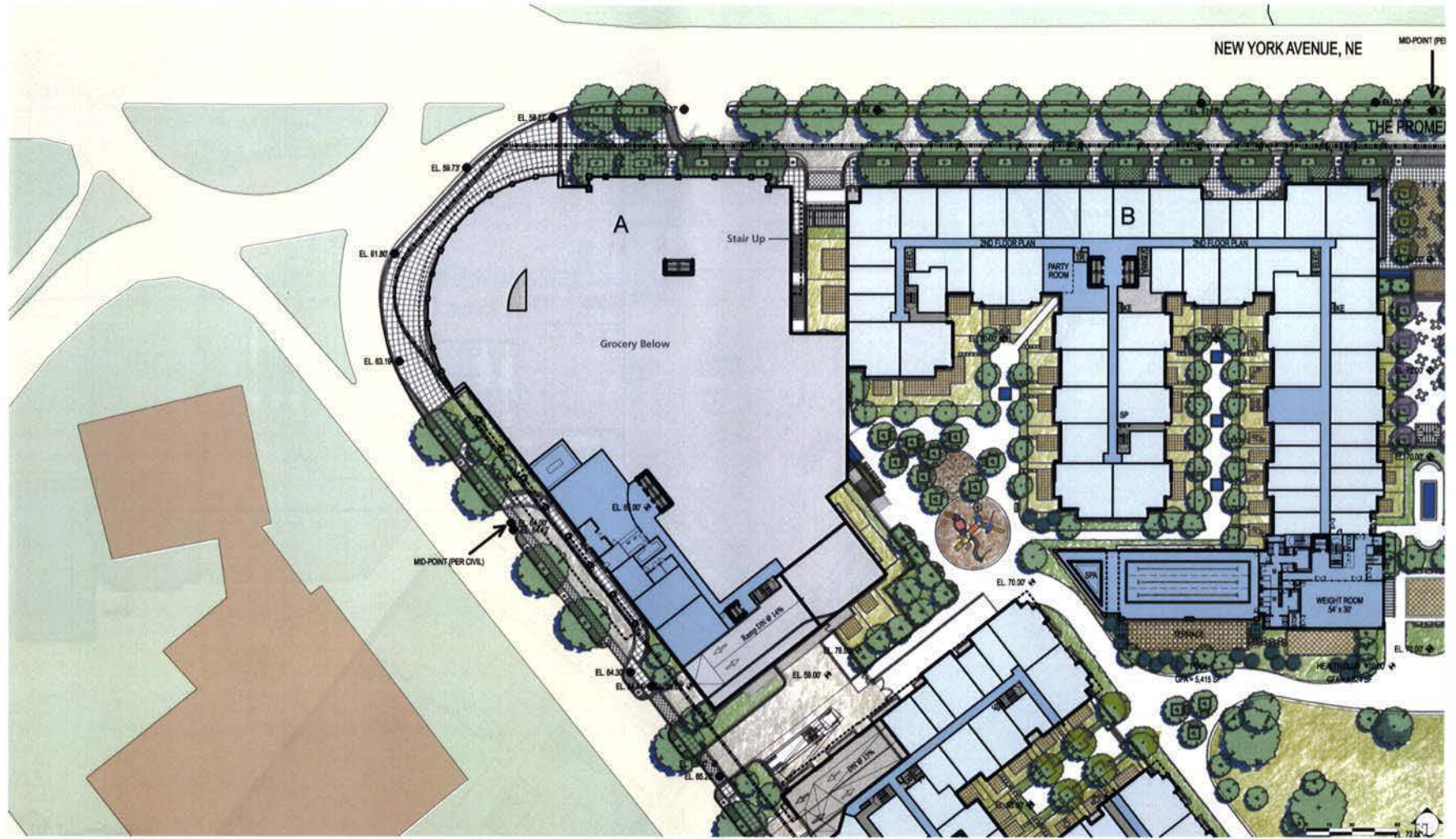






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Revised November 9, 2006

Partial First Floor Plan: Building A

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A048

NEW YORK AVENUE/ARBORETUM



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Typical Floor Plan: Building A

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New York Avenue



Montana Avenue

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Building A Elevations

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NEW YORK AVENUE/ARBORETUM

Revised October 19, 2006



View from North Park



View from Park to Southwest

- MATERIALS LEGEND**
- 1 Masonry with Precast Accents
 - 2 Storefront
 - 3 Metal Canopy
 - 4 Architectural Embellishment
 - 5 Aluminum & Glass Windows & Doors
 - 6 Decorative Railing
 - 7 Metal Panels
 - 8 Mechanical Louvers



Base Study - Building A

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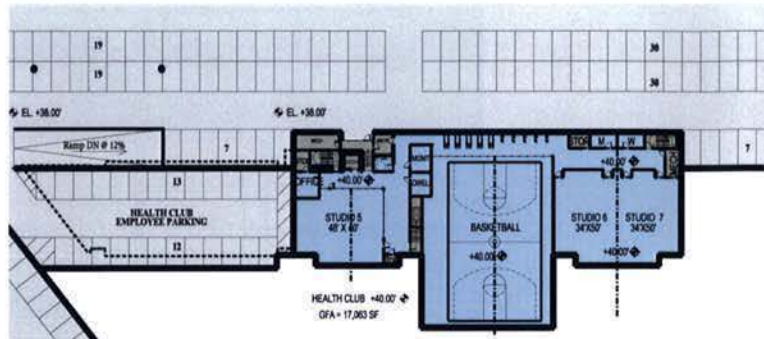
Building A Elevations

ABDO NEW YORK, LLC
TORTI GALLAS AND PARTNERS

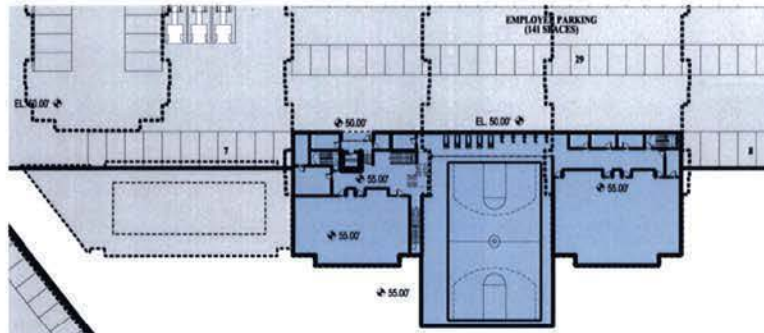
A051

NEW YORK AVENUE/ARBORETUM

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P1 Parking Plan



Ground Floor Plan



Second Floor Plan



Third Floor Plan



Courtyard Elevation

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Arbor Club Plans and Elevations

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NEW YORK AVENUE/ARBORETUM

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Partial Retail Level Plan: Buildings B and C, Arbor Club

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Partial Second Floor Plan: Buildings B and C, Arbor Club

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A054

NEW YORK AVENUE/ARBORETUM



Courtyard Elevation



New York Avenue Elevation

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Building B Elevations

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GENERAL MASONRY
COLORS SHOWN
INDICATE GENERAL
FIELD OF COLOR.
ADDITIONAL ACCENT
COLORS AND
DETAILING TO BE
INTRODUCED.

MATERIALS LEGEND

- 1 Masonry with
Precast Accents
- 2 Storefront
- 3 Metal Canopy
- 4 Architectural
Embellishment
- 5 Aluminum & Glass
Windows & Doors
- 6 Decorative Railing
- 7 Metal Panels
- 8 Mechanical Louvers



Bay Study



Revised November 9, 2006



Courtyard Elevation



New York Avenue Elevation

GENERAL MASONRY
COLORS SHOWN
INDICATE GENERAL
FIELD OF COLOR.
ADDITIONAL ACCENT
COLORS AND
DETAILING TO BE
INTRODUCED.

- MATERIALS LEGEND
- 1 Masonry with
Precast Accents
 - 2 Storefront
 - 3 Metal Canopy
 - 4 Architectural
Embellishment
 - 5 Aluminum & Glass
Windows & Doors
 - 6 Decorative Railing
 - 7 Metal Panels
 - 8 Mechanical Louvers



Bay Study

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Building C Elevations

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A056

NEW YORK AVENUE/ARBORETUM



Ground Floor

From: Torti Gallas and Partners, Inc. / 1000 Spring Street, 4th Floor, Silver Spring, Maryland 20910-4100

Building D and E Floor Plans

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TORTI GALLAS AND PARTNERS



Typical Floor Plan

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Veggie Food Plans

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Building D and E Floor Plans and Bay Study

ADD NEW YORK, LLC
FORTY GALLAS AND PARTNERS

GENERAL MASONRY
COLORS SHOWN
INDICATE GENERAL
FIELD OF COLOR.
ADDITIONAL ACCENT
COLORS AND
DETAILING TO BE
INTRODUCED

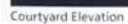
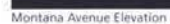
MATERIALS LEGEND

- 1 Masonry with Precast Accents
- 2 Staircase
- 3 Metal Canopy
- 4 Architectural Embellishment
- 5 Aluminum & Glass Windows & Doors
- 6 Decorative Railing
- 7 Metal Panels
- 8 Mechanical Louvers



Key Study





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Building D and E Elevations



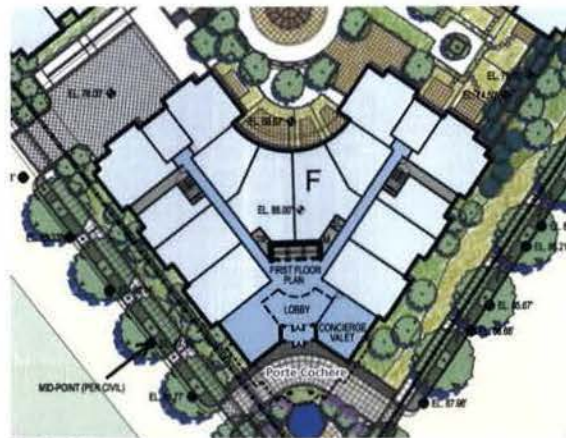
A059

NEW YORK AVENUE/ARBORETUM

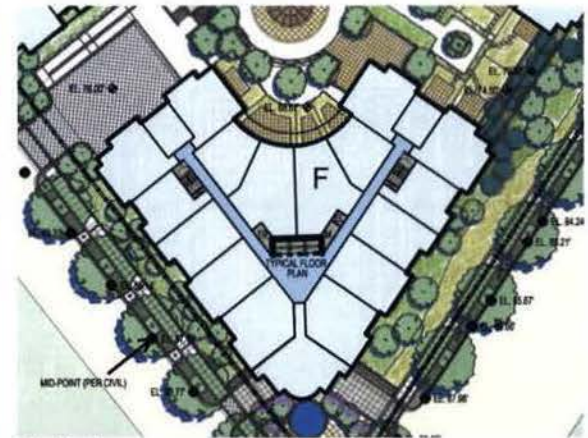




Terrace 2 Level



First Floor Plan



Typical Floor Plan



Terrace 1 Level



Second Floor Plan



Upper Floor Plan

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Building F Floor Plans

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NEW YORK AVENUE/ARBORETUM



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Montana Avenue Elevation



Southwest view from park

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Building F Elevations

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TORTI GALLAS AND PARTNERS

A061

NEW YORK AVENUE/ARBORETUM

Revised August 1, 2006



Stuyvesant Road Elevation



Southwest view from park

Source: East Village and Parkways Inc. | 100 Spring Street, 9th Floor, New York, NY 10013 | 212.693.1234

Building F Elevations

2022 ARDO NEW YORK, LLC
2022 TORTI GALLAS AND PARTNERS

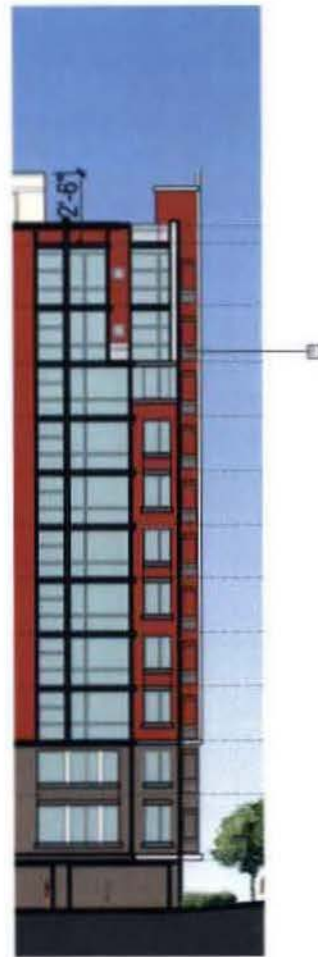
GENERAL MASONRY
COLORS SHOWN
INDICATE GENERAL
FIELD OF COLOR.
ADDITIONAL ACCENT
COLORS AND
DETAILING TO BE
INTRODUCED.

MATERIALS LEGEND

- 1 Masonry with Precast Accents
- 2 Stone/brick
- 3 Metal Canopy
- 4 Architectural Embellishment
- 5 Aluminum & Glass Windows & Doors
- 6 Decorative Railing
- 7 Metal Panels
- 8 Mechanical Louvers



Bay Street



Revised November 1, 2022



First Floor Plan



Typical Floor Plan



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Buildings G & H Floor Plans

ABDO NEW YORK, LLC
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— — —

Buildings G & H Floor Plans and Bay Study



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Published online 15 March 2006 in Wiley InterScience (www.interscience.wiley.com). DOI: 10.1002/anie.200600011



Bladensburg Road Elevation



Courtyard Elevation

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Building G & H Elevations

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A065

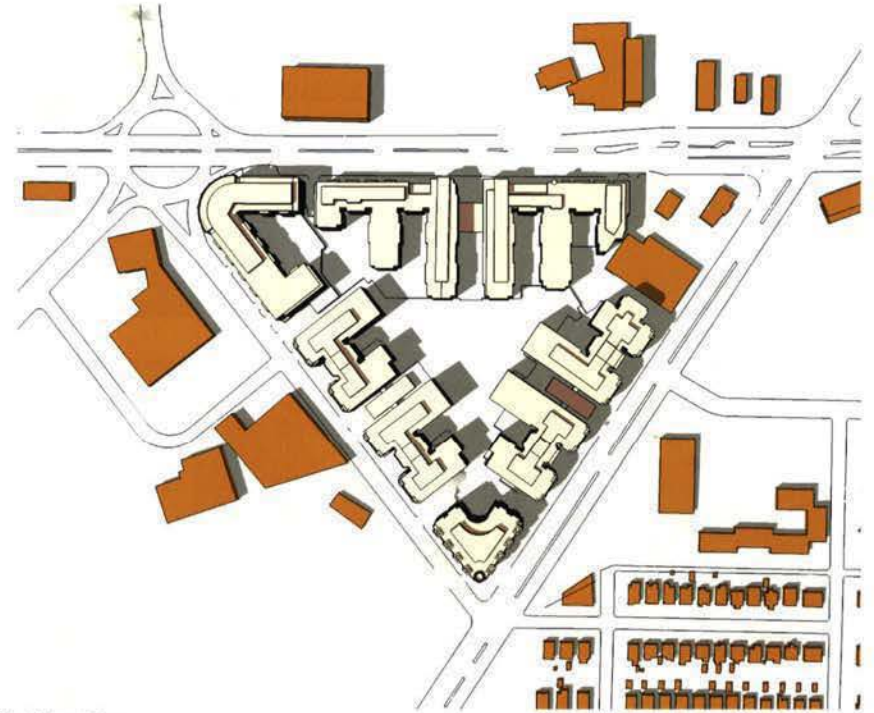
NEW YORK AVENUE/ARBORETUM



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May 6 / August 6, 10 am
Median Date between Solstice and Equinox



May 6 / August 6, 2 pm
Median Date between Solstice and Equinox

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Shadow Studies

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A066

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Revised November 9, 2006



February 6 / November 6, 10 am
Median Date between Solstice and Equinox



February 6 / November 6, 2 pm
Median Date between Solstice and Equinox

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Shadow Studies

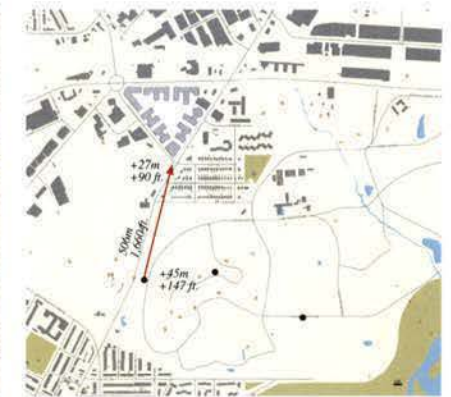
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Revised November 9, 2006



View from Arboretum, looking from Azalea Drive towards site. Massing model of proposed development in imposed background. Winter view, photo taken March 19, 2006. Exhibit illustrates that proposed development will be obscured from view by tree line.



Map Indicating View Location in Arboretum and Relative Heights of Ground of Plane.

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Views from the Arboretum

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A068

NEW YORK AVENUE/ARBORETUM

Revised November 9, 2006



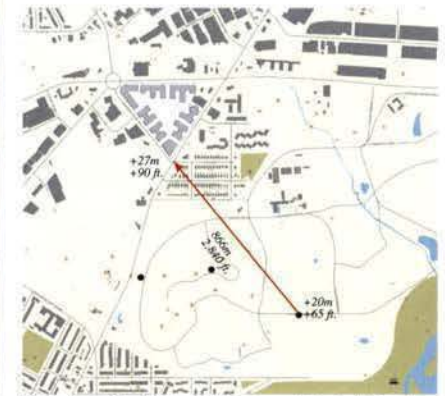
View from Arboretum, looking from Ridge Trail toward site. Massing model of proposed development imposed in background. Winter view, photo taken March 19, 2006. Exhibit illustrates that proposed development will be obscured from view by tree line.



Map Indicating View Location in Arboretum and Relative Heights of Ground of Plane.



View from Arboretum, looking from Crabtree Road over the Meadow. Massing model of proposed development imposed in background. Winter view, photo taken March 19, 2006. Exhibit illustrates that proposed development will be obscured from view by tree line.



Map Indicating View Location in Arboretum and Relative Heights of Ground of Plane.

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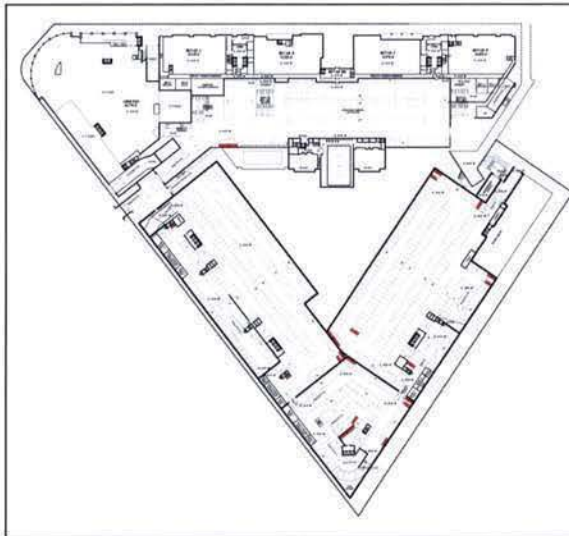
Revised November 9, 2006

Views from the Arboretum

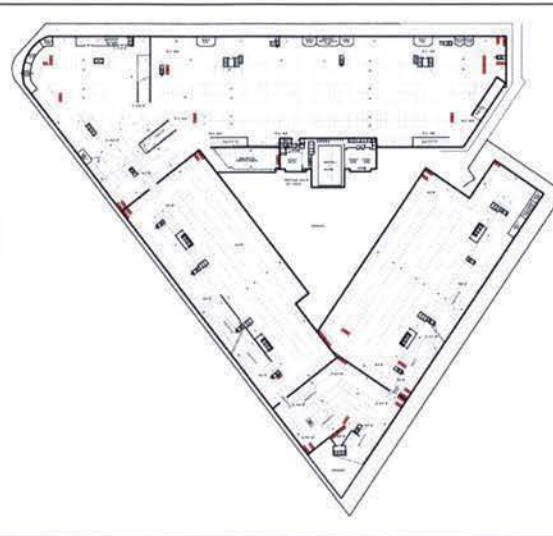
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A070

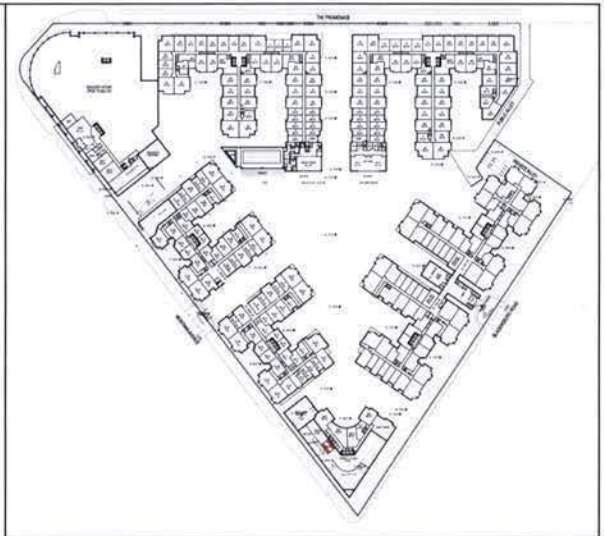
NEW YORK AVENUE/ARBORETUM



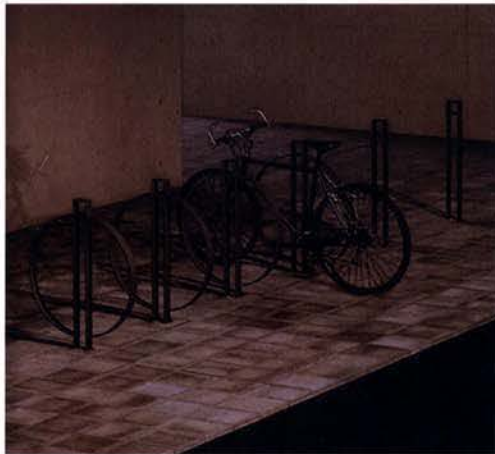
Garage Bike Storage Locations - P1 Level



Garage Bike Storage Locations - Retail Level



Garage Bike Storage Locations - Building F Terrace 2 Level

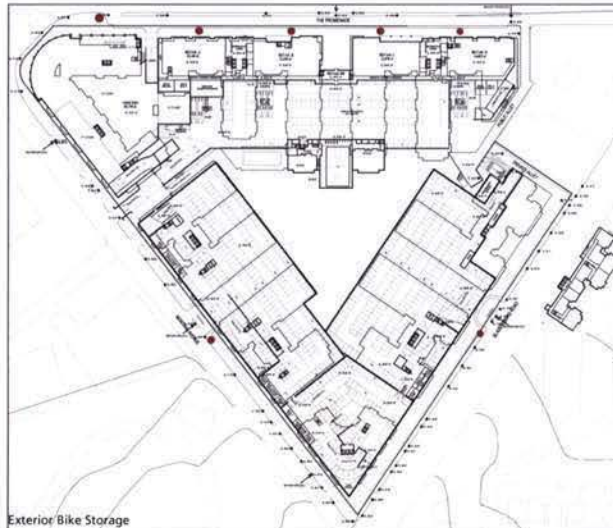


Sample photo of Exterior Bike Racks

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Bike Storage

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Exterior Bike Storage

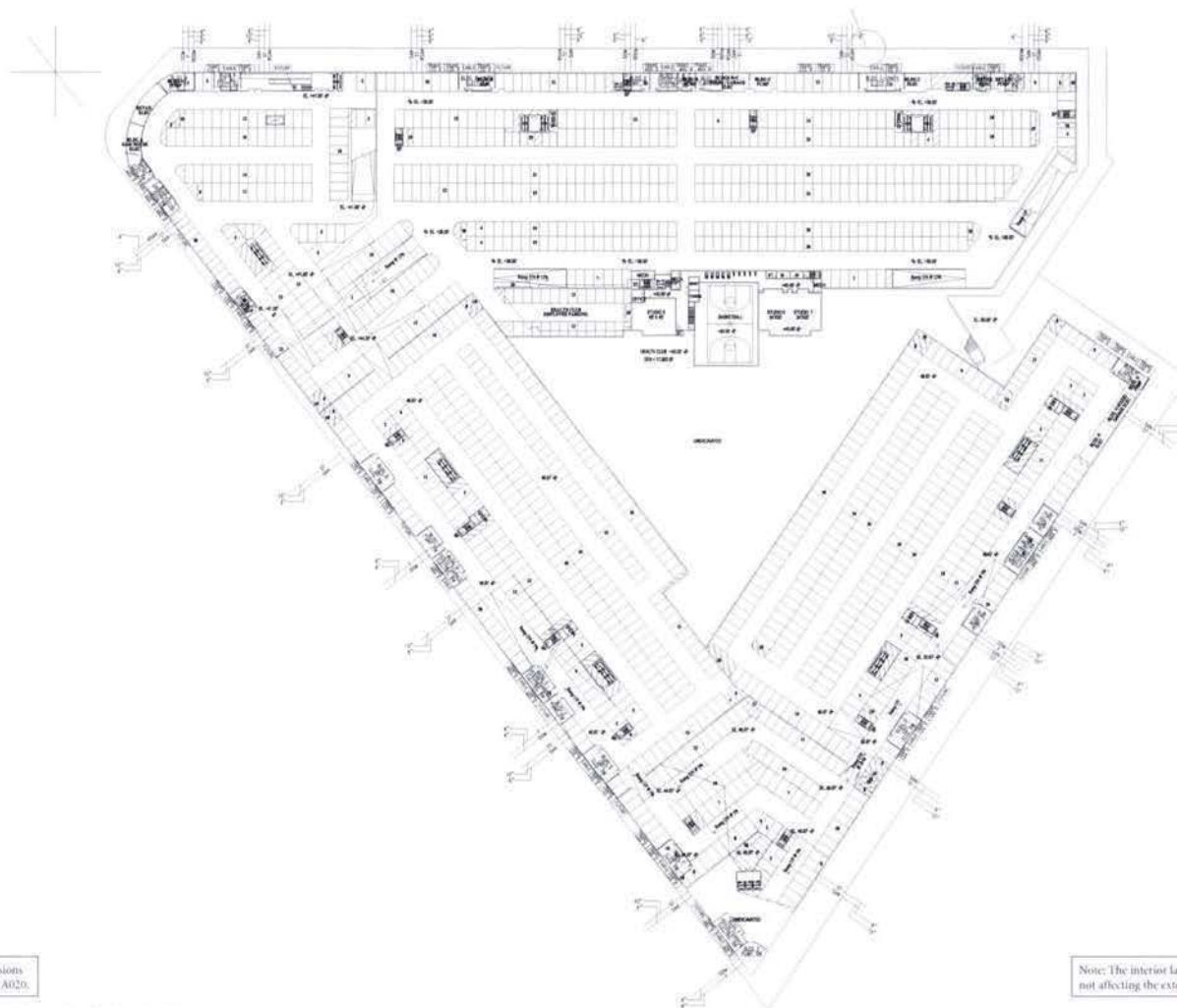
GARAGE BIKE STORAGE

P1 Level.....	305
Retail Level.....	200
Building F Terrace 2 Level.....	20
TOTAL	525

EXTERIOR BIKE STORAGE

New York Avenue.....	22
Montana Avenue.....	4
Bladensburg Road.....	4
TOTAL	30

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Note: For overall building dimensions and penthouse setbacks see sheet A020.

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Electrical/Plumbing Preliminary Plan

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A073

NEW YORK AVENUE/ARBORETUM

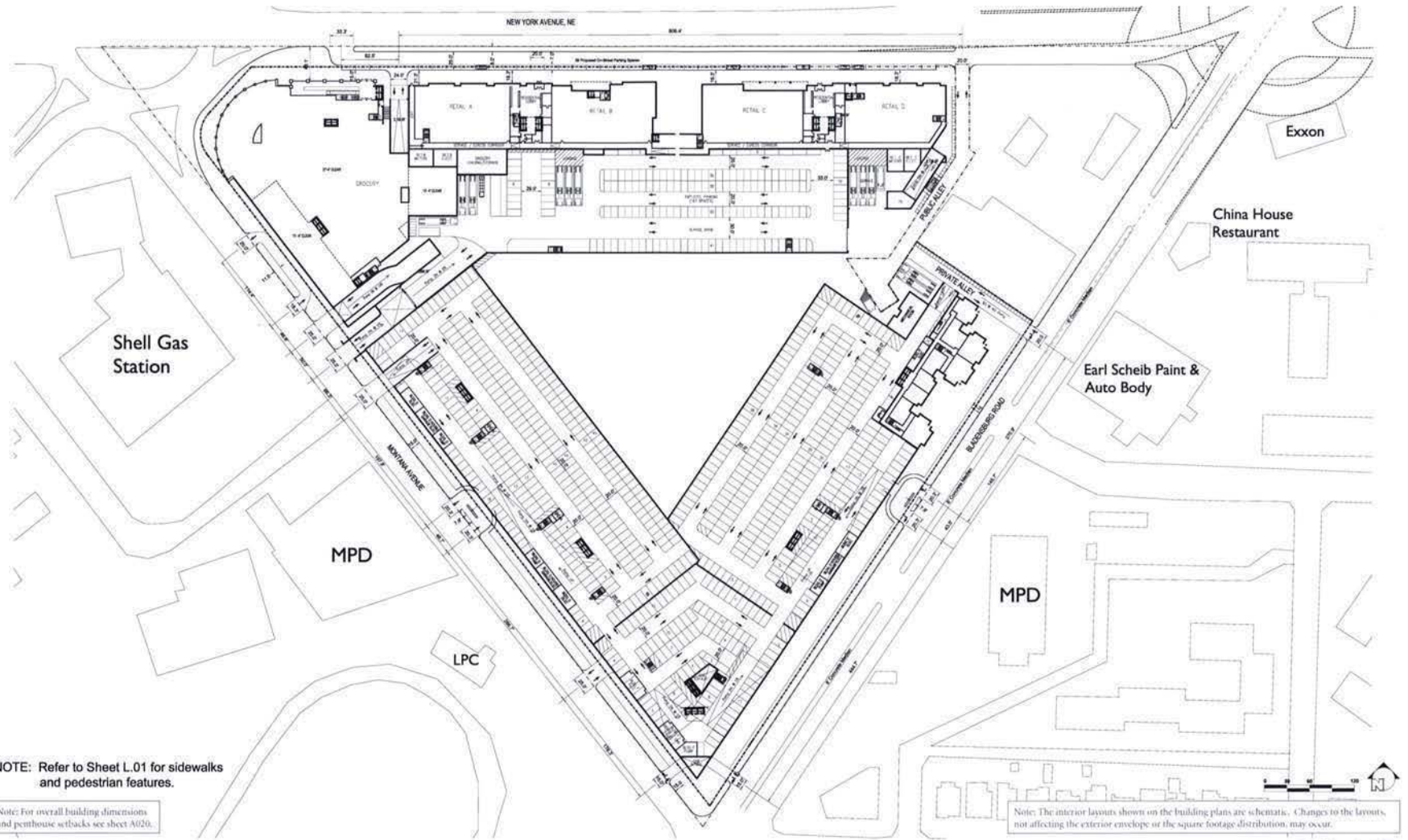
GHT CHARTERED
1011 N. Glebe Road, Suite 200
Arlington, VA 22201-4748
PH 703 243-1300
FX 703 276-1310
gnt@ghnt.com
www.ghnt.com

CONSULTING
ENGINEERS



Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

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NOTE: Refer to Sheet L.01 for sidewalks and pedestrian features.

Note: For overall building dimensions and penthouse setbacks see sheet A020.

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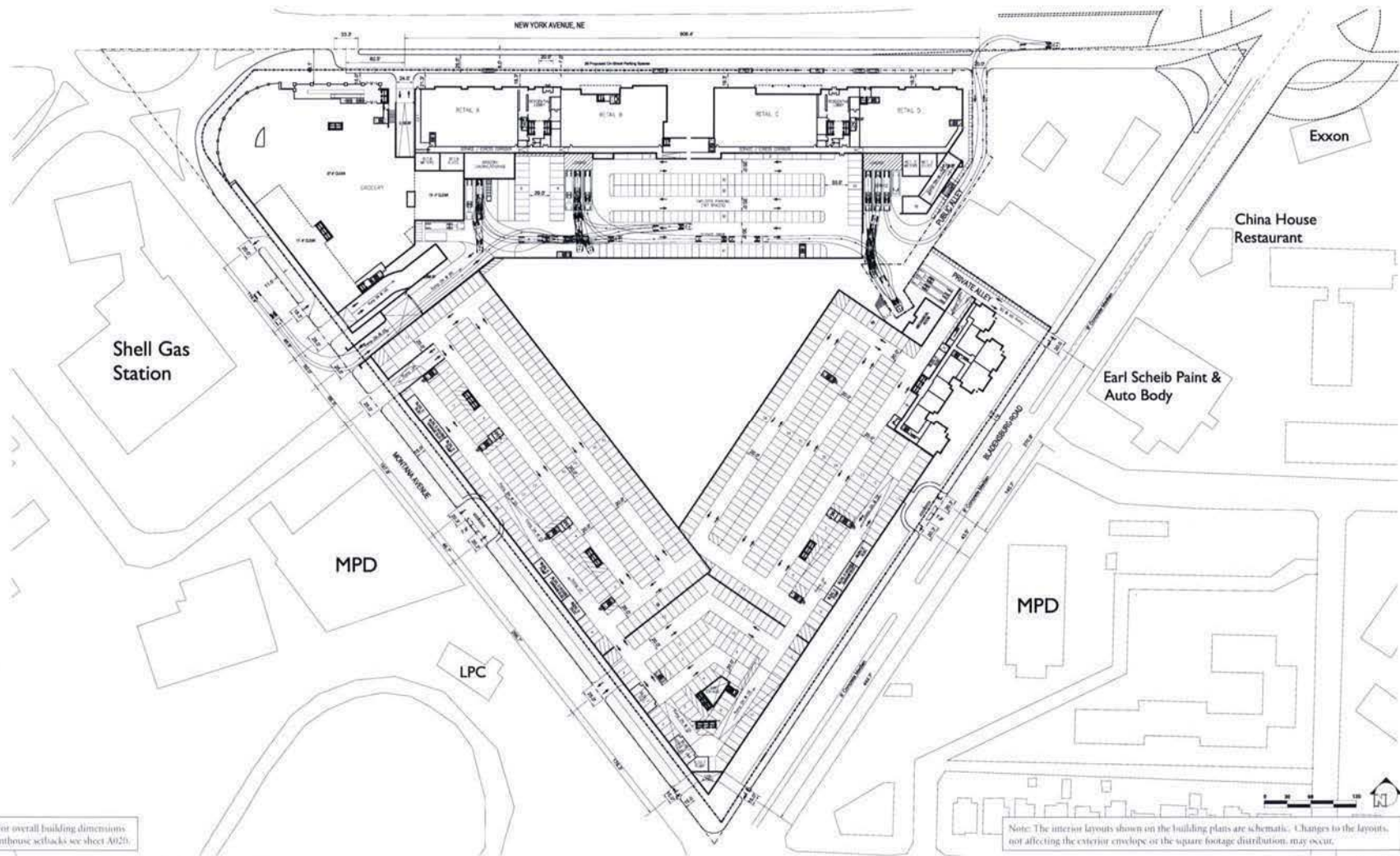
Traffic Circulation Plan

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A074

NEW YORK AVENUE/ARBORETUM

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Truck Turning Diagram

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A075

NEW YORK AVENUE/ARBORETUM



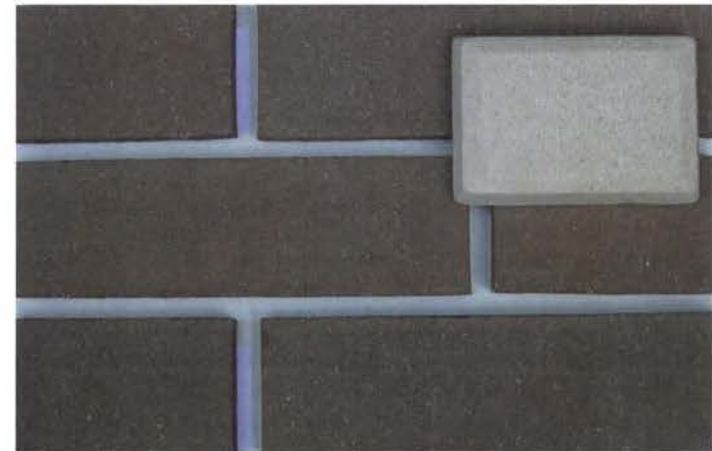
Brick One
Buildings B, C, F



Brick Three
Buildings B, D, E



Brick Two
Buildings A, C, G and H



Brick Four-All Buildings
Base, inset panels, accents

Sample materials are conceptual. Actual color and manufacturer subject to availability.

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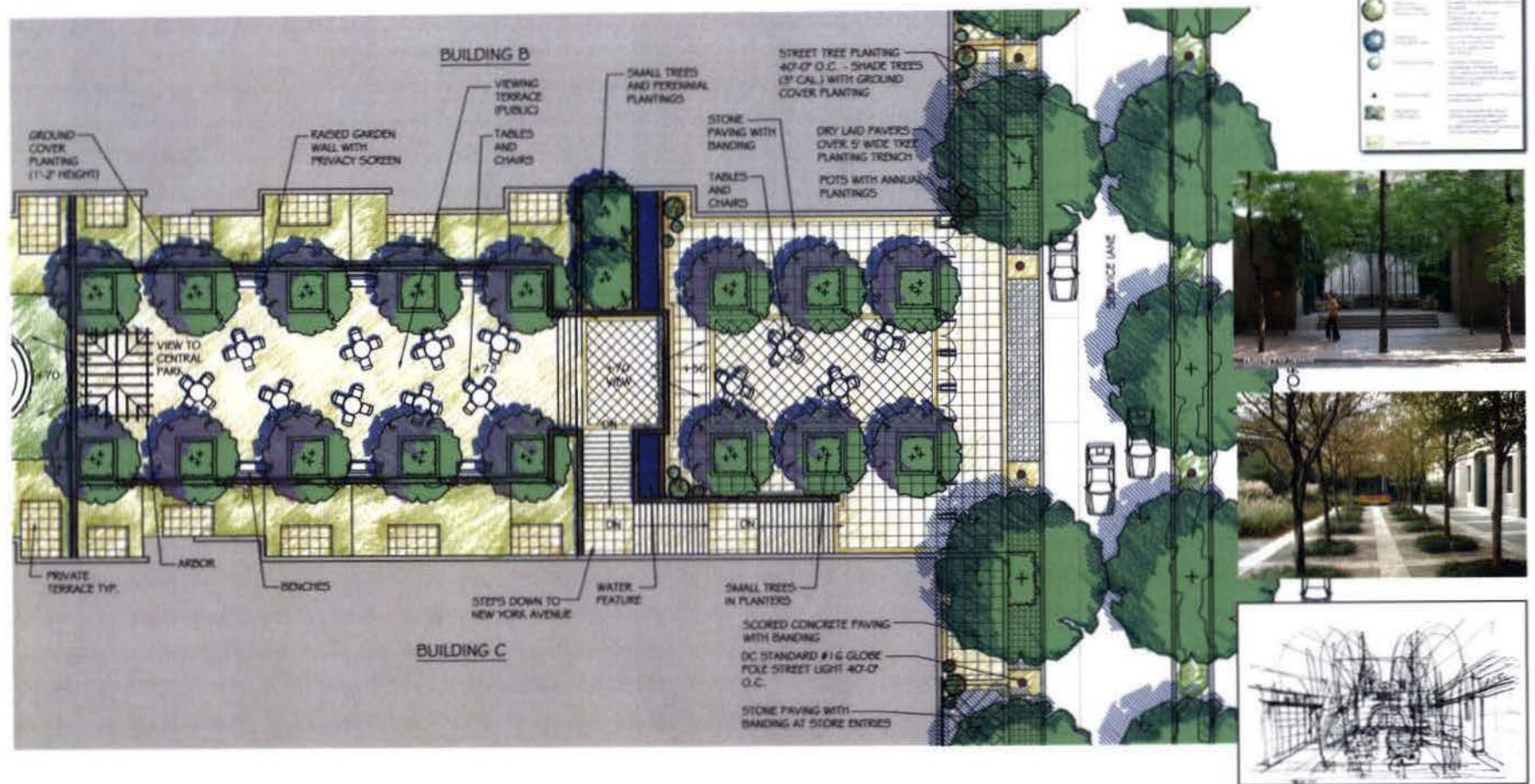
Masonry Materials

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A076

NEW YORK AVENUE/ARBORETUM

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Public Amenity Space - New York Avenue

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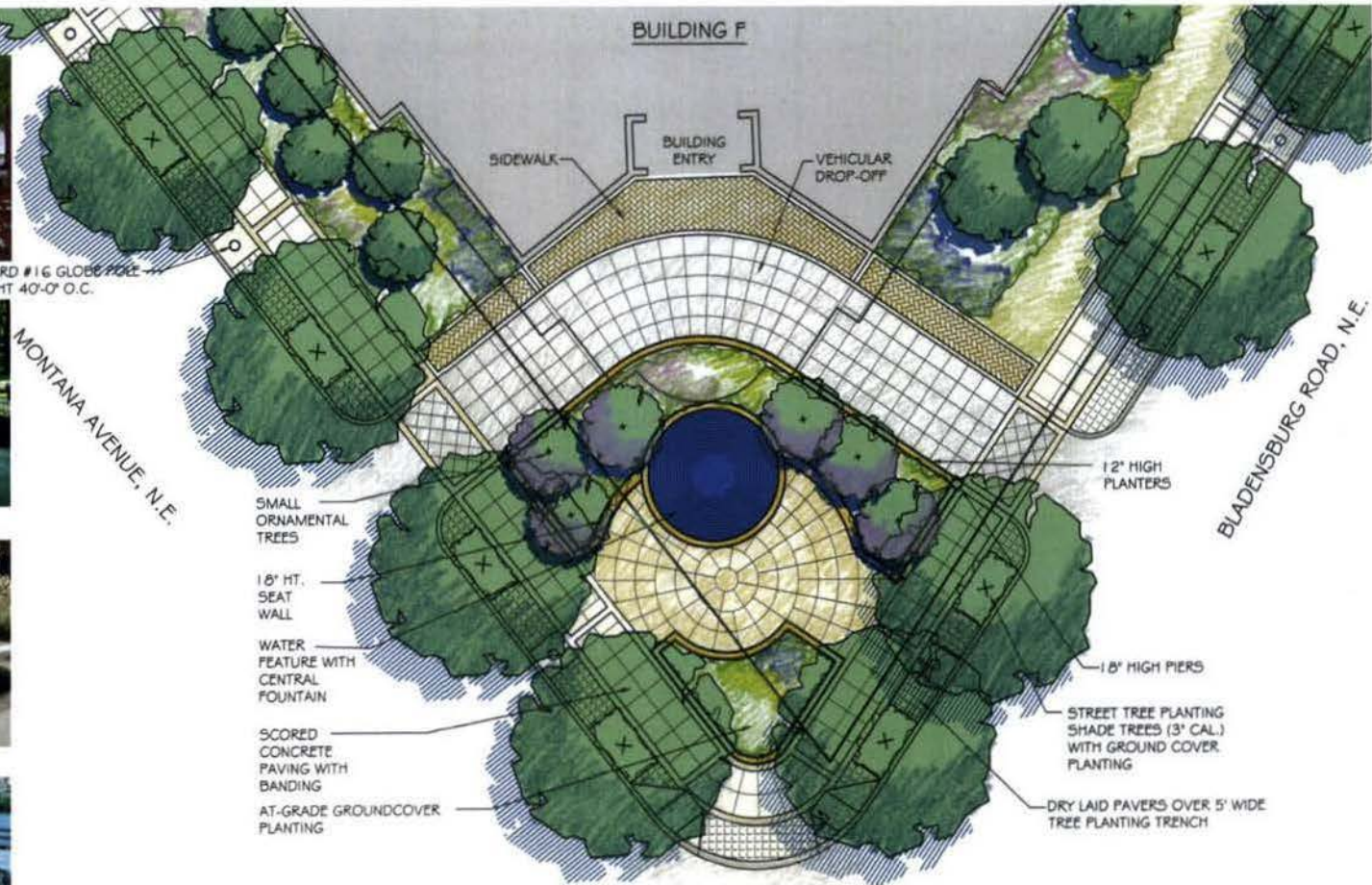
DC STANDARD #16 GLOBE POKER
STREET LIGHT 40'-0" O.C.



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Public Amenity Space - Park at Montana Avenue and Bladensburg Road

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NEW YORK AVENUE/ARBORETUM