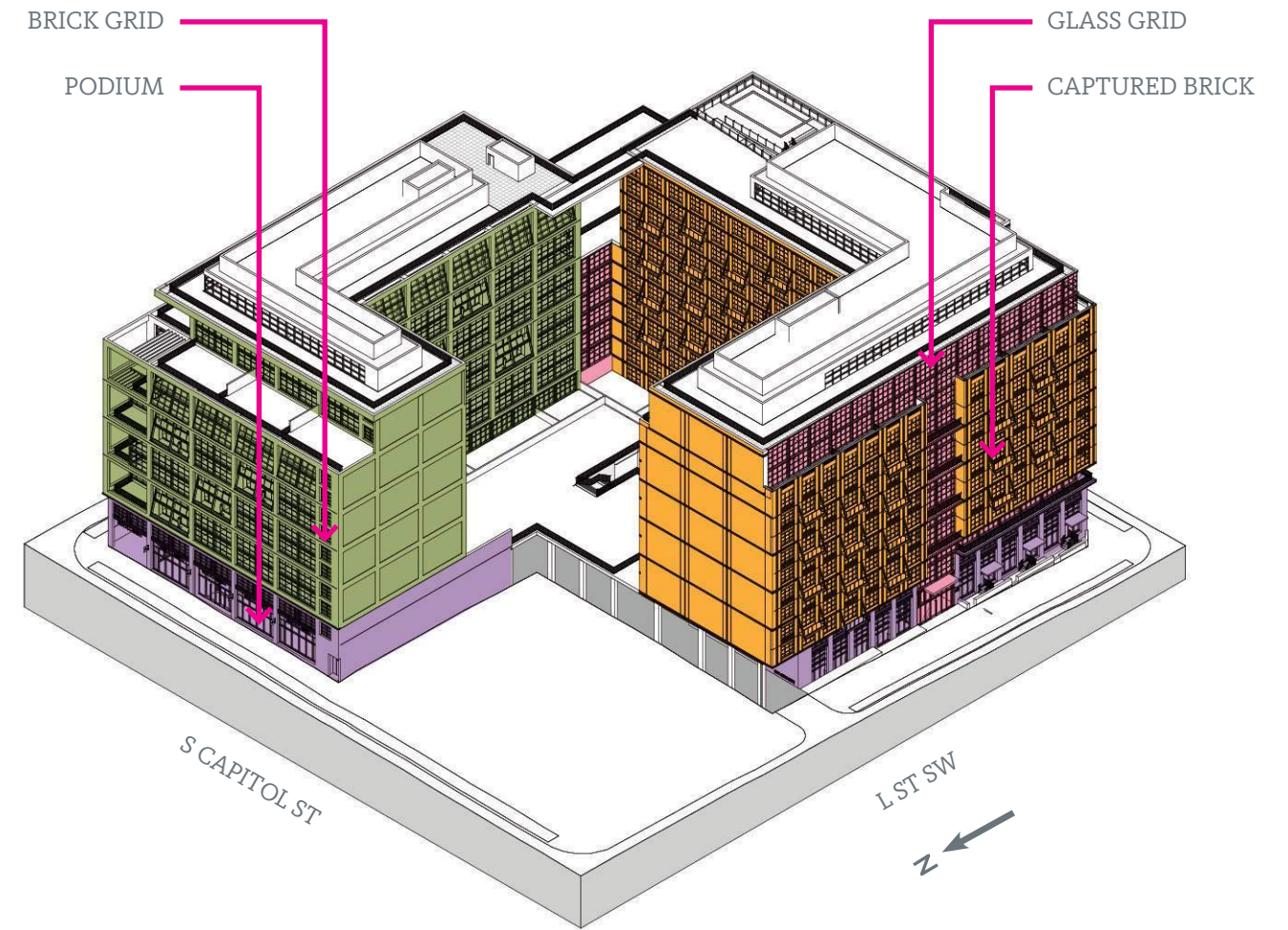
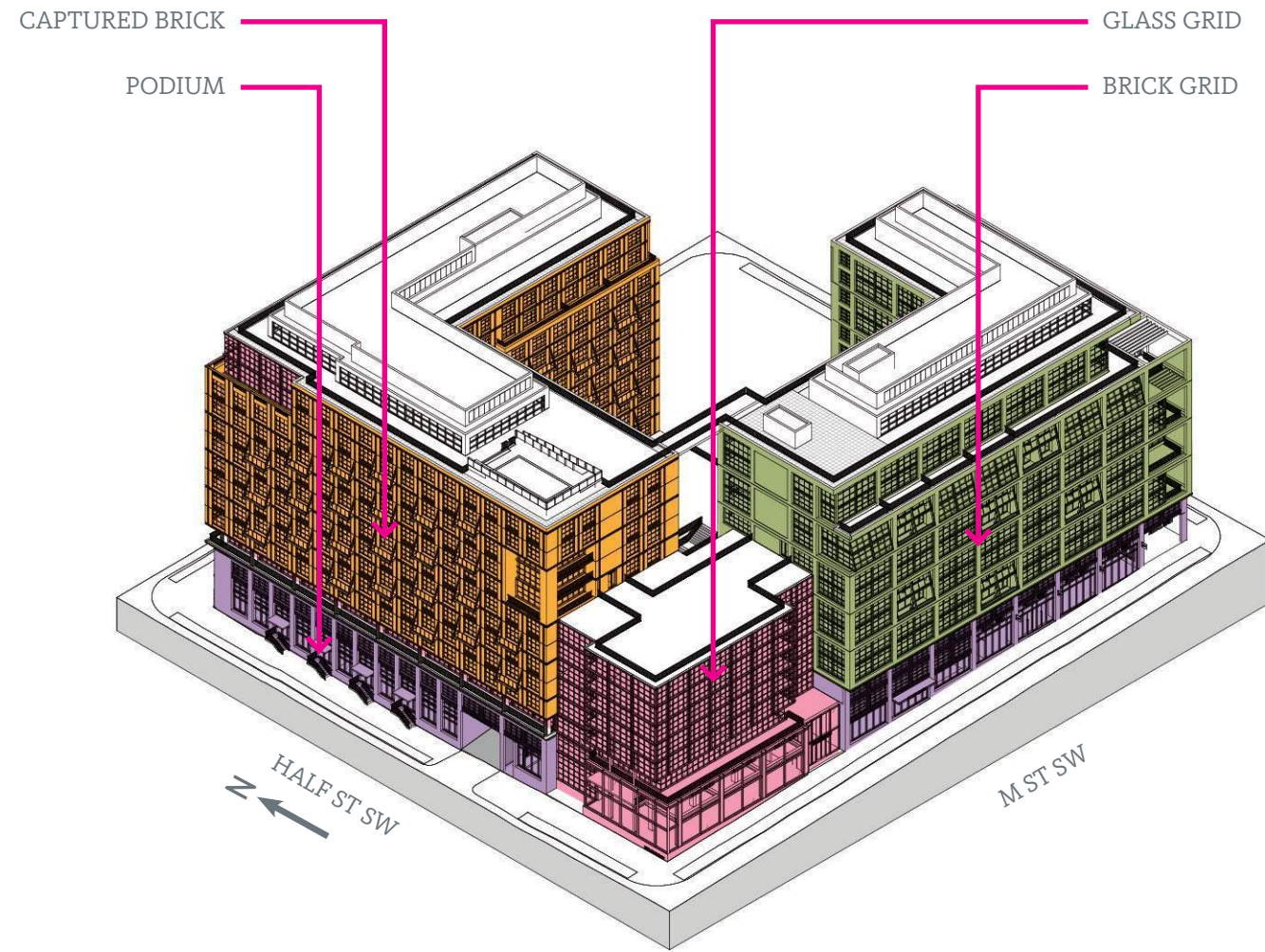
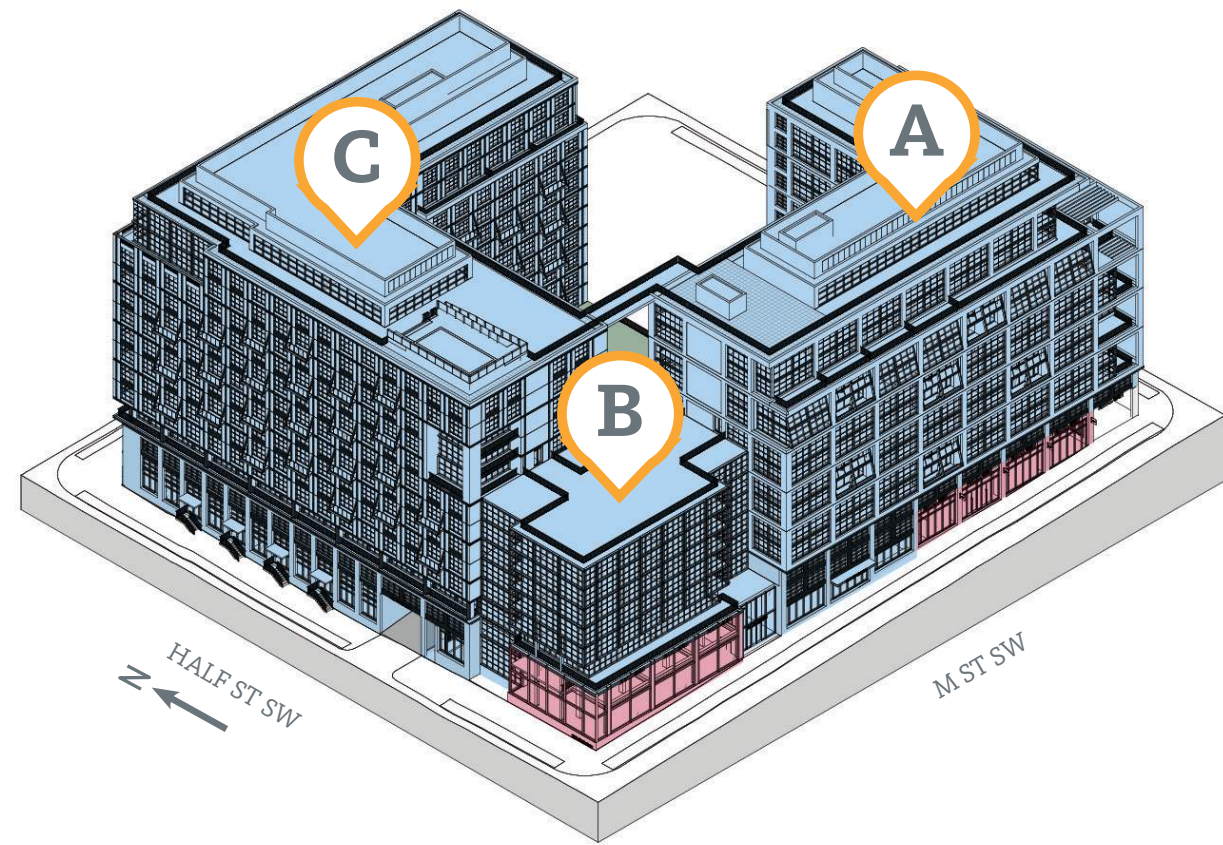


Summary of Overall Project Intent Composition Diagram



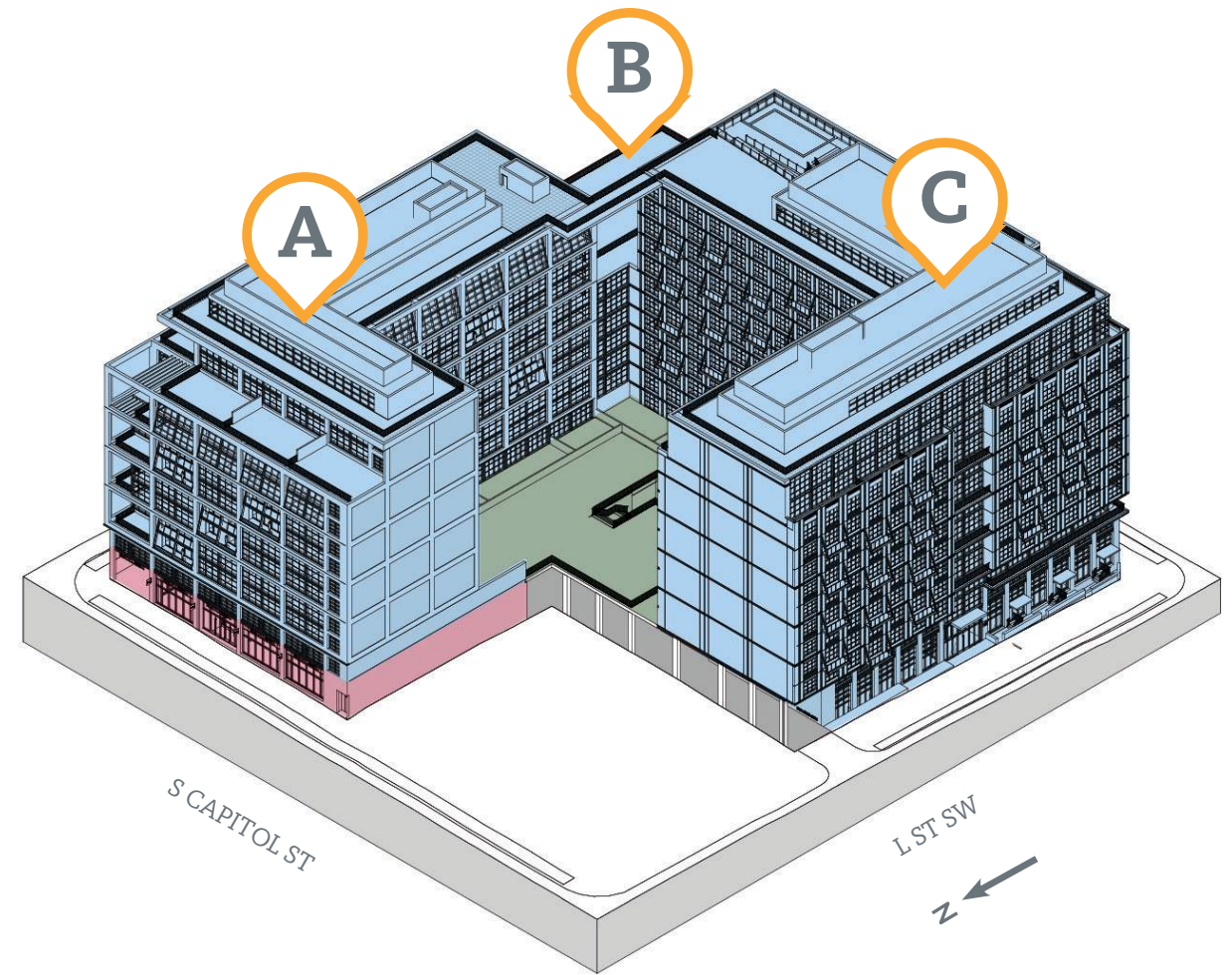
Proposed Design

Site Program Diagram



M & SOUTH CAPITOL ST SW

M & SOUTH CAPITOL ST SW



Residential

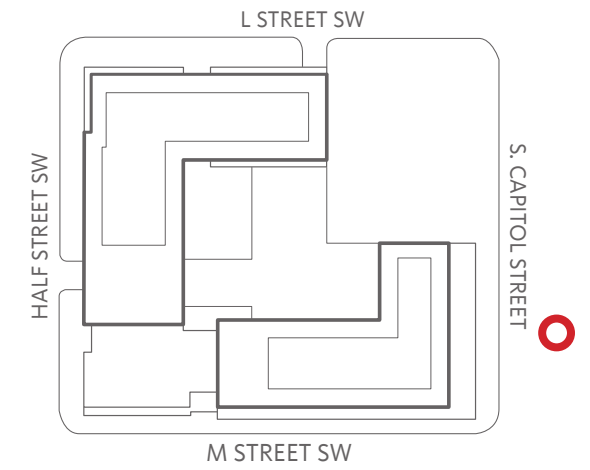
Retail

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

Proposed Design Perspective Looking North



Proposed Design Perspective at South Capitol Street



Proposed Design Perspective at South Capitol Street and M Street SW

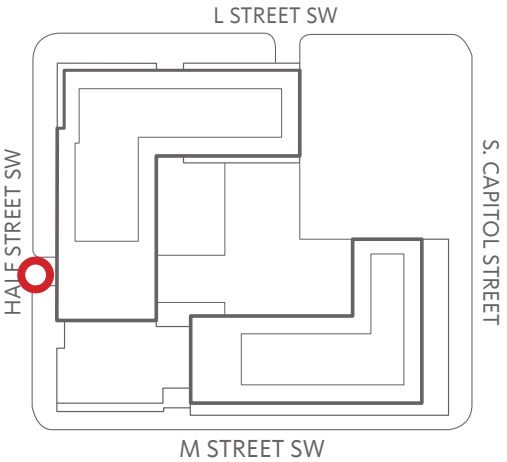


Proposed Design

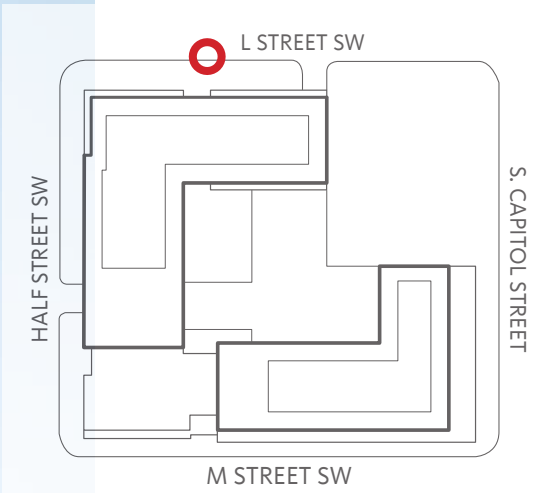
Perspective at M Street SW & Half Street SW



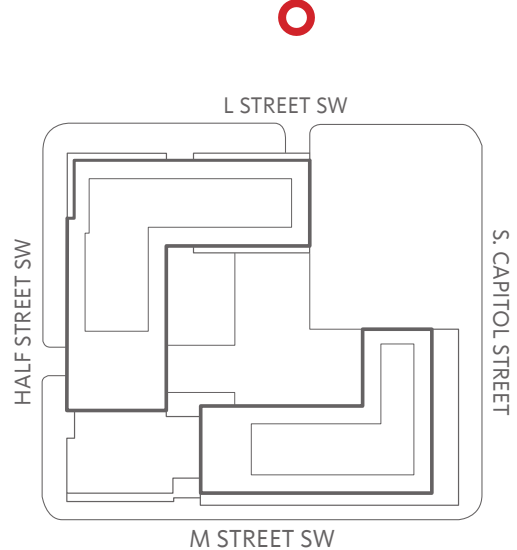
Proposed Design Perspective at Half Street SW



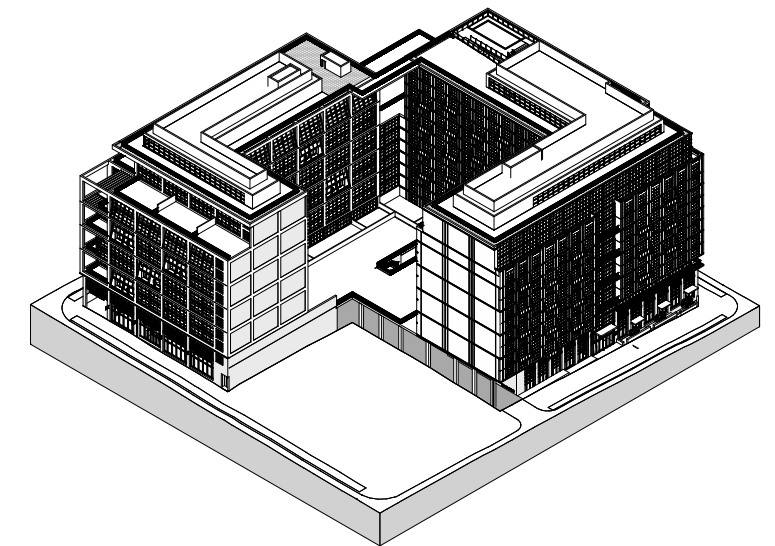
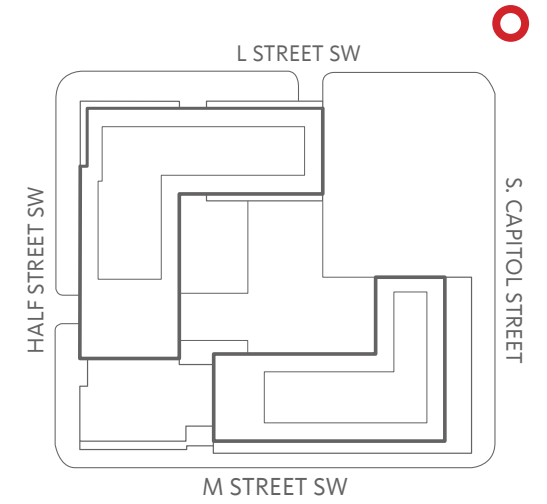
Proposed Design Perspective at L Street SW



Proposed Design Perspective at L Street SW



Proposed Design Perspective at S Capitol St SW (Looking South)



Foreground Lot shown without future building context.



BRICK @ TOWERS



GLAZING



BRICK @ BASE



METAL



WOOD COMPOSITE



GLAZING



BRICK
@ Base



BRICK
@ Towers



METAL



WOOD COMPOSITE

Proposed Design Streetscape Concept Plan

EXHIBIT PREPARED BY LEE & ASSOCIATES










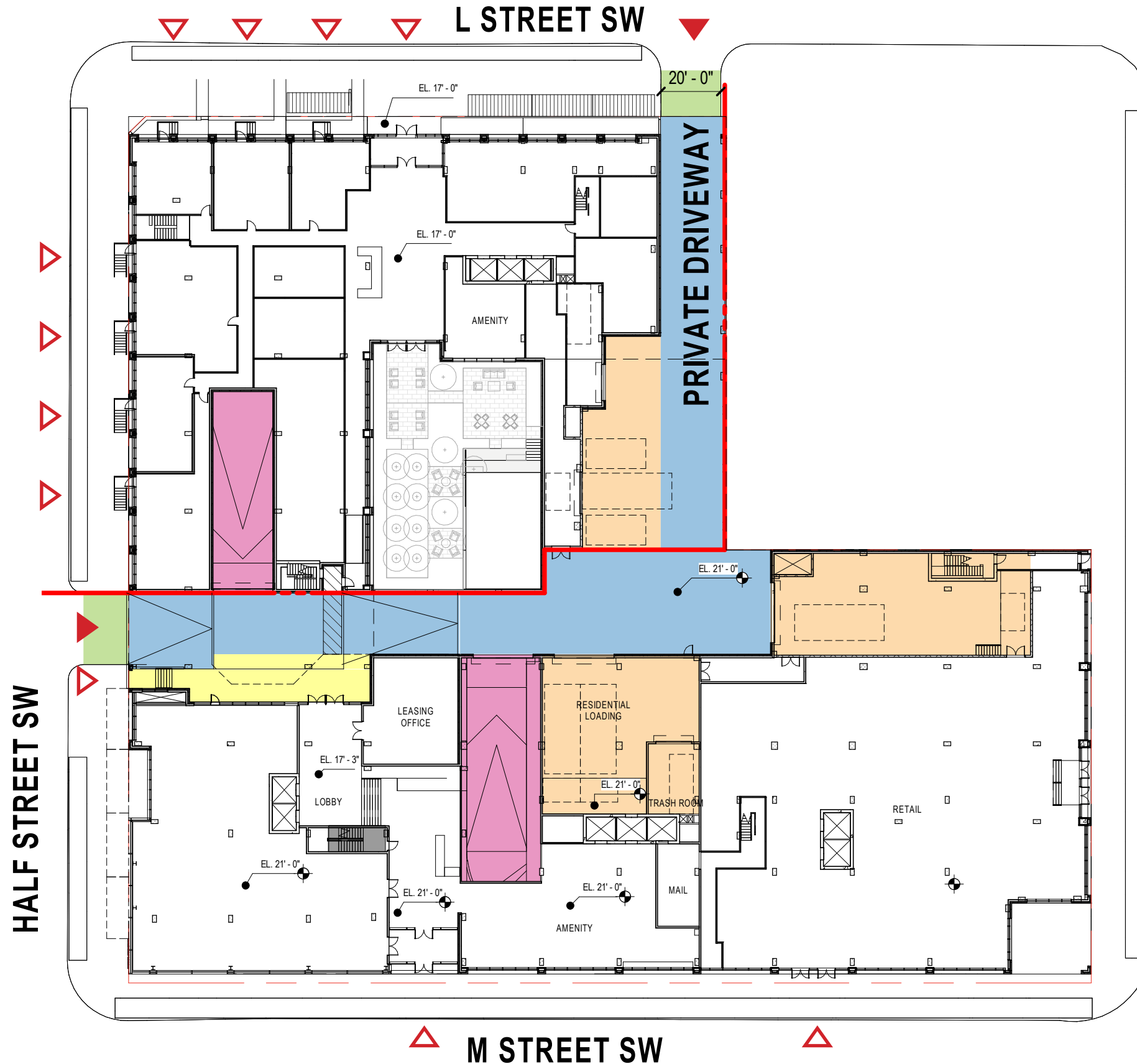
NOTES:

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

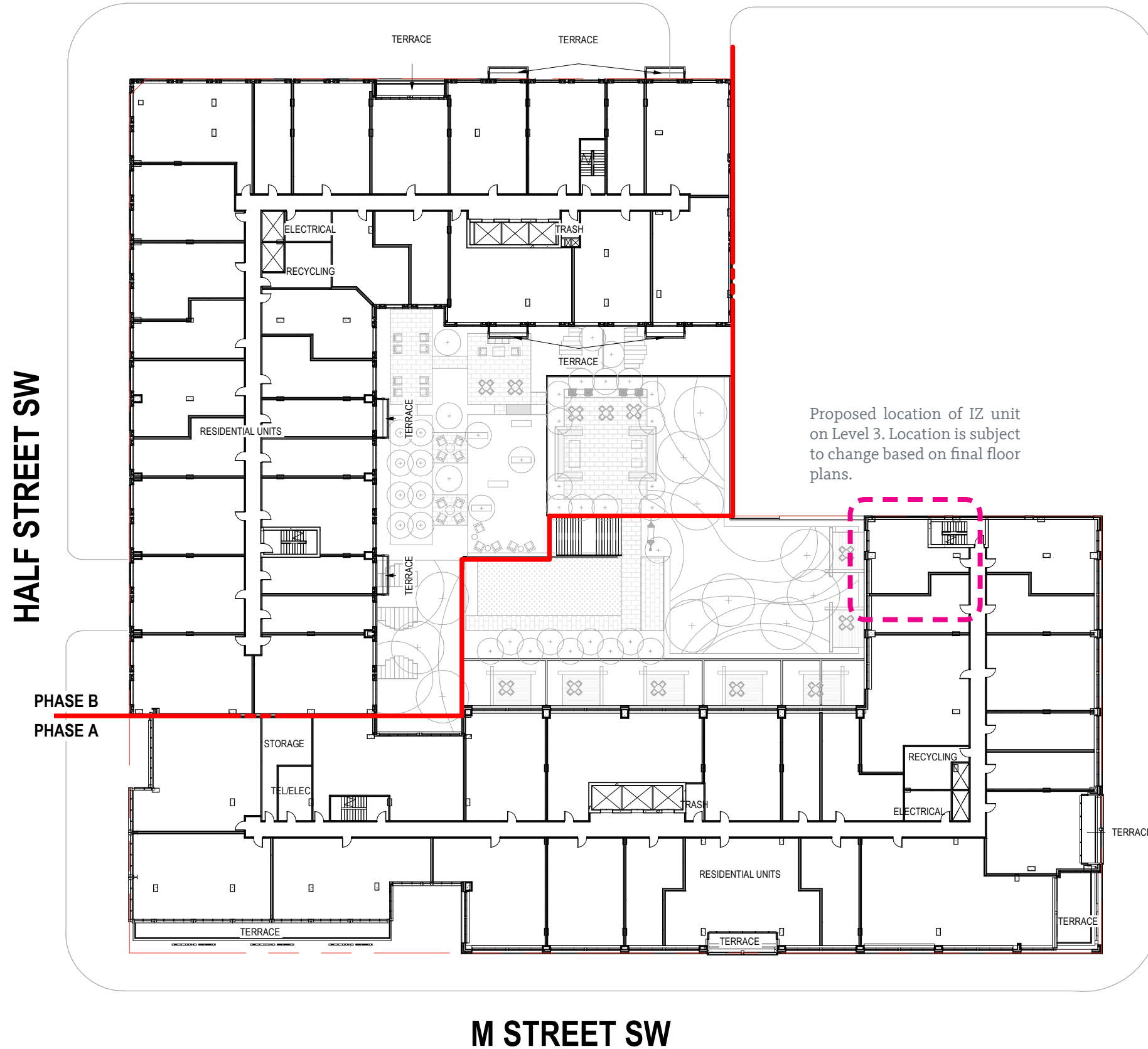
PHASE A & B OF THE PROJECT MAY BE BUILT SIMULTANEOUSLY OR IN PHASES.

THE DESIGN AND LAYOUT OF THE POOL, TRELIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.

-  PEDESTRIAN ENTRANCE
-  VEHICULAR ENTRANCE
-  CURB ENTRY
-  GARAGE RAMP
-  PRIVATE DRIVEWAY
-  PICK-UP/DROP-OFF
-  LOADING, PACKAGE, DELIVERY, & TRASH



L STREET SW



NOTES:

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

PHASE A & B OF THE PROJECT MAY BE BUILT SIMULTANEOUSLY OR IN PHASES.

THE DESIGN AND LAYOUT OF THE POOL, TRELIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.

SOUTH CAPITOL ST SW

HALF STREET SW

PHASE B
PHASE A

M STREET SW



Proposed Design Penthouse Roof Plan

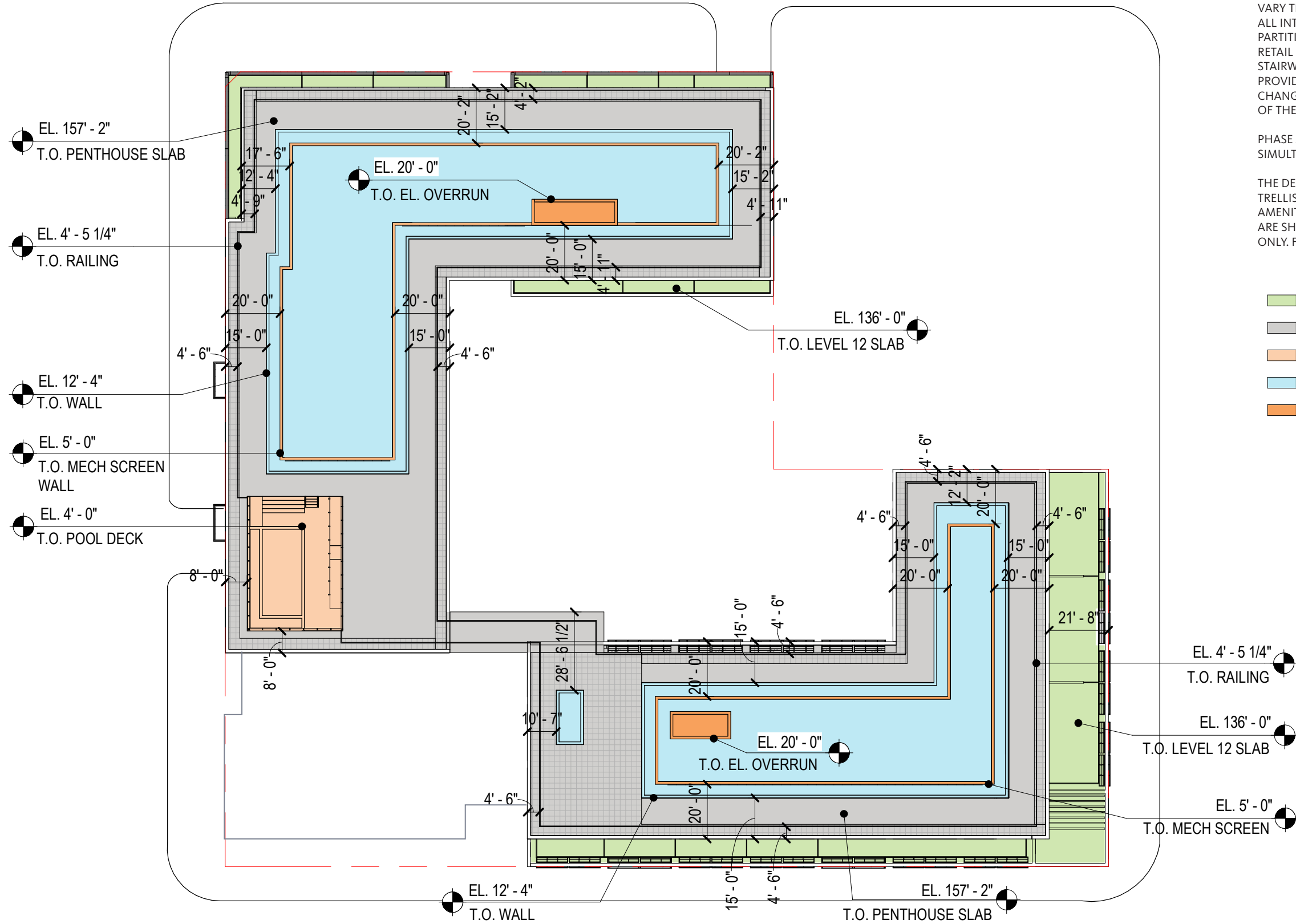
Scale: 1" = 40'

NOTES:

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

PHASE A & B OF THE PROJECT MAY BE BUILT SIMULTANEOUSLY OR IN PHASES.

THE DESIGN AND LAYOUT OF THE POOL, TRELLIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.



Proposed Design

Penthouse Roof Plan



THE DESIGN AND LAYOUT OF THE POOL, TRELLIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.

Proposed Design 9th Floor Roof Plan

THE DESIGN AND LAYOUT OF THE OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.

