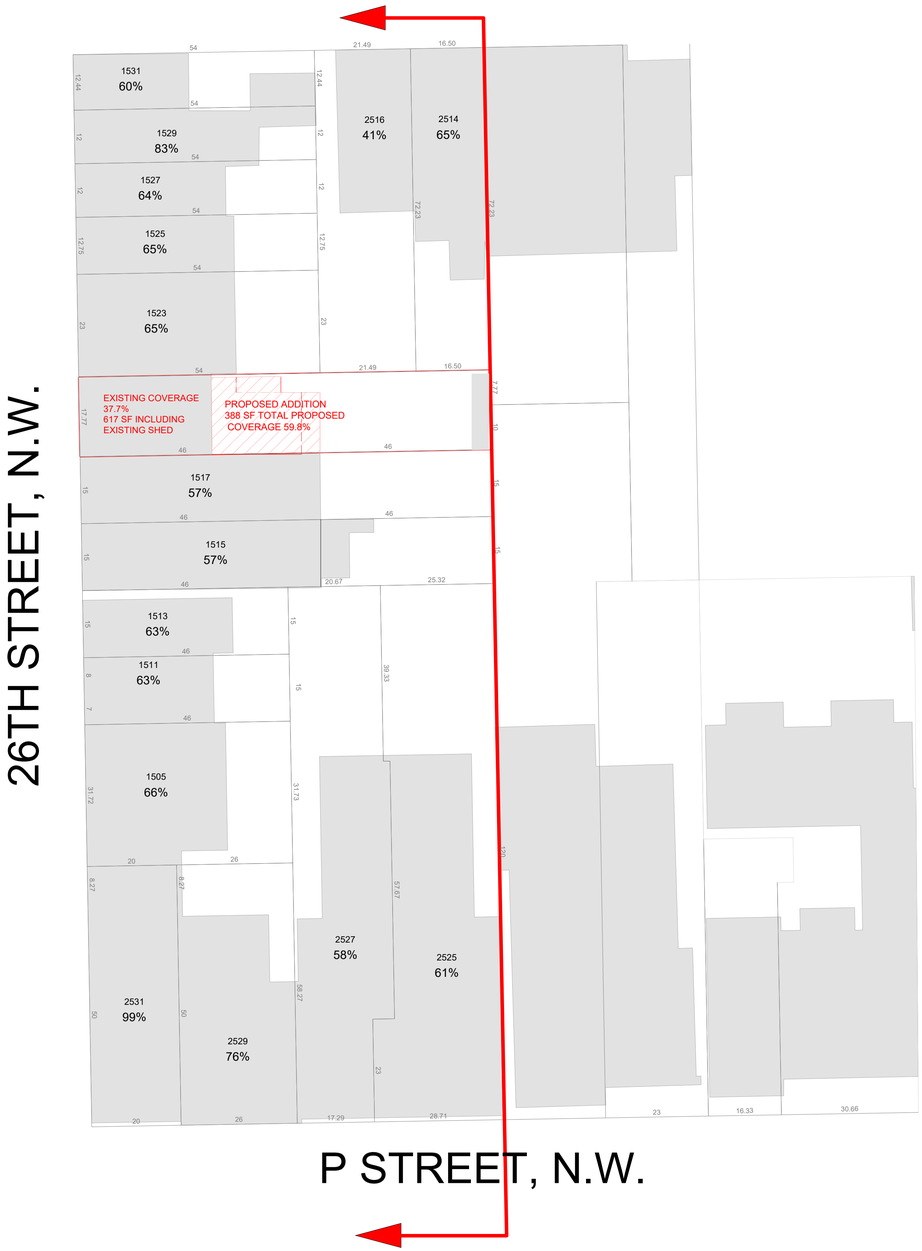
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COVER SHEET / PROJECT DATA

SCALE

A0.0



1 LOCATION MAP AND LOT COVERAGE

SCALE: 1/16" = 1'-0"

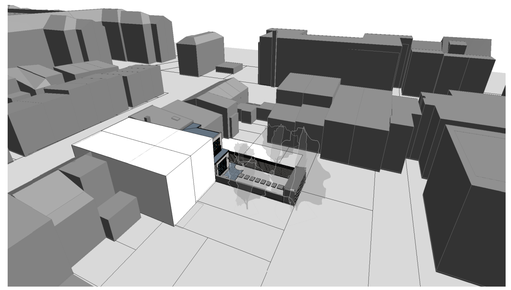
SQUARE 1264 - EXISTING BUILDING FOOTPRINTS ON RECORD LOTS

DASHED OUTLINE AT 1519 IS THE PROPOSED REAR ADDITION. 26TH STREET NW IS AT THE LEFT; NORTH IS UP.

RECORED LOTS OF THE NEIGHBORING HOUSES

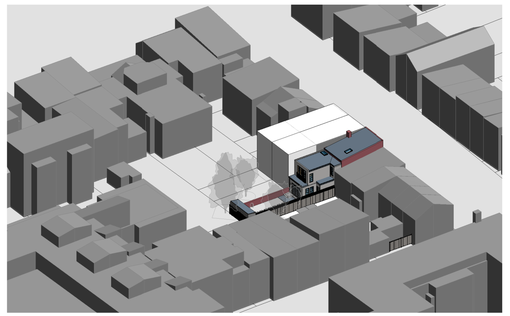
ADDRESS	LOT SF	BLDG SF	COVER
2531 P ST NW	1,166	1,148	99%
1529 26TH ST NW	648	540	83%
2529 P ST NW	1,515	1,144	76%
1505 26TH ST NW	1,460	966	66%
1515 26TH ST NW	1,380	780	57%
2514 EAST PL NW	1,192	779	65%
1525 26TH ST NW	689	450	65%
1523 26TH ST NW	1,244	811	65%
1527 26TH ST NW	648	412	64%
1511 26TH ST NW	690	435	63%
1513 26TH ST NW	690	432	63%
2525 P ST NW	3,032	1,840	61%
1531 26TH ST NW	672	403	60%
1517 26TH ST NW	1,380	780	57%
2527 P ST NW	2,488	1,447	58%
2516 EAST PL NW	1,553	641	41%
1519 26TH ST NW	1,635	616	37.7%
SQUARE MEDIAN			61%
26TH STREET NEIGHBOURS, MEDIAN			64%
LOTS UNDER 1,000 SF (6 LOTS)			60% - 83%
1519 26TH ST NW - EXISTING			37.7%
1519 26TH ST NW - PROPOSED			59.8%

LOT BOUNDARIES AND AREAS FROM DC GIS. BUILDING FOOTPRINTS FROM DC GIS,
BUILDING FOOTPRINTS. SOURCE: maps2.dcgis.dc.gov.
DC GIS GIVES LOT 0092 AS 1,635 SF; 17.77' x 92.00' PER THE SEALED SURVEY ON C-1 IS 1,634.8 SF.
FOOTPRINTS ARE ROOF-EDGE FOOTPRINTS, SO PORCHES, BAYS AND ACCESSORY STRUCTURES READ AS BUILT AREA.



3 BLOCK MASSING - VIEW TOWARD EAST PLACE

SCALE:



2 BLOCK MASSING - VIEW TOWARDS P ST. & 26TH ST.

SCALE:

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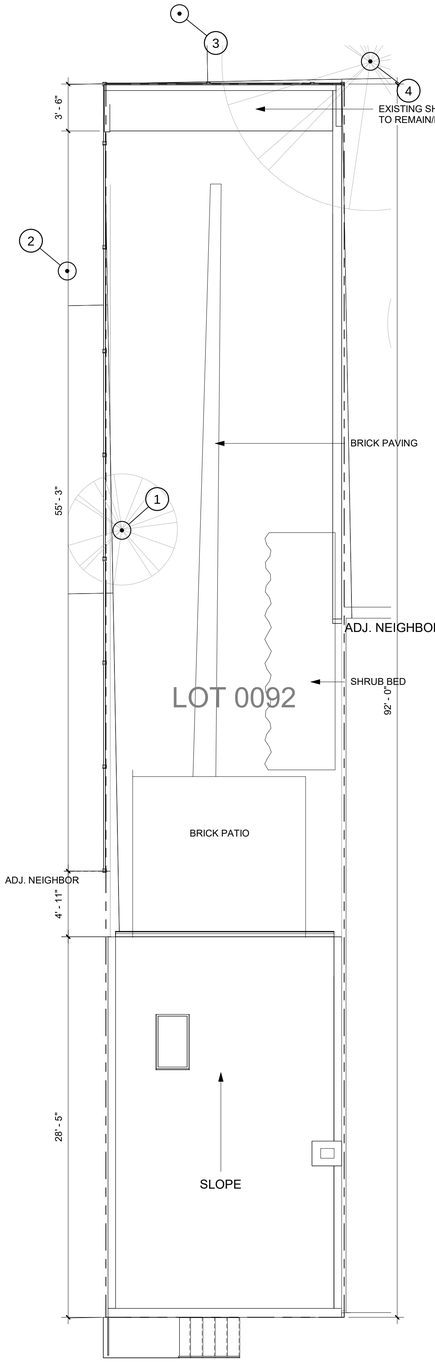
LOT COVERAGE STUDY - SQUARE 1264

SCALE 1/16" = 1'-0"

A0.1

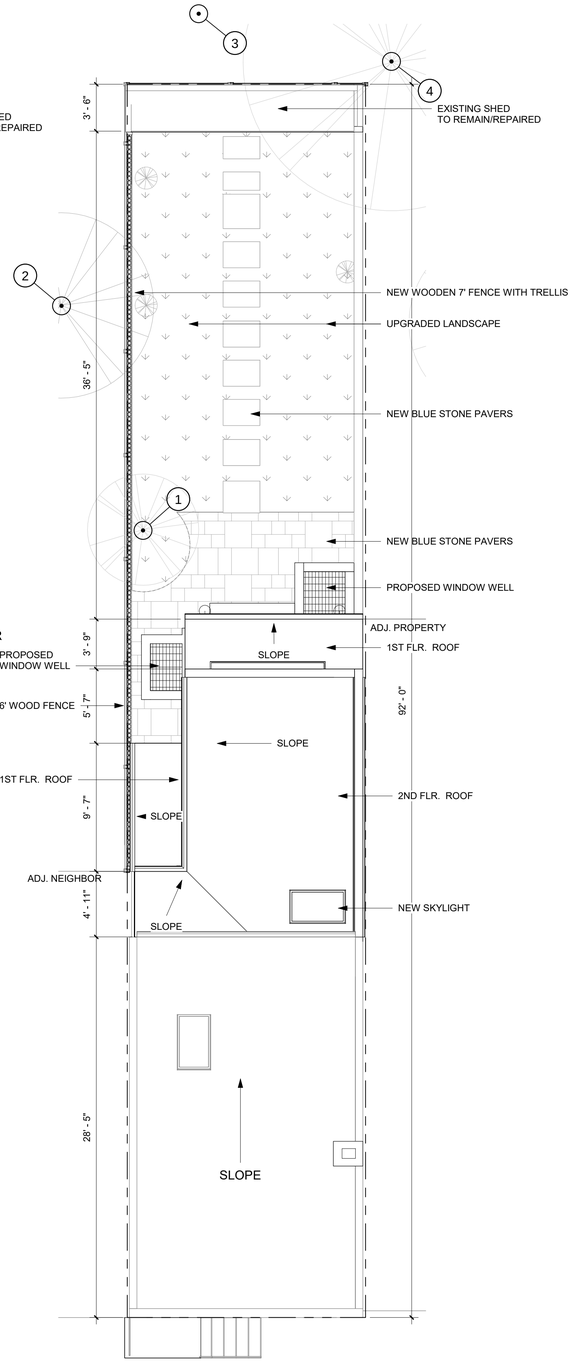
SITE PLANS - EXISTING & PROPOSED

1519 26TH STREET NW · GEORGETOWN HISTORIC DISTRICT · REAR ADDITION AND INTERIOR ALTERATIONS · OLD GEORGETOWN BOARD SUBMISSION



1 EXISTING SITE PLAN

SCALE: 3/16" = 1'-0"



2 PROPOSED SITE PLAN

SCALE: 3/16" = 1'-0"

EXISTING TREES - PER SURVEY

1	EX. 8" TREE - 25" CIRC. - ON SITE, REAR YARD	4	EX. 10" PINE - 31" CIRC. - OFF SITE, BEYOND S.E. CORNER
2	EX. 12" TREE - 38" CIRC. - OFF SITE, LOT 101	5	EX. 24" TREE - 75" CIRC. - OFF SITE, LOT 810 - SPECIAL TREE
3	EX. 18" PINE - 57" CIRC. - OFF SITE, EAST OF REAR LINE - SPECIAL TREE	6	EX. 4" STREET TREE - 13" CIRC. - PUBLIC SPACE, 26TH STREET NW

TREES 5 AND 6 FALL OUTSIDE THIS VIEW. NO HERITAGE TREES (100" CIRCUMFERENCE OR GREATER) ARE PRESENT.
SIZES ARE SURVEY DIAMETERS AT 4.5 FEET.

N



3 LOCATION MAP

SCALE: NONE

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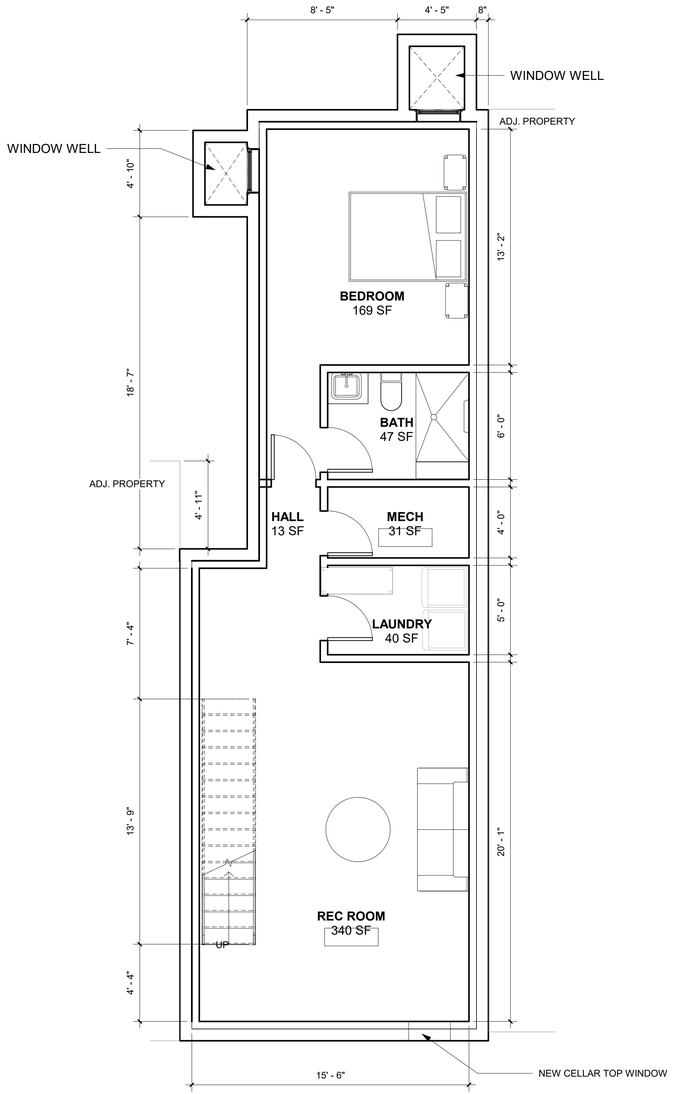
SITE PLANS - EXISTING & PROPOSED

SCALE 3/16" = 1'-0"

A1.0

CELLAR PLAN - PROPOSED

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1 CELLAR - PROPOSED PLAN

SCALE: 1/4" = 1'-0"

WALL LEGEND

NEW WALL / NEW CONSTRUCTION

EXISTING WALL TO REMAIN

N

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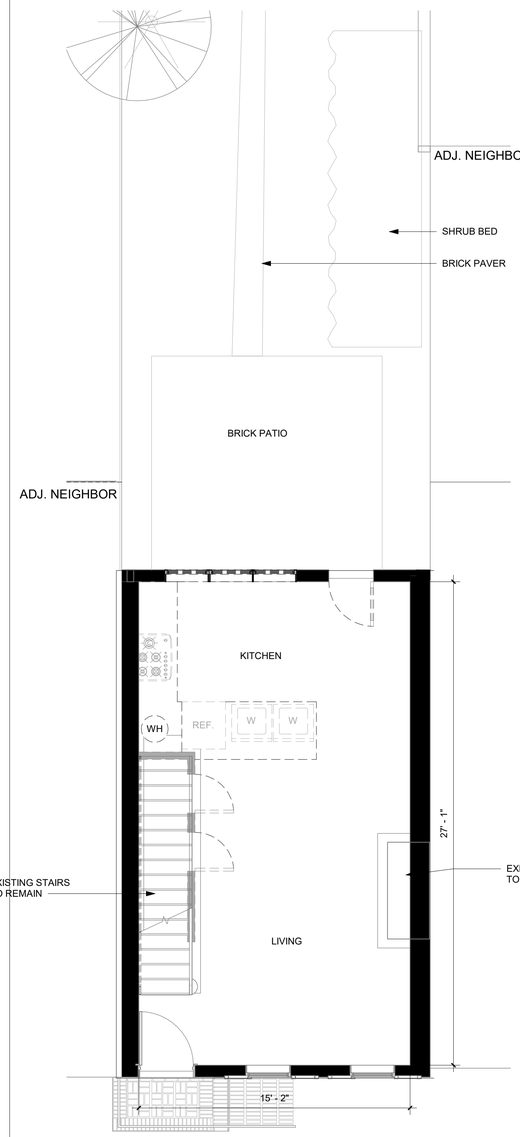
CELLAR PLAN - PROPOSED

SCALE 1/4" = 1'-0"

A1.1

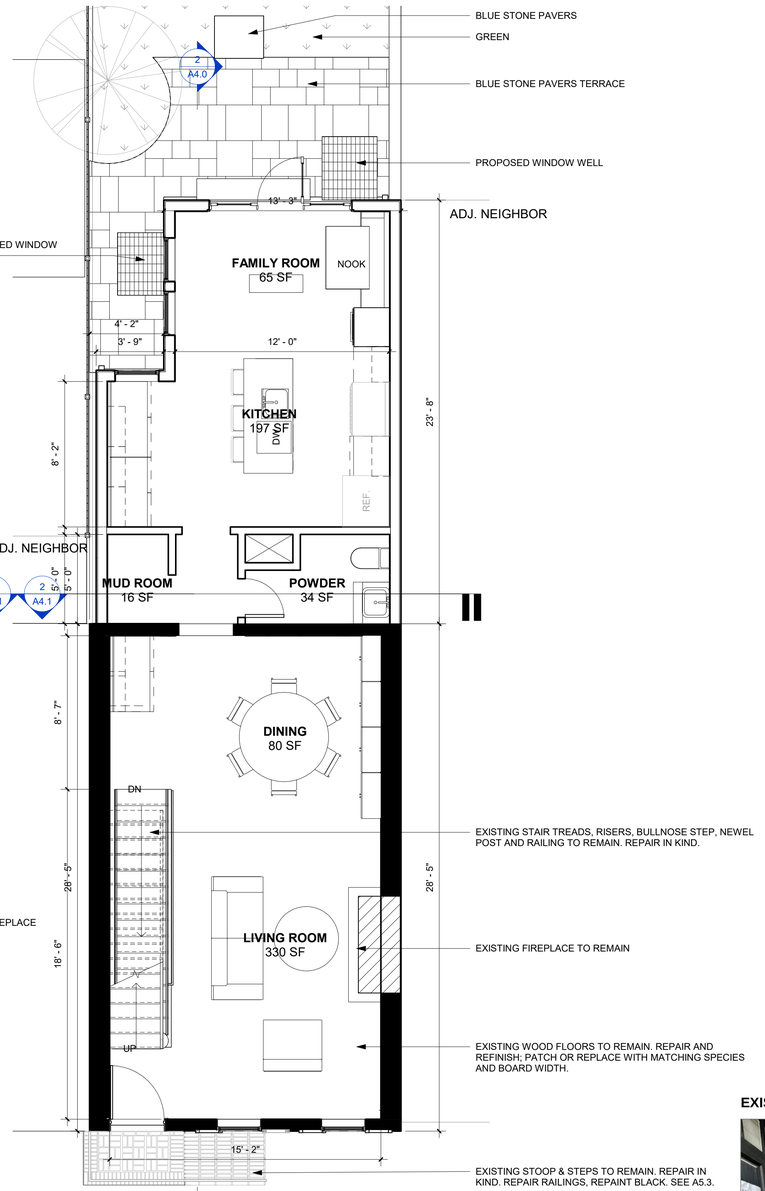
FIRST FLOOR PLAN - EXISTING & PROPOSED

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1 EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



2 1ST FLOOR - PROPOSED PLAN

SCALE: 1/4" = 1'-0"

WALL LEGEND

NEW WALL / NEW CONSTRUCTION

EXISTING WALL TO REMAIN

N



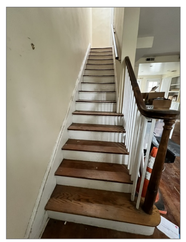


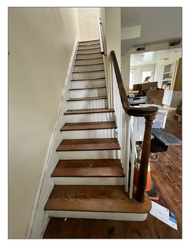


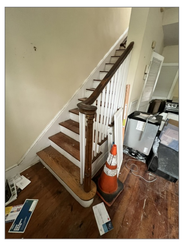
EXISTING STAIR TO REMAIN - REPAIR IN KIND











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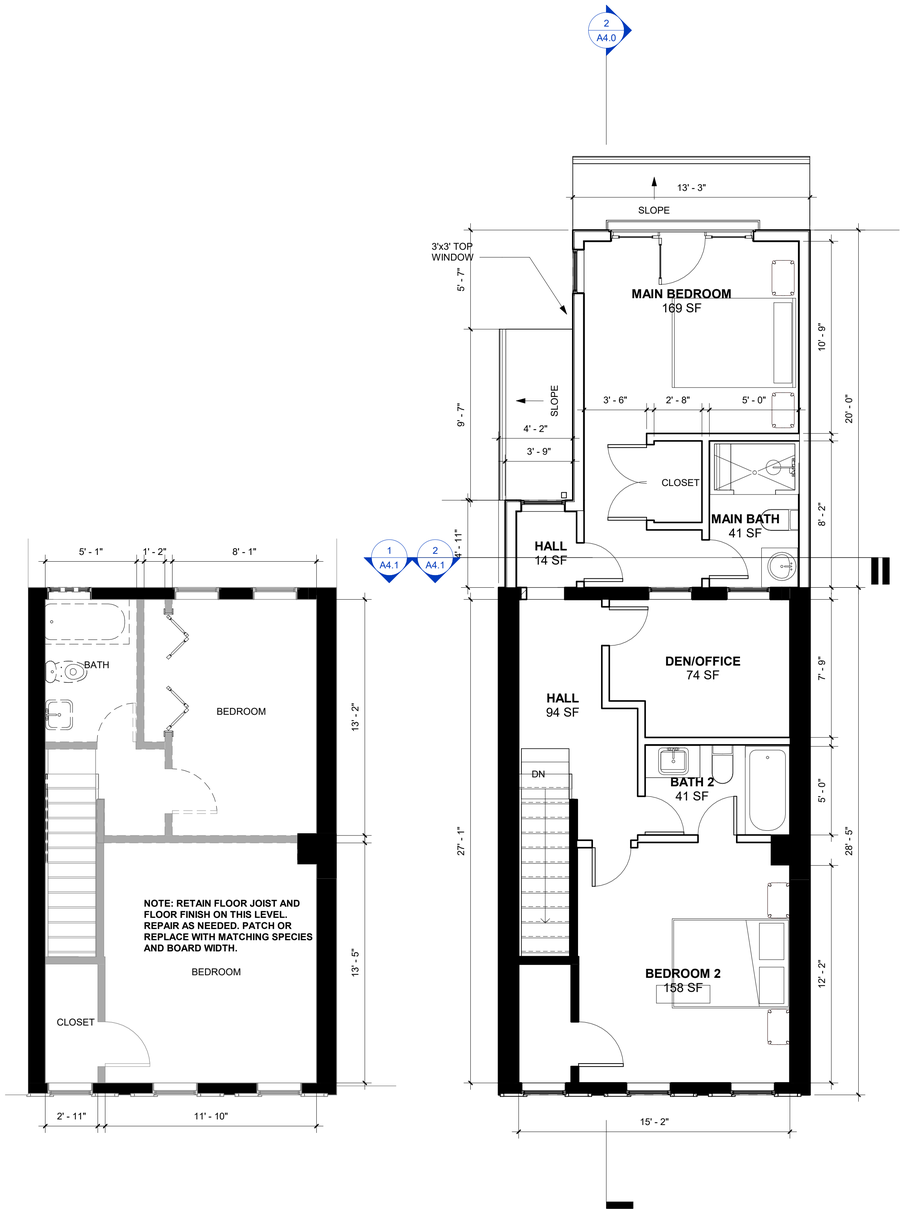
FIRST FLOOR PLANS - EXISTING AND PROPOSED

SCALE 1/4" = 1'-0"

A1.2

SECOND FLOOR PLAN - EXISTING & PROPOSED

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2 EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

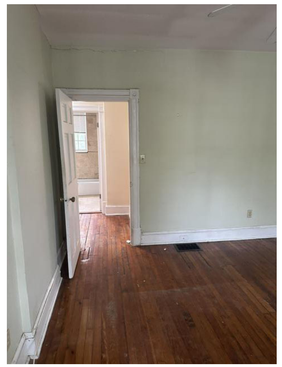
1 2ND FLOOR - PROPOSED PLAN

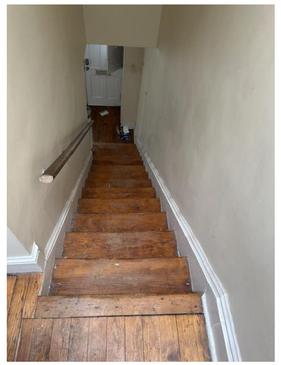
SCALE: 1/4" = 1'-0"













WALL LEGEND

NEW WALL / NEW CONSTRUCTION

EXISTING WALL TO REMAIN

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SECOND FLOOR PLANS - EXISTING AND PROPOSED

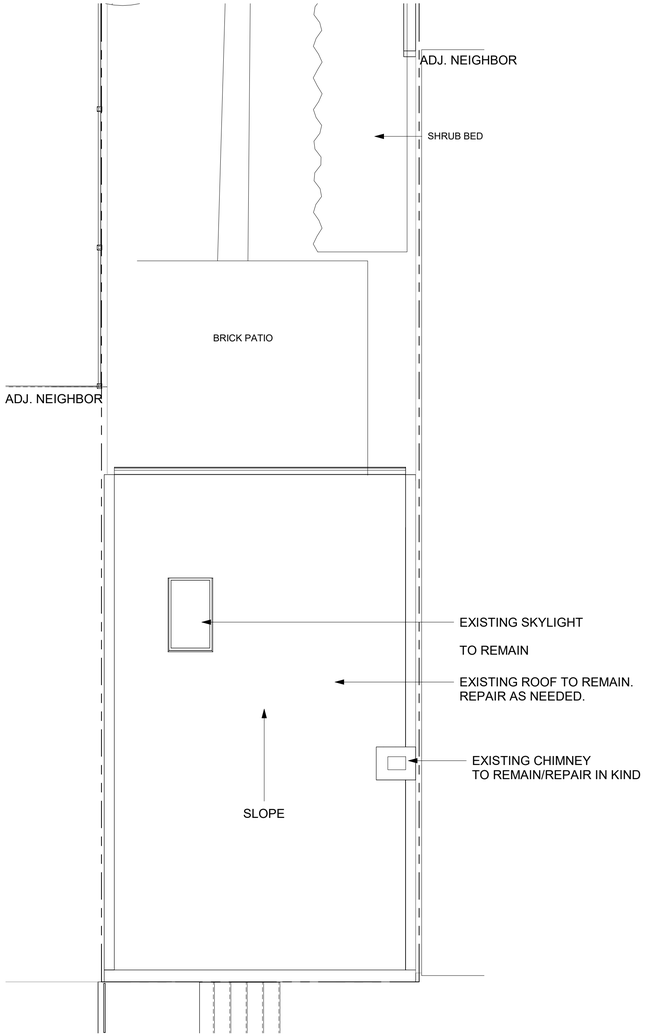
SCALE 1/4" = 1'-0"

A1.3

ROOF PLAN - EXISTING & PROPOSED

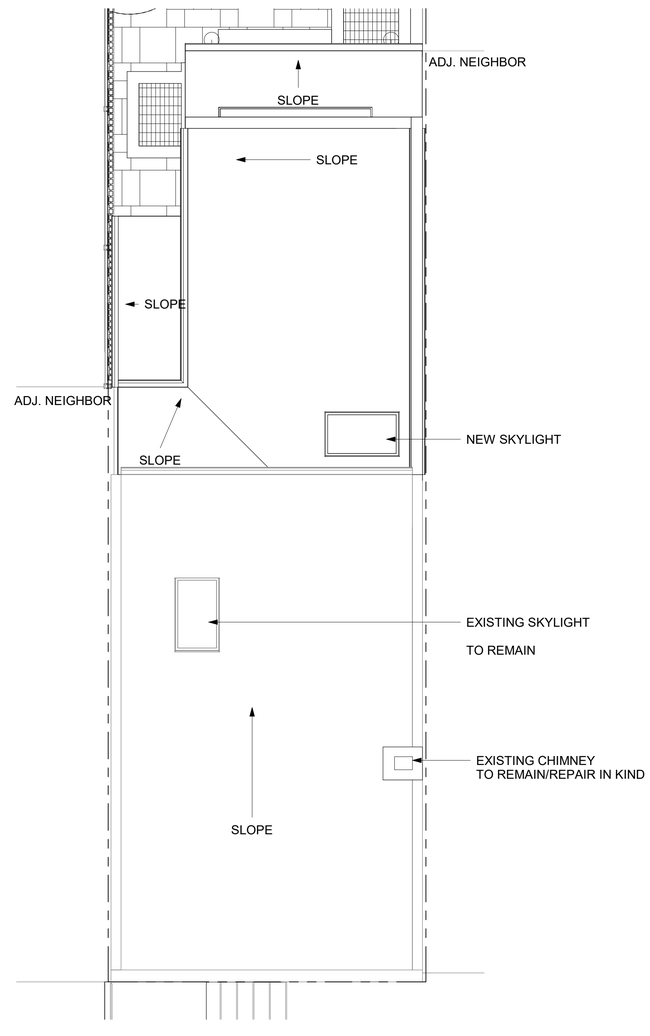
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1 EXISTING ROOF PLAN

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2 PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"

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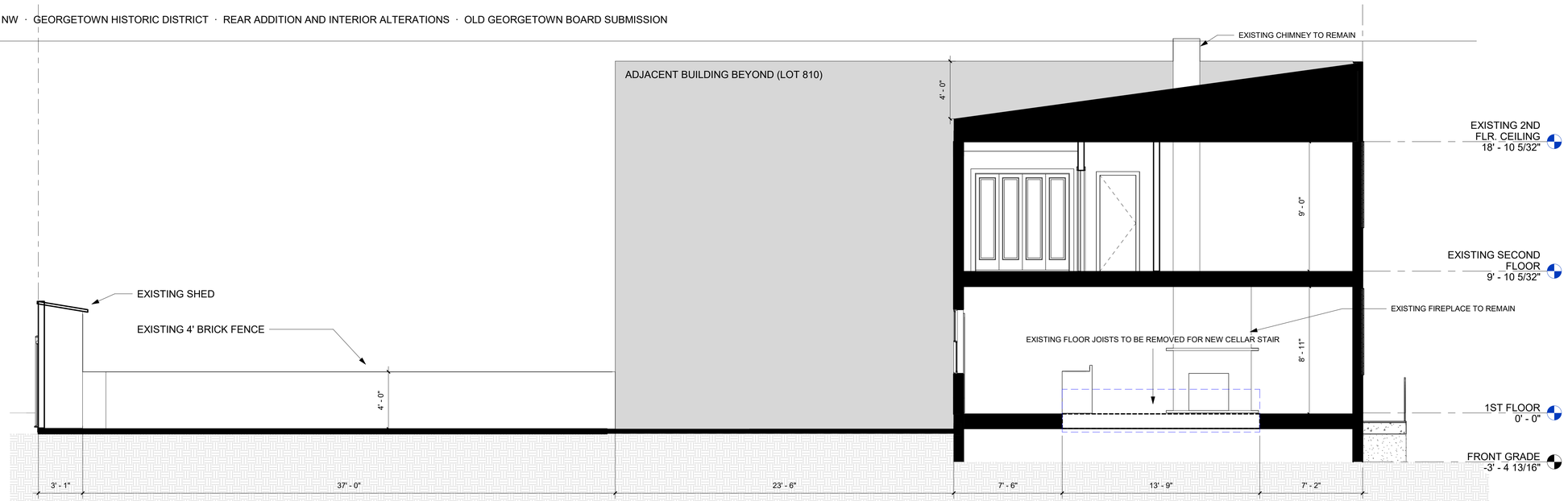
ROOF PLANS - EXISTING AND PROPOSED

SCALE 1/4" = 1'-0"

A1.4

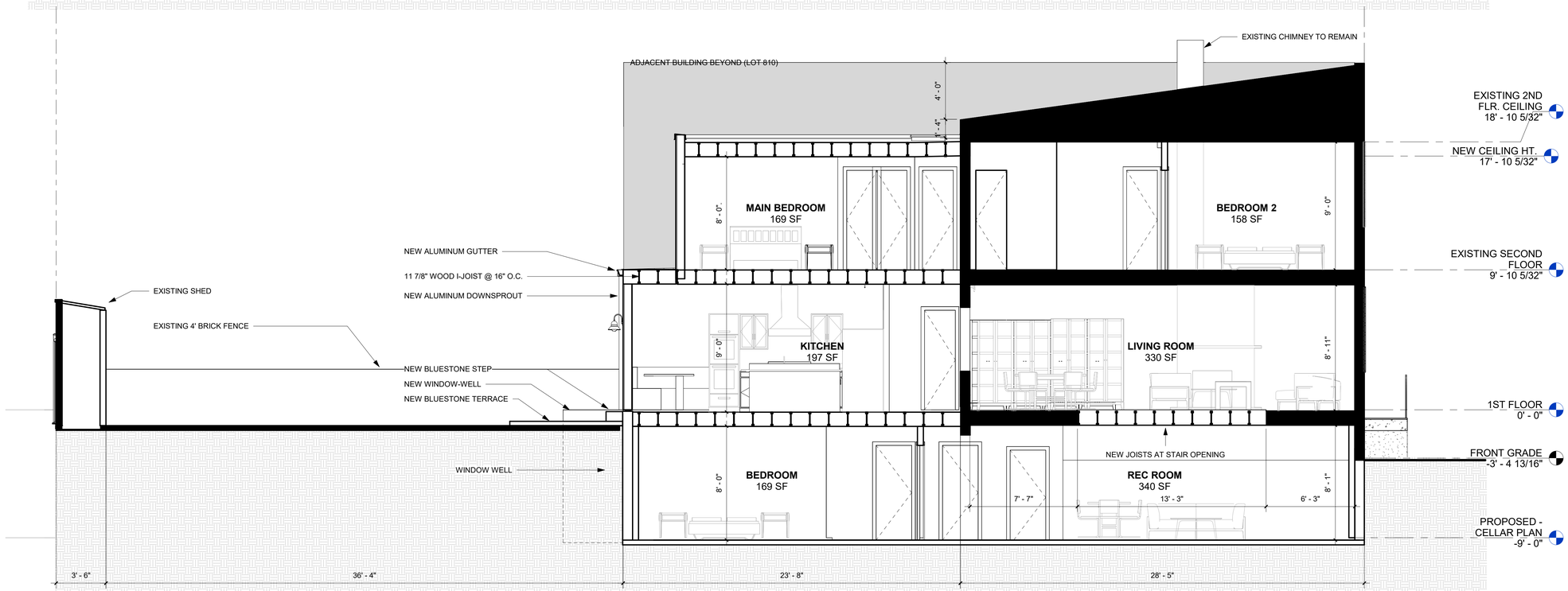
SECTION - EXISTING & PROPOSED

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1 EXISTING BUILDING SECTION

SCALE: 1/4" = 1'-0"



2 PROPOSED BUILDING SECTION

SCALE: 1/4" = 1'-0"

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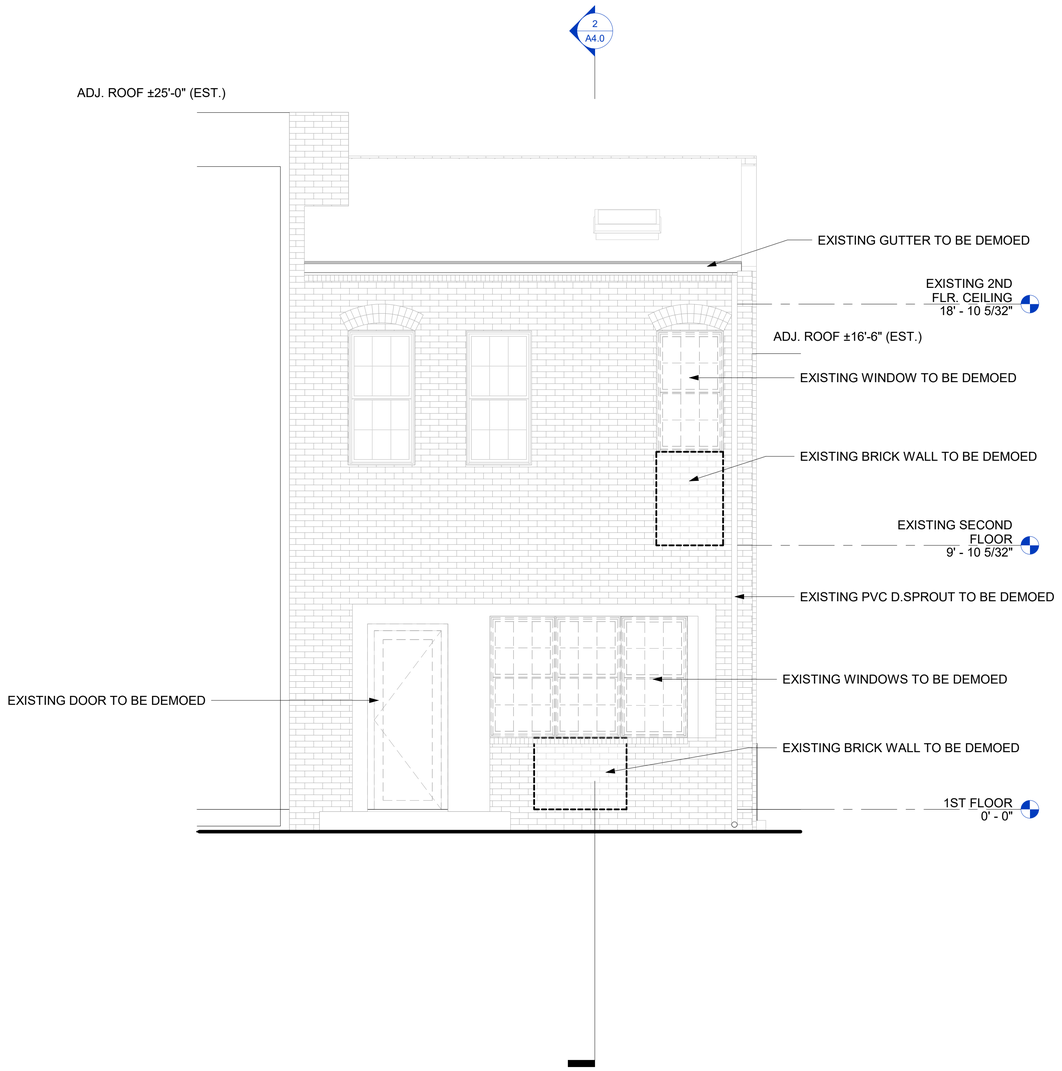
BUILDING SECTIONS - EXISTING AND PROPOSED

SCALE: 1/4" = 1'-0"

A4.0

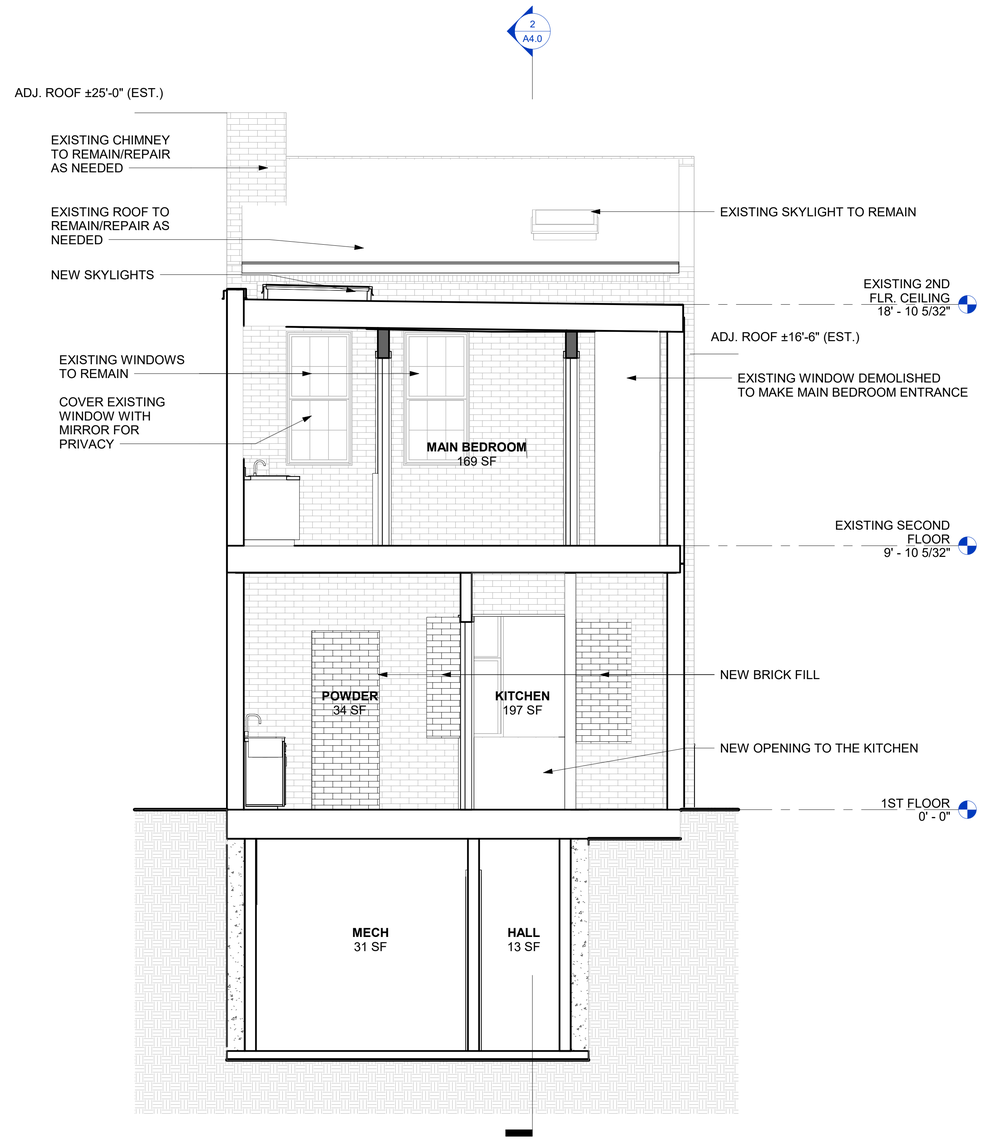
REAR ELEVATION/SECTION

1519 26TH STREET NW · EXISTING AND PROPOSED · ALL SIGNIFICANT PROPOSED EXTERIOR WORK IS AT THE REAR OF THE HOUSE.



1 EXISTING - REAR BRICK WALL/ELEVATION

SCALE: 3/8" = 1'-0"



2 PROPOSED - REAR BRICK WALL

SCALE: 3/8" = 1'-0"

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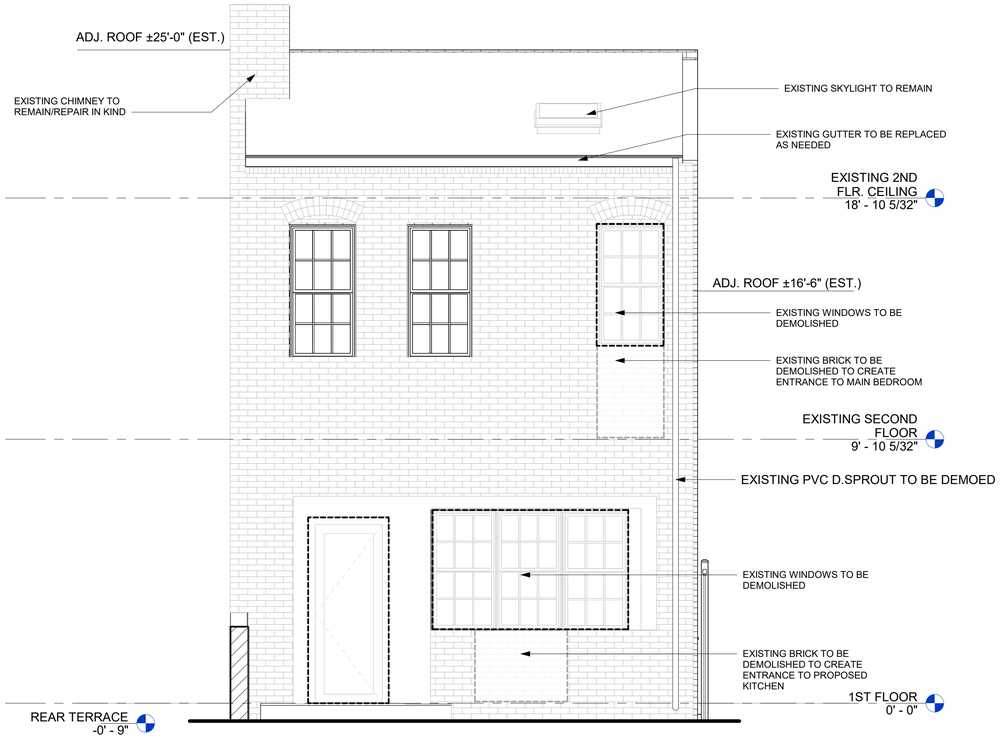
REAR BRICK WALL - EXISTING AND PROPOSED

SCALE 3/8" = 1'-0"

A4.1

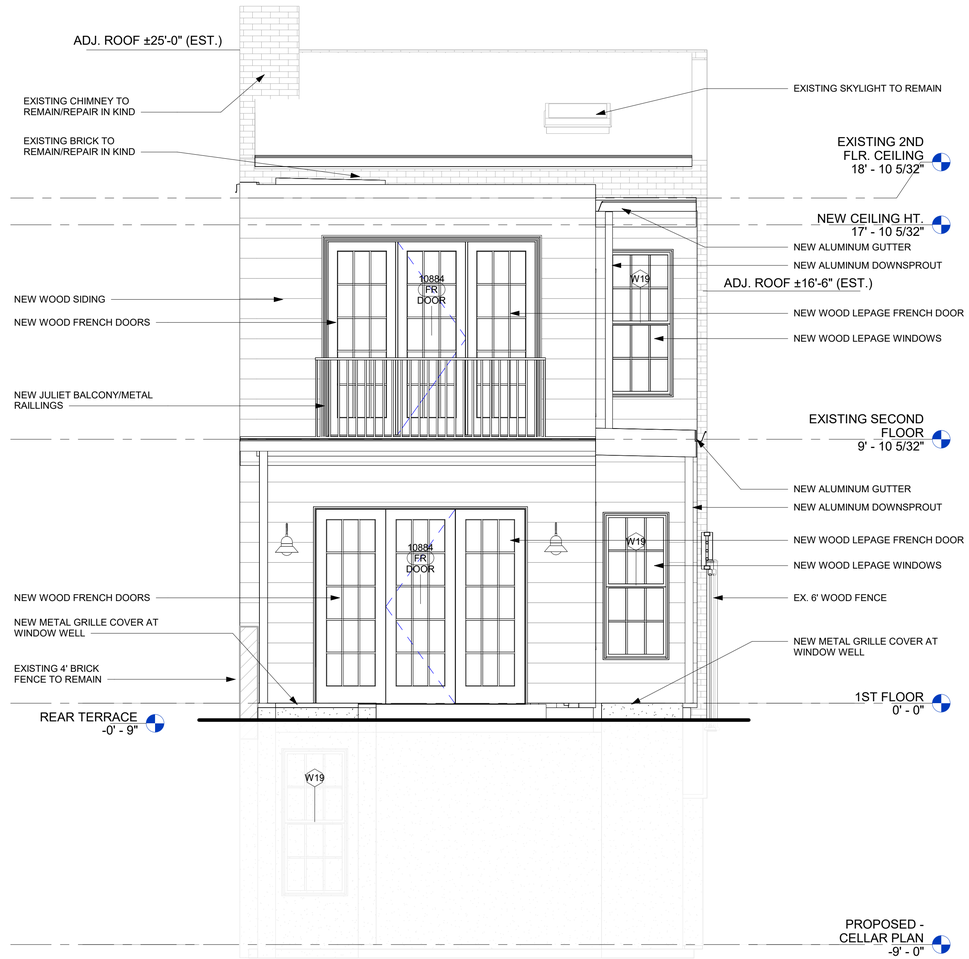
REAR ELEVATIONS

1519 26TH STREET NW · EXISTING AND PROPOSED · ALL SIGNIFICANT PROPOSED EXTERIOR WORK IS AT THE REAR OF THE HOUSE



1 EXISTING REAR ELEVATION

SCALE: 3/8" = 1'-0"



2 PROPOSED REAR ELEVATION

SCALE: 3/8" = 1'-0"

EXTERIOR WOOD SIDING - SPECIFICATION



LEGACY PRE-FINISHING, INC. - PREFINISHED CEDAR CHANNEL RUSTIC SIDING, PRIMED (CCR-PRIMED).

BASIS OF DESIGN	LEGACY PRE-FINISHING, INC. "CHANNEL RUSTIC SIDING", PRODUCT CCR-PRIMED, TROUTMAN, NC. WESTERN RED CEDAR, 1" x 8" NOMINAL, SELECT GRADE, LENGTHS TO 16'-0".
PROFILE	CHANNEL RUSTIC. 3/4" x 7-1/8" DRESSED, 6-3/8" FACE COVERAGE, WITH A 1" RECESSED CHANNEL AT EACH JOINT. INSTALL SMOOTH FACE OUT; THE BAND-SAWN FACE OF THE REVERSIBLE BOARD IS NOT TO BE EXPOSED.
FINISH	FACTORY FINISHED ON ALL SIX SIDES, INCLUDING BACK PRIMING. OIL-BASED PRIMER PLUS SOLID-COLOR TOPCOAT, WHITE - COLOR SELECTED WHITE.
APPROVED EQUALS	WESTERN RED CEDAR CHANNEL RUSTIC BY OTHERS, MILLED TO THE SAME 6-3/8" COVERAGE AND 1" CHANNEL, SMOOTH FACE, FACTORY FINISHED ON ALL SIX SIDES.
INSTALLATION	HORIZONTAL COURSES OVER 3/4" VERTICAL WOOD FURRING AT 16" O.C. OVER THE WEATHER BARRIER. STAINLESS STEEL RING-SHANK FASTENERS, ONE PER BEARING. NO VERTICAL OR DIAGONAL INSTALLATION.
NOTE	NO VINYL, ALUMINUM OR FIBER CEMENT SIDING IS PROPOSED ON ANY ELEVATION.

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INTERIOR ALTERATIONS
GEORGETOWN
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WASHINGTON, DC

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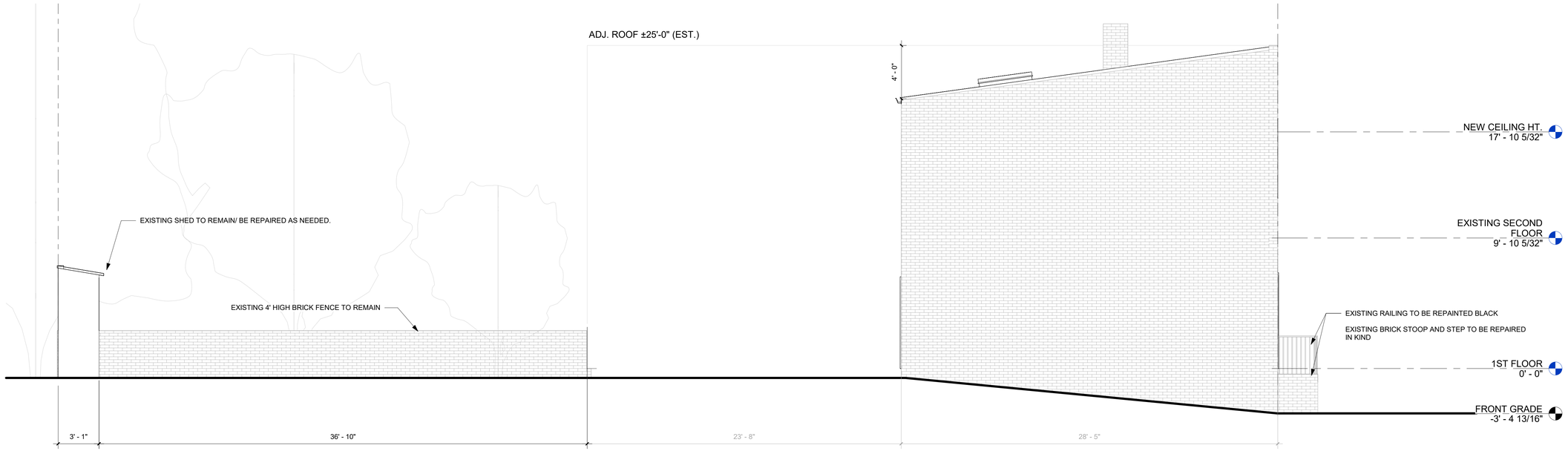
REAR ELEVATIONS

SCALE 3/8" = 1'-0"

A5.0

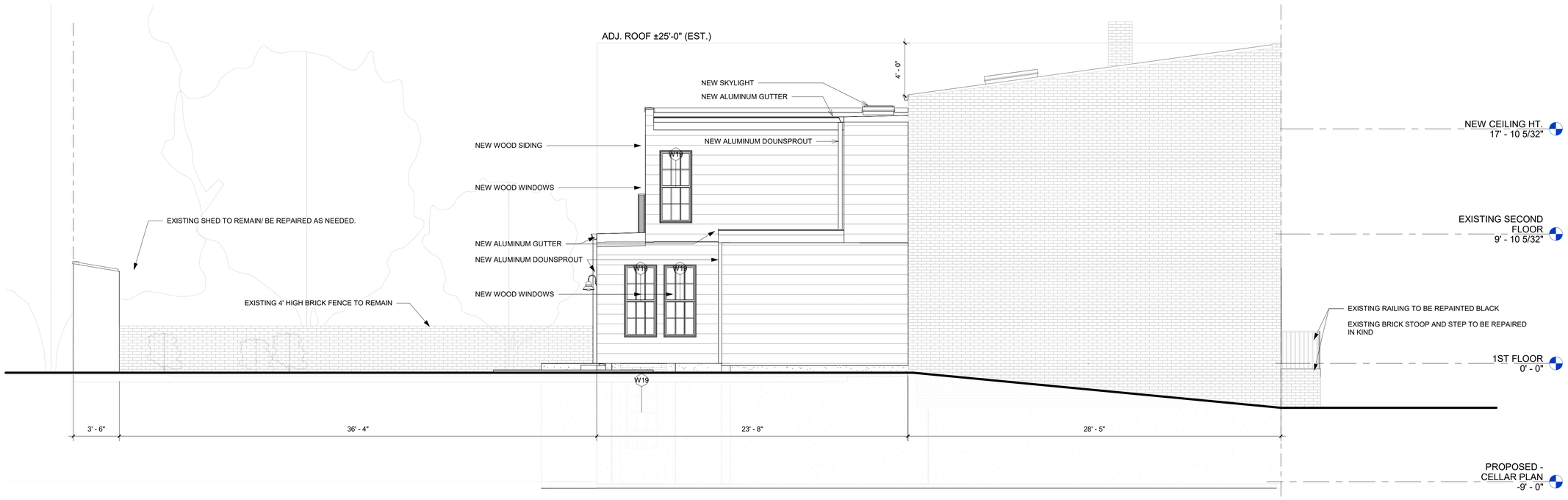
LEFT SIDE ELEVATIONS

1519 26TH STREET NW · EXISTING AND PROPOSED · REAR ADDITION VISIBLE ALONG THE LEFT SIDE



1 EXISTING LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



2 PROPOSED LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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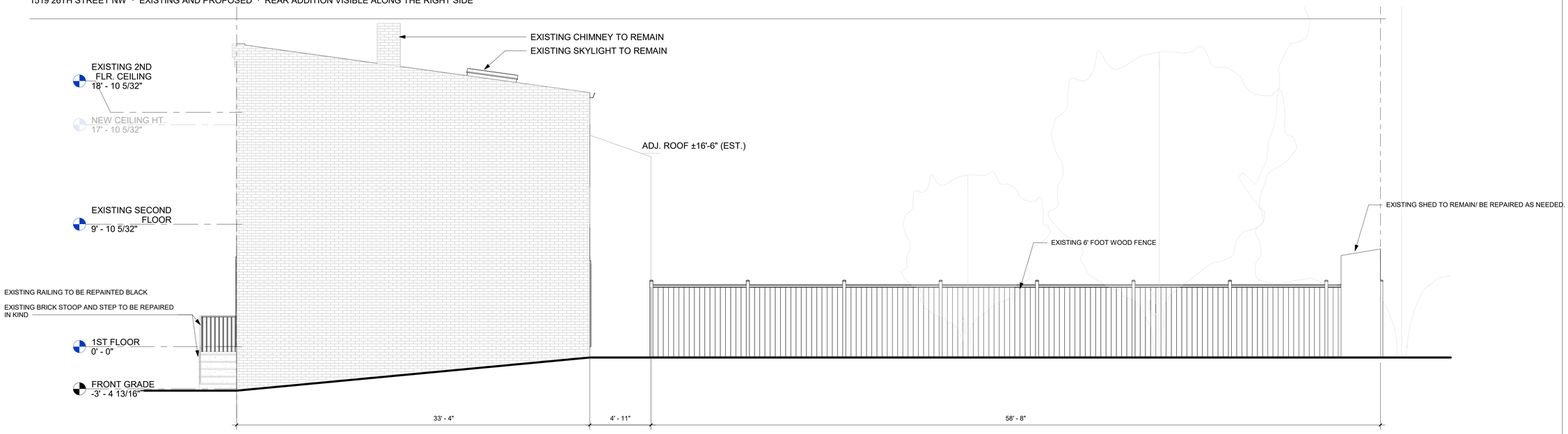
LEFT SIDE ELEVATIONS

SCALE 1/4" = 1'-0"

A5.1

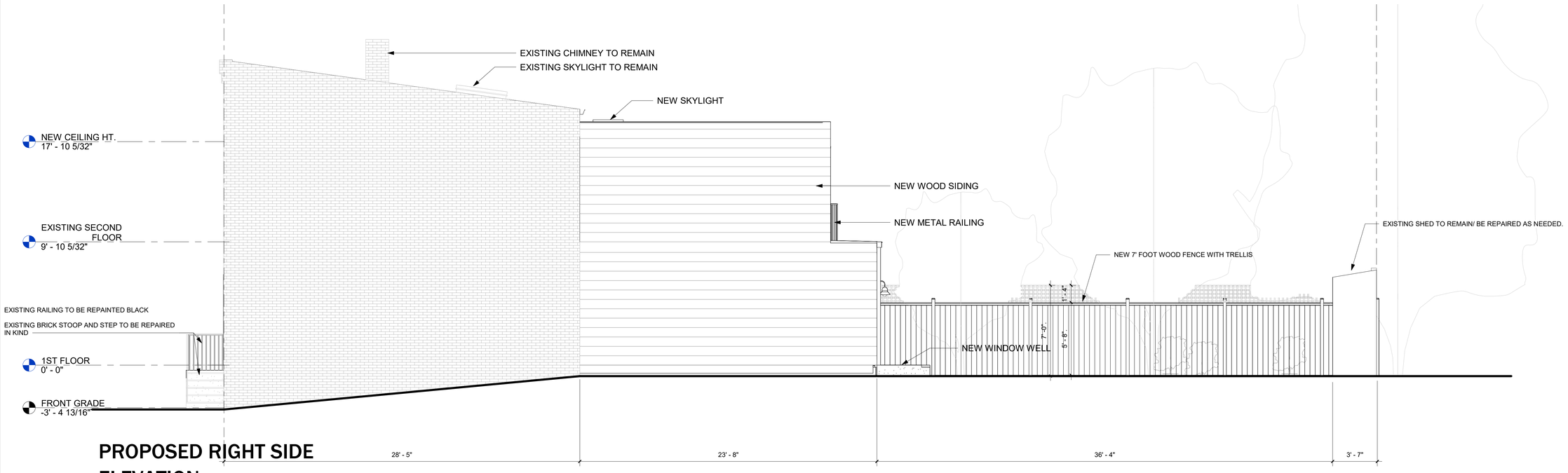
RIGHT SIDE ELEVATIONS

1519 26TH STREET NW · EXISTING AND PROPOSED · REAR ADDITION VISIBLE ALONG THE RIGHT SIDE



1 EXISTING RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



2 PROPOSED RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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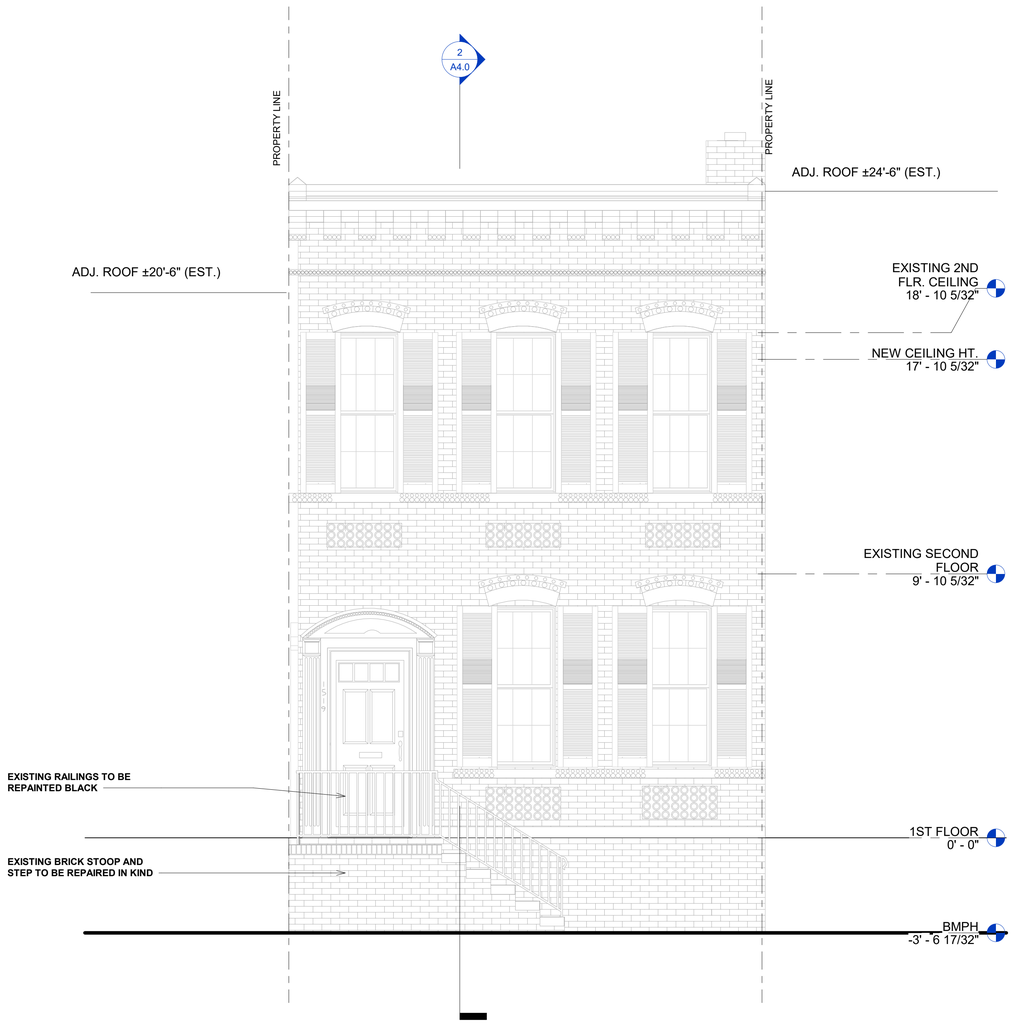
RIGHT SIDE ELEVATIONS

SCALE 1/4" = 1'-0"

A5.2

FRONT ELEVATIONS

1519 26TH STREET NW · EXISTING AND PROPOSED · ADD A CELLAR WINDOW - REPAIR BRICK STOOP AND STAIR - REPAIR RAILINGS/PAINT BLACK



1 FRONT ELEVATION - EXISTING

SCALE: 3/8" = 1'-0"

2 FRONT ELEVATION - PROPOSED

SCALE: 3/8" = 1'-0"

EXISTING FRONT STOOP, STEPS AND RAILINGS

REPAIR IN KIND; REPAINT RAILINGS BLACK. SEE 1/A5.3 AND 2/A5.3.



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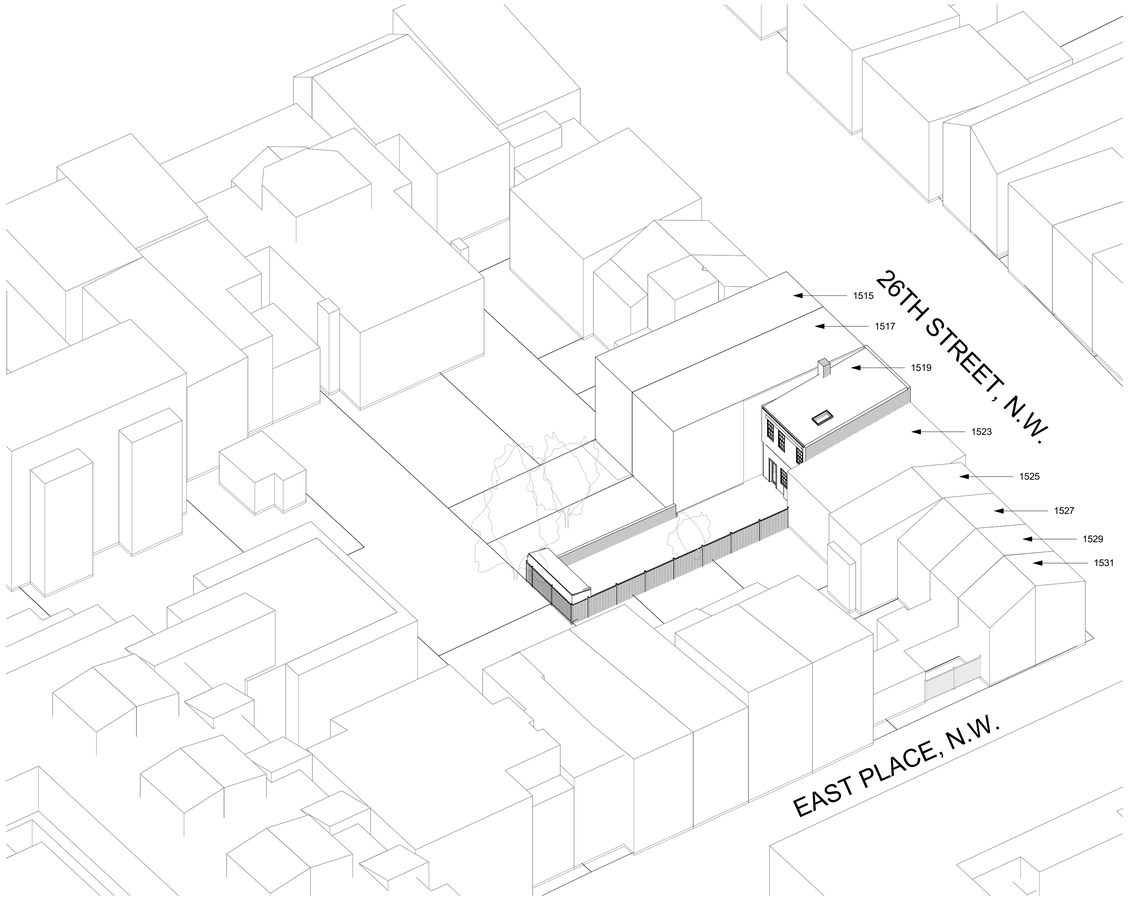
FRONT ELEVATIONS - EXISTING AND PROPOSED

SCALE: 3/8" = 1'-0"

A5.3

1519 26TH STREET NW - REAR MASSING IN CONTEXT - EXISTING

ALL PROPOSED SIGNIFICANT WORK IS AT THE REAR



1 EXISTING MASSING - REAR AERIAL

SCALE:



3 EXISTING - 3D REAR VIEW

SCALE:

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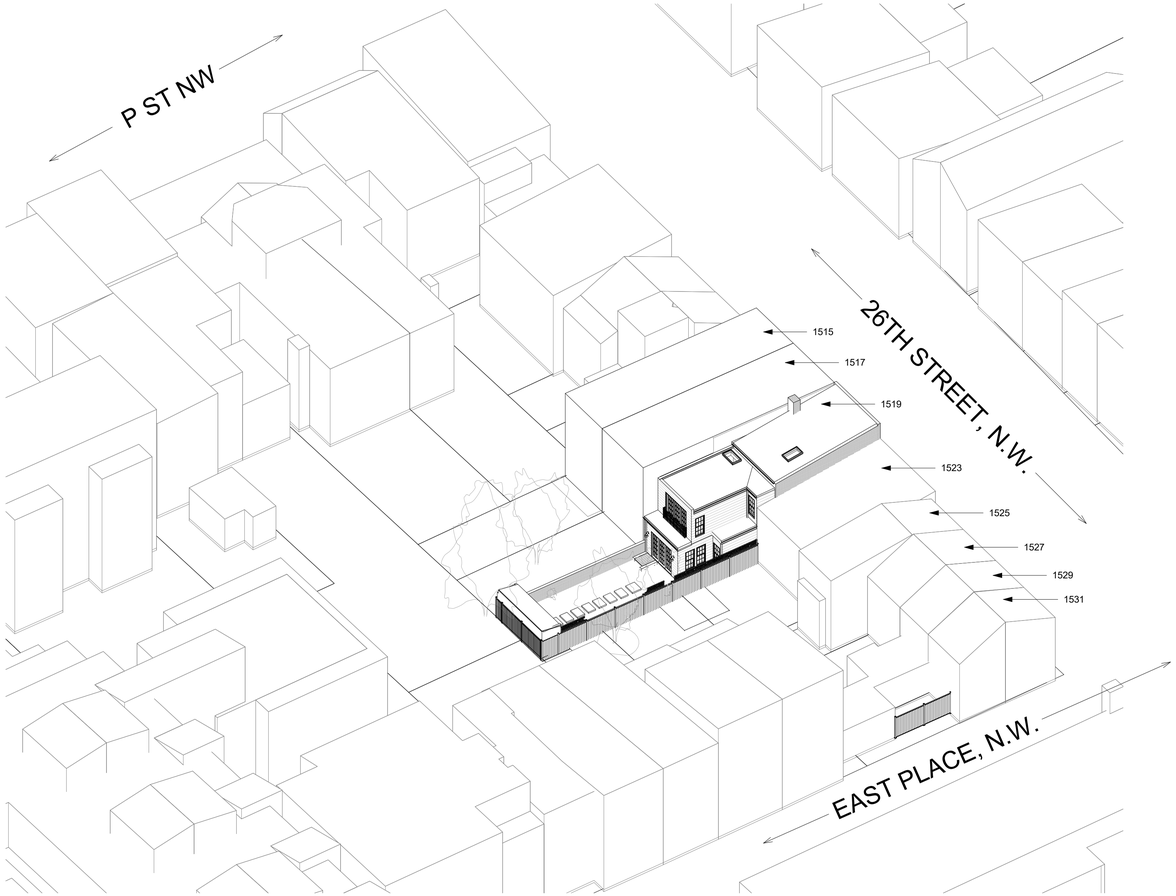
3D VIEWS
- REAR
MASSING
IN
CONTEXT

SCALE

A6.0

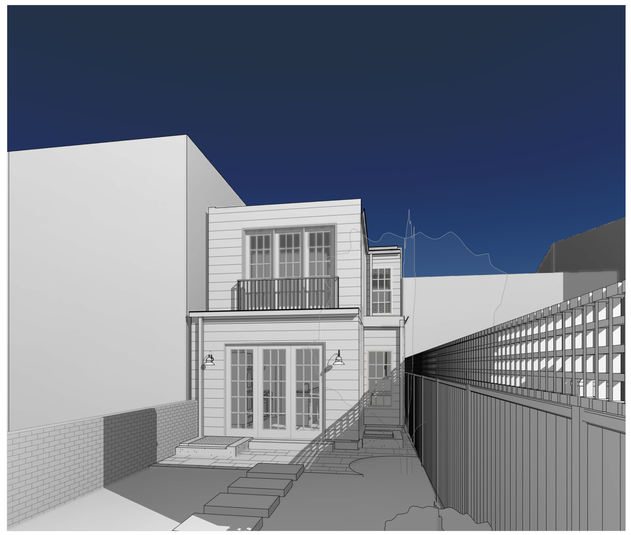
1519 26TH STREET NW - REAR MASSING IN CONTEXT - PROPOSED

ALL PROPOSED SIGNIFICANT WORK IS AT THE REAR



PROPOSED MASSING - REAR AERIAL

2 SCALE:



PROPOSED - 3D REAR VIEW

1 SCALE:

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3D VIEWS
- REAR
MASSING
PROPOSED

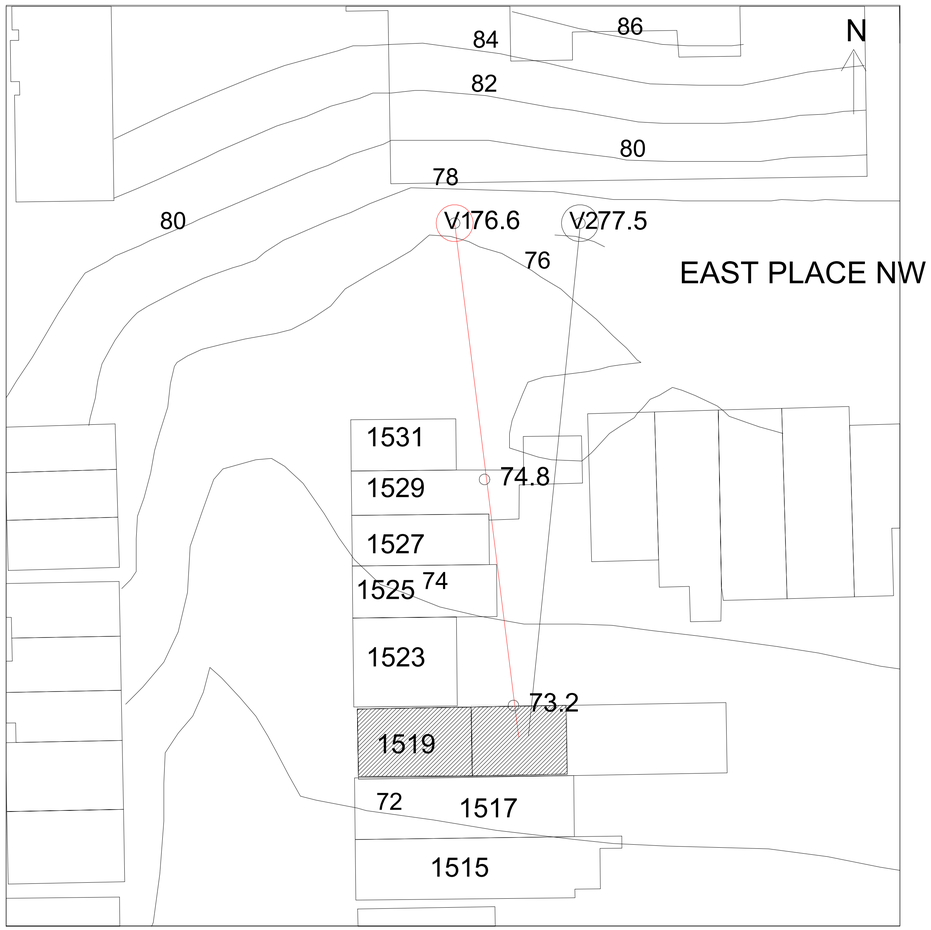
SCALE

A6.1

REAR ELEVATIONS

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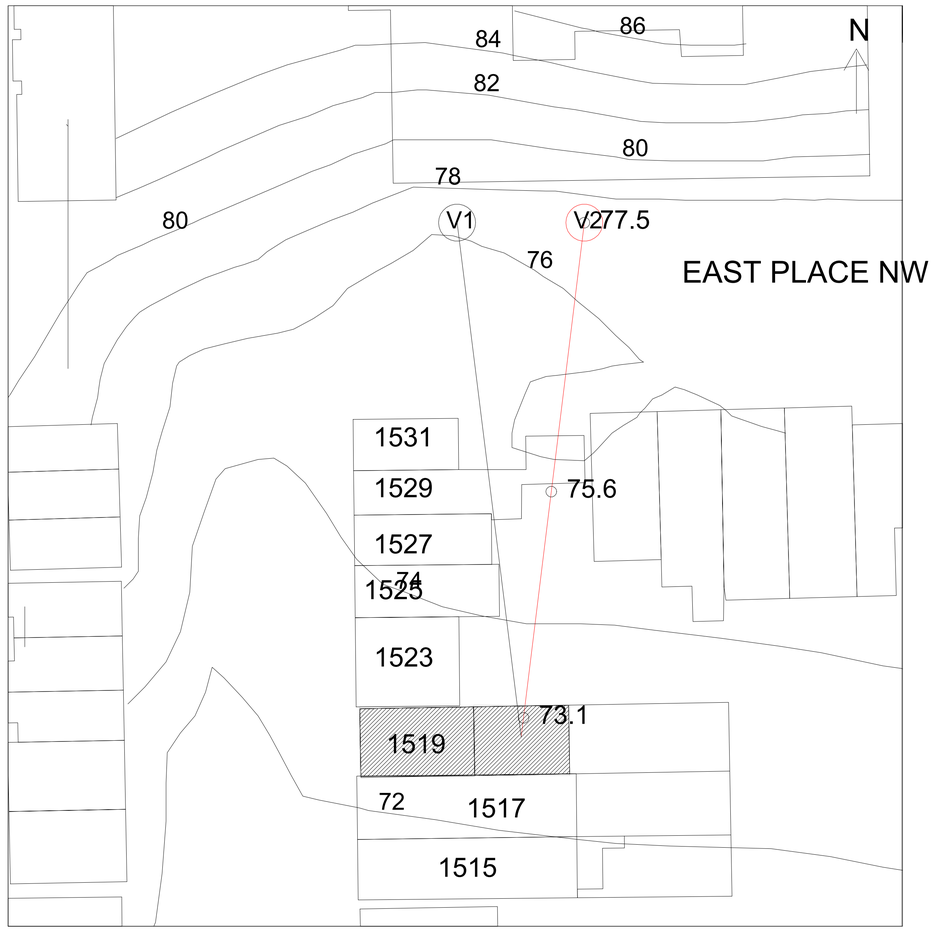
DC GIS TOPOGRAPHY - 2 FOOT CONTOURS (DC GIS ELEVATION SERVICE)



1 V1 SIGHTLINE - BLOCK PLAN

SCALE: 1" = 40'-0"

DC GIS TOPOGRAPHY - 2 FOOT CONTOURS (DC GIS ELEVATION SERVICE)



2 V2 SIGHTLINE - BLOCK PLAN

SCALE: 1" = 40'-0"

VIEW STATIONS
V1 CENTRE OF THE 3'-0" NORTH SIDEWALK OF EAST PLACE NW, 121'-6" FROM LOT 92. EYE LEVEL 5'-8".
V2 CENTRE OF THE 3'-0" NORTH SIDEWALK OF EAST PLACE NW, 31'-9" EAST OF V1. EYE LEVEL 5'-8".

NOTES
1. THE RED LINE ON EACH KEY IS THE SIGHTLINE TAKEN IN THE CORRESPONDING LINE OF SIGHT SECTION.
2. SECTIONS AT V1 AND V2 ARE SHOWN ON A6.3 AND A6.4 RESPECTIVELY.
3. CONTOUR INTERVAL 2 FT, DC GIS DATUM. CONTOUR ACCURACY APPROX. +/- 1'-0".
4. SIDEWALK WIDTHS AND V1-TO-LOT 92 DISTANCE MEASURED FROM THE DC ZONING MAP (ZIM, DC OFFICE OF ZONING).
5. CONTEXT MASSING FROM DC GIS FOOTPRINTS. 1529 GARAGE / PORCH HEIGHT FIELD-ESTIMATED FROM STREET VIEW.

SOURCE: maps2.dcgis.dc.gov > DCGIS_DATA / Elevation > Topography - 2 Foot Contours.

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BLOCK PLAN - 26TH STREET + EAST PLACE

SCALE 1" = 40'-0"

A6.2

1519 26TH STREET NW - VIEWS FROM EAST PLACE NW

VIEW STATION V1 - CENTER OF 3'-0" NORTH SIDEWALK OF EAST PLACE NW, 121'-6" FROM LOT 92, EYE LEVEL 5'-8". SEE BLOCK PLAN A6.2 FOR LOCATION.



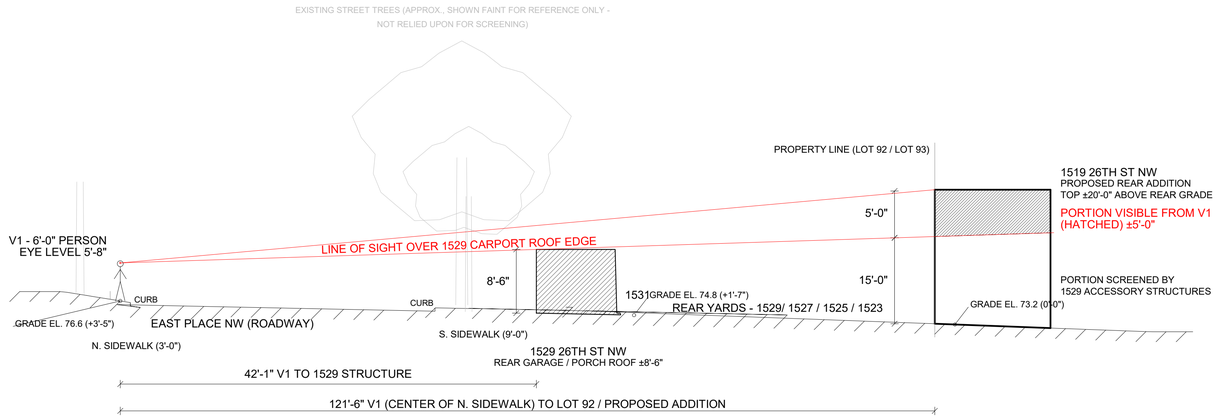
1 EXISTING - VIEW FROM EAST PLACE NW (V1)

SCALE:



2 PROPOSED - VIEW FROM EAST PLACE NW (V1)

SCALE:

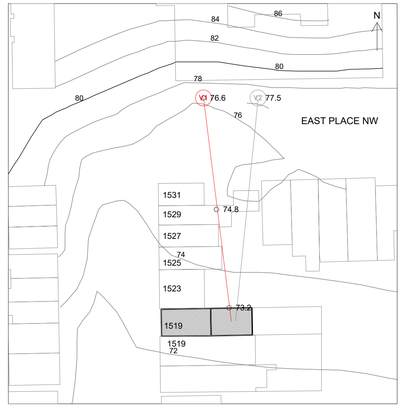


LINE OF SIGHT SECTION - VIEW STATION V1 (NORTH SIDEWALK OF EAST PLACE NW)

SECTION TAKEN ALONG V1 SIGHTLINE SHOWN ON BLOCK PLAN. GRADES PER DC GIS TOPOGRAPHY - 2 FOOT CONTOURS (DC OCTO ELEVATION SERVICE; SEE TOPOGRAPHY KEY). ELEVATIONS ARE DC GIS DATUM.
SECTION HEIGHTS ARE MEASURED FROM 1519 REAR GRADE (DC GIS EL. 73.2 = 0'-0"). ROADWAY 6" BELOW CURB. TREES SHOWN FAINT, APPROX. CONTOUR ACCURACY APPROX. +/- 1'-0".
SIDEWALK WIDTHS (N. 3'-0", S. 9'-0") AND V1-TO-LOT 92 DISTANCE (121'-6") MEASURED FROM DC ZONING MAP (ZIM, DC OFFICE OF ZONING).
CONTEXT MASSING FROM DC GIS FOOTPRINTS; 1529 GARAGE / PORCH HEIGHT FIELD-ESTIMATED FROM STREET VIEW.

TOPOGRAPHY KEY - V1 SIGHTLINE

DC GIS TOPOGRAPHY - 2 FOOT CONTOURS (DC GIS ELEVATION SERVICE)



CONTOUR INTERVAL 2 FT, DC GIS DATUM. SCALE: 1" = 40'-0" APPROX. AT SECTION SCALE.
SOURCE: maps2.dcgis.dc.gov > DCGIS_DATA / Elevation > Topography - 2 Foot Contours.

3 LINE OF SIGHT SECTION FROM V1 - PROPOSED (DC GIS GRADES)

SCALE: 3/32" = 1'-0"

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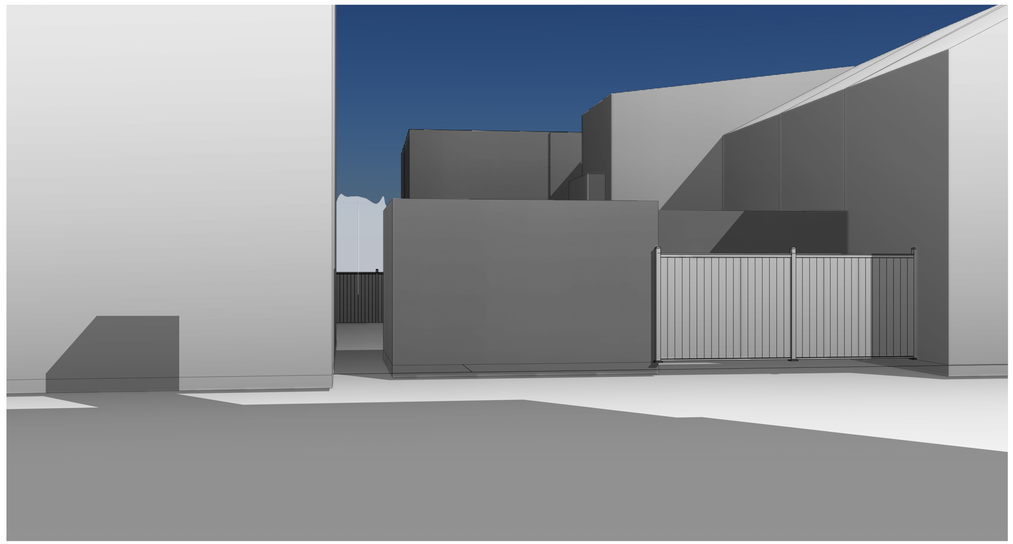
3D VIEWS - FROM EAST PLACE

SCALE 3/32" = 1'-0"

A6.3

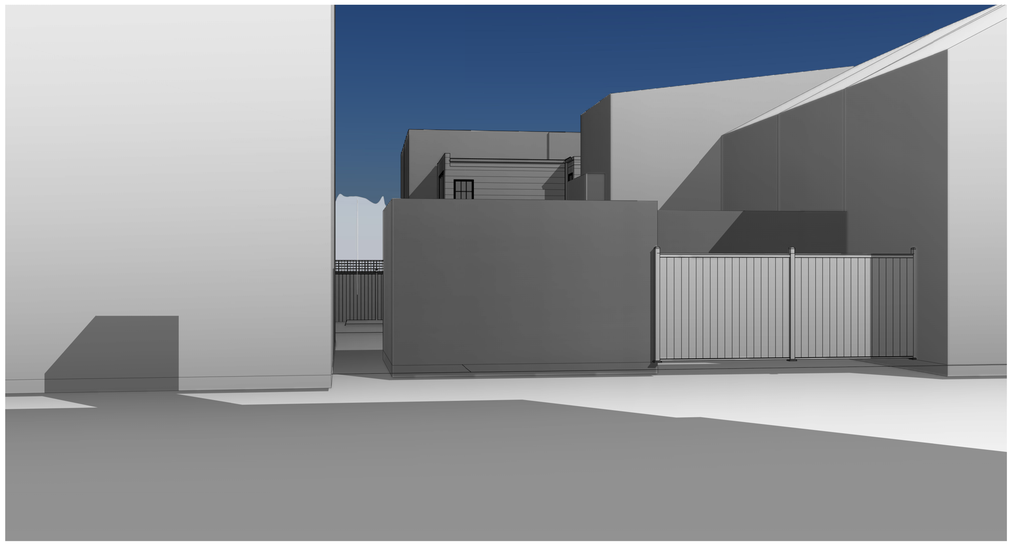
1519 26TH STREET NW - VIEWS FROM EAST PLACE NW (V2)

VIEW STATION V2 - CENTER OF 3'-0" NORTH SIDEWALK OF EAST PLACE NW, 31'-9" EAST OF V1, EYE LEVEL 5'-8". WIDER ANGLE PAST THE EAST END OF 1529. SEE BLOCK PLAN A6.2.



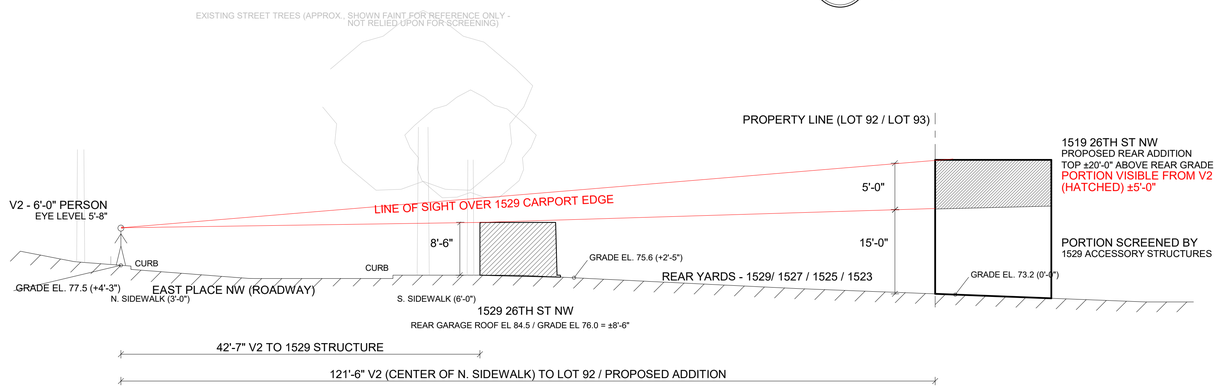
1 EXISTING - VIEW FROM EAST PLACE NW (V2)

SCALE:



2 PROPOSED - VIEW FROM EAST PLACE NW (V2)

SCALE:

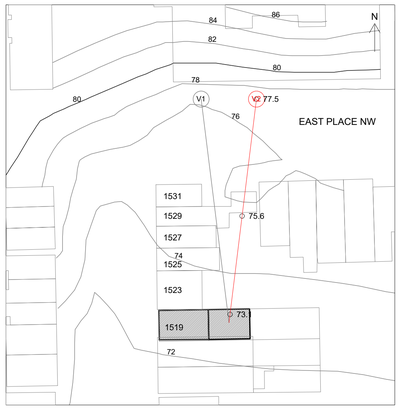


LINE OF SIGHT SECTION - VIEW STATION V2 (NORTH SIDEWALK OF EAST PLACE NW)

SECTION TAKEN ALONG V2 SIGHTLINE SHOWN ON BLOCK PLAN. GRADES PER DC GIS TOPOGRAPHY - 2 FOOT CONTOURS (DC OCTO ELEVATION SERVICE; SEE TOPOGRAPHY KEY). ELEVATIONS ARE DC GIS DATUM.
SECTION HEIGHTS ARE MEASURED FROM 1519 REAR GRADE (DC GIS EL. 73.2 = 0'-0"). ROADWAY 6" BELOW CURB. TREES SHOWN FAINT, APPROX. CONTOUR ACCURACY APPROX. +/- 1'-0".
SIDEWALK WIDTHS (N. 3'-0", S. 6'-0") AND V1-TO-LOT 92 DISTANCE (121'-6") MEASURED FROM DC ZONING MAP (ZIM, DC OFFICE OF ZONING). V2 IS ON THE SAME SIDEWALK, 31'-9" EAST OF V1.
CONTEXT MASSING FROM DC GIS FOOTPRINTS; 1529 GARAGE / PORCH HEIGHT FIELD-ESTIMATED FROM STREET VIEW.

TOPOGRAPHY KEY - V2 SIGHTLINE

DC GIS TOPOGRAPHY - 2 FOOT CONTOURS (DC GIS ELEVATION SERVICE)



CONTOUR INTERVAL 2 FT, DC GIS DATUM. SCALE: 1" = 40'-0" APPROX. AT SECTION SCALE.
SOURCE: maps2.dcgis.dc.gov > DCGIS_DATA / Elevation > Topography - 2 Foot Contours.

3 LINE OF SIGHT SECTION FROM V2 - PROPOSED (DC GIS GRADES)

SCALE: 3/32" = 1'-0"

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3D VIEWS - FROM EAST PLACE (V2)

SCALE 3/32" = 1'-0"

A6.4

REAR YARD - EXISTING PHOTOS

1519 26TH STREET NW · GEORGETOWN HISTORIC DISTRICT · REAR ADDITION AND INTERIOR ALTERATIONS · OLD GEORGETOWN BOARD SUBMISSION



1. REAR ELEVATION - EXISTING CONDITION



2. REAR YARD LOOKING BACK TOWARD THE HOUSE

PHOTOGRAPGHS FROM EAST PLACE, N.W.







3. EXISTING FRENCH DOORS AND PAINTED BRICK



4. REAR WALL AND ADJOINING SIDED ADDITION



5. REAR YARD AND ADJOINING FENCE



6. REAR WALL AT ADJOINING PARTY WALL



7. EXISTING SATELLITE DISH AND GUTTER



8. ADJOINING BRICK PARTY WALL

1 REAR YARD - EXISTING PHOTOGRAPHS

NOT TO SCALE

PHOTOGRAPHS TAKEN ON SITE. WORK TO THE 26TH STREET FACADE IS LIMITED TO A NEW CELLAR WINDOW AND REPAIR OF THE EXISTING STOOP, STEPS AND RAILINGS. SEE A5.3.
1519-26th-St-NW-OGB-CONCEPT-10.22.2026.pdf

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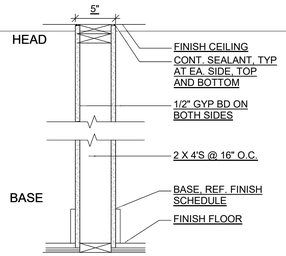
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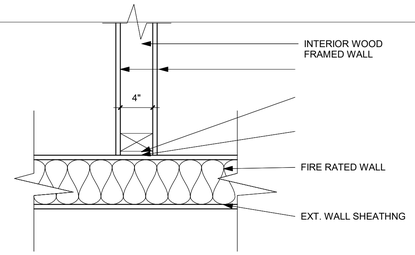
REAR YARD - EXISTING PHOTOS

SCALE **NONE**

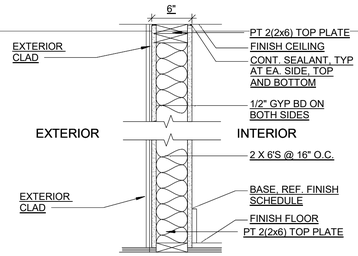
A6.5



WT1 INTERIOR PARTITION DETAIL



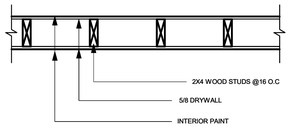
TYP. WALL CONNECTION DETAIL



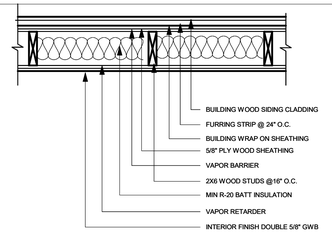
WT2 EXTERIOR WALL DETAIL (1HR RATED)

INTERIOR PARTITION & CONNECTION DETAIL

1 SCALE: 1 1/2" = 1'-0"

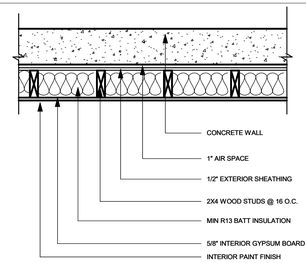


WT1 INT. PARTITION WALL



WT2 EXTERIOR WALL

1HR FIRE RATED WALL



WT3 BRICK ON WOOD WALL

1HR FIRE RATED WALL

WALL TYPES

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

FINISH & PRODUCT SCHEDULE

KITCHEN & BATH FINISHES

LOCATION	DESCRIPTION	MANUFACTURER	PRODUCT / MODEL #	FINISH / STYLE	NOTES
Kitchen	Kitchen Cabinets	Wolf Home Products	Shaker-style	White	Standard kitchen cabinet
Kitchen	Countertop	Caesarstone	Pure White Quartzite 3CM	Durable, stain-resistant	Kitchen countertop
Kitchen	Backsplash	Daltile	Gloss White, Subway Tile 3x9	Gloss finish	Kitchen backsplash
Bathrooms	Vanity Cabinet	Bertch	Wall-mounted	White	All bathroom vanities
Bathrooms	Bathroom Countertop	Caesarstone	Pure White Quartzite 3CM	Scratch-resistant	Bathroom countertop
Bathrooms	Bathroom Wall Tile	Daltile	Gloss White, 4x10	Gloss finish	Bathroom wall tile
Bathrooms	Bathroom Floor Tile	Daltile	12x24 Melted Ice	Moisture-resistant	Bathroom floors

PLUMBING FIXTURES

LOCATION	DESCRIPTION	MANUFACTURER	PRODUCT / MODEL #	FINISH / STYLE	NOTES
Bathrooms	Toilet	TOTO	CST746CSMFG#01	White, dual-flush	WaterSense certified
Bathrooms	Shower Set	Delta	T14464-BL	Matte black, single-lever	Matte finish shower fixture
Bathrooms	Sink	Kohler	K-20000-0	White ceramic, undermount	24"x20", scratch-resistant
Bathrooms	Faucet	Delta	9159-AR-DST	Chrome, single-handle	Low-flow design
Kitchen	Kitchen Sink	Kraus	KHU101-17	Stainless steel, single-basin	18"x18", compact sink
Kitchen	Kitchen Faucet	Delta	9159-AR-DST	Chrome, pull-down	Low-flow design

PAINT & FLOORING

LOCATION	DESCRIPTION	MANUFACTURER	PRODUCT / MODEL #	FINISH / STYLE	NOTES
Interior Walls	Interior Paint	Benjamin Moore	Balboa Mist 1549, Flat	Throughout interior	General interior paint
Bathroom Walls	Bathroom Paint	Sherwin-Williams	Emerald Urethane, Satin	Low-VOC, moisture-resistant	Suitable for bathrooms
Exterior Walls	Exterior Paint	Benjamin Moore	Aura Exterior, Flat	Weather-resistant	Exterior paint for building
Flooring	Wood Flooring	TBD	4" Sand-in-Place Oak	Oil-based stain, 3 coats	General flooring
Bathroom Floor	Bathroom Floor Tile	Daltile	12x24 Melted Ice	Durable tile	Bathroom floors
Shower Floor	Shower Floor Tile	Daltile	Hexagon Gloss White, 2x2	Non-slip surface	Shower floors

DOOR PRODUCTS

DOOR TYPE	MANUFACTURER	PRODUCT	SIZE	MATERIAL	FINISH / STYLE	NOTES
Interior Door	Masonite	Door	30"x80"	Solid core	Primed for paint, smooth finish	Suitable for interiors
Entry Door	Masonite	Door	32"x80"	Solid core	Primed for paint, pre-hung	Fire-rated entry door

DOOR HARDWARE

LOCATION	HARDWARE ITEM	MANUFACTURER	MODEL #	FINISH	NOTES
All Interior Doors	Lever Handle	Schlage	F10-V-ACC	Satin Nickel	Non-locking passage lever
Main Entry Door	Deadbolt Lock with Lever Handle	Schlage	B60-N-CEN	Satin Nickel	Fire-rated entry door hardware
Unit Entry Door	Peephole	Prime-Line	U 10313	Satin Nickel	180-degree viewer
Side Door	Privacy Lever Handle	Kwikset	730TNL-15	Satin Nickel	Privacy lock for bathroom
Closet Door	Knob Handle	Kwikset	97402-771	Matte Black	Basic knob handle for closets

WINDOW SCHEDULE

WINDOW NAME	W8	W19
WINDOW PLAN		
WINDOW FRONT ELEVATION		
REMARKS	FIXED	DOUBLE HUNG

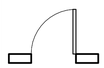
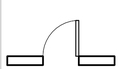
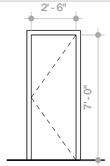
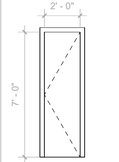
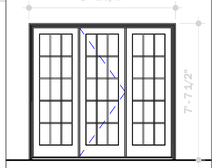
WOOD WINDOW (RED GRANDIS FSC 100 %)

PRODUCT TYPE - DOUBLE HUNG
FRAME/SASH - WOOD
FRAME DEPTH = 4 9/16"
SASH BOTTOM RAIL 3 1/4"
SASH STILE = 1 13/16"
SASH BOTTOM RAIL = 3 1/4"
SASH MIDDLE RAIL = 1 13/16"
WOOD WINDOW (RED GRANDIS FSC 100 %)
FINISH
EXTERIOR FINISH = PAINTED, FIRST COAT
INTERIOR FINISH = PAINTED, FIRST COAT
COAT = WHITE
HARDWARE
LOCK COLOR = UNLACQUERED BRASS
QUANTITY = 1
SCREEN
FRAME = ALUMINUM
COLOR = ICE WHITE
MESH = INVISIBLE

GLASS
LOW-E, INSULATED DOUBLE
EGRESS
MIN. OPENING REQUIREMENT = 5.7 SF
PROVIDED = 6.32 SF

****PROVIDE HALF-HEIGHT INSECT SCREENS AT ALL APPLICABLE OPERABLE WINDOWS. FULL-HEIGHT SCREENS ARE NOT PROPOSED. DOUBLE-HUNG WOOD WINDOWS WITH HALF-HEIGHT INSECT SCREENS AT LOWER SASH ONLY.****

DOOR SCHEDULE

DOOR NAME	D02	D04	10884 FR
DOOR PLAN			
DOOR FRONT ELEVATION			
REMARKS			

WOOD FRENCH & SIDE DOOR (RED GRANDIS FSC 100%)

CONFIGURATION TYPE - INSWING
FRAME/SASH - WOOD
FRAME DEPTH = 6 9/16"
SILL = ANODIZED
SILL FINISH = BRONZE
WOOD SASH DEPTH = 1 3/4"
WOOD FRENCH DOOR (RED GRANDIS FSC 100 %)
STILES AND RAILS
HEAR RAIL = 3 5/8"
BOTTOM RAIL = 3 5/8"
SIDE STILE = 3 5/8"
FINISH
EXTERIOR FINISH = PAINTED, FIRST COAT
INTERIOR FINISH = PAINTED, FIRST COAT
COAT = WHITE
GLASS
INSULATED (DOUBLE), LOW E 272/ARGON,
COLOR SPACER = BLACK
GRILLS OPTIONS
SAME AS SASH
GRILLES
SDL 7/8" ,
GRILLE PATTERN = COLONIAL
SPACER BAR COLOR = BLACK
GRILLE EXTERIOR TYPE = PUTTY GLAZE
INTERIOR TYPE = COLONIAL
HARDWARE
HARDWARE DOOR = MANUAL MULTIPOINT LOCK
ADJUSTABLE HINGES 4 1/4"x 3 3/4"
POLISHED BRASS

DOOR AND WINDOW SCHEDULE

SCALE: 1/4" = 1'-0"

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3033 New Mexico Ave, Washington DC 20016
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PROJECT
1519 26TH STREET NW
WASHINGTON, DC 20007
SQUARE 1264 / LOT 0092
REAR ADDITION +
INTERIOR ALTERATIONS
GEORGETOWN
HISTORIC DISTRICT

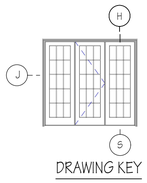
ARCHITECTURAL DESIGNER
LKM DESIGN+BUILD LLC
WASHINGTON, DC

ISSUE
OLD GEORGETOWN BOARD
CONCEPT SUBMISSION
NOT FOR CONSTRUCTION

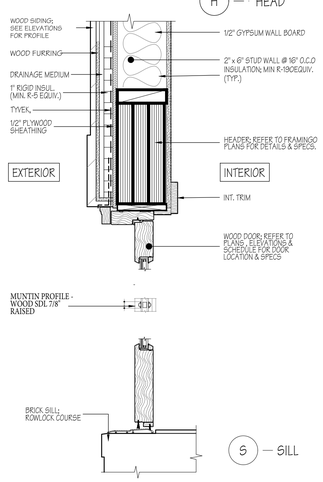
TYPES AND SCHEDULES

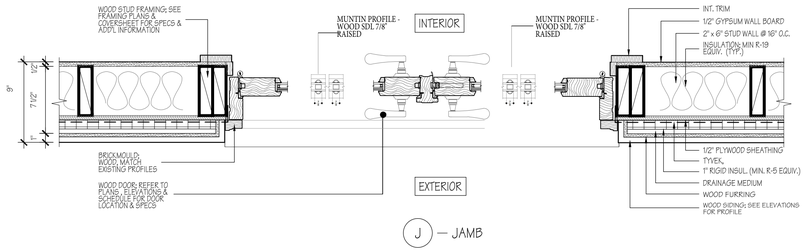
SCALE AS NOTED

A7.0



DRAWING KEY





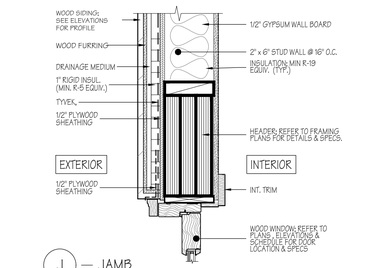
1/1 PROPOSED: REAR FRENCH DOOR. DETAIL (TYP)

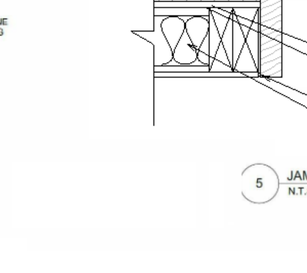
1 1/2" = 1'-0"



DRAWING KEY

N.T.S.



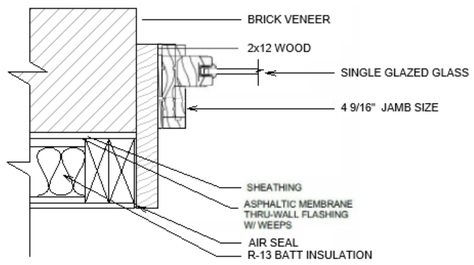


1/1 PROPOSED: REAR WIN. DETAIL (TYP)

1 1/2" = 1'-0"

4 SILL DETAILS

N.T.S.

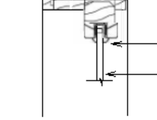


5 JAMB DETAILS

N.T.S.

1/1 PROPOSED: FRONT WIN. DETAIL (TYP)

N.T.S



DRAWING KEY

N.T.S.

NOTE:
FIXED, NON-OPERABLE PRIMED PINE WOOD SASH WITH SINGLE-PANE, CLEAR, UNTINTED, NON-REFLECTIVE GLAZING

6 HEAD DETAIL

N.T.S.

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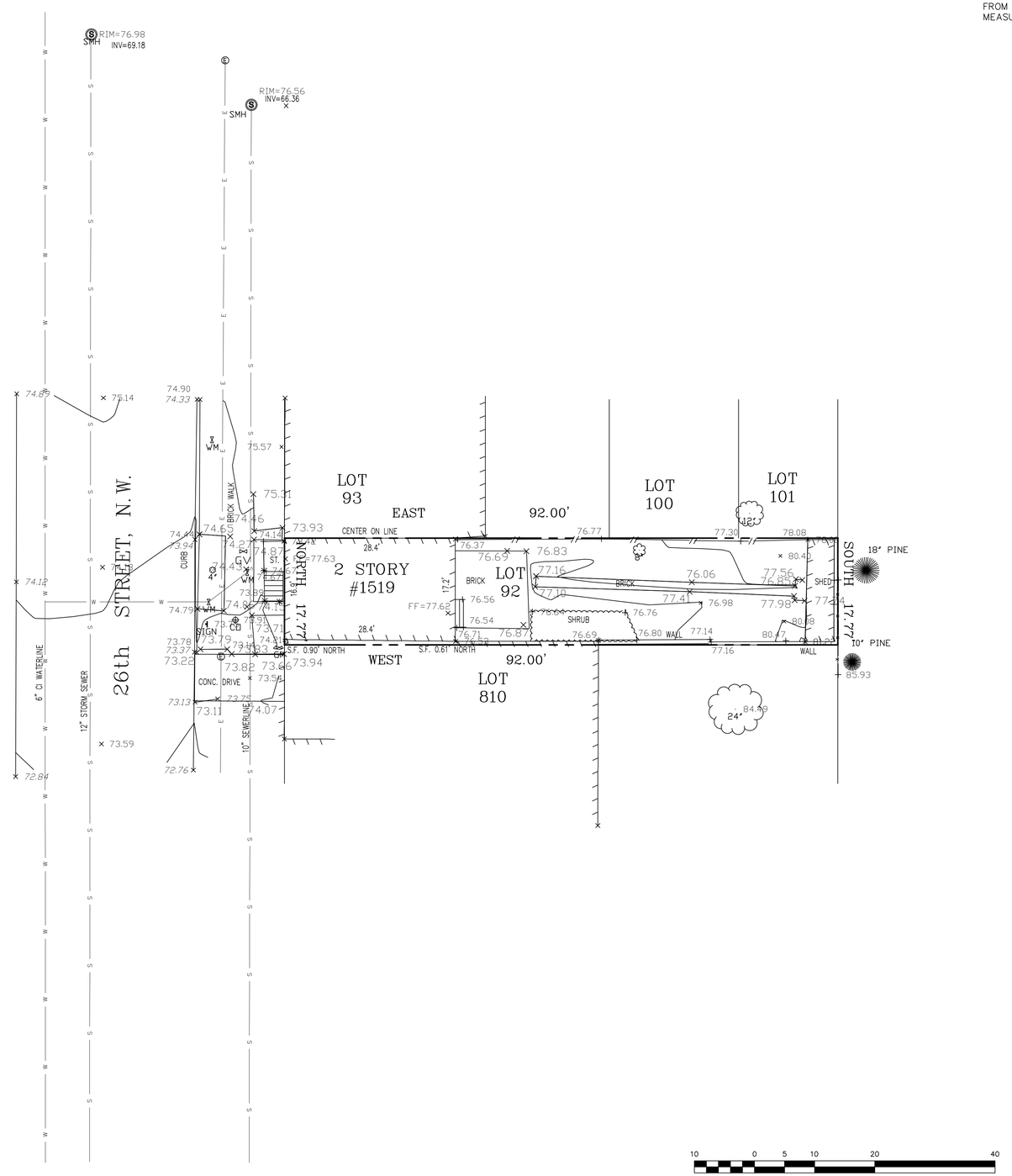
HEADER, JAMB AND DETAILS

SCALE AS NOTED

A7.1

D.C BOUNDARY NOTE

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM THE DISTRICT OF COLUMBIA SURVEYOR'S OFFICE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS.



LEGEND

These standard symbols will be found in the drawing.

- FIRE HYDRANT
- UTILITY POLE
- VALVE
- TREE
- TRAVERSE POINT
- MANHOLE
- TELEPHONE MANHOLE
- SIGN
- SEWER MANHOLE
- CLEAN OUT
- TREE
- LIGHT POLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- SHRUB
- WOOD FENCE
- CHAINLINK FENCE
- WATER LINE
- SEWER LINE

NOTES:

1.) THE SUBJECT PROPERTY IS LOCATED AS TAX ASSESSMENT NO. 1264 0092. THE SITE ADDRESS IS 1519 26th STREET, N.W., WASHINGTON, DC. 20007

2.) NO TITLE REPORT FURNISHED.

3.) ON SITE BENCH MARK (NONE)

4.) THE VERTICAL DATUM IS BASED ON DC SEWER MANHOLE.

KRIS CONSULTANTS, LLC

301 PIPING ROCK DRIVE, SILVER SPRING, MD. 20905
TEL: (301) 439-1891 FAX: (301) 439-5636
EMAIL: KRISCONSULTANT1@VERIZON.NET

DISTRICT OF COLUMBIA ANTHONY GUY CURRIE No. LS-900223 LAND SURVEYOR

Surveyor's Certificate

I hereby certify to the best of my knowledge and belief that the information shown hereon is based on actual field measurements and that there are no encroachments across the property, unless otherwise shown.

7/31/2026

ANTHONY G. CURRIE, LS
DC LIC. No. 900223

DATE

TOPOGRAPHIC SURVEY
LOT 92 SQUARE 1264
1519 26TH STREET
NORTH WEST
WASHINGTON, D.C. 20007

DATE:	JULY 31, 2026
SCALE HZ:	1"=10'
SCALE VT:	N/A
DRAWN BY	K.S.
COMPUTED BY	K.S.
CHECKED BY	K.S.

C-1

DRAWING 1 OF 1