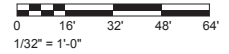
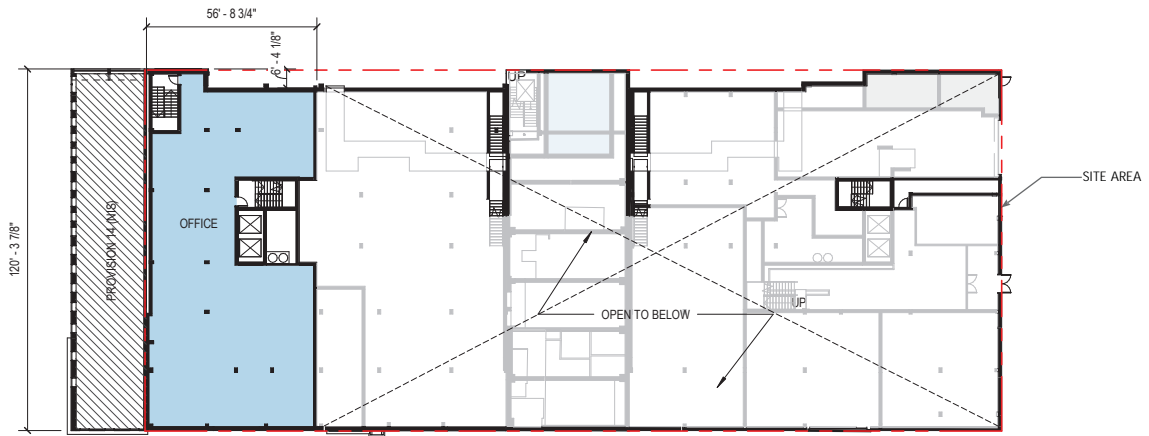


LEVEL M - OFFICE

Notes:

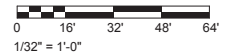
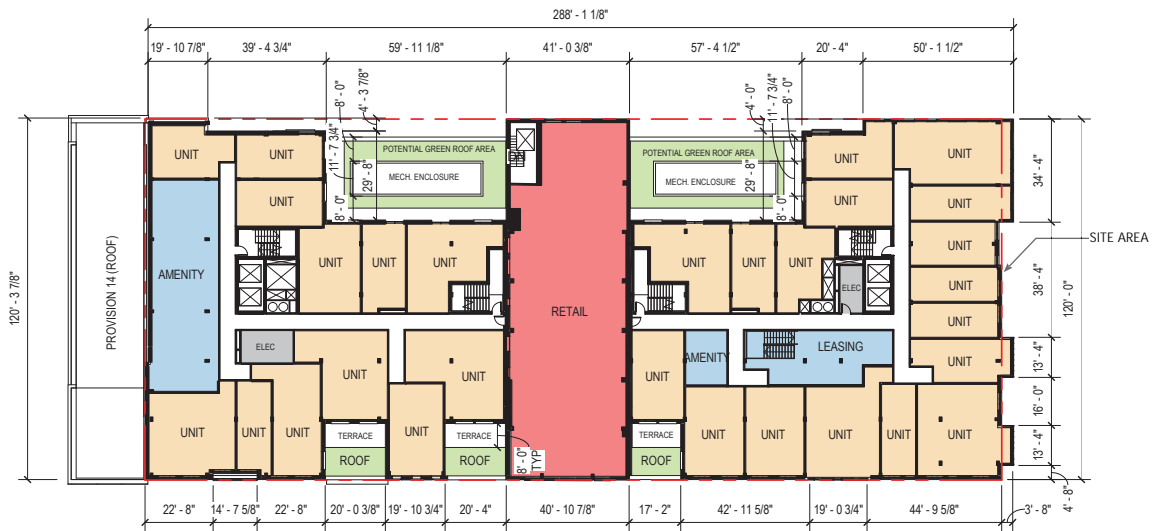
- 1. The number, size, and locations of units, office spaces, stairs, and elevators are preliminary and shown for illustrative purposes only. Final layouts may vary.
- 2. Unit mix and sizes are subject to change.



LEVEL 2 - RESIDENTIAL | RETAIL

Notes:

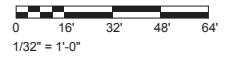
1. The number, size, and locations of units, retail spaces, office spaces, stairs, and elevators are preliminary and shown for illustrative purposes only. Final layouts may vary.
2. Unit mix and sizes are subject to change.



LEVEL 3 - RESIDENTIAL | OUTDOOR AMENITY AREA

Notes:

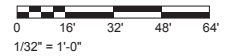
1. The number, size, and locations of units, office spaces, stairs, and elevators are preliminary and shown for illustrative purposes only. Final layouts may vary.
2. Unit mix and sizes are subject to change.



LEVEL 4 - RESIDENTIAL

Notes:

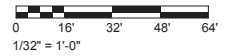
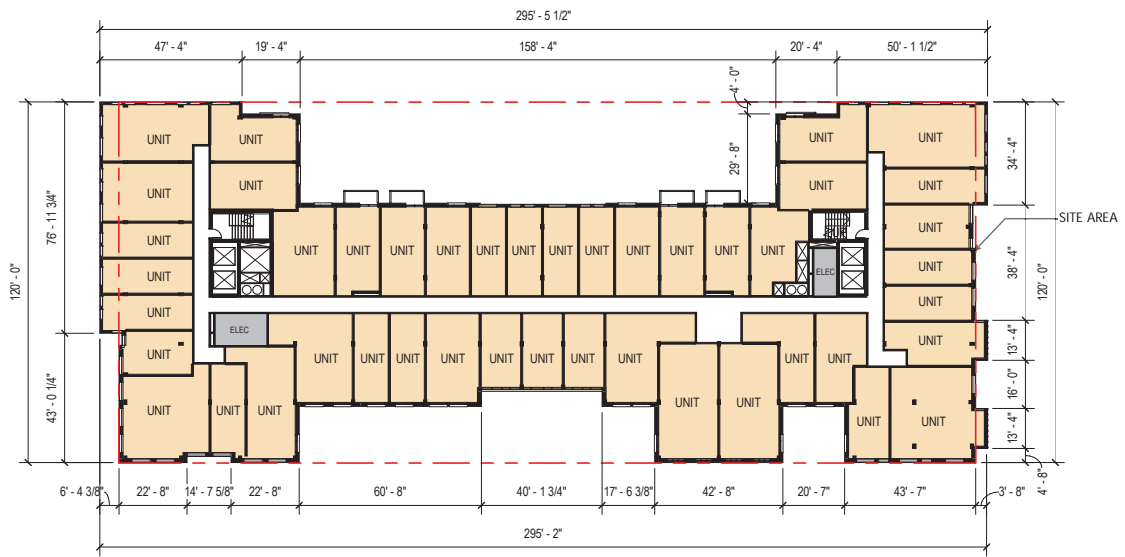
1. The number, size, and locations of units, office spaces, stairs, and elevators are preliminary and shown for illustrative purposes only. Final layouts may vary.
2. Unit mix and sizes are subject to change.



LEVEL 5 - RESIDENTIAL

Notes:

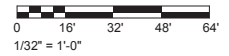
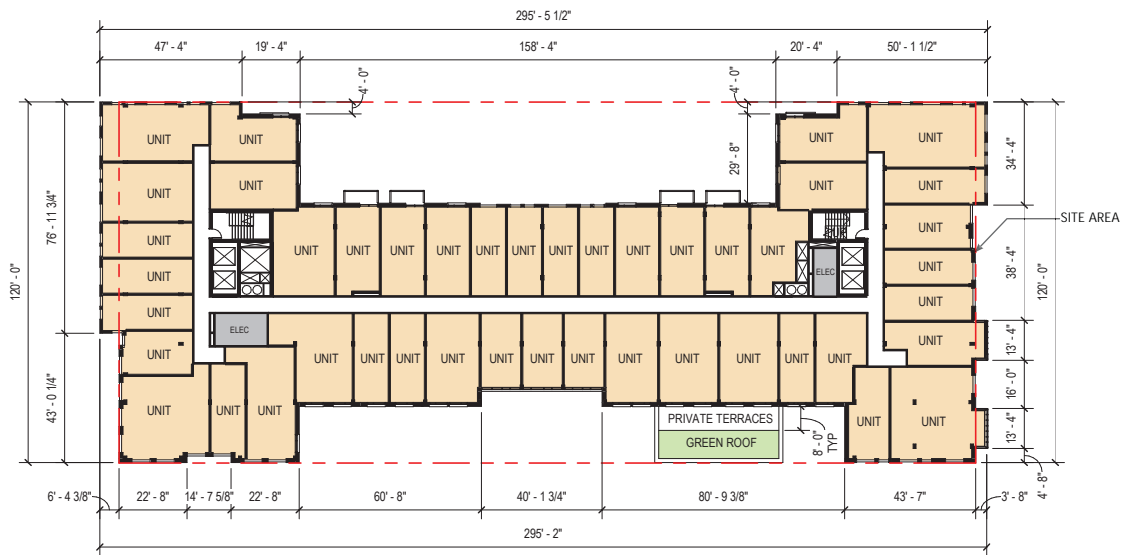
1. The number, size, and locations of units, office spaces, stairs, and elevators are preliminary and shown for illustrative purposes only. Final layouts may vary.
2. Unit mix and sizes are subject to change.



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:

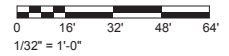
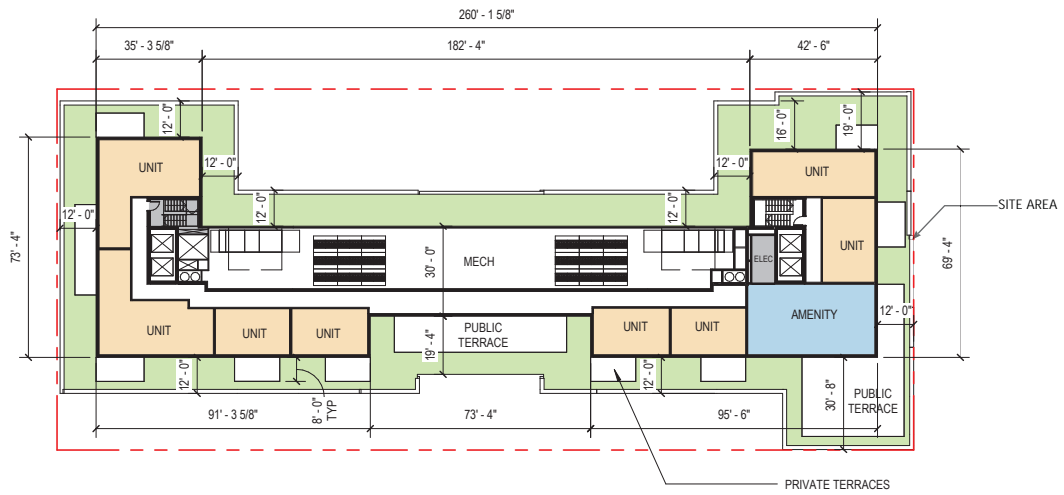
1. The number, size, and locations of units, office spaces, stairs, and elevators are preliminary and shown for illustrative purposes only. Final layouts may vary.
2. Unit mix and sizes are subject to change.



LEVEL PH - PENTHOUSE | ROOFTOP AMENITY

Notes:

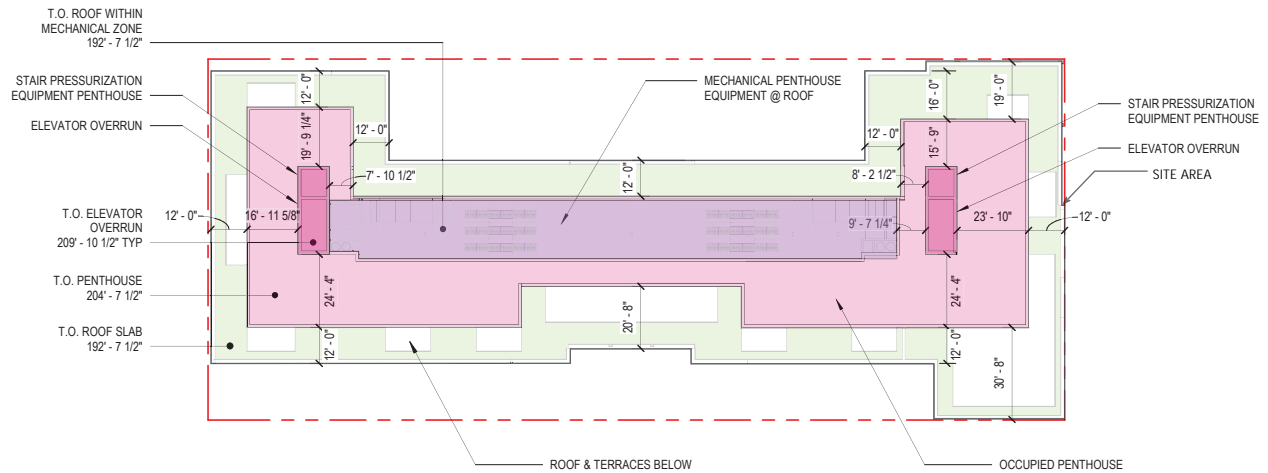
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2. Unit mix and sizes are subject to change.



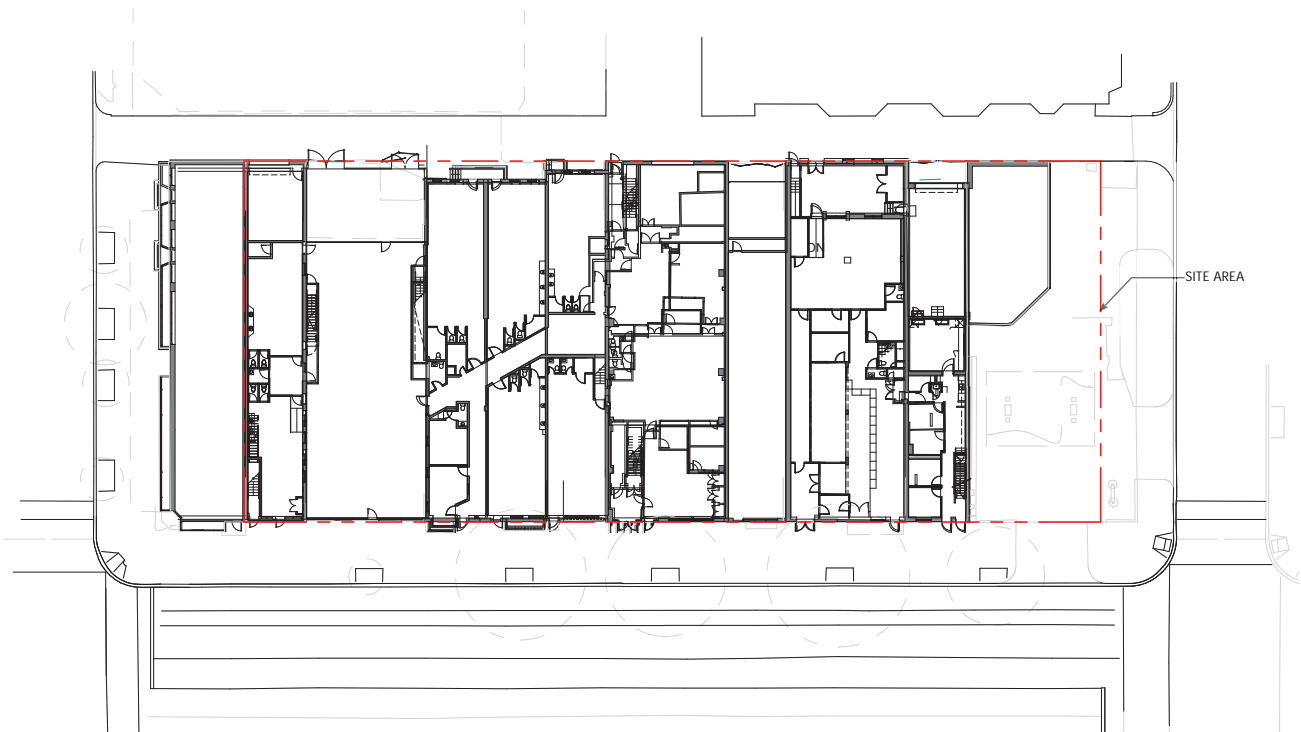
ROOF PLAN

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: 118.7'



LEVEL 1 - EXISTING RETAIL



PROJECT CHARACTER

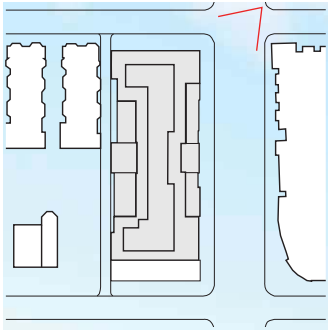


2122 14TH STREET NW
WASHINGTON, DC

BZA SUBMISSION
FEBRUARY 14, 2018

Perkins Eastman DC





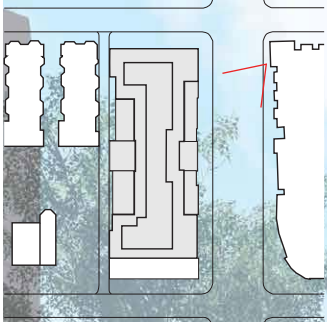
VIEW ACROSS 14TH STREET LOOKING SOUTHWEST

2122 14TH STREET NW
WASHINGTON, DC

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VIEW ACROSS 14TH STREET LOOKING SOUTHWEST

VIEW 1 - 14th Street

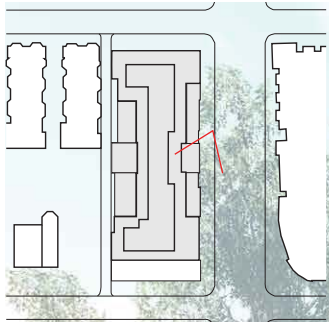
2122 14TH STREET NW
WASHINGTON, DC

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COZEN
O'CONNOR

MADISON
INVESTMENTS



14TH STREET RETAIL LOOKING SOUTH

2122 14TH STREET NW
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VIEW ACROSS 14TH STREET LOOKING NORTHWEST

2122 14TH STREET NW
WASHINGTON, DC

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O'CONNOR

MADISON
INVESTMENTS



14TH STREET RETAIL LOOKING NORTH

2122 14TH STREET NW
WASHINGTON, DC

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O'CONNOR

MADISON
INVESTMENTS



RETAIL ALLEY ENTRANCE ALONG V STREET

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COZEN
O'CONNOR

MADISON
INVESTMENTS



RETAIL ALLEY ENTRANCE ALONG W STREET

2122 14TH STREET NW
WASHINGTON, DC

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FEBRUARY 14, 2018

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COZEN
O'CONNOR

MADISON
INVESTMENTS



RETAIL ALLEY ENTRANCE ALONG V STREET

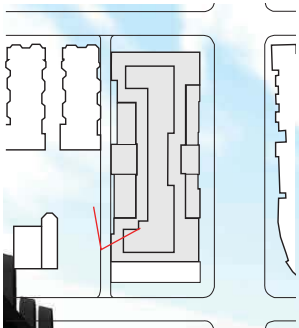
2122 14TH STREET NW
WASHINGTON, DC

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FEBRUARY 14, 2018

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O'CONNOR

MADISON
INVESTMENTS



VIEW WITHIN RETAIL ALLEY LOOKING NORTH

2122 14TH STREET NW
WASHINGTON, DC

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REQUESTED RELIEF



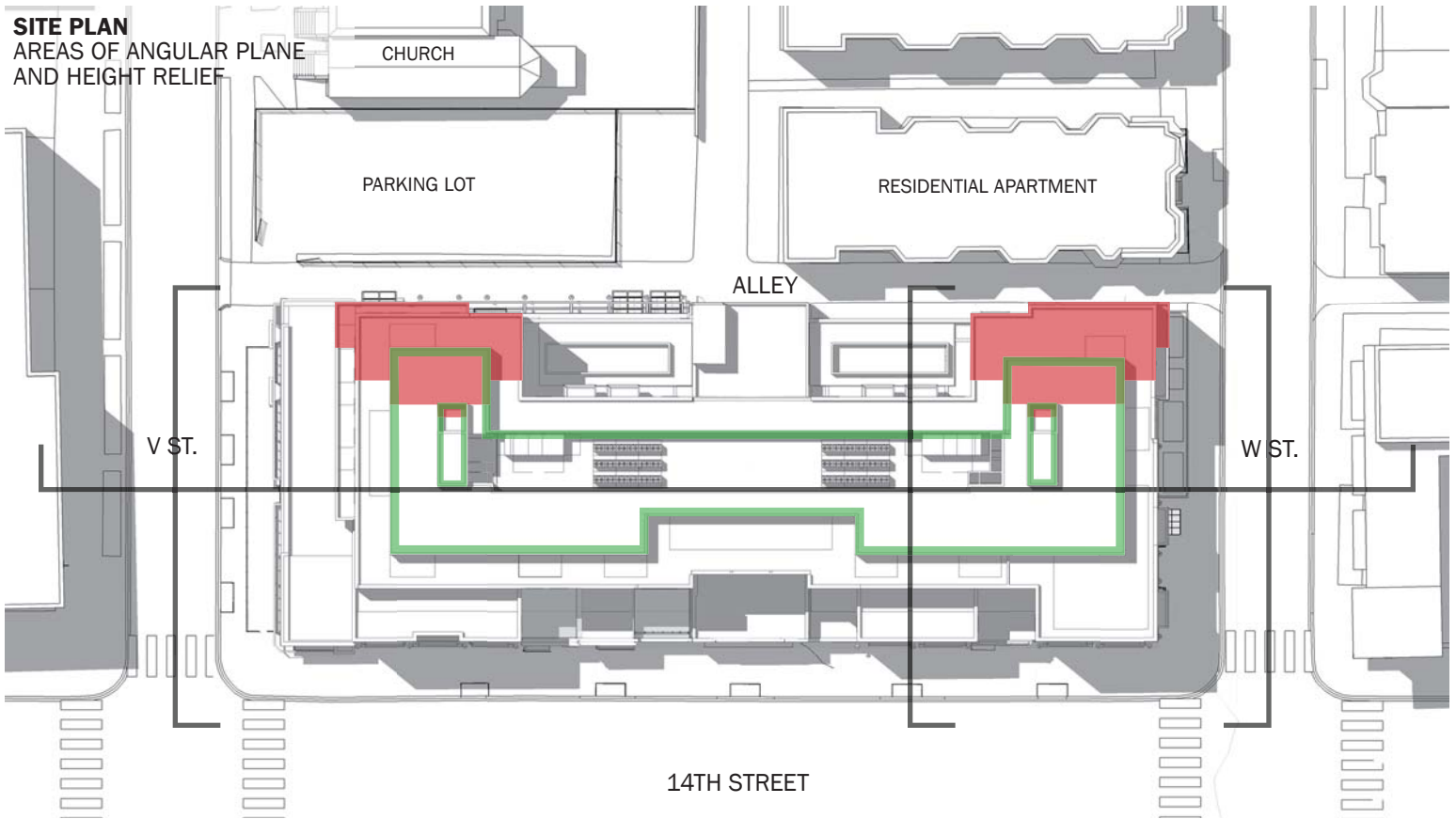
2122 14TH STREET NW
WASHINGTON, DC

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SITE PLAN
AREAS OF ANGULAR PLANE
AND HEIGHT RELIEF



 AREA OF ANGULAR PLANE RELIEF REQUESTED  AREA OF HEIGHT RELIEF REQUESTED

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WASHINGTON, DC

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FEBRUARY 14, 2018

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O'CONNOR

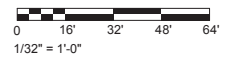
MADISON
INVESTMENTS



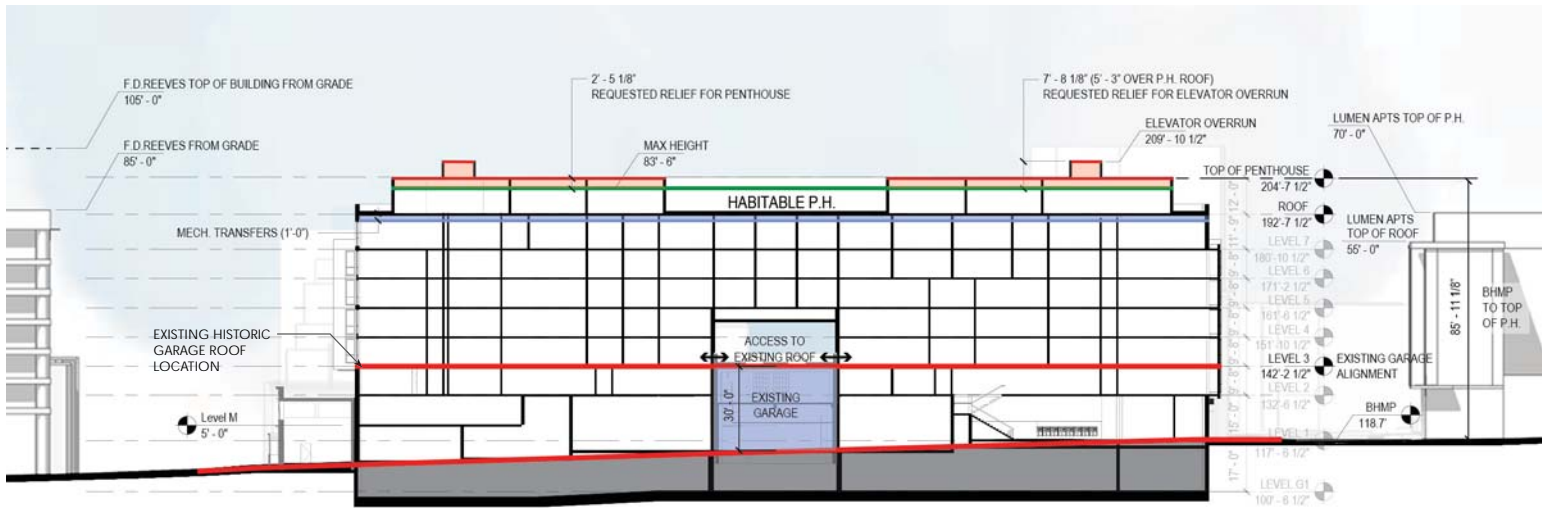
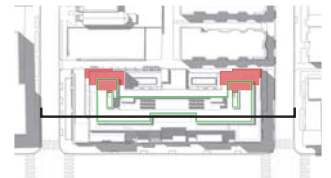
REQUESTED SETBACK RELIEF
EAST ELEVATION



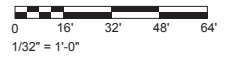
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- ZR-16 ZONING
- REQUESTED RELIEF



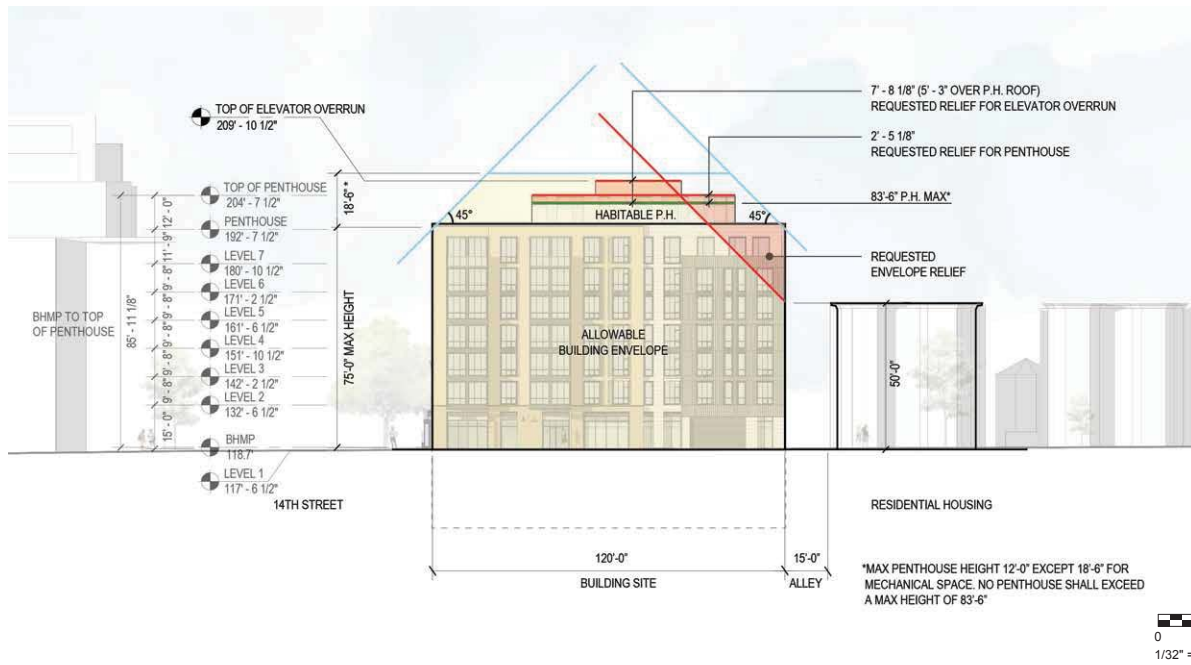
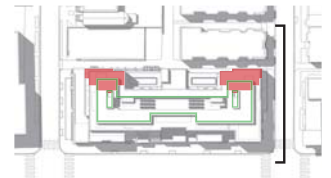
REQUESTED SETBACK RELIEF
NORTH-SOUTH SECTION



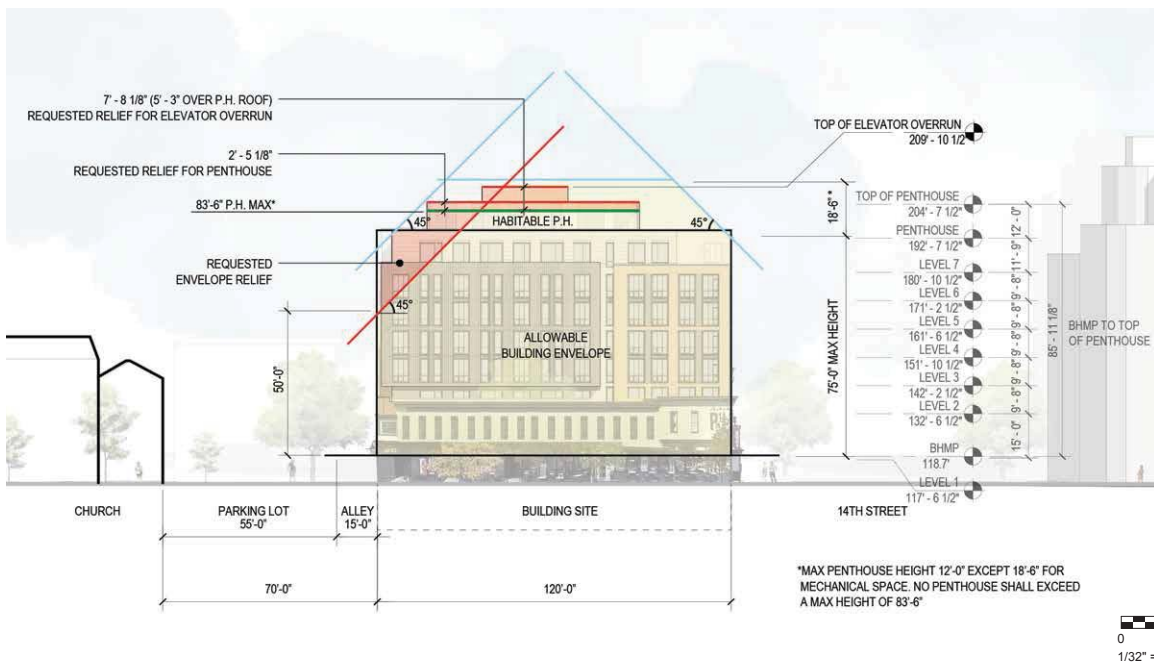
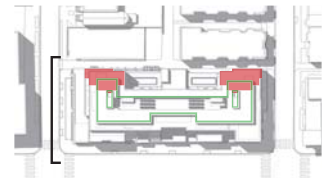
- ZONING OVERLAY
- ZR-16 ZONING
- REQUESTED RELIEF



REQUESTED SETBACK RELIEF
NORTH ELEVATION



REQUESTED SETBACK RELIEF
SOUTH ELEVATION



- ZONING OVERLAY
- ZR-16 ZONING
- REQUESTED RELIEF

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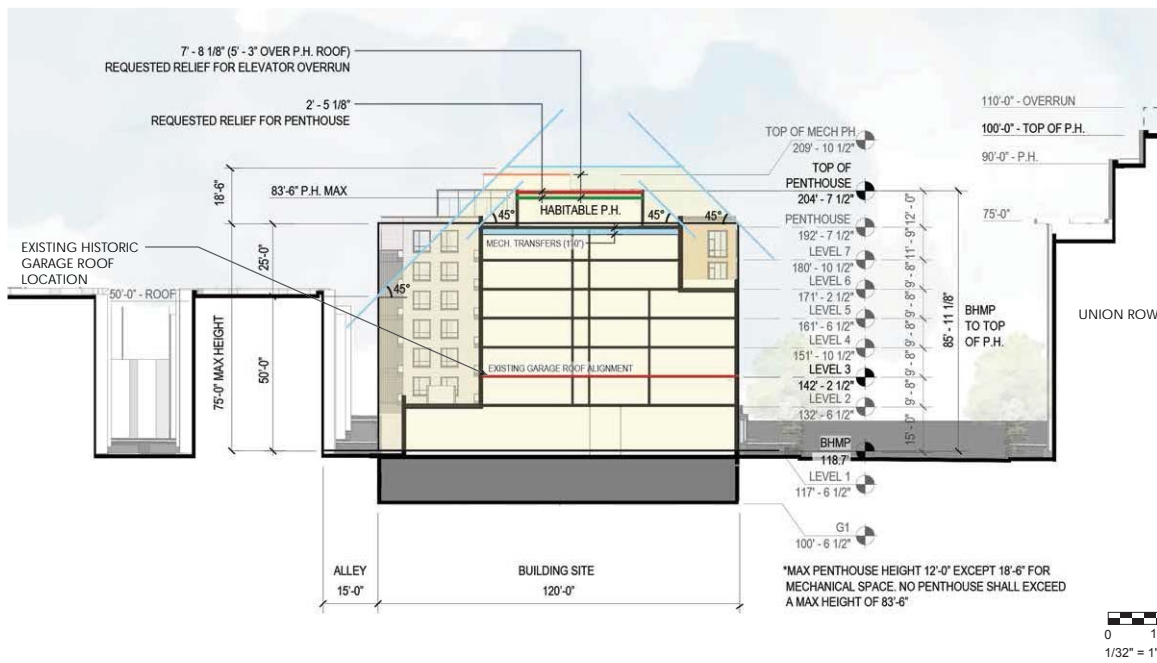
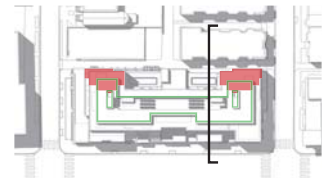
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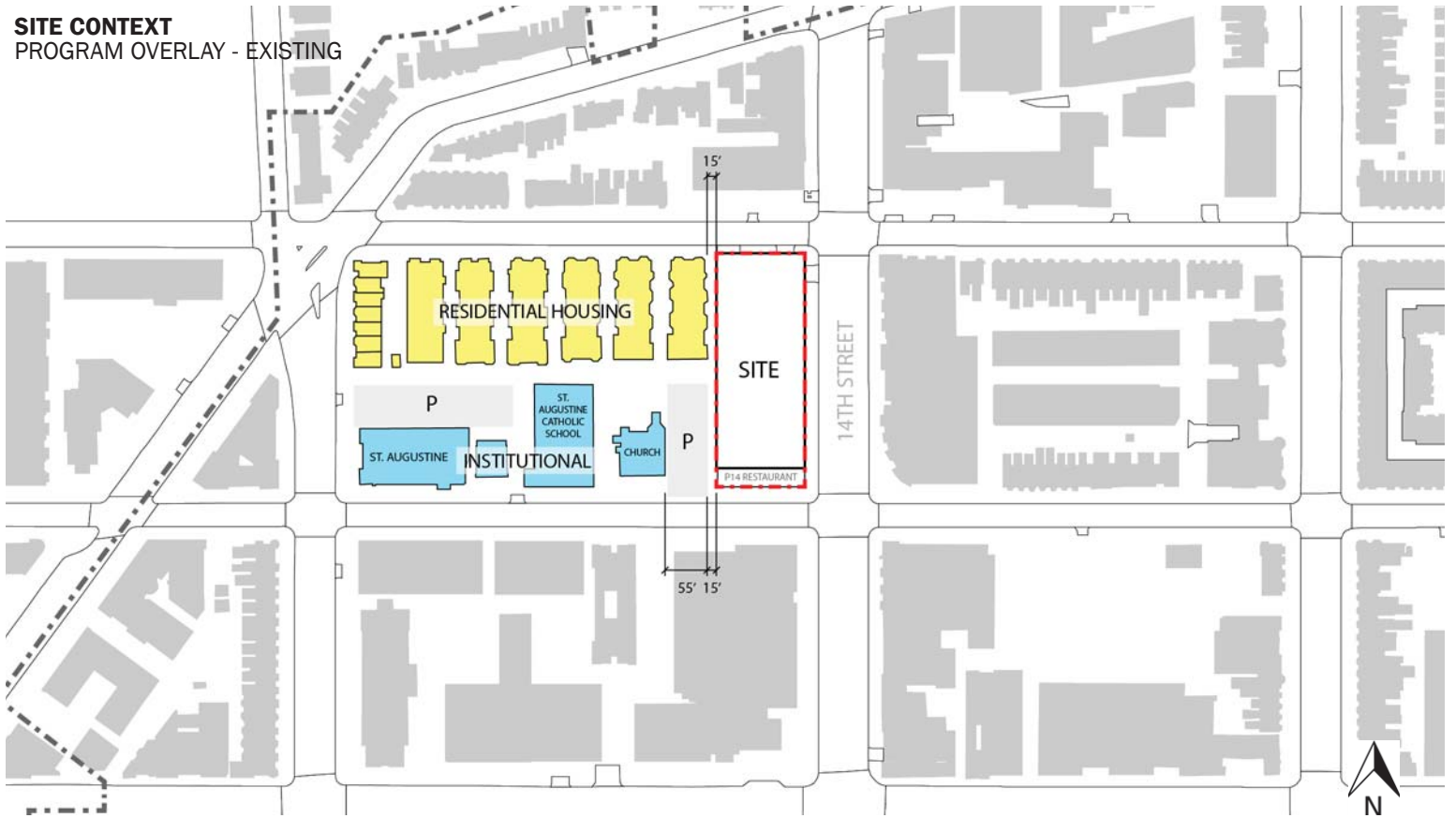
COZEN O'CONNOR

MADISON INVESTMENTS

REQUESTED SETBACK RELIEF
EAST-WEST SECTION



SITE CONTEXT
PROGRAM OVERLAY - EXISTING



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O'CONNOR

MADISON
INVESTMENTS



9:00 AM

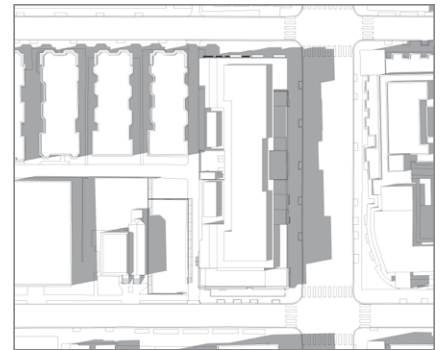


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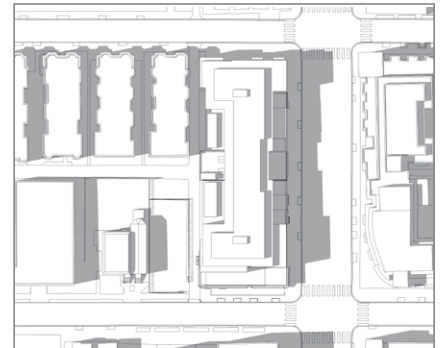
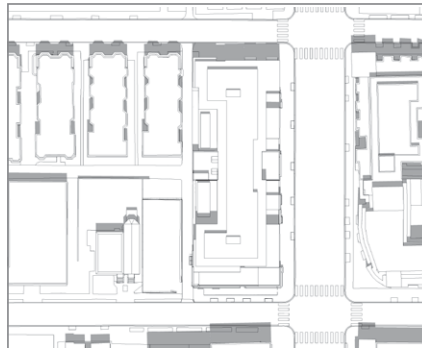
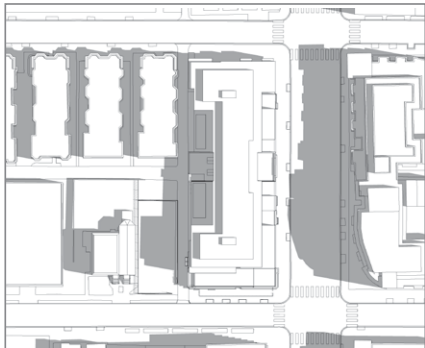
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JUNE 21,
2018



SOLAR ANALYSIS - BY-RIGHT ENVELOPE

JUNE 21,
2018



SOLAR ANALYSIS - REQUESTED RELIEF ENVELOPE



9:00 AM

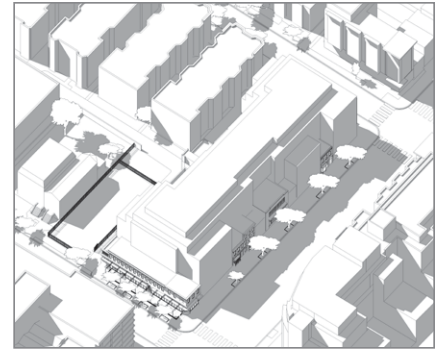
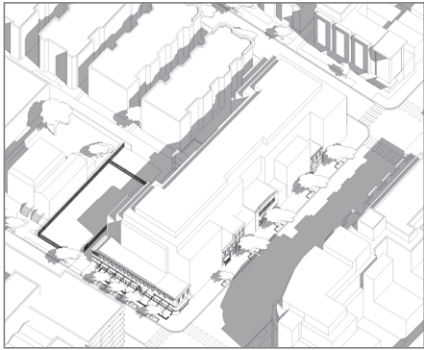


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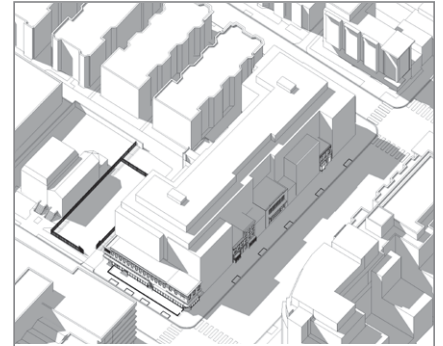
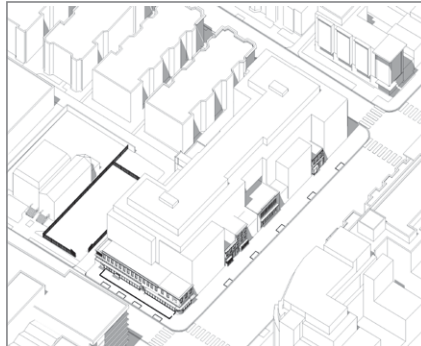
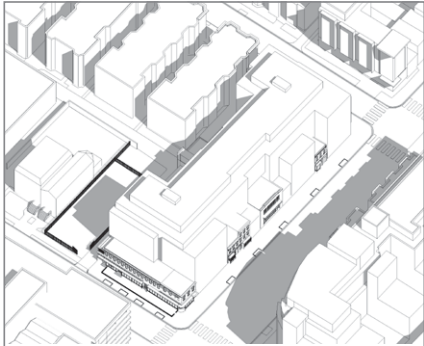
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JUNE 21,
2018



SOLAR ANALYSIS - BY-RIGHT ENVELOPE

JUNE 21,
2018



SOLAR ANALYSIS - REQUESTED RELIEF ENVELOPE



9:00 AM

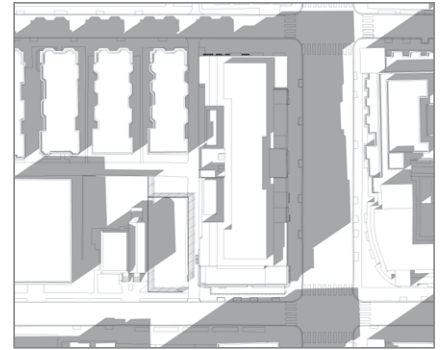
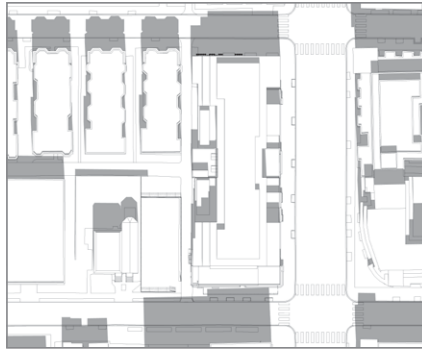
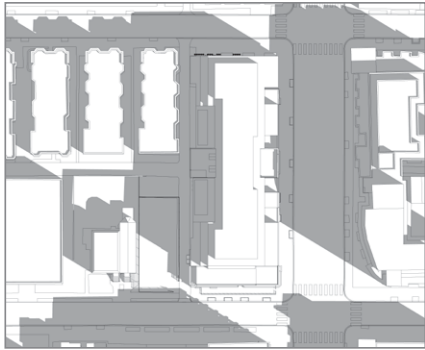


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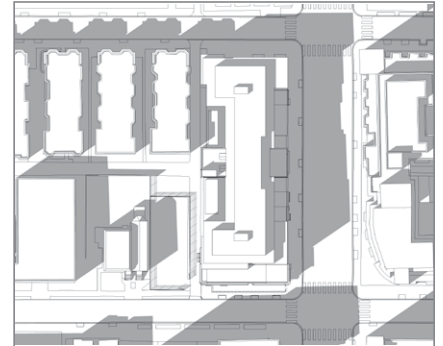
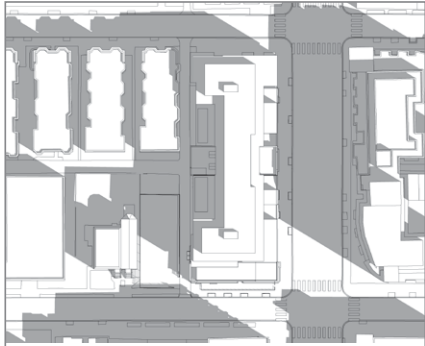
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MAR/SEPT 21,
2018



SOLAR ANALYSIS - BY-RIGHT ENVELOPE

MAR/SEPT 21,
2018



SOLAR ANALYSIS - REQUESTED RELIEF ENVELOPE



9:00 AM

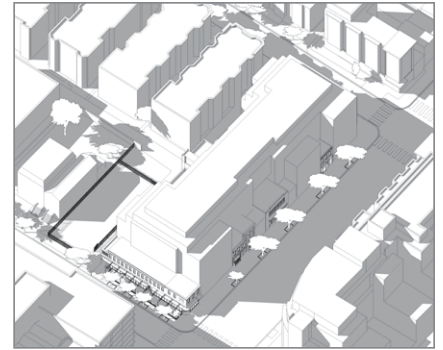
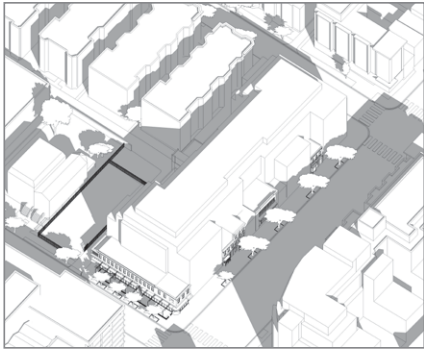


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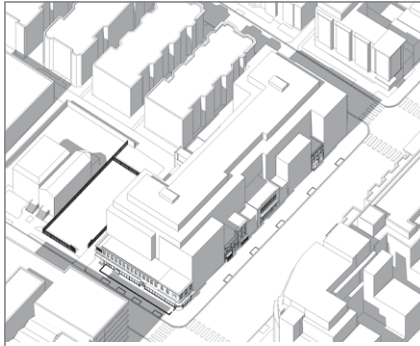
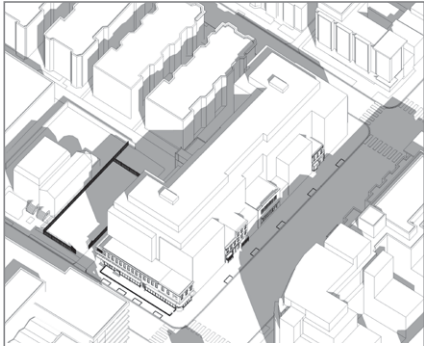
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MAR/SEPT 21,
2018



SOLAR ANALYSIS - BY-RIGHT ENVELOPE

MAR/SEPT 21,
2018



SOLAR ANALYSIS - REQUESTED RELIEF ENVELOPE



9:00 AM

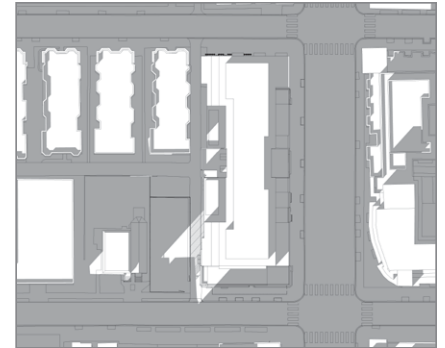


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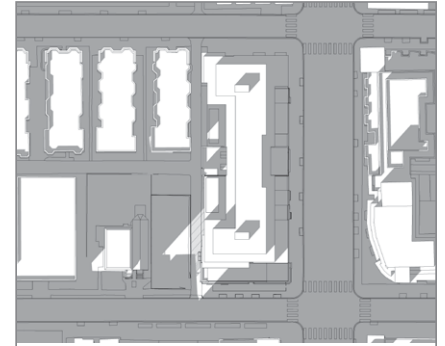
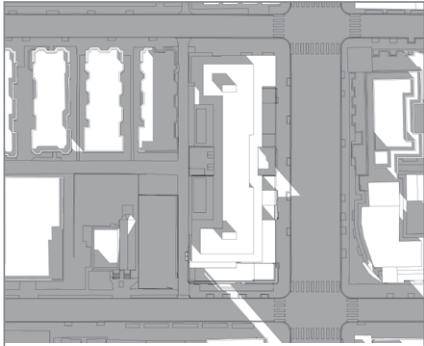
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DEC 21,
2018



SOLAR ANALYSIS - BY-RIGHT ENVELOPE

DEC 21,
2018



SOLAR ANALYSIS - REQUESTED RELIEF ENVELOPE



9:00 AM

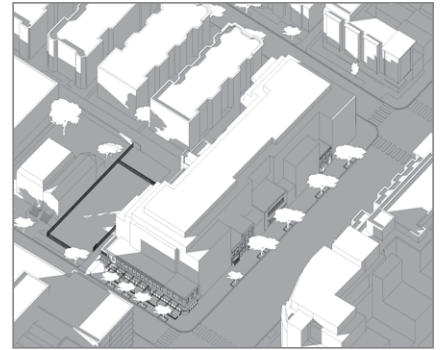
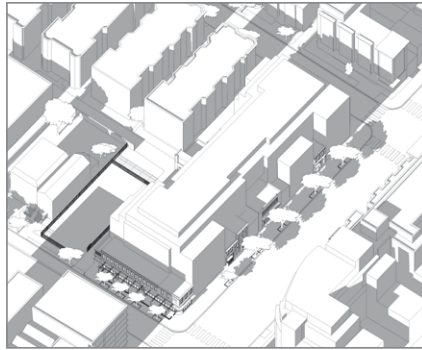
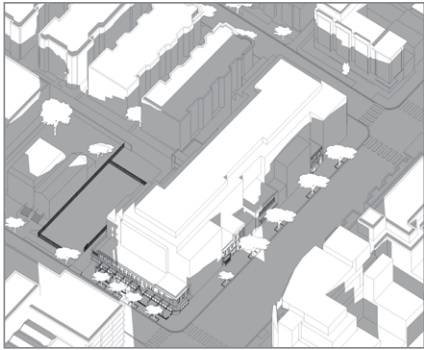


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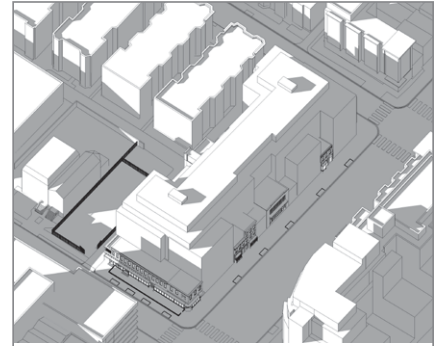
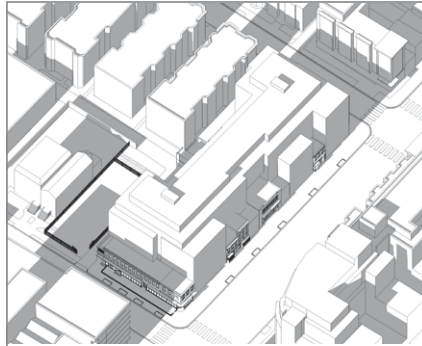
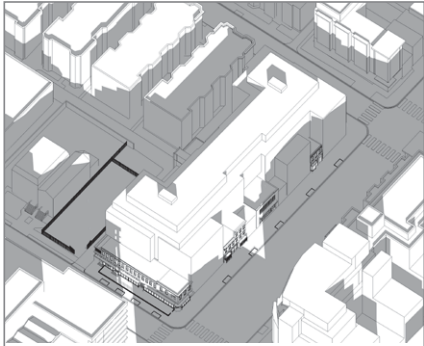
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DEC 21,
2018



SOLAR ANALYSIS - BY-RIGHT ENVELOPE

DEC 21,
2018



SOLAR ANALYSIS - REQUESTED RELIEF ENVELOPE