

MONUMENT BALLPARK  
SQUARE 701, SE

WASHINGTON , DC

ZONING COMMISSION REVIEW UNDER CG OVERLAY  
POST SUBMISSION MODIFICATION, JANUARY 7, 2008

OWNER / DEVELOPER:  
MASTER PLANNER  
RESIDENTIAL AND HOTEL ARCHITECT:  
OFFICE ARCHITECT:  
LAND USE COUNSEL:  
CIVIL ENGINEER:  
STRUCTURAL ENGINEER:  
LANDSCAPE ARCHITECT:  
RETAIL ARCHITECT:  
MECHANICAL/ELECTRICAL/PLUMBING:

MONUMENT REALTY  
SHALOM BARANES ASSOCIATES  
SHALOM BARANES ASSOCIATES  
DAVIS, CARTER, SCOTT ASSOCIATES  
HOLLAND & KNIGHT, LLP  
BOHLER ENGINEERING  
SK&A STRUCTURAL ENGINEERS, PLLC  
LANDSCAPE ARCHITECTURE BUREAU  
GENSLER  
GIRARD ENGINEERING, PC

| DRAWING INDEX |                                                                         |
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RECEIVED  
D.C. OFFICE OF ZONING  
2008 JAN - 8 PM 12: 58

MONUMENT BALLPARK  
SQUARE 701, SE WASHINGTON, DC.

ZONING COMMISSION  
District of Columbia  
06-46A  
7  
ZONING COMMISSION  
District of Columbia  
06-46A  
EXHIBIT NO.7  
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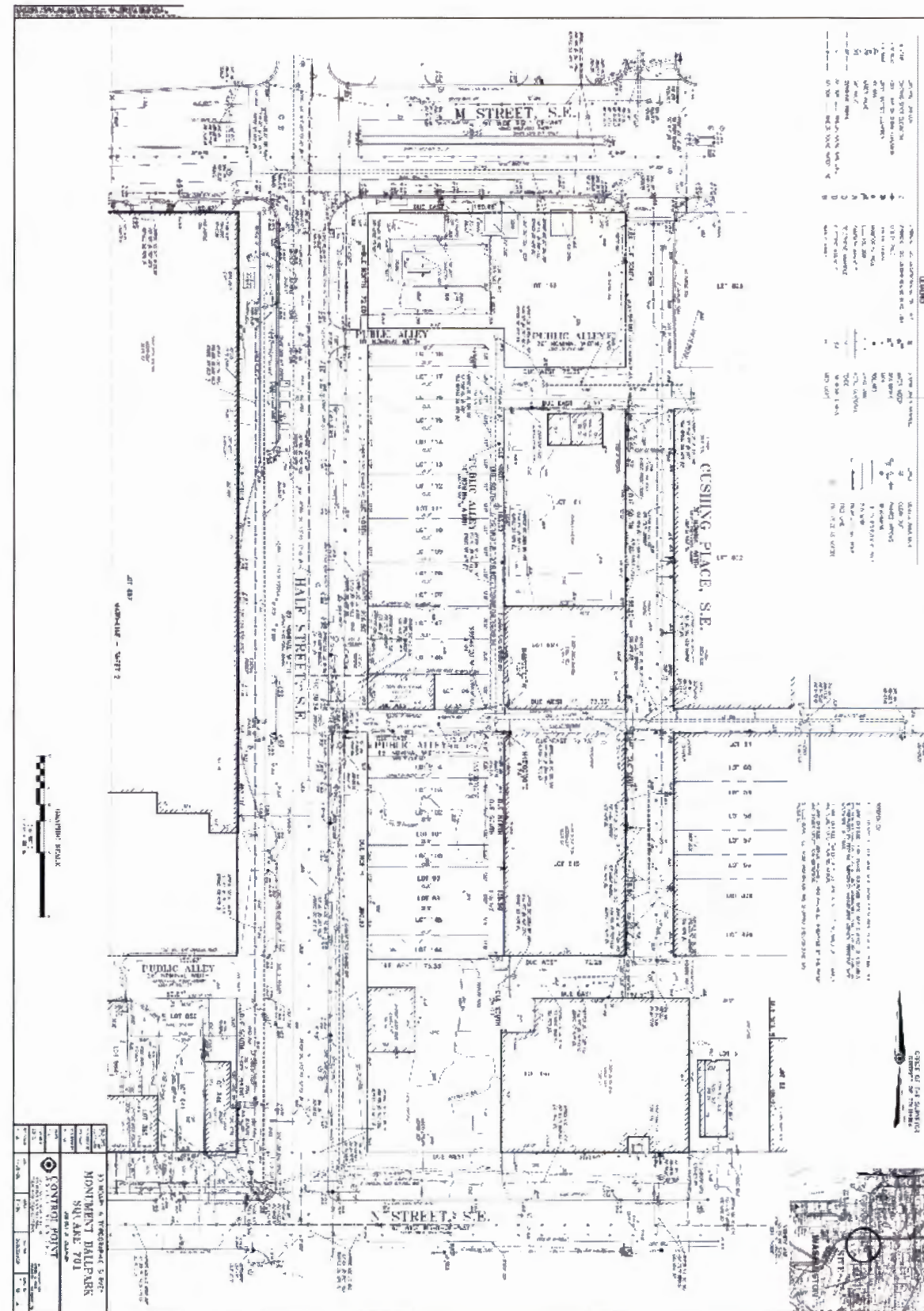


## ZONING BOUNDARY PLAN & TABULATIONS

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|                                                   |                            |                             |
|---------------------------------------------------|----------------------------|-----------------------------|
| <b>Court -open(5)</b> (Res:3"/ft 10'min):         | see court tabulation on A7 | no relief required          |
| (Non-Res: 2.5"/ft 6'min):                         |                            |                             |
| <b>Closed Court (5)</b> (Res: 4"/ft 15'min)       | see court tabulation on A7 | no relief required          |
| (Non-Res: 2.5"/ft 12' min)                        |                            |                             |
| <b>Roof Structures</b>                            |                            |                             |
| Number (1 per core)                               | 4                          | 4                           |
| Setbacks                                          | One to One                 | varies-see sheet A7         |
| <b>Parking (11)</b>                               |                            |                             |
|                                                   | Req'd/Allowed              | Proposed                    |
| Residential (1 per 3 units)                       | 110                        |                             |
| Office (1 per 1800 gsf) - 25% for Mass Transit    | 111                        |                             |
| Retail (1 per 750 gsf)                            | 65                         |                             |
| Hotel (1 per 4 rms & 1 per 300SF of function rm.) | 54                         |                             |
| Total                                             | 340                        | 412 to 543 (w/vault spaces) |
| <b>Loading</b>                                    |                            |                             |
| Residential:                                      | 1-55, 1-20 berth           | 1-55, 1-20                  |
| Office:                                           | 3-30', 1-20'               | 3-30'                       |
| Retail:                                           | 1-55', 1-30', 1-20'        | 2-30', 1-20'                |
| Hotel:                                            | 1-30', 1-20'               | 1-30'                       |
| Total                                             | 2-55', 5-30', 4-20'        | 1-55', 6-30', 2-20'         |
| <b>CG Overlay Issues</b>                          |                            |                             |
| <b>Half Street</b>                                |                            |                             |
| Setback Height:                                   | 65'+15'                    | 80'                         |
| Setback Width:                                    | 20'-8'                     | 12'                         |
| Preferred Retail % (5)                            | 75%                        | 56%                         |
| Retail Ceiling Height (7)                         |                            |                             |
| Primary Retail Space                              | 14'                        | 14'                         |
| Back of House Retail Space                        | 14'                        | 11'                         |
| Retail 5-A on Half St and Retail 7 on N St        | 14'                        | 11'-6" and 13'-0"           |
| Parking/Loading Driveways                         | None allowed               | None provided               |
| 100% preferred use at street frontage (8)         | 100%                       | 79%                         |
| <b>M Street</b>                                   |                            |                             |
| Preferred Retail %                                | 35%                        | 42%                         |
| 15' setback from sidewalk                         | 15'                        | 15'                         |
| 100% preferred use at street frontage (8)         | 100%                       | 50%                         |
| 50% of streetwall preferred retail (8)            | 50%                        | 50%                         |
| Retail Ceiling Height (7)                         | 14'                        | 14'/11'                     |

10. DOES NOT INCLUDE RESIDENTIAL OR NON-RESIDENTIAL FAR TO BE CONSTRUCTED IN SQUARE 700. FAR MAY BE REALLOCATED AS PERMITTED BY ZONING REGULATIONS.  
11. SEE A6 FOR PARKING TABULATIONS.



EXISTING CONDITIONS

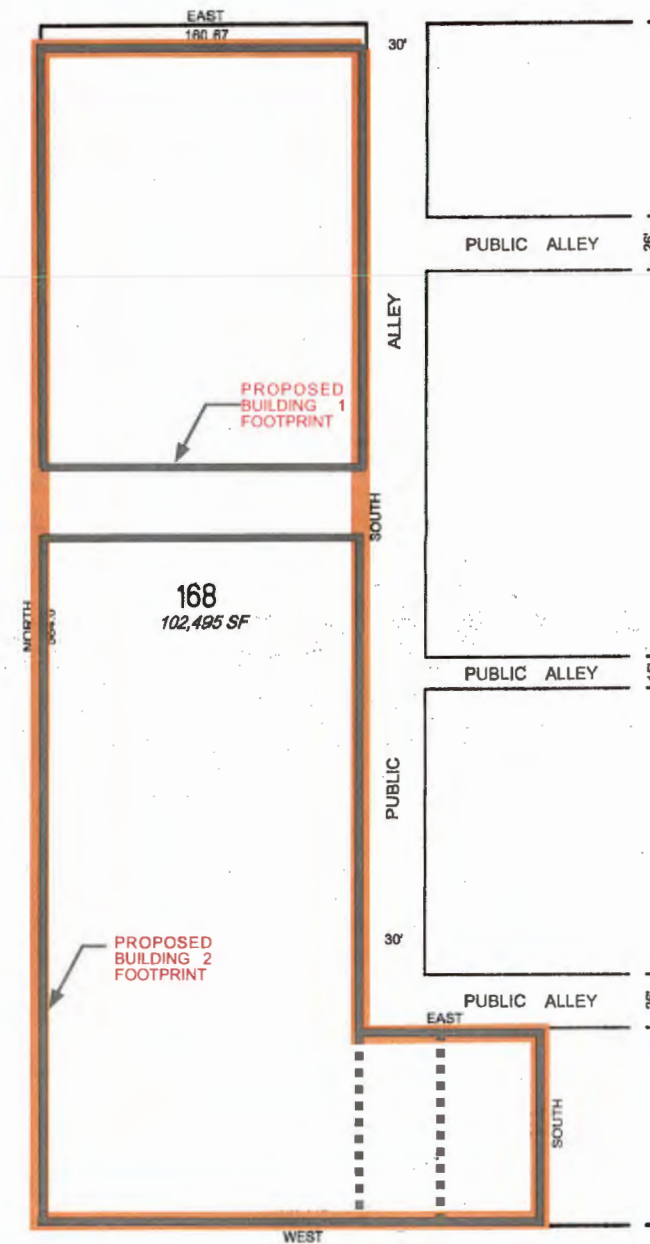
# MONUMENT BALLPARK SQUARE 701, SE

WASHINGTON, DC.

## SUBDIVISION SQUARE 701

M STREET, S.E.

HALF STREET, S.E.



N STREET, S.E.

RECORDED PLAT

LOT 168

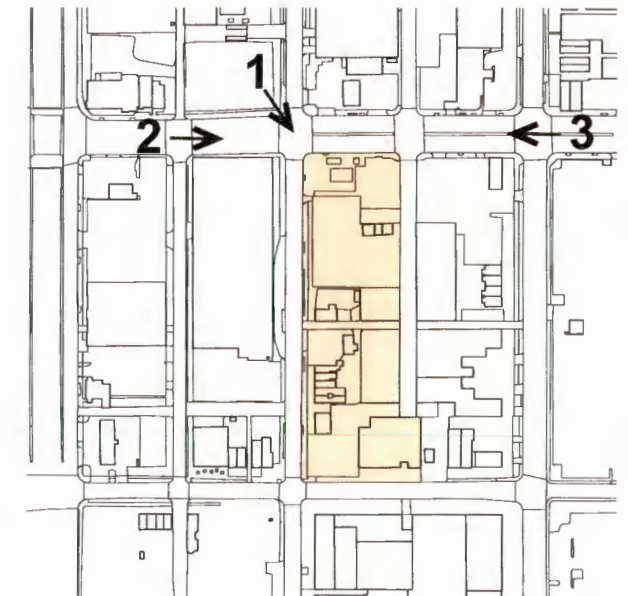
|                                                       |                               |
|-------------------------------------------------------|-------------------------------|
| ASSENT BY TRUSTEES:                                   |                               |
| Assent Commercial Title Company, Inc. By: [Signature] | Commercial Settlement Officer |
| Assent Commercial Title Company, Inc. By: [Signature] | Commercial Settlement Officer |
| Assent Commercial Title Company, Inc. By: [Signature] | Commercial Settlement Officer |
| Assent Commercial Title Company, Inc. By: [Signature] | Commercial Settlement Officer |
| SURVEYOR'S OFFICE, D.C.                               |                               |
| Made for: HOLLAND & KNIGHT                            |                               |
| Drawn by: L.E.S. Checked by: FS PM                    |                               |
| Record and computations by: F. SLEEM                  |                               |
| Recorded at: 9:10AM August 28, 2007                   |                               |
| Recorded in Book 202 Page 60                          | S.O. 08061                    |
| Scale: 1 inch = 60 feet                               | File No. 07-09186             |

SURVEYOR'S EXISTING CONDITIONS & RECORDED PLAT

D2



1. M & HALF STREETS INTERSECTION  
LOOKING SOUTH



KEY PLAN



2. M STREET LOOKING EAST



3. M STREET LOOKING WEST

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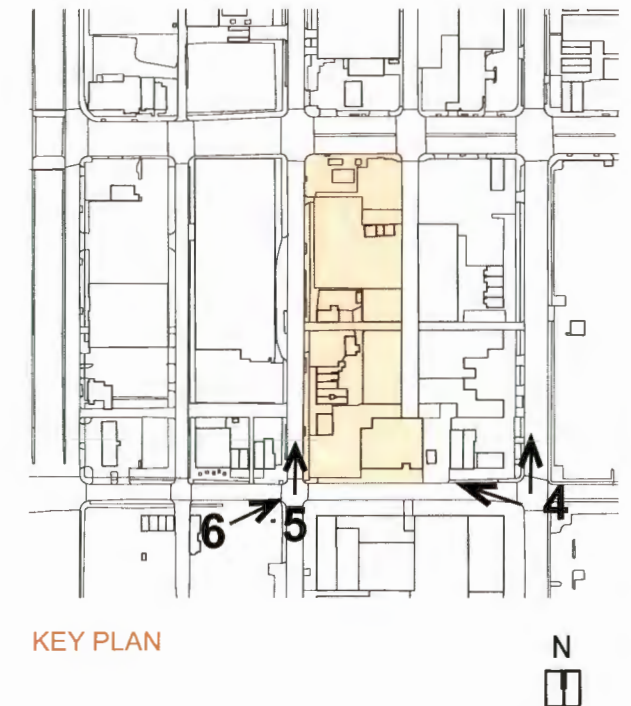
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SITE PHOTOS S1

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4. N & FIRST STREETS INTERSECTION  
LOOKING WEST



KEY PLAN



5. N STREET LOOKING NORTH



6. N & HALF STREETS INTERSECTION  
LOOKING EAST

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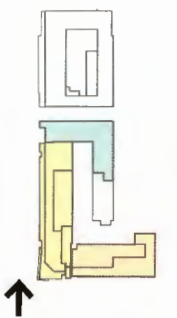
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SITE PHOTOS S2

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FUTURE  
DEVELOPMENT

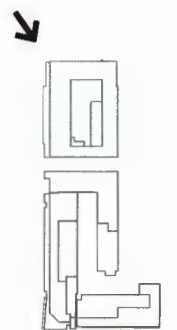


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RENDERING R1

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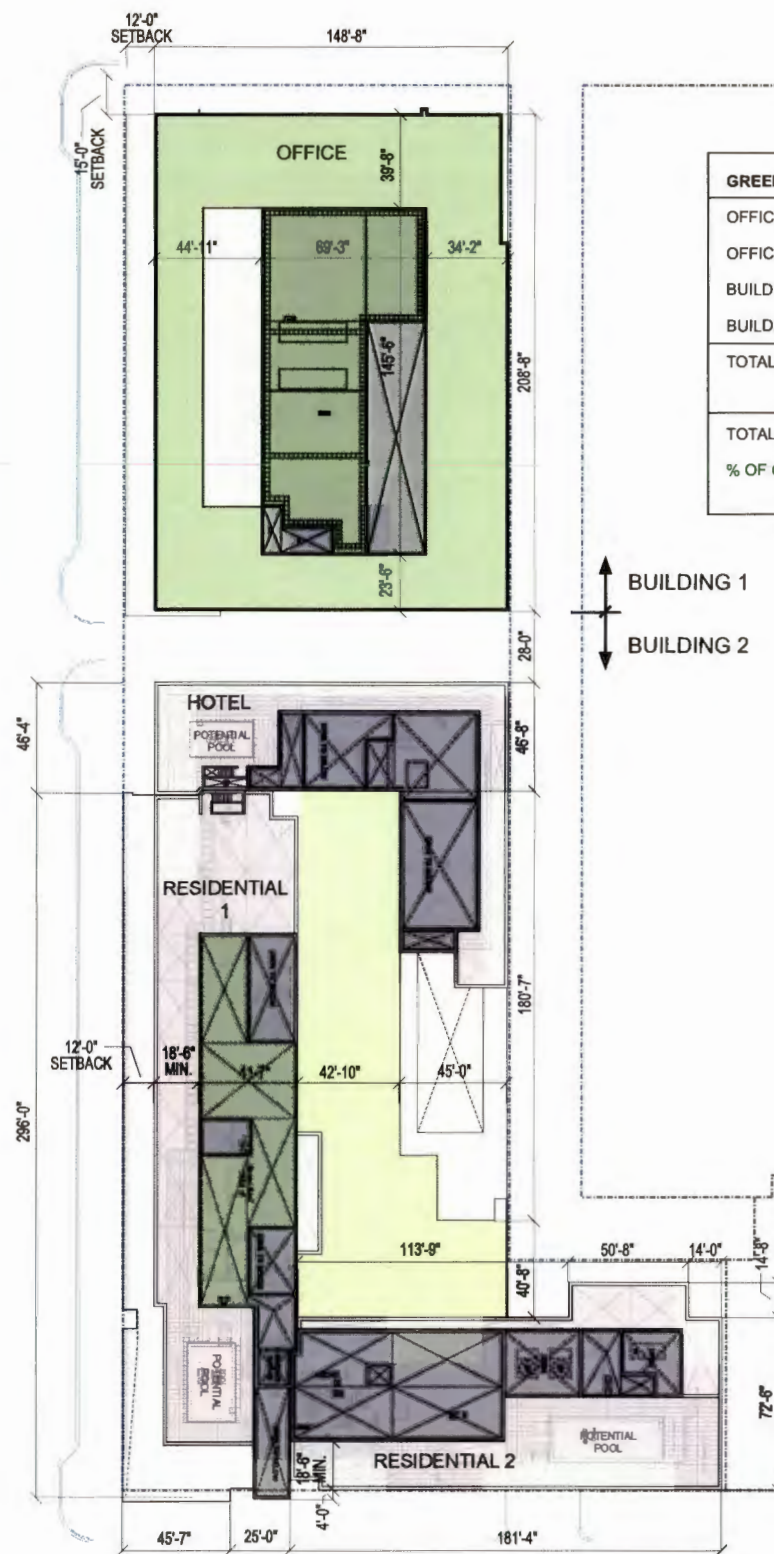
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RENDERING

R2

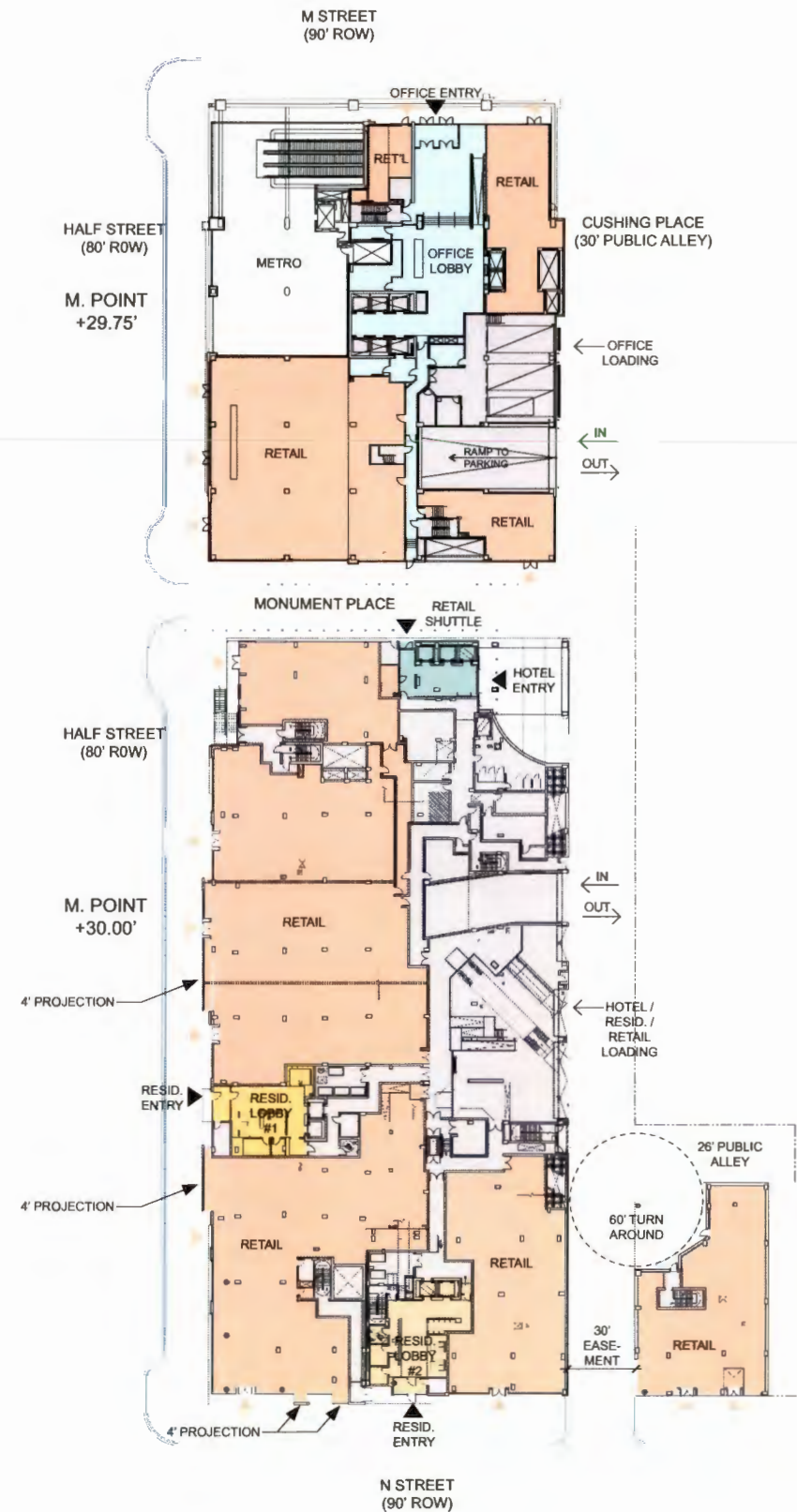
dcsc architects



| GREEN ROOF AREA           |         |
|---------------------------|---------|
| OFFICE HIGH PENTHOUSE     | 6,974   |
| OFFICE TERRACE            | 11,456  |
| BUILDING 2 HIGH PENTHOUSE | 3,772   |
| BUILDING 2 COURTYARD      | 7,608   |
| TOTAL GREEN ROOF AREA     | 29,810  |
|                           |         |
| TOTAL ROOF AREA           | 95,015  |
| % OF GREEN ROOF           | 31.37 % |

BUILDING 1  
 BUILDING 2

ROOF PLAN



GROUND LEVEL PLAN

- NOTES:**
1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUTS IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY. REFER TO ROOF PLAN A1 FOR OVERALL BUILDING DIMENSIONS.
  2. THE GRILLES SHOWN ON THE EXTERIOR ELEVATIONS WILL MATCH ADJACENT ARCHITECTURAL TRIM.
  3. RETAIL FACADE ELEVATIONS SHOW DESIGN INTENT. DOOR LOCATIONS, LOCATION OF WINDOW PROJECTIONS AND COLORS OF ARCHITECTURAL FRAMES MAY BE MODIFIED DURING TENANT FIT OUT TO ACCOMMODATE SPECIFIC RETAIL TENANT REQUIREMENTS AND STANDARDS.

**LEGEND:**

RETAIL ENTRANCE

OVERALL GROUND FLOOR PREFERRED RETAIL USE

|                                                 | SF     | %     |
|-------------------------------------------------|--------|-------|
| TOTAL GROSS FLOOR AREA                          | 90,741 | 100%  |
| RETAIL BUILDING 1                               | 13,878 |       |
| RETAIL BUILDING 2                               | 37,334 |       |
| TOTAL RETAIL                                    | 51,212 | 56.4% |
| WMATA                                           | 7,992  | 8.9%  |
| COVERED CONNECTION FROM CUSHING PL. TO N STREET | 3,087  | 3.4%  |



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LEVEL 2 PLAN



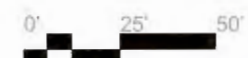
GROUND LEVEL PLAN

**NOTES:**

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUTS IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY. REFER TO ROOF PLAN A1 FOR OVERALL BUILDING DIMENSIONS..
2. REFER TO SHEETS L1 THRU L5 FOR STREETSCAPE.
3. INFRASTRUCTURE FOR SHOWERS TO BE PROVIDED. BUILD OUT FOR SHOWERS PER TENANT REQUEST

**LEGEND:**

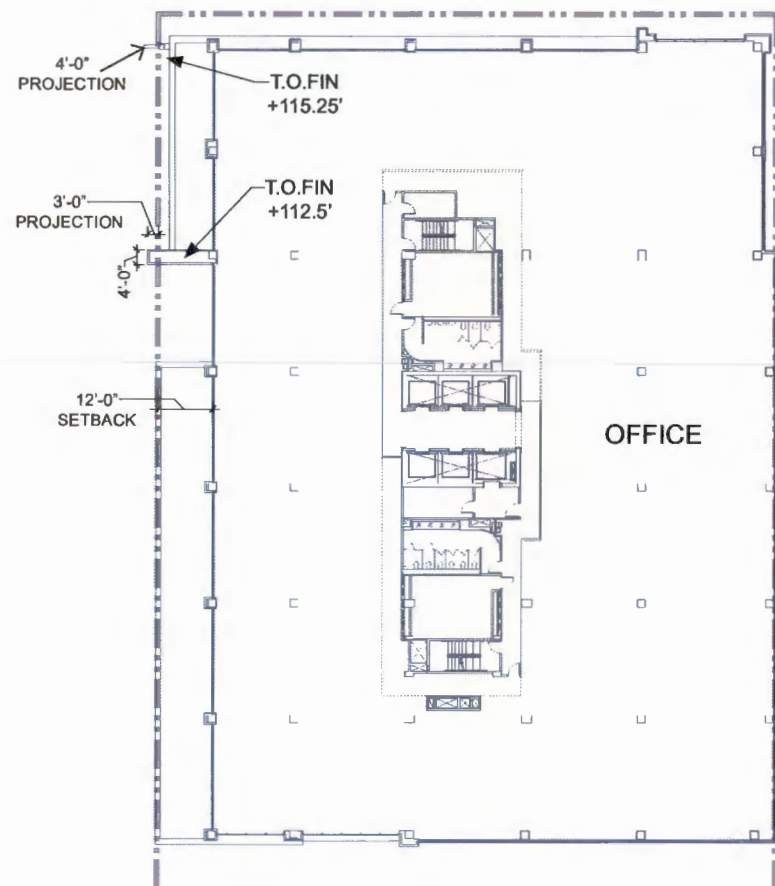
- ▶ RETAIL ENTRANCE



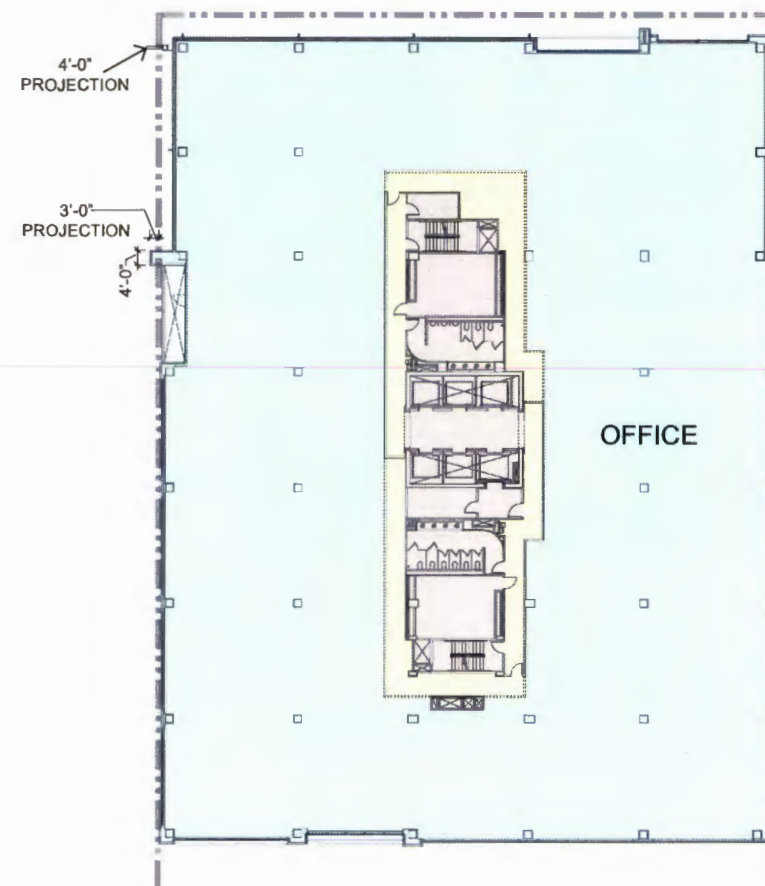
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GROUND LEVEL & LEVEL 2 PLANS - OFFICE BUILDING

A2



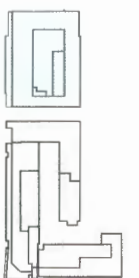
LEVELS 7, 8 & 9 PLANS



LEVELS 3 TO 6 PLANS

**NOTES:**

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUTS IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY. REFER TO ROOF PLAN A1 FOR OVERALL BUILDING DIMENSIONS..
2. INFRASTRUCTURE FOR SHOWERS TO BE PROVIDED. BUILD OUT FOR SHOWERS PER TENANT REQUEST



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**SQUARE 701, SE** WASHINGTON, DC.

LEVELS 3 TO 6 & LEVELS 7 TO 9 PLANS - OFFICE BUILDING

A3



LEVEL 2 PLAN



GROUND LEVEL PLAN

- NOTES:**
1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUTS IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY. REFER TO ROOF PLAN A1 FOR OVERALL BUILDING DIMENSIONS.
  2. REFER TO L1 THRU L4 FOR STREETSCAPE
  3. OCCUPIABLE RETAIL PROJECTIONS SHOWN ARE SUBJECT TO APPROVAL OF GOVERNING DC AUTHORITIES. PLAN ON SHEET A13A WITHOUT THE PROJECTIONS WOULD BE BUILT IF APPROVAL FOR PROJECTIONS IS NOT GRANTED.
- LEGEND:**
- RETAIL ENTRANCE
  - ① POTENTIAL LEASING OFFICE(S)

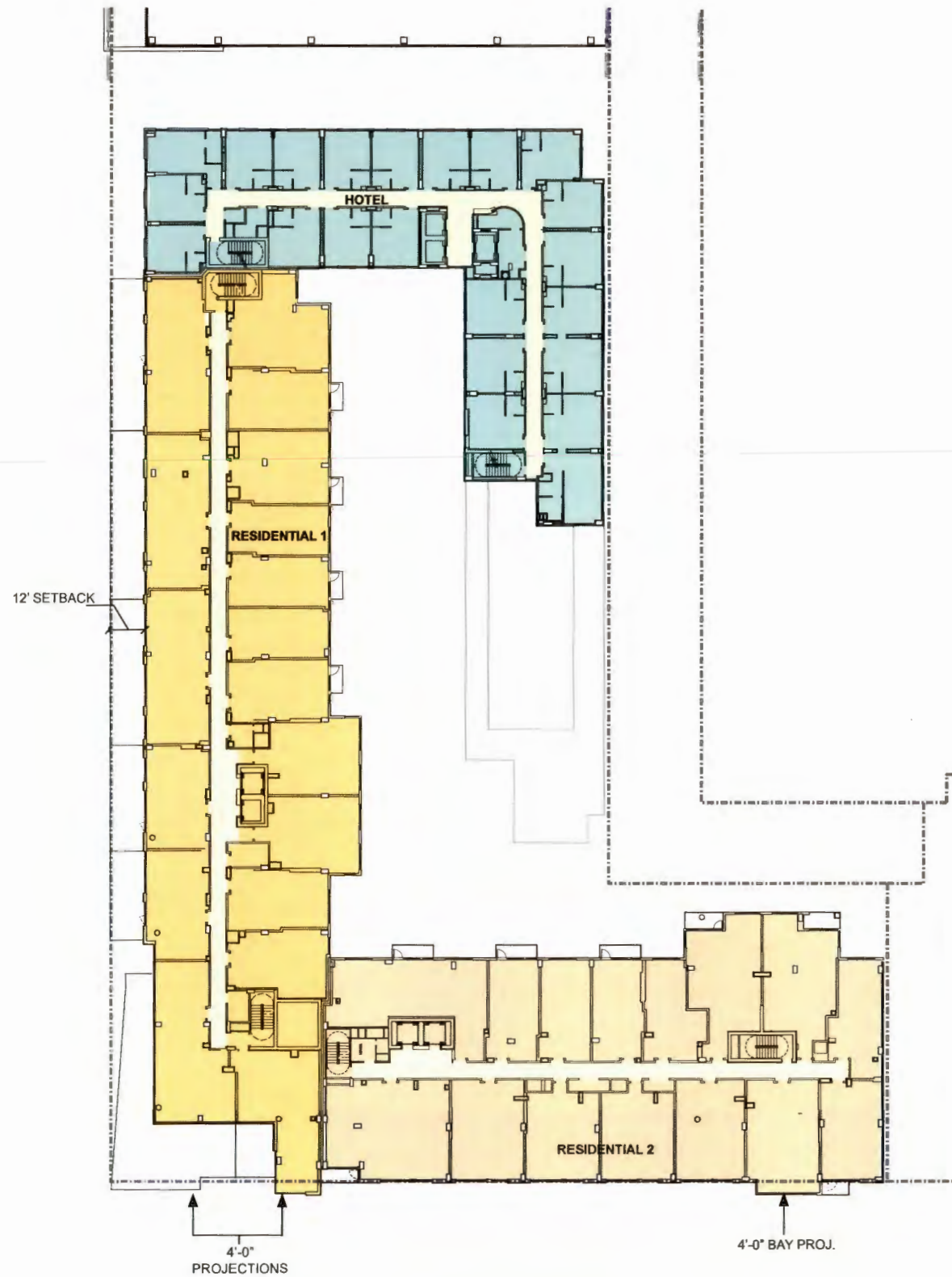
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GROUND LEVEL & LEVEL 2 - RESIDENTIAL-HOTEL BUILDING

A4

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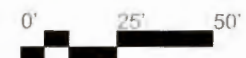
LEVELS 8 PLAN  
(HOTEL LEVELS 4-10 SIMILAR  
RESIDENTIAL 1 LEVELS 8-10 SIMILAR  
RESIDENTIAL 2 LEVELS 8-11 SIMILAR)



LEVELS 3 PLAN  
(RESIDENTIAL 1&2 LEVELS 4-7 SIMILAR)

NOTES:

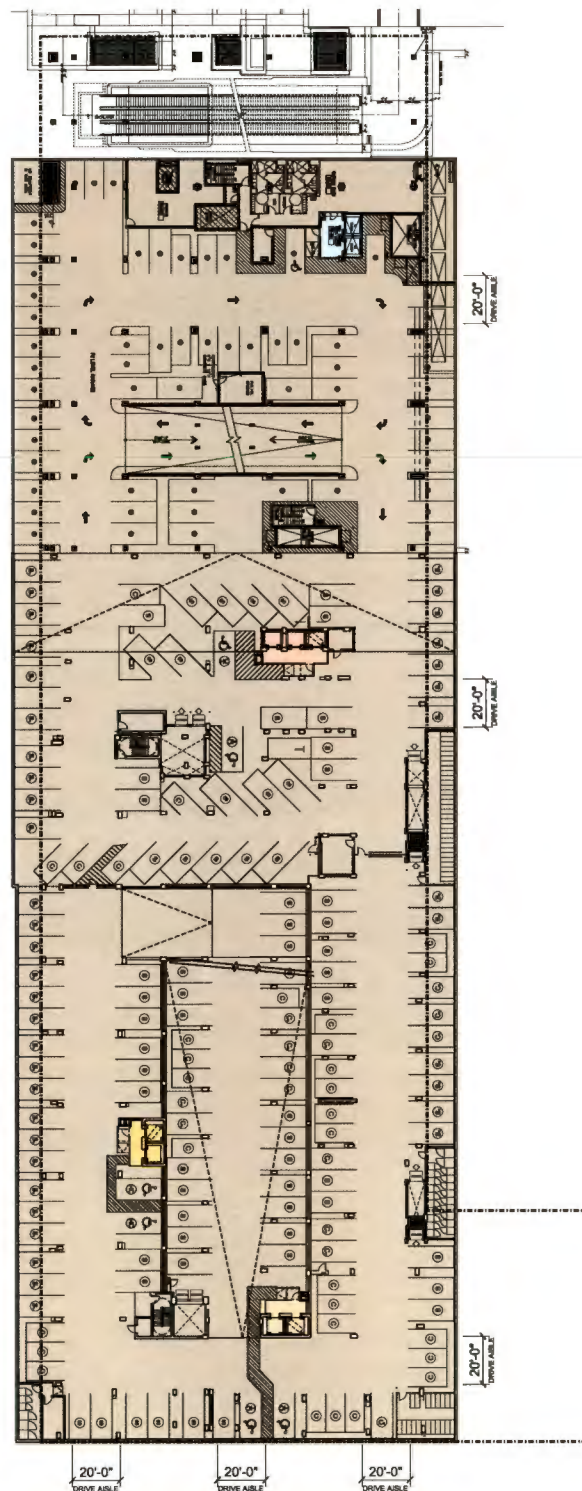
1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUTS IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY. REFER TO ROOF PLAN A1 FOR OVERALL BUILDING DIMENSIONS



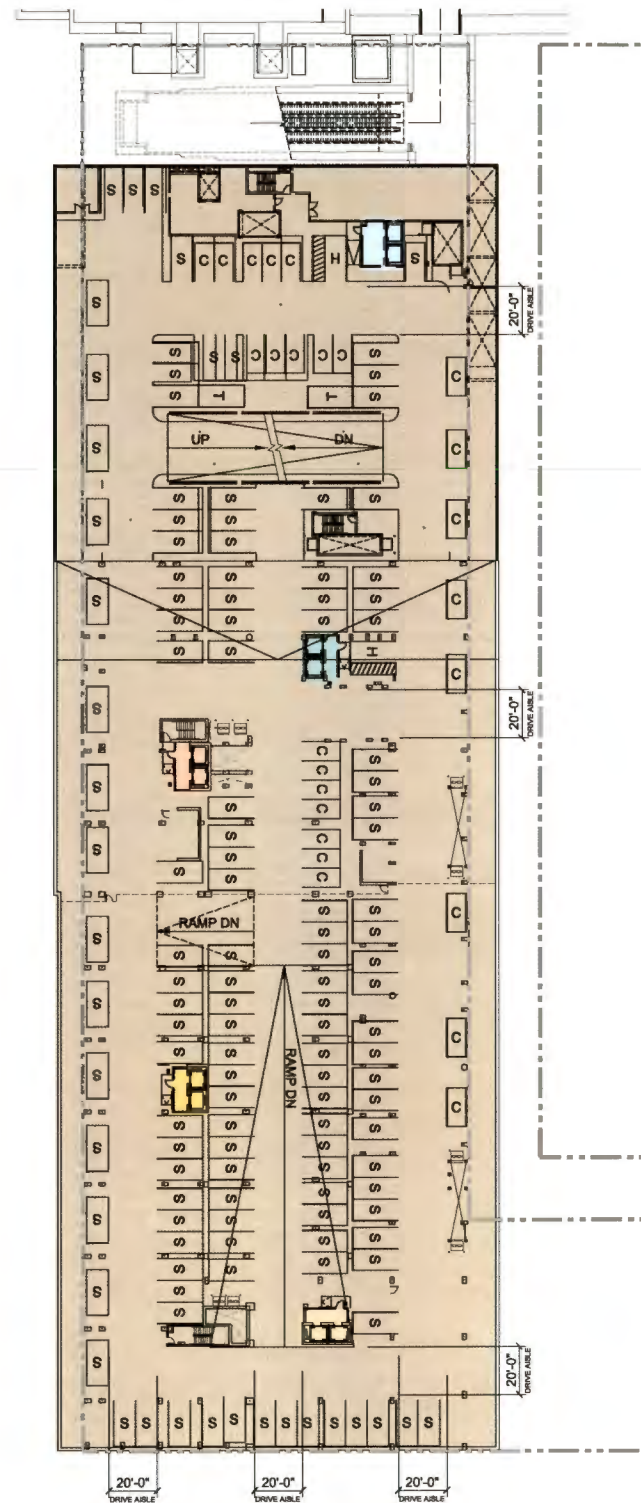
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UPPER LEVEL PLANS-RESIDENTIAL-HOTEL BUILDING

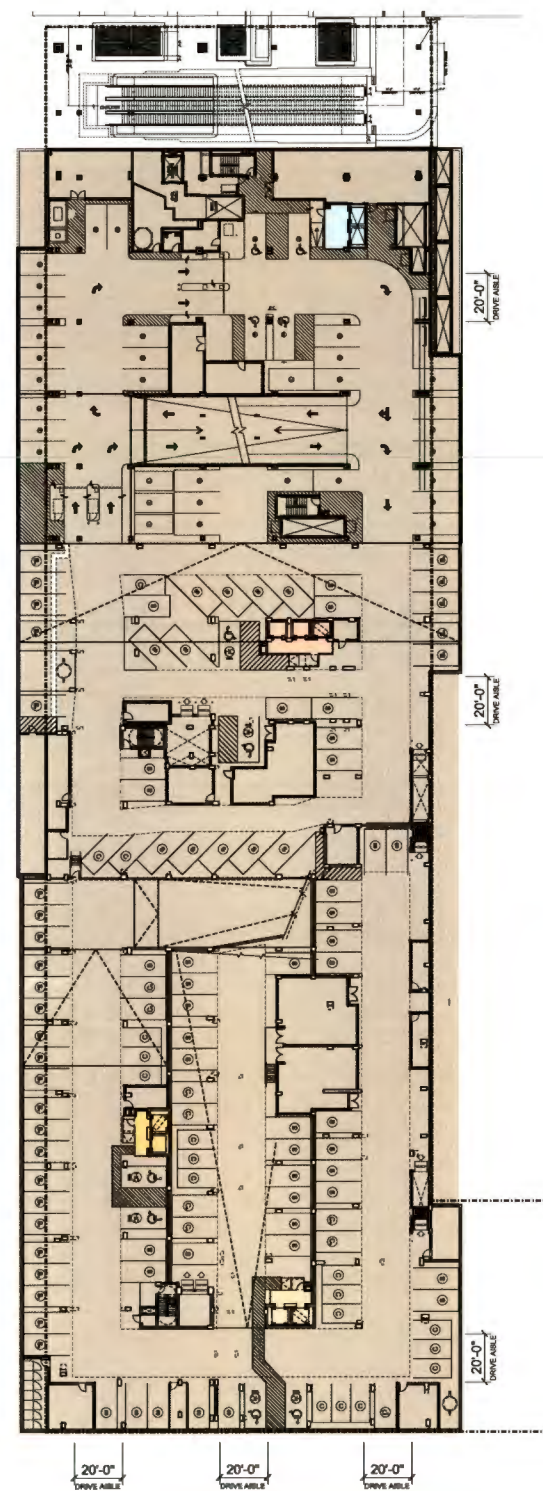
A5



PARKING LEVEL P2 (P3 SIMILAR)  
WITH VAULT SPACES



PARKING LEVEL P2 (P3 SIMILAR)  
w/o VAULT SPACES



PARKING LEVEL P1 PLAN  
w/o VAULT SPACES

## PARKING TABULATIONS & NOTES

### PARKING

| LEVEL | STANDARD<br>9' x 19'<br>(S) | COMPACT<br>8' x 16'<br>(C) | ACCESSIBLE<br>12' x 19'<br>(H) | TOTAL |
|-------|-----------------------------|----------------------------|--------------------------------|-------|
| P1    | 79                          | 30                         | 10                             | 119   |
| P2    | 114                         | 37                         | 7                              | 158   |
| P3    | 97                          | 36                         | 2                              | 135   |
| TOTAL | 290                         | 103                        | 19                             | 412   |

PARKING SPACES NOT INCLUDING VAULT (V) SPACES

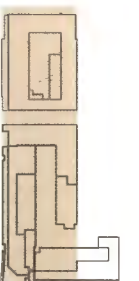
543

PARKING SPACES INCLUDING VAULT (V) SPACES

TOTAL PARKING SPACES REQUIRED BY ZONING: 340  
(METRO REDUCTUION INCLUDED)

### NOTES:

1. THE PARKING SPACE LAYOUTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
2. TANDEM (T) PARKING SPACES ARE NOT INCLUDED IN THE TOTALS INDICATED.



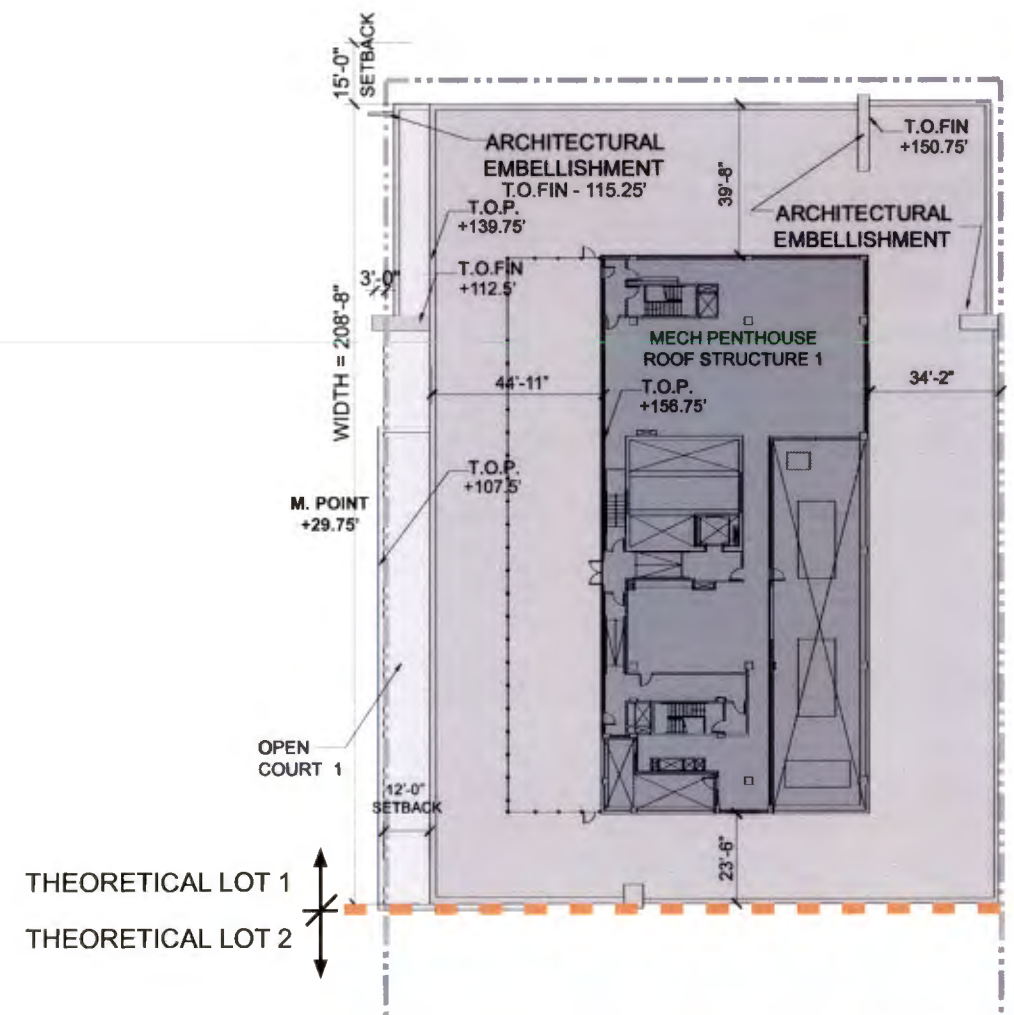
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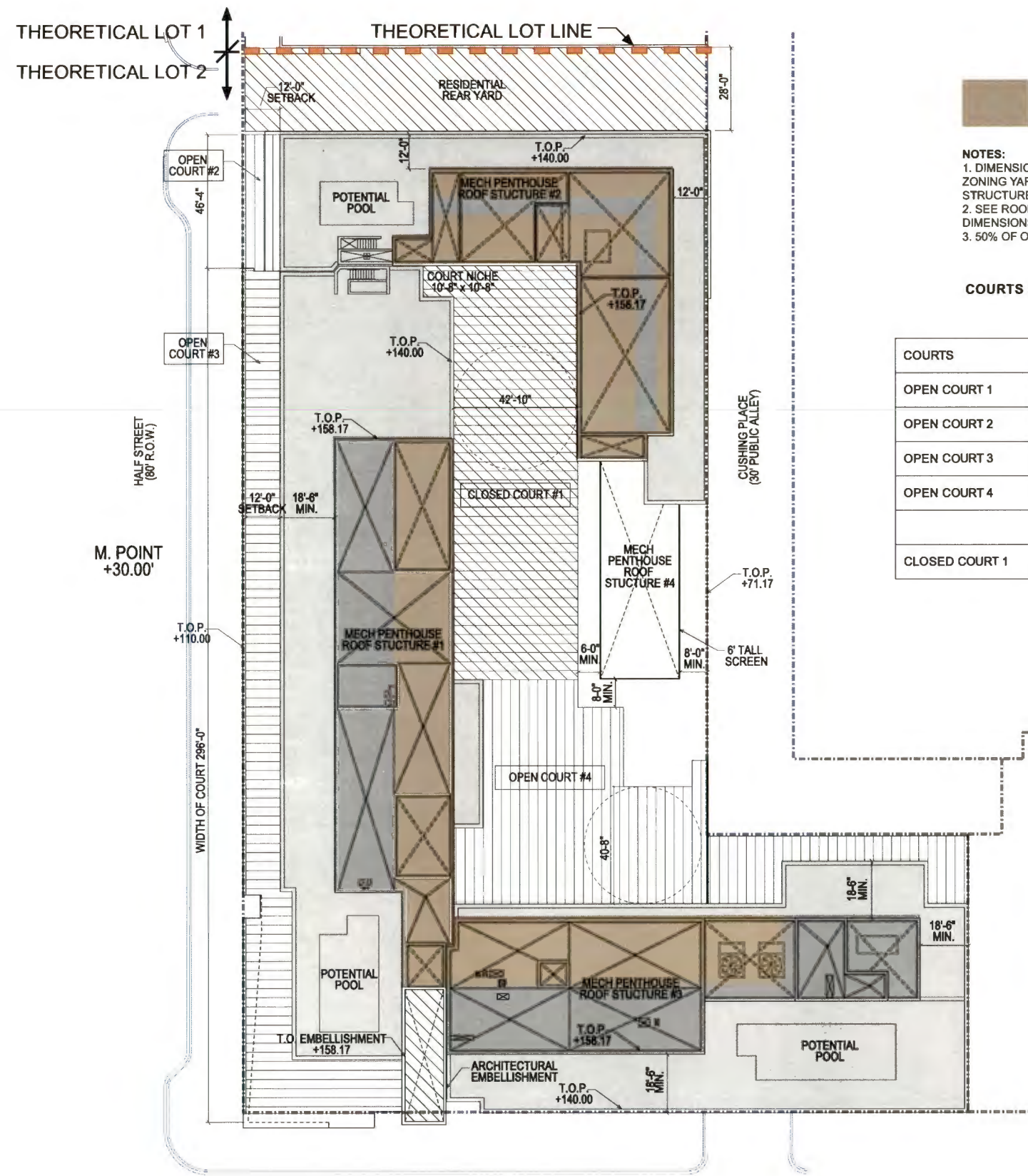
PARKING LEVELS P1 & P2 PLANS

A6

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BUILDING 1- OFFICE



BUILDING 2- HOTEL/RESIDENTIAL

NON COMPIANT ROOF  
STRUCTURE SETBACK

- NOTES:
1. DIMENSIONS ON THIS SHEET ILLUSTRATE ZONING YARDS, COURTS, COURT NICHE AND ROOF STRUCTURES SETBACK.
  2. SEE ROOF PLAN A1 FOR OVERALL BUILDING DIMENSIONS.
  3. 50% OF OFFICE ROOF TO BE SEDUM GREEN ROOF.

COURTS SUMMARY :

| COURTS         | REQUIRED | PROVIDED |
|----------------|----------|----------|
| OPEN COURT 1   | 10"      | 208'-8"  |
| OPEN COURT 2   | 23'-6"   | 46'-4"   |
| OPEN COURT 3   | 10'      | 296'-0"  |
| OPEN COURT 4   | 28'      | 40'-8"   |
| CLOSED COURT 1 | 36'-6"   | 42'-10"  |

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ZONING ROOF PLAN A7



OFFICE

HOTEL

RESIDENTIAL 1

A - WEST ELEVATION (HALF STREET)



OFFICE

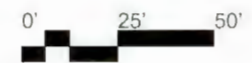
B - NORTH ELEVATION (M STREET)



RESIDENTIAL 1

RESIDENTIAL 2

C - SOUTH ELEVATION (N STREET)



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NORTH, SOUTH & WEST ELEVATIONS

A8



OFFICE  
D-OFFICE SOUTH ELEVATION (MONUMENT PLACE)



HOTEL  
E-HOTEL NORTH ELEVATION (MONUMENT PLACE)

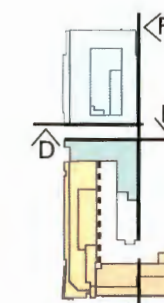


RESIDENTIAL 1 BEYOND

HOTEL

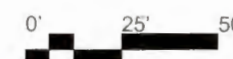
OFFICE

F-EAST ELEVATION (CUSHING PLACE)



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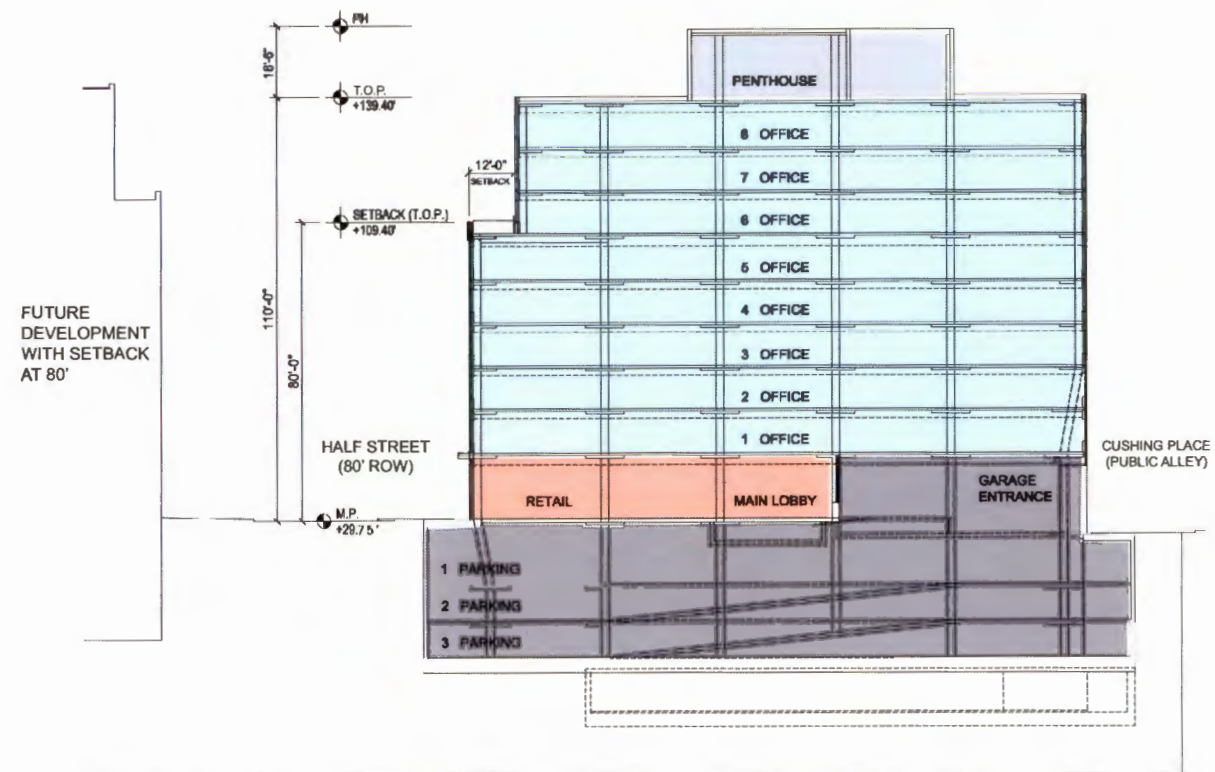
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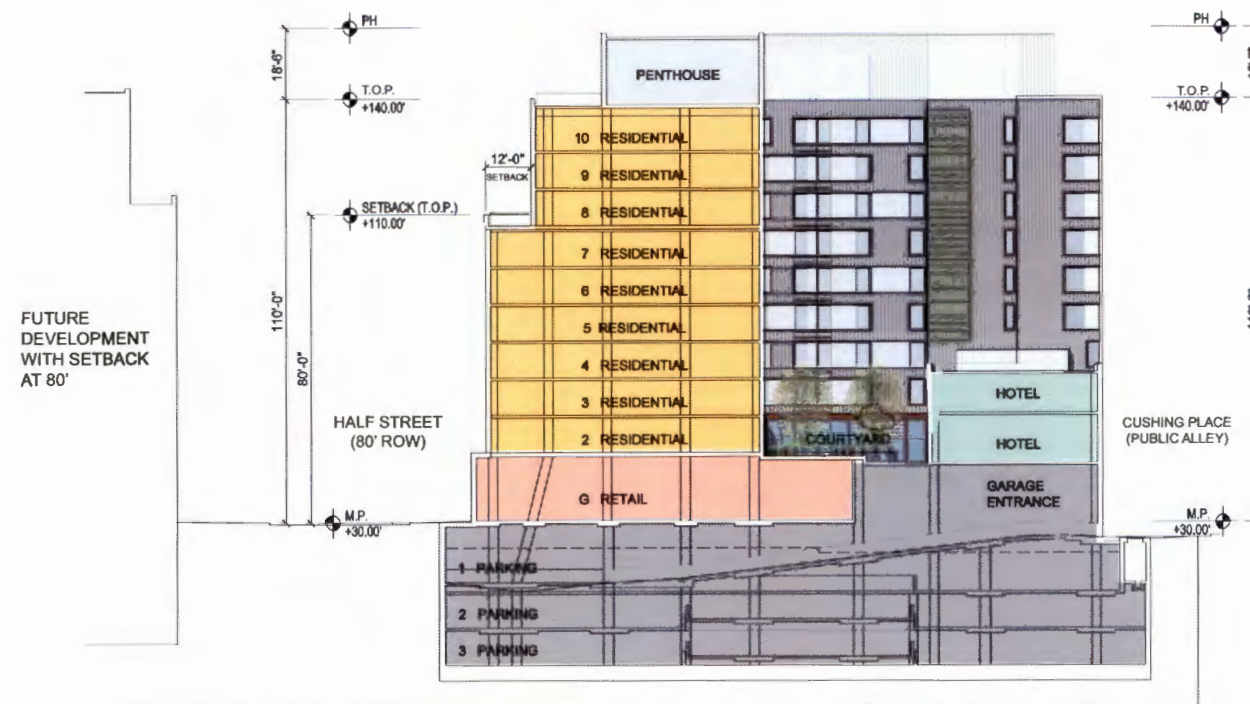
EAST ELEVATIONS & MONUMENT PLACE ELEVATIONS

A9

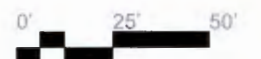
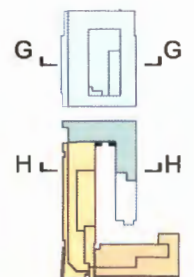
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SECTION GG



HH- SECTION/COURTYARD ELEVATION SOUTH



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BUILDING SECTIONS / ELEVATIONS

A10

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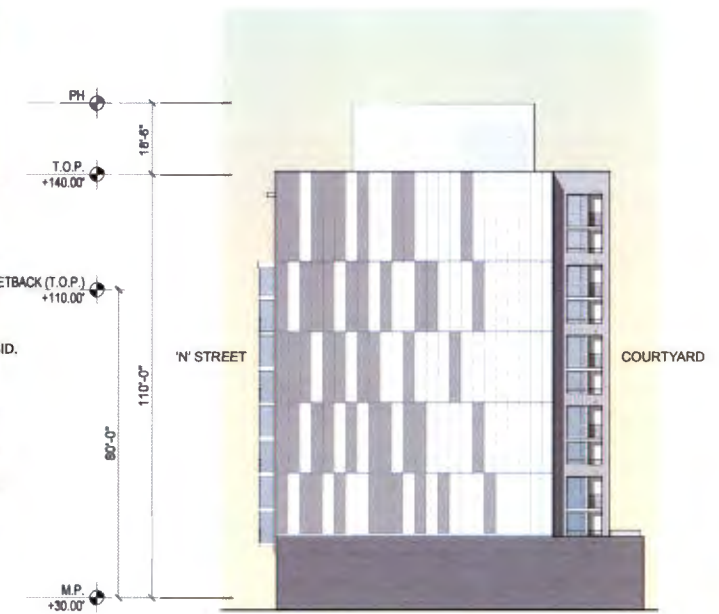
SECTION JJ



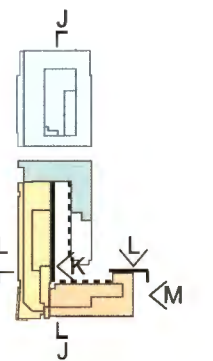
K- RESIDENTIAL 1 WEST (COURTYARD)



L-RESIDENTIAL 2 NORTH (COURTYARD SECTION)



M-RESIDENTIAL 2 EAST



**MONUMENT BALLPARK**  
**SQUARE 701, SE** WASHINGTON, DC.

BUILDING SECTION/ ELEVATIONS A11



METRO ENTRY PERSPECTIVE



HALF AND 'M' STREET PERSPECTIVE

# MONUMENT BALLPARK SQUARE 701, SE WASHINGTON, DC.

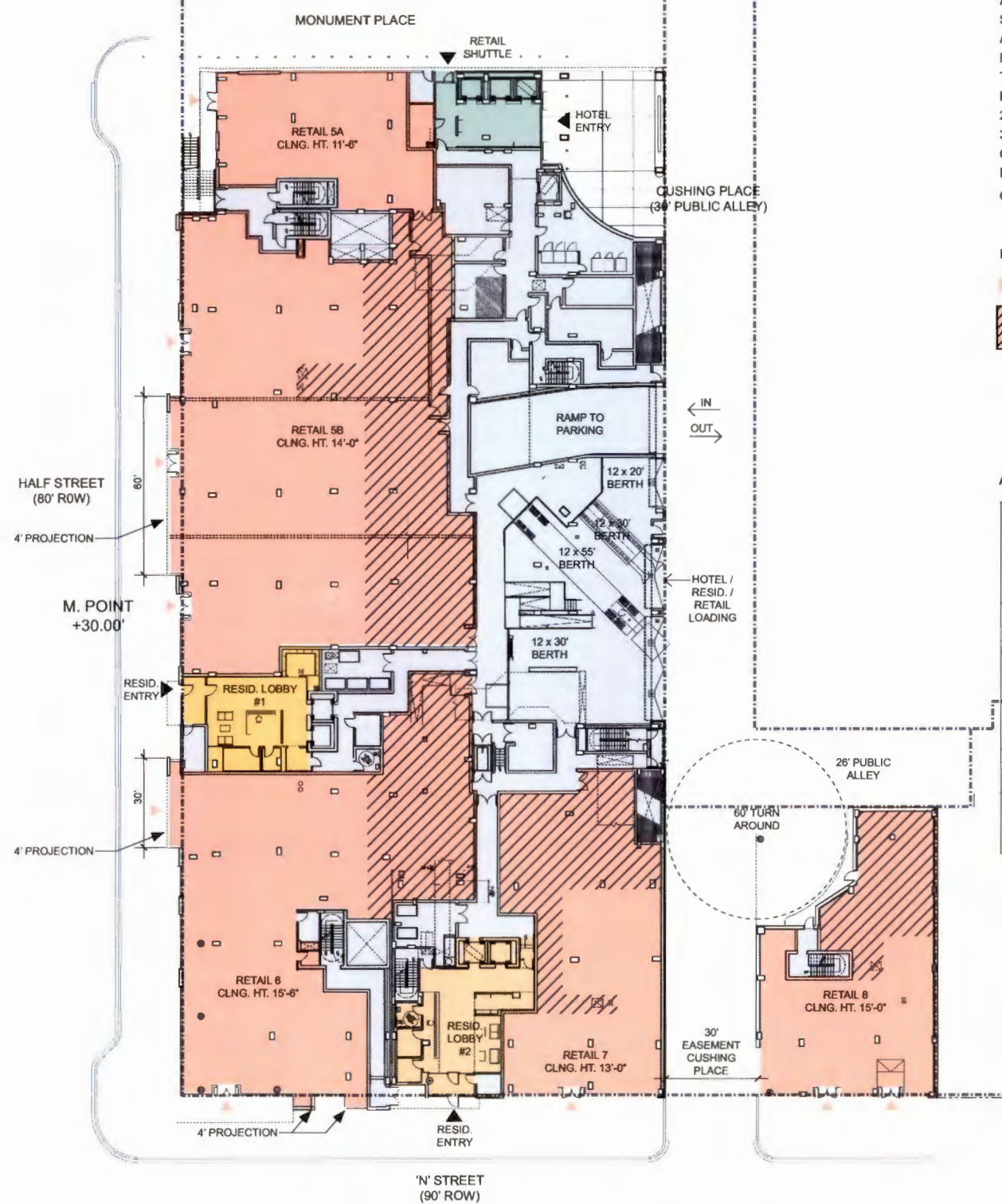
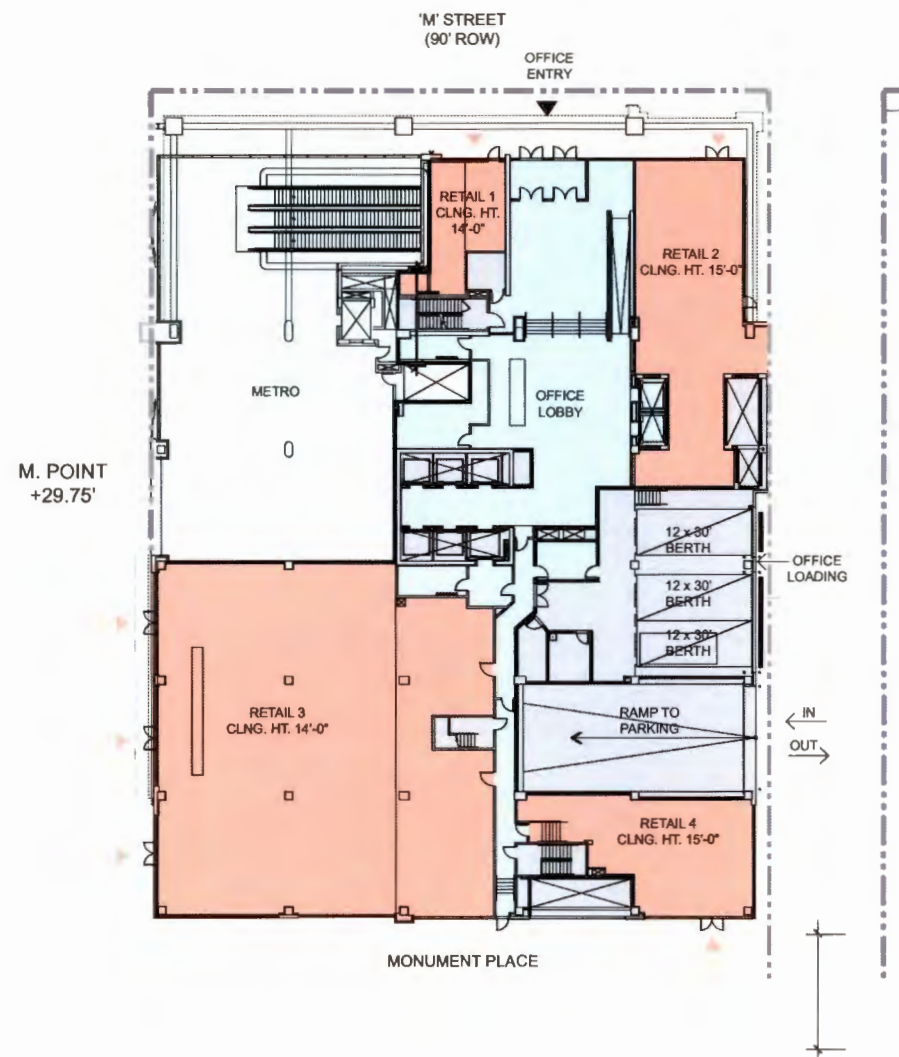
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HALF STREET METRO EXTERIOR

A12

Gensler 585

dcs architects



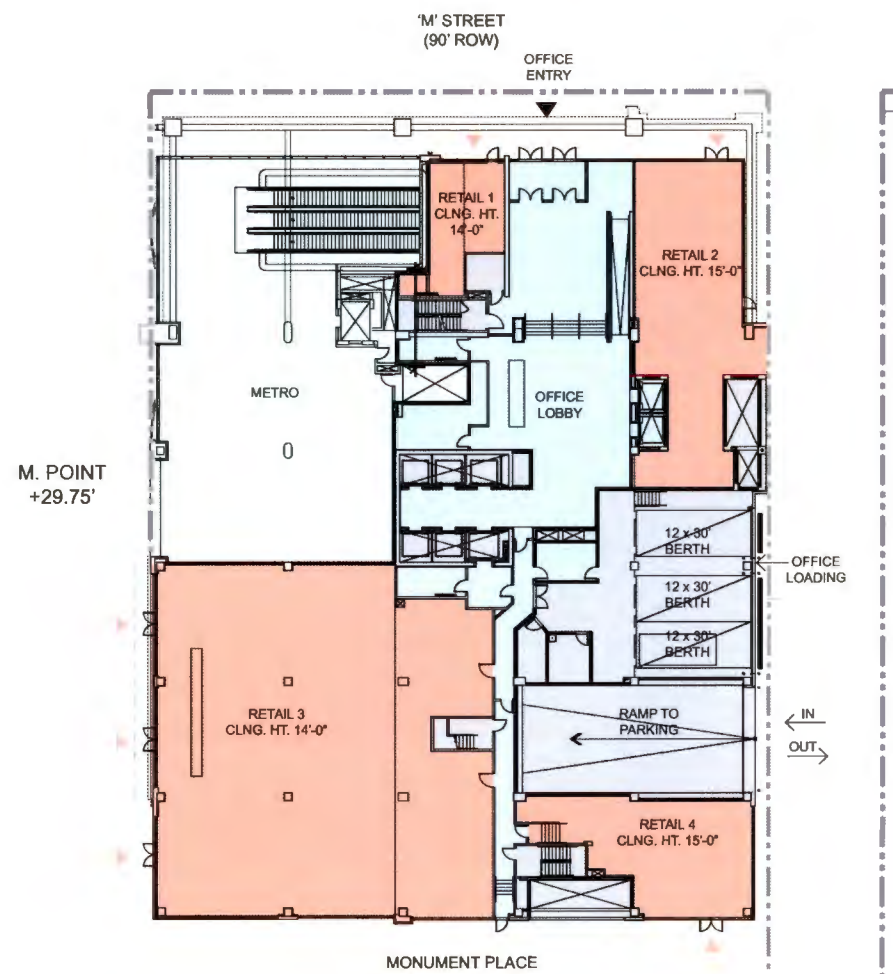
- NOTES:**
1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUTS IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY. REFER TO ROOF PLAN A1 FOR OVERALL BUILDING DIMENSIONS.
  2. REFER TO SHEETS L1 THRU L5 FOR STREETSCAPE.
  3. OCCUPIABLE RETAIL PROJECTIONS SHOWN ARE SUBJECT TO APPROVAL OF GOVERNING DC AUTHORITIES. PLAN ON SHEET A13A WITHOUT THE PROJECTIONS WOULD BE BUILT IF APPROVAL FOR PROJECTIONS IS NOT GRANTED.

- LEGEND:**
- RETAIL ENTRANCE
  - 11'-0" CEILING HEIGHT ZONE (BACK OF HOUSE AND SERVICE). NOT TO EXCEED 25% OF TOTAL RETAIL.

**AVERAGE CEILING HEIGHT OF RETAIL SPACE CALCULATION:**

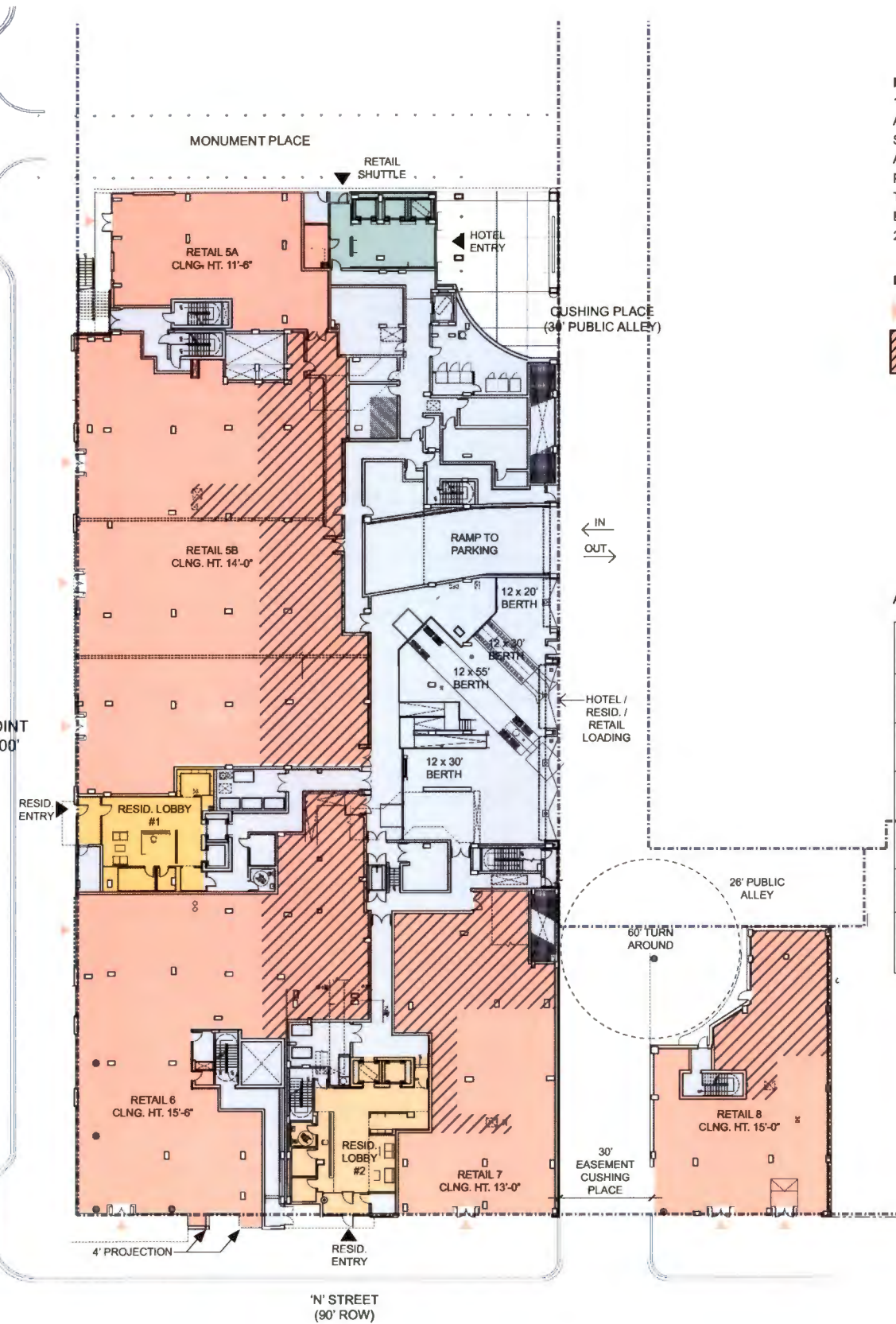
|                                                                              | SF        | %      |
|------------------------------------------------------------------------------|-----------|--------|
| TOTAL RETAIL AREA AT 11'-6"                                                  | 2,732 SF  | 5.33%  |
| TOTAL RETAIL AREA AT 13'                                                     | 5,143 SF  | 10.04% |
| TOTAL RETAIL AREA AT 14'                                                     | 26,473 SF | 51.69% |
| TOTAL RETAIL AREA AT 15' OR ABOVE                                            | 16,676 SF | 32.56% |
| TOTAL RETAIL AREA                                                            | 51,212 SF |        |
| AVERAGE RETAIL SPACE CEILING HEIGHT (EXCLUDING SERVICE & BACK OF HOUSE ZONE) | 14'-2"    |        |

**MONUMENT BALLPARK  
SQUARE 701, SE** WASHINGTON, DC.



HALF STREET  
(80' ROW)

M. POINT  
+30.00'



**NOTES:**  
1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUTS IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY. REFER TO ROOF PLAN A1 FOR OVERALL BUILDING DIMENSIONS.  
2. REFER TO SHEETS L1 THRU L5 FOR STREETScape.

**LEGEND:**

- RETAIL ENTRANCE
- 11'-0" CEILING HEIGHT ZONE (BACK OF HOUSE AND SERVICE). NOT TO EXCEED 25% OF TOTAL RETAIL.

**AVERAGE CEILING HEIGHT OF RETAIL SPACE CALCULATION:**

|                                                                              | SF        | %     |
|------------------------------------------------------------------------------|-----------|-------|
| TOTAL RETAIL AREA AT 11'-6"                                                  | 2,732 SF  | 5.4%  |
| TOTAL RETAIL AREA AT 13'                                                     | 5,143 SF  | 10.1% |
| TOTAL RETAIL AREA AT 14'                                                     | 26,473 SF | 51.9% |
| TOTAL RETAIL AREA AT 15' OR ABOVE                                            | 16,676 SF | 32.7% |
| TOTAL RETAIL AREA                                                            | 51,029 SF |       |
| AVERAGE RETAIL SPACE CEILING HEIGHT (EXCLUDING SERVICE & BACK OF HOUSE ZONE) | 14'-2"    |       |

# MONUMENT BALLPARK SQUARE 701, SE WASHINGTON, DC.

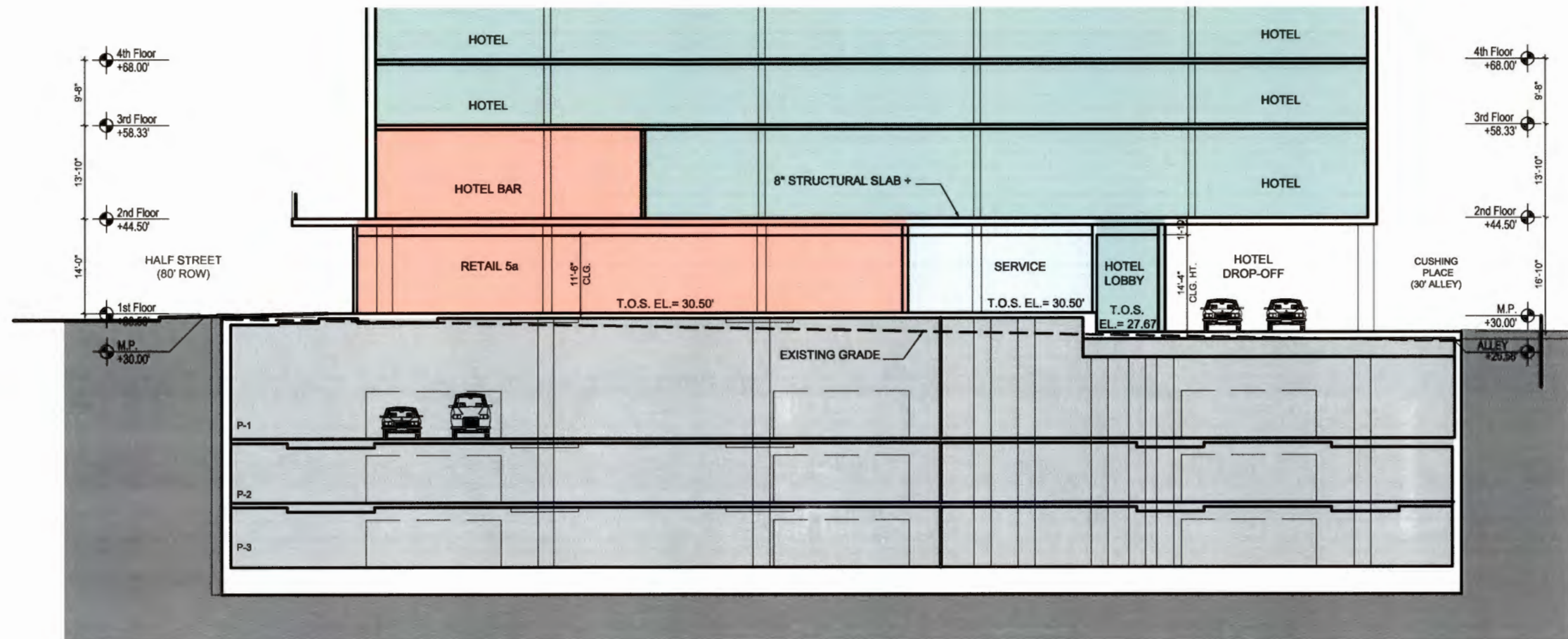


# MONUMENT BALLPARK SQUARE 701, SE WASHINGTON, DC.

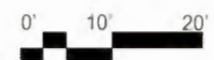
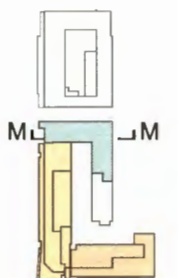
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HALF STREET RETAIL ELEVATION

A14



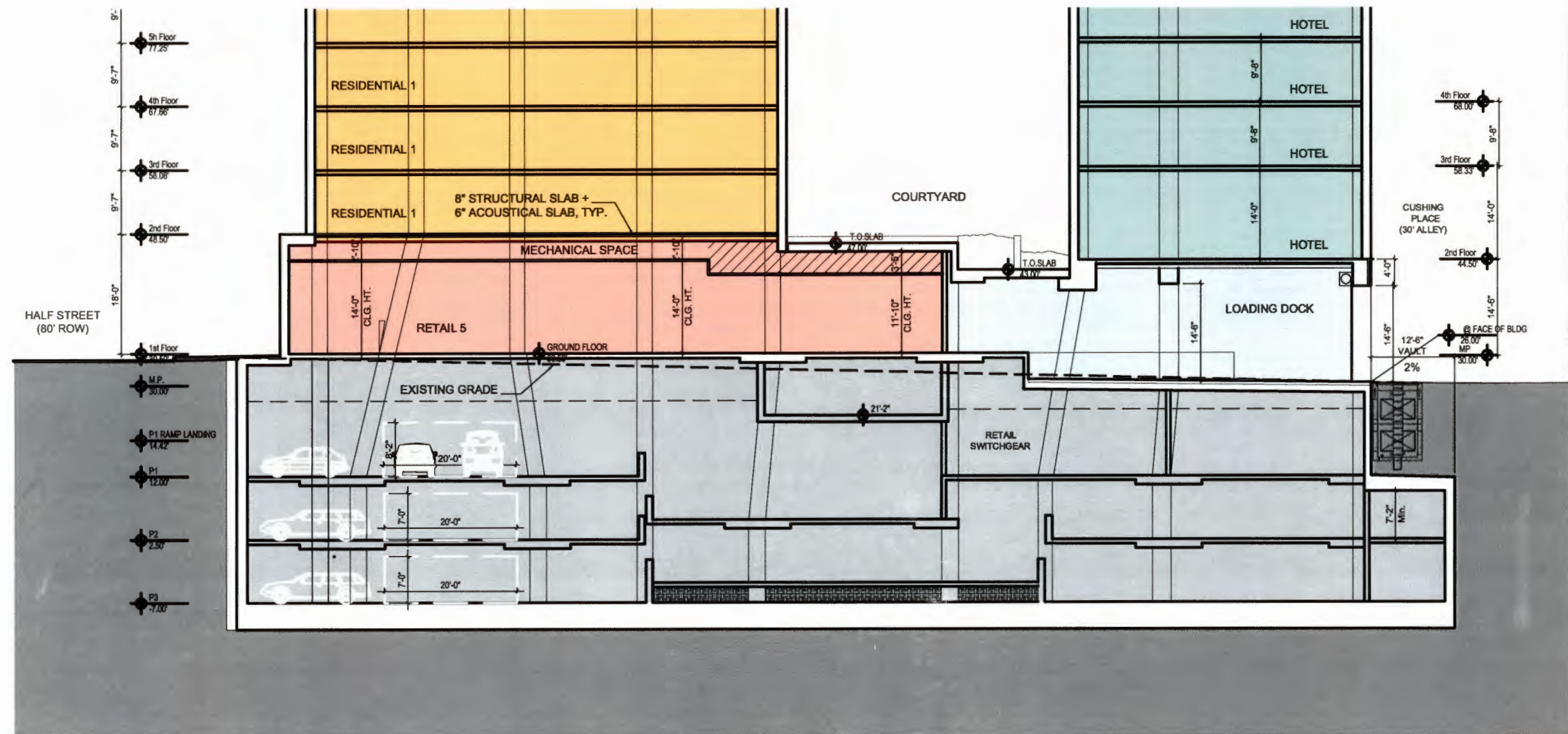
SECTION MM



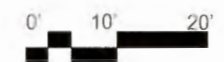
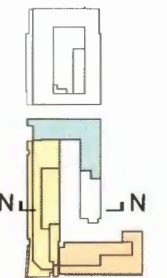
MONUMENT BALLPARK  
SQUARE 701, SE WASHINGTON, DC.

PARTIAL SECTION - RETAIL

A15



SECTION NN

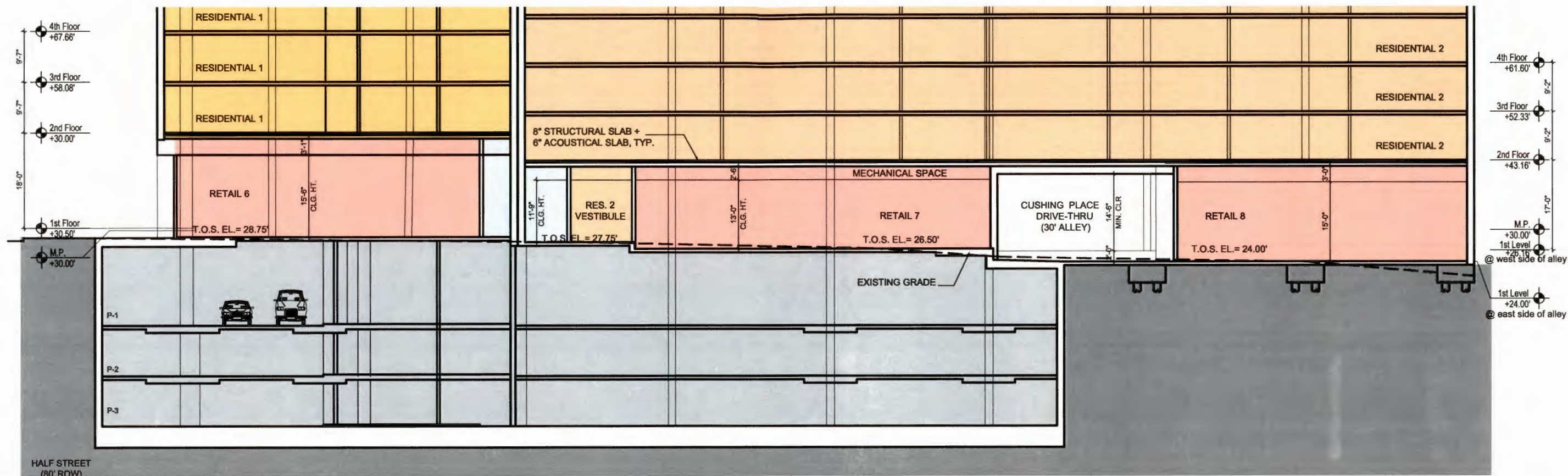


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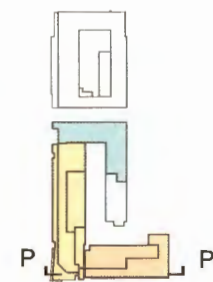
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PARTIAL SECTION - RETAIL A16

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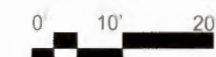


SECTION PP



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PARTIAL SECTION - RETAIL

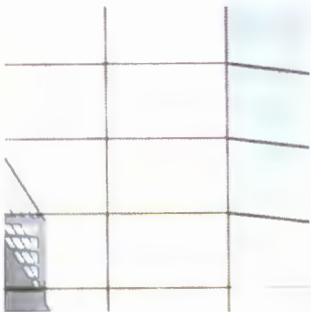
A17

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RETAIL BASE PALETTE



Terracotta



White Metal Panels



Flush Wood Panels



Silver Metal Panels



Stone Cladding



Glazed Ceramic Tile



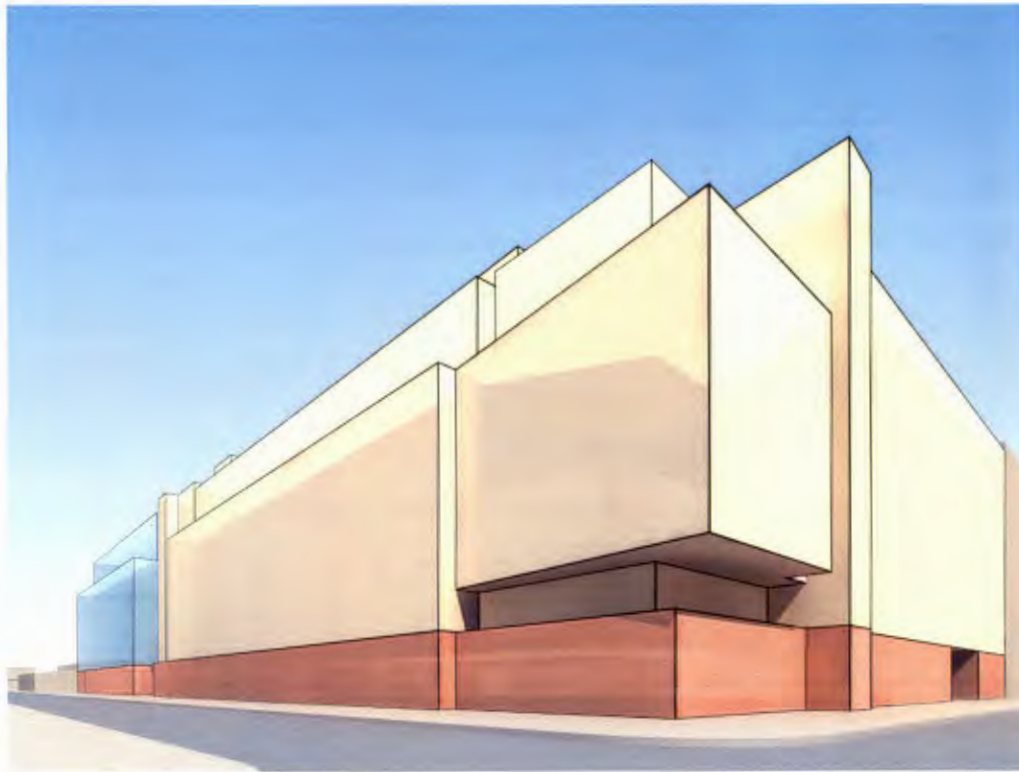
Clear Tempered Glass



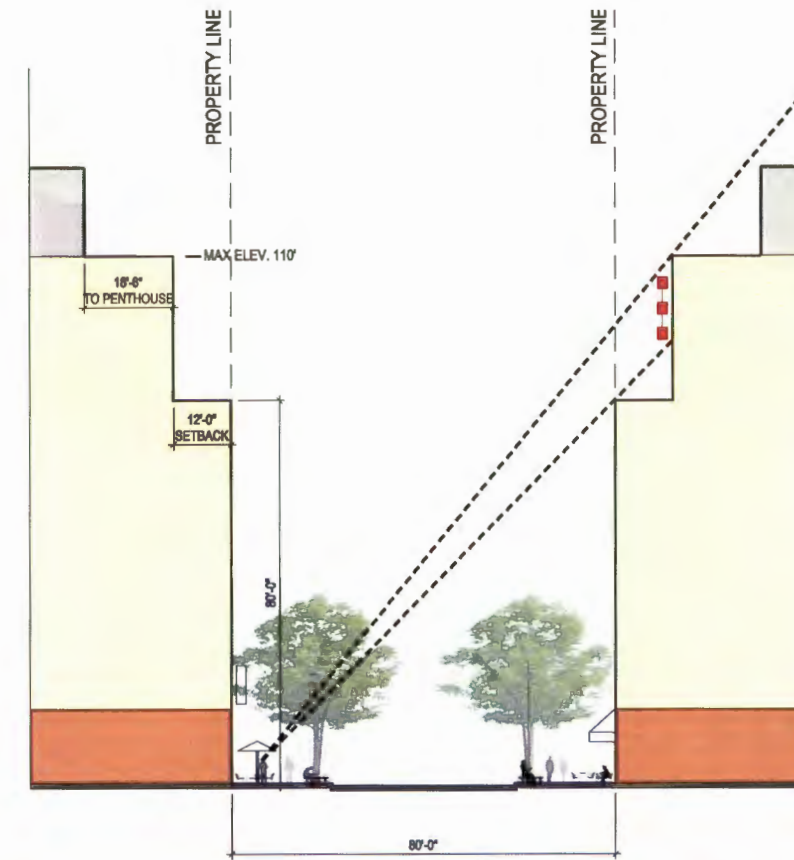
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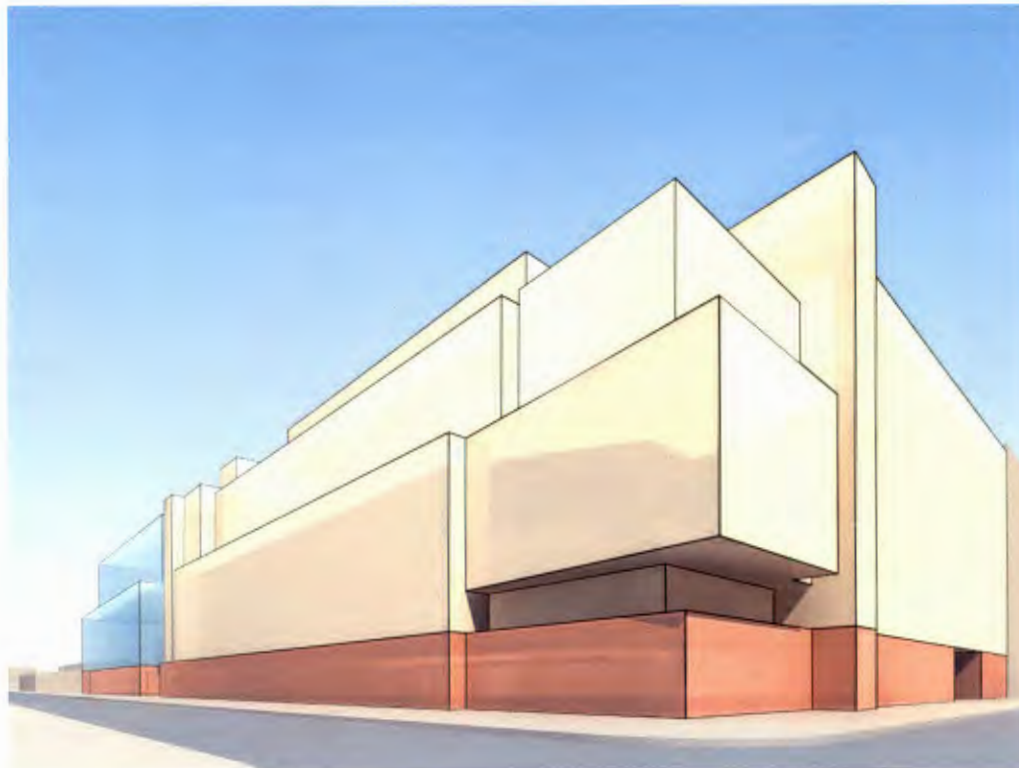
RETAIL MATERIALS A18



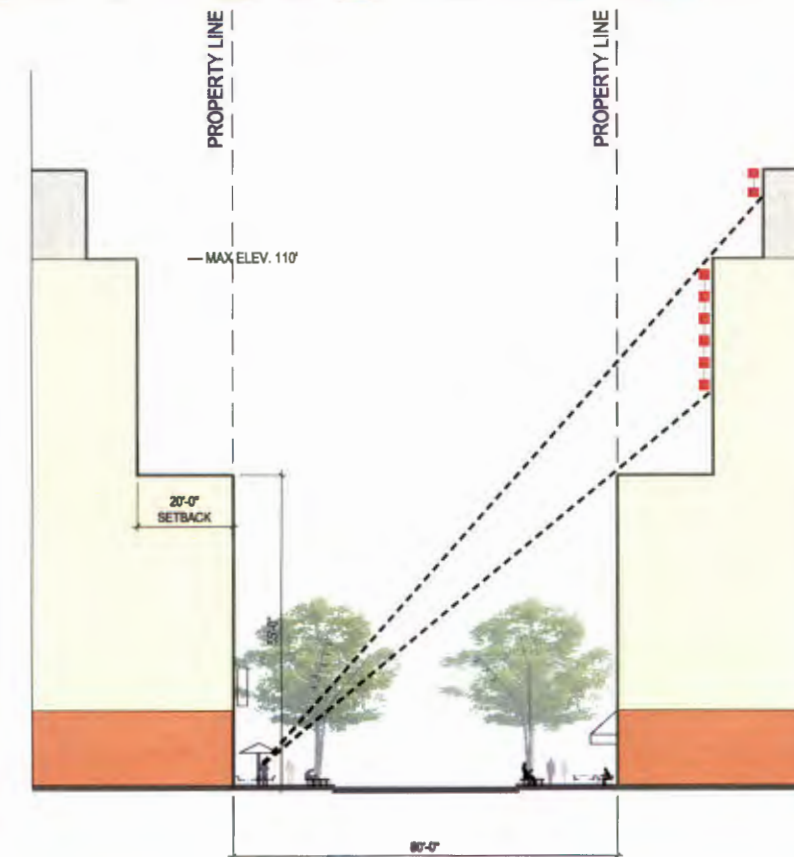
PROPOSED MASSING - 12'-0" SETBACK



HALF STREET SECTION



COMPARATIVE MASSING WITH 20' SETBACK

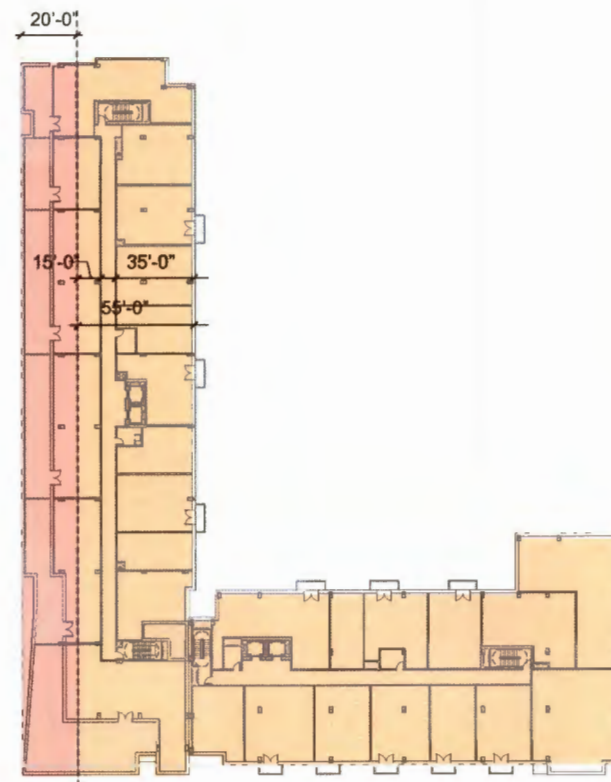


HALF STREET SECTION

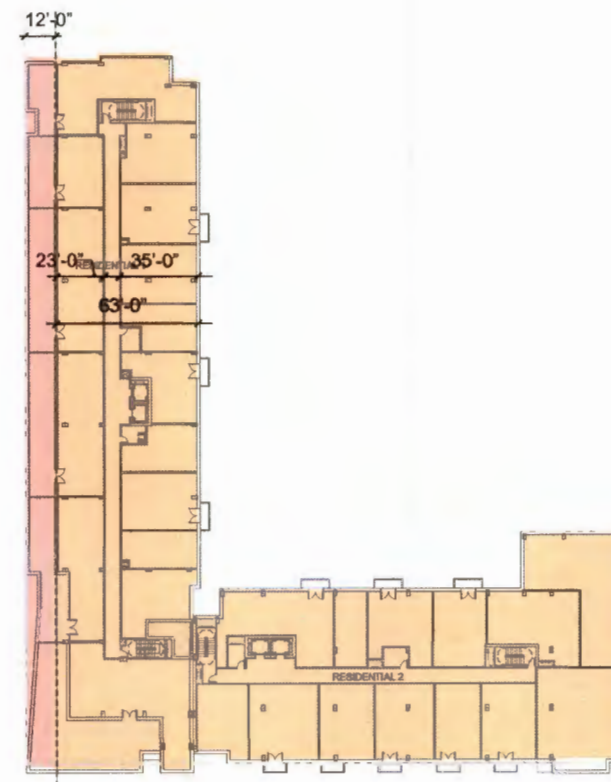
**MONUMENT BALLPARK**  
**SQUARE 701, SE** WASHINGTON, DC.



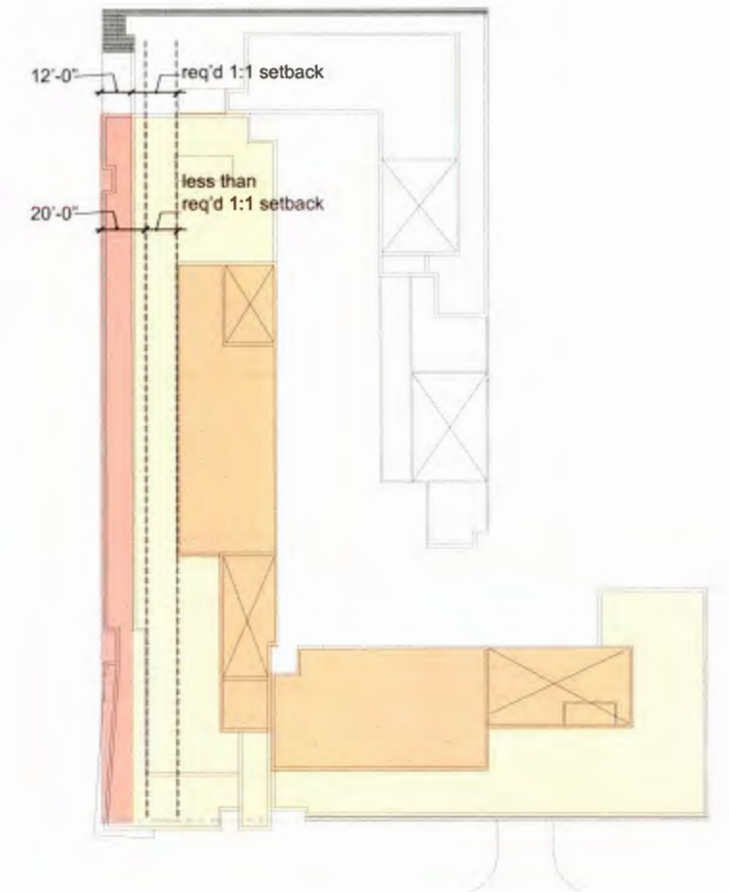
75' Residential Bar  
TYPICAL FLOOR



20' Setback  
UPPER FLOOR



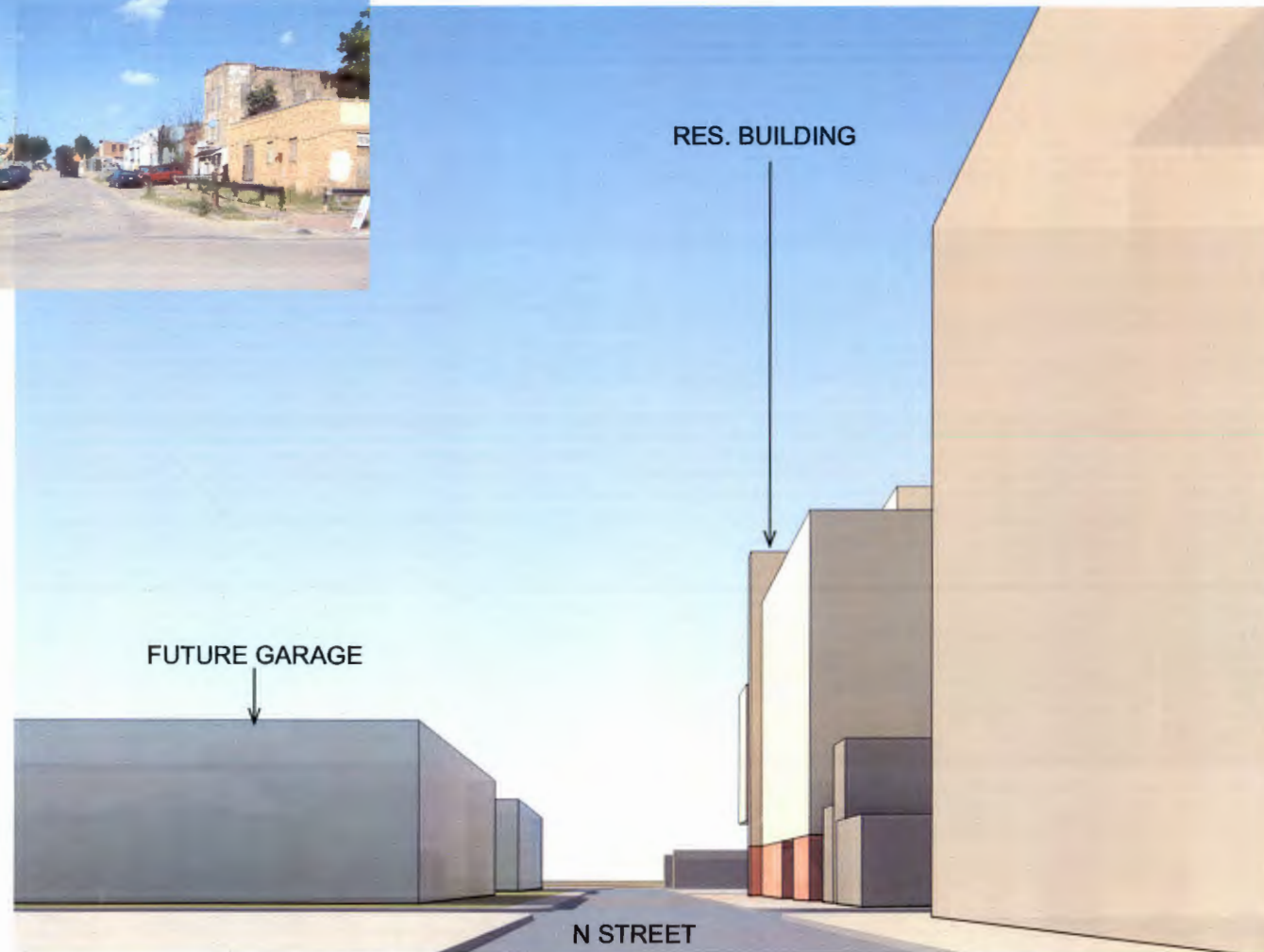
12' Setback  
UPPER FLOOR



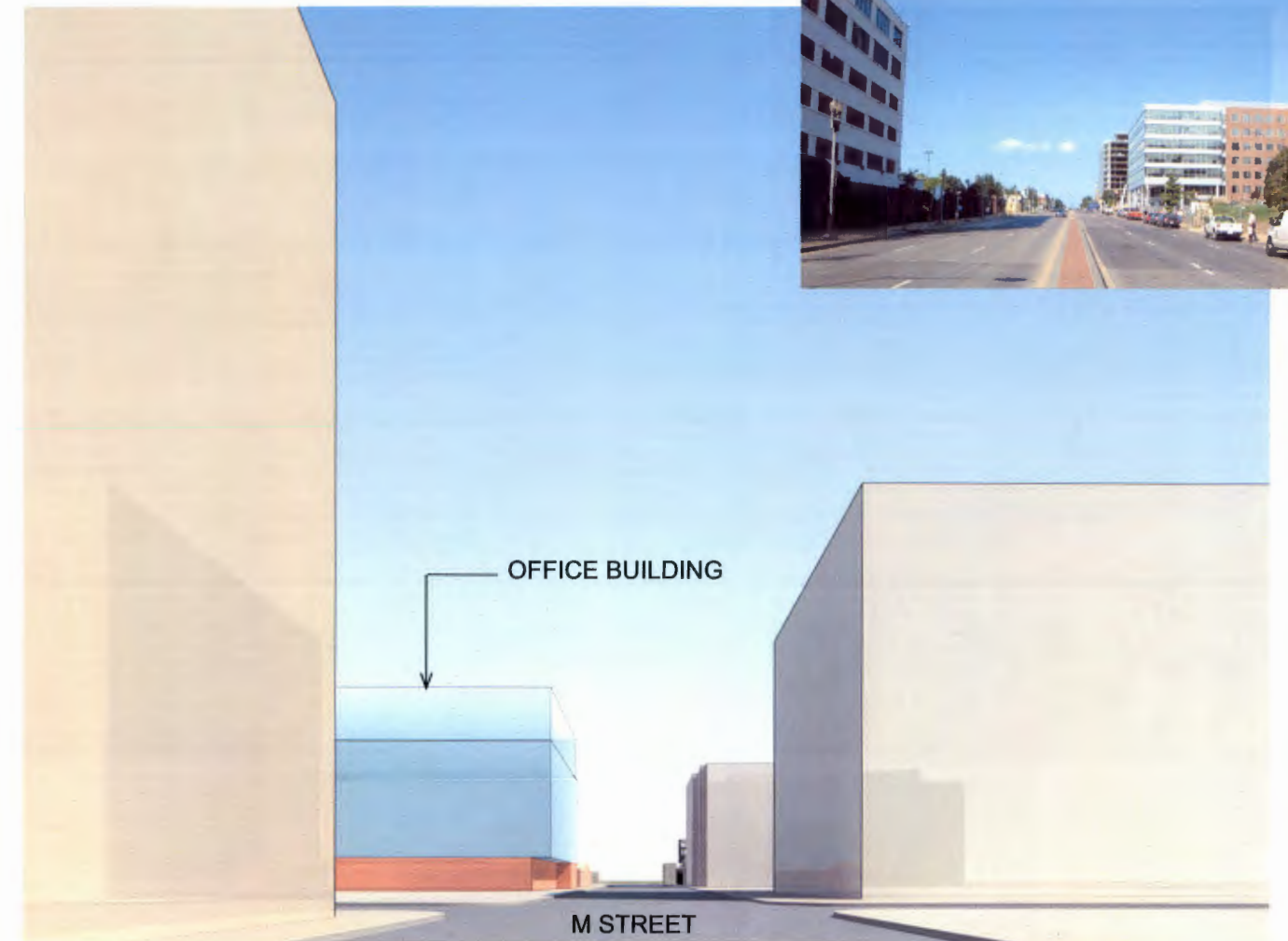
18'-6" Setback  
PENTHOUSE

Impact of Typical Upper Floor Setback on Residential Bar

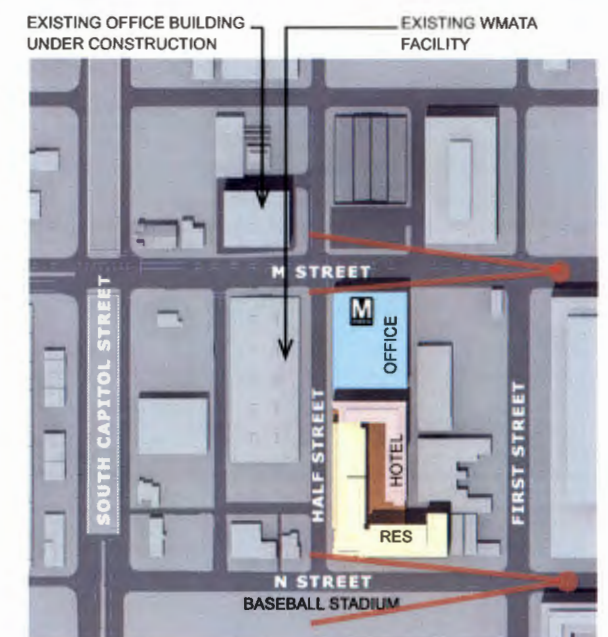
Impact of Penthouse Setback on Residential Bar



VIEW WEST OF N STREET



VIEW WEST OF M STREET TOWARDS CAPITOL STREET



KEY PLAN

# MONUMENT BALLPARK SQUARE 701, SE WASHINGTON, DC.

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VIEW ANALYSIS V4

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BUILDING 1

BUILDING 2

OFFICE

HOTEL

RESIDENTIAL 1

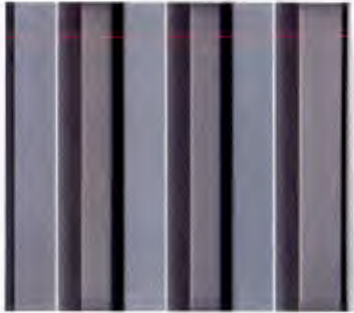
RESIDENTIAL 2

METAL PANELS:

MTL-1



MTL-2



TERRACOTTA:

TC-1



POTENTIAL FRIT PATTERN:

PATTERN 2

PATTERN 1

METAL PANELS:

MTL-1



MTL-3



GLASS RAIL:



PRODEMA WOOD PANELS:



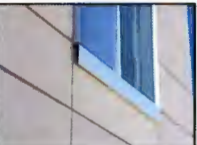
CMU BLOCKS:

SPLIT FACE



TERRACOTTA:

TC-1



GLASS RAIL:



METAL PANELS:

MTL-1



MTL-2



MTL-3



CMU BLOCKS:

SPLIT FACE



TERRACOTTA:

TC-2



GLASS RAIL:



METAL PANELS:

MTL-1



MTL-2



MTL-3



CMU BLOCKS:

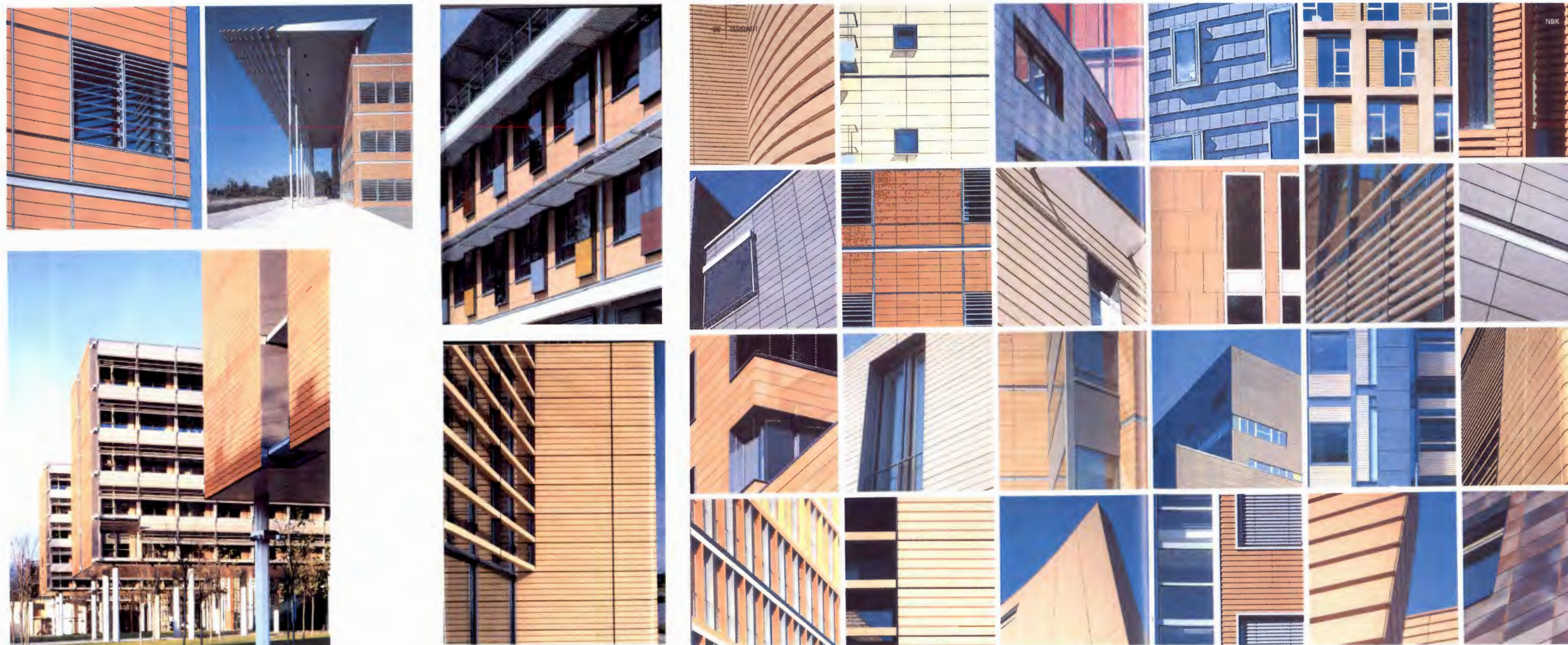
SPLIT FACE



MONUMENT BALLPARK  
SQUARE 701, SE WASHINGTON, DC.

PROPOSED BUILDING MATERIALS

M1



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PROPOSED BUILDING MATERIALS / TERRACOTTA

M2

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