

FACADE TYPE A (TOWER) DETAIL

- 01

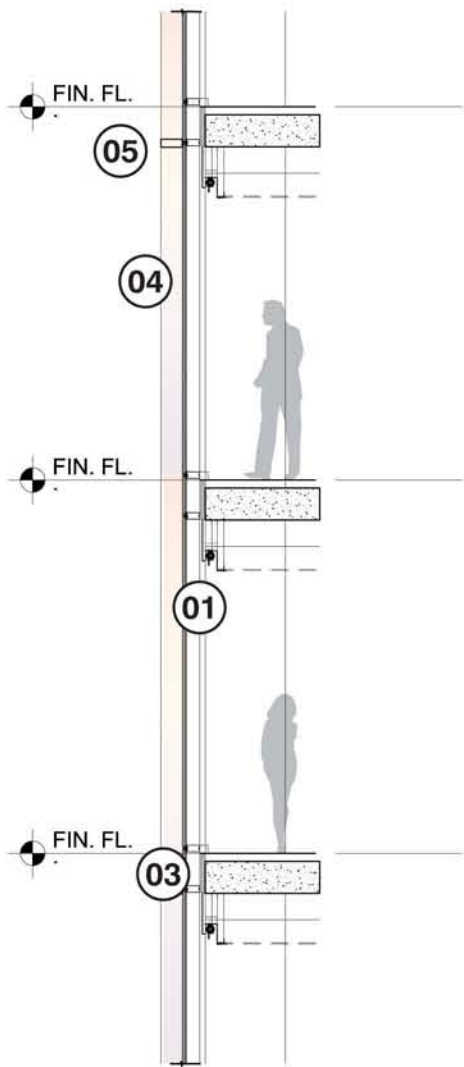
UNITIZED CURTAINWALL WITH CAPLESS MULLIONS
- 02

CLEAR LOW-E COATED & FRITTED GLASS
- 03

SHADOW BOX IN FRONT OF FLOOR SLAB EDGE
- 04

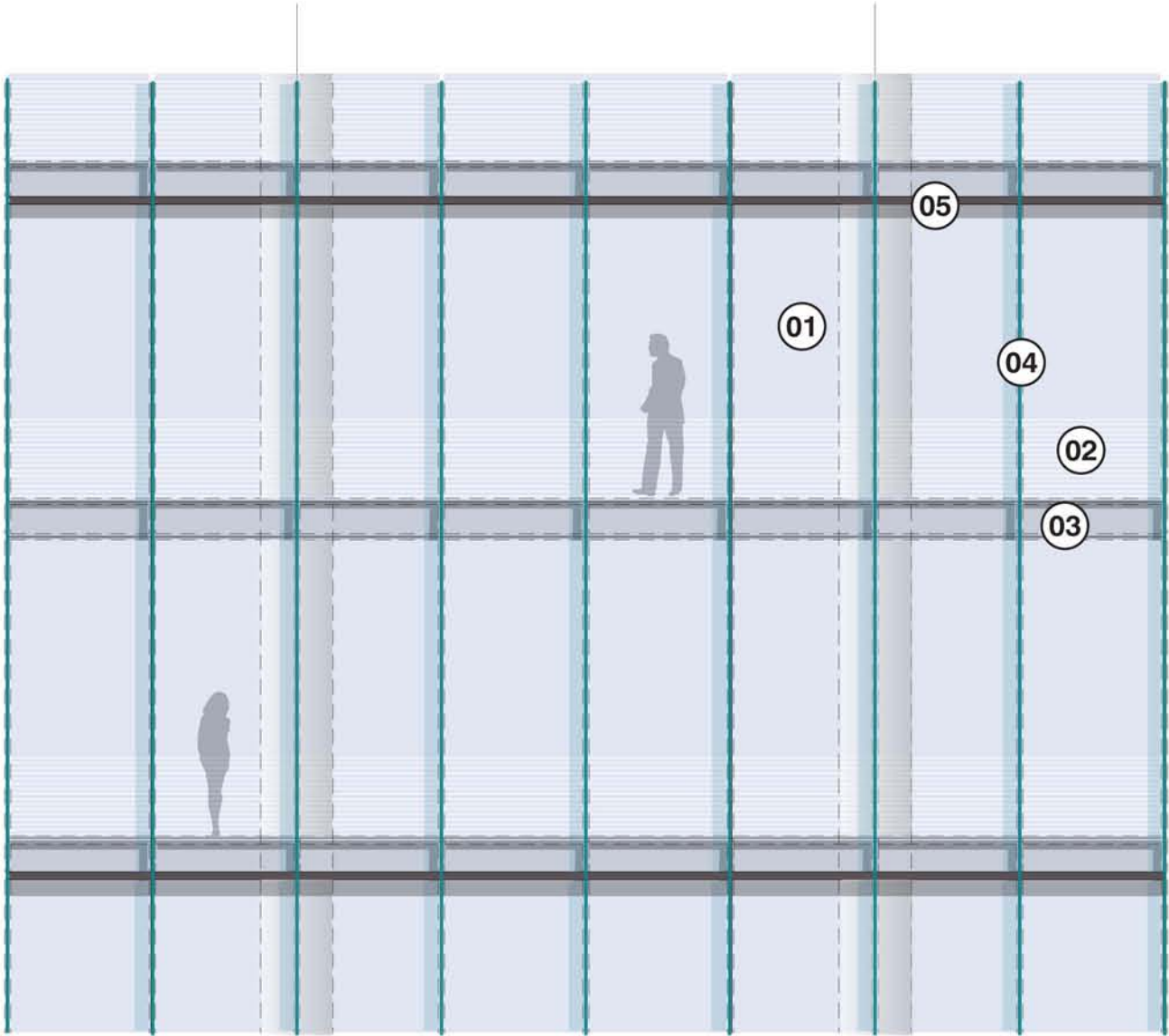
GLASS FINS
- 05

PAINTED EXTRUDED ALUMINUM HORIZONTAL TRIM

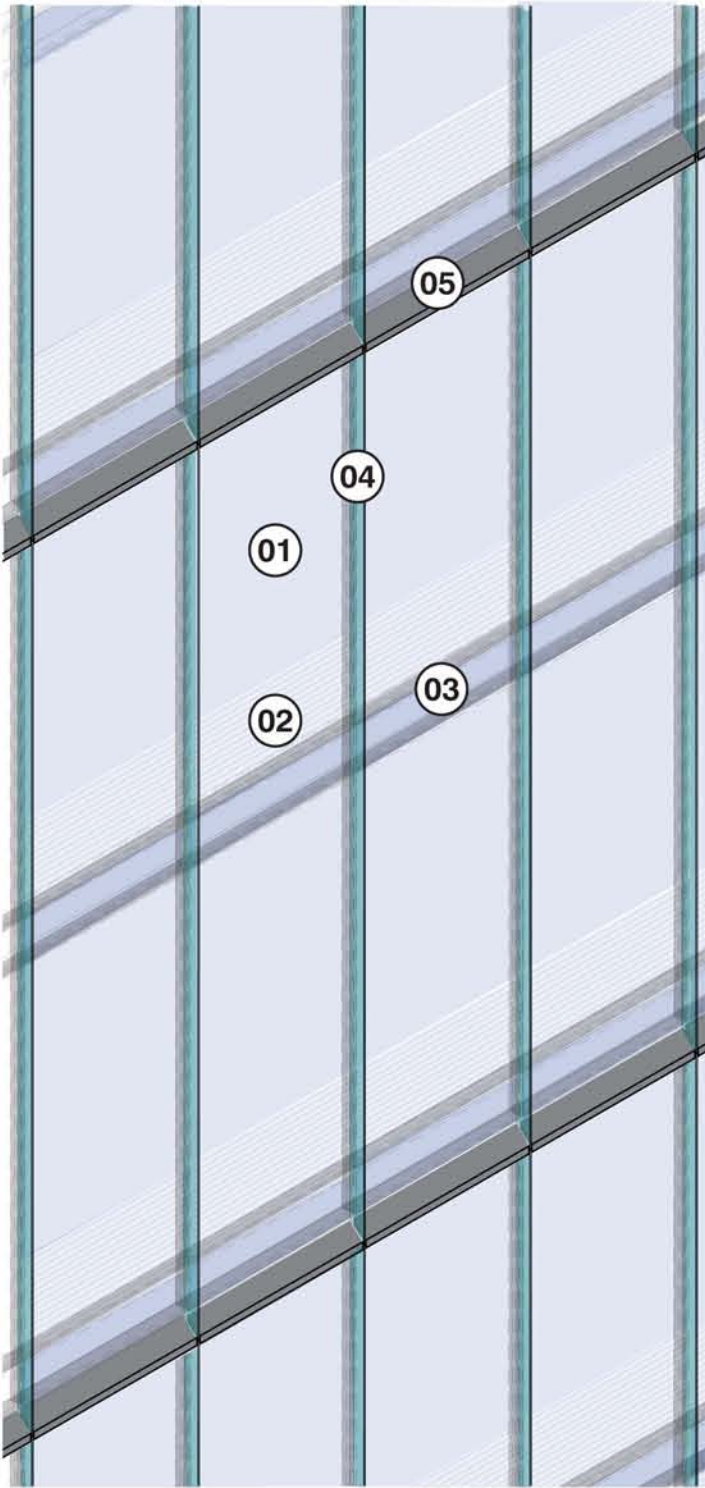


SECTION

0' 5' 10'

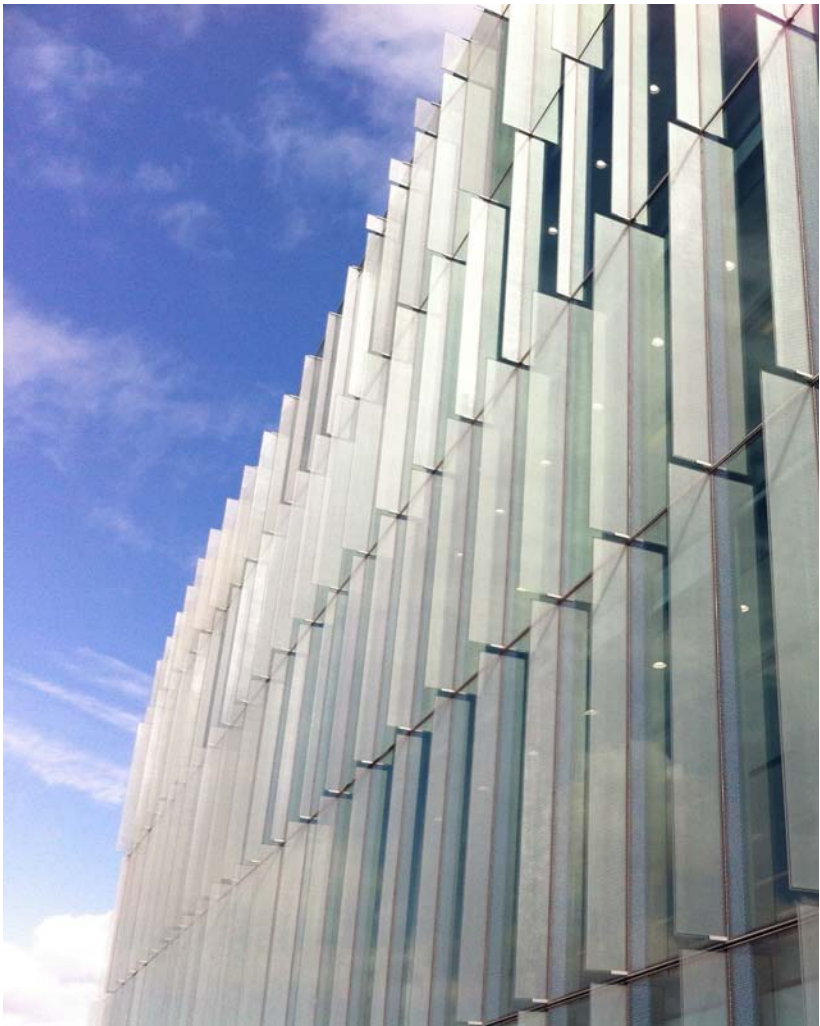


ELEVATION



AXONOMETRIC (NTS)

FACADE TYPE A MATERIAL AND DESIGN PRECEDENTS



NOTE:

PRECEDENT IMAGES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THEY ARE INTENDED TO GENERALLY DESCRIBE A SIMILAR, BUT NOT PRECISE, EXAMPLES OF THE DESIGN INTENT.



2100 K STREET, NW

WASHINGTON, D.C.

March 03, 2014

shalom baranes associates architects

FACADE TYPE B (BODY) DETAIL

- 01

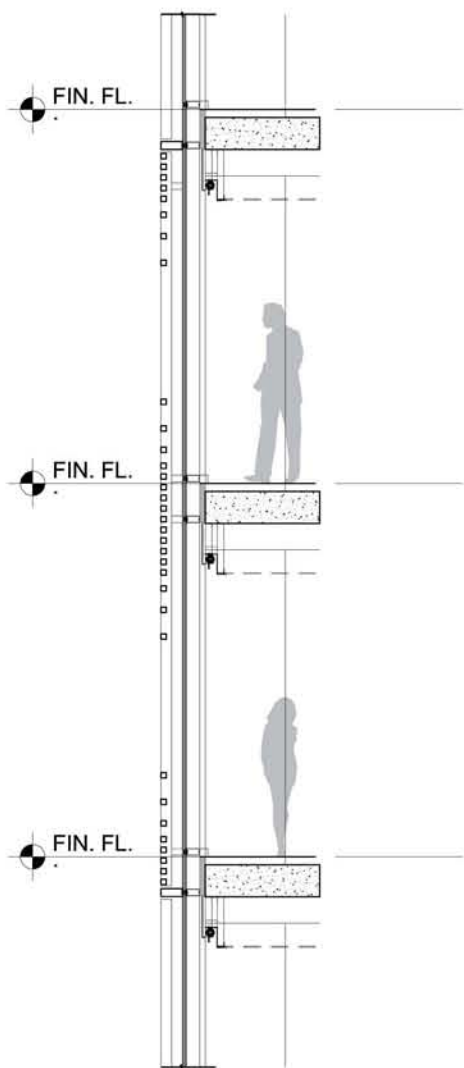
UNITIZED CURTAINWALL WITH CAPLESS MULLION
- 02

CLEAR LOW-E COATED & FRITTED GLASS
- 03

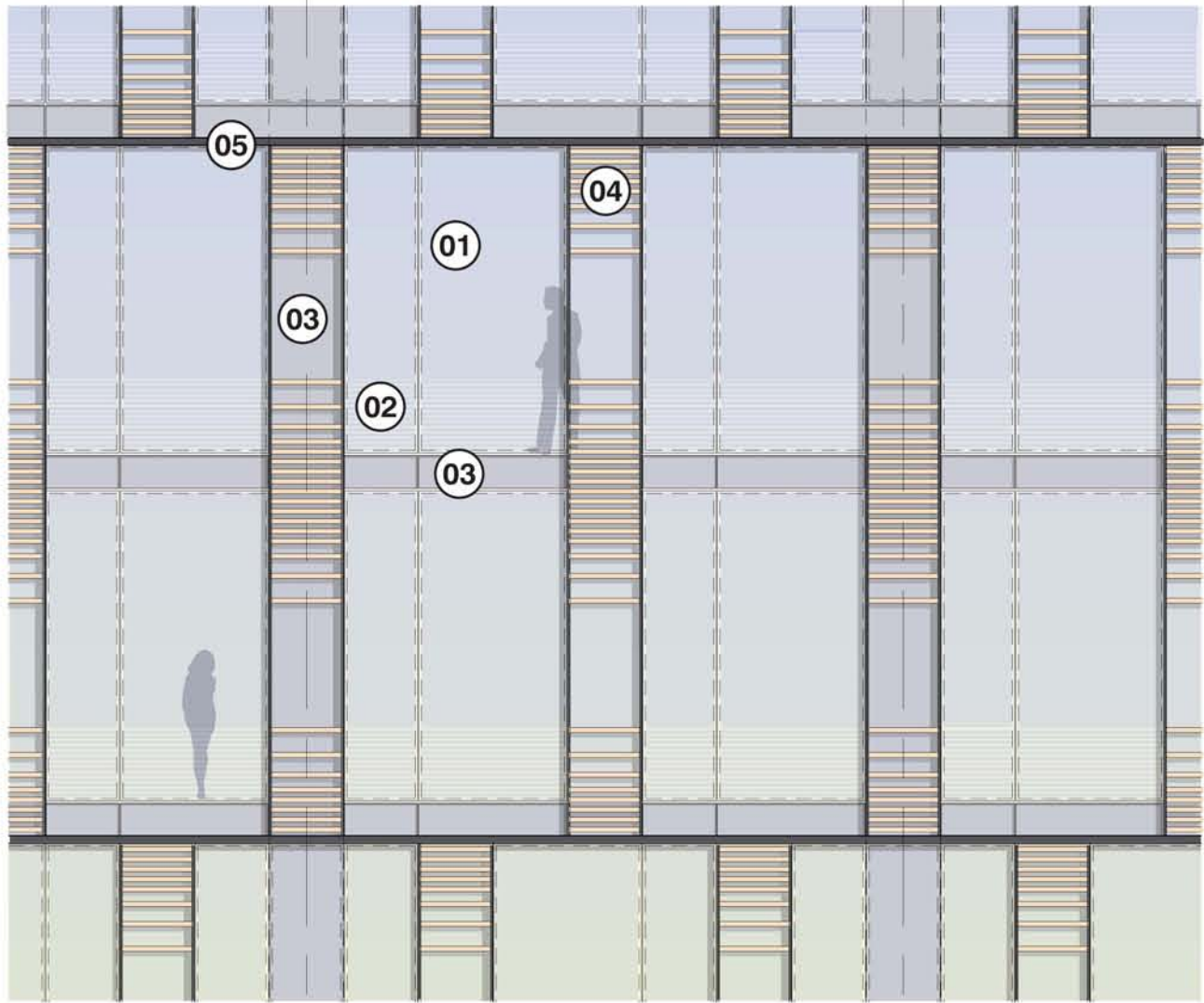
SHADOW BOX IN FRONT OF STRUCTURAL COLUNS AND FLOOR SLAB EDGE
- 04

HORIZONTAL TERRACOTTA BAGUETTES
- 05

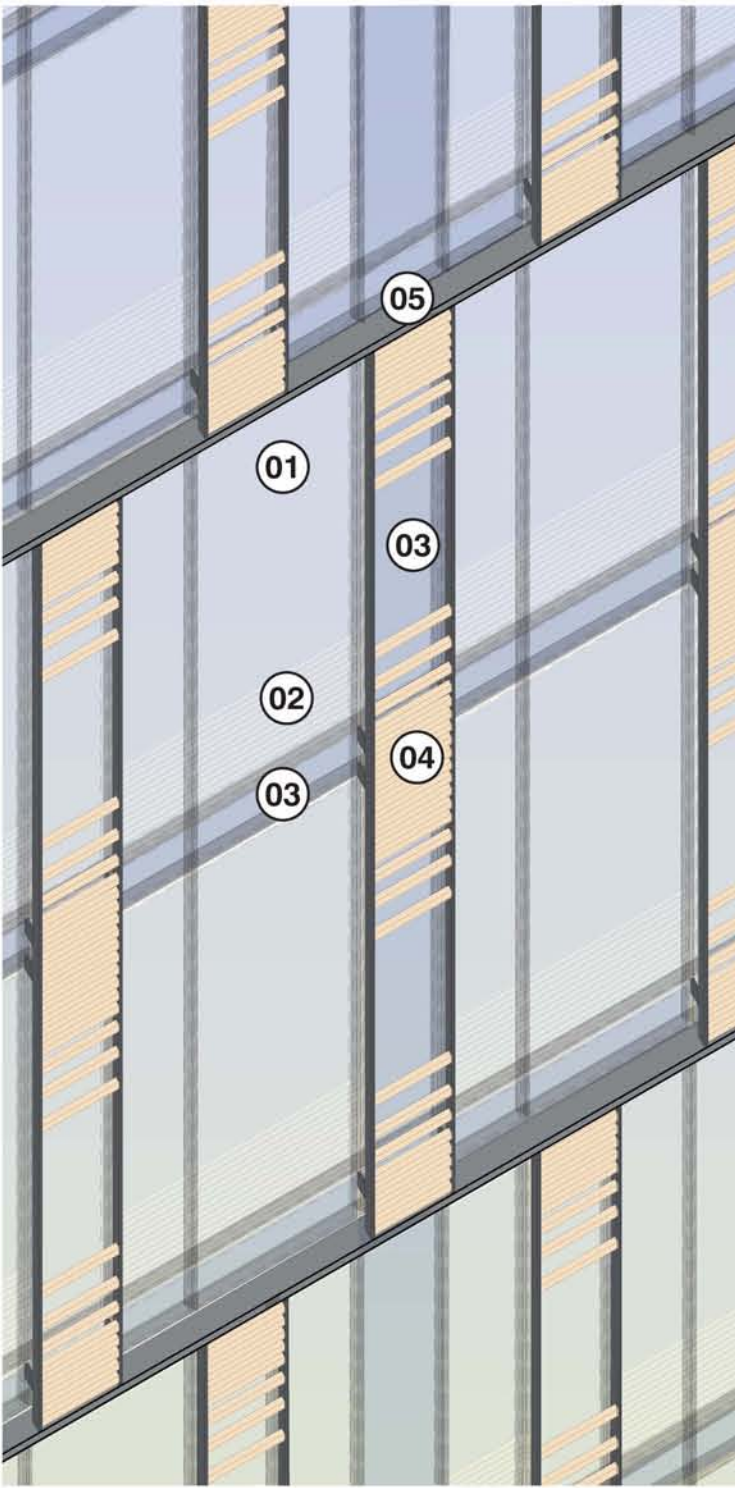
PAINTED EXTRUDED ALUMINUM HORIZONTAL TRIM



SECTION

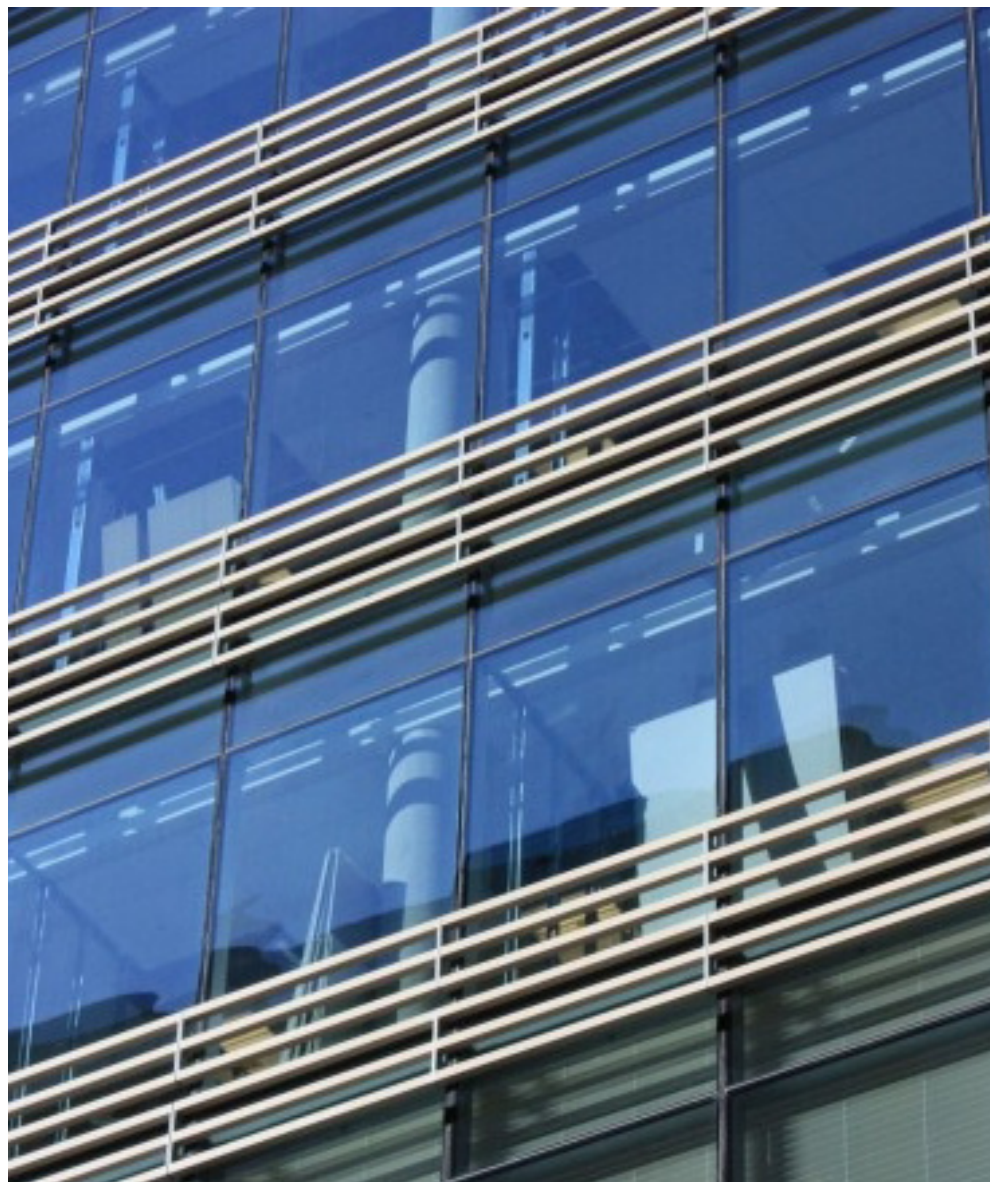
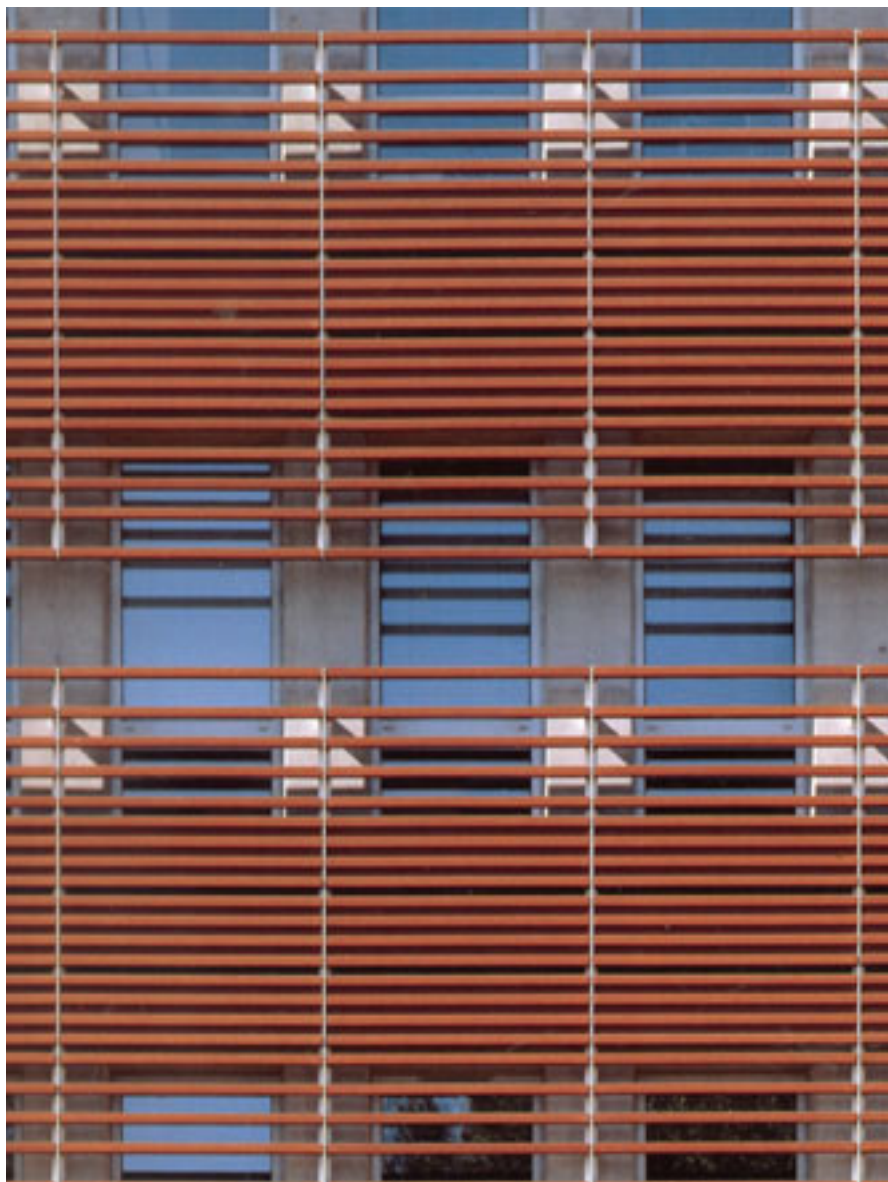
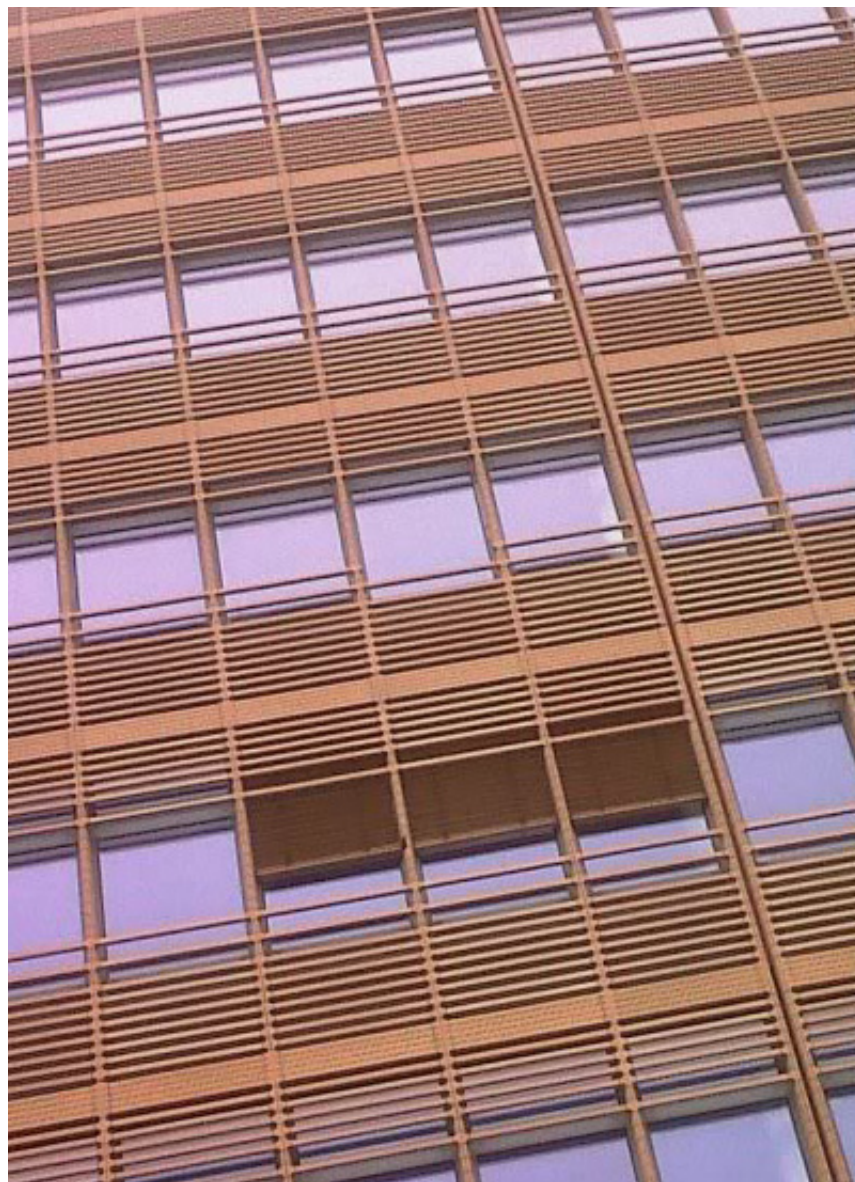


ELEVATION



AXONOMETRIC (NTS)

FACADE TYPE B MATERIAL AND DESIGN PRECEDENTS



NOTE:

PRECEDENT IMAGES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THEY ARE INTENDED TO GENERALLY DESCRIBE A SIMILAR, BUT NOT PRECISE, EXAMPLES OF THE DESIGN INTENT.



2100 K STREET, NW

WASHINGTON, D.C.

March 03, 2014

shalom baranes associates architects

copyright, ©2014 | Shalom Baranes Associates, P.C.

FACADE TYPE C (LOBBY) DETAIL

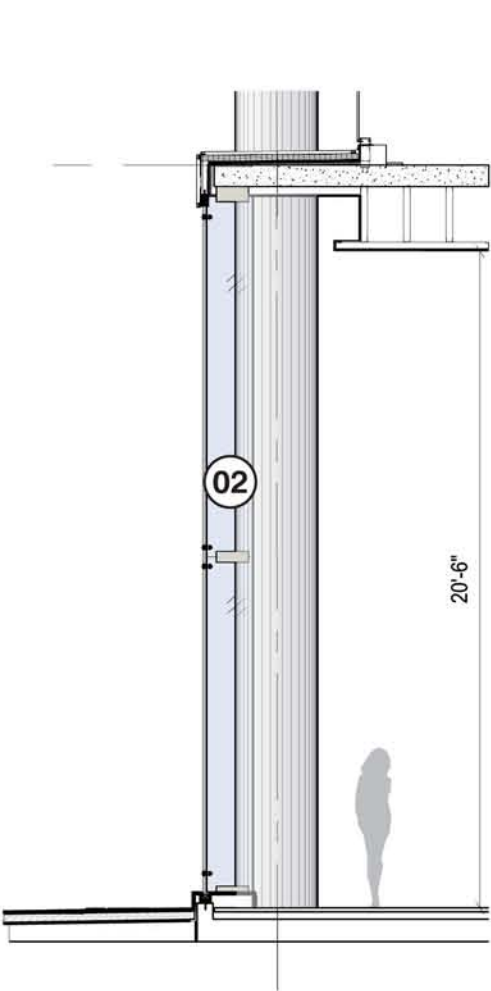
- 02

STRUCTURAL GLASS FINS AND STAINLESS STEEL FITTINGS
- 03

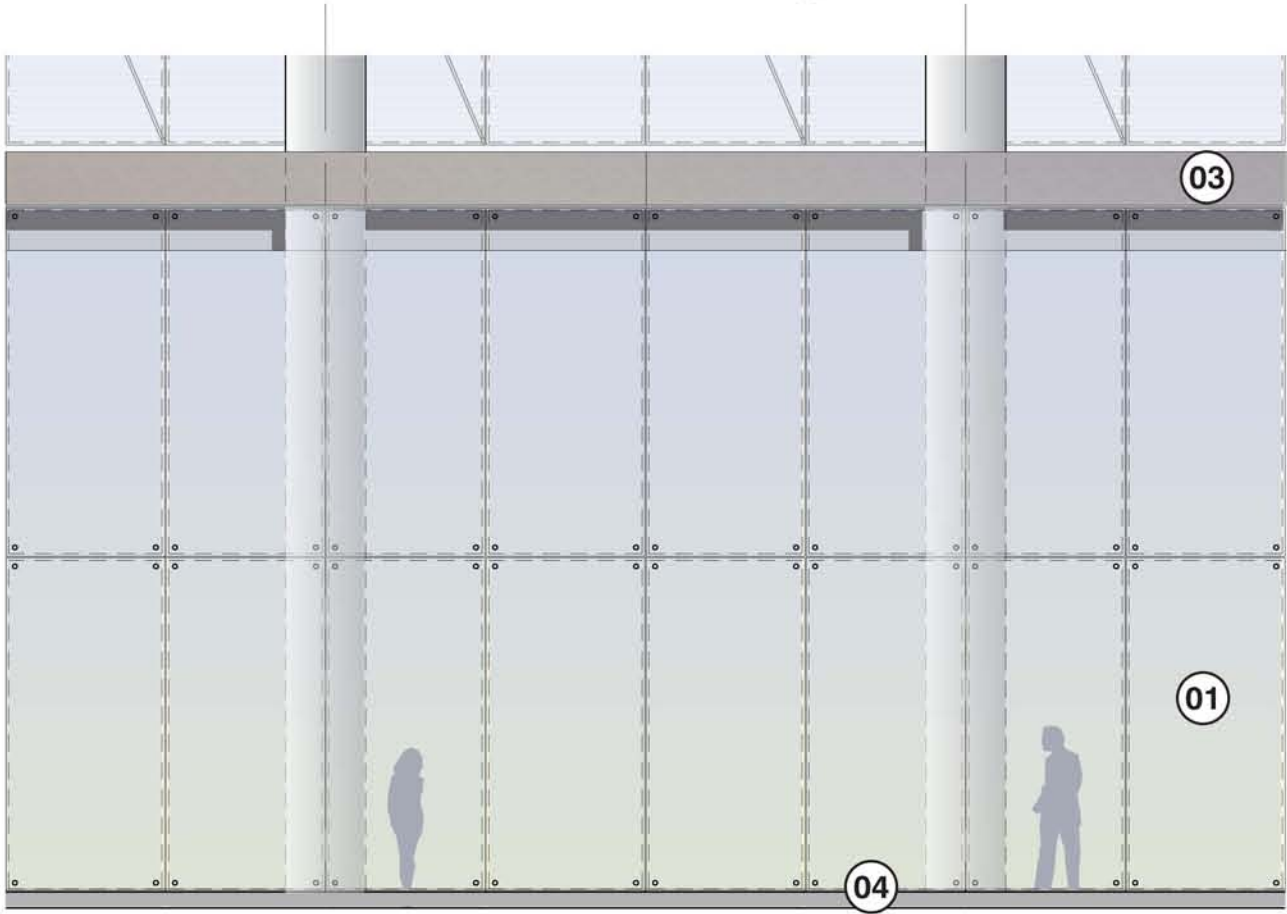
PAINTED EXTRUDED ALUMINUM
- 01

LOW IRON GLASS WITH LOW-E COATING
- 04

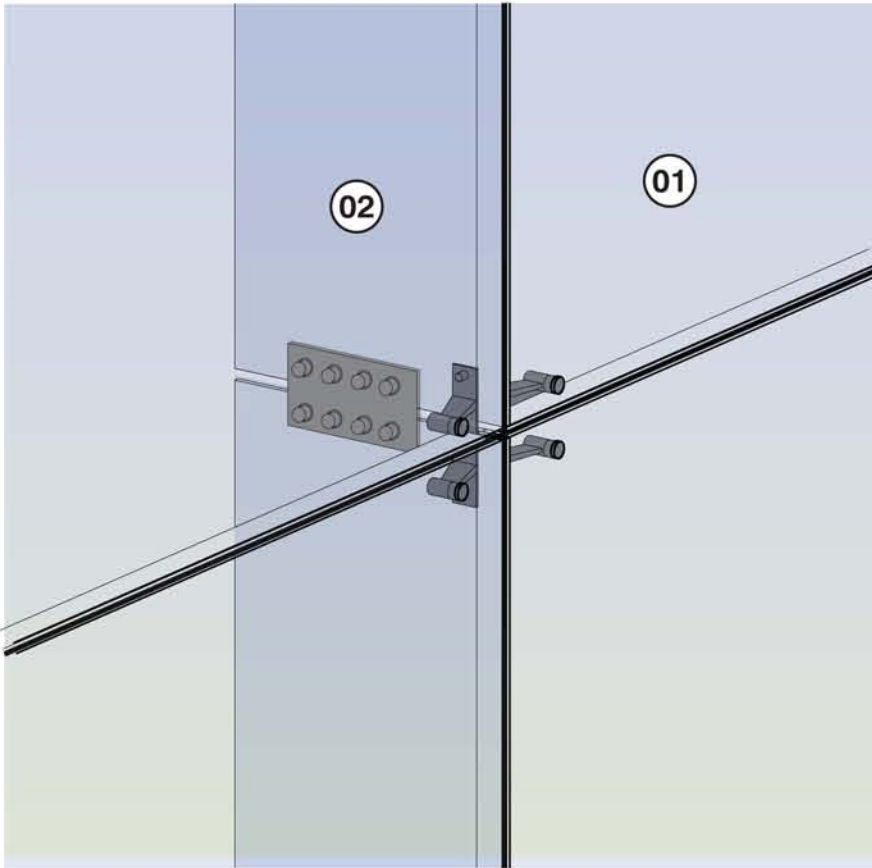
GRANITE CURB



SECTION



ELEVATION



AXONOMETRIC (NTS)

NOTE:
GLASS PANEL SIZES AND STAINLESS STEEL FITTINGS WILL REQUIRE
ENGINEERING AND MAY VARY FROM THE STEEL SHOWN

0' 5' 10'

FACADE TYPE C MATERIAL AND DESIGN PRECEDENTS



NOTE:
PRECEDENT IMAGES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
THEY ARE INTENDED TO GENERALLY DESCRIBE A SIMILAR, BUT NOT
PRECISE, EXAMPLES OF THE DESIGN INTENT.



2100 K STREET, NW

WASHINGTON, D.C.

March 03, 2014

shalom baranes associates architects

copyright, ©2014 | Shalom Baranes Associates, P.C.

FACADE TYPE D (BASE) DETAIL

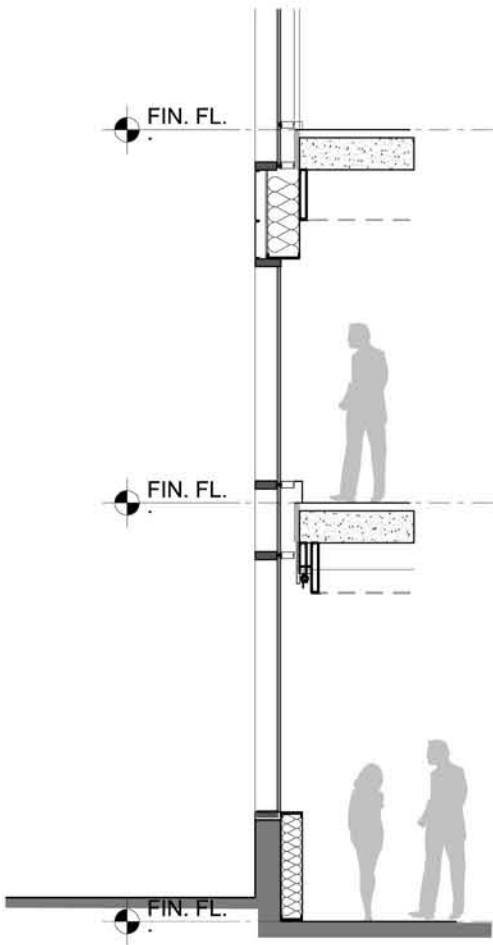
- 01

TERRA COTTA PANELS
- 02

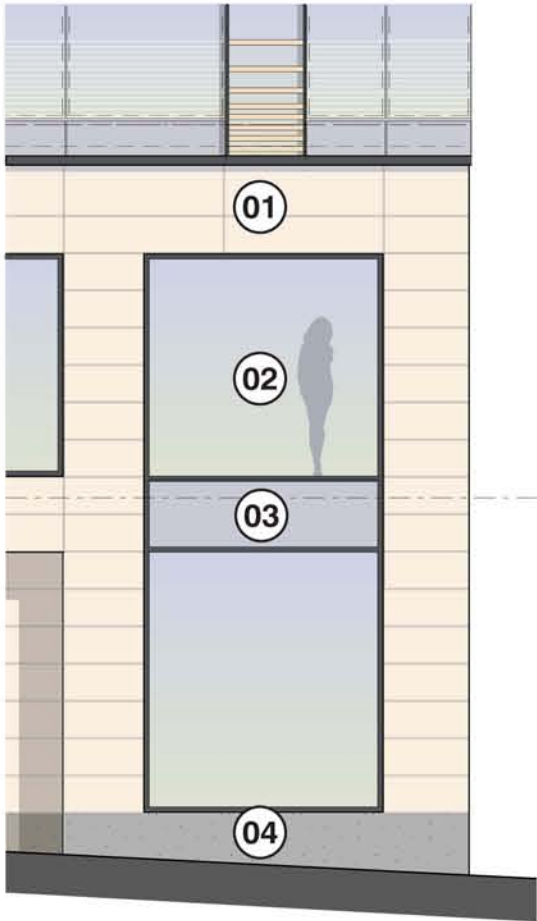
CLEAR LOW-E COATED GLASS
- 03

SHADOW BOX IN FRONT OF STRUCTURAL FLOOR SLAB EDGE
- 04

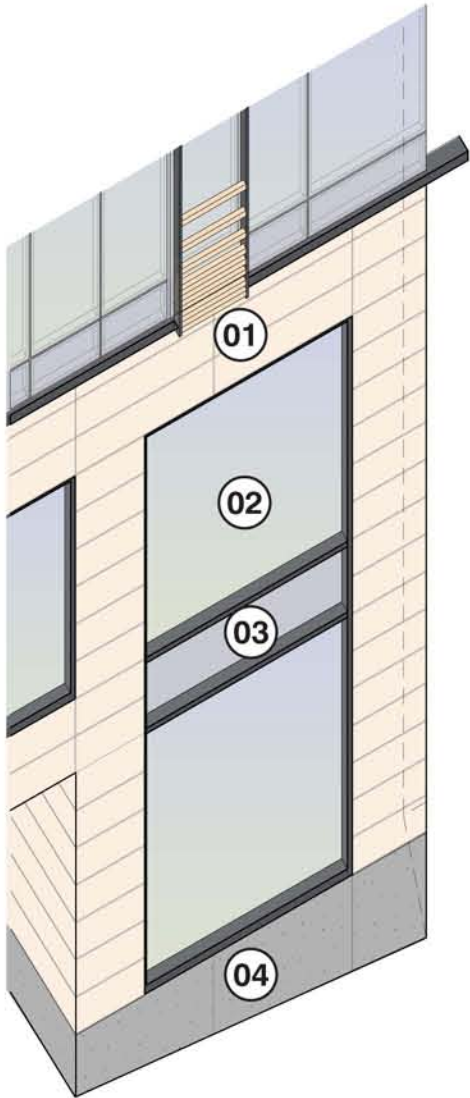
GRANITE BASE



SECTION

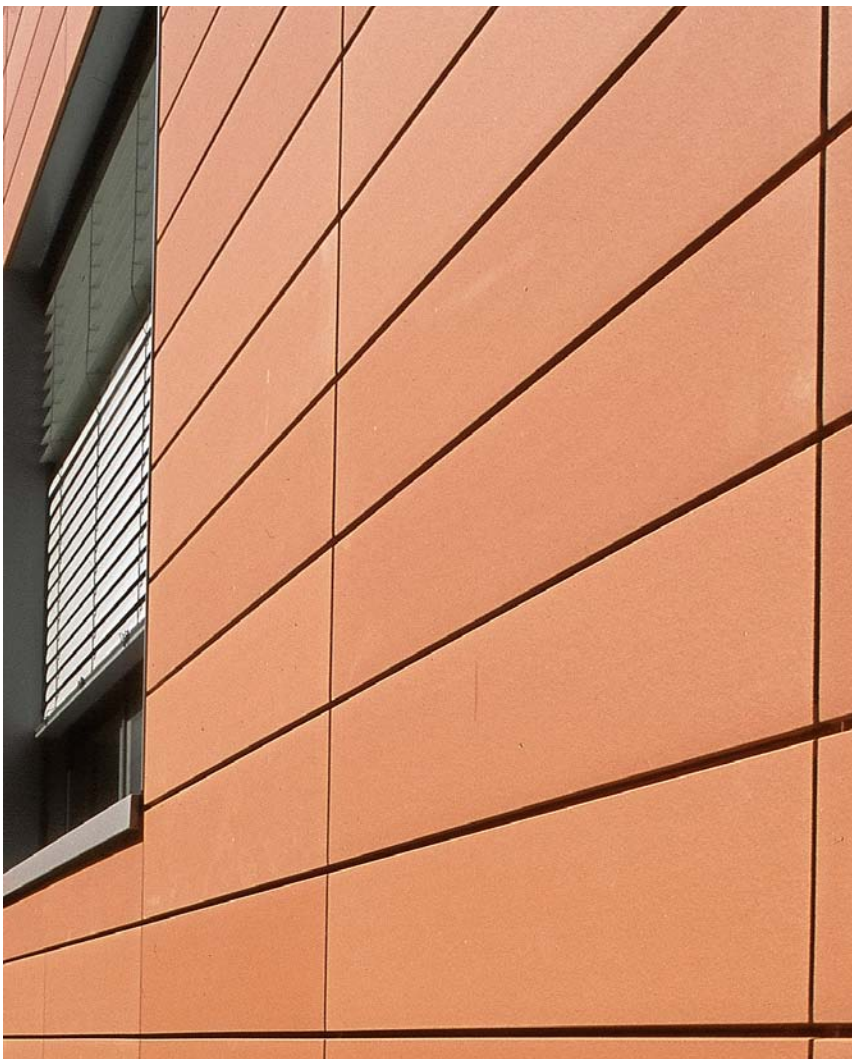


ELEVATION



AXONOMETRIC (NTS)

FACADE TYPE D MATERIAL AND DESIGN PRECEDENTS



NOTE:

PRECEDENT IMAGES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
THEY ARE INTENDED TO GENERALLY DESCRIBE A SIMILAR, BUT NOT
PRECISE, EXAMPLES OF THE DESIGN INTENT.



2100 K STREET, NW

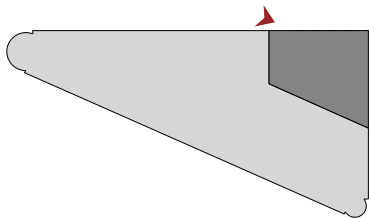
WASHINGTON, D.C.

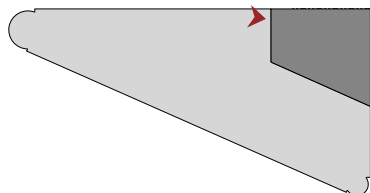
March 03, 2014

shalom baranes associates architects

copyright, ©2014 | Shalom Baranes Associates, P.C.

ADDITIONAL RENDERINGS





2100 K STREET, NW

WASHINGTON, D.C.

March 03, 2014

shalom baranes associates architects

copyright, ©2014 | Shalom Baranes Associates, P.C.

SUSTAINABILITY GOALS

VISION: REPOSITION A COMMERCIAL SITE IN THE GOLDEN TRIANGLE NEIGHBORHOOD, NEAR MULTIPLE MODES OF PUBLIC TRANSPORTATION INCLUDING A METRORAIL STATION, FROM A MODERATE-DENSITY PROPERTY INTO A NEW HIGH-DENSITY, LEED GOLD BUILDING ADDITION TO AN EXISTING LEED-EB HEADQUARTERS BUILDING

SUSTAINABILITY STRATEGY:

- BUILD A COMPACT, HIGH-DENSITY DEVELOPMENT ON AN UNDERUTILIZED URBAN SITE.
- LEVERAGE EXISTING PUBLIC TRANSPORTATION INVESTMENTS BY BUILDING GREATER DENSITY ON AN ESTABLISHED AND WELL CONNECTED SITE WITH A TRANSIT SCORE OF 95.
 - METRORAIL'S FOGGY BOTTOM STATION, SERVED BY THE ORANGE AND BLUE LINES, IS TWO BLOCKS TO THE WEST.
 - METRORAIL'S FARRAGUT NORTH STATION, SERVED BY THE RED LINE, IS FOUR BLOCKS TO THE EAST.
 - DC CIRCULATOR BUS STOPS ADJACENT TO THE SITE AND THERE ARE MULTIPLE METROBUS STOPS NEARBY.
 - A STREETCAR ROUTE IS PLANNED ADJACENT TO THE SITE, RUNNING ALONG K STREET.
- PROMOTE AUTOMOBILE INDEPENDENCE BY BUILDING ROUGHLY 40% FEWER PARKING SPACES THAN WOULD BE REQUIRED BY ZONING FOR A STAND-ALONE BUILDING, ON A SITE WITH A WALK SCORE OF 95.
- REDUCE ENERGY CONSUMPTION BY UTILIZING A STATE-OF-THE-ART MECHANICAL SYSTEM WITHIN A HIGH-EFFICIENCY BUILDING ENVELOPE.
- REDUCE POST-DEVELOPMENT STORM WATER RUNOFF AND HEAT ISLAND EFFECT FROM PRE-DEVELOPMENT LEVELS, LARGELY BY COMPLYING WITH NEW DDOE REQUIREMENTS ON-SITE.
- UTILIZE NEW BUILDING MATERIALS THAT COULD LARGELY BE RECYCLED.
- EMPLOY NEW BUILDING MATERIALS THAT CONTAIN RECYCLED AND LOW-V.O.C. CONTENT.



LEED 2009 for Core and Shell Development

Project Checklist

2100 K Street First Draft

#####

24 3 1 Sustainable Sites Possible Points: 28

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
		1	Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
2			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	2
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
2			Credit 4.4	Alternative Transportation—Parking Capacity	2
1			Credit 5.1	Site Development—Protect or Restore Habitat	1
1			Credit 5.2	Site Development—Maximize Open Space	1
	1		Credit 6.1	Stormwater Design—Quantity Control	1
	1		Credit 6.2	Stormwater Design—Quality Control	1
1			Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
	1		Credit 8	Light Pollution Reduction	1
1			Credit 9	Tenant Design and Construction Guidelines	1

2 4 2 Water Efficiency Possible Points: 10

Y			Prereq 1	Water Use Reduction—20% Reduction	
2	2		Credit 1	Water Efficient Landscaping	2 to 4
	2		Credit 2	Innovative Wastewater Technologies	2
		2	Credit 3	Water Use Reduction	2 to 4

14 9 14 Energy and Atmosphere Possible Points: 37

Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
8	3	10	Credit 1	Optimize Energy Performance	3 to 21
		4	Credit 2	On-Site Renewable Energy	4
2			Credit 3	Enhanced Commissioning	2
2			Credit 4	Enhanced Refrigerant Management	2
	3		Credit 5.1	Measurement and Verification—Base Building	3
	3		Credit 5.2	Measurement and Verification—Tenant Submetering	3
2			Credit 6	Green Power	2

8 5 Materials and Resources Possible Points: 13

Y	?	N			
Y			Prereq 1	Storage and Collection of Recyclables	
		5	Credit 1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 5
2			Credit 2	Construction Waste Management	1 to 2
1			Credit 3	Materials Reuse	1
2			Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
1			Credit 6	Certified Wood	1

8 4 Indoor Environmental Quality Possible Points: 12

Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			Credit 1	Outdoor Air Delivery Monitoring	1
1			Credit 2	Increased Ventilation	1
1			Credit 3	Construction IAQ Management Plan—During Construction	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
1			Credit 5	Indoor Chemical and Pollutant Source Control	1
		1	Credit 6	Controllability of Systems—Thermal Comfort	1
		1	Credit 7	Thermal Comfort—Design	1
		1	Credit 8.1	Daylight and Views—Daylight	1
		1	Credit 8.2	Daylight and Views—Views	1

6 Innovation and Design Process Possible Points: 6

1			Credit 1.1	Innovation in Design: Specific Title	1
1			Credit 1.2	Innovation in Design: Specific Title	1
1			Credit 1.3	Innovation in Design: Specific Title	1
1			Credit 1.4	Innovation in Design: Specific Title	1
1			Credit 1.5	Innovation in Design: Specific Title	1
1			Credit 2	LEED Accredited Professional	1

2 2 Regional Priority Credits Possible Points: 4

1			Credit 1.1	Regional Priority: Optimize energy performance	1
1			Credit 1.2	Regional Priority: Restore habitat	1
	1		Credit 1.3	Regional Priority: Stormwater design (CISTERN)	1
	1		Credit 1.4	Regional Priority: Innovative wastewater technologies	1

64 18 26 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

NOTE:
THIS SCORE SHEET IS INCLUDED FOR ILLUSTRATIVE PURPOSES. THE PROPOSED ADDITION WILL BE LEED GOLD AS A MINIMUM. THE FINAL CREDIT TALLY MAY VARY.



2100 K STREET, NW

WASHINGTON, D.C.

March 03, 2014

shalom baranes associates architects

copyright, ©2014 | Shalom Baranes Associates, P.C.