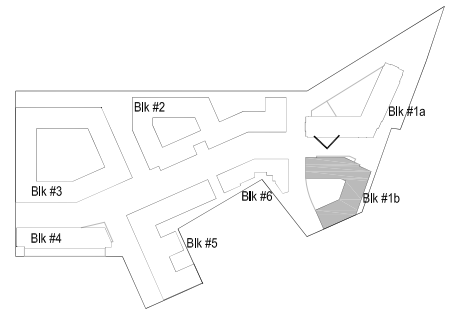


MATERIALS

- 1. Brick 1
- 2. Brick 2
- 3. Metal Balcony
- 4. Metal Channel
- 5. Metal Panel 1
- 6. Metal Panel 2
- 7. Metal Railing
- 8. Metal Window 2
- 9. Metal Window 1
- 10. Precast Stone 1
- 11. Precast Stone 2
- 12. Stone



Roof	EL +179.00'	
06 Level	EL +163.56'	
05 Level	EL +152.90'	
04 Level	EL +142.25'	
03 Level	EL +131.59'	
02 Level	EL +120.93'	
01 Level	EL +103.93'	
Bsmt Level	EL +89.00'	



KEY PLAN

MRP | REALTY

680 Rhode Island Ave. | Washington, DC

September 28, 2015 | 1.229



Block 1B - North Elevation

0 15' 30'

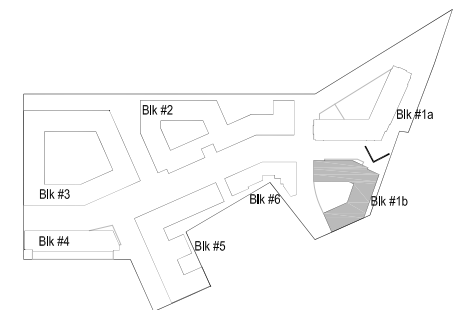
ZONING COMMISSION
District of Columbia
CASE NO.15-16
EXHIBIT NO.14A9

MATERIALS

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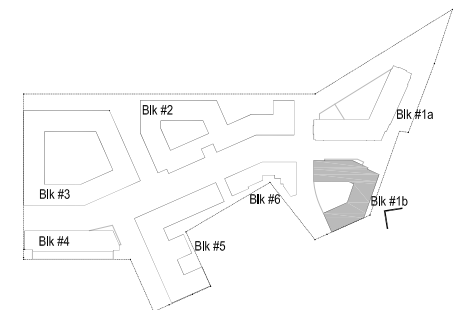
KEY PLAN



MATERIALS

- 1. Brick 1
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- 3. Metal Balcony
- 4. Metal Channel
- 5. Metal Panel 1
- 6. Metal Panel 2
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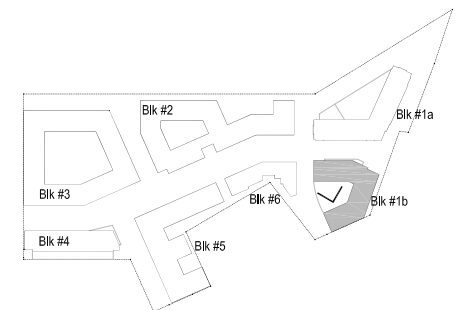
KEY PLAN



MATERIALS

- 1. Brick 1
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- 5. Metal Panel 1
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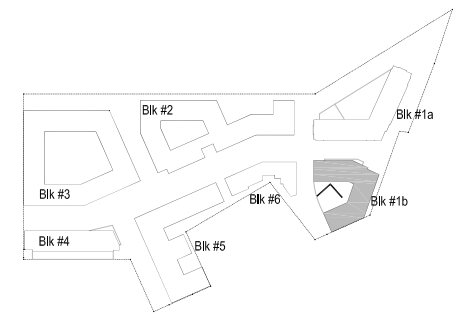
KEY PLAN



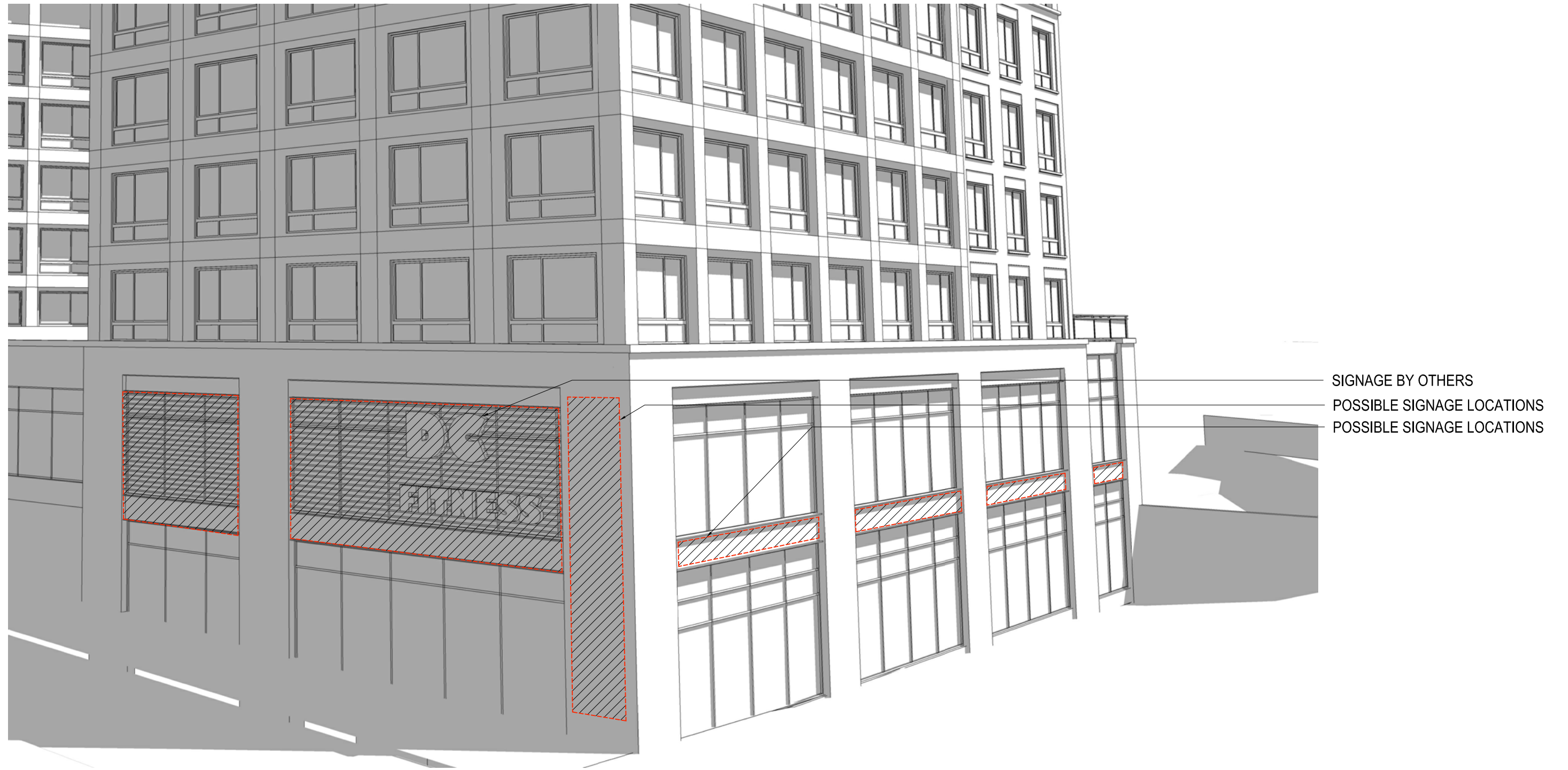
MATERIALS

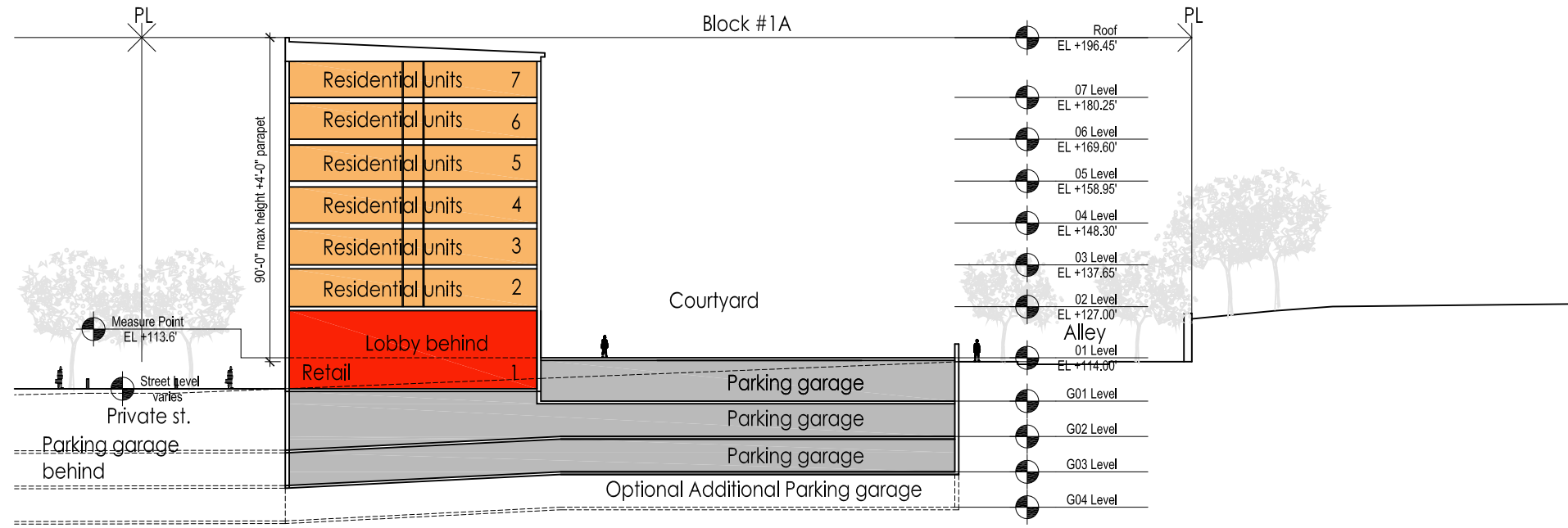
- 1. Brick 1
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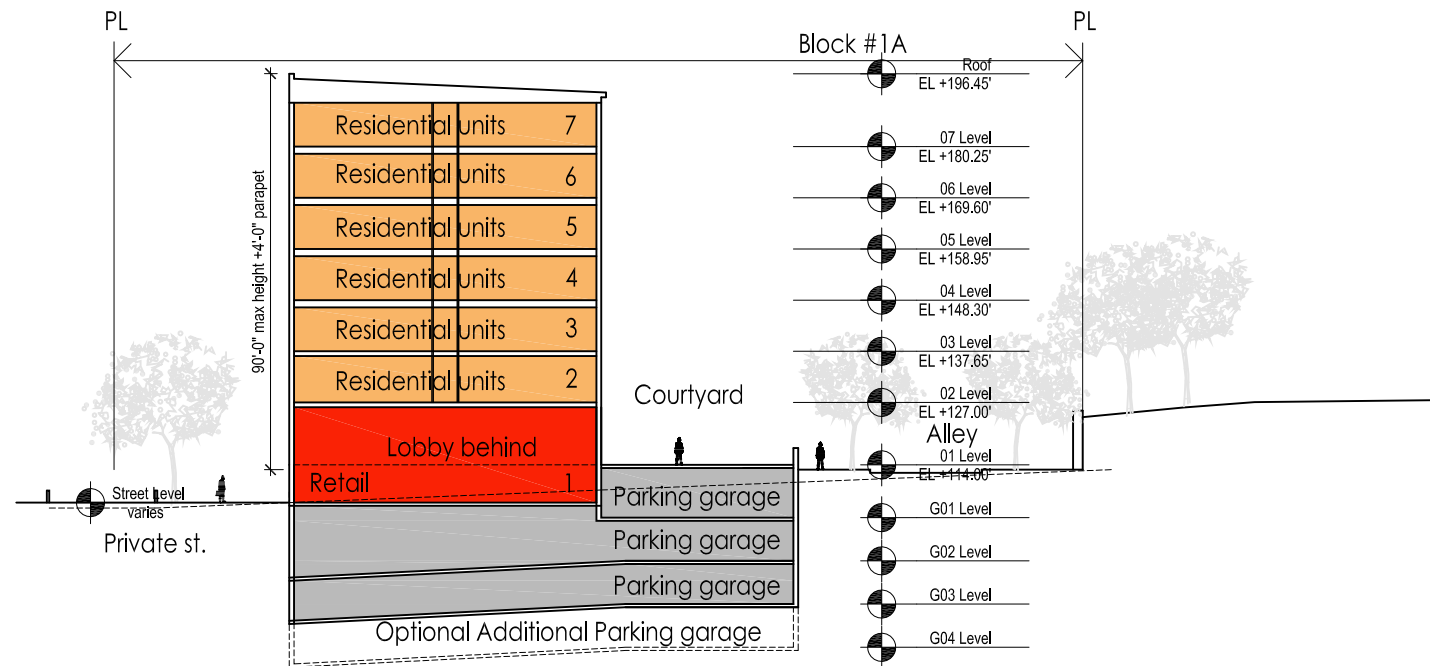


KEY PLAN

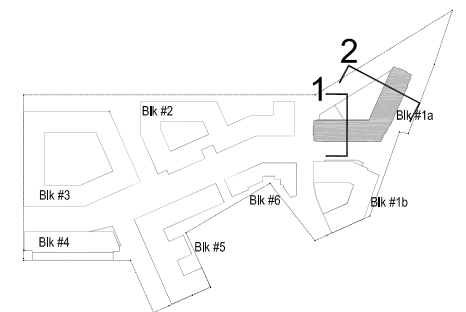




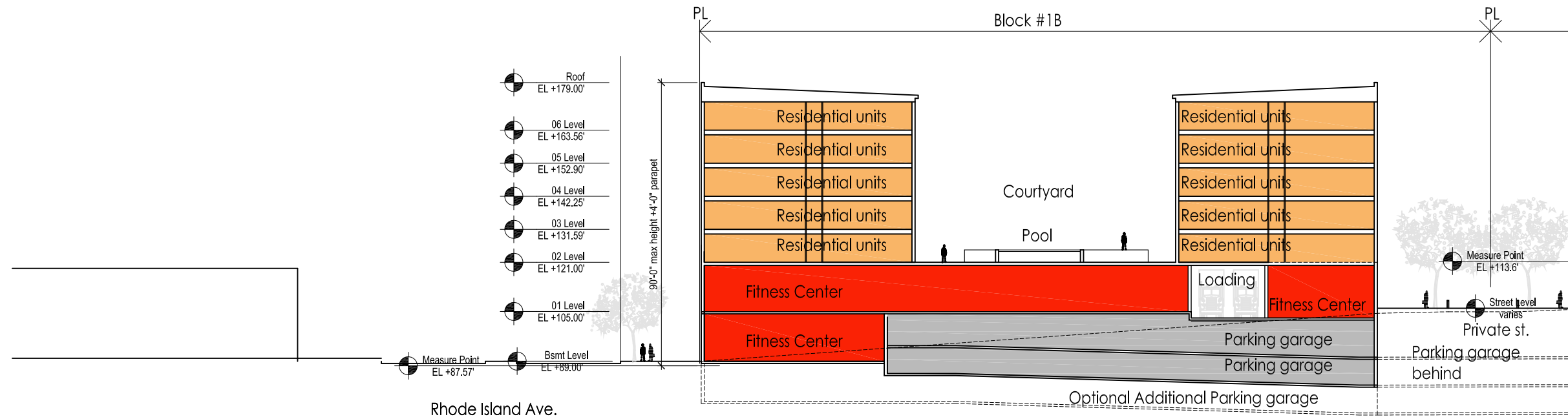
Section 1



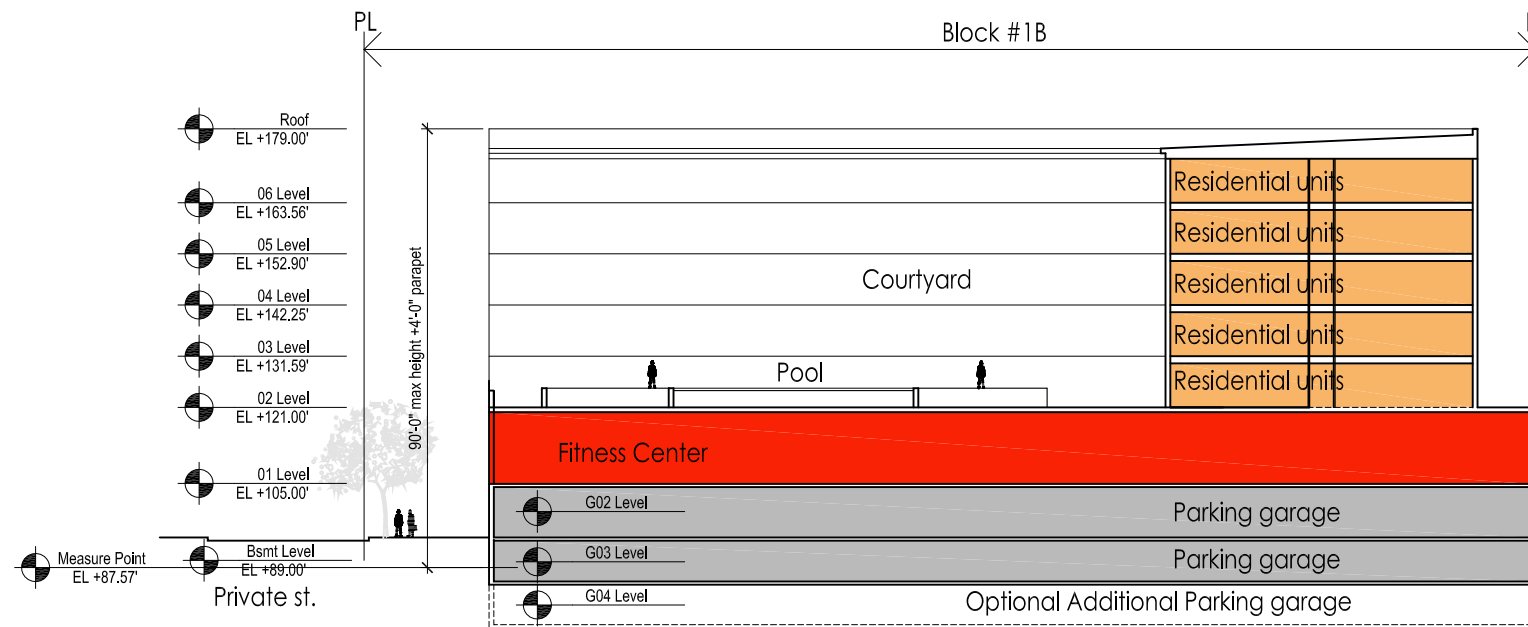
Section 2



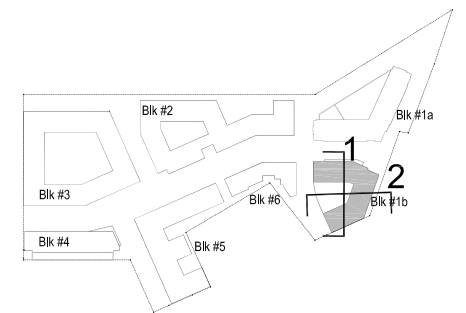
KEY PLAN



Section 1



Section 2



KEY PLAN



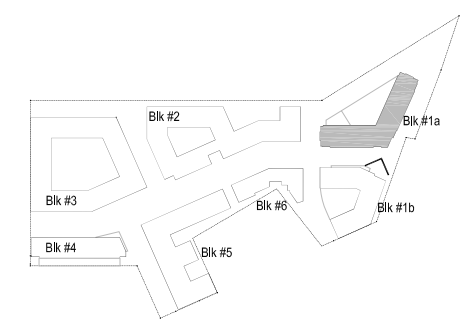
CORRUGATED METAL PANEL

COMPOSITE METAL PANEL

PRECAST STONE #1
BRICK #1

CORRUGATED METAL PANEL

METAL BALCONY



KEY PLAN



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SK+I
ARCHITECTURE

Building 1A - Facade Detail



CORRUGATED METAL PANEL

COMPOSITE METAL PANEL

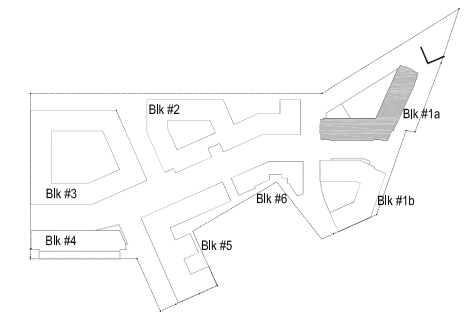
PRECAST STONE #1

BRICK #1

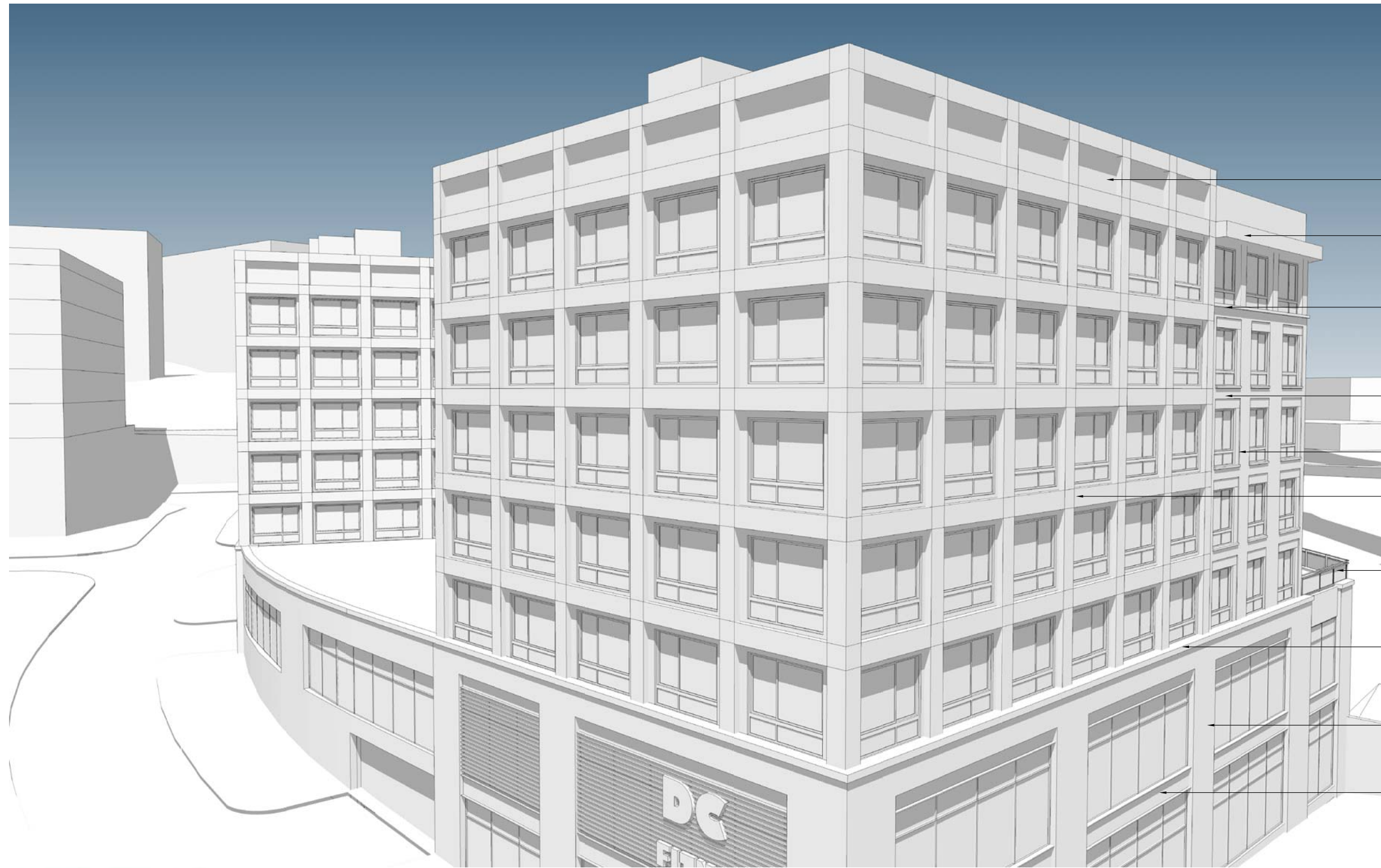
CORRUGATED METAL PANEL

PRECAST STONE #1

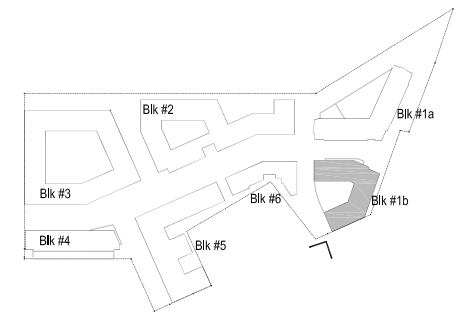
METAL BALCONY



KEY PLAN



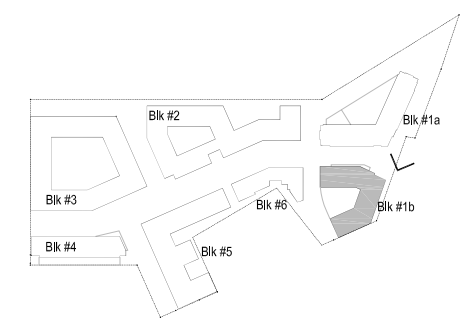
- TEXTURED METAL PANEL
- COMPOSITE METAL PANEL
- PRECAST #2
- BRICK #2
- BRICK #1
- COMPOSITE METAL PANEL
- METAL RAILING
- PRECAST #1
- STONE
- METAL CHANNEL



KEY PLAN



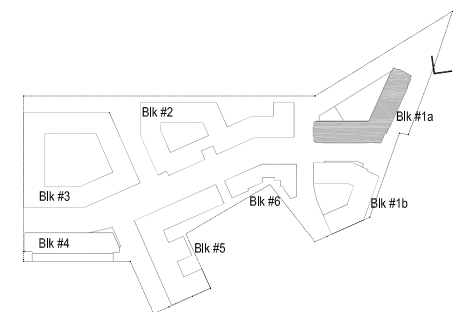
- TEXTURED (CORRUGATED) METAL PANEL
- COMPOSITE METAL PANEL
- COMPOSITE METAL PANEL
- BRICK #2
- METAL RAILING
- BRICK #2
- BRICK #1
- BRICK #2
- STONE
- METAL CHANNEL



KEY PLAN



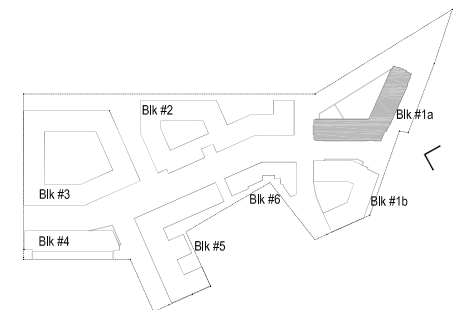
1. Corner element accentuates the building entrance location.
2. Heavy vertical masonry fenestration counter balance the composition.
3. Building base relates to pedestrian scale.
4. Metal "frame like" articulation reveals the underlying grid structure of the facade.
5. Deep balconies extend the interior,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



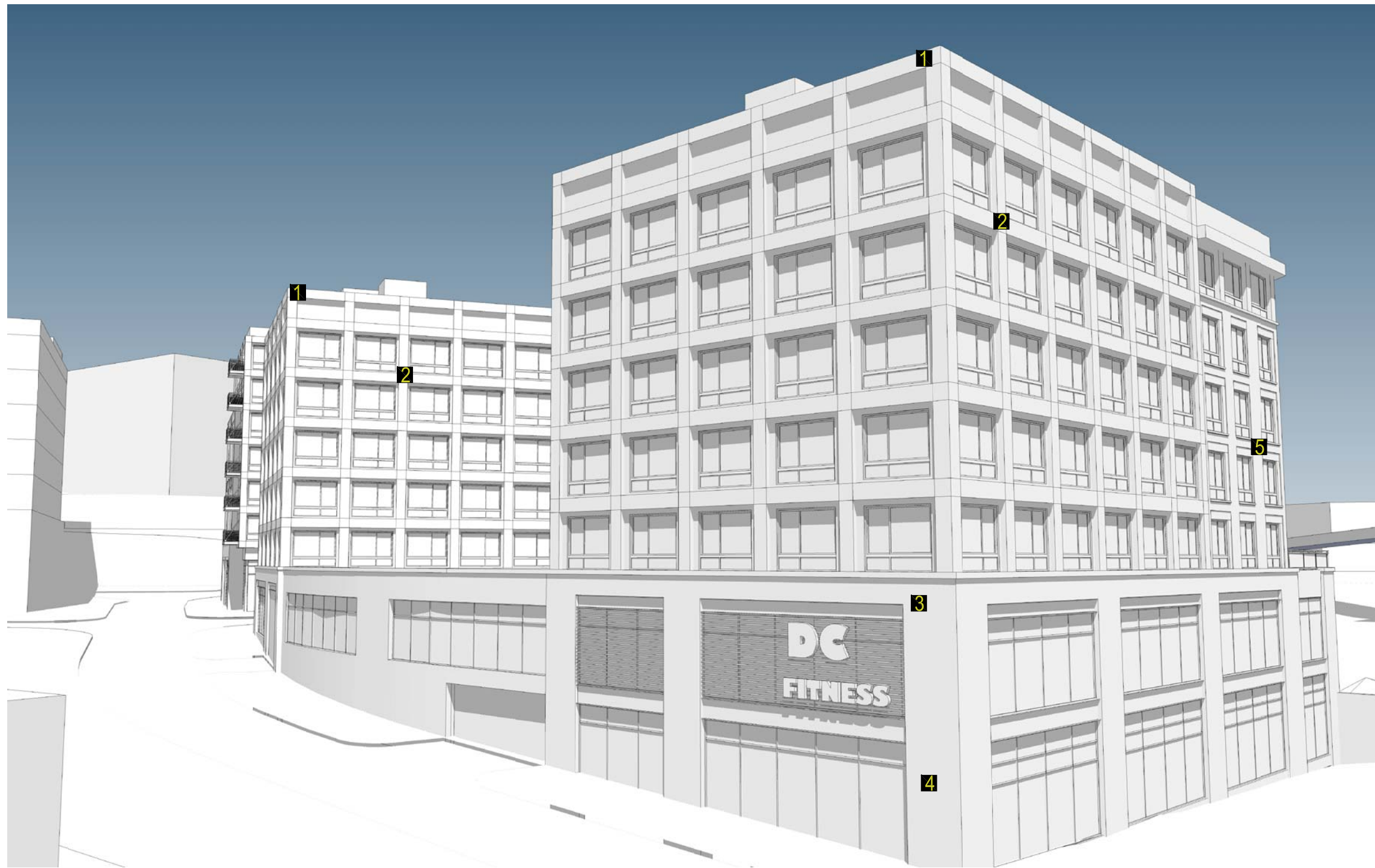
KEY PLAN



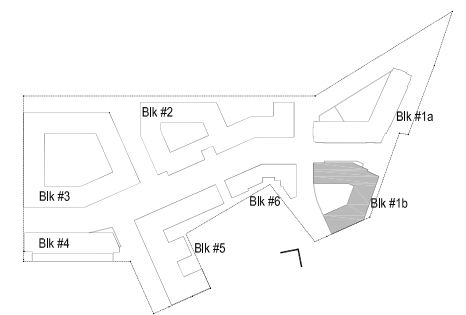
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2. Heavy vertical masonry fenestration counterbalances the composition.
3. Building base relates to pedestrian scale.
4. Metal "frame like" articulation reveals the underlying grid structure of the facade.
5. Deep balconies extend the interior, blurring 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