

GYM & SPA

GROUND FLOOR

- GRADE-LEVEL BIKE STORAGE
- 18,800 SF FIRST-CLASS RETAIL
- SEPARATE REFRIGERATED RETAIL TRASH ROOM

LOWER LEVEL

- LOCKABLE TENANT STORAGE
- BIKE SERVICE AREA
- SHOWER/CHANGING AREA

SECOND LEVEL

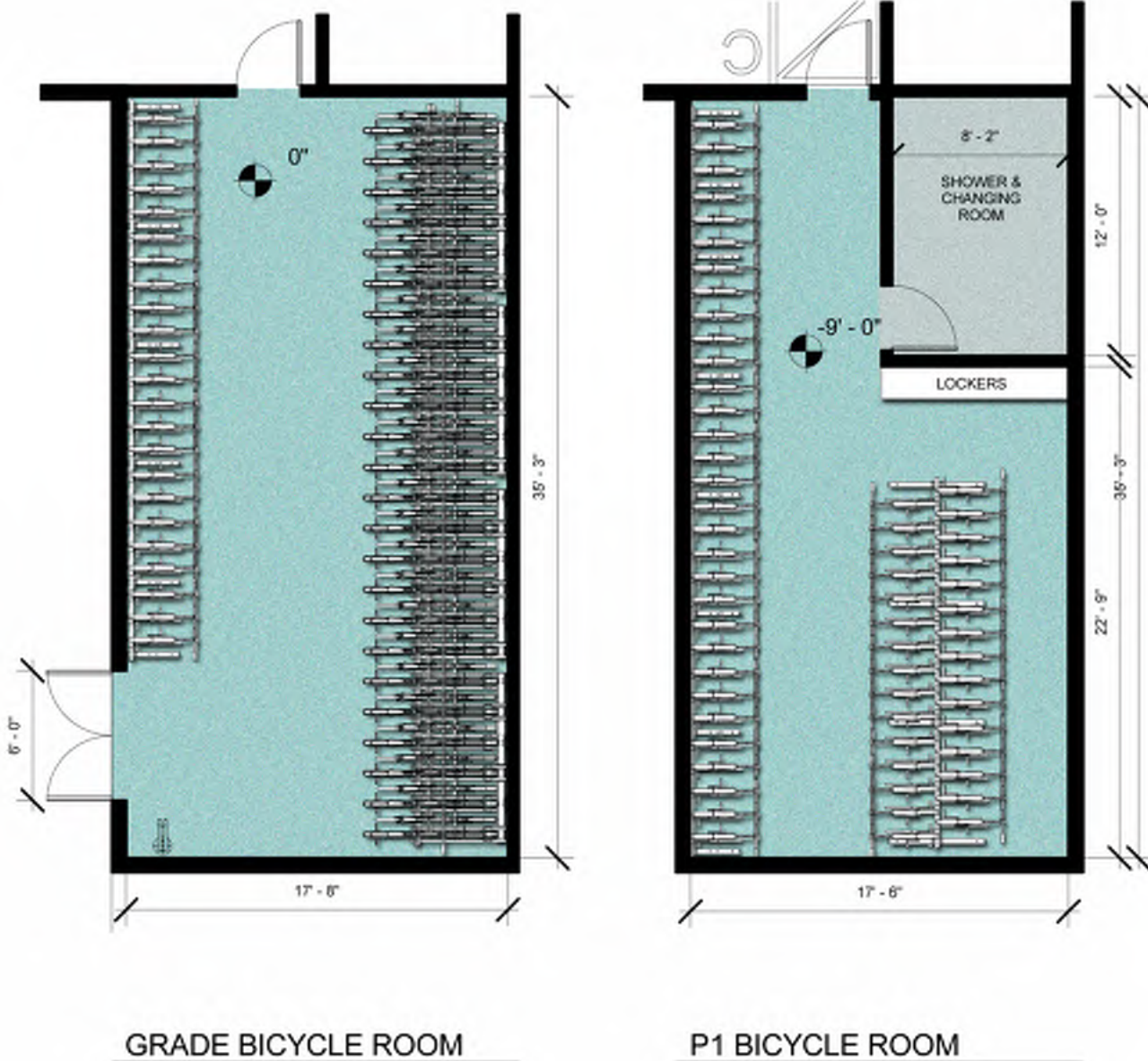
- GYM & SPA
- EXTERIOR TERRACE (SEE LANDSCAPE)
 - YOGA AREA
 - SWIMMING POOL
 - OUTDOOR SEATING
 - OUTDOOR KITCHEN

PENTHOUSE LEVEL

- CLUBHOUSE
 - GOURMET KITCHEN
 - TABLE GAMES
 - LOUNGE SEATING
 - INDOOR/OUTDOOR FIREPLACE
 - PREMIER VIEW OF CAPITOL DOME
 - COVERED OUTDOOR TERRACE
 - PRIVATE WINE LOCKERS
- PRIVATE UNIT TERRACES/BALCONIES



PENTHOUSE LEVEL CLUBHOUSE



EXTERIOR

- 20 SPACES ON SIDEWALK RACKS

GROUND FLOOR

- 71 SPACES IN BIKE STORAGE

LOWER LEVEL

- 61 SPACES IN BIKE STORAGE
- 86 BIKES ON RACKS IN VEHICULAR PARKING
- BIKE SERVICE AREA
- SHOWER/CHANGING AREA

TOTAL BIKE PARKING SPACES

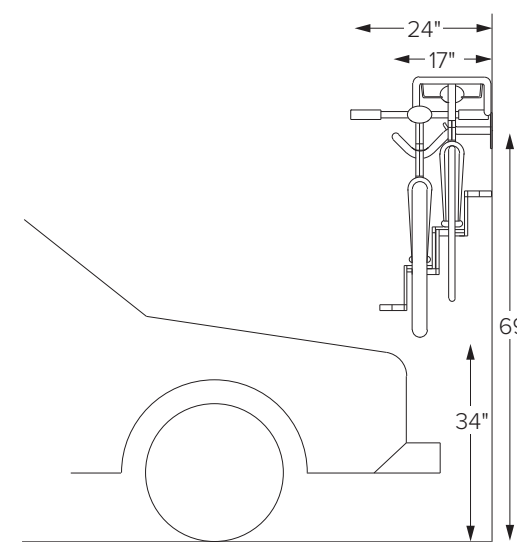
- 238 BIKE SPACES



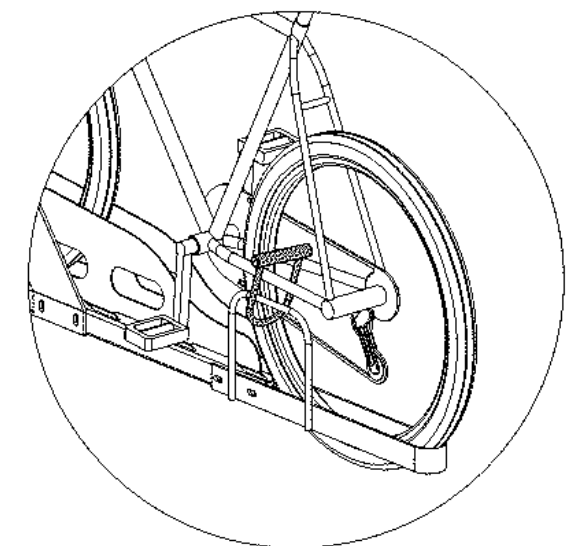
DERO WALL RACK



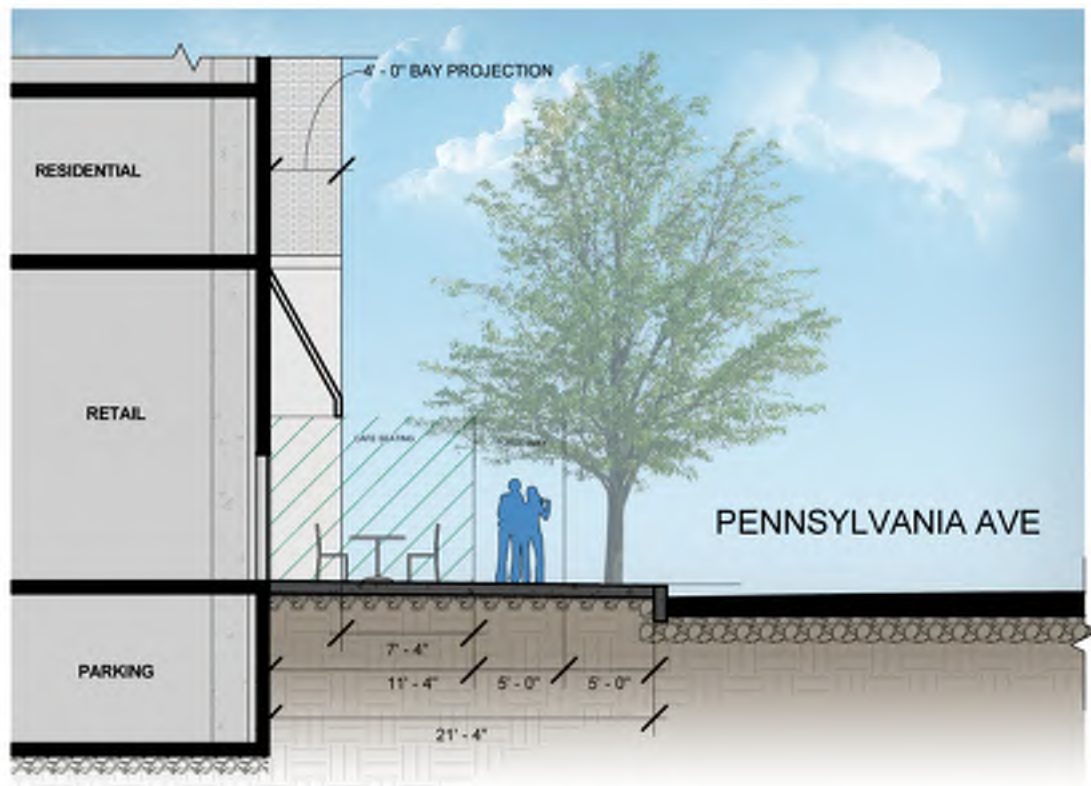
DERO-DUPLEX® BIKE RACK SYSTEM



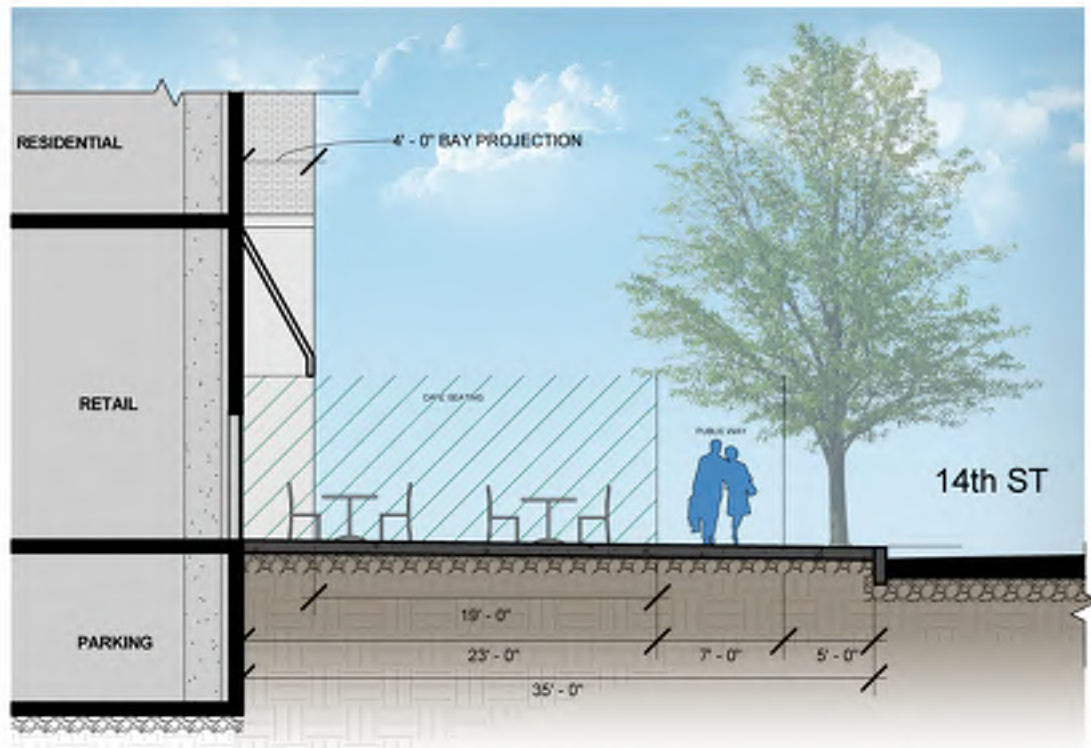
PARKING STALL CONFIGURATION



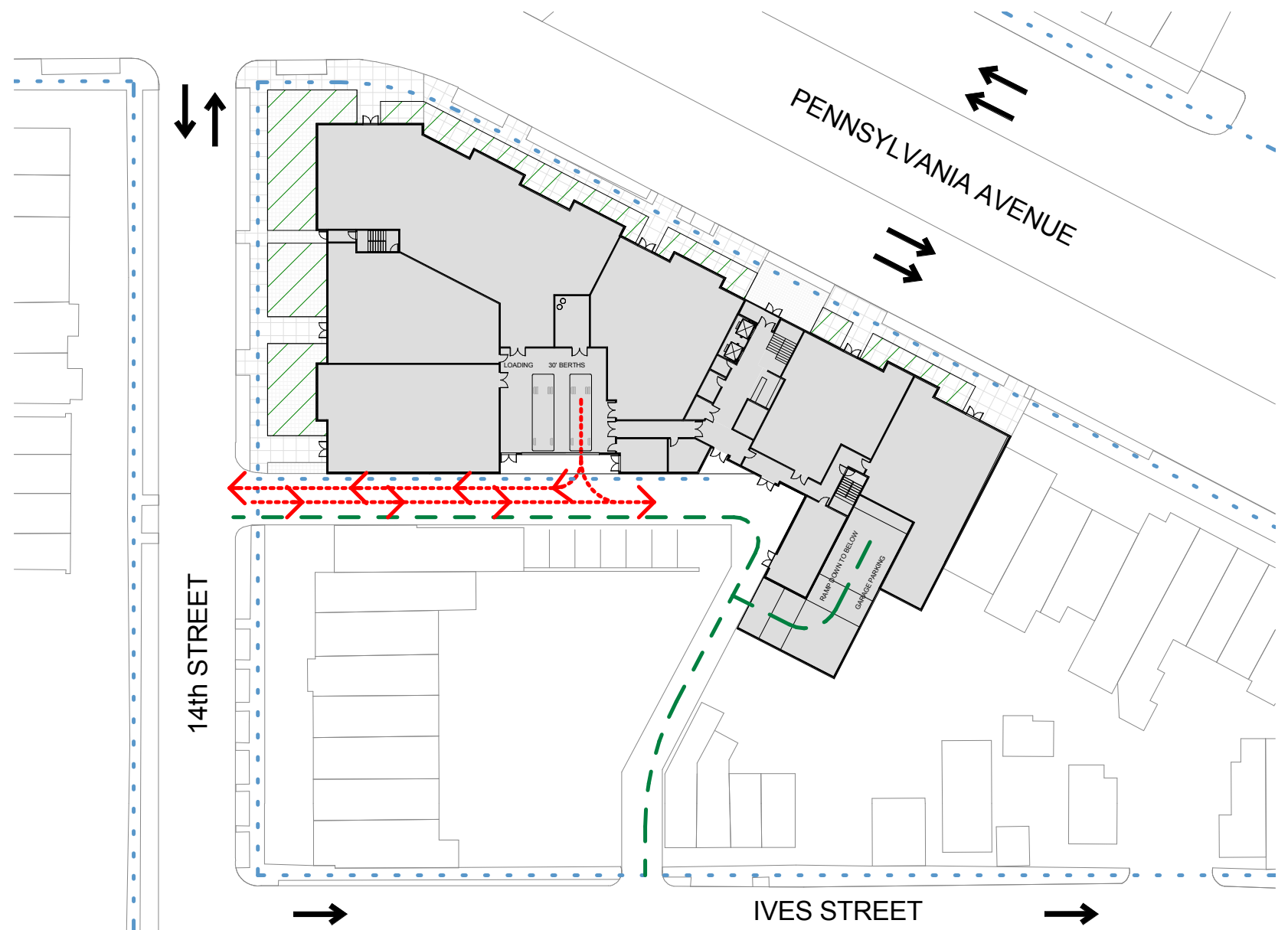
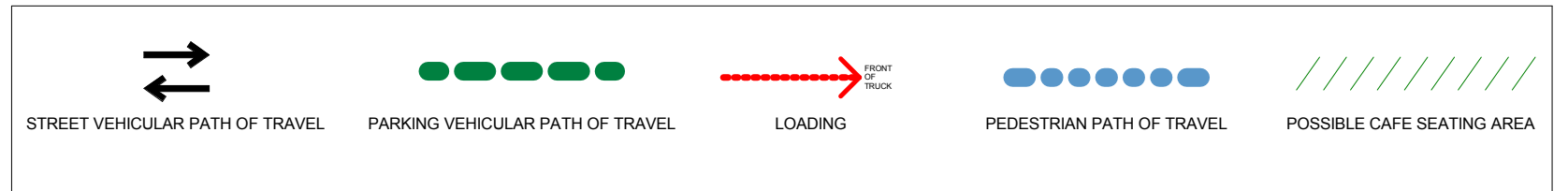
U-LOCK COMPATIBLE

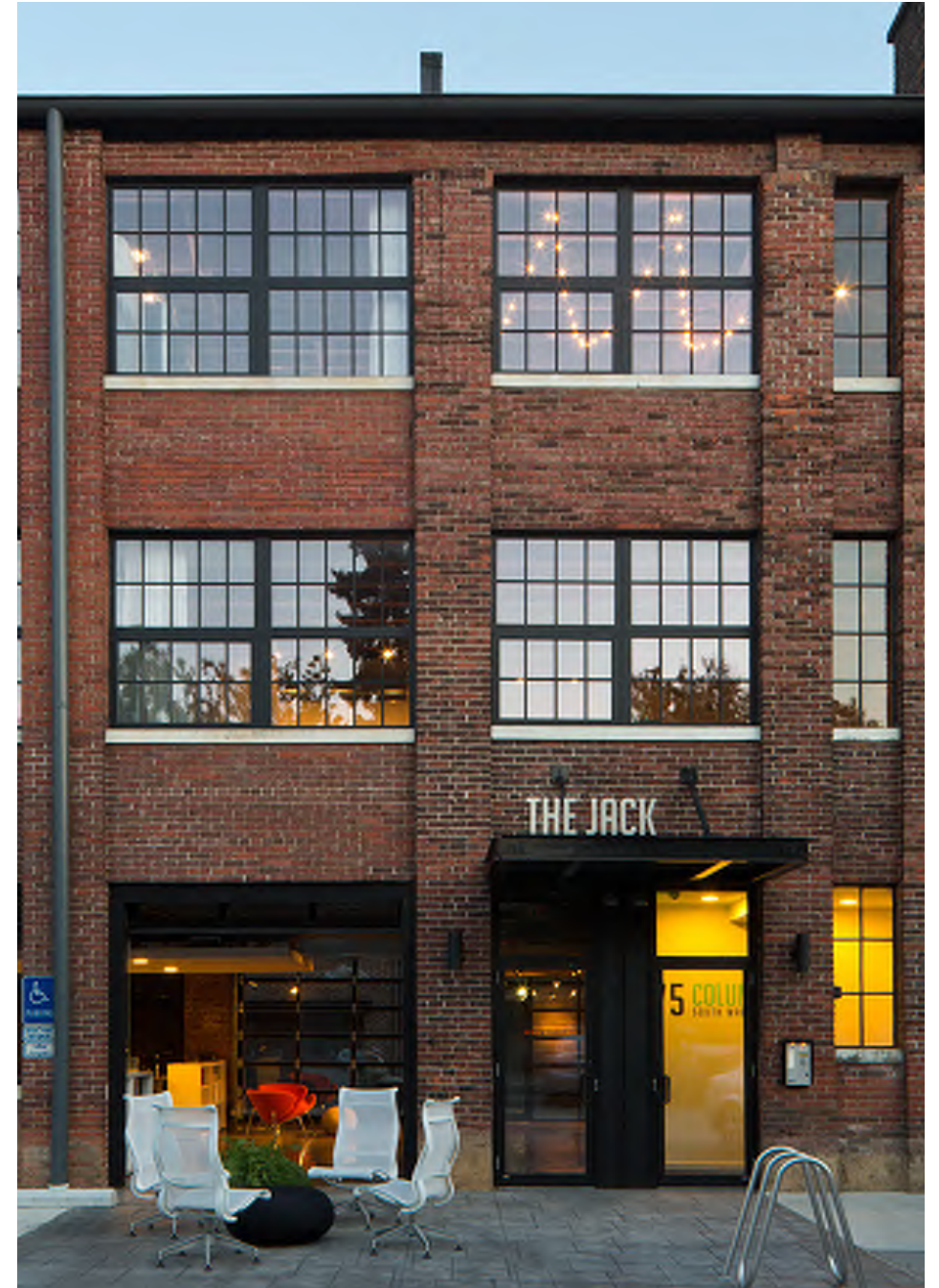
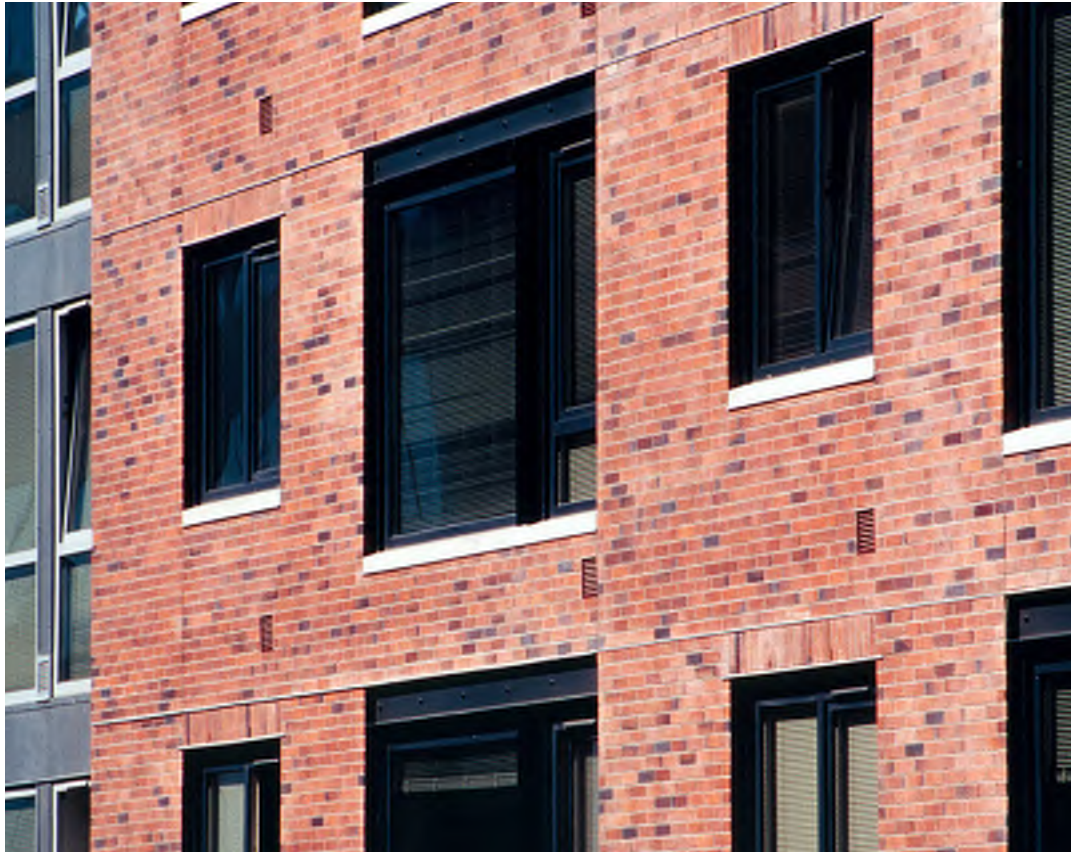


2 PA AVE STREETSCAPE SECTION
3/32" = 1'-0"



1 14TH ST STREETSCAPE SECTION
3/32" = 1'-0"

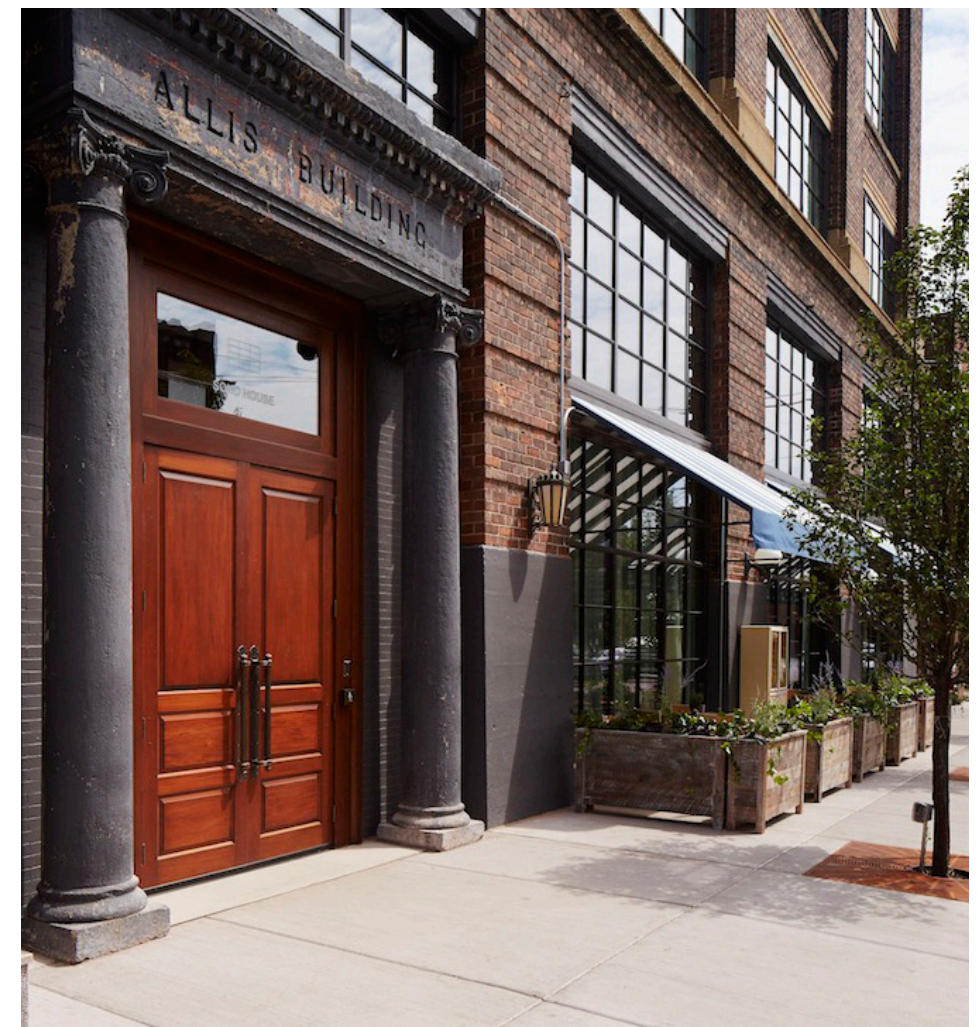




1401 PENNSYLVANIA

ARCHITECTURE

BUILDING MATERIAL PRECEDENTS



1401 PENNSYLVANIA

ARCHITECTURE STREETScape DESIGN PRECEDENTS



WIRE-CUT RED BRICK



WHITE BRICK

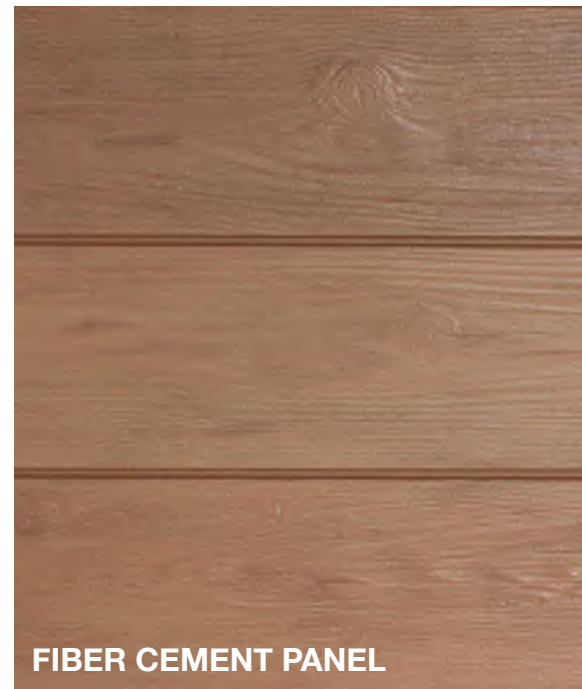


IRON SPOT DARK GRAY BRICK

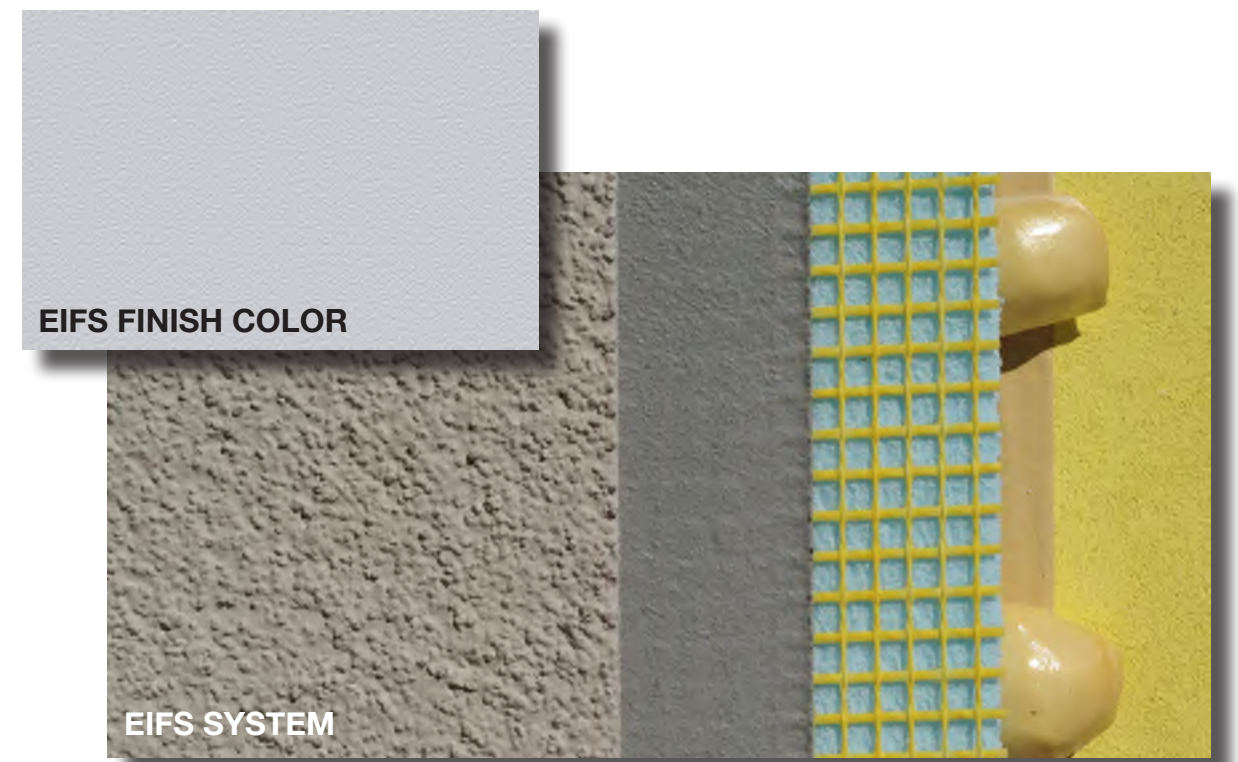


INSULATED GLASS

DARK GRAY MULLION



FIBER CEMENT PANEL



EIFS FINISH COLOR

EIFS SYSTEM



STUCCO FINISH COLOR

THREE PART STUCCO FINISH SYSTEM

NOTE: 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 WITHOUT REDUCING THE QUALITY OF MATERIALS.



ROOF 78' - 0"

FLOOR 7 65' - 6"

FLOOR 6 56' - 0"

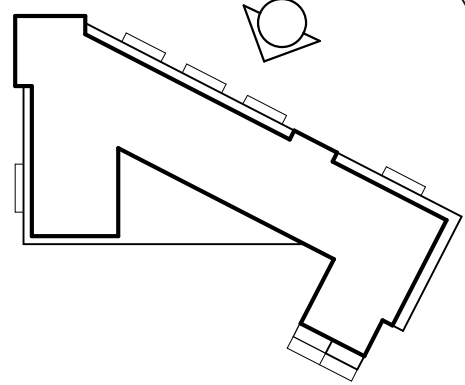
FLOOR 5 46' - 6"

FLOOR 4 37' - 0"

FLOOR 3 27' - 6"

FLOOR 2 18' - 0"

FLOOR 1 0"



WHITE BRICK
 IRON SPOT DARK GRAY BRICK
 GLASS RAILING TYP.

FIBER CEMENT PANEL
 SUPER-CLEAR RETAIL GLAZING
 WALL SCONCE

WIRE-CUT RED BRICK
 LOW-E COATING RESIDENTIAL GLAZING
 METAL CANOPY W/ RETAIL SIGNAGE

METAL CANOPY W/ RETAIL SIGNAGE
 BRAKE-FORMED METAL PANELS

NOTE: FLEXIBILITY IS REQUESTED TO VARY THE EXTERIOR DESIGN AND MATERIALS OF THE GROUND-FLOOR RETAIL SPACE BASED ON THE PREFERENCES OF THE INDIVIDUAL RETAILER, PROVIDED THAT THE RETAILER DOES NOT MODIFY THE BUILDING FOOTPRINT OR REDUCE THE QUALITY OF THE MATERIALS USED ON THE EXTERIOR OF THE GROUND FLOOR OF THE PROJECT.



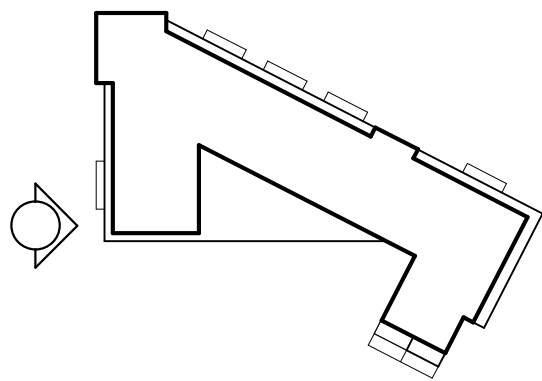
- ROOF
78' - 0"
- FLOOR 7
65' - 6"
- FLOOR 6
56' - 0"
- FLOOR 5
46' - 6"
- FLOOR 4
37' - 0"
- FLOOR 3
27' - 6"
- FLOOR 2
18' - 0"
- FLOOR 1
0"

BRAKE-FORMED METAL
PANELS
IRON SPOT DARK GRAY
BRICK

SUPER-CLEAR RETAIL
GLAZING
WALL SCONCE
LOW-E COATING
RESIDENTIAL GLAZING

WIRE-CUT RED
BRICK

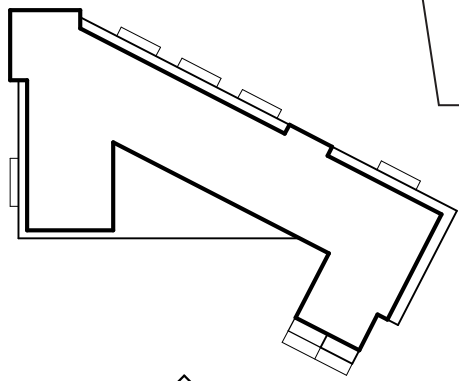
WHITE EXTERIOR
INSULATON AND FINISH
SYSTEM



NOTE: FLEXIBILITY IS REQUESTED TO VARY THE EXTERIOR DESIGN AND MATERIALS OF THE GROUND-FLOOR RETAIL SPACE BASED ON THE PREFERENCES OF THE INDIVIDUAL RETAILER, PROVIDED THAT THE RETAILER DOES NOT MODIFY THE BUILDING FOOTPRINT OR REDUCE THE QUALITY OF THE MATERIALS USED ON THE EXTERIOR OF THE GROUND FLOOR OF THE PROJECT.



- ROOF 78' - 0"
- FLOOR 7 65' - 6"
- FLOOR 6 56' - 0"
- FLOOR 5 46' - 6"
- FLOOR 4 37' - 0"
- FLOOR 3 27' - 6"
- FLOOR 2 18' - 0"
- FLOOR 1 0' - 0"



WIRE-CUT RED BRICK
SUPER-CLEAR RETAIL GLAZING

WALL SCONCE
WOOD PRIVACY FENCE
WHITE EXTERIOR INSULATION AND FINISH SYSTEM
RED GROUND FACE CMU

DARK GREY THREE PART STUCCO FINISH SYSTEM
LOW-E COATING RESIDENTIAL GLAZING

FIBER CEMENT PANEL
WHITE EXTERIOR INSULATION AND FINISH SYSTEM

IRON SPOT DARK GRAY BRICK
DARK GREY GROUND FACE CMU

1401 PENNSYLVANIA

ARCHITECTURE

BUILDING ELEVATIONS - SOUTH



- ROOF
78' - 0"
- FLOOR 7
65' - 6"
- FLOOR 6
56' - 0"
- FLOOR 5
46' - 6"
- FLOOR 4
37' - 0"
- FLOOR 3
27' - 6"
- FLOOR 2
18' - 0"
- FLOOR 1
0"

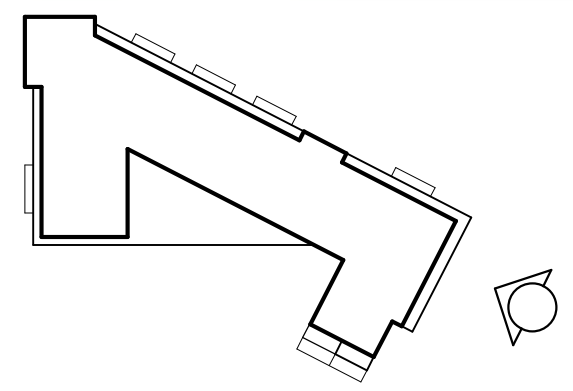
WIRE-CUT RED BRICK

WHITE EXTERIOR INSULATOR AND FINISH SYSTEM

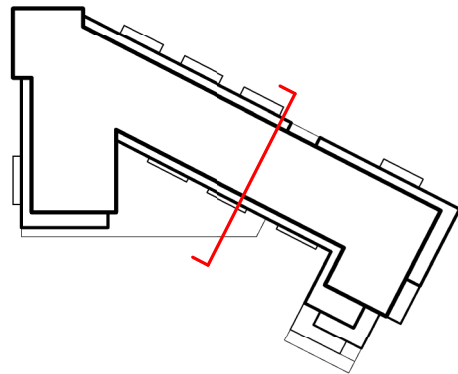
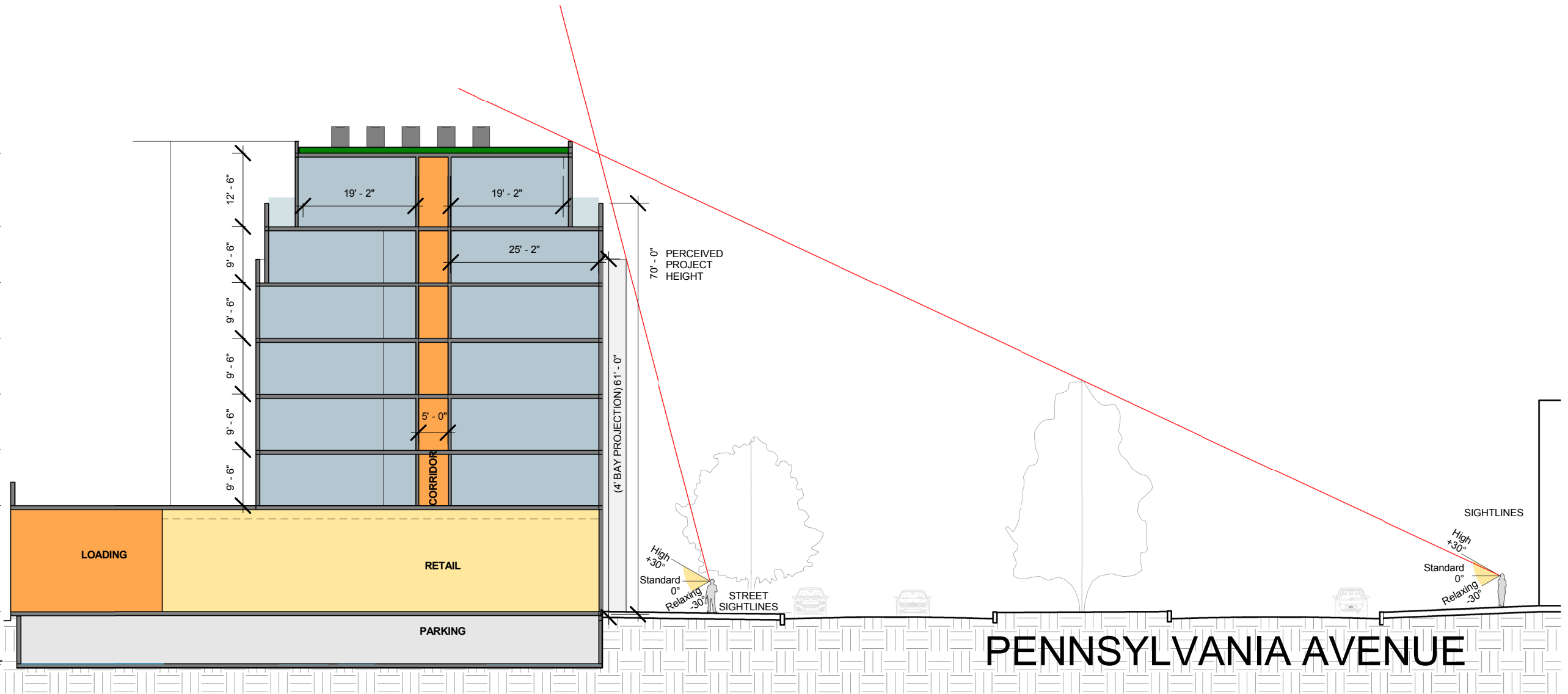
FIBER CEMENT PANEL
LOW-E COATING
RESIDENTIAL GLAZING

FIBER CEMENT PANEL

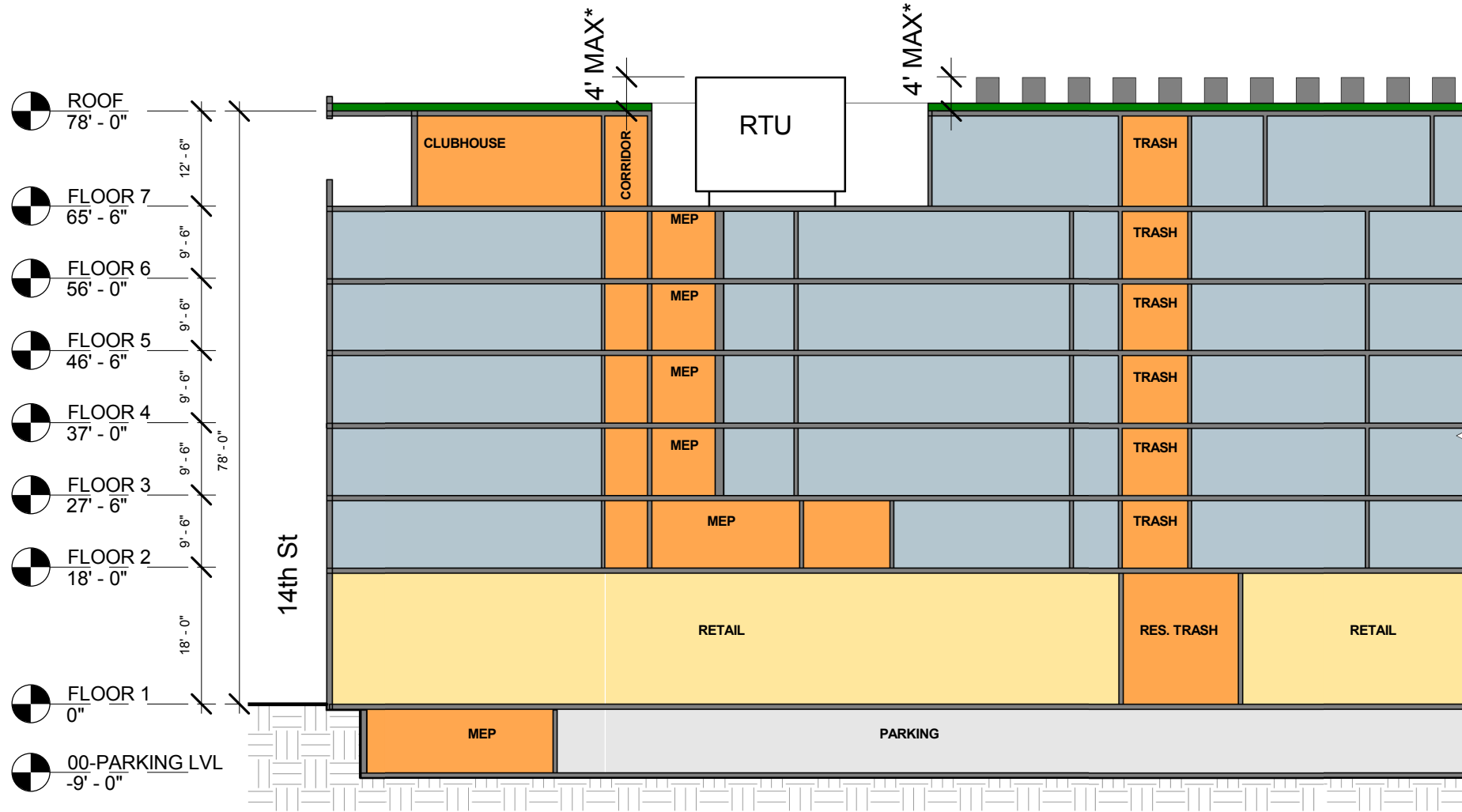
DARK GREY GROUND FACE CMU



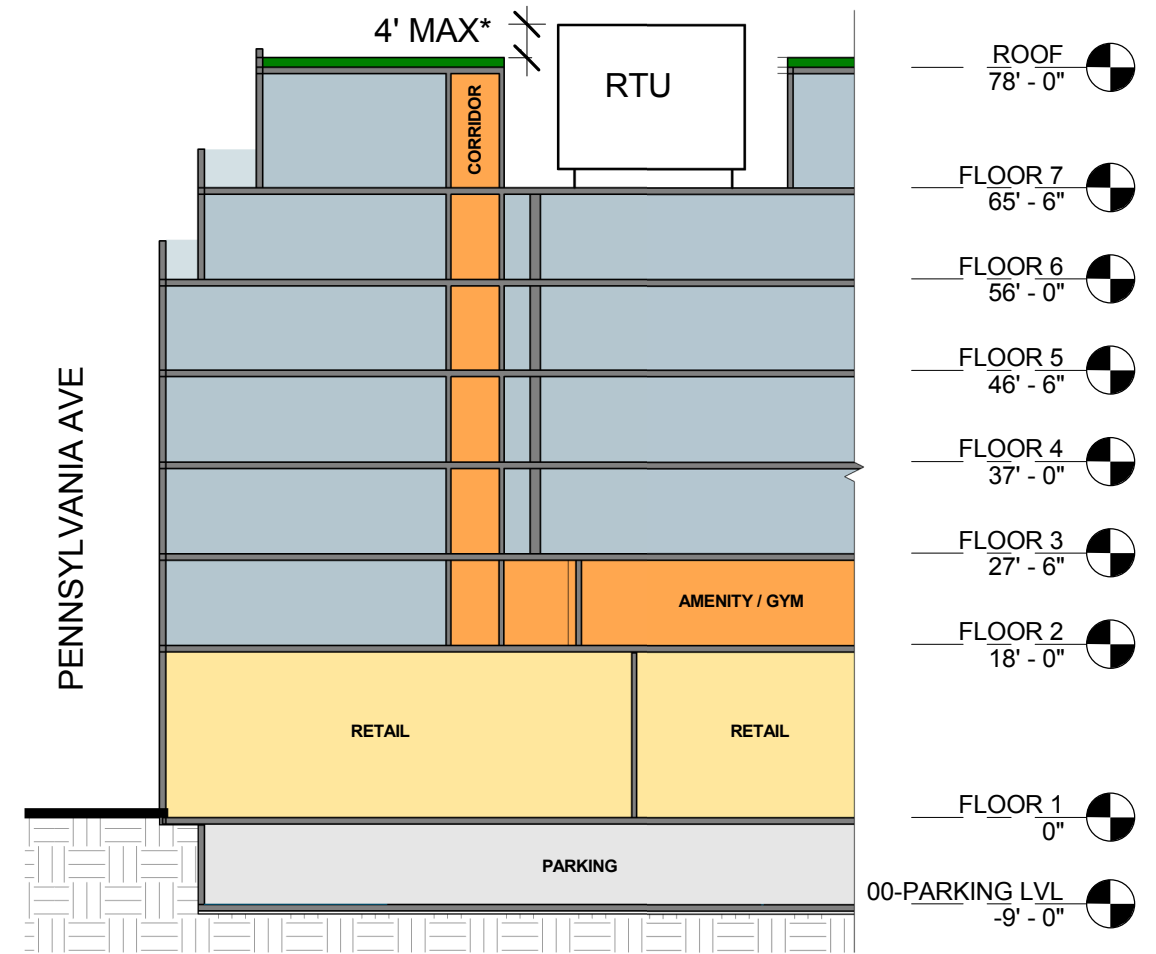
- ROOF
78' - 0"
- FLOOR 7
65' - 6"
- FLOOR 6
56' - 0"
- FLOOR 5
46' - 6"
- FLOOR 4
37' - 0"
- FLOOR 3
27' - 6"
- FLOOR 2
18' - 0"
- FLOOR 1
0"
- 00-PARKING LVL
-9' - 0"



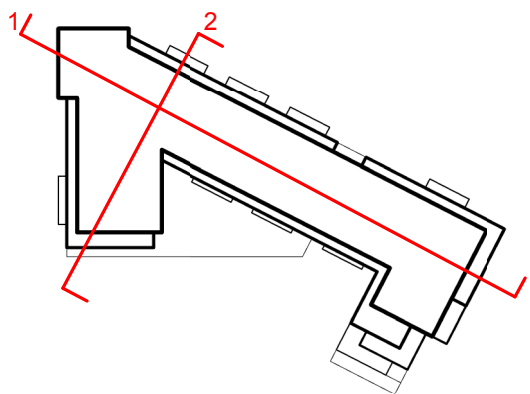
- RETAIL
- RESIDENTIAL
- CORE
- AMENITY
- PARKING



Section 1 - 14th St
1" = 20'-0"

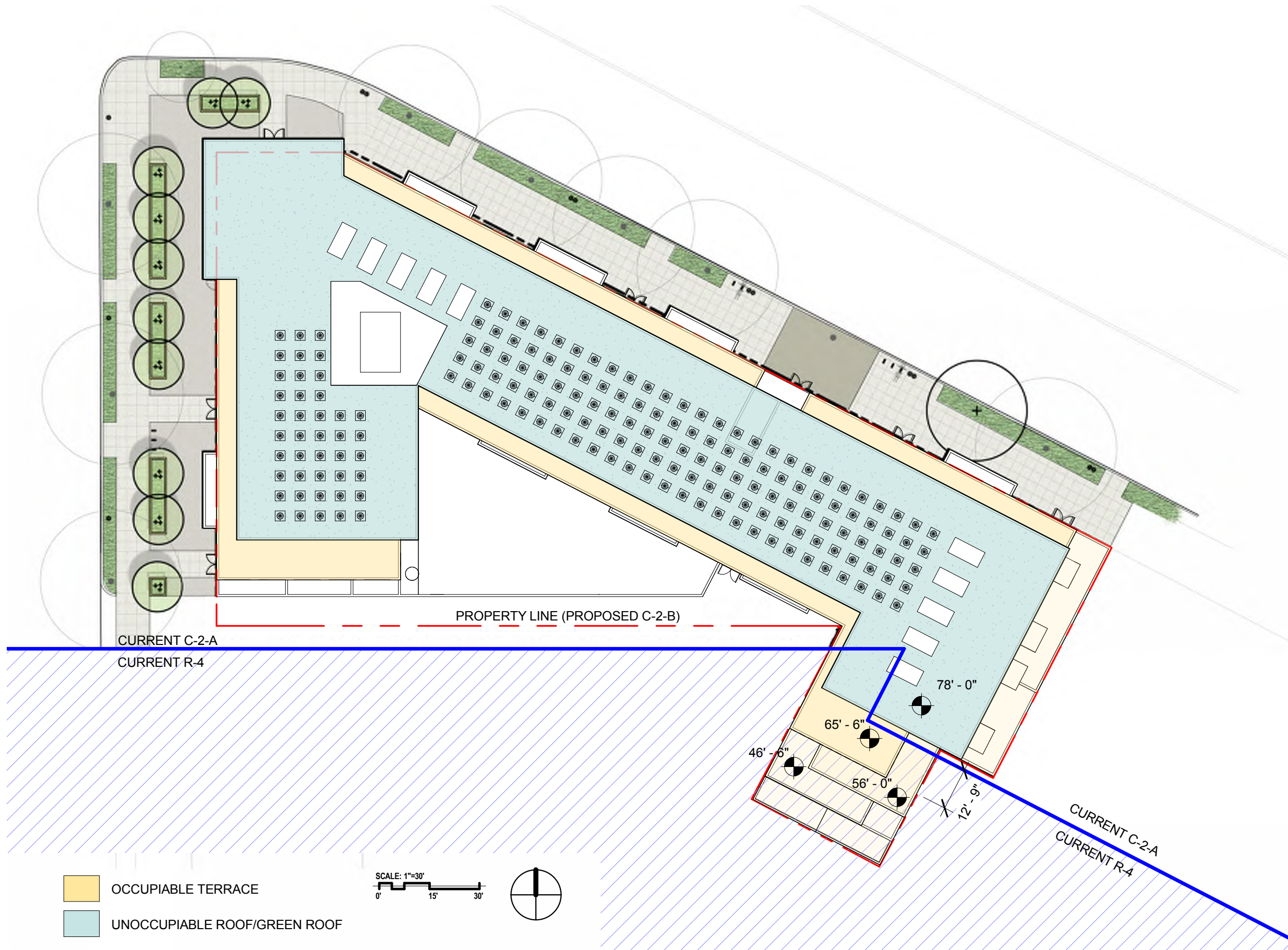


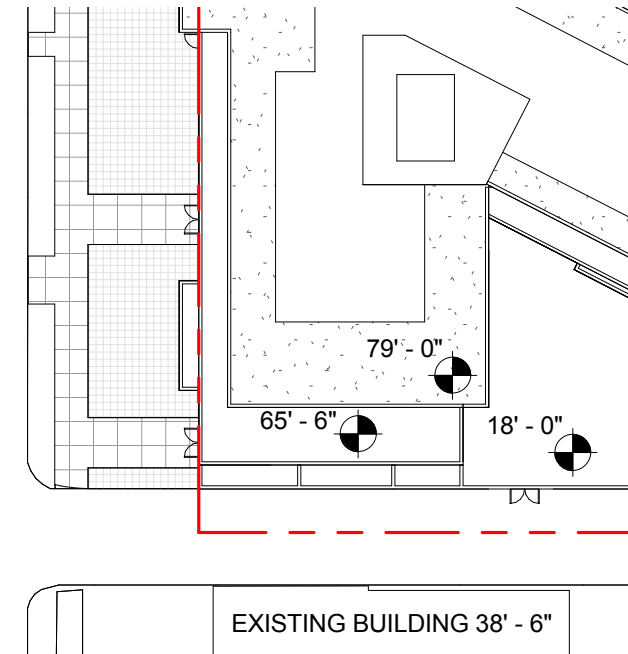
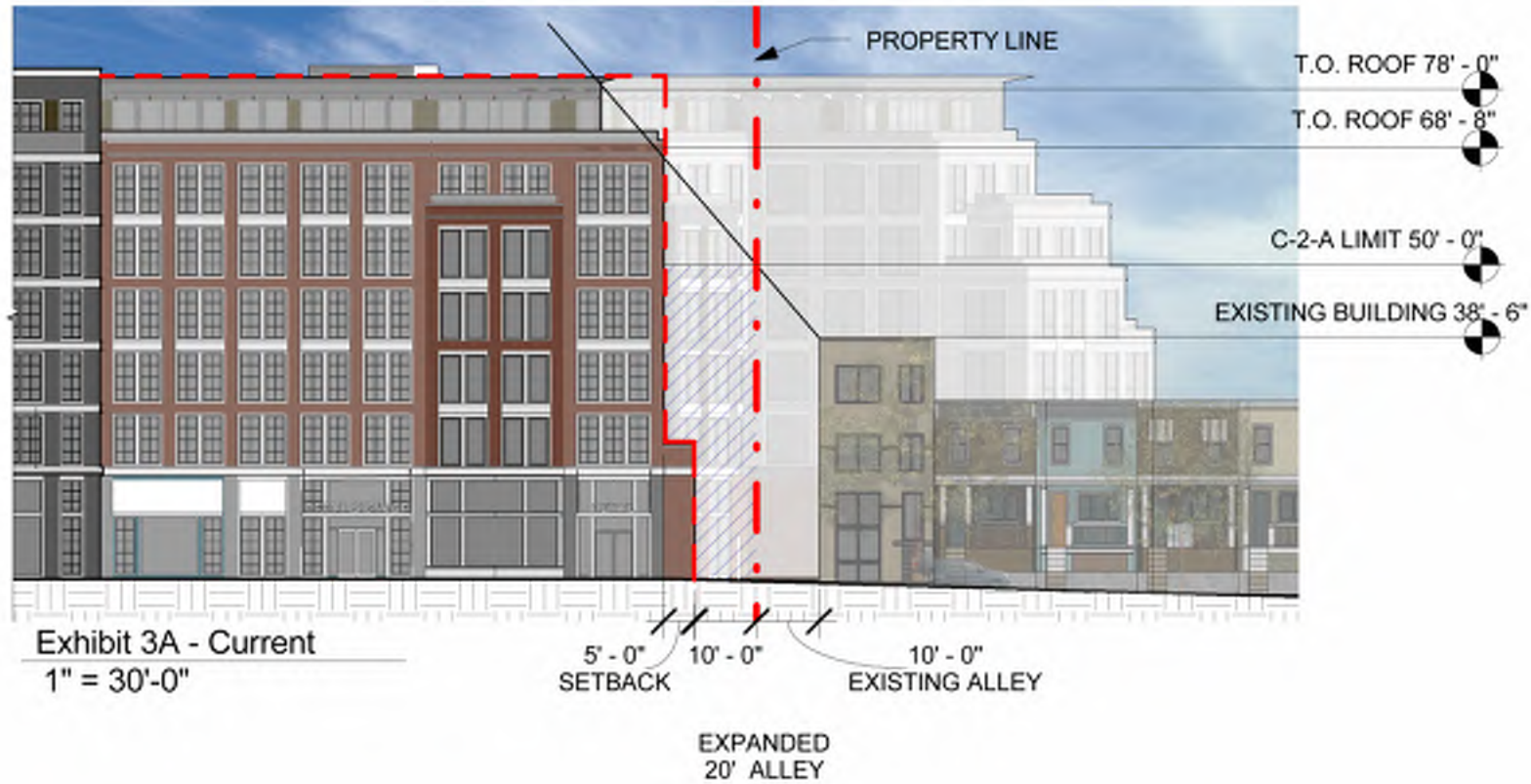
Section 2 - PA Ave
1" = 20'-0"



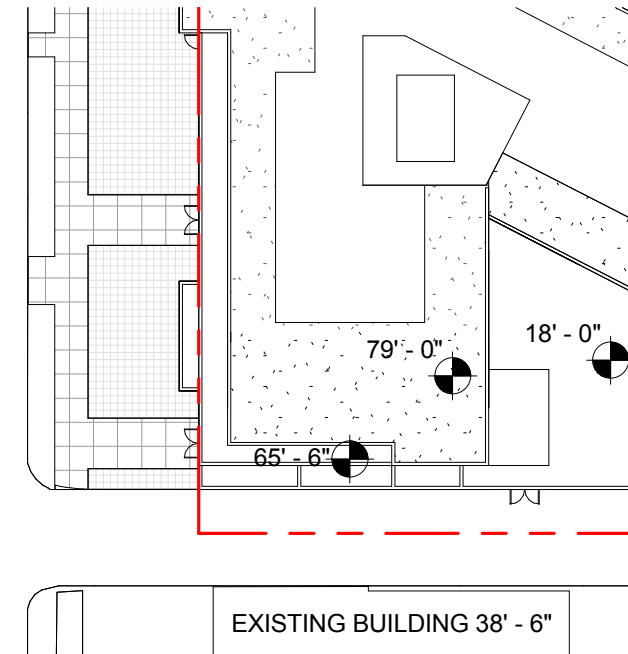
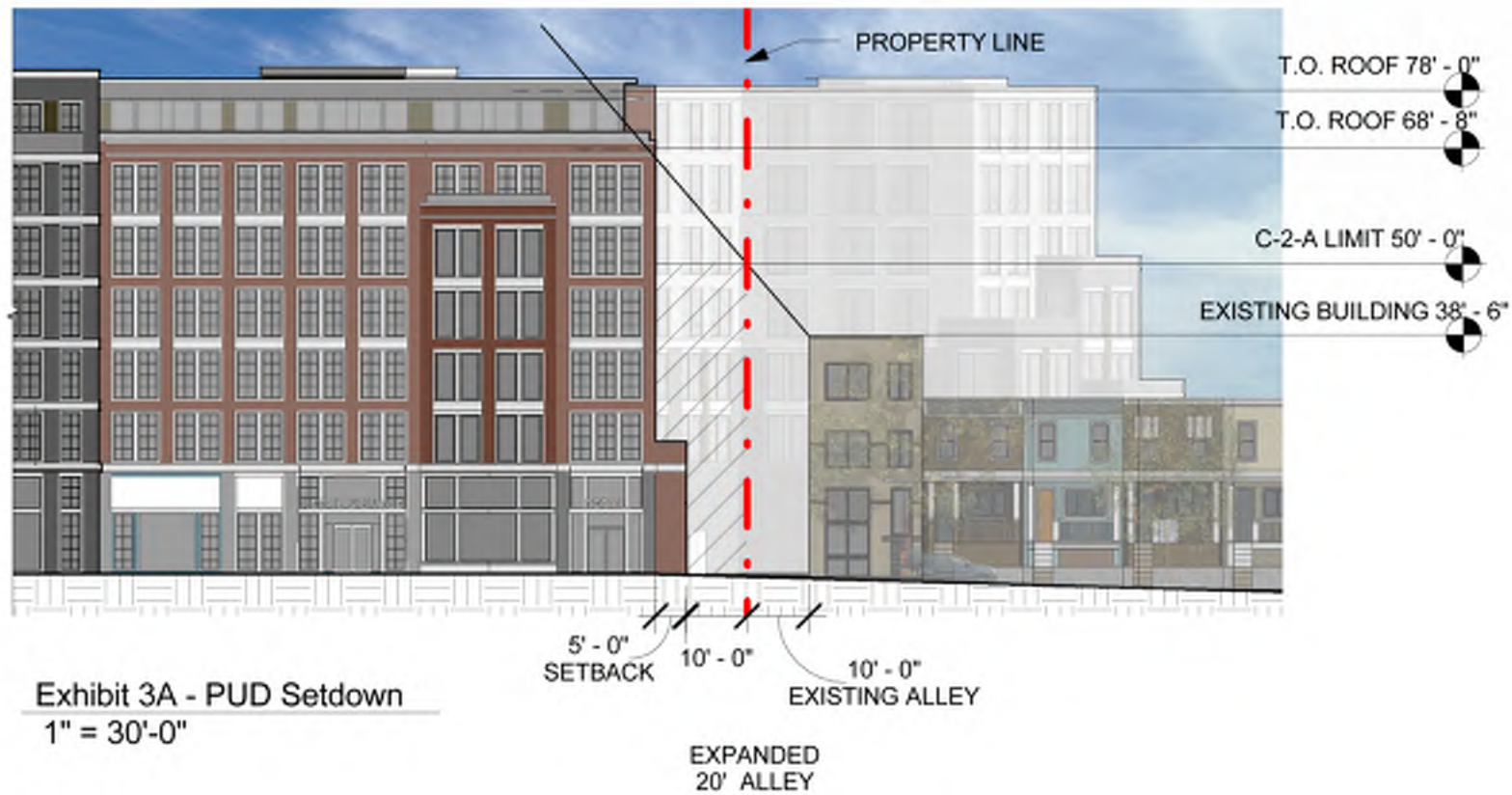
- RETAIL
- RESIDENTIAL
- CORE
- AMENITY
- PARKING

* 4' MAX REFERS TO THE MAXIMUM ALLOWABLE PROTRUSION ABOVE THE ROOF, IN LIEU OF HAVING A FULL SIZE MECHANICAL PENTHOUSE. ACTUAL SIZE MAY VARY DEPENDING ON FINAL DESIGN.

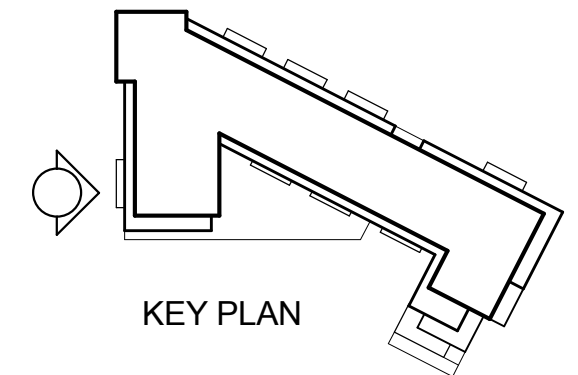




PUD Plan Exhibit 3A Current



PUD Plan Exhibit 3A Setdown



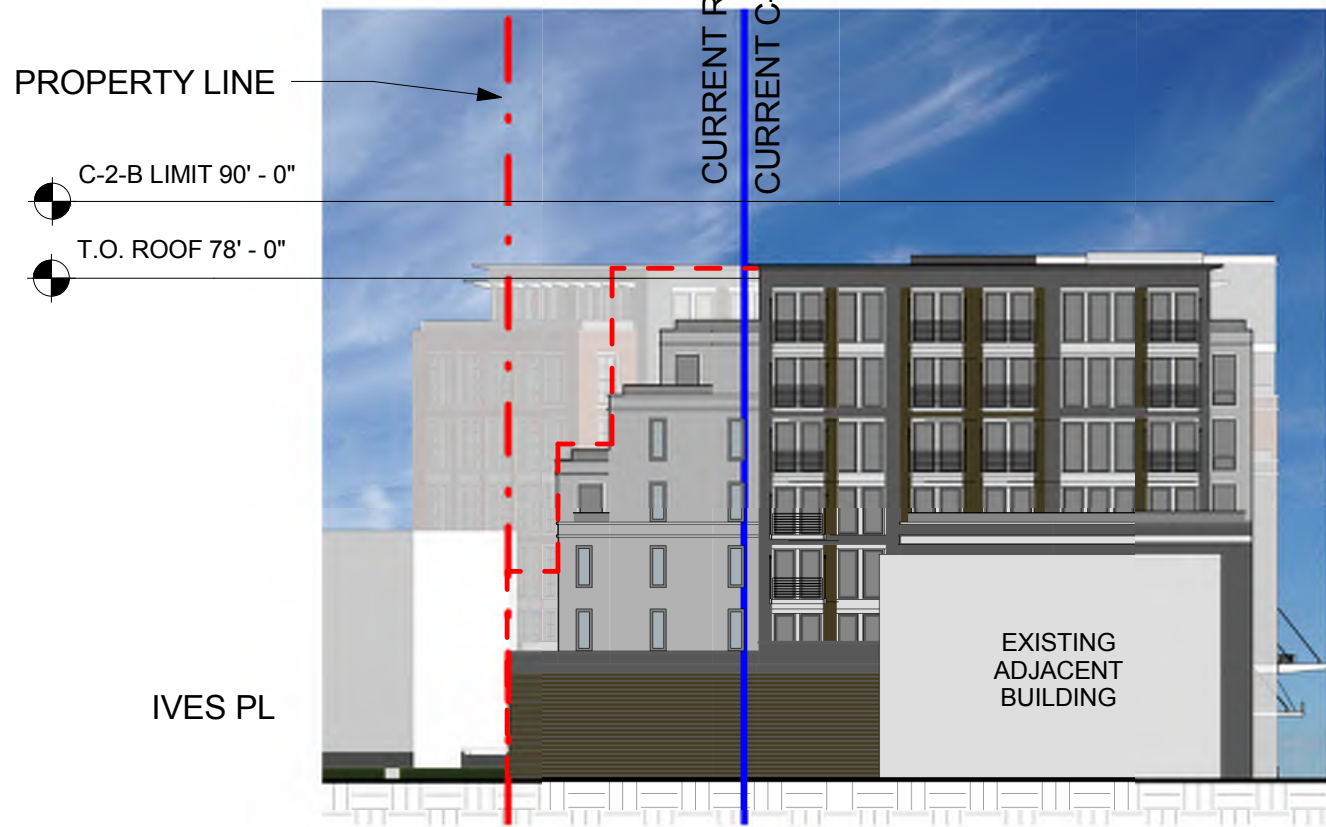
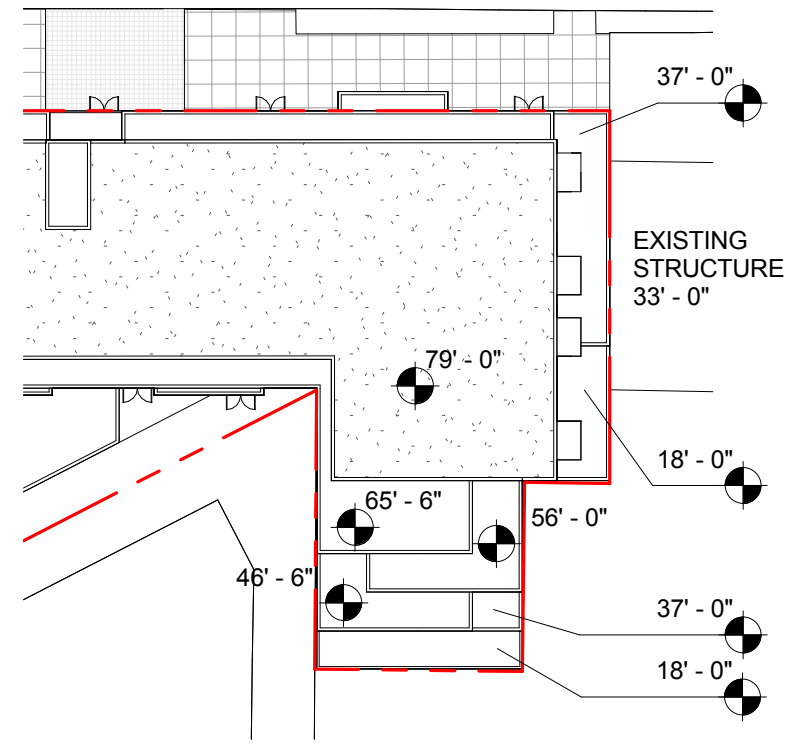


Exhibit 3B - Current
1" = 30'-0"



PUD Plan Exhibit 3B Current

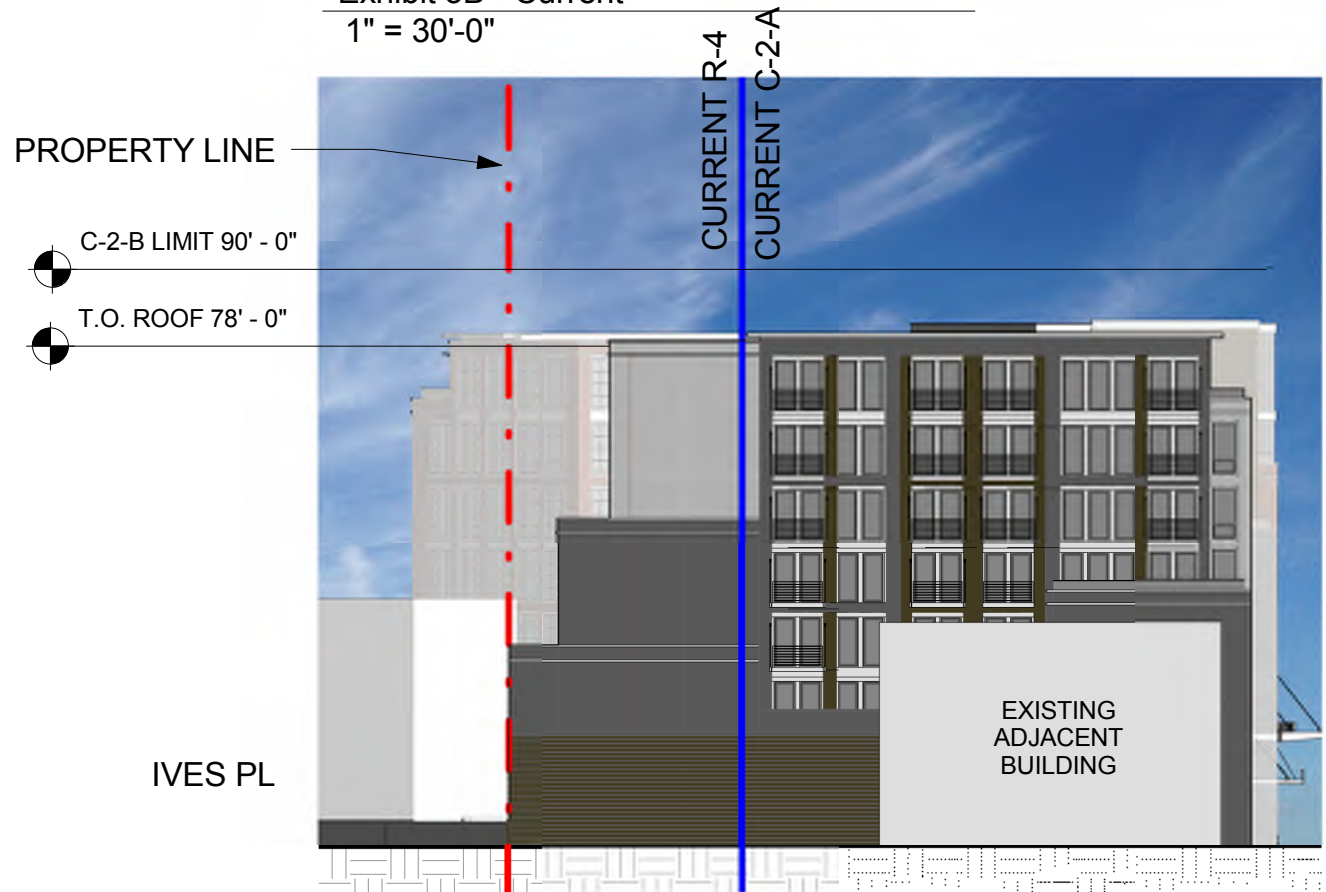
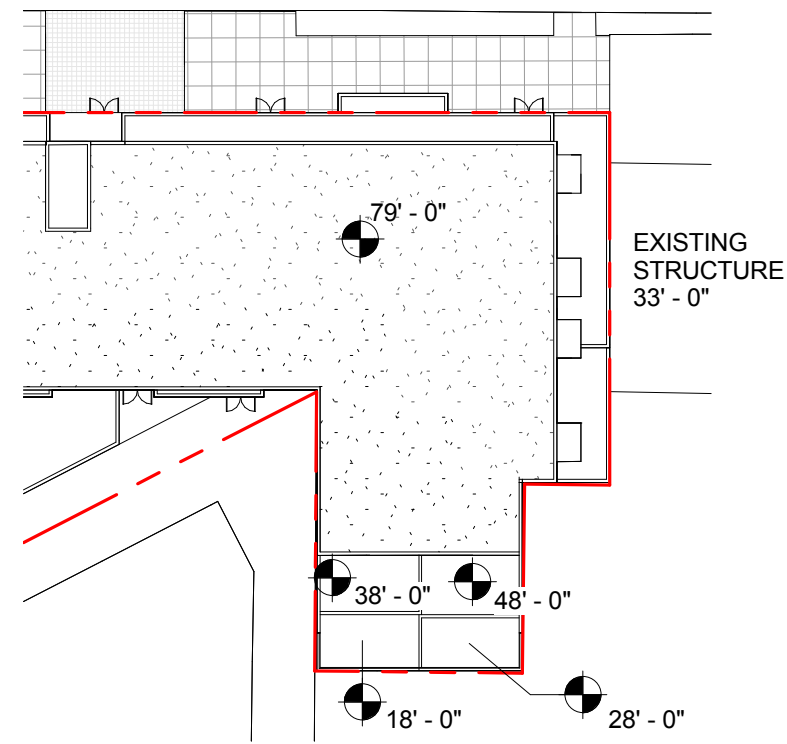
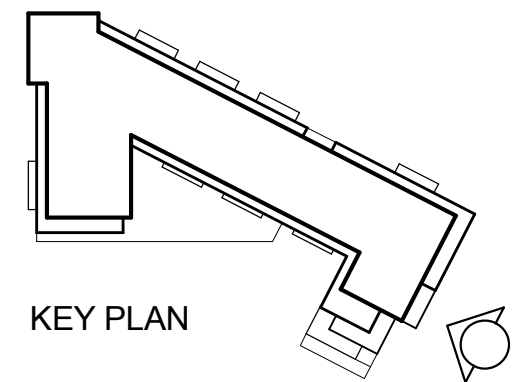


Exhibit 3B - PUD Setdown
1" = 30'-0"



PUD Plan Exhibit 3B Setdown



KEY PLAN