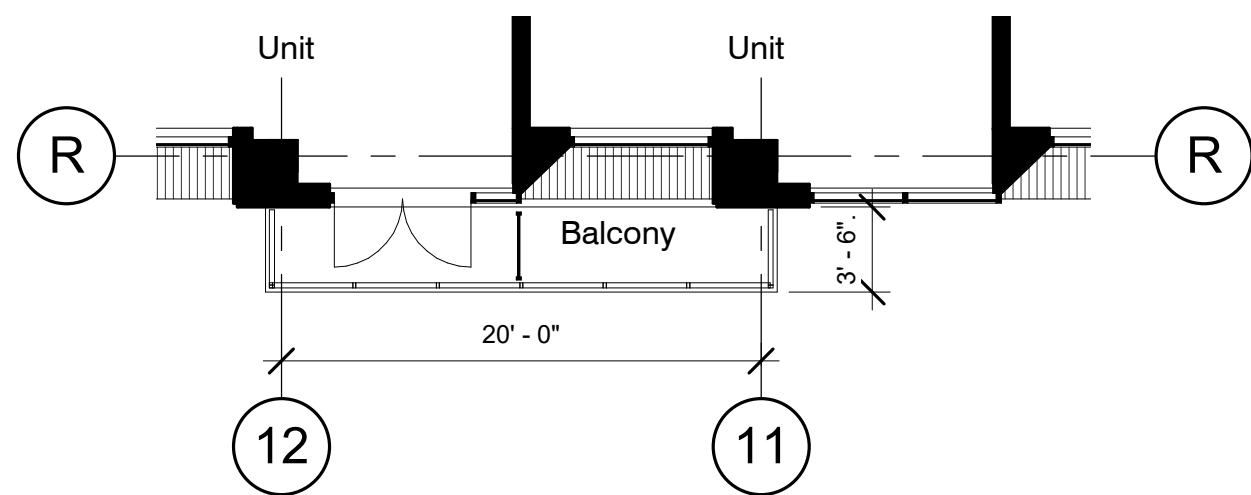
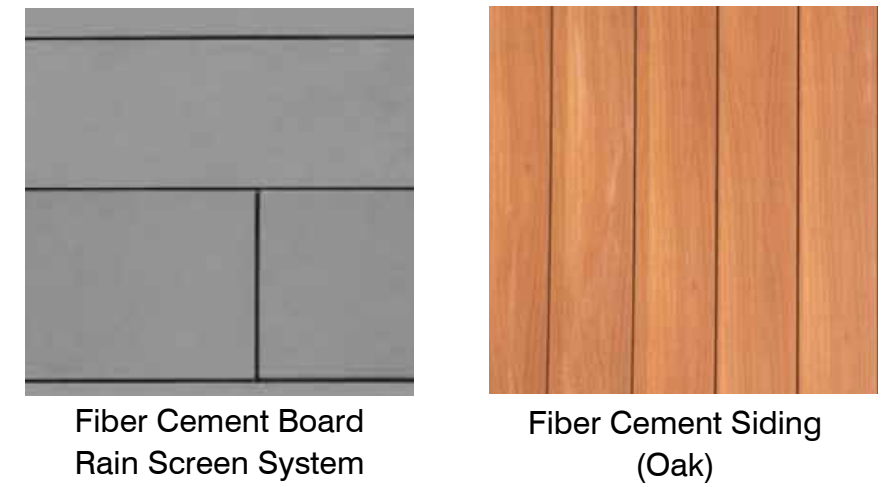




Partial Elevation



Partial Plan



Fiber Cement Board Rain Screen System

Fiber Cement Siding (Oak)



3D View

River Point - 2100 2nd St, SW

Square 613 / Lot 10

Facade Materials: Facade Type C

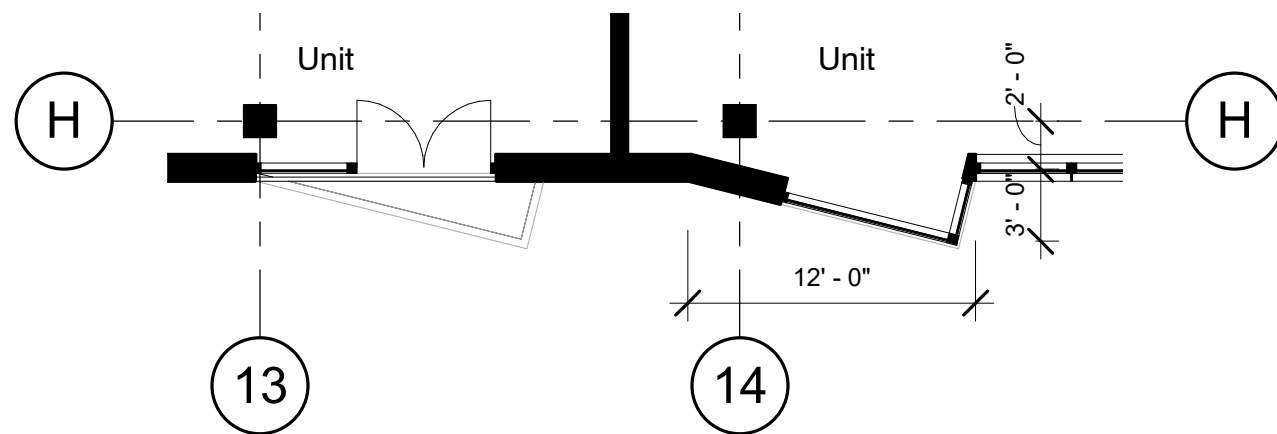
February 28, 2017



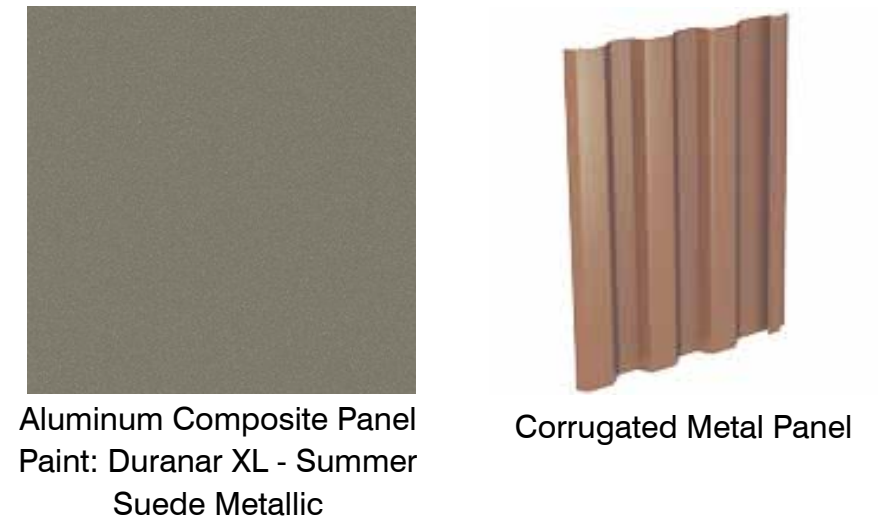
A41



Partial Elevation



Partial Plan (Level 7)



Aluminum Composite Panel
Paint: Duranar XL - Summer
Suede Metallic

Corrugated Metal Panel



3D View

River Point - 2100 2nd St, SW

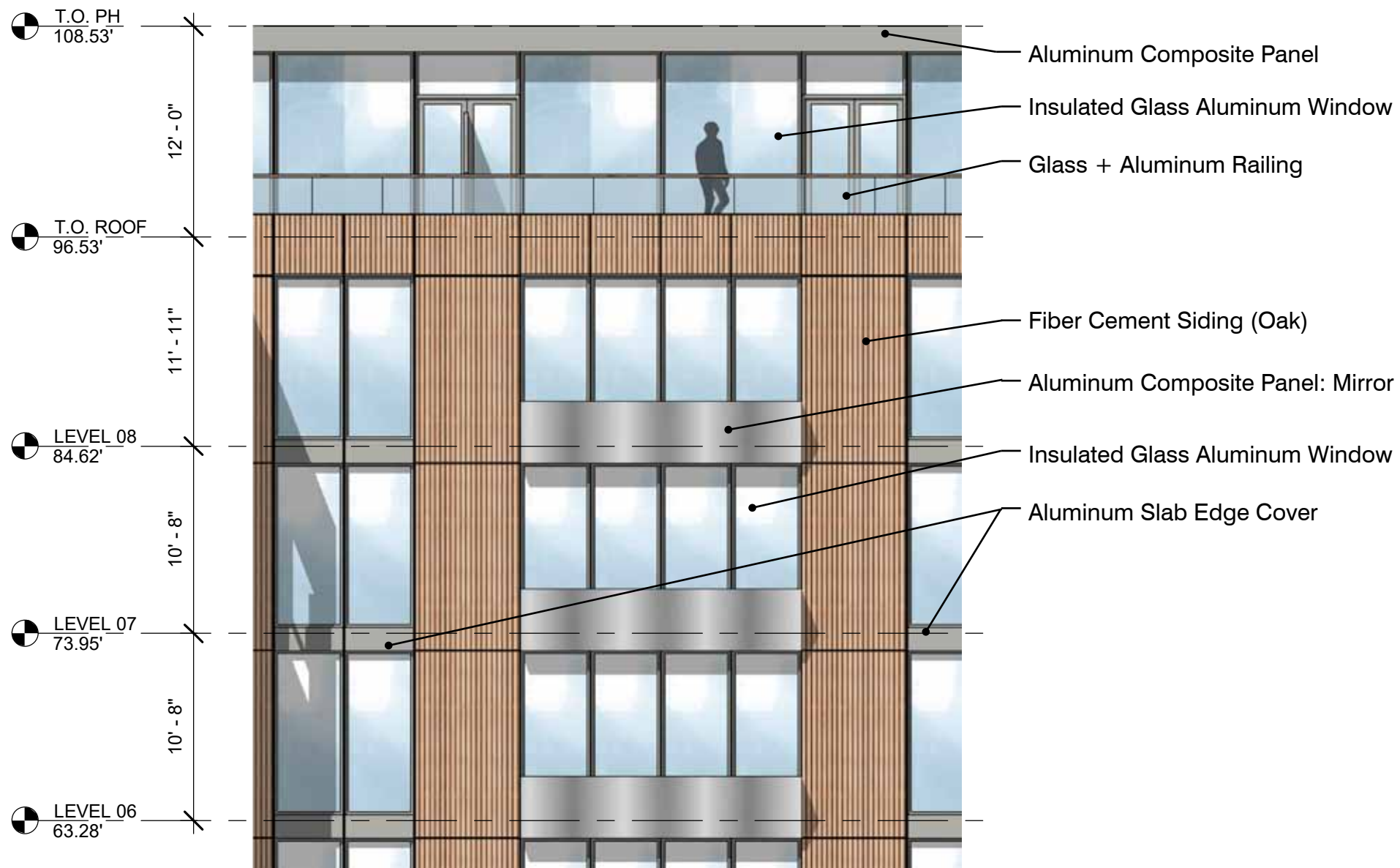
Square 613 / Lot 10

Facade Materials: Facade Type D

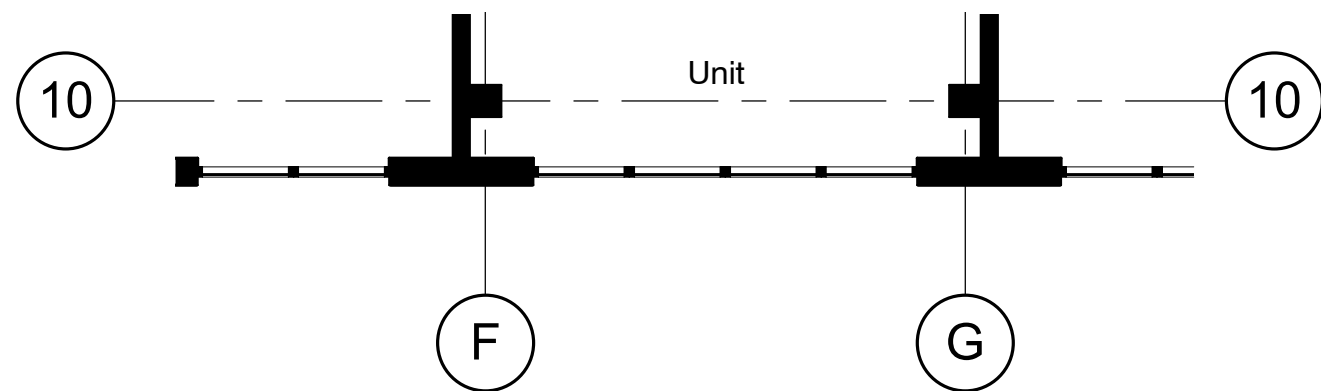
February 28, 2017



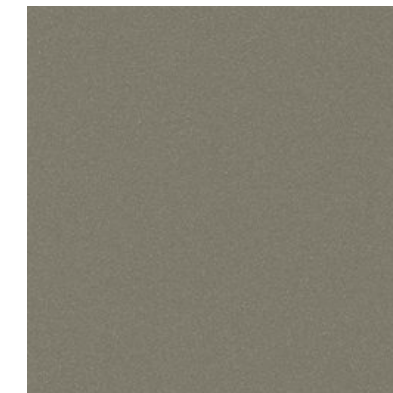
A42



Partial Elevation



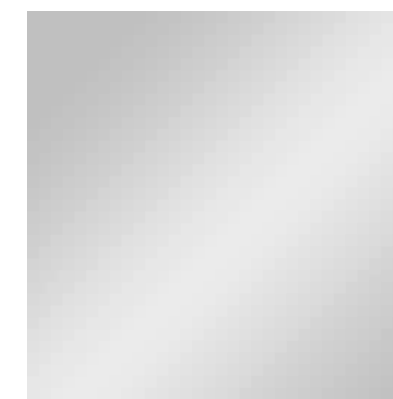
Partial Plan



Aluminum Composite Panel
Paint: Duranar XL - Summer Suede Metallic



Fiber Cement Siding (Oak)



Aluminum Composite Panel
Paint: Brite Mirror



3D View

River Point - 2100 2nd St, SW

Square 613 / Lot 10

Facade Materials: Facade Type E

February 28, 2017



A43



3D View

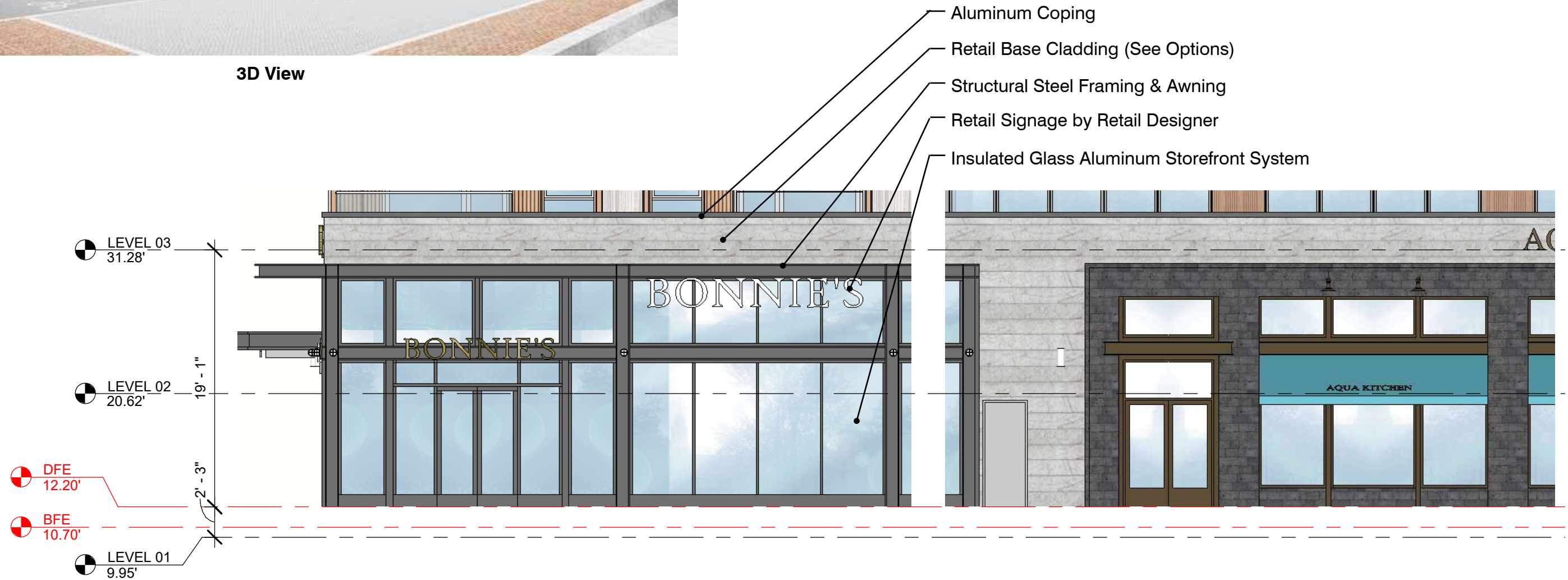


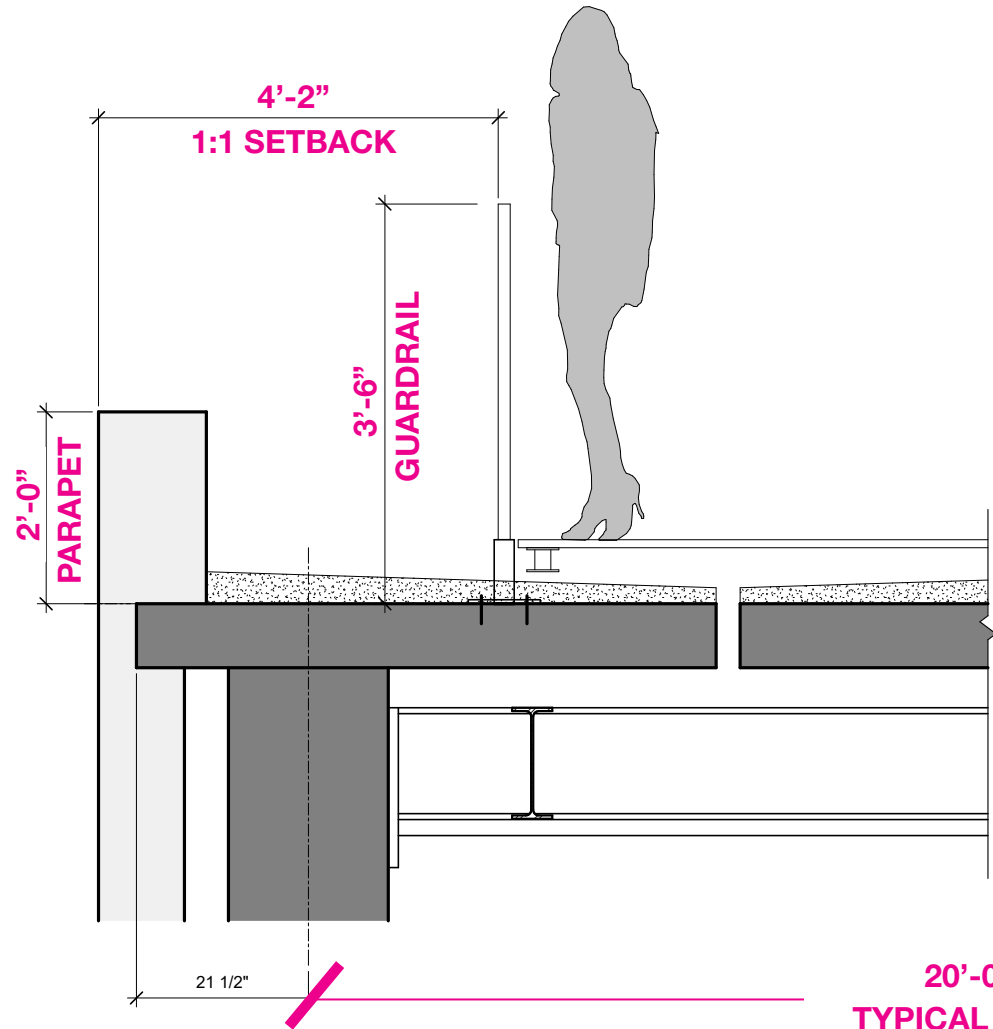
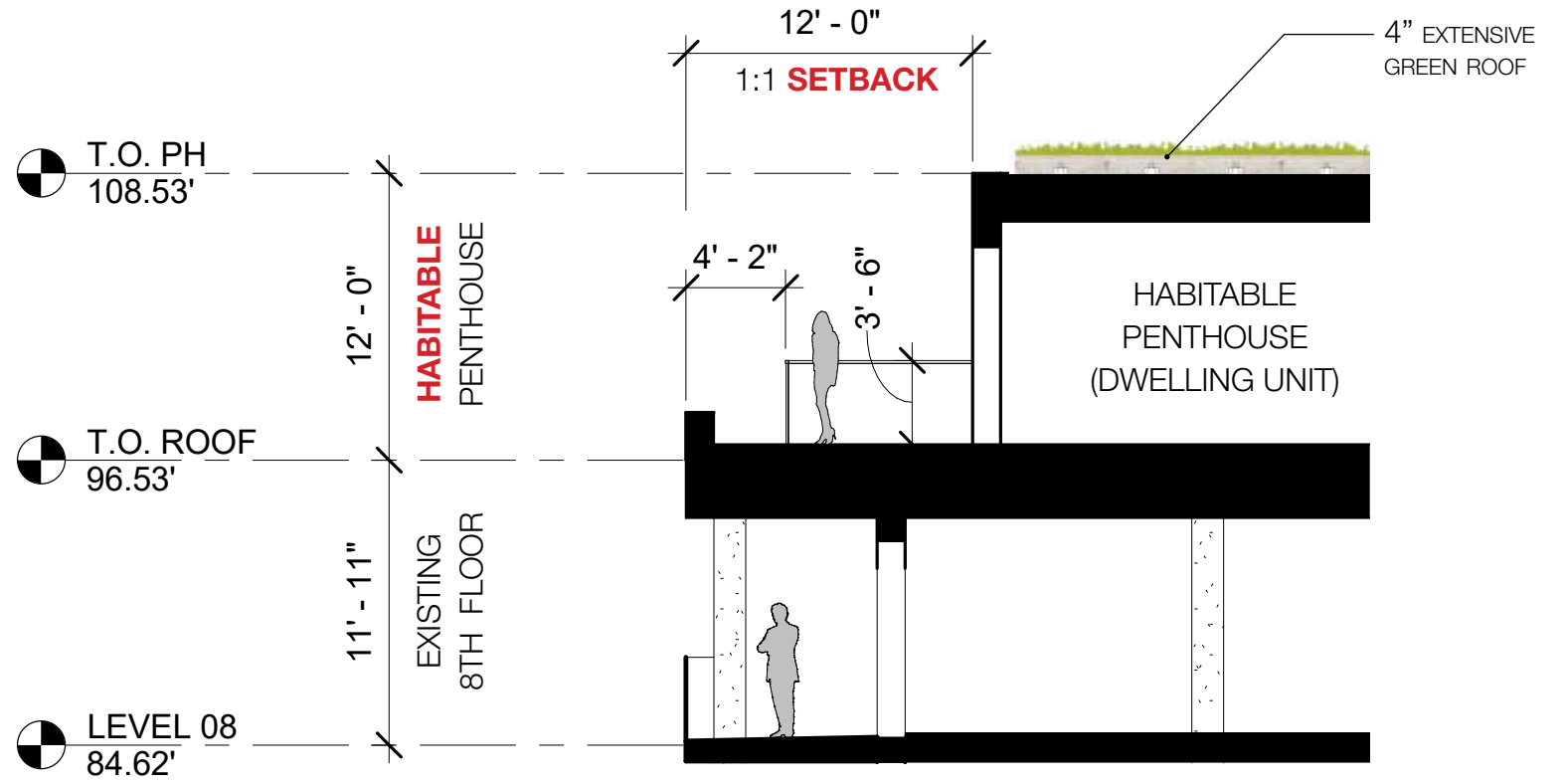
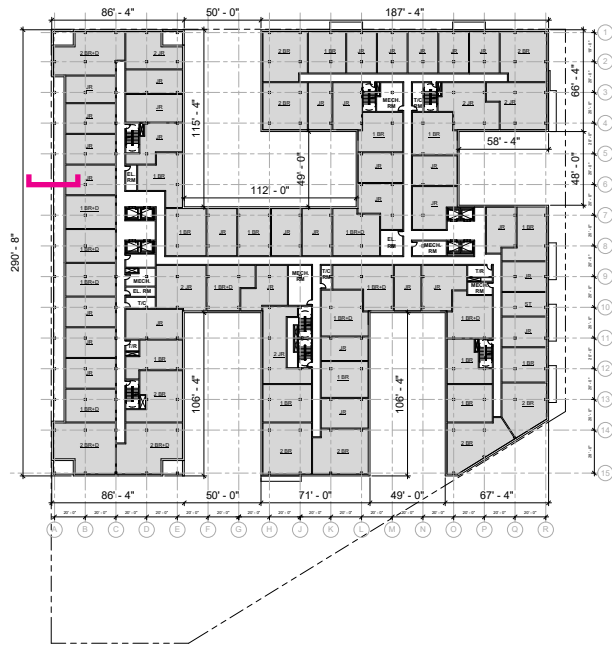
Ground-Face CMU Wall
Linear Pattern



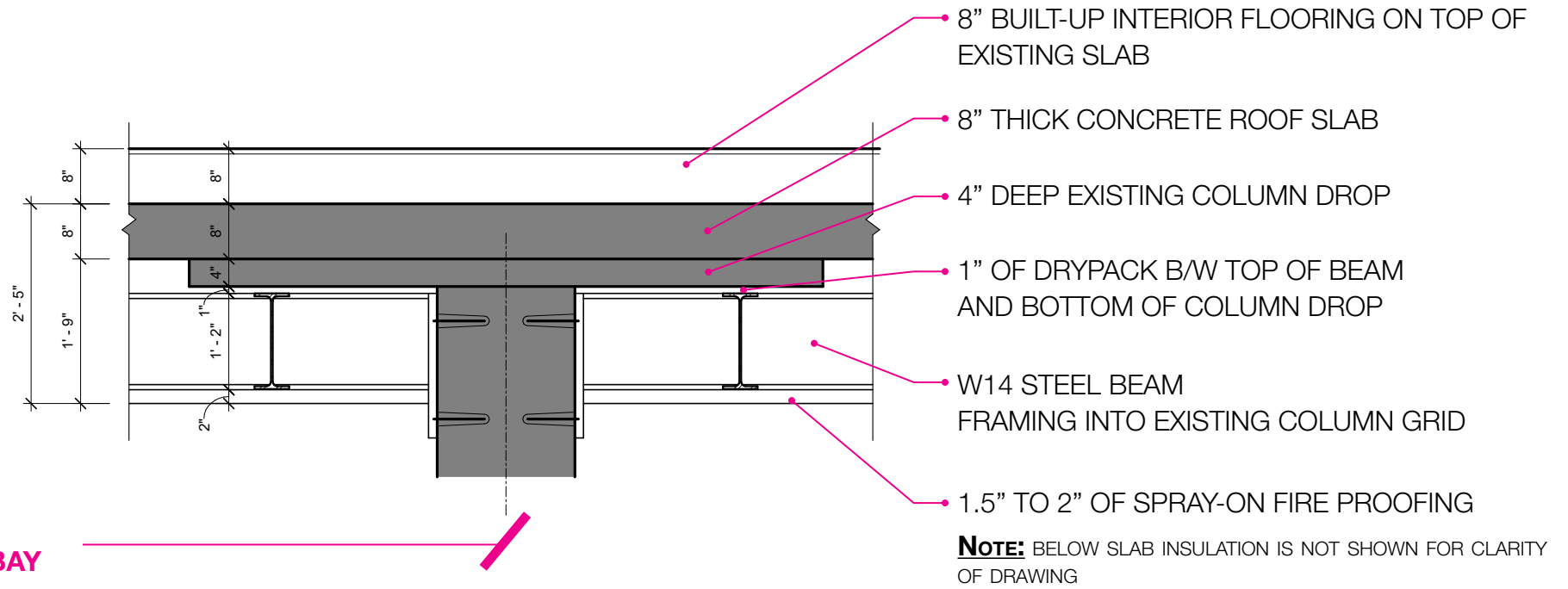
Natural Stone Veneer

Retail Base Cladding Options





20'-0" ON-CENTER
TYPICAL STRUCTURAL BAY



NOTE: BELOW SLAB INSULATION IS NOT SHOWN FOR CLARITY OF DRAWING

River Point - 2100 2nd St, SW

Square 613 / Lot 10

Penthouse - Section

February 28, 2017



A45



River Point - 2100 2nd St, SW

Square 613 / Lot 10

Aerial View

February 28, 2017



A46



River Point - 2100 2nd St, SW

Square 613 / Lot 10

Waterfront - South Facade

February 28, 2017





River Point - 2100 2nd St, SW

Square 613 / Lot 10

Waterfront - 2nd St Corner

February 28, 2017



A48



River Point - 2100 2nd St, SW

Square 613 / Lot 10

Waterfront - 2nd St Corner (enlarged)

February 28, 2017



A49



River Point - 2100 2nd St, SW

Square 613 / Lot 10

Waterfront

February 28, 2017



A50



River Point - 2100 2nd St, SW

Square 613 / Lot 10

Waterfront - Southeast Corner

February 28, 2017



A51



River Point - 2100 2nd St, SW

Square 613 / Lot 10

Corner of 1st St & V St

February 28, 2017



A52



River Point - 2100 2nd St, SW

Square 613 / Lot 10

Corner of 1st St & V St

February 28, 2017



A53



River Point - 2100 2nd St, SW

Square 613 / Lot 10

1st Street Facade

February 28, 2017



A54



River Point - 2100 2nd St, SW

Square 613 / Lot 10

2nd Street Facade

February 28, 2017



A55



River Point - 2100 2nd St, SW

Square 613 / Lot 10

Corner of V St & 2nd St

February 28, 2017



A56

Site Analysis

River Point - 2100 2nd St, SW





Square 613 / Lot 10

February 28, 2017

WEST 8
L1



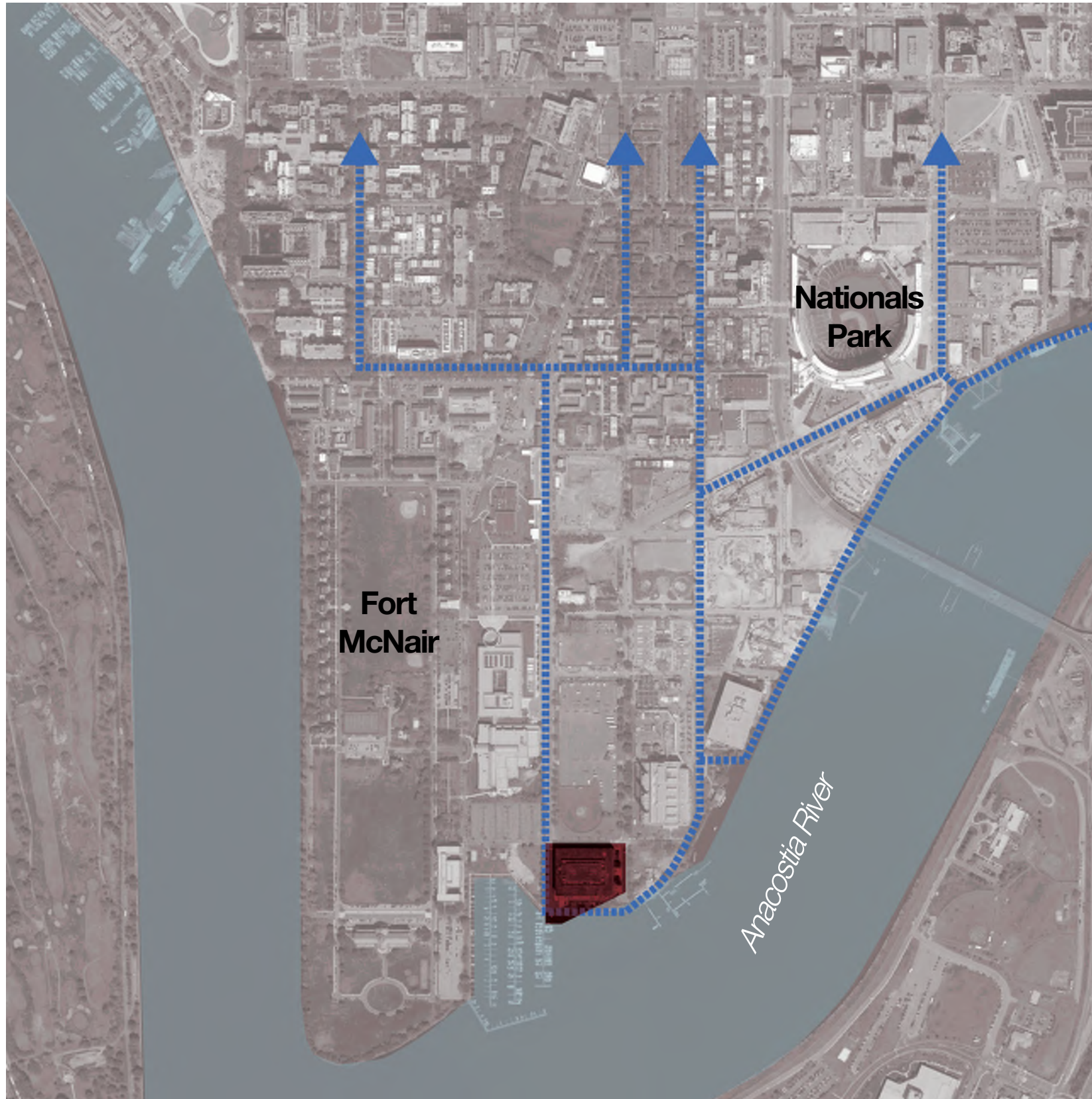
Legend

-  proposed DC united stadium location
-  site outline
-  Buzzard Point study area
-  Metro egress



River Point - 2100 2nd St, SW

Square 613 / Lot 10

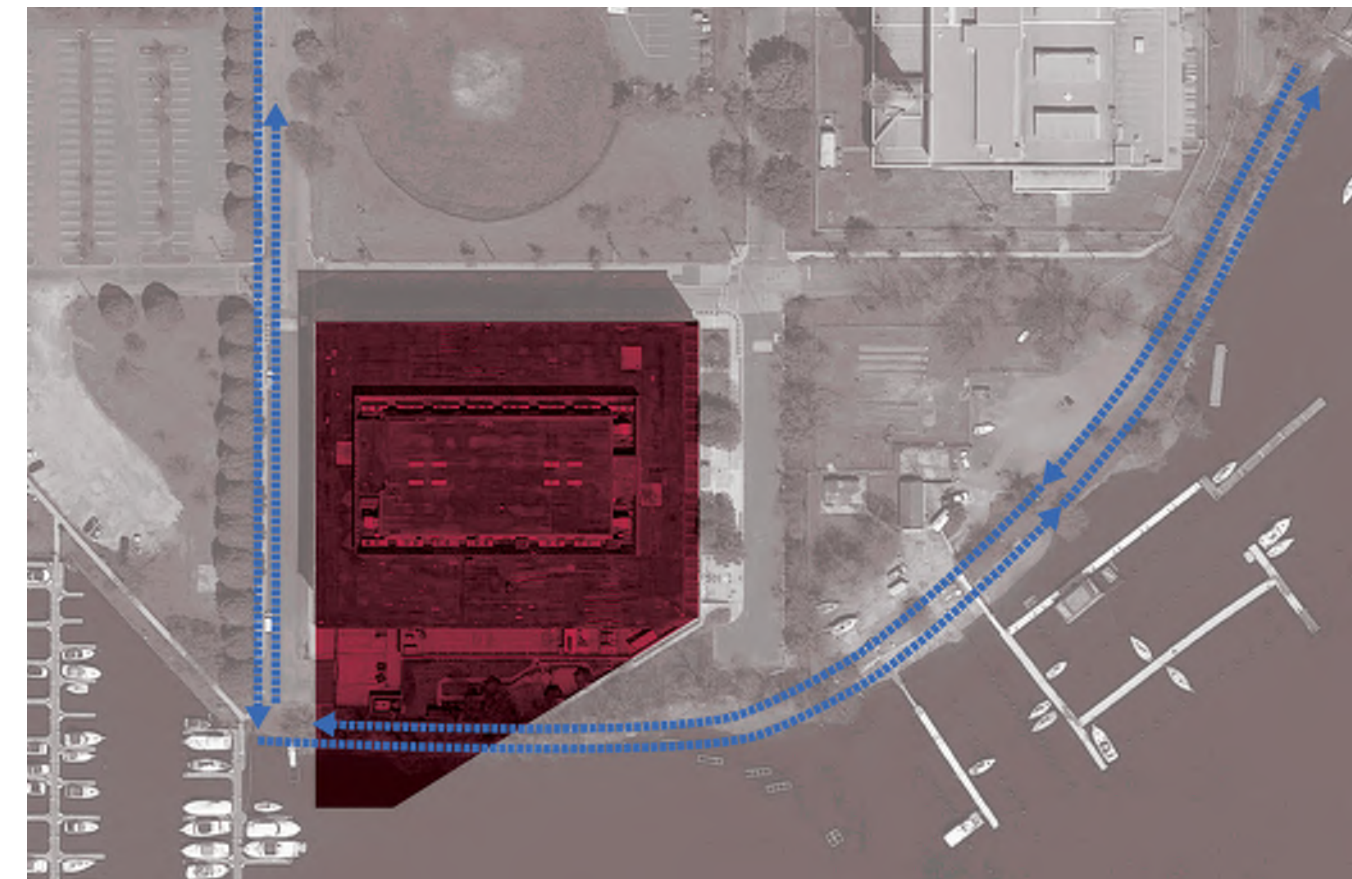
Site Analysis | Bicycle Routes



Legend

-  site outline
-  bicycle route

Proposed Bicycle Routes








River Point - 2100 2nd St, SW

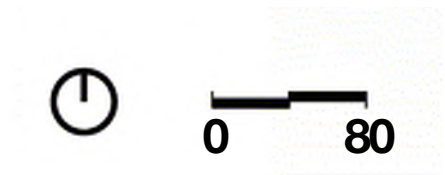
Square 613 / Lot 10

Site Analysis | Existing Conditions



Legend

-  proposed building footprint
-  existing paved area
-  existing green space
-  property line
-  existing tree

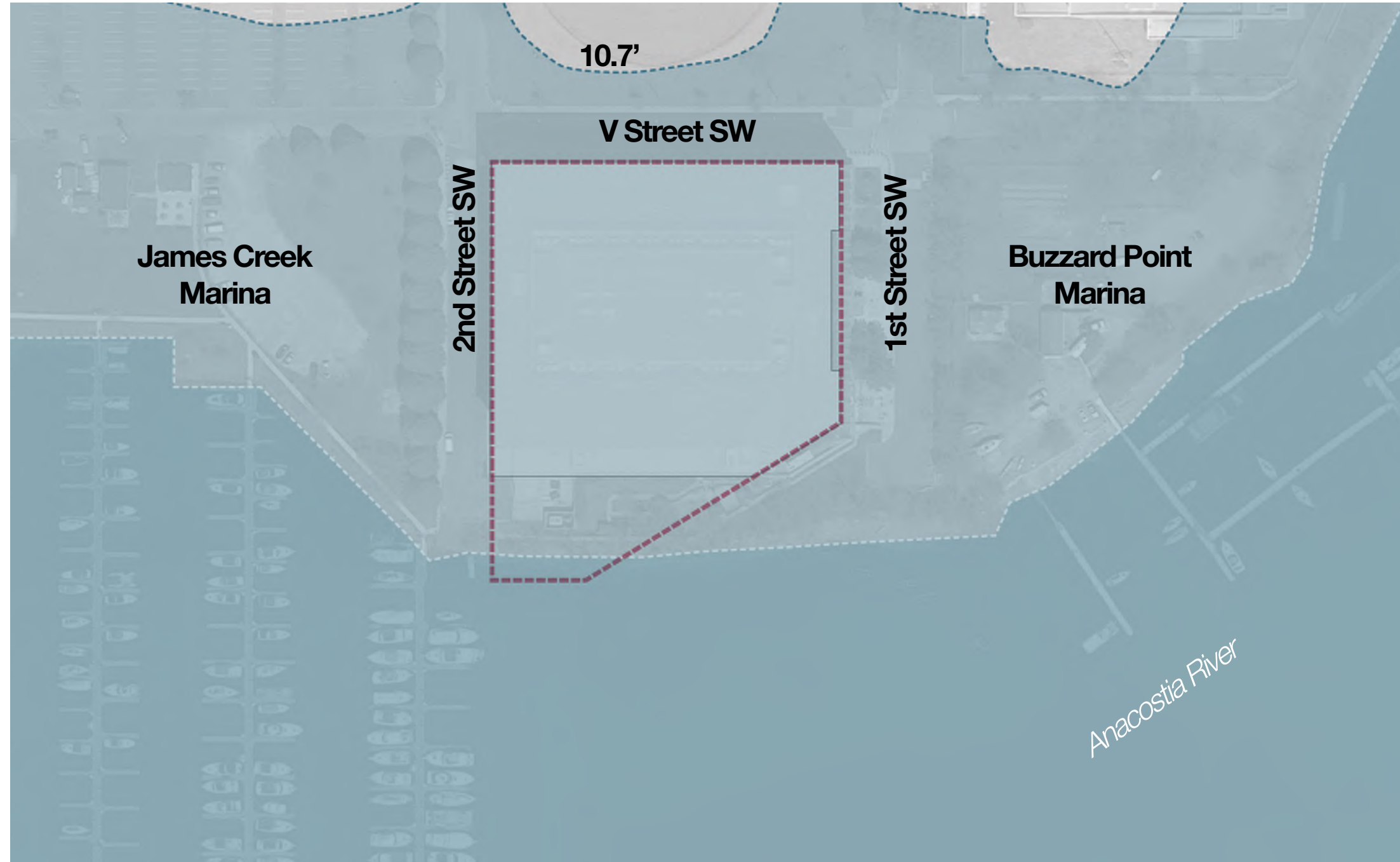


River Point - 2100 2nd St, SW




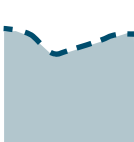
Square 613 / Lot 10

Site Analysis | 100-Year Floodplain

Note: All elevations in DCVD



Legend

-  proposed building footprint
-  property line
-  existing shoreline
-  100-year floodplain +10.7' (DCVD)



0 80

River Point - 2100 2nd St, SW

Square 613 / Lot 10

100-Year Floodplain | **WEST 8**

February 28, 2017

L5

Site Analysis | 100 Year Floodplain

Note: All elevations in DCVD



Legend



site outline



100-year floodplain
+10.7' (DCVD)

River Point - 2100 2nd St, SW

Square 613 / Lot 10




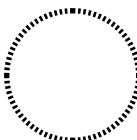

100 Year Floodplain | **WEST 8**

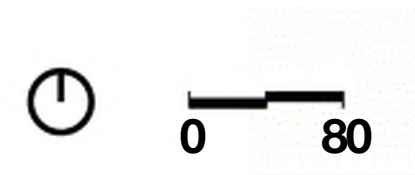
February 28, 2017

L6



Legend

-  proposed building footprint
-  property line
-  existing tree - to be relocated
-  existing tree - to be removed
-  existing tree - outside R.O.W.

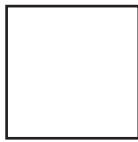






River Point - 2100 2nd St, SW

Square 613 / Lot 10



Legend

-  proposed building footprint
-  property line
-  pedestrian entrance
-  truck loading
-  vehicular entrance



River Point - 2100 2nd St, SW

Square 613 / Lot 10

Utilities (existing)








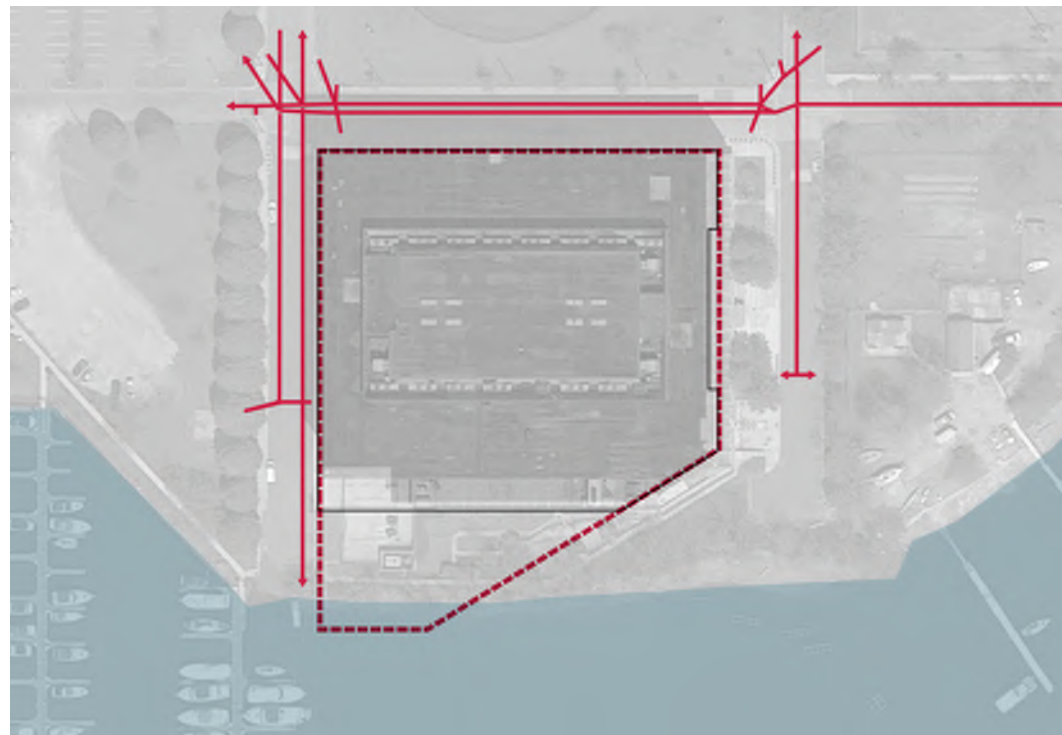
electricity



water

Legend

-  electricity
-  water main
-  storm and sanitary
-  gas main
-  property line



separated storm and sanitary system



gas

Topography (existing)

Note: All elevations in DCVD

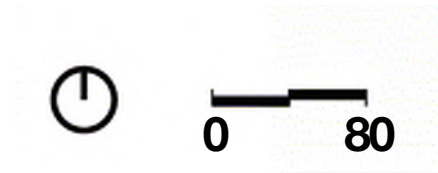


Legend

 proposed building footprint

 property line

Note: HP: 10.10' DCVD
LP: 0' DCVD (per survey)
existing FFE: 9.95'



River Point - 2100 2nd St, SW

Square 613 / Lot 10

Topography (existing)

February 28, 2017

WEST 8
L10

River Point Vision

River Point - 2100 2nd St, SW

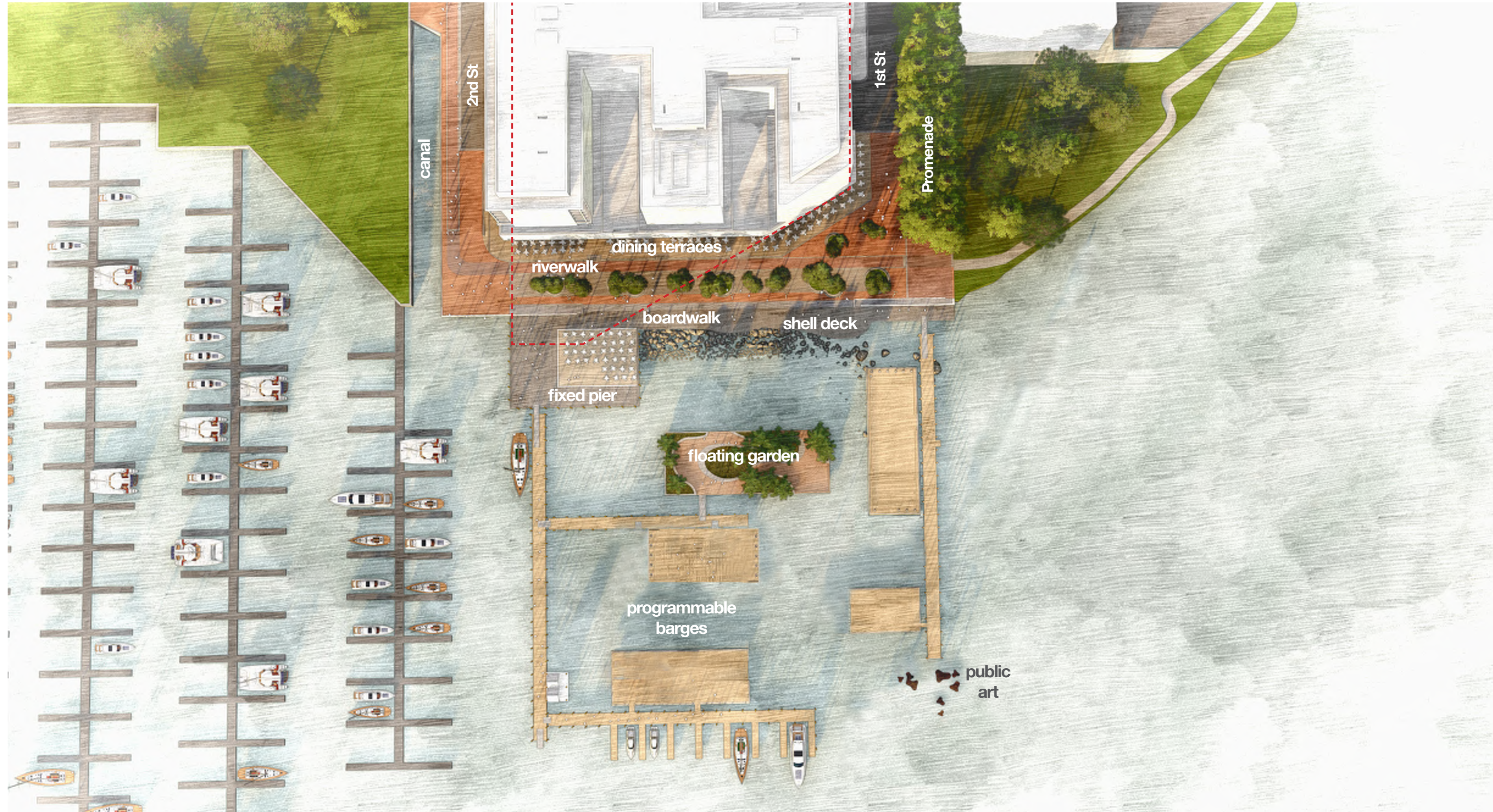
Square 613 / Lot 10

February 28, 2017

WEST 8
L11

Plan Rendering

Note: Area outside property line requires coordination with neighboring property owner



River Point - 2100 2nd St, SW

Square 613 / Lot 10

3D Renderings | WEST 8

February 28, 2017

L12

Bird's Eye View

Note: Area outside property line requires coordination with neighboring property owner



River Point - 2100 2nd St, SW

Square 613 / Lot 10

3D Renderings | **WEST 8**

February 28, 2017 | **L13**

Waterfront Sheldeck

Note: Area outside property line requires coordination with neighboring property owner



River Point - 2100 2nd St, SW

Square 613 / Lot 10

3D Renderings | WEST 8

February 28, 2017 | L14



River Point - 2100 2nd St, SW

Square 613 / Lot 10

3D Renderings | **WEST 8**

February 28, 2017 | **L15**

Proposed Phase I

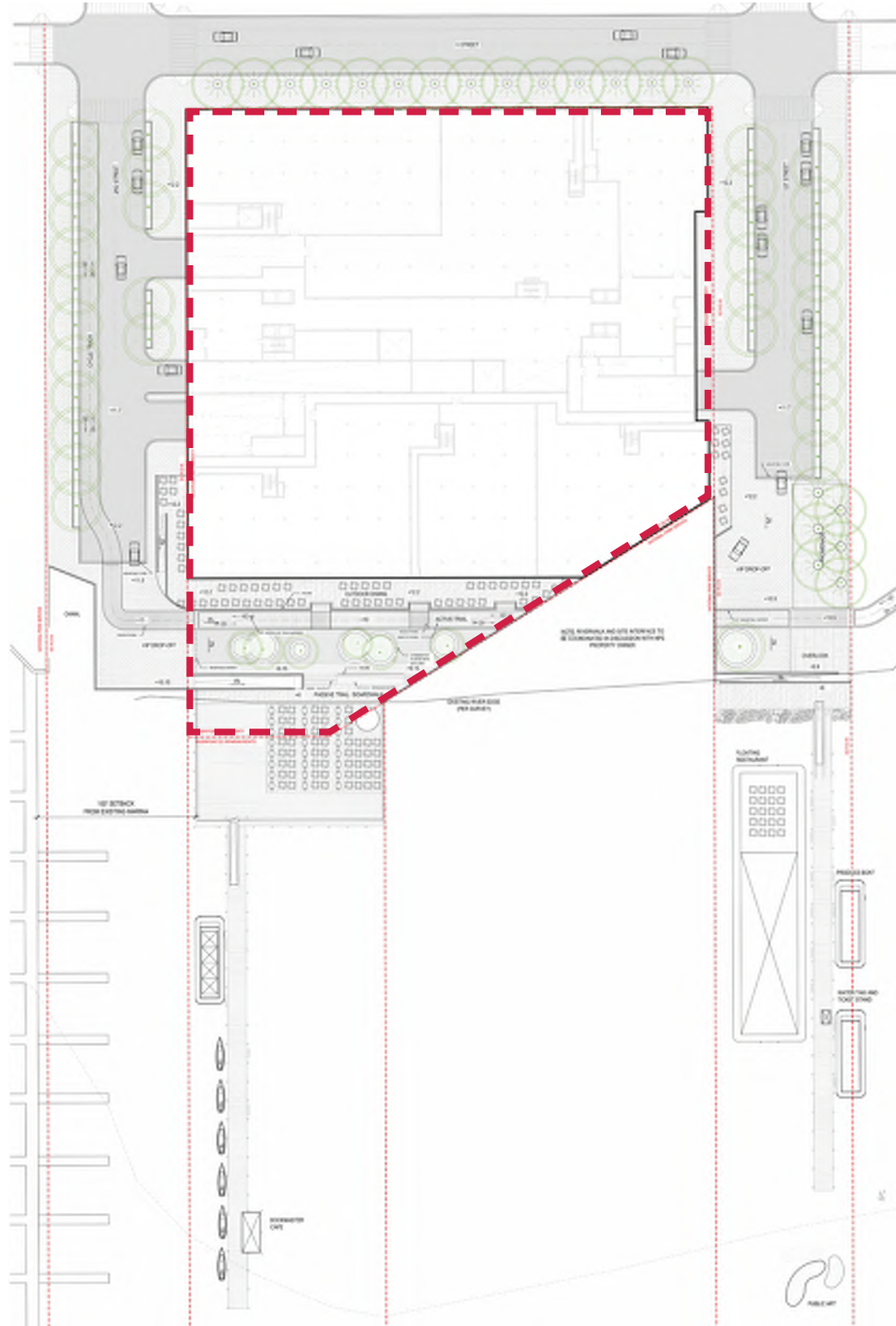
River Point - 2100 2nd St, SW

Square 613 / Lot 10

February 28, 2017

WEST 8
L16

Site Plan: Full Buildout



Legend



River Point - 2100 2nd St, SW

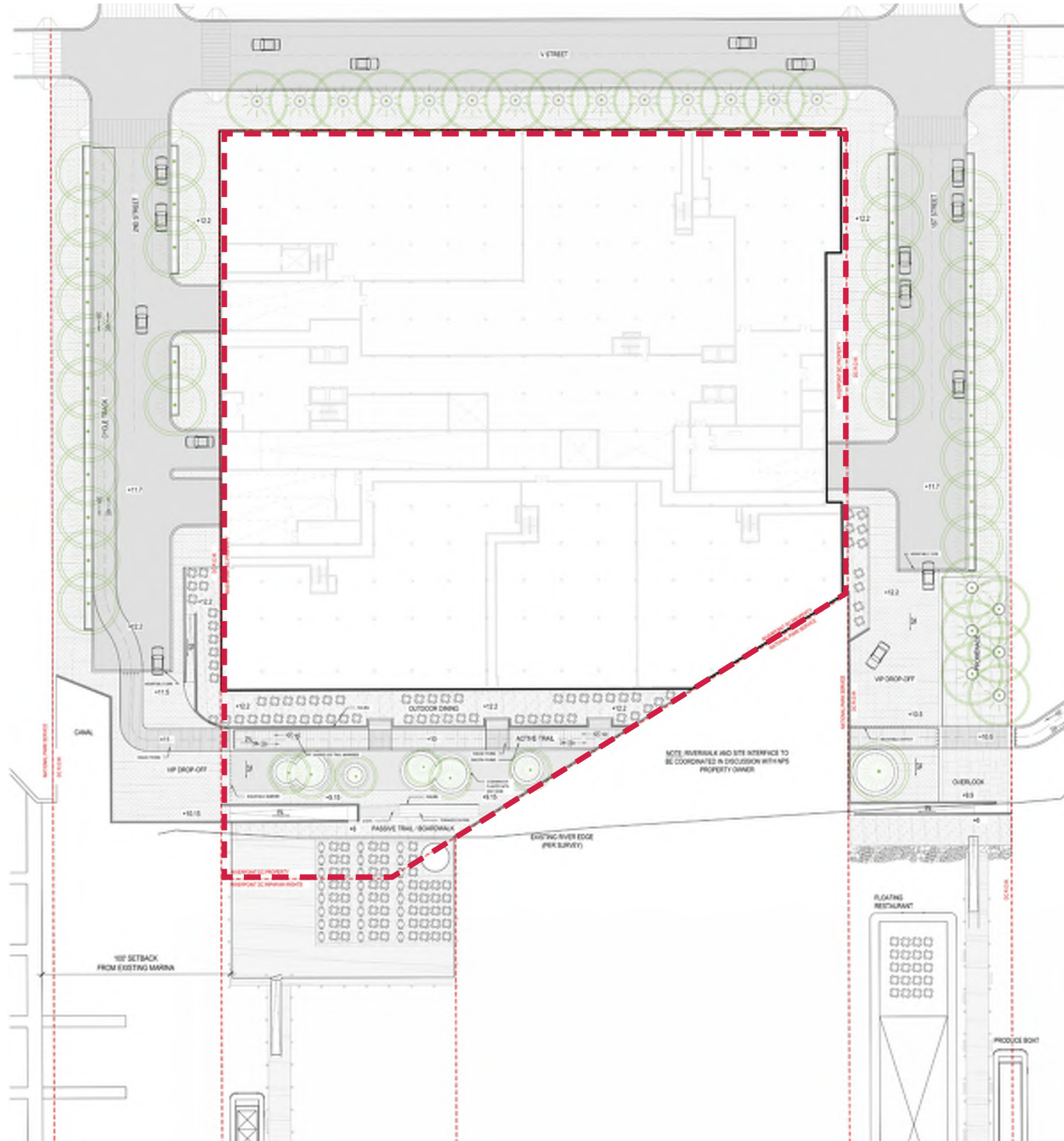
Square 613 / Lot 10

Site Plan: Full Buildout | **WEST 8**

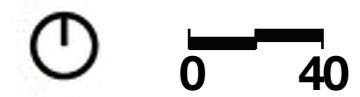
February 28, 2017

L17

Site Plan: Full Buildout



Legend



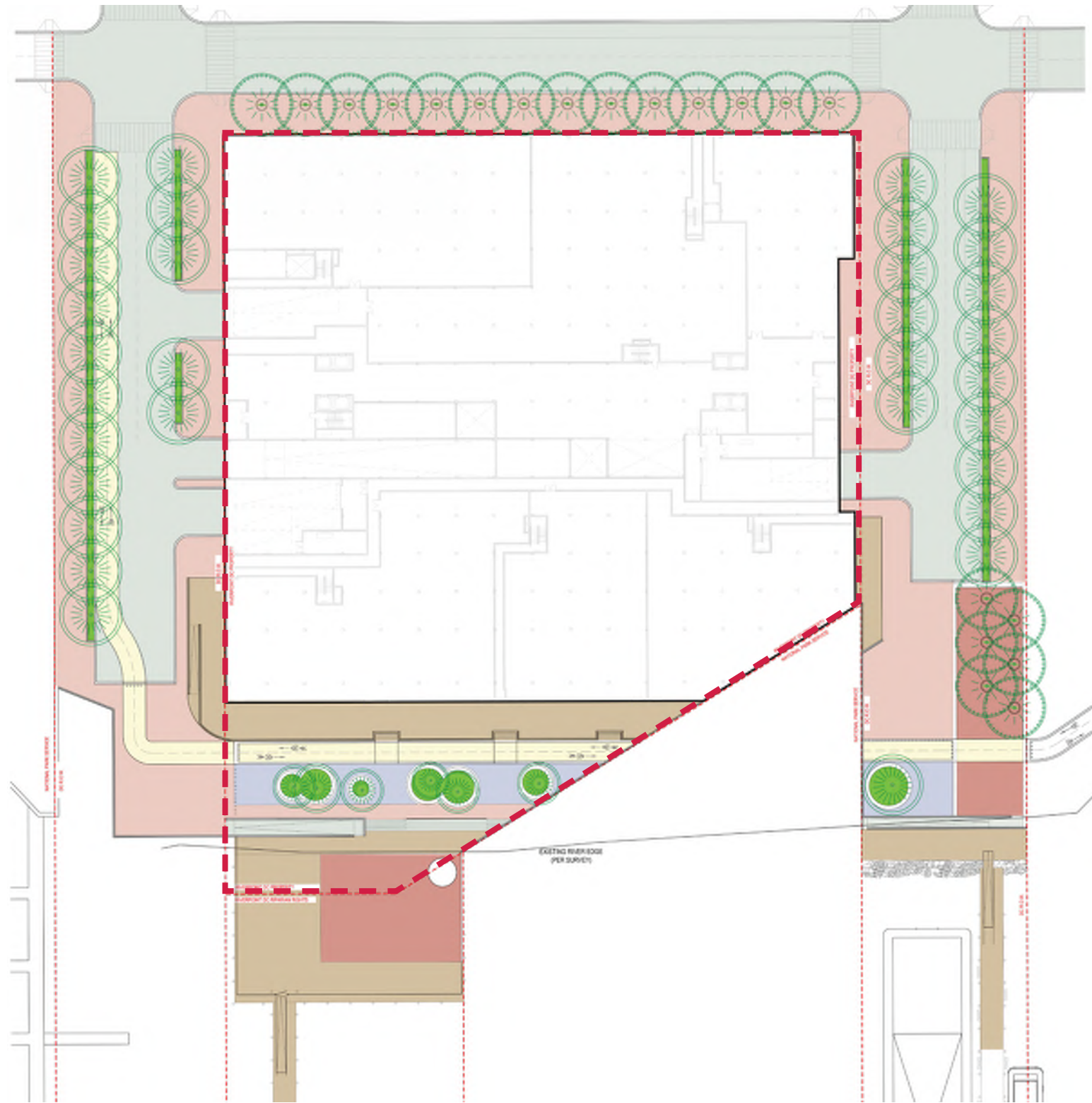
River Point - 2100 2nd St, SW

Square 613 / Lot 10


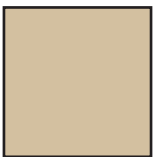
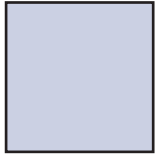
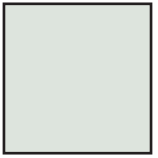
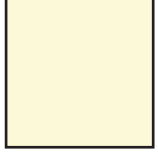

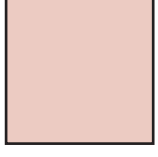


Site Plan: Full Buildout | **WEST 8**

February 28, 2017 | **L18**

Site Plan: Paving and Planting



Legend

- | | | | |
|--|----------------|---|---------------|
|  | property line |  | wood decking |
|  | stone paving 1 |  | asphalt |
|  | stone paving 2 |  | planted area |
|  | brick paving 1 |  | proposed tree |
|  | brick paving 2 | | |

River Point - 2100 2nd St, SW

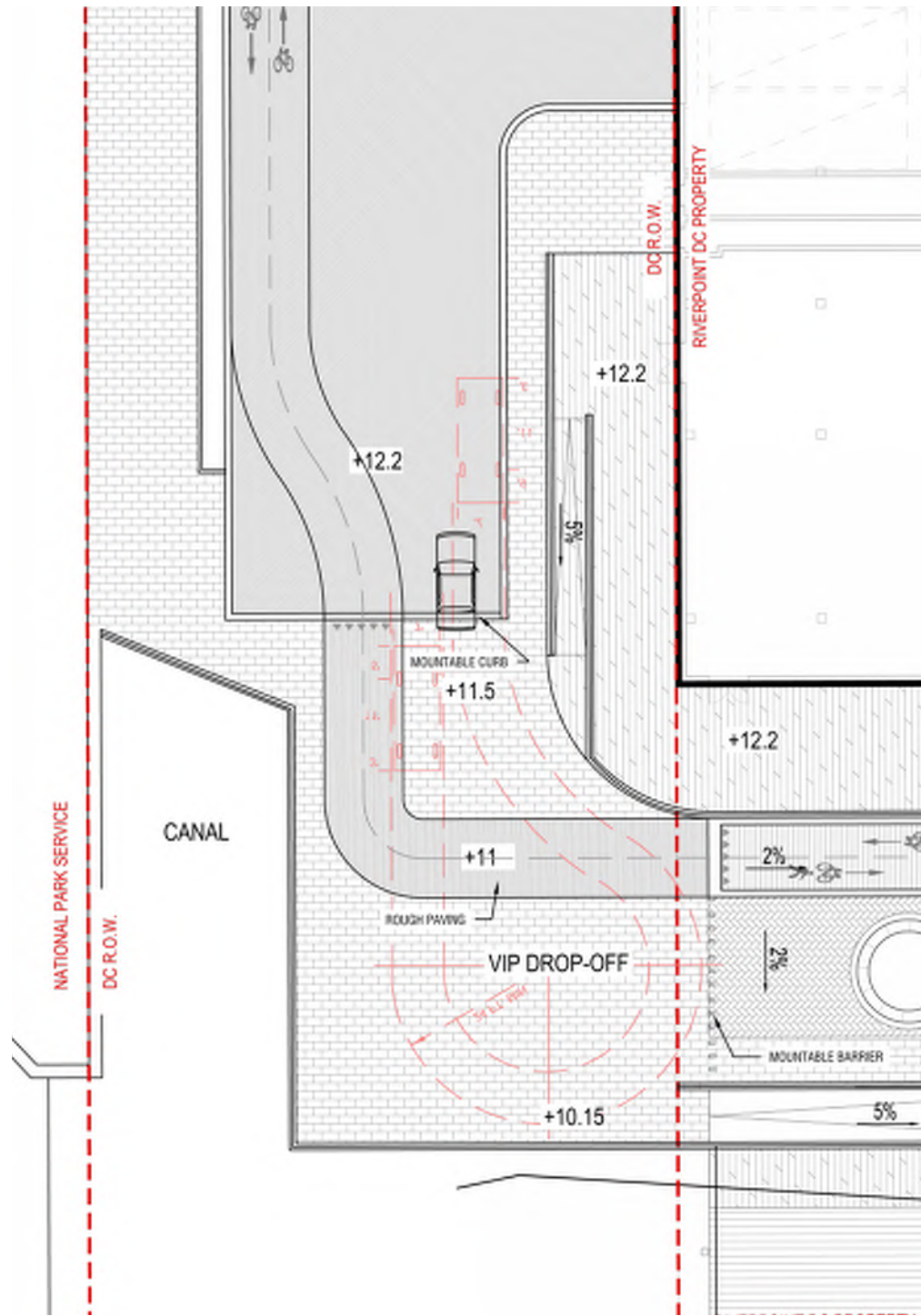
Square 613 / Lot 10

Site Plan: Paving and Planting

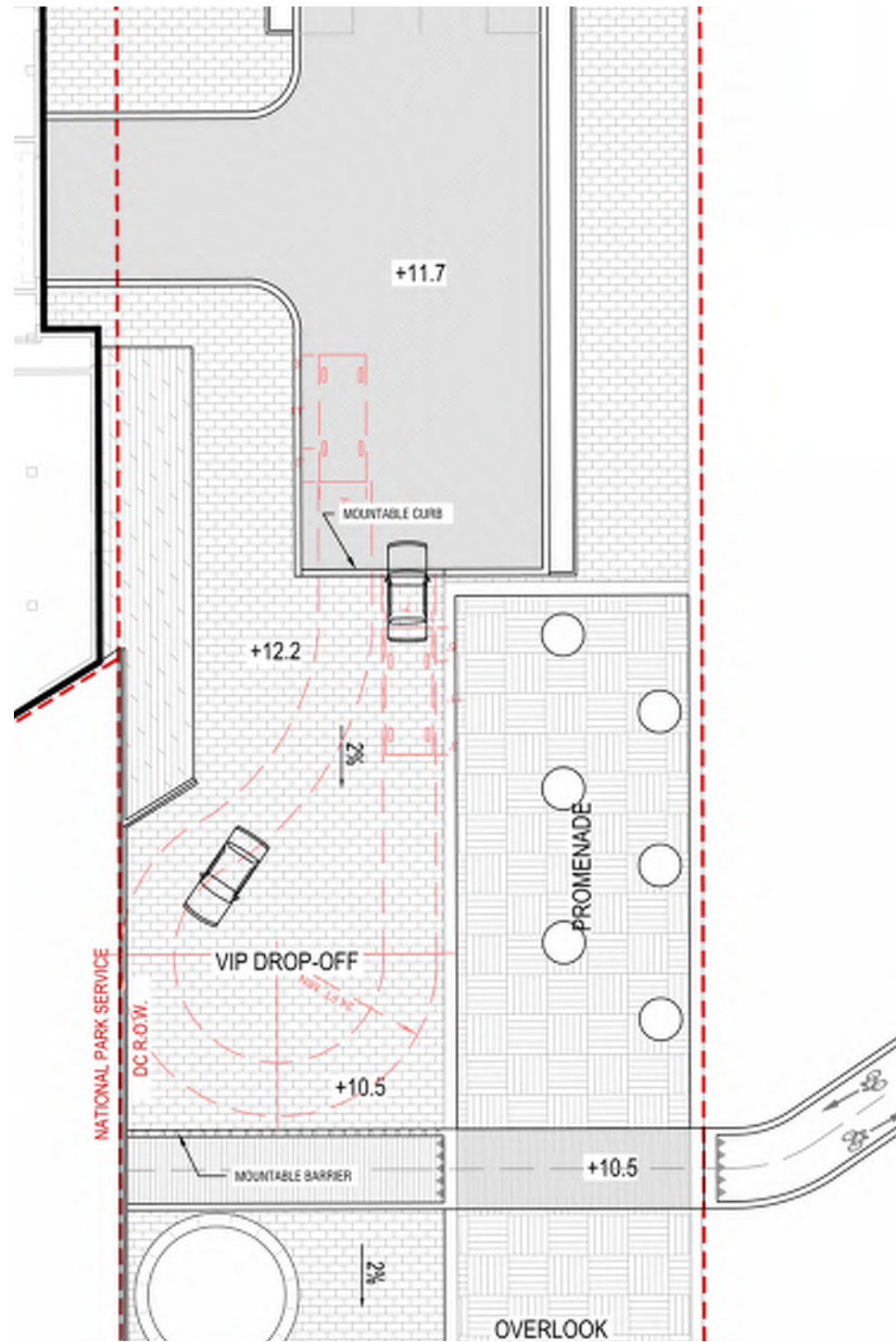
February 28, 2017

WEST 8
L19

Site Plan: VIP Drop-Off



2nd Street



1st Street



mountable curb

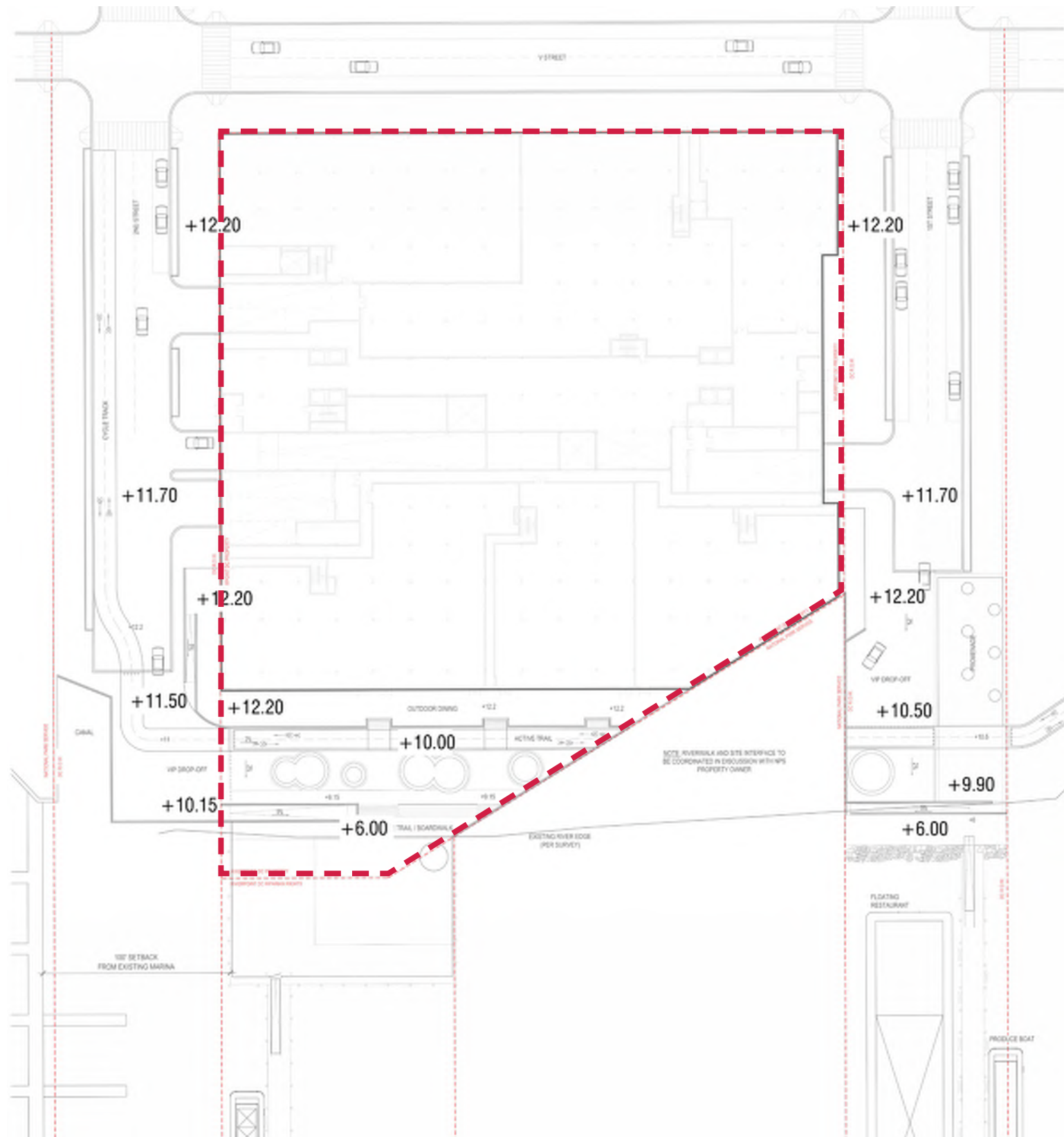


mountable barriers

River Point - 2100 2nd St, SW

Square 613 / Lot 10

Site Plan: Grading



Legend

 proposed building footprint

 property line



River Point - 2100 2nd St, SW

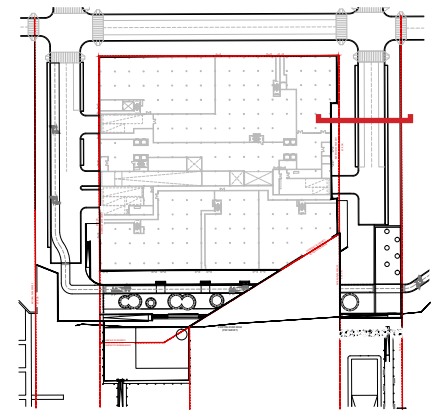
Square 613 / Lot 10

Site Plan: Grading

February 28, 2017

WEST 8
L21

Site Sections



River Point - 2100 2nd St, SW

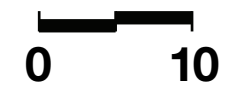
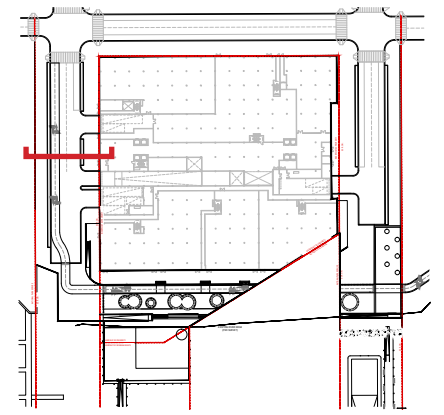
Square 613 / Lot 10

1st St. Section-per DDOT standards

February 28, 2017

WEST 8
L22

Site Sections



River Point - 2100 2nd St, SW

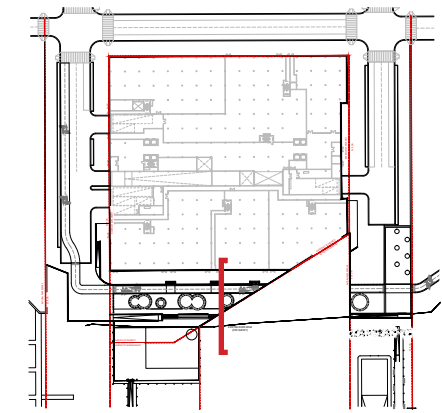
Square 613 / Lot 10

2nd St. Section-per DDOT standards

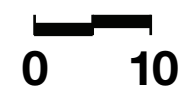
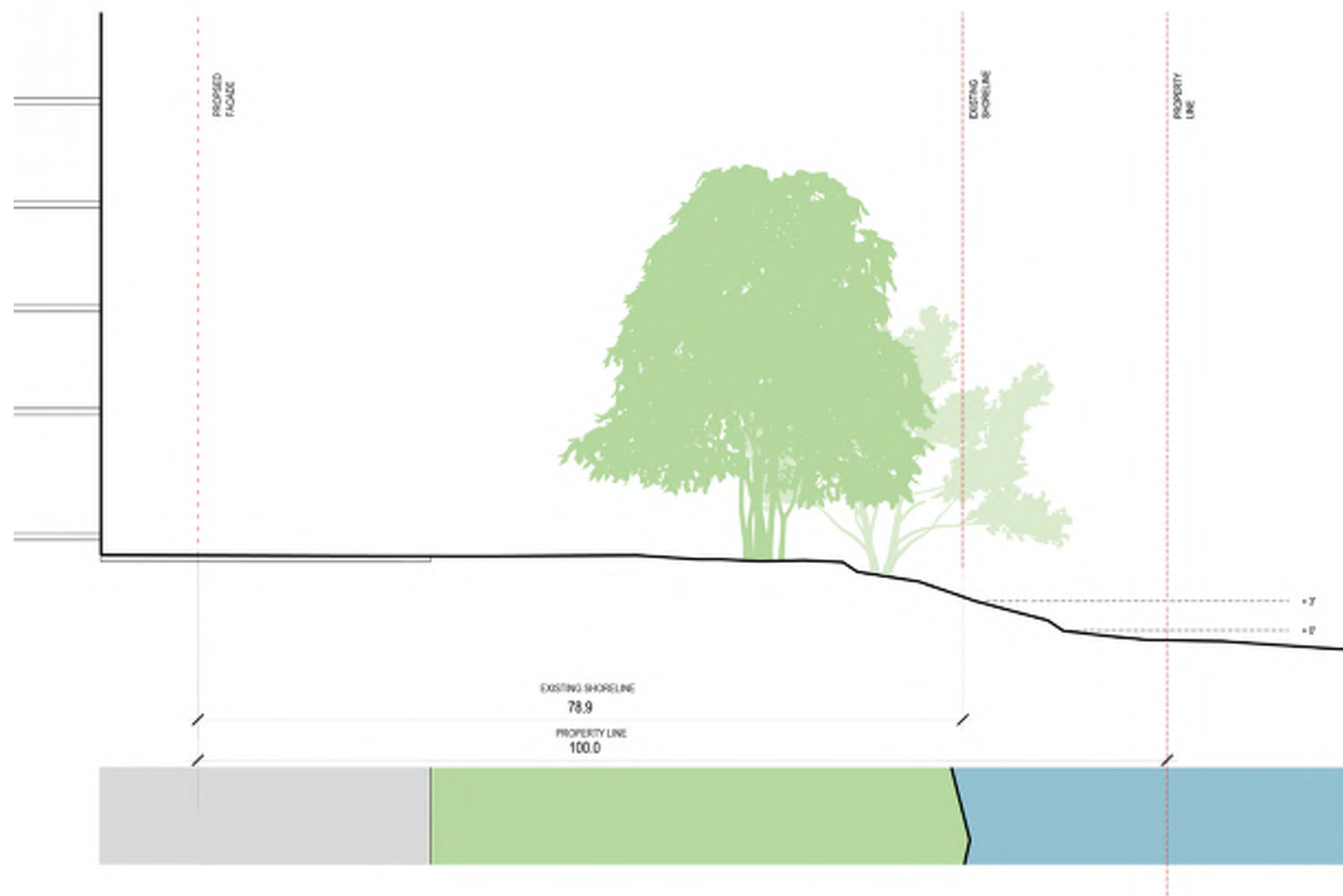
February 28, 2017

WEST 8
L23

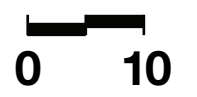
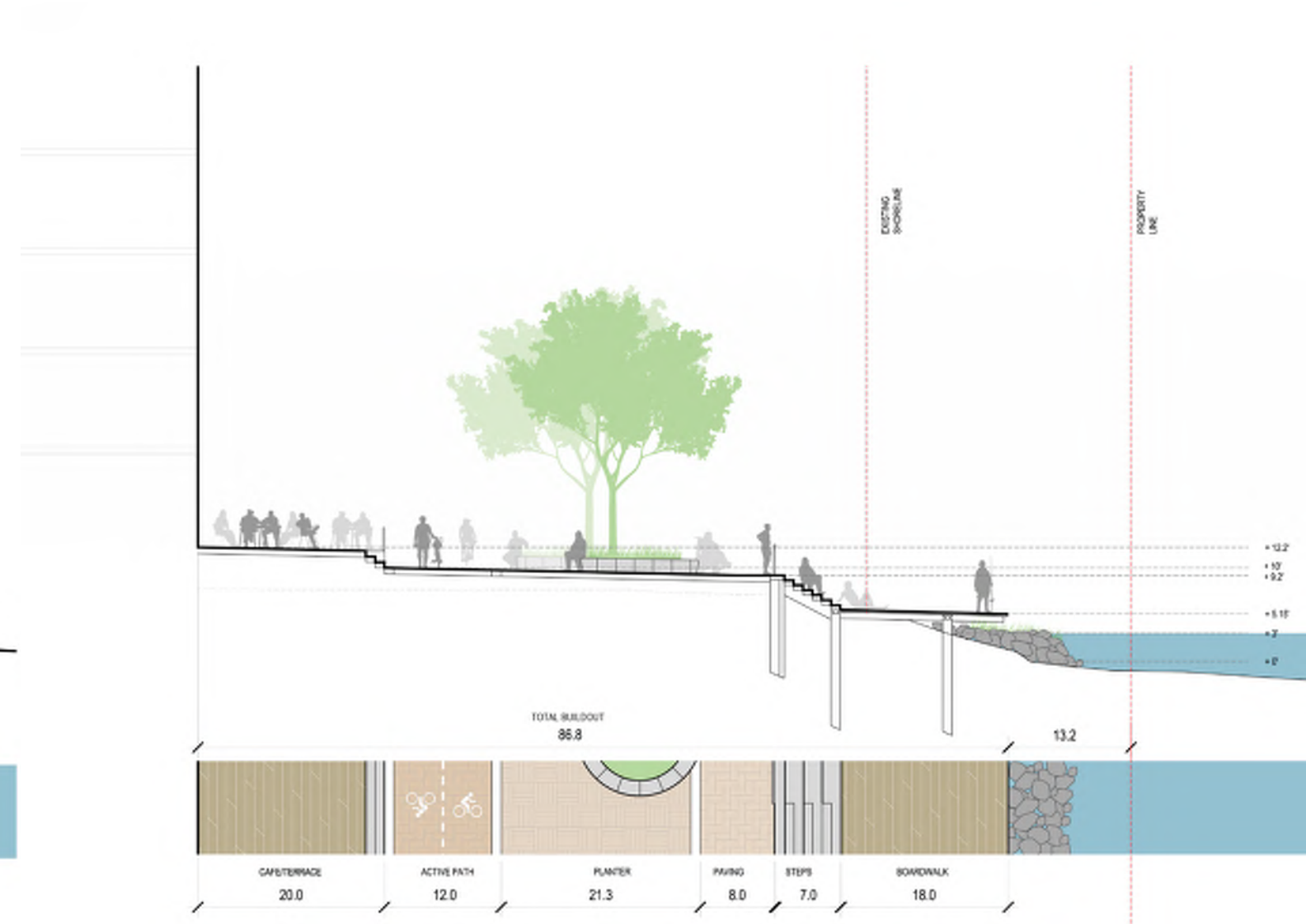
Site Sections



Existing



Raised



River Point - 2100 2nd St, SW

Square 613 / Lot 10

Riverwalk Section | WEST 8

February 28, 2017

L24