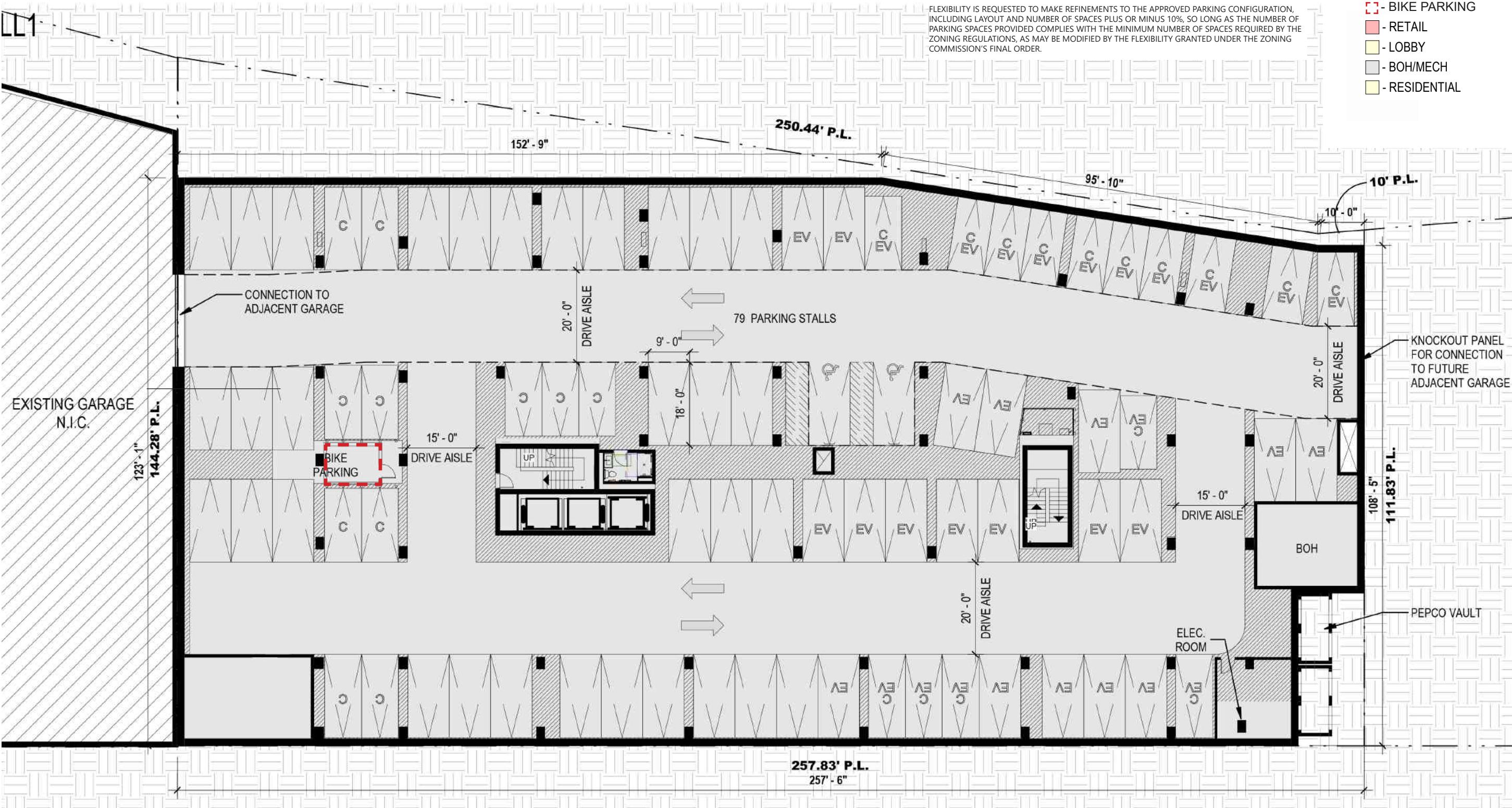


# FLOOR PLANS | LOWER LEVEL 01 | A2.05



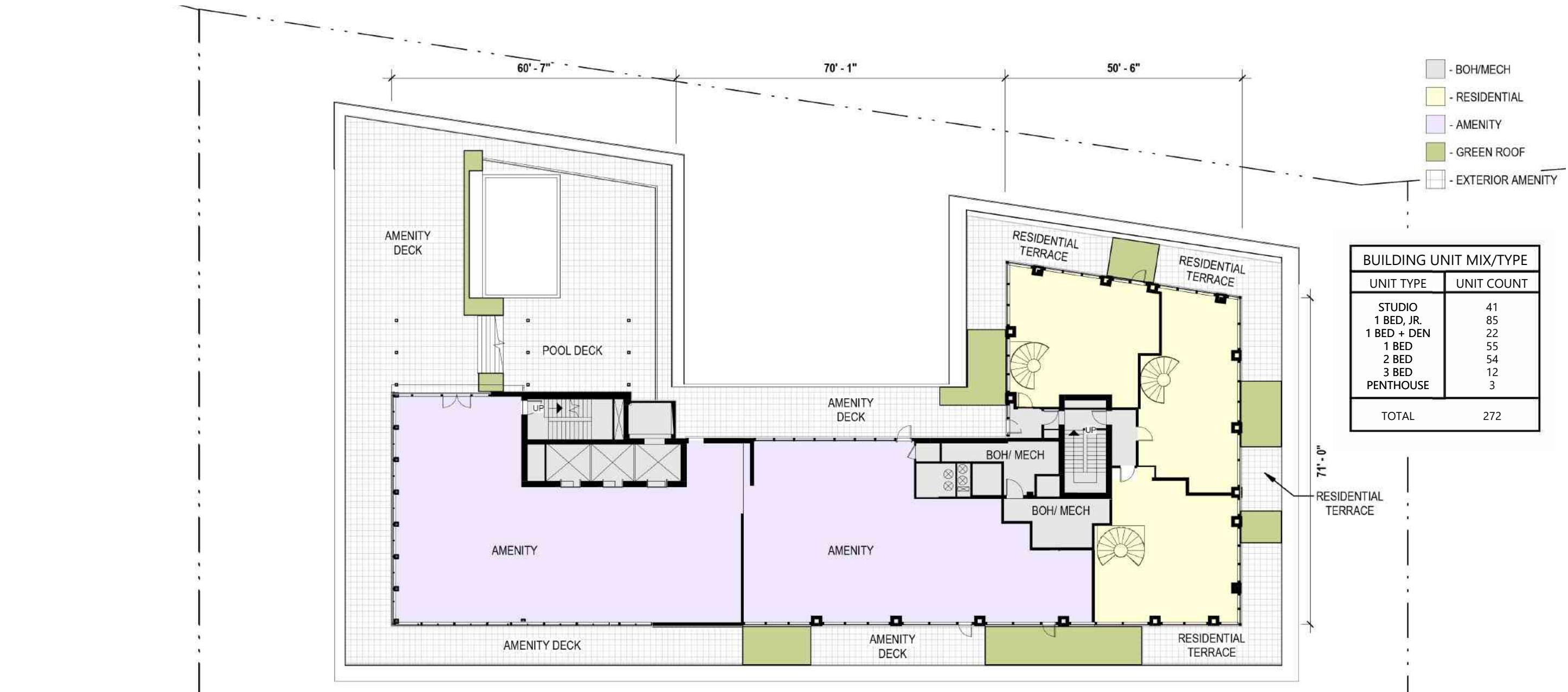
# FLOOR PLANS | LEVEL 02 | A2.06



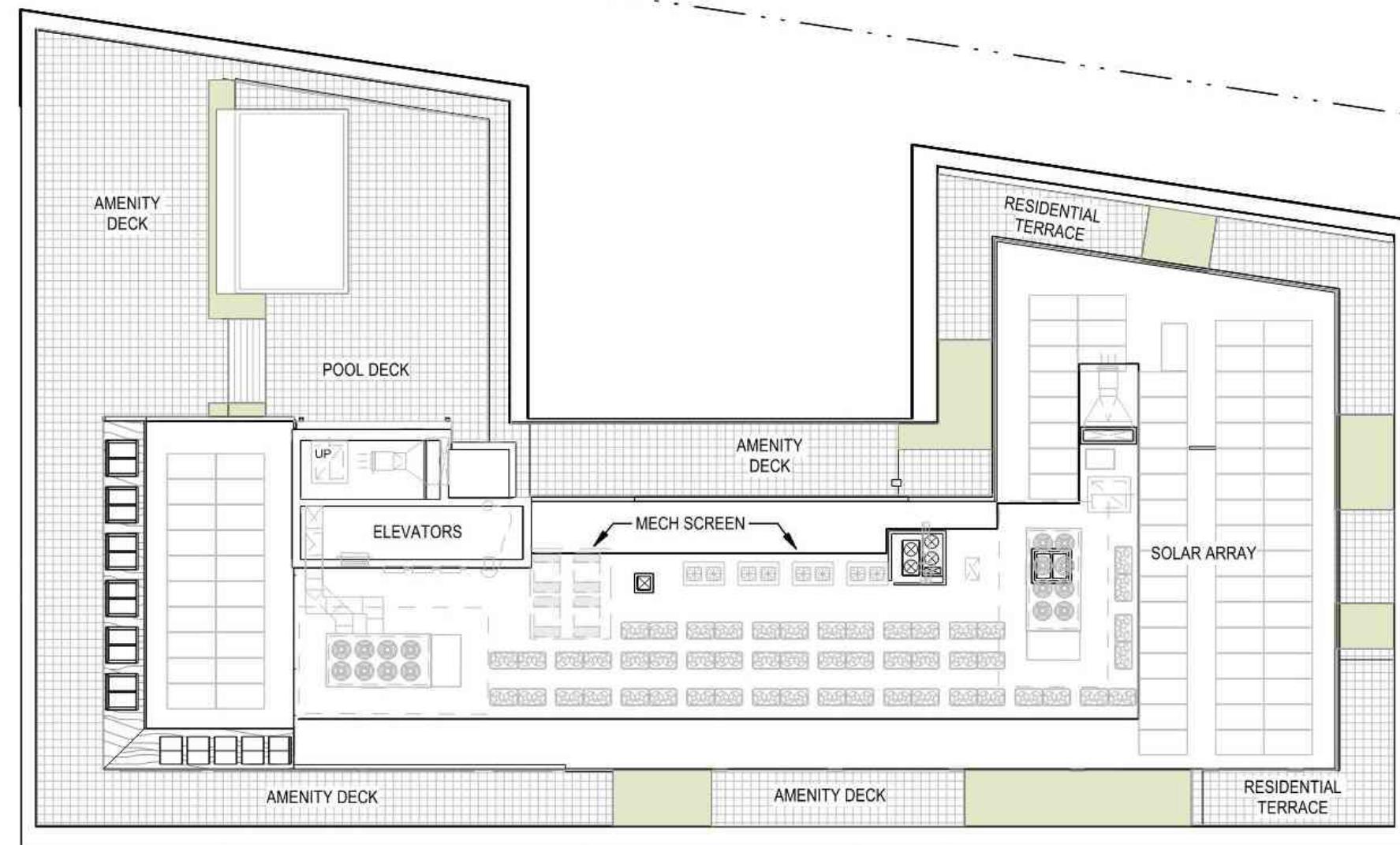
# FLOOR PLANS | TYPICAL FLOOR | A2.07



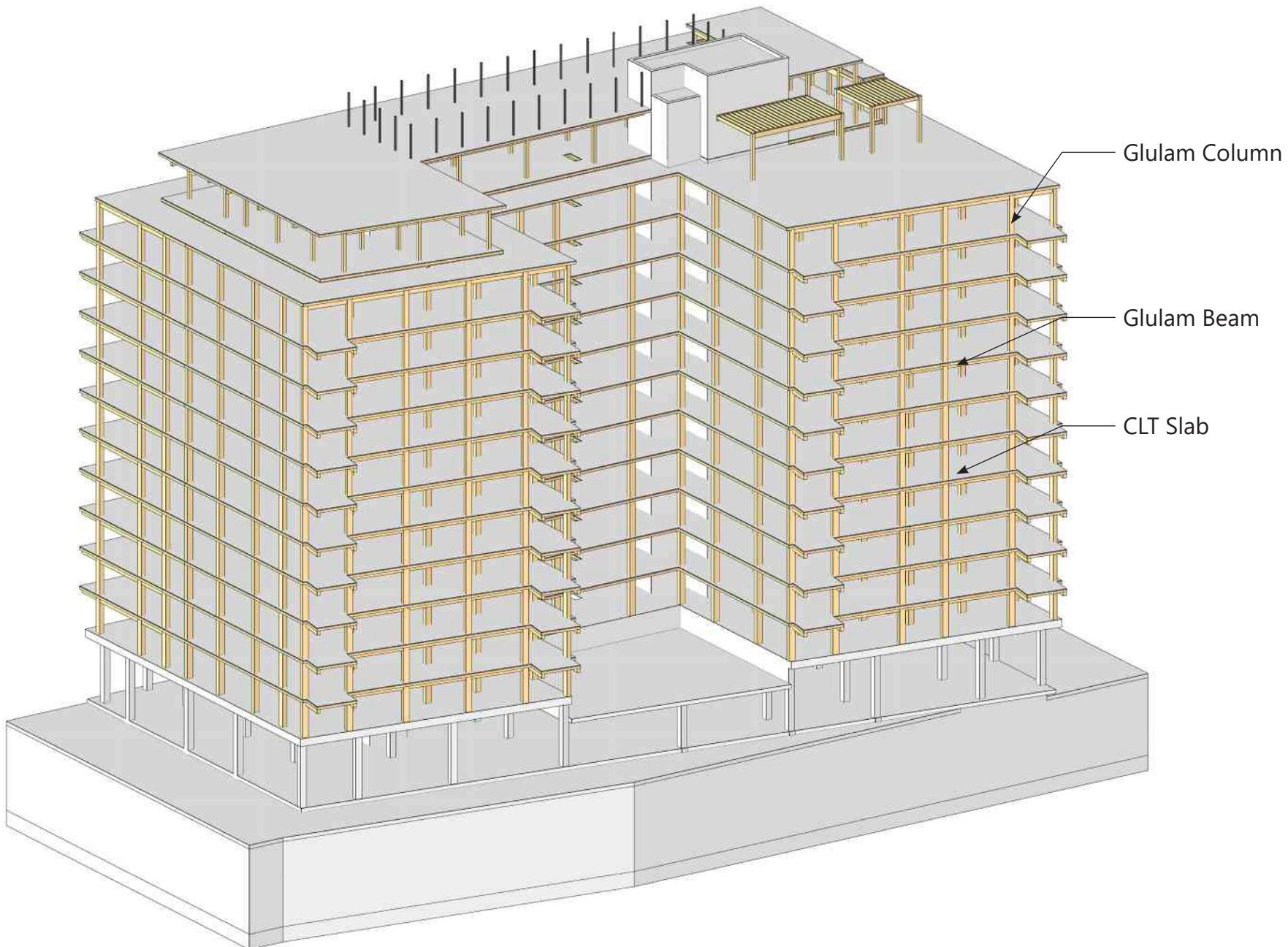
# FLOOR PLANS | PENTHOUSE | A2.08



# FLOOR PLANS | ROOF | A2.09



# BUILDING | MASS TIMBER STRUCTURE | A3.01

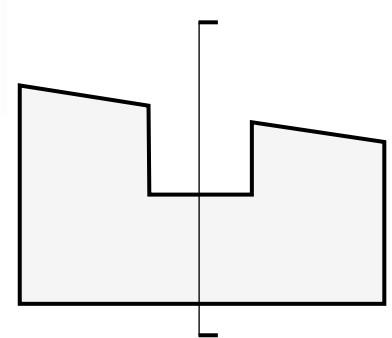
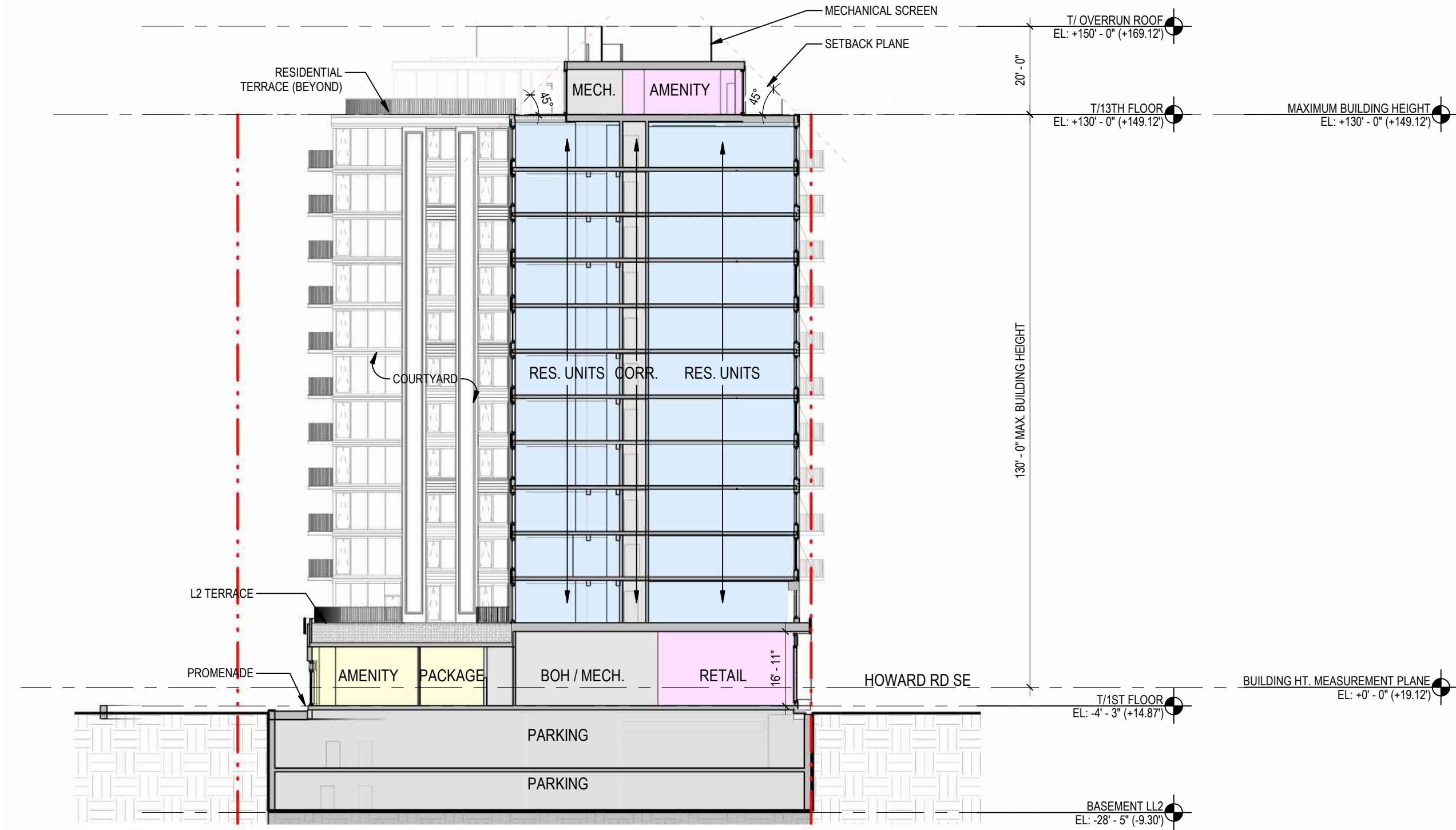


REFERENCE IMAGE: MASS TIMBER INSTALLATION

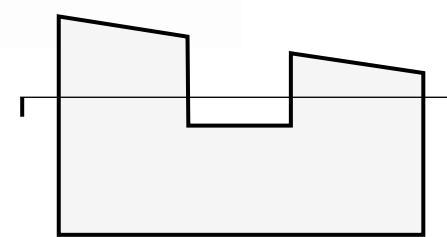
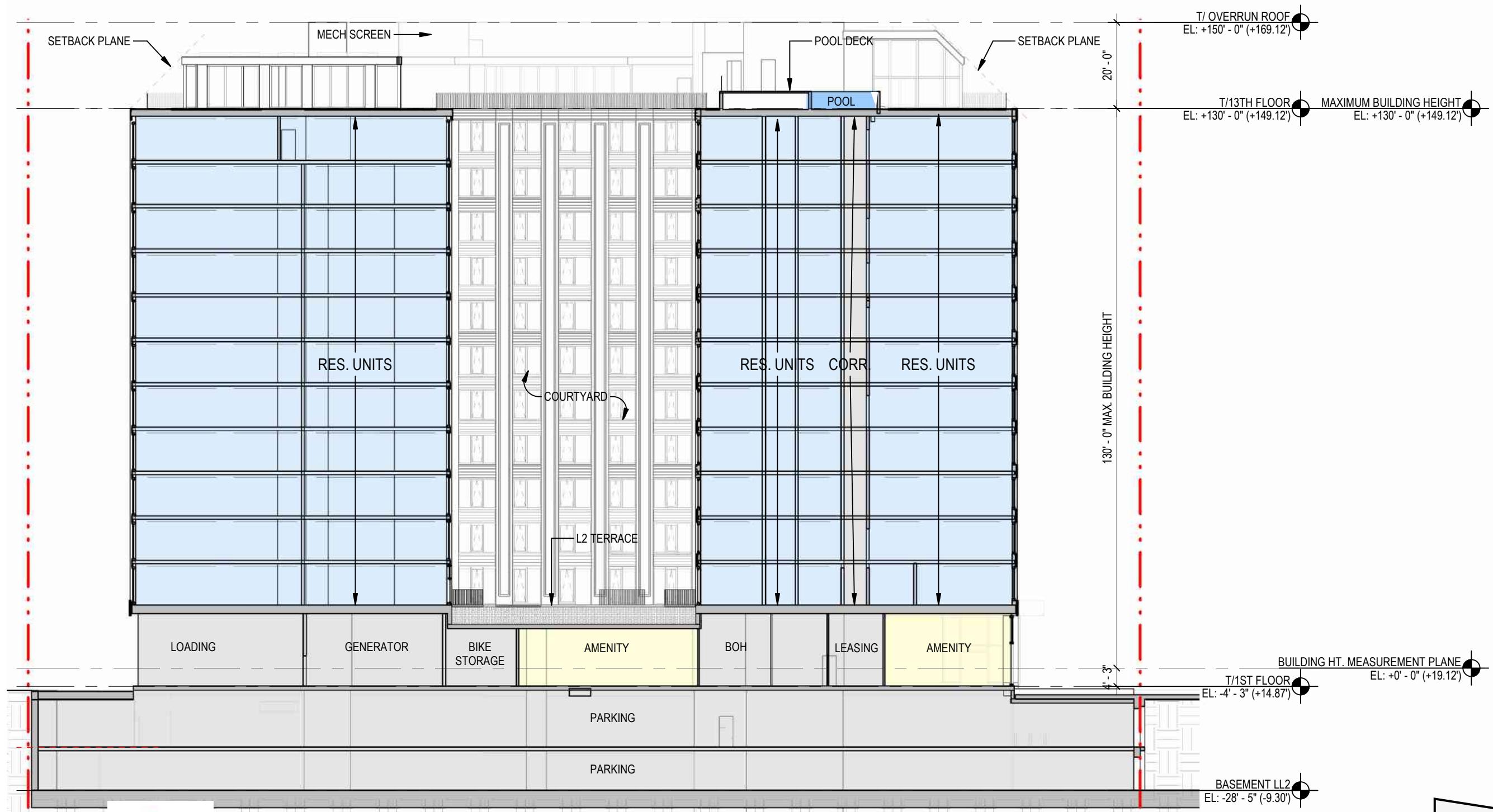


REFERENCE IMAGE: MASS TIMBER INTERIORS

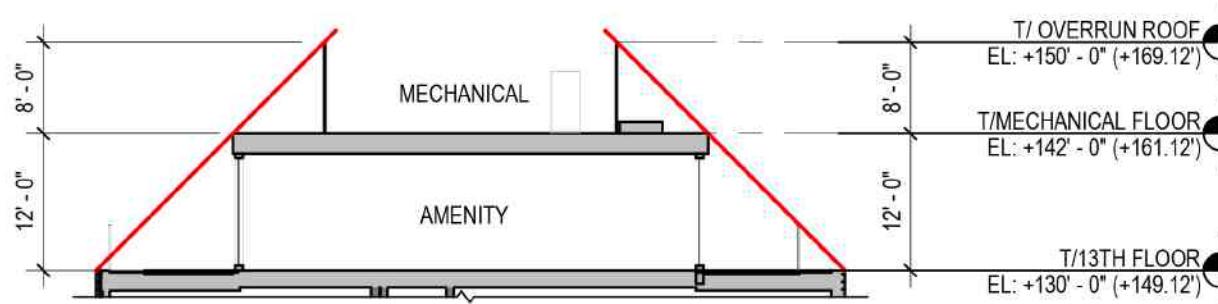
# ZONING ANALYSIS | N-S BUILDING SECTION | A4.01



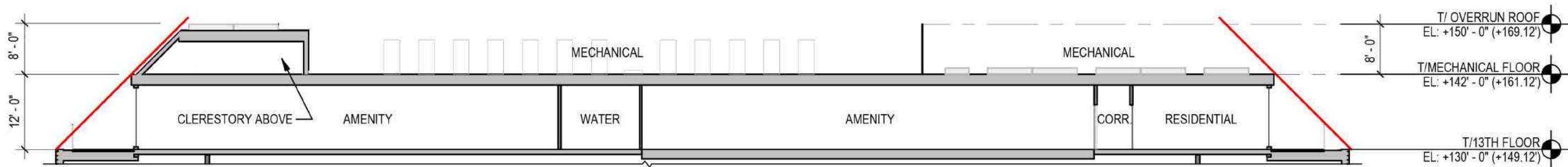
# ZONING ANALYSIS | E-W BUILDING SECTION | A4.02



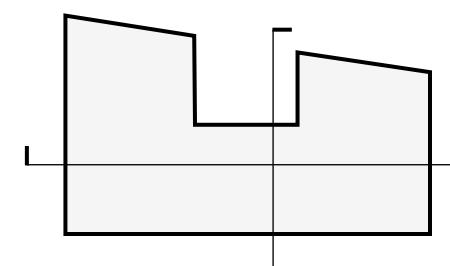
# BUILDING OVERVIEW | ENLARGED PENTHOUSE SECTION | A4.03



PENTHOUSE SECTION (N/S)



PENTHOUSE SECTION (E/W)



# BUILDING OVERVIEW | SW CORNER RENDERING | A5.01



# BUILDING OVERVIEW | NW CORNER RENDERING | A5.02

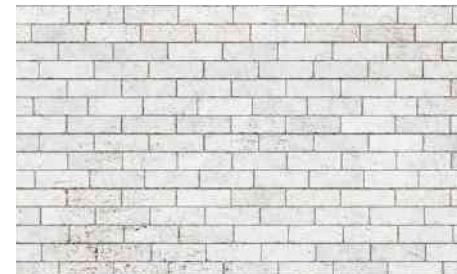


# BUILDING OVERVIEW | EXTERIOR MATERIALS PALETTE | A6.01

## FACADE 1 MATERIALS



## FACADE 2 MATERIALS



## FACADE 1 MATERIALS:

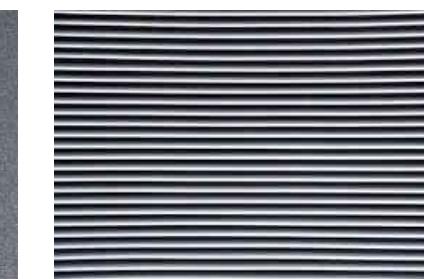
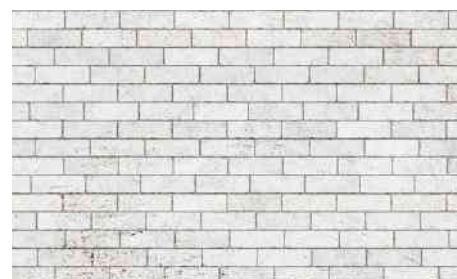
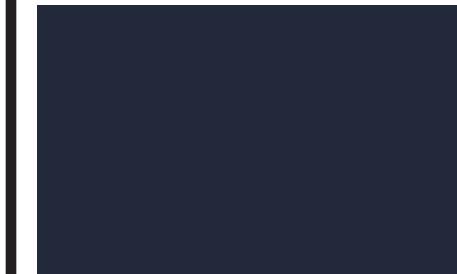
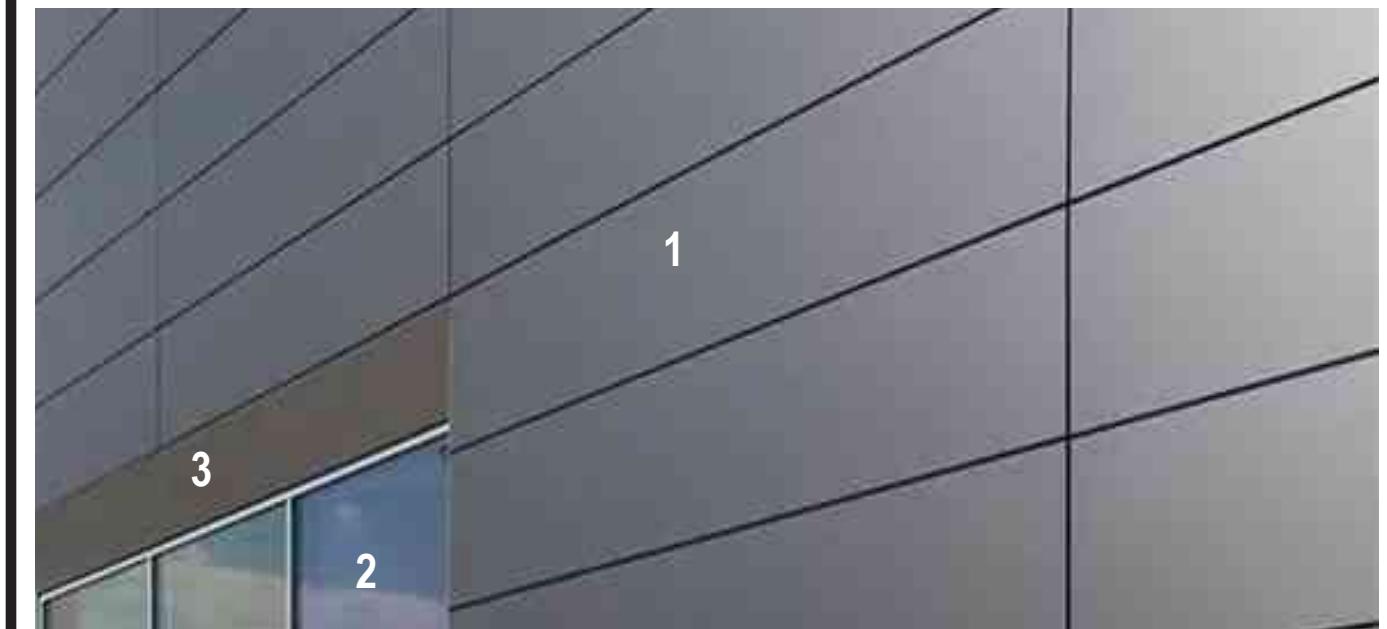
1. Metal and or Masonry Slab Edge Cover- Charcoal
2. Window Mullion - Charcoal
3. Vision Glass
4. Metal and or Masonry - White/ Light Grey

## FACADE 2 MATERIALS:

1. Metal Slab Edge Cover- Charcoal
2. Vision Glass
3. Window Mullion - Charcoal
4. Picket Style Railing - Charcoal

# BUILDING OVERVIEW | EXTERIOR MATERIALS PALETTE | A6.02

## FACADE 3 MATERIALS



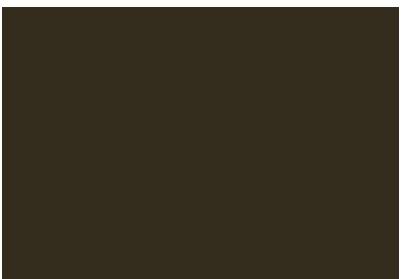
## FACADE 3 MATERIALS:

1. Metal and or Masonry Slab Edge Cover- Charcoal
2. Storefront Window System - Charcoal
3. Vision Glass
4. Podium Slab Edge Cover- Wood Look or Tone

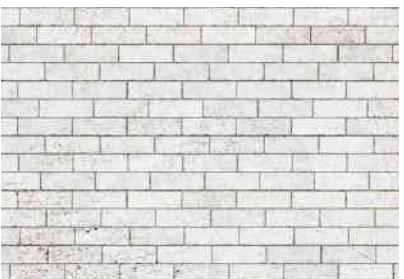
## FACADE 4 MATERIALS:

1. Metal Panel Facade Cladding - Charcoal
2. Storefront Window System - Charcoal
3. Louvers

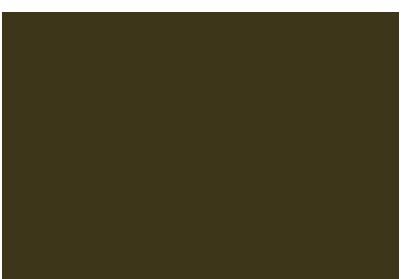
# BUILDING OVERVIEW | MATERIALS FLEX | A6.03



1. METAL PANEL



2. MASONRY



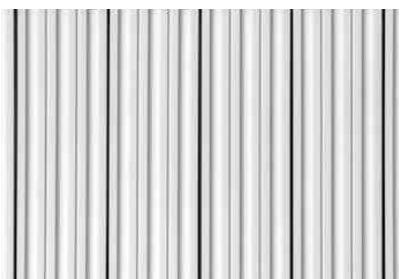
1. METAL PANEL  
ALT COLOR



2. ALTERNATE  
PORCELAIN



1. METAL PANEL  
ALT COLOR



2. ALTERNATE  
TERRACOTTA



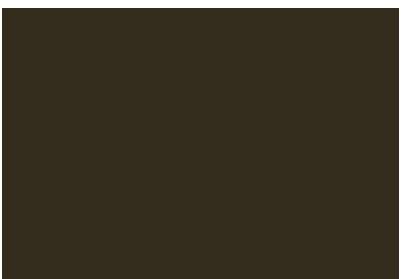
## FACADE 1 MATERIALS



# BUILDING OVERVIEW | MATERIALS FLEX | A6.04



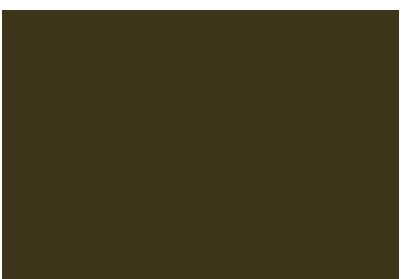
3. WINDOW WALL



1. METAL PANEL  
ALT COLOR



2. MASONRY



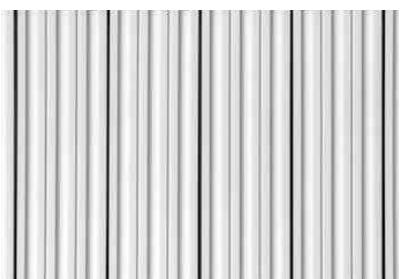
1. METAL PANEL  
ALT COLOR



2. ALTERNATE  
PORCELAIN



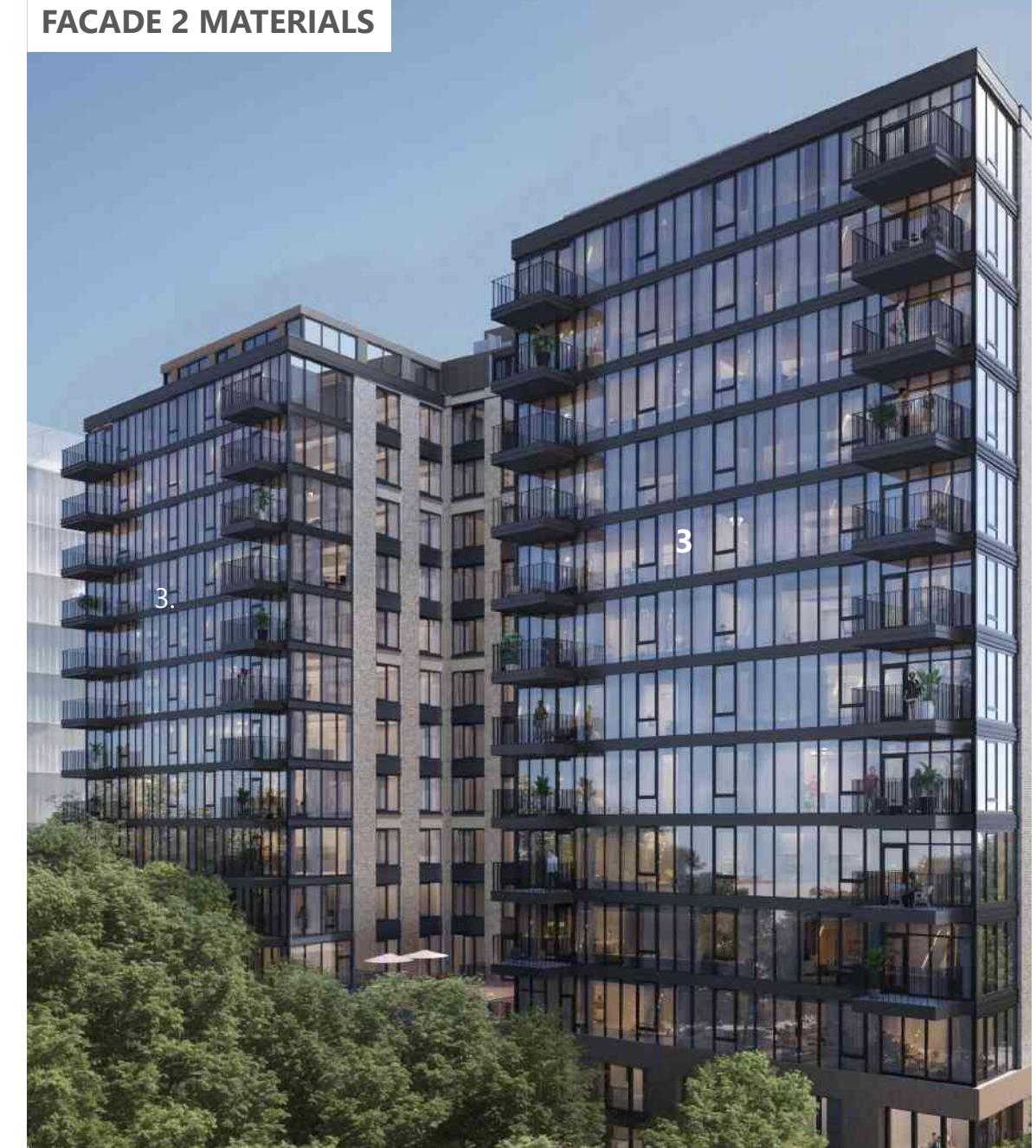
1. METAL PANEL  
ALT COLOR



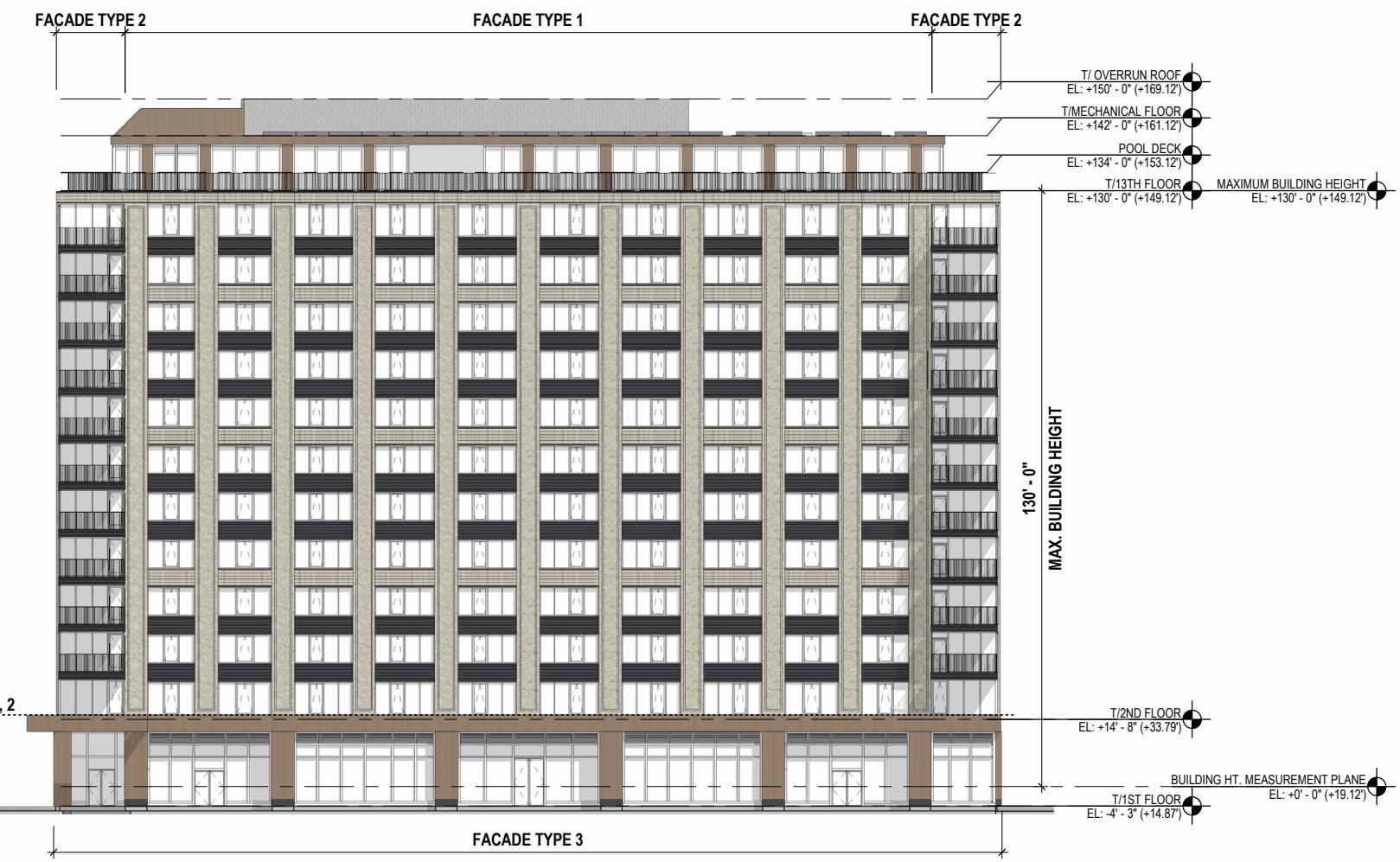
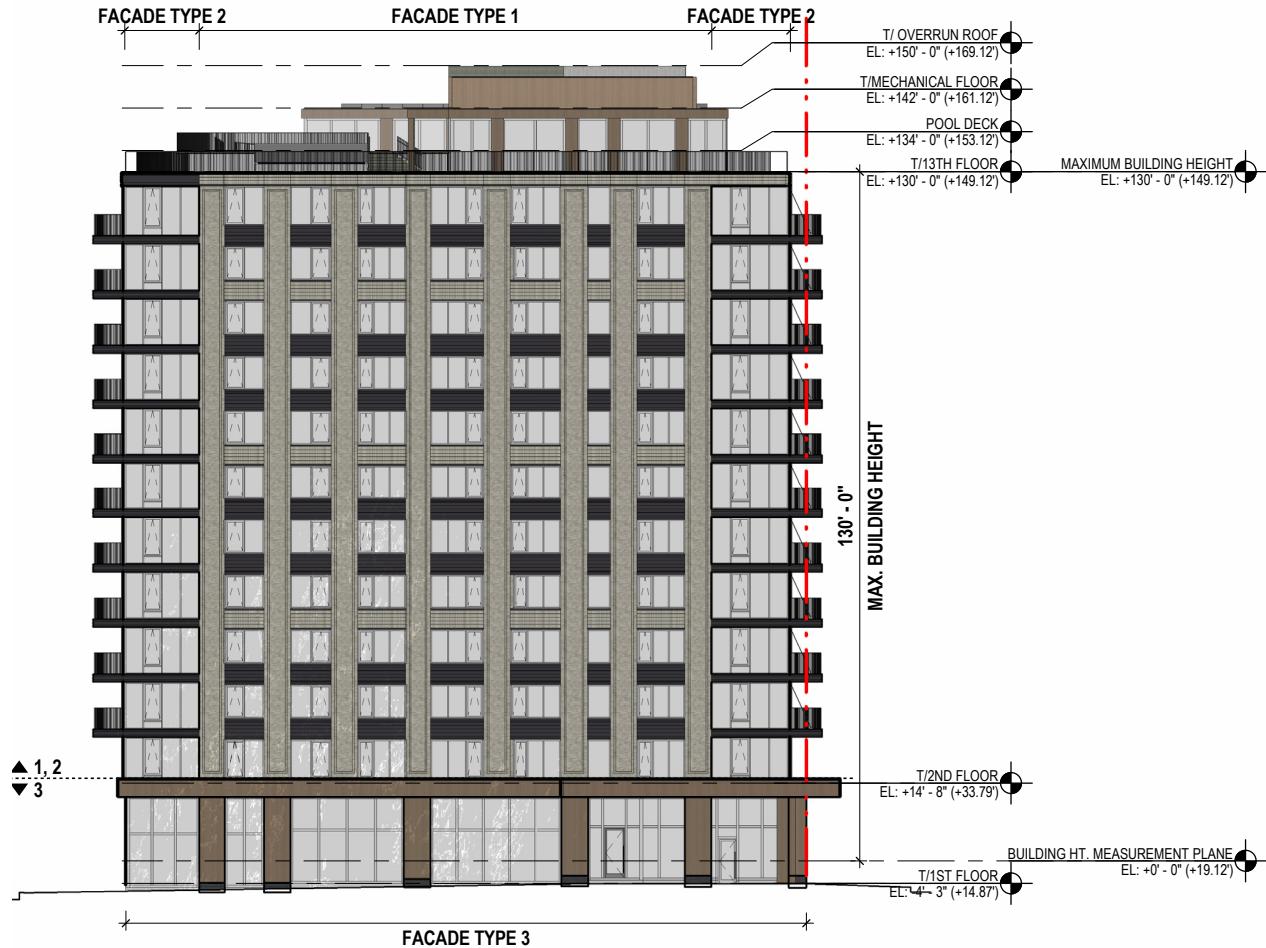
2. ALTERNATE  
TERRACOTTA



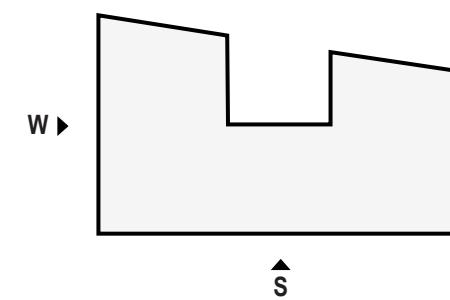
## FACADE 2 MATERIALS



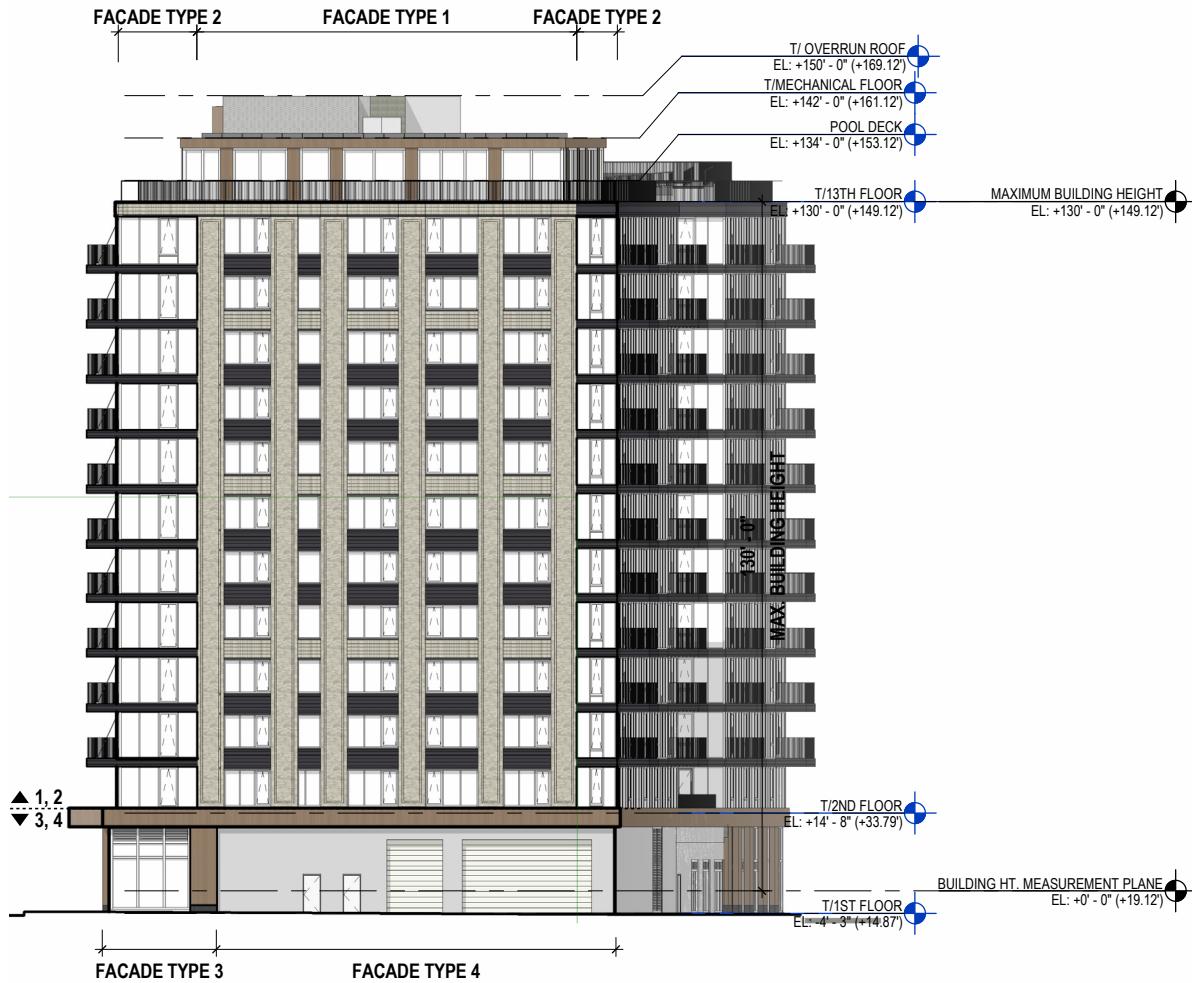
# BUILDING OVERVIEW | SOUTH AND WEST ELEVATIONS | A7.01



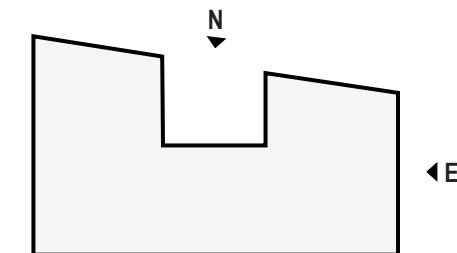
**NOTE:**  
 1. GROUND FLOOR RETAIL ELEVATIONS ARE ILLUSTRATIVE AND INTENDED TO DESCRIBE THE CHARACTER AND SCALE FOR THE BASE OF THE BUILDING. THE ACTUAL RETAIL ELEVATIONS, INCLUDING DESIGN OF ENTRANCES, SHOW WINDOWS, SIGNAGE AND SIZE OF RETAIL UNITS, WILL BE DEVELOPED BY INDIVIDUAL RETAIL TENANTS AT TIME OF PERMITTING, APPROVED BY THE BUILDING OWNER, AND MAY CHANGE OVER TIME TO ACCOMMODATE LEASING CYCLES.  
 2. EXHAUST VENTS TO BE INTEGRATED INTO FINAL FACADE DESIGNS. NO THROUGH-WALL HVAC UNITS WILL BE ON BUILDING ELEVATIONS.



# BUILDING OVERVIEW | NORTH AND EAST ELEVATIONS | A7.02



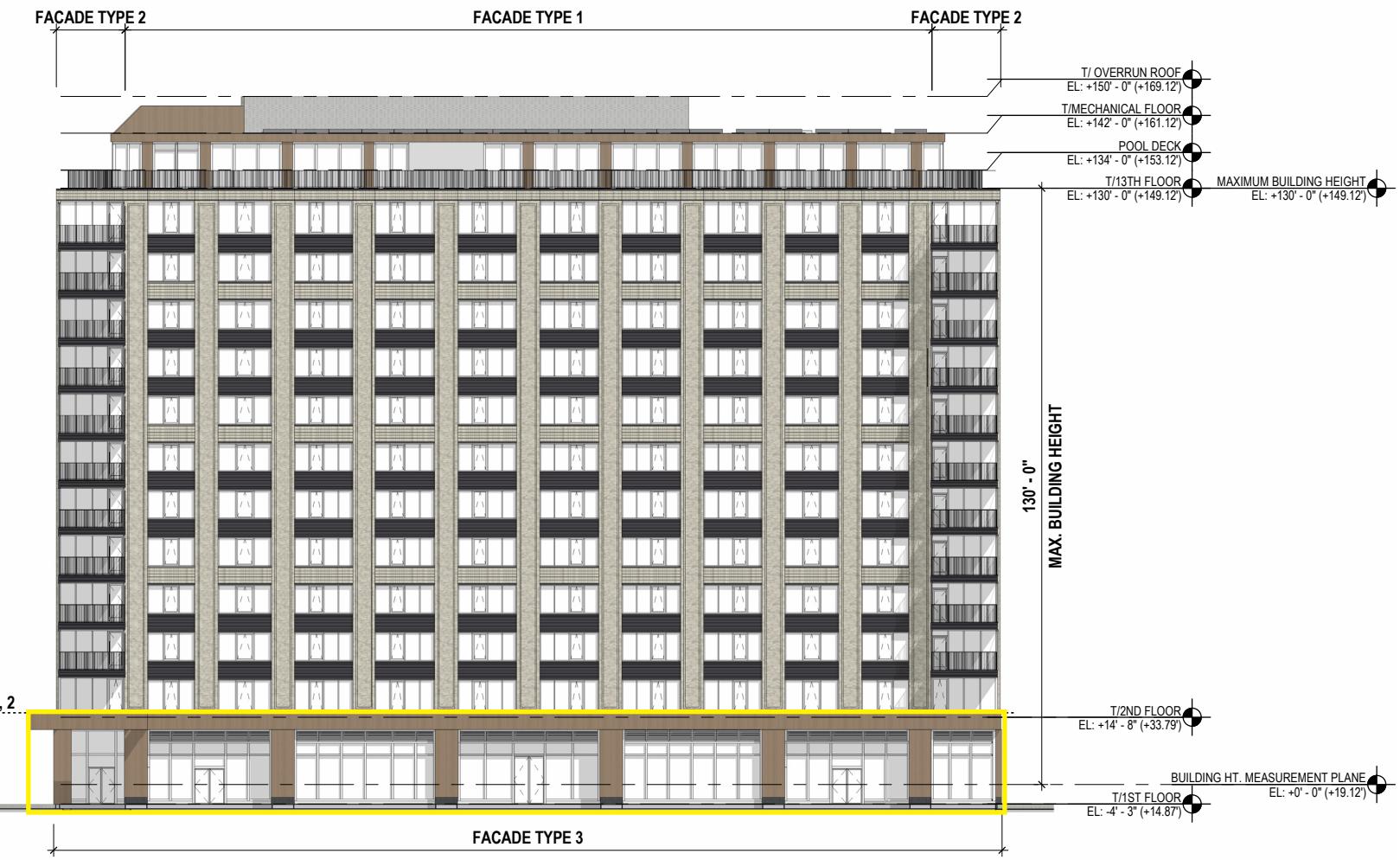
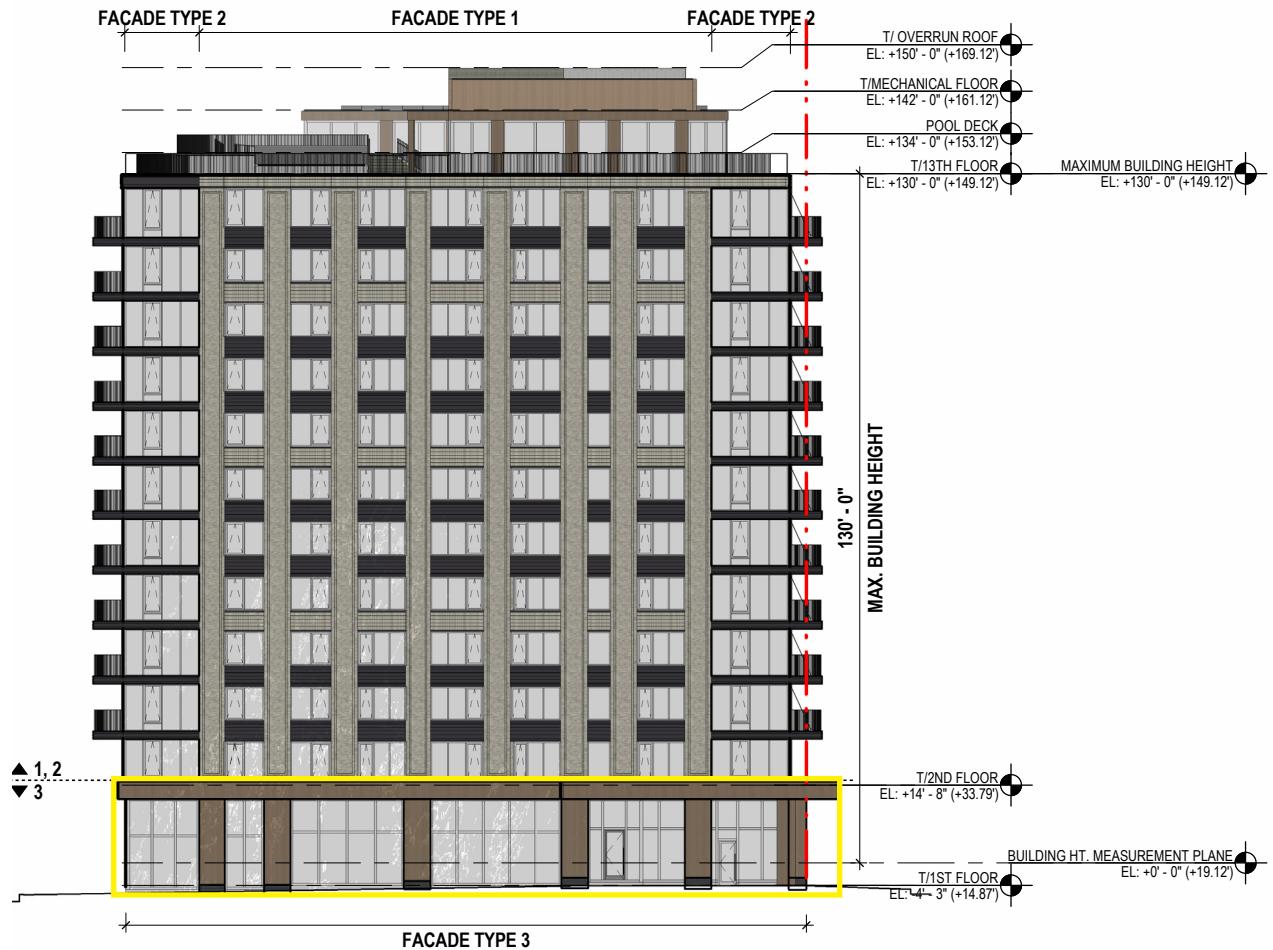
**NOTE:**  
 1. GROUND FLOOR RETAIL ELEVATIONS ARE ILLUSTRATIVE AND INTENDED TO DESCRIBE THE CHARACTER AND SCALE FOR THE BASE OF THE BUILDING. THE ACTUAL RETAIL ELEVATIONS, INCLUDING DESIGN OF ENTRANCES, SHOW WINDOWS, SIGNAGE AND SIZE OF RETAIL UNITS, WILL BE DEVELOPED BY INDIVIDUAL RETAIL TENANTS AT TIME OF PERMITTING, APPROVED BY THE BUILDING OWNER, AND MAY CHANGE OVER TIME TO ACCOMMODATE LEASING CYCLES.  
 2. EXHAUST VENTS TO BE INTEGRATED INTO FINAL FACADE DESIGNS. NO THROUGH-WALL HVAC UNITS WILL BE ON BUILDING ELEVATIONS.



# SIGNAGE ELEVATION | SOUTH AND WEST ELEVATIONS | A7.03

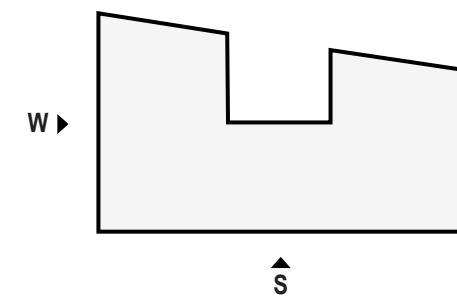
POTENTIAL SIGNAGE LOCATIONS

POTENTIAL BUILDING OPERATIONS SIGNAGE LOCATIONS



**NOTE:**

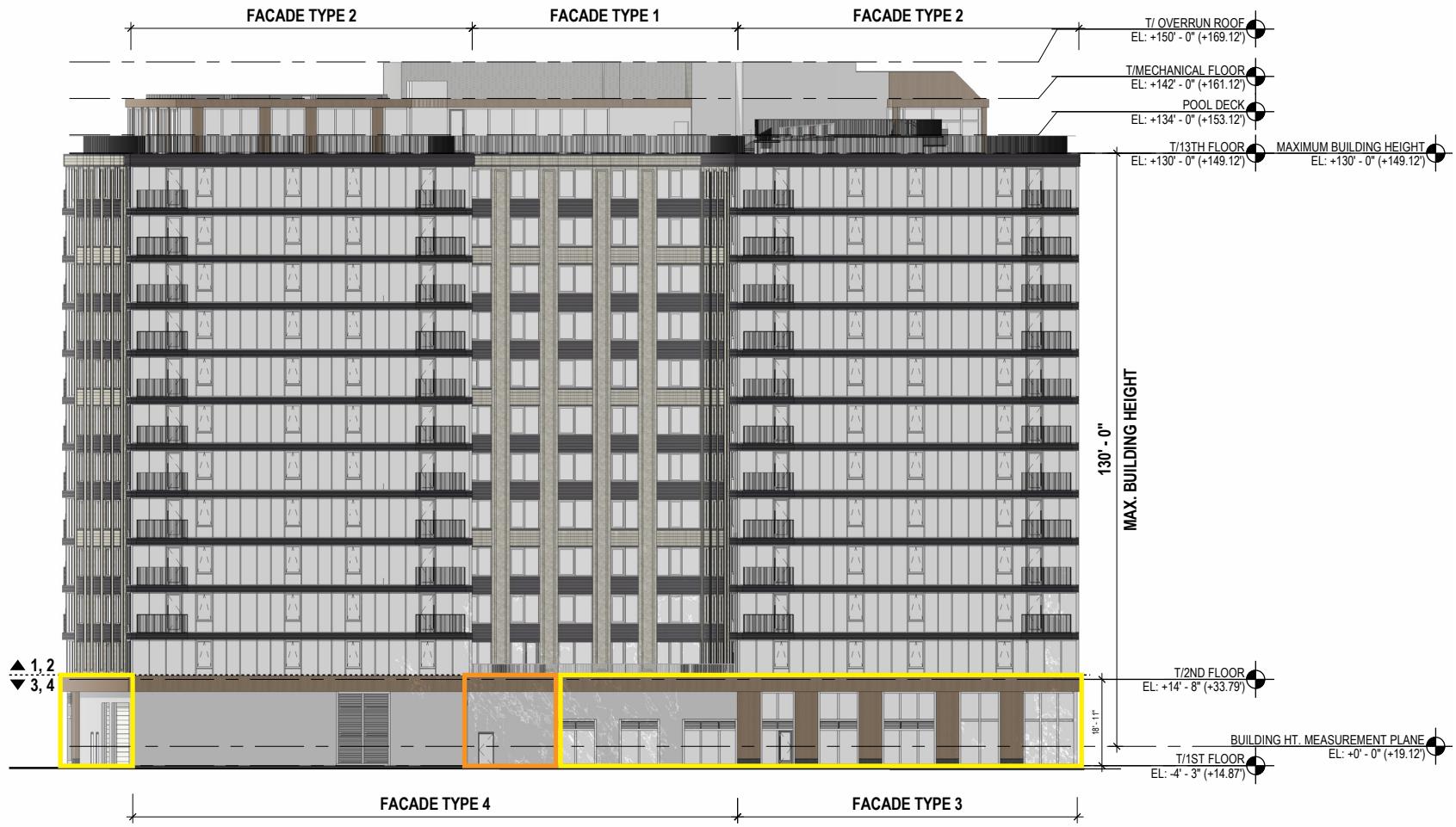
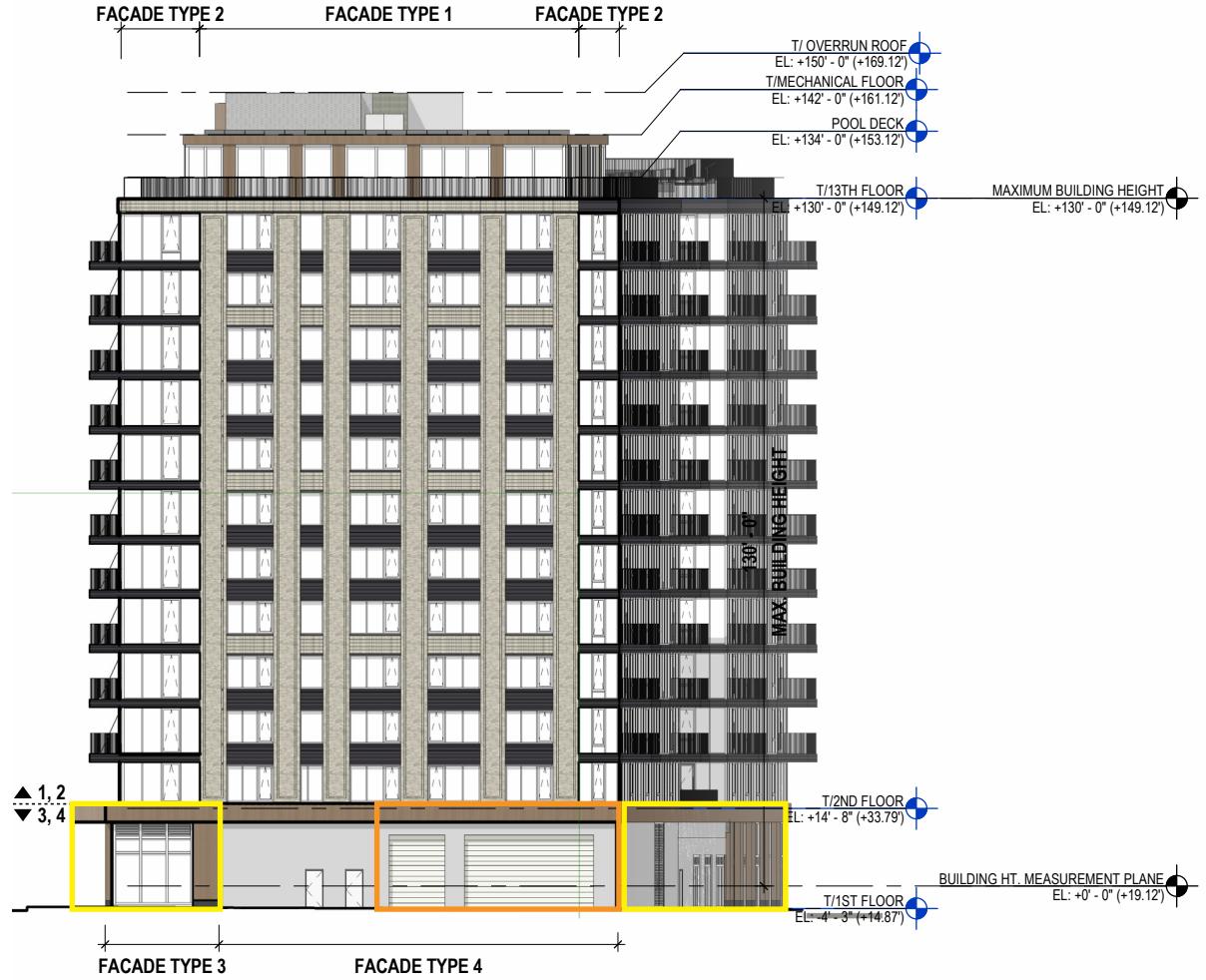
1. SIGNAGE PLACEMENT IS FOR ILLUSTRATIVE PURPOSES ONLY, ACTUAL SIGNAGE PLACEMENT, EXTENT, AND DESIGN TO BE COORDINATED WITH INDIVIDUAL TENANT(S)/ OCCUPANT(S) REQUIREMENTS. SIGNAGE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DC BUILDING CODE AND SIGN REGULATIONS IN EFFECT AT THE TIME OF PERMITTING, INCLUDING REGULATIONS APPLICABLE TO DESIGNATED ENTERTAINMENT AREAS, IF APPLICABLE.
2. GROUND FLOOR RETAIL BAY ELEVATIONS AND STOREFRONT ENTRANCES 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 TENANT(S)/OCCUPANT(S) , SUBJECT TO APPROVAL BY THE BUILDING OWNER. GROUND FLOOR RETAIL BAY ELEVATIONS AND STOREFRONT ENTRANCES ARE SUBJECT TO CHANGE WITH EACH NEW TENANT THAT OCCUPIES A PARTICULAR RETAIL SPACE.
3. SIGNAGE DESIGN SHALL BE COMPATIBLE WITH AND COMPLEMENT THE BUILDING ARCHITECTURE, BE COORDINATED WITH THE BUILDING FAÇADE SYSTEM AND CONSIST OF HIGH-Quality MATERIALS.
4. SIGNAGE MAY CONTAIN LETTER AND/OR GRAPHIC LOGOS, AND MAY BE SELF-ILLUMINATED OR BACK-LIT.



# SIGNAGE ELEVATION | NORTH AND EAST ELEVATIONS | A7.04

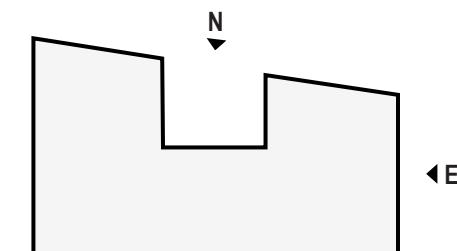
POTENTIAL SIGNAGE LOCATIONS

POTENTIAL BUILDING OPERATIONS SIGNAGE LOCATIONS



**NOTE:**

1. SIGNAGE PLACEMENT IS FOR ILLUSTRATIVE PURPOSES ONLY, ACTUAL SIGNAGE PLACEMENT, EXTENT, AND DESIGN TO BE COORDINATED WITH INDIVIDUAL TENANT(S)/ OCCUPANT(S) REQUIREMENTS. SIGNAGE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DC BUILDING CODE AND SIGN REGULATIONS IN EFFECT AT THE TIME OF PERMITTING, INCLUDING REGULATIONS APPLICABLE TO DESIGNATED ENTERTAINMENT AREAS, IF APPLICABLE.
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3. SIGNAGE DESIGN SHALL BE COMPATIBLE WITH AND COMPLEMENT THE BUILDING ARCHITECTURE, BE COORDINATED WITH THE BUILDING FAÇADE SYSTEM AND CONSIST OF HIGH-QUALITY MATERIALS.
4. SIGNAGE MAY CONTAIN LETTER AND/OR GRAPHIC LOGOS, AND MAY BE SELF-ILLUMINATED OR BACK-LIT.

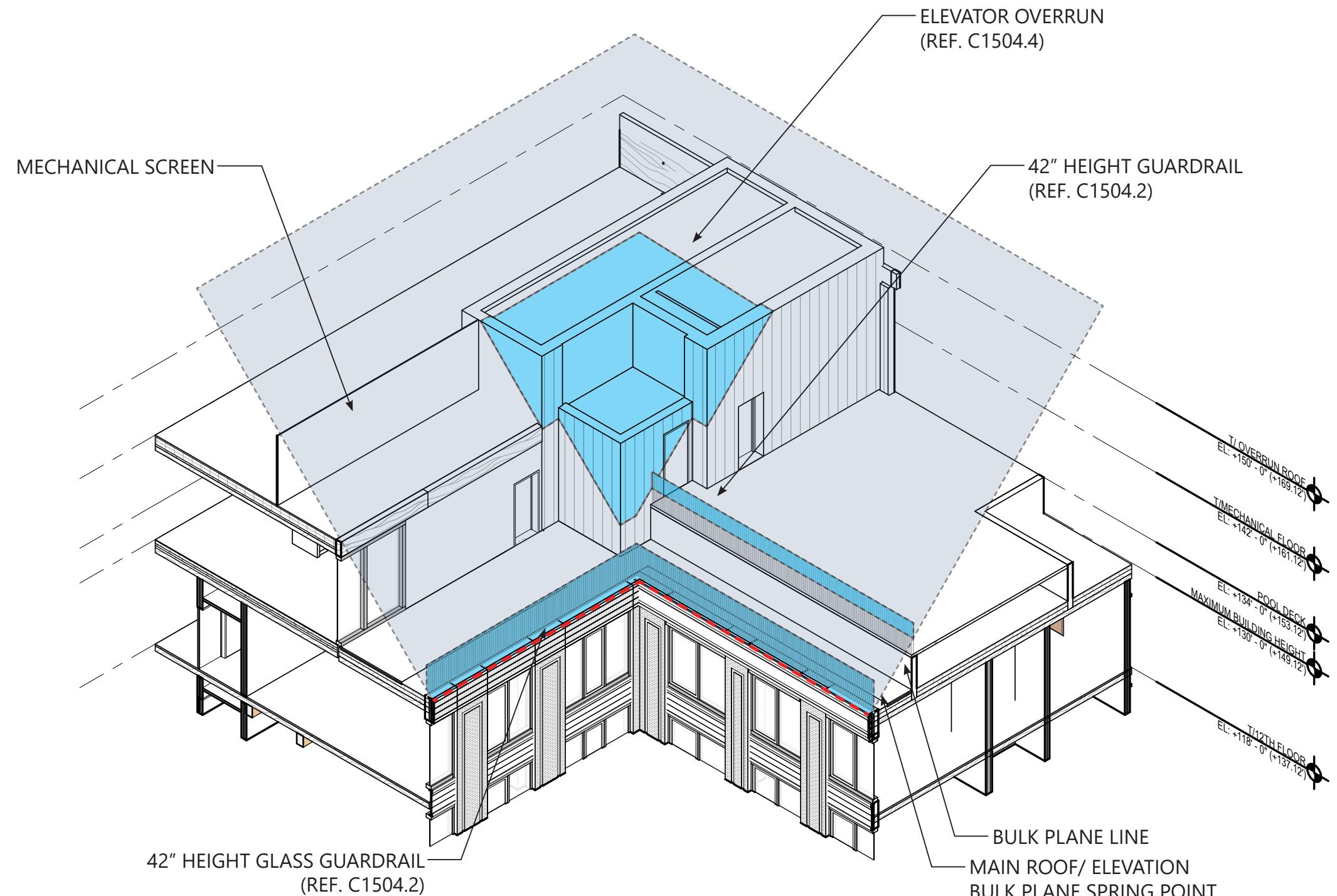
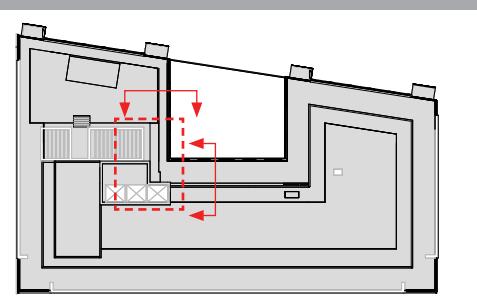


# ZONING ANALYSIS | PENTHOUSE SETBACKS | A8.01

## BUILDING HEIGHT, PENTHOUSES, AND SETBACK

- (B.306.1)  
Zoning regulations and the Height Act both apply to height limitations.
- (B.306.5)  
Architectural embellishments may be erected to a greater height than prescribed by the limitations, provided it does not result in the appearance of a raised height building for more than 30% of each façade.
- (C.1504.1)  
The Penthouse shall be set back from the roof on which it is located, measured at a distance equal to its height from the edge of that roof.
- (C1504.2)  
Setback requirements shall not apply to:
  - Parapets no taller than 48"
  - Guardrails required by the building code for a roof deck.
- (C.1504.4)  
Open court setback requirements shall not apply to rooftop access stairwell or elevator.

## KEY PLAN



# ZONING ANALYSIS | PENTHOUSE SETBACKS | A8.02

## BUILDING HEIGHT, PENTHOUSES, AND SETBACK AT HOWARD ROAD

- (B.306.1) Zoning regulations and the Height Act both apply to height limitations.
- (B.306.5) Architectural embellishments may be erected to a greater height than prescribed by the limitations, provided it does not result in the appearance of a raised height building for more than 30% of each façade.
- (C.1504.1) The Penthouse shall be set back from the roof on which it is located, measured at a distance equal to its height from the edge of that roof.
- (C1504.2) Setback requirements shall not apply to:
  - Parapets no taller than 48"
  - Guardrails required by the building code for a roof deck.
- (C.1504.4) Open court setback requirements shall not apply to rooftop access stairwell or elevator.

## KEY PLAN

