2100 PENNSYLVANIA AVENUE, NW
Z.C. CASE NO. 06-110/06-120 PRE-HEARING SUBMISSION
July 28, 2017

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CURRENT EXTERIOR RENDERING - RETAIL AT I STREET
PRELIMINARY INTERIOR RENDERING - SECTION THROUGH LOBBY AND ATRIUM
NOTE: QUANTITY, LOCATION, SWING, AND TYPE OF RETAIL DOORS SUBJECT TO CHANGE UPON TENANT BUILD-OUT. STREETSCAPE DETAILS ARE SHOWN IN CONCEPT FOR ILLUSTRATIVE PURPOSES. THE FINAL DETAIL OF STREETSCAPE IMPROVEMENTS WILL BE SELECTED DURING DETAILED DESIGN PHASES OF WORK AND CONFIRMED WITH APPLICABLE DESIGN AND PERMITTING STANDARDS.
2100 PENN AVE, NW
DESIGN PROGRESS 07.28.2017

TYP CURTAIN WALL SECTION
STRUCTURAL CONCRETE FLOOR

CEILING

STRUCTURAL CONCRETE COLUMN

STONE OR TERRACOTTA

ALUMINUM CHANNEL

METAL MULLION

VISION GLASS

FRIT GLASS

2100 PENN AVE, NW
DESIGN PROGRESS 07.28.2017

TYP CURTAIN WALL SECTION
NOTE: SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. QUANTITY, LOCATION, SWING, AND TYPE OF RETAIL DOORS SUBJECT TO CHANGE UPON TENANT BUILD-OUT. STREETSCAPE DETAILS ARE SHOWN IN CONCEPT FOR ILLUSTRATIVE PURPOSES. THE FINAL DETAIL OF STREETSCAPE IMPROVEMENTS WILL BE SELECTED DURING DETAILED DESIGN PHASES OF WORK AND CONFIRMED WITH APPLICABLE DESIGN AND PERMITTING STANDARDS.
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PREVIOUS OP SUBMISSION (4’ PROJECTIONS ONLY)

CURRENT DESIGN (4’ AND 6’ PROJECTIONS)
Summary:

L-03: 74 SF
L-04: 104 SF
L-05: 30 SF
L-06: 30 SF
L-07: 30 SF
L-08: 60 SF
L-09: 60 SF
L-10: 30 SF
L-11: 30 SF

Total increased building area: 448 SF
COMMITMENT TO CURVED GLASS

REGIONS OF CURVED GLASS
REGION OF CURVED GLASS

COMMITMENT TO CURVED GLASS
1 ST STREET LEVEL PLAN - CURRENT SCHEME

- Retail 1
  - EL 63.33'
- Retail 2
  - EL 64.75'
- Retail 3
  - EL 66.50'

- Alley Entrance
- Parking Entrance
- Retail Entrance
- Retail Circulation (TBD)
- Open Below
- Retail Below

- Loading / Receiving
- Service
- ANS
- Recycle / Trash
- Planning
- Parking
- Dock Office
- Retail Entrance
- Retail Entrance
- Retail Entrance

- Garage Exhaust
- Alley Entrance
- I Street Entrance
- Lobby

- 12% DN
- EL 68.33'

- Mail
- JAN
- Storage
- Below

- EL 64.75'
- EL 63.33'
- EL 65.83'
- EL 66.50'
- EL 69.83'

- Retail Below
- Retail Below
- Retail Below
LEVEL 1
101.12'
LEVEL 2
101.12'

PROPERTY LINE

LEVEL 1
74.12'
LEVEL 2
88.12'

BRICK SIDEWALK
19' - 10"
GRANITE COBBLE PAVERS
5' - 0"
10' CLEAR

PROPERTY LINE

N - S BUILDING SECTION 2

LARGE BIORETENTION TREE, BEYOND
STD. DDOT SINGLE GLOBE LIGHT
BIORETENTION TREE BOX WITH STD. DDOT TREE PIT FENCE, BEYOND
STRUCTURAL SOIL
SAND AS REQUIRED

I STREET N.W.
LEVEL 1
74.12'

LEVEL 2
88.12'

PROPERTY LINE

LARGE BIORETENTION TREE, BEYOND

STD. DDOT SINGLE GLOBE LIGHT

BIORETENTION TREE BOX WITH STD. DDOT TREE PIT FENCE, BEYOND

STRUCTURAL SOIL

SAND AS REQUIRED

I STREET N.W.

10' CLEAR

19' - 10"

5' - 0"

BRICK SIDEWALK

GRANITE COBBLE PAVERS