

G

Board Of Zoning Adjustment SUBMITTAL SET

November 5, 2008

INDEX OF DRAWINGS:

- S1 SITE PHOTOS
- S2 EXISTING CONDITIONS & ZONING PLAN
- 01-A P2 PARKING GARAGE PLAN (option A)
- 01-B P2 PARKING GARAGE PLAN (option B)
- 02-A P1 PARKING GARAGE PLAN (option A)
- 02-B P1 PARKING GARAGE PLAN (option B)
- 03-A 1ST FLOOR PLAN (option A)
- 03-B 1ST FLOOR PLAN (option B)
- 04 2ND FLOOR PLAN
- 05 3RD FLOOR PLAN
- 06 4TH TO 5TH FLOOR PLAN
- 07 6TH TO 7TH FLOOR PLAN
- 08 8TH FLOOR PLAN
- 09 9TH FLOOR PLAN
- 10 ROOF & CONTEXT PLAN
- 11 SCHEMATIC SECTION
- 12 STREETSCAPE PLAN
- 13 AXONOMETRIC VIEW
- 14 AERIAL VIEW
- 15 AERIAL VIEW
- 16 14TH & U STREET ELEVATIONS
- 17 NORTH ELEVATION
- 18 EAST ELEVATION
- 19 SOUTH ELEVATION
- 20 WEST ELEVATION
- 21 PERSPECTIVE VIEW
- 22 PERSPECTIVE VIEW
- 23 ENLARGED ELEVATIONS
- 24 ENLARGED ELEVATIONS

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17831

EXHIBIT NO. 28



14TH & U STREETS • WASHINGTON, D.C.

DEVELOPER:

GEORGETOWN STRATEGIC CAPITAL
3233 P STREET NW, WASHINGTON DC 20007 (202) 333-4522

ARCHITECT:

ERIC COLBERT & ASSOCIATES ARCHITECTS
717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800



1 14th & U street view

3 U street looking East

2 14th street view looking North

November 5, 2008

14th & U Streets • WASHINGTON, D.C.

GEORGETOWN STRATEGIC CAPITAL
3233 P STREET NW, WASHINGTON DC 20007 (202) 333-4522

ERIC COLBERT & ASSOCIATES ARCHITECTS
717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

S1

R-5-B

EXISTING 2-ST. ALLEY
BLDG (HISTORIC)

EXISTING 4-STORY STORAGE
BLDG (HISTORIC)

ALLEY ("TRETOWAY") 30'

EXISTING 3.5-ST. APT.
BLDG (HISTORIC)

EXISTING 1-ST. COMM. BLDG
(HISTORIC POST OFFICE)

EXISTING
PARKING LOT

EXISTING
PARKING
LOT

EXISTING
PARKING/SERVICE
AREA

EXISTING
2-STORY
HISTORICALLY-
CONTRIBUTING
BUILDINGS TO
REMAIN

ARTS/C-3-A

ARTS/C-R

NON-CONTRIBUTING BLDGS TO BE DEMO'ED

EL PARAISO
RESTAURANT BLDG
- HISTORICALLY-
CONTRIBUTING

PORTION OF SITE IN
ARTS/C-3-A ZONE =
16,763 SF
(INCLUDES EL PARAISO SITE BUT NOT
POST OFFICE SITE)

PORTION OF SITE IN
ARTS/C-R ZONE =
33,466 SF

14th STREET NW 110' r-o-w, 70' roadway

1

Existing Conditions & Zoning Plan

0 10 25 50 100



U STREET NW 90'
r-o-w, 55' (?) roadway

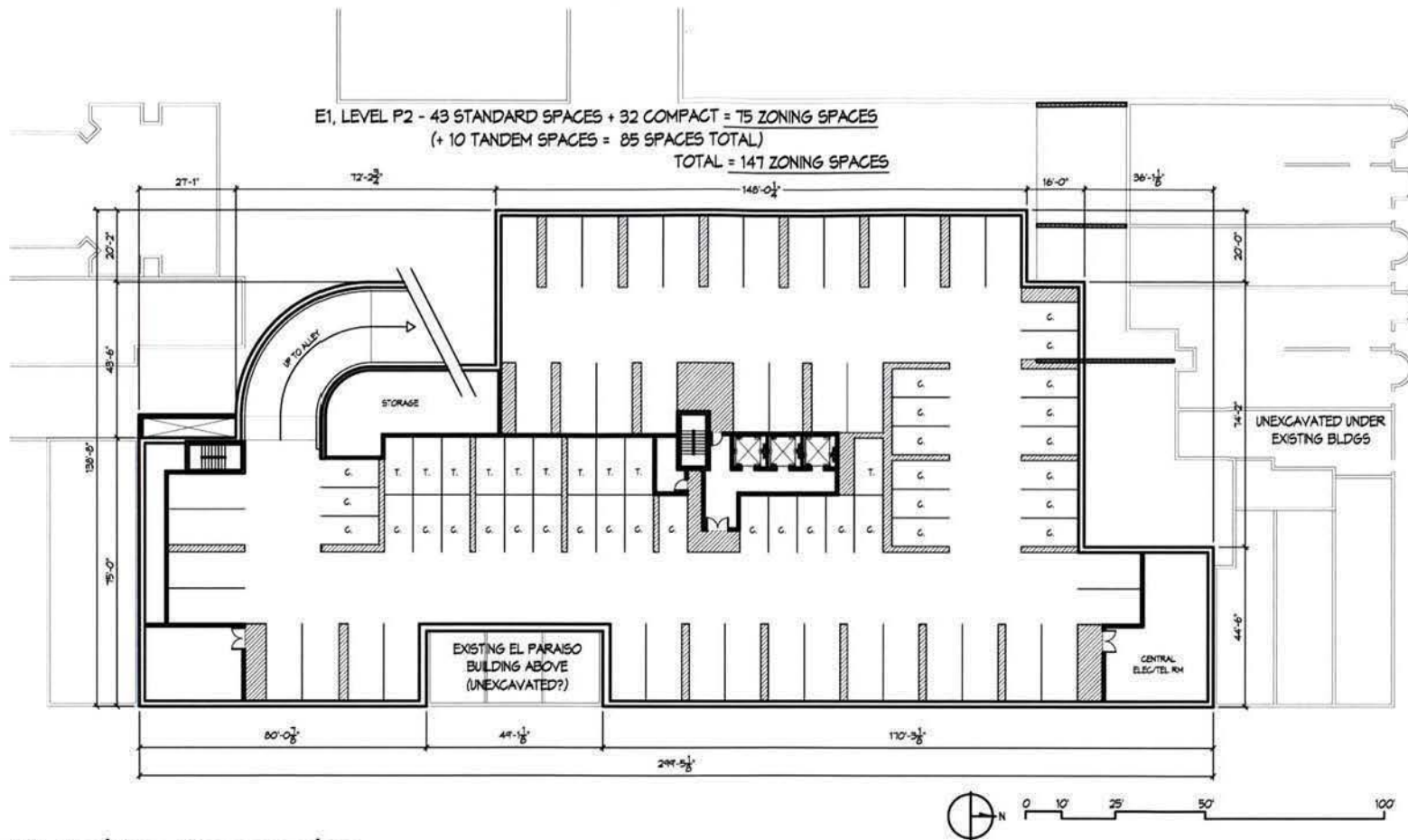
14th & U Streets WASHINGTON, D.C.

GEORGETOWN STRATEGIC CAPITAL
3323 P STREET NW, WASHINGTON DC 20007 (202) 333-4522

ERIC COLBERT & ASSOCIATES ARCHITECTS
717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

S2

This drawing and the design it depicts are the intellectual property of Eric Colbert & Associates, 717 5th Street NW, Washington, DC 20001 (202) 408-0227. It may not be copied or used without written permission. © 2007 Eric Colbert & Associates



1 P2 Parking Garage plan
 OPTION A

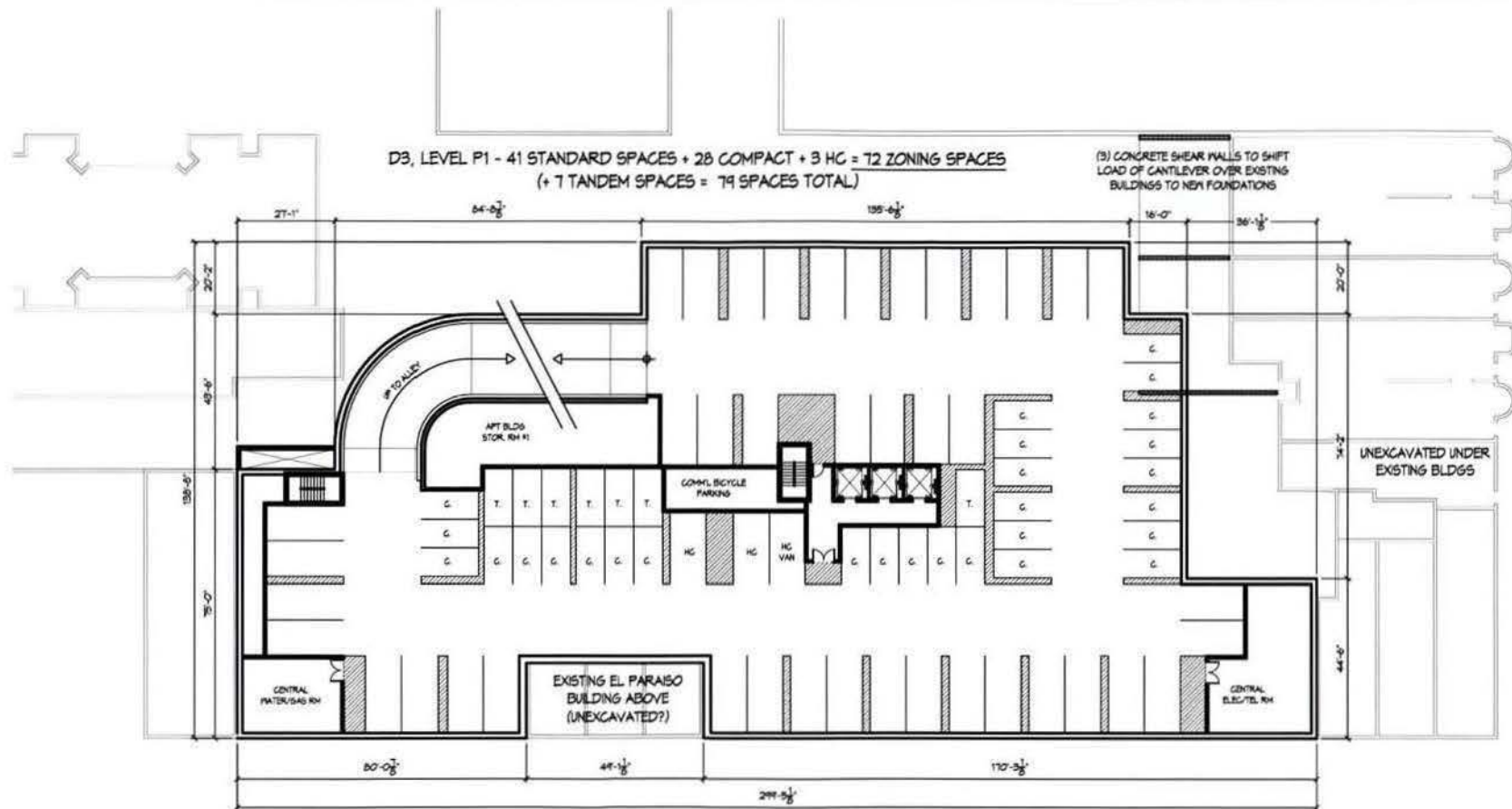
November 5, 2008

14th & U Streets WASHINGTON, D.C.

GEORGETOWN STRATEGIC CAPITAL
 3323 P STREET NW, WASHINGTON DC 20007 (202) 333-4522

ERIC COLBERT & ASSOCIATES ARCHITECTS
 717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

01-A



1 P1 Parking Garage plan
OPTION A



November 5, 2008

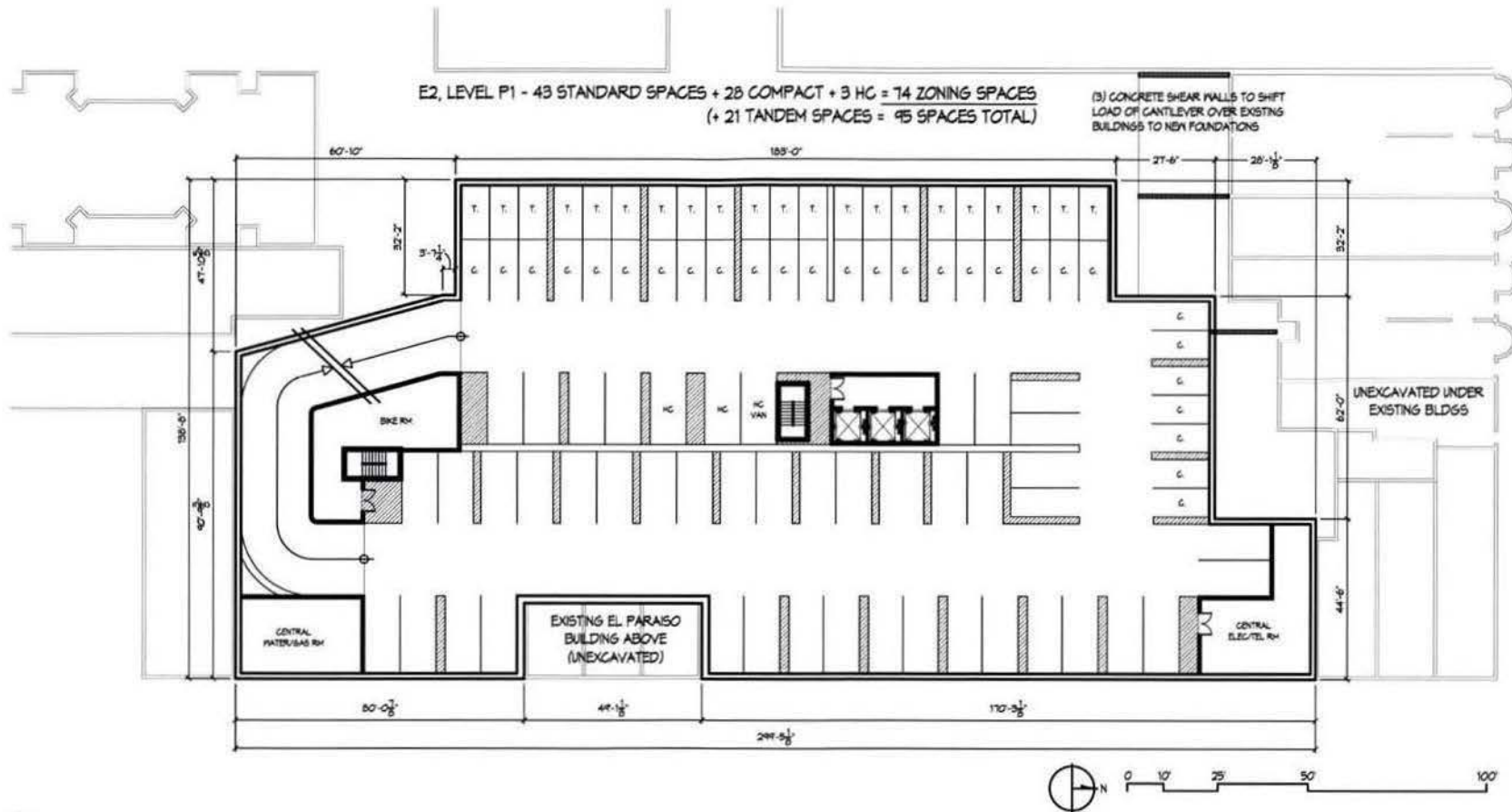
14th & U Streets WASHINGTON, D.C.

GEORGETOWN STRATEGIC CAPITAL
3323 P STREET NW, WASHINGTON DC 20007 (202) 333-4522

ERIC COLBERT & ASSOCIATES ARCHITECTS
717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

02-A

This drawing and the design it depicts are the intellectual property of Eric Colbert & Associates, 717 5th Street NW, Washington, DC 20001 (202) 408-0227. It may not be copied or used without written permission. © 2007 Eric Colbert & Associates



1 P1 Parking Garage plan
OPTION B

November 5, 2008

14th & U Streets WASHINGTON, D.C.

GEORGETOWN STRATEGIC CAPITAL
3323 P STREET NW, WASHINGTON DC 20007 (202) 333-4522

ERIC COLBERT & ASSOCIATES ARCHITECTS
717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

02-B

This drawing and the design it depicts are the intellectual property of Eric Colbert & Associates, 717 5th Street NW, Washington, DC 20001 (202) 408-0227. It may not be copied or used without written permission. c. 2007 Eric Colbert & Associates



14th & U Streets WASHINGTON, D.C.

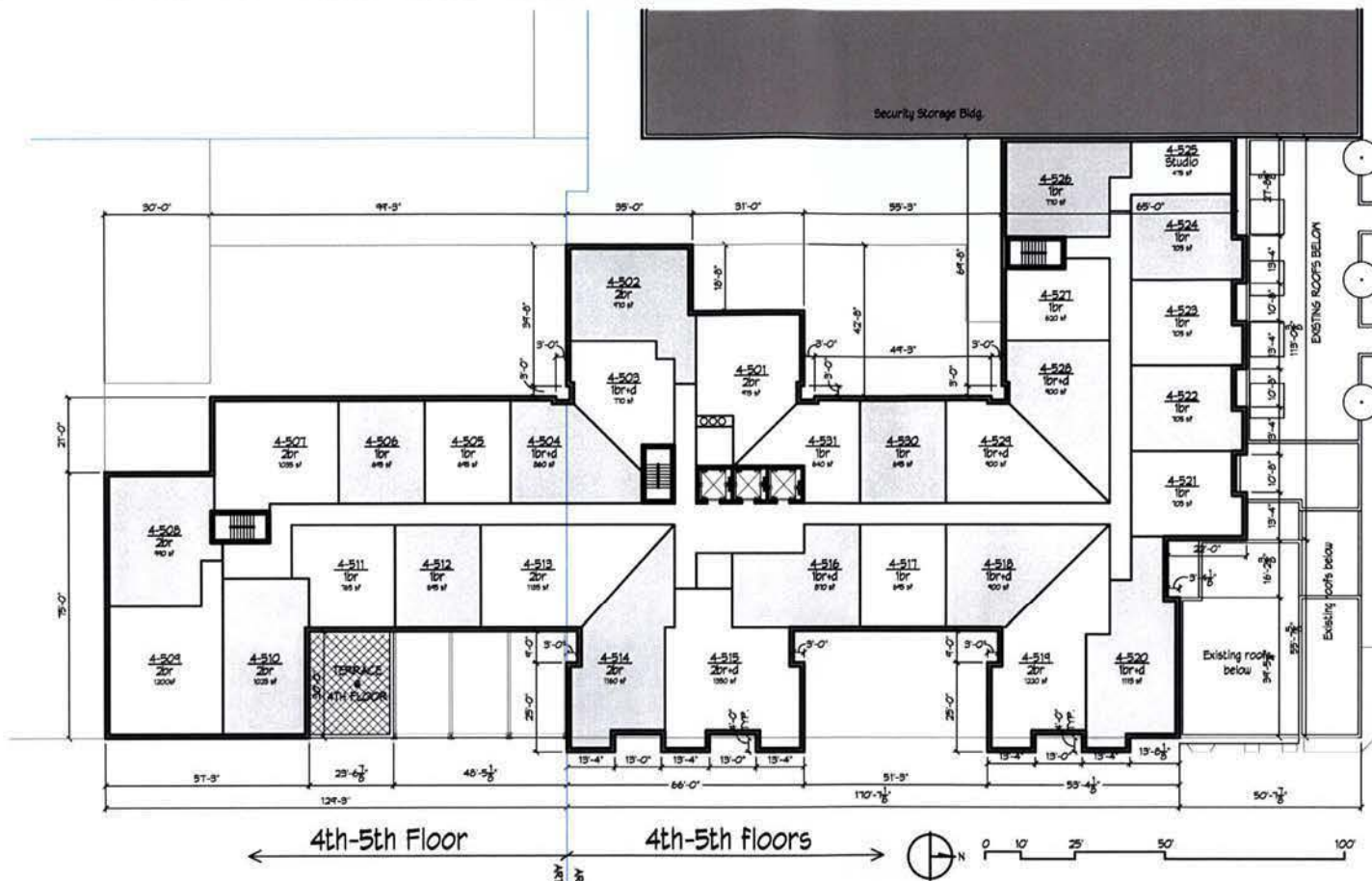
03-B

This drawing and the design it depicts are the intellectual property of Eric Colbert & Associates, 717 5th Street NW, Washington, DC 20001 (202) 408-0227. It may not be copied or used without written permission. © 2007 Eric Colbert & Associates



November 5, 2008

04



1 4th to 5th floor plan

THE INTERIOR CONFIGURATION OF THE UNITS SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE. NO ZONING RELIEF IS BEING SOUGHT RELATING TO THE SIZE, NUMBER AND COMPOSITION OF THE UNITS.

November 5, 2008

14th & U Streets

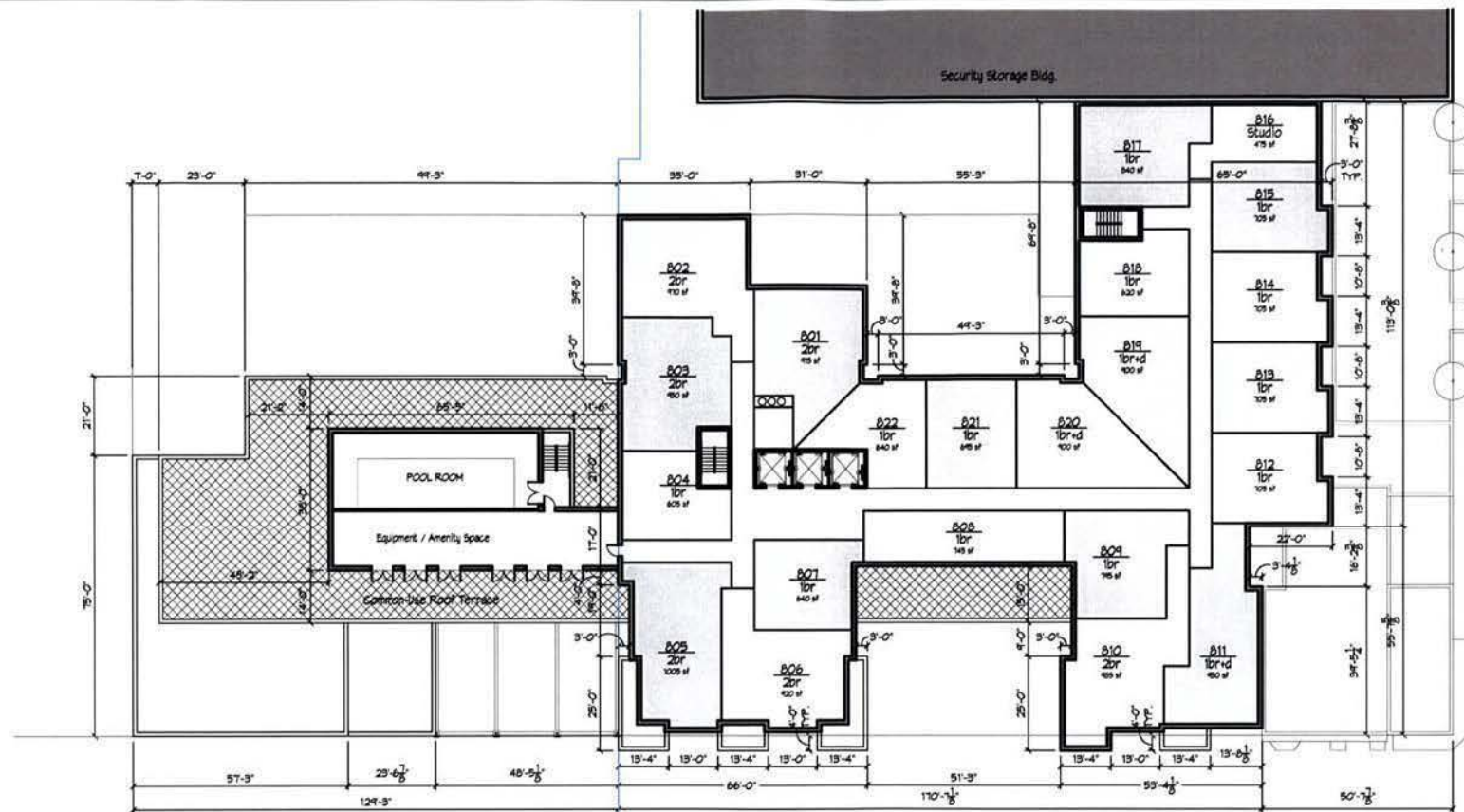
WASHINGTON, D.C.

GEORGETOWN STRATEGIC CAPITAL
3323 P STREET NW, WASHINGTON DC 20007 (202) 333-4522

ERIC COLBERT & ASSOCIATES ARCHITECTS
717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

06

This drawing and the design it depicts are the intellectual property of Eric Colbert & Associates, 717 5th Street NW, Washington, DC 20001 (202) 408-0227. It may not be copied or used without written permission. © 2007 Eric Colbert & Associates



Penthouse/8th Floor

8th Floors

1 8th floor

THE INTERIOR CONFIGURATION OF THE UNITS SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE. NO ZONING RELIEF IS BEING SOUGHT RELATING TO THE SIZE, NUMBER AND COMPOSITION OF THE UNITS.

November 5, 2008

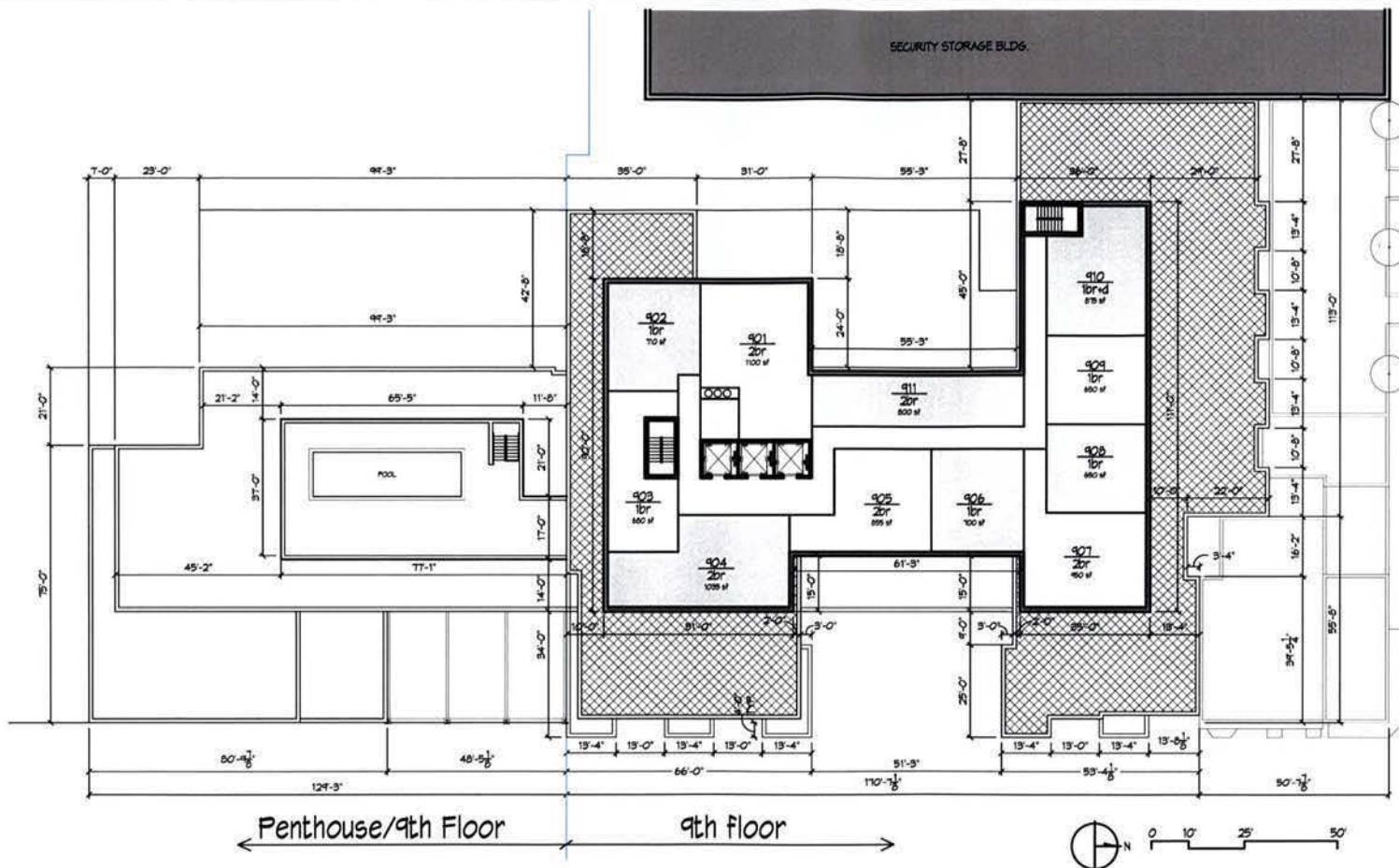
14th & U Streets WASHINGTON, D.C.

GEORGETOWN STRATEGIC CAPITAL
3323 P STREET NW, WASHINGTON DC 20007 (202) 333-4522

ERIC COLBERT & ASSOCIATES ARCHITECTS
717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

08

This drawing and the design it depicts are the intellectual property of Eric Colbert & Associates, 717 5th Street NW, Washington, DC 20001 (202) 408-0227. It may not be copied or used without written permission. © 2007 Eric Colbert & Associates



1 Penthouse roof plan @ C-3-A portion of site
9th floor @ C-R portion of site

THE INTERIOR CONFIGURATION OF THE UNITS SHOWN IS PRELIMINARY
AND SUBJECT TO CHANGE. NO ZONING RELIEF IS BEING SOUGHT
RELATING TO THE SIZE, NUMBER AND COMPOSITION OF THE UNITS.

November 5, 2008

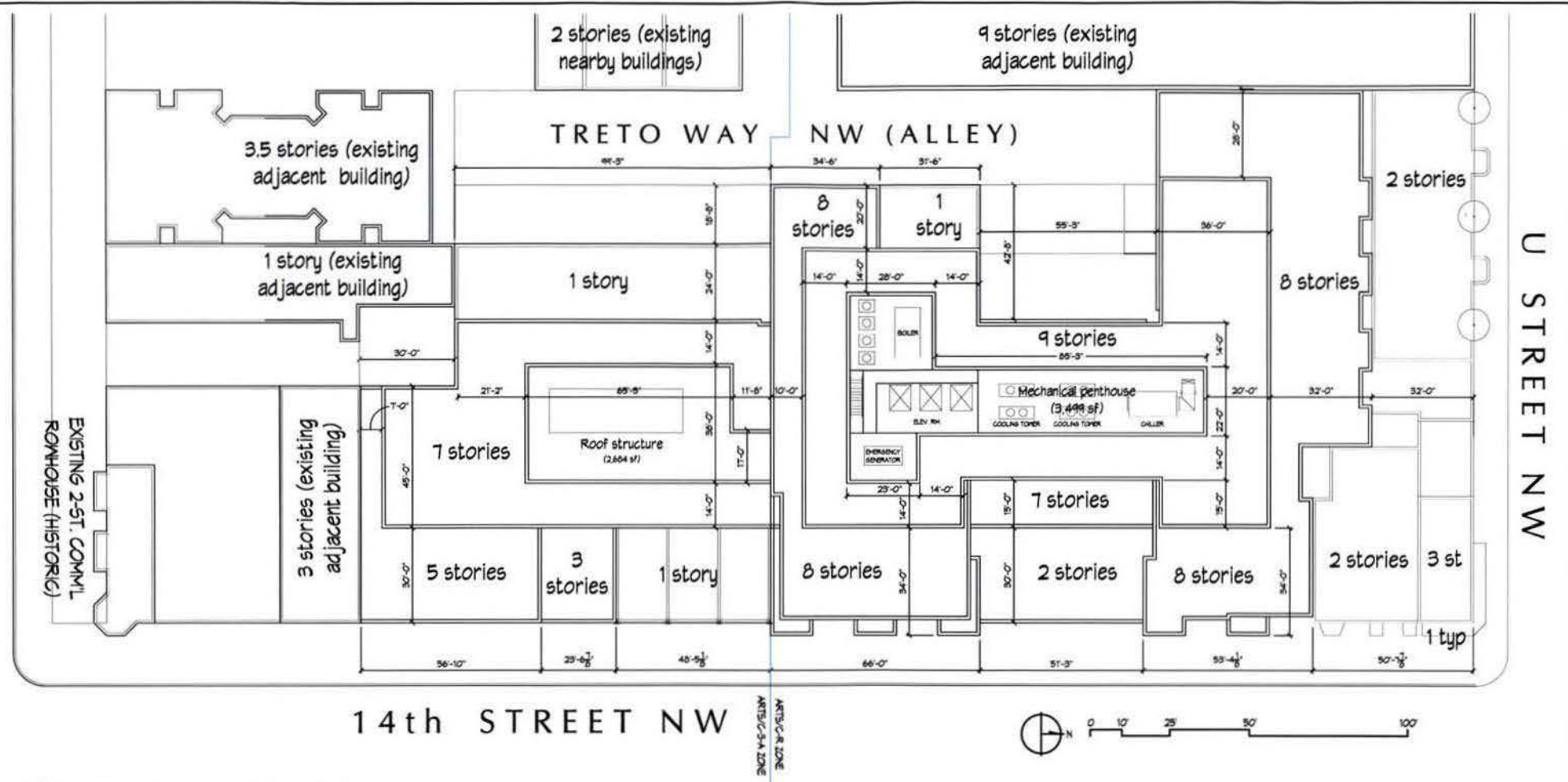
14th & U Streets WASHINGTON, D.C.

GEORGETOWN STRATEGIC CAPITAL
3323 P STREET NW, WASHINGTON DC 20007 (202) 333-4522

ERIC COLBERT & ASSOCIATES ARCHITECTS
717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

09

This drawing and the design it depicts are the intellectual property of Eric Colbert & Associates, 717 5th Street NW, Washington, DC 20001 (202) 408-0227. It may not be copied or used without written permission. © 2007 Eric Colbert & Associates



1 Penthouse / Roof plan

November 5, 2008

14th & U Streets WASHINGTON, D.C.

GEORGETOWN STRATEGIC CAPITAL
3323 P STREET NW, WASHINGTON DC 20007 (202) 333-4522

ERIC COLBERT & ASSOCIATES ARCHITECTS
717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

10

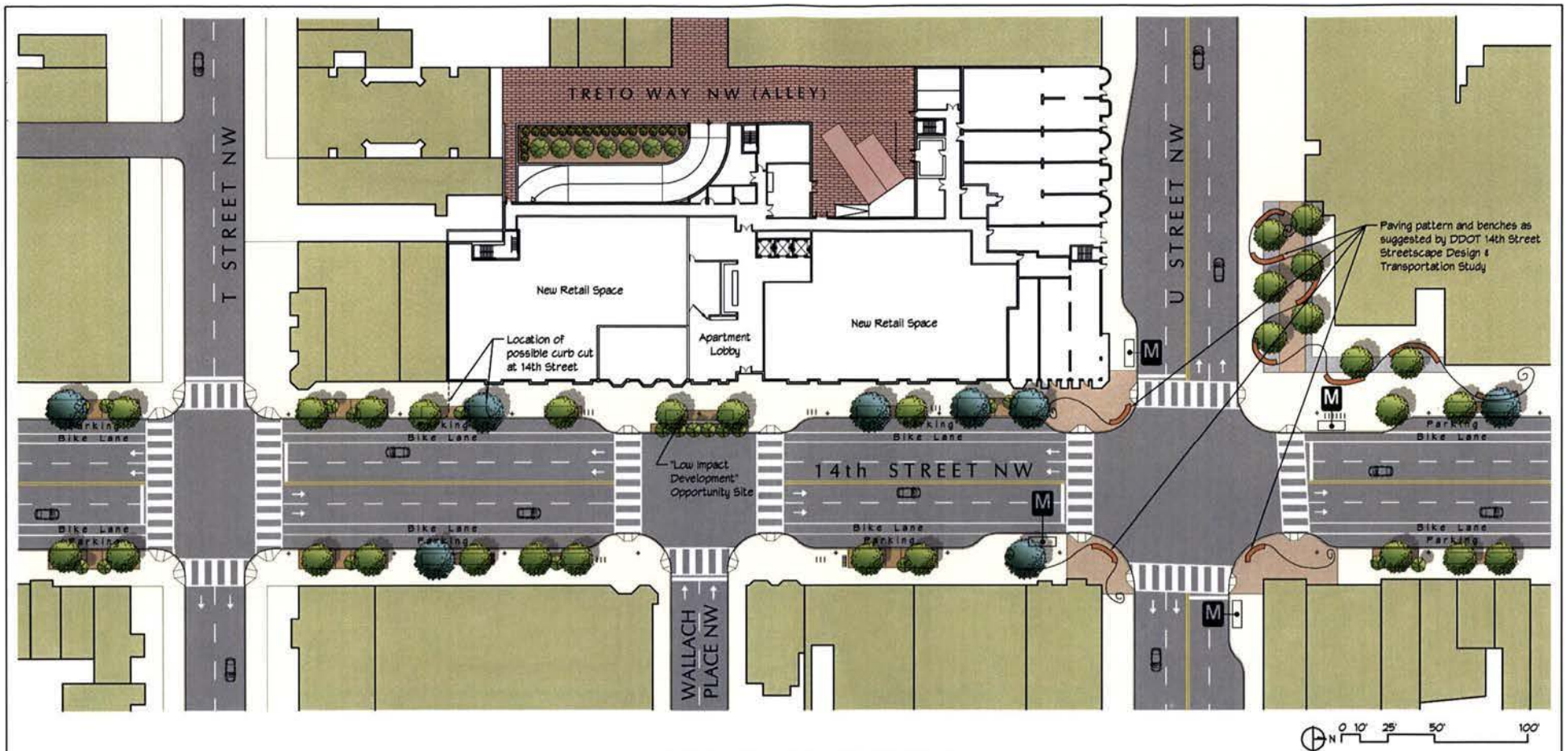
This drawing and the design it depicts are the intellectual property of Eric Colbert & Associates, 717 5th Street NW, Washington, DC 20001 (202) 408-0227. It may not be copied or used without written permission. © 2007 Eric Colbert & Associates



14th & U Streets WASHINGTON, D.C.

ERIC COLBERT & ASSOCIATES ARCHITECTS
717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

11



1 1st Floor / Streetscape Plan

KEY

(Note: This information is taken from the DDOT 14th Street Streetscape Design & Transportation Study)



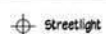
New Tree



Existing Tree



Bike Rack



Streetlight



MetroBus Stop

November 5, 2008

14th & U Streets • WASHINGTON, D.C.

GEORGETOWN STRATEGIC CAPITAL
3323 P STREET NW, WASHINGTON DC 20007 (202) 333-4522

ERIC COLBERT & ASSOCIATES ARCHITECTS
717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

12



November 5, 2008

14th & U Streets • WASHINGTON, D.C.

GEORGETOWN STRATEGIC CAPITAL

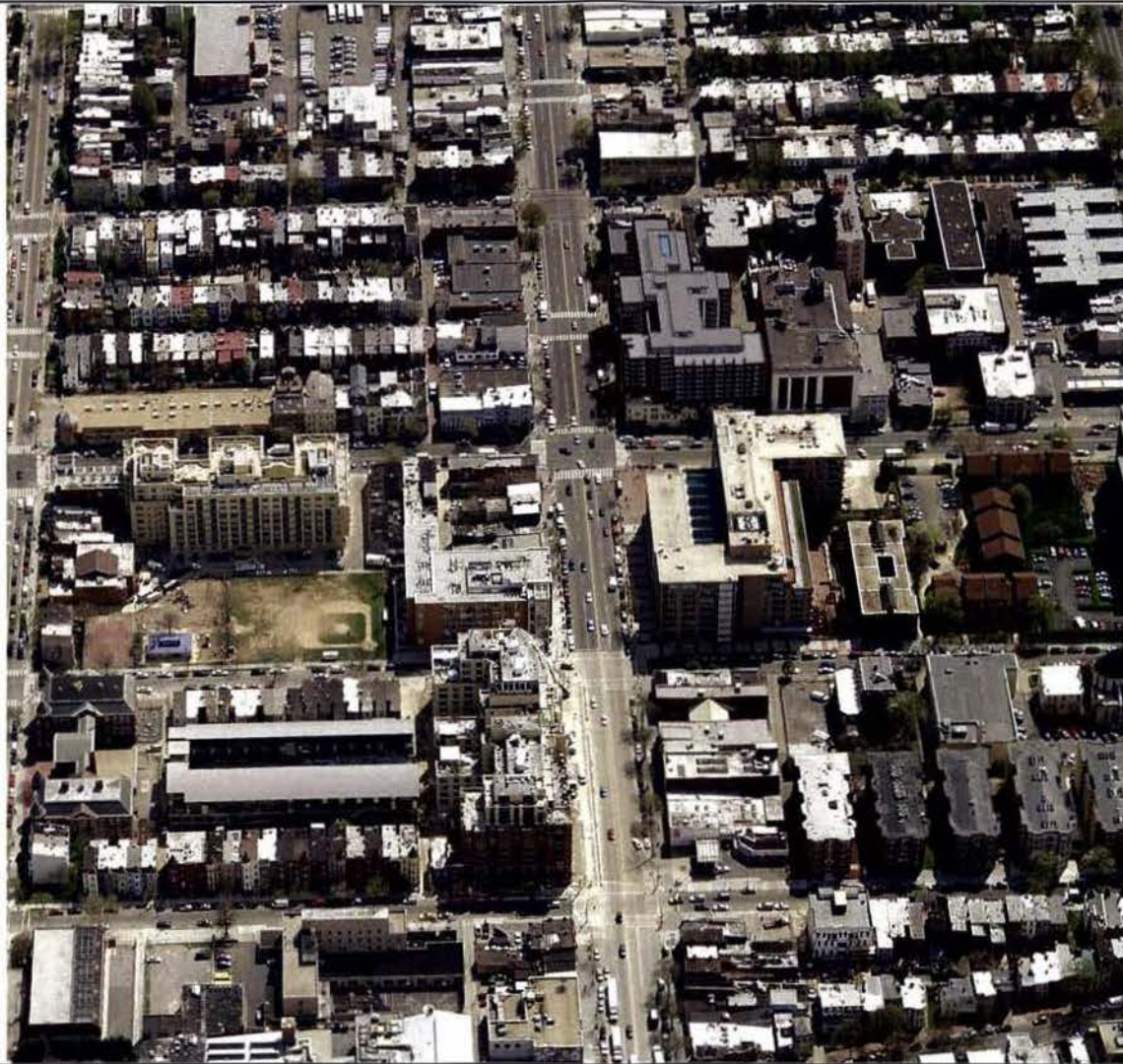
3323 P STREET NW, WASHINGTON DC 20007 (202) 333-4522

ERIC COLBERT & ASSOCIATES ARCHITECTS

717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

13

This drawing and the design it depicts are the intellectual property of Eric Colbert & Associates, 717 5th Street NW, Washington, DC 20001 (202) 408-0227. It may not be copied or used without written permission. ©2007 Eric Colbert & Associates



November 5, 2008

14th & U Streets • WASHINGTON, D.C.

GEORGETOWN STRATEGIC CAPITAL
3323 P STREET NW, WASHINGTON DC 20007 (202) 333-4522

ERIC COLBERT & ASSOCIATES ARCHITECTS
717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

14

This drawing and the design it depicts are the intellectual property of Eric Colbert & Associates, 717 5th Street NW, Washington, DC 20001 (202) 408-0227. It may not be copied or used without written permission. © 2007 Eric Colbert & Associates



November 5, 2008

14th & U Streets • WASHINGTON, D.C.

GEORGETOWN STRATEGIC CAPITAL
3323 P STREET NW, WASHINGTON DC 20007 (202) 333-4522

ERIC COLBERT & ASSOCIATES ARCHITECTS
717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

15

This drawing and the design it depicts are the intellectual property of Eric Colbert & Associates, 717 5th Street NW, Washington, DC 20001 (202) 408-0227. It may not be copied or used without written permission. © 2007 Eric Colbert & Associates



14 TH STREET ELEVATION



U STREET ELEVATION

November 5, 2008

14th & U Streets • WASHINGTON, D.C.

GEORGETOWN STRATEGIC CAPITAL
3323 P STREET NW, WASHINGTON DC 20007 (202) 333-4522

ERIC COLBERT & ASSOCIATES ARCHITECTS
717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

16

This drawing and the design it depicts are the intellectual property of Eric Colbert & Associates, 717 5th Street NW, Washington, DC 20001 (202) 408-0227. It may not be copied or used without written permission. ©2007 Eric Colbert & Associates



1 North Elevation

November 5, 2008

14th & U Streets • WASHINGTON, D.C.

GEORGETOWN STRATEGIC CAPITAL
3323 P STREET NW, WASHINGTON DC 20007 (202) 333-4522

ERIC COLBERT & ASSOCIATES ARCHITECTS
717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

17

This drawing and the design it depicts are the intellectual property of Eric Colbert & Associates, 717 5th Street NW, Washington, DC 20001 (202) 408-0227. It may not be copied or used without written permission. © 2007 Eric Colbert & Associates



1 East Elevation

November 5, 2008

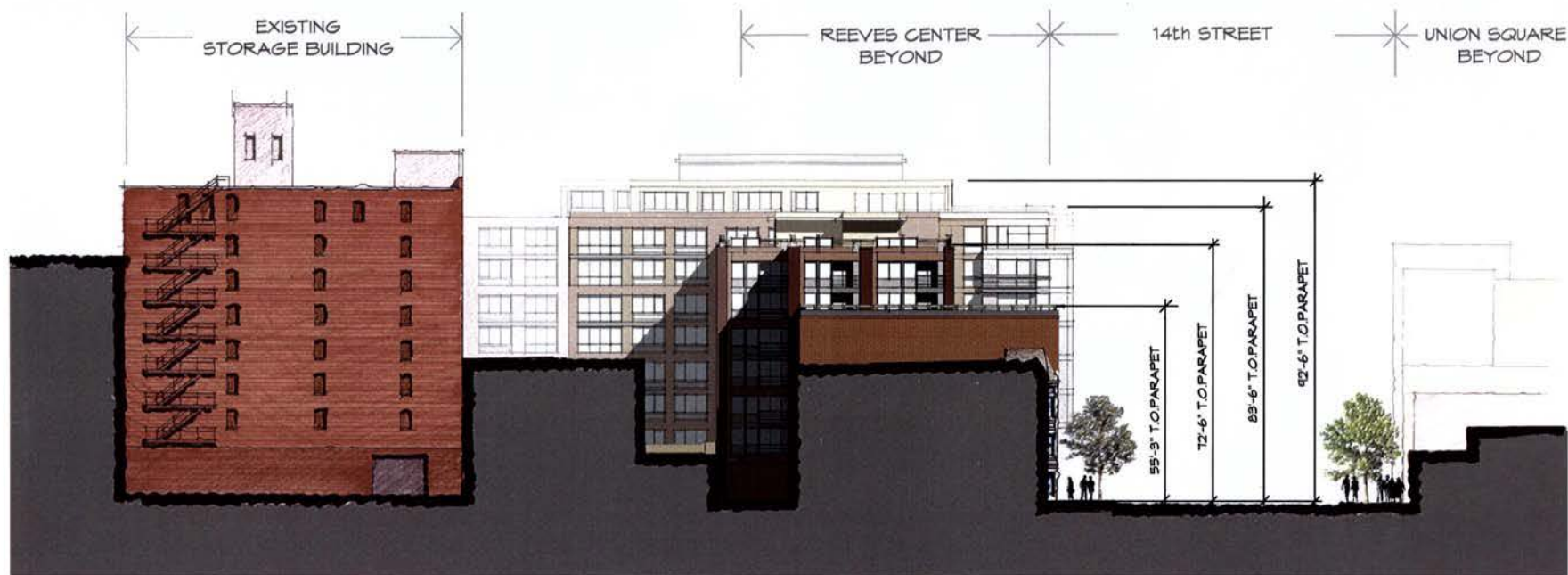
14th & U Streets • WASHINGTON, D.C.

GEORGETOWN STRATEGIC CAPITAL
3323 P STREET NW, WASHINGTON DC 20007 (202) 333-4522

ERIC COLBERT & ASSOCIATES ARCHITECTS
717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

18

This drawing and the design it depicts are the intellectual property of Eric Colbert & Associates, 717 5th Street NW, Washington, DC 20001 (202) 408-0227. It may not be copied or used without written permission. © 2007 Eric Colbert & Associates



1 South Elevation

November 5, 2008

14th & U Streets • WASHINGTON, D.C.

GEORGETOWN STRATEGIC CAPITAL
3323 P STREET NW, WASHINGTON DC 20007 (202) 333-4522

ERIC COLBERT & ASSOCIATES ARCHITECTS
717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

19

This drawing and the design it depicts are the intellectual property of Eric Colbert & Associates, 717 5th Street NW, Washington, DC 20001 (202) 408-0227. It may not be copied or used without written permission. ©2007 Eric Colbert & Associates



1 West Elevation

November 5, 2008

14th & U Streets • WASHINGTON, D.C.

GEORGETOWN STRATEGIC CAPITAL
3323 P STREET NW, WASHINGTON DC 20007 (202) 333-4522

ERIC COLBERT & ASSOCIATES ARCHITECTS
717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

20

This drawing and the design it depicts are the intellectual property of Eric Colbert & Associates, 717 5th Street NW, Washington, DC 20001 (202) 408-0227. It may not be copied or used without written permission. © 2007 Eric Colbert & Associates



November 5, 2008

14th & U Streets • WASHINGTON, D.C.

GEORGETOWN STRATEGIC CAPITAL
3323 P STREET NW, WASHINGTON DC 20007 (202) 333-4522

ERIC COLBERT & ASSOCIATES ARCHITECTS
717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

21

This drawing and the design it depicts are the intellectual property of Eric Colbert & Associates, 717 5th Street NW, Washington, DC 20001 (202) 408-0227. It may not be copied or used without written permission. ©2007 Eric Colbert & Associates



November 5, 2008

14th & U Streets • WASHINGTON, D.C.

GEORGETOWN STRATEGIC CAPITAL
3323 P STREET NW, WASHINGTON DC 20007 (202) 333-4522

ERIC COLBERT & ASSOCIATES ARCHITECTS
717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

22

This drawing and the design it depicts are the intellectual property of Eric Colbert & Associates, 717 5th Street NW, Washington, DC 20001 (202) 408-0227. It may not be copied or used without written permission. ©2007 Eric Colbert & Associates

GLASS RAILING W/
FACTORY PAINTED
ALUMINUM FRAME

BRICK RECESS
COLOR C.

FACTORY PAINTED
ALUMINUM METAL
PANEL, COLOR B.

BRICK RECESS
COLOR B.

FACTORY PAINTED
ALUMINUM METAL
PANEL, COLOR A.

RECESSED BALCONY

PAINTED STEEL
ORNAMENTAL
BALCONY RAILING

FACE BRICK
COLOR A.

ENLARGED ELEVATION (SOUTH BUILDING, 14TH ST)

FACE BRICK
COLOR A.

ORNAMENTAL METAL
BALCONY RAILING
PAINTED STEEL
METAL/GLASS
ENTRANCE CANOPY

BRICK RECESS
COLOR B.
FACTORY PAINTED
ALUMINUM METAL PANEL
COLOR B.

BRICK FACE
COLOR C.

FACTORY PAINTED
ALUMINUM STOREFRONT
(RETAIL ENTRANCE)

FACTORY PAINTED
PROJECTING
STOREFRONT BAY

ENLARGED ELEVATION (SOUTH BUILDING, 14TH ST, GROUND FLOOR)

November 5, 2008

14th & U Streets • WASHINGTON, D.C.

GEORGETOWN STRATEGIC CAPITAL

3323 P STREET NW, WASHINGTON DC 20007 (202) 333-4522

ERIC COLBERT & ASSOCIATES ARCHITECTS

717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

23

This drawing and the design it depicts are the intellectual property of Eric Colbert & Associates, 717 5th Street NW, Washington, DC 20001 (202) 408-0227. It may not be copied or used without written permission. © 2007 Eric Colbert & Associates

FACTORY PAINTED
ALUM. METAL PANEL
COLOR C.

BRICK RECESS
COLOR C.

FACTORY PAINTED
ALUM. METAL PANEL
BAY PROJECTION
COLOR A.

PAINTED STEEL
ORNAMENTAL
BALCONY RAILING

STEEL C-CHANNEL
CLAD BALCONY
COLOR C.



ENLARGED ELEVATION (14TH & U STREET CORNER)

FACTORY PAINTED
ALUM. METAL PANEL
BAY PROJECTION
COLOR A.

BRICK FACE
COLOR A.

BRICK RECESS
COLOR B.

PAINTED STEEL
ORNAMENTAL
BALCONY RAILING

SLIDING DOORS,
FACTORY PAINTED
ALUM.

STEEL C-CHANNEL
CLAD BALCONY



ENLARGED ELEVATION (U STREET)

November 5, 2008

14th & U Streets • WASHINGTON, D.C.

GEORGETOWN STRATEGIC CAPITAL
3323 P STREET NW, WASHINGTON DC 20007 (202) 333-4522

ERIC COLBERT & ASSOCIATES ARCHITECTS
717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

24

This drawing and the design it depicts are the intellectual property of Eric Colbert & Associates, 717 5th Street NW, Washington, DC 20001 (202) 408-0227. It may not be copied or used without written permission. © 2007 Eric Colbert & Associates