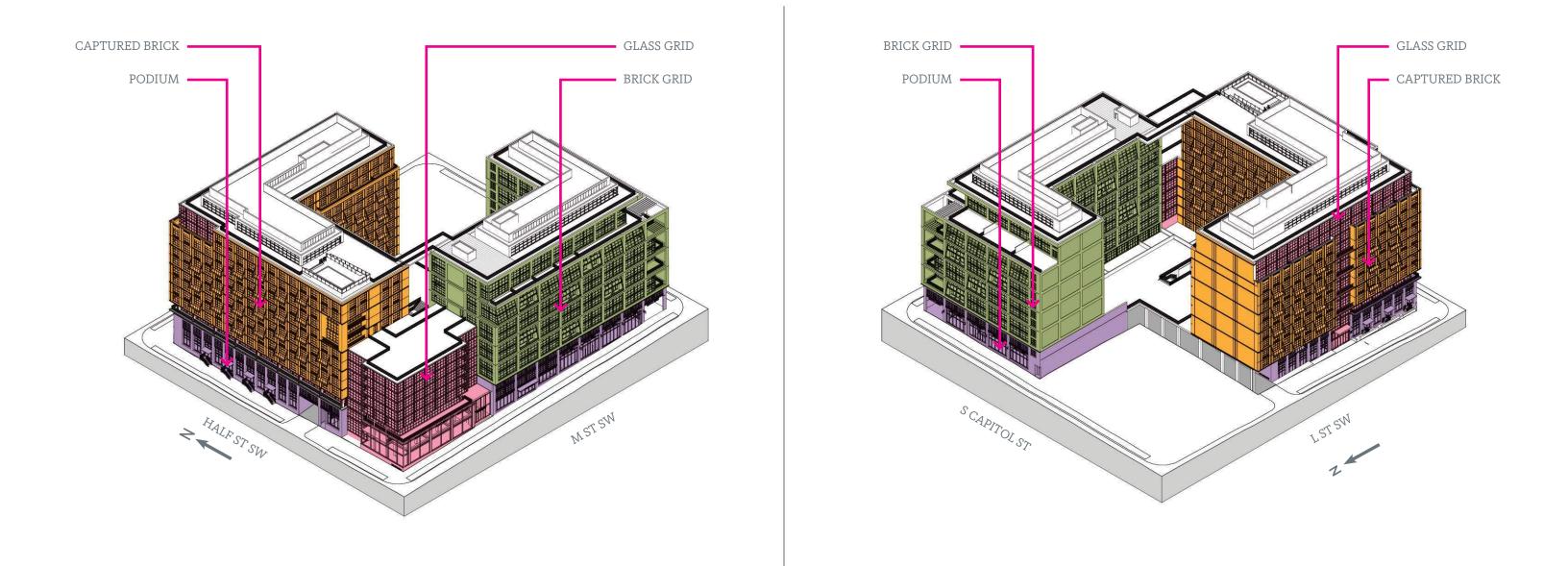
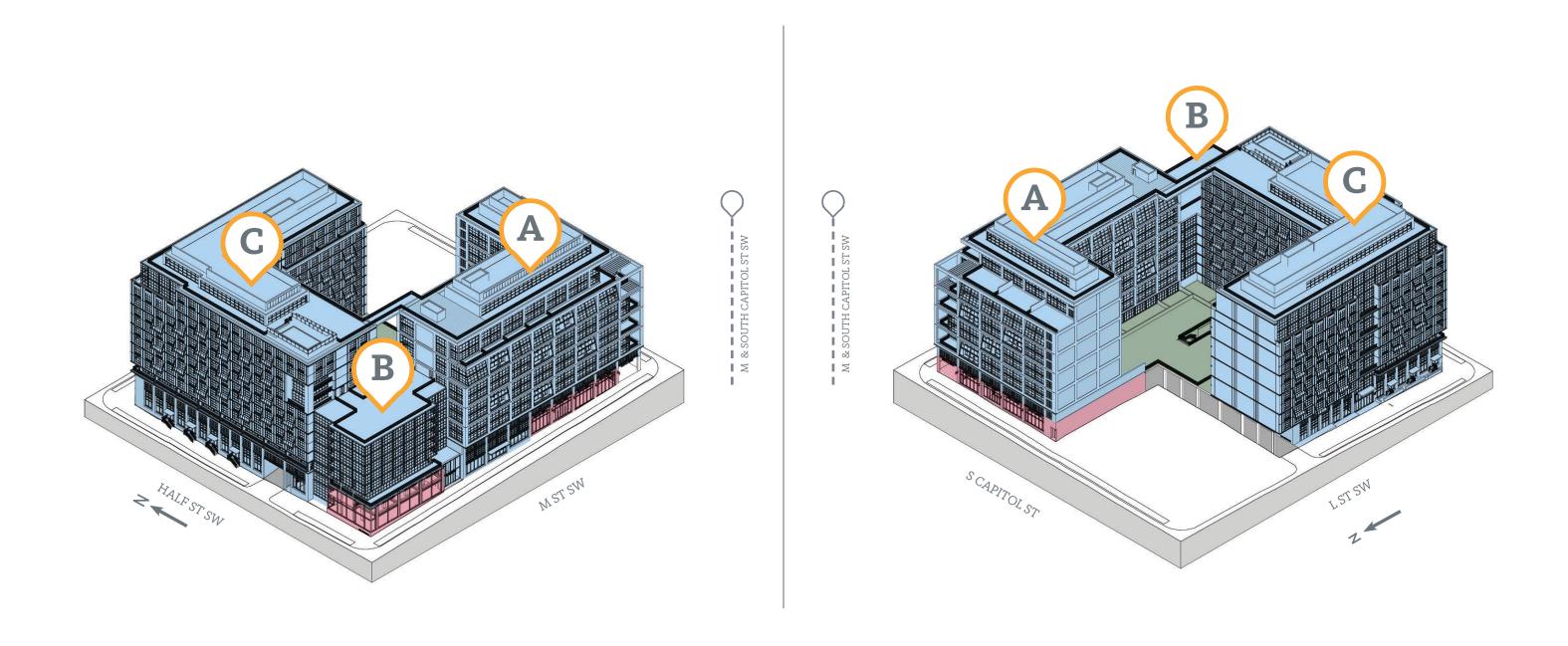
# **Summary of Overall Project Intent** Composition Diagram



### Proposed Design

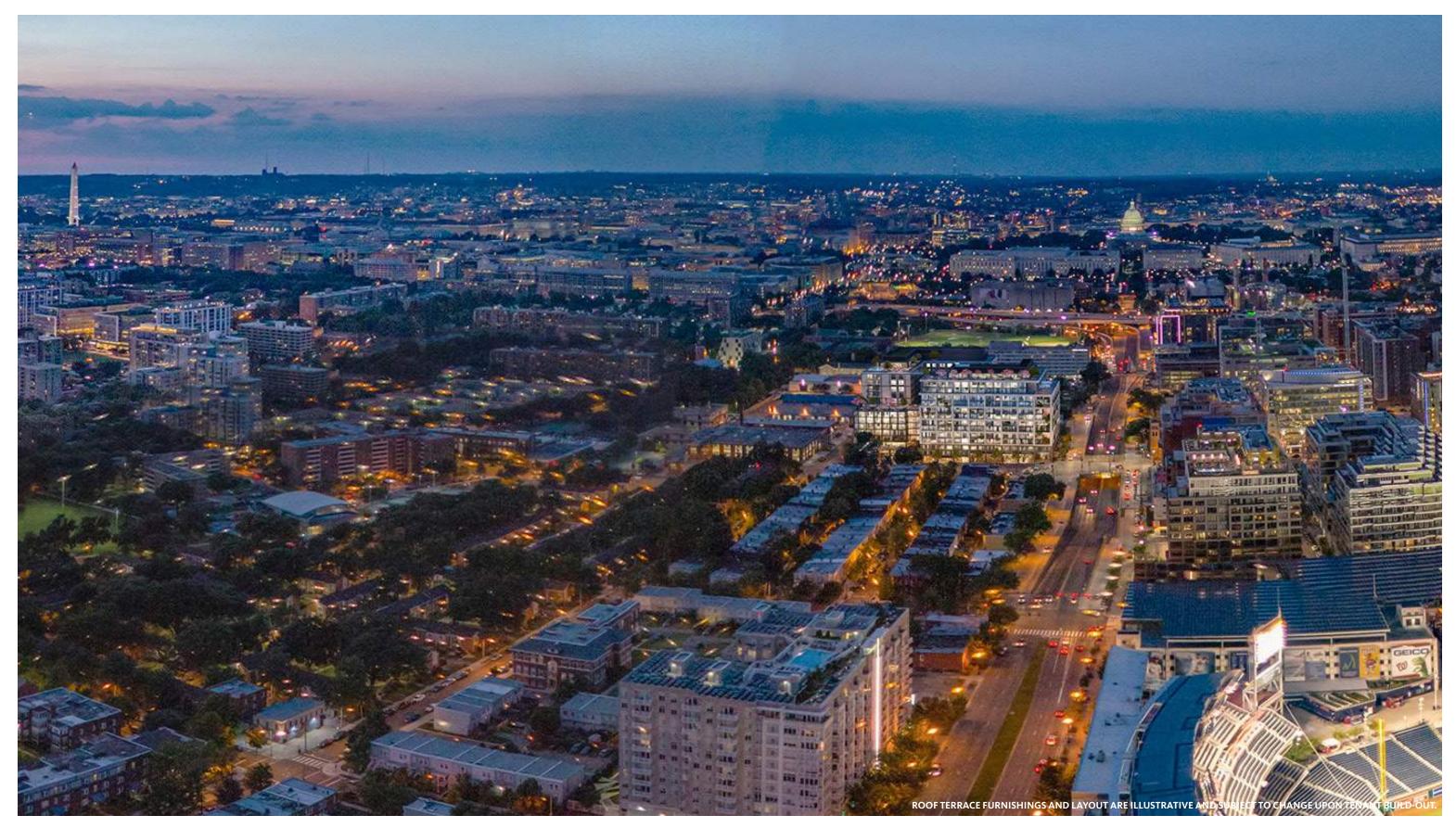
Site Program Diagram





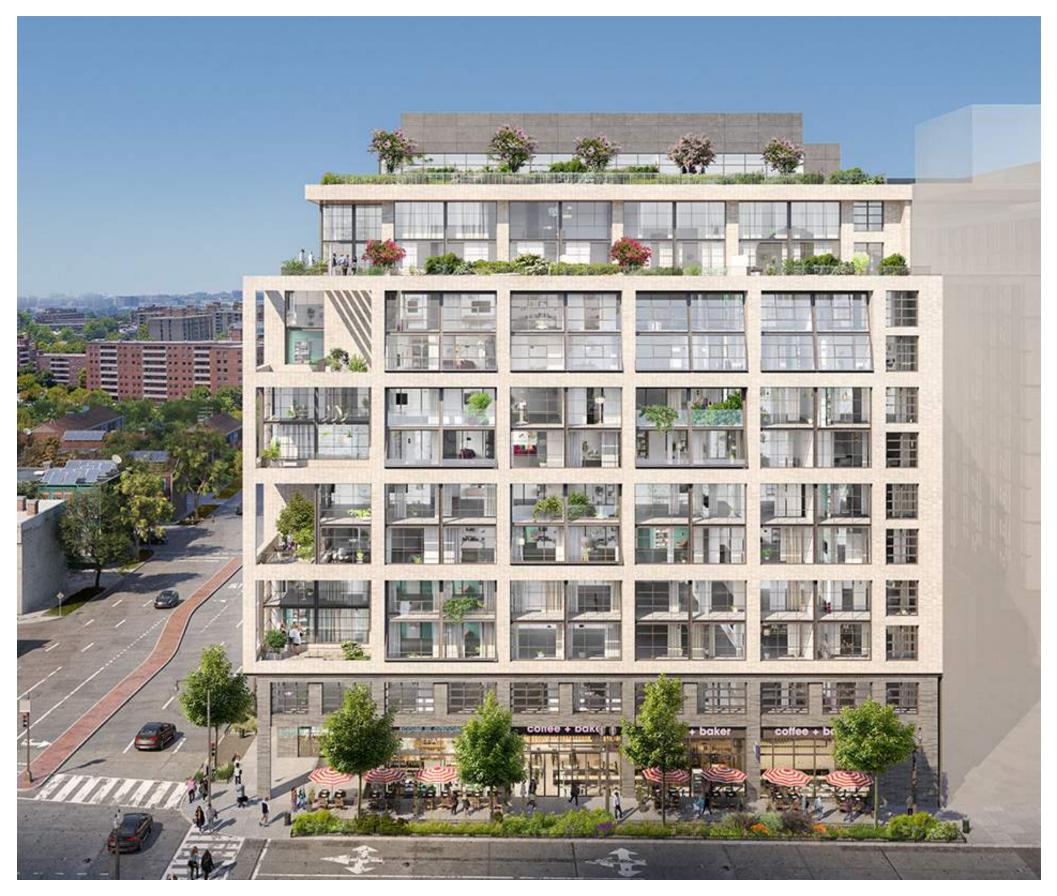
NOTES: APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, RETAIL ENTRANCES, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DON'T CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

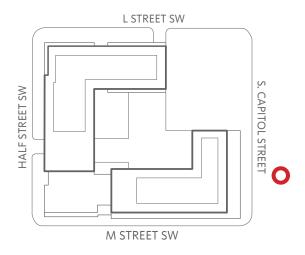
# **Proposed Design** Perspective Looking North



31 NOVEMBER 12 2020

# **Proposed Design** Perspective at South Capitol Street





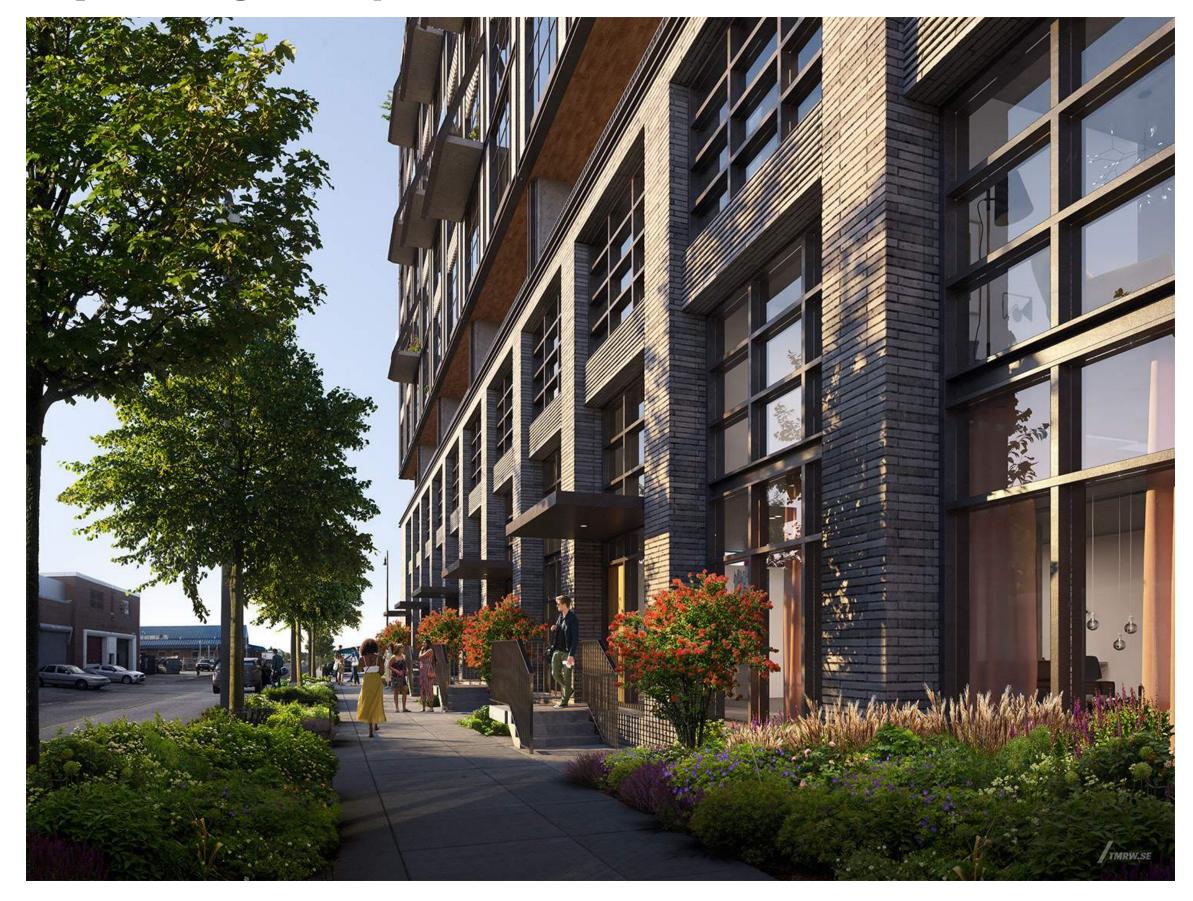
# **Proposed Design** Perspective at South Capitol Street and M Street SW

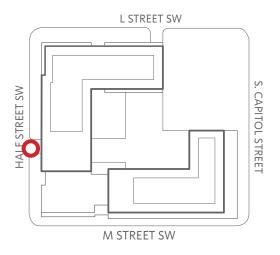


### **Proposed Design** Perspective at M Street SW & Half Street SW



# **Proposed Design** Perspective at Half Street SW

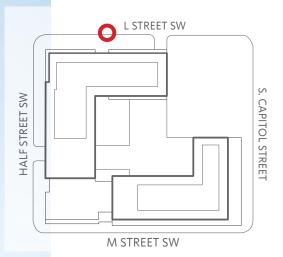




### **Proposed Design** Perspective at L Street SW



Gensler 🔕 JBG SMITH

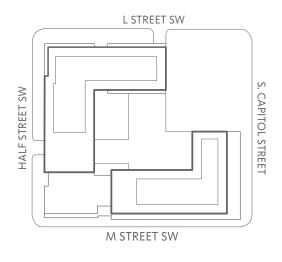




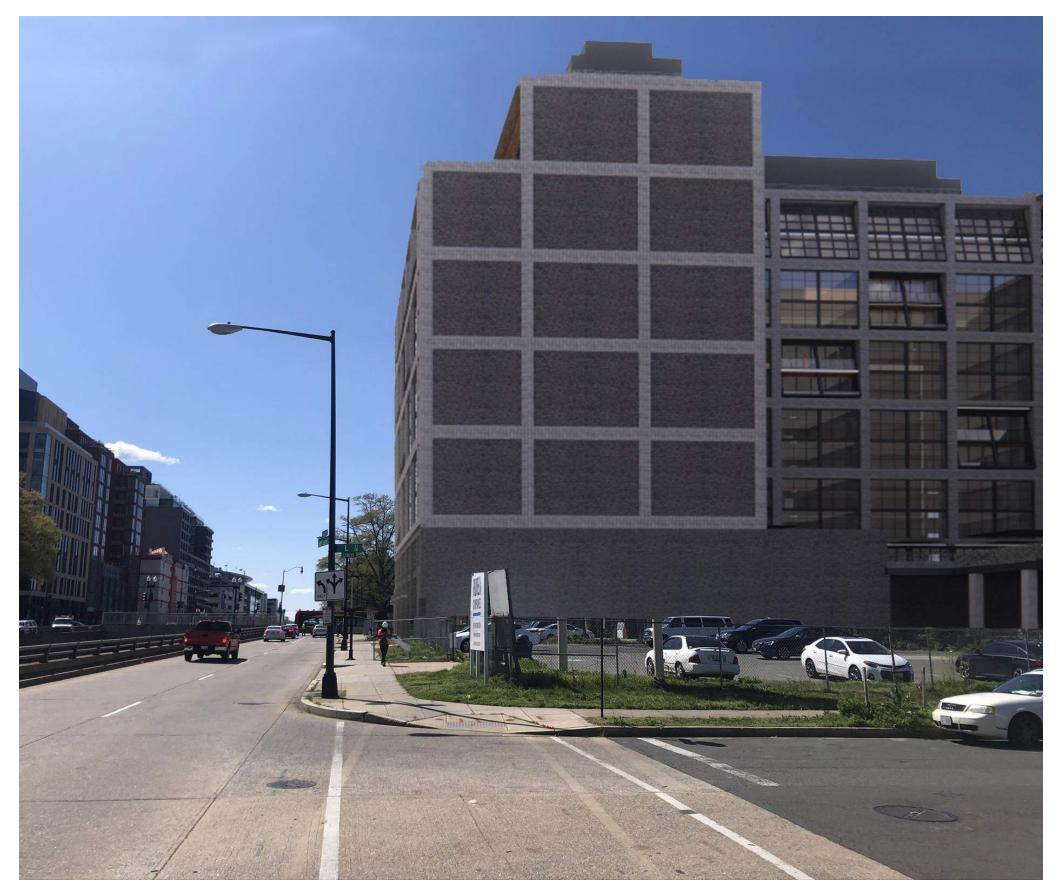
# **Proposed Design** Perspective at L Street SW



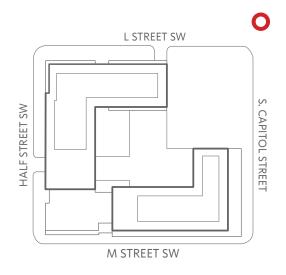


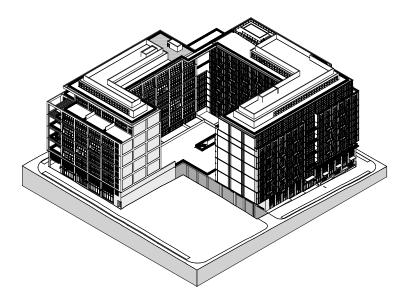


### **Proposed Design** Perspective at S Capitol St SW (Looking South)



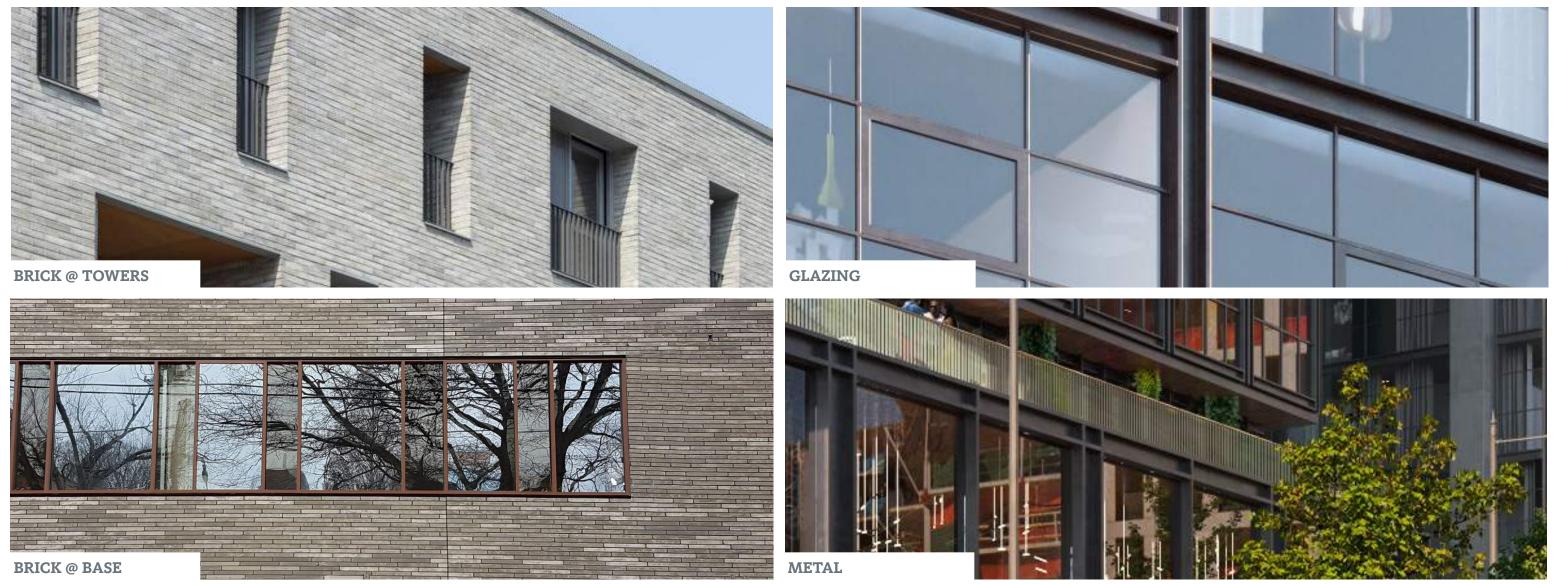
Foreground Lot shown without future building context.





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# **Proposal Design** Materials





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# **Proposal Design** Materials





GLAZING

**BRICK** @ Base

BRICK @ Towers





METAL



WOOD COMPOSITE

### **Proposed Design** Streetscape Concept Plan





TREES WITHIN PROJECT LIMITS ARE TO BE

COBRA HEAD LIGHTS ARE TO BE REMOVED AND REPLACED WITH FIXTURES AS SHOWN ON THE PLAN

BUS STOP LOCATED AT MID BLOCK ON M STREET SW CURRENTLY SHALL BE RELOCATED AT THE INTERSECTION ON M AND HALF STREET SW.

### **Proposed Design** Level 01 Circulation Plan



### 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.

PEDESTRIAN ENTRANCE
VEHICULAR ENTRANCE
CURB ENTRY
GARAGE RAMPS
PRIVATE DRIVEWAY

PICK-UP/DROP-OFF

LOADING, PACKAGE, DELIVERY, & TRASH

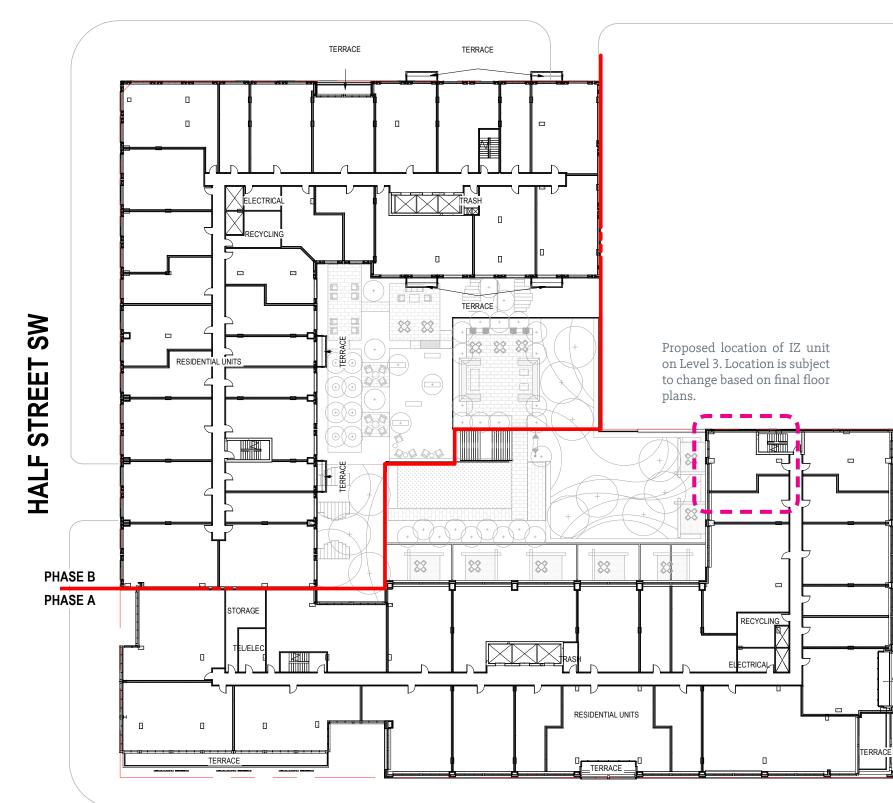


# SOUTH CAPITOL ST SW

<

### **Proposed Design** Level 03-08 Typical Plan

L STREET SW



**M 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.

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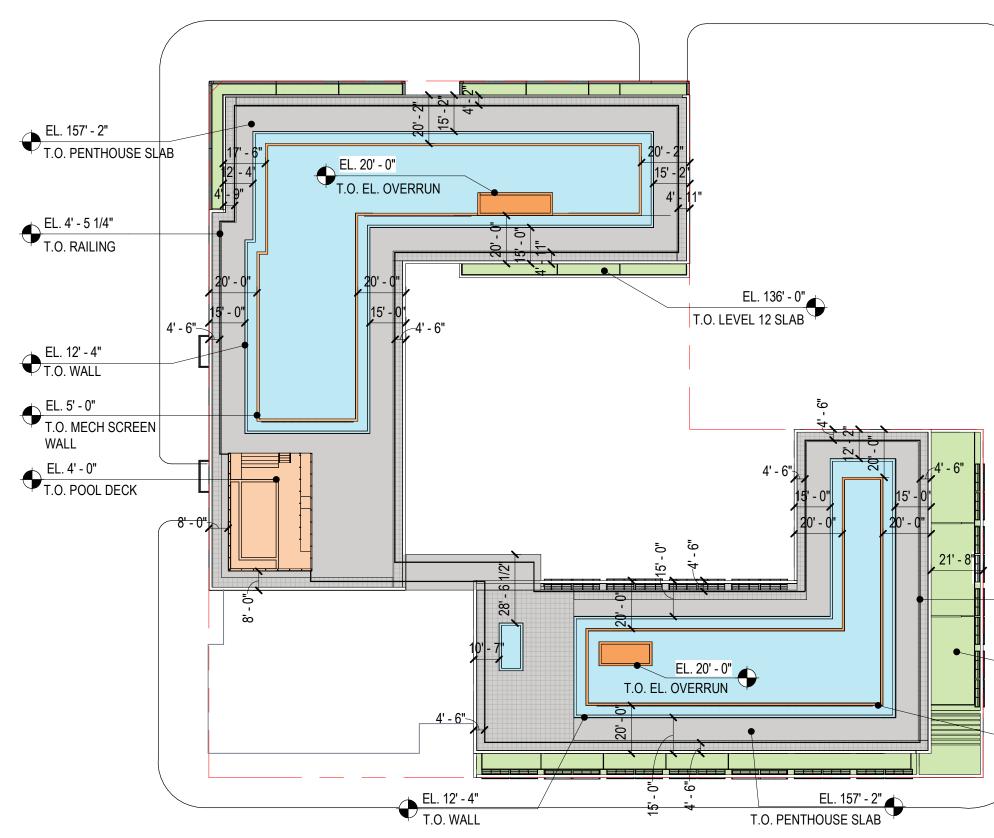
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TERRACE



### **Proposed Design** Penthouse Roof Plan

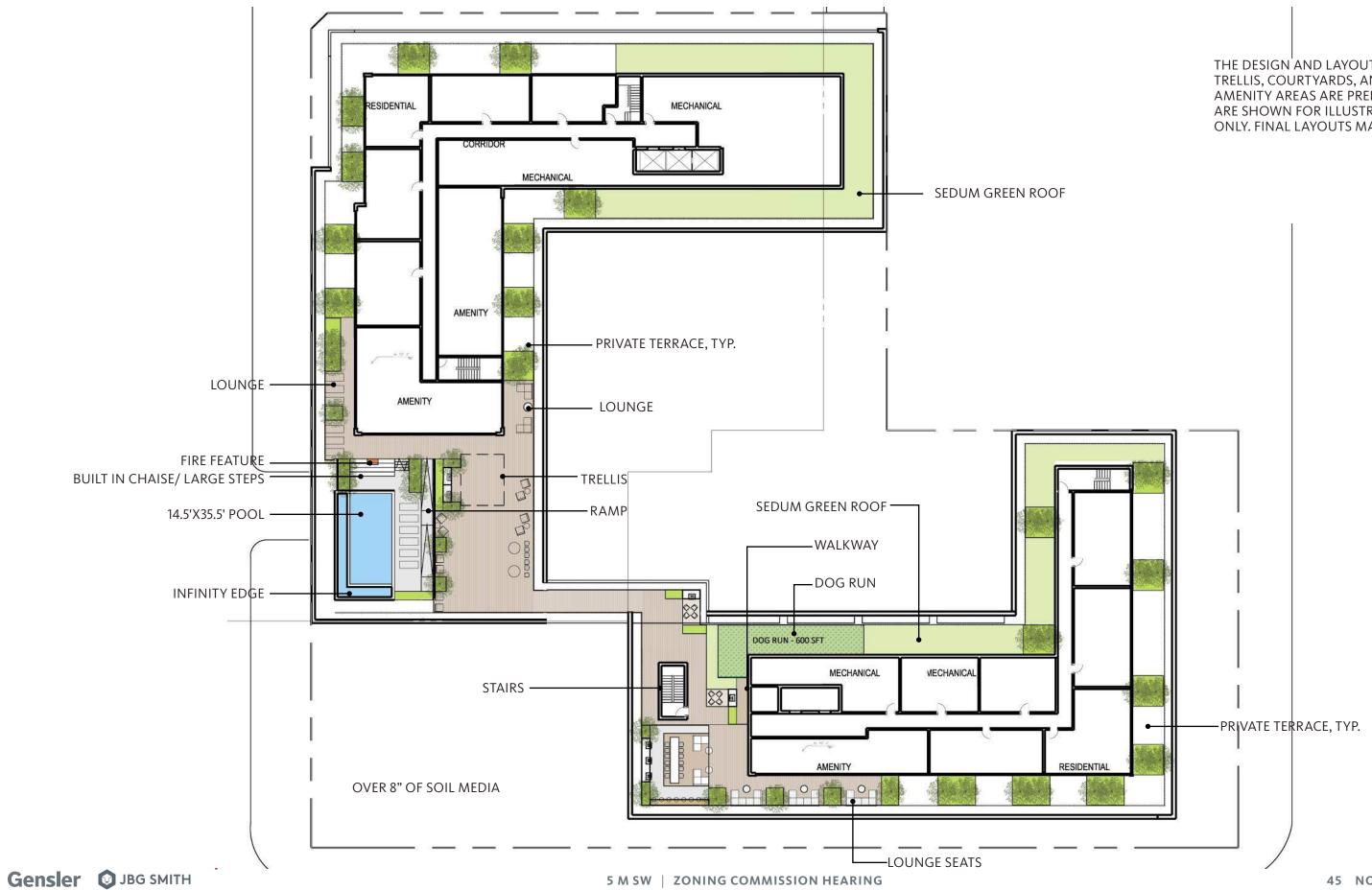


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	TOP OF TERRACE SLAB BELOW
	TOP OF PENTHOUSE SLAB
	TOP OF POOL DECK
	TOP OF PENTHOUSE WALL
	TOP OF MECH SCREEN
$\frac{EL. 4' - 5 1/4"}{T.O. RAILING}$	
	$\square$

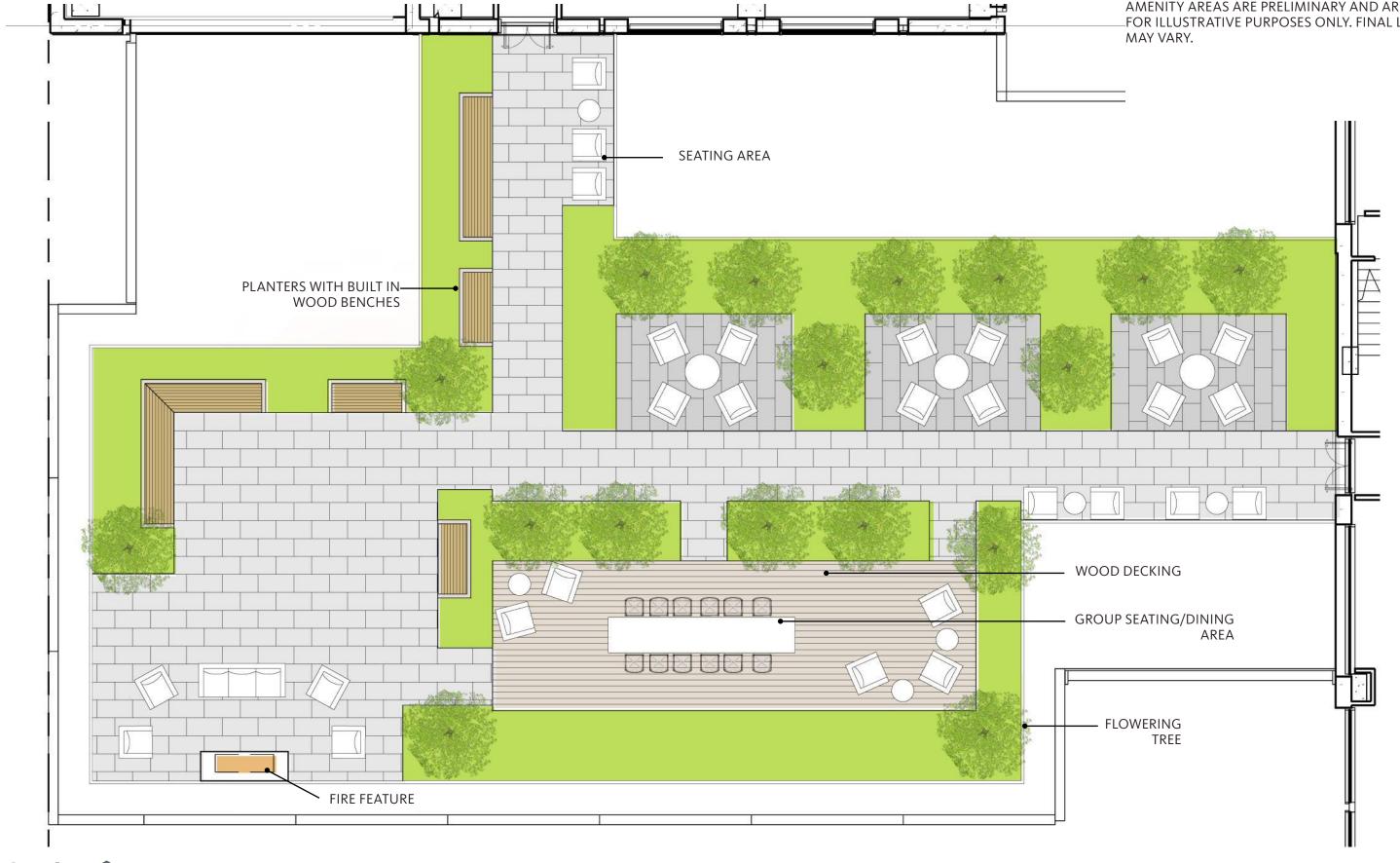


### Penthouse Roof Plan **Proposed Design**



### 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