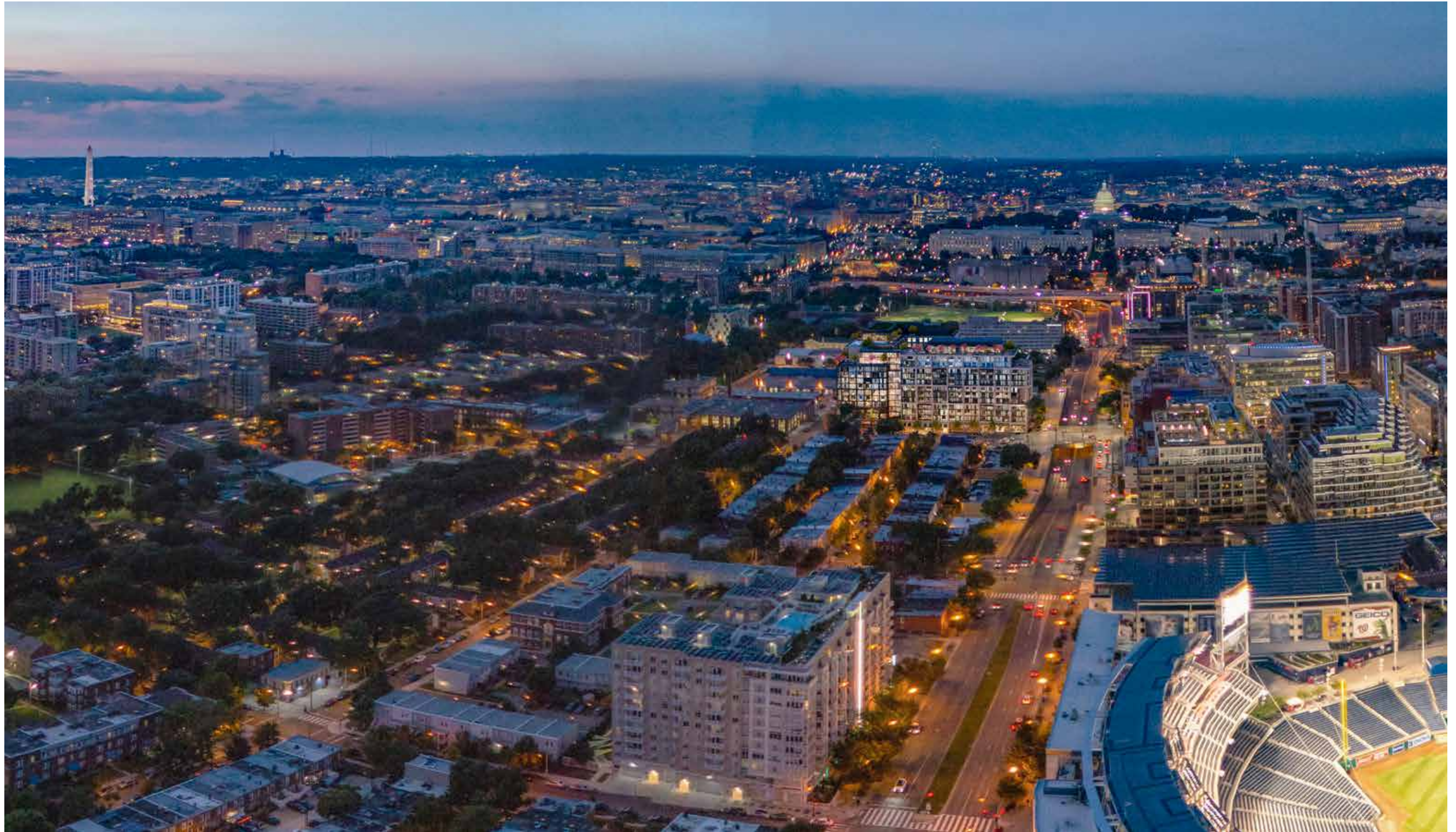


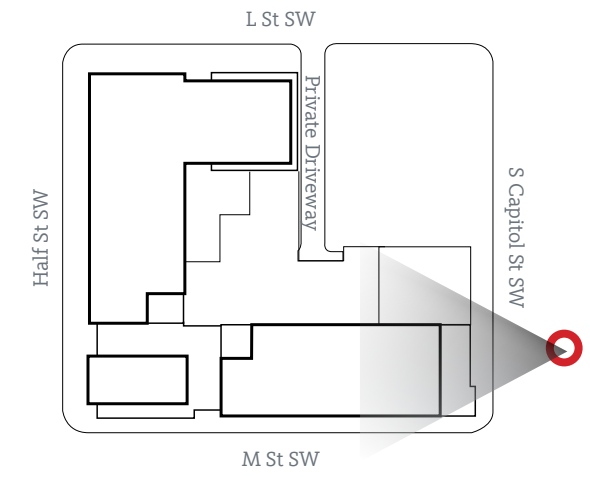
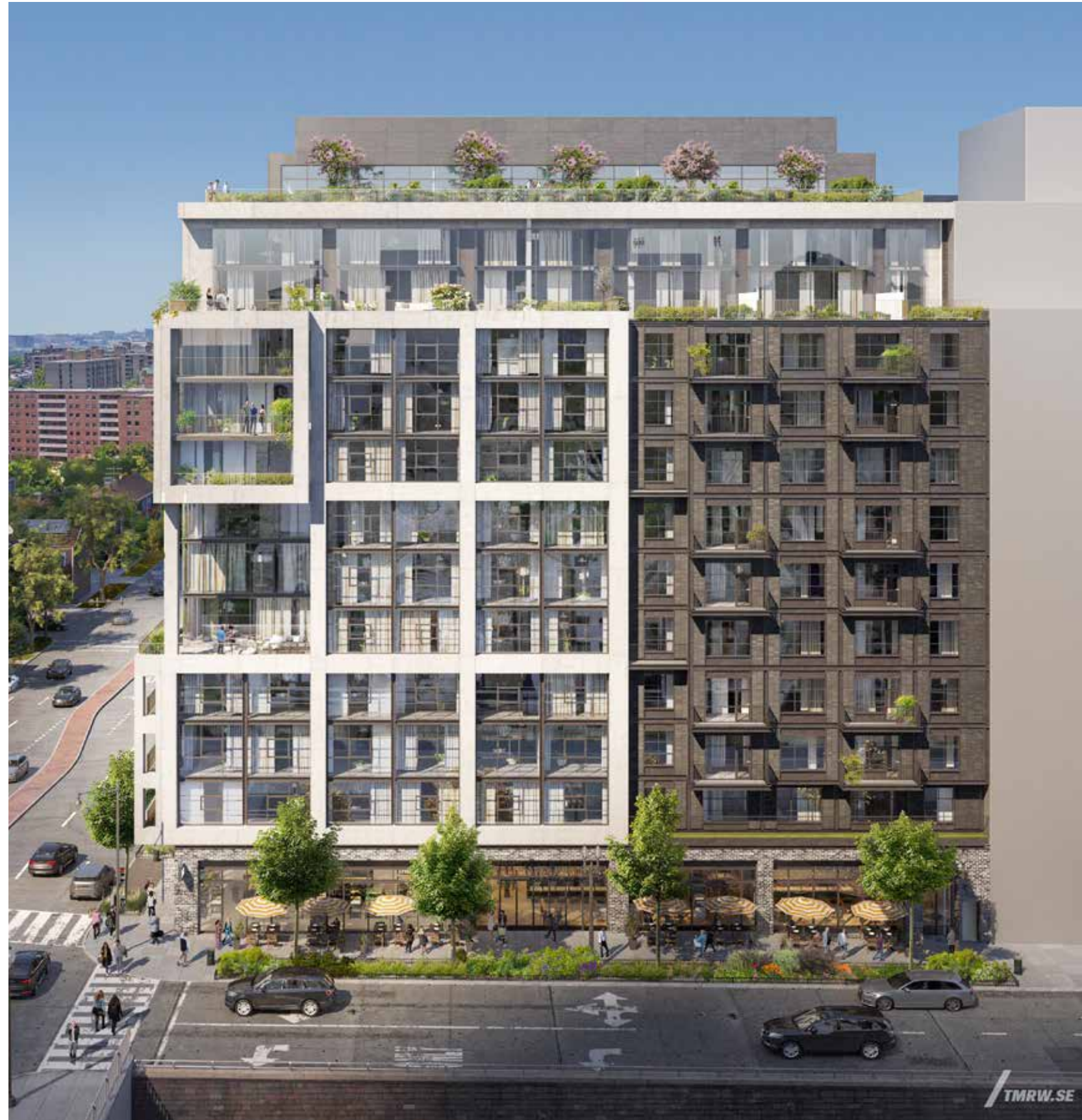
RESIDENTIAL SCHEME



ROOF TERRACE FURNISHINGS AND LAYOUT ARE ILLUSTRATIVE AND SUBJECT TO CHANGE UPON TENANT BUILD-OUT.

Residential Scheme

Perspective at South Capitol Street

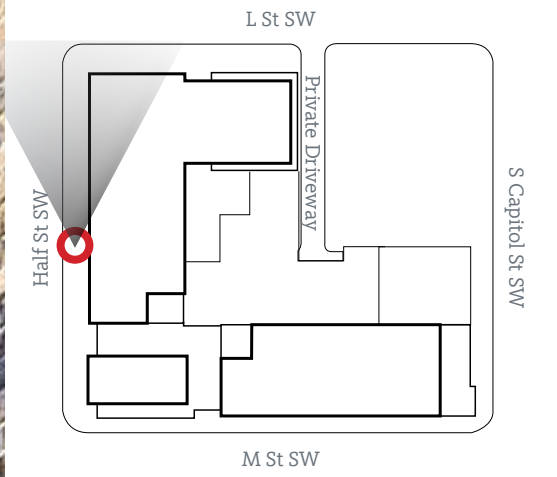


Residential Scheme

Perspective at South Capitol Street and M Street SW

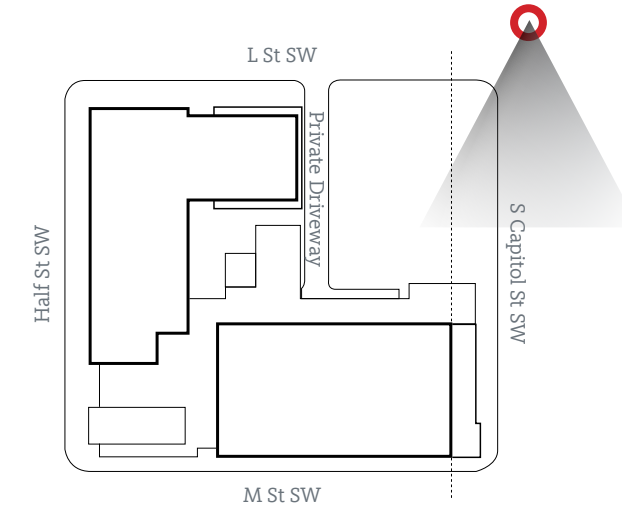
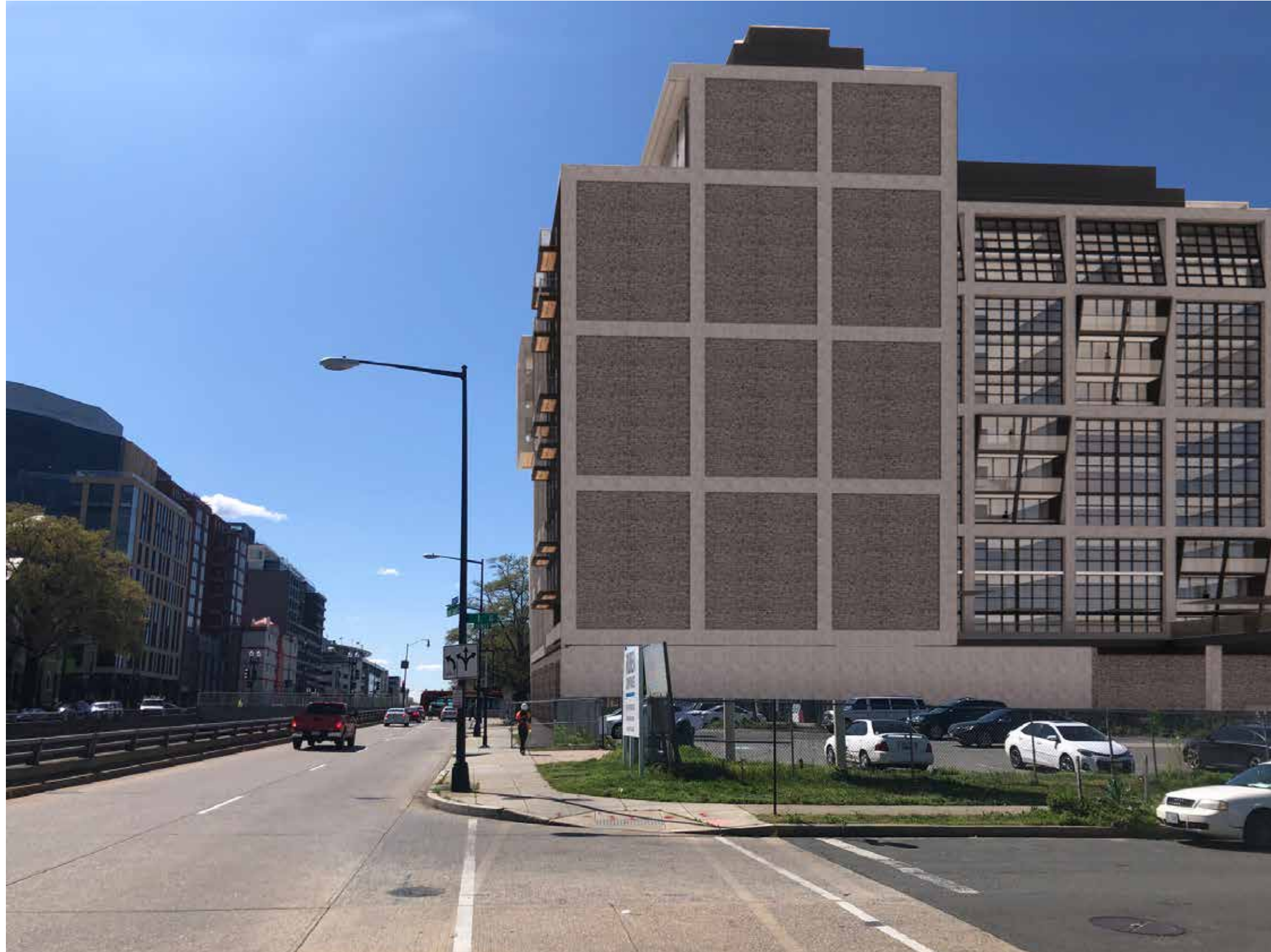








Residential Scheme | Perspective at S Capitol St SW - Looking South



Foreground Lot shown without future building context.

Pre-ANC Feedback



Revised (Current) Version



Pre-ANC Feedback



Revised (Current) Version

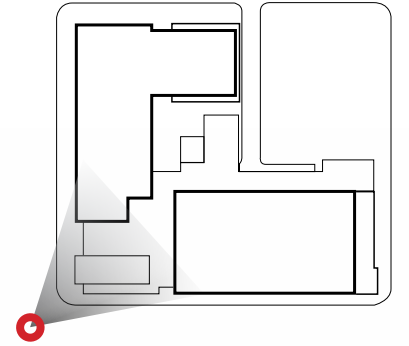


Residential Scheme

Revision Comparison - View at M St SW & Half St SW

Pre-ANC Feedback

Revised (Current) Version

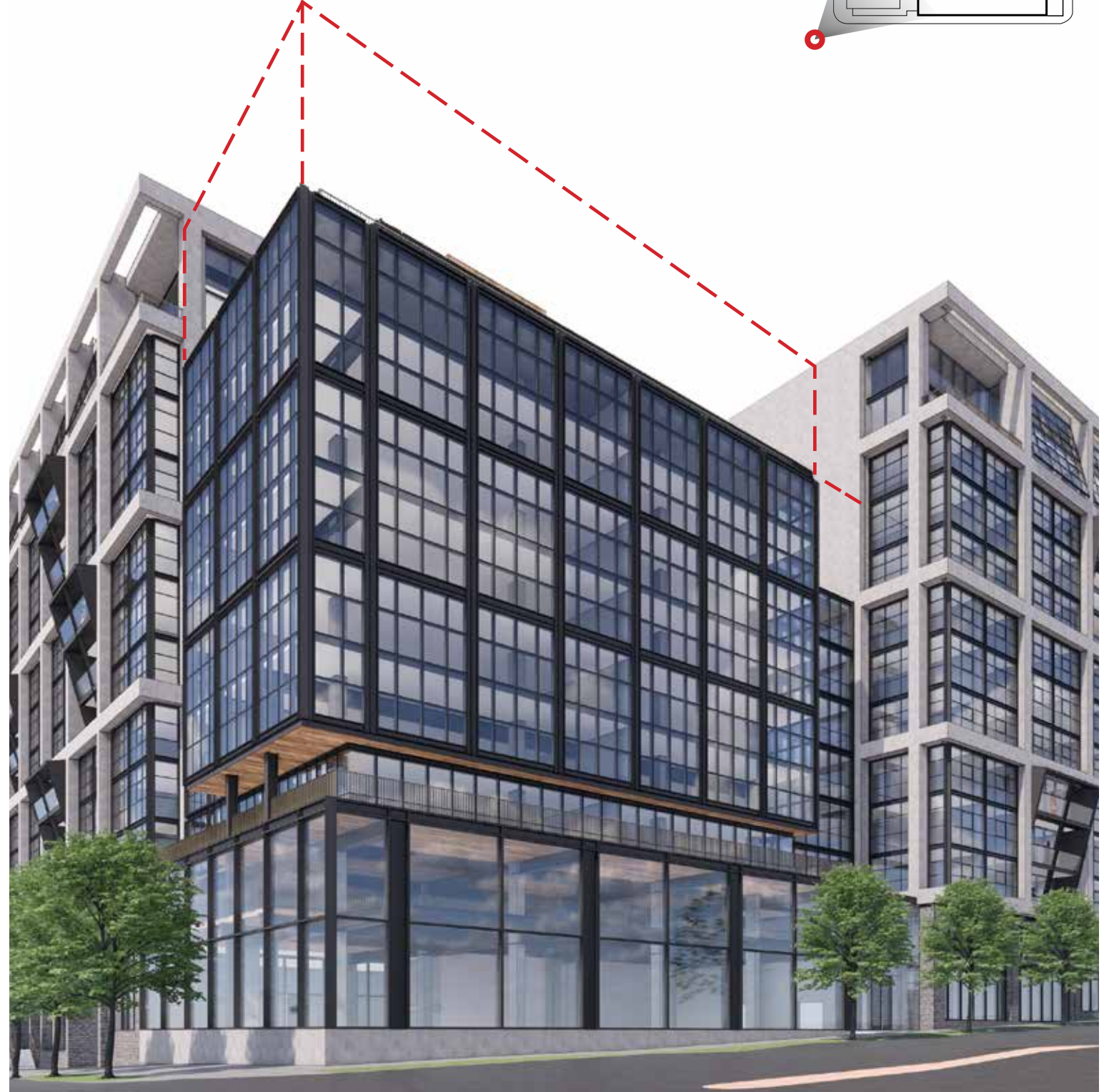
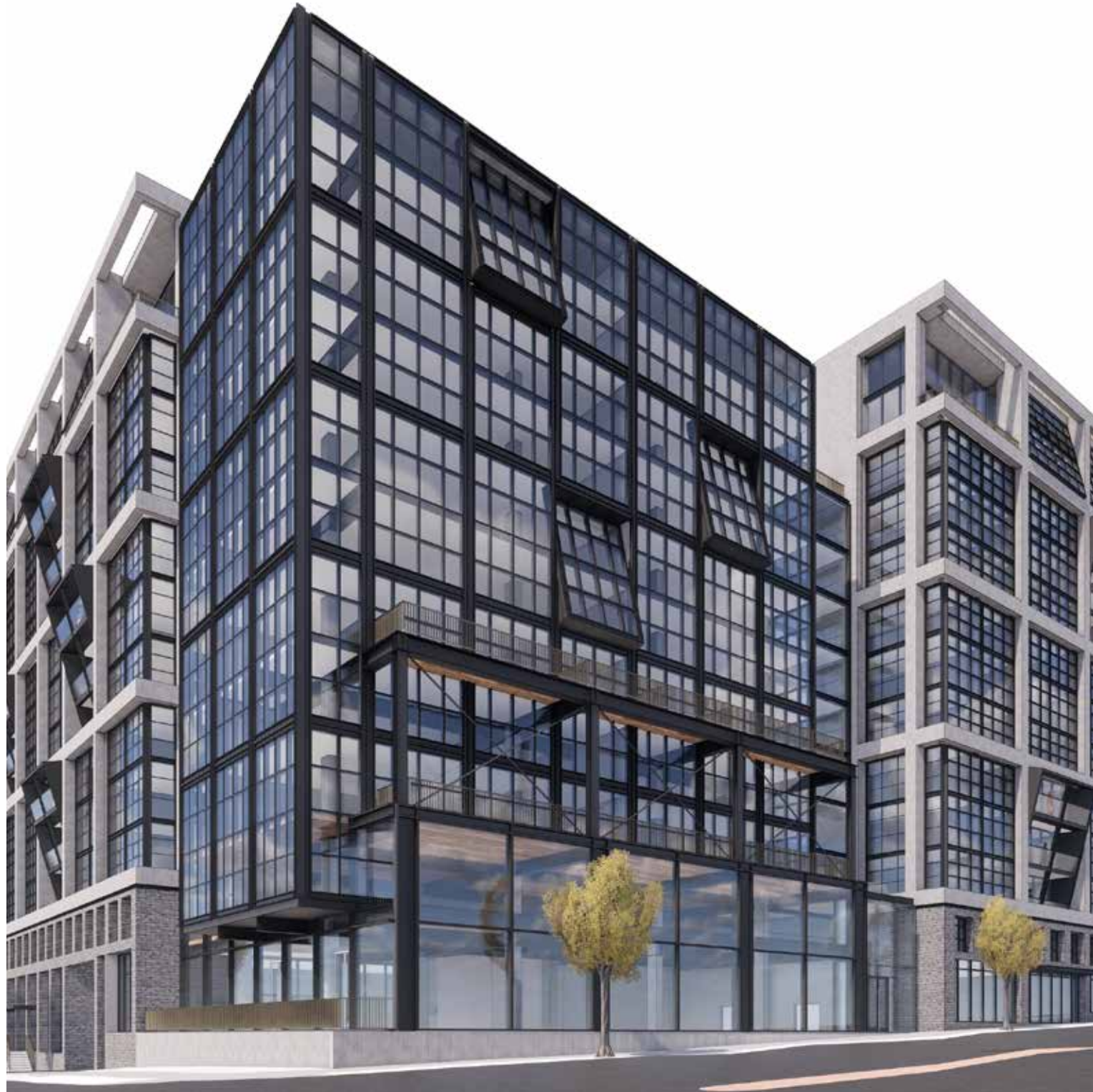
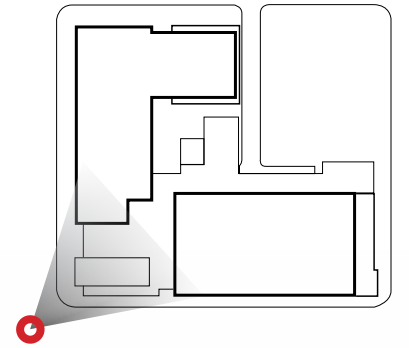


Residential Scheme

Revision Comparison - View at M St SW & Half St SW

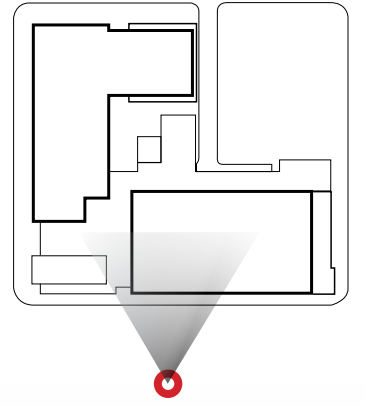
Pre-ANC Feedback

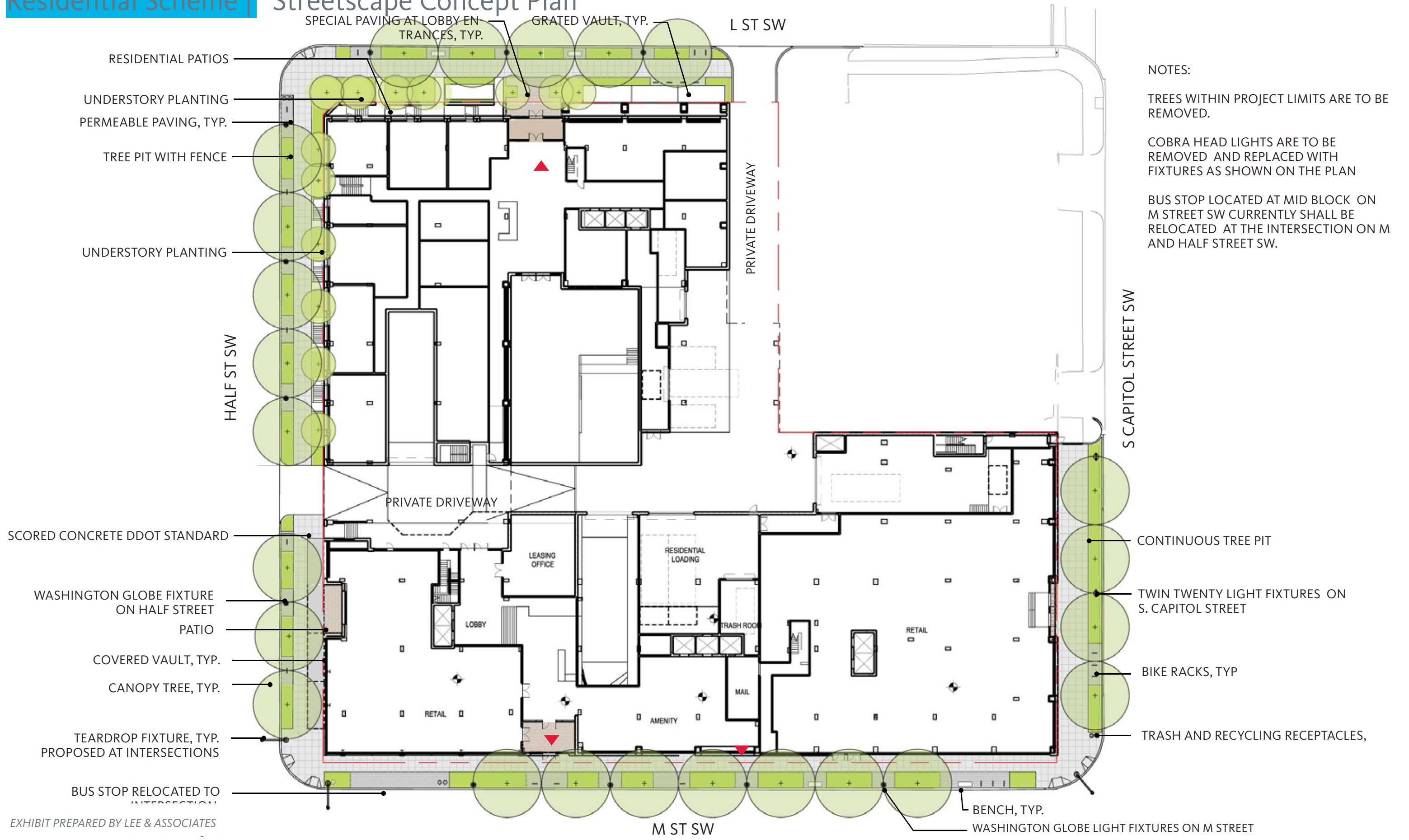
Revised (Current) Version



Pre-ANC Feedback

Revised (Current) Version





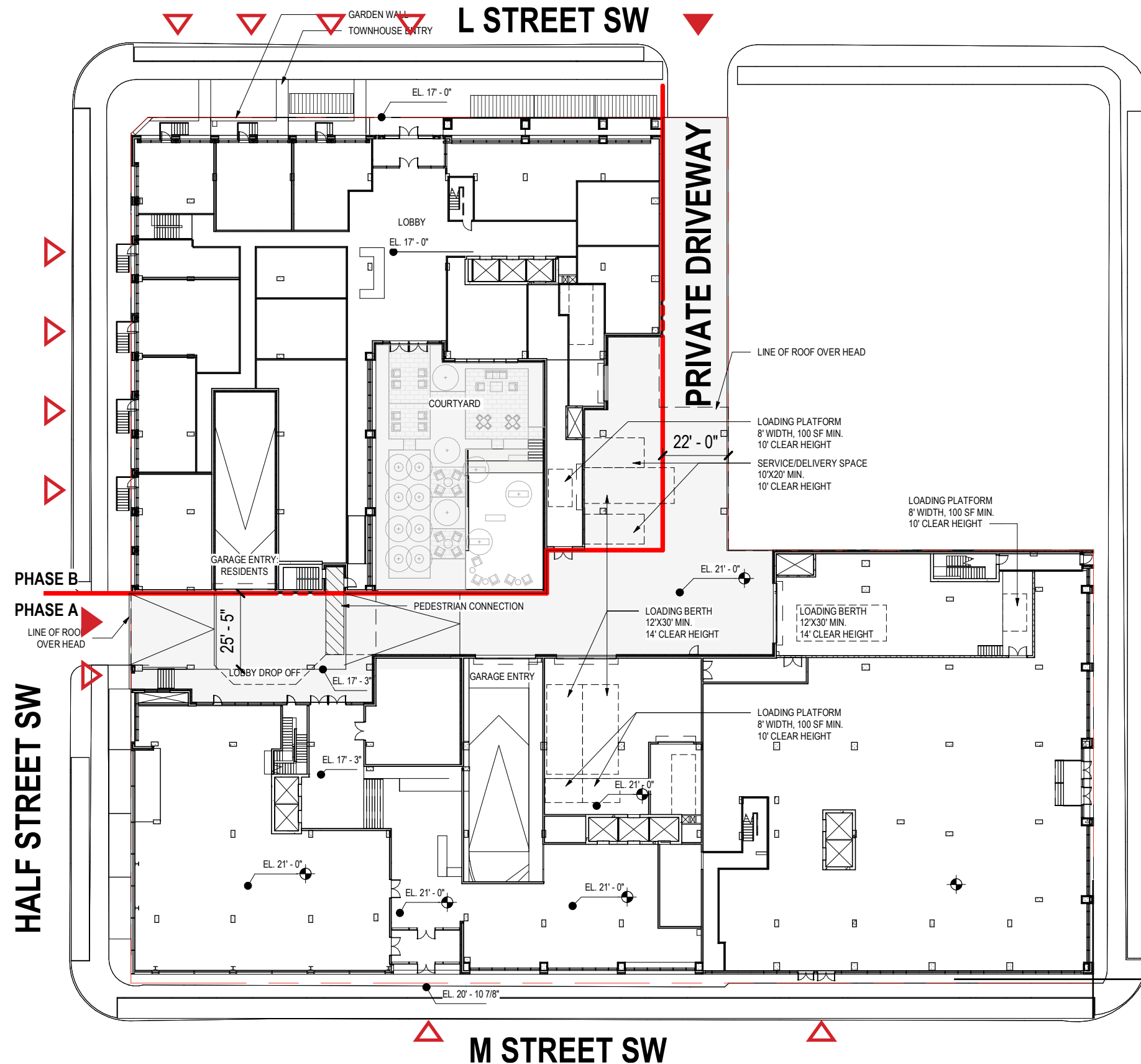
NOTES:

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.

EXHIBIT PREPARED BY LEE & ASSOCIATES





NOTES:

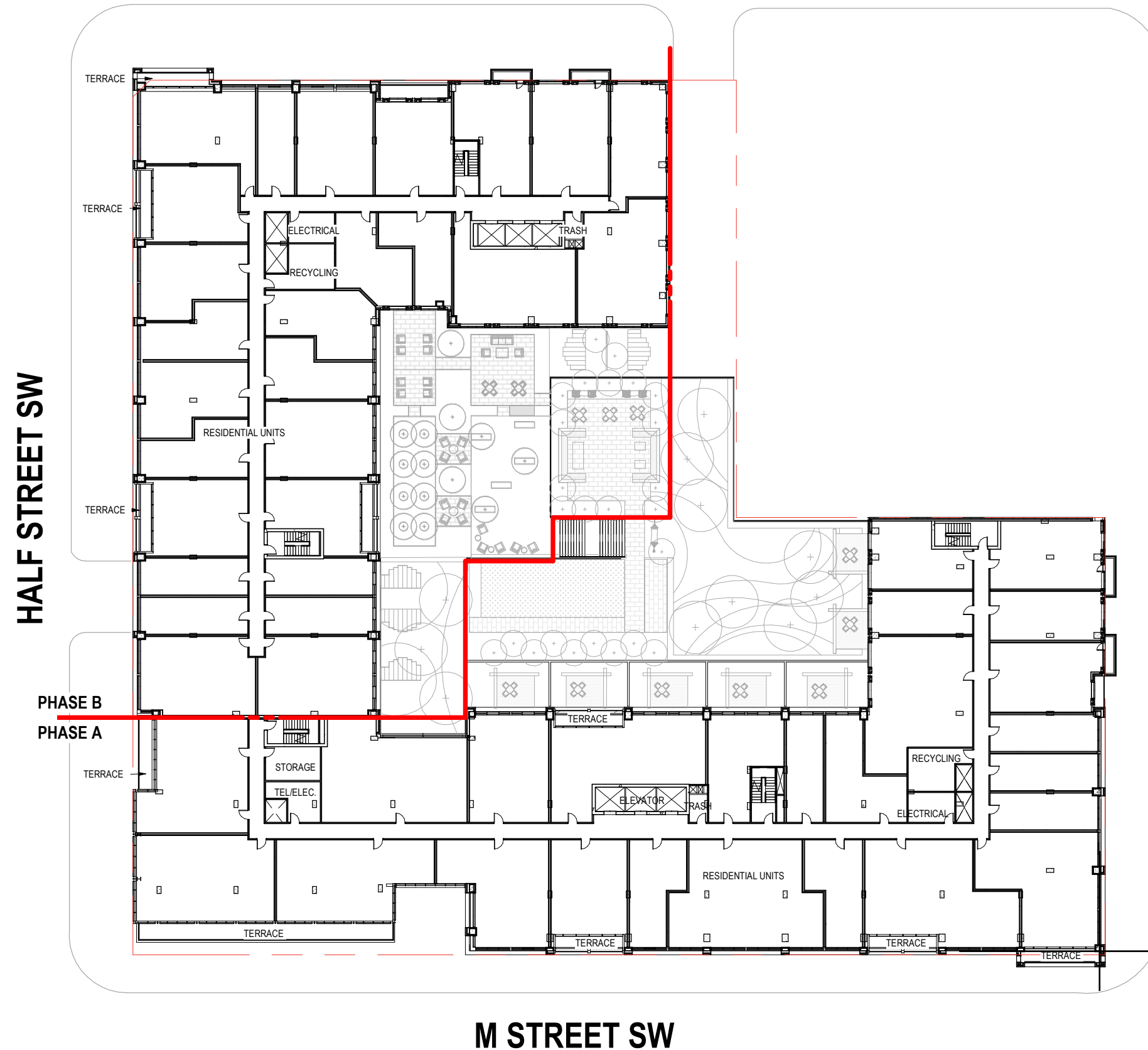
APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, RETAIL ENTRANCES, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DON'T CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

PHASE A & B OF THE PROJECT MAY BE BUILT SIMULTANEOUSLY OR IN PHASES.

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.

-  PEDESTRIAN ENTRANCE
-  VEHICULAR ENTRANCE

Floor Plan - Level 03-13 : Typical Floor
L STREET SW



NOTES:

APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, RETAIL ENTRANCES, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DON'T CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

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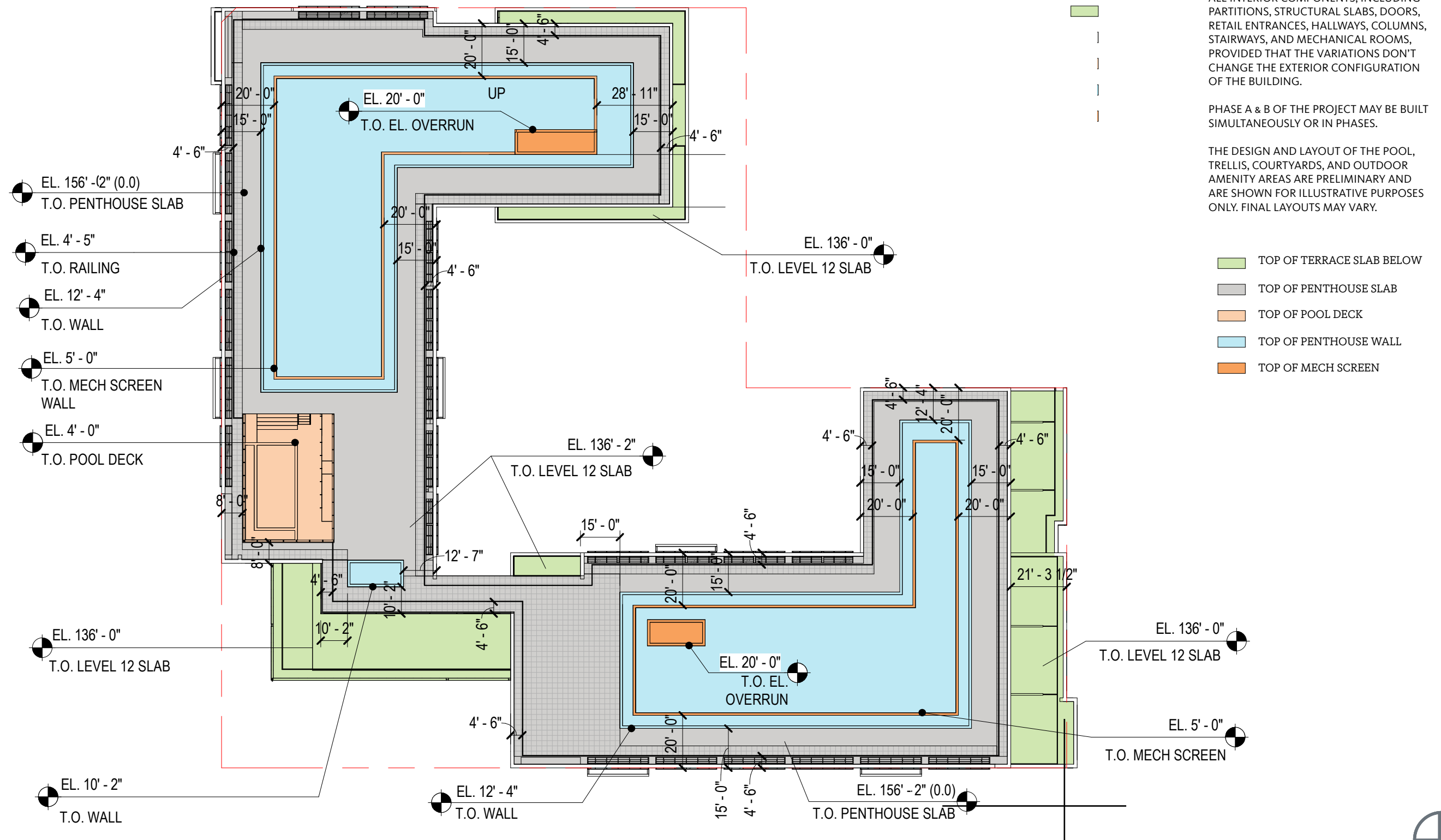


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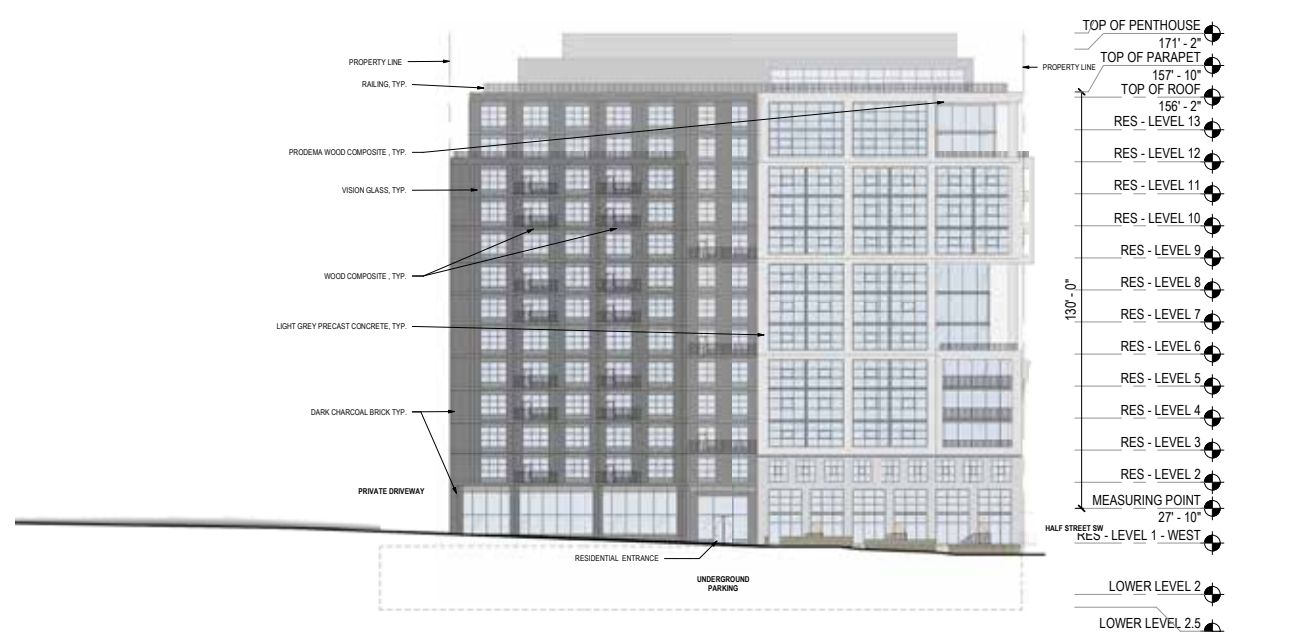
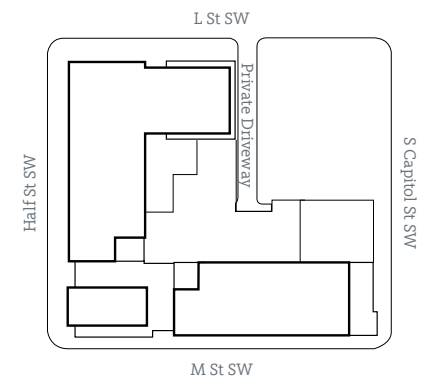
THE DESIGN AND LAYOUT OF THE POOL, TRELLIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.



- TOP OF TERRACE SLAB BELOW
- TOP OF PENTHOUSE SLAB
- TOP OF POOL DECK
- TOP OF PENTHOUSE WALL
- TOP OF MECH SCREEN

Residential Scheme

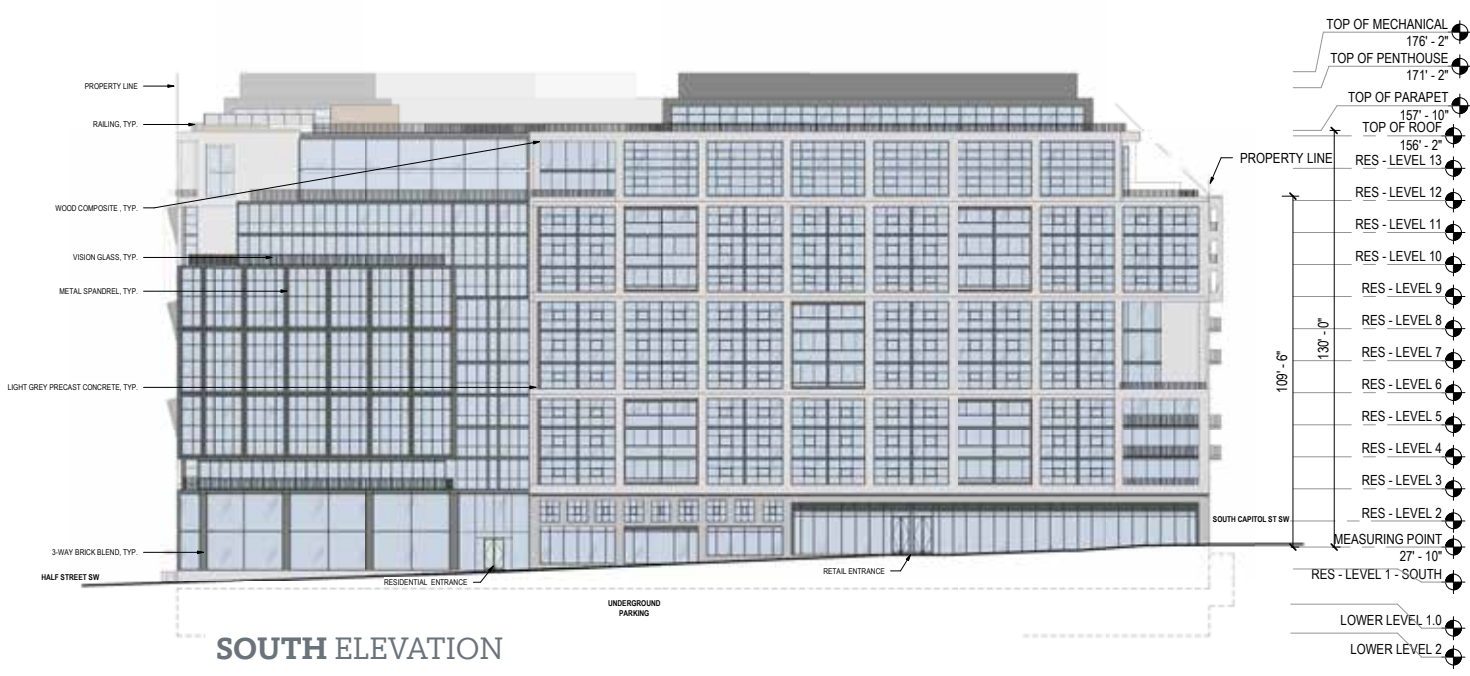
Elevations



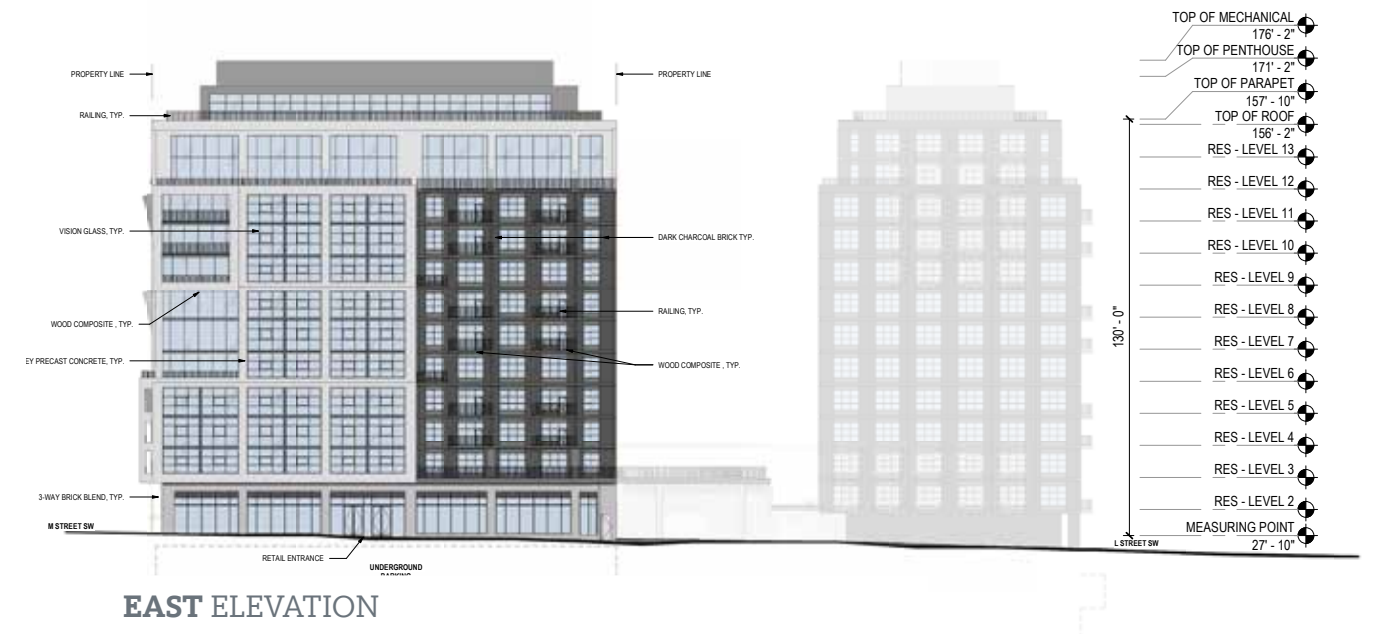
NORTH ELEVATION



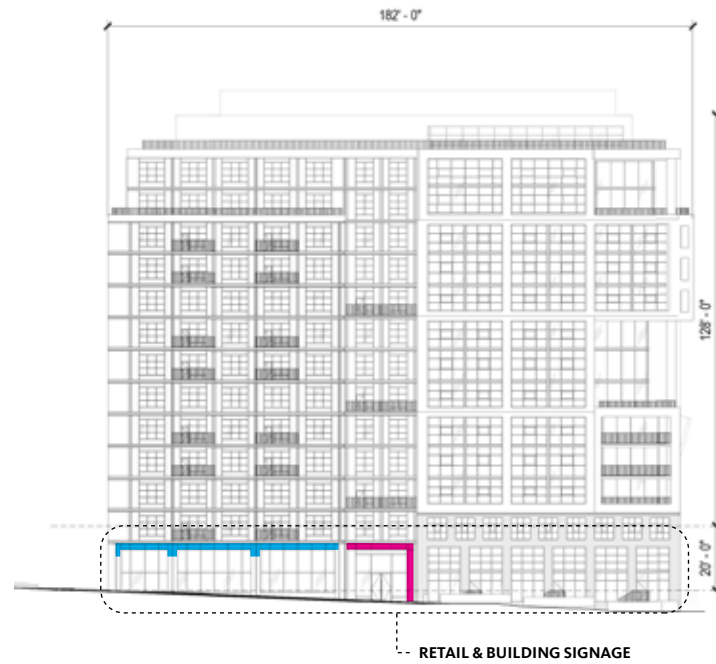
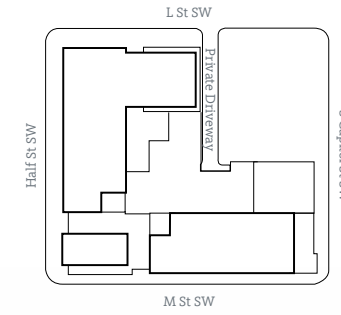
WEST ELEVATION



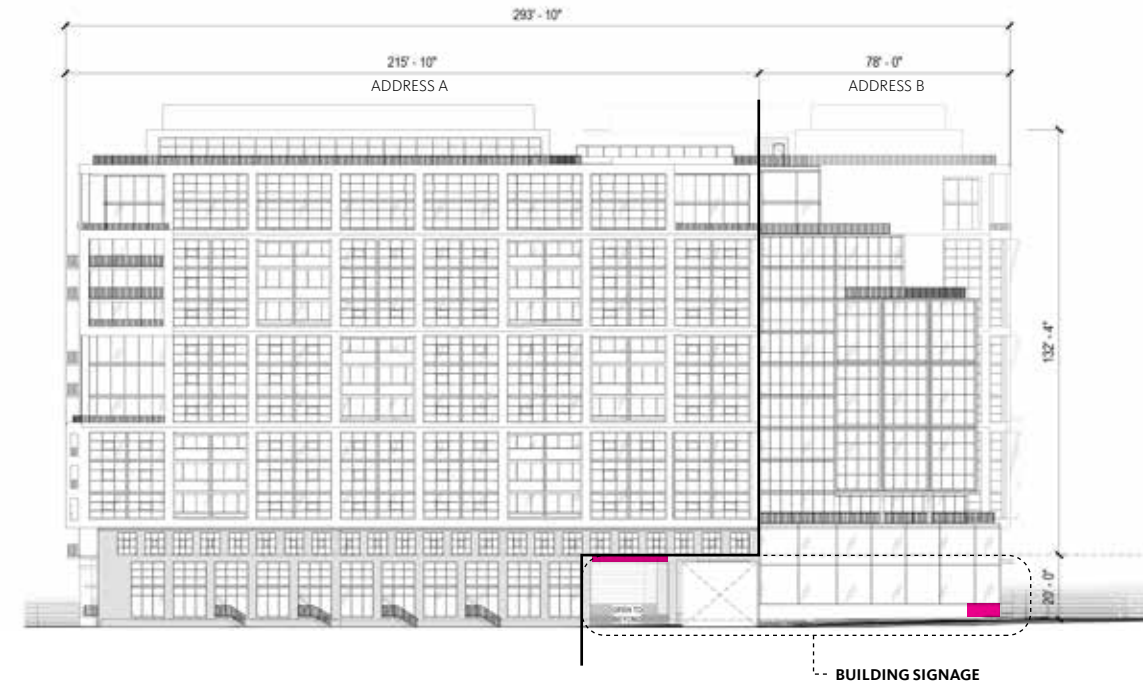
SOUTH ELEVATION



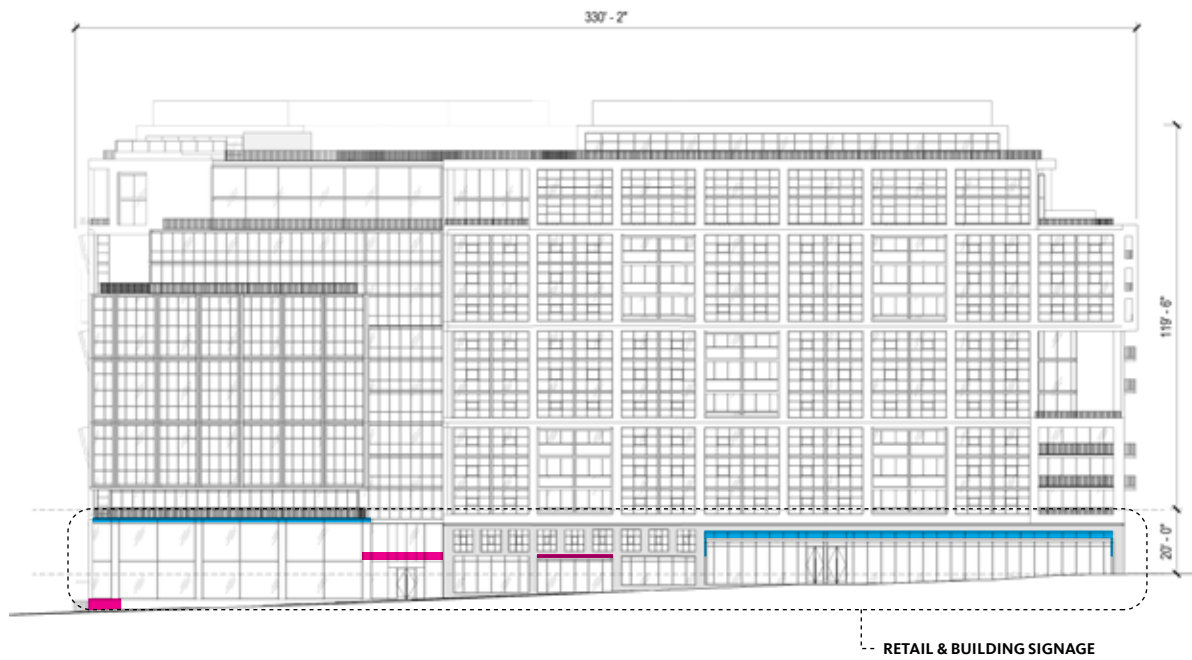
EAST ELEVATION



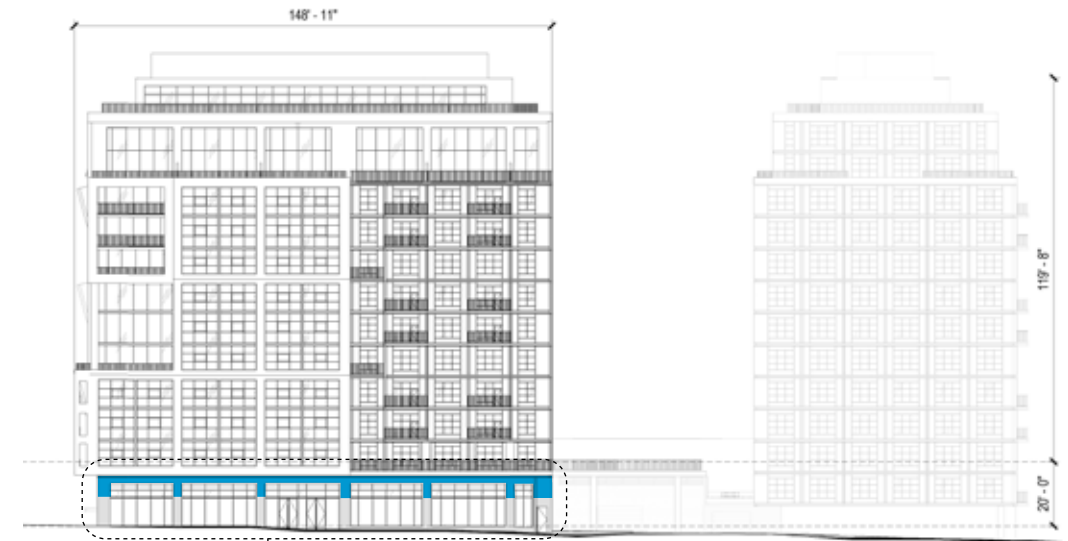
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

SIGN TYPES

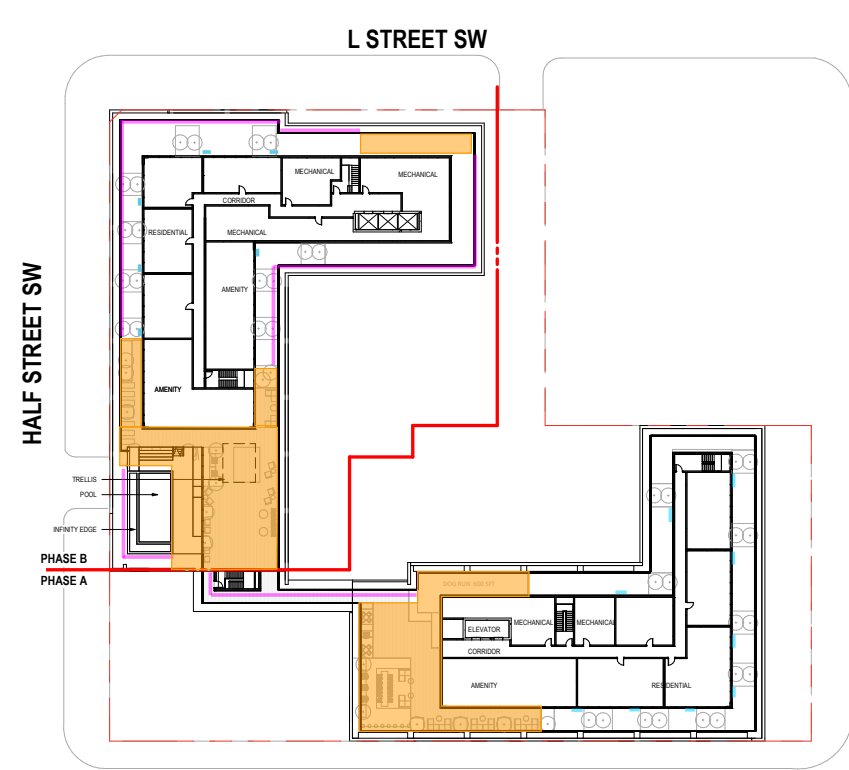
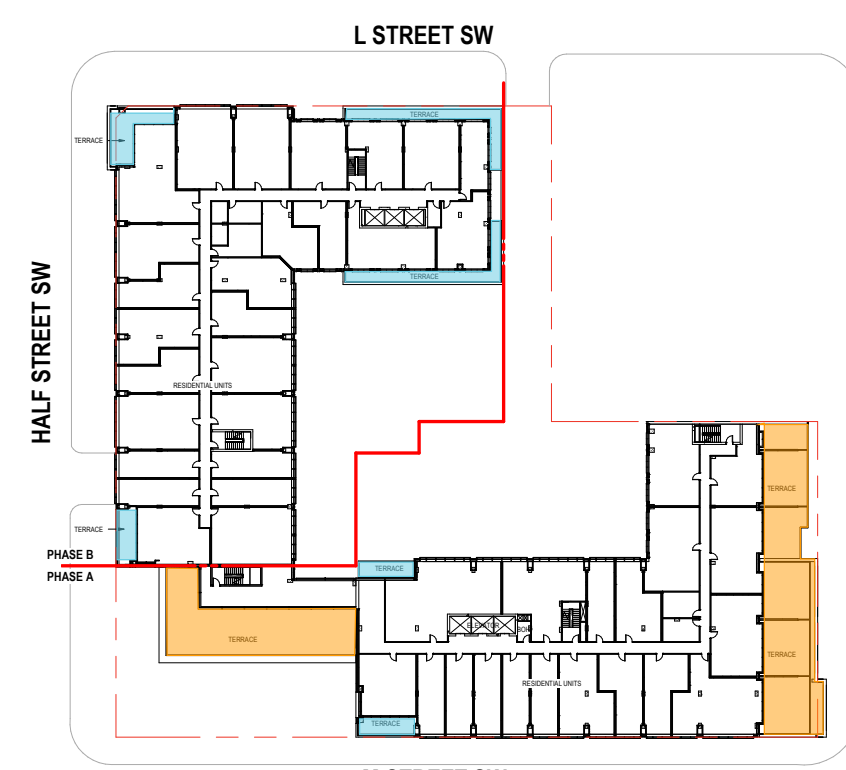
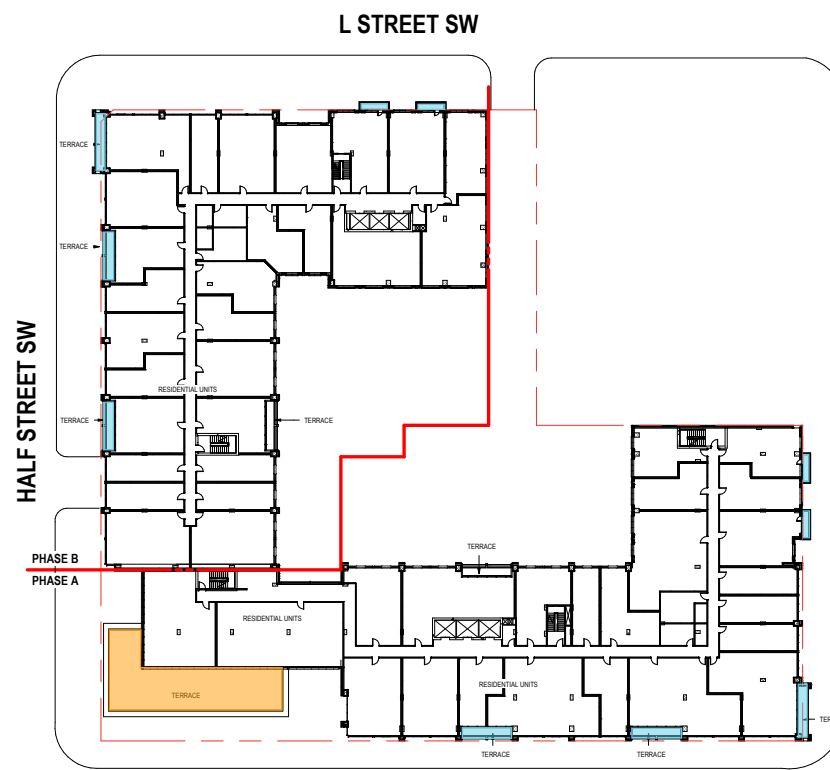
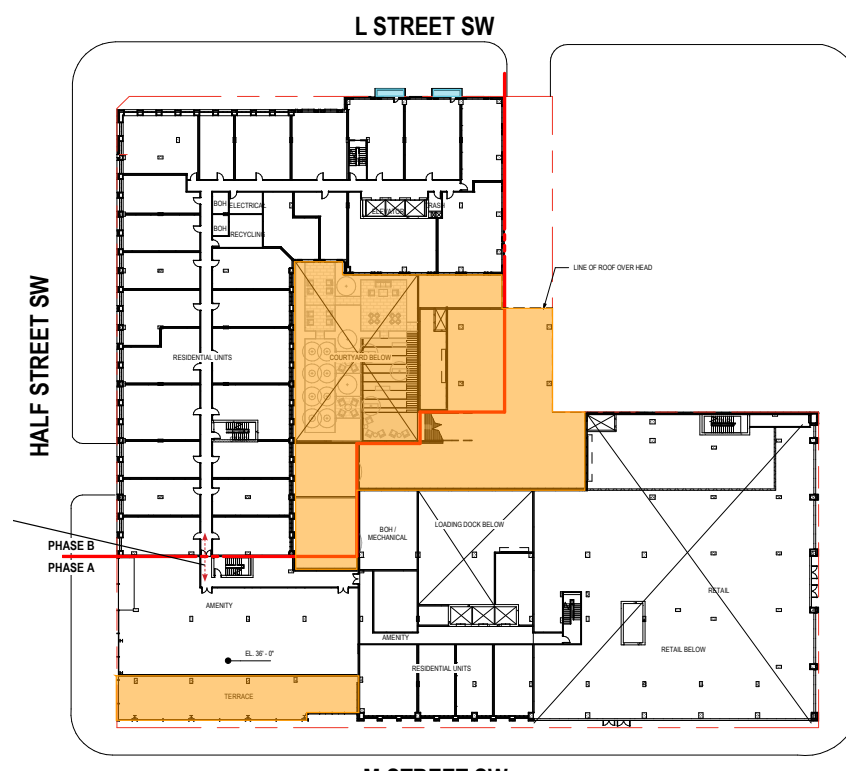
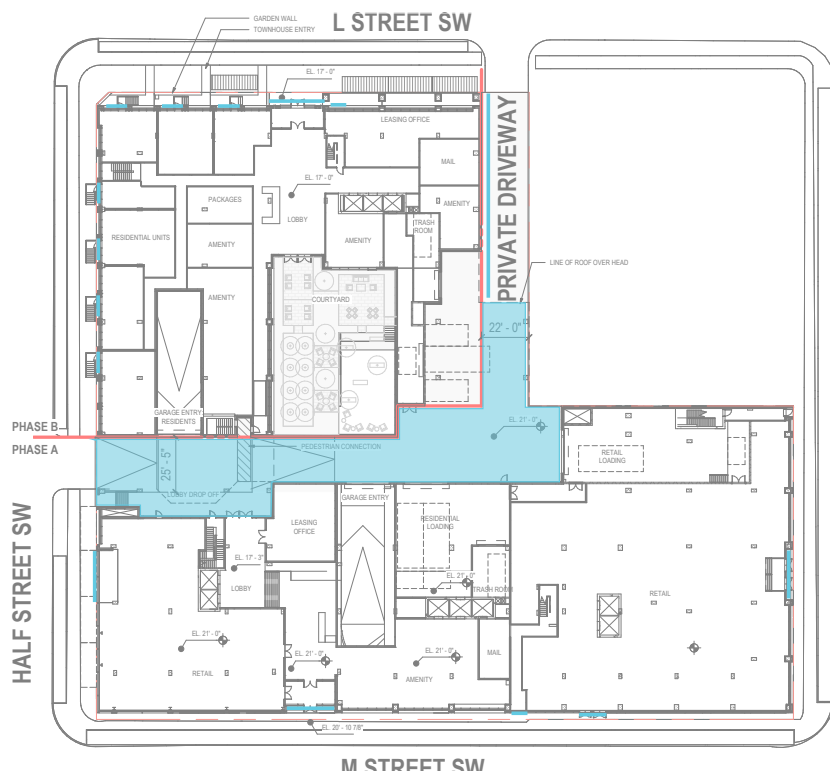
RETAIL SIGNAGE

BUILDING SIGNAGE

TENANT SIGNAGE

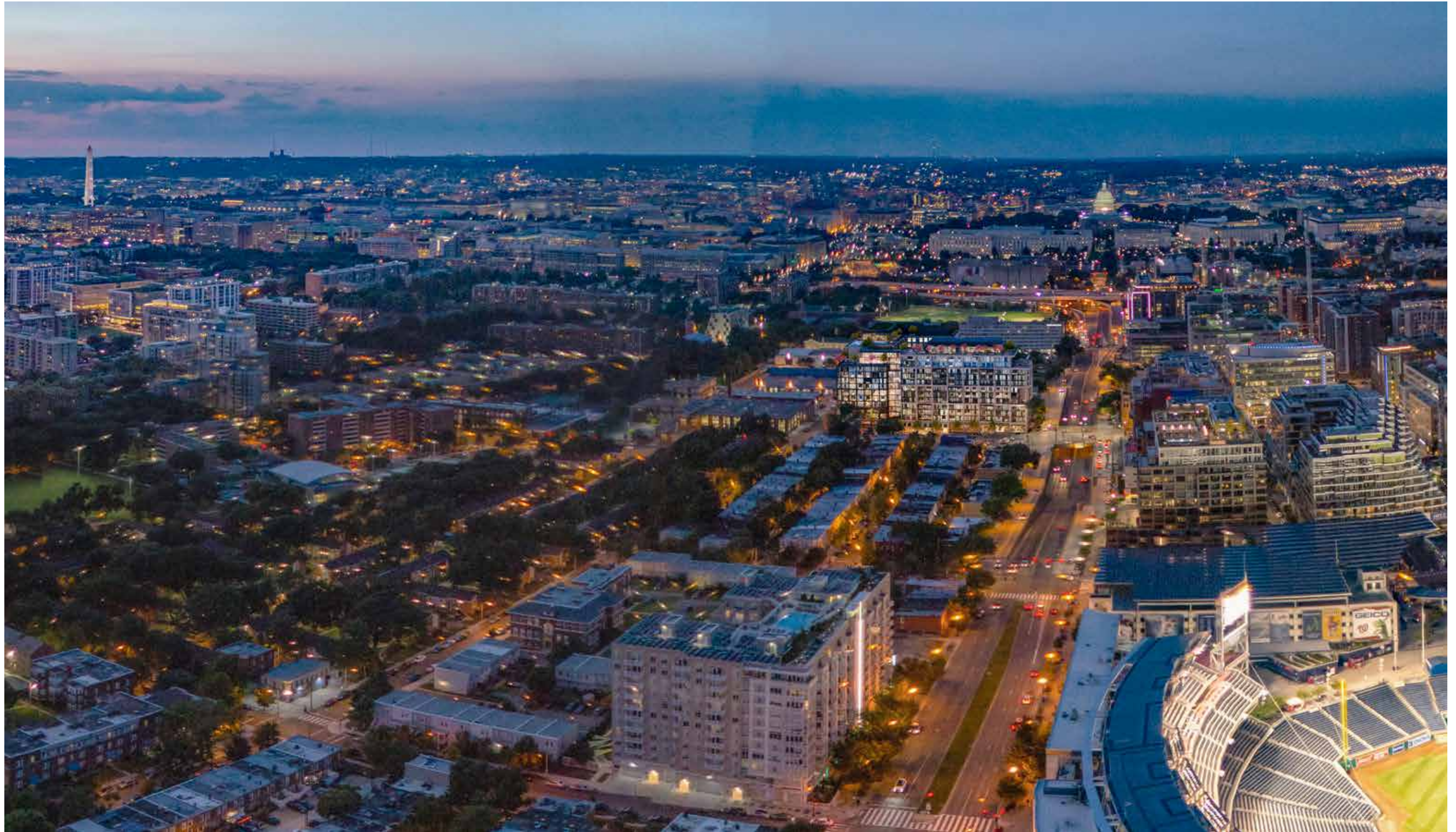
Residential Scheme

Preliminary Lighting Diagrams



- LOW PATH LIGHTING FOR EGRESS
- RECESSED DOWNLIGHTS OR WALL SCONCES
- OVERHEAD DOWNLIGHTS, TO COMPLY WITH 1:1 SETBACK REQUIREMENTS

The lighting shown on these plans is functional illumination for building occupants. There will be no architectural facade lighting.



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