




ZONING COMPLIANT PARKING: HOTEL 57 spaces required (See Parking Note #1)				
Level	-	-	Valet (V)	Total
Mezzanine	-	-	60	60
TOTALS	-	-	60	60

ZONING COMPLIANT PARKING: RETAIL 67 spaces required (See Parking Note #1)				
Level	Handicap (HC)	Compact (C)	Standard (S)	Total
B1	4	20	43	67
TOTALS	4	20	43	67

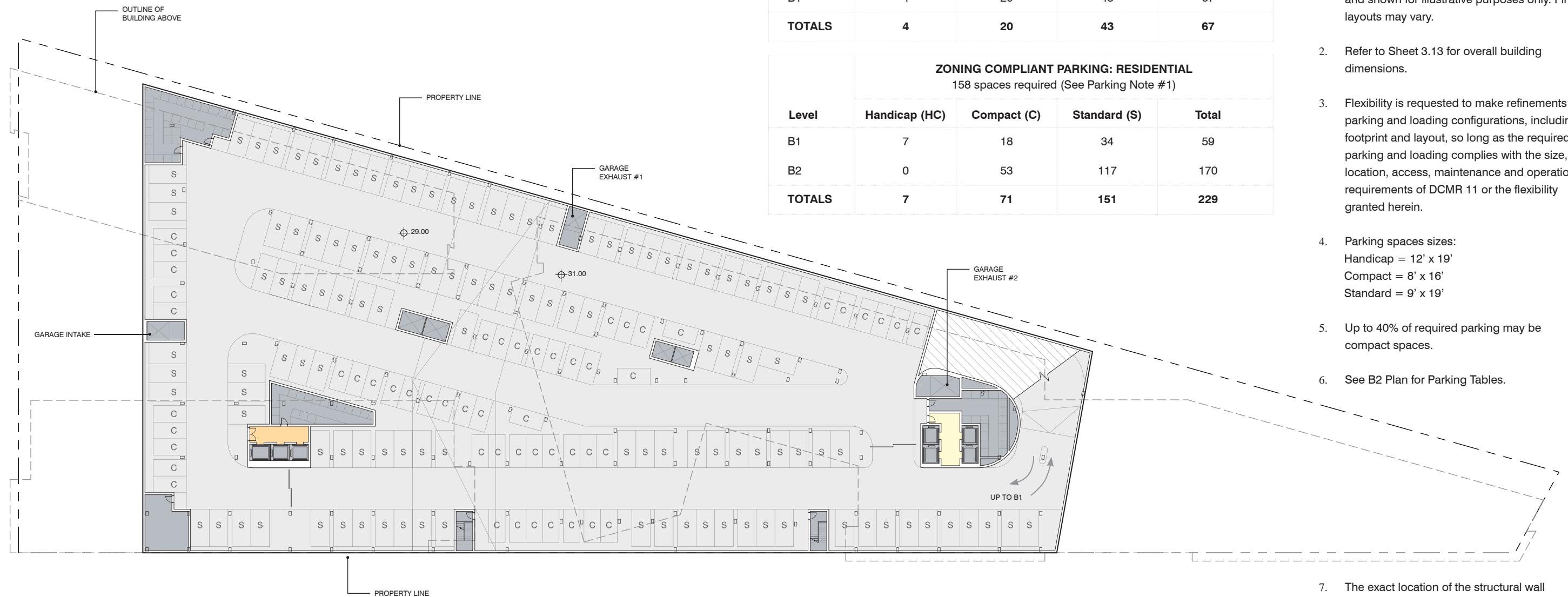
ZONING COMPLIANT PARKING: RESIDENTIAL 158 spaces required (See Parking Note #1)				
Level	Handicap (HC)	Compact (C)	Standard (S)	Total
B1	7	18	34	59
B2	0	53	117	170
TOTALS	7	71	151	229

KEY

	HOTEL KEYS / COMMON AREA
	APT 1 UNITS / COMMON AREA
	APT 2 UNITS / COMMON AREA
	RETAIL / COMMON AREA
	PARKING
	BUILDING SERVICES

GENERAL NOTES:

- The locations, numbers, and sizes of units, stairs, elevators, and partitions are preliminary and shown for illustrative purposes only. Final layouts may vary.
- Refer to Sheet 3.13 for overall building dimensions.
- Flexibility is requested to make refinements to parking and loading configurations, including footprint and layout, so long as the required parking and loading complies with the size, location, access, maintenance and operation requirements of DCMR 11 or the flexibility granted herein.
- Parking spaces sizes:
Handicap = 12' x 19'
Compact = 8' x 16'
Standard = 9' x 19'
- Up to 40% of required parking may be compact spaces.
- See B2 Plan for Parking Tables.
- The exact location of the structural wall supporting the Amtrak track bed, and the design of the area immediately adjacent, may deviate from that shown based on the final engineering of the foundation system developed in coordination with Amtrak.



PARKING NOTES:

- The total number of required parking spaces is based on a unit count of 631, a hotel key count of 196, and a retail area of approximately 53,000 sf.
- The final unit and hotel key counts and retail areas may vary by 10% per flexibility requested.
- The final parking count may vary by 10% per flexibility requested.



1200 THIRD STREET, NE

WASHINGTON, D.C.

PUD SUBMISSION

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ZONING COMMISSION
Level B2
CASE NO.16-09
EXHIBIT NO.22C2



3.01

ZONING COMPLIANT PARKING: HOTEL 57 spaces required (See Parking Note #1)				
Level	-	-	Valet (V)	Total
Mezzanine	-	-	60	60
TOTALS	-	-	60	60

ZONING COMPLIANT PARKING: RETAIL 67 spaces required (See Parking Note #1)				
Level	Handicap (HC)	Compact (C)	Standard (S)	Total
B1	4	20	43	67
TOTALS	4	20	43	67

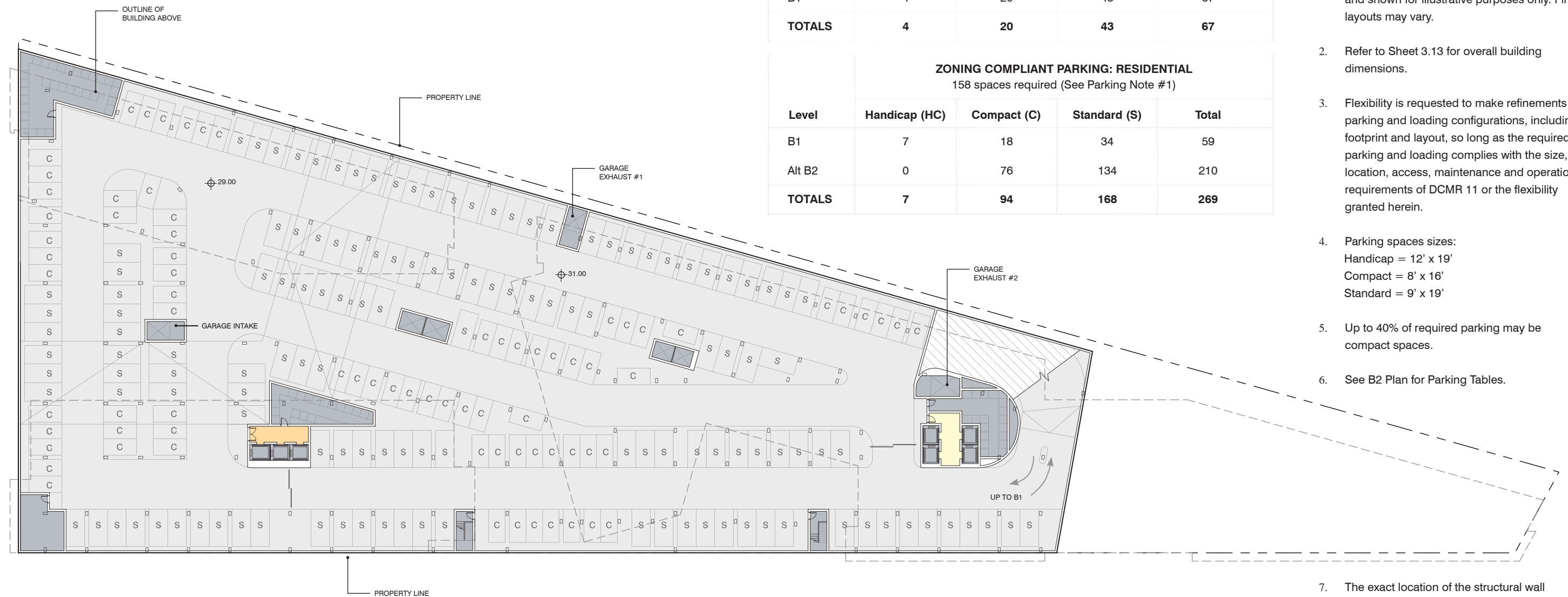
ZONING COMPLIANT PARKING: RESIDENTIAL 158 spaces required (See Parking Note #1)				
Level	Handicap (HC)	Compact (C)	Standard (S)	Total
B1	7	18	34	59
Alt B2	0	76	134	210
TOTALS	7	94	168	269

KEY

	HOTEL KEYS / COMMON AREA
	APT 1 UNITS / COMMON AREA
	APT 2 UNITS / COMMON AREA
	RETAIL / COMMON AREA
	PARKING
	BUILDING SERVICES

GENERAL NOTES:

- The locations, numbers, and sizes of units, stairs, elevators, and partitions are preliminary and shown for illustrative purposes only. Final layouts may vary.
- Refer to Sheet 3.13 for overall building dimensions.
- Flexibility is requested to make refinements to parking and loading configurations, including footprint and layout, so long as the required parking and loading complies with the size, location, access, maintenance and operation requirements of DCMR 11 or the flexibility granted herein.
- Parking spaces sizes:
Handicap = 12' x 19'
Compact = 8' x 16'
Standard = 9' x 19'
- Up to 40% of required parking may be compact spaces.
- See B2 Plan for Parking Tables.
- The exact location of the structural wall supporting the Amtrak track bed, and the design of the area immediately adjacent, may deviate from that shown based on the final engineering of the foundation system developed in coordination with Amtrak.



PARKING NOTES:

- The total number of required parking spaces is based on a unit count of 631, a hotel key count of 196, and a retail area of approximately 53,000 sf.
- The final unit and hotel key counts and retail areas may vary by 10% per flexibility requested.
- The final parking count may vary by 10% per flexibility requested.

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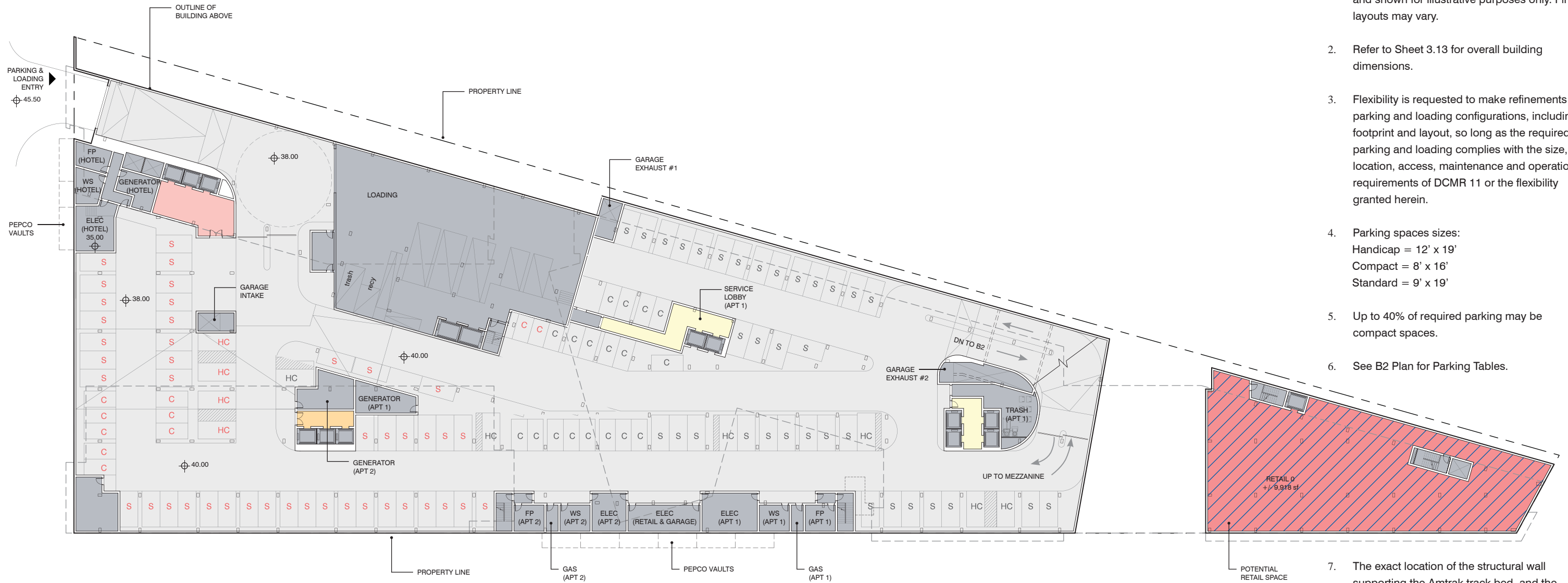
Alternative Level B2 3.02

KEY

- HOTEL KEYS / COMMON AREA
- APT 1 UNITS / COMMON AREA
- APT 2 UNITS / COMMON AREA
- RETAIL / COMMON AREA
- PARKING
- BUILDING SERVICES

GENERAL NOTES:

1. The locations, numbers, and sizes of units, stairs, elevators, and partitions are preliminary and shown for illustrative purposes only. Final layouts may vary.
2. Refer to Sheet 3.13 for overall building dimensions.
3. Flexibility is requested to make refinements to parking and loading configurations, including footprint and layout, so long as the required parking and loading complies with the size, location, access, maintenance and operation requirements of DCMR 11 or the flexibility granted herein.
4. Parking spaces sizes:
Handicap = 12' x 19'
Compact = 8' x 16'
Standard = 9' x 19'
5. Up to 40% of required parking may be compact spaces.
6. See B2 Plan for Parking Tables.



PARKING NOTES:

1. The total number of required parking spaces is based on a unit count of 631, a hotel key count of 196, and a retail area of approximately 53,000 sf.
2. The final unit and hotel key counts and retail areas may vary by 10% per flexibility requested.
3. The final parking count may vary by 10% per flexibility requested.

7. The exact location of the structural wall supporting the Amtrak track bed, and the design of the area immediately adjacent, may deviate from that shown based on the final engineering of the foundation system developed in coordination with Amtrak.



1200 THIRD STREET, NE

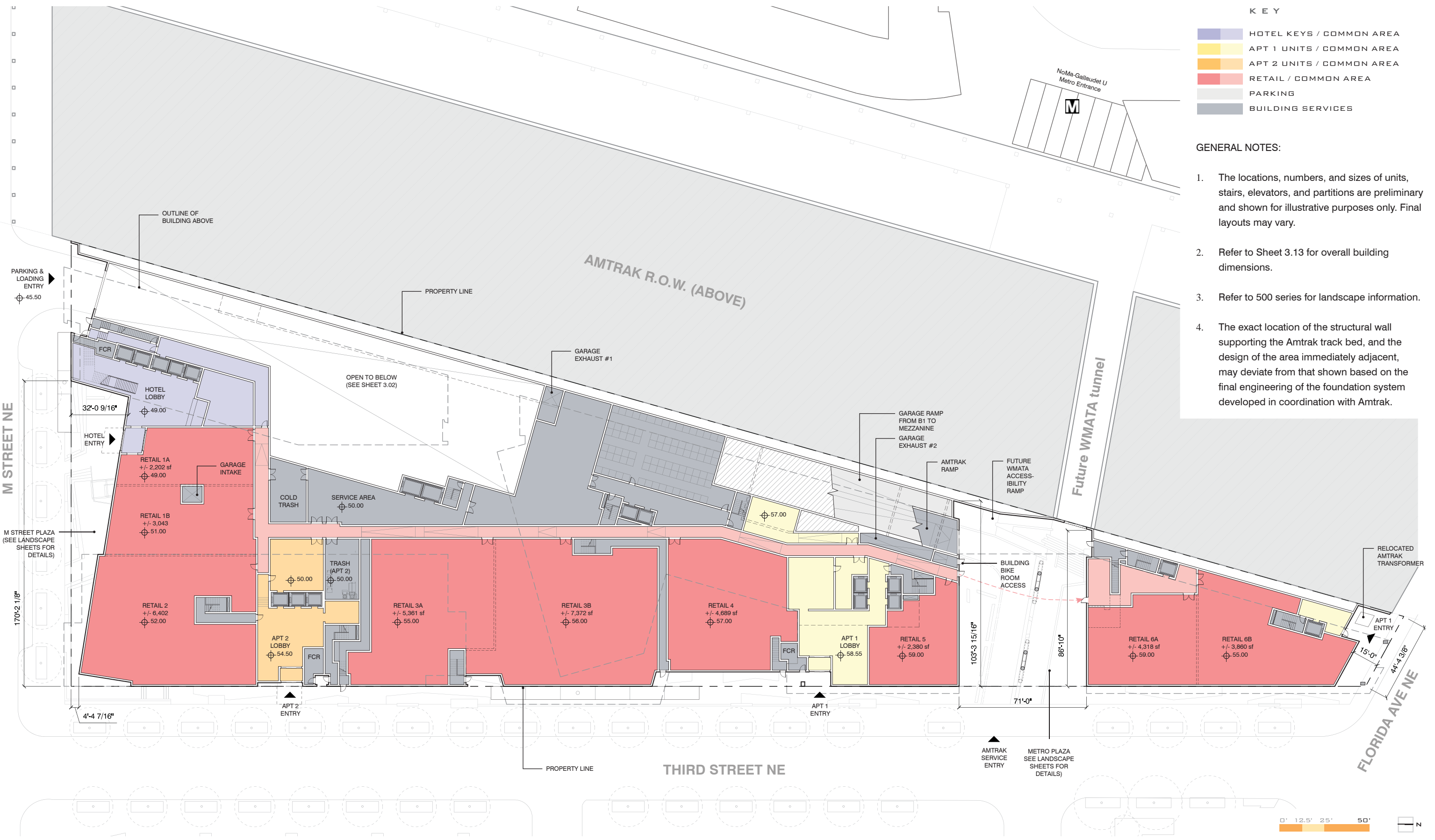
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Level B1 3.03



KEY

[Purple Box]	HOTEL KEYS / COMMON AREA
[Yellow Box]	APT 1 UNITS / COMMON AREA
[Orange Box]	APT 2 UNITS / COMMON AREA
[Red Box]	RETAIL / COMMON AREA
[Grey Box]	PARKING
[Dark Grey Box]	BUILDING SERVICES

- GENERAL NOTES:**
1. The locations, numbers, and sizes of units, stairs, elevators, and partitions are preliminary and shown for illustrative purposes only. Final layouts may vary.
 2. Refer to Sheet 3.13 for overall building dimensions.
 3. Refer to 500 series for landscape information.
 4. The exact location of the structural wall supporting the Amtrak track bed, and the design of the area immediately adjacent, may deviate from that shown based on the final engineering of the foundation system developed in coordination with Amtrak.

1200 THIRD STREET, NE

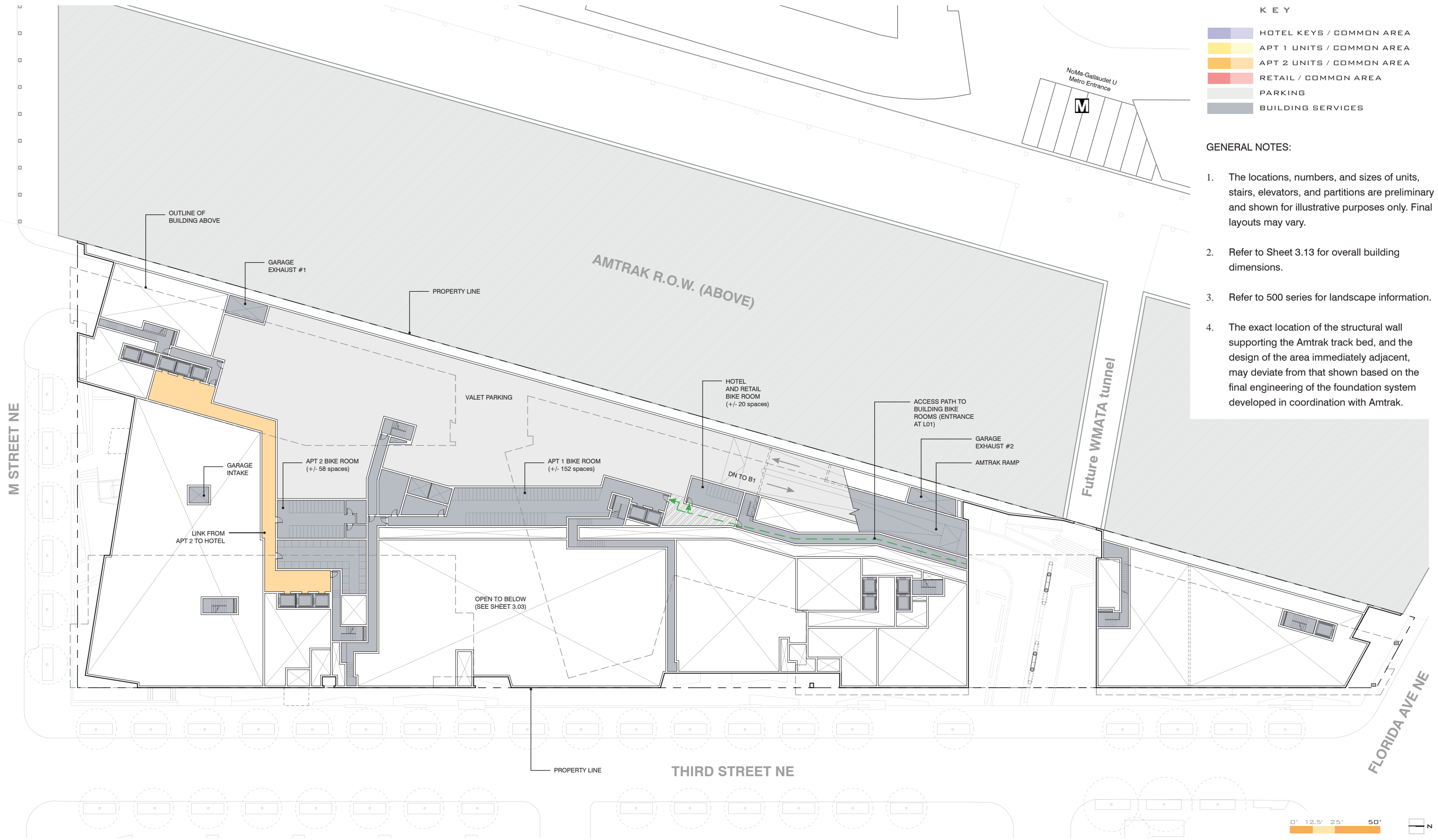
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Level 01 3.04



KEY

- HOTEL KEYS / COMMON AREA
- APT 1 UNITS / COMMON AREA
- APT 2 UNITS / COMMON AREA
- RETAIL / COMMON AREA
- PARKING
- BUILDING SERVICES

GENERAL NOTES:

1. The locations, numbers, and sizes of units, stairs, elevators, and partitions are preliminary and shown for illustrative purposes only. Final layouts may vary.
2. Refer to Sheet 3.13 for overall building dimensions.
3. Refer to 500 series for landscape information.
4. The exact location of the structural wall supporting the Amtrak track bed, and the design of the area immediately adjacent, may deviate from that shown based on the final engineering of the foundation system developed in coordination with Amtrak.

1200 THIRD STREET, NE

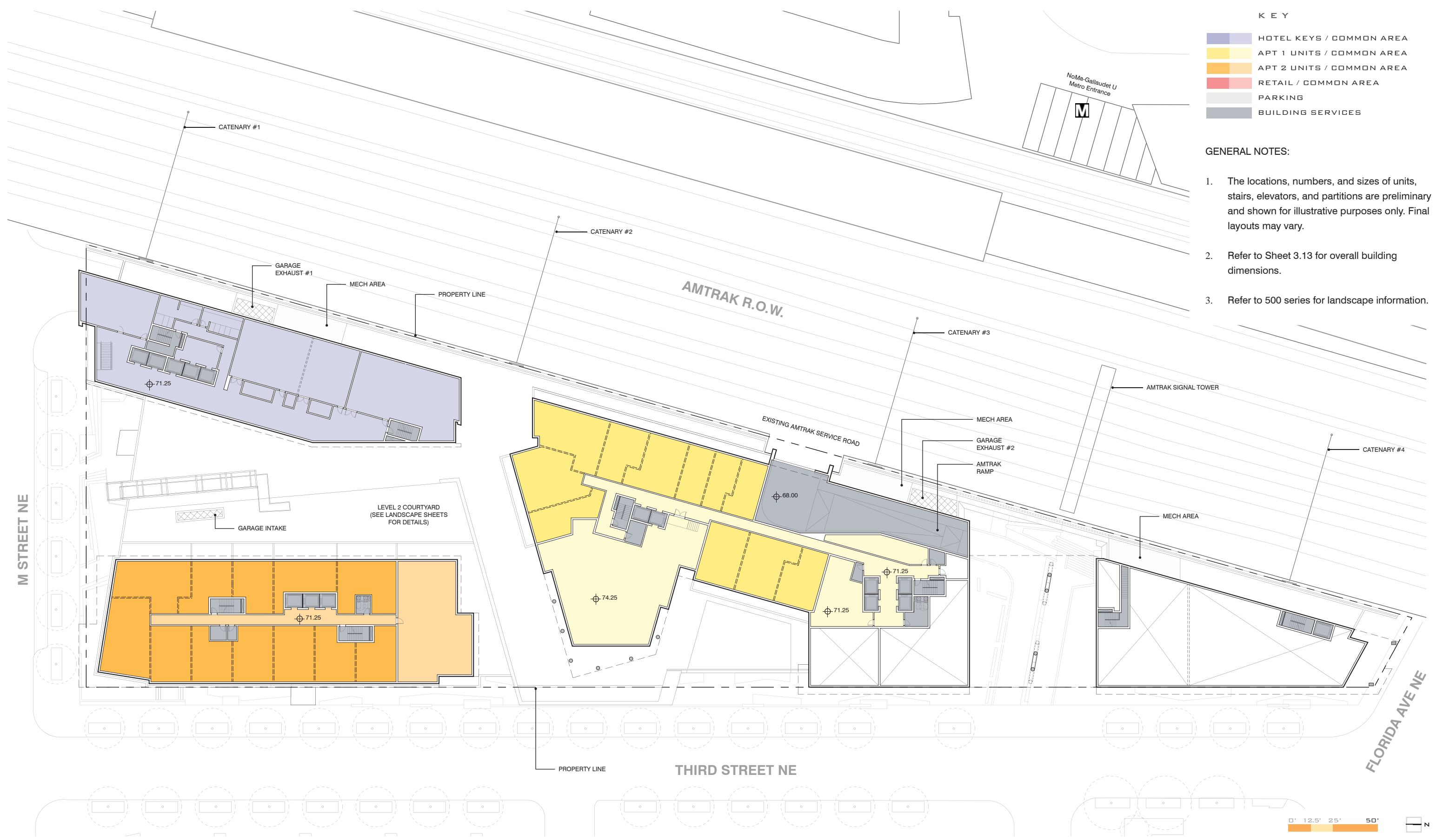
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Mezzanine 3.05



KEY

[Purple Box]	HOTEL KEYS / COMMON AREA
[Yellow Box]	APT 1 UNITS / COMMON AREA
[Orange Box]	APT 2 UNITS / COMMON AREA
[Red Box]	RETAIL / COMMON AREA
[Grey Box]	PARKING
[Dark Grey Box]	BUILDING SERVICES

- GENERAL NOTES:**
1. The locations, numbers, and sizes of units, stairs, elevators, and partitions are preliminary and shown for illustrative purposes only. Final layouts may vary.
 2. Refer to Sheet 3.13 for overall building dimensions.
 3. Refer to 500 series for landscape information.

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Level 02 3.06





KEY

- HOTEL KEYS / COMMON AREA
- APT 1 UNITS / COMMON AREA
- APT 2 UNITS / COMMON AREA
- RETAIL / COMMON AREA
- PARKING
- BUILDING SERVICES
- BALCONIES

GENERAL NOTES:

1. The locations, numbers, and sizes of units, stairs, elevators, and partitions are preliminary and shown for illustrative purposes only. Final layouts may vary.
2. Refer to Sheet 3.13 for overall building dimensions.
3. Refer to 500 series for landscape information.

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Level 03 3.07





KEY

	HOTEL KEYS / COMMON AREA
	APT 1 UNITS / COMMON AREA
	APT 2 UNITS / COMMON AREA
	RETAIL / COMMON AREA
	PARKING
	BUILDING SERVICES
	BALCONIES

- GENERAL NOTES:**
1. The locations, numbers, and sizes of units, stairs, elevators, and partitions are preliminary and shown for illustrative purposes only. Final layouts may vary.
 2. Refer to Sheet 3.13 for overall building dimensions.
 3. Refer to 500 series for landscape information.

1200 THIRD STREET, NE

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Typical Floors A 3.08





KEY

[Purple Box]	HOTEL KEYS / COMMON AREA
[Yellow Box]	APT 1 UNITS / COMMON AREA
[Orange Box]	APT 2 UNITS / COMMON AREA
[Red Box]	RETAIL / COMMON AREA
[Grey Box]	PARKING
[Dark Grey Box]	BUILDING SERVICES
[Cross-hatched Box]	BALCONIES

- GENERAL NOTES:**
1. The locations, numbers, and sizes of units, stairs, elevators, and partitions are preliminary and shown for illustrative purposes only. Final layouts may vary.
 2. Refer to Sheet 3.13 for overall building dimensions.
 3. Refer to 500 series for landscape information.

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Typical Floors B 3.09





1200 THIRD STREET, NE

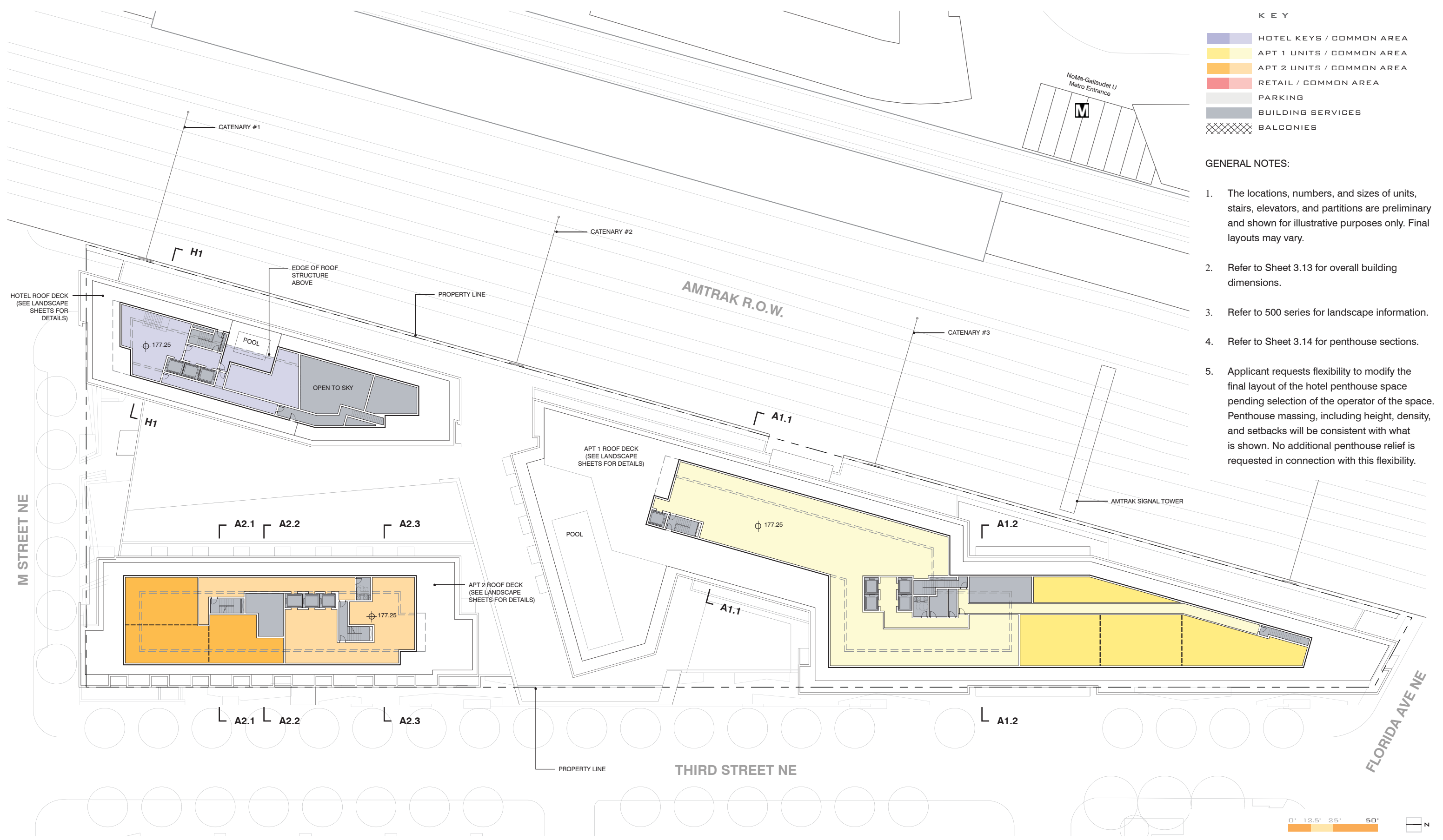
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Level 12 3.10



KEY

	HOTEL KEYS / COMMON AREA
	APT 1 UNITS / COMMON AREA
	APT 2 UNITS / COMMON AREA
	RETAIL / COMMON AREA
	PARKING
	BUILDING SERVICES
	BALCONIES

- GENERAL NOTES:**
1. The locations, numbers, and sizes of units, stairs, elevators, and partitions are preliminary and shown for illustrative purposes only. Final layouts may vary.
 2. Refer to Sheet 3.13 for overall building dimensions.
 3. Refer to 500 series for landscape information.
 4. Refer to Sheet 3.14 for penthouse sections.
 5. Applicant requests flexibility to modify the final layout of the hotel penthouse space pending selection of the operator of the space. Penthouse massing, including height, density, and setbacks will be consistent with what is shown. No additional penthouse relief is requested in connection with this flexibility.

1200 THIRD STREET, NE

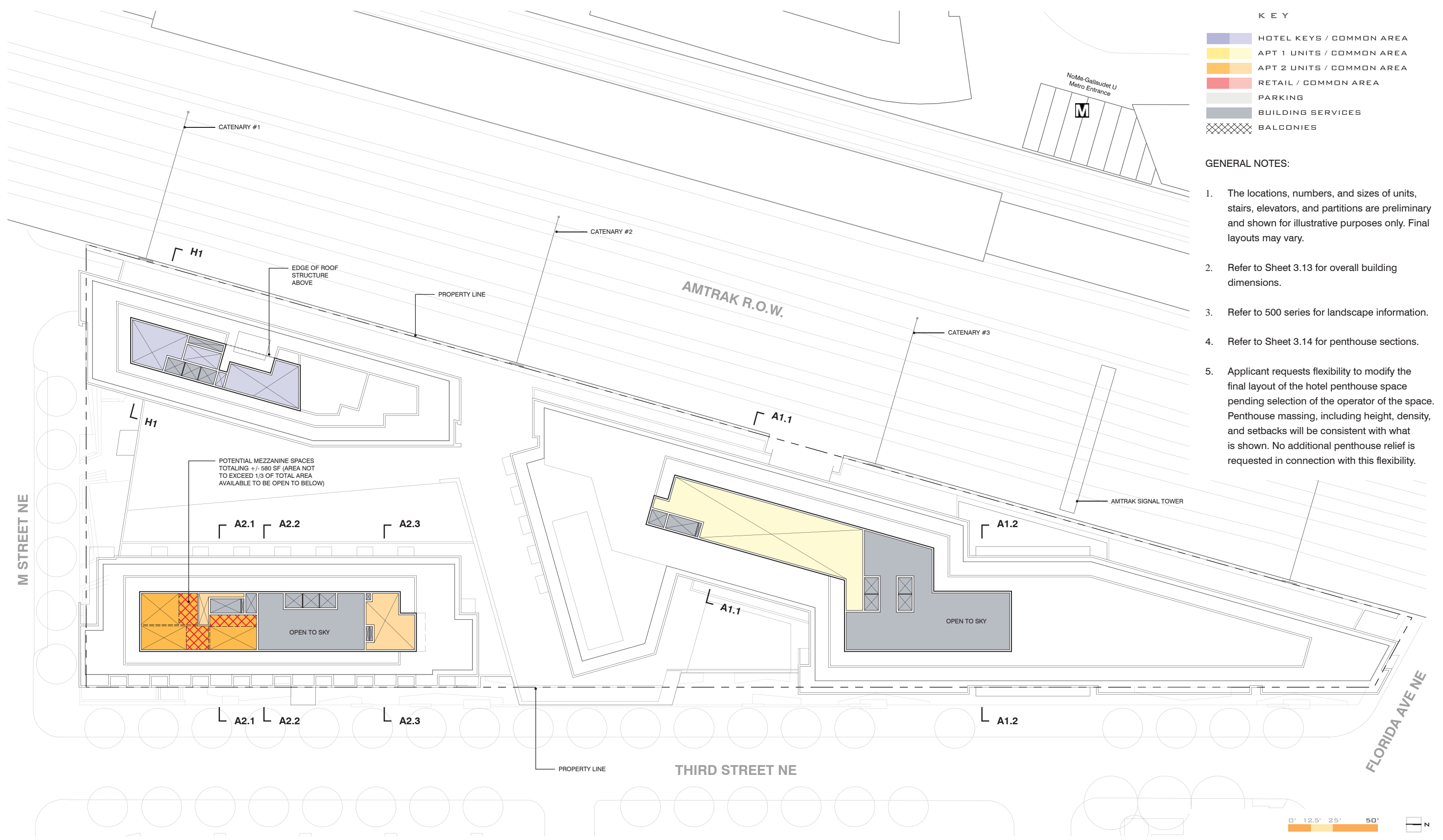
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Penthouse 3.11



KEY

	HOTEL KEYS / COMMON AREA
	APT 1 UNITS / COMMON AREA
	APT 2 UNITS / COMMON AREA
	RETAIL / COMMON AREA
	PARKING
	BUILDING SERVICES
	BALCONIES

- GENERAL NOTES:**
1. The locations, numbers, and sizes of units, stairs, elevators, and partitions are preliminary and shown for illustrative purposes only. Final layouts may vary.
 2. Refer to Sheet 3.13 for overall building dimensions.
 3. Refer to 500 series for landscape information.
 4. Refer to Sheet 3.14 for penthouse sections.
 5. Applicant requests flexibility to modify the final layout of the hotel penthouse space pending selection of the operator of the space. Penthouse massing, including height, density, and setbacks will be consistent with what is shown. No additional penthouse relief is requested in connection with this flexibility.

1200 THIRD STREET, NE

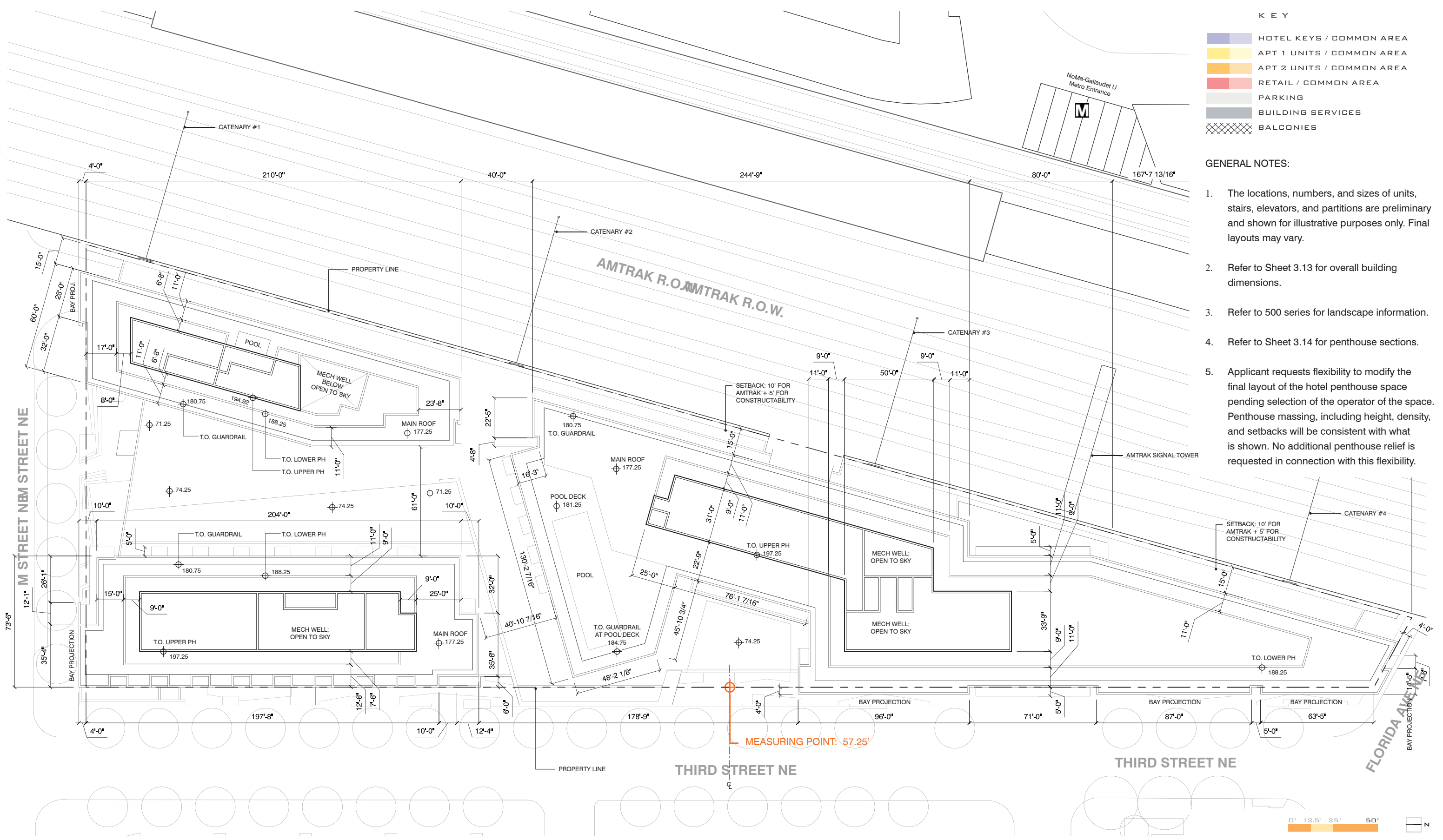
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Upper Penthouse 3.12



KEY

[Blue Box]	HOTEL KEYS / COMMON AREA
[Yellow Box]	APT 1 UNITS / COMMON AREA
[Orange Box]	APT 2 UNITS / COMMON AREA
[Red Box]	RETAIL / COMMON AREA
[Grey Box]	PARKING
[Dark Grey Box]	BUILDING SERVICES
[Cross-hatch Box]	BALCONIES

- GENERAL NOTES:**
1. The locations, numbers, and sizes of units, stairs, elevators, and partitions are preliminary and shown for illustrative purposes only. Final layouts may vary.
 2. Refer to Sheet 3.13 for overall building dimensions.
 3. Refer to 500 series for landscape information.
 4. Refer to Sheet 3.14 for penthouse sections.
 5. Applicant requests flexibility to modify the final layout of the hotel penthouse space pending selection of the operator of the space. Penthouse massing, including height, density, and setbacks will be consistent with what is shown. No additional penthouse relief is requested in connection with this flexibility.

C 2ND W THIRD STREET NE

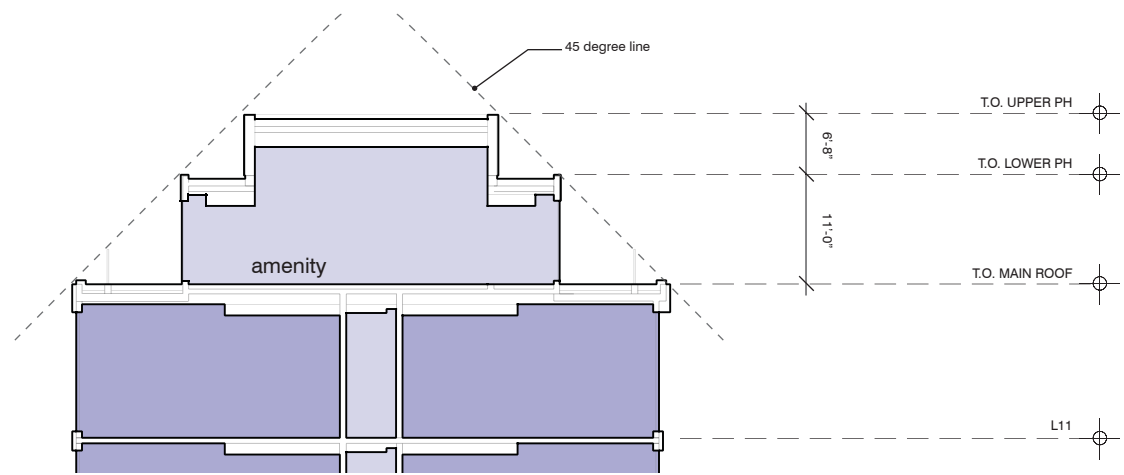
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Roof 3.13



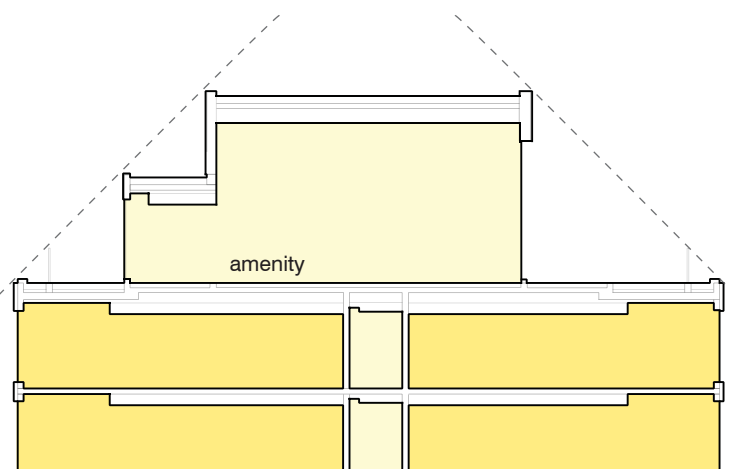
HOTEL PENTHOUSE SECTION H1

KEY

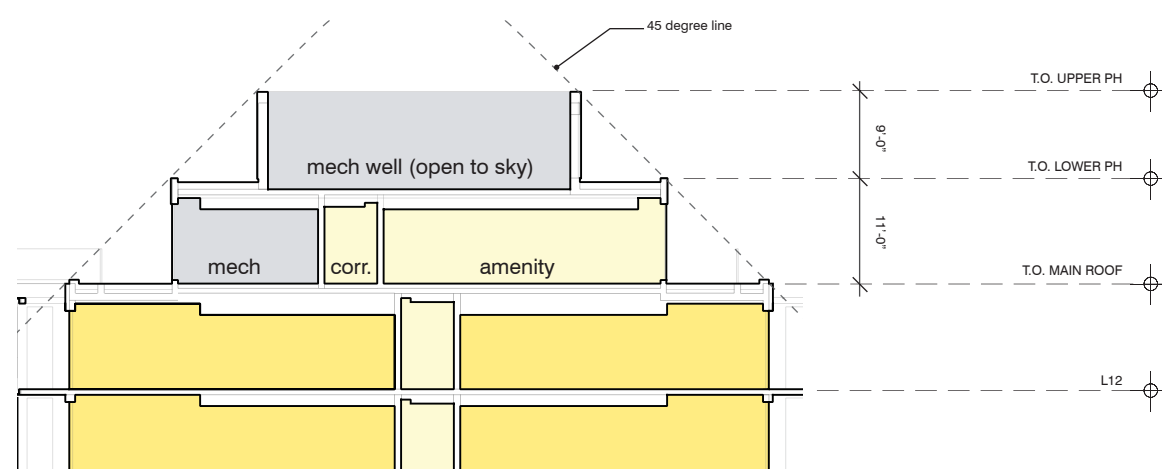
	HOTEL COMMON AREA
	APT 1 UNITS / COMMON AREA
	APT 2 UNITS / COMMON AREA
	BUILDING SERVICES

GENERAL NOTES:

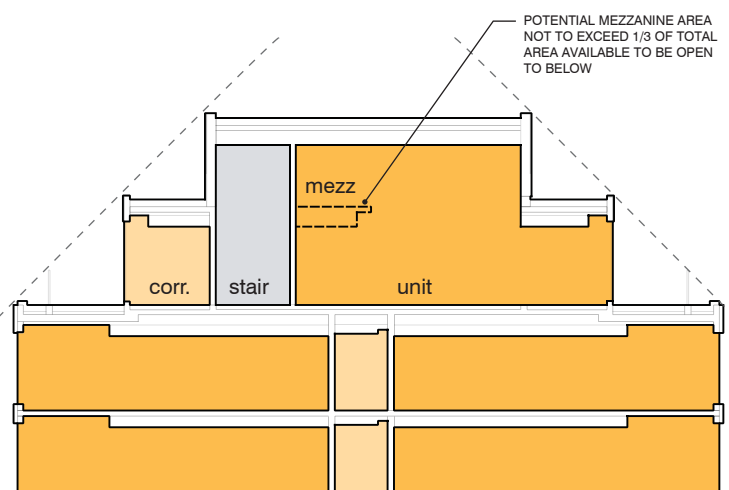
1. Refer to Sheet 3.13 for measuring point location and building dimensions.
2. Interior layouts are conceptual and shown for illustrative purposes only. Final layouts may vary.
3. Refer to Sheets 4.01 and 4.02 for building heights.
4. Refer to Sheets 3.11 and 3.12 for penthouse plans.
5. Applicant requests flexibility to modify the final layout of the hotel penthouse space pending selection of the operator of the space. Penthouse massing, including height, density, and setbacks will be consistent with what is shown. No additional penthouse relief is requested in connection with this flexibility.



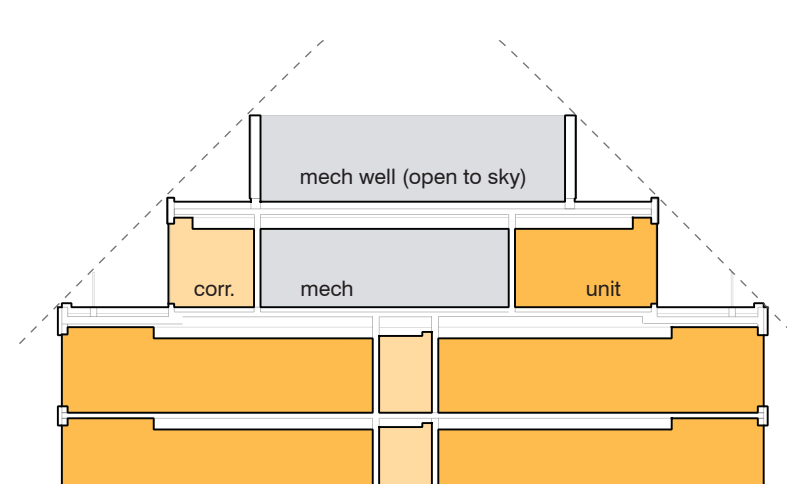
APARTMENT 1 PENTHOUSE SECTION A1.1



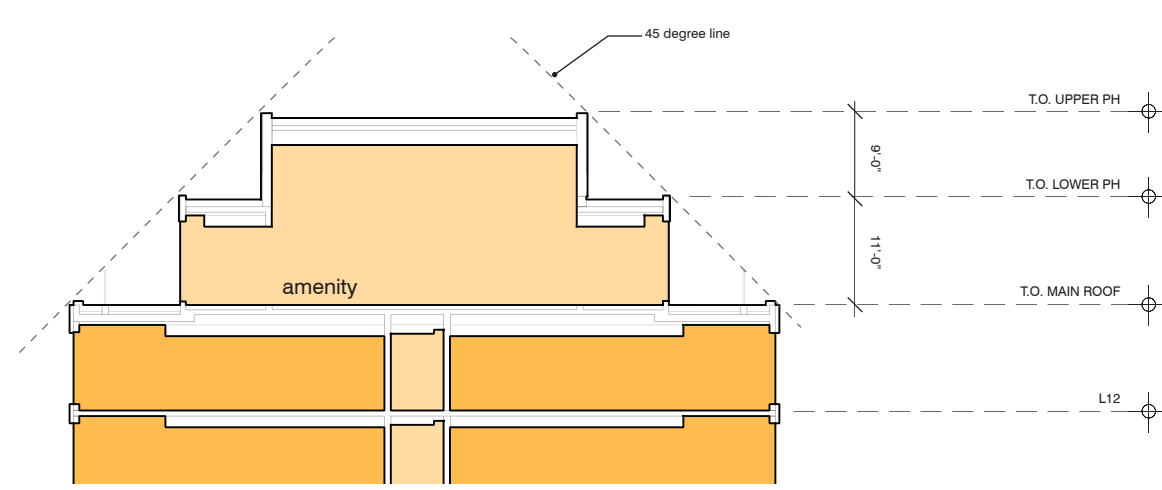
APARTMENT 1 PENTHOUSE SECTION A1.2



APARTMENT 2 PENTHOUSE SECTION A2.1

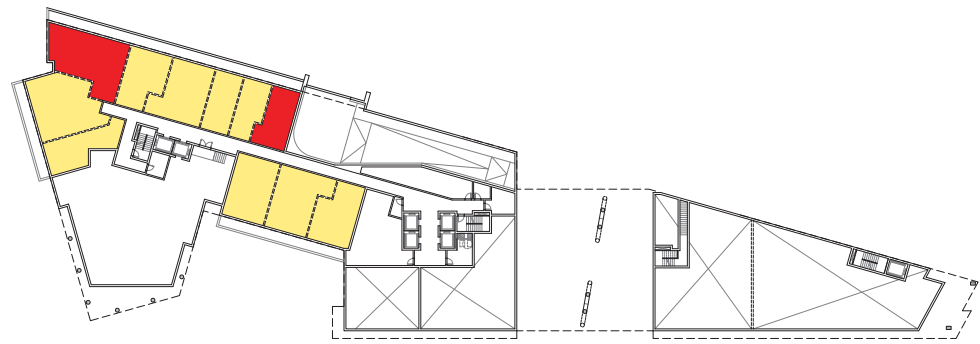


APARTMENT 2 PENTHOUSE SECTION A2.2

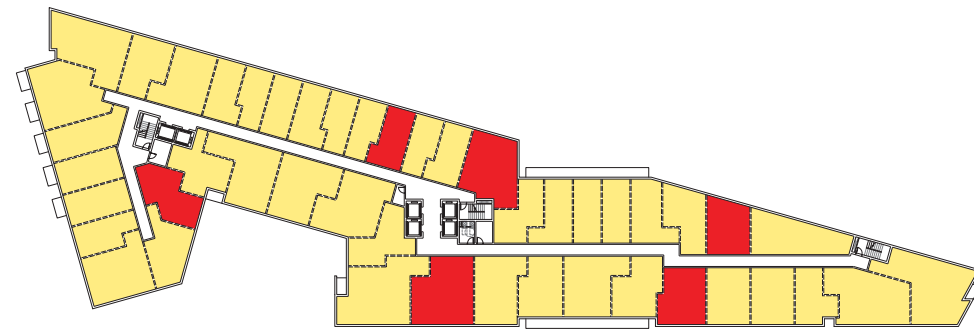


APARTMENT 2 PENTHOUSE SECTION A2.3

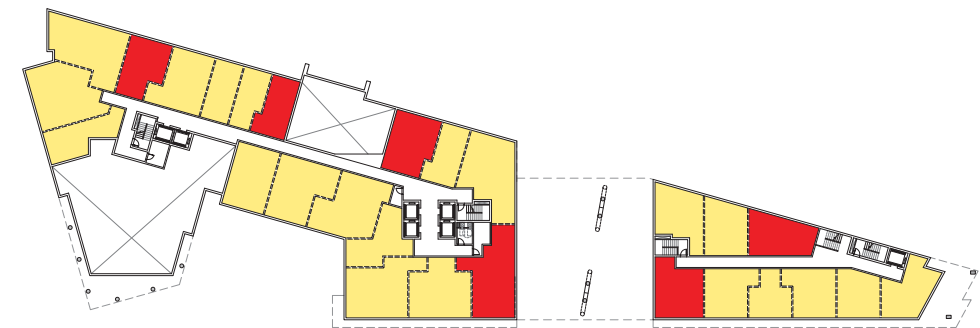




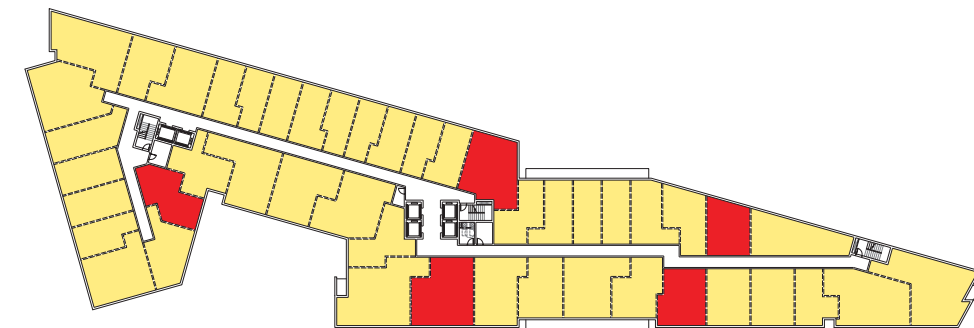
LEVEL 02



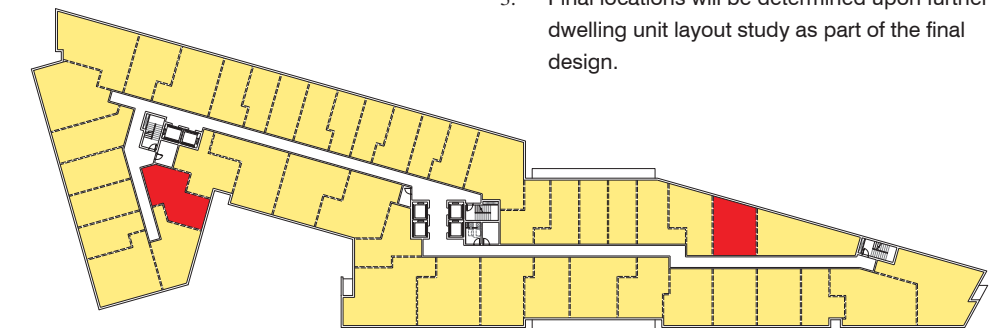
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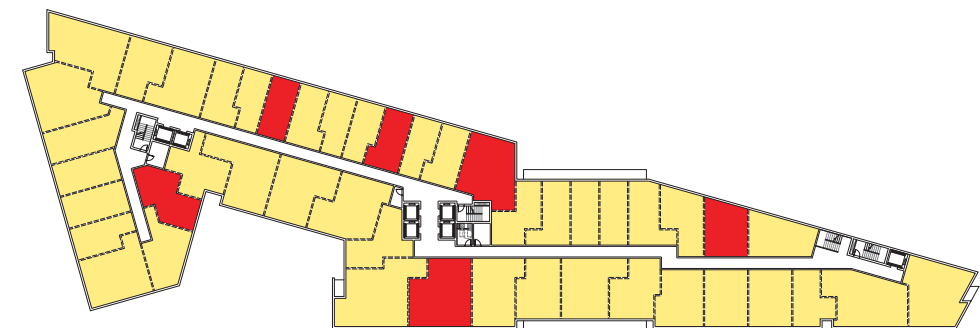
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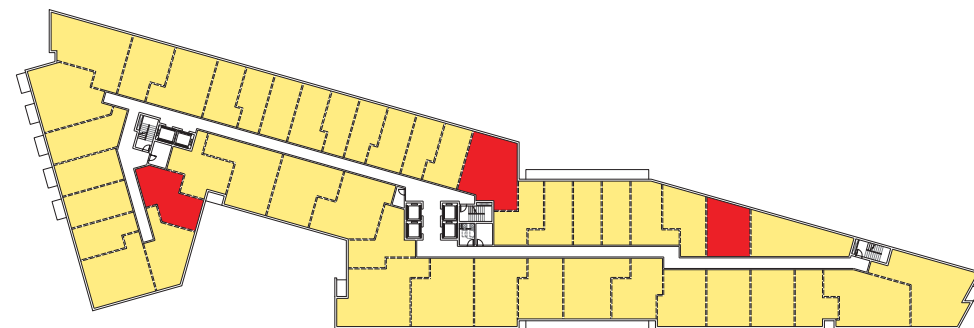
LEVEL 07



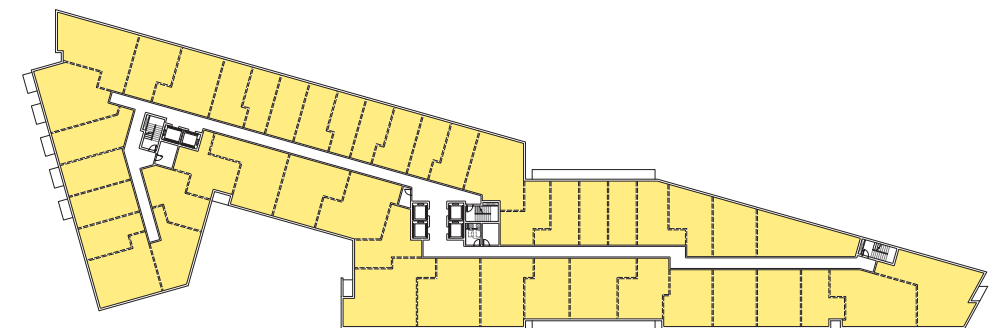
LEVEL 10



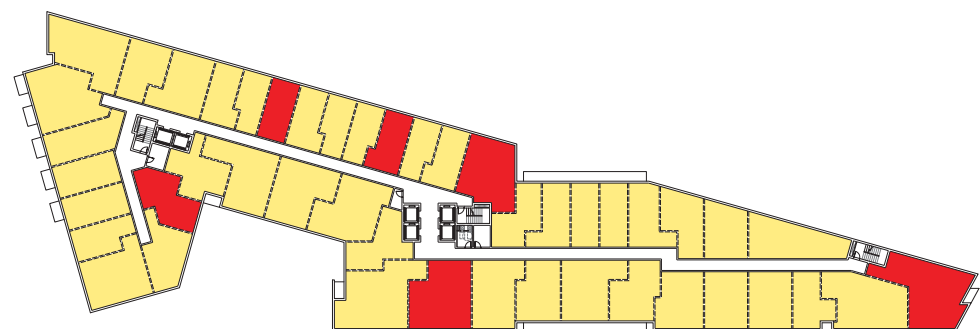
LEVEL 04



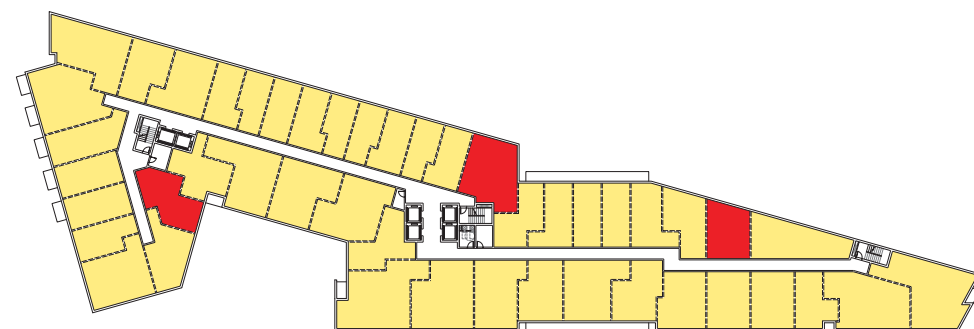
LEVEL 08



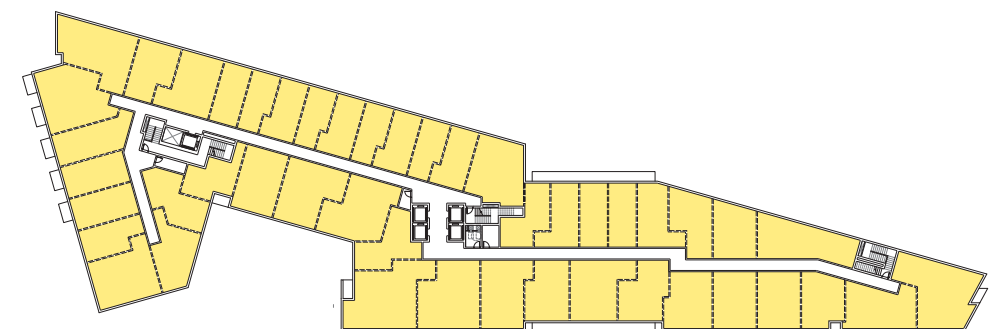
LEVEL 11



LEVEL 05



LEVEL 09



LEVEL 12

K E Y

- APT 1 UNITS (MARKET RATE)
- APT 2 UNITS (MARKET RATE)
- AFFORDABLE UNITS

GENERAL NOTES:

1. Affordable unit mix reflects approximate range in proportion to market unit mix.
2. The designation of units for affordable housing is schematic and intended to show general distribution.
3. Final locations will be determined upon further dwelling unit layout study as part of the final design.



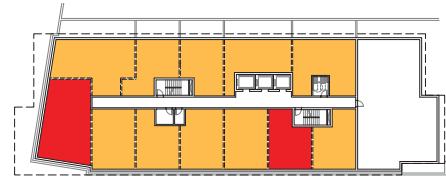
K E Y

- APT 1 UNITS (MARKET RATE)
- APT 2 UNITS (MARKET RATE)
- AFFORDABLE UNITS

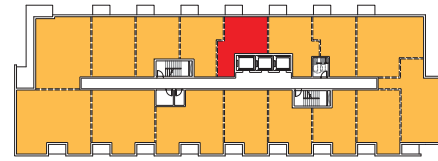
GENERAL NOTES:

1. Affordable unit mix reflects approximate range in proportion to market unit mix.
2. The designation of units for affordable housing is schematic and intended to show general distribution.
3. Final locations will be determined upon further dwelling unit layout study as part of the final design.

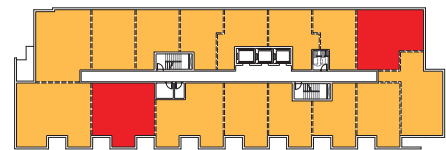
	IZ DISTRIBUTION			
	1 BR	2 BR	3 BR	Total
APT #1	25	13	1	39
APT #2	8	6	0	14
TOTAL	33	19	1	53



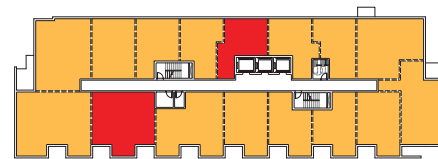
LEVEL 02



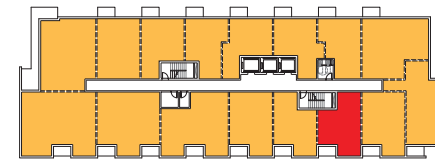
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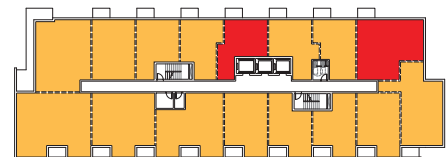
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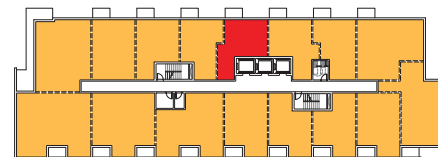
LEVEL 07



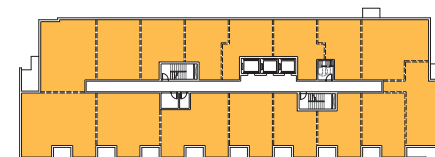
LEVEL 10



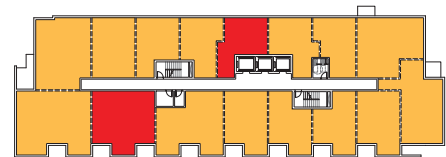
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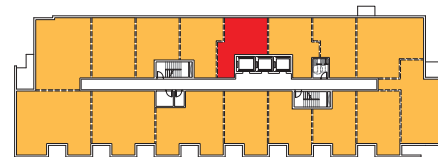
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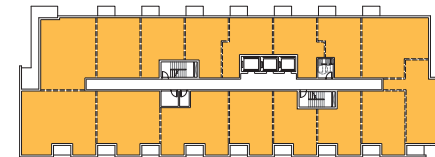
LEVEL 11



LEVEL 05



LEVEL 09



LEVEL 12

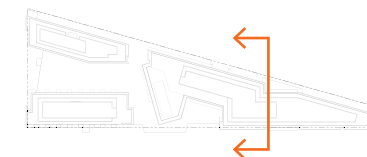
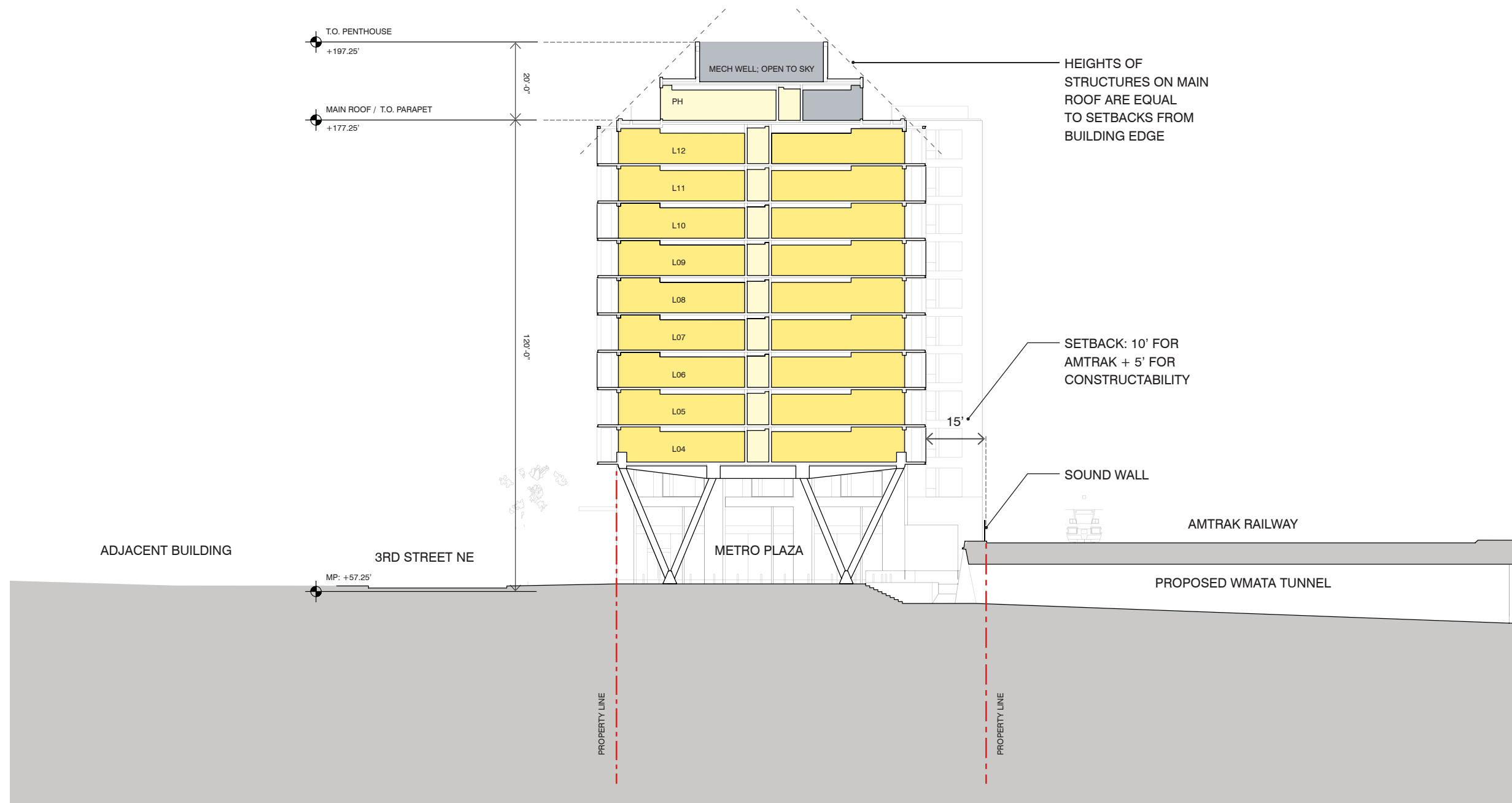


K E Y

	HOTEL KEYS / COMMON AREA
	APT 1 UNITS / COMMON AREA
	APT 2 UNITS / COMMON AREA
	RETAIL / COMMON AREA
	PARKING
	BUILDING SERVICES

GENERAL NOTES:

1. Refer to Sheet 3.13 for measuring point location and building dimensions.
2. Interior plan layouts are conceptual and shown for illustrative purposes only. Final layouts may vary.
3. The exact location of the structural wall supporting the Amtrak track bed, and the design of the area immediately adjacent, may deviate from that shown based on the final engineering of the foundation system developed in coordination with Amtrak.

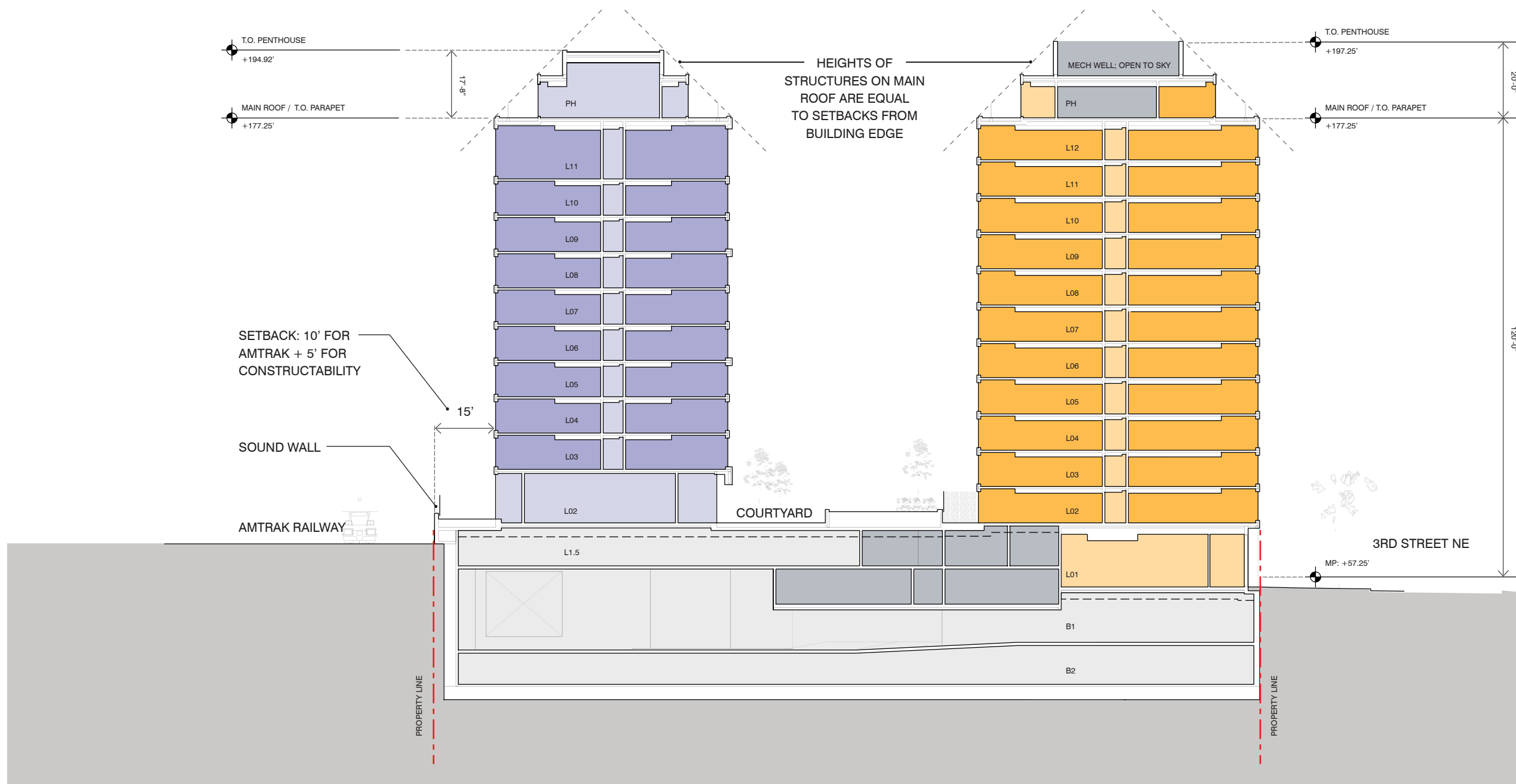
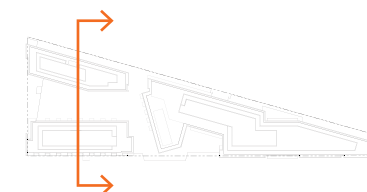


KEY

- HOTEL KEYS / COMMON AREA
- APT 1 UNITS / COMMON AREA
- APT 2 UNITS / COMMON AREA
- RETAIL / COMMON AREA
- PARKING
- BUILDING SERVICES

GENERAL NOTES:

1. Refer to Sheet 3.13 for measuring point location and building dimensions.
2. Interior plan layouts are conceptual and shown for illustrative purposes only. Final layouts may vary.





APARTMENT 2 FACADE TYPE D

APARTMENT 1 FACADE TYPE C

APARTMENT 1 FACADE TYPE B

METRO PLAZA

FLORIDA AVENUE NE

M STREET NE

GENERAL NOTES:

1. Flexibility is requested to vary the final selection of exterior materials within the color ranges and general material types proposed, based on availability at the time of construction. Quality of materials will not be reduced.
2. Ground floor retail bay elevations are illustrative and intended to describe the character and scale for the base of the building. The actual retail bay elevations will be developed by individual retail tenants, approved by the building owner and may change over time with to accommodate leasing cycles.
3. Residential and hotel exhaust vents to be integrated into final facade designs but are depicted on Sheets 4.10 through 4.16.



1200 THIRD STREET, NE

PUD SUBMISSION

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East Elevation - Third Street 4.03



GENERAL NOTES:

1. Flexibility is requested to vary the final selection of exterior materials within the color ranges and general material types proposed, based on availability at the time of construction. Quality of materials will not be reduced.
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South Elevation - M Street 4.04



APARTMENT 1 FACADE TYPE A

GENERAL NOTES:

1. Flexibility is requested to vary the final selection of exterior materials within the color ranges and general material types proposed, based on availability at the time of construction. Quality of materials will not be reduced.
2. Ground floor retail bay elevations are illustrative and intended to describe the character and scale for the base of the building. The actual retail bay elevations will be developed by individual retail tenants, approved by the building owner and may change over time with to accommodate leasing cycles.
3. Residential and hotel exhaust vents to be integrated into final facade designs but are depicted on Sheets 4.10 through 4.16.



1200 THIRD STREET, NE

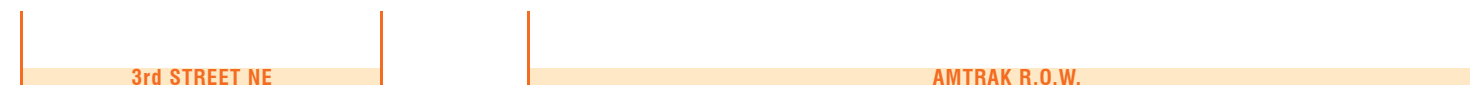
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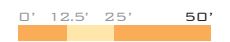
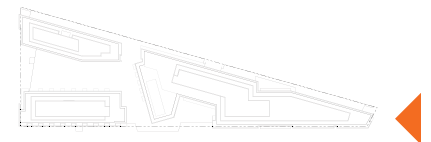
shalom baranes associates architects

West Elevation - Railway 4.05



GENERAL NOTES:

1. Flexibility is requested to vary the final selection of exterior materials within the color ranges and general material types proposed, based on availability at the time of construction. Quality of materials will not be reduced.
2. Ground floor retail bay elevations are illustrative and intended to describe the character and scale for the base of the building. The actual retail bay elevations will be developed by individual retail tenants, approved by the building owner and may change over time with to accommodate leasing cycles.
3. Residential and hotel exhaust vents to be integrated into final facade designs but are depicted on Sheets 4.10 through 4.16.



1200 THIRD STREET, NE

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North Elevation - Florida Avenue 4.06



AMTRAK R.O.W.

3rd STREET NE

GENERAL NOTES:

1. Flexibility is requested to vary the final selection of exterior materials within the color ranges and general material types proposed, based on availability at the time of construction. Quality of materials will not be reduced.
2. Ground floor retail bay elevations are illustrative and intended to describe the character and scale for the base of the building. The actual retail bay elevations will be developed by individual retail tenants, approved by the building owner and may change over time with to accommodate leasing cycles.
3. Residential and hotel exhaust vents to be integrated into final facade designs but are depicted on Sheets 4.10 through 4.16.



0' 12.5' 25' 50'

1200 THIRD STREET, NE

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Plaza North Elevation - Apartment 1 4.07



M STREET NE

GENERAL NOTES:

1. Flexibility is requested to vary the final selection of exterior materials within the color ranges and general material types proposed, based on availability at the time of construction. Quality of materials will not be reduced.
2. Ground floor retail bay elevations are illustrative and intended to describe the character and scale for the base of the building. The actual retail bay elevations will be developed by individual retail tenants, approved by the building owner and may change over time with to accommodate leasing cycles.
3. Residential and hotel exhaust vents to be integrated into final facade designs but are depicted on Sheets 4.10 through 4.16.



0' 12.5' 25' 50'

1200 THIRD STREET, NE

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Plaza East Elevation - Apartment 2 4.08



M STREET NE

HOTEL FACADE TYPE G

GENERAL NOTES:

1. Flexibility is requested to vary the final selection of exterior materials within the color ranges and general material types proposed, based on availability at the time of construction. Quality of materials will not be reduced.
2. Ground floor retail bay elevations are illustrative and intended to describe the character and scale for the base of the building. The actual retail bay elevations will be developed by individual retail tenants, approved by the building owner and may change over time with to accommodate leasing cycles.
3. Residential and hotel exhaust vents to be integrated into final facade designs but are depicted on Sheets 4.10 through 4.16.



0' 12.5' 25' 50'

1200 THIRD STREET, NE

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Plaza West Elevation - Hotel 4.09

Residential Glazing A1
Metal Frame, Pre-Finished Paint w/
Operable Sash and Low-E Glazing

Residential Masonry A2
Light Gray Blended Brick

Residential Wall Panel A3
Metal Panel, Pre-Finished Paint

Residential Masonry A4
Dark Gray Blended Brick

Wall Base A5
Stone or Brick - Medium Gray



GENERAL NOTES:

1. Flexibility is requested to vary the final selection of exterior materials within the color ranges and general material types proposed, based on availability at the time of construction. Quality of materials will not be reduced.
2. Ground floor retail bay elevations are illustrative and intended to describe the character and scale for the base of the building. The actual retail bay elevations will be developed by individual retail tenants, approved by the building owner and may change over time with to accommodate leasing cycles.
3. Residential and hotel exhaust vents to be integrated into final facade designs but are depicted on Sheets 4.10 through 4.16.



Residential Glazing B1
Metal Frame, Pre-Finished Paint w/
Operable Sash and Low-E Glazing

Residential Wall Panel B2
Corrugated Metal, Pre-Finished Paint

Residential Metal B3
Formed Metal, Pre-Finished Paint

Residential Glazing B4
Metal Frame, Pre-Finished Paint w/
Spandrel Glazing

Residential Glazing B5
Metal Frame, Pre-Finished Paint w/
Operable Sash and Low-E Glazing

Residential + Retail Masonry B6
Dark Gray Blended Brick

Retail Glazing B7
Metal Frame, Pre-Finished Paint w/ Laminate
or Insulating Glass, Clear, Fritted or Color
Tinted

Residential + Retail Base B8
Stone or Brick - Dark Gray

Residential Glazing B9
Metal Frame, Pre-Finished Paint w/
Operable Sash and Low-E Glazing

Residential Wall Panel B10
Metal Screen or Laminated Glass

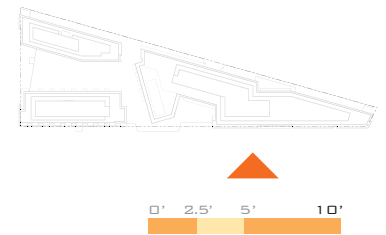
Residential Loggia Railing B11
Metal Frame w/ Glazed or Metal Infill

Future WMATA Tunnel Entrance

See General Note #2

GENERAL NOTES:

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3. Residential and hotel exhaust vents to be integrated into final facade designs but are depicted on Sheets 4.10 through 4.16.



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Enlarged Partial Elevation - Apartment 1 Facade Type B 4.11

Residential Masonry C1
Tan/Orange Blended Brick

Residential Glazing C2
Metal Frame, Pre-Finished Paint w/
Operable Sash and Low-E Glazing

Residential Slab Fascia C3
Formed Metal Panel, Pre-Finished Paint

Residential Column C4
Concrete

Retail Fascia C5
Steel Frame or Formed Metal Panel,
Pre-Finished Paint

Retail Transom Wall Panel C6
Metal Panels or Louvers, Pre-Finished Paint,
Wood Slatted Overlay Panel

Retail Wall Panel + Storefront C7
Metal Storefront w/ Laminate Glass and
Wood Slatted Screen Overlay Panel

Retail Base C8
Stone or Brick - Dark Tan

Residential Brick C9
Dark Gray Blended Brick

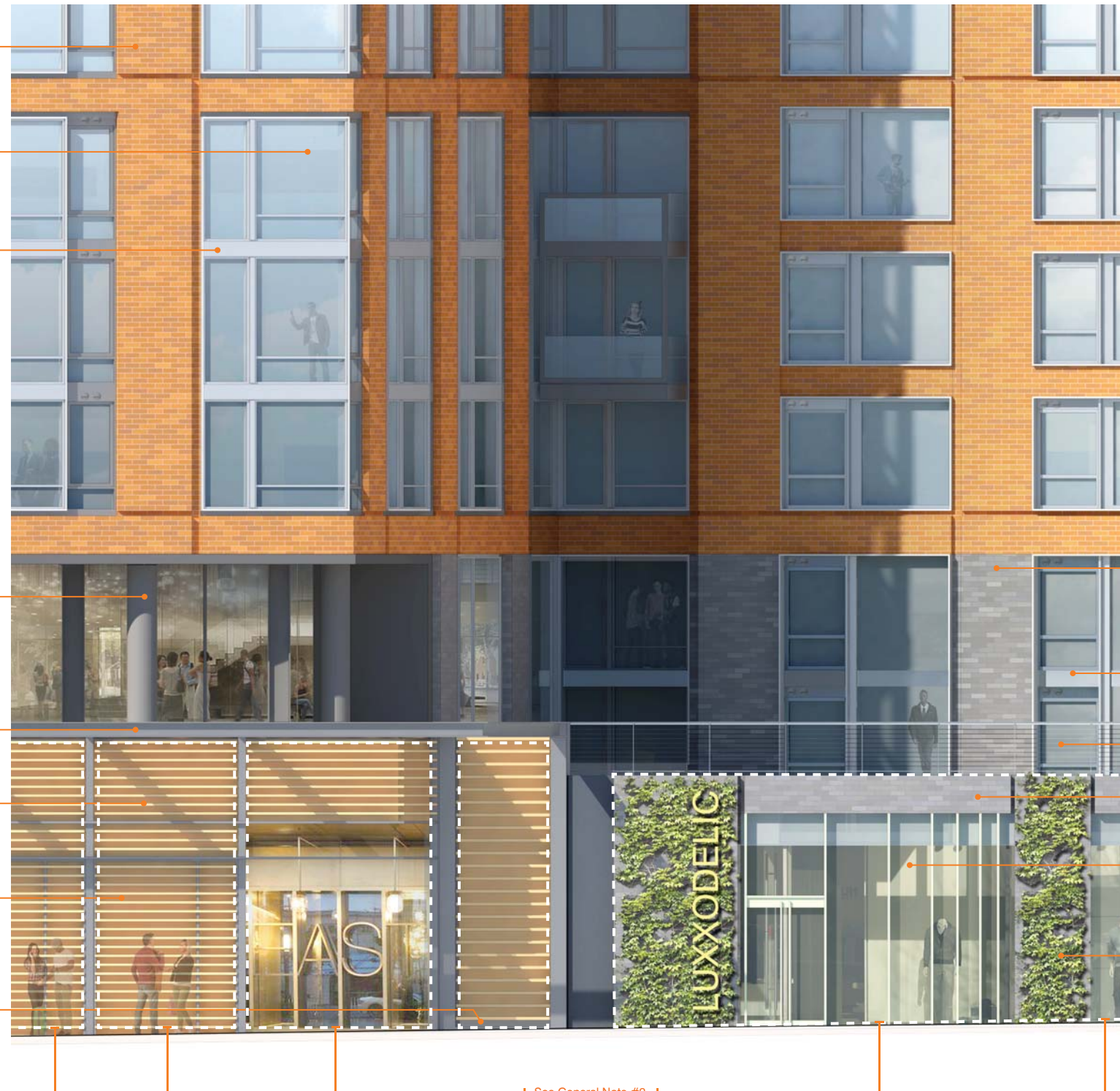
Residential Glazing C10
Metal Frame, Pre-Finished Paint w/
Operable Sash and Low-E Glazing

Residential Terrace Railing C11
Metal Frame w/ Glazed, Metal or Cable Infill

Retail Masonry C12
Dark Gray Blended Brick

Retail Glazing C13
Metal Storefront Frame, Pre-Finished Paint w/
Laminate Glass Infill

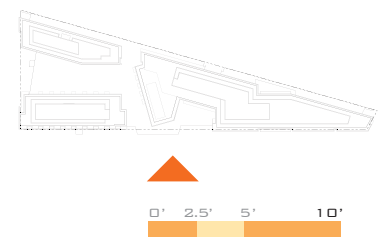
Retail Green Screen C14
Vegetated Wall Panel



See General Note #2

GENERAL NOTES:

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2. Ground floor retail bay elevations are illustrative and intended to describe the character and scale for the base of the building. The actual retail bay elevations will be developed by individual retail tenants, approved by the building owner and may change over time with to accommodate leasing cycles.
3. Residential and hotel exhaust vents to be integrated into final facade designs but are depicted on Sheets 4.10 through 4.16.



Residential Glazing D1
Metal Frame, Pre-Finished Paint w/
Low-E Glazing

Residential Glazing D2
Metal Frame, Pre-Finished Paint w/ Operable
Sash and Low-E Glazing

Residential Wall Panel D3
Corrugated or Formed Metal Panel,
Pre-Finished Paint

Residential Loggia Railing D4
Metal Frame w/ Clear or Fritted Glazed Infill

Retail Wall Panel D5
Formed Metal Panel, Pre-Finished Paint

Retail Glazing D6
Metal Storefront Frame, Pre-Finished Paint w/
Fritted, Laminated, or Insulated Glass

Retail Base D7
Stone or Brick - Dark Gray

Residential Wall Panel D8
Corrugated Metal, Pre-Finished Paint

Retail Wall Panel D9
Metal Frame or Metal Louvers,
Pre-Finished Paint

Retail Glazing D10
Metal Storefront Frame, Pre-Finished Paint w/
Fritted, Laminated, or Insulated Glass

See General Note #2

GENERAL NOTES:

1. Flexibility is requested to vary the final selection of exterior materials within the color ranges and general material types proposed, based on availability at the time of construction. Quality of materials will not be reduced.
2. Ground floor retail bay elevations are illustrative and intended to describe the character and scale for the base of the building. The actual retail bay elevations will be developed by individual retail tenants, approved by the building owner and may change over time with to accommodate leasing cycles.
3. Residential and hotel exhaust vents to be integrated into final facade designs but are depicted on Sheets 4.10 through 4.16.



0' 2.5' 5' 10'

1200 THIRD STREET, NE

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Enlarged Partial Elevation - Apartment 2 Facade Type D 4.13

Residential Glazing E1
Metal Frame, Pre-Finished Paint w/
Low-E Glazing

Residential Wall Panel E2
Formed Metal, Pre-Finished Paint

Residential Wall Panel E3
Corrugated Metal Panel, Pre-Finished Paint

Residential Loggia Railing E4
Metal Frame w/ Glazed Infill

Residential Terrace Railing E5
Metal Frame w/ Glazed, Metal or Cable Infill

Hotel/Retail Wall Panel E6
Precast Concrete - Light Gray

Retail Glazing E7
Metal Frame, Pre-Finish Paint w/ Laminate or
Insulating Glass, Clear, Fritted or Color Tinted

Retail Wall Panel E8
Precast Concrete - Light Gray

Retail Wall Panel E9
Accent Panel

Retail Wall Base E10
Stone or Brick - Light Gray

Residential Fascia E11
Formed Metal, Pre-Finished Paint

Residential Glazing E12
Metal Frame, Pre-Finished Paint w/ Operable
Sash, Glazed Sill Panel, and Low-E Glazing

Retail Wall Panel E13
Formed Metal Panel or Metal Louvers w/
Pre-Finished Paint



See General Note #2

GENERAL NOTES:

1. Flexibility is requested to vary the final selection of exterior materials within the color ranges and general material types proposed, based on availability at the time of construction. Quality of materials will not be reduced.
2. Ground floor retail bay elevations are illustrative and intended to describe the character and scale for the base of the building. The actual retail bay elevations will be developed by individual retail tenants, approved by the building owner and may change over time with to accommodate leasing cycles.
3. Residential and hotel exhaust vents to be integrated into final facade designs but are depicted on Sheets 4.10 through 4.16.



Hotel Glazing F1
Metal Frame, Pre-Finished Paint w/
Low-E Glazing

Hotel Wall Panel F2
Composite Concrete Panel

Hotel Wall Panel F3
Formed Metal Panel, Pre-Finished Paint

Hotel Wall Panel F4
Formed Metal Frame, Pre-Finished Paint

Hotel Fascia F5
Precast Concrete

Overhead Door F6
Metal Panel, Pre-Finished Paint w/
Translucent Glass Infill

Hotel Glazing F7
Metal Frame, Pre-Finished Paint w/
Low-E Glazing

Hotel Wall Panel F8
Precast Concrete - Light Gray

Hotel Balcony Railing F9
Metal Frame w/ Glazed of Metal Mesh Infill

Hotel Wall Panel F10
Ribbed Wall Panel, Pre-Finished Paint

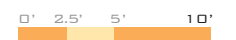
Hotel Glazing F11
Metal Storefront Frame, Pre-Finished Paint
w/ Laminated or Insulating Glass, Clear or
Color Tinted

Hotel Glazing F12
Metal Storefront Frame, Pre-Finished Paint w/
Clear Laminate Glass

Hotel Base F13
Stone or Precast Concrete - Dark Gray

GENERAL NOTES:

1. Flexibility is requested to vary the final selection of exterior materials within the color ranges and general material types proposed, based on availability at the time of construction. Quality of materials will not be reduced.
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Hotel Glazing G1
Metal Frame, Pre-Finished Paint w/
Low-E Glazing

Hotel Wall Panel G2
Wood Composite Panels

Hotel Wall Panel G3
Formed Metal Panel, Pre-Finished Paint

Hotel Wall Panel G4
Precast Concrete - Light Gray

Hotel Wall Panel G5
Precast Concrete - Light Gray

Hotel Wall Panel G6
Precast Concrete - Light Gray

Hotel Glazing G7
Metal Storefront Frame, Pre-Finished Paint w/
Clear Laminated or Insulating Glass



GENERAL NOTES:

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