

CORRUGATED METAL PANEL

COMPOSITE METAL PANEL

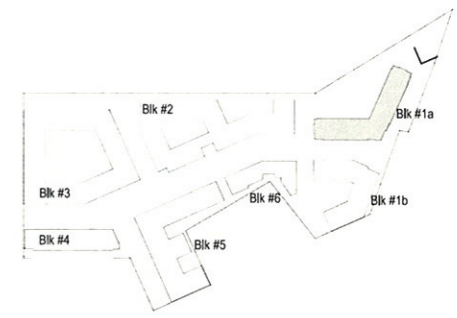
PRECAST STONE #1

BRICK #1

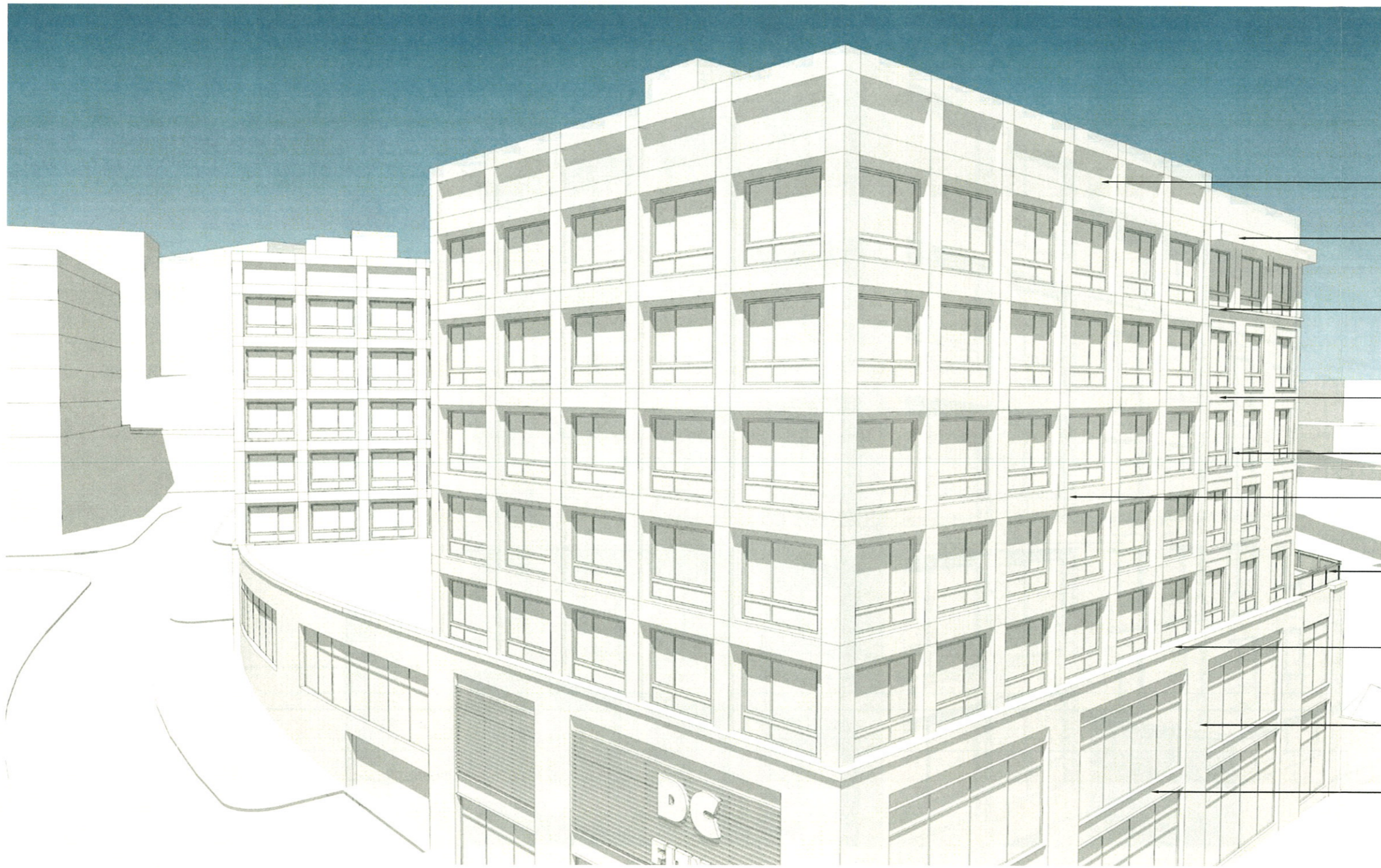
CORRUGATED METAL PANEL

PRECAST STONE #1

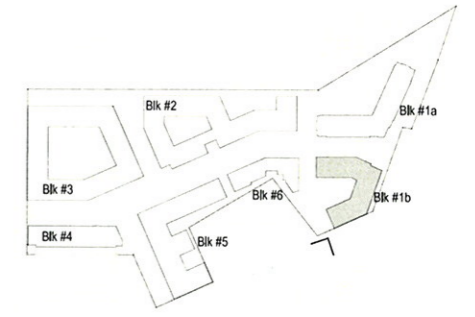
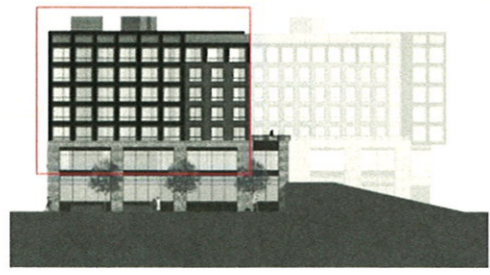
METAL BALCONY



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

MRP REALTY

680 Rhode Island Ave. | Washington, DC

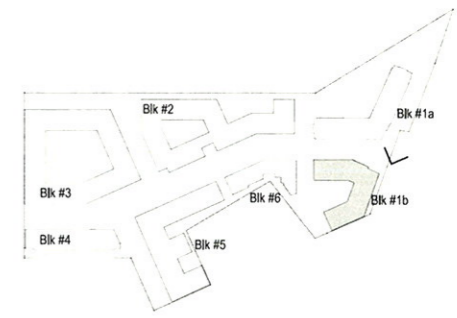
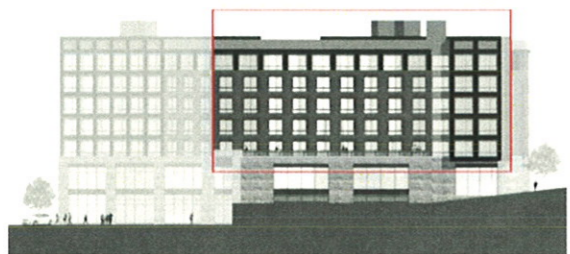
July 13, 2015 | 1.503

Building 1B - Facade Detail

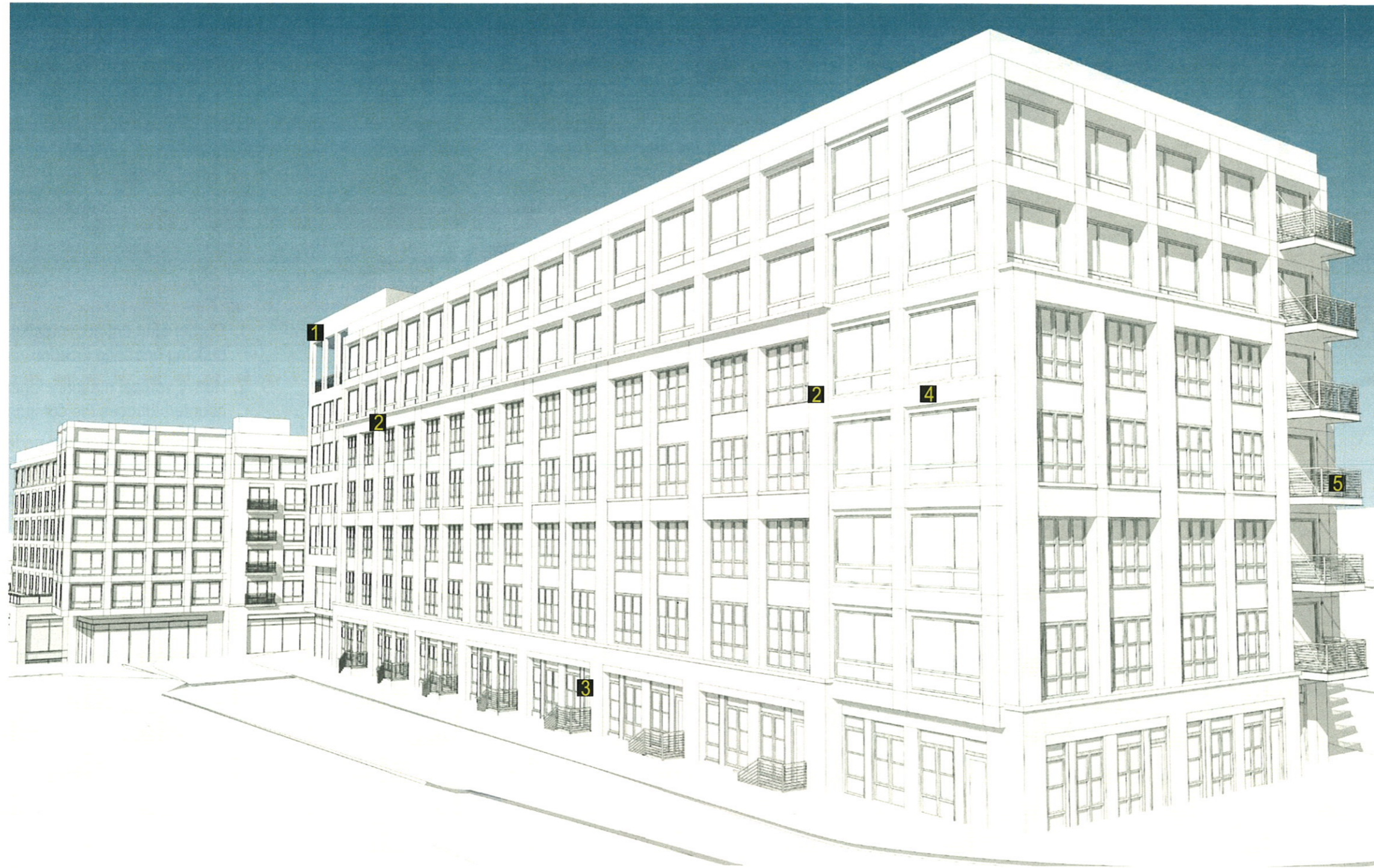




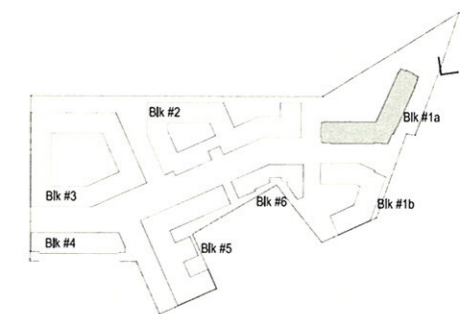
- TEXTURED (CORRUGATED) METAL PANEL
- COMPOSITE METAL PANEL
- COMPOSITE METAL PANEL
- BRICK #2
- METAL RAILING
- BRICK #2
- BRICK #1
- BRICK #2
- STONE
- METAL CHANNEL



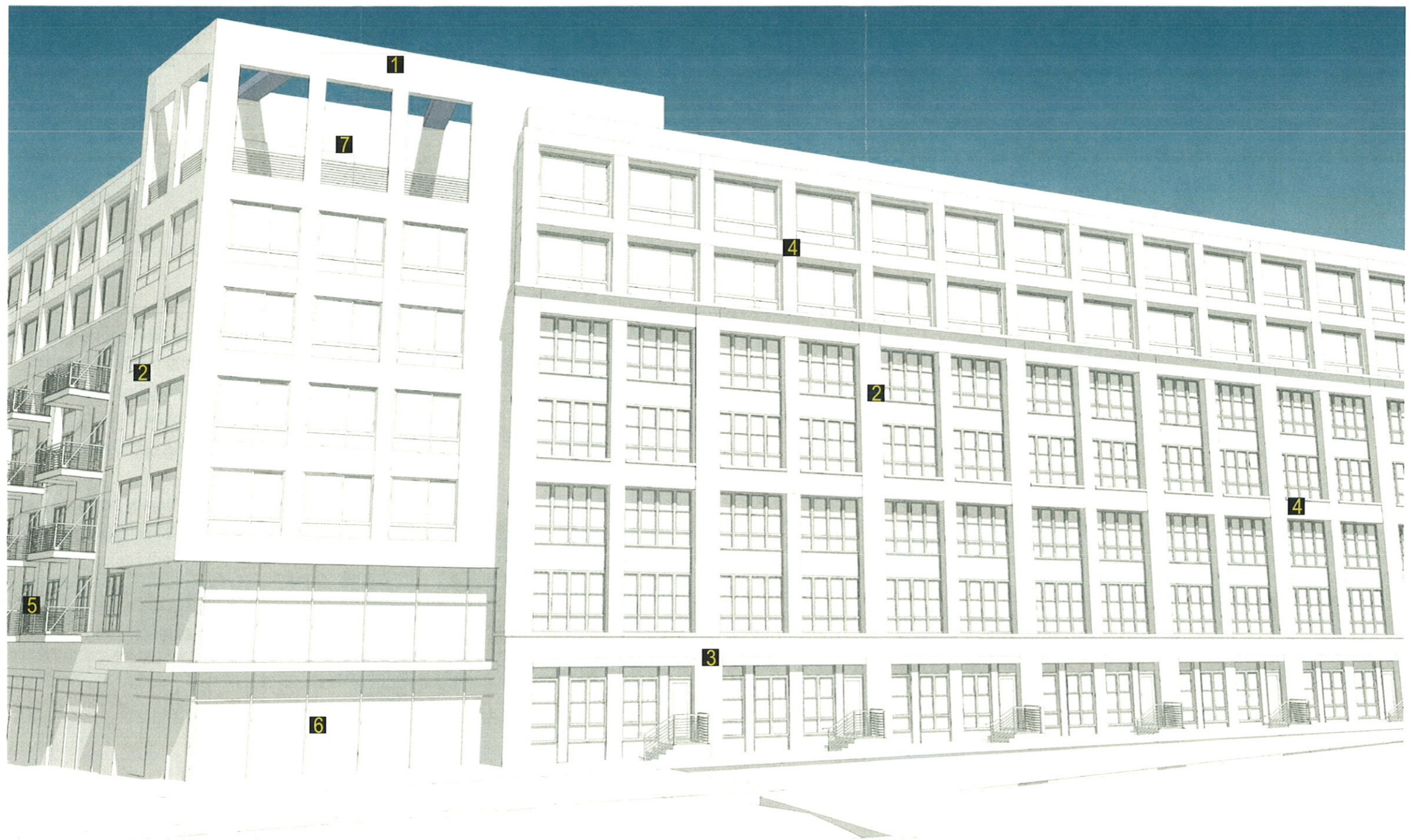
KEY PLAN



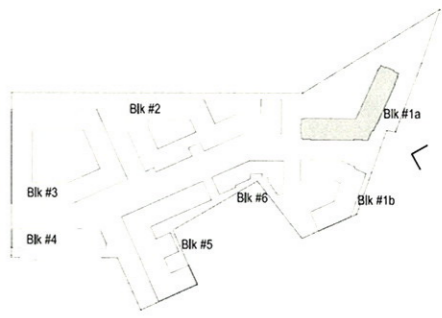
1. Corner element accentuates the building entrance location.
2. Heavy vertical masonry fenestration counter balance the composition.
3. Building base relates to pedestrian scale.
4. Metal "frame like" articulation reveals the underlying grid structure of the facade.
5. Deep balconies extend the interior,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



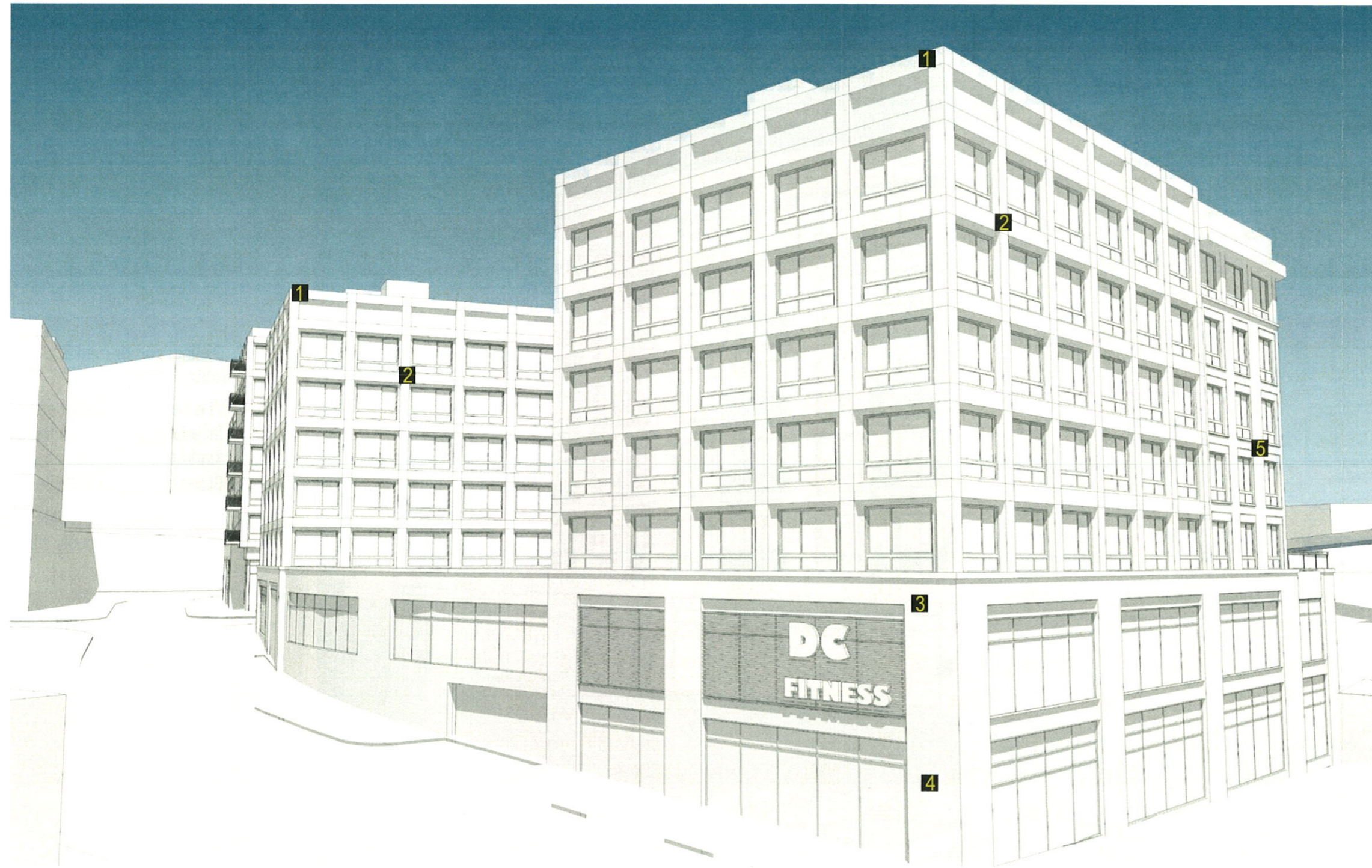
KEY PLAN



- 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.



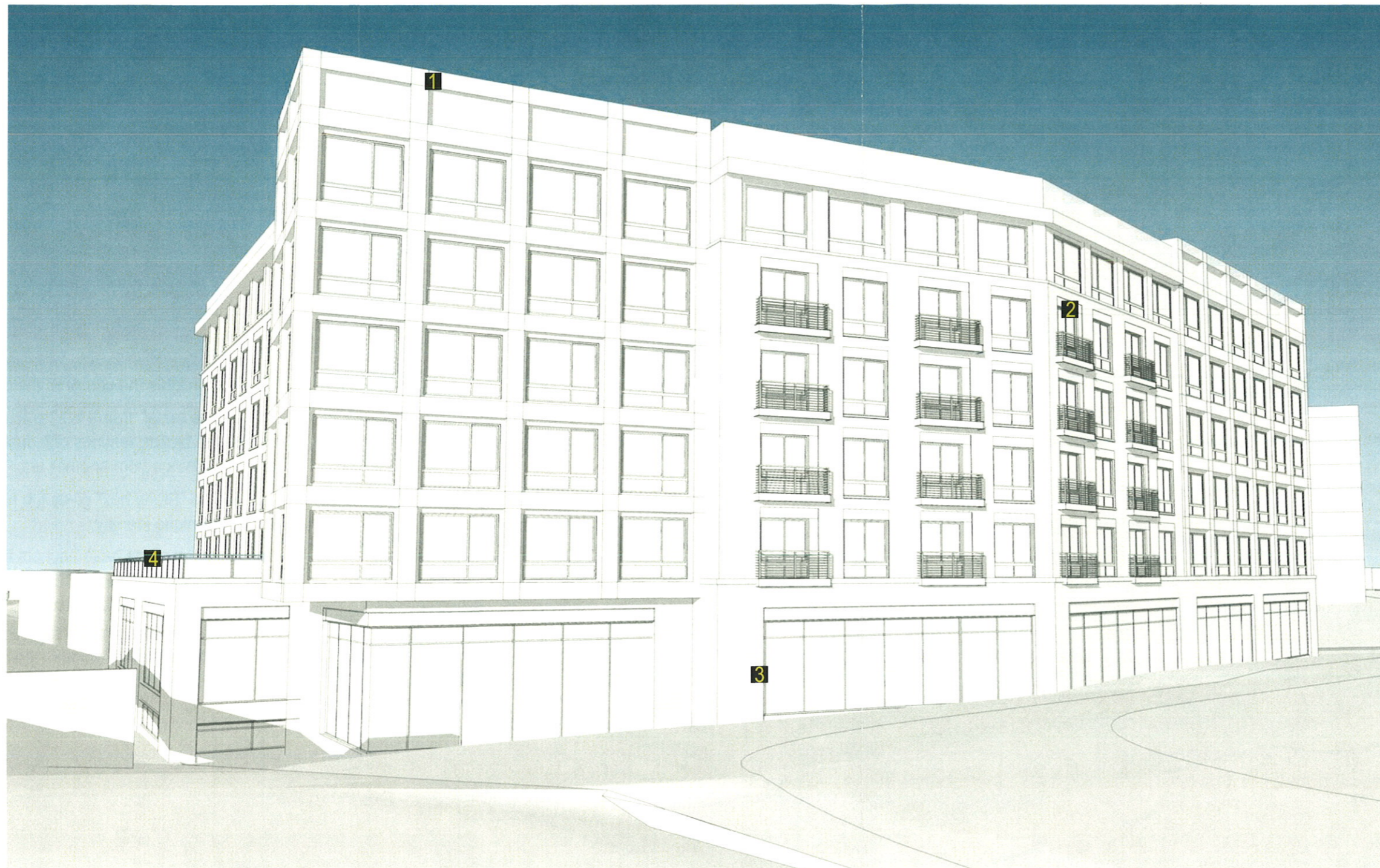
KEY PLAN



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