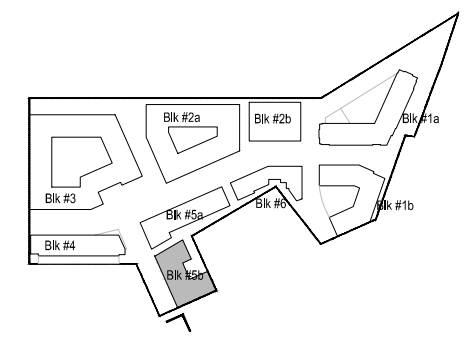


- COMPOSITE METAL PANEL
- CORRUGATED METAL PANEL
- METAL CHANNEL
- PRECAST STONE #3
- BRICK #3
- METAL CHANNEL
- PRECAST STONE #3
- BRICK #3



KEY PLAN

MRP | REALTY

680 Rhode Island Ave. | Washington, DC

April 29, 2016 | 1.505

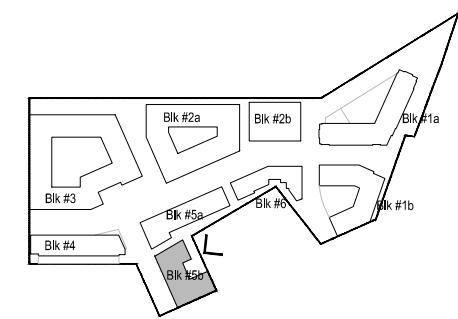
SK+I
ARCHITECTURE

Building 5B - Facade Detail

ZONING COMMISSION
District of Columbia
CASE NO.15-16
EXHIBIT NO.31E18



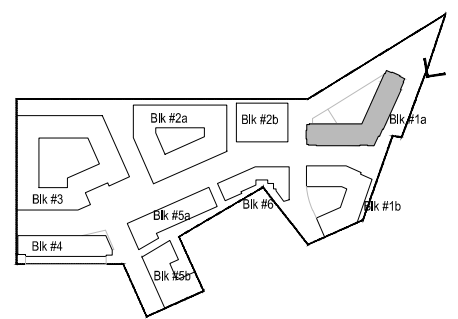
- METAL PANEL
- METAL CHANNEL
- CORRUGATED METAL PANEL
- PRECAST STONE #3
- BRICK #3
- CORRUGATED METAL PANEL
- PRECAST STONE #3
- METAL BALCONY
- METAL CHANNEL



KEY PLAN



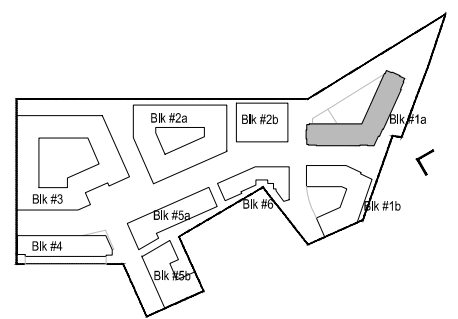
- 1. Corner element accentuates the building entrance location.
- 2. Heavy vertical masonry fenestration counter balance the composition.
- 3. Building base relates to pedestrian scale.
- 4. Metal "frame like" articulation reveals the underlying grid structure of the facade.
- 5. Deep balconies extend the interior, blurring the line between the interior and exterior.



KEY PLAN



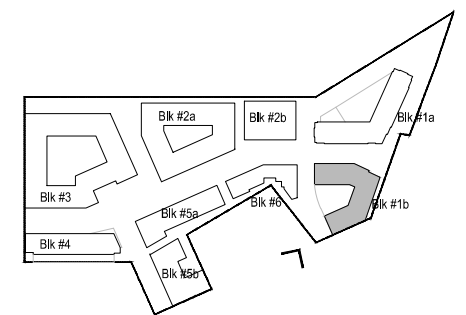
1. Corner element accentuates the building entrance location.
2. Heavy vertical masonry fenestration counterbalances the composition.
3. Building base relates to pedestrian scale.
4. Metal "frame like" articulation reveals the underlying grid structure of the facade.
5. Deep balconies extend the interior, blurring the line between the interior and exterior.
6. Transparency relates indoor and outdoor uses.
7. Terrace creates opportunity to experience the outdoors and views.



KEY PLAN



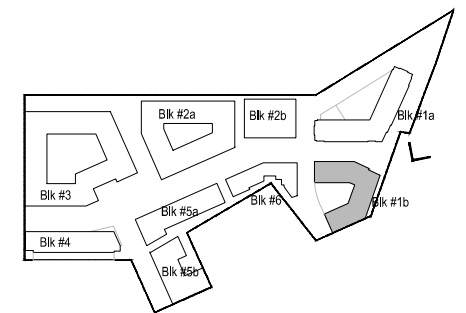
1. A distinctive facade fenestration highlights the corner of the building.
2. The metal "frame like" articulation of the facade reminds of industrial steel buildings from another era.
3. The "Stone box" gives the retail tenant a unique identity.
4. Heavy stone base anchors the building to the ground while relating it to the heavily circulated streets.
5. A combination and interaction of two different bricks animate the masonry facades that faces the train tracks.



KEY PLAN



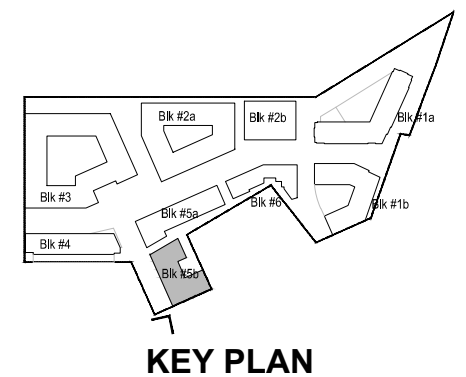
1. Distinct corner marker denotes the lobby location.
2. The verticality of the bended masonry facades interacts with the corner markers
3. Stone retail base articulation.
4. Terrace brings the building scale down to relate harmoniously with the trail.



KEY PLAN

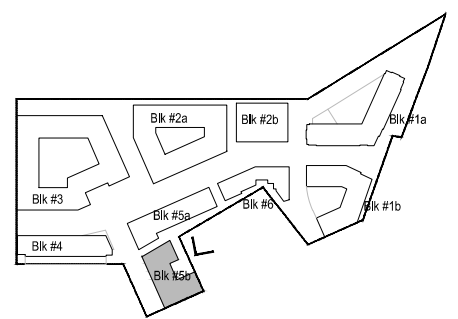


1. The unique "saw-tooth" facade fenestration highlights the Rhode Island Ave. facade and corner condition.
2. The repetitive brick facade identifies with industrial buildings of the past.
3. The two story base helps separate the public and private realms.
4. The brick reveals help emphasize the proportions of the facade.
5. The corner element helps identify the building entrance location.





1. Building set back emphasizes brick facade proportions but also allows for outdoor views
2. Vertical metal elements help blend the masonry facades with the rest of the building
3. Deep balconies extend the interior, blurring the line between the interior and exterior
4. Multiple terraces brings the building scale down and gives the opportunity to experience the outdoors



KEY PLAN