

TAB C

PROPOSED DESIGN

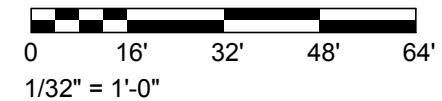


2122 14TH STREET NW
WASHINGTON, DC

BZA SUBMISSION
DECEMBER 29, 2017



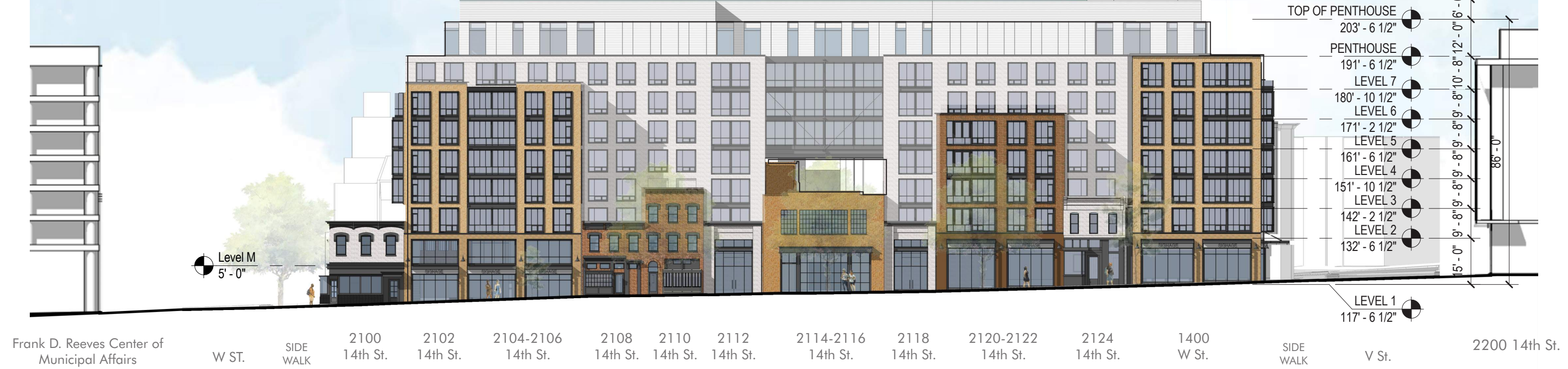
VIEW ACROSS 14TH STREET LOOKING SOUTHWEST



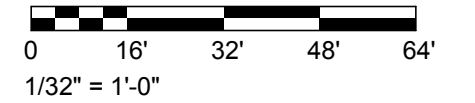
Existing East Elevation, 14th Street



Proposed East Elevation, 14th Street

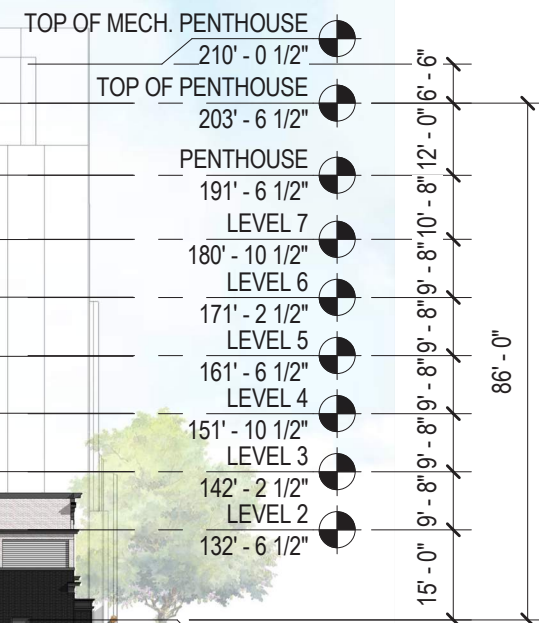


Existing West Elevation, Alley



W ST.	SIDE WALK	1400 W St.	2124 14th St.	2120-2122 14th St.	2118 14th St.	2114-2116 14th St.	2112 14th St.	2110 14th St.	2108 14th St.	2104-2106 14th St.	2102 14th St.	2100 14th St.	SIDE WALK	V St.
-------	-----------	------------	---------------	--------------------	---------------	--------------------	---------------	---------------	---------------	--------------------	---------------	---------------	-----------	-------

Proposed West Elevation, Alley



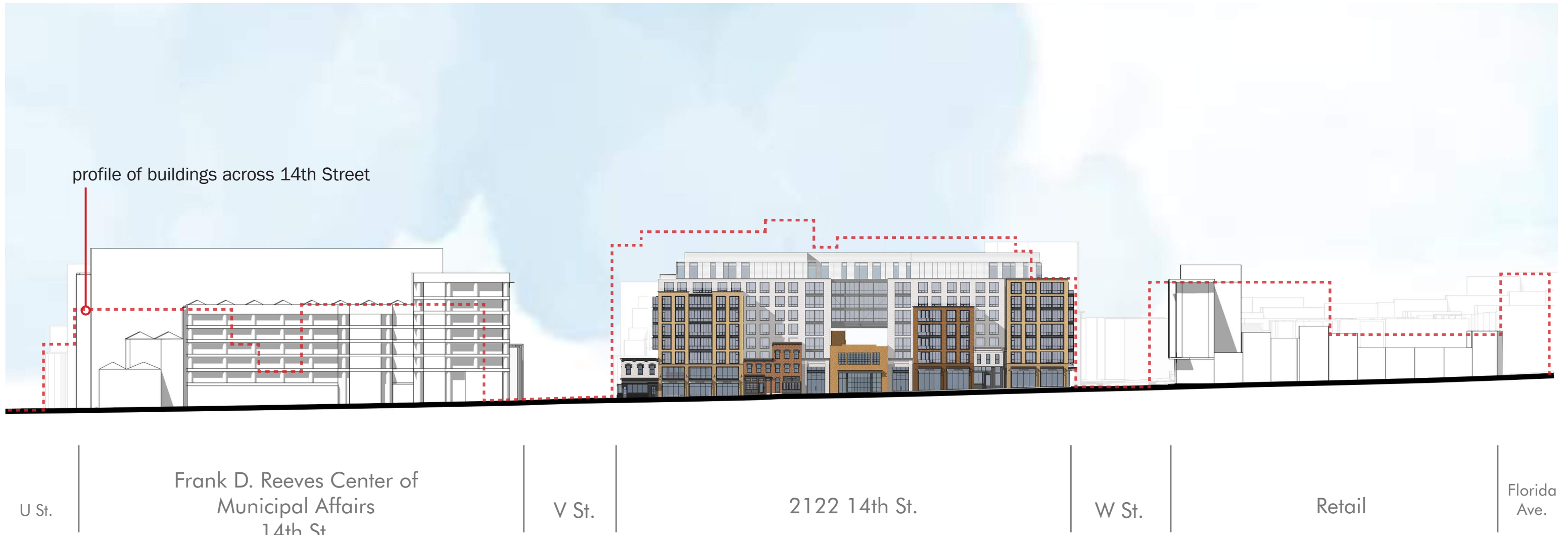
V St.	SIDE WALK	1400 W St.	2118-2124 14th St.	2114-2116 14th St.	2104-2112 14th St.	2102 14th St.	2100 14th St.	SIDE WALK	W ST.
-------	-----------	------------	--------------------	--------------------	--------------------	---------------	---------------	-----------	-------

Proposed South Elevation, V Street

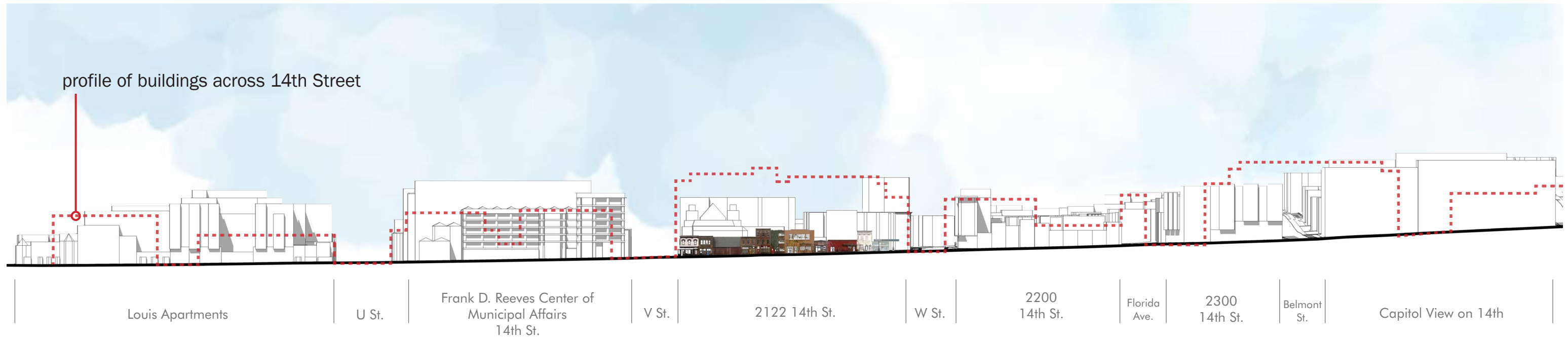


Proposed North Elevation, W Street

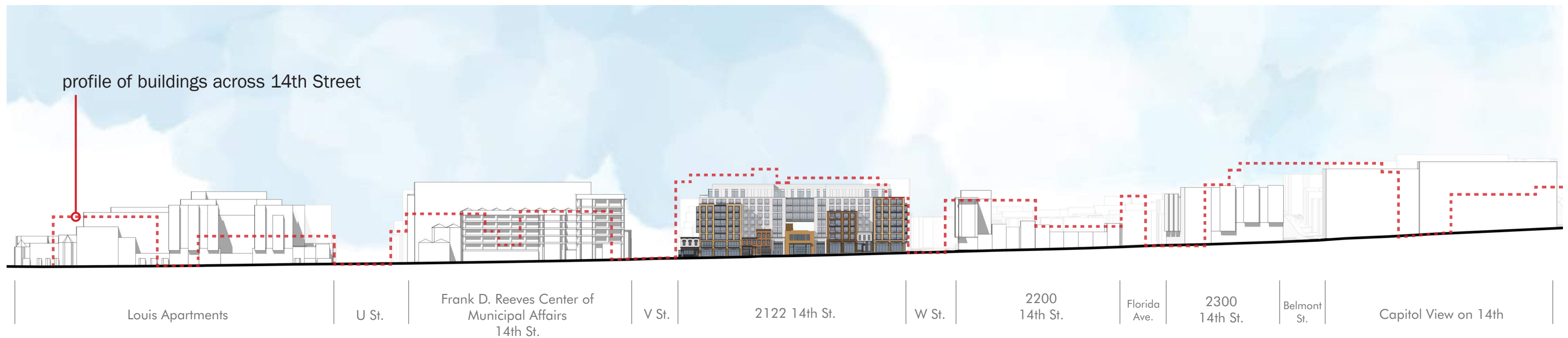




14TH STREET ELEVATION



EXISTING 14TH STREET ELEVATION - LOOKING WEST



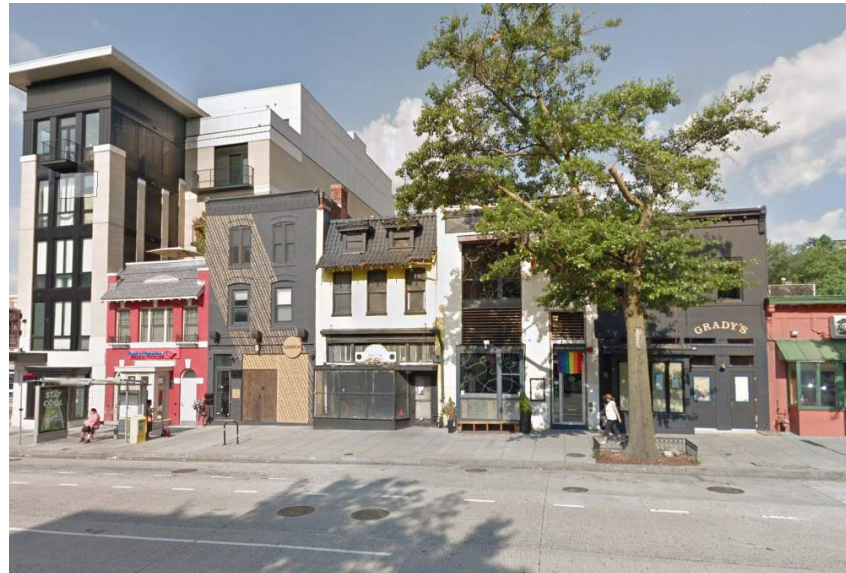
PROPOSED 14TH STREET ELEVATION - LOOKING WEST



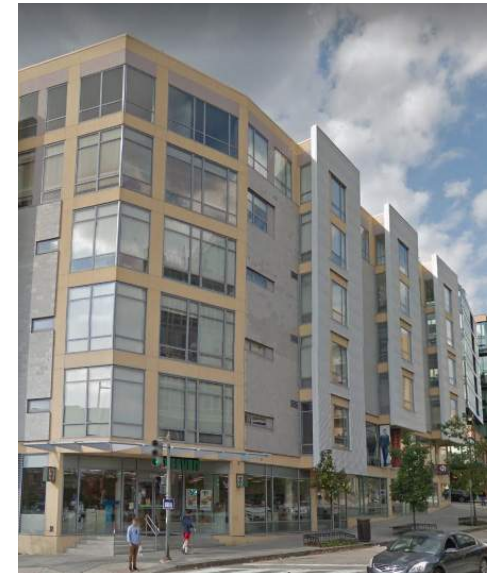
LOUIS APARTMENTS



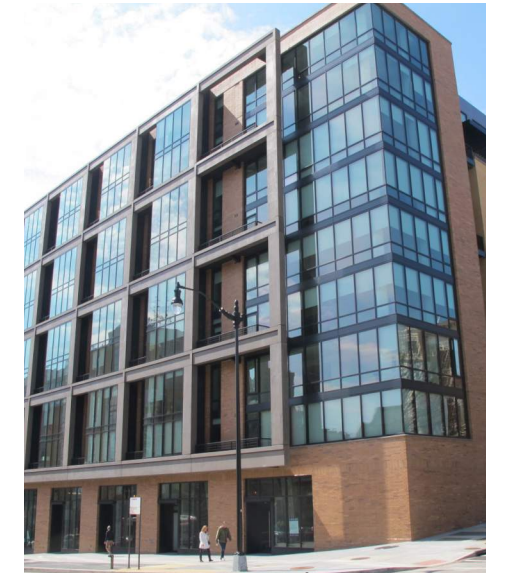
FRANK D. REEVES CENTER
OF MUNICIPAL AFFAIRS



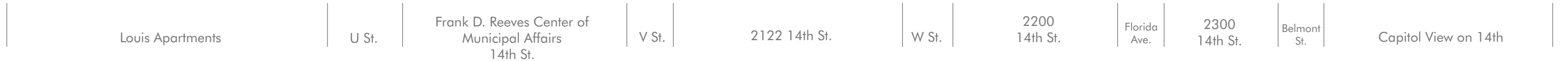
2200 BLOCK OF 14TH ST.



2300 14TH ST.



CAPITOL VIEW ON 14TH

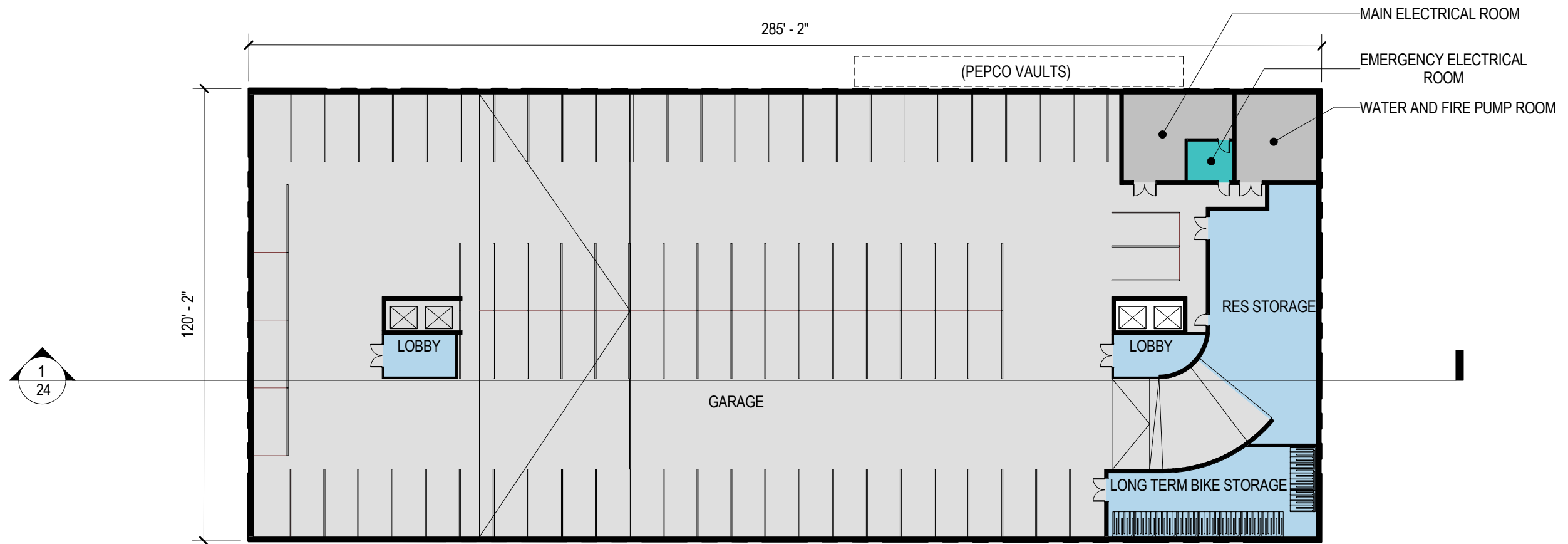


14TH STREET ELEVATION

LEVEL G1 - PARKING

Notes:

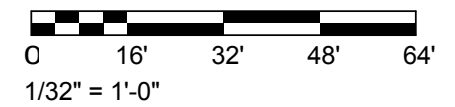
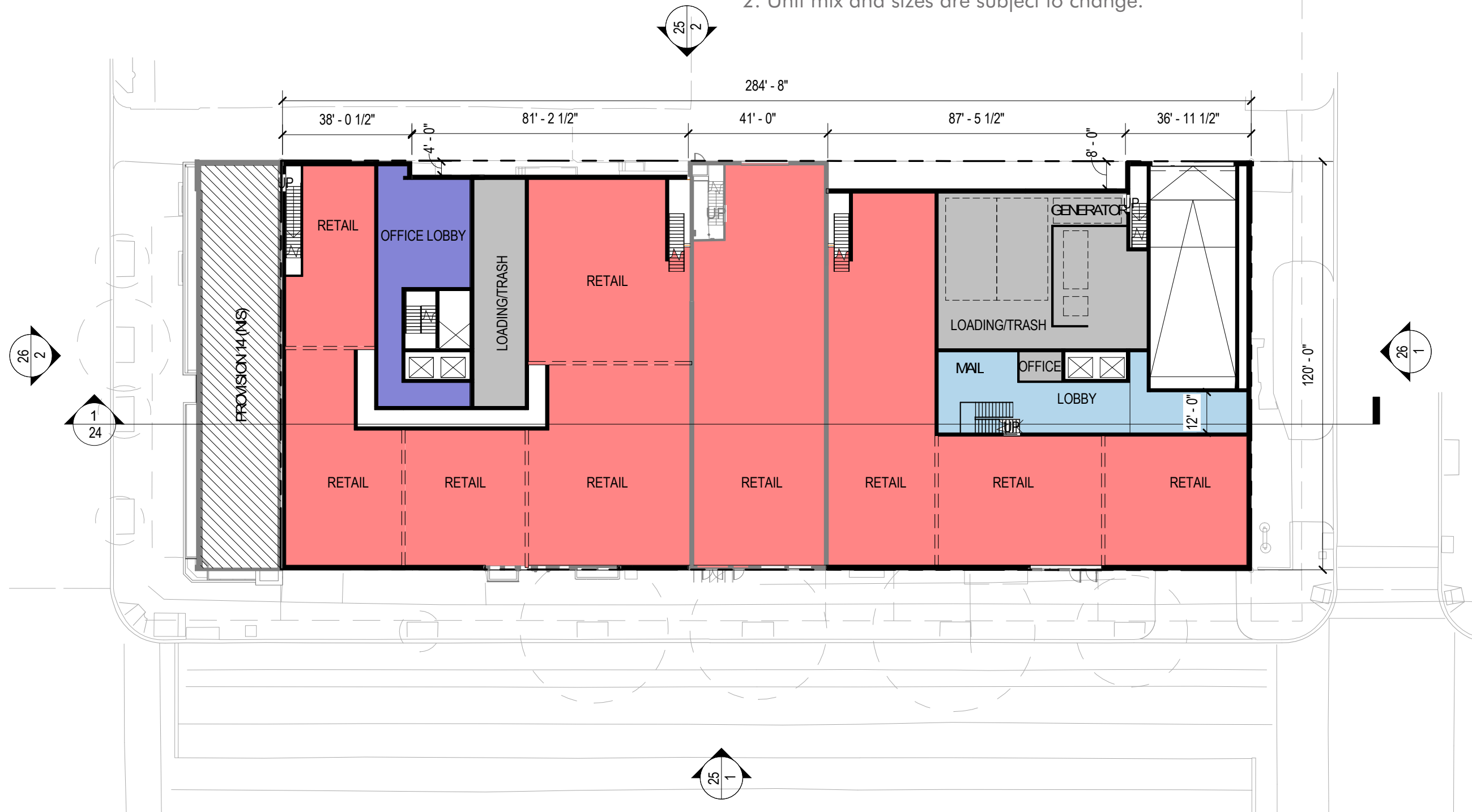
1. The number, size, and locations of units, office spaces, stairs, and elevators are preliminary and shown for illustrative purposes only. Final layouts may vary.
2. Unit mix and sizes are subject to change.



LEVEL 1 - RETAIL | LOBBY | SERVICE | LOADING

Notes:

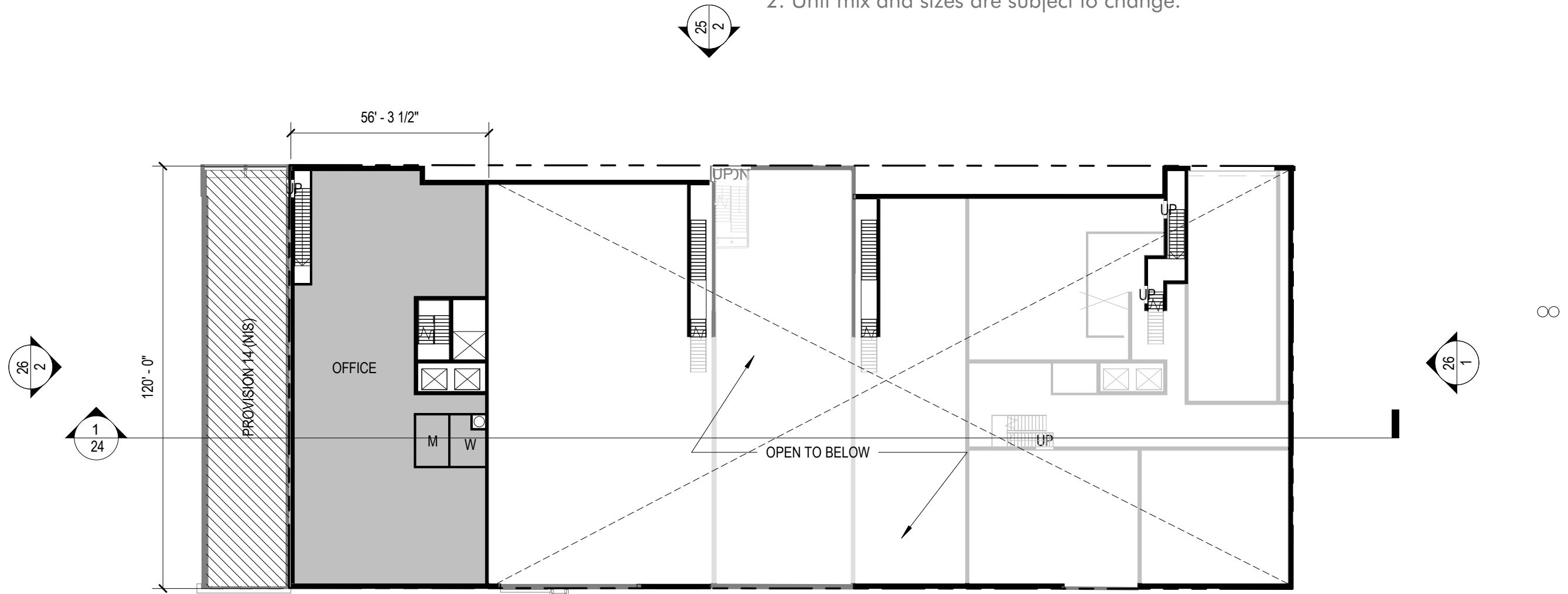
1. The number, size, and locations of retail spaces, office spaces, stairs, and elevators are preliminary and shown for illustrative purposes only. Final layouts may vary.
2. Unit mix and sizes are subject to change.



LEVEL M - OFFICE

Notes:

1. The number, size, and locations of units, office spaces, stairs, and elevators are preliminary and shown for illustrative purposes only. Final layouts may vary.
2. Unit mix and sizes are subject to change.



LEVEL 2 - RESIDENTIAL | RETAIL

Notes:

1. The number, size, and locations of units, retail spaces, office spaces, stairs, and elevators are preliminary and shown for illustrative purposes only. Final layouts may vary.
2. Unit mix and sizes are subject to change.



LEVEL 3 - RESIDENTIAL | OUTDOOR AMENITY AREA

Notes:

1. The number, size, and locations of units, office spaces, stairs, and elevators are preliminary and shown for illustrative purposes only. Final layouts may vary.
2. Unit mix and sizes are subject to change.



LEVEL 4 - RESIDENTIAL

Notes:

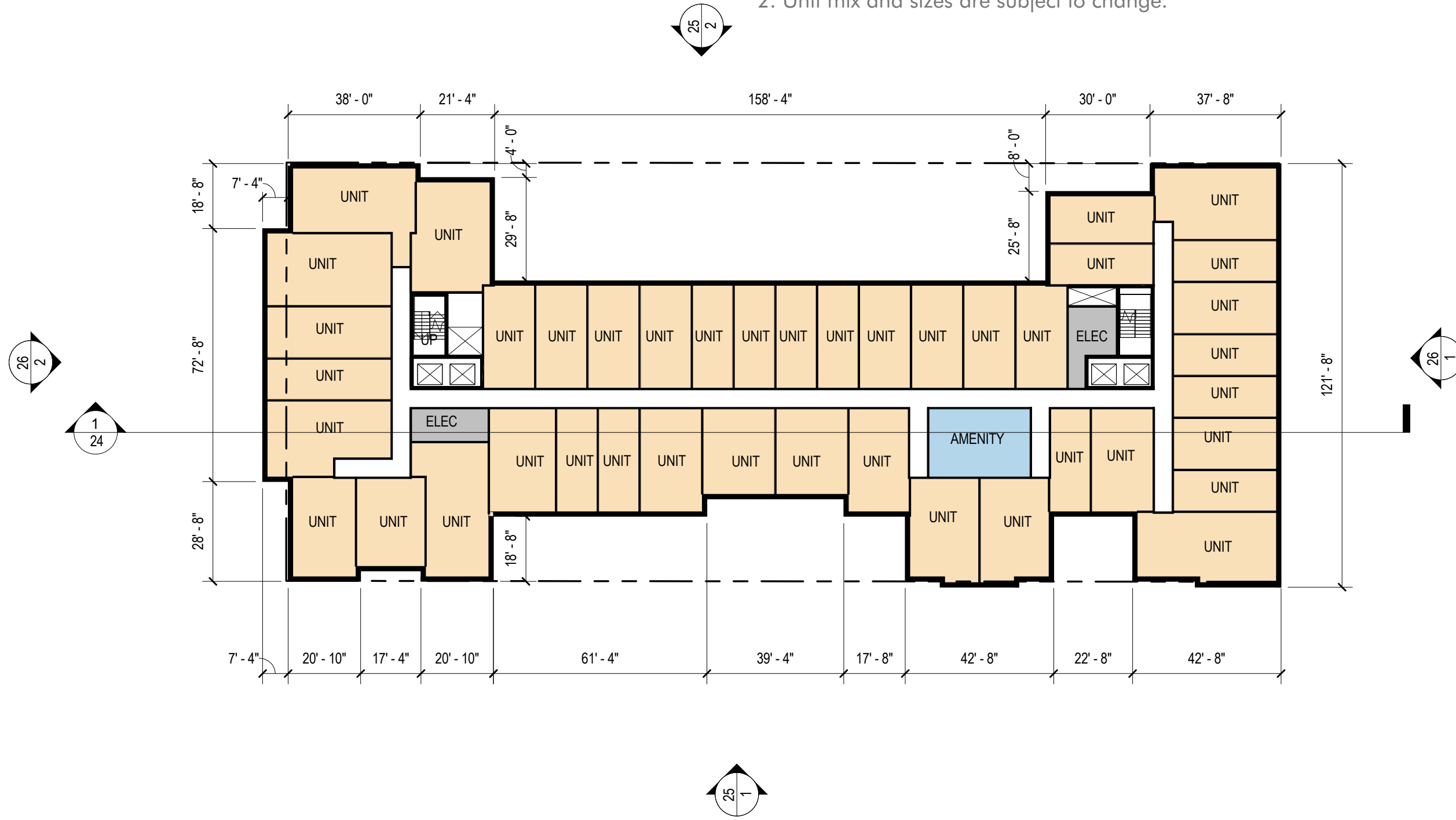
1. The number, size, and locations of units, office spaces, stairs, and elevators are preliminary and shown for illustrative purposes only. Final layouts may vary.
2. Unit mix and sizes are subject to change.



LEVEL 5 - RESIDENTIAL

Notes:

1. The number, size, and locations of units, office spaces, stairs, and elevators are preliminary and shown for illustrative purposes only. Final layouts may vary.
2. Unit mix and sizes are subject to change.



LEVEL 6 - RESIDENTIAL

Notes:

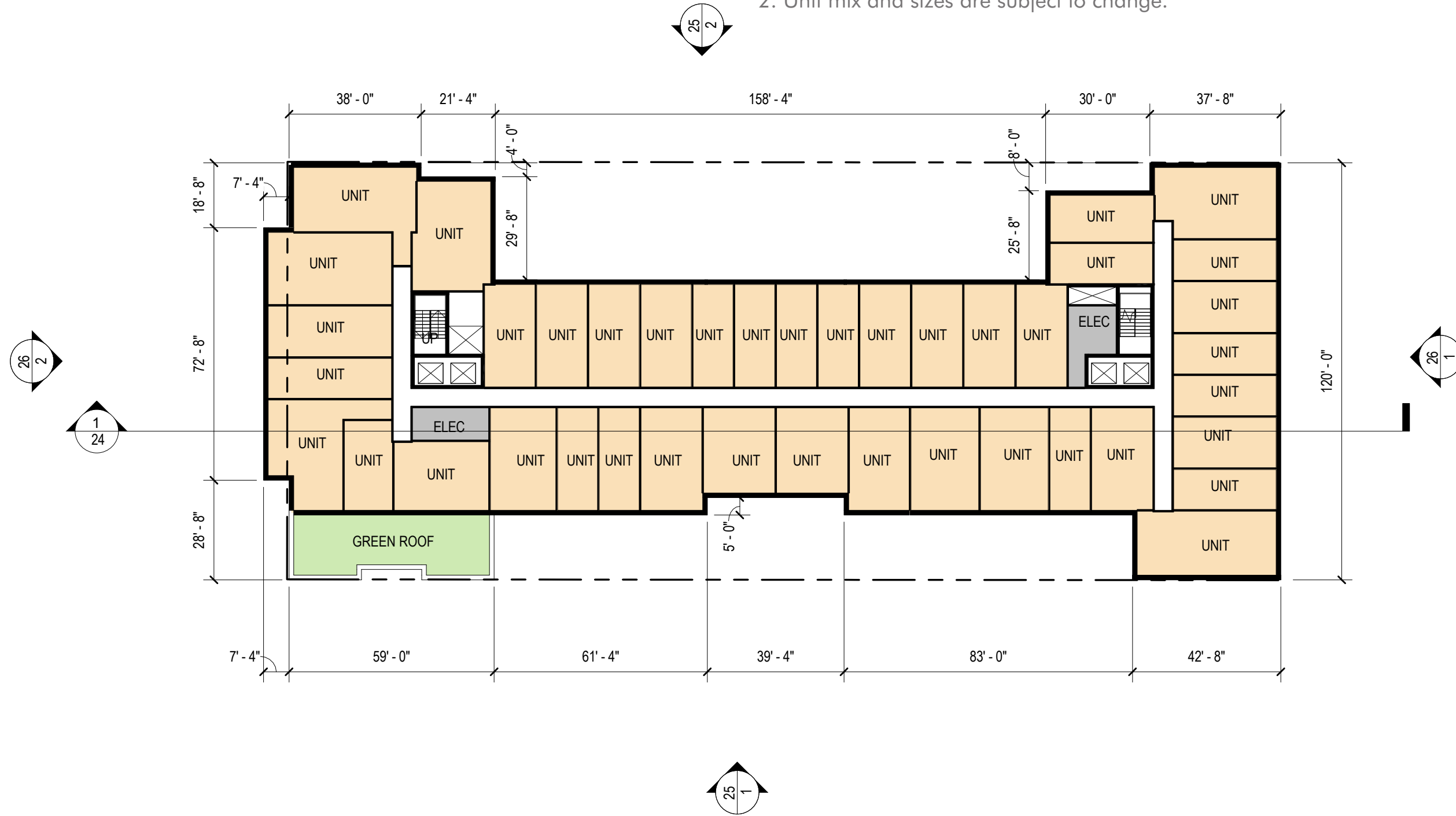
1. The number, size, and locations of units, office spaces, stairs, and elevators are preliminary and shown for illustrative purposes only. Final layouts may vary.
2. Unit mix and sizes are subject to change.



LEVEL 7 - RESIDENTIAL

Notes:

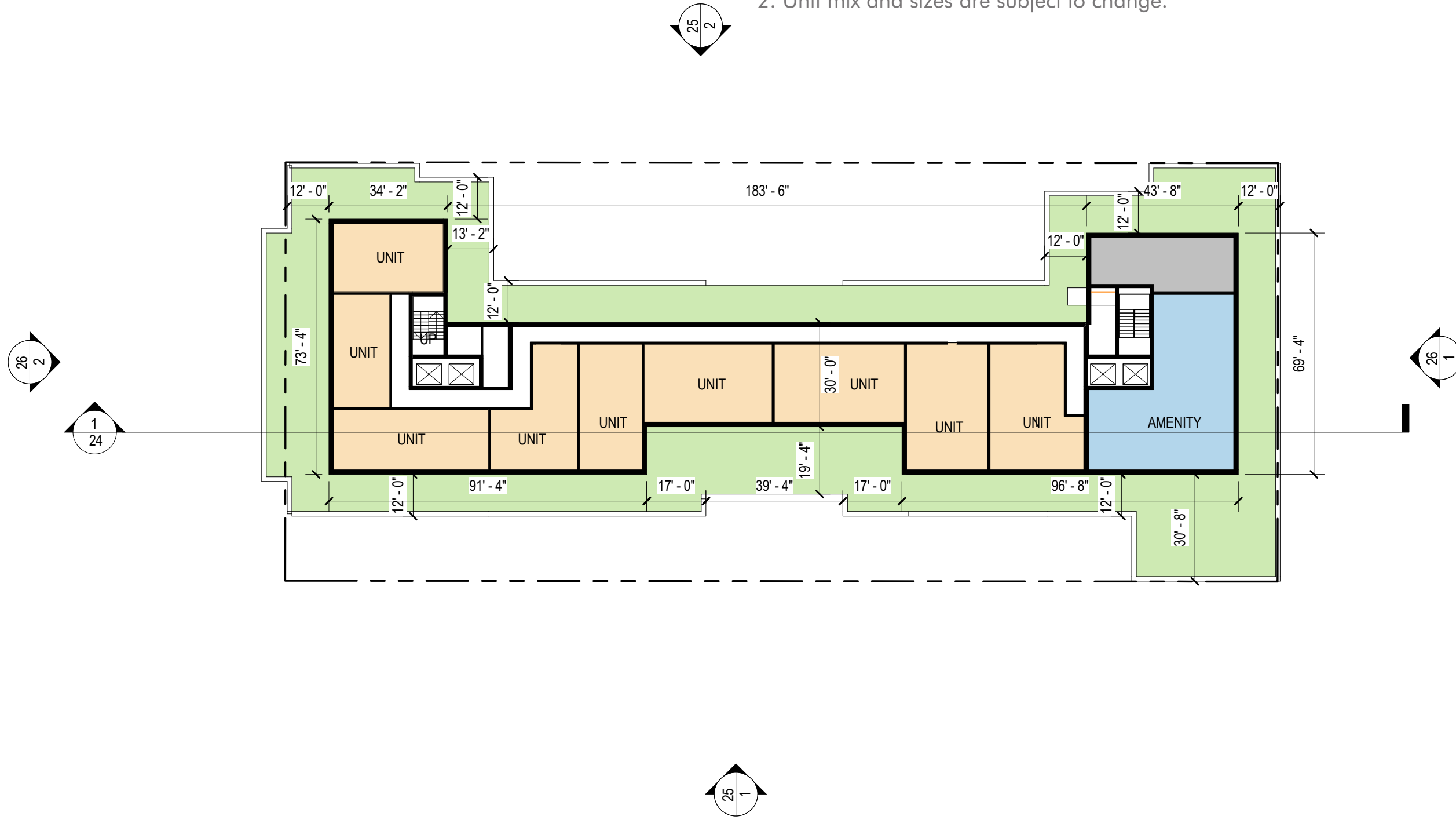
1. The number, size, and locations of units, office spaces, stairs, and elevators are preliminary and shown for illustrative purposes only. Final layouts may vary.
2. Unit mix and sizes are subject to change.



LEVEL PH - PENTHOUSE | ROOFTOP AMENITY

Notes:

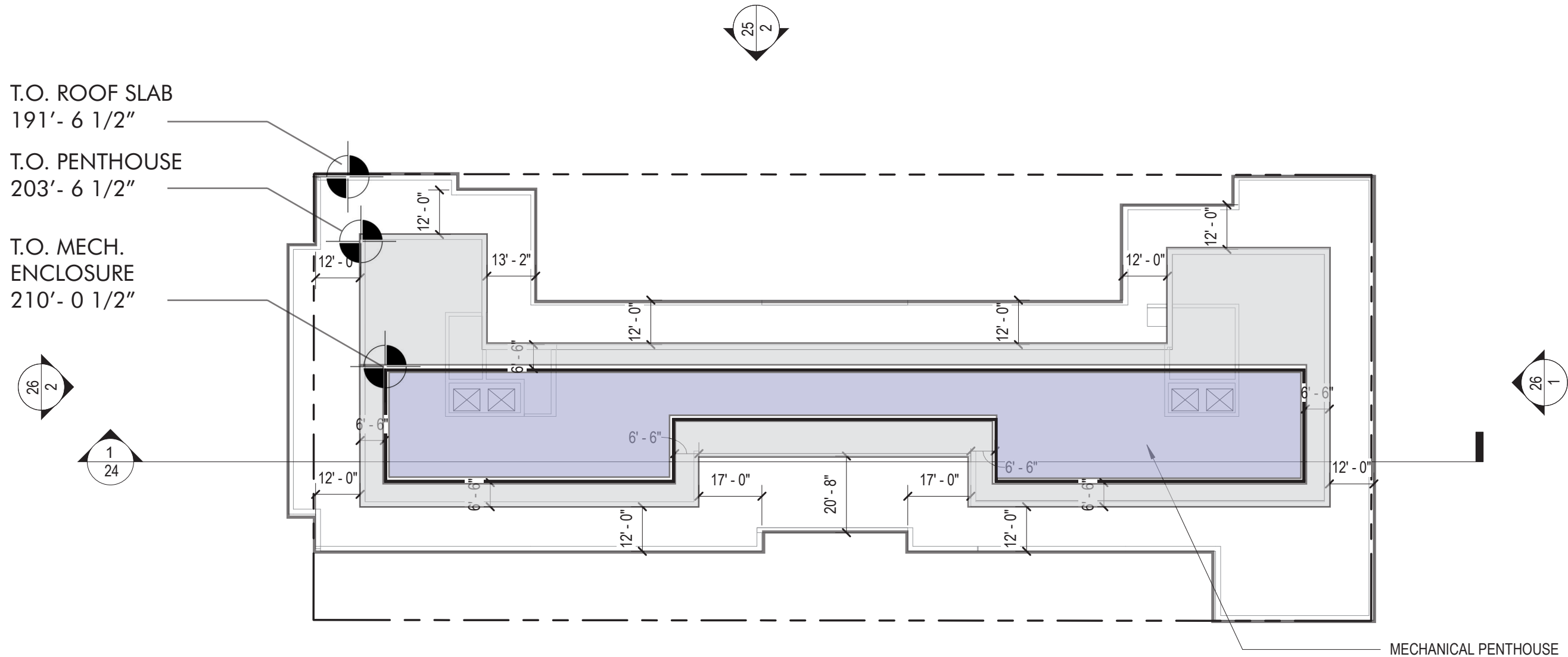
1. The number, size, and locations of units, office spaces, stairs, and elevators are preliminary and shown for illustrative purposes only. Final layouts may vary.
2. Unit mix and sizes are subject to change.



LEVEL MECH PH - MECH PENTHOUSE

Notes:

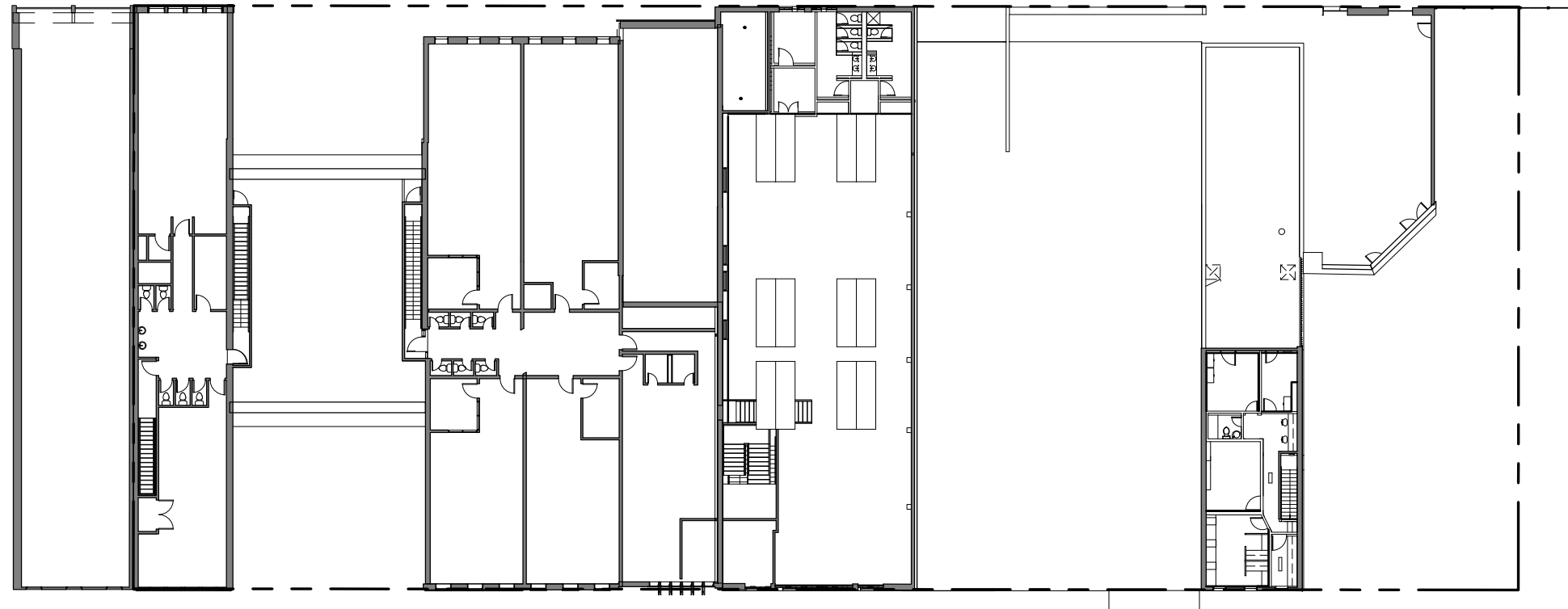
1. The number, size, and locations of units, office spaces, stairs, and elevators are preliminary and shown for illustrative purposes only. Final layouts may vary.
2. Unit mix and sizes are subject to change.
3. Building Height Measuring Point Elevation: 118'-0"



LEVEL 1 - EXISITING RETAIL



LEVEL 2 - EXISTING RETAIL



LEVEL 3 - EXISTING RETAIL

