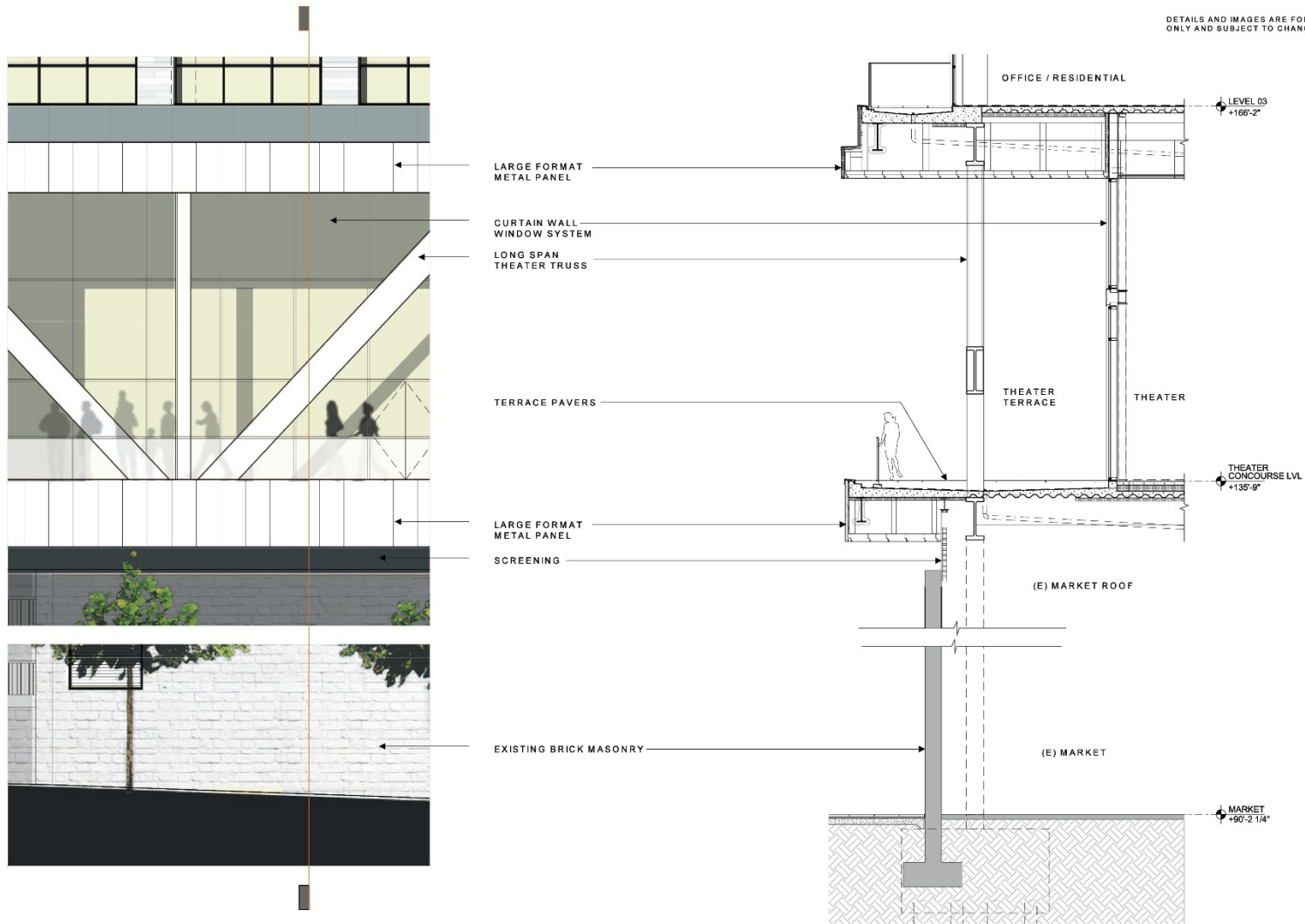


THEATER DETAILS

DETAILS AND IMAGES ARE FOR ILLUSTRATIVE PURPOSE ONLY AND SUBJECT TO CHANGE IN FINAL DESIGN.



WALL SECTION

THEATER SKIN DETAILS



TYPE 1: OPTIMO

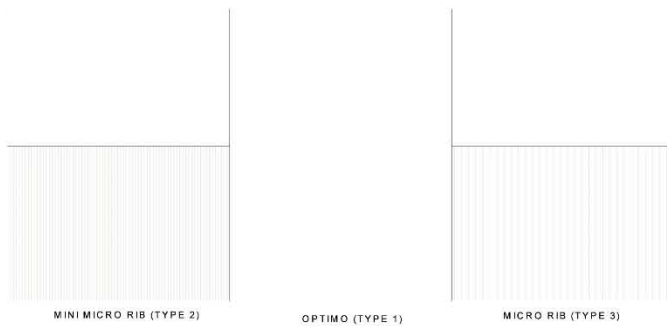


TYPE 2: MINI MICRO RIB



TYPE 3: MICRO RIB

METAL PANEL TEXTURE PLAN DETAIL

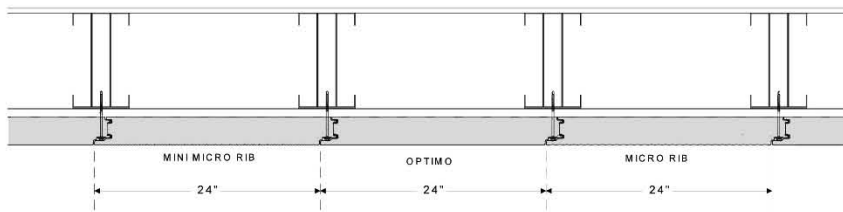


MINI MICRO RIB (TYPE 2)

OPTIMO (TYPE 1)

MICRO RIB (TYPE 3)

METAL PANEL TEXTURE ELEVATION DETAIL



MINI MICRO RIB

OPTIMO

MICRO RIB

24"

24"

24"

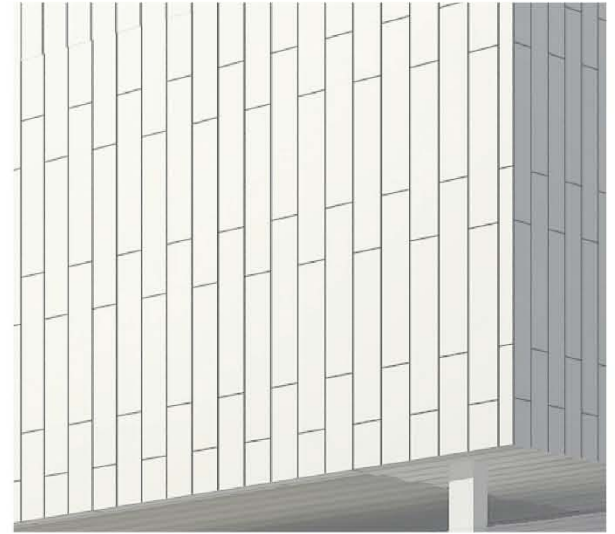
PLAN DETAIL

NOTE: DETAILS AND IMAGES ARE FOR ILLUSTRATIVE PURPOSE ONLY AND SUBJECT TO CHANGE IN THE FINAL DESIGN.

THEATER FACADE PANEL STRATEGY:

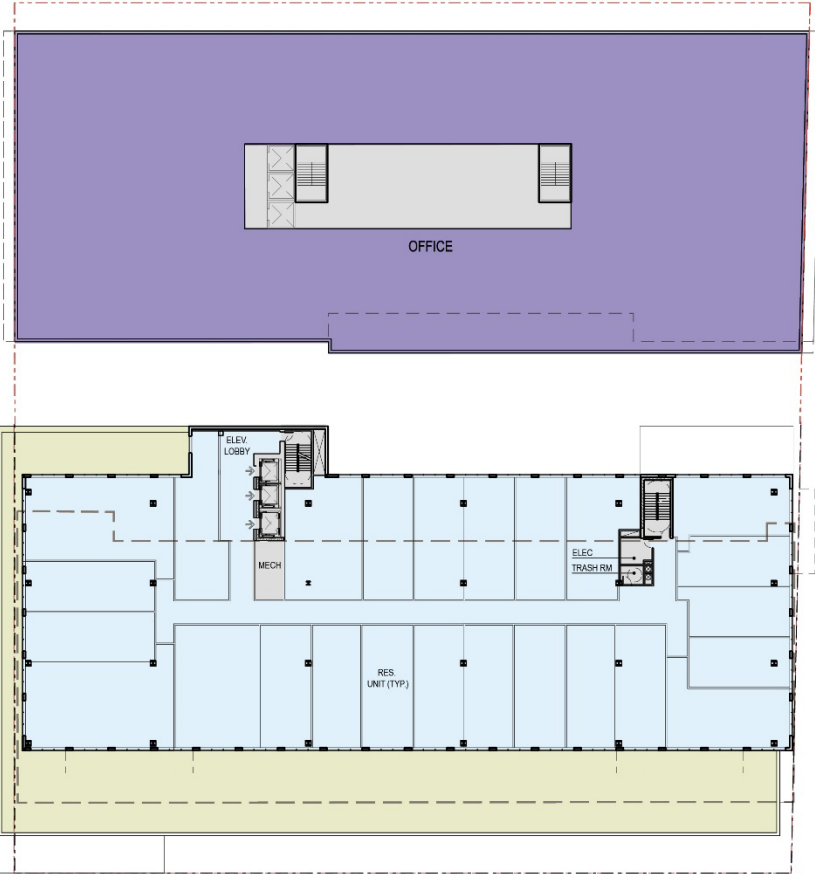
FACADE WILL BE A "BLEND" OF THREE METAL PANEL TYPES:
 TYPE 1: OPTIMO
 TYPE 2: MINI MICRO RIB
 TYPE 3: MICRO RIB

THESE PANELS WILL HAVE A VARIATION IN TEXTURE.

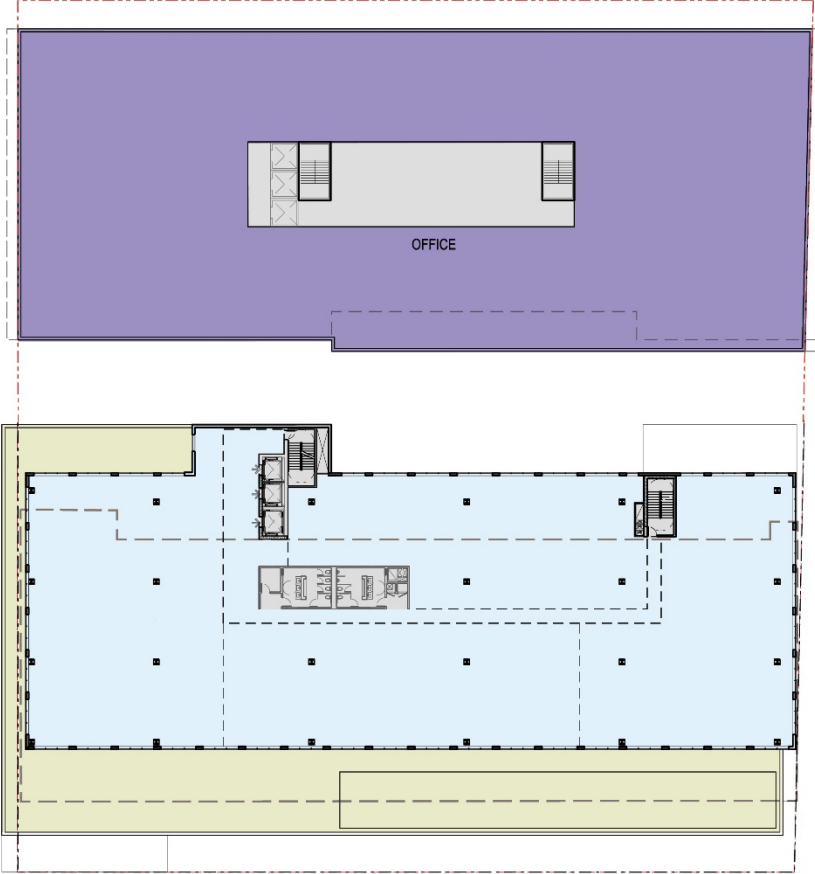


RESIDENTIAL – OFFICE FLEXIBILITY

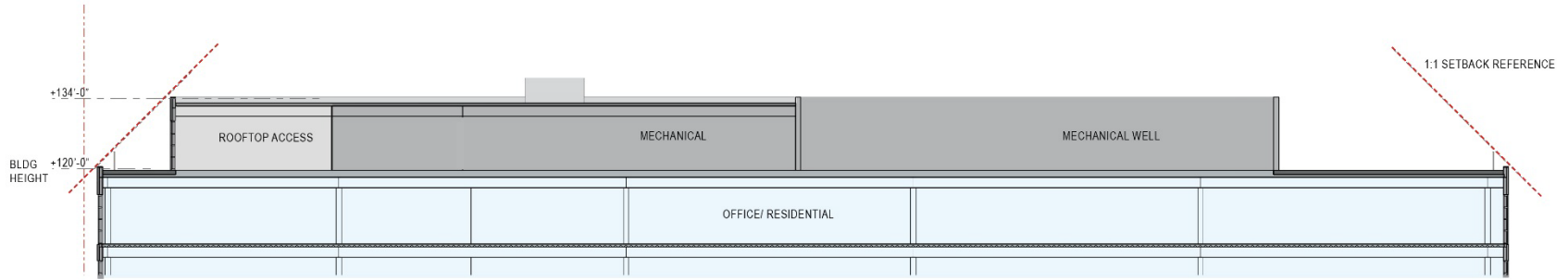
South Building Residential Option



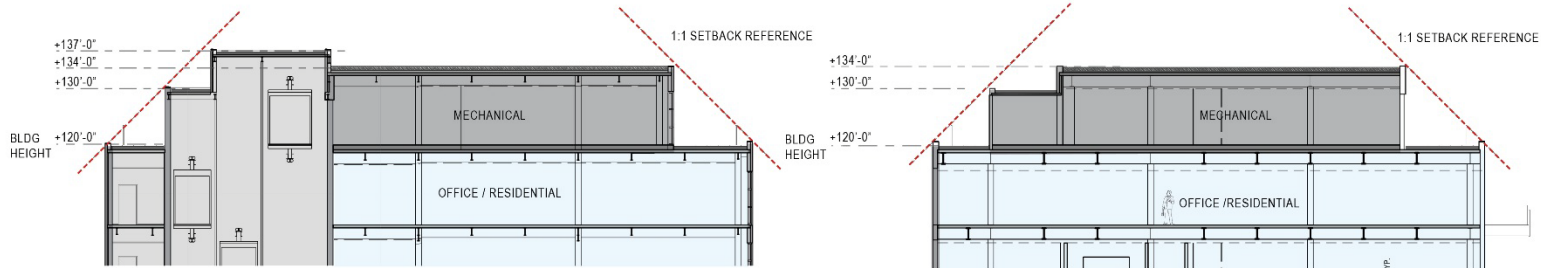
South Building Office Option



ROOFTOP STRUCTURE - PENTHOUSE SECTIONS

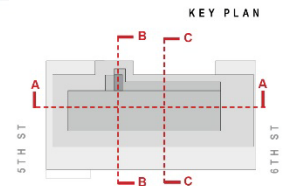


PARTIAL SECTION A-A

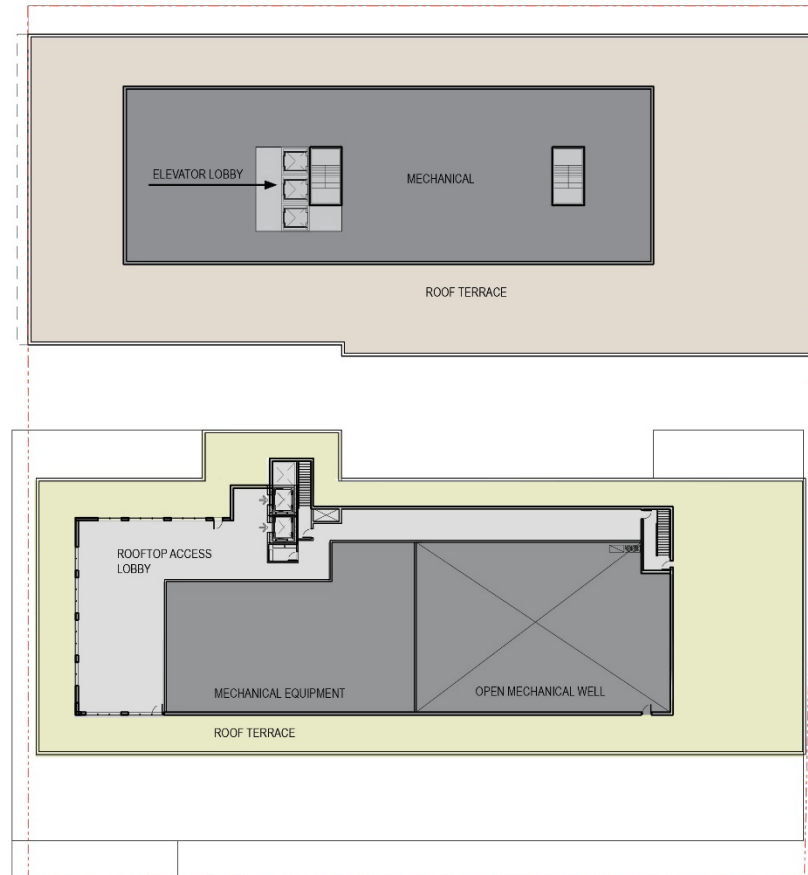


PARTIAL SECTION B-B

PARTIAL SECTION C-C



PLANS - ROOFTOP



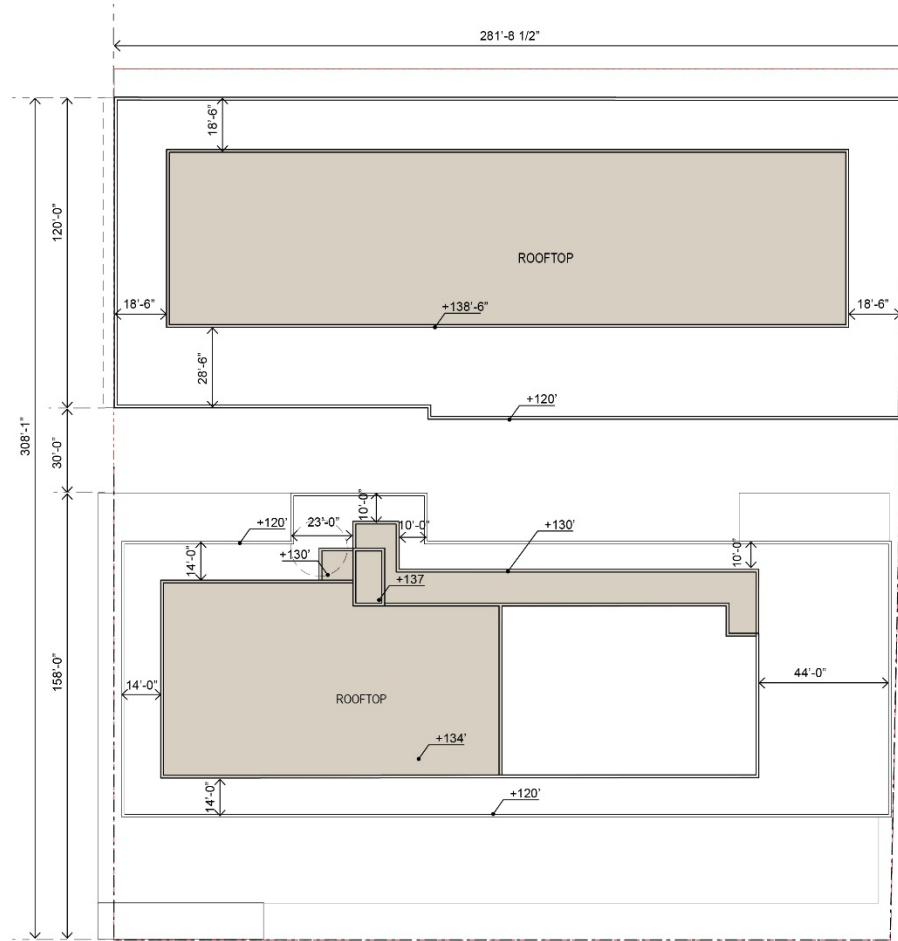
NOTES:

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 THEATER BOXES, OUTDOOR SPACE, STAIRS, BALCONY, TERRACES, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING GARAGE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
3. ALL SPOT ELEVATIONS ARE RELATIVE TO THE MEASURING POINT, ASSUMED FOR THESE DRAWINGS TO BE +0'-0".
4. PROJECTIONS SHOWN WILL REQUIRE REVIEW AND APPROVAL BY DCRA AND ARE SUBJECT TO MODIFICATION AT THE REQUEST OF DCRA DURING SUCH PROCESS.
4. ALL BALCONY LOCATIONS SHOWN ARE ILLUSTRATIVE; SIZE/ LOCATION ARE SUBJECT TO CHANGE.
5. RECREATION SPACE SHOWN ON ROOF IS SHOWN FOR ILLUSTRATIVE PURPOSES AND IS SUBJECT TO RECONFIGURATION, INCLUDING BUT NOT LIMITED TO THE CREATION OF A BASKETBALL AREA.
6. WINDOWS SHOWN EXIST ONLY FOR THE RESIDENTIAL OPTION.

LEGEND

- PROPERTY LINE
- CORE/ SERVICE
- RETAIL
- EVENT
- THEATER
- OFFICE OR RESIDENTIAL
- PARKING
- TERRACE
- ROOF
- PENTHOUSE

PLANS - ROOFTOP



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 THEATER BOXES, OUTDOOR SPACE, STAIRS, BALCONY, TERRACES, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING GARAGE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
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LEGEND

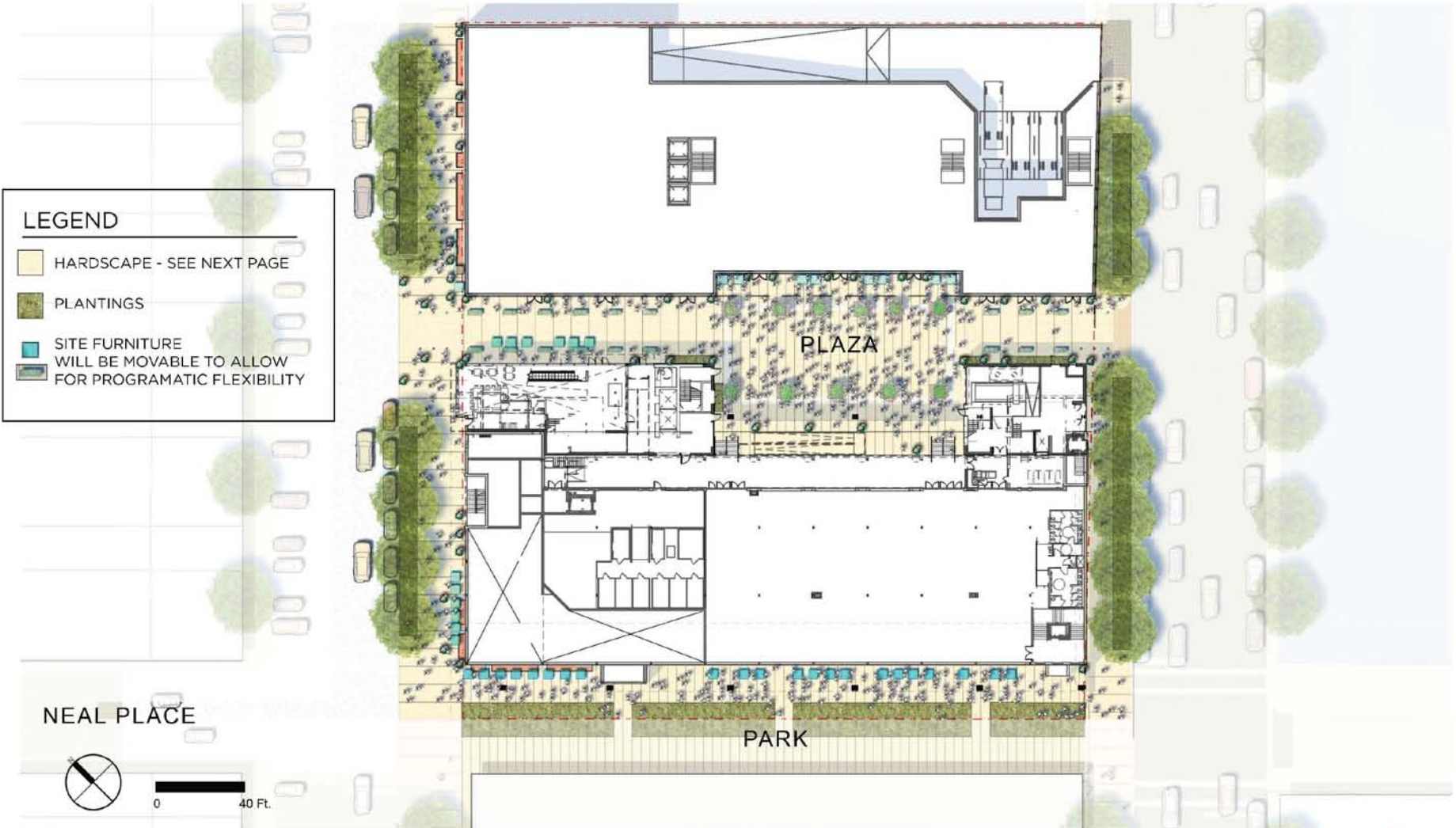
- PROPERTY LINE
- CORE/ SERVICE
- RETAIL
- EVENT
- THEATER
- OFFICE OR RESIDENTIAL
- PARKING
- TERRACE
- ROOF
- PENTHOUSE

OPEN SPACE – URBAN CONTEXT



OPEN SPACE

SITE PLAN



1309 - 1329 5TH STREET NE WASHINGTON, DC

PUD SUBMISSION 2014 JULY 3
(REVISED 2015 JANUARY 30)

LANDSCAPE - OVERALL SITE PLAN | L1

OPEN SPACE

PLAZA MATERIALS

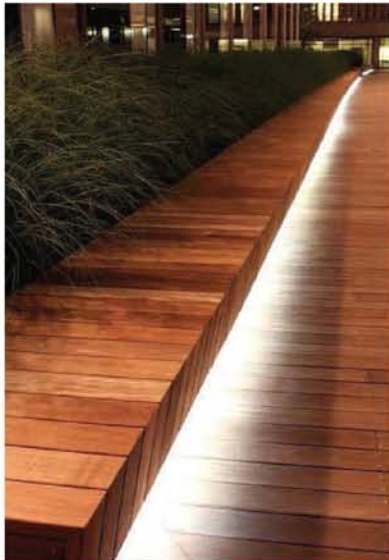
MATERIAL OPTIONS

- pavers
- wood decks
- steel
- cast in place concrete

pavers (asphalt, concrete, clay and or stone)



wood decks and boardwalks



steel for edges, drain covers, guardrails and handrails, etc.

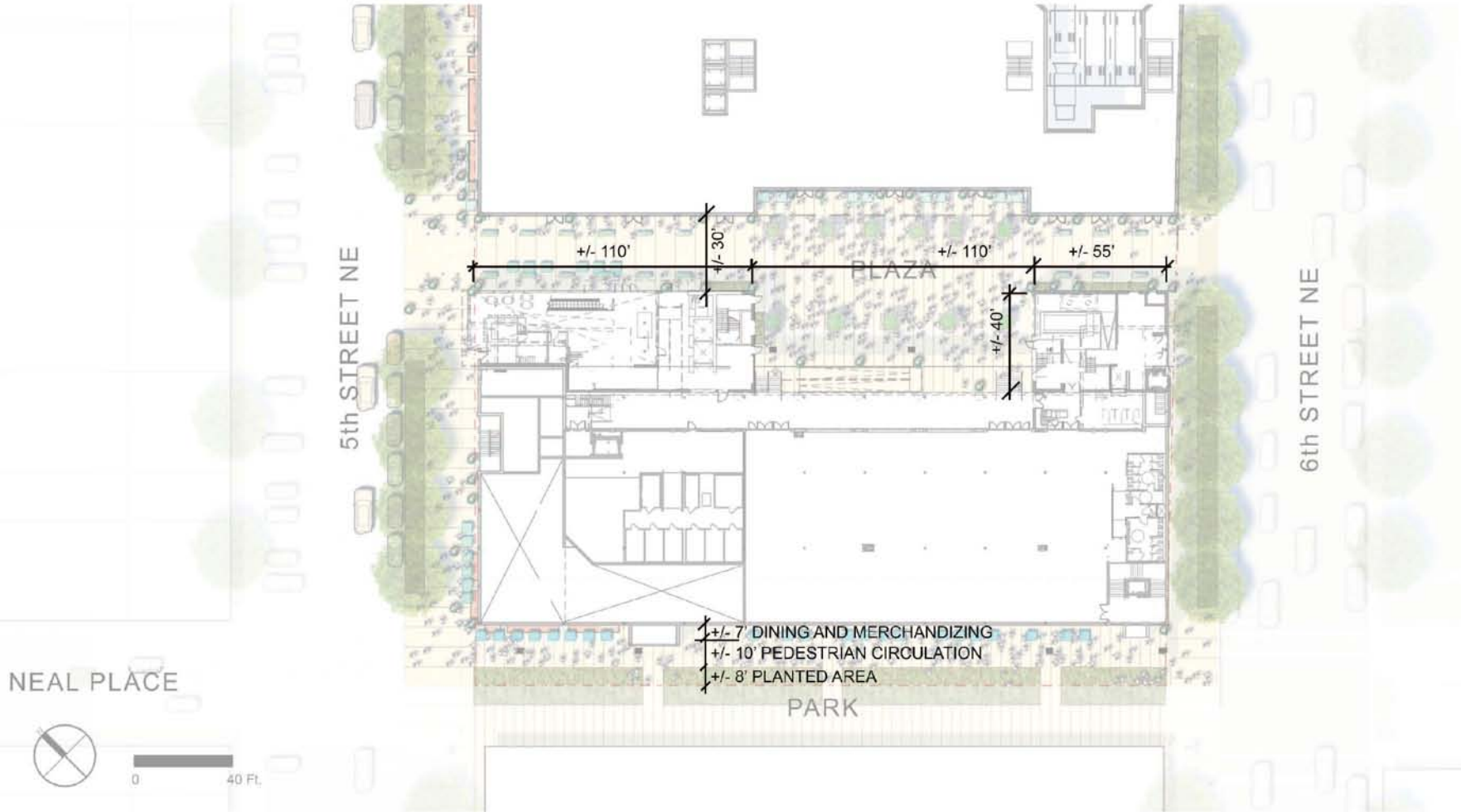


cast in place concrete



OPEN SPACE

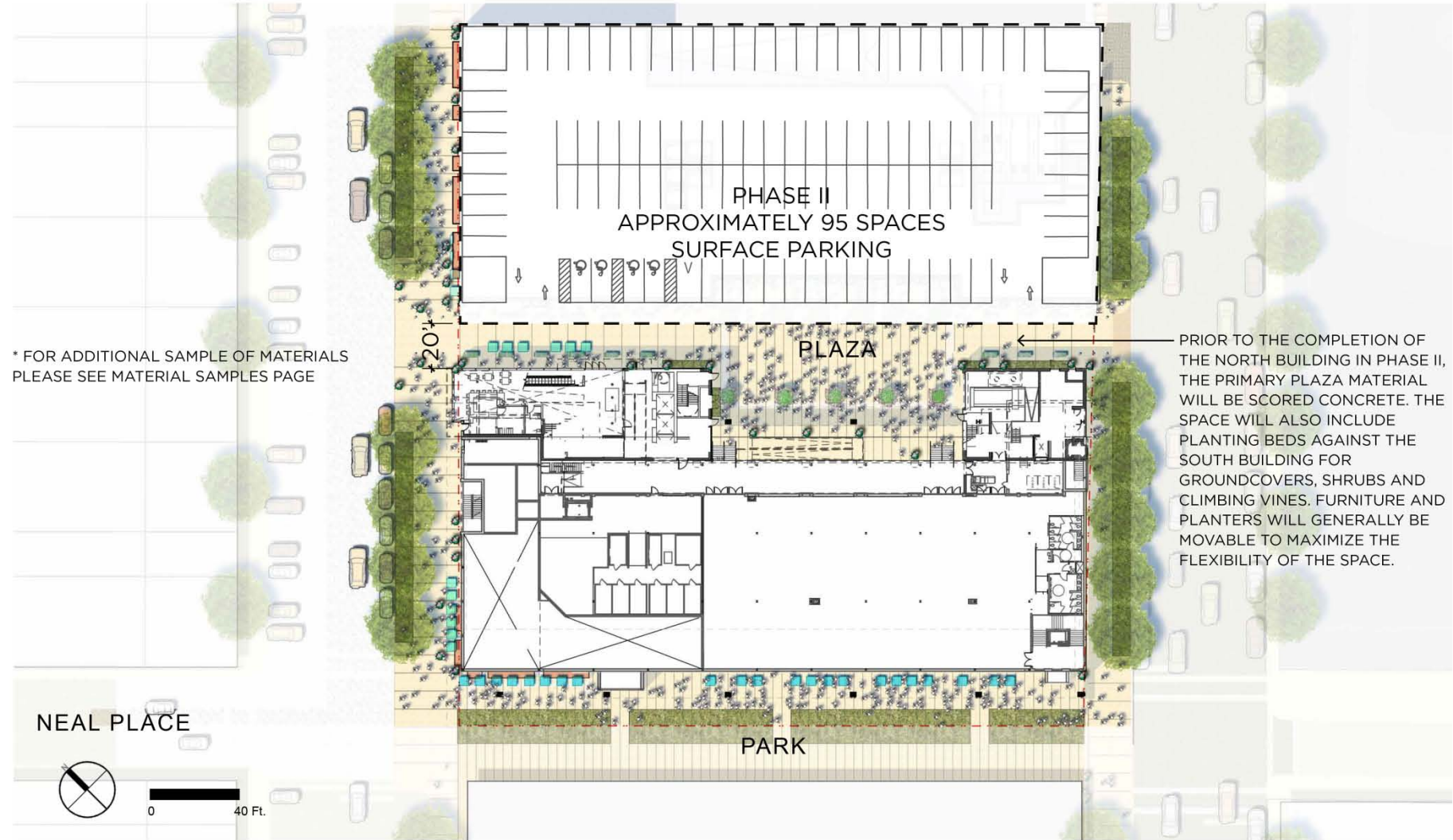
PLAZA AND PARK DIMENSIONS



OPEN SPACE

INTERIM CONDITION

INTERIM PLAZA CONDITIONS EXHIBIT



* FOR ADDITIONAL SAMPLE OF MATERIALS
PLEASE SEE MATERIAL SAMPLES PAGE

PRIOR TO THE COMPLETION OF
THE NORTH BUILDING IN PHASE II,
THE PRIMARY PLAZA MATERIAL
WILL BE SCORED CONCRETE. THE
SPACE WILL ALSO INCLUDE
PLANTING BEDS AGAINST THE
SOUTH BUILDING FOR
GROUNDCOVERS, SHRUBS AND
CLIMBING VINES. FURNITURE AND
PLANTERS WILL GENERALLY BE
MOVABLE TO MAXIMIZE THE
FLEXIBILITY OF THE SPACE.

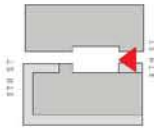
NEAL PLACE



0 40 Ft.

OPEN SPACE

PLAZA PERSPECTIVE



1309 - 1329 5TH STREET NE WASHINGTON, DC

PUD SUBMISSION 2014 JULY 3
(REVISED 2015 JANUARY 30)

PLAZA PERSPECTIVE A | A 22