



7749 Old Georgetown Road

SK+I STONEBRIDGE

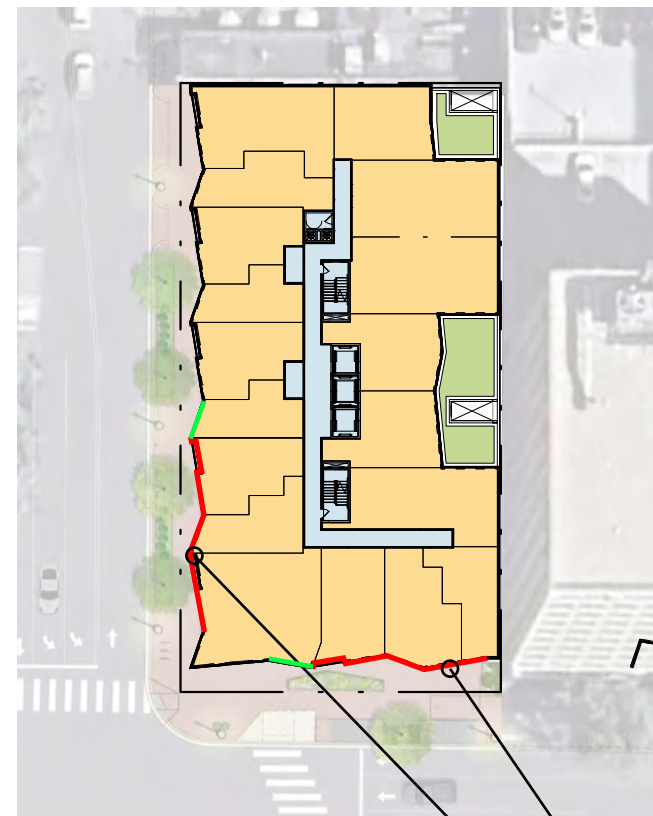


DAP Recommendations

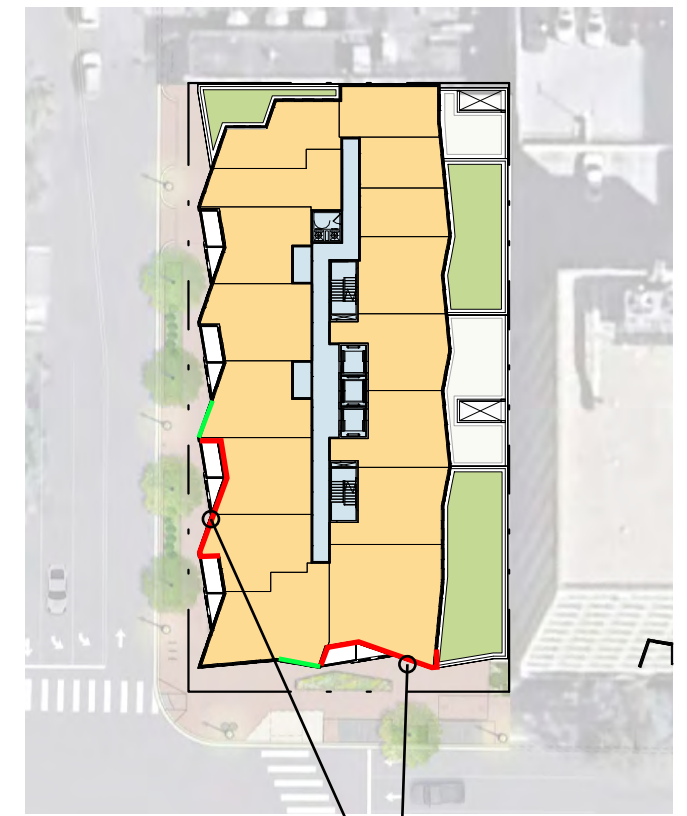
The DAP requested the Applicant to refine the project based on the comments above, specifically for the Old Georgetown Road façade and the corner top element. The primary issue is a refinement of the Old Georgetown Road elevation so that the sophistication and discipline of the St. Elmo Avenue elevation wraps around to Old Georgetown Road. Although some thought the top corner was too much, others appreciated the strong gesture at this highly visible location. The Applicant should further explain their intent at the corner and clarify their design idea.



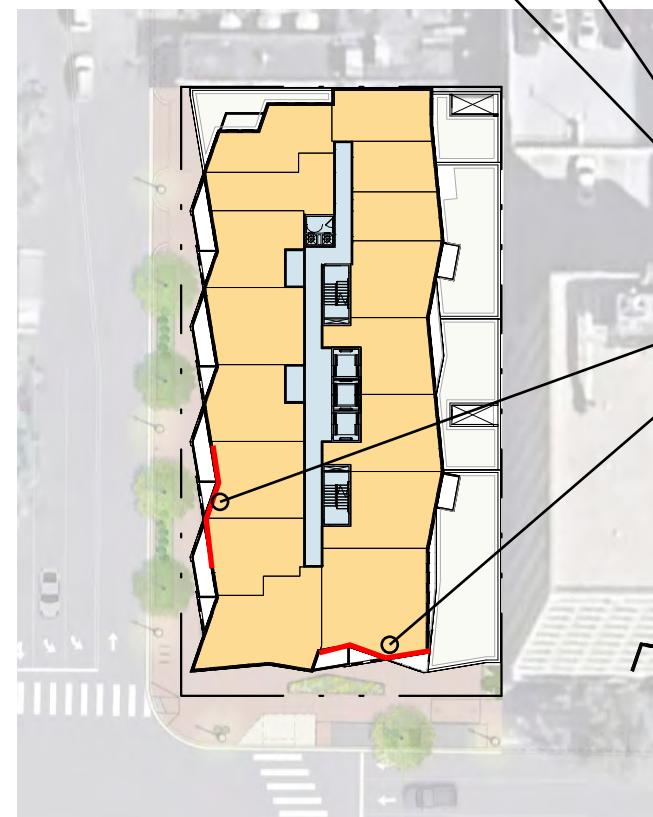
Repeated elements
from St. Elmo on Old
Georgetown Rd.



2nd-6th floors



7th-15th floors



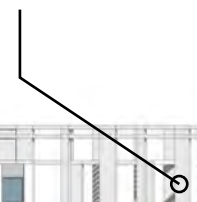
16th-17th floors

Facade articulation/module taken
from St. Elmo Facade, rotated and
repeated on Old Georgetown Road
to unify facade and extend
continuity of chevron. Edge of
Tower used as consistent "hinge"
point.

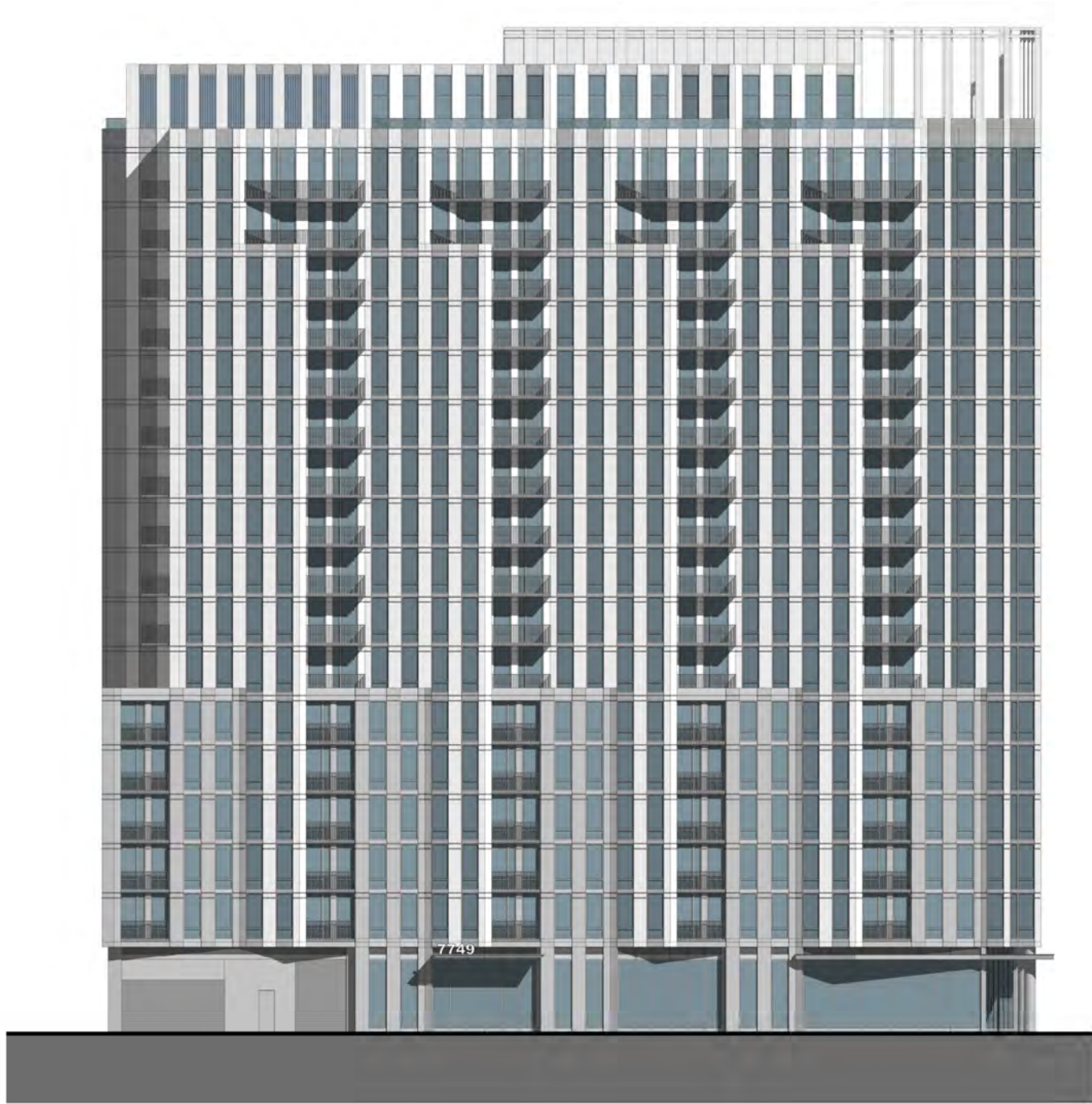
©2022 SK&I Architectural Design Group, LLC.



Pier width increased to make
corner/tower feel more substantial



©2022 SK&I Architectural Design Group, LLC.



st elmo DAP perspective



st elmo proposed perspective

Pier width increased to make corner/tower feel more substantial

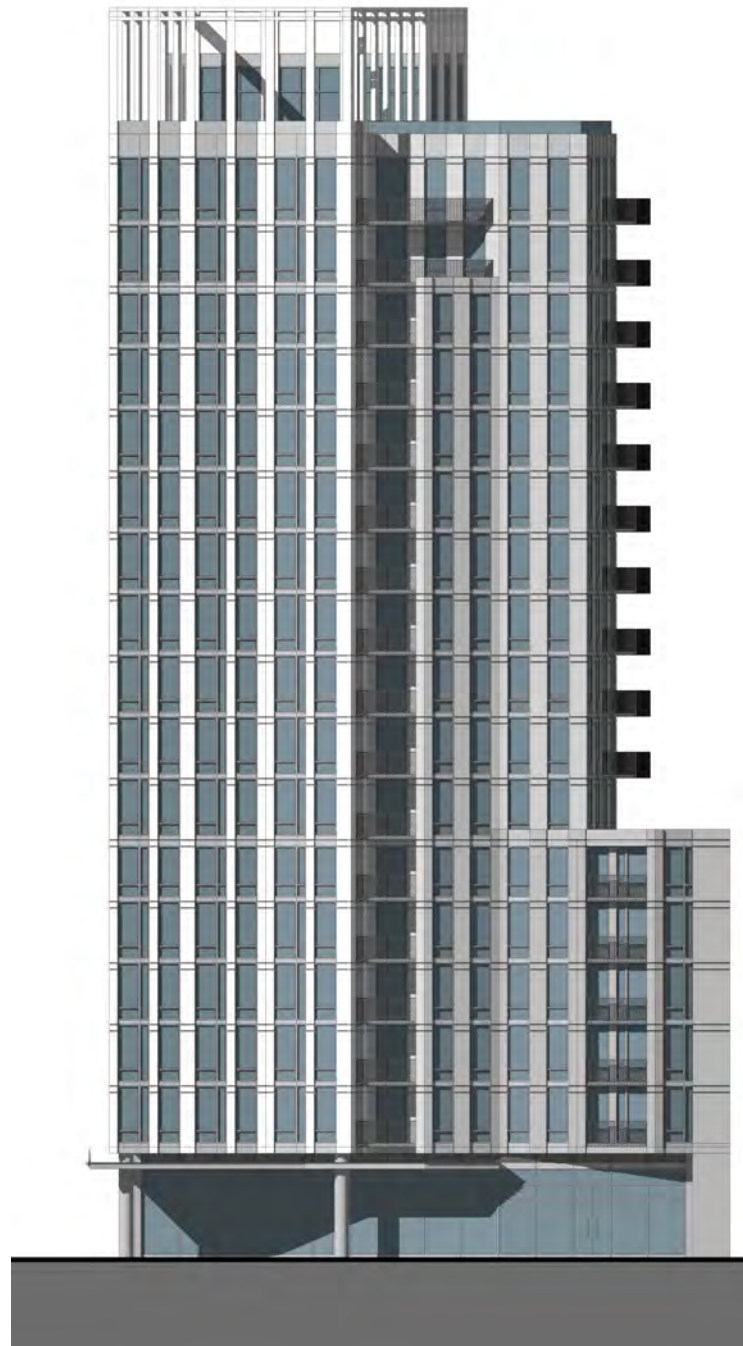


st elmo DAP perspective



st elmo proposed perspective

Repeated facade chevron can be seen on Old Georgetown Rd, extending the continuity of the facade



OGR DAP elevation



OGR proposed elevation

Pier width increased to make corner/tower feel more substantial

Repeated facade structure from St. Elmo

White Panel has been incorporated into facade, "medium" gray has been removed to create more contrast and tie the 2 elevations together



OGR DAP perspective



OGR proposed perspective

Pier width increased to make corner/tower feel more substantial

Repeated facade chevron, can be seen on Old Georgetown Rd, extending the continuity of the facade



©2022 SK&I Architectural Design Group, LLC.



©2022 SK&I Architectural Design Group, LLC.

Full penthouse height expressed at edge of building and integrated with tower/corner condition



sketch plan DAP penthouse massing

Penthouse peels away to give more prominence to tower



06/26 DAP penthouse massing

Pier width increased to make corner/tower feel more substantial



proposed penthouse massing



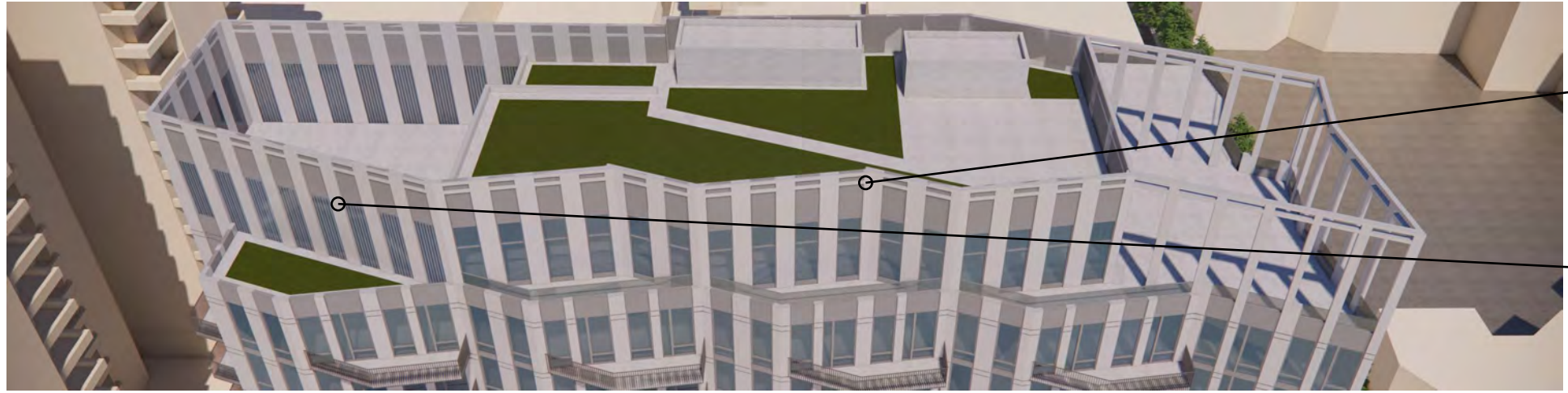
sketch plan DAP penthouse massing



06/26 DAP penthouse massing



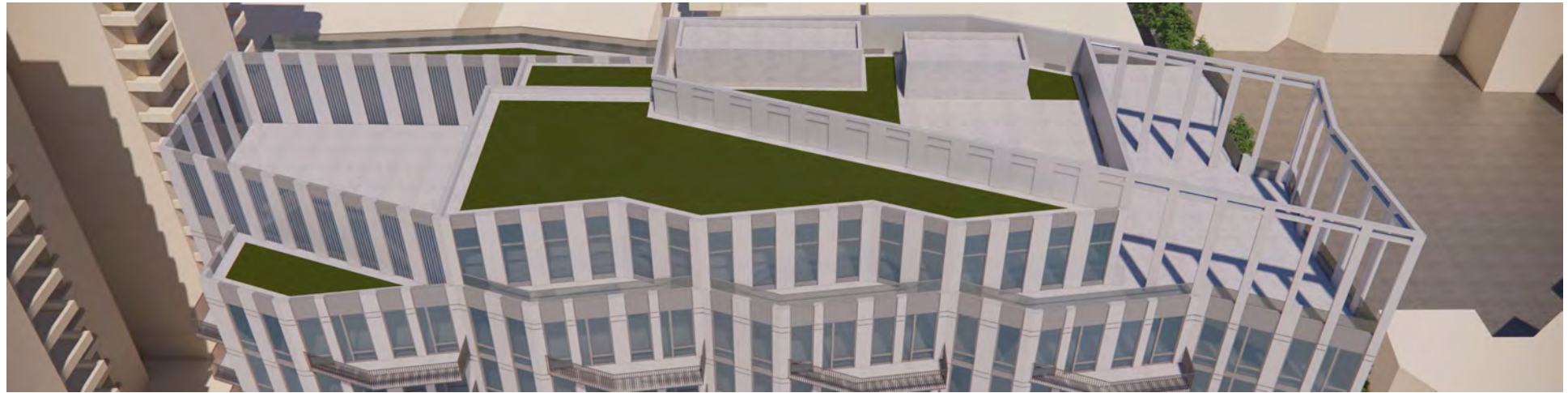
proposed penthouse massing



Expressing penthouse/tower height along entire length of facade diminishes importance/prominence of corner tower element.

Additional height is excessive for screening mechanical space

sketch plan DAP penthouse massing



06/26 DAP penthouse massing



Trellis added

Enlarged piers extended to crown of tower to make corner feel more substantial

Tower height extends back to screen mechanical space, elevator overrun and stair tower

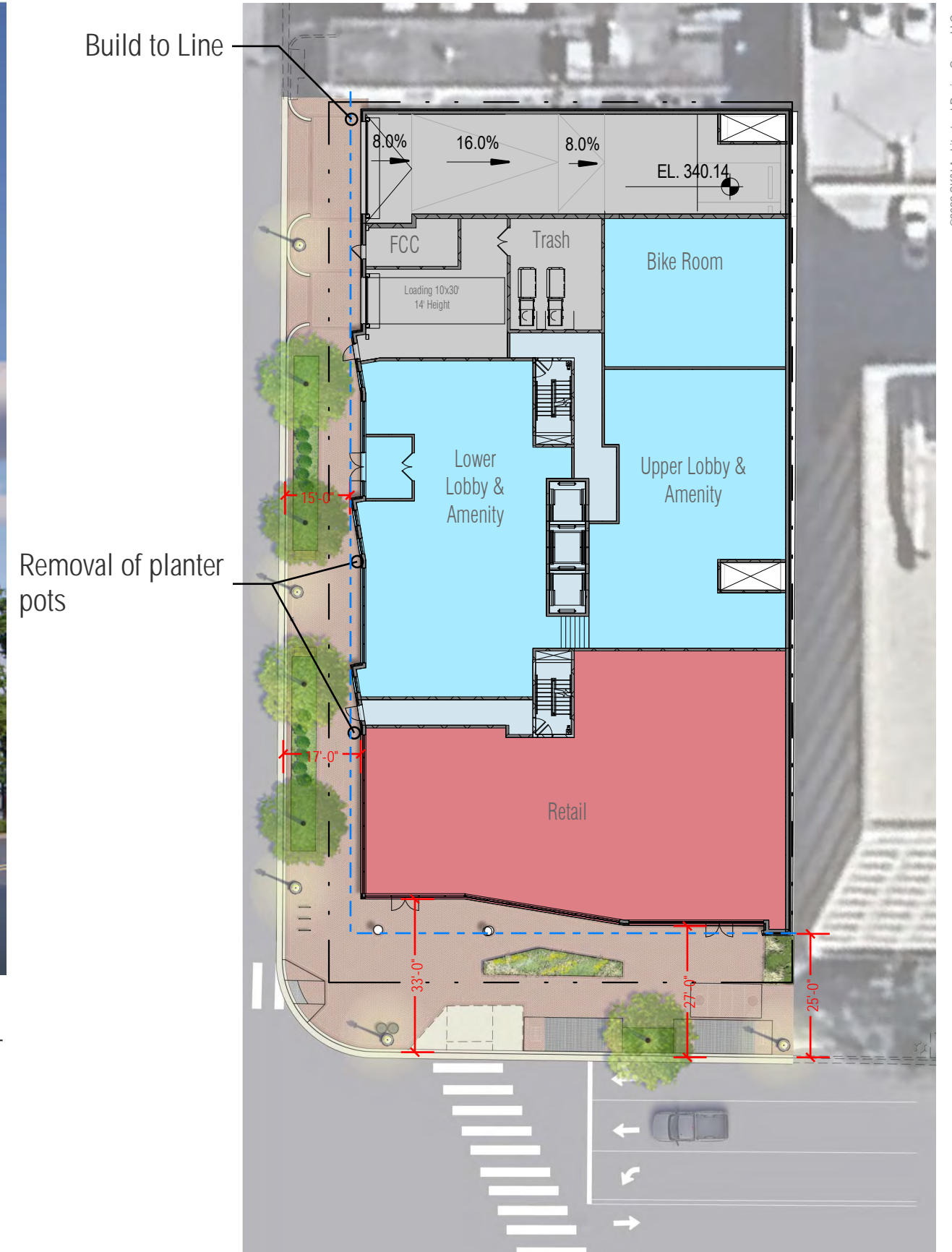
proposed penthouse massing



Masonry surround loading and garage entries

Granite Base below windows and metal panel

Removal of planter pots



©2022 SK&I Architectural Design Group, LLC.

