BLOCK 19 RESIDENTIAL
CONCEPTUAL DESIGN SET

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CS.1 COVER SHEET

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A1.1 1ST FLOOR PLAN (NOT TO SCALE)

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A1.1.2 PIAZZA PERSPECTIVE
A1.1.3 PIAZZA PERSPECTIVE
A1.1.4 PLAZA PERSPECTIVE
A1.1.5 VIEW FROM GALLERY

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A2.1 1ST FLOOR PLAN
A2.3 4TH & 5TH FLOORS PLAN
A2.6 10TH THRU 16TH FLOORS PLAN
A2.7 20TH FLOOR PLAN
A2.8 21ST FLOOR PLAN
A2.9 ROOF PLAN

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A4.2 PORT STREET ELEVATION
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A1.1.2 DROP-OFF AREA PERSPECTIVE

NOTE : THE OVERALL LANDSCAPE PLAN IS FROM THE PREVIOUS PRESENTATION. IT WILL BE UPDATED FOR DESIGN REVIEW BOARD PRESENTATION

BLOCK 19 RESIDENTIAL

EXISTING SITE PLAN

PARADIGM DEVELOPMENT CO.

10.25.12

ARCHITECTS COLLABORATIVE, INC.
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

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SITE PLAN

PARADIGM DEVELOPMENT CO.

10.25.12

ARCHITECTS COLLABORATIVE, INC.
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

BLOCK 19 RESIDENTIAL

1ST FLOOR PLAN

PARADIGM DEVELOPMENT CO.
ARCHITECTS COLLABORATIVE, INC.
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

Scale: 1/40"=1'-0" 0 20' 40' 80'

10.25.12

A1.1

THE OVERALL LANDSCAPE PLAN IS FROM THE LAST PRESENTATION.
IT WILL BE UPDATED FOR THE DESIGN REVIEW BOARD PRESENTATION

BLOCK 19 RESIDENTIAL

1ST FLOOR PLAN

PARADIGM DEVELOPMENT CO.

10.25.12

ARCHITECTS COLLABORATIVE, INC.
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

A1.1

BLOCK 19 RESIDENTIAL

PIAZZA PLAN

PARADIGM DEVELOPMENT CO.

Scale: 1/10"=1'-0" 0 5' 10' 20' 10.25.12

ARCHITECTS COLLABORATIVE, INC.
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

A1.1.1

BLOCK 19 RESIDENTIAL

PIAZZA RENDERING

PARADIGM DEVELOPMENT CO.

Not To Scale 10.25.12

ARCHITECTS COLLABORATIVE, INC.
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

P:\Eisenhower Block 19\SD\A1.1.1-DropOffArea.dwg, 10/24/2012 5:22:22 PM, adobe PDF

A1.1.2

BLOCK 19 RESIDENTIAL

PIAZZA RENDERING

PARADIGM DEVELOPMENT CO.

Not To Scale 10.25.12

ARCHITECTS COLLABORATIVE, INC.
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

A1.1.3

BLOCK 19 RESIDENTIAL

PLAZA RENDERING

PARADIGM DEVELOPMENT CO.

Not To Scale 10.25.12

ARCHITECTS COLLABORATIVE, INC.
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

A1.1.4

BLOCK 19 RESIDENTIAL

VIEW FROM GALLERY

PARADIGM DEVELOPMENT CO.
ARCHITECTS COLLABORATIVE, INC.
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Not To Scale 10.25.12

A1.1.5

BLOCK 19 RESIDENTIAL

1ST FLOOR PLAN

PARADIGM DEVELOPMENT CO.

ARCHITECTS COLLABORATIVE, INC.

9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

Scale: 1/16"=1'-0" 0 8' 16' 32' 10.25.12

A2.1

BLOCK 19 RESIDENTIAL

4TH & 5TH FLOOR PLAN

PARADIGM DEVELOPMENT CO.

ARCHITECTS COLLABORATIVE, INC.

9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

Scale: 1/16"=1'-0" 0 8' 16' 32' 10.25.12

A2.3

BLOCK 19 RESIDENTIAL

10TH THRU 16TH FLOOR PLAN

PARADIGM DEVELOPMENT CO.

ARCHITECTS COLLABORATIVE, INC.

9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

Scale: 1/16"=1'-0" 0 8' 16' 32' 10.25.12

A2.6

BLOCK 19 RESIDENTIAL

20TH FLOOR PLAN

PARADIGM DEVELOPMENT CO.

ARCHITECTS COLLABORATIVE, INC.

9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

Scale: 1/16"=1'-0" 0 8' 16' 32' 10.25.12

A2.7

BLOCK 19 RESIDENTIAL

21ST THRU 24TH FLOOR PLAN

PARADIGM DEVELOPMENT CO.

Scale: 1/16"=1'-0" 0 8' 16' 32' 10.25.12

ARCHITECTS COLLABORATIVE, INC.
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A2.8

BLOCK 19 RESIDENTIAL

ROOF PLAN

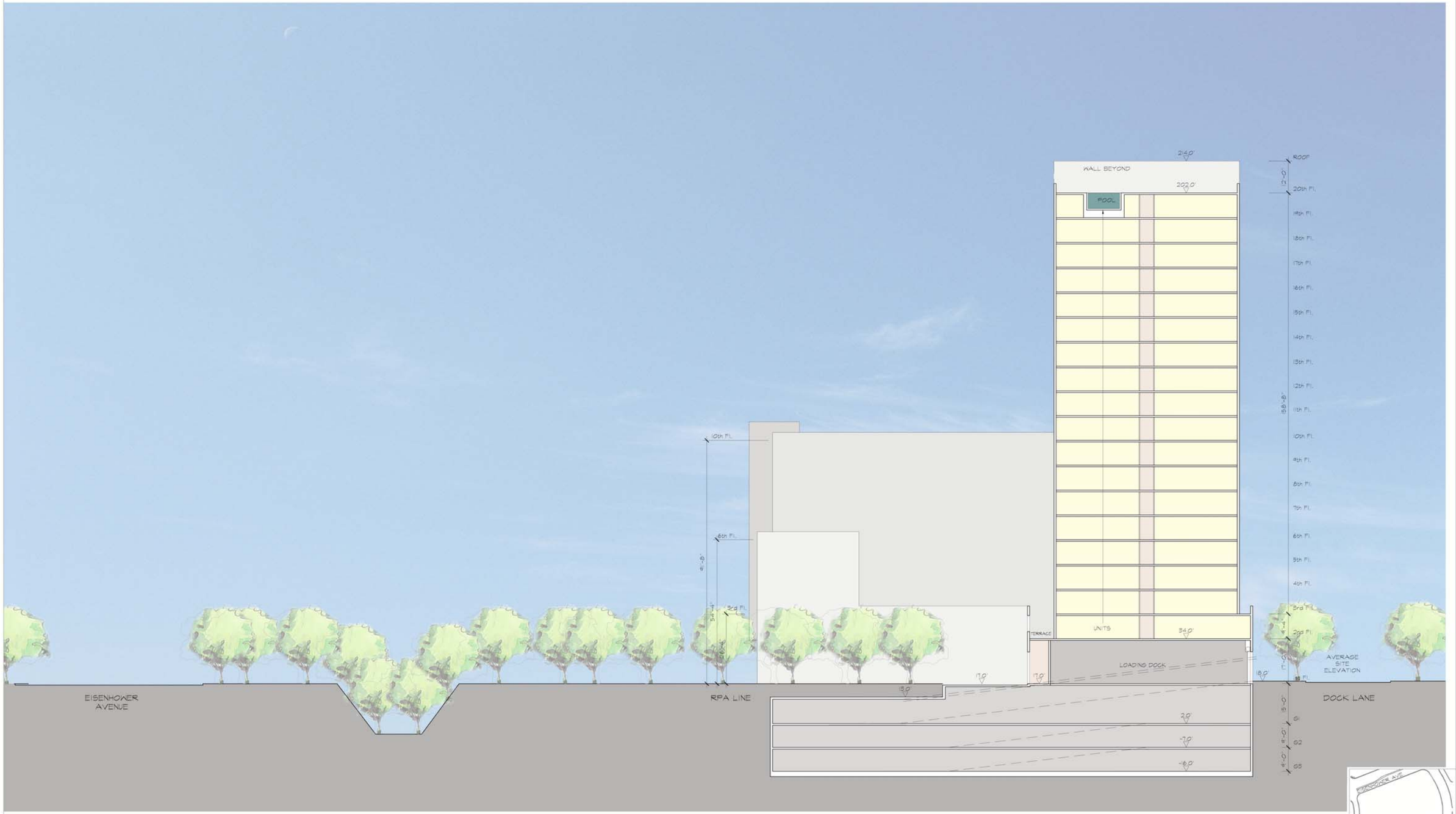
PARADIGM DEVELOPMENT CO.

ARCHITECTS COLLABORATIVE, INC.

9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

Scale: 1/16"=1'-0" 0 8' 16' 32' 10.25.12

A2.9



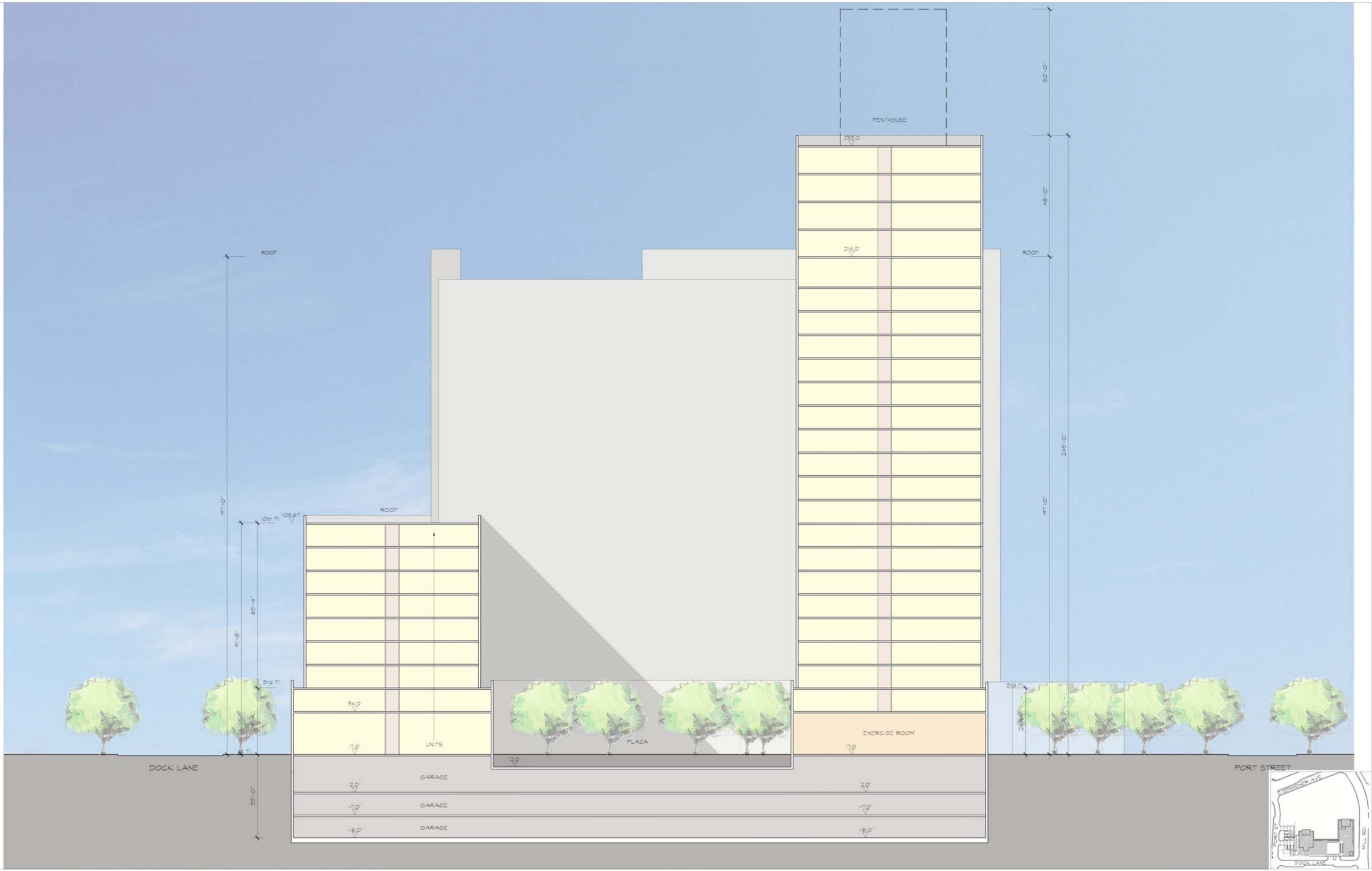
BLOCK 19 RESIDENTIAL

BUILDING SECTION A

PARADIGM DEVELOPMENT CO.
ARCHITECTS COLLABORATIVE, INC.
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

Scale: 1/16"=1'-0" 0 8' 16' 32' 10.25.12

A3.1



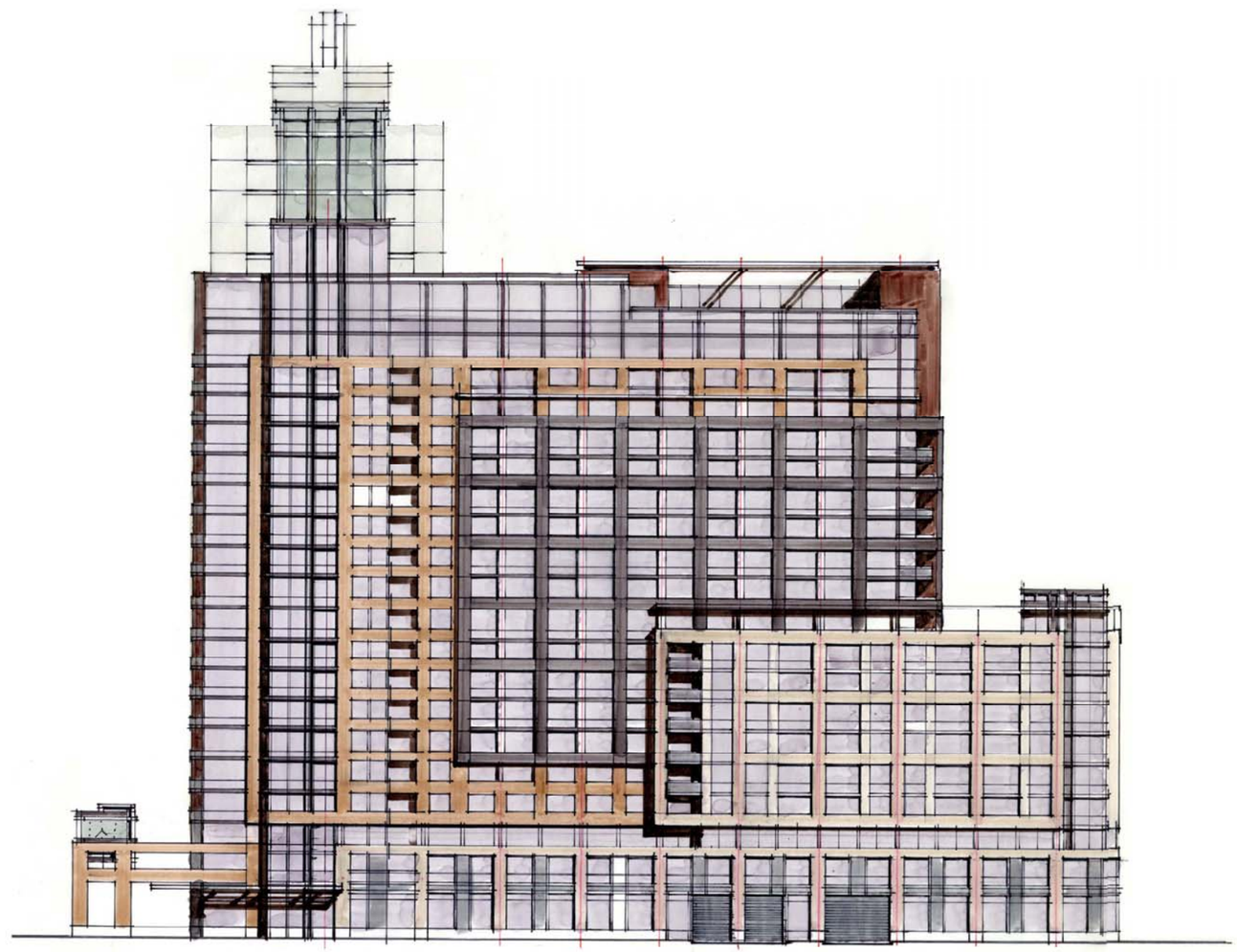
BLOCK 19 RESIDENTIAL

BUILDING SECTION C

PARADIGM DEVELOPMENT CO.
ARCHITECTS COLLABORATIVE, INC.
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

Scale: 1/16"=1'-0" 0 8' 16' 32' 10.25.12

A3.3



BLOCK 19 RESIDENTIAL

DOCK LANE ELEVATION

PARADIGM DEVELOPMENT CO.

Scale: 1/20"=1'-0" 0 10' 20' 40' 10.25.12

ARCHITECTS COLLABORATIVE, INC.
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

A4.1

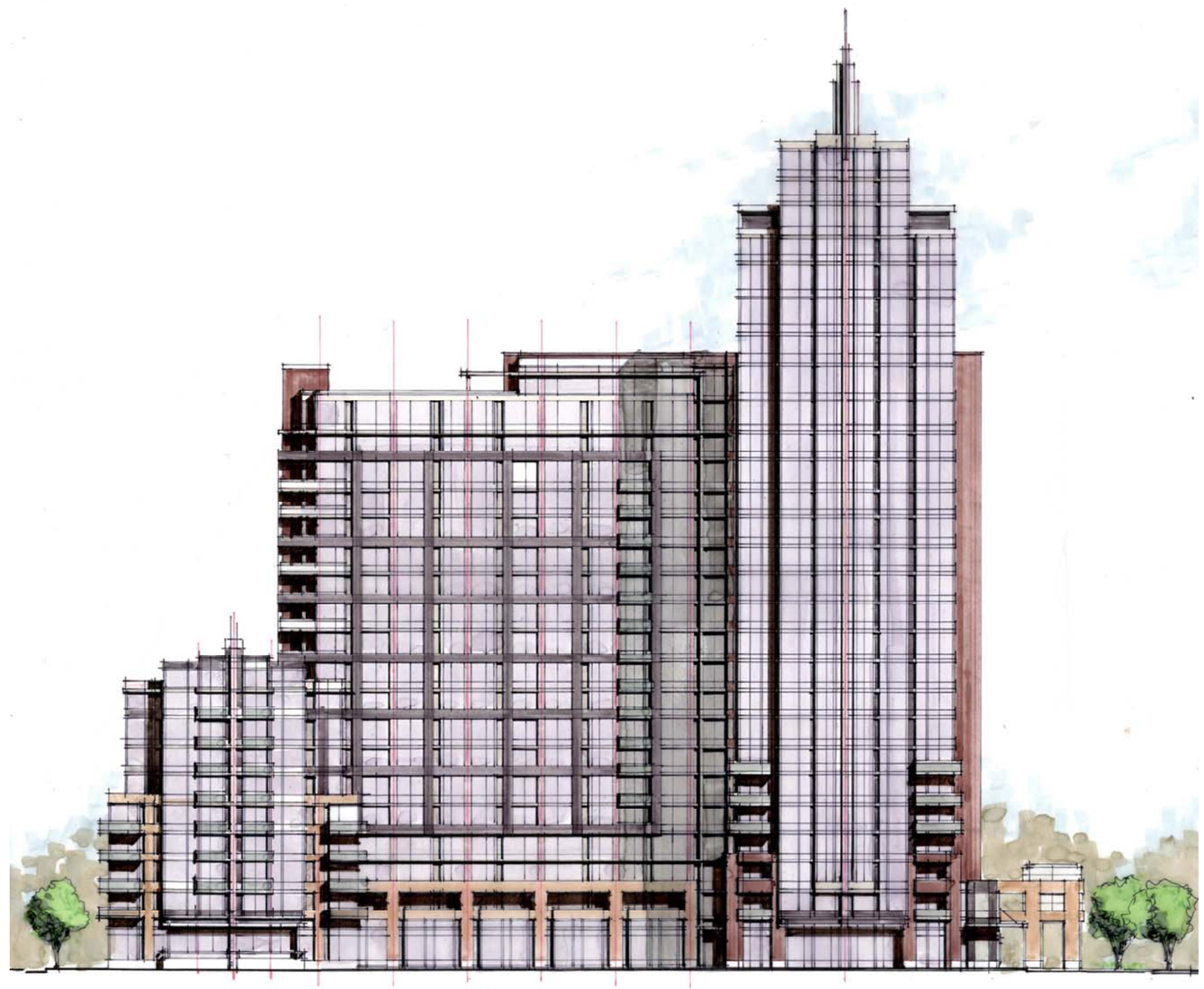
BLOCK 19 RESIDENTIAL

PORT STREET ELEVATION

PARADIGM DEVELOPMENT CO.
ARCHITECTS COLLABORATIVE, INC.
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

Scale: 1/20"=1'-0" 0 10' 20' 40' 10.25.12

A4.2



BLOCK 19 RESIDENTIAL

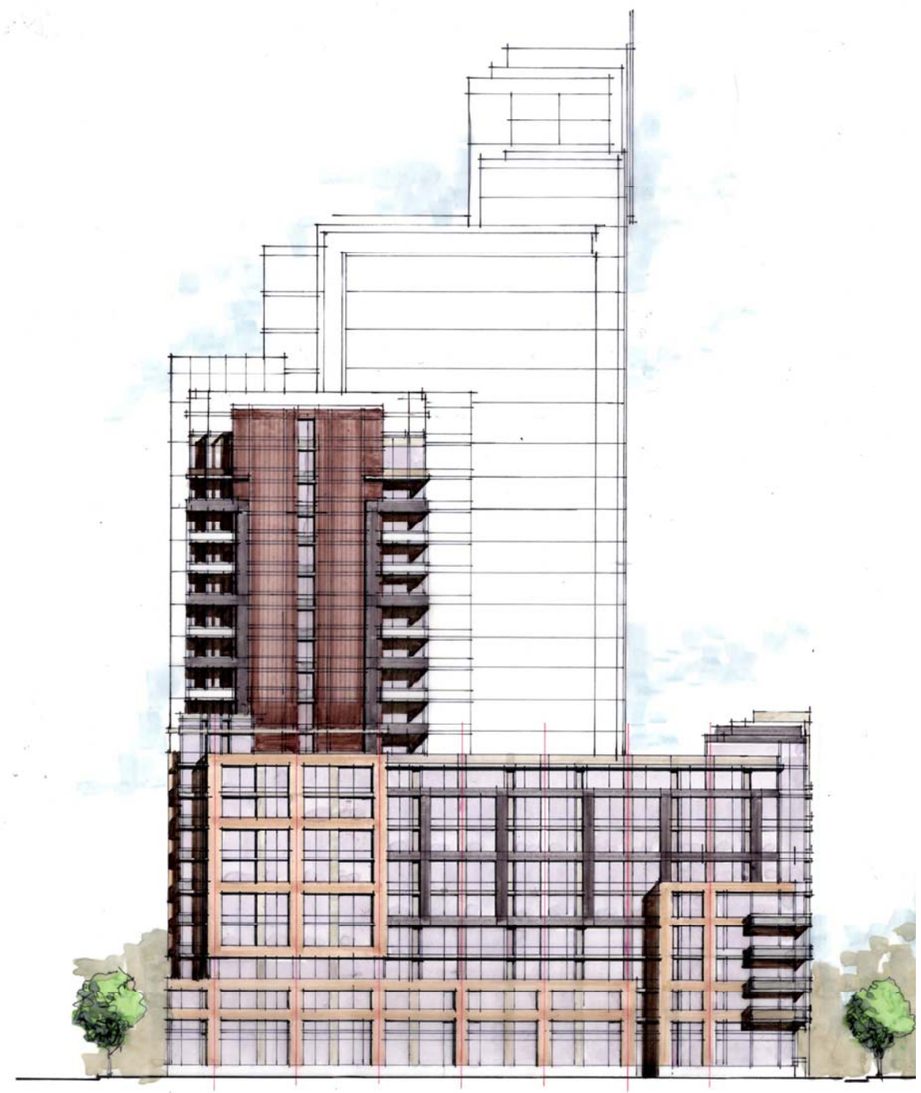
EISENHOWER AVENUE ELEVATION

PARADIGM DEVELOPMENT CO.

Scale: 1/20"=1'-0" 0 10' 20' 40' 10.25.12

ARCHITECTS COLLABORATIVE, INC.
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

A4.3



BLOCK 19 RESIDENTIAL

MILL ROAD ELEVATION

PARADIGM DEVELOPMENT CO.

Scale: 1/20"=1'-0" 0 10' 20' 40' 10.25.12

ARCHITECTS COLLABORATIVE, INC.
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

A4.4

BLOCK 19 RESIDENTIAL

MODEL VIEWS

PARADIGM DEVELOPMENT CO.
ARCHITECTS COLLABORATIVE, INC.
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

10.25.12

A4.5

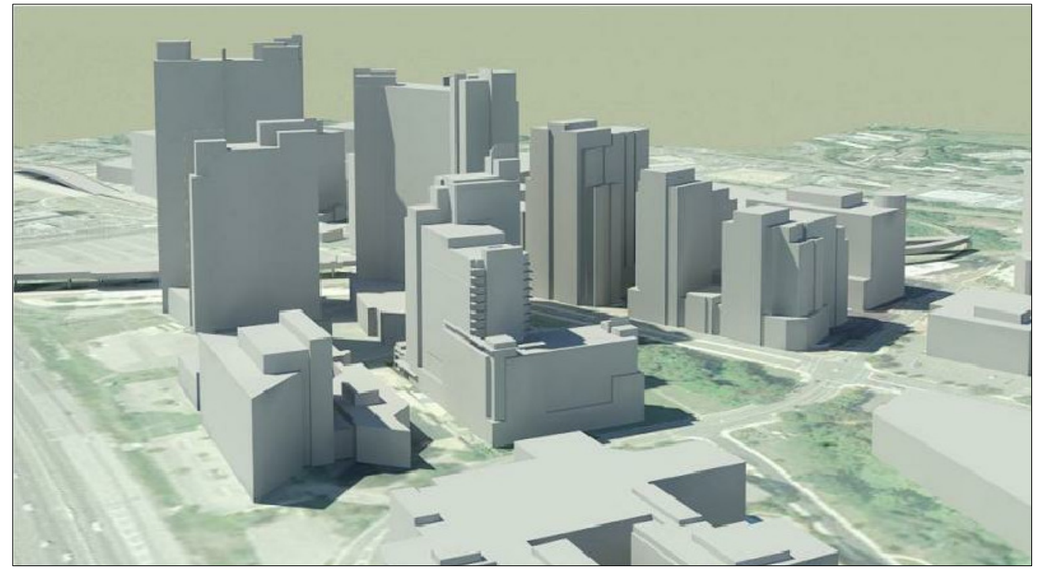
BLOCK 19 RESIDENTIAL

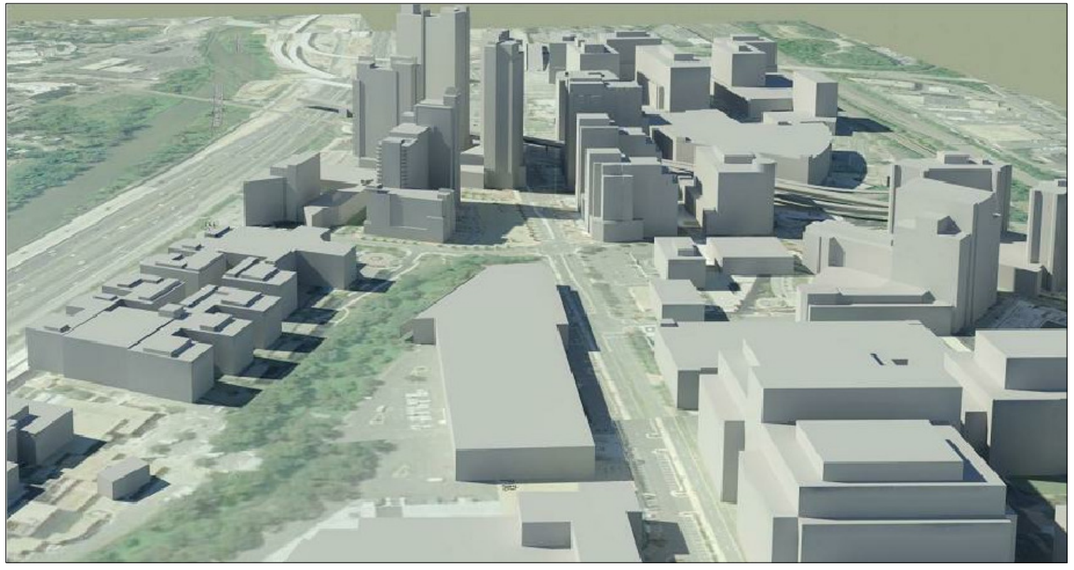
MODEL VIEWS

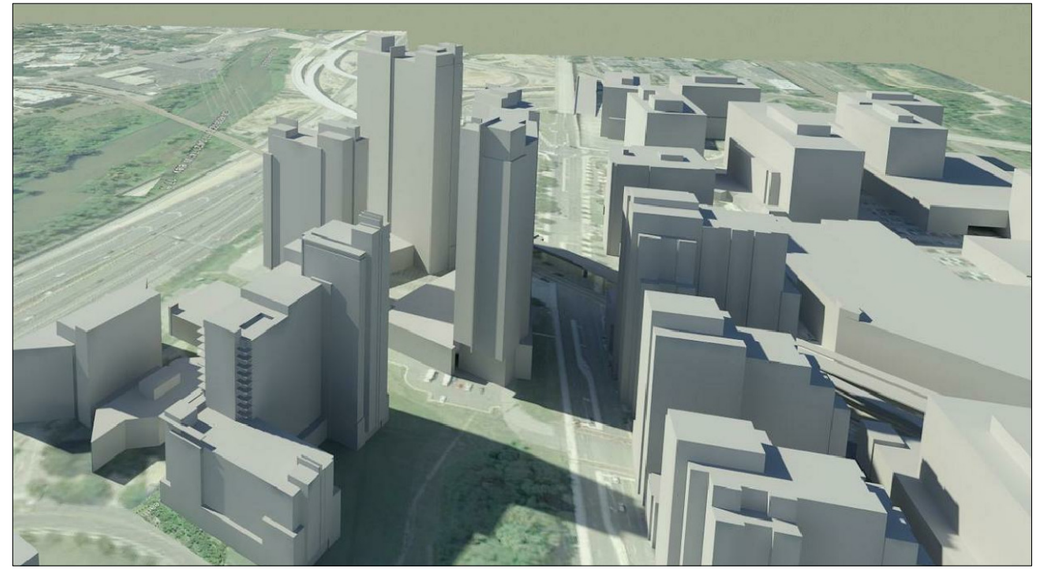
PARADIGM DEVELOPMENT CO.
ARCHITECTS COLLABORATIVE, INC.
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

10.25.12

A4.6







BLOCK 19 RESIDENTIAL

MODEL VIEWS

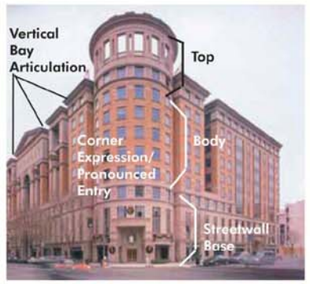
PARADIGM DEVELOPMENT CO.
ARCHITECTS COLLABORATIVE, INC.
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

10.25.12

A4.7

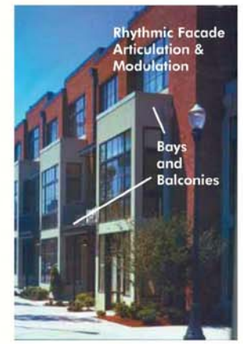
	S	1B	1BD	2B	Total Unit Count	GFA	Deductions (SF)					Adjusted GFA
							Trash	Stair/Elevator	garage ramp	Mechanical	Total	
24th Floor	1	0	0	3	4	6,689	62	690		168	920	5,769
23th Floor	1	0	0	3	4	6,689	62	690		168	920	5,769
22th Floor	1	0	0	3	4	6,689	62	690		168	920	5,769
21th Floor	1	0	0	3	4	6,689	62	690		168	920	5,769
20th Floor	3	2	0	3	8	14,334	62	789		221	1,072	13,262
19th Floor	3	12	1	4	20	19,920	62	820		329	1,211	18,709
18th Floor	3	12	1	4	20	20,076	62	820		329	1,211	18,865
17th Floor	3	12	1	4	20	20,076	62	820		329	1,211	18,865
16th Floor	3	12	1	4	20	20,237	62	820		329	1,211	19,026
15th Floor	3	12	1	4	20	20,237	62	820		329	1,211	19,026
14th Floor	3	12	1	4	20	20,237	62	820		329	1,211	19,026
13th Floor	3	12	1	4	20	20,237	62	820		329	1,211	19,026
12th Floor	3	12	1	4	20	20,237	62	820		329	1,211	19,026
11th Floor	3	12	1	4	20	20,237	62	820		329	1,211	19,026
10th Floor	3	12	1	4	20	20,237	62	820		329	1,211	19,026
9th Floor	3	18	1	9	31	32,001	62	947		603	1,612	30,389
8th Floor	3	18	1	9	31	32,001	62	947		603	1,612	30,389
7th Floor	3	18	1	9	31	32,001	62	947		603	1,612	30,389
6th Floor	3	18	1	9	31	32,001	62	947		603	1,612	30,389
5th Floor	3	19	1	9	32	32,507	62	947		612	1,621	30,886
4th Floor	3	19	1	9	32	32,507	62	947		612	1,621	30,886
3rd Floor	3	19	1	9	32	32,247	62	947		612	1,621	30,626
2nd Floor	3	19	1	9	32	34,546	62	947		612	1,621	32,925
1st Floor / Lobby*	0	7	2	6	15	35,400	62	959	1,784	433	3,238	32,162
Unit Type Total	61	277	20	133	491	538,032	1,488	20,284	1,784	9,476	33,032	505,000
Unit Type %	12.4%	56.4%	4.1%	27.1%								

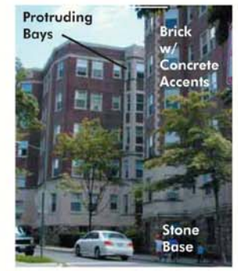
ZONING TABULATION	
ZONING OF THE SITE	CDD#2
EXISTING USES ON THE SITE	VACANT
PROPOSED USES FOR THE SITE	RESIDENTIAL MULTI FAMILY
LOT AREA	129,383 SF OF 2.97 ACRE
NUMBER OF DWELLING UNITS	491 UNITS
UNITS PER ACRE	165.3 UNITS / ACRE
GROSS SQUARE FEET OF BUILDING AREA	SEE TABULATION ABOVE
NET SQUARE FEET OF FLOOR AREA (AGFA)	SEE TABULATION ABOVE
EXISTING FLOOR AREA RATIO	VACANT
PROPOSED FLOOR AREA RATIO	3.9
OPEN SPACE PROVIDED (INCLUDING DROP OFF AREA)	APP. 85,000
AVERAGE FINISH GRADE	118
HEIGHT	250
HEIGHT WITH PENTHOUSE	250
PARKING SPACES:	
COMPACT PARKING SPACES	330
STANDARD PARKING SPACES	140
TOTAL PARKING SPACE	470
LOADING SPACE REQUIRED	NONE
LOADING SPACE PROVIDED	2

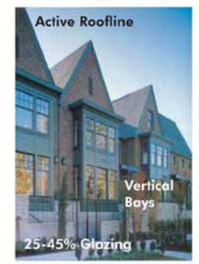


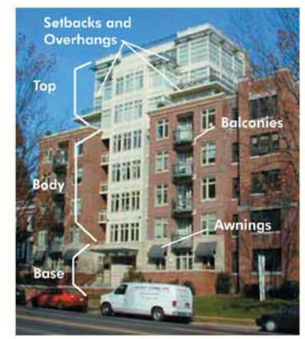
10. ARCHITECTURAL CONCEPT DESIGN: ARCHITECTURAL EXPRESSION

- All buildings shall have vertical fenestration
- Simple geometric shapes in plan and elevation
- Roof may be pitched or flat with an articulated skyline
- Highest quality materials and details at pedestrian level
- Horizontal expressions such as a frieze band are strongly encouraged as architectural expressions
- Balance in the proportion of glass to wall to provide a predominantly solid surface, with windows placed within the wall
- Use of reflective or darkly-tinted glass, or strip/ ribbon windows, is not permitted
- HVAC and mechanical equipment shall be integrated in the overall building design
- Light-weight curtain wall construction as accent only









10. ARCHITECTURAL CONCEPT DESIGN: ARCHITECTURAL EXPRESSION

The following are encouraged:

- Entryways
  - Pronounced entryways with canopies
  - Courtyard entryways with landscaping required
- Bay Windows/Balconies
  - Protruding bays
  - Protruding/recessed balconies
  - Vertically-oriented bays/balconies
- Active ground floor use on "A" (primary) and "B" (secondary) street frontages
- Articulation of top, body, and base
- Active roofline
- High quality materials:
  - brick, concrete, stone or other solid materials with similar properties
  - "heavier" materials closer to the ground
  - trim materials may be of stone, metal or similar material
- Glazing not to exceed 50% of the overall facade, excluding retail component

BLOCK 19 RESIDENTIAL

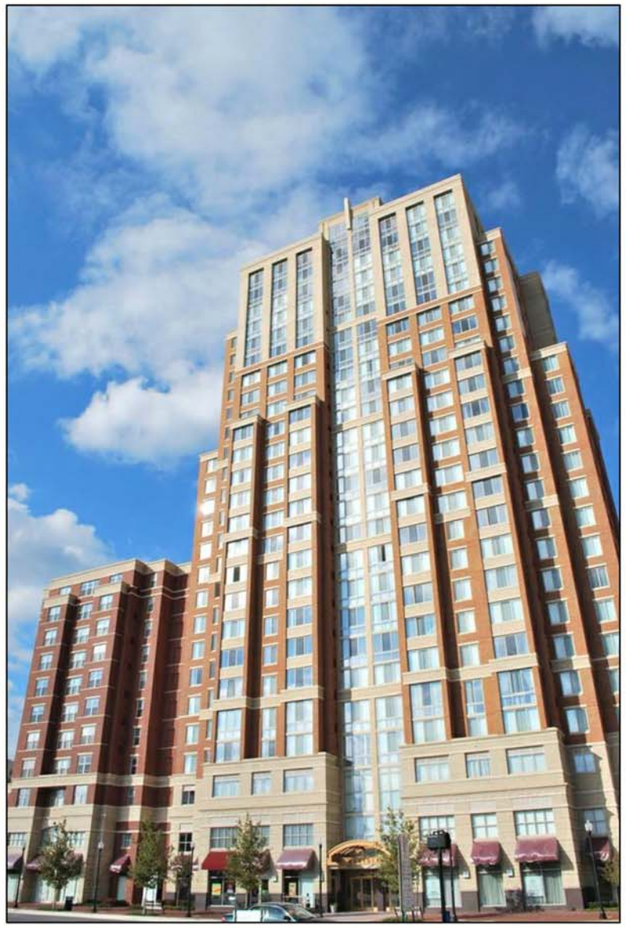
PRECEDENT IMAGES

PARADIGM DEVELOPMENT CO.

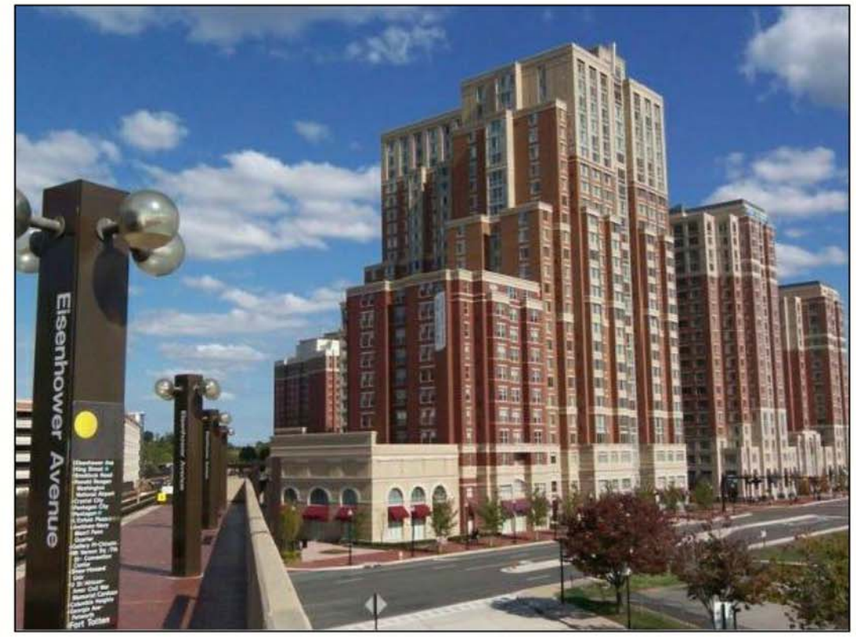
Scale: 1/40"=1'-0" 0 20' 40' 80' 10.25.12

ARCHITECTS COLLABORATIVE, INC.
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

A5.1



MERIDIAN AT EISENHOWER



MERIDIAN AT EISENHOWER

CARLYE PLACE

BLOCK 19 RESIDENTIAL

PRECEDENT IMAGES

PARADIGM DEVELOPMENT CO.

Scale: 1/40"=1'-0" 0 20' 40' 80' 10.25.12

ARCHITECTS COLLABORATIVE, INC.
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

A5.2

MERIDIAN AT MT. VERNON

MERIDIAN AT MT. VERNON

MERIDIAN AT MT. VERNON

MERIDIAN AT MT. VERNON

SHEET INDEX

CS.3	COVER SHEET
A4.1	PERSPECTIVE VIEW FROM DOCK LANE
A4.2	PERSPECTIVE VIEW FROM MILL ROAD
A1.1.1	DROP-OFF AREA PLAN
A1.1.2	DROP-OFF AREA PERSPECTIVE

BLOCK 19 RESIDENTIAL
CONCEPTUAL DESIGN SET

(RENDERINGS FROM PREVIOUS SUBMITTAL)

PREVIOUS SUBMITTAL

PREVIOUS SUBMITTAL

BLOCK 19 RESIDENTIAL

PERSPECTIVE VIEW FROM CORNER OF DOCK LANE AND PORT STREET

PARADIGM DEVELOPMENT CO.
ARCHITECTS COLLABORATIVE, INC.
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

10.25.12

A4.1

PREVIOUS SUBMITTAL

BLOCK 19 RESIDENTIAL

PERSPECTIVE VIEW FROM MILL ROAD

PARADIGM DEVELOPMENT CO.

09.20.12

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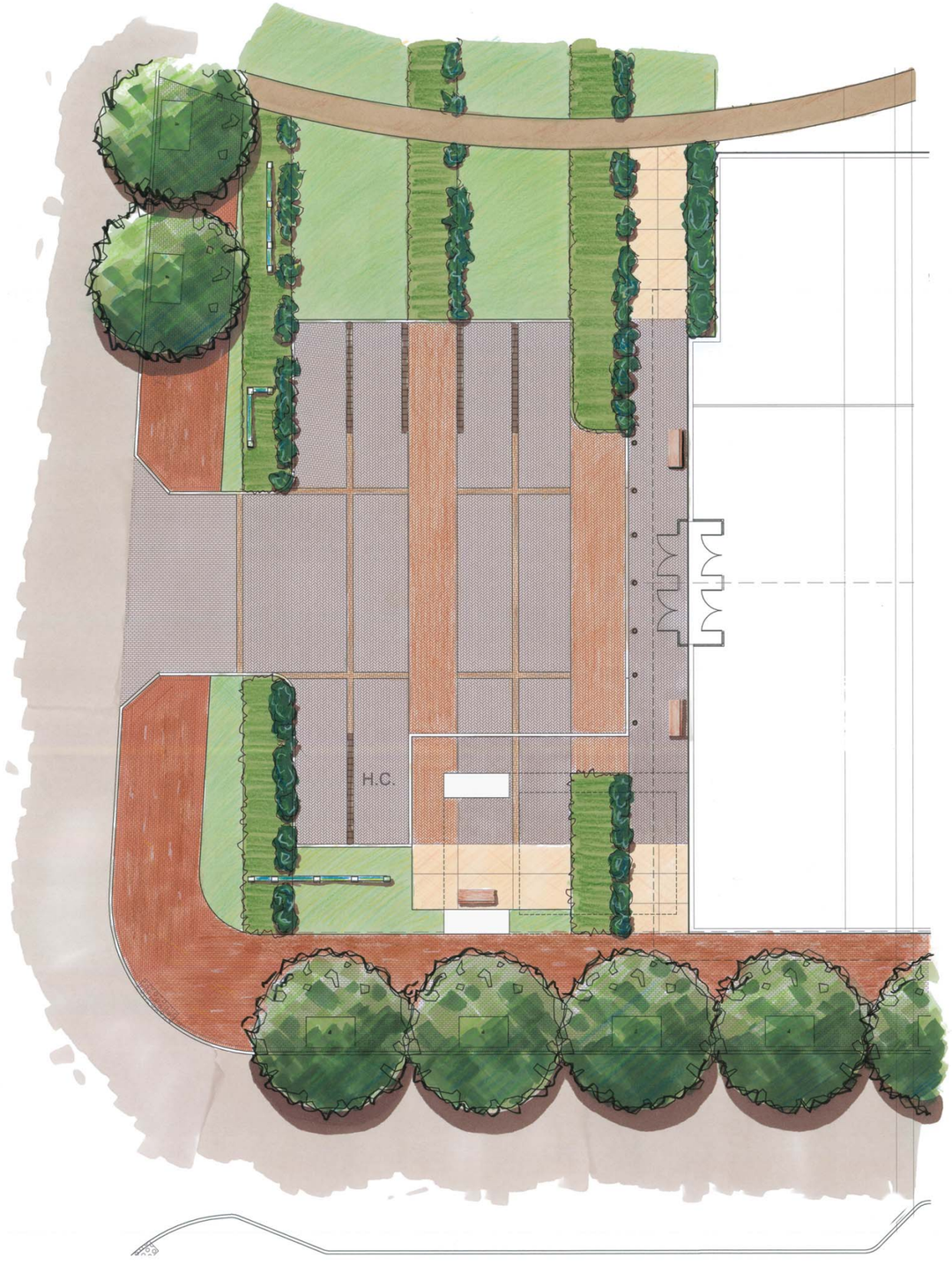
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com



PREVIOUS SUBMITTAL

BLOCK 19 RESIDENTIAL

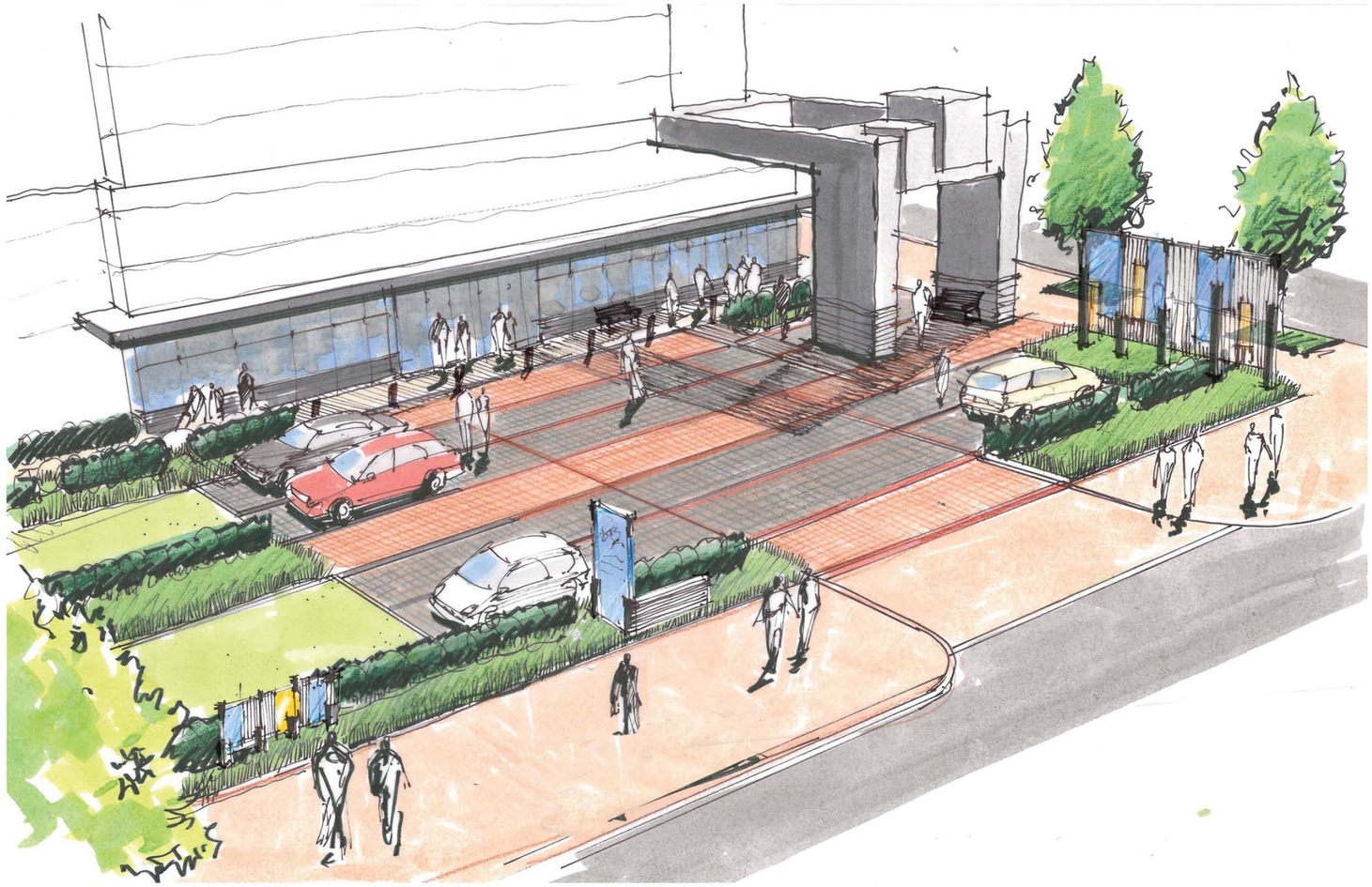
10 SCALE ENLARGEMENT

PARADIGM DEVELOPMENT CO.
ARCHITECTS COLLABORATIVE, INC.
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

09.20.12

SCALE: 1" = 10'-0"
0 5 10 20 30

A1.1.1



PREVIOUS SUBMITTAL

BLOCK 19 RESIDENTIAL

PARADIGM DEVELOPMENT CO.

09.20.12

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A1.1.2