

25 M STREET SE

Washington, DC

Zoning Commission Review Under CG Overlay
Modification

Exhibit A

April 21, 2016

- Re-introduction of **tower elements** on the north & south sides.
- Integration of “**lacy element**” to connect two tower elements.
- Extended curtain wall & glass emphasize the “**vertical movement**” on the tower element.
- Distinguished the roof embellishment by de-materializing the element and creating a gap to avoid the “**extended facade**” effect.
- Removed the extended projections on north and south side.
- Terminated copper fins at top floor to avoid the “**extended facade**” effect.



ZONING MEETING - MARCH 31
PERSPECTIVE

REVISED
PERSPECTIVE



ZONING MEETING - MARCH 31
PERSPECTIVE



REVISED
PERSPECTIVE



PROJECTION ON M STREET
25 M STREET SE



PARKERRODRIGUEZ INC.



AKRIDGE



PARKERRODRIGUEZ INC.

RENDERING SOUTH EAST 25 M STREET SE



AKRIDGE

ZONING MEETING MARCH 31
PERSPECTIVE

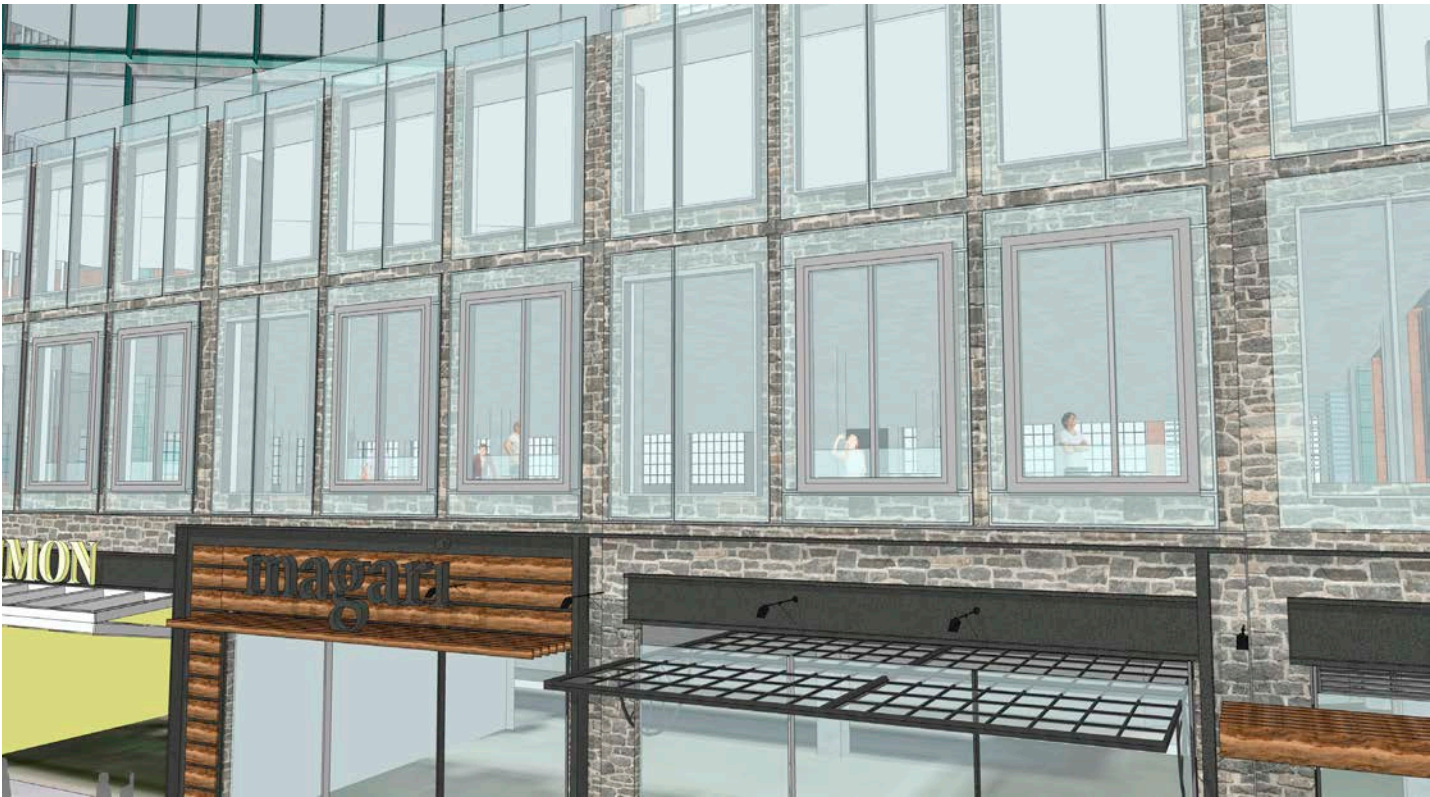


REVISED
PERSPECTIVE





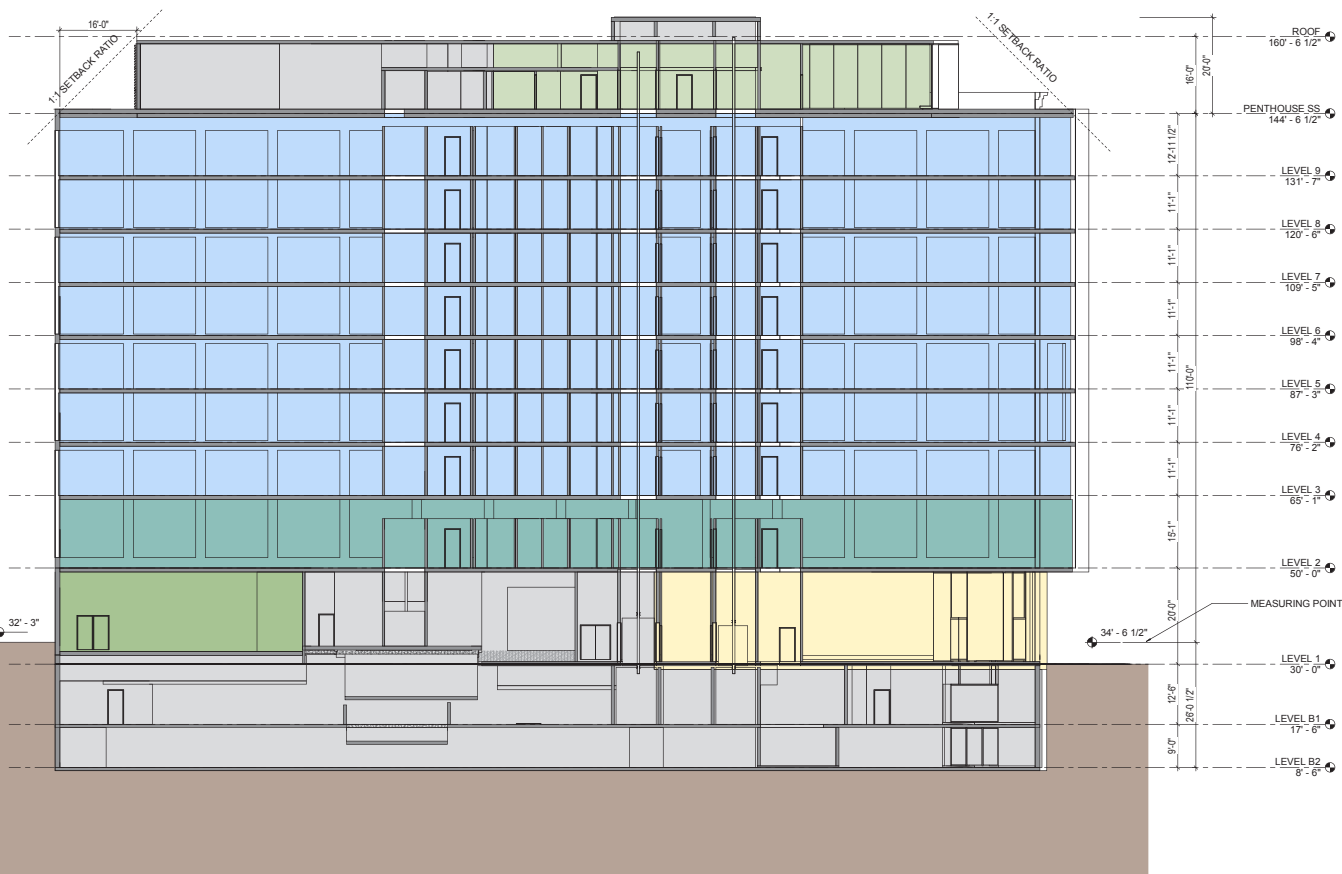
WINDOWS IN CLOSED POSITION



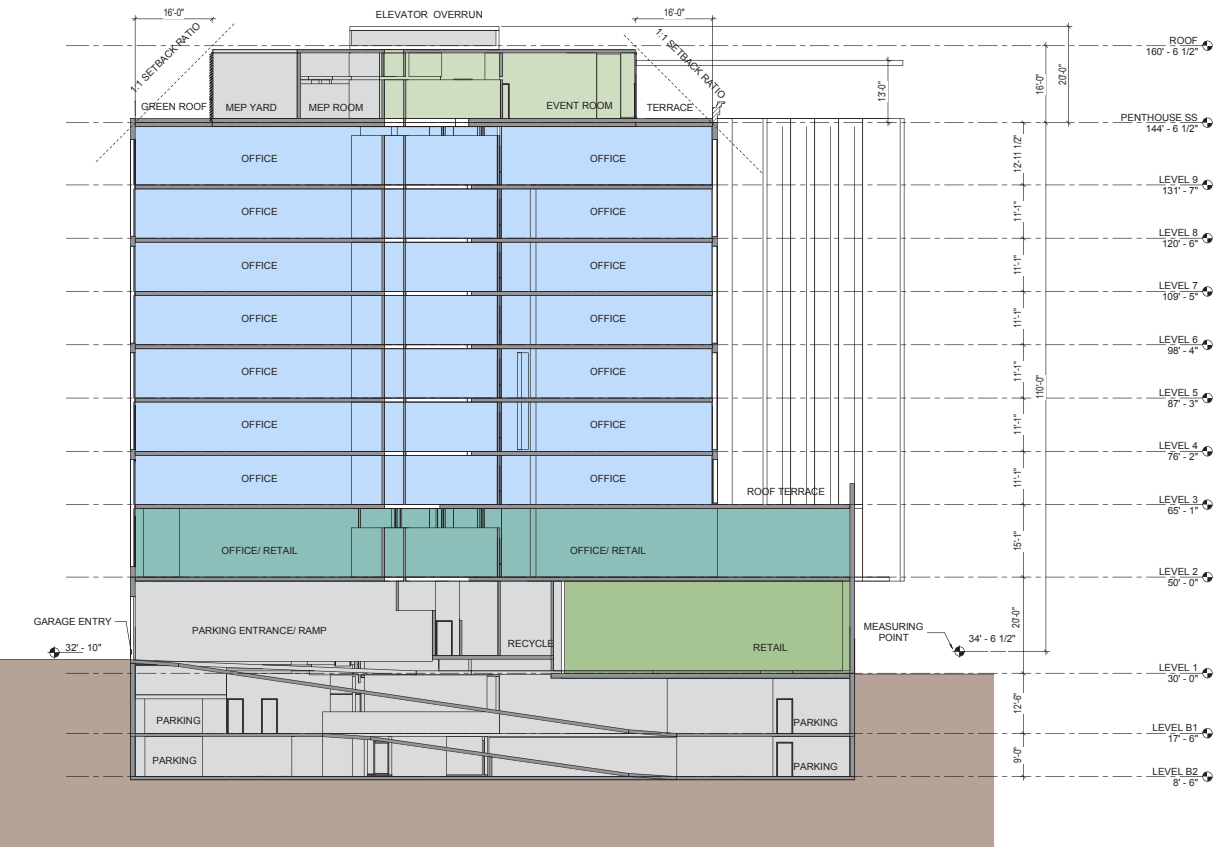
WINDOWS IN OPEN POSITION

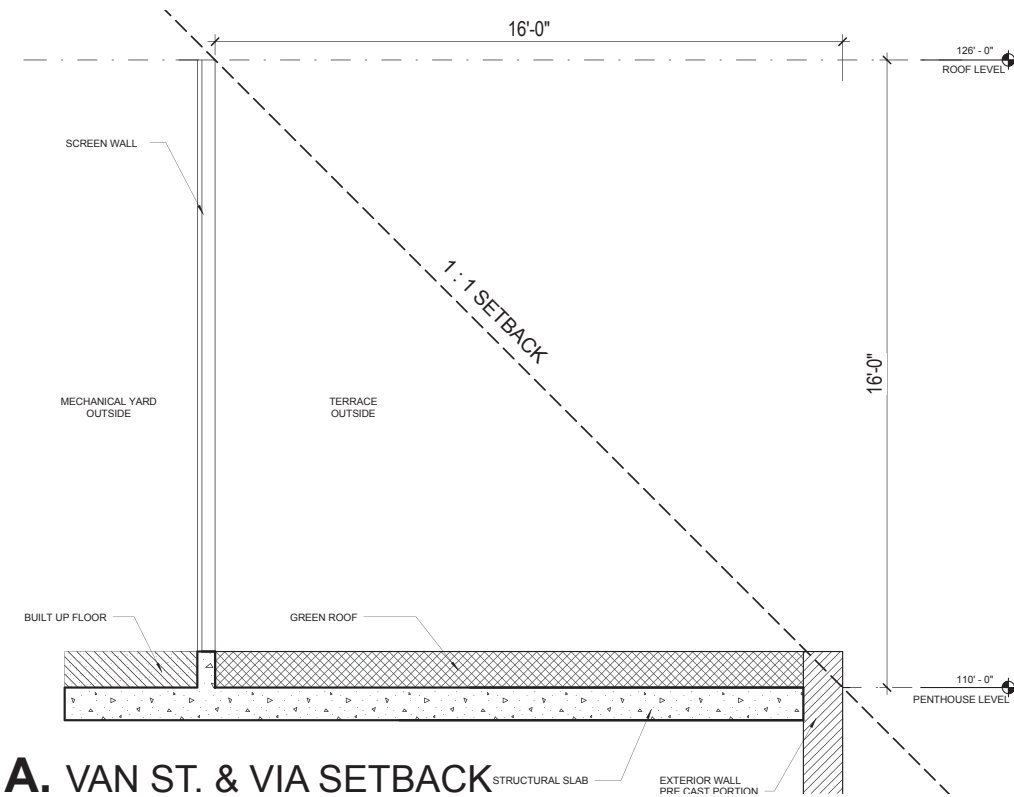


NORTH - SOUTH SECTION



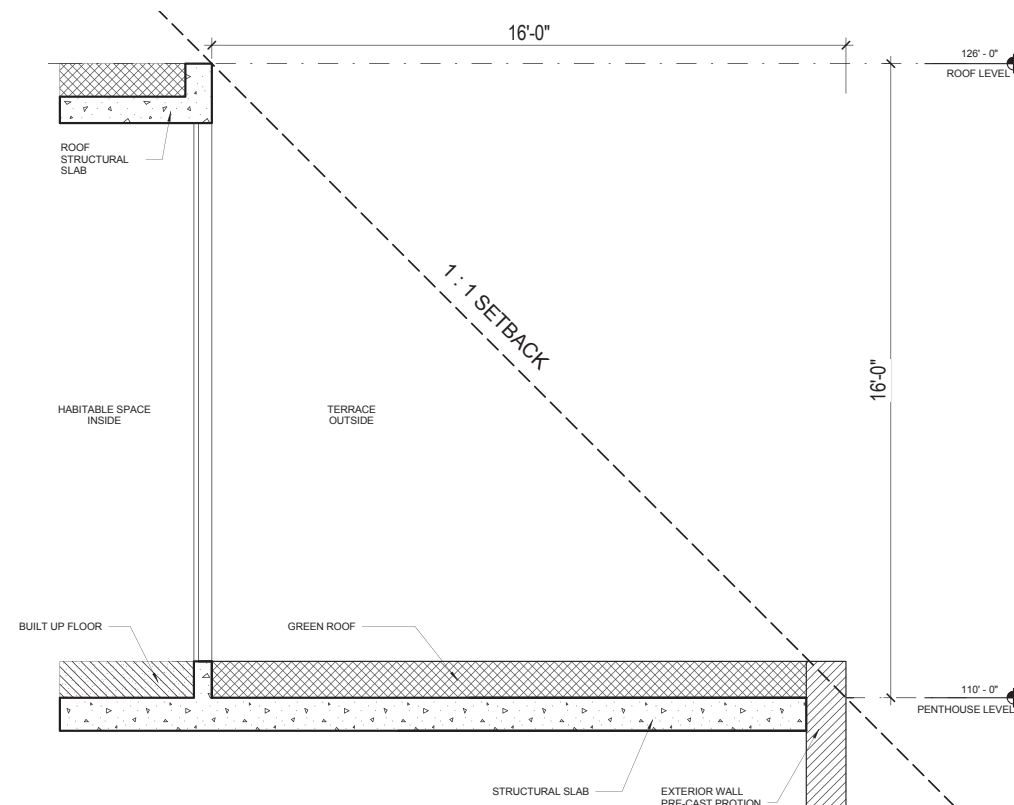
EAST - WEST SECTION





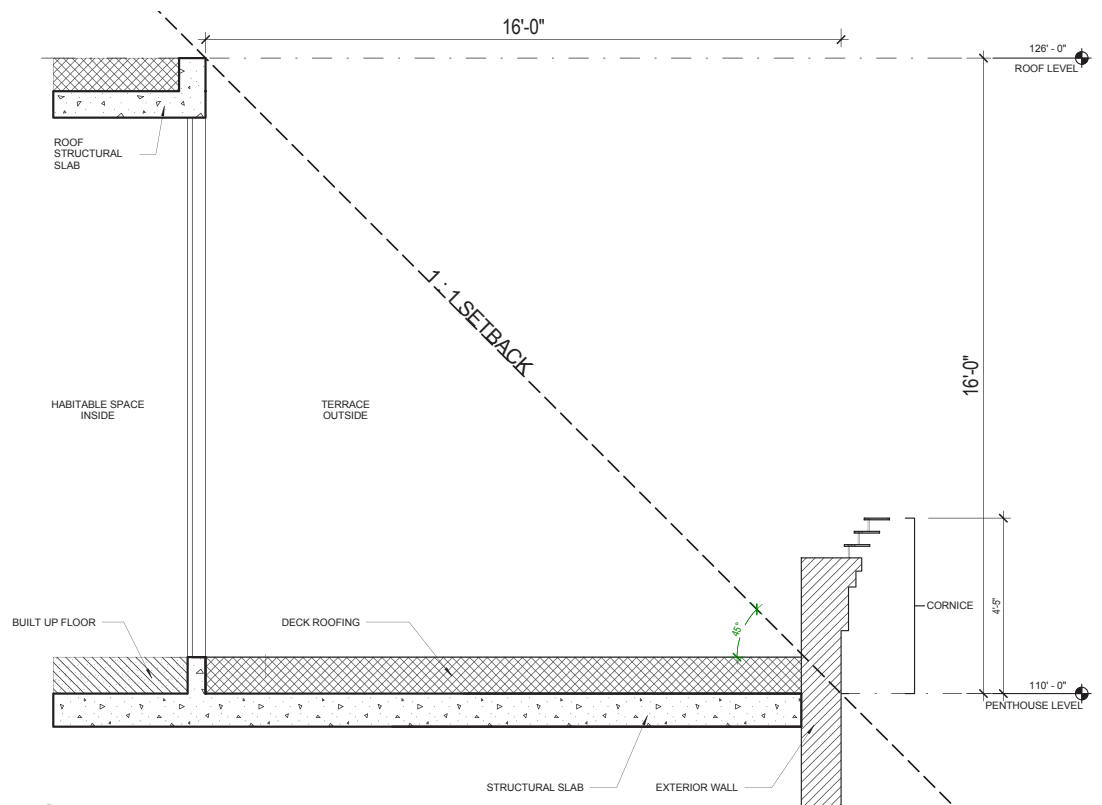
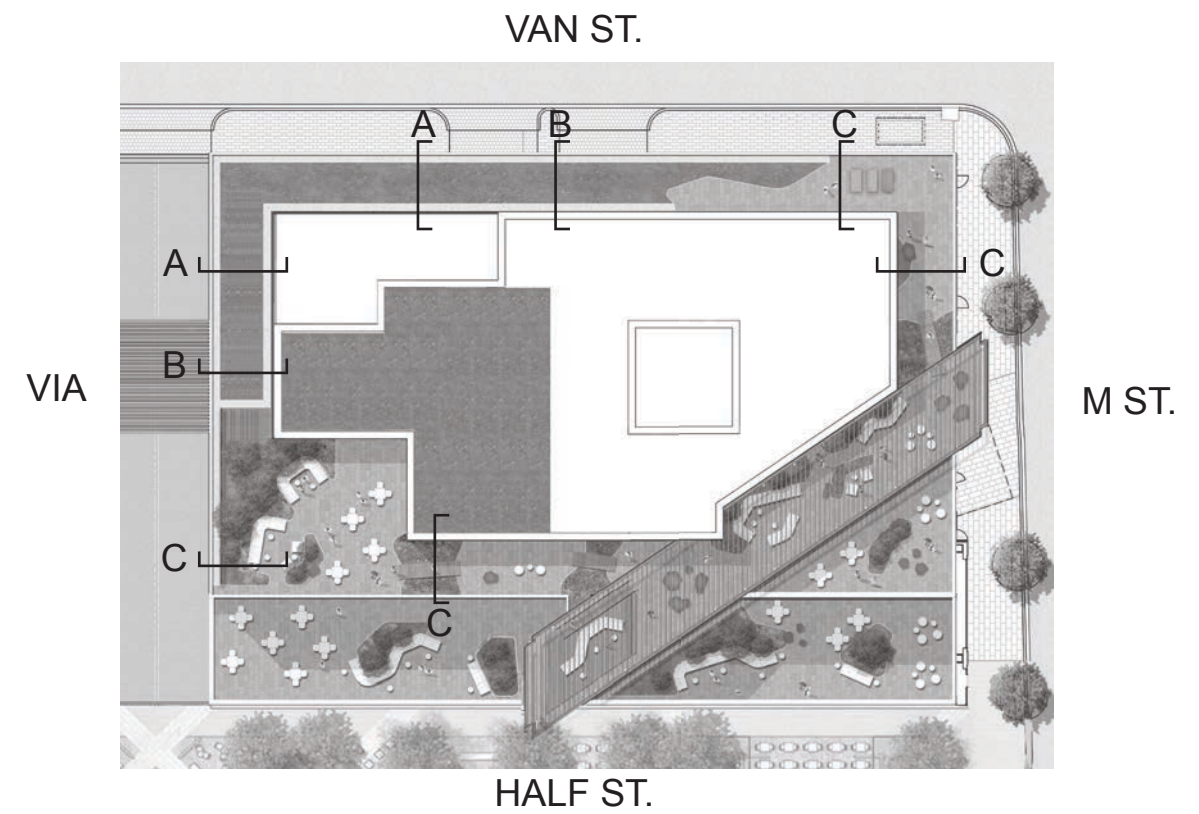
A. VAN ST. & VIA SETBACK

PRE-CAST WALL



B. VAN ST. & VIA SETBACK

PRE-CAST WALL



C. M, HALF, VAN ST. & VIA SETBACK

BRICK WALL CORNICE

