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Building Section

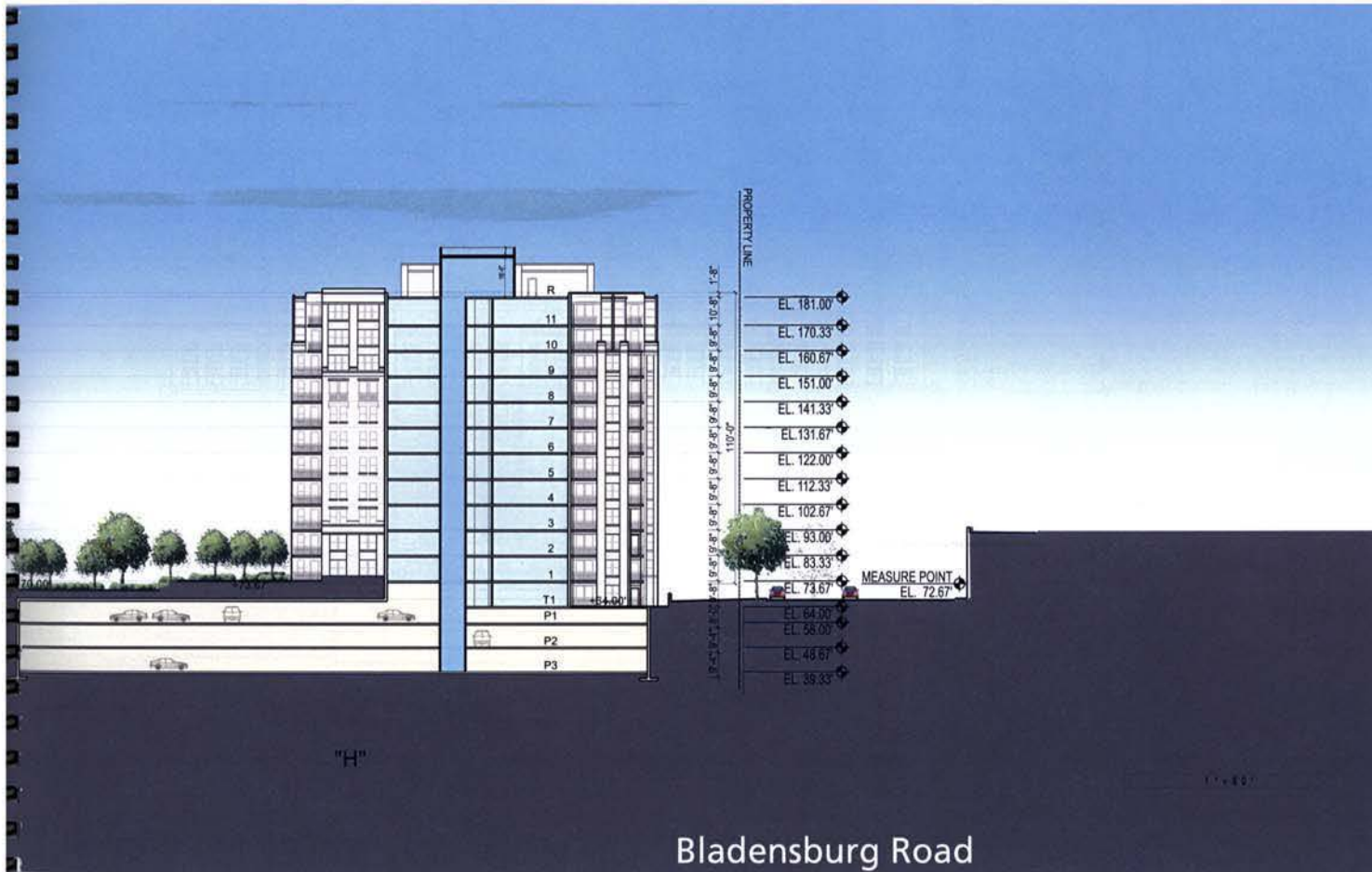
ABDO NEW YORK, LLC
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A040

NEW YORK AVENUE/ARBORETUM

Revised December 21, 2006

ZONING COMMISSION
District of Columbia
CASE NO.06-15
EXHIBIT NO.58A2



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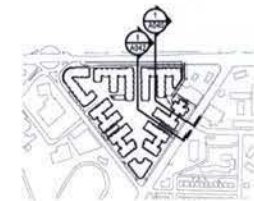
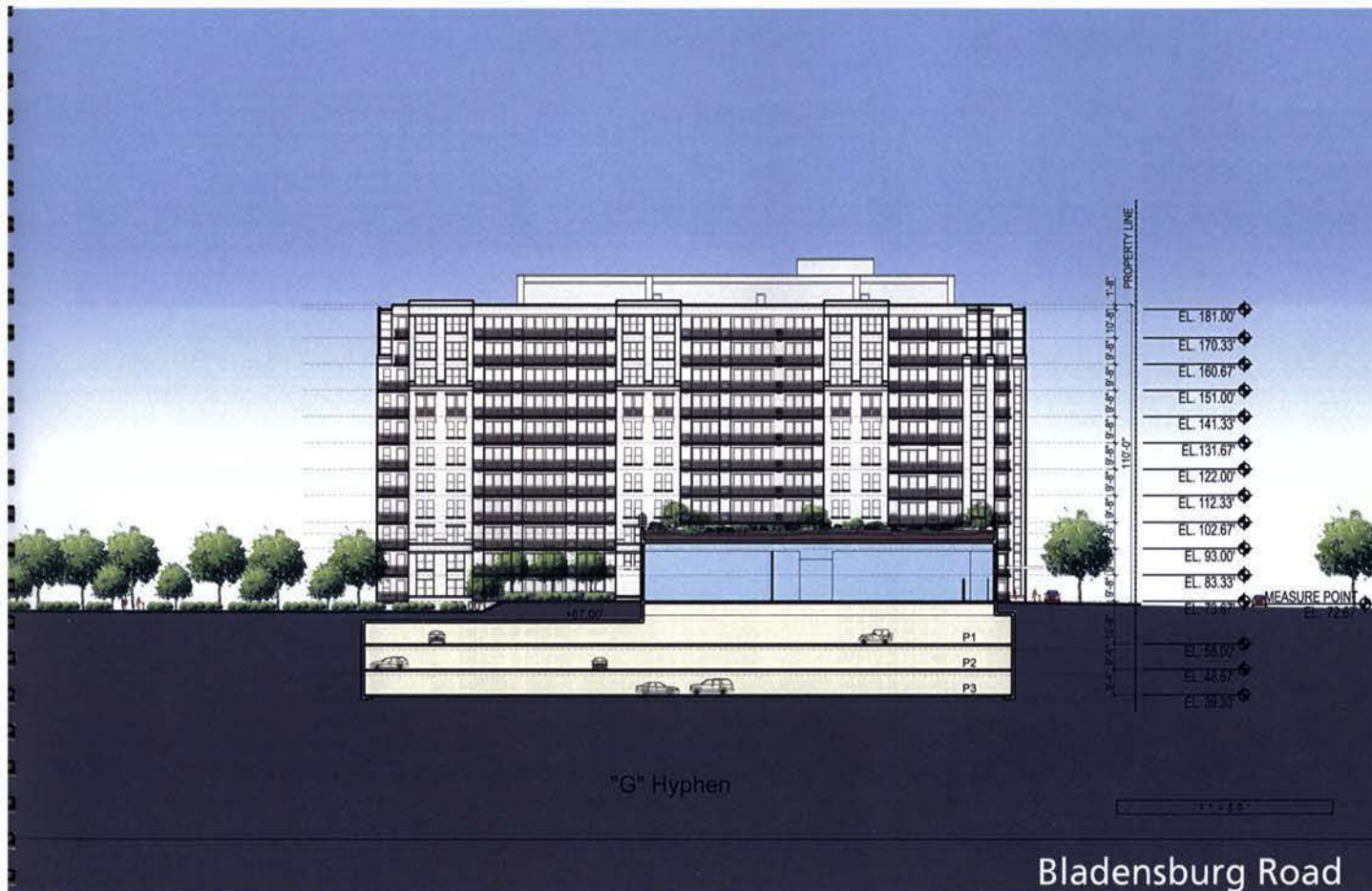
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NEW YORK AVENUE/ARBORETUM





New York Avenue



Montana Avenue

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Elevations

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Bladensburg Road



East Elevation



View from Park to North

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Elevations

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View from Park to Southwest



View from Park to Southeast

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Elevations

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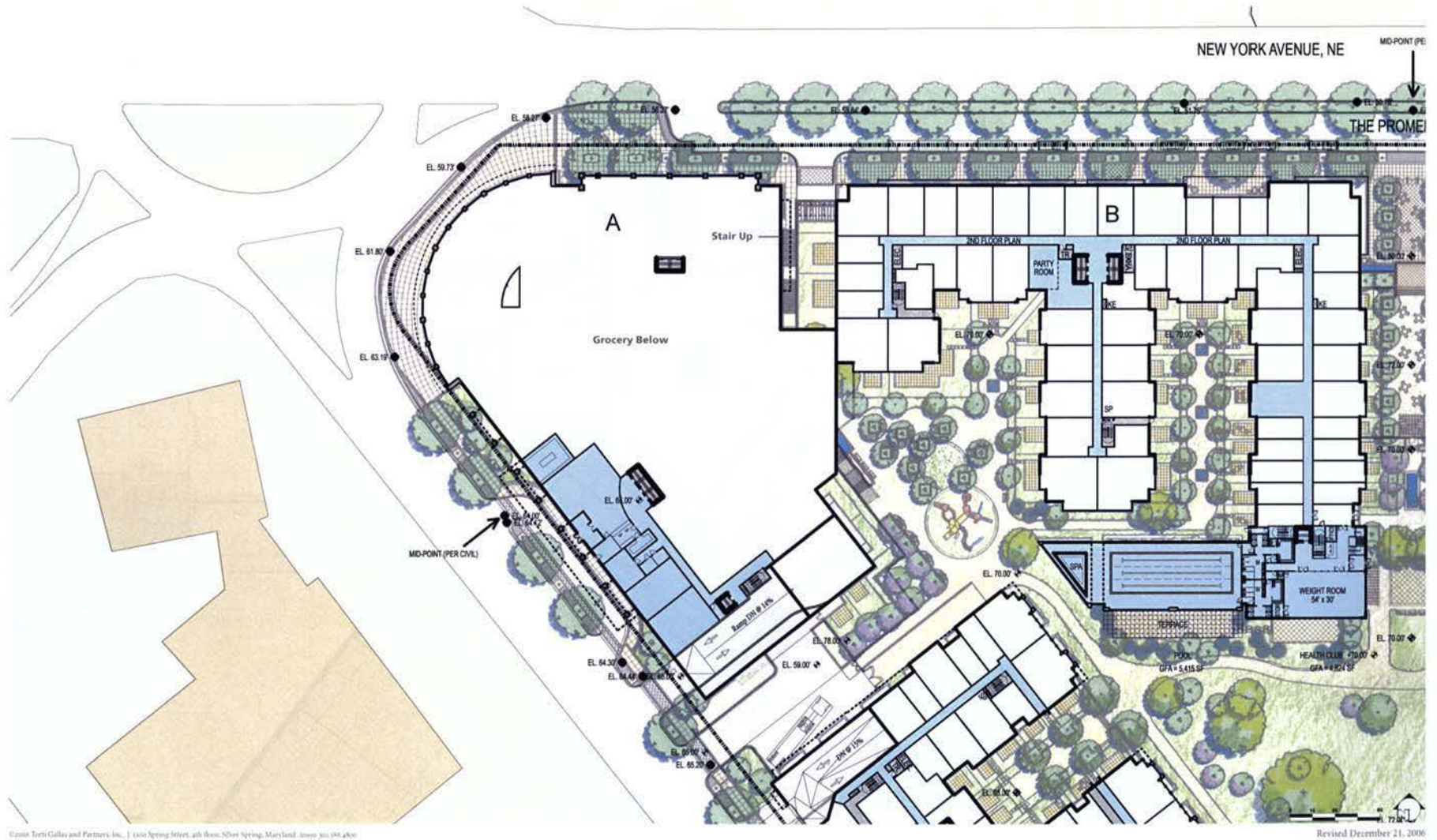
A046

NEW YORK AVENUE/ARBORETUM





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Partial First Floor Plan: Building A

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NEW YORK AVENUE/ARBORETUM



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New York Avenue



Montana Avenue

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Building A Elevations

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NEW YORK AVENUE/ARBORETUM

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View from North Park



View from Park to Southwest

MATERIALS LEGEND	
1	Masonry with Precast Accents
2	Storefront
3	Metal Canopy
4	Architectural Embellishment
5	Aluminum & Glass Windows & Doors
6	Decorative Railing
7	Metal Panels
8	Mechanical Louvers
9	Architectural Lighting



Base Study - Building A



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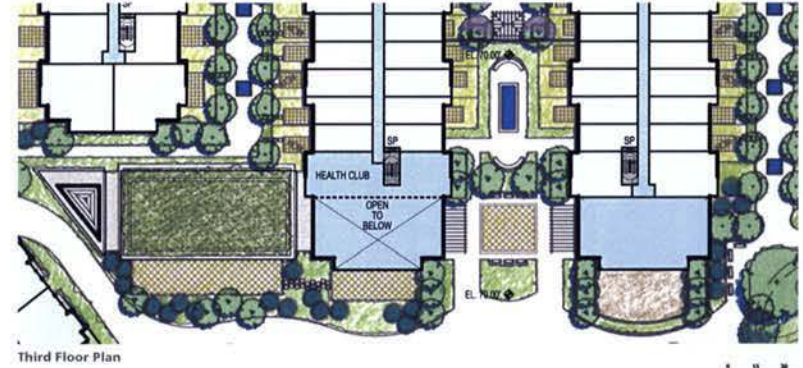
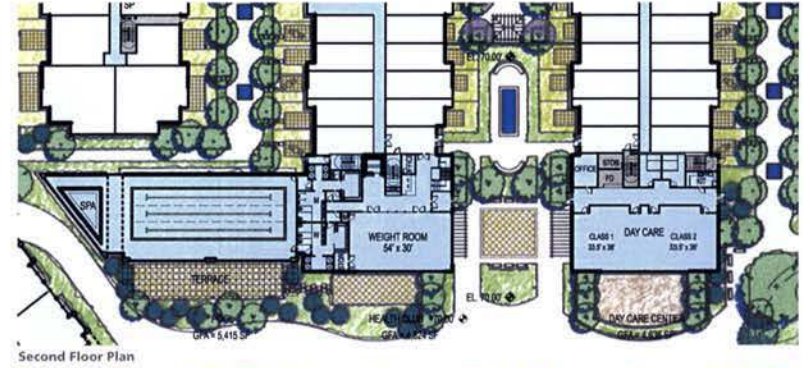
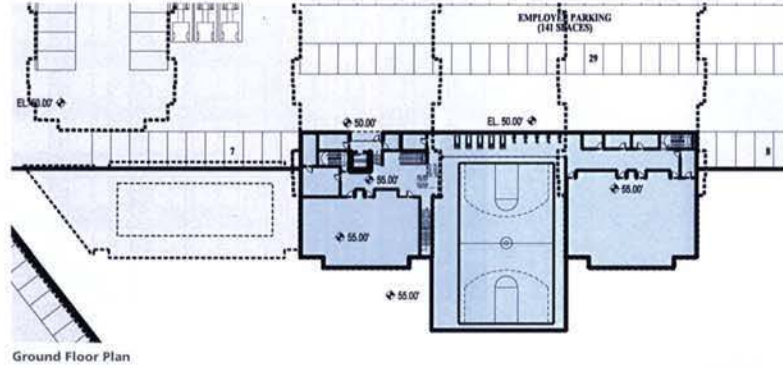
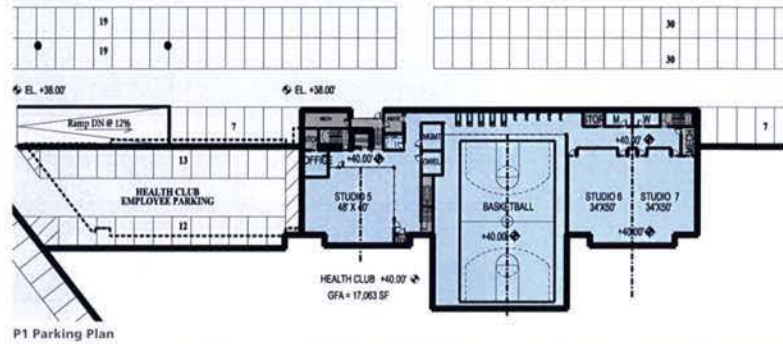
Building A Elevations

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A051

NEW YORK AVENUE/ARBORETUM

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Arbor Club Plans and Elevations

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Partial Retail Level Plan: Buildings B and C, Arbor Club

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Partial Second Floor Plan: Buildings B and C, Arbor Club

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NEW YORK AVENUE/ARBORETUM



Courtyard Elevation



New York Avenue Elevation

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Building B Elevations

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GENERAL MASONRY
COLORS SHOWN
INDICATE GENERAL
FIELD OF COLOR.
ADDITIONAL ACCENT
COLORS AND
DETAILING TO BE
INTRODUCED.

MATERIALS LEGEND

- 1 Masonry with
Precast Accents
- 2 Storefront
- 3 Metal Canopy
- 4 Architectural
Embellishment
- 5 Aluminum & Glass
Windows & Doors
- 6 Decorative Railing
- 7 Metal Panels
- 8 Mechanical Louvers



Bay Study



Revised December 21, 2006



Courtyard Elevation



New York Avenue Elevation

GENERAL MASONRY
COLORS SHOWN
INDICATE GENERAL
FIELD OF COLOR.
ADDITIONAL ACCENT
COLORS AND
DETAILING TO BE
INTRODUCED.

MATERIALS LEGEND

- 1 Masonry with
Precast Accents
- 2 Storefront
- 3 Metal Canopy
- 4 Architectural
Embellishment
- 5 Aluminum & Glass
Windows & Doors
- 6 Decorative Railing
- 7 Metal Panels
- 8 Mechanical Louvers



Bay Study

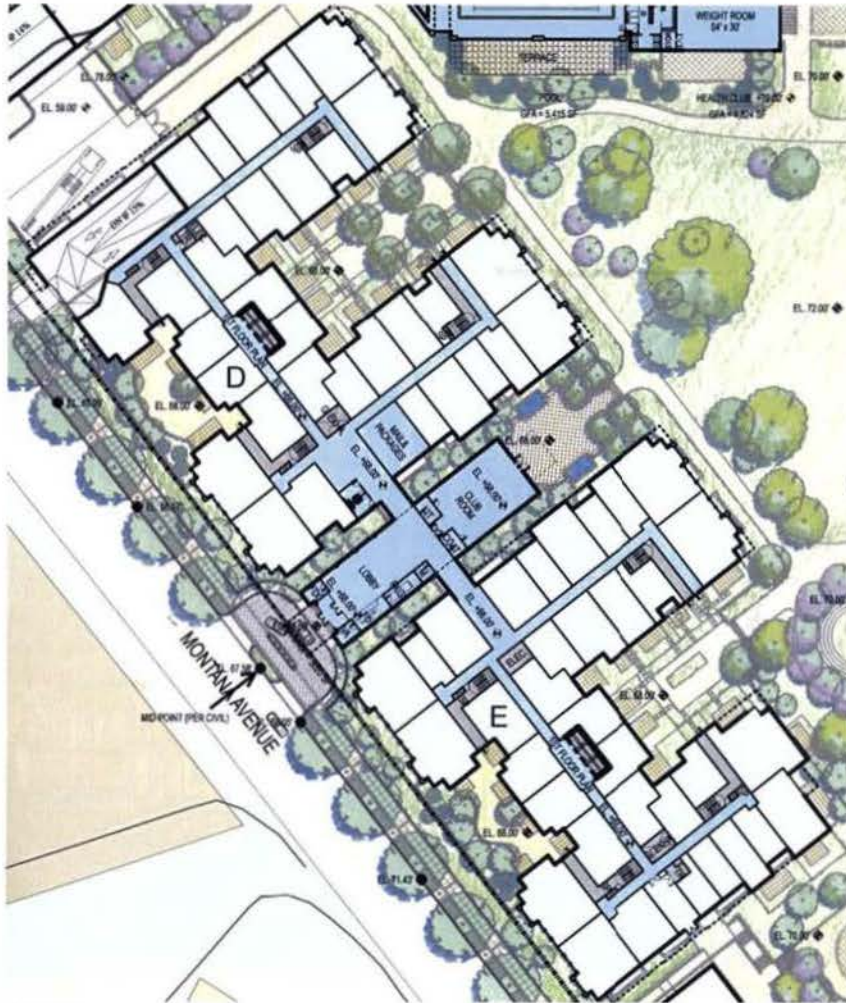
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Building C Elevations

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A056

NEW YORK AVENUE/ARBORETUM



Ground Floor



Typical Floor Plan



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Building D and E Floor Plans

ABDO NEW YORK, LLC
TORTI GALLAS AND PARTNERS



Upper Floor Plan

Source: Torti Gallas and Partners, Inc. | 1000 Spring Street, 4th Floor, Silver Spring, Maryland | 301.581.4100

Building D and E Floor Plans and Bay Study

ABDO NEW YORK, LLC
TORTI GALLAS AND PARTNERS

GENERAL MASONRY
COLORS SHOWN
INDICATE GENERAL
FIELD OF COLOR.
ADDITIONAL ACCENT
COLORS AND
DETAILING TO BE
INTRODUCED.

MATERIALS LEGEND

- 1 Masonry with
Precast Accents
- 2 Storefront
- 3 Metal Canopy
- 4 Architectural
Embellishment
- 5 Aluminum & Glass
Windows & Doors
- 6 Decorative Railing
- 7 Metal Panels
- 8 Mechanical Louvers



Bay Study

Revised December 21, 2006



Montana Avenue Elevation



Courtyard Elevation

Crown Torti Gallas and Partners, Inc. | 1100 Spring Street, 4th Floor, Silver Spring, Maryland 20901-4004

Building D and E Elevations

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A059

NEW YORK AVENUE/ARBORETUM

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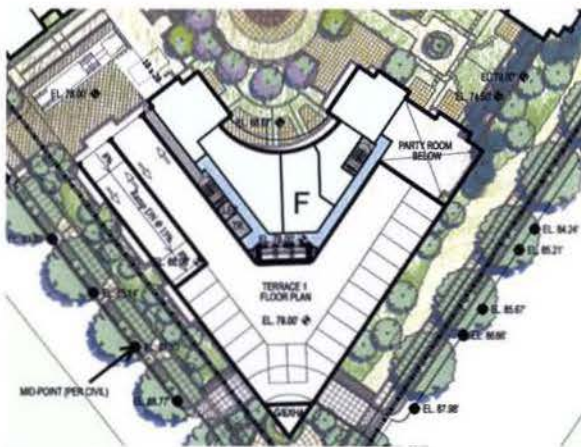
Terrace 2 Level



First Floor Plan



Typical Floor Plan



Terrace 1 Level



Second Floor Plan



Upper Floor Plan

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Building F Floor Plans

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NEW YORK AVENUE/ARBORETUM



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Montana Avenue Elevation



Southwest view from park

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Building F Elevations

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Bladensburg Road Elevation



Southeast view from park



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Building F Elevations

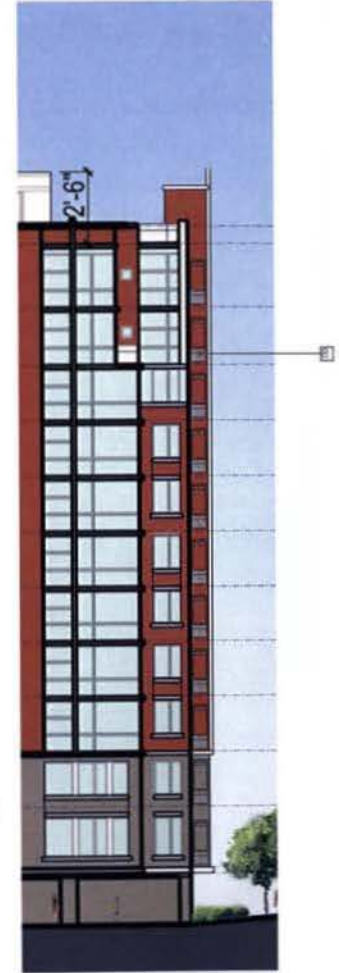
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GENERAL MASONRY
COLORS SHOWN
INDICATE GENERAL
FIELD OF COLOR.
ADDITIONAL ACCENT
COLORS AND
DETAILING TO BE
INTRODUCED.

MATERIALS LEGEND
1 Masonry with
Precast Accents
2 Storefront
3 Metal Canopy
4 Architectural
Embellishment
5 Aluminum & Glass
Windows & Doors
6 Decorative Railing
7 Metal Panels
8 Mechanical Louvers



Bay Study



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Upper Floor Plan

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Buildings G & H Floor Plans and Bay Study

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GENERAL MASONRY
COLORS SHOWN
INDICATE GENERAL
FIELD OF COLOR.
ADDITIONAL ACCENT
COLORS AND
DETAILING TO BE
INTRODUCED.

MATERIALS LEGEND

- 1 Masonry with
Precast Accents
- 2 Storefront
- 3 Metal Canopy
- 4 Architectural
Embellishment
- 5 Aluminum & Glass
Windows & Doors
- 6 Decorative Railing
- 7 Metal Panels
- 8 Mechanical Louvers



Bay Study

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Bladensburg Road Elevation



Courtyard Elevation

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Building G & H Elevations

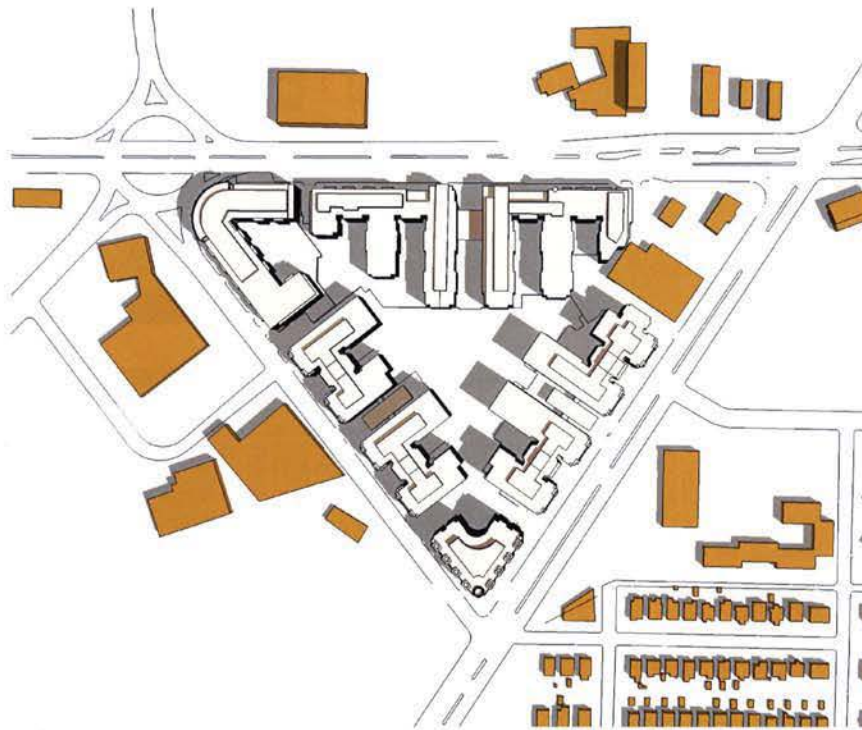
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A065

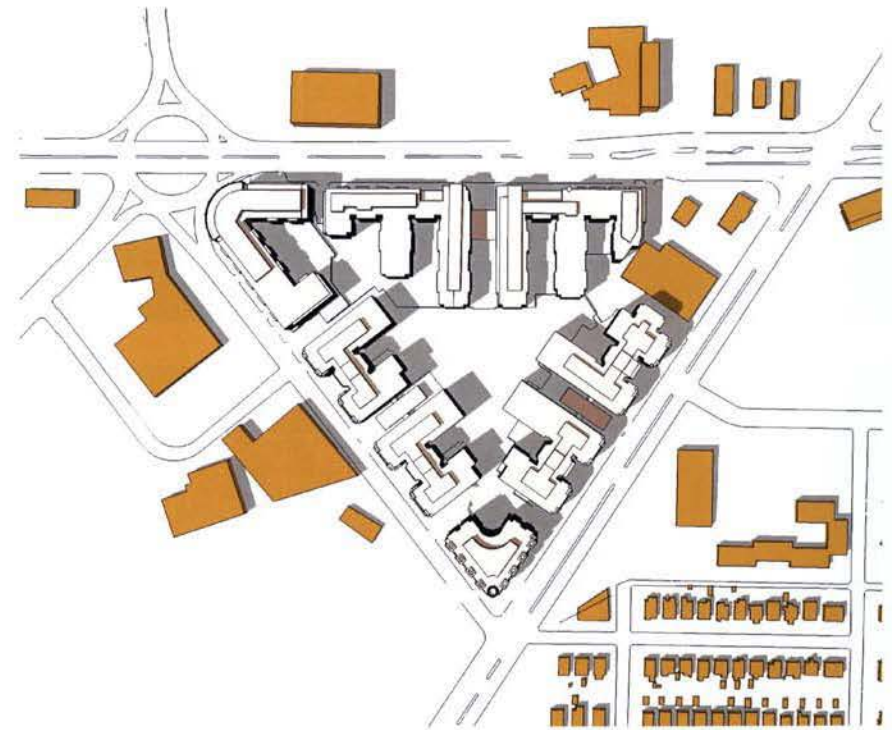
NEW YORK AVENUE/ARBORETUM



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May 6 / August 6, 10 am
Median Date between Solstice and Equinox



May 6 / August 6, 2 pm
Median Date between Solstice and Equinox

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Shadow Studies

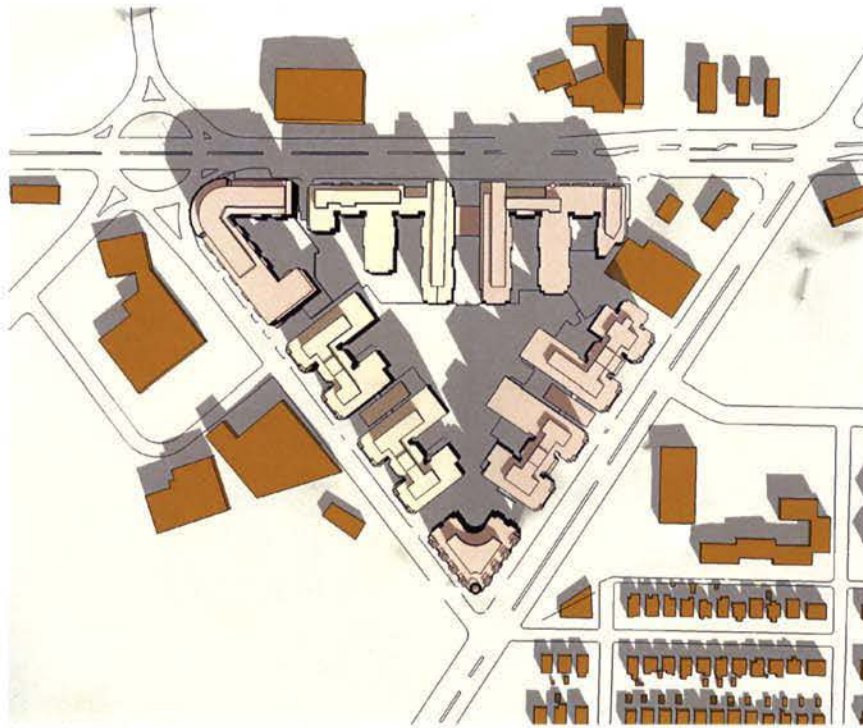
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A066

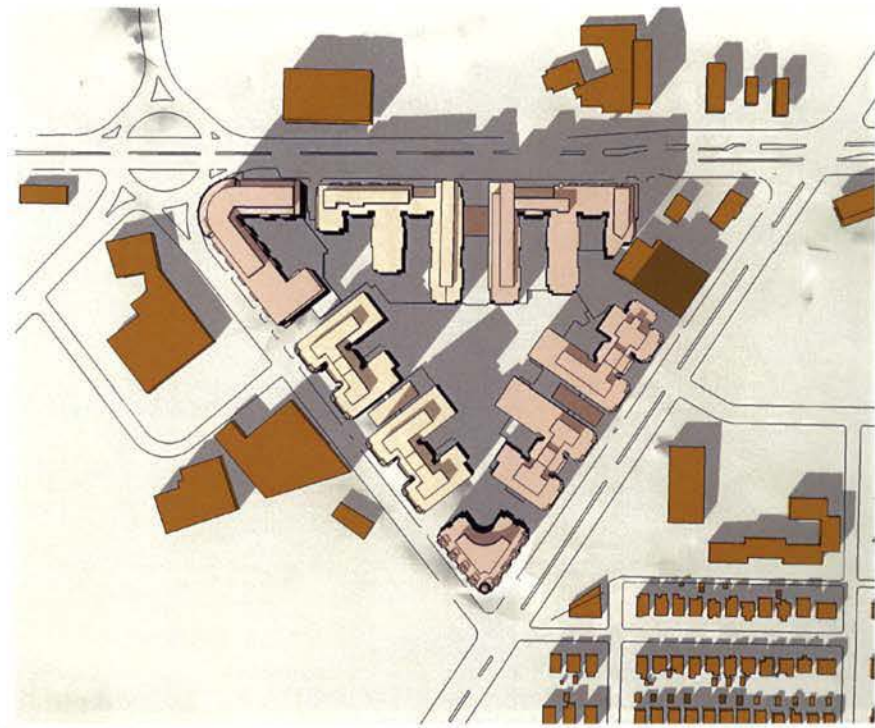
NEW YORK AVENUE/ARBORETUM



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February 6 / November 6, 10 am
Median Date between Solstice and Equinox



February 6 / November 6, 2 pm
Median Date between Solstice and Equinox

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Shadow Studies

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A067

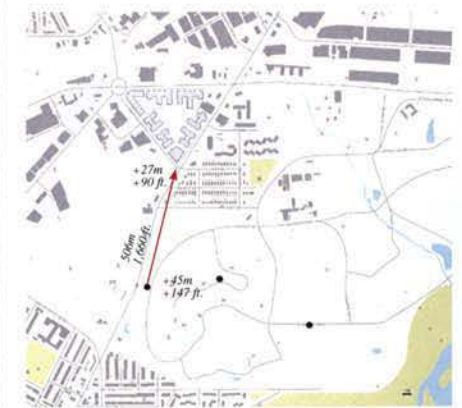
NEW YORK AVENUE/ARBORETUM



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View from Arboretum, looking from Azalea Drive towards site. Massing model of proposed development in imposed background. Winter view, photo taken March 19, 2006. Exhibit illustrates that proposed development will be obscured from view by tree line.



Map Indicating View Location in Arboretum and Relative Heights of Ground of Plane.

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Views from the Arboretum

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View from Arboretum, looking from Ridge Trail toward site. Massing model of proposed development imposed in background. Winter view, photo taken March 19, 2006. Exhibit illustrates that proposed development will be obscured from view by tree line.



Map Indicating View Location in Arboretum and Relative Heights of Ground of Plane.

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Views from the Arboretum

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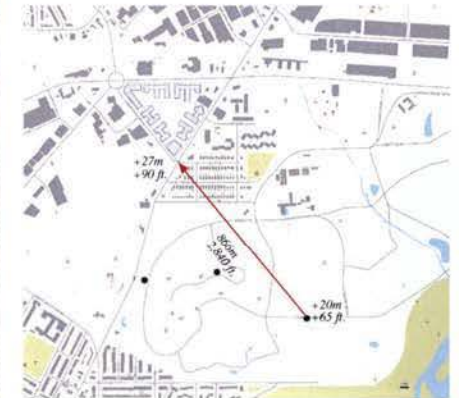
A069

NEW YORK AVENUE/ARBORETUM

(Revised December 21, 2006)



View from Arboretum, looking from Crabtree Road over the Meadow. Massing model of proposed development imposed in background. Winter view, photo taken March 19, 2006. Exhibit illustrates that proposed development will be obscured from view by tree line.



Map Indicating View Location in Arboretum and Relative Heights of Ground of Plane.

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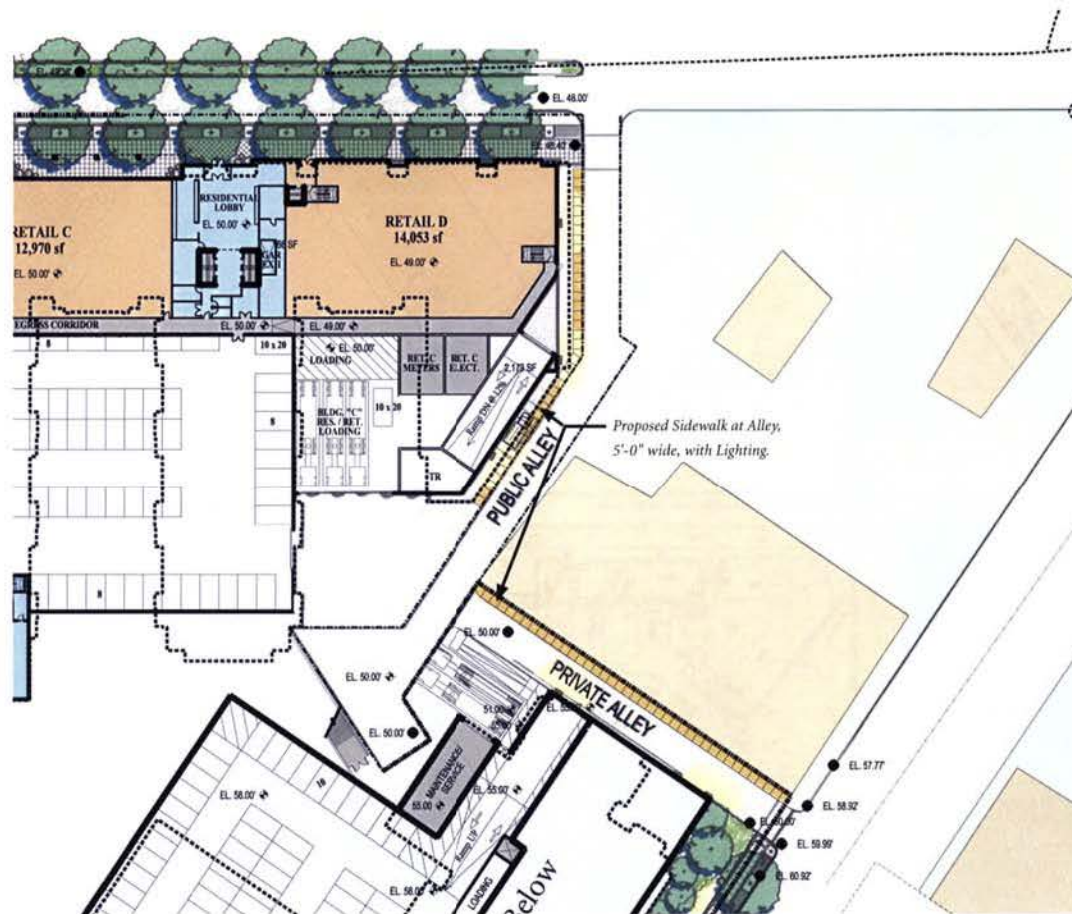
Views from the Arboretum

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A070

NEW YORK AVENUE/ARBORETUM

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Wanda Torti Gallas and Partners, Inc. | 1500 Spring Hill, 4th floor, Silver Spring, Maryland | 20663-3000 | 410.470.4100

Street Details - Pedestrian Connection

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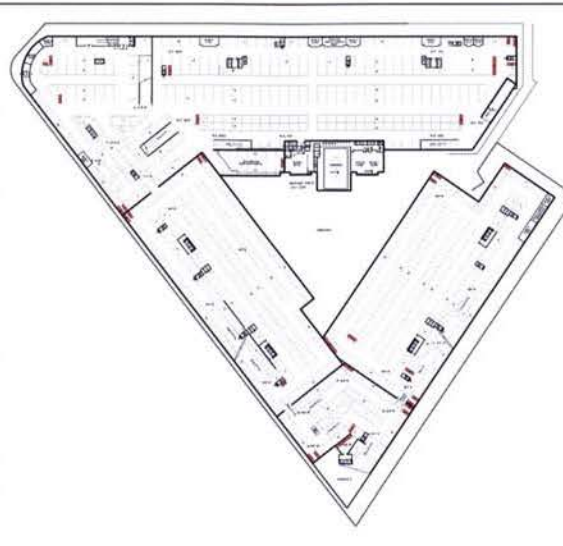
A071

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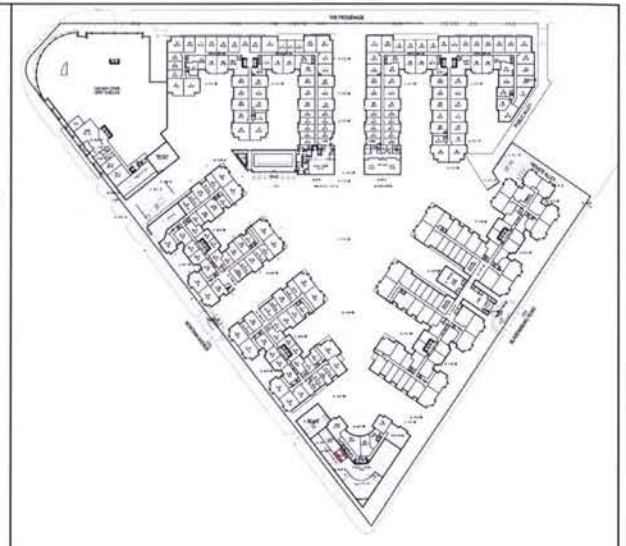




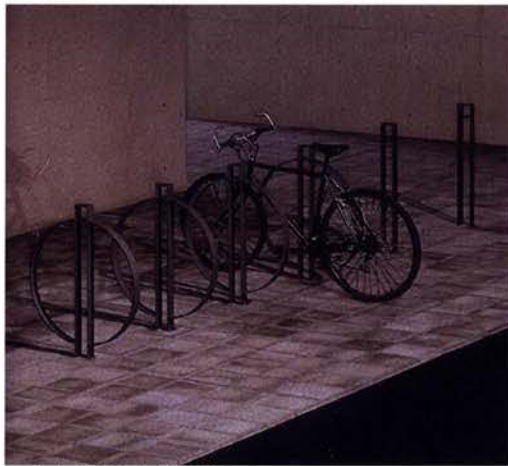
Garage Bike Storage Locations - P1 Level



Garage Bike Storage Locations - Retail Level



Garage Bike Storage Locations - Building F Terrace 2 Level



Sample photo of Exterior Bike Racks

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Bike Storage

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Exterior Bike Storage

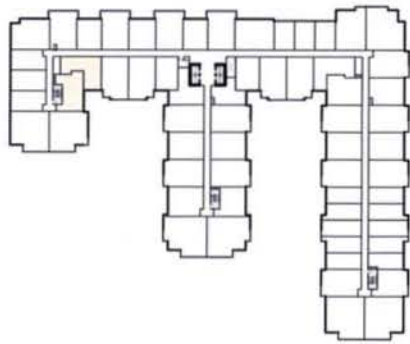
GARAGE BIKE STORAGE

P1 Level.....	305
Retail Level.....	200
Building F Terrace 2 Level.....	20
TOTAL.....	525
<i>Minimum Number to be Provided.....</i>	<i>150</i>

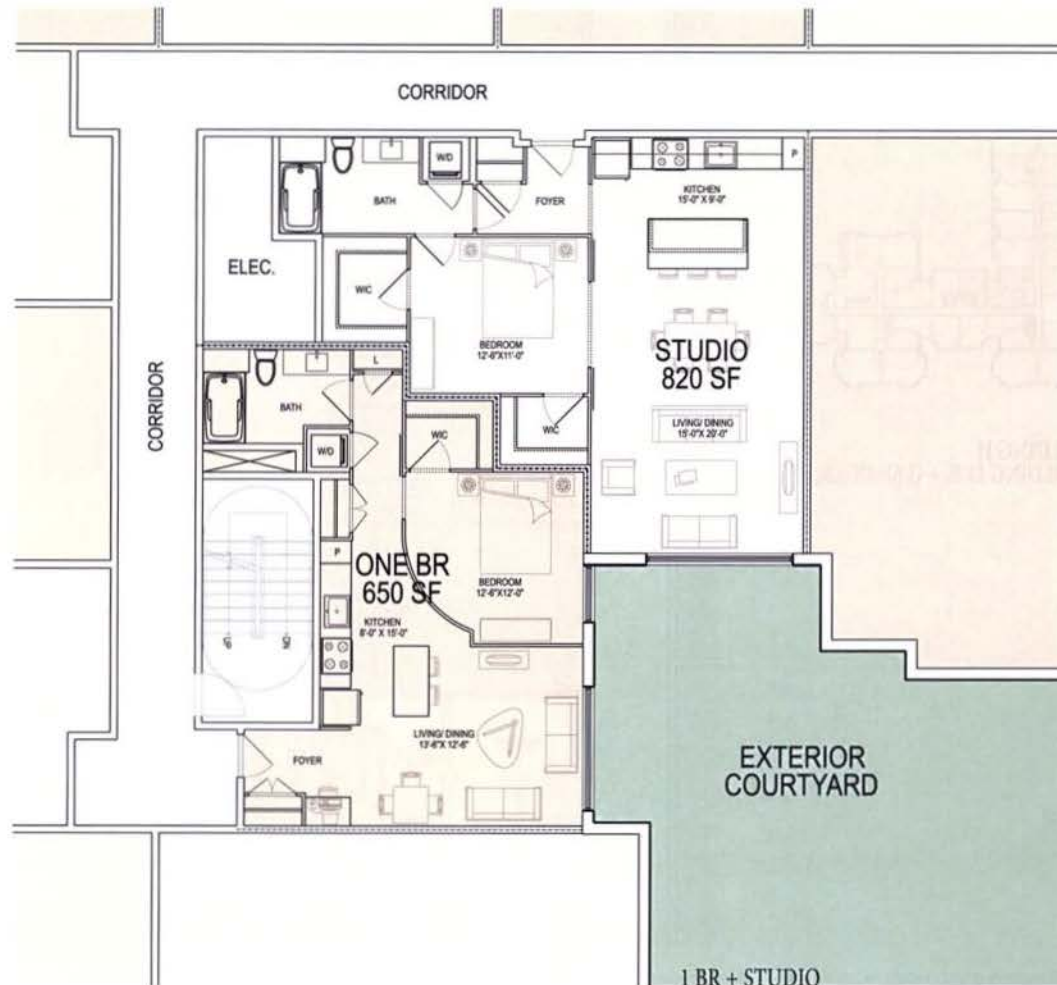
EXTERIOR BIKE STORAGE

New York Avenue.....	22
Montana Avenue.....	4
Bladensburg Road.....	4
TOTAL.....	30
<i>Minimum Number to be Provided.....</i>	<i>10</i>

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BUILDING B
(BUILDING C SIMILAR)



NOTE: THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE CONCEPTUAL. CHANGES TO THE LAYOUTS MAY OCCUR.



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Building B Inside Corner Unit Plans

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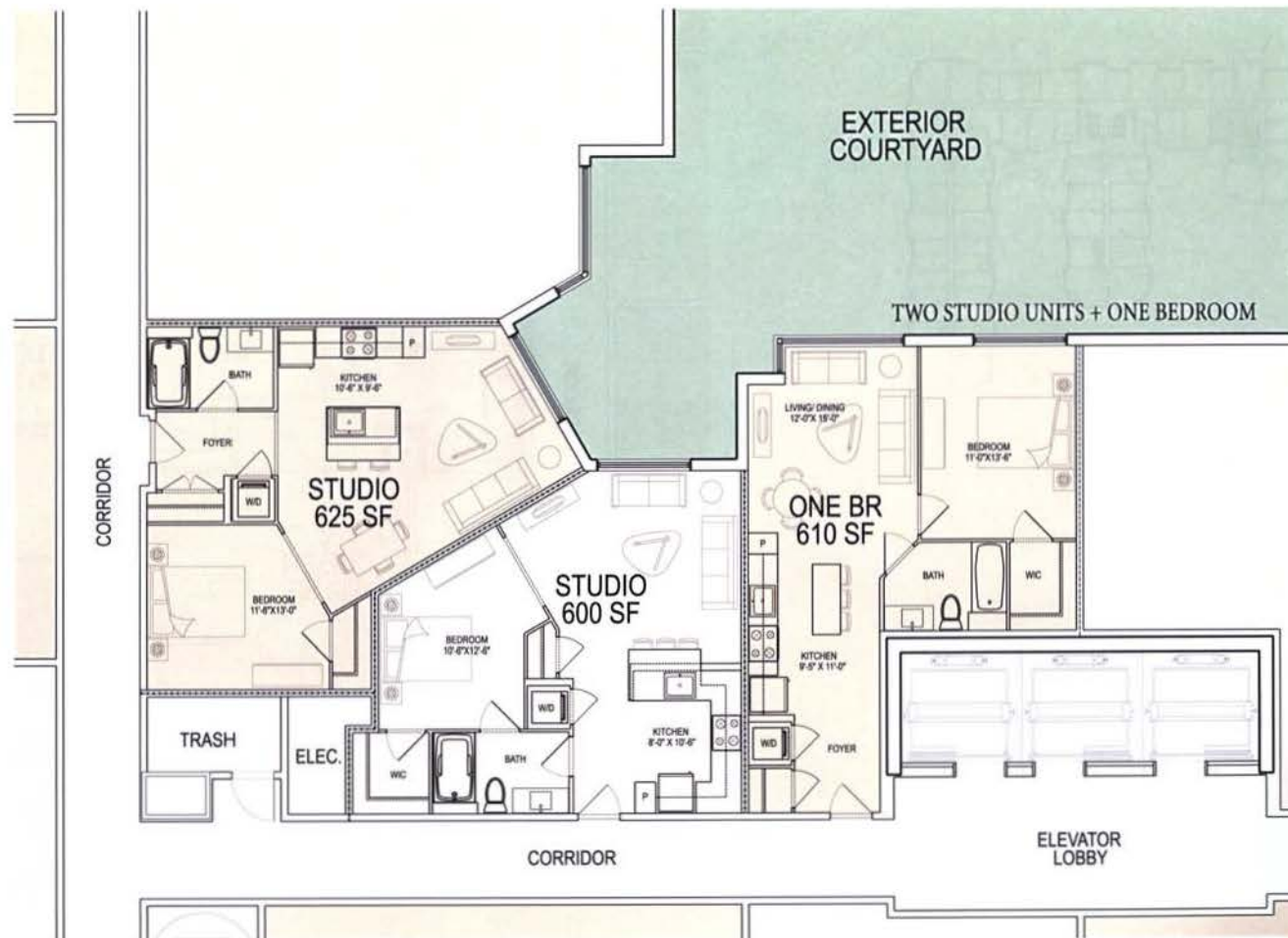
A073

NEW YORK AVENUE/ARBORETUM

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BUILDING H
(BUILDING D, E, + G SIMILAR)



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Building H Inside Corner Unit Plans

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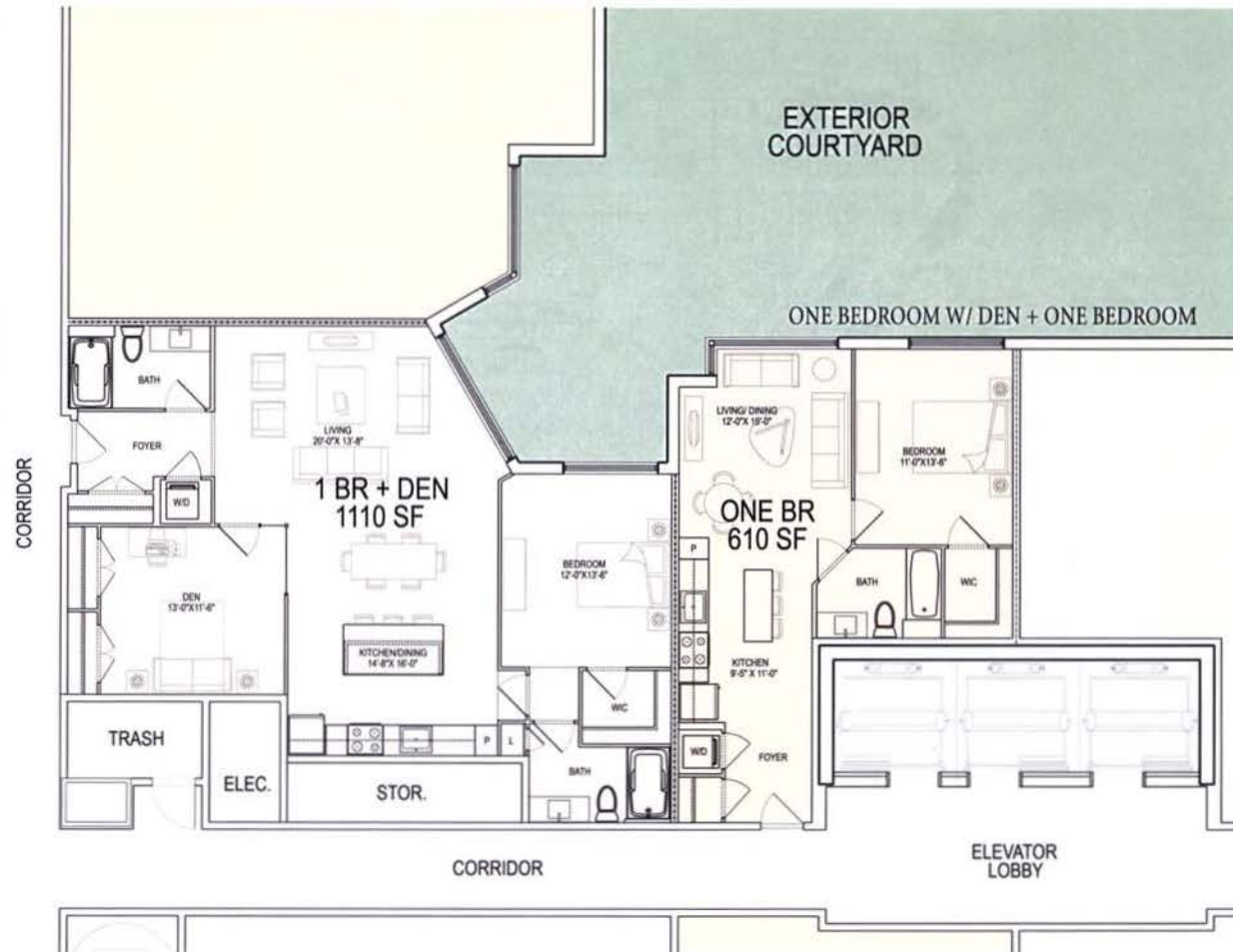
A074

NEW YORK AVENUE/ARBORETUM

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BUILDING H
(BUILDING D, E, + G SIMILAR)



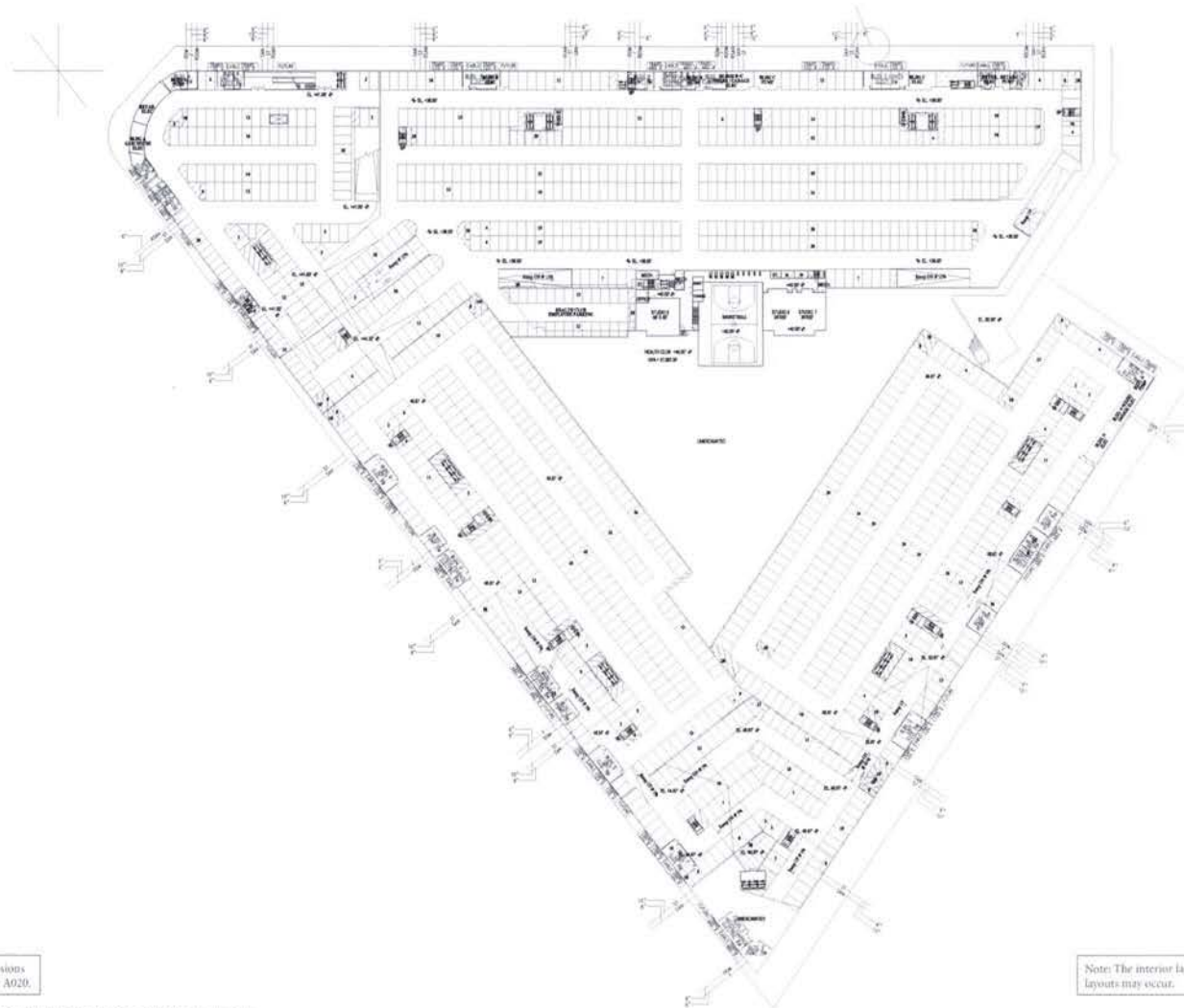
NOTE: THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE CONCEPTUAL. CHANGES TO THE LAYOUTS MAY OCCUR.



Source: Torti Gallas and Partners, Inc. | 1000 Spring Street, 4th Floor, Silver Spring, Maryland | 301.588.4900

Building H Inside Corner Unit Plans - Alternate

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Note: For overall building dimensions and penthouse setbacks see sheet A029.

Note: The interior layouts shown on the building plans are schematic. Changes to the interior layouts may occur.



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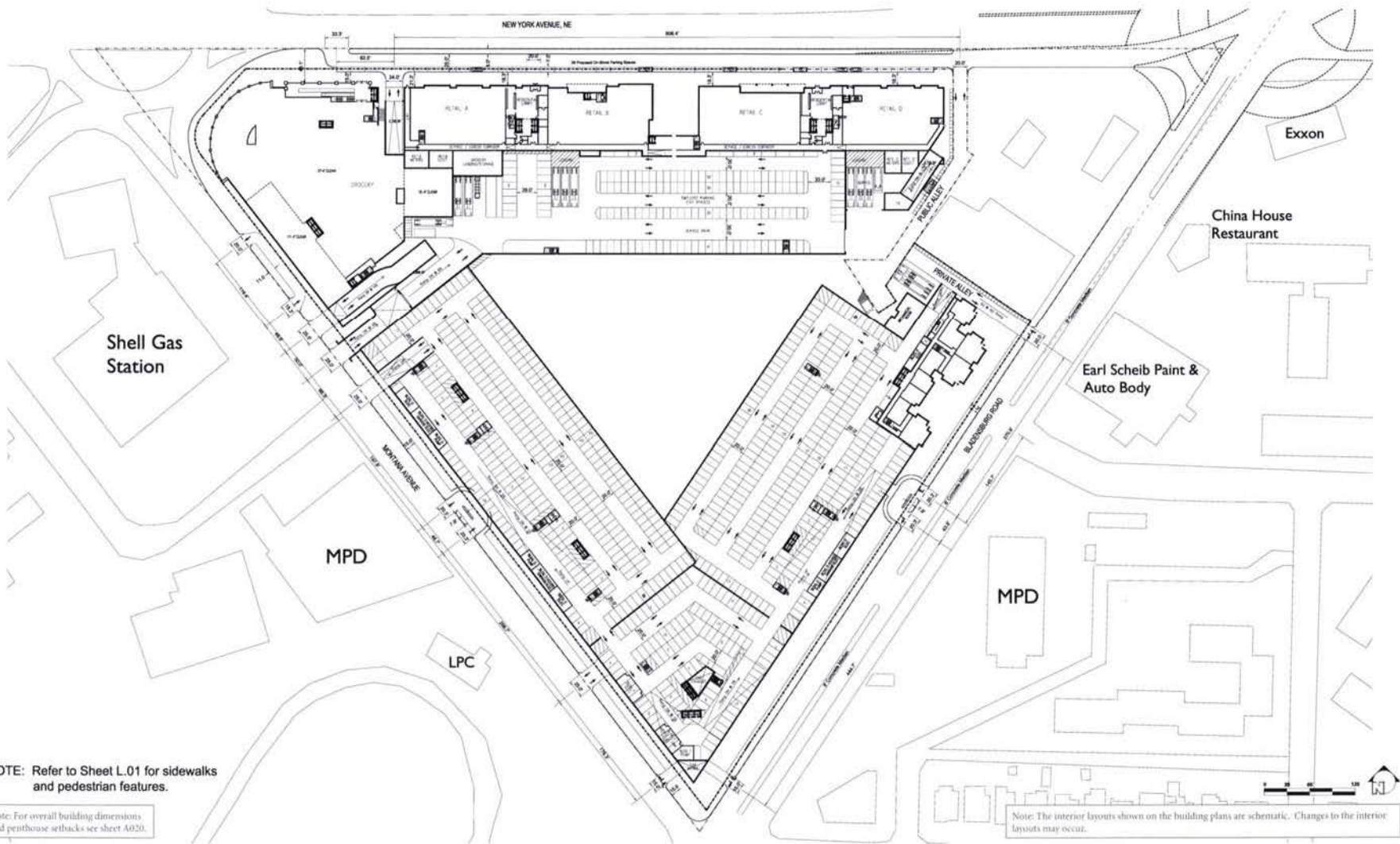
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Electrical/Plumbing Preliminary Plan

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A076

NEW YORK AVENUE/ARBORETUM



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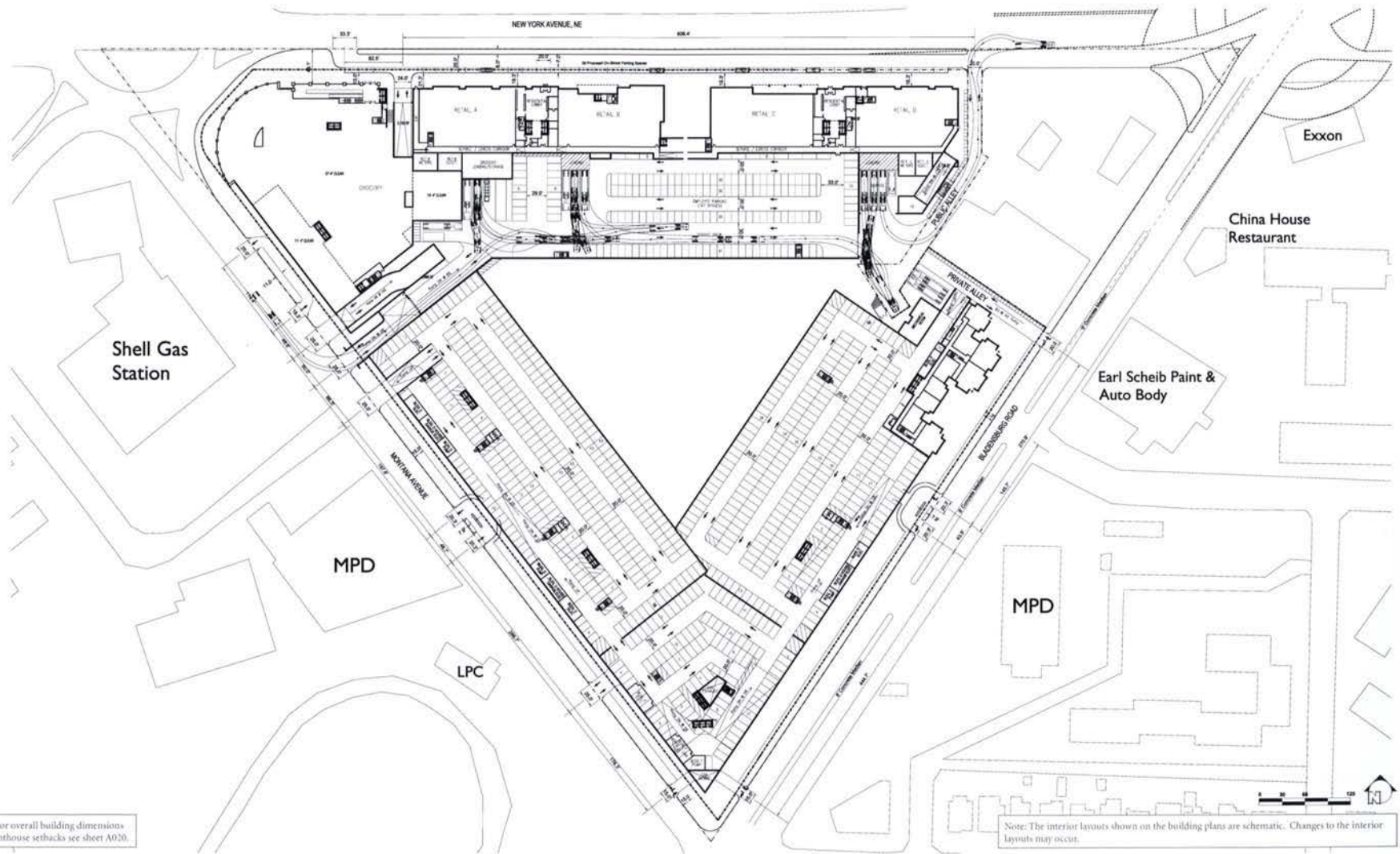
Traffic Circulation Plan

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A077

NEW YORK AVENUE/ARBORETUM

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Note: For overall building dimensions and penthouse setbacks see sheet A020.

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Truck Turning Diagram

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NEW YORK AVENUE/ARBORETUM

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Brick One
Buildings B, C, F



Brick Three
Buildings B, D, E



Brick Two
Buildings A, C, G and H



Brick Four-All Buildings
Base, Inset panels, accents

Sample materials are conceptual. Actual color and manufacturer subject to availability.

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Masonry Materials

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NEW YORK AVENUE/ARBORETUM

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