

3401 Water Street Washington DC

OGB revised concept submission

13 January 2022

owner and client:
Washington Georgetown
Properties LLC

design architect:
concrete
Oudezijds Achterburgwal 137
1012 DR Amsterdam, NL

architect of record:
Baskervill
1051 E. Cary Street
Richmond, VA 23219

Summary



current proposal

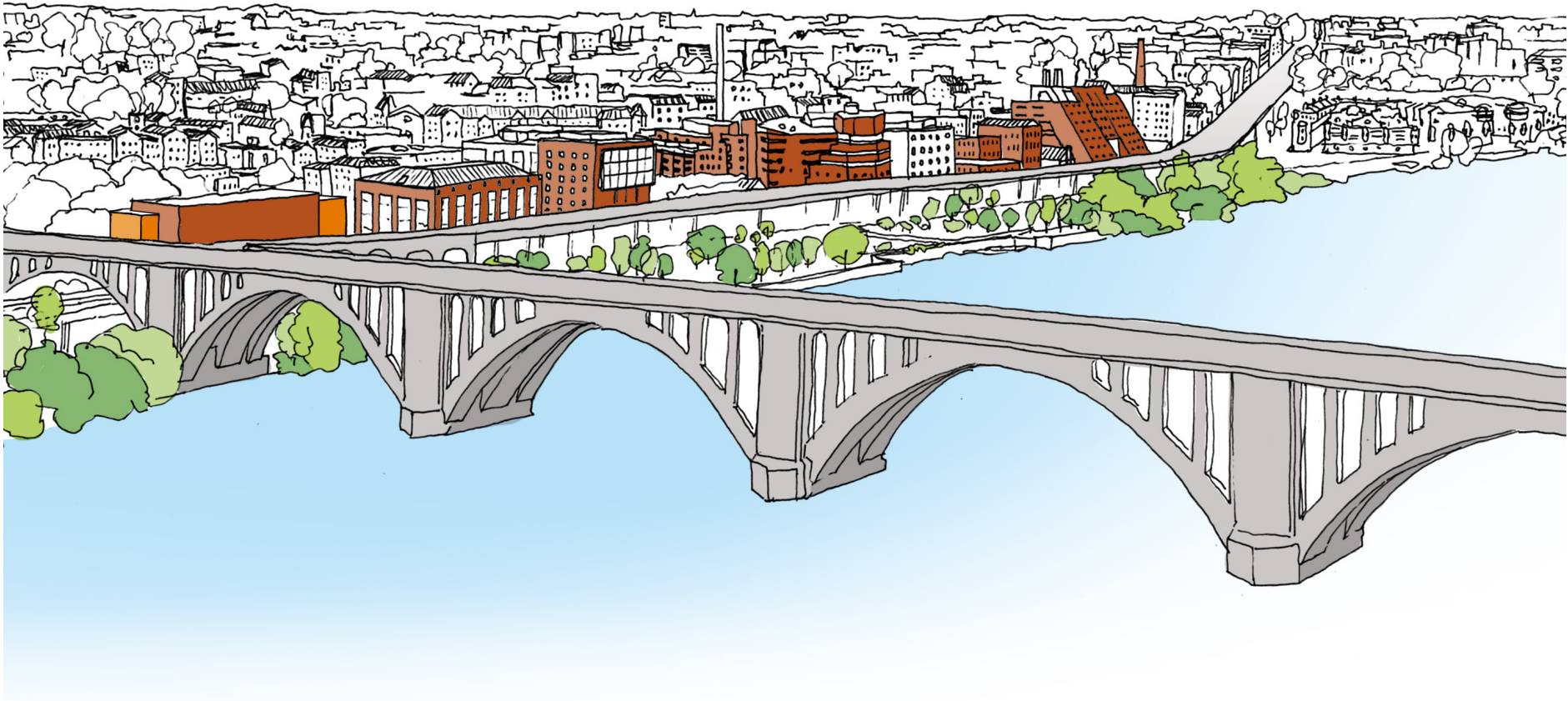


previous proposal (2nd December 2021)

Summary OGB review 2nd December:

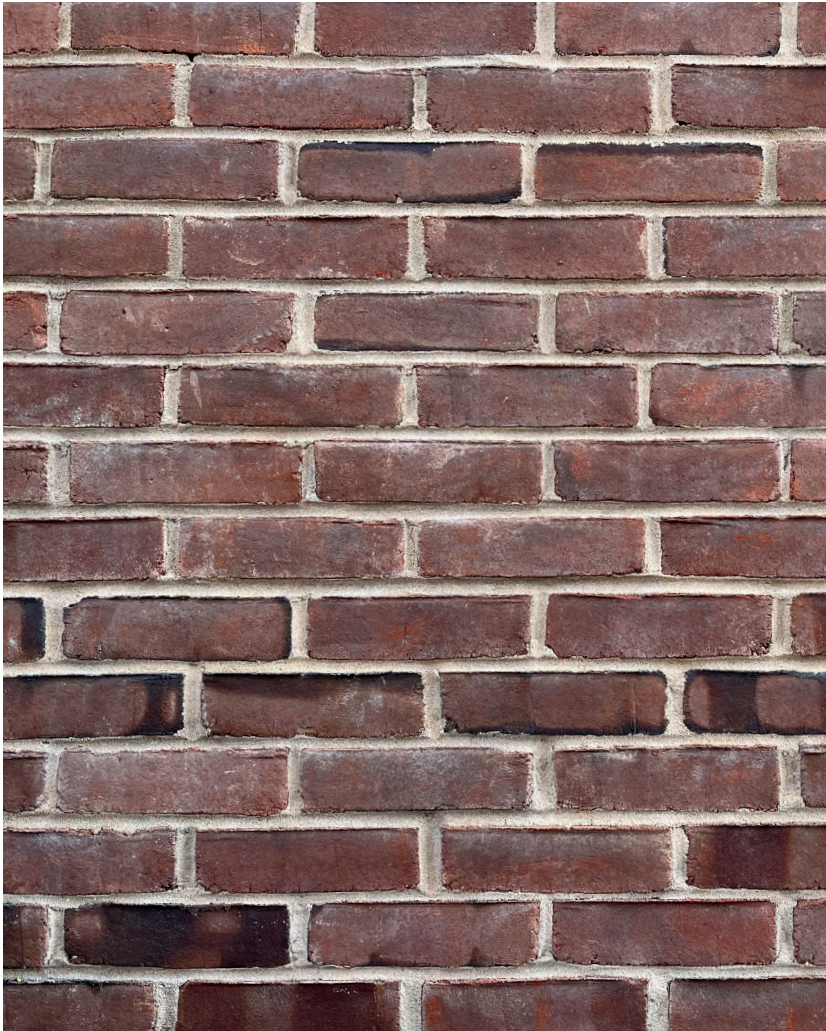
- Brick color:** Study inverting the colored masses so the large (main) volume is clad in the darker brick to better match extant buildings along Water Street.
- Façade:** Extend the articulation of the upper stories down on the Water Street façade (change 4F pattern similar to 5F pattern).
- Concrete lintel:** Study use of brick lintel as opposed to concrete lintel
- Massing:** Create stepped massing on the western end of the building, akin to previously proposed residential project.
- Massing:** Successful massing along the Canal.
- Old warehouse:** Define the void between new tower and existing historic facade to avoid facadism.

Brick color: series of red brick buildings along the waterfront



Revised proposal: inverting the colored masses to better match the series of red brick buildings along the waterfront.

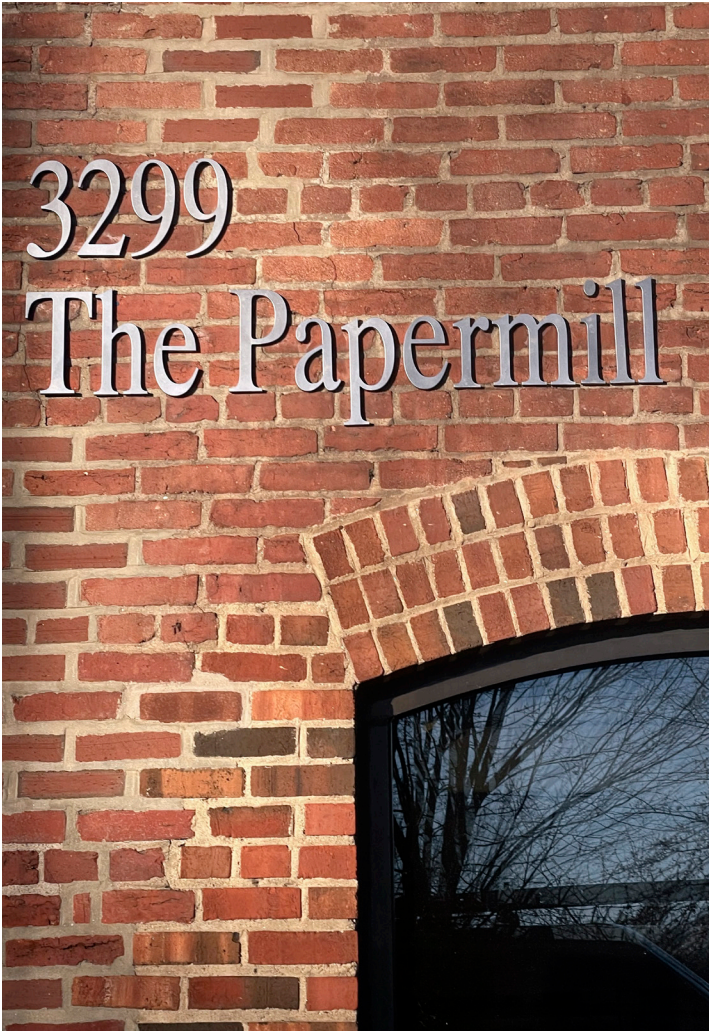
Brick color of surrounding buildings



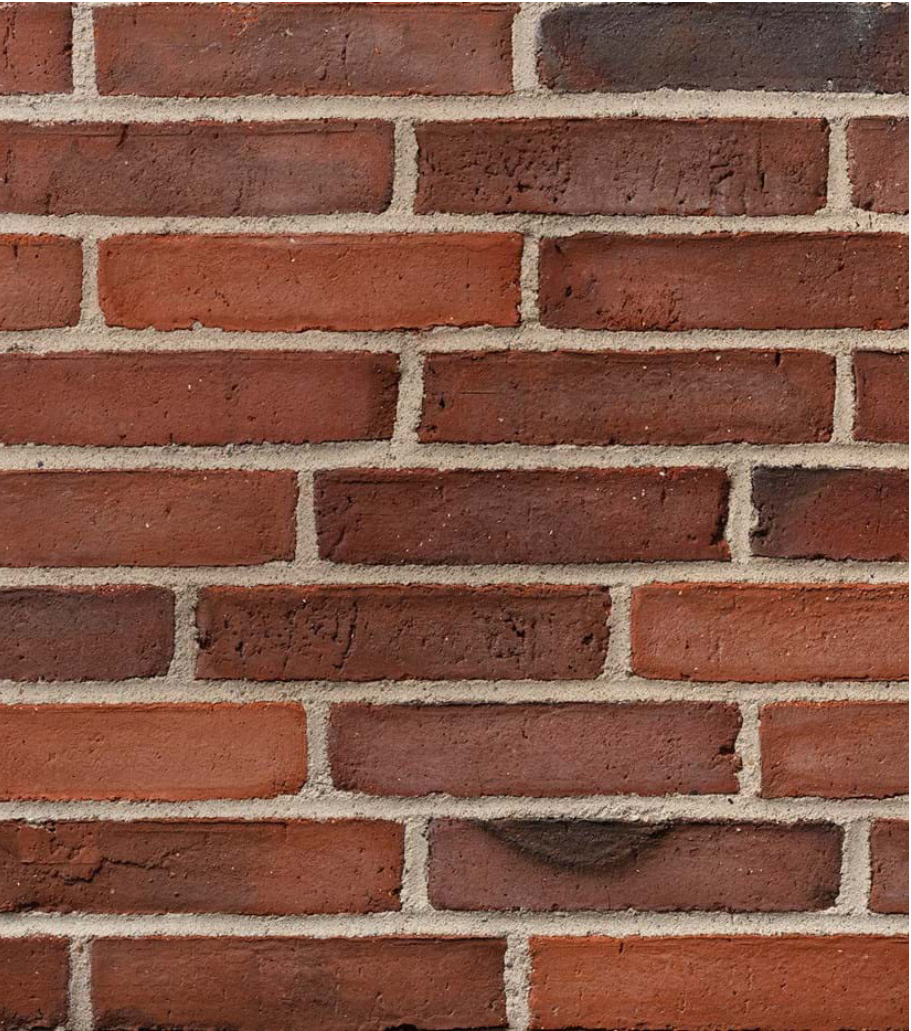
Water Street 3333



Water Street 3301



Water Street 3299



proposed brick: waterstruck red braun brick
reference: Petersen (DK) D35

Detailed elevation: materiality of lintel



study brick lintel
creates very monolithic building



study brick lintel
contrast creactes more specific design



current proposal
contrast in material creates lighter appearance

proposal to keep the design as is

Specification of decorative concrete lintel



smooth concrete



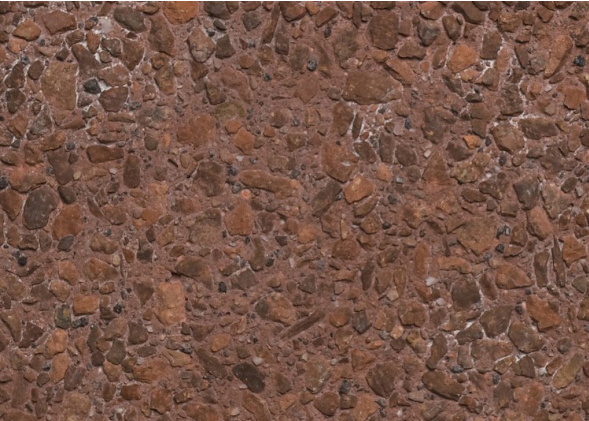
sand blasted concrete



acid etched concrete



polished concrete



washed concrete



example acid etched concrete
project: ijside Amsterdam

Revised proposal: acid etched concrete lintel

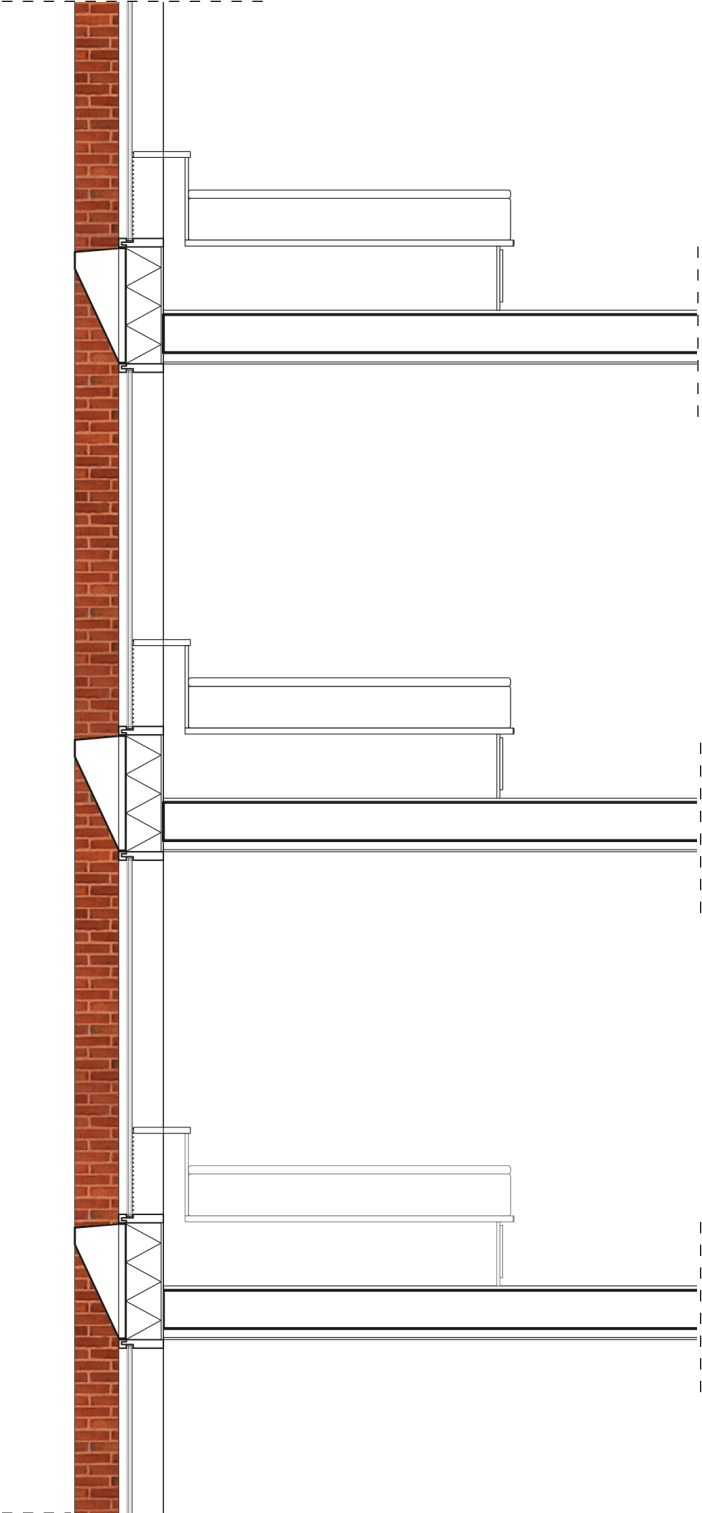
Detailed elevation: dark red brick

recessed precast lintel

red masonry panels, colored grout

anodised aluminium frames
vision glass

ceramic fritting at face#4



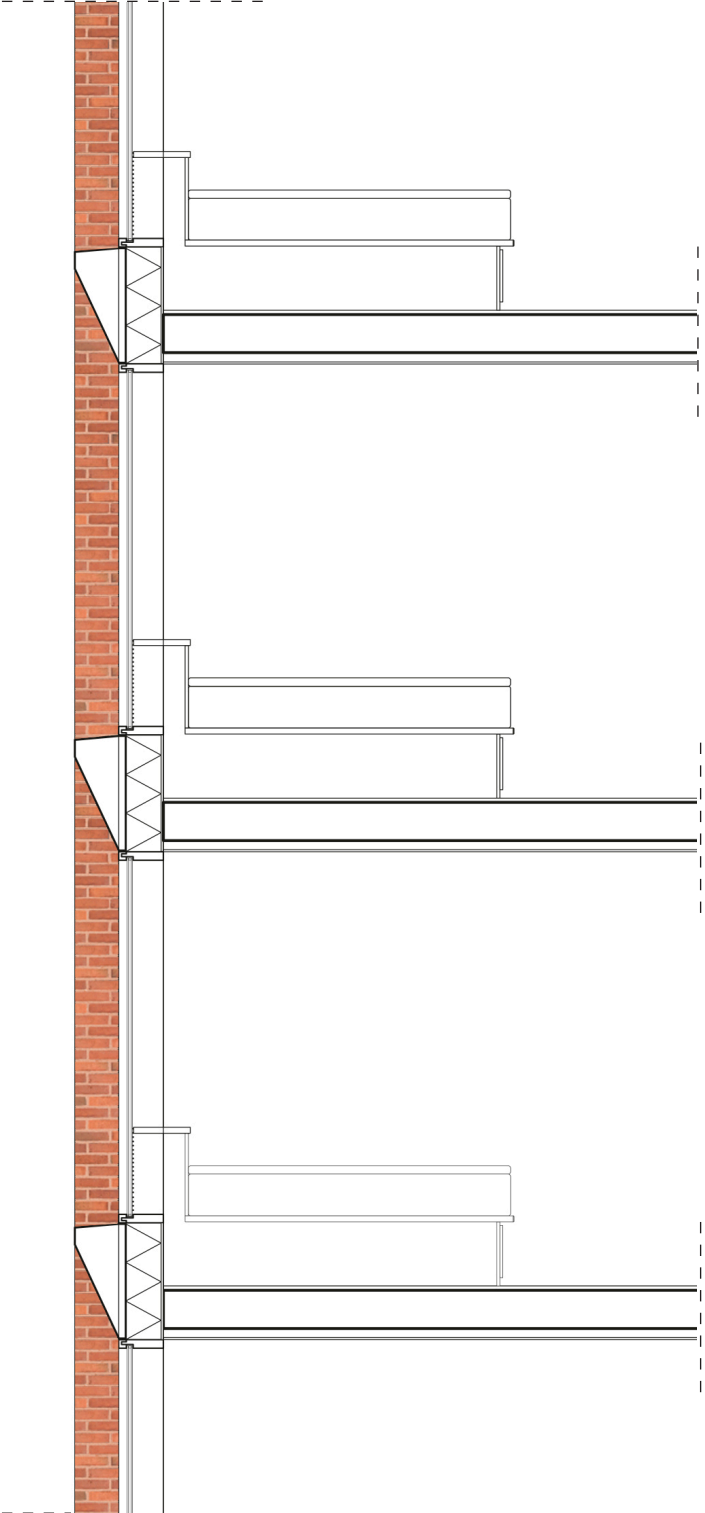
Detailed elevation: light red brick

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Detailed elevation: light red brick

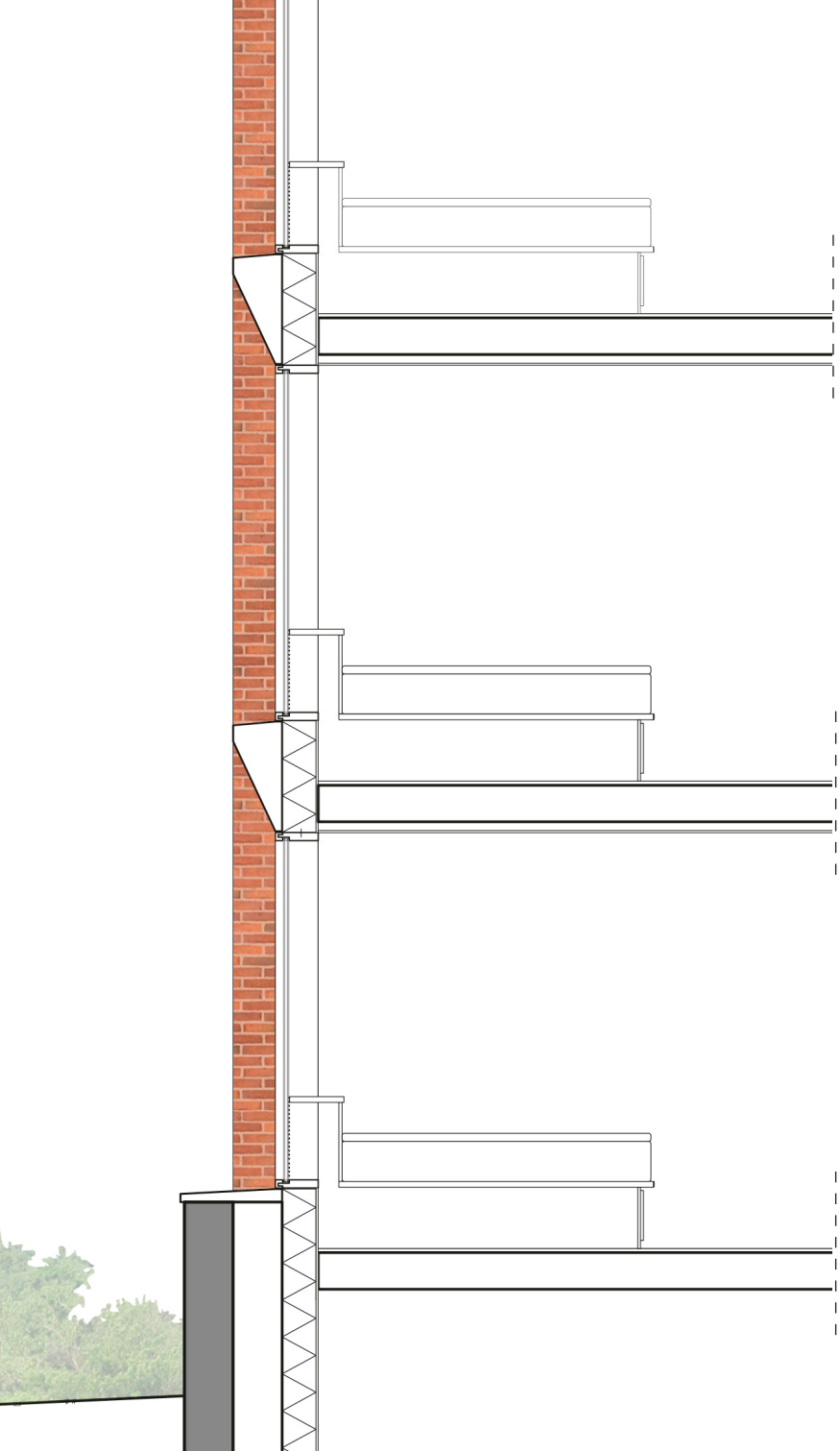
recessed precast lintel

red masonry panels, colored grout

anodised aluminium frames
vision glass

ceramic fritting at face#4

existing facade

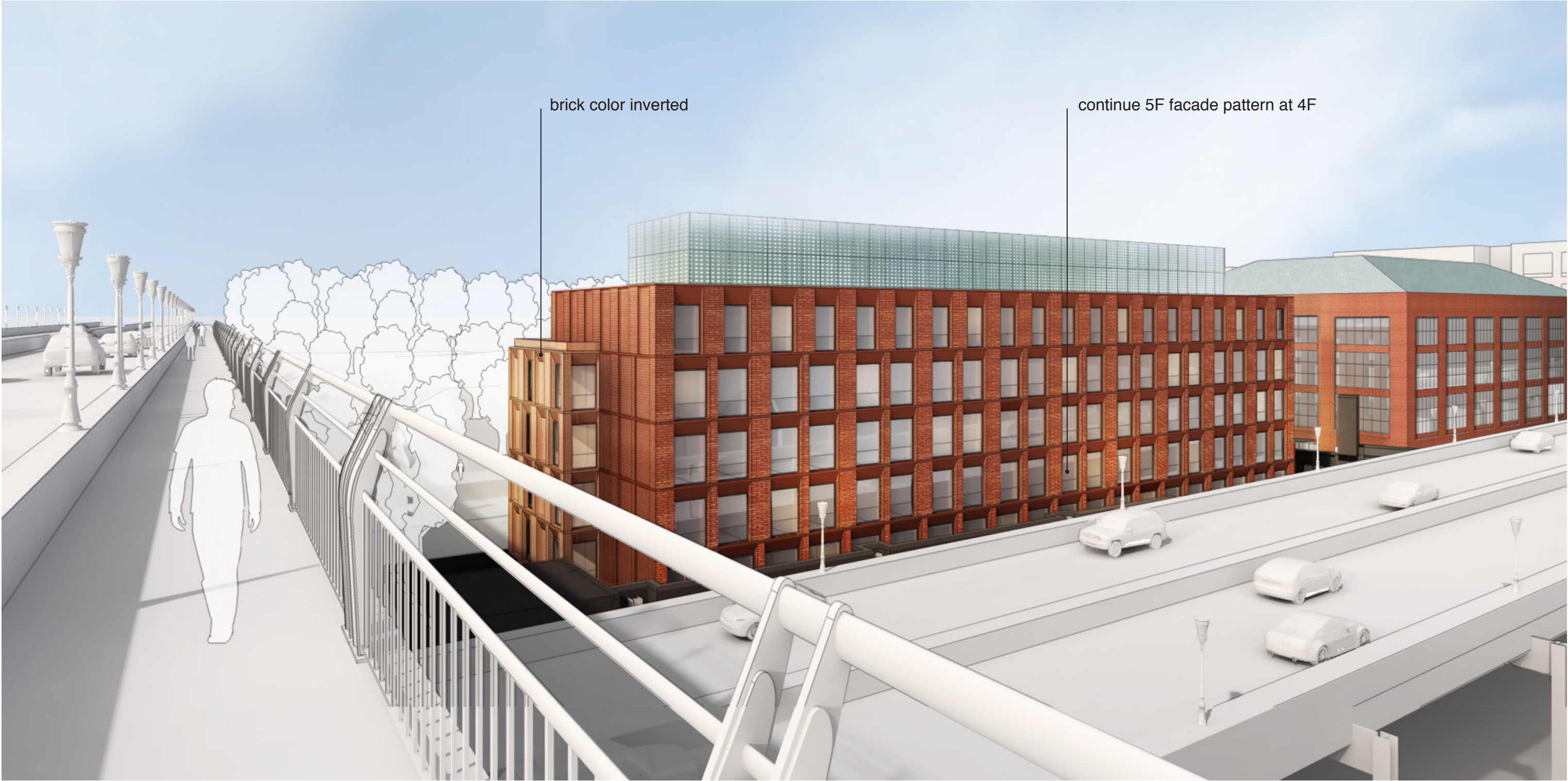


Street view looking North from the Key Bridge

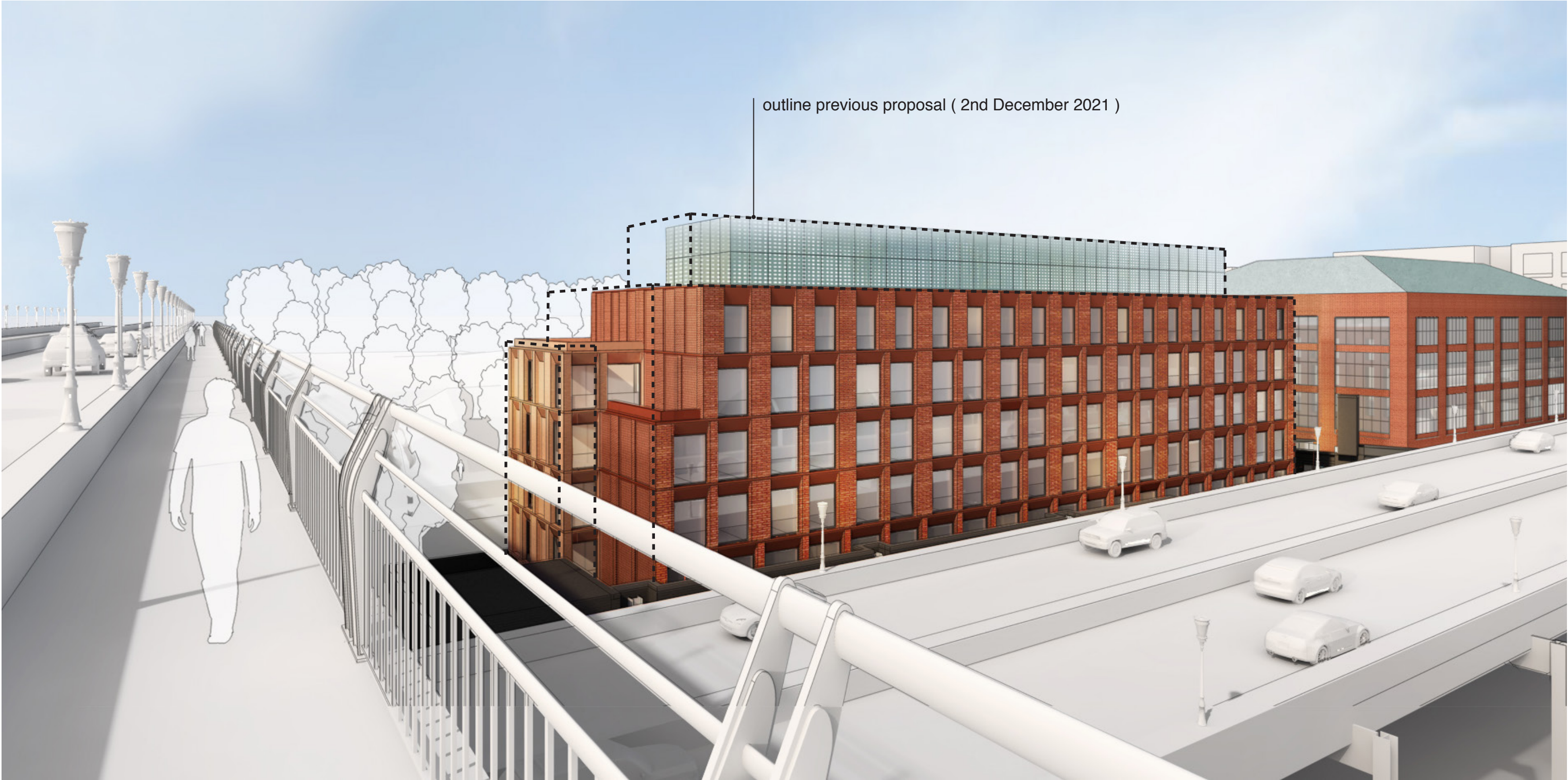


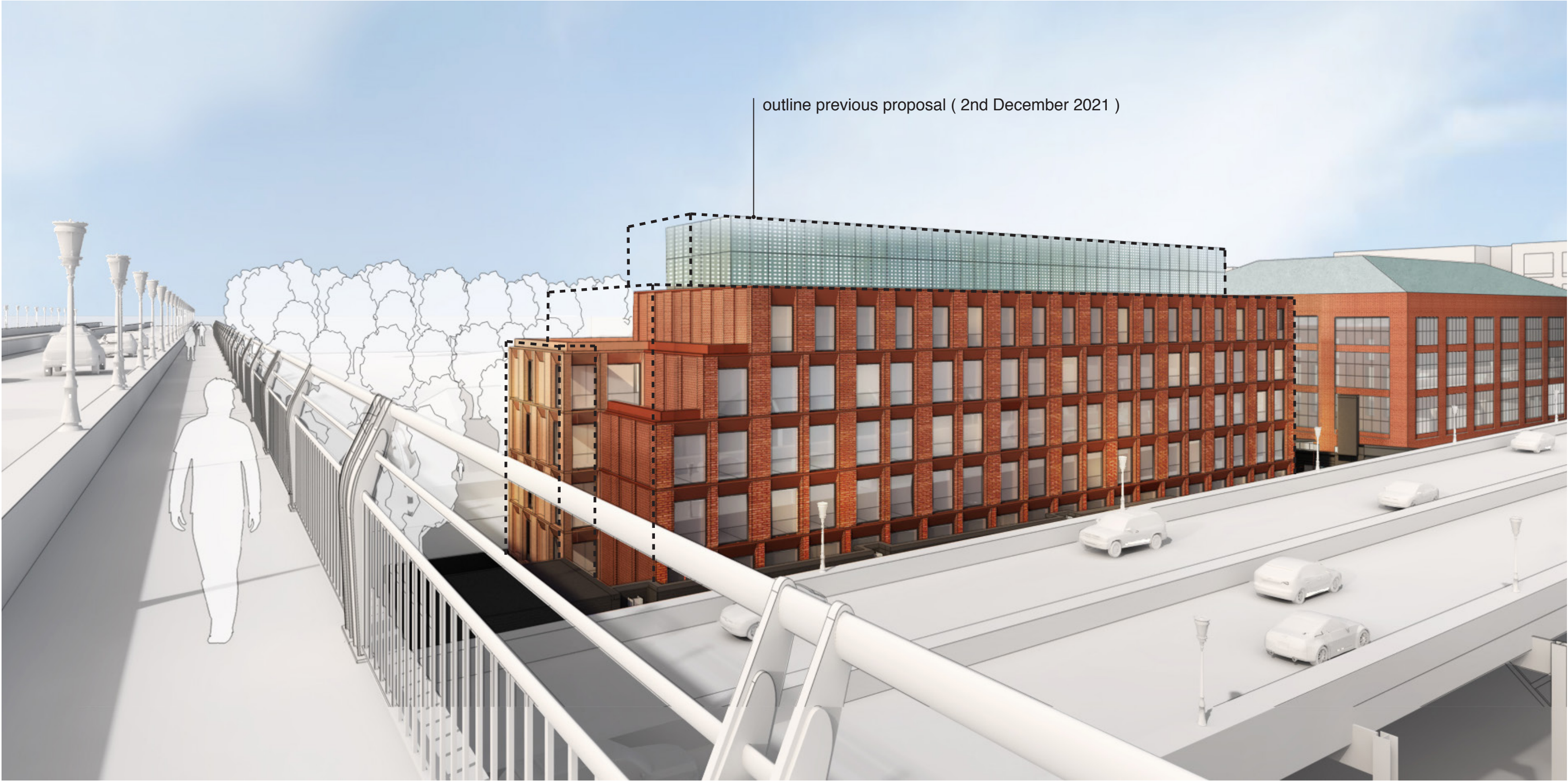
previous proposal (2nd December 2021)

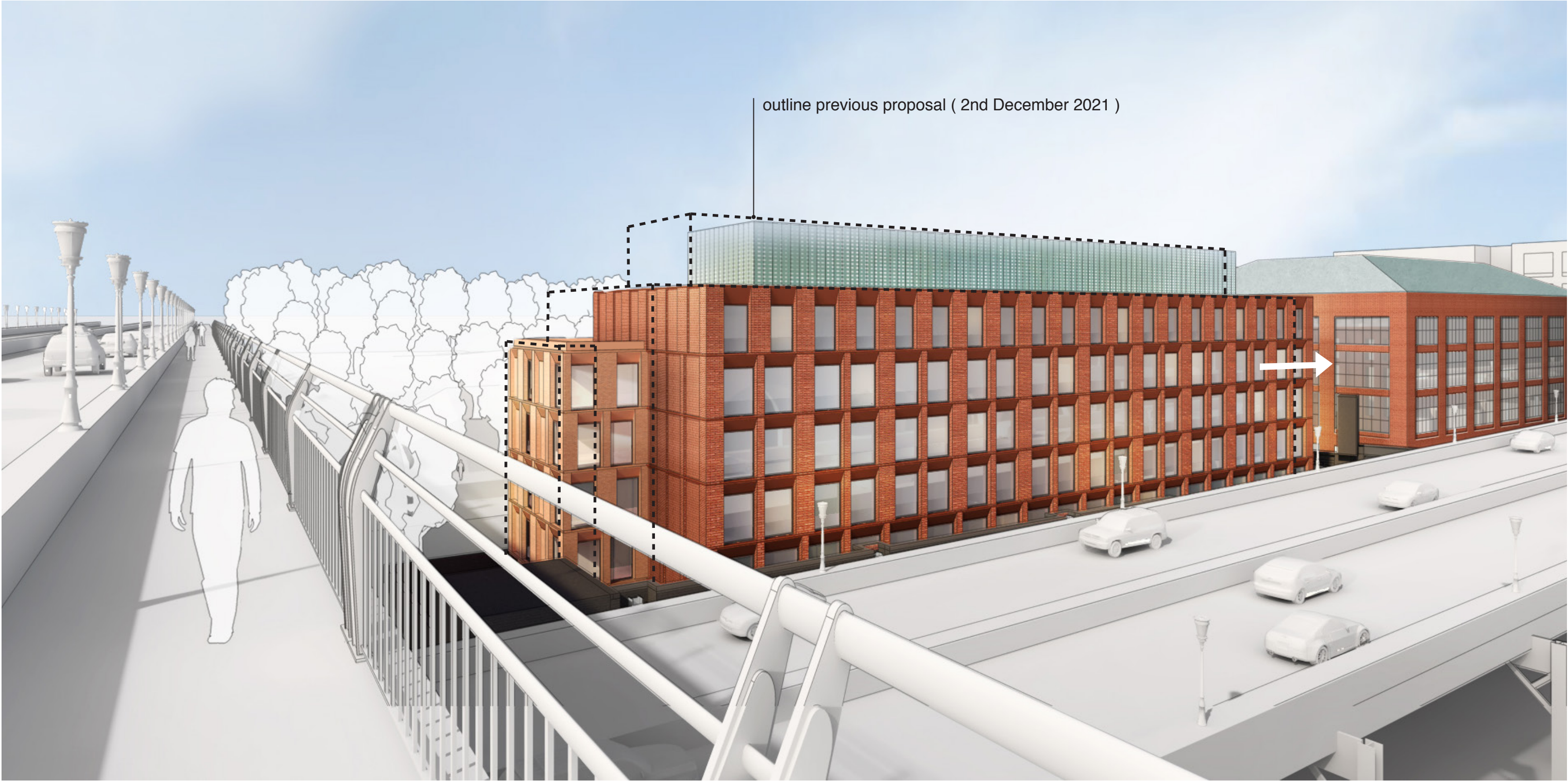
Street view looking North from the Key Bridge



Refining the concept, step 1: invert brick color and revise facade design at 4F







Street view looking North from the Key Bridge



Street view looking South from the C&O Canal



Street view looking South from the C&O Canal



Current proposal

Street view looking West from Water Street

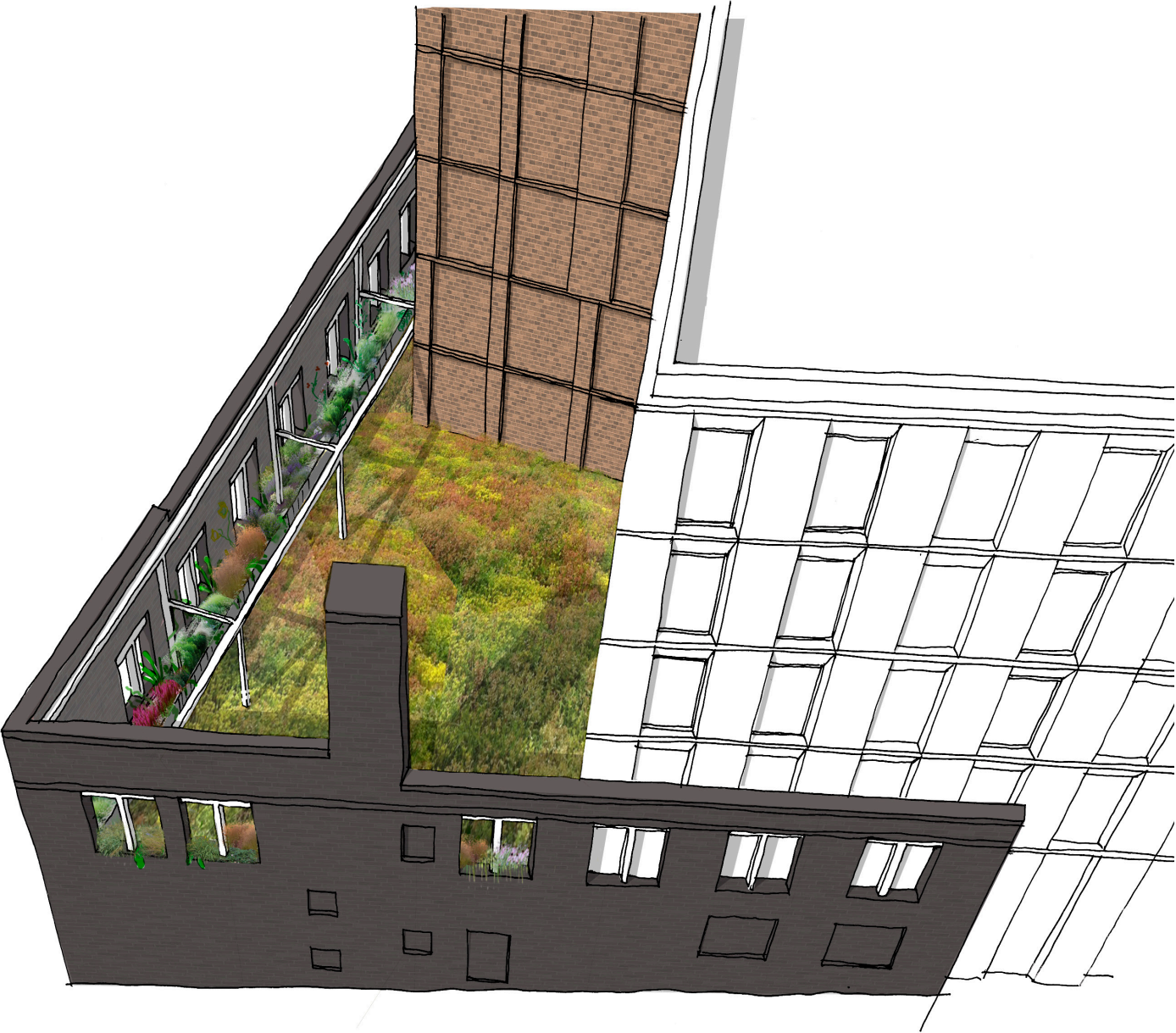


Street view looking West from Water Street



Current proposal

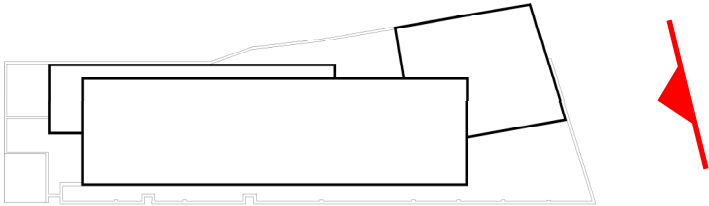


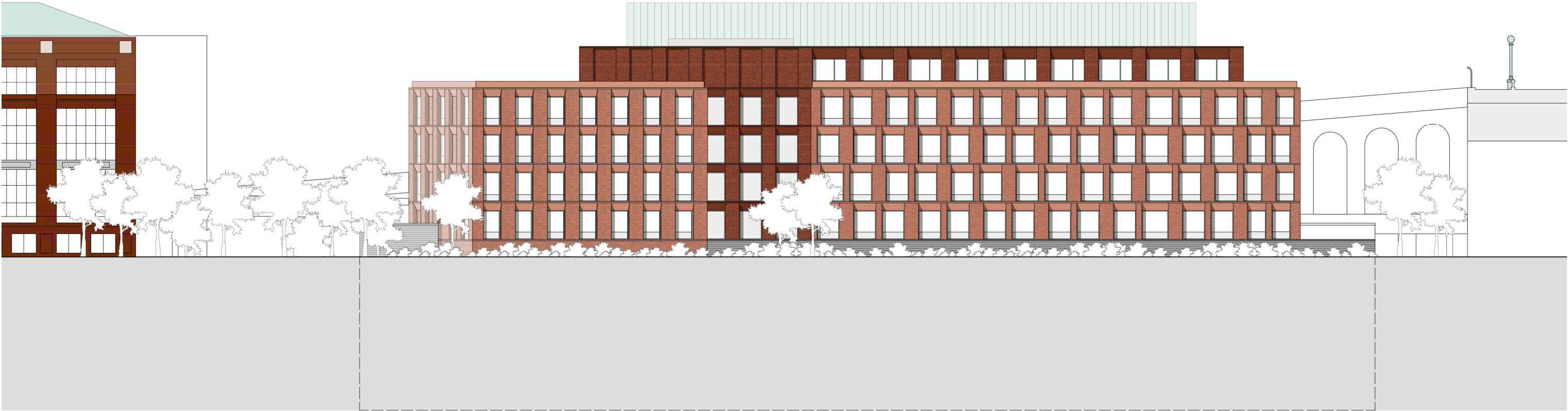
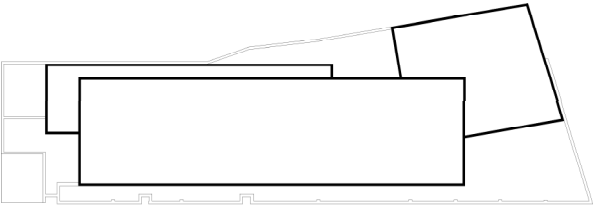


facade elevations

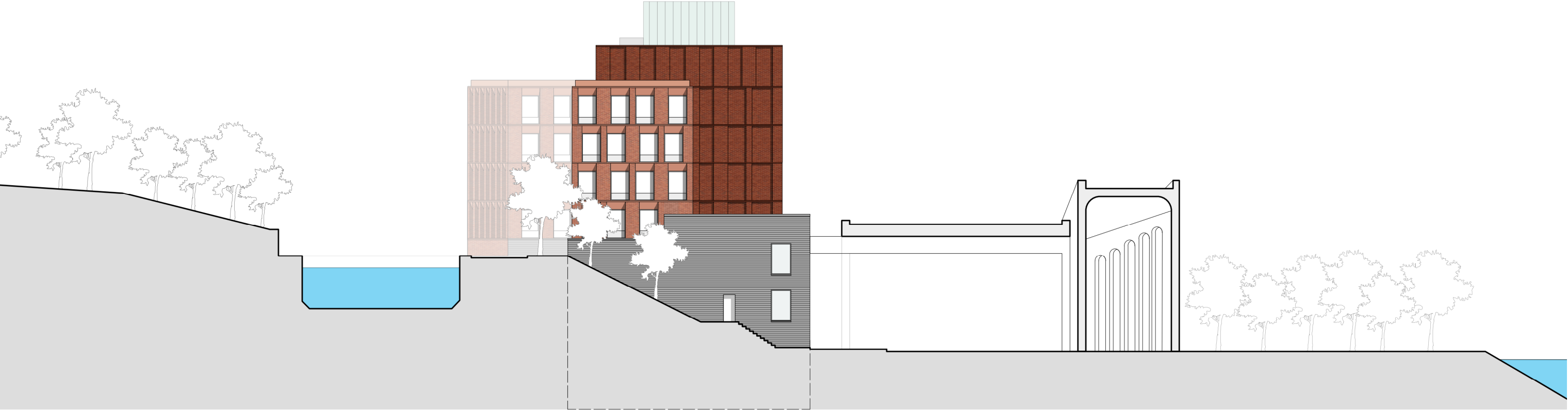
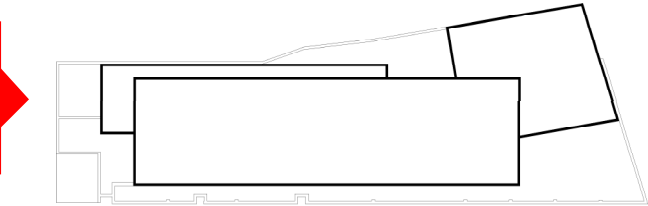
South elevation: Water Street





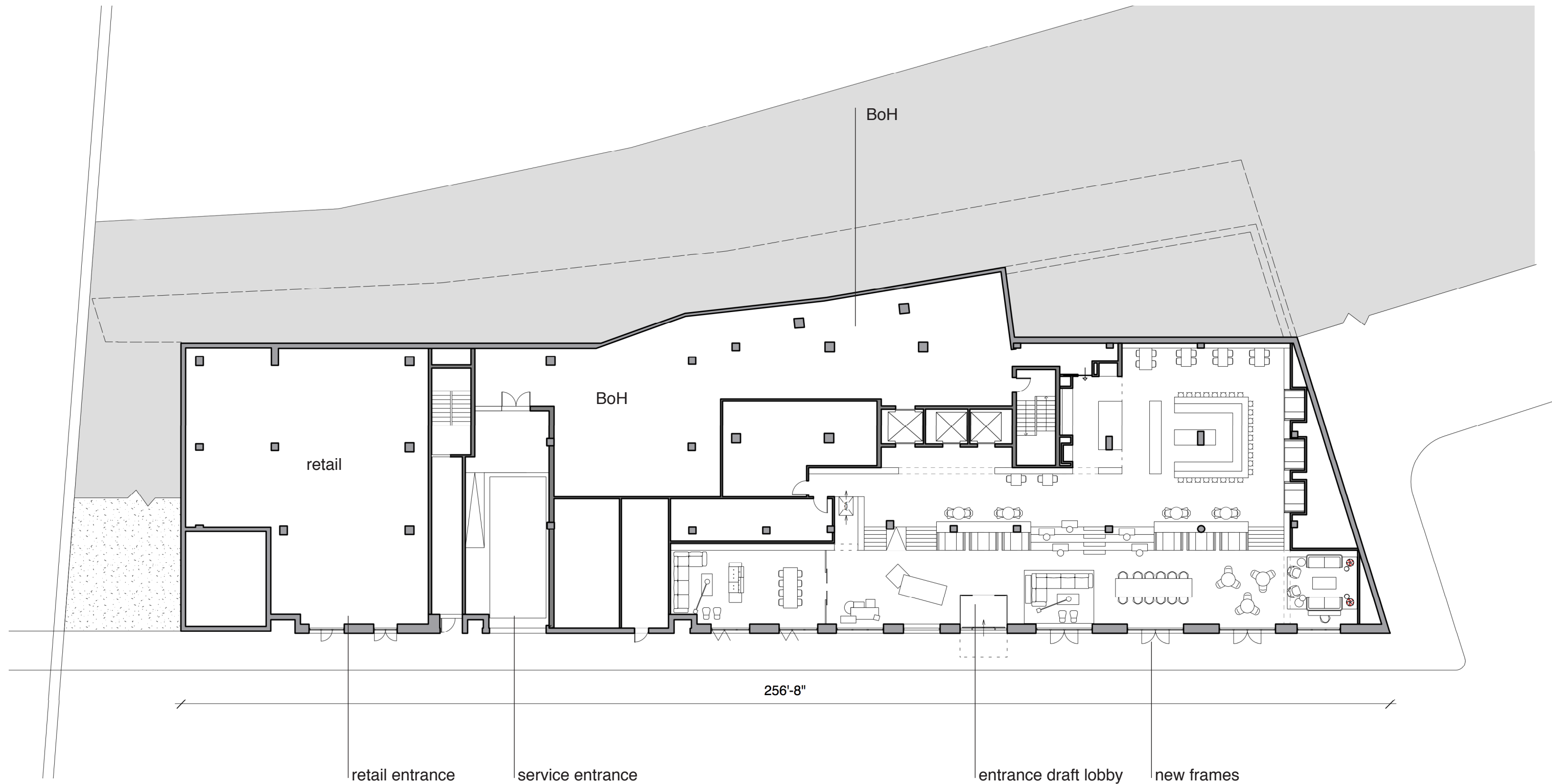


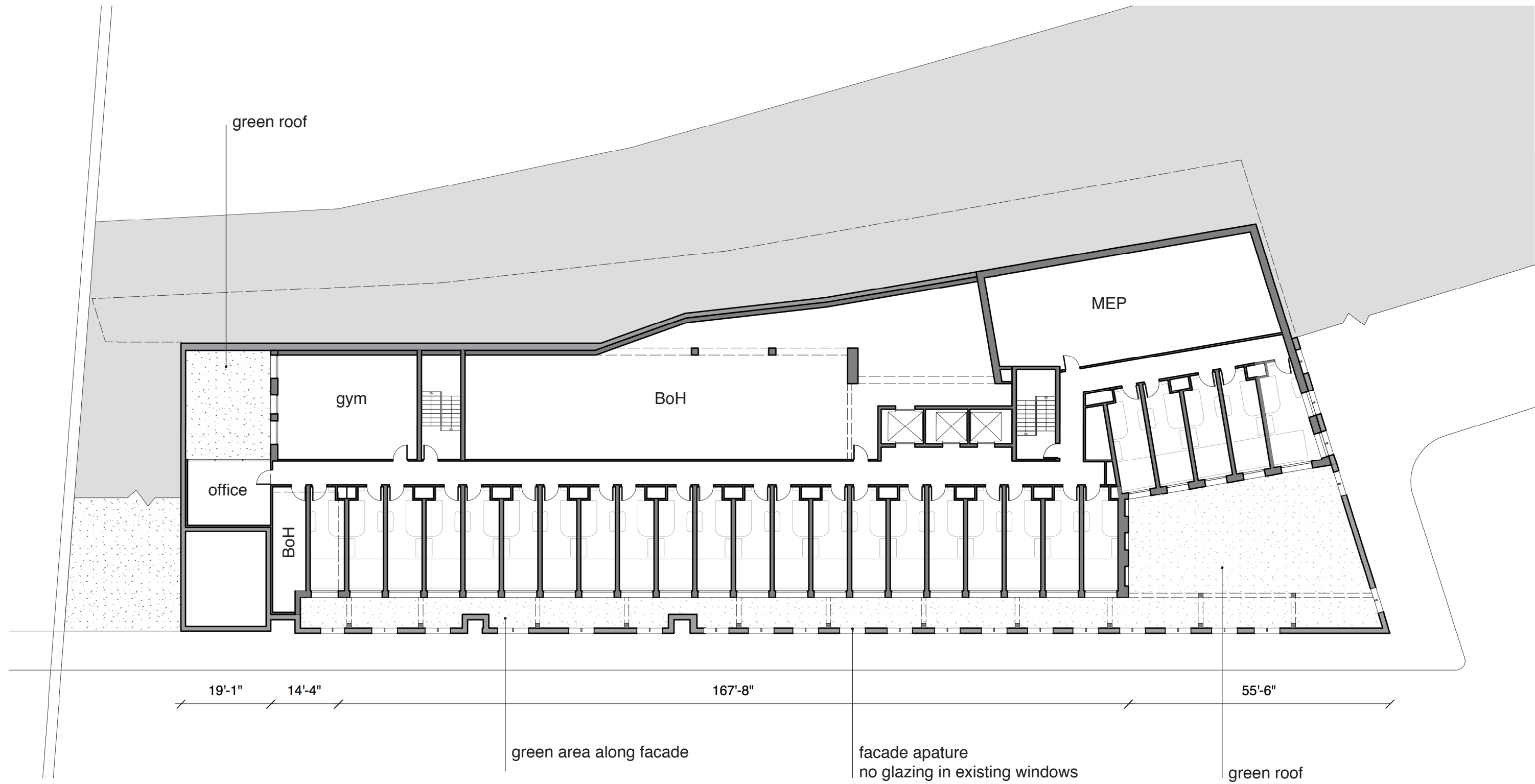
side elevation

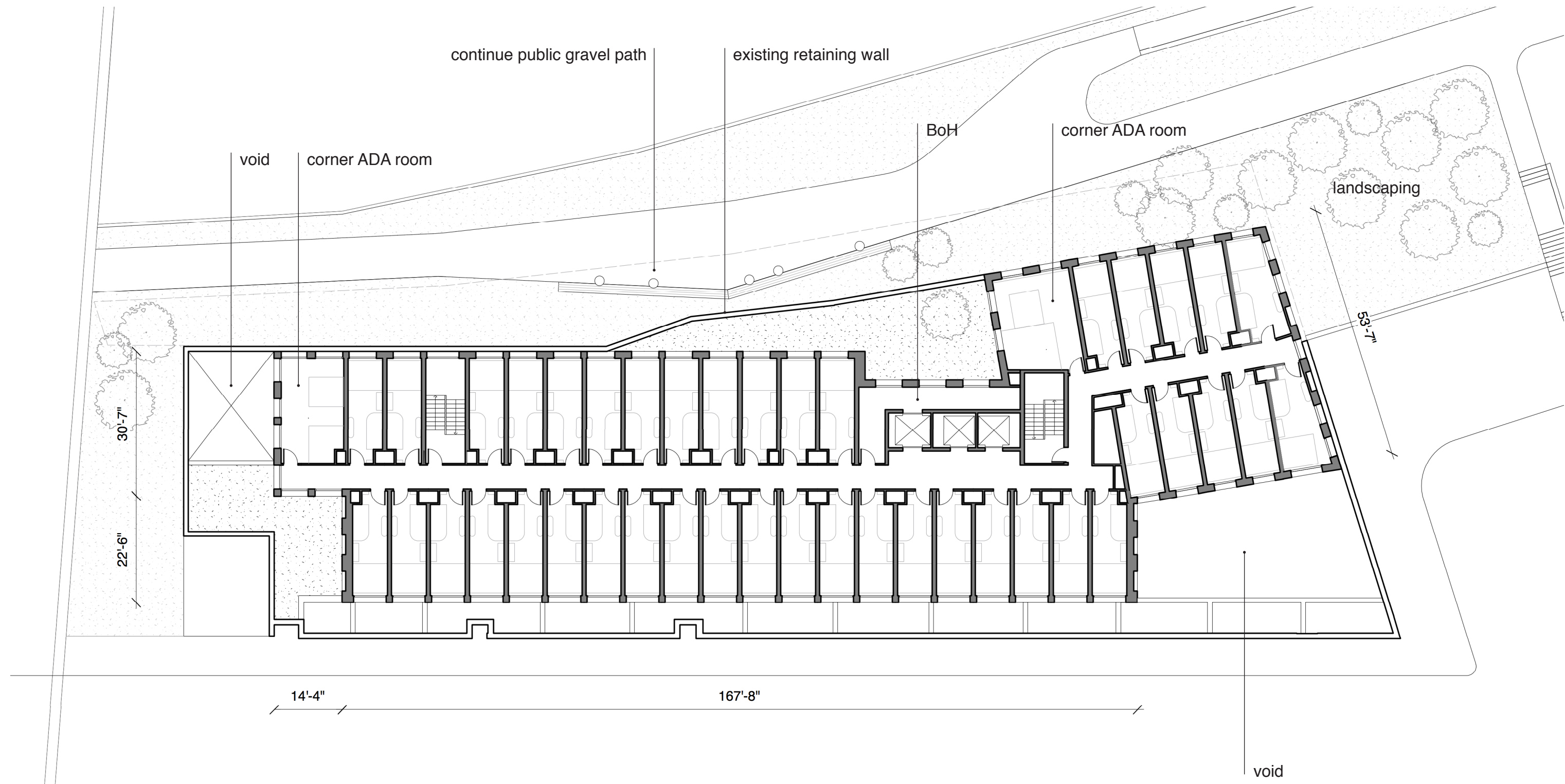


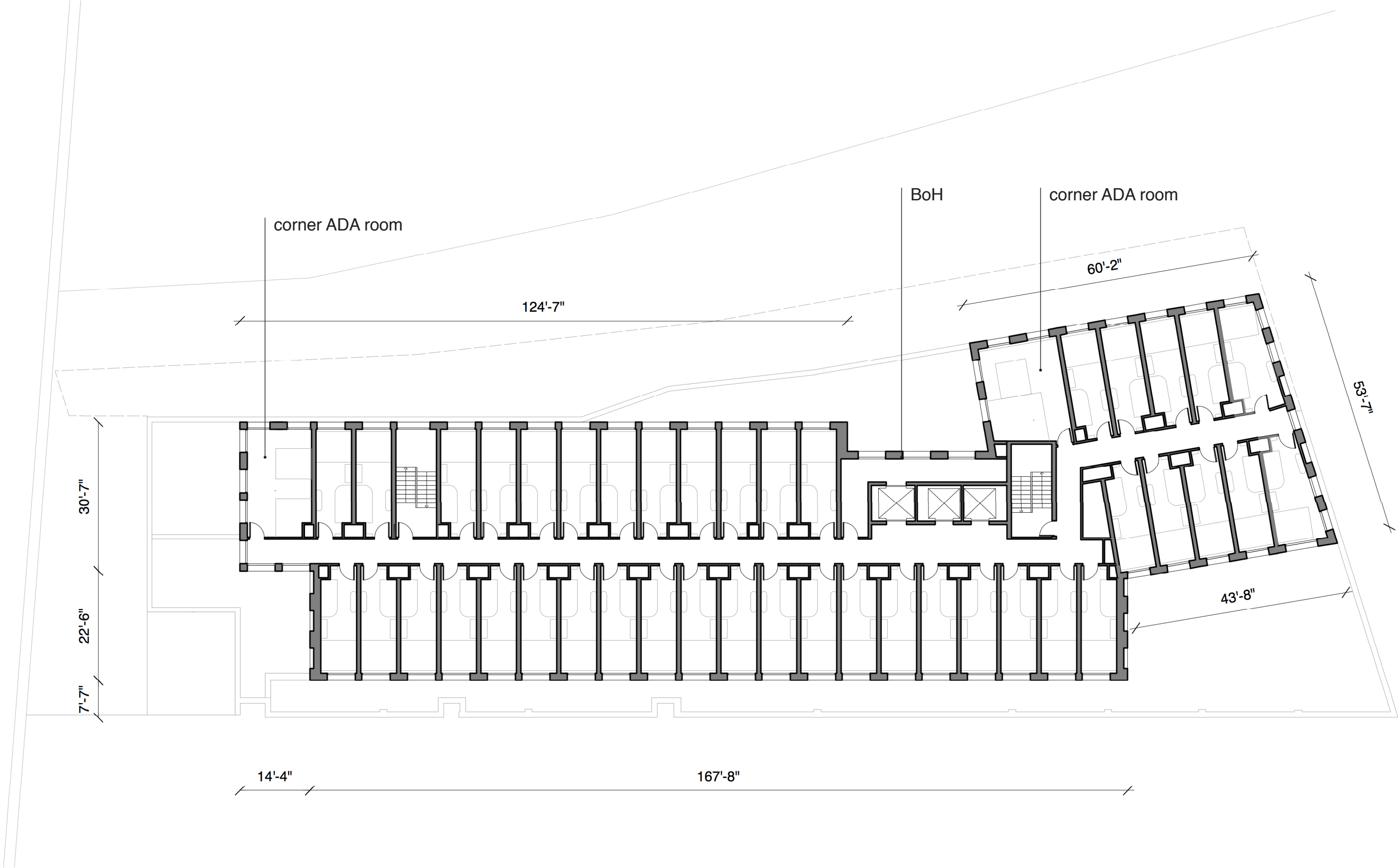
floor plans

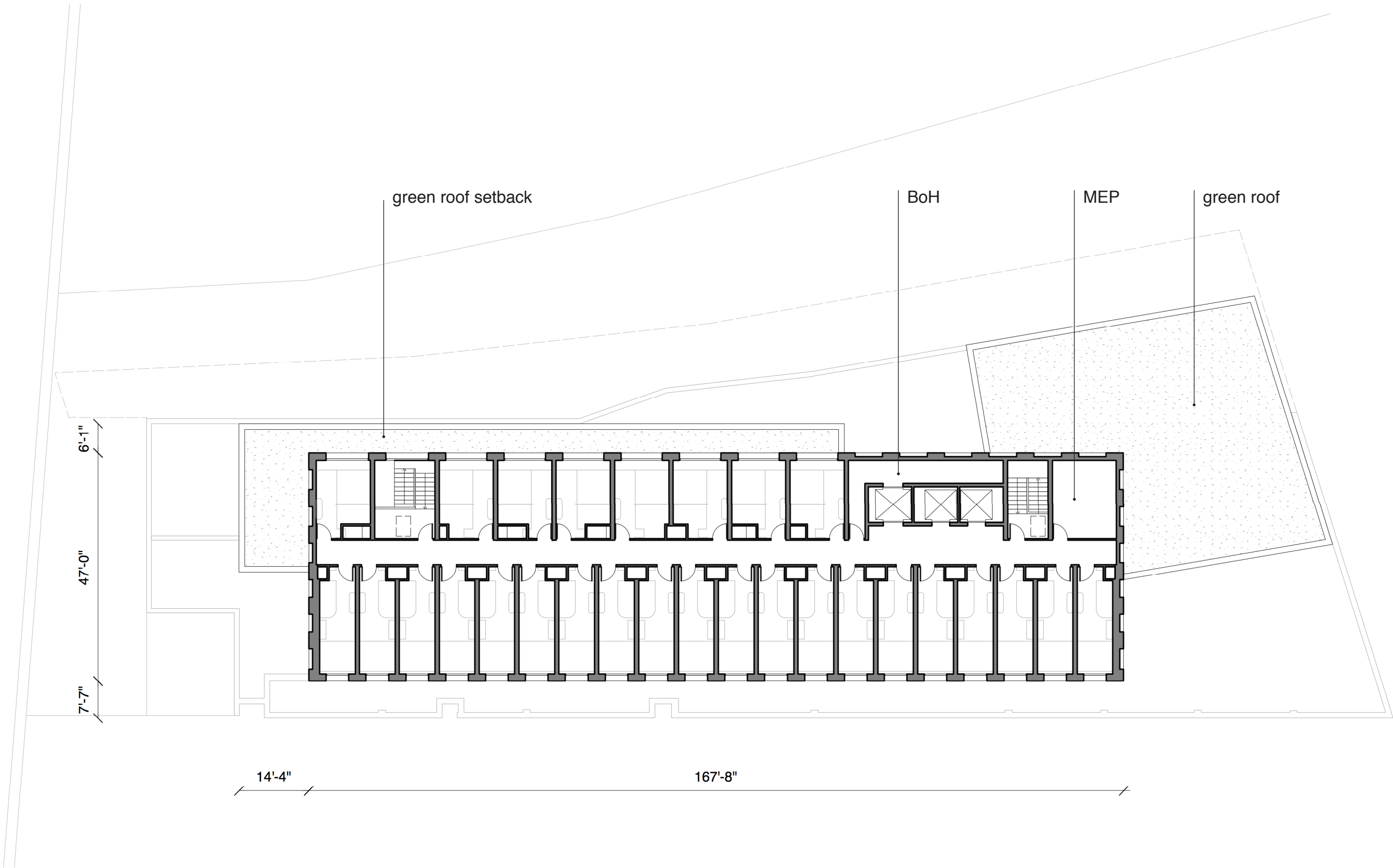
proposal ground floor plan

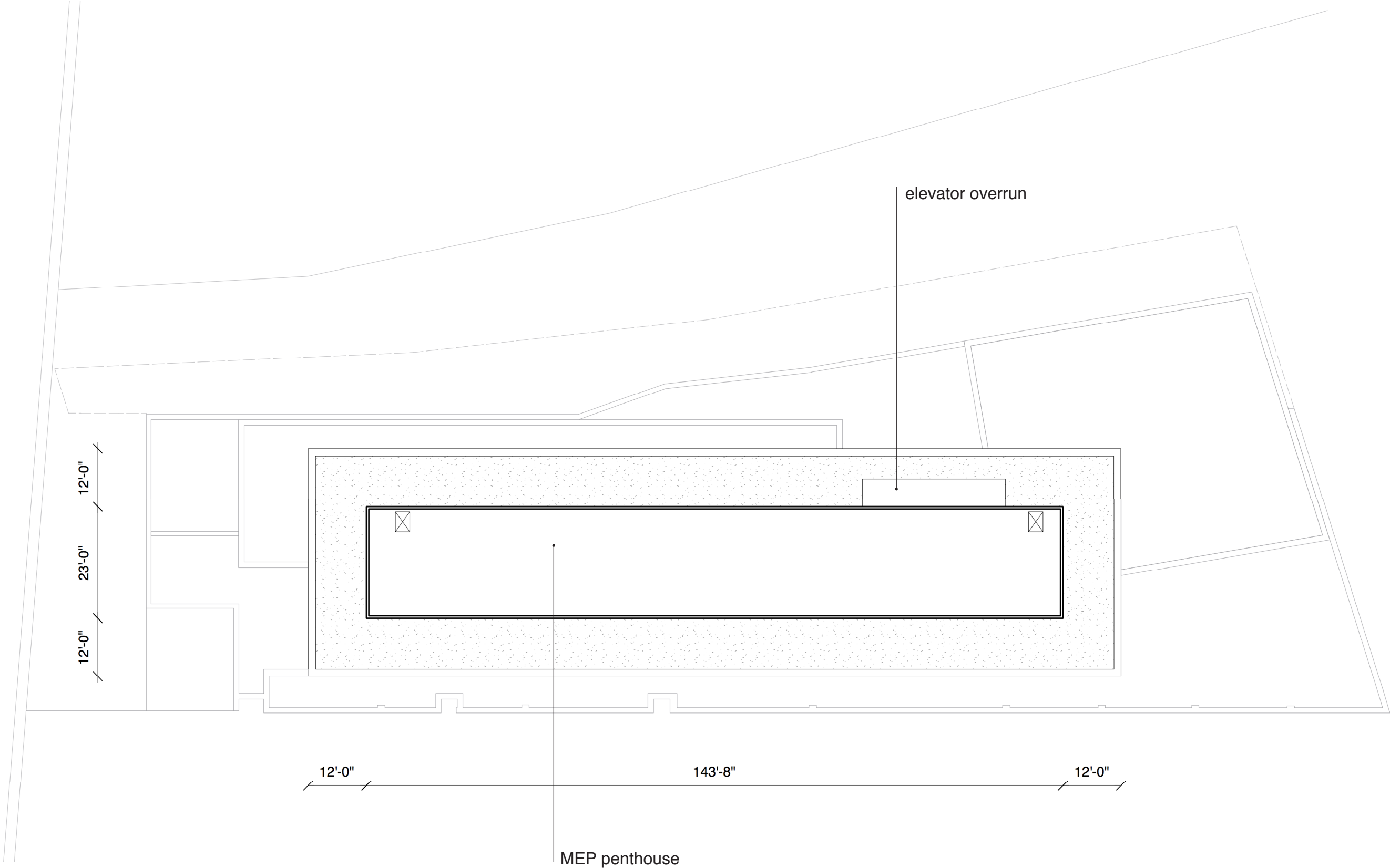












appendix

