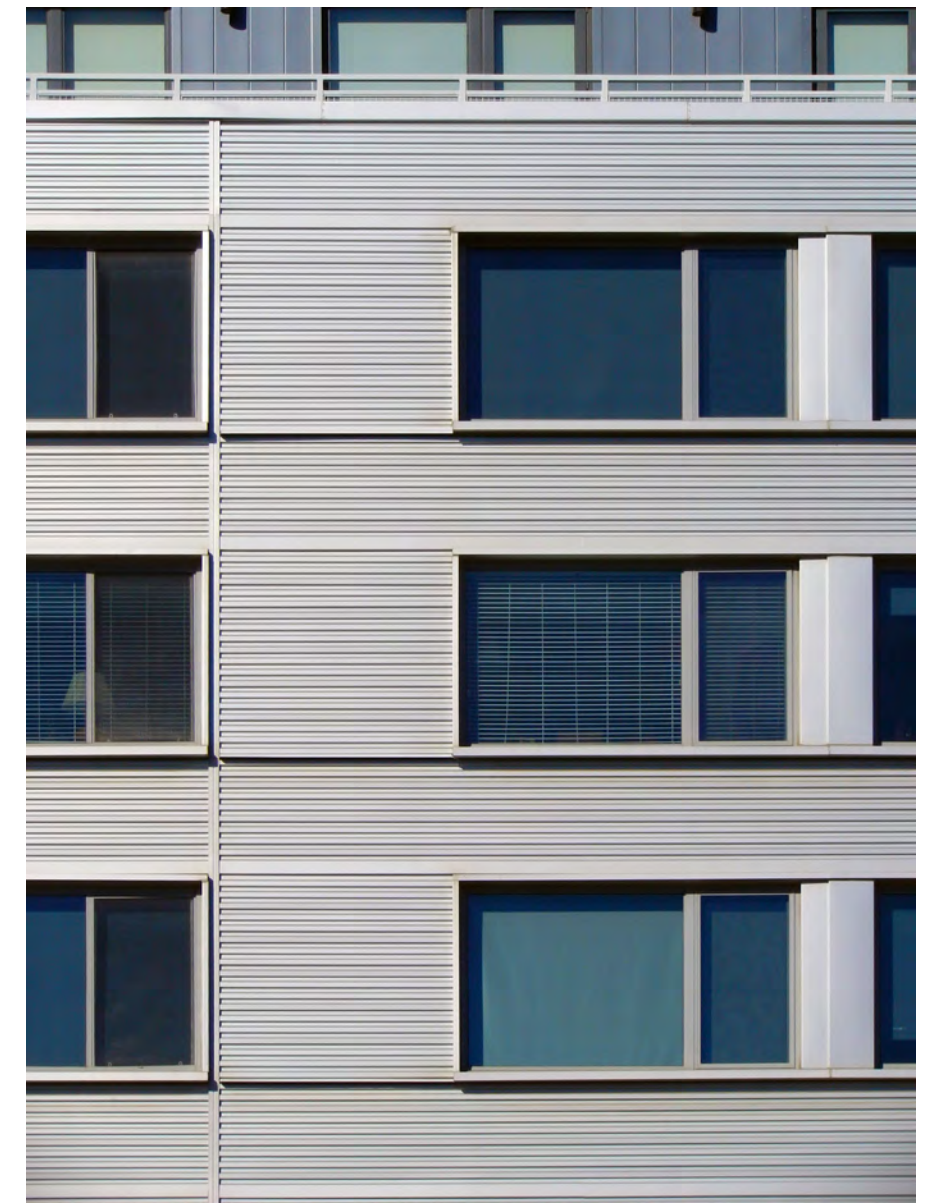




Response to Zoning Commission comment concerning
Metal Panel Facade Cladding Weatherability :

Cityline at Tenley 4500 Wisconsin Avenue NW
Shalom Baranes Associates - Architects
completed 2006, photos 2016

An existing, comparable project clad in pre-formed metal panels in flat, panelized or corrugated profiles showing light to no weathering after a decade of climatic and urban environmental exposure.



1200 THIRD STREET, NE

WASHINGTON, D.C.

POST-HEARING EXHIBITS

November 17, 2016 sba project #45128 ©2016 Shalom Baranes Associates P.C.

shalom baranes associates architects

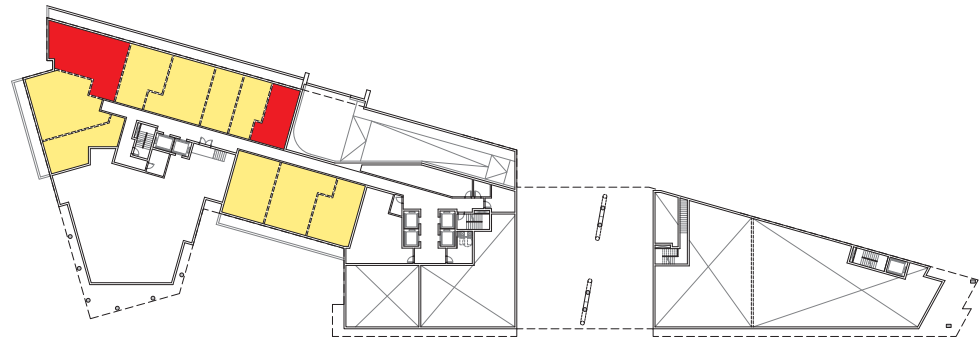
Metal Panel Facade Cladding Weatherability Exhibit A.01

ZONING COMMISSION
District of Columbia
CASE NO.16-09
EXHIBIT NO.46B

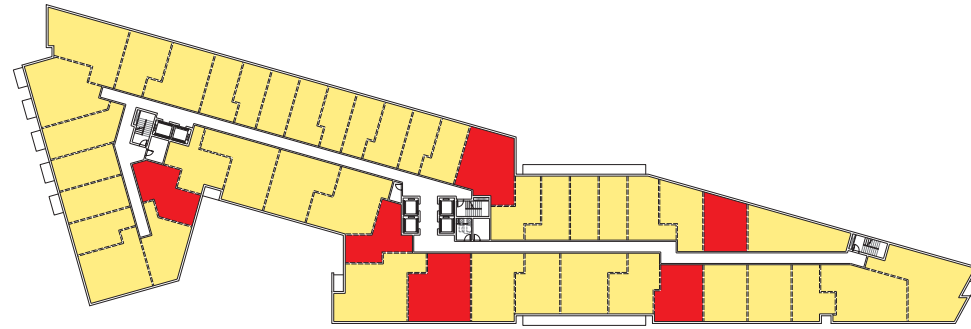
Response to Zoning Commission comment concerning
IZ Unit Distribution in Apartment 1:

NOTES:

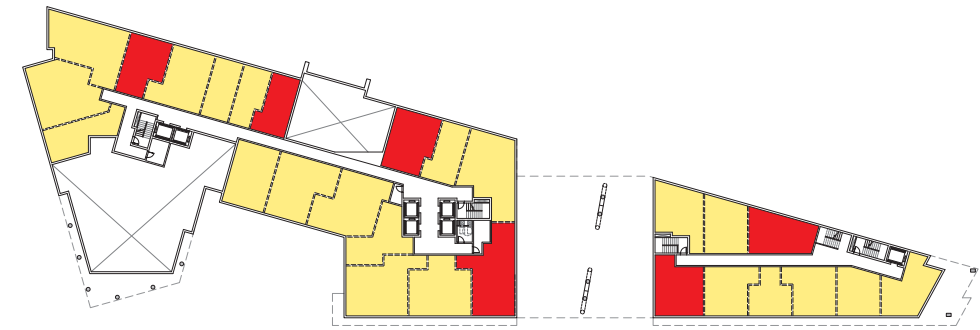
1. Affordable unit mix reflects approximate range in proportion to market unit mix.
2. The designation of units for affordable housing is schematic and intended to show general distribution.
3. Final locations will be determined upon further dwelling unit layout study as part of the final design.



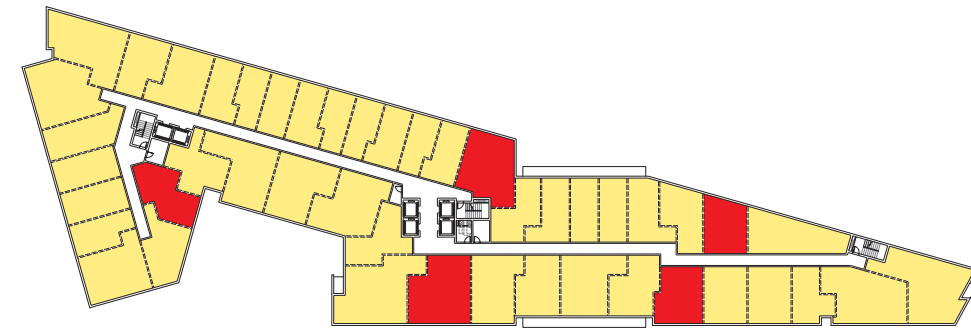
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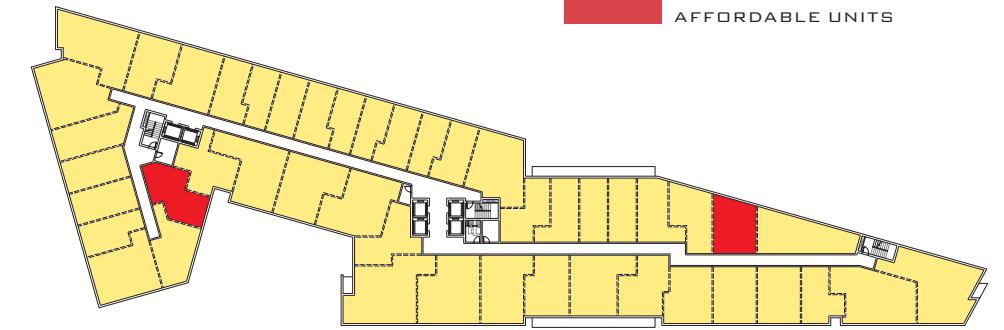
LEVEL 06



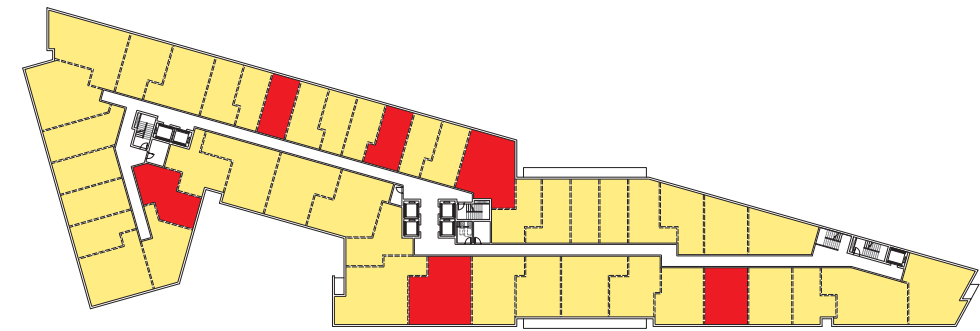
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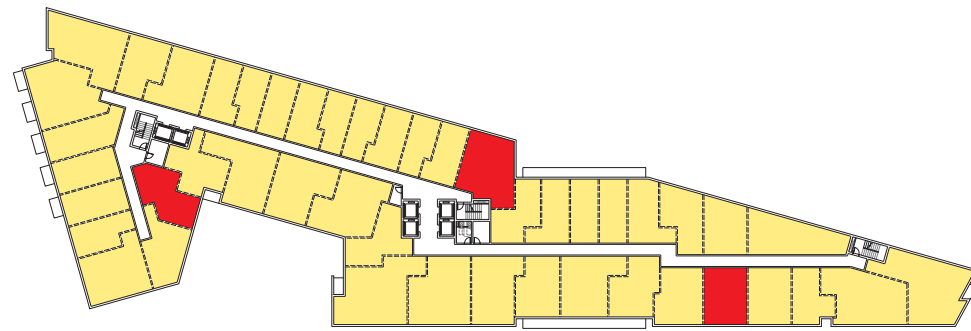
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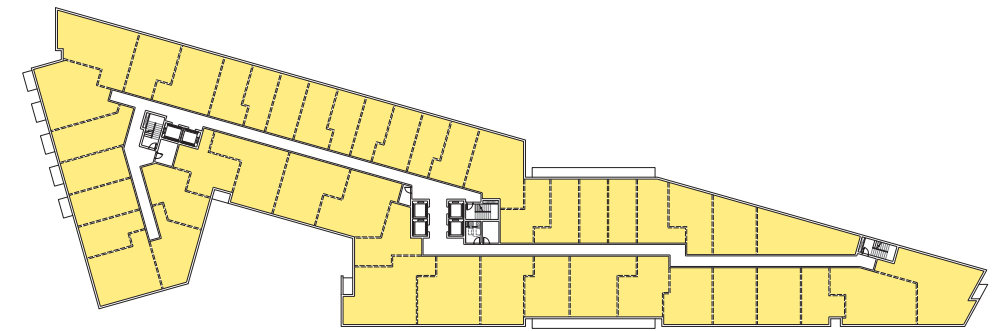
LEVEL 10



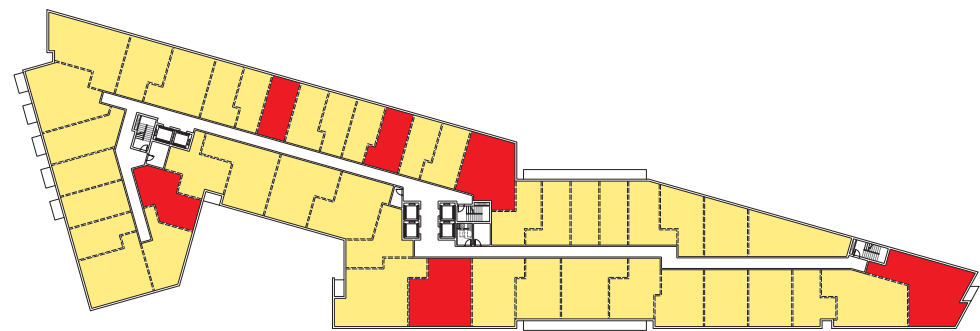
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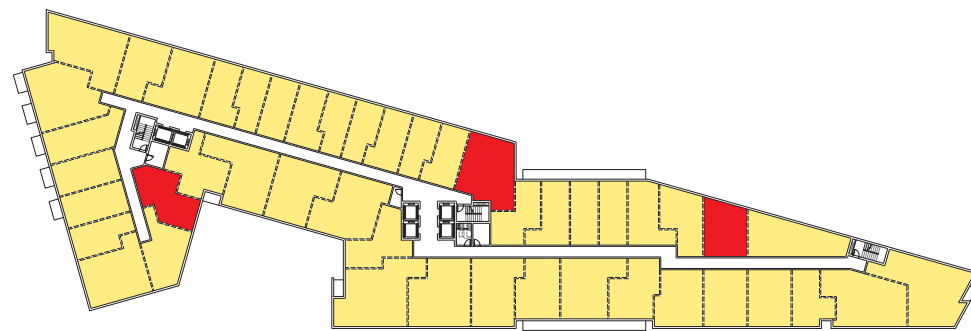
LEVEL 08



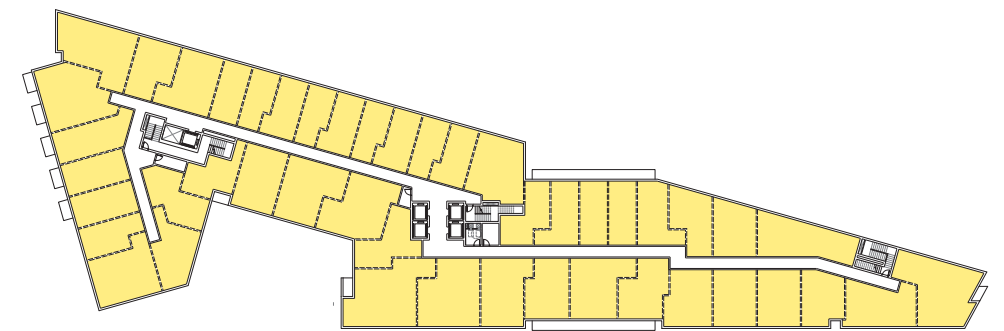
LEVEL 11



LEVEL 05



LEVEL 09



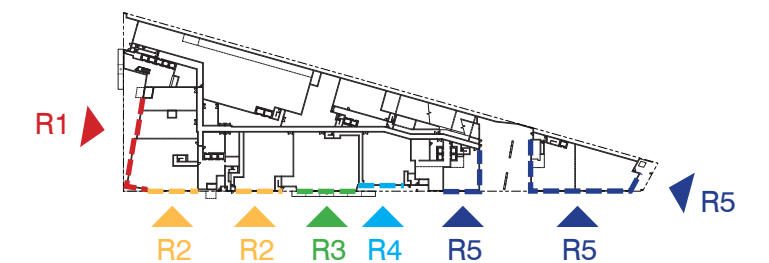
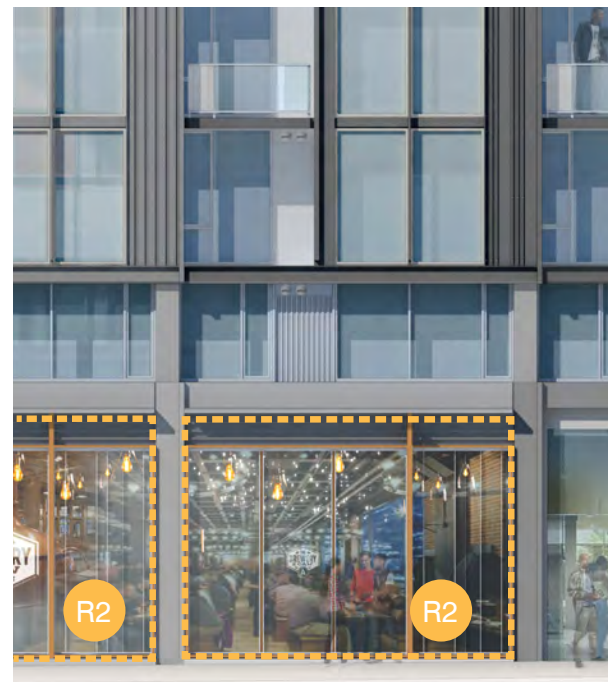
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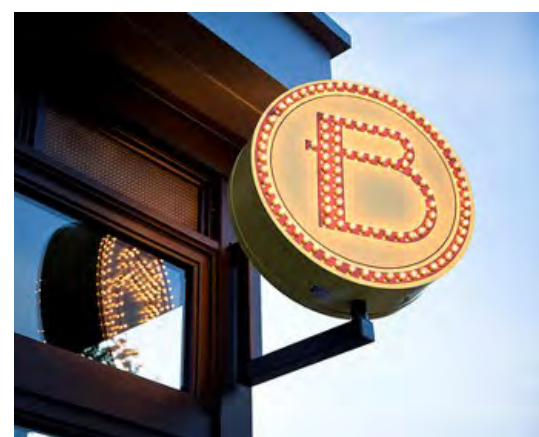


Response to Zoning Commission comment concerning
Retail Signage Guidelines:

Note:

Ground floor retail bay elevations are illustrative and intended to describe the character and scale for the retail zones. Retail signage may appear anywhere inside of, or directly adjacent to, retail zones as defined by dashed lines above and in key plan below. Actual retail signage will be developed by individual retail tenants, approved by building owner, and may change over time to accommodate leasing cycles.





Response to Zoning Commission comment concerning
Retail Signage Guidelines:

Blade Signs - Examples May Include:

Plaque or Panel Type-
Fixed and directly mounted to building

Hanging Type-
Dimensional or flush lettering on designed backing supported by
bracketed or standoff design

Iconic Type -
Three dimensional object or icon, unique

Illumination -
May be internally illuminated. Externally illuminated projecting / blade
signs shall have lighting fixtures that are complementary and integrated
into the surrounding architecture.



Response to Zoning Commission comment concerning
Retail Signage Guidelines:

Awnings - Examples May Include:

Materials -

Fabric, metal, glass, wood, composite panel. Self supporting or engineered metal support framing.

Graphic Applique -

Letterforms, logos and graphics screen printed to fabric canopy

Open or Closed Sides -

Only taut type or no valence permitted

Illumination -

May be internally illuminated with concealed lighting fixtures or, where exposed, are complementary and integrated into the surrounding architecture.



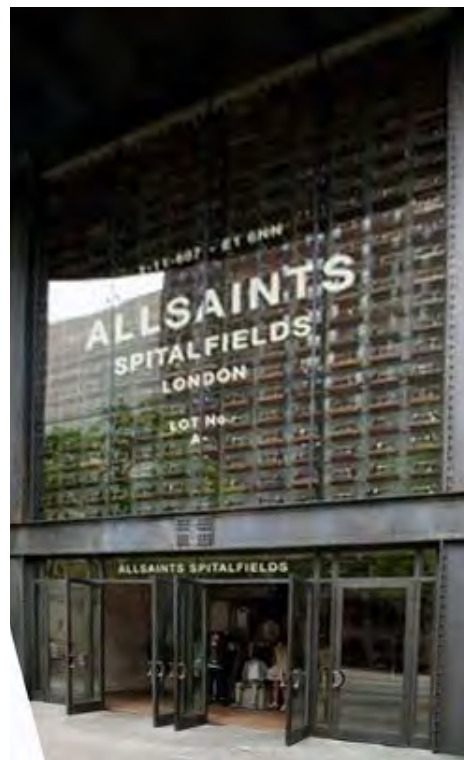
Response to Zoning Commission comment concerning
Retail Signage Guidelines:

Painted Walls - Examples May Include:

- Painted on Wall Cladding-
- Painted in place or fabricated, weather-able decal

Illumination -

- Externally illuminated signs shall have lighting fixtures that are complementary and integrated into the surrounding architecture.



Response to Zoning Commission comment concerning
Retail Signage Guidelines:

Window Signs - Examples May Include:

Logo -

Logo and tag line and or information text in white or black only. No advertising copy.

Art and Graphics -

Painted in place or fabricated, weather-able applique with artistic visuals.



Response to Zoning Commission comment concerning
Retail Signage Guidelines:

Architectural Canopies - Examples May Include:

Signage -

Dimensional letterforms, logos or graphics to be mounted to the top, face or underside of the canopy.

Illumination -

May be internally illuminated. Externally illuminated canopies and signage shall have lighting fixtures that are complementary and integrated into the surrounding architecture.



Response to Zoning Commission comment concerning
Retail Signage Guidelines:

Face Mounted Signs - Examples May Include:

Letterforms and Logos -

Dimensional signs, letterforms, and decorative brackets to be be pin-mounted and have dimensional returns to give the appearance of solid dimensional material.

Integrated Signage -

Signage that is integral to the retail storefront.

Illumination -

May be internally illuminated. Externally illuminated dimensional letterform signs shall have lighting fixtures that are complementary and integrated into the surrounding architecture.



H1.1 or H1.2 - Monumental Sign at M Street or M Street Plaza / Hotel

Illumination Alternatives

Internally illuminated signs may be highlighted, illuminated letterforms (neon similar) or back-lit in metal letter sides. Illumination levels will not impair adjacent residential or hotel conditions.

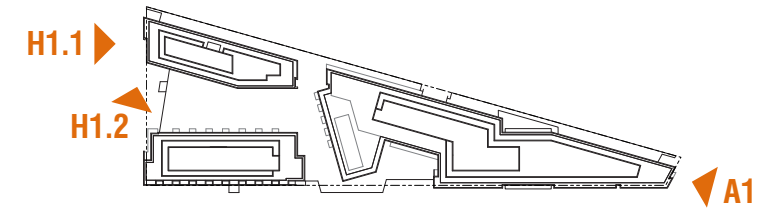
Externally illuminated signs may be back-lit or side-lit dimensional letterforms with returns and depth giving the appearance of solid dimensional material. Letterforms may be attached or suspended within a metal framework or pin-mounted directly to the facade cladding.



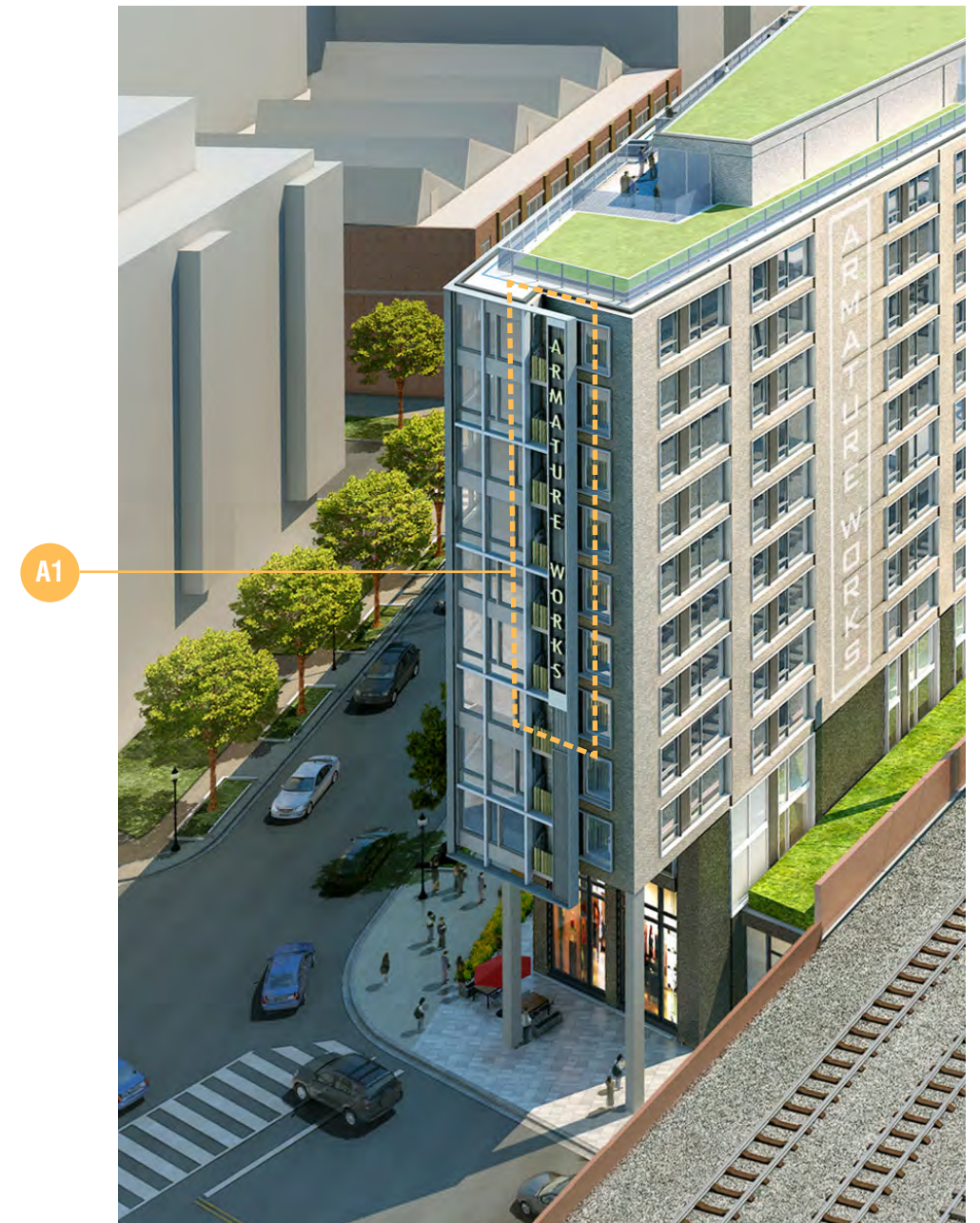
Externally illuminated signs shall have lighting fixtures that are complimentary and integrated into the surrounding architecture.

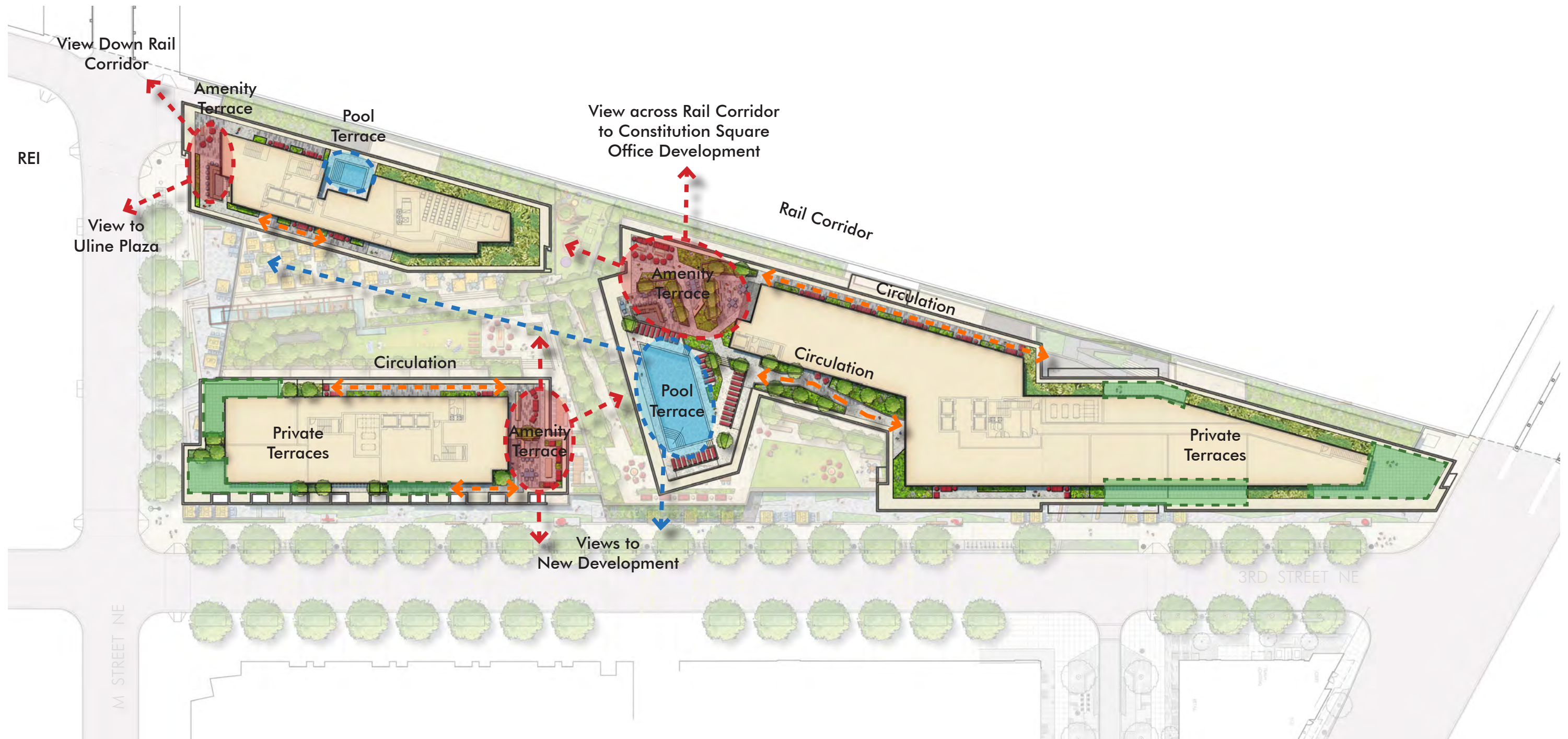
All signs will comply with all applicable DC Municipal Regulations and Building Codes. In particular, the size and total area will conform with **Section N101.10.3 Upper stories of multi-story buildings** and Table N101.10.3.

Response to Zoning Commission comment concerning
Illumination of Upper Story Monumental Signage A1 and H1.1 / H1.2 :



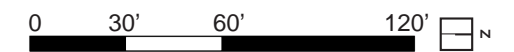
A1 - Monumental Sign at Florida Avenue / Apartment One

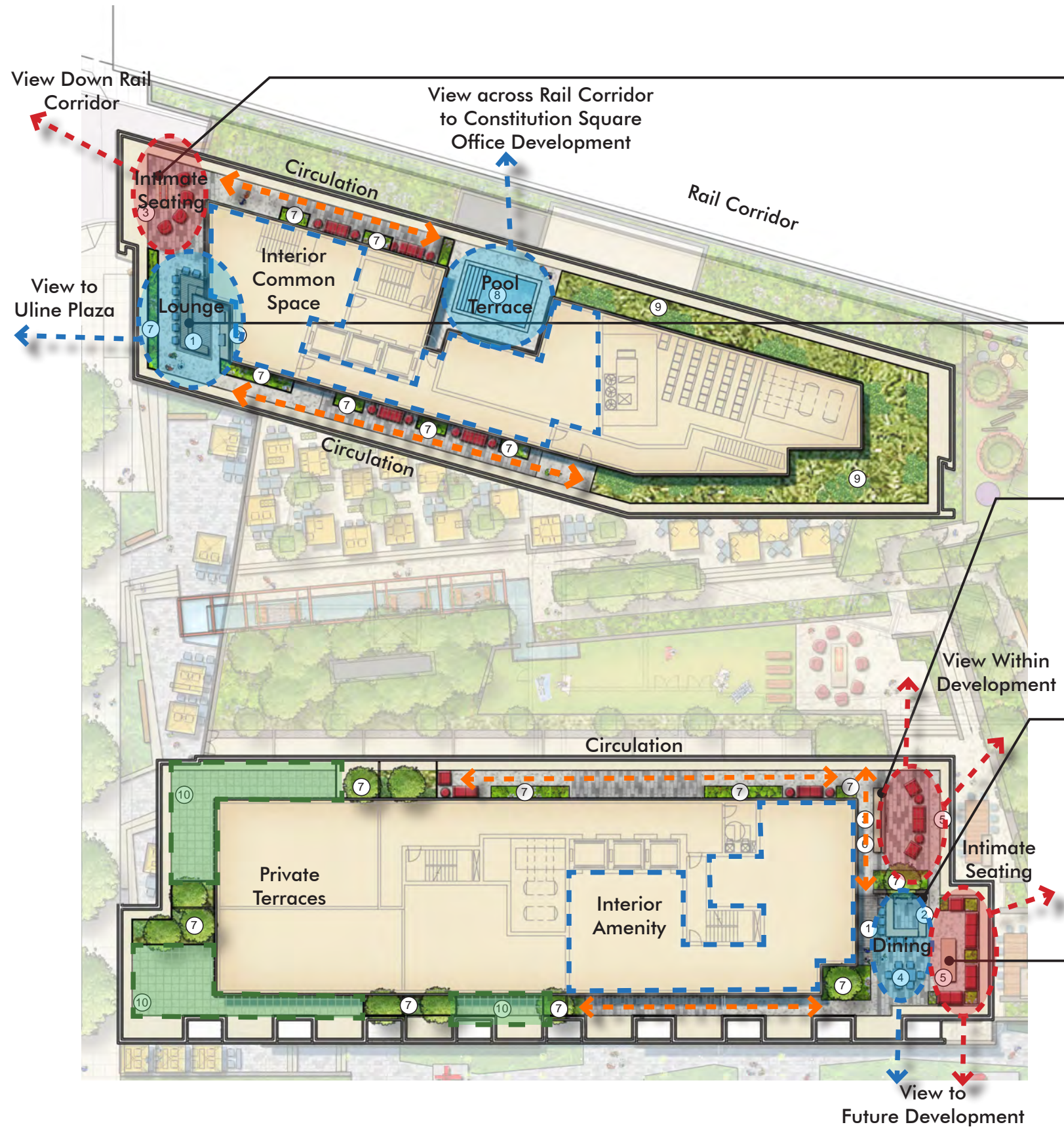




*The plan and imagery shown is conceptual and may change with final design provided that the use of the space, character, and quality of the features and plantings remain in substantial conformance with that shown.

*All elements located within the public right-of-way such as, but not limited to, crosswalks, bike racks, Capital Bike Share stations, green infrastructure features, and bike lanes may change in response to future input and coordination with the District Department of Transportation and other government agencies.





LEGEND

- ① BAR / PERGOLA
- ② GRILL COUNTER
- ③ FIRE PIT
- ④ DINING AREA
- ⑤ SEATING NOOK
- ⑥ SCREEN WALL W/ TELEVISION
- ⑦ RAISED PLANTERS
- ⑧ SMALL POOL
- ⑨ GREEN ROOF
- ⑩ PRIVATE TERRACE

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*All elements on this sheet will be set back at least one foot for every foot of height.





LEGEND

- ① BAR / PERGOLA
- ② GRILL COUNTER
- ③ FIRE PIT
- ④ POOL DECK
- ⑤ DINING AREA
- ⑥ SPECIAL PAVERS
- ⑦ SCREEN WALL W/ TELEVISION
- ⑧ RAISED PLANTERS
- ⑨ POOL
- ⑩ GREEN ROOF
- ⑪ PRIVATE TERRACE

*The plan and imagery shown is conceptual and may change with final design provided that the use of the space, character, and quality of the features and plantings remain in substantial conformance with that shown.

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