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

3223 M Street NW
Washington, DC

09/16/2021
SCALE:

FRONT VIEW - M STREET

SOUTH WEST VIEW - M STREET
AERIAL VIEW - M STREET

SOUTH EAST VIEW - M STREET

3223 M Street NW
Washington, DC

09/16/2021

LEEDesign Studio
6818 Jackson Ave
Falls Church, VA 22042
404.375.0733 MATT@LEEDESIGN.STUDIO
<table>
<thead>
<tr>
<th>SQUARE</th>
<th>LOT</th>
<th>ZONE</th>
<th>LOT AREA</th>
<th># DWELLINGS EXISTING</th>
<th># DWELLINGS PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>1207</td>
<td>0109</td>
<td>MU-4</td>
<td>2,360 SF</td>
<td>1</td>
<td>4</td>
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<table>
<thead>
<tr>
<th>ALLOWABLE</th>
<th>PROPOSED</th>
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<tbody>
<tr>
<td>LOT OCCUPANCY</td>
<td>Lot occupancy: 60% (1,416 SF)</td>
</tr>
<tr>
<td>FAR</td>
<td>FAR: 2.5 @ 5,900 SF</td>
</tr>
<tr>
<td>BUILDING HEIGHT</td>
<td>Building height: 50'-0&quot;</td>
</tr>
<tr>
<td>REAR YARD SETBACK</td>
<td>Rear yard setback: 15'-0&quot;</td>
</tr>
<tr>
<td>GAR</td>
<td>GAR: 0.40</td>
</tr>
<tr>
<td>IZ</td>
<td>IZ: N/A</td>
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</table>

### Proposed Dimensions
- **Lot Area**: 2,360 SF
- **Building Height**: 37'-6"
- **Rear Yard Setback**: 15'-0"
- **Building Rear Setback**: 20'-10 1/4"
EXISTING VS PROPOSED MASSING

EXISTING MASSING

PROPOSED MASSING

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

EXISTING PARTY WALLS TO REMAIN

EXISTING FIRST LEVEL. FLOOR TO BE DEMO AND EXCAVATED FOR NEW CELLAR.
EXISTING PARTY WALL TO REMAIN
DEMO FLOOR, EXCAVATE AND UNDERPIN NEW CELLAR
FRONT STOREFRONT ELEVATION TO REMAIN
EXISTING NON COMPLIANT/NON HISTORIC STAIRS TO BE REMOVED

LEVEL 1 - EXISTING

LEVEL 1 - PROPOSED

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

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

DEMO WALLS

SELECTIVE DEMO IN FLOORS TO ADD NEW STAIRS

LEVEL 3 - EXISTING

LEVEL 3 - PROPOSED
FINAL GREEN ROOF AREA TBD BY LANDSCAPE ARCHITECT

NEW ROOF ACCESS HATCH

25% PROPOSED ROOF AREA FOR FUTURE SOLAR PANELS

ROOF DRAIN AS PER PLUMBING DWGS.

GREEN ROOF, PER LANDSCAPE DWGS.

TPO ROOF MEMBRANE 60 MIL - FULLY ADHERED

POLYISO ROOF INSUL, STAGGERED JOINTS (TPO MEMBRANE)

VAPORETARDER (TPO MEMBRANE)

CLOSED-CELL SPRAY FOAM INSULATION R54

WOOD TRUSS PER STRUCT.

5/8" TYPE 'C' GWB

GREEN ROOF DETAIL

RAILING DETAIL

COMPOSITE DECKING

RIPPED 2X PT WD SLEEPERS, PLACED OVER EPDM PROTECTION LAYER

STEEL POST SUPPORT FLANGE

CONT. 2X PT WOOD MEMBER, CUT SHORT TO ALLOW FOR DRAINAGE

PROVIDE ADDITIONAL PT WD BLOCKING AT POST LOCATION

3/4' x 2' FLAT BAR

1/2' x 2' FLAT BAR, TYP.

SCALE: As indicated

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EXISTING REAR ELEVATION

EXISTING WEST ELEVATION

DEMOLISH FLOORS AND ROOF

DEMO DOOR

DEMO GENERAL NOTES
1. ALL INTERIORS WALLS TO BE DEMOLISHED.
2. EXISTING FLOORS JOIST TO BE EVALUATED FOR STRUCTURAL COMPLIANCE. SALVAGE AND REPAIR JOISTS WHEN POSSIBLE.
3. EXISTING EXTERIOR FACADE TO REMAIN AND PROTECTED UNDER CONSTRUCTION

DEMO LEGEND

EXISTING WALL TO REMAIN

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SCALE: As indicated
EXISTING CONDITIONS - INTERIOR WORK

3223 M Street NW
Washington, DC

09/16/2021

SCALE:

EXISTING NON COMPLIANT NON HISTORIC STAIRS TO BE REMOVED
EXISTING FLOOR & ROOF JOIST TO BE EVALUATED FOR STRUCTURAL COMPLIANCE
PARTY WALL WINDOWS TO BE INFILL
EXISTING FLOOR JOIST TO BE EVALUATED
EXISTING STAIR AND RAILING NON COMPLIANT W/ MULTIFAMILY FIRE REQUIREMENTS, AND NON HISTORIC.
EXISTING CONDITIONS - EXTERIOR WORK

STOREFRONT TO BE REPLACED
EXISTING CORNICES TO BE CHEMICALLY STRIPPED AND PAINTED
EXISTING CORNICE TO BE PAINTED A2
EXISTING BRICK TO BE PAINTED COLOR A2
EXISTING BRICK TO BE PAINTED COLOR A1
EXISTING CORNICE TO BE PAINTED A2
STOREFRONT TO BE REPLACED

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

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SCALE: 1/8" = 1'-0"
EXISTING WINDOW WIDTH TO REMAIN 2'-8"
EXISTING WINDOW HEIGHT DIMENSION TO REMAIN 5'-0"

LEVEL 3 21'-10 3/4"

EXISTING BRICK AND SUPPORTING STRUCTURE TO REMAIN

NEW BACKUP INSULATED WALL TO COMPLY WITH ENERGY CODE

NEW WOOD WINDOW W/ TRUE DIVIDED LITE MUTINS. WINDOWS TO BE PAINTED FINISH COLOR A2 ON EXTERIOR

EXISTING BRICK AND SUPPORTING STRUCTURE TO REMAIN

EXISTING CASTSTONE SILL TO REMAIN.

NEW WOOD WINDOW W/ TRUE DIVIDED LITE MUTINS

EXISTING BRICK AND SUPPORTING STRUCTURE TO REMAIN

M STREET WINDOWS DETAILS

WINDOW HEAD DETAIL

WINDOW SILL DETAIL

WINDOW ELEVATION

WINDOW SECTION

WINDOW SILL DETAIL

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