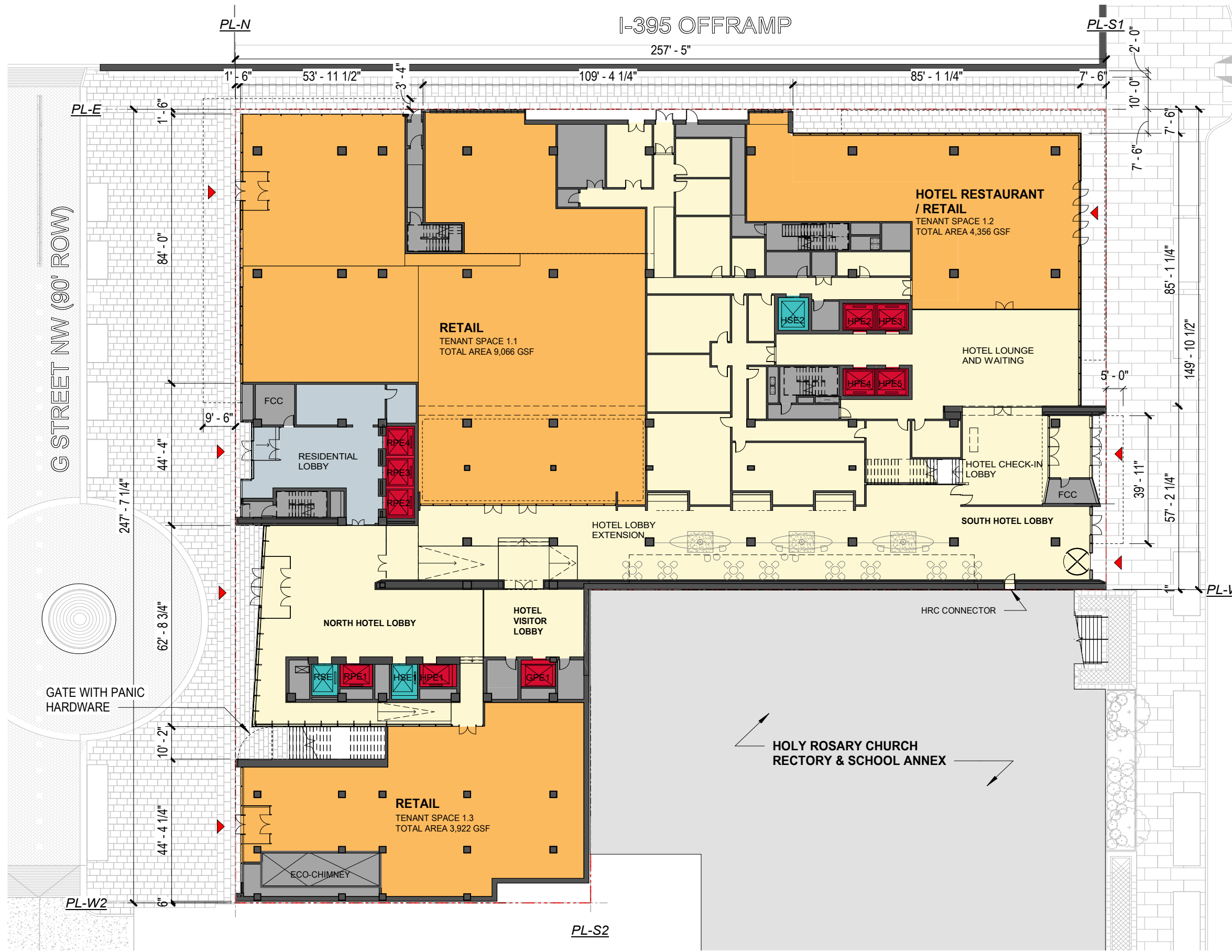
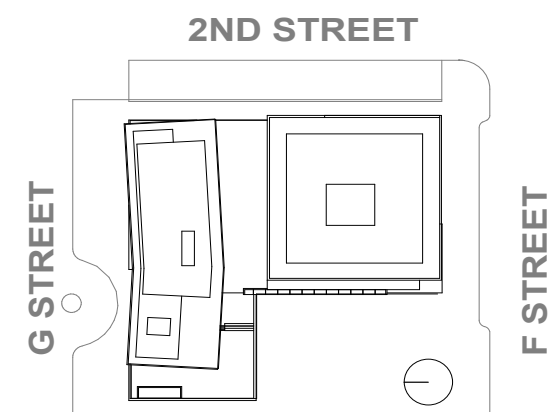
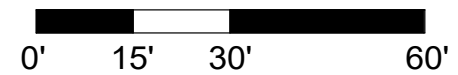


3-0: CCIII & CCIV Plans



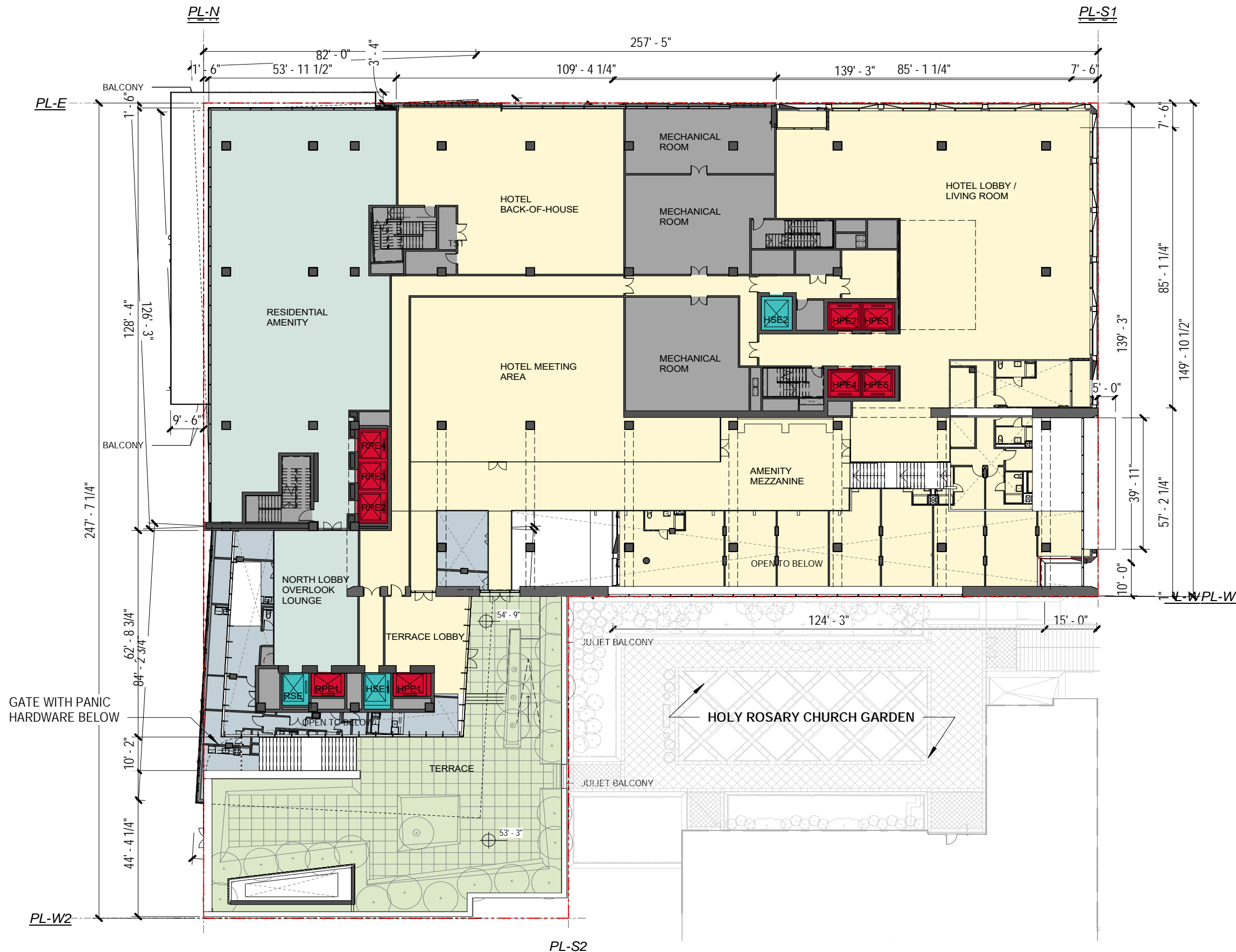
- Program Legend**
- RETAIL
 - HOTEL
 - RESIDENTIAL LOBBY
 - MECH / EGRESS
 - SERVICE ELEVATOR
 - VERTICAL CIRCULATION

NOTE: THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.



Podium Plan L1 - Ground Floor

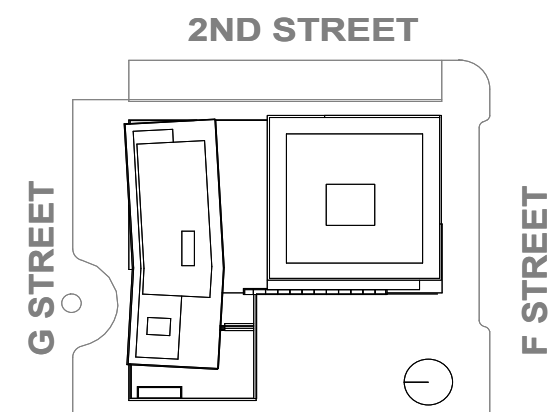
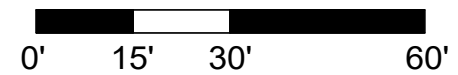
PUD Stage II Filing: Capitol Crossing III LLC and Capitol Crossing IV LLC: Square 566, Lots 861-862 (part of Record Lot 50)



Program Legend

- HOTEL
- RESIDENTIAL AMENITY
- MECH / EGRESSITS
- SERVICE ELEVATORYNY
- VERTICAL CIRCULATION
- TERRACEELEVATOR
- VERTICAL CIRCULATION

NOTE: THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.



Podium Plan - Second Floor

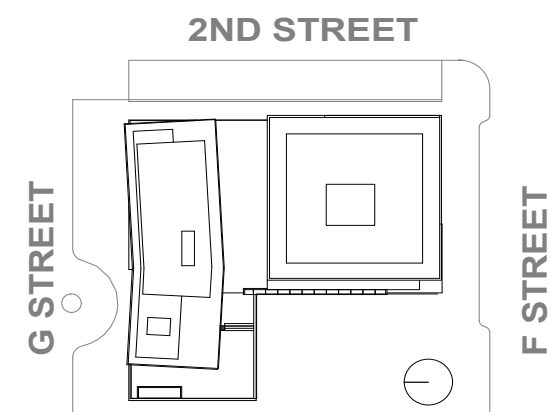
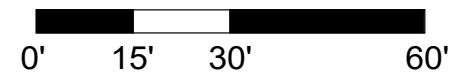
PUD Stage II Filing: Capitol Crossing III LLC and Capitol Crossing IV LLC: Square 566, Lots 861-862 (part of Record Lot 50)



Program Legend

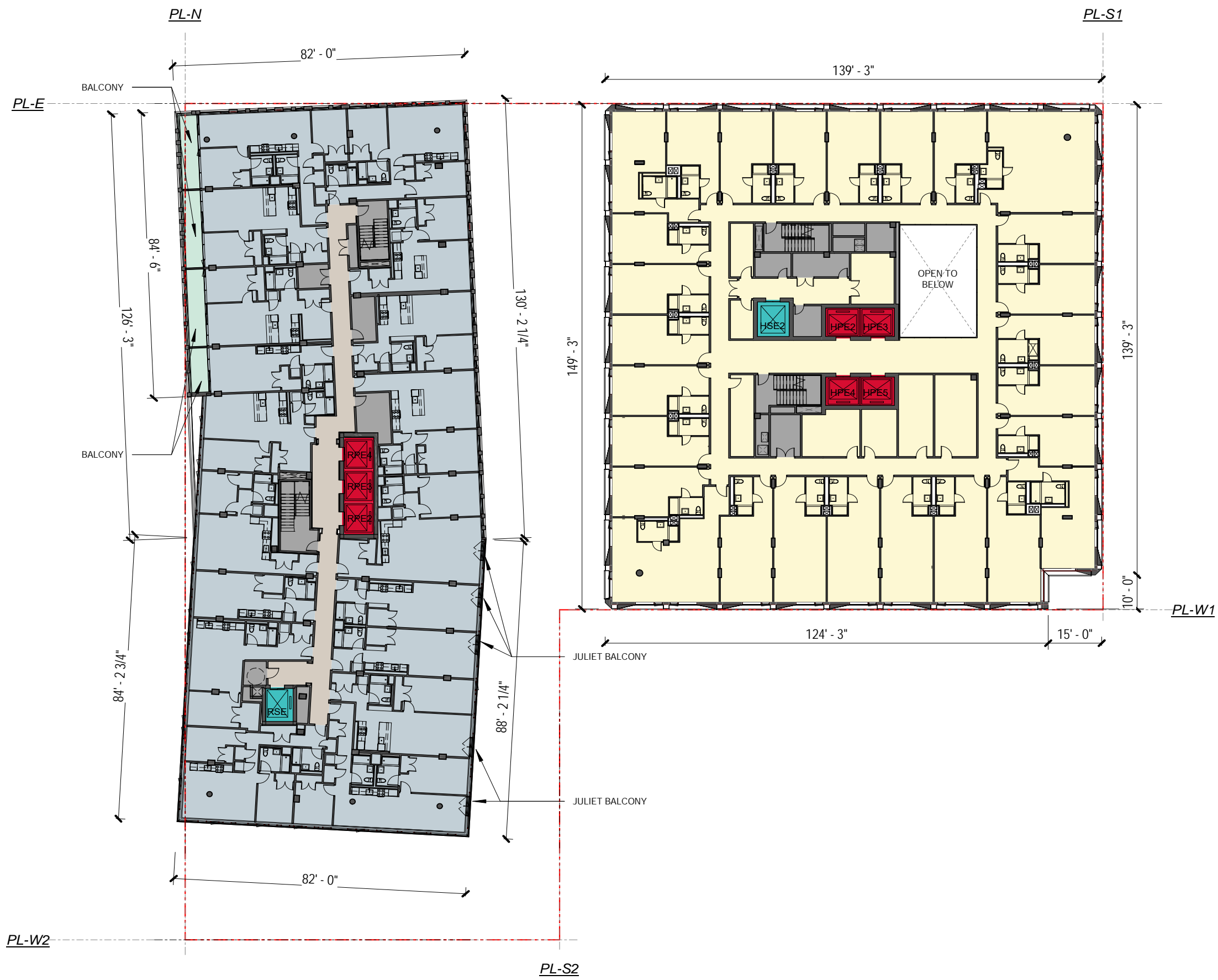
- HOTEL
- RESIDENTIAL CIRCULATION
- RESIDENTIAL AMENITY
- RESIDENTIAL UNITS
- MECH / EGRESS
- SERVICE ELEVATOR
- VERTICAL CIRCULATION
- TERRACE

NOTE: THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.



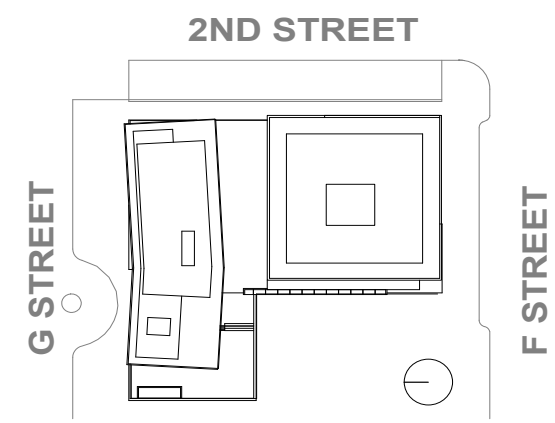
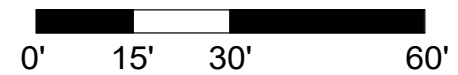
Overall Plan L3 - Third Floor

PUD Stage II Filing: Capitol Crossing III LLC and Capitol Crossing IV LLC: Square 566, Lots 861-862 (part of Record Lot 50)



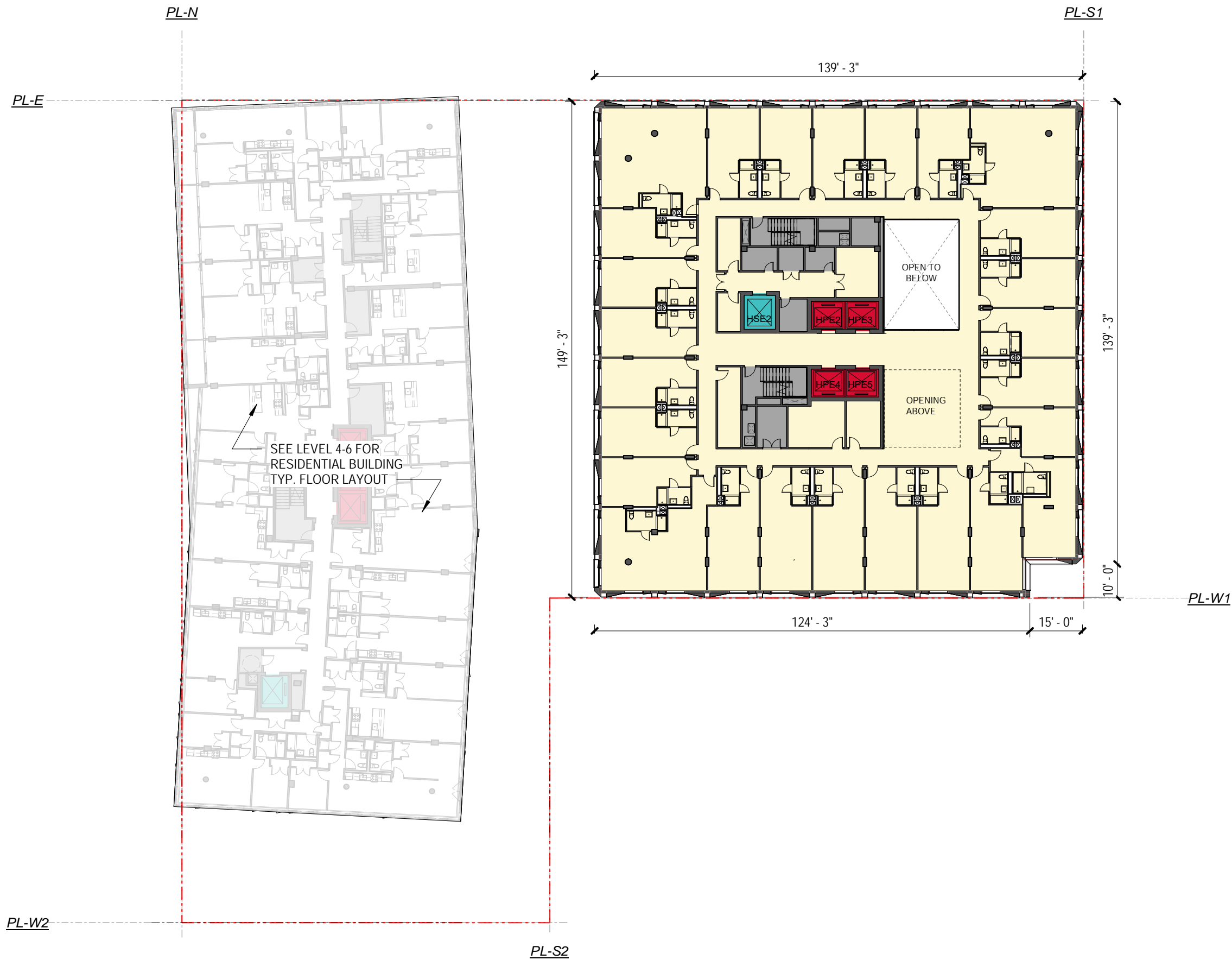
- Program Legend**
- HOTEL
 - RESIDENTIAL CIRCULATION
 - RESIDENTIAL UNITS
 - RESIDENTIAL BALCONY
 - MECH / EGRESS
 - SERVICE ELEVATOR
 - VERTICAL CIRCULATION

NOTE: THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.



Overall Plans - Fourth-Sixth Floors

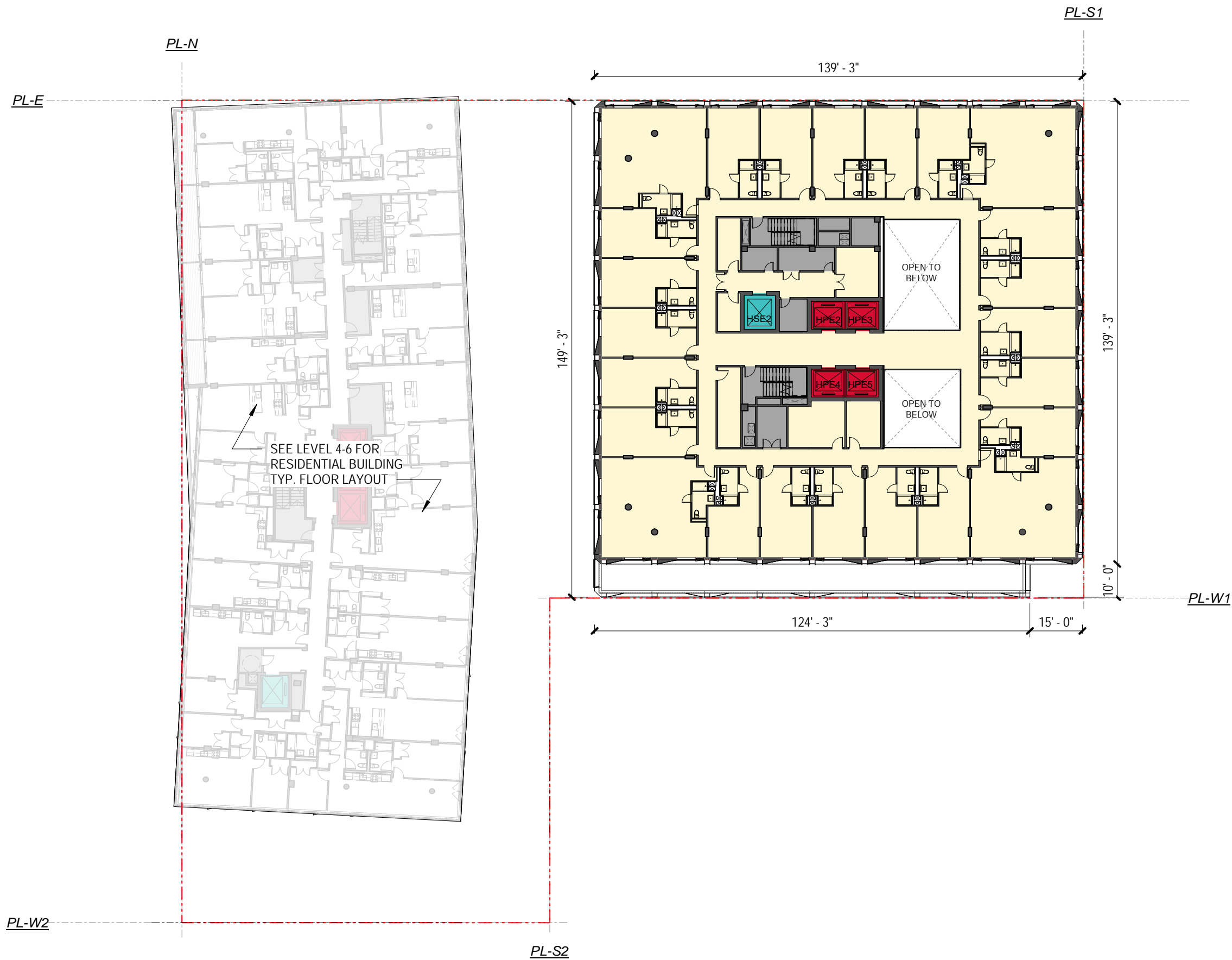
PUD Stage II Filing: Capitol Crossing III LLC and Capitol Crossing IV LLC: Square 566, Lots 861-862 (part of Record Lot 50)



- Program Legend**
- HOTEL
 - MECH / EGRESS
 - VERTICAL CIRCULATION
 - SERVICE ELEVATOR

Overall Plan - Seventh Floor

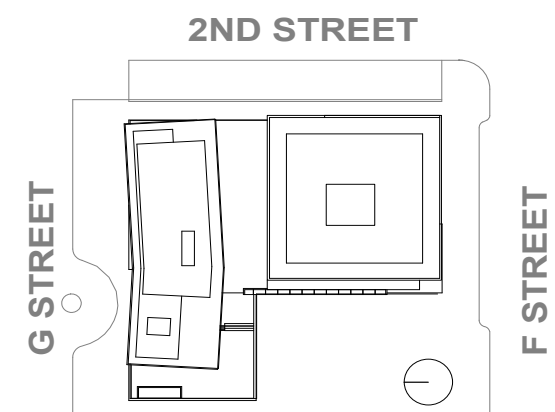
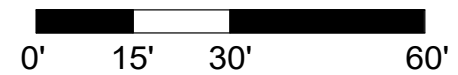
PUD Stage II Filing: Capitol Crossing III LLC and Capitol Crossing IV LLC: Square 566, Lots 861-862 (part of Record Lot 50)



Program Legend

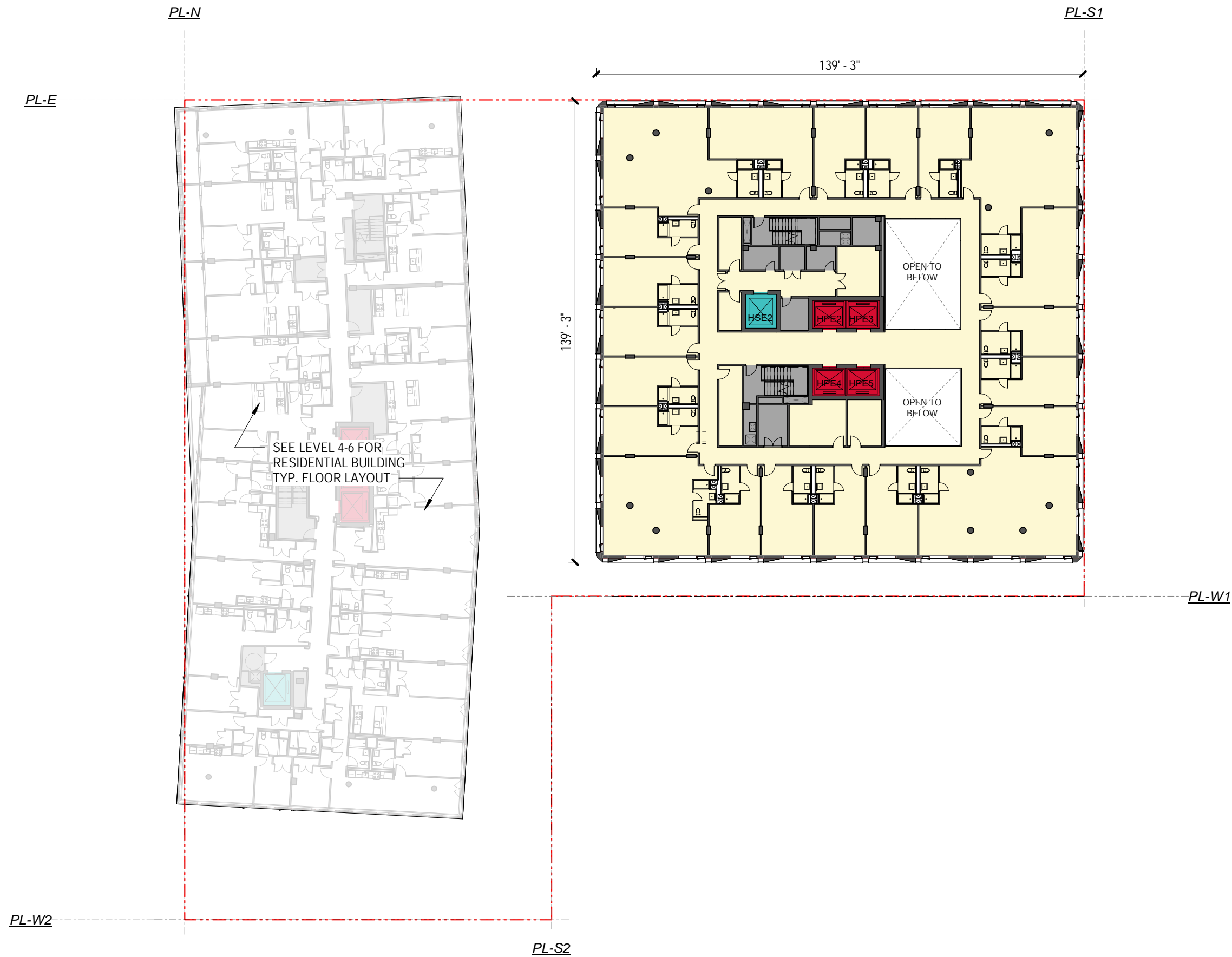
- HOTEL
- MECH / EGRESS
- VERTICAL CIRCULATION
- SERVICE ELEVATOR

NOTE: THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.



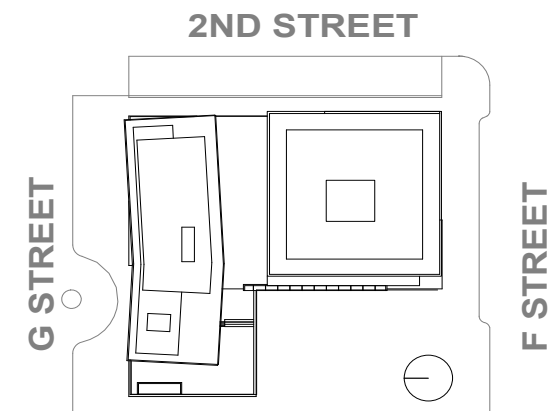
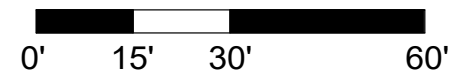
Overall Plans - Eighth-Tenth Floors

PUD Stage II Filing: Capitol Crossing III LLC and Capitol Crossing IV LLC: Square 566, Lots 861-862 (part of Record Lot 50)



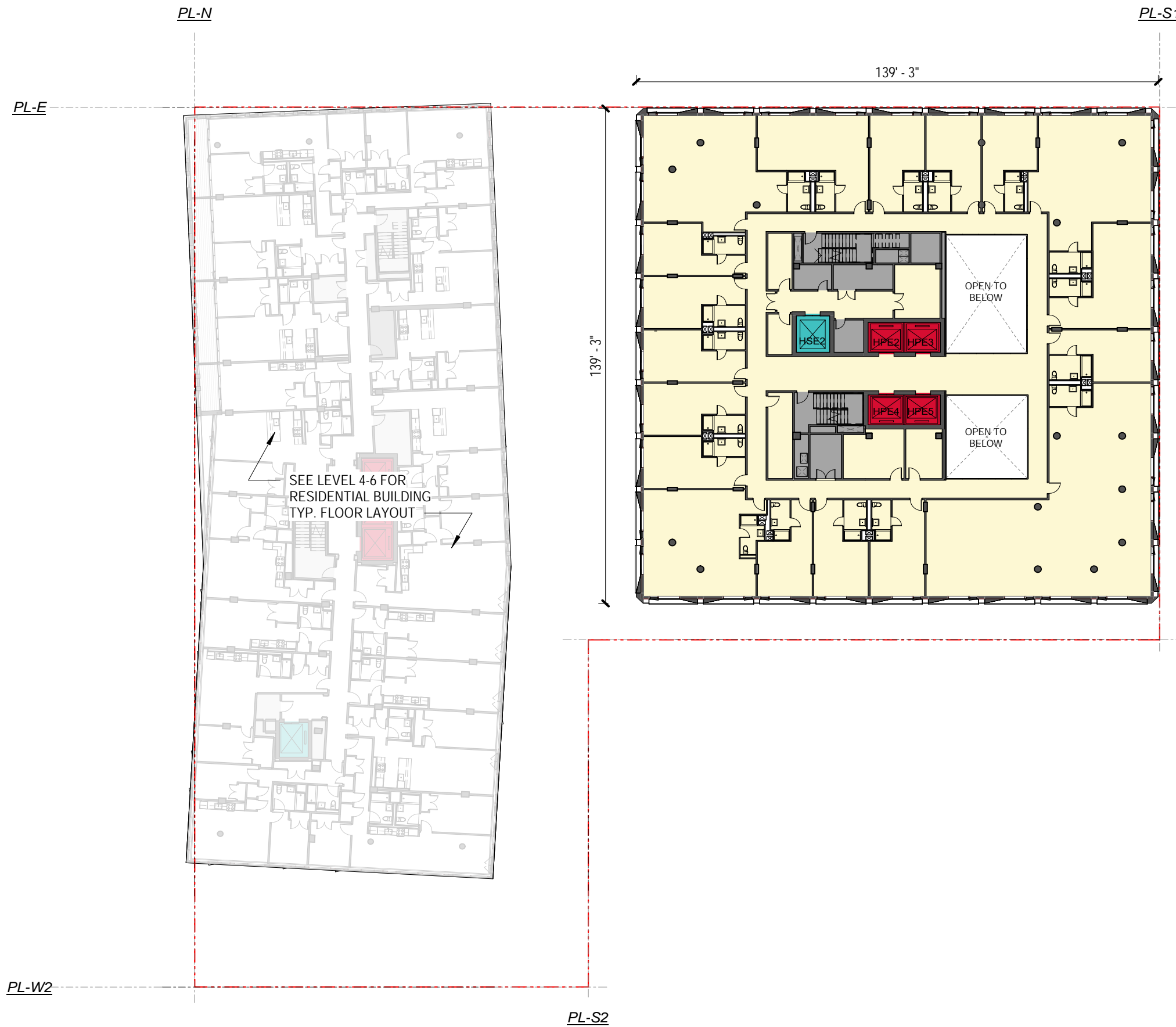
- Program Legend**
- HOTEL
 - MECH / EGRESS
 - VERTICAL CIRCULATION
 - SERVICE ELEVATOR

NOTE: THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.



Overall Plan - Eleventh Floor

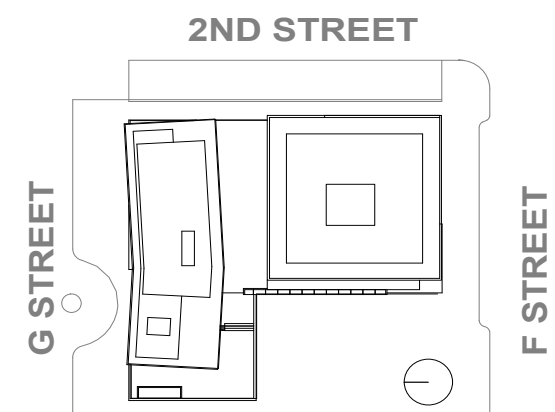
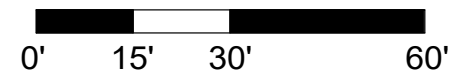
PUD Stage II Filing: Capitol Crossing III LLC and Capitol Crossing IV LLC: Square 566, Lots 861-862 (part of Record Lot 50)



Program Legend

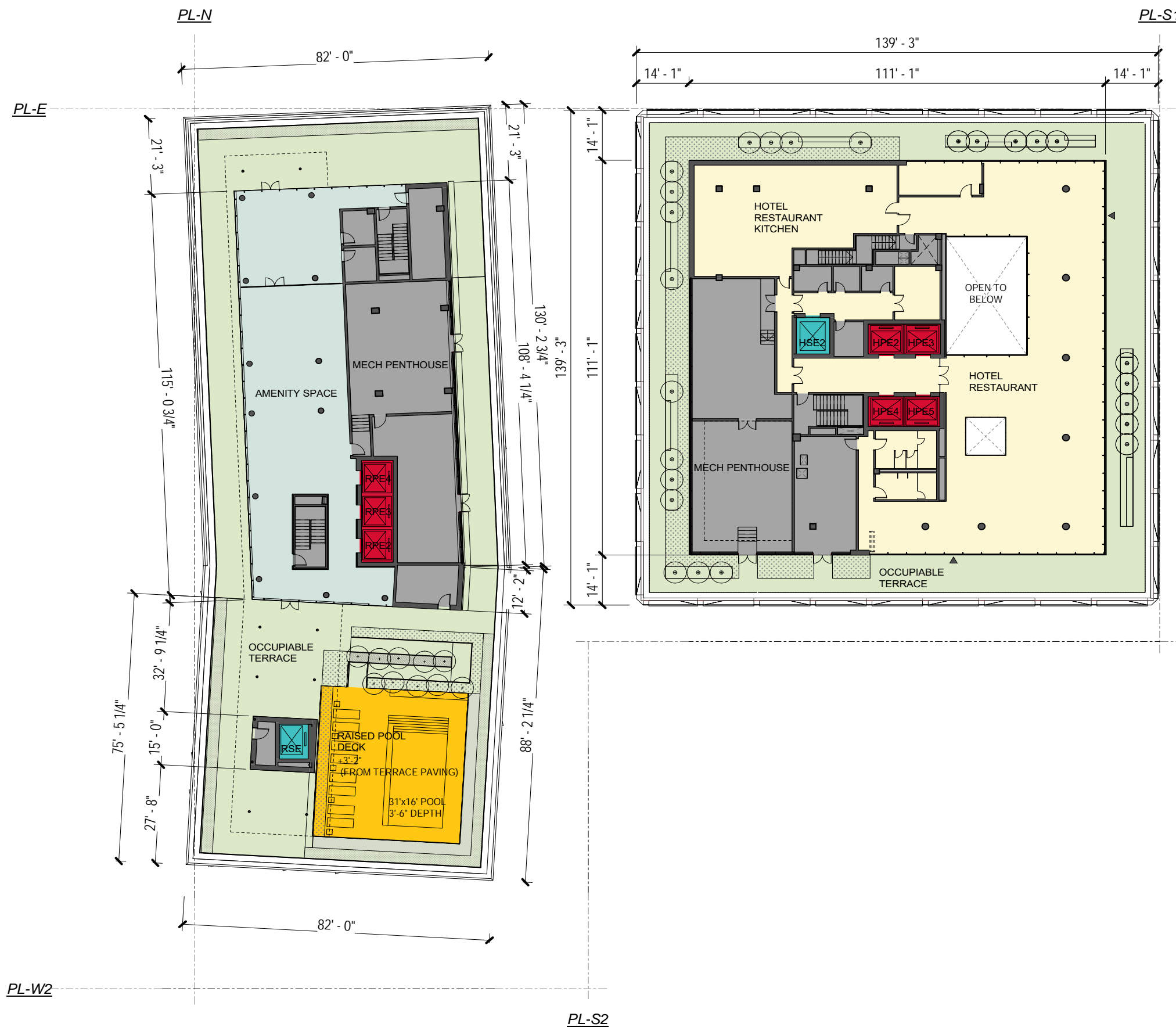
- HOTEL
- MECH / EGRESS
- VERTICAL CIRCULATION
- SERVICE ELEVATOR

NOTE: THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.



Overall Plan - Twelfth Floor

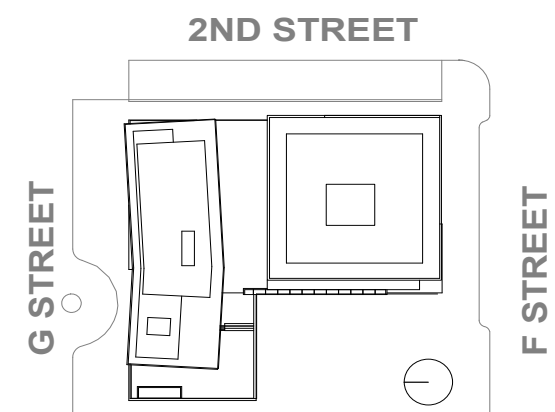
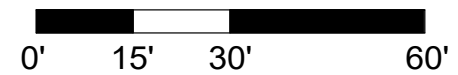
PUD Stage II Filing: Capitol Crossing III LLC and Capitol Crossing IV LLC: Square 566, Lots 861-862 (part of Record Lot 50)



Program Legend

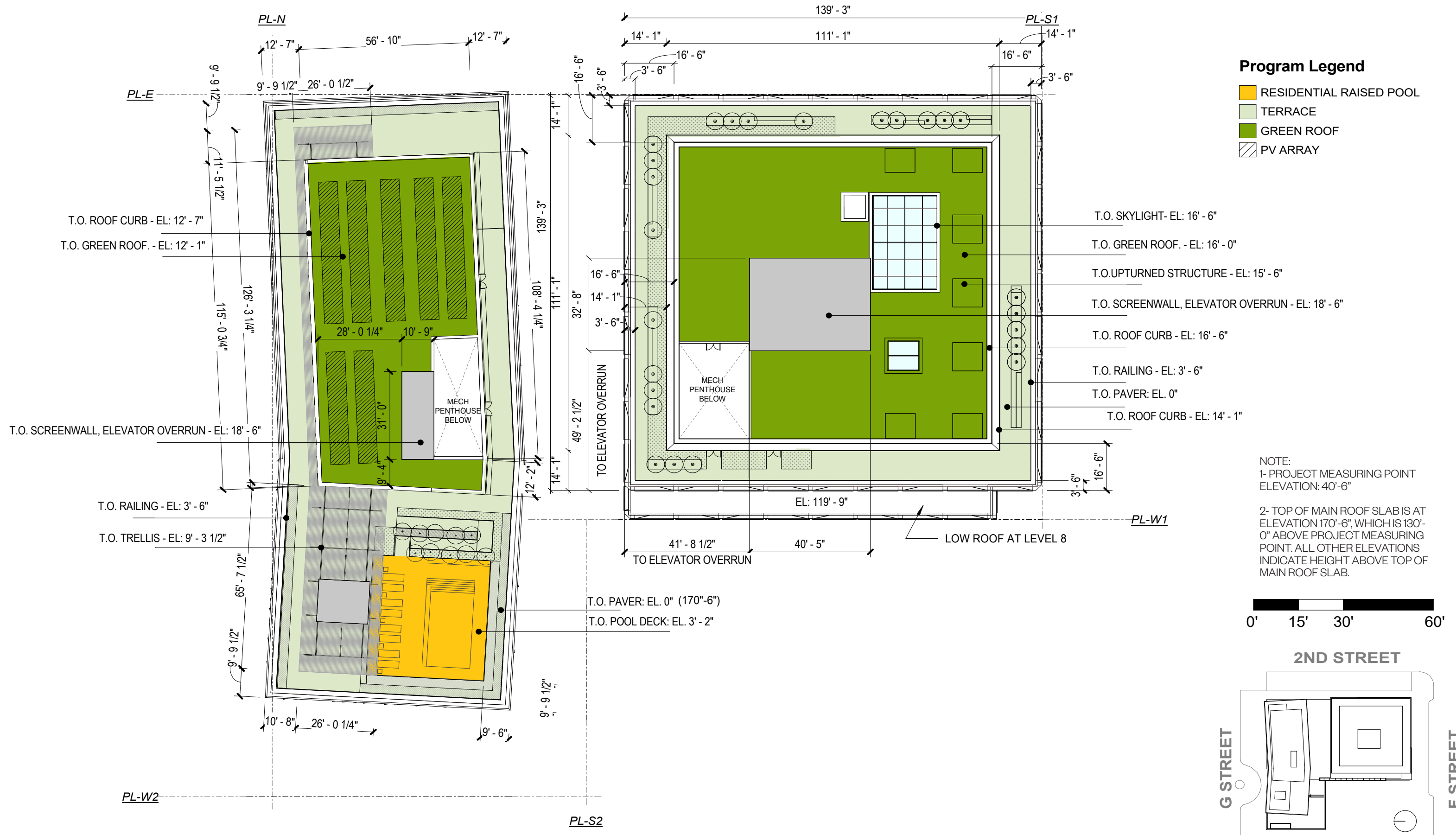
- HOTEL
- RESIDENTIAL AMENITY
- RESIDENTIAL RAISED POOL
- MECH / EGRESS
- SERVICE ELEVATOR
- VERTICAL CIRCULATION
- TERRACE

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



Overall Plan - Roof Plan

PUD Stage II Filing: Capitol Crossing III LLC and Capitol Crossing IV LLC: Square 566, Lots 861-862 (part of Record Lot 50)



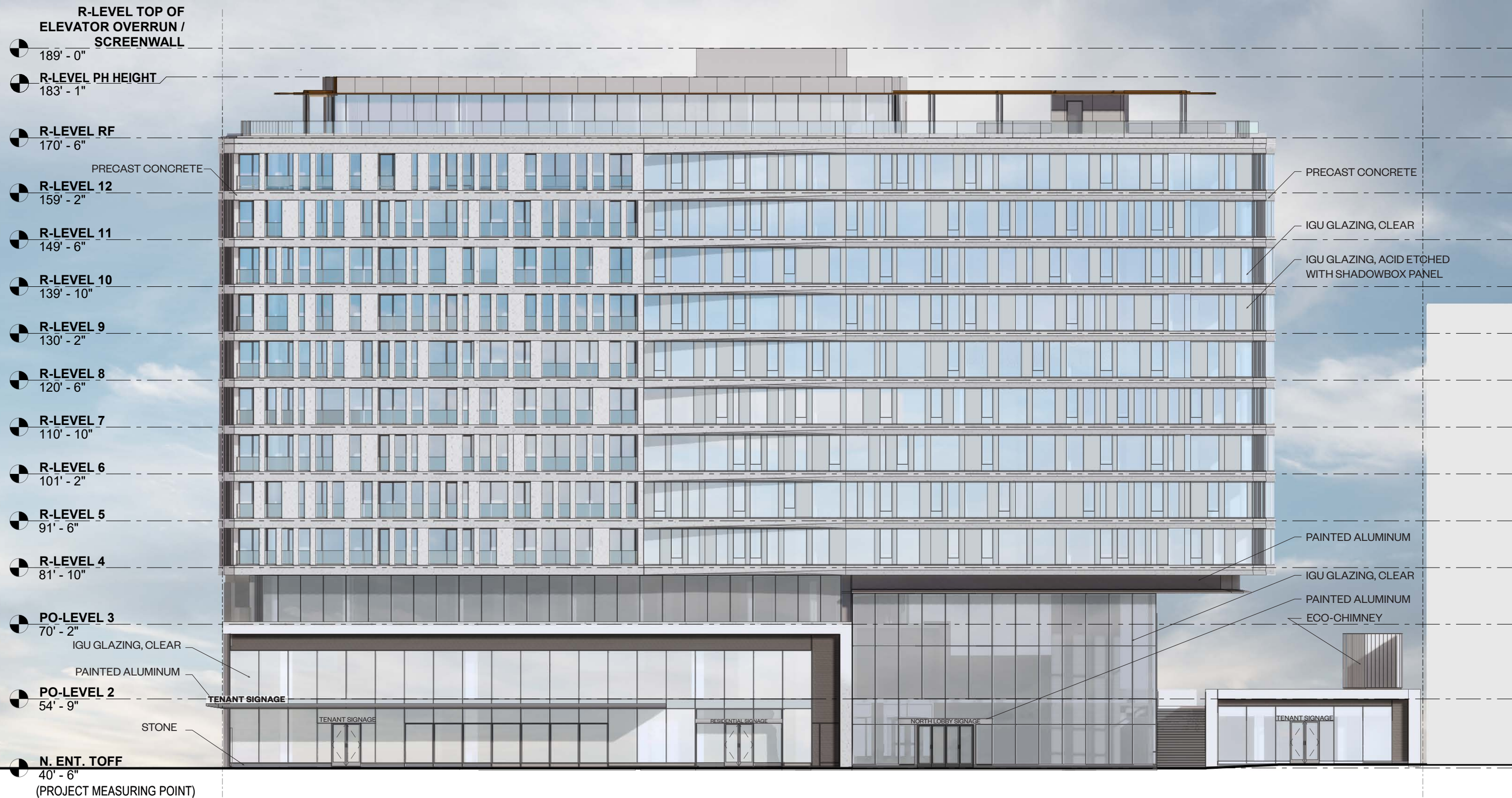
Overall Plan - Penthouse Floor Plan

PUD Stage II Filing: Capitol Crossing III LLC and Capitol Crossing IV LLC: Square 566, Lots 861-862 (part of Record Lot 50)

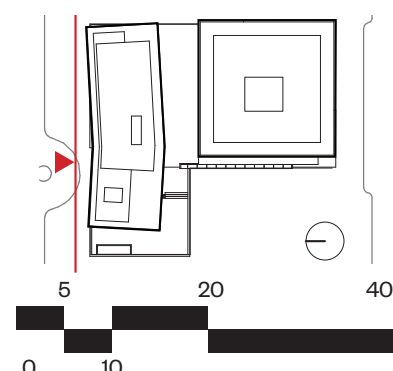
4.0: CCIII & CCIV Overall Elevations

PL-E

PL-W2



NOTE:
 1. FLEXIBILITY IS REQUESTED TO VARY THE FINAL SELECTION OF THE EXTERIOR MATERIALS WITHIN THE COLOR RANGES AND GENERAL MATERIAL TYPES PROPOSED, BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION WITHOUT REDUCING THE QUALITY OF MATERIALS.
 2. GROUND FLOOR ELEVATIONS AND STOREFRONT ENTRANCES ARE ILLUSTRATIVE AND INTENDED TO DESCRIBE THE CHARACTER AND SCALE FOR THE BASE OF THE BUILDING. THE ACTUAL GROUND FLOOR ELEVATIONS WILL BE DEVELOPED BY INDIVIDUAL TENANTS, APPROVED BY THE BUILDING OWNER AND CHANGE OVER TIME WITH EACH NEW TENANT THAT OCCUPIES THE SPACE.
 3. EXTERIOR SIGNAGE IS PRELIMINARY. FONT, MESSAGE COLOR, AND LOGO SUBJECT TO CHANGE PROVIDED THAT MAXIMUM APPROXIMATE OVERALL DIMENSIONS TO REMAIN AND ALL SIGNAGE WILL BE DESIGNED IN ACCORDANCE WITH DC SIGN REGULATIONS AND APPLICABLE BUILDING CODES. SEE SIGNAGE PLANS AT SHEETS 8-01 THROUGH 8-03.

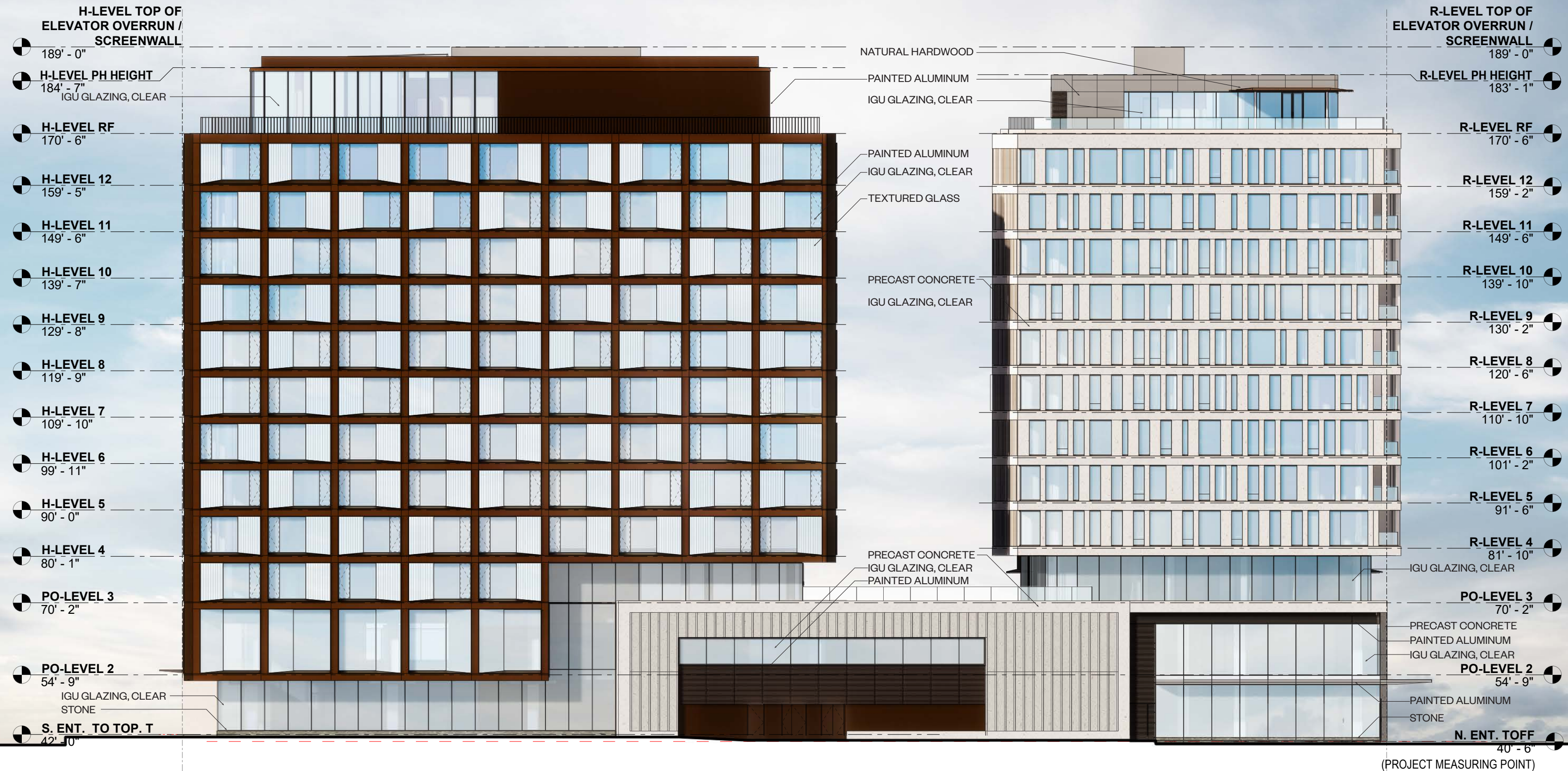


Overall Projected North Elevation

PUD Stage II Filing: Capitol Crossing III LLC and Capitol Crossing IV LLC: Square 566, Lots 861-862 (part of Record Lot 50)

PL-S1

PL-N

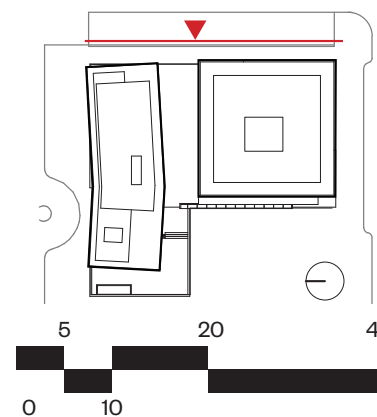


NOTE:

1. FLEXIBILITY IS REQUESTED TO VARY THE FINAL SELECTION OF THE EXTERIOR MATERIALS WITHIN THE COLOR RANGES AND GENERAL MATERIAL TYPES PROPOSED, BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION WITHOUT REDUCING THE QUALITY OF MATERIALS.
2. GROUND FLOOR ELEVATIONS AND STOREFRONT ENTRANCES ARE ILLUSTRATIVE AND INTENDED TO DESCRIBE THE CHARACTER AND SCALE FOR THE BASE OF THE BUILDING. THE ACTUAL GROUND FLOOR ELEVATIONS WILL BE DEVELOPED BY INDIVIDUAL TENANTS, APPROVED BY THE BUILDING OWNER AND CHANGE OVER TIME WITH EACH NEW TENANT THAT OCCUPIES THE SPACE.
3. EXTERIOR SIGNAGE IS PRELIMINARY. FONT, MESSAGE COLOR, AND LOGO SUBJECT TO CHANGE PROVIDED THAT MAXIMUM APPROXIMATE OVERALL DIMENSIONS TO REMAIN AND ALL SIGNAGE WILL BE DESIGNED IN ACCORDANCE WITH DC SIGN REGULATIONS AND APPLICABLE BUILDING CODES. SEE SIGNAGE PLANS AT SHEETS 8-01 THROUGH 8-03.

Overall Projected East Elevation

PUD Stage II Filing: Capitol Crossing III LLC and Capitol Crossing IV LLC: Square 566, Lots 861-862 (part of Record Lot 50)



PL-W1

PL-E

PRECAST CONCRETE
 IGU GLAZING, ACID ETCHED WITH SHADOWBOX BACK PANEL
 IGU GLAZING, CLEAR

PRECAST CONCRETE
 IGU GLAZING, CLEAR
 PAINTED ALUMINUM
 TEXTURED GLASS

H-LEVEL TOP OF ELEVATOR OVERRUN / SCREENWALL 189' - 0"
 H-LEVEL PH HEIGHT 184' - 7"

H-LEVEL RF 170' - 6"
 H-LEVEL 12 159' - 5"

H-LEVEL 11 149' - 6"

PAINTED ALUMINUM
 IGU GLAZING
 TEXTURED GLASS
 H-LEVEL 10 139' - 7"

H-LEVEL 9 129' - 8"

H-LEVEL 8 119' - 9"

H-LEVEL 7 109' - 10"

H-LEVEL 6 99' - 11"

H-LEVEL 5 90' - 0"

H-LEVEL 4 80' - 1"

PO-LEVEL 3 70' - 2"

PRECAST CONCRETE
 IGU GLAZING, CLEAR
 STONE
 PO-LEVEL 2 54' - 9"

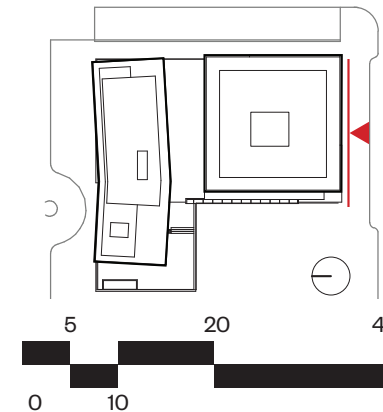
S. ENT. T.O.FIN.F. 42' - 0"

MEASURING POINT 40' - 6"

NOTE:
 1. FLEXIBILITY IS REQUESTED TO VARY THE FINAL SELECTION OF THE EXTERIOR MATERIALS WITHIN THE COLOR RANGES AND GENERAL MATERIAL TYPES PROPOSED, BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION WITHOUT REDUCING THE QUALITY OF MATERIALS.
 2. GROUND FLOOR ELEVATIONS AND STOREFRONT ENTRANCES ARE ILLUSTRATIVE AND INTENDED TO DESCRIBE THE CHARACTER AND SCALE FOR THE BASE OF THE BUILDING. THE ACTUAL GROUND FLOOR ELEVATIONS WILL BE DEVELOPED BY INDIVIDUAL TENANTS, APPROVED BY THE BUILDING OWNER AND CHANGE OVER TIME WITH EACH NEW TENANT THAT OCCUPIES THE SPACE.
 3. EXTERIOR SIGNAGE IS PRELIMINARY. FONT, MESSAGE COLOR, AND LOGO SUBJECT TO CHANGE PROVIDED THAT MAXIMUM APPROXIMATE OVERALL DIMENSIONS TO REMAIN AND ALL SIGNAGE WILL BE DESIGNED IN ACCORDANCE WITH DC SIGN REGULATIONS AND APPLICABLE BUILDING CODES. SEE SIGNAGE PLANS AT SHEETS 8-01 THROUGH 8-03.

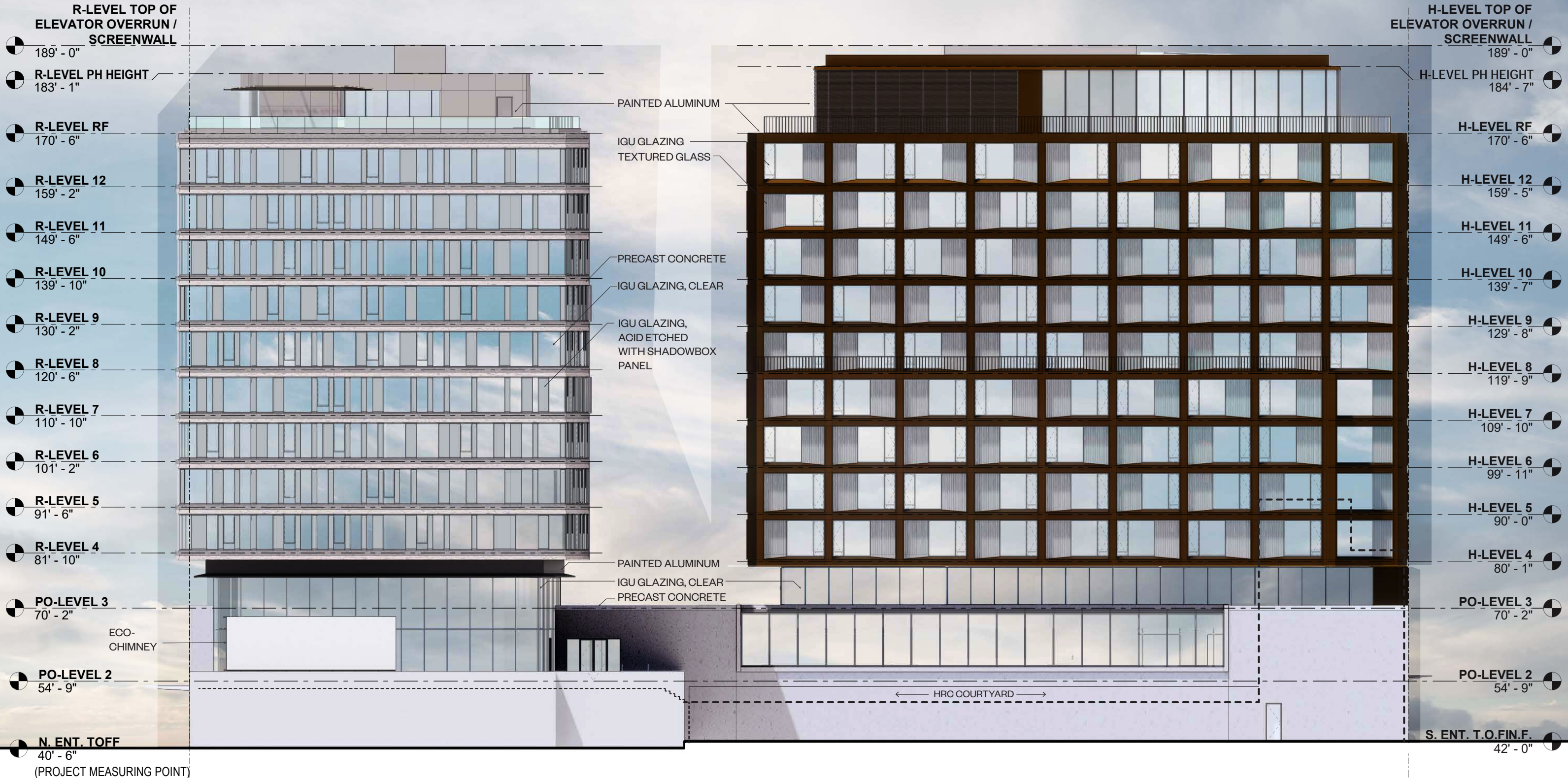
Overall Projected South Elevation

PUD Stage II Filing: Capitol Crossing III LLC and Capitol Crossing IV LLC: Square 566, Lots 861-862 (part of Record Lot 50)



PL-N

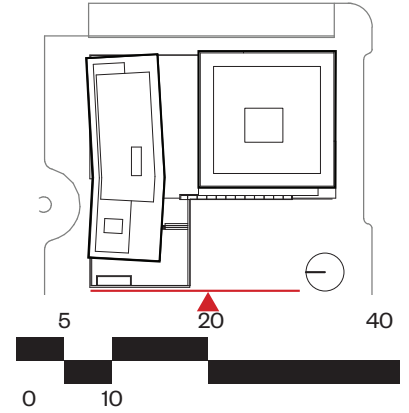
PL-S1

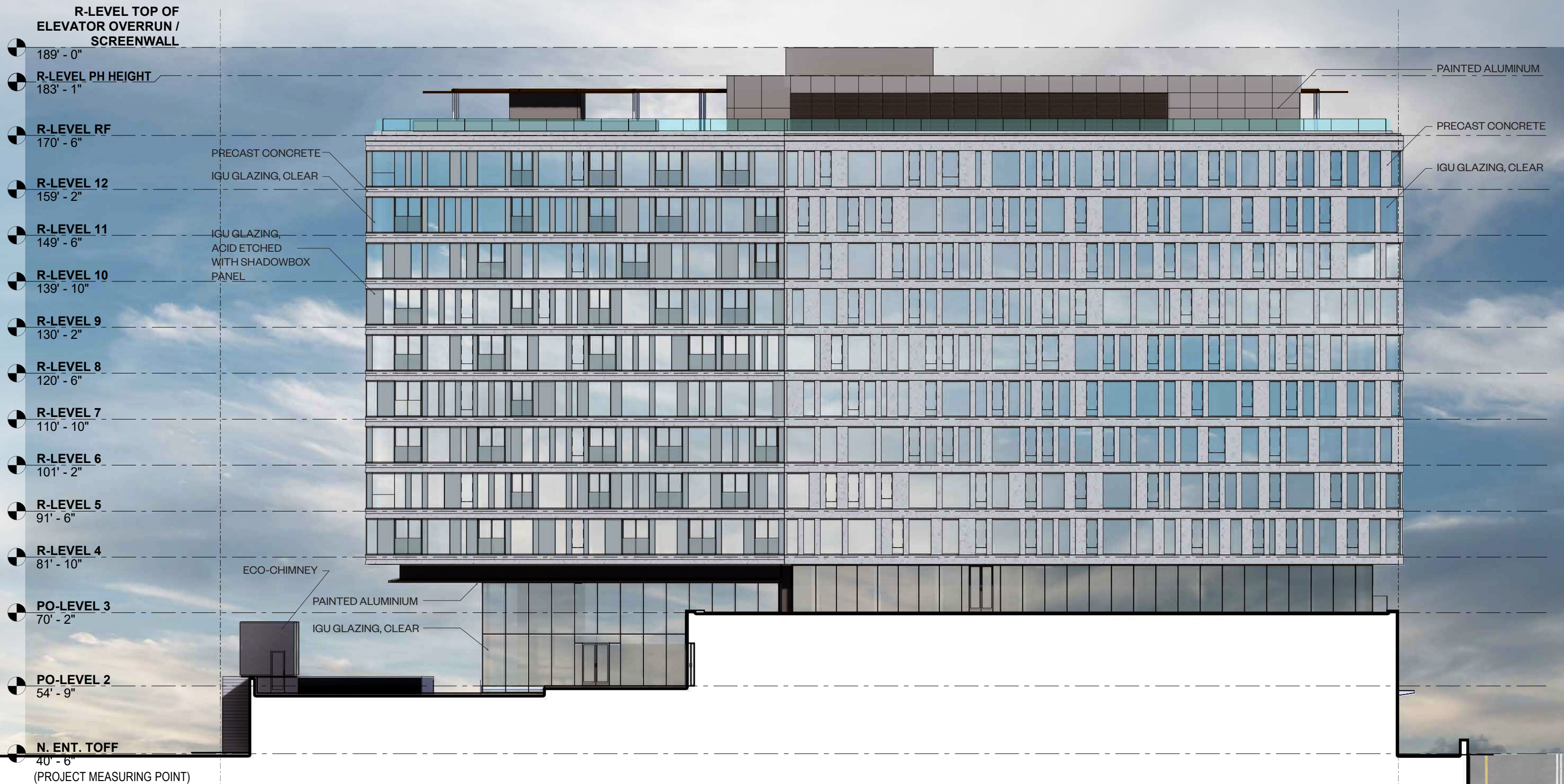


NOTE:
 1. FLEXIBILITY IS REQUESTED TO VARY THE FINAL SELECTION OF THE EXTERIOR MATERIALS WITHIN THE COLOR RANGES AND GENERAL MATERIAL TYPES PROPOSED, BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION WITHOUT REDUCING THE QUALITY OF MATERIALS.
 2. GROUND FLOOR ELEVATIONS AND STOREFRONT ENTRANCES ARE ILLUSTRATIVE AND INTENDED TO DESCRIBE THE CHARACTER AND SCALE FOR THE BASE OF THE BUILDING. THE ACTUAL GROUND FLOOR ELEVATIONS WILL BE DEVELOPED BY INDIVIDUAL TENANTS, APPROVED BY THE BUILDING OWNER AND CHANGE OVER TIME WITH EACH NEW TENANT THAT OCCUPIES THE SPACE.
 3. EXTERIOR SIGNAGE IS PRELIMINARY. FONT, MESSAGE COLOR, AND LOGO SUBJECT TO CHANGE PROVIDED THAT MAXIMUM APPROXIMATE OVERALL DIMENSIONS TO REMAIN AND ALL SIGNAGE WILL BE DESIGNED IN ACCORDANCE WITH DC SIGN REGULATIONS AND APPLICABLE BUILDING CODES. SEE SIGNAGE PLANS AT SHEETS 8-01 THROUGH 8-03.

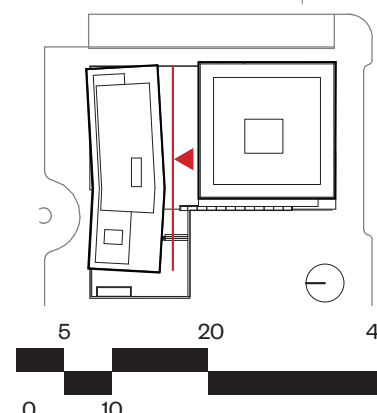
Overall Projected West Elevation

PUD Stage II Filing: Capitol Crossing III LLC and Capitol Crossing IV LLC: Square 566, Lots 861-862 (part of Record Lot 50)





NOTE:
 1. FLEXIBILITY IS REQUESTED TO VARY THE FINAL SELECTION OF THE EXTERIOR MATERIALS WITHIN THE COLOR RANGES AND GENERAL MATERIAL TYPES PROPOSED, BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION WITHOUT REDUCING THE QUALITY OF MATERIALS.
 2. GROUND FLOOR ELEVATIONS AND STOREFRONT ENTRANCES ARE ILLUSTRATIVE AND INTENDED TO DESCRIBE THE CHARACTER AND SCALE FOR THE BASE OF THE BUILDING. THE ACTUAL GROUND FLOOR ELEVATIONS WILL BE DEVELOPED BY INDIVIDUAL TENANTS, APPROVED BY THE BUILDING OWNER AND CHANGE OVER TIME WITH EACH NEW TENANT THAT OCCUPIES THE SPACE.
 3. EXTERIOR SIGNAGE IS PRELIMINARY. FONT, MESSAGE COLOR, AND LOGO SUBJECT TO CHANGE PROVIDED THAT MAXIMUM APPROXIMATE OVERALL DIMENSIONS TO REMAIN AND ALL SIGNAGE WILL BE DESIGNED IN ACCORDANCE WITH DC SIGN REGULATIONS AND APPLICABLE BUILDING CODES. SEE SIGNAGE PLANS AT SHEETS 8-01 THROUGH 8-03.



Residential and Podium South Elevation

PUD Stage II Filing: Capitol Crossing III LLC and Capitol Crossing IV LLC: Square 566, Lots 861-862 (part of Record Lot 50)

PL-E

PL-W1

H-LEVEL RF-HIGH

185' - 0"

R-LEVEL PH HEIGHT

183' - 1"

H-LEVEL RF

170' - 6"

H-LEVEL 12

159' - 5"

H-LEVEL 11

149' - 6"

H-LEVEL 10

139' - 7"

H-LEVEL 9

129' - 8"

H-LEVEL 8

119' - 9"

H-LEVEL 7

109' - 10"

H-LEVEL 6

99' - 11"

H-LEVEL 5

90' - 0"

H-LEVEL 4

80' - 1"

PO-LEVEL 3

70' - 2"

PO-LEVEL 2

54' - 9"

MEASURING POINT

40' - 6"

PAINTED ALUMINUM

IGU GLAZING, CLEAR

TEXTURED GLASS

IGU GLAZING, CLEAR

NOTE:

1. FLEXIBILITY IS REQUESTED TO VARY THE FINAL SELECTION OF THE EXTERIOR MATERIALS WITHIN THE COLOR RANGES AND GENERAL MATERIAL TYPES PROPOSED, BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION WITHOUT REDUCING THE QUALITY OF MATERIALS.

2. GROUND FLOOR ELEVATIONS AND STOREFRONT ENTRANCES ARE ILLUSTRATIVE AND INTENDED TO DESCRIBE THE CHARACTER AND SCALE FOR THE BASE OF THE BUILDING. THE ACTUAL GROUND FLOOR ELEVATIONS WILL BE DEVELOPED BY INDIVIDUAL TENANTS, APPROVED BY THE BUILDING OWNER AND CHANGE OVER TIME WITH EACH NEW TENANT THAT OCCUPIES THE SPACE.

3. EXTERIOR SIGNAGE IS PRELIMINARY. FONT, MESSAGE COLOR, AND LOGO SUBJECT TO CHANGE PROVIDED THAT MAXIMUM APPROXIMATE OVERALL DIMENSIONS TO REMAIN AND ALL SIGNAGE WILL BE DESIGNED IN ACCORDANCE WITH DC SIGN REGULATIONS AND APPLICABLE BUILDING CODES. SEE SIGNAGE PLANS AT SHEETS 8-01 THROUGH 8-03.

Hotel Projected North Elevation

PUD Stage II Filing: Capitol Crossing III LLC and Capitol Crossing IV LLC: Square 566, Lots 861-862 (part of Record Lot 50)

