

ARLO DC

333 G St NW
Washington, DC

CFA CONCEPT DESIGN REVIEW

DECEMBER 20, 2019

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













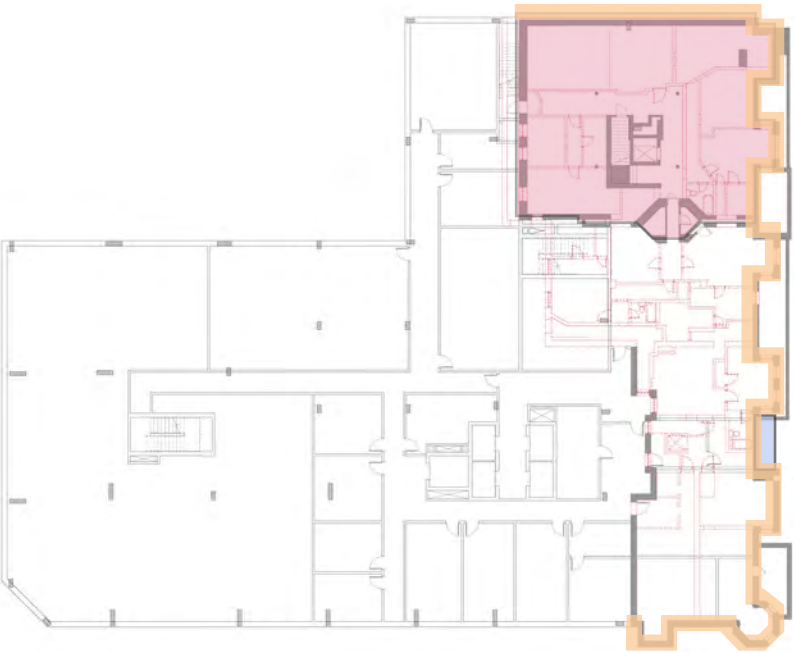
INTRODUCTION - DESIGN NARRATIVE	3
SITE AND CONTEXT	4
THE HARRISON APARTMENT BUILDING	10
SITE PLAN	16
STREETSCAPE SECTIONS	17
FLOOR PLANS	18
PERSPECTIVE VIEWS	33
ELEVATIONS - COLORED RENDERINGS	39
COURTYARD ELEVATIONS - COLORED RENDERINGS	43
ELEVATIONS	47
BUILDING SECTIONS	51
MATERIALS	53
ALTERNATE COLOR SCHEME	54

DEVELOPMENT GOALS:

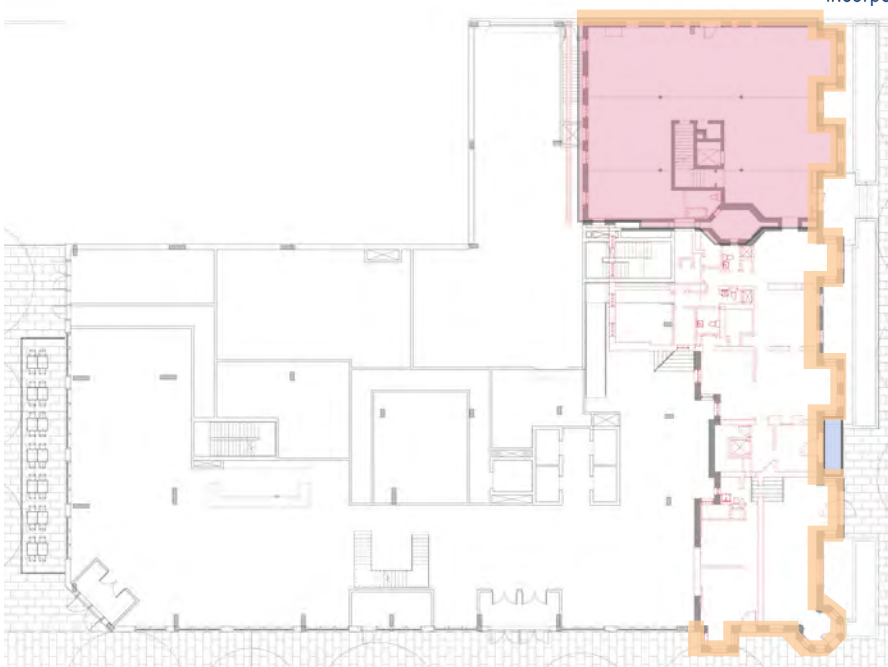
- 1. Activate a prominent and centrally located vacant and abandoned site northeast of Judiciary Square and west of Capital Crossing and Union Station by adding a boutique hotel with a world-class food and beverage program.
- 2. Rehabilitate the historic Harrison Apartment building.
- 3. Introduce new 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

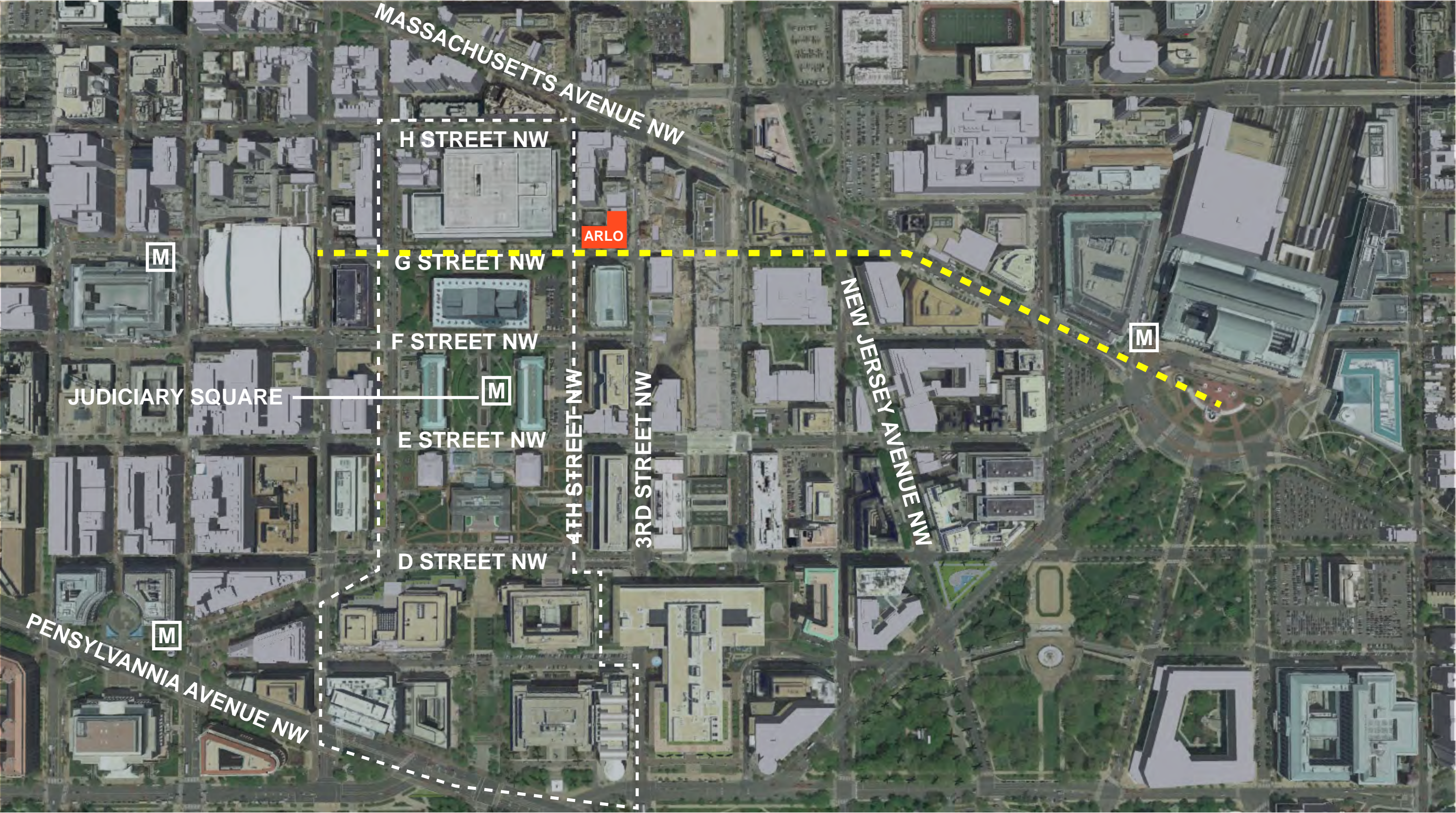


2ND LEVEL (SIMILAR)
3RD-5TH LEVEL



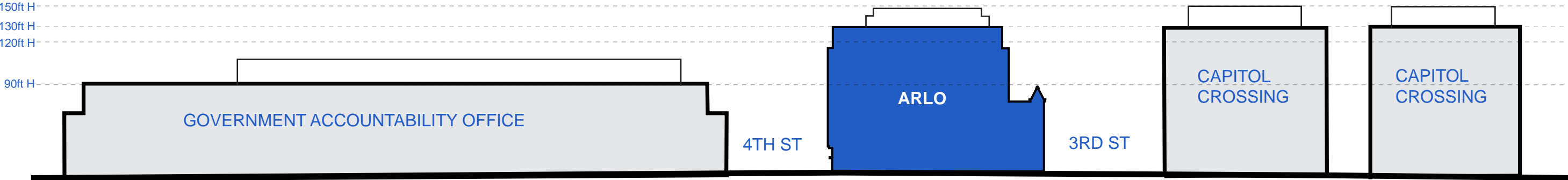
6TH LEVEL / ROOF



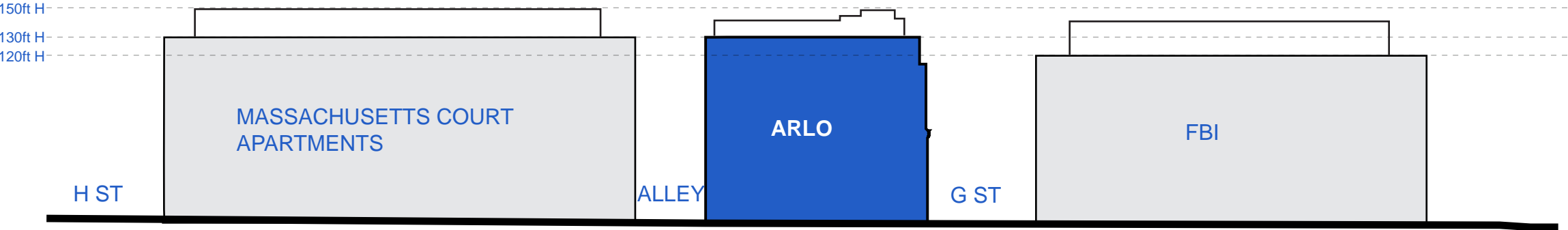


SITE AND CONTEXT - AERIAL PLAN





G STREET NW SECTION



4TH STREET NW SECTION

SITE CONTEXT - SECTIONS



441 S ST NW GOVERNMENT BUILDING



4TH STREET LOOKING NORTH



NATIONAL BUILDING MUSEUM



3RD STREET LOOKING SOUTH



SITE CONTEXT - PHOTOS

633 3rd St NW BUILDING



FEDERAL BUREAU OF INVESTIGATION



3RD STREET LOOKING NORTH



G STREET LOOKING EAST



G STREET LOOKING WEST



CORNER OF 3RD AND G STREET



4TH STREET LOOKING SOUTH



G STREET LOOKING WEST



SITE CONTEXT - PHOTOS

FRATERNAL ORDER OF POLICE BUILDING



ALLEY VIEW - FRATERNAL ORDER OF POLICE BUILDING



MASSACHUSETTS COURT APARTMENTS



ALLEY VIEW - EXISTING BUILDING (HARRISON APARTMENT BUILDING)





THE HARRISON APARTMENT BUILDING

c. 1903



1956



1967

THE HARRISON APARTMENT BUILDING



THE HARRISON APARTMENT BUILDING

2019



THE HARRISON APARTMENT BUILDING

2019



2019

THE HARRISON APARTMENT BUILDING

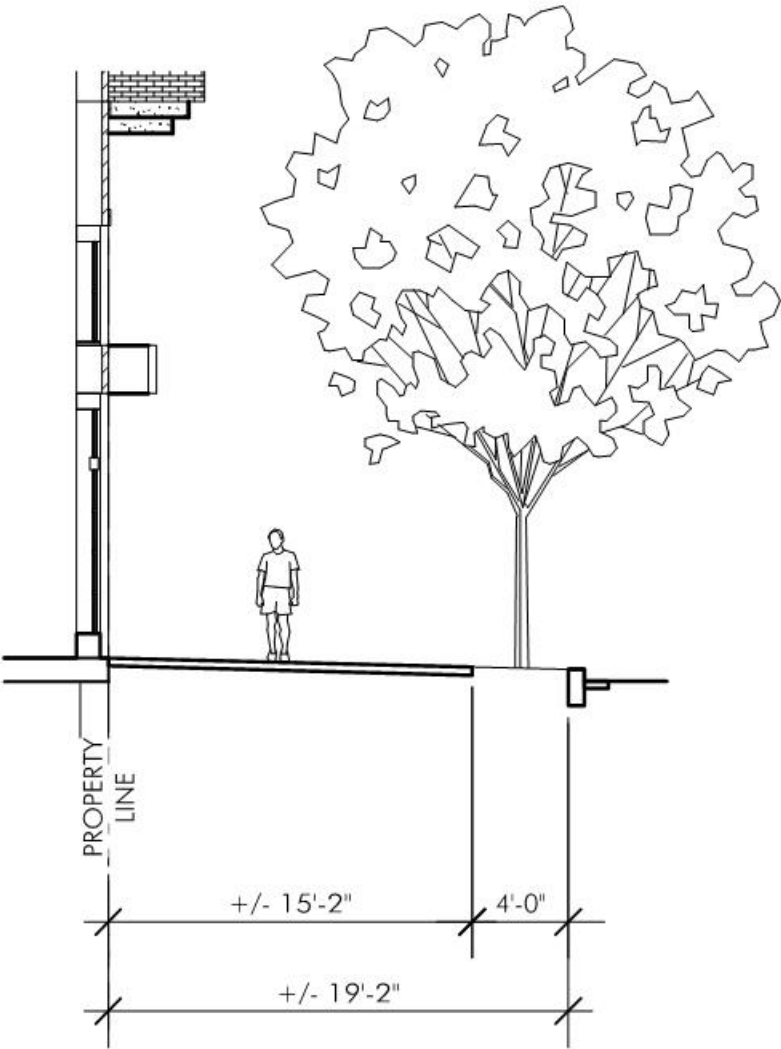


2019

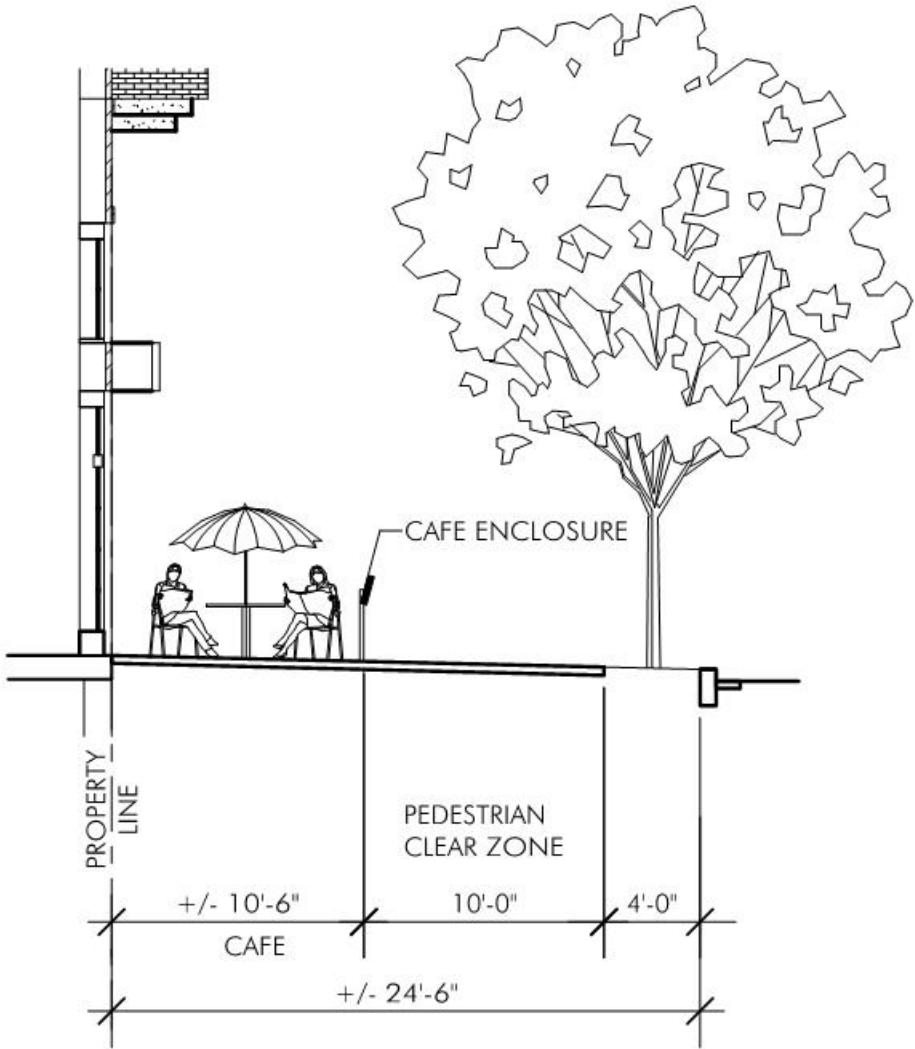


SITE PLAN SCALE: 1" = 20'-0"

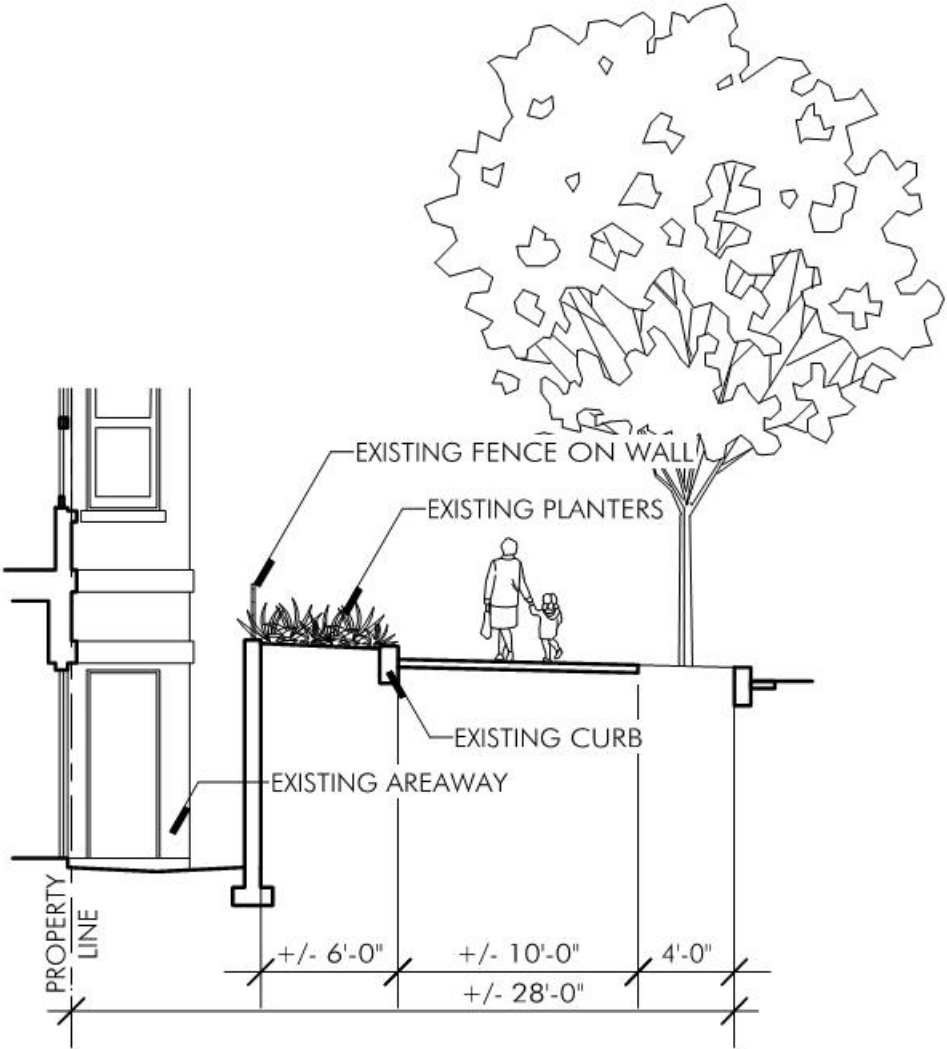




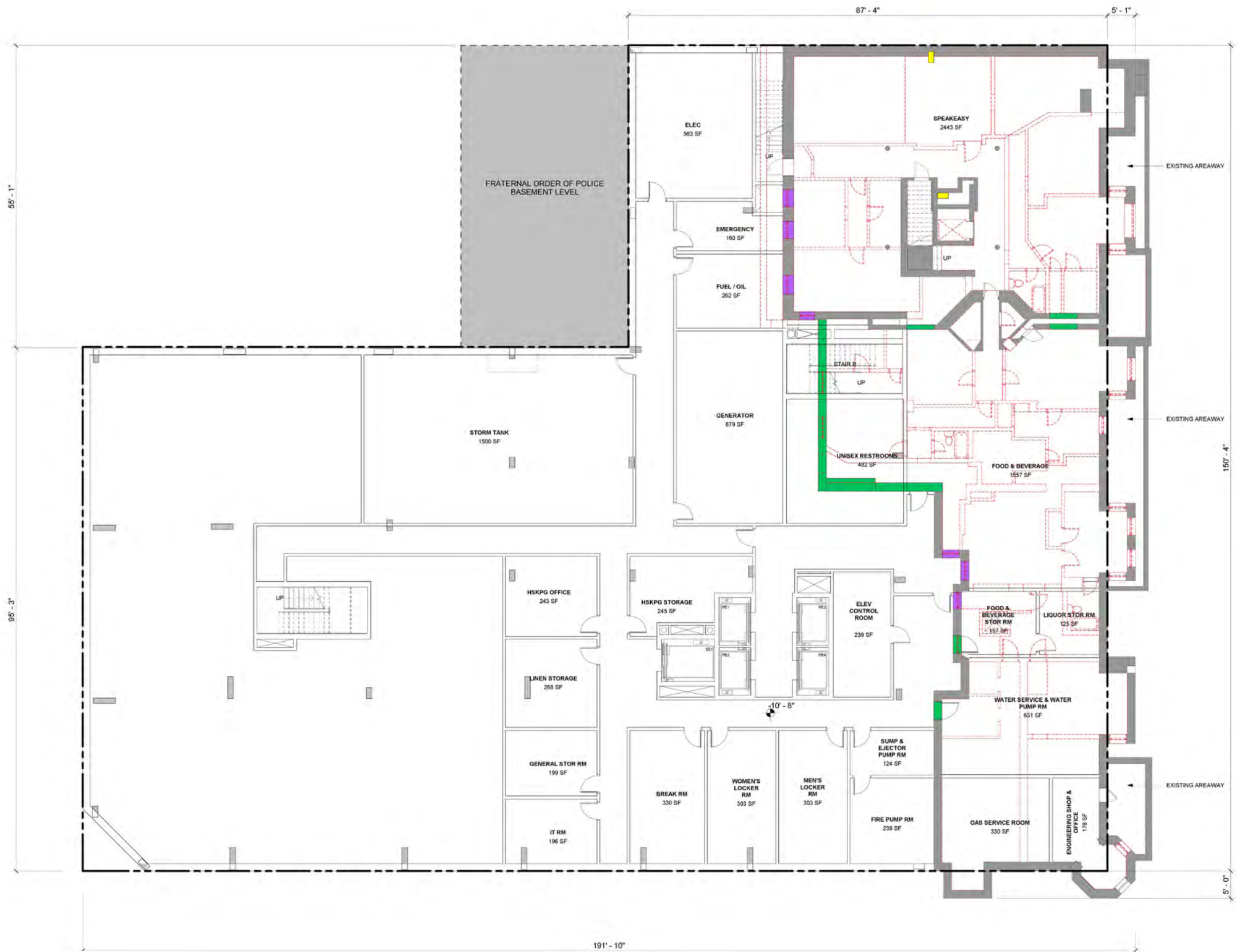
3 SECTION @ G STREET N.W.
Scale: 1/8" = 1'-0"



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

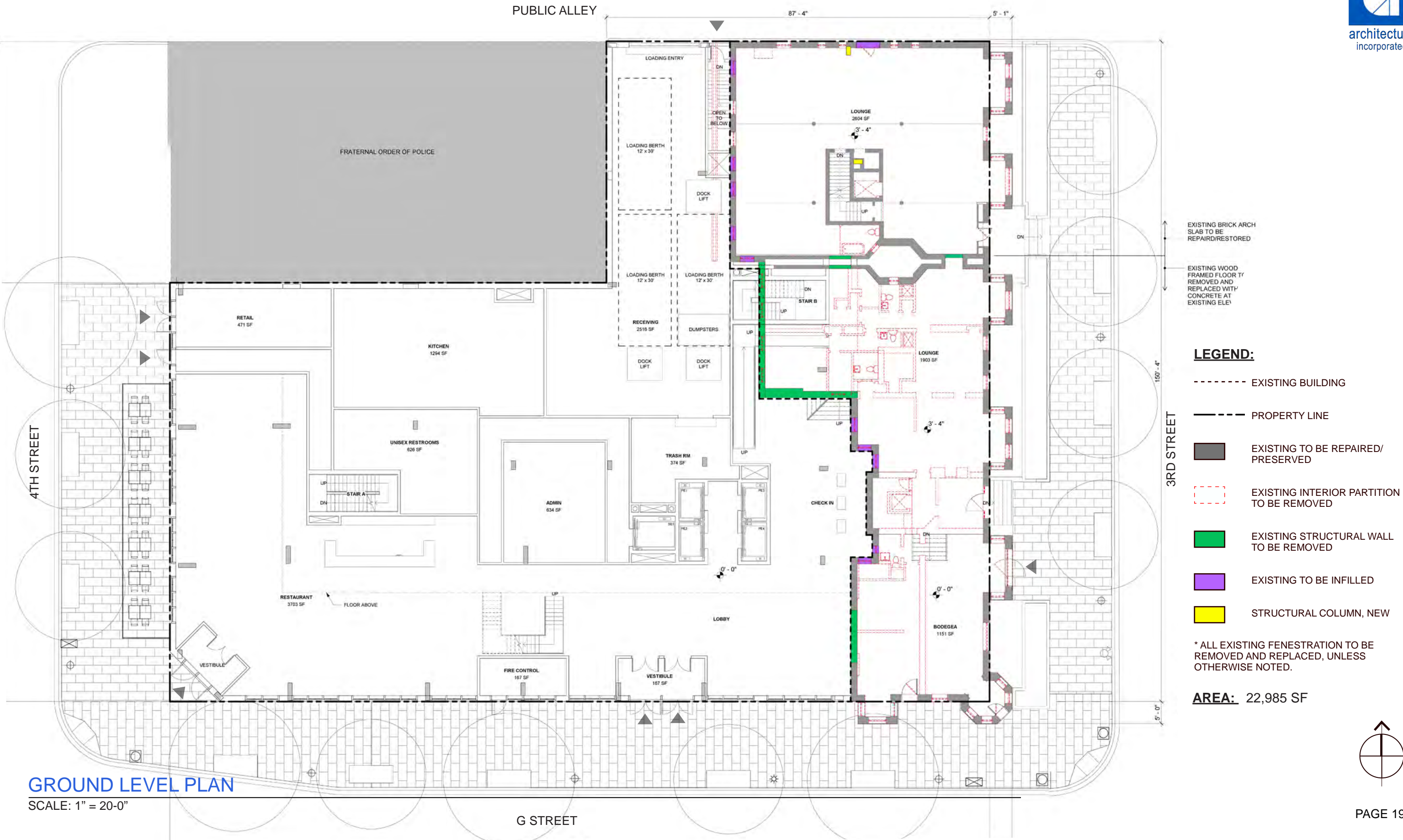
* ALL EXISTING FENESTRATION TO BE
REMOVED AND REPLACED, UNLESS
OTHERWISE NOTED.

AREA: 23,001 SF

CELLAR LEVEL PLAN

SCALE: 1" = 20'-0"





GROUND LEVEL PLAN
SCALE: 1" = 20'-0"





2ND LEVEL PLAN

SCALE: 1" = 20'-0"





2ND LEVEL LANDSCAPE PLAN

SCALE: 1" = 20'-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.

AREA: 15,832 SF

6TH LEVEL PLAN

SCALE: 1" = 20'-0"





6TH LEVEL LANDSCAPE PLAN

SCALE: 1" = 20'-0"

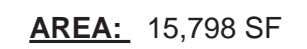




7TH-9TH LEVEL PLAN

SCALE: 1" = 20'-0"





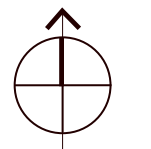


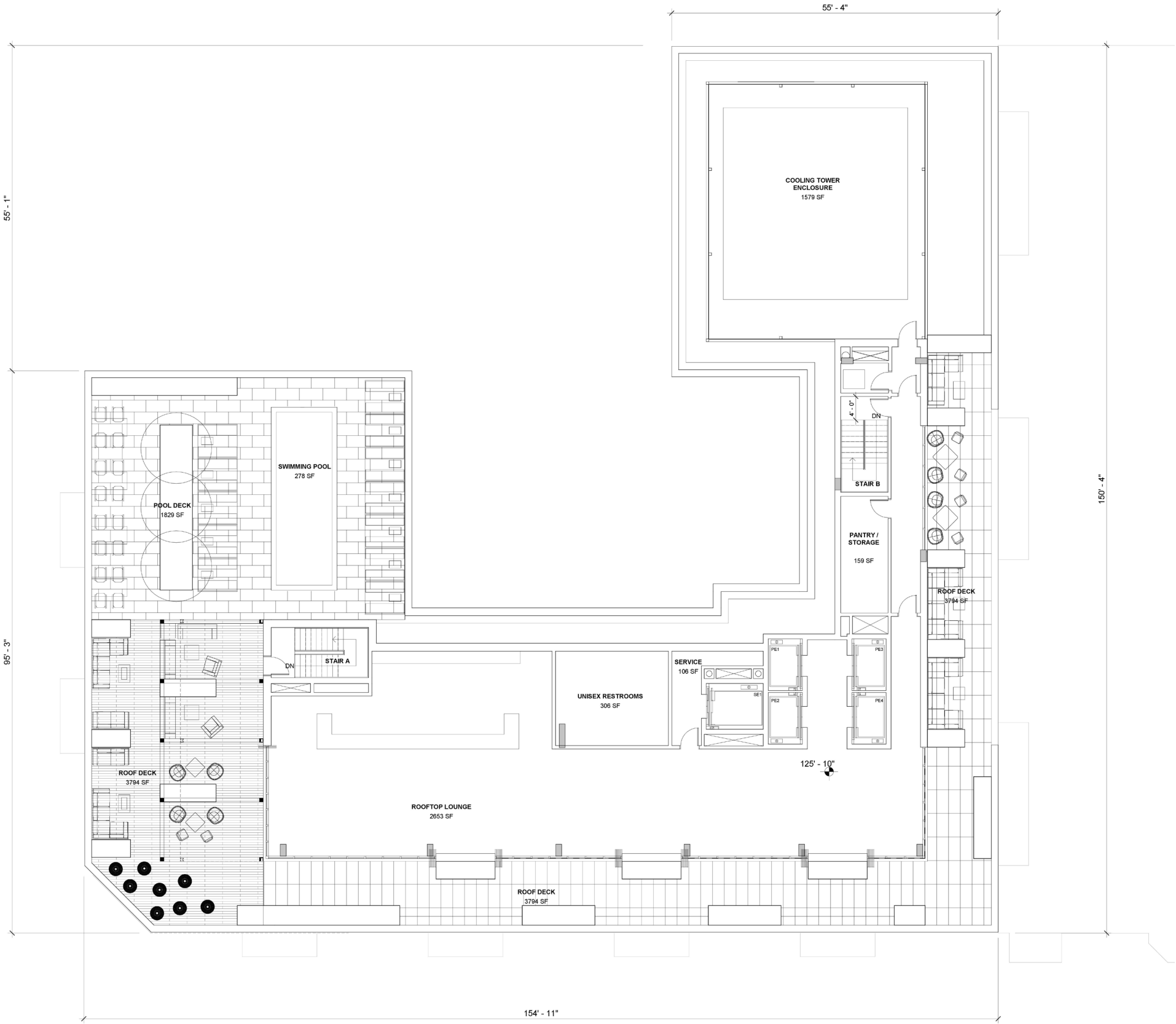
AREA: 14,582 SF

11TH LEVEL PLAN

SCALE: 1" = 20'-0"





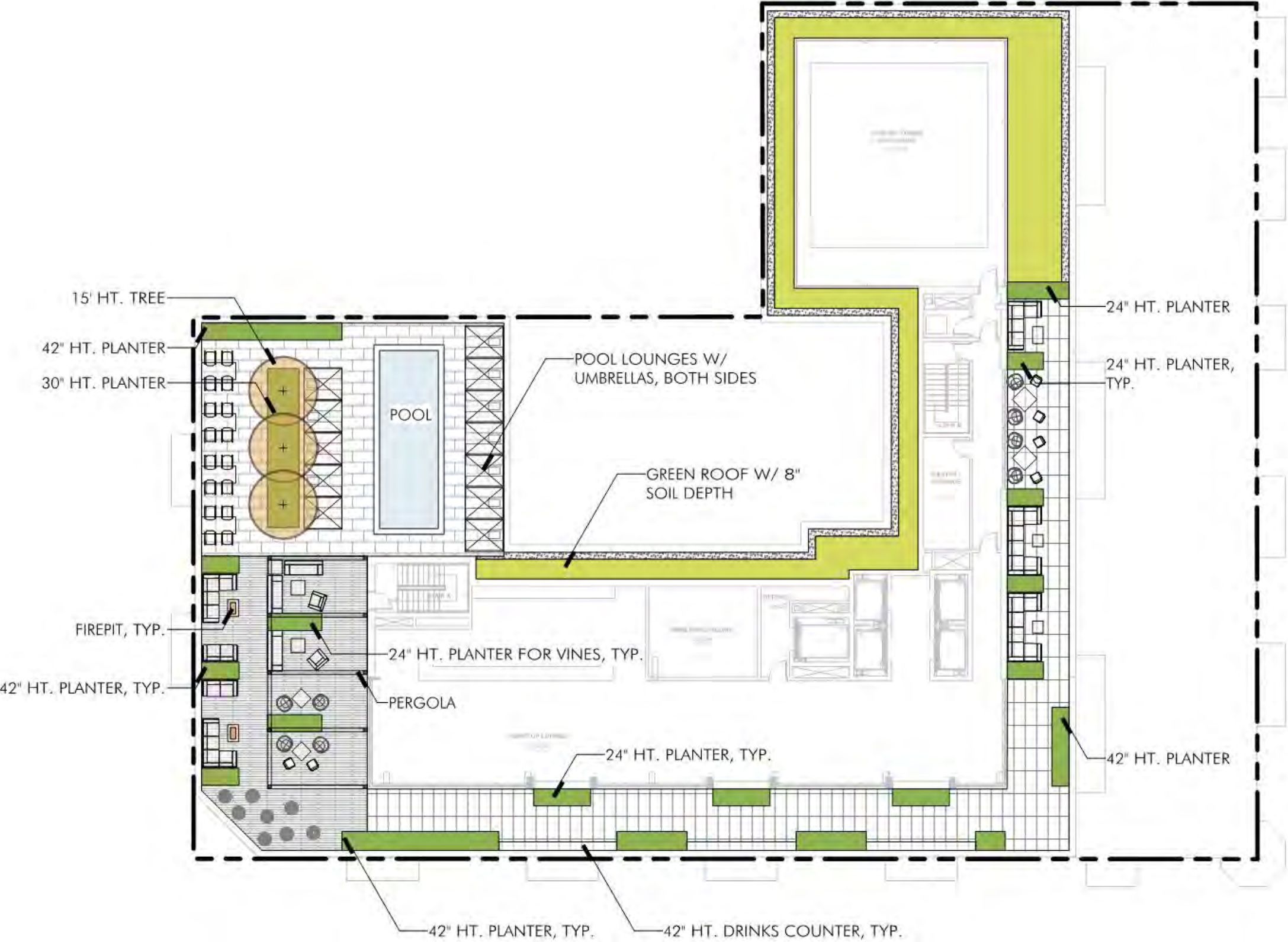


AREA: 5,058 SF

PENTHOUSE LEVEL PLAN

SCALE: 1" = 20'-0"

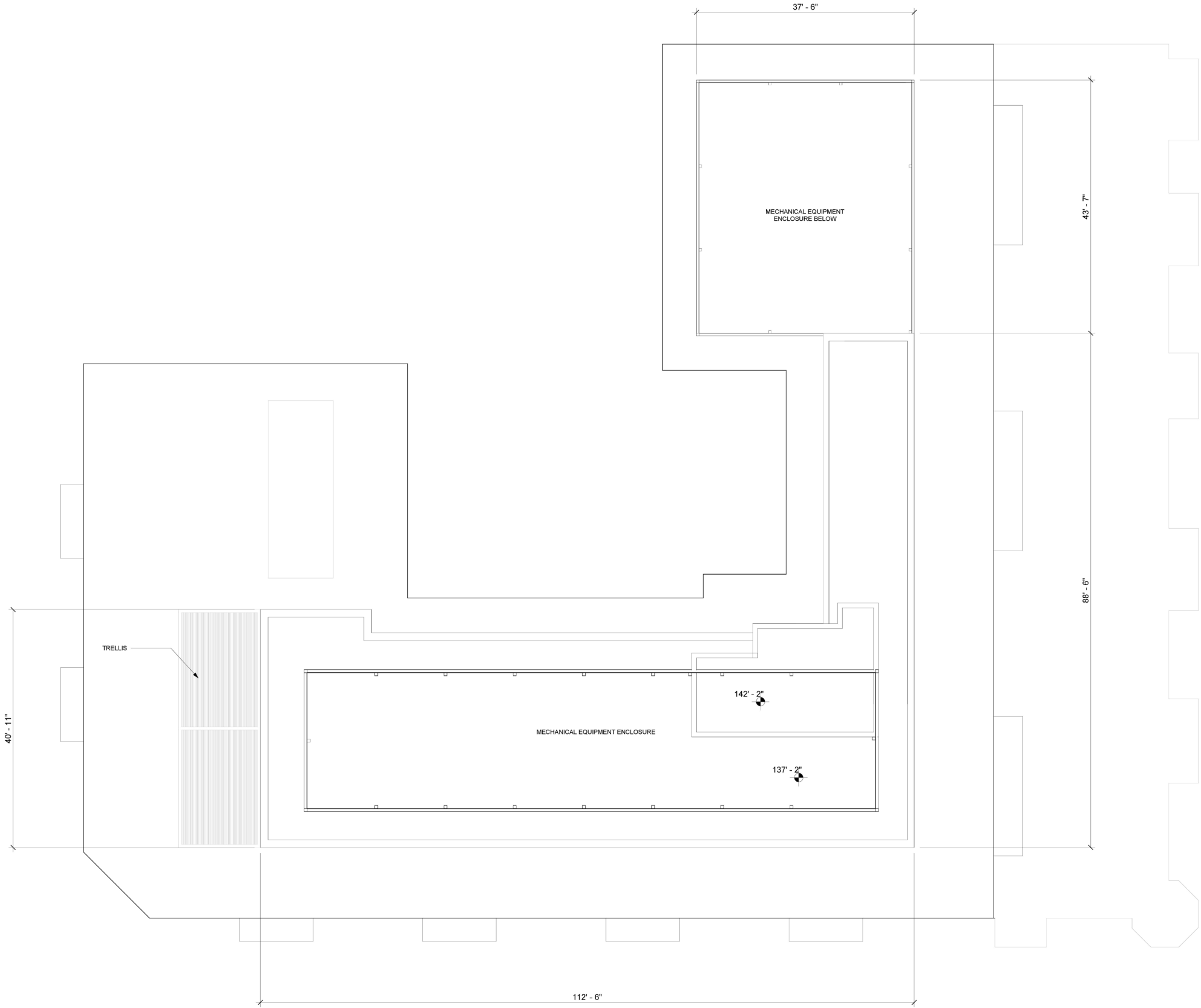




PENTHOUSE LEVEL LANDSCAPE PLAN

SCALE: 1" = 20'-0"

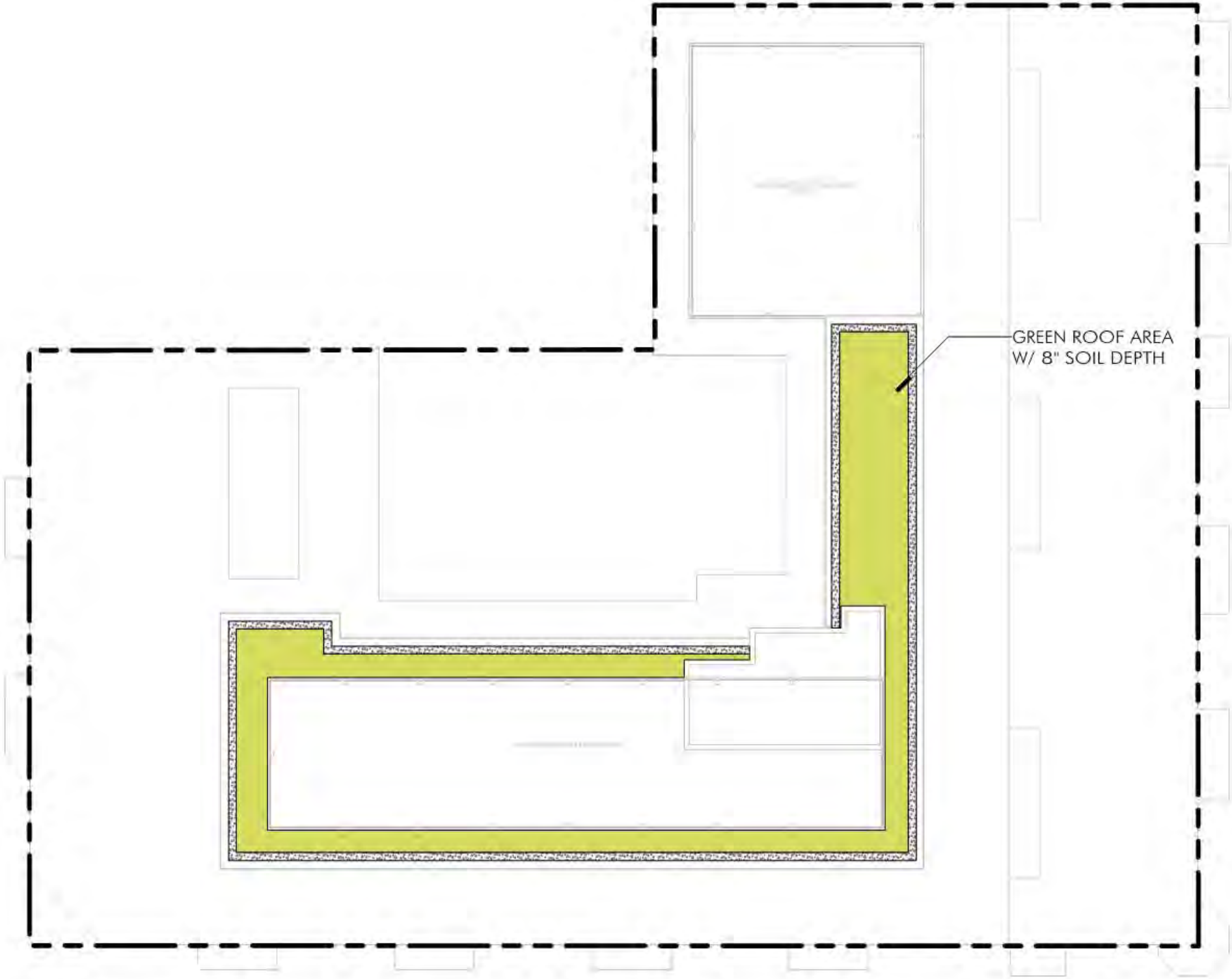




ROOF LEVEL PLAN

SCALE: 1" = 20'-0"





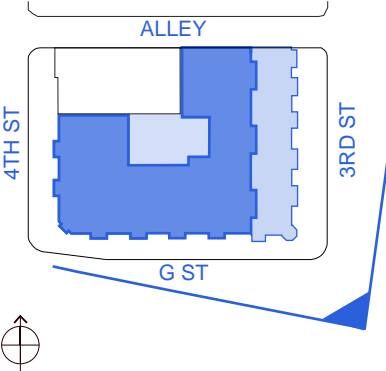
ROOF LEVEL LANDSCAPE PLAN

SCALE: 1" = 20'-0"



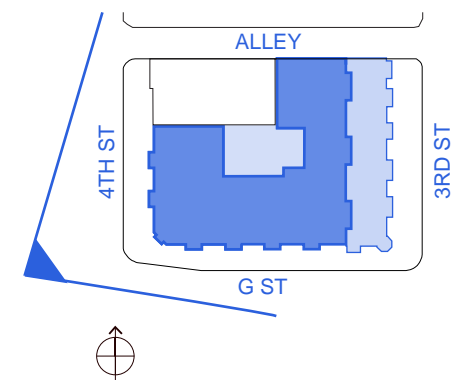


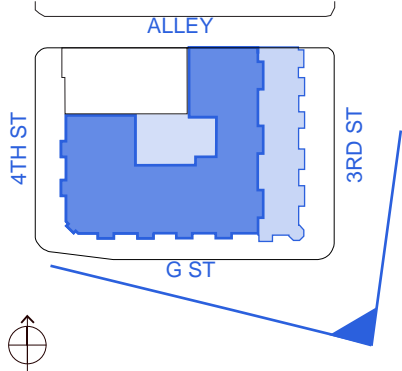
3RD & G STREET NW
PERSPECTIVE VIEW



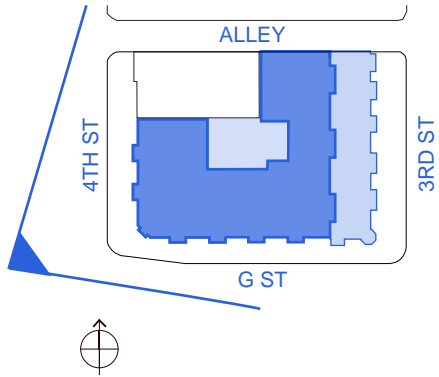


4TH & G STREET NW
PERSPECTIVE VIEW





3RD & G STREET NW - STREET VIEW



4TH & G STREET NW - STREET VIEW



G STREET - LOOKING EAST





4TH STREET - LOOKING NORTH





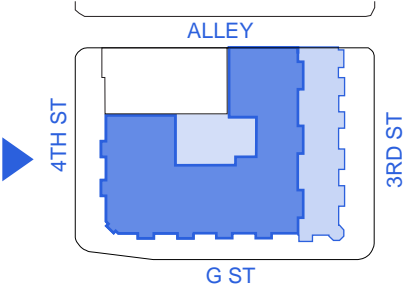
SOUTH ELEVATION - COLORED RENDERING

SCALE: 1" = 20'-0"



MATERIAL LEGEND:

- BRICK I
- BRICK II
- MULLION COLOR I
- MULLION COLOR II



WEST ELEVATION - COLORED RENDERING

SCALE: 1" = 20'-0"



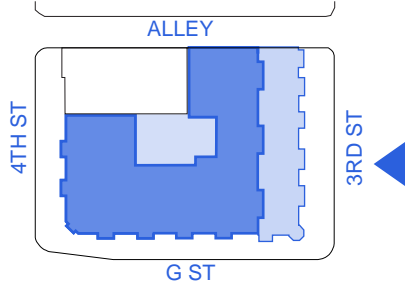
NORTH ELEVATION - COLORED RENDERING

SCALE: 1" = 20'-0"



MATERIAL LEGEND:

- BRICK I
- BRICK II
- MULLION COLOR I
- MULLION COLOR II

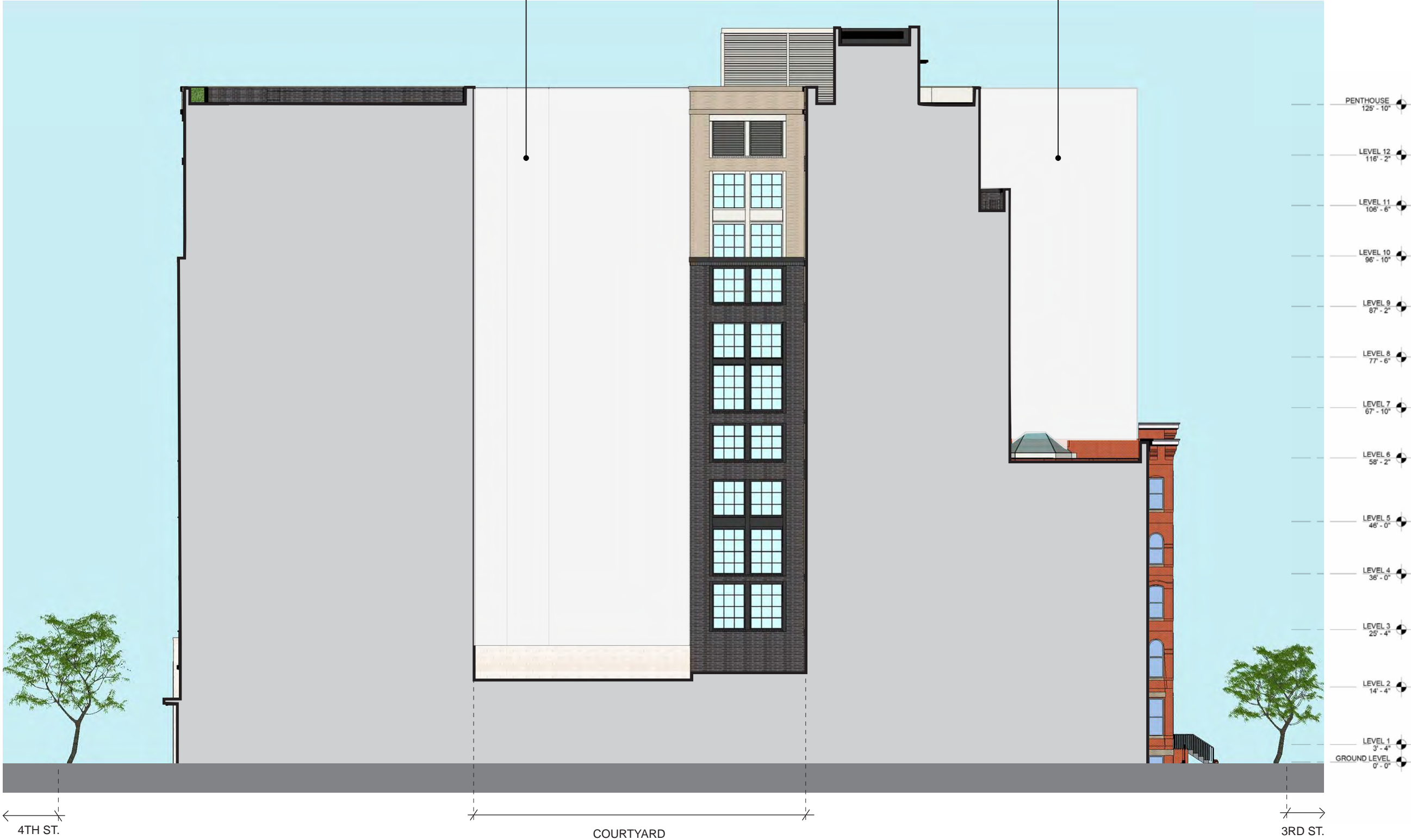


EAST ELEVATION - COLORED RENDERING

SCALE: 1" = 20'-0"

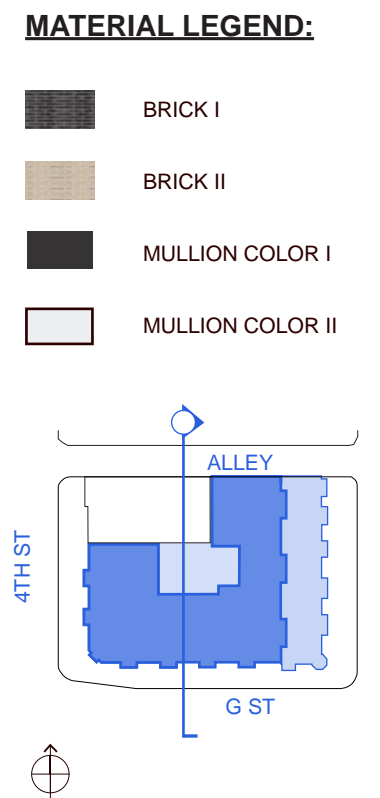
MASSACHUSETTS COURT
APARTMENTS BEYOND

ASHTON APARTMENTS
BEYOND

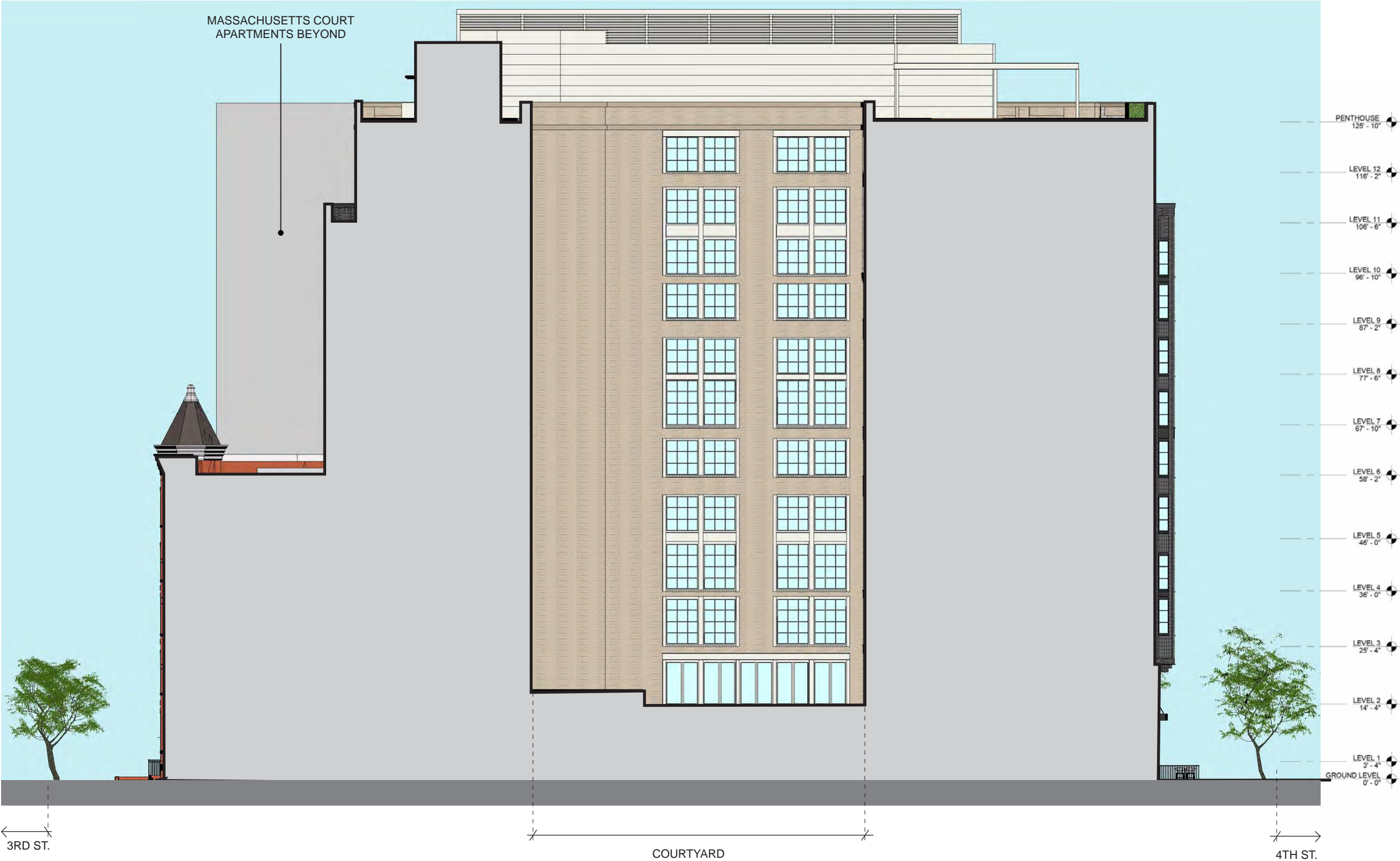


COURTYARD NORTH ELEVATION - COLORED RENDERING

SCALE: 1" = 20'-0"

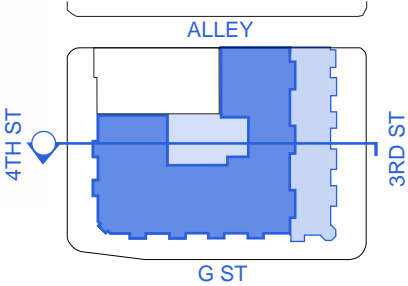


SCALE: 1" = 20'-0"



MATERIAL LEGEND:

- BRICK I
- BRICK II
- MULLION COLOR I
- MULLION COLOR II



COURTYARD SOUTH ELEVATION - COLORED RENDERING

SCALE: 1" = 20'-0"

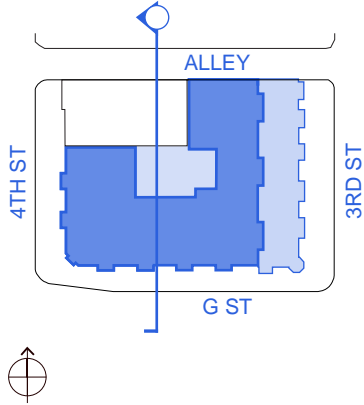


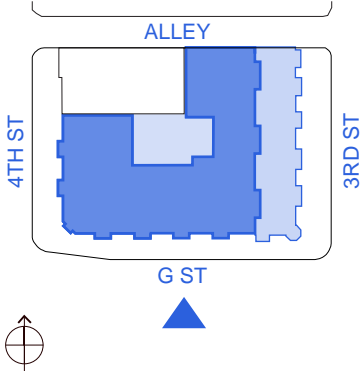
COURTYARD WEST ELEVATION - COLORED RENDERING

SCALE: 1" = 20'-0"

MATERIAL LEGEND:

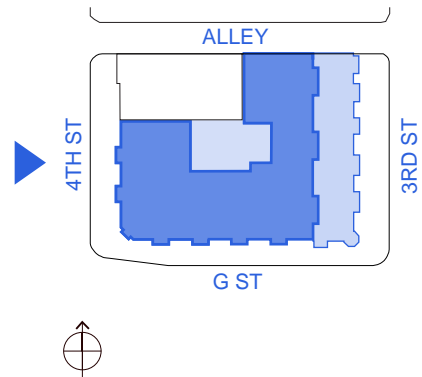
- BRICK I
- BRICK II
- MULLION COLOR I
- MULLION COLOR II





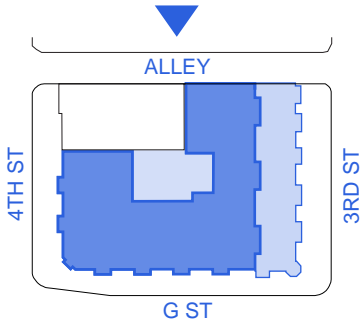
SOUTH ELEVATION

SCALE: 1" = 20'-0"



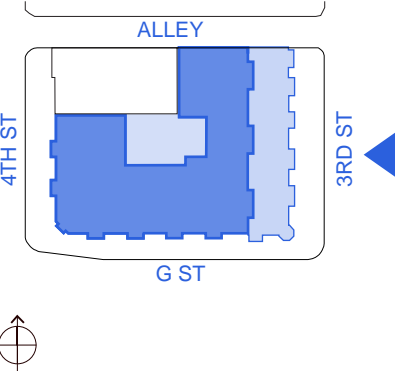
WEST ELEVATION

SCALE: 1" = 20'-0"



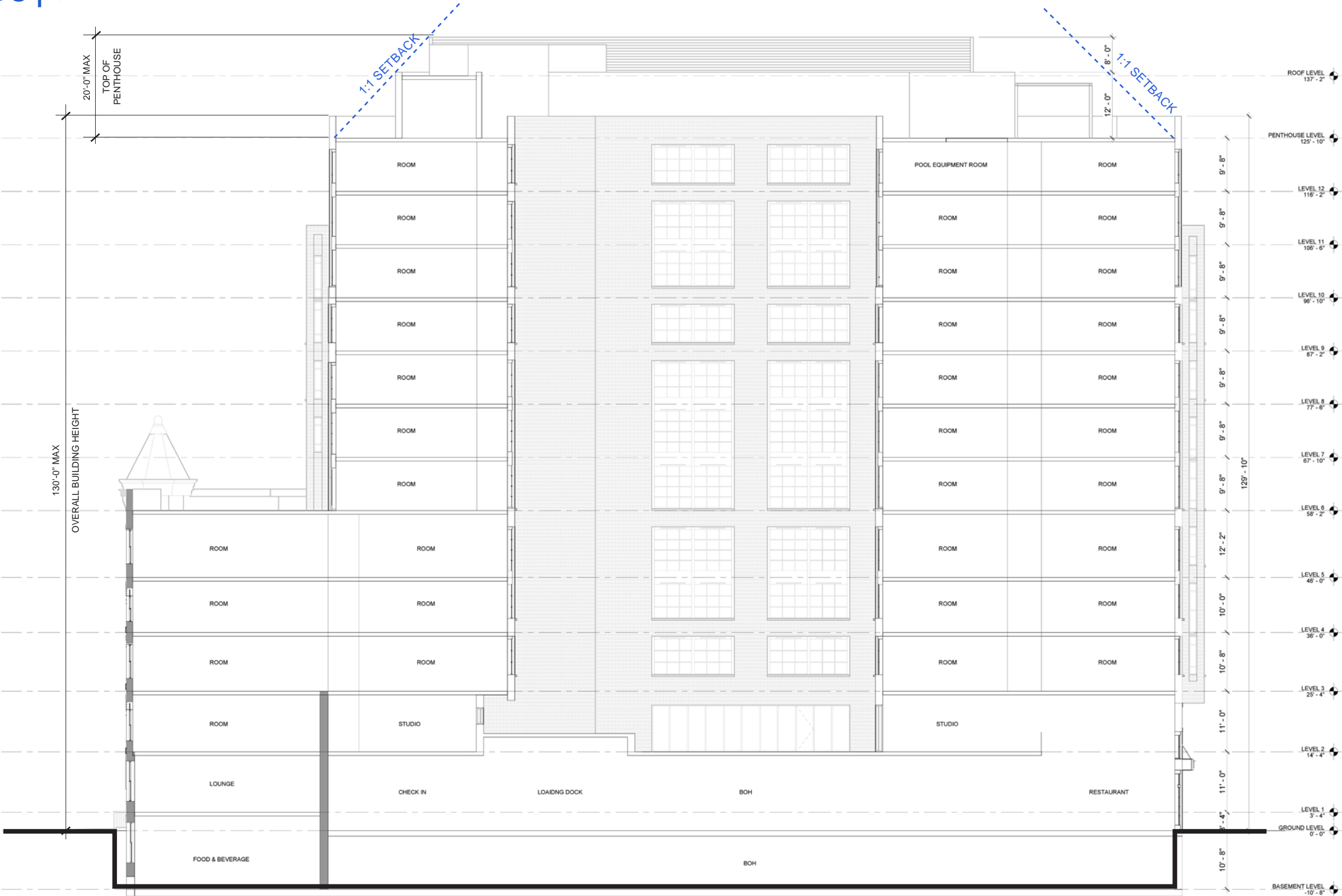
NORTH ELEVATION

SCALE: 1" = 20'-0"



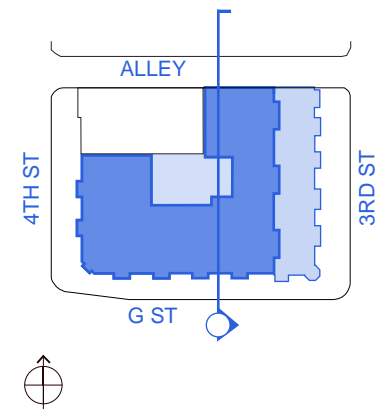
EAST ELEVATION

SCALE: 1" = 20'-0"



EAST-WEST BUILDING SECTION

SCALE: 1" = 20'-0"



SCALE: 1" = 20'-0"



BRICK I: DARK IRONSPOT VELOUR



BRICK II: MARBLE GRAY



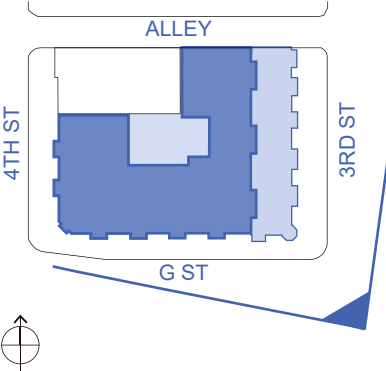
MULLION COLOR I: CLASSIC BRONZE



MULLION COLOR II: SANDSTONE



3RD & G STREET NW
PERSPECTIVE VIEW





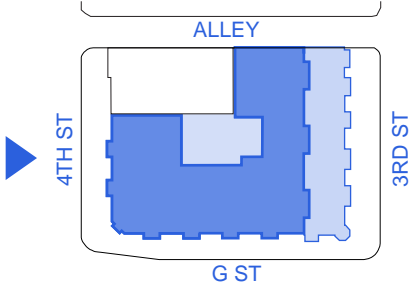
SOUTH ELEVATION - COLORED RENDERING

SCALE: 1" = 20'-0"



MATERIAL LEGEND:

- BRICK I
- BRICK II
- MULLION COLOR I



WEST ELEVATION - COLORED RENDERING

SCALE: 1" = 20'-0"



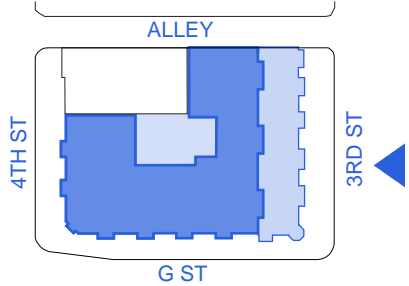
NORTH ELEVATION - COLORED RENDERING

SCALE: 1" = 20'-0"



MATERIAL LEGEND:

- BRICK I
- BRICK II
- MULLION COLOR I



EAST ELEVATION - COLORED RENDERING

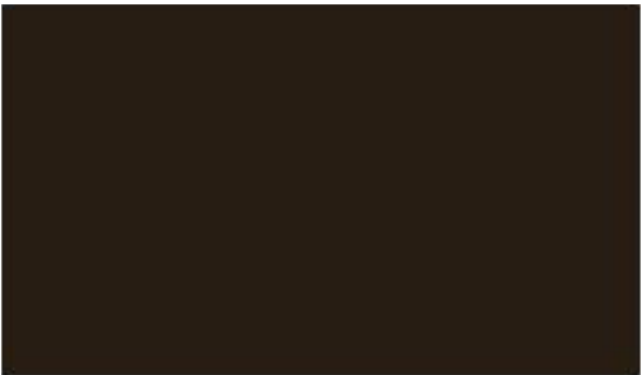
SCALE: 1" = 20'-0"



BRICK I: DARK IRONSPOT VELOUR



BRICK II: TEXAS HERITAGE TEXTURE



MULLION COLOR I: CLASSIC BRONZE