

1023-1027 31ST STREET NW

COMMISSION OF FINE ARTS
& OLD GEORGETOWN BOARD
PRESENTATION

JUNE 24, 2022

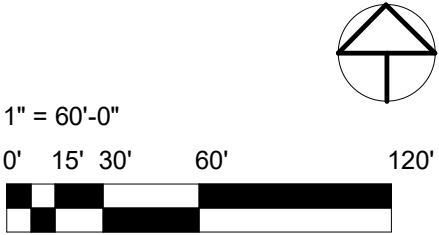


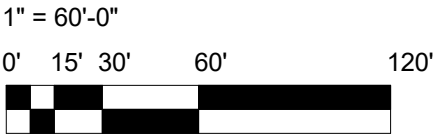


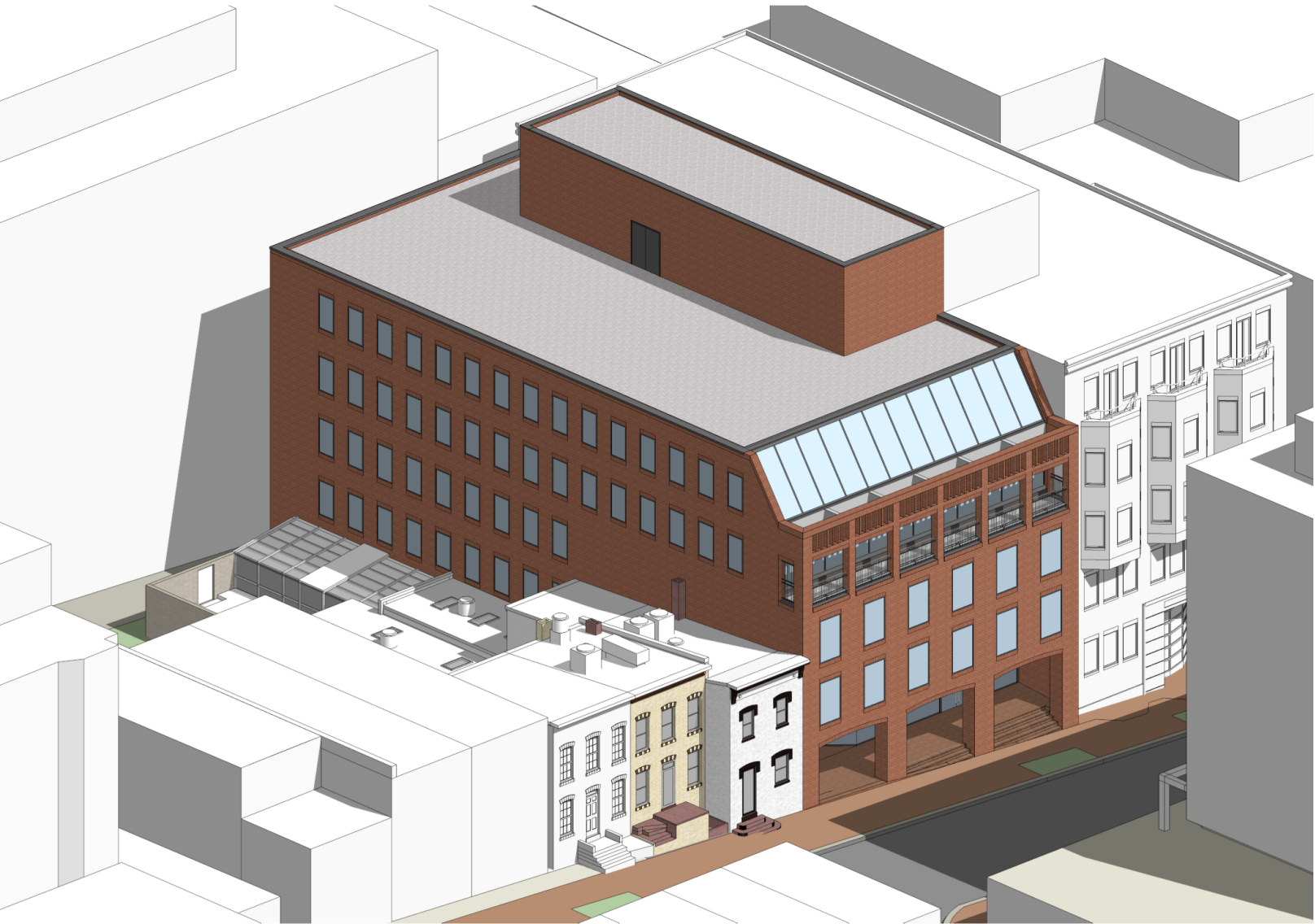
NEIGHBORHOOD CONTEXT



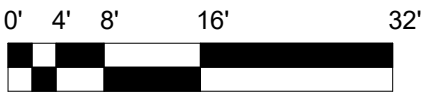
AERIAL VIEW







1/16" = 1'-0"

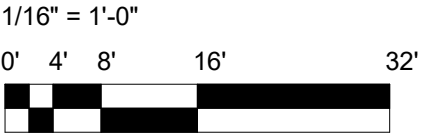




PREVIOUS DESIGN WITH 5 BAY STREET FRONTAGE



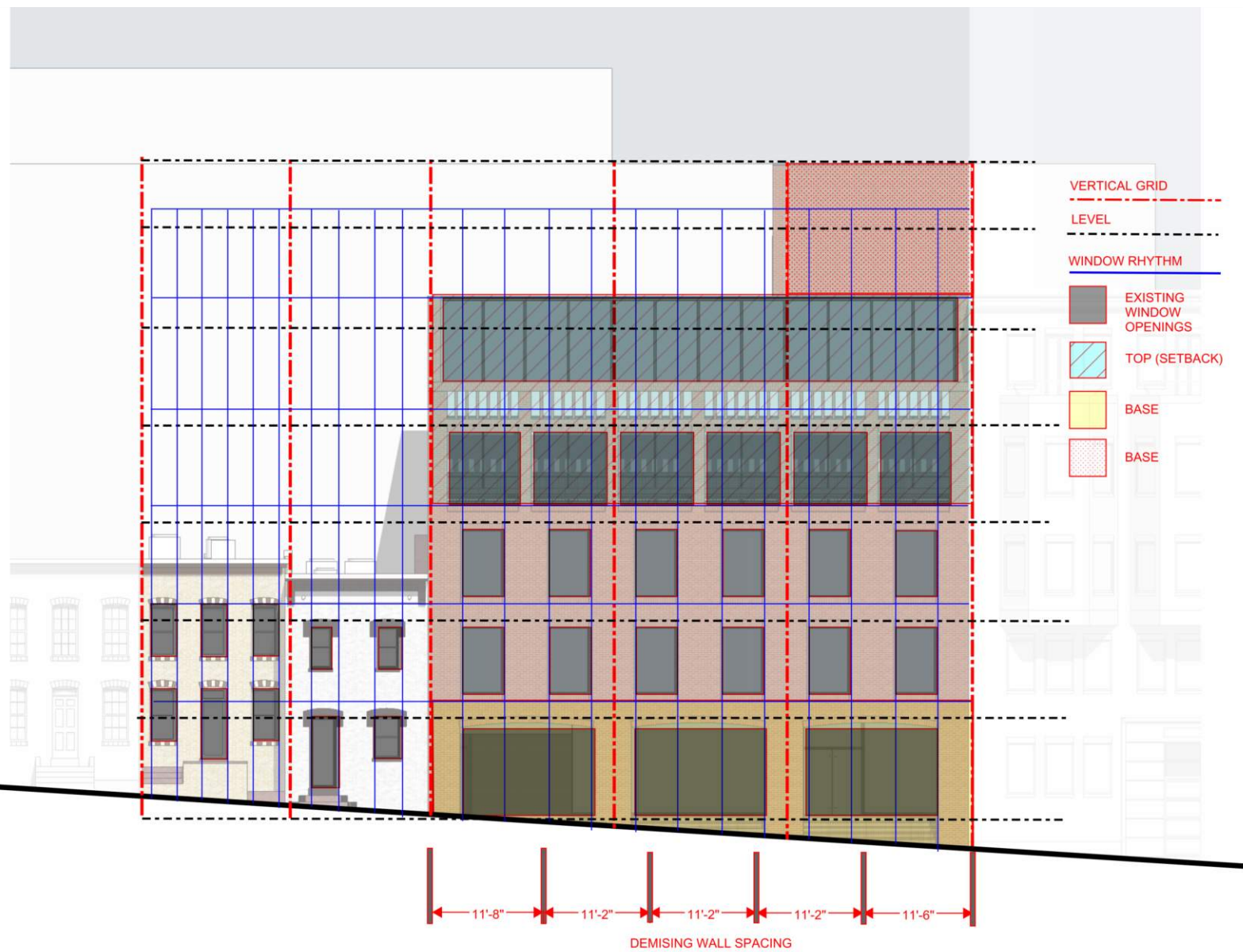
PREVIOUS DESIGN ELEVATIONS DO NOT MATCH EXISTING CONDITION AFTER FIELD VERIFICATION
PREVIOUS DESIGN IS 3'-5" HIGHER THAN NEW PROPOSED DESIGN





- 1. EXISTING BRICK ARCADE TO REMAIN WITH NEW BUTT-GLAZED STOREFRONT INFILL
- 2. EXISTING BRICK FACADE TO REMAIN WITH NEW RECESSED OPERABLE WINDOWS
- 3. PENTHOUSE FOOTPRINT EXPANDED. SETBACK FROM STREET FRONTAGE AND HEIGHT TO ALIGN WITH EXISTING PENTHOUSE
- 4. NEW FENESTRATION PATTERN ON REAR ADDITION TO MATCH RHYTHM OF TOWNHOUSE WINDOWS





EXISTING FRONTAGE



PROPOSED FRONTAGE



- 1. OPEN BRICK ARCADE TO PROVIDE LARGER STOREFRONT
- 2. REPOSITION & ENLARGE WINDOWS TO PROVIDE MORE LIGHT TO GUESTROOMS
- 3. PENTHOUSE FOOTPRINT EXPANDED. SETBACK FROM STREET FRONTAGE AND HEIGHT TO ALIGN WITH EXISTING PENTHOUSE
- 4. NEW FENESTRATION PATTERN ON REAR ADDITION TO MATCH RHYTHM OF TOWNHOUSE WINDOWS





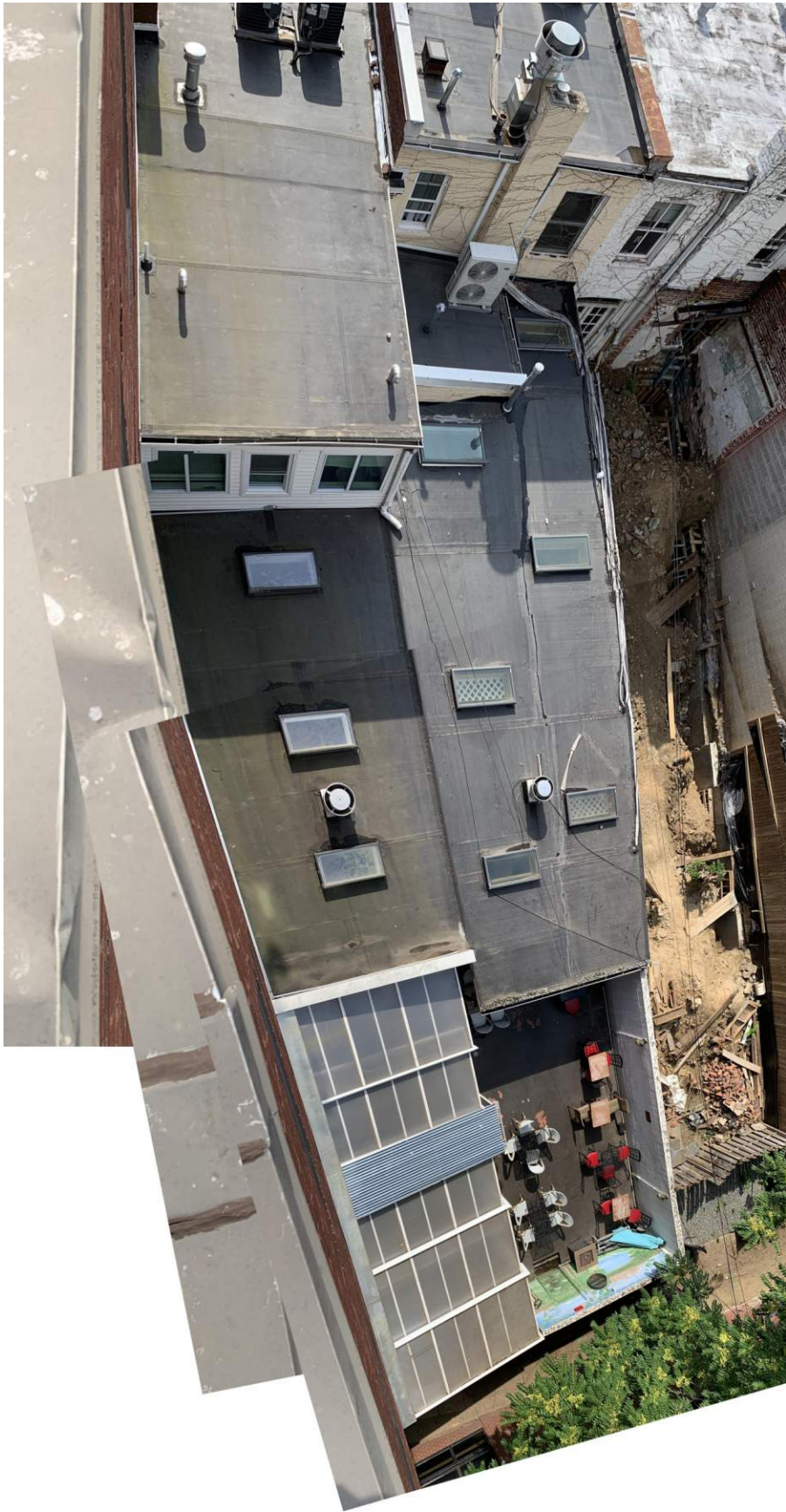












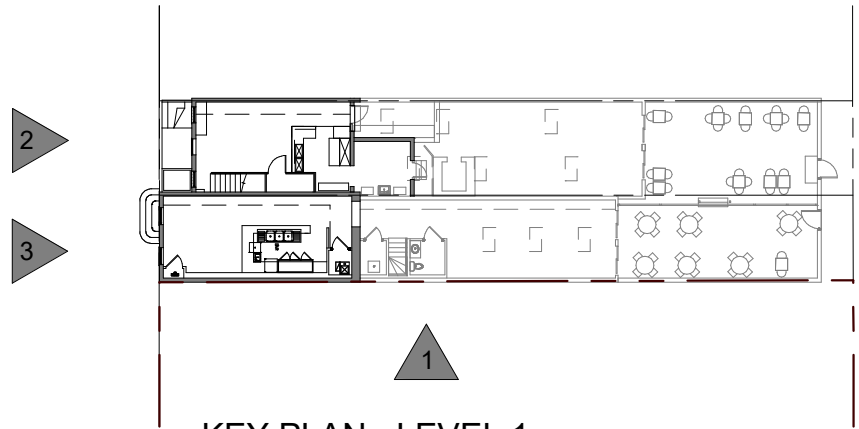
1 TOWNHOUSE ROOF - EXISTING REAR ADDITIONS



2 - TOWNHOUSE 2 STREET FRONTAGE



3 - TOWNHOUSE 1 STREET FRONTAGE



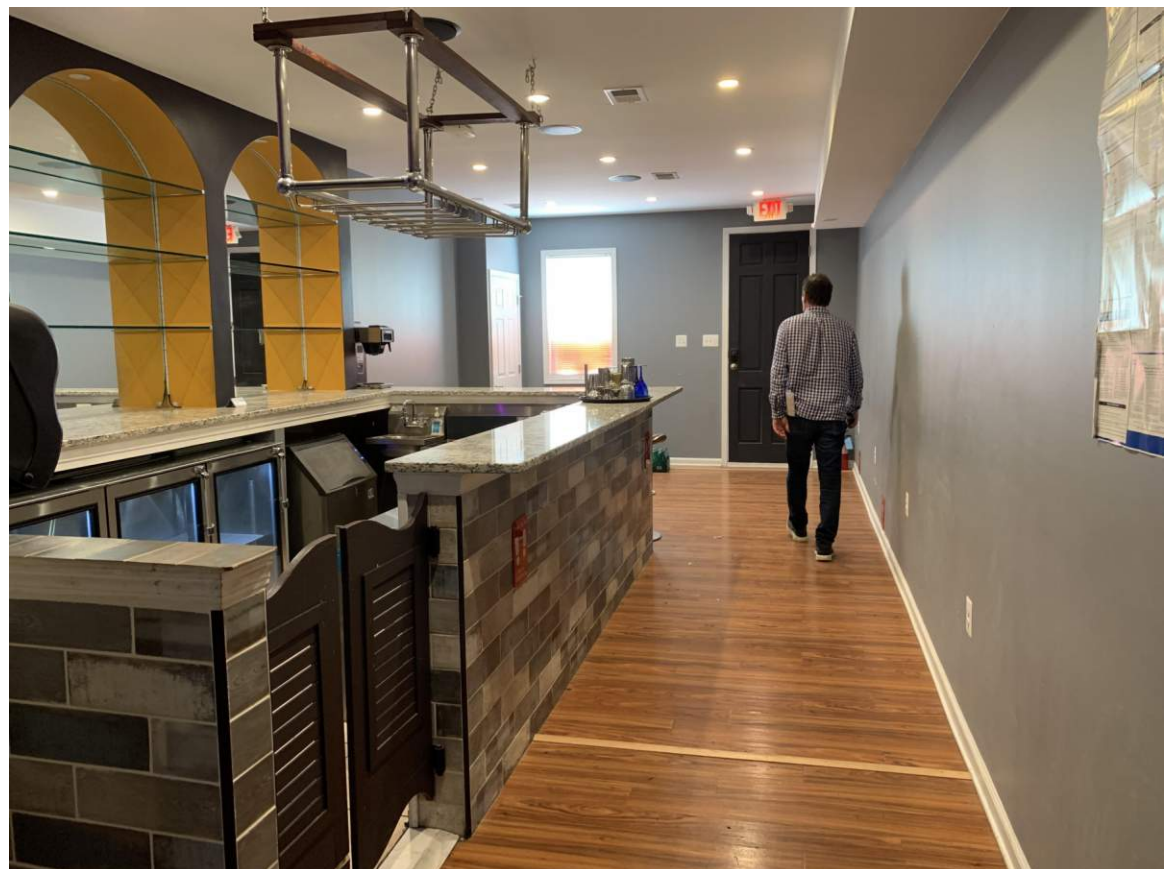
KEY PLAN - LEVEL 1
1/32" = 1'-0"



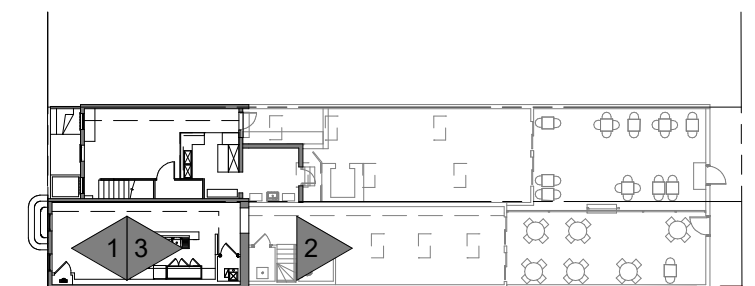
1 - TOWNHOUSE 1 - EXISTING REAR ADDITION TO BE DEMOLISHED



2 - VIEW AT EXISTING F&B COUNTER IN TOWNHOUSE 1, LEVEL 1 FRONT ROOM



3 - TOWNHOUSE 1 - EXISTING INTERIOR (IN MAIN STRUCTURE) TO BE DEMOLISHED



KEY PLAN - LEVEL 1

1/32" = 1'-0"



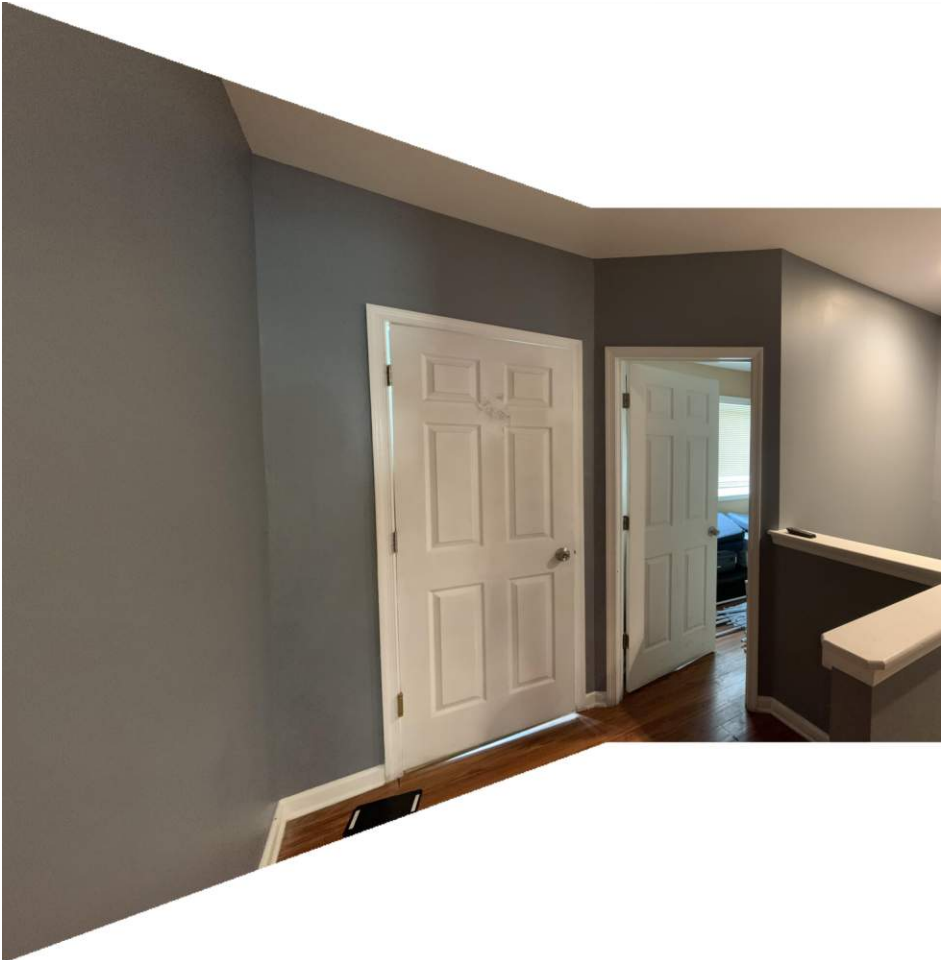
1 - VIEW OF FRONT ROOM IN TOWNHOUSE 1, LEVEL 2



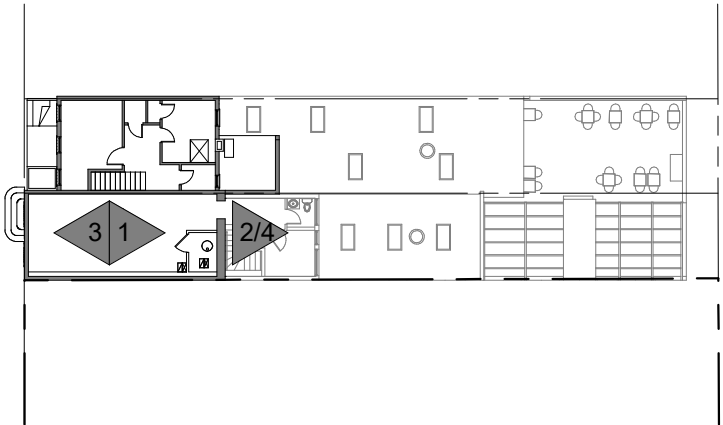
2 - VIEW OF STAIRS IN REAR ADDITION AT TOWNHOUSE 1, LEVEL 2



3 - VIEW OF FRONT ROOM IN TOWNHOUSE 1, LEVEL 2



4 - VIEW OF REAR ADDITION IN TOWNHOUSE 1, LEVEL 2



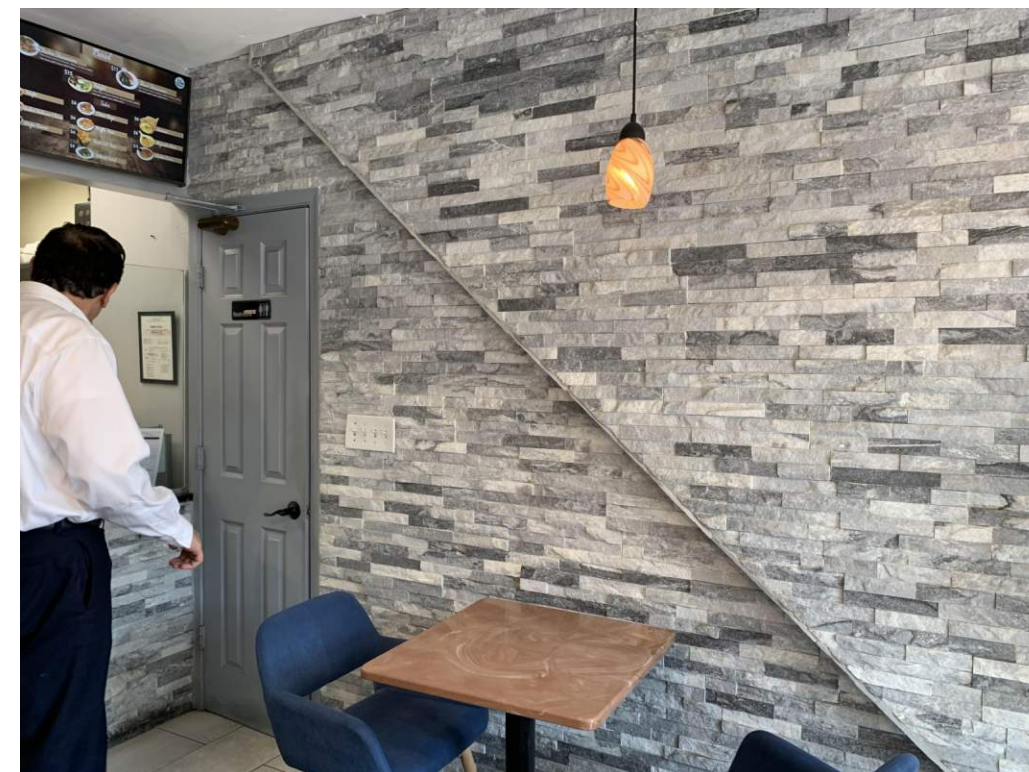
KEY PLAN - LEVEL 2
1/32" = 1'-0"



1 - VIEW OF STAIRS AT TOWNHOUSE 2 FRONT ENTRANCE



2 - VIEW AT FRONT ROOM OF TOWNHOUSE 2, LEVEL 1



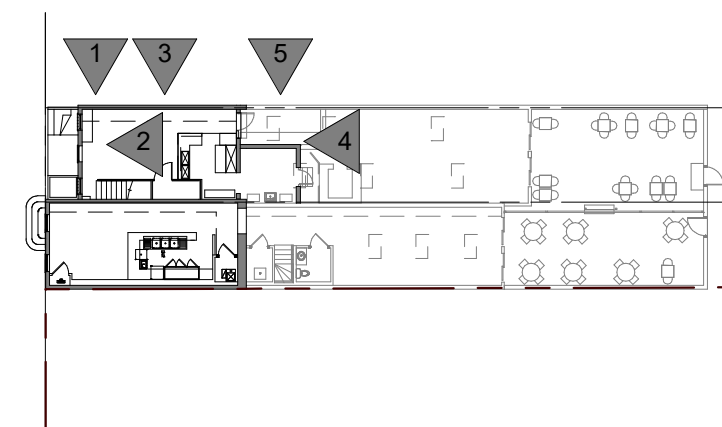
3 - VIEW AT FRONT ROOM OF TOWNHOUSE 2, LEVEL 1



4 - VIEW OF CORRIDOR BETWEEN BRICK STRUCTURE AND PARTY WALL TOWNHOUSE 2



5 - VIEW OF 1 STORY BRICK STRUCTURE IN TOWNHOUSE 2



KEY PLAN - LEVEL 1
1/32" = 1'-0"



1 - VIEW AT FRONT ROOM OF TOWNHOUSE 2, LEVEL 2



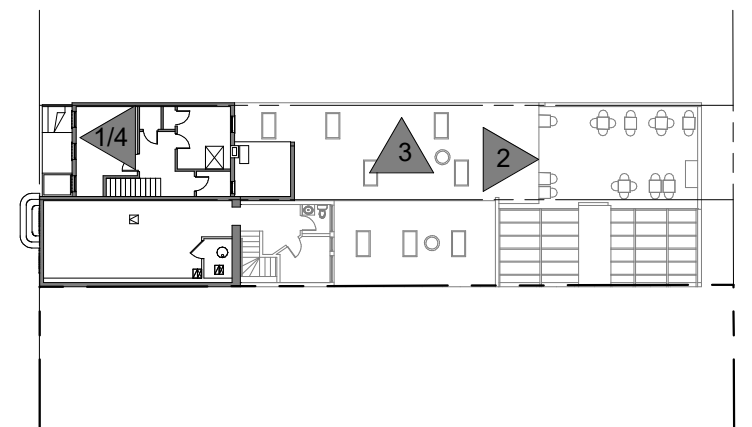
2 - VIEW AT REAR OF TOWNHOUSE 2 (NORTH) LOOKING EAST



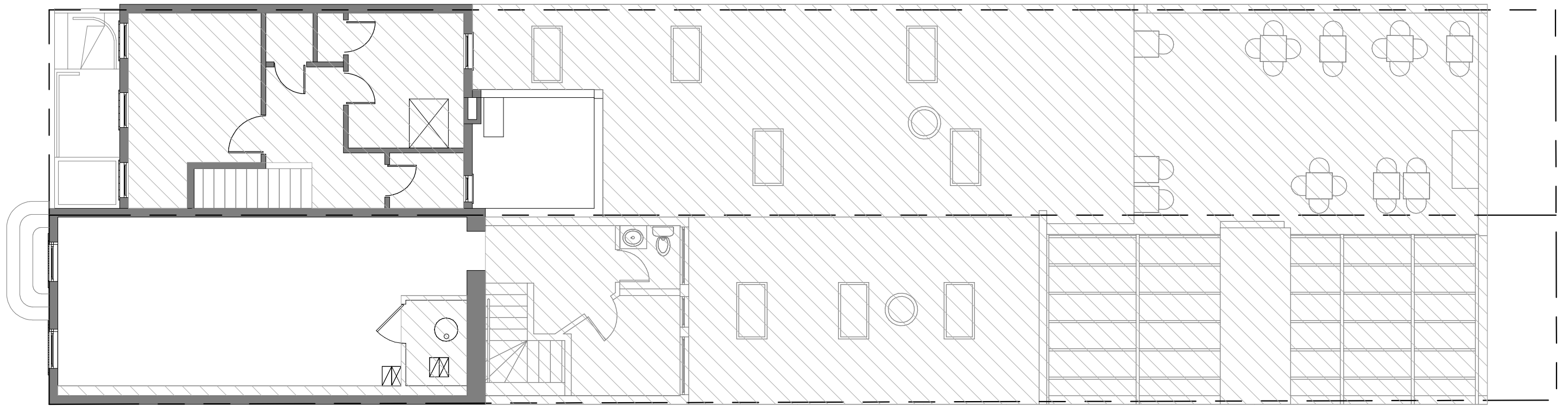
3 - VIEW AT REAR OF TOWNHOUSE 2 (NORTH) LOOKING WEST



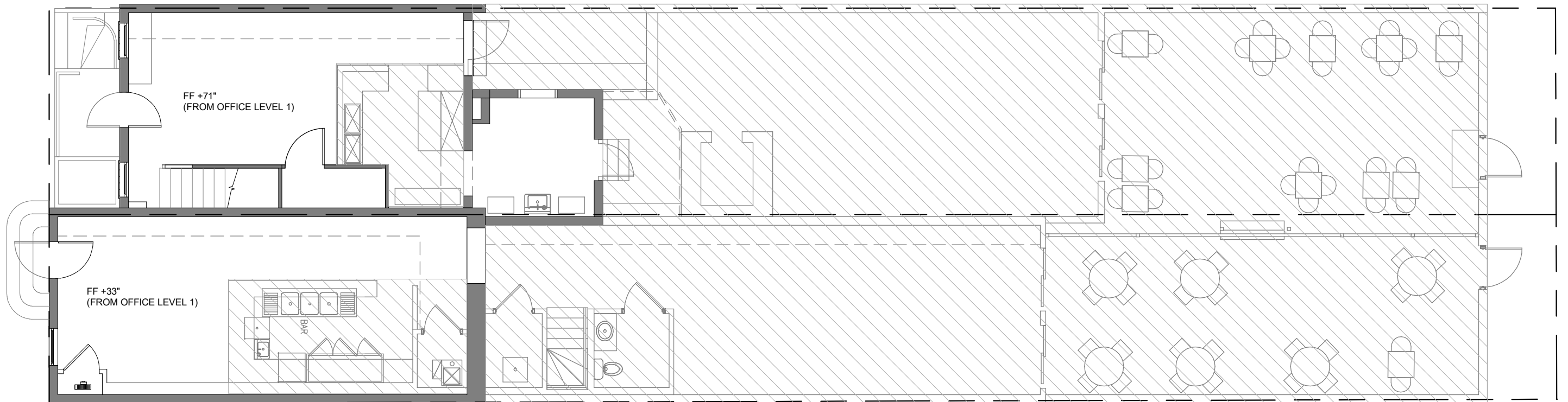
4 - VIEW AT FRONT ROOM OF TOWNHOUSE 2, LEVEL 2



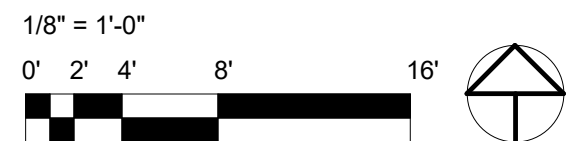
KEY PLAN - LEVEL 2
1/32" = 1'-0"



② TOWNHOUSE - LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

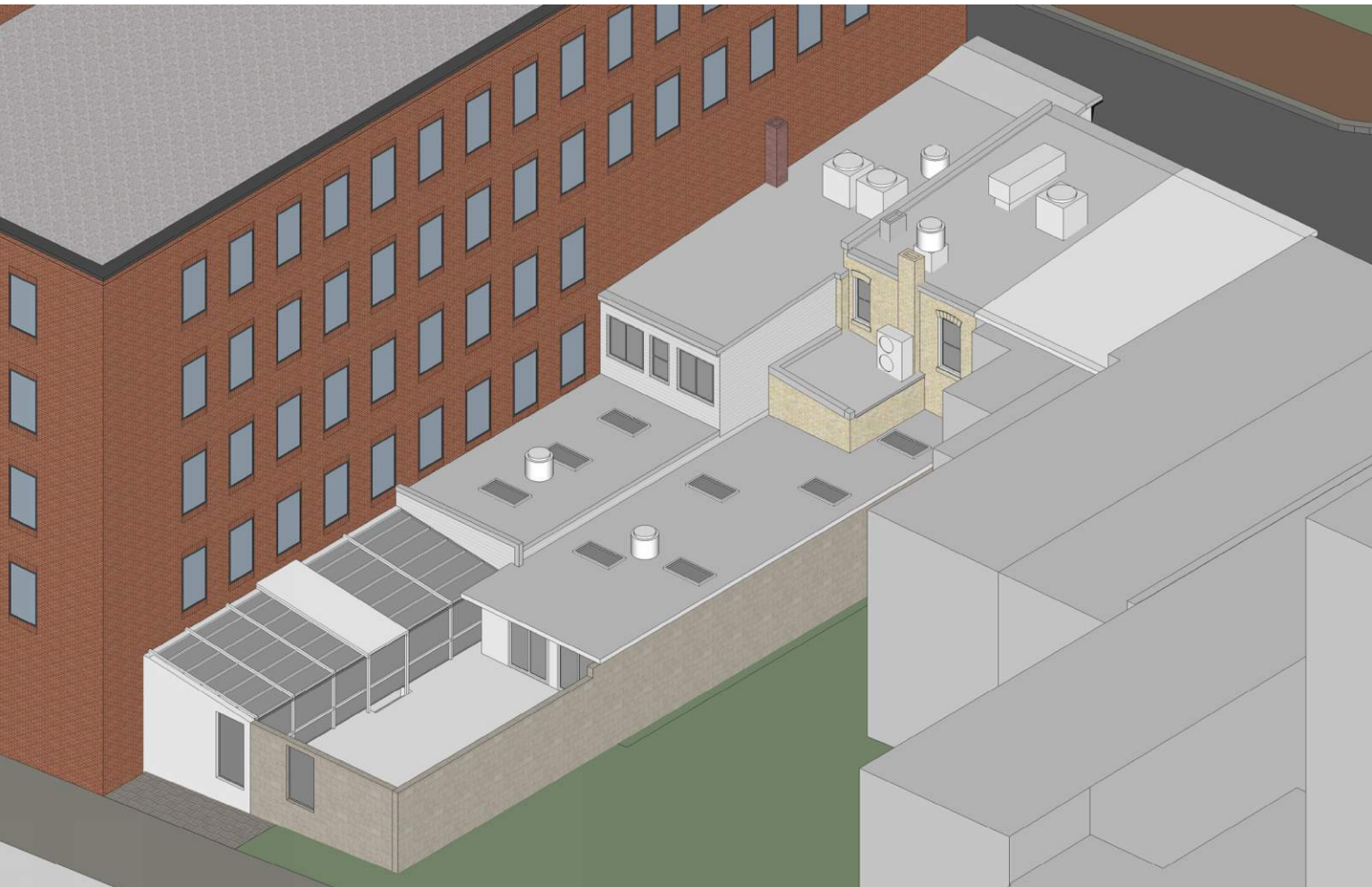


① TOWNHOUSE - GROUND FLOOR PLAN
1/8" = 1'-0"

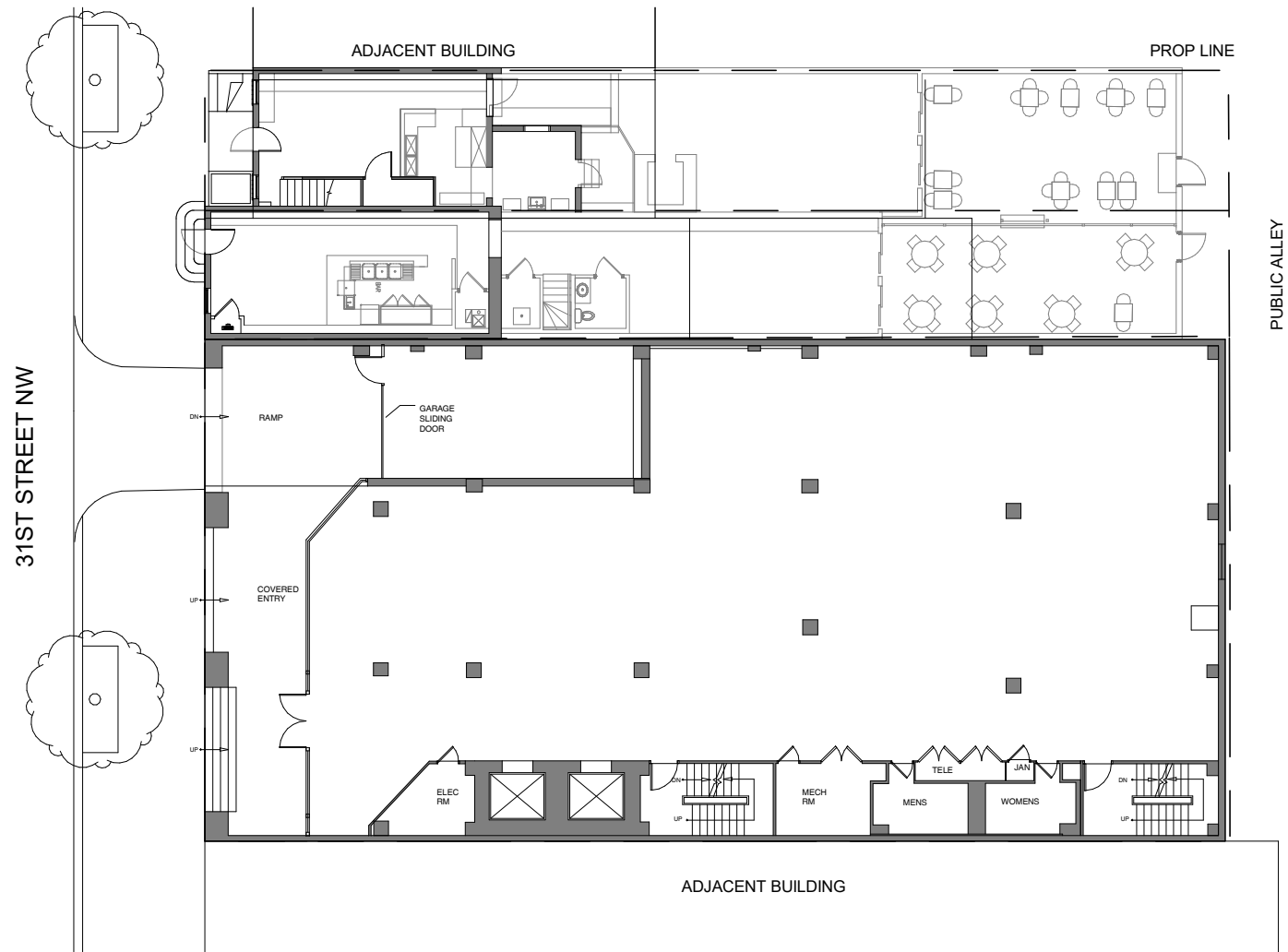




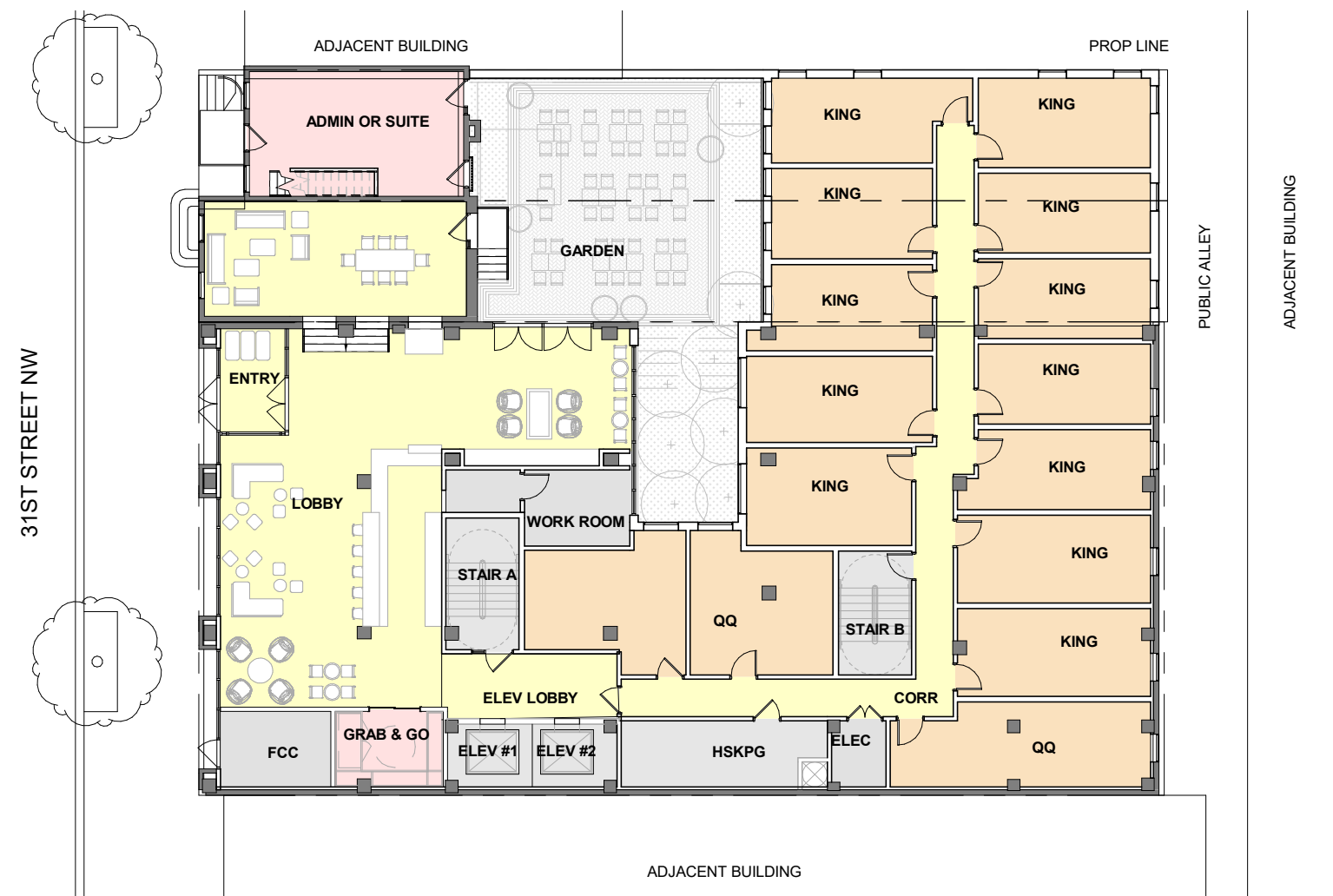
EXISTING TOWNHOUSE MASSING - FRONT



EXISTING TOWNHOUSE MASSING - REAR

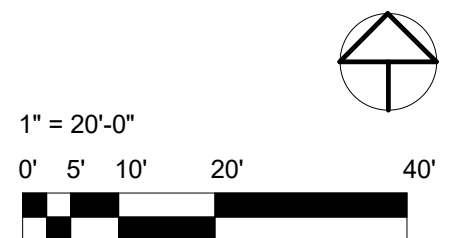


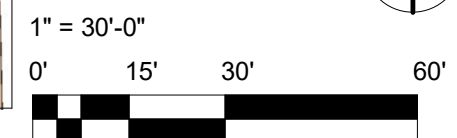
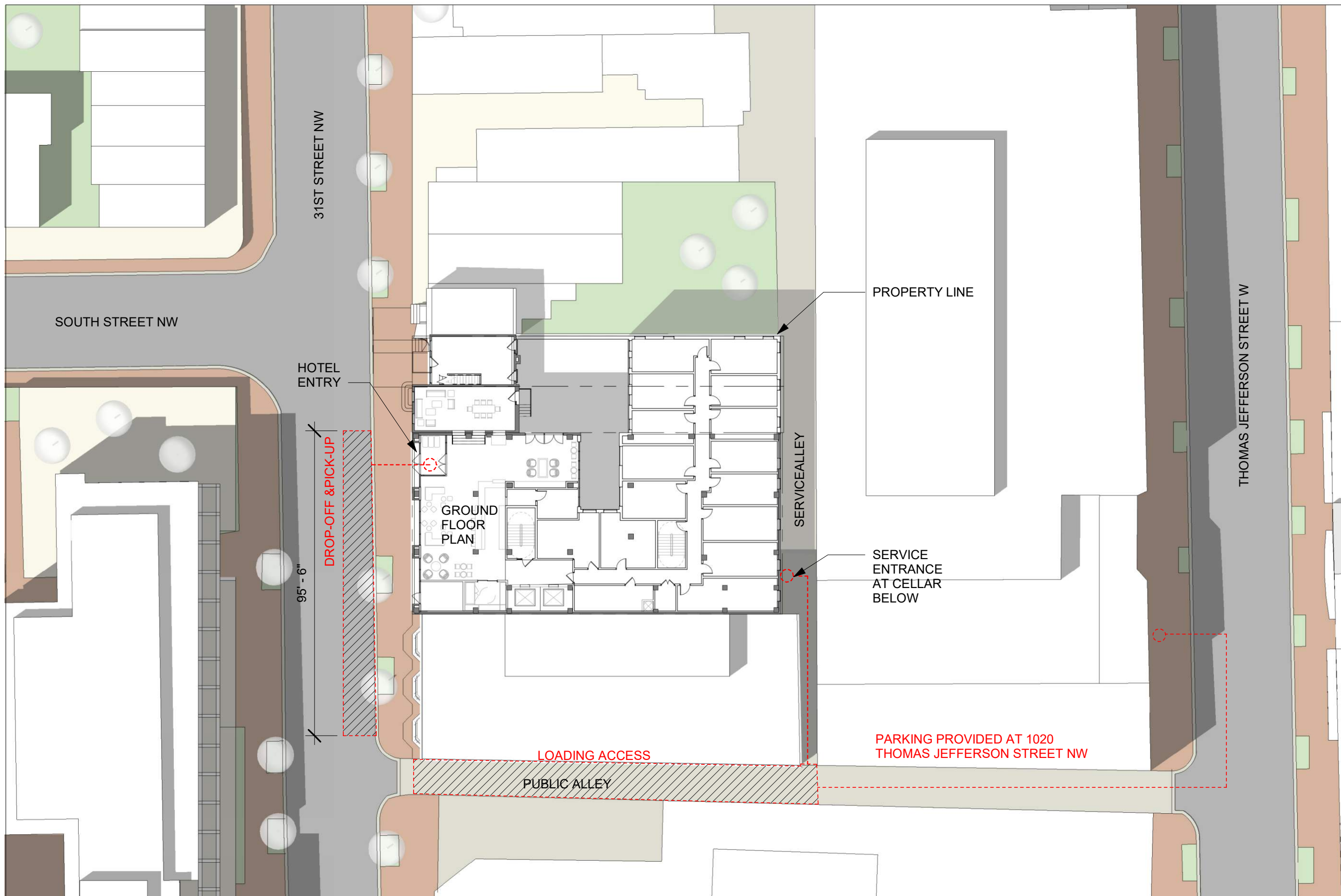
① EXISTING FLOOR PLAN - LEVEL 1
1" = 20'-0"



② PROPOSED FLOOR PLAN - LEVEL 1
1" = 20'-0"

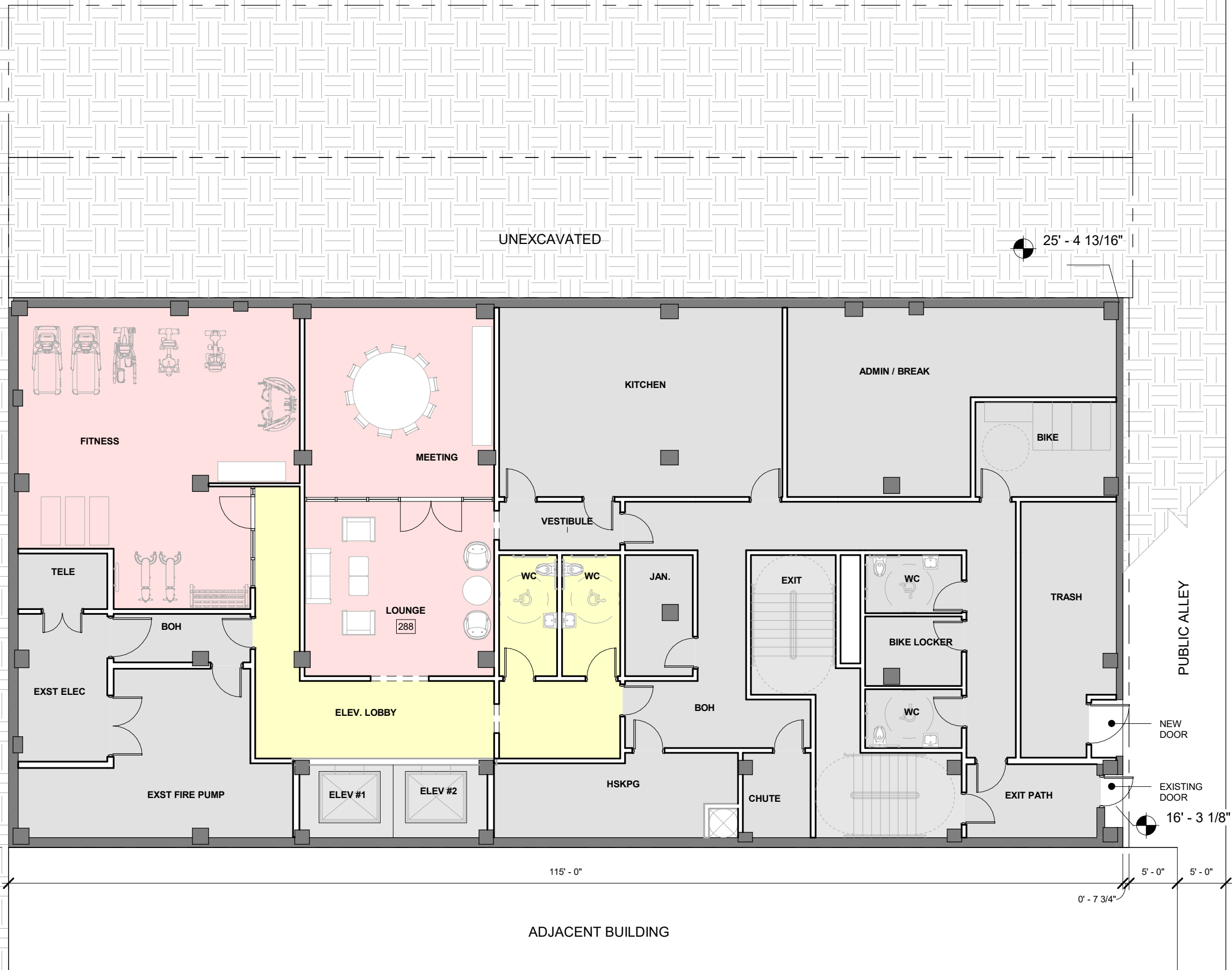
NOTE: SEE APPENDIX FOR DIMENSIONED PLANS



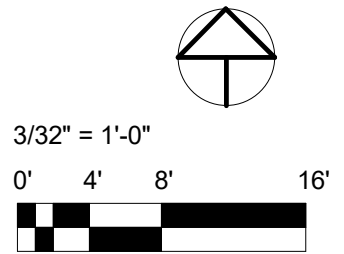


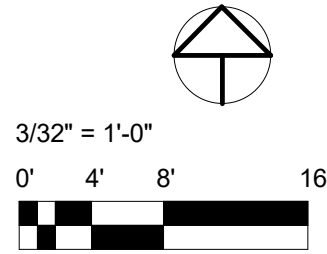
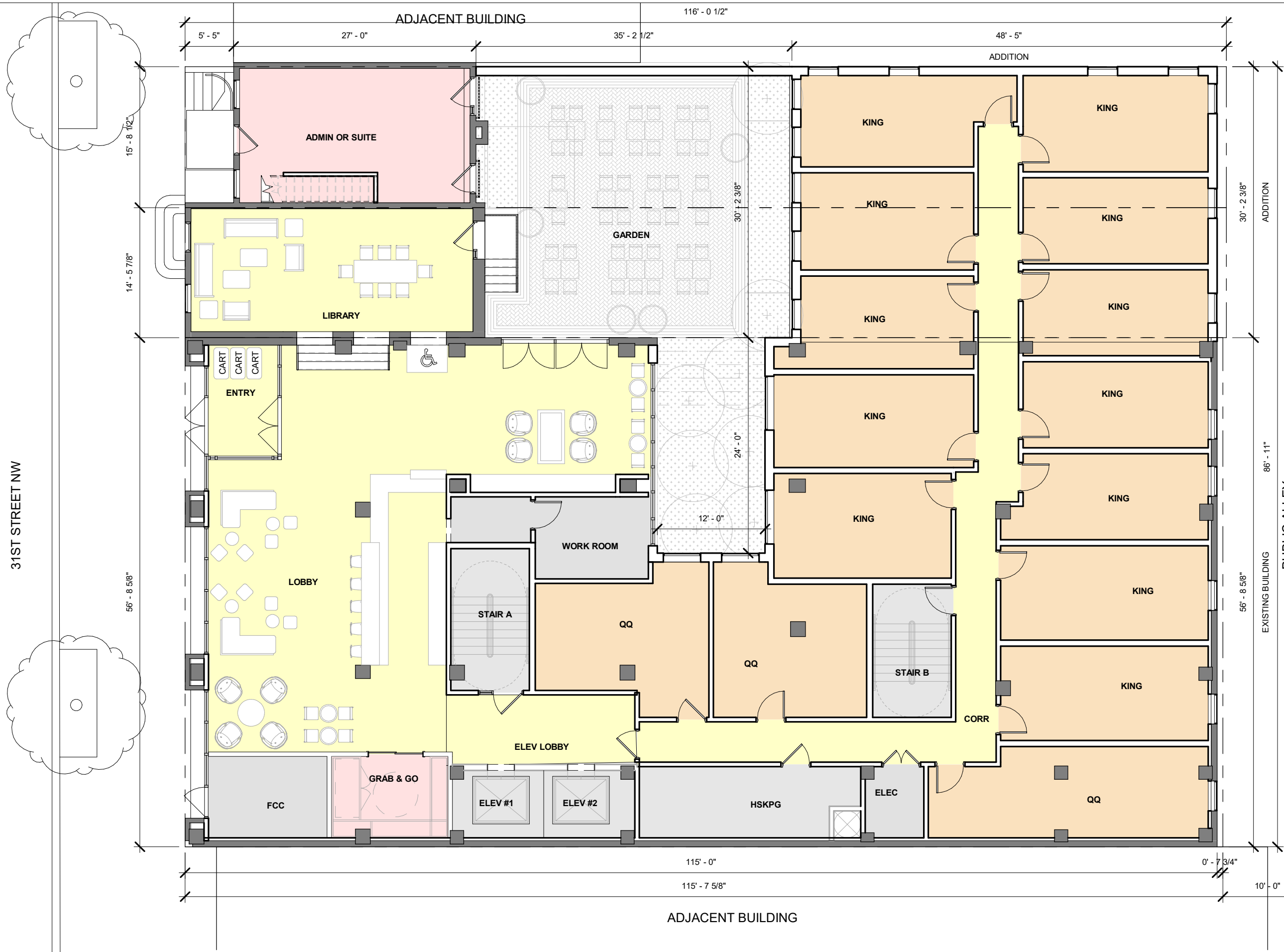
31ST STREET NW
ABOVE

56' - 8 5/8"



- EXISTING WALL
- NEW WALL
- ROOM TYPE LEGEND
- AMENITY
 - BOH
 - CORE
 - GUESTROOM
 - PUBLIC





COMPARATIVE STUDY

SITE BOUNDARY
LANDSCAPE



SITE



CHEZ BILLY SUD



TABARD INN

EXISTING SITE CONDITION



LANDSCAPE PLAN



SITE PERSPECTIVE



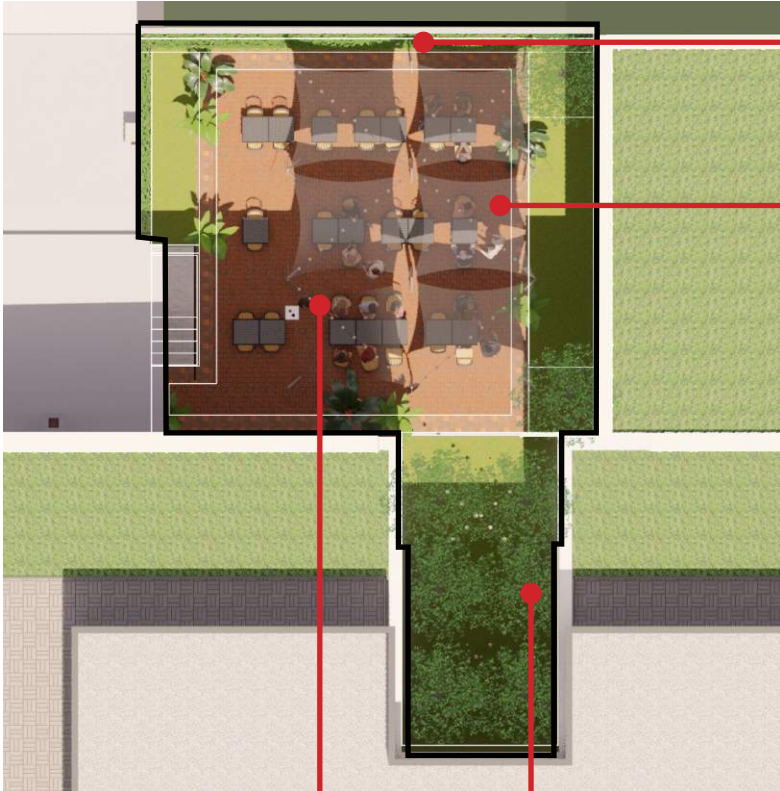
SITE PERSPECTIVE



SITE PERSPECTIVE



PRECEDENT IMAGES



BRICK PAVING



FEATURED WALL WITH PRIVET PLANTING



GRAVEL/LIGHTING



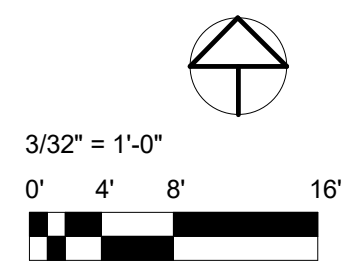
HONEY LOCUST TREE

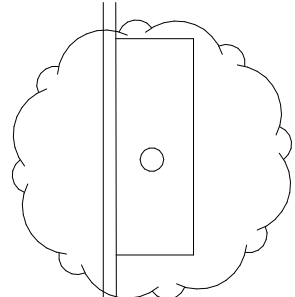


GROUNDCOVER PLANTING

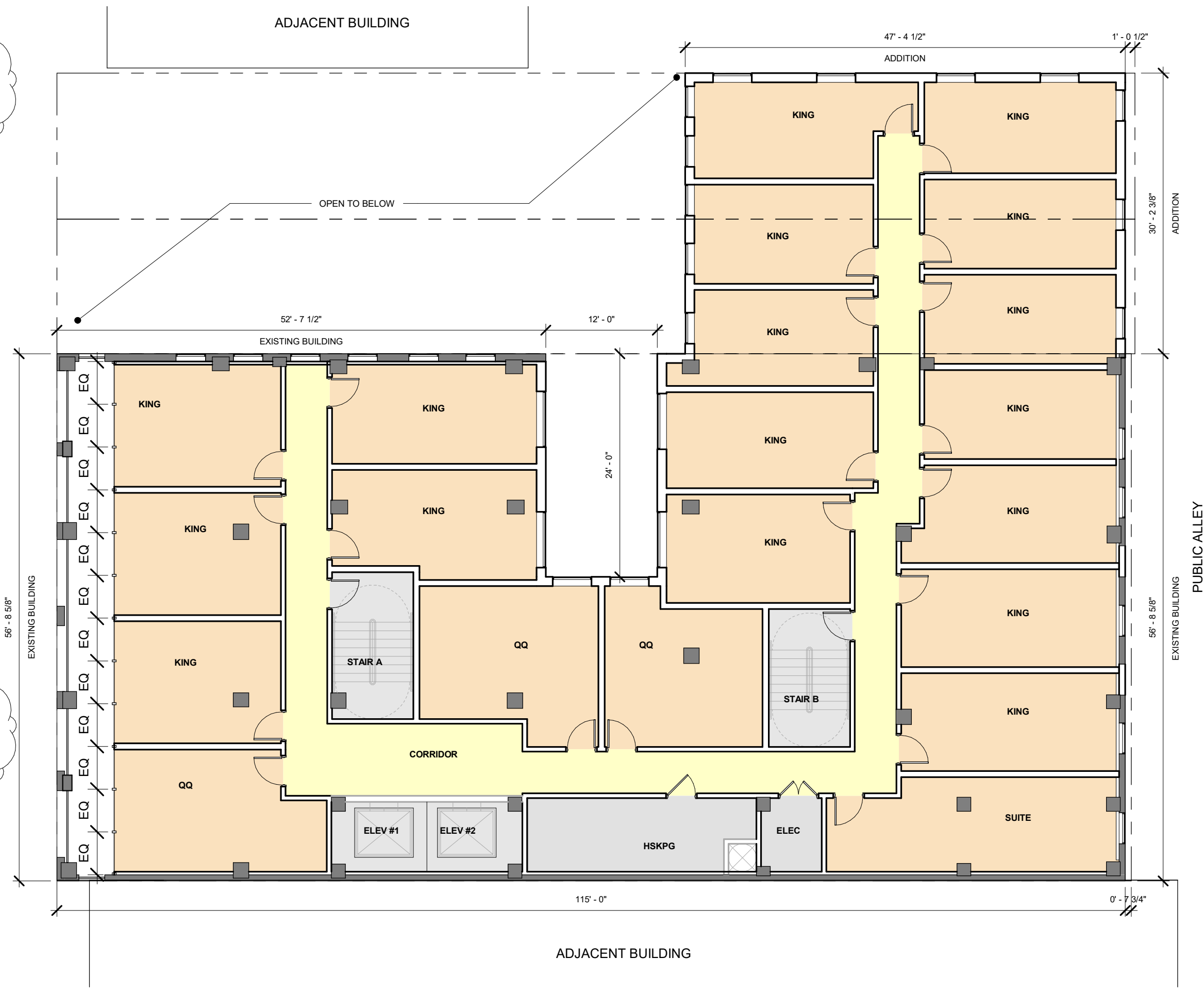
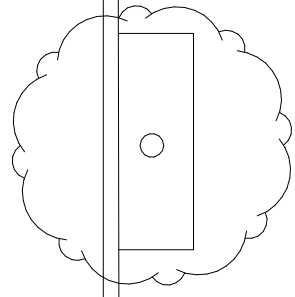


- EXISTING WALL**
- NEW WALL**
- ROOM TYPE LEGEND**
- AMENITY
 - BOH
 - CORE
 - GUESTROOM
 - PUBLIC

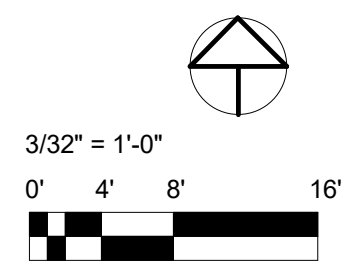


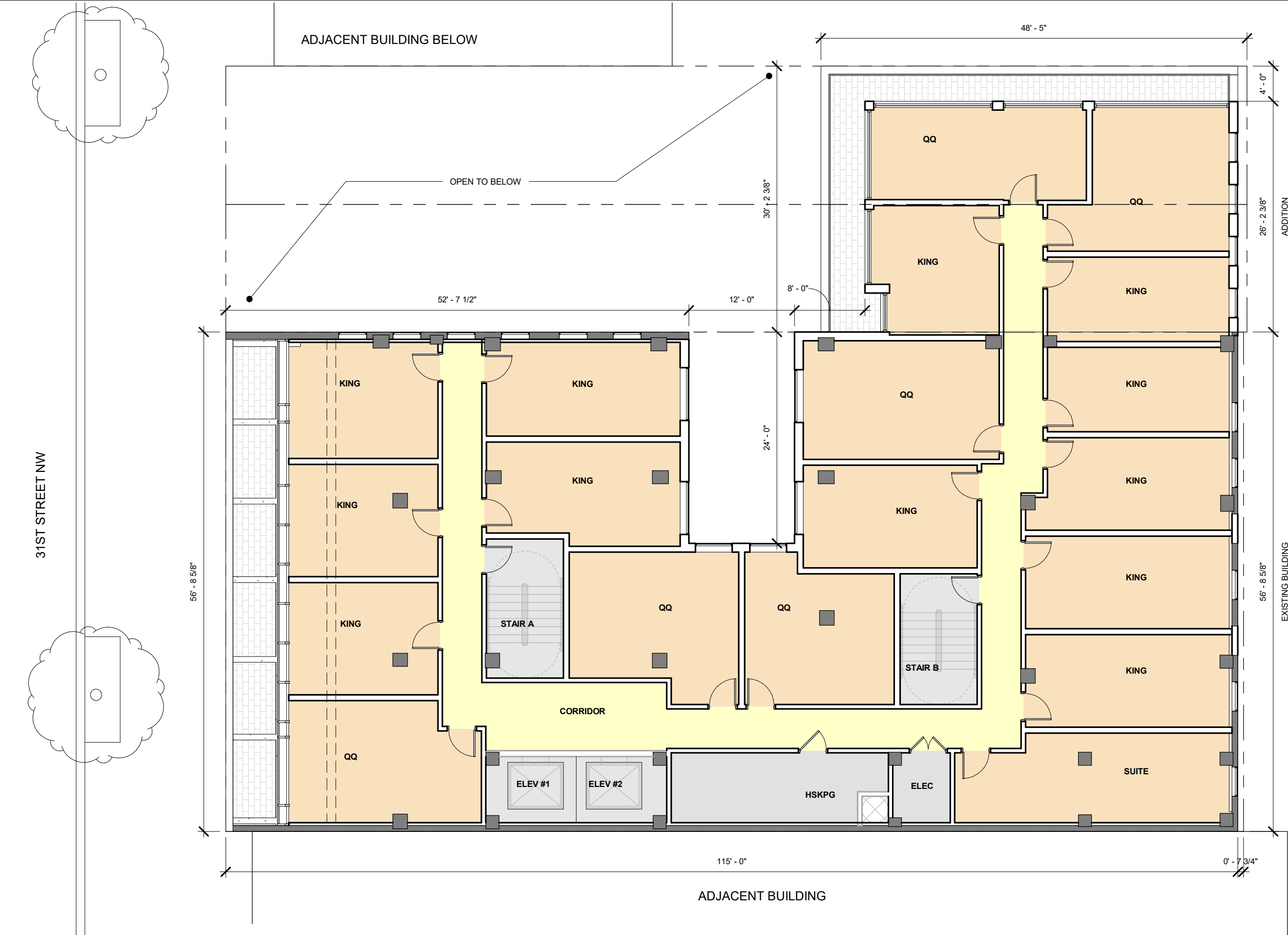


31ST STREET NW



- EXISTING WALL
- NEW WALL
- ROOM TYPE LEGEND
 - AMENITY
 - BOH
 - CORE
 - GUESTROOM
 - PUBLIC



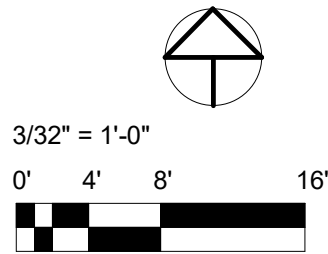


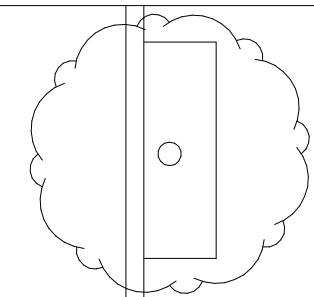
- EXISTING WALL
- NEW WALL
- ROOM TYPE LEGEND
 - AMENITY
 - BOH
 - CORE
 - GUESTROOM
 - PUBLIC

ADJACENT BUILDING

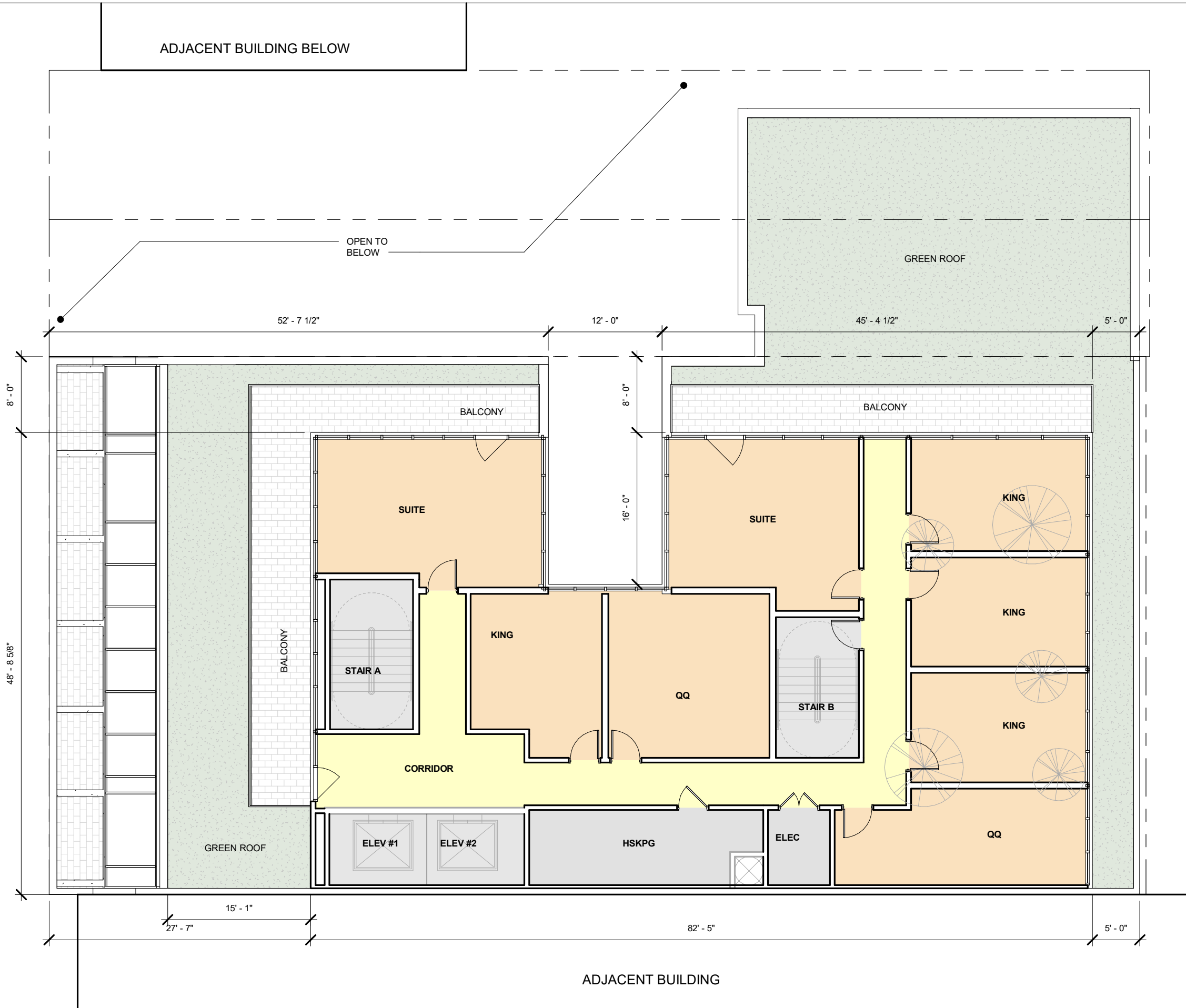
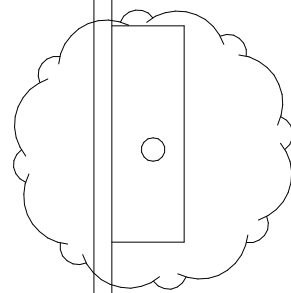
PUBLIC ALLEY

EXISTING BUILDING





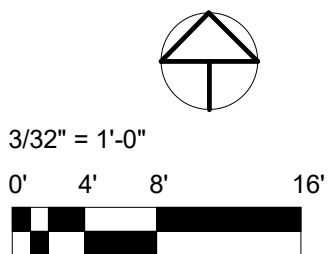
31ST STREET NW

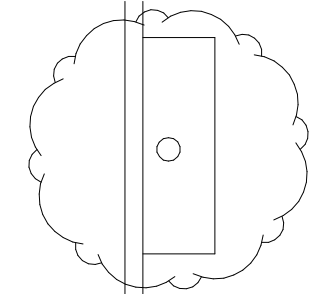


- EXISTING WALL
- NEW WALL
- ROOM TYPE LEGEND
- AMENITY
 - BOH
 - CORE
 - GUESTROOM
 - PUBLIC

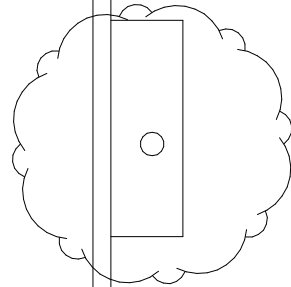
PUBLIC ALLEY

ADJACENT BUILDING





31ST STREET NW



ADJACENT BUILDING BELOW

ROOF BELOW

ROOF BELOW

ROOF BELOW

MECH MEZZ

ELEVATOR OVERRUN

ROOF HATCH

CHUTE EXHAUST

27' - 7"

82' - 5"

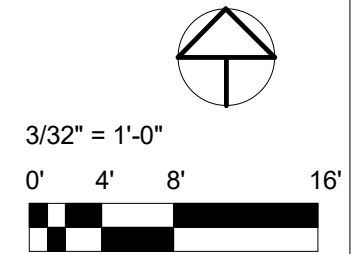
5' - 0"

ADJACENT BUILDING

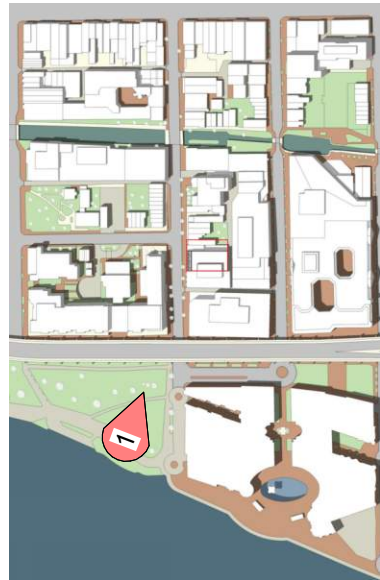
PUBLIC ALLEY

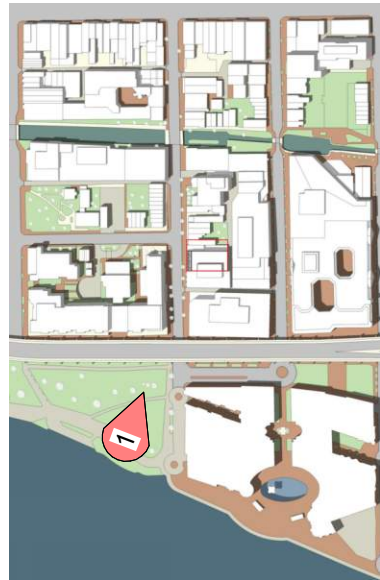
ADJACENT BUILDING

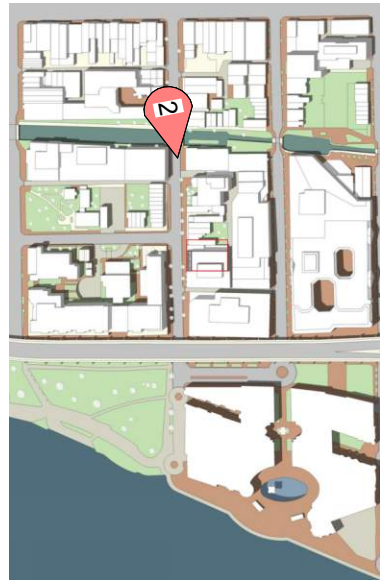
- EXISTING WALL
- NEW WALL

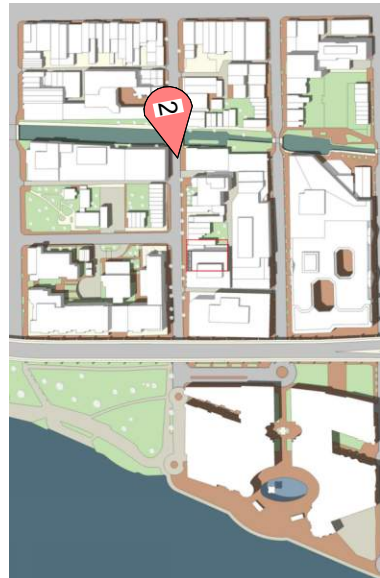


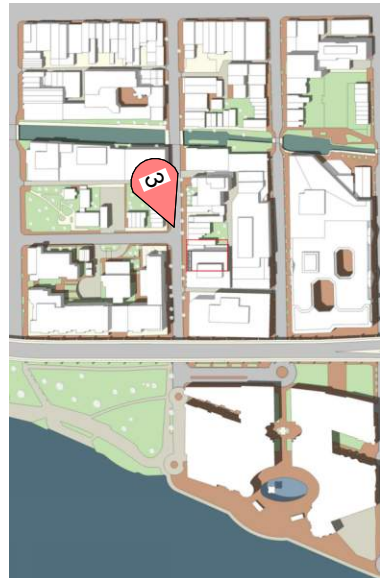


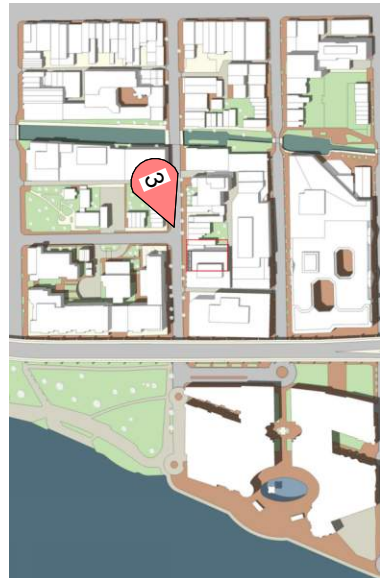


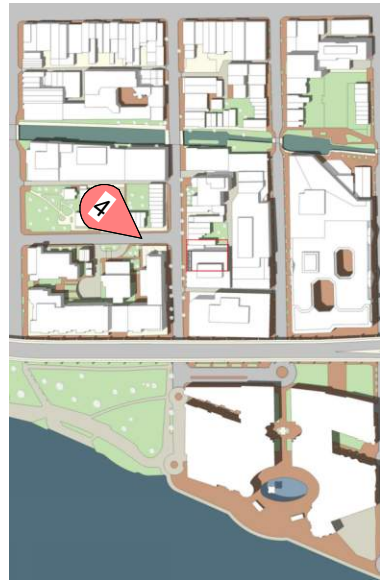


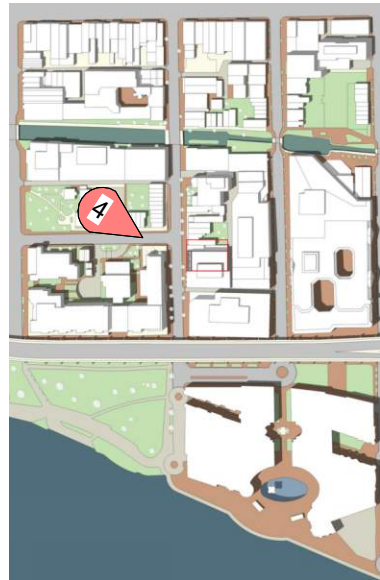


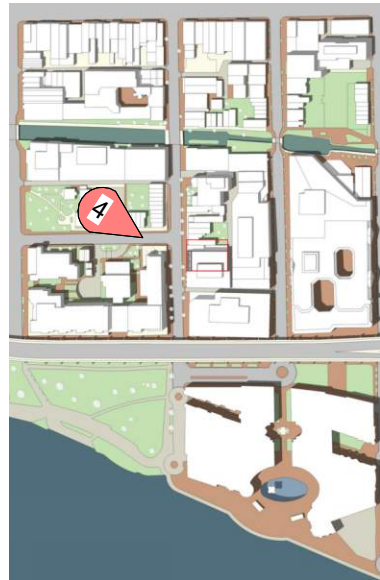


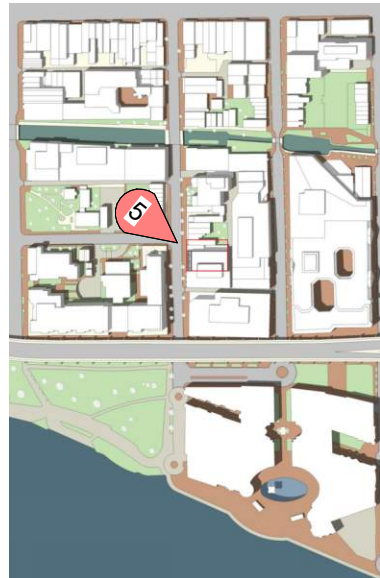


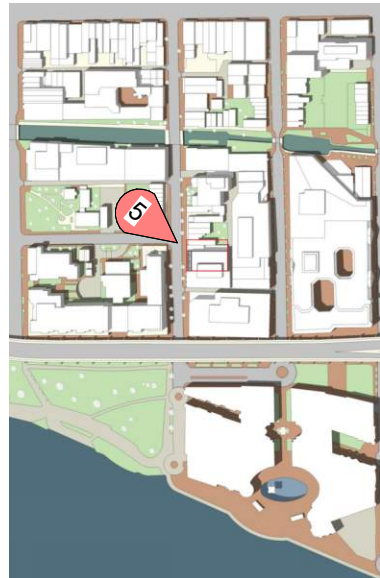


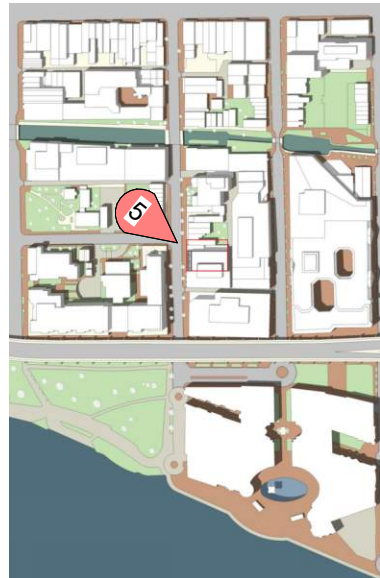


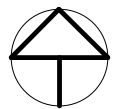
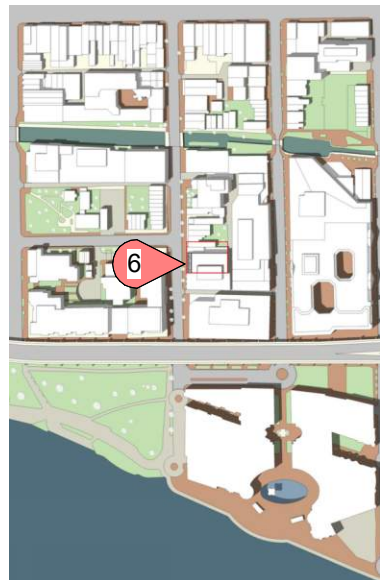


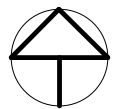
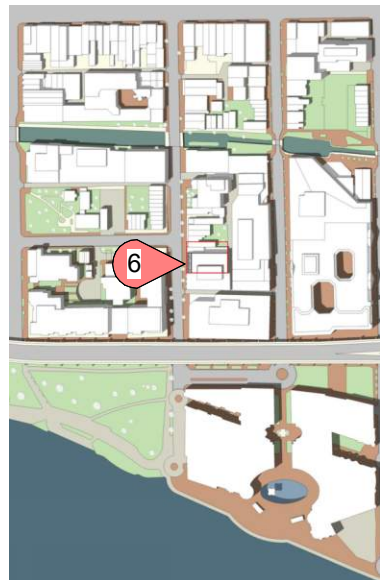


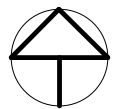
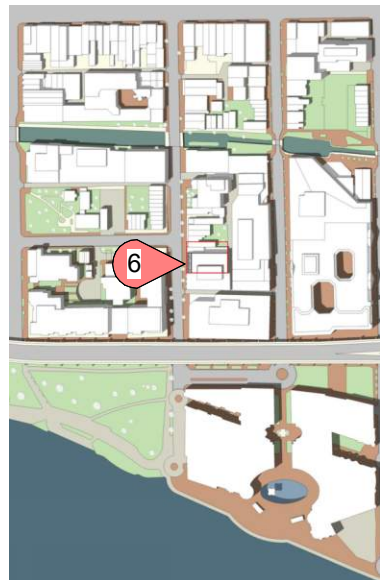


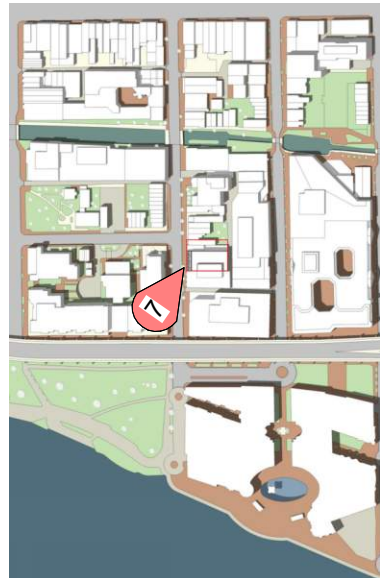


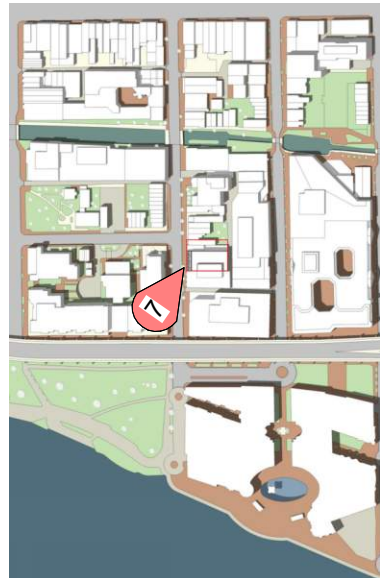


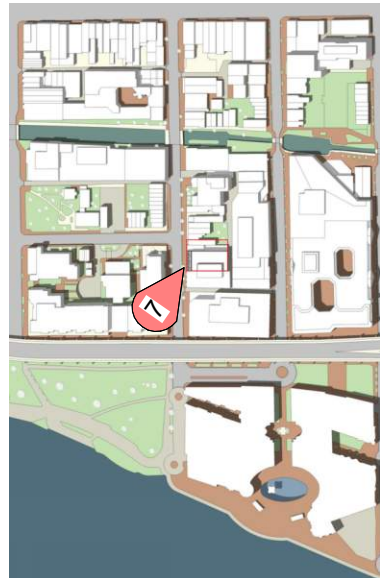










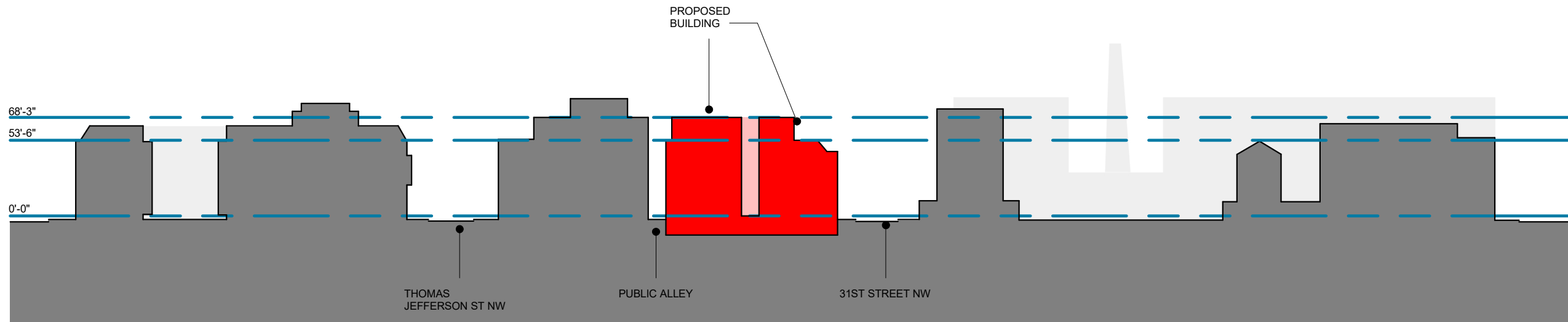




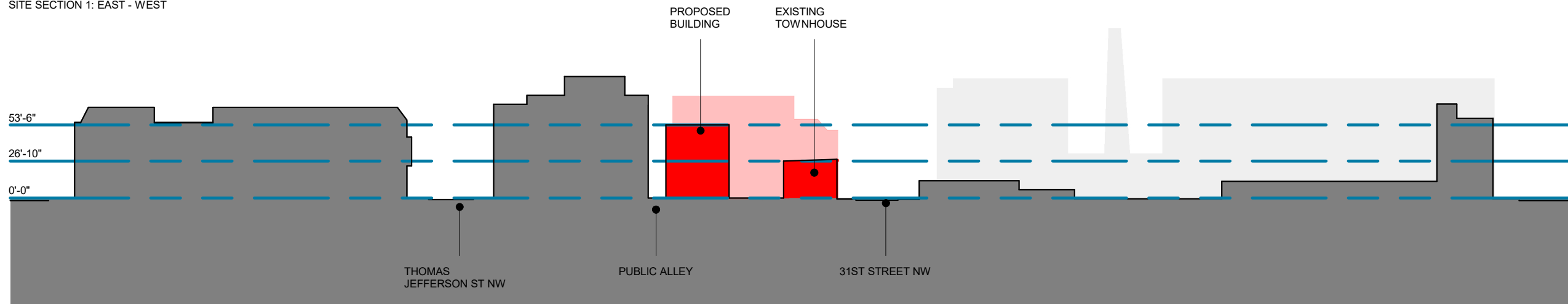




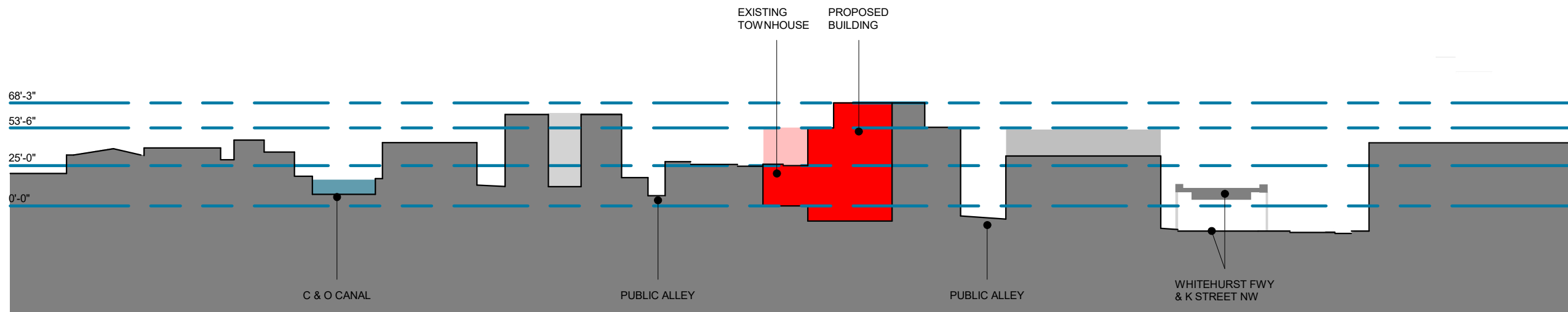




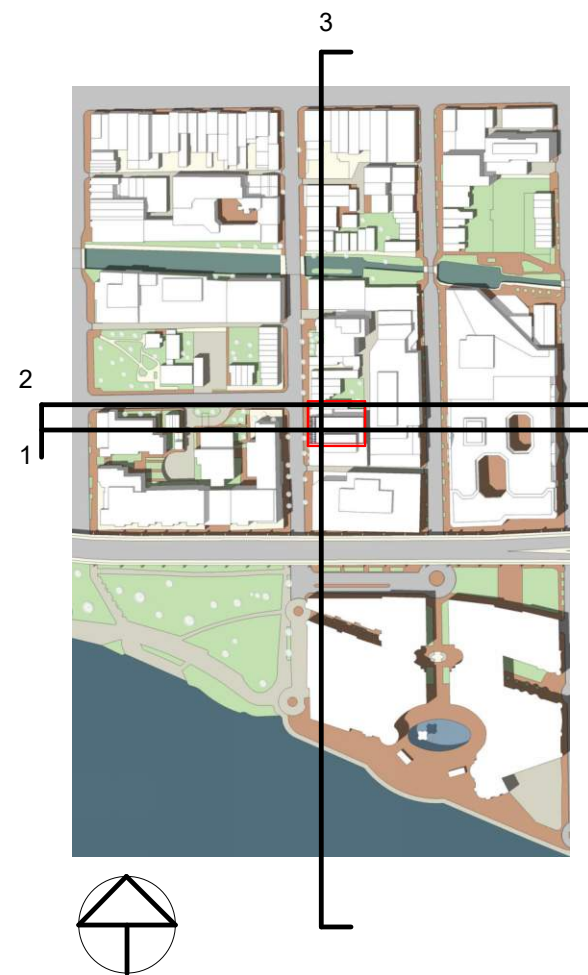
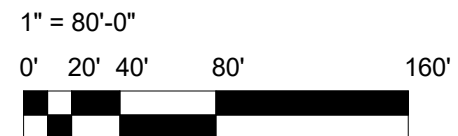
SITE SECTION 1: EAST - WEST

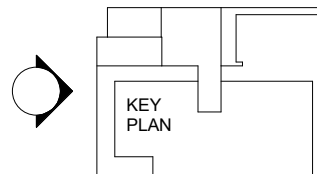


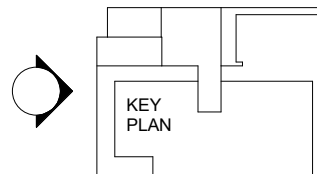
SITE SECTION 2: EAST - WEST

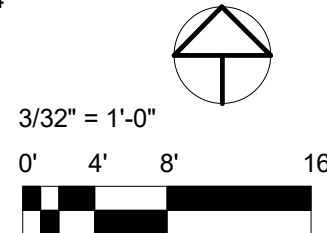
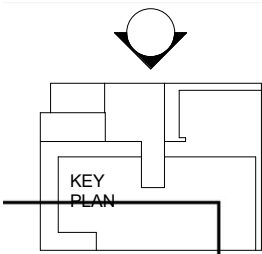


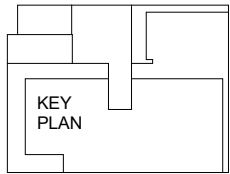
SITE SECTION 3: NORTH - SOUTH











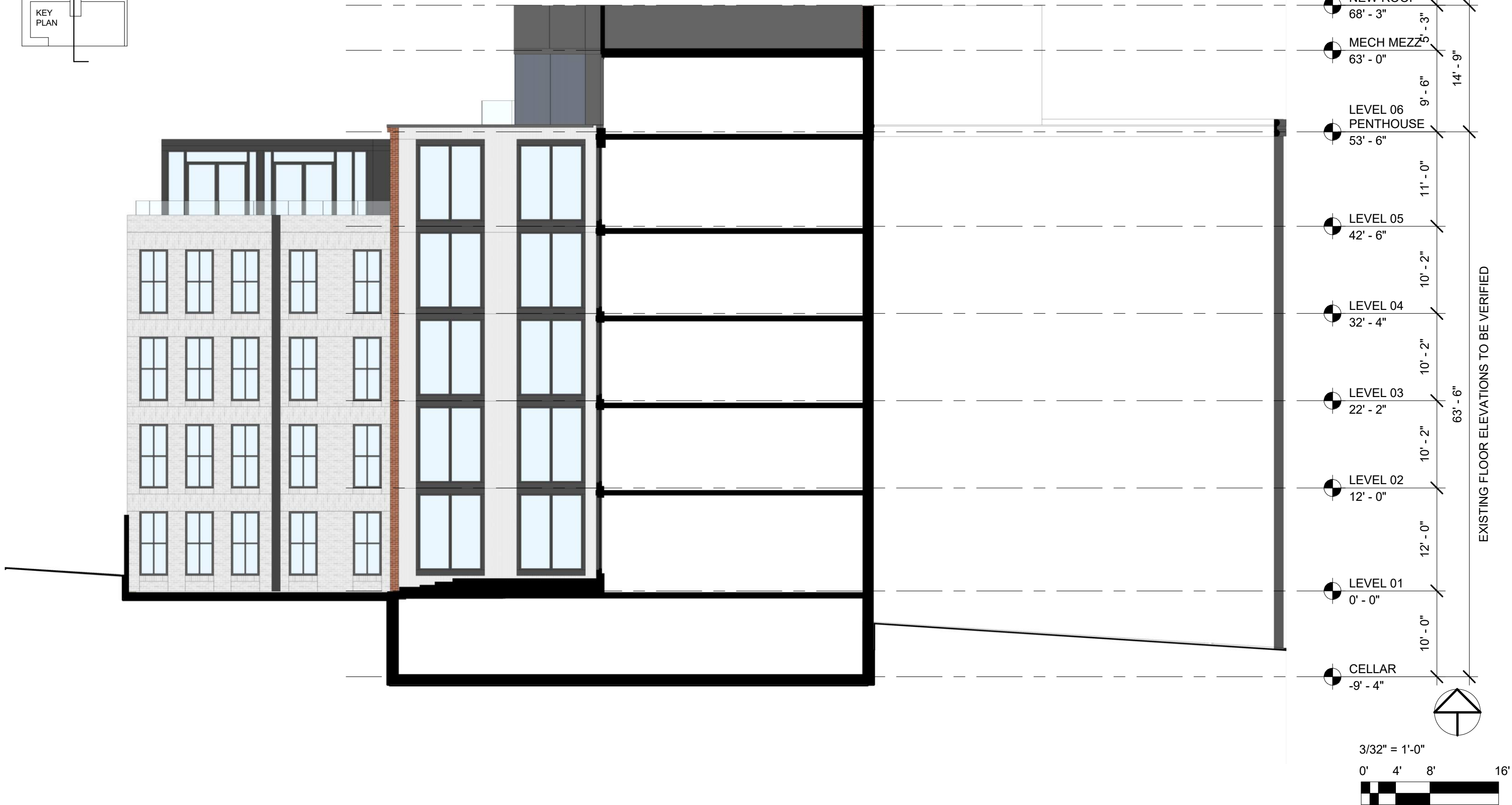
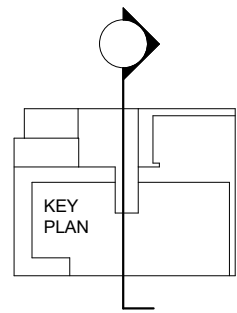
| | | |
|--------------------|----------|----------|
| NEW ROOF | 68' - 3" | |
| MECH MEZZ | 63' - 0" | 5' - 3" |
| LEVEL 06 PENTHOUSE | 53' - 6" | 9' - 6" |
| | | 14' - 9" |
| | | 11' - 0" |
| LEVEL 05 | 42' - 6" | |
| | | 10' - 2" |
| LEVEL 04 | 32' - 4" | |
| | | 10' - 2" |
| LEVEL 03 | 22' - 2" | |
| | | 10' - 2" |
| LEVEL 02 | 12' - 0" | |
| | | 12' - 0" |
| LEVEL 01 | 0' - 0" | |
| | | 10' - 0" |
| CELLAR | -9' - 4" | |

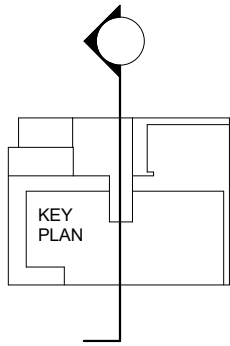
EXISTING FLOOR ELEVATIONS TO BE VERIFIED



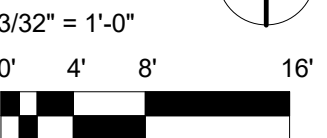
3/32" = 1'-0"

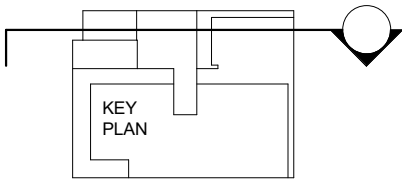


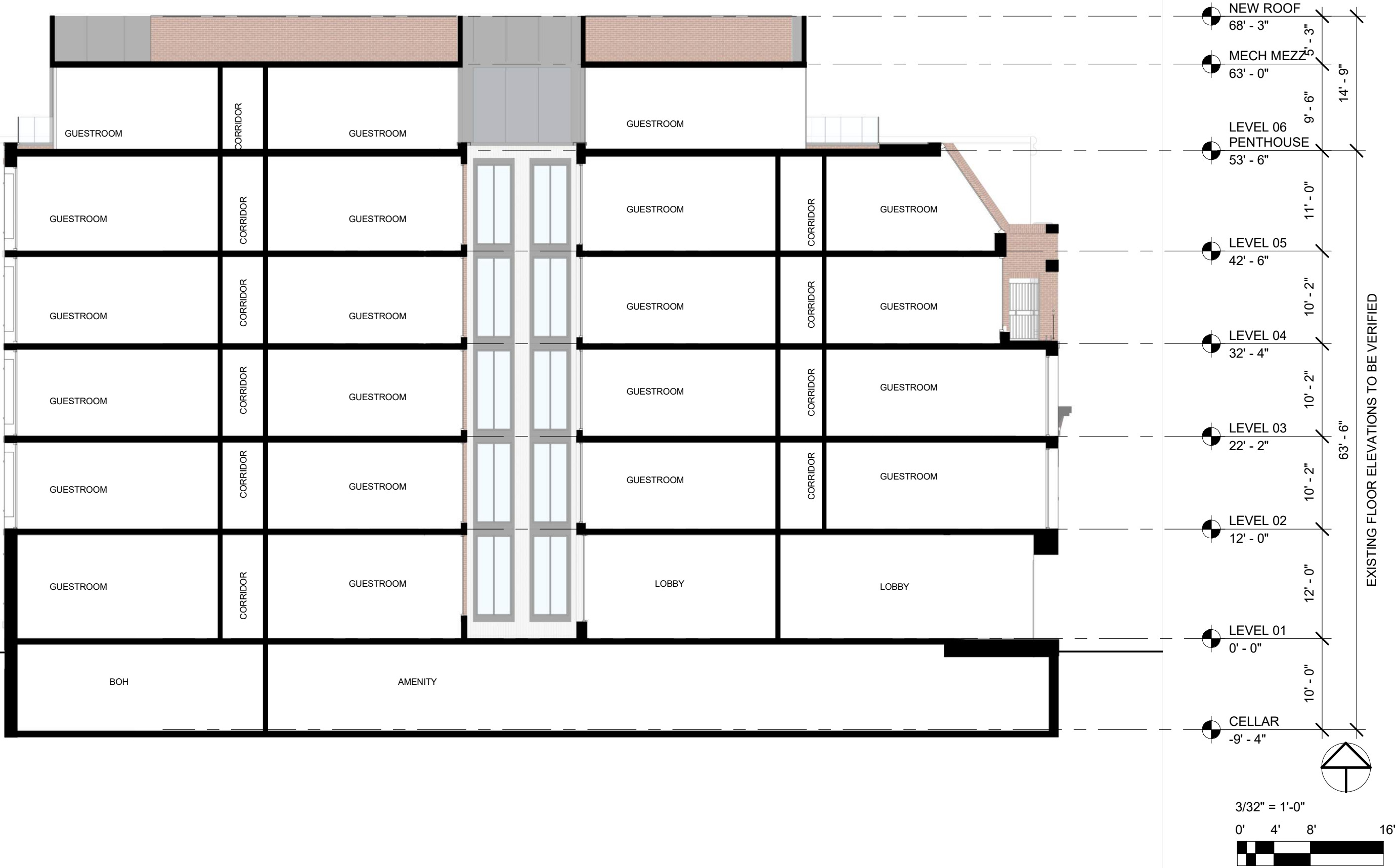
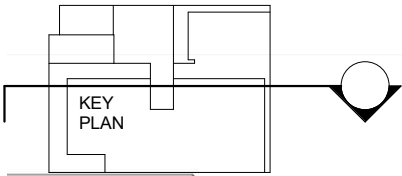


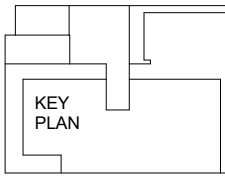


EXISTING FLOOR ELEVATIONS TO BE VERIFIED



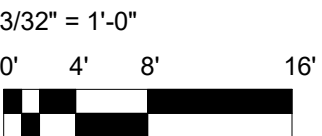


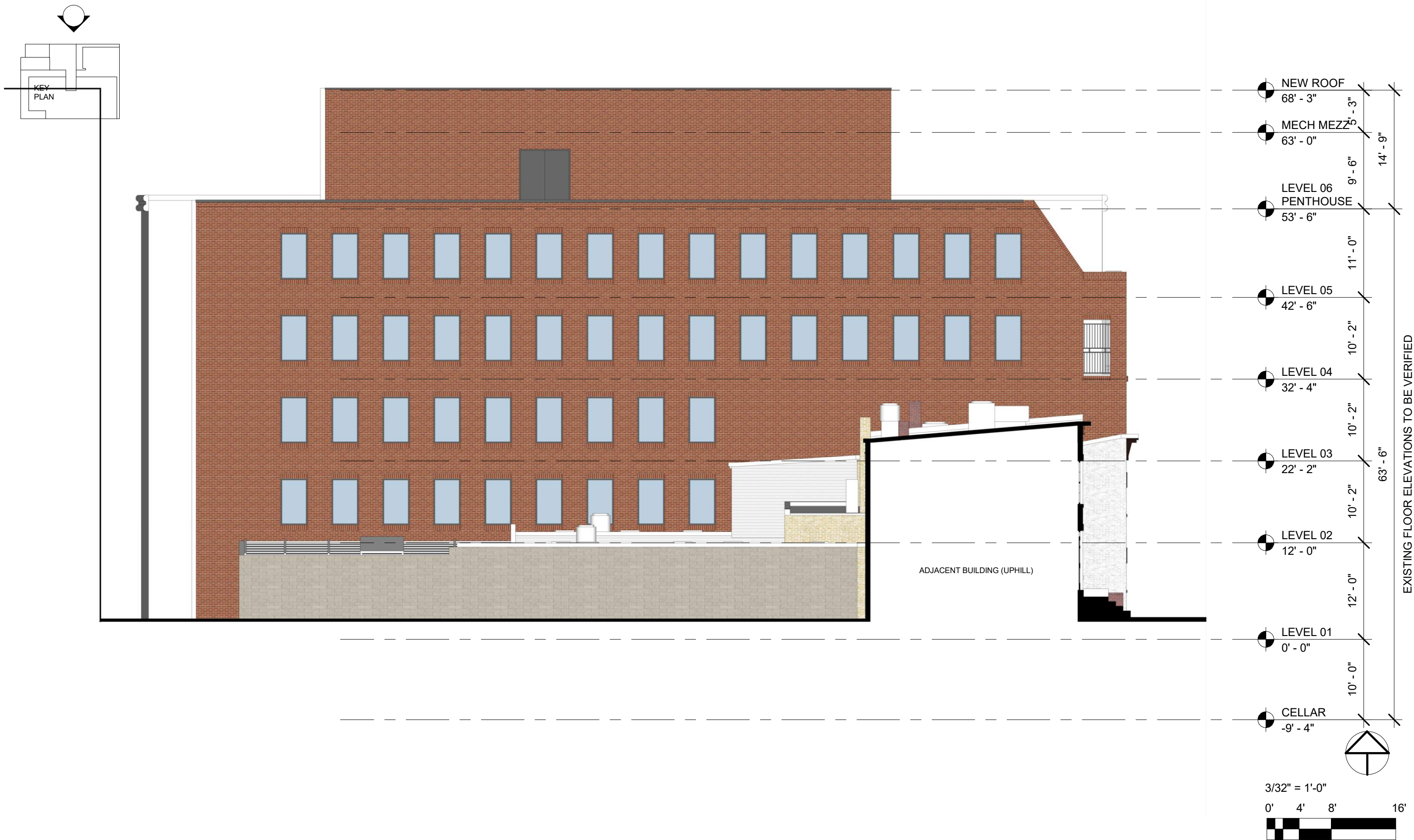


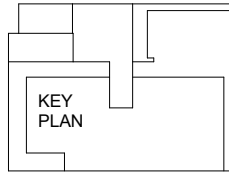


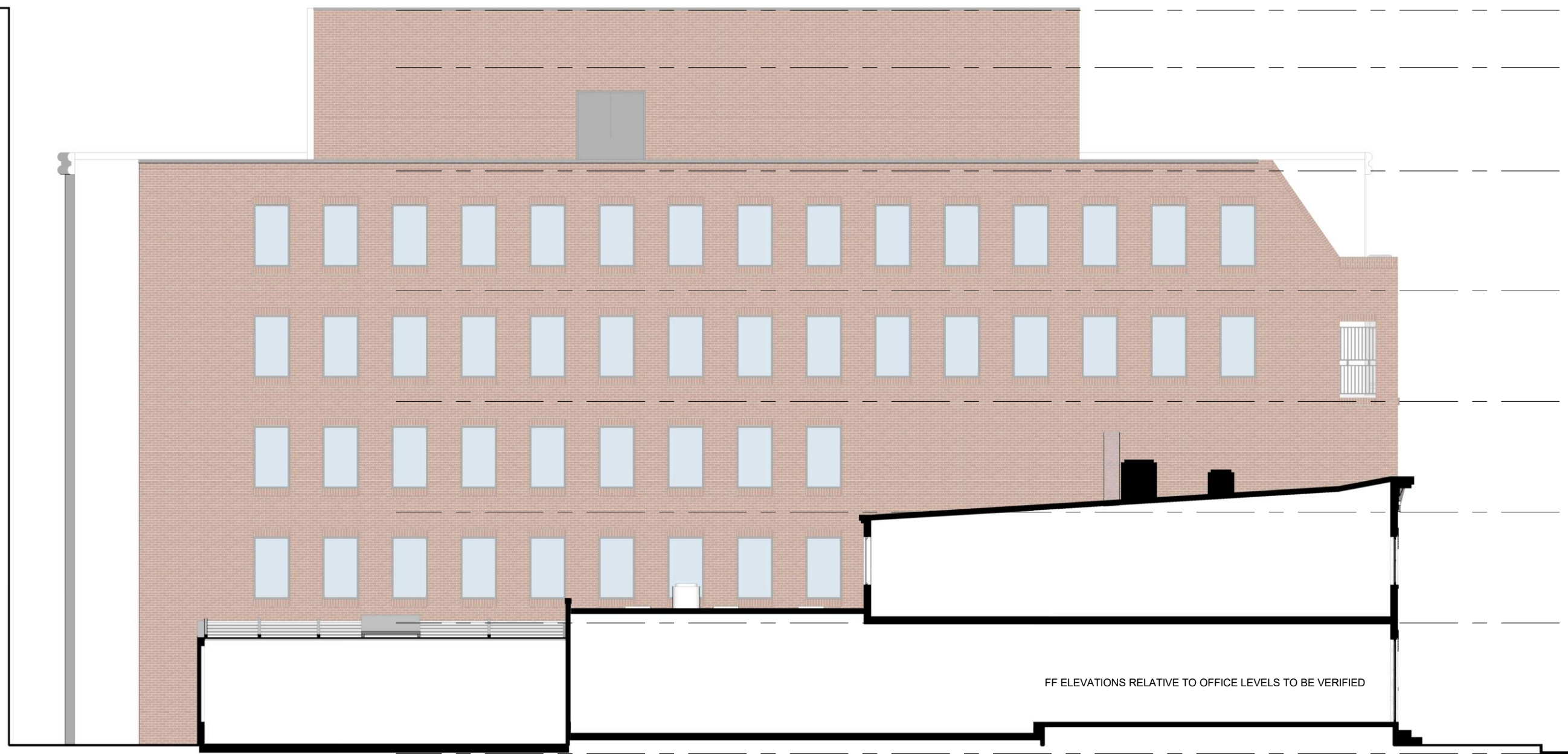
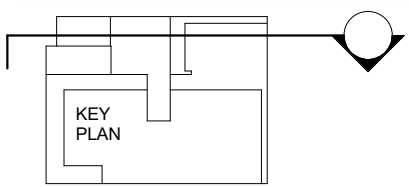
| | | |
|--------------------|----------|----------|
| NEW ROOF | 68' - 3" | |
| MECH MEZZ | 63' - 0" | 5' - 3" |
| LEVEL 06 PENTHOUSE | 53' - 6" | 9' - 6" |
| | | 14' - 9" |
| | | 11' - 0" |
| LEVEL 05 | 42' - 6" | |
| | | 10' - 2" |
| LEVEL 04 | 32' - 4" | |
| | | 10' - 2" |
| LEVEL 03 | 22' - 2" | |
| | | 10' - 2" |
| LEVEL 02 | 12' - 0" | |
| | | 12' - 0" |
| LEVEL 01 | 0' - 0" | |
| | | 10' - 0" |
| CELLAR | -9' - 4" | |

EXISTING FLOOR ELEVATIONS TO BE VERIFIED





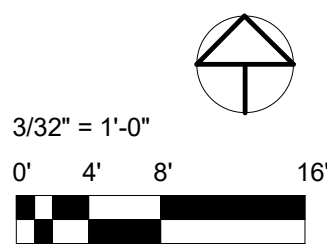


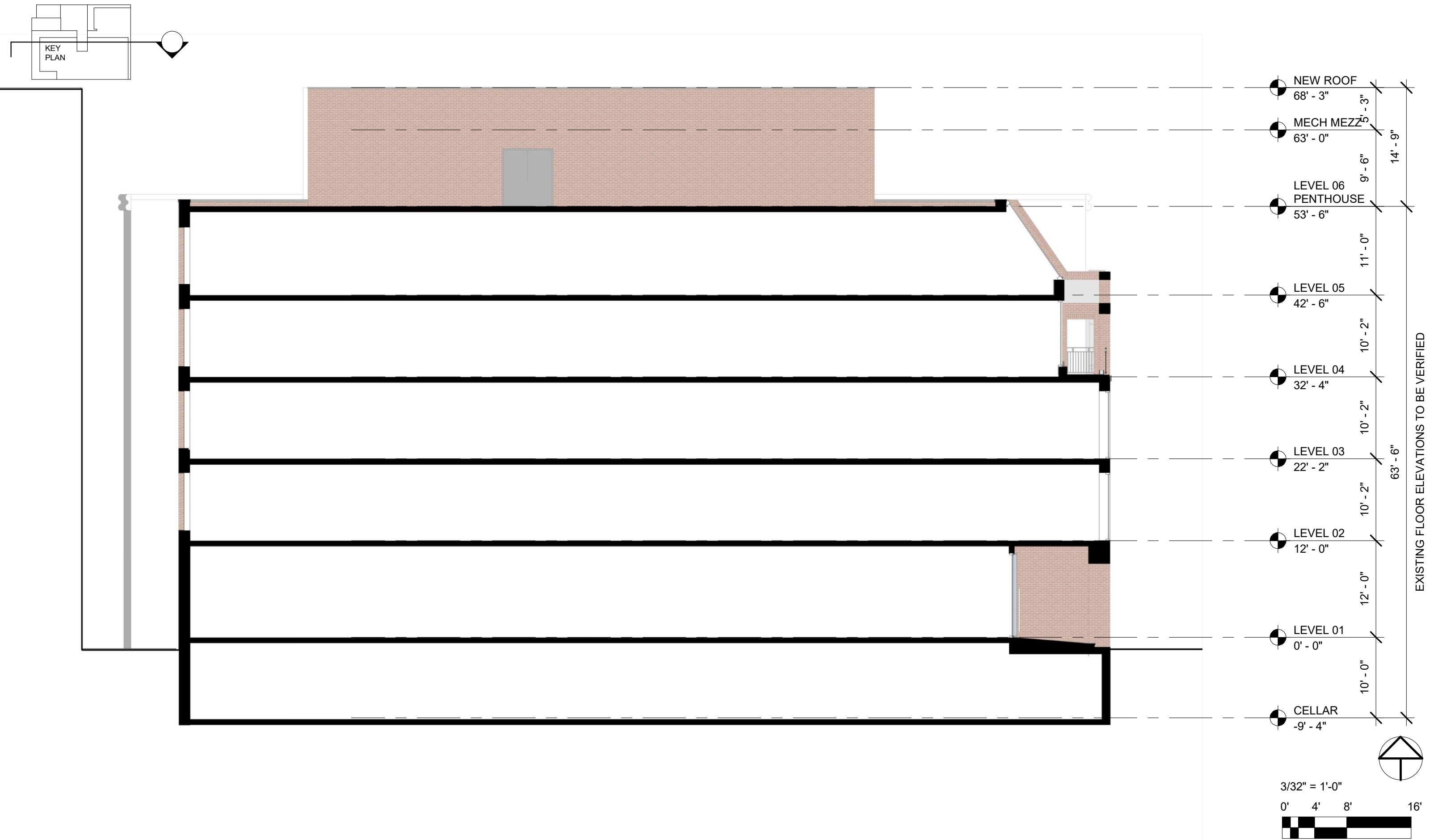


| | | |
|--------------------|----------|----------|
| NEW ROOF | 68' - 3" | |
| MECH MEZZ | 63' - 0" | 5' - 3" |
| LEVEL 06 PENTHOUSE | 53' - 6" | 9' - 6" |
| | | 14' - 9" |
| | | 11' - 0" |
| LEVEL 05 | 42' - 6" | |
| | | 10' - 2" |
| LEVEL 04 | 32' - 4" | |
| | | 10' - 2" |
| LEVEL 03 | 22' - 2" | |
| | | 10' - 2" |
| LEVEL 02 | 12' - 0" | |
| | | 12' - 0" |
| LEVEL 01 | 0' - 0" | |
| | | 10' - 0" |
| CELLAR | -9' - 4" | |
| | | 63' - 6" |

FF ELEVATIONS RELATIVE TO OFFICE LEVELS TO BE VERIFIED

EXISTING FLOOR ELEVATIONS TO BE VERIFIED





31ST STREET NW
ABOVE

UNEXCAVATED

EXISTING
JAN.
STORAGE

EXISTING MAINT.
STORAGE

RAMP
UP
←

EXISTING
GENERATOR

EXISTING
ELECTRICAL

EXISTING
FIRE
PUMP

VEST.

PROPOSED
TRASH
ROOM

EXISTING
PARKING

PUBLIC ALLEY

ADJACENT BUILDING

ADJACENT BUILDING

VEST.

DN

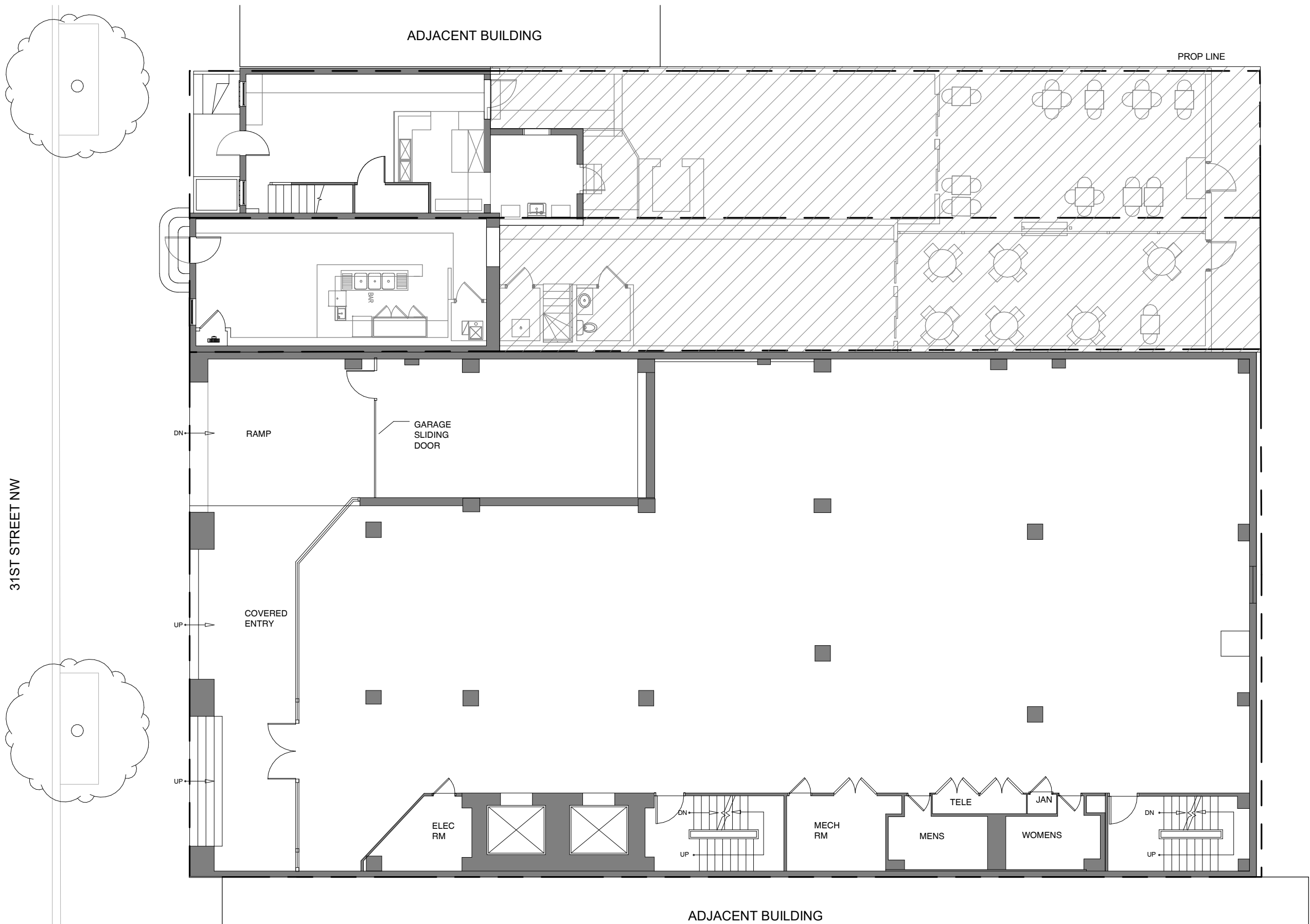
UP



3/32" = 1'-0"

0' 4' 8' 16'





31ST STREET NW

PUBLIC ALLEY

ADJACENT BUILDING

ADJACENT BUILDING

ADJACENT BUILDING

PROP LINE

RAMP

GARAGE
SLIDING
DOOR

COVERED
ENTRY

ELEC
RM

MECH
RM

TELE

JAN

MENS

WOMENS

31ST STREET NW

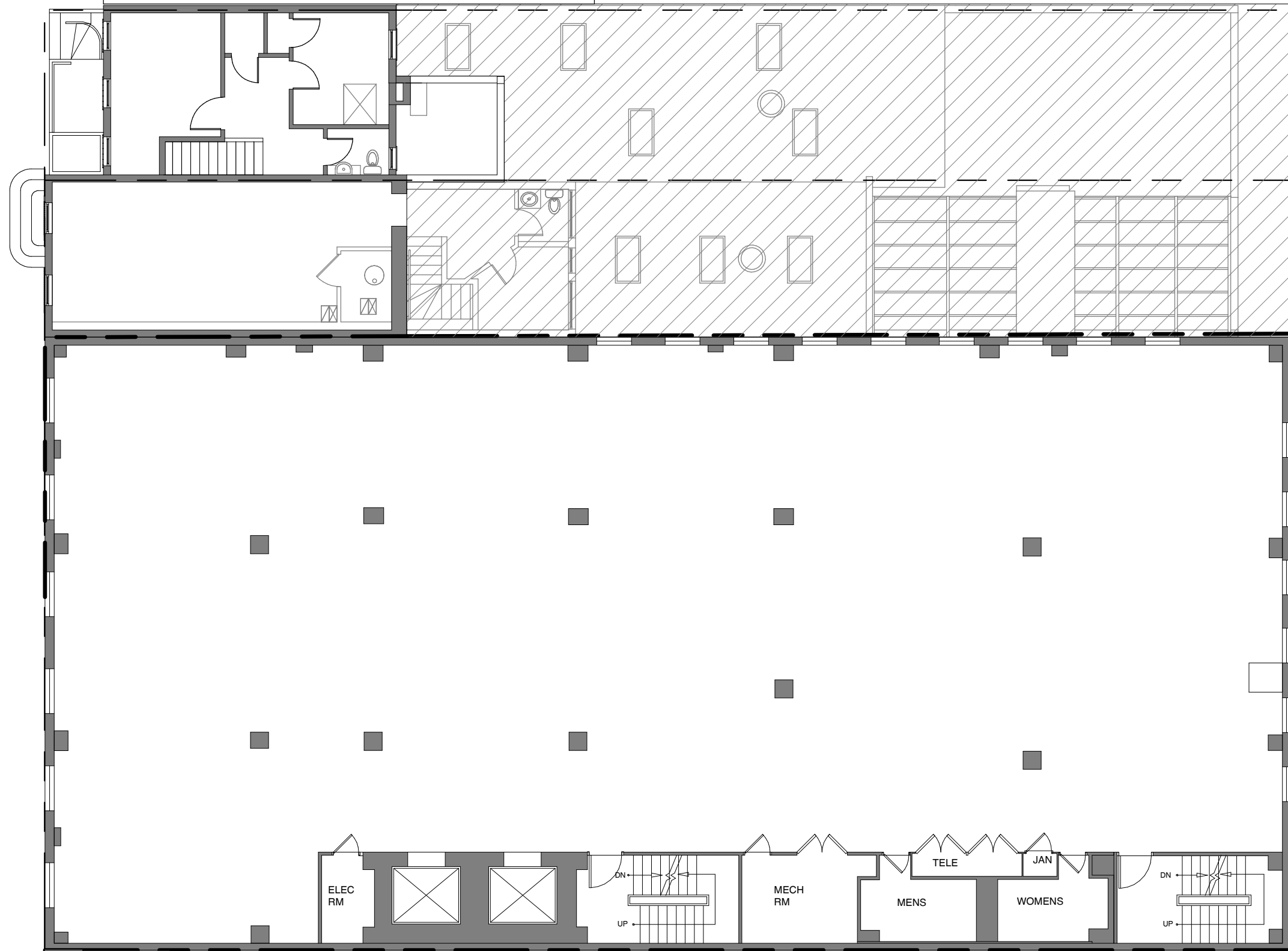
ADJACENT BUILDING

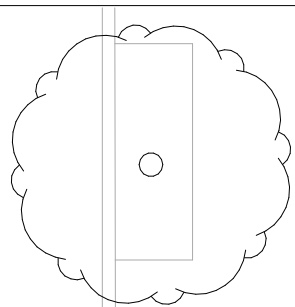
PROP LINE

PUBLIC ALLEY

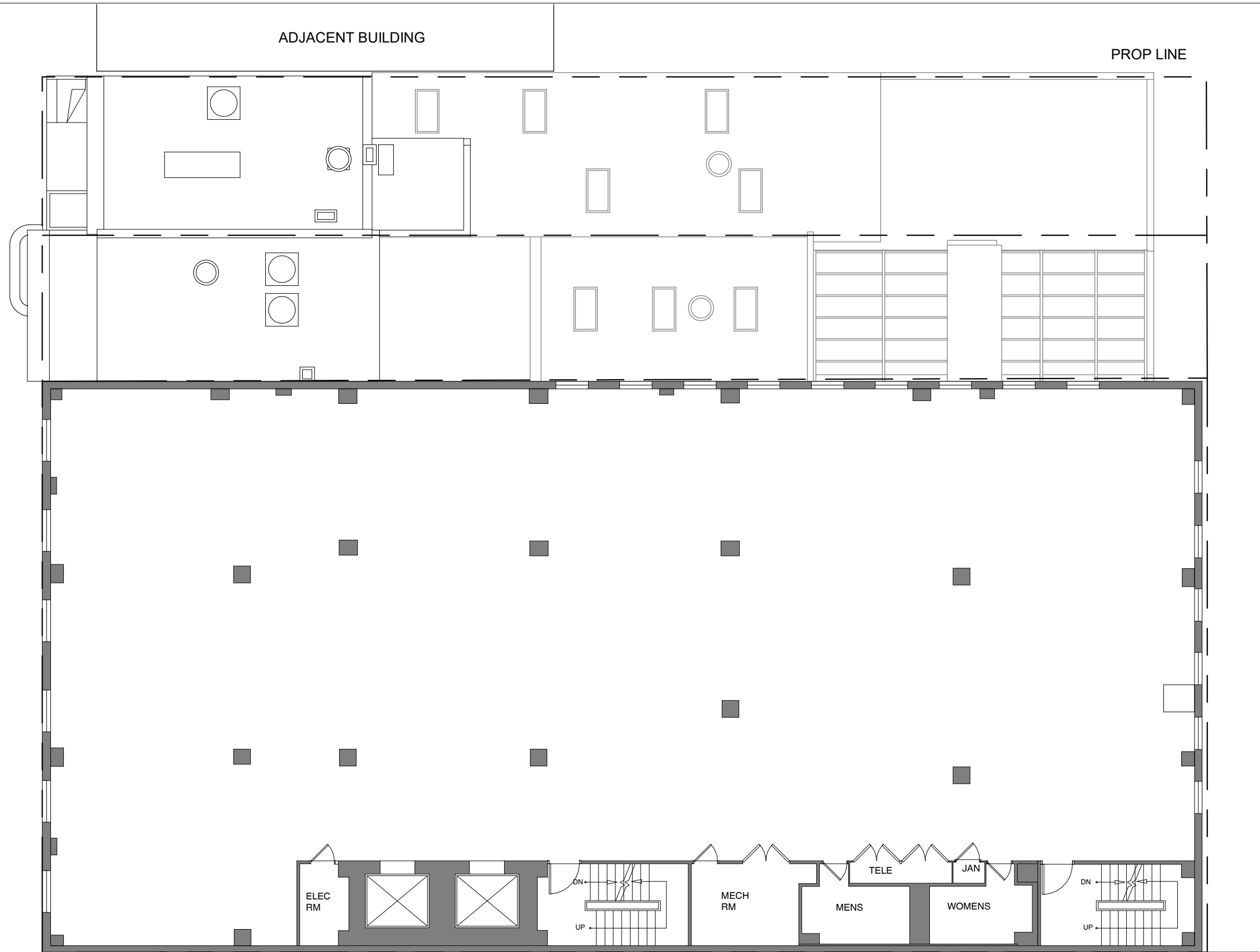
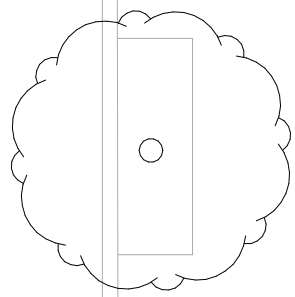
ADJACENT BUILDING

ADJACENT BUILDING





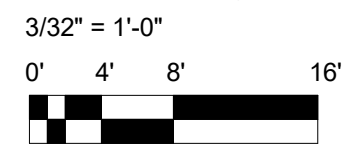
31ST STREET NW

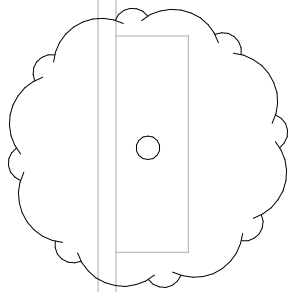


PUBLIC ALLEY

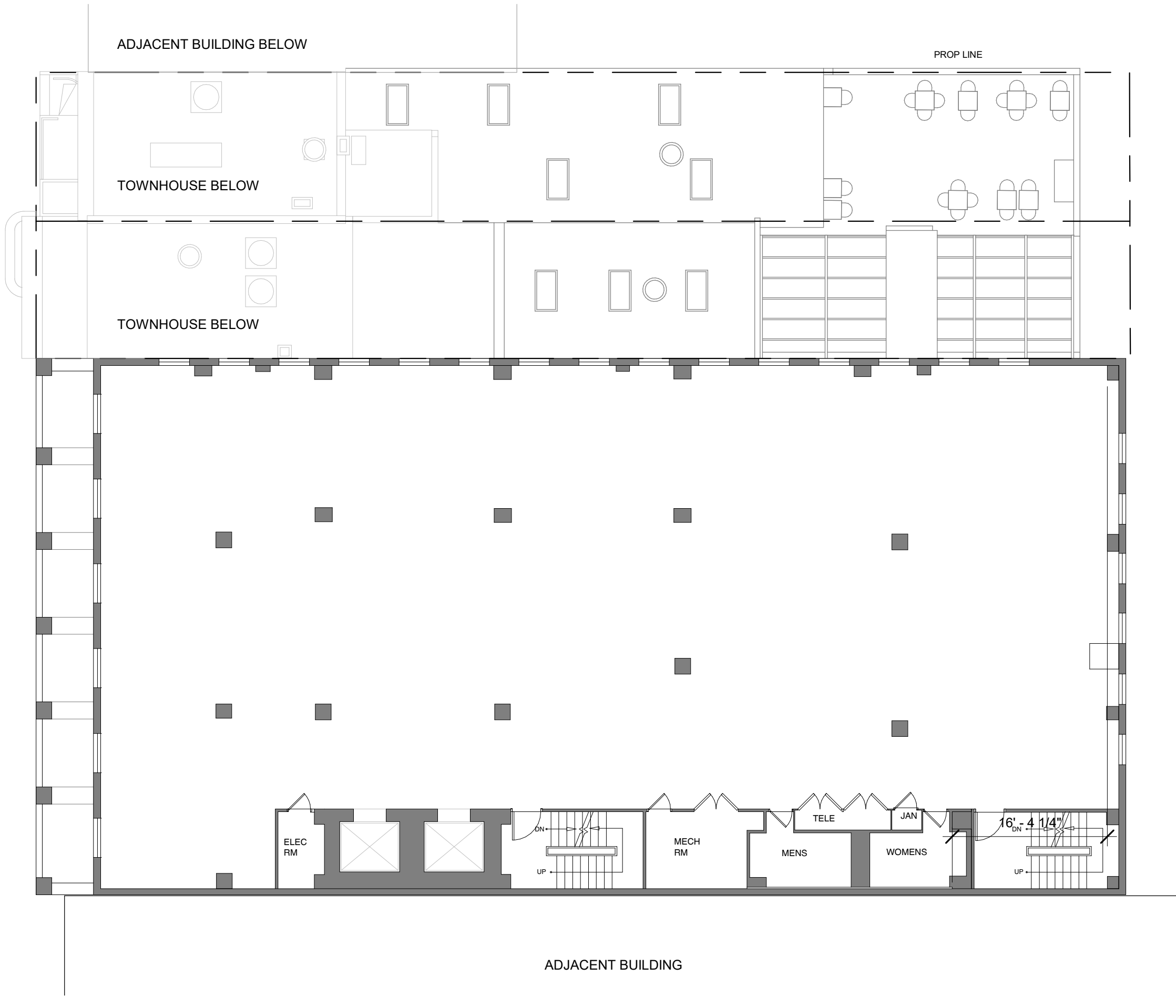
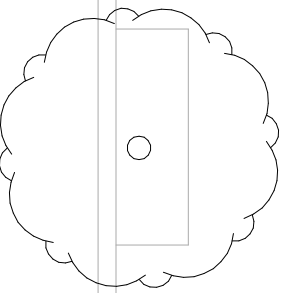
ADJACENT BUILDING

ADJACENT BUILDING

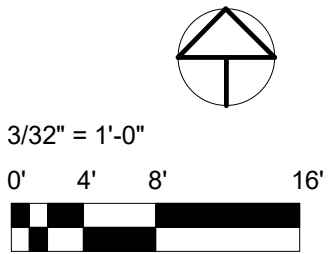


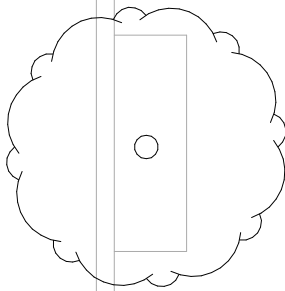


31ST STREET NW

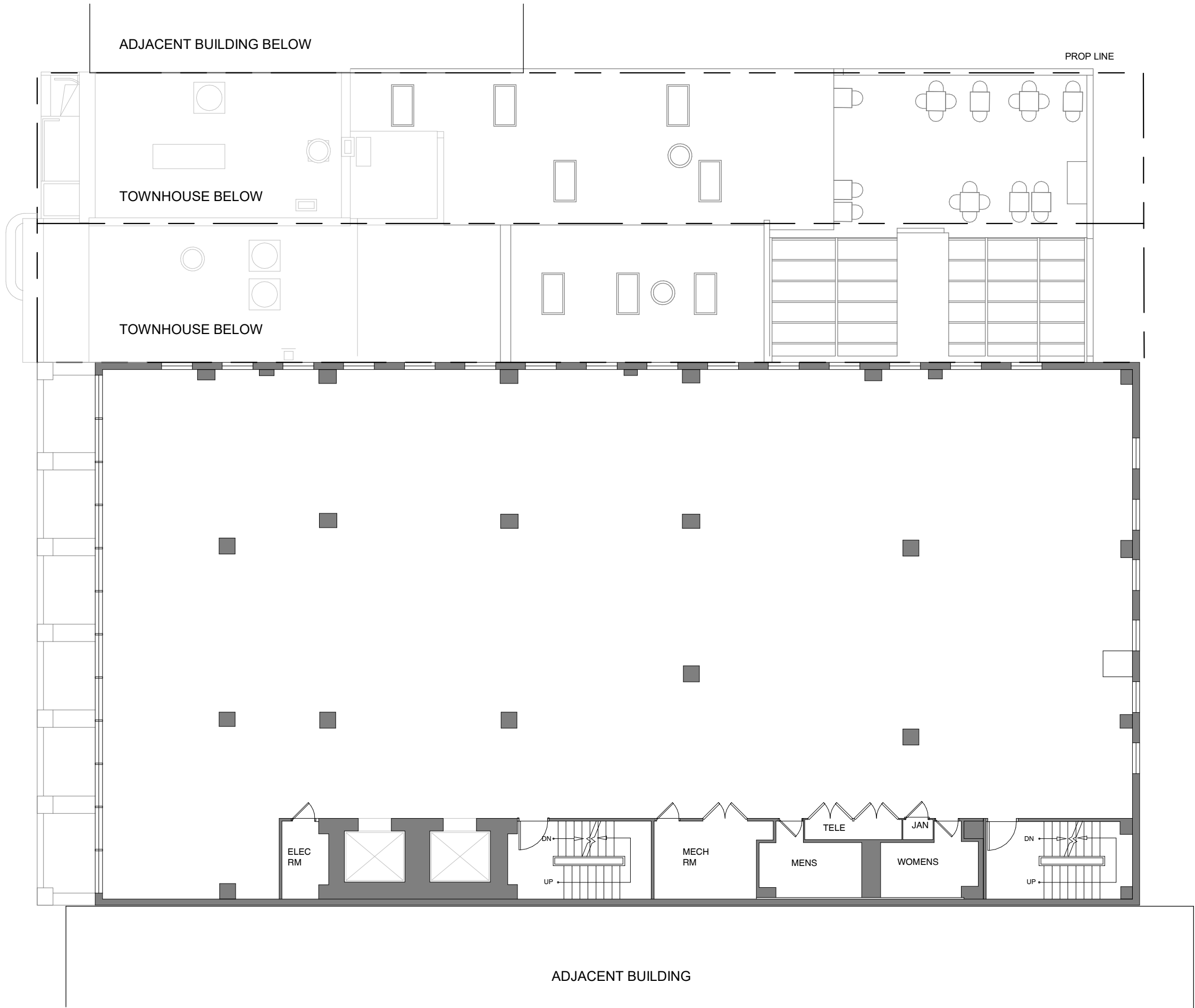
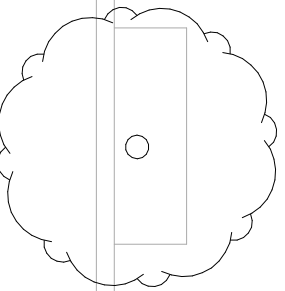


PUBLIC ALLEY
ADJACENT BUILDING

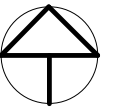




31ST STREET NW

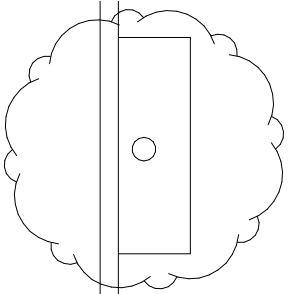


PUBLIC ALLEY
ADJACENT BUILDING

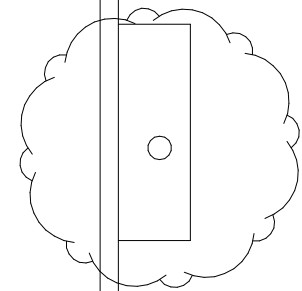


3/32" = 1'-0"





31ST STREET NW



ADJACENT BUILDING BELOW

PROP LINE

OPEN
ROOF

PUBLIC ALLEY
ADJACENT BUILDING

ELEVATOR
MACHINE
ROOM

UP

DN

UP

BLDG
MECH
RM

COOLING
TOWER

ADJACENT BUILDING

