



OLD GEORGETOWN BOARD

SUBMISSION 4

OG 26-111, HPA 26-129

CONCEPT REVIEW

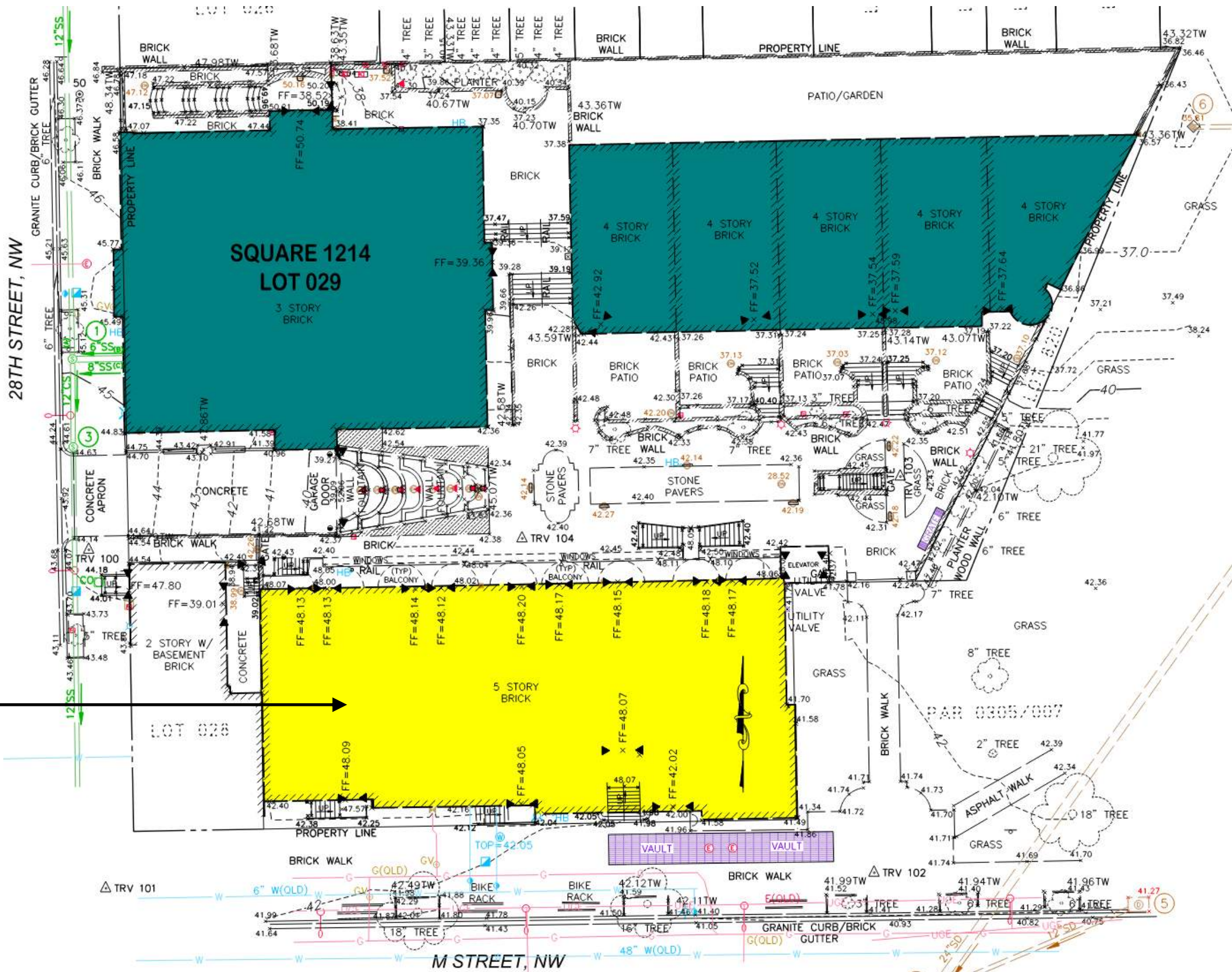
October 1st, 2026

2715 M STREET, NW DC

CONVERSION FROM MIXED USE TO RESIDENTIAL

6 TOWNHOUSES AND 2 PENTHOUSE CONDOS







VIEW FROM M STREET



VIEW FROM M STREET ENTRANCE



M STREET DETAIL VIEW



VIEW FROM ACROSS M STREET TOWARD ROCK CREEK PARK



VIEW FROM COURTYARD TO BACK OF BLDG



VIEW FROM STREET TO BACK OF BLDG

DETAIL VIEW OF THE REAR OF OUR BUILDING
SHOWING THE RIBBON WINDOWS AT
BASEMENT LEVEL, AND ELEVATED SHARED
WALKWAY ALONG BACK.

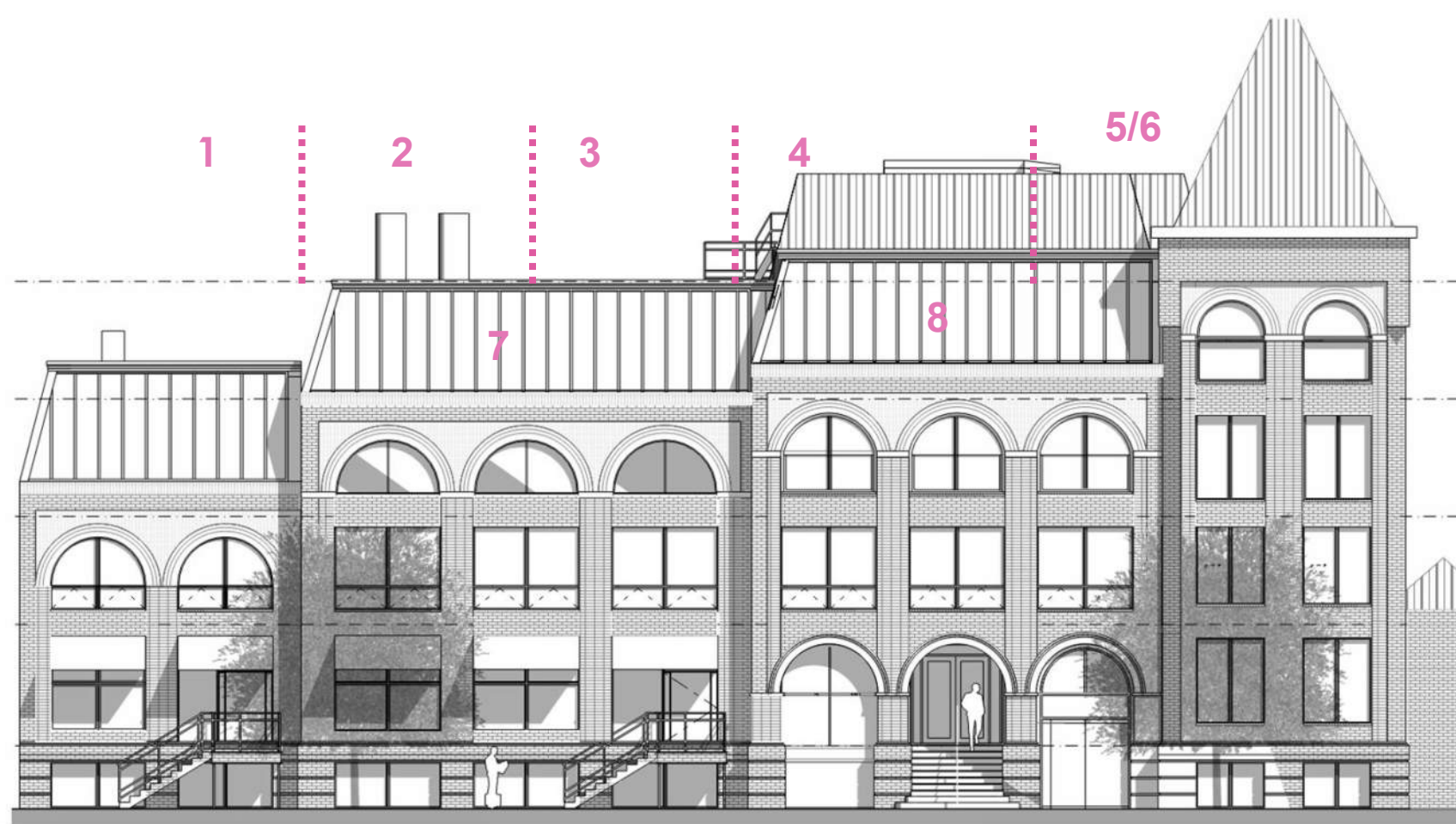


EXISTING TOWNHOMES BEHIND OUR BUILDING
WHICH ARE PART OF THE ORIGINAL DEVELOPMENT.

THESE TOWNHOMES PROVIDE A RECESSED
COURTYARD ENTRY DOWN AND CREATE A PRIVATE
"FRONT YARD" FOR EACH UNIT.



EXISTING FLOOR PLANS AND ELEVATIONS FOR REFERENCE

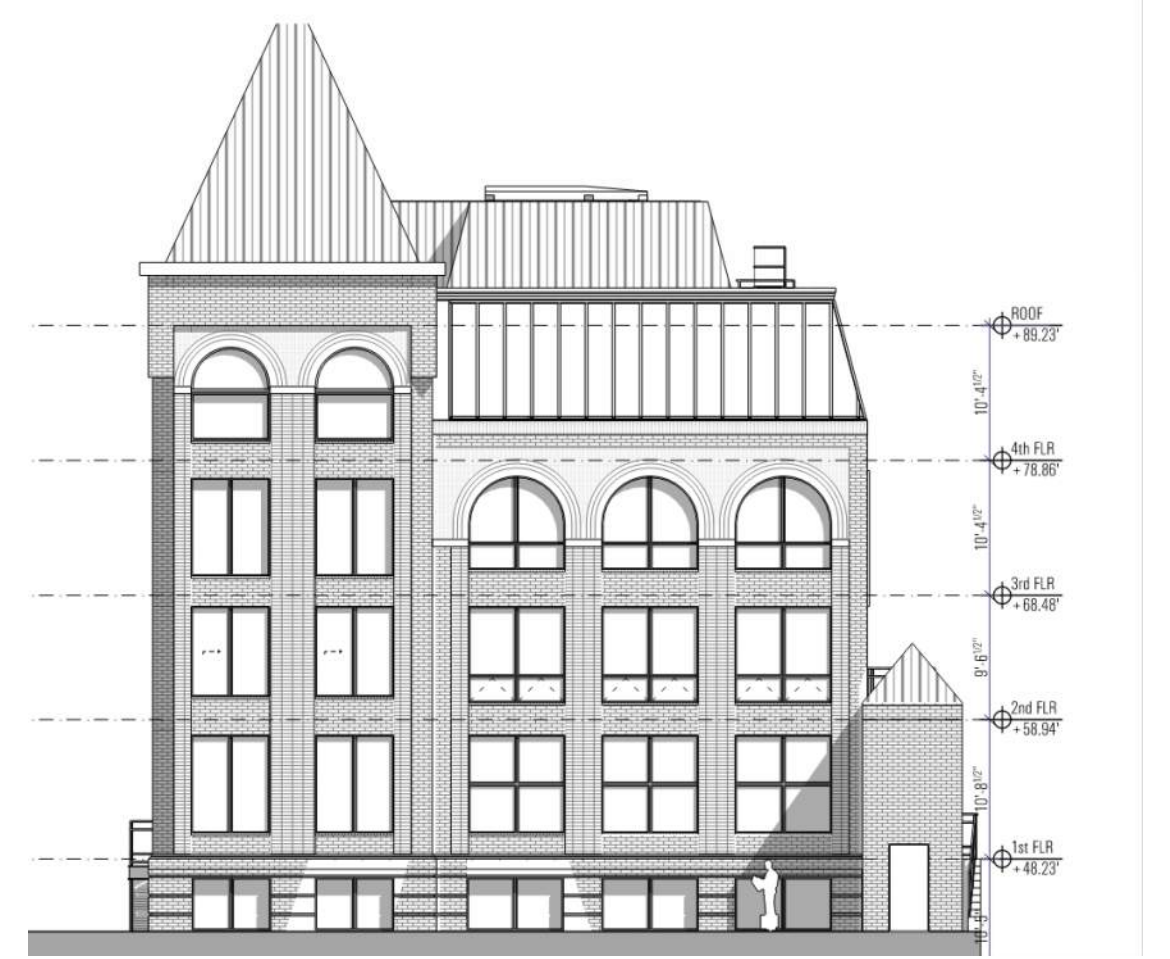


SOUTH ELEVATION

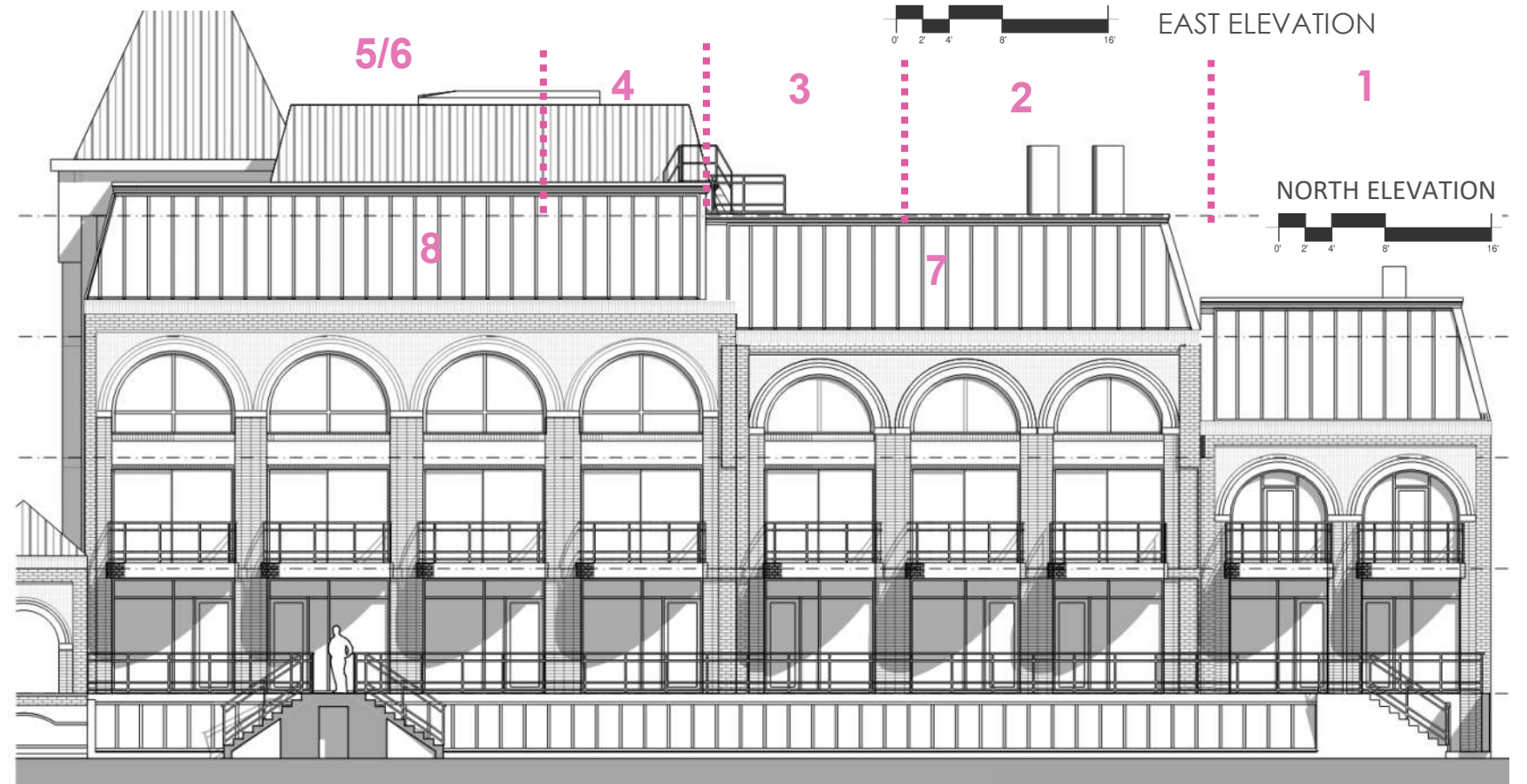
3 ARCHES APPEAR TO BE OPEN ENTRY



BASEMENT WINDOWS
ORIGINALLY ARCHED



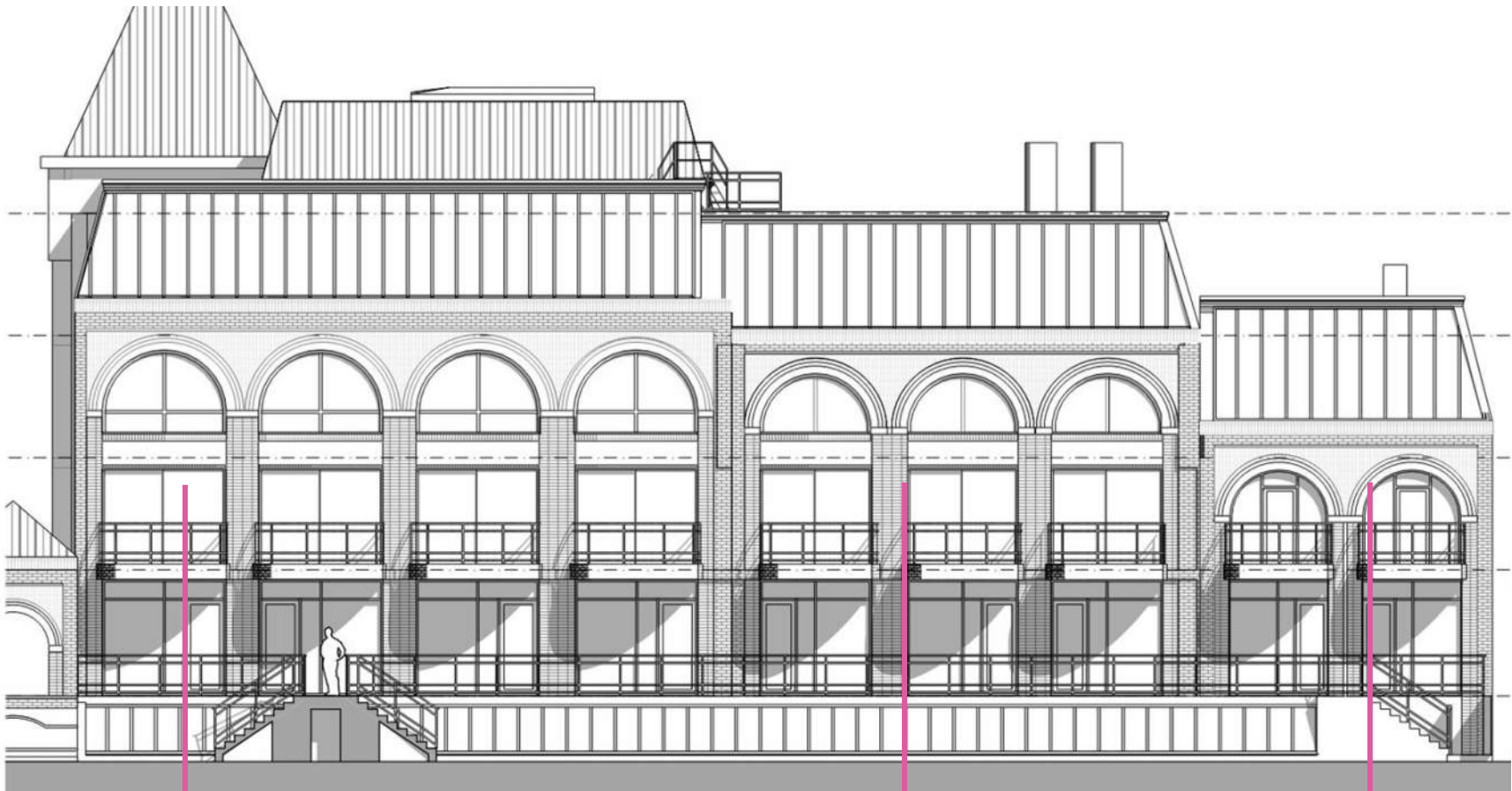
EAST ELEVATION



NORTH ELEVATION

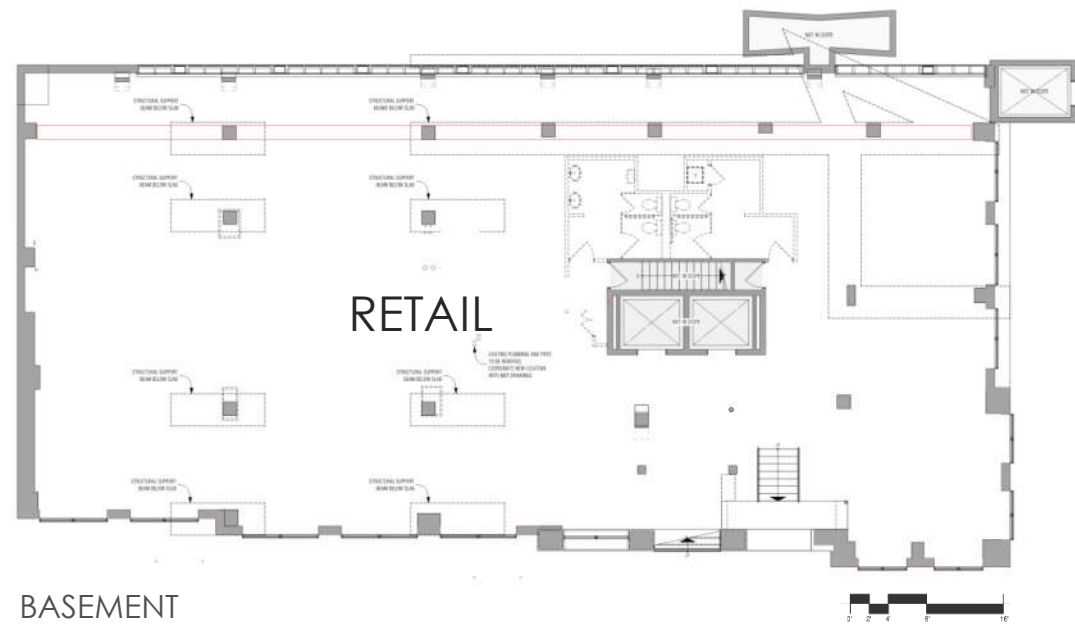


EXISTING REAR FACADE



EXISTING REAR ELEVATION – FOR REFERENCE





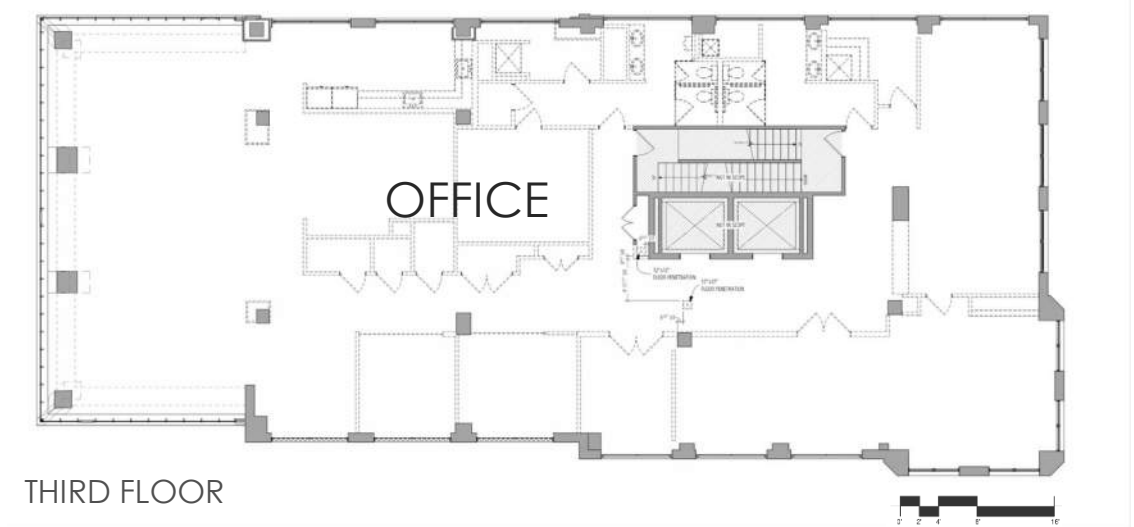
BASEMENT



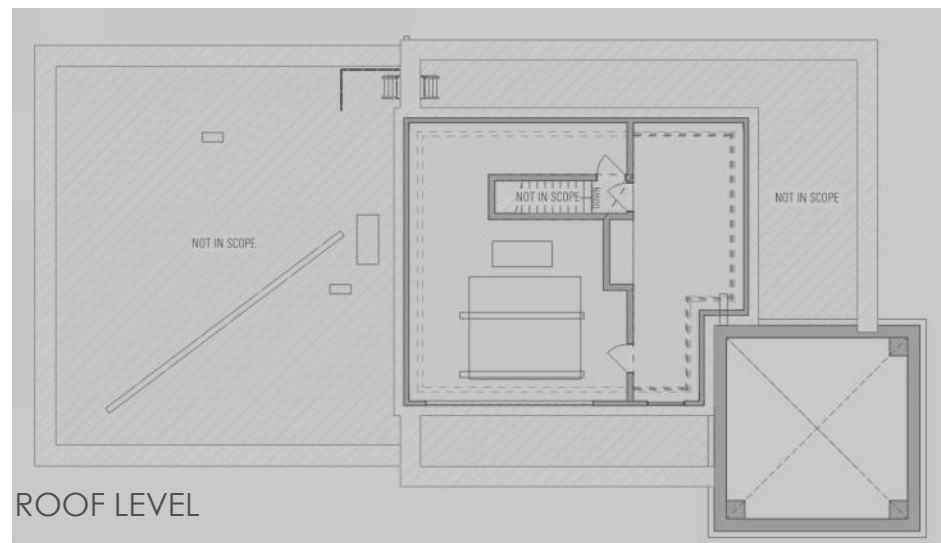
FIRST FLOOR



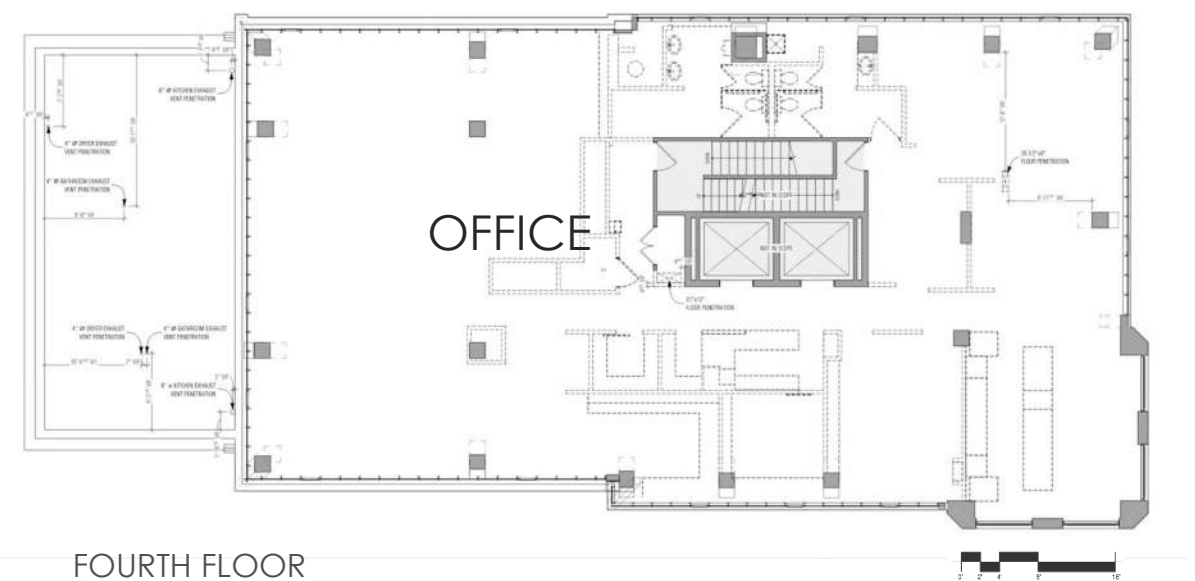
SECOND FLOOR



THIRD FLOOR



ROOF LEVEL



FOURTH FLOOR



PREVIOUS OGB HEARING TOPICS

5 KEY ELEMENTS "MUST HAVE'S" FOR
TOWNHOUSE LOOK AND FEEL

1. STREET PRESENCE FOR TOWNHOUSES
2. WINDOWS REPLACED WITH MORE
RESIDENTIAL SCALE
3. HEADERS AND SILLS WITH BRICK
DETAILING
4. MANSARD ROOF WINDOWS AND
FULL OPERABLE DOORS
5. REAR PATIO



OPTION 1: PRESENTED AT OGB-1
PRESENTATION AS PRELIMINARY CONCEPT



NOTE:
OGB FEEDBACK: RECESSED UNIT ENTRIES WITH
GLAZING ON THE LEFT SIDE OF MAIN ENTRY

OPTION 2: PRESENTED AT OGB-1
PRESENTATION AS PRELIMINARY CONCEPT

1. STREET PRESENCE FOR TOWNHOUSES
2. WINDOWS REPLACED WITH MORE RESIDENTIAL SCALE
3. MANSARD ROOF WINDOWS
4. REAR PATIO



EXISTING BUILDING ELEVATION



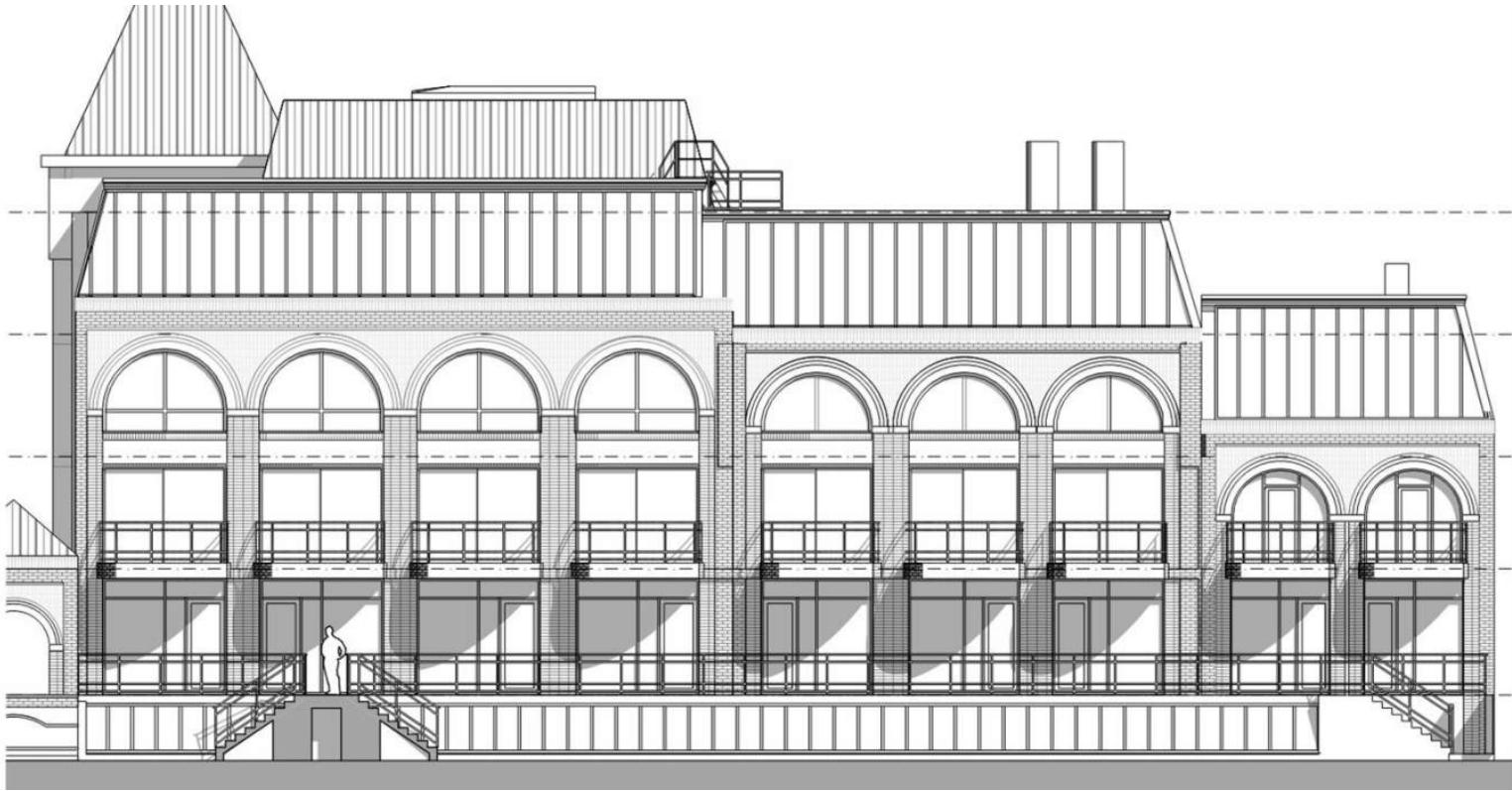
PROPOSED

N.T.S

10-01-2026 11

4 KEY ELEMENTS "MUST HAVE'S" FOR
TOWNHOUSE LOOK AND FEEL

1. STREET PRESENCE FOR TOWNHOUSES
2. WINDOWS REPLACED WITH MORE
RESIDENTIAL SCALE
3. MANSARD ROOF WINDOWS
4. REAR PATIO



EXISTING BUILDING ELEVATION



NORTH ELEVATION - COURTYARD

PROPOSED

N.T.S

2715 M ST NW DC

PRESENTED AT MAY HEARING

1. STREET PRESENCE FOR TOWNHOUSES
2. WINDOWS REPLACED WITH MORE RESIDENTIAL SCALE
3. MANSARD ROOF WINDOWS AND FULL OPERABLE DOORS
4. REAR PATIO



EXISTING BUILDING ELEVATION



EAST ELEVATION – FACING PARK

EAST ELEVATION - PARK

PROPOSED

N.T.S

PRESENTED AT MAY HEARING

10-01-2026 13

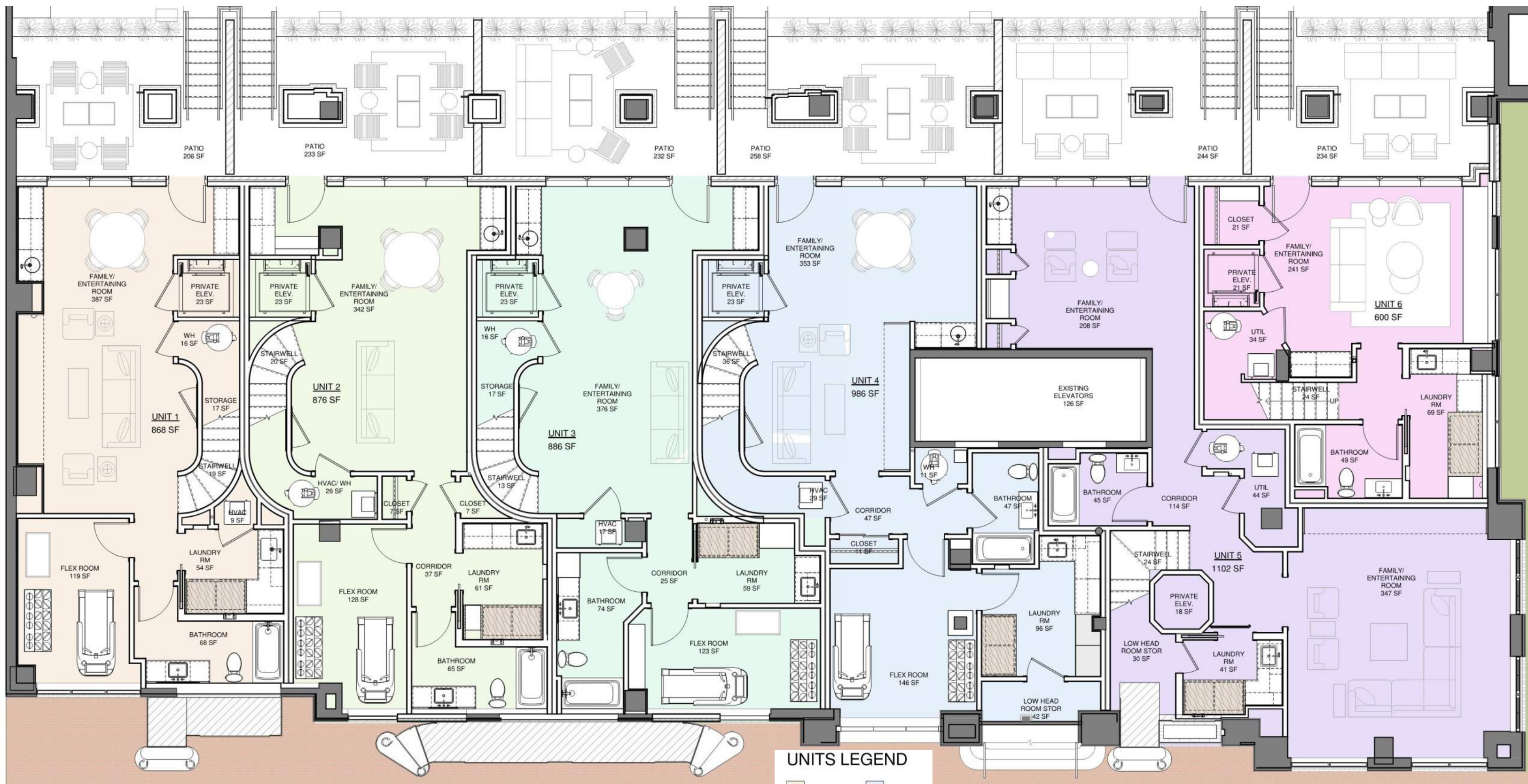


1st concept - February hearing



PRESENTED AT MAY HEARING

UPDATED PLANS

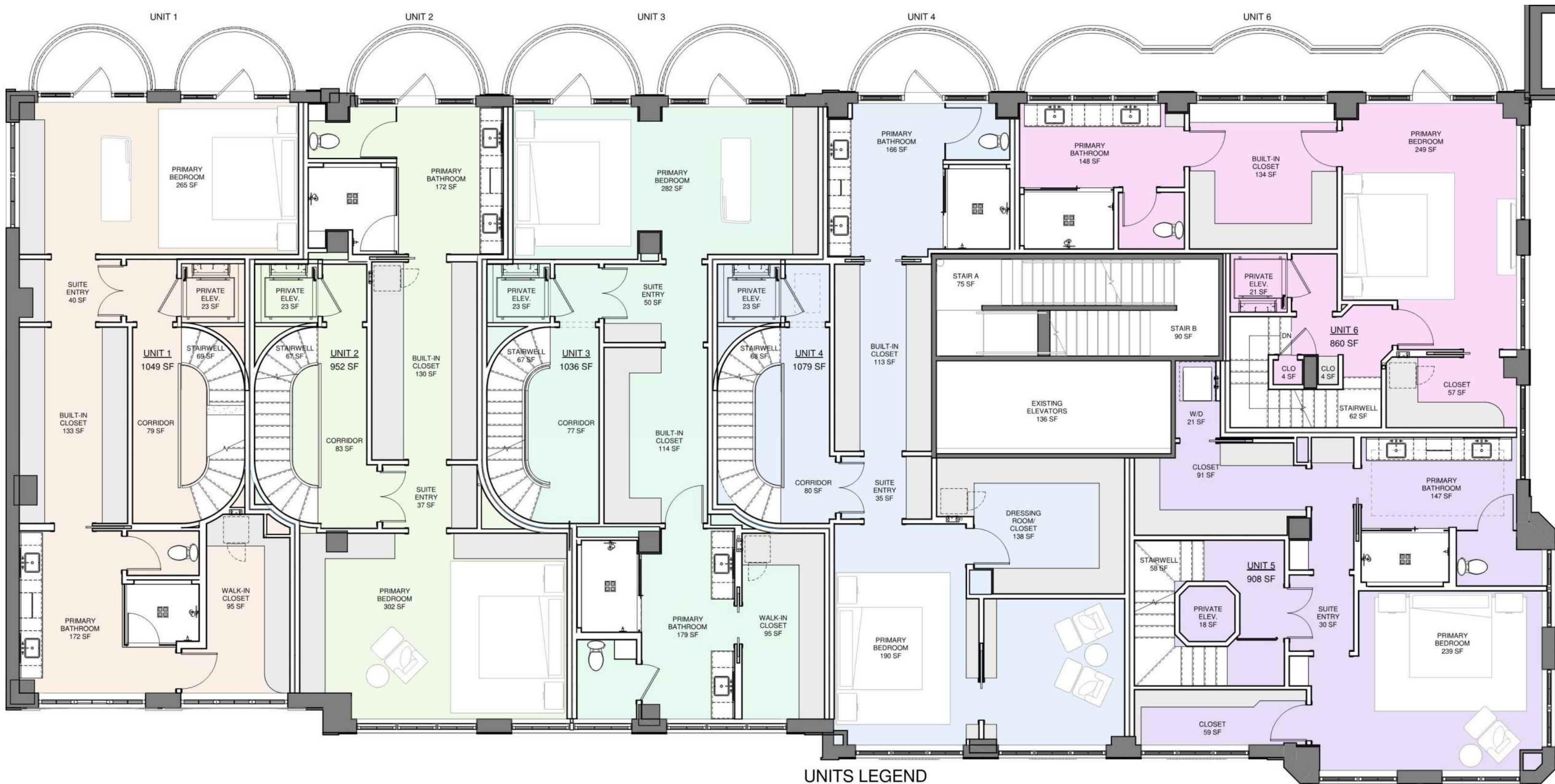


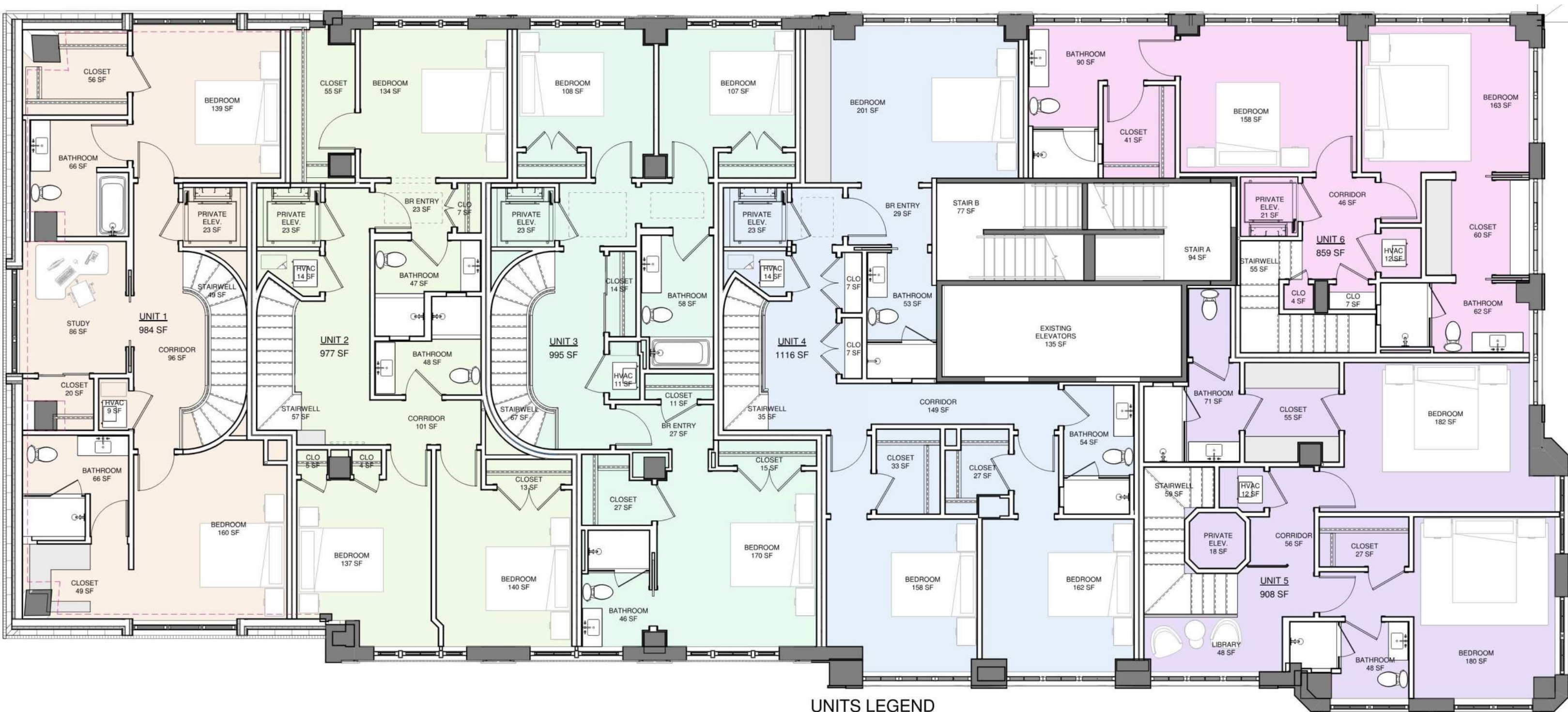
UNITS LEGEND

- | | |
|--------|--------|
| UNIT 1 | UNIT 4 |
| UNIT 2 | UNIT 5 |
| UNIT 3 | UNIT 6 |





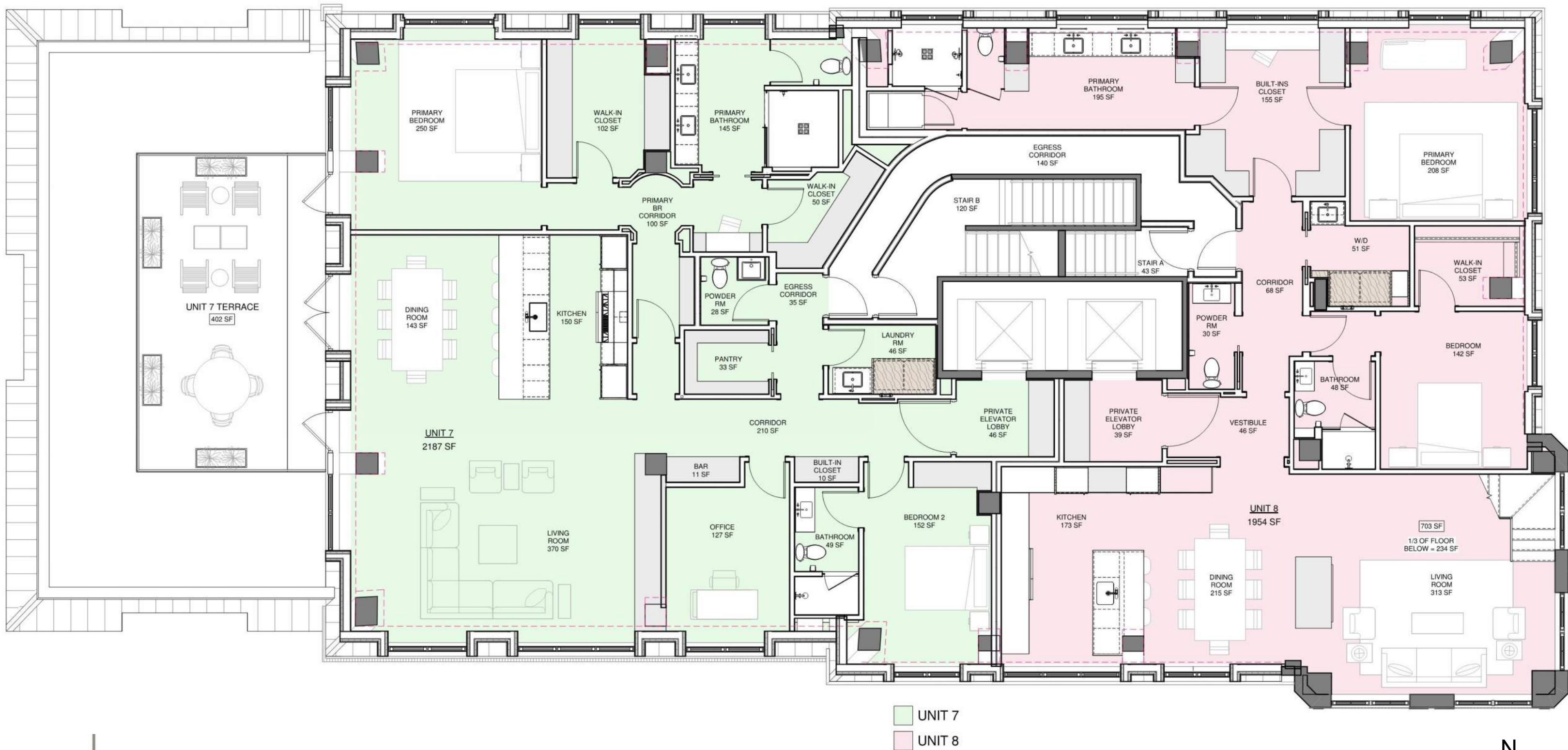




UNITS LEGEND

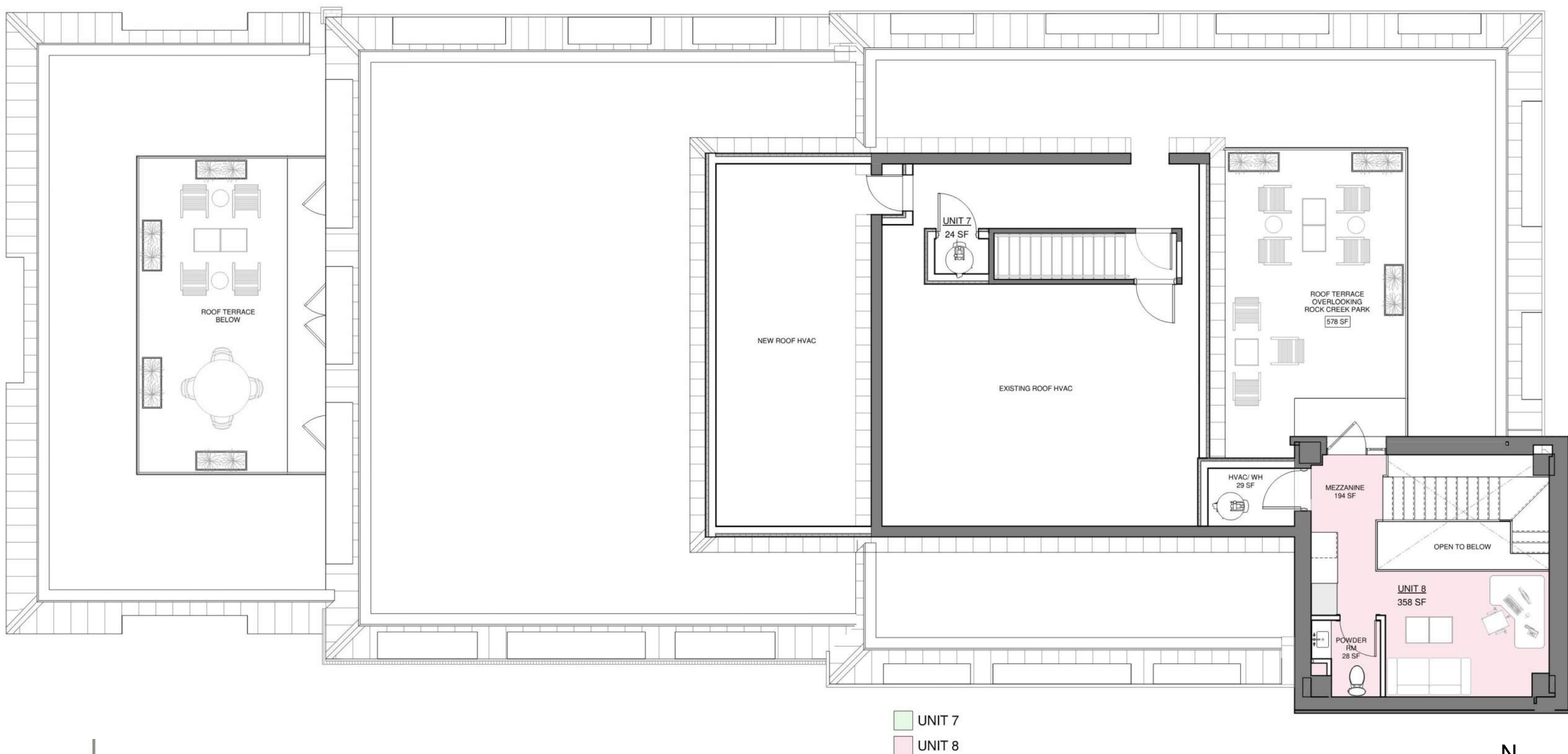
UNIT 1	UNIT 4
UNIT 2	UNIT 5
UNIT 3	UNIT 6





UNIT 7
UNIT 8





NEW EXTERIOR ELEMENTS PROPOSED

T.O. SPIRE
73' - 2 3/4"

T.O. PARAPET
48' - 11"

ROOF
40' - 9"

5TH FLOOR CLING
38' - 11"

5TH FLOOR
30' - 9"

5TH FLOOR CLING
28' - 7"

4TH FLOOR
20' - 2"

3RD FLOOR CLING
18' - 4"

3RD FLOOR
10' - 10"

2ND FLOOR CLING
8' - 11"

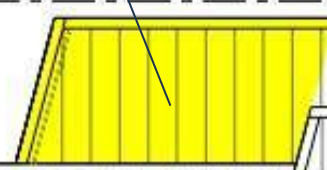
2ND FLOOR
0' - 0"

1ST FLOOR CLING
-1' - 11"

REAR PATIO
5' - 0"

FINISH
-6' - 4 1/4"

EXTENSION OF HVAC
MECHANICAL SCREENING



TO SPIRE
73' - 2 3/4"

TO PARAPET
48' - 11"

ROOF
40' - 0"

5TH FLOOR CLING
38' - 11"

5TH FLOOR
30' - 0"

4TH FLOOR CLING
28' - 7"

SEE ENLARGED
DETAIL NEXT PAGE

4TH FLOOR
20' - 2"

3RD FLOOR CLING
18' - 4"

3RD FLOOR
10' - 10"

2ND FLOOR CLING
8' - 11"

2ND FLOOR
0' - 0"

1ST FLOOR CLING
-1' - 11"

B.M.P.
-6' - 4 1/4"

1ST FLOOR
-10' - 4"

EXTENSION OF HVAC
MECHANICAL SCREENING

EXTENSION OF HVAC
MECHANICAL SCREENING



NO HVAC MECH SCREENING
VISIBLE FROM COURTYARD





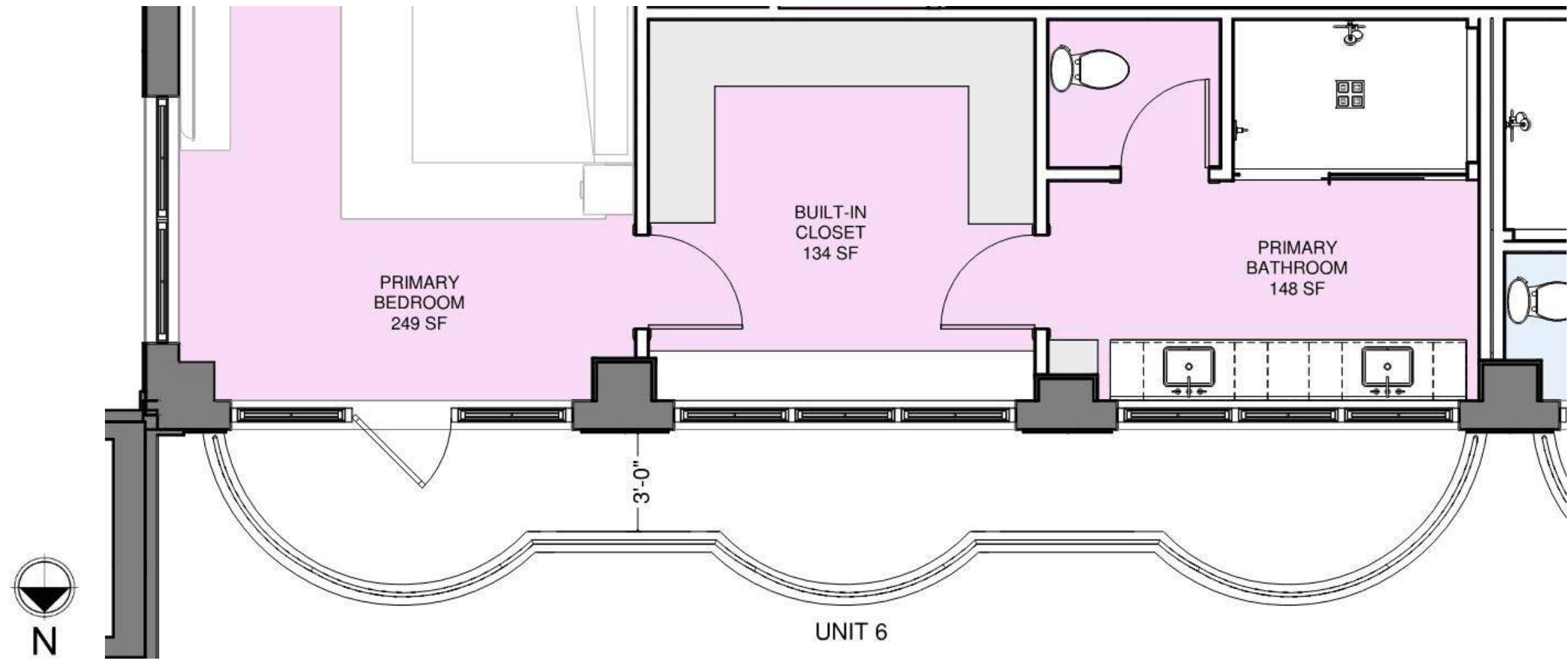
BRICK SIZED EXHAUST VENTS, TYP.

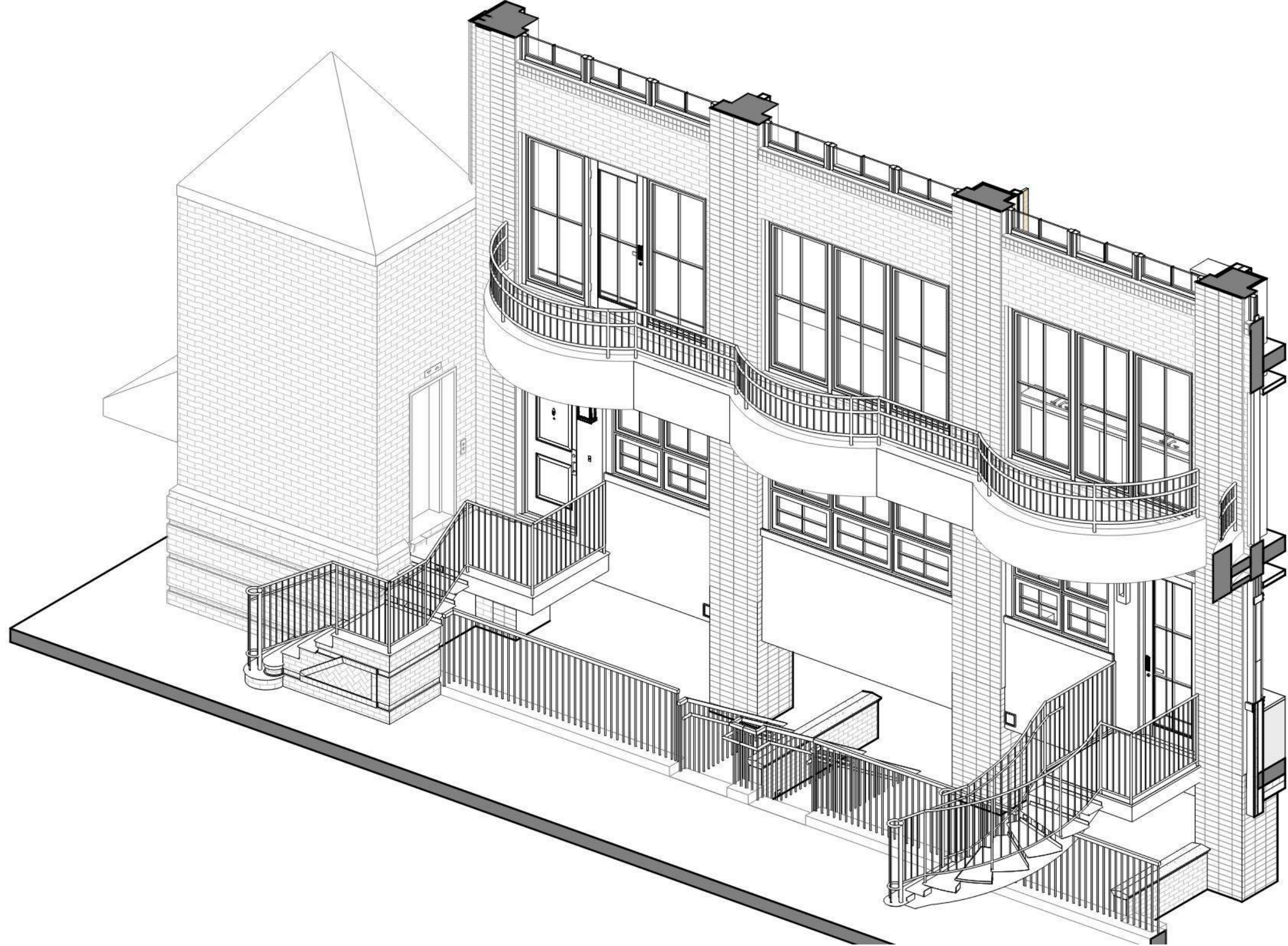
3' JOIN BETWEEN BALCONIES
AT UNIT #6, MATERIAL AND
COLOR TO MATCH EXISTING

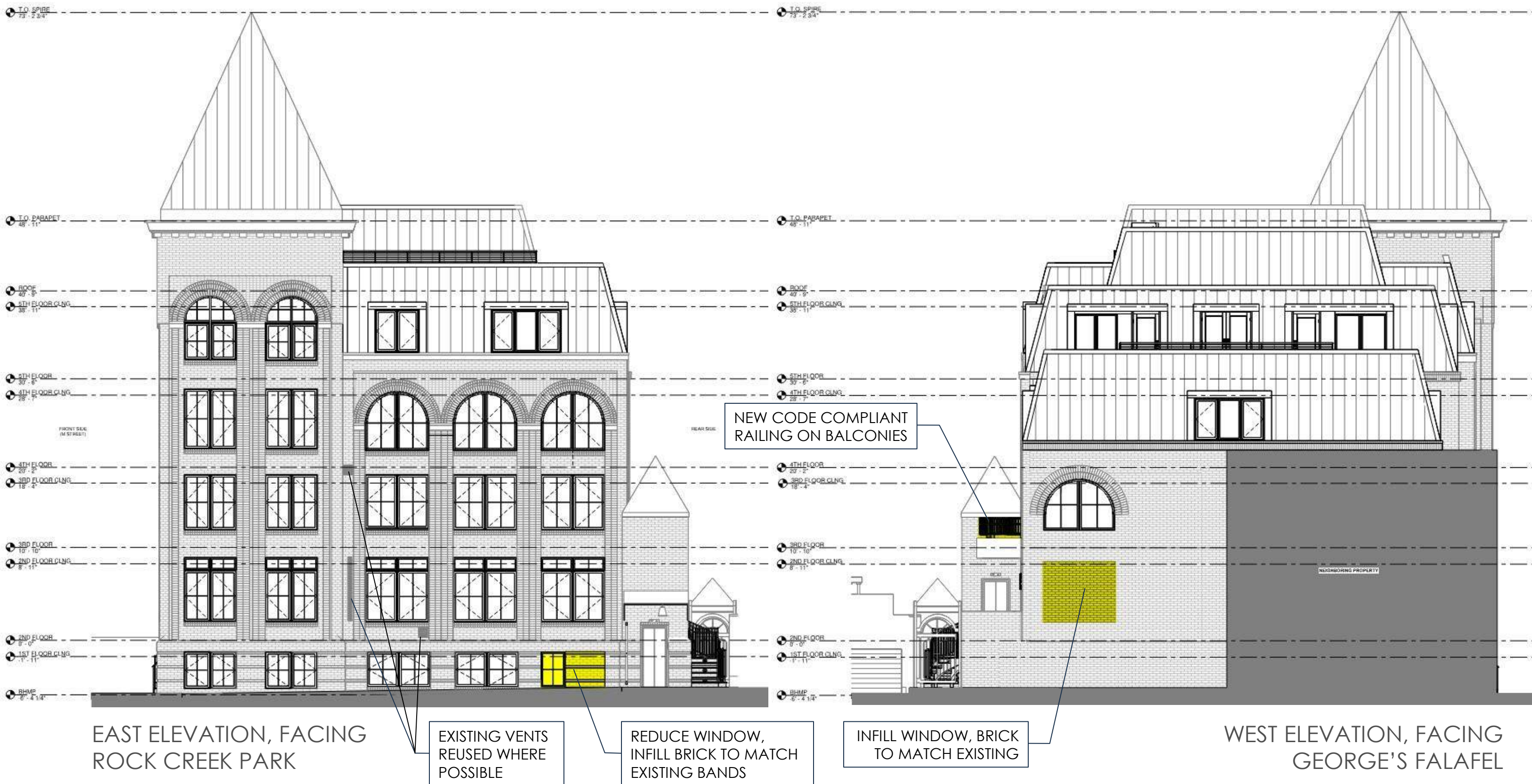
NEW CODE COMPLIANT
RAILING ON ALL BALCONIES

LOUVER BAND ABOVE WINDOWS AT
SECOND FLOOR BACK OF BUILDING,
WITHIN EXISTING BRICK OPENING

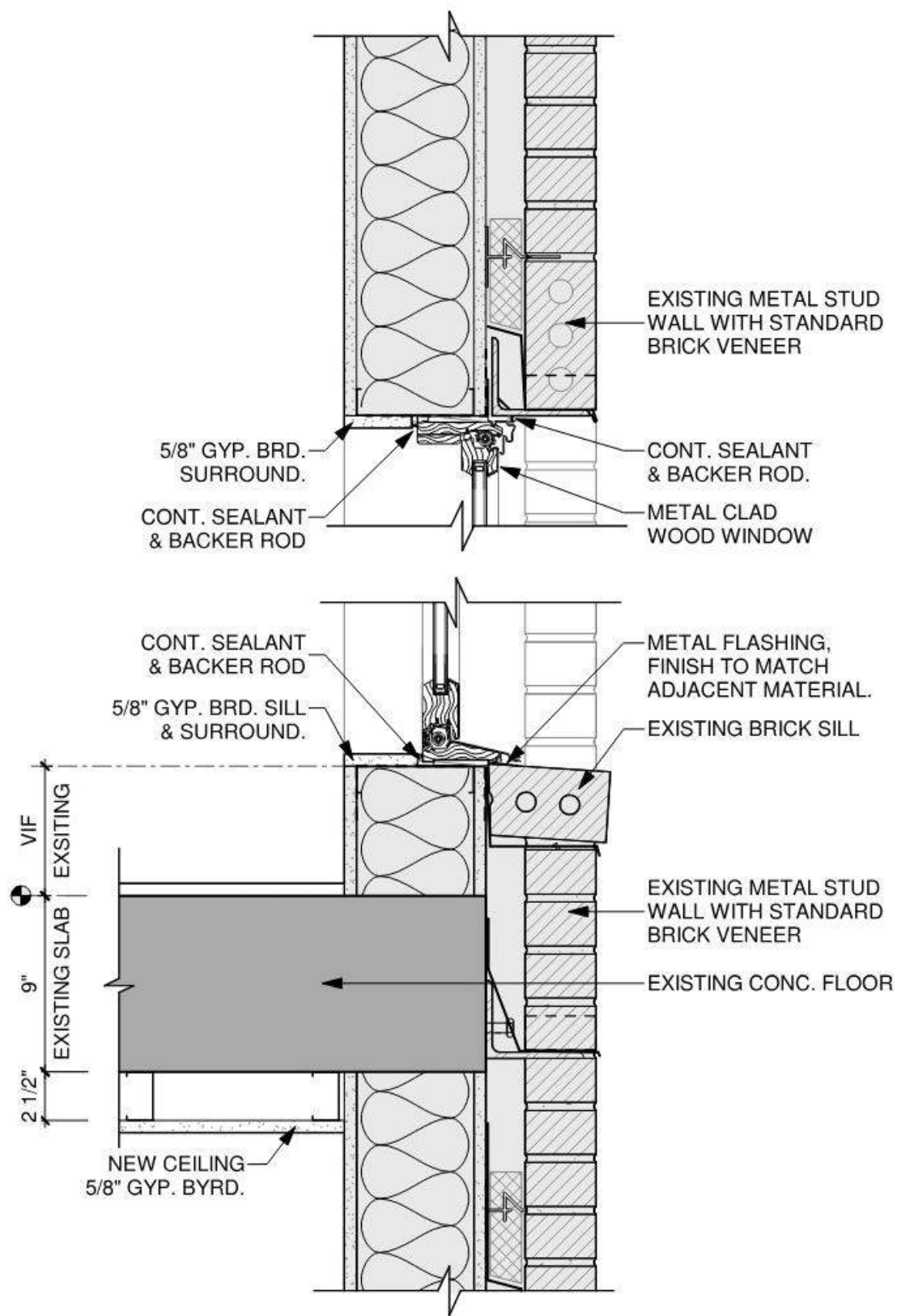
DRYER VENT, COLOR TO MATCH WALL







PROPOSED EXTERIOR PRODUCTS AND SECTIONS



TYPICAL HEAD AND SILL DETAIL



**BASIS OF DESIGN:
PELLA RESERVE, METAL CLAD WOOD WINDOWS**

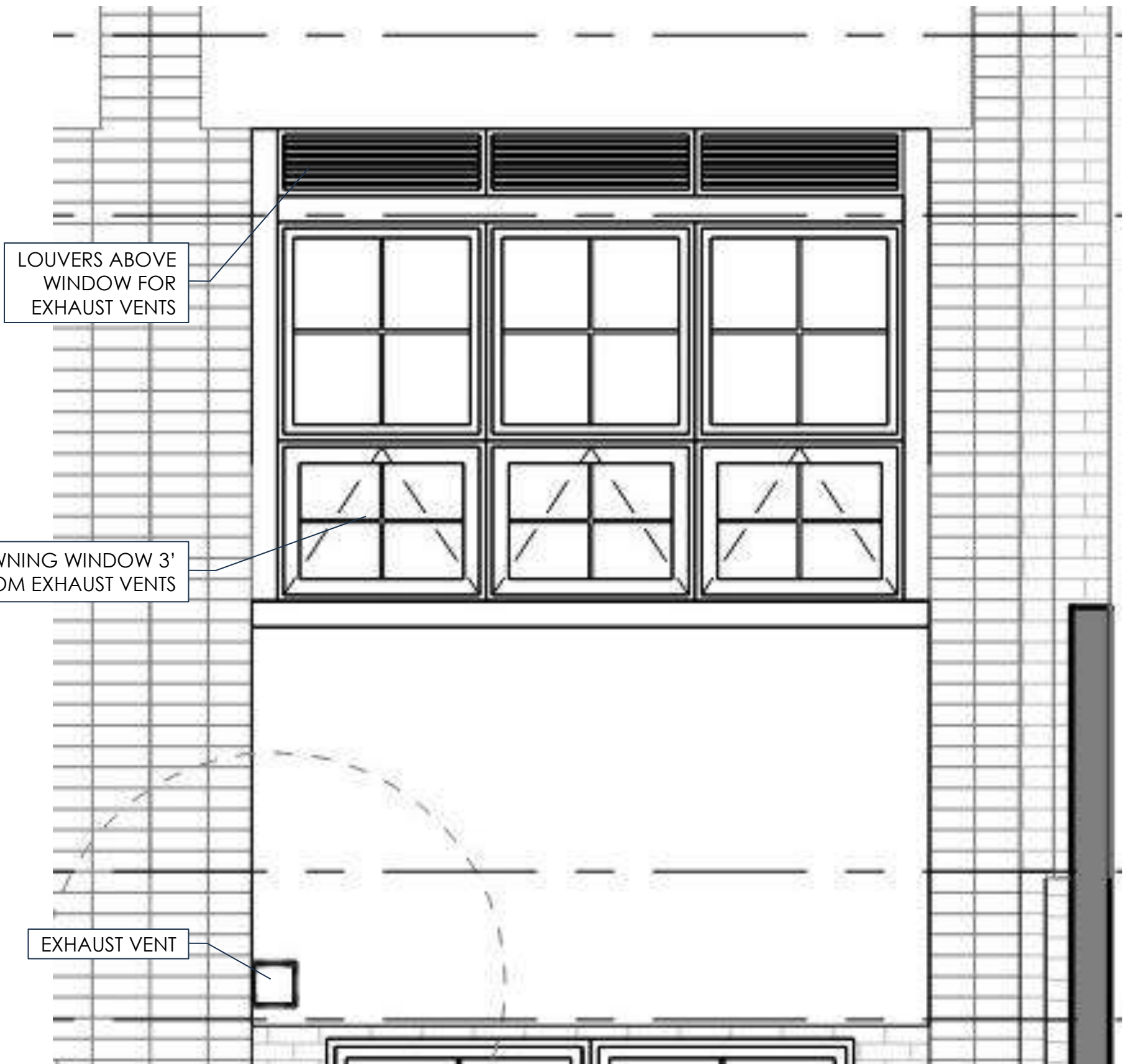
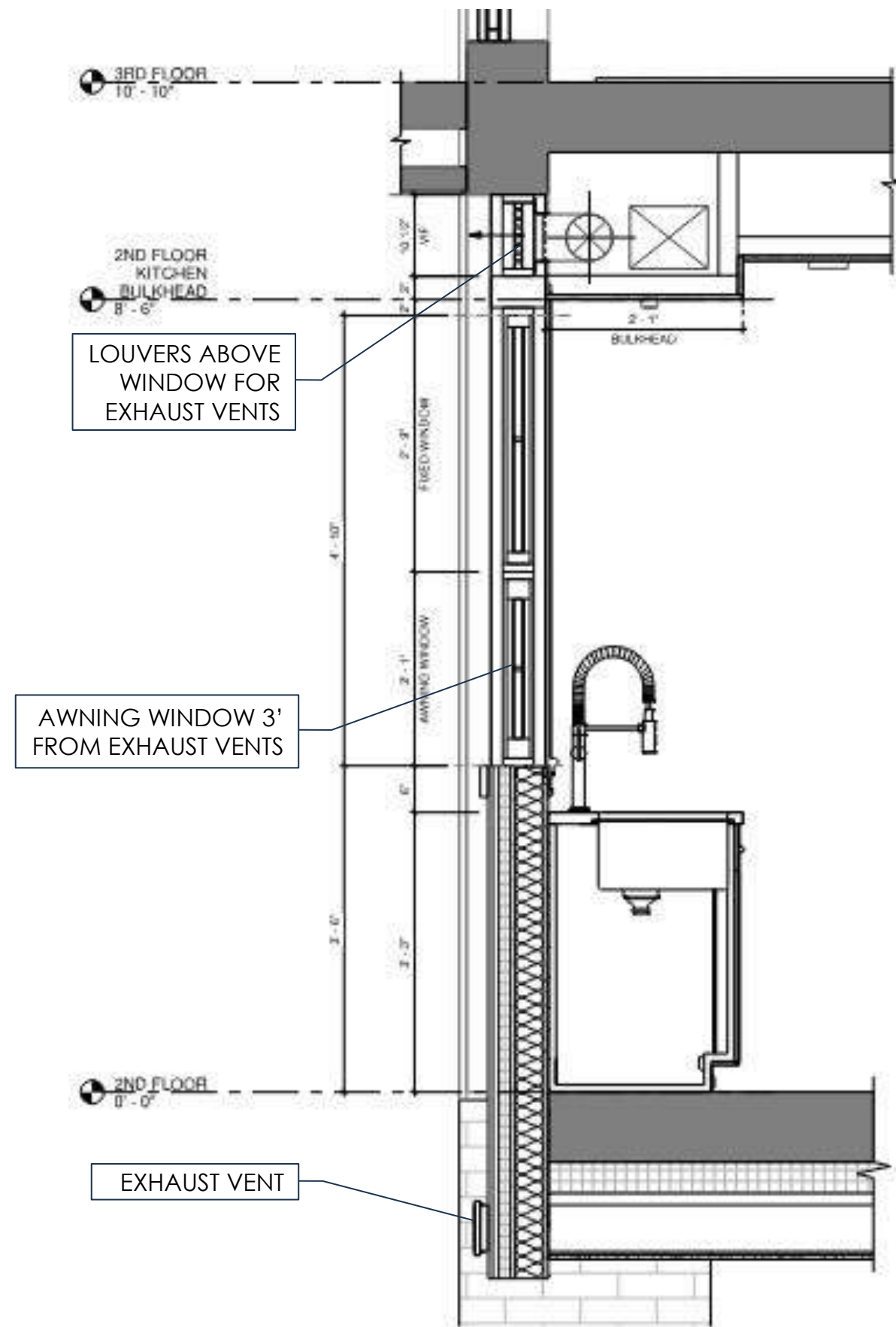
DOUBLE HUNG, CASEMENT, AWNING,
AND FIXED WINDOWS

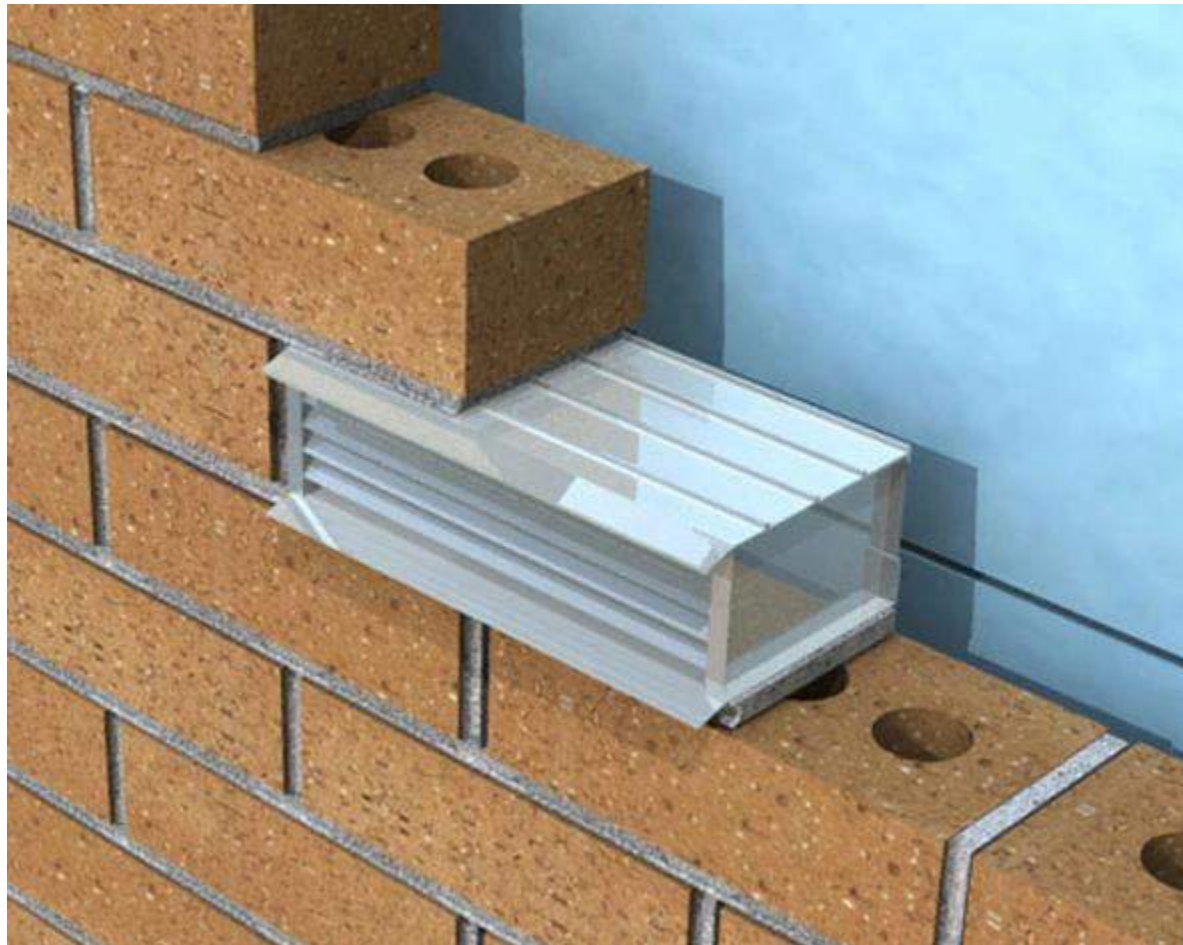


RENDERING OF PELLA WINDOWS IN PROJECT



PHOTO FROM PELLA WEBSITE





BRICK VENT

CAST ALUMIN, SIZED TO FIT BRICK HEIGHT AND 1 TO 1.5
BRICK WIDTHS. FOR EXHAUSTS AS WELL AS AIR INTAKE

PAINTED TO MATCH EXTERIOR BRICK COLOR



DRYER VENT

POWDER COATED OR PAINTED STEEL, COLOR TO
MATCH EXTERIOR BRICK COLOR



DC MIGRATORY WILDLIFE PROTECTION ACT OF 2022 REQUIRES ALL NEW AND REPLACEMENT WINDOWS IN COMMERCIAL AND MULTIFAMILY BUILDINGS PROVIDE BIRD SAFE GLASS. THIS PROJECT WILL BE REQUIRED TO PROVIDE BIRD SAFE GLASS UNLESS GIVEN A WAIVER.

THE ACT ALLOWS FOR OGB TO RECOMMEND THAT THIS BE WAIVED IF PROVIDING PATTERNED GLASS WOULD “MEANINGFULLY AND SUBSTANTIALLY IMPACT HISTORIC ELEMENTS OF THE PROPERTY”



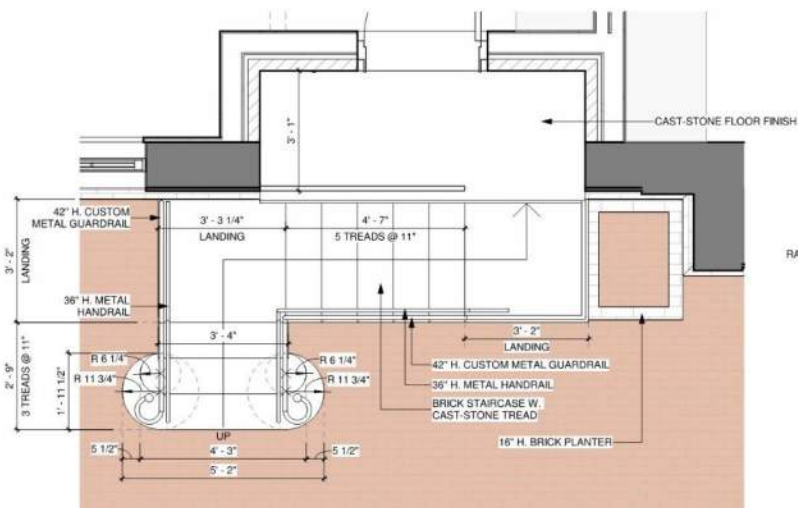
THIS PROJECT REQUESTS THAT OGB RECOMMEND TO DOB AT TIME OF PERMIT SUBMISSION THAT BIRD SAFE GLASS REQUIREMENTS BE WAIVED.



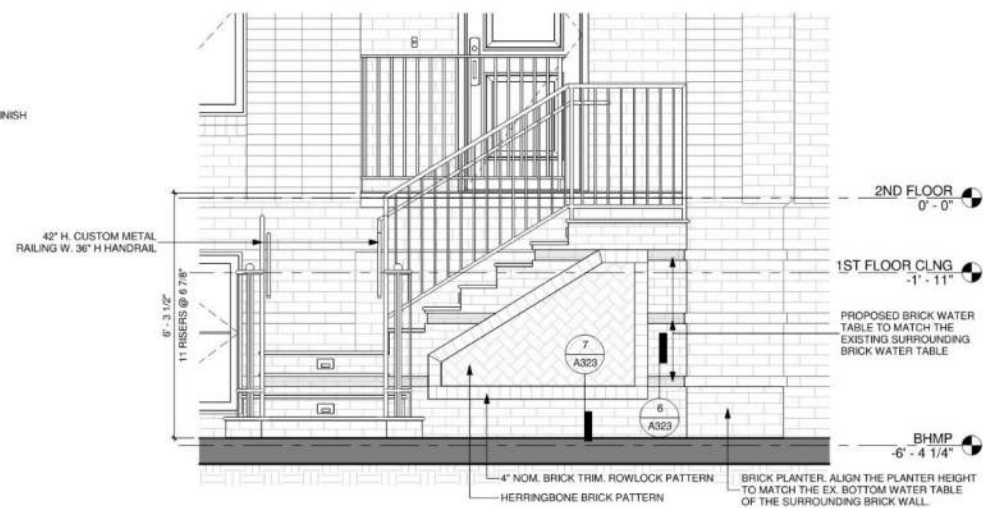
STREET ENTRY TO UNITS UPDATED PLANS WITH DETAILS



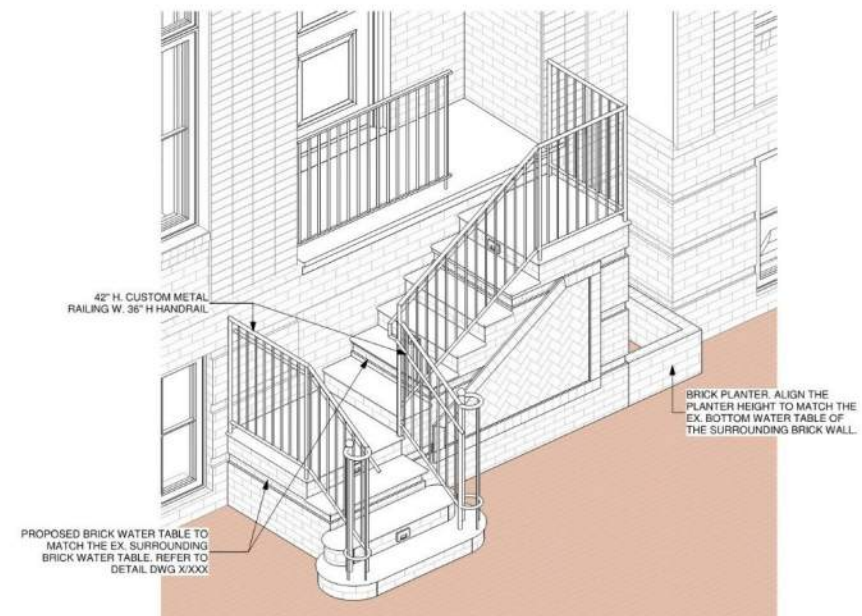
1 ENLARGED FRONT ELEVATION @ UNITS' ENTRY
SCALE: 1/4" = 1'-0"



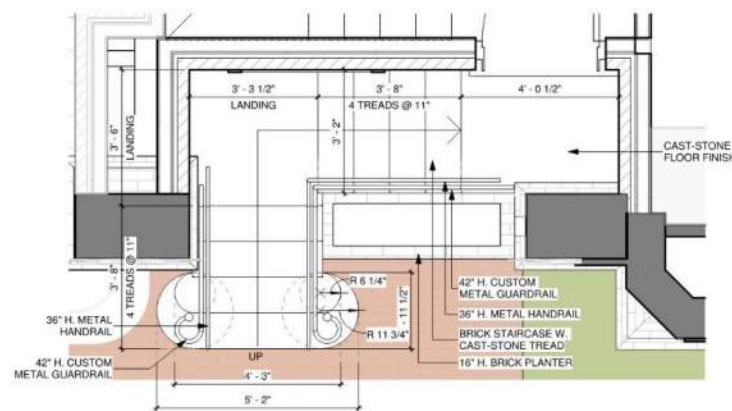
2 UNIT 1: ENTRY STAIRCASE ENLARGED PLAN
SCALE: 1/2" = 1'-0"



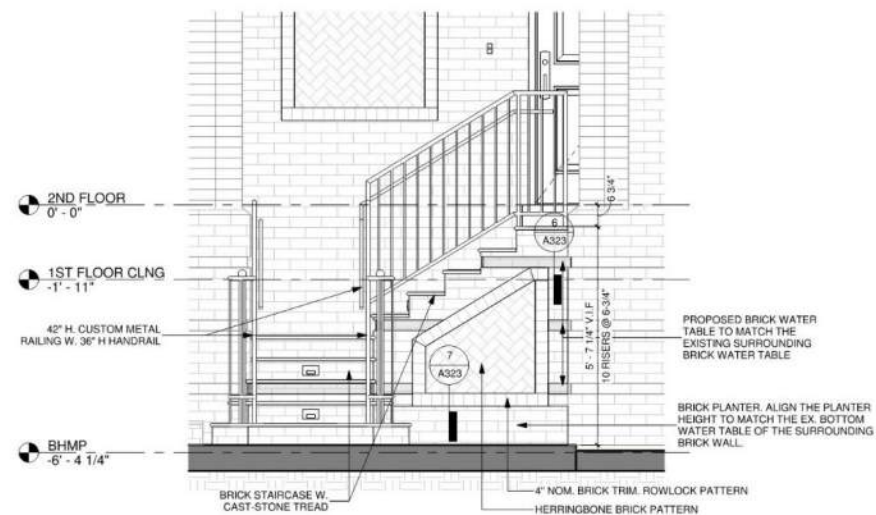
3 UNIT 1: ENTRY STAIRCASE ENLARGED ELEVATION
SCALE: 1/2" = 1'-0"



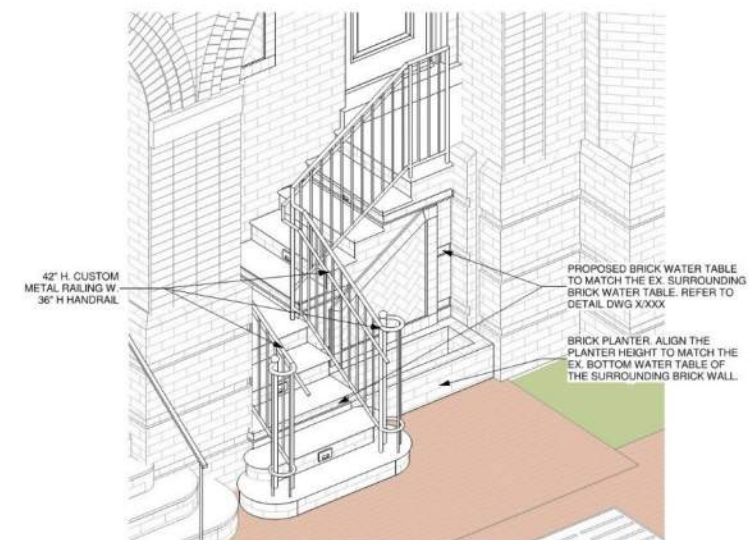
4 UNIT 1 - ENTRY STAIRCASE 3D VIEW
SCALE:



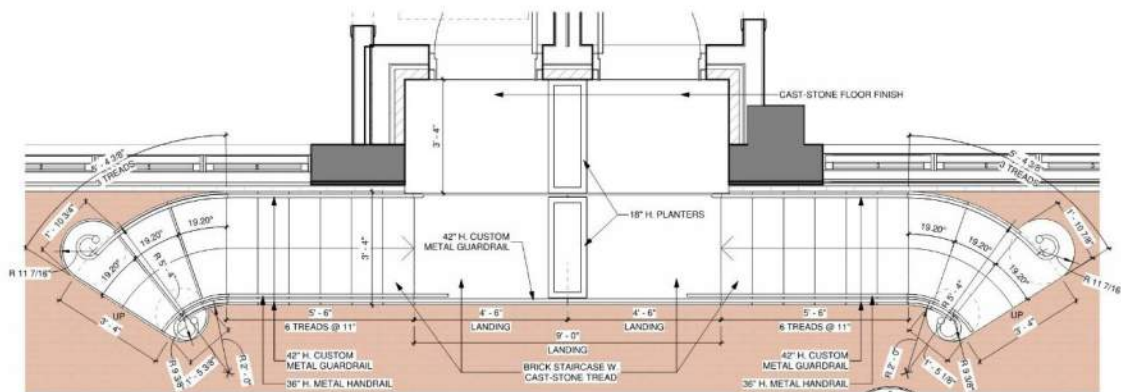
5 UNIT 5: ENTRY STAIRCASE ENLARGED PLAN
SCALE: 1/2" = 1'-0"



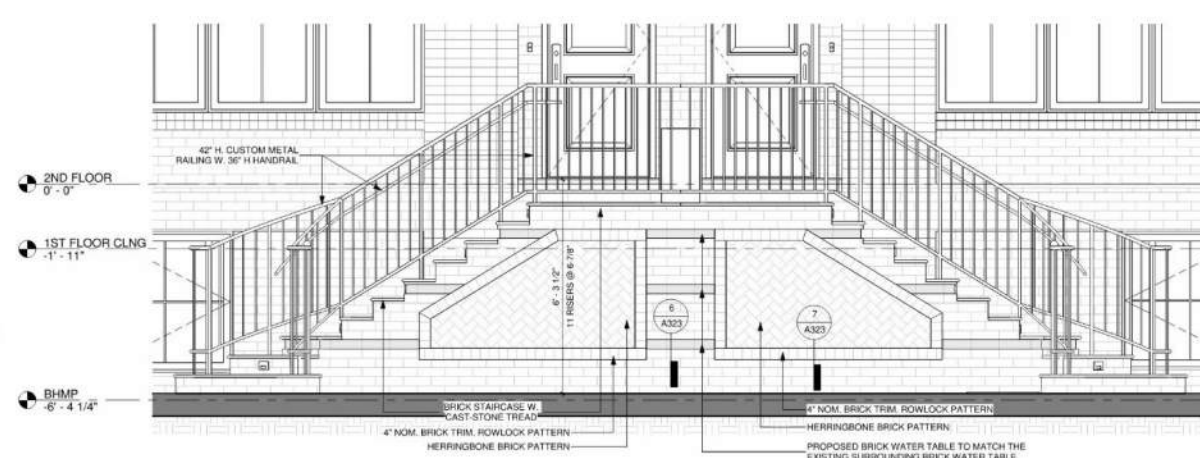
6 UNIT 5: ENTRY STAIRCASE ENLARGED ELEVATION
SCALE: 1/2" = 1'-0"



7 UNIT 5 - ENTRY STAIRCASE 3D VIEW
SCALE:



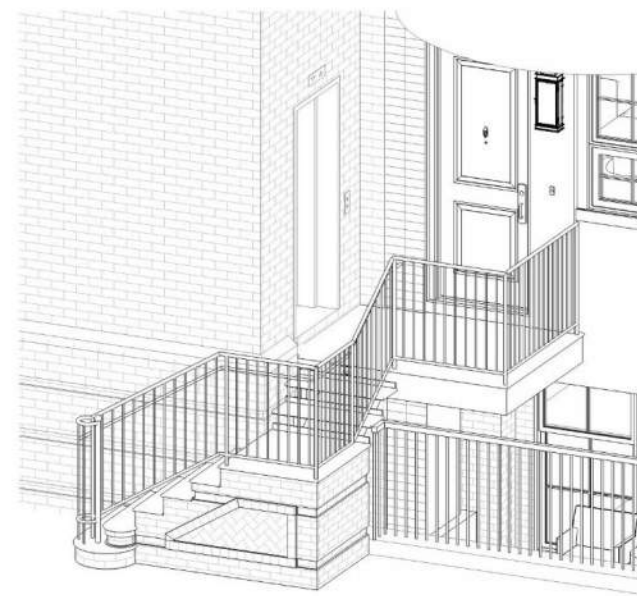
1 UNIT 2 & 3: ENTRY STAIRCASE - ENLARGED PLAN
SCALE: 1/2" = 1'-0"



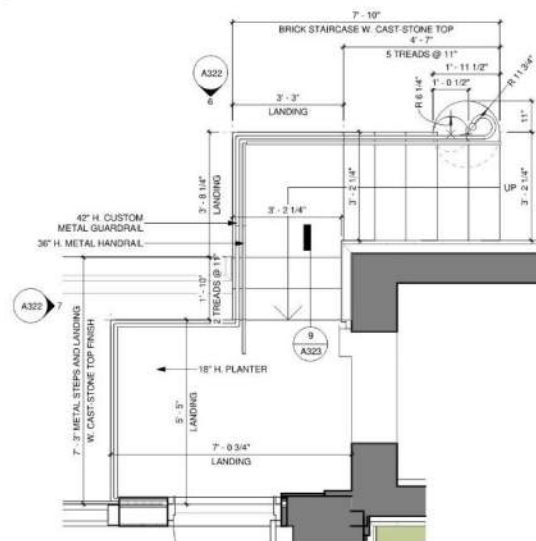
2 UNIT 2 & 3: ENTRY STAIRCASE - ENLARGED ELEVATION
SCALE: 1/2" = 1'-0"



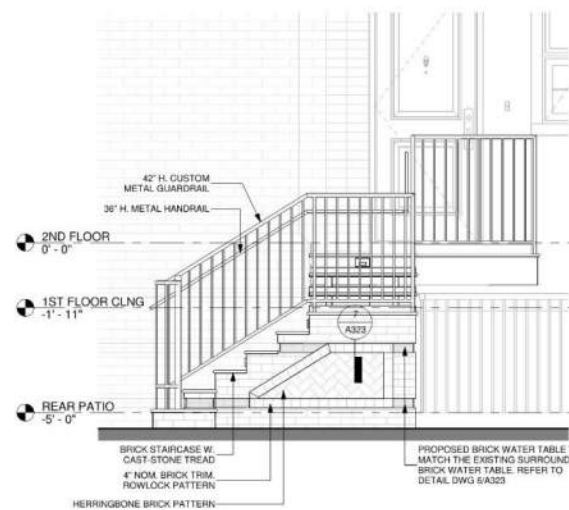
3 UNIT 2 & 3 - ENTRY STAIRCASE 3D VIEW
SCALE:



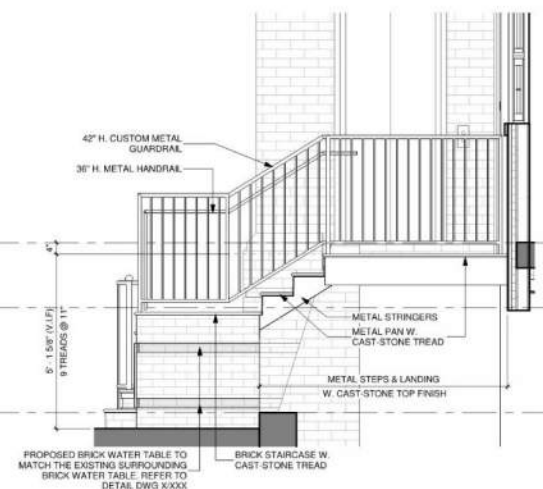
4 UNIT 6 - EXTERIOR STAIRCASE 3D VIEW
SCALE:



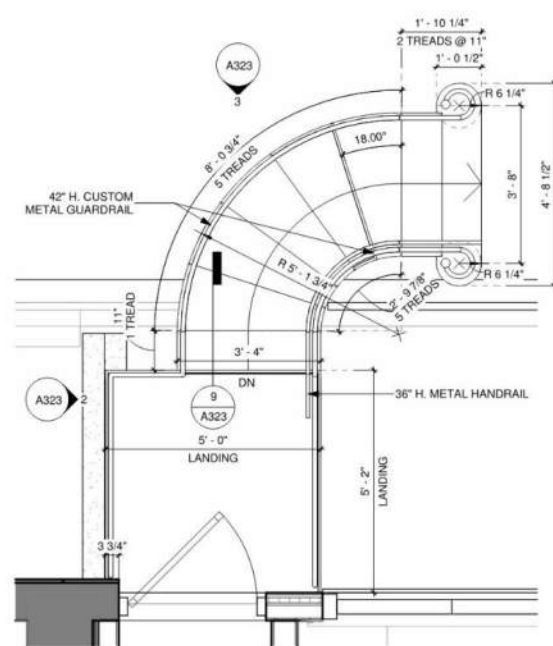
5 UNIT 6: ENTRY STAIRCASE ENLARGED PLAN
SCALE: 1/2" = 1'-0"



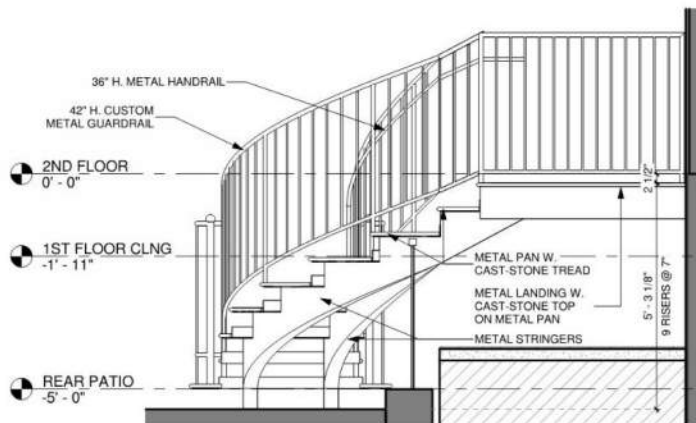
6 UNIT 6: ENTRY STAIRCASE ENLARGED ELEVATION
SCALE: 1/2" = 1'-0"



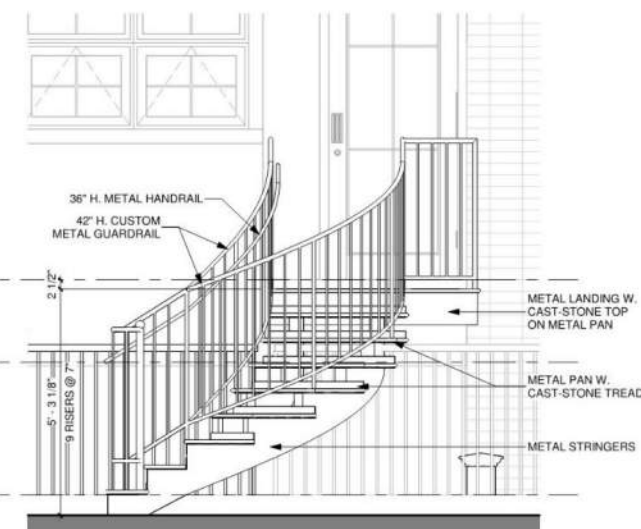
7 UNIT 6: ENTRY STAIRCASE ENLARGED ELEVATION
SCALE: 1/2" = 1'-0"



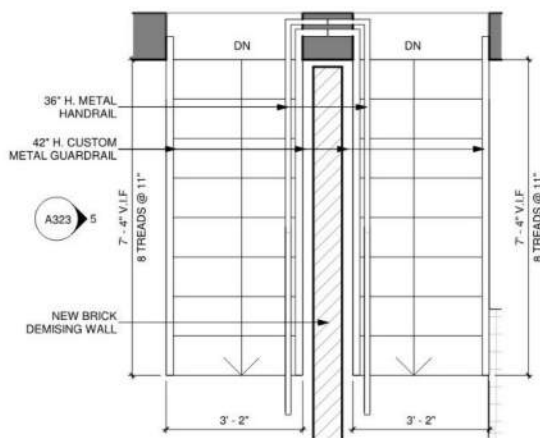
1 UNIT 7 & 8 - EGRESS METAL STAIRCASE - ENLARGED PLAN
SCALE: 1/2" = 1'-0"



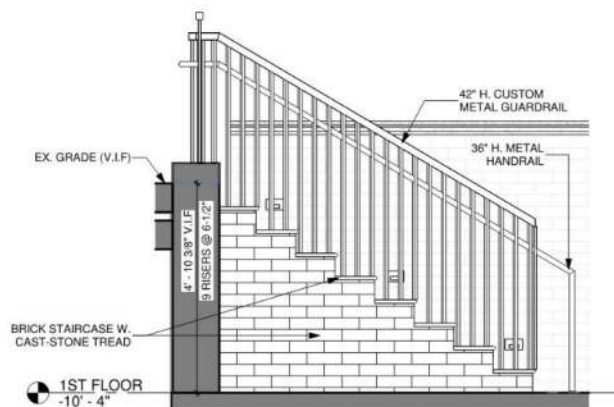
2 UNIT 7 & 8 EGRESS METAL STAIRCASE - ELEVATION
SCALE: 1/2" = 1'-0"



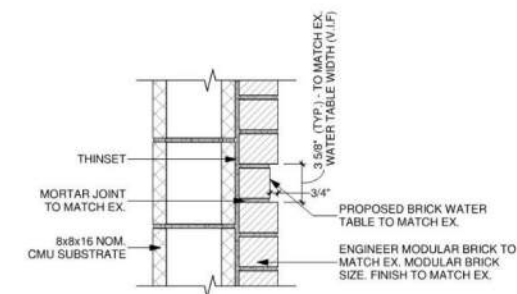
3 UNIT 7 & 8 - EGRESS METAL STAIRCASE - ELEVATION
SCALE: 1/2" = 1'-0"



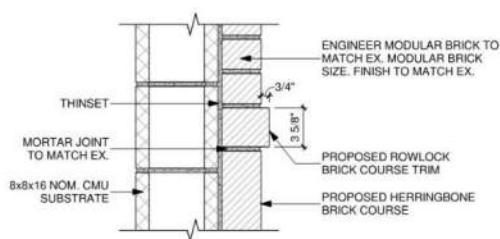
4 PATIO BRICK STAIRCASE (TYP.) - ENLARGED PLAN
SCALE: 1/2" = 1'-0"



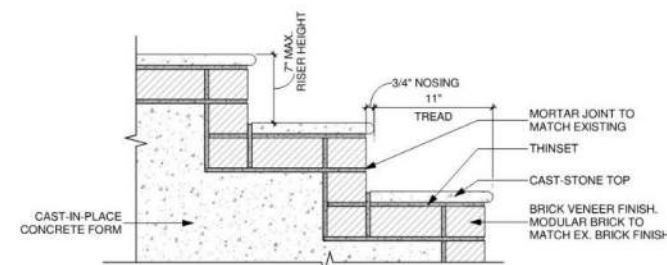
5 SUNKEN PATIO - BRICK STAIRCASE
SCALE: 1/2" = 1'-0"



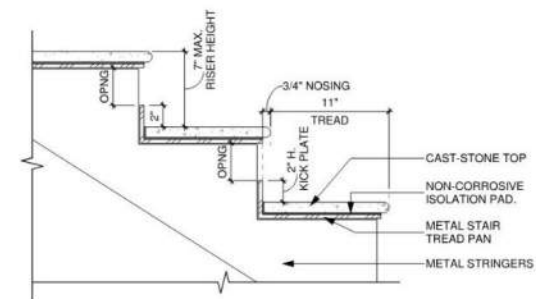
6 EXT. STAIRCASE - BRICK WATER TABLE DETAIL (TYP.)
SCALE: 1 1/2" = 1'-0"



7 EXT. STAIRCASE - BRICK TRIM DETAIL (TYP.)
SCALE: 1 1/2" = 1'-0"



8 EXT. STAIRCASE - BRICK WATER TABLE DETAIL (TYP.)
SCALE: 1 1/2" = 1'-0"



9 EXT. STAIRCASE - BRICK WATER TABLE DETAIL (TYP.)
SCALE: 1 1/2" = 1'-0"

ROOFTOP TERRACES WITH 2:1 SETBACK FOR RAILING



PENTHOUSE #7 - TERRACE LAYOUT



PENTHOUSE #8 - TERRACE LAYOUT

PENTHOUSE #8 -
TERRACE LAYOUT
W/ 2:1 SETBACK



UNIT #8 ROOFTOP TERRACE, MECH SCREEN AT ROOF, AND REAR BALCONIES AND STAIRS

2715 M ST NW DC

PENTHOUSE #8 -
TERRACE LAYOUT
W/ 2:1 SETBACK

PENTHOUSE #7 -
TERRACE LAYOUT
W/ 2:1 SETBACK





THANK YOU

