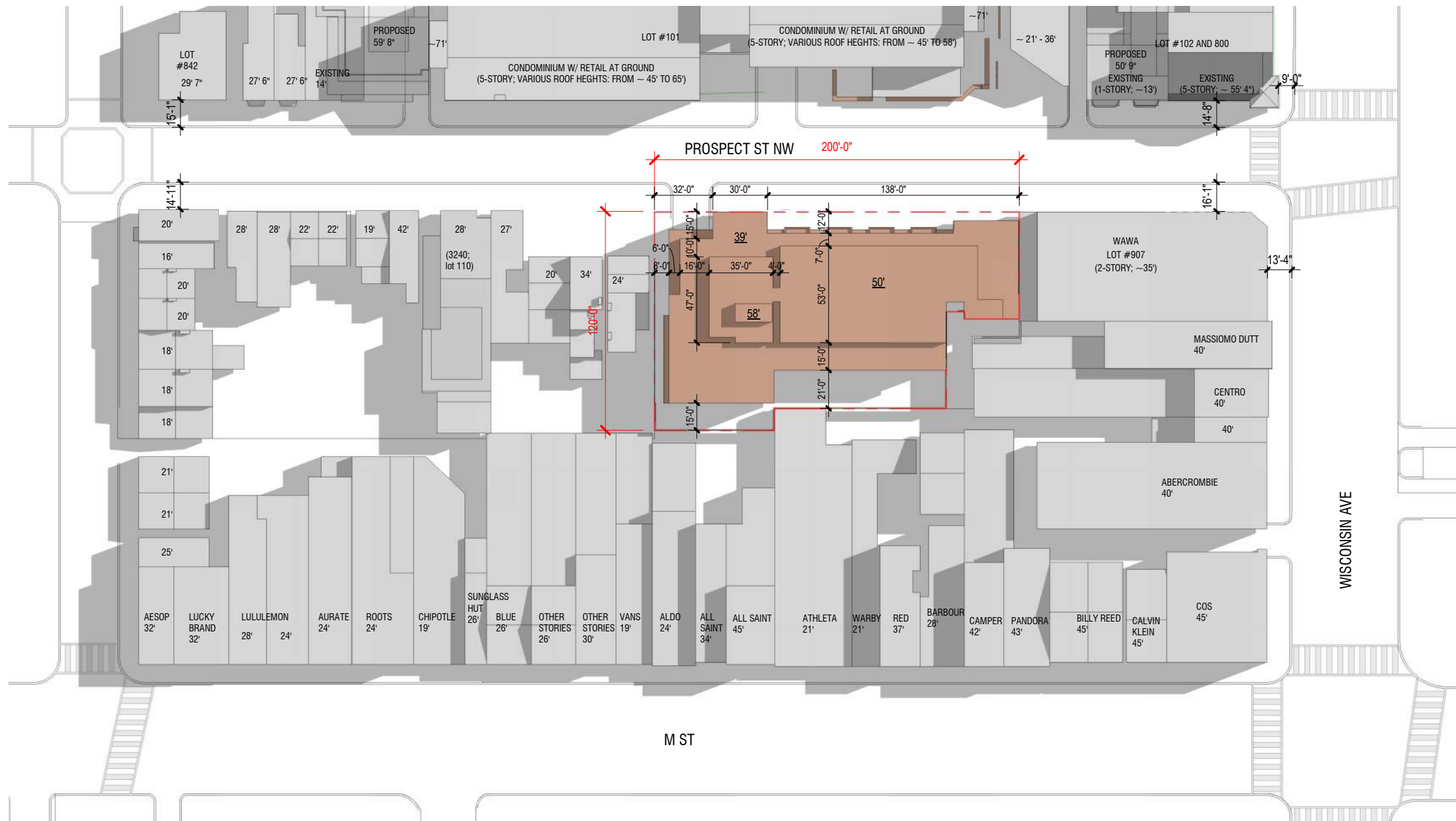




EXISTING SITE

**NOVEMBER 5, 2020 OGB SUBMISSION
RESPONSE TO DEC. 3, 2019 COMMENTS
3220 PROSPECT STREET, NW
WASHINGTON, DC**

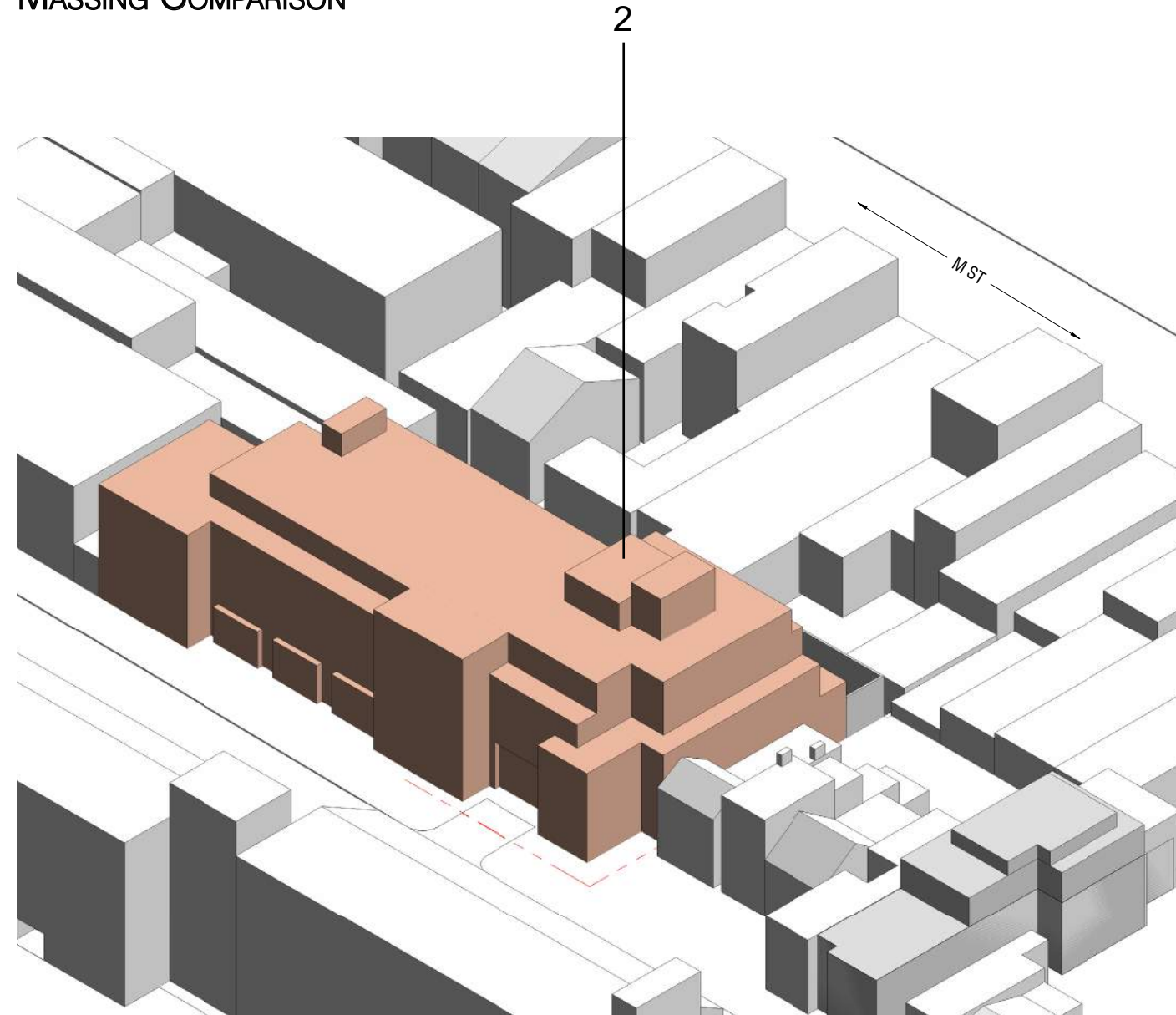


Drawing Index

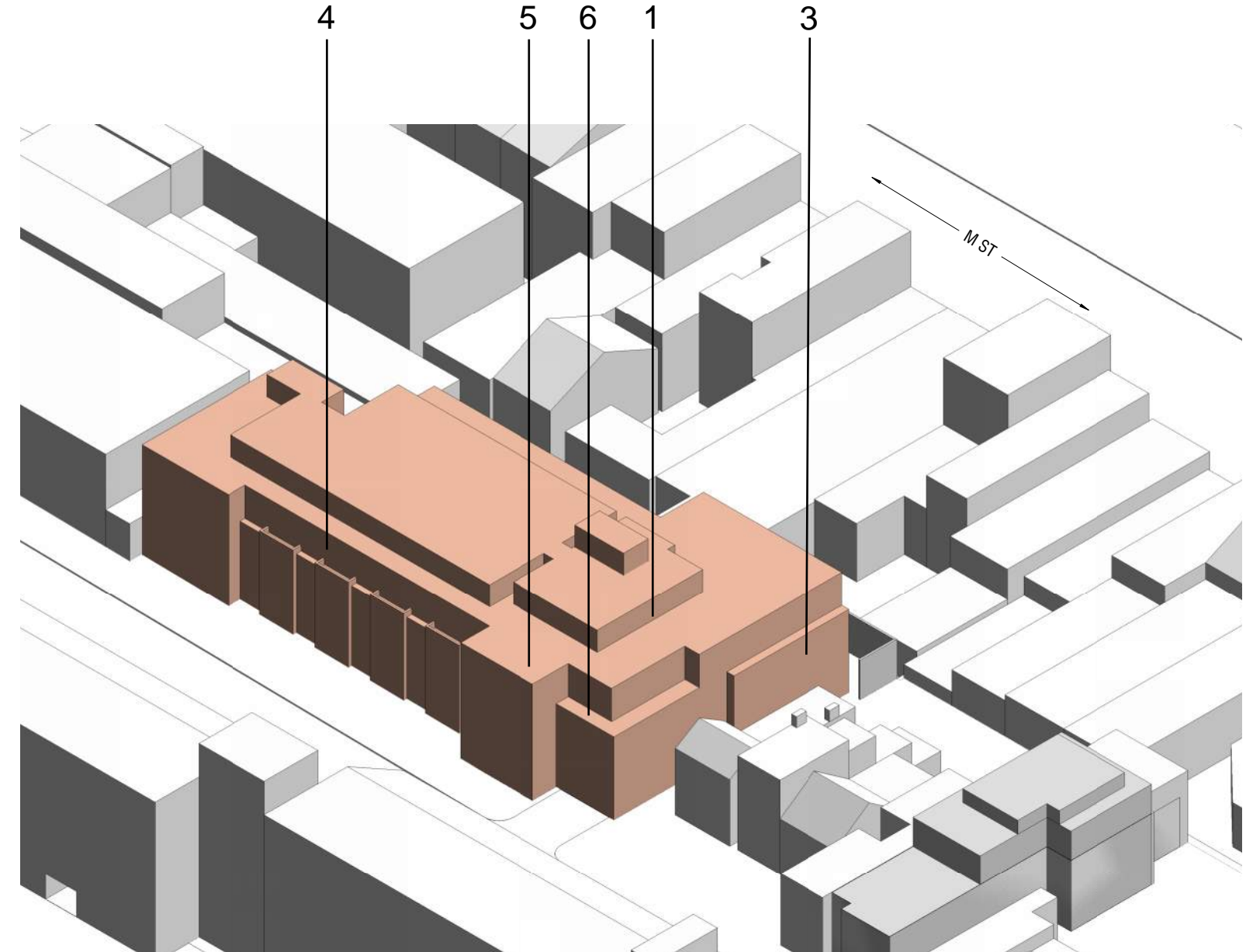
- A-1 Cover
- A-2 Site Plan
- A-3 Aerial / Axon Views
- A-4 5th Floor Area Diagram
- A-5 Ground Floor Plan
- A-6 Previous Ground Floor
- A-7 5th Floor Plan
- A-8 View from M Street
- A-9 View from M Street
- A-10 View from M Street
- A-11 View from West
- A-12 View from East
- A-13 East West Section
- A-14 North South Sections
- A-15 Four Bay Study
- A-16 Facade Bay Options
- A-17 Facade Study / One Bay
- A-18 Facade Study / Two Bays
- A-19 Site Photos / Existing Cond.

SITE PLAN

CURRENT VS PREVIOUS
MASSING COMPARISON



Aerial View / Axon
Dec. 3, 2019



Aerial View / Axon
November 5, 2020

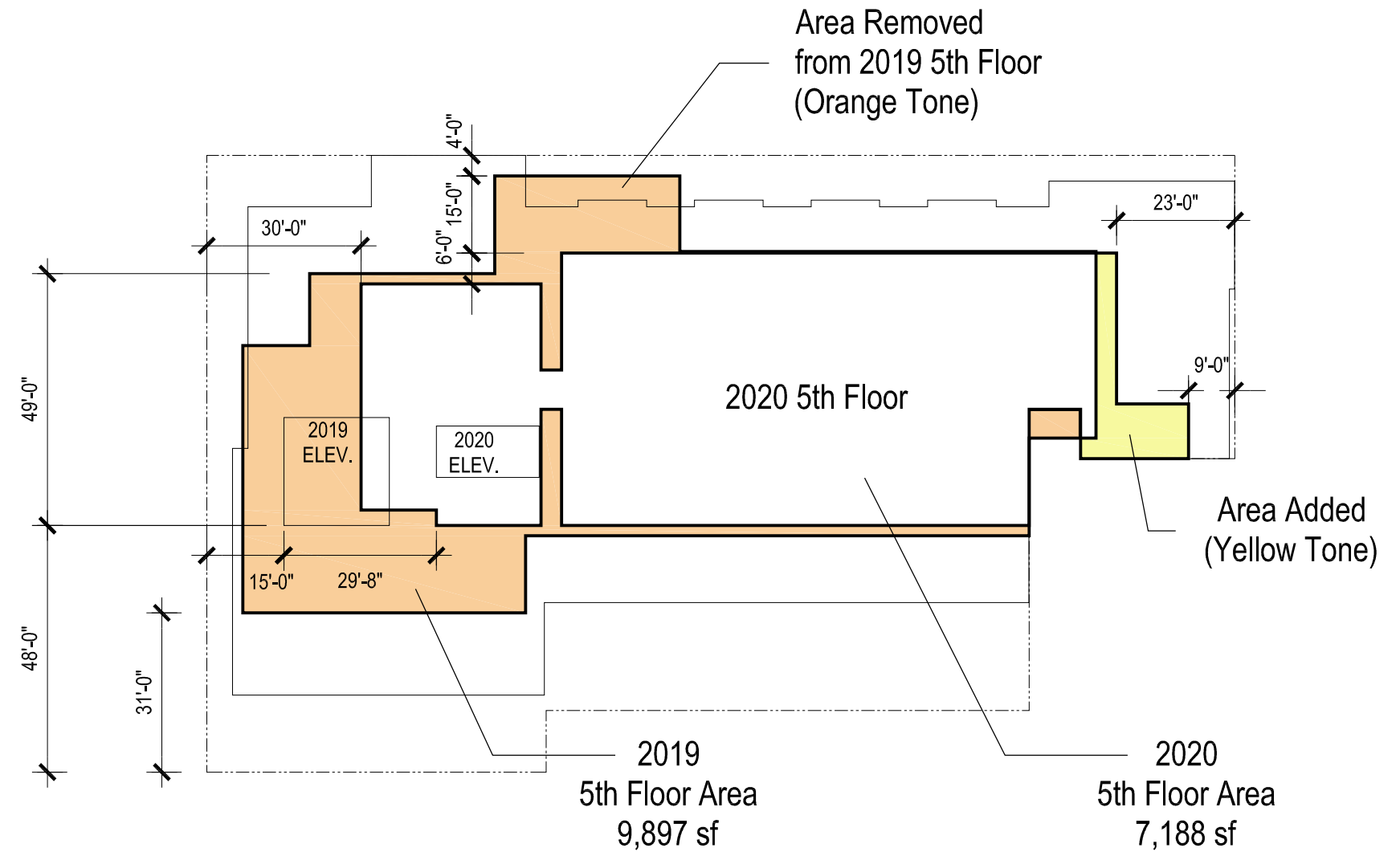
CHANGES TO MASSING

1. 5th FLOOR SET BACK 30' FROM WEST PROPERTY LINE
2. PENTHOUSE ON TOP OF 5TH FLOOR ELIMINATED
3. ENTIRE WEST SIDE OF BUILDING SET BACK 5', AND
A FURTHER 3' (FOR 8' TOTAL) AT 4TH FLOOR
4. ADDITIONAL 3'-4" SETBACK ALONG PROSPECT STREET AT 4TH FLOOR
5. NO PORTION OF FACADE ABOVE 42' ALONG PROSPECT STREET
6. OVERALL MASSING ON WEST END SIMPLIFIED

5th FLOOR AREA DIAGRAM

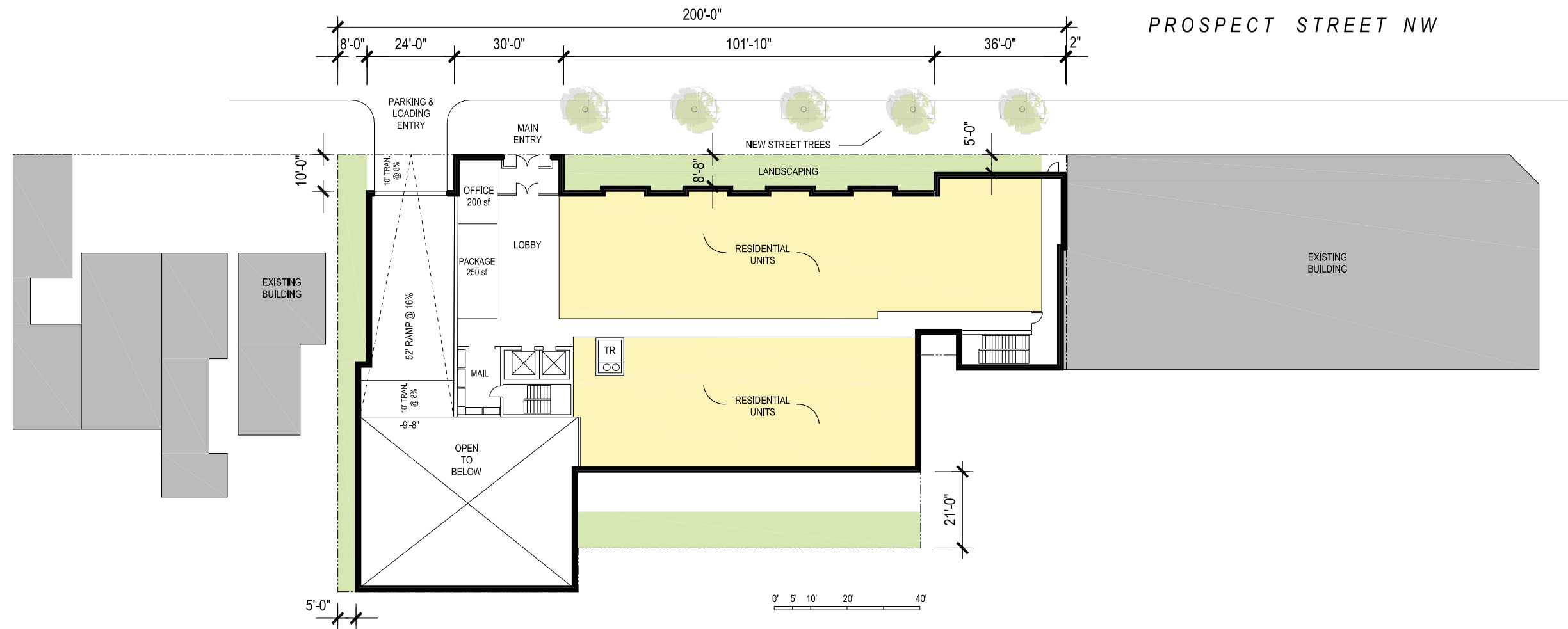
CHANGES TO MASSING FROM DEC. 3 2019 TO NOV. 6 2020

- * PENTHOUSE - *PENTHOUSE ABOVE 5TH FLOOR ELIMINATED*
- 1. REDUCE HEIGHT FROM WEST
 - *SIGNIFICANTLY INCREASE 5TH FLOOR SETBACK AT WEST PROPERTY LINE - FROM 7' TO 30'*
 - *ELEVATOR OVERRUN MOVED 29'-8" FARTHER AWAY FROM WEST PROPERTY LINE*
- 2. MINIMIZE HEIGHT AND MASS ALONG PROSPECT STREET
 - *SETBACKS PROVIDED AT 4TH AND 5TH FLOOR ALONG PROSPECT STREET*
- 3. MASSING OF SOUTH SIDE (MINIMIZE VIEW FROM M STREET)
 - *GREATER SETBACK AT SOUTHWEST END OF BUILDING - FROM 31' TO 48'*
- 4. RESPECT EXISTING HISTORIC HOUSES TO THE WEST
 - *SETBACKS OF 8' OR 5' PROVIDED FOR ENTIRE LENGTH OF WEST SIDE*
- 5. SIMPLIFY MASSING ALONG PROSPECT
 - *GARAGE RAMP MOVED WEST WHICH SIPLIFIES OVERALL MASSING - FEWER VOLUMES*
 - *LOADING MOVED INSIDE THE BUILDING, NO LONGER FROM STREET*



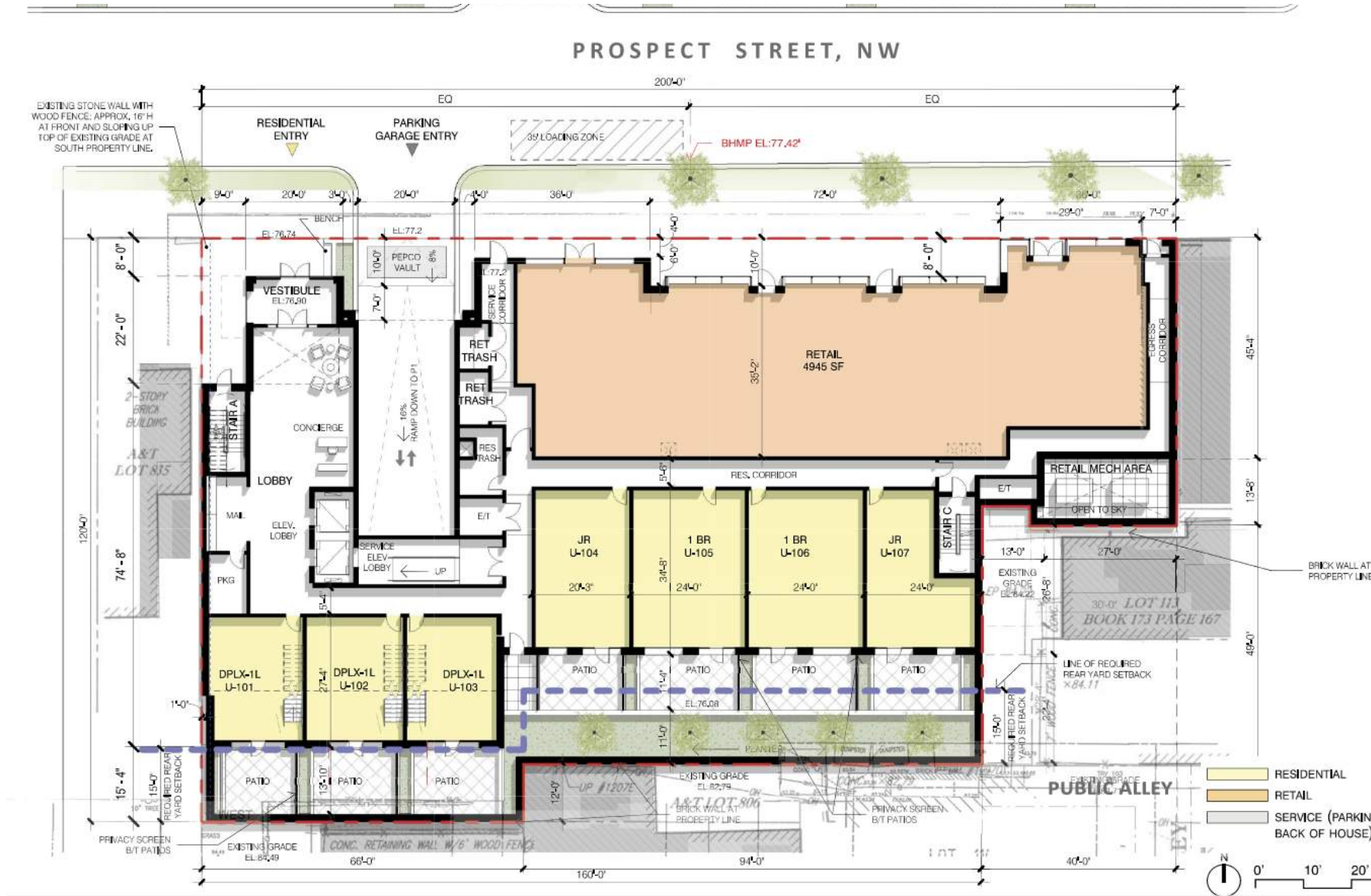
5th Floor Area Comparison
Dec. 3, 2019 and
November 5, 2020 Outline

GROUND FLOOR PLAN



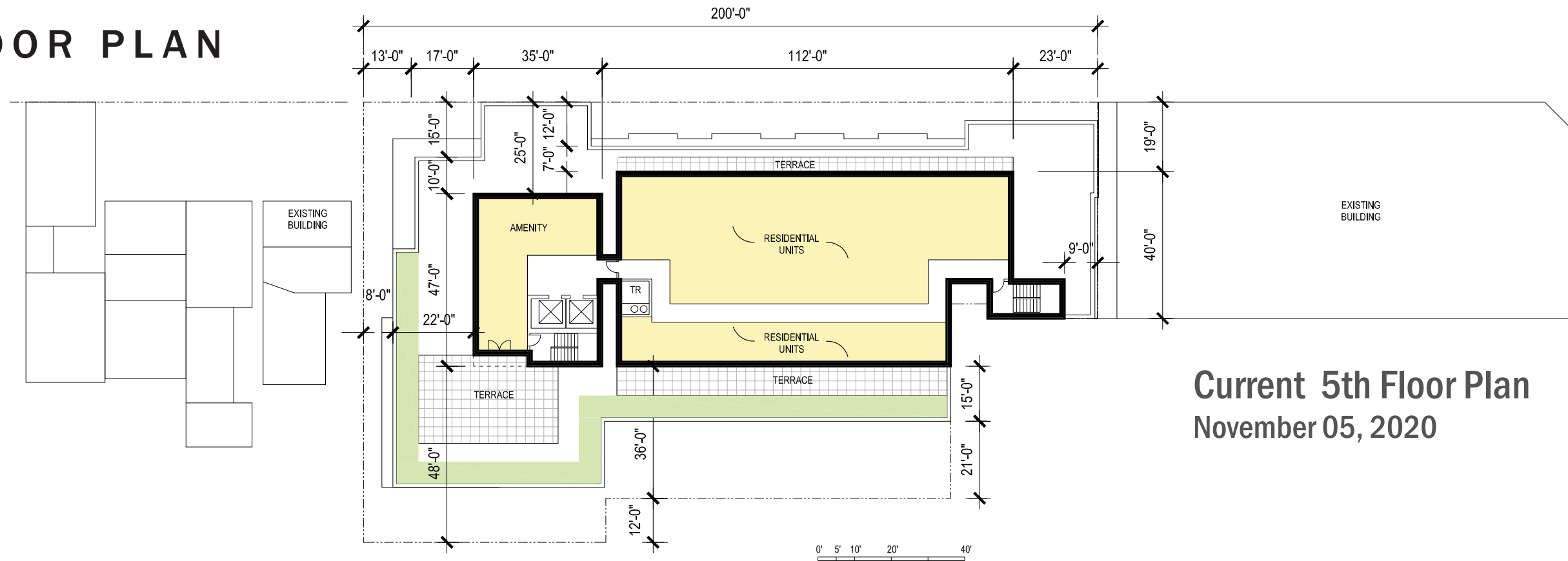
Current Ground Floor Plan
November 05, 2020

GROUND FLOOR PLAN



Previous Ground Floor Plan
December 3, 2019

5th FLOOR PLAN

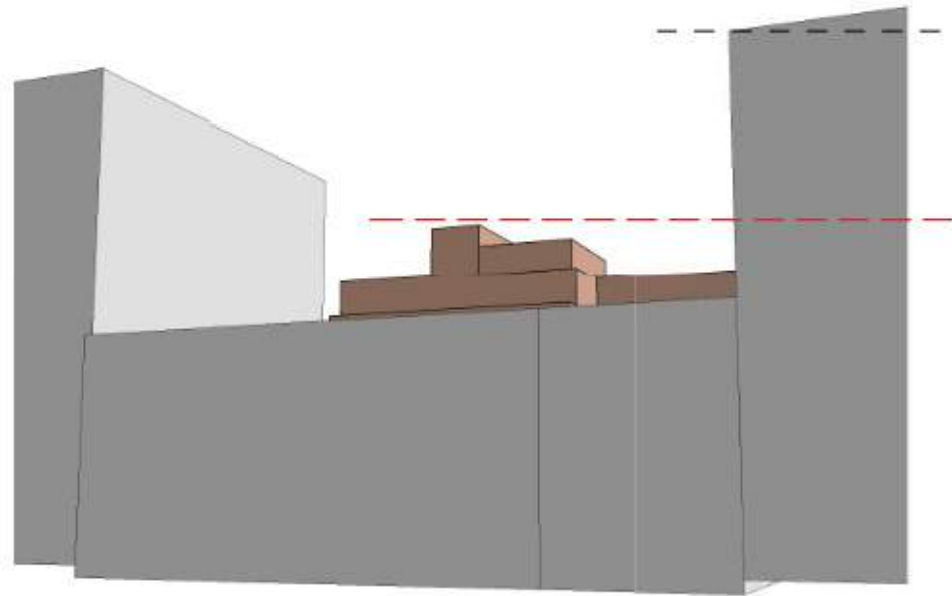


Current 5th Floor Plan
November 05, 2020



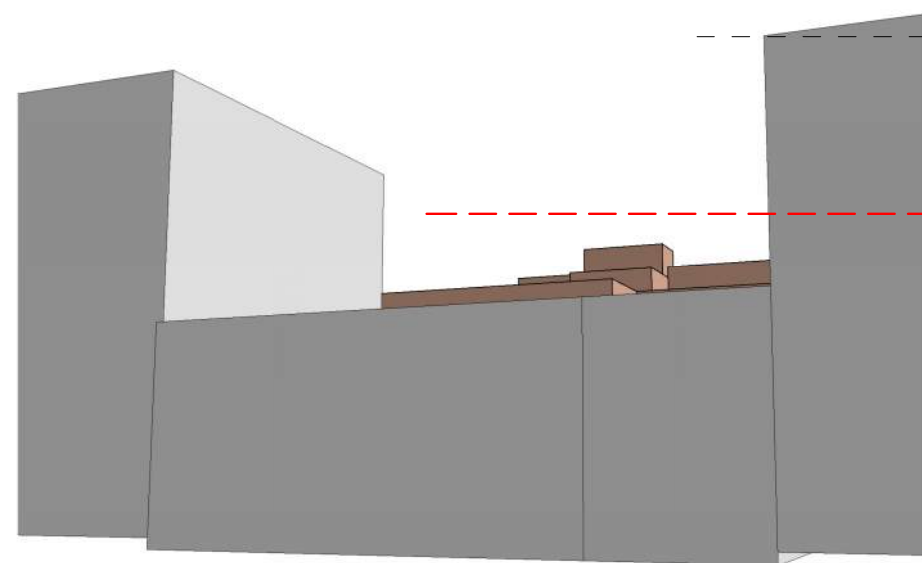
Previous 5th Floor Plan
December 3, 2019

CURRENT VS PREVIOUS
VIEW FROM M STREET



View from M Street @ Athleta
December 3, 2019

Top of Penthouse at 65'



View from M Street @ Athleta
November 5, 2020

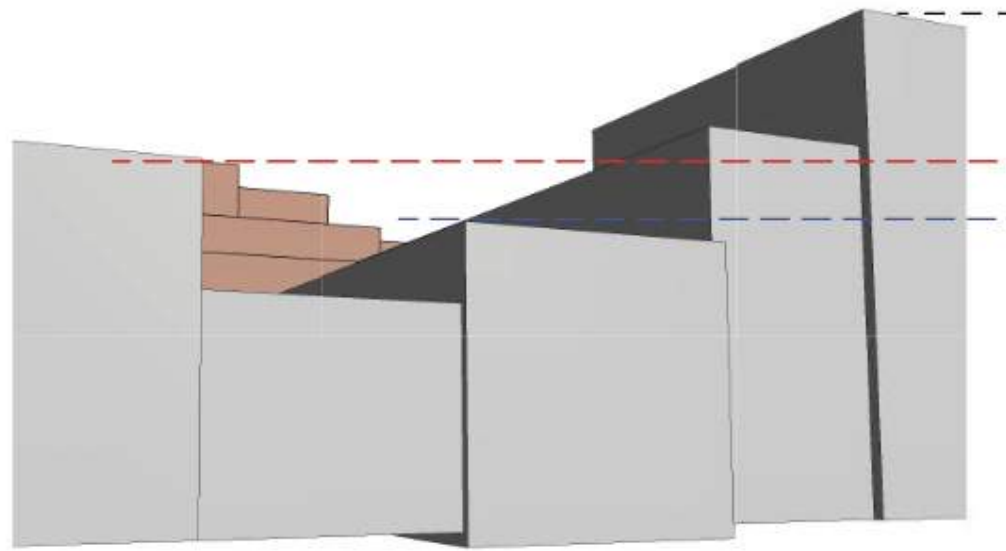
Penthouse on top of 5th floor eliminated



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

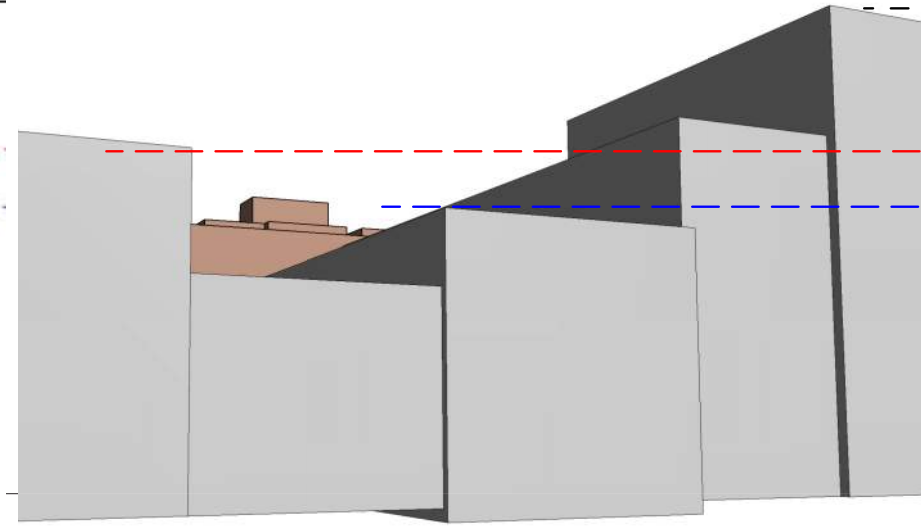


CURRENT VS PREVIOUS
VIEW FROM M STREET



View from M Street @ VANS
December 3, 2019

Top of Penthouse at 65'



View from M Street @ Athleta
November 5, 2020

Penthouse on top of 5th floor eliminated

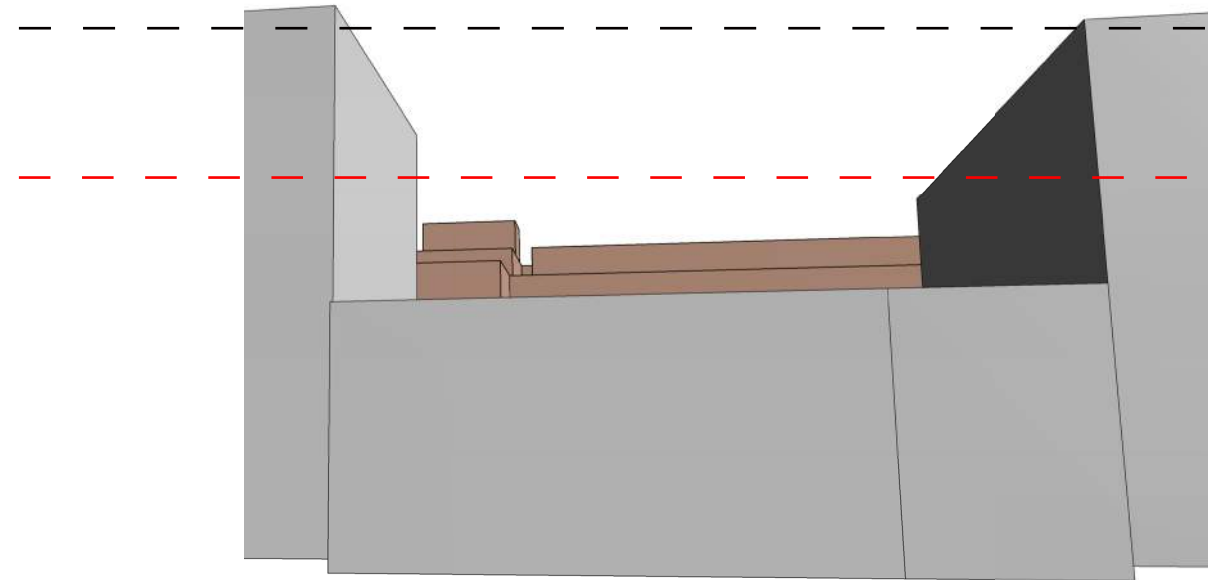


Balloon Photography
Height Confirmation
Bottom of White Balloon @ 50'



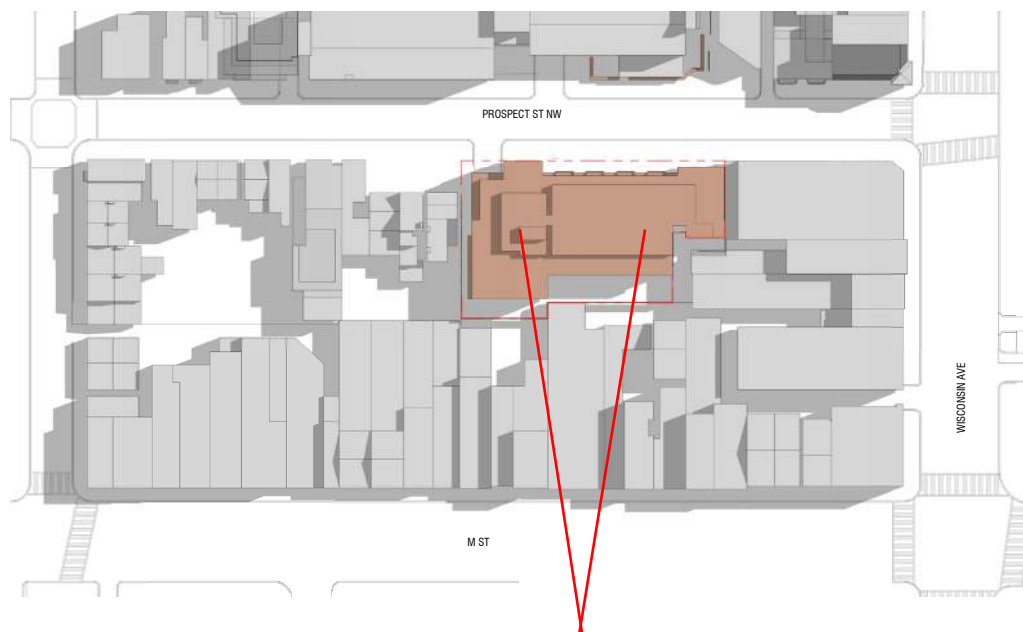
CURRENT VIEW FROM M STREET

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

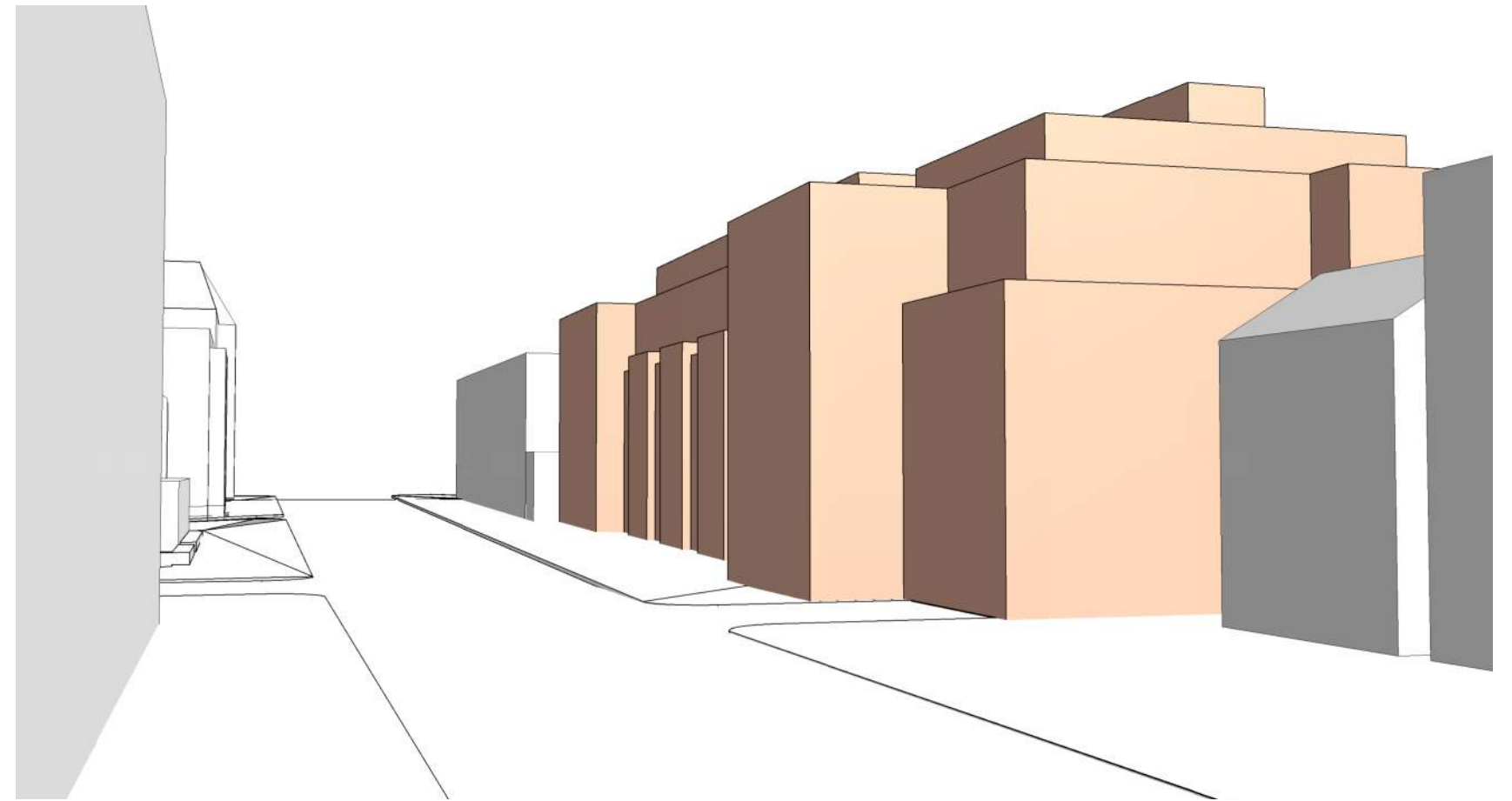


View from M Street @ Athleta
November 5, 2020

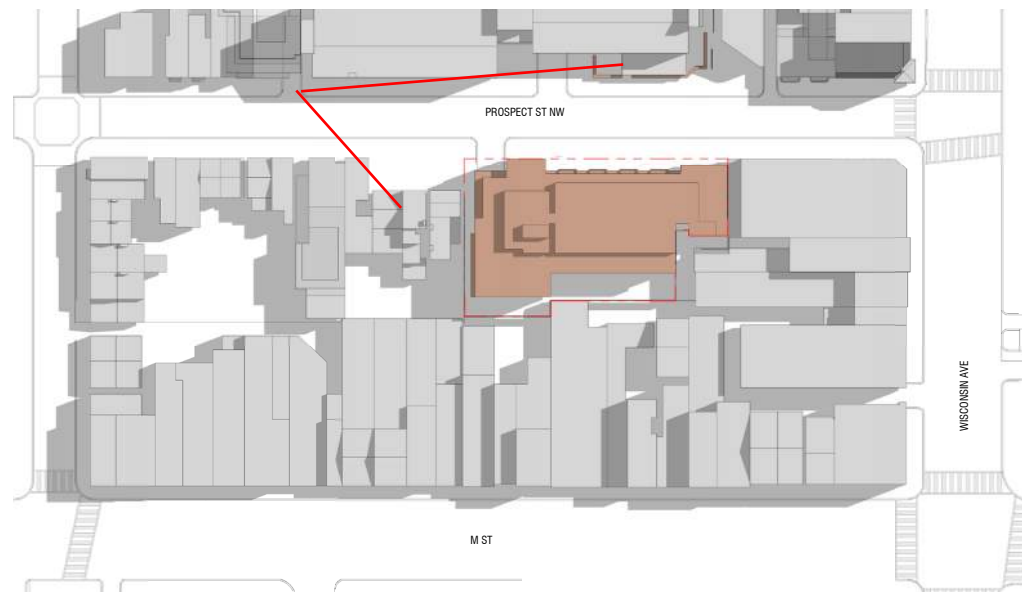
Balloon Photography
Height Confirmation
Bottom of Orange Balloon @ 65'
Orange Dashed Line at 65'



VIEW FROM WEST

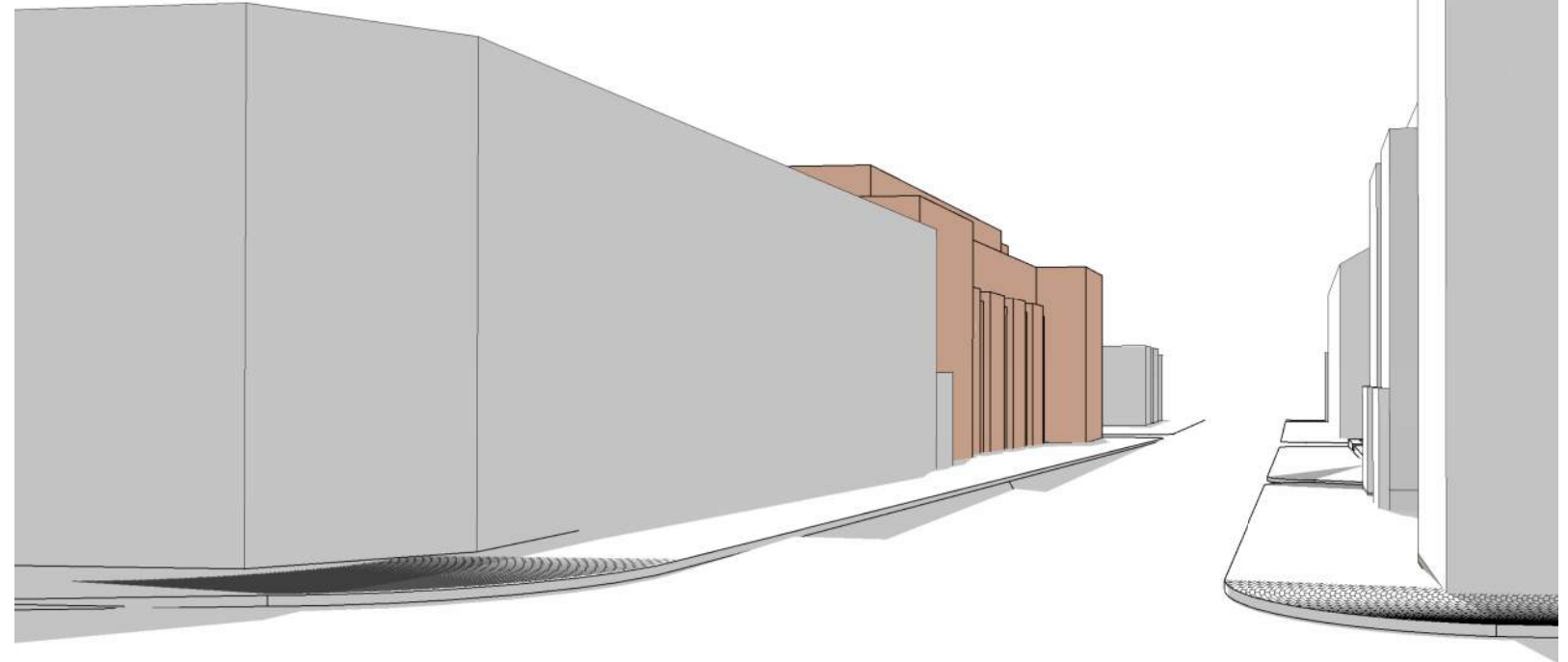


View from West
November 5, 2020

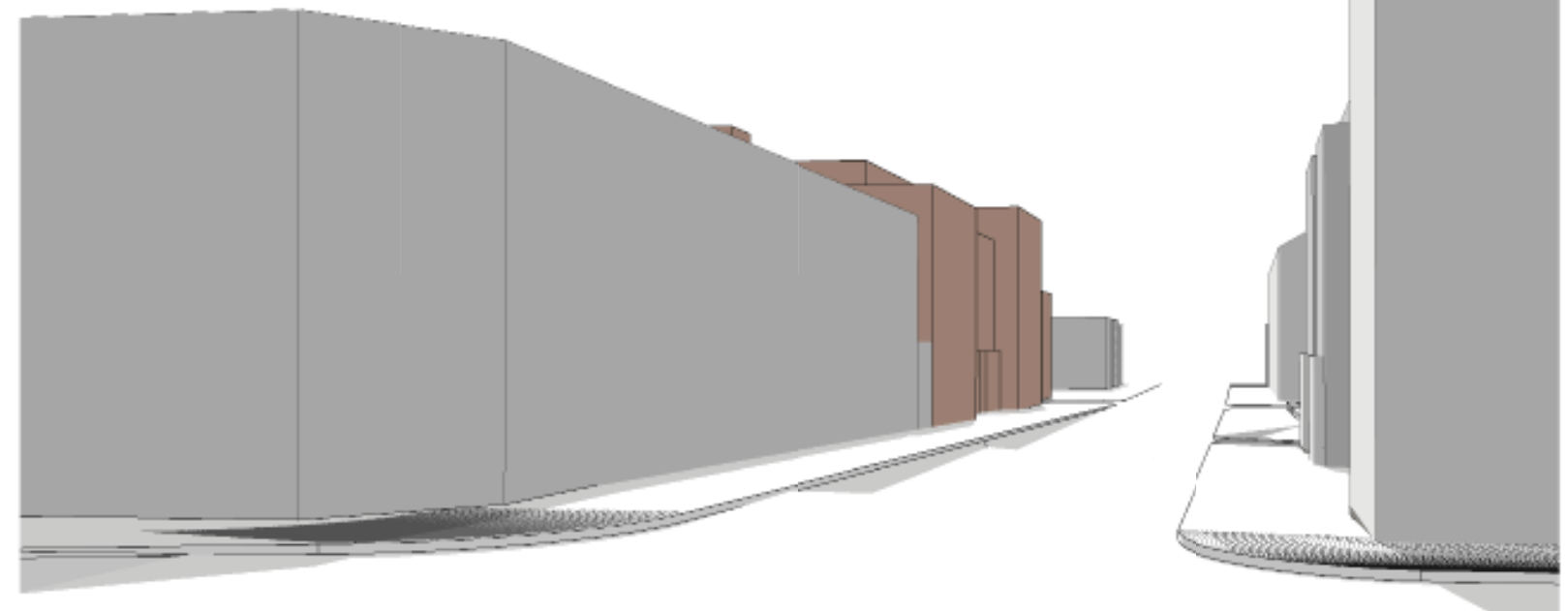


VIEW FROM EAST

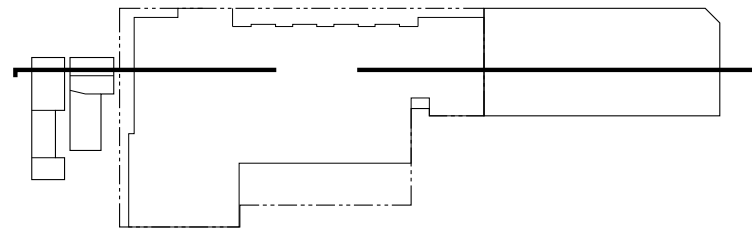
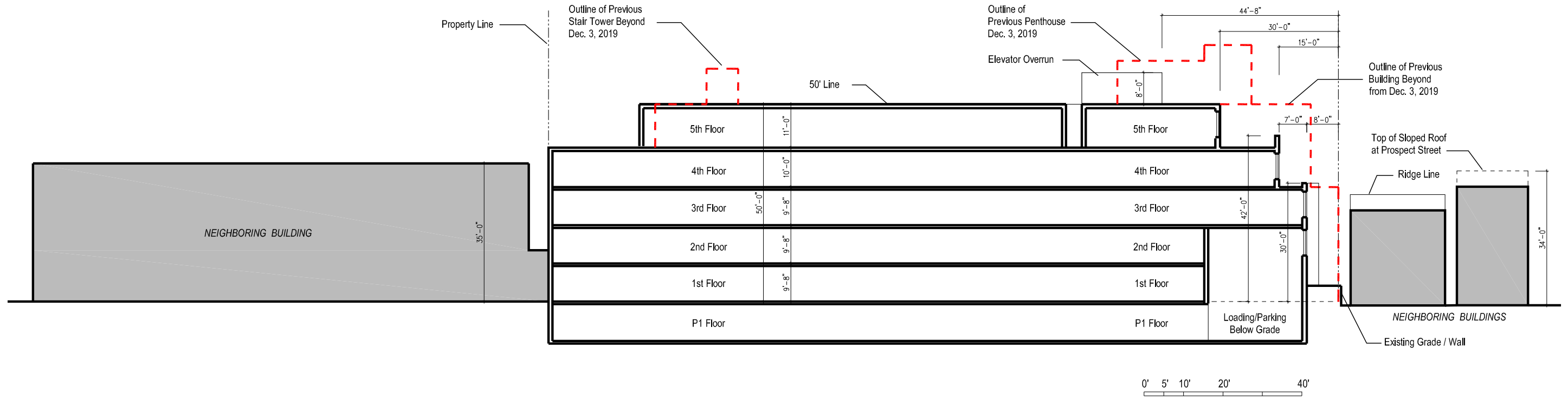
View from East, Wisconsin Ave.
November 5, 2020



View from Wisconsin Ave.
OGB December 3, 2019



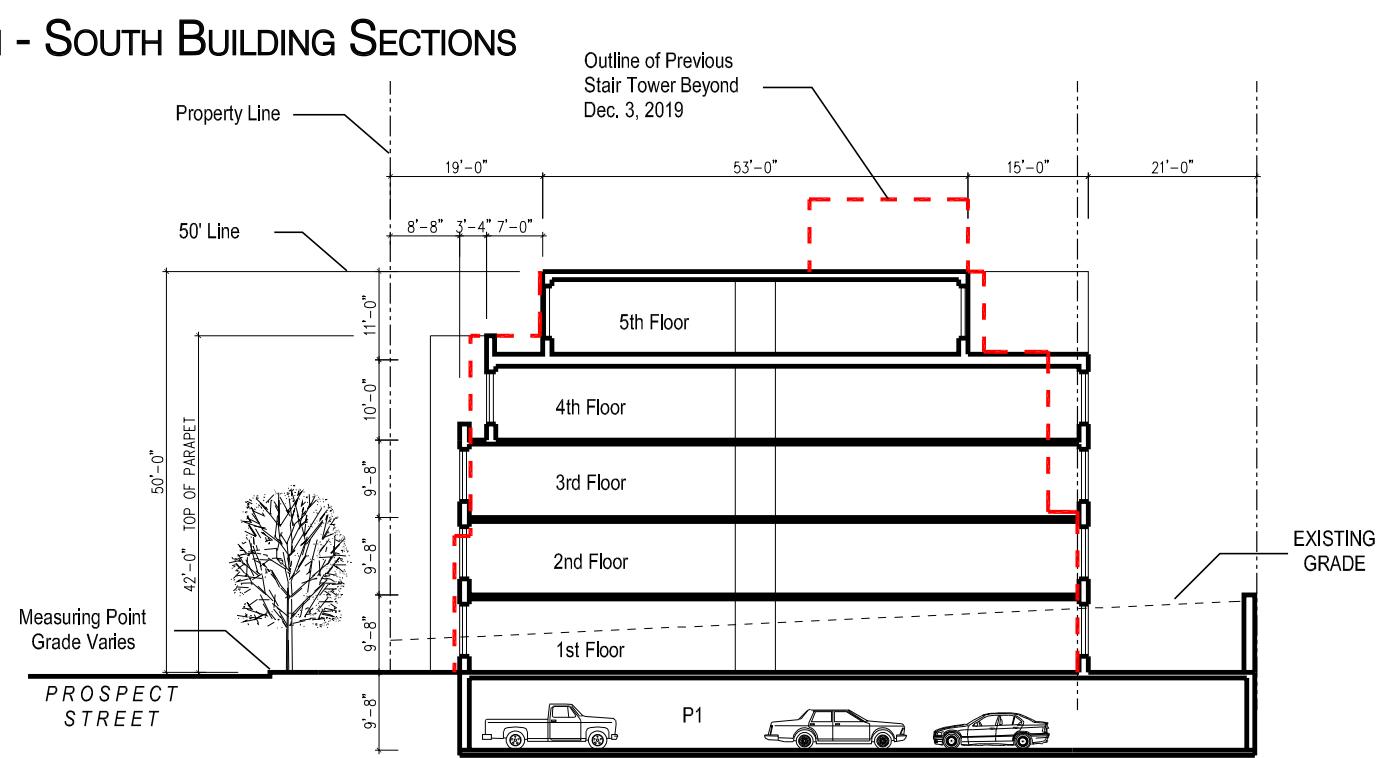
EAST - WEST BUILDING SECTION



Key Plan

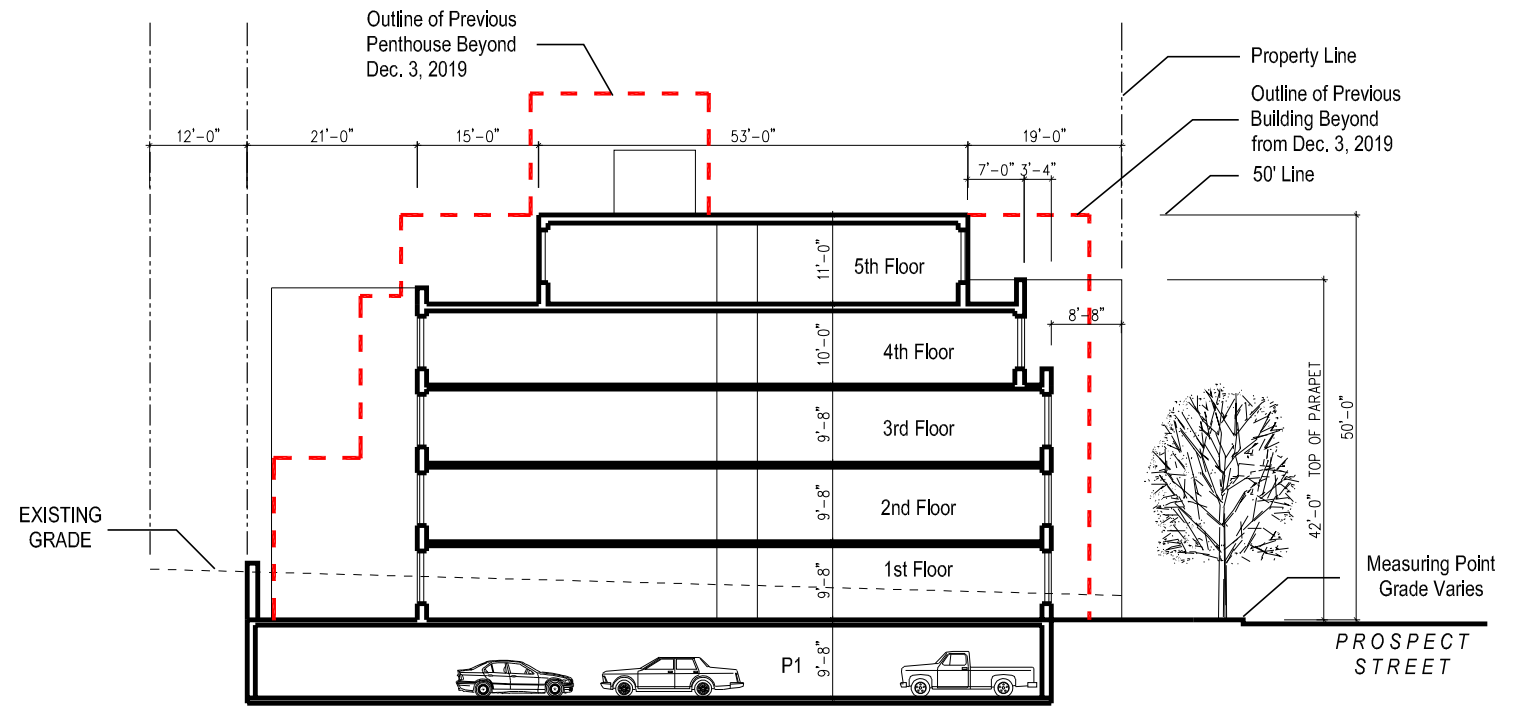
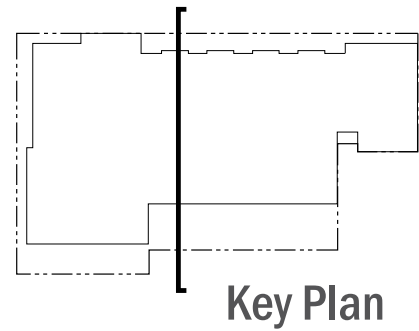
Current East West
Building Section
November 5, 2020

NORTH - SOUTH BUILDING SECTIONS

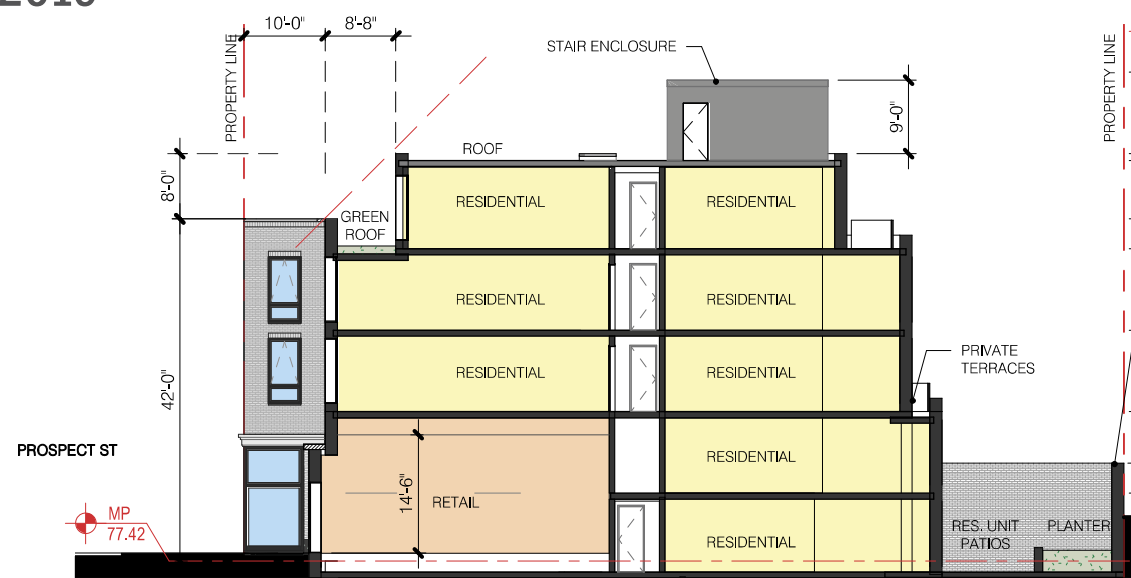
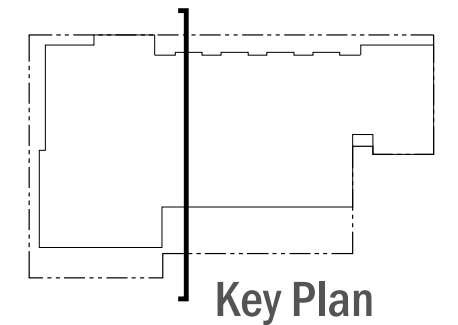


Current North South Building Section Looking East November 5, 2020

Previous North South Building Section Looking East December 6, 2019

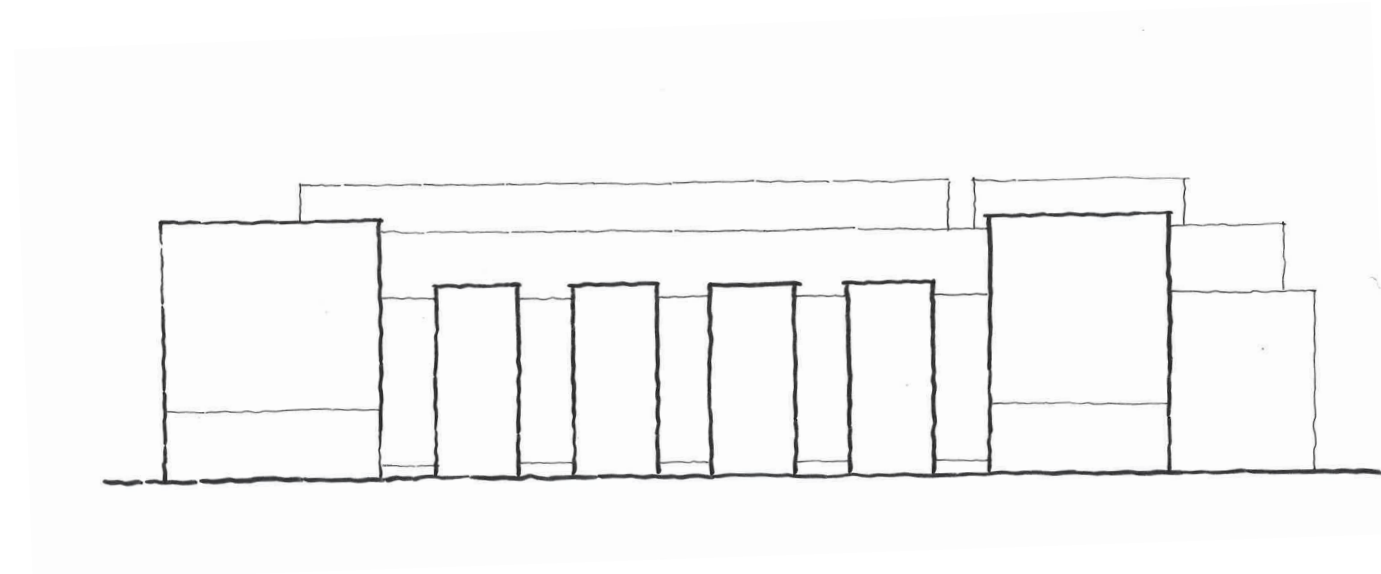
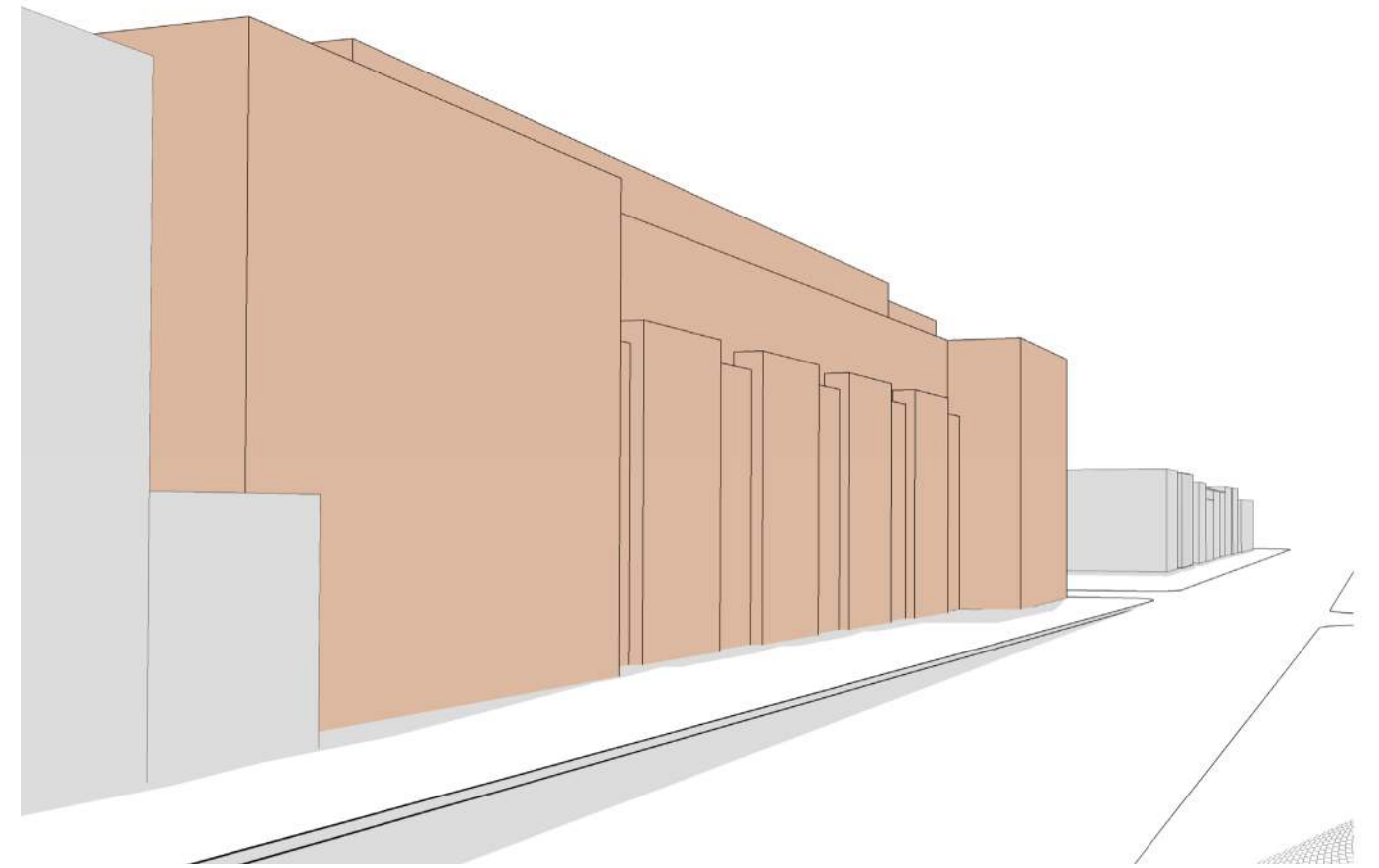


Current North South Building Section Looking West November 5, 2020



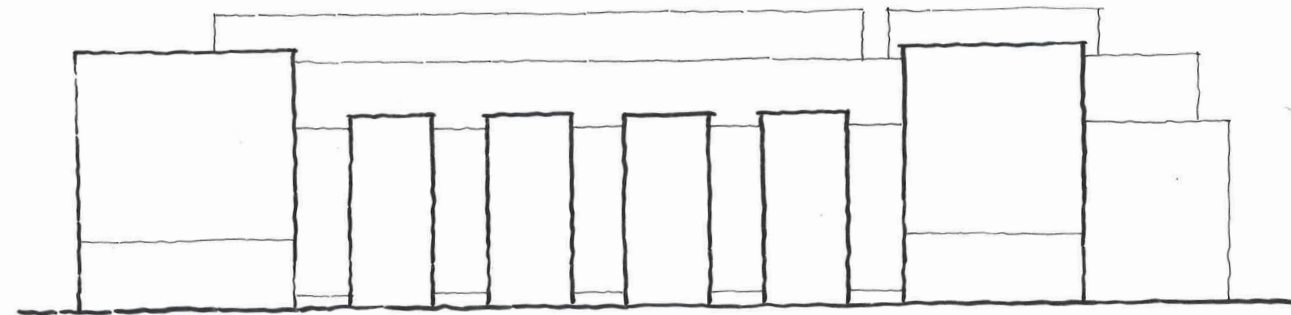
HEIGHT AND MASSING CONCEPT

MASSING STUDY - FOUR BAY OPTION

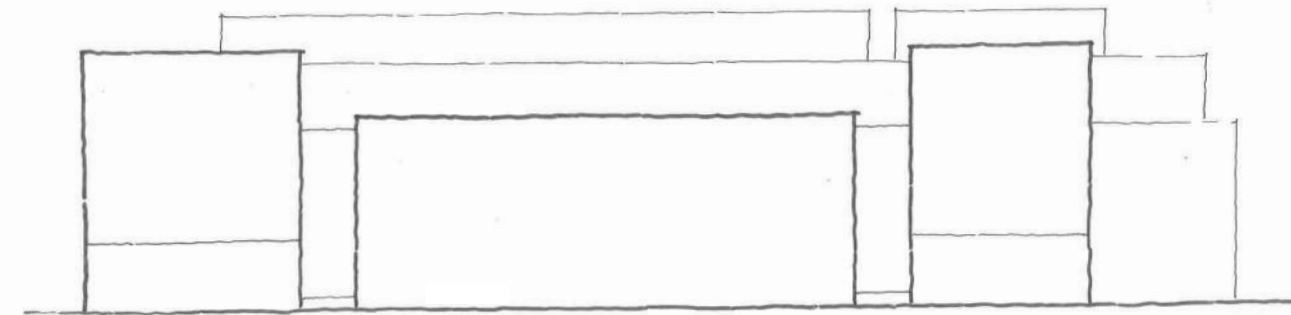


Four Bay Massing and Elevation Profile

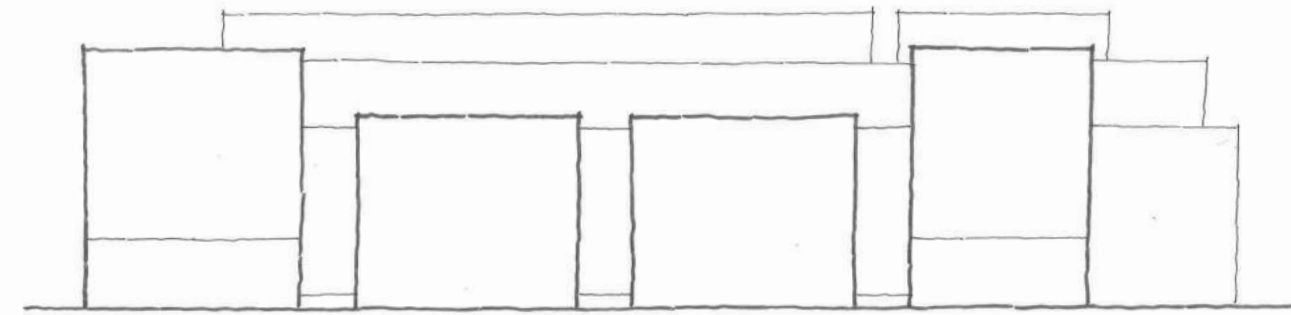
MASSING STUDY - CENTER BAY OPTIONS



Study of Four Bays at Center Massing



Study of One Bay at Center Massing

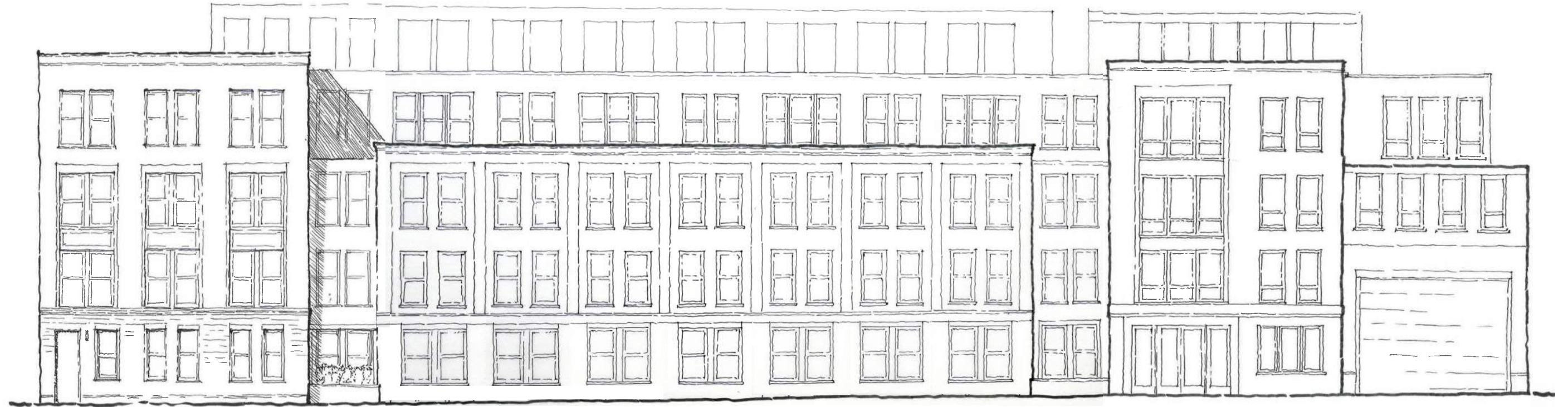


Study of Two Bays at Center Massing

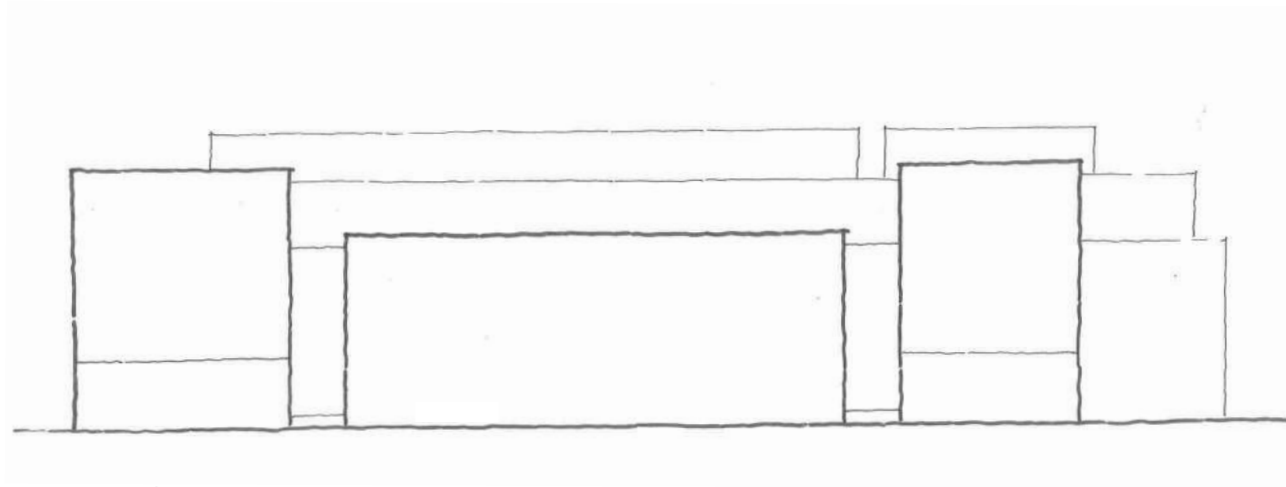


Study of Four Bay Massing, Partial Elevation

MASSING STUDY - ONE BAY OPTION



Study of One Bay Massing, Elevation

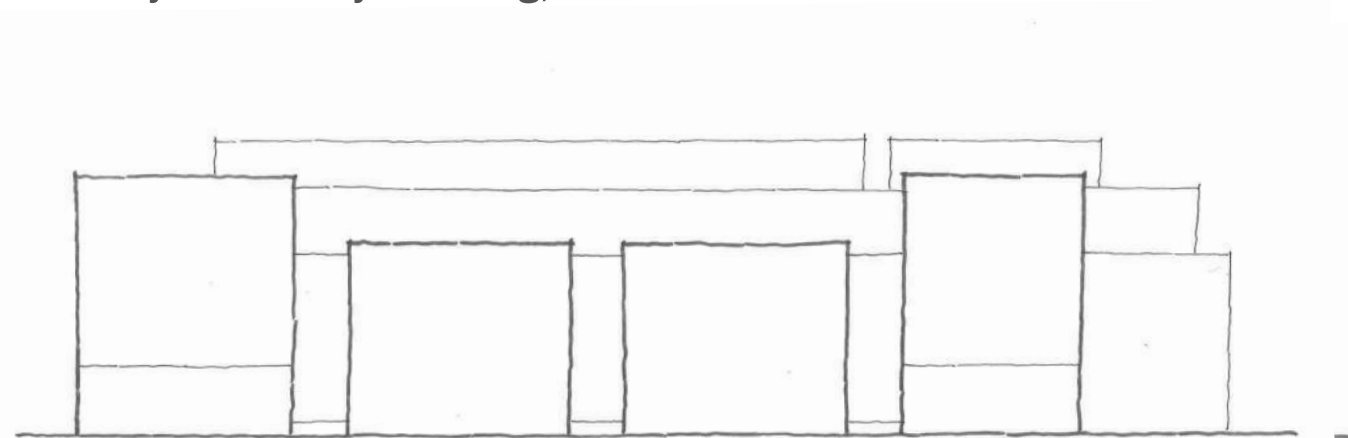


Study of One Bay at Center

MASSING STUDY - TWO BAY OPTION



Study of Two Bay Massing, Elevation



Study of Two Bays at Center

SITE PHOTOGRAPHS - EXISTING CONDITIONS

