

1805 Wisconsin

Conceptual Design

OGB Submission

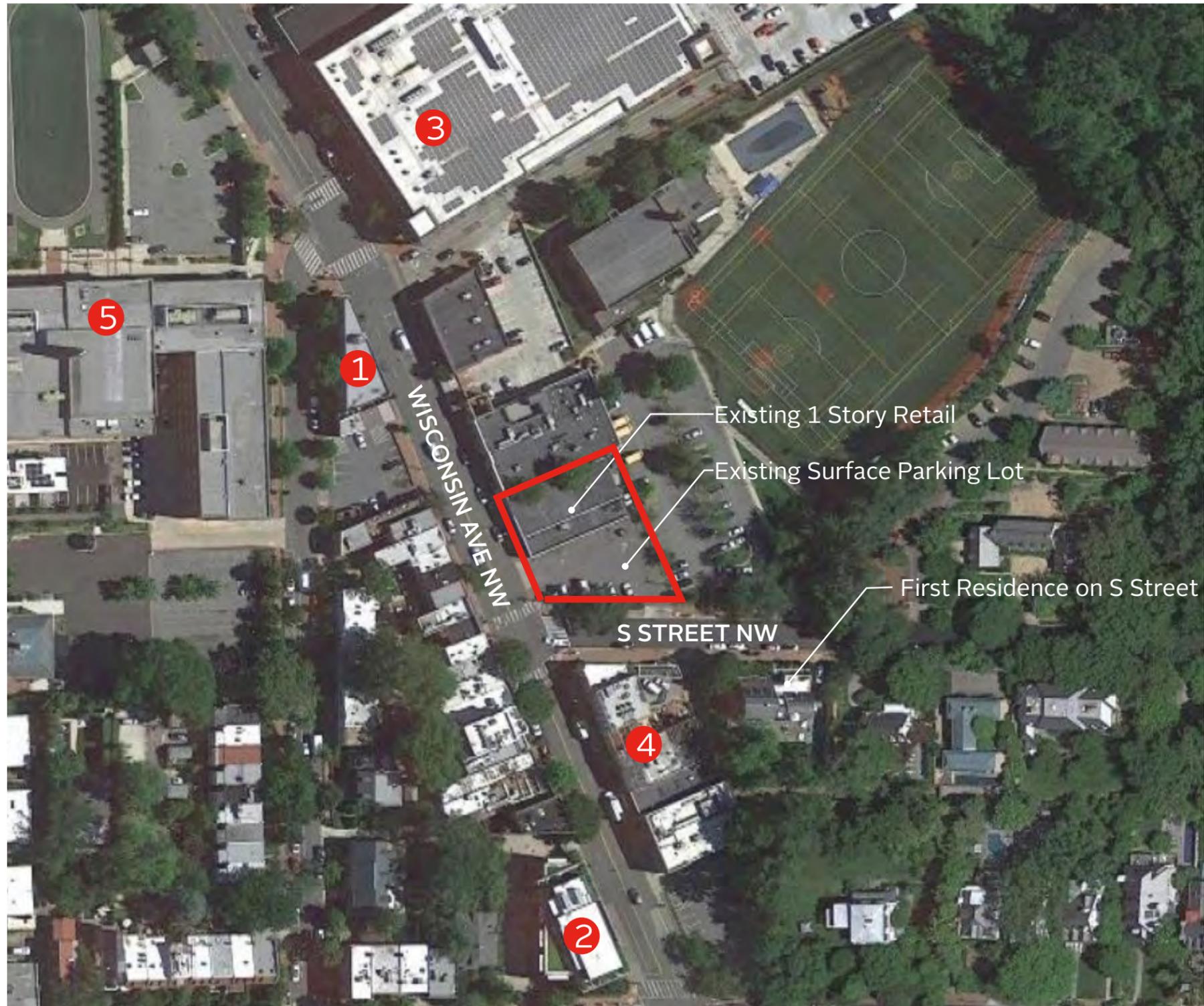
April 2021

BEYER
BLINDER
BELLE

FORTIS

| April 1, 2021 OGB Meeting Comments | | Response |
|------------------------------------|---|---|
| 1 | Concerns about Roof Deck Terrace | Roof Terrace has been removed, no occupied space on roof level. |
| 2 | Overall Building Height still too tall, explore reduction of height | Overall Building height has been reduced from 45'-8" to 44'-2" |
| 3 | Confirm 4th Floor Setbacks at 1700 Wisconsin for North, South, and East Facades | 4th Floor setbacks at 1700 Wisconsin are 10' for North, South, and East (Wisconsin) facades |
| 4 | 4th floor needs to be setback 12' on North, West, and South Facades measured to the cornice | 12' setback has been incorporated on all three sides |
| 5 | Flemish Bond option is preferred, explore more details at spandrel | Spandrel details have been incorporated including study options |
| 6 | Retail windows need to come down to the ground | Retail windows have been revised |
| 7 | Corner zipper brick detail is out of place, consider special shape brick | Building corner details have been revised |
| 8 | Greenery at 3rd floor roof feels off | Greenery has been modified |
| 9 | Delinieate outdoor occupied space on 4th floor plan | Outdoor terraces have been identified on plans |
| 10 | Dark Masonry at 4th floor in question | We prefer to maintain the dark masonry material, see detailed rendering |
| 11 | More 3D studies needed to understand the roof | 3D diagrams have been incorporated |
| 12 | Need to see apples to apples comparison of photo montage looking south on Wisconsin | See side by side comparison of photo montage |
| 13 | Define residential entrance on S street façade | Canopy added to residential entrance |





1834 Wisconsin



1700 Wisconsin



Safeway



Retail
1729 Wisconsin



Hardy Middle School

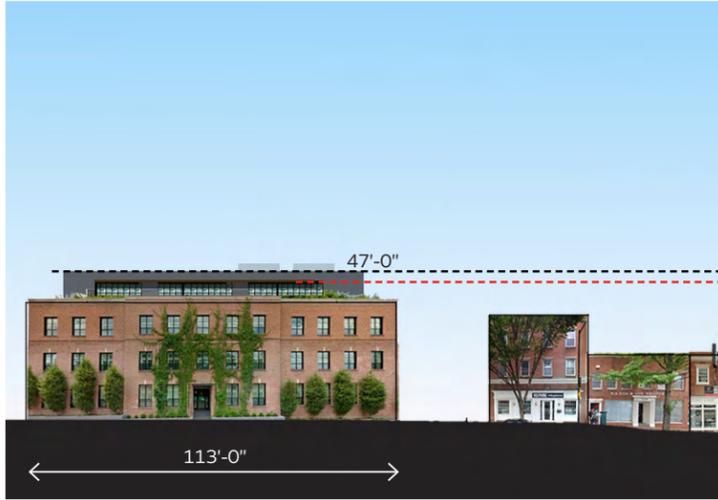




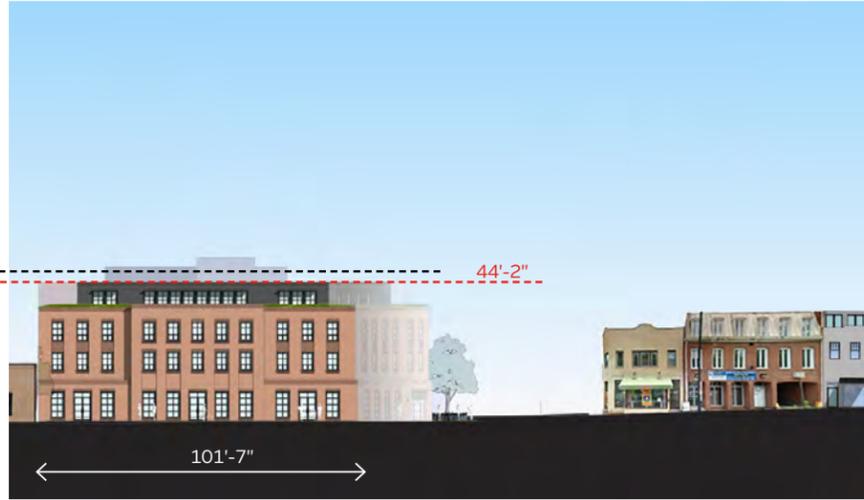
Wisconsin Ave Elevation looking west



Wisconsin Ave Elevation looking east



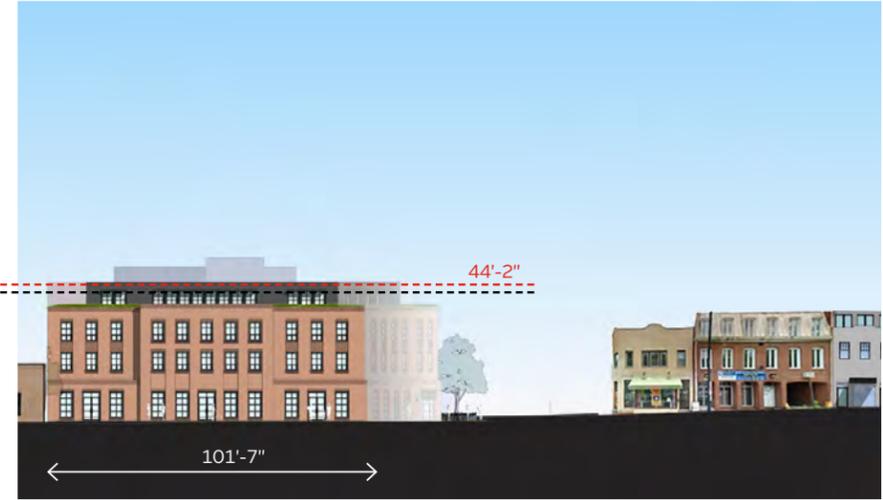
1700 Wisconsin Elevation
 Note: 4th Floor setbacks are 10' on Wisconsin and both sides



1805 Wisconsin Elevation



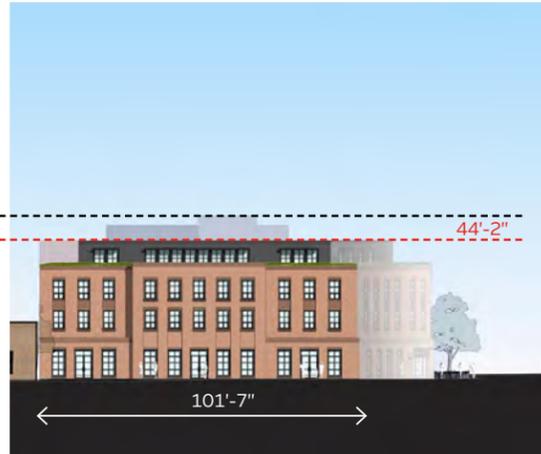
1834 Wisconsin Elevation



1805 Wisconsin Elevation



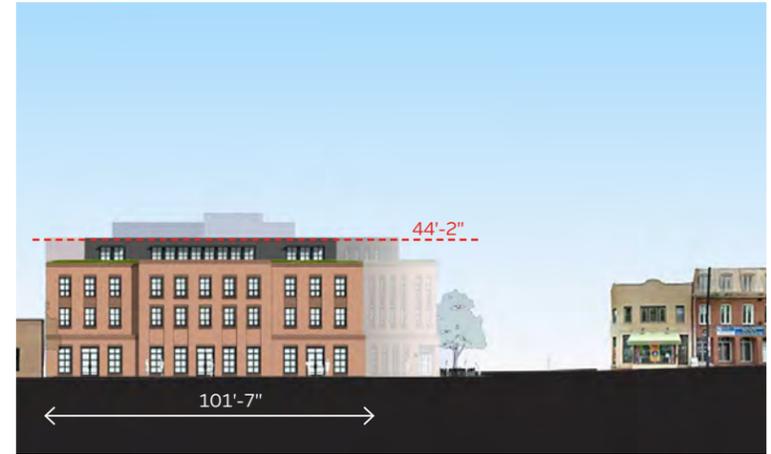
2001 Wisconsin Elevation



1805 Wisconsin Elevation

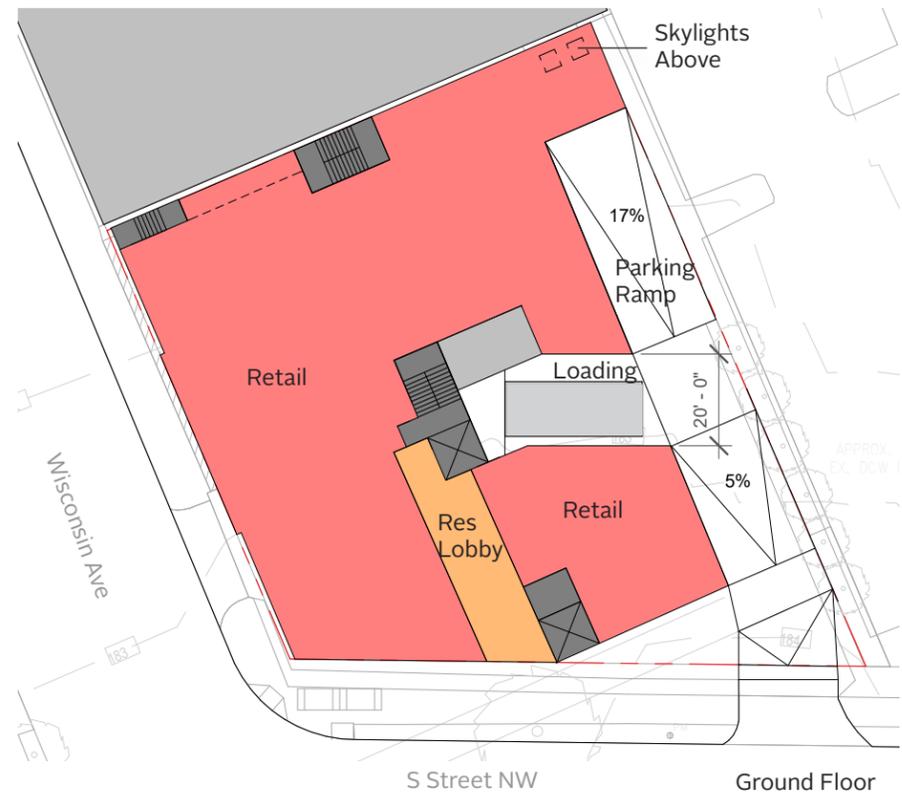


Safeway Elevation

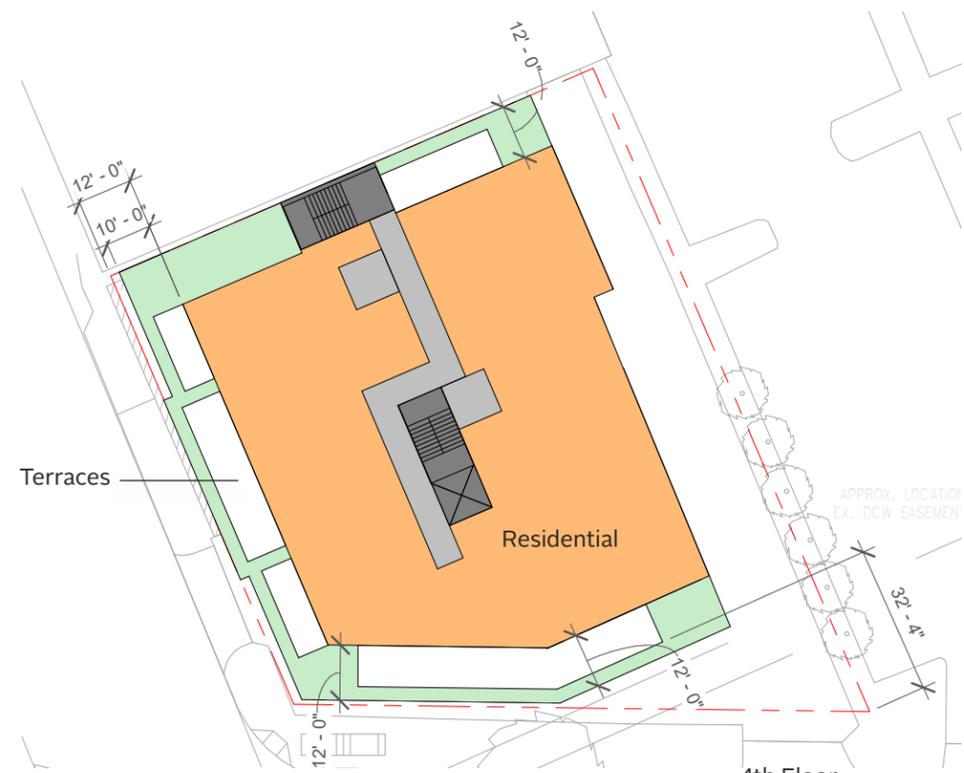


1805 Wisconsin Elevation

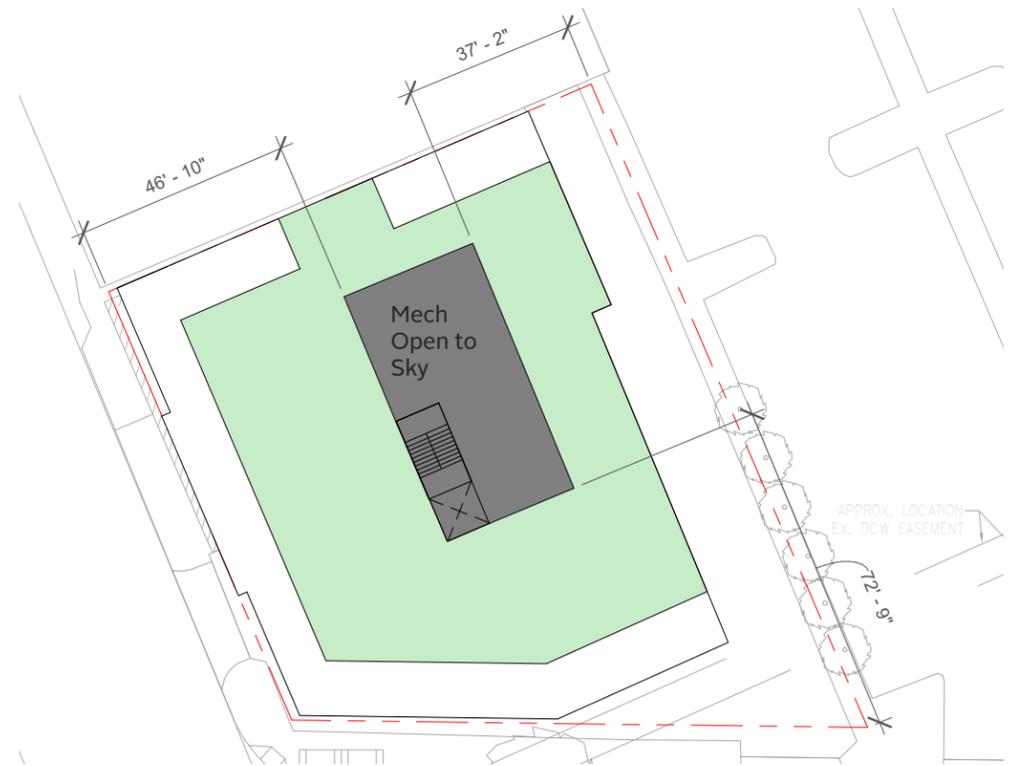
NOTE: ALL BUILDINGS HEIGHTS ARE MEASURED FROM THEIR MEASURING POINT, ASSUMED TO BE 0'-0". ALL BUILDINGS HAVE THE SAME 0'-0" DATUM.

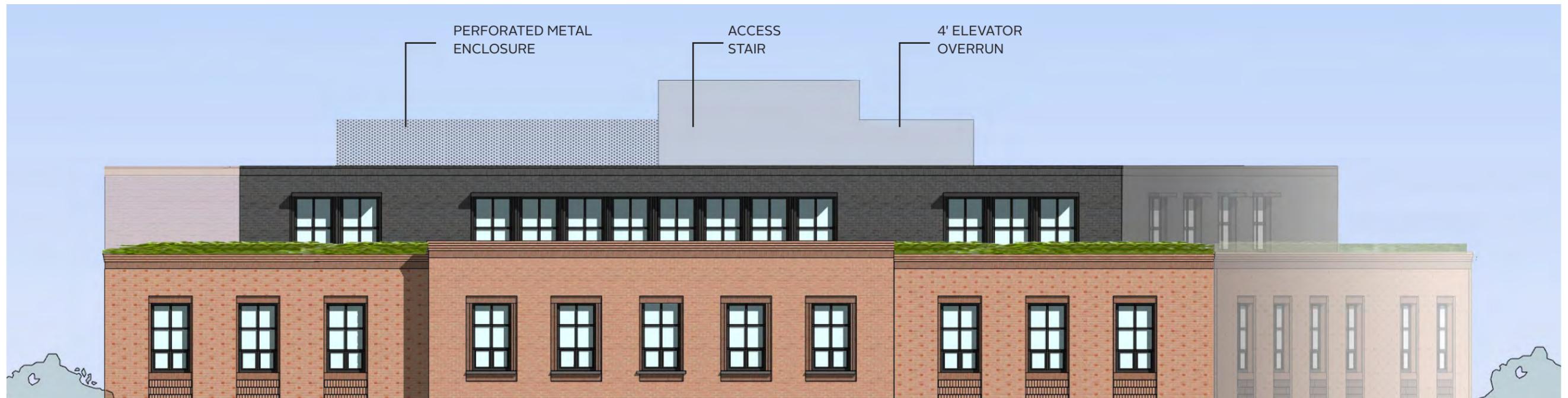
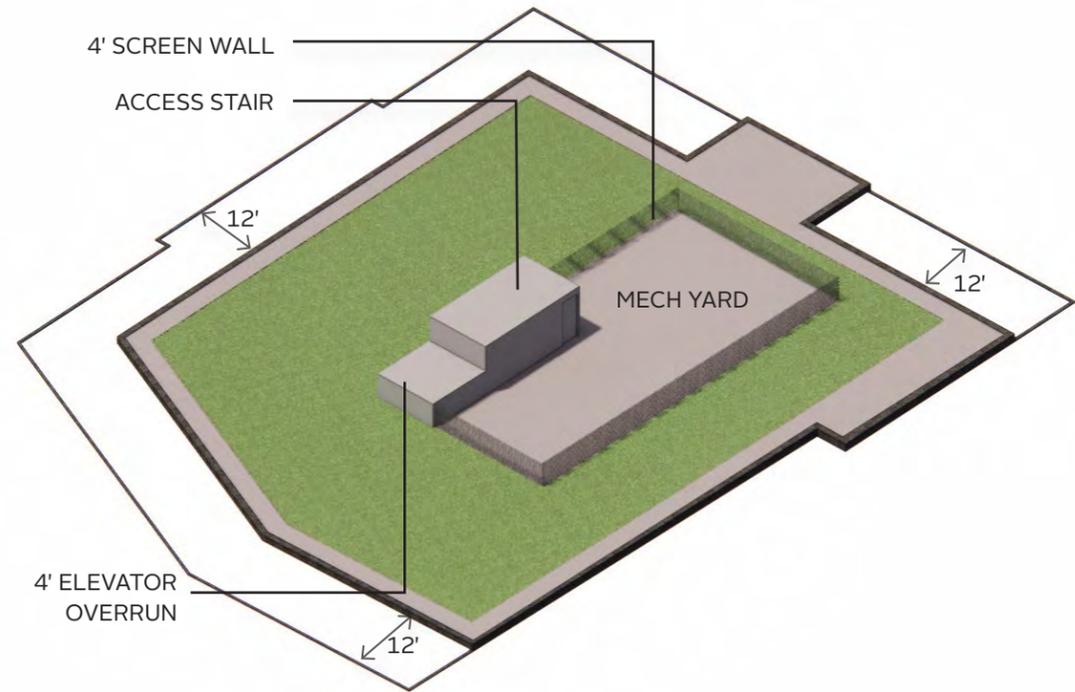
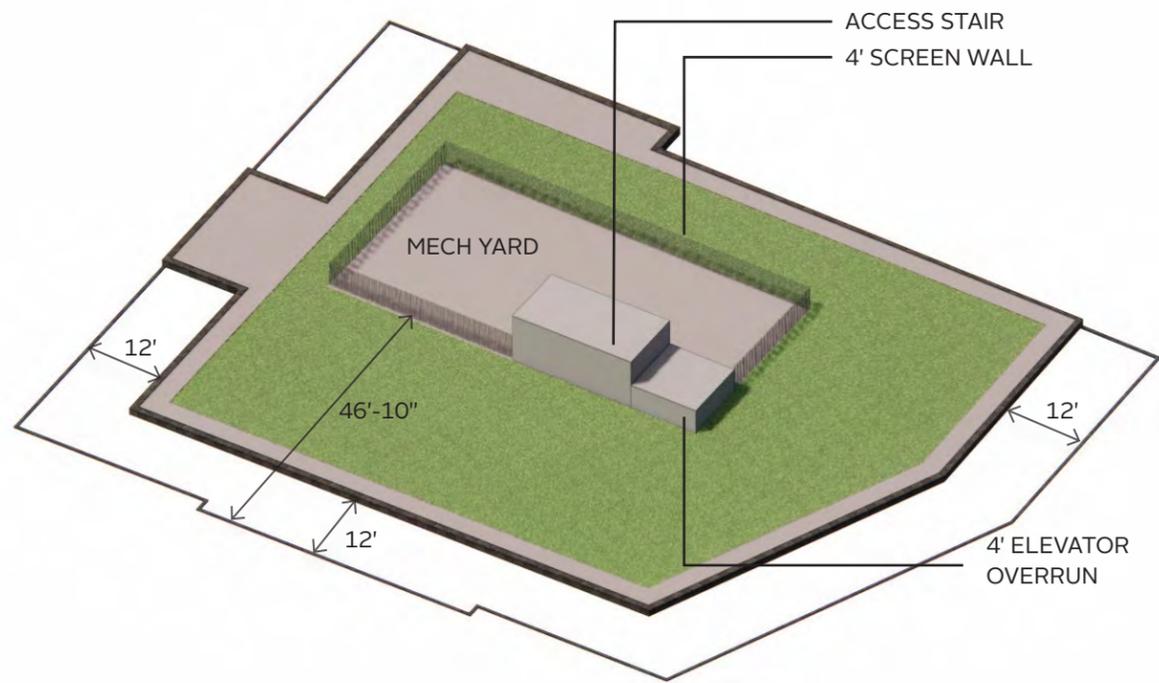


Note: Terrace is 188'-0" away from first residential property



Note: Terrace is 138'-0" away from first residential property







WISCONSIN AVE ELEVATION



S STREET ELEVATION



EAST ELEVATION

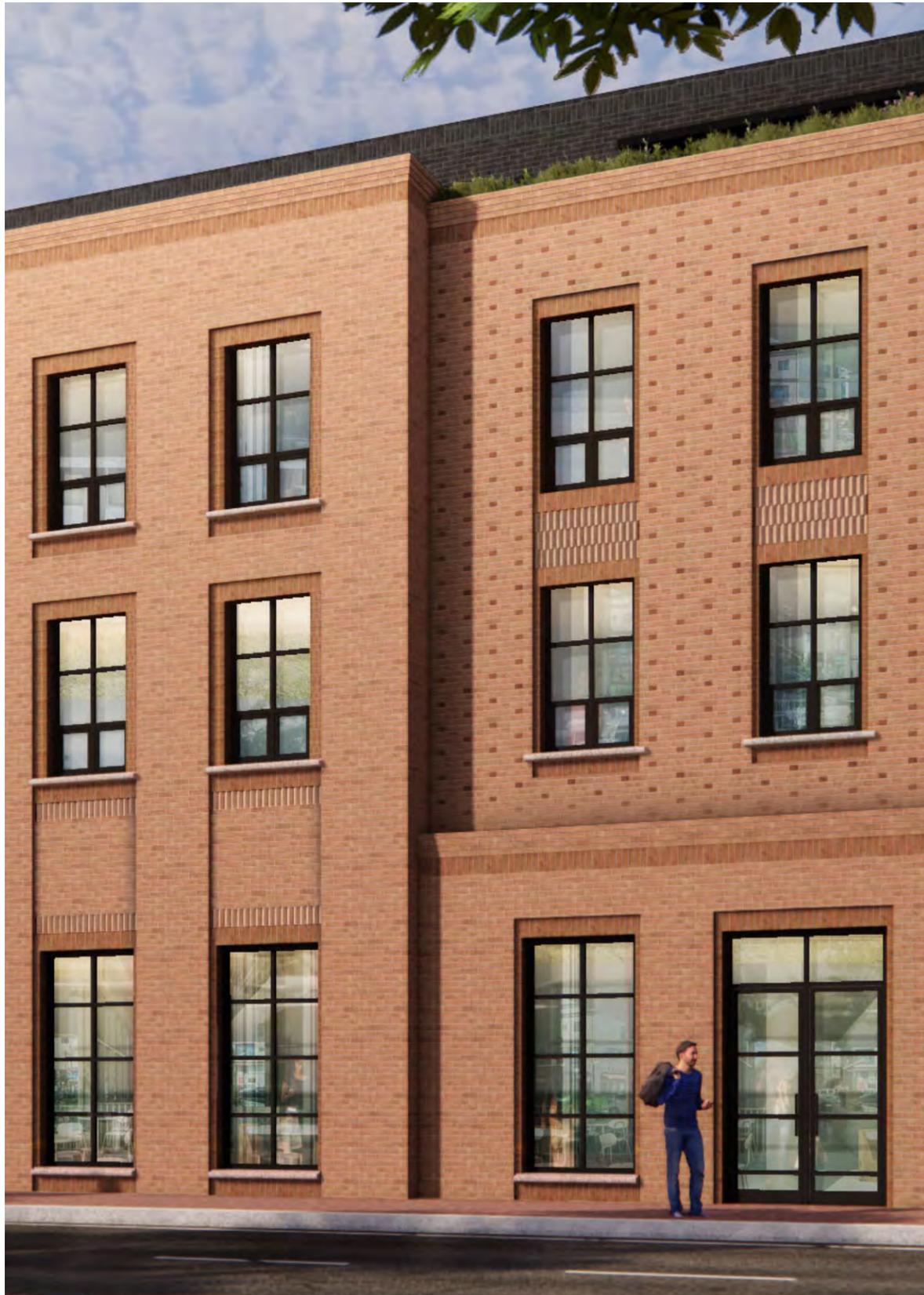


NORTH ELEVATION



















FEBRUARY 2021 SUBMISSION



CURRENT DESIGN

