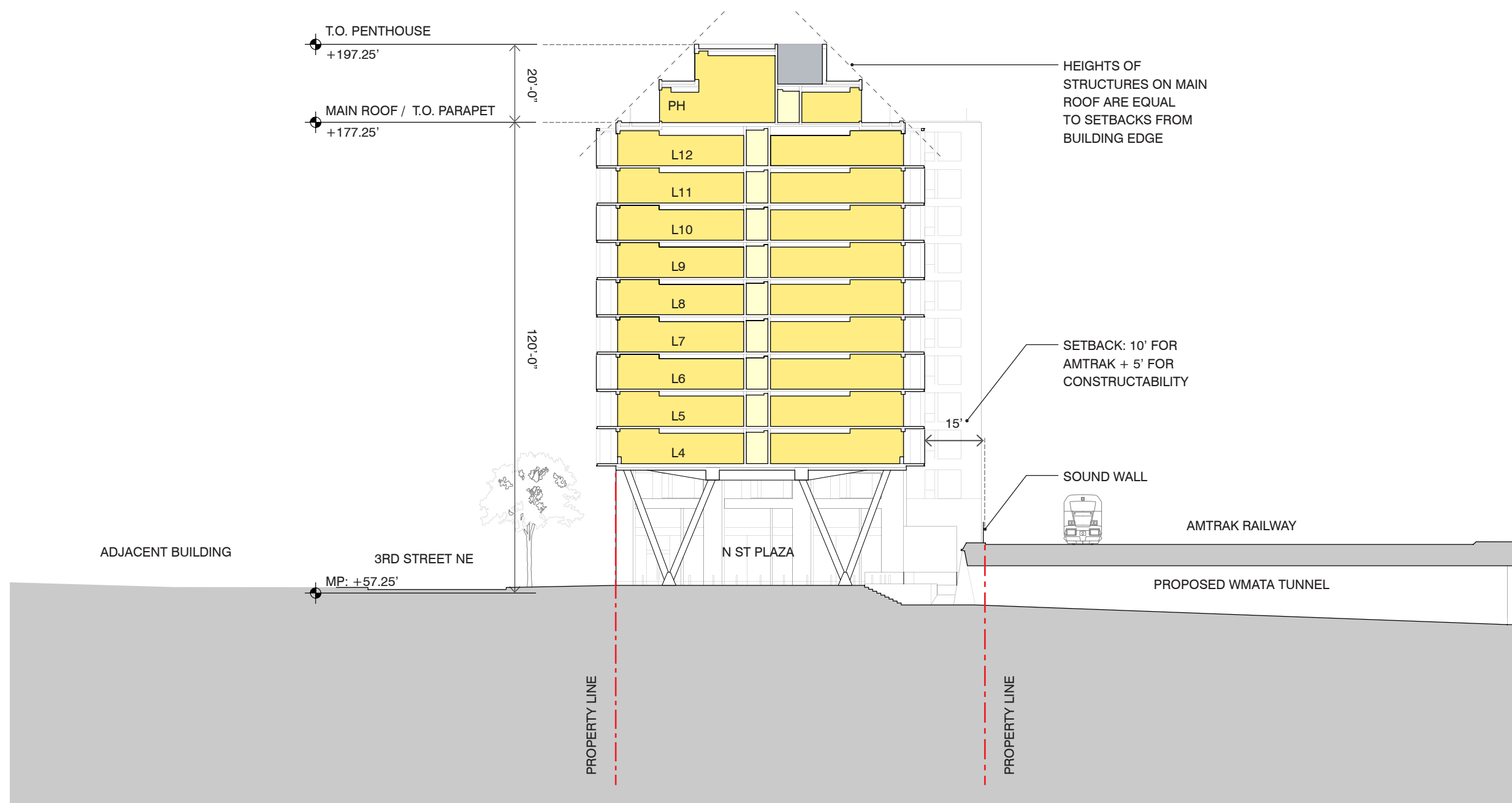
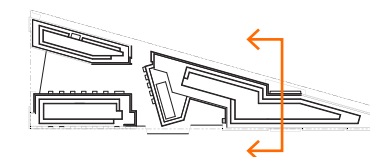


K E Y

	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 3.11 for measuring point location and building dimensions.
2. Interior plan layouts are conceptual and shown for illustrative purposes only. Final layouts may vary.



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Transverse Section at Apartment 4.01

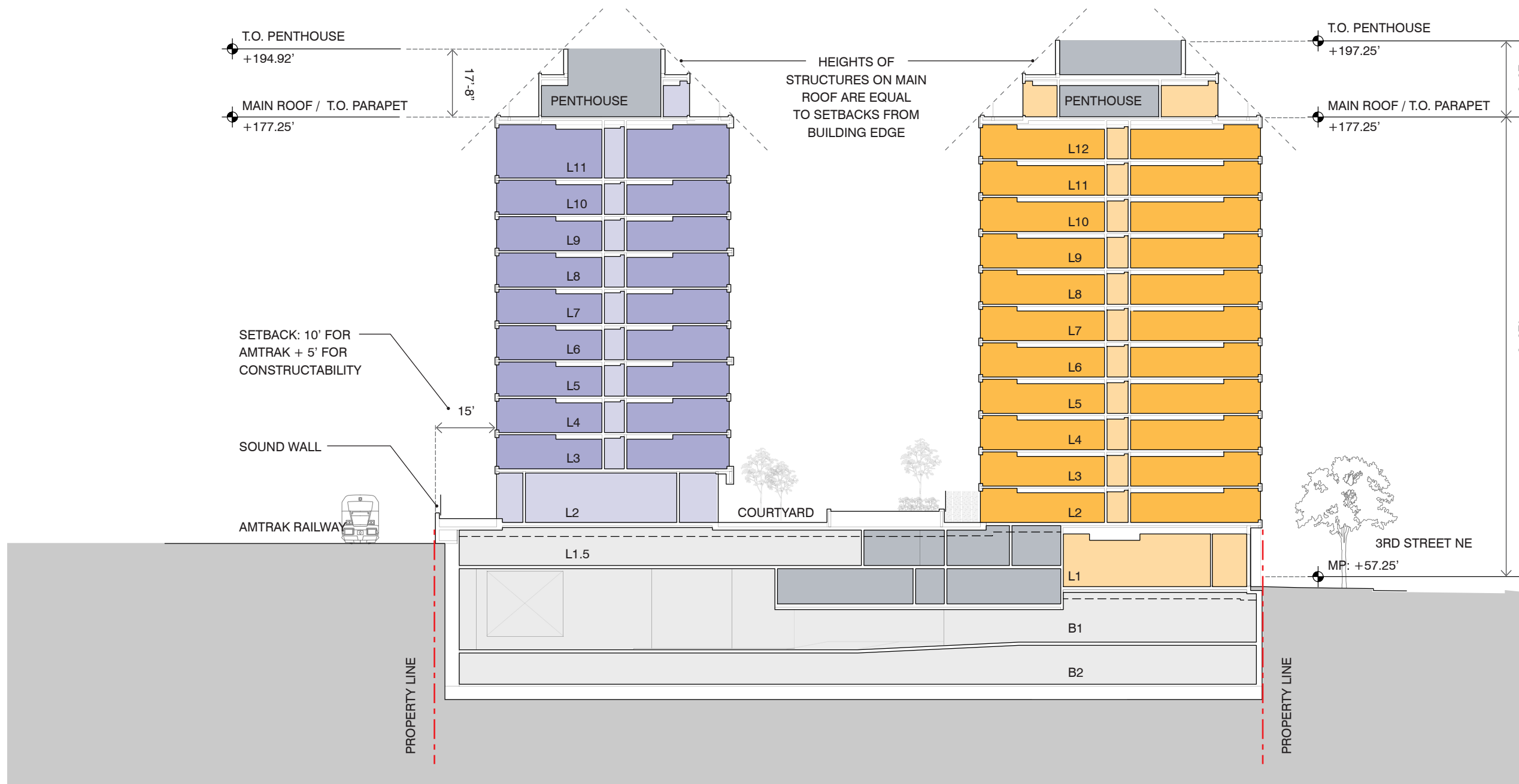
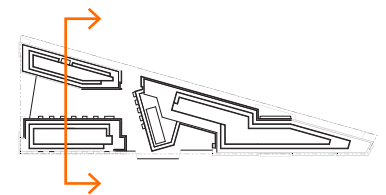
ZONING COMMISSION
District of Columbia
CASE NO.16-09
EXHIBIT NO.2G3

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 3.11 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

AMTRAK ACCESS EASEMENT

DC WATER EASEMENT

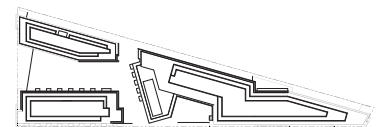
METRO PLAZA

M STREET NE

FLORIDA AVENUE 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.



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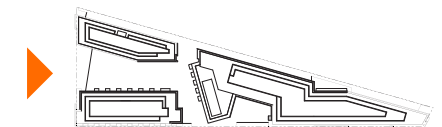
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East Elevation - Third Street 4.03



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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3. Residential and hotel exhaust vents to be integrated into final facade designs.



0' 12.5' 25' 50'

1200 THIRD STREET, NE

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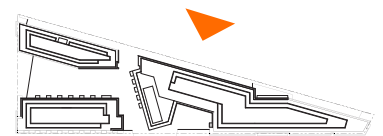
South Elevation - M Street 4.04



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.
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3. Residential and hotel exhaust vents to be integrated into final facade designs.



0' 12.5' 25' 50'

1200 THIRD STREET, NE

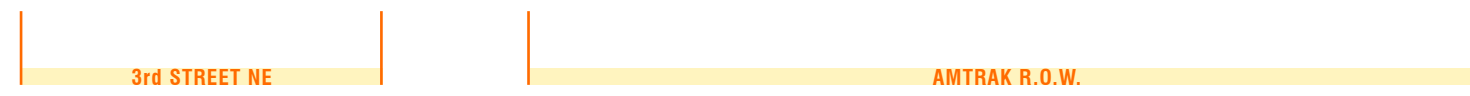
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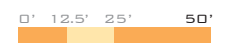
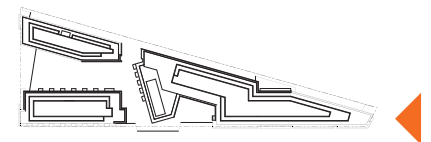
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West Elevation - Railway 4.05



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.
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3. Residential and hotel exhaust vents to be integrated into final facade designs.



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North Elevation - Florida Avenue 4.06

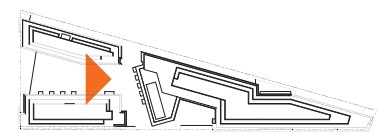


AMTRAK R.O.W.

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.
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3. Residential and hotel exhaust vents to be integrated into final facade designs.



0' 12.5' 25' 50'

1200 THIRD STREET, NE

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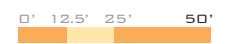
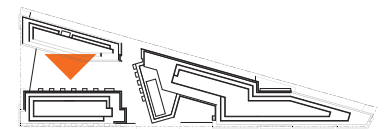
Plaza North Elevation - Apartment 1 4.07



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.
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3. Residential and hotel exhaust vents to be integrated into final facade designs.



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Plaza East Elevation - Apartment 2 4.08

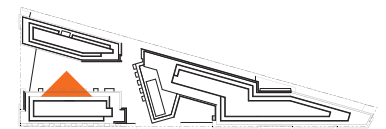


M STREET NE

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.
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3. Residential and hotel exhaust vents to be integrated into final facade designs.



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

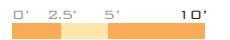
Residential Masonry A4
Dark Gray Blended Brick

Wall Base A5
Stone or Brick - Medium Gray



GENERAL NOTES:

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3. Residential and hotel exhaust vents to be integrated into final facade designs.



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Enlarged Partial Elevation - Apartment 1 Facade Type A 4.10

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/
Tinted 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 Infill

← Future WMATA Tunnel Entrance

See General Note #2

GENERAL NOTES:

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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

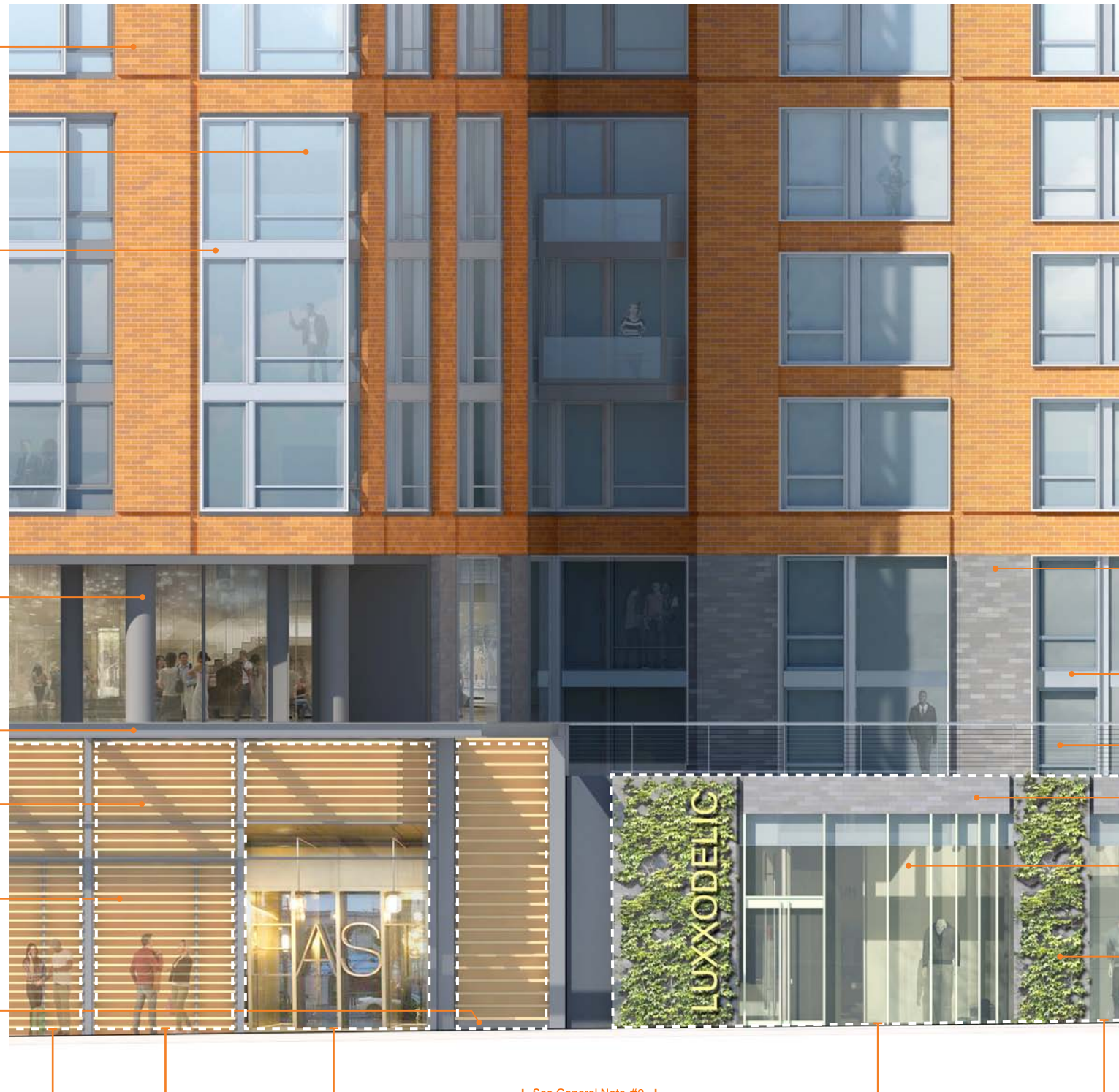
Residential Glazing C10
Metal Frame, Pre-Finished Paint w/
Operable Sash and Low-E Glazing

Residential Terrace Railing C11
Metal Frame

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

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3. Residential and hotel exhaust vents to be integrated into final facade designs.



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:

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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

Hotel/Retail Wall Panel E5
Precast Concrete - Light Gray

Retail Glazing E6
Metal Frame, Pre-Finish Paint w/ Laminate or
Insulating Glass, Clear, Fritted or Color Tinted

Retail Wall Panel E7
Precast Concrete - Light Gray

Retail Wall Panel E8
Accent Panel

Retail Wall Base E9
Stone or Brick - Light Gray

Residential Fascia E10
Formed Metal, Pre-Finished Paint

Residential Glazing E11
Metal Frame, Pre-Finished Paint w/ Operable
Sash, Glazed Sill Panel, and Low-E Glazing

Retail Wall Panel E12
Formed Metal Panel or Metal Louvers w/
Pre-Finished Paint



See General Note #2

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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 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 - Dark Gray



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Enlarged Partial Elevation - Hotel Facade Type F 4.15

Hotel Glazing G1
Metal Frame, Pre-Finished Paint w/
Low-E Glazing

Hotel Wall Panel G2
Wood Composite Panels

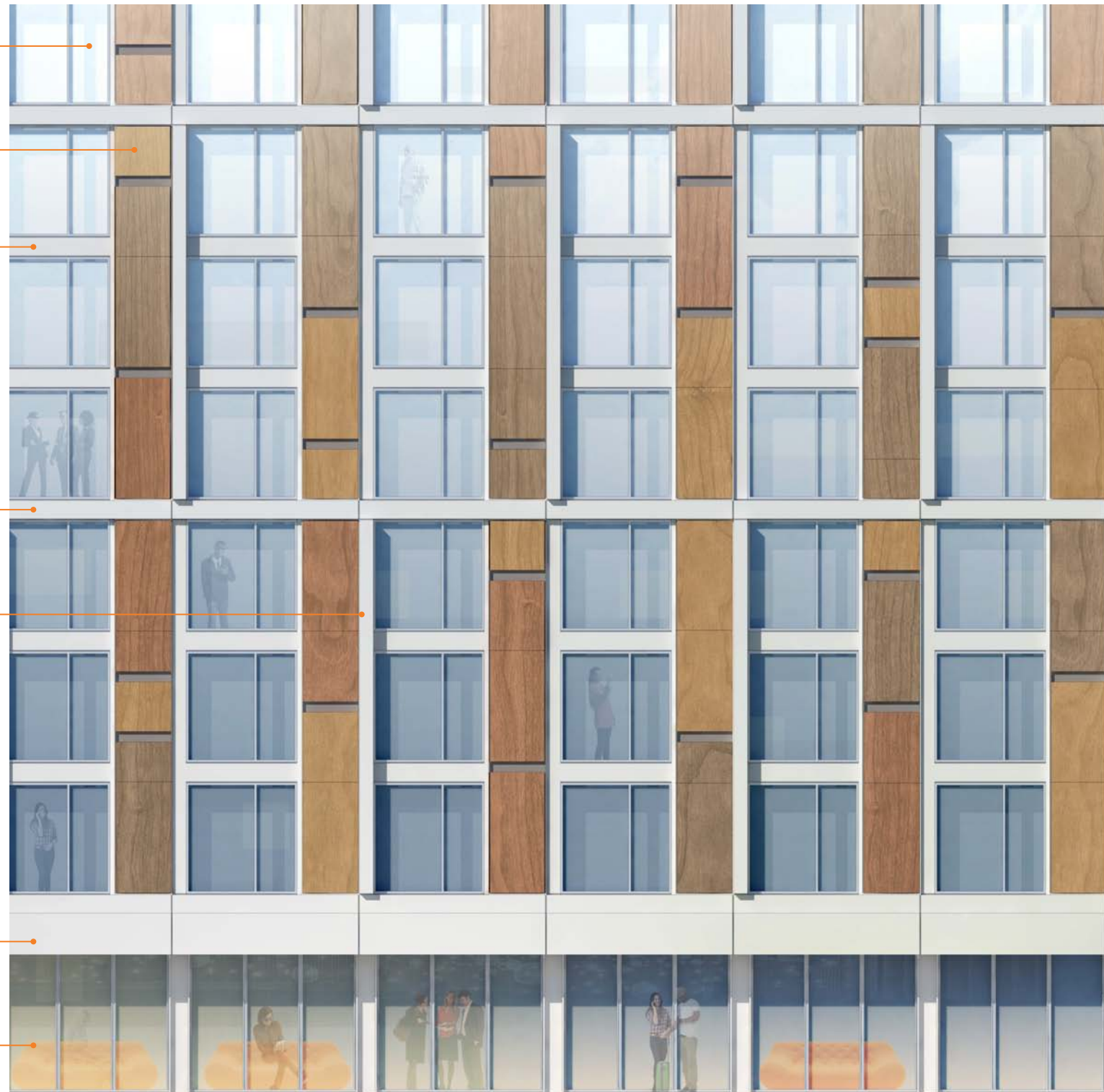
Hotel Wall Panel G3
Formed Metal Panel, Pre-Finished Paint

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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Enlarged Partial Elevation - Hotel Facade Type G 4.16