



555 Pennsylvania Avenue, NW

June 17, 2021

Structural Demolition Permit

Scope: structural and exterior envelope demolition, new stabilizing interior structure, (slab infill, etc.).

CFA Approval: February 18, 2021

Permit Issue : March 8, 2021

Construction: ongoing

Structural Alteration Permit

Scope: New remaining interior structure (slab infill, etc.).

CFA Approval: April 16, 2021

Permit Issue: May 26, 2021

Construction: Expected June 1, 2021- March 1, 2022

Full Building Permit

Scope: Full interior build out, façade replacement, and exterior onsite ground level improvements.

CFA Review: June 2021

Permit Issue: Expected October 1, 2021

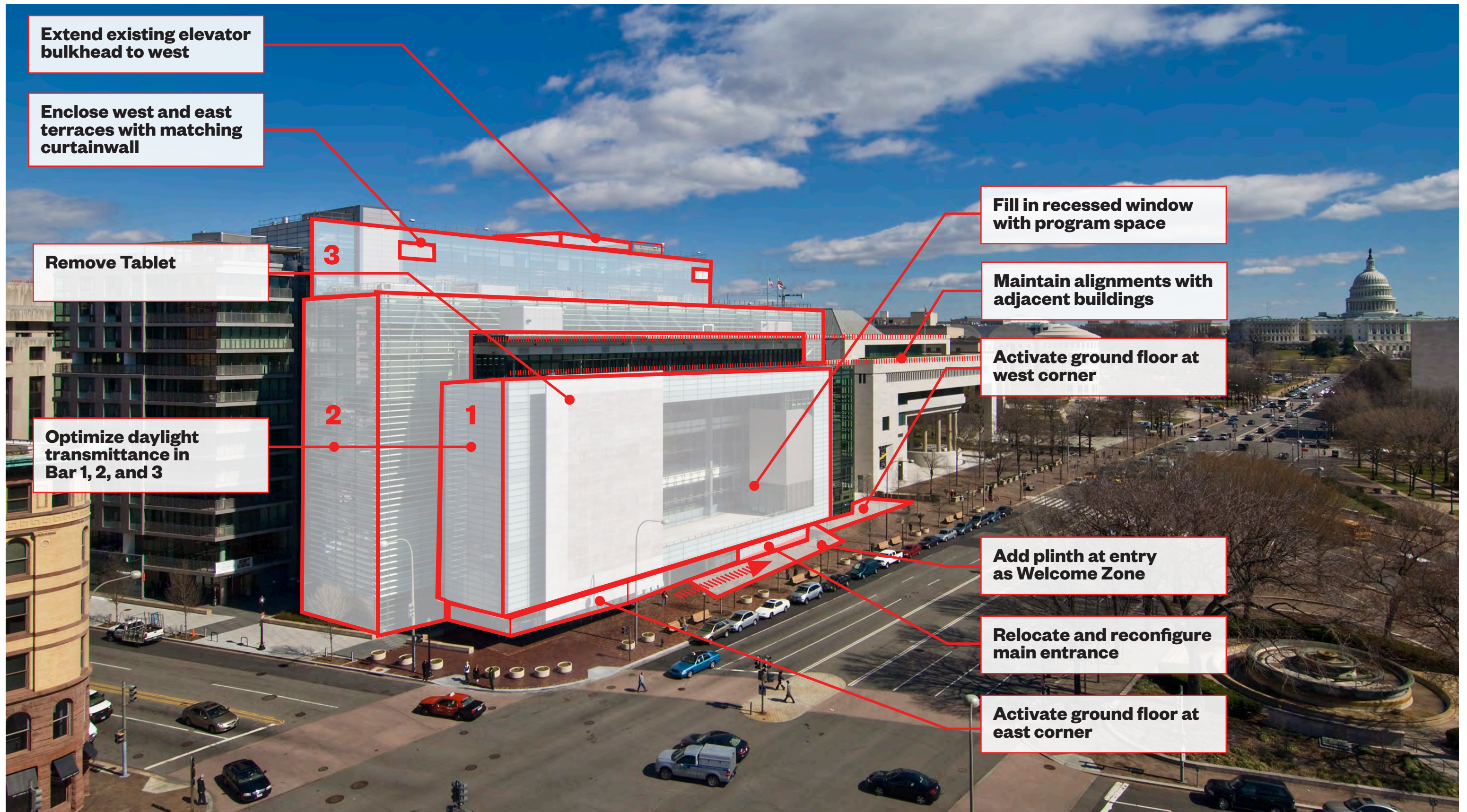
Construction: Expected March 1, 2022- July 1, 2023

Approximate Schedule

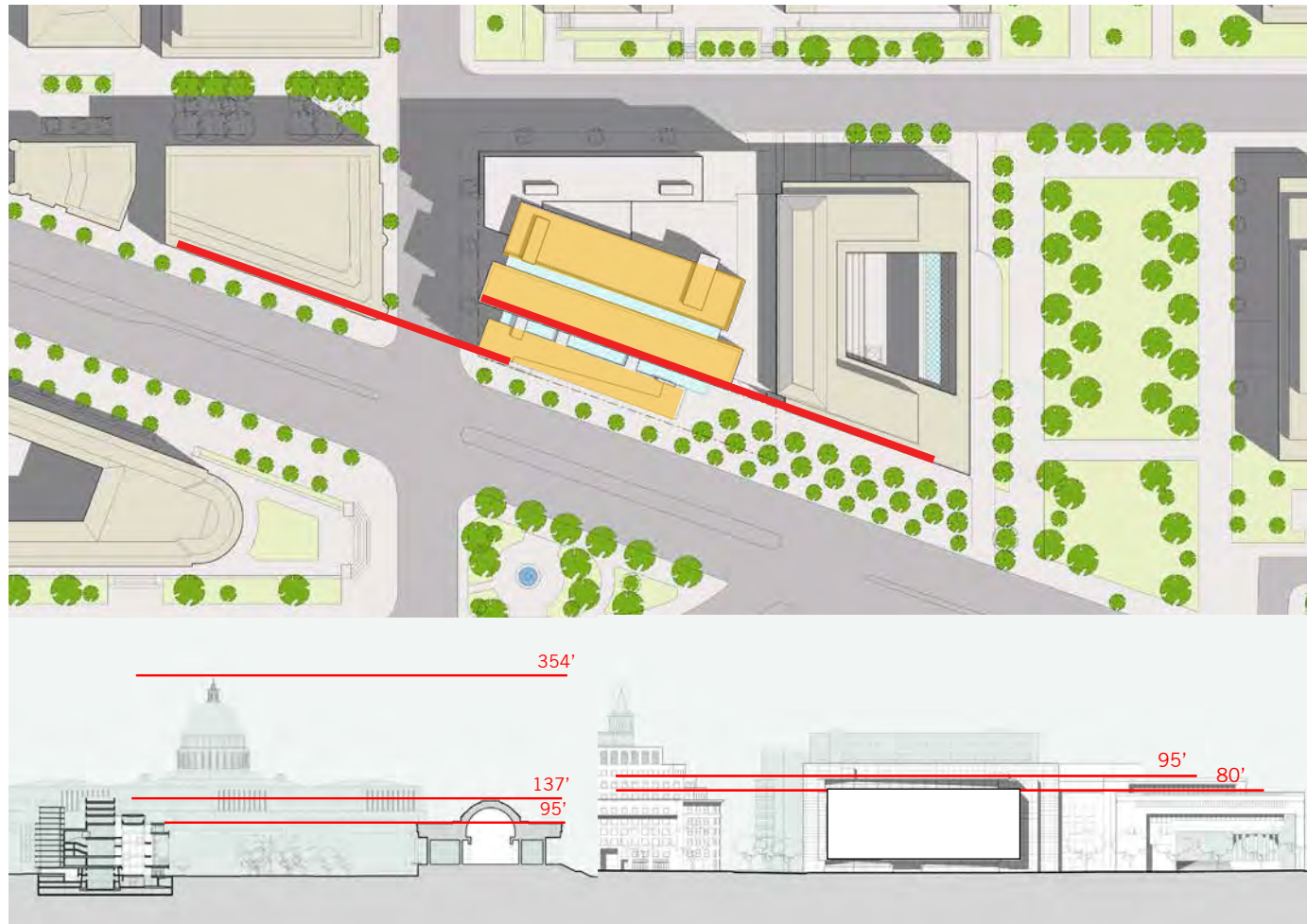
Exterior Developments



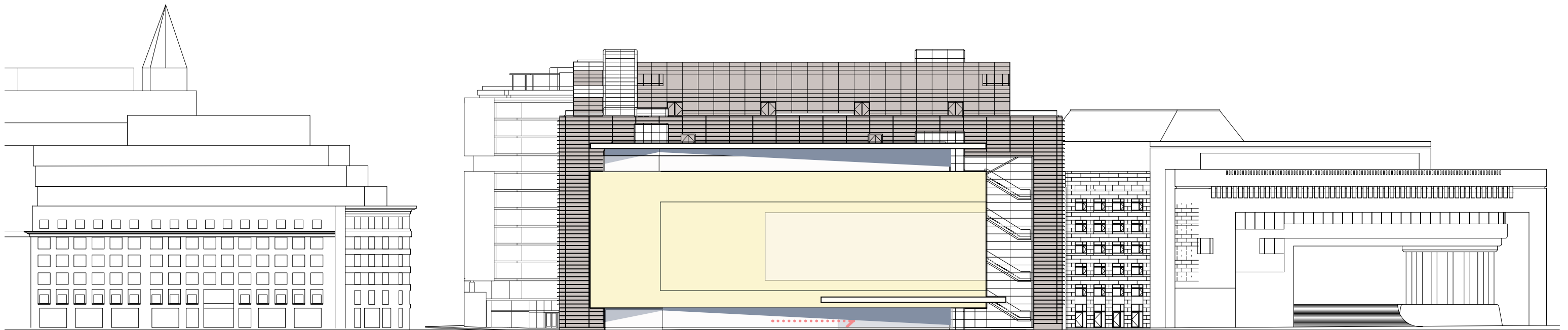
Existing Building



Proposed Changes to Exterior



- Include component(s) to express monumentality, provide compositional balance and modulate scale along Pennsylvania Avenue.
- Relocate entry eastward to enhance existing mid-block plaza.
- Establish JHU identity through materiality, scale and entry portal.
- Optimize daylight, shading and views for interior spaces.
- Maintain facade alignments with Canadian Embassy and National Gallery with optimized views towards U. S. Capitol.



Facade Design Principles



Advantages of the Design

- Increases stone façade by 50%
- Provides warmer material palette that relates to the Pennsylvania Ave NW context
- Improves definition of building base, middle, top
- Enlivens Pennsylvania Avenue
- Engages and welcomes public engagement at the ground plane
- Provides greater night-time activity
- Improves ground floor activation while incorporating improved flood mitigation measures along the building base.

Before & After



South Elevation in Context



South Elevation



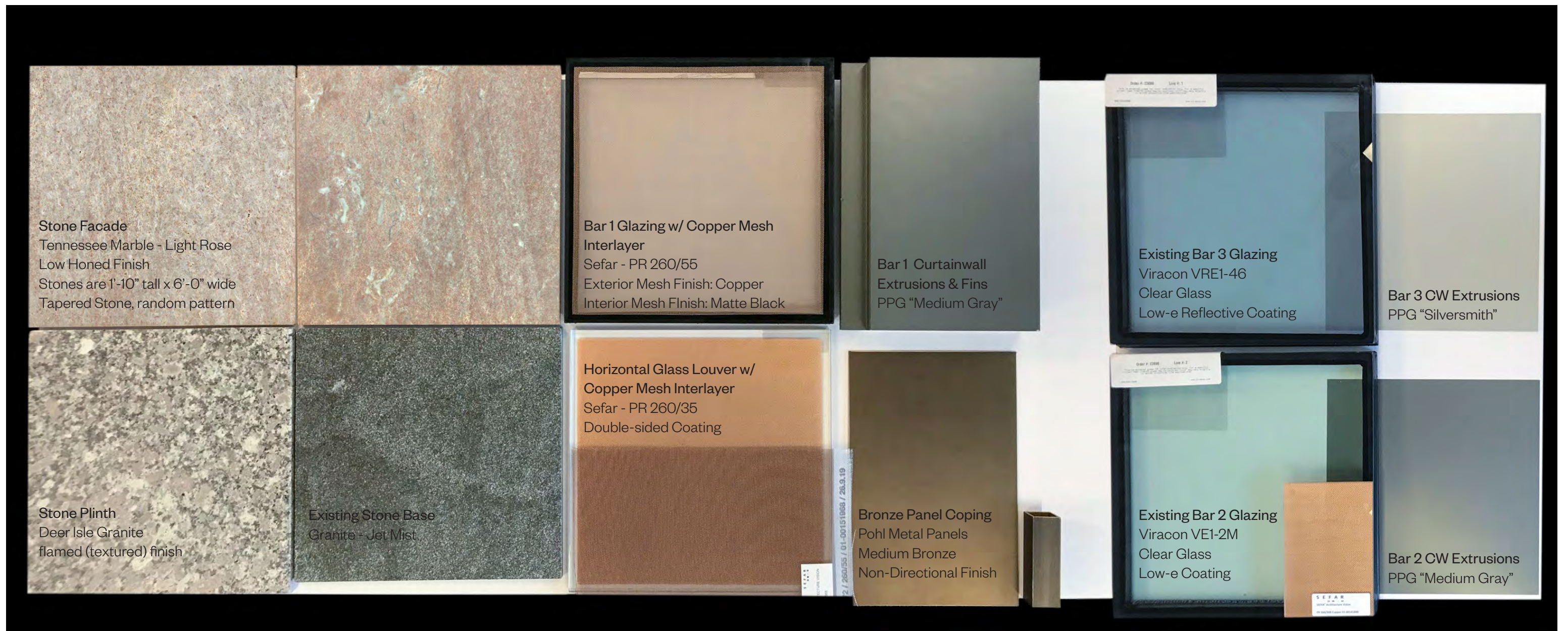
Southwest Corner



Southeast Corner



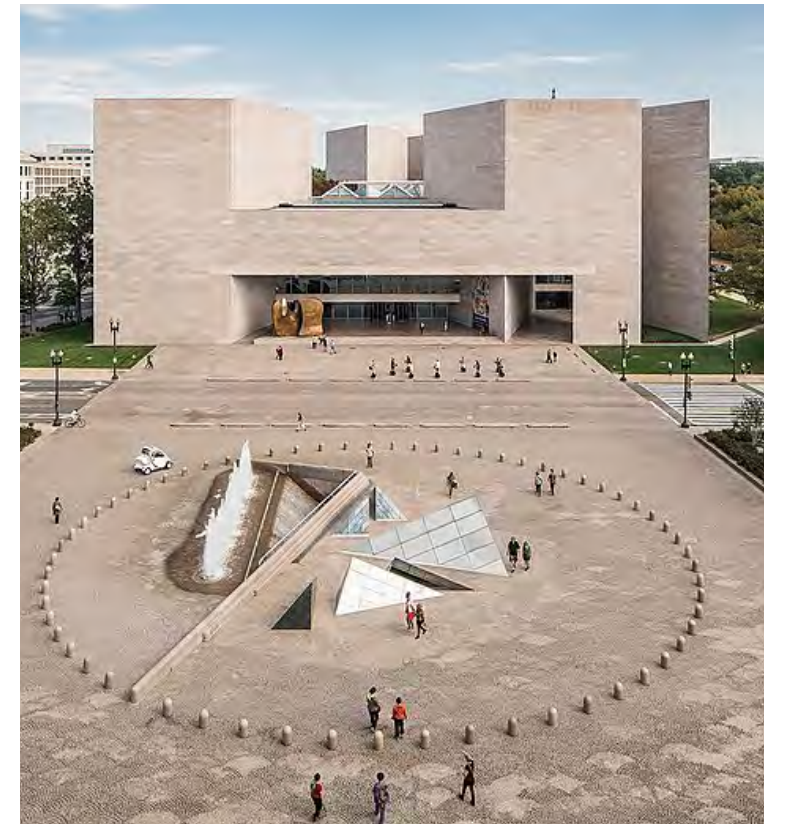
Southeast Corner



Project Narrative:

To reflect the building's transition in ownership and program, the facades have been fully reimagined. In place of the cooler colors of the current façade will be a warm material palette that better harmonizes with the Pennsylvania Avenue context while also referencing the Homewood campus of Johns Hopkins. This harmony will be achieved through the use of four simple materials – stone, copper mesh, glass, and dark metal trim. The stone will situate the building within the context of the Avenue. The copper mesh, encased in a layer of glass, will complement the color of the stone while offering a subtle reference to JHU's red brick campus. The dark metal trim will add to the richness of the façades, accentuating their depth and harkening more to the historic use of bronze than the more modern use of bright aluminum now commonly seen in newer buildings in the District.

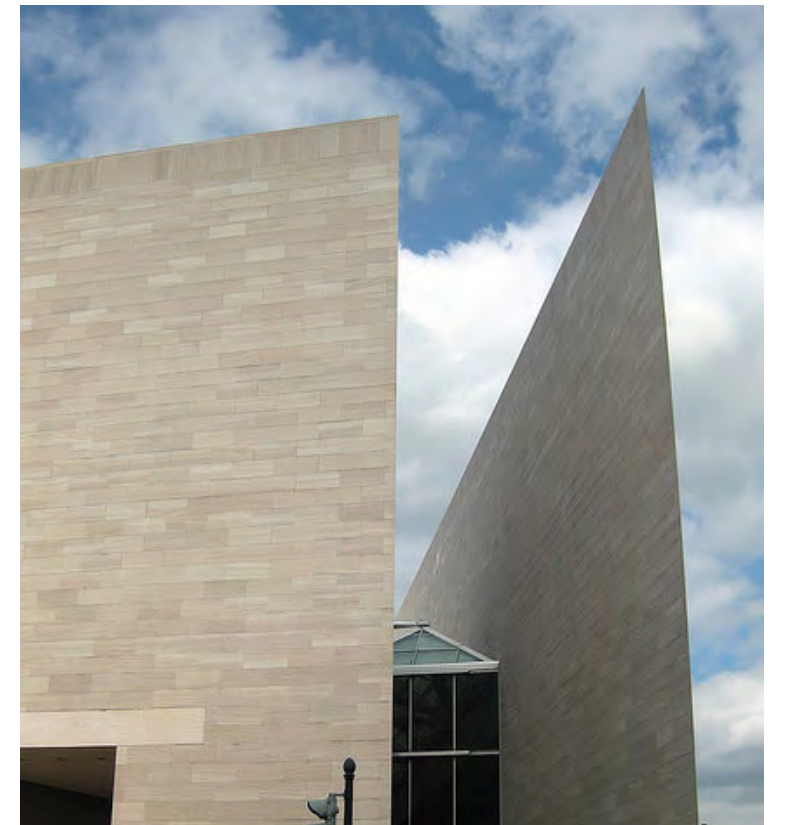
Exterior Material Palette 03/11/2020 NCPC Submission



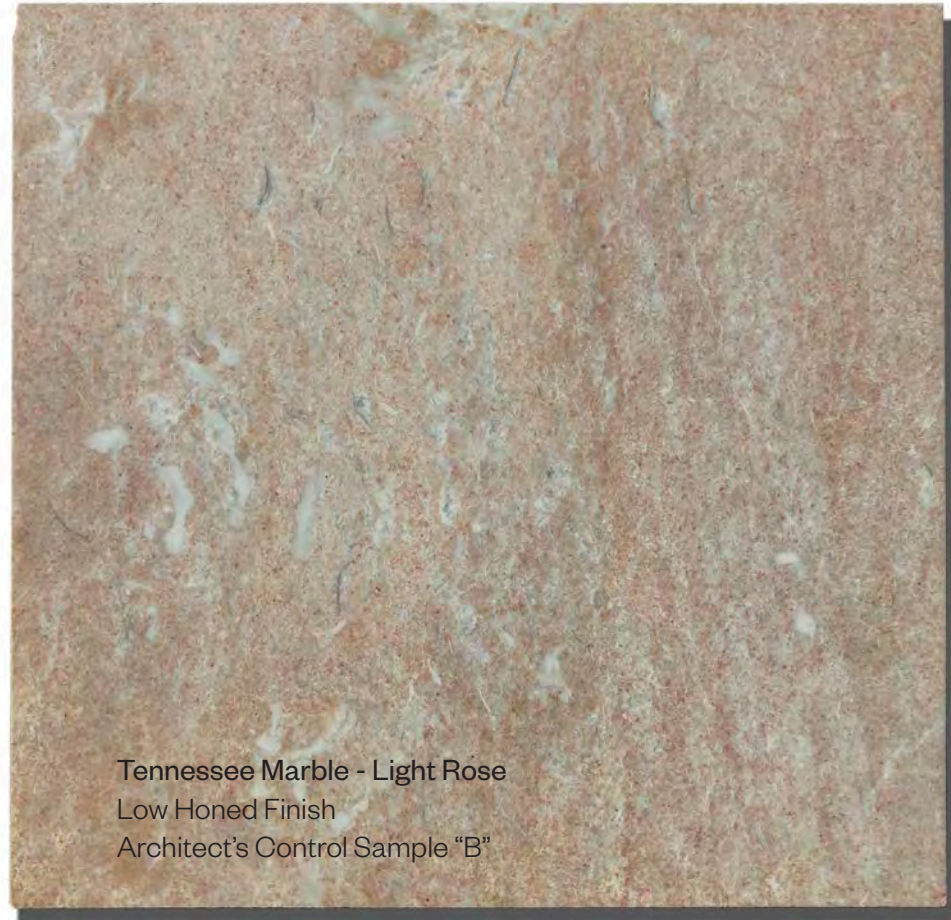
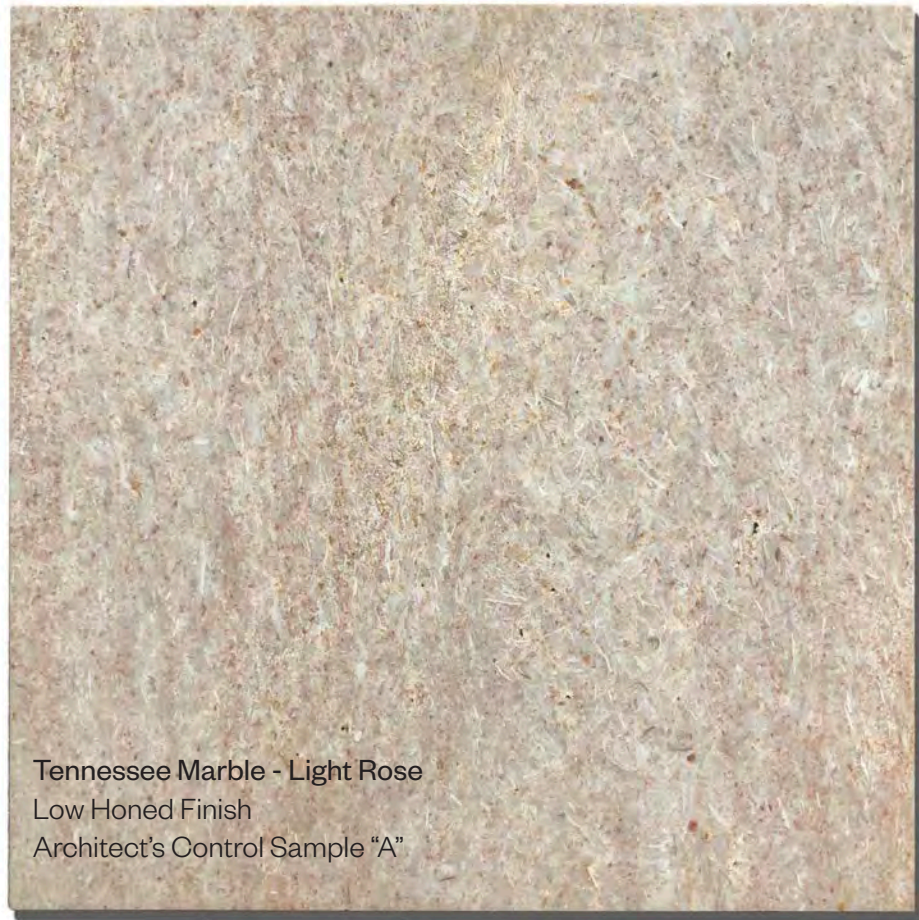
National Gallery of Art West Building



National Gallery of Art East Building



Context Buildings - Tennessee Marble



Control Sample "A"
4PM Southern Exposure. 0°, 25°, 45°



Control Sample "B"
4PM Southern Exposure. 0°, 25°, 45°

Stone: Tennessee Marble - Light Rose

Stone

The stone facades of the National Gallery of Art to the south are a primary reference point for the JHU project. The Tennessee Pink Marble facades of both NGA buildings exemplifies some of the finest stone in the District. Both buildings used several quarries and different suppliers to create blends, including both Asbury Pink and Grannox Gray. None of these quarries are still in use. The design team is proposing to use Light Rose from the Tennessee Marble Company, which is similar in color and variation to the stone used on NGA buildings while also having a character of its own. The design team has intentionally avoided matching the gray granite of the adjacent Canadian Embassy given its uniqueness along the Avenue and the symbolism it has as a material sourced from Canada.





Copper Mesh and Glass

The copper mesh, encased within a layer of glass, will add warmth to the façade while at the same time provide shade to the many south-facing interior spaces.



Copper Mesh and Glass

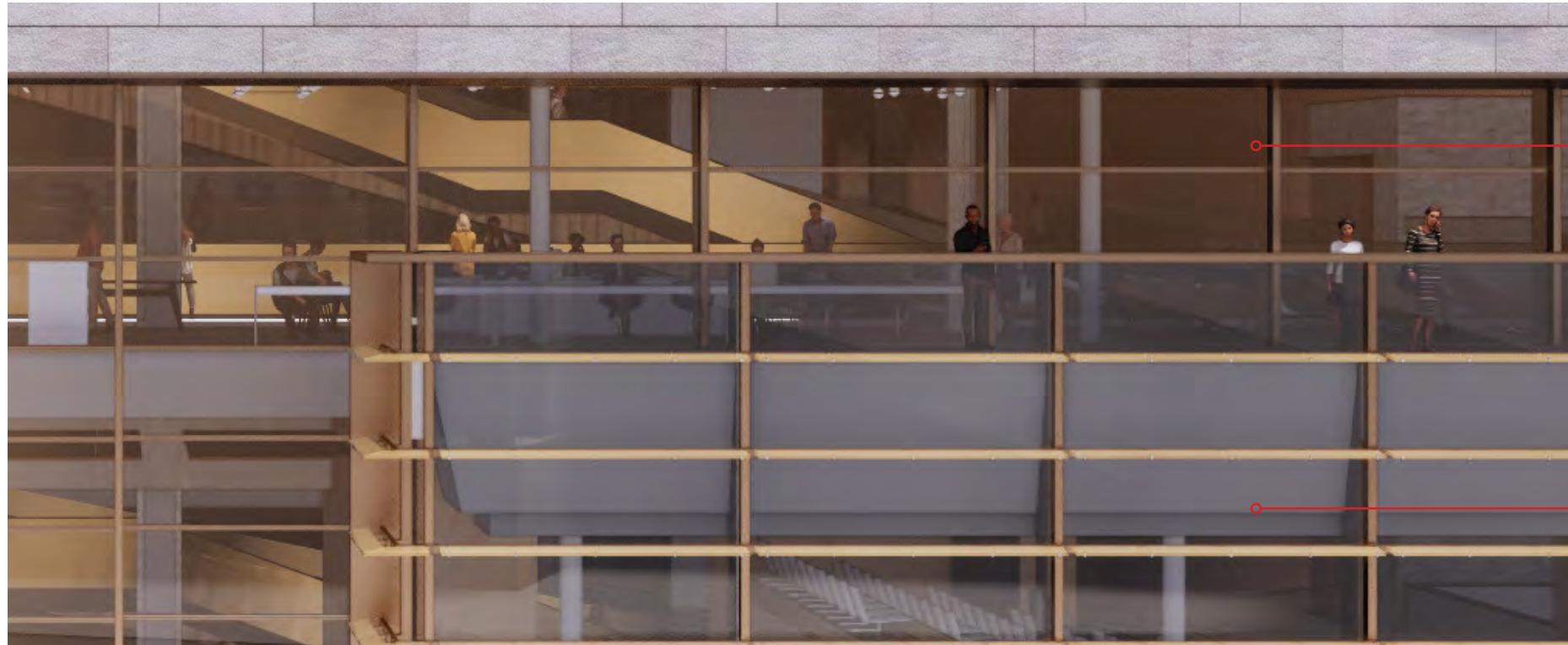


Dark Metal Trim

Dark Metal Panel, Coping & Trim

The dark metal finish and/or paint color of the metal trim has been selected to fully complement the other materials. The dark metal trim will add to the richness of the façades, accentuating their depth and harkening more to the historic use of bronze than the more modern use of bright aluminum now commonly seen in newer buildings in the District.





Wall System 1 (WS-1)

- Panelized curtainwall units made up of low iron insulated glass units with outer laminated lite with integral copper mesh fabric. Glass is conventionally glazed to custom profile aluminum mullions with extended extruded vertical fin and structurally glazed at horizontals. Face of glass is offset in plan.

Wall System 2 (WS-2)

- Panelized curtain wall unit made up of low iron insulated glass units with high transparency low E coating, 4 sided structurally glazed to curtain profile aluminum framing.



Wall System 2A (WS-2A)

- Laminated glass solar shades/louvers structurally glazed to custom aluminum brackets attached to custom profile aluminum framing and supported back to WS-2. Solar shades/louvers to be approximately 1/2" laminated glass units with copper mesh interlayer

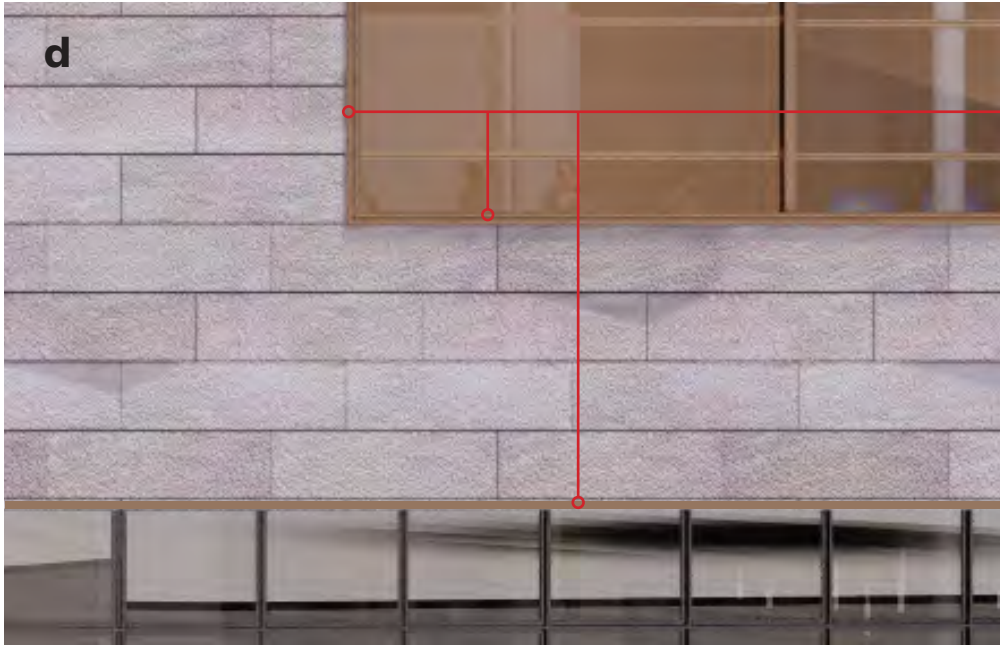
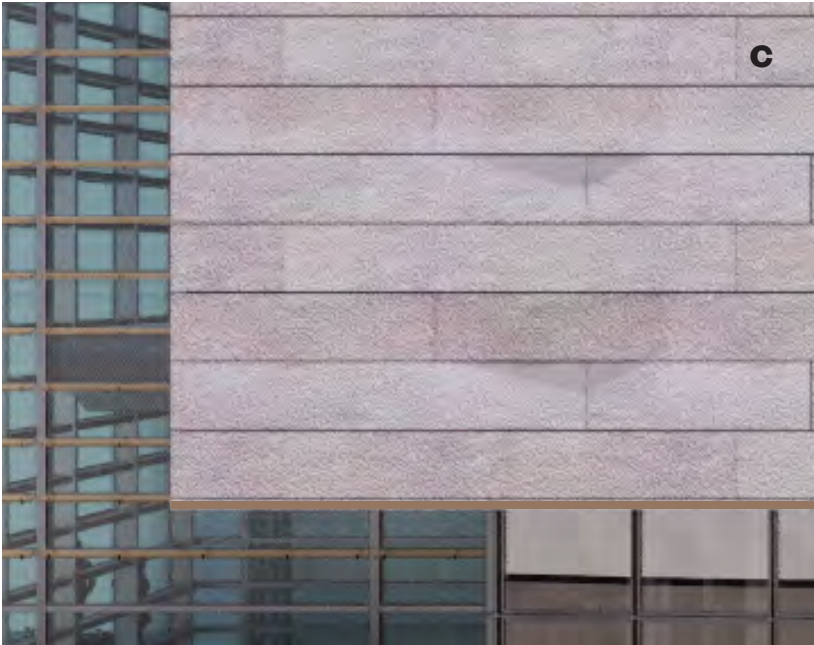
Metal Copping

Exterior Wall Systems

Stone Corner Condition



Stone Field Condition



Exterior Stone Cladding System (STE-1)

- Actual stone from Tennessee Marble quarry has been tested for structural stability and vetted by our facade consultant, Wiss, Janney, Elstner Associates, Inc. (WJE), including the differences of our system compared against stone details used at the National Air & Space Museum. WJE contends the proposed thicknesses are appropriate and should not present issues.
- Rainscreen system with open joints will deter moisture collection.
- Sizeable stone thicknesses as noted below.

Textured Stone Wall with Random Horizontal Chevron Indent

- Typical stone size 1'-10"x6'-0" x 3" or 4" with max. 3/8" open joint
- Corners cut from solid stone typ.
- Stone staggers at modulation of thirds.
- 4" thick randomized "Chevron" Panels with 2" tapered profile
- Stone panel finish: low-honed

Wall System 1 (WS-1)

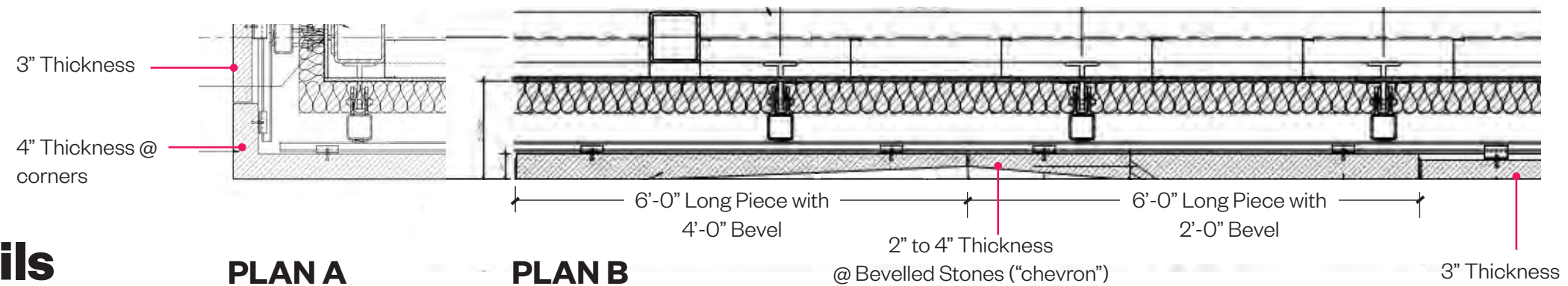
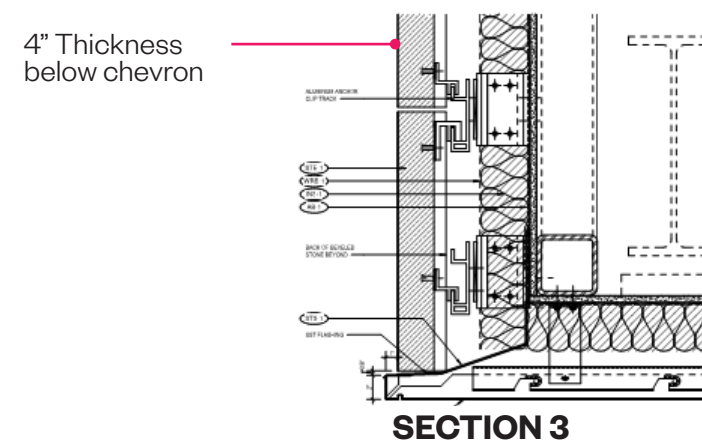
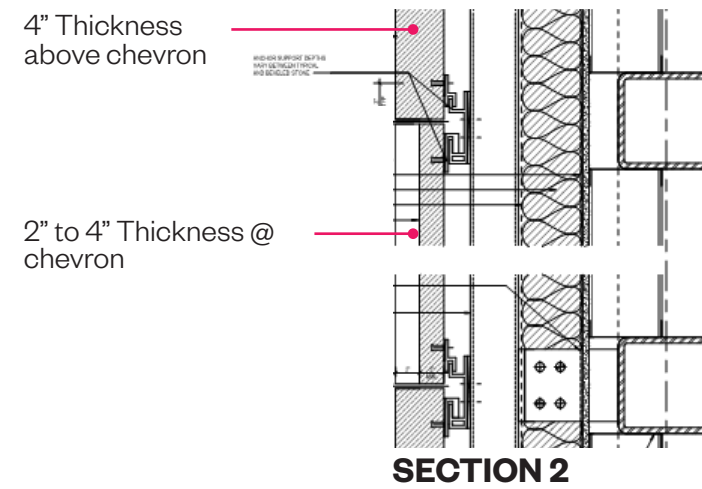
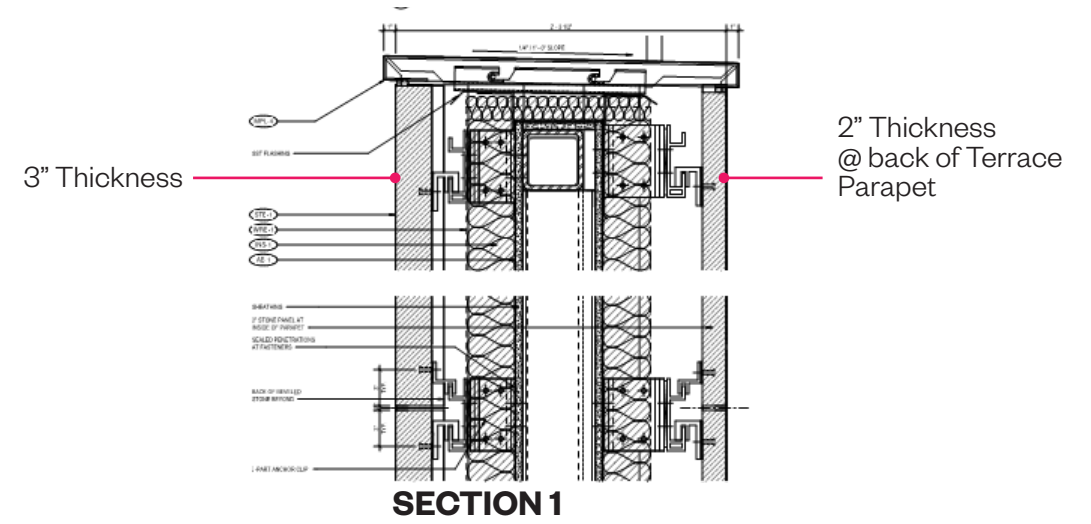
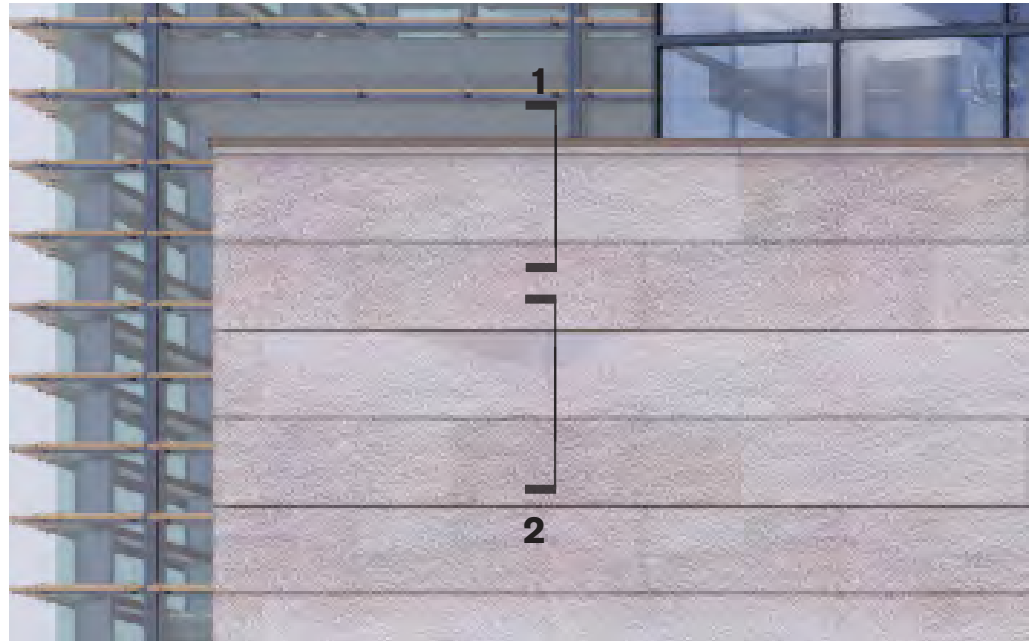
Refer to previous slide for description

Dimensional Bronze colored painted aluminum metal element

- Nominal 1" thick at coping, vertical stone interface and soffits typical



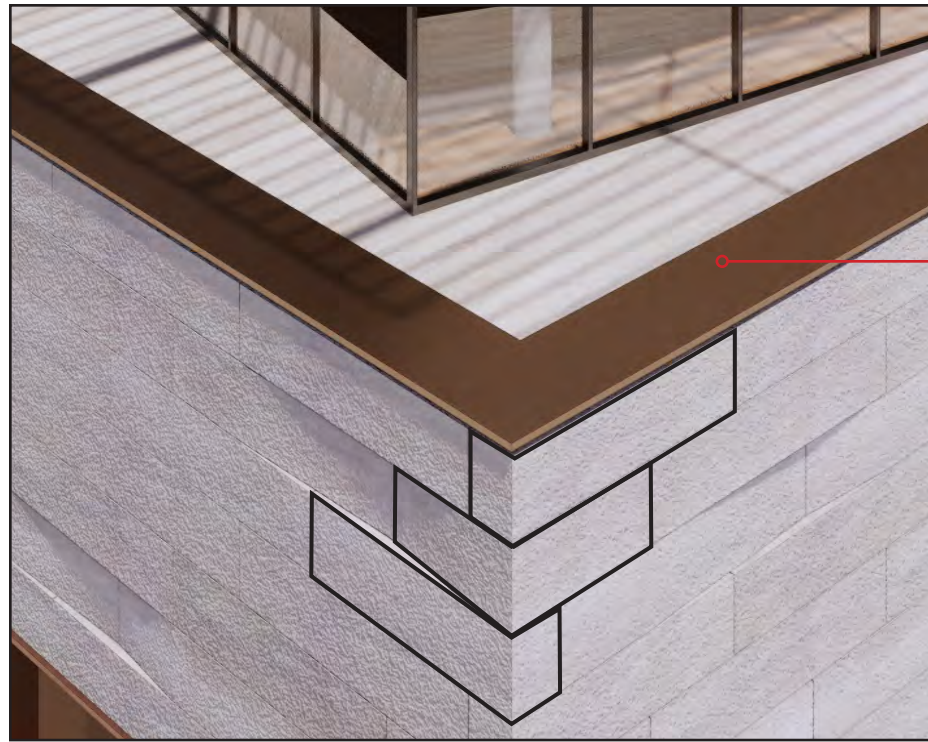
Exterior Wall Systems



Stone Details

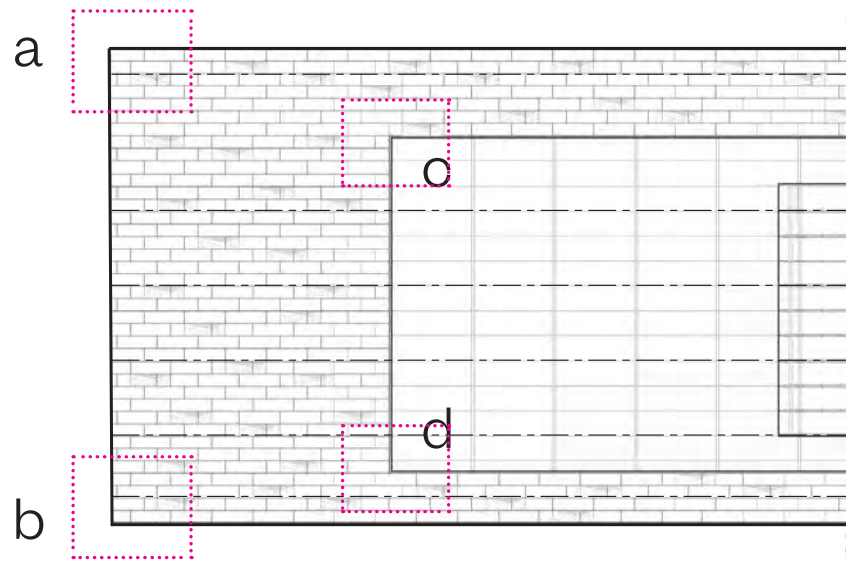
PLAN A

PLAN B

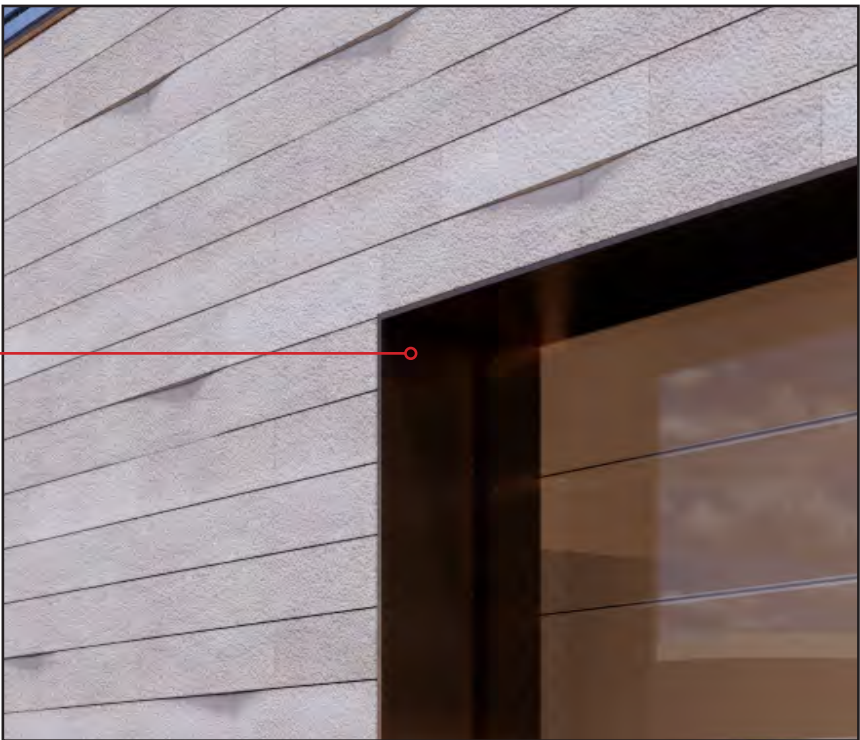


a. Metal Coping

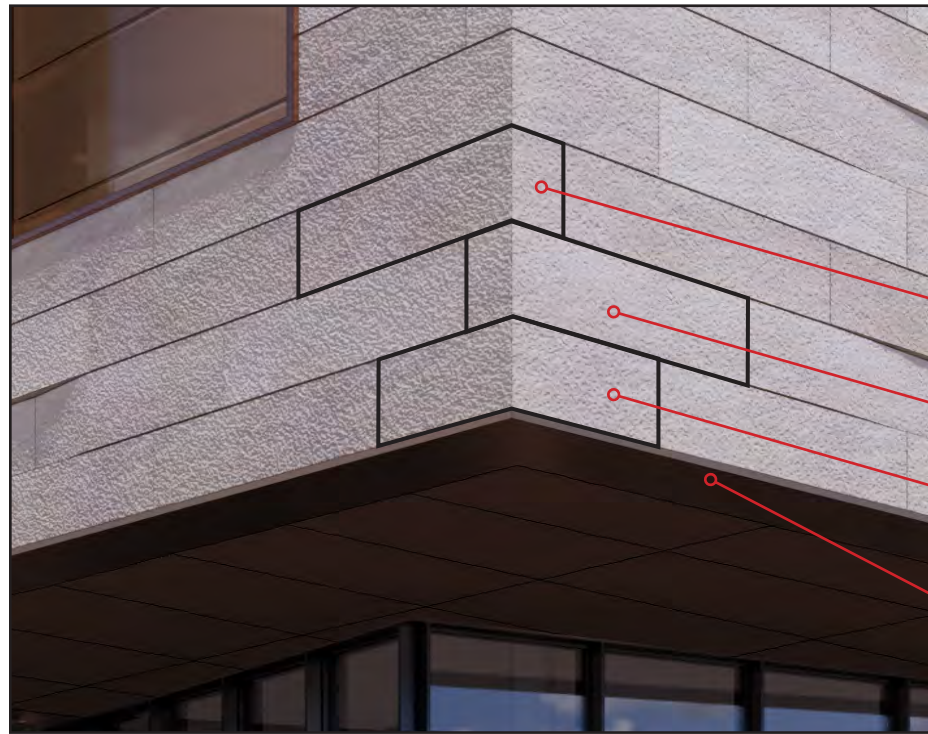
Metal Coping



Metal Edge



c. Head Condition



b. Metal and Plaster Soffit

Dimensional Stone Corner
5' long with 1' return

Dimensional Stone Corner
5' long with 1' return

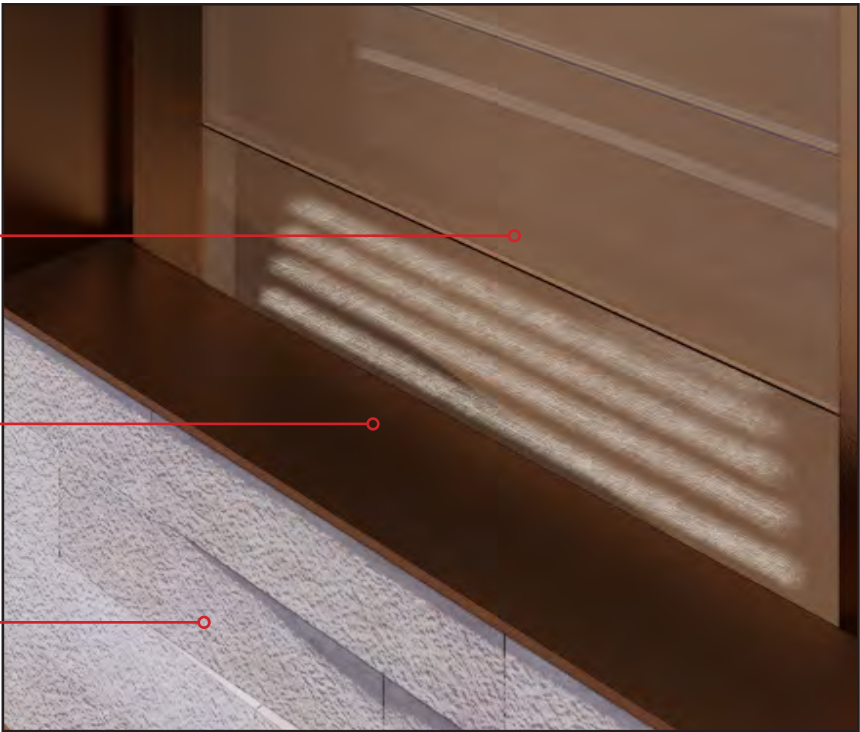
Dimensional Stone Corner
3' long with 3' return

Metal Soffit

Curtain Wall with
Copper Mesh Fabric
Encapsulated in IGU.

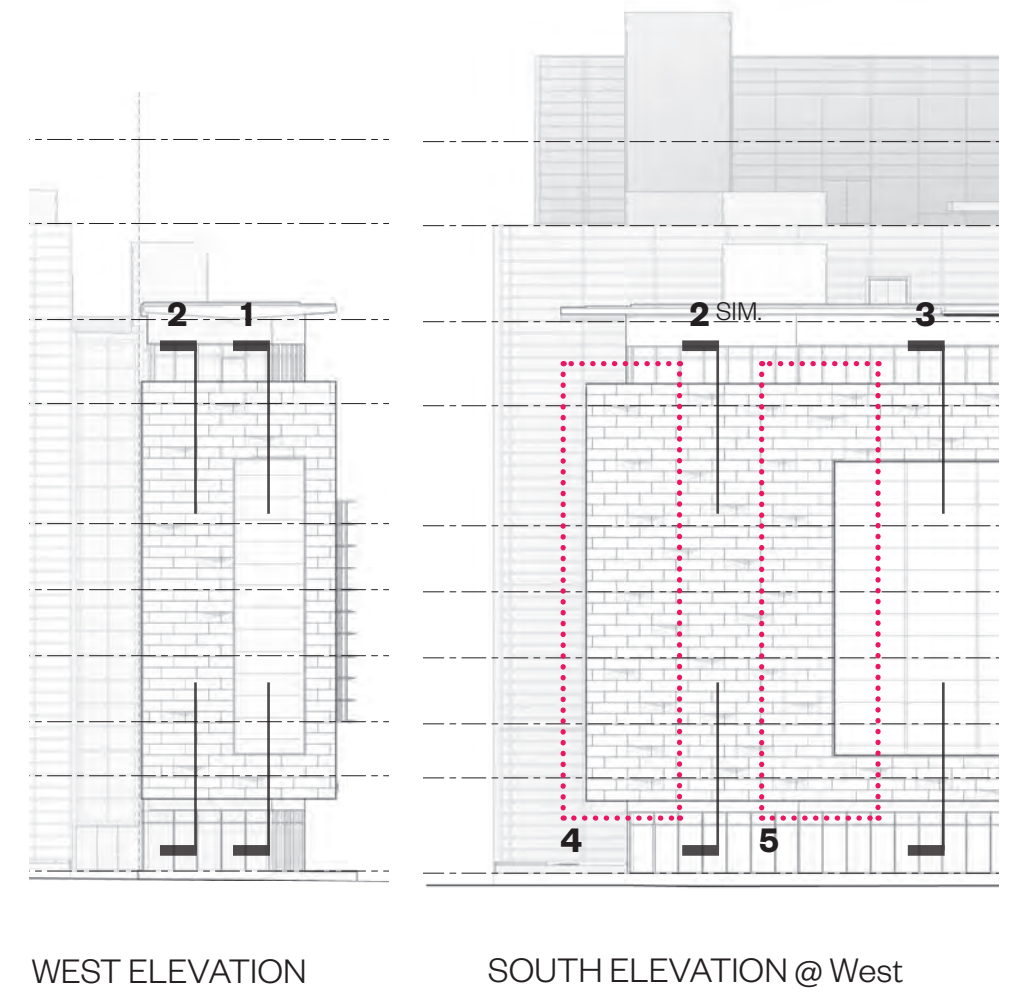
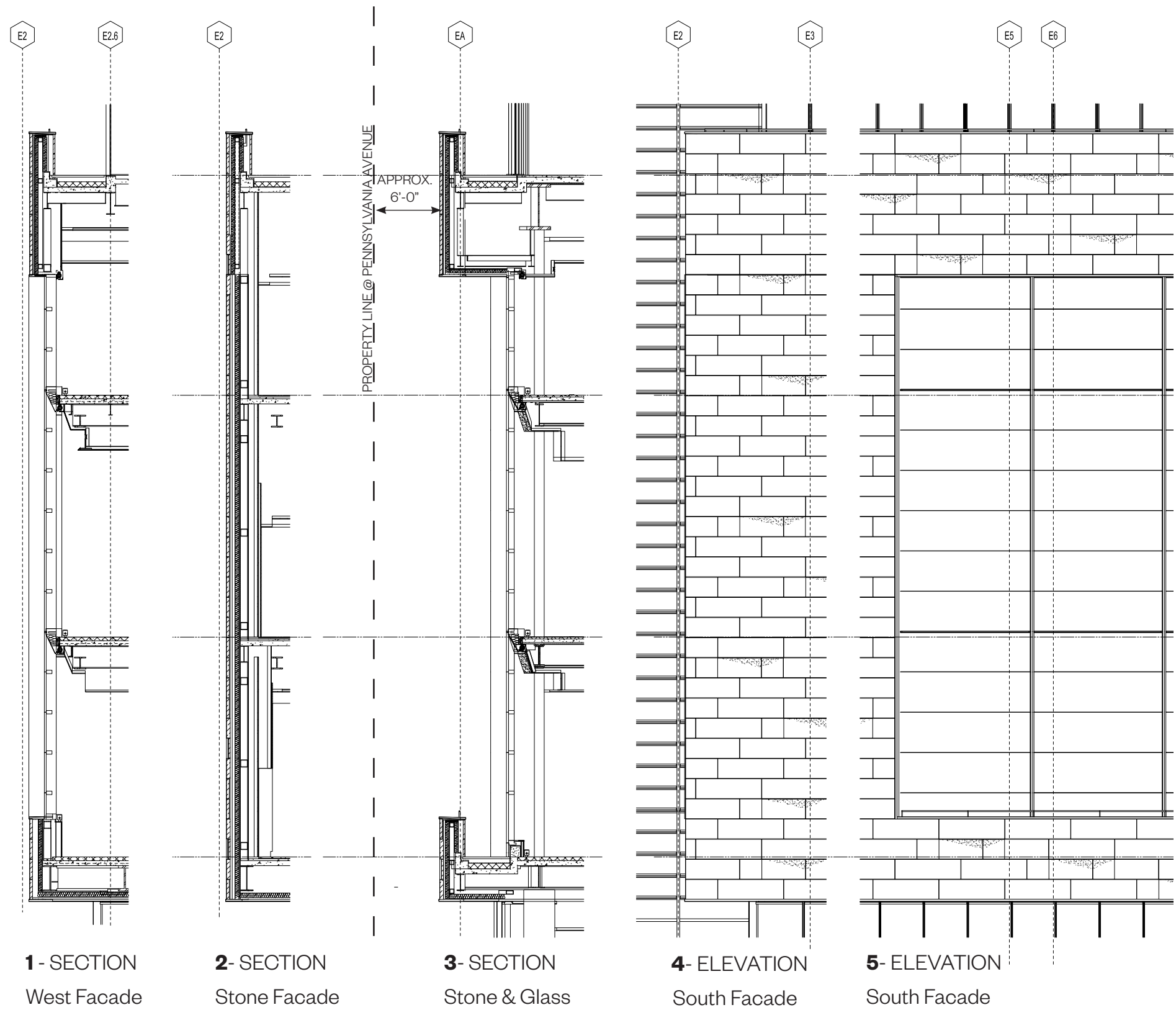
Metal Coping

Stone with
Chevron Indent

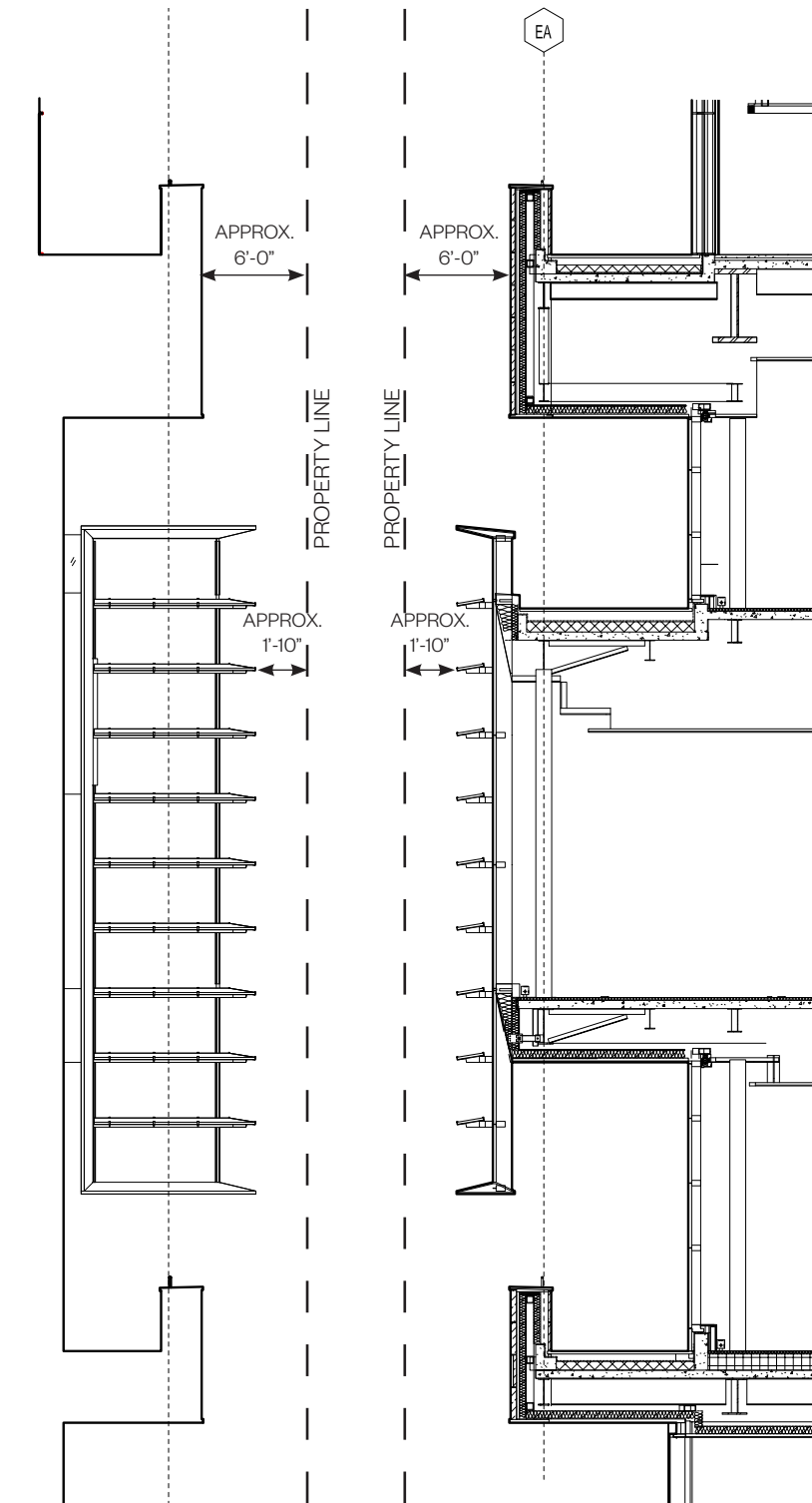


d. Sill Condition

Stone and Metal Details

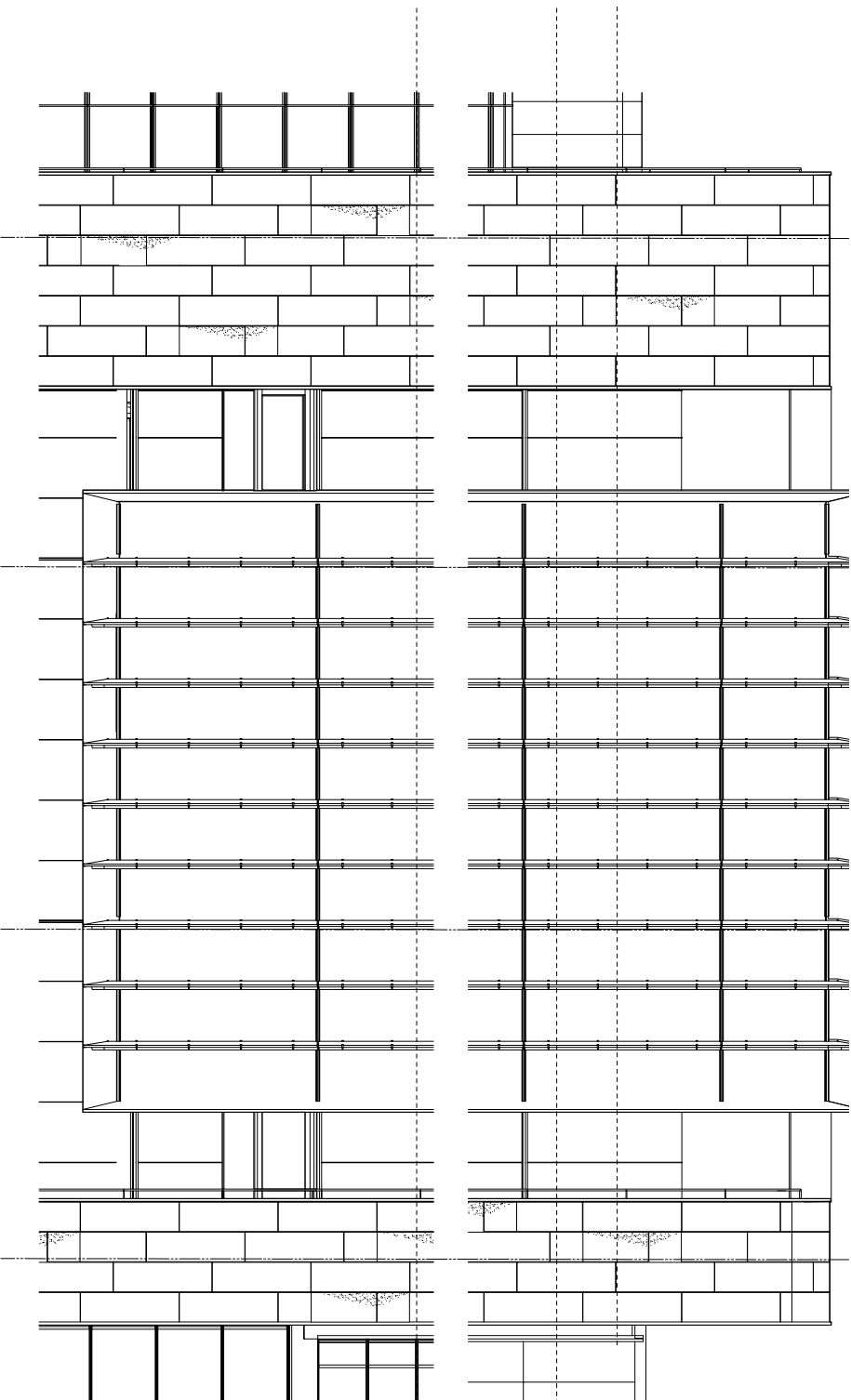


Exterior Details - Bar 1 Elevations & Sections



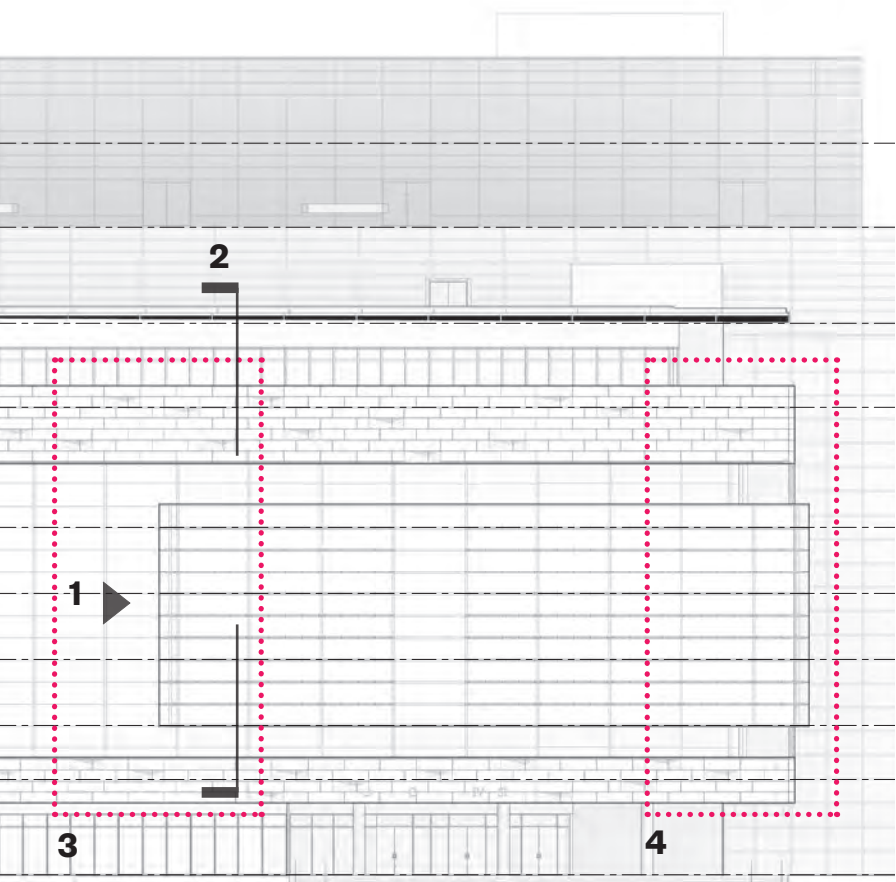
1 - SECTION/
ELEVATION

2 - SECTION



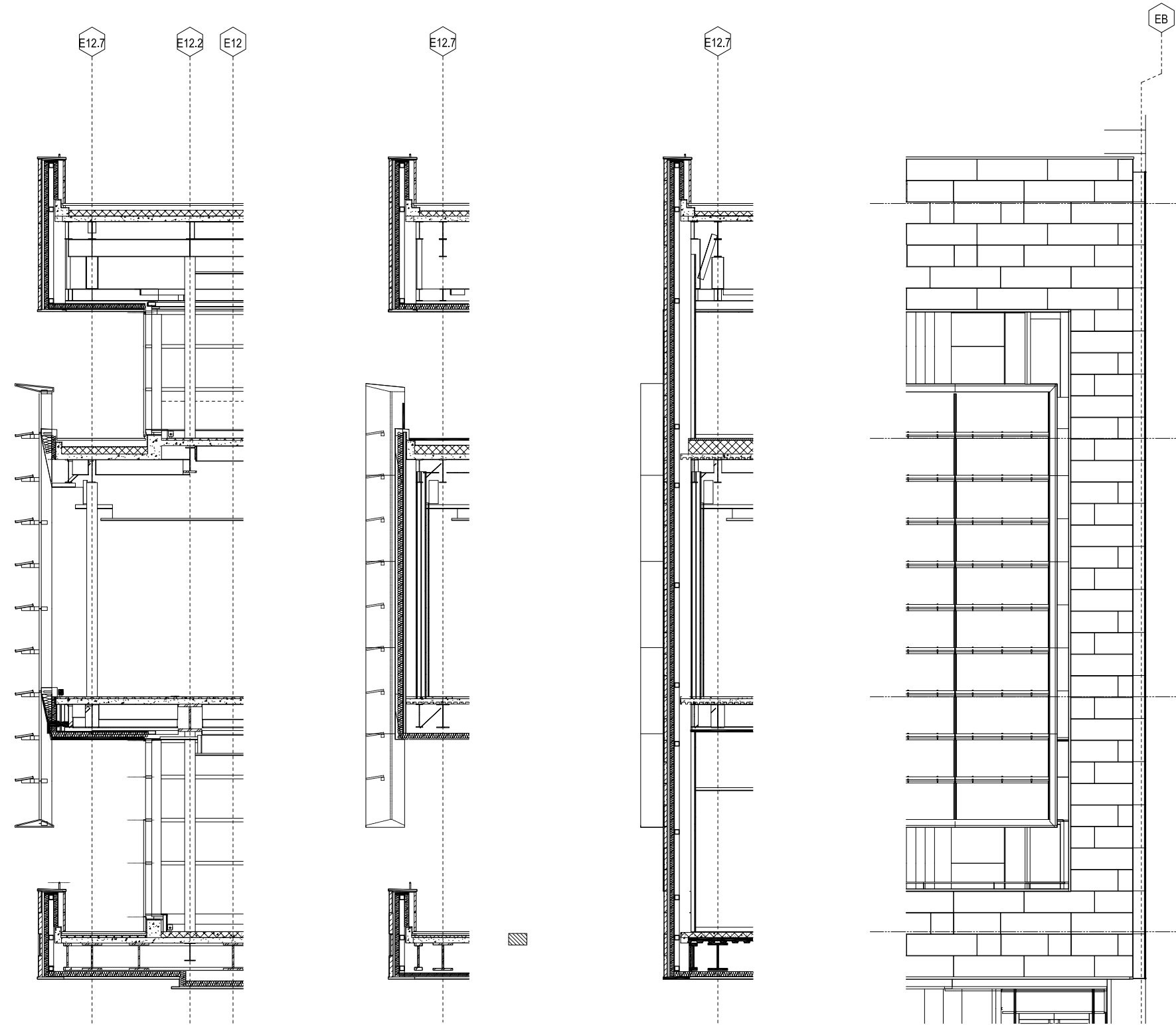
3 - ELEVATION

4 - ELEVATION



SOUTH ELEVATION

Exterior Details - Bar 1 Elevations & Sections

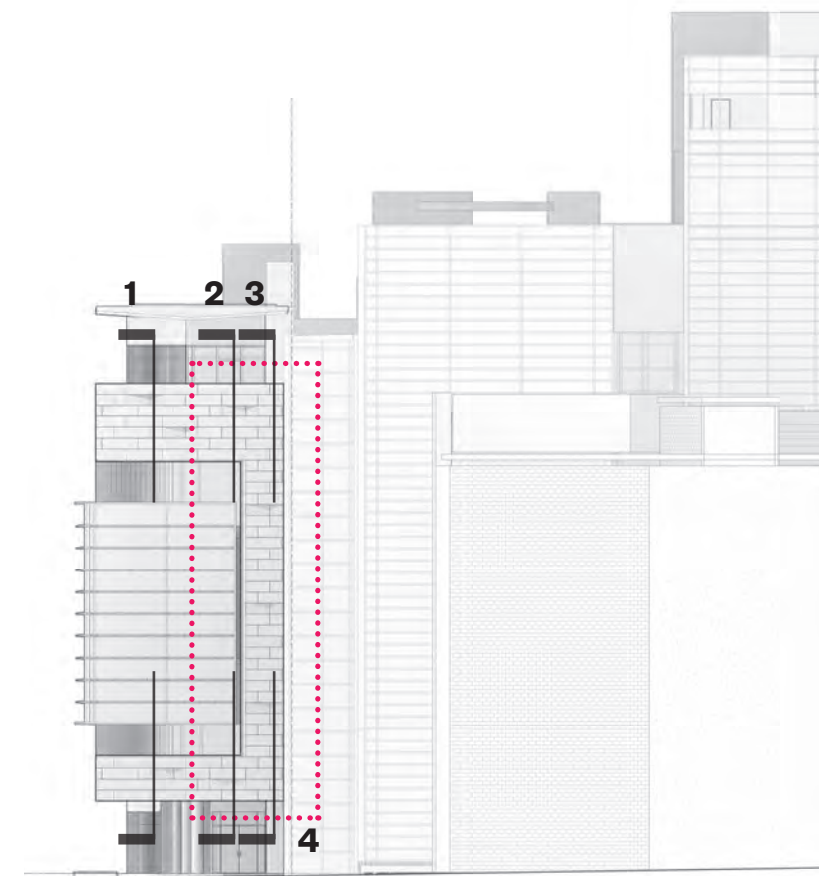


1 - SECTION @ GLASS BOX

2 - SECTION @ REVEAL

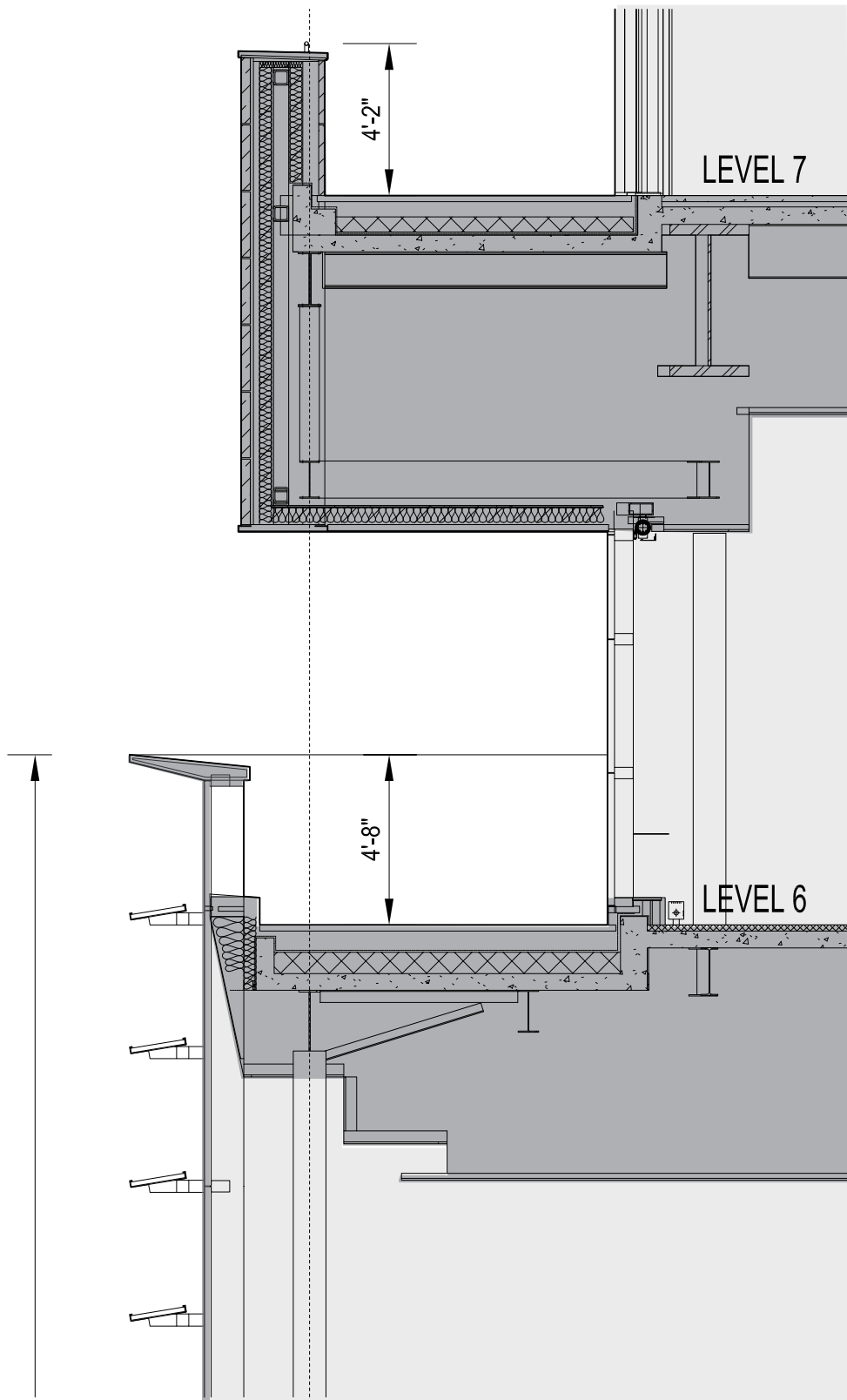
3 - SECTION @ STONE

4 - ELEVATION

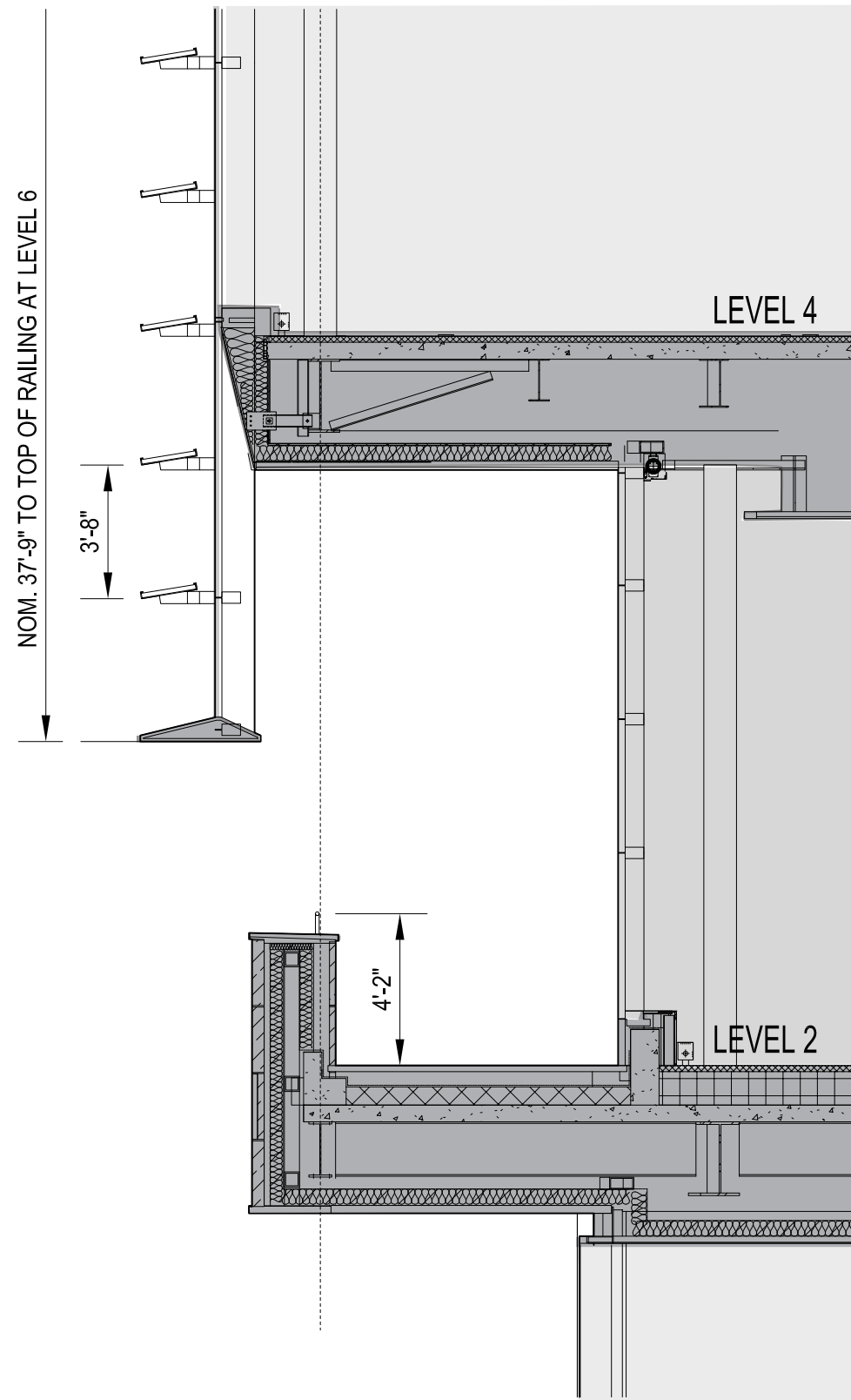


EAST ELEVATION

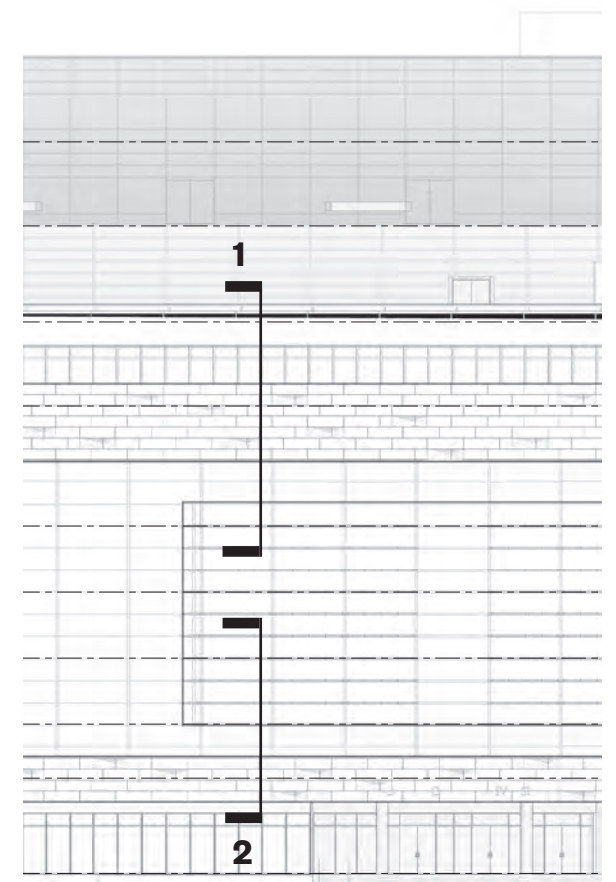
Exterior Details - Bar 1 East Facade



1 - SECTION



2 - SECTION



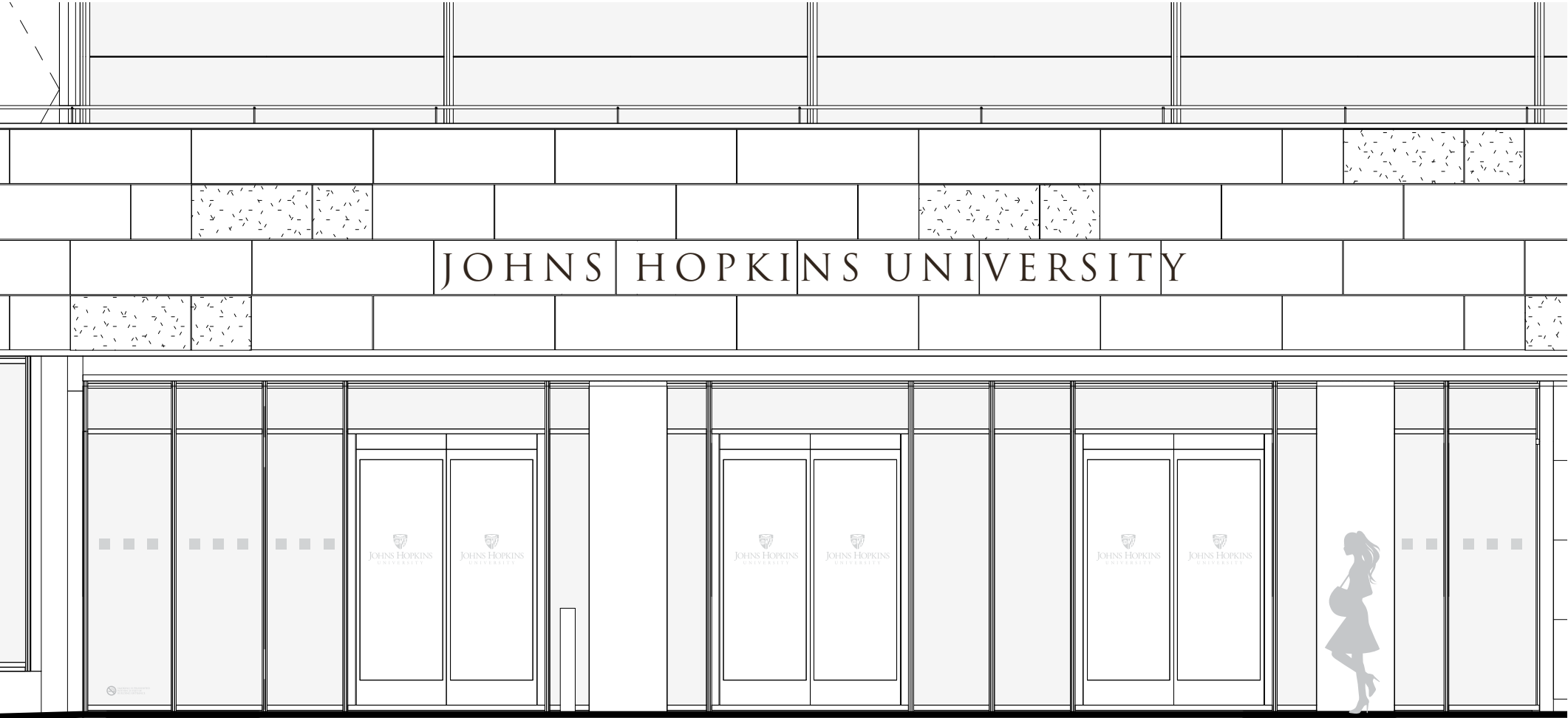
SOUTH ELEVATION

Exterior Details - Bar 1 Section Details

Exterior Signage



“555” text area **approx. 2.5 sf**
 Engraved on stone bench at Pennsylvania Avenue NW



District of Columbia Municipal Regulations, Building Code Supplement of 2013
N101.4.1 Shipstead-Luce Act area submissions

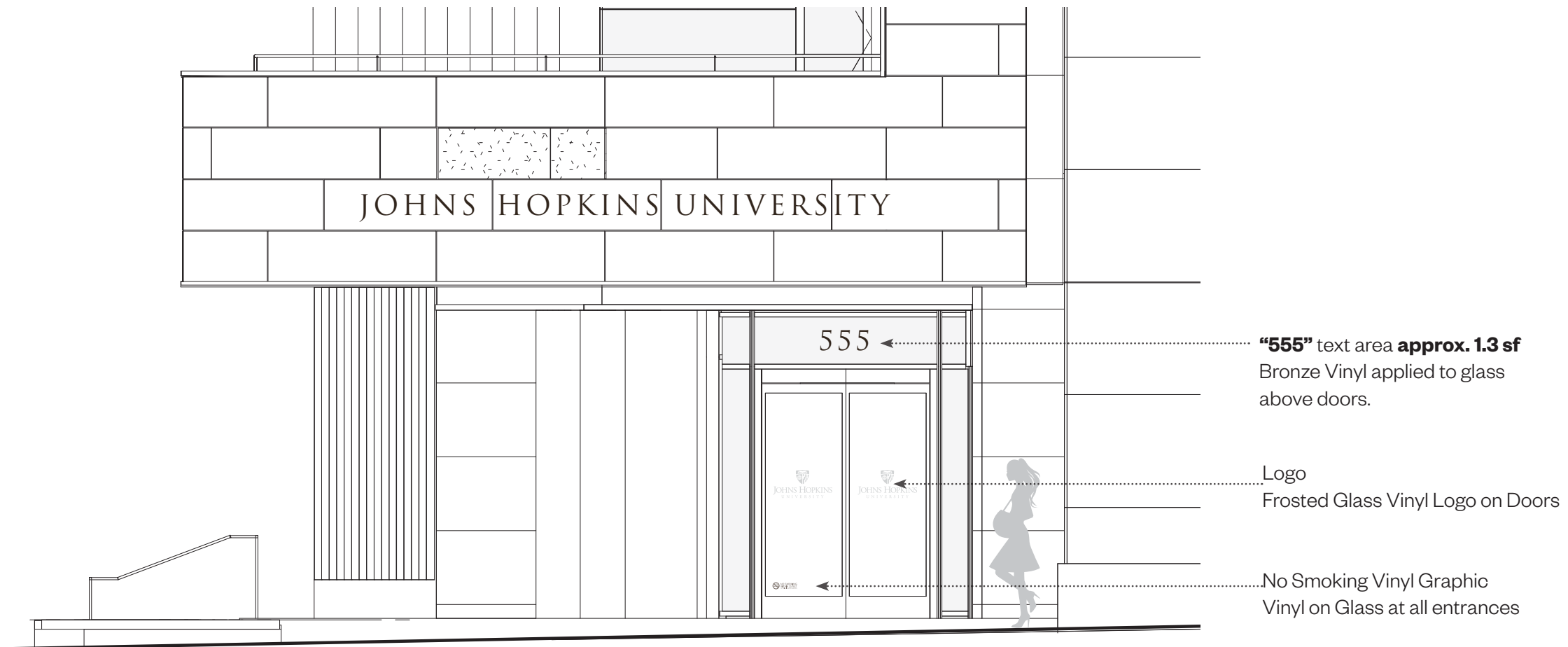
N101.4.1.4 Sign dimensions. The aggregate area of all signs advertising any one business on a building or premises shall be limited to 25 sq. feet (2.322 m²) per street frontage.

“Johns Hopkins University” text area approx. 11” x 25’-0” = **approx. 23 sf**

Exterior Signage South Elevation



Exterior Signage South Elevation



District of Columbia Municipal Regulations, Building Code Supplement of 2013

N101.4.1 Shipstead-Luce Act area submissions

N101.4.1.4 Sign dimensions. The aggregate area of all signs advertising any one business on a building or premises shall be limited to 25 sq. feet (2.322 m²) per street frontage.

"Johns Hopkins University" text area approx. 9" x 19'-3" = approx. 15 sf

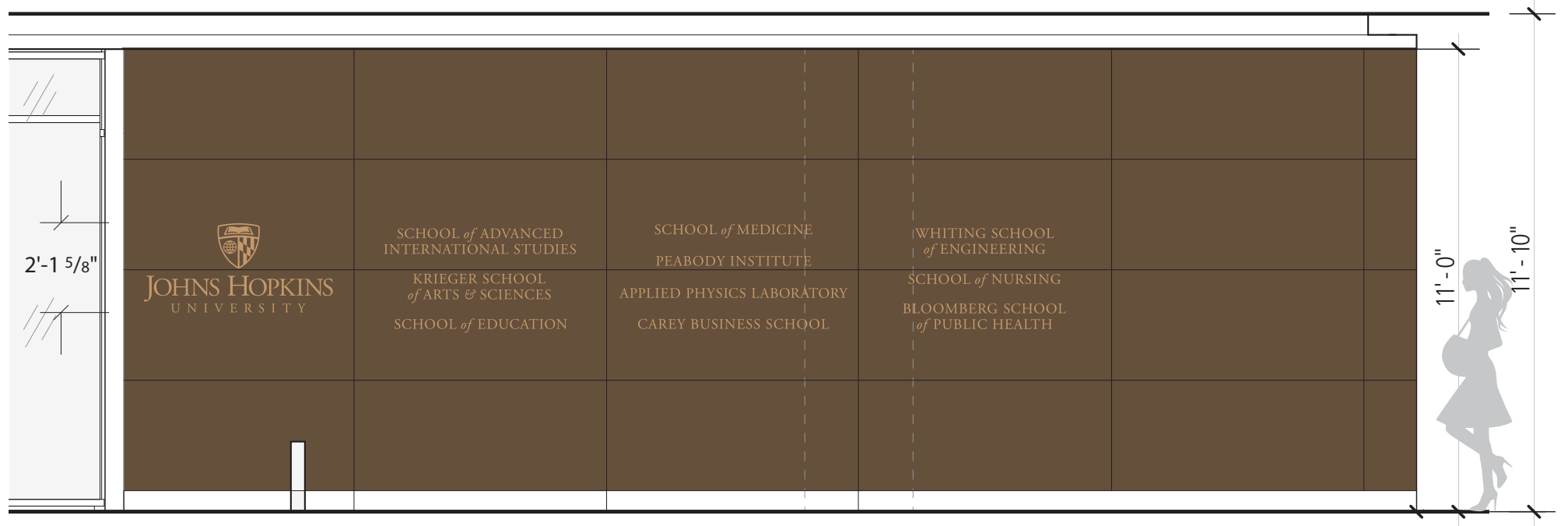
Exterior Signage East Elevation



Exterior Signage East Elevation



“555” text area **approx. 1.3 sf**
Bronze Vinyl applied to glass above doors.



School Names text area **approx. 57 sf**
Wall mounted bronze letters pin-mounted to metal wall panels

Exterior Signage at Entry Vestibule



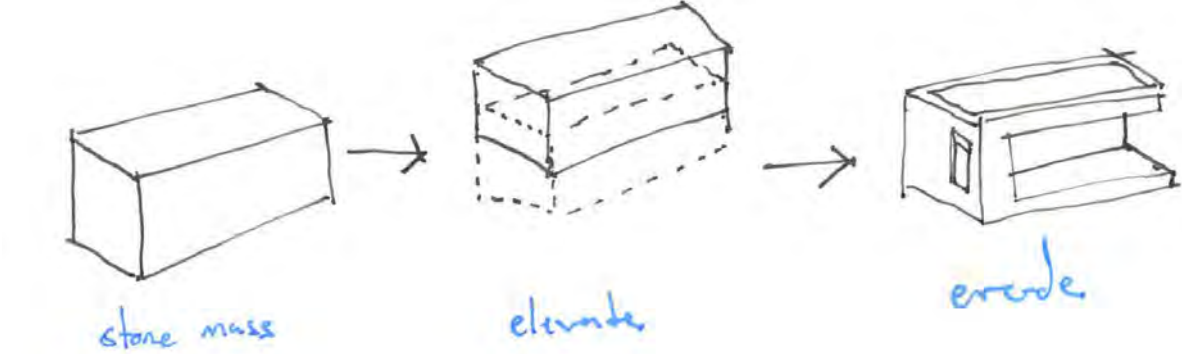
Retail Sign Location (red)
TO BE DETERMINED

Exterior Signage at Retail

Exterior Lighting

EXTERIOR LIGHTING DESIGN

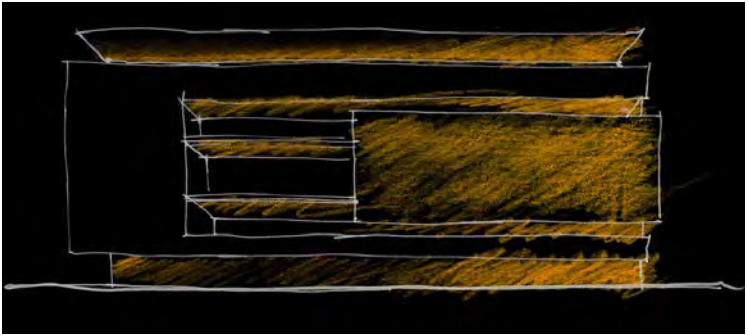
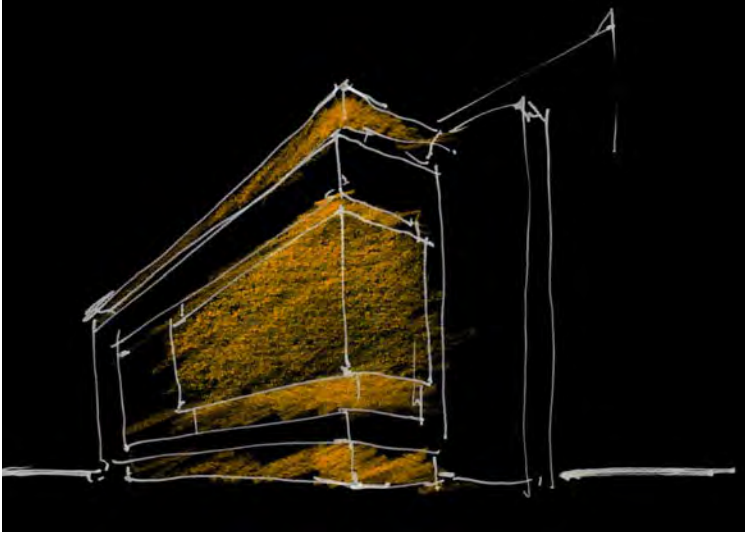
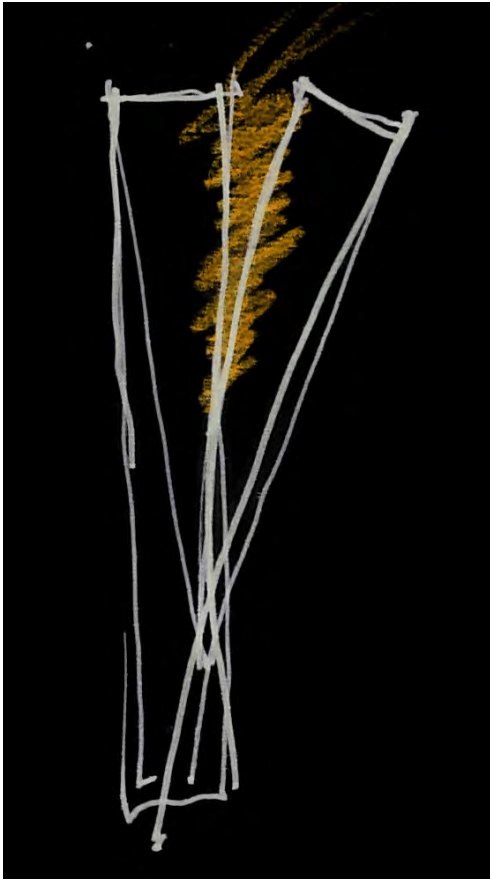
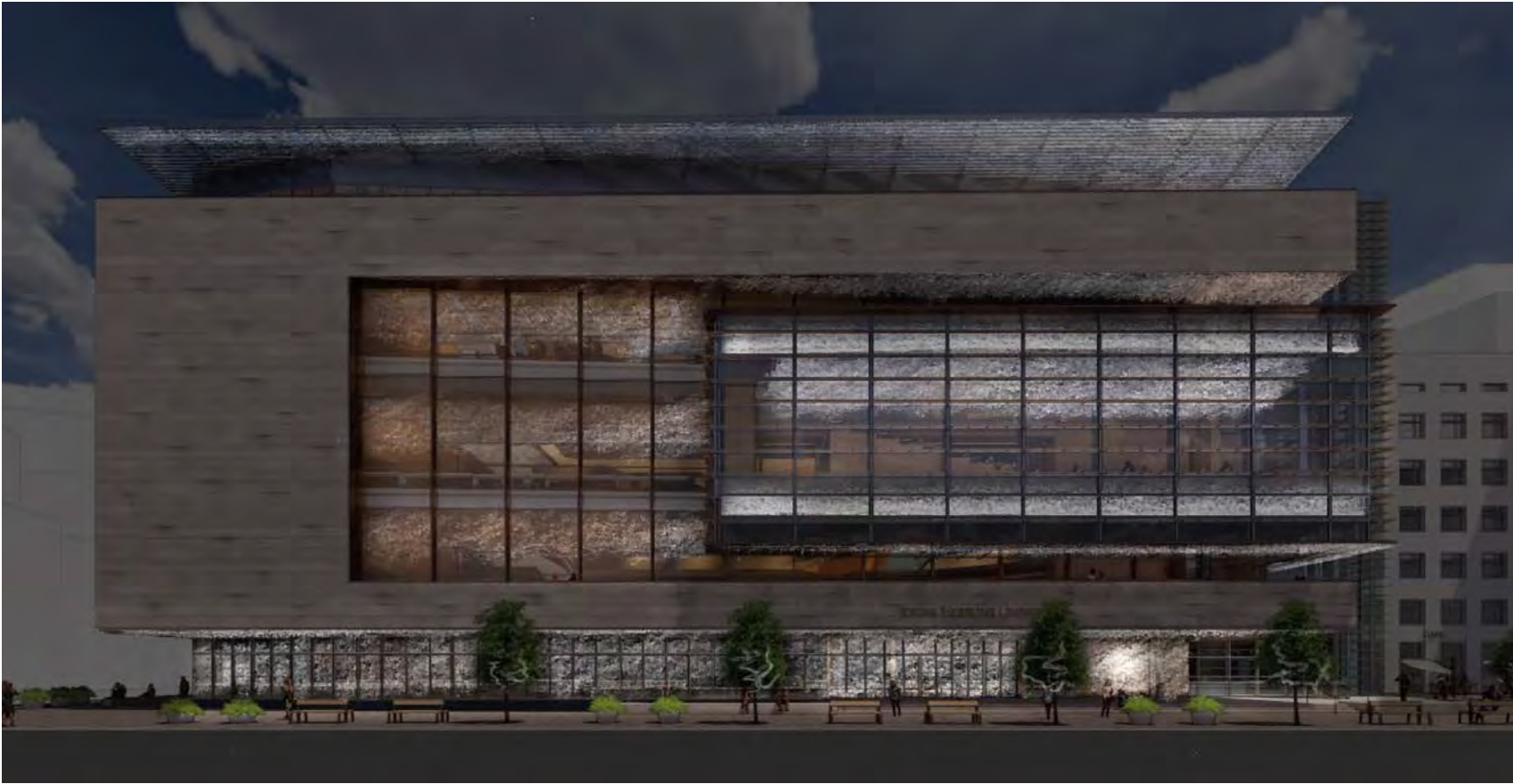
REVEALING IMPRESSION



LIGHTING CONCEPT

The project's nighttime character is achieved through strategic use of internal brightnesses and restrained architectural facade lighting. Interior illumination paired with large area glazing activates the pedestrian experience and celebrates the new tenant.

Calibrated brightness ratios increase towards the East of the building, emphasizing the main entrance which aids in wayfinding and relates to the Capitol. Lighting emphasizes the architecture's transparency and sophisticated material palette.



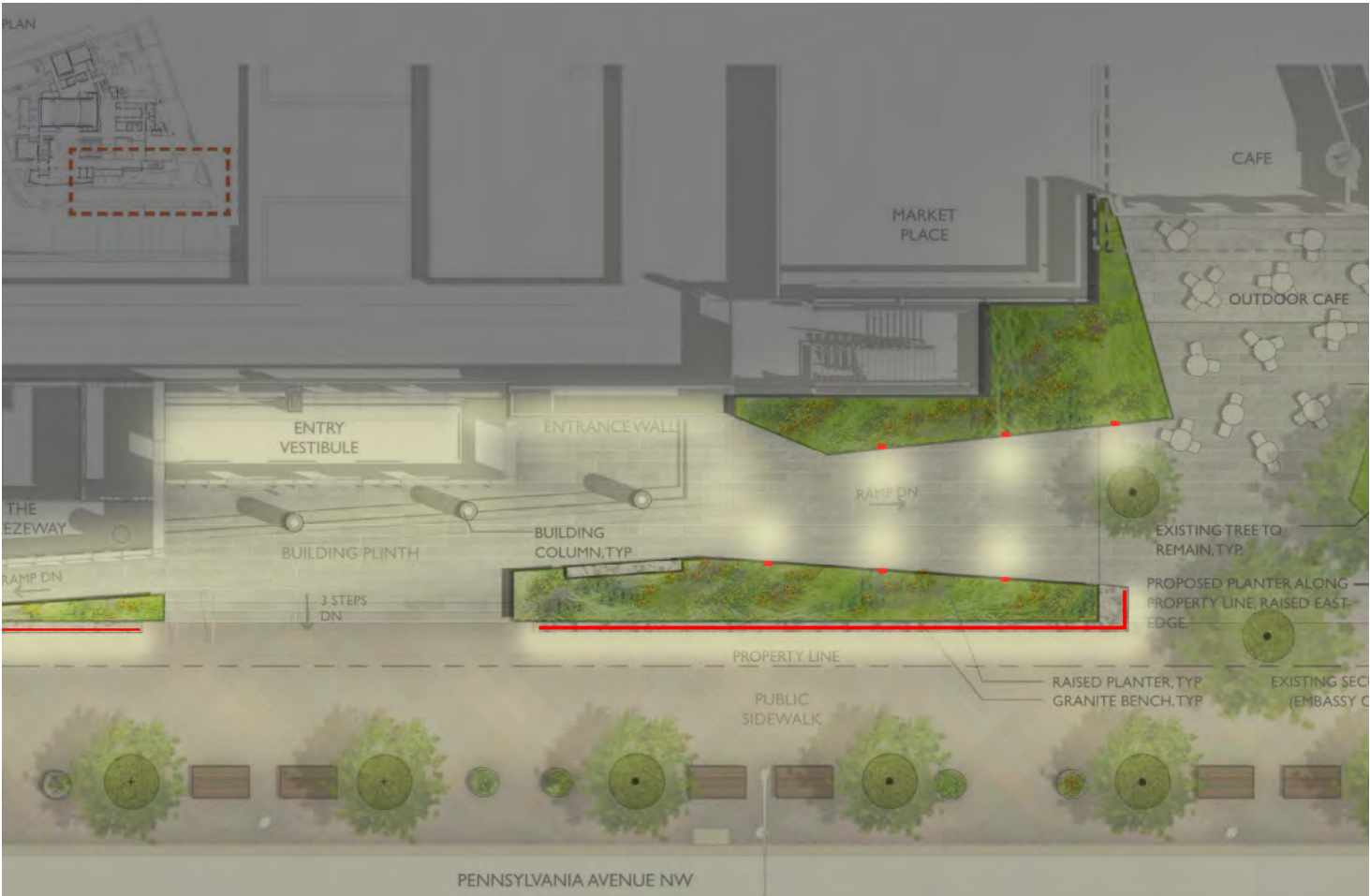
Exterior Lighting

EXTERIOR LIGHTING

ENTRY & VESTIBULE



GROUND LEVEL



ENTRY PLAN

Night-Time Lighting

EXTERIOR LIGHTING

CORNER EXPRESSION – NIGHTTIME RENDER



LEVEL 6 TERRACE



LEVEL 7 TERRACE

Night-Time Lighting



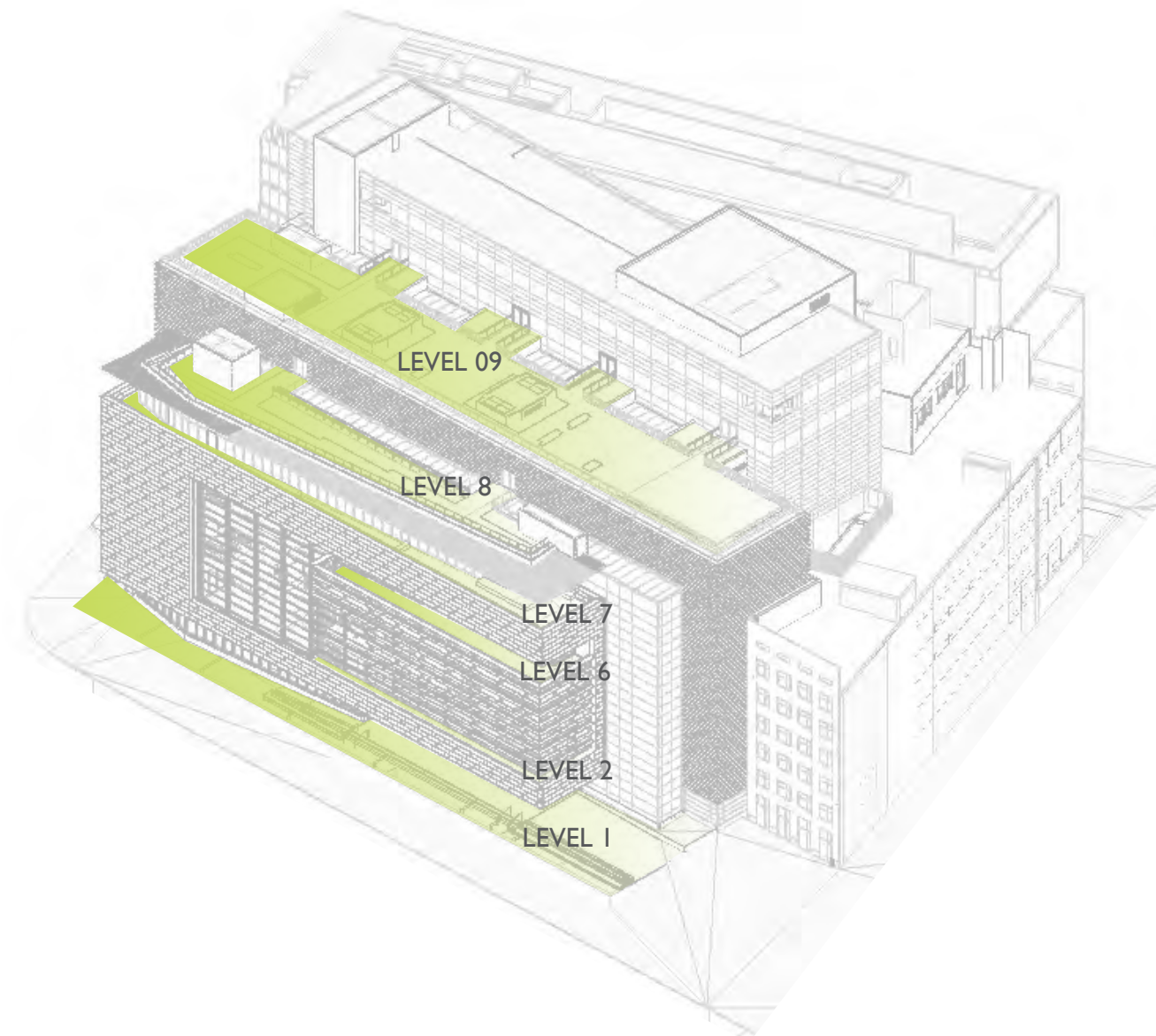
Photorealistic Night-Time Renders - “Link” as One Space



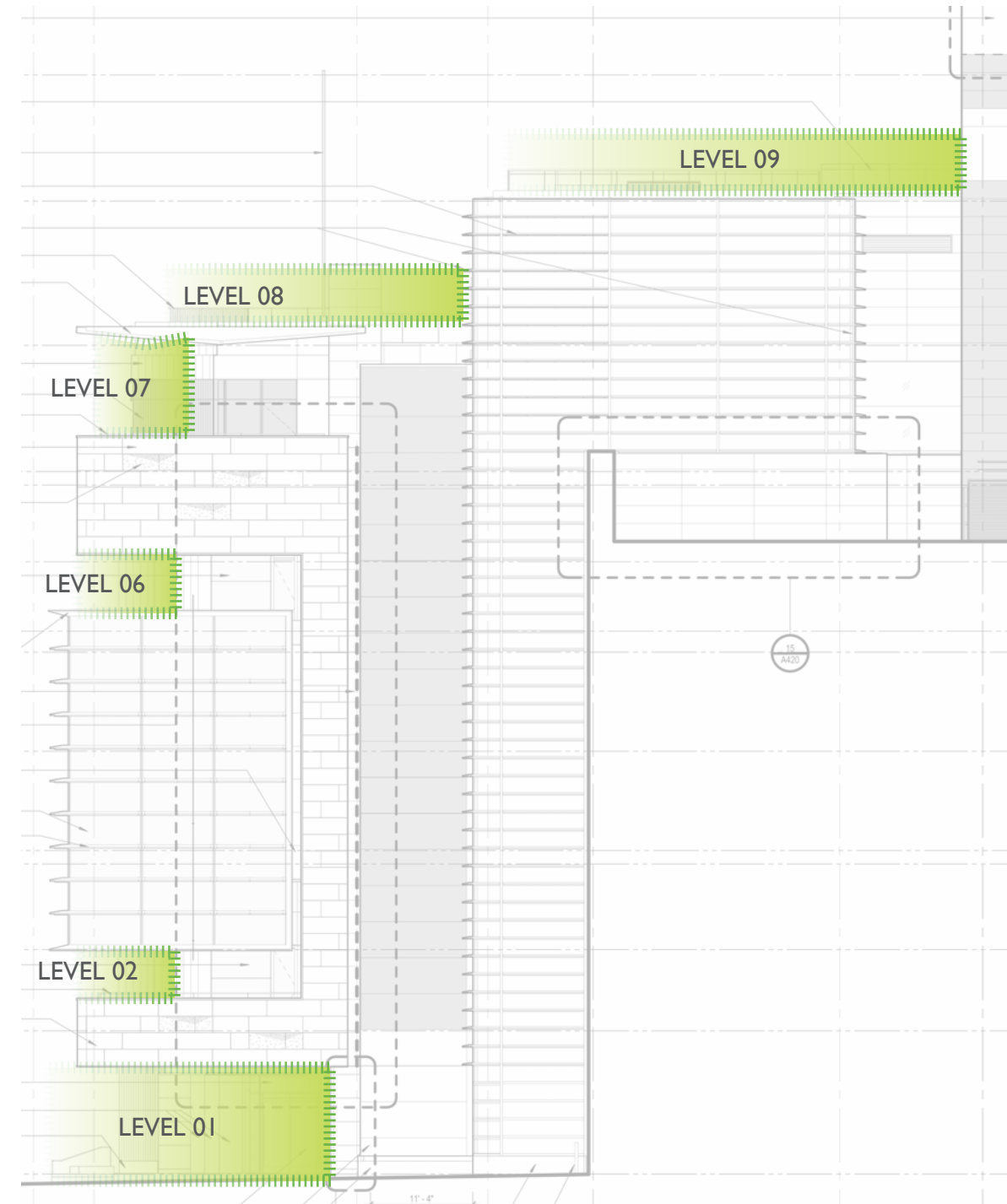
Photorealistic Night-Time Renders - “Link” as Three Spaces

Landscape

555 LANDSCAPE SPACES



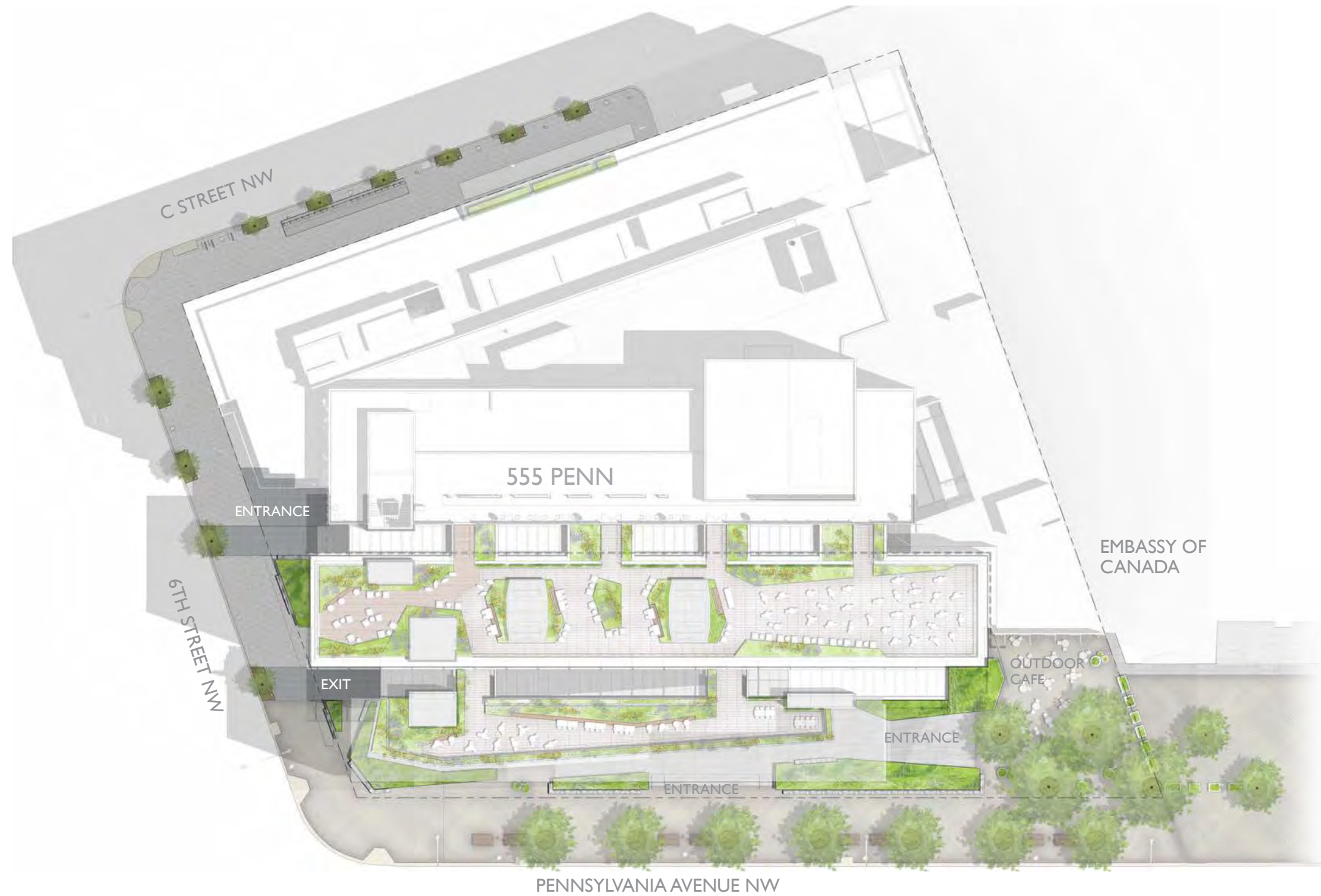
AXON



EAST ELEVATION
SCALE: 1/16" = 1'-0"

Landscape

555 PENN | overall site plan



Landscape

LEVELS 8 & 9 | exchange



Landscape

LEVEL 9 | view looking west

KEY PLAN



VIEW DIRECTION



Landscape

LEVEL 8 | view looking east

KEY PLAN



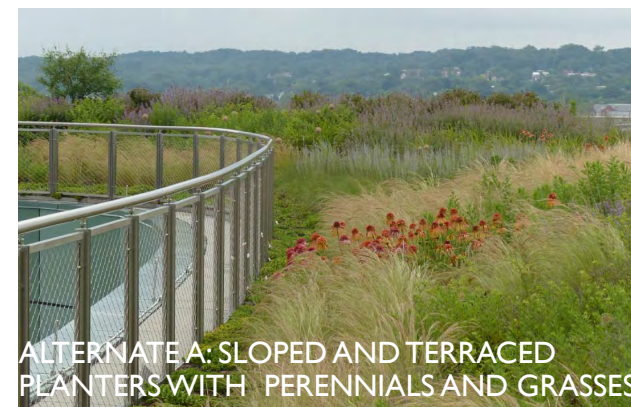
VIEW DIRECTION



Landscape

LEVELS 8 & 9 | screening variations

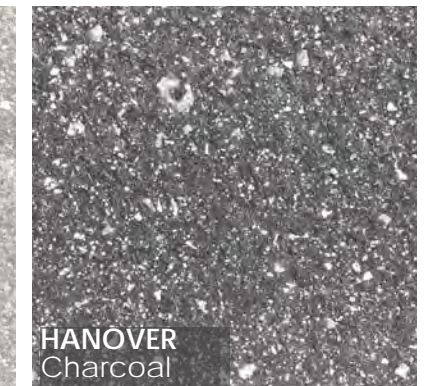
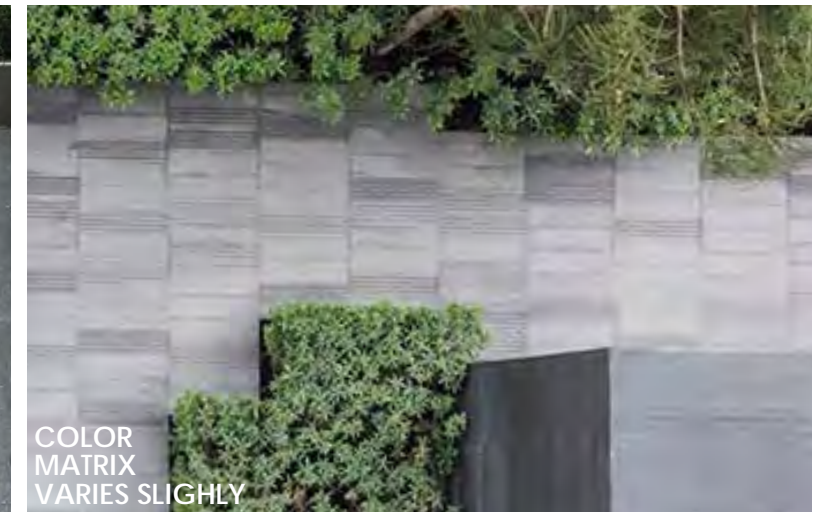
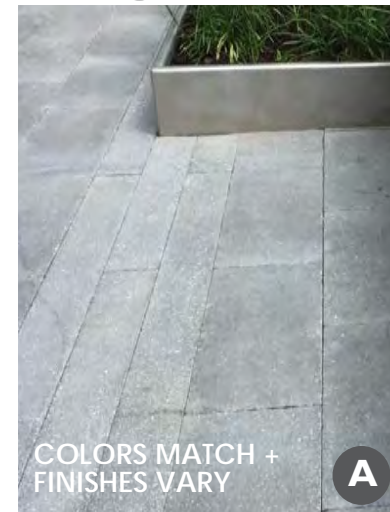
KEY PLAN



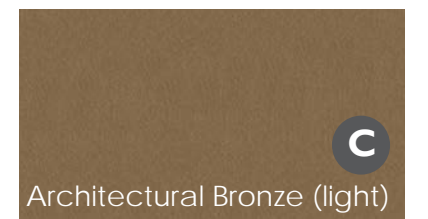
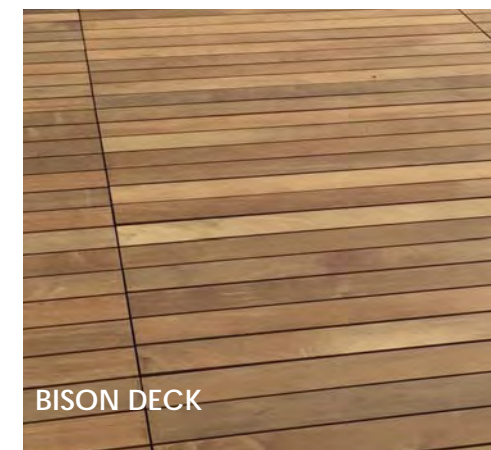
Landscape

LEVELS 8 & 9 | paving & edging

KEY PLAN



GRADIENT PAVING SAMPLE: 12" X 48" PAVERS, STACKED OR RUNNING BOND

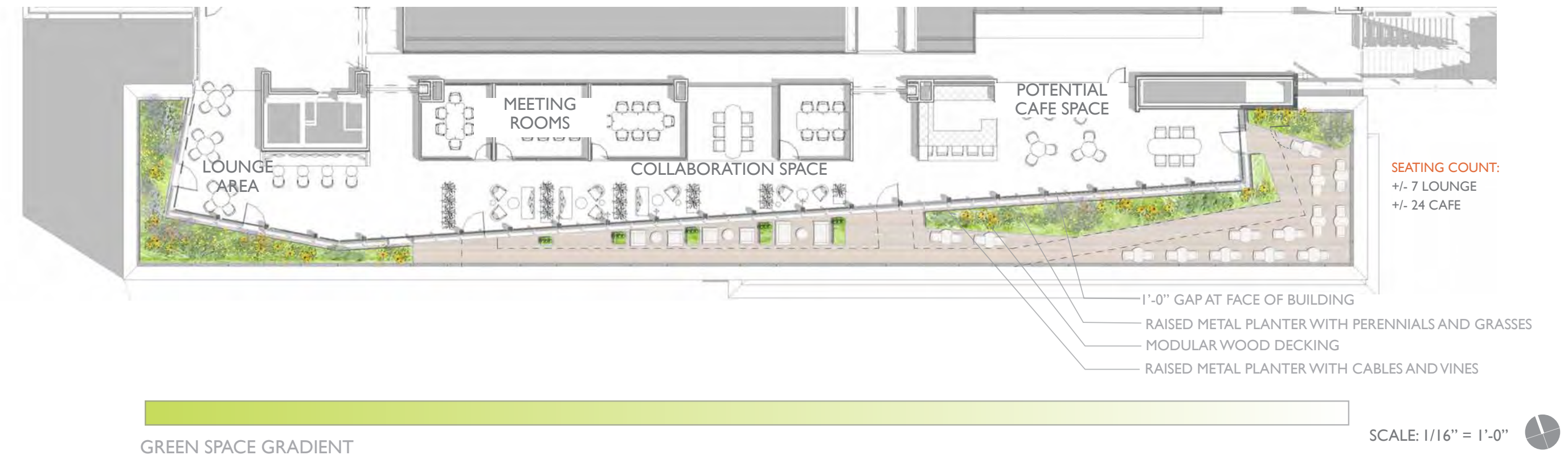
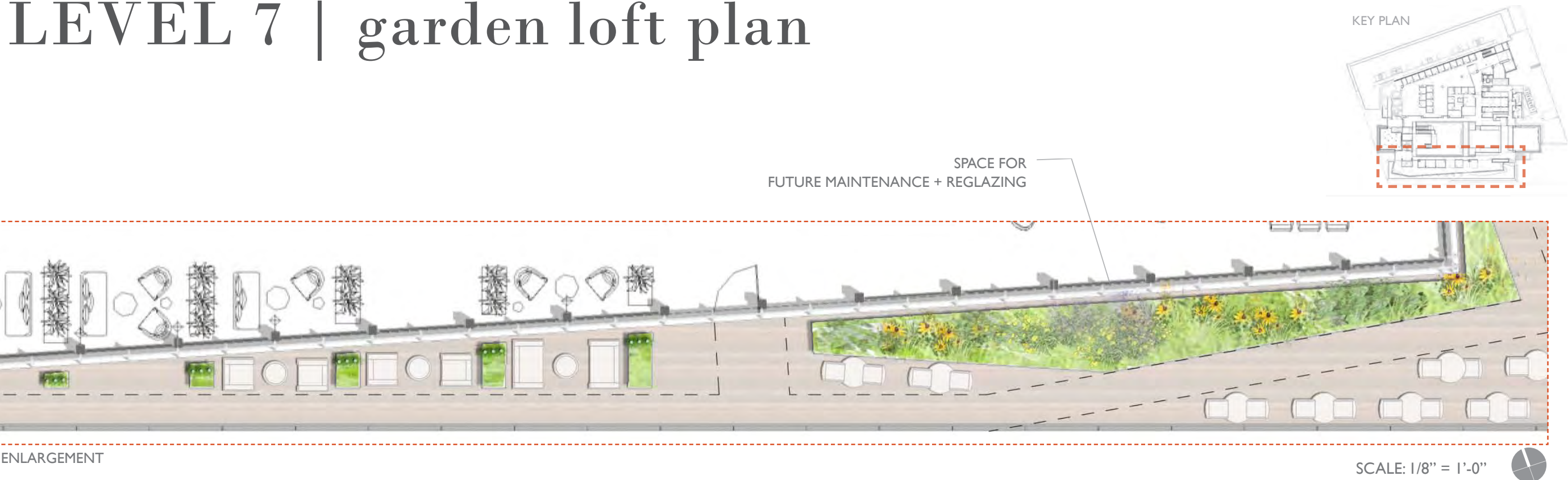


WOOD DECKING:
CUSTOM SIZE MODULAR WOOD DECKING
WEATHERS TO A GRAY PATINA

LANDSCAPE EDGING:
BRONZE POWDERCOAT,
SLOPED 6" UP TO 24"

Landscape

LEVEL 7 | garden loft plan



Landscape

LEVEL 7 | exterior view looking east

KEY PLAN

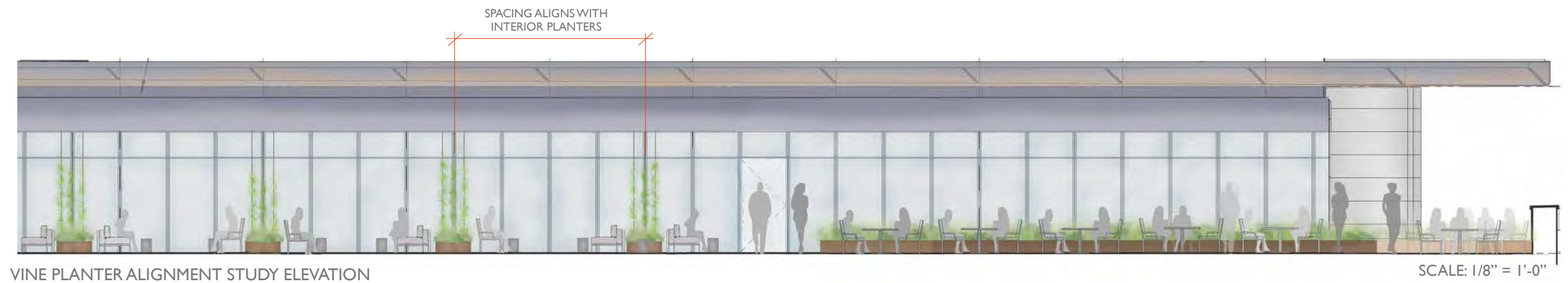


VIEW DIRECTION



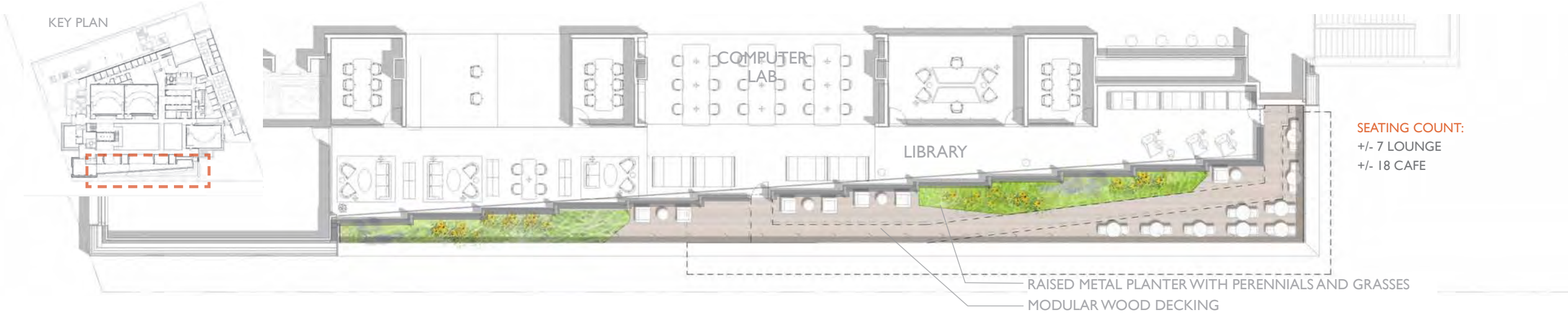
Landscape

LEVEL 7 | cable trellis & vines

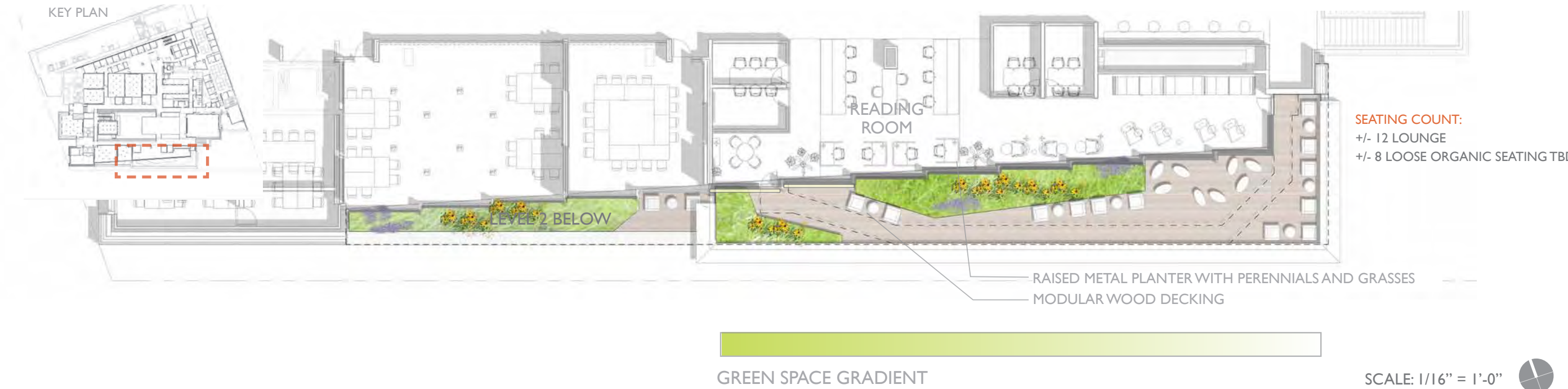


Landscape

LEVEL 2 | outdoor library

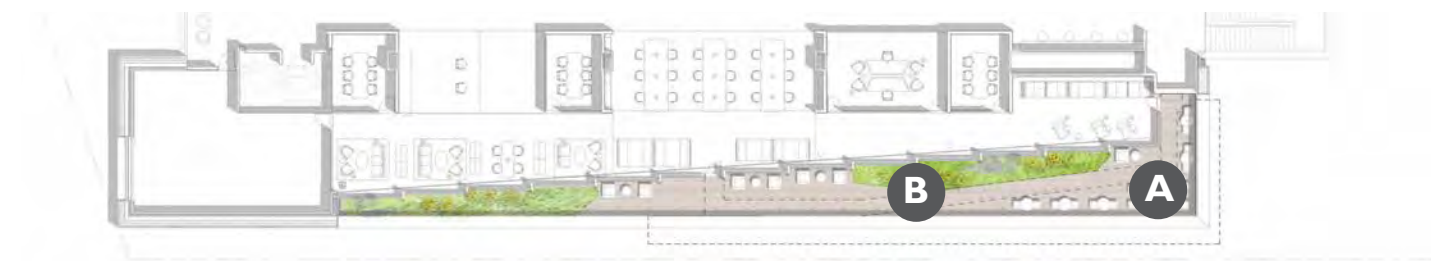


LEVEL 6 | reading garden



Landscape

LEVELS 2, 6 & 7 | paving & edging



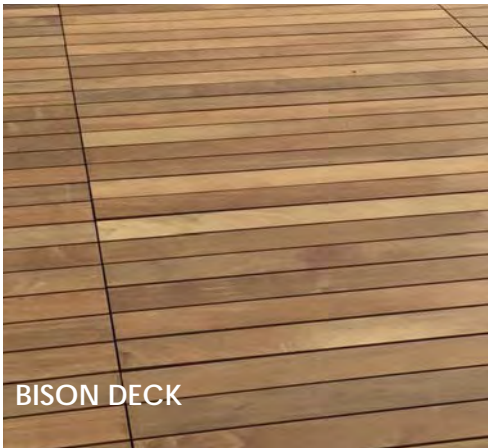
LEVEL 2



LEVEL 6



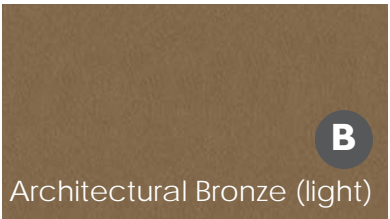
LEVEL 7



BISON DECK



WEATHERED DECK TILE



B



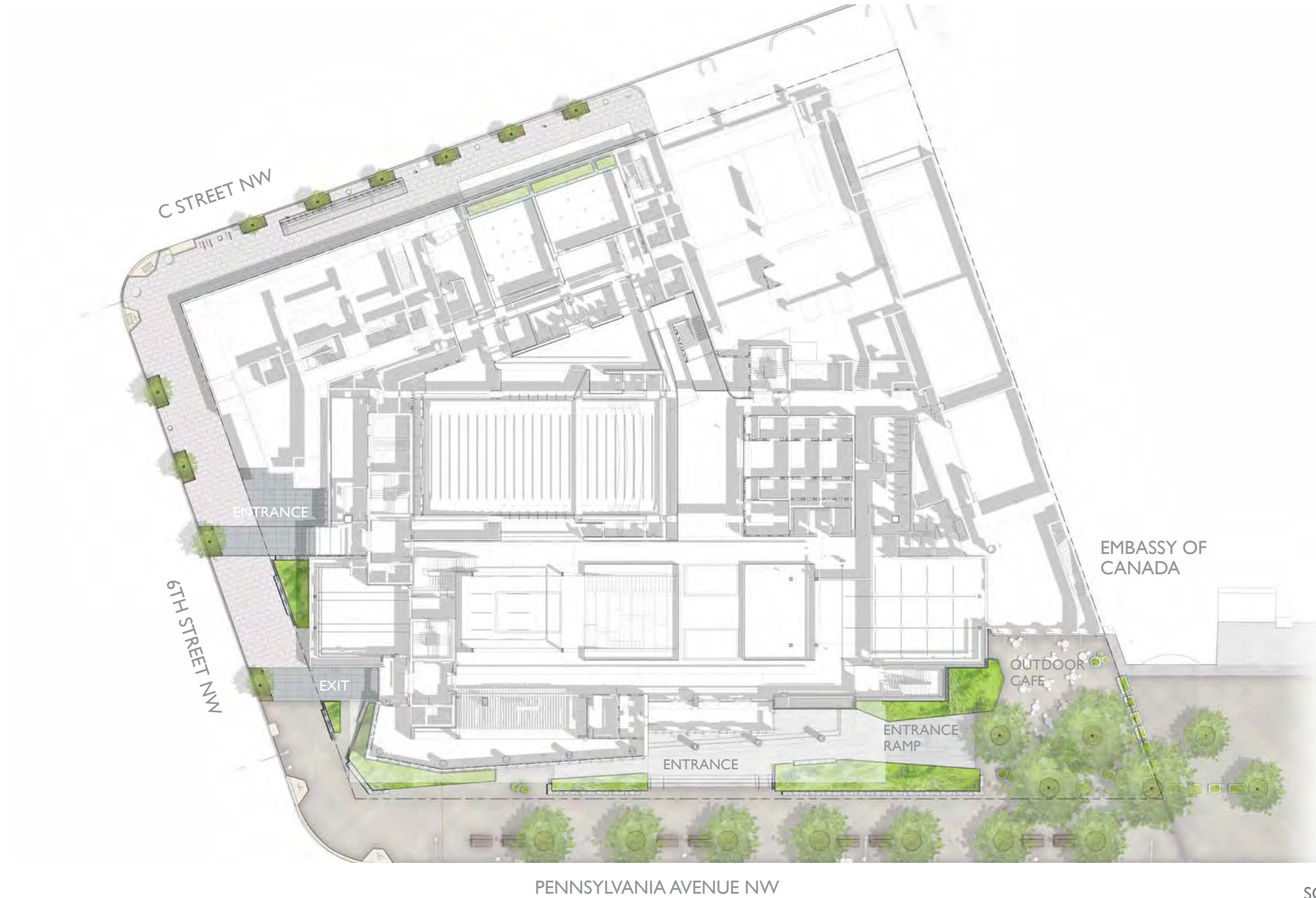
A

WOOD DECKING:
CUSTOM SIZE MODULAR WOOD DECKING
WEATHERS TO A GRAY PATINA

LANDSCAPE EDGING:
BRONZE POWDERCOAT,
SLOPED 6" UP TO 24"

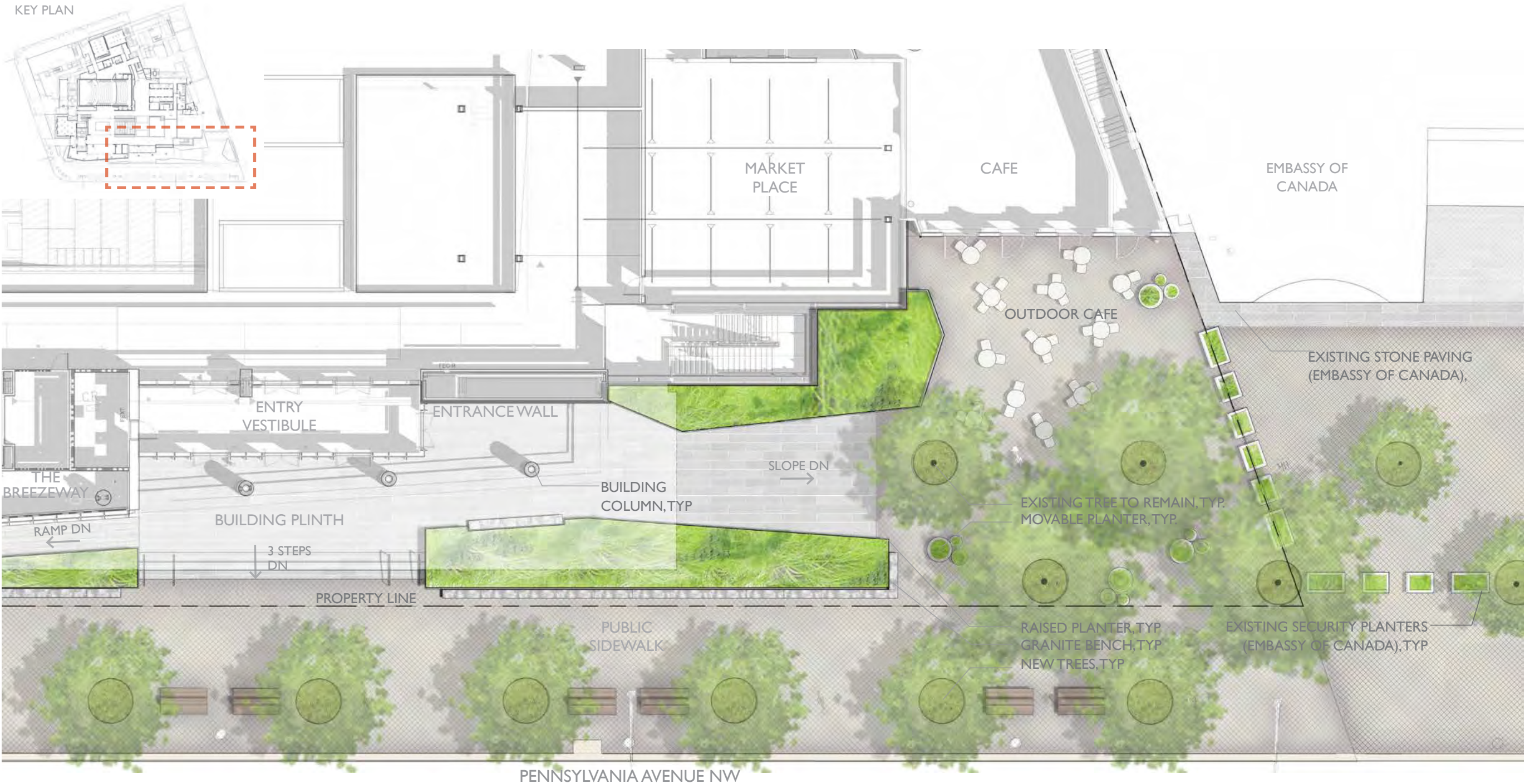
Landscape

555 PENN | groundfloor plan



Landscape

LEVEL 1 | southeast



SCALE: 1/16" = 1'-0"

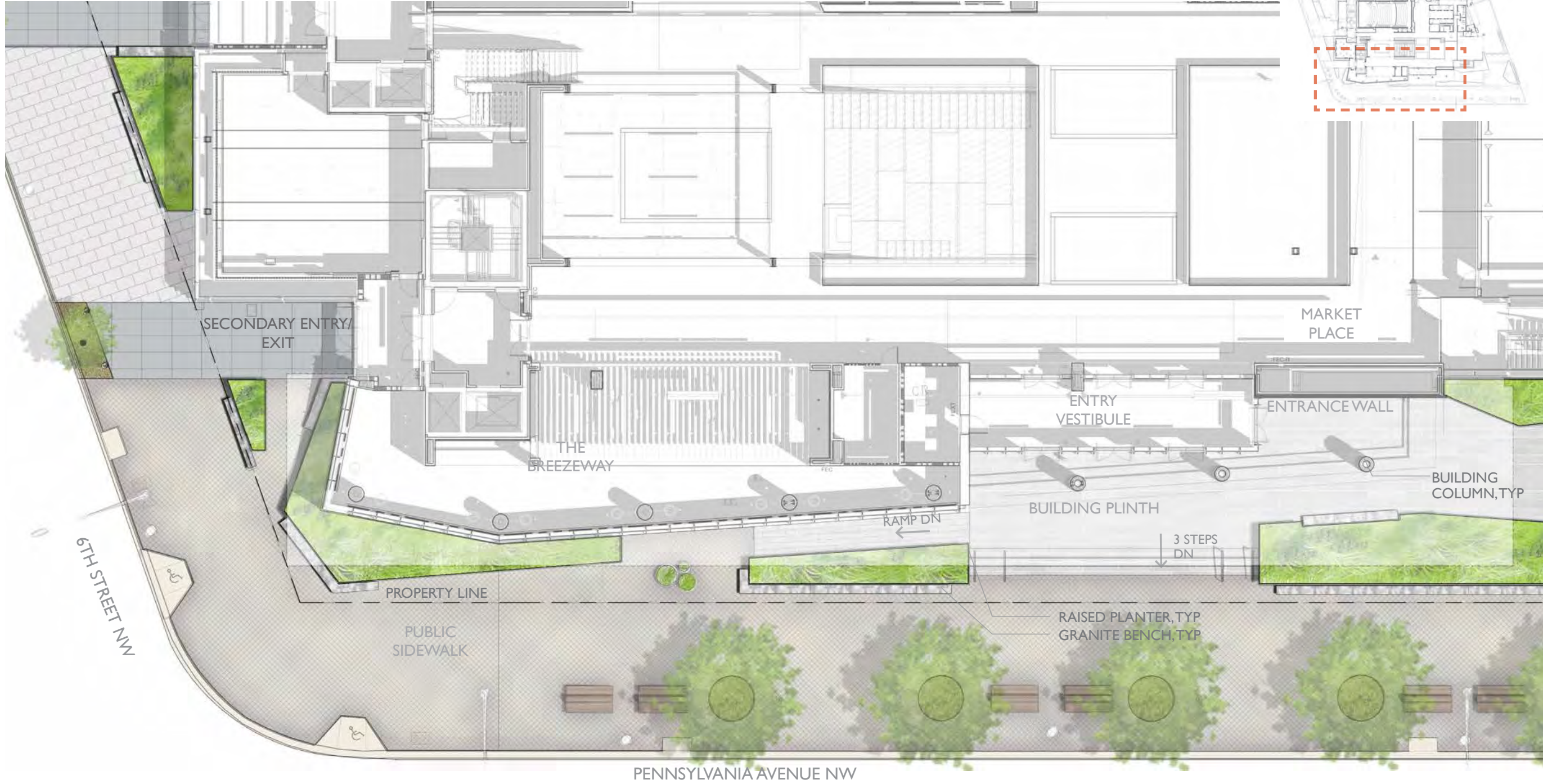
Landscape

LEVEL 1 | section at entrance wall



Landscape

LEVEL 1 | southwest



SCALE: 1/16" = 1'-0"

Landscape

LEVEL 1 | view looking at west corner

KEY PLAN



VIEW DIRECTION



Landscape

LEVEL 1 | view looking at east plinth

KEY PLAN



VIEW DIRECTION



Landscape

LEVEL 1 | view from Canadian Embassy

KEY PLAN



VIEW DIRECTION



Landscape

LEVEL 1 | view from Capitol Grill



Landscape

LEVEL 1 | section through Andrew W. Mellon Fountain



Landscape

555 PENN | groundlevel building elevation

KEY PLAN



ELEVATION VIEW



SOUTH ELEVATION
NTS

Landscape

LEVEL 1 | groundlevel building elevation

KEY PLAN



ELEVATION VIEW



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

Landscape

LEVEL 1 | paving and edging materials



Landscape

APPENDIX

EXTERIOR LIGHTING

PREVIOUS ITERATION



FEEDBACK

- Remove cove
- Similar color temperatures
- Include site context
- Reduce prominence of ceiling

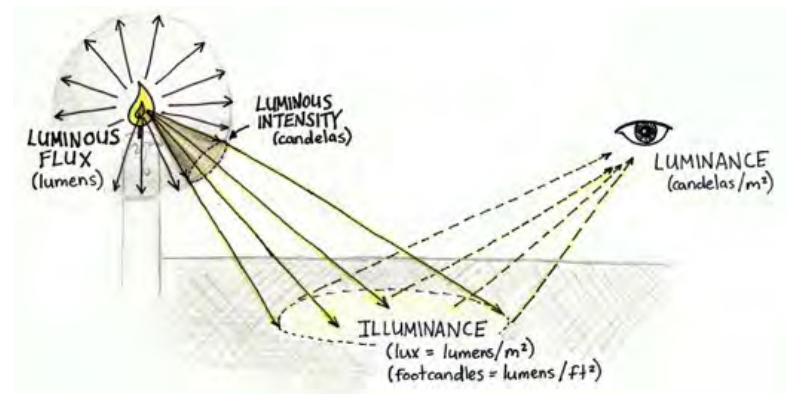
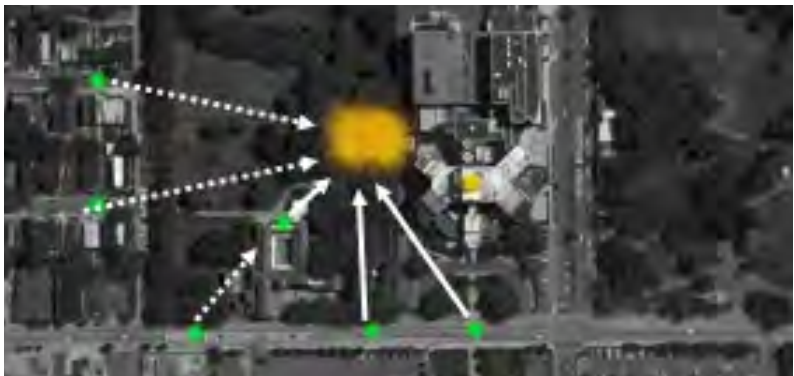
Exterior Lighting

CONTEXT

HDR PHOTOGRAPHY

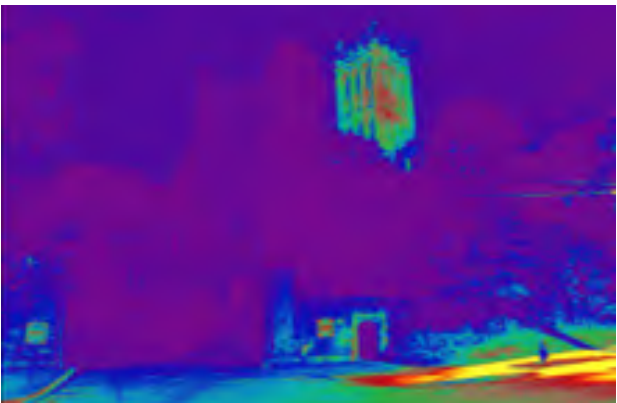
HDR aims at capturing the nighttime environment at a high range of luminous values, low and high. It provides the design team a contextual brightness map that is view dependent.

- Calibration of brightness hierarchy of nighttime identity
- Intuitive arrival and wayfinding
- Glare mitigation
- Model compliance



CATHEDRAL COLLEGE
WASHINGTON NATIONAL CATHEDRAL
WASHINGTON, DC

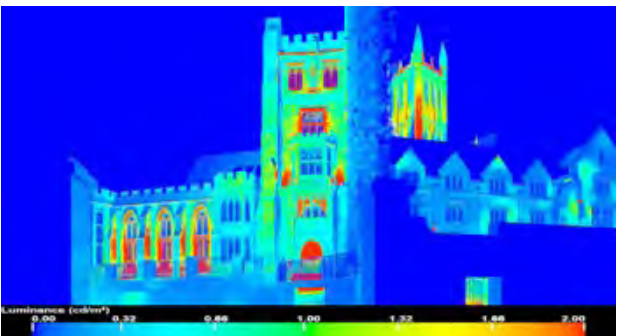
Existing nighttime photography



Existing Luminous Mapping created by implementing HDR Imaging



Proposed Lighting enhancements



Calibrated cd/sm of new design solution

Exterior Lighting

CONTEXT

HDR PHOTOGRAPHY

Values shown are all luminance cd/m^2 site measurements.



Exterior Lighting

PROGRAMMING RESEARCH

LIGHTING PRECEDENT

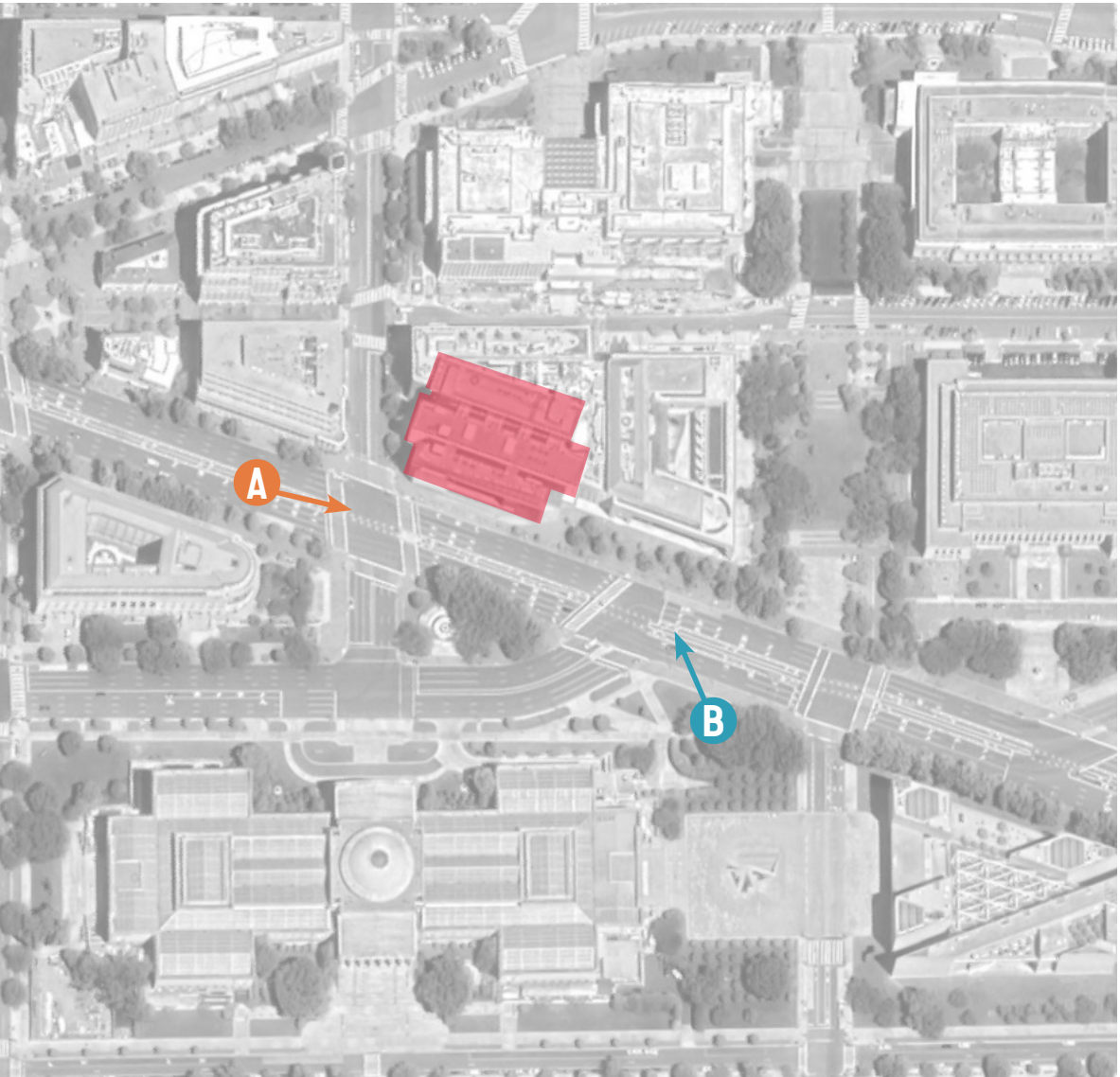
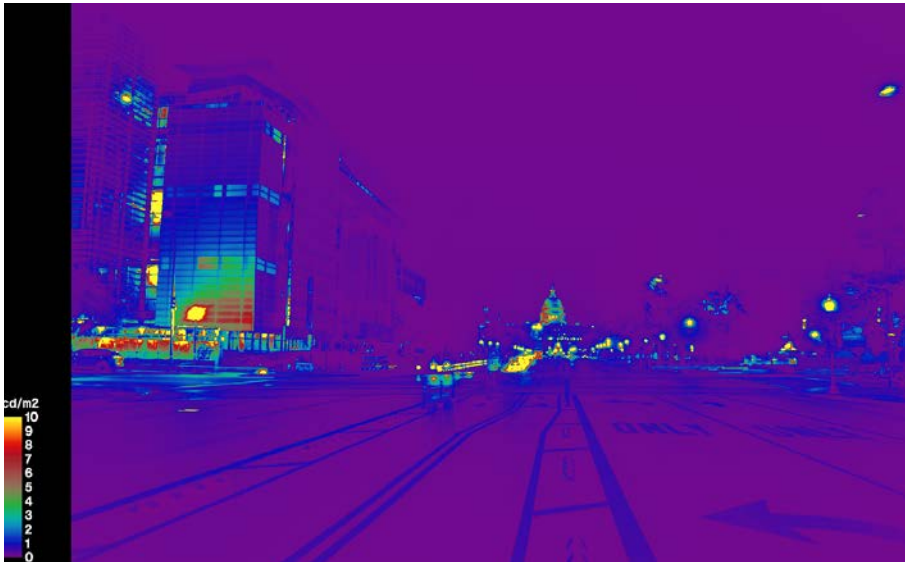
Values shown are all luminance cd/m^2 site measurements.



Exterior Lighting

CONTEXT

HDR PHOTOGRAPHY



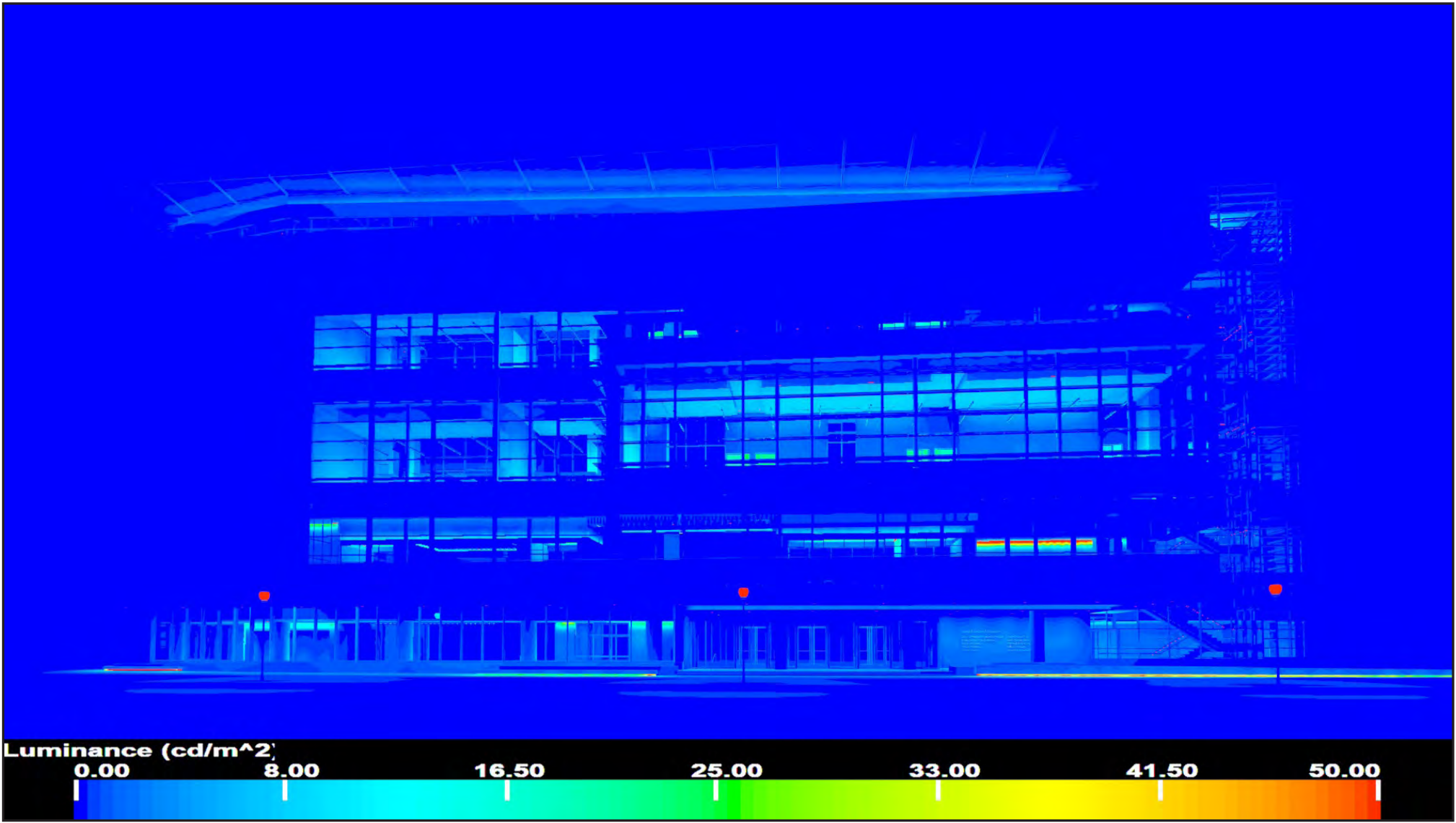
Exterior Lighting

EXTERIOR LIGHTING

LUMINANCE CALCULATION

COMPREHENSIVE PLAN - FEDERAL ELEMENTS - URBAN DESIGN ELEMENT

UD.B.1.5: Utilize building, street, and exterior lighting that respects the U.S. Capitol and Washington Monument as the most prominent features in the nighttime skyline.



NOTABLE FEATURES

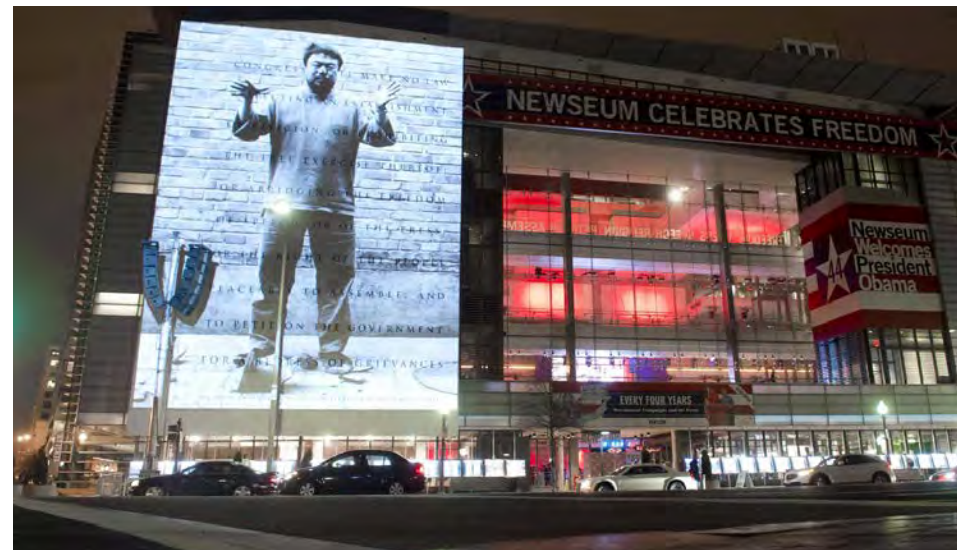
The design establishes a unique identity within the urban context while also respecting the Capitol and other monuments.

- Solution utilizes 3000K CCT dimmable exterior LEDs with timeclock curfew control.
- All interior fixtures are dimmable LEDs that provide necessary illumination for various programs including classroom, lectures or conferencing. Bar 1 space-uses may require higher ambient illuminance levels to ensure occupant comfort and task efficiency without glare.
- The control system will allow for fine-tune dimming control of LEDs to meet expected brightness ratios; *special care must be taken to maintain proper interior illumination.*

Exterior Lighting

PROGRAMMING RESEARCH

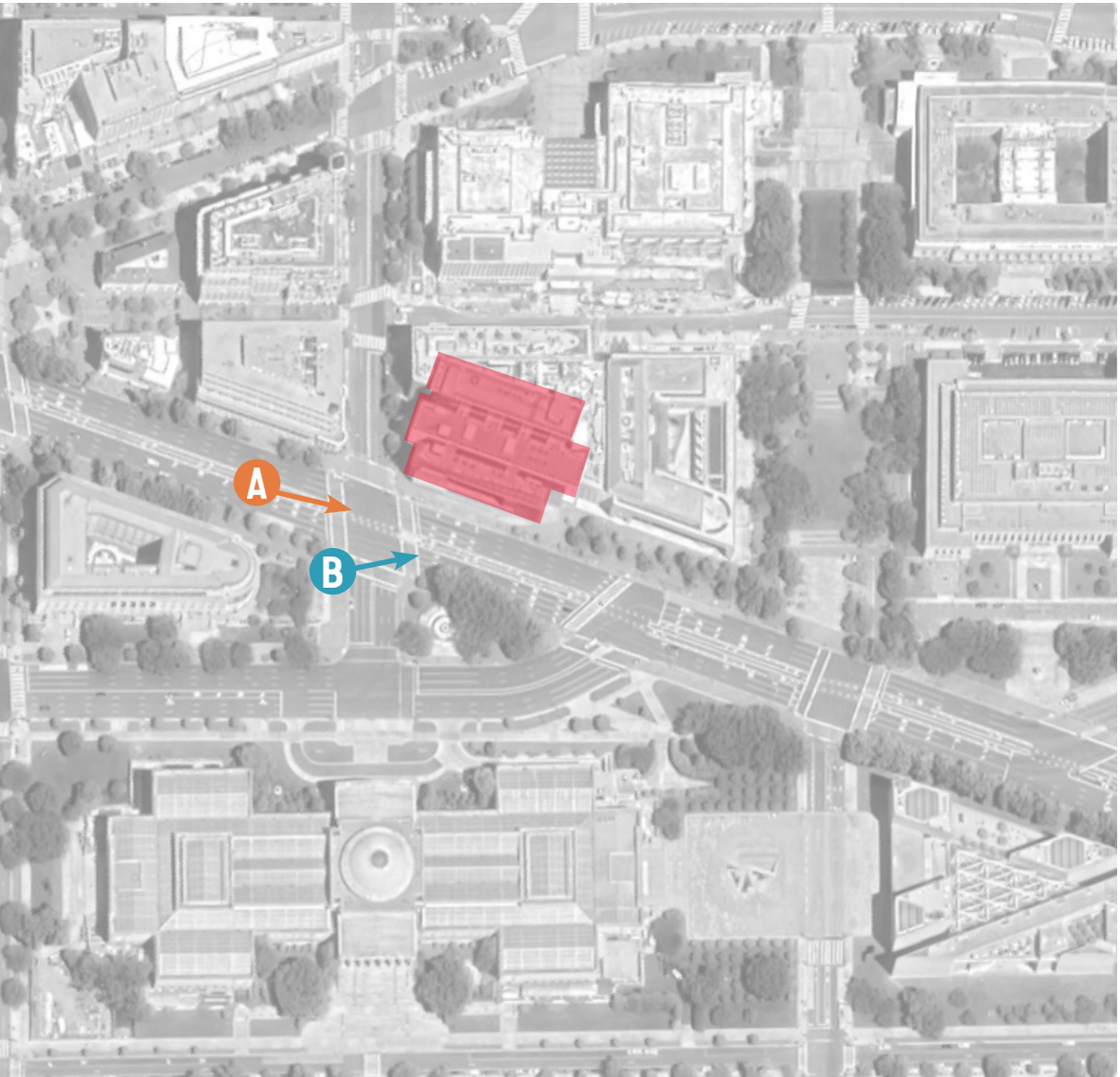
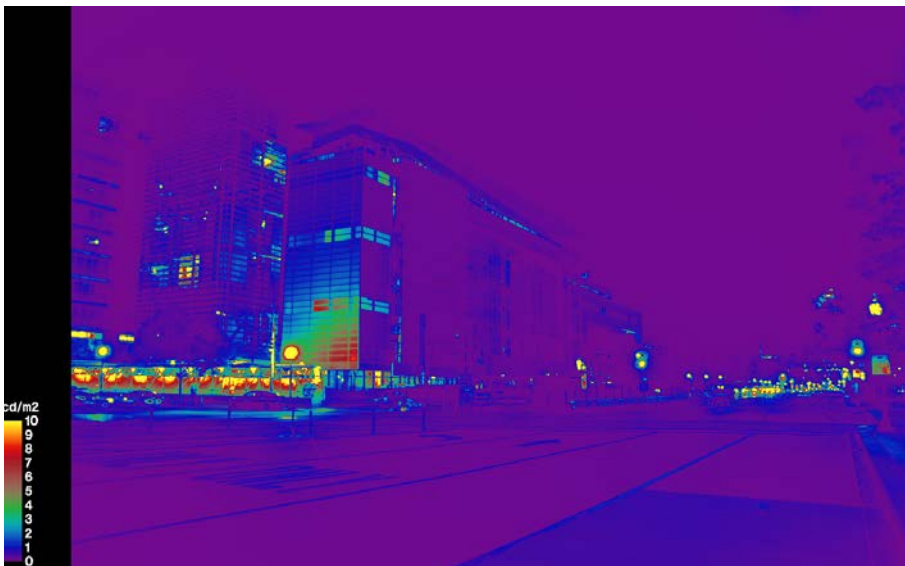
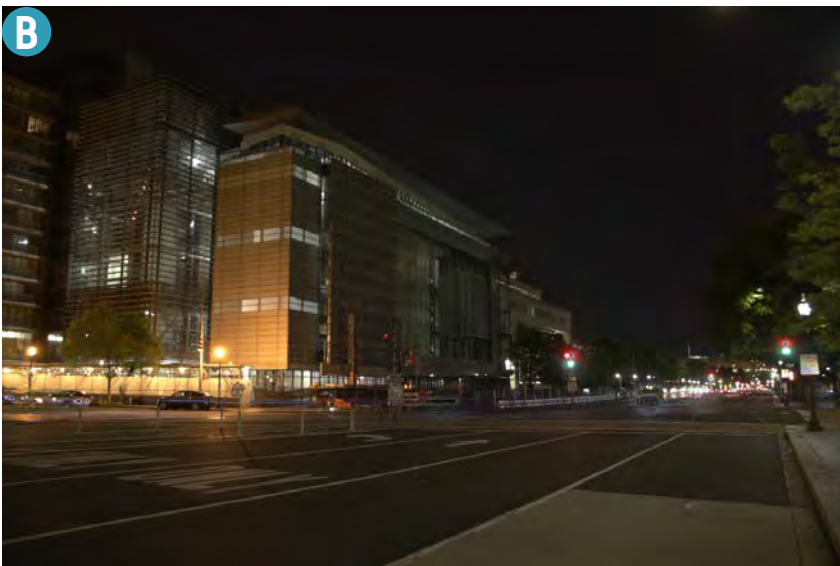
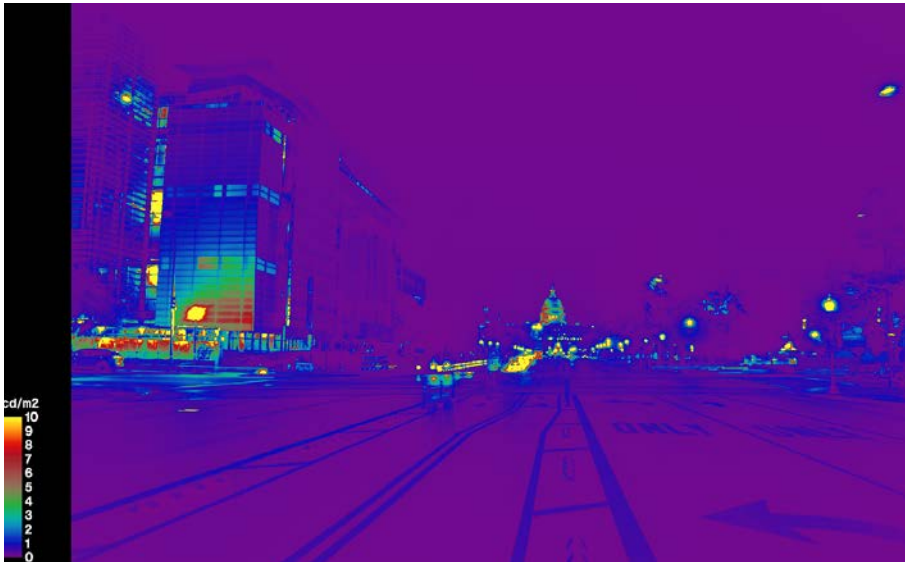
EXISTING CONDITIONS



Exterior Lighting

PROGRAMMING RESEARCH

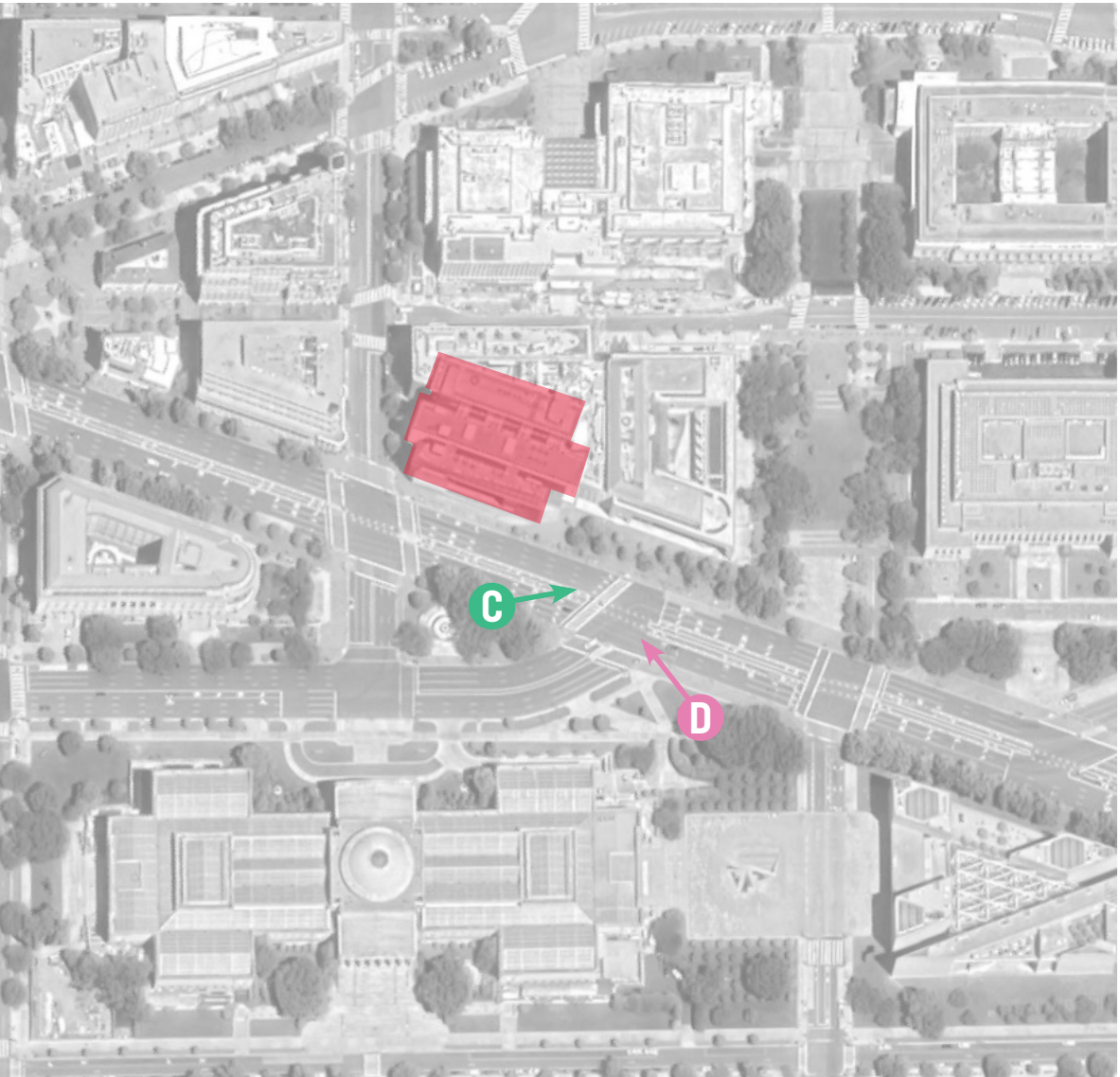
CONTEXT



Exterior Lighting

PROGRAMMING RESEARCH

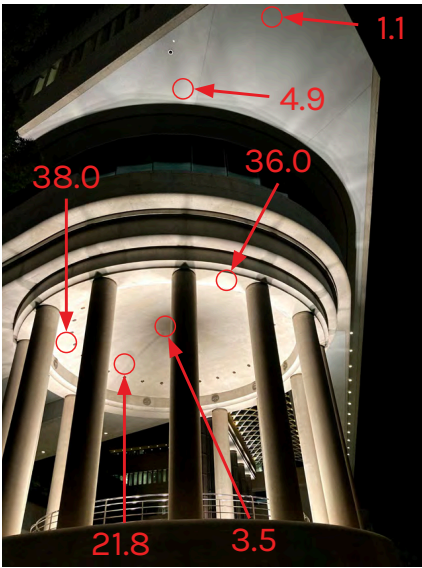
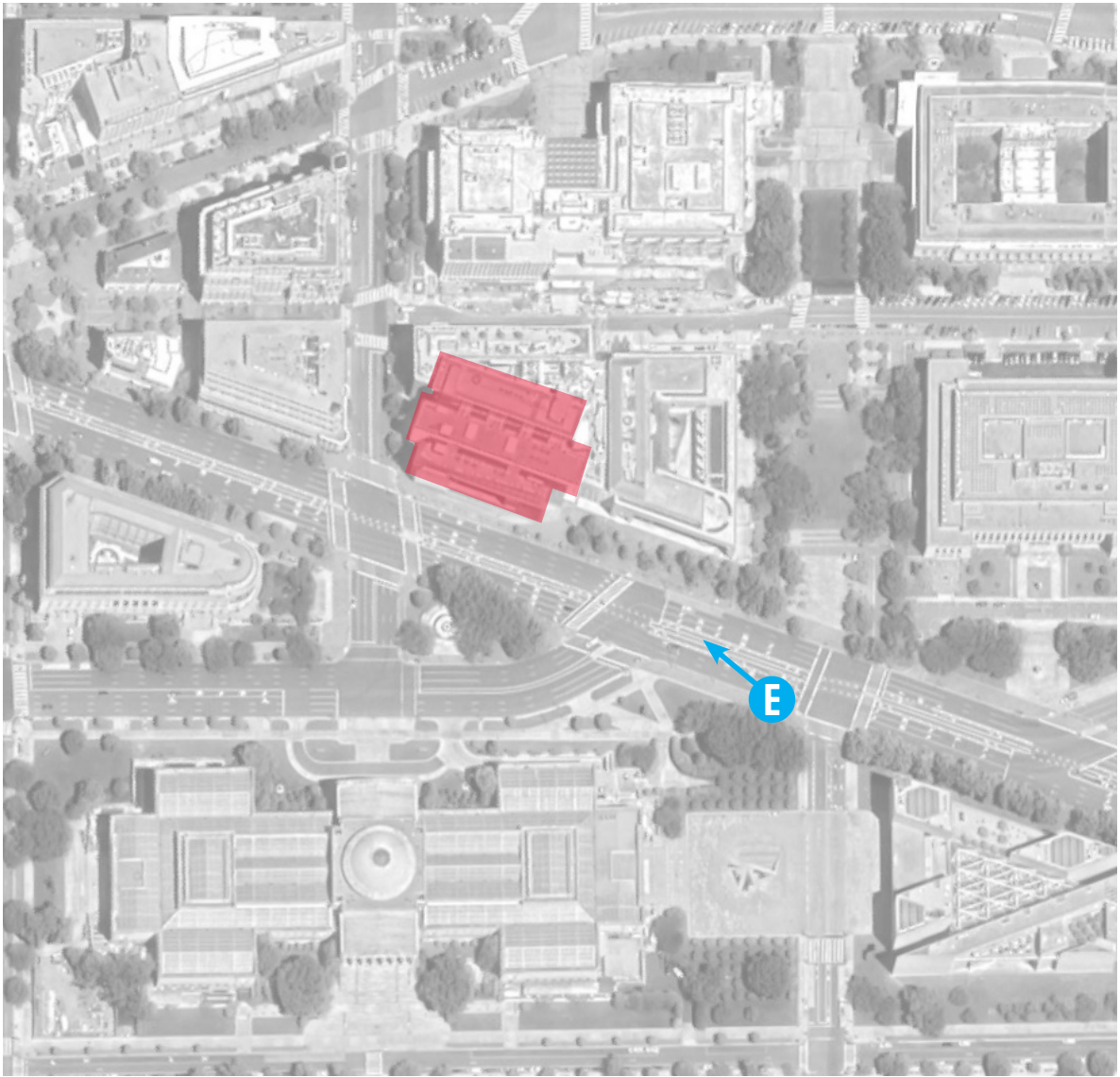
CONTEXT



Exterior Lighting

PROGRAMMING RESEARCH

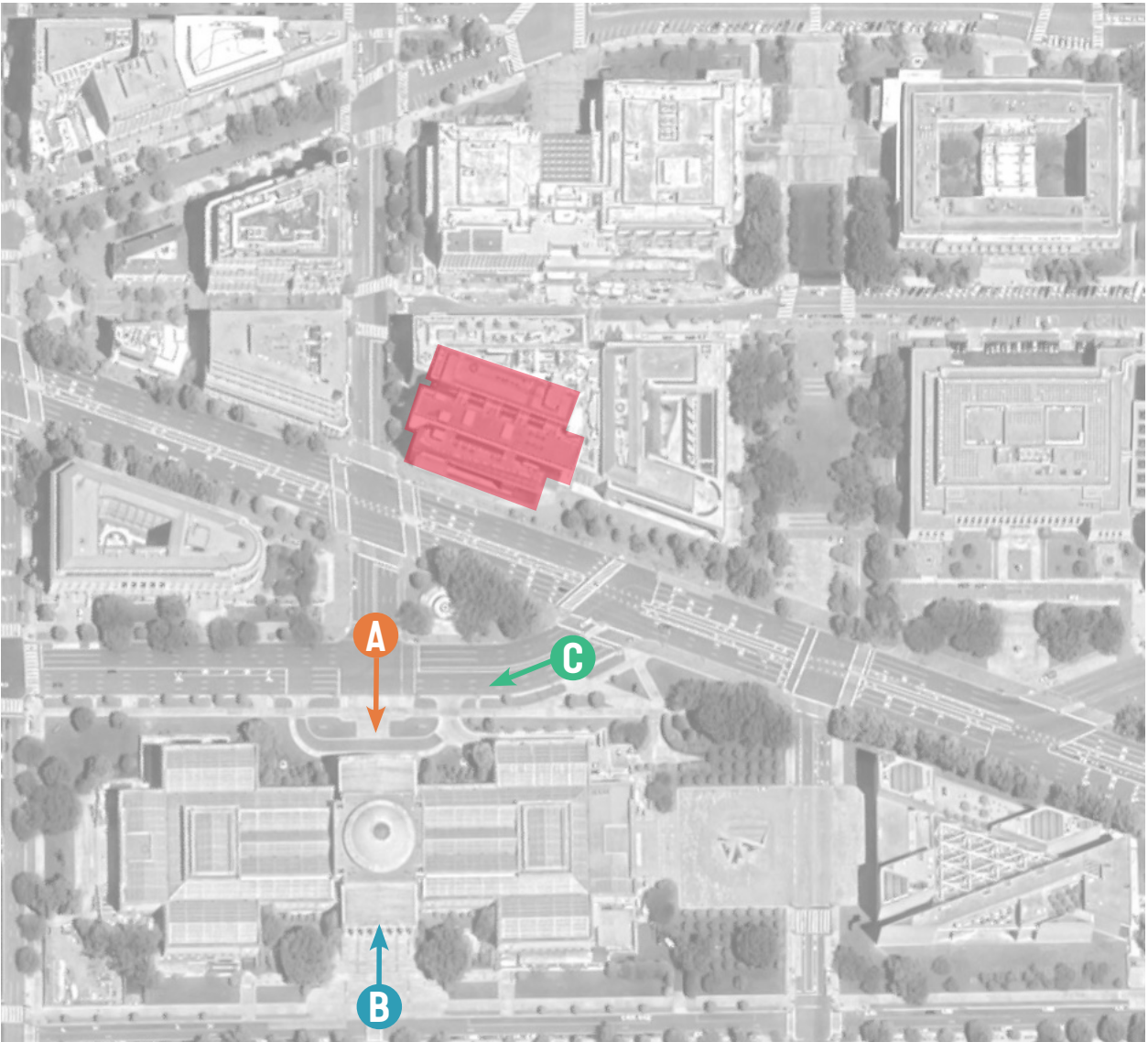
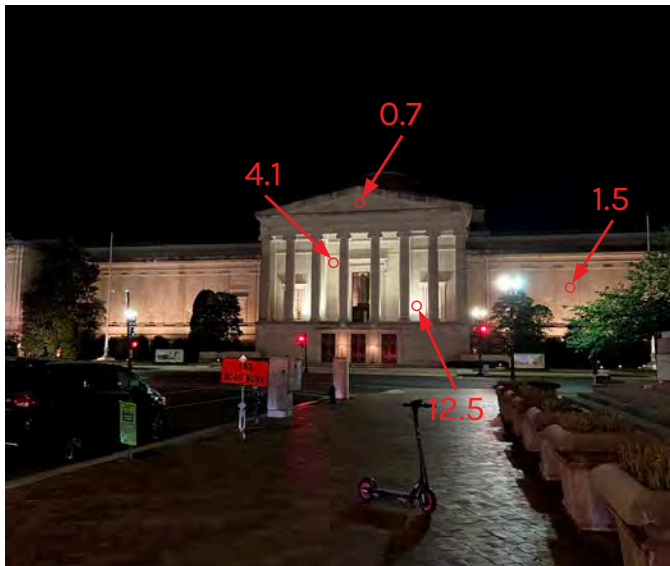
CONTEXT



Exterior Lighting

PROGRAMMING RESEARCH

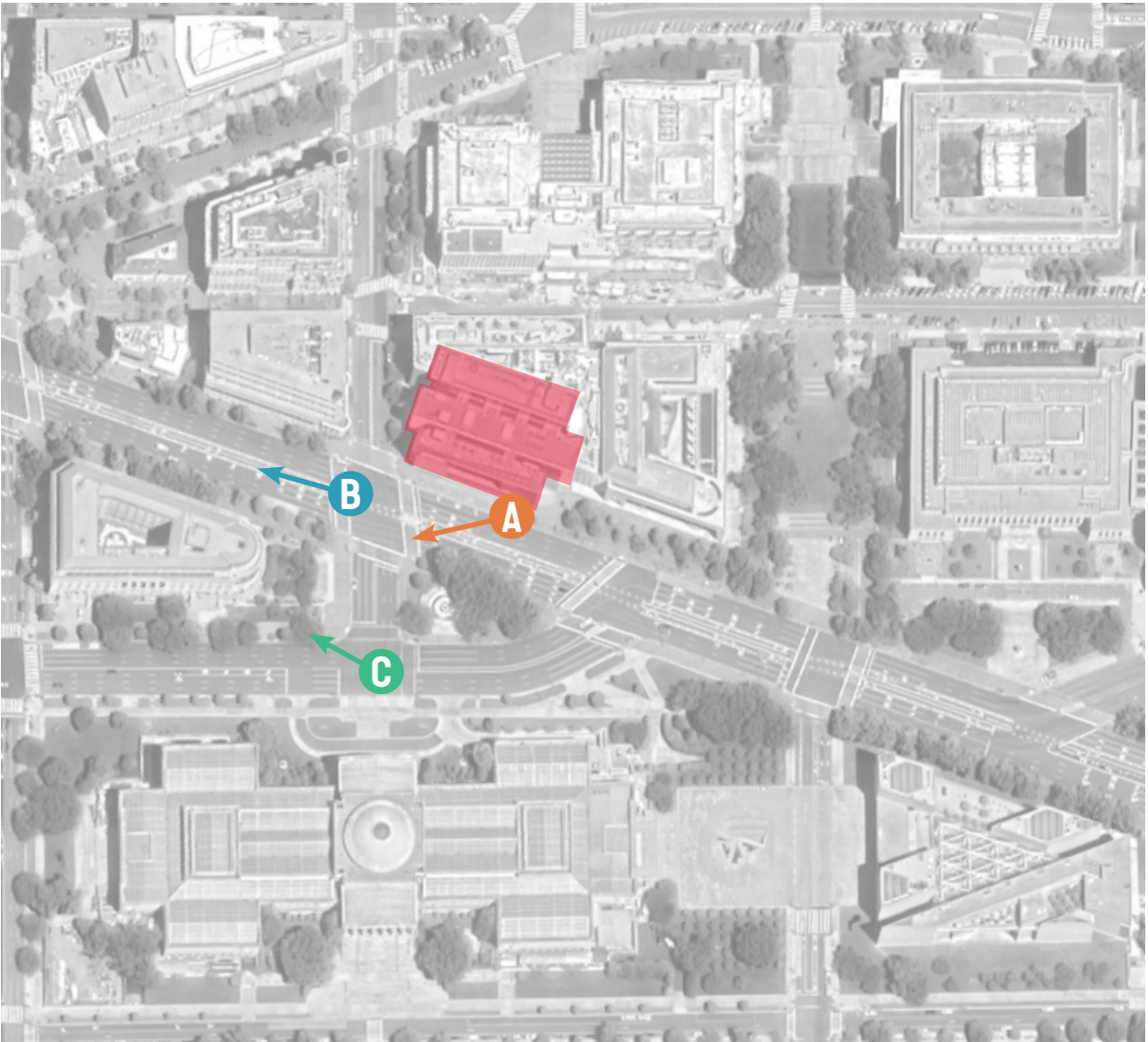
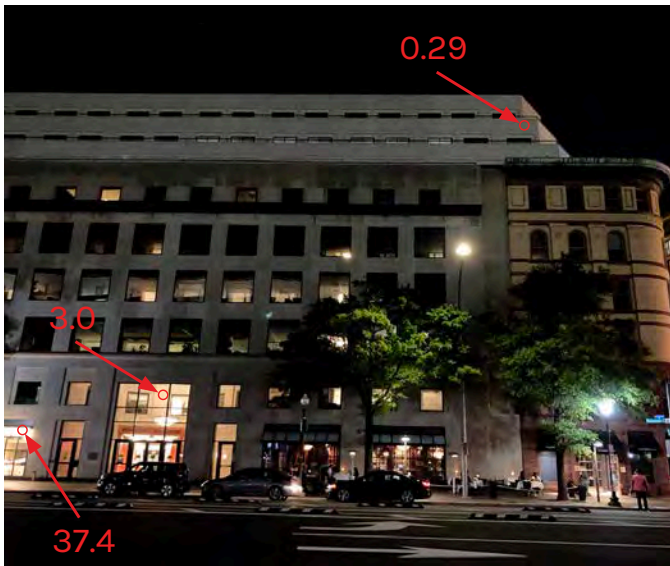
CONTEXT (NON-HDR PHOTOGRAPHY)



Exterior Lighting

PROGRAMMING RESEARCH

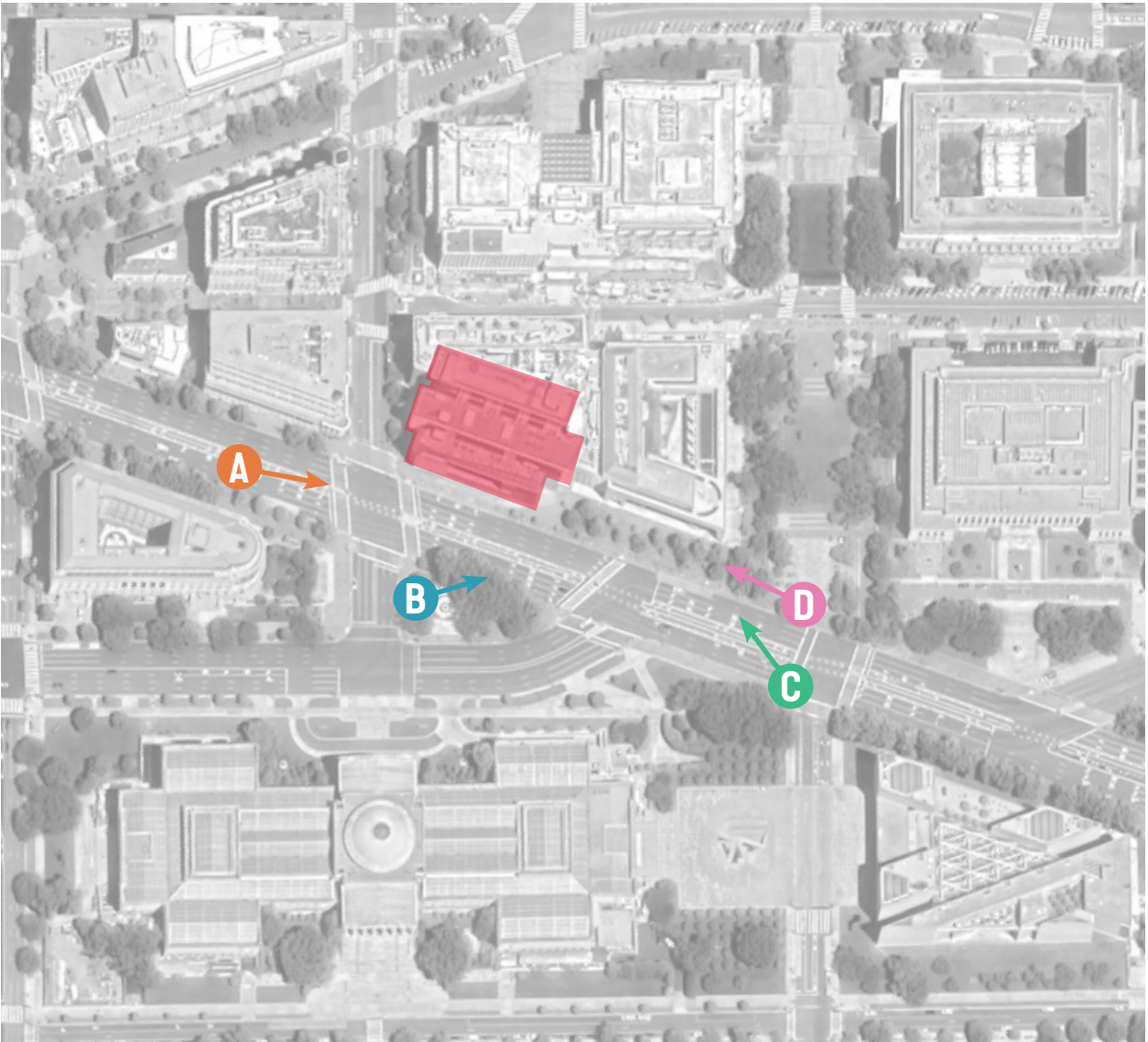
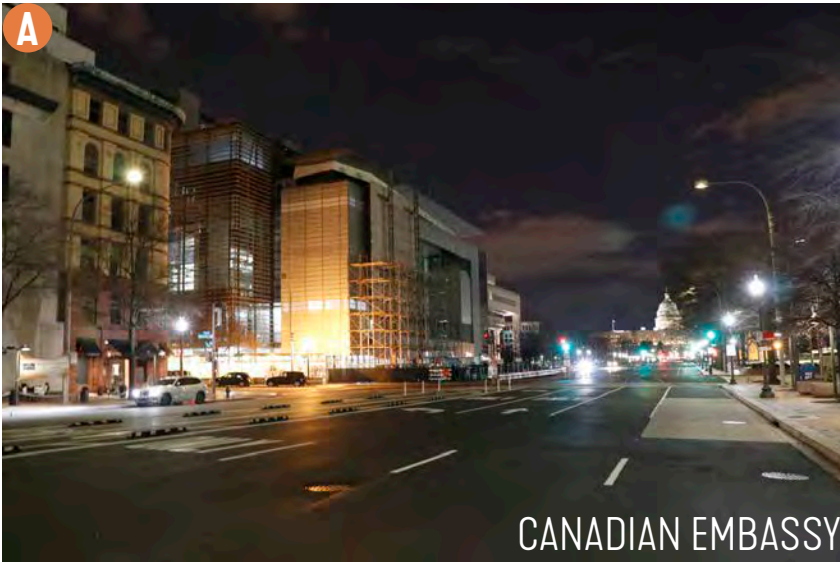
CONTEXT (NON-HDR PHOTOGRAPHY)



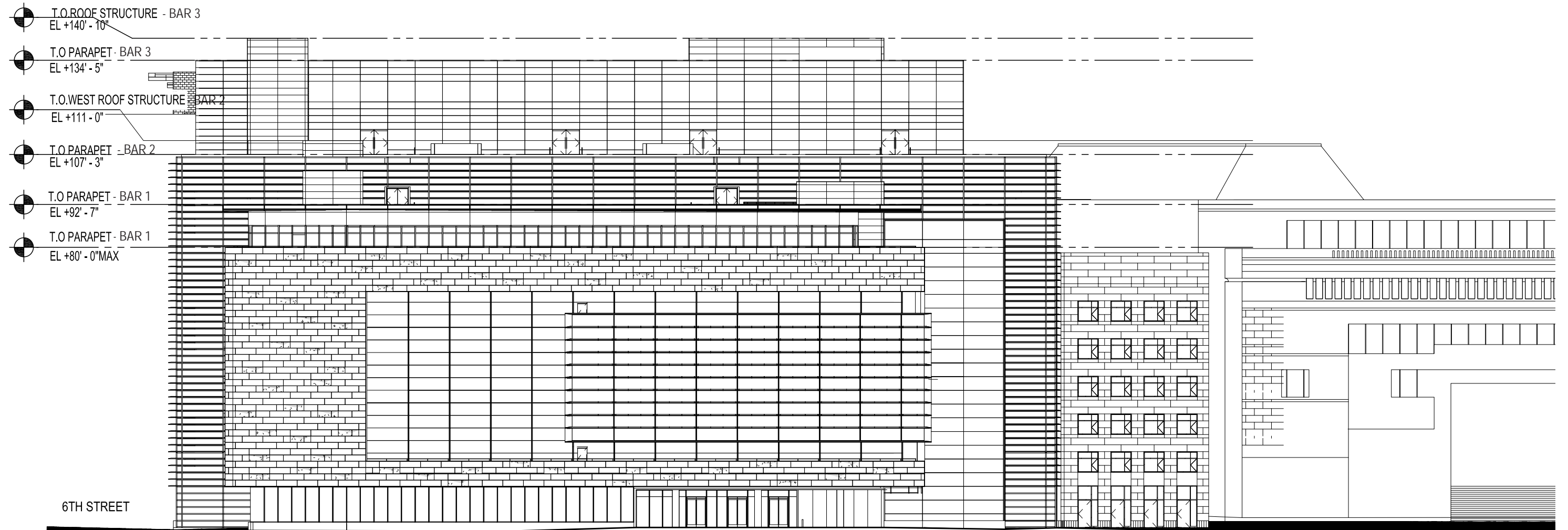
Exterior Lighting

PROGRAMMING RESEARCH

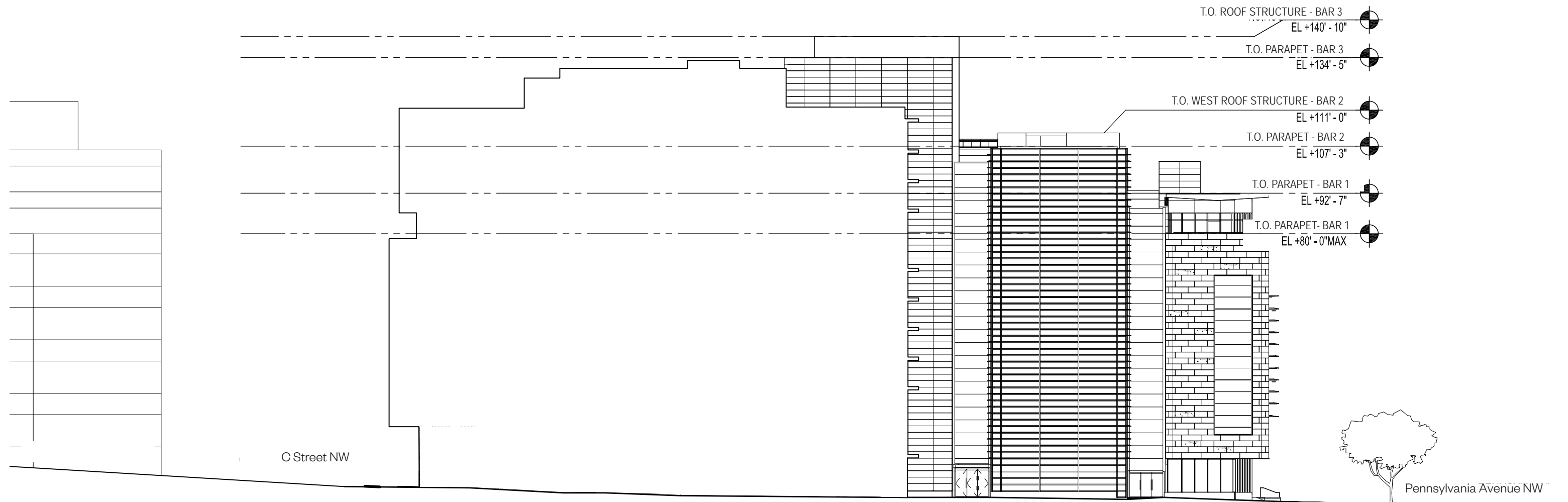
CONTEXT AS OF 2021-0306 (NON-HDR PHOTOGRAPHY)



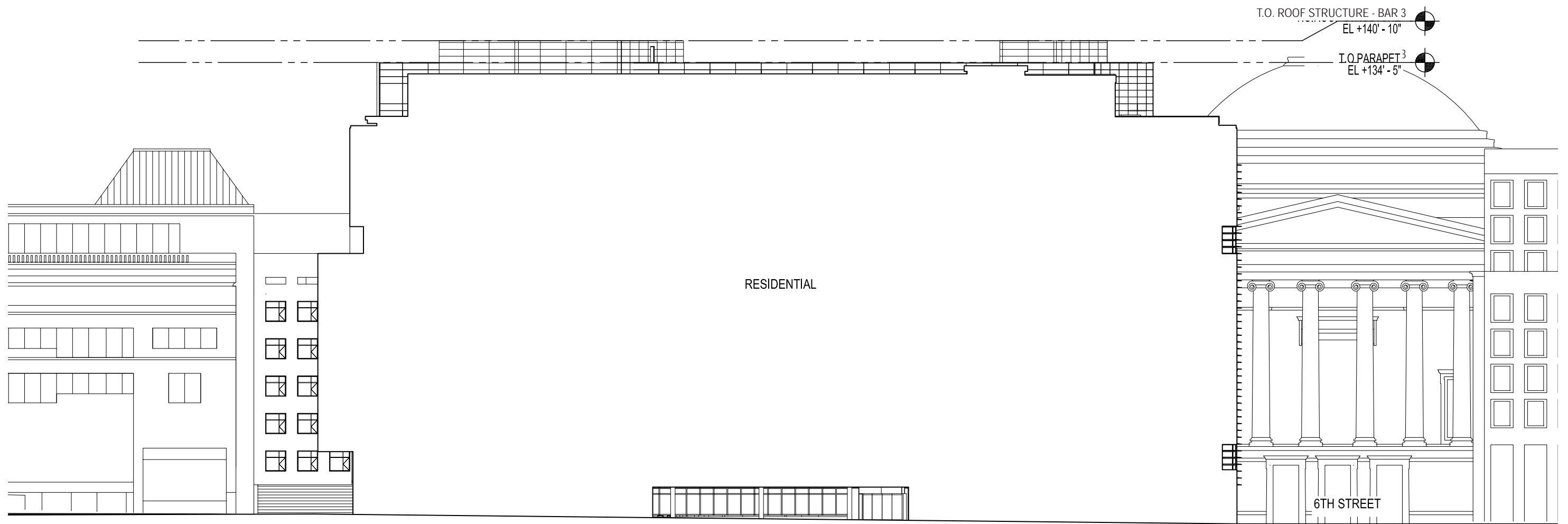
Exterior Lighting



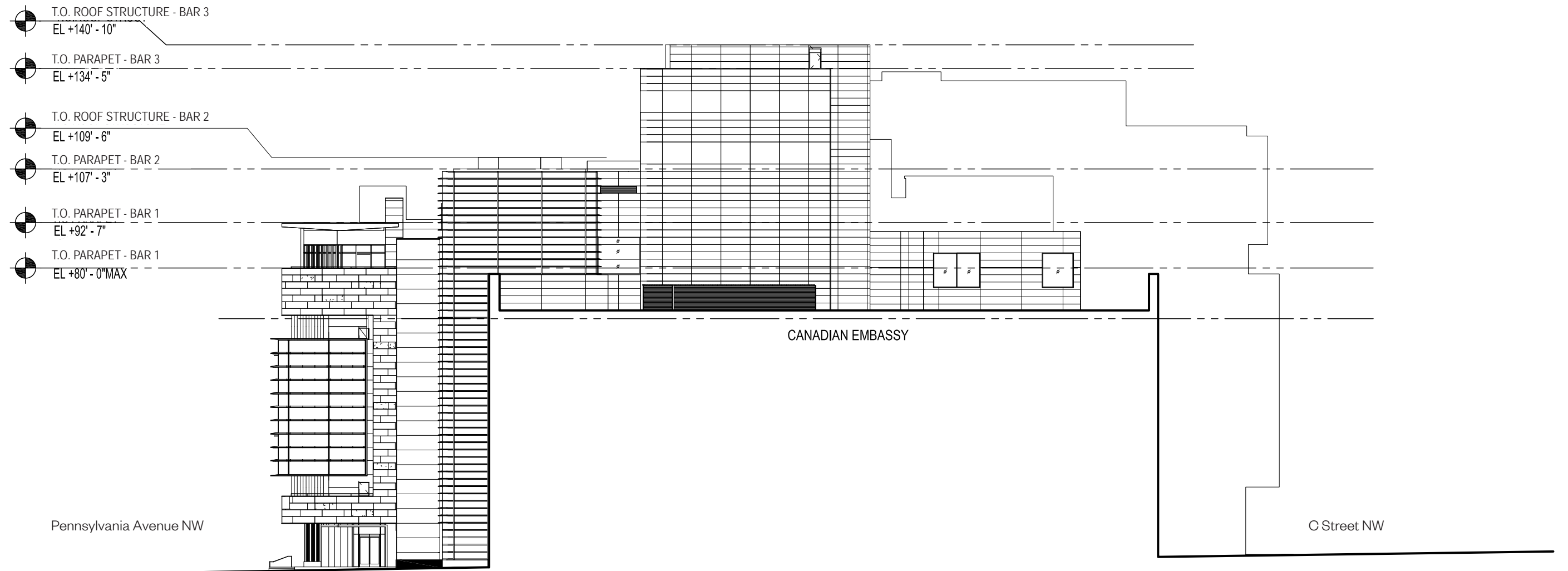
South Elevation Pennsylvania Avenue NW



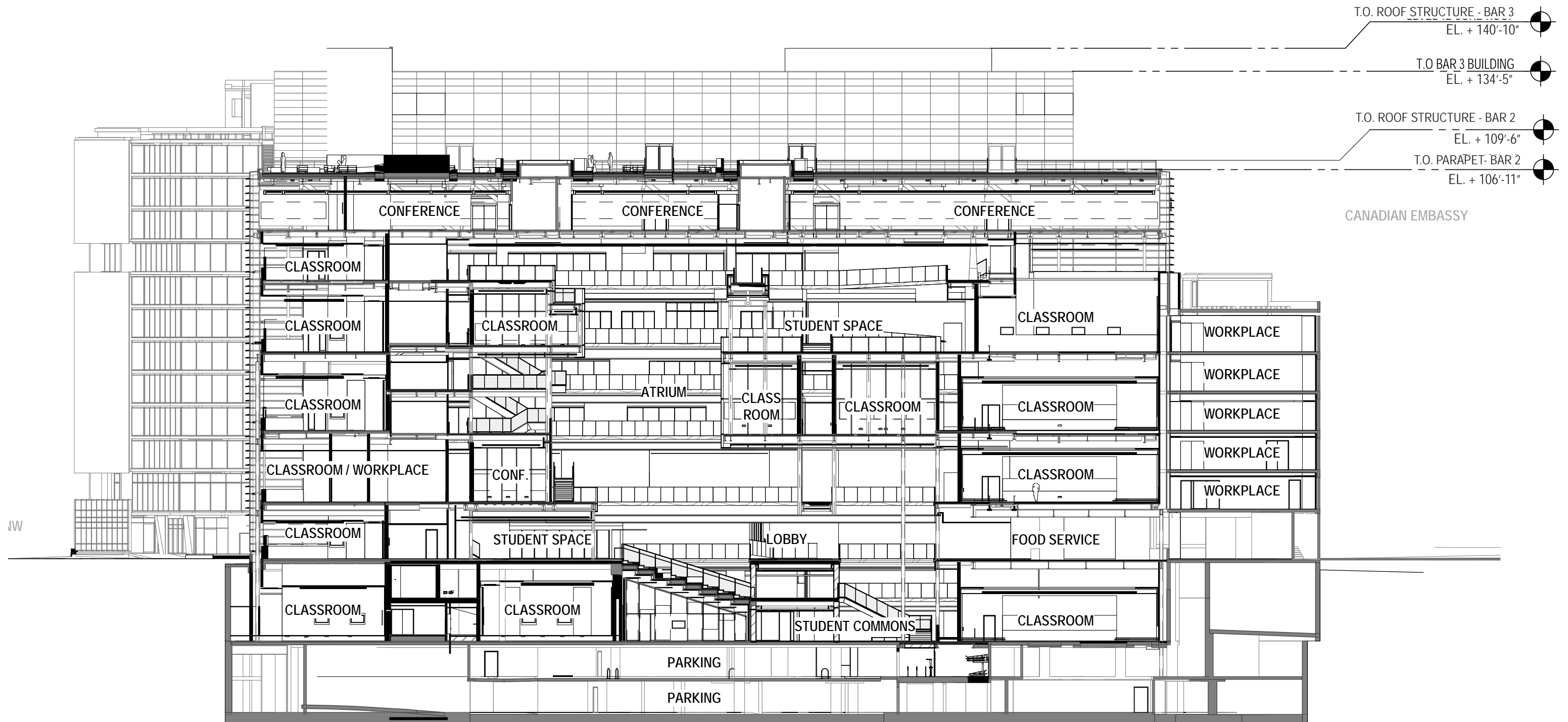
West Elevation 6th Street



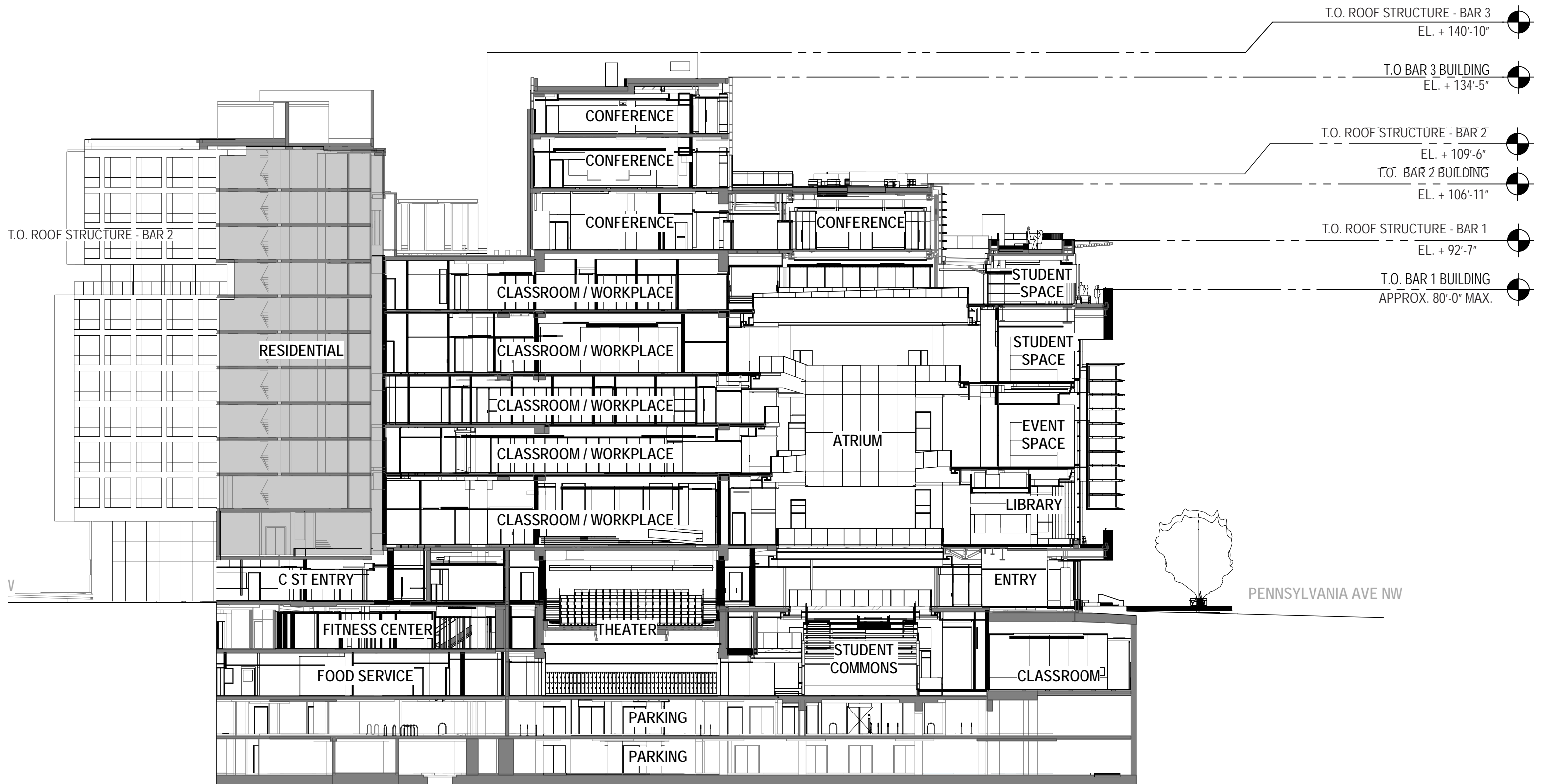
North Elevation C Street



East Elevation



Section @ Bar 2 Looking North



Section Looking East



Visual Mock Up