

# ARLO DC

333 G St NW  
Washington, DC

## CFA CONCEPT DESIGN REVIEW PRESENTATION

MARCH 19, 2020

2ND SUBMISSION

INITIAL MEETING: JANUARY 16, 2020

|                        |                               |
|------------------------|-------------------------------|
| DEVELOPER:             | QUADRUN GLOBAL                |
| ARCHITECT:             | ARCHITECTURE, INCORPORATED    |
| LANDSCAPE ARCHITECT:   | LANDSCAPE ARCHITECTURE BUREAU |
| HISTORIC PRESERVATION: | EHT TRACERIES                 |



DEVELOPMENT GOALS:

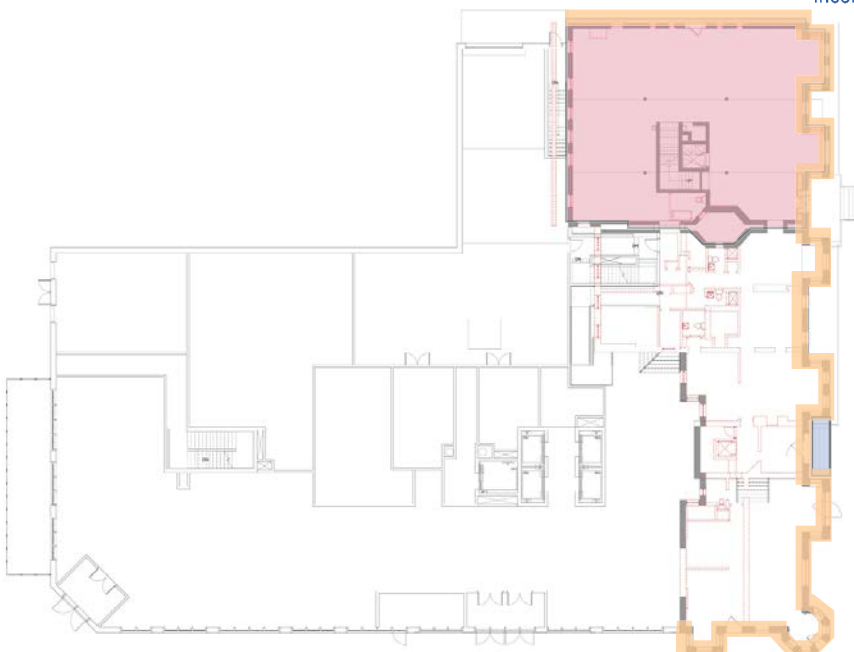
- 1. Activate a prominent and centrally located vacant and abandoned site northeast of Judiciary Square and west of Capital Crossing and Union Station by adding a boutique hotel with a world-class food and beverage program.
- 2. Rehabilitate the historic Harrison Apartment building.
- 3. Introduce new construction that is sensitive to the historic Harrison Apartment building and its neighboring institutional and residential buildings, yet is distinct in form and design.
- 4. Addition of planters and historically-sensitive landscaping at the exterior and Addition of tree wells along G and 4th Streets.

REHABILITATION GOALS:

-  Restoration of the north, east, and south elevations;
-  Stabilization, repair, and replacement of structural elements;
-  Replacement of the roof;
-  Restoration and retention of original fire escape on east elevation;
-  Rehabilitation and retention of the northern addition's circulation core, barrel-vaulted brick ceilings, round columns with Corinthian capitals, and hexagonal lightwell;
-  Repair interior structural elements and replacement of all systems;
-  Replacement and instillation of new mechanical, electrical, and plumbing systems;
-  Demolition of the majority of the interior failing structures;



CELLAR LEVEL



GROUND LEVEL

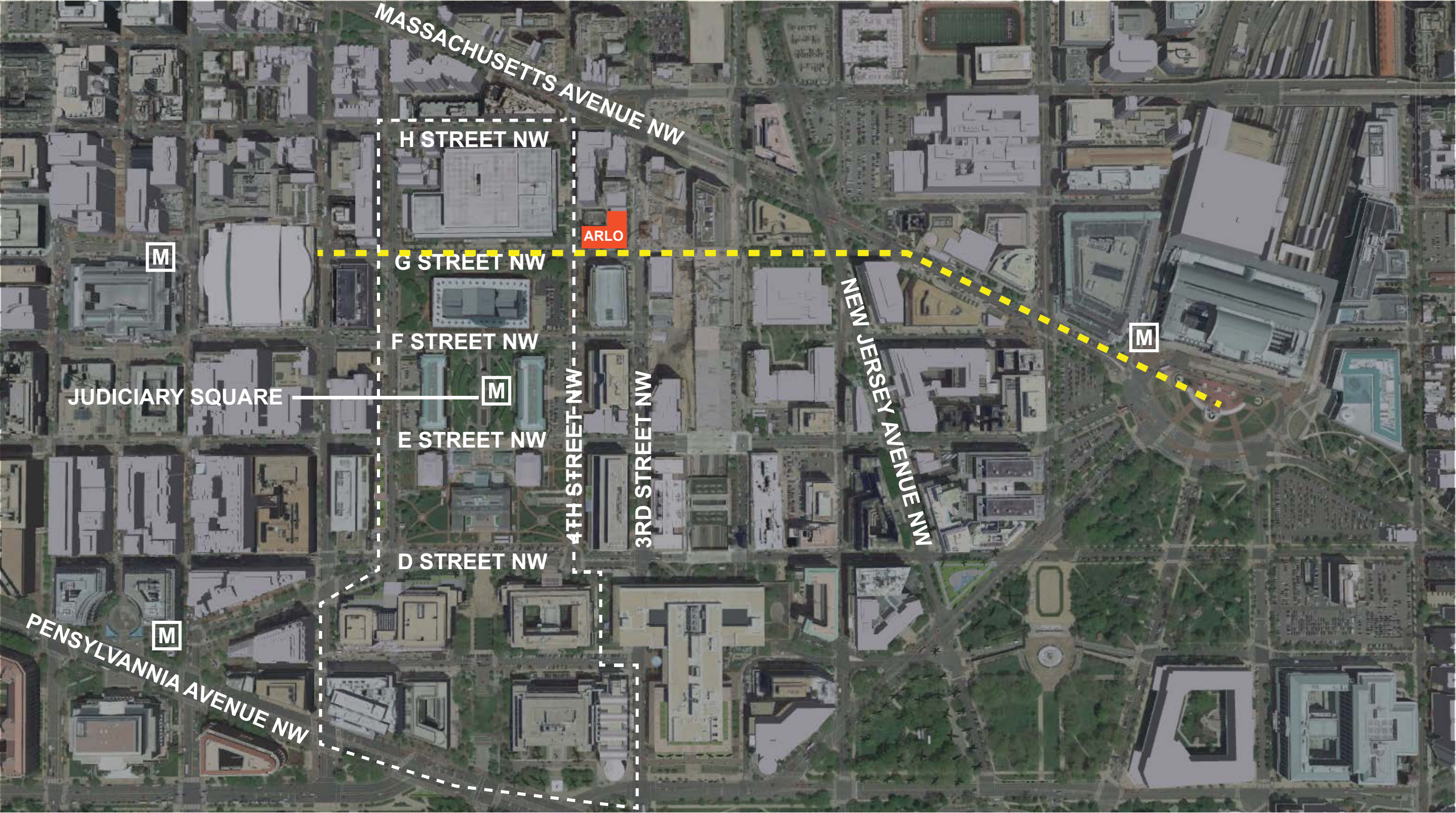


2ND LEVEL (SIMILAR)  
3RD-5TH LEVEL



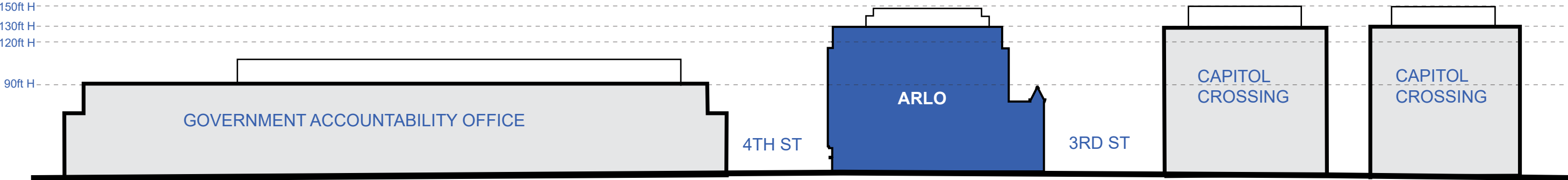
6TH LEVEL / ROOF





SITE AND CONTEXT - AERIAL PLAN



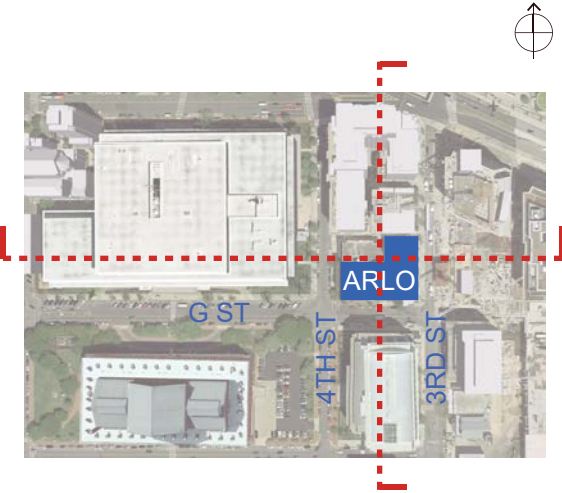


G STREET NW SECTION



4TH STREET NW SECTION

SITE CONTEXT - SECTIONS



MATERIAL PALETTE  
PREVIOUS & CURRENT SUBMISSION

JANUARY 16, 2020

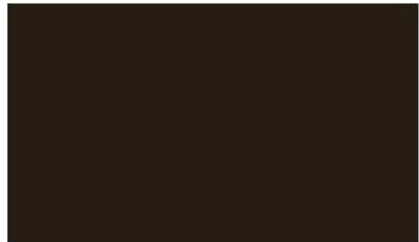
PREVIOUSLY PROPOSED MATERIALS - ADDITION



BRICK I: ACME BRICK - DARK IRONSPOT VELOUR



BRICK II: BELDEN BRICK - MARBLE GRAY



MULLION COLOR I:  
CLASSIC BRONZE



MULLION COLOR II:  
SANDSTONE

MARCH 19, 2020

HISTORIC BUILDING



BRICK @ EXISTING BUILDING

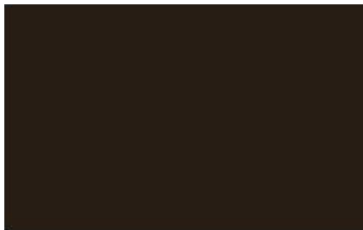


ALUMINUM MULLIONS:  
MEDIUM GRAY

PROPOSED MATERIALS - ADDITION



PROPOSED BRICK : BELDEN BRICK - AMHERST



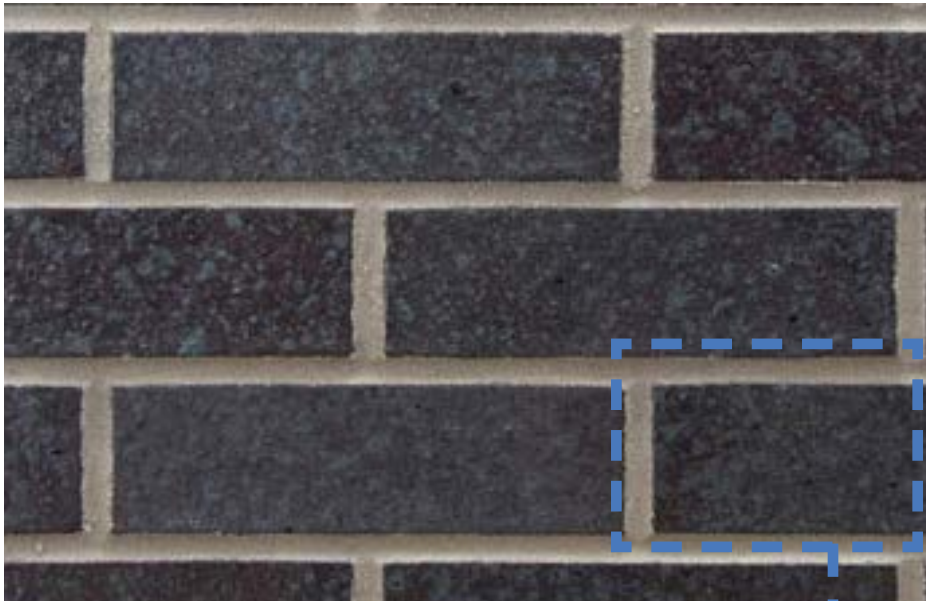
ALUMINUM MULLIONS  
AND TRIM/ CANOPIES:  
CLASSIC BRONZE



PRECAST CONCRETE



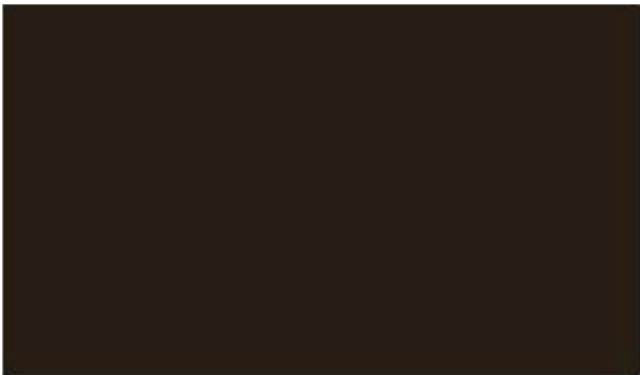
COMPOSITE METAL PANEL



BRICK I: DARK IRONSPOT VELOUR



BRICK II: MARBLE GRAY

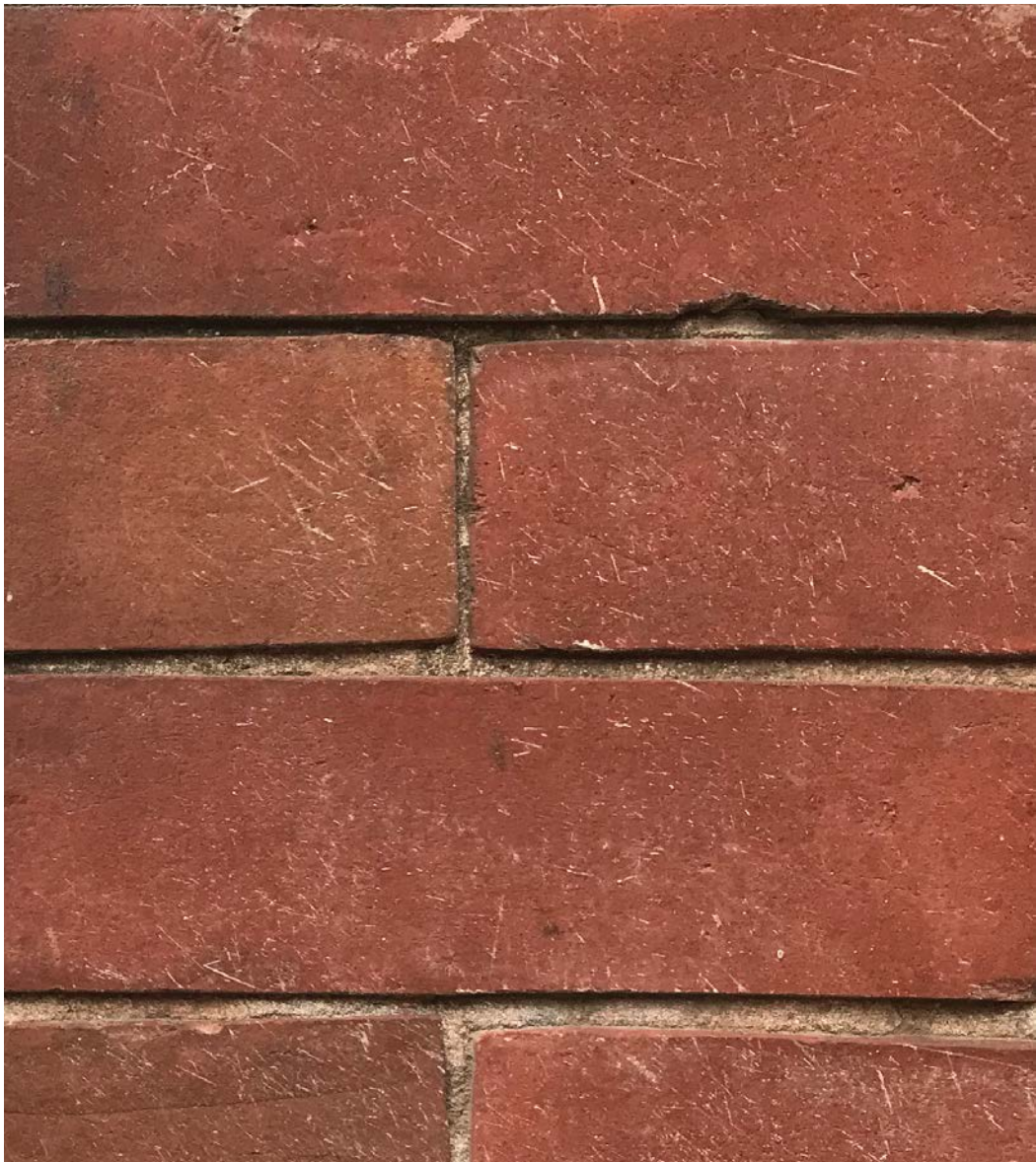


MULLION COLOR I: CLASSIC BRONZE



MULLION COLOR II: SANDSTONE

PROPOSED MATERIALS - HISTORIC BUILDING



EXISTING BRICK @ HISTORIC BUILDING



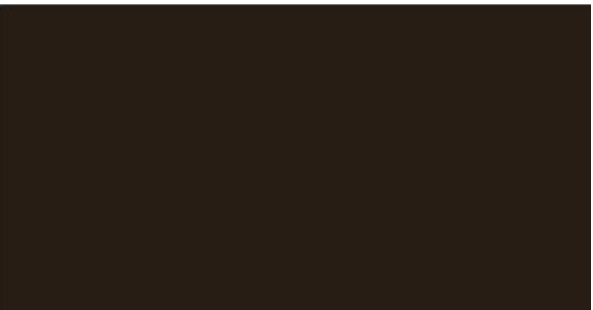
ALUMINUM MULLIONS:  
MEDIUM GRAY

PROPOSED MATERIAL PALETTE

PROPOSED MATERIALS - ADDITION



PROPOSED BRICK : BELDEN BRICK - AMHERST



ALUMINUM MULLIONS/ TRIM AND  
CANOPIES: CLASSIC BRONZE



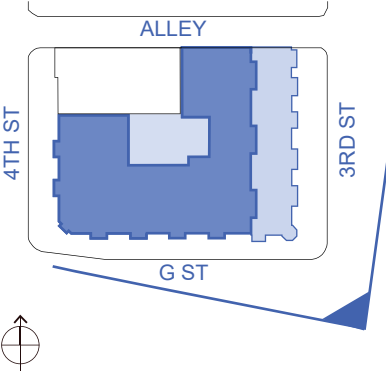
PRECAST CONCRETE



COMPOSITE METAL PANEL

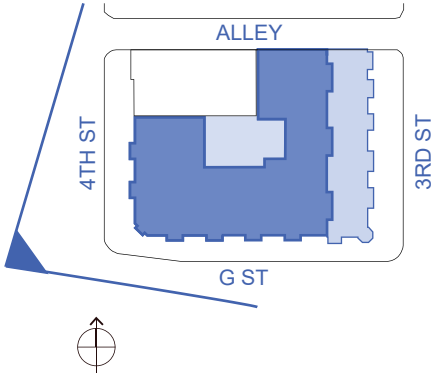


3RD & G STREET NW  
PERSPECTIVE VIEW



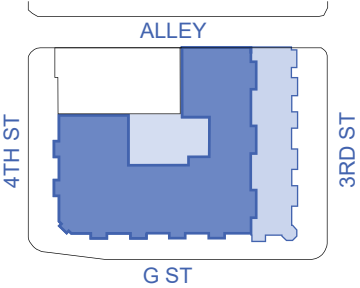


4TH & G STREET NW  
PERSPECTIVE VIEW





4TH STREET NW  
PERSPECTIVE VIEW



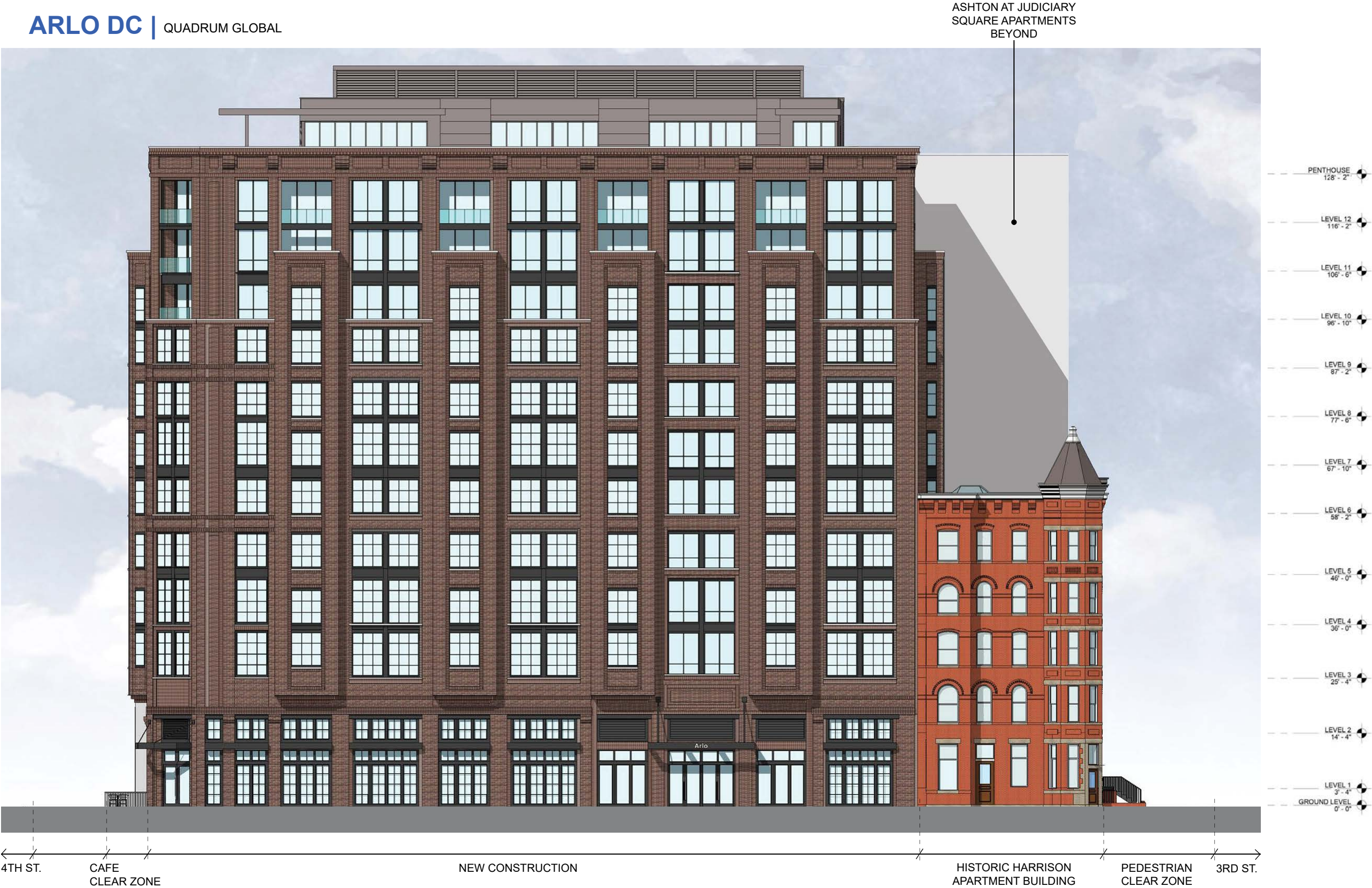


G STREET - LOOKING EAST





4TH STREET - LOOKING NORTH



SOUTH ELEVATION - COLORED RENDERING

SCALE: 1" = 20'-0"



WEST ELEVATION - COLORED RENDERING

SCALE: 1" = 20'-0"



NORTH ELEVATION - COLORED RENDERING

SCALE: 1" = 20'-0"



EAST ELEVATION - COLORED RENDERING

SCALE: 1" = 20'-0"

**PARAPET DESIGN**  
**BAY ARTICULATION**  
**BRICK DETAILING**

**PREVIOUS & CURRENT SUBMISSION**

JANUARY 16, 2020  
PREVIOUSLY PROPOSED DESIGN



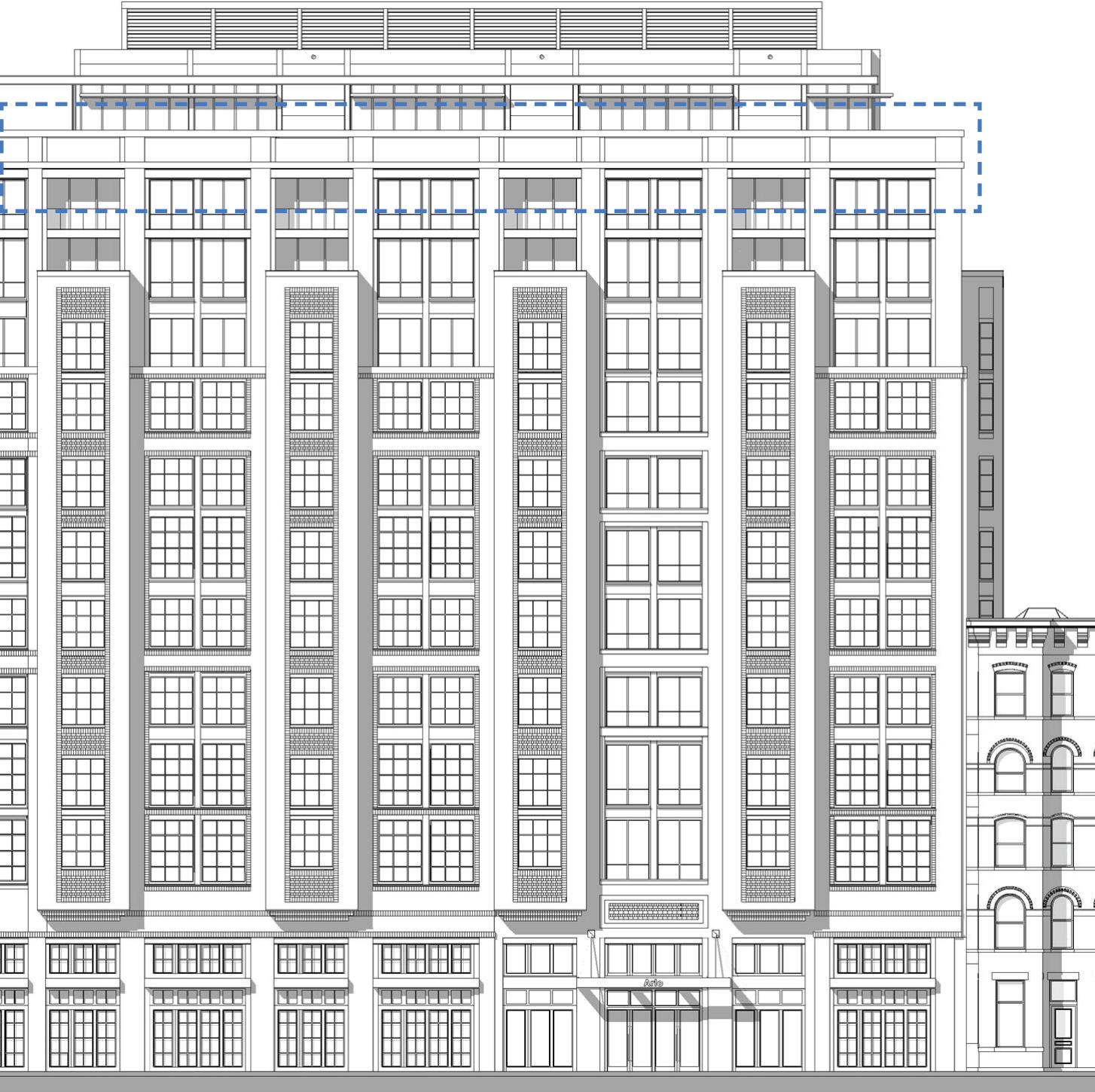
MARCH 19, 2020



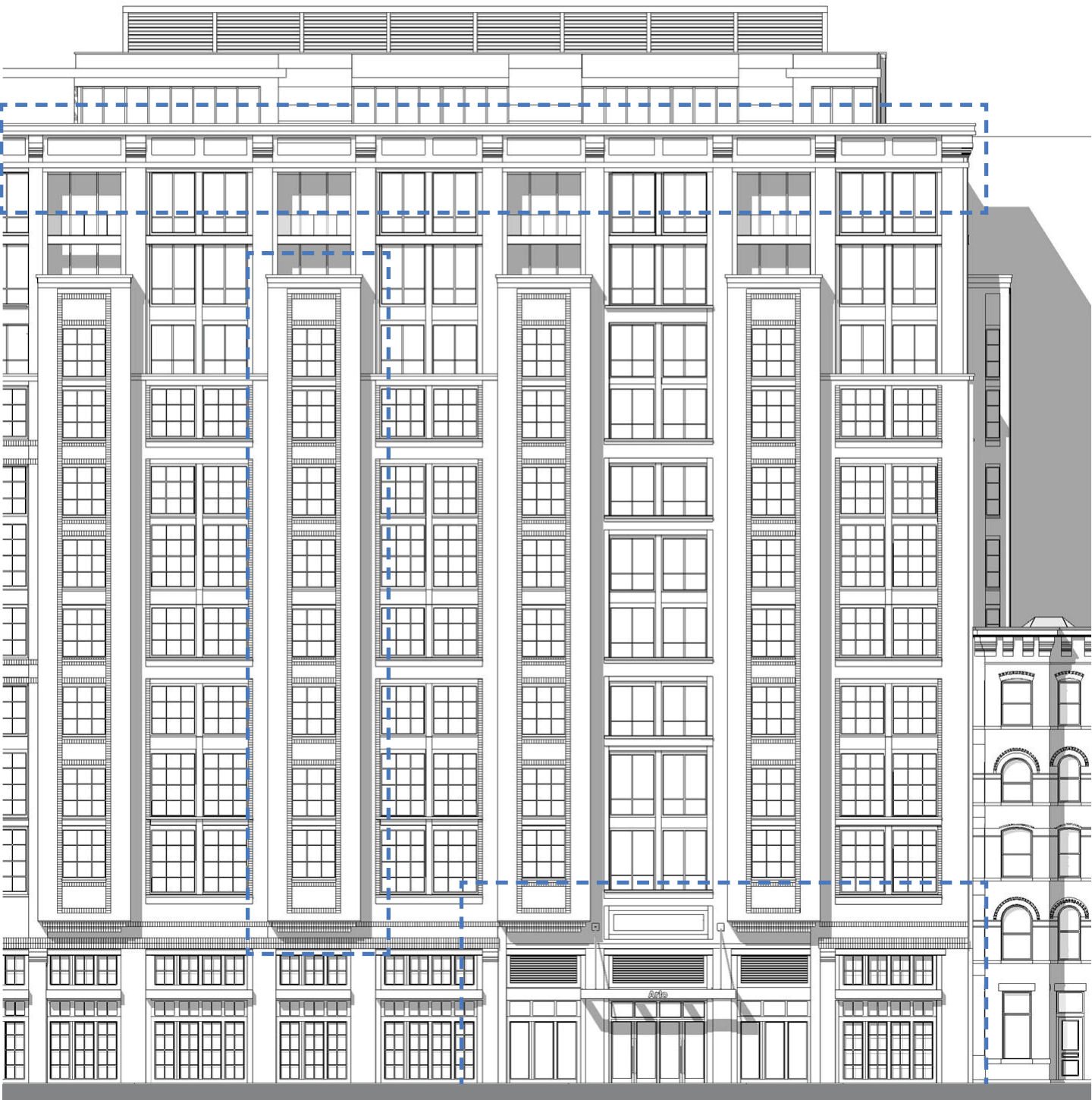
PARAPET DESIGN PREVIOUS & CURRENT SUBMISSION

JANUARY 16, 2020

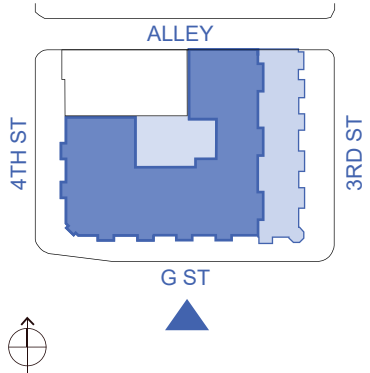
PREVIOUSLY PROPOSED DESIGN



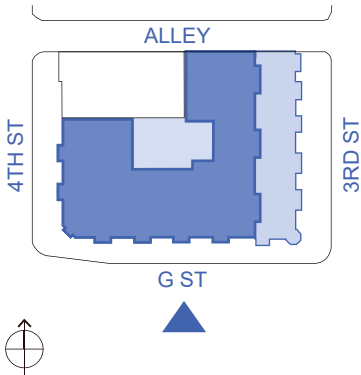
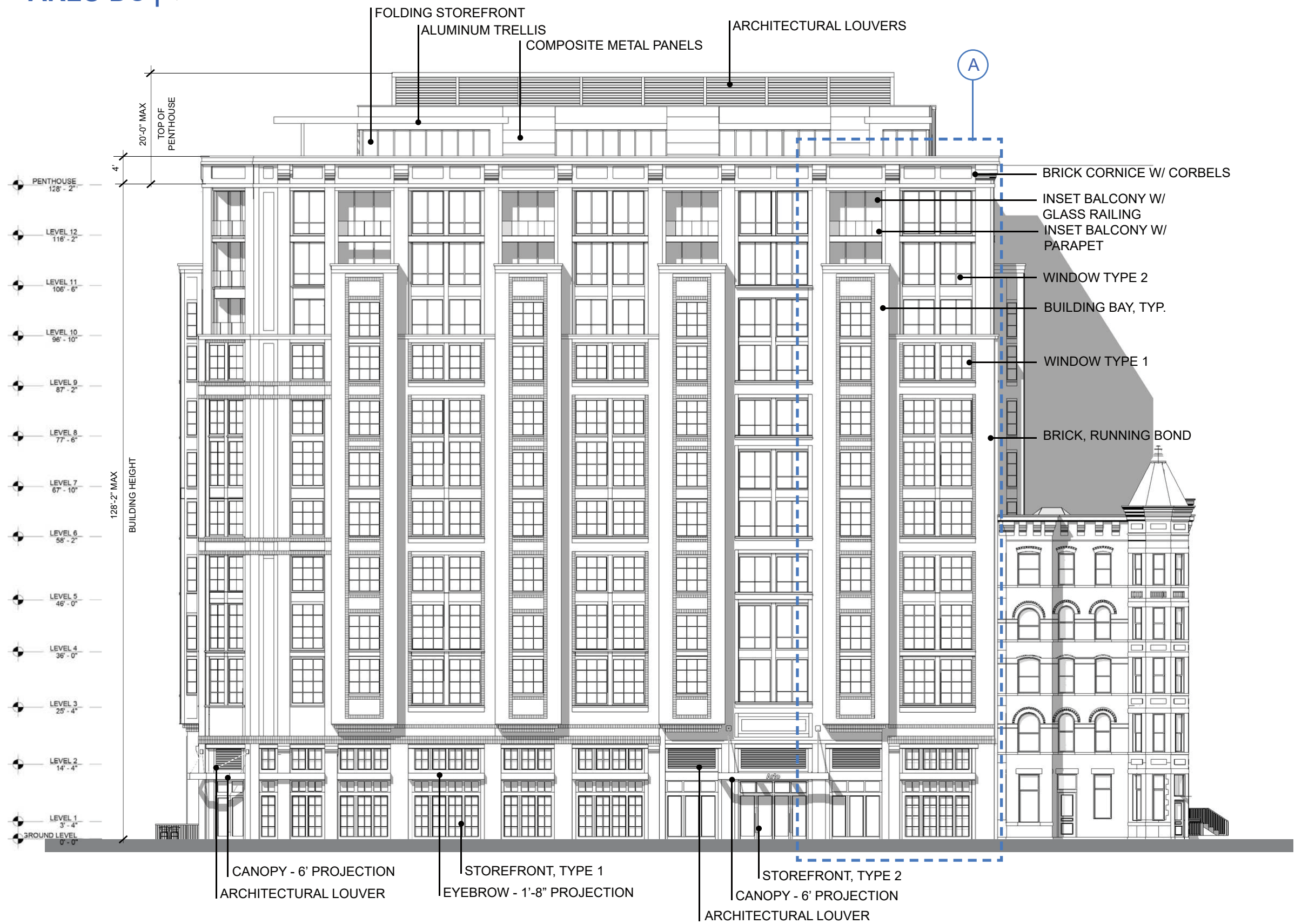
MARCH 19, 2020



PARAPET DESIGN PREVIOUS & CURRENT SUBMISSION



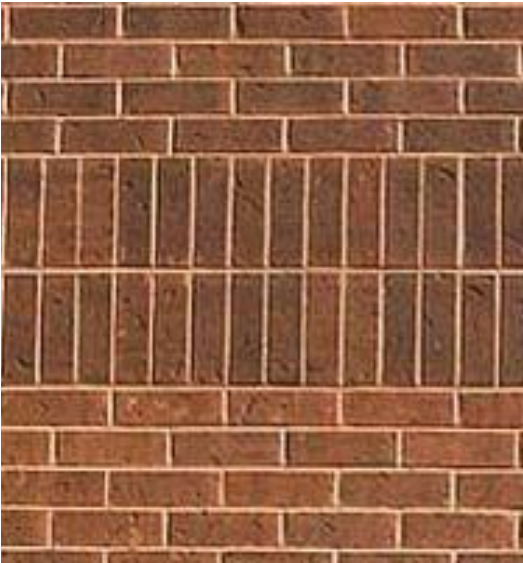
SOUTH ELEVATION PROPOSED ON JANUARY 16, 2020  
SCALE: 1" = 20'-0"



SOUTH ELEVATION

SCALE: 1" = 20'-0"

CONTEMPORARY PRECEDENTS

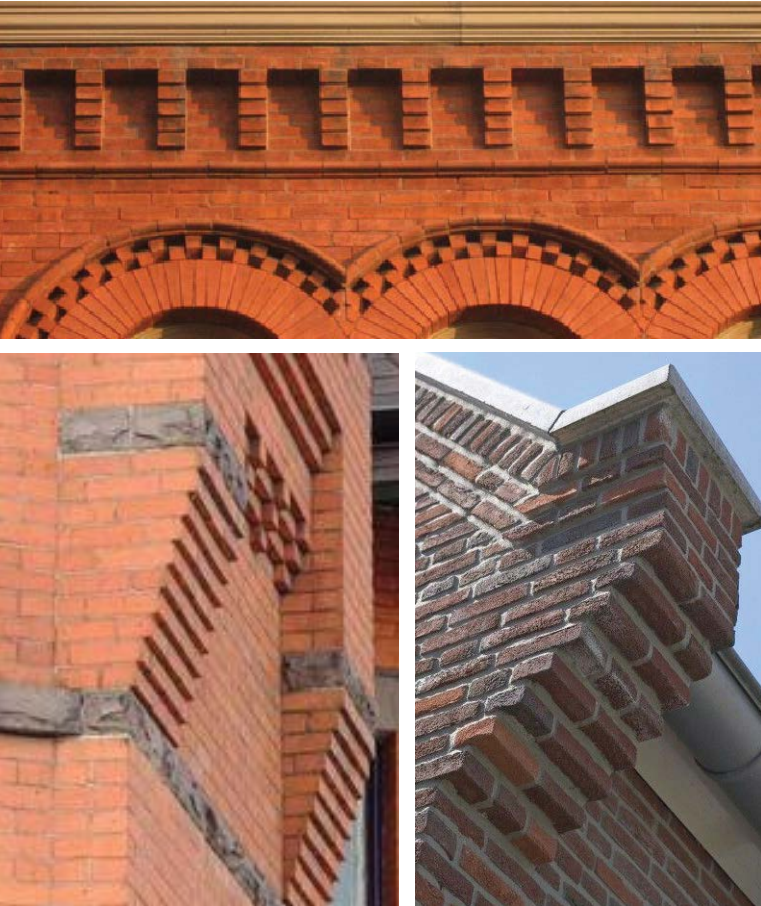


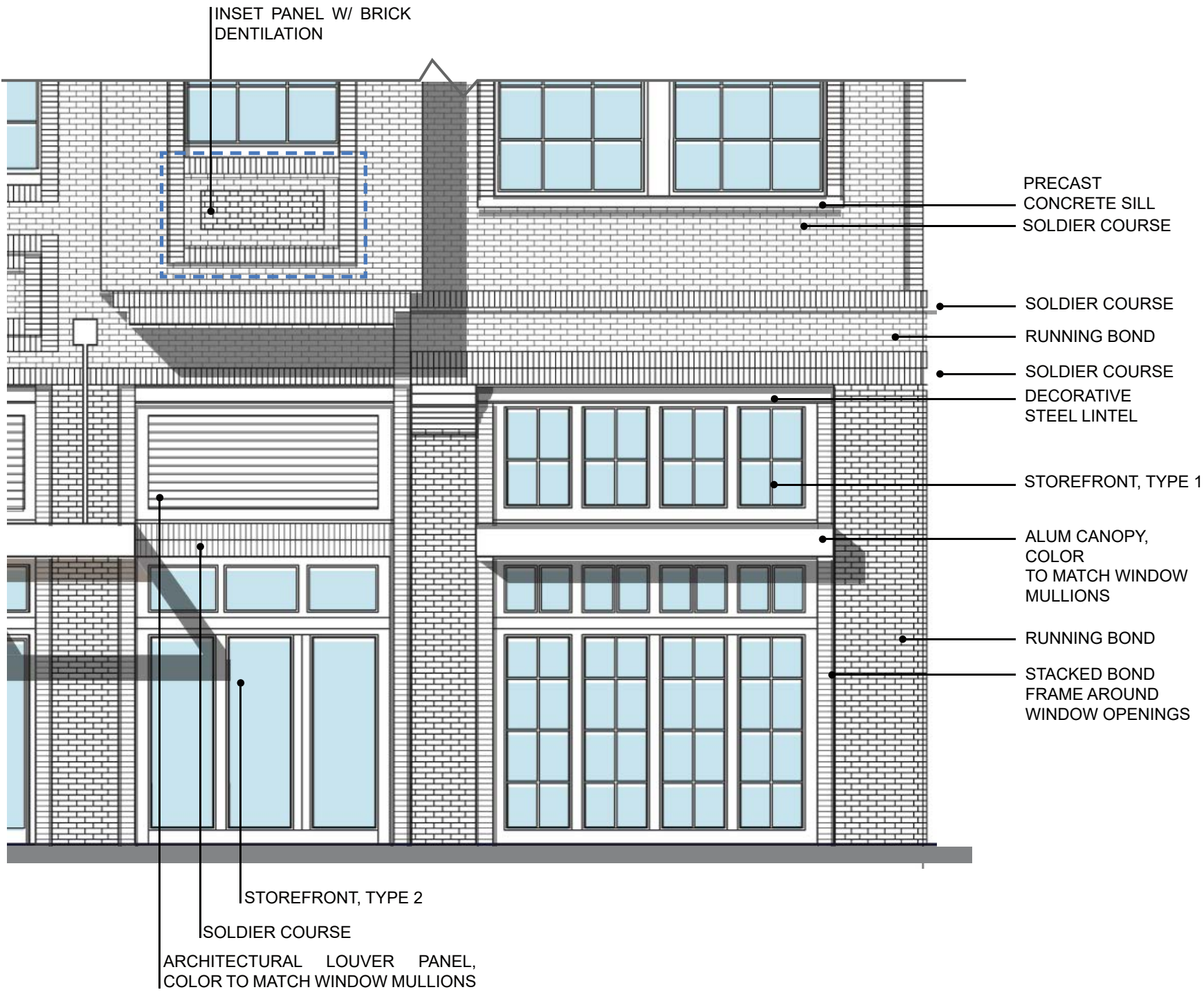
PARTIAL BUILDING ELEVATION A



PARTIAL ENLARGED ELEVATION B

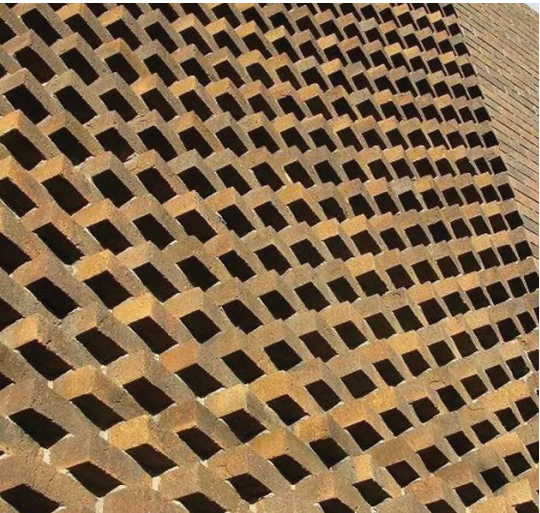
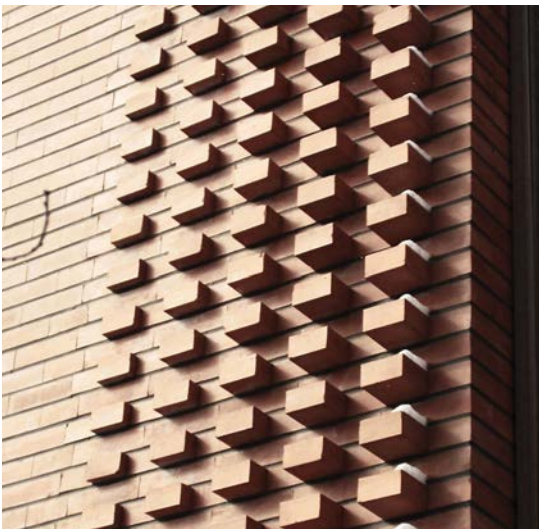
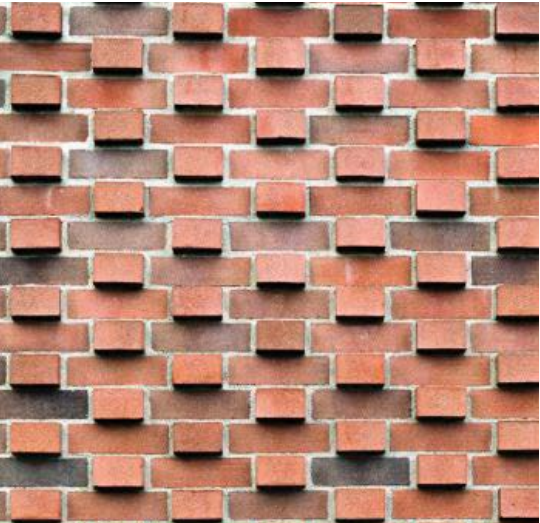
HISTORIC PRECEDENTS





PARTIAL ENLARGED ELEVATION C

CONTEMPORARY

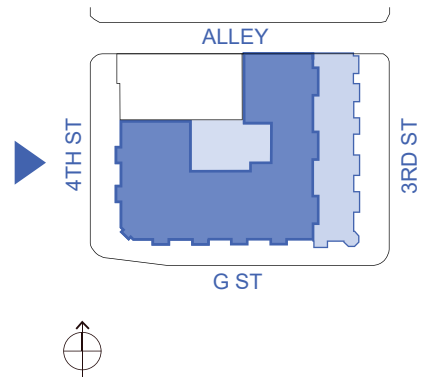
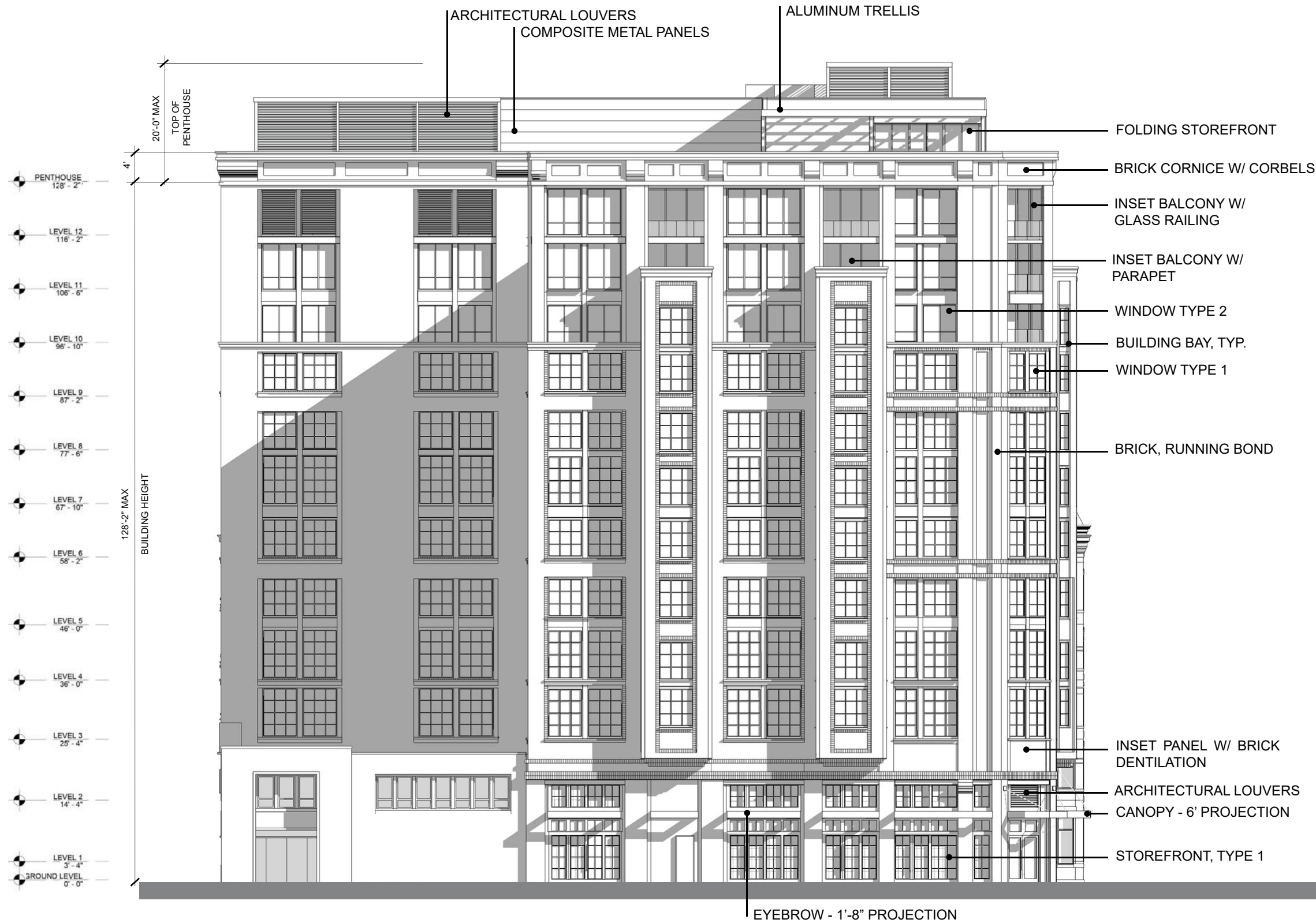


HISTORIC



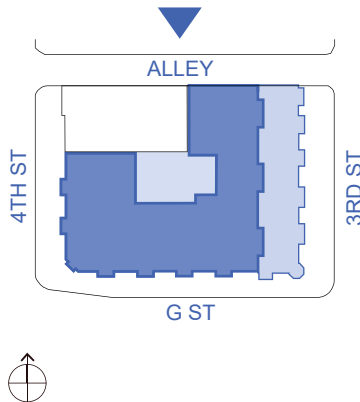
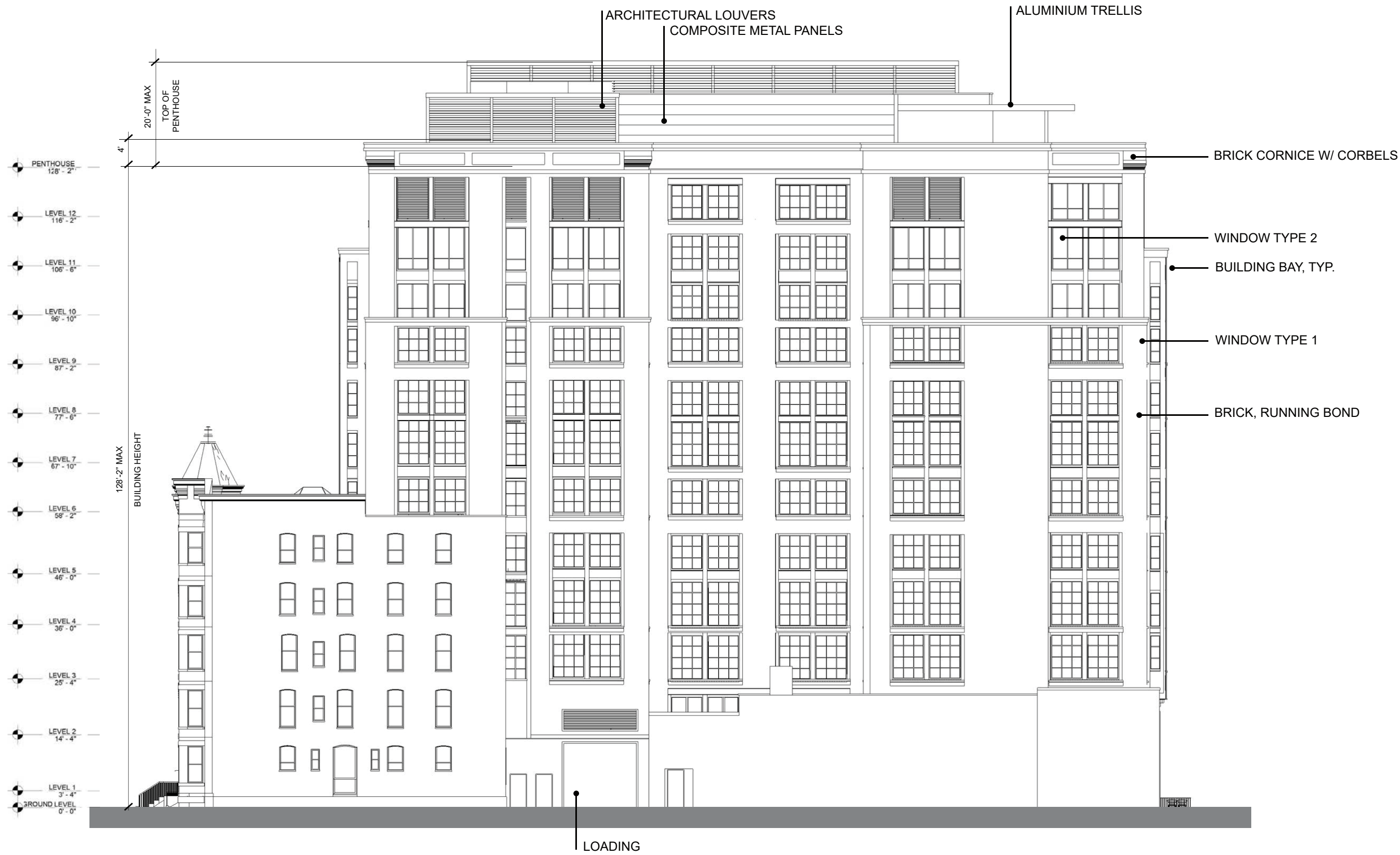


PARTIAL ENLARGED ELEVATION, RENDERED - HOTEL ENTRY



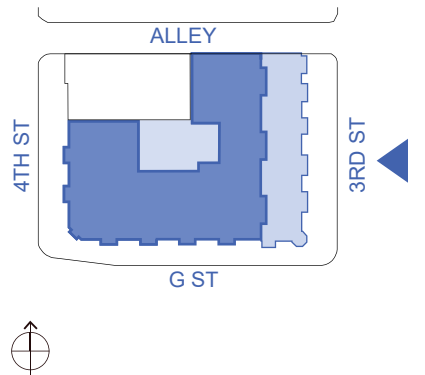
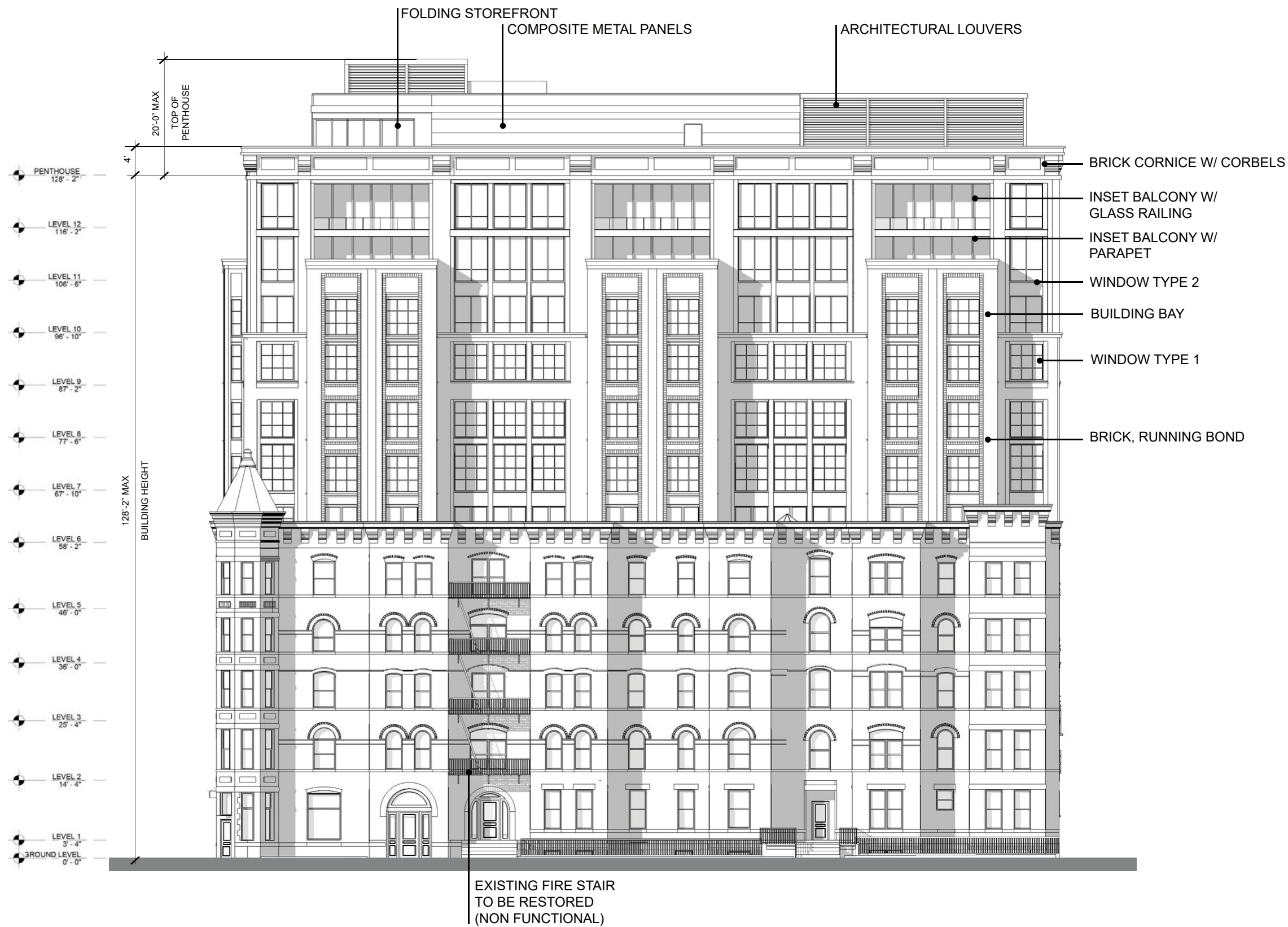
WEST ELEVATION

SCALE: 1" = 20'-0"



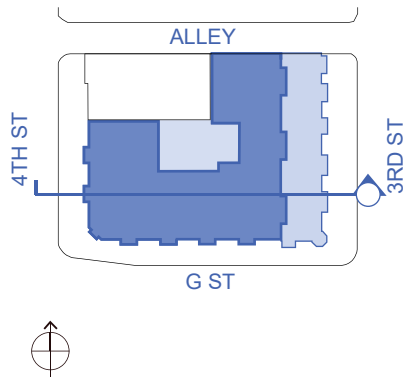
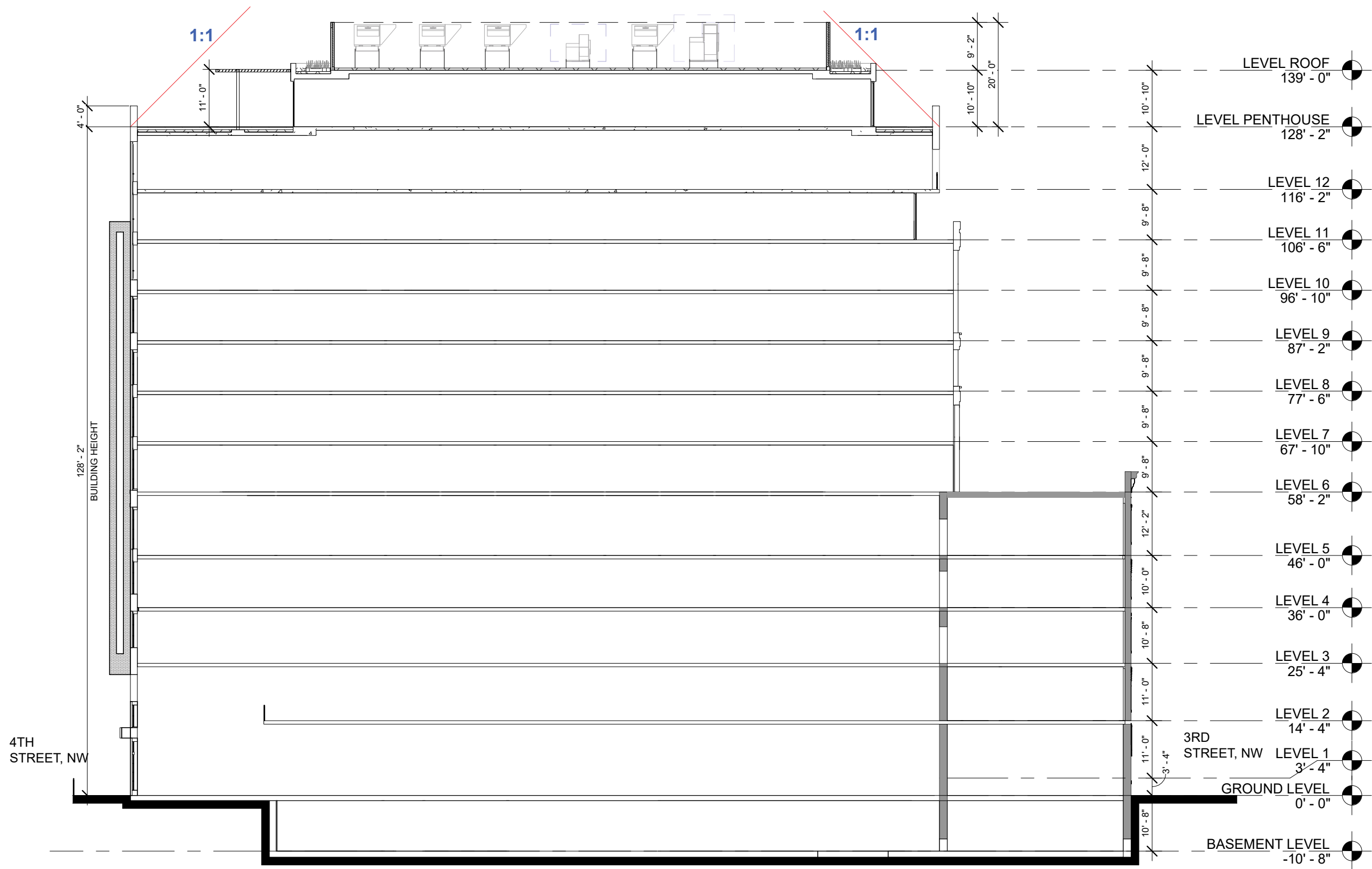
NORTH ELEVATION

SCALE: 1" = 20'-0"



EAST ELEVATION

SCALE: 1" = 20'-0"

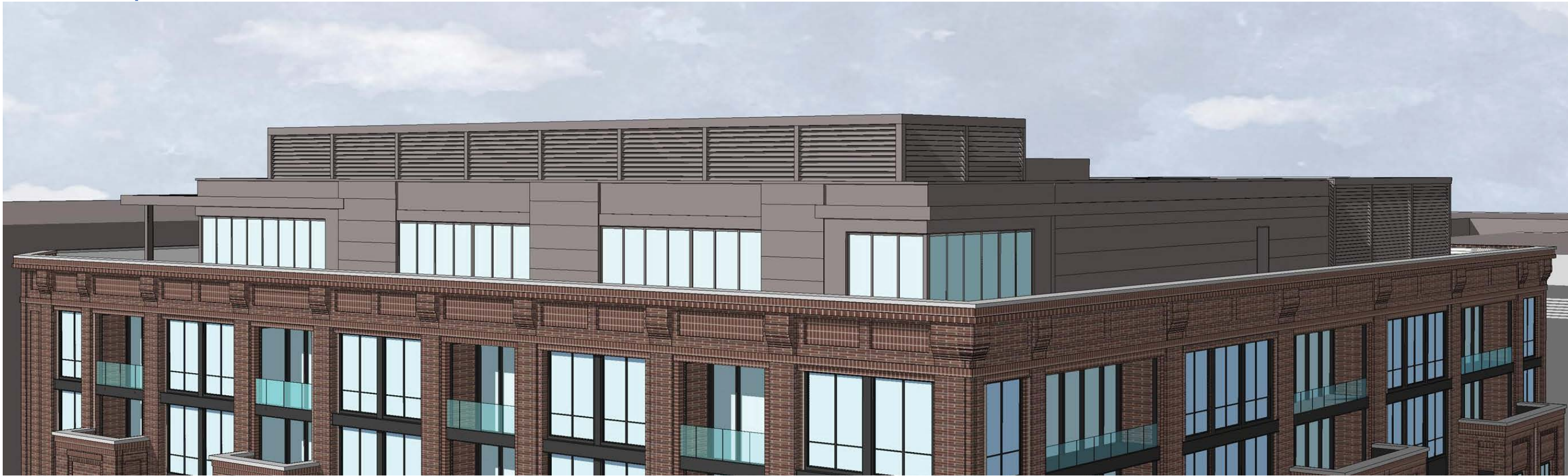


EAST-WEST BUILDING SECTION

SCALE: 1" = 20'-0"



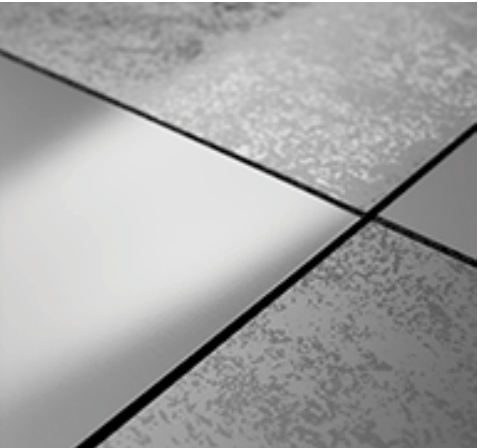
ROOF TOP STRUCTURE  
AND  
LANDSCAPE



ARCHITECTURAL LOUVER



FOLDING STOREFRONT



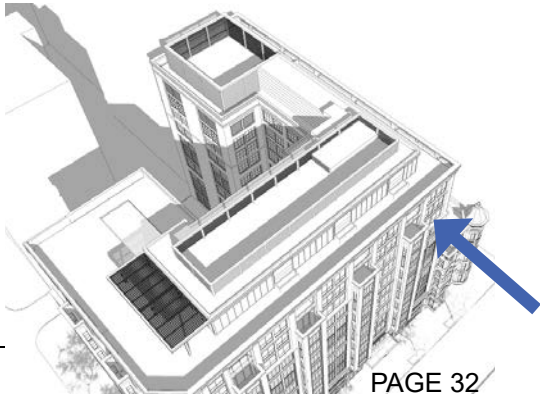
COMPOSITE METAL PANEL

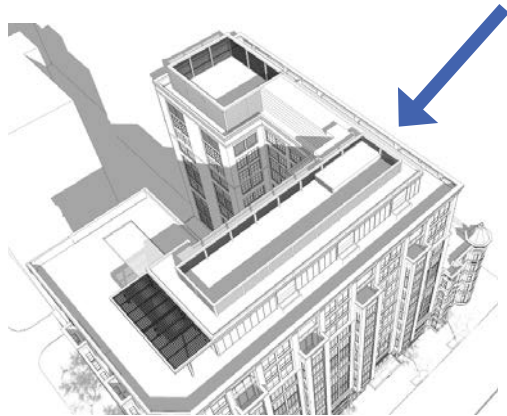
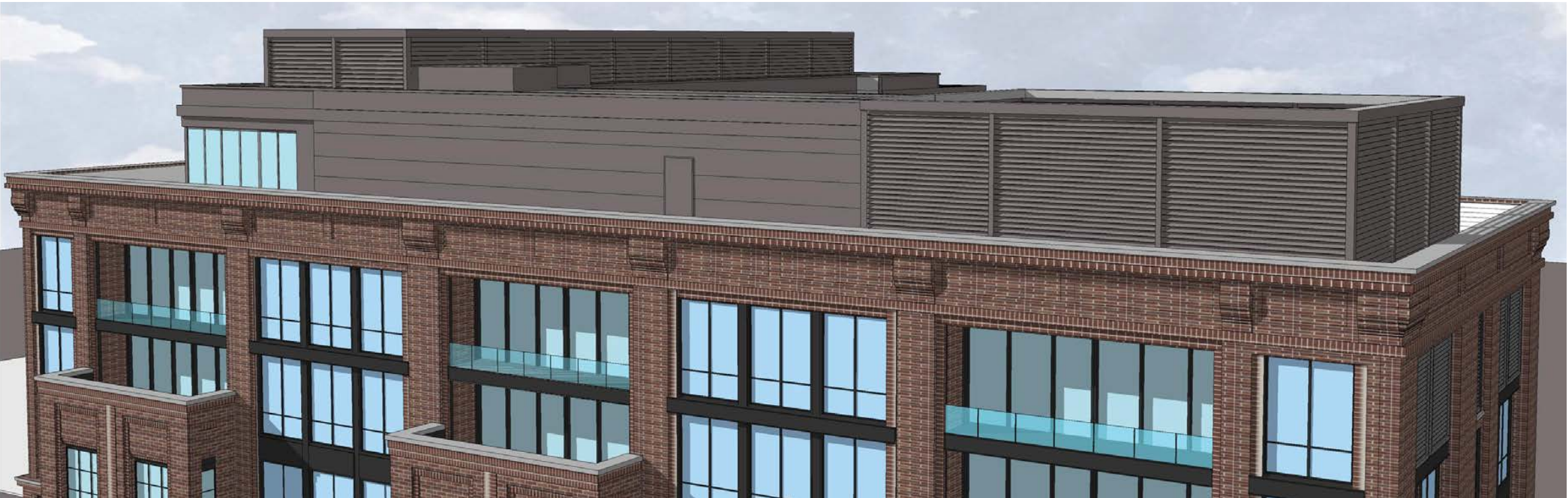
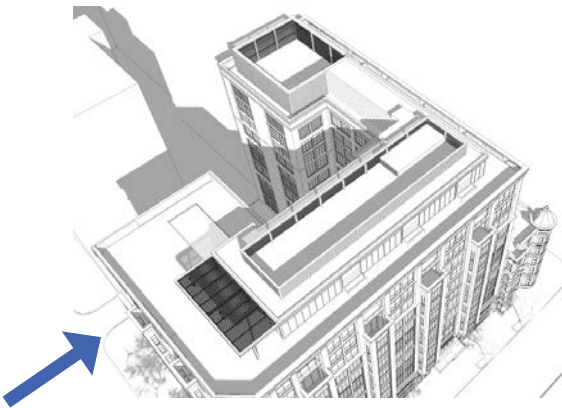


TRELLIS STRUCTURE

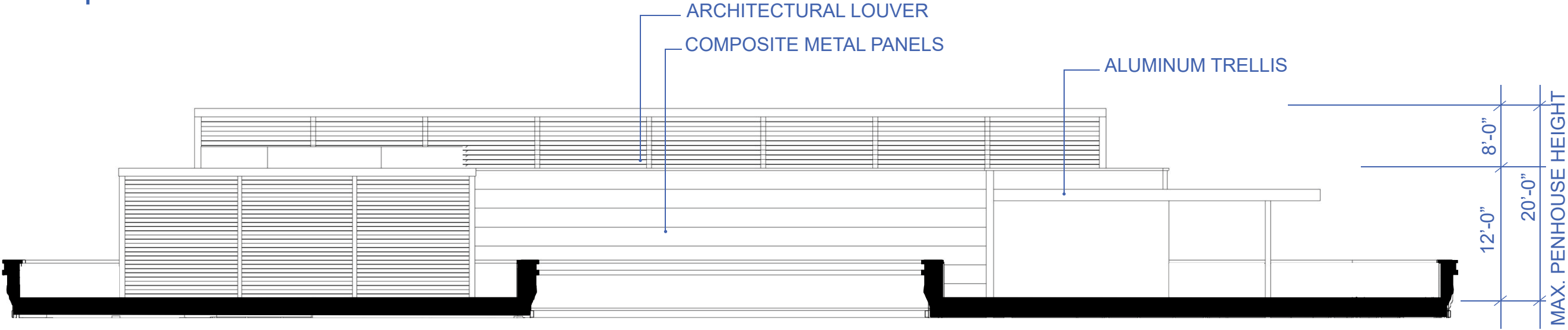


PENTHOUSE

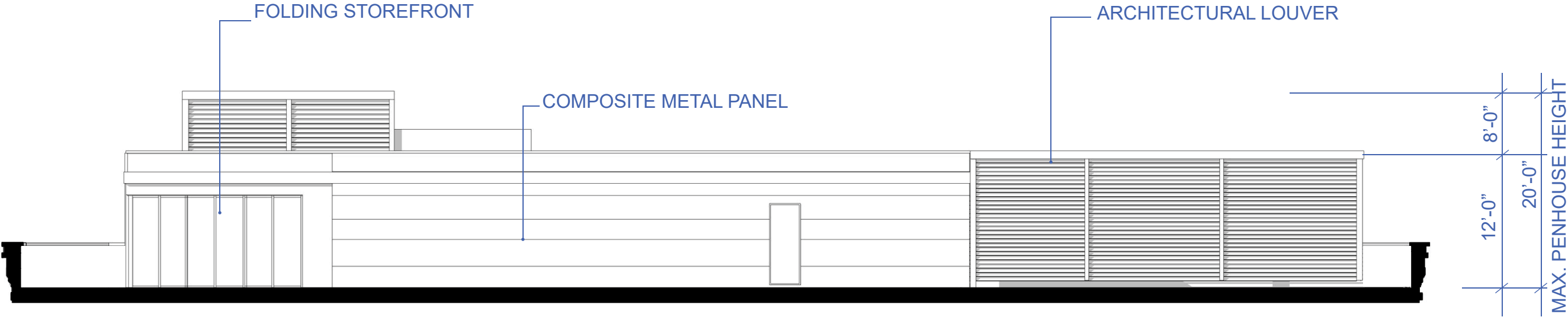




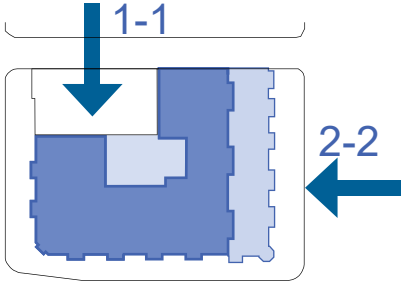
PENTHOUSE



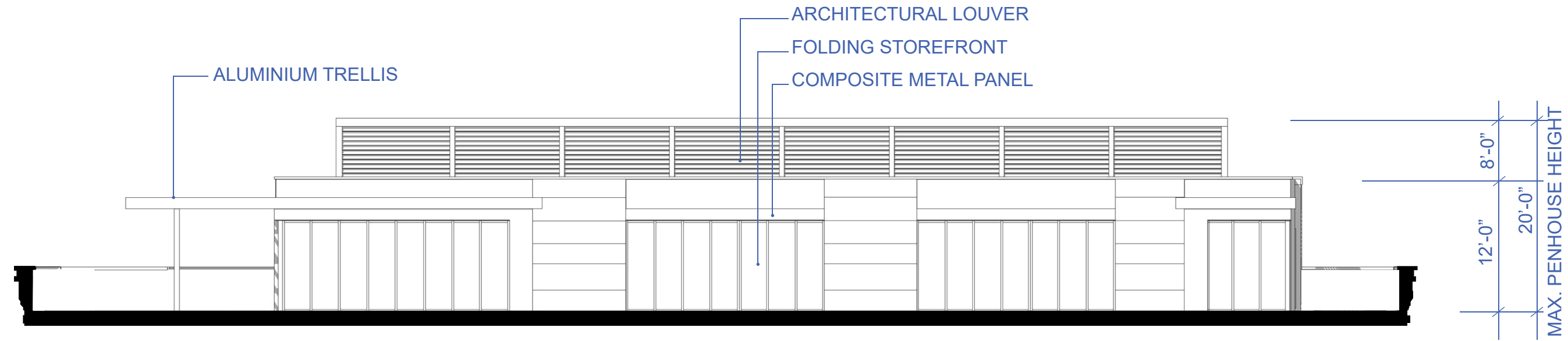
NORTH ELEVATION 1-1



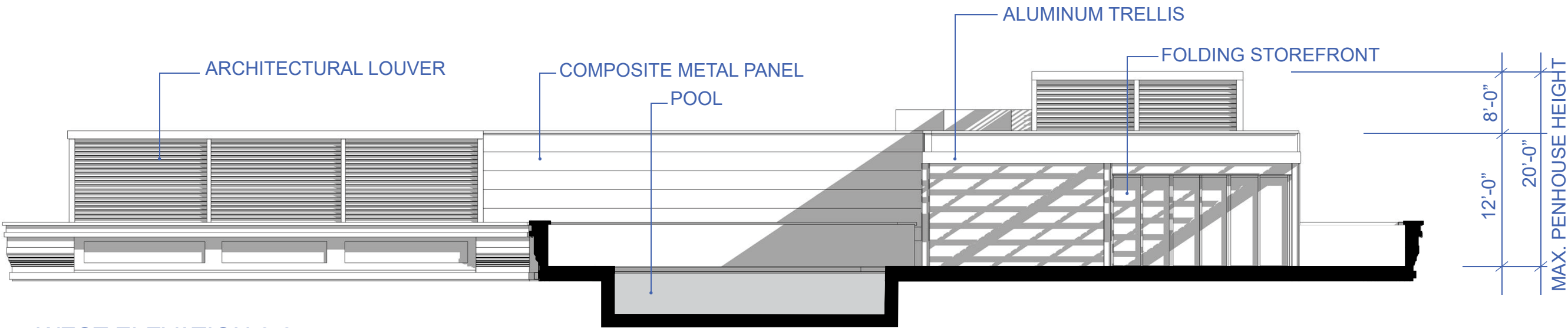
EAST ELEVATION 2-2



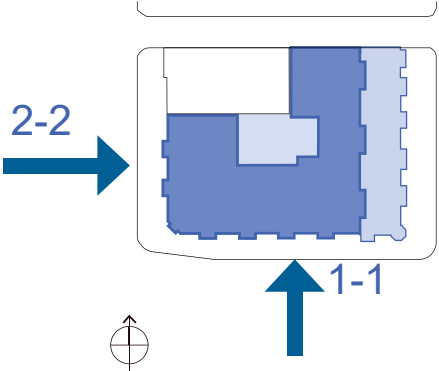
PENTHOUSE ELEVATIONS



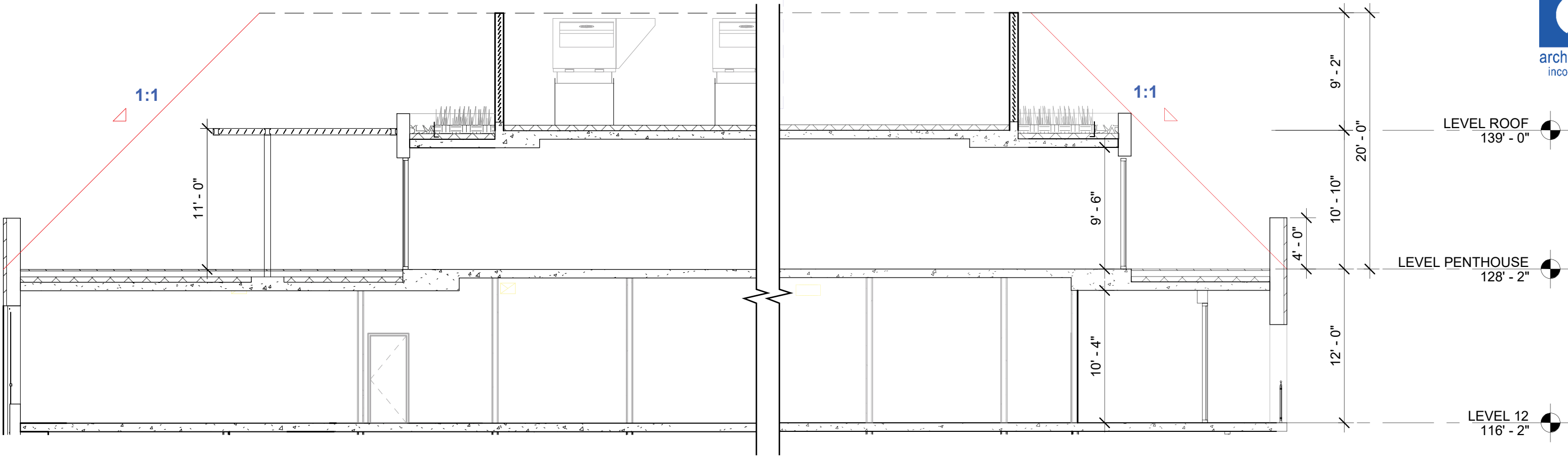
SOUTH ELEVATION 1-1



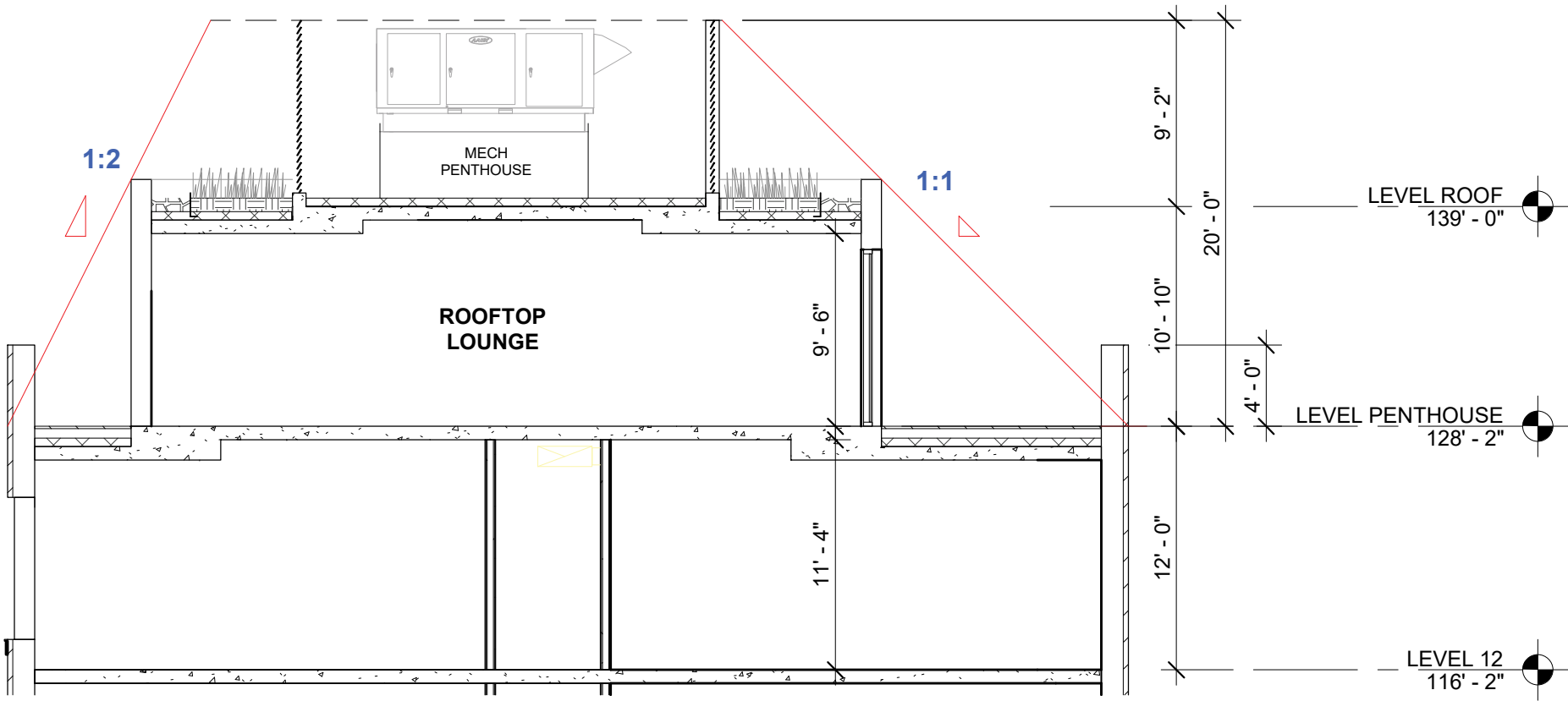
WEST ELEVATION 2-2



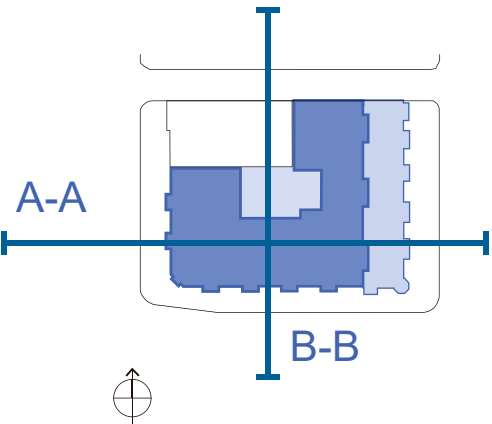
PENTHOUSE ELEVATIONS



ENLARGED PENTHOUSE SECTION A-A



ENLARGED PENTHOUSE SECTION B-B





## PAGE 37



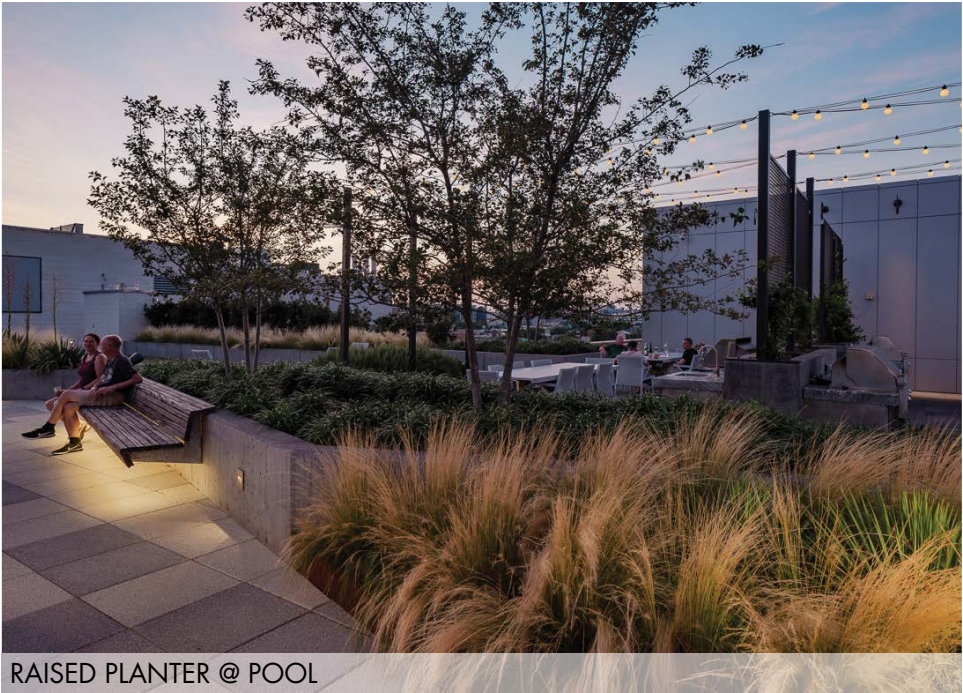
PENTHOUSE LEVEL



VINE FOR PERGOLA



LOW PLANTING BETWEEN SEATING AREAS



RAISED PLANTER @ POOL



SMALL FLOWERING TREE FOR POOL PLANTER



RAISED PLANTERS @ DRINKS COUNTER



RAISED PLANTERS W/ COUCHES



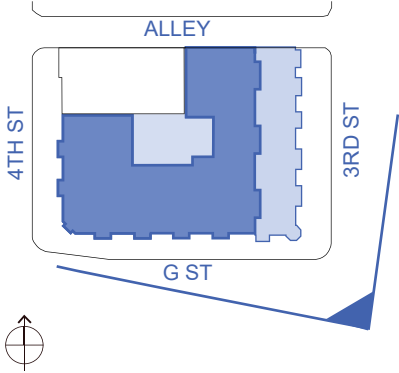
LOW FLOWERING PLANTS

ALTERNATE  
PARAPET DESIGN



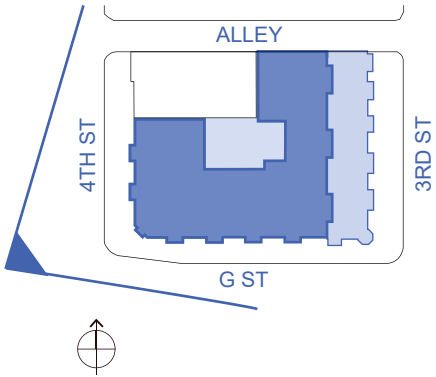


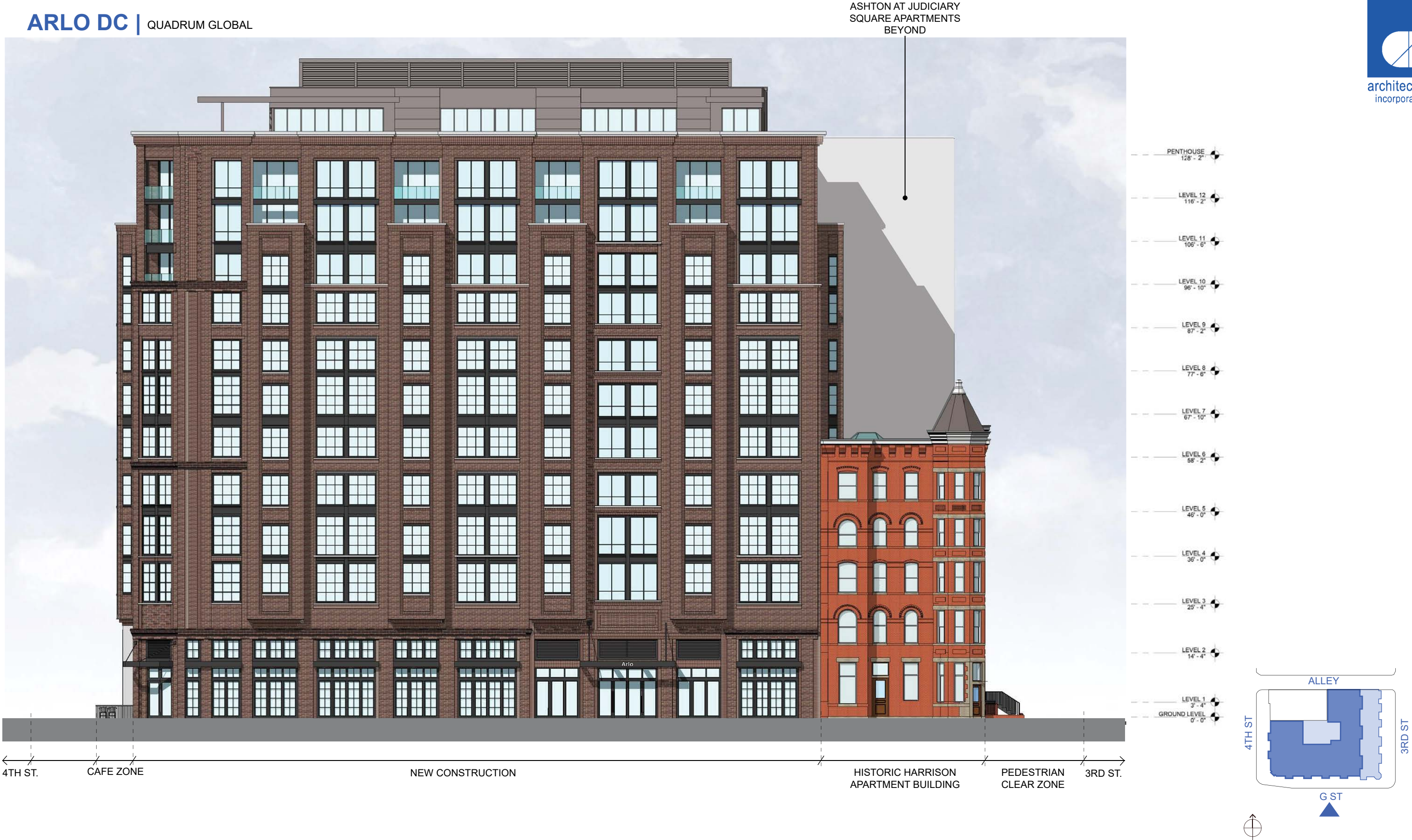
3RD & G STREET NW  
PERSPECTIVE VIEW





4TH & G STREET NW  
PERSPECTIVE VIEW





ALTERNATE SOUTH ELEVATION - COLORED RENDERING

SCALE: 1" = 20'-0"





ALTERNATE EAST ELEVATION - COLORED RENDERING

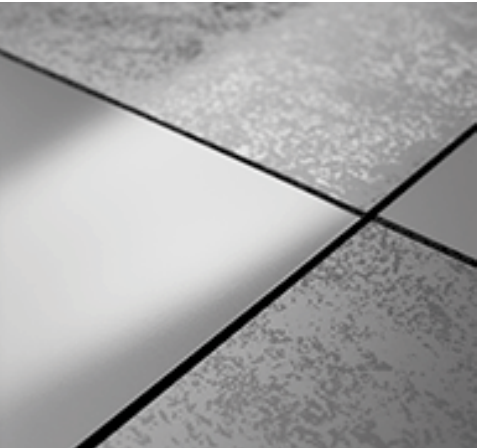
SCALE: 1" = 20'-0"



ARCHITECTURAL LOUVER



FOLDING STOREFRONT



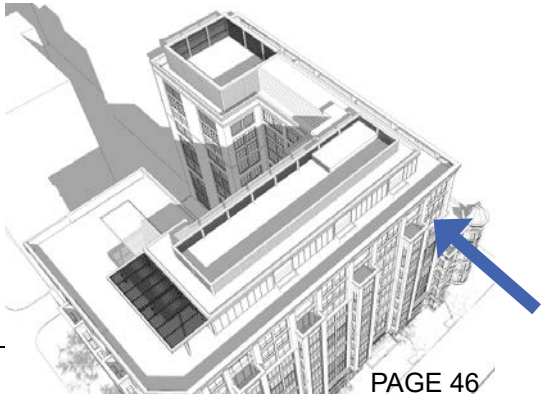
COMPOSITE METAL PANEL

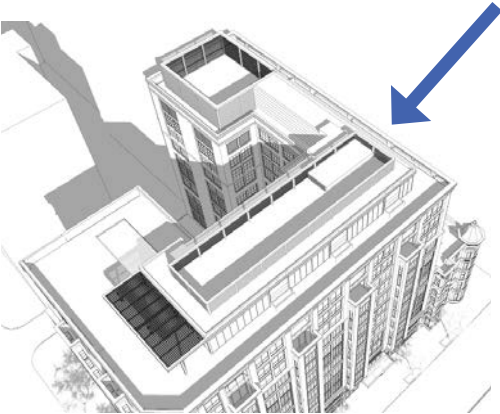
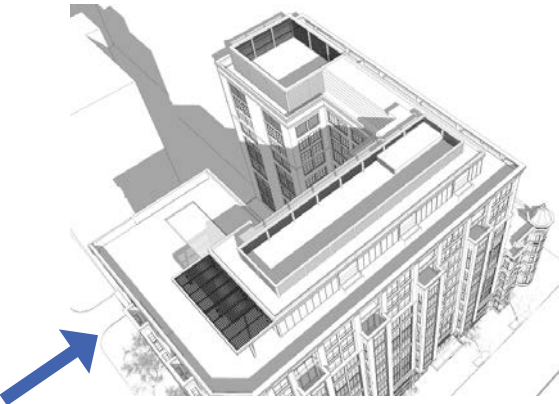


TRELLIS STRUCTURE

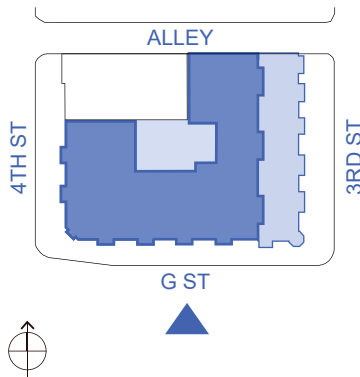
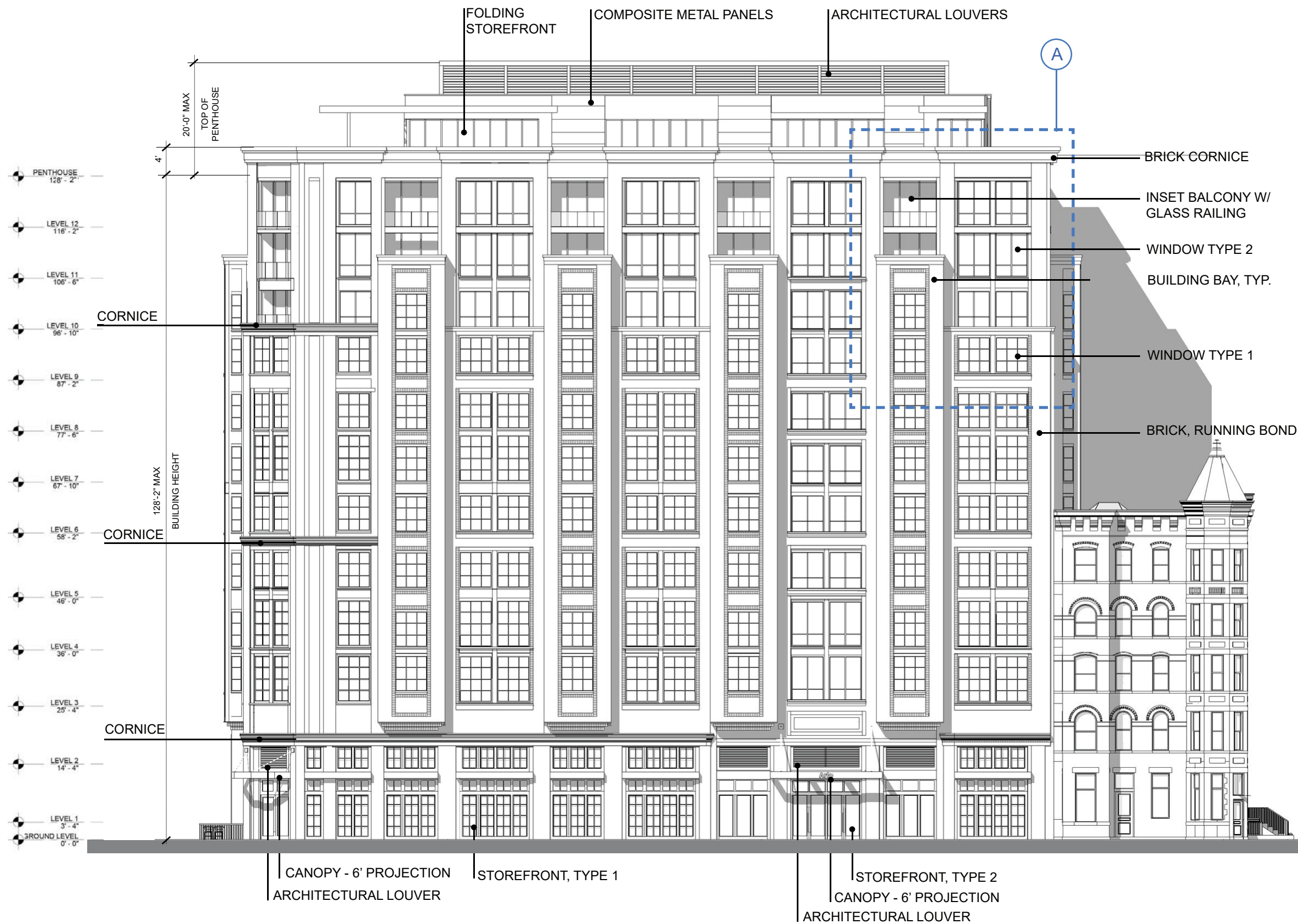


ALTERNATE PARAPET





ALTERNATE PARAPET

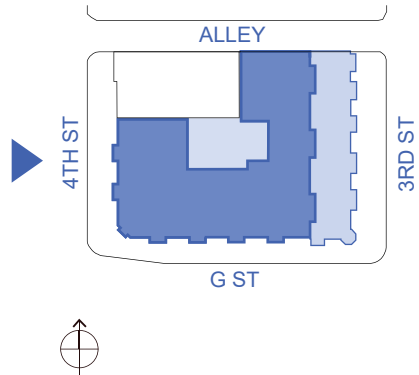
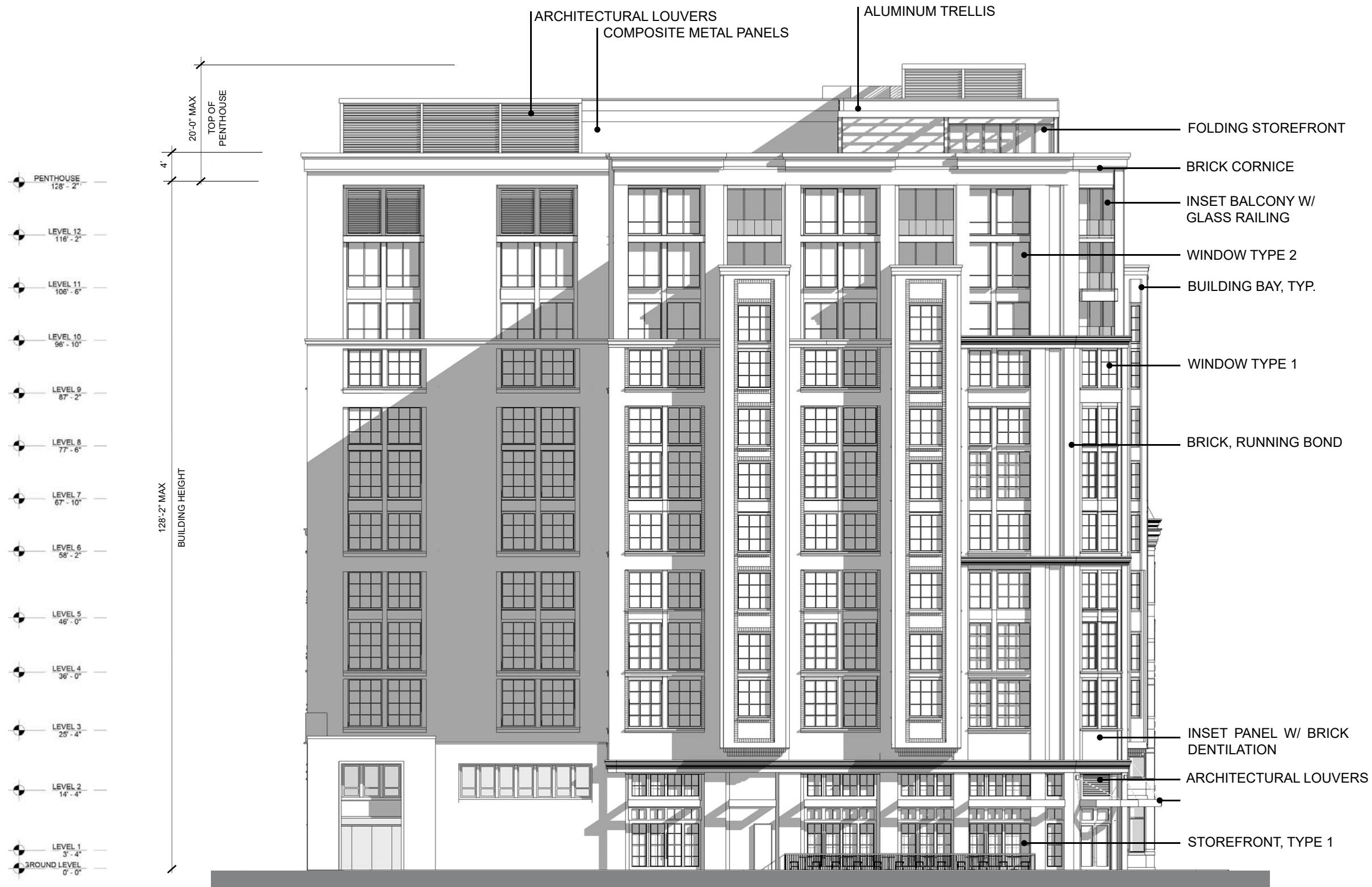


ALTERNATE - SOUTH ELEVATION

SCALE: 1" = 20'-0"

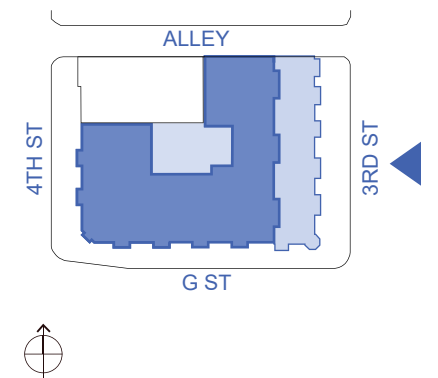
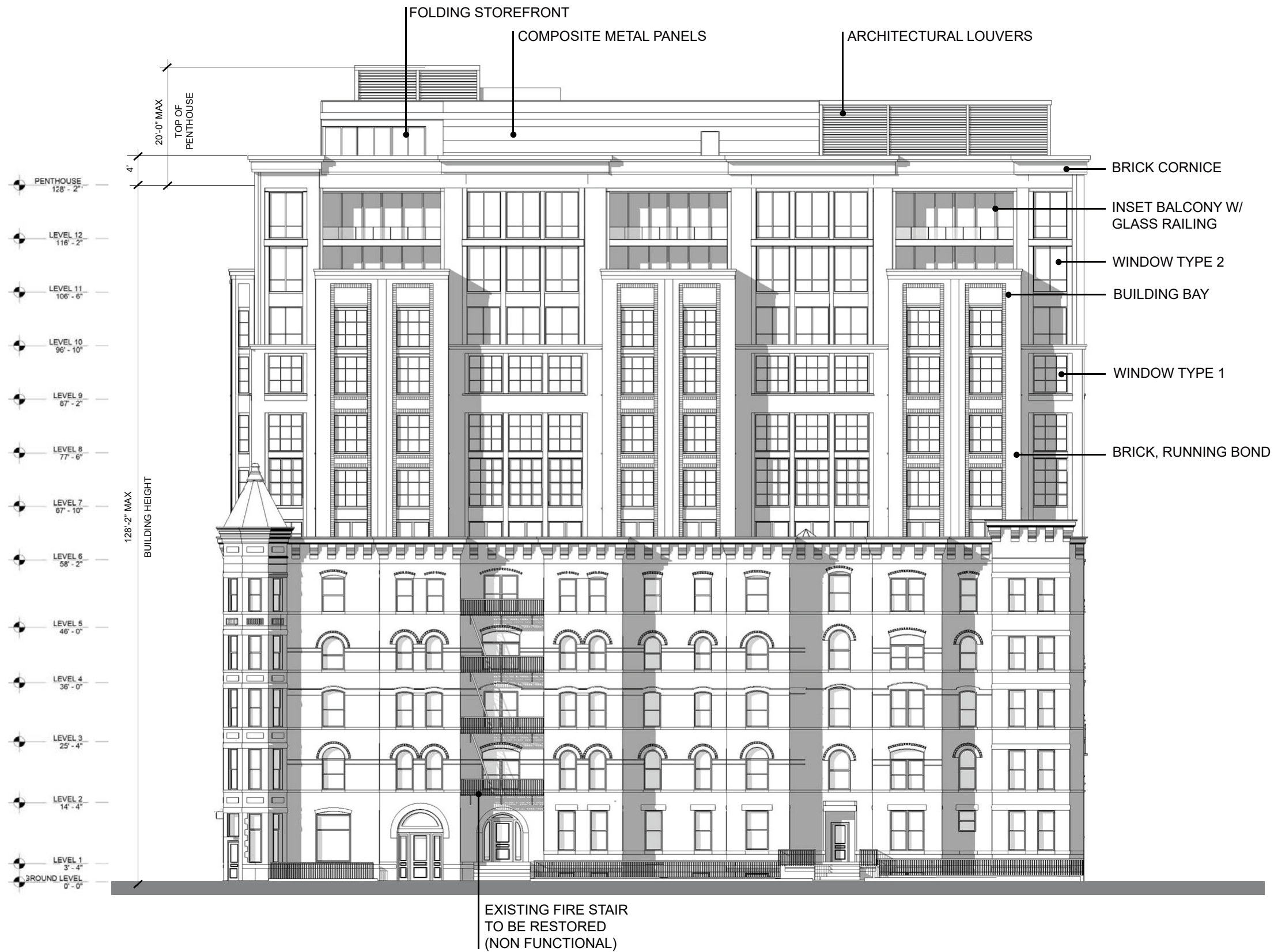


ALTERNATE - PARTIAL ENLARGED ELEVATION A



ALTERNATE - WEST ELEVATION

SCALE: 1" = 20'-0"



ALTERNATE - EAST ELEVATION

SCALE: 1" = 20'-0"



FLOOR PLANS

EXIST. CONCRETE  
PAVEMENT , TO  
REMAIN

LIMIT OF WORK

EXIST. TREEE W/  
EXIST. TREE PIT,  
TO REMAIN, TYP.

4TH STREET, NW

OUTDOOR CAFE  
ZONE W/ ENCLO-  
SURE

PEDESTRIAN  
CLEAR ZONE

NEW STREET  
TREE, TYP.

NEW PAVE-  
MENT, PER DDOT  
STREETSCAPE  
STANDARDS

SITE PLAN  
SCALE: 1" = 20'-0"

20' WIDE PUBLIC ALLEY

FRATERNAL ORDER  
OF POLICE

G STREET, NW

AT GRADE TREE  
BOX, TYP.

PEPCO VAULT  
LOCATION

REMOVE EXIST.  
SINGLE ACORN  
LIGHT

EXIST. TRAFFIC  
BOX, TO REMAIN

EXIST. COBRA  
HEAD STREET  
LIGHT, REPLACE  
W/ STREETSCAPE  
STANDARD LIGHT

EXIST. PLANTER  
AND AREA WAY, TO  
REMAIN

NEW  
STREETSCAPE  
STANDARD LIGHT,  
TYP.

EXIST. PLANTER  
AND AREA WAY, TO  
REMAIN

NEW PLANTER

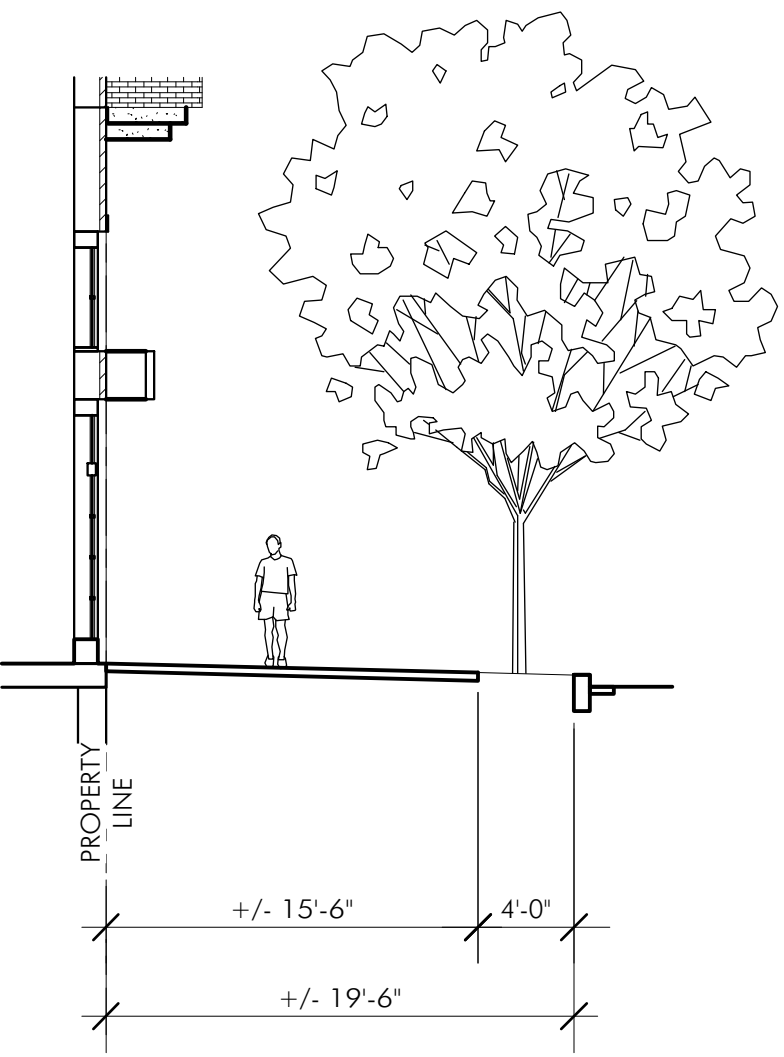
EXIST. AREA WAY  
TO REMAIN

EXIST. FIRE HYDRANT,  
TO REMAIN

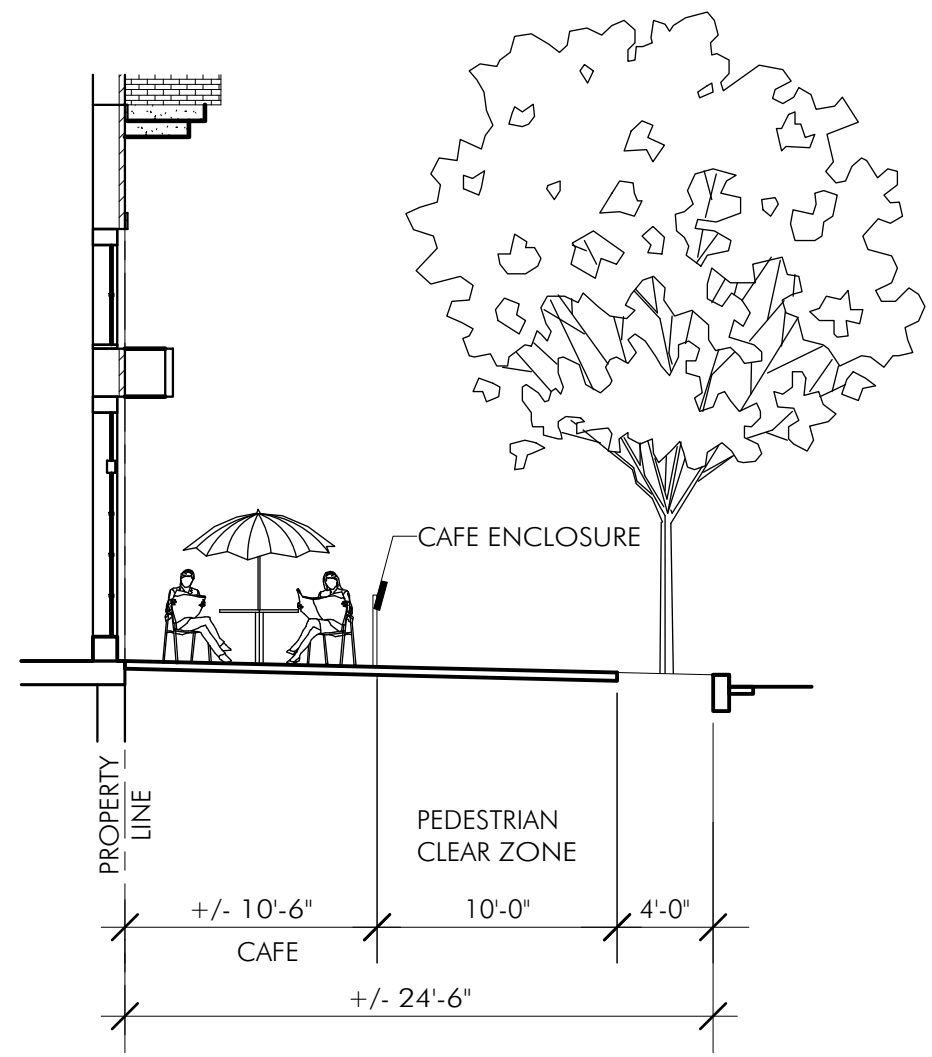
EXIST. TRAFFIC  
LIGHT, TO REMAIN

3RD STREET, NW

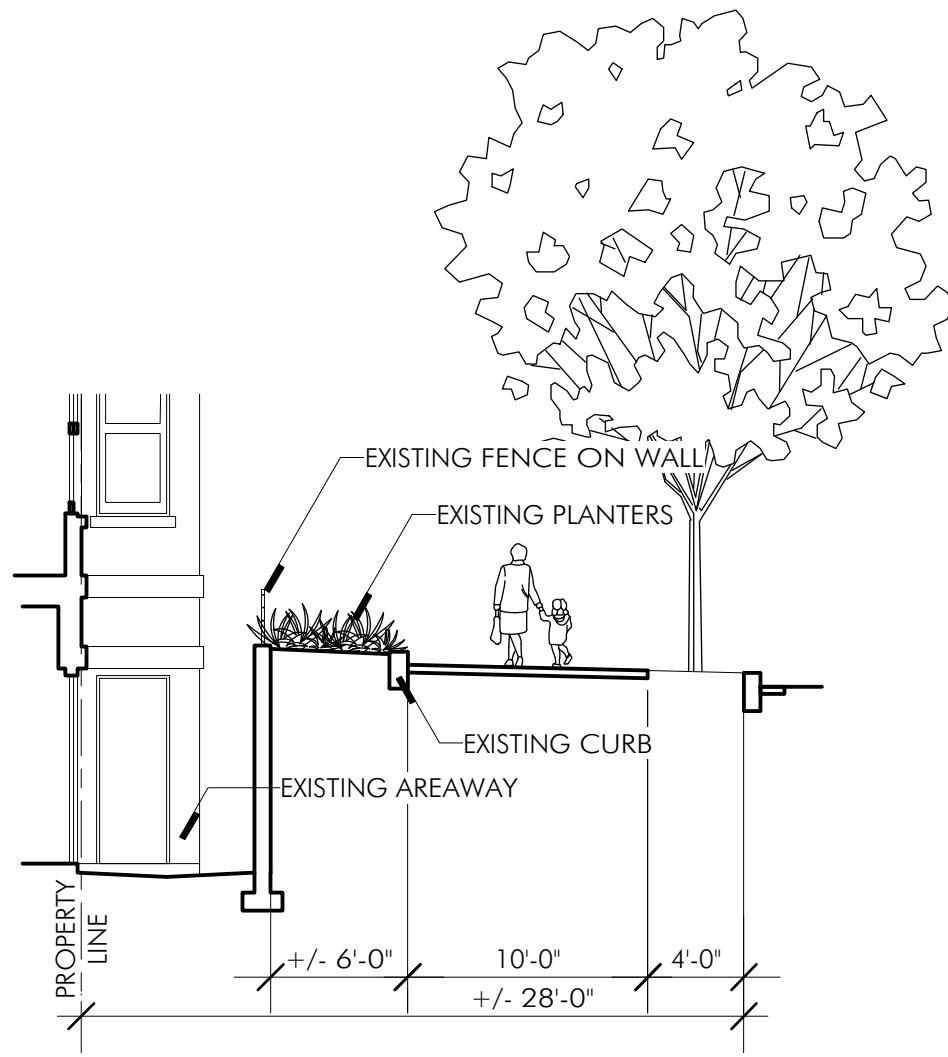




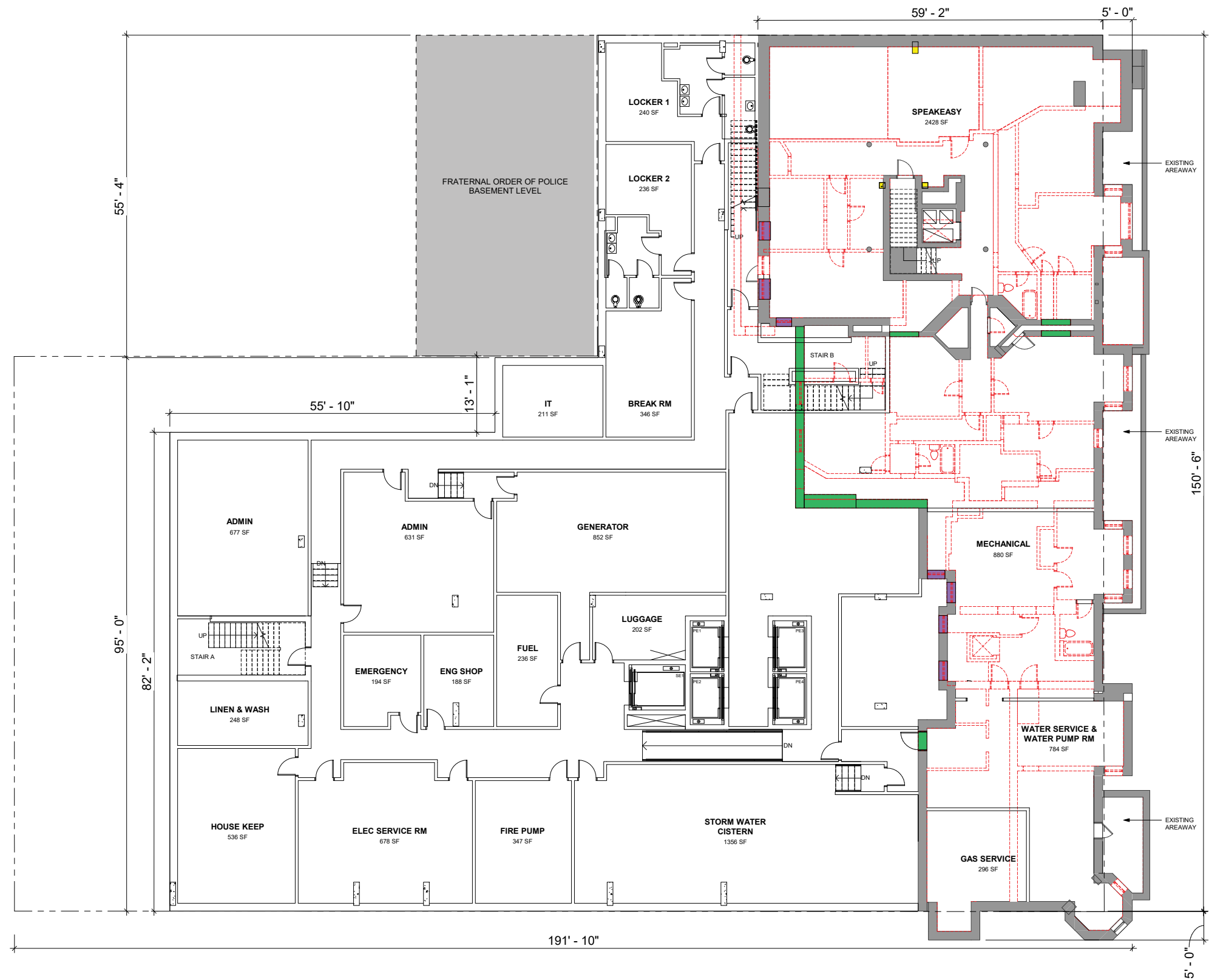
3 SECTION @ G STREET N.W.  
Scale: 1/8" = 1'-0"



2 SECTION @ 4TH STREET N.W.  
Scale: 1/8" = 1'-0"



1 SECTION @ 3RD STREET N.W.  
Scale: 1/8" = 1'-0"



- LEGEND:**
- EXISTING BUILDING
  - PROPERTY LINE
  - EXISTING TO BE REPAIRED/  
PRESERVED
  - EXISTING INTERIOR PARTITION  
TO BE REMOVED
  - EXISTING STRUCTURAL WALL  
TO BE REMOVED
  - EXISTING TO BE INFILLED
  - STRUCTURAL COLUMN, NEW

\* ALL EXISTING FENESTRATION TO BE  
REMOVED AND REPLACED, UNLESS  
OTHERWISE NOTED.

CELLAR LEVEL PLAN

SCALE: 1" = 20'-0"

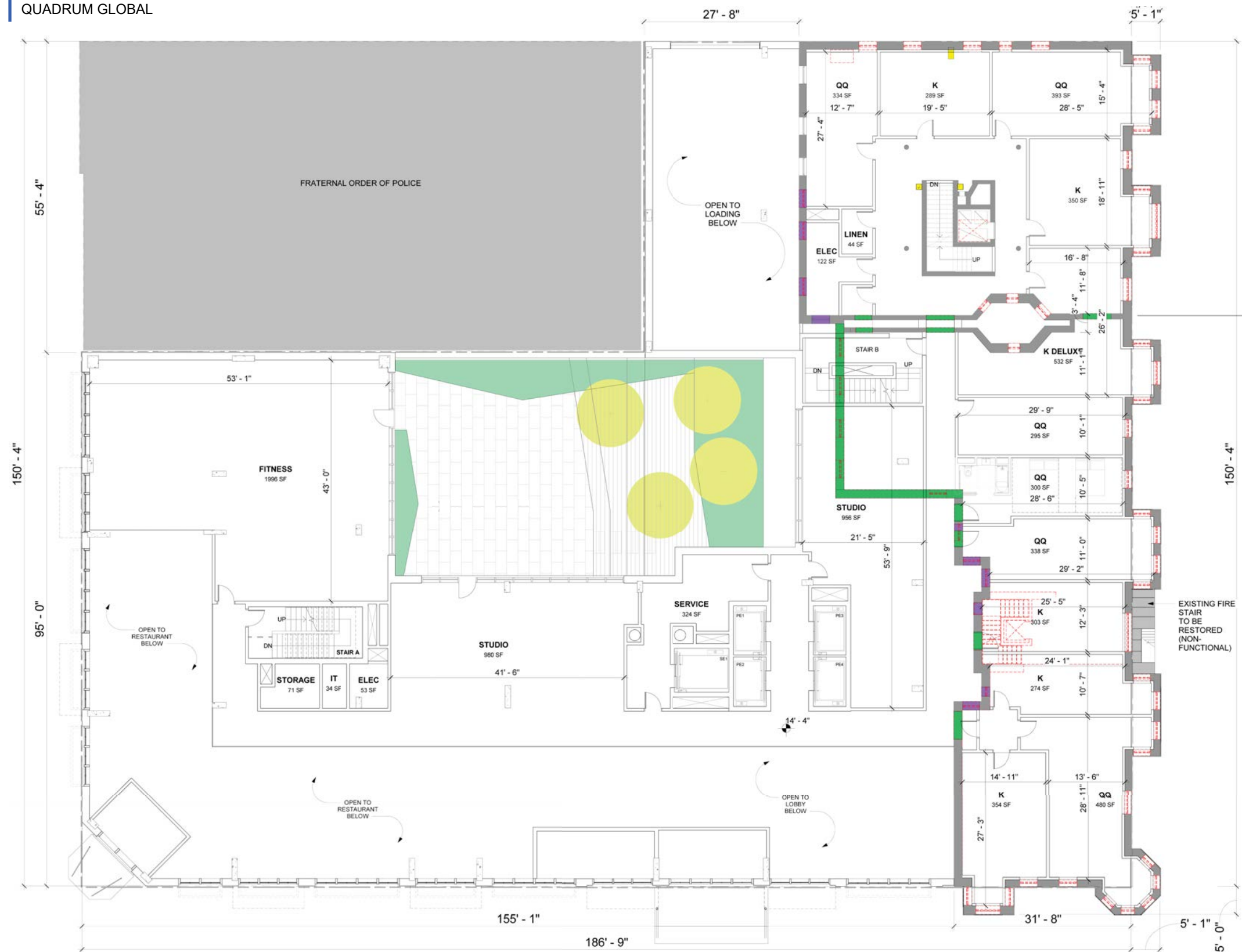




GROUND LEVEL PLAN

SCALE: 1" = 20'-0"





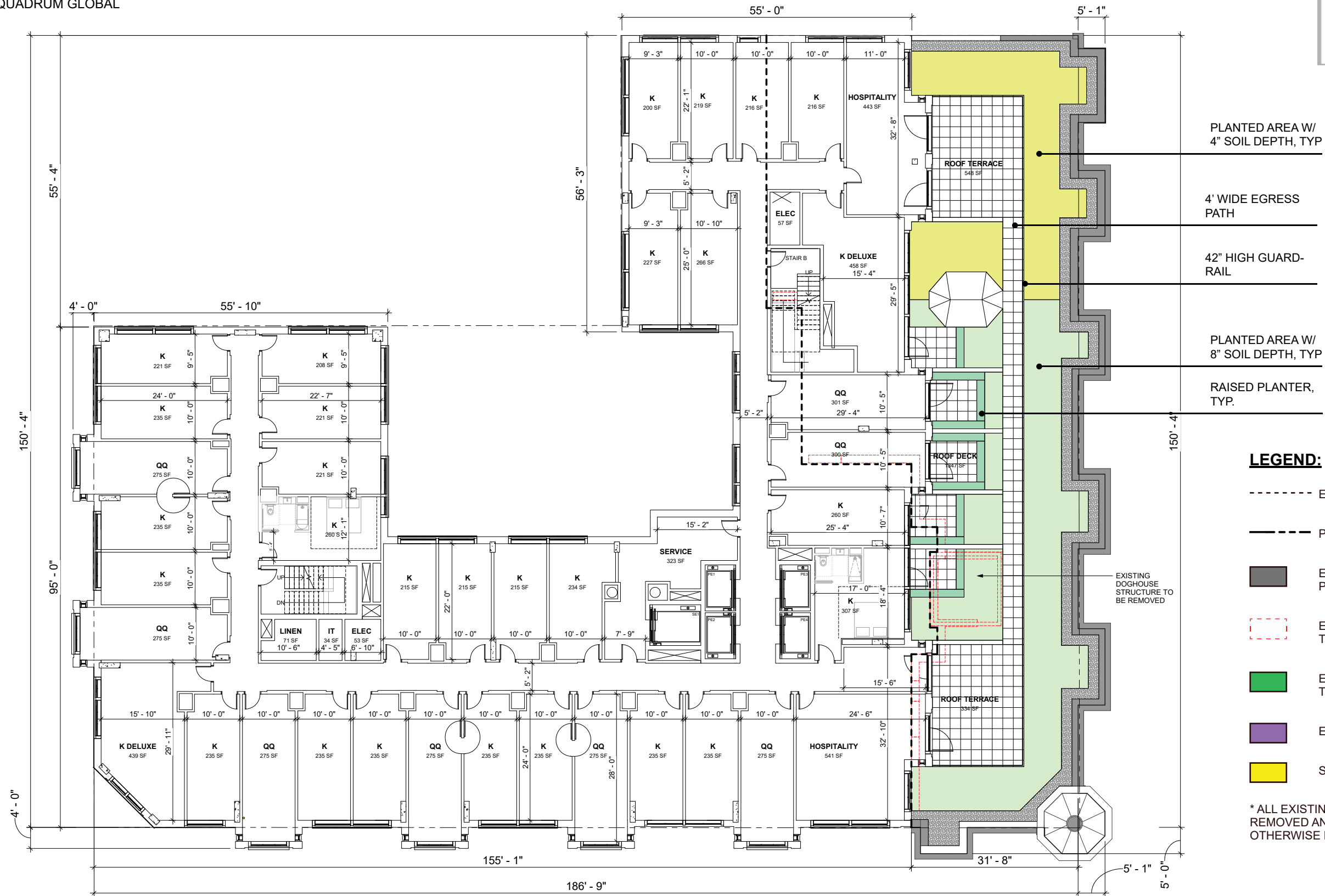
**LEGEND:**

- |                                                                                       |                                              |
|---------------------------------------------------------------------------------------|----------------------------------------------|
| -----                                                                                 | EXISTING BUILDING                            |
| — — — —                                                                               | PROPERTY LINE                                |
|  | EXISTING TO BE REPAIRED/<br>PRESERVED        |
|  | EXISTING INTERIOR PARTITION<br>TO BE REMOVED |
|  | EXISTING STRUCTURAL WALL<br>TO BE REMOVED    |
|  | EXISTING TO BE INFILLED                      |
|  | STRUCTURAL COLUMN, NEW                       |

\* ALL EXISTING FENESTRATION TO BE REMOVED AND REPLACED, UNLESS OTHERWISE NOTED.







6TH LEVEL PLAN

SCALE: 1" = 20'-0"





SCALE: 1" = 20'-0"



10TH LEVEL PLAN

SCALE: 1" = 20'-0"



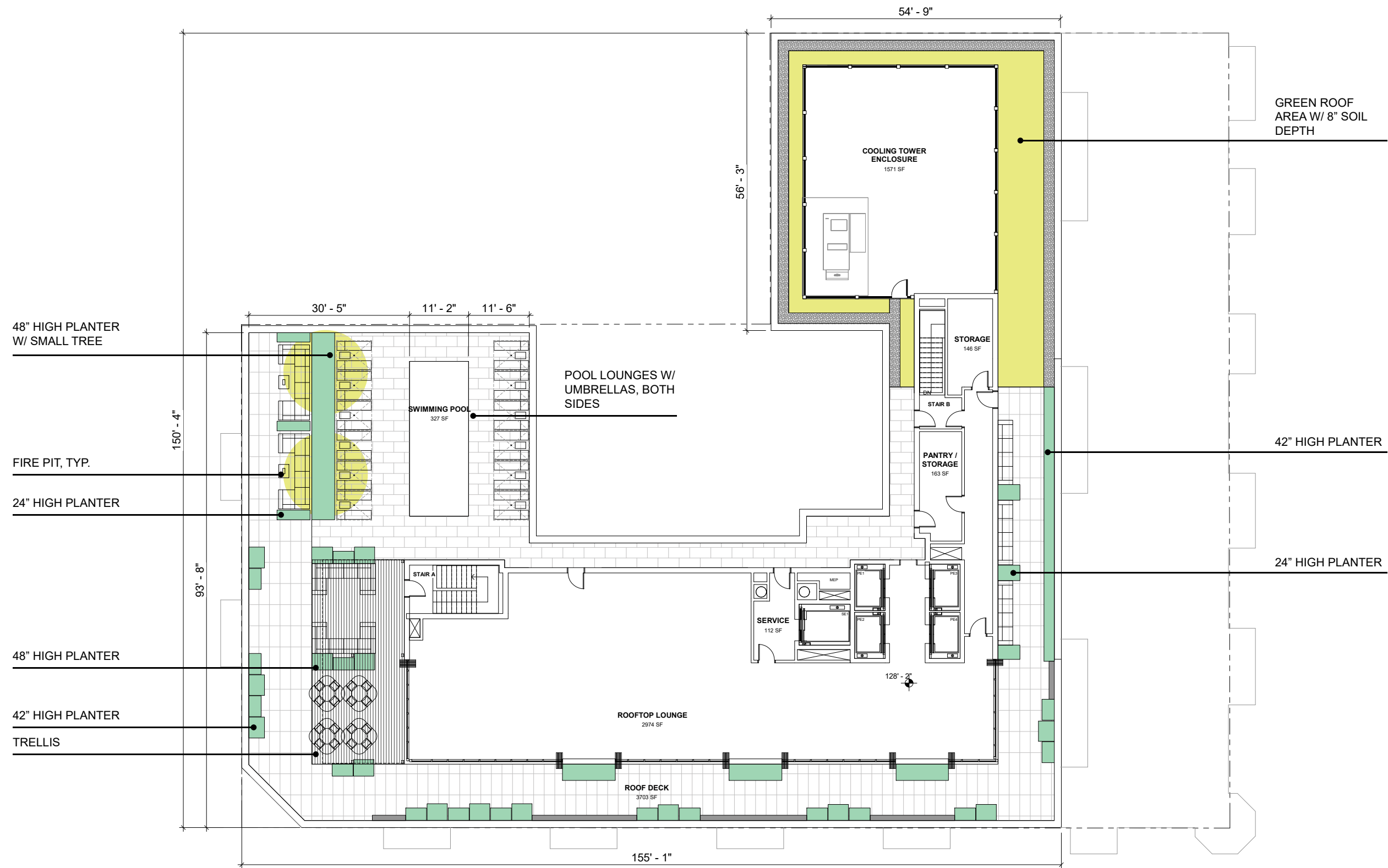


SCALE: 1" = 20'-0"



SCALE: 1" = 20'-0"





PENTHOUSE LEVEL PLAN

SCALE: 1" = 20'-0"





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