

NOTES:

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Seal/Signature

Date

09/21/2017

Project Name

2100 PENNSYLVANIA AVENUE NW

Project Number

A1613

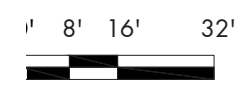
Description

PLAN LEVEL 03

Scale

A- 107

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SCALE: 1/32" = 1'-0"

PLAN-LEVEL 03

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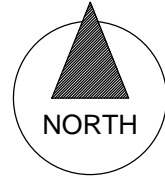
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PLAN LEVEL 04

Scale

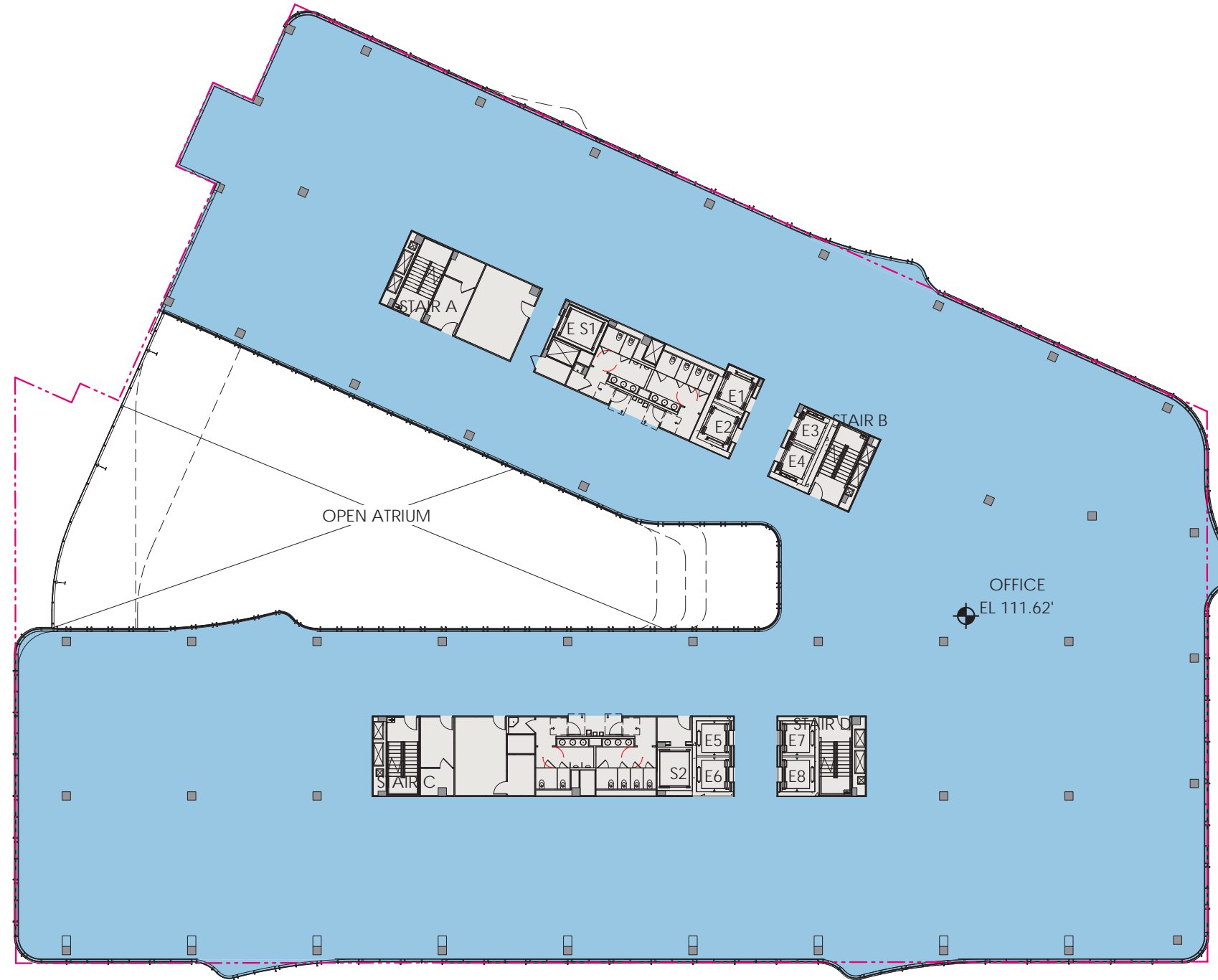
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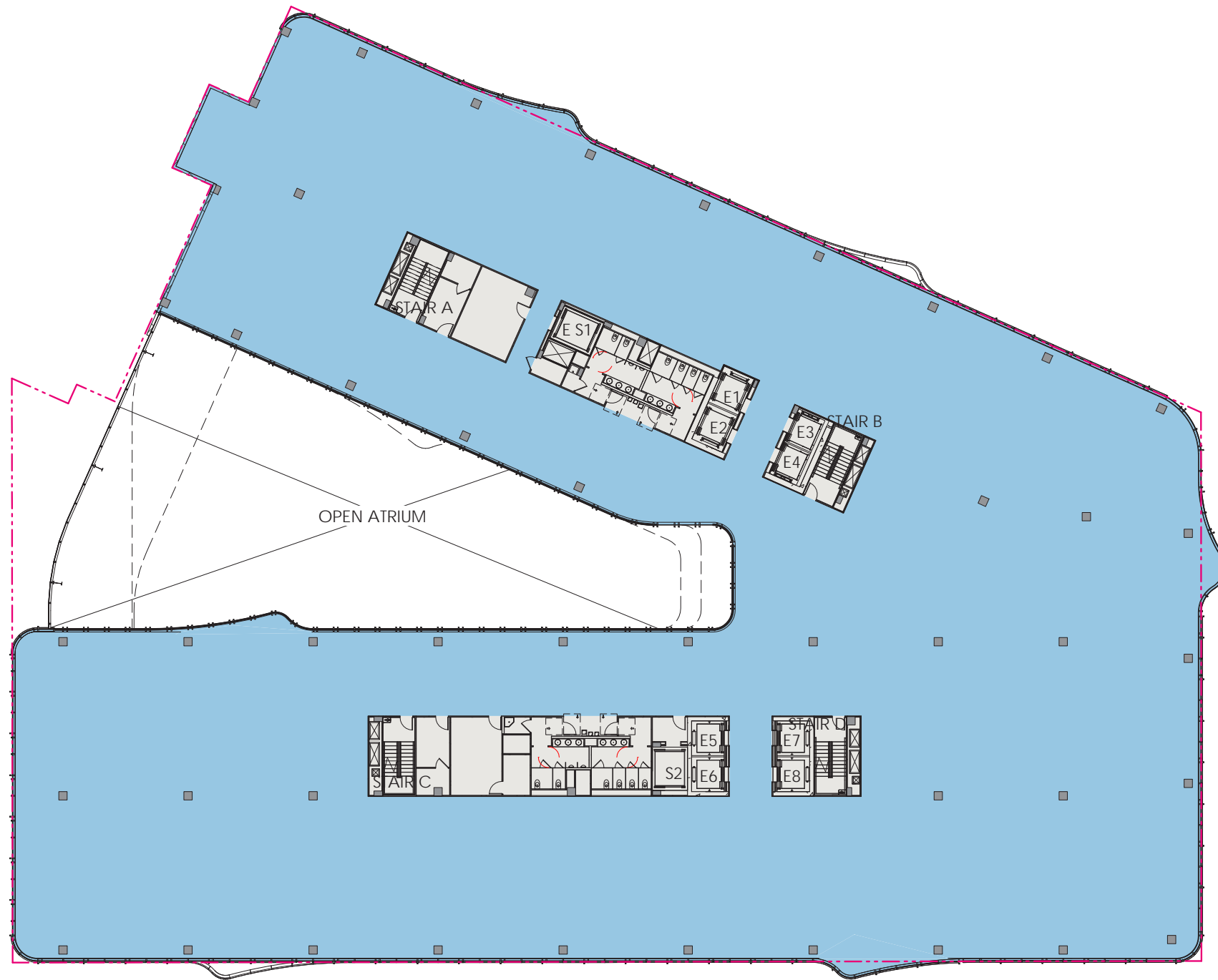


0' 8' 16' 32'



SCALE: 1/32" = 1'-0"

PLAN-LEVEL 4



NOTES:

-APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DO NOT CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING

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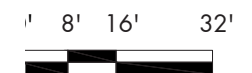
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Description

PLAN LEVEL 05

Scale



SCALE: 1/32" = 1'-0"

PLAN-LEVEL 05

A- 109

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Description

PLAN LEVEL 06

Scale

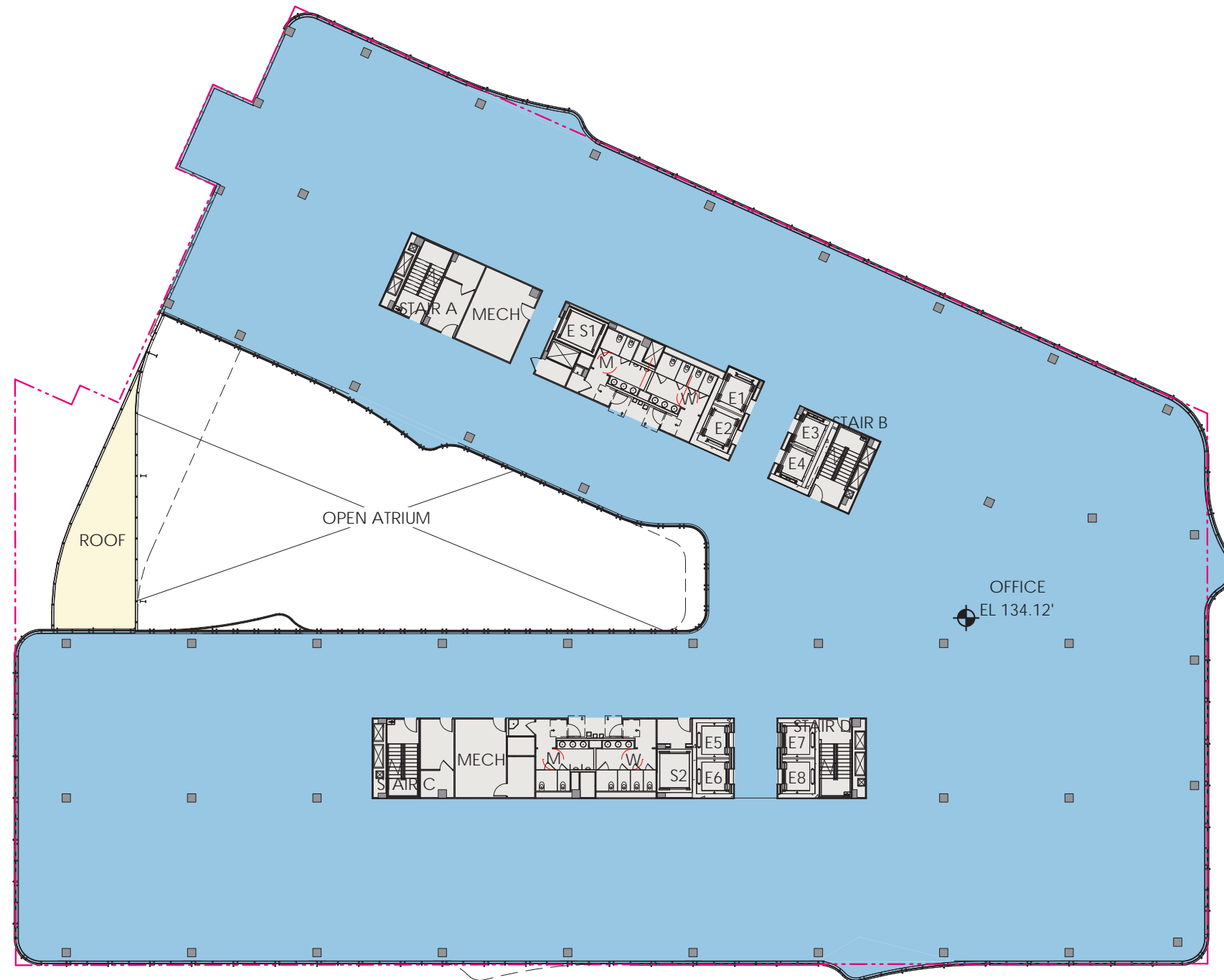
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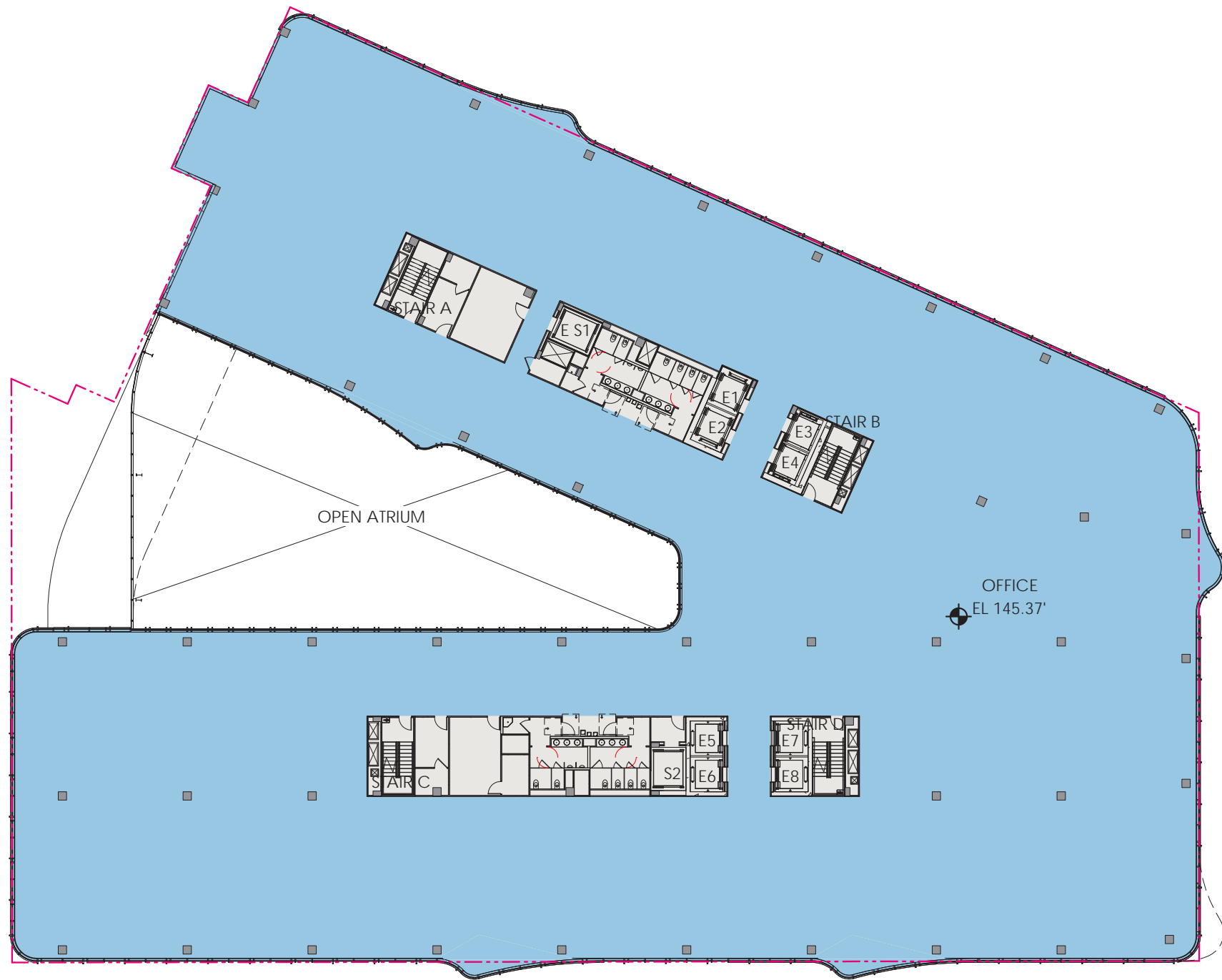


0' 8' 16' 32'



SCALE: 1/32" = 1'-0"

PLAN-LEVEL 6



NOTES:

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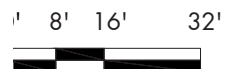
Description

PLAN LEVEL 7

Scale

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SCALE: 1/32" = 1'-0"

PLAN-LEVEL 7

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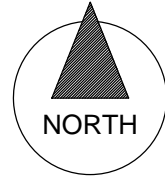
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PLAN LEVEL 08

Scale

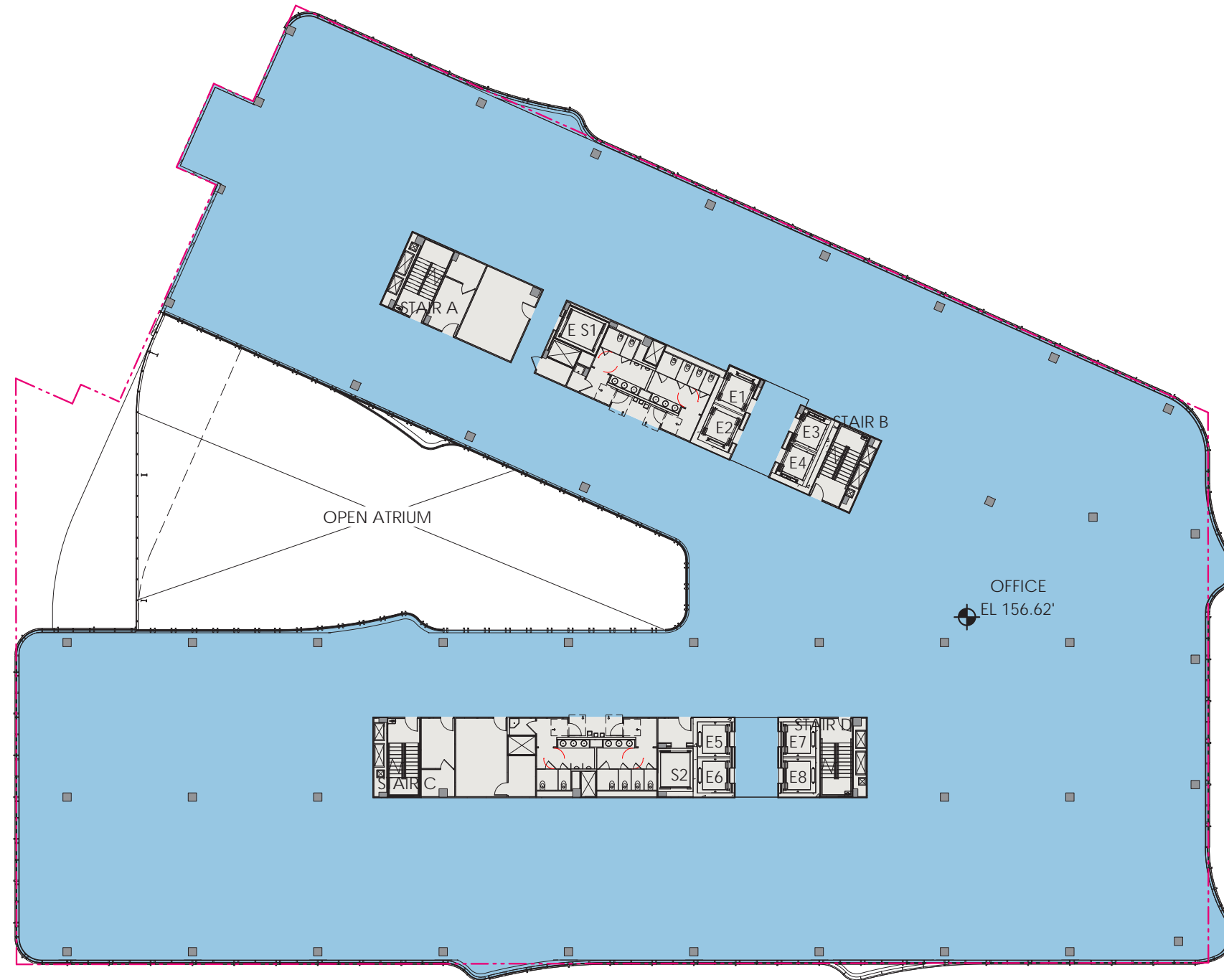
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0' 8' 16' 32'

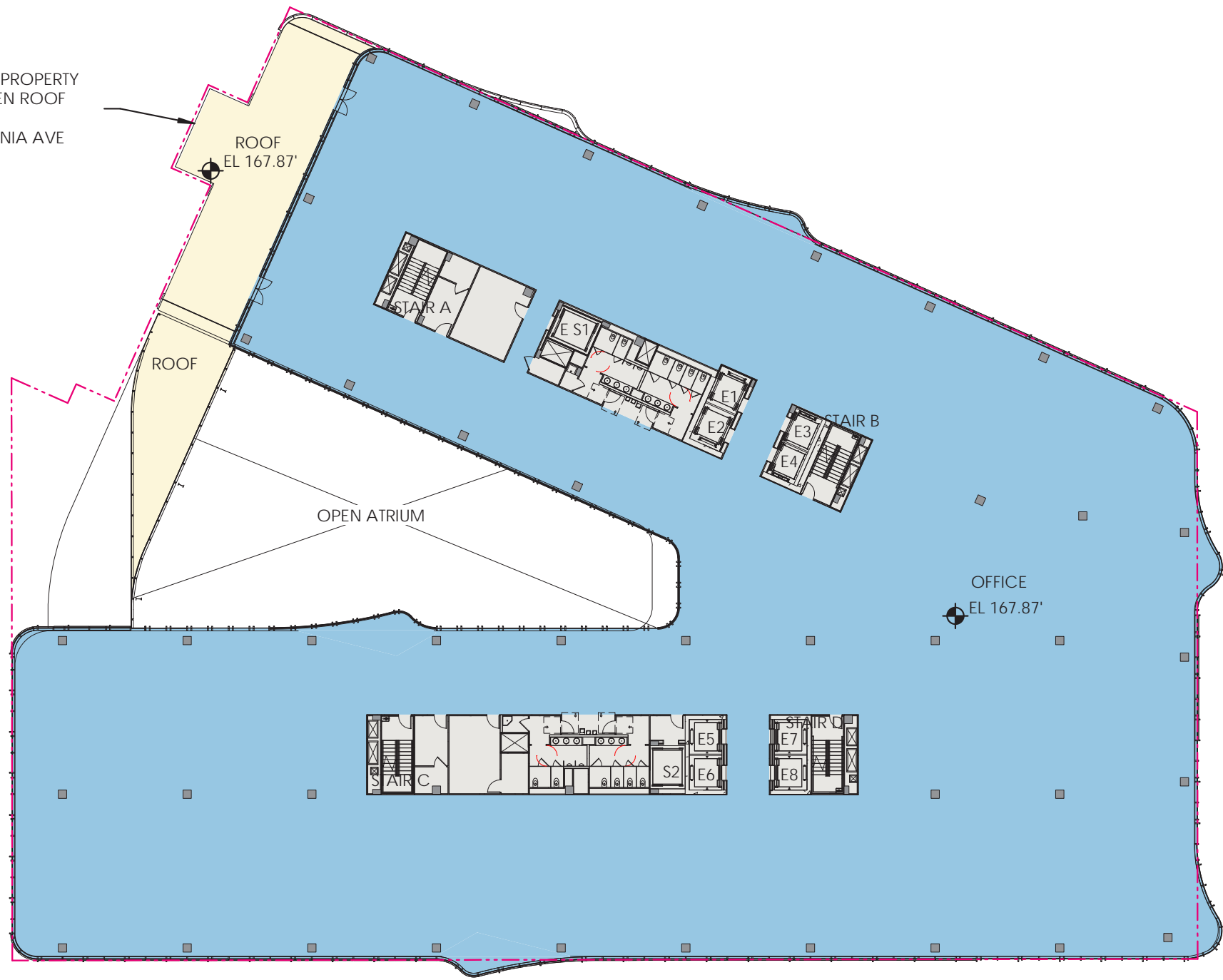


SCALE: 1/32" = 1'-0"

PLAN-LEVEL 8



RAILING AT PROPERTY LINE BETWEEN ROOF AND 2112 PENNSYLVANIA AVE



NOTES:

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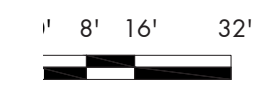
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PLAN LEVEL 9

Scale



SCALE: 1/32" = 1'-0"

PLAN-LEVEL 9

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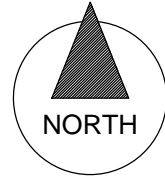
PLAN LEVEL 10

Scale

A-114

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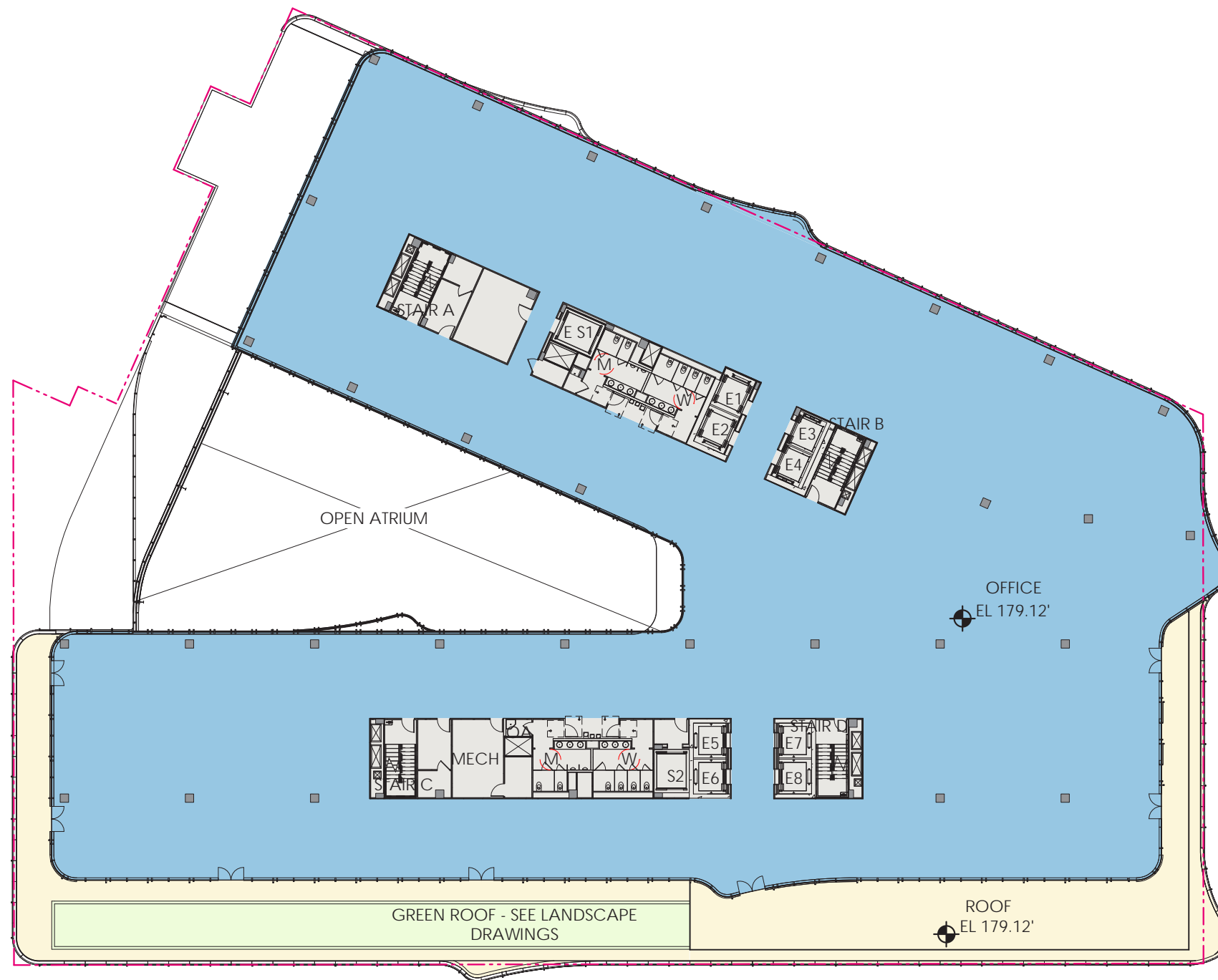


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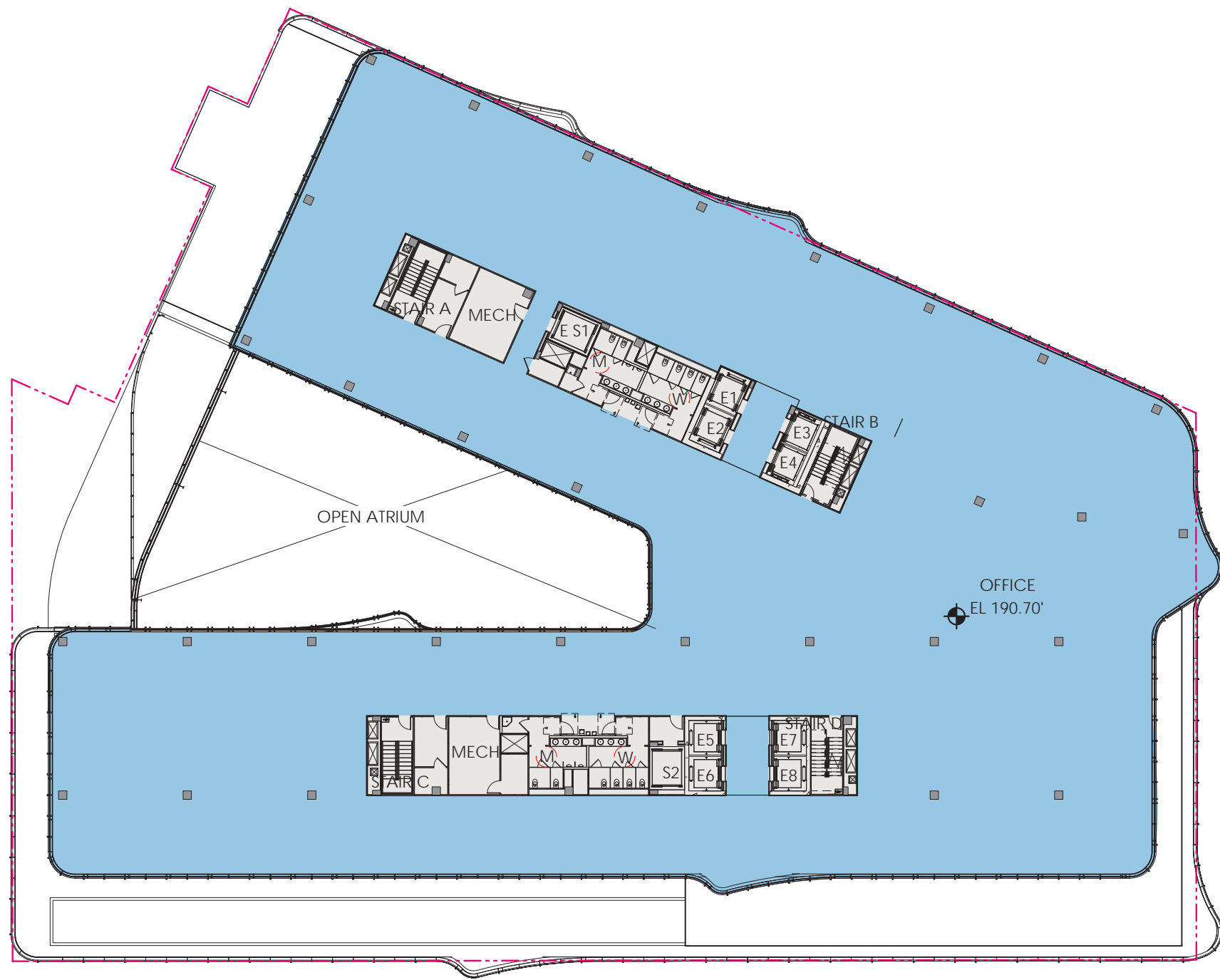


1' 8' 16' 32'



SCALE: 1/32" = 1'-0"

PLAN-LEVEL 10



NOTES:

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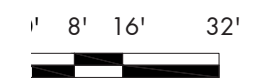
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PLAN LEVEL 11

Scale



SCALE: 1/32" = 1'-0"

PLAN-LEVEL 11

A- 115

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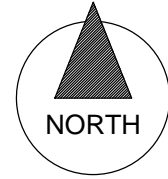
Description

PLAN LEVEL
PENTHOUSE

Scale

A-116

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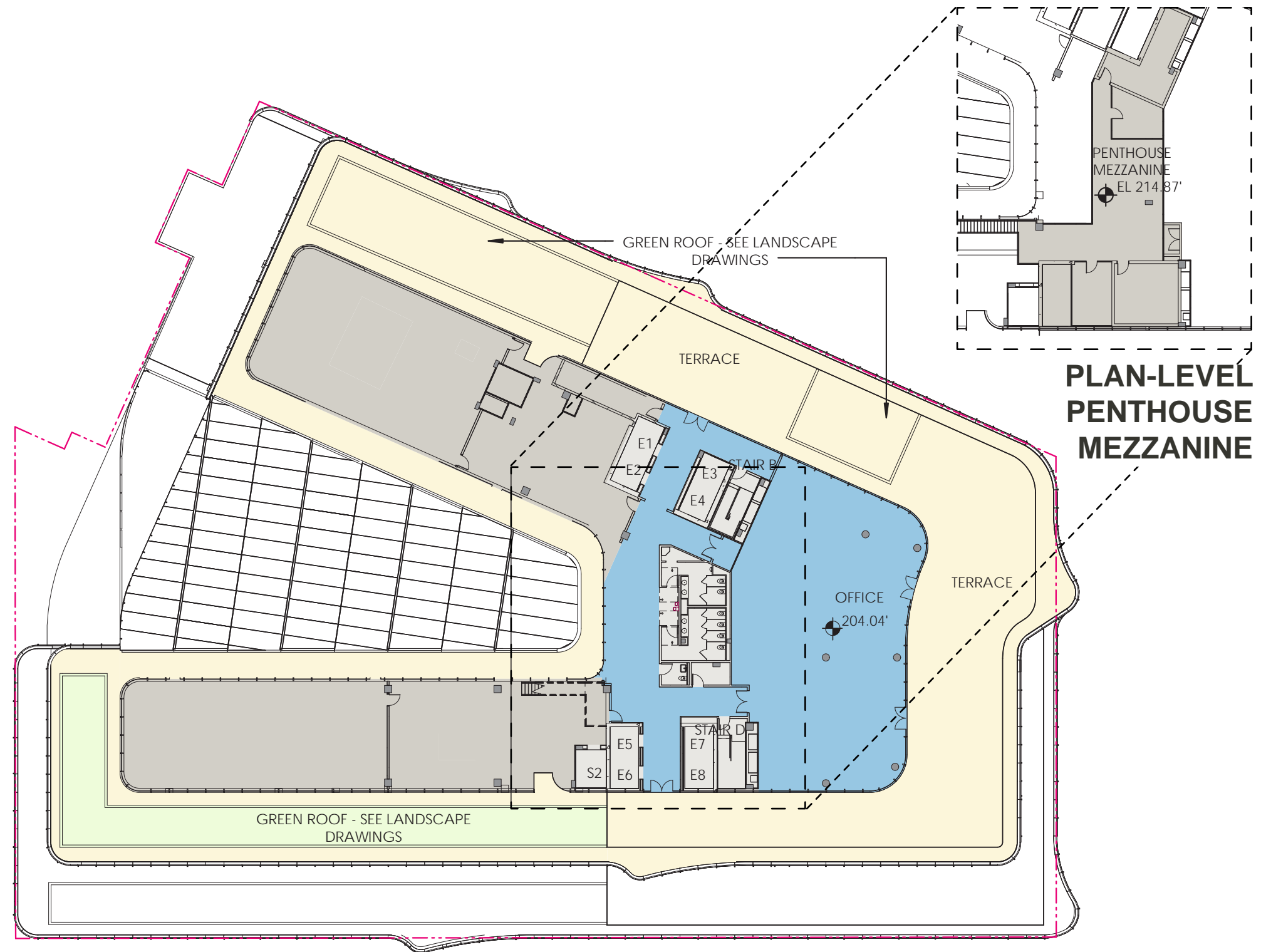


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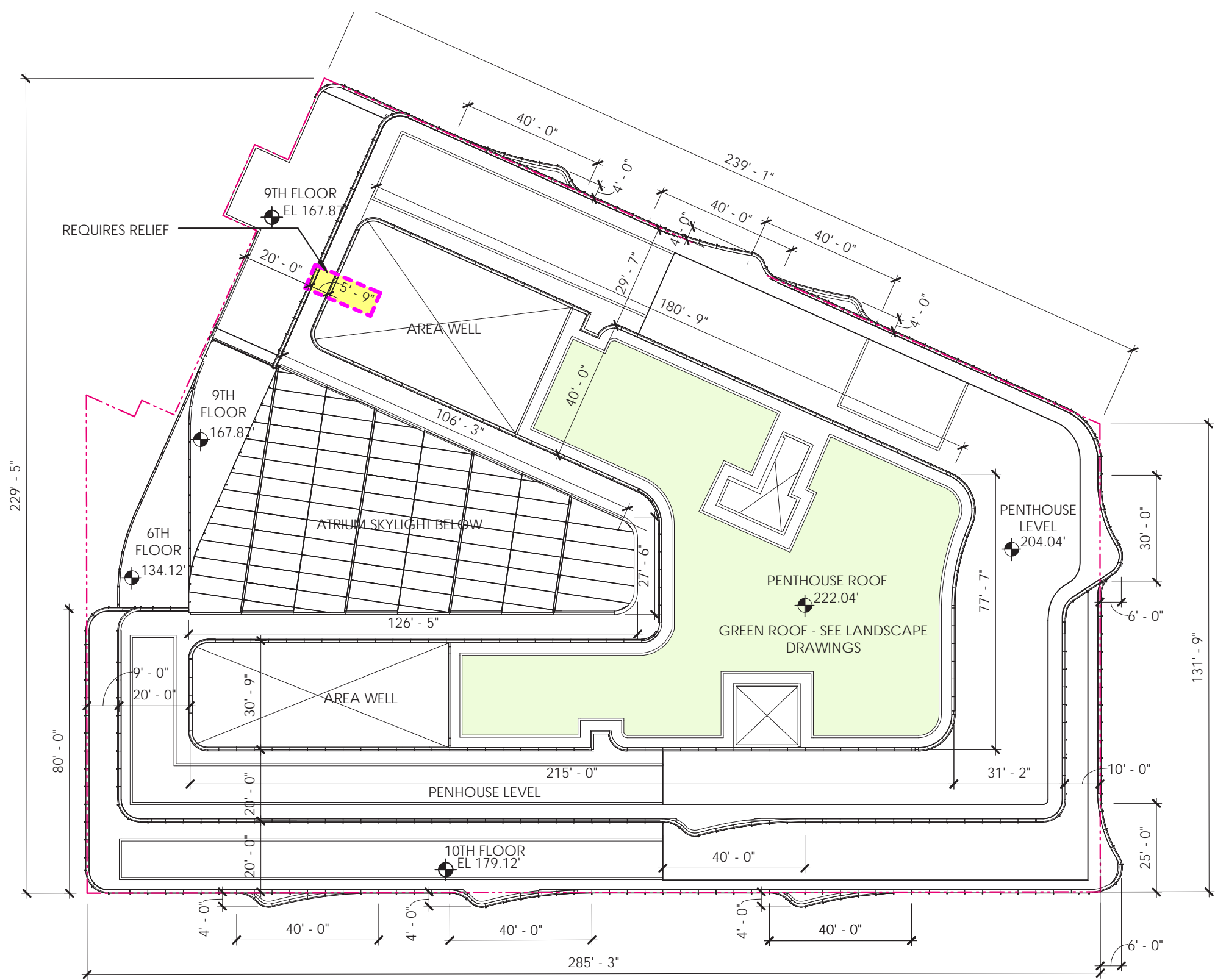


1' 8' 16' 32'

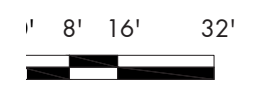


SCALE: 1/32" = 1'-0"

PLAN-LEVEL PENTHOUSE



PLAN-LEVEL ROOF



SCALE: 1/32" = 1'-0"

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PLAN LEVEL ROOF

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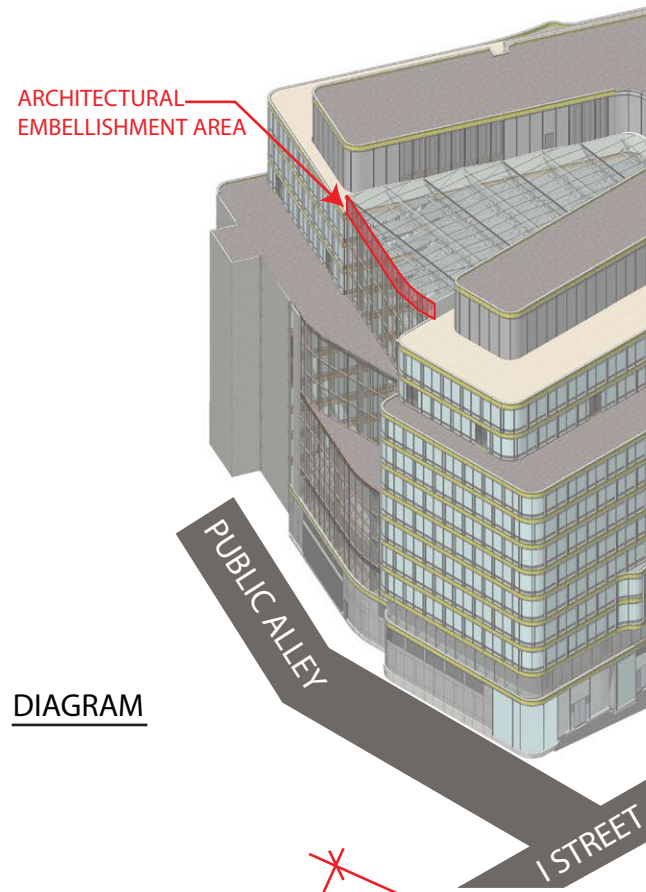
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ARCHITECTURAL
EMBELLISHMENT

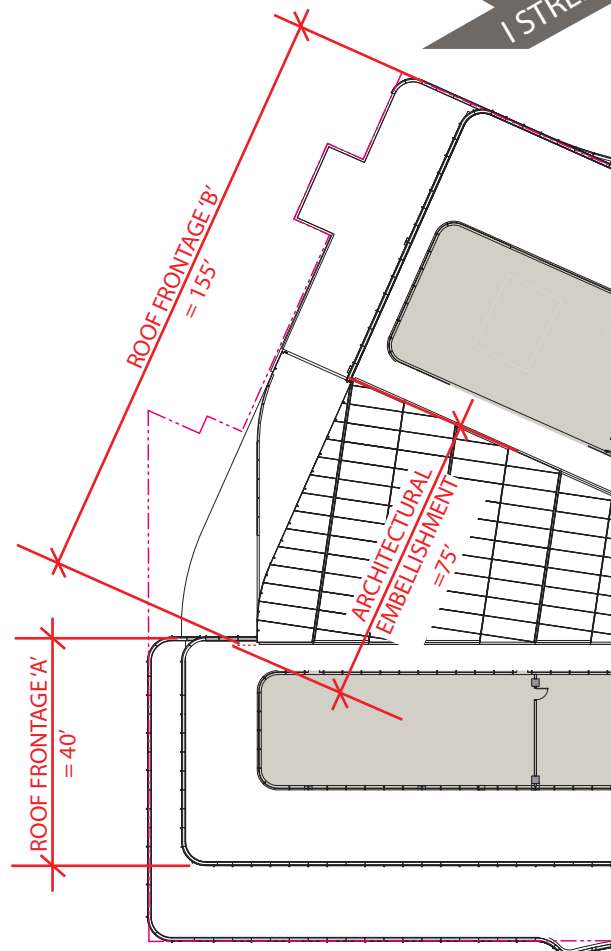
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A-118

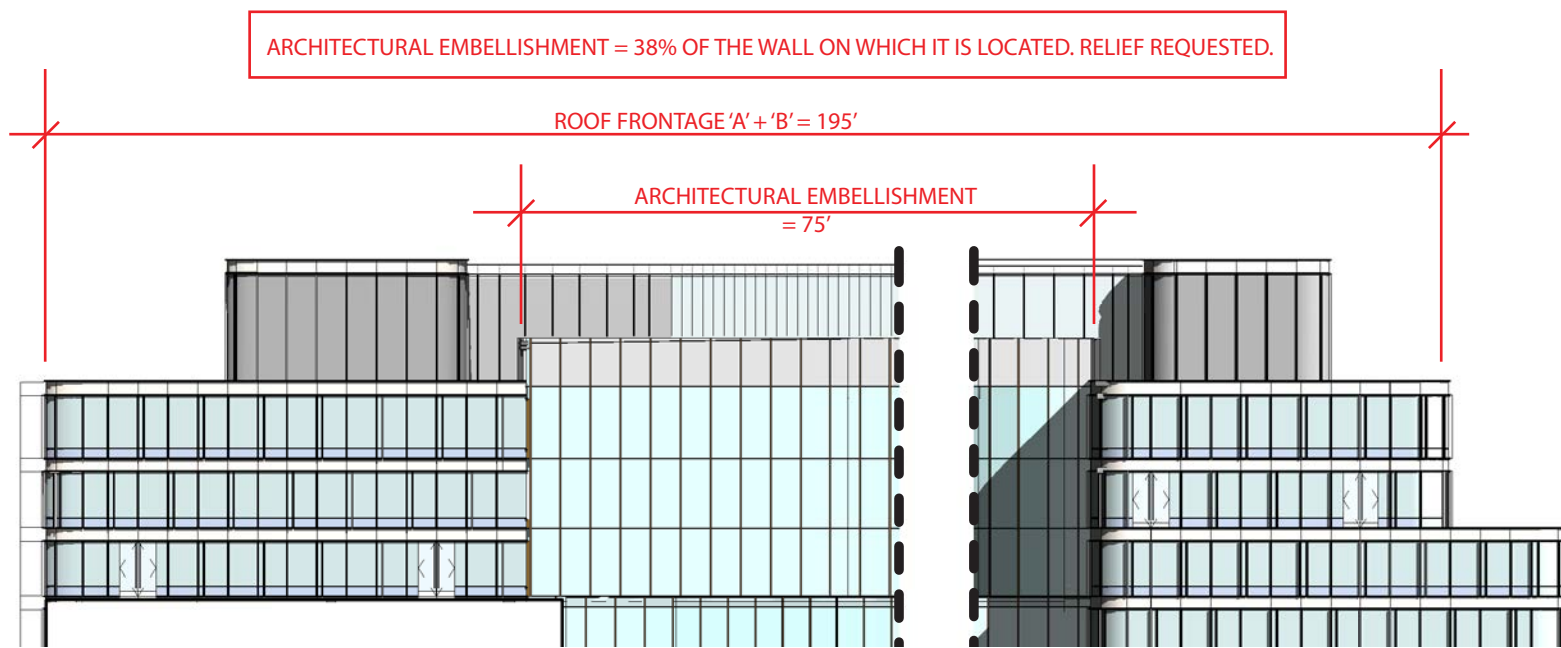
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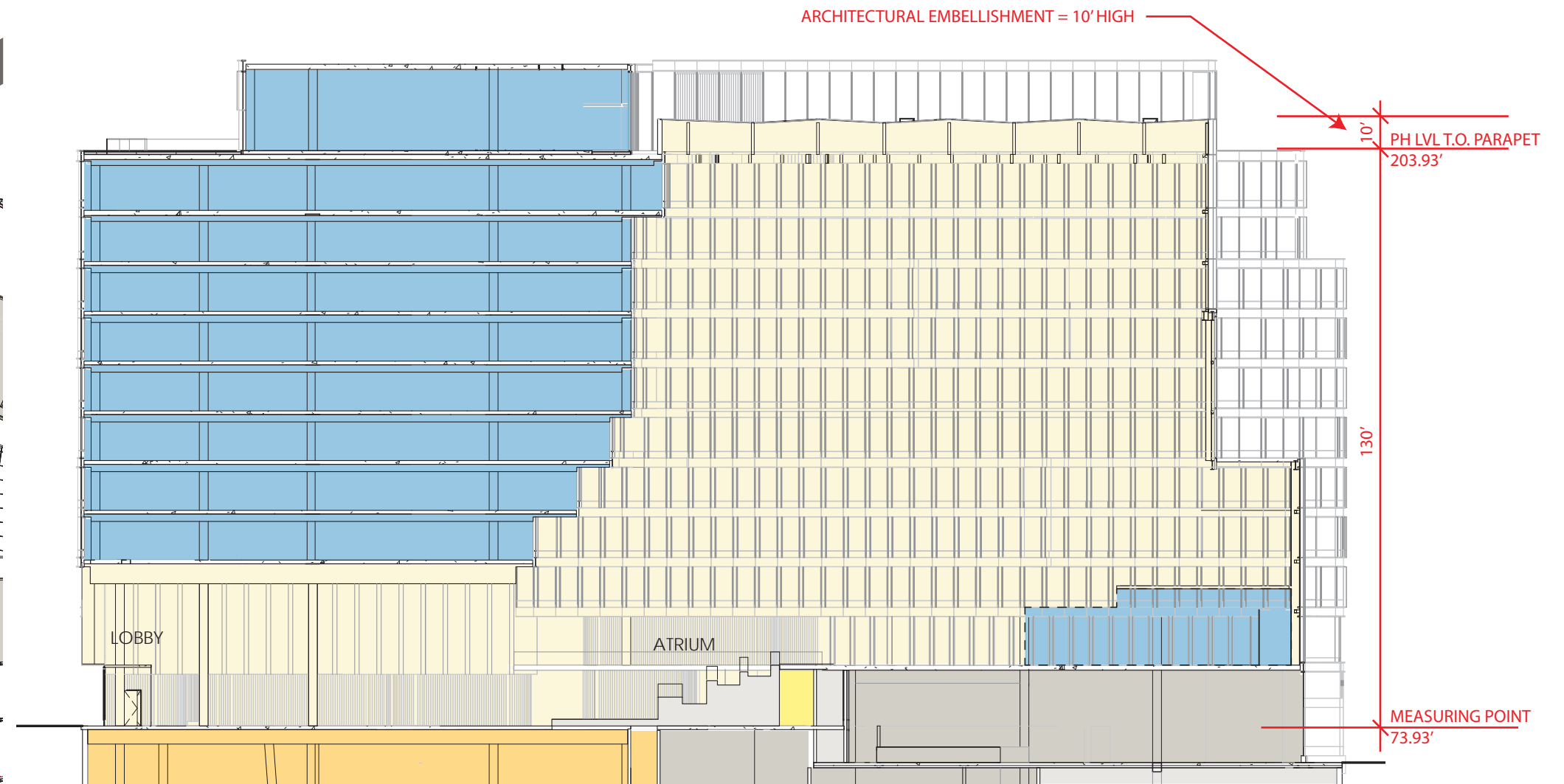
DIAGRAM



PARTIAL ROOF PLAN



PARTIAL WEST ELEVATION



EAST - WEST SECTION

ARCHITECTURAL EMBELLISHMENT

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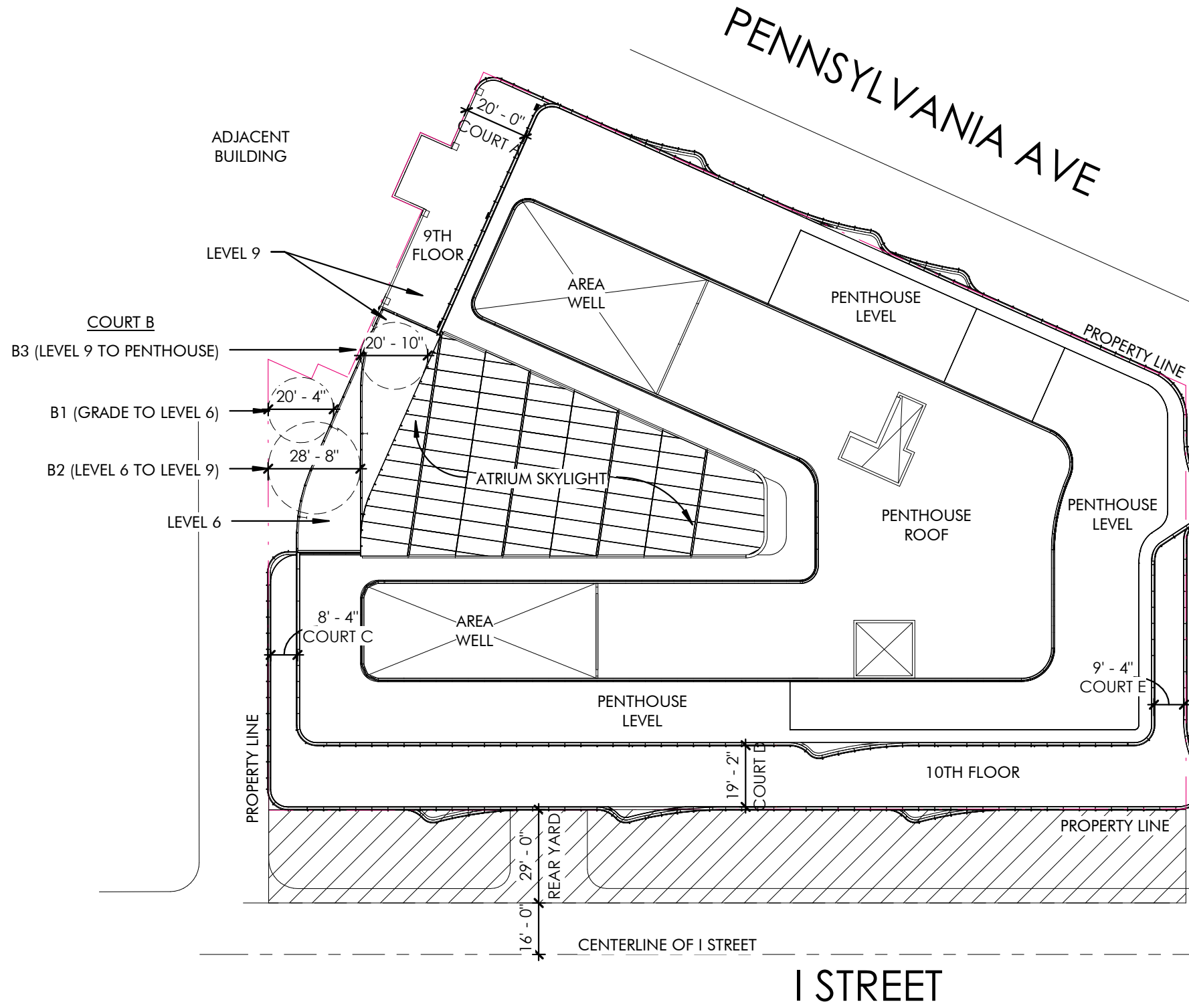
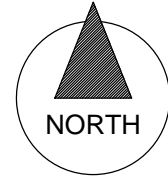
Description

COURT PLAN &
REAR YARD

Scale

A-200

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REAR YARD (SECTION B318.8 ALLOWS MEASUREMENT TO CENTER LINE OF PUBLIC STREET):

REQUIRED: 2.5IN/FT OF HEIGHT = 2.5" X 138.93' = 29'-0"
PROVIDED: 45'-0" MEASURED TO CENTER LINE OF EYE STREET

SIDE YARD: NOT REQUIRED

COURT: NOT REQUIRED; IF PROVIDED 2.5" PER FT OF HEIGHT, 6'-0" MIN.

COURT A: 2.5" X 37'-7" HEIGHT = 7'-10"

COURT B (STEPPED FACADE):

COURT B1: 2.5" X 68'-4" HEIGHT = 14'-3"

COURT B2: 2.5" X 32'-6" HEIGHT = 6'-10"

COURT B3: 2.5" X 37'-7" HEIGHT = 7'-10"

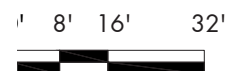
COURT C: 2.5" X 25'-0" HEIGHT = 5'-3" (6'-0" MIN.)

COURT D: 2.5" X 25'-0" HEIGHT = 5'-3" (6'-0" MIN.)

COURT E: 2.5" X 25'-0" HEIGHT = 5'-3" (6'-0" MIN.)

COURT	MIN. REQUIRED	ACTUAL	COMPLIES
A	7'-10"	20'-0"	YES
B1	14'-3"	20'-4"	YES
B2	6'-10"	28'-8"	YES
B3	7'-10"	20'-10"	YES
C	6'-0"	8'-4"	YES
D	6'-0"	19'-2"	YES
E	6'-0"	9'-4"	YES

21ST STREET



COURT PLAN & REAR YARD

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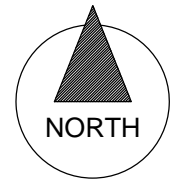
Description

CIRCULATION AND LOADING PLAN

Scale

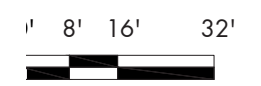
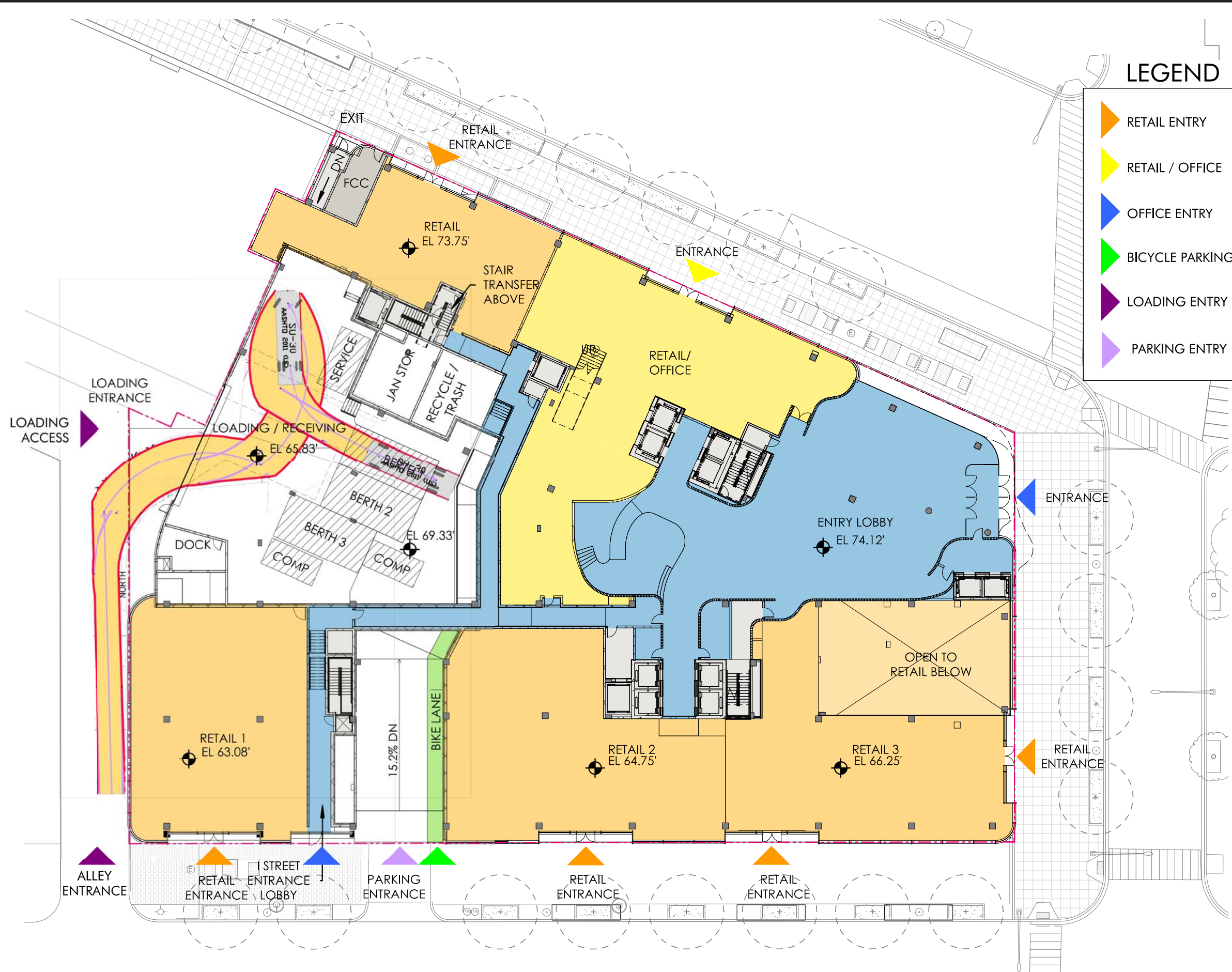
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LEGEND

- RETAIL ENTRY
- RETAIL / OFFICE
- OFFICE ENTRY
- BICYCLE PARKING ENTRY
- LOADING ENTRY
- PARKING ENTRY



SCALE: 1/32" = 1'-0"

CIRCULATION AND LOADING PLAN

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Seal/Signature

Date

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Project Name

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Description

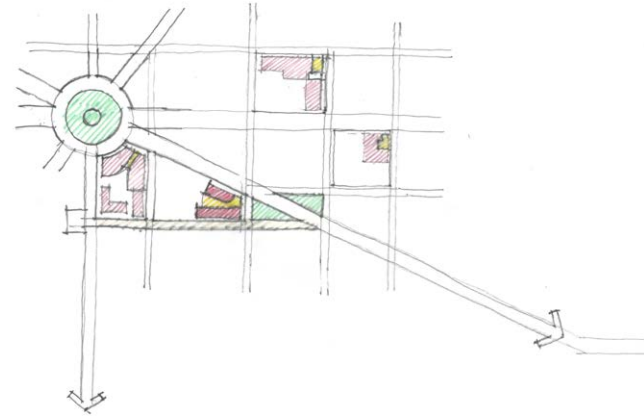
CONCEPT IMAGES
PAGE 1

Scale

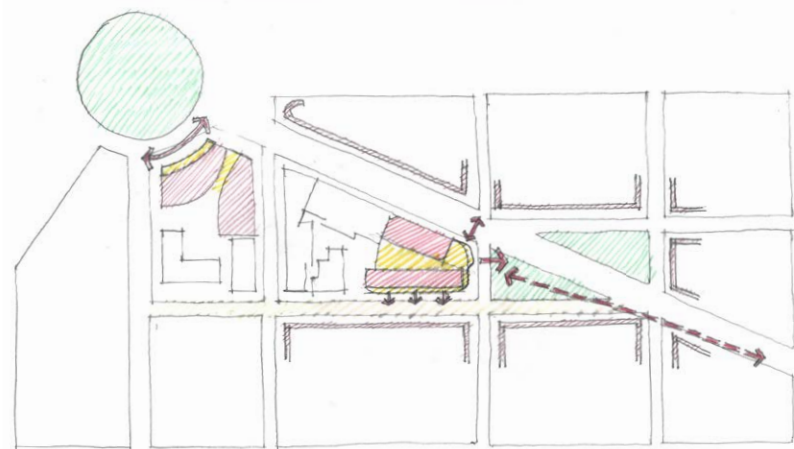
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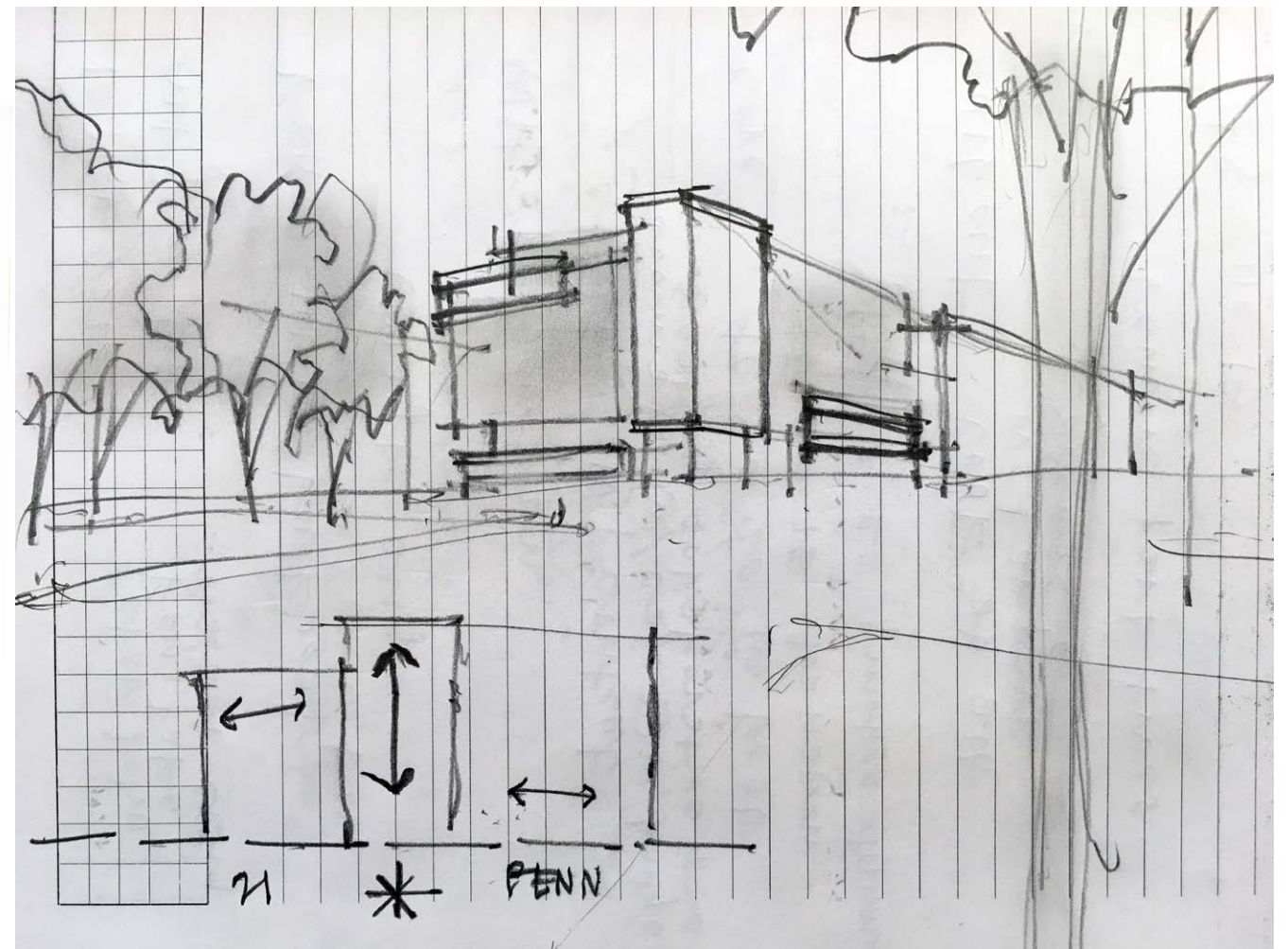
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NEIGHBORHOOD RELATIONSHIPS
FOGGY BOTTOM / GARDEN TRIANGLE



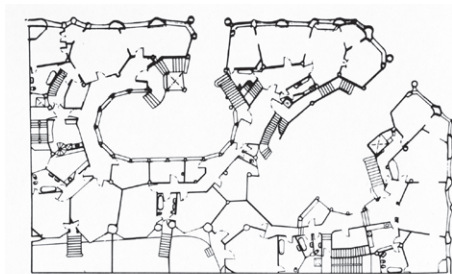
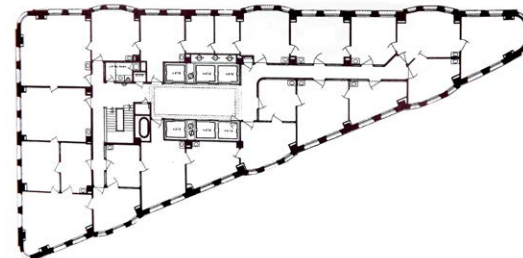
PUBLIC SPACE RELATIONSHIPS
GEORGE WASHINGTON UNIVERSITY - NORTH CAMPUS



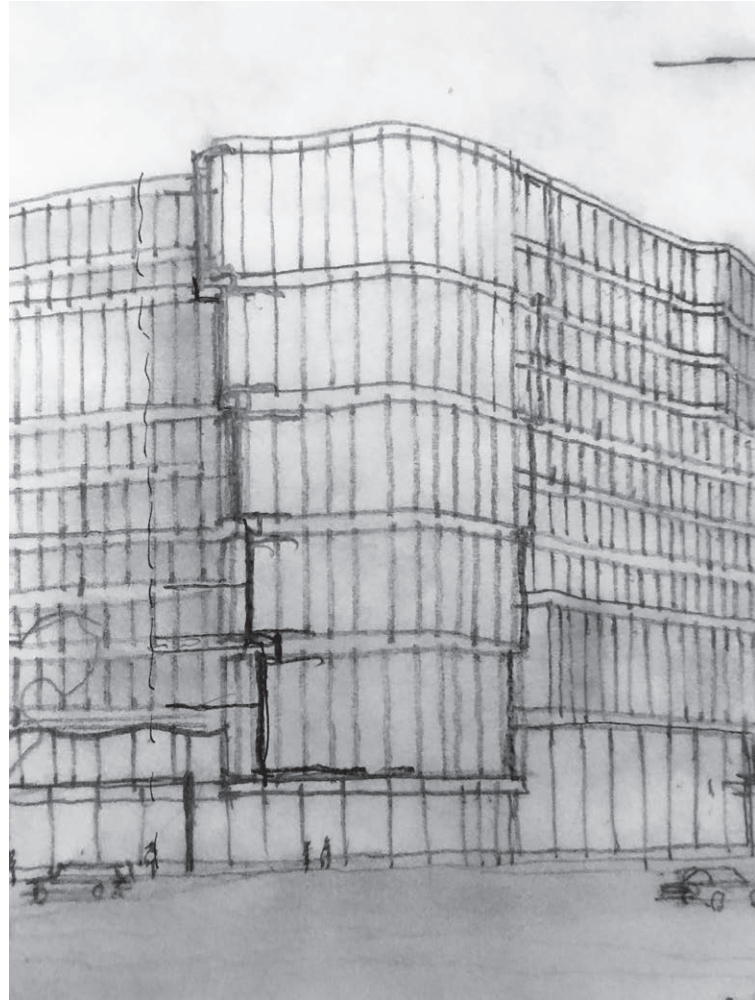
FAÇADE & MASSING CONCEPT DIAGRAM
PROMINENT CORNER / SECONDARY BAYS



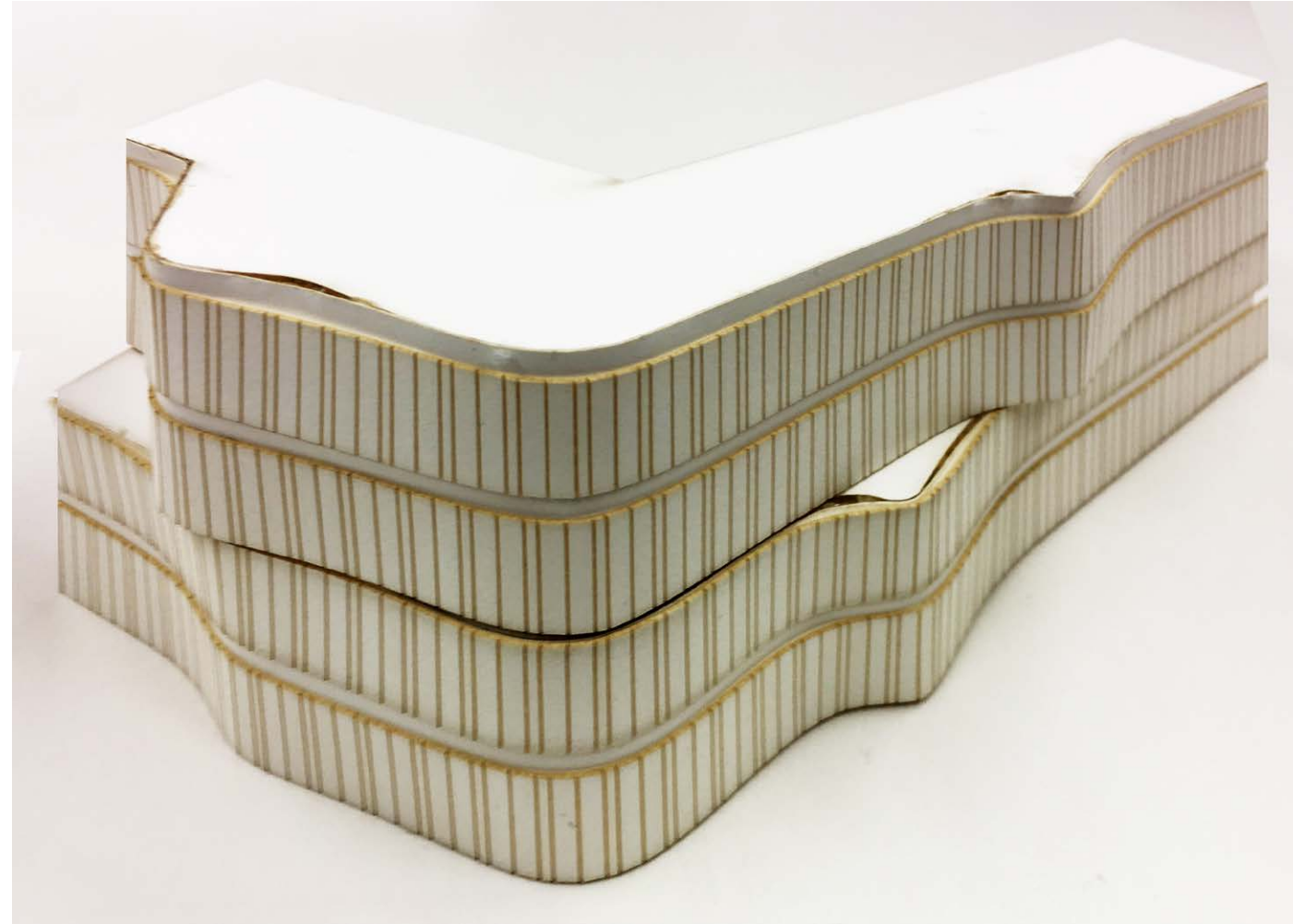
PROMINENT CORNER FRONTAGE
FLATIRON BUILDING, NYC



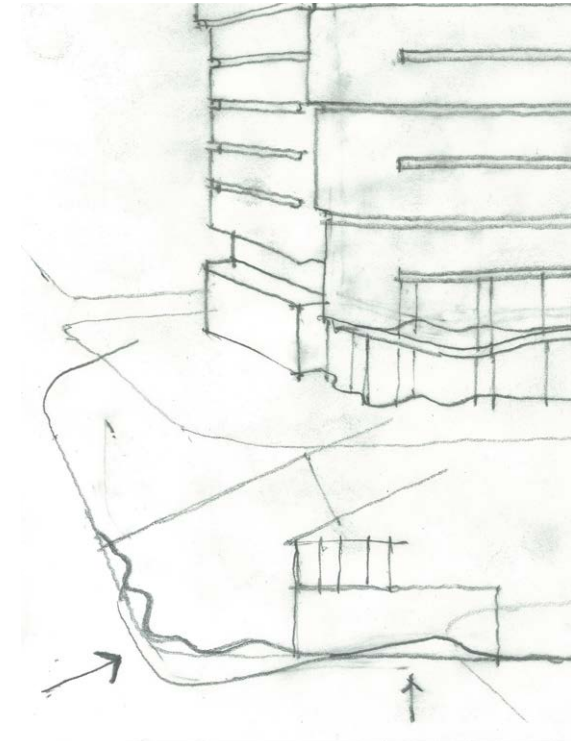
URBAN ANIMATION WITH INTEGRATED BAY WINDOWS
LA PADRERA / CASA MILA, BARCELONA



PROMINENT CORNER FRONTAGE
21ST STREET AND PENNSYLVANIA AVENUE



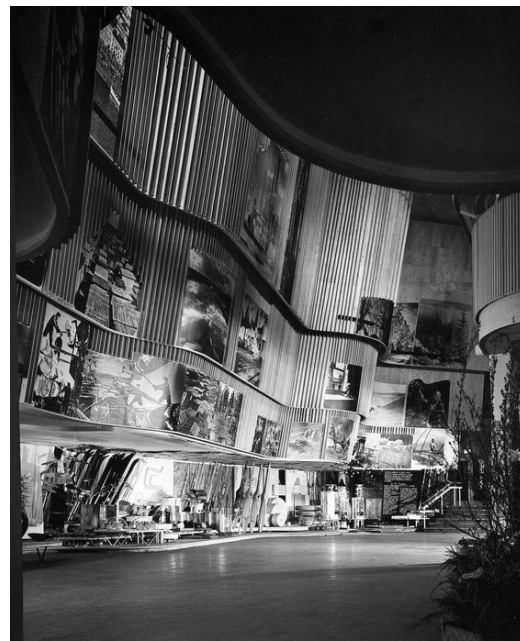
SECONDARY MASSING & ARTICULATION
TYPICAL CURTAIN WALL & BAY WINDOW STRATEGY



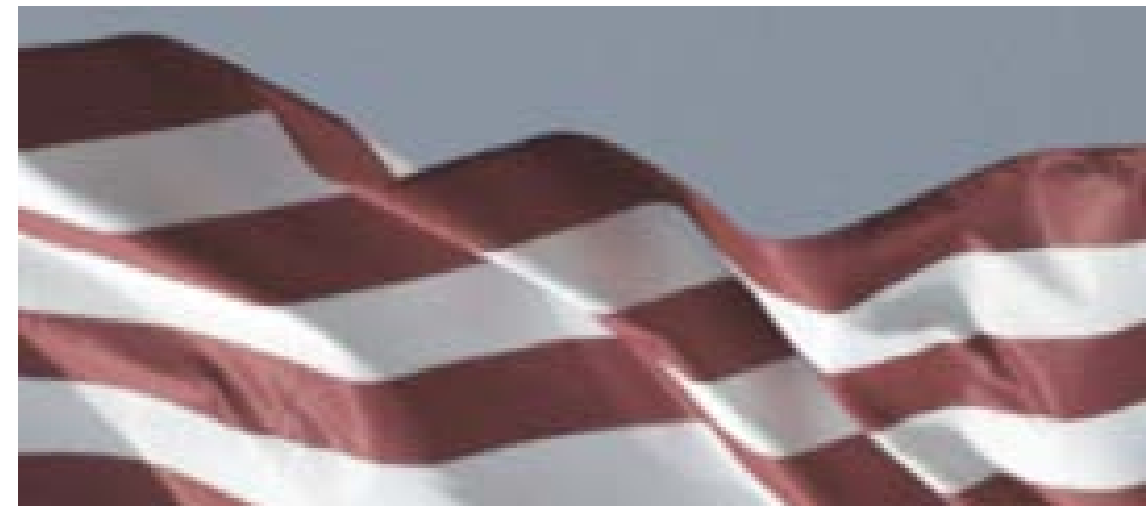
ENTRY & RETAIL STRATEGY
21ST STREET AND PENNSYLVANIA AVENUE



EXPRESSIVE STREAMLINE
ALVAR AALTO VASES



SECONDARY ARTICULATION
ALVAR AALTO FINNISH PAVILION



WAVING ANIMATION
FLAG BANIDNG

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CONCEPT IMAGES
PAGE 2

Scale

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Description

RENDER - PENN AVE
AND 21ST VIEW

Scale

A-300

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EXTERIOR RENDERING - PENN AVE AND 21 ST VIEW



EXTERIOR RENDERING - PENN AVE AND 21 ST ENTRY

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RENDERING - PENN
AVE AND 21 ST
ENTRY

Scale

A- 301

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Description

RENDERING - I
STREET AERIAL

Scale

A-302

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EXTERIOR RENDERING - I STREET AERIAL



EXTERIOR RENDERING - I STREET RETAIL

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Description

RENDERING- I
STREET RETAIL

Scale

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RENDERING - WEST
WALL

Scale

A-304

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EXTERIOR RENDERING - WEST WALL