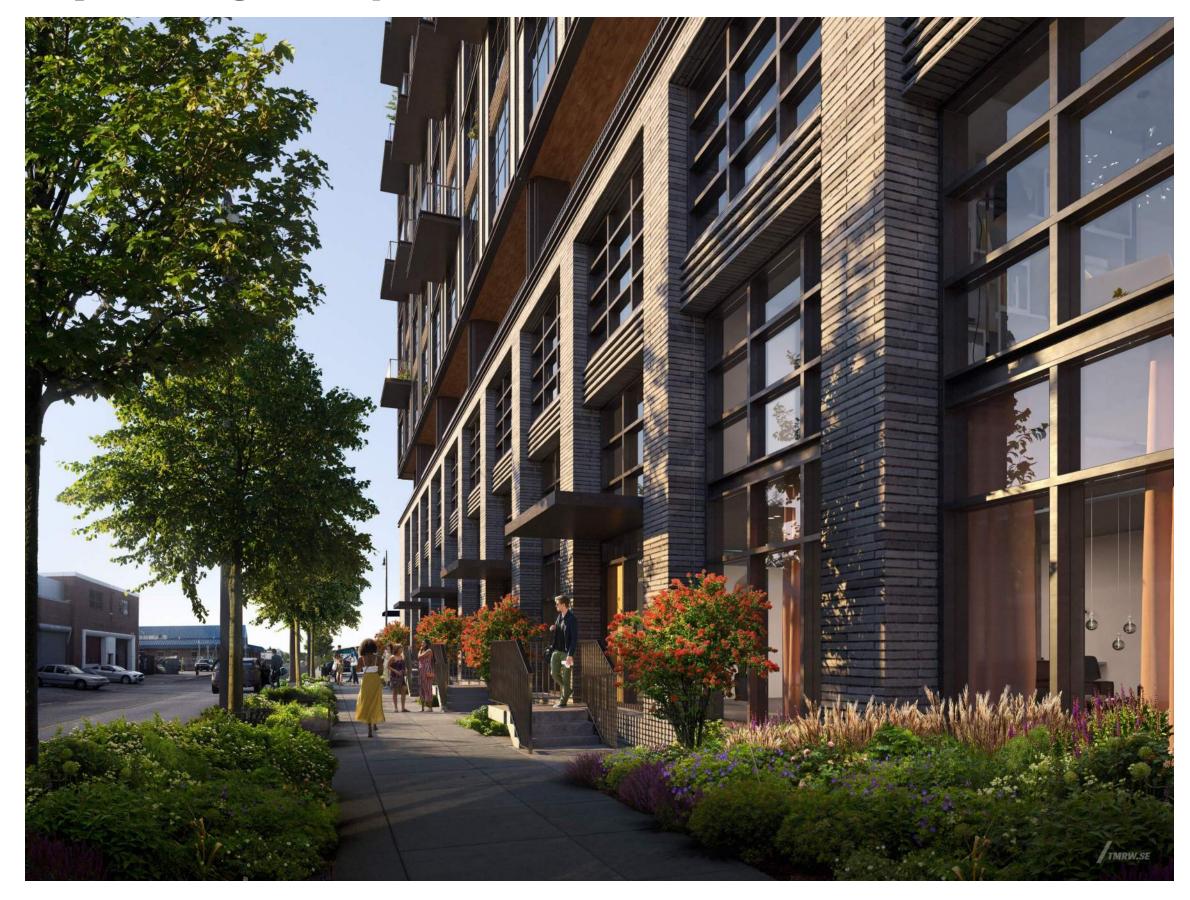
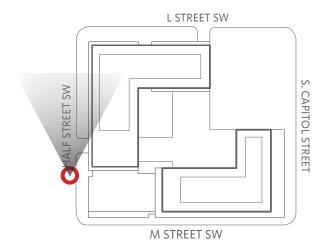
Proposed Design Perspective 05



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Proposed Design Perspective 06

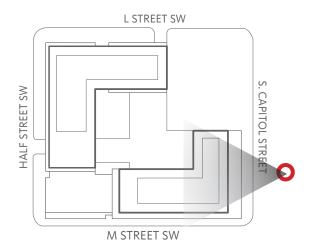


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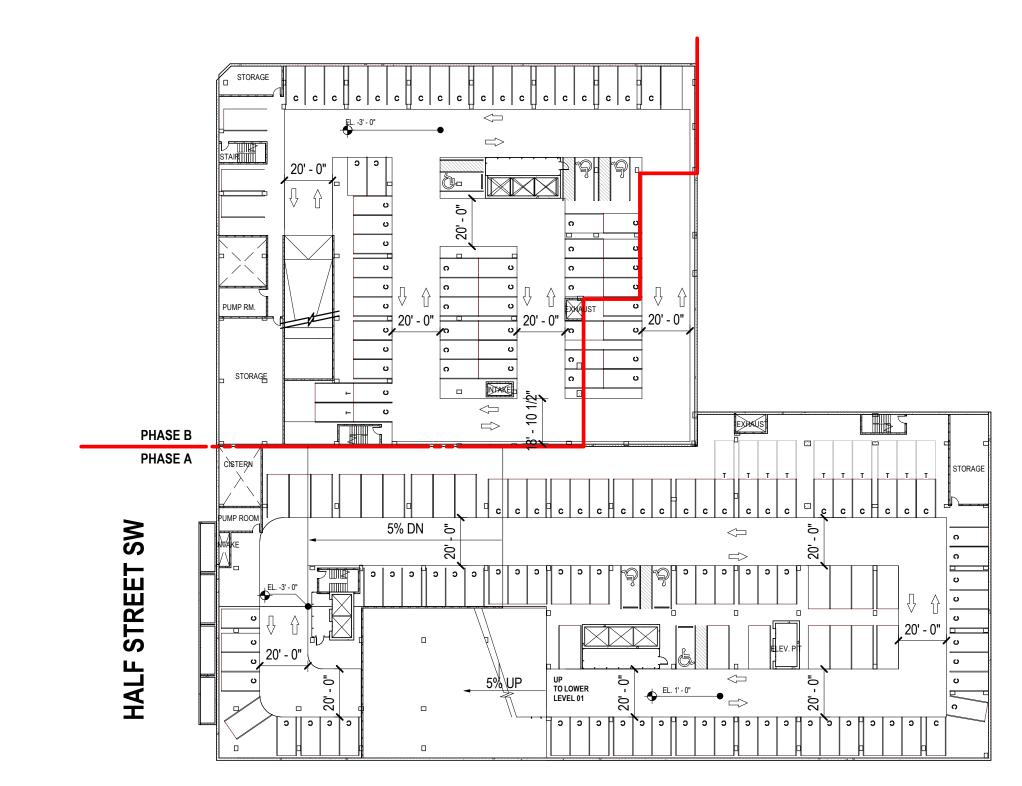
Proposed Design Perspective 07





Proposed Design Lower Level Two Parking 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.

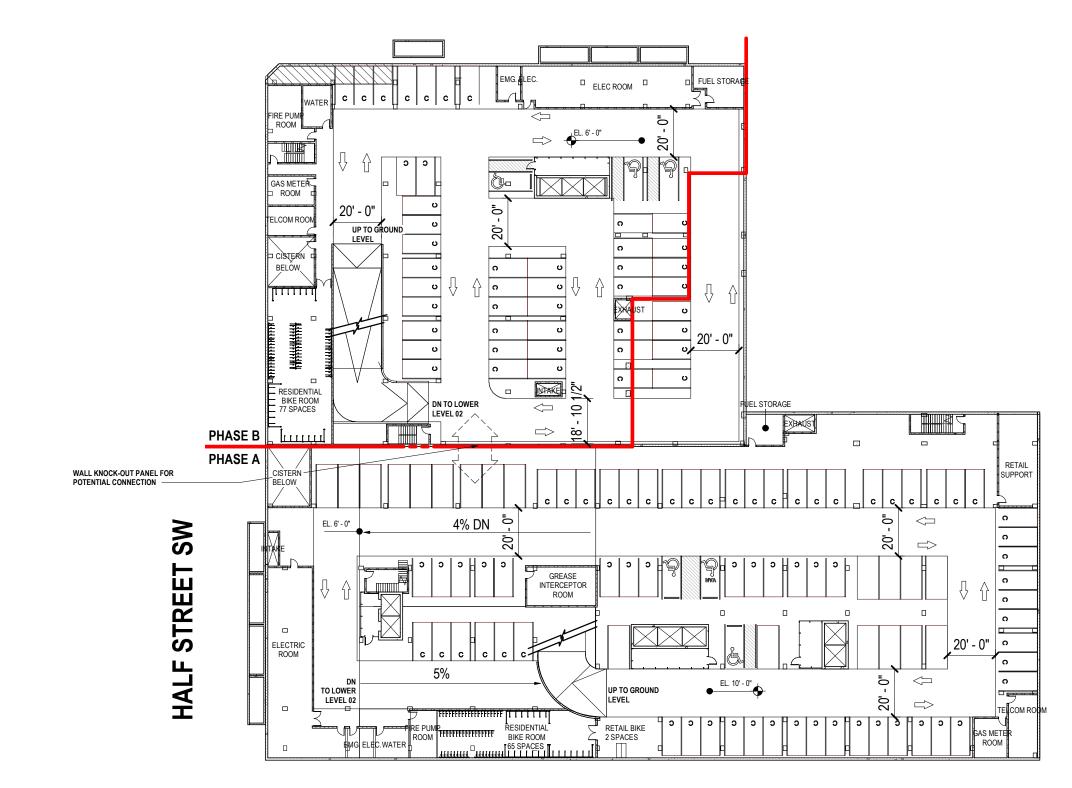
PHASE A & B OF THE PROJECT MAY BE BUILT SIMULTANEOUSLY OR IN PHASES.

Compact Standard Residential 8'x16' 9'x18' 165 spaces (excludes tandem)



Proposed Design Lower Level One Parking Plan

L STREET SW



M STREET SW

NOTES:

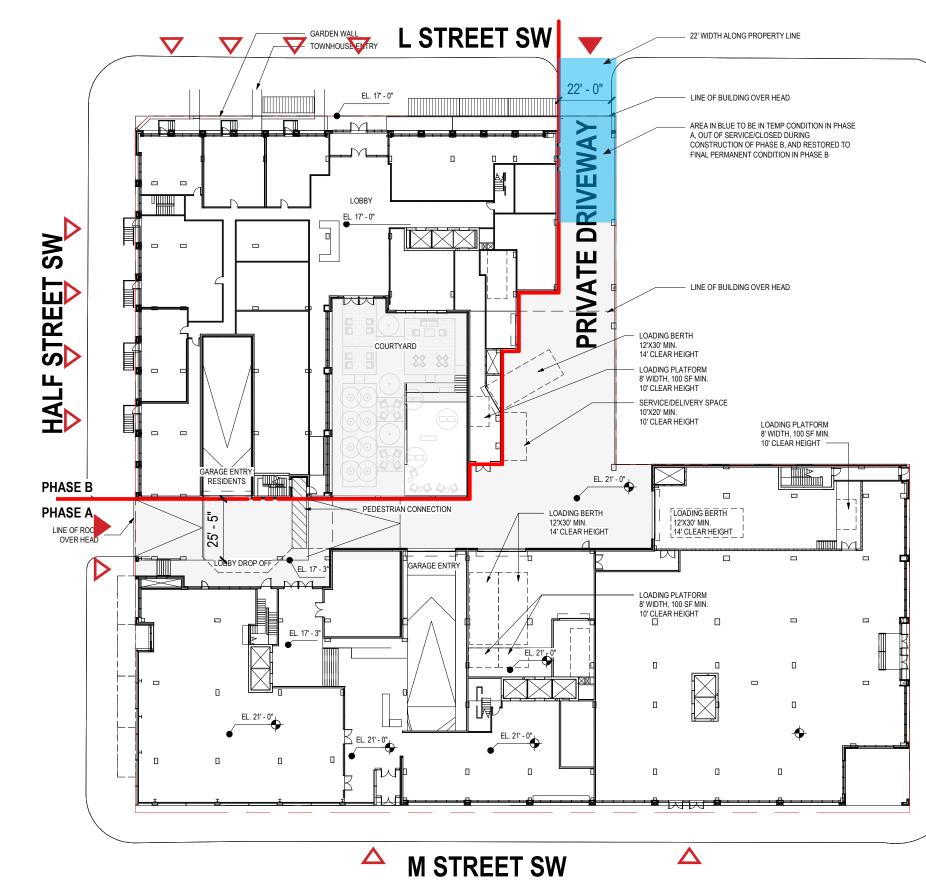
APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, RETAIL ENTRANCES, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DON'T CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

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

Compact Standard Total Residential Retail 8'x16' 9'x18' 134 spaces 48 spaces 86 spaces

 \bigcirc

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



SW

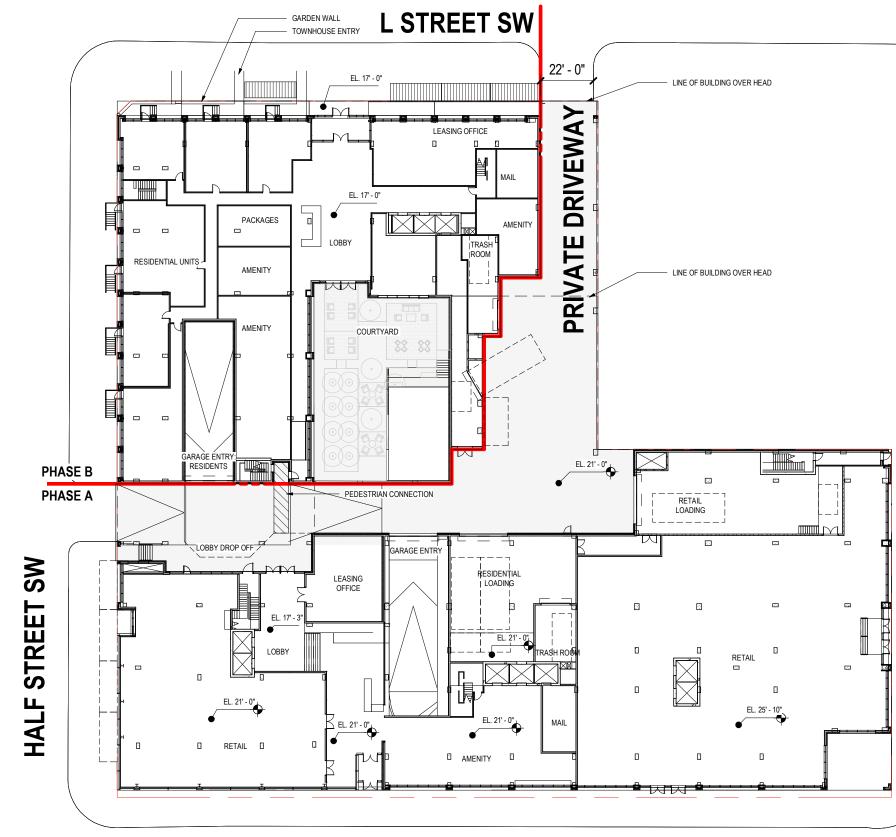
ST

SOUTH CAPITOL

VEHICULAR ENTRANCE



Proposed Design Level 01 Plan



M STREET SW

NOTES:

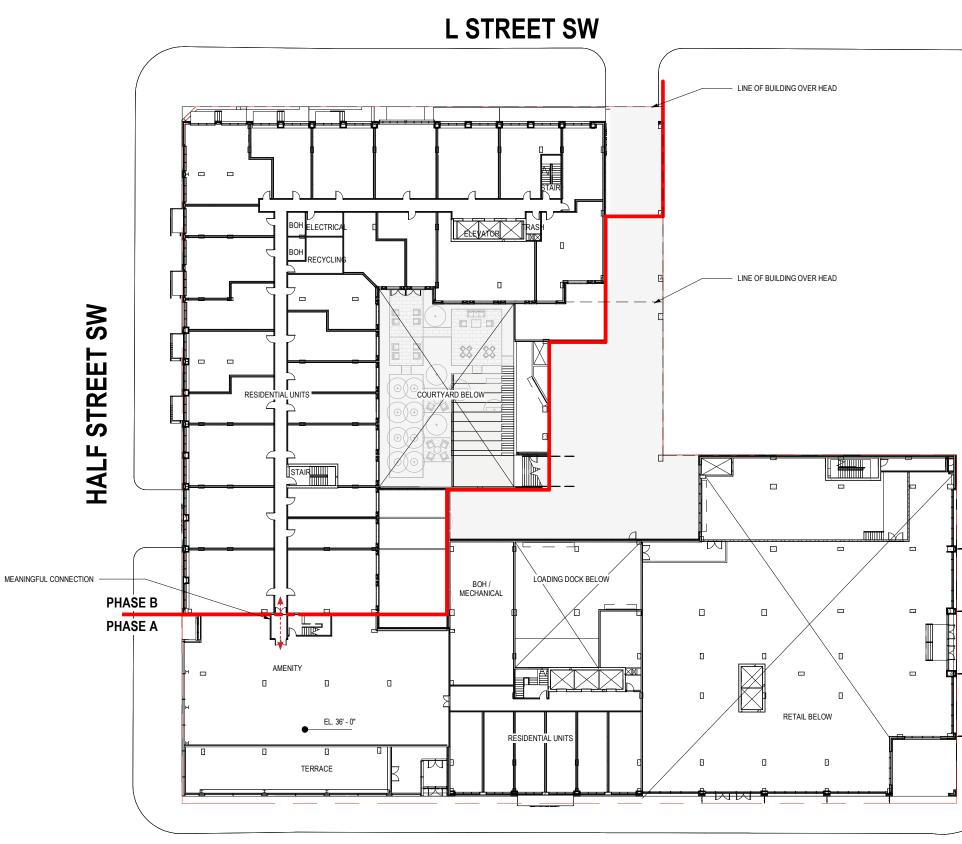
APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, RETAIL ENTRANCES, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DON'T CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

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





Proposed Design Level 02 Plan



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.

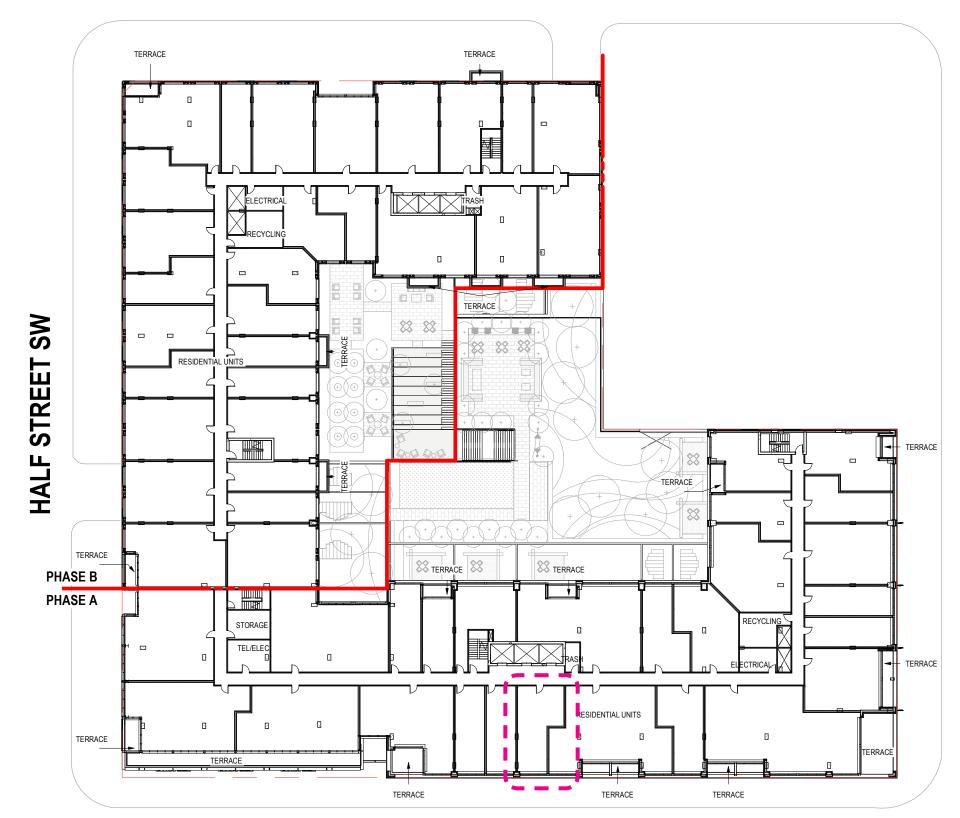
PHASE A & B OF THE PROJECT MAY BE BUILT SIMULTANEOUSLY OR IN PHASES.





Proposed Design Level 03-08 Typical Plan

L STREET SW



M STREET SW

Proposed location of IZ unit on Level 5. Location is subject to change based on final floor plans.

NOTES:

SW

ST

SOUTH CAPITOL

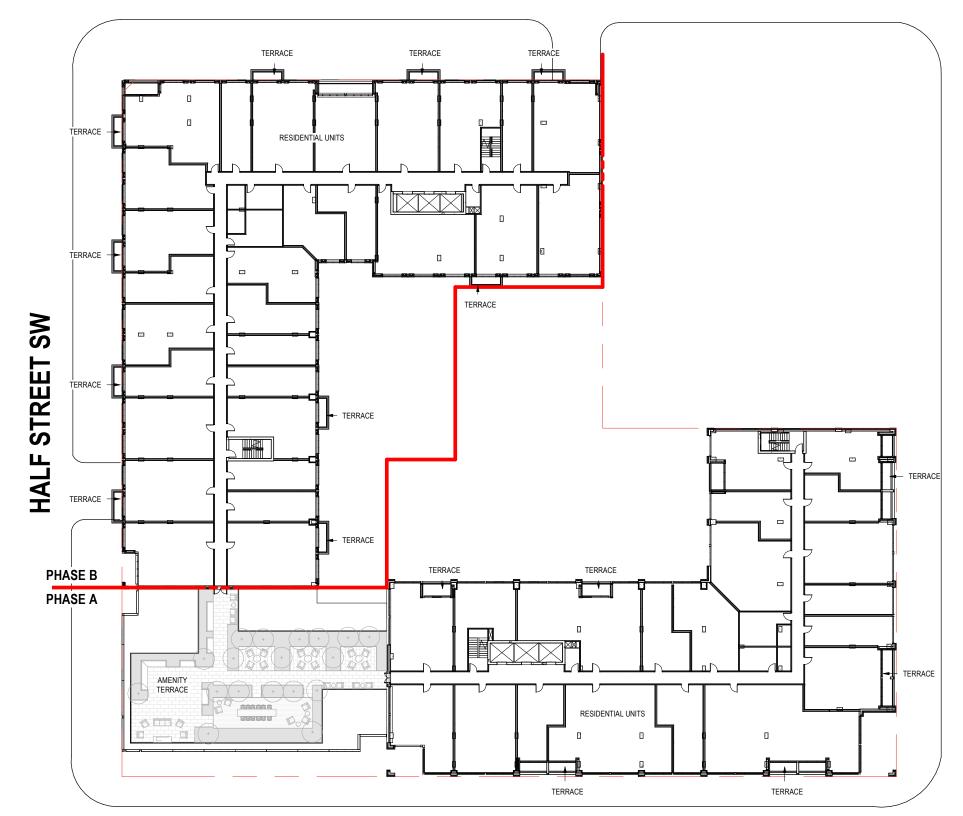
APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, RETAIL ENTRANCES, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DON'T CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

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



Proposed Design Level 9-11 Plan

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.

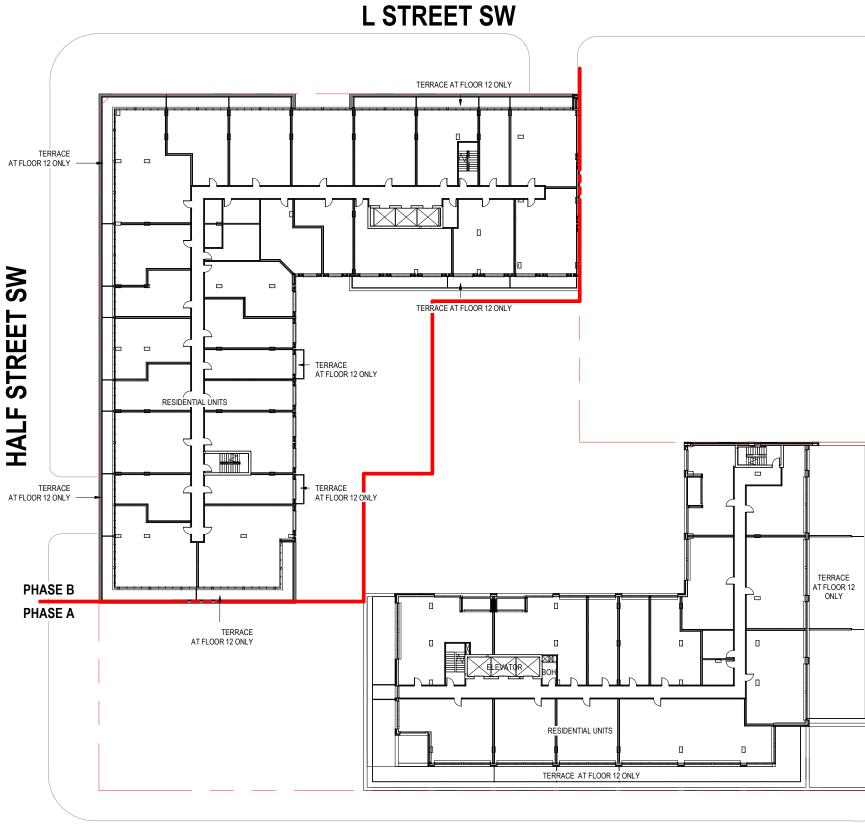
THE DESIGN AND LAYOUT OF THE POOL, TRELLIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.

SOUTH CAPITOL ST

SW



Proposed Design Level 12-13 Plan



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.

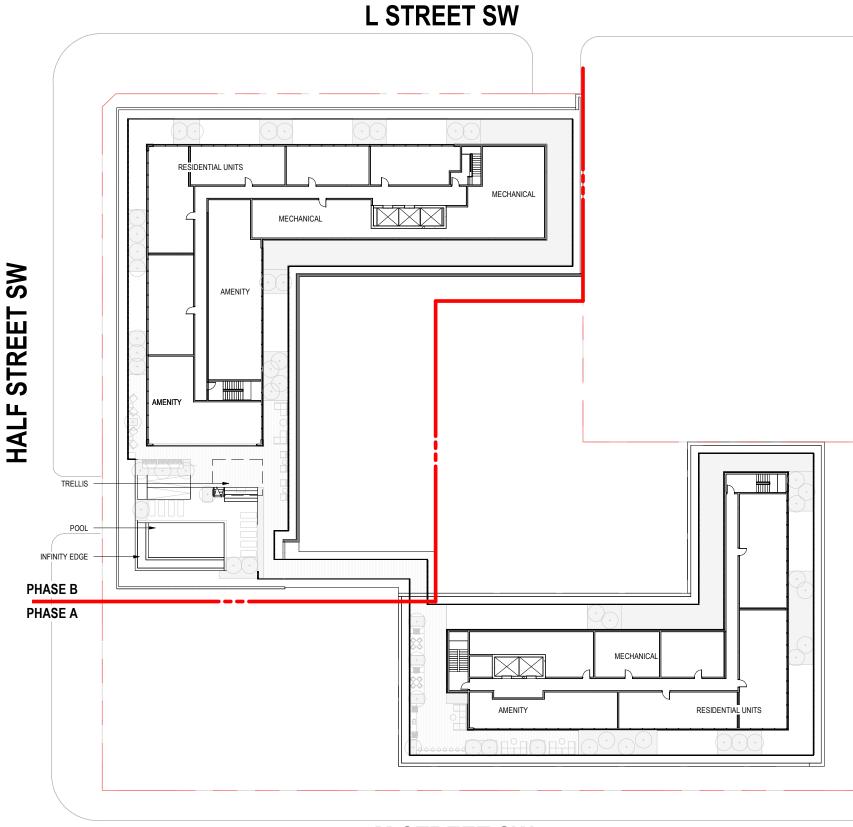
PHASE A & B OF THE PROJECT MAY BE BUILT SIMULTANEOUSLY OR IN PHASES.

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.

SOUTH CAPITOL ST SW



Proposed Design Penthouse Plan



M STREET SW

NOTES:

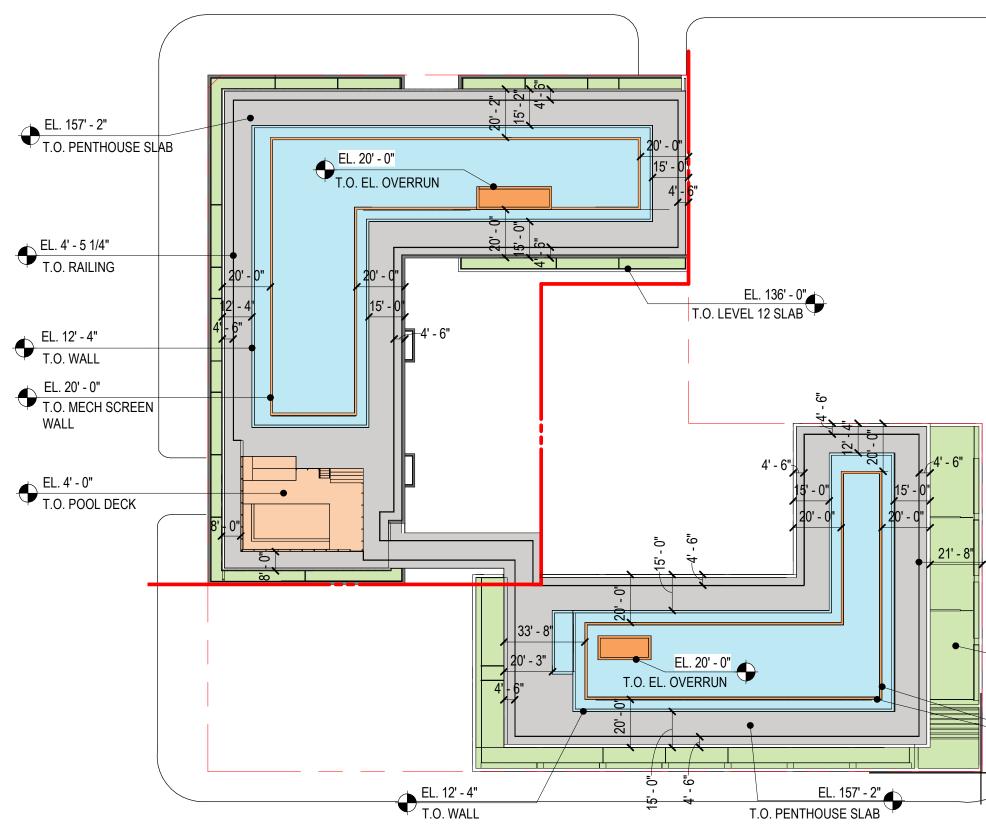
APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, RETAIL ENTRANCES, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DON'T CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

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





Proposed Design Penthouse Roof Plan

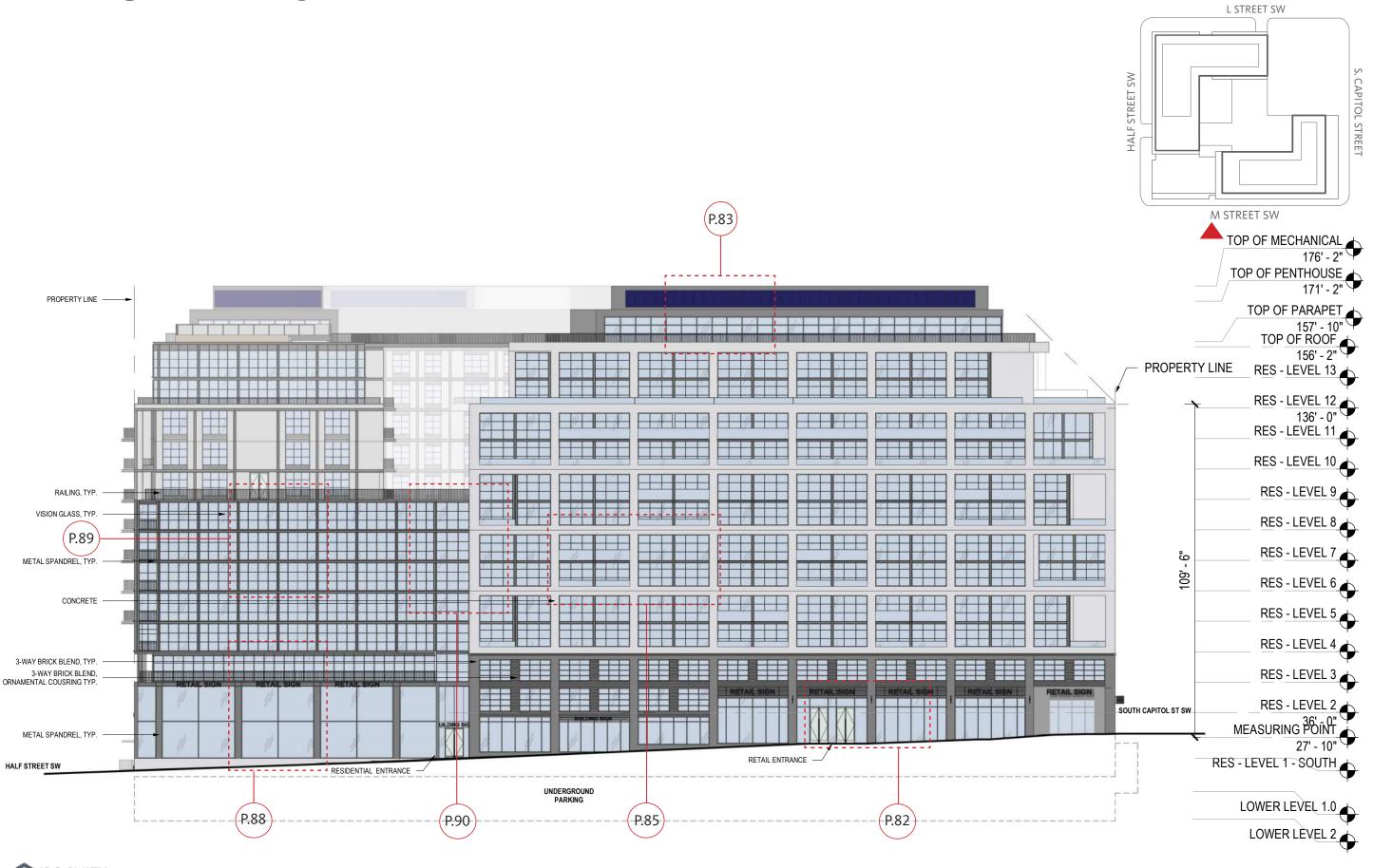


NOTES:

	VARY TH ALL INTE PARTITIC RETAIL E STAIRWA PROVIDE CHANGE OF THE E PHASE A SIMULTA THE DES TRELLIS, AMENITY ARE SHC	NT REQUESTS FLEXIBILITY TO E LOCATION AND DESIGN OF RIOR COMPONENTS, INCLUDING DNS, STRUCTURAL SLABS, DOORS, NTRANCES, HALLWAYS, COLUMNS, YS, AND MECHANICAL ROOMS, ED THAT THE VARIATIONS DON'T E THE EXTERIOR CONFIGURATION BUILDING. & B OF THE PROJECT MAY BE BUILT NEOUSLY OR IN PHASES. IGN AND LAYOUT OF THE POOL, COURTYARDS, AND OUTDOOR Y AREAS ARE PRELIMINARY AND DWN FOR ILLUSTRATIVE PURPOSES NAL LAYOUTS MAY VARY.
		TOP OF TERRACE SLAB BELOW TOP OF PENTHOUSE SLAB TOP OF POOL DECK TOP OF PENTHOUSE WALL TOP OF MECH SCREEN
,	EL. 4' - 5 1/4" T.O. RAILING	
Т.(EL. 136' - 0" D. LEVEL 12 SLAB	
T.C	EL. 20' - 0" D. MECH SCREEN	6

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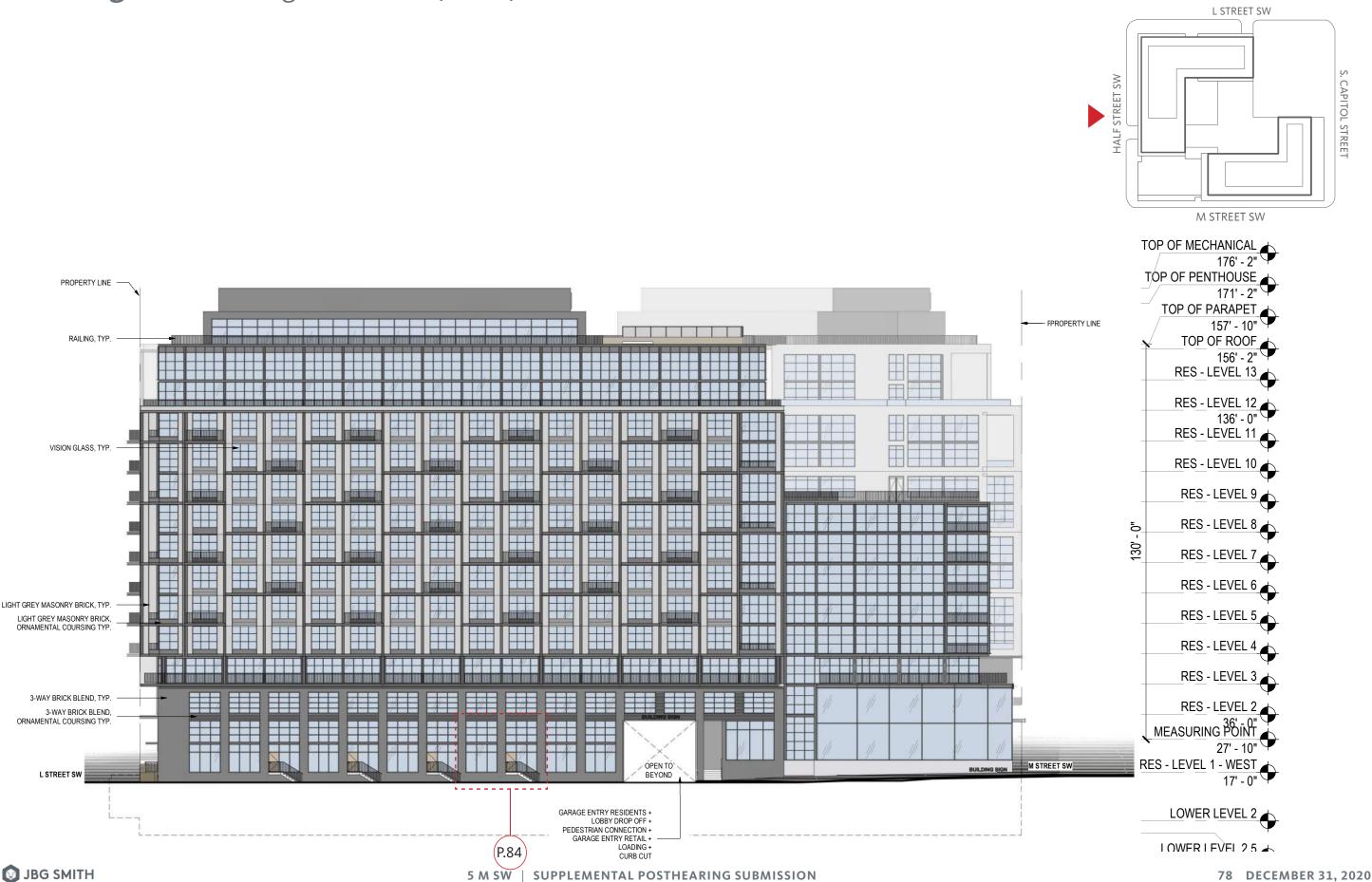
Proposed Design Building Elevation (South)



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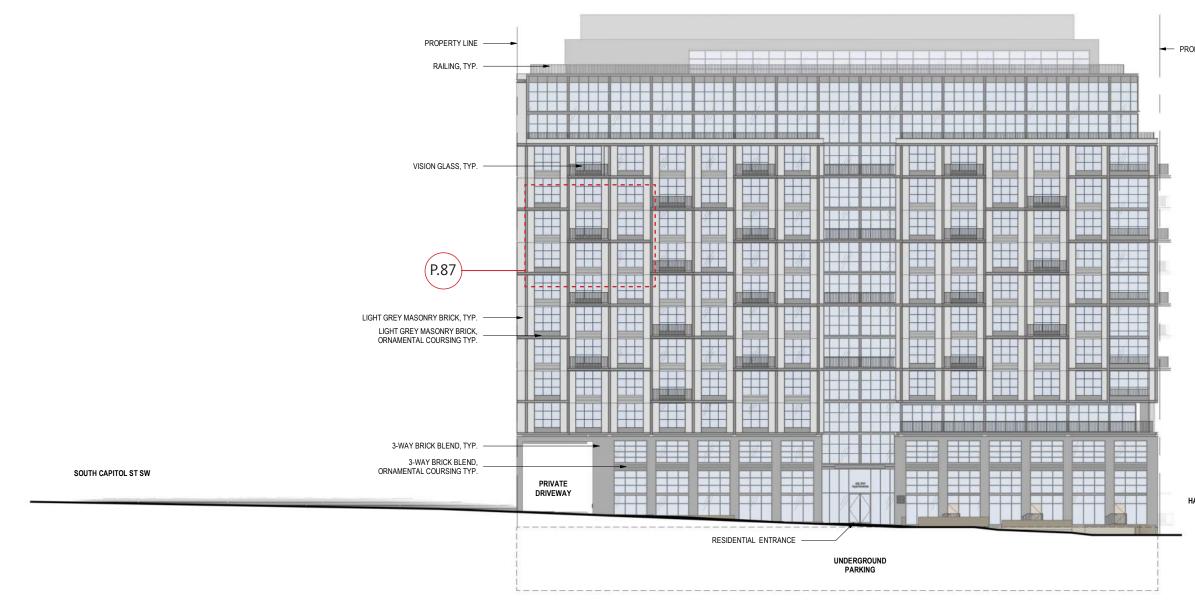
5 M SW | SUPPLEMENTAL POSTHEARING SUBMISSION

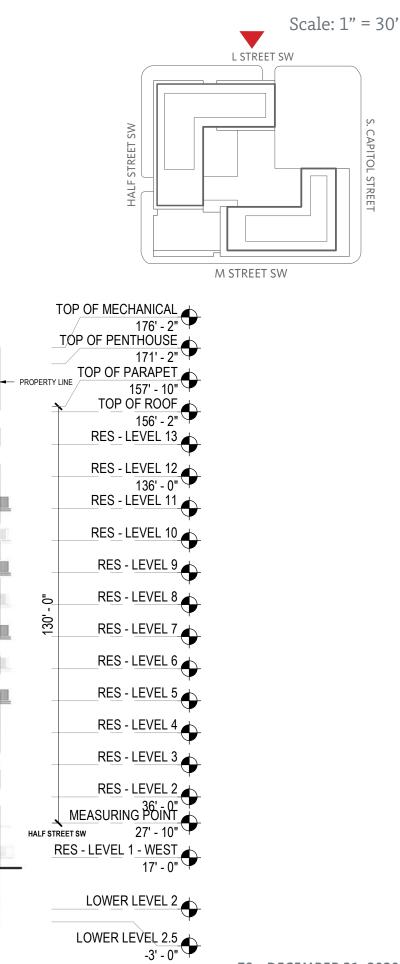
Proposed Design Building Elevation (West)



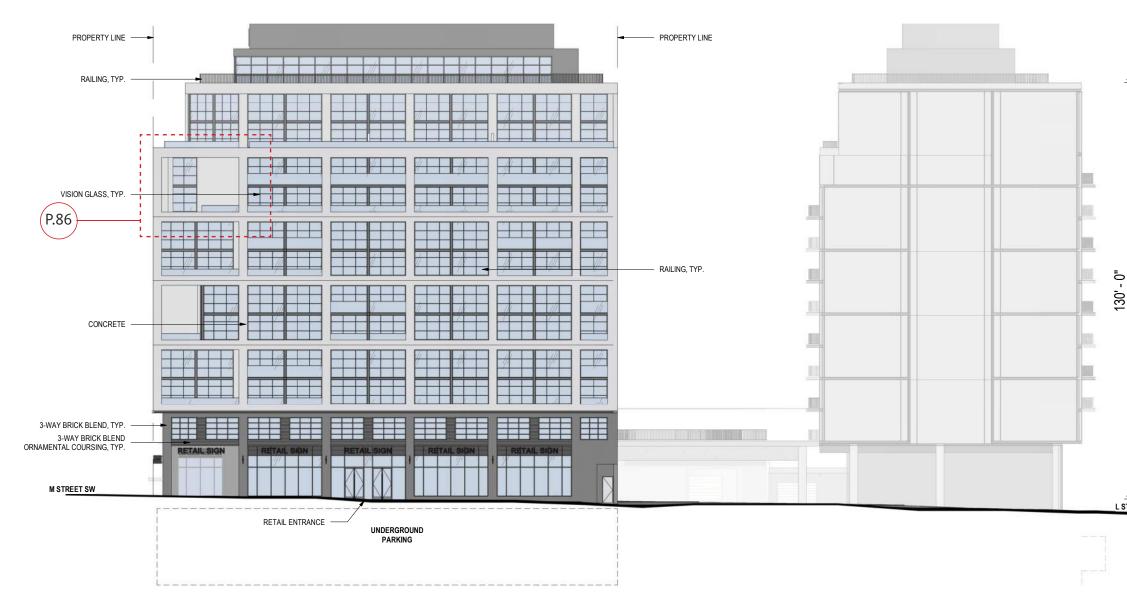
Gensler 🗿 JBG SMITH

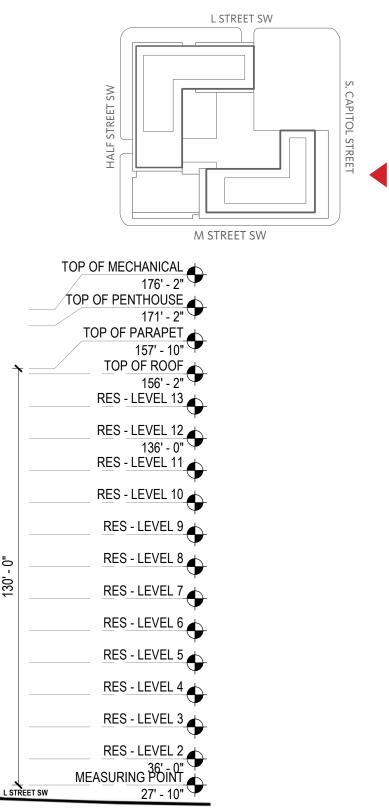
Proposed Design Building Elevation (North)





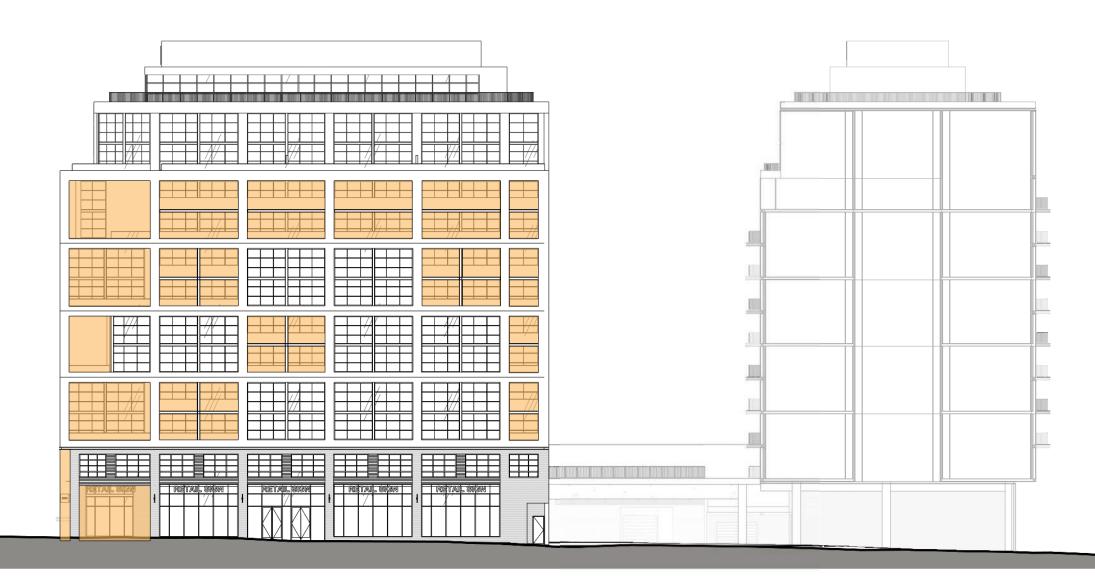
Proposed Design Building Elevation (East)

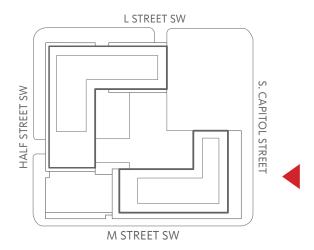




TOTAL AVAILABLE FRONTAGE TO 110': 15,917 SF SETBACK FROM PL: 5,414 SF

TOTAL PERCENT ON PL = 66%





Proposed Design Facade Detail A (Retail/Base)

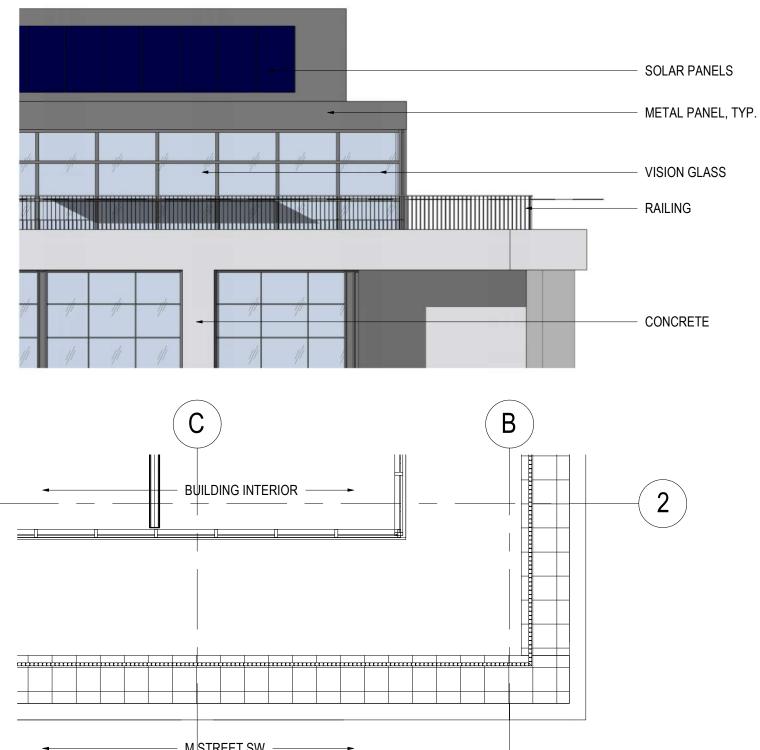


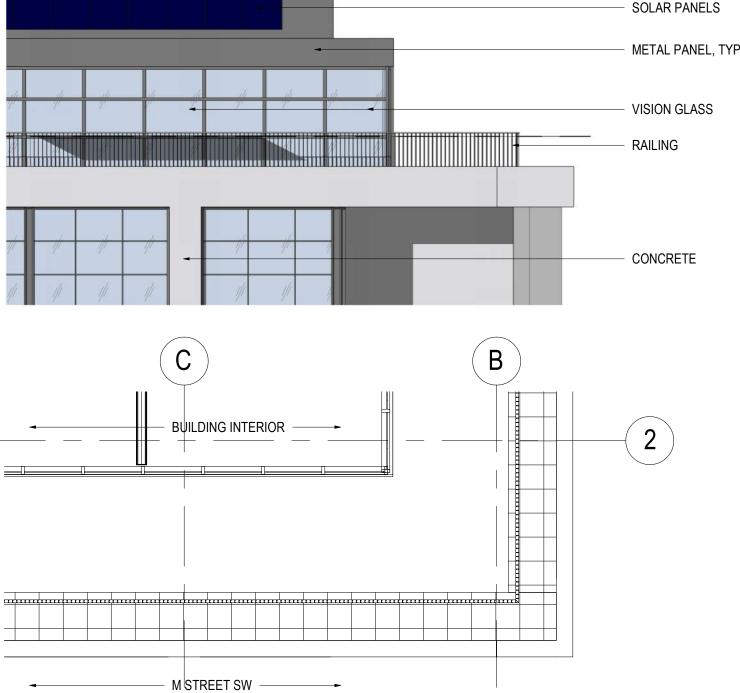
Scale: 1/8" = 1'-0"

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Proposed Design Facade Detail B (Penthouse)



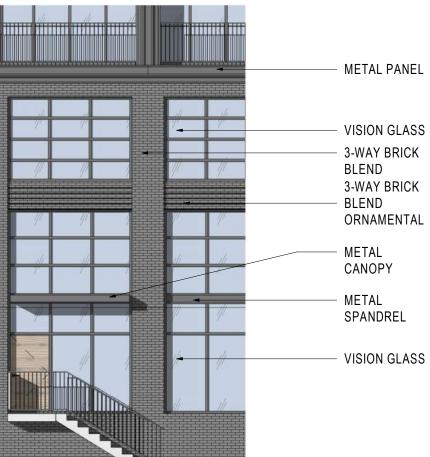


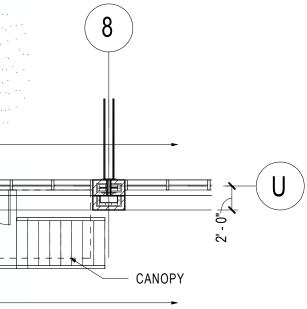


Proposed Design Facade Detail C (Maisonettes)

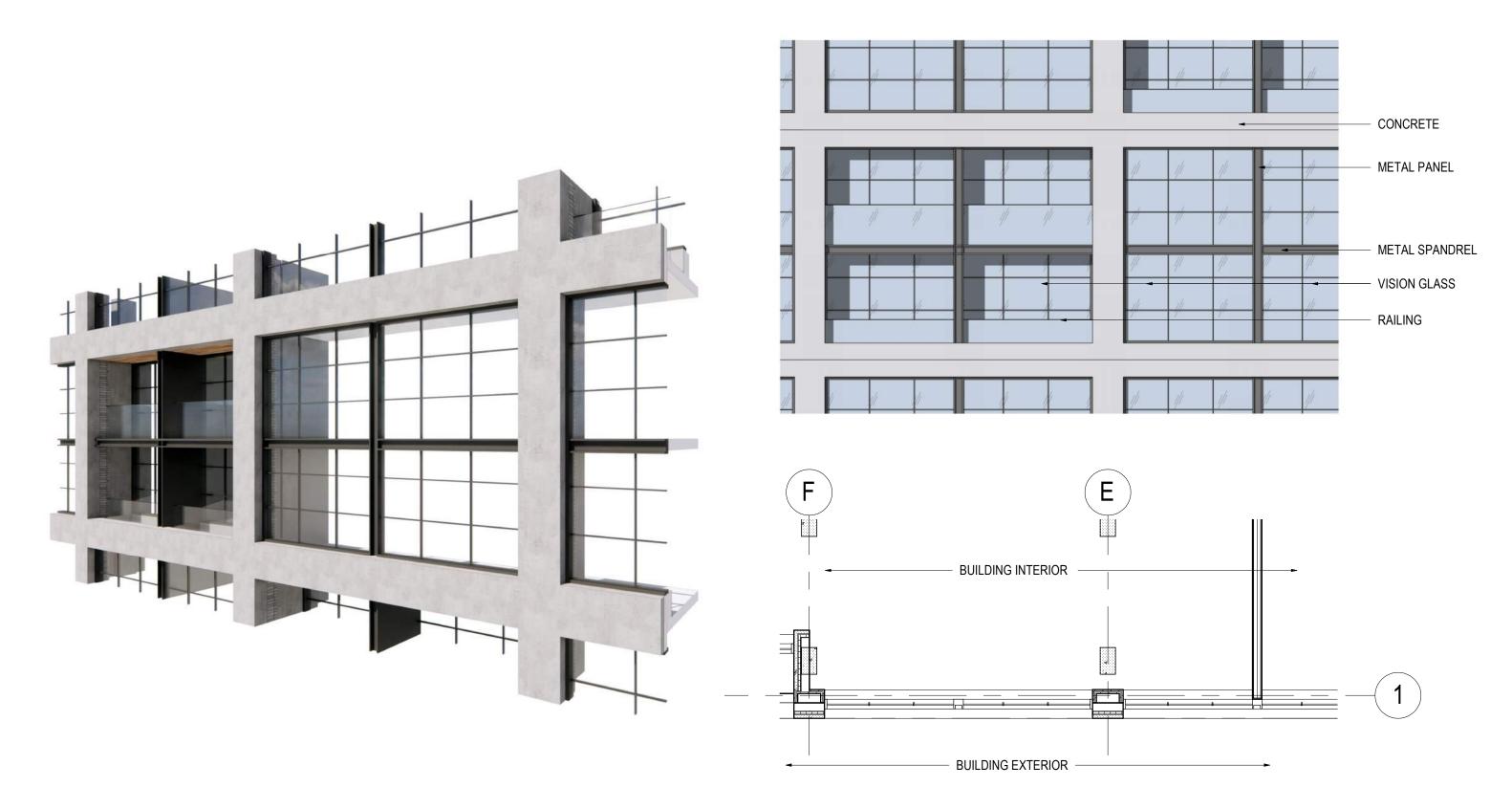
9 BUILDING INTERIOR **F** ┢╪╤╝ CANOPY HALF STREET SW -

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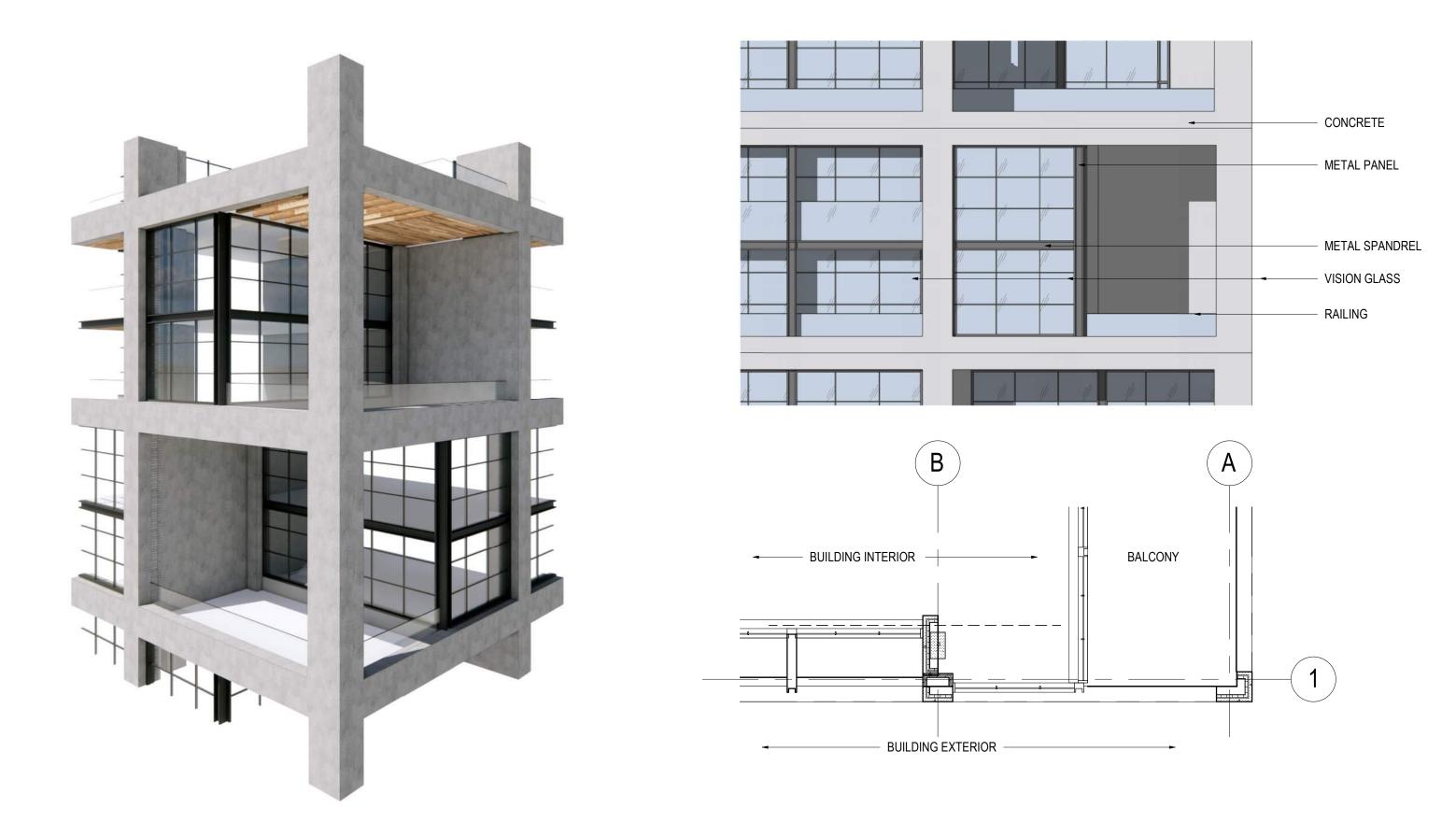




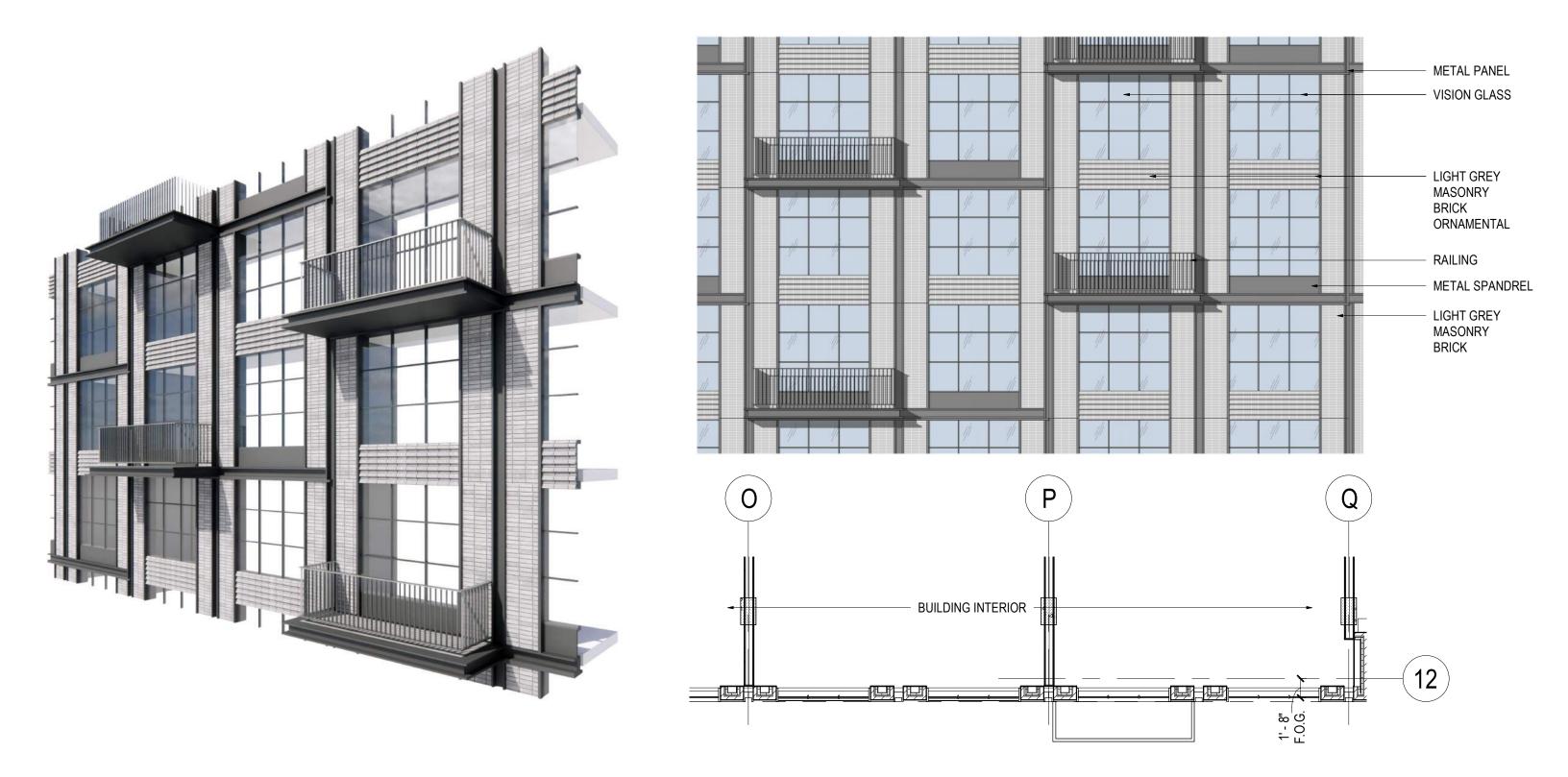
Proposed Design Facade Detail D (Typical Concrete Bay)



Proposed Design Facade Detail E (Corner Balconies)

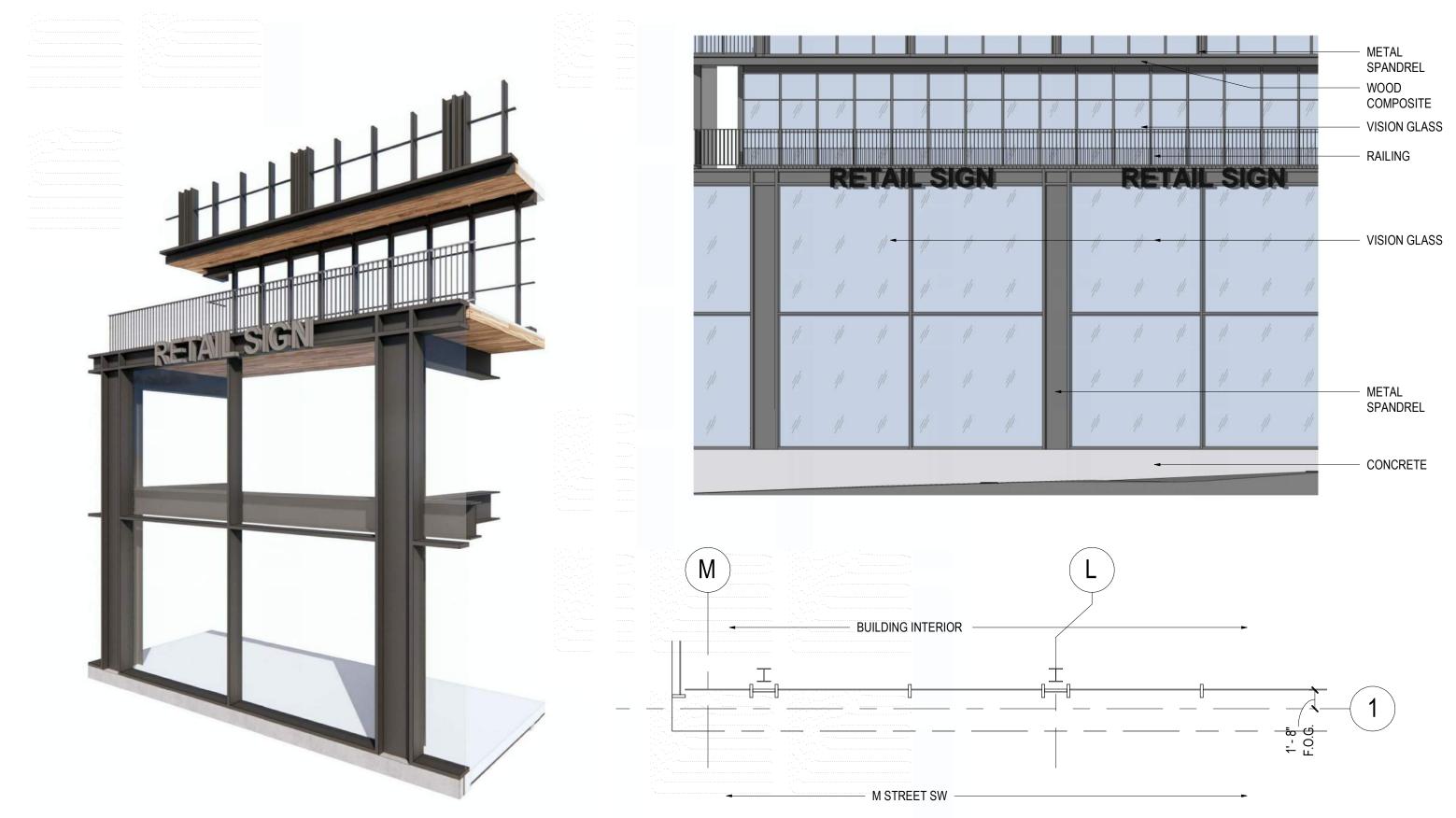


Proposed Design Facade Detail F (Typical Brick Bay)



Proposed Design Facade Deta:





Proposed Design Facade Detail H (Typical Pavilion Bay)

