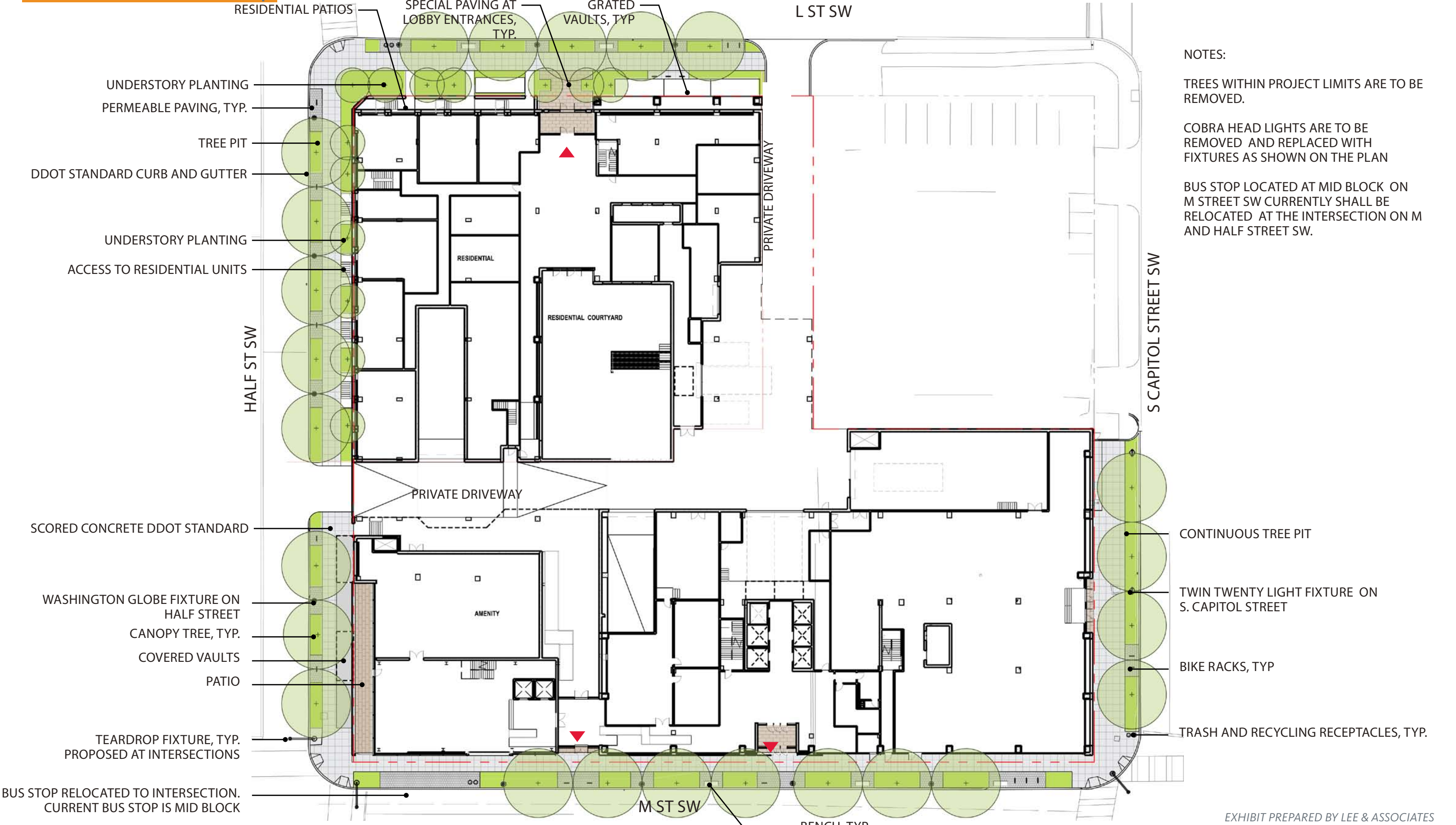


Mixed Use Scheme | Streetscape Concept Plan



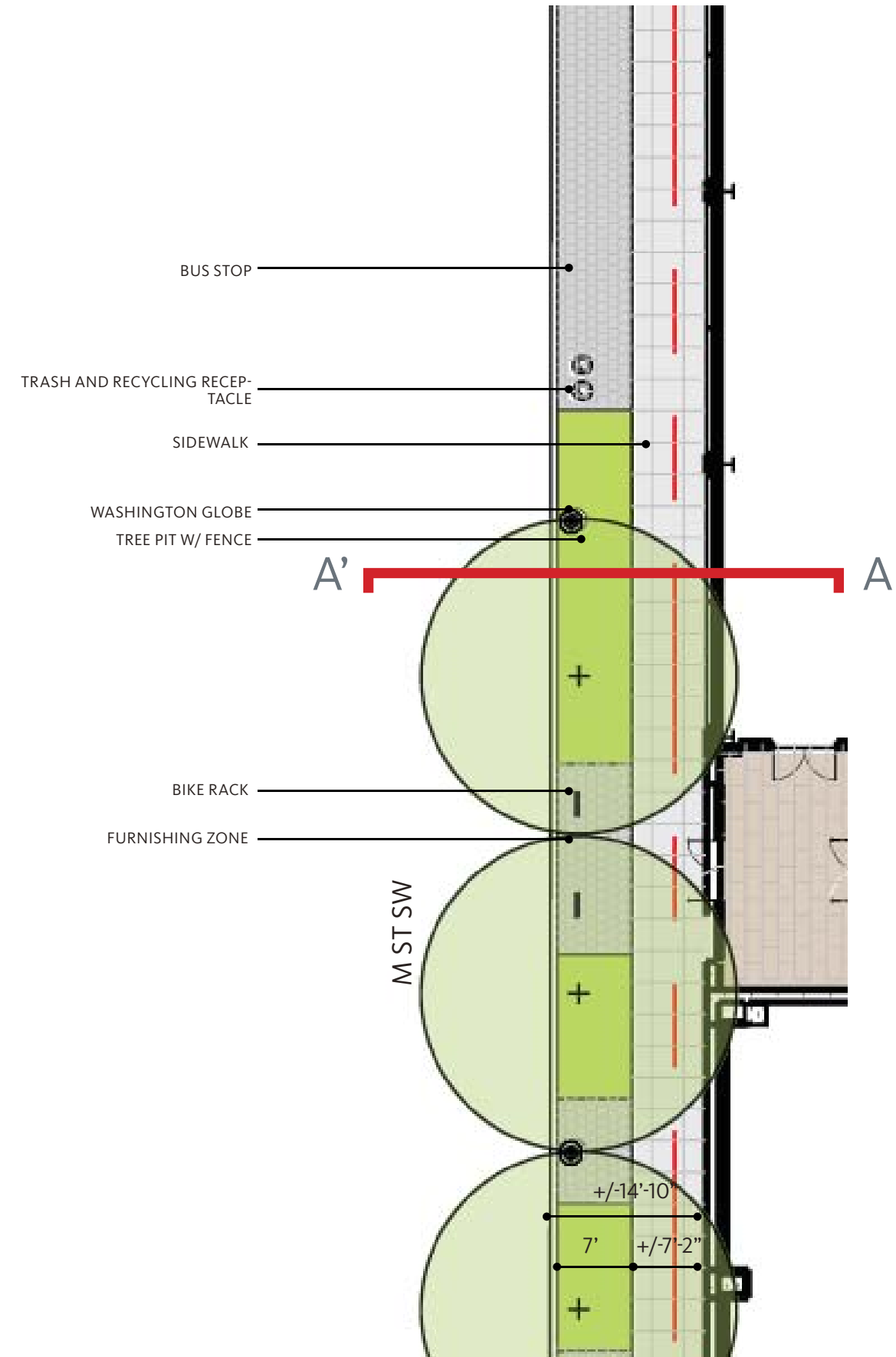
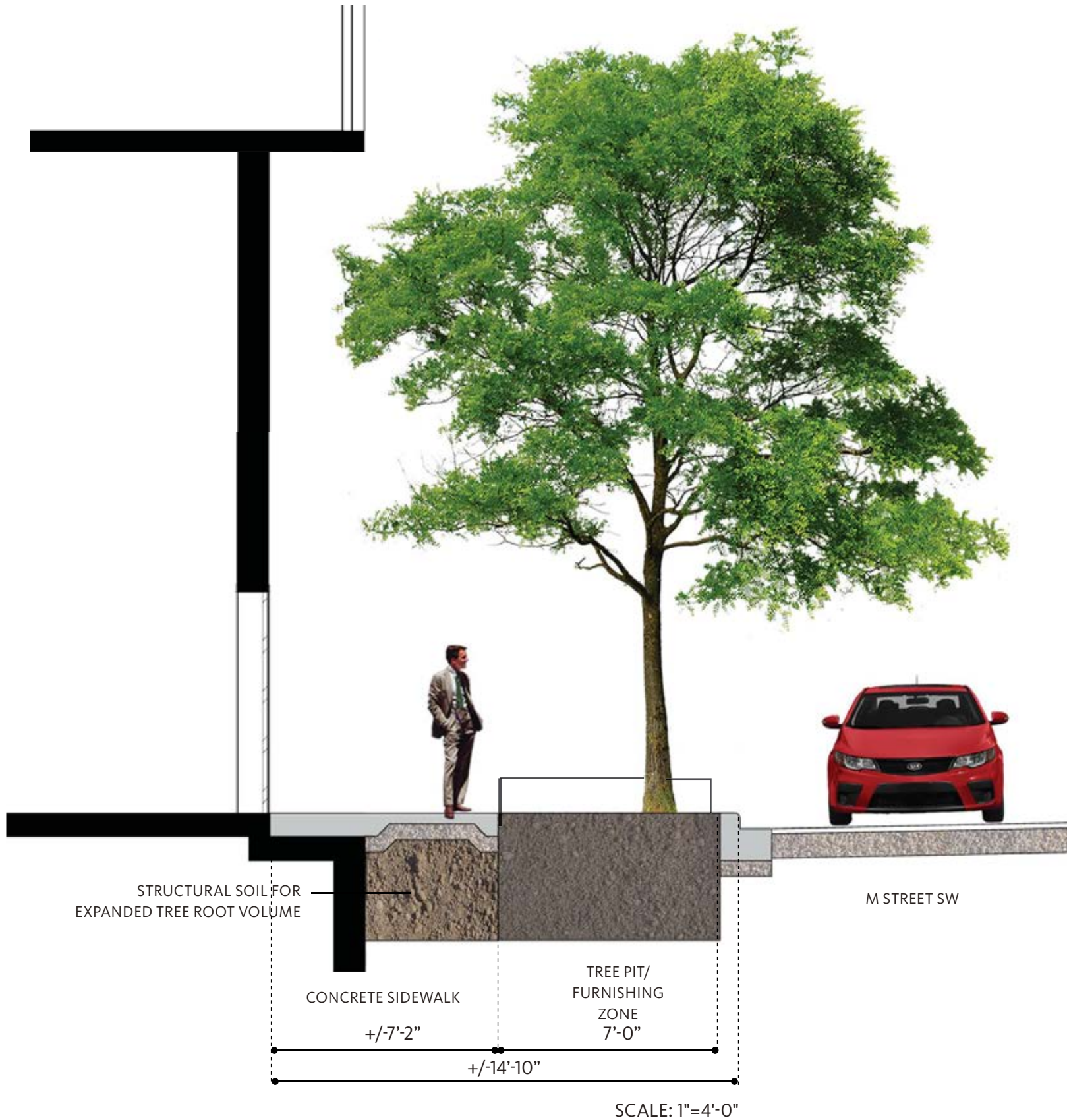
NOTES:

TREES WITHIN PROJECT LIMITS ARE TO BE REMOVED.

COBRA HEAD LIGHTS ARE TO BE REMOVED AND REPLACED WITH FIXTURES AS SHOWN ON THE PLAN

BUS STOP LOCATED AT MID BLOCK ON M STREET SW CURRENTLY SHALL BE RELOCATED AT THE INTERSECTION ON M AND HALF STREET SW.

Mixed Use Scheme | Streetscape Section AA'- M Street



PLAN VIEW- SIDEWALK DISTRIBUTION

EXHIBIT PREPARED BY LEE & ASSOCIATES

Mixed Use Scheme | Streetscape Section BB'- L Street

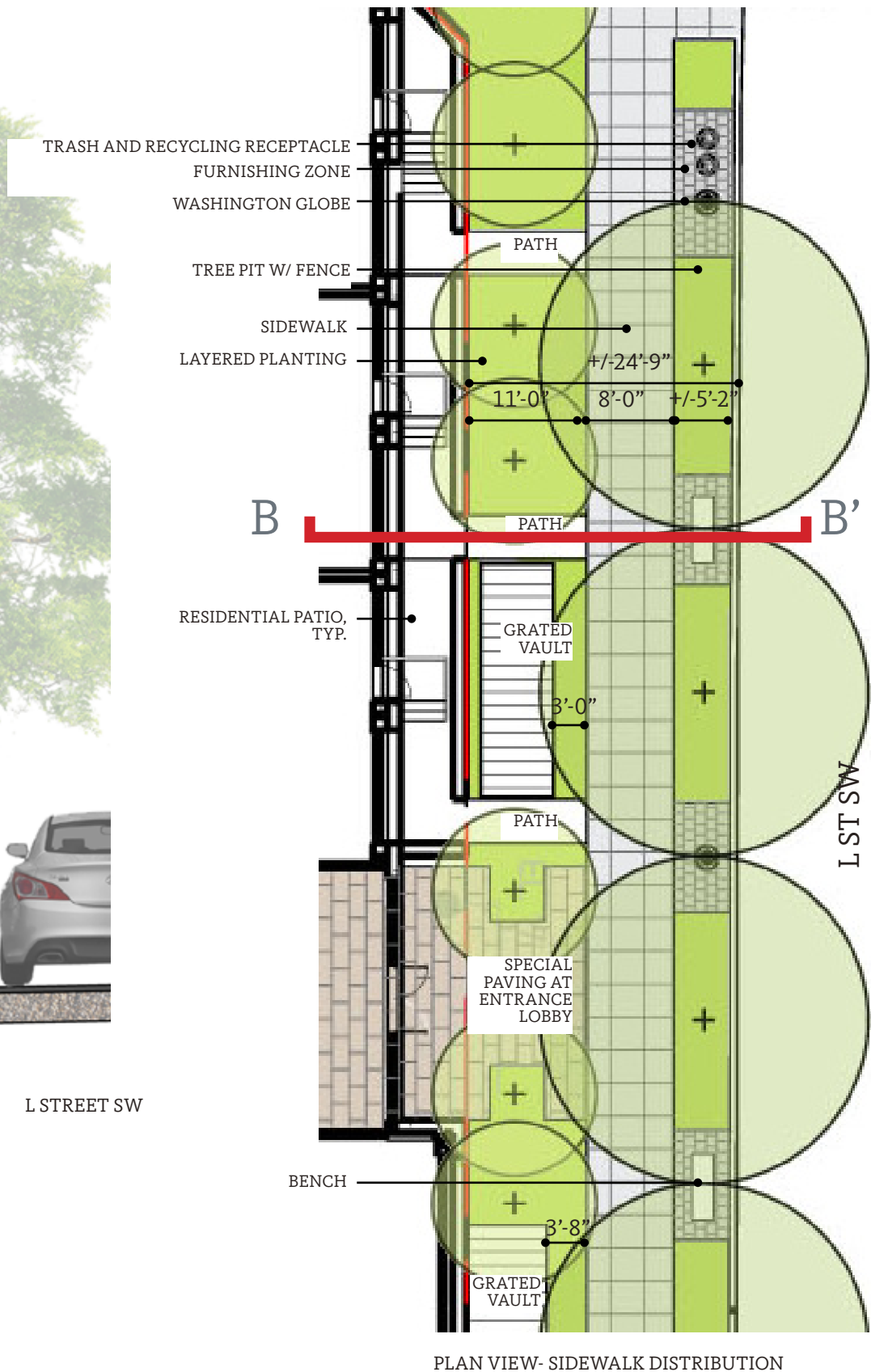
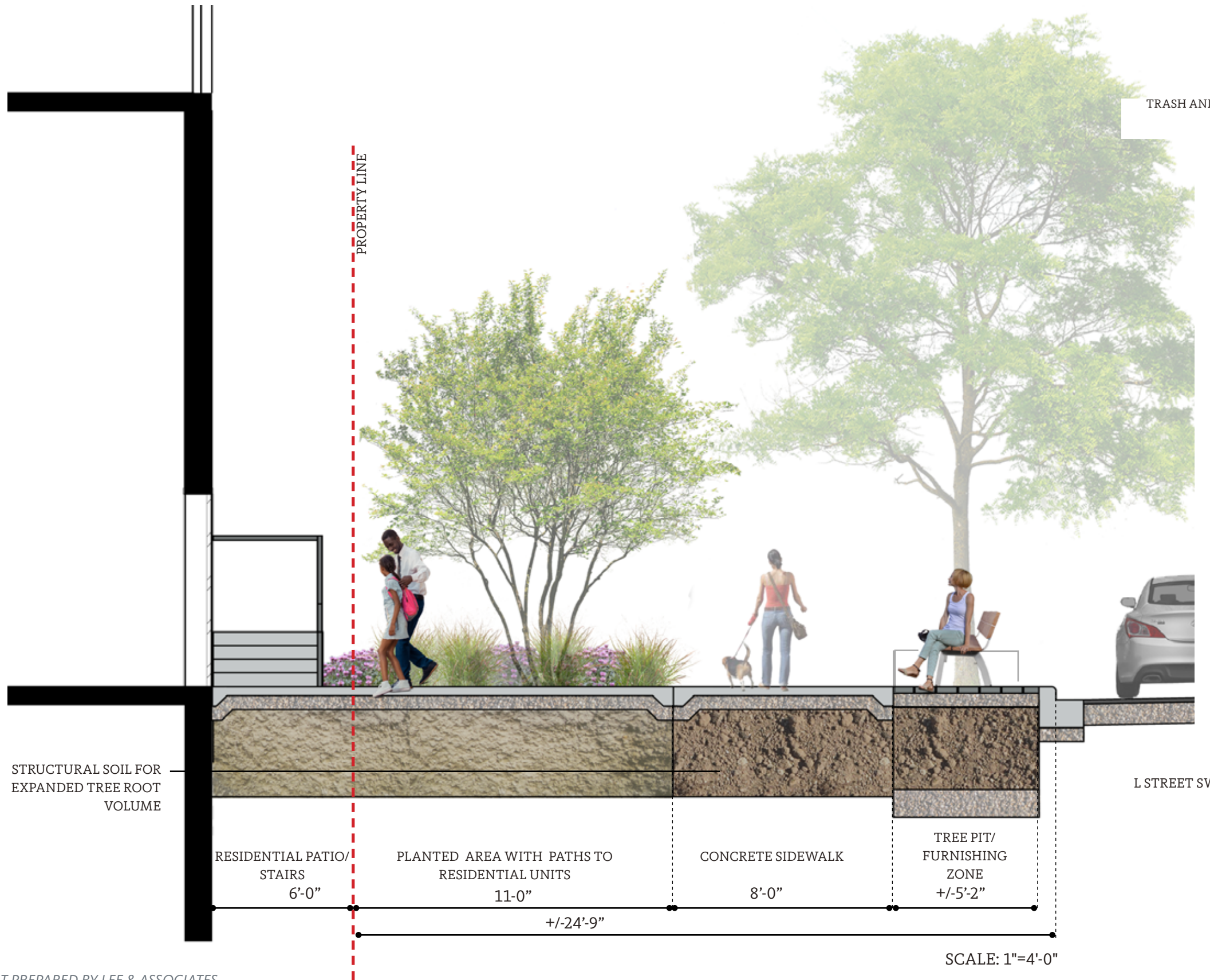
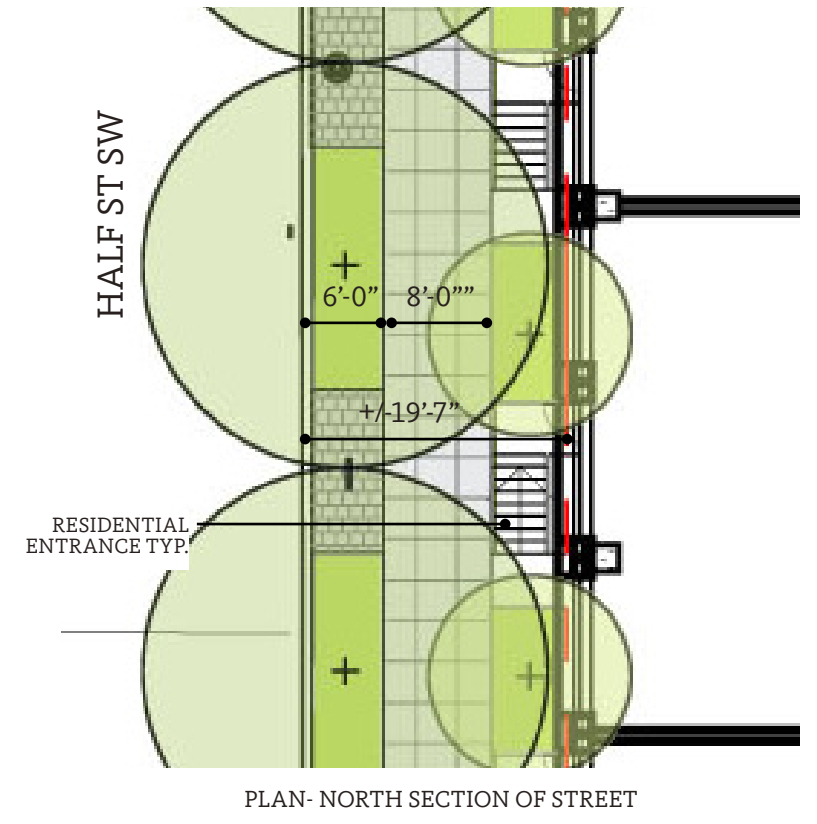
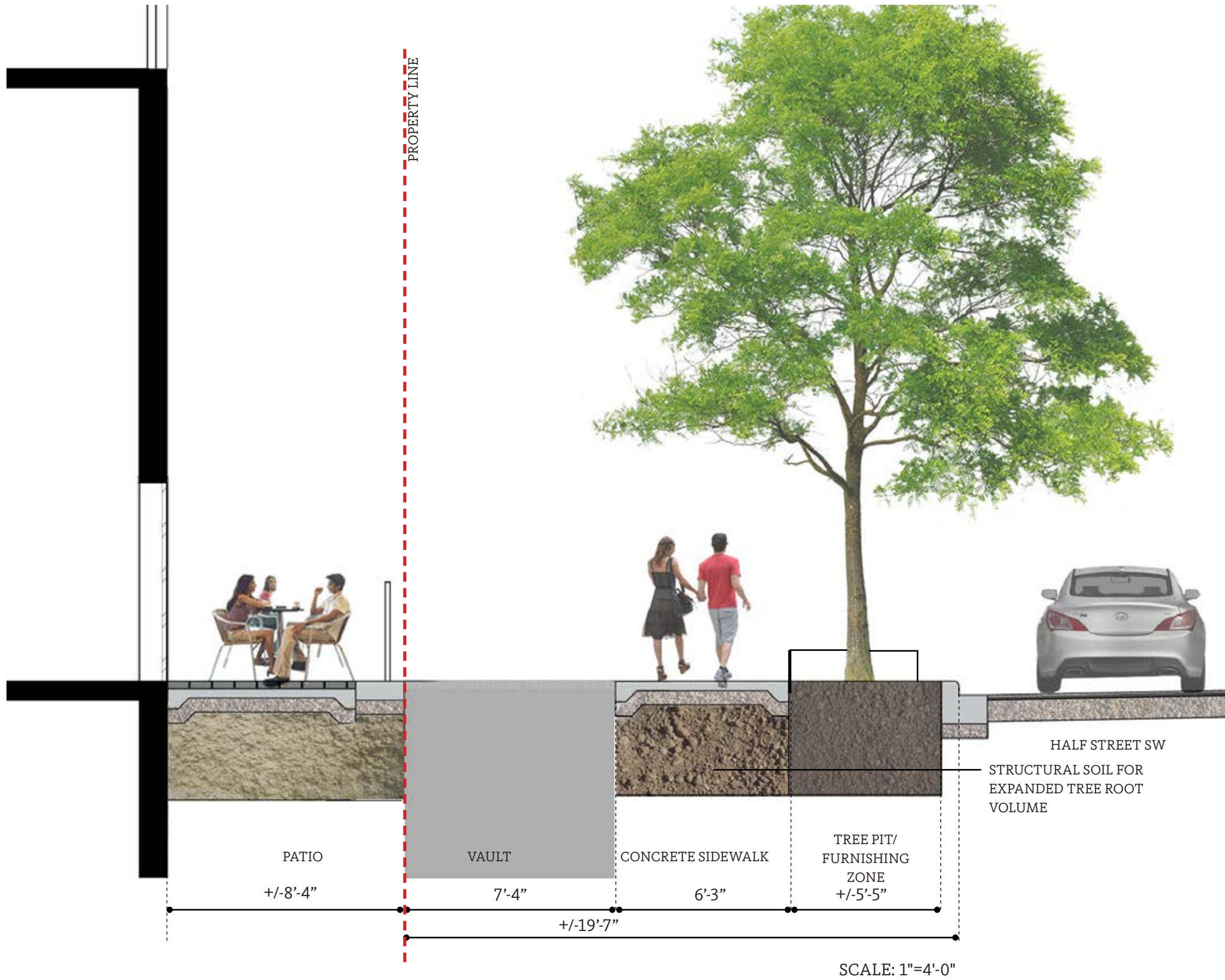
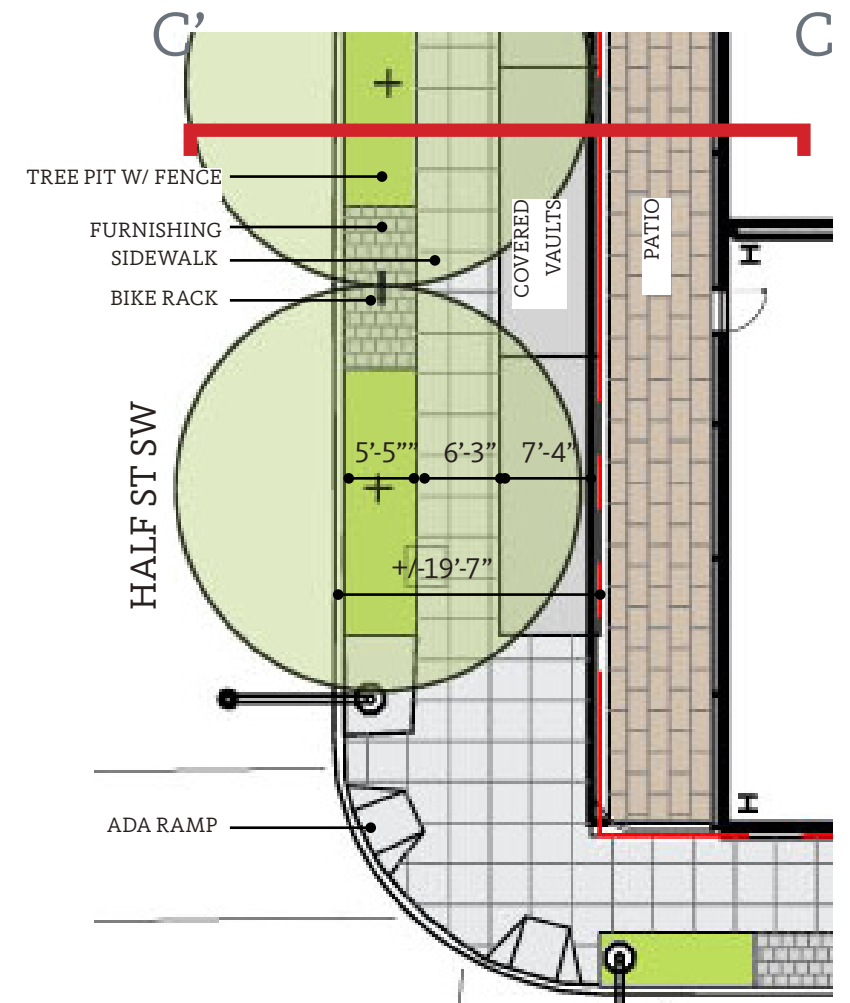


EXHIBIT PREPARED BY LEE & ASSOCIATES

Mixed Use Scheme | Streetscape Section CC'- Half Street



PLAN- NORTH SECTION OF STREET



PLAN- NORTH SECTION OF STREET

EXHIBIT PREPARED BY LEE & ASSOCIATES

Mixed Use Scheme | Streetscape Section DD'- S Capitol Street

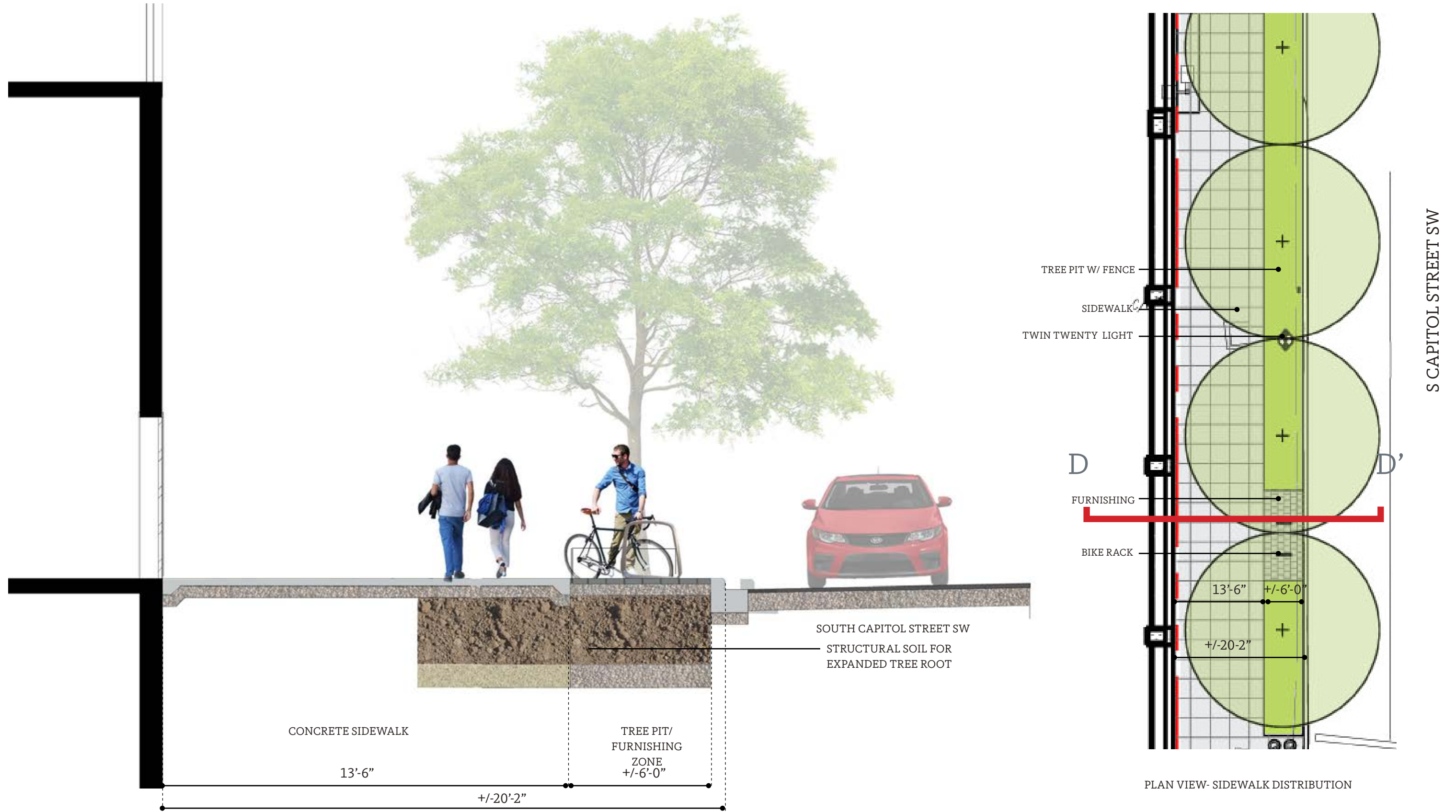


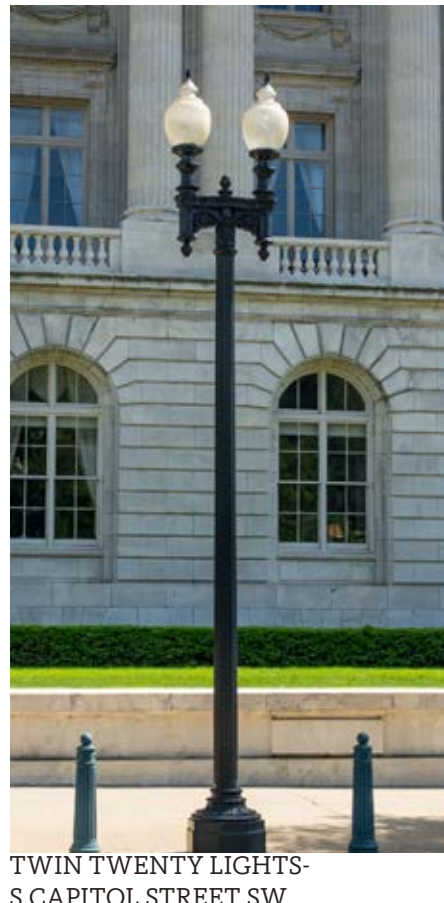
EXHIBIT PREPARED BY LEE & ASSOCIATES

SCALE: 1"=4'-0"

Mixed Use Scheme | Streetscape Elements



WASHINGTON GLOBE LIGHTS- M, HALF AND L STREETS SW



TWIN TWENTY LIGHTS- S CAPITOL STREET SW



TEARDROP FIXTURES- INTERSECTIONS



TYPICAL BIKE RACKS- DDOT COMPLIANT



SPECIAL BENCHES



SPECIAL BENCHES



TYPICAL TRASH AND RECYCLING RECEPTACLES - DC STANDARD

EXHIBIT PREPARED BY LEE & ASSOCIATES

Mixed Use Scheme | Combined Court Study Plan

HALF STREET SW



SCALE: 1"=20'-0"

THE DESIGN AND LAYOUT OF THE POOL, TRELLIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.

EXHIBIT PREPARED BY LEE & ASSOCIATES



M STREET SW

5 M SW | DESIGN REVIEW APPLICATION

PRECEDENT IMAGES



RAISED PLANTERS



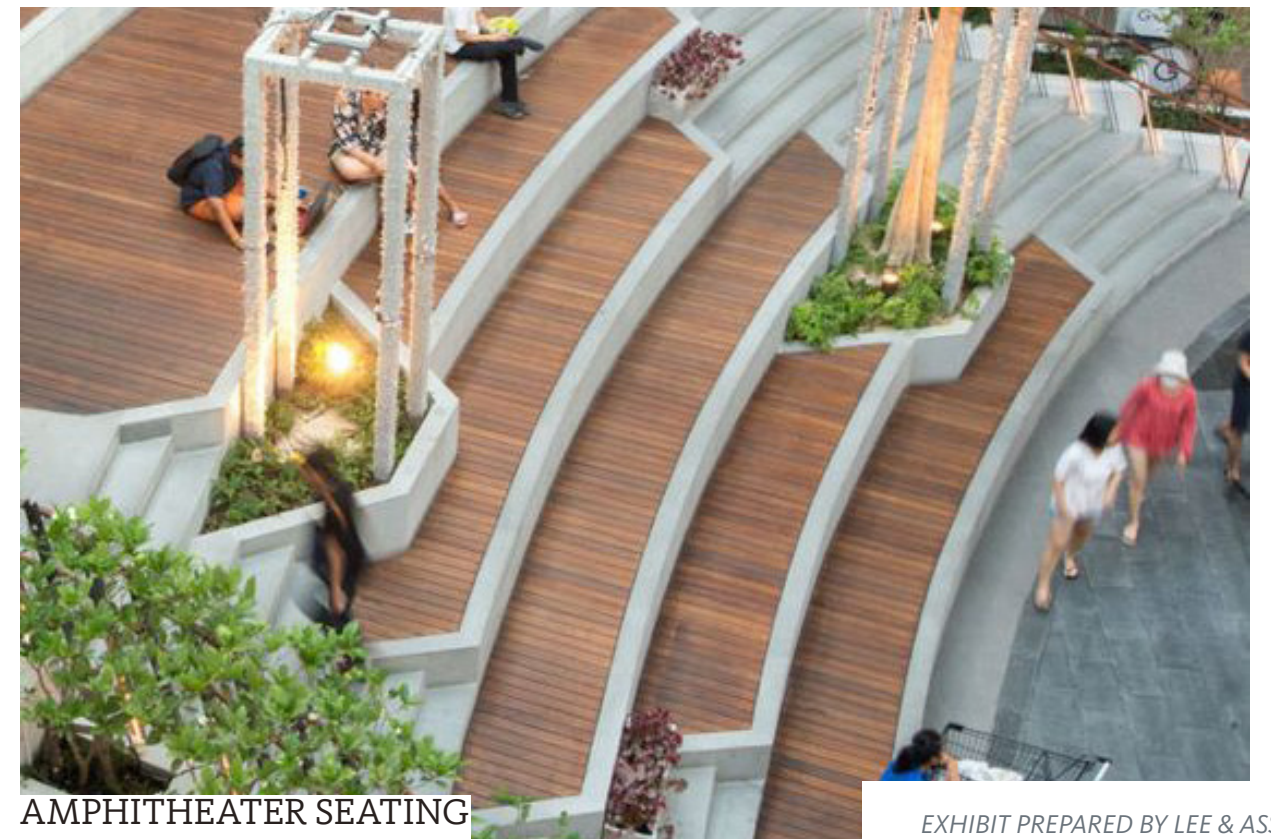
MOUNDED GREEN ROOF IN COURTYARD



ACTIVE SPACE- COURTYARD



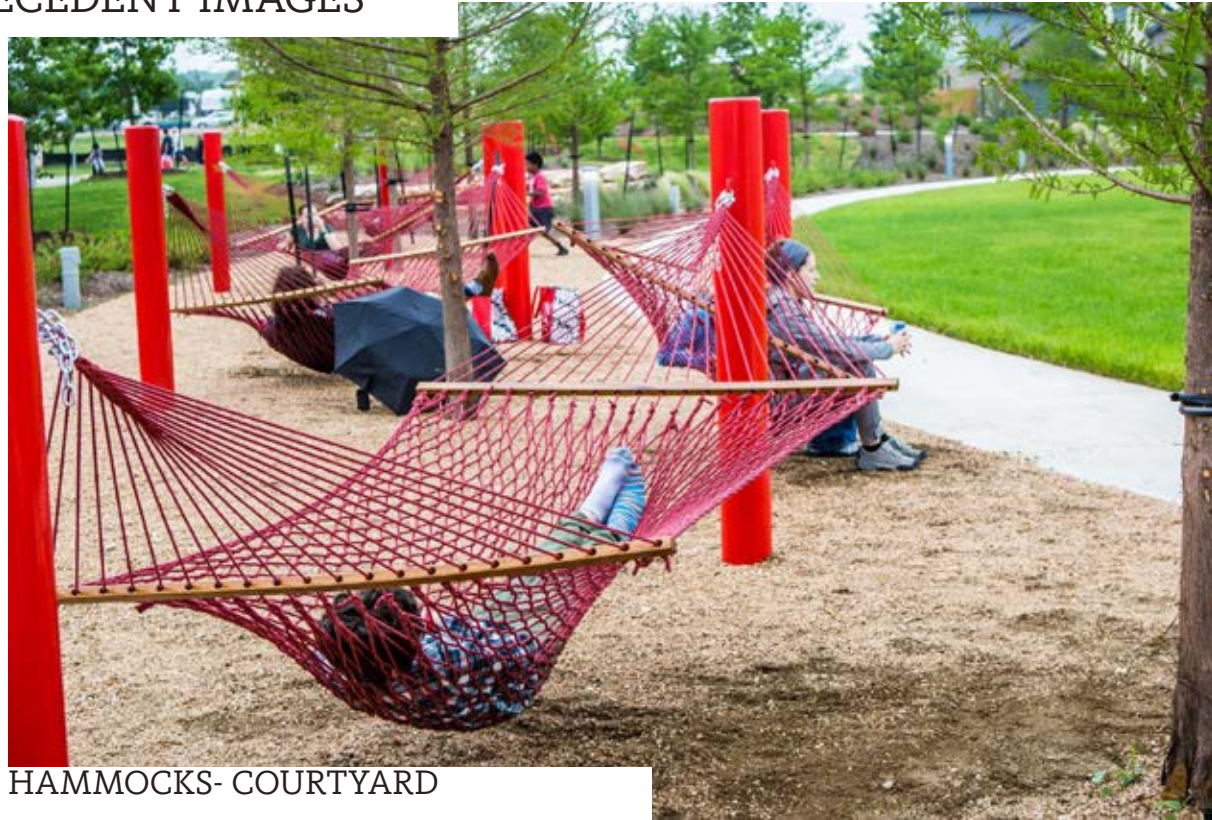
GRILLING AREA



AMPHITHEATER SEATING

EXHIBIT PREPARED BY LEE & ASSOCIATES

PRECEDENT IMAGES



HAMMOCKS- COURTYARD



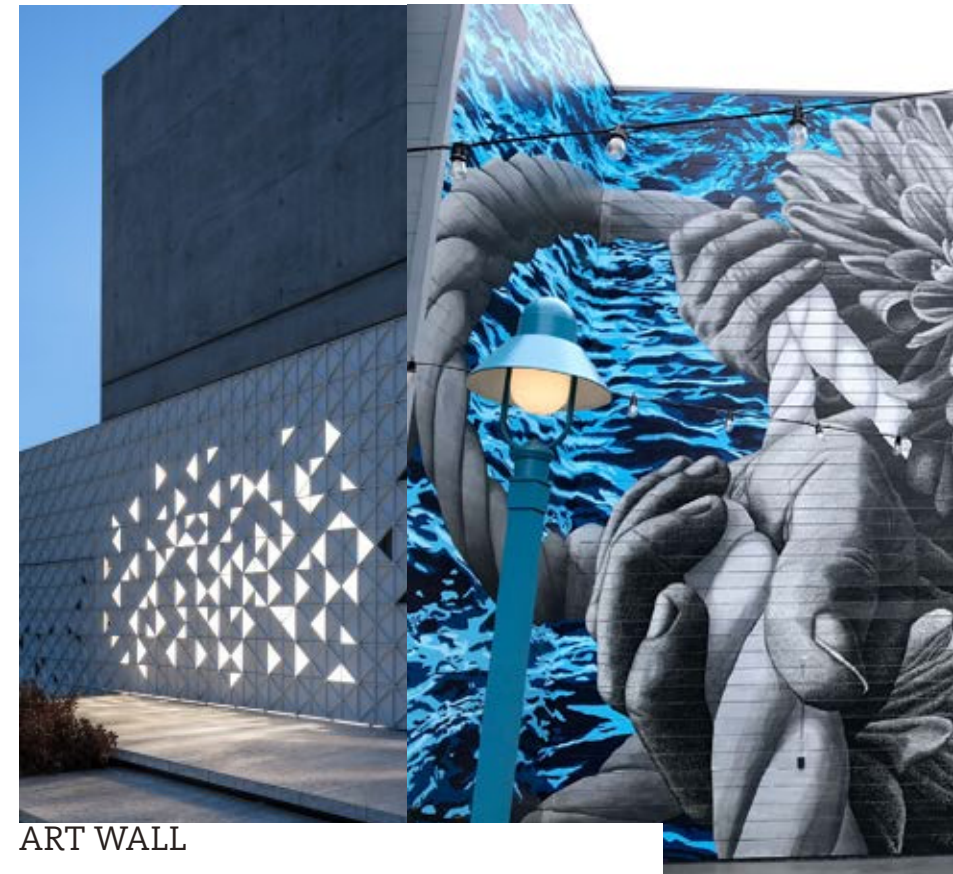
BUILT IN SEATING- COURTYARD



GREEN SPACE AT LOBBY LEVEL



GREEN SPACE AT LOBBY LEVEL



ART WALL

Mixed Use Scheme | Roof Plan

SCALE: 1"=32'-0"

THE DESIGN AND LAYOUT OF THE POOL, TRELLIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.

