

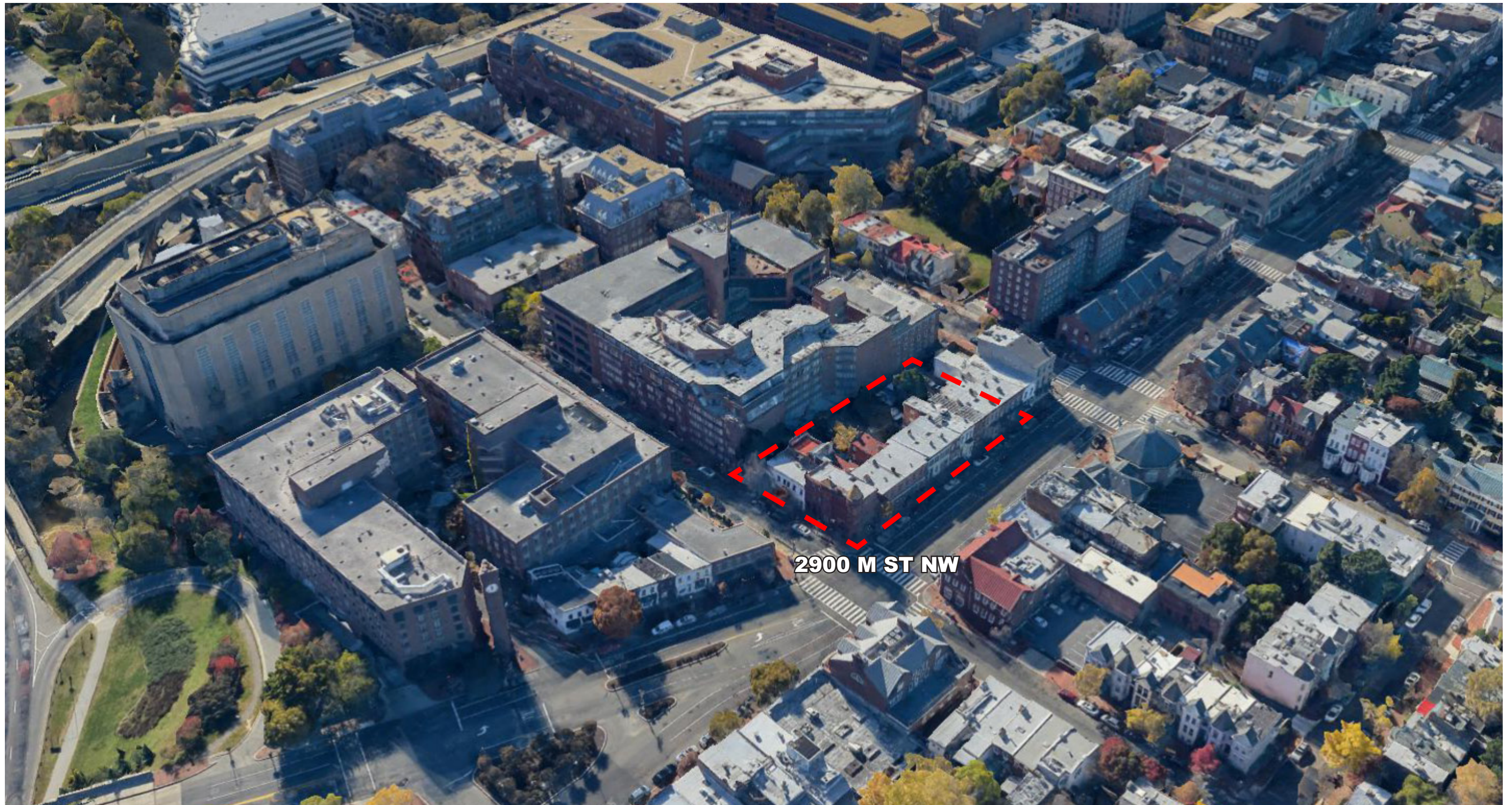
2900 M STREET NW

OGB CONCEPTUAL SUBMISSION

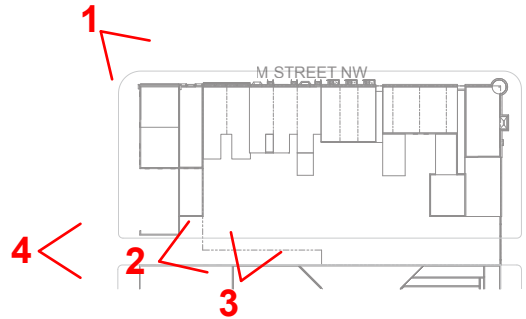
09.10.2020



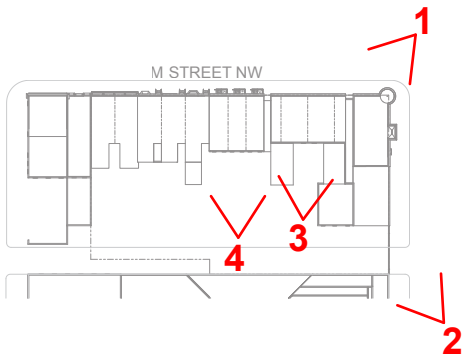
AERIAL SITE MAP



AERIAL SITE VIEW



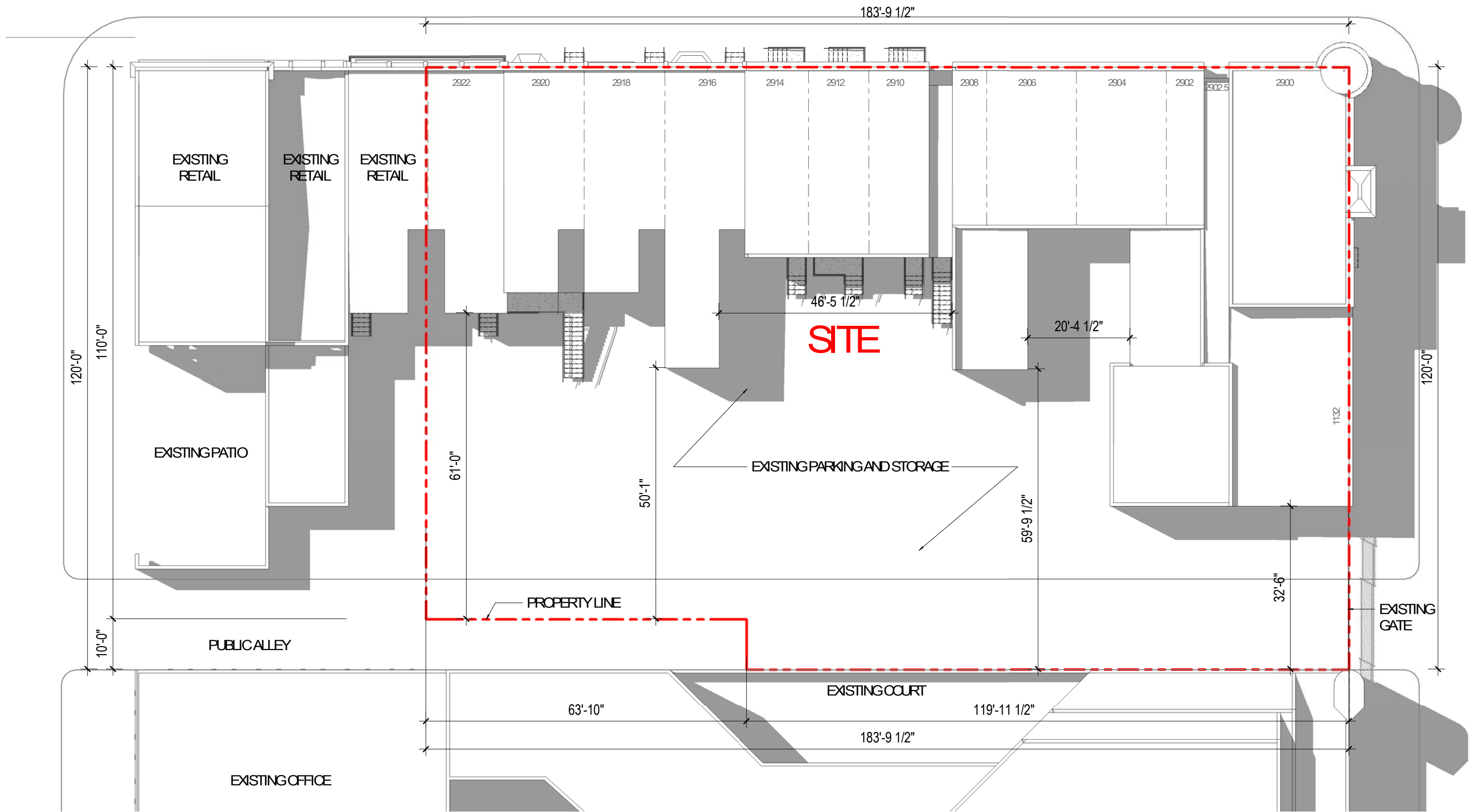
SITE PHOTOS



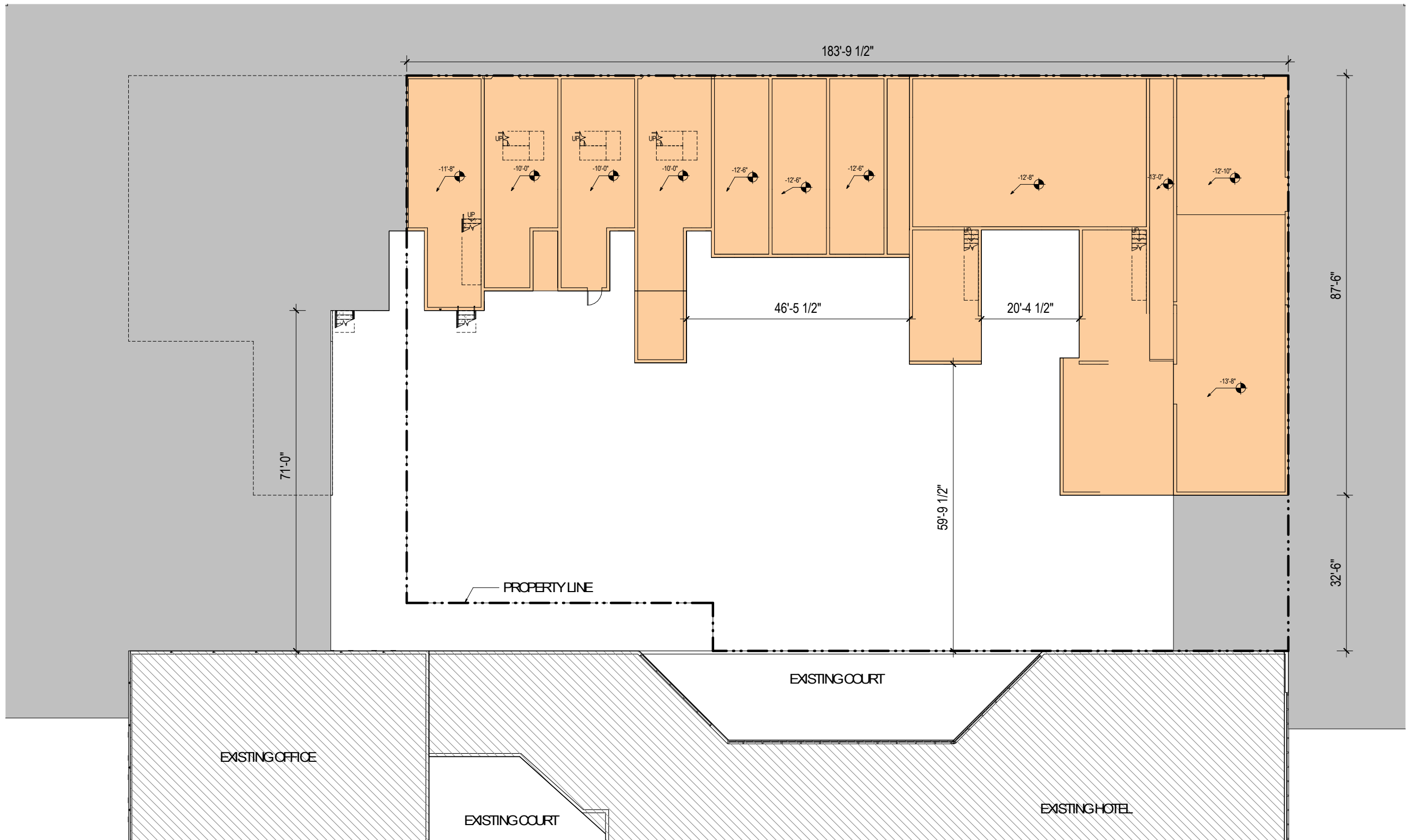
SITE PHOTOS



EXISTING ROOF, INTERIOR AND BASEMENT CONDITIONS

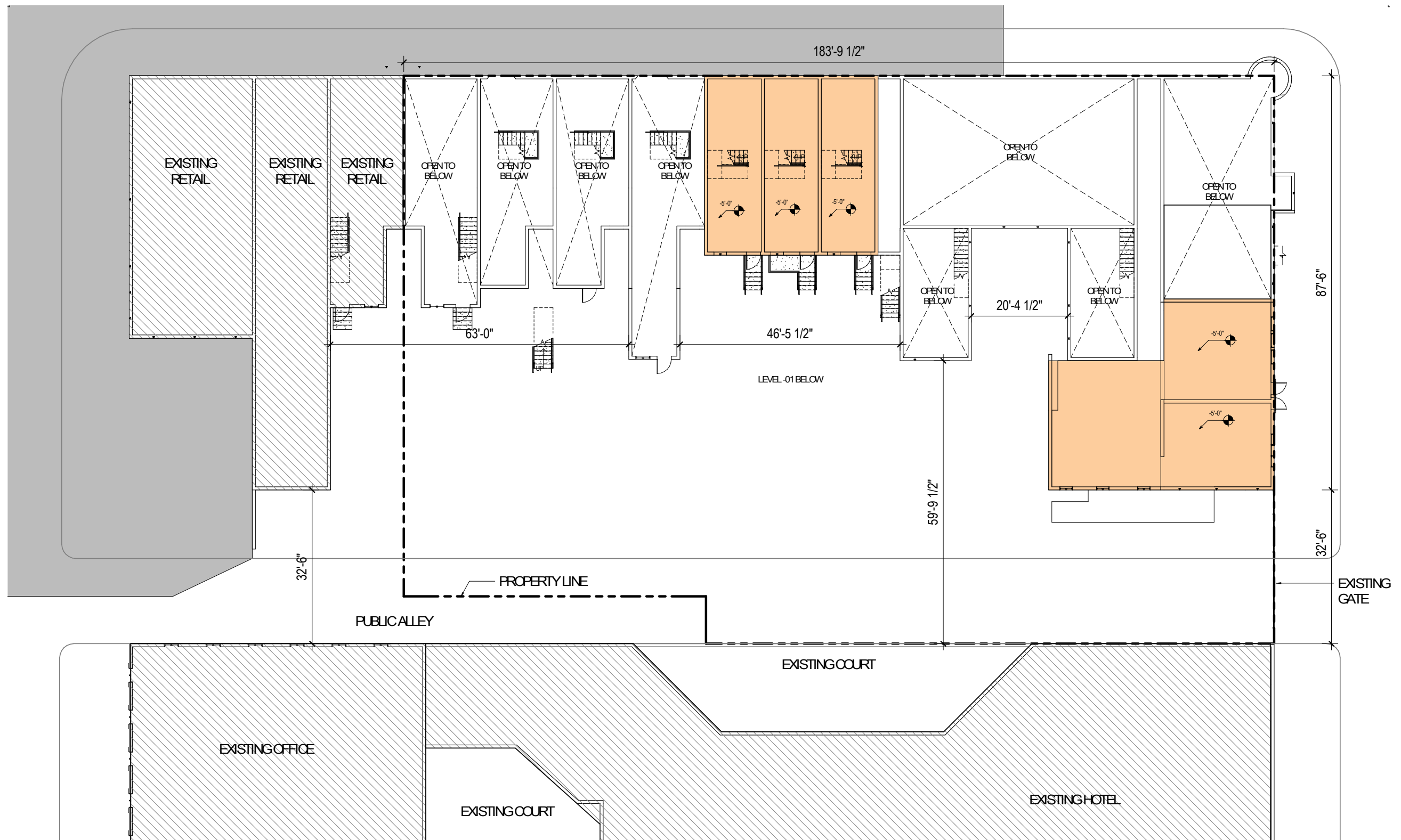


SITE PLAN - EXISTING



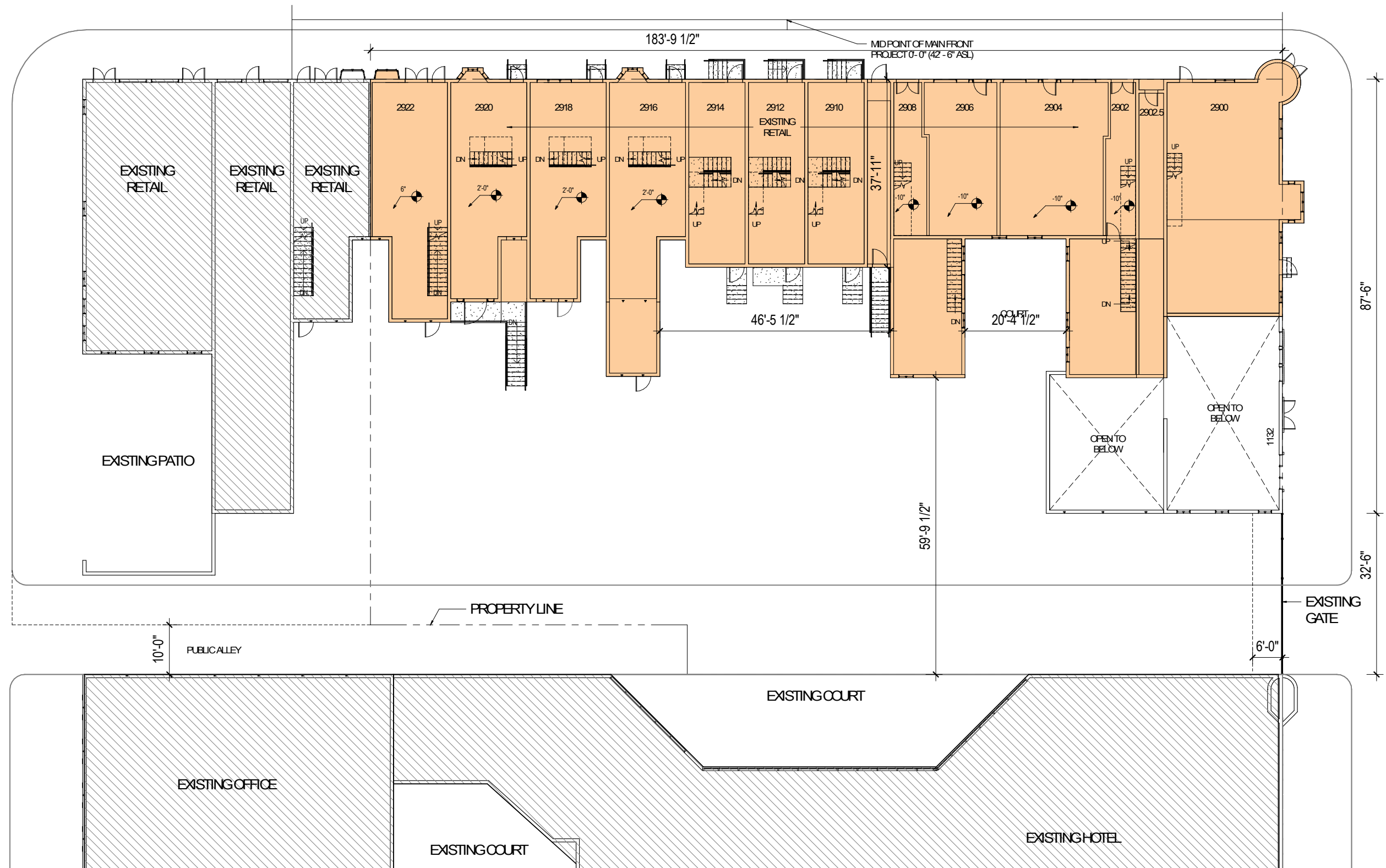
LOWER GROUND LEVEL AT ALLEY - EXISTING FLOOR PLAN





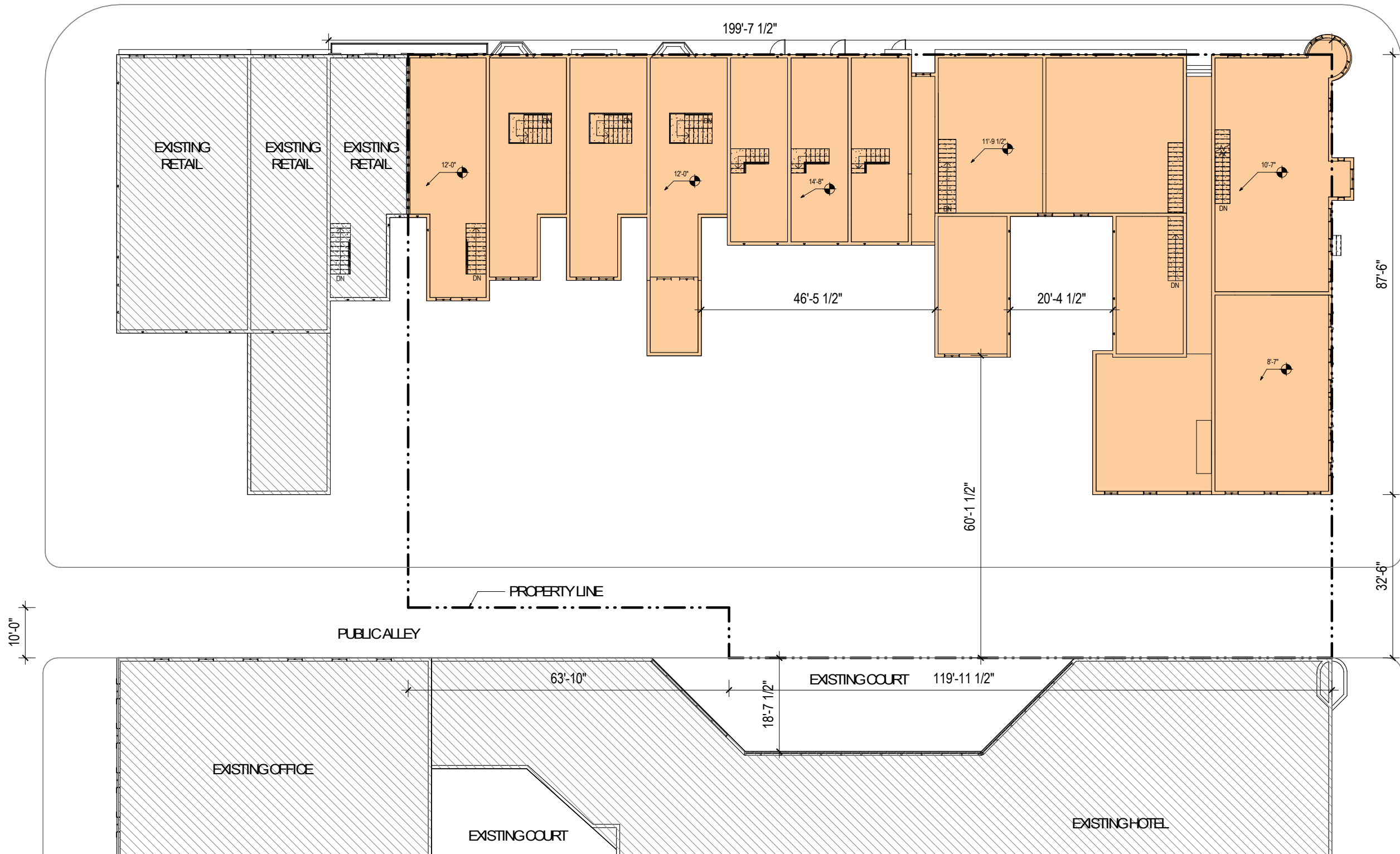
INTERMEDIATE GROUND LEVEL AT 29TH ST. - EXISTING FLOOR PLAN



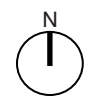


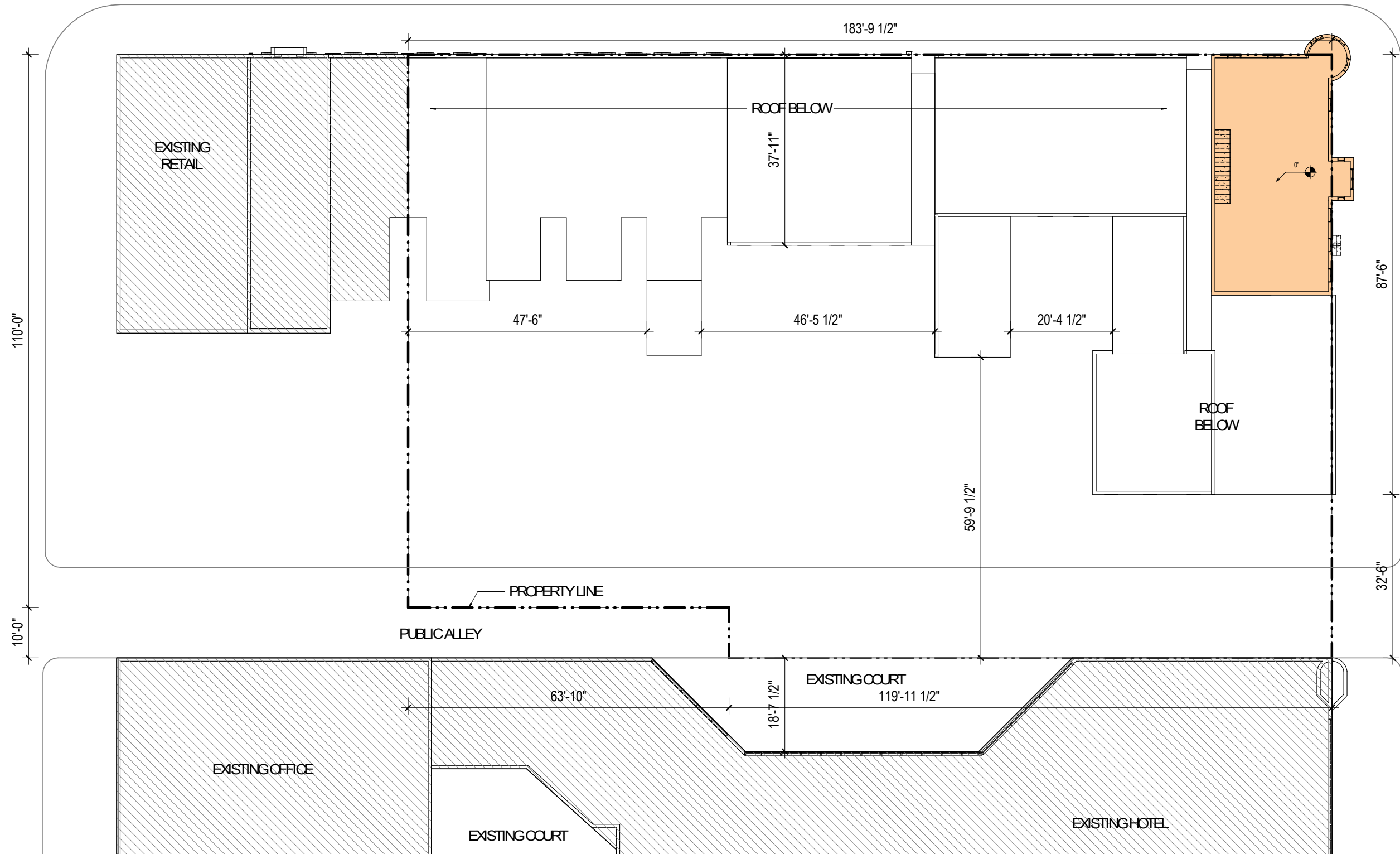
UPPER GROUND LEVEL AT M ST. - EXISTING FLOOR PLAN





LEVEL 2 AT M ST. - EXISTING FLOOR PLAN





LEVEL 3 AT M ST. - EXISTING FLOOR PLAN





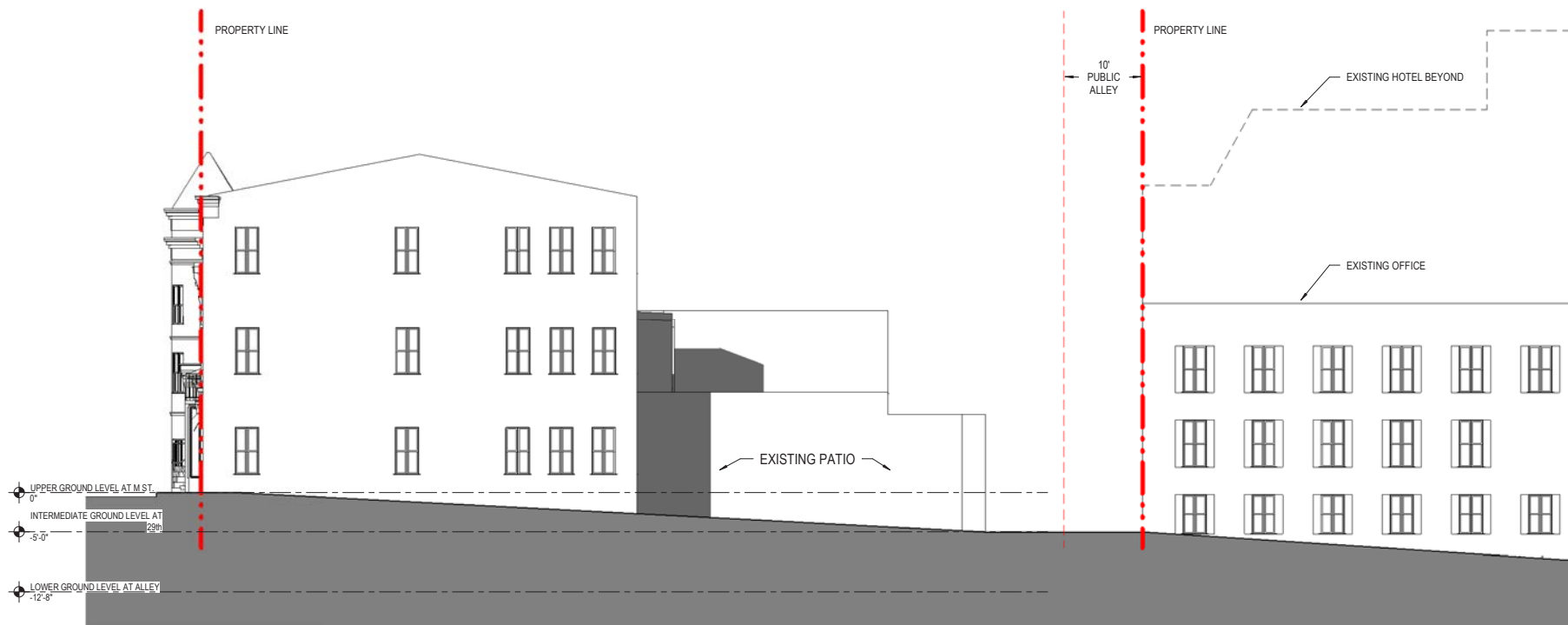
NORTH (M ST.)



SOUTH (ALLEY)

BUILDING ELEVATIONS - EXISTING

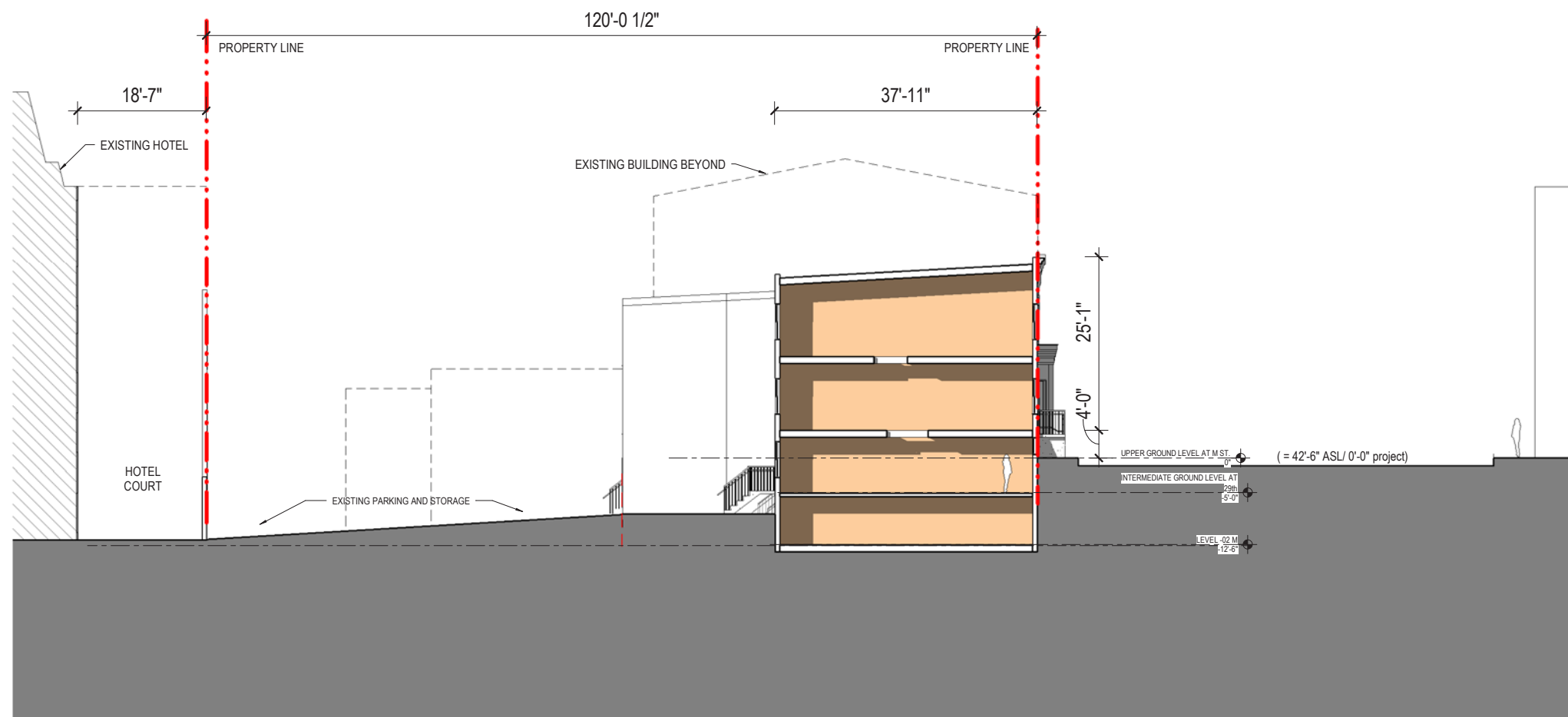
WEST (30TH ST.)



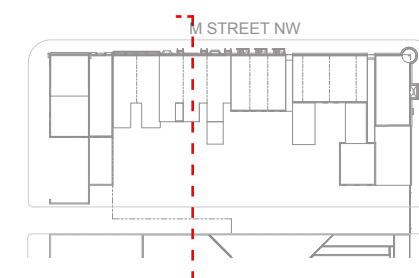
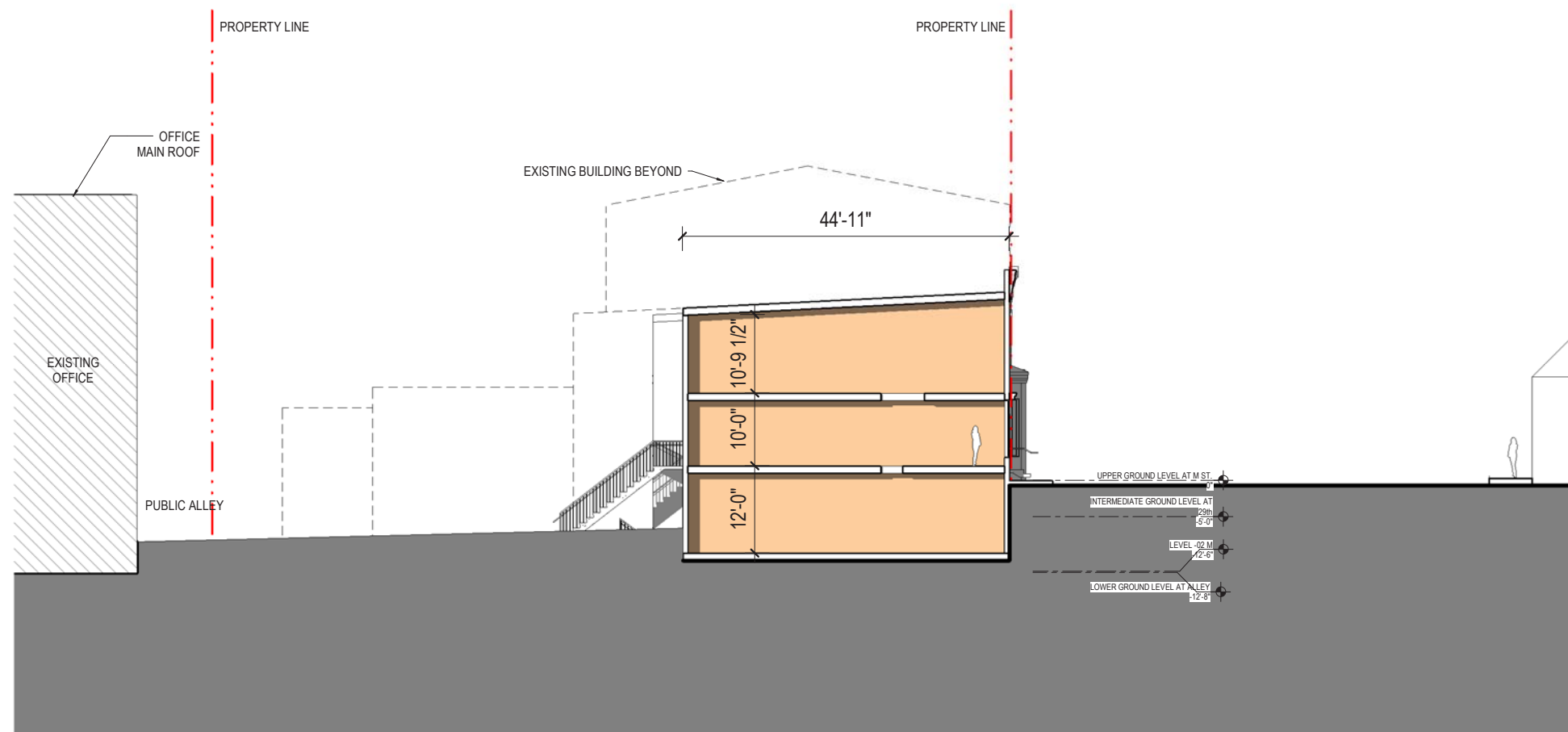
EAST (29TH ST.)



BUILDING ELEVATIONS - EXISTING



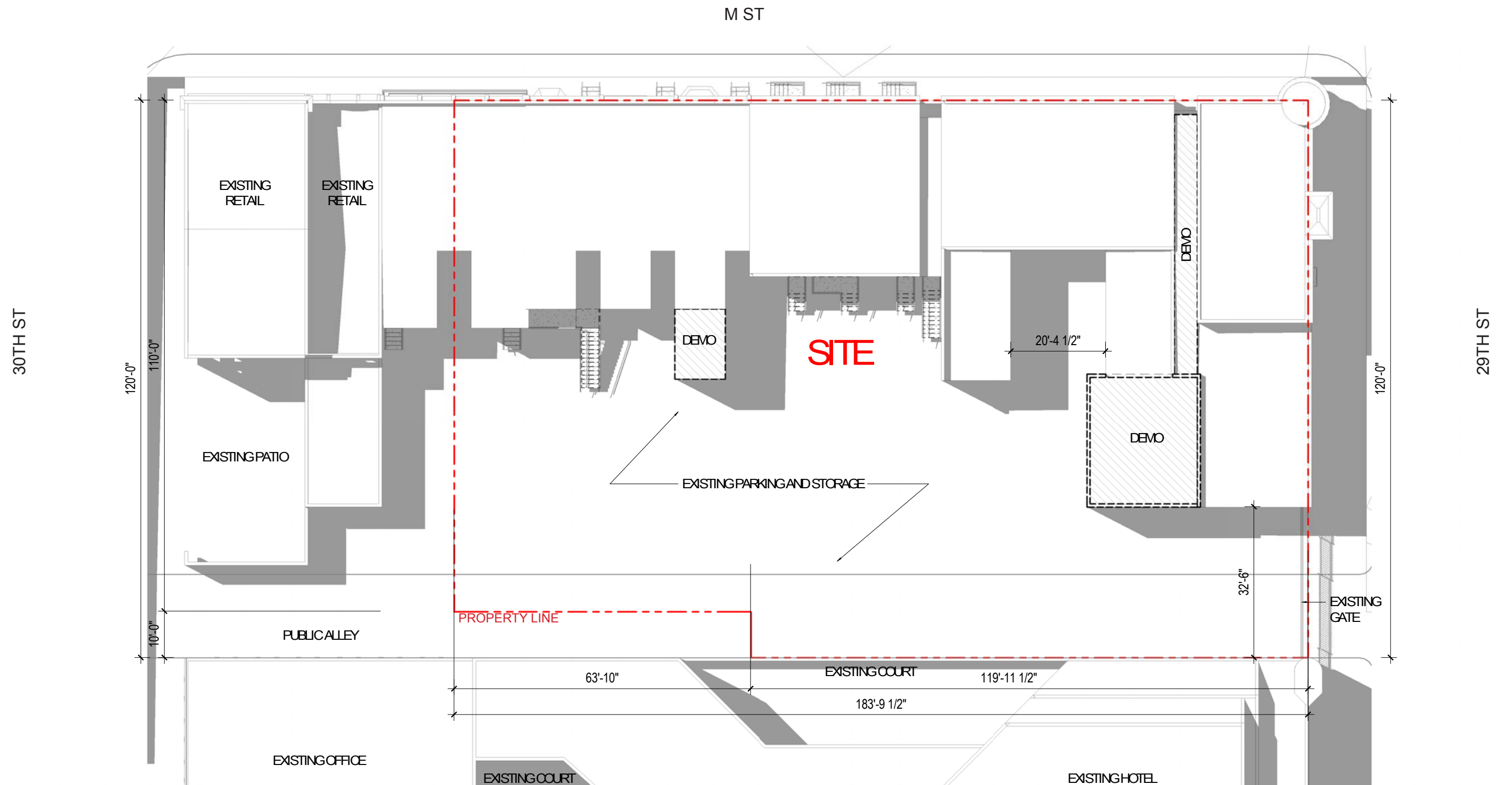
BUILDING SECTION 1 - EXISTING



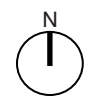
BUILDING SECTION 2 - EXISTING

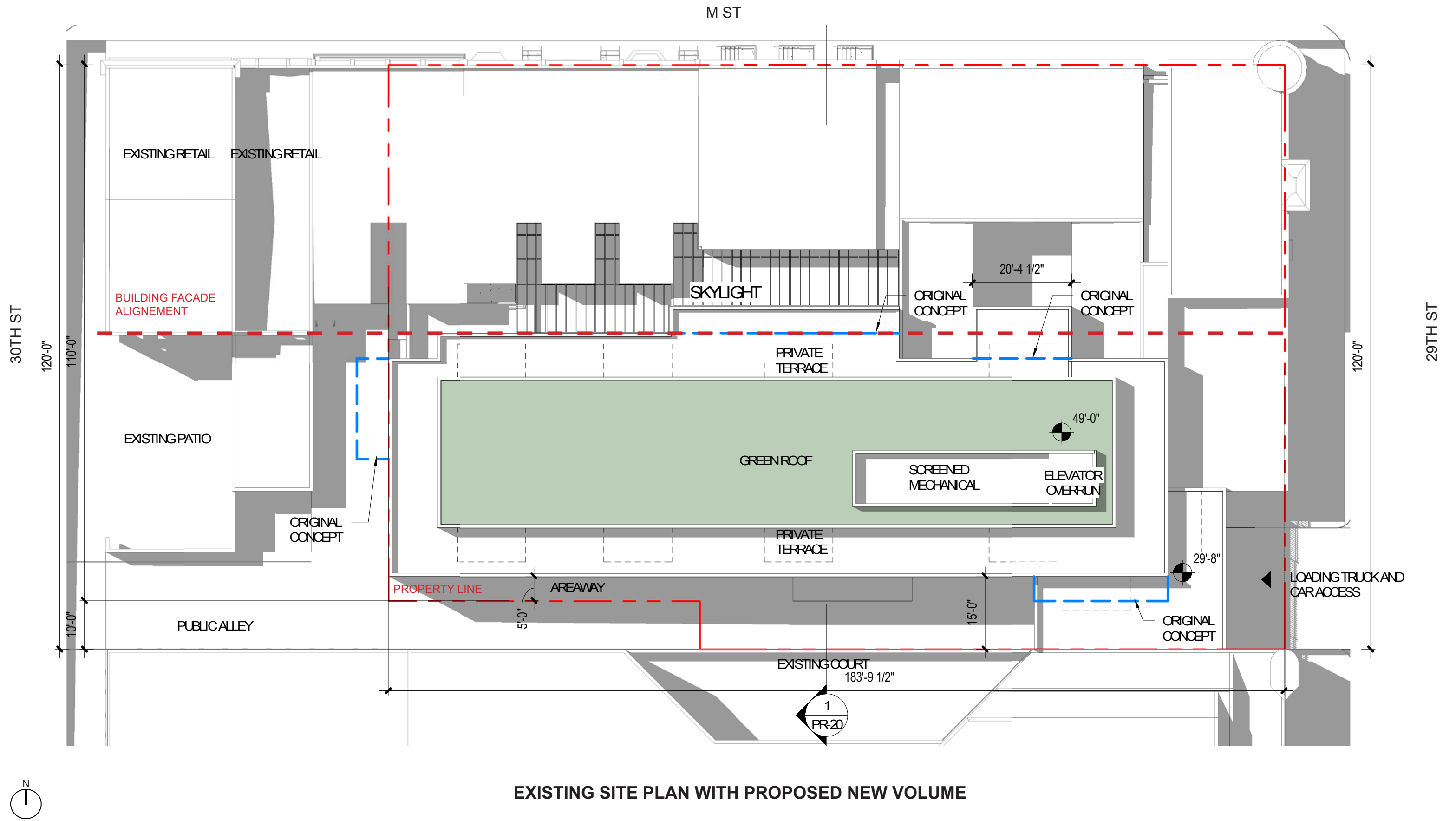


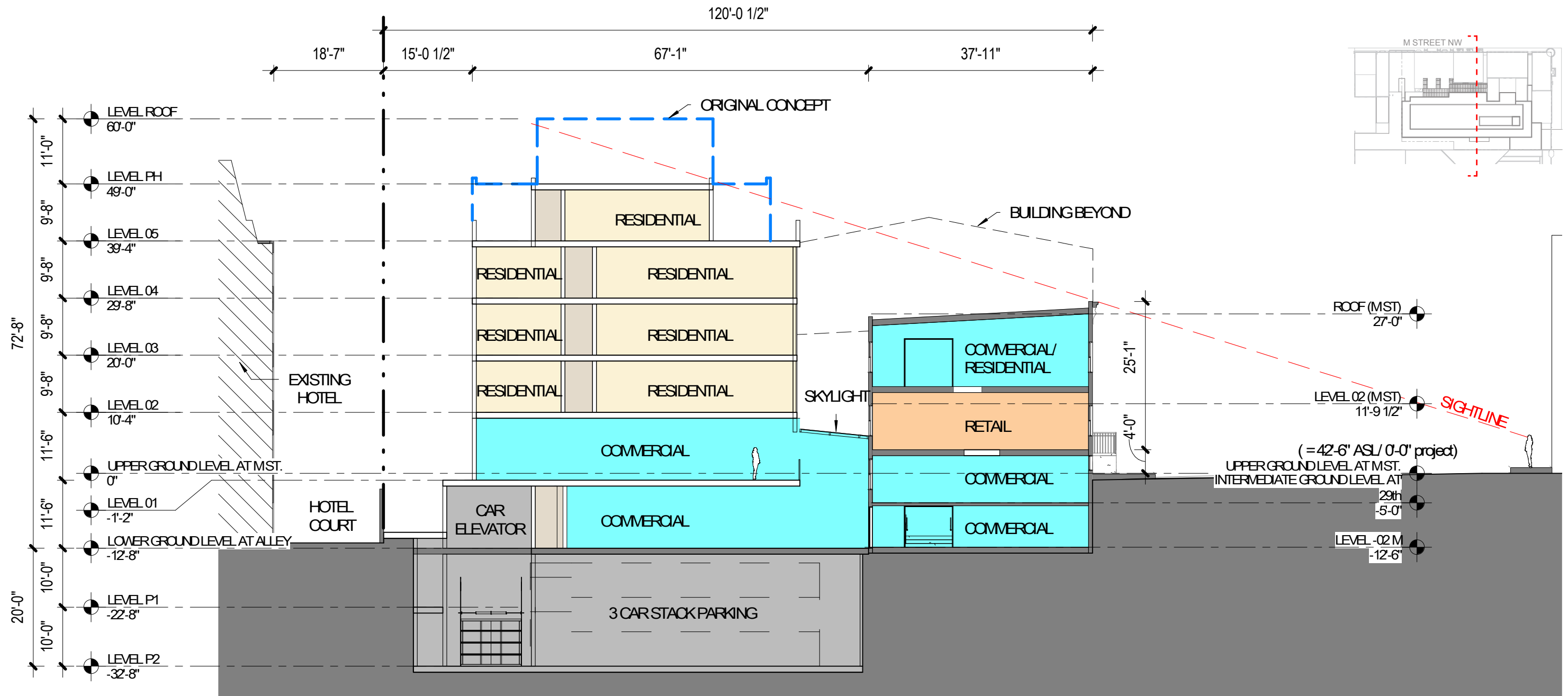
BUILDING SECTION 3 - EXISTING



EXISTING SITE PLAN WITH PROPOSED DEMOLISHED VOLUMES

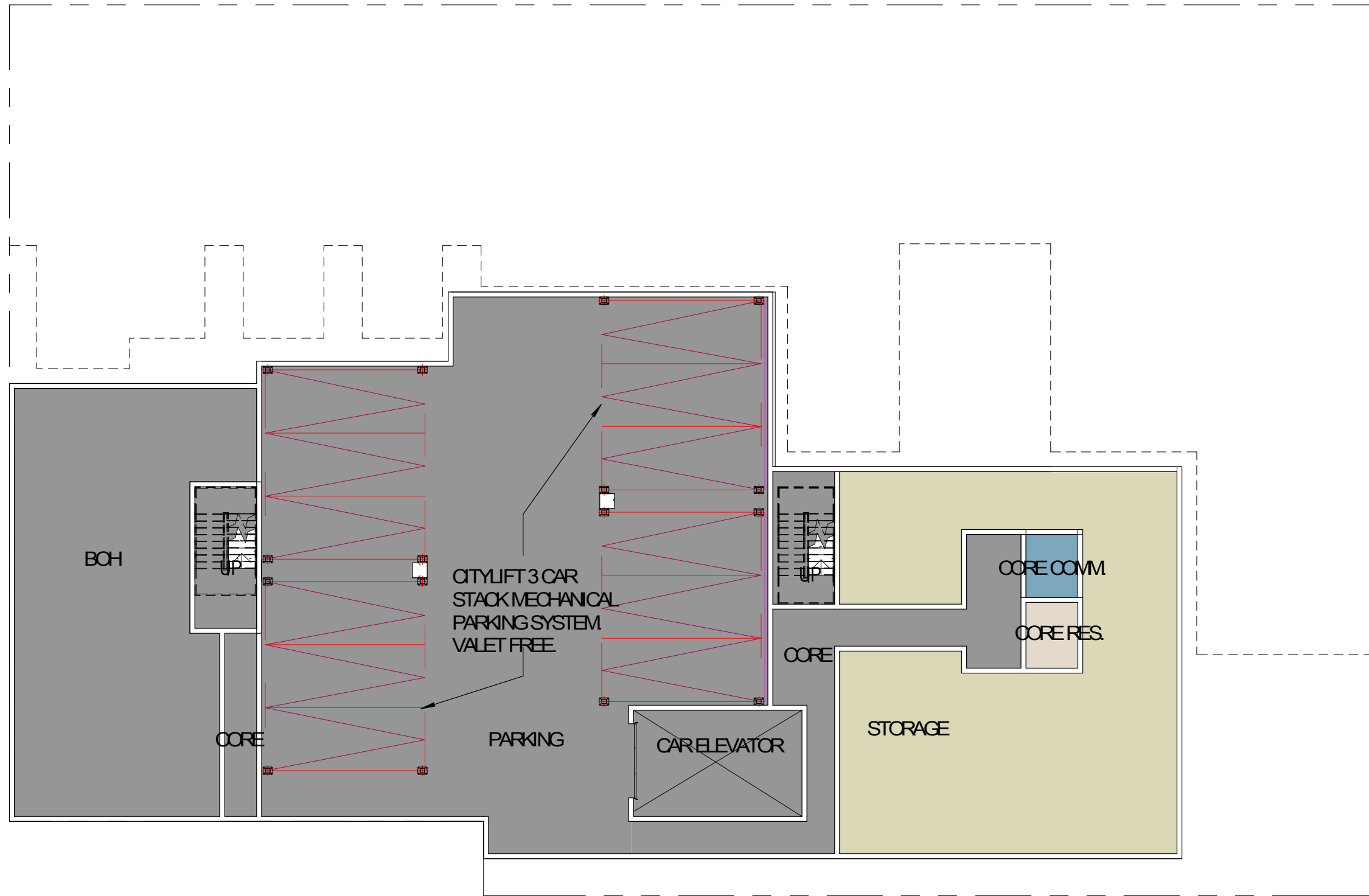






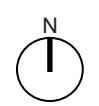
BUILDING SECTION 1

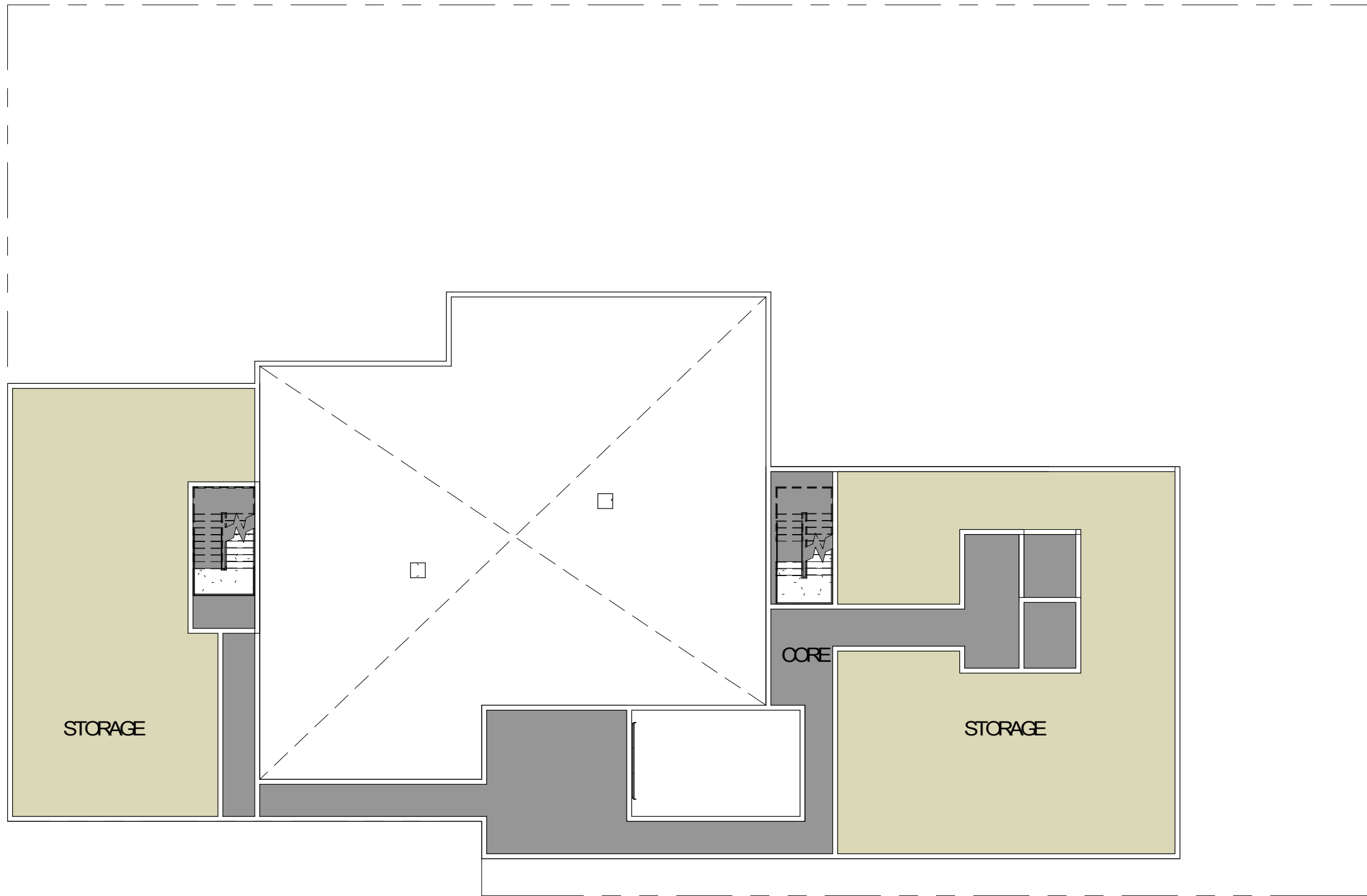
- RESIDENTIAL
- RETAIL
- COMMERCIAL
- BOH/CORE



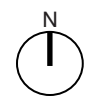
PARKING LEVEL 02 - PLAN

- RESIDENTIAL
- RETAIL
- COMMERCIAL
- BOH/CORE

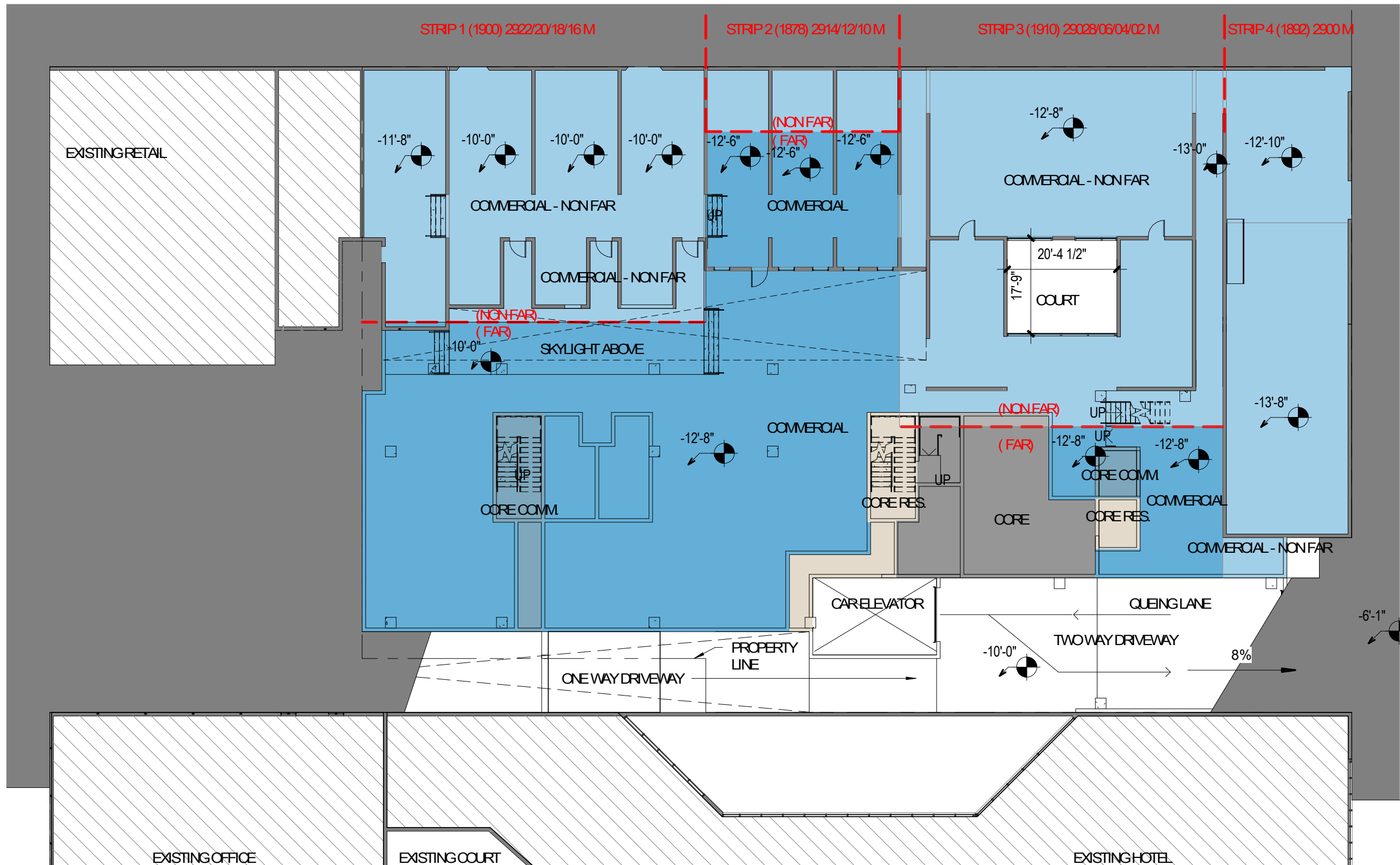




- RESIDENTIAL
- RETAIL
- COMMERCIAL
- BOH/CORE



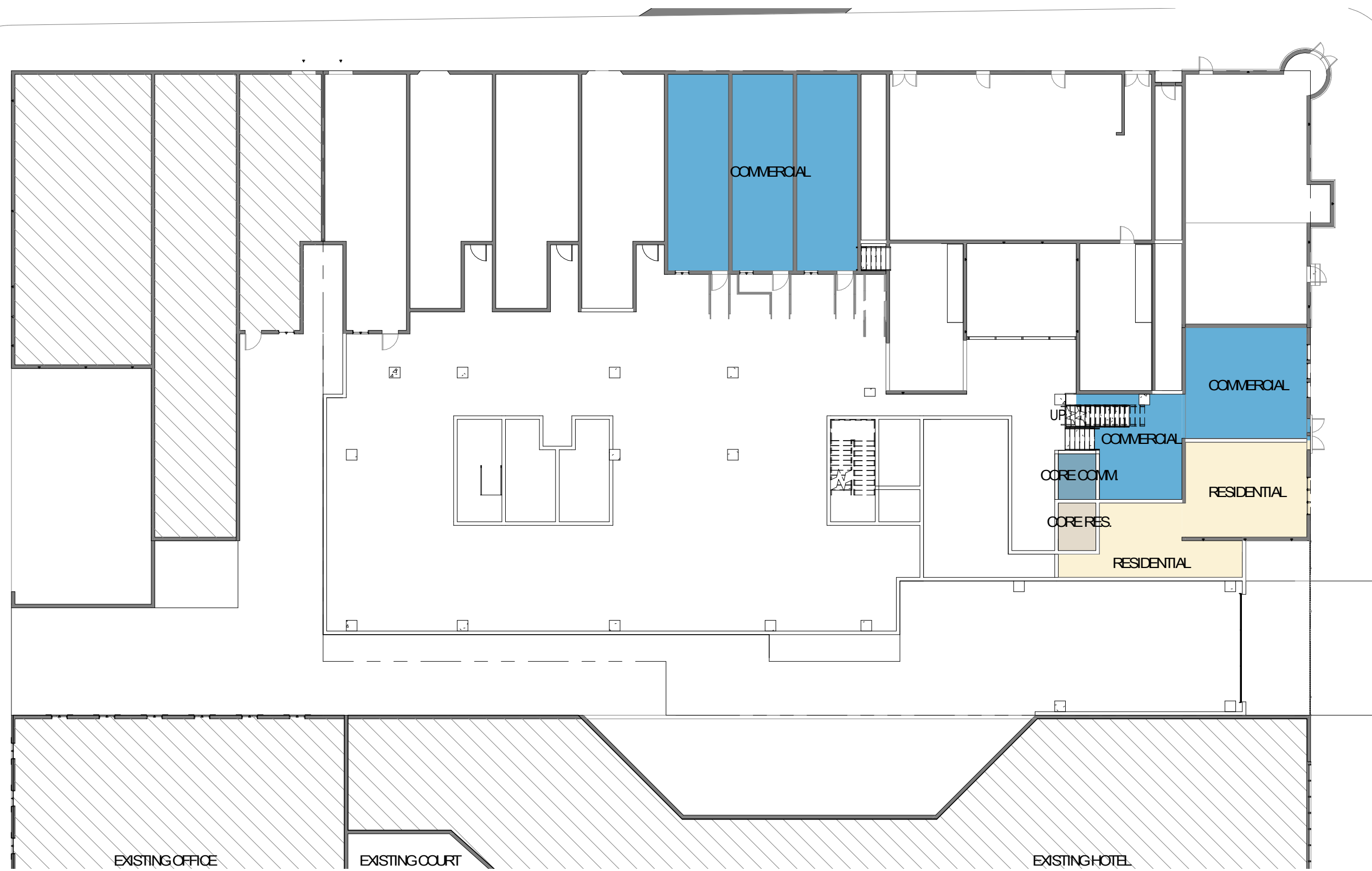
PARKING LEVEL 01 - PLAN



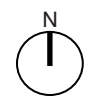
LOWER LEVEL - ALLEY - PLAN

- RESIDENTIAL
- RETAIL
- COMMERCIAL
- BOH/CORE

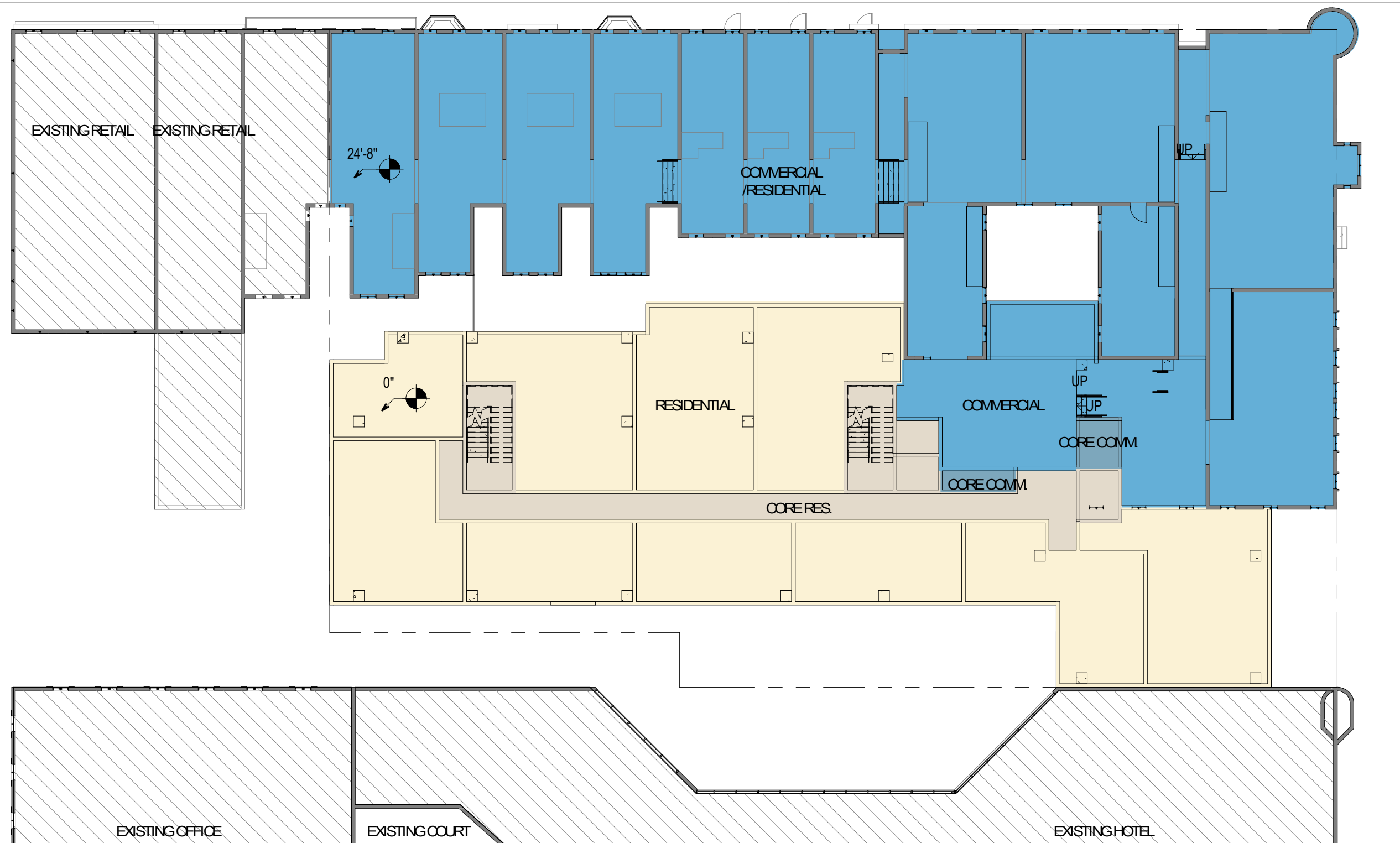




MEZZANINE LEVEL - 29TH STREET - PLAN

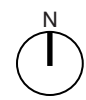


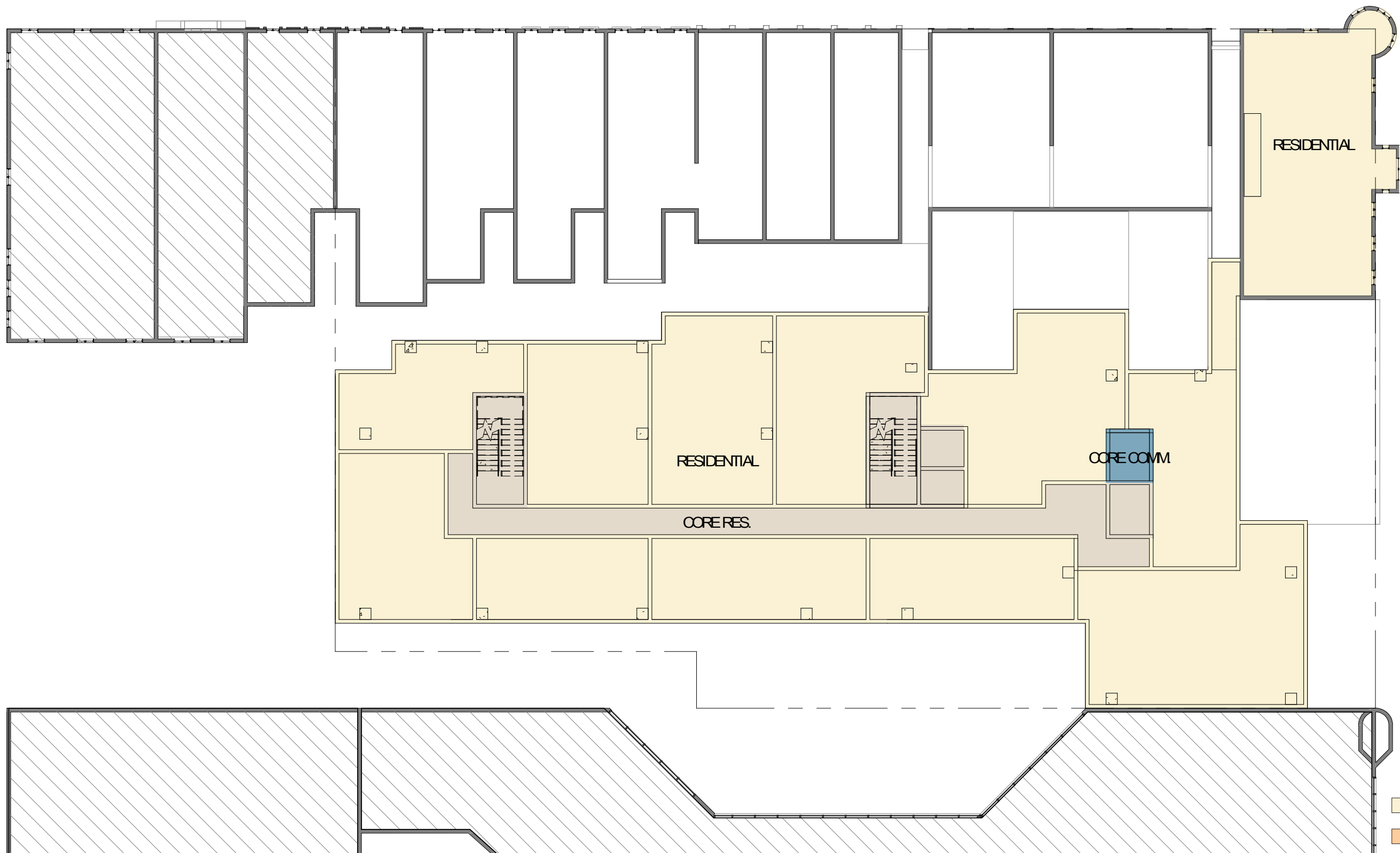
- RESIDENTIAL
- RETAIL
- COMMERCIAL
- BOH/CORE



LEVEL 02 - PLAN

- RESIDENTIAL
- RETAIL
- COMMERCIAL
- BOH/CORE

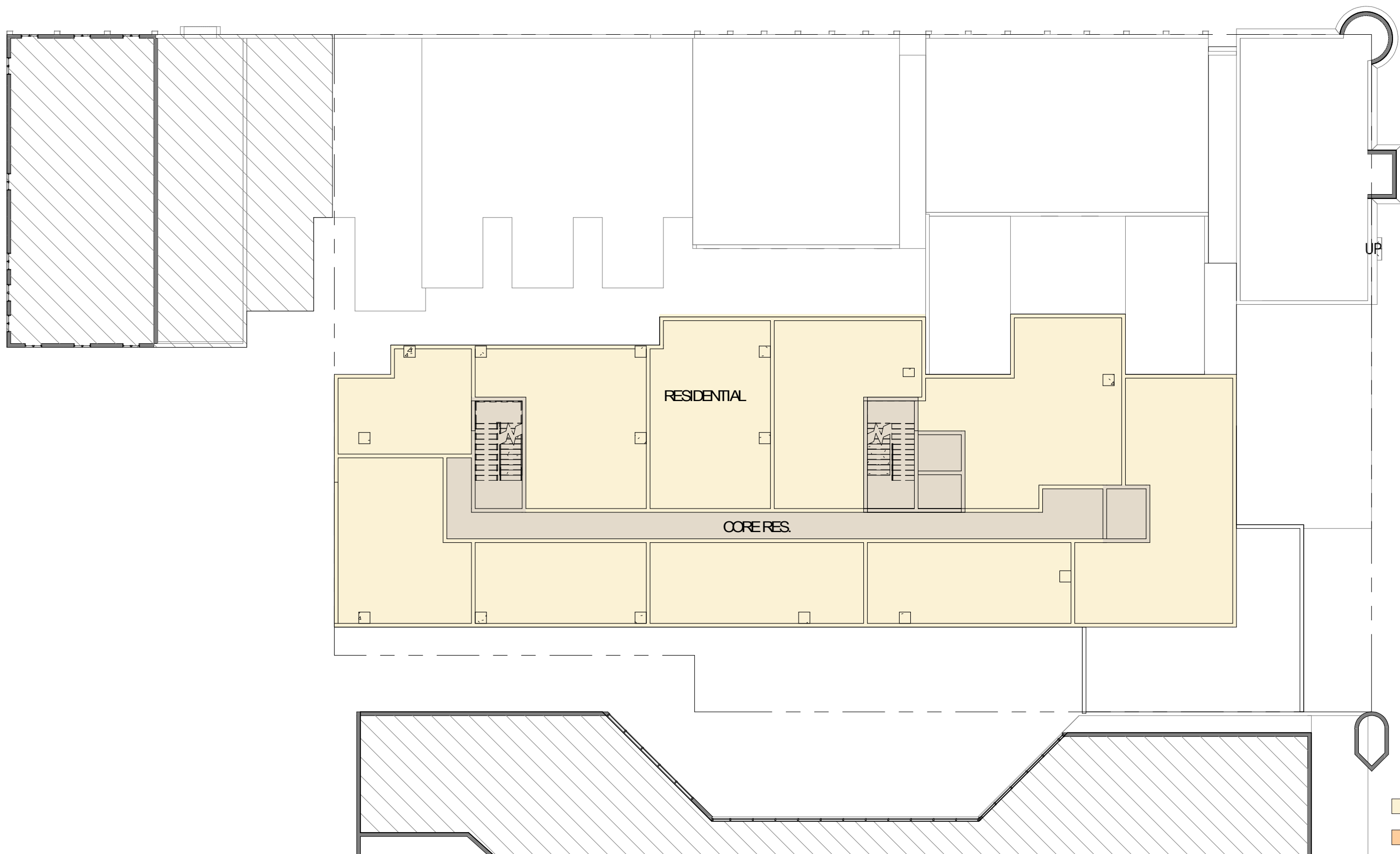




LEVEL 03 - PLAN

- RESIDENTIAL
- RETAIL
- COMMERCIAL
- BOH/CORE

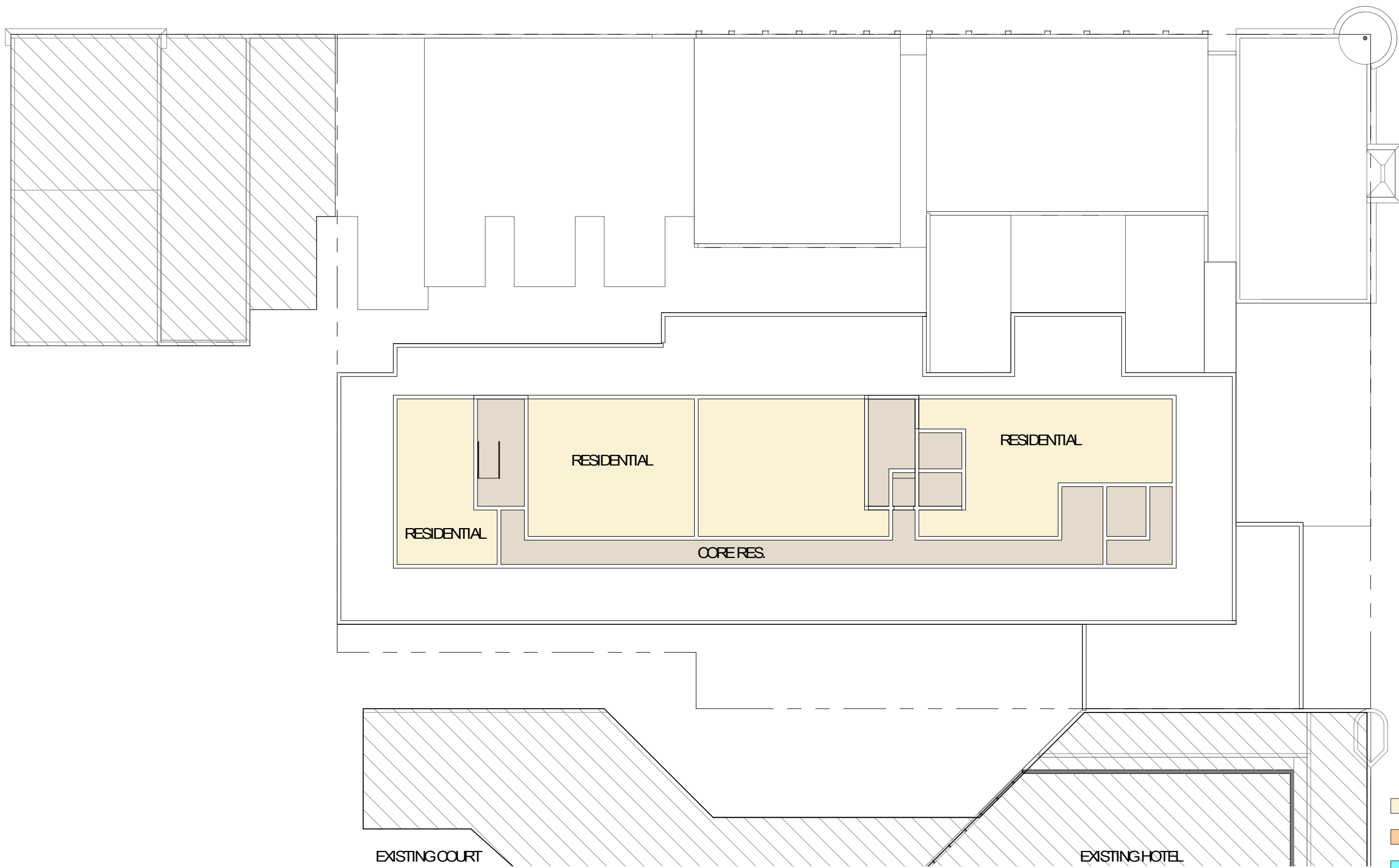




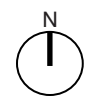
LEVEL 04 - PLAN



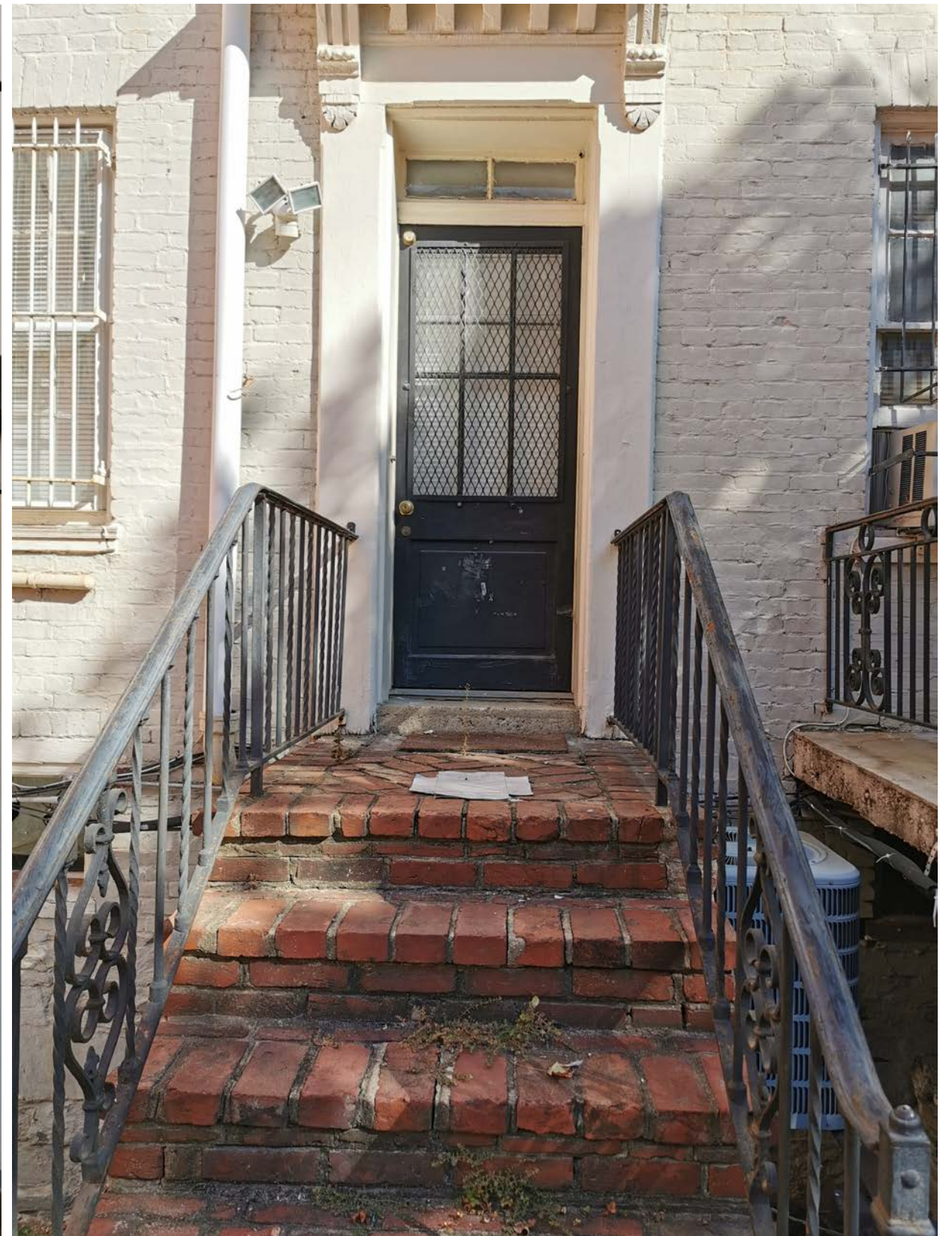
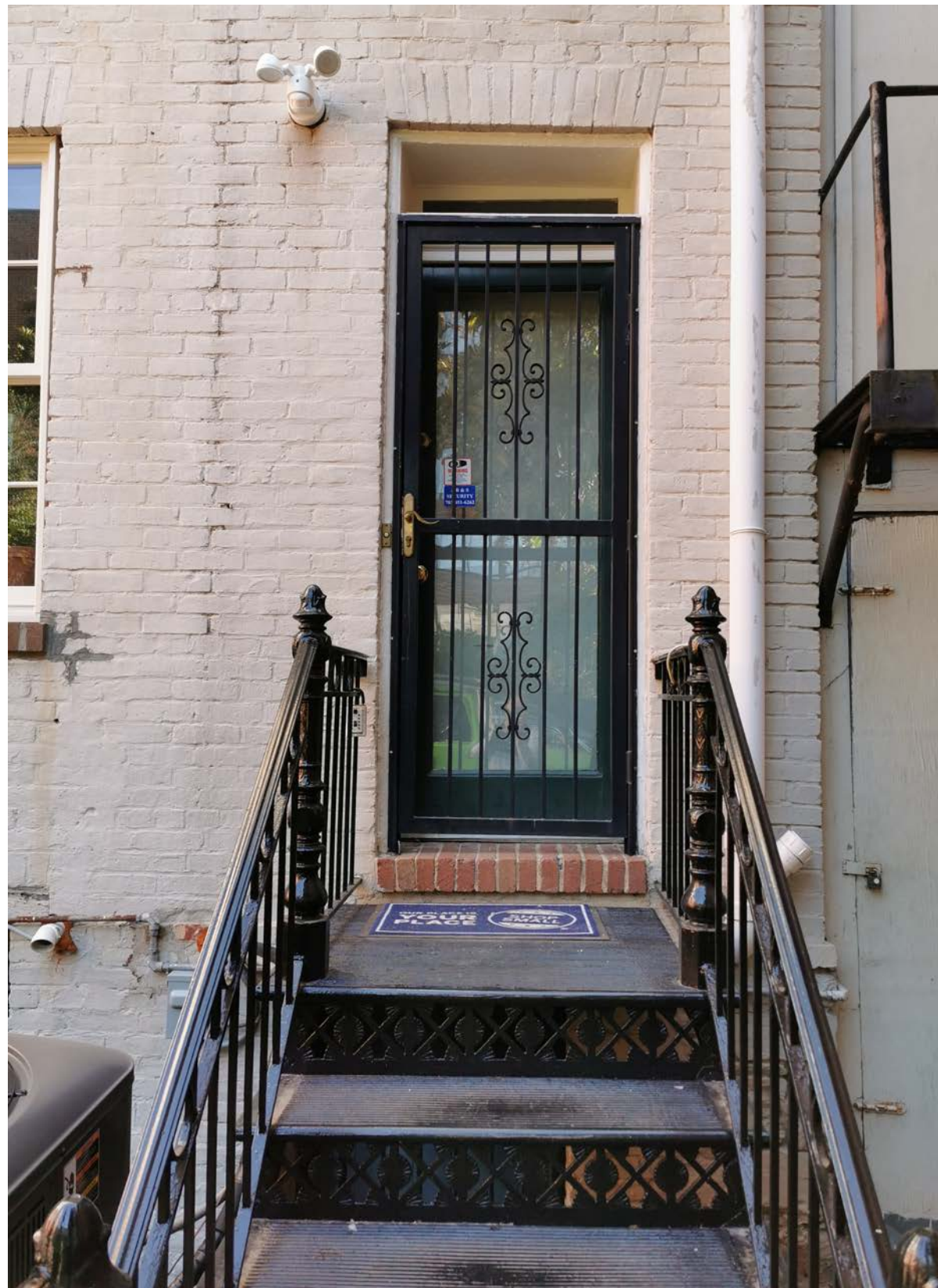
- RESIDENTIAL
- RETAIL
- COMMERCIAL
- BOH/CORE



LEVEL PH - PLAN



- RESIDENTIAL
- RETAIL
- COMMERCIAL
- BOH/CORE



2900 M BACKYARD ARCHITECTURAL LEXICON: BRICK FACADE AND METAL FILIGREE



MELBOURNE, AUSTRALIA

PRECEDENTS



PRECEDENTS





WASHINGTON, DC

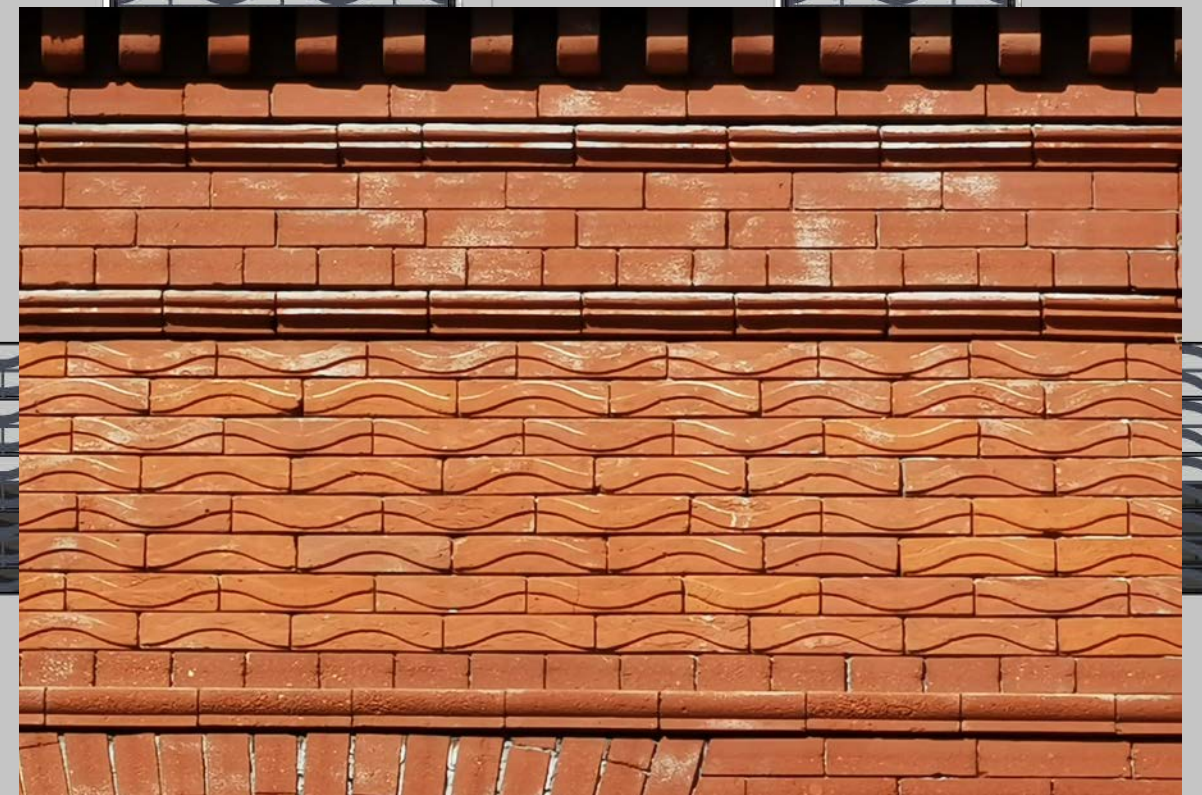
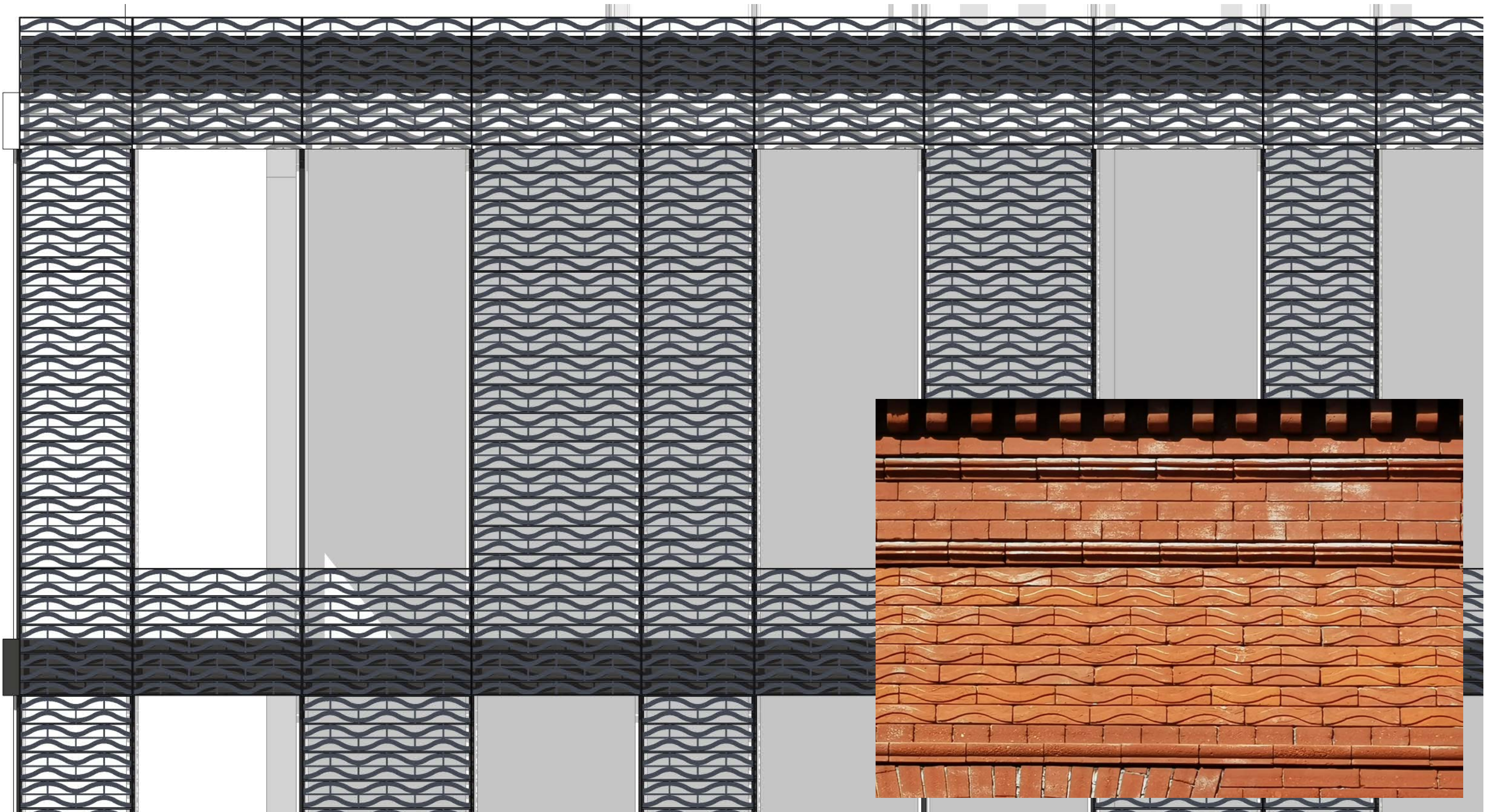


PRECEDENTS



PRECEDENTS

LONDON, GB



PATTERN INSPIRATION

ORIGINAL CONCEPT



REVISED CONCEPT



NORTH ELEVATIONS

ORIGINAL CONCEPT



REVISED CONCEPT



EAST ELEVATIONS

ORIGINAL CONCEPT



REVISED CONCEPT



SOUTH ELEVATIONS

ORIGINAL CONCEPT



REVISED CONCEPT



WEST ELEVATIONS



AERIAL VIEW - ORIGINAL CONCEPT



AERIAL VIEW - REVISED CONCEPT



VIEW FROM 29TH ST- ORIGINAL CONCEPT



VIEW FROM 29TH ST- REVISED CONCEPT



VIEW FROM 30TH ST- ORIGINAL CONCEPT



VIEW FROM 30TH ST- REVISED CONCEPT



VIEW FROM 29TH ST. (ORIGINAL CONCEPT)



VIEW FROM 29TH ST. (REVISED CONCEPT)



VIEW FROM 30TH ST. (ORIGINAL CONCEPT)



VIEW FROM 30TH ST. (REVISED CONCEPT)

3D VIEWS

ORIGINAL CONCEPT



REVISED CONCEPT



IEWS ACROSS M ST



VIEW FROM 29TH ST. AND M ST. (EXISTING)



VIEW FROM 29TH ST. AND M ST. (ORIGINAL CONCEPT)



VIEW FROM 29TH ST. AND M ST. (REVISED CONCEPT)



VIEW FROM 30TH ST. AND M ST. (EXISTING)



VIEW FROM 30TH ST. AND M ST. (ORIGINAL CONCEPT)



VIEW FROM 30TH ST. AND M ST. (REVISED CONCEPT)



VIEW FROM 29TH ST. AND M ST. (ORIGINAL CONCEPT)



VIEW FROM 29TH ST. AND M ST. (REVISED CONCEPT)



VIEW FROM 30TH ST. AND M ST. (ORIGINAL CONCEPT)



VIEW FROM 30TH ST. AND M ST. (REVISED CONCEPT)

3D VIEWS