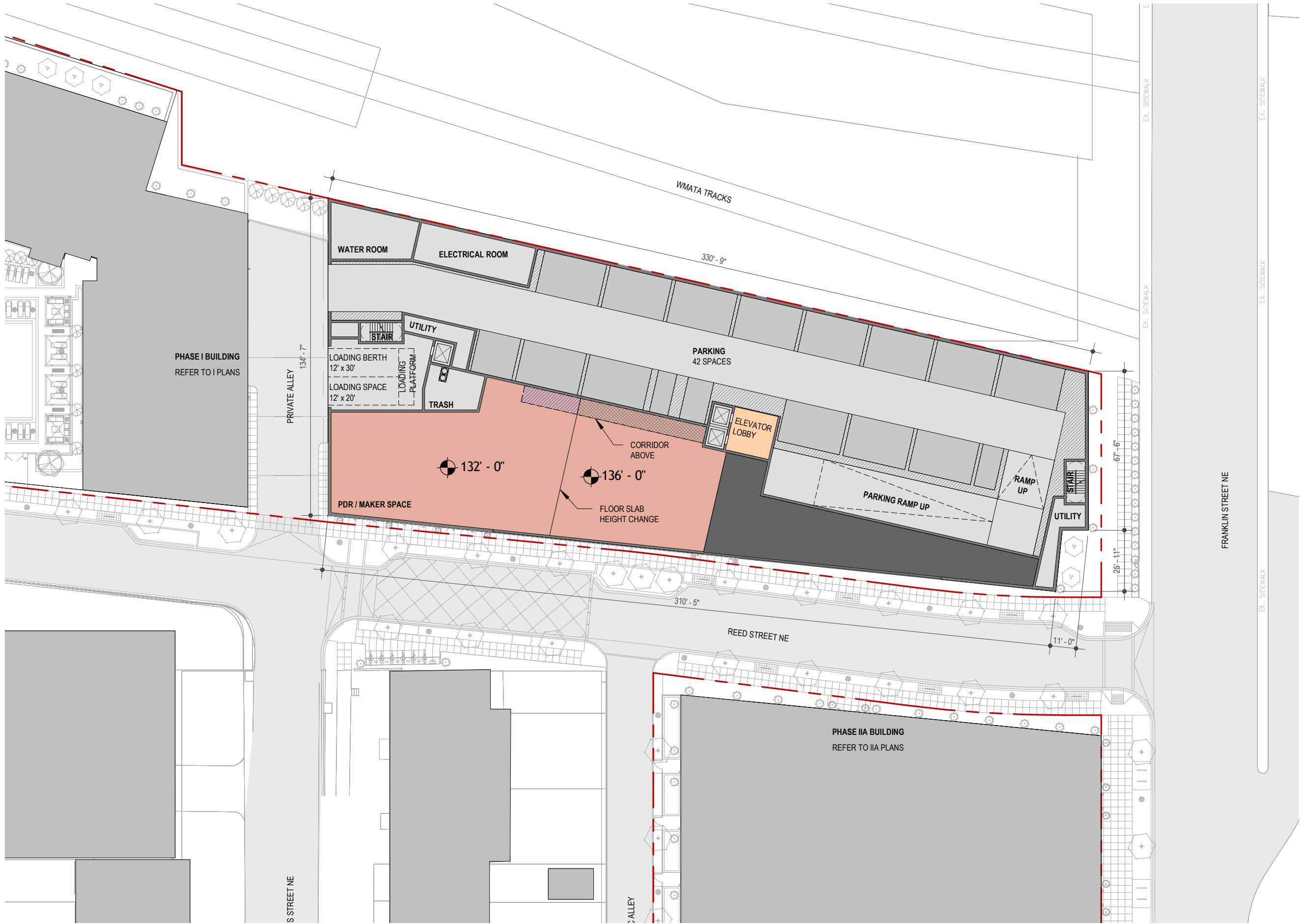
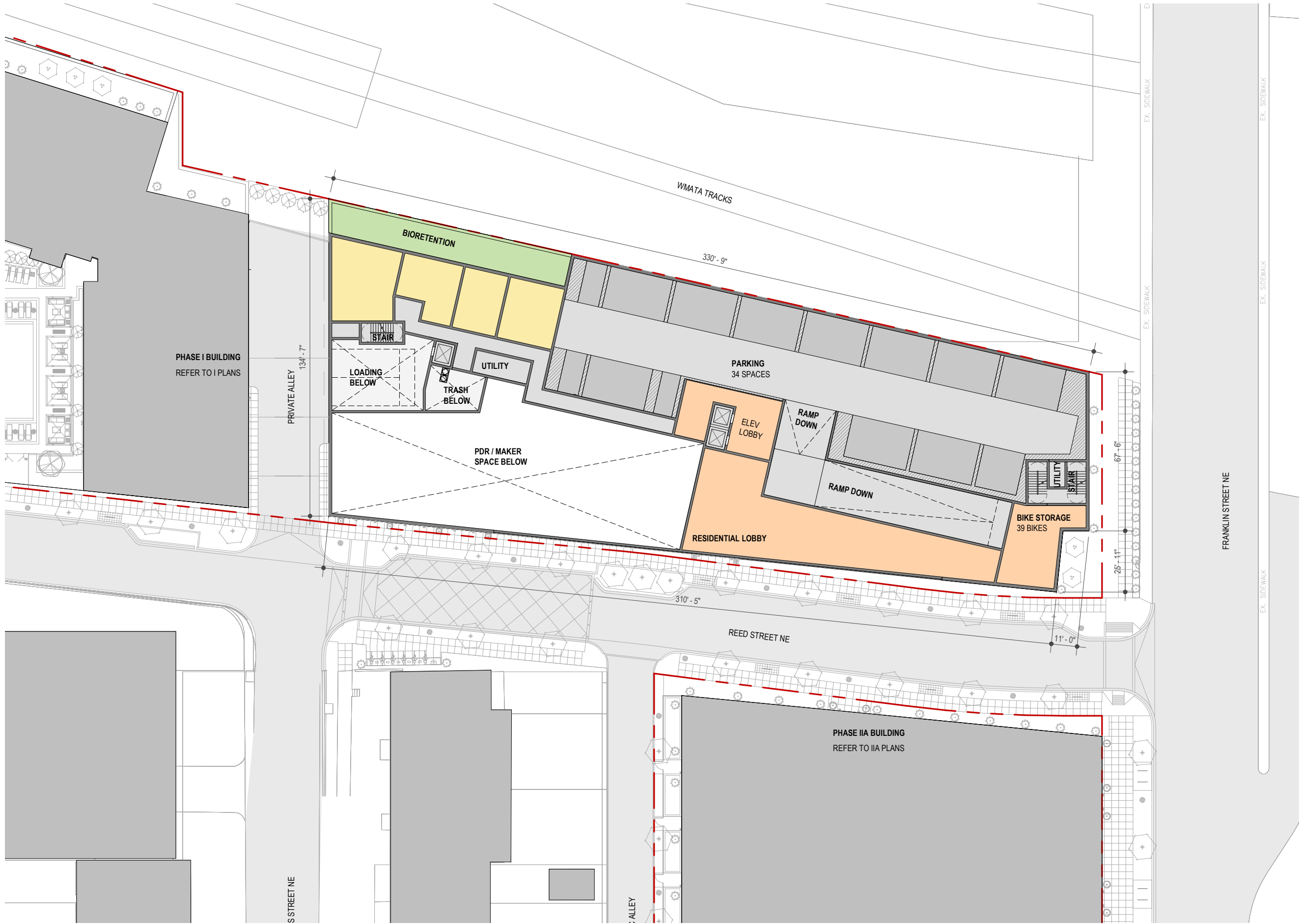


PHASE IIB ARCHITECTURE DRAWINGS



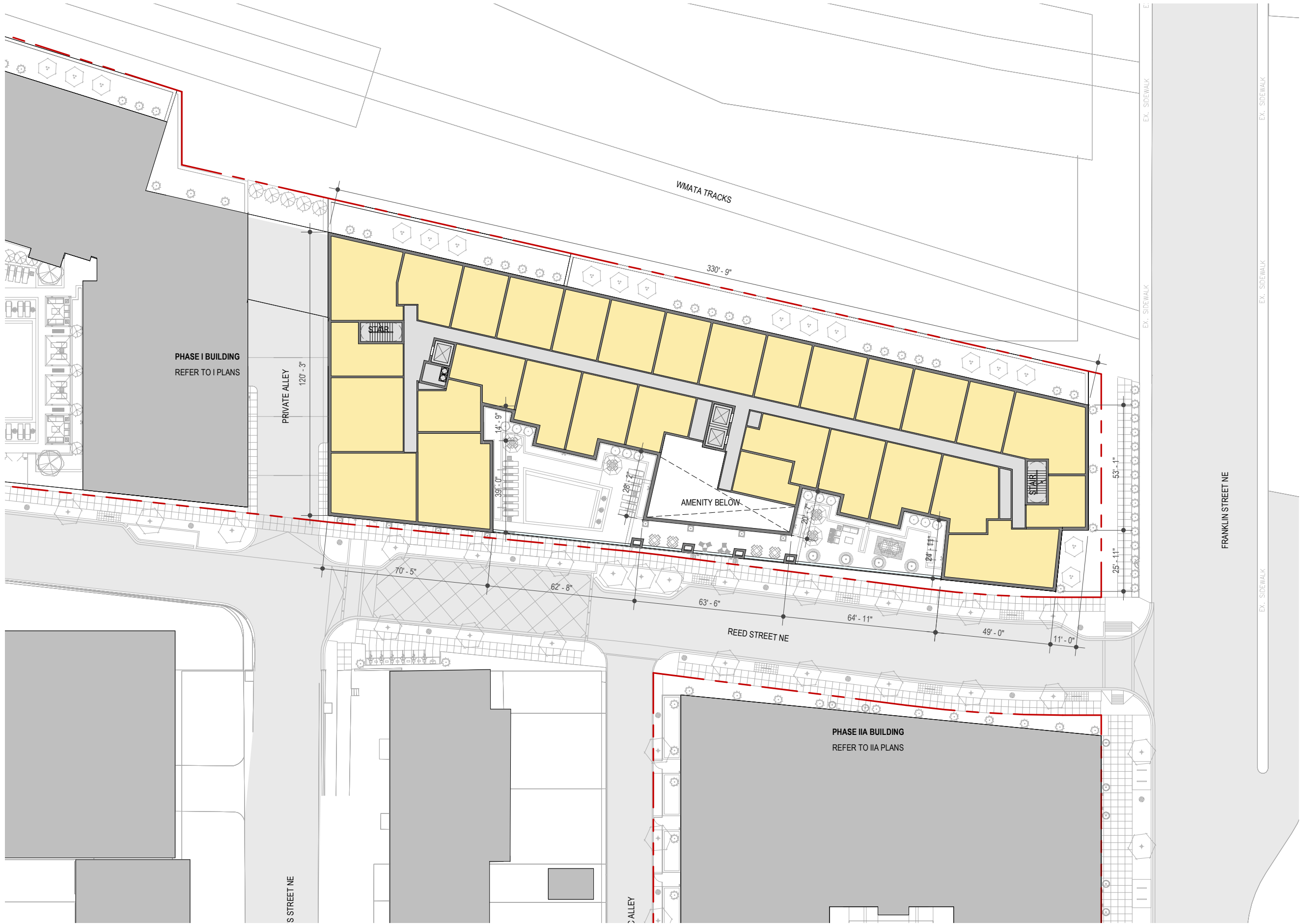
Unit layout and count, garage layout, rooftop mechanical screenwall locations, and rooftop solar panel locations are conceptual and subject to change.



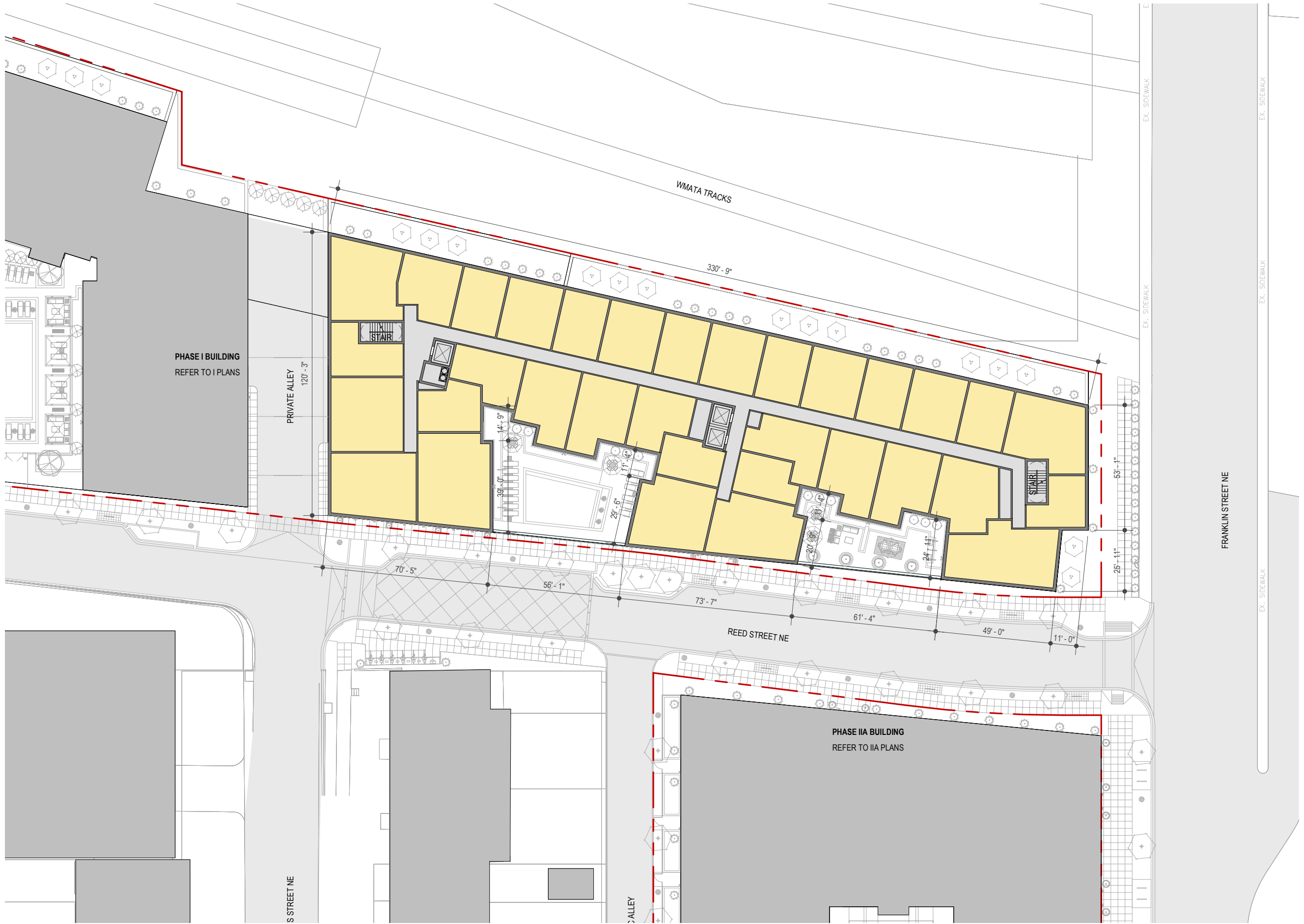
Unit layout and count, garage layout, rooftop mechanical screenwall locations, and rooftop solar panel locations are conceptual and subject to change.



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Unit layout and count, garage layout, rooftop mechanical screenwall locations, and rooftop solar panel locations are conceptual and subject to change.

The site plan illustrates the proposed 10-story building at 1000 Reed Street NE, divided into Phase I and Phase IIA. The building is situated between Reed Street NE to the north and Franklin Street NE to the east. To the west is a Private Alley, and to the south is S Street NE. The plan shows the building footprint, courtyards, mechanical zones, and surrounding streets and tracks. Key features include:

- Phase I Building:** Located on the left side of the plan, with a height of 216' - 0". It includes a courtyard below and a mechanical zone.
- Phase IIA Building:** Located on the right side of the plan, with a height of 216' - 0". It includes a courtyard below and a mechanical zone.
- Courtyards:** Two courtyards are shown, one below Phase I and one below Phase IIA.
- Mechanical Zones:** Two mechanical zones are shown, one below Phase I and one below Phase IIA.
- Streets and Tracks:** The plan shows Reed Street NE, Franklin Street NE, Private Alley, and S Street NE. It also indicates the location of WMATA Tracks and an existing sidewalk.
- Height Callouts:** Various height callouts are present, including 228' - 0" for the building height, 12' - 0" for the courtyard height, and 8' - 0" for the screen wall height.

GREEN ROOF

BIORETENTION (AT-GRADE & ELEVATED)

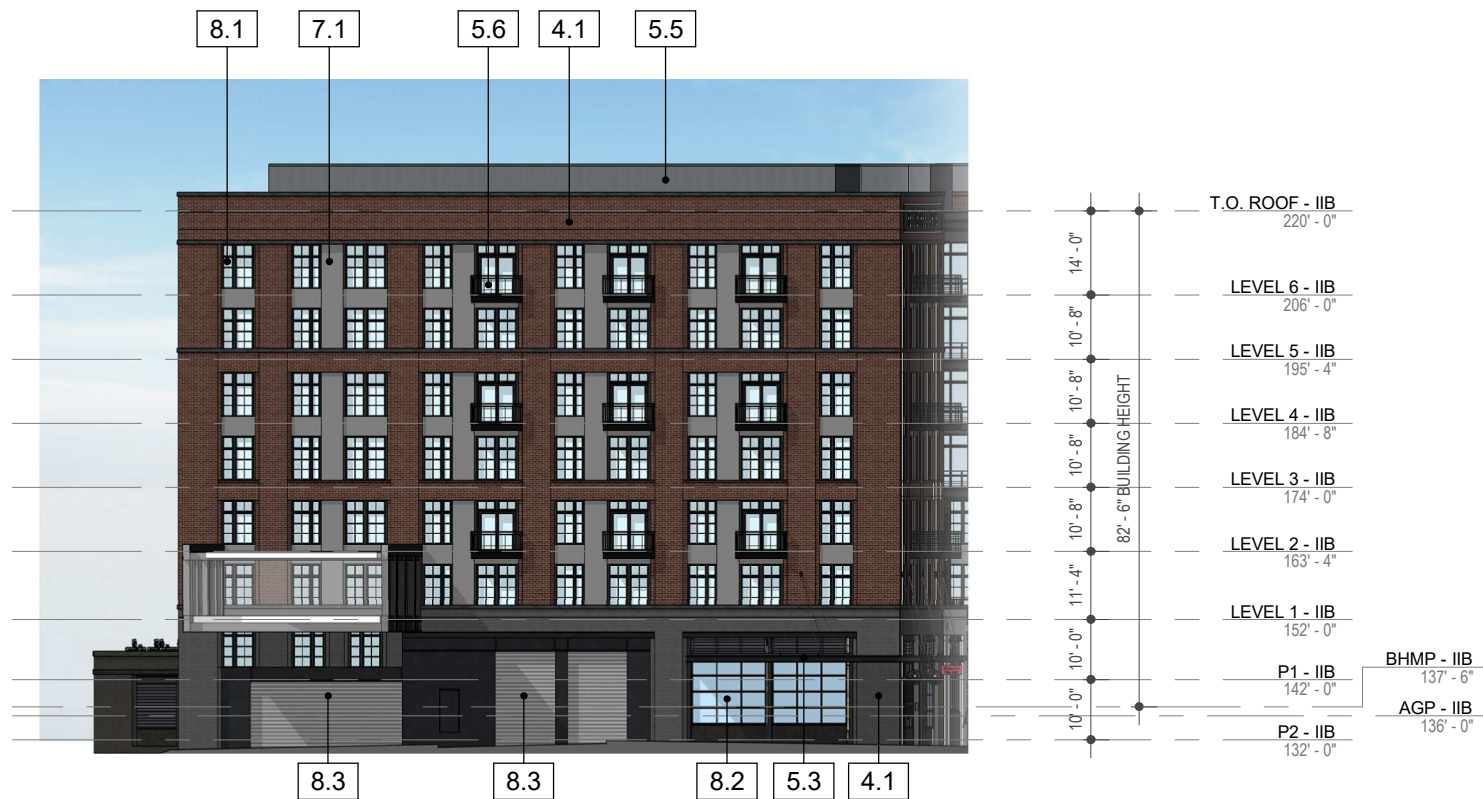
SCREENED MECHANICAL ZONE

POTENTIAL EXTENT OF SOLAR PANELS

STAIR / ELEVATOR OVERRUN



IIB - EAST ELEVATION



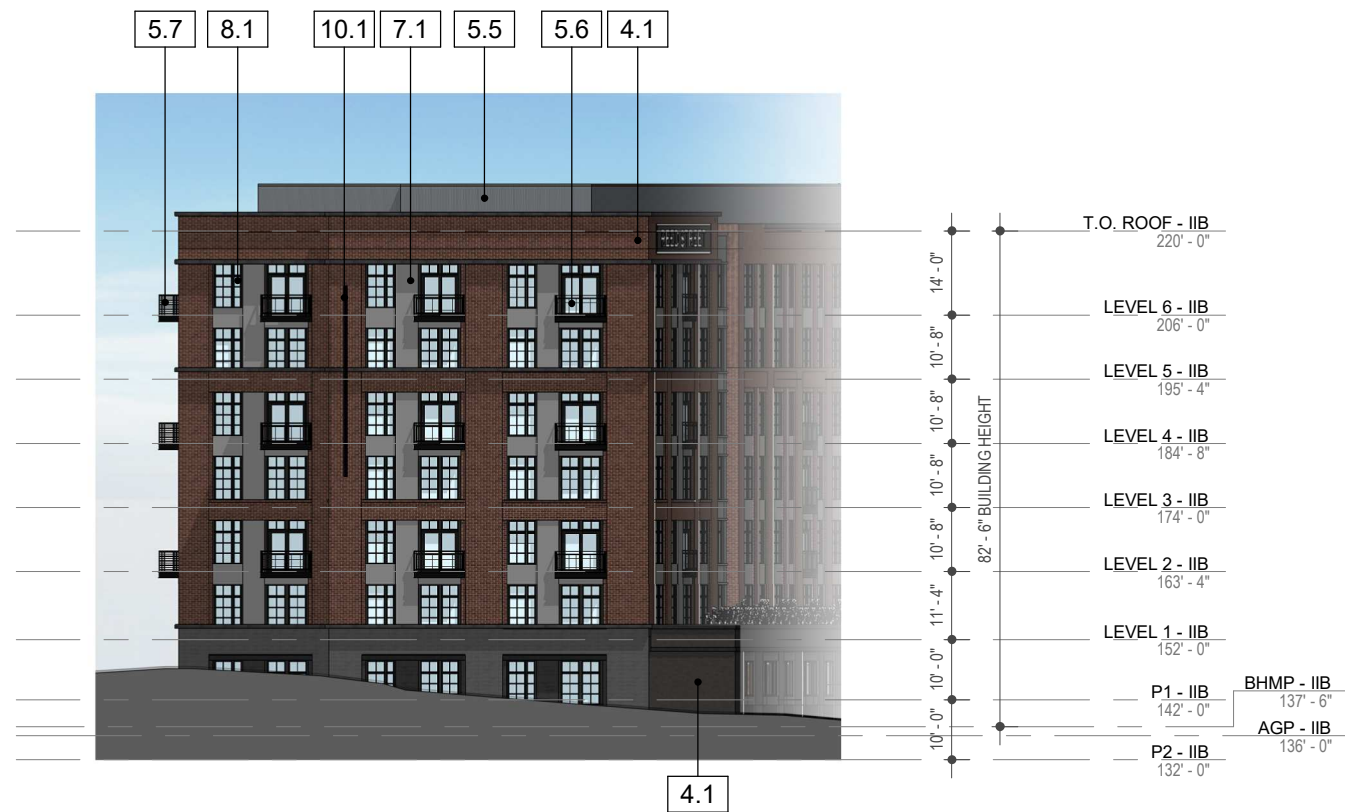
IIB - SOUTH ELEVATION

ELEVATION KEYNOTES	
3.1	EXPOSED CONCRETE COLUMNS
4.1	BRICK VENEER
5.1	METAL PANEL
5.2	PREFINISHED ALUMINUM RAILING SYSTEM
5.3	PREFINISHED METAL CANOPY
5.4	METAL FRAME CANVAS CANOPY
5.5	PREFINISHED METAL SCREEN
5.6	JULIET BALCONY
5.7	PREFABRICATED METAL BALCONY
7.1	FIBER CEMENT PANEL
8.1	WINDOW SYSTEM
8.2	STOREFRONT SYSTEM
8.3	OVERHEAD ROLLING DOOR
10.1	BUILDING SIGNAGE & GRAPHICS

Rendered signage is illustrative and meant to convey character. Refer to Signage Guidelines submitted separately.
Material selections are illustrative and meant to convey desired color range and character. Final material selections may vary slightly.



IIB - WEST ELEVATION



IIB - NORTH ELEVATION

ELEVATION KEYNOTES	
3.1	EXPOSED CONCRETE COLUMNS
4.1	BRICK VENEER
5.1	METAL PANEL
5.2	PREFINISHED ALUMINUM RAILING SYSTEM
5.3	PREFINISHED METAL CANOPY
5.4	METAL FRAME CANVAS CANOPY
5.5	PREFINISHED METAL SCREEN
5.6	JULIET BALCONY
5.7	PREFABRICATED METAL BALCONY
7.1	FIBER CEMENT PANEL
8.1	WINDOW SYSTEM
8.2	STOREFRONT SYSTEM
8.3	OVERHEAD ROLLING DOOR
10.1	BUILDING SIGNAGE & GRAPHICS

Rendered signage is illustrative and meant to convey character. Refer to Signage Guidelines submitted separately.
Material selections are illustrative and meant to convey desired color range and character. Final material selections may vary slightly.



A - Brick 05



B - Brick 06



C - Brick 01



D - Metal Panel - Black



E - Fiber Cement Panel - Moonlit Orchard

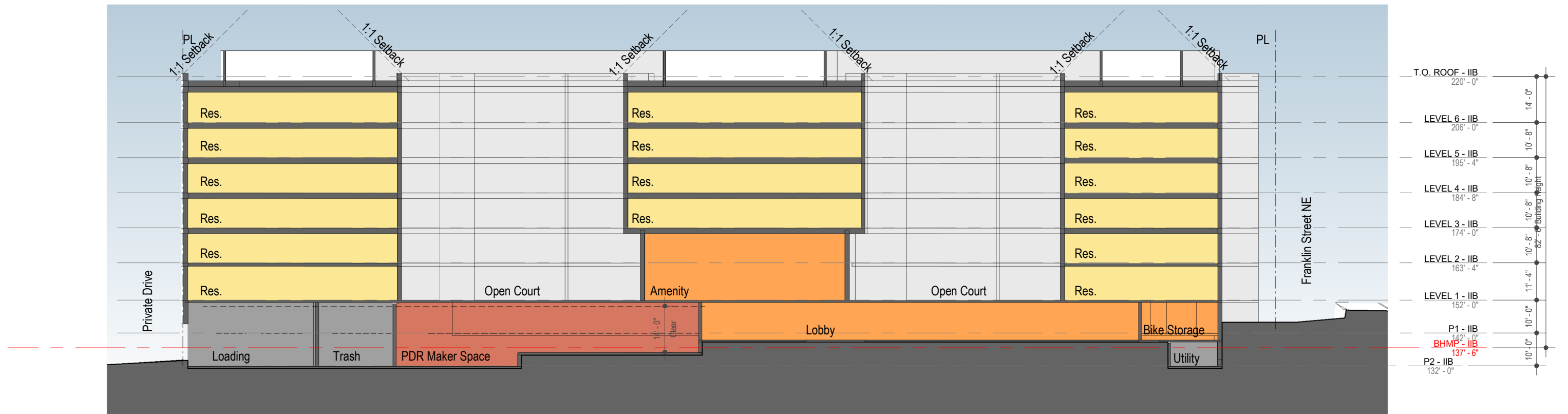


F - Fiber Cement Panel - Tricorn Black

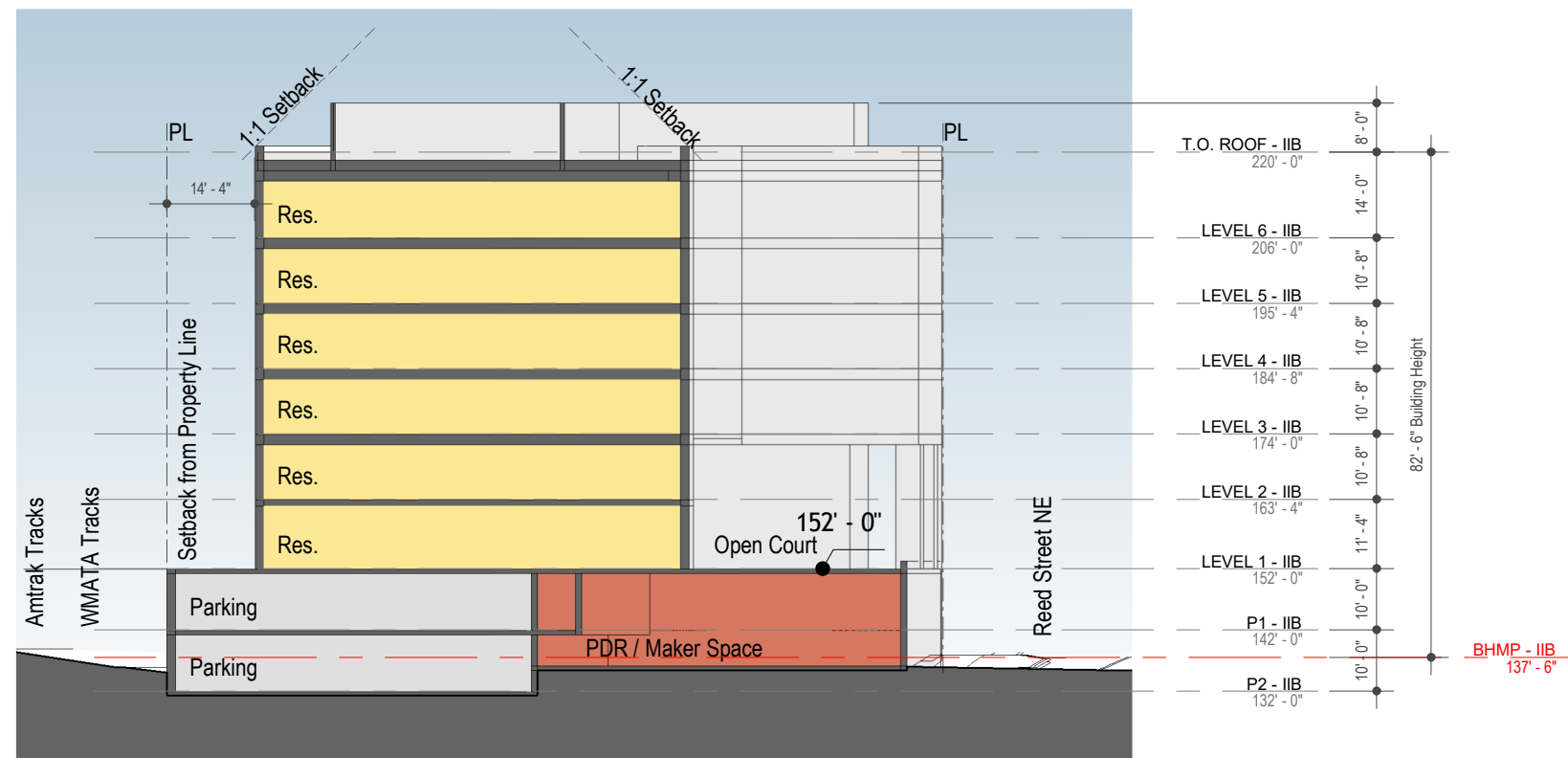


G - Prefinished Perforated Metal Screen

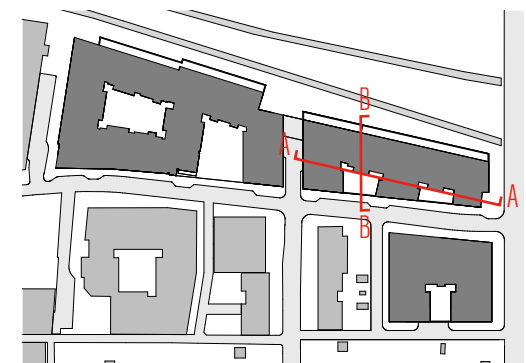
Material selections are illustrative and meant to convey desired color range and character. Final material selections may vary slightly.



BUILDING SECTION A-A



BUILDING SECTION B-B



PHASE IIB BUILDING SECTIONS : A66