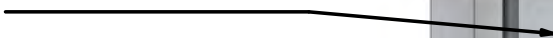




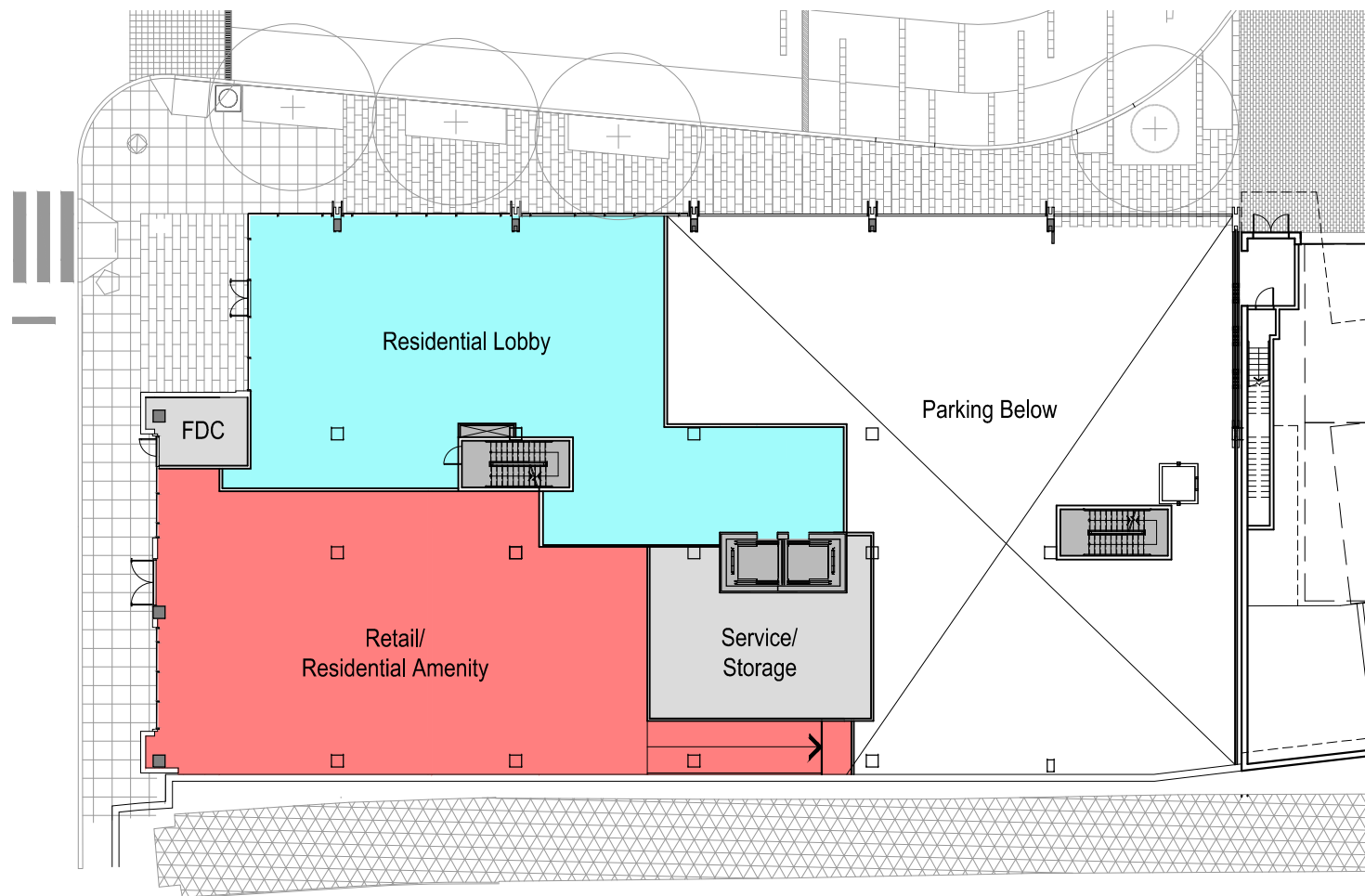
OFFICE FITNESS CENTER



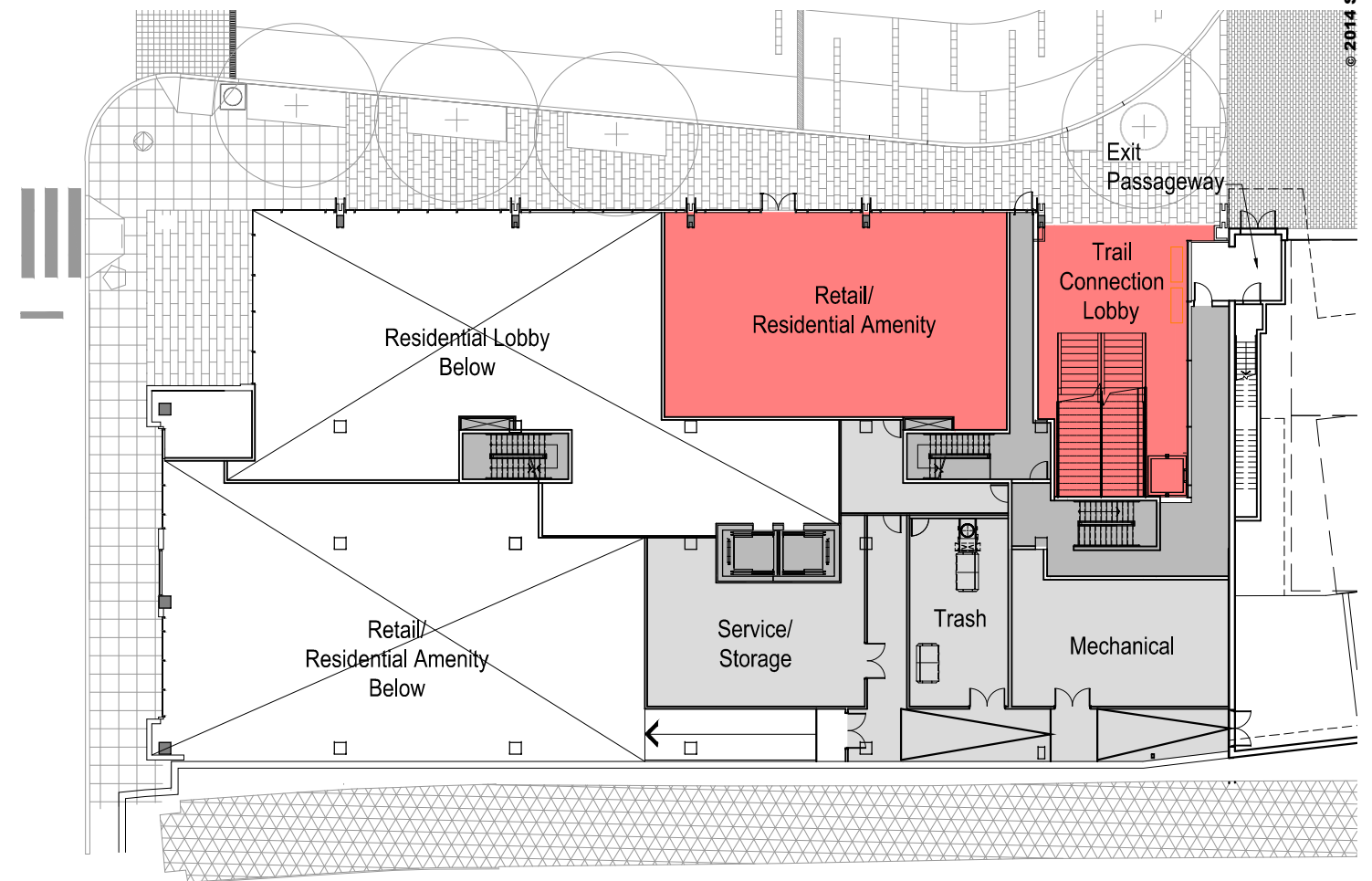
OPEN AIR FOR TRAIL CONNECTION WITH  
ROLL-DOWN SECURITY GATE



VIEW 4 - TRAIL SIDE

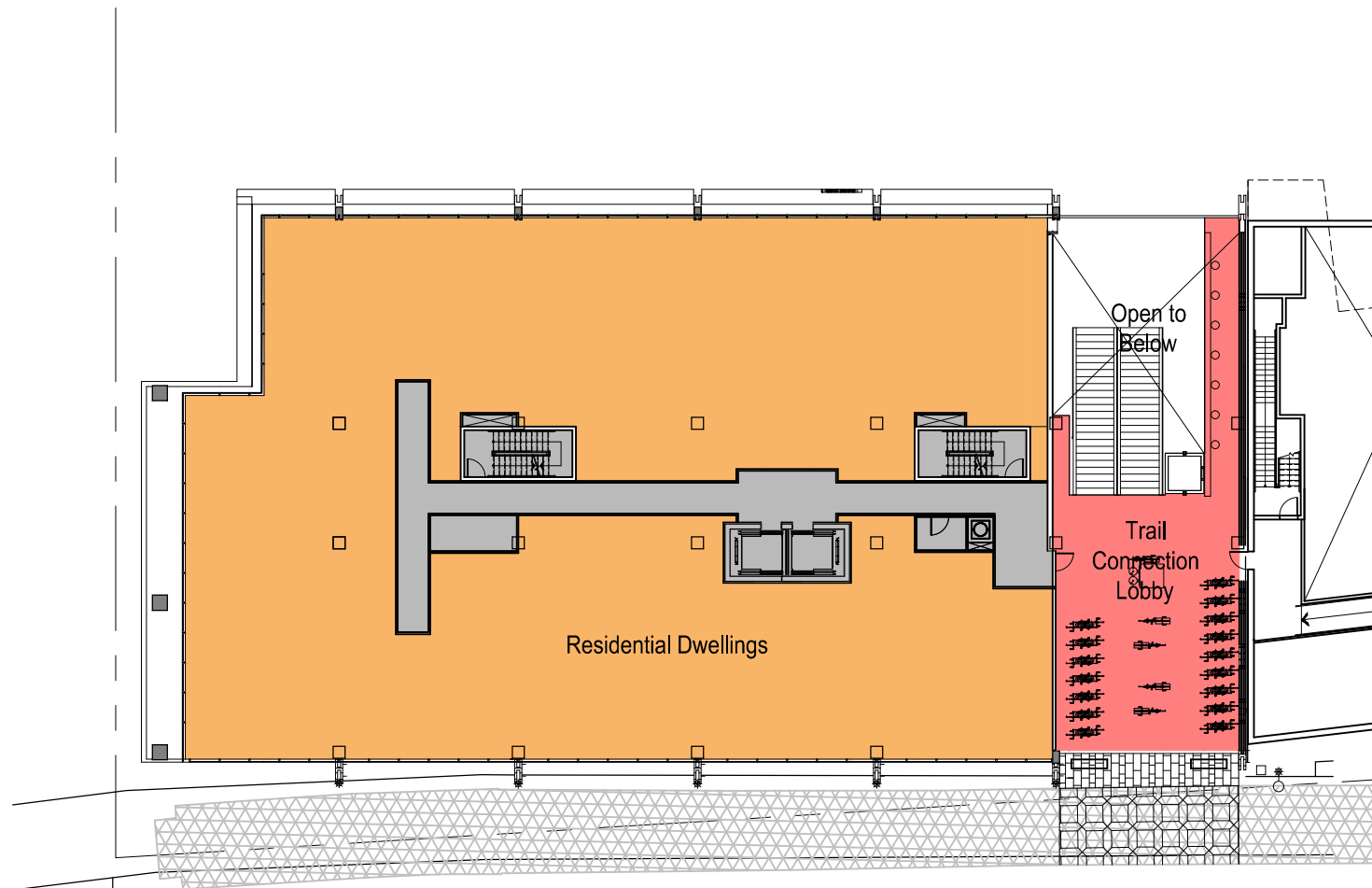


Alternate Plan - Retail Level

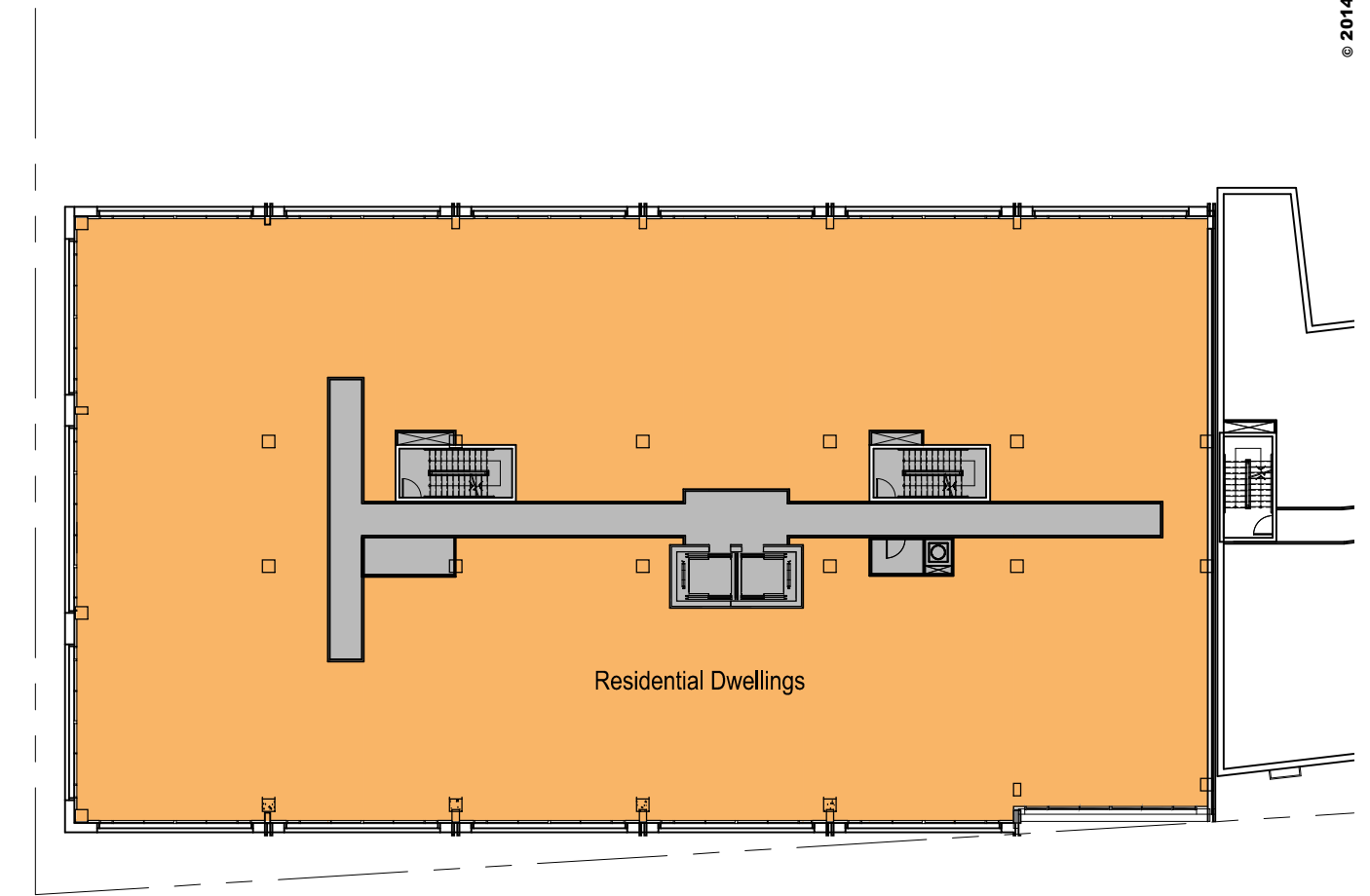


Alternate Plan - Plaza Level

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



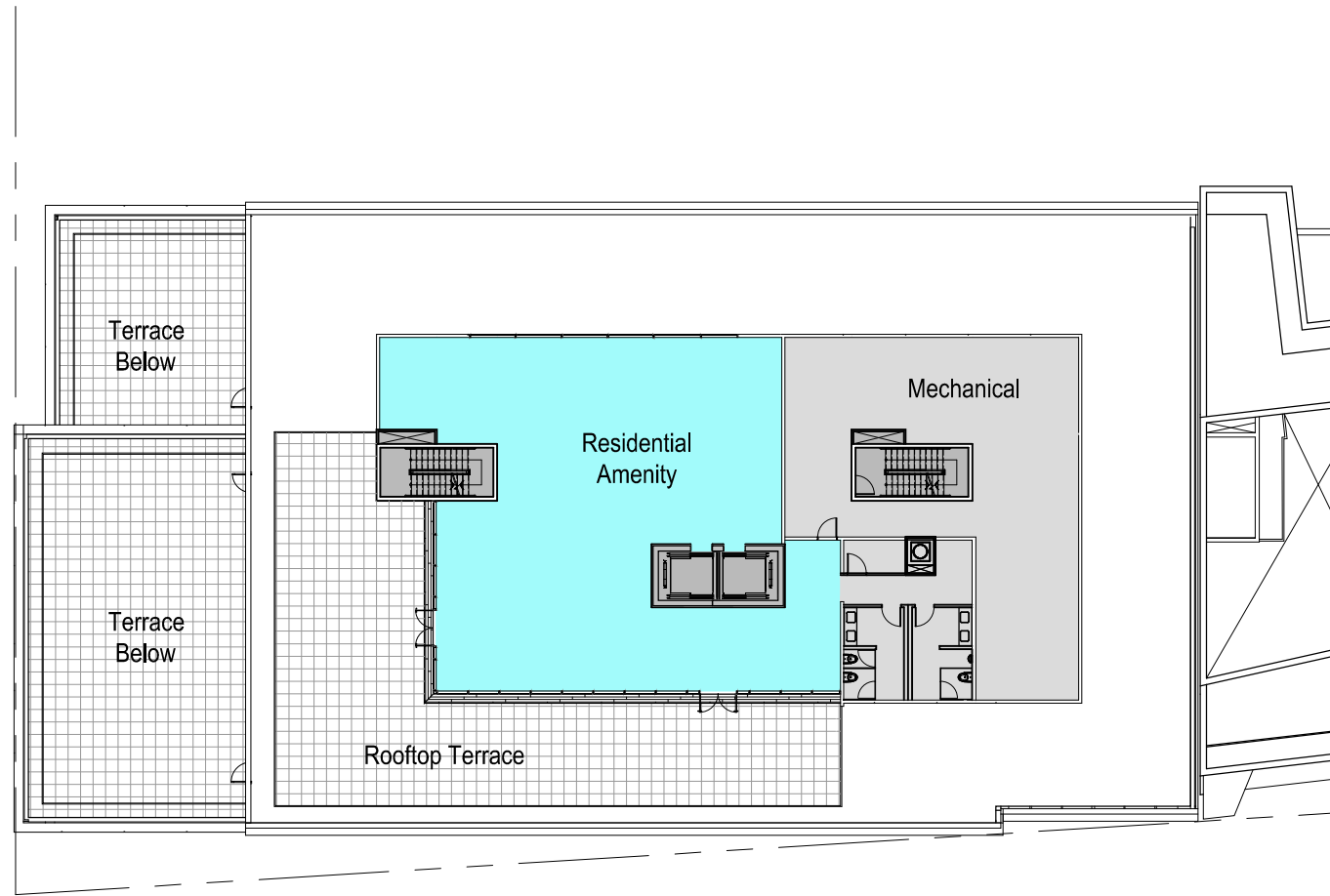
Alternate Plan - 2nd Floor



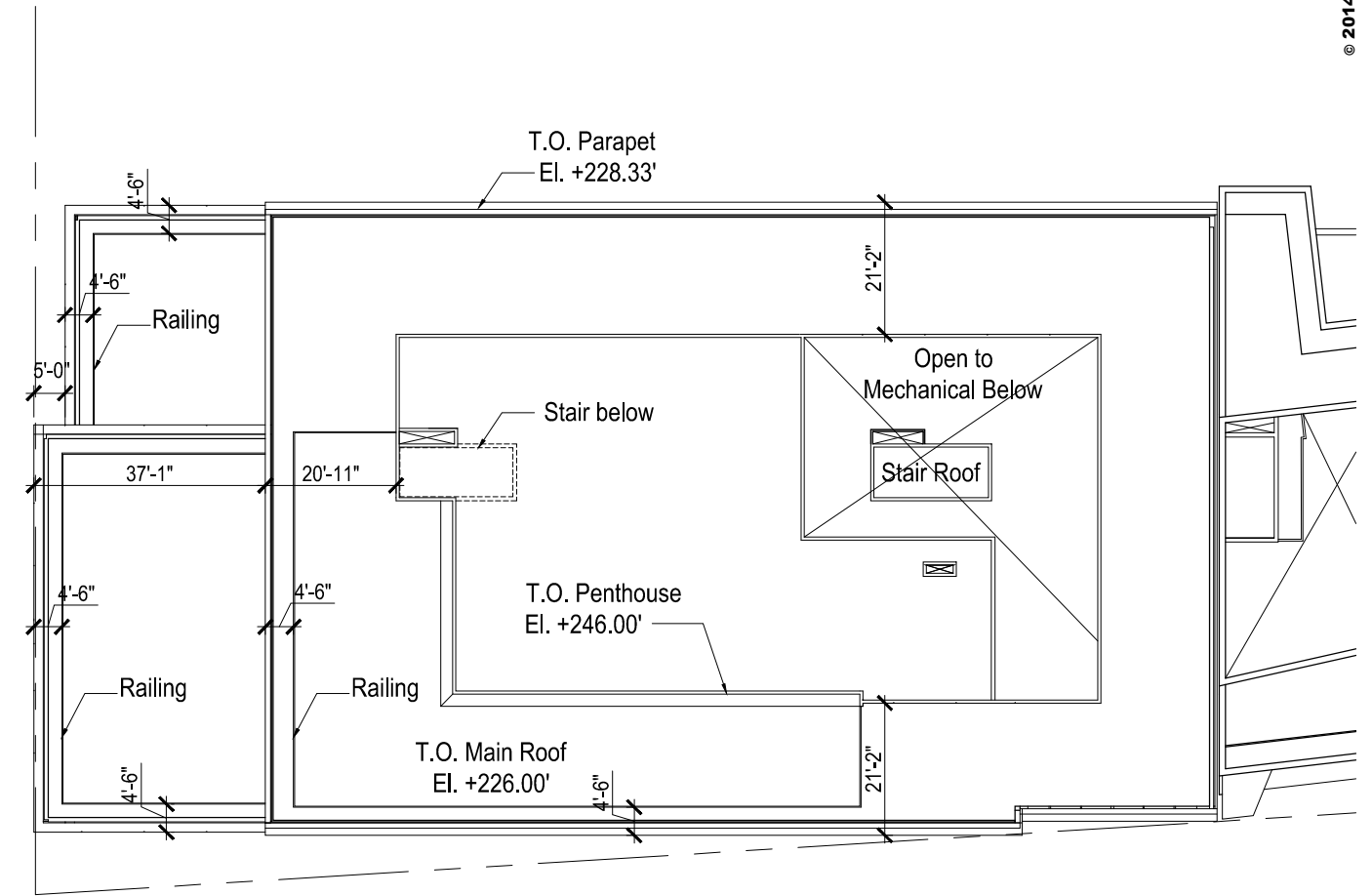
Alternate Plan - Typical Floor

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



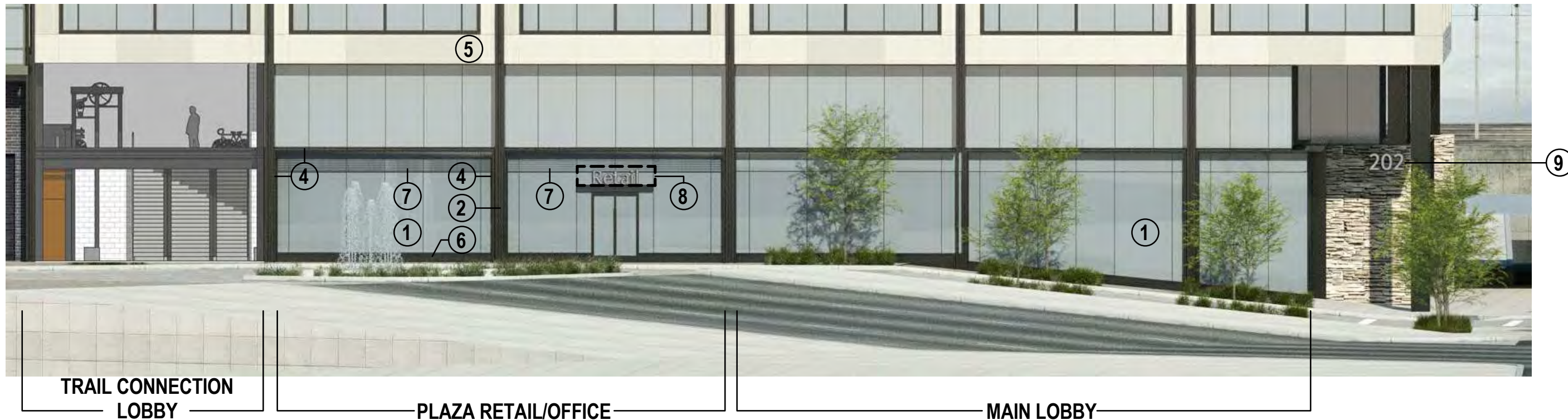


Alternate Plan - Penthouse



Alternate Plan - Roof





**PLAZA FRONTAGE**



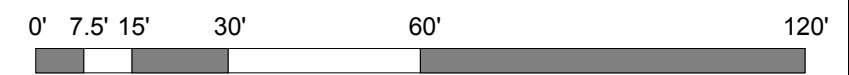
**FLORIDA AVENUE FRONTAGE**

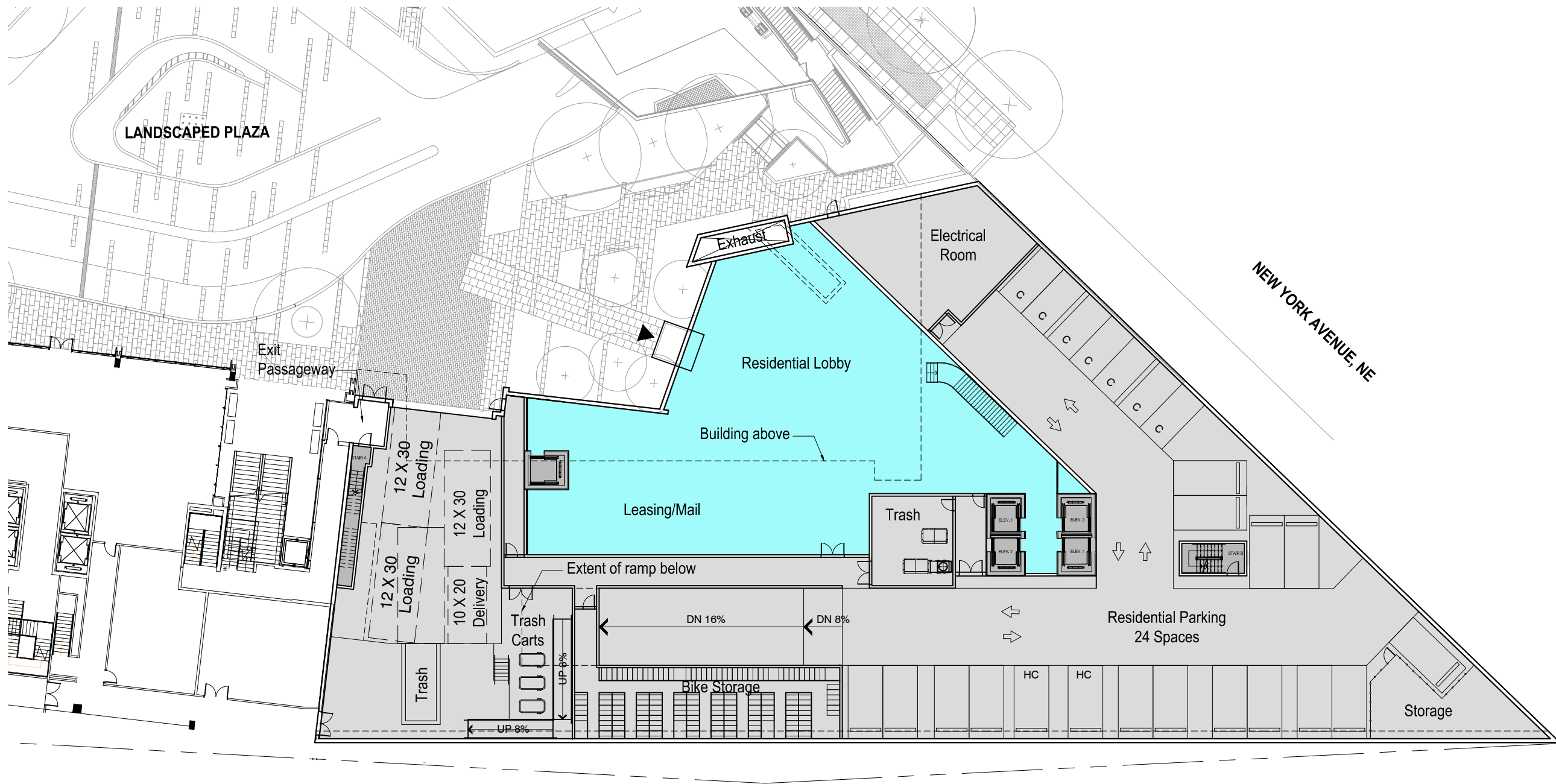
**Proposed Materials:**

- 1. Aluminum and Glass Storefront
- 2. Aluminum Column Cover
- 3. Stone Wall Cladding
- 4. Metal Surround

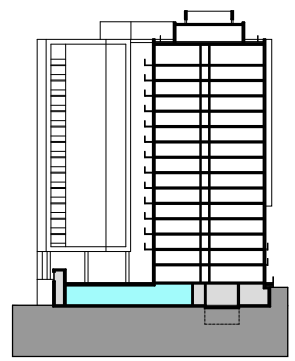
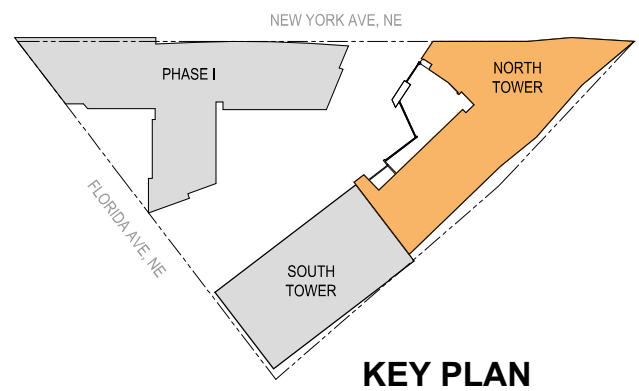
- 5. Cast Concrete Panels
- 6. Stone Clad Curb
- 7. Aluminum Louver - Finish to Match Storefront
- 8. Proposed Area for Signage (3'H x 10'W)
- 9. Proposed Address Signage (3'H x 5'W)
- 10. Proposed Area for Signage (3'H x 30'W)

Note:  
 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.



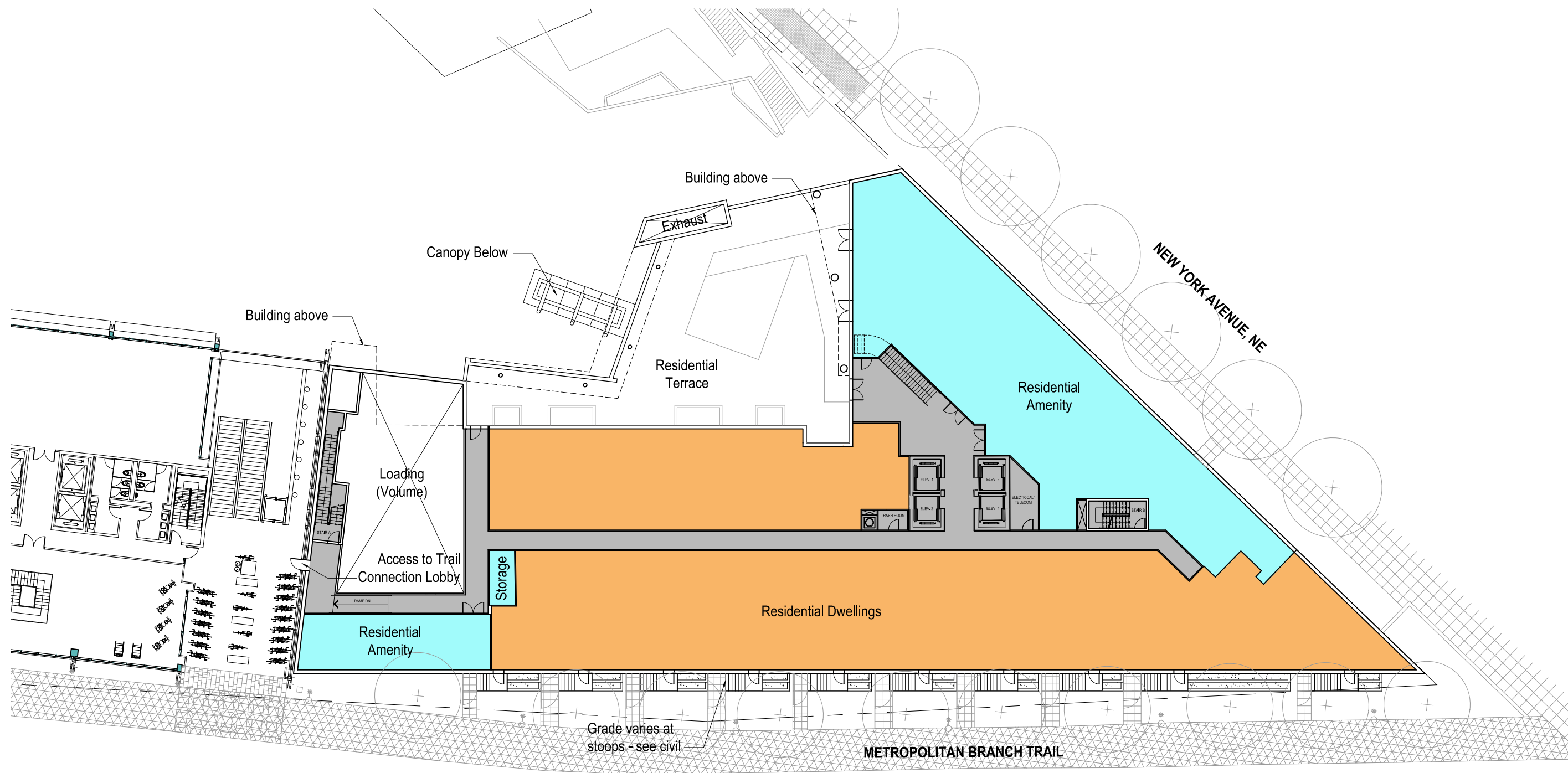


- Notes:
1. The interior layout shown of the building is schematic. Changes to the layouts, not affecting the street facade's exterior envelope or the square footage distribution, may occur.
  2. Refer to A-200 sheets for information on the South Tower.
  3. Refer to A-308 for building dimensions and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



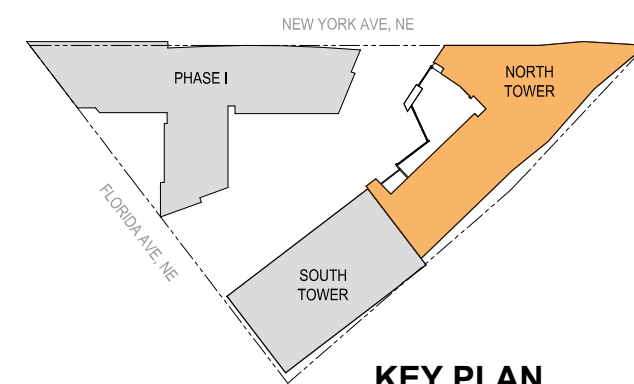
KEY PLAN

KEY SECTION

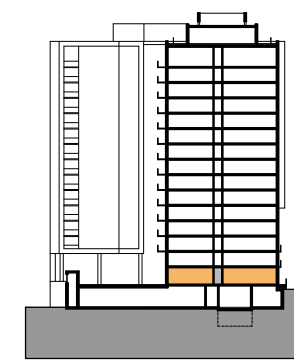


Notes:

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.

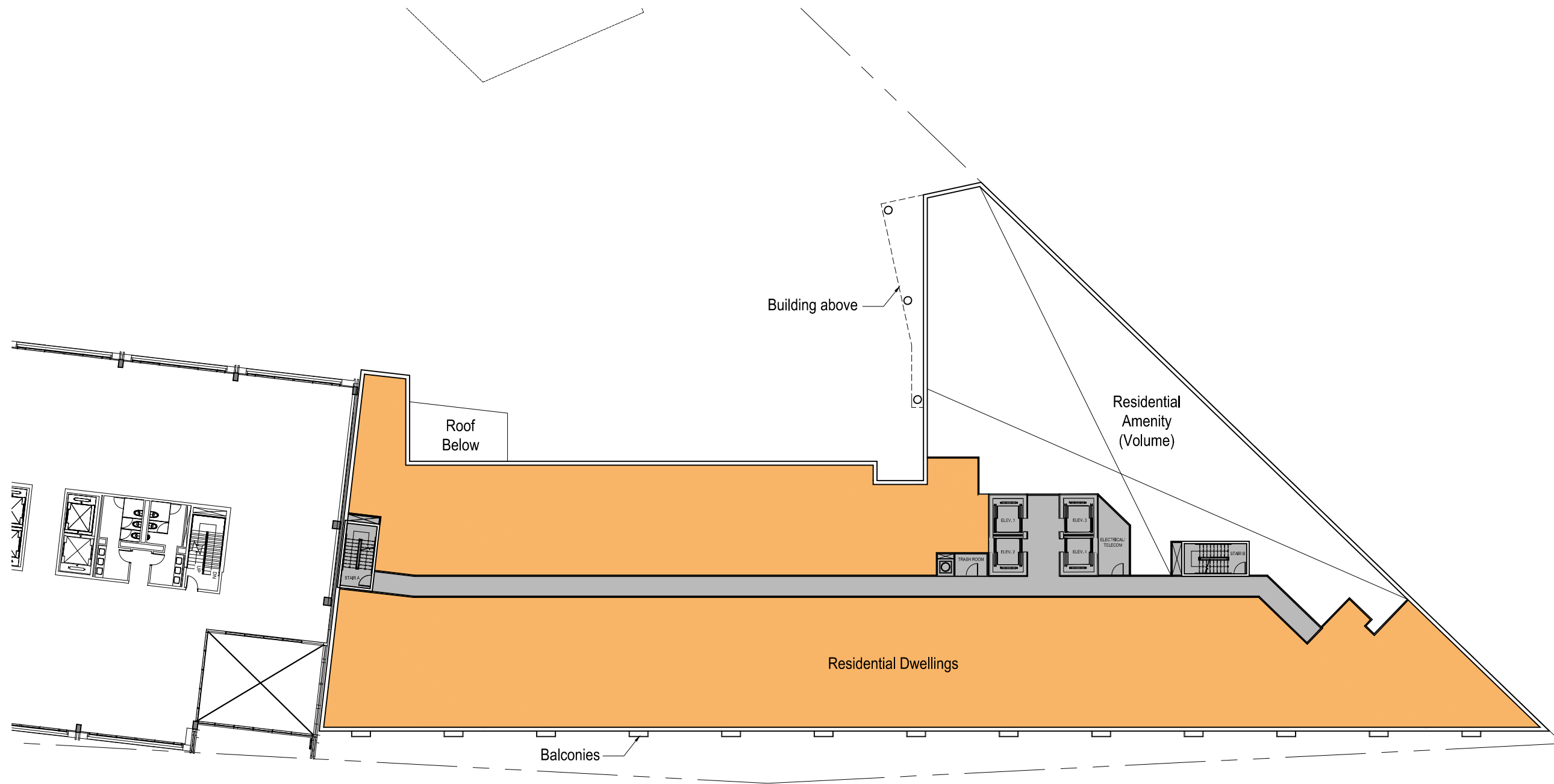


KEY PLAN



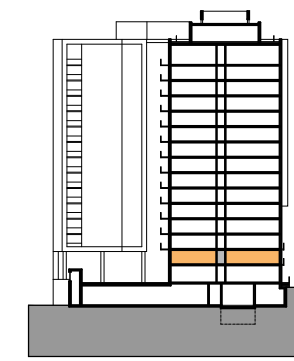
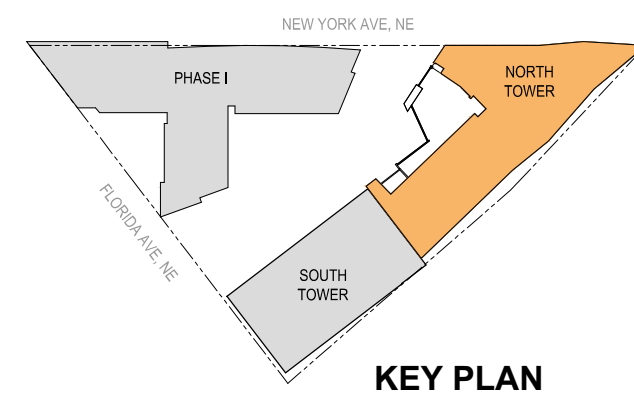
KEY SECTION





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.



MRP | REALTY

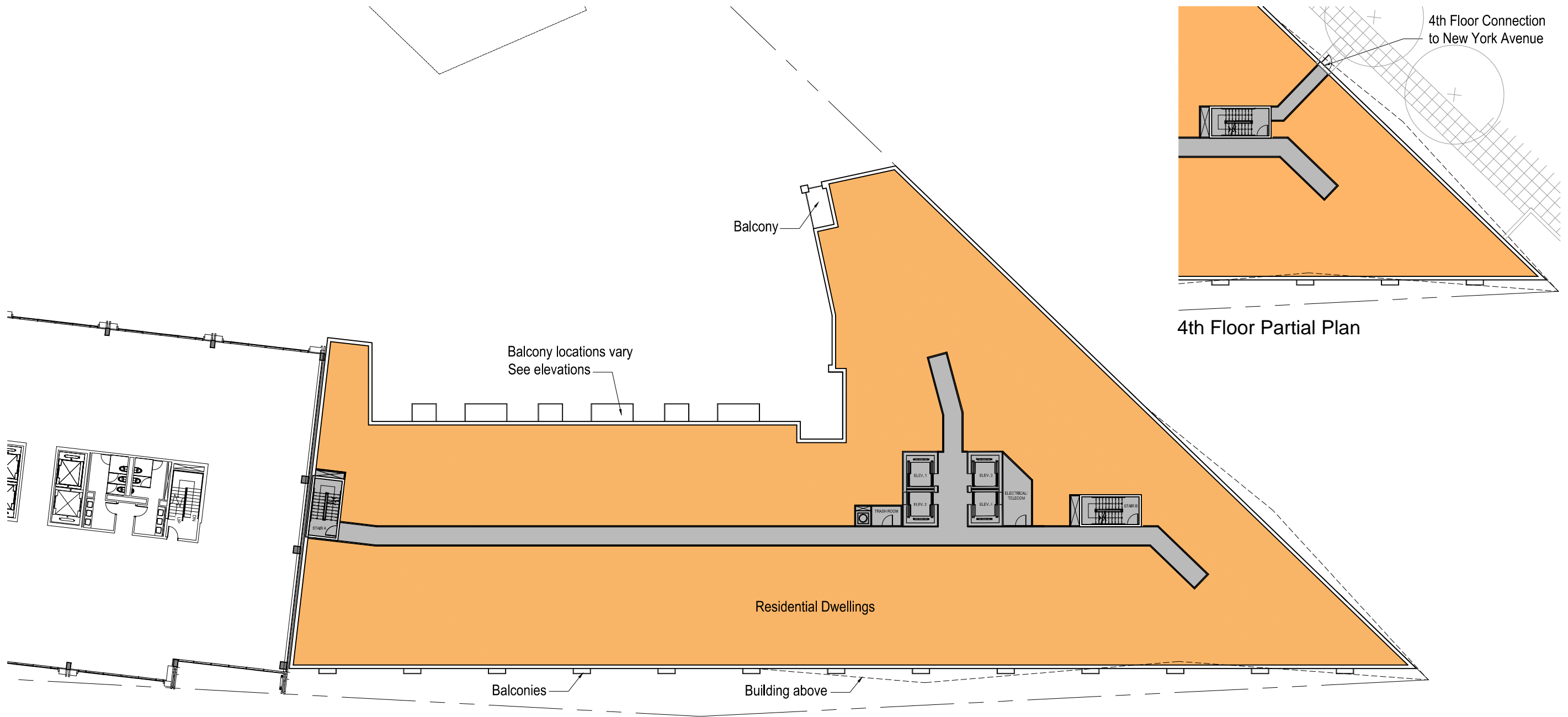
Washington Gateway | Washington, DC

SK+I  
ARCHITECTURE

Architecture - North Tower - 3rd Floor Plan

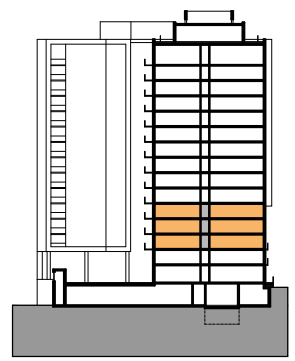
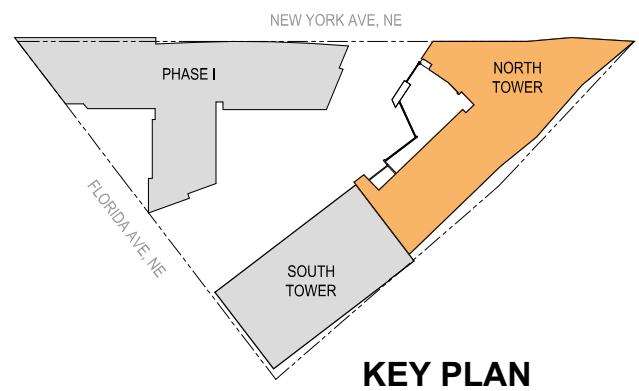
March 6, 2017 | A-303





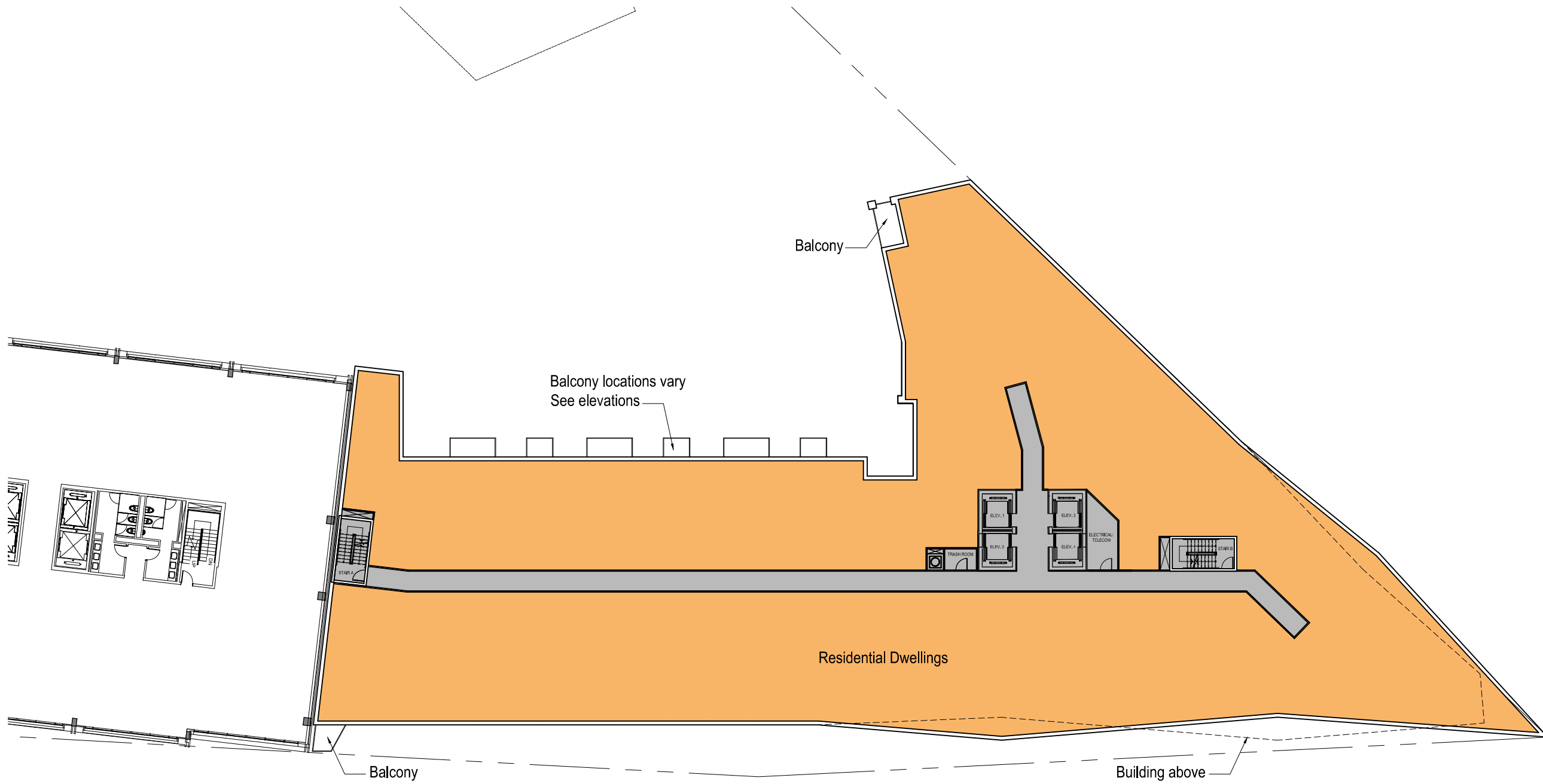
Notes:

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.



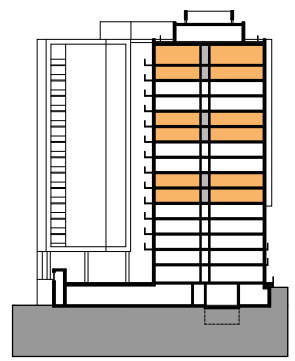
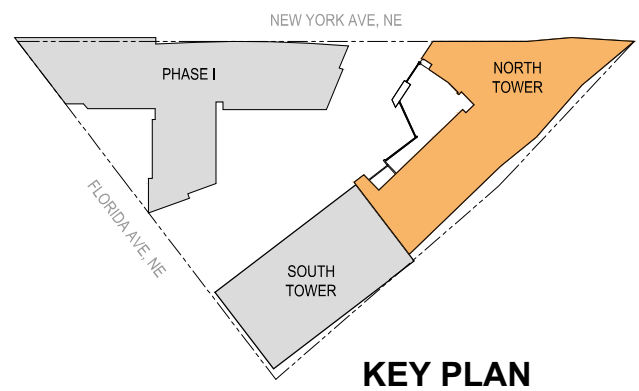
KEY PLAN

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 PLAN

KEY SECTION

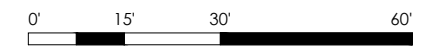
MRP | REALTY

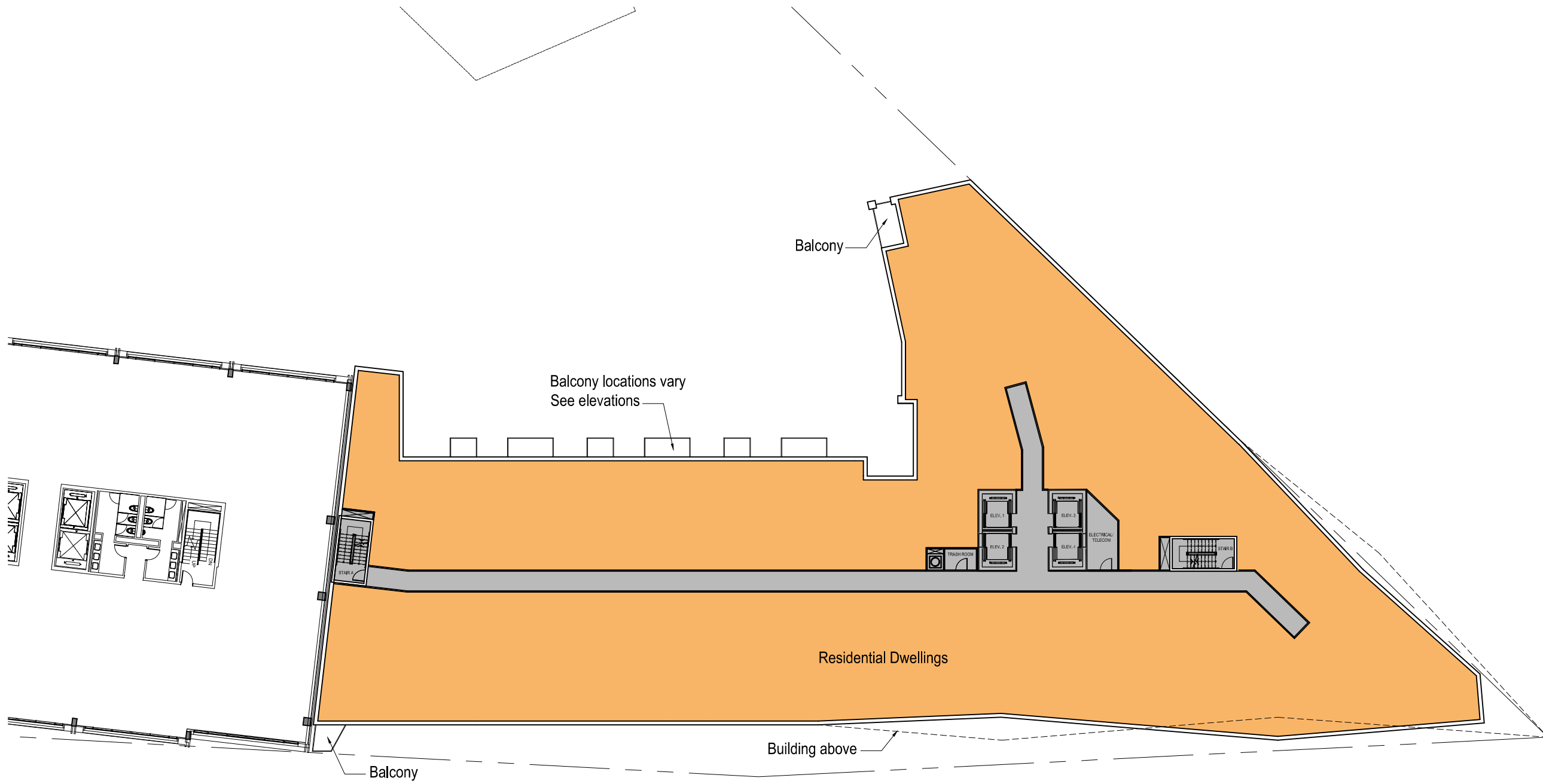
Washington Gateway | Washington, DC



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

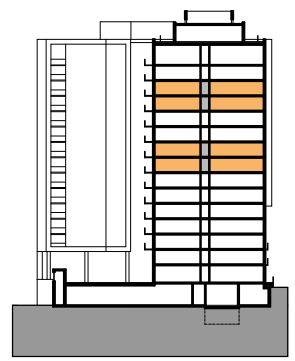
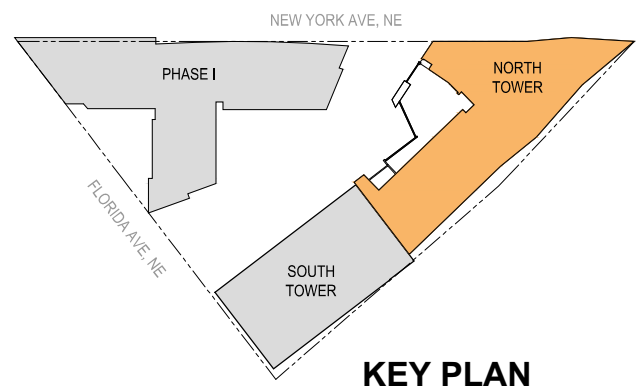
March 6, 2017 | A-305





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 PLAN

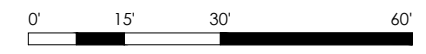
KEY SECTION

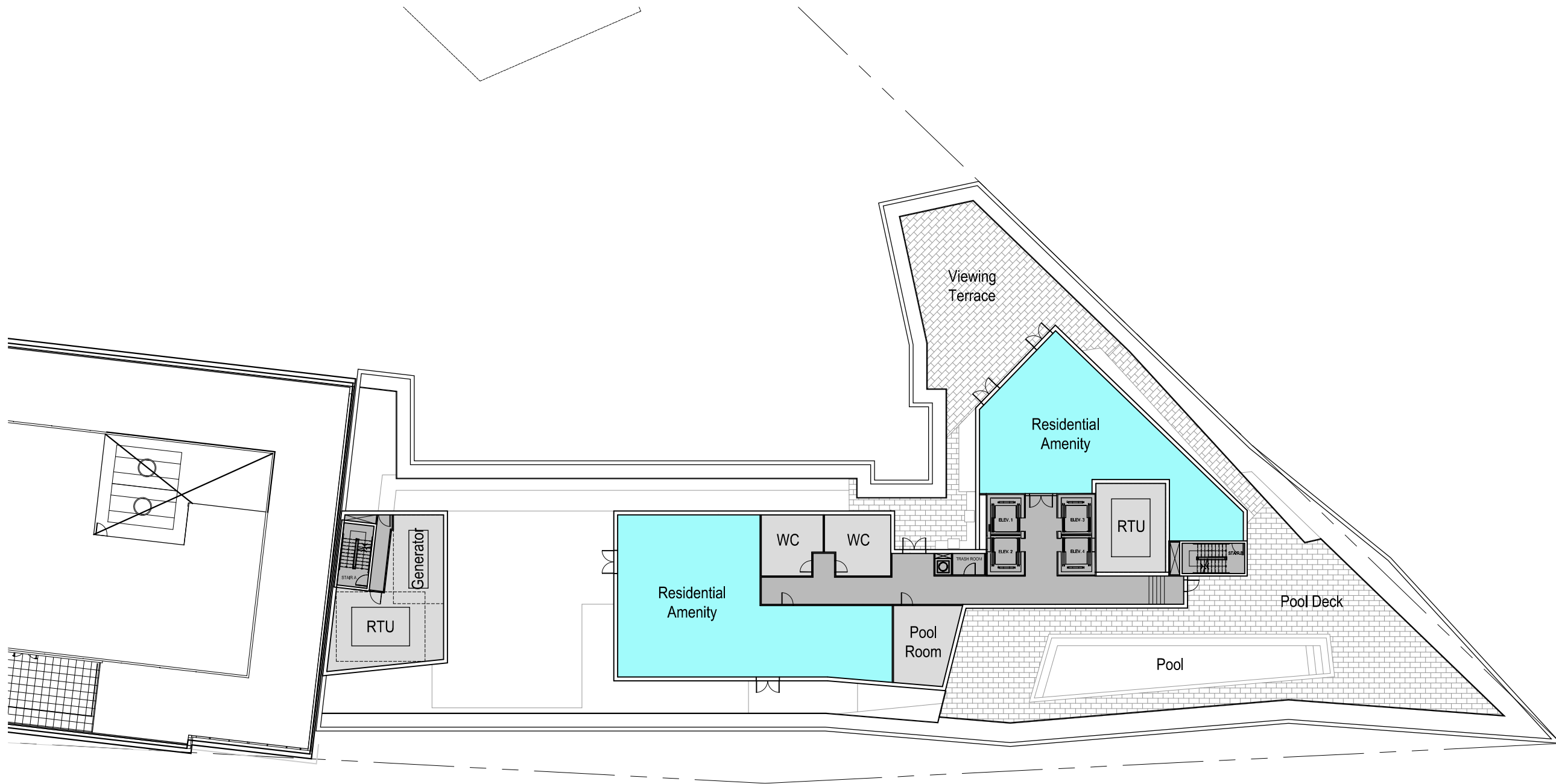
MRP | REALTY

Washington Gateway | Washington, DC

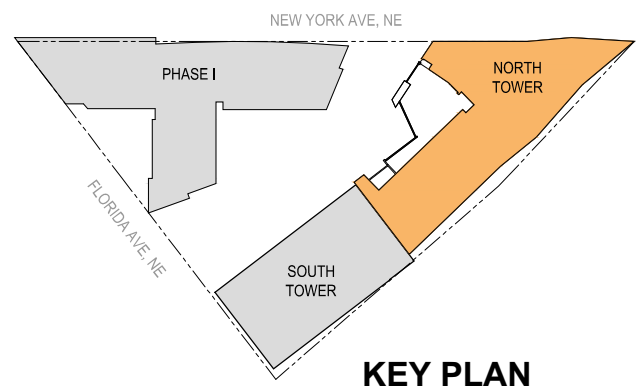
Architecture - North Tower - 9th-10th, & 13th-14th Floor Plans

March 6, 2017 | A-306

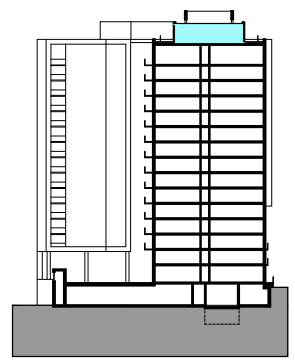




- Notes:
1. The interior and mechanical layouts shown of the building are schematic. Changes to the layouts and mechanical, not affecting the exterior envelope or the square footage distribution, may occur.
  2. Refer to A-200 sheets for information on the South Tower.
  3. Refer to A-308 for building 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 PLAN



KEY SECTION

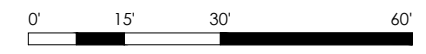
MRP | REALTY

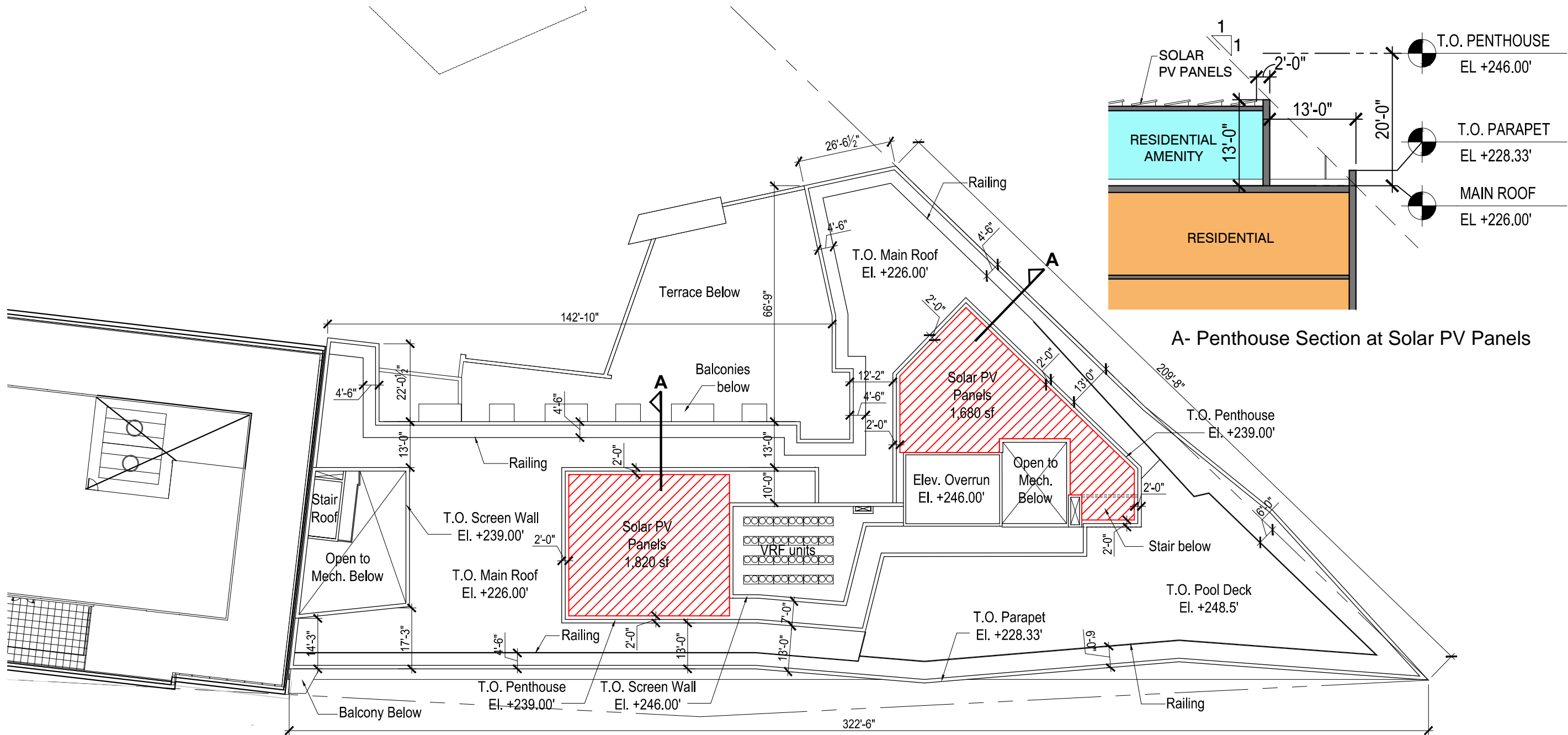
Washington Gateway | Washington, DC

March 6, 2017 | A-307

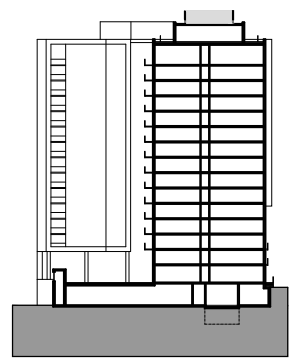
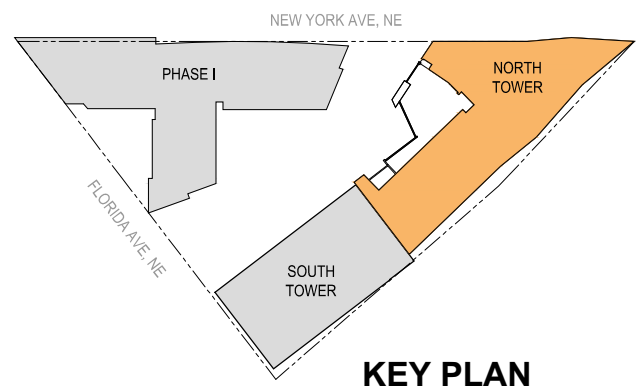


Architecture - North Tower - Penthouse Plan





- 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.
  6.  = area dedicated to solar PV panels



KEY PLAN

KEY SECTION

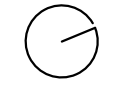
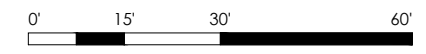
**MRP | REALTY**

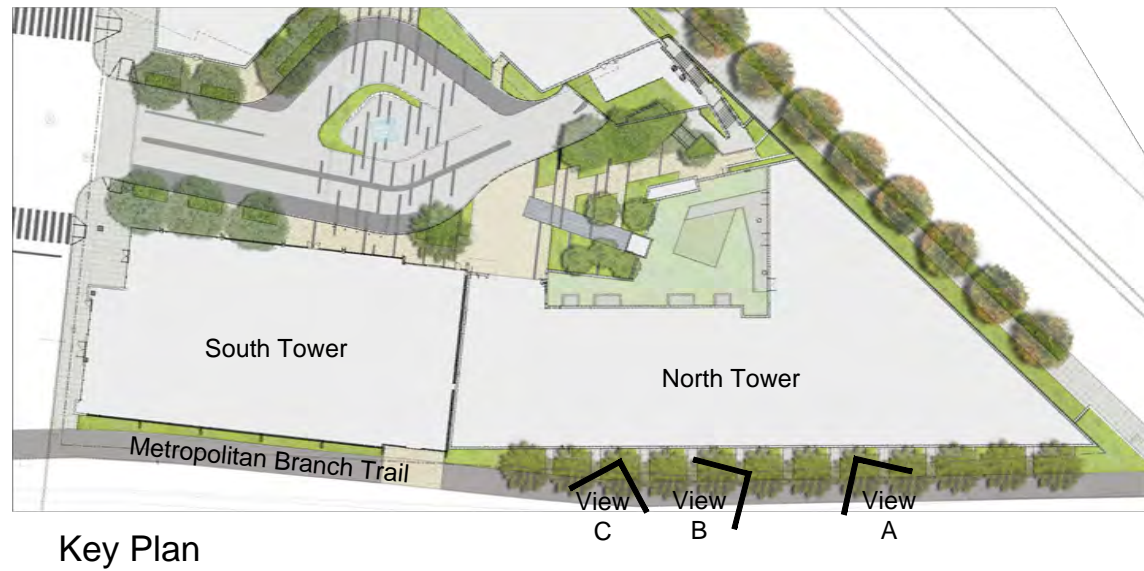
**Washington Gateway** | Washington, DC

March 6, 2017 | **A-308**



Architecture - North Tower - Roof Plan

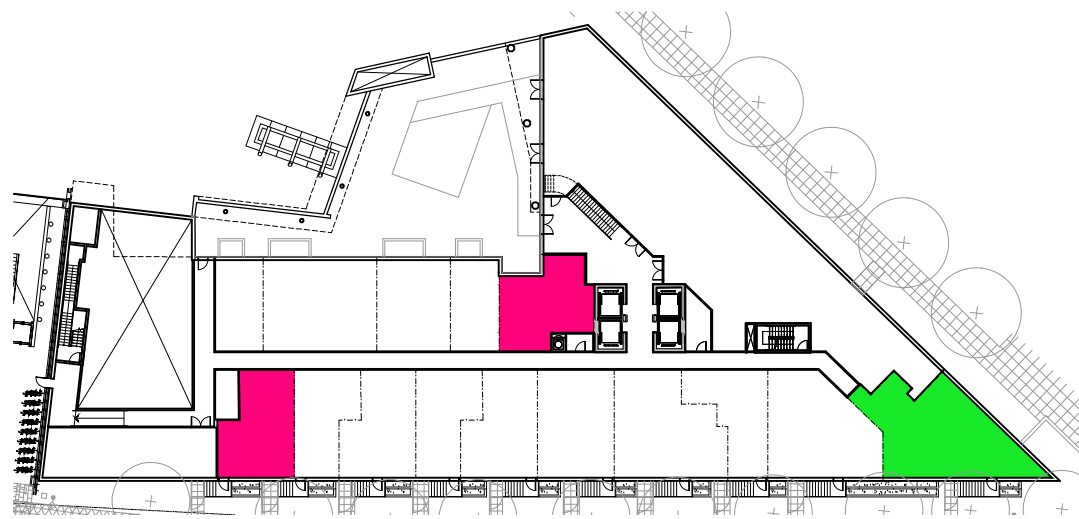




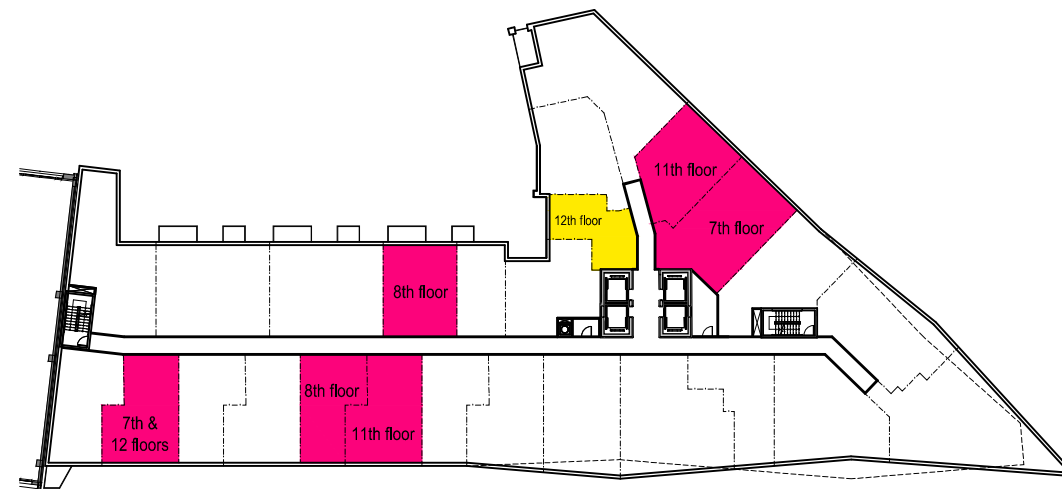
- Metal & glass canopy
- Metal railing & gate
- Concrete walk
- Brick stoop
- Brick planter
- Landscape buffer

© 2014 SK+I Architectural Design Group, LLC.

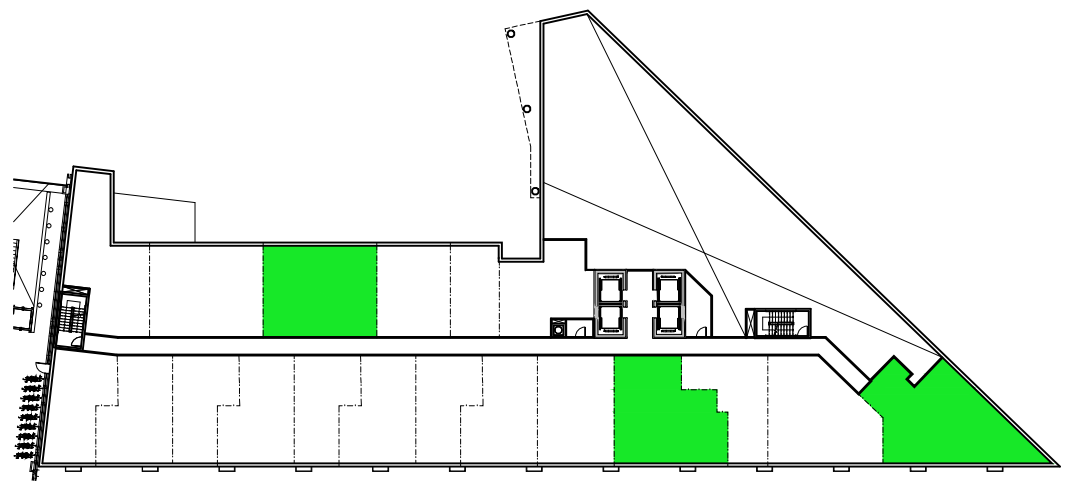




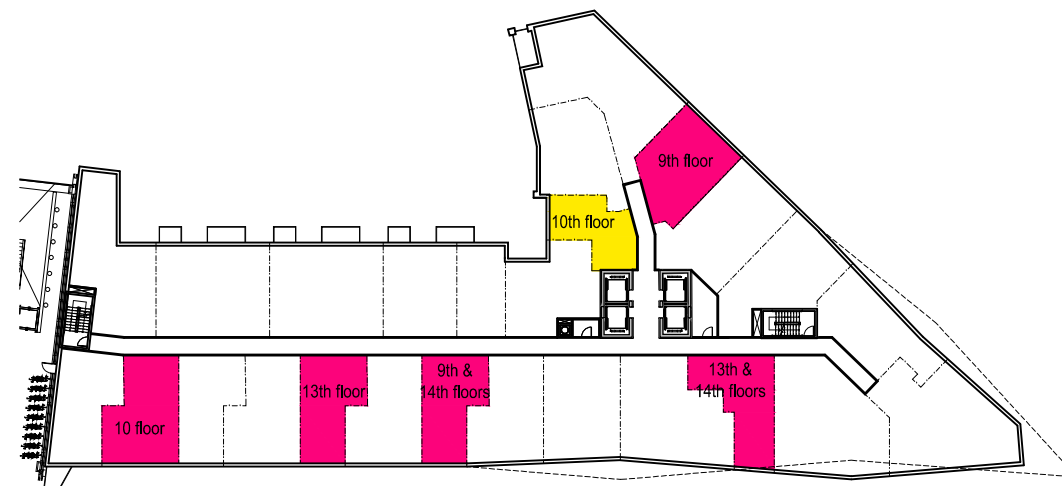
2nd Floor



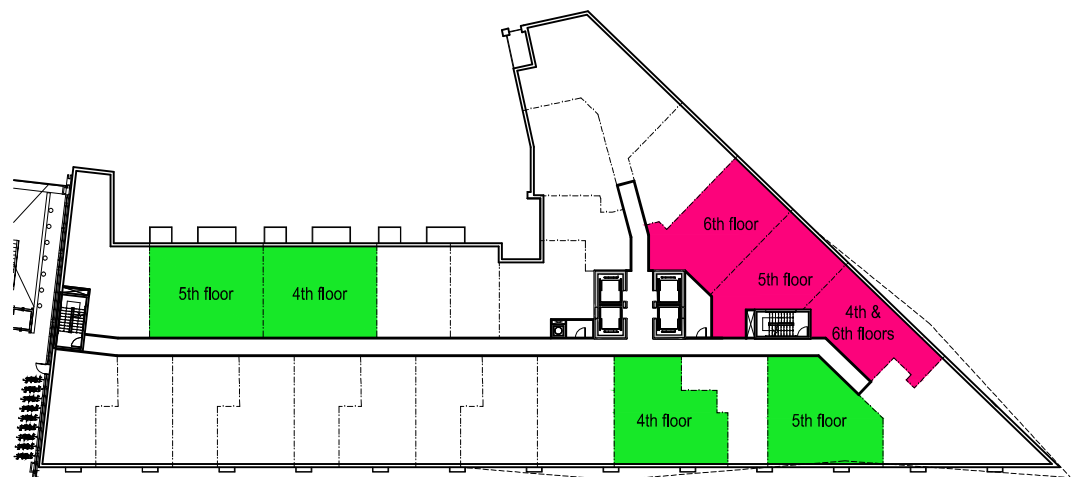
7th, 8th, 11th, & 12th Floors



3rd Floor



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



4th-6th Floors

Notes:

The actual number of inclusionary units and the mix of units are subject to change if the total number of dwelling units changes within the range of flexibility requested, provided that the location and proportionate mix of the inclusionary units will substantially conform to the layout shown on sheet A-310.

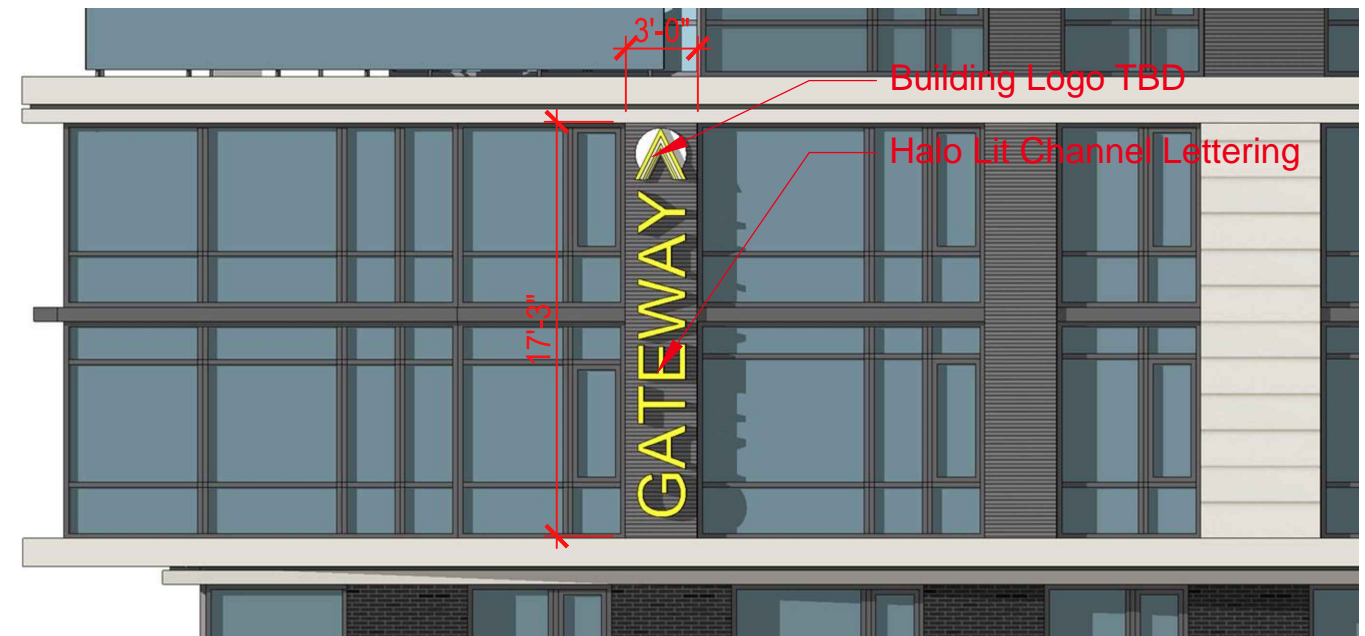
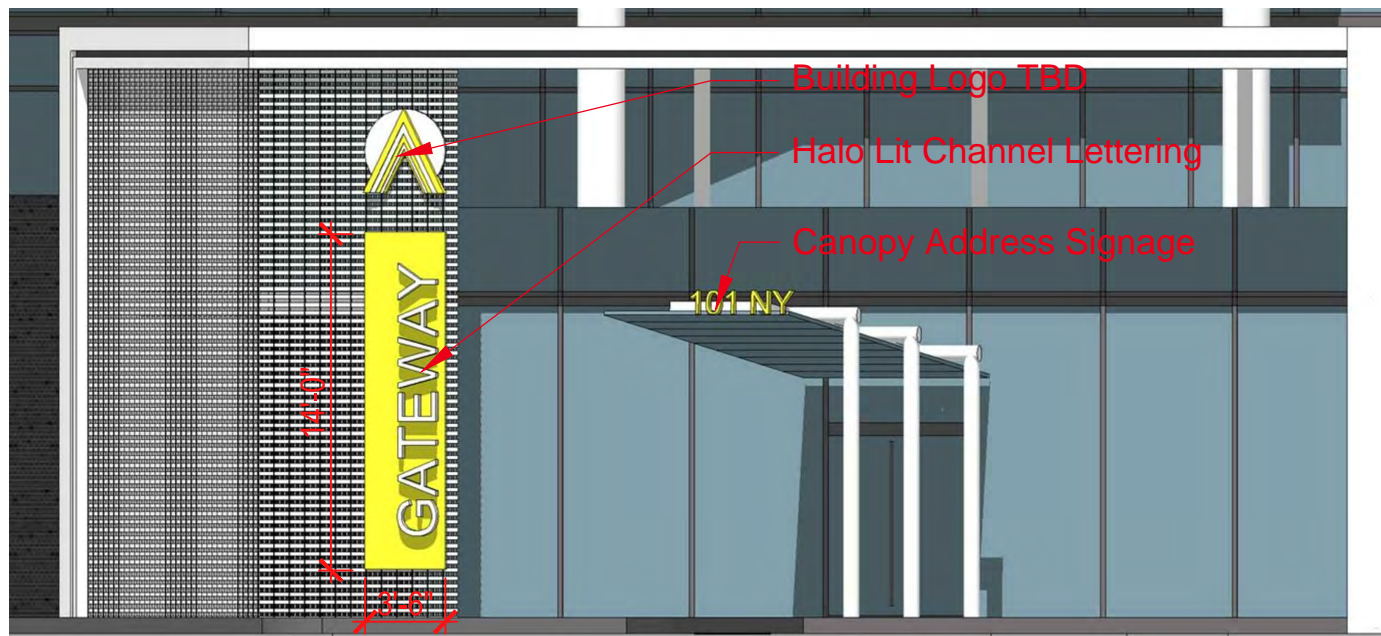
**INCLUSIONARY ZONING UNIT MIX**

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
<b>Total</b>	<b>2</b>	<b>20</b>	<b>8</b>	<b>30</b>

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
<b>Total</b>	<b>30</b>	<b>100.00%</b>	<b>342</b>	<b>100.00%</b>	<b>372</b>

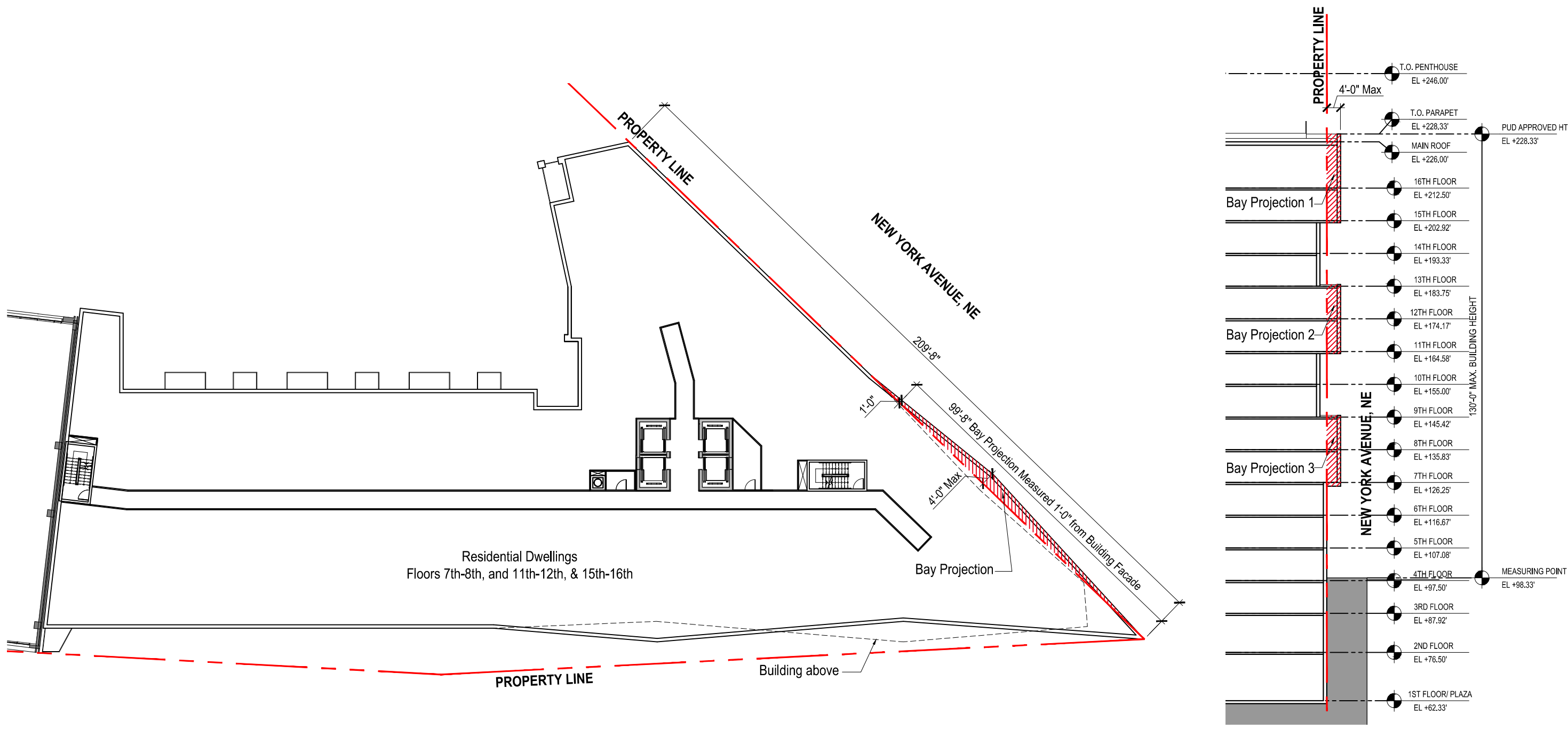
Residential GSF	IZ Unit GSF
368,375	29,470





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.



	Façade Width	Bay Projection Width (allowed)	Bay Projection Width (provided)	Bay Projection Depth (allowed)	Bay Projection Depth (provided)
<b>New York Avenue</b>	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.