

**MONUMENT BALLPARK
SQUARE 701, SE**

WASHINGTON, DC

ZONING COMMISSION REVIEW UNDER CG OVERLAY
HEARING SUBMISSION, JANUARY 11, 2007

OWNER / DEVELOPER:
MASTER PLANNER
RESIDENTIAL AND HOTEL ARCHITECT:
OFFICE ARCHITECT:
LAND USE COUNSEL:
CIVIL ENGINEER:
TRAFFIC CONSULTANT:
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
WELLS ASSOCIATES
SK&A STRUCTURAL ENGINEERS, PLLC
LANDSCAPE ARCHITECTURAL BUREAU
GENSLER
GIRARD ENGINEERING, PC

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

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ZONING COMMISSION
District of Columbia
CASE NO. 06-46
EXHIBIT NO. 26

shalom baranes associates architects
District of Columbia
CASE NO.06-46
EXHIBIT NO.26



Zone: CR/CG Overlay District	
Site Area: Combined Lot Development:	
Square 701:	102,494.4
Square 700 (Lot# 43, 46, 45, 37, 38, 39, 803, 33, 802, 864, 868, 841, 860 & 864):	49,680
Total:	152,174.4

Program FAR:	
Building 1: Metro:	8,410
Office:	277,600
Retail:	13,880
Sub-total:	299,890
Building 2: Hotel:	105,950
Retail:	37,130
Residential:	320,100
Sub-total:	462,790
Lot: Tot Non-Res:	442,580
Lot: Tot Res:	320,100
Lot: TOTAL:	762,680

Zoning Regulation		CR/CG Overlay	
	Req'd/Allowed	Proposed	
Height (Height act in Capital Gateway Overlay district)	110'	110'	
Total FAR Allowed	7.0 max		
FAR-Combined Lot Development (10)			
Residential (10)	7.0 max	2.10	
Office		1.82	
Retail		0.34	
Hotel		0.69	
Total Non-Residential	75 min, 3.0 max	2.91	
Total FAR:	7.0	5.01	
FAR- Square 701 Lot			
Residential	7.0 max	3.12	
Office		2.71	
Retail		0.50	
Hotel		1.03	
Total Non-Residential	75 min, 3.0 max	4.32	
Total FAR:	7.0	7.44	
Max angle lot FAR	8.00	7.44	
Lot Occupancy %			
Building 1:	100% comm, 75% resid	varies by floor:	
Building 2:			
Ground Level	75.0%	98.0%	
Resid. Levels 2&3	75.0%	75.0%	
Resid. Levels 4-7	75.0%	67.0%	
Resid. Levels 8-10	75.0%	60.0%	
Required Public Space			
(open to sky or 10' vertical clearance)	not required	not provided	
Rear yard			
Building 1, Non-Residential	none required	none provided	
Building 2, Residential: 3'ft, 12' min	28'	30'	
Side Yard (3'ft or 8' min if provided)			
	none required	none provided	

ZONING NOTES:

- ITEMS IN GRAY REQUIRE A VARIANCE OR SPECIAL EXCEPTION FROM ZONING.
- FOR ZONING PURPOSES, BUILDING 1 AND BUILDING 2 ARE ON A SINGLE LOT OF RECORD. FOR ZONING TABULATIONS, BUILDING 1 AND BUILDING 2 ARE ON SEPARATE THEORETICAL LOTS PER TITLE 11, CHAPTER 25.
- BUILDING 1 HEIGHT IS BASED ON M STREET R.O.W., WHICH IS 90'. BUILDING 2 HEIGHT IS BASED ON N STREET R.O.W., WHICH IS 90'.
- SEE SHEET A7 FOR BUILDING 1 AND BUILDING 2 MEASURING POINT LOCATIONS.
- OVERALL GROUND FLOOR PREFERRED RETAIL USE % IS 56.3% ON BUILDING 2. GROUND FLOOR PREFERRED RETAIL USE % IS 62% WHILE ON BUILDING 1. GROUND FLOOR PREFERRED RETAIL IS 45%. SEE A1 FOR PREFERRED USE TABULATION.
- FOR ZONING COURTS & ROOF STRUCTURES SETBACK DIMENSIONS SEE A7.
- GROUND FLOOR RETAIL CEILING HEIGHT IS 14'-0" FOR MOST RETAIL SPACE EXCEPT AS SHOWN IN A1 AND FOR BACK OF HOUSE AND SERVICE AREAS WHICH TOTAL APPROXIMATELY 30% OF GROUND FLOOR RETAIL.
- PREFERRED USE AT STREET FRONTAGE, PREFERRED RETAIL, STREETWALL, AND GROUND FLOOR PERCENTAGE CALCULATIONS INCLUDE METRO FLOOR AND FACADE AREAS.
- THE RESIDENTIAL RECREATION SPACE, WHICH TOTALS 4,900 SF WILL BE PROVIDED AS FOLLOWS:
 - 2ND FLOOR LOBBY AREA: 1,000 SF
 - 2ND FLOOR COURTYARD AND MAIN ROOF TERRACES: 3,900 SF

Court -open(5) (Res: 3'ft 10' min)	see court tabulation on A7	no relief required
(Non-Res: 2.5'ft 6' min)		
Closed Court (5) (Res: 4'ft 15' min)	see court tabulation on A7	no relief required
(Non-Res: 2.5'ft 12' min)		
Recreation Space		15% of resid. Gross area
Roof Structures		1.5%
Number (1 per core)		4
Setbacks	One to One	varies-see sheet A7
Parking (11)		
	Req'd/Allowed	Proposed
Residential (1 per 3 units)	110	
Office (1 per 1800 gsf)	154	
Retail (1 per 750 gsf)	65	
Hotel (1 per 4 rms & 1 per 300SF of function rms)	54	
Total	383	412 to 543 (w/vault spac)
Loading		
Residential	1-55, 1-30 berth	1-55, 1-20
Office	3-30', 1-20'	3-30'
Retail	1-65', 1-30', 1-20'	2-30', 1-20'
Hotel	1-30', 1-20'	1-30'
Total	2-65', 6-30', 4-20'	1-65', 6-30', 2-20'

CG Overlay Issues		
Half Street		
Setback Height:	65'+15'	80'
Setback Width:	20'-8"	12'
Preferred Retail % (5)	75%	50%
Retail Ceiling Height		
Primary Retail Space	14'	14'
Back of House Retail Space (7)	14'	11'
Retail 5-A on Half St and Retail 7 on Half St	14'	13'
Parking/Loading Driveways	None allowed	None provided
100% preferred use at street frontage (9)	100%	45%
M Street		
Preferred Retail %	35%	45%
15' setback from sidewalk	15'	15'
100% preferred use at street frontage (9)	100%	45%
50% of streetwall preferred retail (8)	50%	45%
Retail Ceiling Height (7)	14'	14'11"

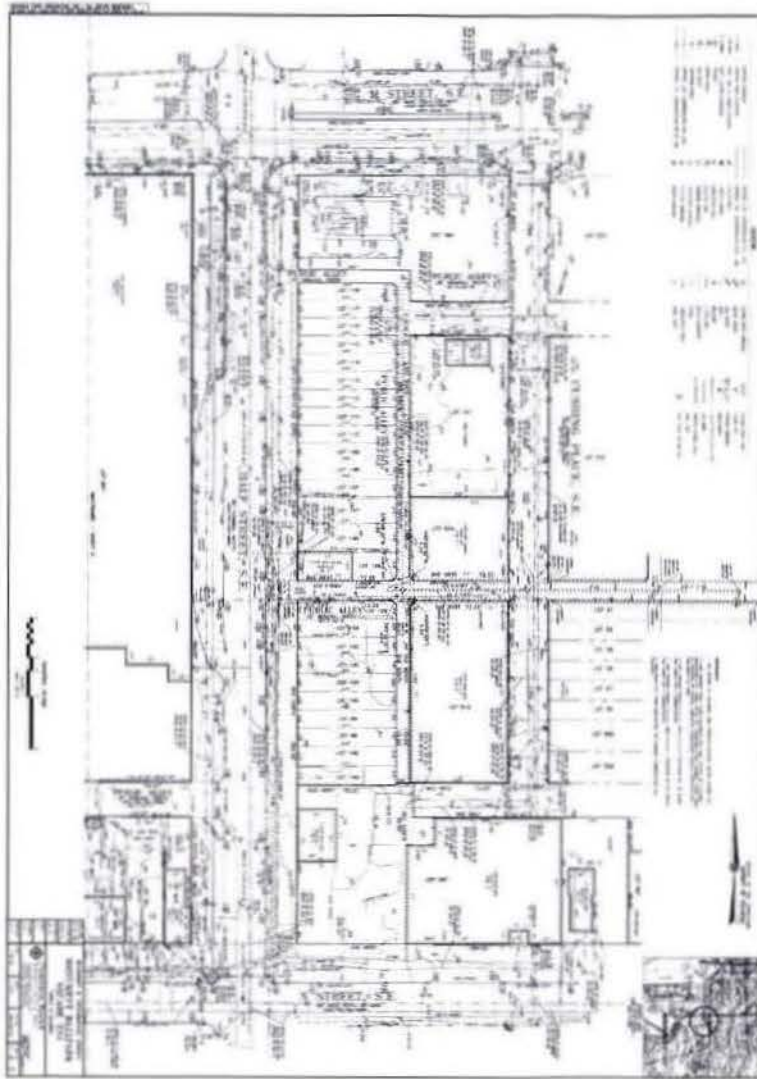
10. DOES NOT INCLUDE RESIDENTIAL OR NON-RESIDENTIAL FAR TO BE CONSTRUCTED IN SQUARE 700. FAR MAY BE REALLOCATED AS PERMITTED BY ZONING REGULATIONS.

11. SEE A6 FOR PARKING TABULATIONS.

MONUMENT BALLPARK

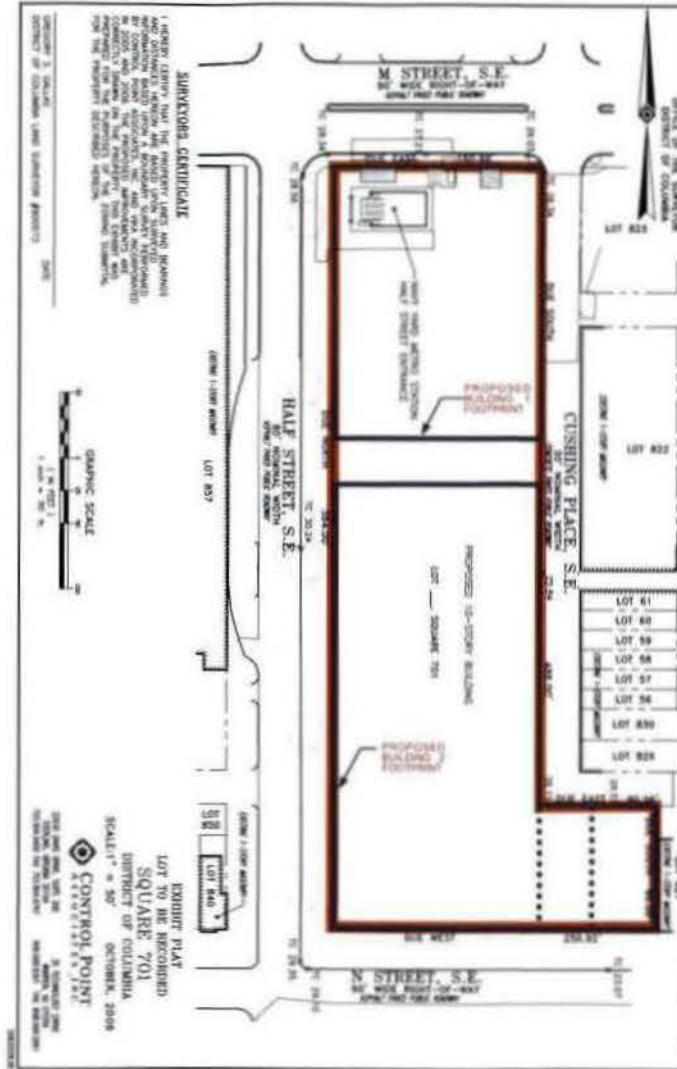
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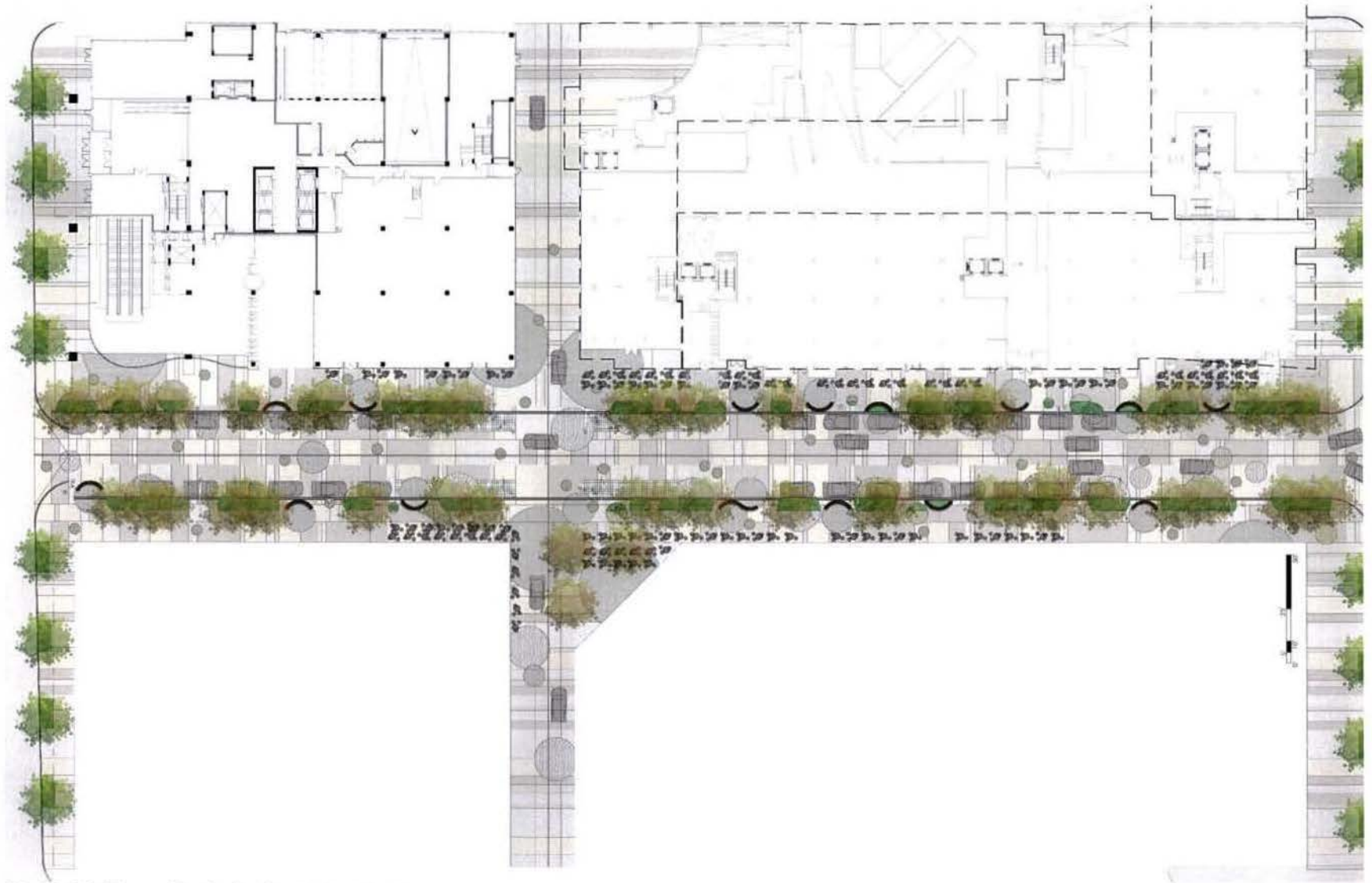


EXISTING CONDITIONS

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PROPOSED PLAT



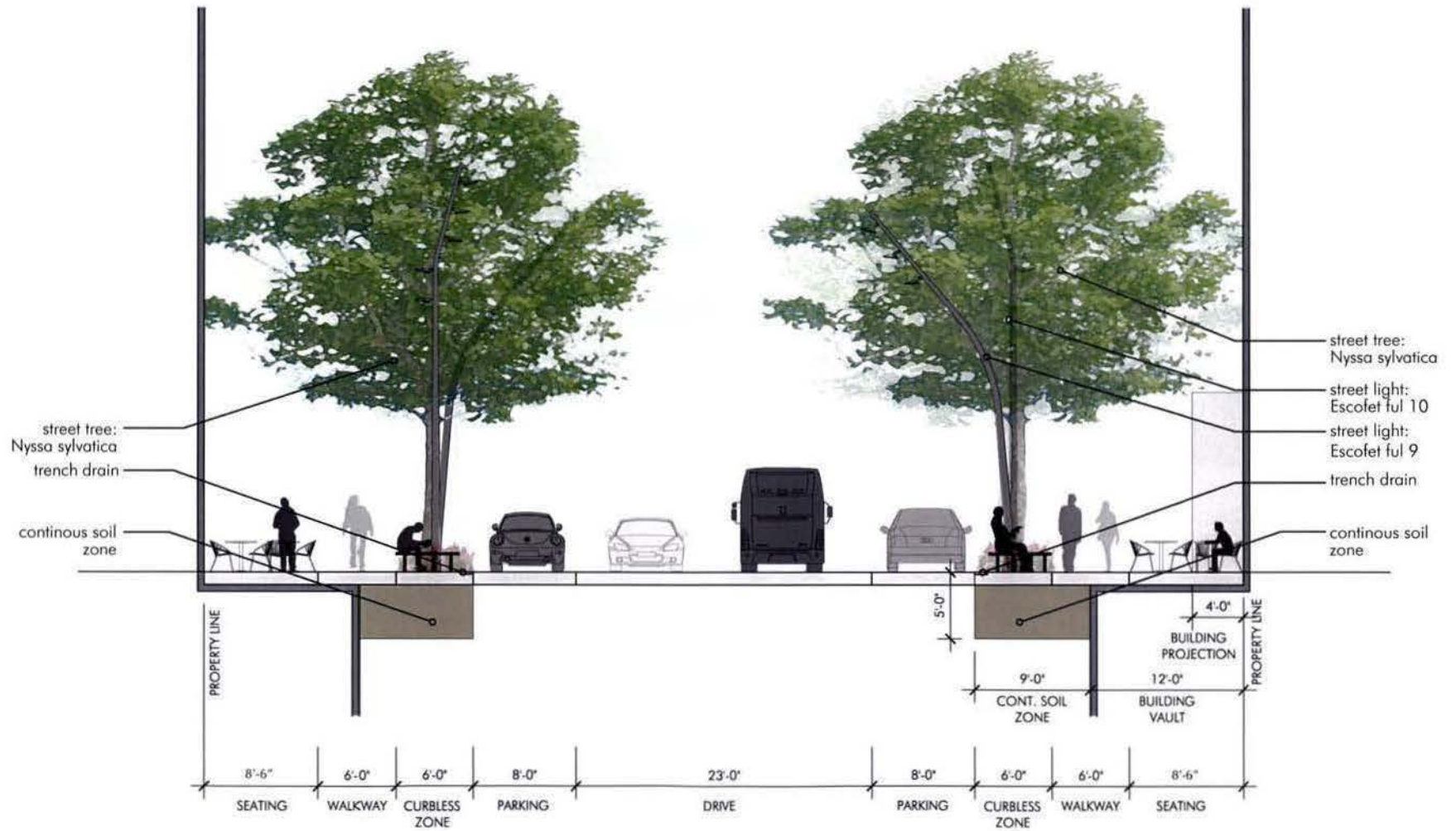
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OVERALL LANDSCAPE PLAN L1



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STREETSCAPE DETAIL L2



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STREETSCAPE SECTION L3



Concrete Pavers by Hanover (top)
Concrete Cobbles by Eurocobble (bottom)

Bike Rack by Creative Pipe



Aerial Street Cam by Cablecam



Pitch Litter Receptacle by Landscape Forms



Ful Series Street Lights by Escofet



Underlit Curved Wood Bench by Sitecraft



Stormwater Detention Area

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Soft Rush



Blueflag Iris



Lady Fern

Chokecherry



Redtwig Dogwood



Canna Lily



Virginia Sweetspire



Black Tupelo

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STREETSCAPE PLANTING L5

[lab] architects



Santana Row - California



Santana Row - California



Verkehrsberuhigung - Germany



Clematis Street - Florida



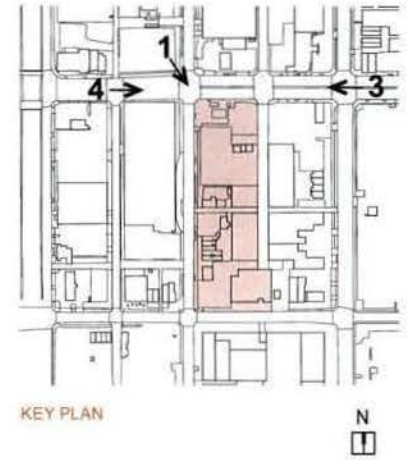
Woonerf - Holland

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1. M & HALF STREETS INTERSECTION
LOOKING SOUTH



KEY PLAN



4. M STREET LOOKING EAST



3. M STREET LOOKING WEST

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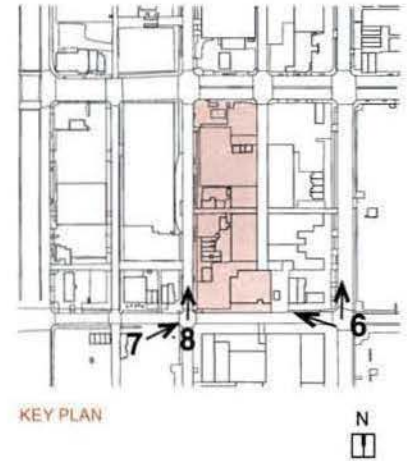
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SITE PHOTOS S1

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6. N & FIRST STREETS INTERSECTION
LOOKING WEST



KEY PLAN



8. N STREET LOOKING NORTH



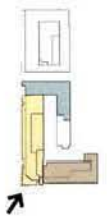
N & HALF STREETS INTERSECTION
LOOKING EAST

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SITE PHOTOS S2

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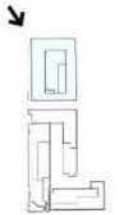


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RENDERING R1

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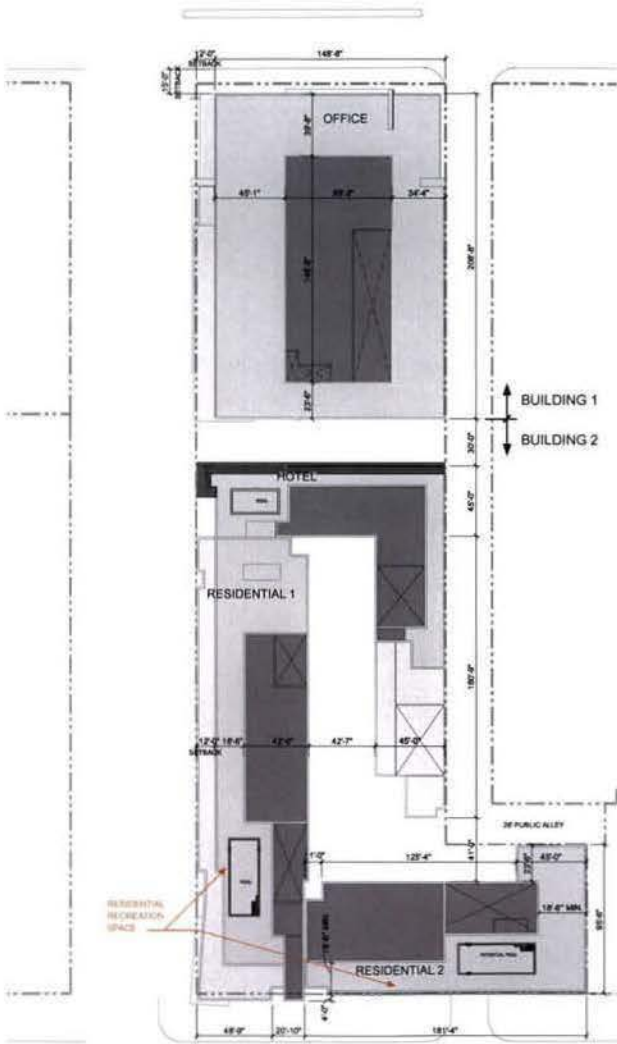


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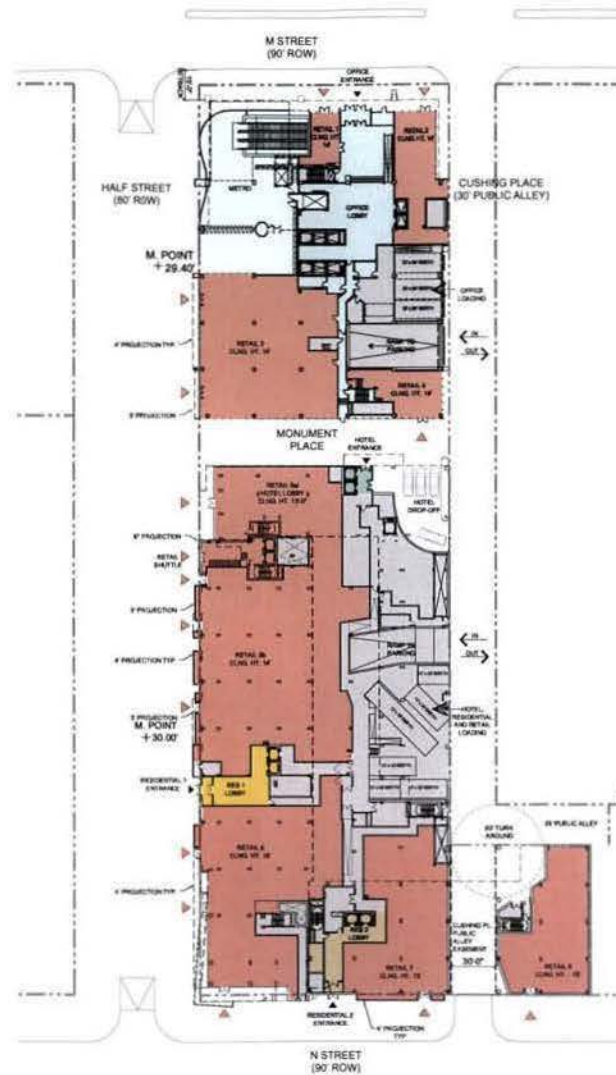
MONUMENT REALTY | JAN 11, 2007 | 202V-661-2200/400 MC |

RENDERING | R2

dcsc | architects



ROOF PLAN



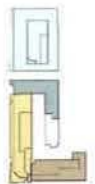
GROUND LEVEL PLAN

- 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. REFER TO SHEETS L1 THRU L5 FOR STREETSCAPE.

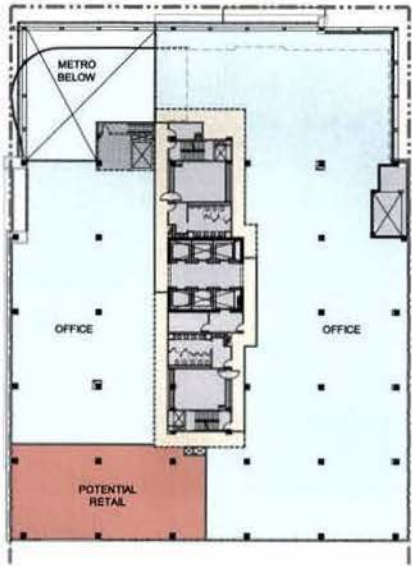
- LEGEND:**
- ▶ RETAIL ENTRANCE

OVERALL GROUND FLOOR PREFERRED RETAIL USE

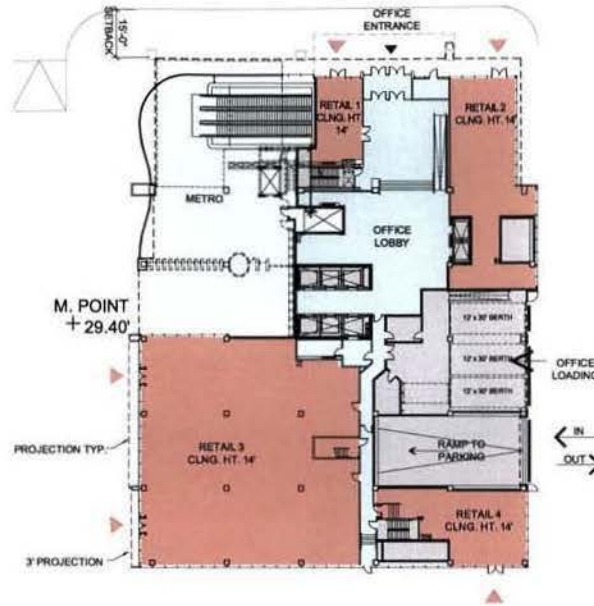
	SF	%
TOTAL GROSS FLOOR AREA	90,564	100%
RETAIL BUILDING 1	13,880	
RETAIL BUILDING 2	37,130	
TOTAL RETAIL	51,010	56.3%
WMATA	7,400	8.2%
COVERED CONNECTION FROM CUSHING PL. TO N STREET	4,000	4.5%



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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.

LEGEND:

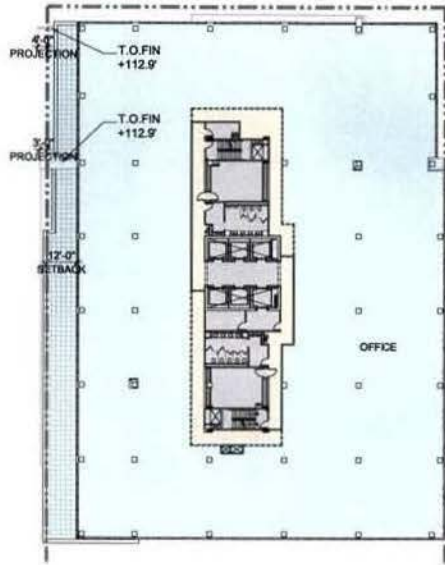
- ▶ RETAIL ENTRANCE



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SQUARE 701, SE WASHINGTON, DC

GROUND LEVEL & LEVEL 2 PLANS - OFFICE BUILDING

A2



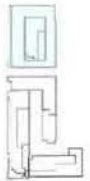
LEVELS 7, 8 & 9 PLANS



LEVELS 3 TO 6 PLANS

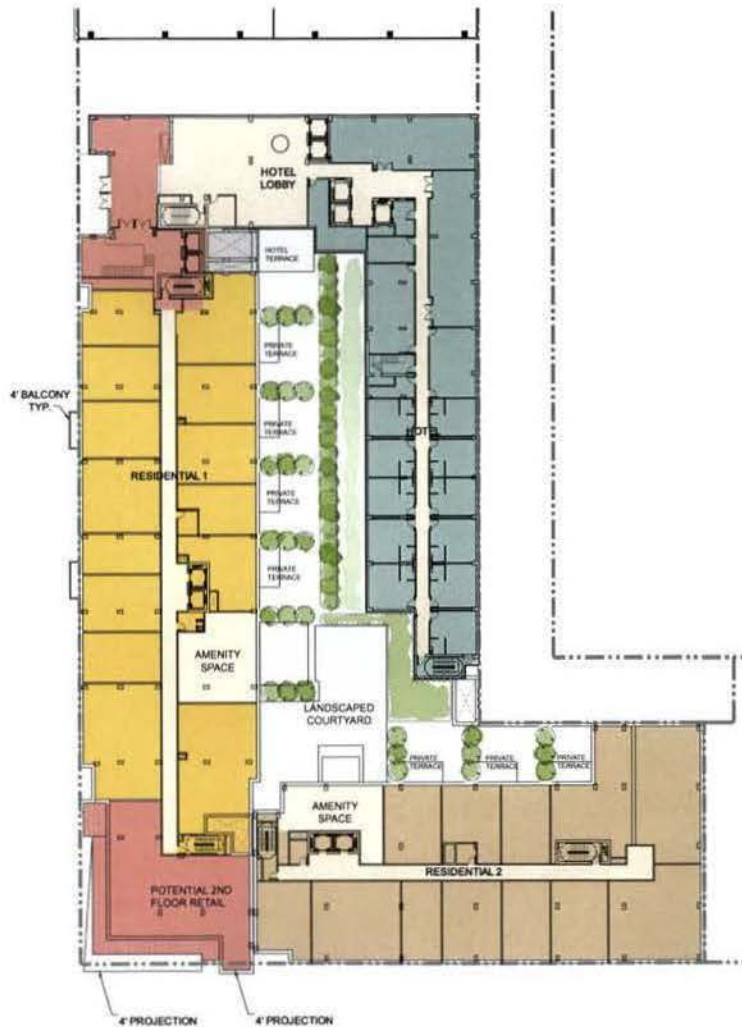
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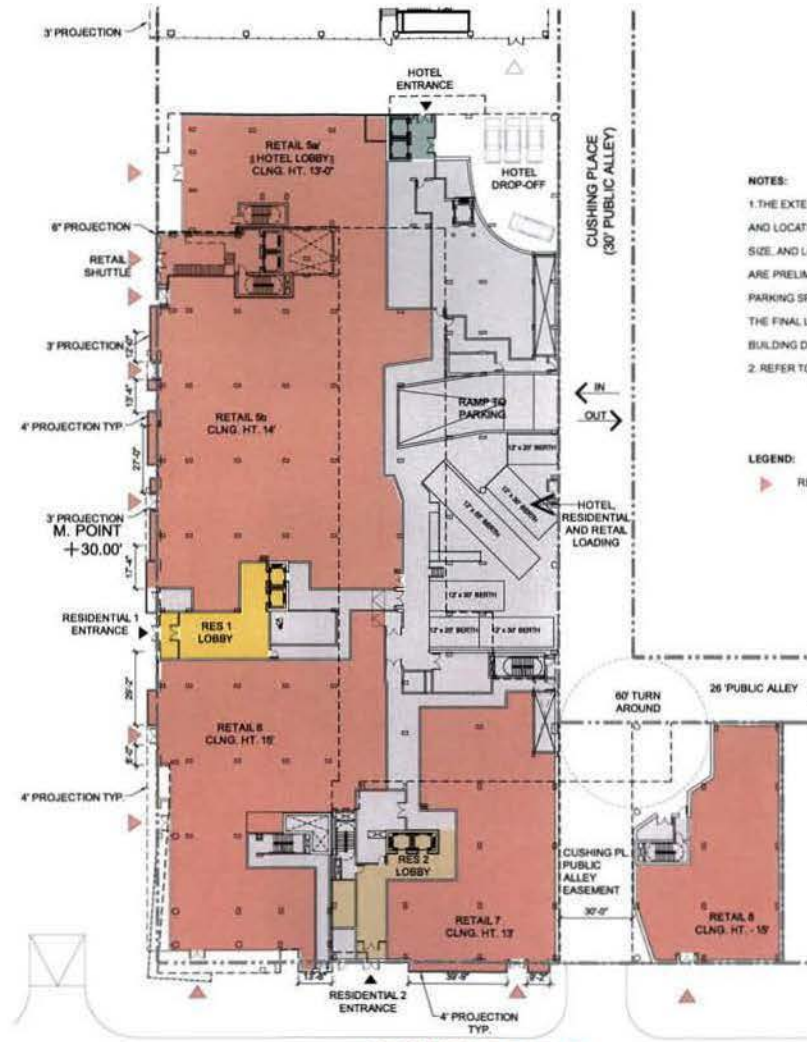


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LEVELS 3 TO 6 & LEVELS 7 TO 9 PLANS - OFFICE BUILDING **A3**



LEVEL 2 PLAN



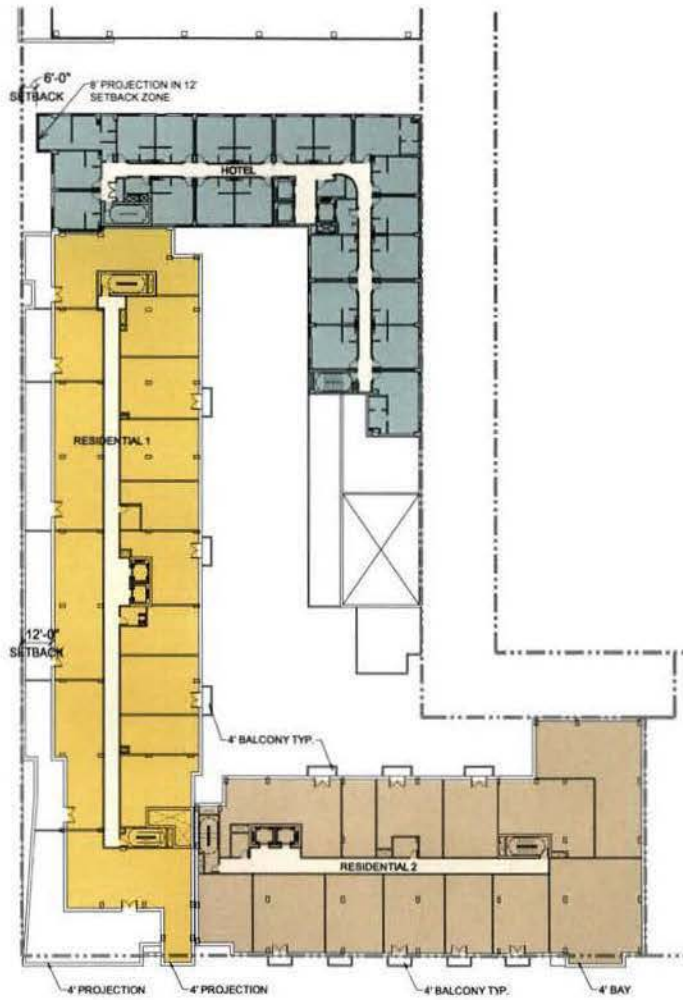
GROUND LEVEL PLAN

NOTES:
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 2. REFER TO L1 THRU L4 FOR STREETSCAPE

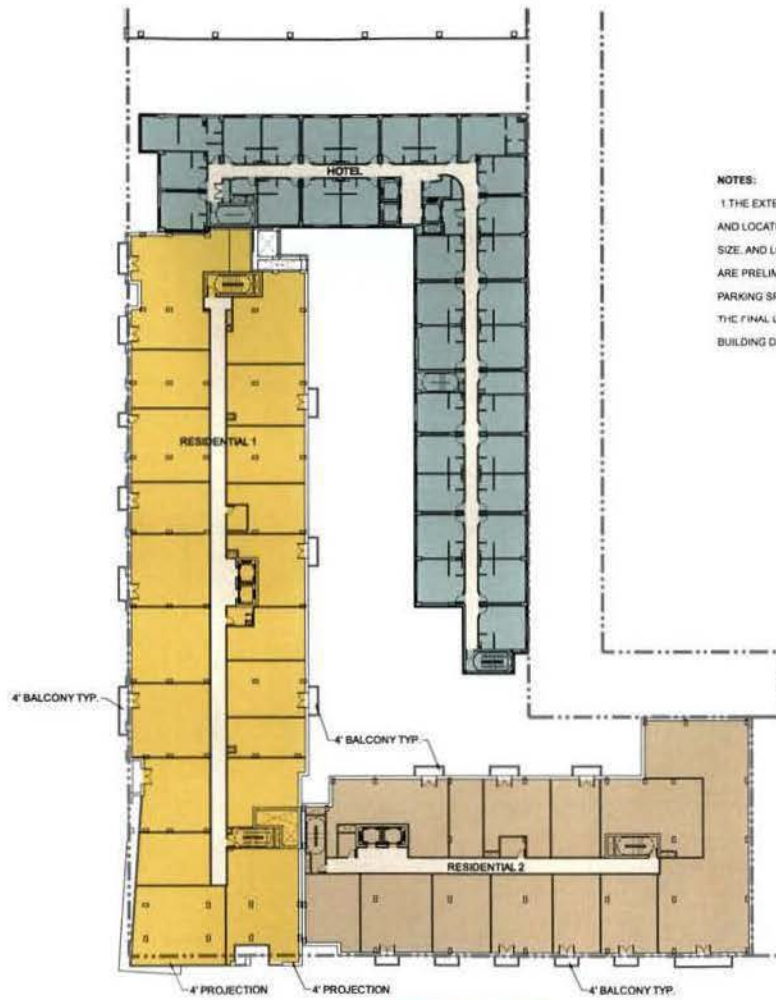
LEGEND:
 ▶ RETAIL ENTRANCE



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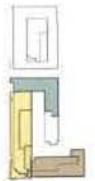


LEVELS 8 PLAN
 (HOTEL LEVELS 4-10 SIMILAR
 RESIDENTIAL 1 LEVELS 8-10 SIMILAR
 RESIDENTIAL 2 LEVELS 8-11 SIMILAR)



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

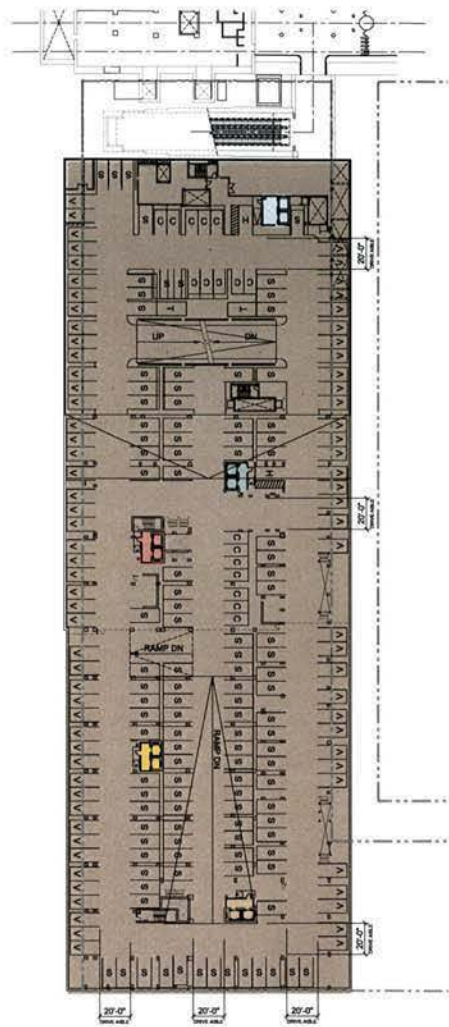
NOTES:
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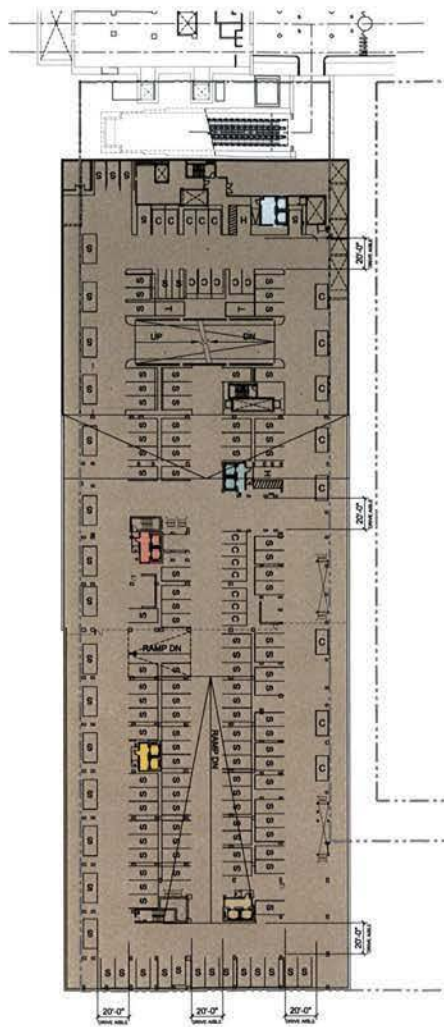
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UPPER LEVEL PLANS-RESIDENTIAL-HOTEL BUILDING

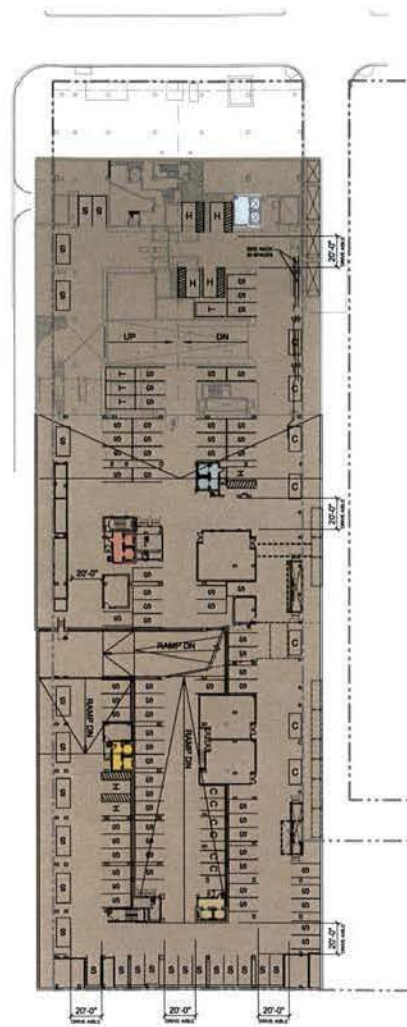
A5



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 9' x 19' (S)	COMPACT 8' x 18' (C)	ACCESSIBLE 12' x 19' (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: 383

NOTES:

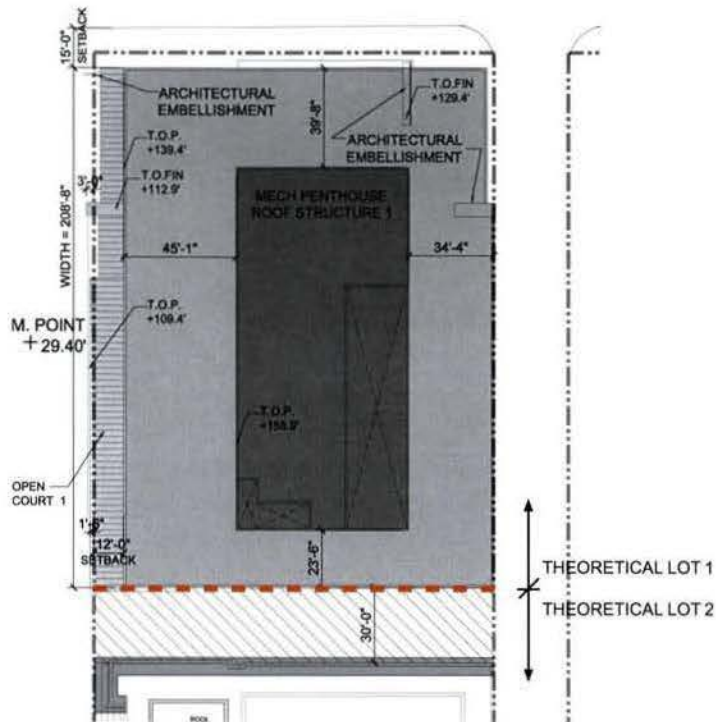
1. THE PARKING SPACE LAYOUTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY
2. TANDEM (T) PARKING SPACES ARE NOT INCLUDED IN THE TOTALS INDICATED.



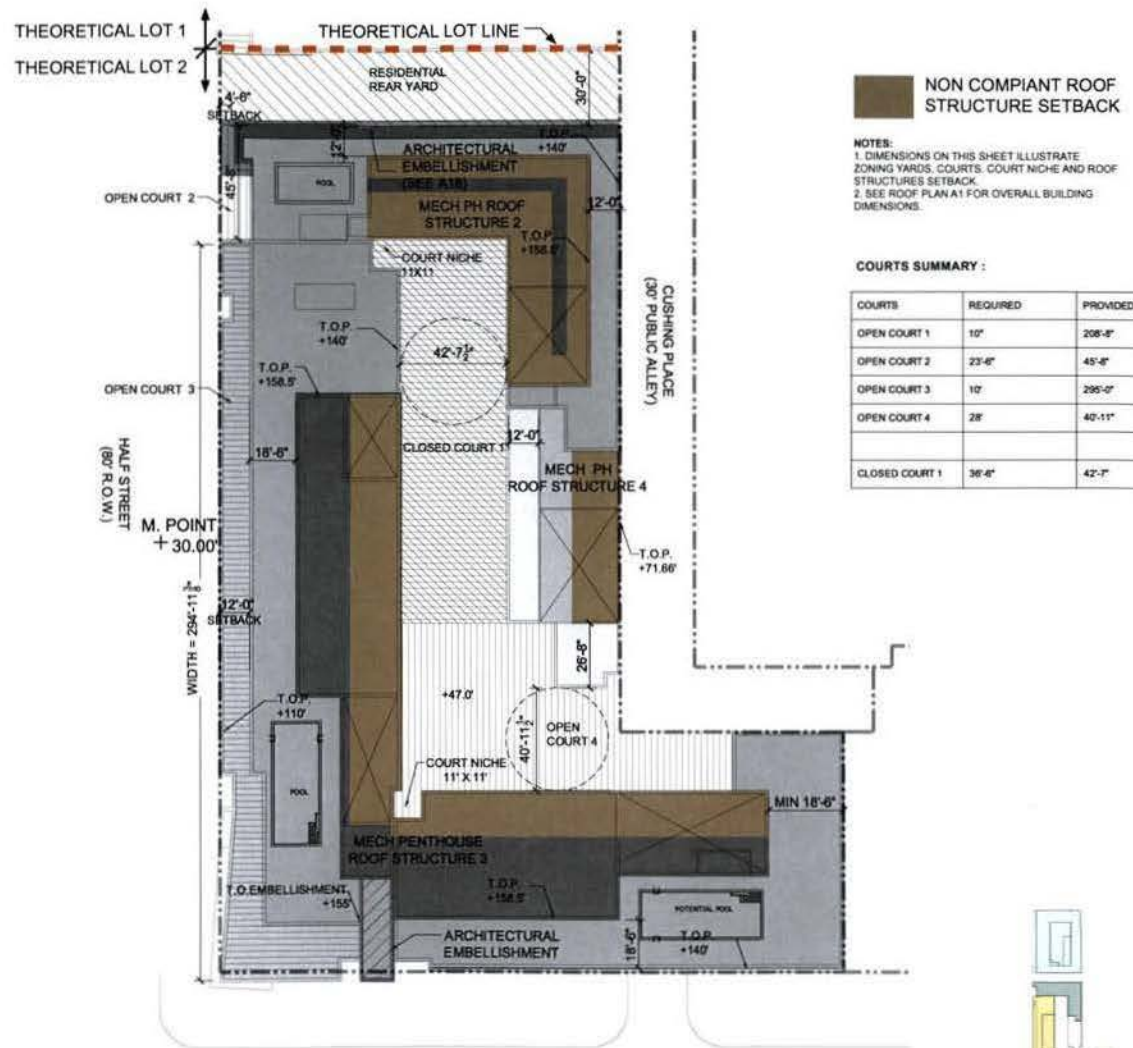
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PARKING LEVELS P1 & P2 PLANS

A6



BUILDING 1- OFFICE



BUILDING 2- HOTEL/RESIDENTIAL

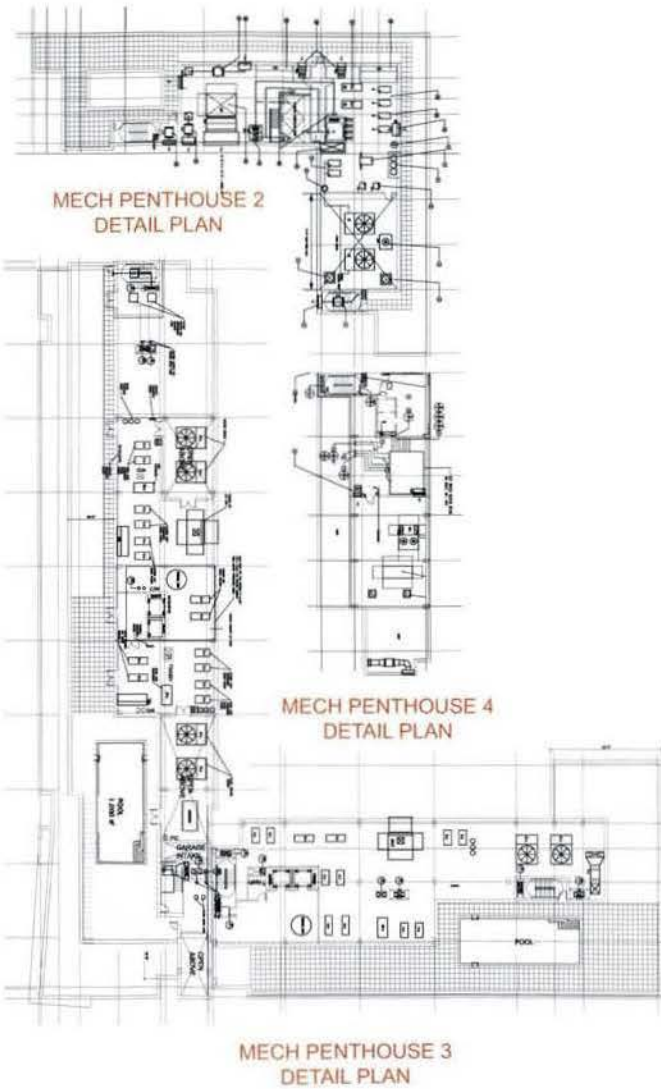
NON COMPLIANT ROOF STRUCTURE SETBACK

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.

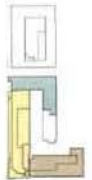
COURTS SUMMARY :

COURTS	REQUIRED	PROVIDED
OPEN COURT 1	10'	208'-8"
OPEN COURT 2	23'-6"	45'-8"
OPEN COURT 3	10'	295'-0"
OPEN COURT 4	28'	40'-11"
CLOSED COURT 1	36'-6"	42'-7"

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NOTES:
 1. EQUIPMENT SHOWN ON THESE PLANS REFLECT THE REQUIREMENTS OF THE CURRENT DESIGN, BUT THE LAYOUTS AS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.





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NORTH, SOUTH & WEST ELEVATIONS A9

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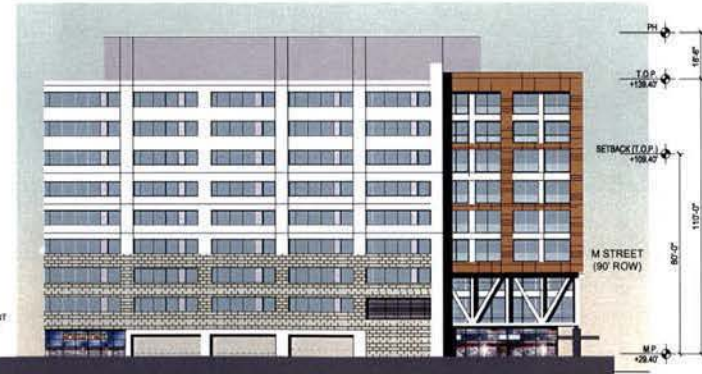
OFFICE
D-OFFICE SOUTH ELEVATION (MONUMENT PLACE)



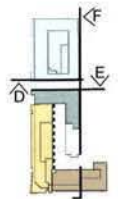
HOTEL
E-HOTEL NORTH ELEVATION (MONUMENT PLACE)



RESIDENTIAL 1 BEYOND HOTEL



OFFICE
F-EAST ELEVATION (CUSHING PLACE)

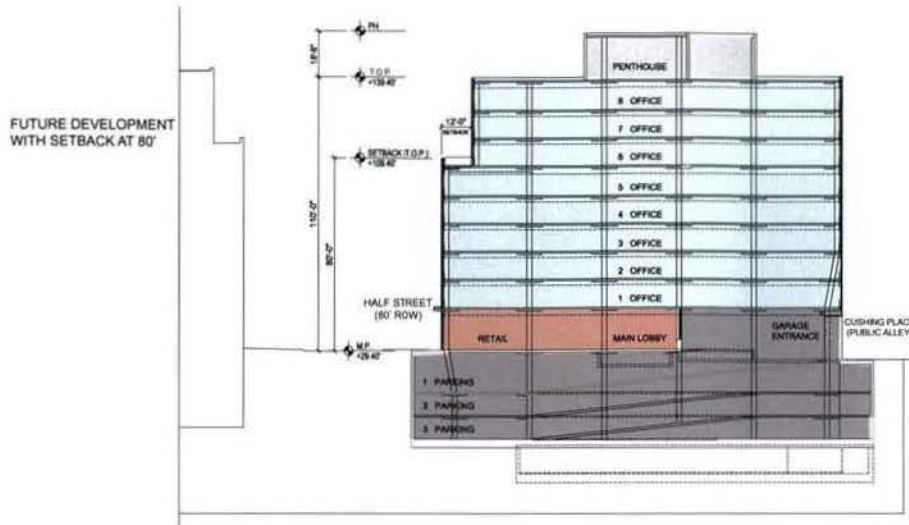


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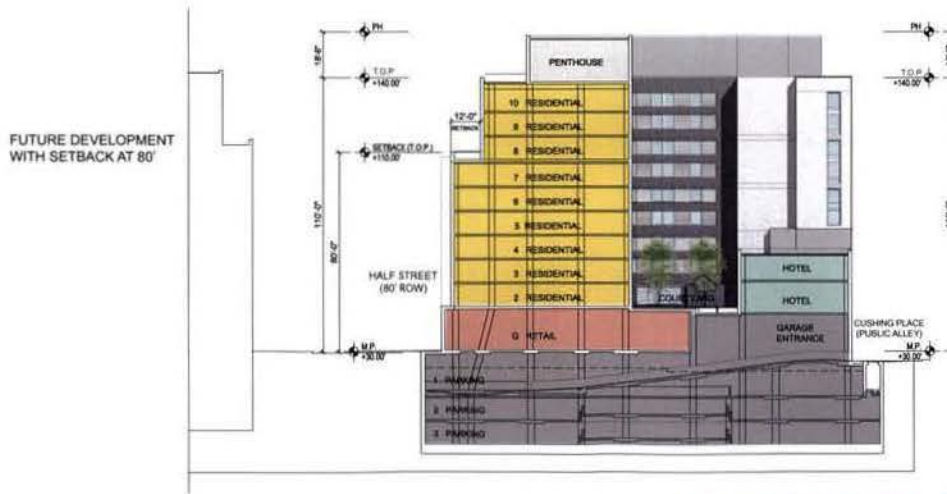
EAST ELEVATIONS & MONUMENT PLACE ELEVATIONS A10

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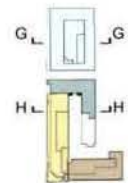
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SECTION GG



HH- SECTION/COURTYARD ELEVATION SOUTH



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BUILDING SECTIONS / ELEVATIONS

A11

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SECTION JJ



K- RESIDENTIAL 1 WEST (COURTYARD)



L-RESIDENTIAL 2 NORTH (COURTYARD SECTION)



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BUILDING SECTION/ ELEVATIONS

A12



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HALF STREET RETAIL ELEVATION 1 A13

Gensler 585 architects

MONUMENT PLACE



MATCH LINE

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HALF STREET RETAIL ELEVATION 2 A14

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MATCH LINE

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HALF STREET RETAIL ELEVATION 3 | A15



WHITE METAL PANEL
PROTRUDES 4' FROM BUILDING FACADE

TERRACOTTA CLADDING
PROTRUDES 3' FROM BUILDING FACADE

HALO-LIT DIMENSIONAL LETTERING

VINYL GRAPHICS AT GLASS PLANE

CLEAR GLASS STOREFRONT
PROTRUDES 4' FROM BUILDING FACADE

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RETAIL ELEVATION DETAIL

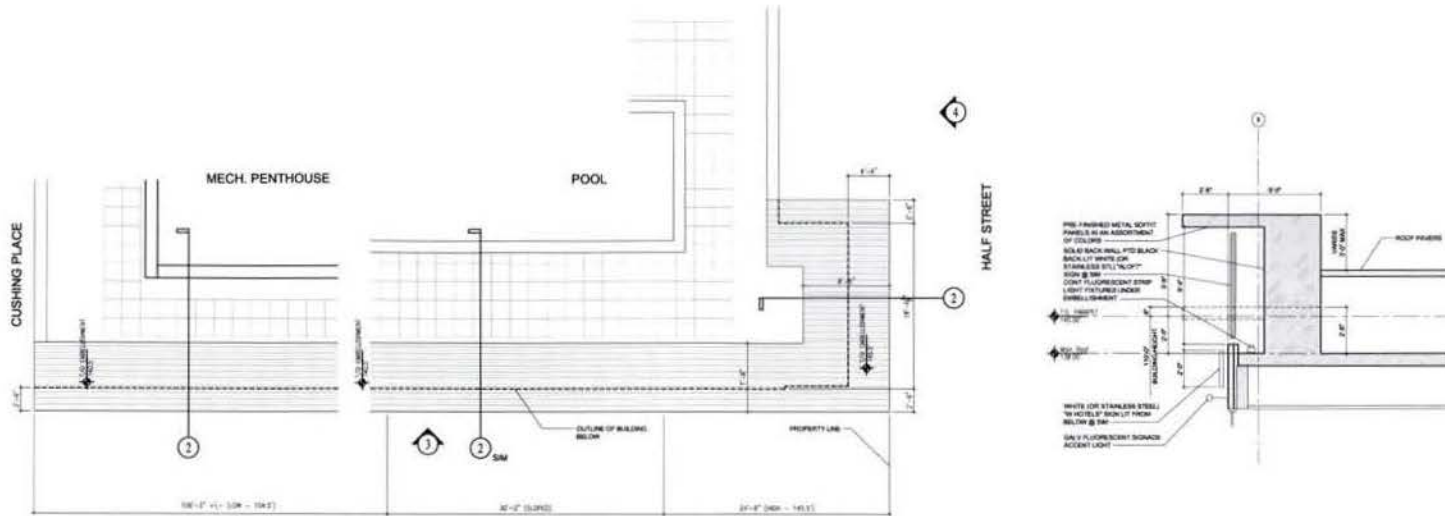
A16



- ENTRY DOORS BY TENANT
- ILLUMINATED DIMENSIONAL SIGNAGE
- LED BACKLIT LIGHT SLOTS WITH ACRYLIC FASCIA
- ILLUMINATED DIMENSIONAL SIGNAGE
- VERTICAL COLORED LED LIGHT SLOTS SET INTO STOREFRONT
- FLUSH WOOD PANELS
- NOVA WALL OPERABLE PANEL DOORS
- OUTDOOR SEATING

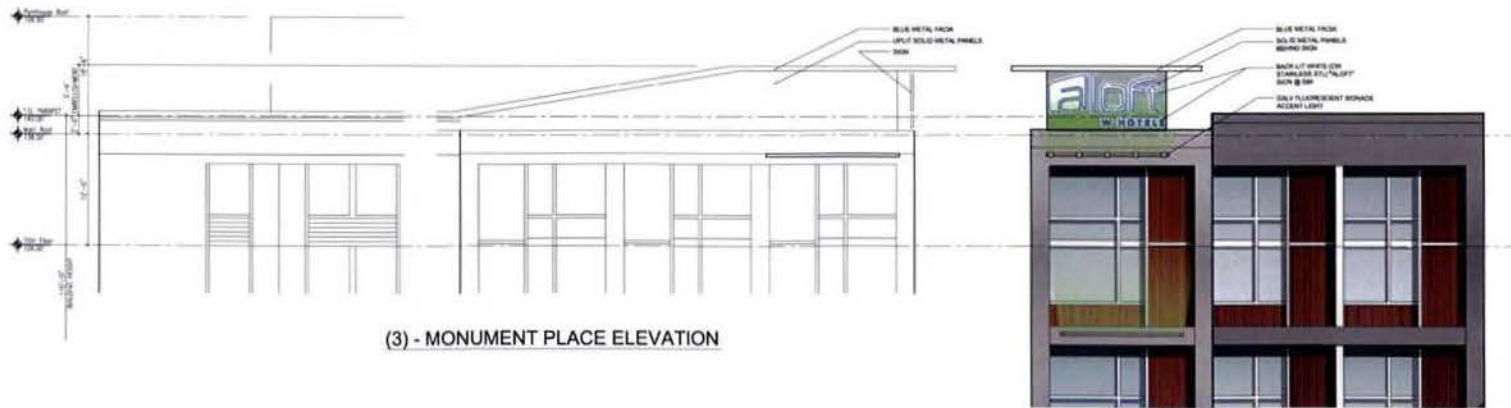
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RETAIL ELEVATION DETAIL A17



MONUMENT PLACE
(1) - HOTEL ROOF PLAN

(2) - SIGNAGE/EMBELLISHMENT SECTION DETAIL



(3) - MONUMENT PLACE ELEVATION

(4) - HALF STREET ELEVATION

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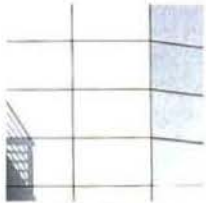
HOTEL SIGNAGE DETAILS A18

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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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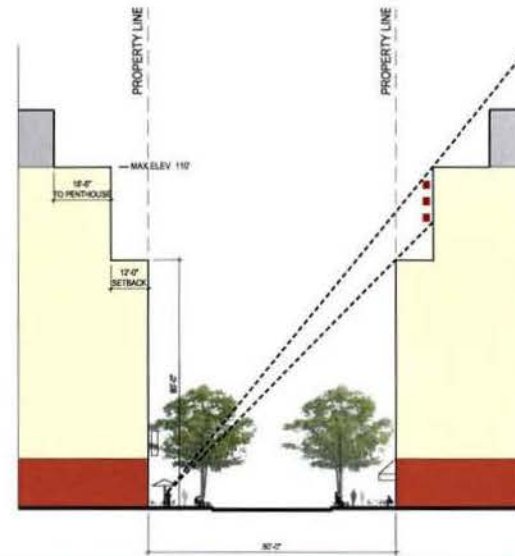
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RETAIL MATERIALS | A19

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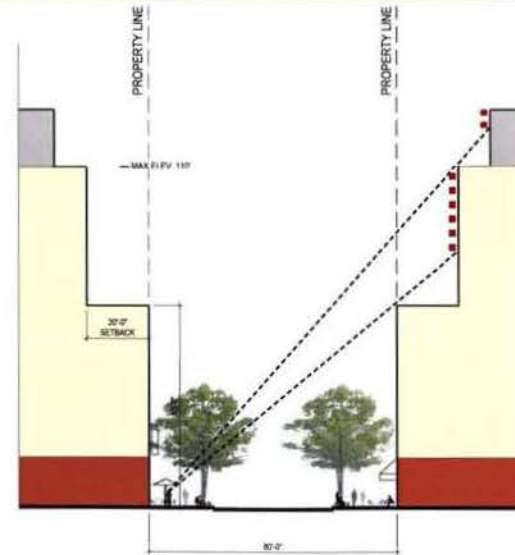
PROPOSED MASSING - 12'-0" SETBACK



HALF STREET SECTION



COMPARATIVE MASSING WITH 20' SETBACK

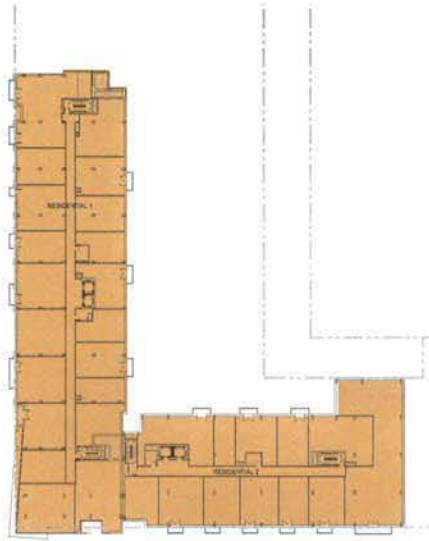


HALF STREET SECTION

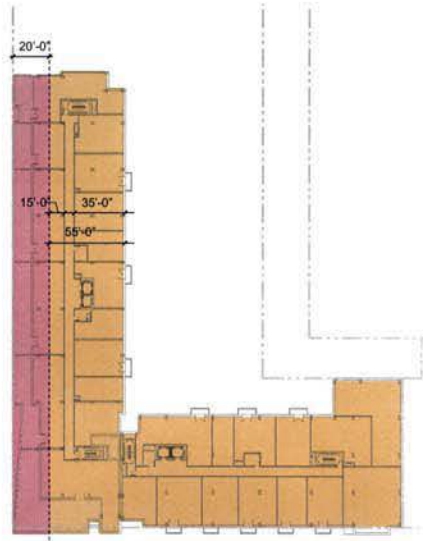
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SETBACK COMPARISON DIAGRAM - SECTION

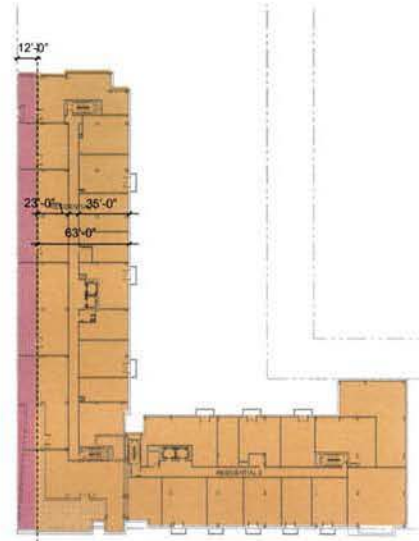
V1



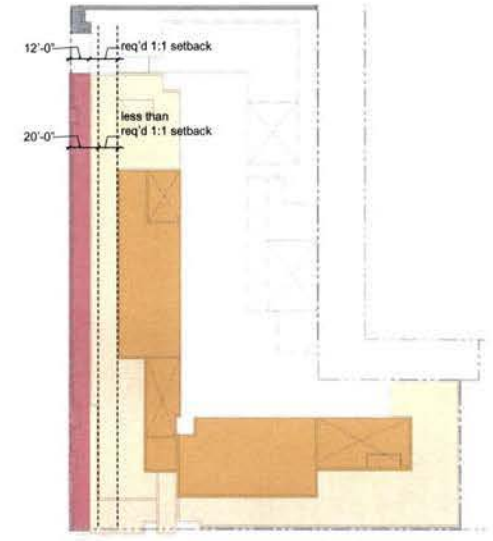
75' Residentail Bar
TYPICAL FLOOR



20' Setback
UPPER FLOOR



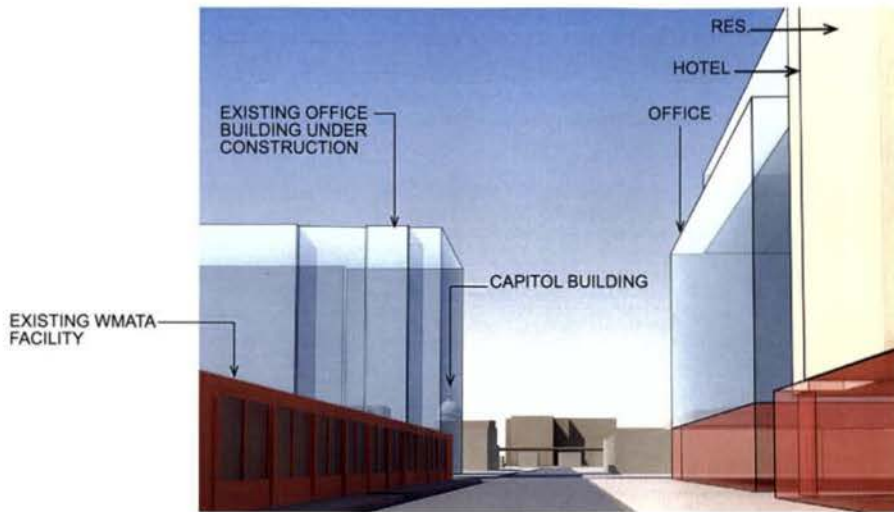
12' Setback
UPPER FLOOR



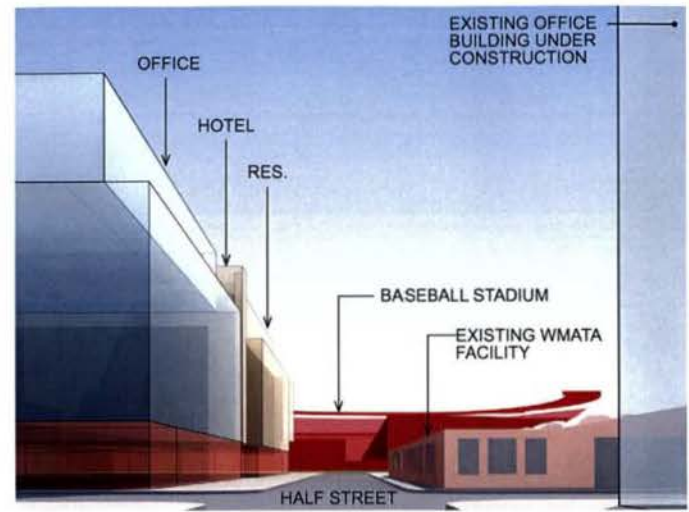
18'-6" Setback
PENTHOUSE

Impact of Typical Upper Floor Setback on Residential Bar

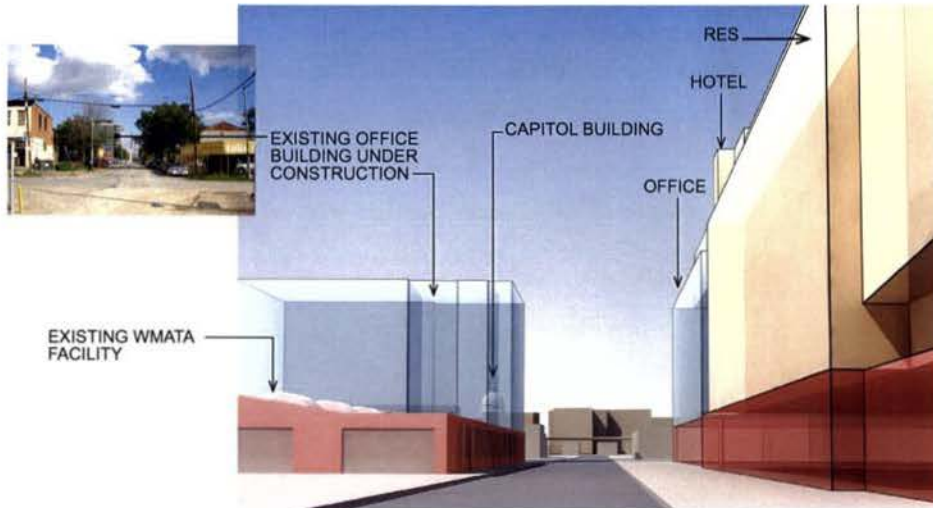
Impact of Penthouse Setback on Residential Bar



VIEW NORTH OF HALF STREET TOWARDS CAPITOL BUILDING (NOT VISIBLE)



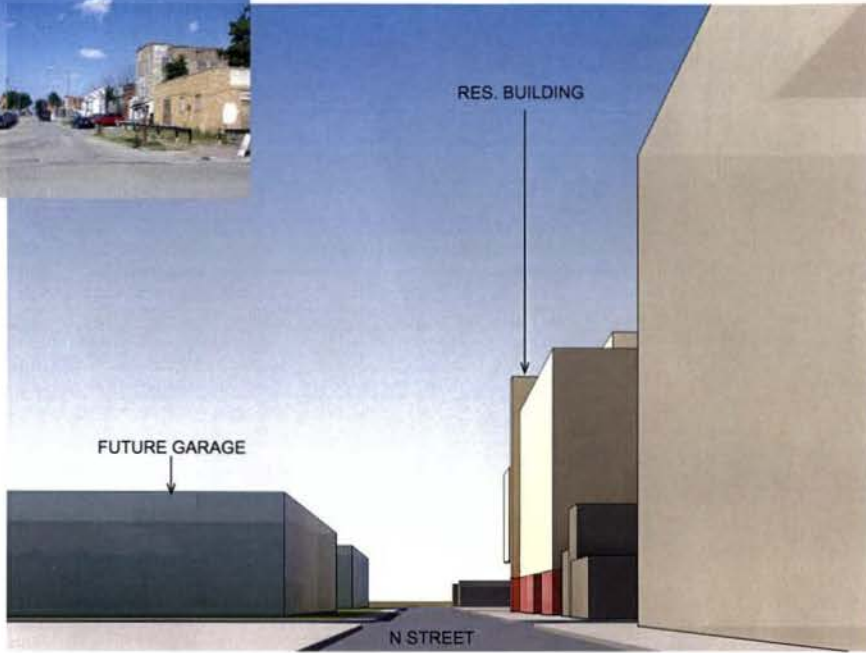
VIEW SOUTH OF HALF STREET, TOWARDS NEW BASEBALL STADIUM AS FOCAL POINT.



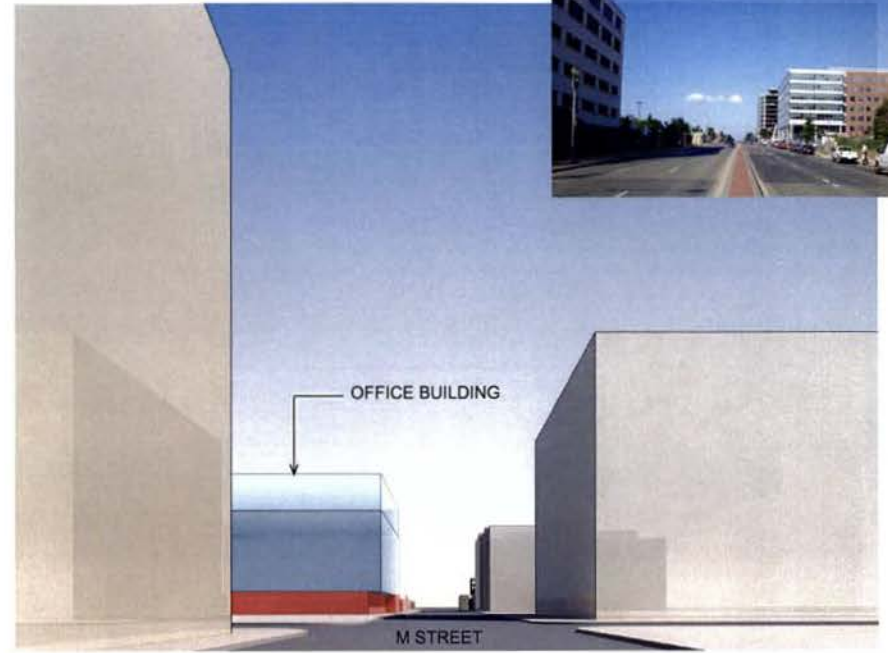
VIEW NORTH OF HALF STREET TOWARDS CAPITOL BUILDING (NOT VISIBLE)



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VIEW WEST OF N STREET



VIEW WEST OF M STREET TOWARDS CAPITOL STREET



KEY PLAN

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VIEW ANALYSIS V4

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OFFICE

HOTEL

RESIDENTIAL 1

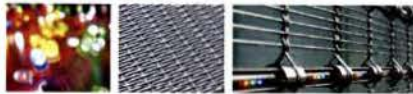
RESIDENTIAL 2

METAL PANELS:

MTL-1



MTL-2



LEDs WOVEN METAL FABRIC LEDs IMBEDDED IN METAL MESH

TERRACOTTA:



PRAIRIE STONE:



METAL PANELS:

MTL-1



MTL-2



MTL-3



PRODEMA WOOD PANELS:



CMU BLOCKS:

SPLIT FACE



TERRACOTTA:

TC-1



TC-2



GLASS RAIL:



METAL PANELS:

MTL-1



MTL-2



CMU BLOCKS:

SPLIT FACE



GROUND FACE



TERRACOTTA:

TC-2



GLASS RAIL:



METAL PANELS:

MTL-1



MTL-2



CMU BLOCKS:

SPLIT FACE



GROUND 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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