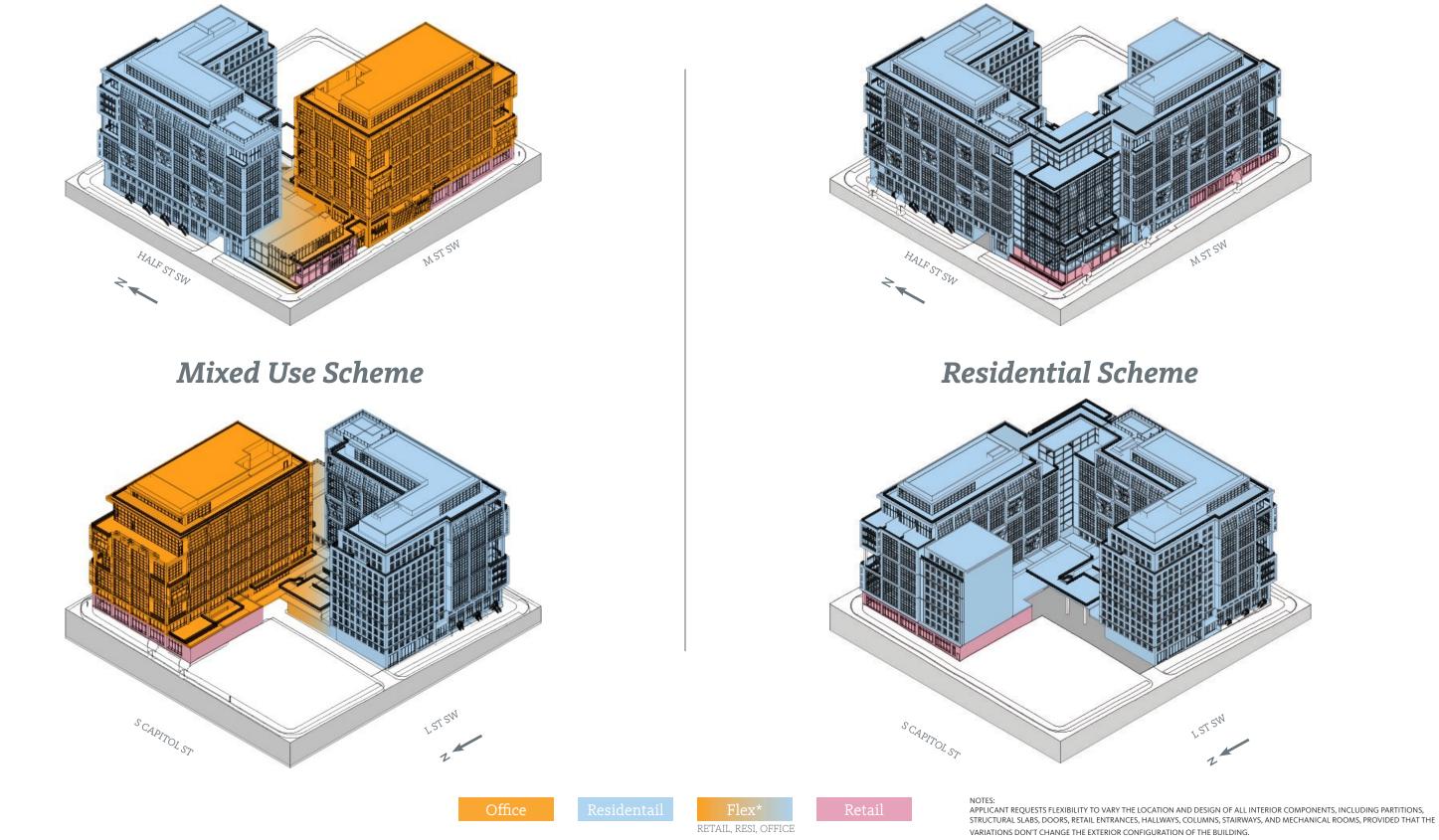
## SECTION 3 DESIGN PROPOSAL Site Overview and Plans

Gensler 🔯 ЈВБ SMITH

5 M SW | DESIGN REVIEW APPLICATION

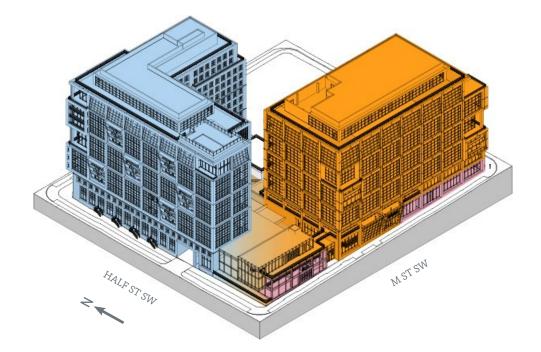
ZONING COMMISSION Destrict dfl00Umbla7, 2020 CASE NO.20-14 EXHIBIT NO.3B3

## **Scheme Comparison** Site Program Diagrams

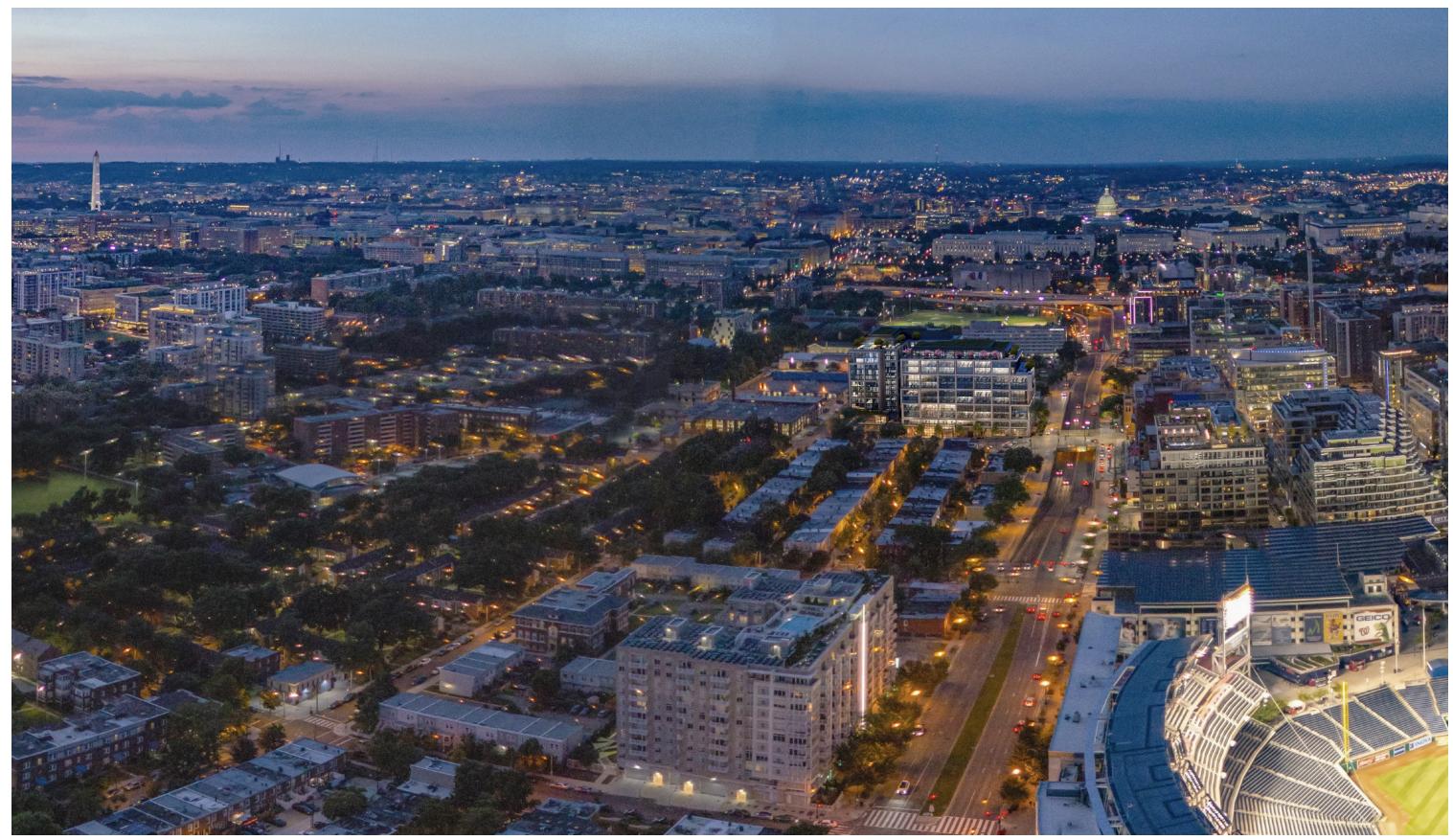


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5 M SW | DESIGN REVIEW APPLICATION



## Perspective 01



ROOF TERRACE FURNISHINGS AND LAYOUT ARE ILLUSTRATIVE AND SUBJECT TO CHANGE UPON TENANT BUILD-OUT.



## Perspective 02

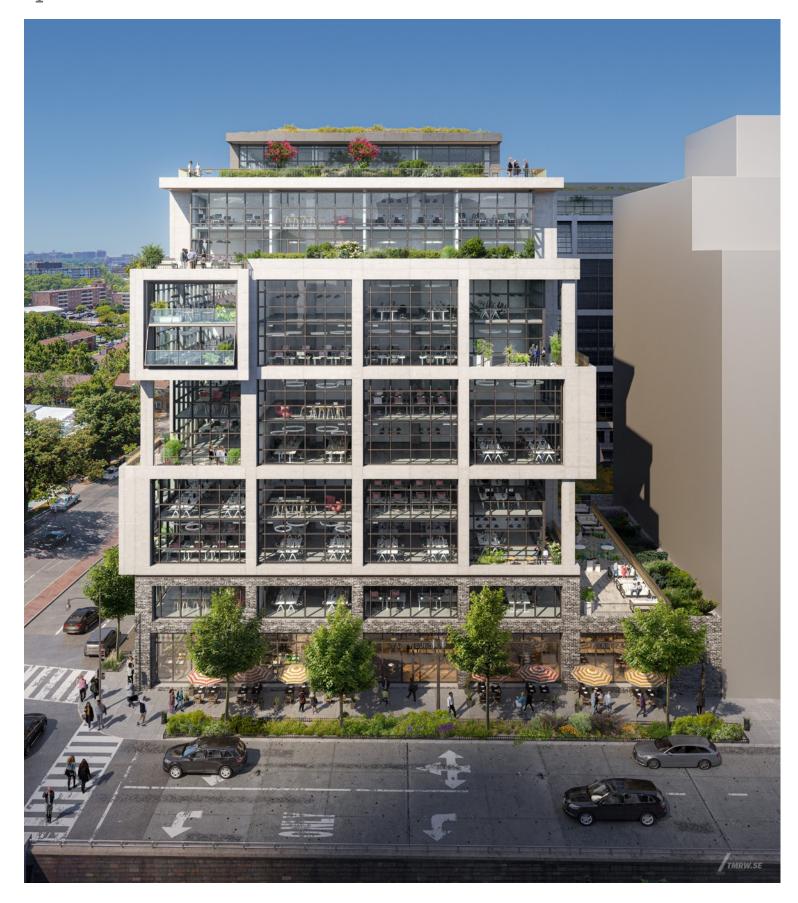


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## Perspective 03



## Perspective 04



Gensler 🔕 JBG SMITH



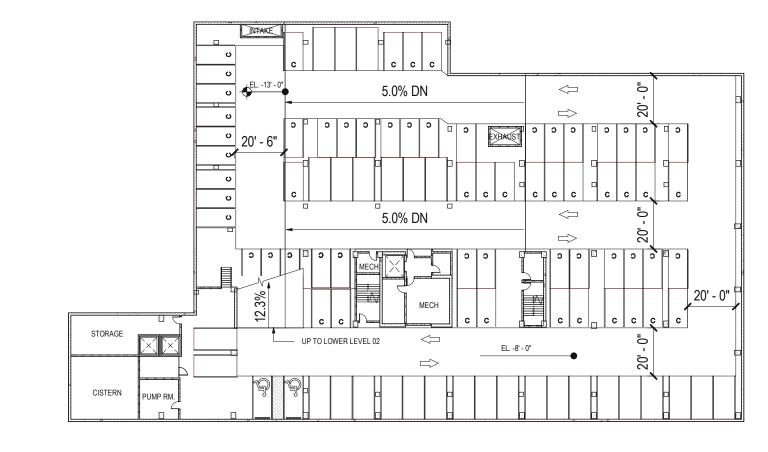
## Perspective 05





Lower Level Three Parking

### 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.

SOUTH CAPITOL ST SW

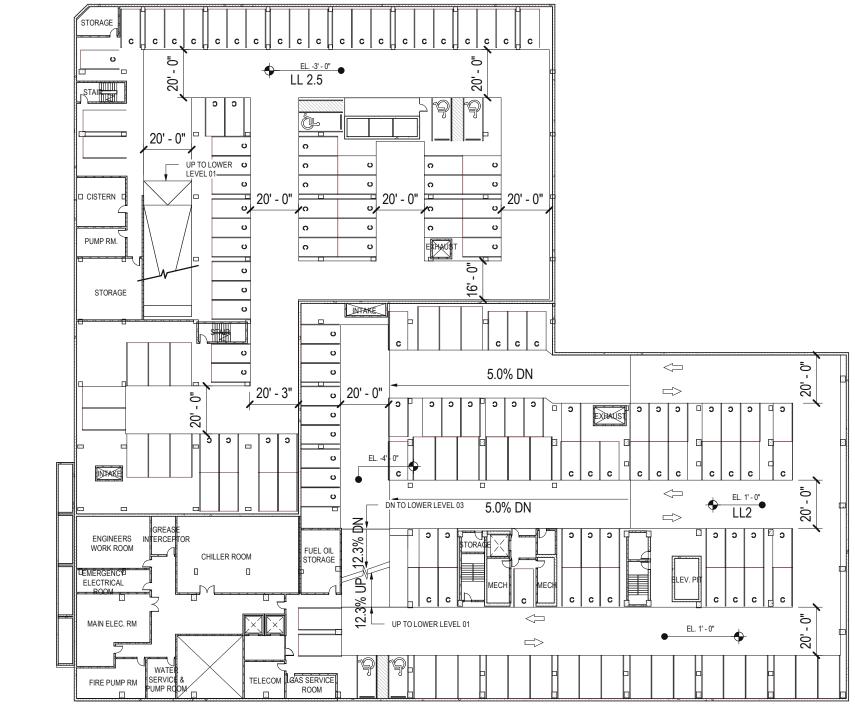
Compact : 8'x16' Standard : 9'x18'

Total Office Residential Retail 93 Spaces 93 Spaces 0 Spaces 0 Spaces

 $\bigcirc$ 



L STREET SW



HALF 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.

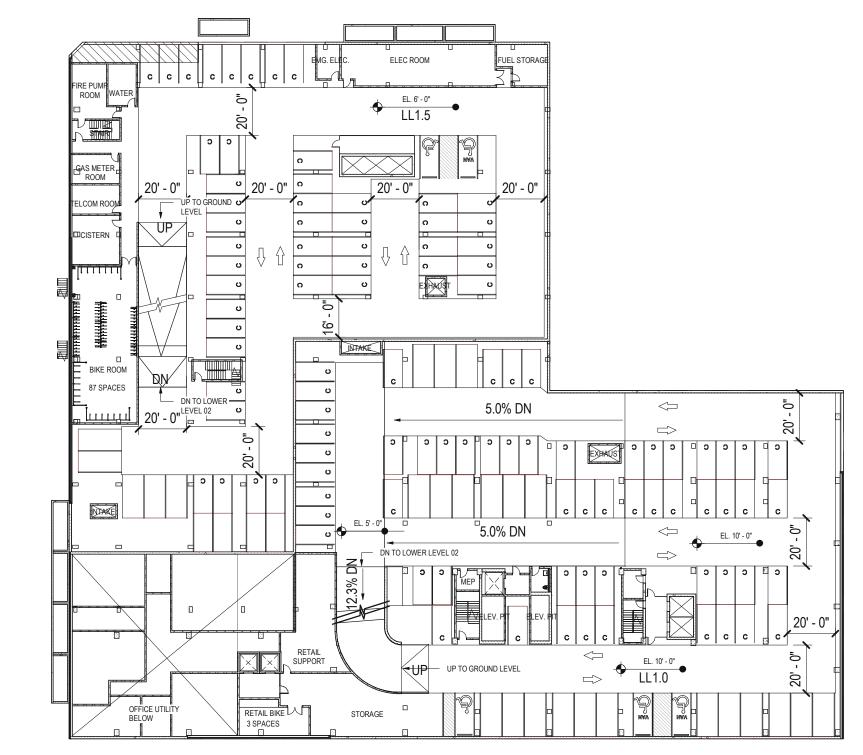
# SOUTH CAPITOL ST SW

Compact : 8'x16' Standard : 9'x18'

Total Office Residential Retail 172 Spaces89 Spaces83 Spaces0 Spaces

 $\bigcirc$ 

L STREET SW



HALF 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.

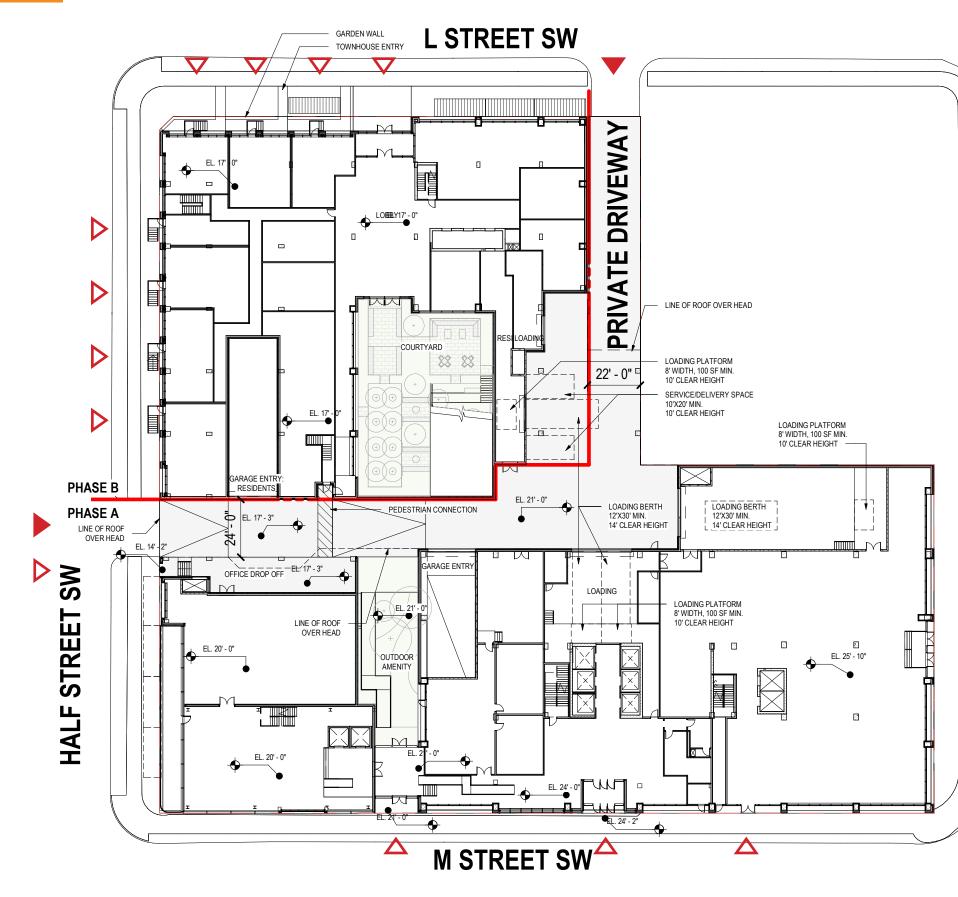
# SOUTH CAPITOL ST SW

Compact : 8'x16' Standard : 9'x18'

Total Office Residential Retail 138 Spaces0 Spaces57 Spaces81 Spaces

 $\bigcirc$ 

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



### Floor Plan - Level 01



**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.

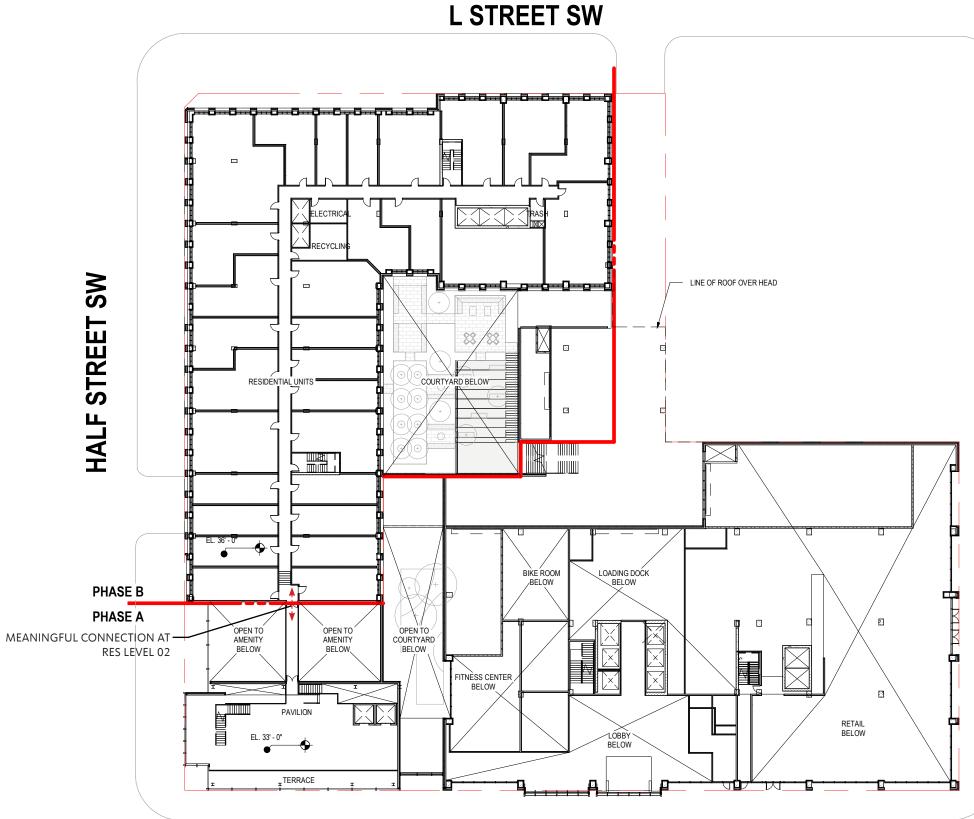
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### Floor Plan - Level 02 Office, Level 02-03 Residential



**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.

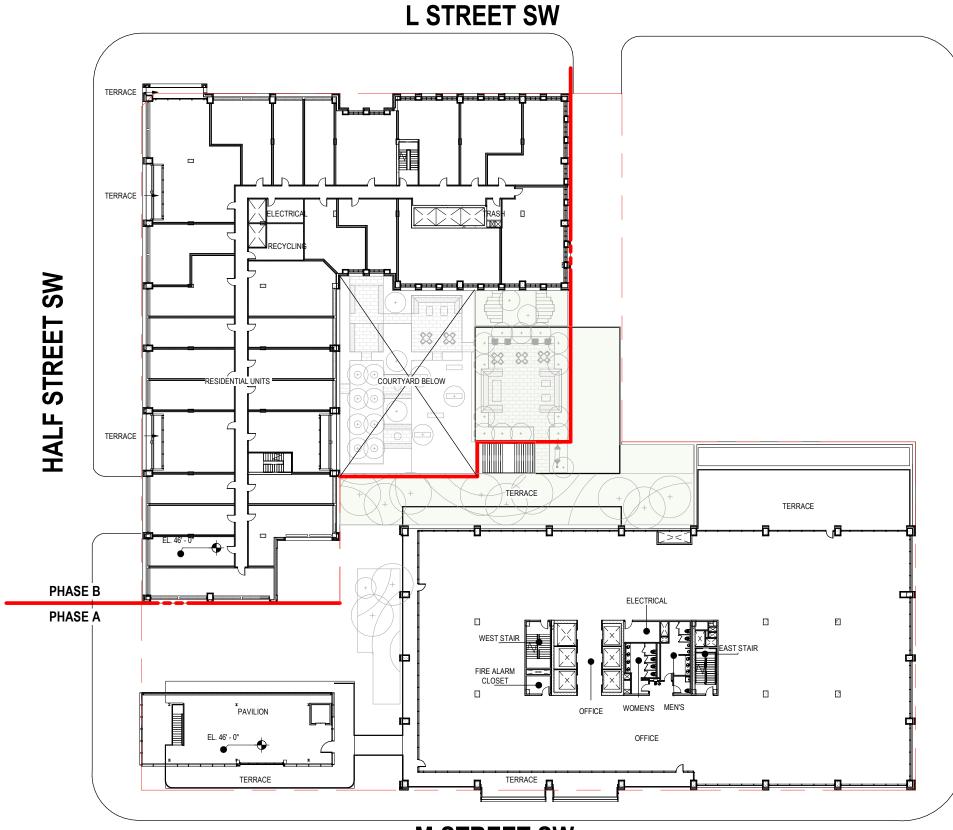
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### Floor Plan - Level 03 Office, Level 04 Residential



**M STREET SW** 

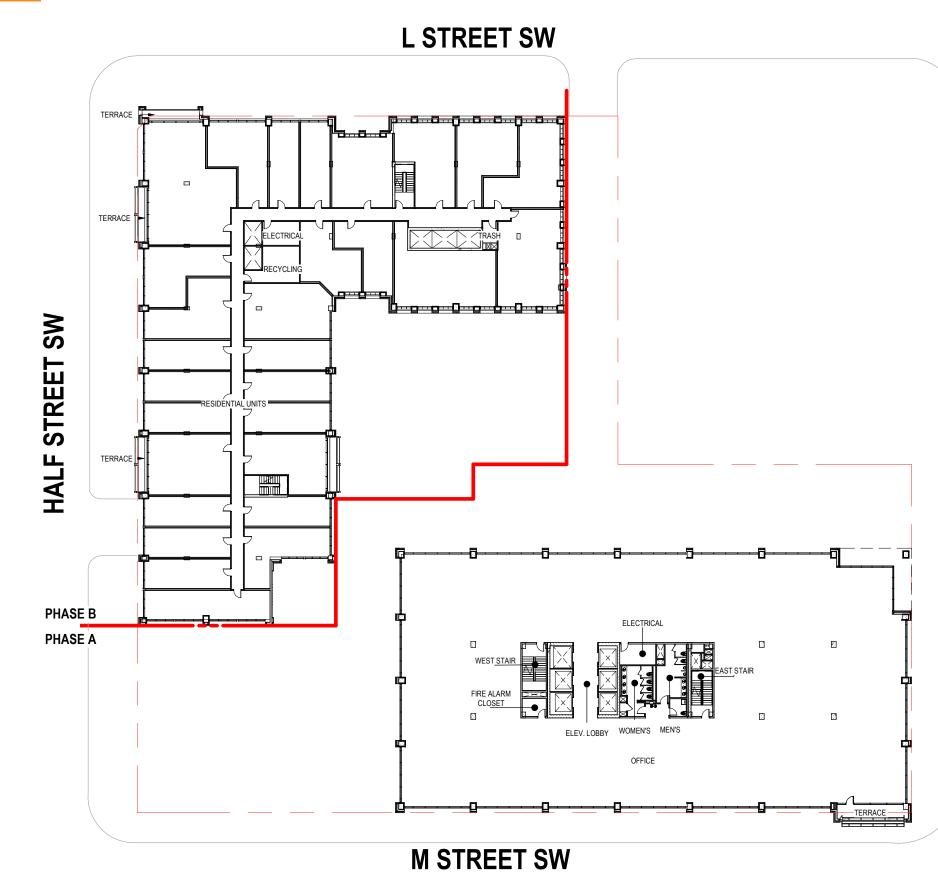
### NOTES:

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### Floor Plan - Level 04-08 Typical Office, Level 05-11 Typical Residential



NOTES:

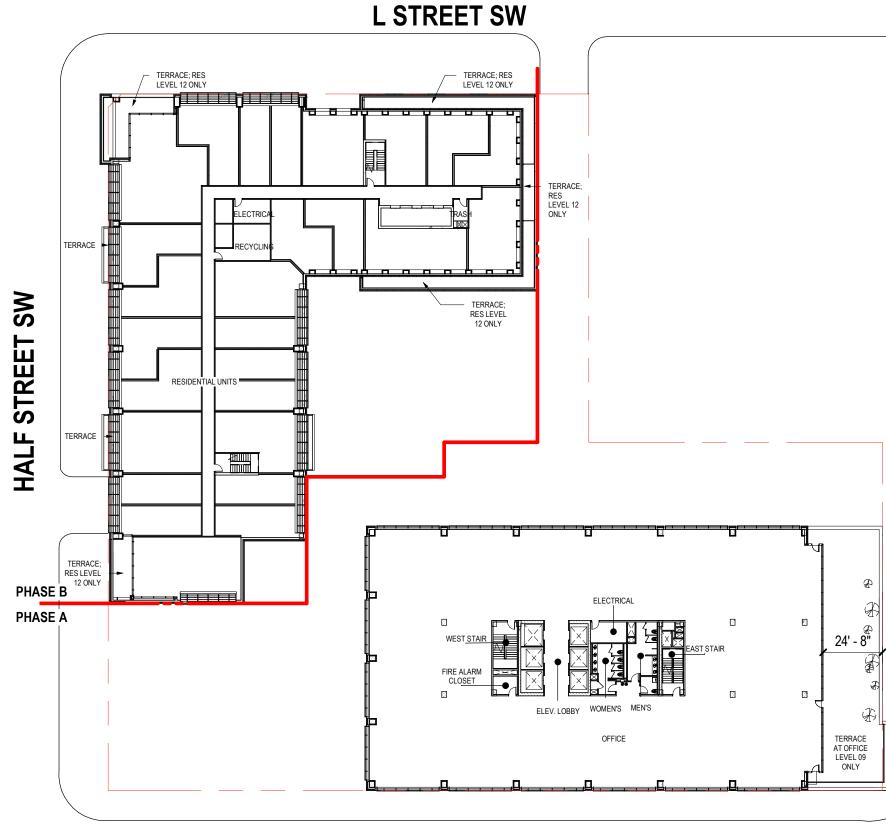
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PHASE A & B OF THE PROJECT MAY BE BUILT SIMULTANEOUSLY OR IN PHASES.

## SOUTH CAPITOL ST SW



### Floor Plan - Level 09-10 Office, Level 12-13 Residential



**M STREET SW** 

### NOTES:

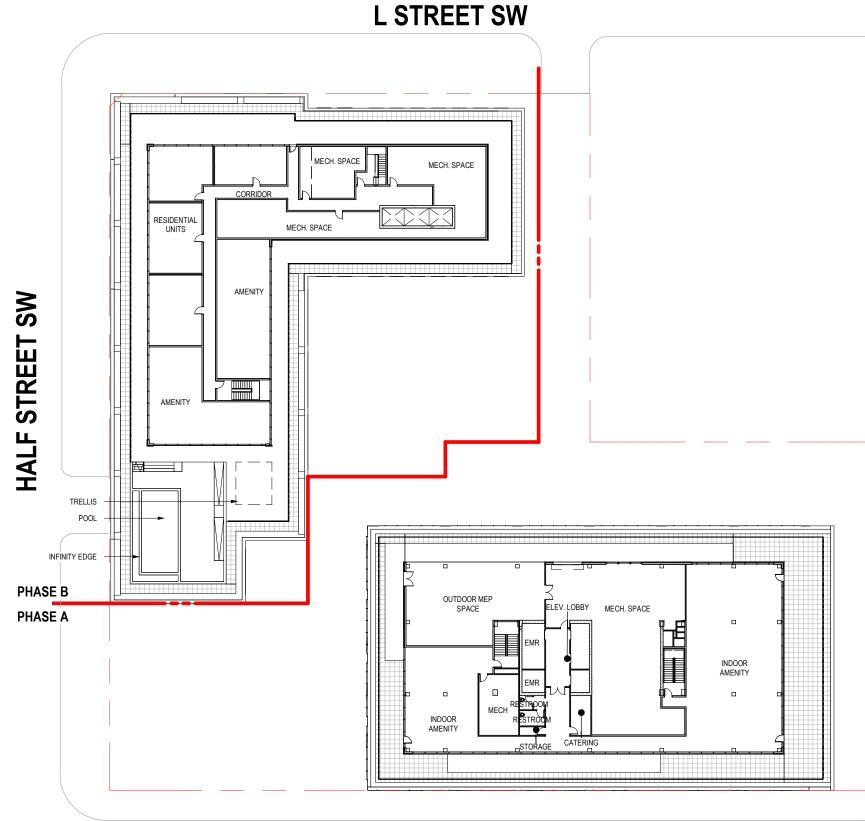
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# SOUTH CAPITOL ST SW



### Floor Plan - Penthouse



**M STREET SW** 

### NOTES:

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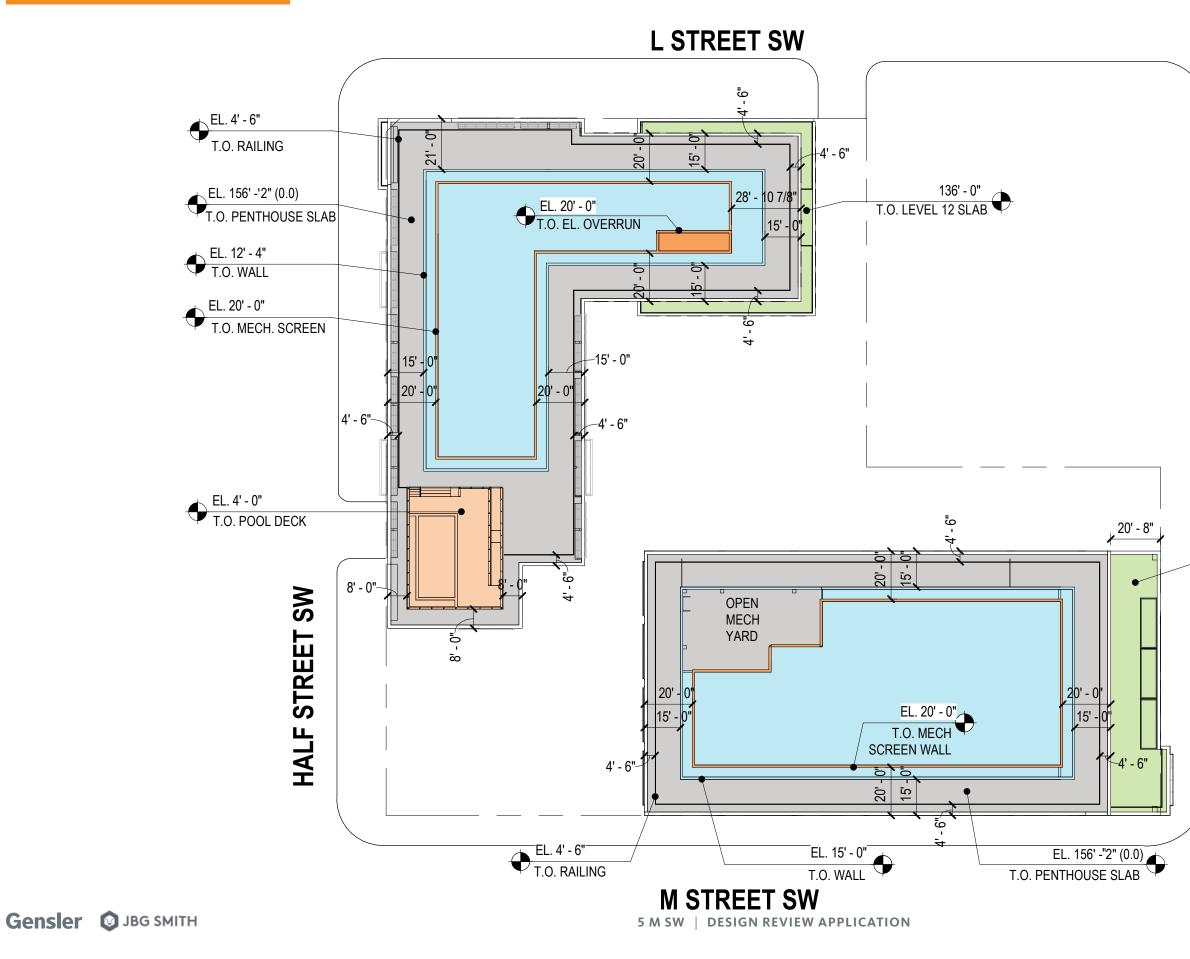
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## SOUTH CAPITOL ST SW



### Penthouse Roof Plan



### NOTES:

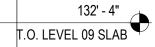


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THE DESIGN AND LAYOUT OF THE POOL, TRELLIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.

TOP OF TERRACE SLAB BELOW
TOP OF PENTHOUSE SLAB

- TOP OF POOL DECK
  - TOP OF PENTHOUSE WALL
  - TOP OF MECH SCREEN



SW

ST

SOUTH CAPITOL



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