

HISTORIC PRESERVATION REVIEW BOARD CONCEPTUAL SUBMISSION

PROPOSED DEVELOPMENT AT
2900 BLOCK OF M STREET NW

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EXISTING CONDITIONS
AND PROPOSED DEMOLITION
PAGES 01-21

VOLUME 2:
PROPOSED CONDITION
AT EXISTING BUILDINGS
PAGES 22-33

VOLUME 3:
PROPOSED CONDITION
AT REAR ADDITION
PAGES 34-58

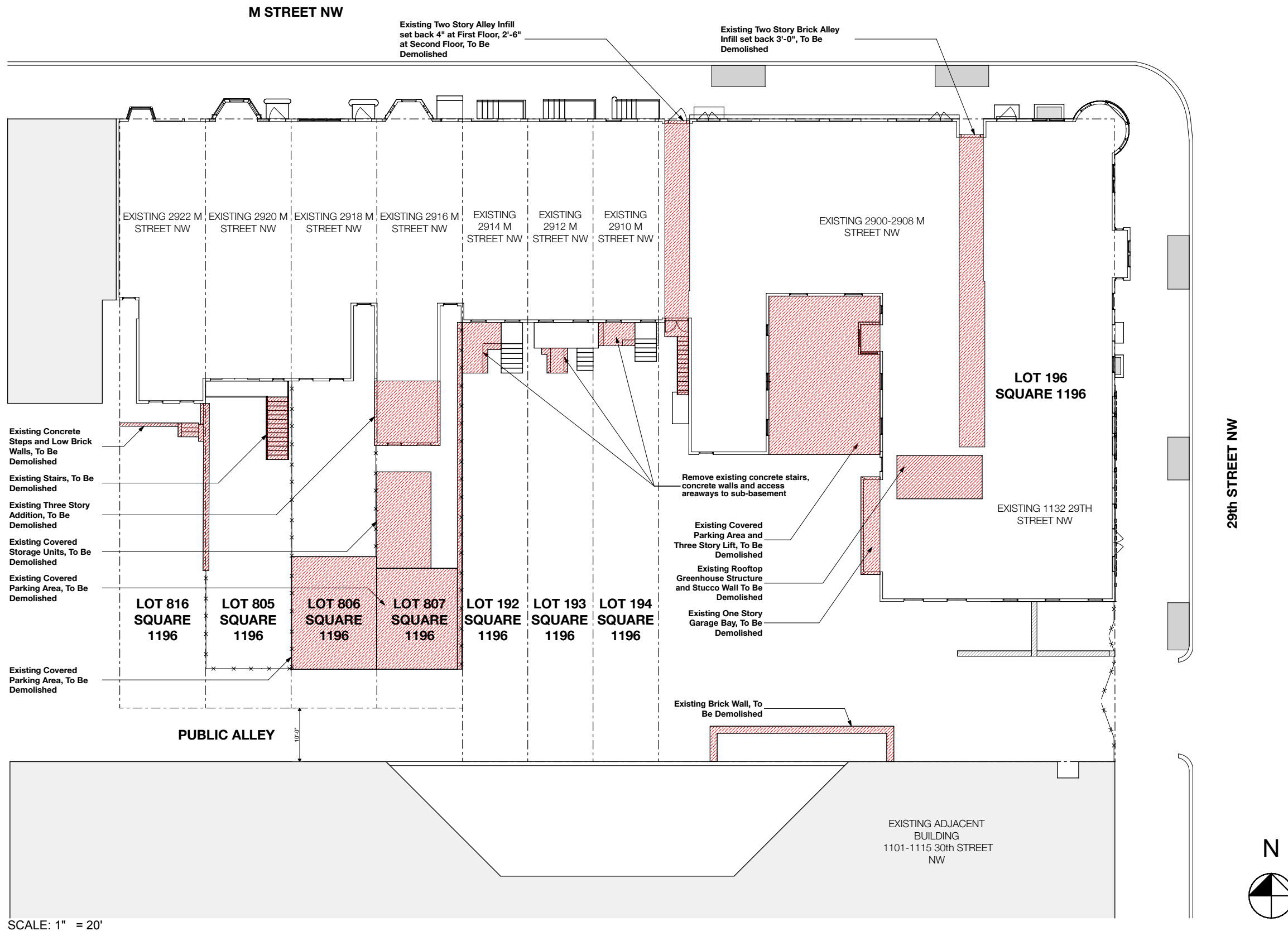


2900-2911 M Street NW
& 1132 29th Street NW

M STREET NW

29th STREET NW



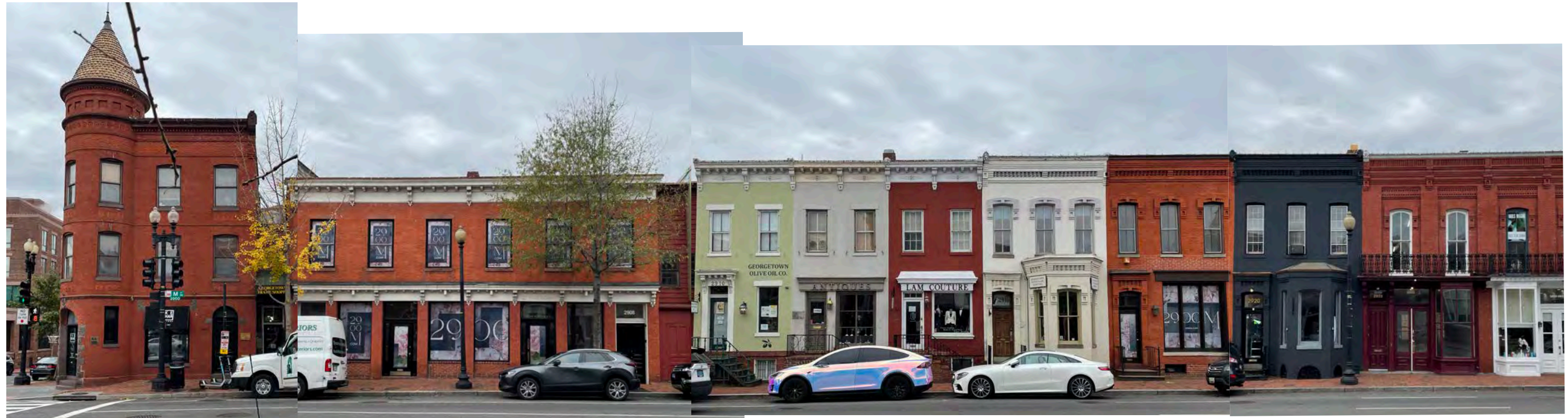


SCALE: 1" = 20'

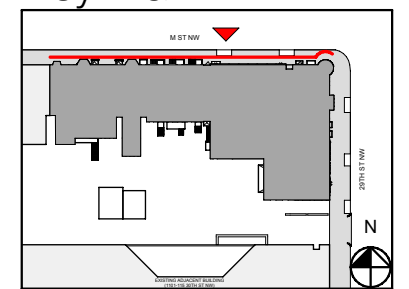
Volume 1 - Existing Site Plan with Noted Demolition

2900 M Street Retail

MEMD 2900-2908 M Street, LLC & MARTIN-DIAMOND PROPERTIES



Key Plan:



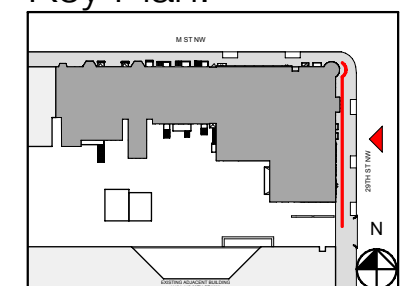
Volume 1 - Existing Conditions 2900-2922 M Street NW

2900 M Street Retail

MEMD 2900-2908 M Street, LLC & MARTIN-DIAMOND PROPERTIES



Key Plan:



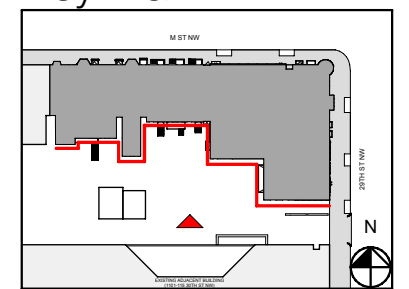
Volume 1 - Existing Conditions 2900 M Street NW and 1132 29th Street NW

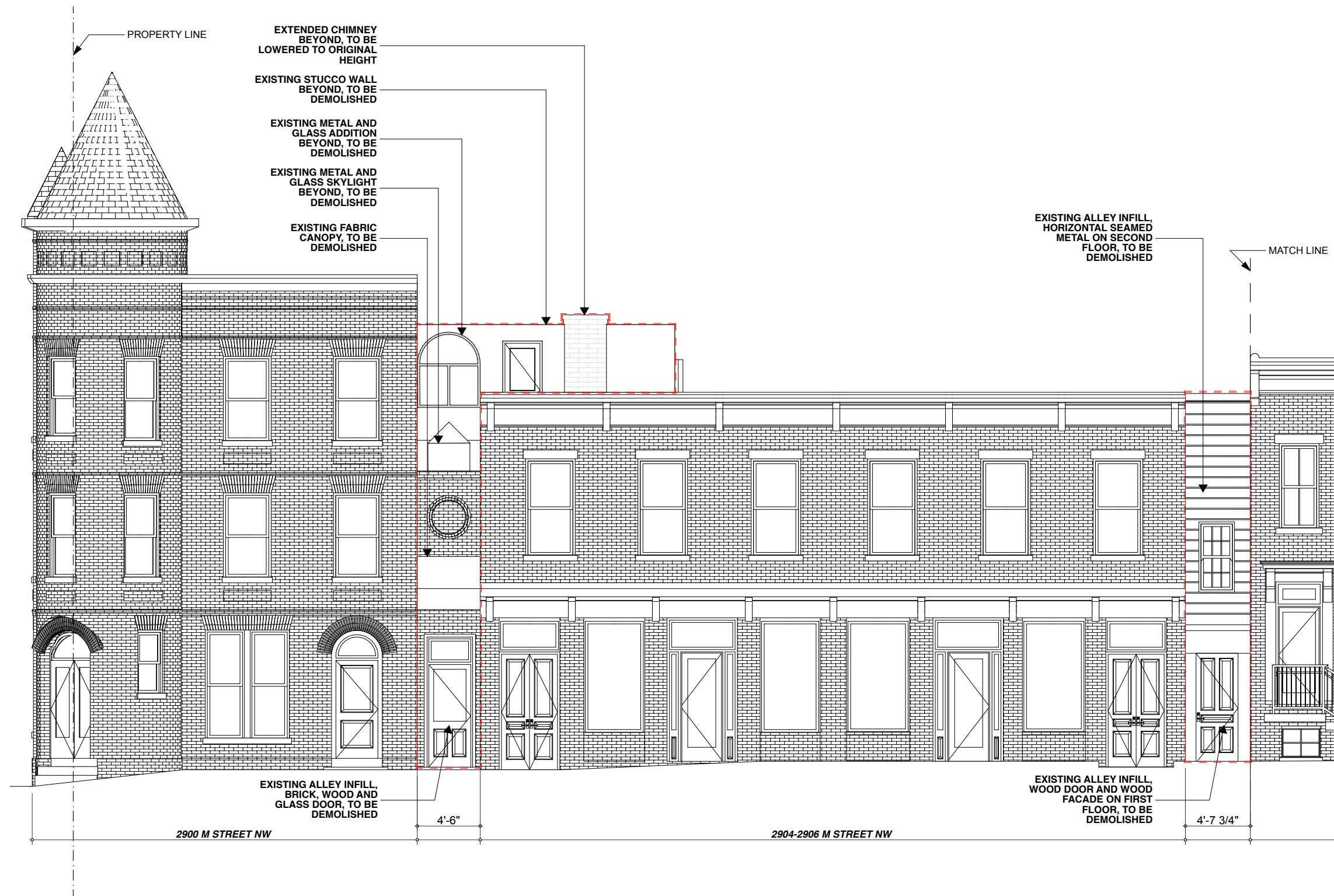
2900 M Street Retail

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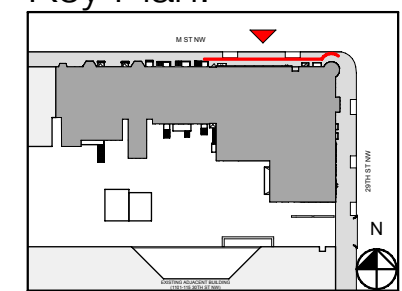
Key Plan:

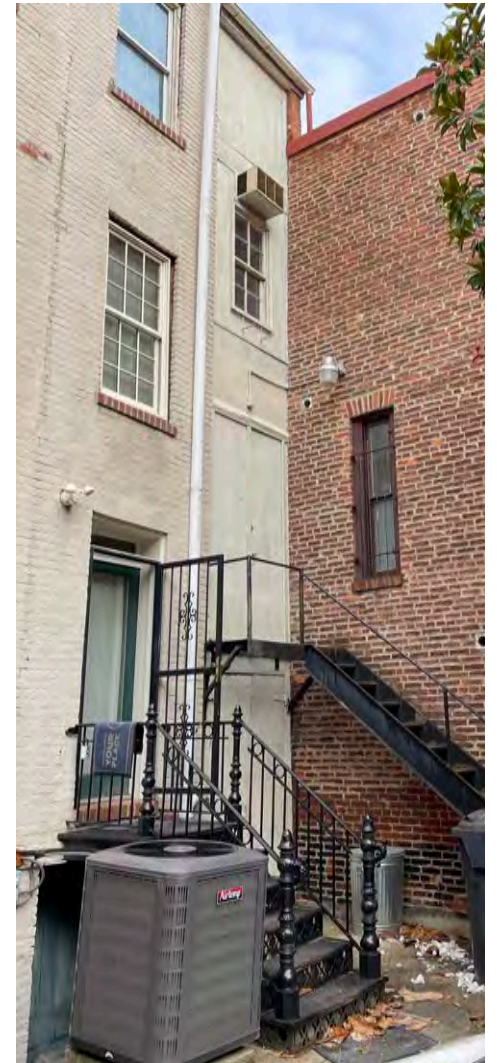




SCALE: 1/8" = 1'-0"

Key Plan:



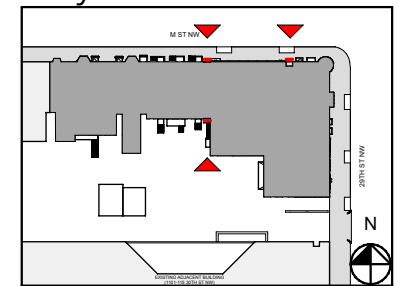


West Alley Infill on M Street Infill to be Demo

East Alley Infill on M Street to be Demo

East Alley Infill seen from Alley to be Demo

Key Plan:



PROPERTY LINE

MATCH LINE

EXISTING DOOR AT 2914
M STREET NW, TO BE
DEMOLISHED

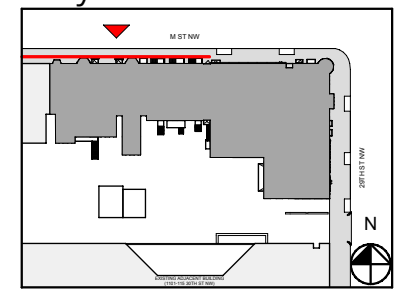


4'-7 3/4"

2910-2922 M STREET NW

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

Key Plan:



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Volume 1 - Proposed Demolition 2910-2922 M Street NW

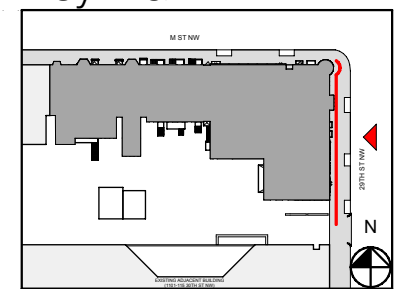
2900 M Street Retail

MEMD 2900-2908 M Street, LLC & MARTIN-DIAMOND PROPERTIES



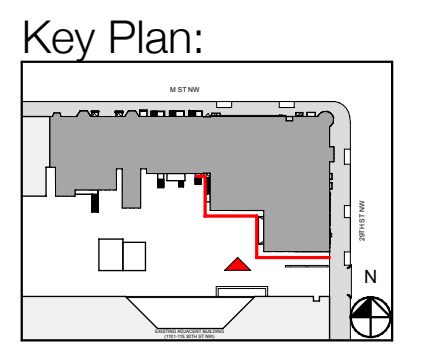
SCALE: 1/8" = 1'-0"

Key Plan:





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



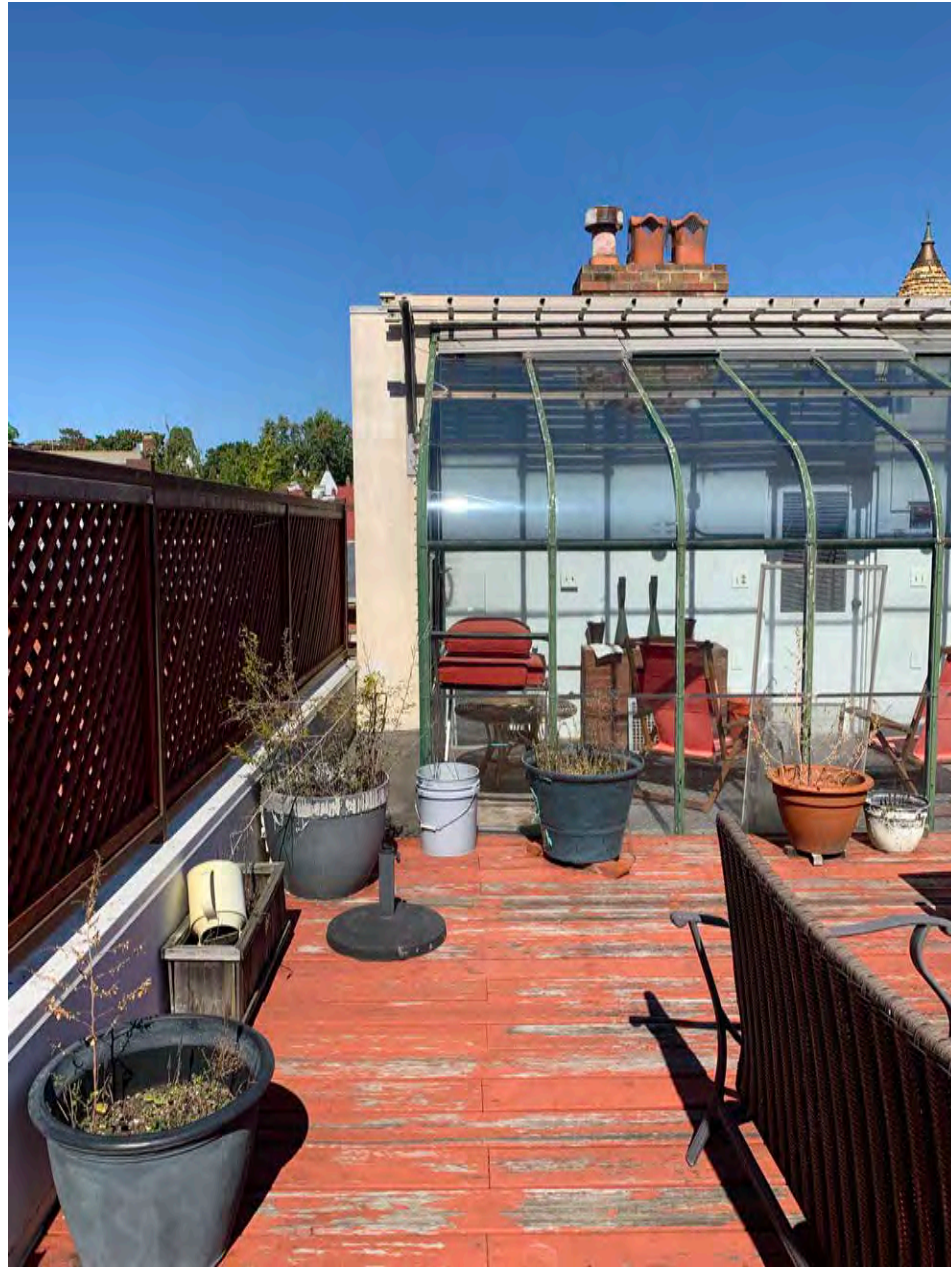
Volume 1 - Proposed Demolition Rear 2900-2908 M Street NW and 1132 29th Street NW

2900 M Street Retail

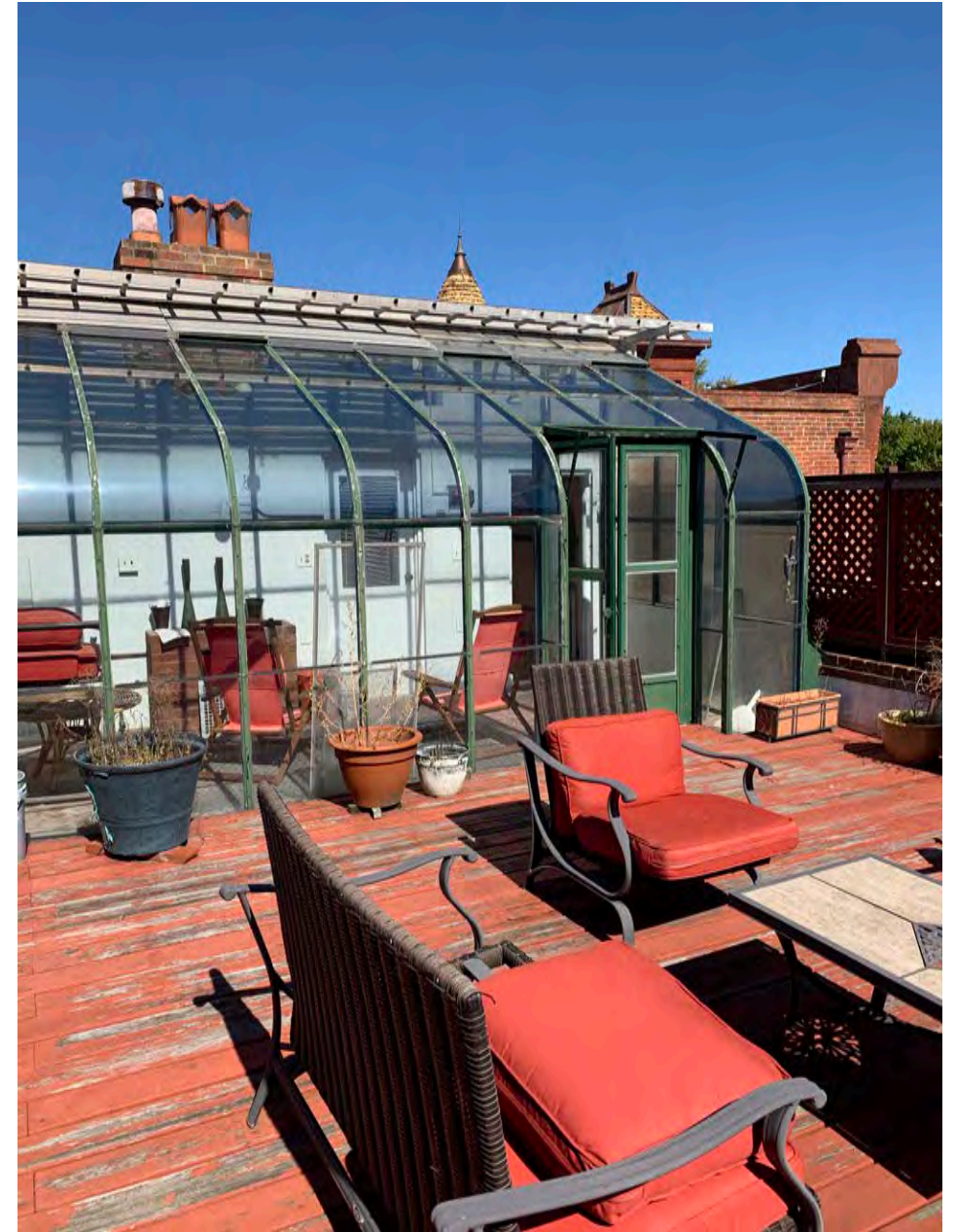
MEMD 2900-2908 M Street, LLC & MARTIN-DIAMOND PROPERTIES



West Side of 1132 29th Street NW



1132 Rooftop Structure to be Demo



1132 Rooftop Structure to be Demo

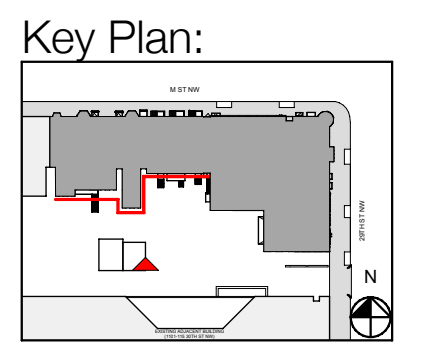
Volume 1 - Proposed Demolition Rear 2900-2908 M Street NW and 1132 29th Street NW

2900 M Street Retail

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



2916 M Street's South (rear) Elevation has seen alterations over the years, notably in c.1963 (1960's) with a two-story masonry (brick) addition with punched single and ganged one-over-one windows with brick sills.

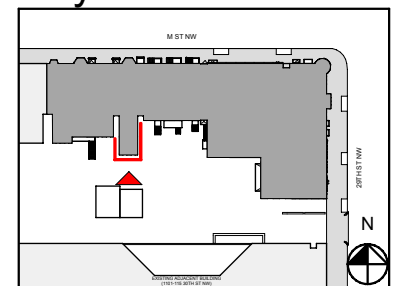


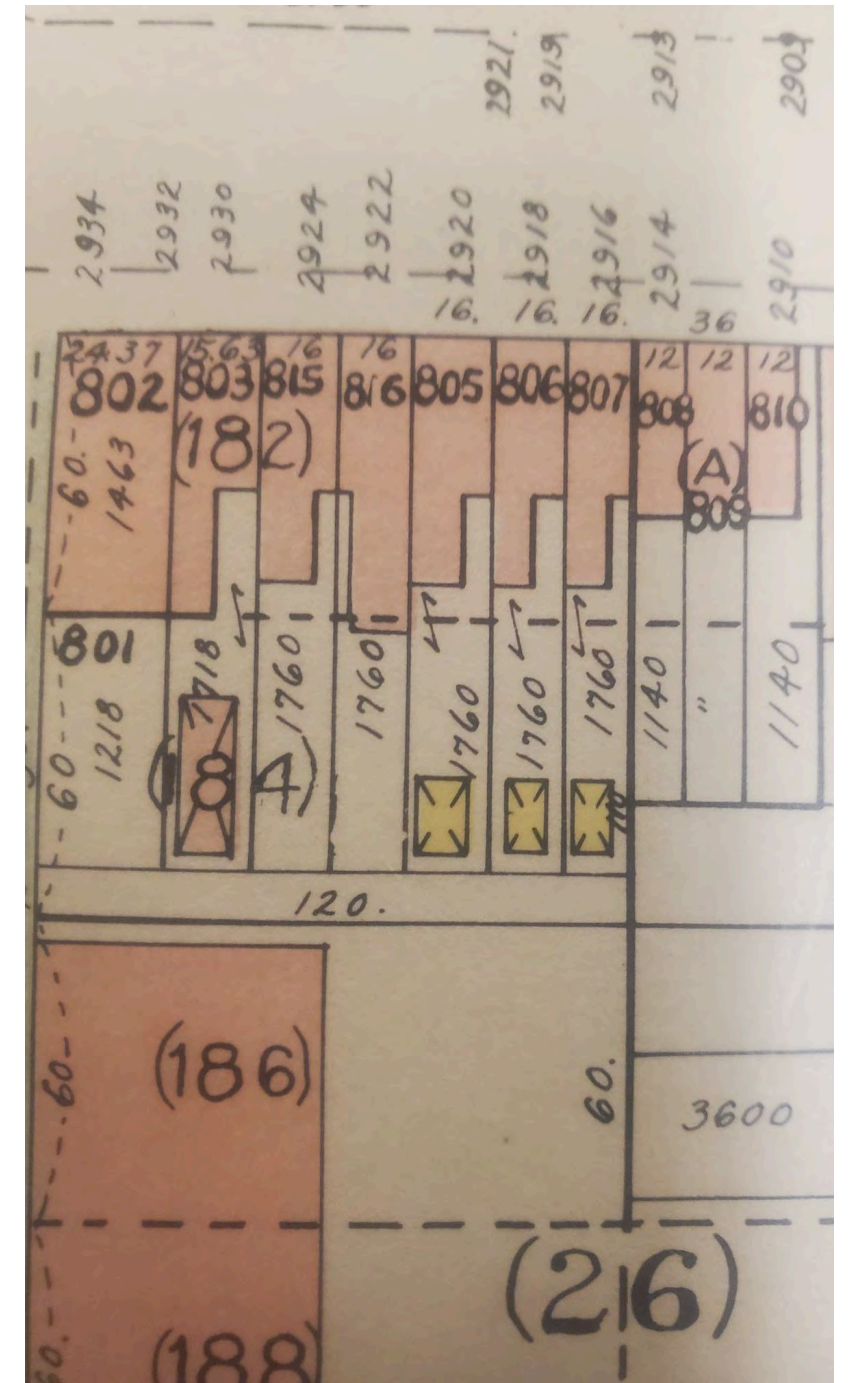
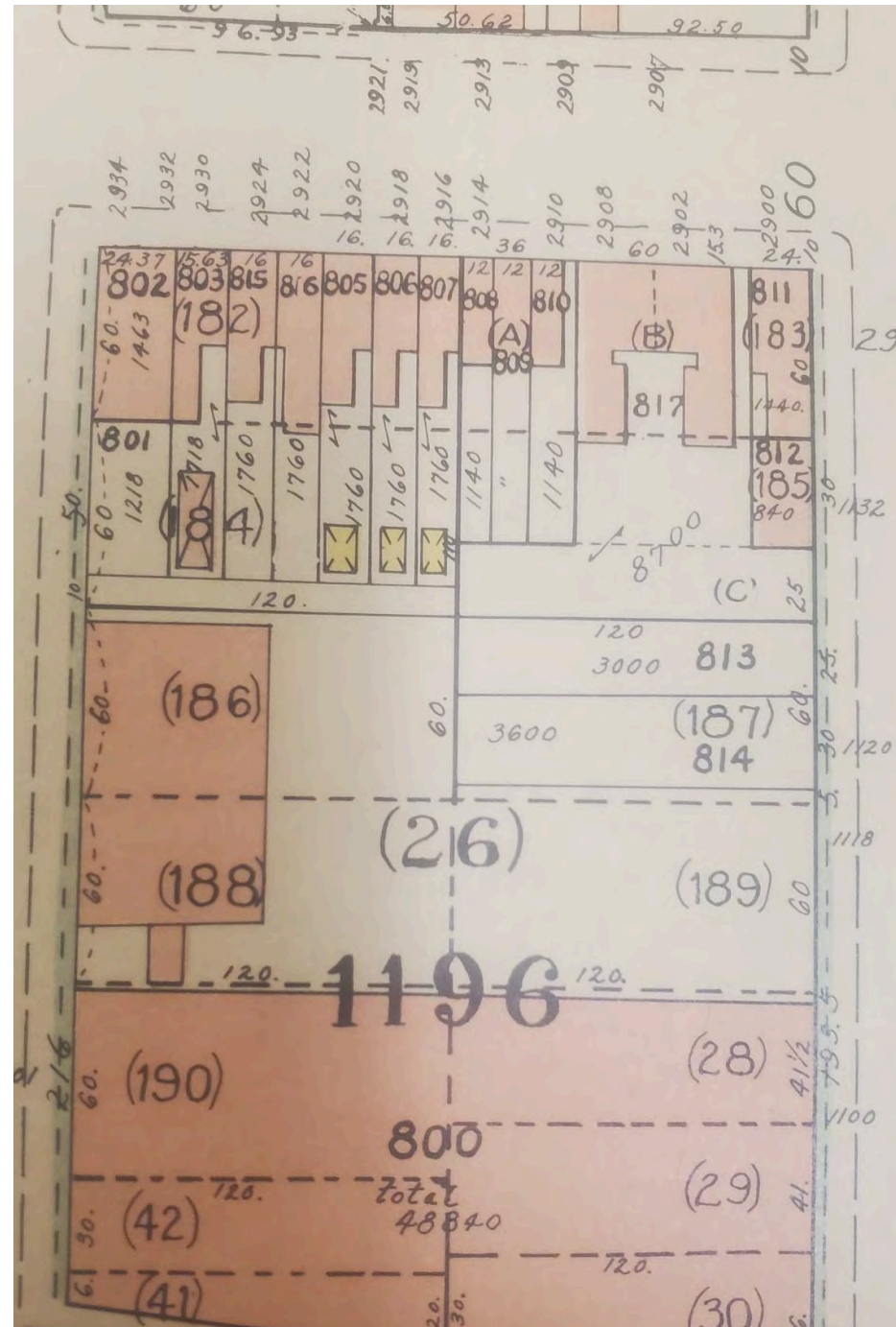
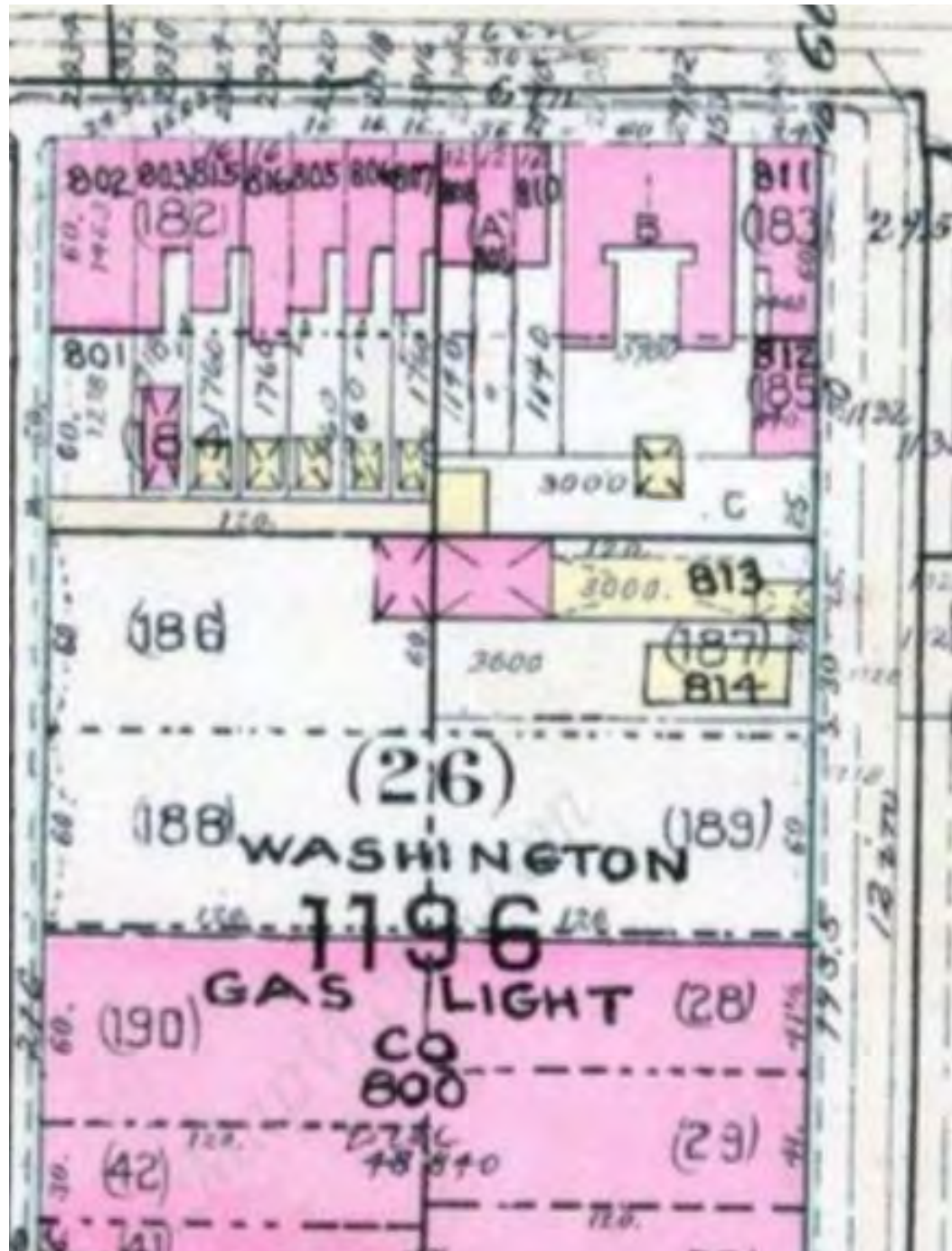
East and South Elevations of the two-story rear addition (c.1963 – 1960's) show the delineation between the historic rear elevation and the newer construction.



West Elevation of the two-story rear addition (c.1963 – 1960's) show the delineation between the historic rear elevation and the newer construction.

Key Plan:





1938 Baist Map - Volume 3

1968 Baist Map - Volume 3

1968 Baist Map - Volume 3- Enlarged View

Lot Number 807

As shown above, the map does not show the existing rear addition at 2916 M Street, NW. As The Georgetown Historic District has a Period of Significance of 1765-1950, we believe the addition would not be considered a contributing structure/part of the building.



Existing Rear Sub Basement at 2914 M Street,
Door Proposed to be Removed and Inset Brick
to Fill in Opening



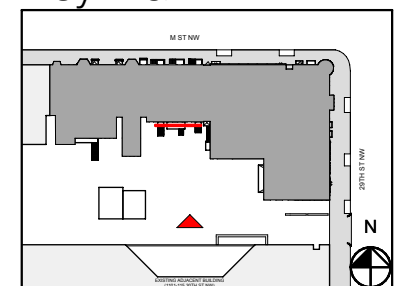
Existing Rear Sub Basement at 2912 M Street,
Door Proposed to be removed and inset brick to
fill in opening

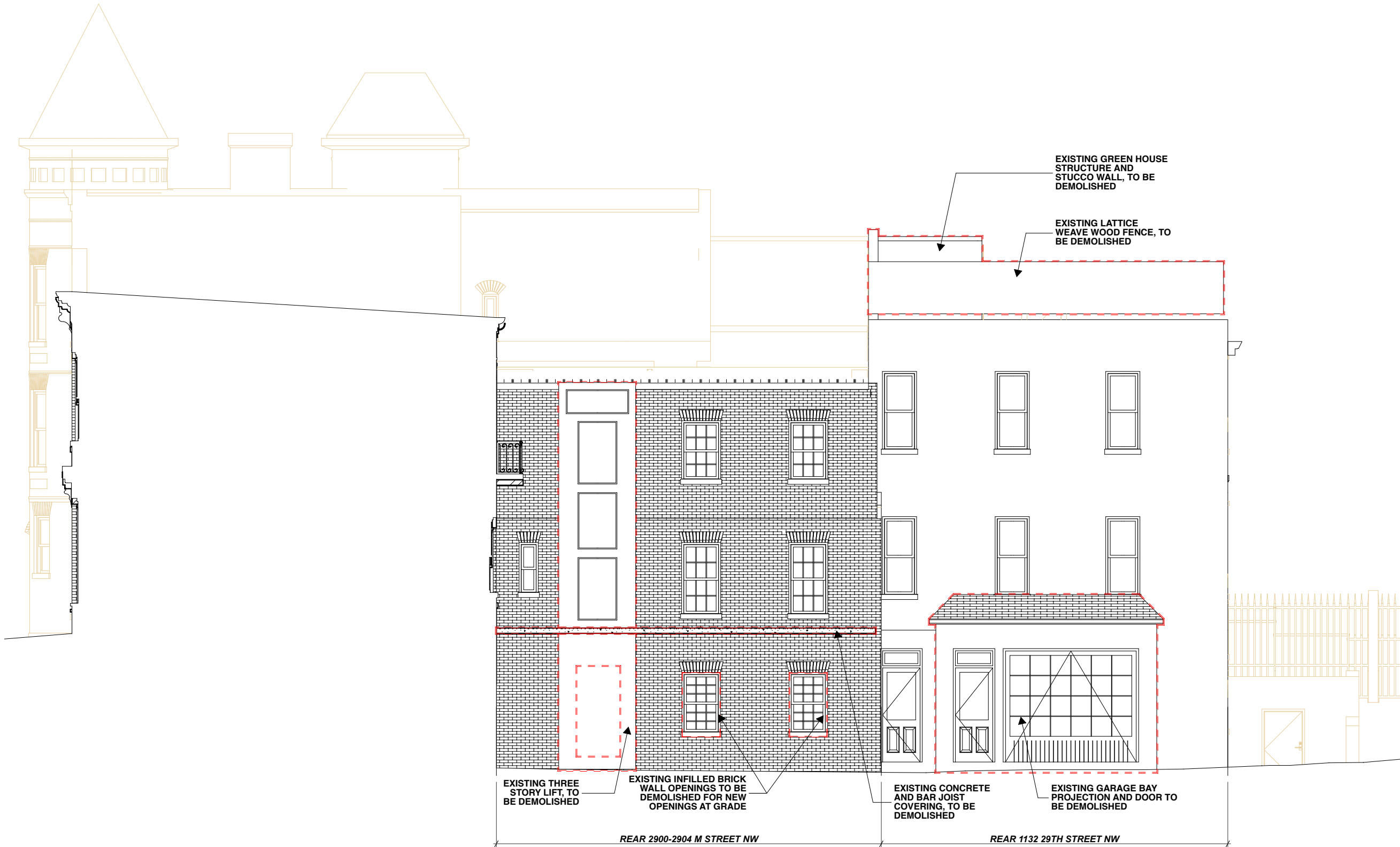


Existing Rear Sub Basement at 2910 M Street,
Door Proposed to be removed and inset brick to
fill in opening



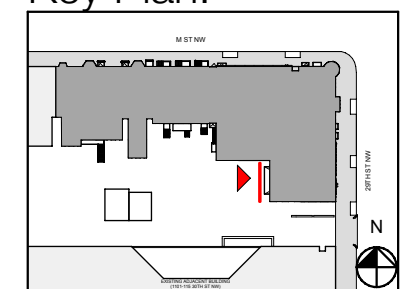
Key Plan:

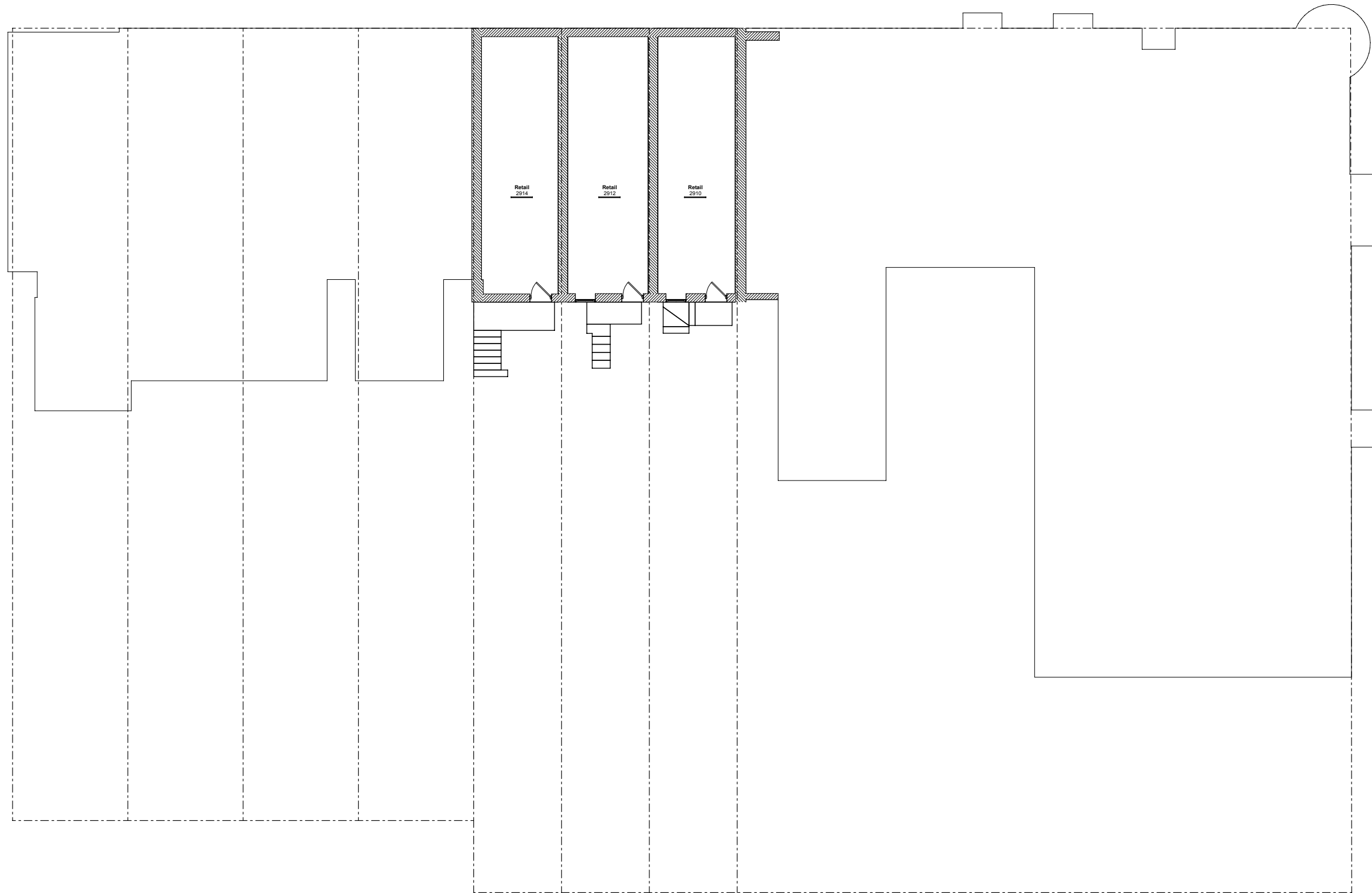




SCALE: 1/8" = 1'-0"

Key Plan:





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

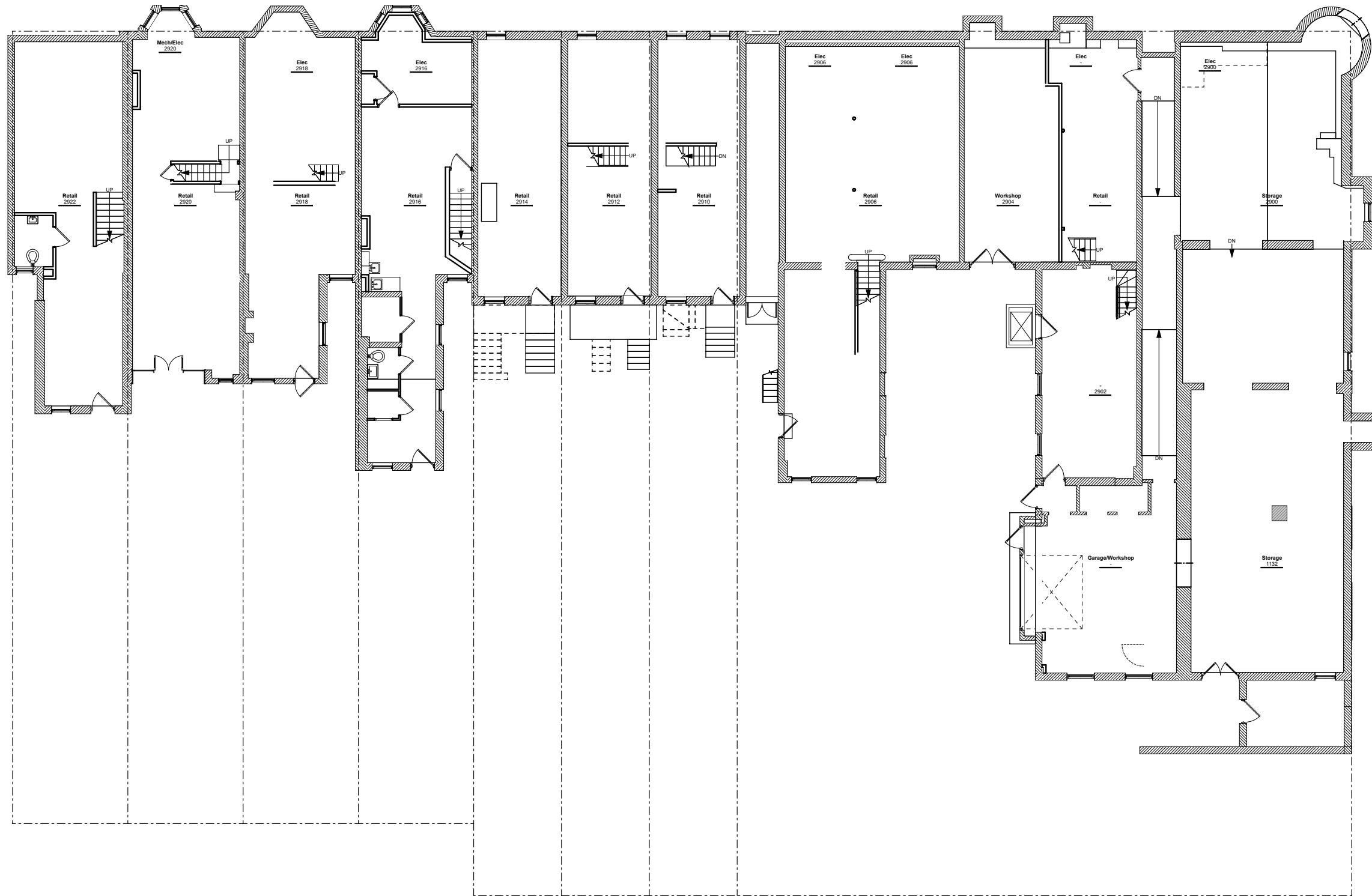


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Volume 1 - Sub-Basement Existing Conditions

2900 M Street Retail

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

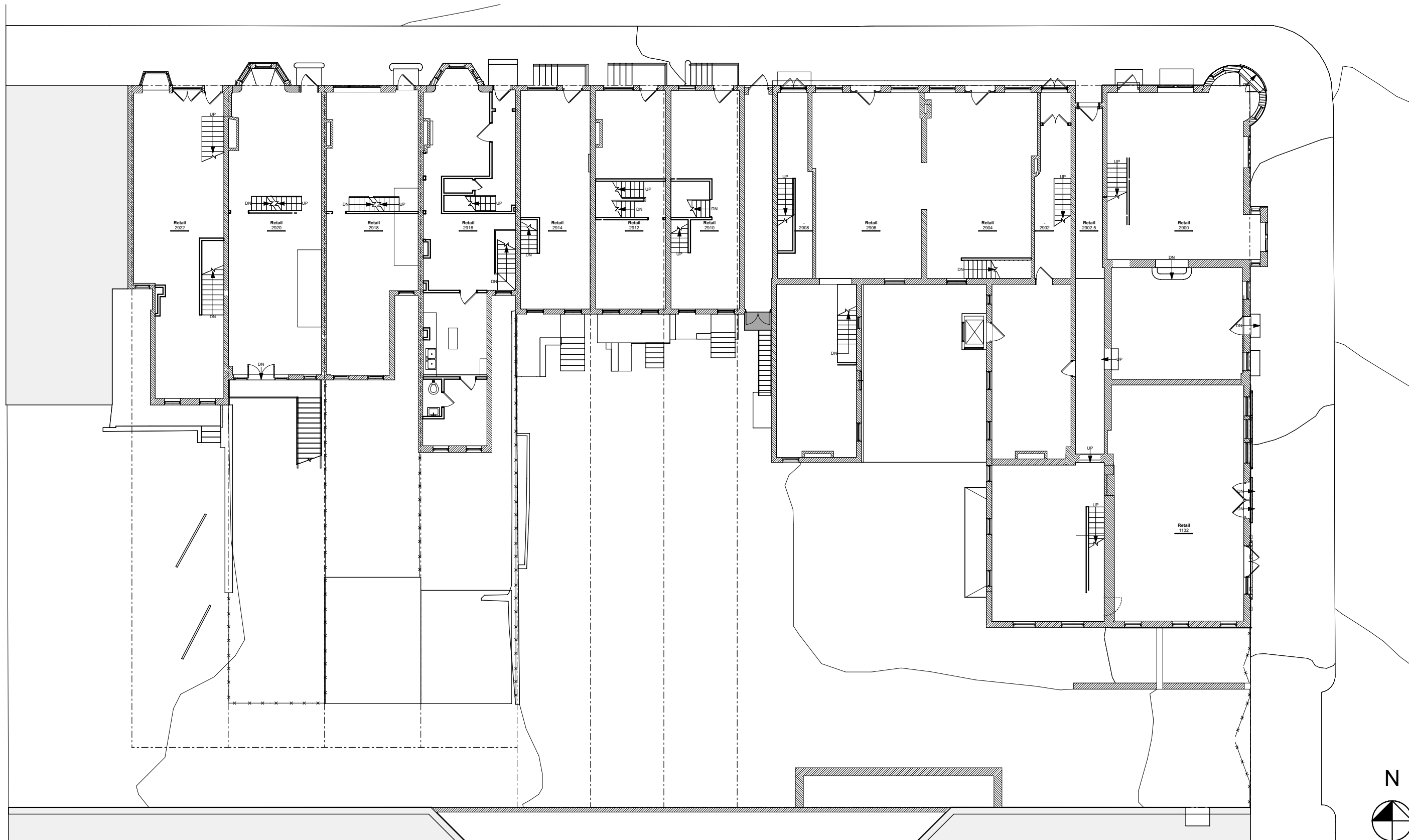


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Volume 1 - Basement Existing Conditions

2900 M Street Retail

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

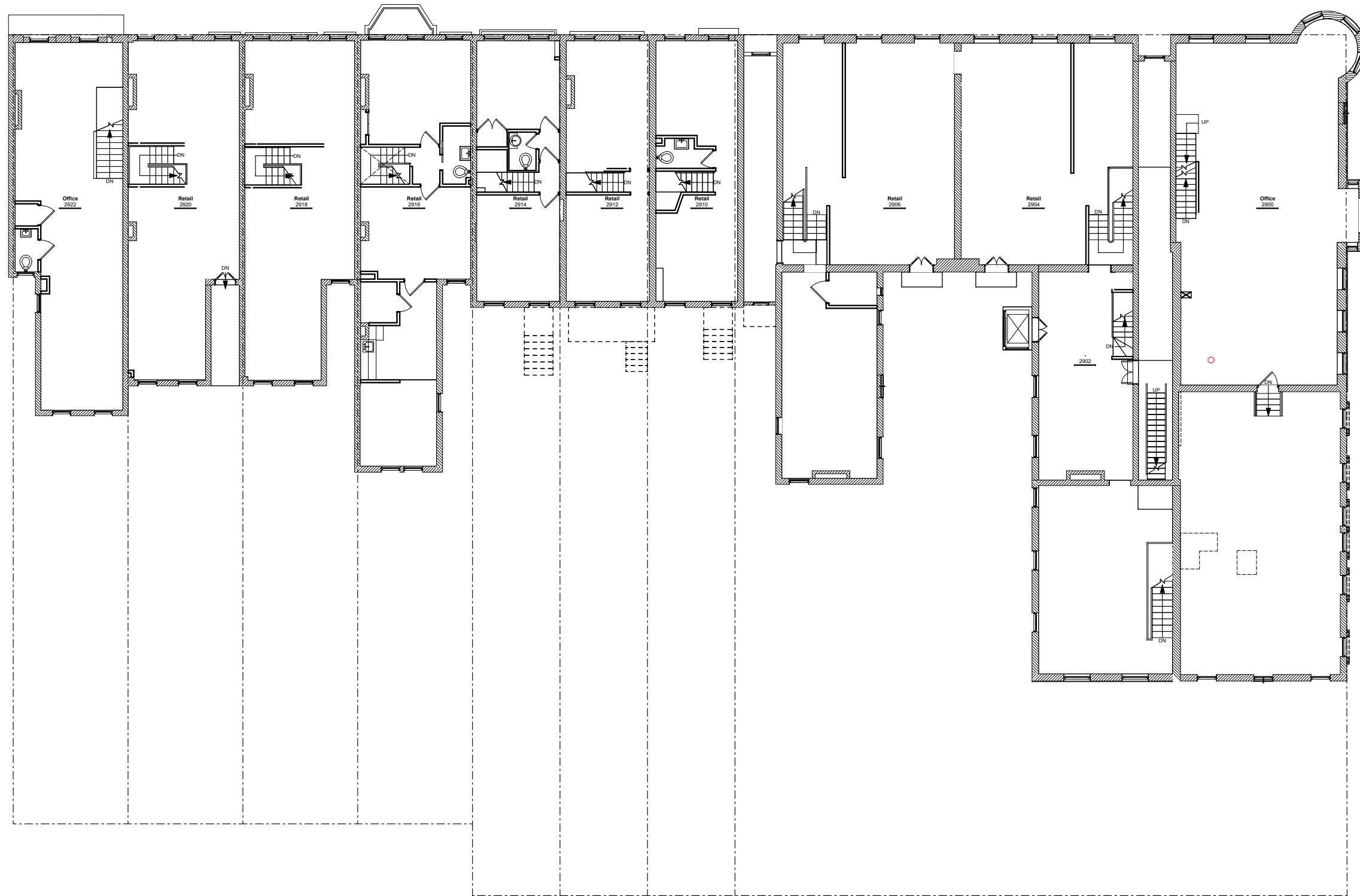


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Volume 1 - First Floor Existing Conditions

2900 M Street Retail

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

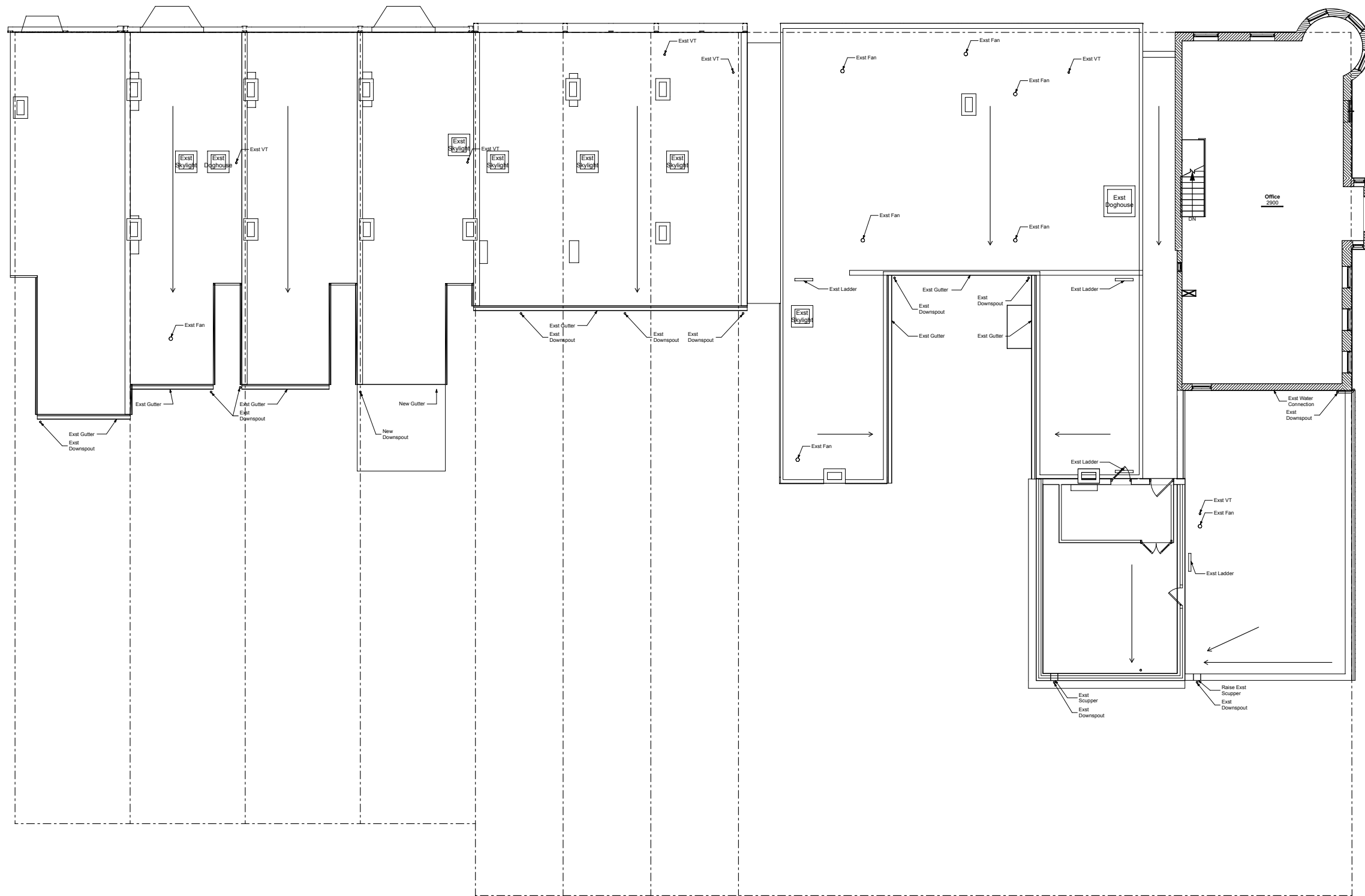


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Volume 1 - Second Floor Existing Conditions

2900 M Street Retail

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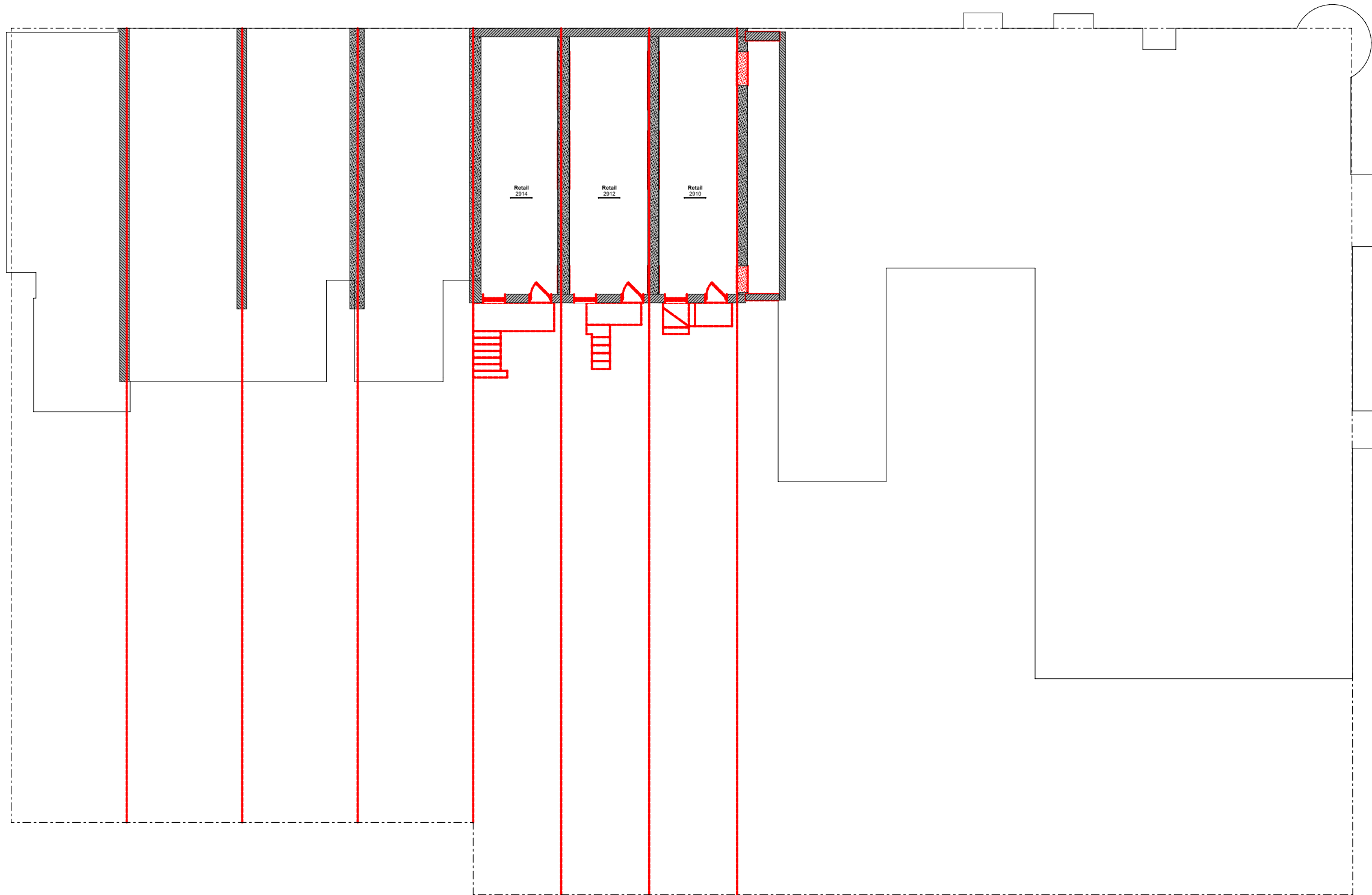
SCALE: 1/16" = 1'-0"



Volume 1 - Third Floor Existing Conditions

2900 M Street Retail

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



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Volume 1 - Sub-Basement Demo Plan

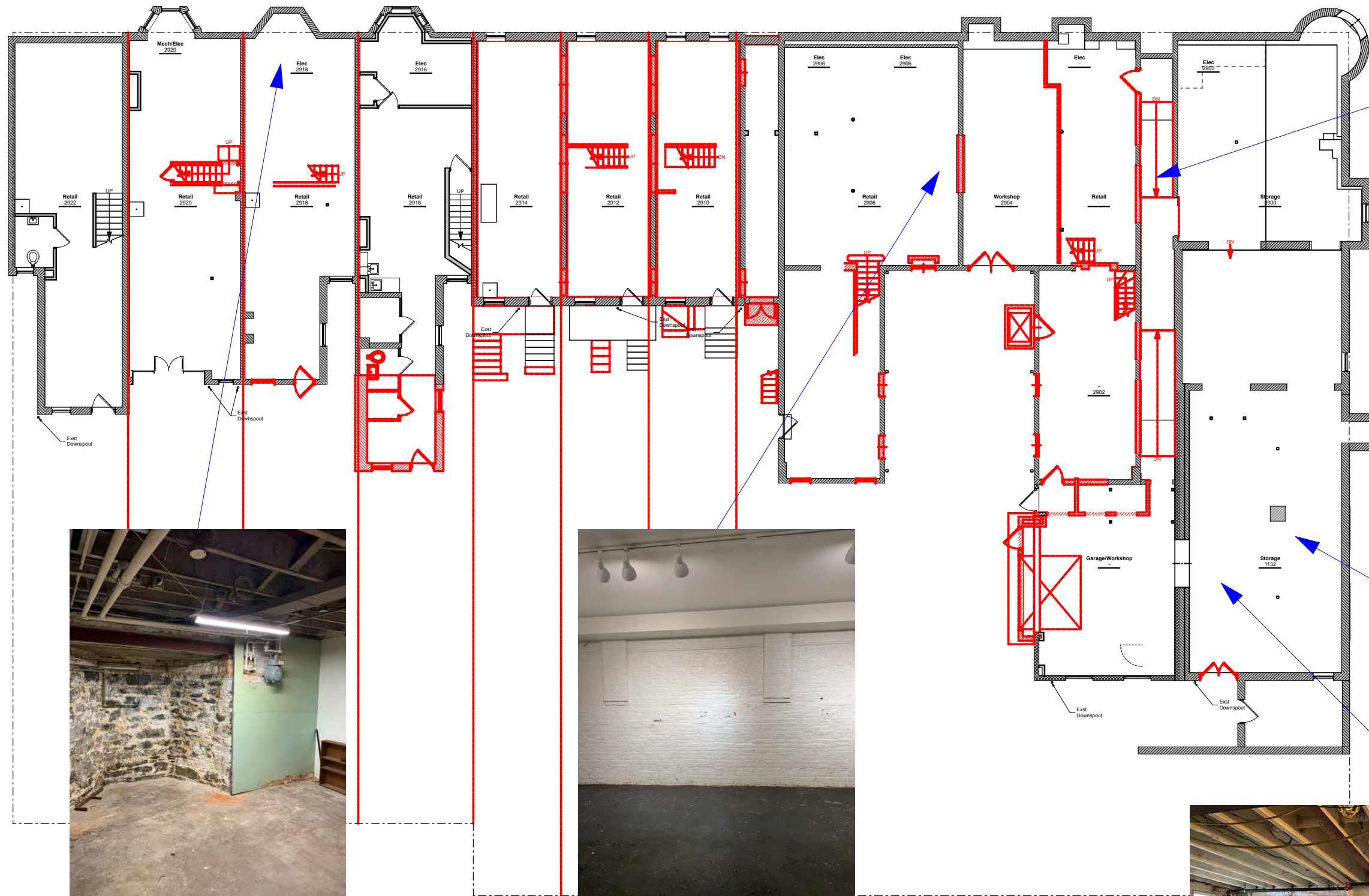
2900 M Street Retail

MEMD 2900-2908 M Street, LLC & MARTIN-DIAMOND PROPERTIES

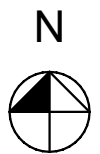
17 DEMO

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



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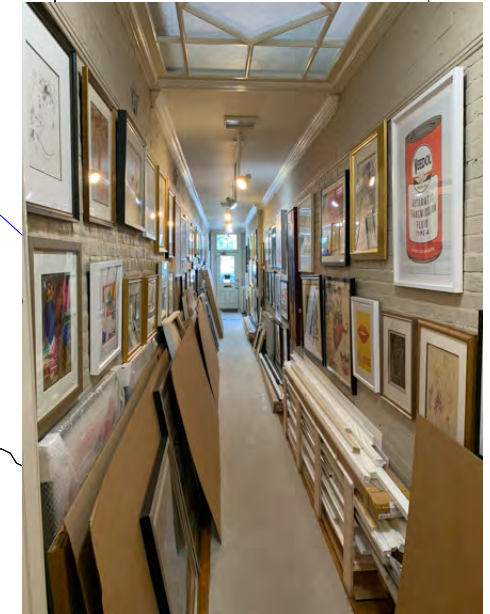
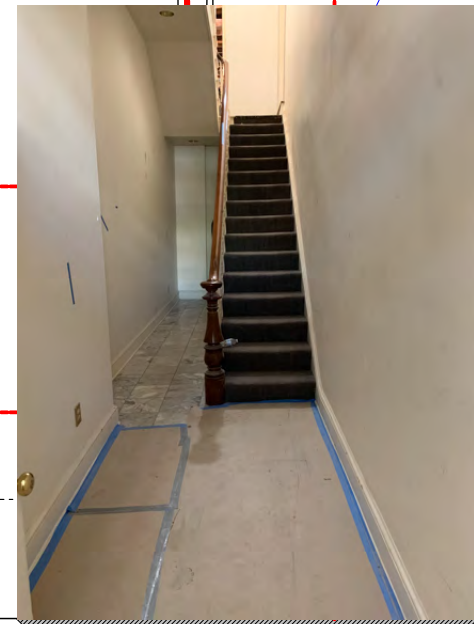
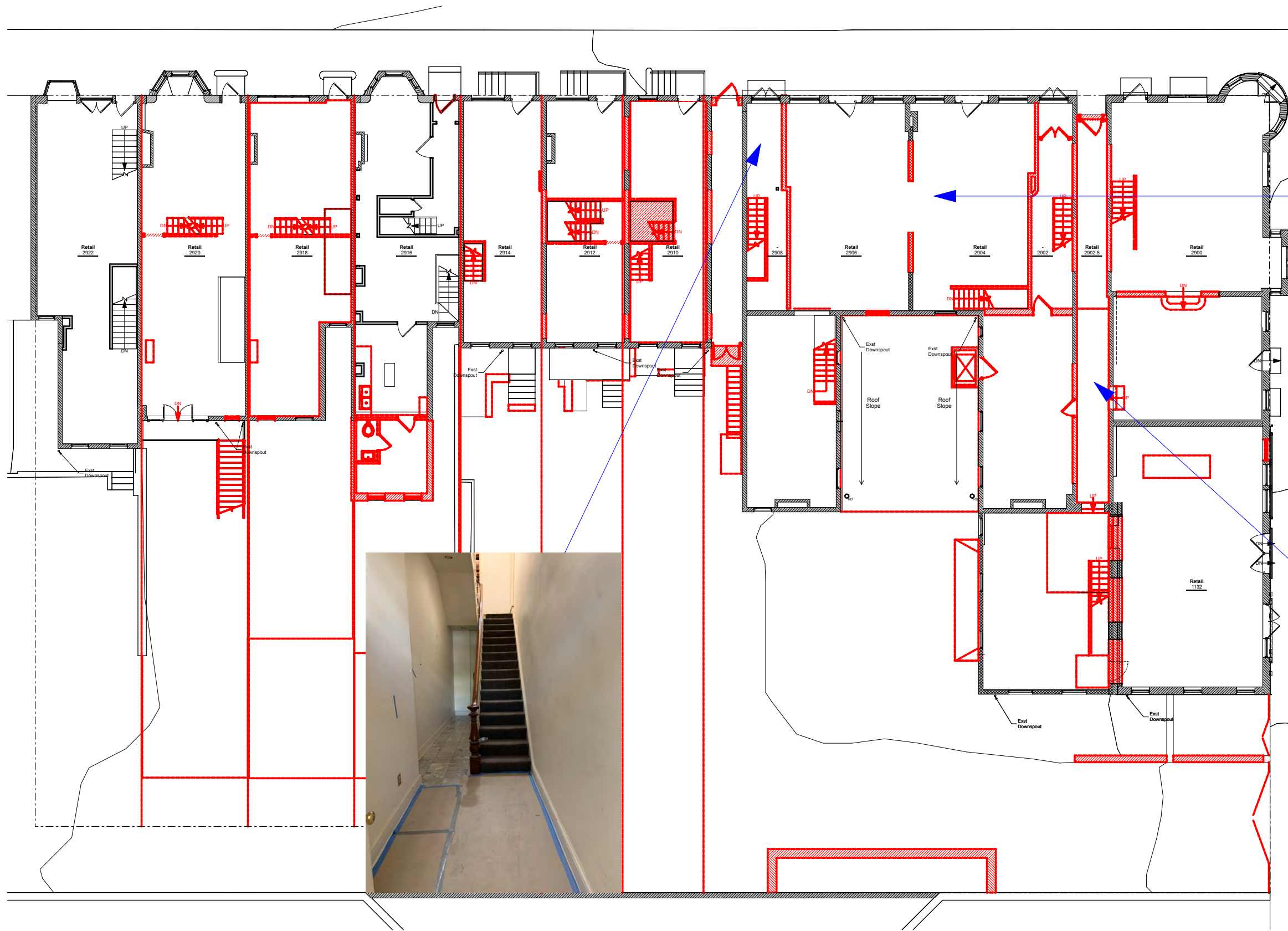
Volume 1 - Basement Demo Plan

2900 M Street Retail
 MEMD 2900-2908 M Street, LLC & MARTIN-DIAMOND PROPERTIES

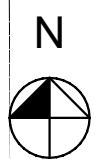
18 DEMO

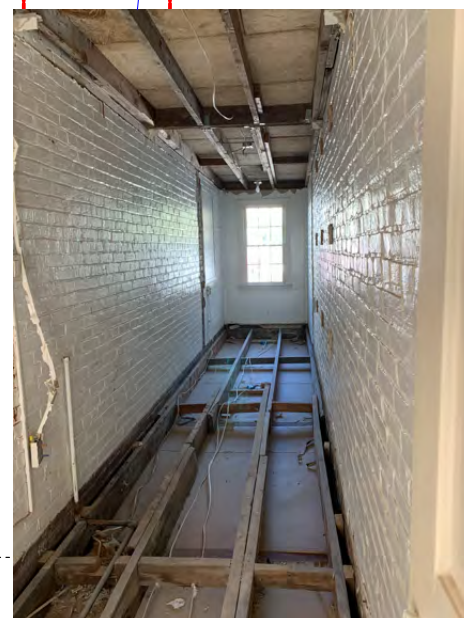
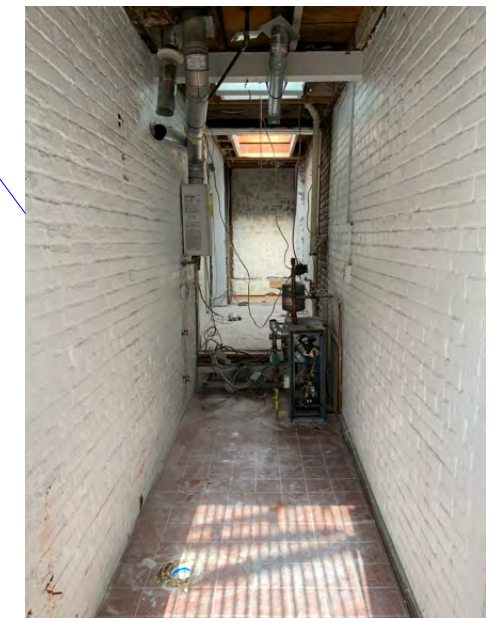
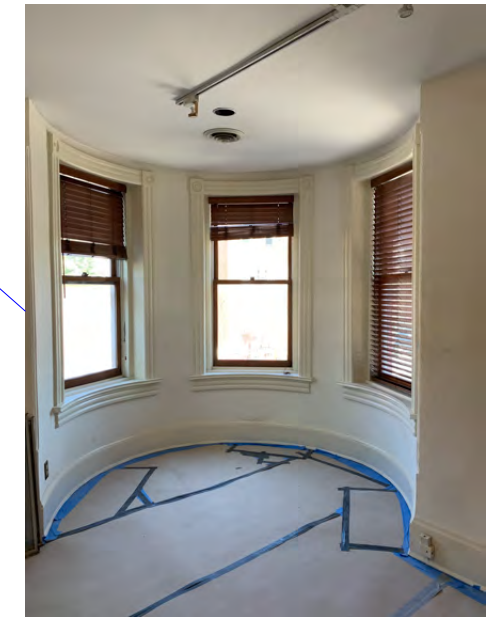
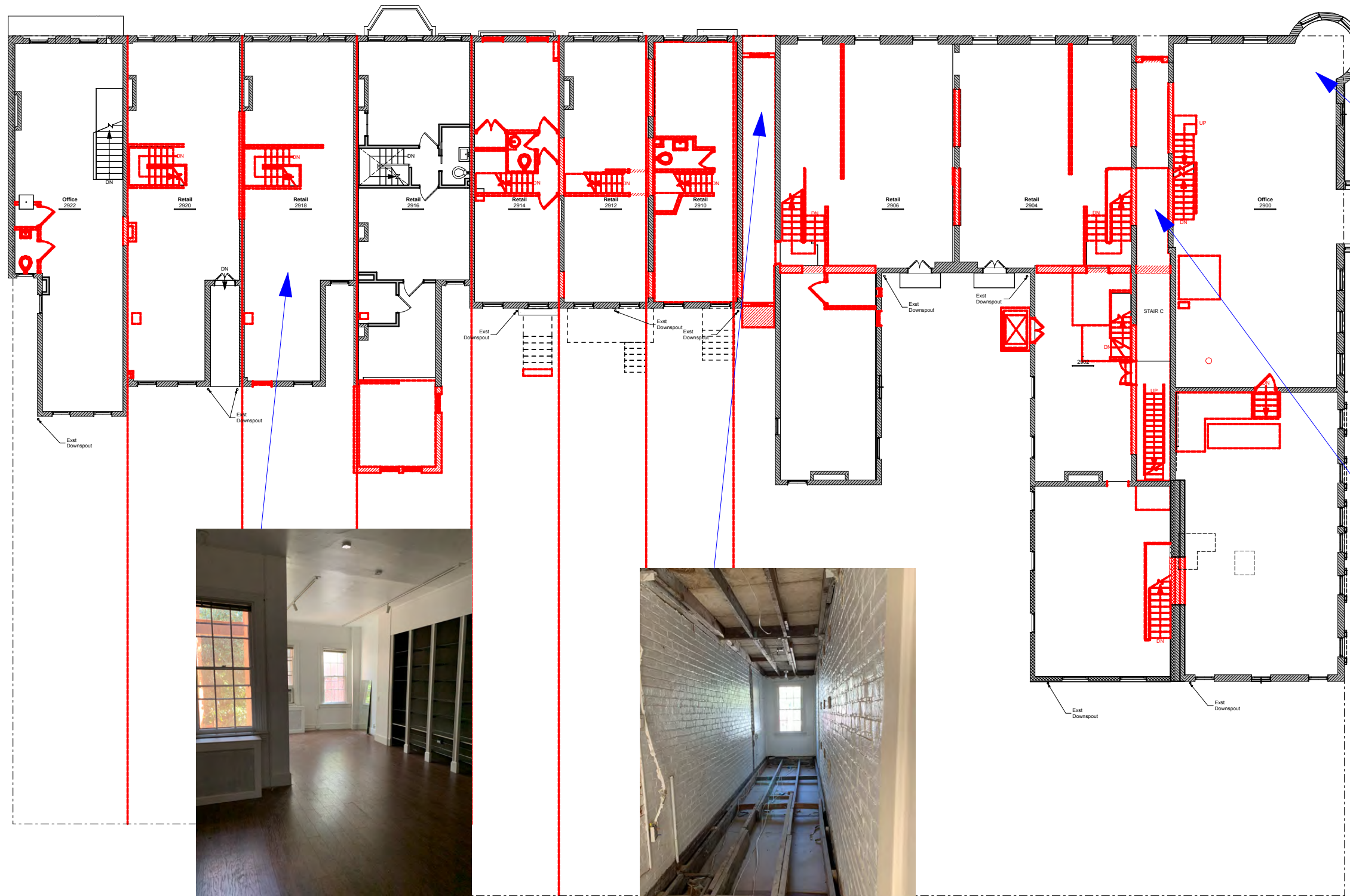
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SCALE: 1/16" = 1'-0"





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

Volume 1 - Second Floor

2900 M Street Retail

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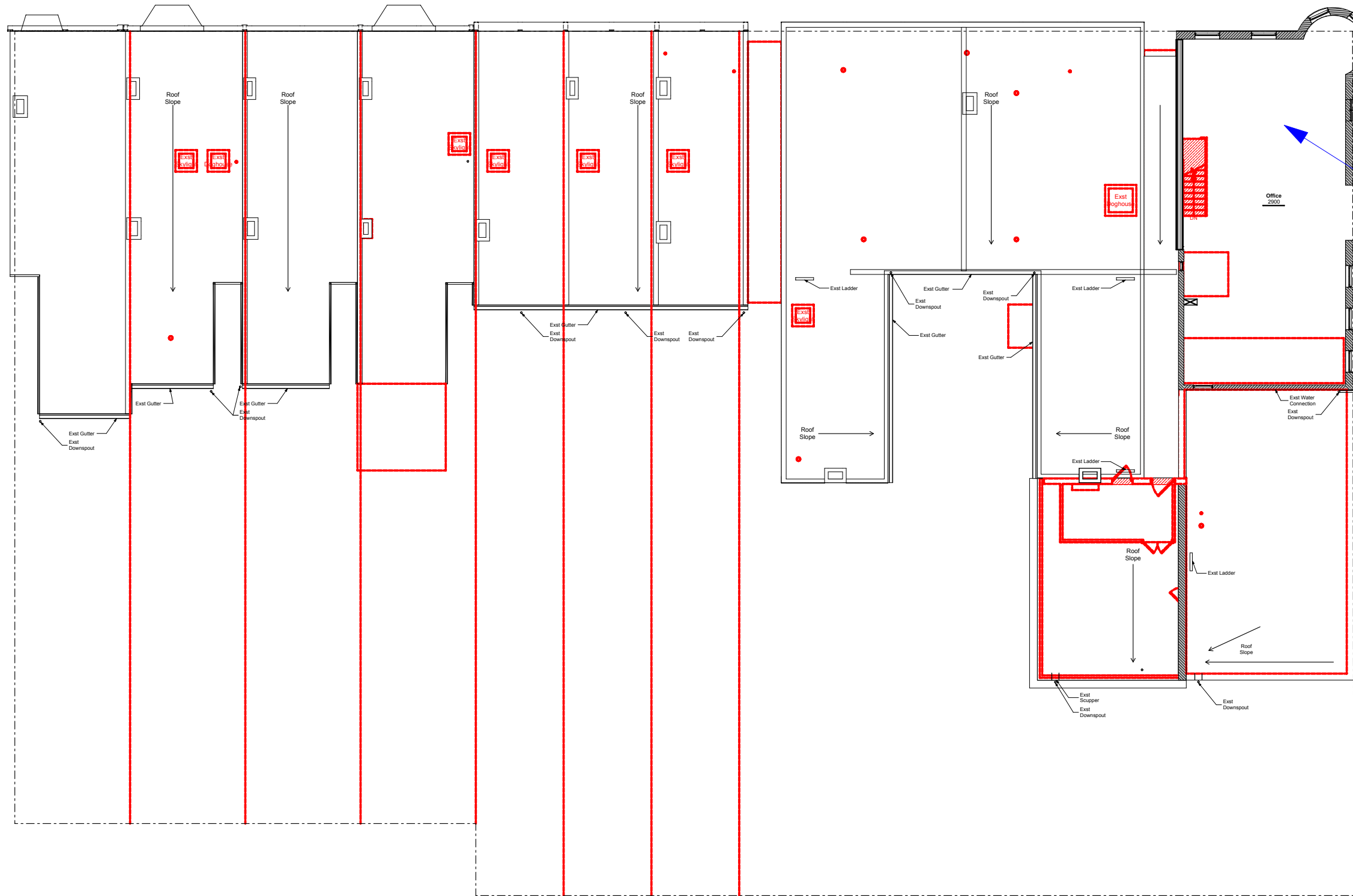
20 DEMO

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



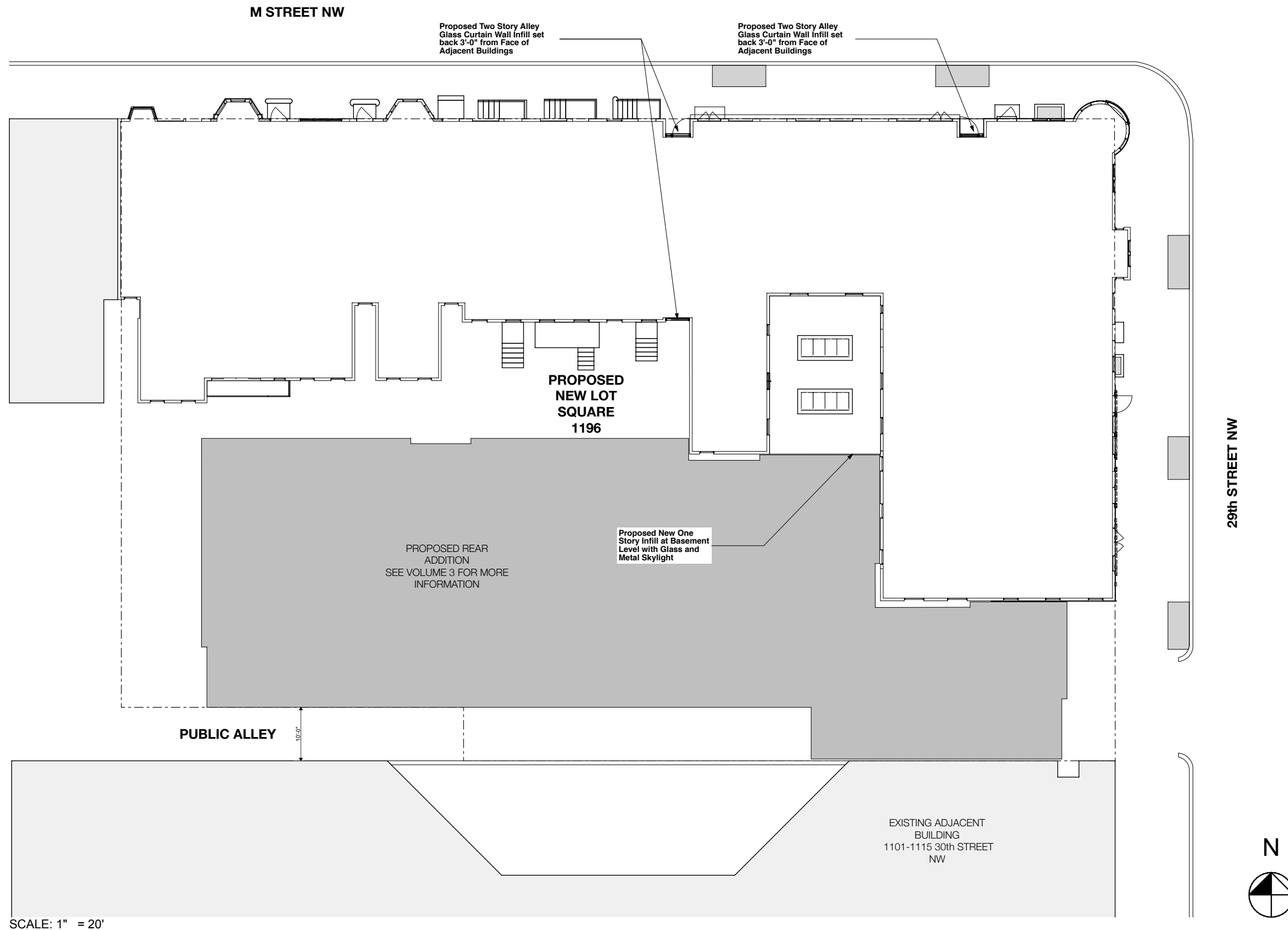
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Volume 1 - Third Floor Demo Plan

2900 M Street Retail
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21 DEMO

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SCALE: 1" = 20'

Volume 2 - Proposed Conditions Site Plan

2900 M Street Retail

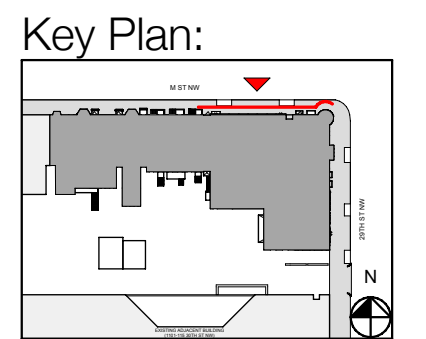
MEMD 2900-2908 M Street, LLC & MARTIN-DIAMOND PROPERTIES



- * ALL EXISTING BRICK, TRIM, WINDOWS AND DOORS TO REMAIN IN THIS PORTION
- * LOCALIZED REPAIR TO ANY DAMAGED BRICK
- * REPAINT ANY PAINTED TRIM OR SURFACES
- * ALL WOOD WINDOWS TO BE RESTORED AND REPAINTED
- * ALL DOORS TO RESTORED AND REPAINTED
- * DOOR HARDWARE TO BE EVALUATED FOR USE AND IF REPLACED, TO MATCH EXISTING QUALITY

- * ALL EXISTING BRICK, TRIM, WINDOWS AND DOORS TO REMAIN IN THIS PORTION
- * LOCALIZED REPAIR TO ANY DAMAGED BRICK
- * REPAINT ANY PAINTED TRIM OR SURFACES
- * ALL WOOD WINDOWS TO BE RESTORED AND REPAINTED
- * ALL DOORS TO RESTORED AND REPAINTED
- * DOOR HARDWARE TO BE EVALUATED FOR USE AND IF REPLACED, TO MATCH EXISTING QUALITY

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





EAST INFILL CANNOT BE SEEN FROM THIS ANGLE



* NEW INFILL TO REPLACE EXISTING IN THIS LOCATION
 - VISION GLASS AND METAL INFILL PANELS GLAZED INTO CURTAIN WALL, VISION PANELS TO BE LOW E, INSULATED GLASS UNITS

PROPERTY LINE

DEMO EXISTING DOOR AT 2916 M STREET NW AND INSTALL DOOR TO MATCH 2918 M STREET NW



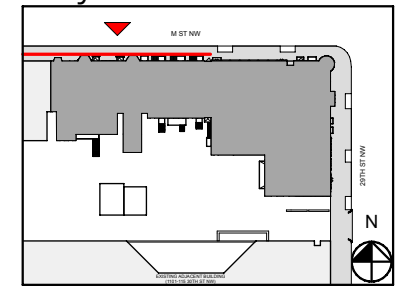
RAILINGS AND STOOPS TO BE REFURBISHED

2910-2922 M STREET NW

- * ALL EXISTING BRICK, TRIM, WINDOWS AND DOORS TO REMAIN IN THIS PORTION
- * LOCALIZED REPAIR TO ANY DAMAGED BRICK
- * REPAINT ANY PAINTED TRIM OR SURFACES
- * ALL WOOD WINDOWS TO BE RESTORED AND REPAINTED
- * ALL DOORS TO RESTORED AND REPAINTED
- * DOOR HARDWARE TO BE EVALUATED FOR USE AND IF REPLACED, TO MATCH EXISTING QUALITY

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

Key Plan:



PROPERTY LINE



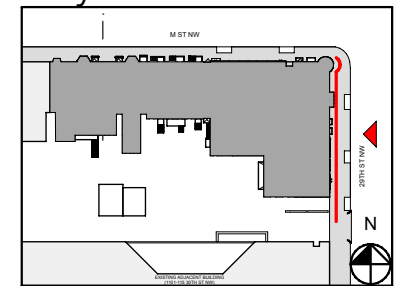
NEW ENTRY DOOR AT EXISTING WINDOW OPENING

1132 29TH STREET & 2900 M STREET NW

- * ALL EXISTING BRICK, TRIM, WINDOWS AND DOORS TO REMAIN IN THIS PORTION
- * LOCALIZED REPAIR TO ANY DAMAGED BRICK
- * REPAINT ANY PAINTED TRIM OR SURFACES
- * ALL WOOD WINDOWS TO BE RESTORED AND REPAINTED
- * ALL DOORS TO RESTORED AND REPAINTED
- * DOOR HARDWARE TO BE EVALUATED FOR USE AND IF REPLACED, TO MATCH EXISTING QUALITY

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

Key Plan:

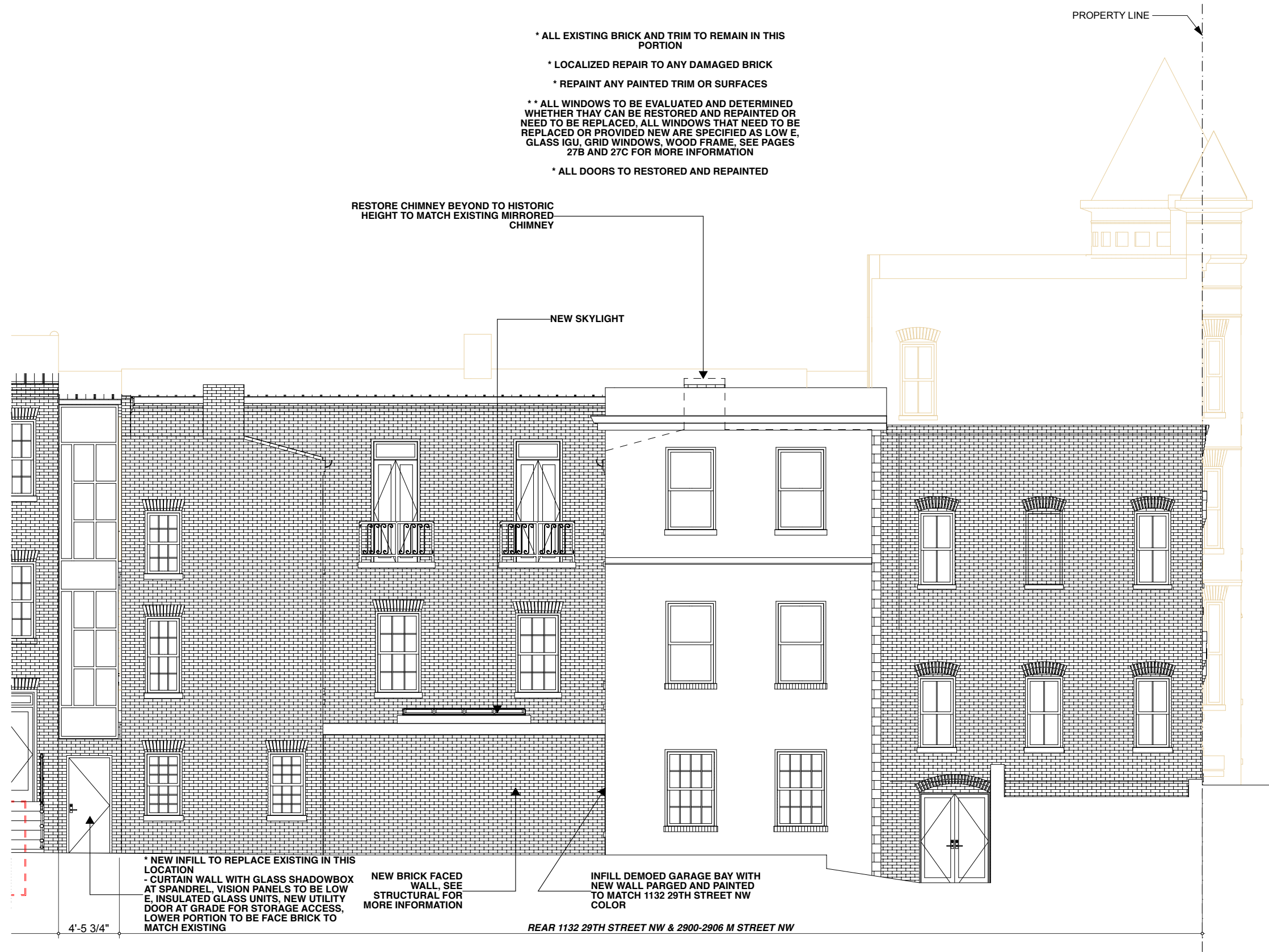


- * ALL EXISTING BRICK AND TRIM TO REMAIN IN THIS PORTION
- * LOCALIZED REPAIR TO ANY DAMAGED BRICK
- * REPAINT ANY PAINTED TRIM OR SURFACES
- ** ALL WINDOWS TO BE EVALUATED AND DETERMINED WHETHER THEY CAN BE RESTORED AND REPAINTED OR NEED TO BE REPLACED. ALL WINDOWS THAT NEED TO BE REPLACED OR PROVIDED NEW ARE SPECIFIED AS LOW E, GLASS IGU, GRID WINDOWS, WOOD FRAME. SEE PAGES 27B AND 27C FOR MORE INFORMATION
- * ALL DOORS TO RESTORED AND REPAINTED

PROPERTY LINE

RESTORE CHIMNEY BEYOND TO HISTORIC HEIGHT TO MATCH EXISTING MIRRORRED CHIMNEY

NEW SKYLIGHT



* NEW INFILL TO REPLACE EXISTING IN THIS LOCATION
 - CURTAIN WALL WITH GLASS SHADOWBOX AT SPANDREL, VISION PANELS TO BE LOW E, INSULATED GLASS UNITS, NEW UTILITY DOOR AT GRADE FOR STORAGE ACCESS, LOWER PORTION TO BE FACE BRICK TO MATCH EXISTING

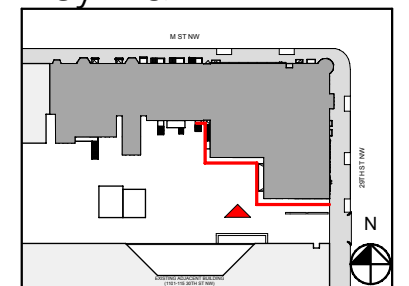
NEW BRICK FACED WALL, SEE STRUCTURAL FOR MORE INFORMATION

INFILL DEMOED GARAGE BAY WITH NEW WALL PARGED AND PAINTED TO MATCH 1132 29TH STREET NW COLOR

REAR 1132 29TH STREET NW & 2900-2906 M STREET NW

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

Key Plan:



PROPERTY LINE

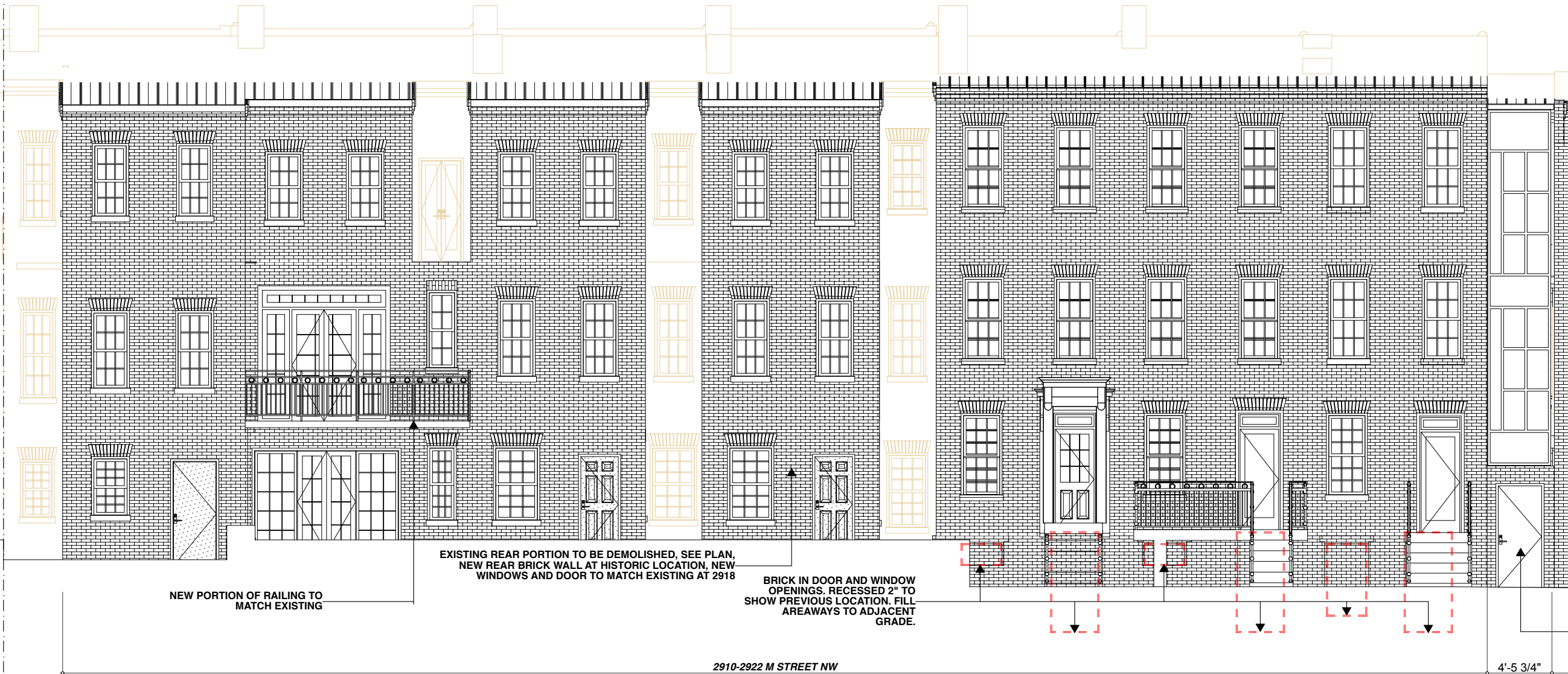
* ALL EXISTING BRICK AND TRIM TO REMAIN IN THIS PORTION

* LOCALIZED REPAIR TO ANY DAMAGED BRICK

* REPAINT ANY PAINTED TRIM OR SURFACES

* ALL WINDOWS TO BE EVALUATED AND DETERMINED WHETHER THEY CAN BE RESTORED AND REPAINTED OR NEED TO BE REPLACED. ALL WINDOWS THAT NEED TO BE REPLACED OR PROVIDED NEW ARE SPECIFIED AS LOW E, GLASS IGU, GRID WINDOWS, WOOD FRAME, SEE PAGES 27B AND 27C FOR MORE INFORMATION

* ALL DOORS TO RESTORED AND REPAINTED



NEW PORTION OF RAILING TO MATCH EXISTING

EXISTING REAR PORTION TO BE DEMOLISHED, SEE PLAN. NEW REAR BRICK WALL AT HISTORIC LOCATION, NEW WINDOWS AND DOOR TO MATCH EXISTING AT 2918

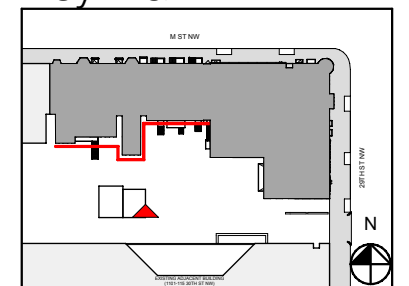
BRICK IN DOOR AND WINDOW OPENINGS. RECESSED 2" TO SHOW PREVIOUS LOCATION. FILL AREAWAYS TO ADJACENT GRADE.

2910-2922 M STREET NW

4'-5 3/4"

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

Key Plan:





EXISTING CONDITION OF REAR 2910-2914 M STREET NW

*** NEW INFILL TO REPLACE EXISTING IN THIS LOCATION
- VISION GLASS AND METAL INFILL PANELS GLAZED INTO CURTAIN WALL, VISION PANELS TO BE LOW E, INSULATED GLASS UNITS**



PROPOSED CONDITION SHOWS DOORS AND WINDOWS AT SUB BASEMENT LEVEL BRICKED IN, AREAWAYS HAVE BEEN FILLED IN TO ADJACENT GRADE, DOORS AND WINDOWS AT BASEMENT LEVEL AND ABOVE TO BE RESTORED AND REPAINTED

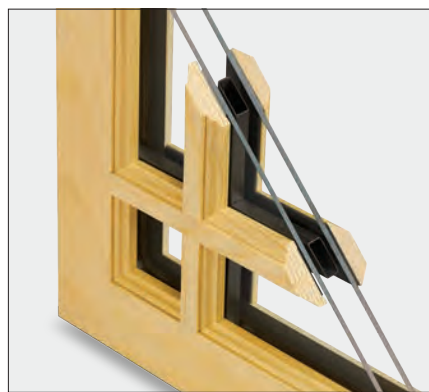
NOTE THAT THE WINDOWS ON THE FOLLOWING PAGE ARE IN THE WORST SHAPE OF ALL THE WINDOWS ON THE REAR OF THE BUILDING, THESE WILL BE EVALUATED AND DETERMINED WHETHER THEY CAN BE RESTORED AND REPAINTED OR NEED TO BE REPLACED. IN ADDITION, THERE WILL BE NEW WINDOWS AND THE NEW REAR WALL OF 2916 M STREET NW WHERE THE ADDITION IS REMOVED. ALL WINDOWS THAT NEED TO BE REPLACED OR PROVIDED NEW ARE SPECIFIED AS : NEW DOUBLE HUNG 1" IGU WOOD FRAMED WINDOW, BASIS OF DESIGN MARVIN ULTIMATE DOUBLE HUNG WINDOWS, DOUGLAS FIR, SIMULATED DIVIDED LITE. SEE BELOW FOR MORE INFORMATION

WOOD EXTERIOR DOUBLE HUNG WINDOWS

The Ultimate Wood Double/Single Hung, Ultimate Wood Double Hung Magnum, and Ultimate Wood Double Hung Insert are quintessentially American windows designed to fit seamlessly into the historic fabric of your home, neighborhood, or community. With residential and commercial applications, these windows are perfect for any historic building.



WOOD DOUBLE/SINGLE HUNG EXTERIOR



SIMULATED DIVIDED LITE (SDL)

SDL bars are permanently adhered to both sides of the glass. Simulated Divided Lites with Spacer Bars (SDLs) are an energy-efficient way to create the look of authentic divided lites.

STICKING AND PROFILES

Sticking refers to the interior profiles of your wood window. Choose from the standard Ogee profile (used on traditional projects) or the optional clean, contemporary Square sticking.

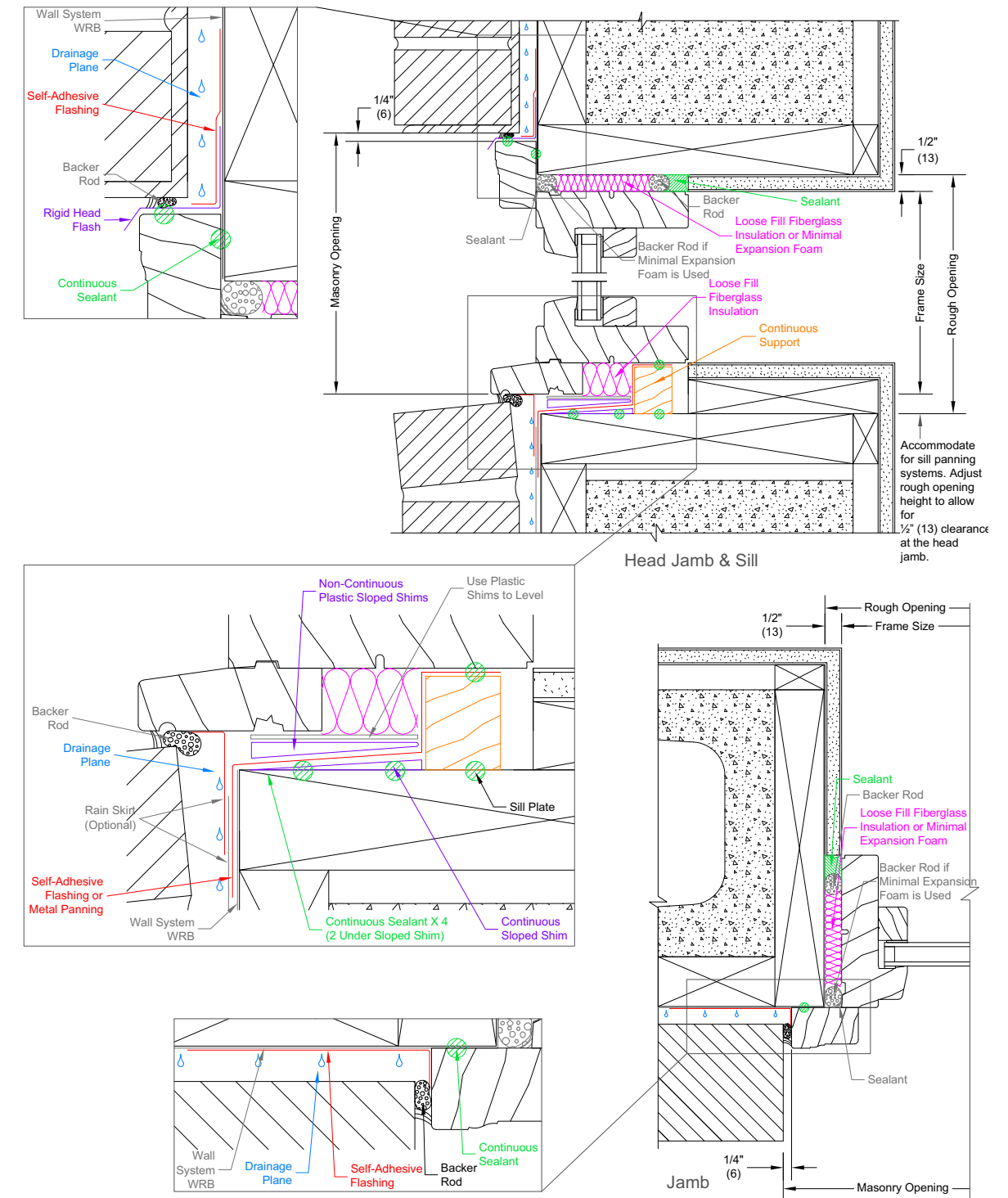


OGEE



Ultimate Wood Direct Glaze Polygon - Concrete Block with Brick Veneer

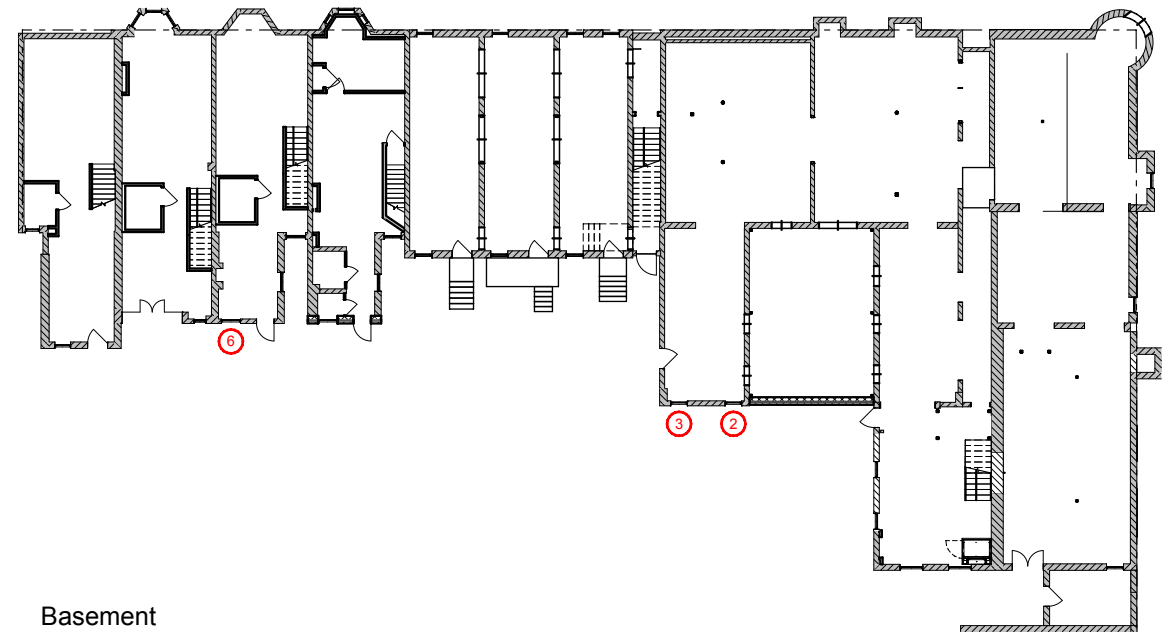
Scale: 3" = 1'0"



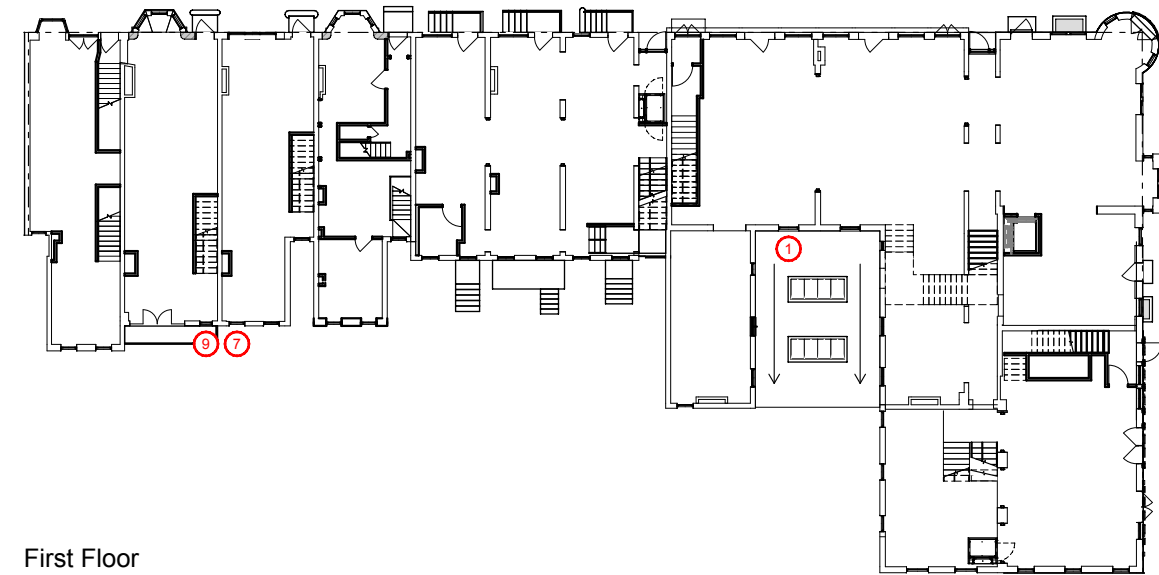
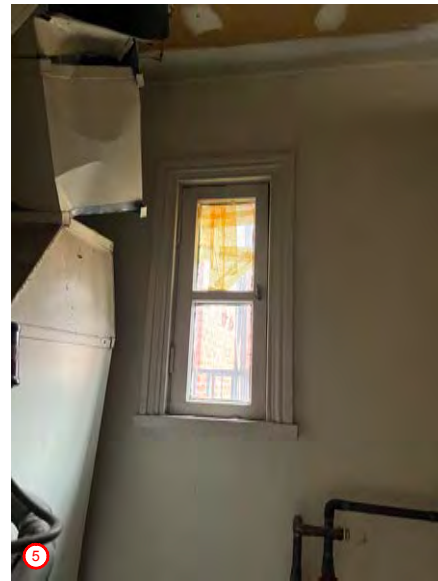
Window Basis of Design Product and Details

2900 M Street Retail

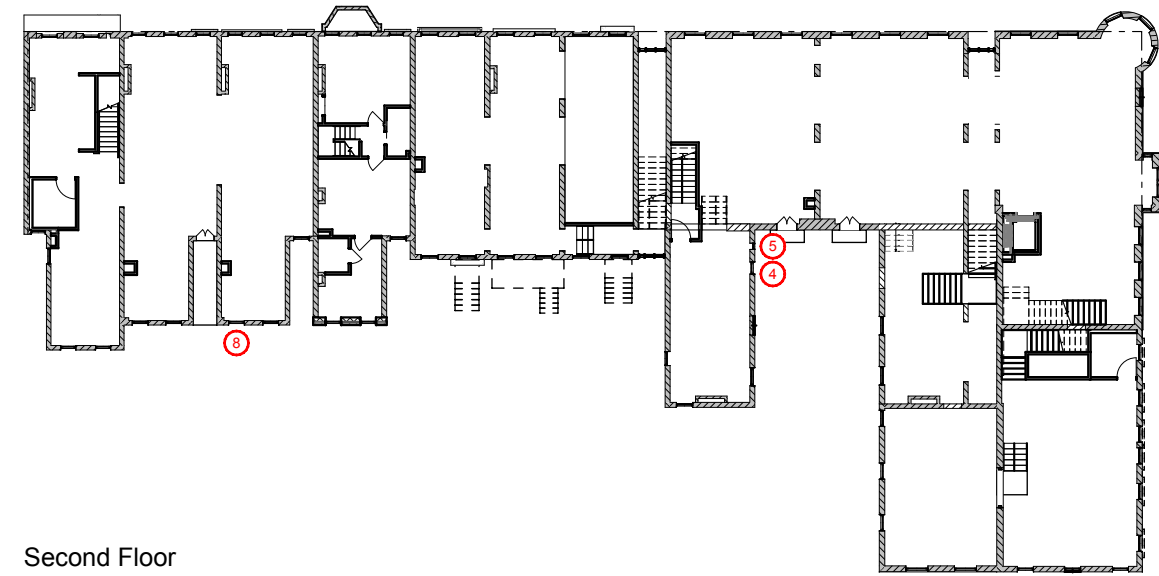
MEMD 2900-2908 M Street, LLC & MARTIN-DIAMOND PROPERTIES



Basement



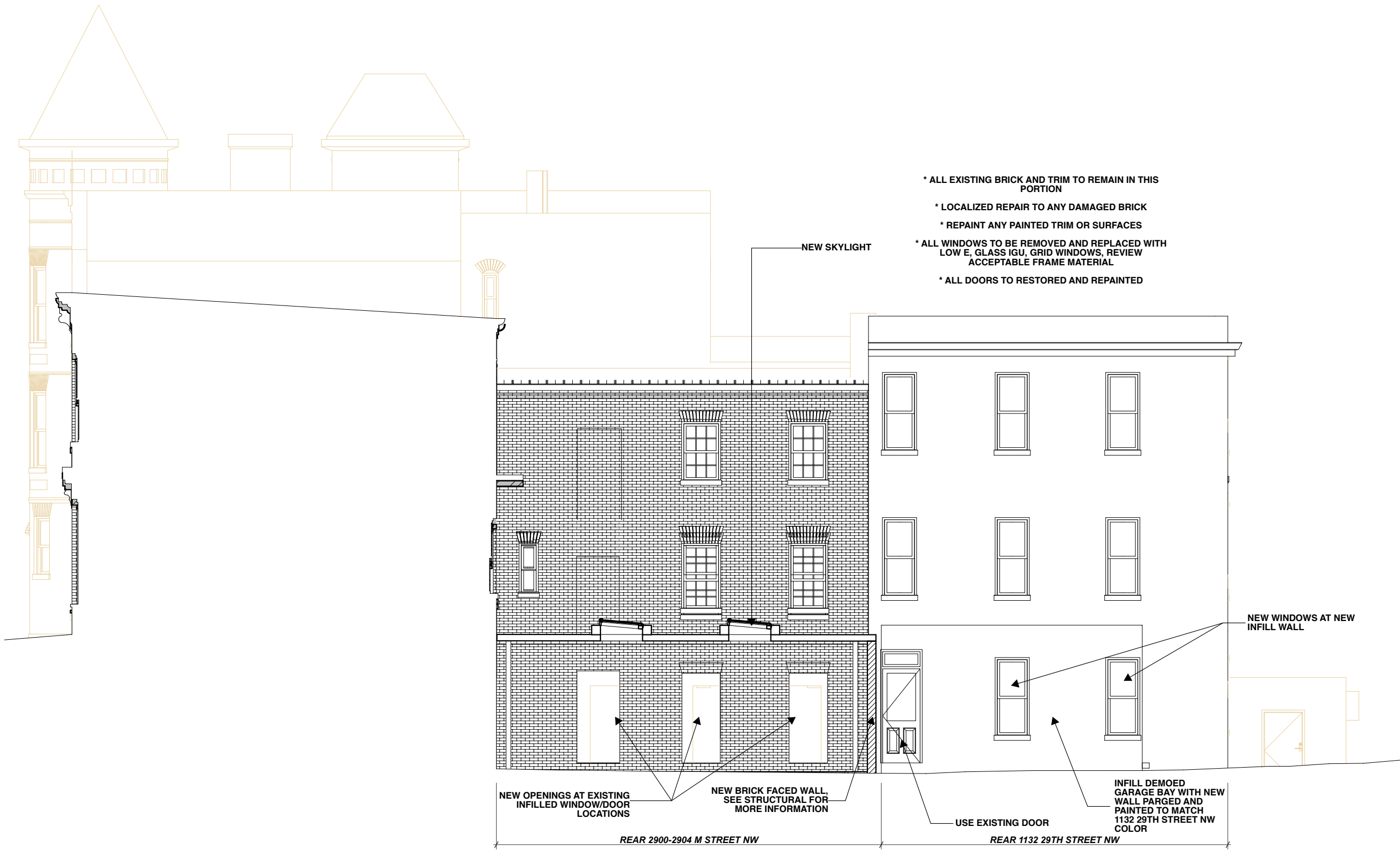
First Floor



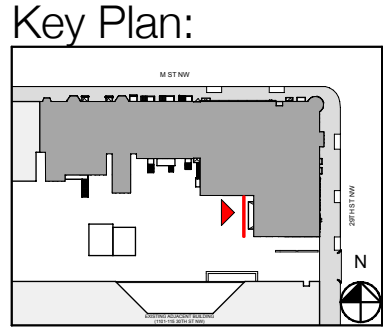
Second Floor

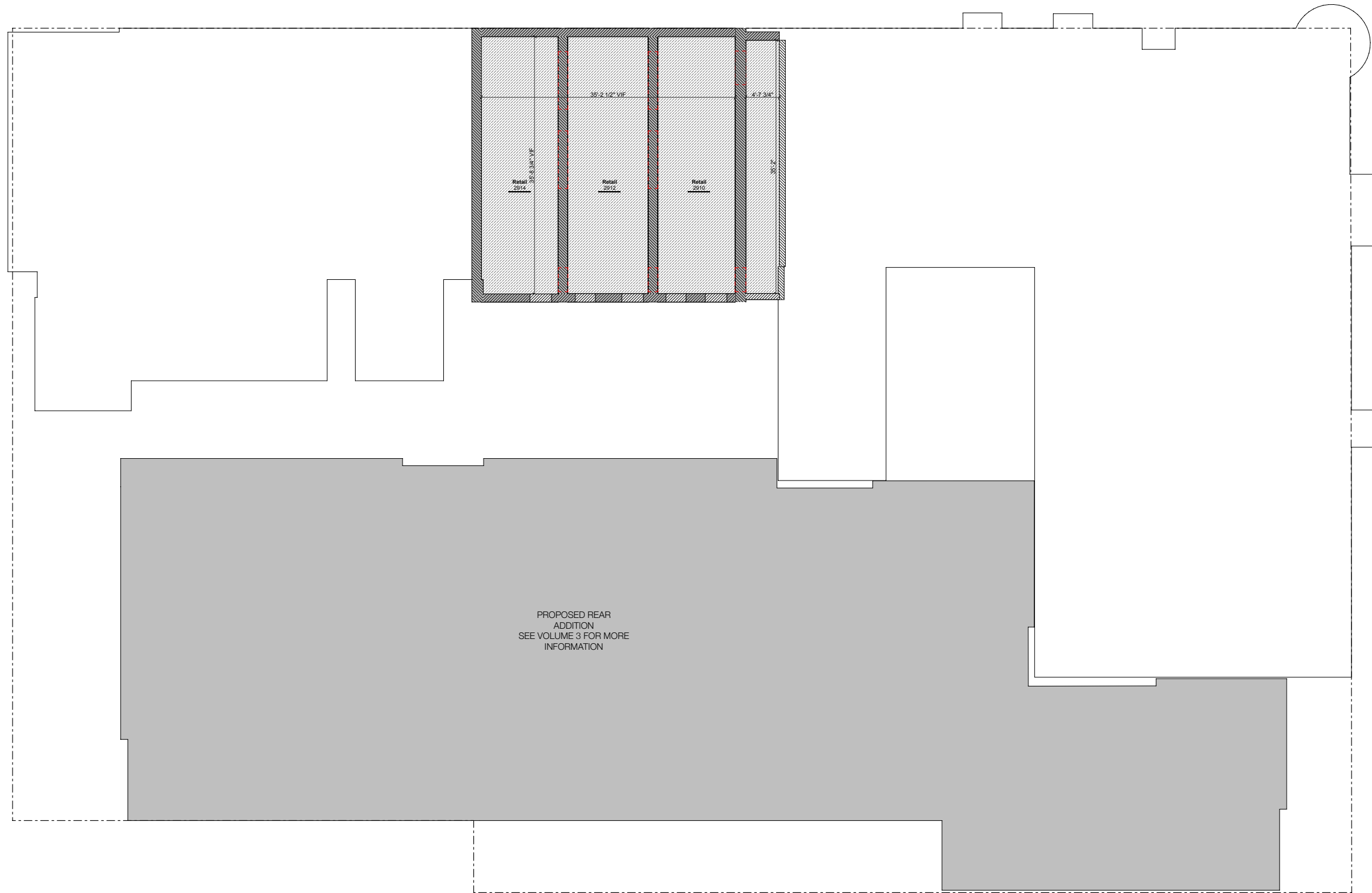
Potential Windows to be Replaced

2900 M Street Retail
MEMD 2900-2908 M Street, LLC & MARTIN-DIAMOND PROPERTIES

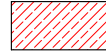
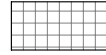



SCALE: 1/8" = 1'-0"





Plan Legend

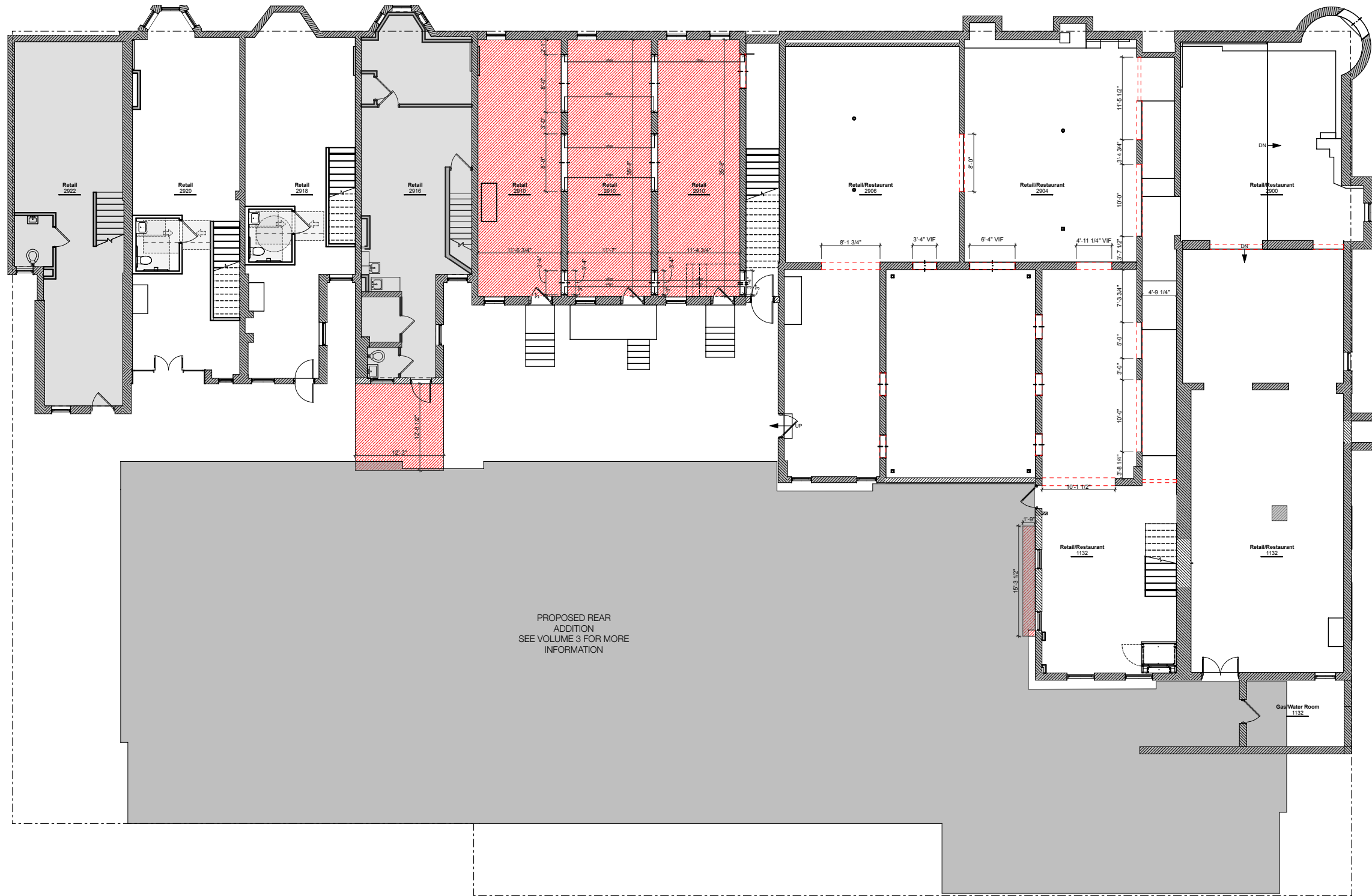
-  Existing Floor To Be Demolished
-  Existing Opening To Be In-Filled
-  Existing Wall To Be Demolished

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

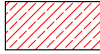
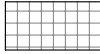



Volume 2 - Sub-Basement Proposed Plan

2900 M Street Retail
 MEMD 2900-2908 M Street, LLC & MARTIN-DIAMOND PROPERTIES



Plan Legend

-  Existing Floor To Be Demolished
-  Existing Opening To Be In-Filled
-  Existing Wall To Be Demolished

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

Volume 2 - Basement Proposed Plan

2900 M Street Retail

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Plan Legend

- Existing Floor To Be Demolished
- Existing Opening To Be In-Filled
- Existing Wall To Be Demolished

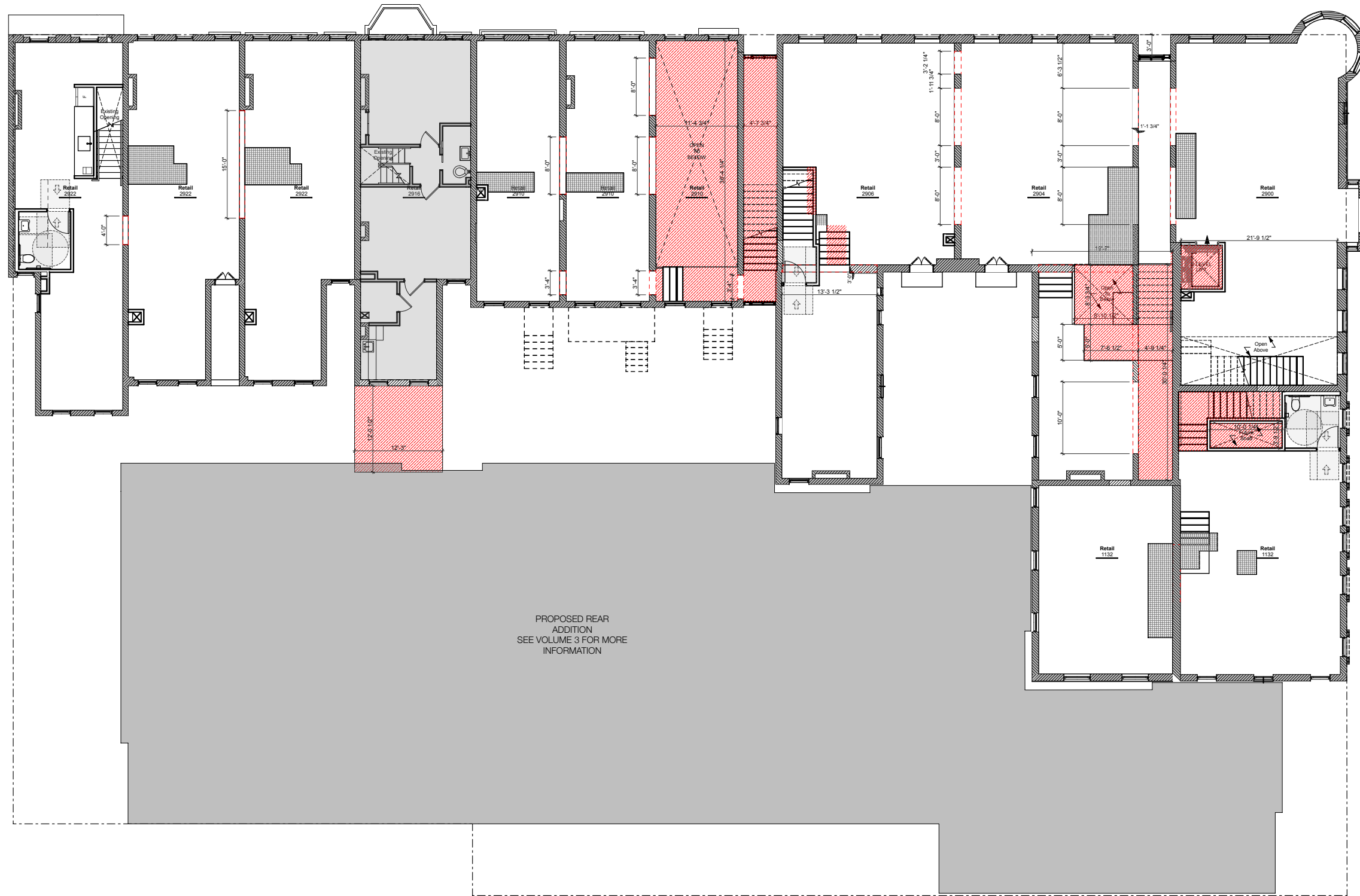
SCALE: 1/16" = 1'-0"



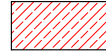
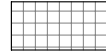

Volume 2 - First Floor Proposed Plan

2900 M Street Retail

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Plan Legend

-  Existing Floor To Be Demolished
-  Existing Opening To Be In-Filled
-  Existing Wall To Be Demolished

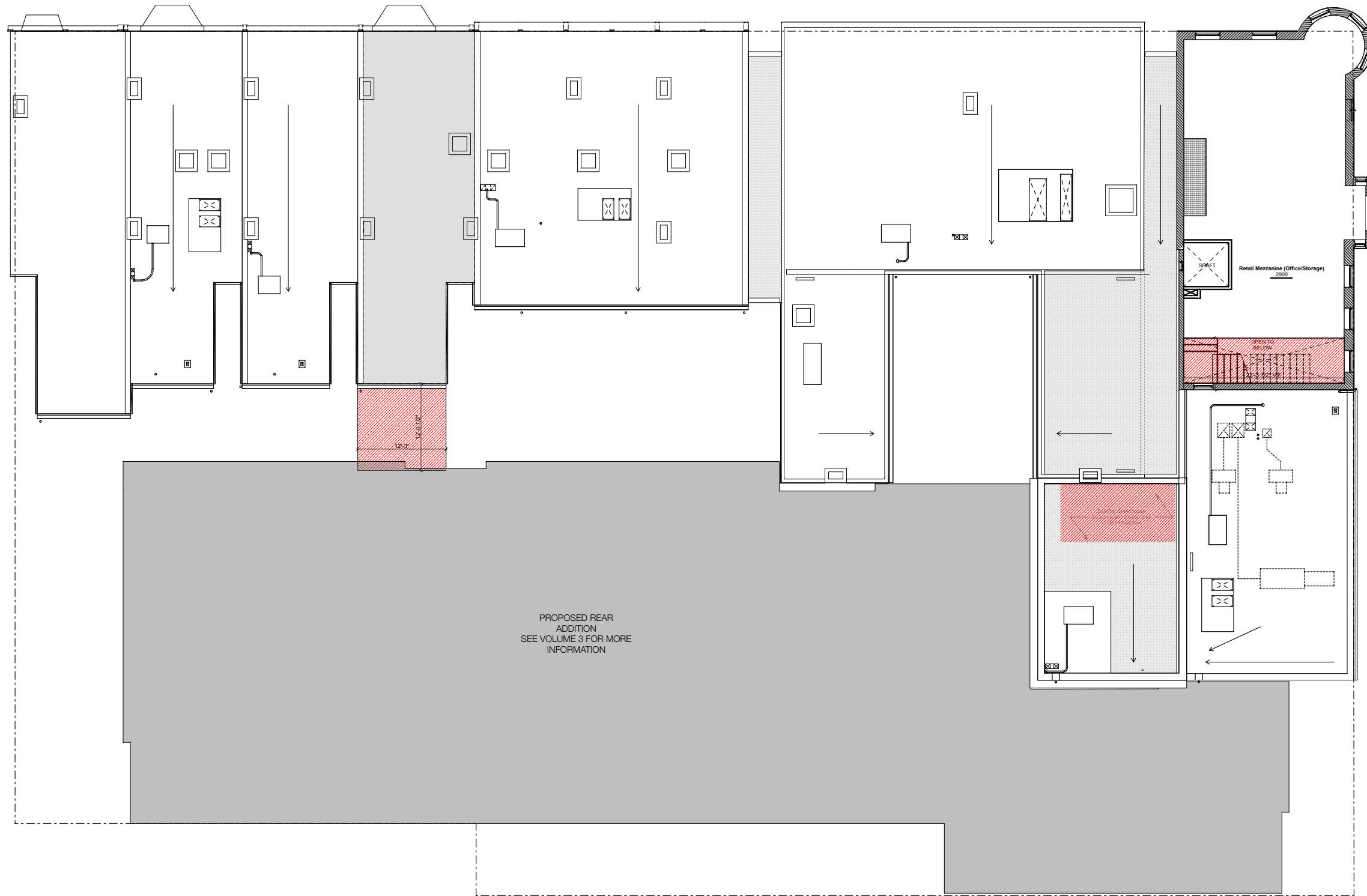
SCALE: 1/16" = 1'-0"



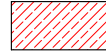
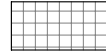

Volume 2 - Second Floor Proposed Plan

2900 M Street Retail

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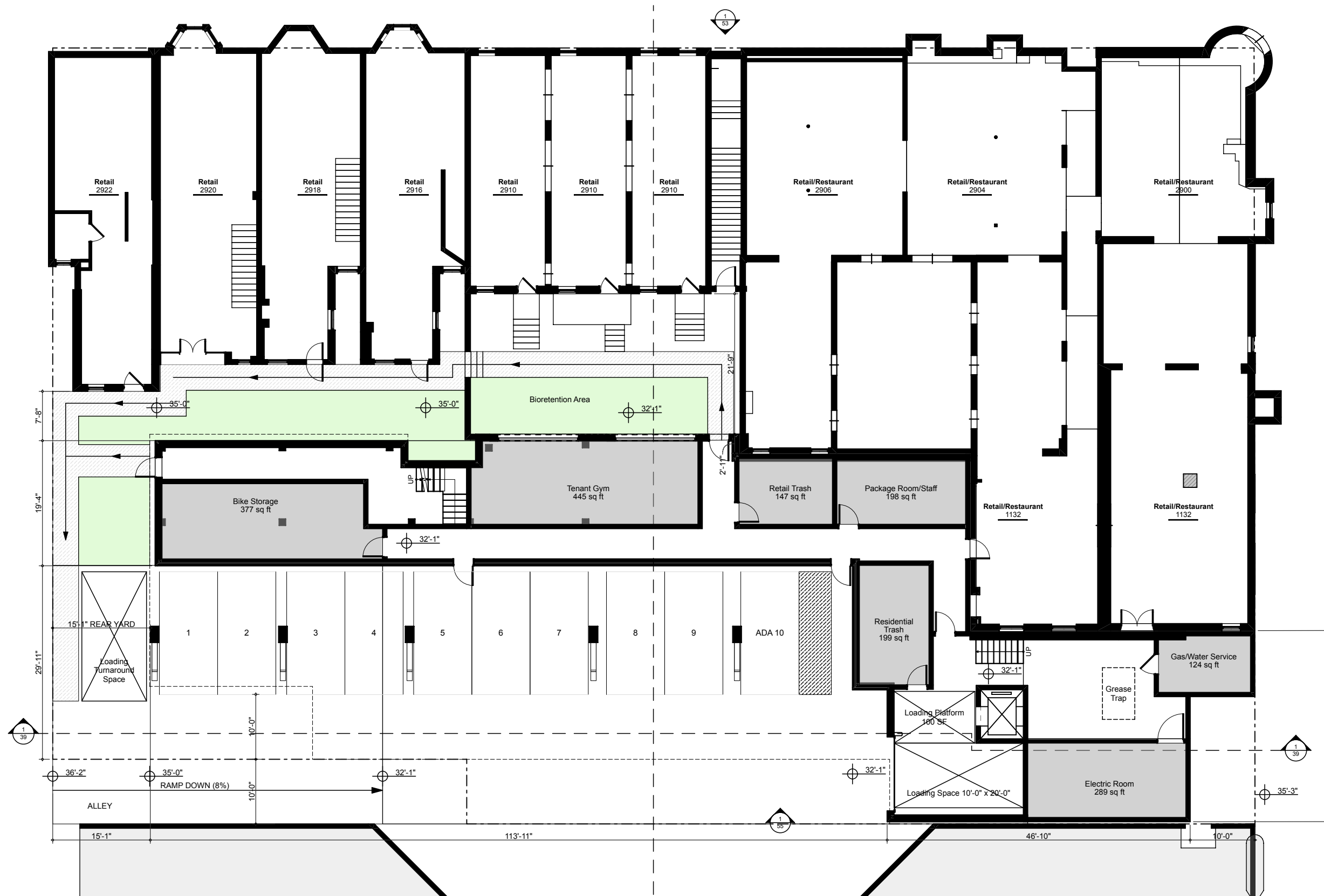


Plan Legend

-  Existing Floor To Be Demolished
-  Existing Opening To Be In-Filled
-  Existing Wall To Be Demolished

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





1

Basement Floor

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



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Volume 3 - Basement

2900 M Street Potential New Rear Addition

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1 First Floor
Scale: 1/16" = 1'-0"



1

Typical Floor

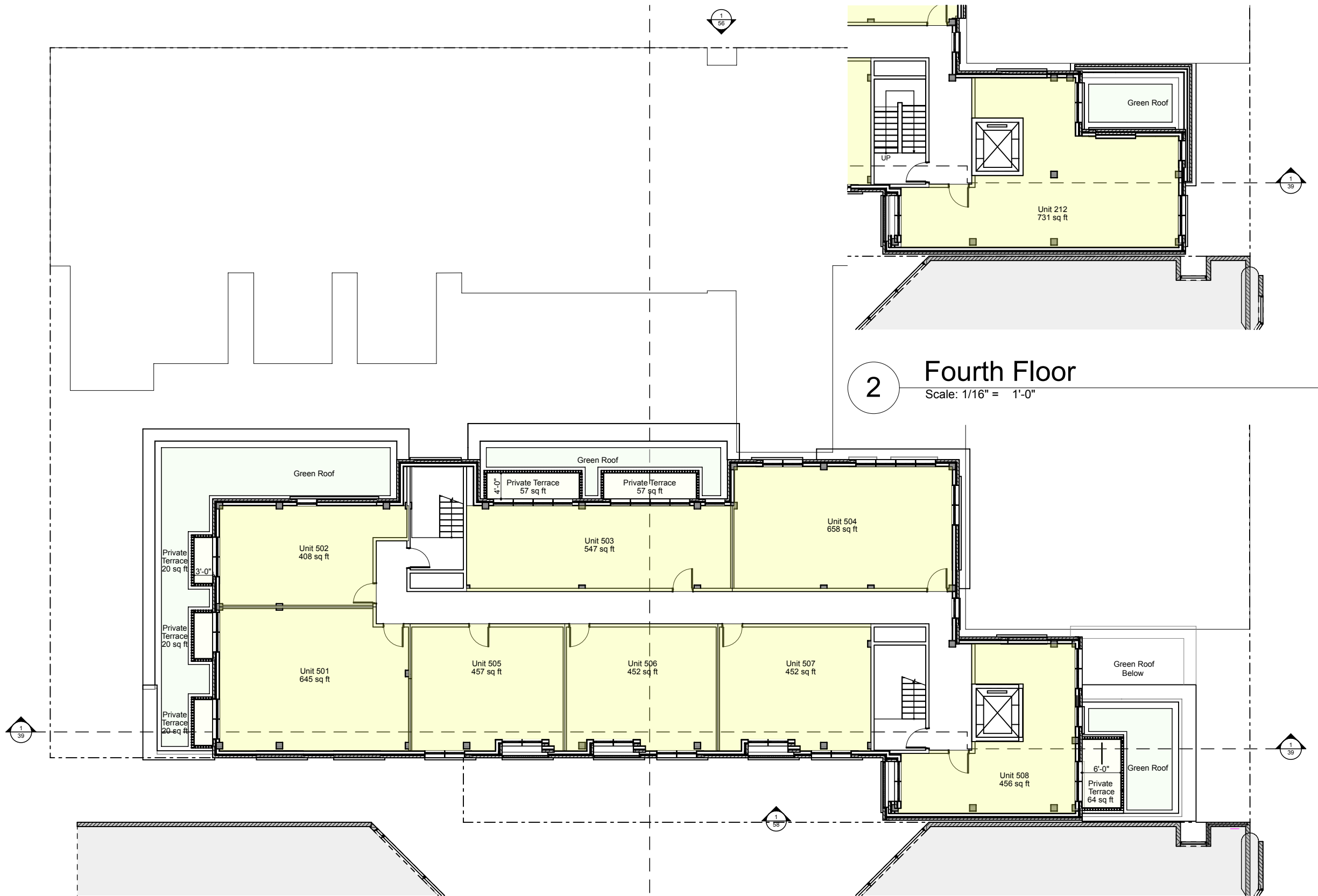
Scale: 1/16" = 1'-0"



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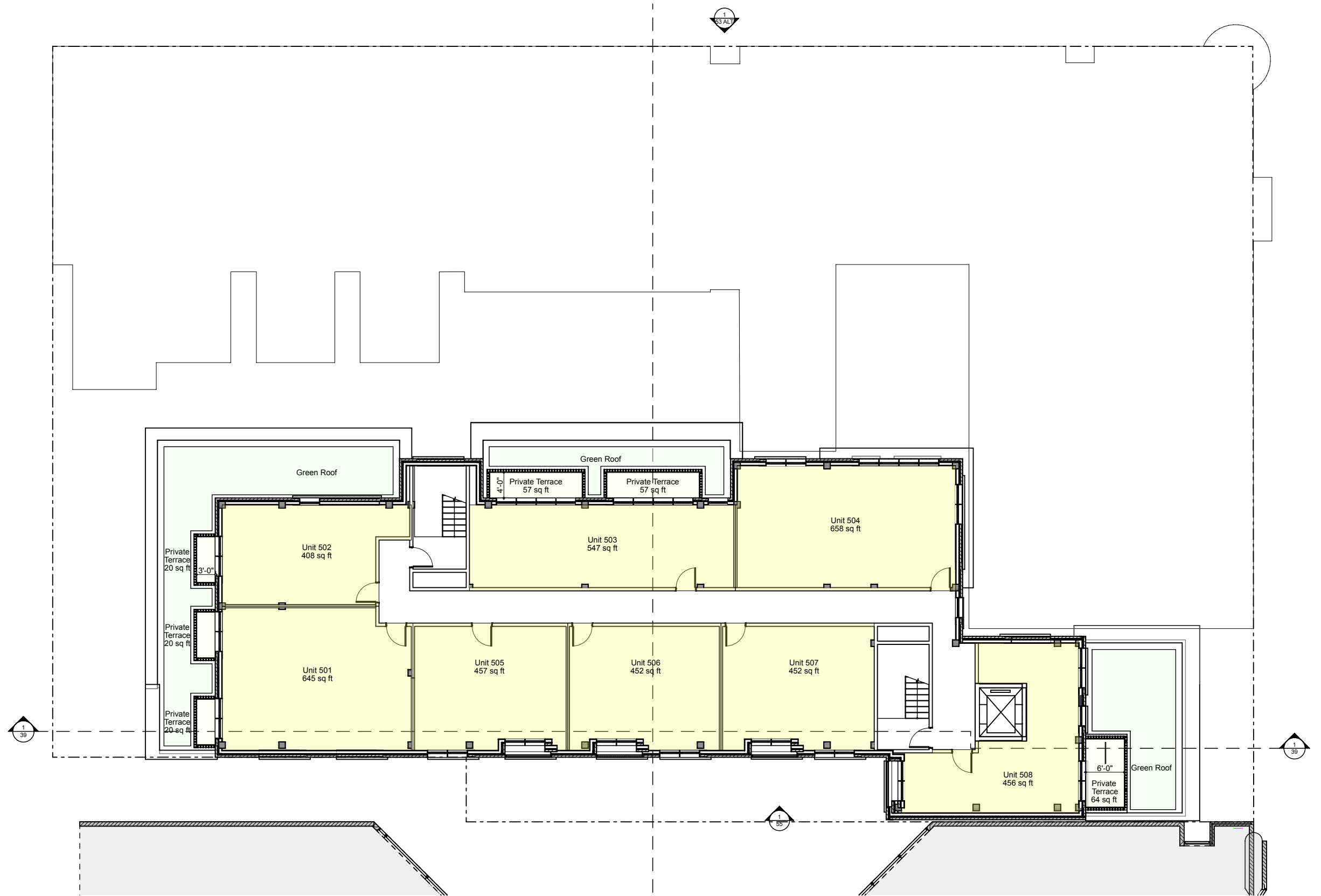
Volume 3 - Typical Floor

2900 M Street Potential New Rear Addition
 MEMD 2900-2908 M Street, LLC & MARTIN-DIAMOND PROPERTIES



2 Fourth Floor
Scale: 1/16" = 1'-0"

1 Penthouse
Scale: 1/16" = 1'-0"



1

Penthouse

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



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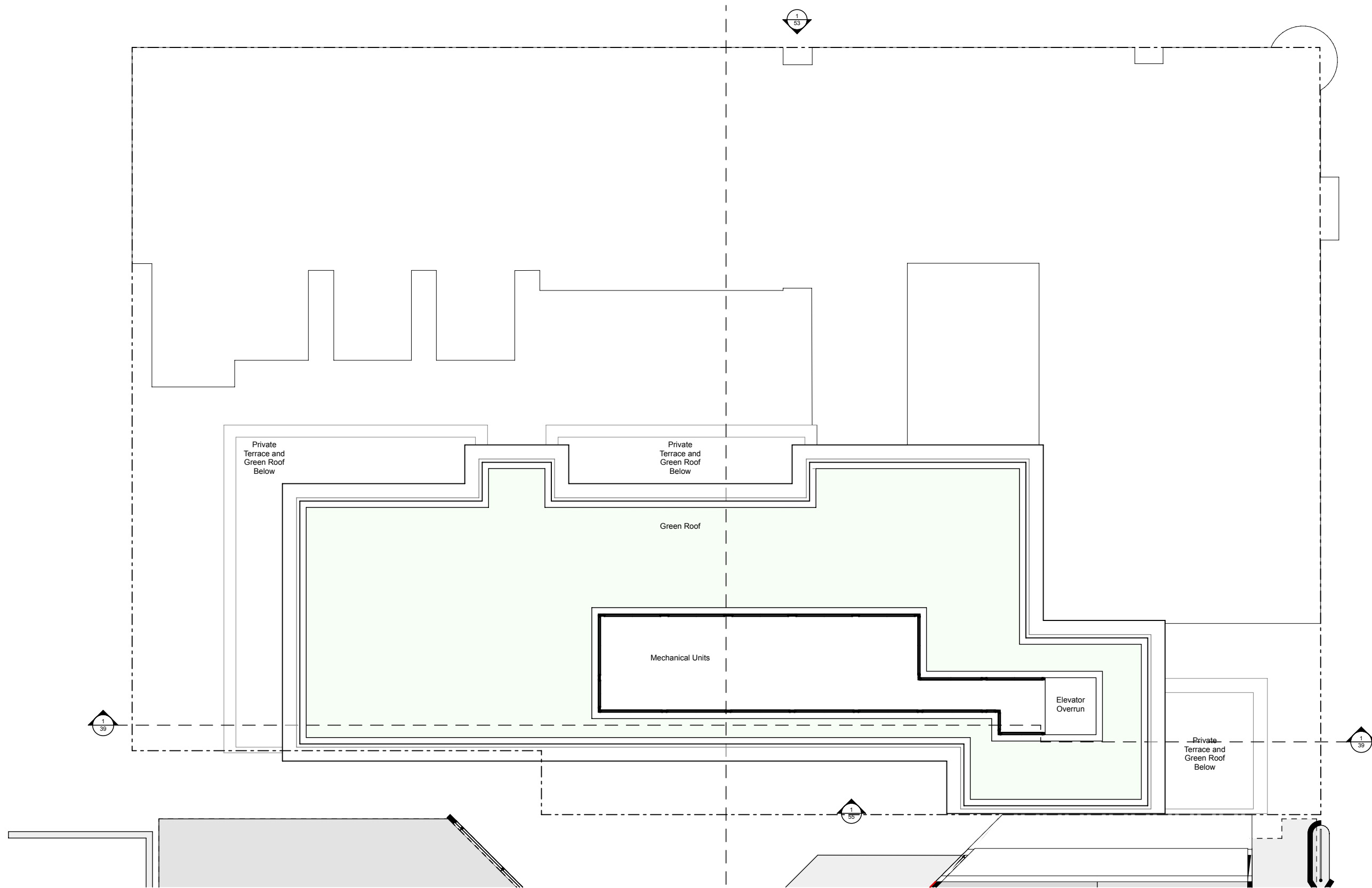
Volume 3 - Penthouse - 29th Street Alternate Massing

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1

Roof

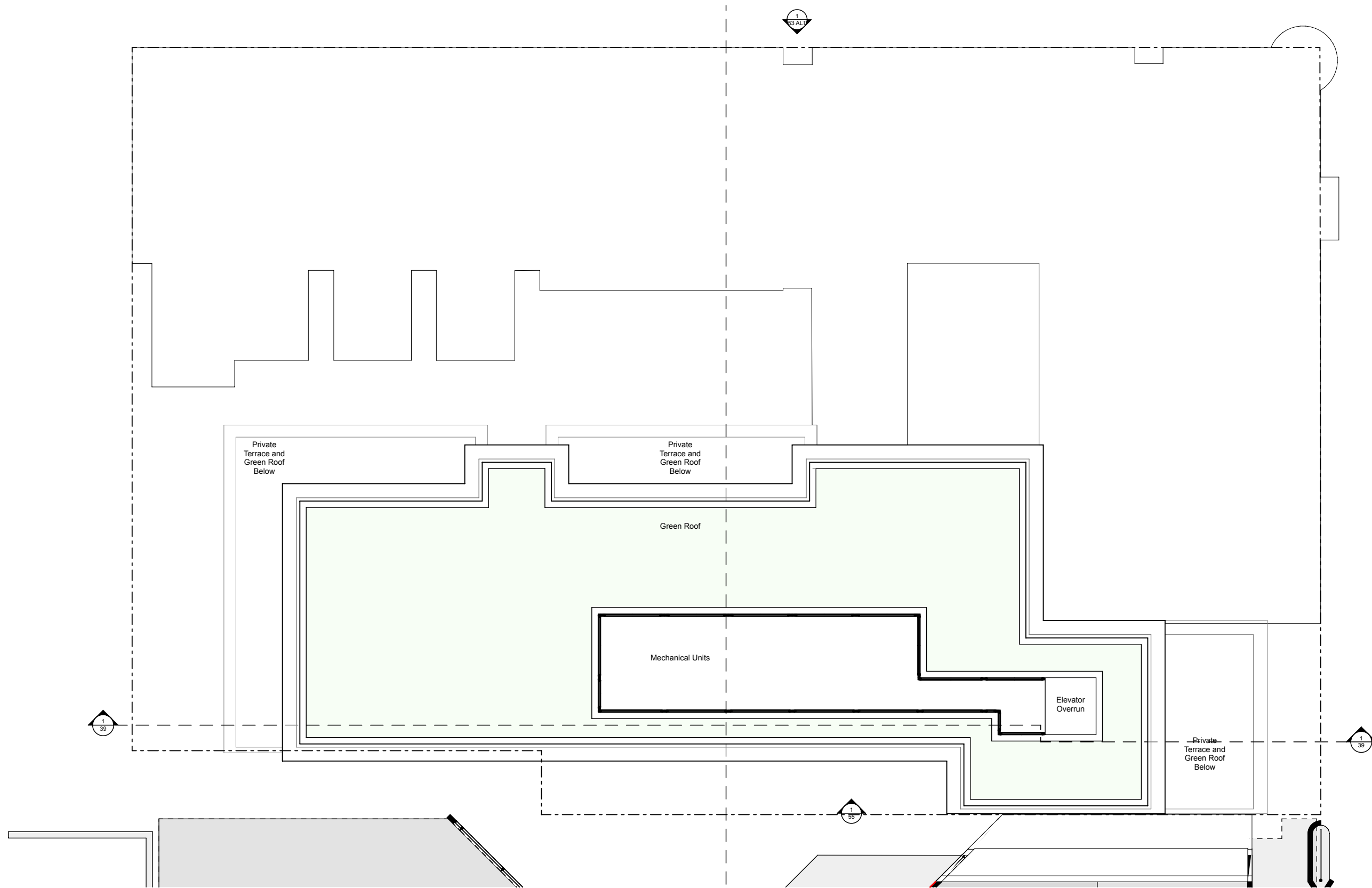
Scale: 1/16" = 1'-0"



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Volume 3 - Roof

2900 M Street Potential New Rear Addition
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1

Roof

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



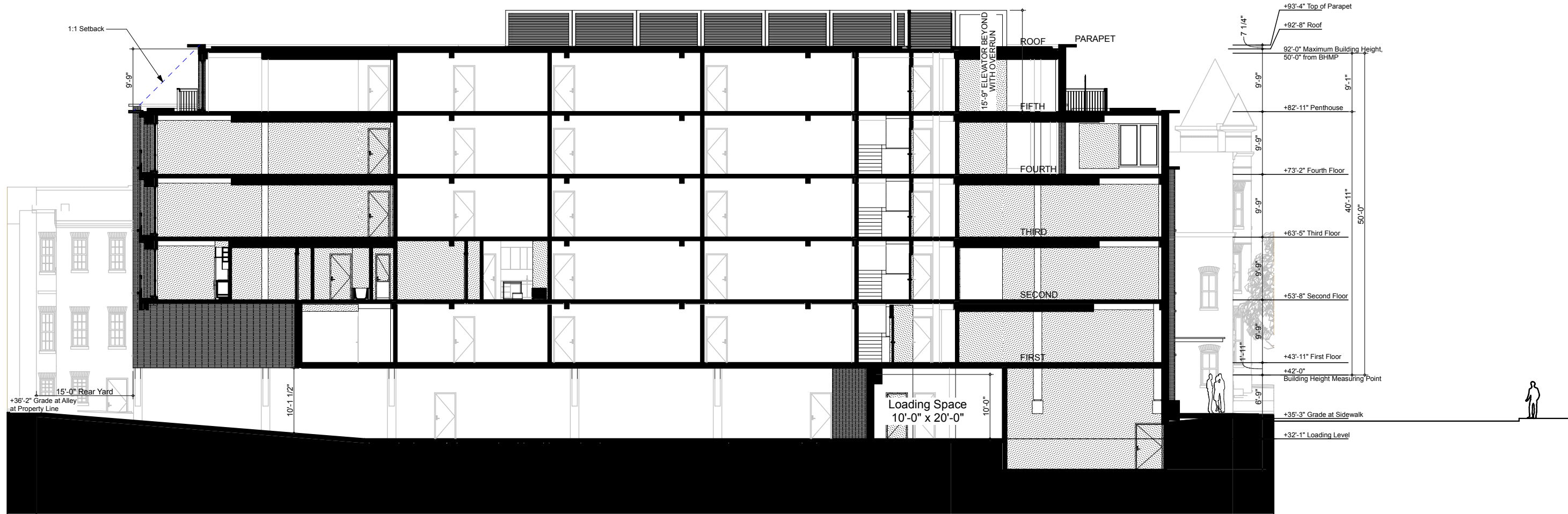
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Volume 3 - Roof - 29th Street Alternate Massing

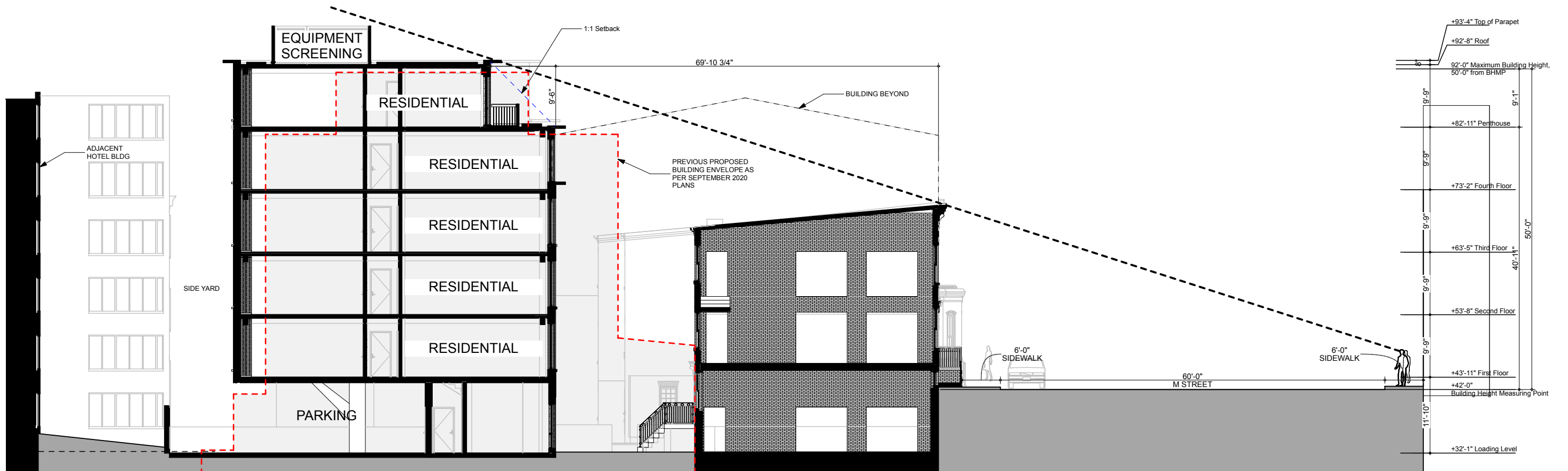
2900 M Street Potential New Rear Addition
 MEMD 2900-2908 M Street, LLC & MARTIN-DIAMOND PROPERTIES

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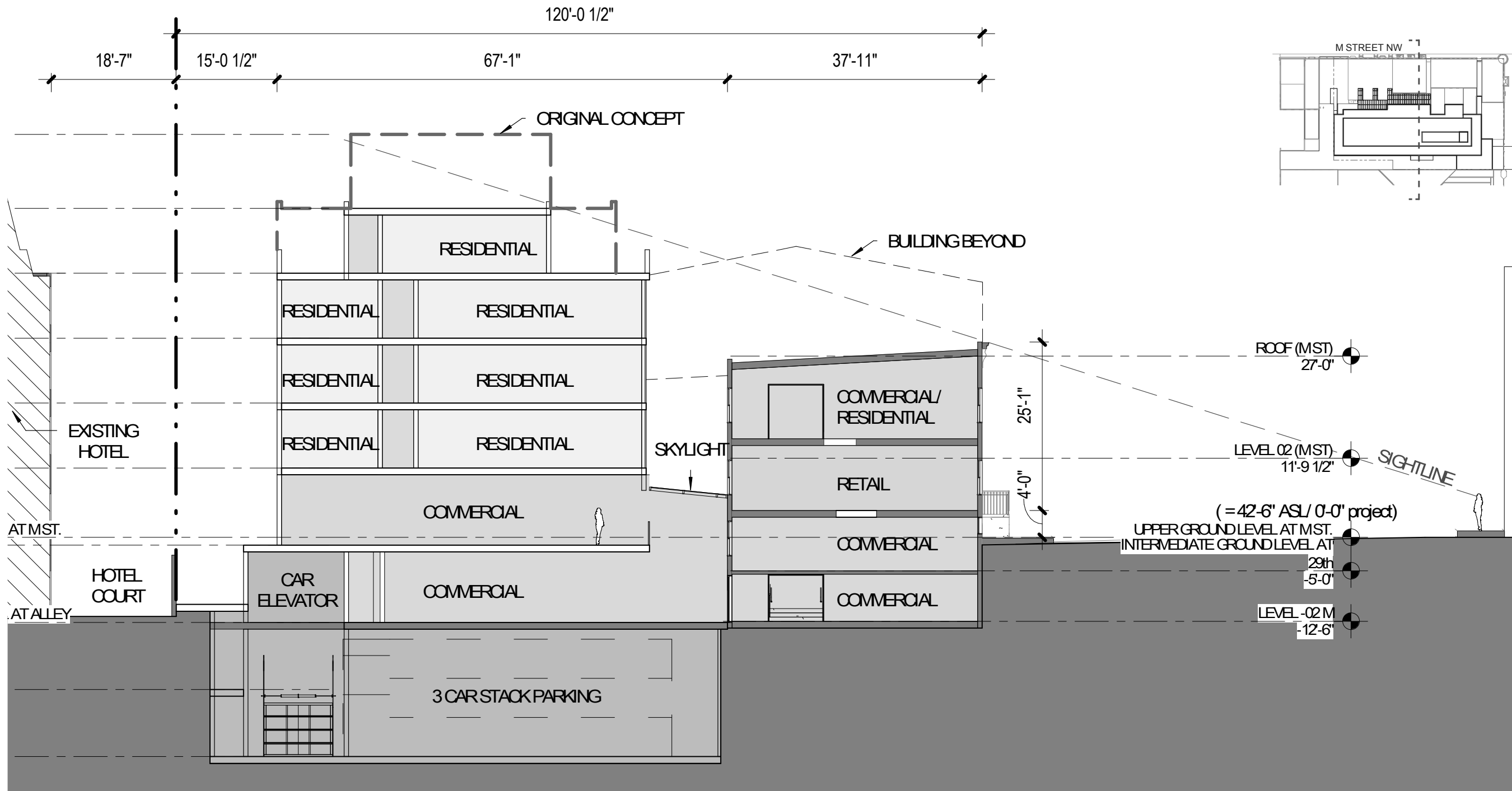
Project Number 22027.00
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1 Building Section
 Scale: 1/16" = 1'-0"



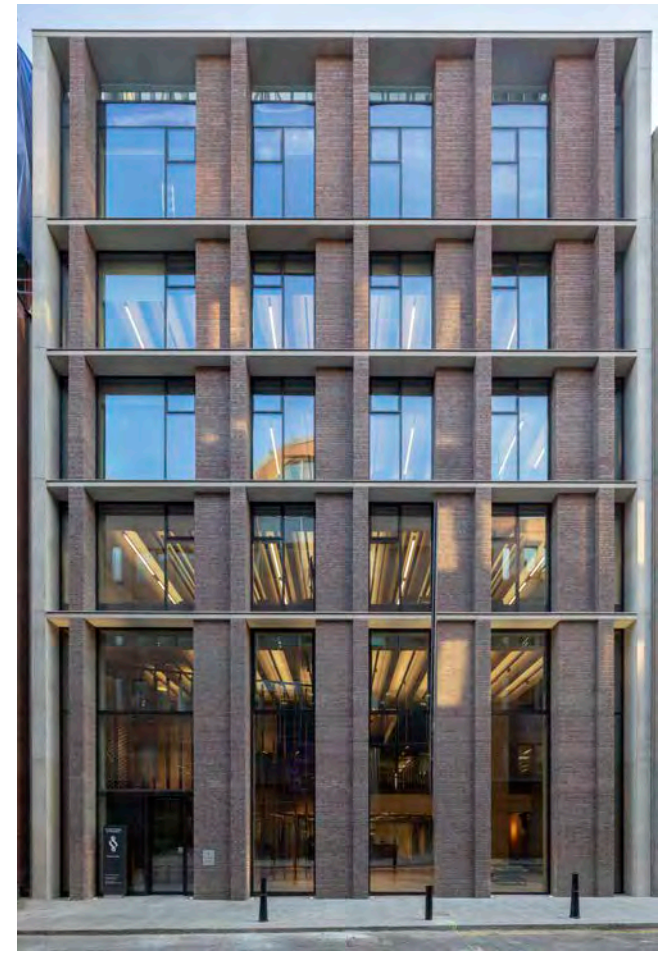
1 Building Section
 Scale: 1/16" = 1'-0"



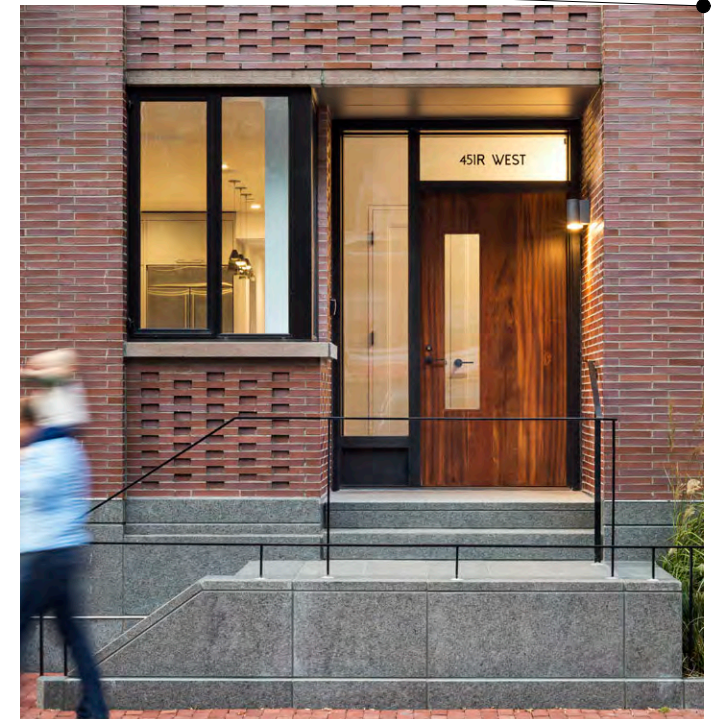
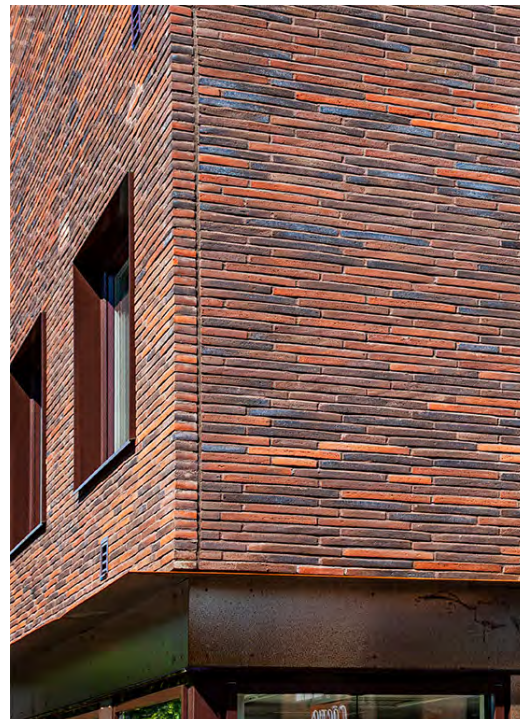
Section From Previous Submission 9/20/20

2900 M Street Potential New Rear Addition
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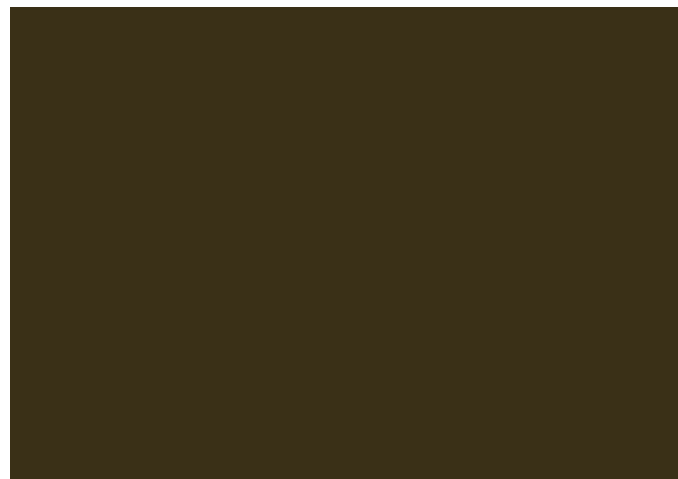
**Tone
and
Scale**



Brick Detailing



Dark Roman Brick for Field



Dark Bronze Trim for Window Frames, Copings, Railings and Entry Door



Exposed Mass Timber CLT at ceilings, columns and beams



Lighter Roman Brick or Cast Stone for Primary Cladding



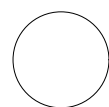
2900 Mass Timber Framing

Floor to Floor: 9'-7"
 3 Ply Mass Timber Slab: ~ 4"
 Gypcrete and Rubber Mat: 2 1/4"

Exposed Timber Ceiling at Perimeter: 9'-0"
 clear
 GWB Ceiling at interior spaces: 7'-11" clear

Concrete Podium: 12" transfer slab





2900 Bird's Eye View



2900 Bird's Eye View



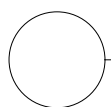
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Volume 3 -Perspective Views - 29th Street Alternate Massing

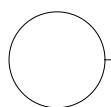
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View on 29th Street



View on 29th Street



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Volume 3 -Perspective Views - 29th Street Alternate Massing

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30th Street Alley Side



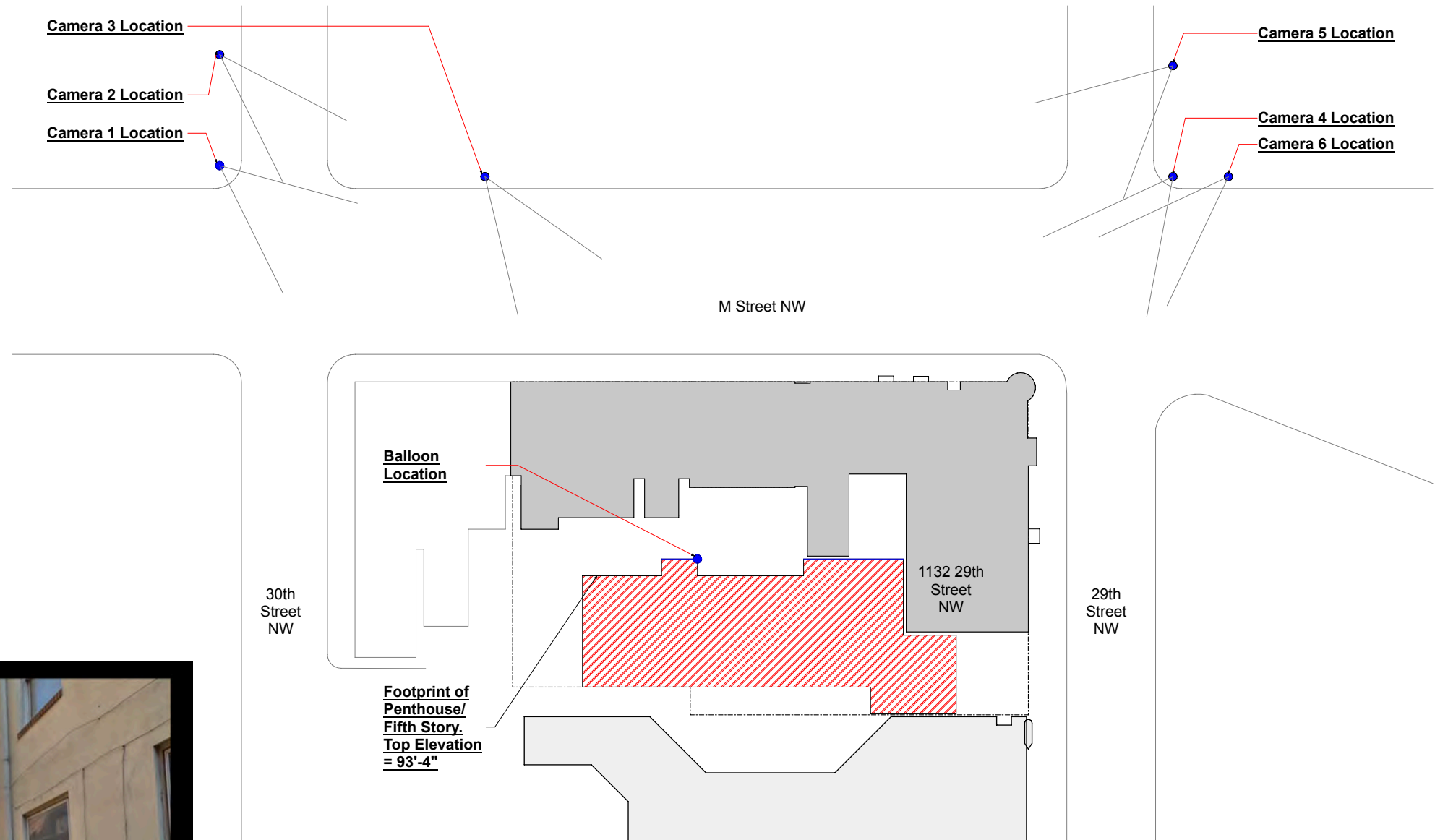
Proposed building facade represented by bottom of balloon.



Verifying balloon 58' 9" height above project grade.



Verifying balloon 58' 9" height above project grade.



Volume 3 - Balloon Test Methodology

2900 M Street Potential New Rear Addition
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EXISTING VIEW WITH BALLOON AT
PROPOSED ELEVATION
CAMERA LOCATION 1



PROPOSED BUILDING BEYOND -
BOTTOM OF RED BALLOON IS AT 58'-9", BALLOON IS AT
LOCATION OF PENTHOUSE ROOF INDICATED BY DASHED
LINE



EXISTING VIEW WITH BALLOON AT
PROPOSED ELEVATION
CAMERA LOCATION 2



PROPOSED BUILDING BEYOND -
BOTTOM OF RED BALLOON IS AT 58'-9", BALLOON IS AT
LOCATION OF PENTHOUSE ROOF INDICATED BY DASHED
LINE

Volume 3 - View from Higher Elevation 40 Feet from Corner of 30th and M Streets

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EXISTING VIEW WITH BALLOON AT PROPOSED ELEVATION CAMERA LOCATION 3



PROPOSED BUILDING BEYOND - BOTTOM OF RED BALLOON IS AT 58'-9", BALLOON IS AT LOCATION OF PENTHOUSE ROOF INDICATED BY DASHED LINE



EXISTING VIEW WITH BALLOON AT
PROPOSED ELEVATION
CAMERA LOCATION 4



PROPOSED BUILDING BEYOND -
BOTTOM OF RED BALLOON IS AT 58'-9", BALLOON IS AT
LOCATION OF PENTHOUSE ROOF INDICATED BY DASHED
LINE



EXISTING VIEW WITH BALLOON AT
PROPOSED ELEVATION
CAMERA LOCATION 5



PROPOSED BUILDING BEYOND -
BOTTOM OF RED BALLOON IS AT 58'-9", BALLOON IS AT
LOCATION OF PENTHOUSE ROOF INDICATED BY DASHED
LINE

Volume 3 - View from Higher Elevation 40 Feet from Corner of 29th and M Streets

2900 M Street Potential New Rear Addition
MEMD 2900-2908 M Street, LLC & MARTIN-DIAMOND PROPERTIES



EXISTING VIEW WITH BALLOON AT PROPOSED ELEVATION CAMERA LOCATION 6



PROPOSED BUILDING BEYOND - BOTTOM OF RED BALLOON IS AT 58'-9", BALLOON IS AT LOCATION OF PENTHOUSE ROOF INDICATED BY DASHED LINE



1 East Building Elevation
 Scale: 1/16" = 1'-0"



1 East Building Elevation
 Scale: 1/16" = 1'-0"



1 North Building Elevation
 Scale: 1/16" = 1'-0"



1 North Building Elevation
 Scale: 1/16" = 1'-0"



1 West Building Elevation
Scale: 1/16" = 1'-0"



1 South Building Elevation
 Scale: 1/16" = 1'-0"