

Floor Plan - Lower Level 1

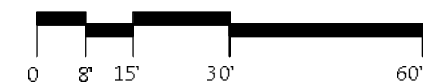
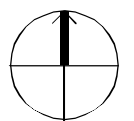


- SERVICE/SUPPORT
- ELEVATOR
- OFFICE

TOTAL: 164

LOWER LEVEL 01 PARKING 74

ADA CAR	2
ADA VAN	4
COMPACT	49
COMPACT TANDEM	2
STANDARD	14
STANDARD TANDEM	3



Floor Plan - Lower Level 2

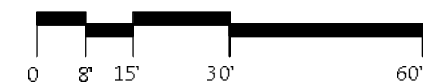
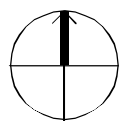


- SERVICE/SUPPORT
- ELEVATOR
- OFFICE

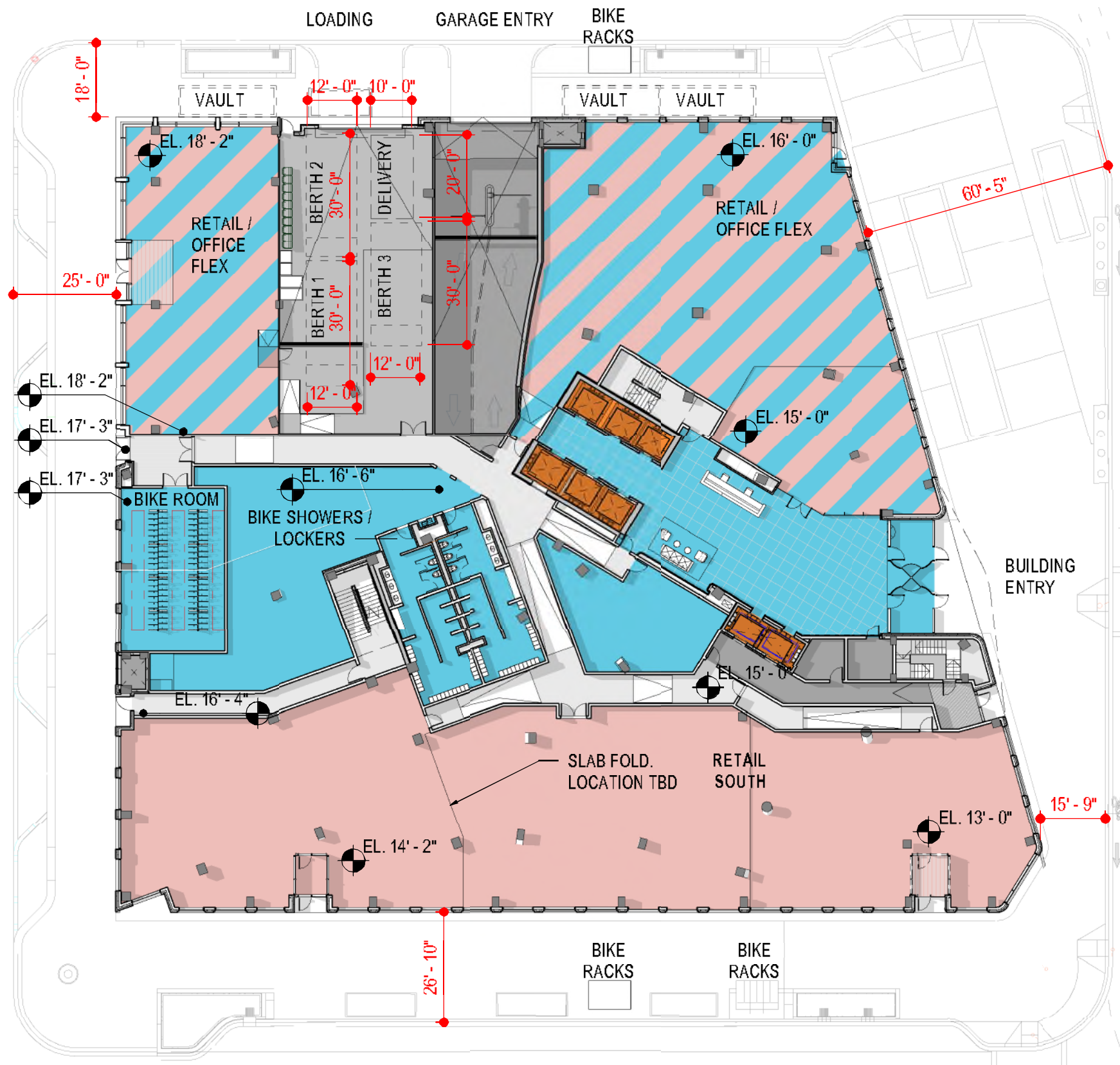
TOTAL: 164

LOWER LEVEL 02 PARKING 90

COMPACT	60
COMPACT TANDEM	2
STANDARD	23
STANDARD TANDEM	5



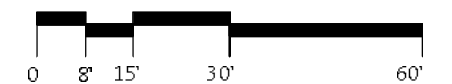
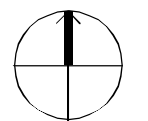
Floor Plan - Level 1



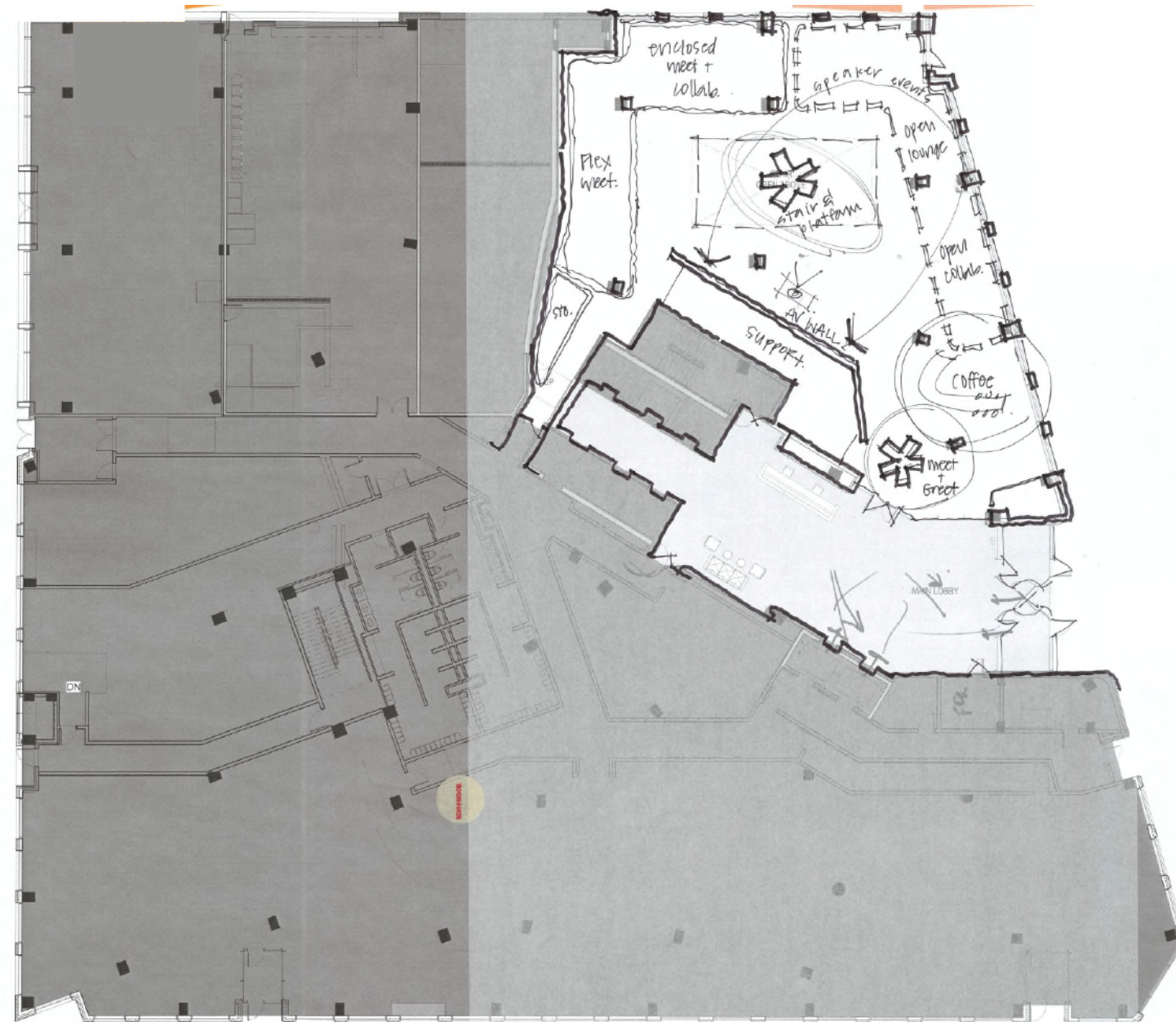
NOTES:

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

- CIRCULATION
- SERVICE/SUPPORT
- ELEVATOR
- OFFICE
- RETAIL



Floor Plan - Level 1 - Activation at New Jersey Avenue

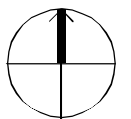


The lead office tenant for the building contemplates some or all of the following program elements to activate and energize the storefront presence along New Jersey Avenue:

- Reception & Coffee Area
- Stage with stepped seating for presentations and similar events
- Open interconnecting stair to Floor 02
- Enclosed meeting and collaboration space (located along Quander Street)

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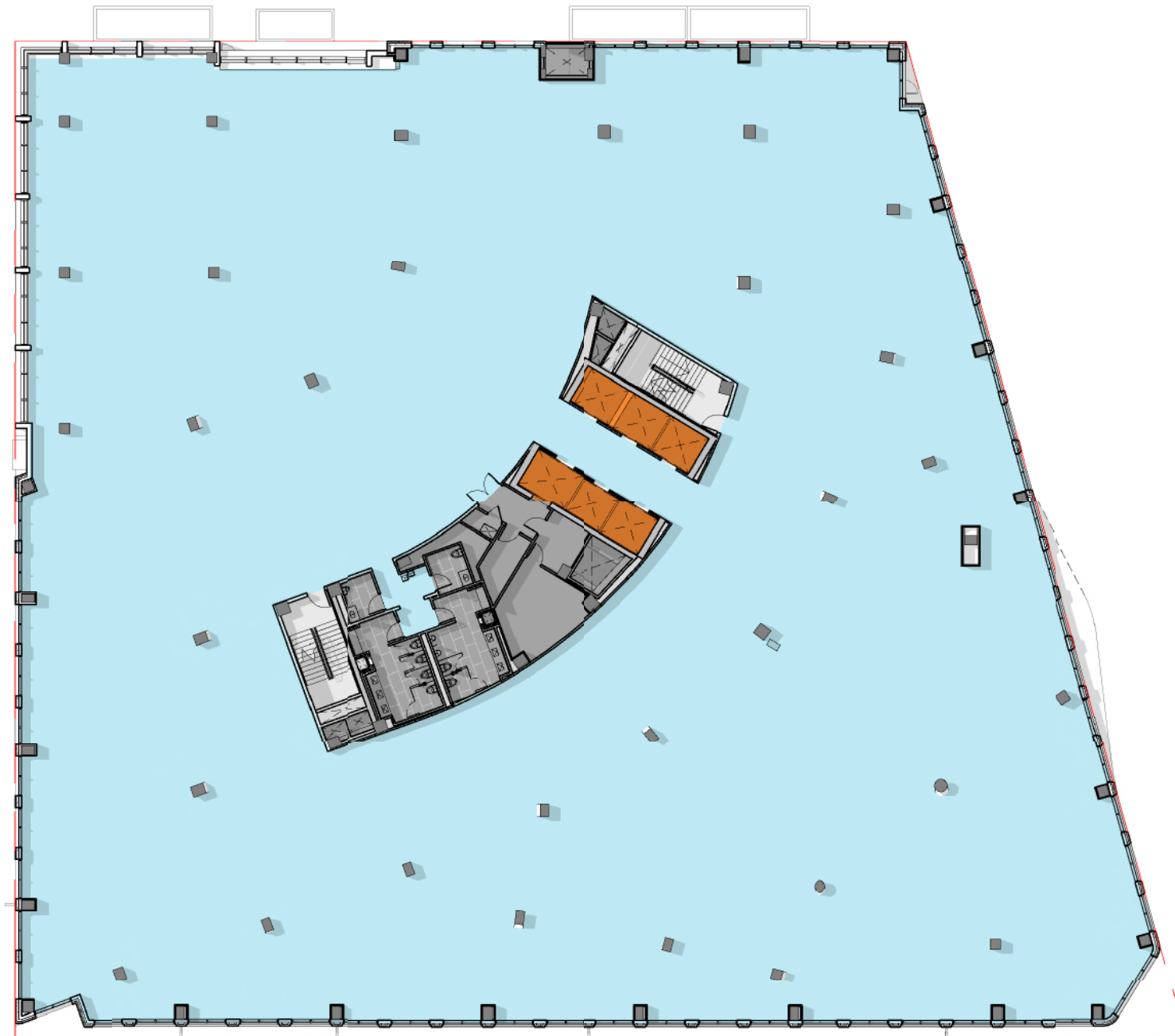
Level 1 - Activation at New Jersey Avenue - Reference Images





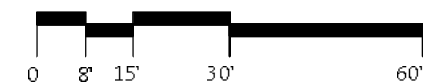
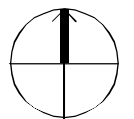
Floor Plan - Level 2

NOTES:

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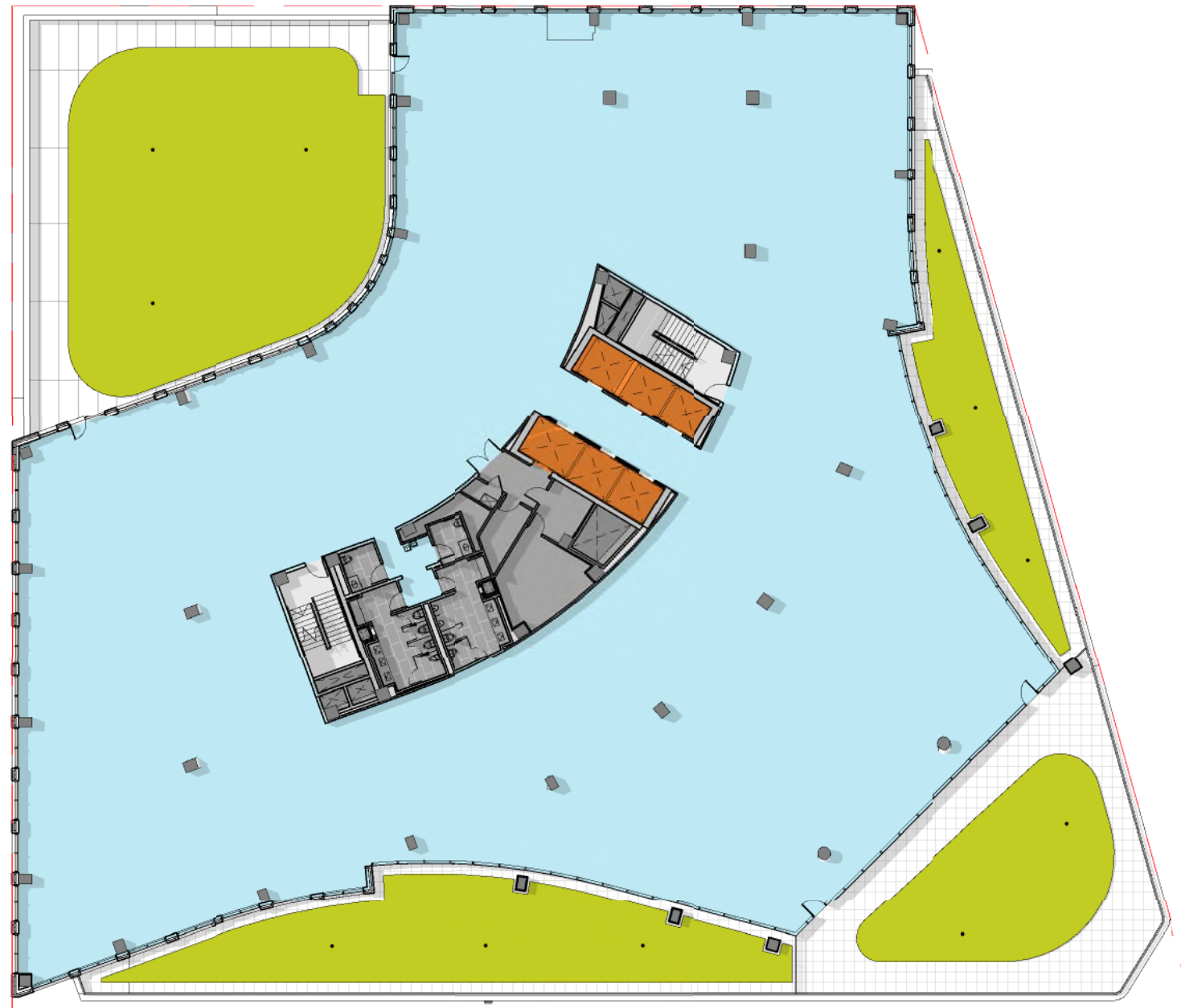
-  CIRCULATION
-  SERVICE/SUPPORT
-  ELEVATOR
-  OFFICE








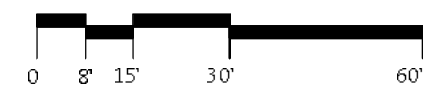
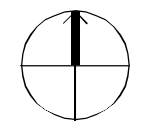
Floor Plan - Level 3

NOTES:

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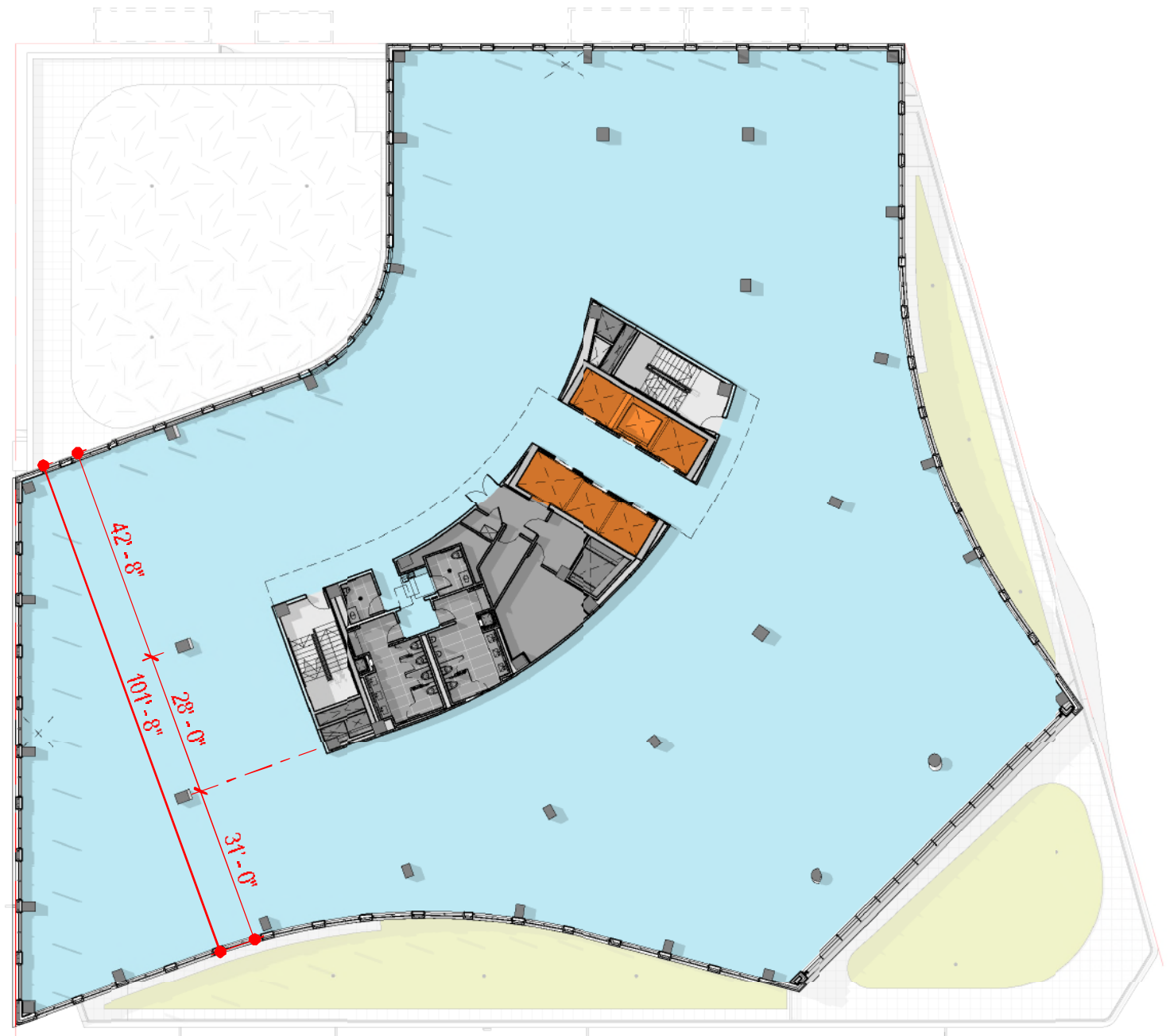
-  CIRCULATION
-  SERVICE/SUPPORT
-  ELEVATOR
-  OFFICE
-  LANDSCAPE



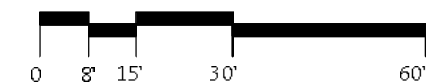
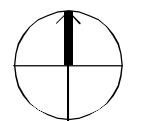
Floor Plan - Level 4 through Level 9

NOTES:

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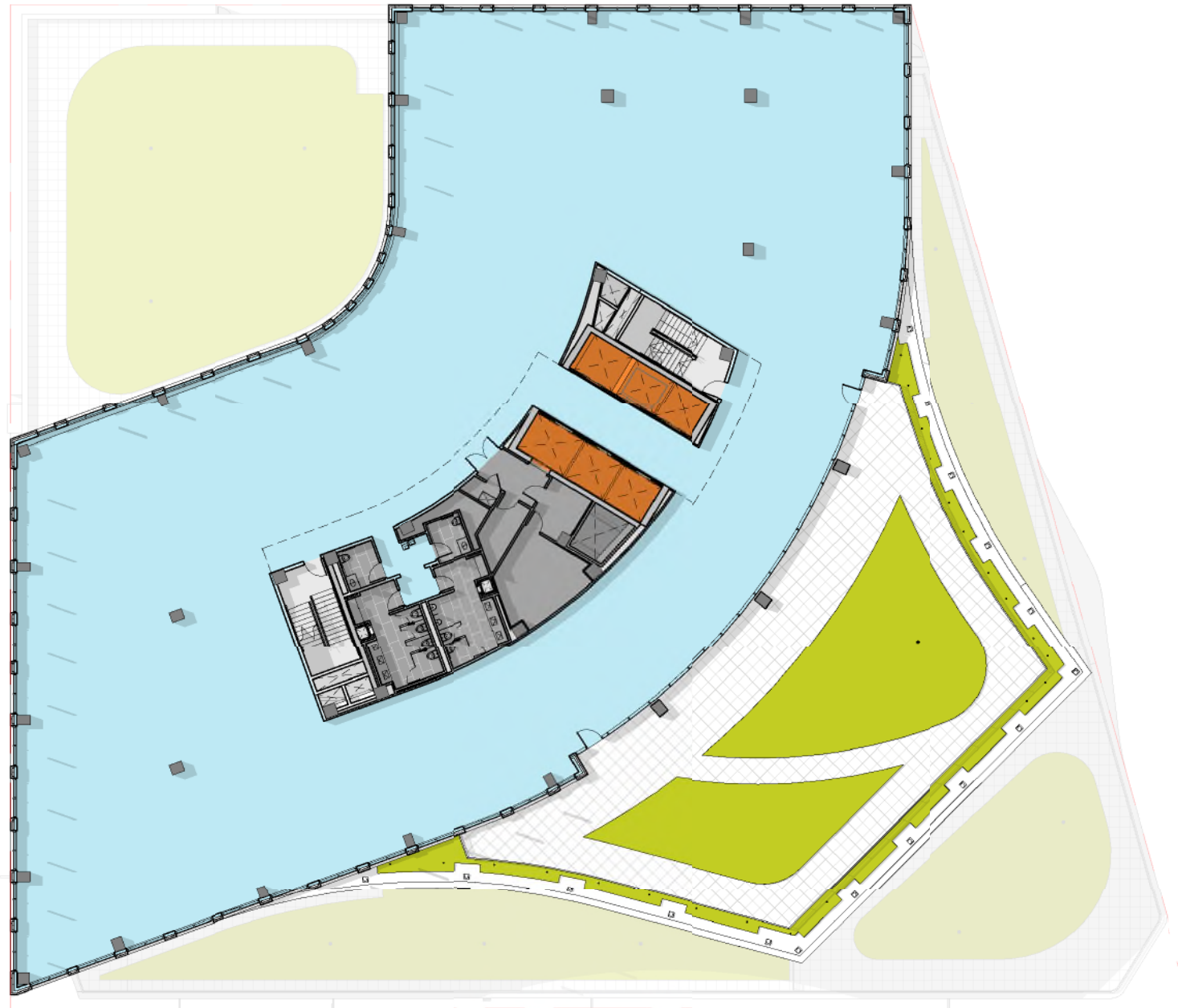
- CIRCULATION
- SERVICE/SUPPORT
- ELEVATOR
- OFFICE
- LANDSCAPE



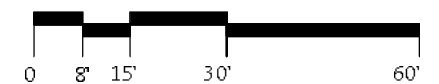
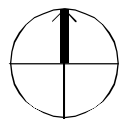
Floor Plan - Level 10

NOTES:

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

- CIRCULATION
- SERVICE/SUPPORT
- ELEVATOR
- OFFICE
- LANDSCAPE

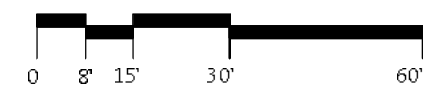
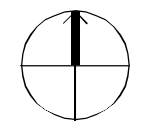
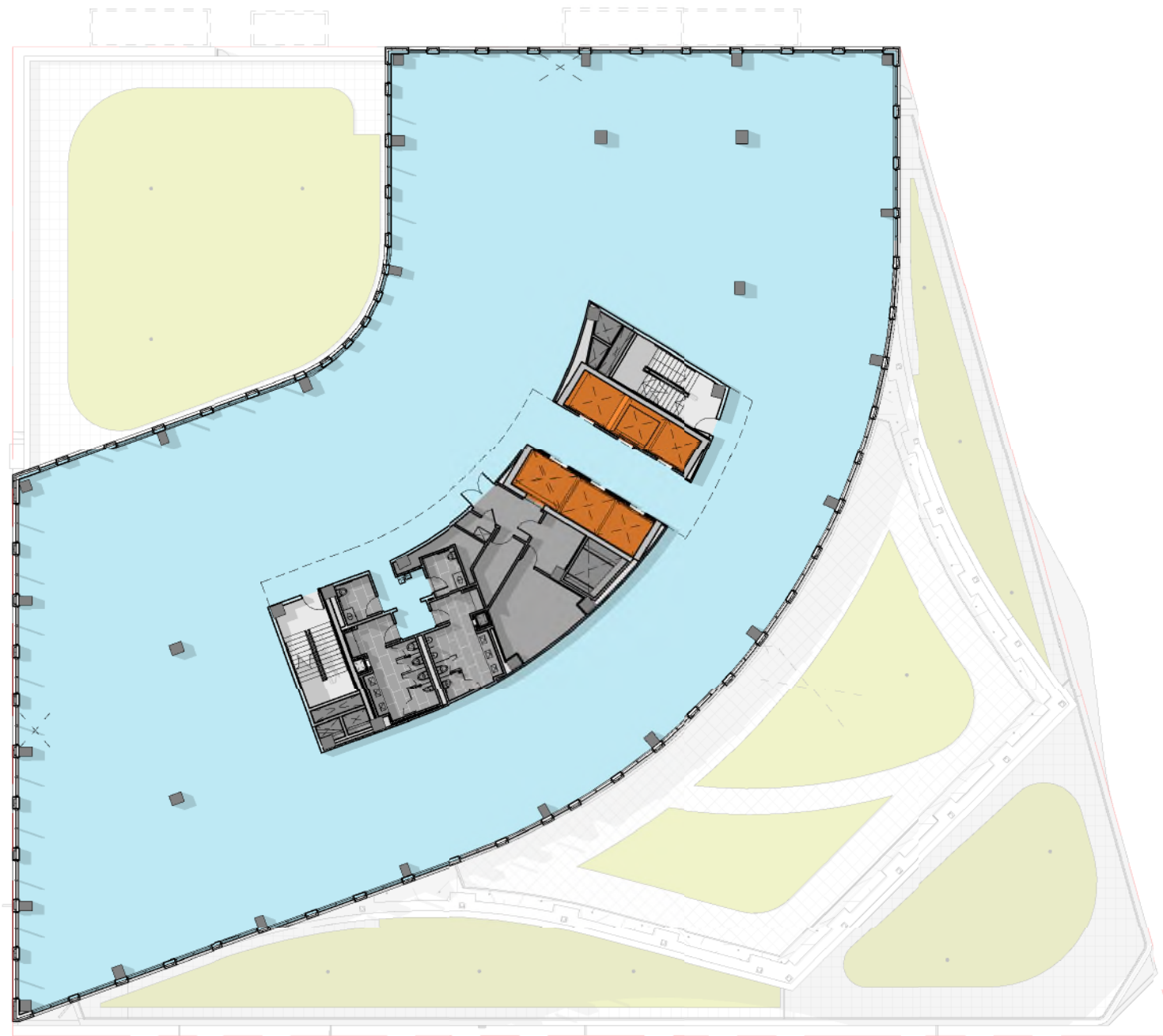


Floor Plan - Level 11

NOTES:

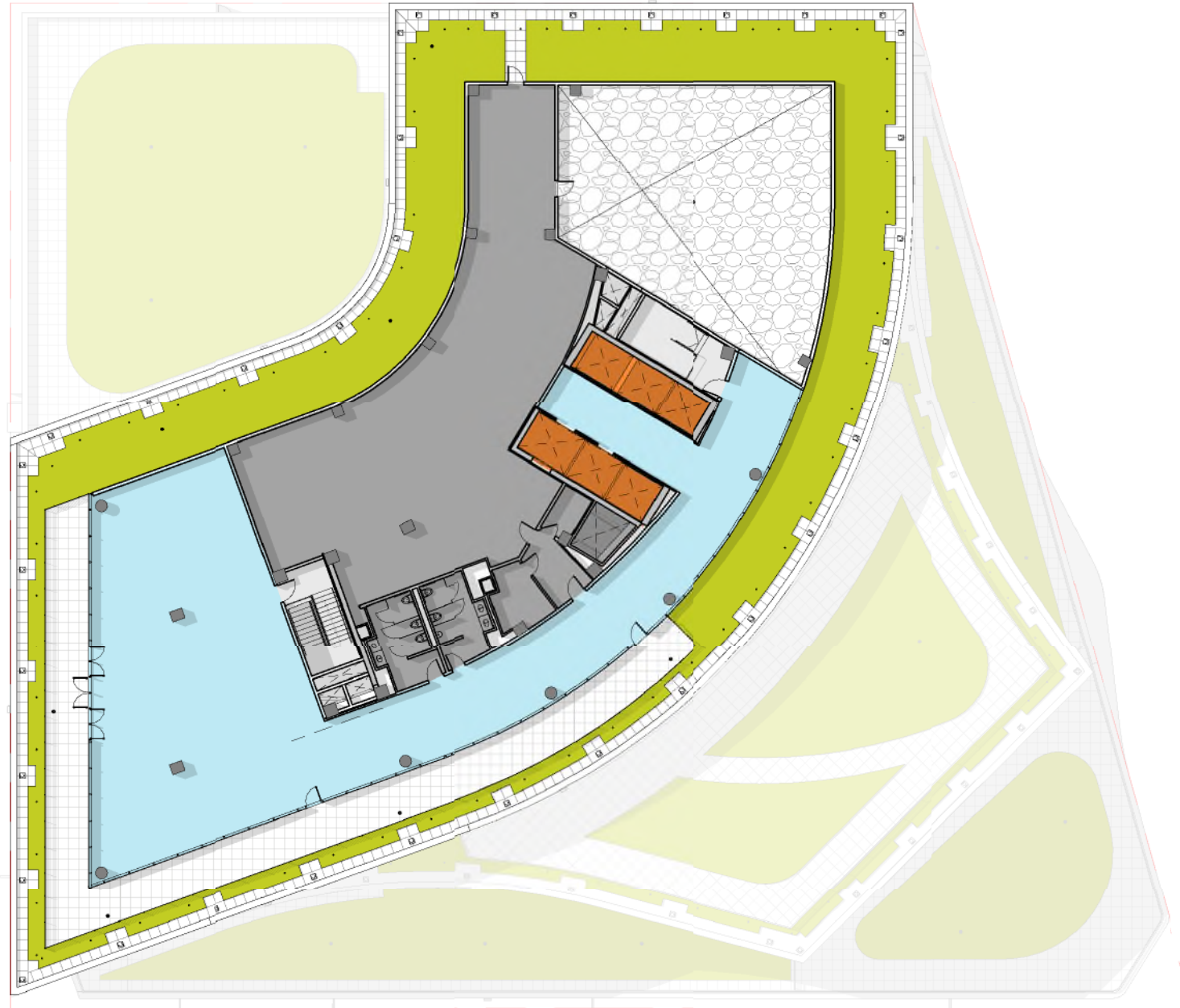
APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DON'T CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

-  CIRCULATION
-  SERVICE/SUPPORT
-  ELEVATOR
-  OFFICE
-  LANDSCAPE

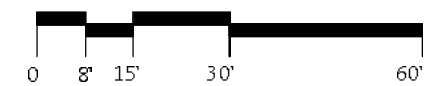
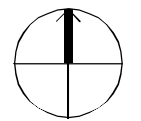


Floor Plan - Penthouse

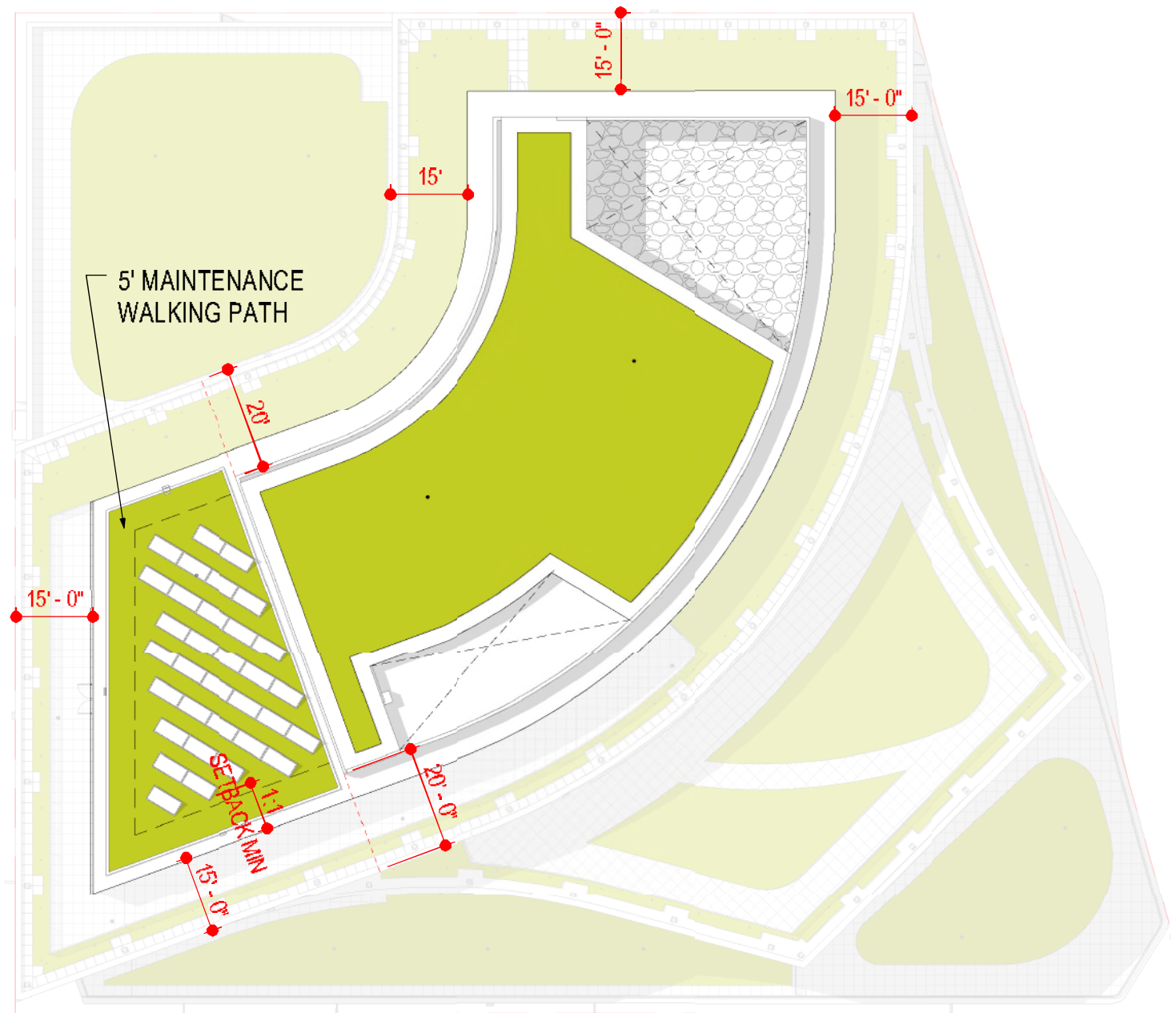
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 APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DON'T CHANGE THE EXTERIOR CONFIGURATION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



- CIRCULATION
- SERVICE/SUPPORT
- ELEVATOR
- OFFICE
- LANDSCAPE



Roof Plan - Penthouse Roof

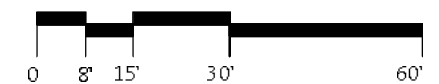
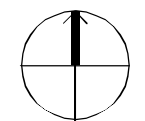


PV Panels

Square footage of roof area for panels & maintenance access: 2,300 sf

Number of Panels: 33

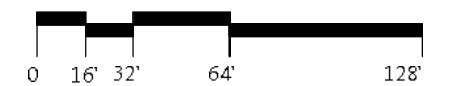
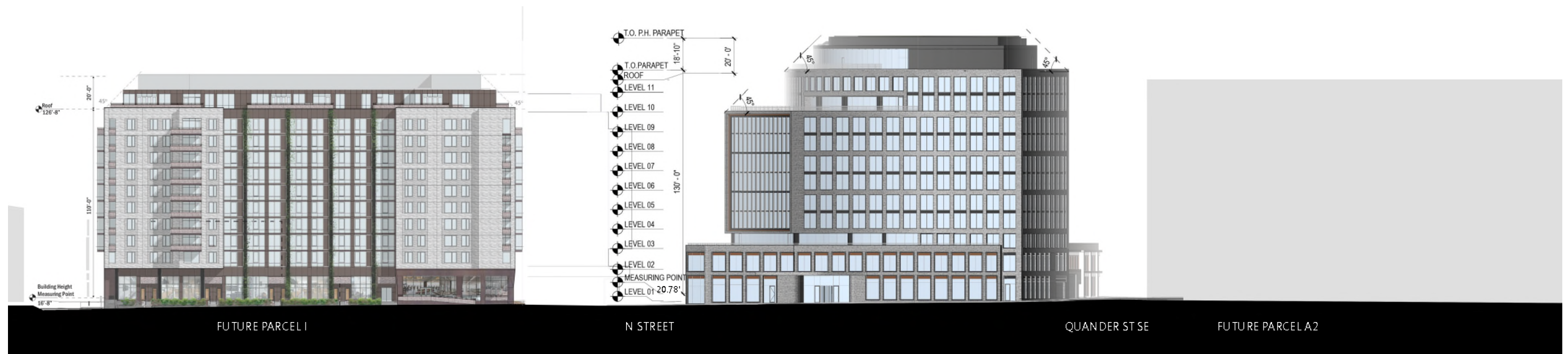
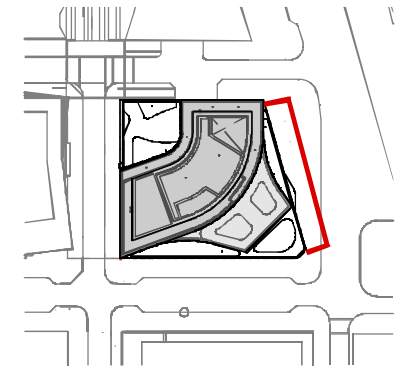
Approximate % of yearly energy usage: 0.5%



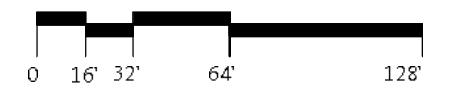
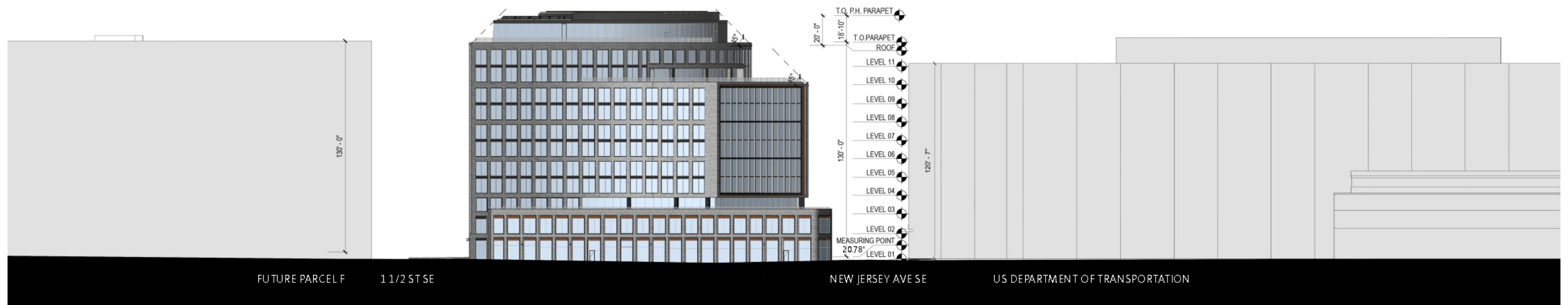
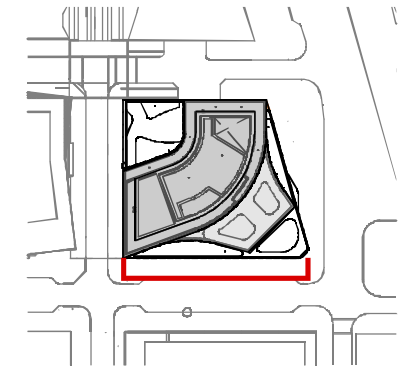
SECTION 4

DESIGN PROPOSAL
Elevations

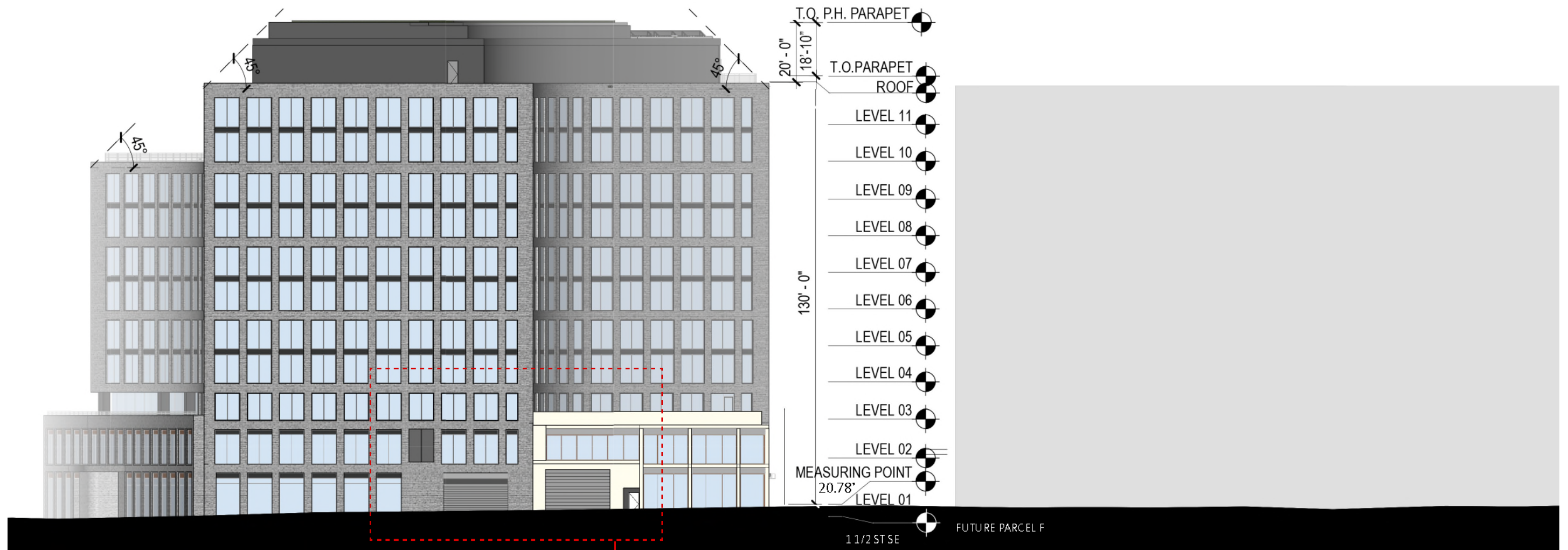
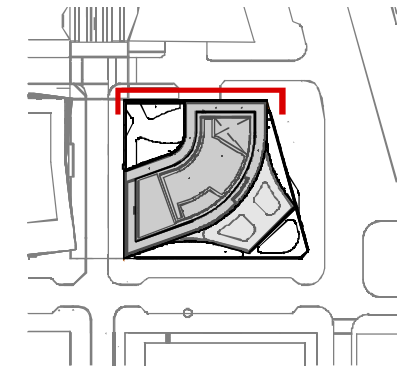
Parcel Elevation - East



Parcel Elevation - South



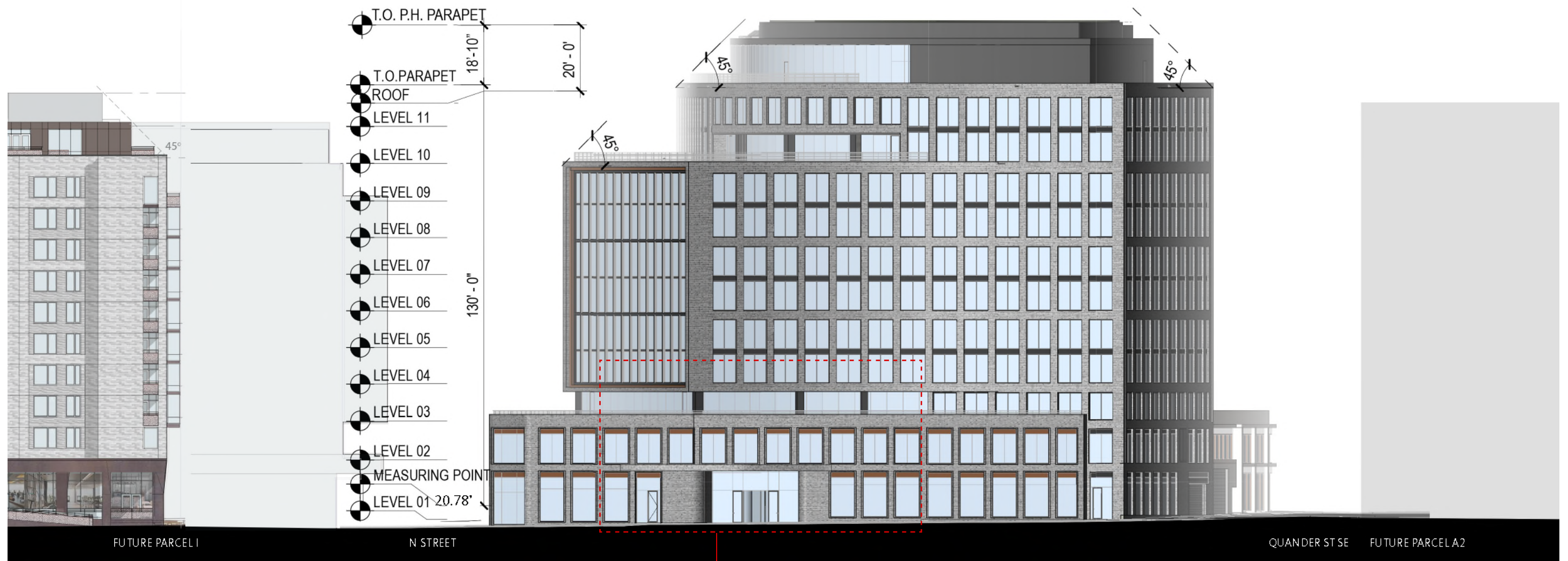
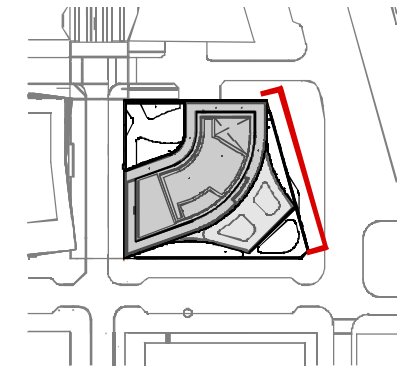
Building Elevation - North



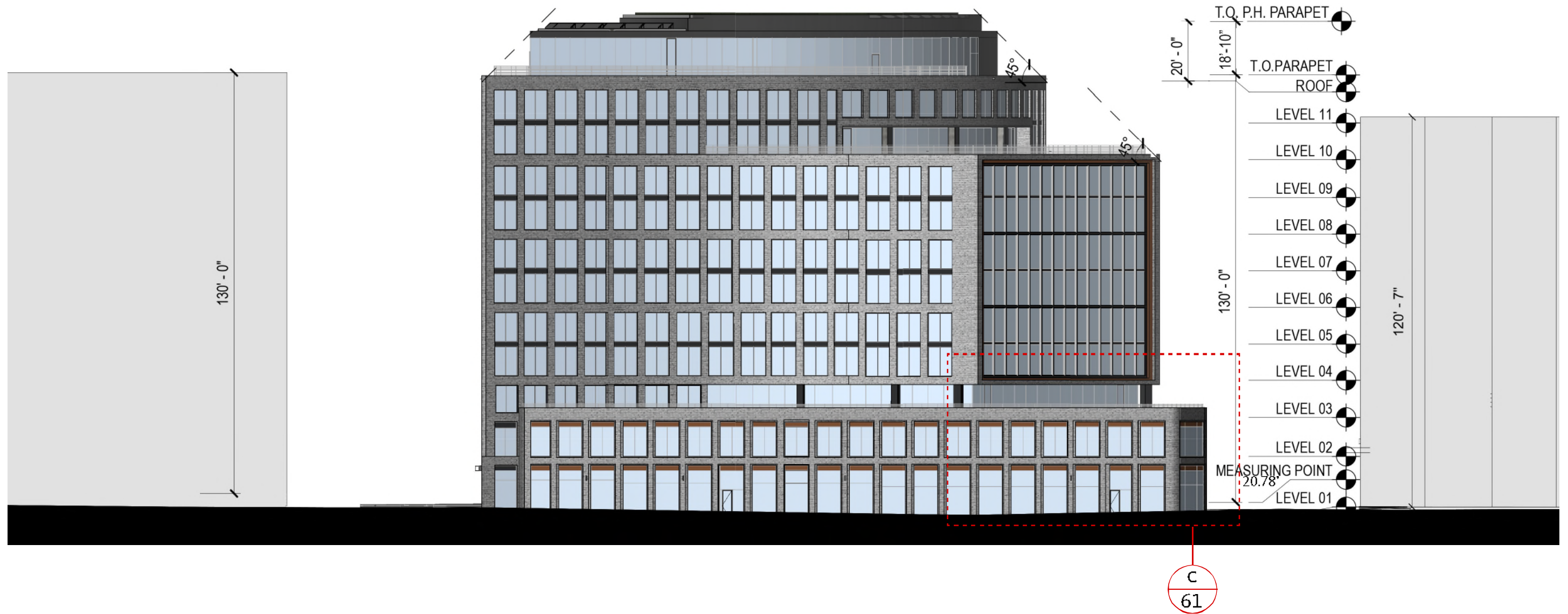
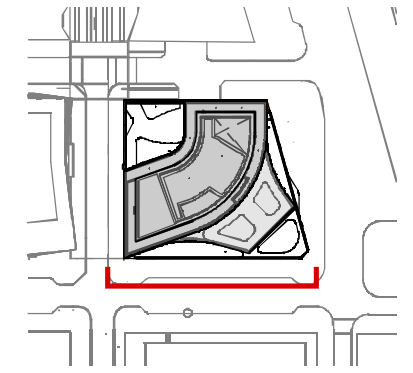
A
59



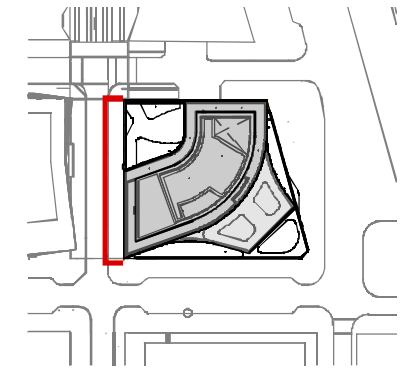
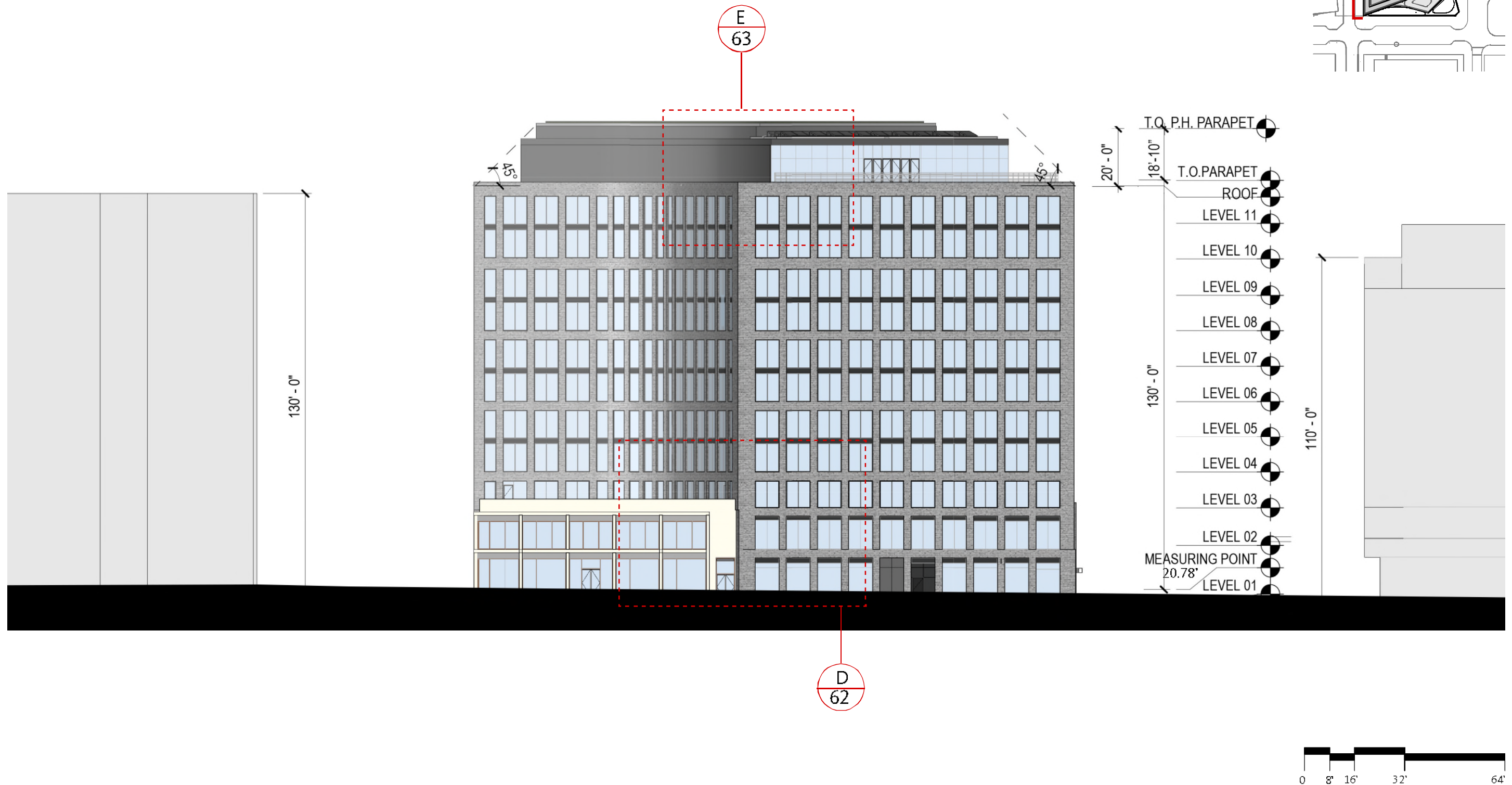
Building Elevation - East



Building Elevation - South



Building Elevation - West



SECTION 5

DESIGN PROPOSAL
Enlarged Elevations

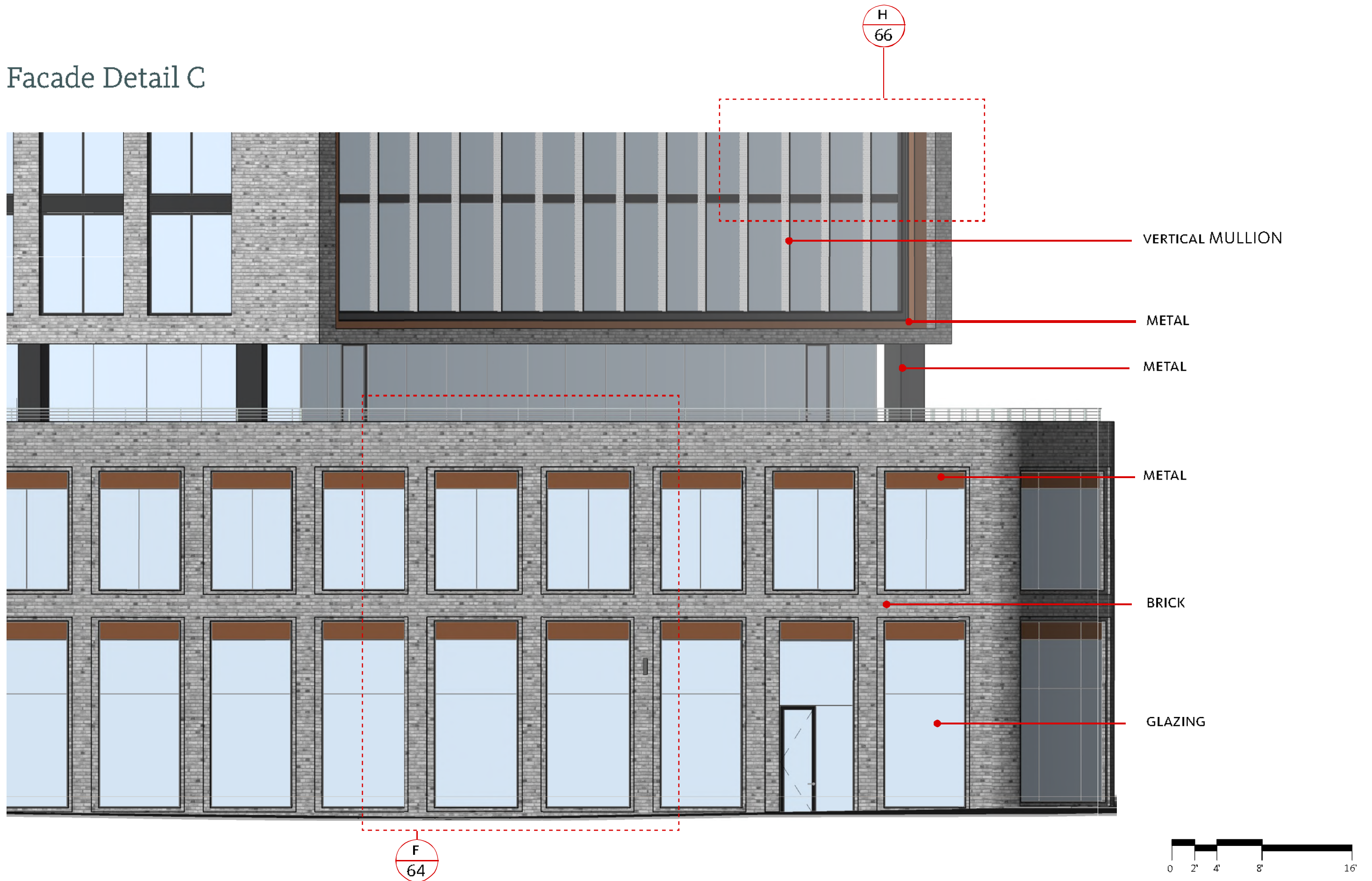
Facade Detail A



Facade Detail B



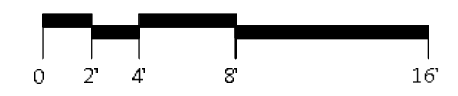
Facade Detail C



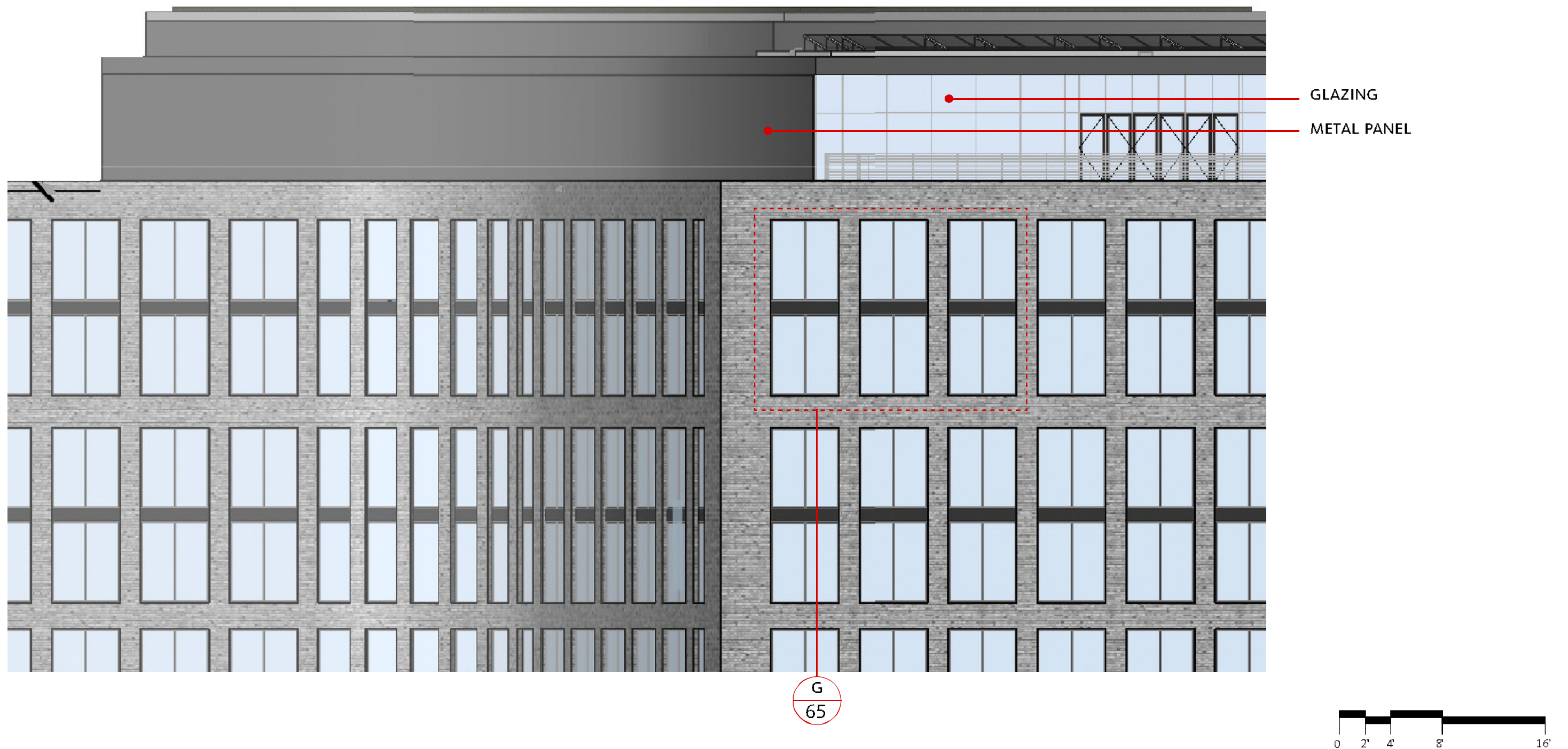
Facade Detail D



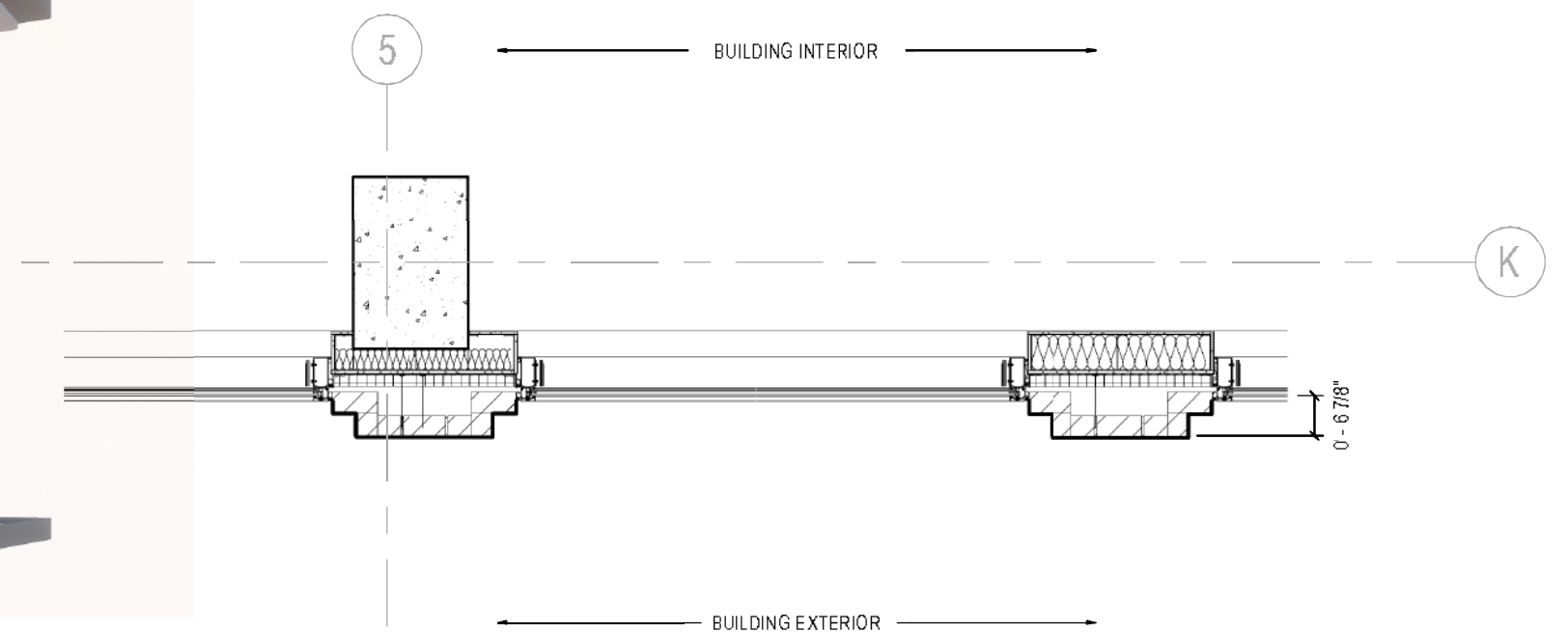
J
67



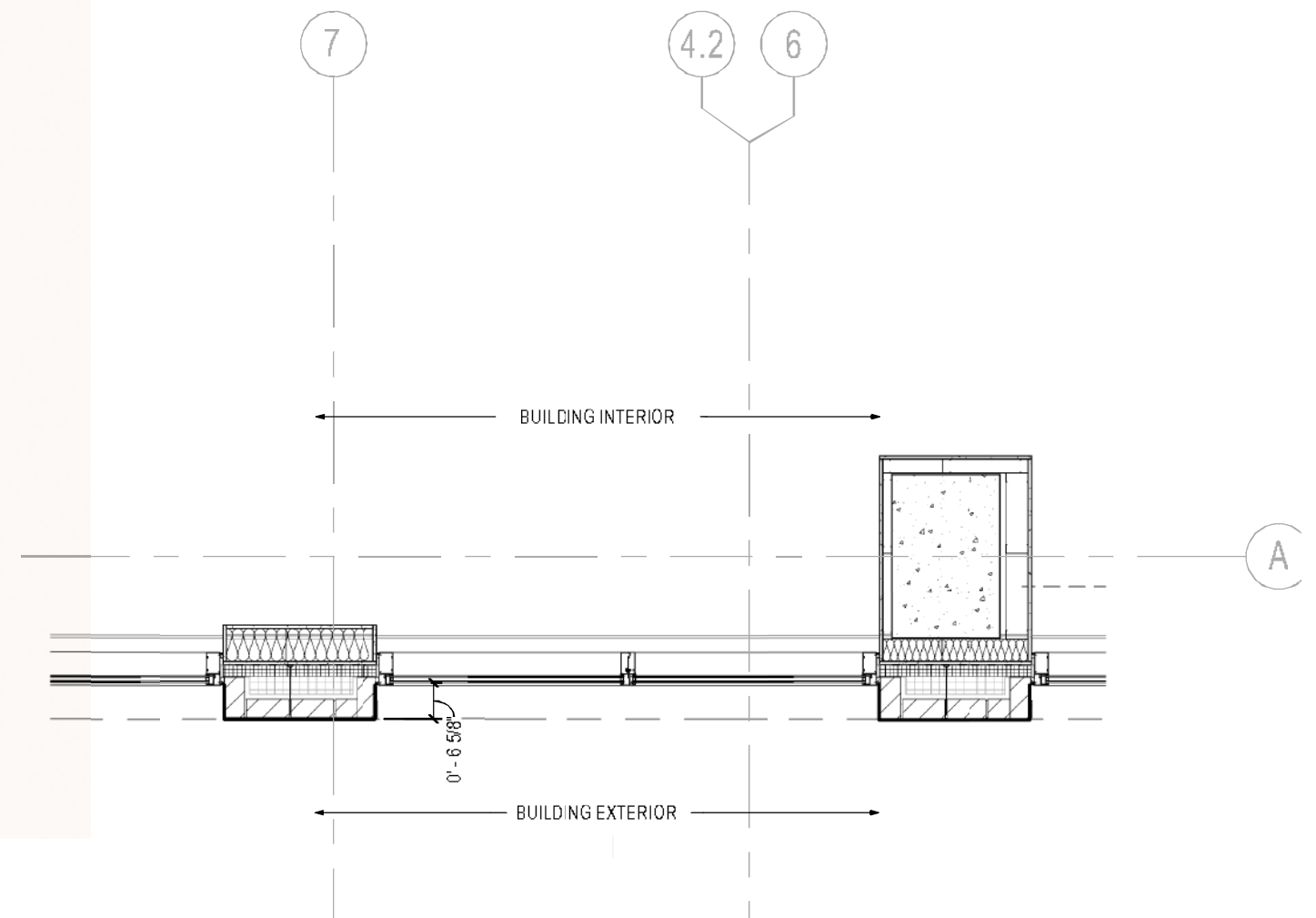
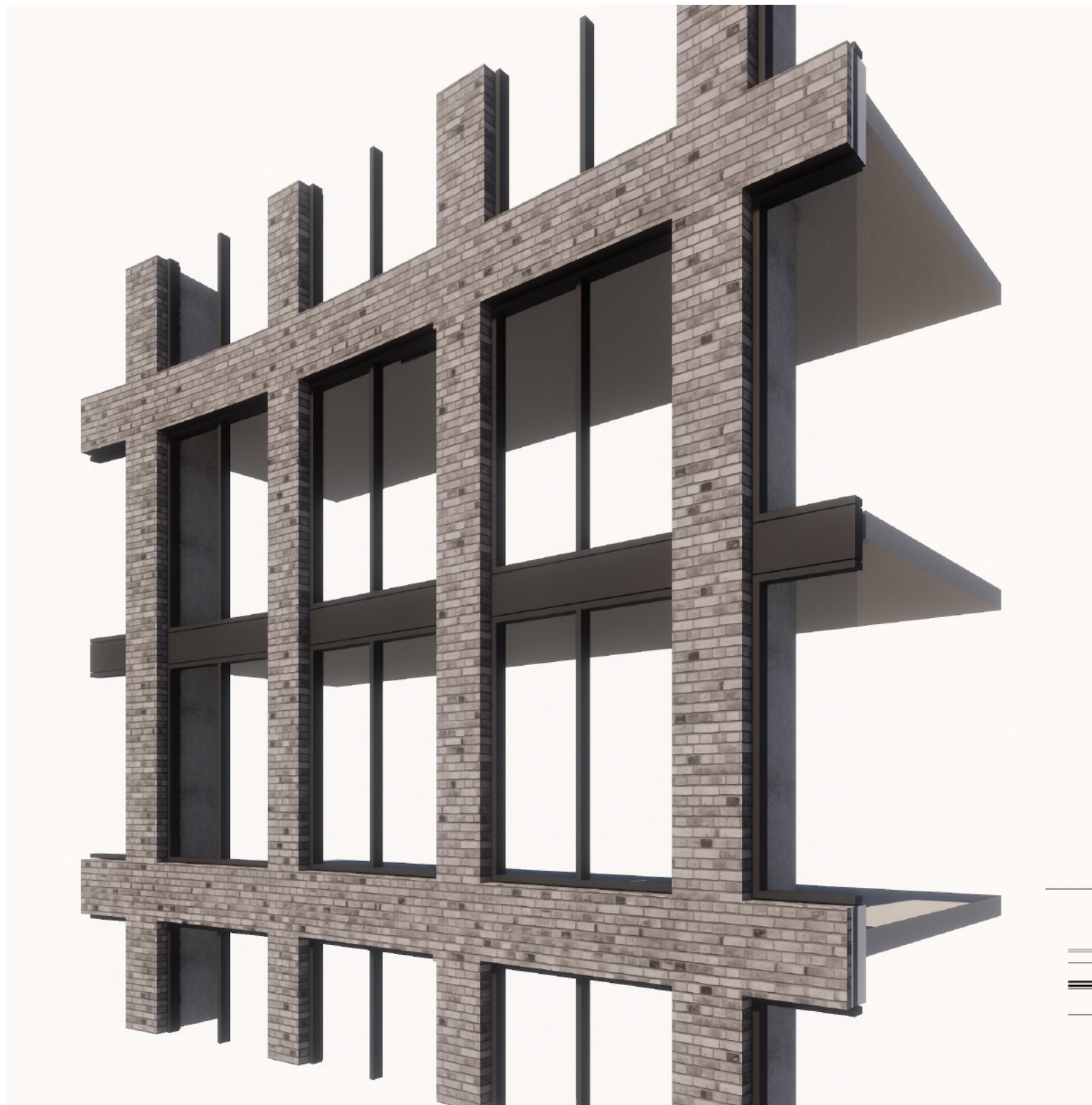
Facade Detail E



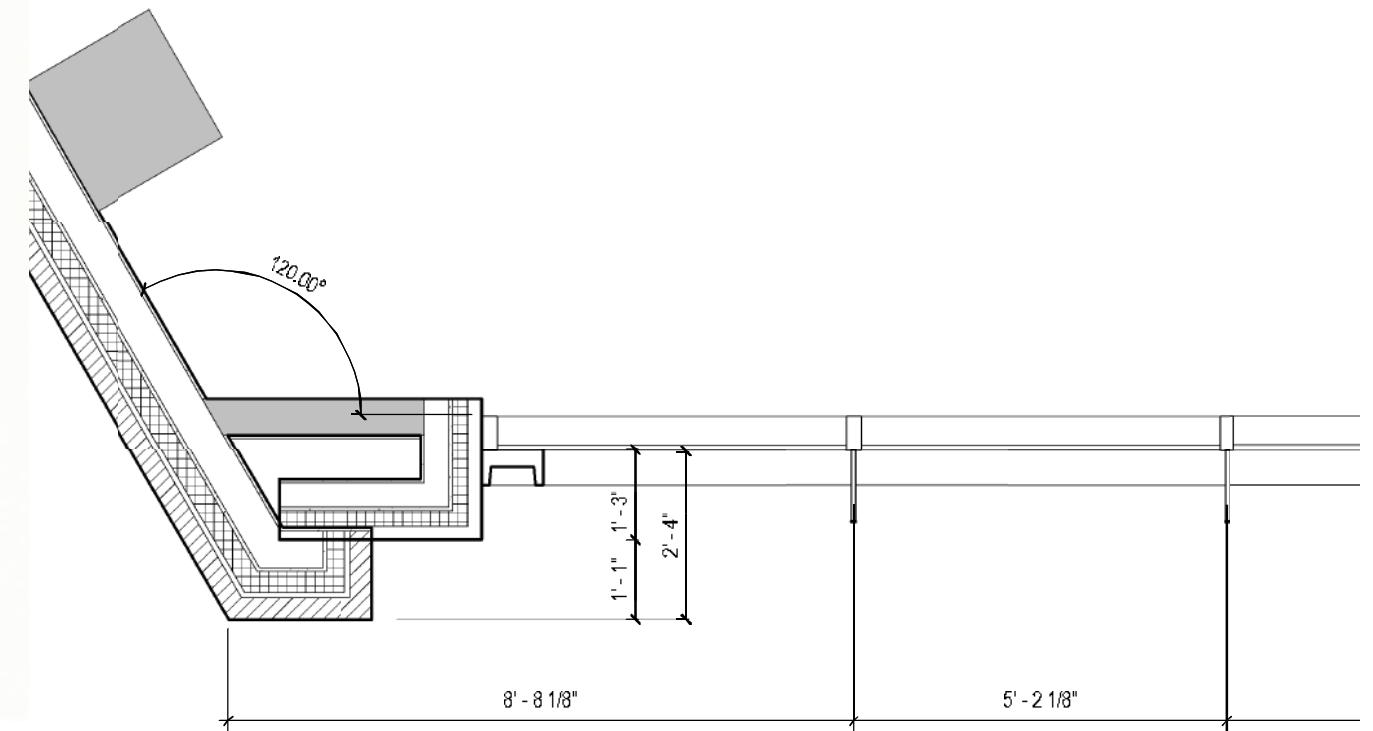
Facade Detail F - Podium



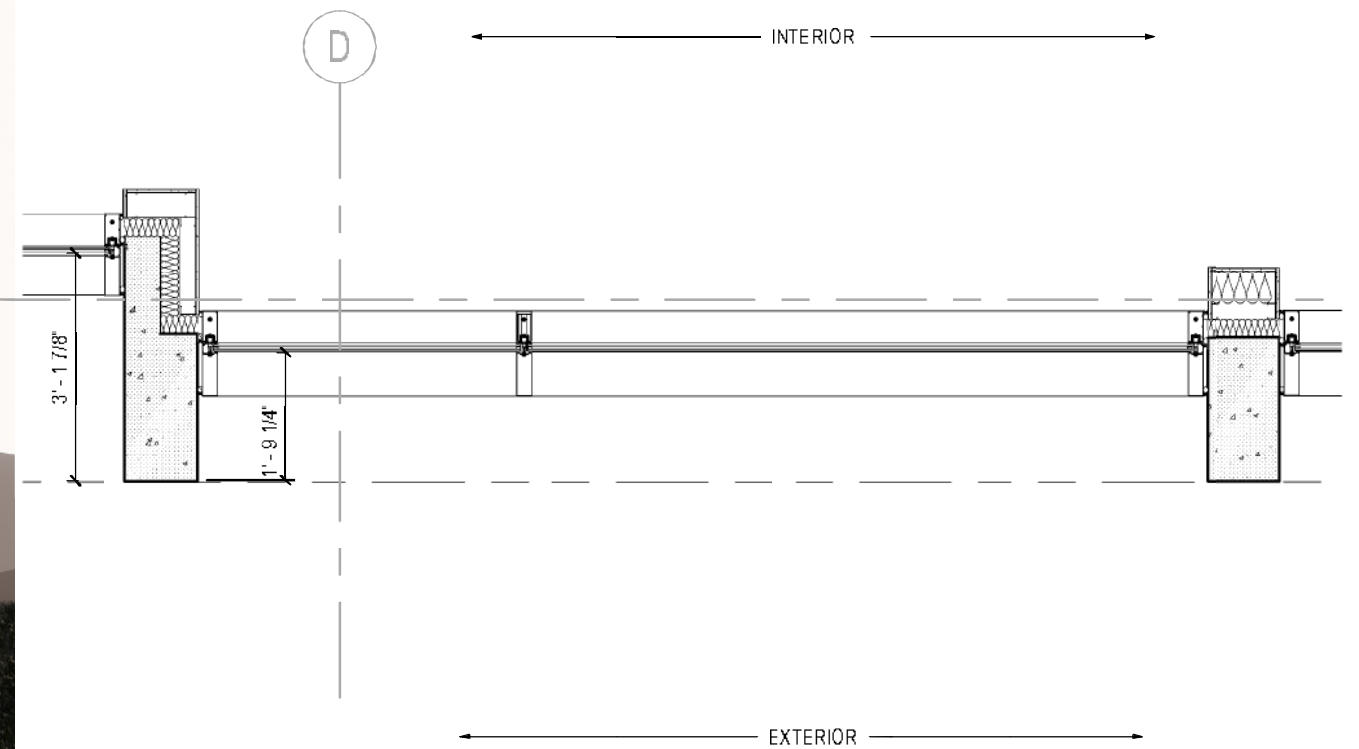
Facade Detail G - Typical Upper Floors



Facade Detail H - Urban Window



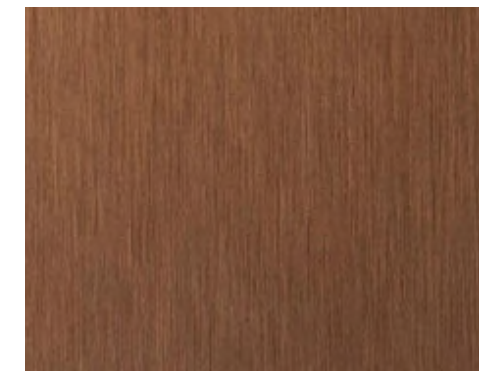
Facade Detail J - Pavilion



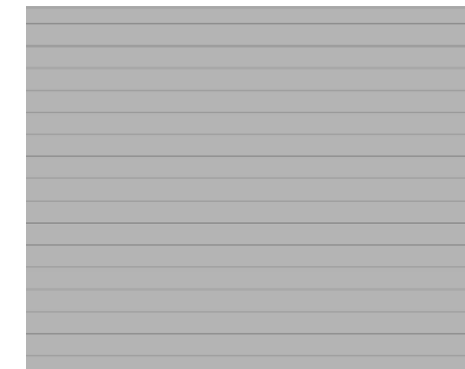
Materials



1. BRICK



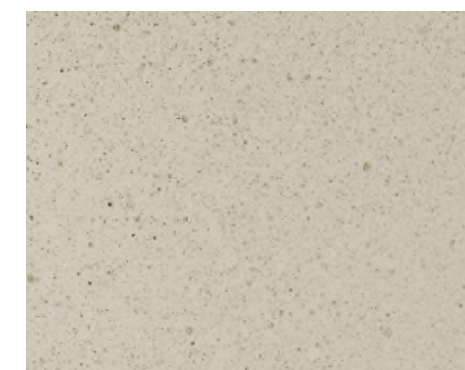
2. METAL



3. RAINSCREEN



4. METAL

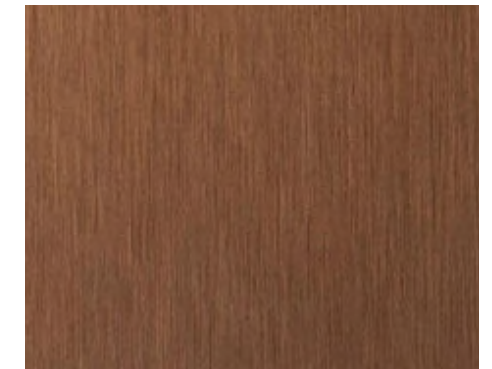


5. PRECAST

Materials



1. BRICK



2. METAL



3. VERTICAL MULLION

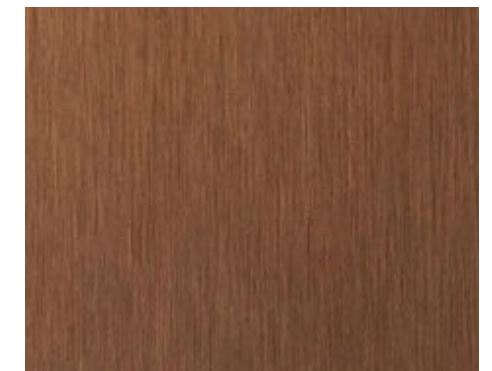


4. METAL

Materials



1. BRICK



2. METAL



3. VERTICAL MULLION



4. METAL

Materials



1. BRICK



2. METAL



3. ALUMINUM GLAZING SYSTEM