



EXISTING SITE

**JANUARY 7, 2021 OGB SUBMISSION
RESPONSE TO NOV. 5, 2020 MEETING
3220 PROSPECT STREET, NW
WASHINGTON, DC**

**OLD GEORGETOWN BOARD MEETING DATE: JANUARY 7, 2021
CASE #: OG 14-154/ HPA 14-324**

**CONCEPTUAL DESIGN
LIST OF DRAWINGS:**

- A-01 COVER SHEET & LIST OF DRAWINGS
- A-02 MODIFICATION SUMMARY & PERSPECTIVE
- A-03 VICINITY PLAN
- A-04 PROSPECT STREET ELEVATION

- A-10A NORTH ELEVATION WITH METAL BAYS
- A-10B NORTH ELEVATION - ALTERNATE OPTION WITH BRICK BAYS
- A-11 EAST AND WEST ELEVATION
- A-12 SOUTH ELEVATION
- A-13 PERSPECTIVE VIEW FROM EAST
- A-14 PERSPECTIVE VIEW FROM EAST
- A-15 PERSPECTIVE VIEW FROM WEST
- A-16 PERSPECTIVE VIEW FROM EAST - ALTERNATE COLOR
- A-17 PERSPECTIVE VIEW FROM WEST - ALTERNATE COLOR
- A-18 BAY OPTIONS
- A-19 EAST-WEST BUILDING SECTION
- A-20 NORTH-SOUTH BUILDING SECTIONS
- A-21 GROUND FLOOR PLAN
- A-21 3RD FLOOR PLAN
- A-23 5TH FLOOR PLAN

- A-30 BUILDING MATERIALS - BRICK COLORS
- A-31 SITE PHOTOS
- A-32 VIEW FROM M STREET
- A-33 VIEW FROM M STREET
- A-34 VIEW FROM M STREET

CURRENT VS PREVIOUS MASSING COMPARISON

RESPONSE TO SPECIFIC COMMENTS ON NOV. 5TH 2020

East End Massing

- 2-Story reading of windows at level 2 and 3 articulated with brick frame to add verticality and depth to facade
- Base articulated with recessed brick courses to provide depth and texture

West End Massing at Lobby Entry

- West Massing pulled back 5' and now aligns with East Massing
- Canopy added above lobby entry
- Brick Detail added at cornice

Central Massing and Bays

- Projecting Bays increased to 32"
- Bay options studied in brick, metal, and combination
- Terrace space facing Prospect Street on 5th floor deleted
- Brick Detail added at all floors including soldier courses across top

Scale of Garage Door

- Garage Door reduced in height and reduced 2' in width
- Garage Door shown as panelized door, to reduce visual scale
- Garage Door set back an additional 2'
- Shallow Projecting Bay added above garage door to change visual scale

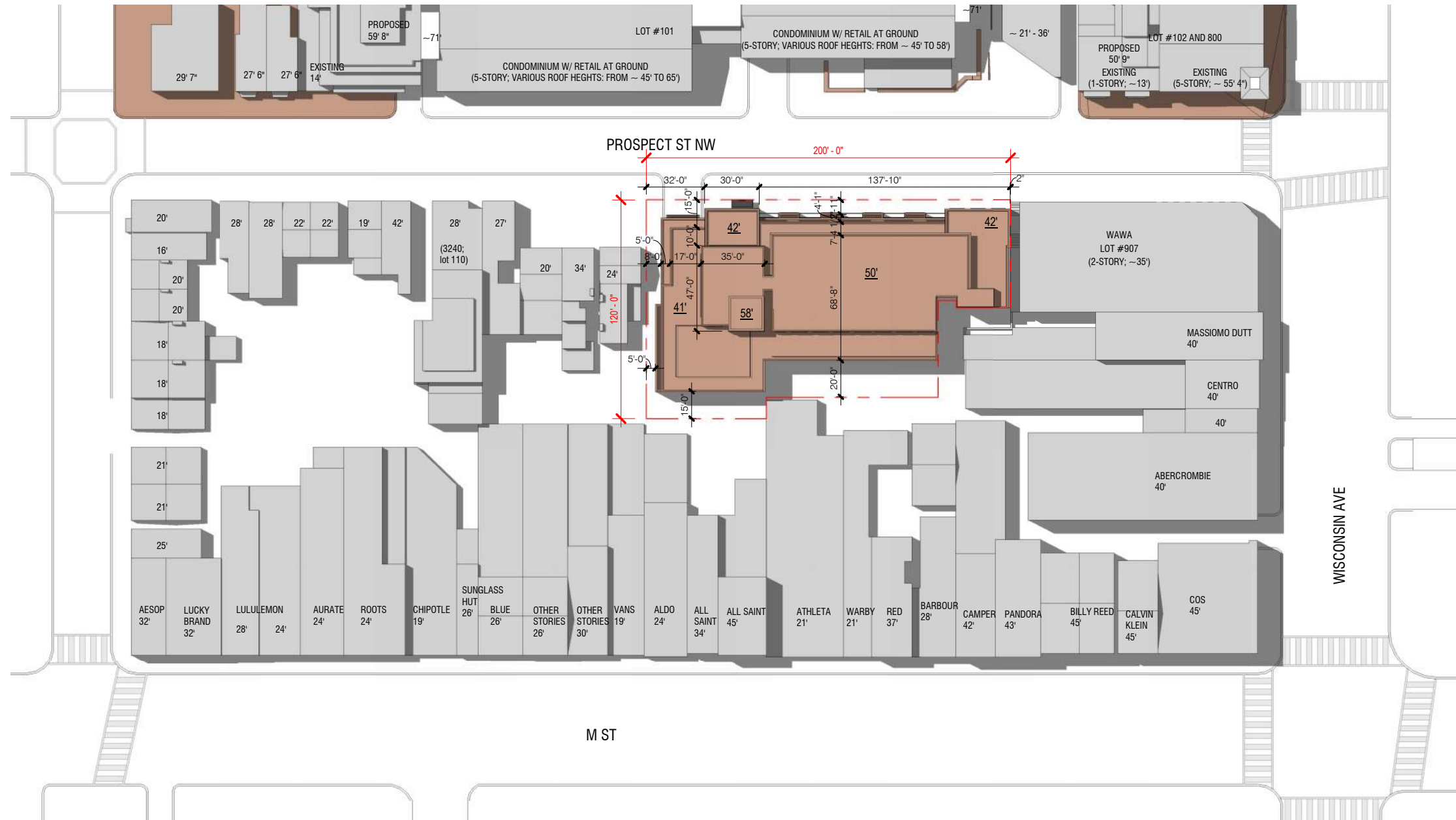
5th Floor Terraces

- Railings will be set back 2:1 (approximately 7') from face of building
landscape area provided within setback

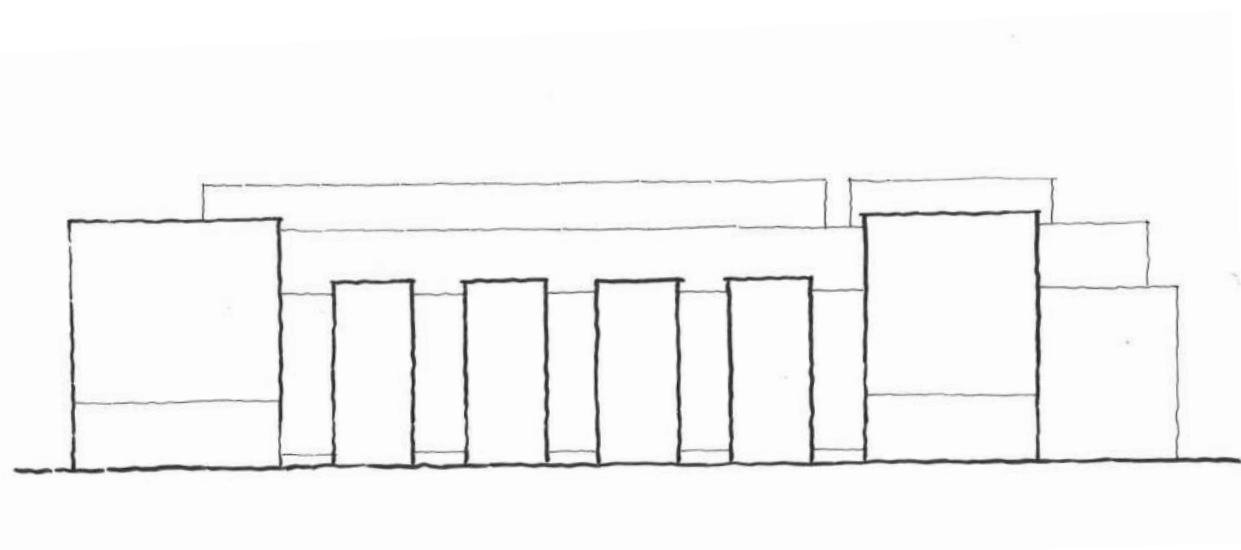


View of Bay and Main Lobby Entrance

VICINITY PLAN



PROSPECT STREET ELEVATION & INITIAL SKETCH

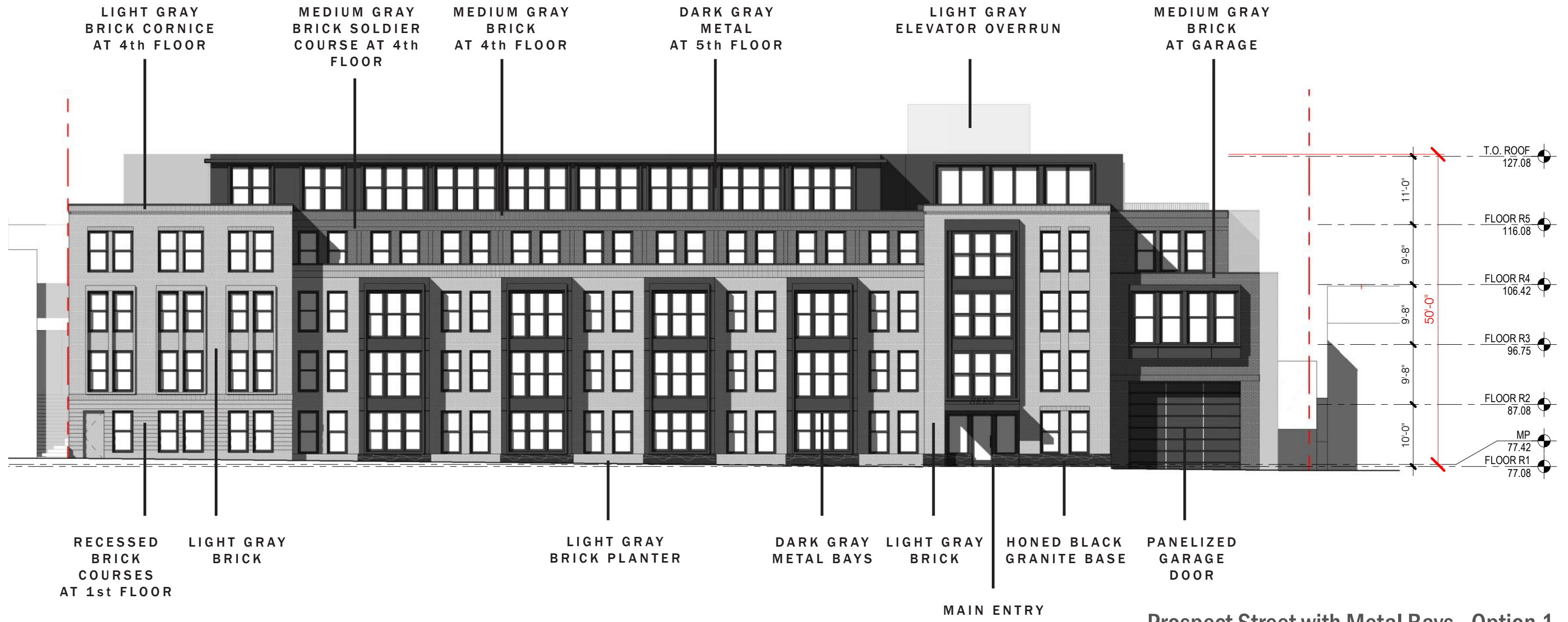


Study of Four Bays at Center Massing Oct. 2020



Study of Four Bay Massing, Partial Elevation Sketch Oct. 2020

NORTH ELEVATION (PROSPECT STREET)



NOTE: ALL DOORS AND WINDOWS TO BE DARK GRAY

NORTH ELEVATION - ALTERNATE BAYS WITH BRICK

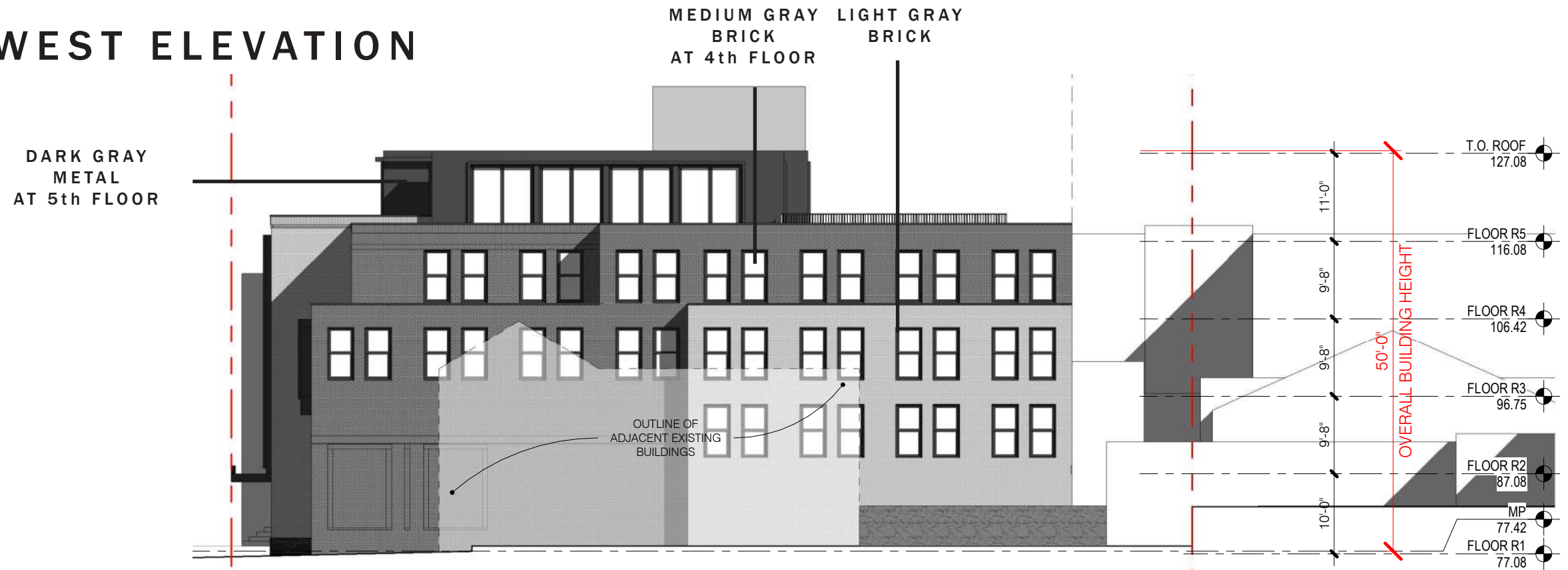


Prospect Street with Brick & Metal Bays - Option 2

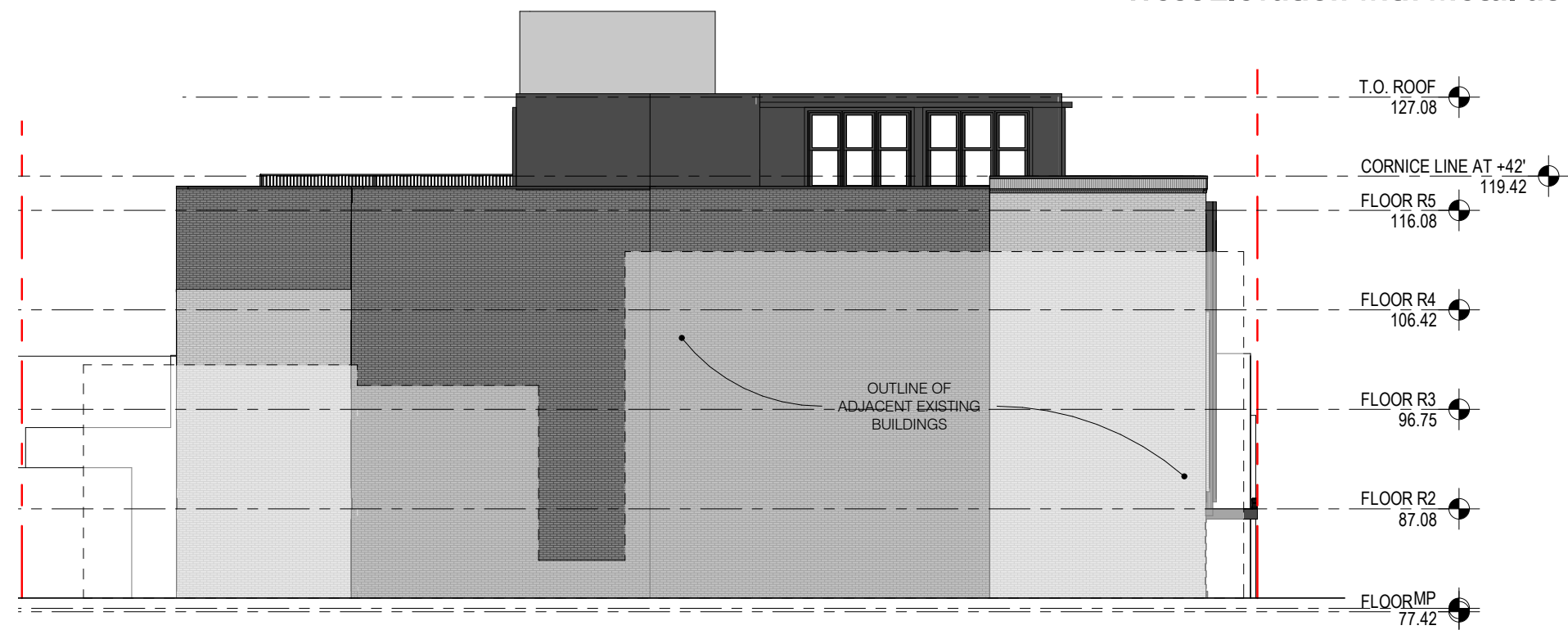


Prospect Street with Light Gray Brick at 5th Floor Option 3

EAST AND WEST ELEVATION

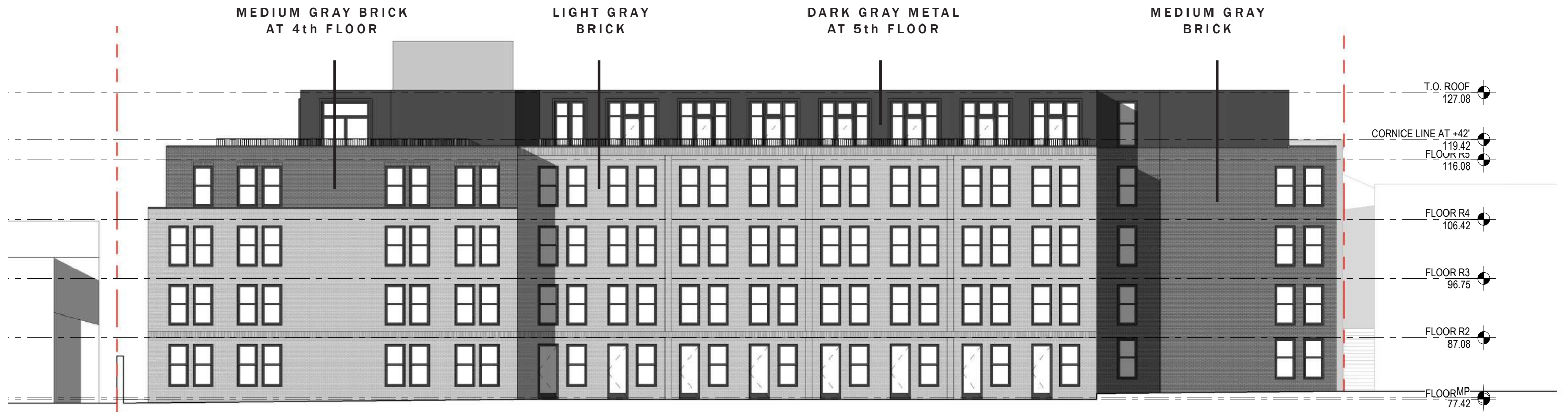


West Elevation with Metal at 5th Floor



East Elevation with Metal at 5th Floor

SOUTH ELEVATION



South Elevation with Metal at 5th Floor

VIEWS FROM WEST



View Looking West from Wisconsin Ave.

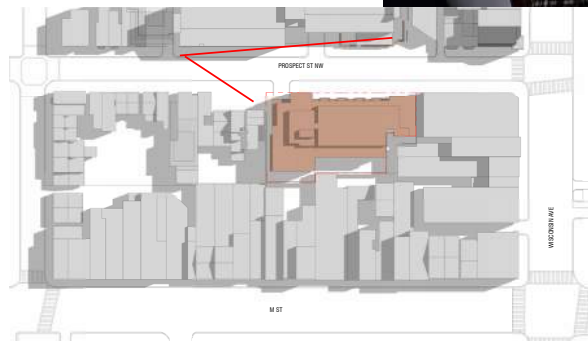


VIEW FROM EAST



View Looking West across Prospect Street

VIEW FROM WEST



View from West

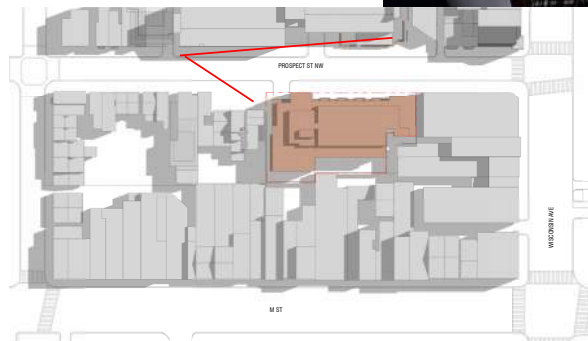
ALTERNATE BRICK OPTION - VIEW FROM EAST



View Looking West from Wisconsin Ave.



ALTERNATE BRICK OPTION - VIEW FROM WEST



View from West

PROSPECT STREET BAY STUDIES



Option 1 - Metal Bay

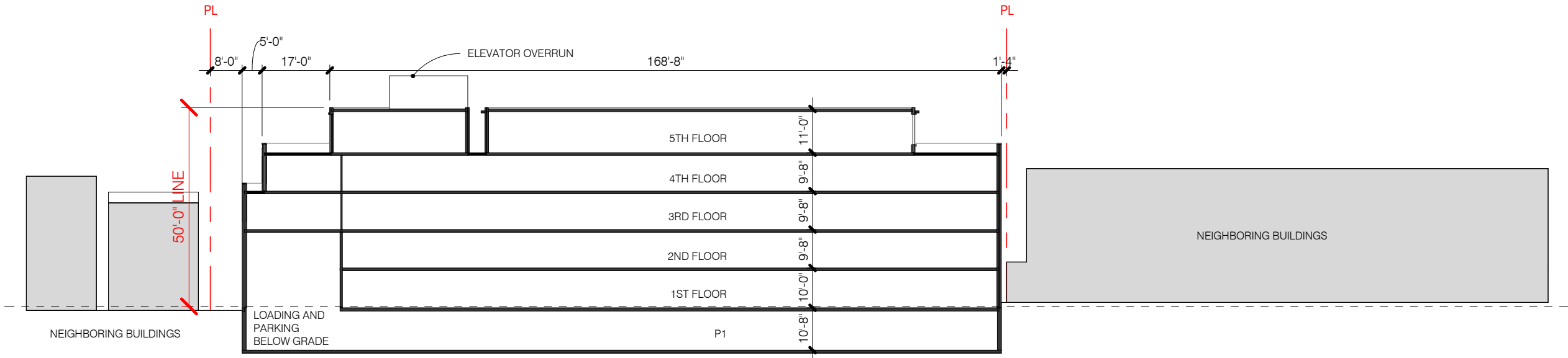


Option 2 - Brick and Two Story Metal Bay

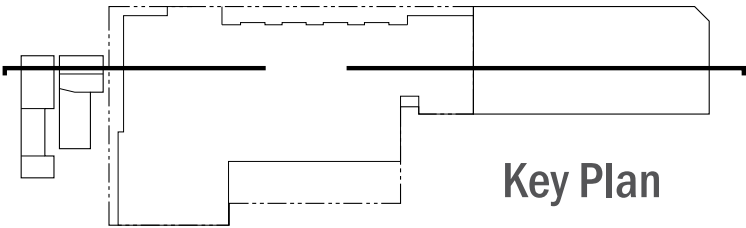


Option 3 - Brick and Full Height Metal Bay

EAST-WEST BUILDING SECTION

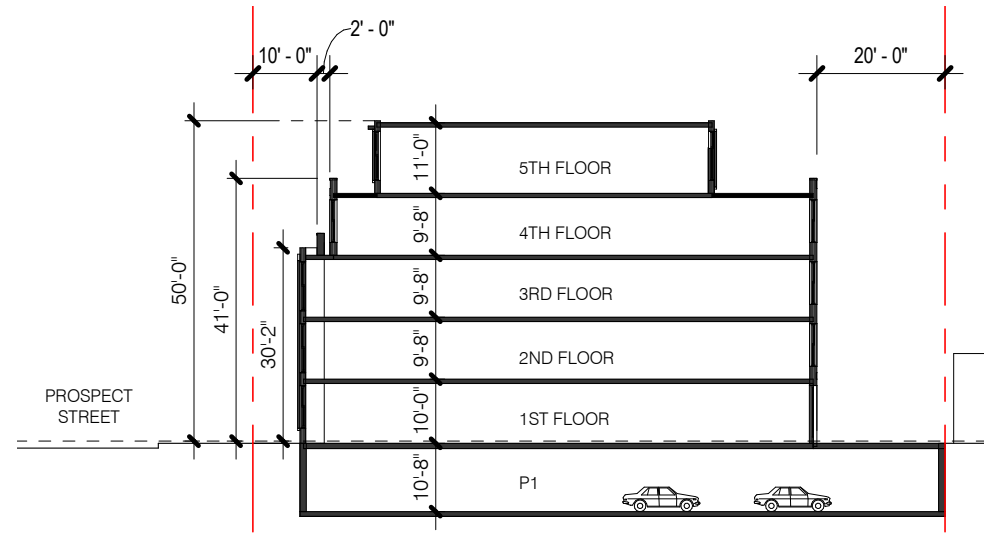


East West Building Section

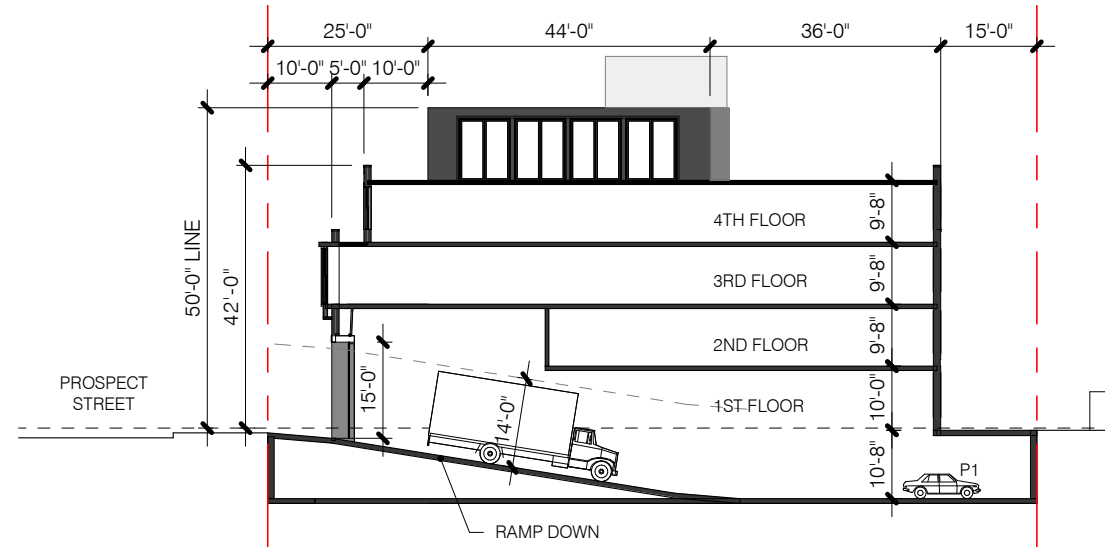
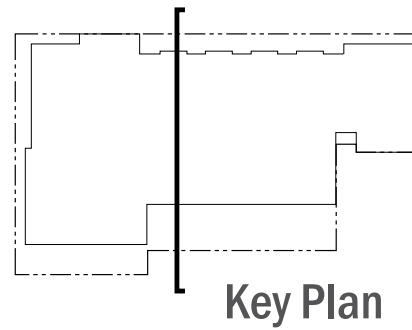


Key Plan

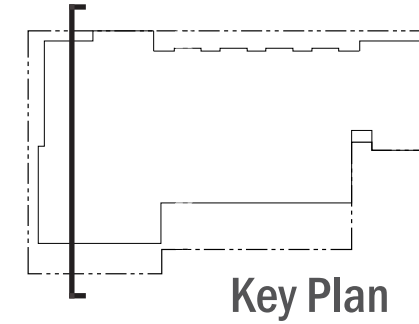
NORTH-SOUTH BUILDING SECTIONS



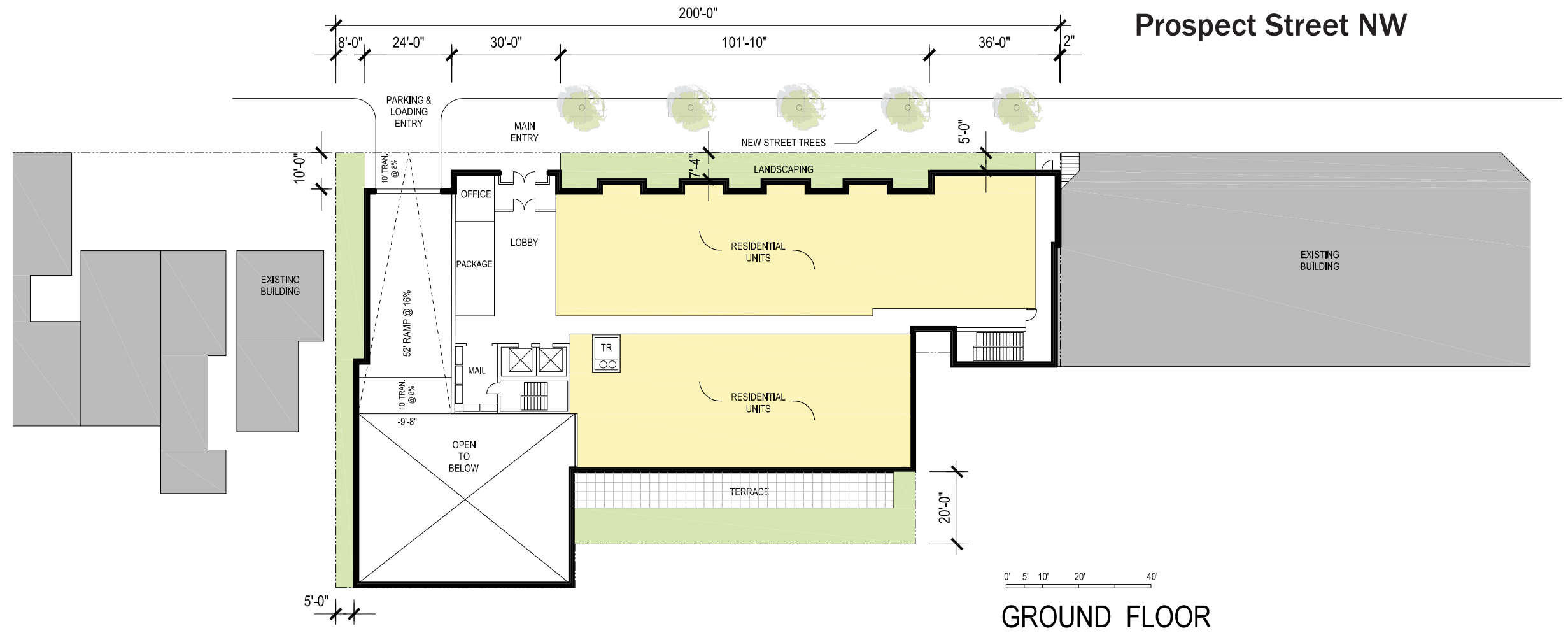
North South
Building Section
Looking East



North South
Building Section
at Garage Ramp



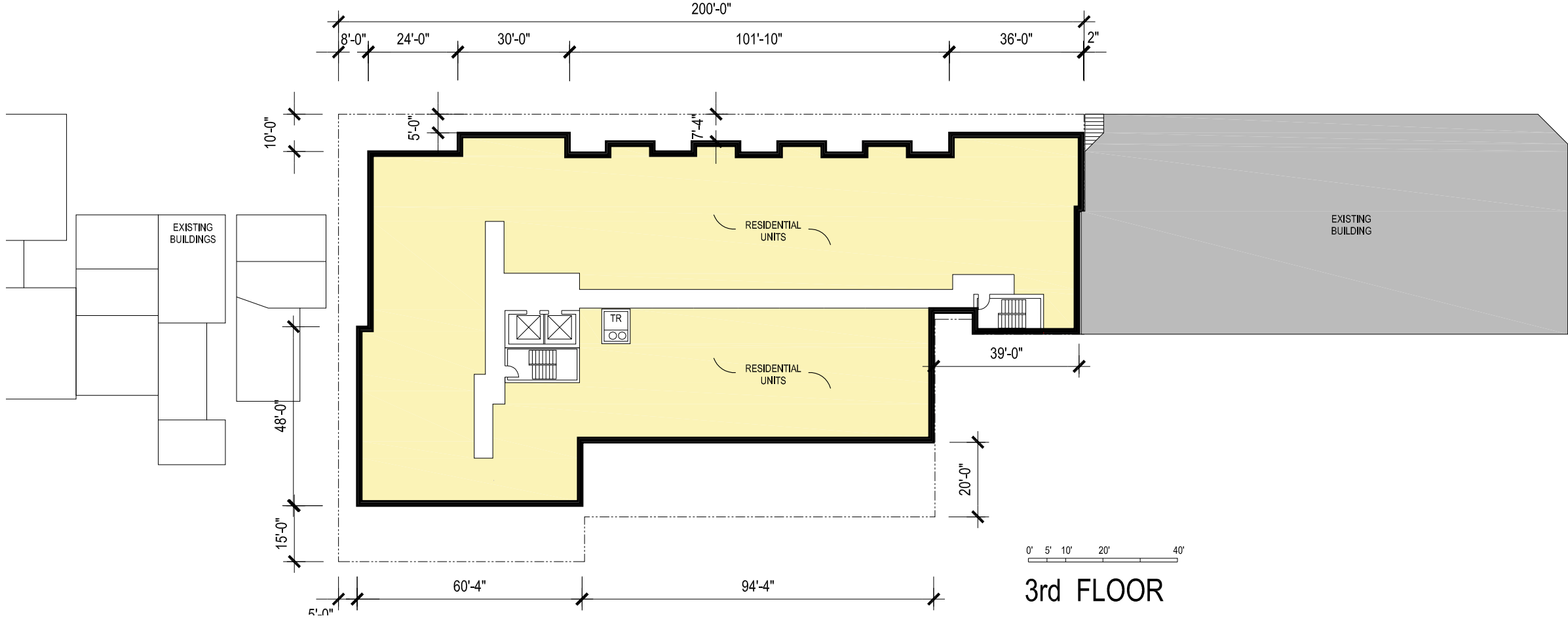
GROUND FLOOR PLAN



GROUND FLOOR

3rd FLOOR PLAN

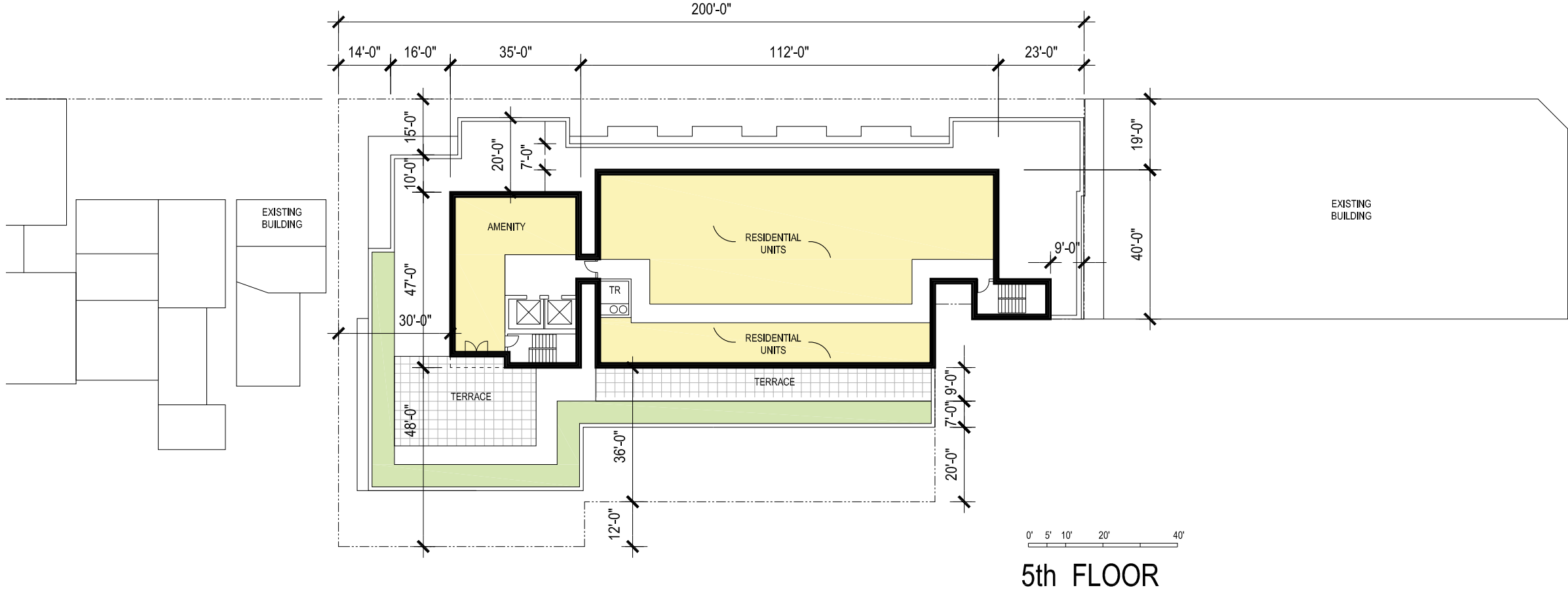
Prospect Street NW



3rd FLOOR

5th FLOOR PLAN

Prospect Street NW



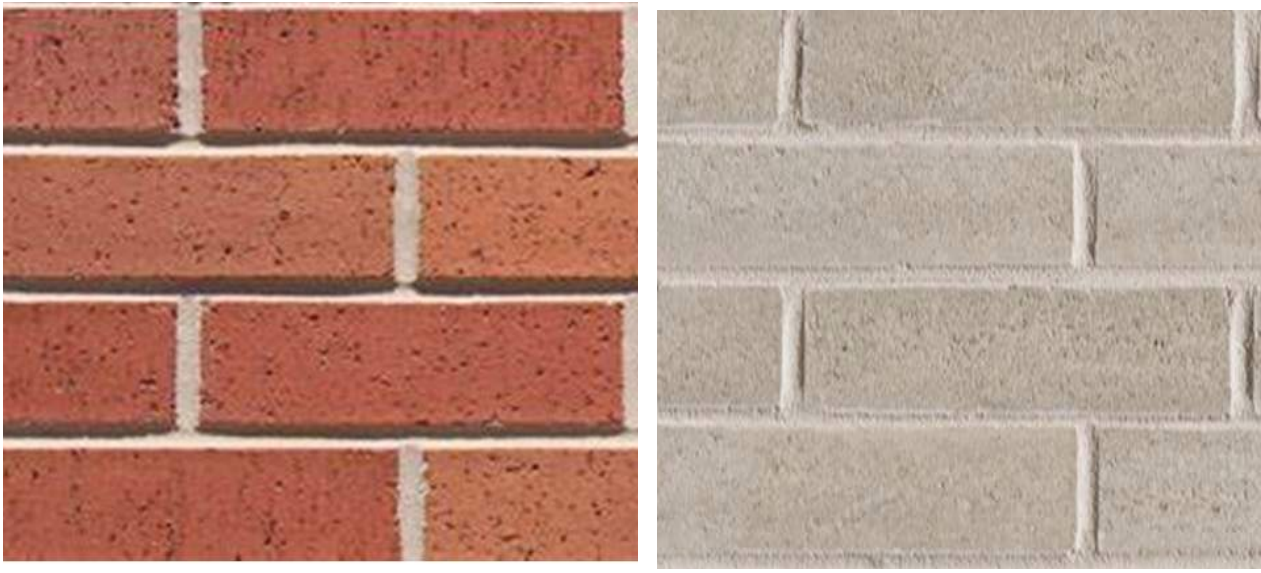
5th FLOOR

BUILDING MATERIALS



BRICK COLORS - LIGHT GRAY & MEDIUM GRAY

BRICK COLOR SHOWN FOR ILLUSTRATIVE PURPOSES,
BRICK MANUFACTURER TO BE DETERMINED.

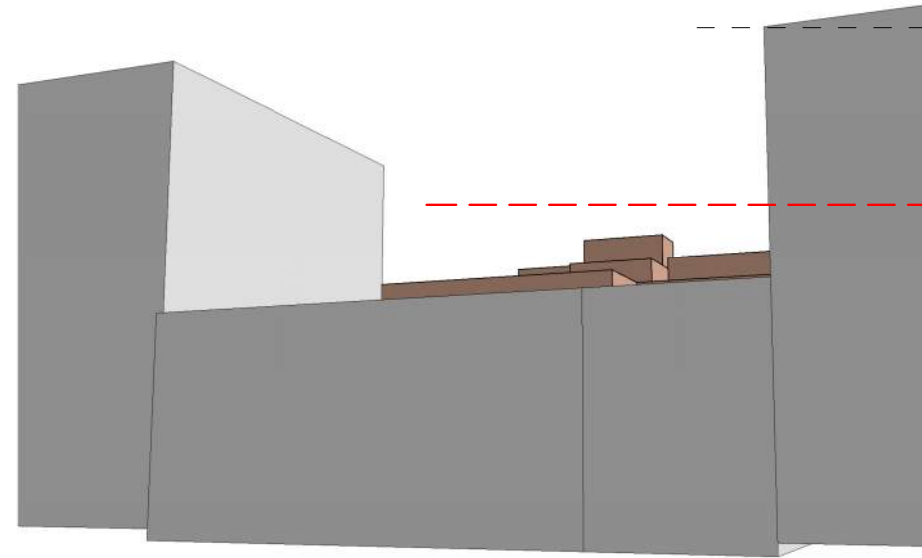


ALTERNATE BRICK COLORS - MEDIUM RED & LIGHT GRAY

SITE PHOTOGRAPHS - EXISTING CONDITIONS



VIEW FROM M STREET



View from M Street @ Athleta
November 5, 2020

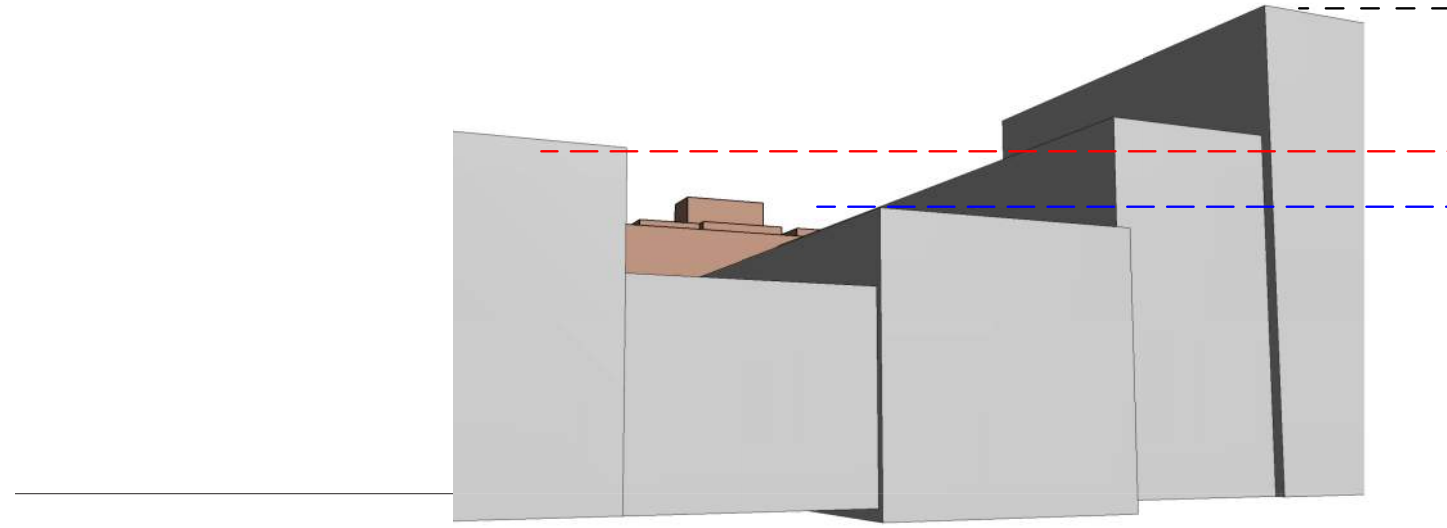
Penthouse on top of 5th floor eliminated



Balloon Photography
Height Confirmation
Bottom of Orange Balloon @ 65'
Orange Dashed Line at 65'



VIEW FROM M STREET



View from M Street @ Athleta
November 5, 2020

Penthouse on top of 5th floor eliminated

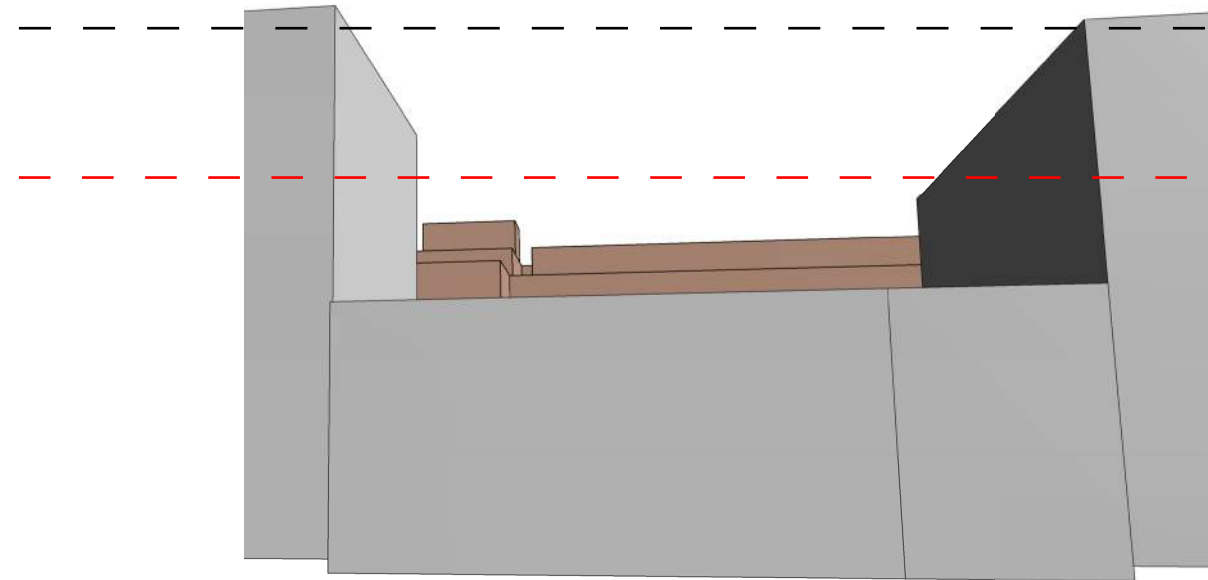


Balloon Photography
Height Confirmation
Bottom of White Balloon @ 50'



VIEW FROM M STREET

Note: There was not a comparable view in the previous submission, December 3, 2019



View from M Street @ Athleta
November 5, 2020

Balloon Photography
Height Confirmation
Bottom of Orange Balloon @ 65'
Orange Dashed Line at 65'

