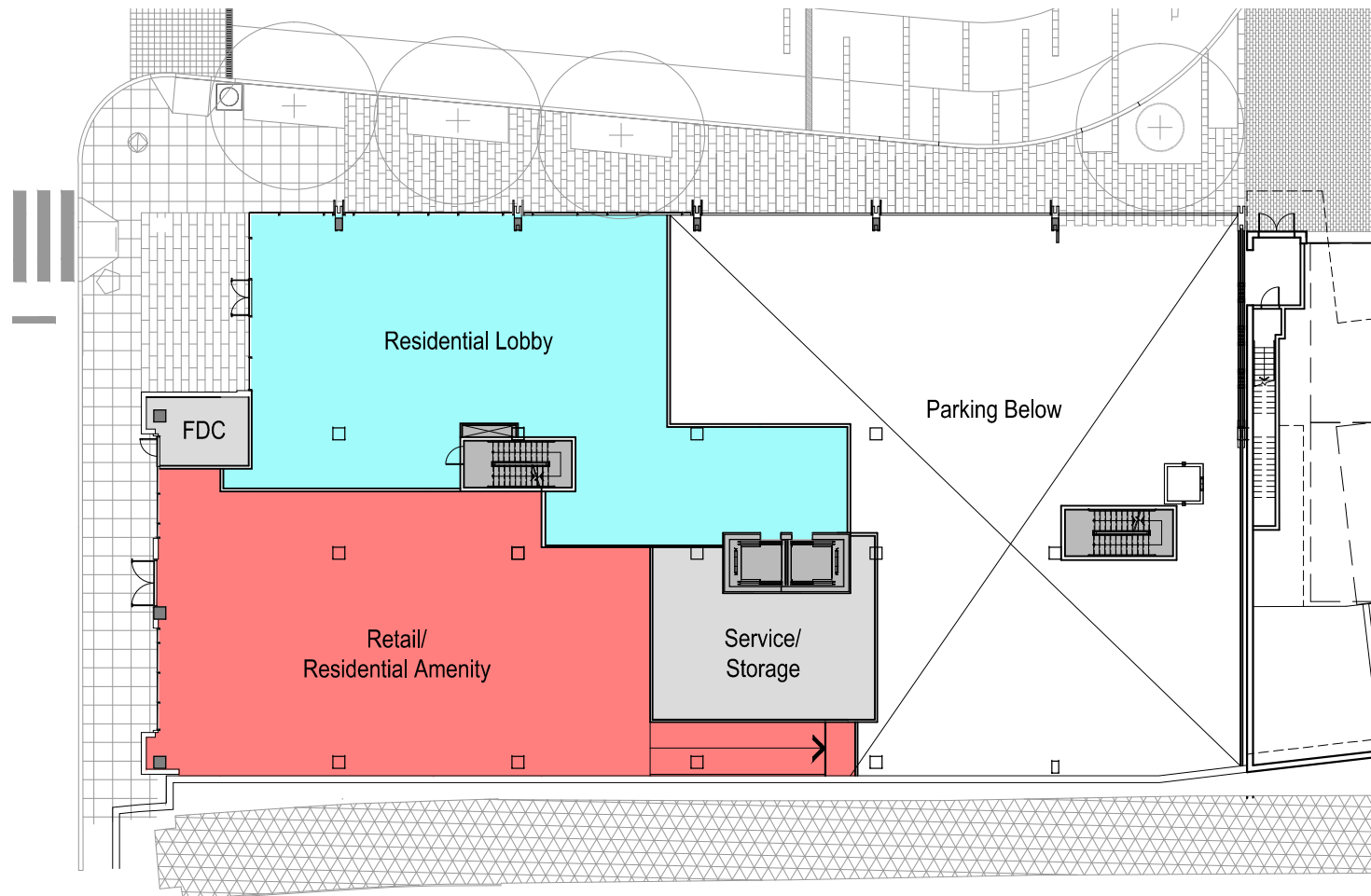


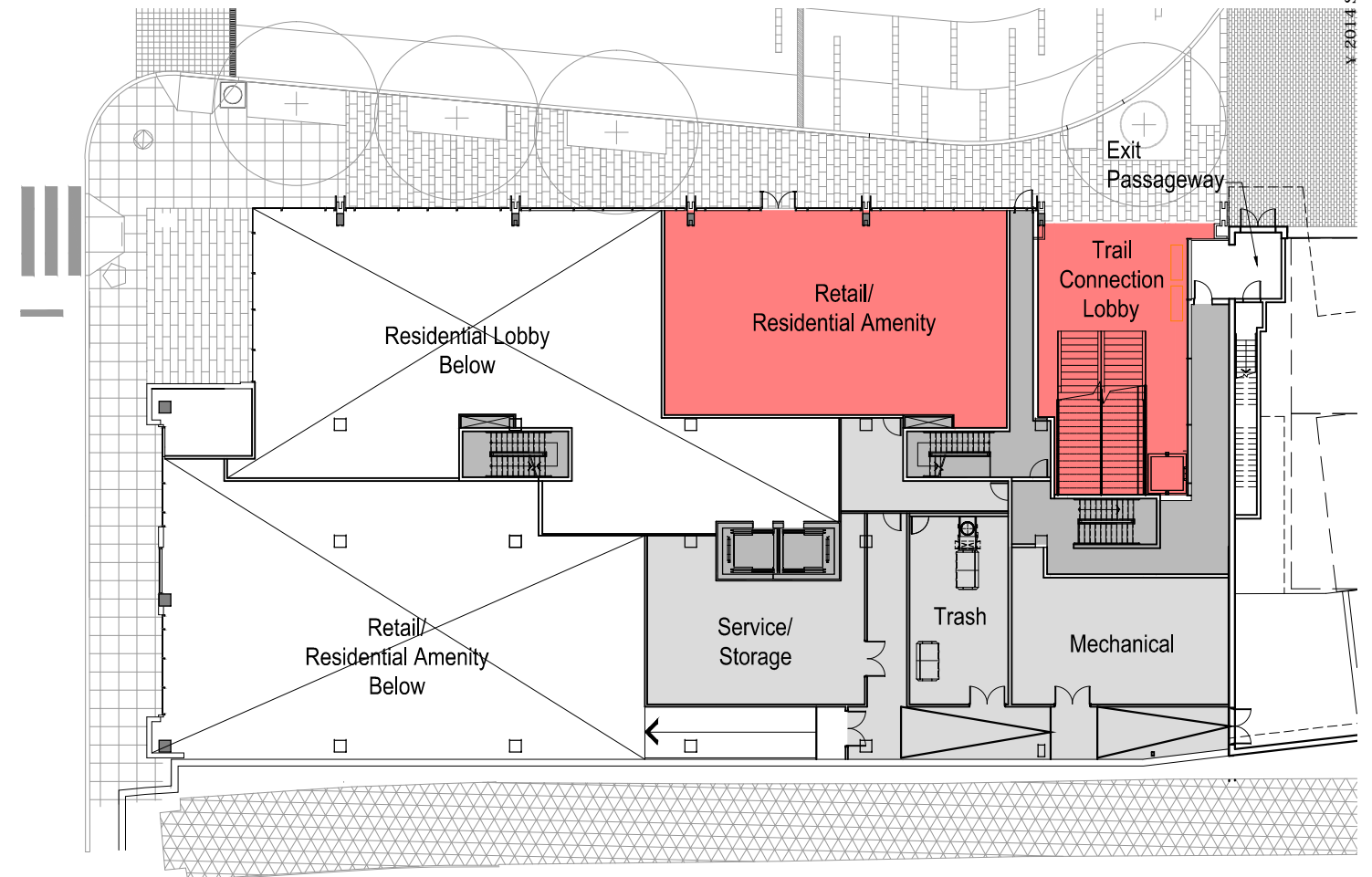
OFFICE FITNESS CENTER

OPEN AIR FOR TRAIL CONNECTION WITH
ROLL-DOWN SECURITY GATE

VIEW 4 - TRAIL SIDE

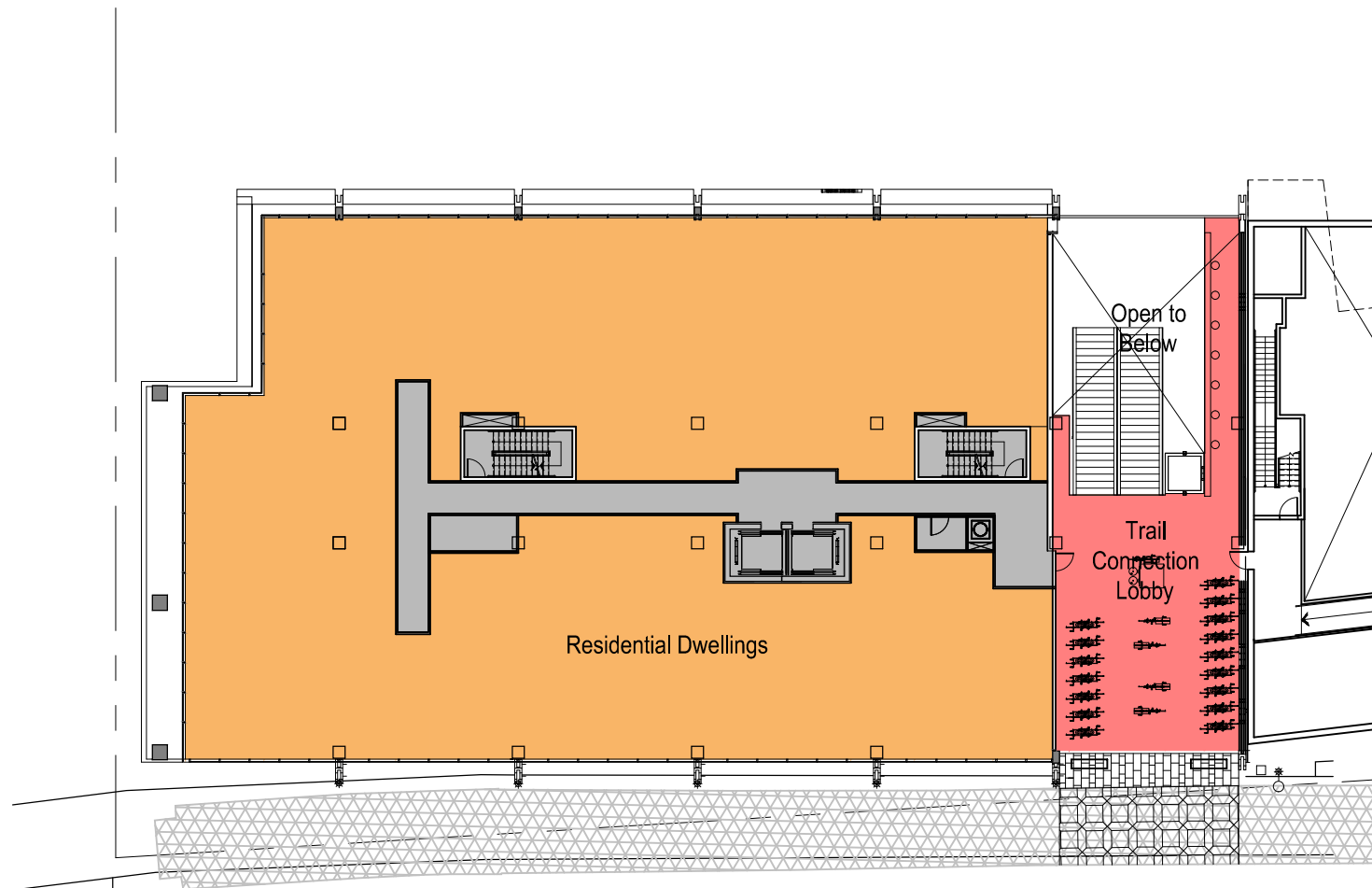


Alternate Plan - Retail Level

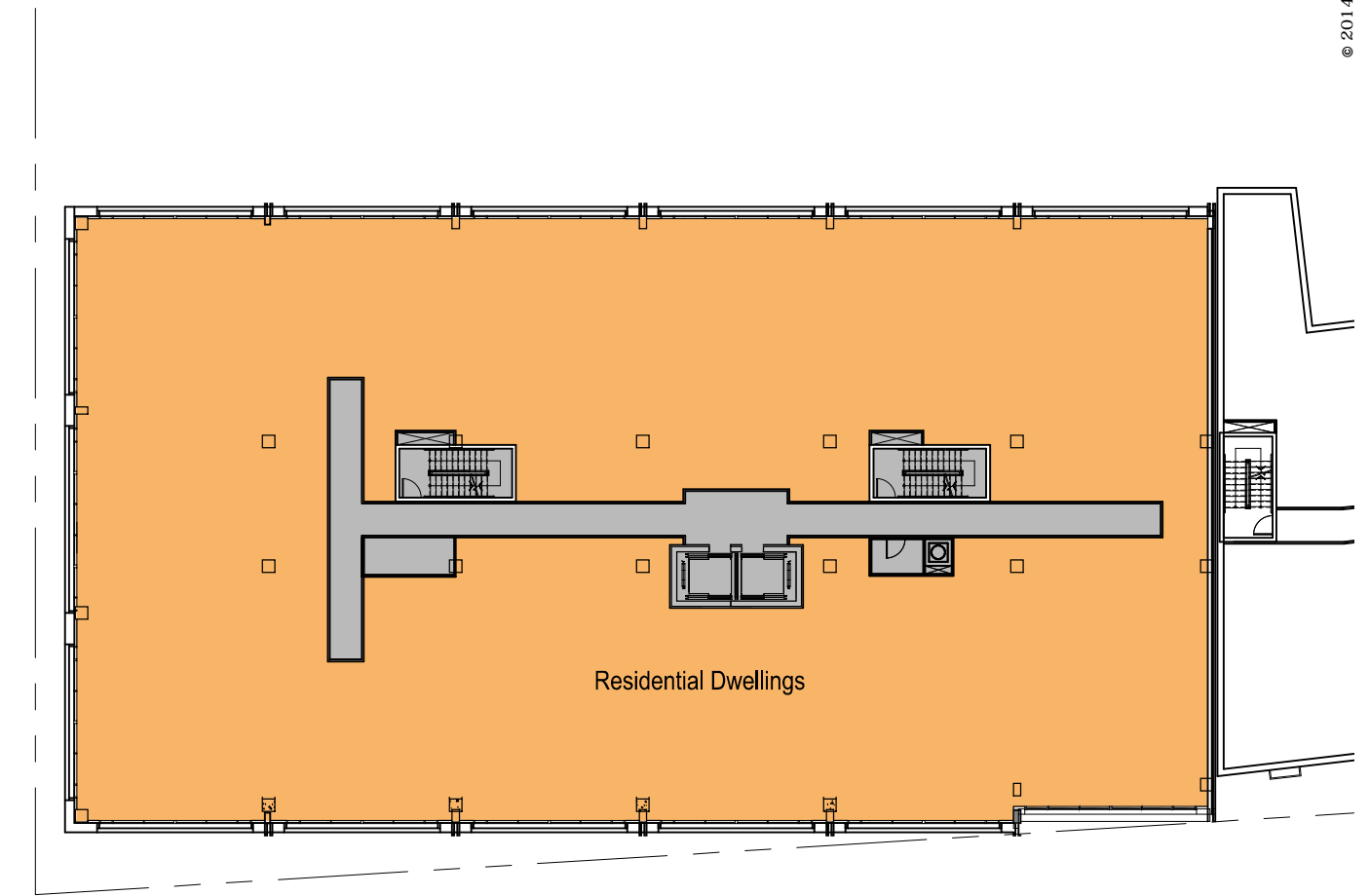


Alternate Plan - Plaza Level

Note:
 Refer to sheets A-207 to A-212 for more information on the trail connection lobby.

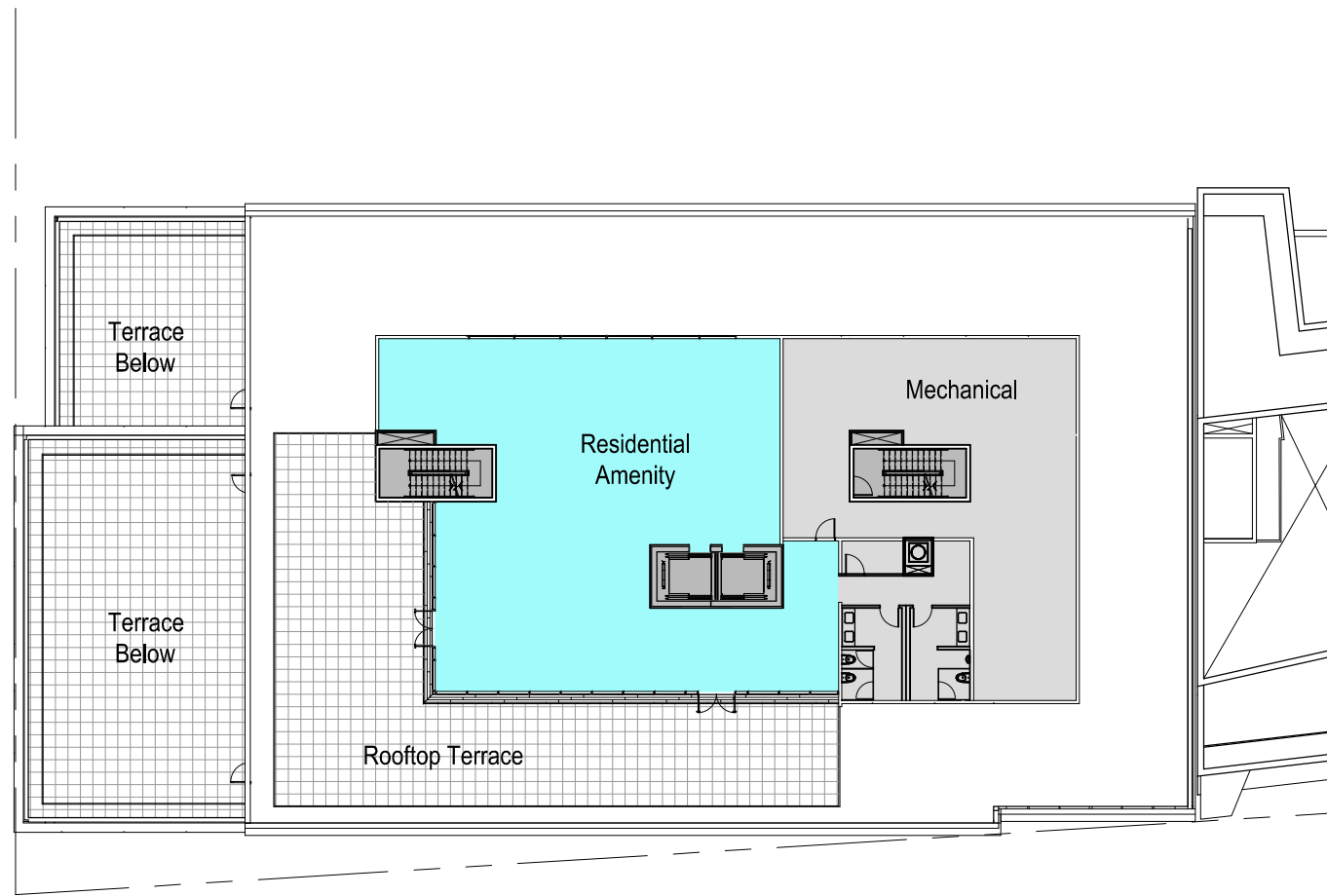


Alternate Plan - 2nd Floor

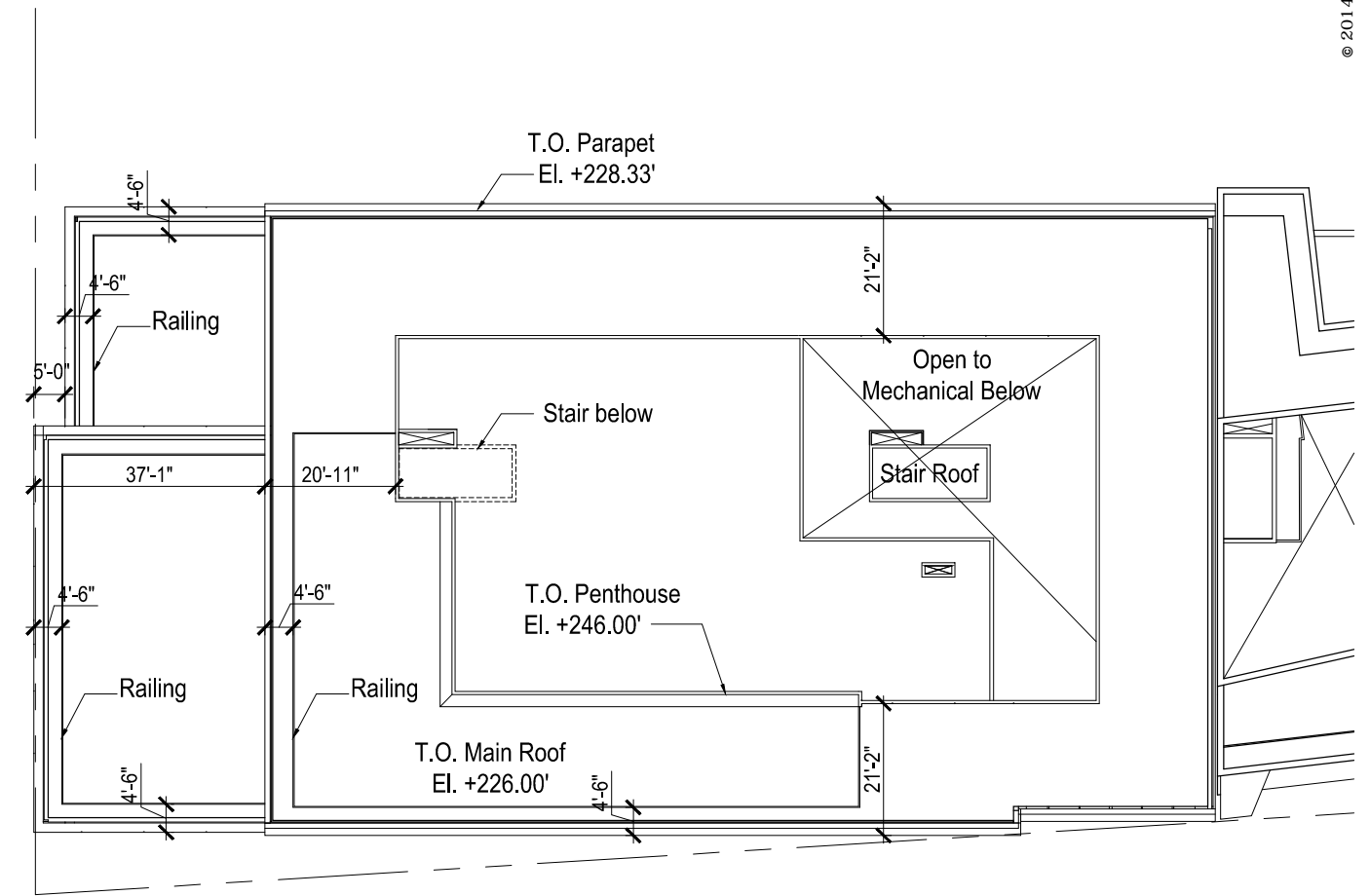


Alternate Plan - Typical Floor

Note:
 Refer to sheets A-207 to A-212 for more information on the trail connection lobby.

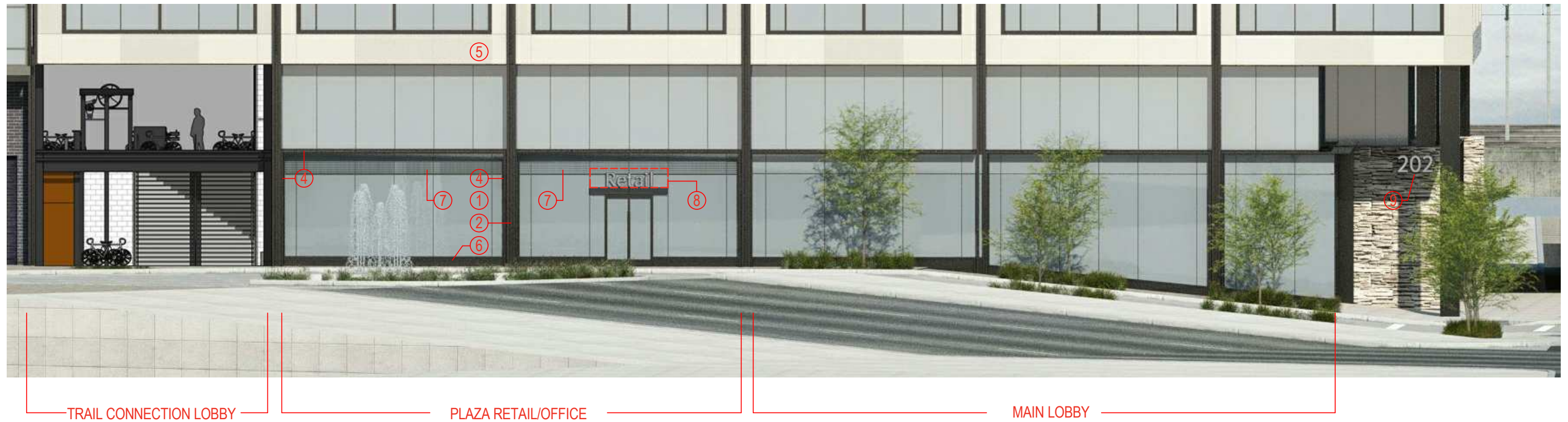


Alternate Plan - Penthouse

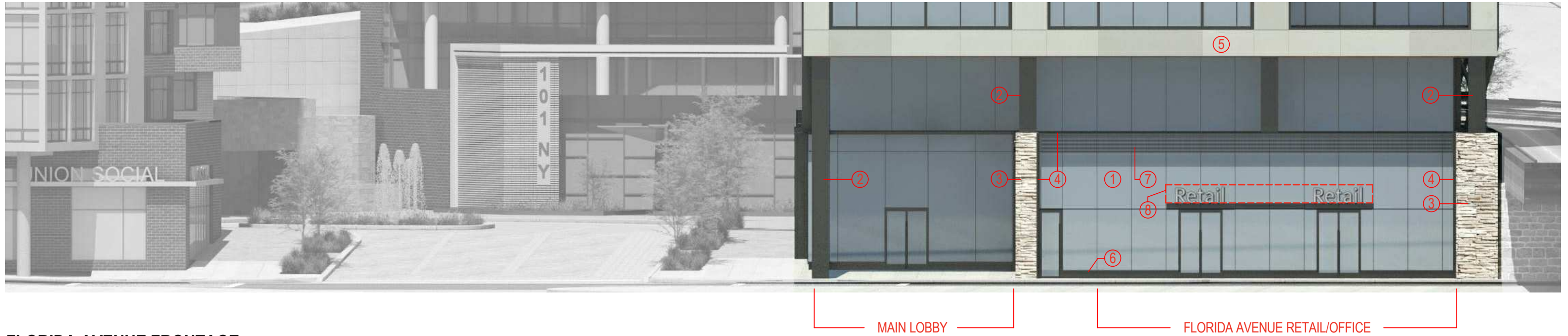


Alternate Plan - Roof





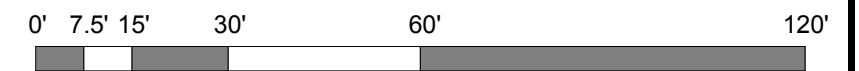
PLAZA FRONTAGE

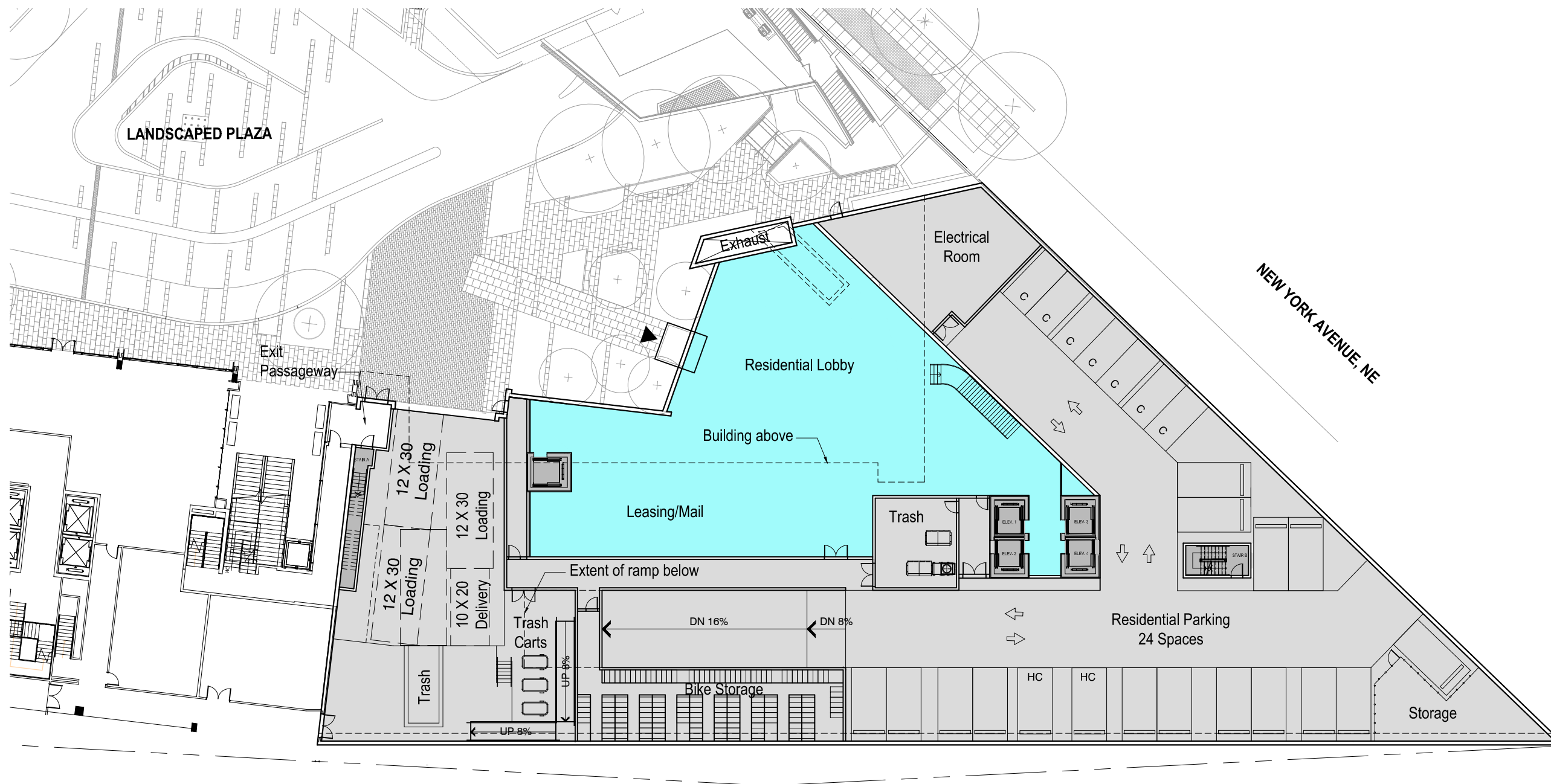


FLORIDA AVENUE FRONTAGE

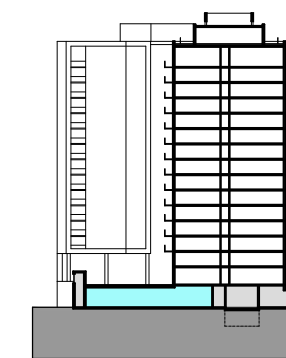
Proposed Materials:

- | | |
|----------------------------------|---|
| 1. Aluminum and Glass Storefront | 7. Aluminum Louver - Finish to Match Storefront |
| 2. Aluminum Column Cover | 8. Proposed Area for Signage |
| 3. Stone Wall Cladding | 9. Proposed Address Signage |
| 4. Metal Surround | |
| 5. Cast Concrete Panels | |
| 6. Stone Clad Curb | |



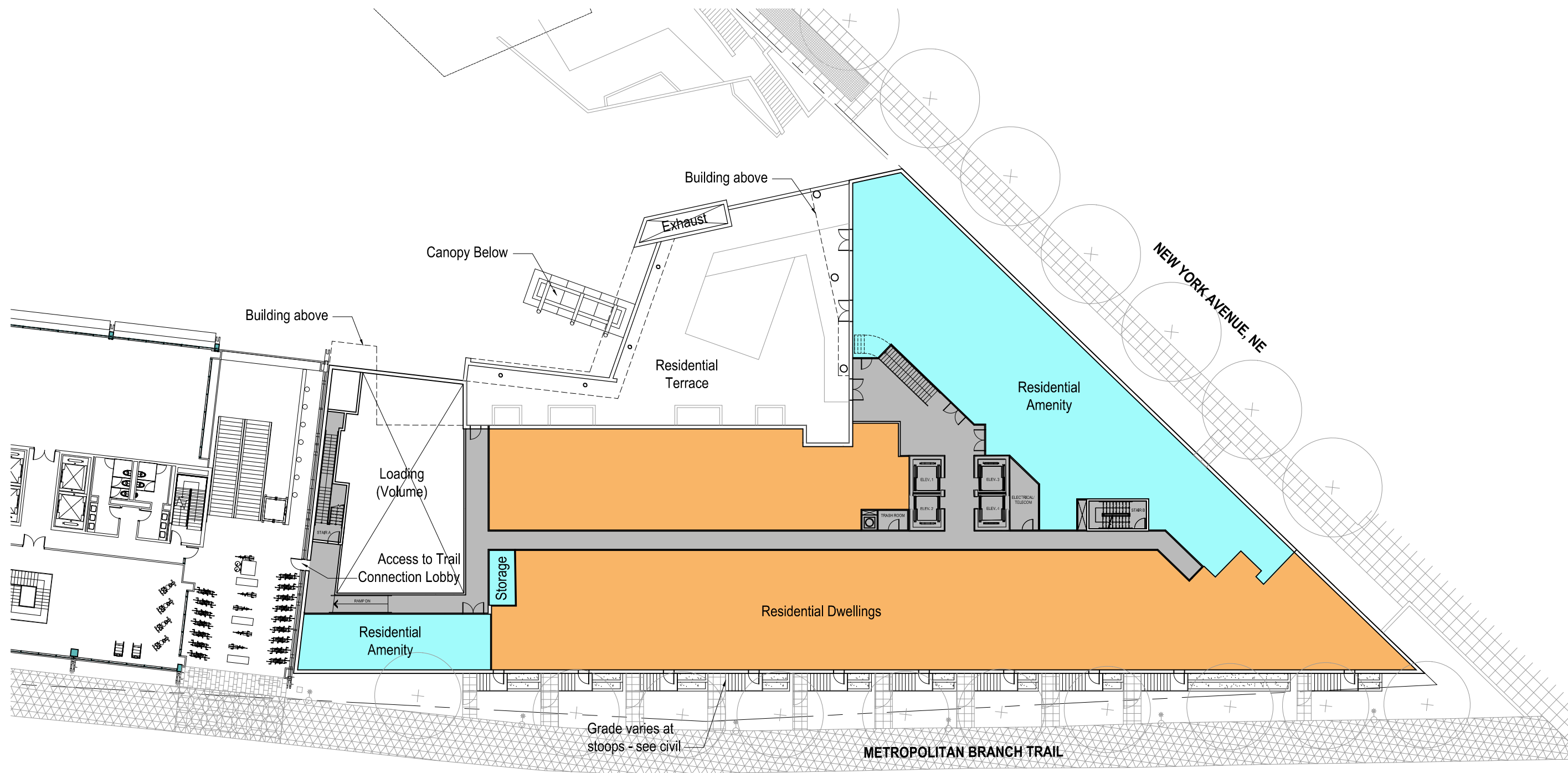


- Notes:
1. The interior layout shown of the building is schematic. Changes to the layouts, not affecting the street facade's exterior envelope or the square footage distribution, may occur.
 2. Refer to A-200 sheets for information on the South Tower.
 3. Refer to A-308 for building dimensions and setbacks.
 4. Loading berth shall have a minimum vertical clearance of 14 feet. The door and access way to loading berth shall have sufficient clearance for use by 13 foot, 6 inch truck.
 5. Refer to landscape drawings for more information on streetscape and plaza design.



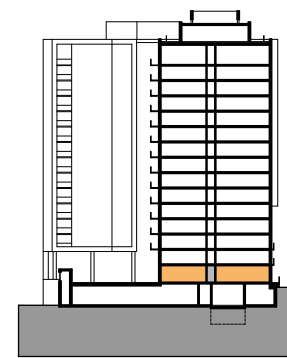
KEY SECTION





Notes:

1. The interior layout shown of the building is schematic. Changes to the layouts, not affecting the street facade's exterior envelope or the square footage distribution, may occur.
2. Refer to A-200 sheets for information on the South Tower.
3. Refer to A-308 for building dimensions and setbacks.
4. Refer to landscape drawings for more information on terrace design.



KEY SECTION

MRP | REALTY

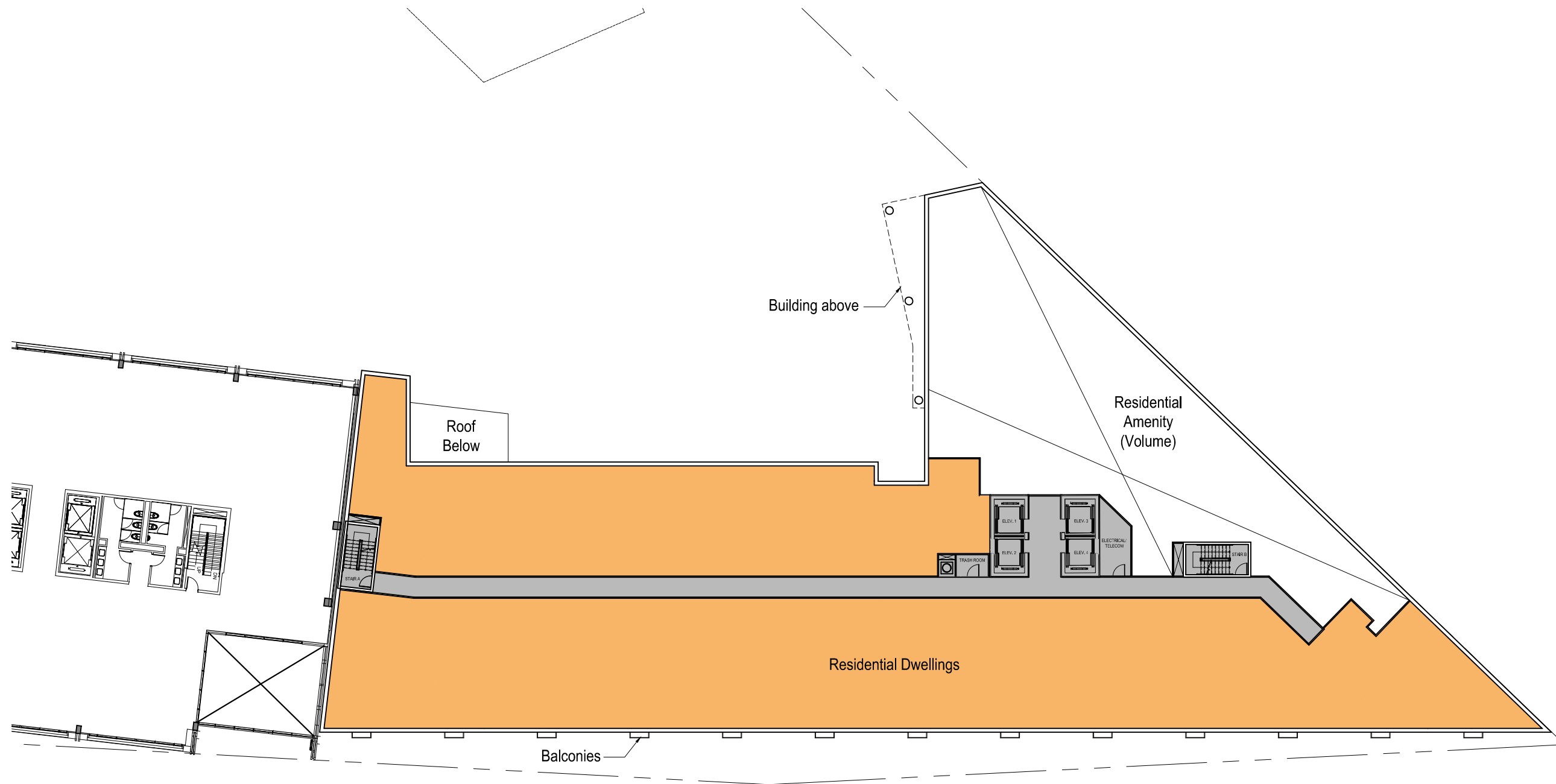
Washington Gateway | Washington, DC



Architecture - North Tower - 2nd Floor Plan

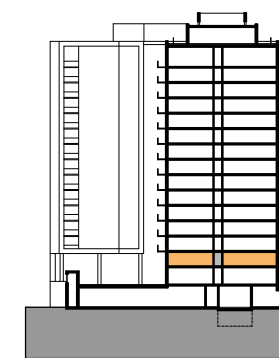
December 30, 2016 | A-302





Notes:

1. The interior layout shown of the building is schematic. Changes to the layouts, not affecting the street facade's exterior envelope or the square footage distribution, may occur.
2. Refer to A-200 sheets for information on the South Tower.
3. Refer to A-308 for building dimensions and setbacks.



KEY SECTION

MRP | REALTY

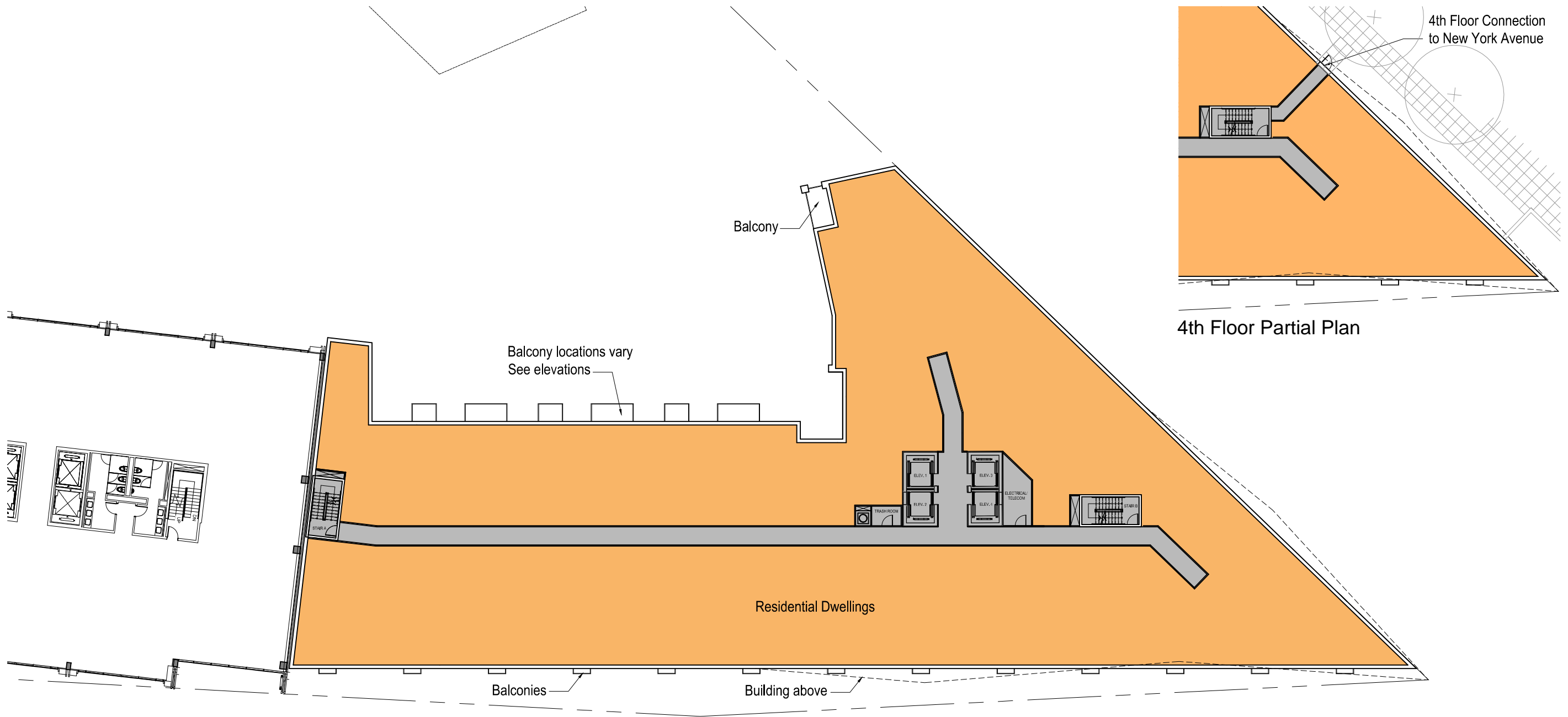
Washington Gateway | Washington, DC



Architecture - North Tower - 3rd Floor Plan

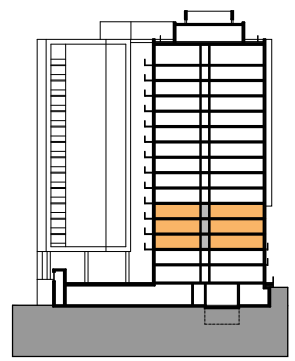
December 30, 2016 | A-303



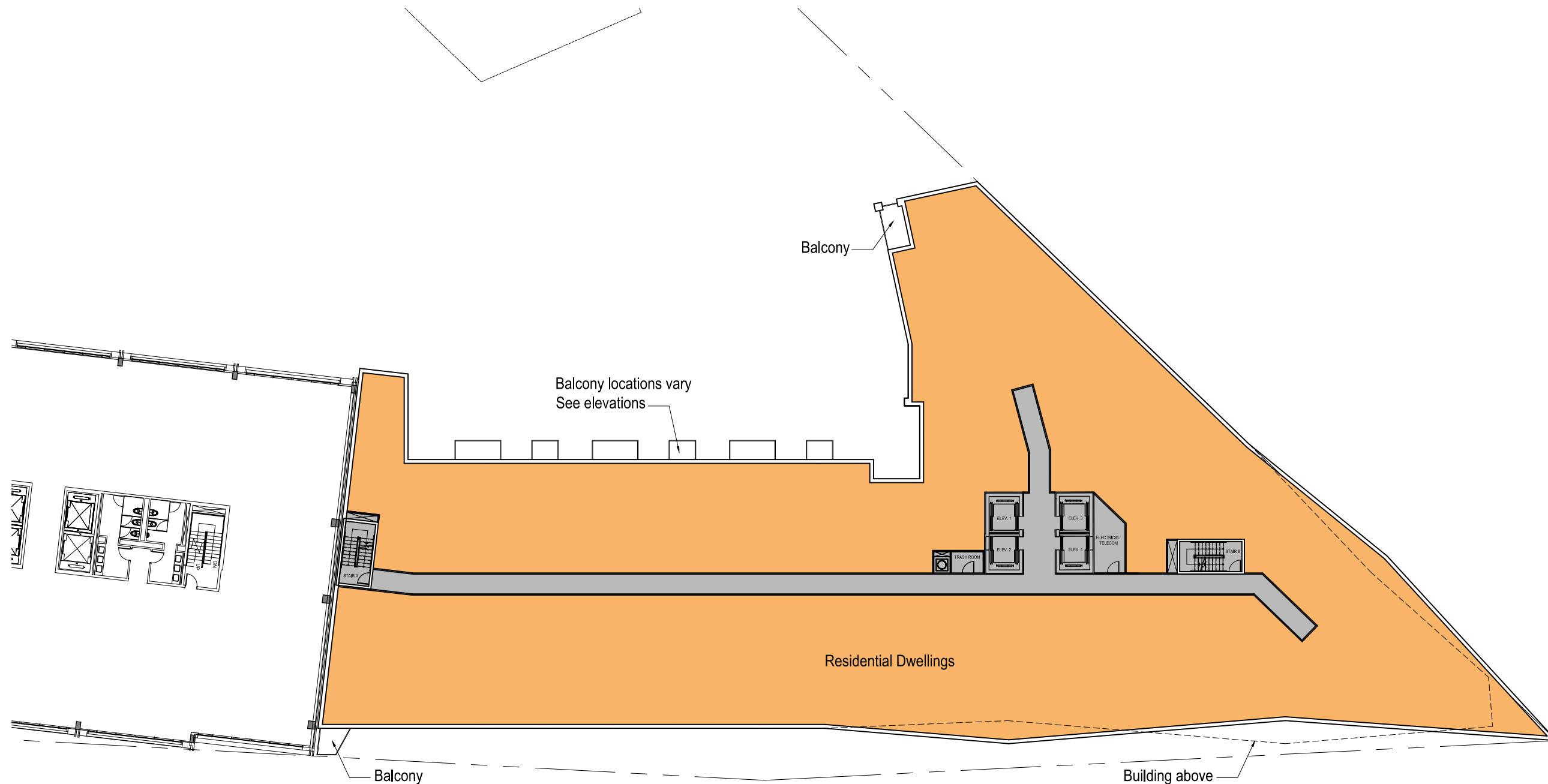


Notes:

1. The interior layout shown of the building is schematic. Changes to the layouts, not affecting the street facade's exterior envelope or the square footage distribution, may occur.
2. Refer to A-200 sheets for information on the South Tower.
3. Refer to A-308 for building dimensions and setbacks.

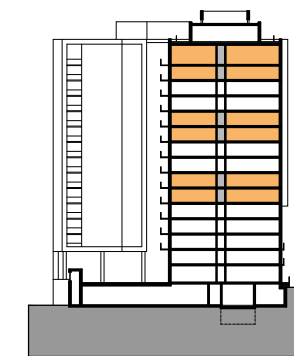


KEY SECTION



Notes:

1. The interior layout shown of the building is schematic. Changes to the layouts, not affecting the street facade's exterior envelope or the square footage distribution, may occur.
2. Refer to A-200 sheets for information on the South Tower.
3. Refer to A-308 for building dimensions and setbacks.



KEY SECTION

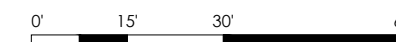
MRP | REALTY

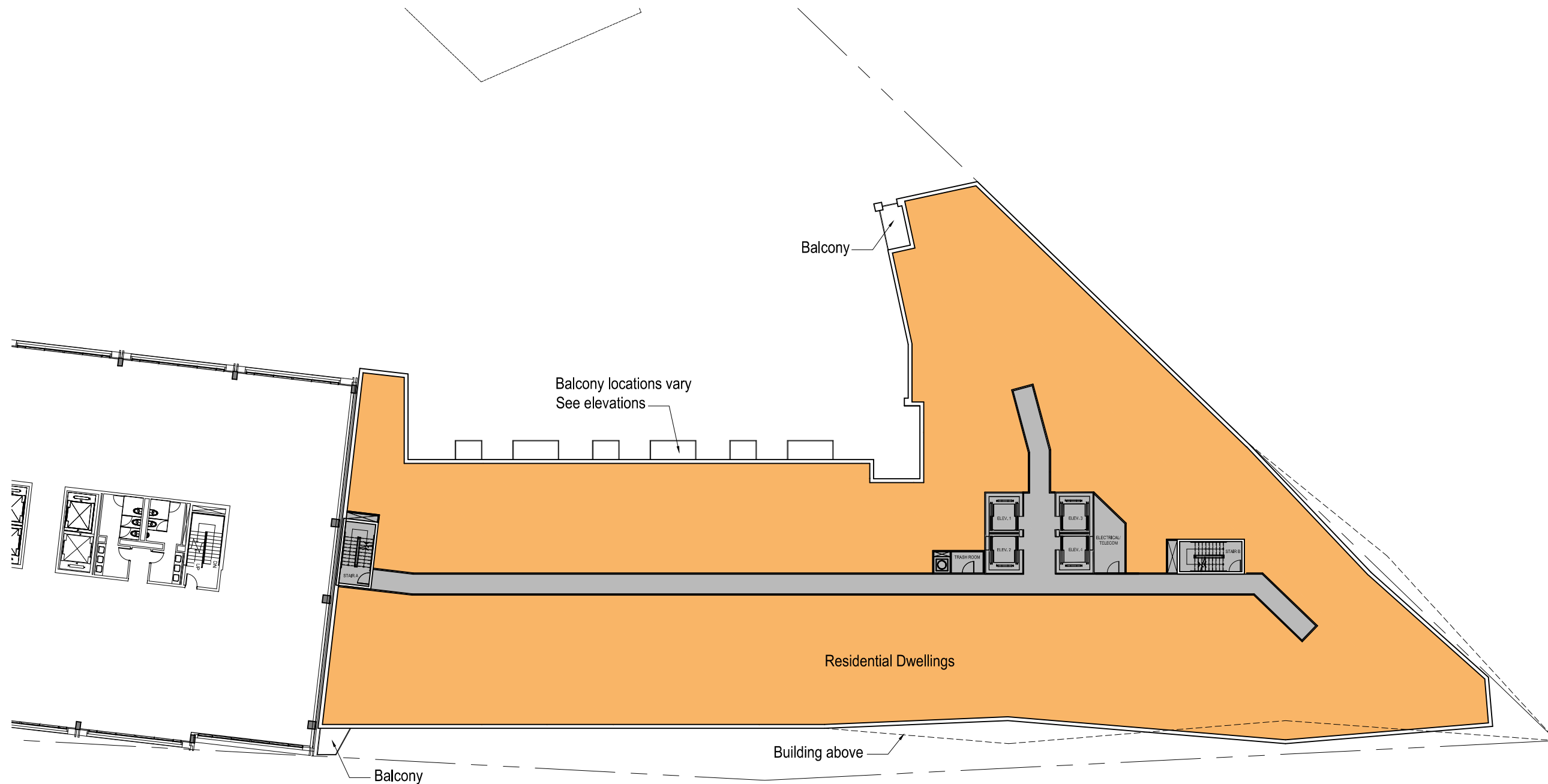
Washington Gateway | Washington, DC

SK+I
ARCHITECTURE

Architecture - North Tower - 7th-8th, 11th-12th,
& 15th-16th Floor Plans

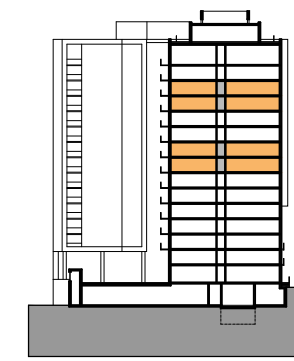
December 30, 2016 | A-305





Notes:

1. The interior layout shown of the building is schematic. Changes to the layouts, not affecting the street facade's exterior envelope or the square footage distribution, may occur.
2. Refer to A-200 sheets for information on the South Tower.
3. Refer to A-308 for building dimensions and setbacks.



KEY SECTION

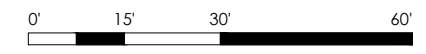
MRP | REALTY

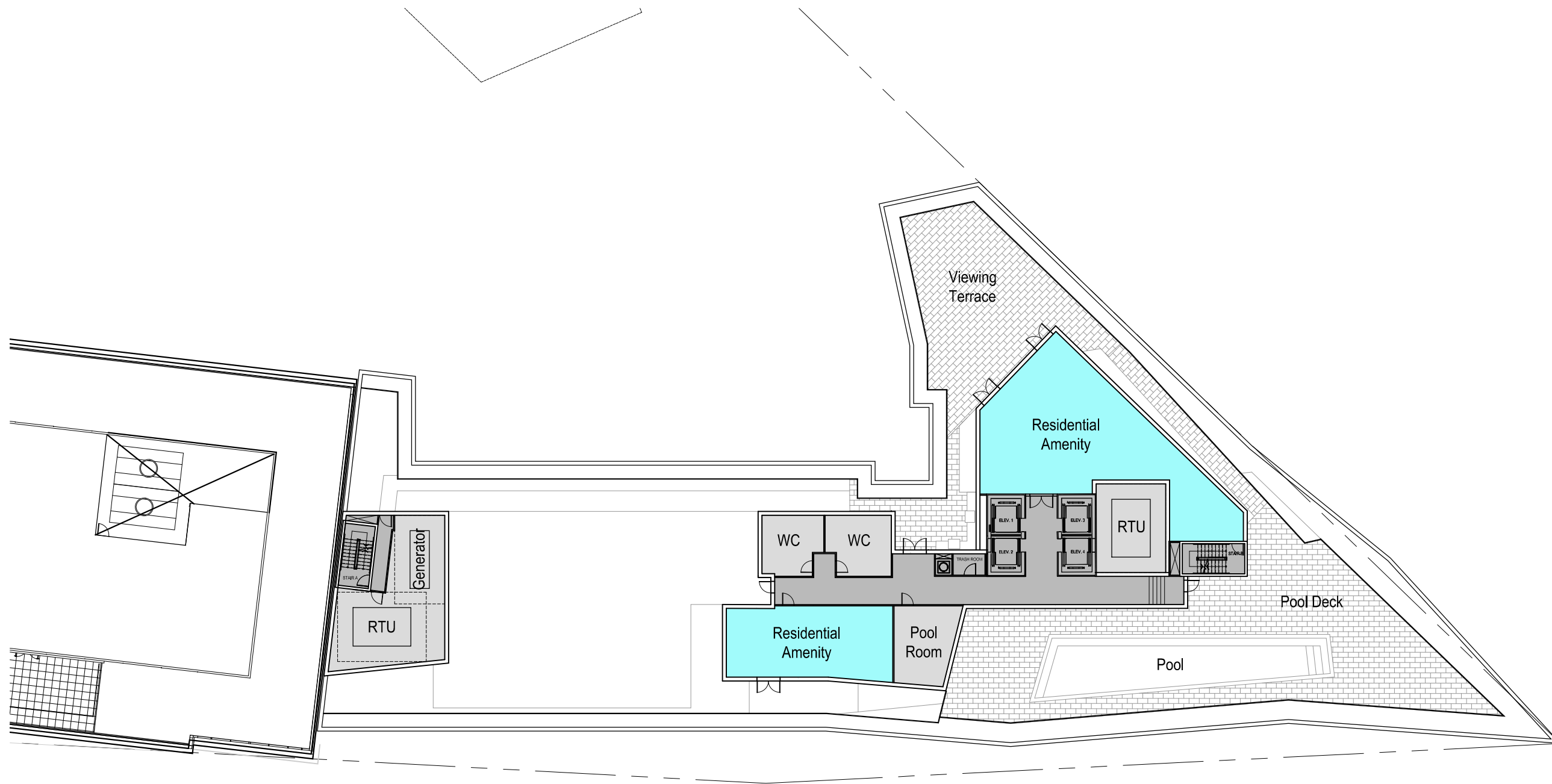
Washington Gateway | Washington, DC

December 30, 2016 | A-306

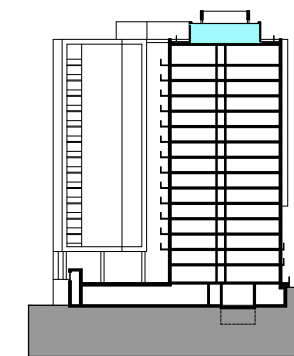


Architecture - North Tower - 9th-10th, & 13th-14th Floor Plans



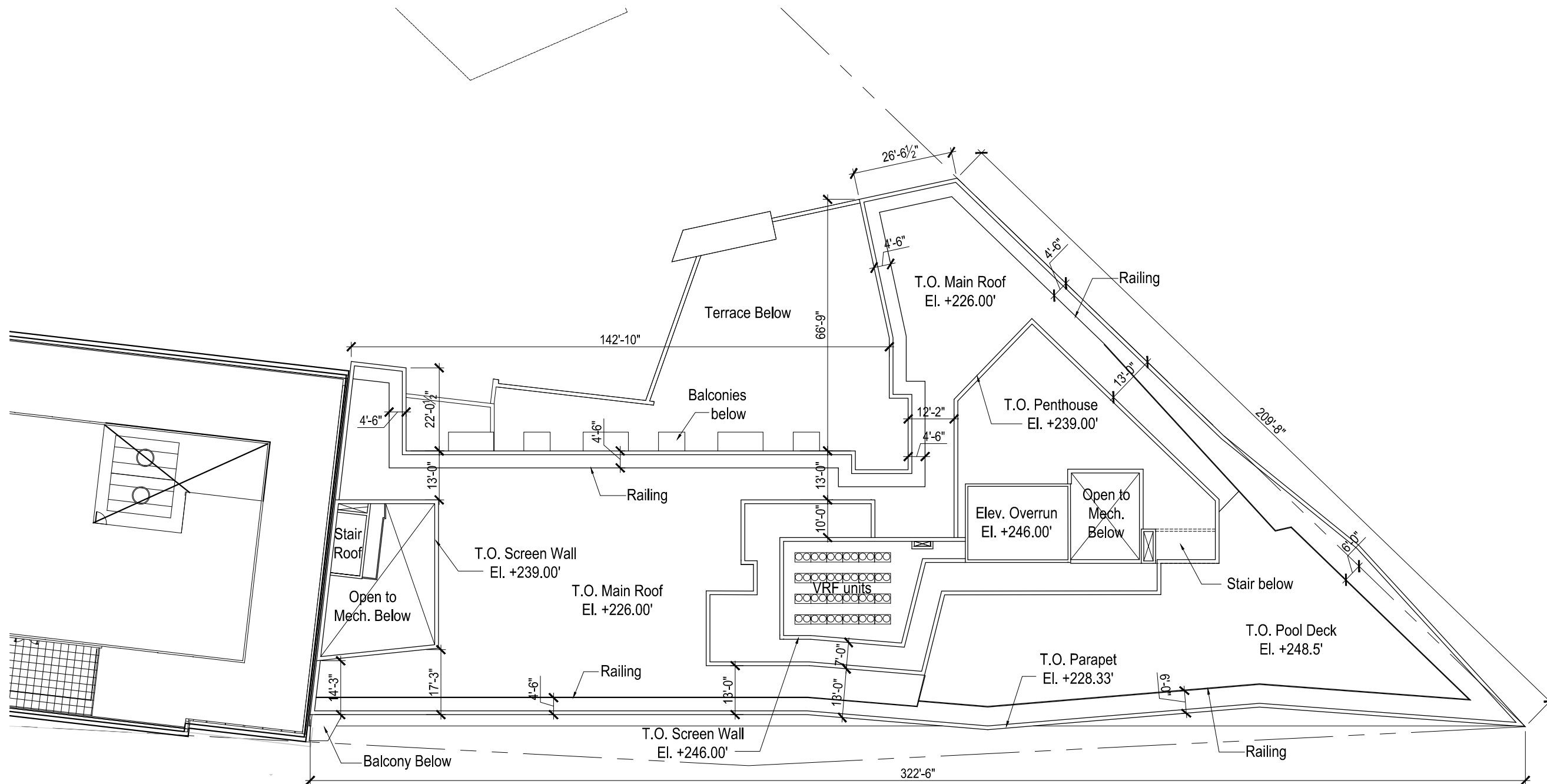


- Notes:
1. The interior and mechanical layouts shown of the building are schematic. Changes to the layouts and mechanical, not affecting the exterior envelope or the square footage distribution, may occur.
 2. Refer to A-200 sheets for information on the South Tower.
 3. Refer to A-308 for building dimensions and setbacks.
 4. Final rooftop design to be determined by mechanical system selection.
 5. Refer to landscape drawings for more information on roof design.
 6. Refer to A-111 for enlarged rooftop sections.



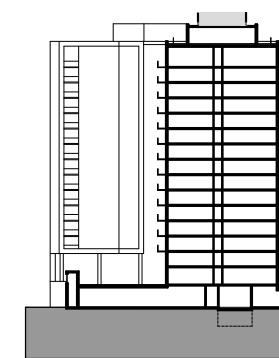
KEY SECTION





Notes:

1. The interior and mechanical layouts shown of the building are schematic. Changes to the layouts and mechanical, not affecting the exterior envelope or the square footage distribution, may occur.
2. Refer to A-200 sheets for information on the South Tower.
3. Final rooftop design to be determined by mechanical system selection.
4. Refer to landscape drawings for more information on roof design.
5. Refer to A-111 for enlarged rooftop sections.



KEY SECTION





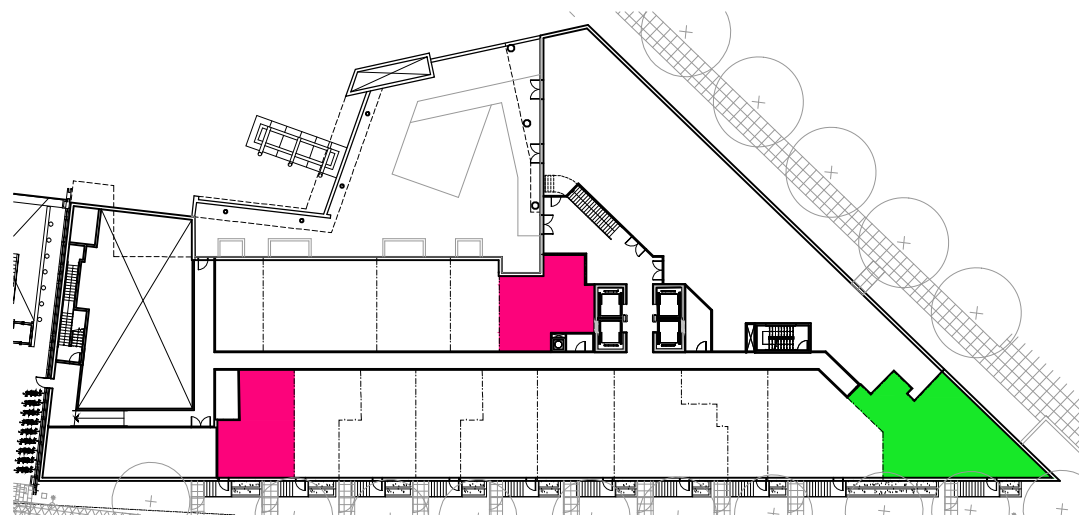
Key Plan



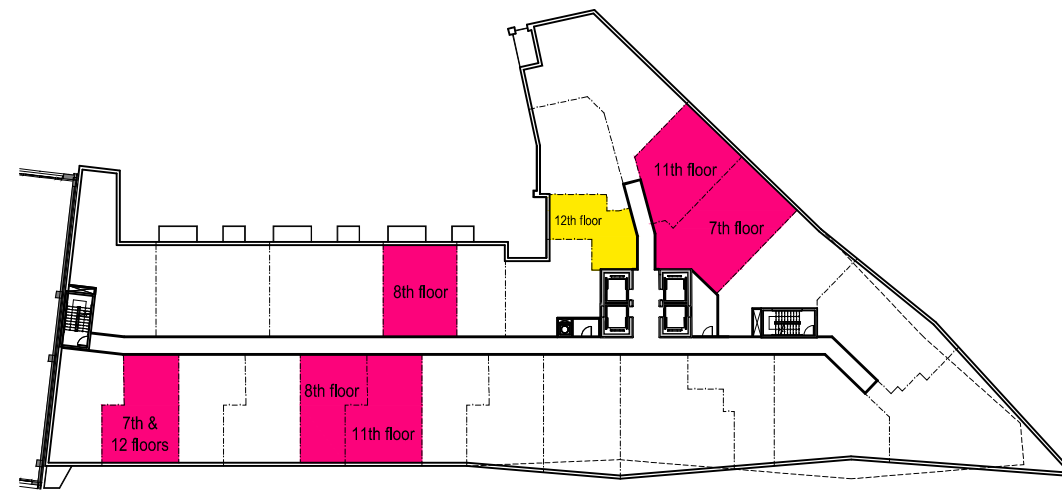
View A



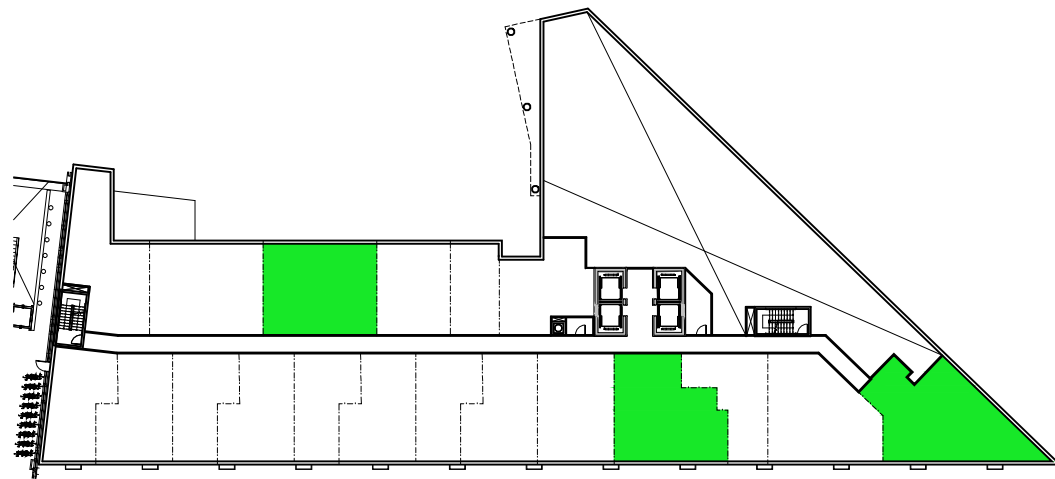
View B



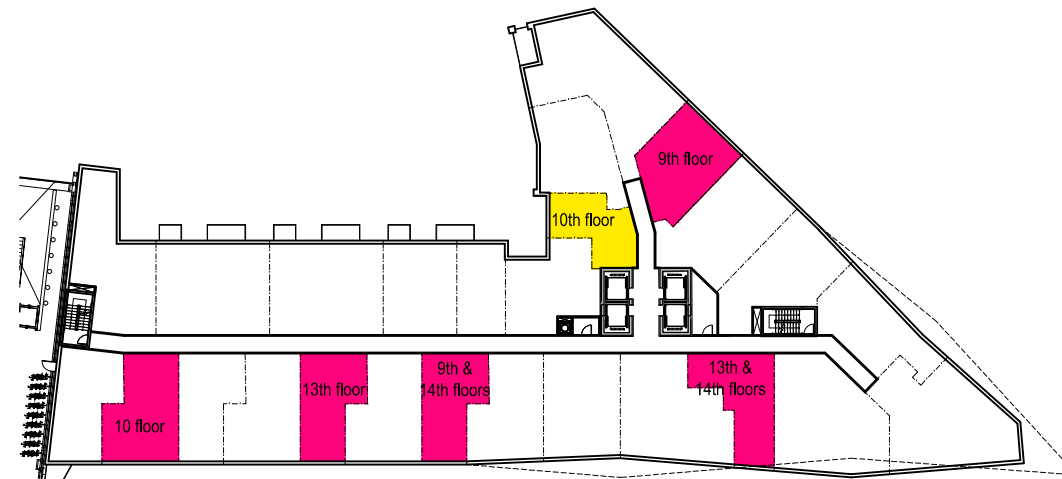
2nd Floor



7th, 8th, 11th, & 12th Floors



3rd Floor



9th, 10th, 13th, & 14th Floors



4th-6th Floors

Notes:

The IZ unit locations are based upon the current 372 dwelling unit count. The number and location of the IZ units are subject to change if the total number of dwelling units changes within the range requested as part of the PUD flexibility.

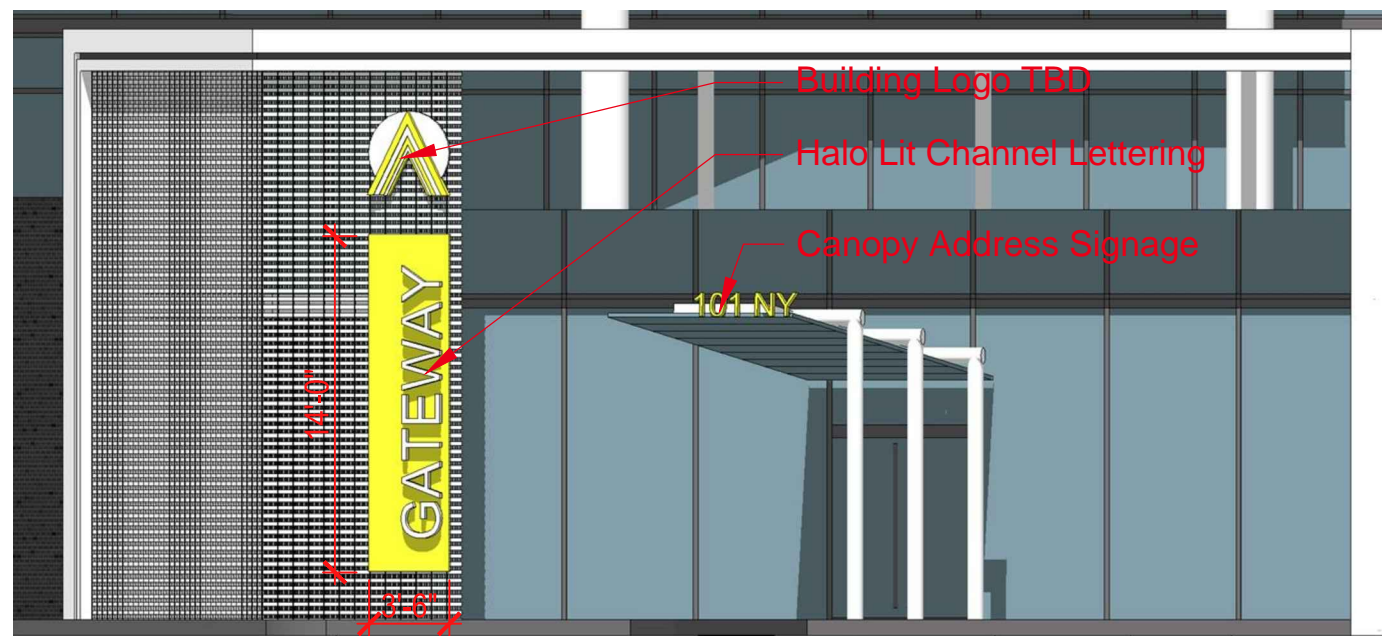
INCLUSIONARY ZONING UNIT MIX

Floor	Studio	1 Bed	2 Bed	Total
16	0	0	0	0
15	0	0	0	0
14	0	2	0	2
13	0	2	0	2
12	1	1	0	2
11	0	2	0	2
10	1	1	0	2
9	0	2	0	2
8	0	2	0	2
7	0	2	0	2
6	0	2	0	2
5	0	1	2	3
4	0	1	2	3
3	0	0	3	3
2	0	2	1	3
1	0	0	0	0
Total	2	20	8	30

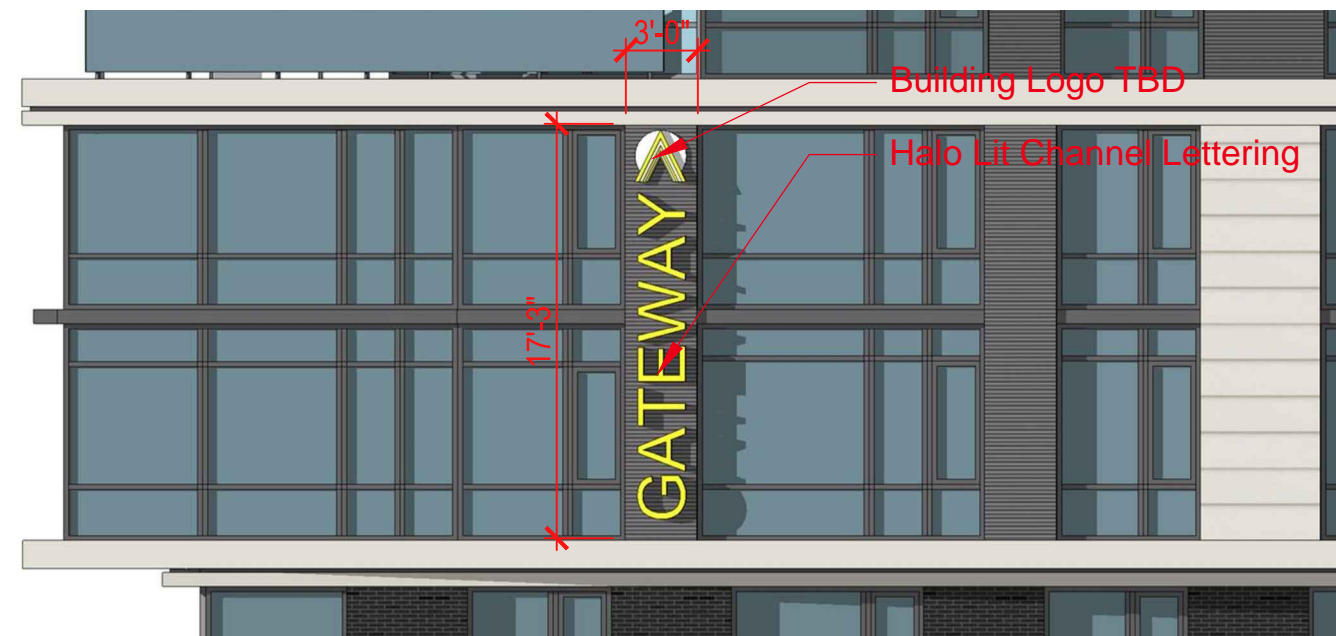
Unit Type	IZ Units	IZ Unit %	Market Units	Market Unit %	Total Units
Two Bedroom	8	26.67%	85	24.85%	93
One Bedroom	20	66.67%	230	67.25%	250
Studio	2	6.67%	27	7.89%	29
Total	30	100.00%	342	100.00%	372

Residential GSF	IZ Unit GSF
368,375	29,470

Signage Area A

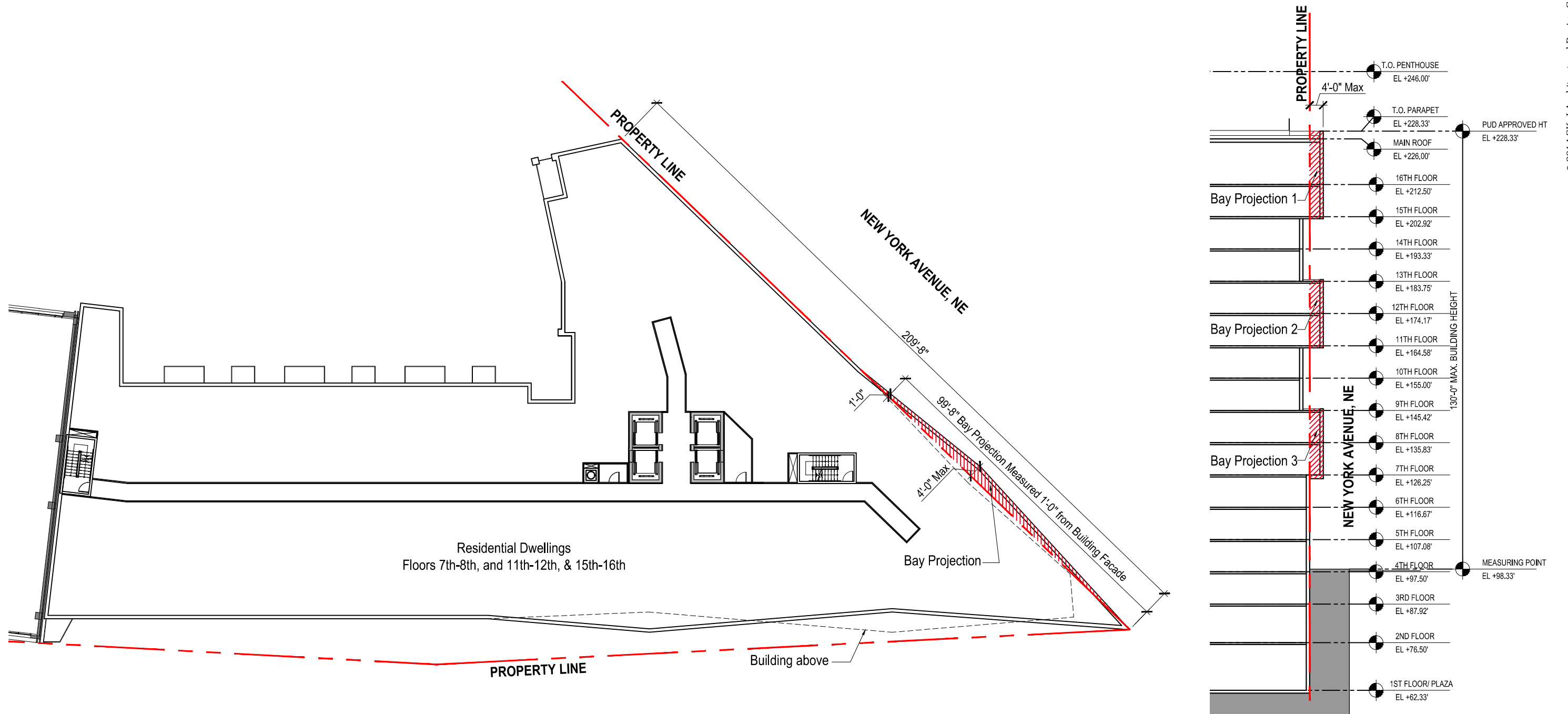


Signage Area B



Notes:

1. The exterior signage elevations are preliminary and shown for illustrative purposes only. Font, message, logo, and color may be revised provided the maximum overall dimensions and signage materials do not change.



Residential Dwellings
Floors 7th-8th, and 11th-12th, & 15th-16th

Bay Projection

Building above

	Façade Width	Bay Projection Width (allowed)	Bay Projection Width (provided)	Bay Projection Depth (allowed)	Bay Projection Depth (provided)
New York Avenue	209'-8"	105'-10"	99'-8"	4'-0"	4'-0"

*Bay projection width is measured at a distance of 1'-0" from the building façade.