

ENHANCING
14TH STREET

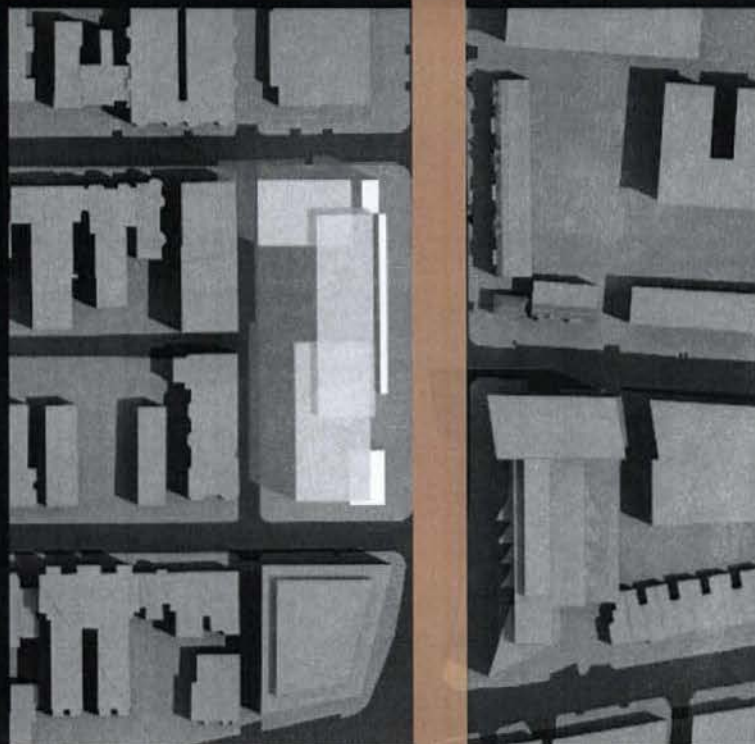
CORRIDOR

2400 14TH STREET NW

WASHINGTON, DC

JANUARY 25, 2007

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LEVEL 2 DEVELOPMENT
SHALOM BARANES ASSOCIATES

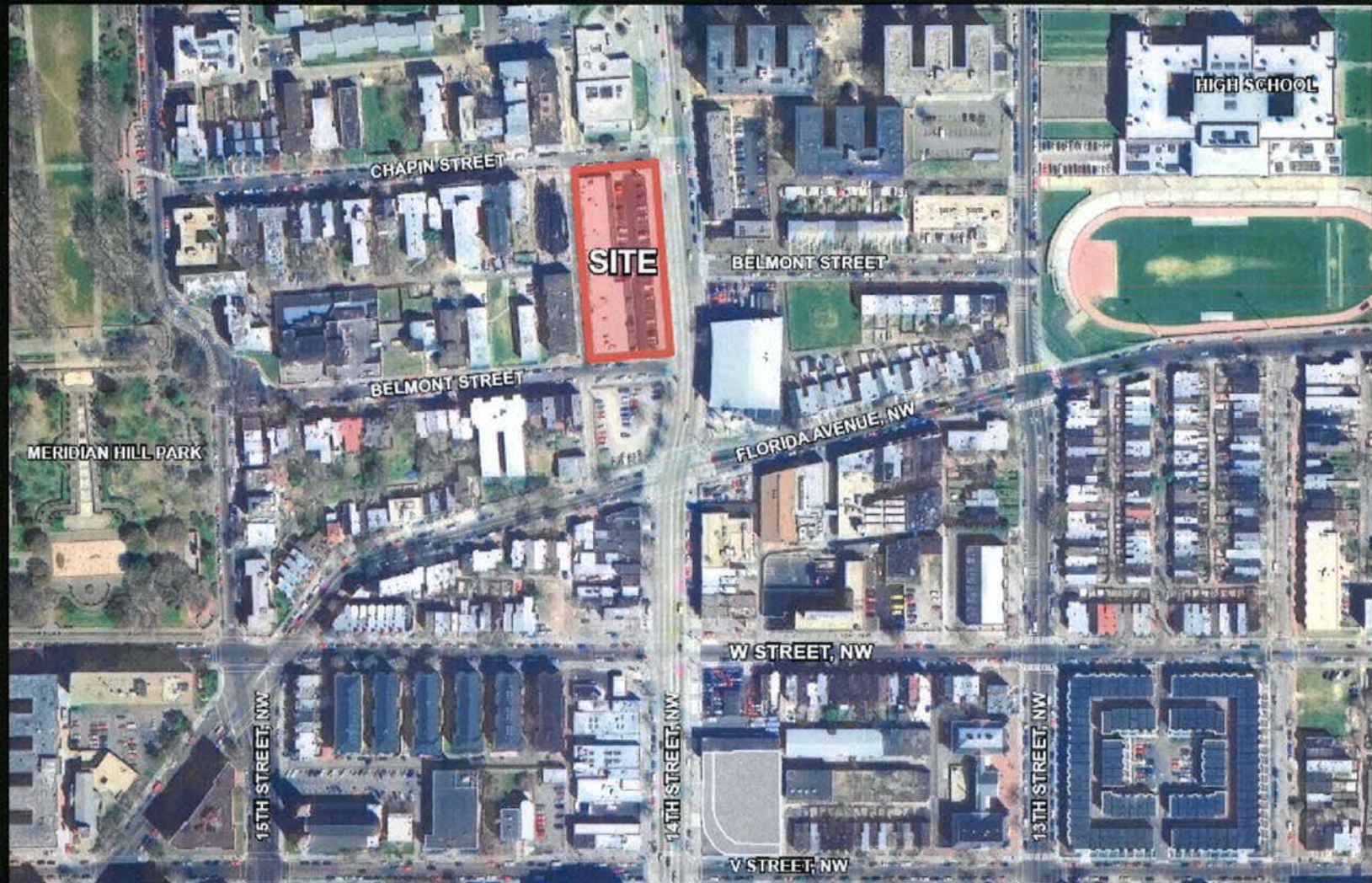
ZONING COMMISSION

District of Columbia

CASE NO.06-24

EXHIBIT NO.39

AERIAL PHOTOGRAPH



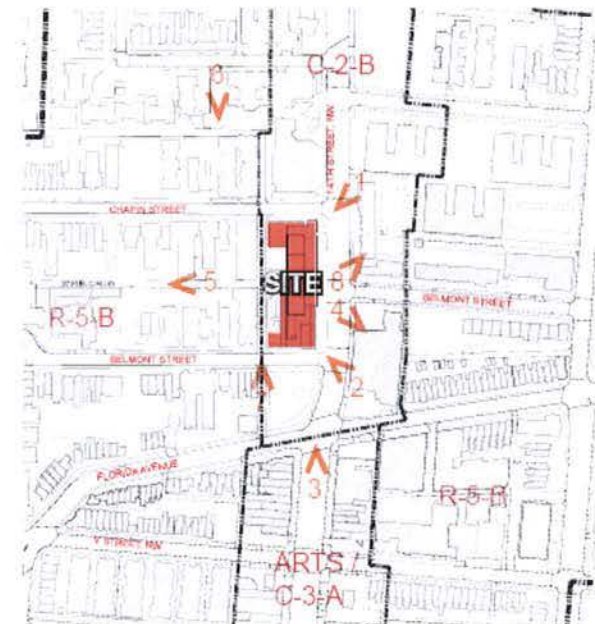
SITE CONTEXT / ZONING



1. VIEW OF SITE - NORTH SIDE



2. VIEW OF SITE - SOUTH SIDE



KEY PLAN

ZONING COMMISSION
District of Columbia

CASE NO. 06-24

EXHIBIT NO 39

SITE CONTEXT / ZONING



3. VIEW OF 14 TH STREET LOOKING NORTH



9. EXISTING BUILDINGS ACROSS FROM SITE



6. VIEW OF ALLEY FROM NORTH SIDE



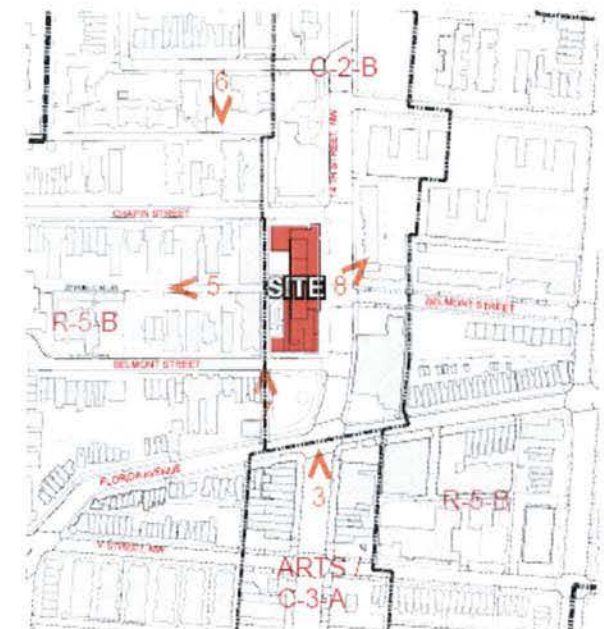
7. VIEW OF ALLEY FROM SOUTH SIDE



4. VIEW OF 14 TH STREET LOOKING NORTH



5. VIEW WEST THROUGH ALLEY



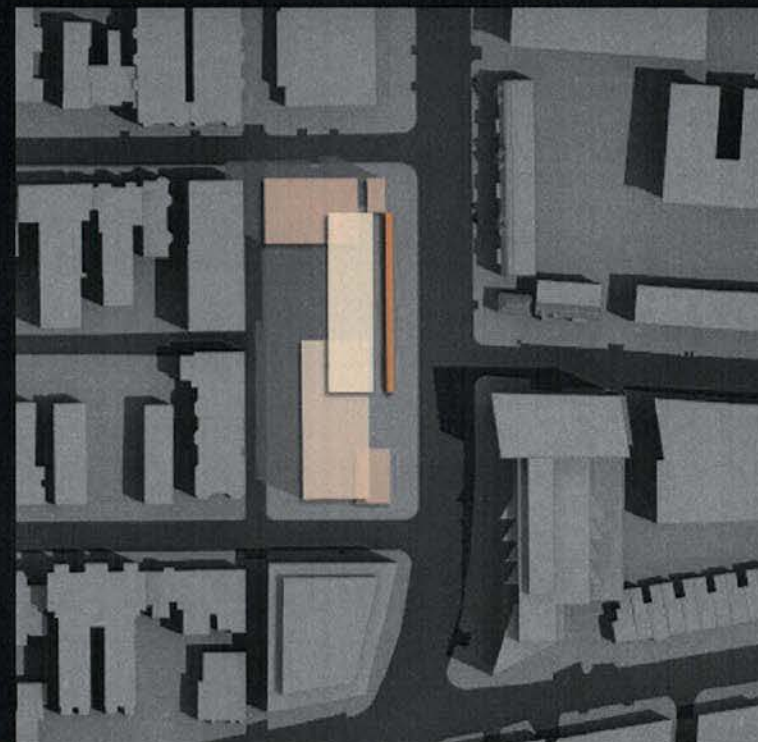
KEY PLAN

4

DESIGN CONCEPTS

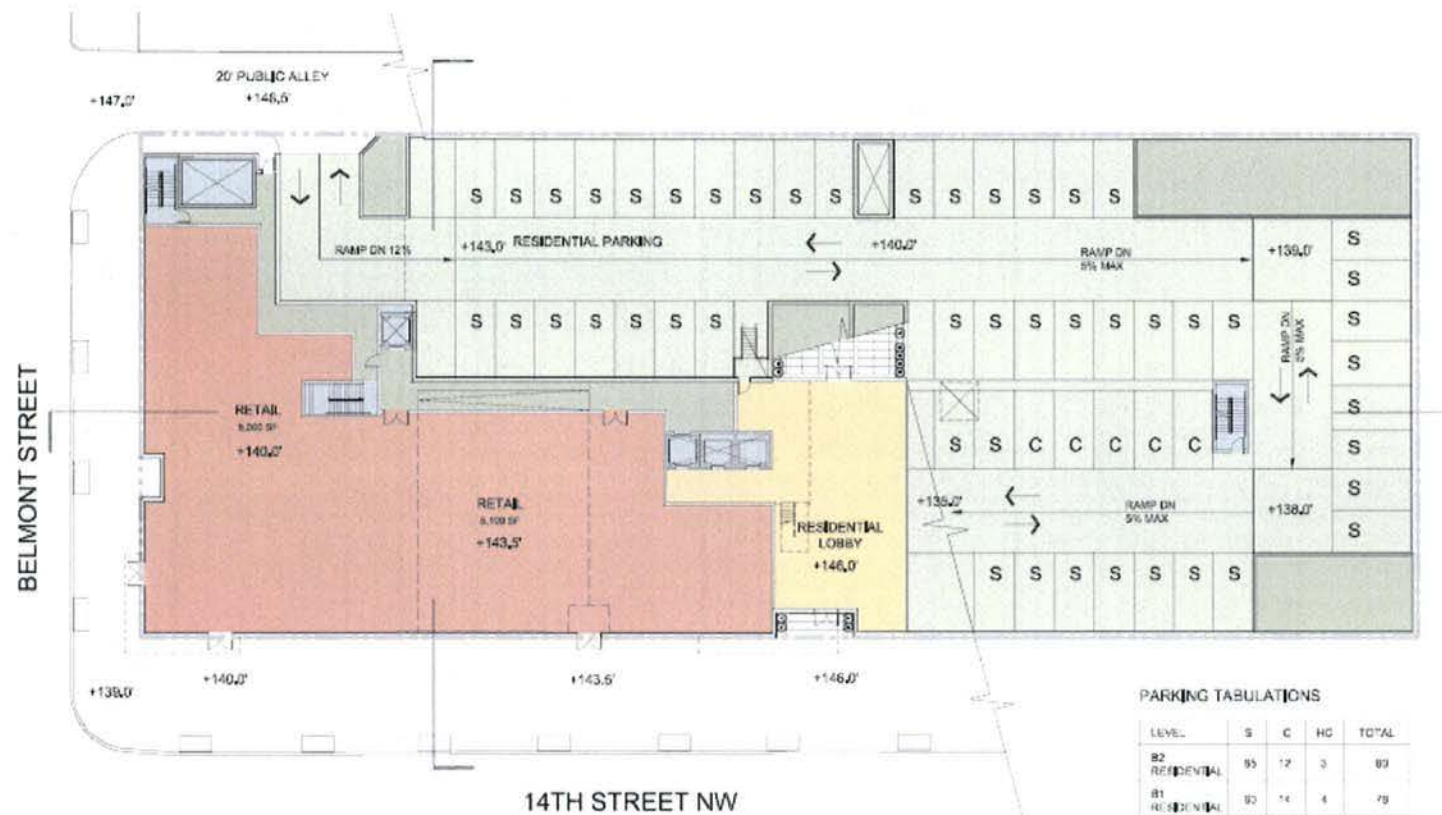


- GROUND FLOOR RETAIL
- STREET FRONTAGE
- CIRCULATION



MASSING CONCEPTS

GROUND / B1 LEVEL PLAN



PARKING TABULATIONS

LEVEL	S	C	HC	TOTAL
B2 RESIDENTIAL	95	12	3	110
B1 RESIDENTIAL	90	14	4	108

KEY

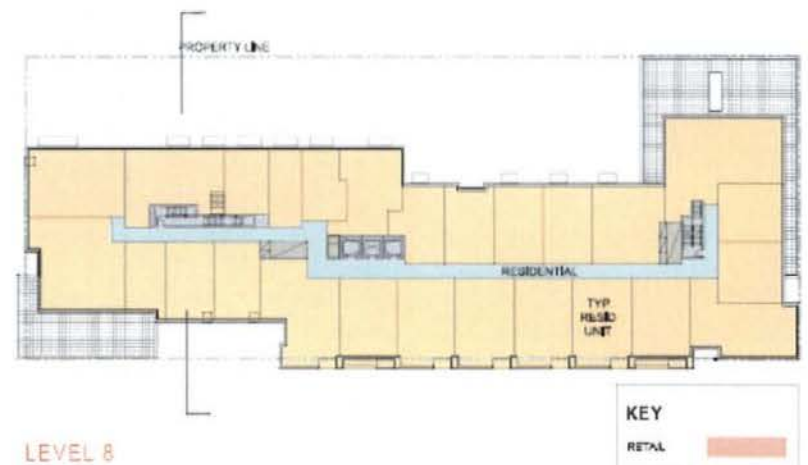
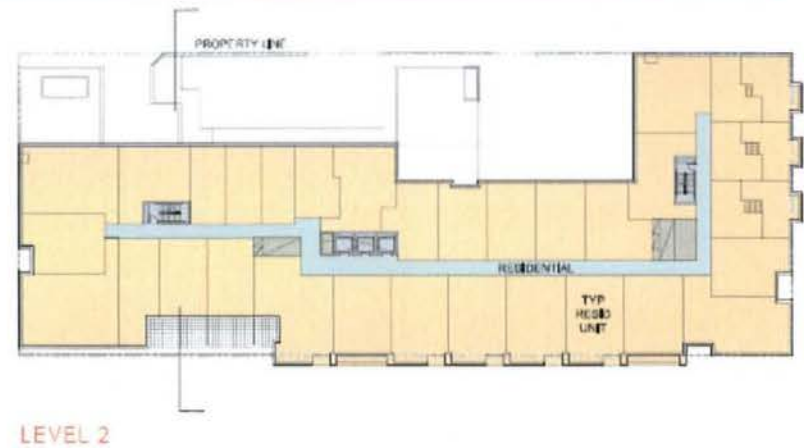
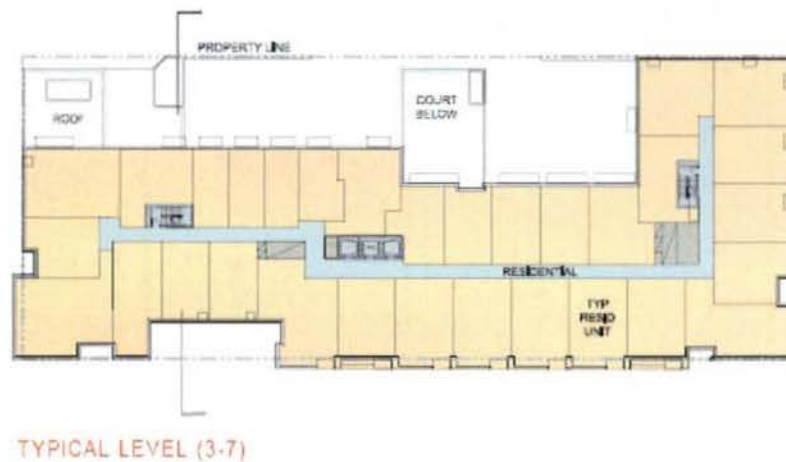
- RETAIL
- RESIDENTIAL
- CIRCULATION
- CORE
- PARKING
- SERVICE



LEVEL 1 PLAN



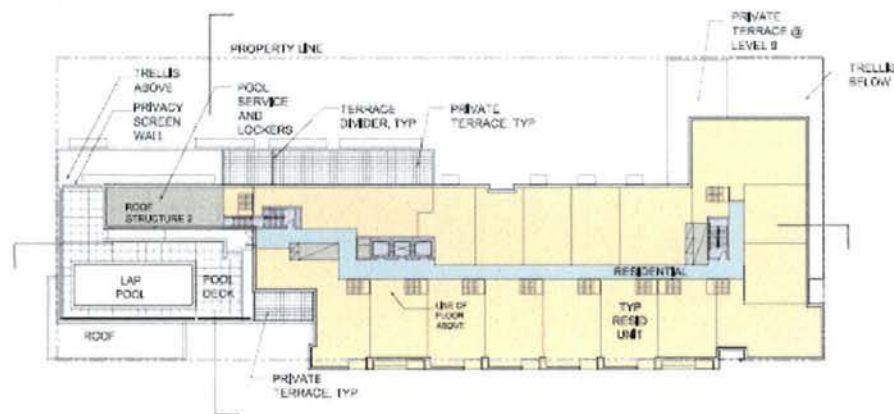
GARAGE, LEVEL 2, TYPICAL & LEVEL 8 PLANS



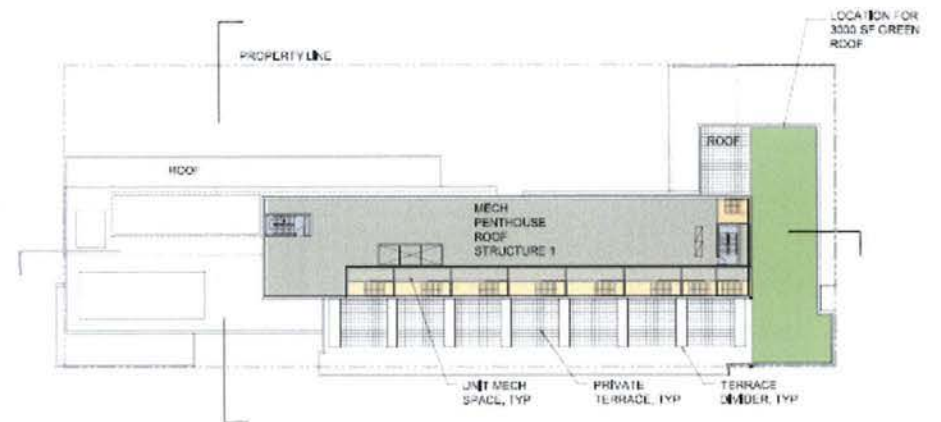
KEY	
RETAIL	
RESIDENTIAL	
CIRCULATION	
CORE	
PARKING	
SERVICE	



LEVEL 9 & PH PLANS



LEVEL 9



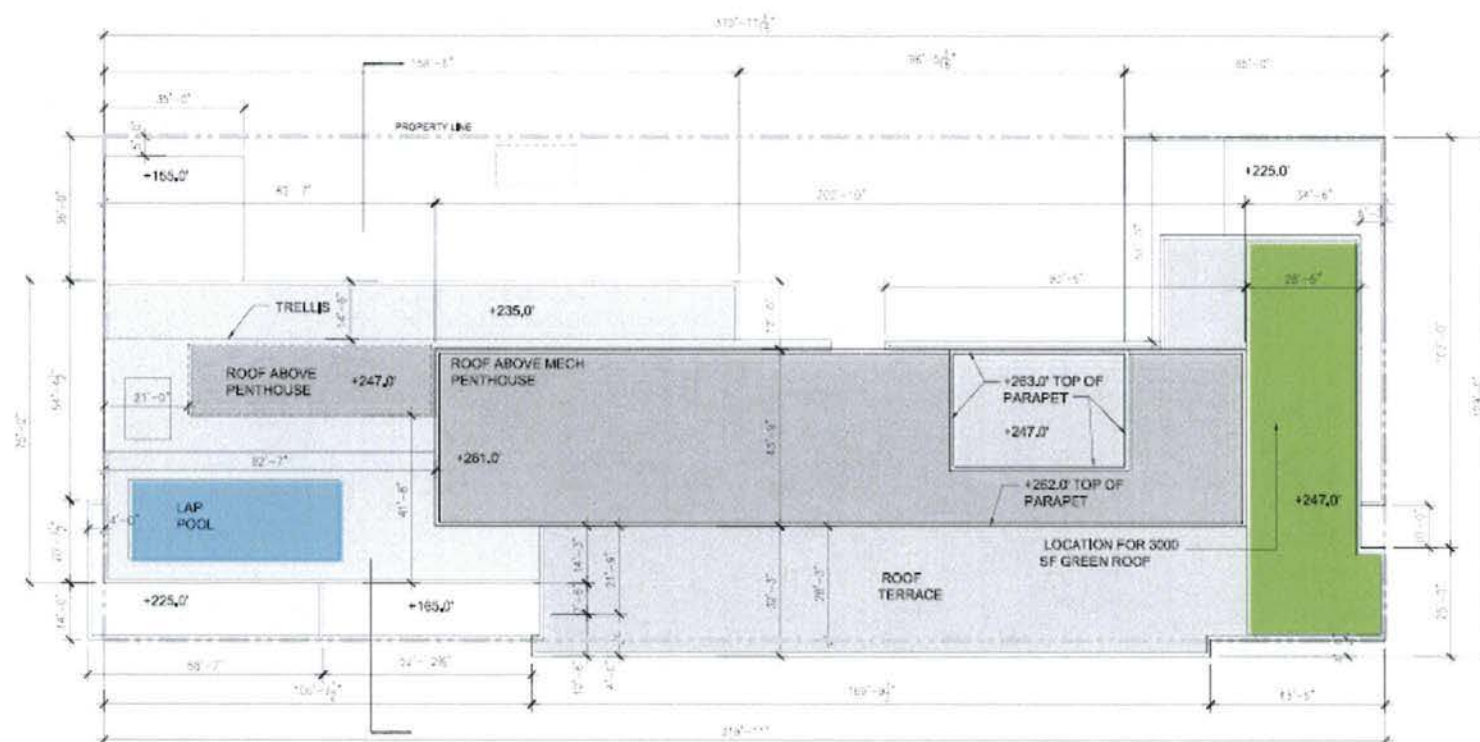
PENTHOUSE PLAN

KEY

RETAIL	
RESIDENTIAL	
CIRCULATION	
CORE	
PARKING	
SERVICE	



ROOF PLAN



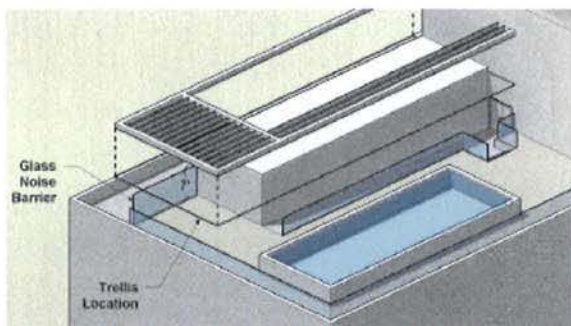


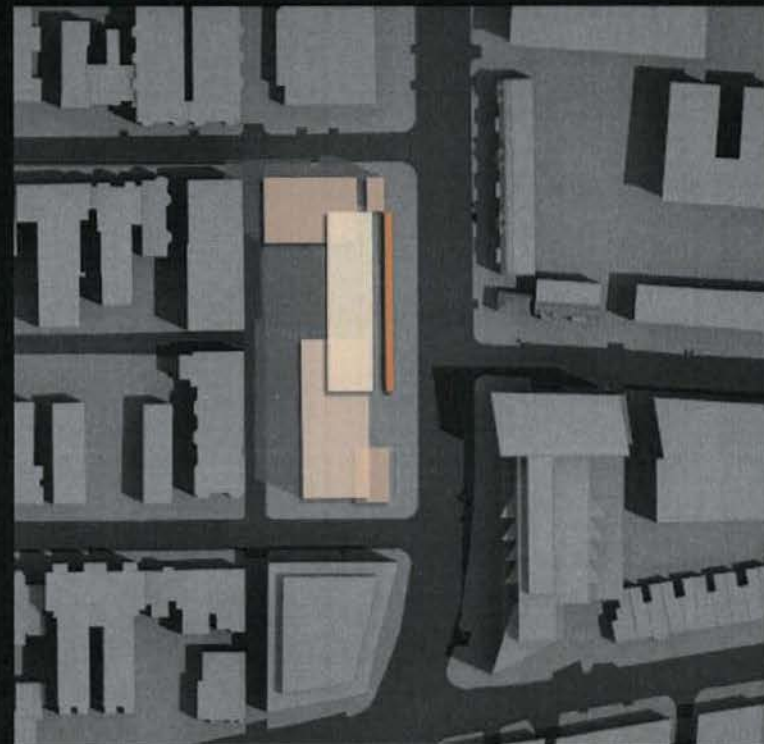
DIAGRAM - GLASS NOISE SCREEN



DESIGN CONCEPTS



- GROUND FLOOR RETAIL
- STREET FRONTAGE
- CIRCULATION



MASSING CONCEPTS



EAST ELEVATION



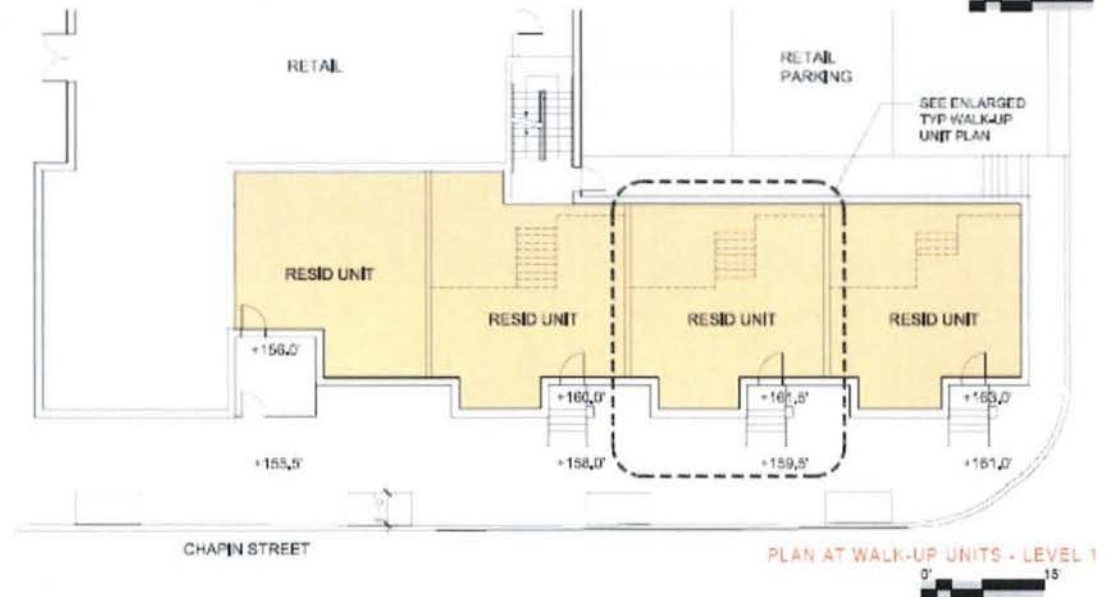
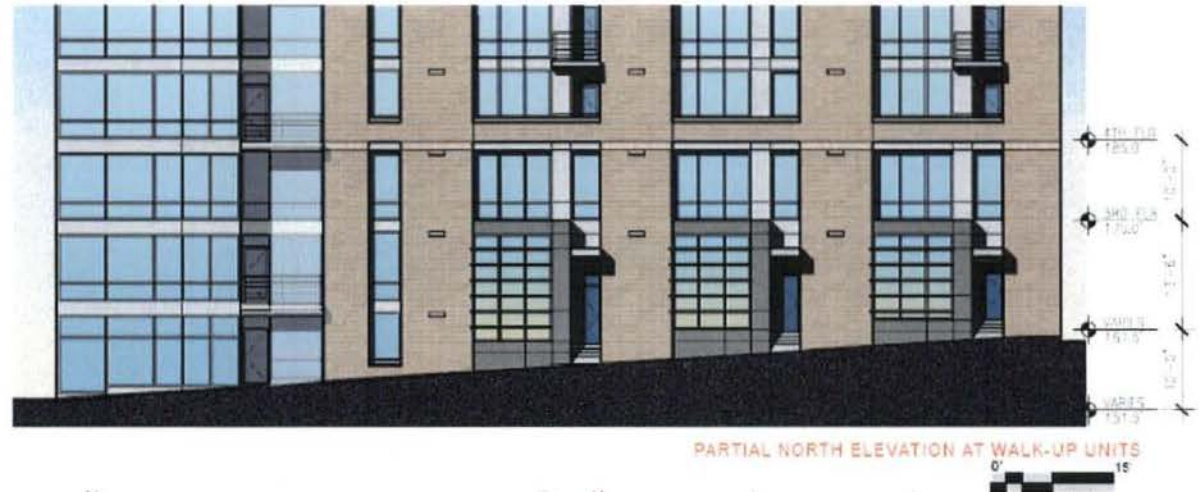
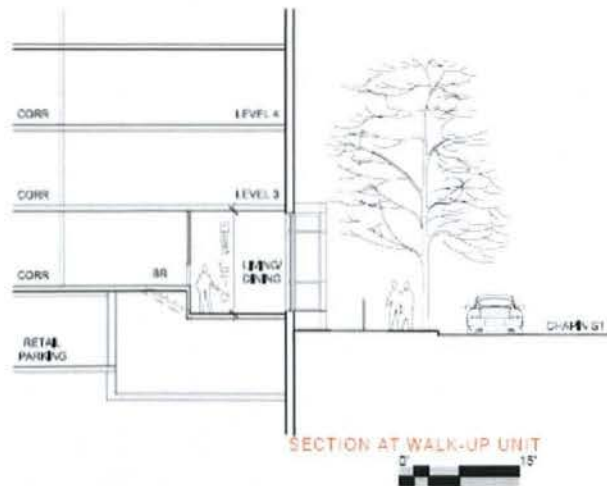
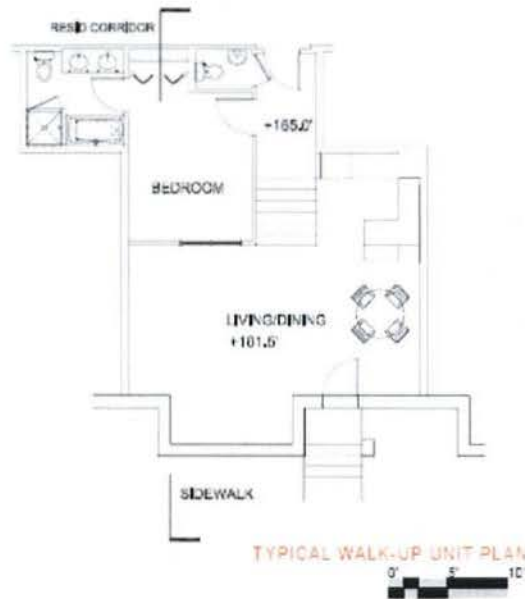
SOUTH ELEVATION



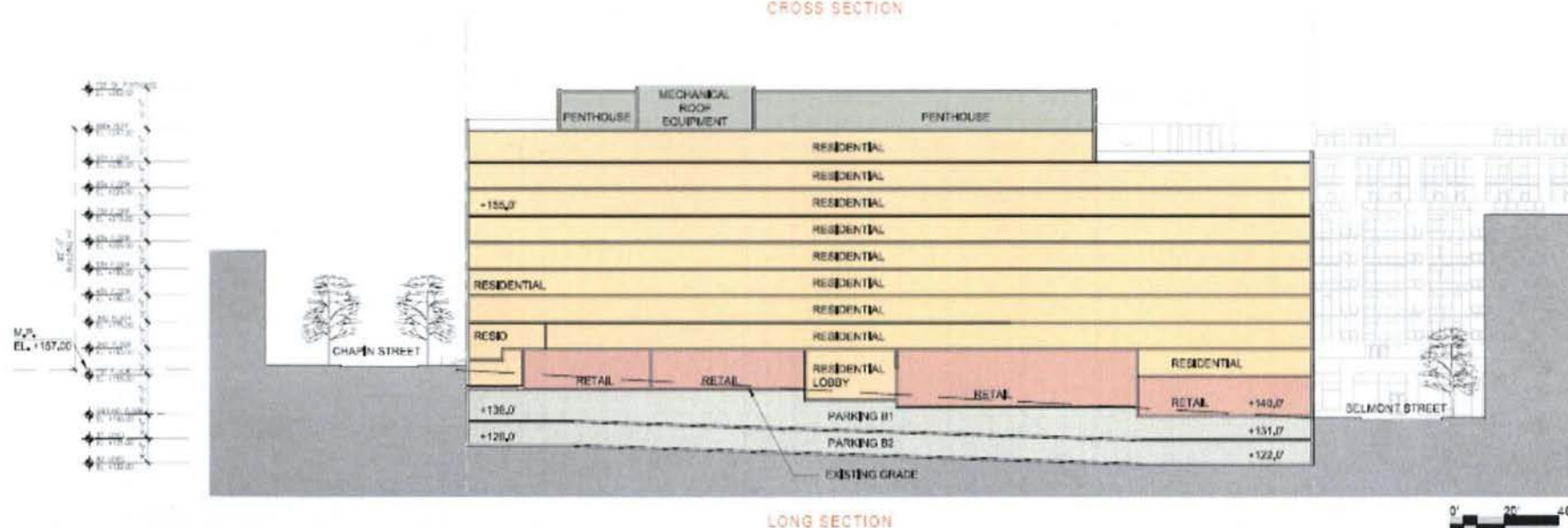
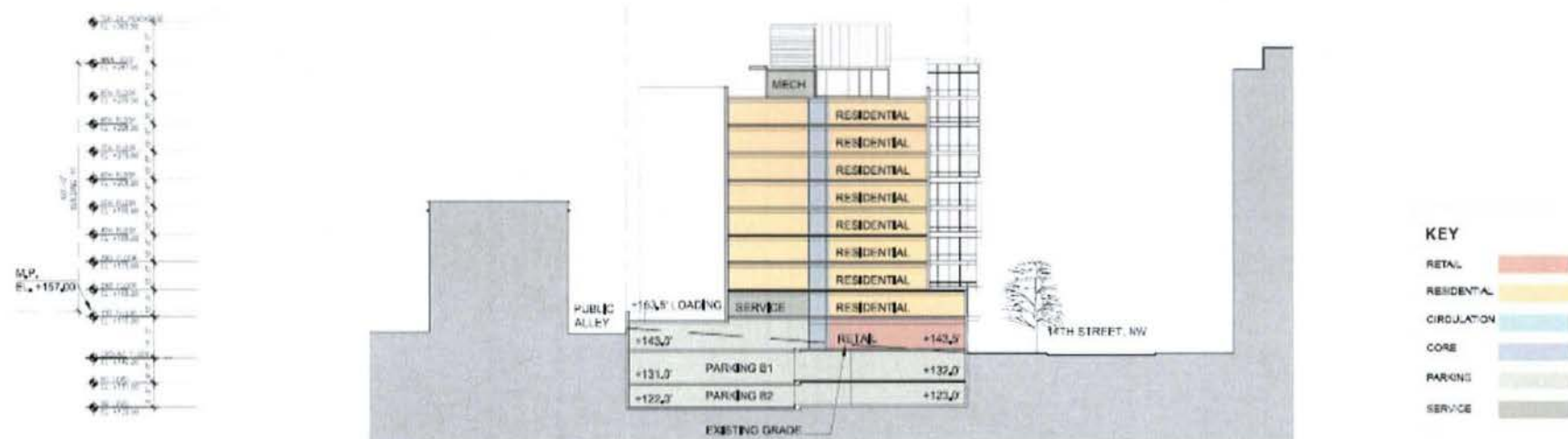


NORTH ELEVATION

WALK-UP UNIT DETAILS



BUILDING SECTIONS



BUILDING EXTERIOR MATERIALS

BRICK:



PRECAST:



BRICK

PRECAST CONCRETE

METAL PANEL

PARTIAL ENLARGED ELEVATION OF
PRECAST CONCRETE FRAME WALL

METAL PANELS:



MTL-1 / 2



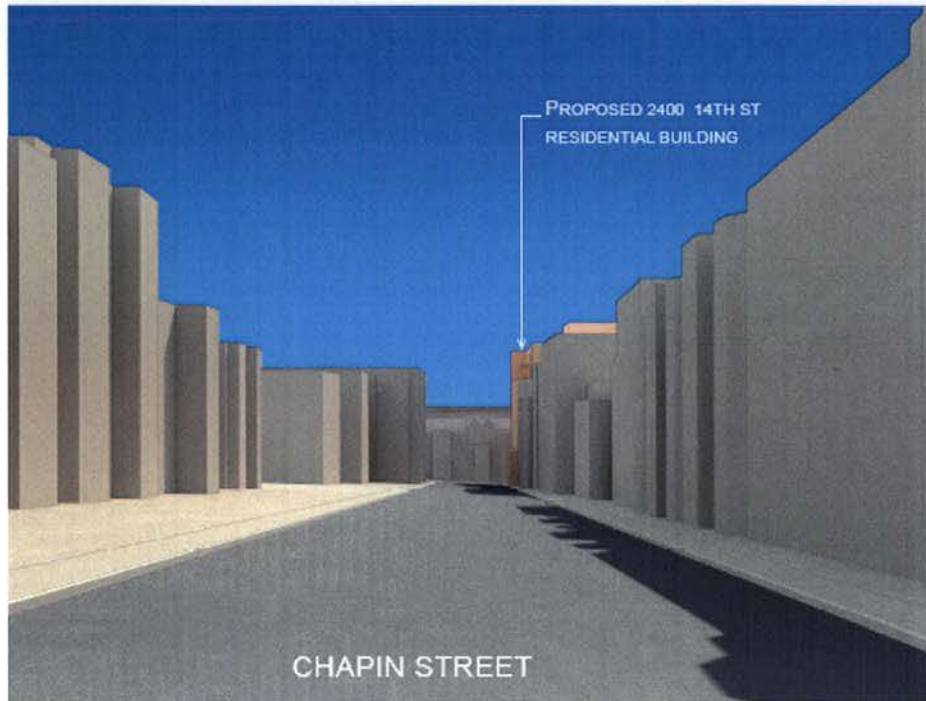
SILVER FLAT PANEL



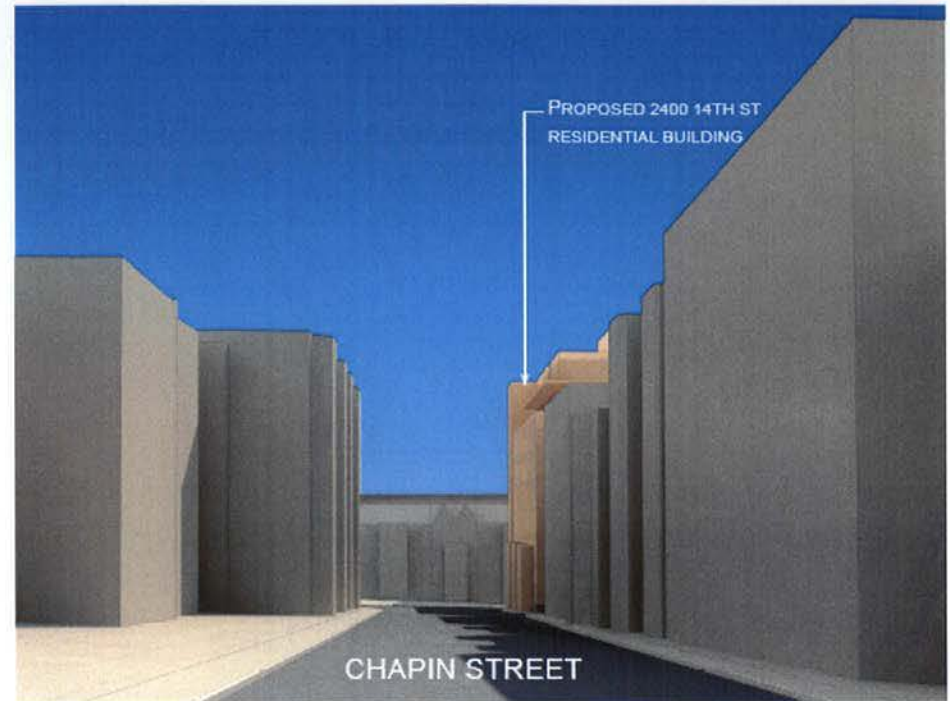
DARK FLAT PANEL

GLASS RAIL:



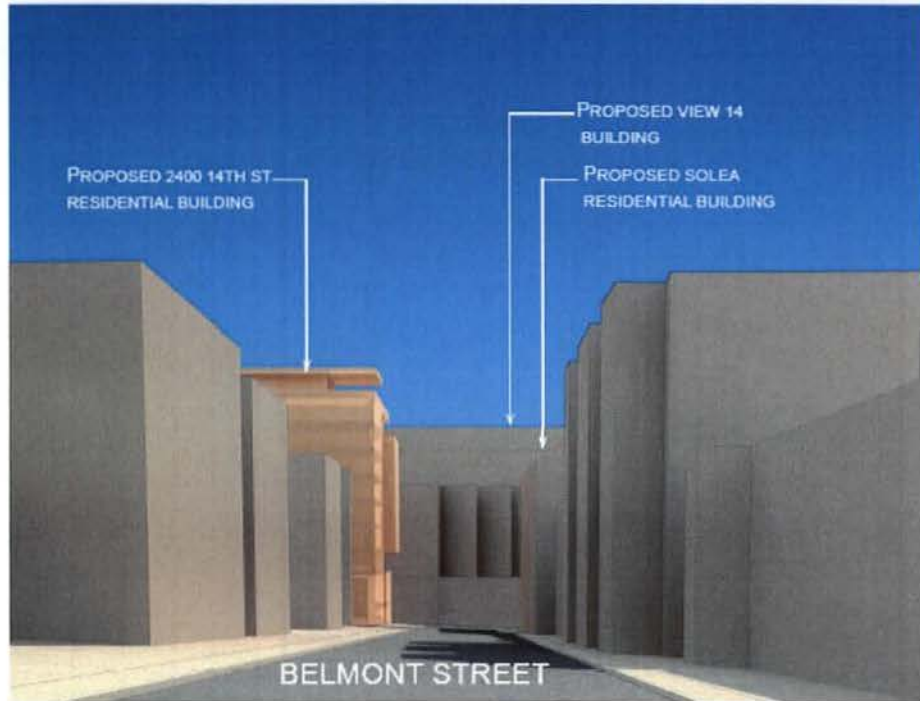


VIEW 1 FROM CHAPIN STREET LOOKIN EAST

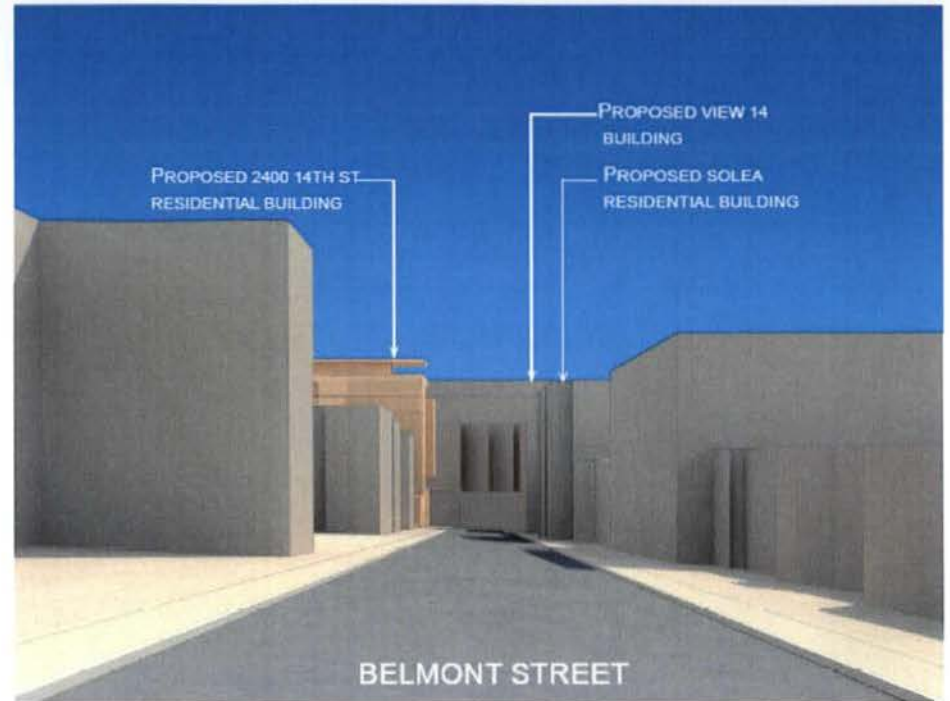


VIEW 2 FROM CHAPIN STREET LOOKIN EAST



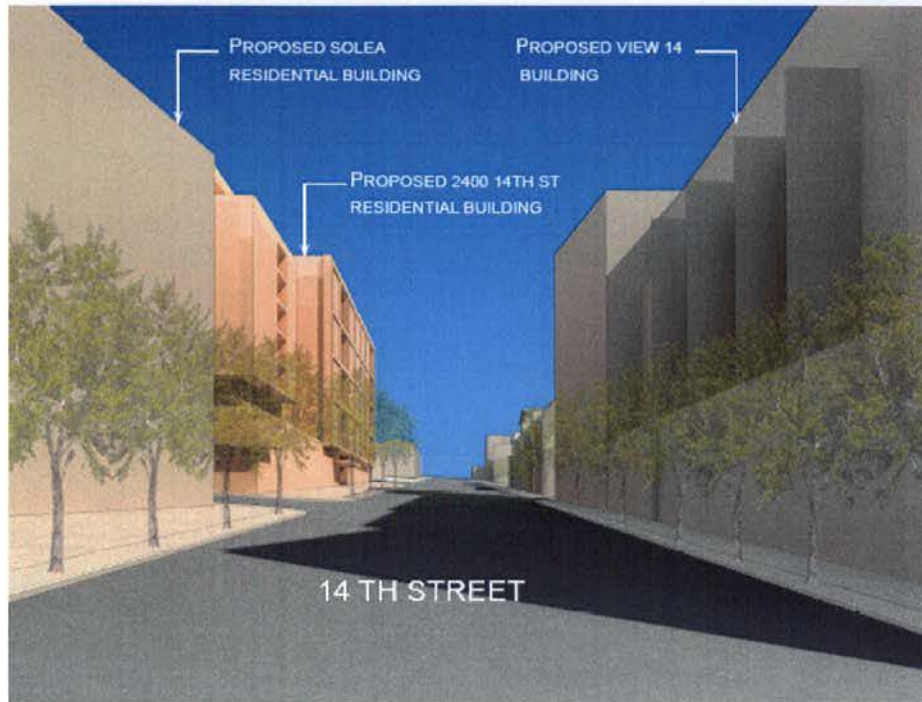


VIEW 1 FROM BELMONT STREET LOOKIN EAST

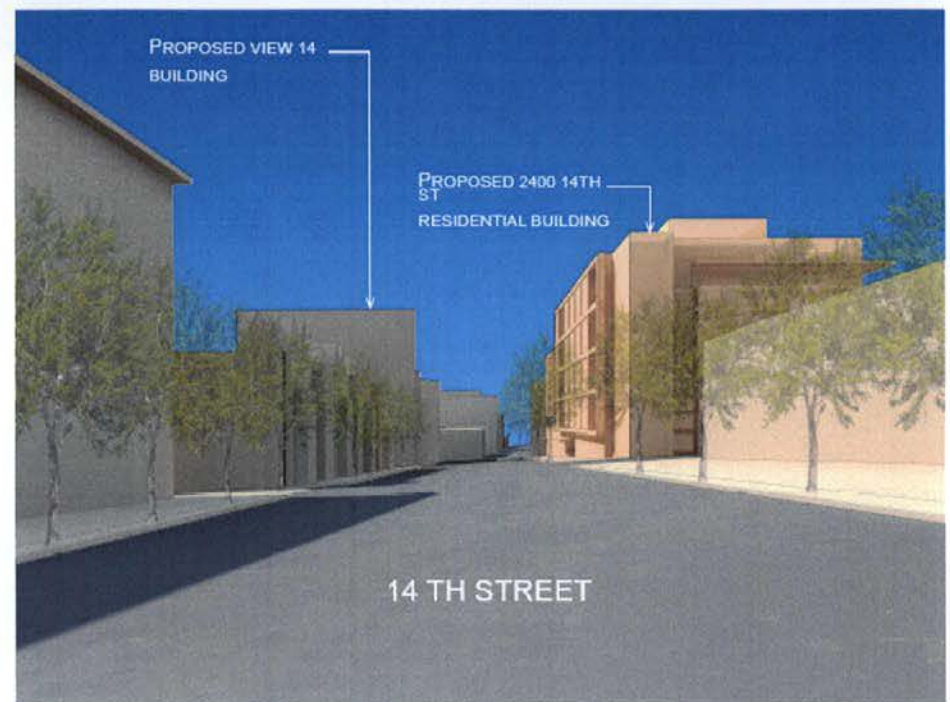


VIEW 2 FROM BELMONT STREET LOOKIN EAST

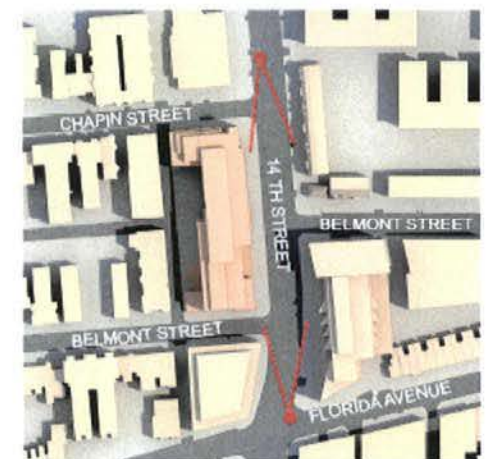




VIEW FROM 14 TH STREET LOOKING NORTH



VIEW FROM 14 TH STREET LOOKING SOUTH



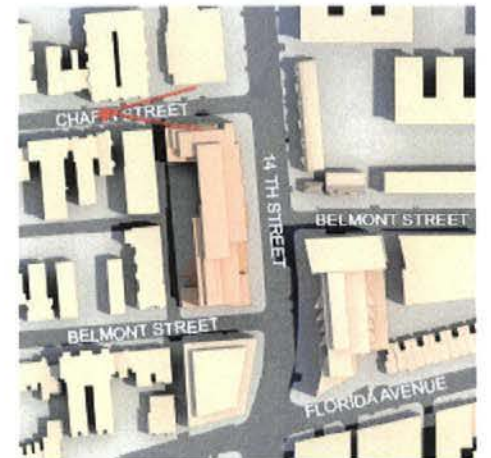


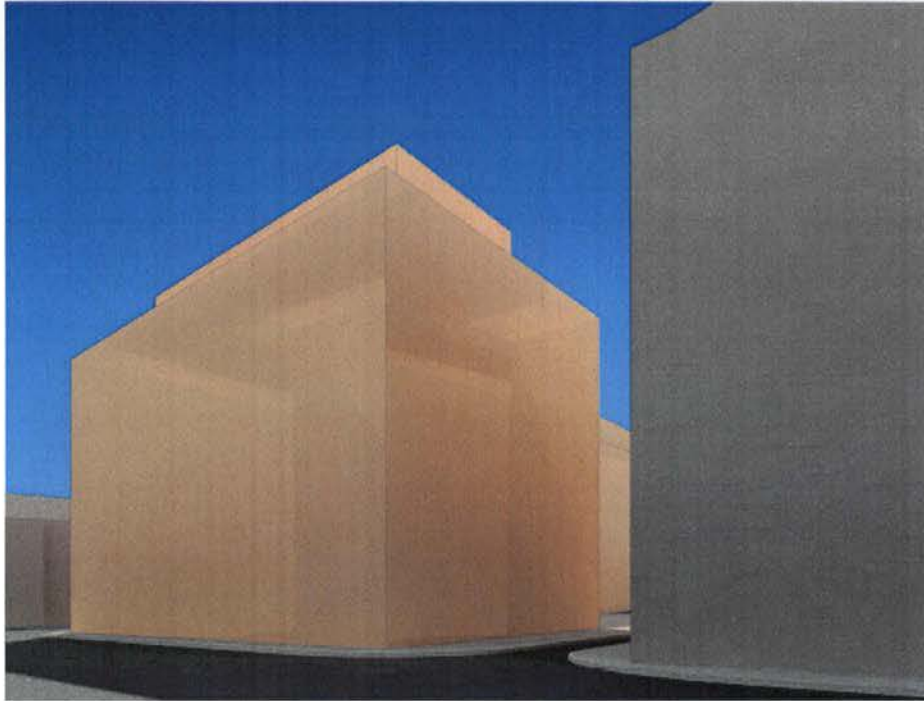
65'-0" BUILDING



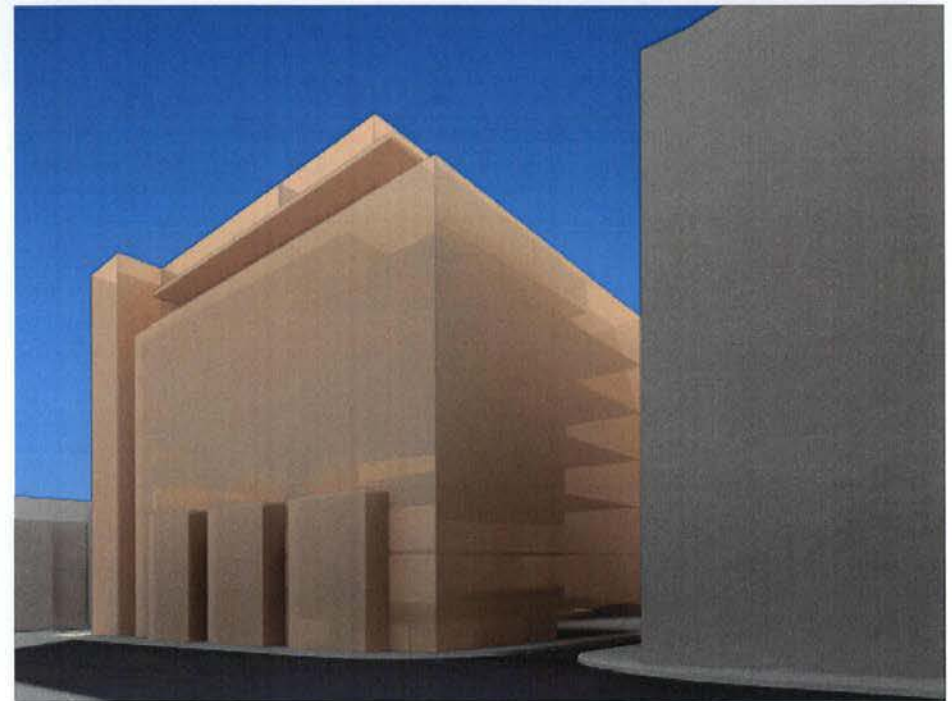
PROPOSED BUILDING

CHAPIN STREET VIEWS





65'-0" BUILDING



PROPOSED BUILDING

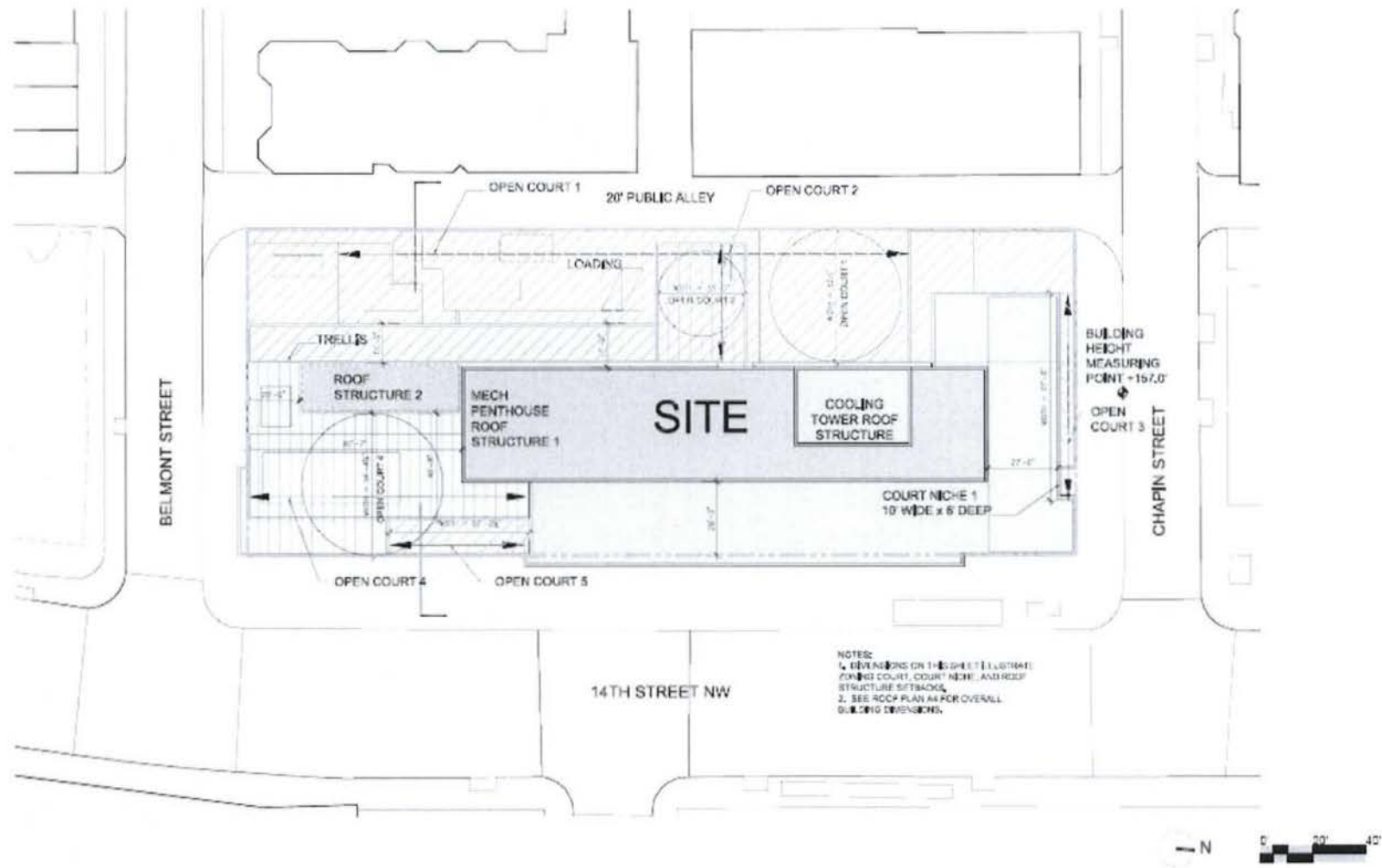
CHAPIN STREET VIEWS



Architectural floor plan showing massing reduction for Levels 8 & 9, Level 8, and all levels. The plan includes dimensions and annotations for height reductions.

- MASSING REDUCTION - PENTHOUSE**
HEIGHT REDUCTION BY 3 ft. 6 in.
- MASSING REDUCTION - LEVELS 8 & 9**
HEIGHT REDUCTION BY 22 ft.
- MASSING REDUCTION - LEVEL 8**
HEIGHT REDUCTION BY 10 ft.
- MASSING REDUCTION - ALL LEVELS**

SITE PLAN / ZONING



LANDSCAPE PLAN





ORNAMENTAL TREES
CRATAEGUS PHAENOPYRUM—WASHINGTON HAWTHORN



CONTONEASTER DAMMERI—BEARBERRY COTONEASTER



LONICERA FRAGRANTISSIMA—WINTER HONEYSUCKLE



SPIREA xBUMALDA—BUMALD SPIREA



VIBURNUM DENTATUM—ARROWWOOD VIBURNUM



PLAN

COURTYARD DESIGN
ASSUMING THE PLANT SPECIES MUST HAVE A TOLERANCE TO DRY SOILS THE
RECOMMENDED SPECIES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

ORNAMENTAL TREES
CRATAEGUS PHAENOPYRUM—WASHINGTON HAWTHORN

SHRUBS
VIBURNUM DENTATUM—ARROWWOOD VIBURNUM
LONICERA FRAGRANTISSIMA—WINTER HONEYSUCKLE
CONTONEASTER DAMMERI—BEARBERRY COTONEASTER
SPIREA xBUMALDA—BUMALD SPIREA

SLATE PAVERS



SLATE PAVERS



QUERCUS PHELLOS-WILLOW OAK (PROPOSED FOR 14TH ST.)



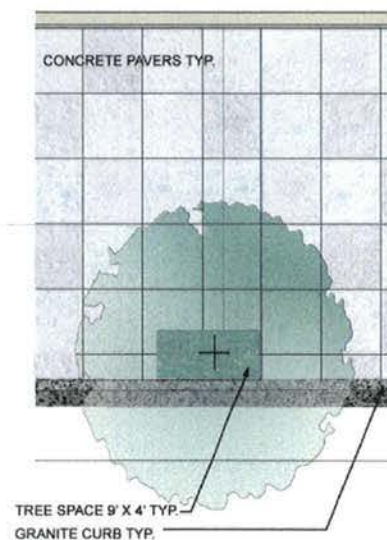
ZELKOVA SERRATA-JAPANESE ZELKOVA (PROPOSED FOR CHAPIN ST.)



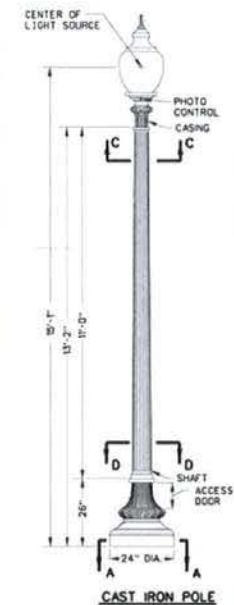
ACER RUBRUM- RED MAPLE (ALT. OPTION)



PLATNUS X ACERIFOLIA- LONDON PLANE (ALTOPTION)



STREET DETAIL





AERIAL VIEW LOOKING SOUTH

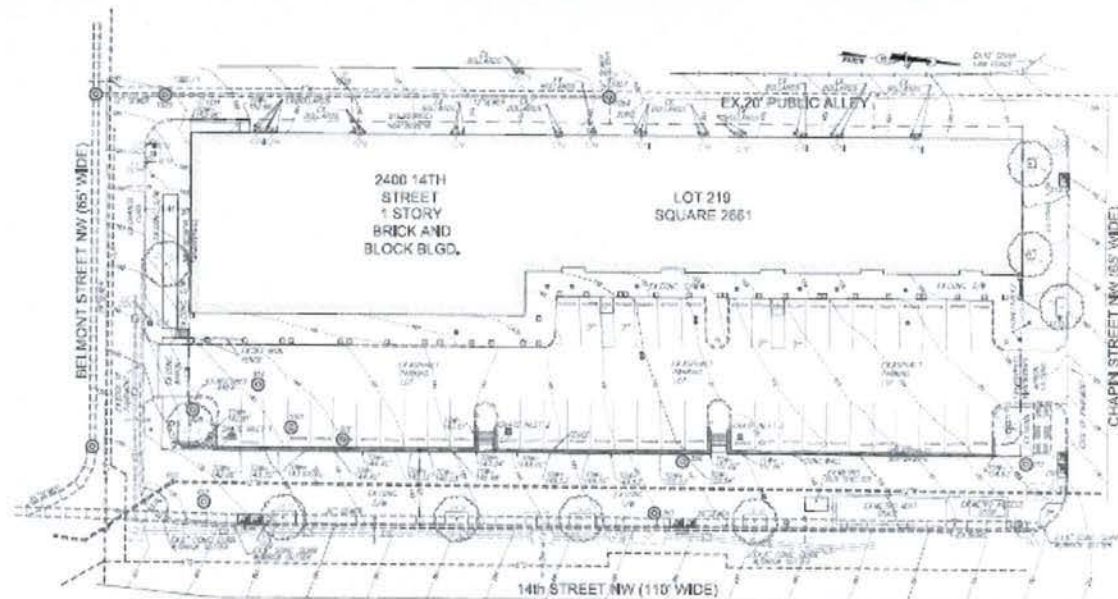


AERIAL VIEW LOOKING NORTH

2400 14TH STREET, NW WASHINGTON, DC

LEVEL 2 DEVELOPMENT | JANUARY 25, 2007 | copyright ©2006 SBA, PC

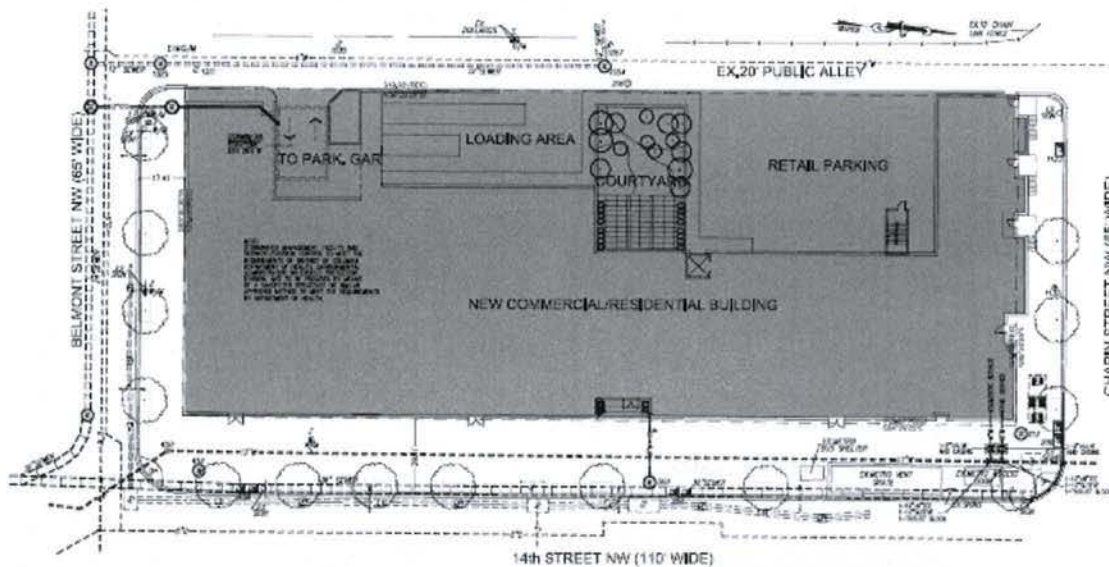
shalom baranes associates architects



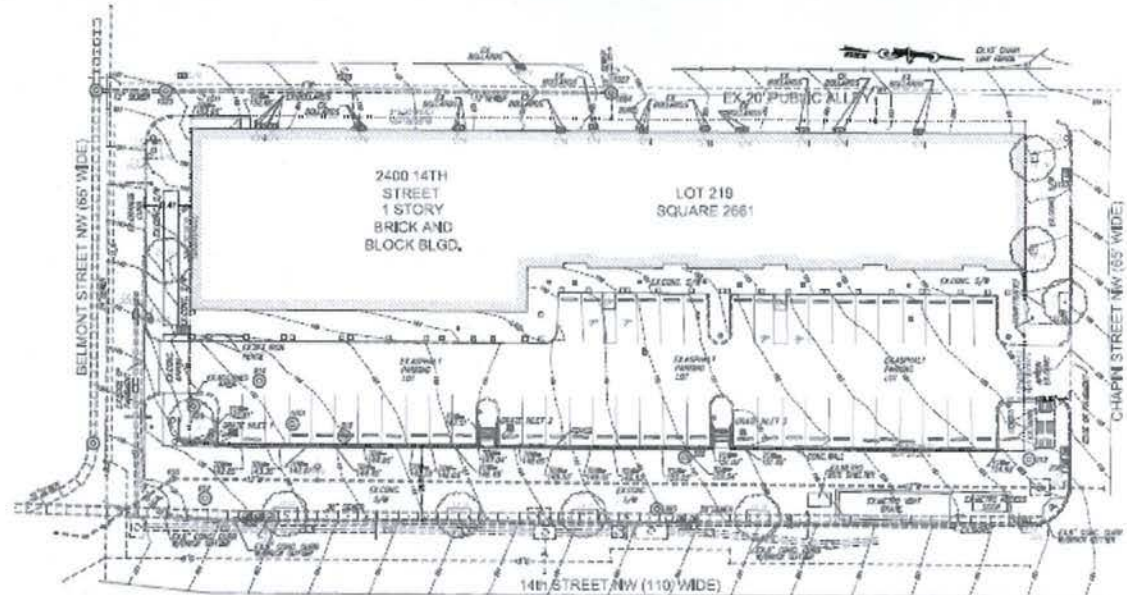
Manhole Table

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EXISTING CONDITIONS PLAN



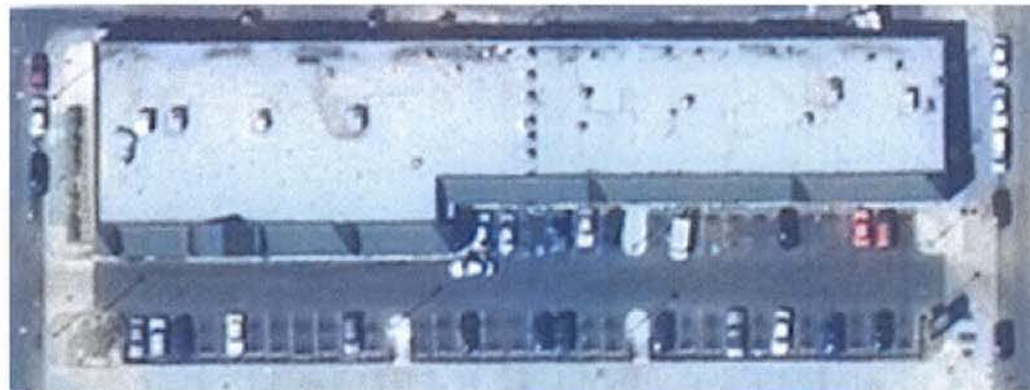
UTILITY PLAN



Manhole Table

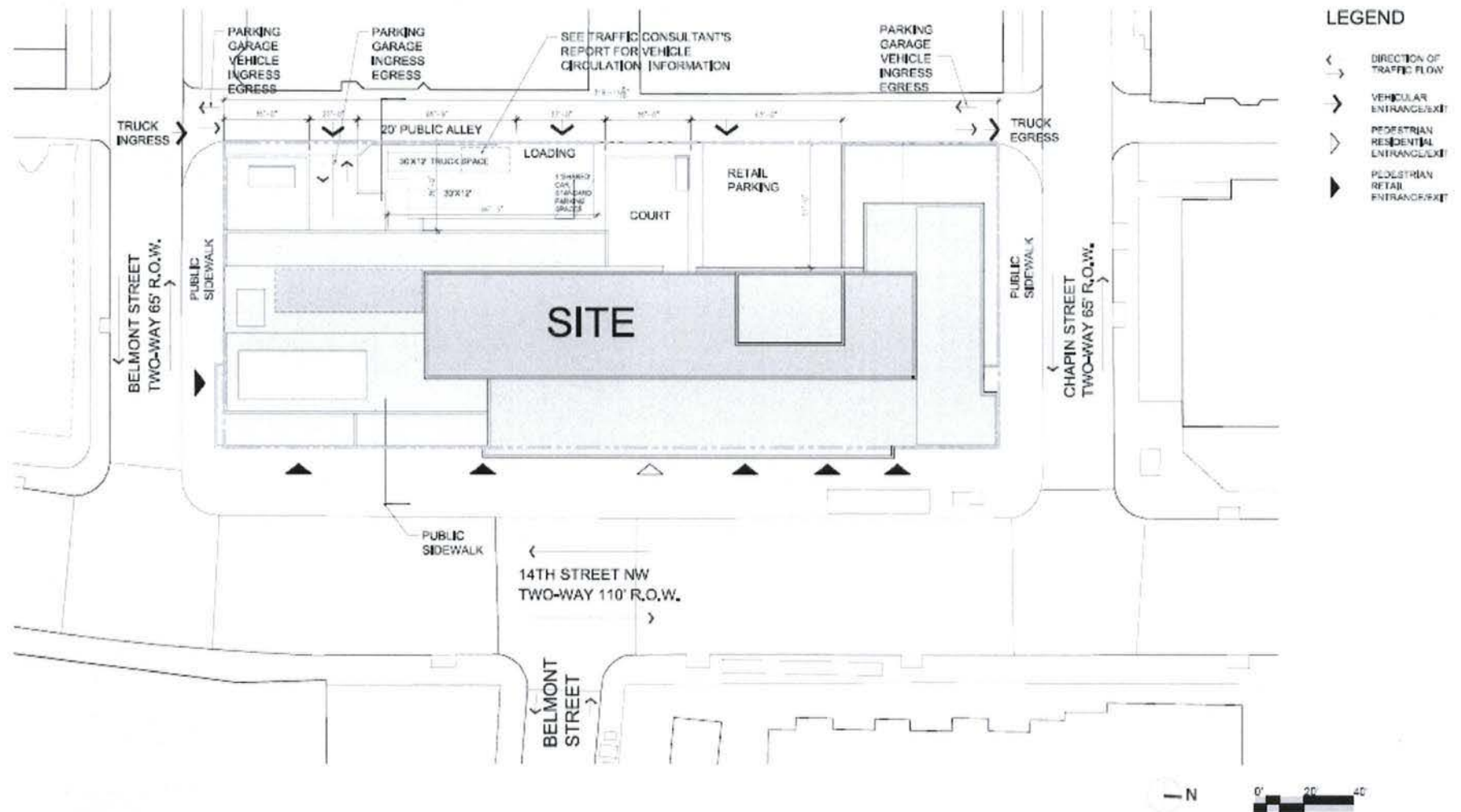
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EXISTING CONDITIONS PLAN



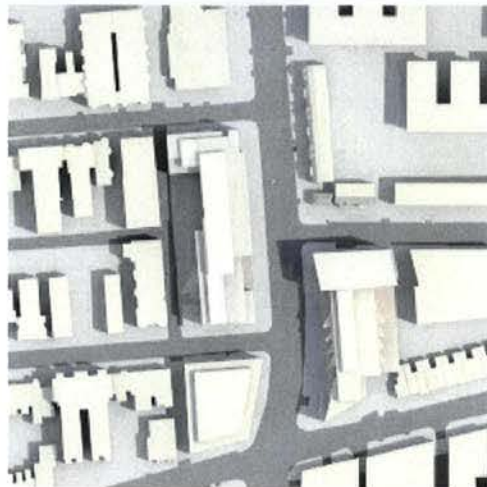
AERIAL SITE PHOTO

SITE CIRCULATION PLAN





SOLAR STUDY - MARCH 20, 2006 @ 10AM



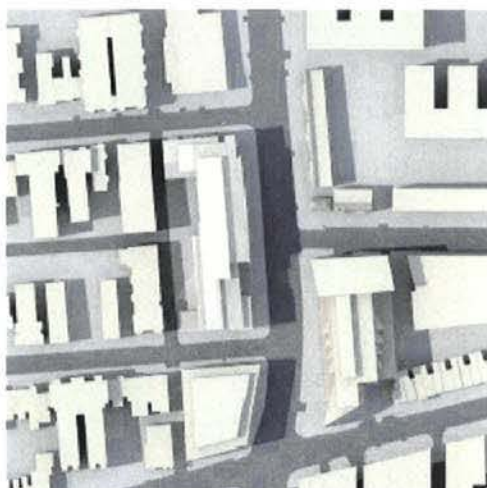
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SOLAR STUDY - DECEMBER 21, 2006 @ 10AM



SOLAR STUDY - MARCH 20, 2006 @ 3PM



SOLAR STUDY - JUNE 21, 2006 @ 3PM



SOLAR STUDY - DECEMBER 21, 2006 @ 3PM