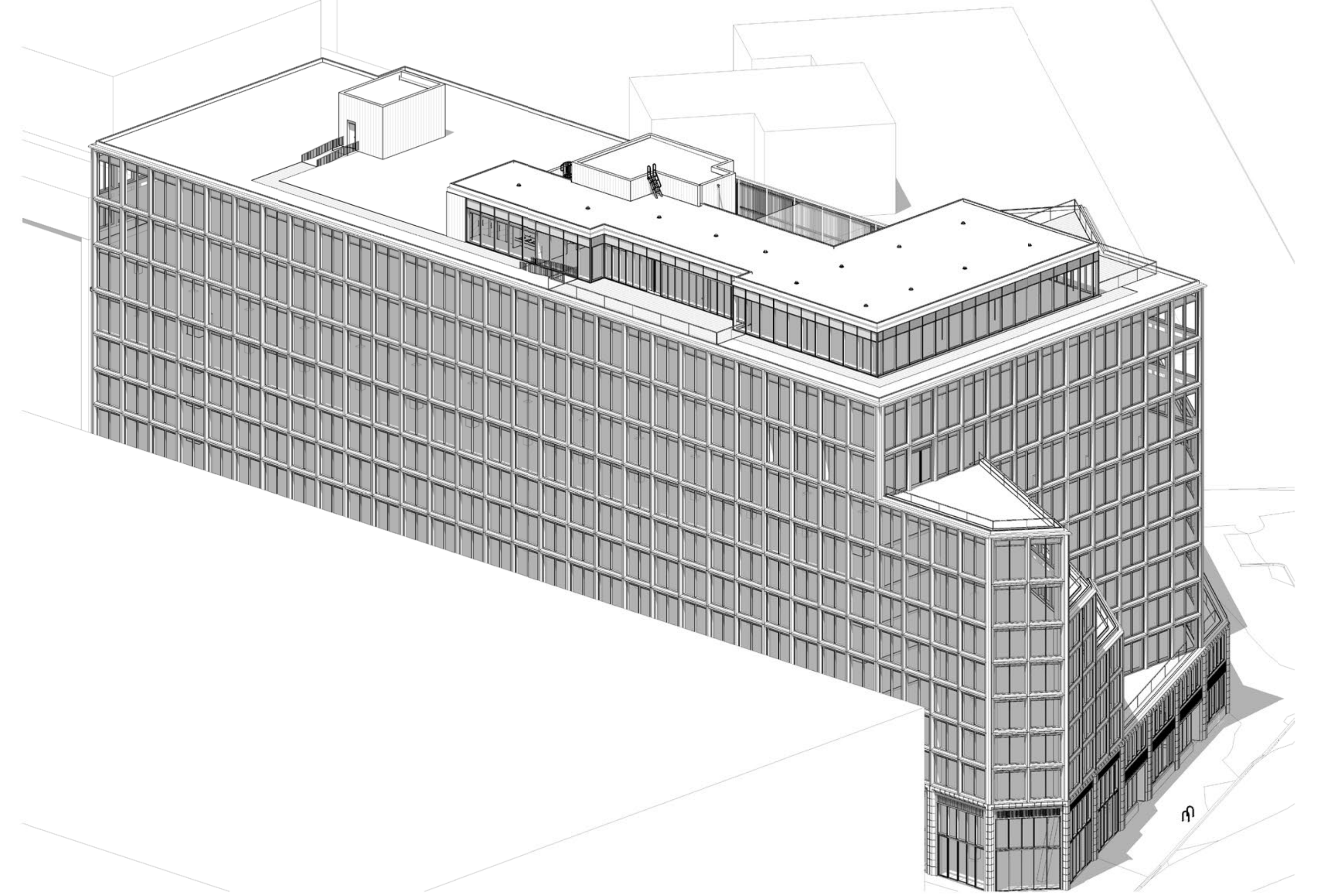
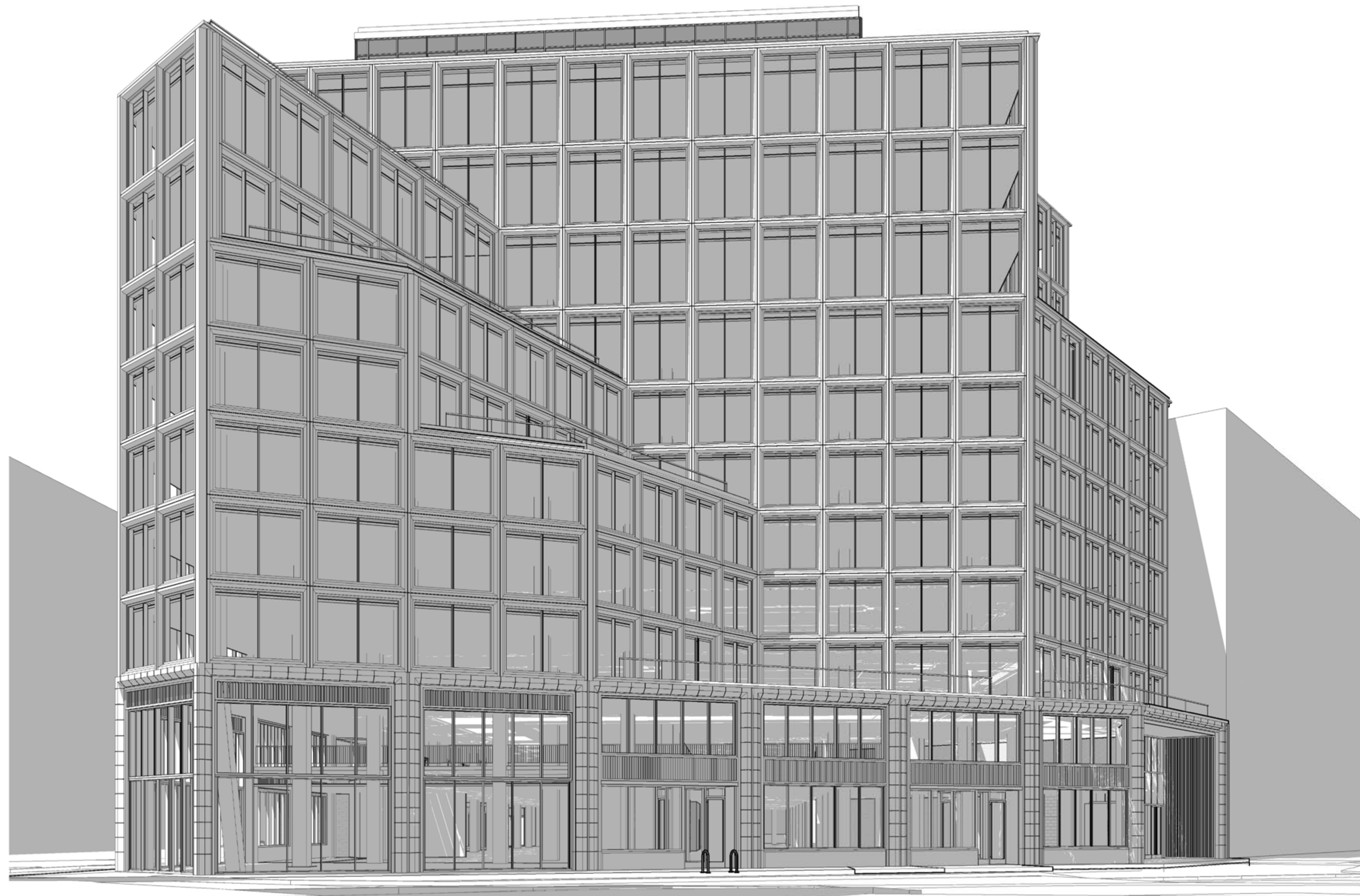


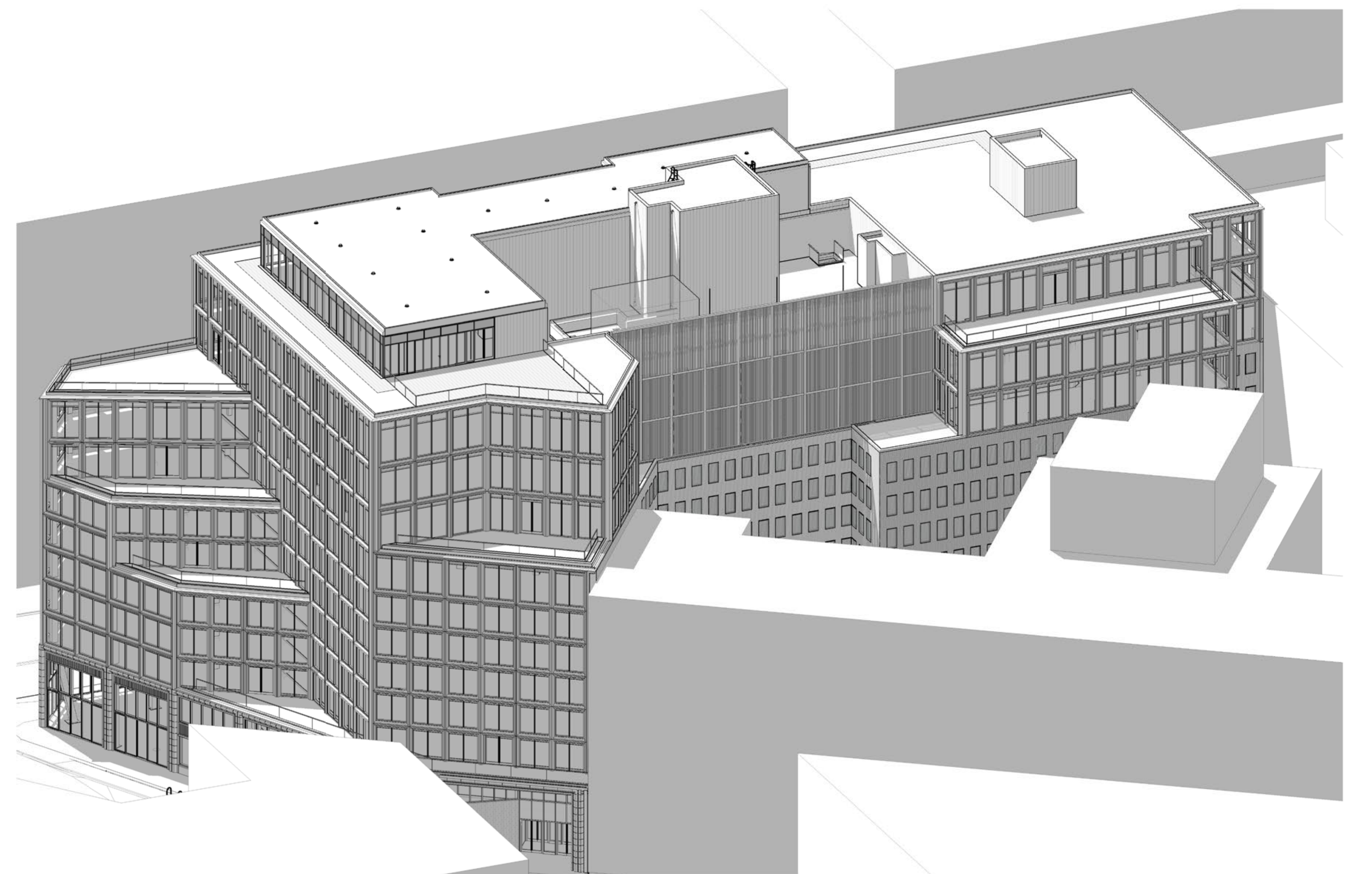
21st Street Northeast Perspective



21st Street Aerial



M Street North Perspective



New Hampshire Aerial



(1) VIEW LOOKING NORTH ON 21ST STREET



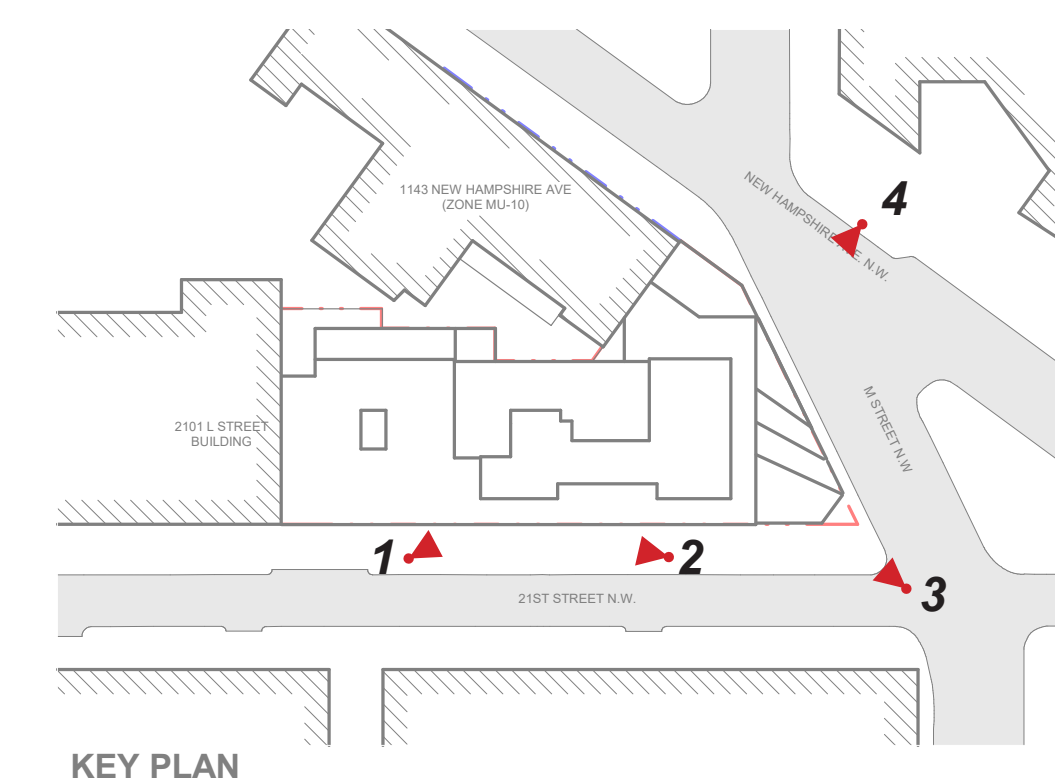
(3) VIEW AT CORNER OF 21ST AND M STREET

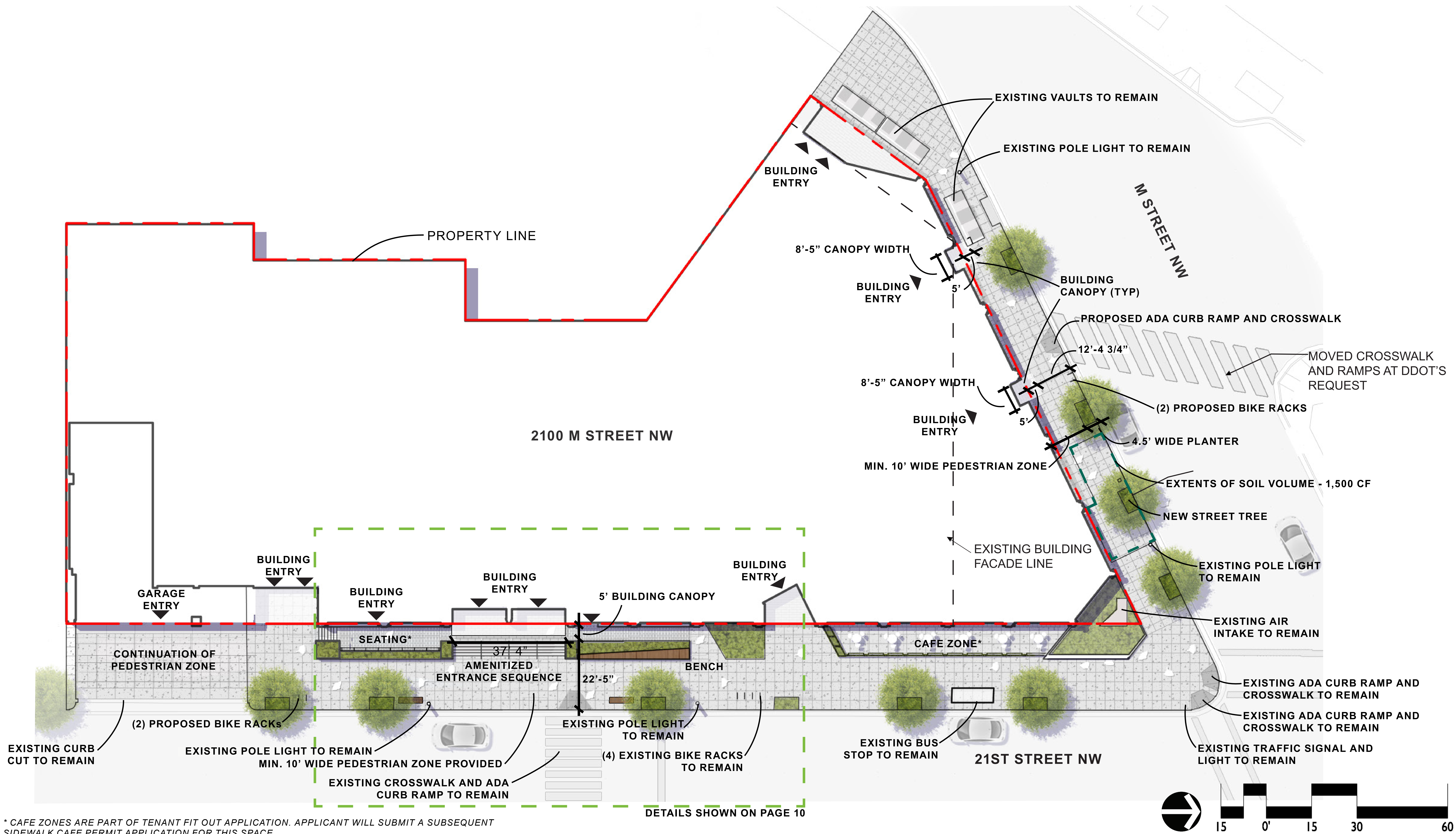


(2) VIEW LOOKING SOUTH ON 21ST STREET



(4) VIEW FROM NEW HAMPSHIRE AVE





* CAFE ZONES ARE PART OF TENANT FIT OUT APPLICATION. APPLICANT WILL SUBMIT A SUBSEQUENT SIDEWALK CAFE PERMIT APPLICATION FOR THIS SPACE.

DETAILS SHOWN ON PAGE 10



LandDesign

PROPOSED STREETScape DESIGN

Note:
 DESIGN OF PUBLIC SPACE IS ILLUSTRATIVE AND SUBJECT TO CHANGE DURING PUBLIC SPACE PERMITTING PROCESS. PROPERTY FACADE LOCATIONS MAY EVOLVE DURING DESIGN AND PERMITTING PROCESSES. BIKESHARE MIGHT BE LOCATED ON ADJACENT PUBLIC SPACE

2100M STREET



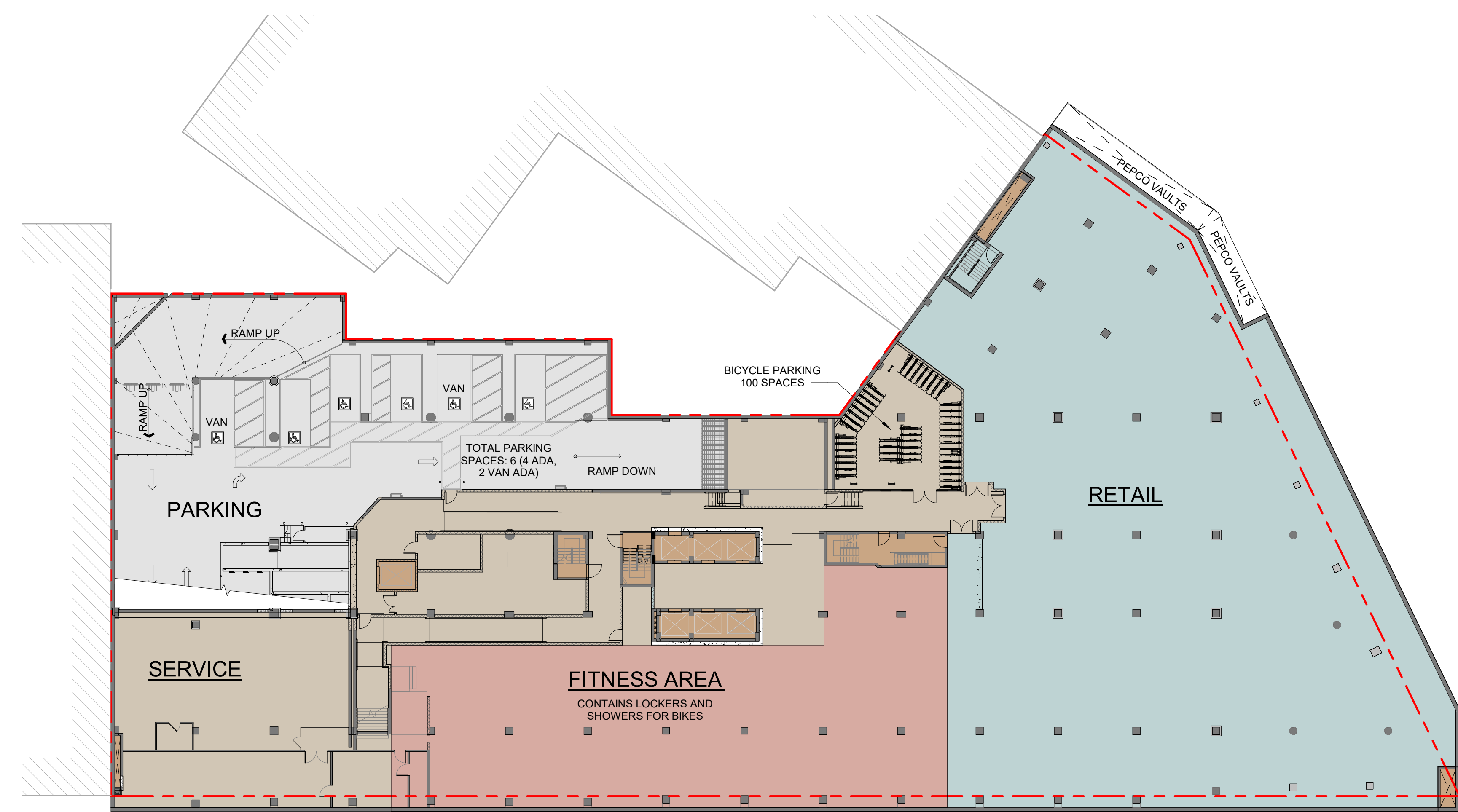
TOTAL PARKING SPACES: 135
(76 REGULAR, 21 COMPACT,
38 VALET)

GARAGE LEVEL 3: PROPOSED (135 spaces)

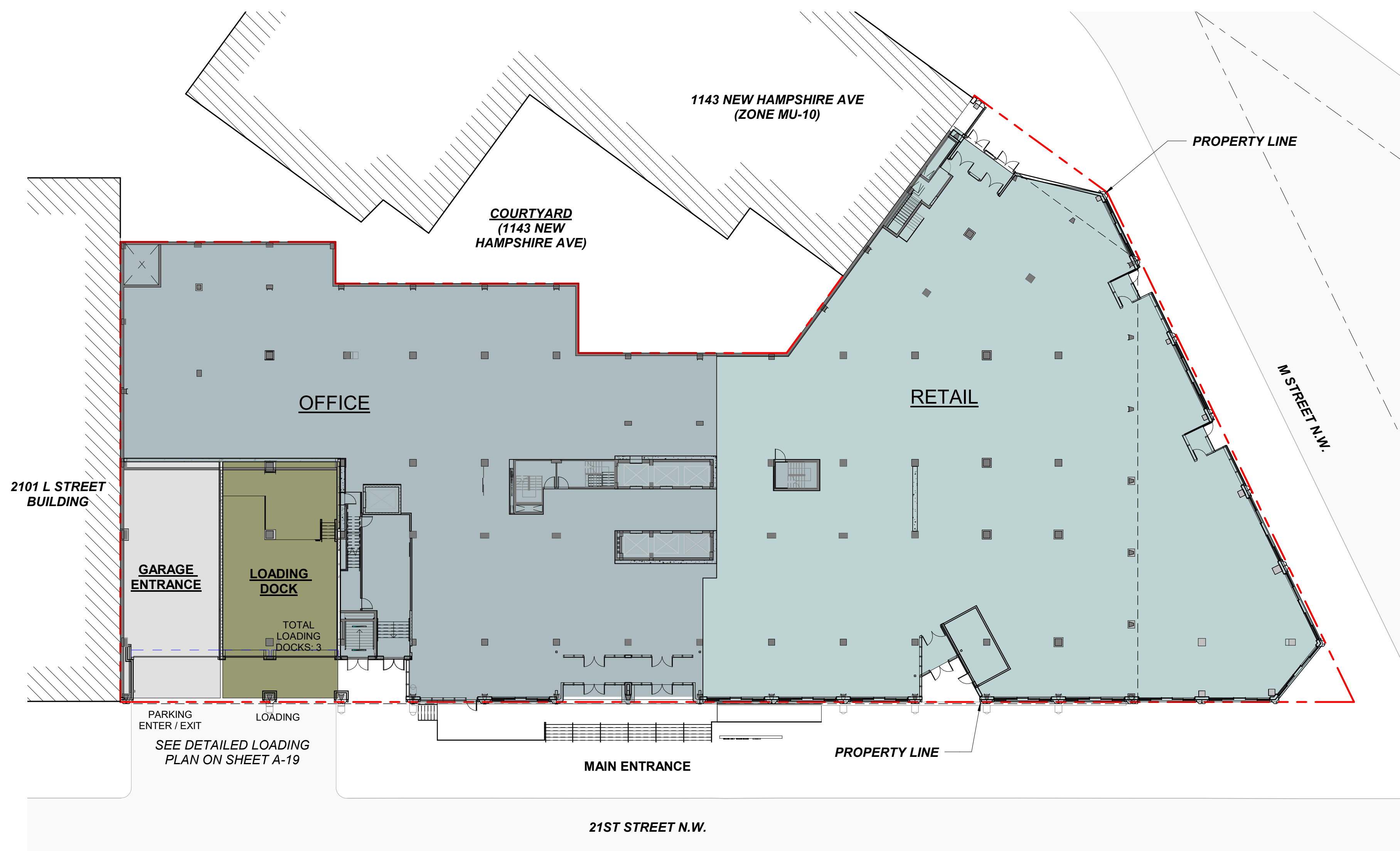


TOTAL PARKING SPACES: 124
(67 REGULAR, 22 COMPACT,
35 VALET)

GARAGE LEVEL 2: PROPOSED (124 spaces)



GARAGE LEVEL 1: PROPOSED (6 spaces)



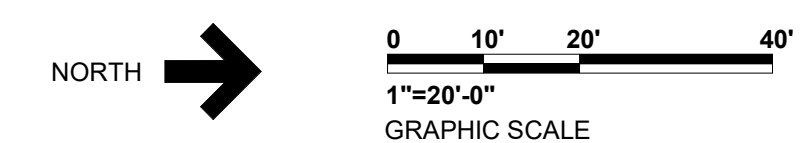
LEVEL 1: PROPOSED

NOTES:

- 1) REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.
- 2) THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES, NUMBER, AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF DEMISING WALLS, THE LOCATION OF BUILDING USE AND FUNCTIONAL COMPONENTS, OUTDOOR SPACE, STAIRS, BALCONY, TERRACES, ELEVATORS, AND PARKING GARAGE LAYOUTS ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FURTHER DESIGN EVOLUTION.
- 3) ALL SPOT ELEVATIONS ARE RELATIVE TO THE MEASURING POINT, ASSUMED FOR THESE DRAWINGS TO BE +0' - 0".
- 4) ALL OCCUPIED OUTDOOR AREA LOCATIONS AND ASSOCIATED RAILINGS SHOWN ARE ILLUSTRATIVE; SIZE/LOCATION ARE SUBJECT TO CHANGE.

LEGEND

- - - PROPERTY LINE
- - - 1143 NEW HAMPSHIRE PROPERTY LINE
- - - 90' / 1143 NEW HAMPSHIRE SETBACK
- SERVICE
- MECHANICAL
- PARKING AREA
- RETAIL
- OFFICE
- OCCUPIED OUTDOOR SPACE
- GREEN ROOF
- FITNESS AREA
- MU-10 ZONING SETBACK
- 1:1 ROOF STRUCTURE SETBACK



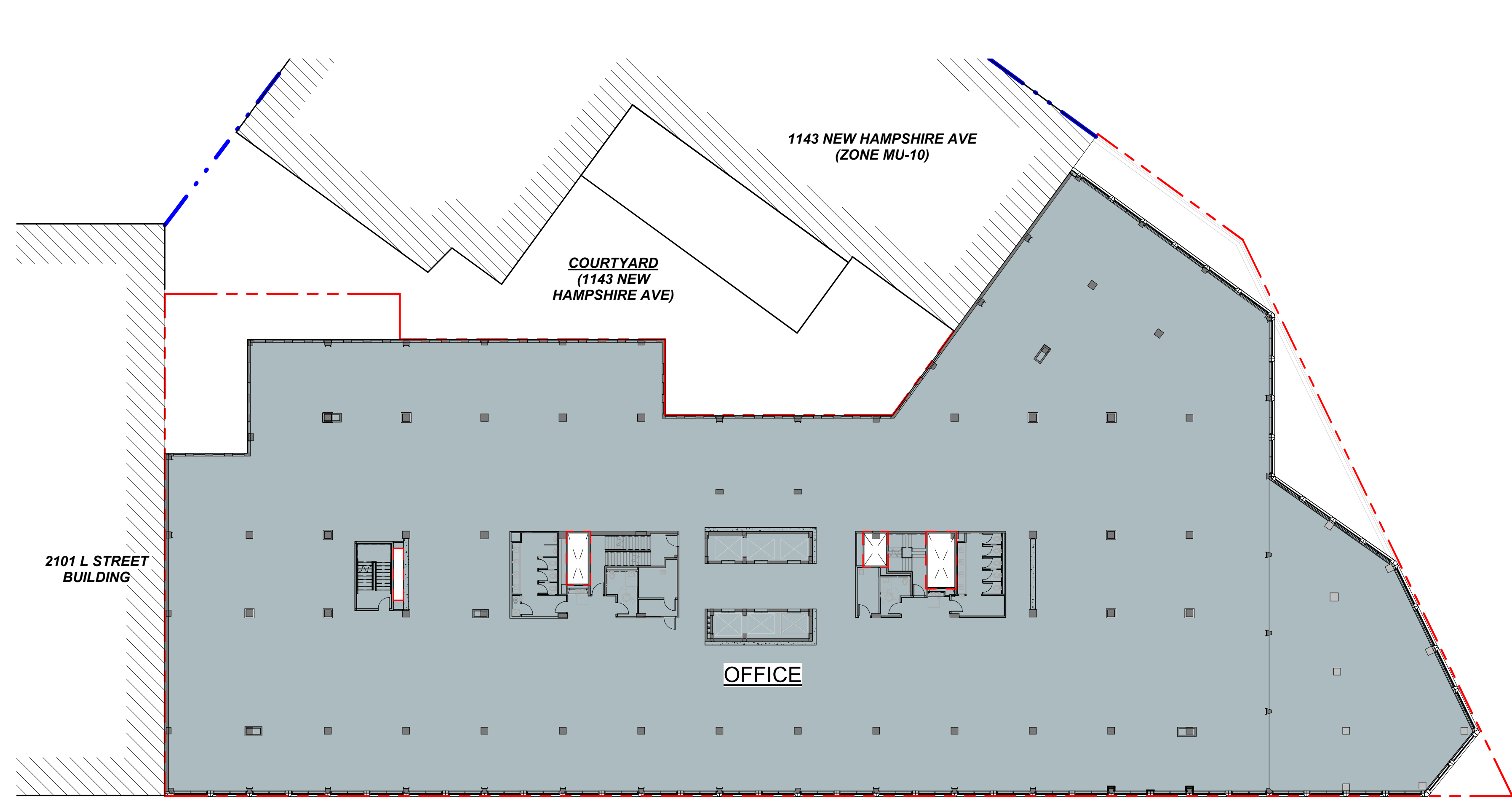
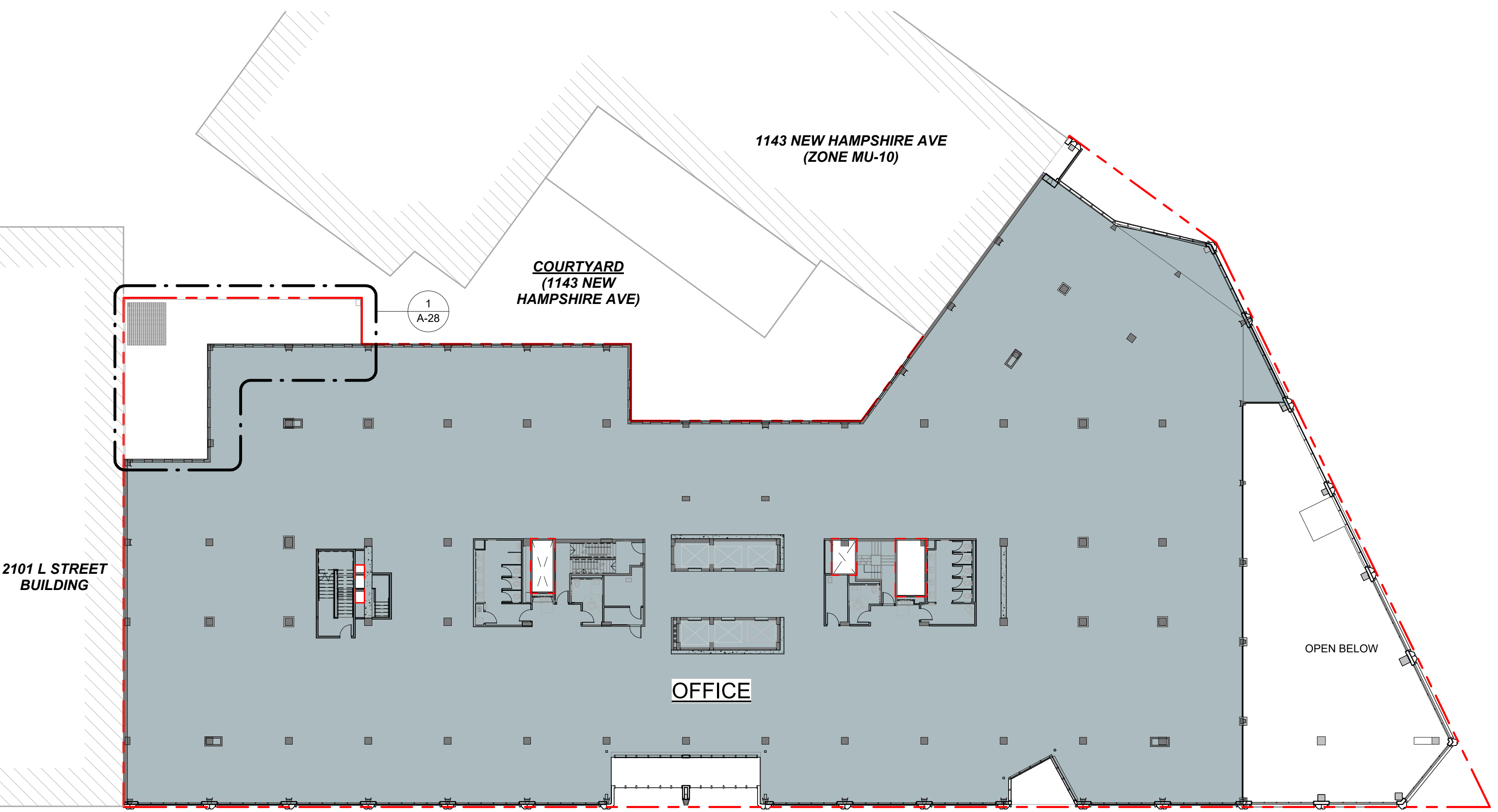
2100M STREET

NOTES:

- 1) REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.
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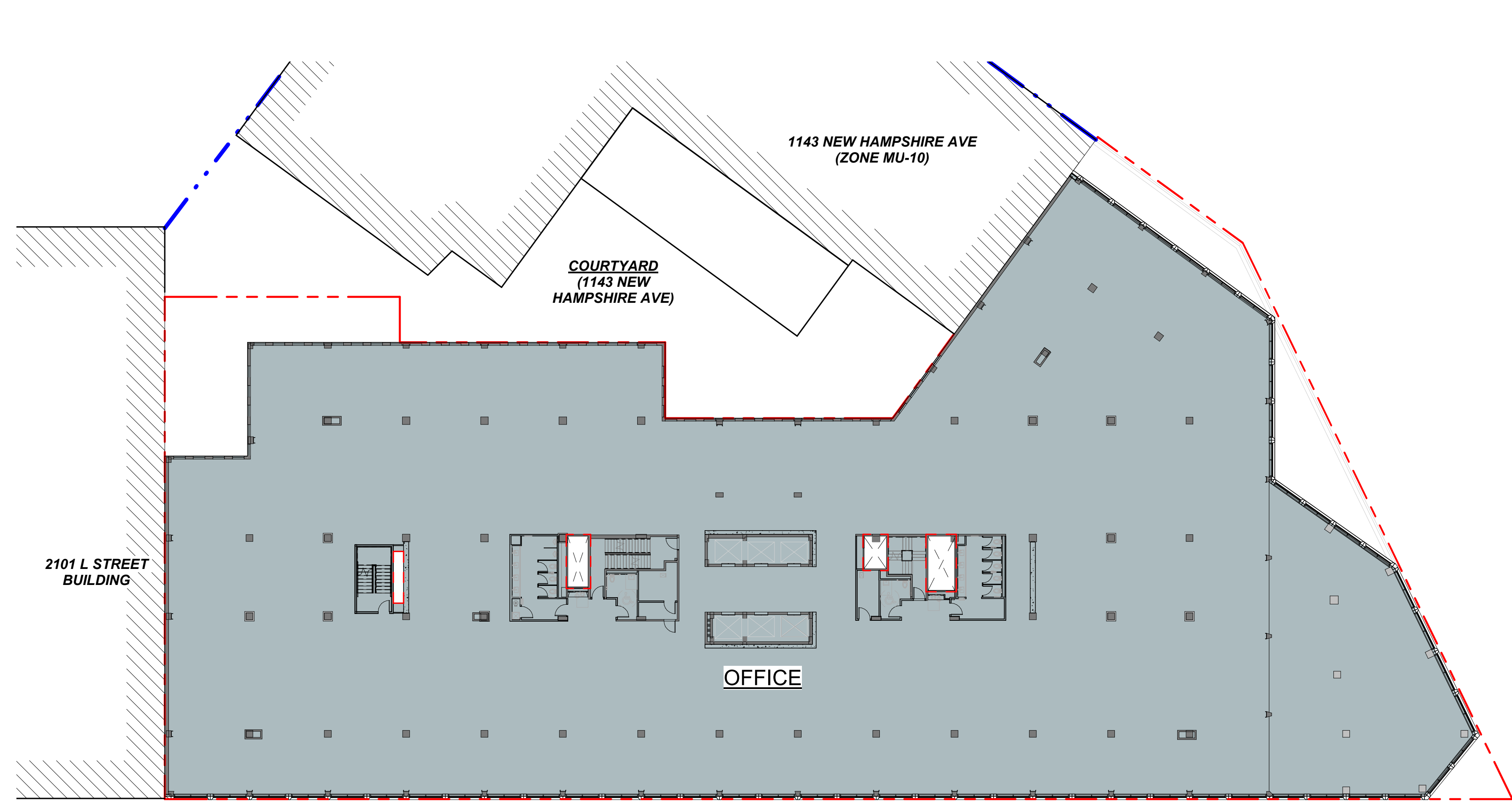
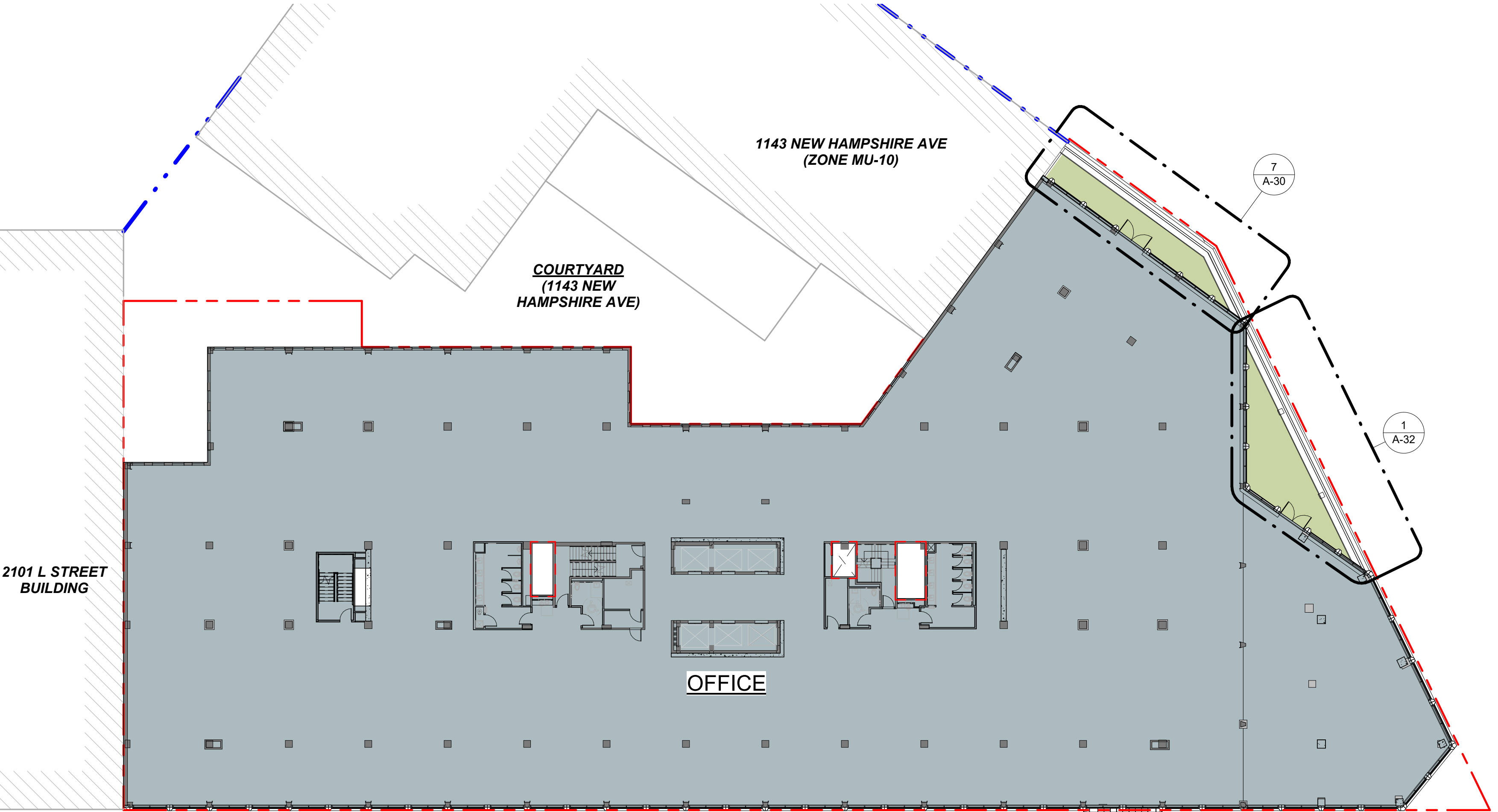
LEGEND

- - - PROPERTY LINE
- - - 1143 NEW HAMPSHIRE PROPERTY LINE
- - - 90' / 1143 NEW HAMPSHIRE SETBACK
- SERVICE
- MECHANICAL
- PARKING AREA
- RETAIL
- OFFICE
- OCCUPIED OUTDOOR SPACE
- GREEN ROOF
- FITNESS AREA
- MU-10 ZONING SETBACK
- 1:1 ROOF STRUCTURE SETBACK



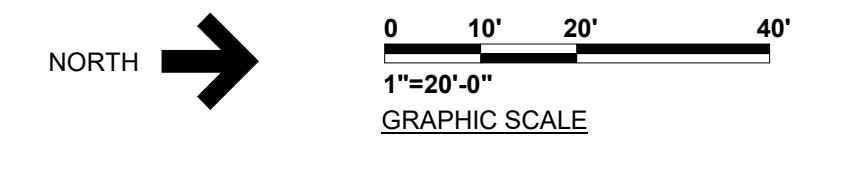
LEVEL 2: PROPOSED

LEVEL 4: PROPOSED



LEVEL 3: PROPOSED

LEVEL 5: PROPOSED



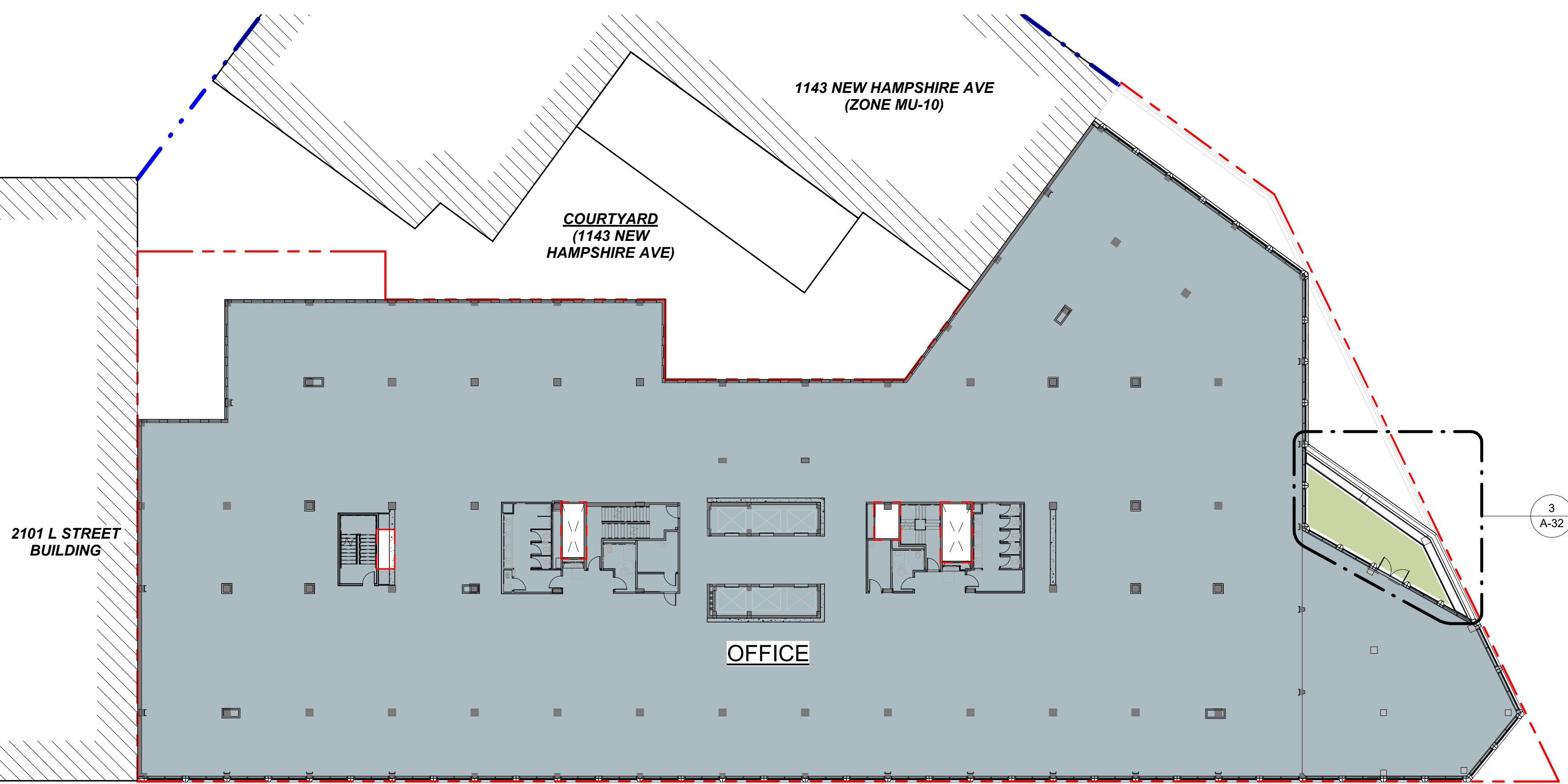
2100M STREET

NOTES:

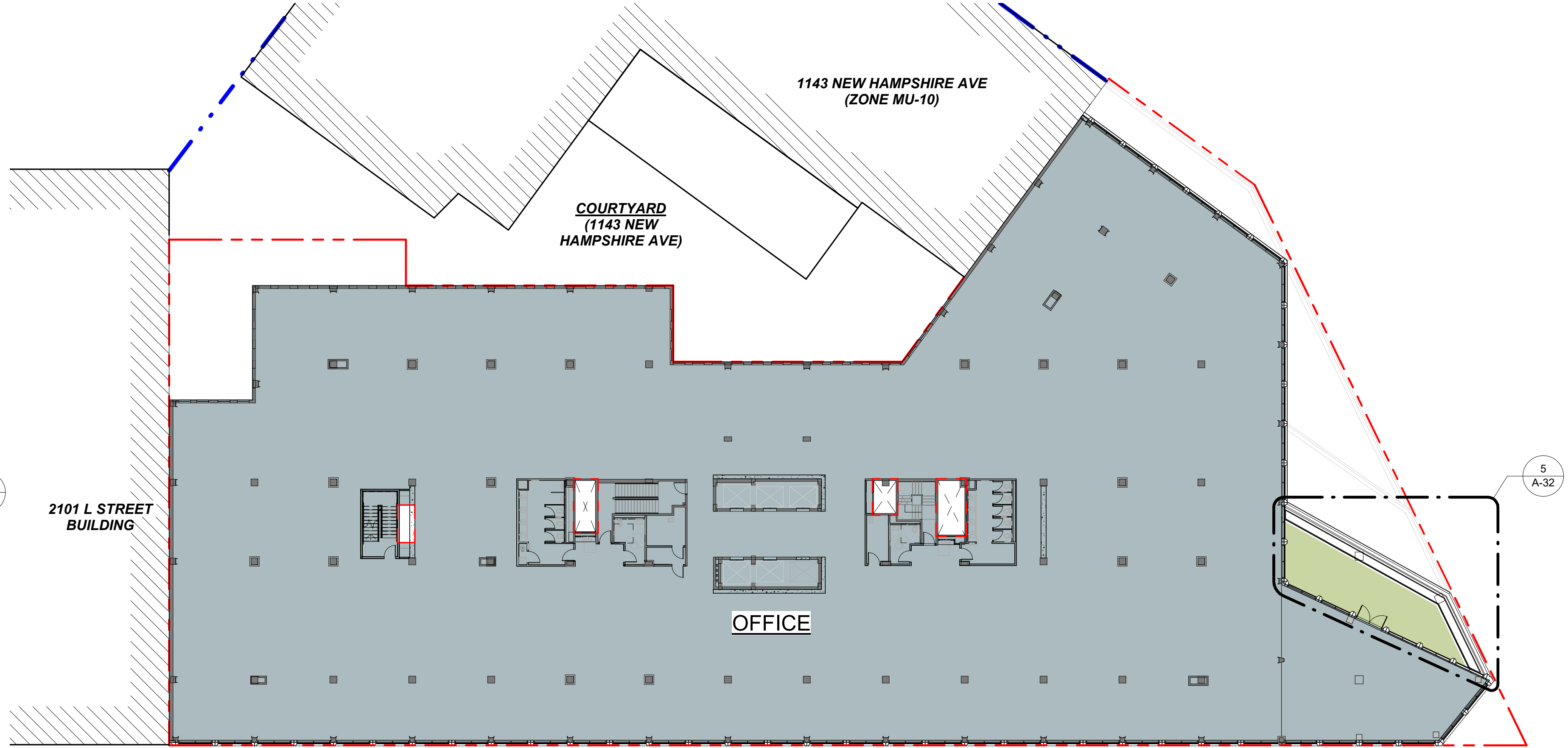
- 1) REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.
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LEGEND

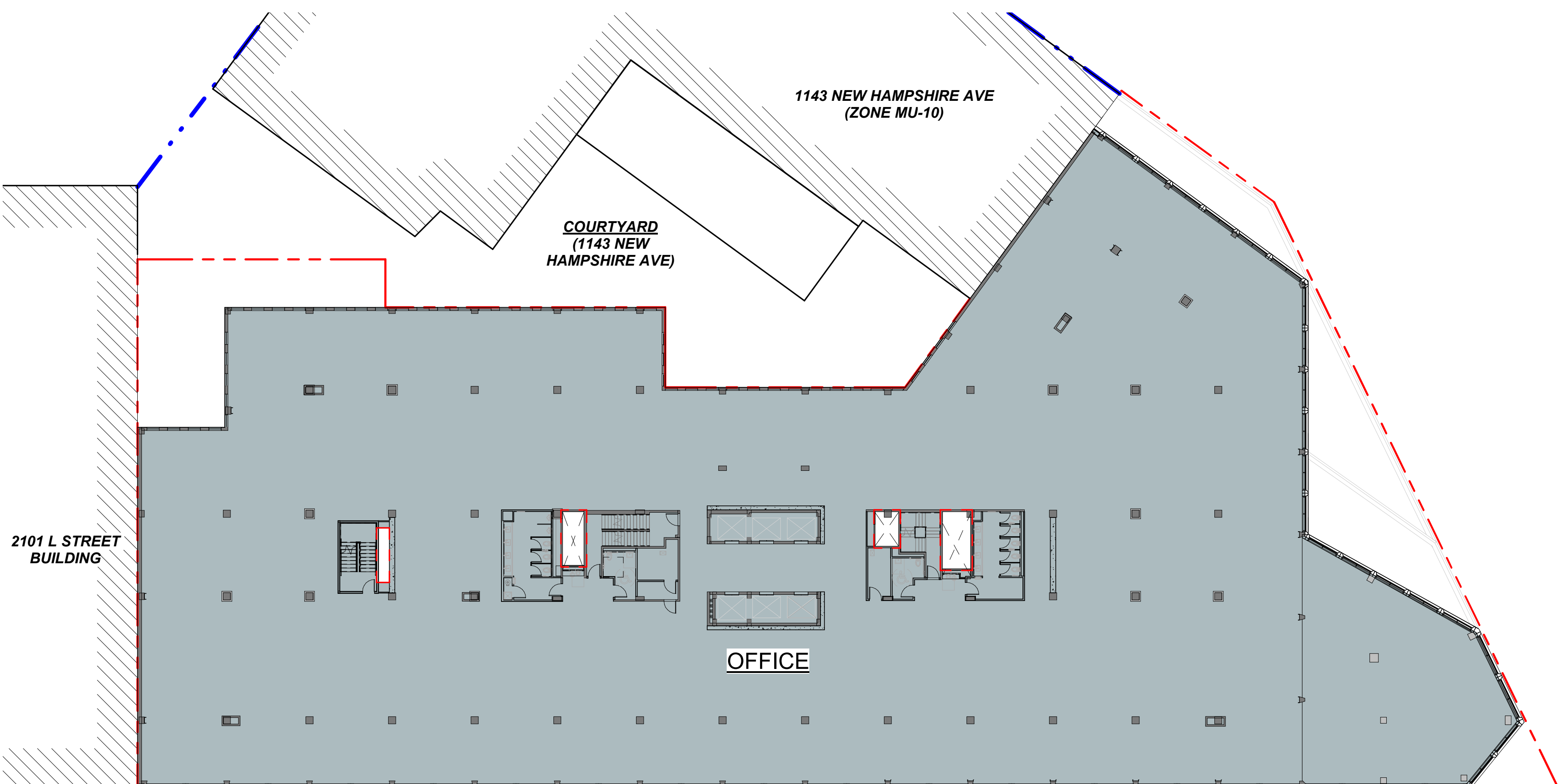
- - - PROPERTY LINE
- - - 1143 NEW HAMPSHIRE AVENUE PROPERTY LINE
- - - 90' / 1143 NEW HAMPSHIRE AVENUE SETBACK
- SERVICE
- MECHANICAL
- PARKING AREA
- RETAIL
- OFFICE
- OCCUPIED OUTDOOR SPACE
- GREEN ROOF
- FITNESS AREA
- MU-10 ZONING SETBACK
- 1:1 ROOF STRUCTURE SETBACK



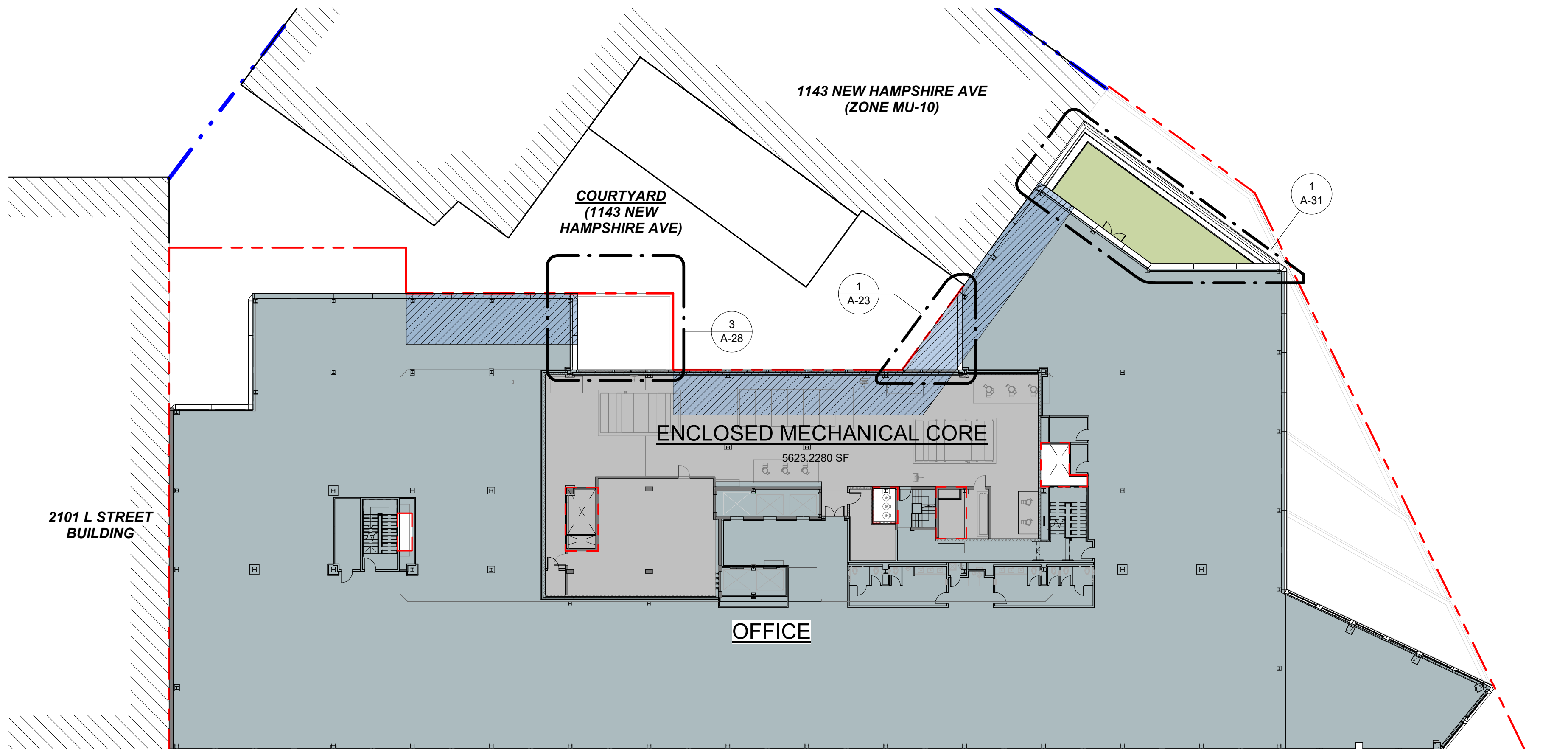
LEVEL 6: PROPOSED



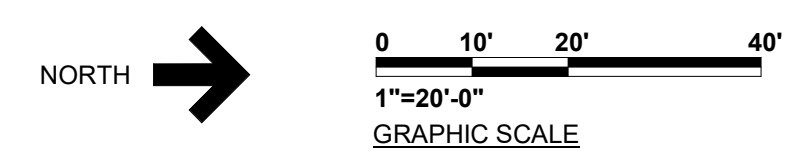
LEVEL 8: PROPOSED



LEVEL 7: PROPOSED



LEVEL 9: PROPOSED



NOTES:

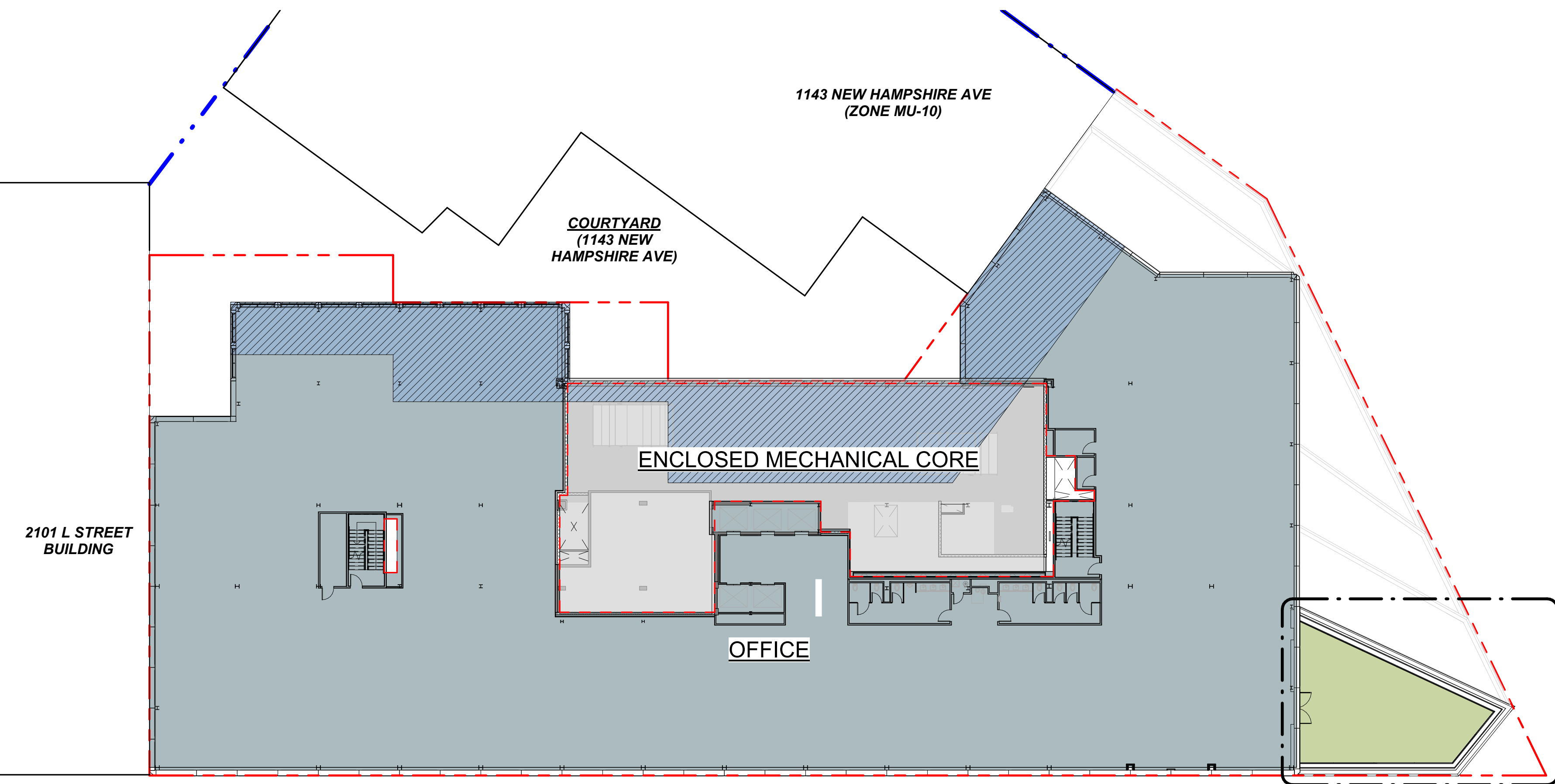
- 1) REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.
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LEGEND

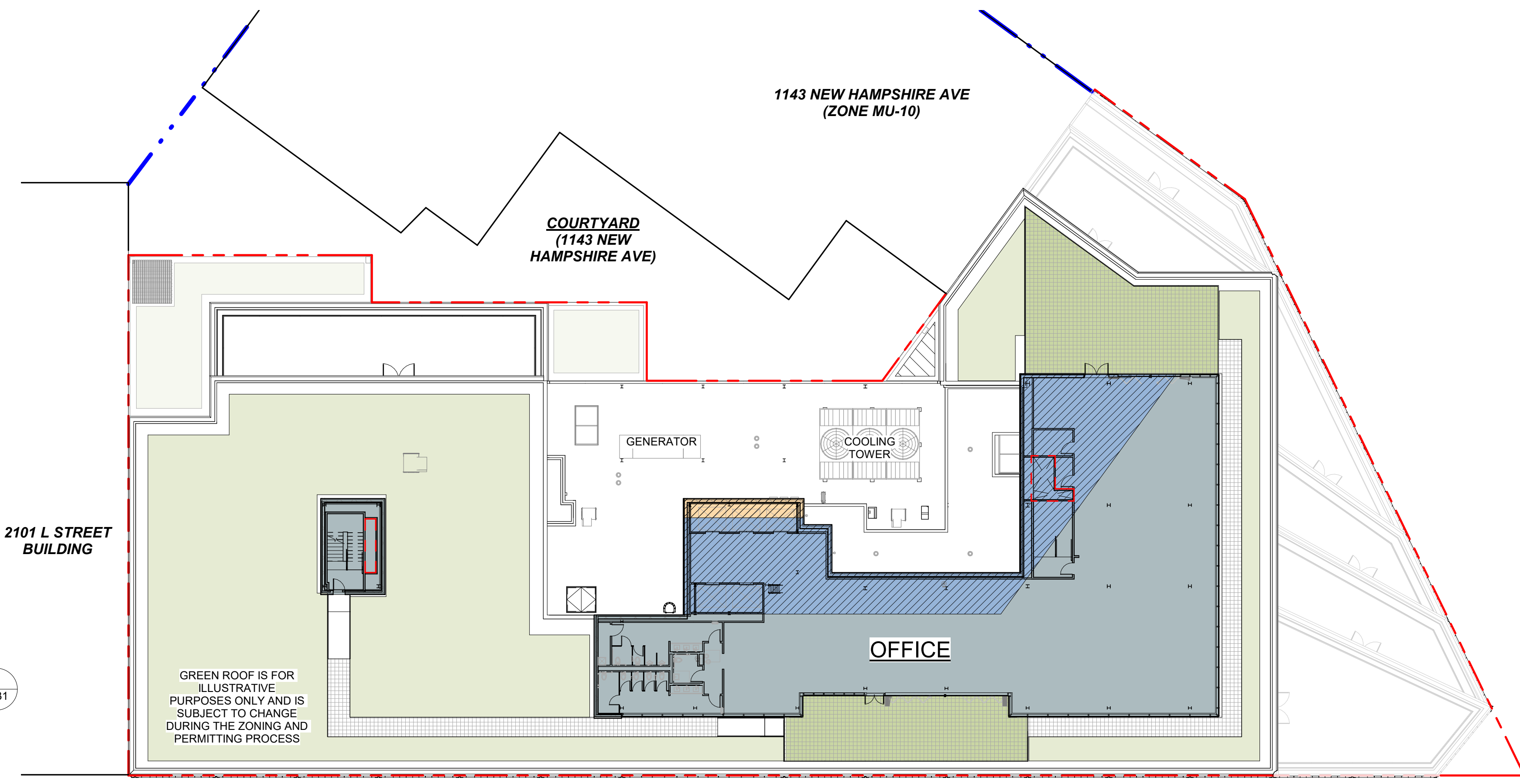
- - - - PROPERTY LINE
- - - - 1143 NEW HAMPSHIRE PROPERTY LINE
- - - - 90' / 1143 NEW HAMPSHIRE SETBACK
- SERVICE
- MECHANICAL
- PARKING AREA
- RETAIL
- OFFICE
- OCCUPIED OUTDOOR SPACE
- GREEN ROOF
- FITNESS AREA
- MU-10 ZONING SETBACK
- 1:1 ROOF STRUCTURE SETBACK

GREEN ROOF NOTE:

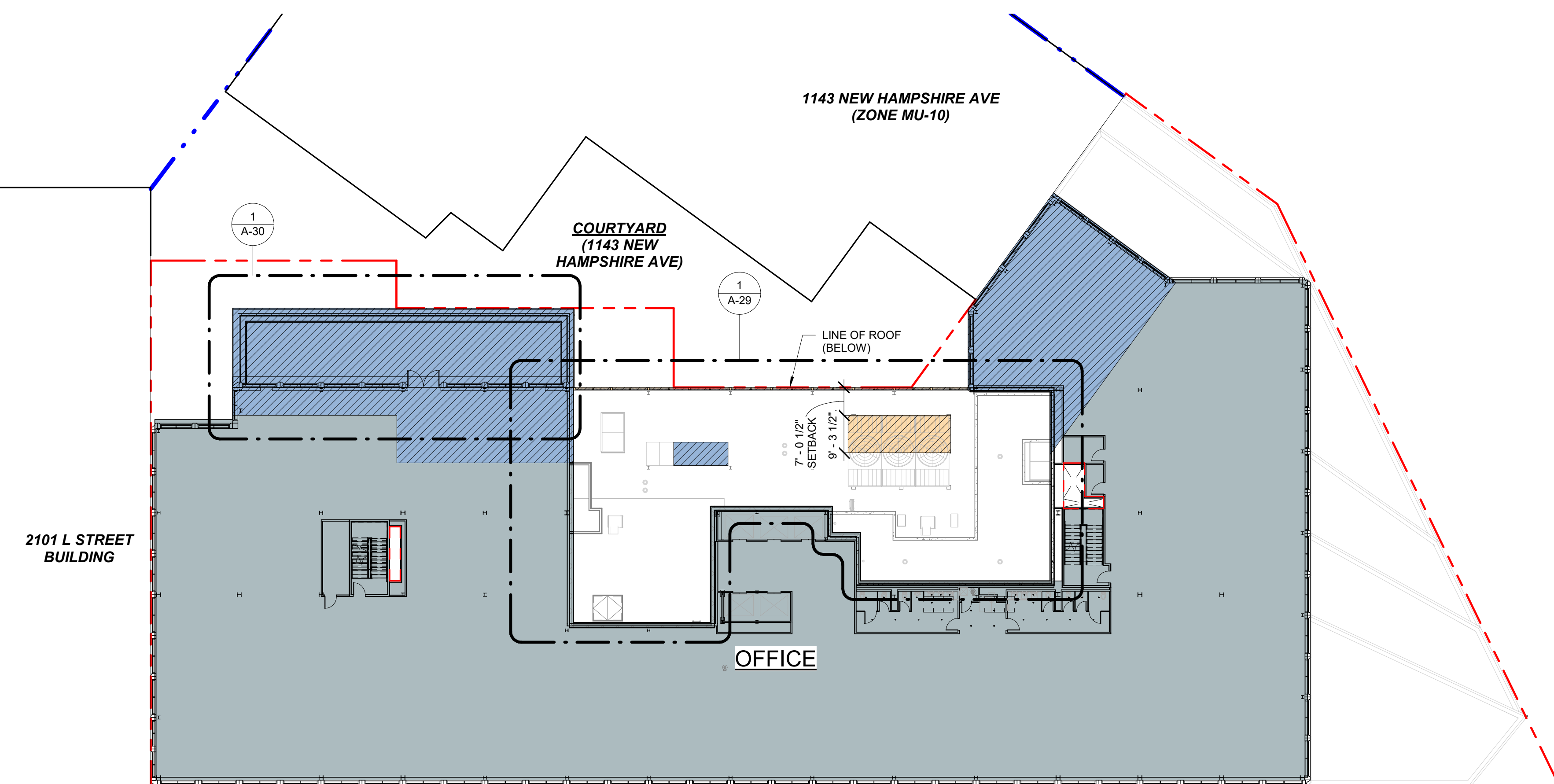
GREEN ROOF AREAS SHOWN ARE ILLUSTRATIVE AND SUBJECT TO CHANGE DURING DESIGN AND PERMITTING PROCESSES



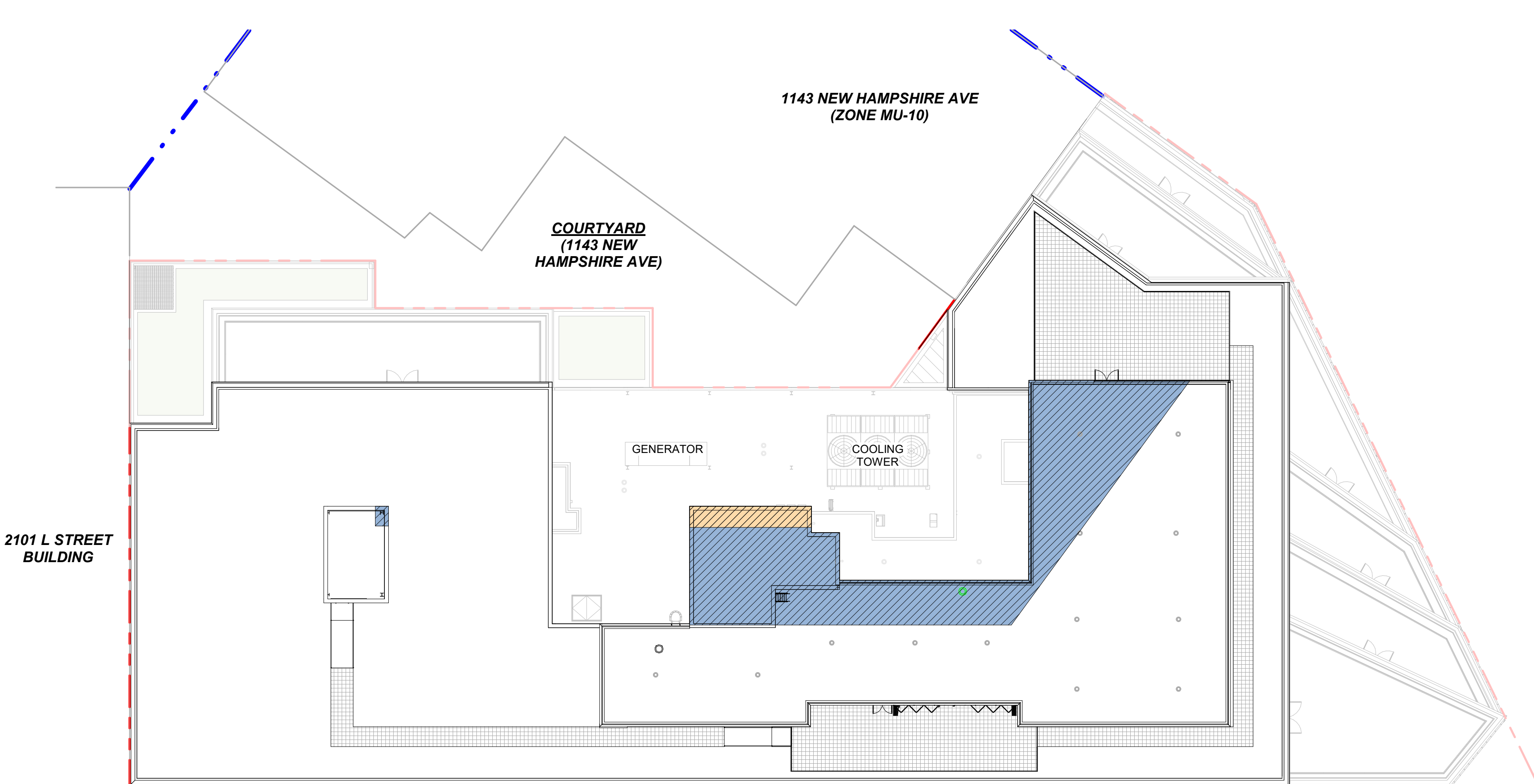
LEVEL 10: PROPOSED



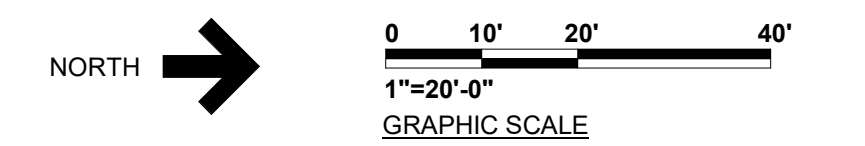
ROOF STRUCTURE: PROPOSED



LEVEL 11: PROPOSED

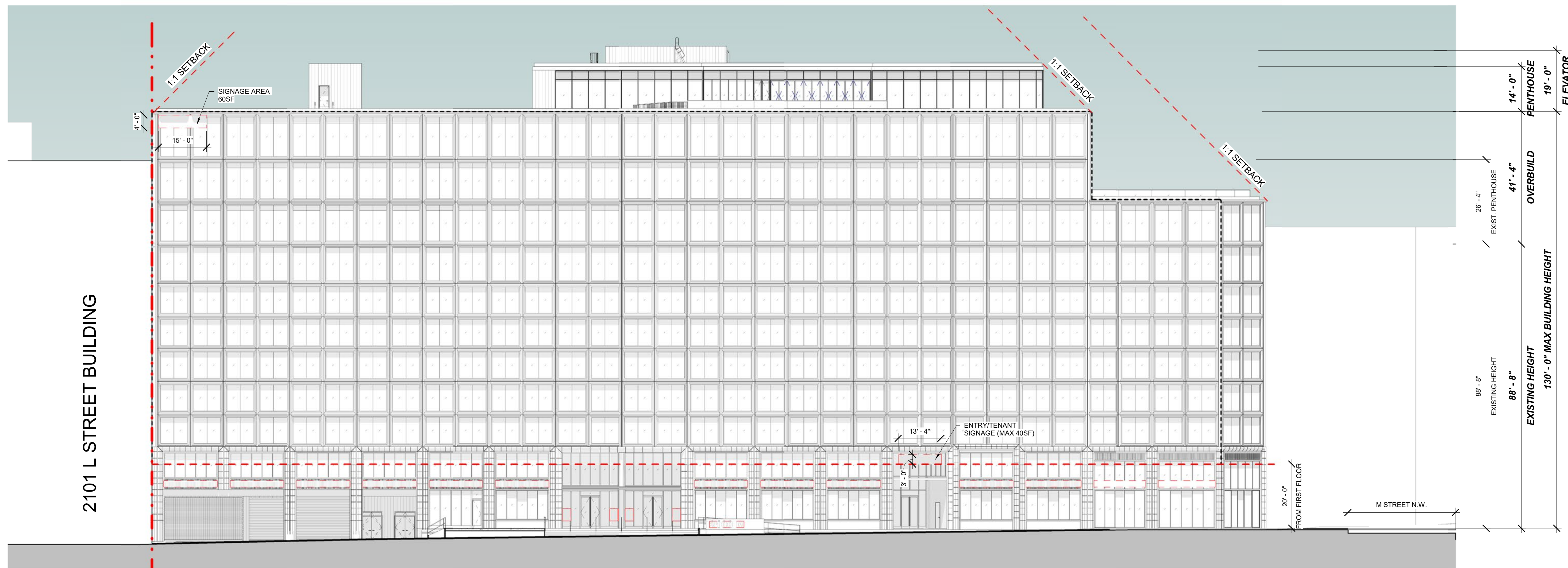


ROOF PLAN: PROPOSED

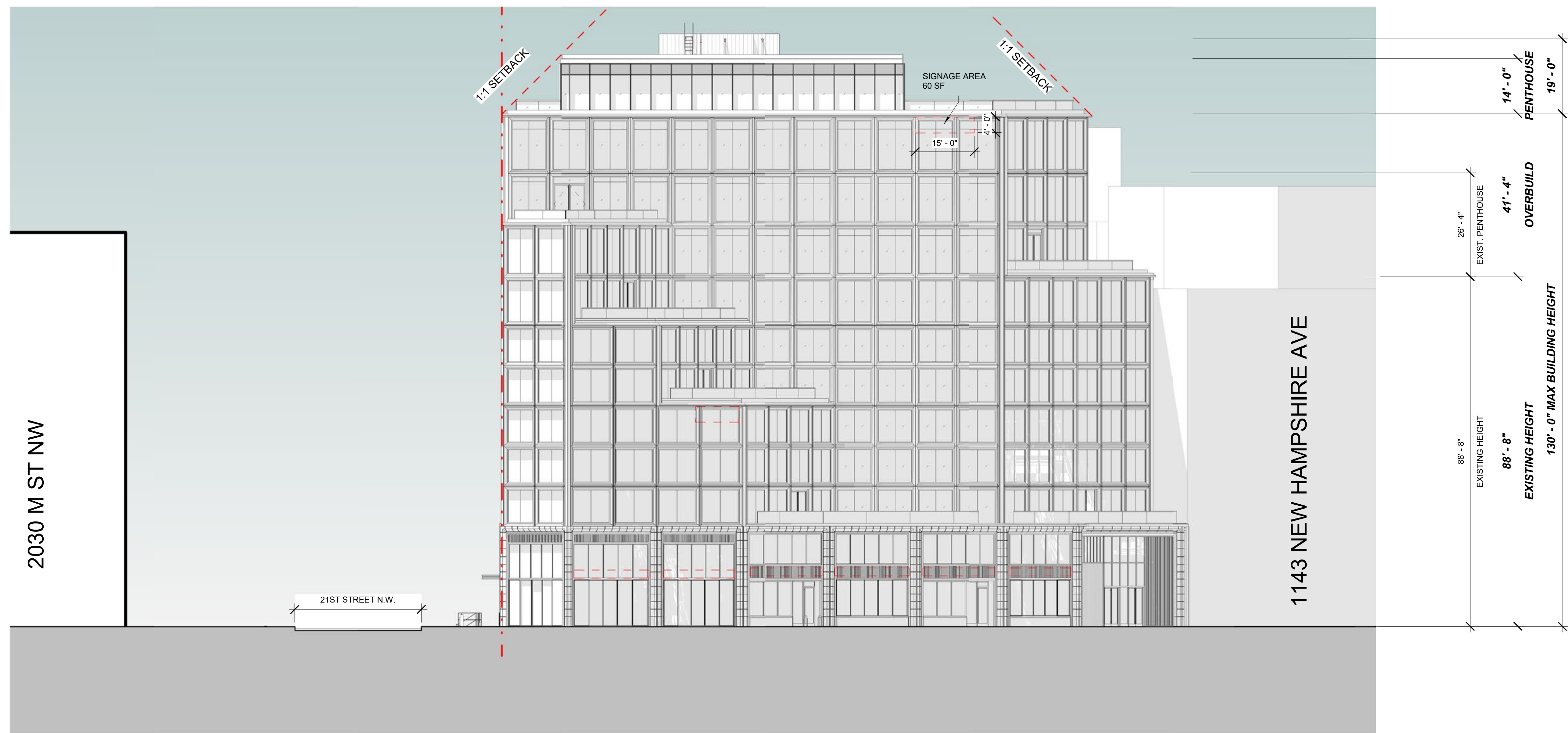


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- 3) ALL SPOT ELEVATIONS ARE RELATIVE TO THE MEASURING POINT, ASSUMED FOR THESE DRAWINGS TO BE +0' - 0'.
- 4) ALL OCCUPIED OUTDOOR AREA LOCATIONS AND ASSOCIATED RAILINGS SHOWN ARE ILLUSTRATIVE; SIZE/LOCATION ARE SUBJECT TO CHANGE.
- 5) SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES, APPROXIMATE LOCATION, AND SCALE AND WILL CHANGE DURING TENANT SPACE CONFIGURATION AND FINAL SIGN DESIGN.



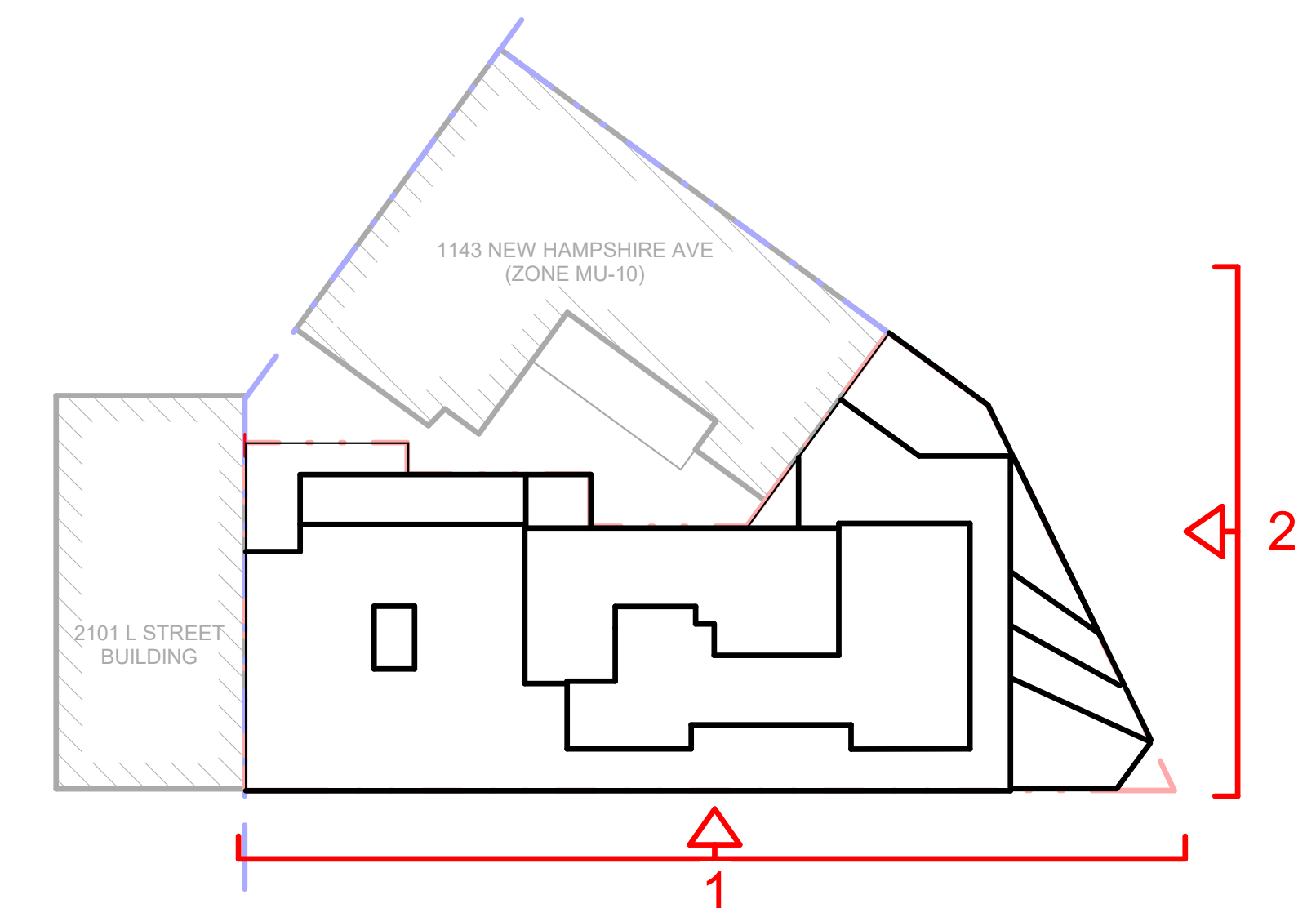
(1) EAST ELEVATION



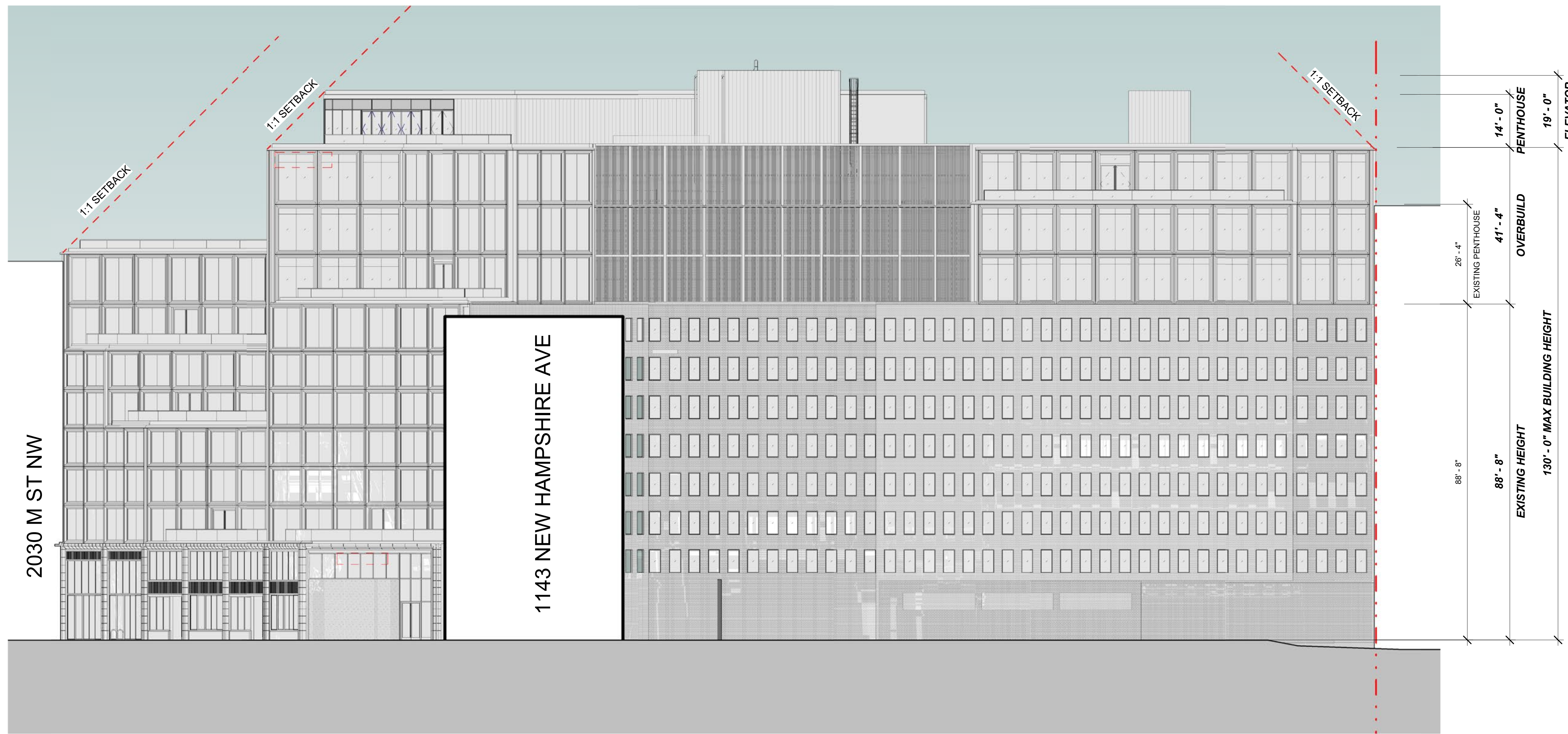
(2) NORTH ELEVATION

LEGEND

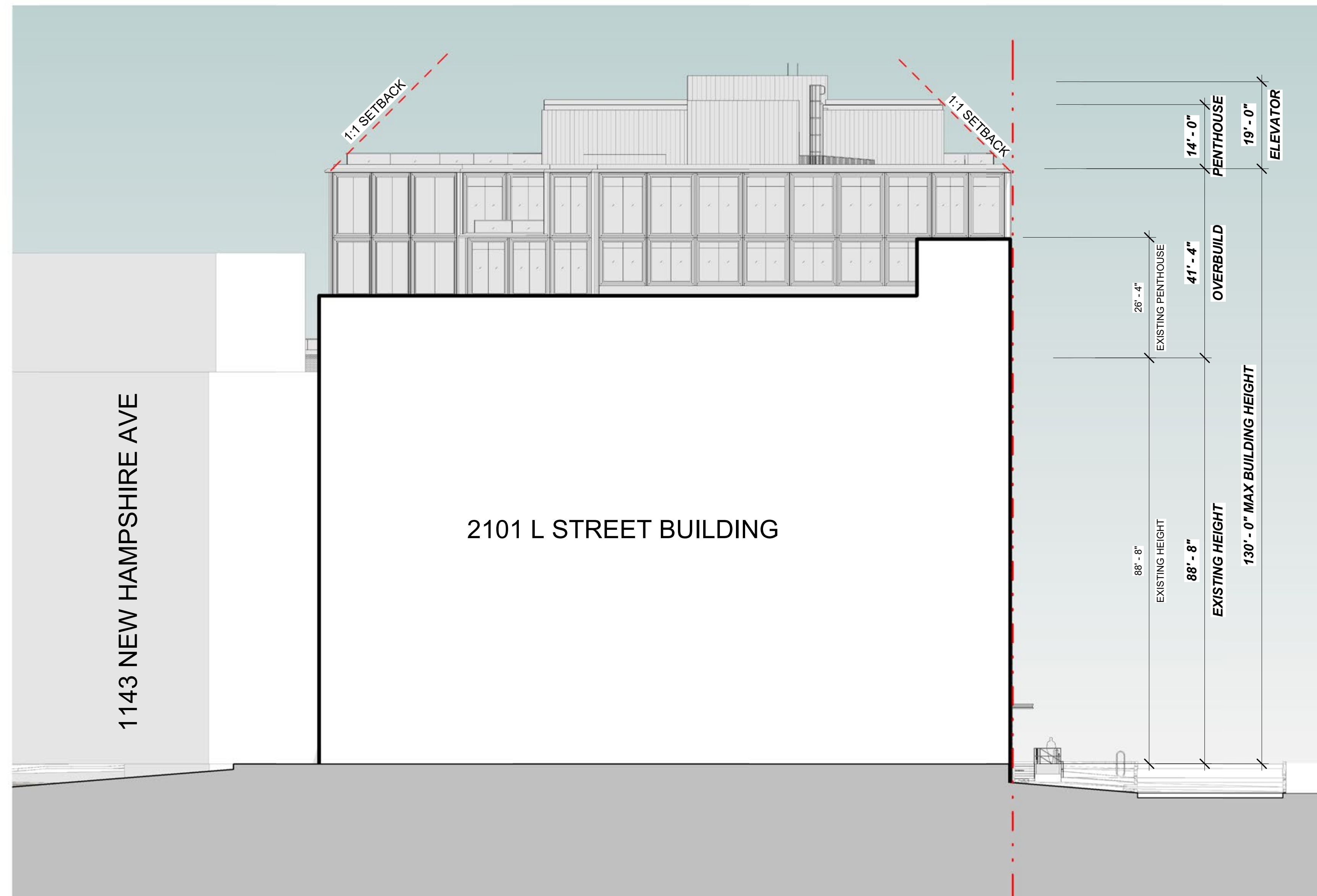
- - - PROPERTY LINE
- - - NEIGHBOR PROPERTY LINE
- - - ROOF STRUCTURE SETBACK
- - - POTENTIAL SIGNAGE LOCATION



KEY PLAN



(1) WEST ELEVATION



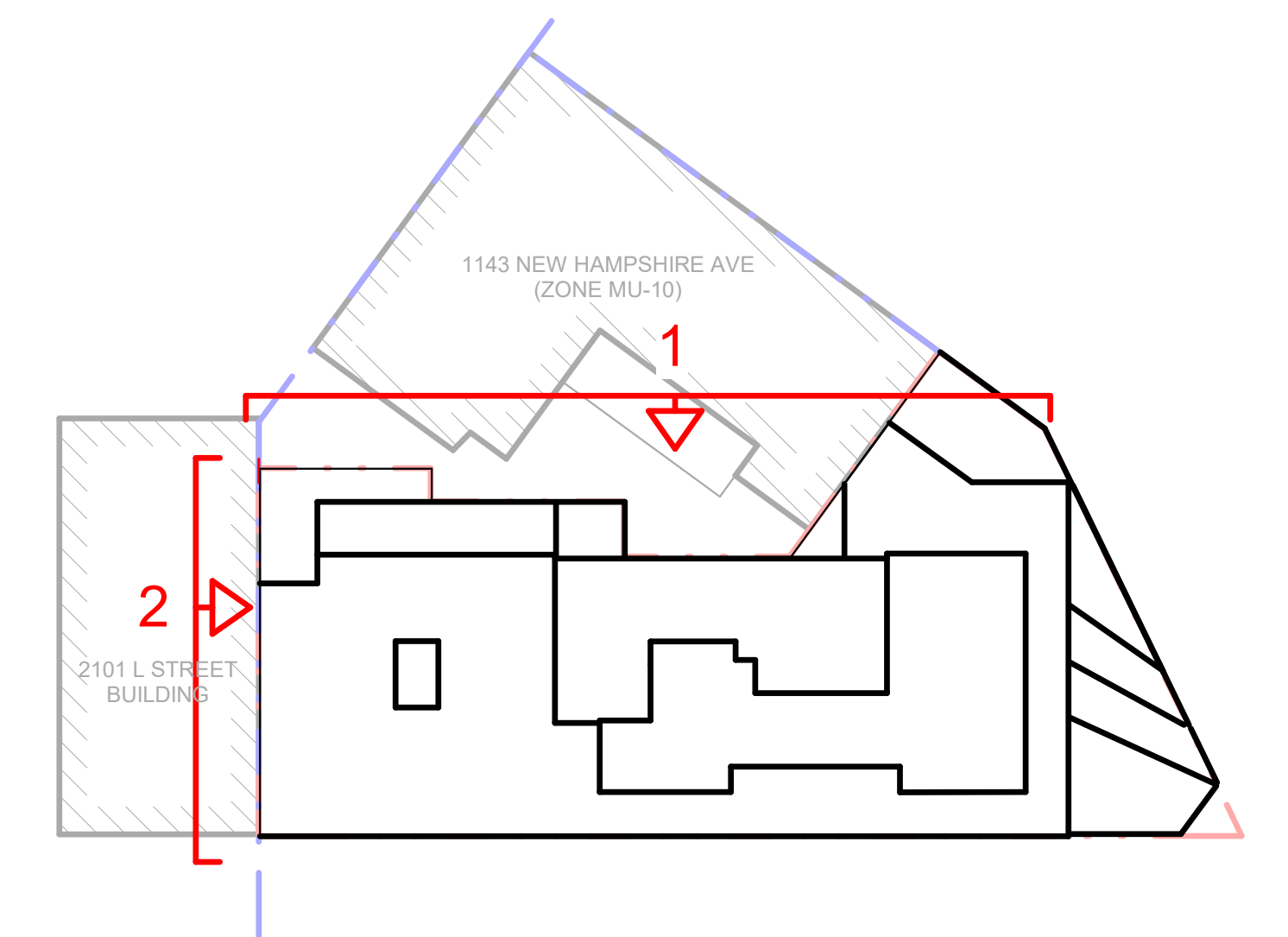
(2) SOUTH ELEVATION

NOTES:

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- 5) SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES, APPROXIMATE LOCATION, AND SCALE AND WILL CHANGE DURING TENANT SPACE CONFIGURATION AND FINAL SIGN DESIGN.

LEGEND

- - - PROPERTY LINE
- - - NEIGHBOR PROPERTY LINE
- - - ROOF STRUCTURE SETBACK
- POTENTIAL SIGNAGE LOCATION



KEY PLAN