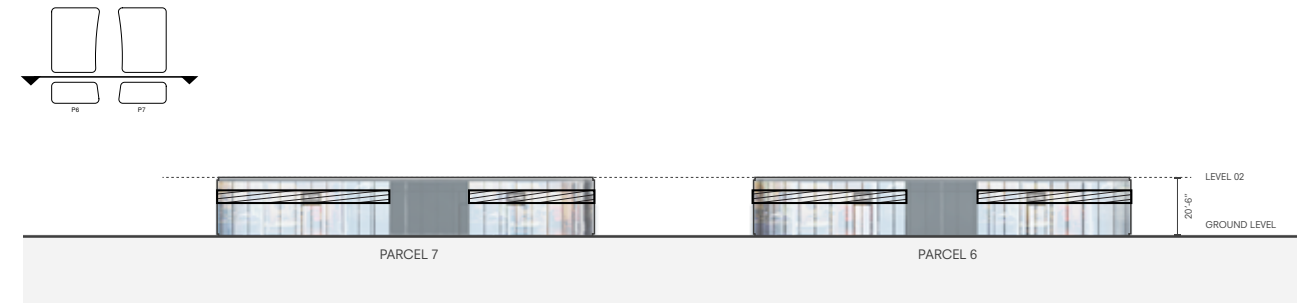


PEDESTRIAN PASSAGE RETAIL STOREFRONTS FACING SOUTH





PEDESTRIAN PASSAGE RETAIL STOREFRONTS FACING NORTH



INTERIOR ELEVATION FACING EAST

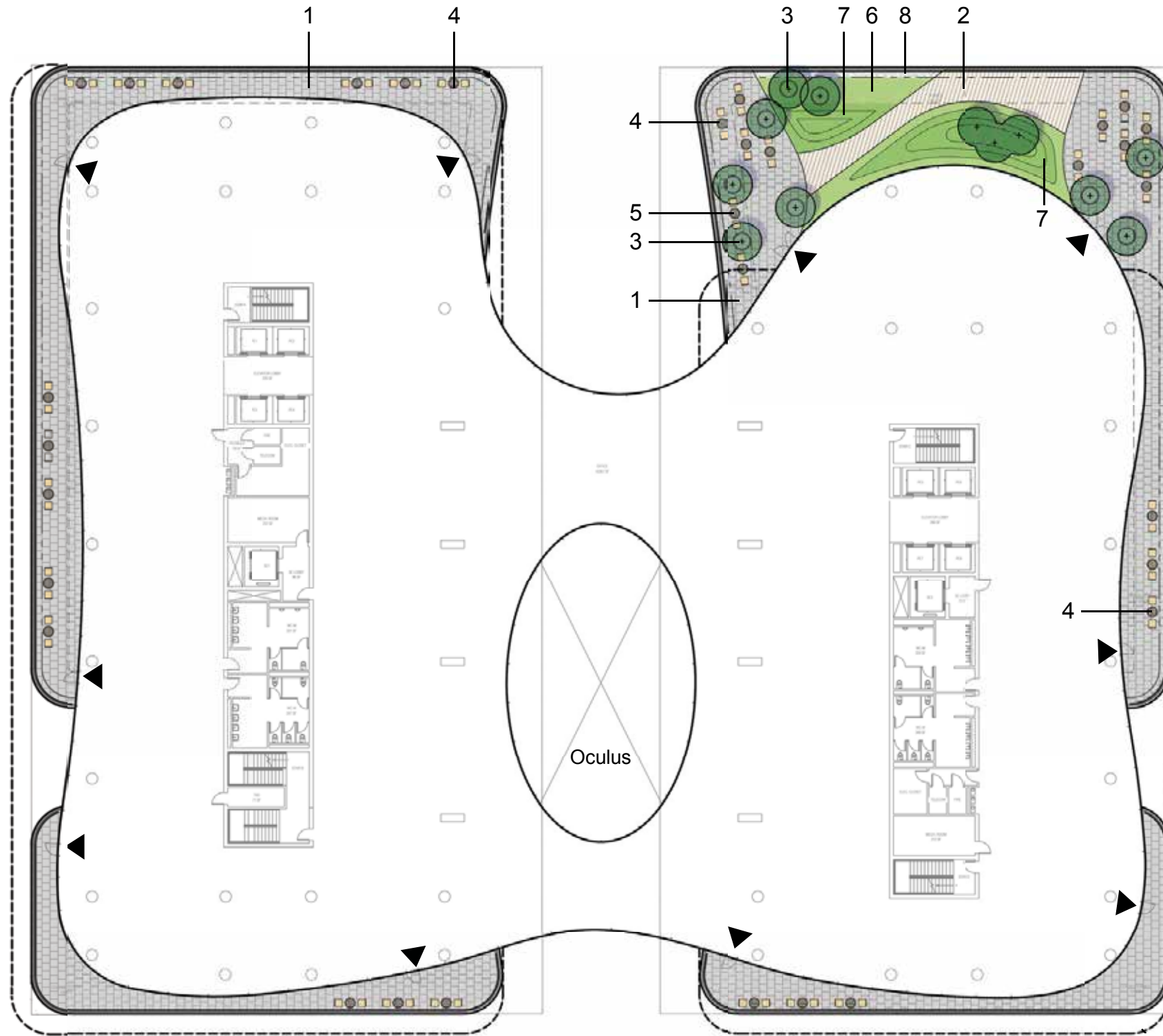


INTERIOR ELEVATION FACING WEST

-  POTENTIAL TENANT SIGNAGE LOCATION
-  POTENTIAL RETAIL SIGNAGE LOCATION

NOTES

1. RETAIL SIGNAGE PLACEMENT IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL RETAIL SIGNAGE PLACEMENT, EXTENT, AND DESIGN TO BE COORDINATED WITH INDIVIDUAL TENANT(S)/OCCUPANT(S) REQUIREMENTS. RETAIL 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. UPPER-LEVEL BUILDING AND TENANT SIGNAGE ZONES SHOWN ARE INTENDED TO REFLECT THE AREAS WITHIN WHICH SUCH SIGNAGE SHALL BE LOCATED. THE DIMENSIONS AND SQUARE FOOTAGE OF INDIVIDUAL SIGNS WITHIN THESE ZONES, AND THE OVERALL SQUARE FOOTAGE OF ALL SIGNS WITHIN THESE ZONES ALONG EACH FAÇADE, WILL BE DETERMINED AND DESIGNED IN ACCORDANCE WITH THE DC BUILDING CODE AND SIGNAGE REGULATIONS IN EFFECT AT THE TIME OF PERMITTING, INCLUDING REGULATIONS APPLICABLE TO DESIGNATED ENTERTAINMENT AREAS, IF APPLICABLE.
3. UPPER-LEVEL BUILDING AND TENANT 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. RETAIL SIGNAGE AND UPPER-LEVEL BUILDING AND TENANT SIGNAGE MAY CONTAIN LETTERS AND/OR GRAPHIC LOGOS, AND MAY BE SELF-ILLUMINATED OR BACK-LIT.



'BELT' LEVEL TWO TERRACE PRECEDENT MATERIALS

1 2' x 2' Precast Concrete Pedestal Pavers



2 Wood Decking on Pedestal System



3 Movable Planter Pots



4 Tables & Chairs - Standard Height



5 Tables & Chairs - Bar Height



5 Bar Height Stools

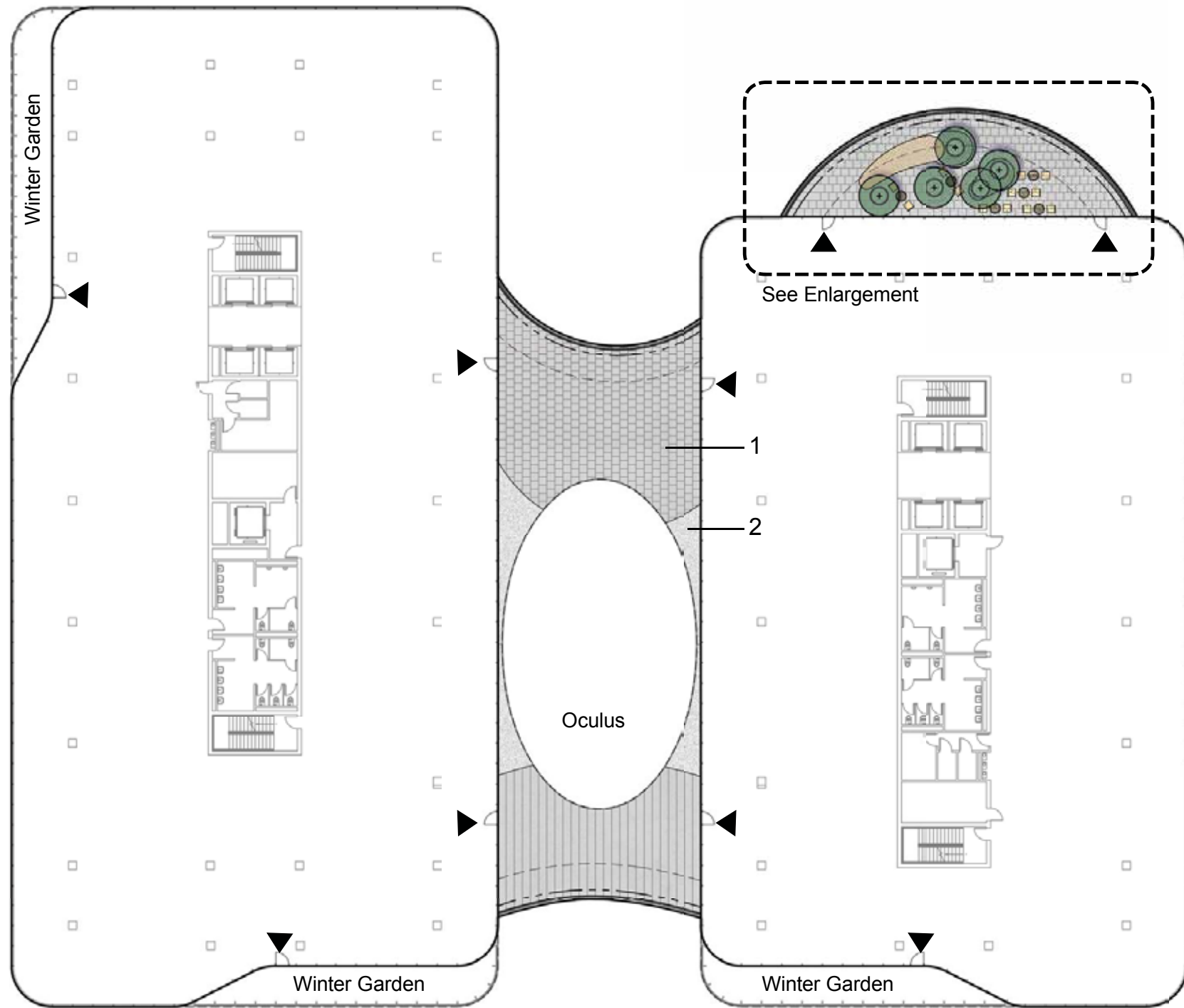


6 Green Roof Planting - Sedum Mix



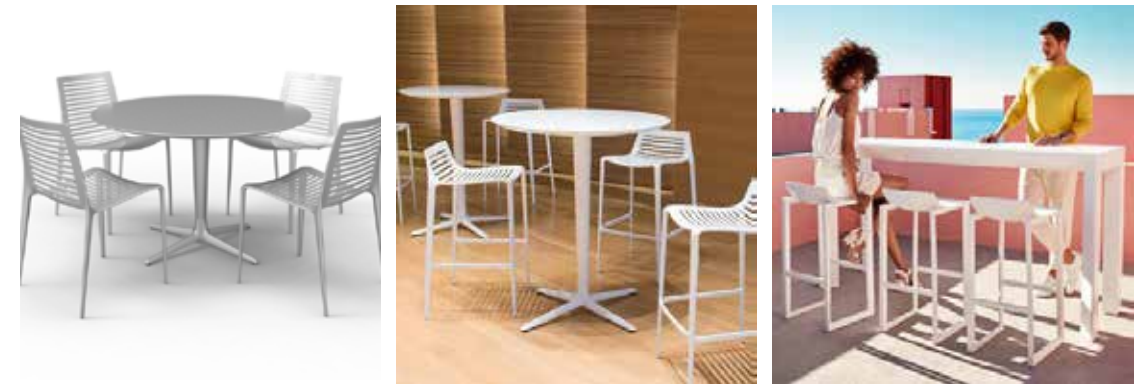
6 Green Roof Planting Sedum Mix with Perennial Accents

* Roof perimeter to comply with WSD-1a and WSD-1b



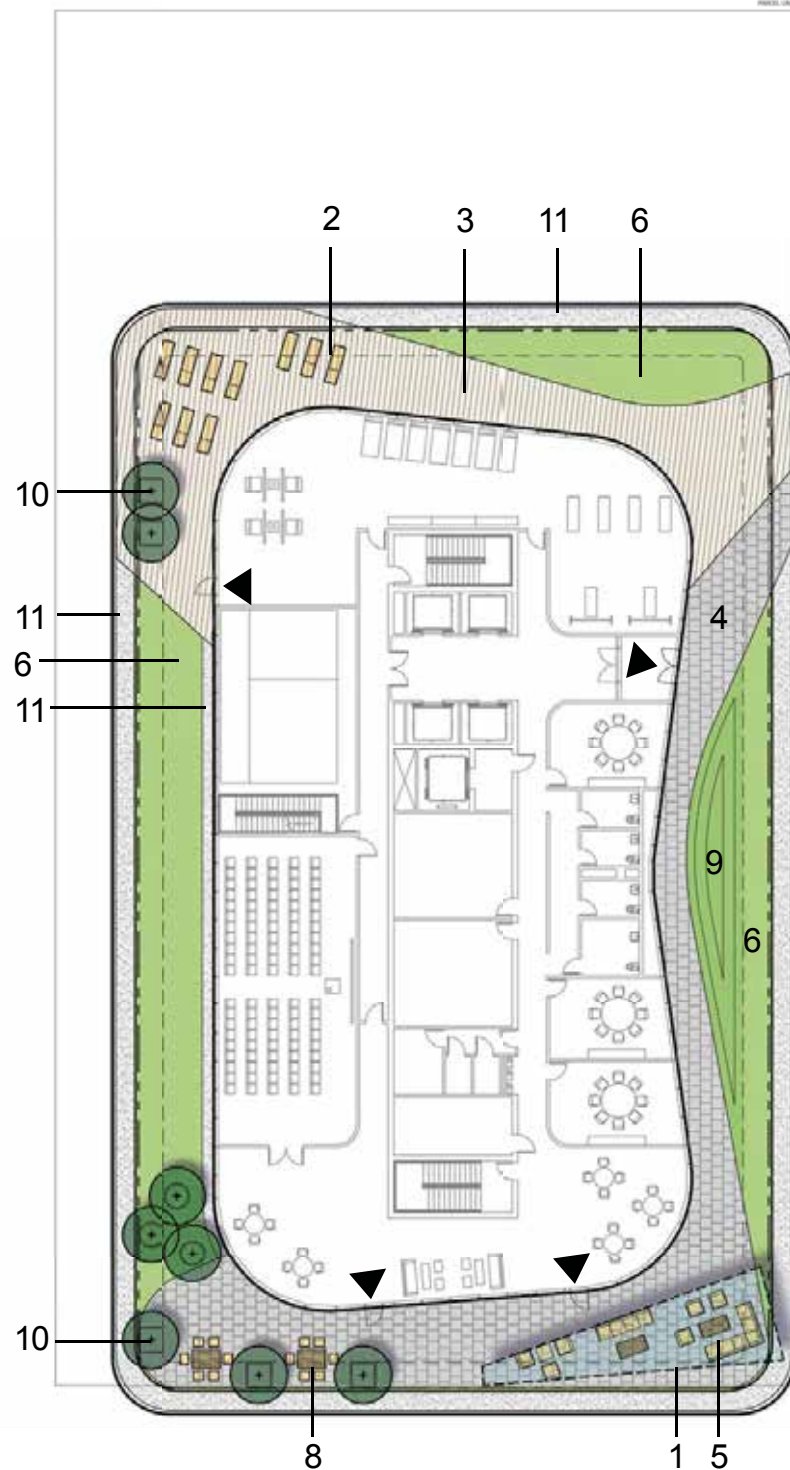
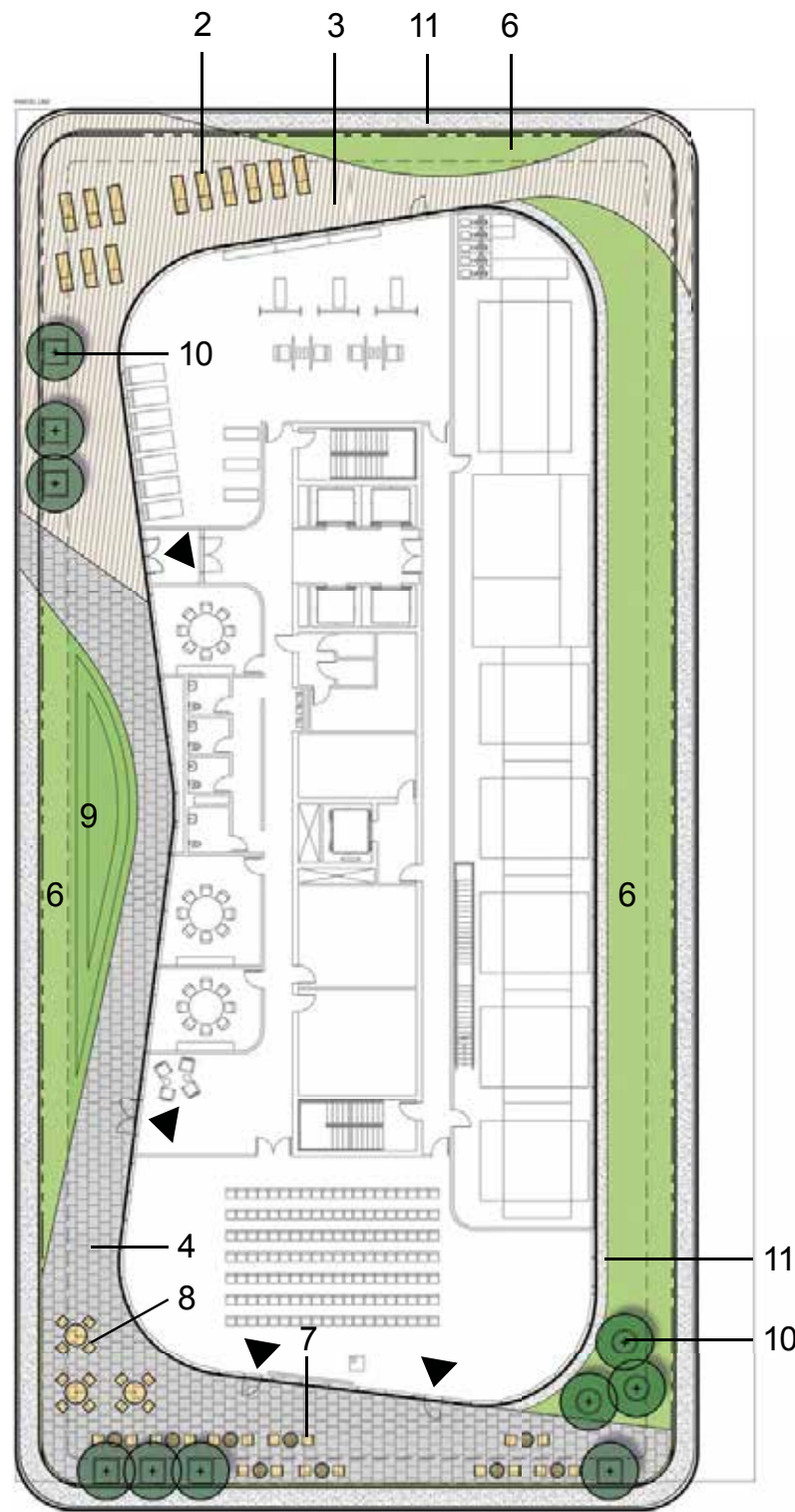
LEVEL THREE TERRACE PRECEDENT MATERIALS

- 1 2'x 2' Precast Concrete Pedestal Pavers
- 2 River Cobble
- 3 Movable Planter Pots



- 4 Table & Chairs - Standard Height
- 5 Table & Chairs - Bar Height

** Roof perimeter to comply with WSD-1a and WSD-1b*



PENTHOUSE TERRACE PRECEDENT MATERIALS



1 Lounge Area



2 Chaise Lounges



3 Wood Decking on Pedestal System



4 2' x 2' Precast Concrete Pedestal Pavers



5 Lounge Furniture



6 Green Roof Planting - Sedum Mix



6 Green Roof Planting Sedum Mix with Perennial Accents

* Roof perimeter to comply with WSD-1a and WSD-1b

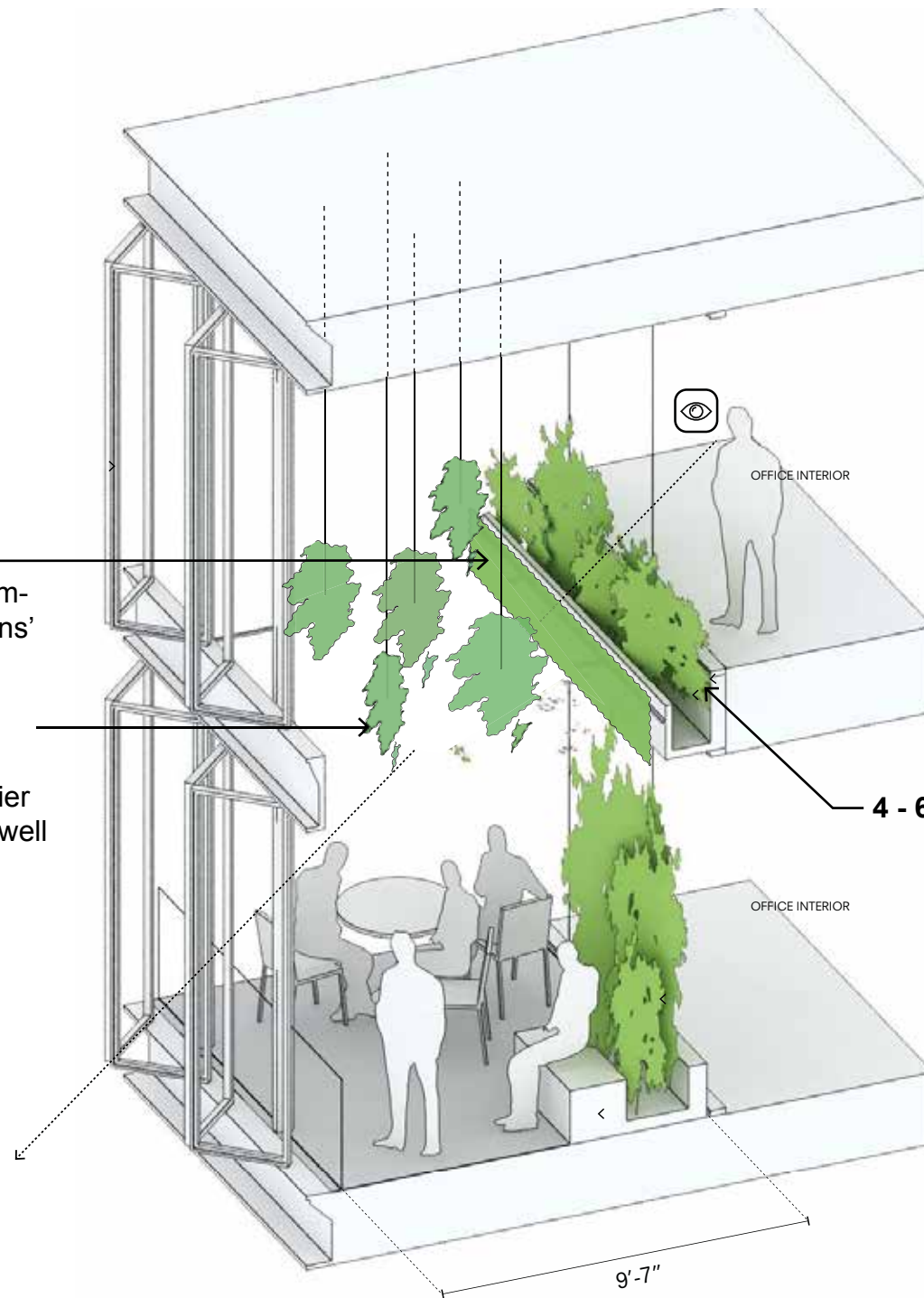
PLANTING CHARACTER:

4 - 6
Medium Height Planting
 Predominately fine to medium textured plants with grass-like, spikey texture and bold colored accent plants.

7 - 14
Tall Height Planting
 Tree-form and broadleaf bold textured plants with fine textured plants at base.

1
Green Wall:
 At face of planter further emphasises horizontal 'Ribbons'

2 - 3
Hanging Gardens:
 Vine clusters at varying heights provide visual barrier to winter garden below as well as frame views toward the river



HANGING PLANTING



1 Ficus Pumilia



2 Philodendron Vines



3 Tillandsia Kolbii

MEDIUM-HEIGHT PLANTING



4 Sansevieria Trifasciata 'Laurentii'



4 Sansevieria Trifasciata & Annuals



5 Equisetum Hyemale



6 Chlorophytum Comosum

TALL, DOUBLE-HEIGHT PLANTING



7 Philodendron Bipinnatifidum



8 Monstera Deliciosa



9 Dieffenbachia Seguine



10 Strelitzia Eeginae



11 Ficus Maclellandii



12 Rhaps Excelsa



13 Dracaena Varieties



14 Phyllostachys Nigra





LEGEND

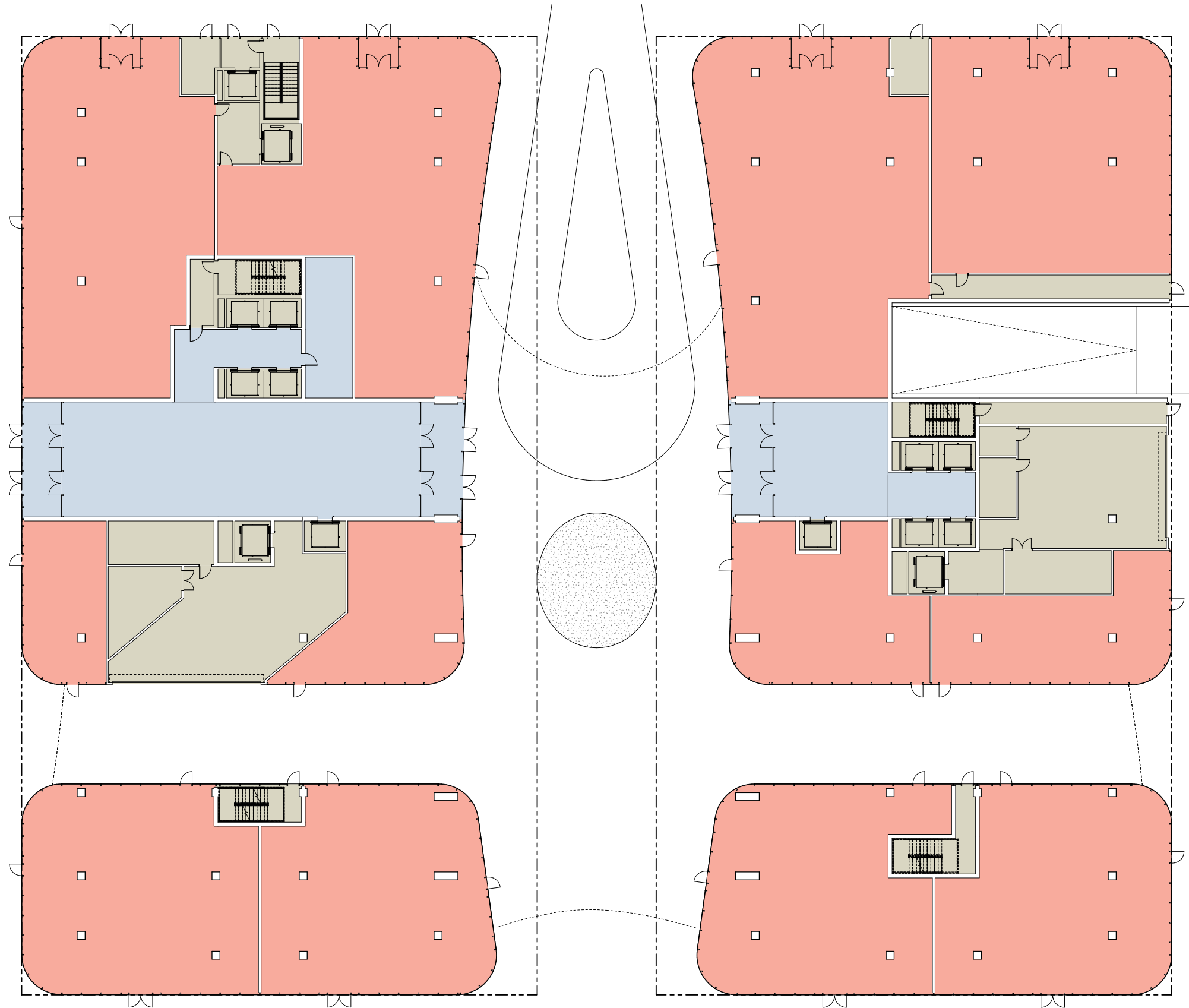
- PUBLIC ACCESS
- CAR SHARE/CARPOOL
- SHORT TERM BICYCLE STORAGE
- LONG TERM BICYCLE STORAGE
- ELECTRIC VEHICLE CHARGING SPACE
- CHARGING STATION
- STORM WATER CISTERN
- STORM WATER SEPERATOR

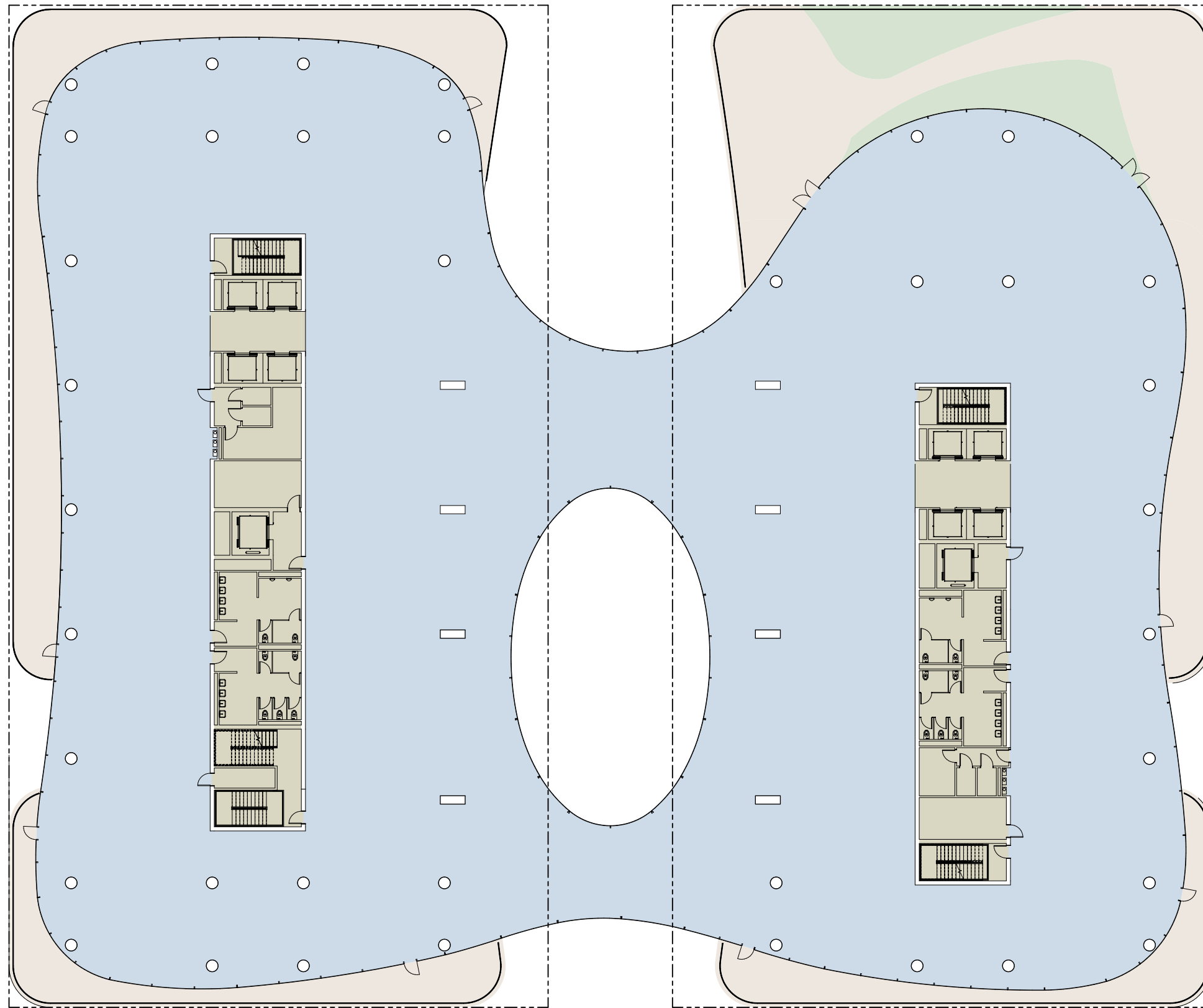
GARAGE 2: 229 SPACES



LEGEND

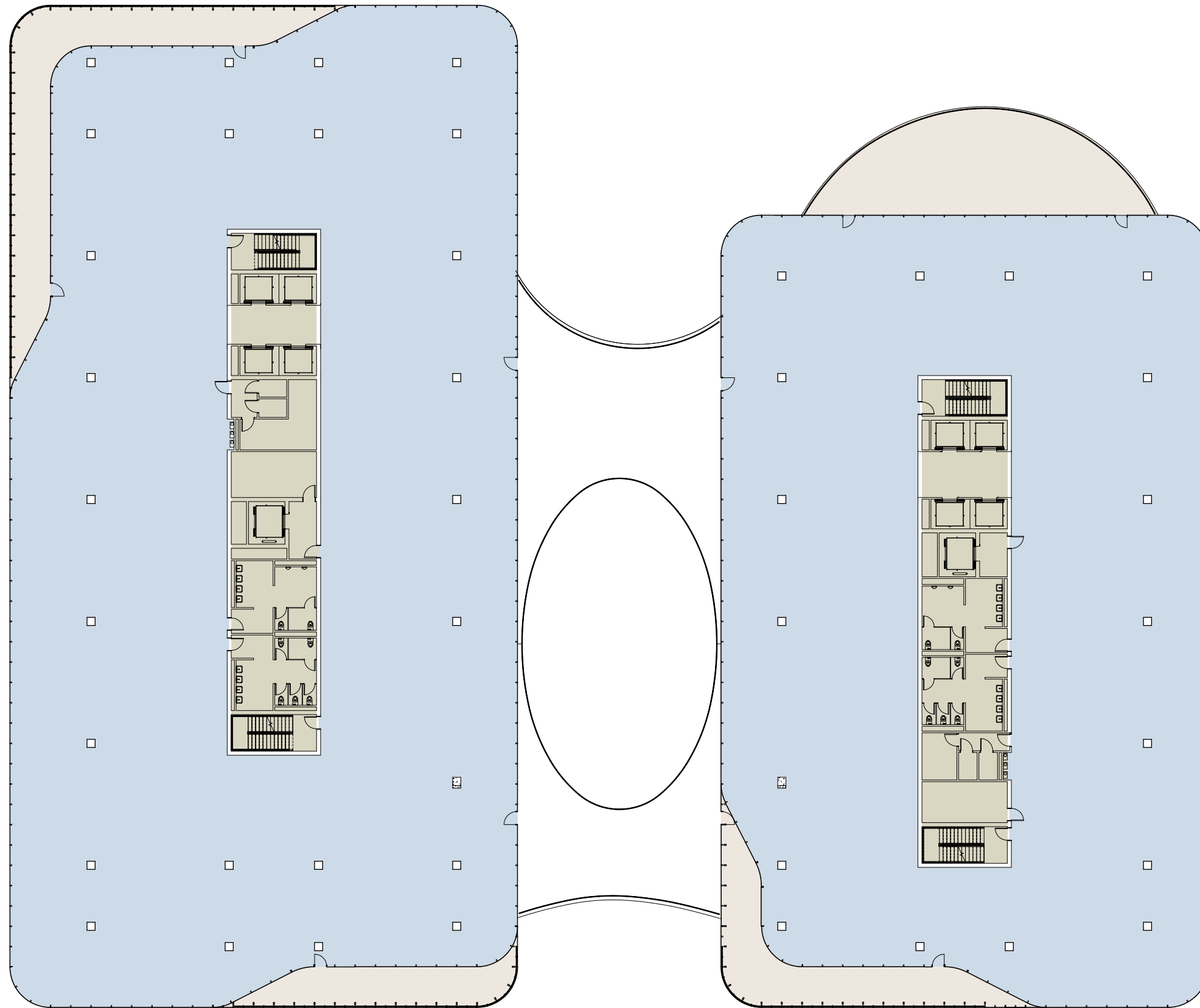
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- LONG TERM BICYCLE STORAGE
- ELECTRIC VEHICLE CHARGING SPACE
- CHARGING STATION
- STORM WATER CISTERN
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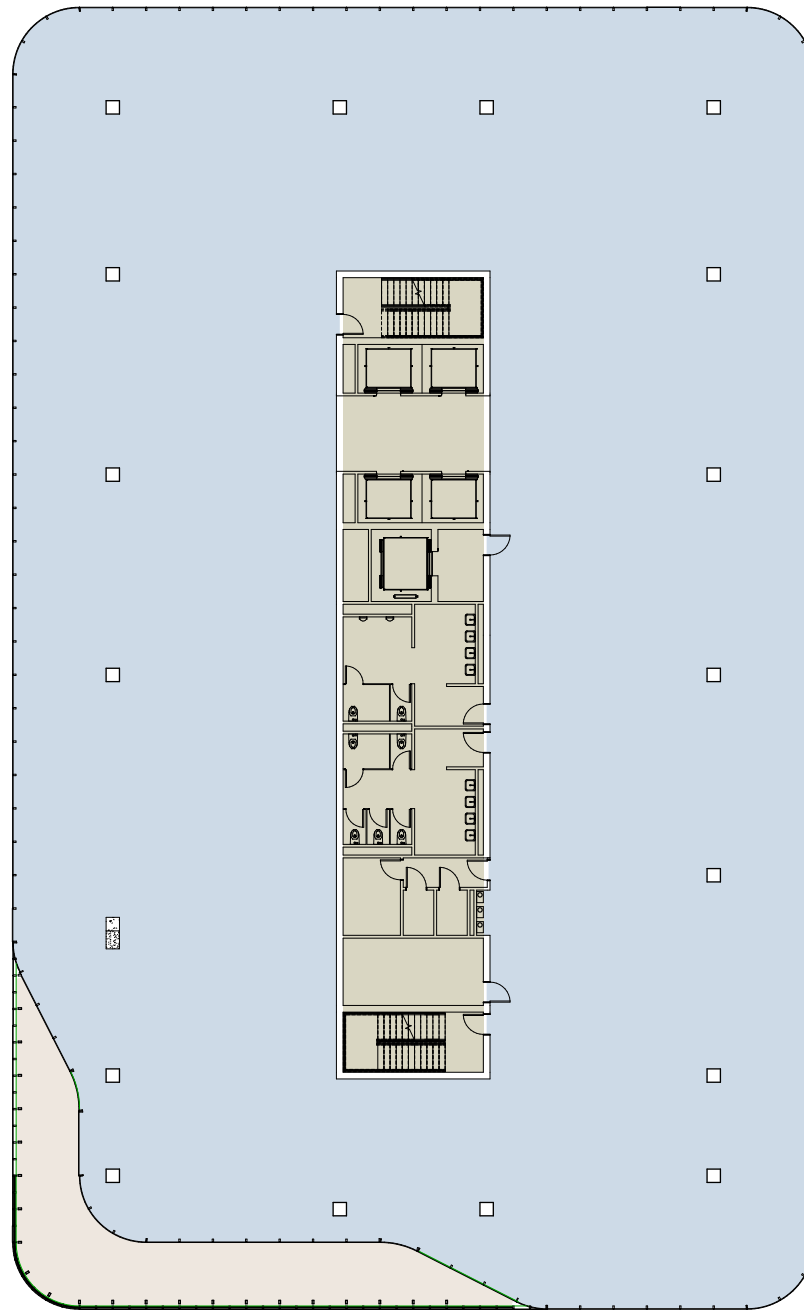
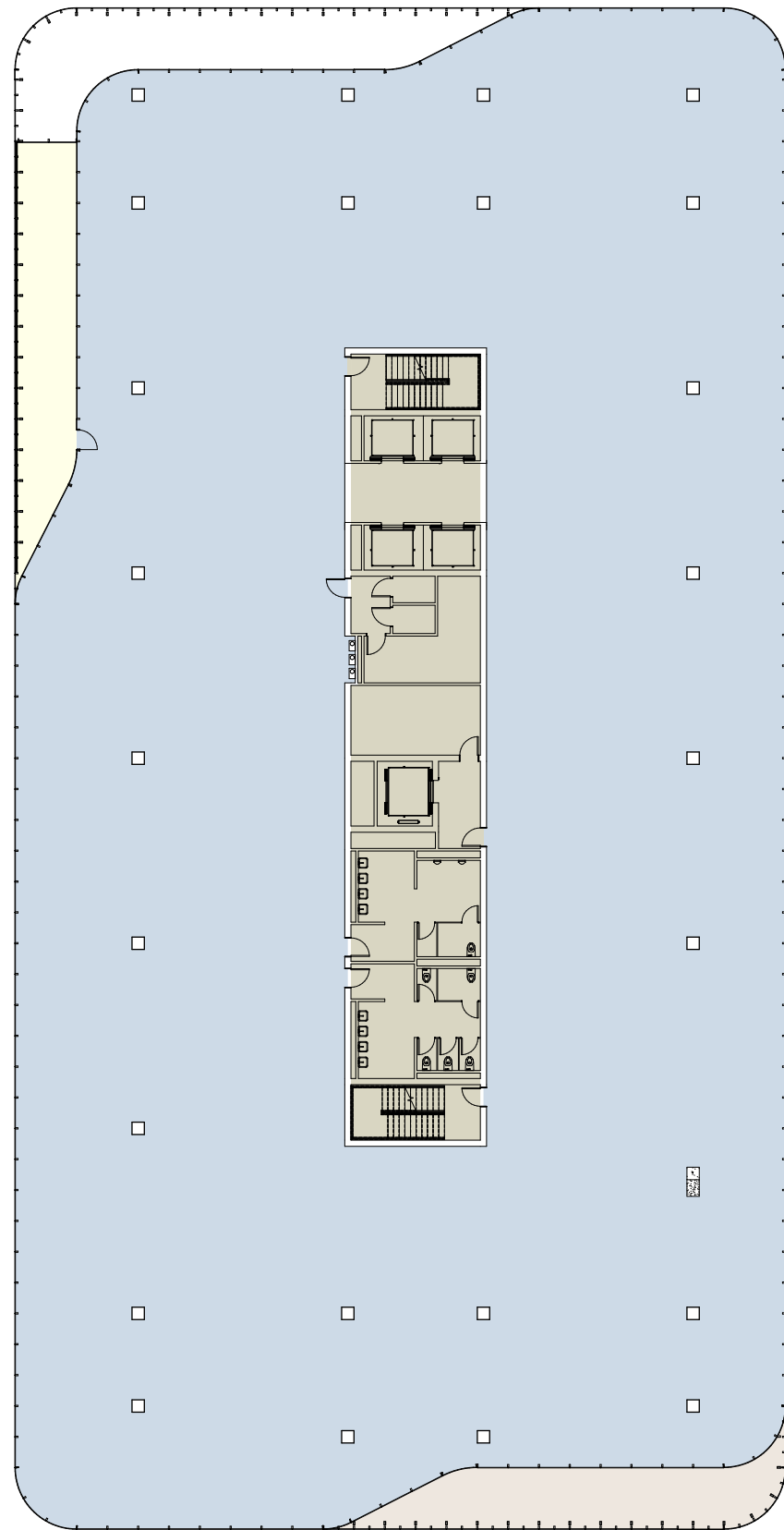


- OFFICE
- RETAIL
- SERVICE / CORE/ OPERATIONS
- ROOFSCAPE / TERRACE
- GREEN ROOF
- OPEN TO BELOW
- ROOF BELOW



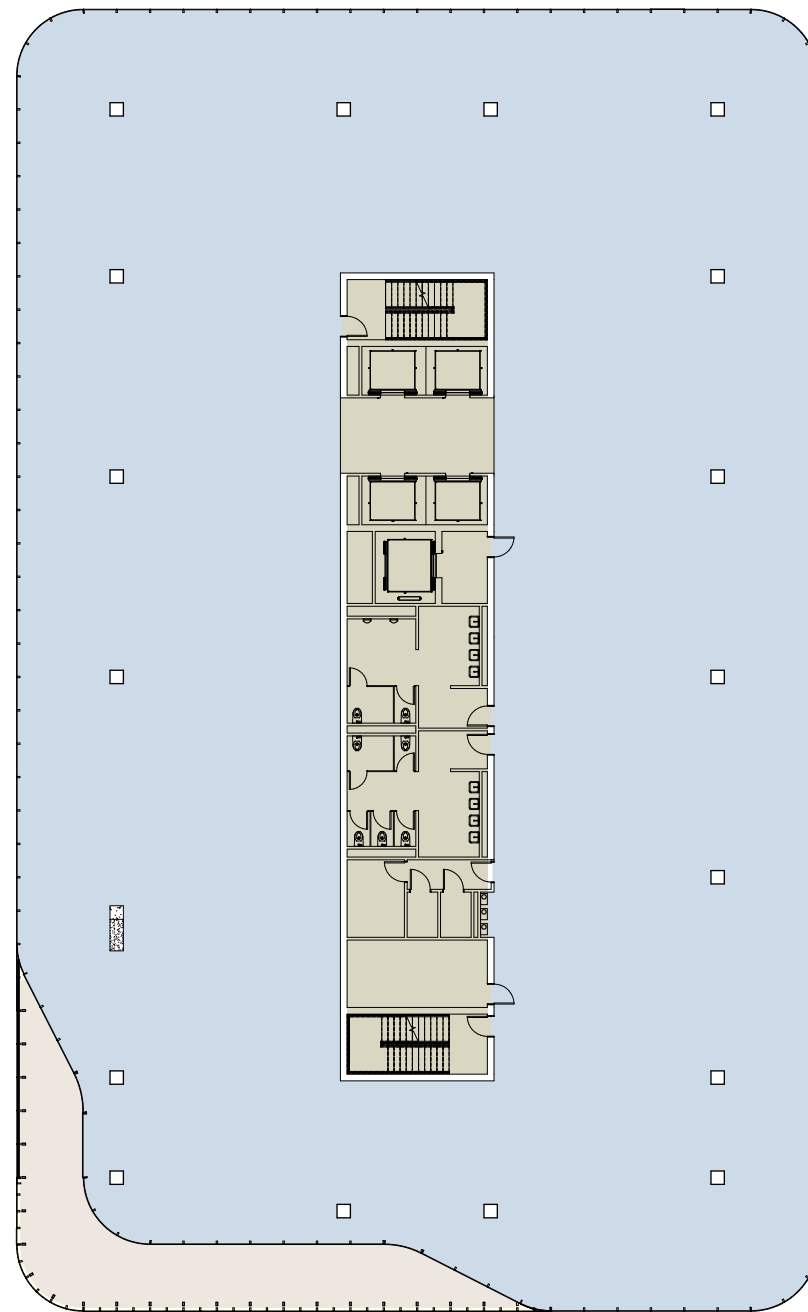
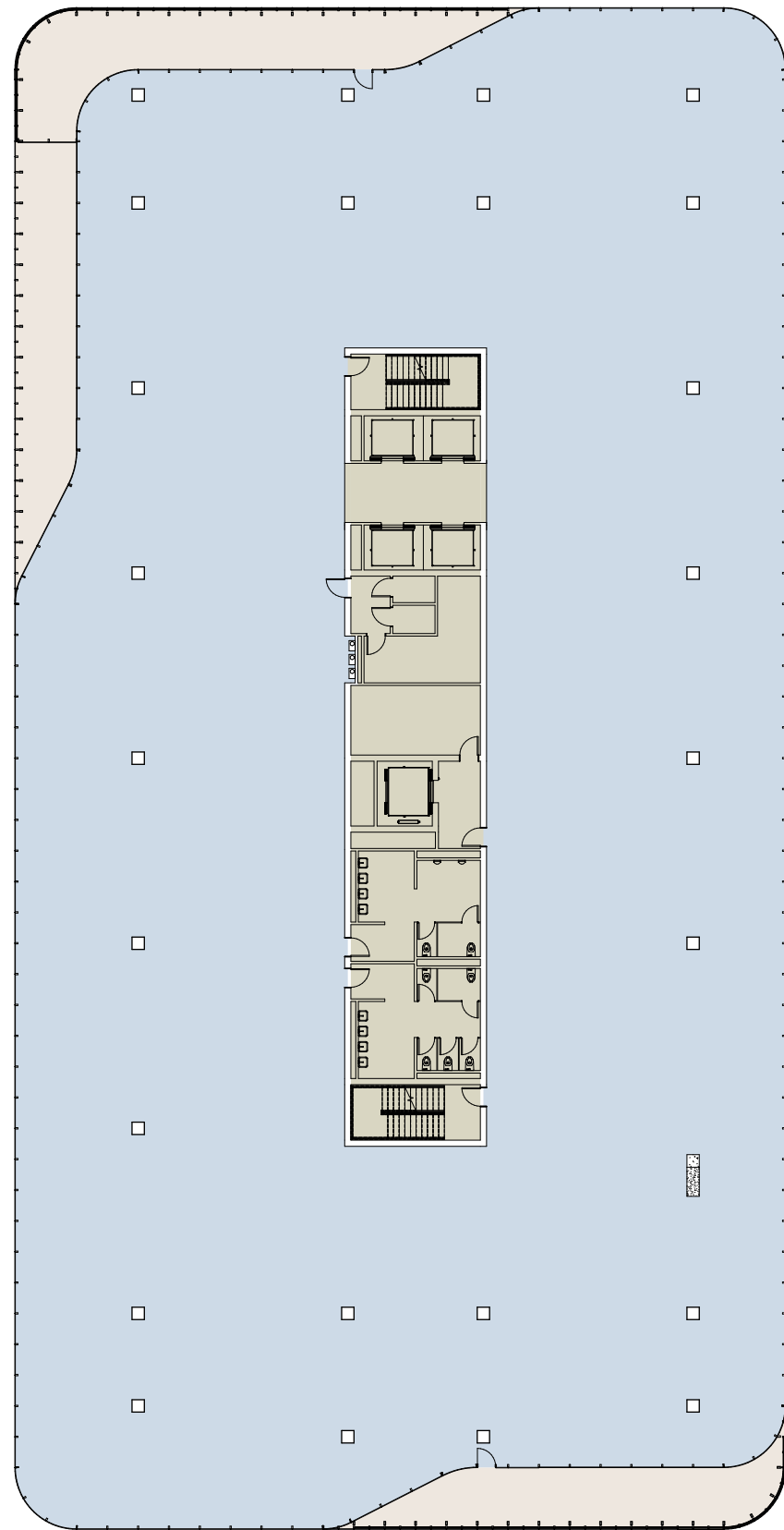


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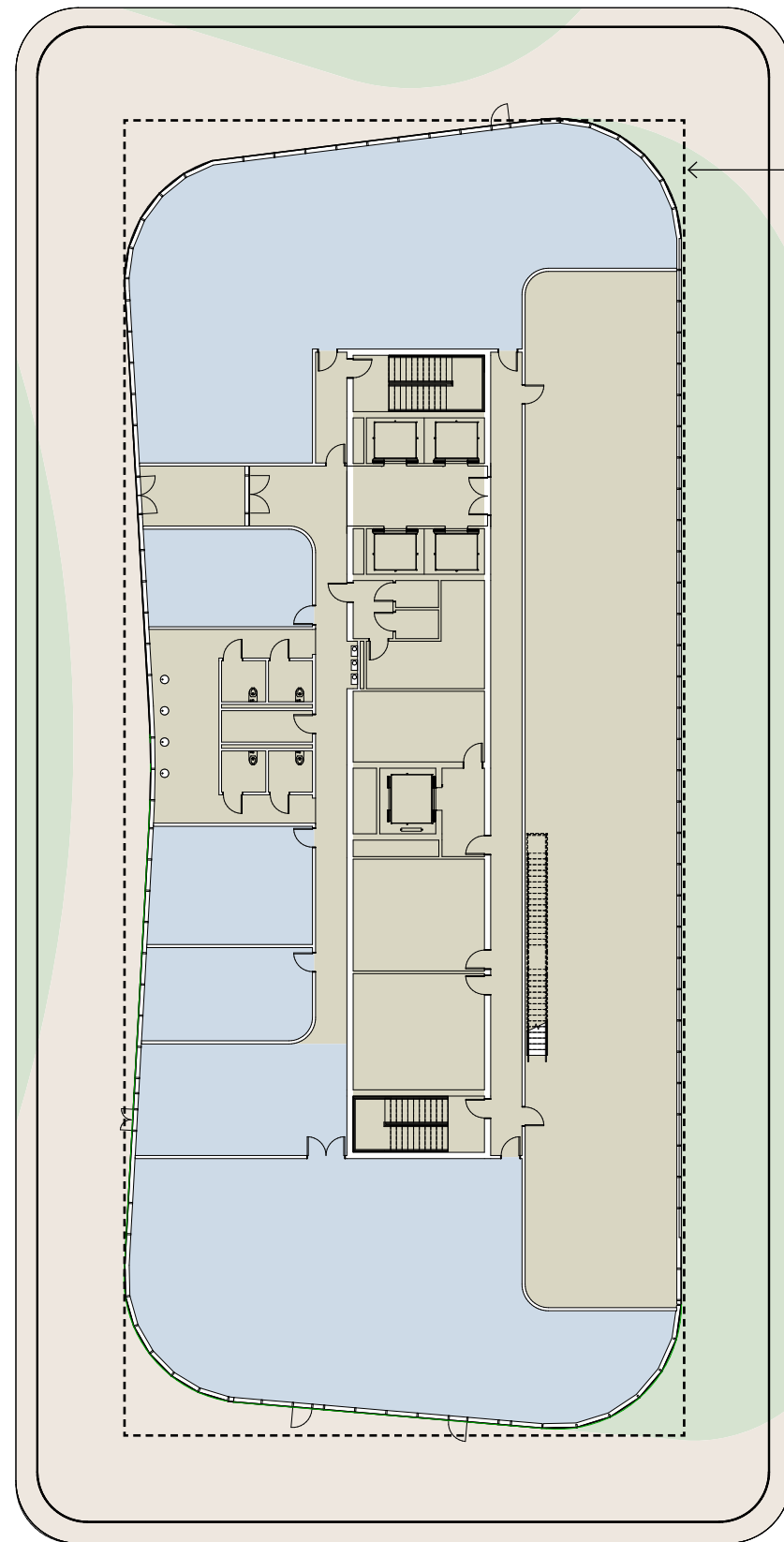
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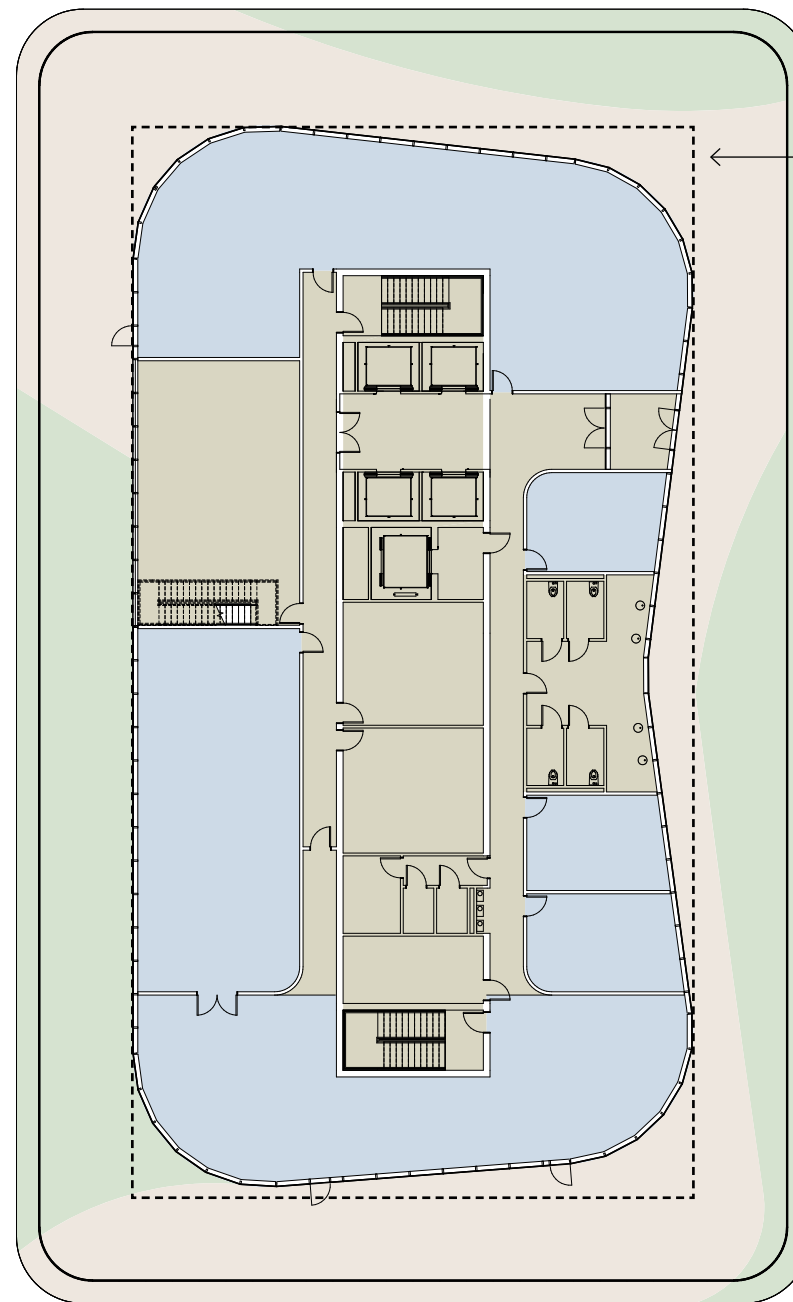


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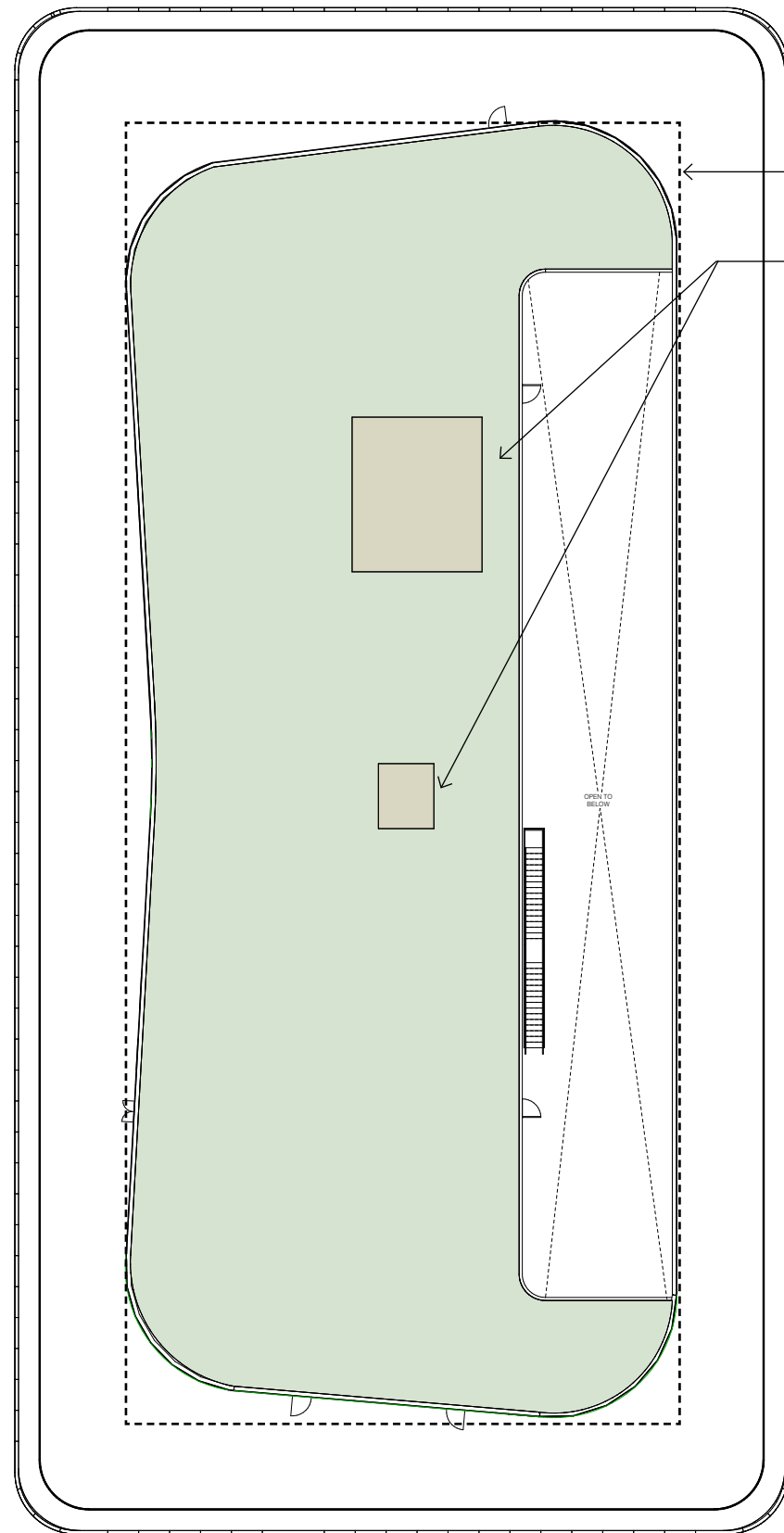
1:1 SET BACK REQUIREMENT
(TO 18'-0")



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(TO 18'-0")

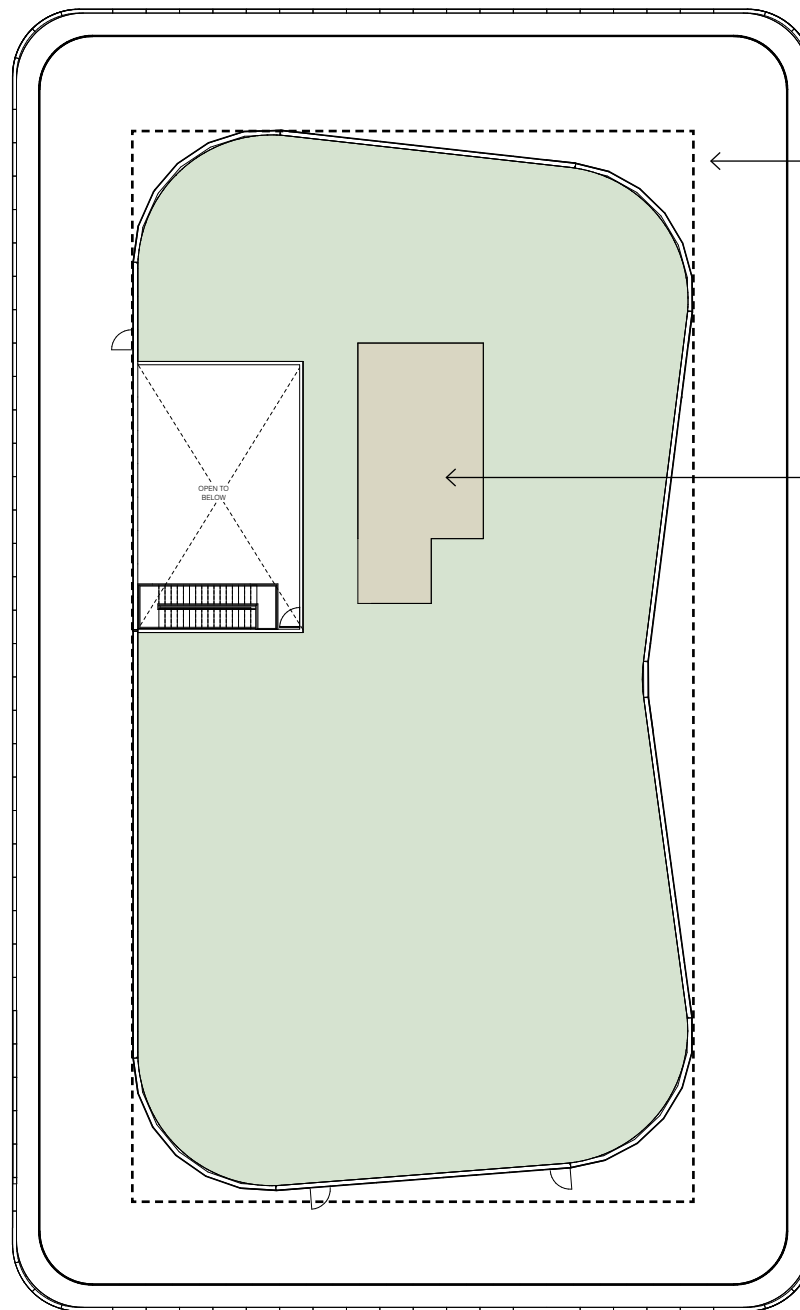
- OFFICE
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- ROOF BELOW





1:1 SET BACK REQUIREMENT
(TO 18'-0")

ELEVATOR HOISTWAY
(TO 20'-0")

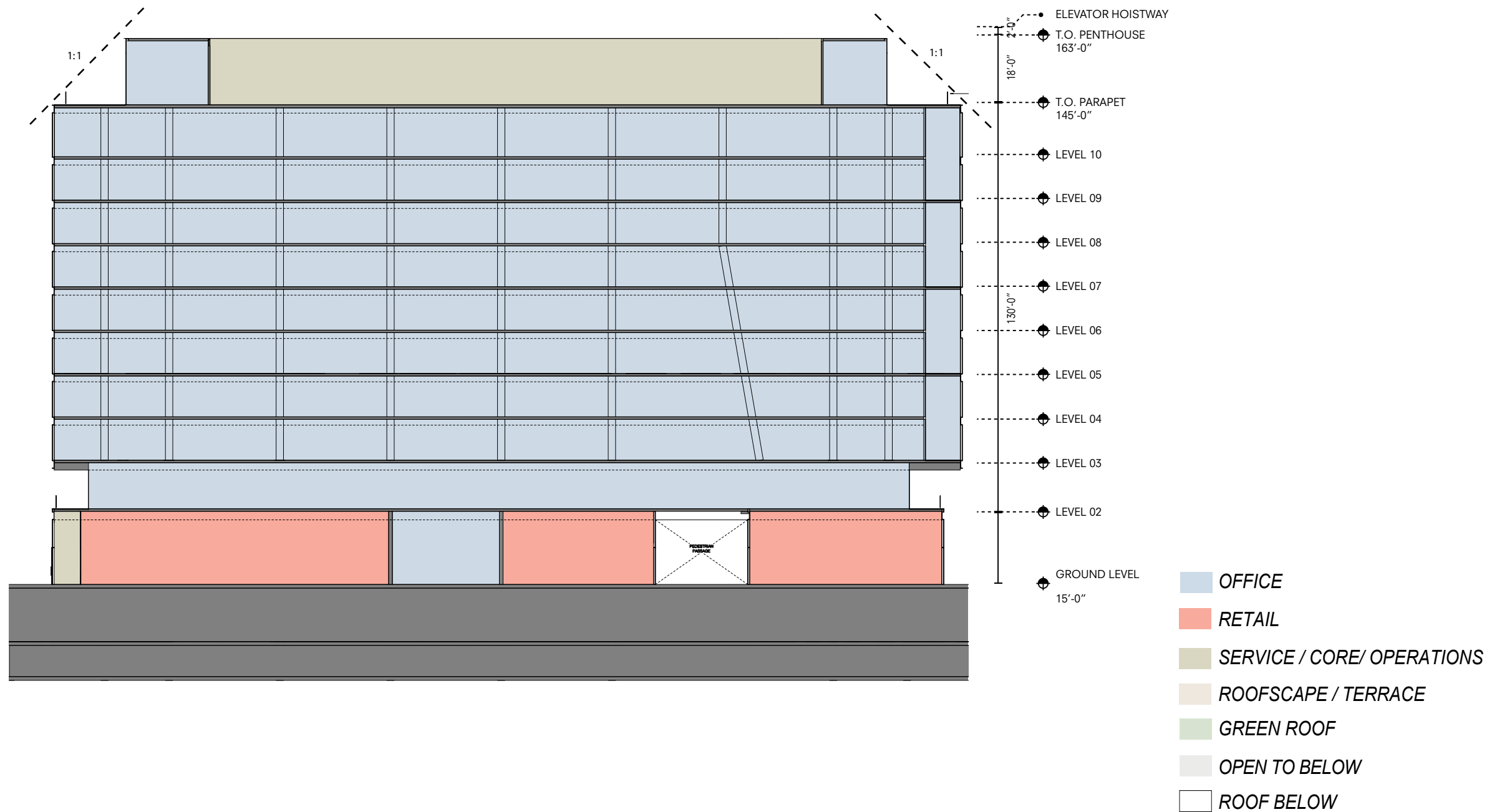


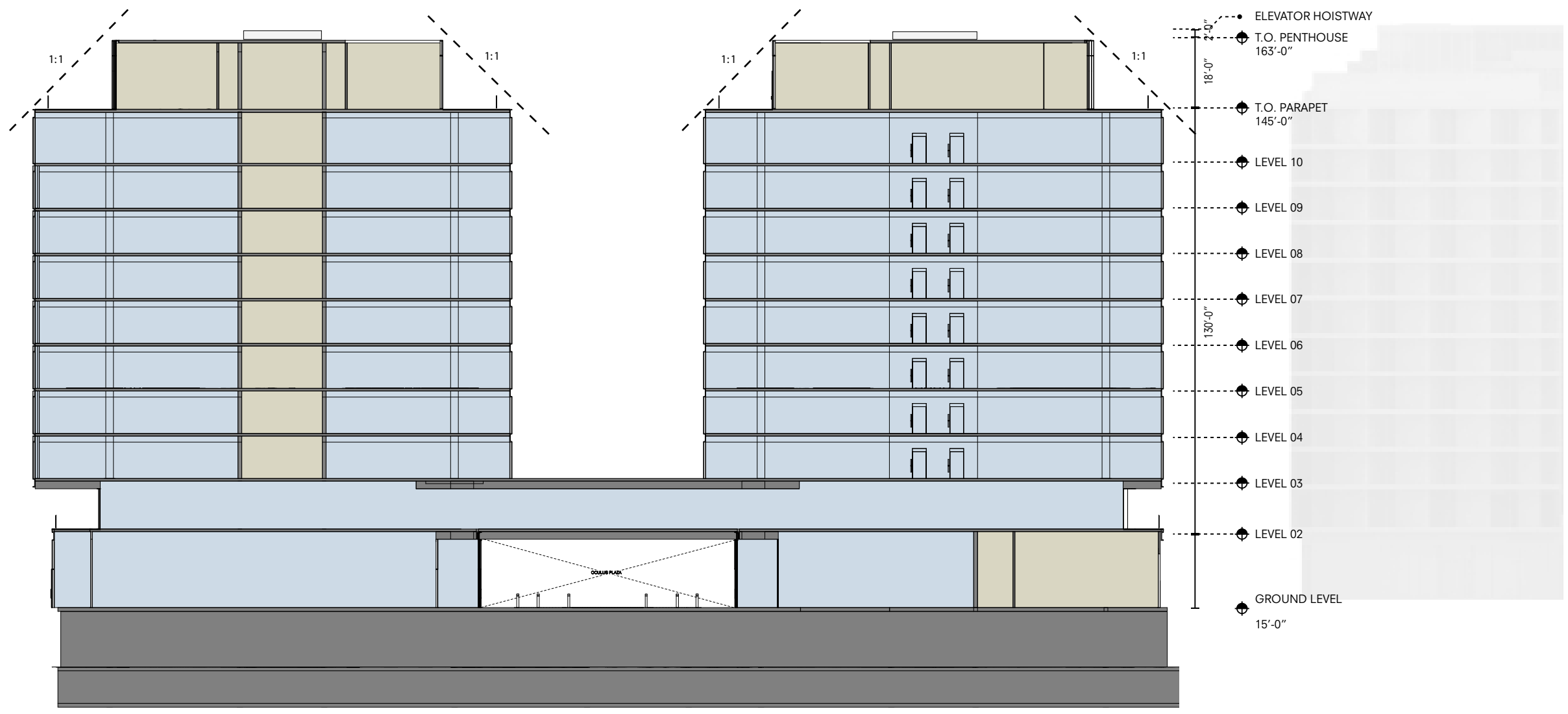
1:1 SET BACK REQUIREMENT
(TO 18'-0")

ELEVATOR HOISTWAY
(TO 20'-0")



- OFFICE
- RETAIL
- SERVICE / CORE/ OPERATIONS
- ROOFSCAPE / TERRACE
- GREEN ROOF
- OPEN TO BELOW
- ROOF BELOW





- ELEVATOR HOISTWAY
- ◆ T.O. PENTHOUSE 163'-0"
- ◆ T.O. PARAPET 145'-0"
- ◆ LEVEL 10
- ◆ LEVEL 09
- ◆ LEVEL 08
- ◆ LEVEL 07
- ◆ LEVEL 06
- ◆ LEVEL 05
- ◆ LEVEL 04
- ◆ LEVEL 03
- ◆ LEVEL 02
- ◆ GROUND LEVEL 15'-0"

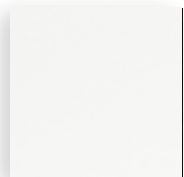
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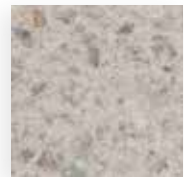
ALUMINUM



BLACKENED STEEL

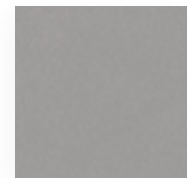


LOW REFLECTIVE GLASS

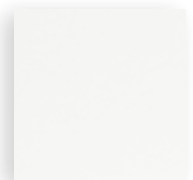


CONCRETE PAVER





ALUMINUM



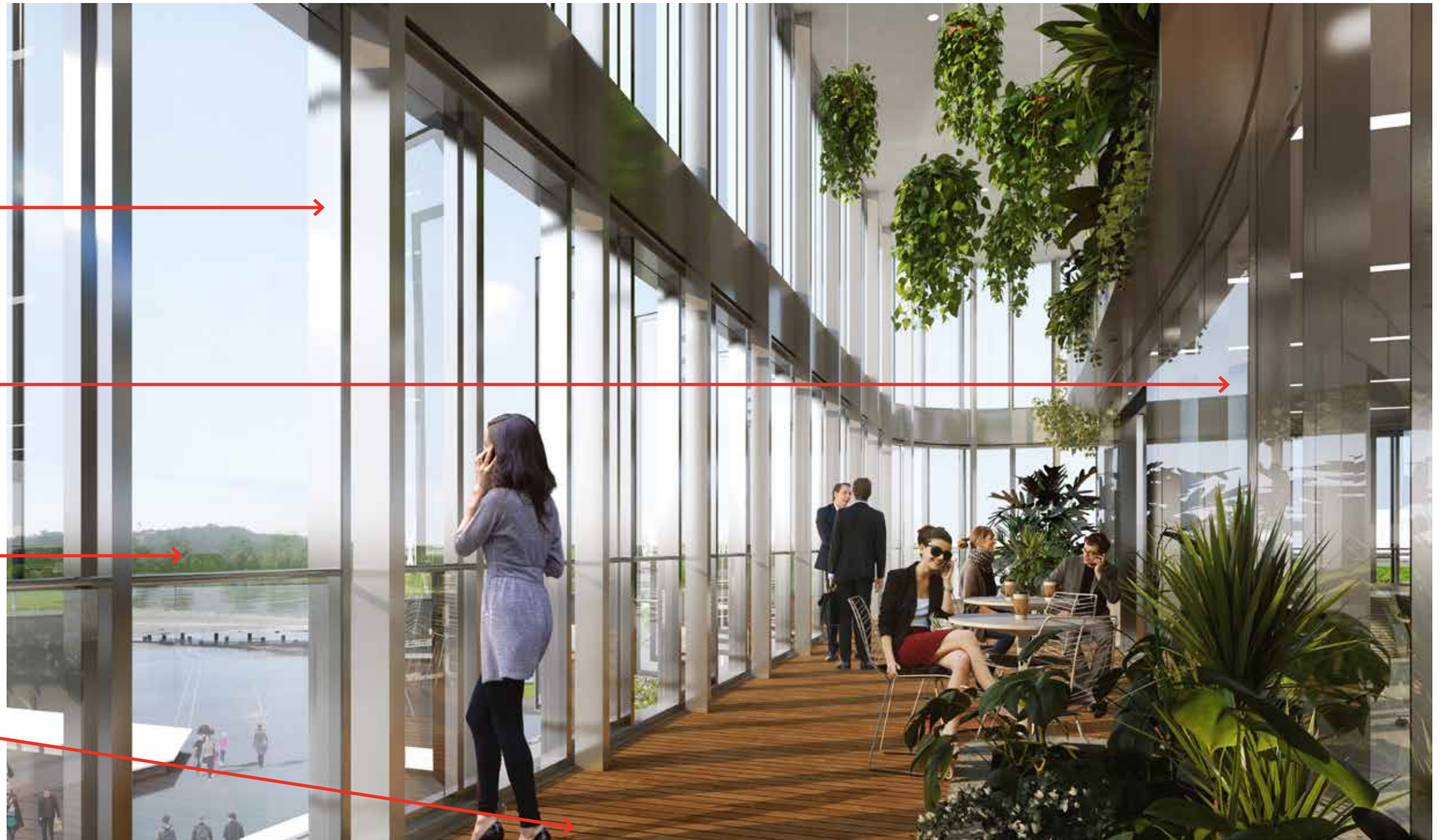
SEMI REFLECTIVE GLASS

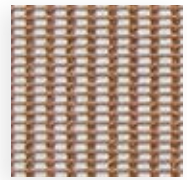


LOW REFLECTIVE GLASS



DINGE WOOD

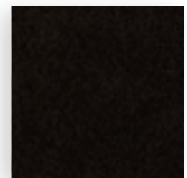




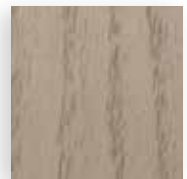
COPPER MESH



SEMI REFLECTIVE GLASS



BLACKENED STEEL



WOOD SOFFIT



CONCRETE PAVER

