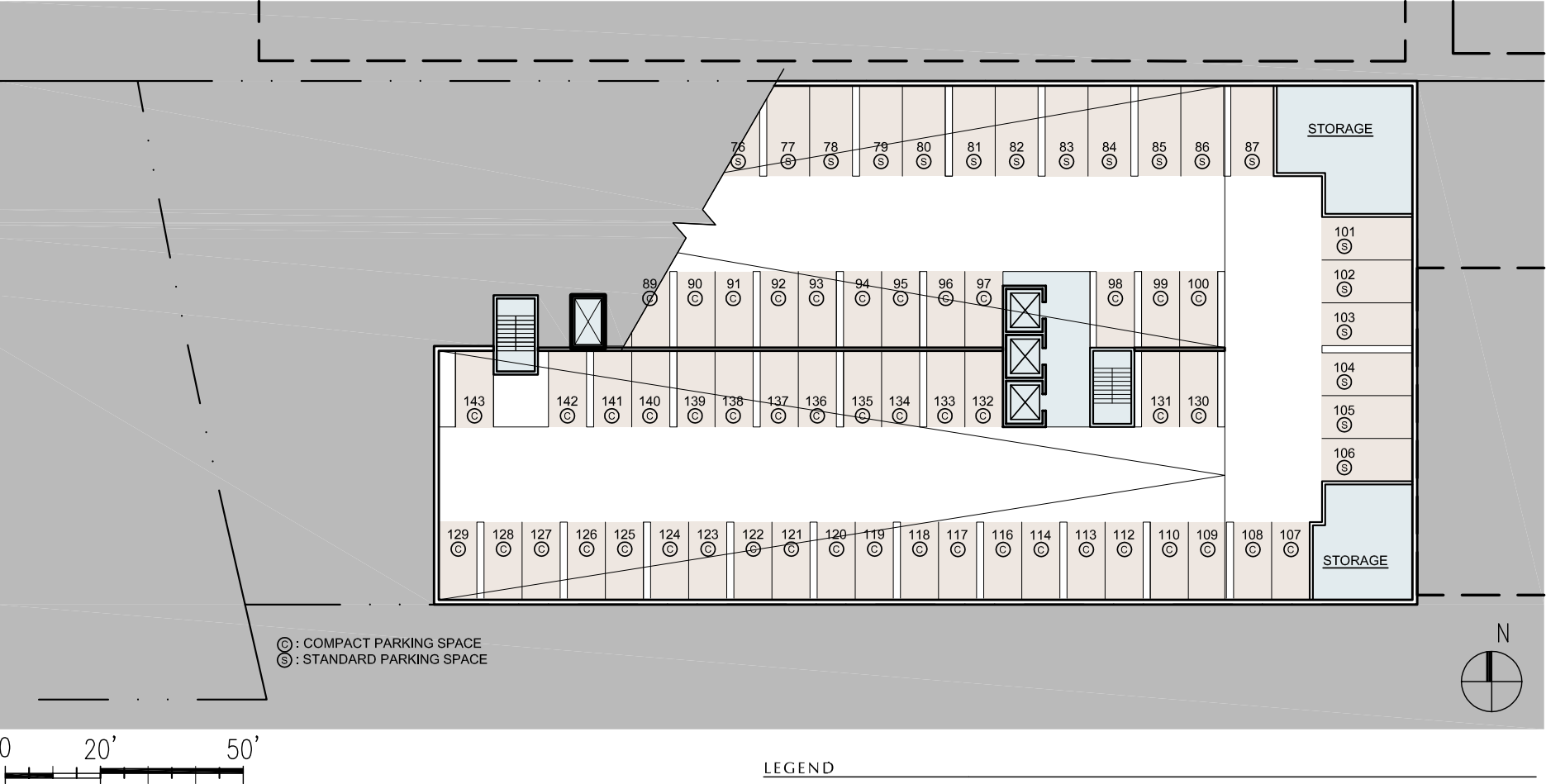


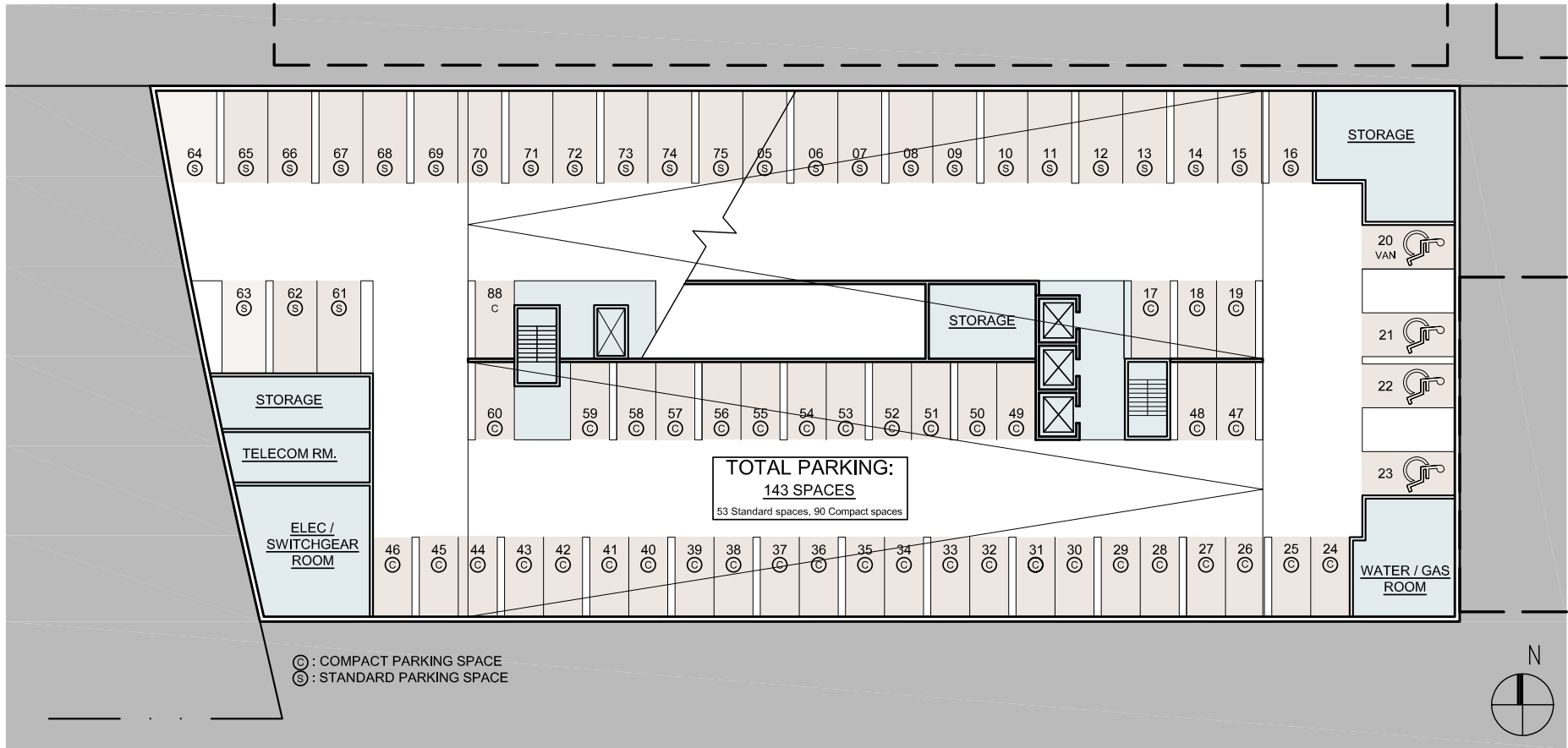
Notes:

- 1. The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. The final layouts may vary.
- 2. All spot elevations are relative to the measuring point 58.2' taken at the center of the Florida Ave. top of curb, assumed for these drawings to be +0'-0".
- 3. All standard spaces are a minimum of 9' wide by 19' long. All compact spaces are a minimum of 8' wide by 16' long and all drive aisles are a minimum of 20' wide. The layout of the parking spaces is schematic. Changes to the size, locations and configuration of the parking spaces and aisles may occur. Applicant may allocate the use of the provided parking spaces between residential and retail uses as market conditions warrant.



Notes:

- 1. The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. The final layouts may vary.
- 2. All spot elevations are relative to the measuring point 58.2' taken at the center of the Florida Ave. top of curb, assumed for these drawings to be +0'-0".
- 3. All standard spaces are a minimum of 9' wide by 19' long. All compact spaces are a minimum of 8' wide by 16' long and all drive aisles are a minimum of 20' wide. The layout of the parking spaces is schematic. Changes to the size, locations and configuration of the parking spaces and aisles may occur. Applicant may allocate the use of the provided parking spaces between residential and retail uses as market conditions warrant.



P-1 GARAGE PLAN

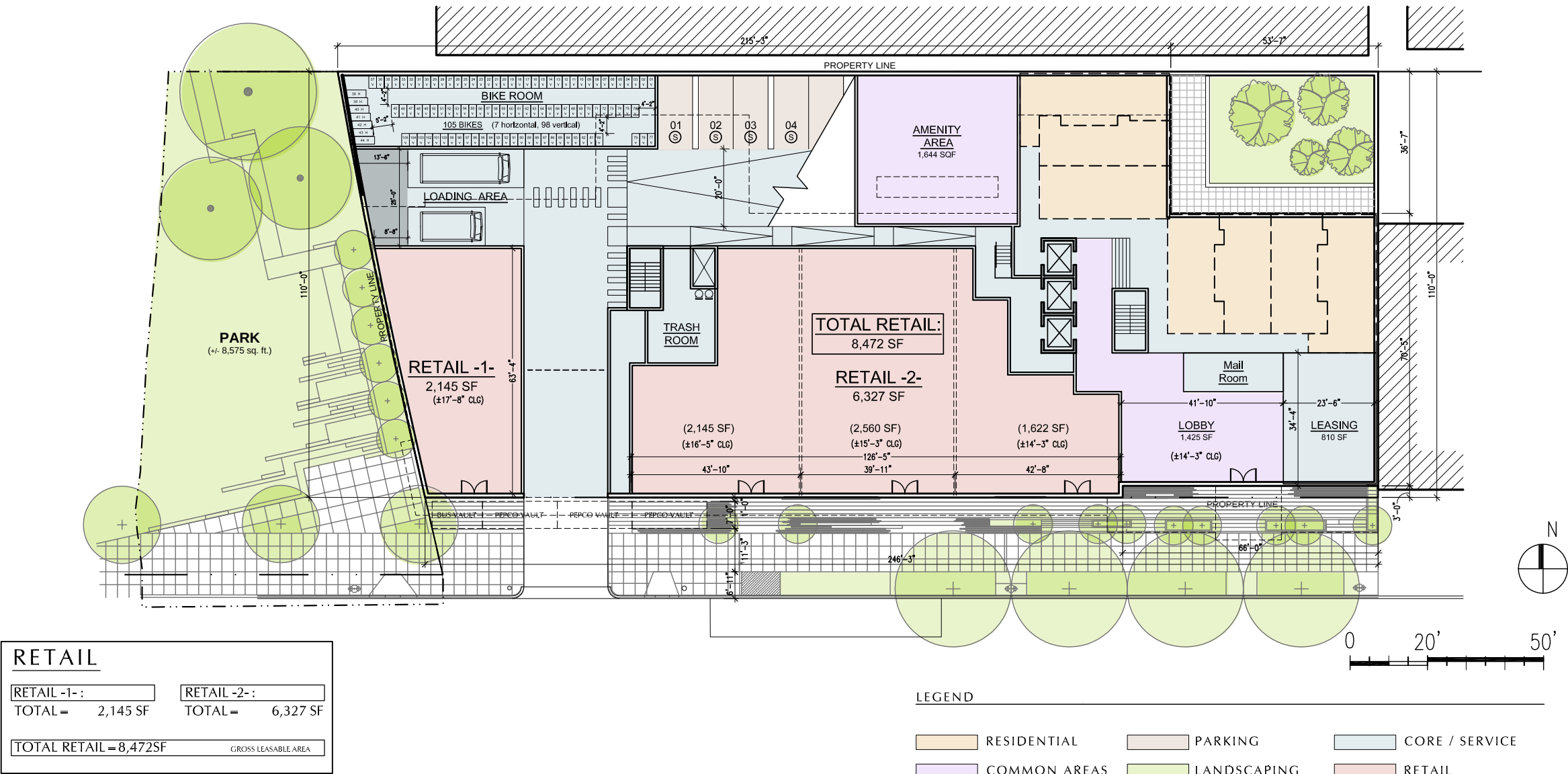
Notes:

1. The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. The parking space layout is shown for illustrative purposes only. The final layouts may vary.

2. All spot elevations are relative to the measuring point 58.2' taken at the center of the Florida Ave. top of curb, assumed for these drawings to be +0'-0".

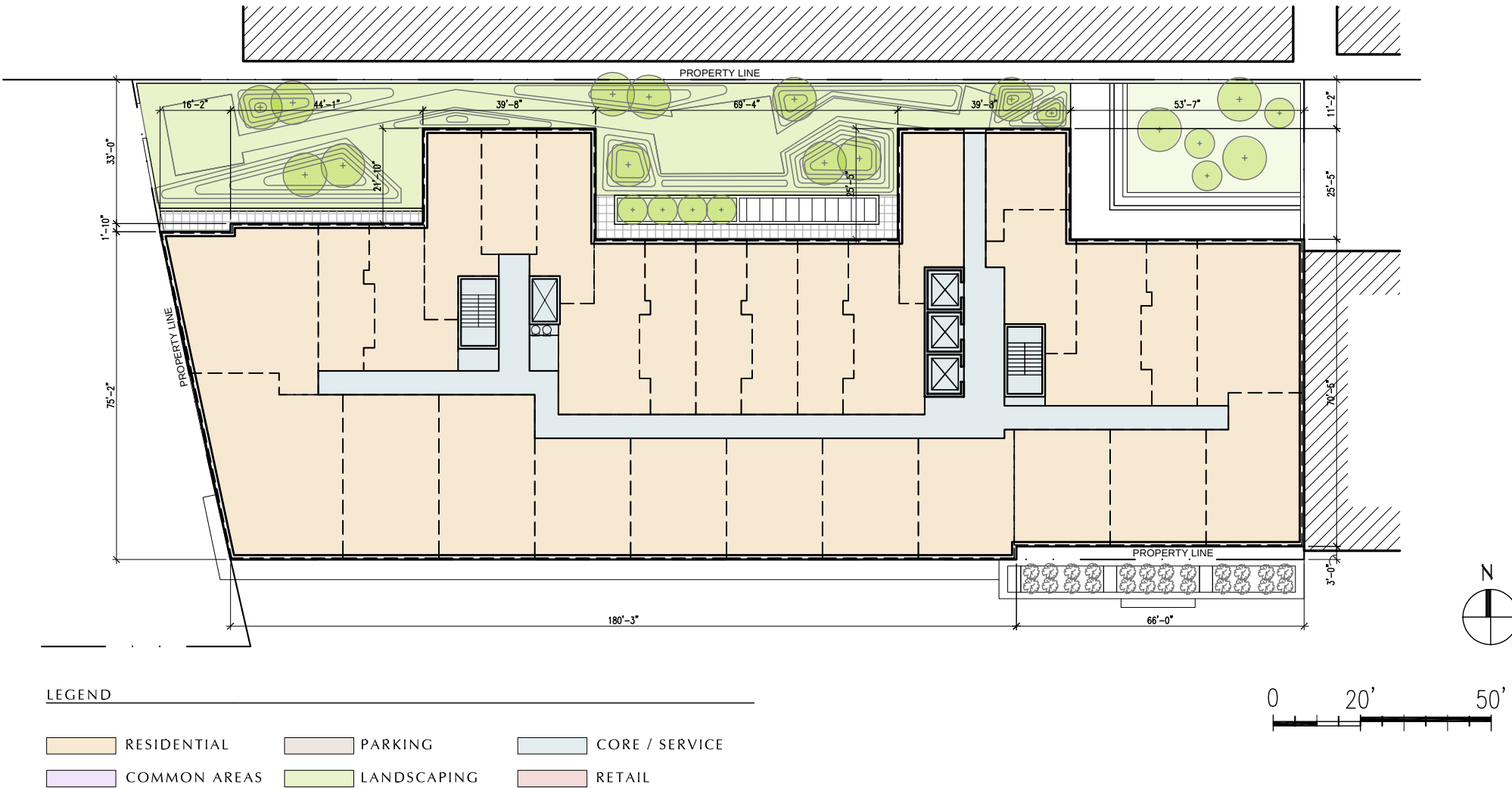
3. The number of retail entrances may be increased or decreased and the locations may shift depending upon the actual layout of the retail tenants and the operating requirements of the tenants.
4. A loading platform of 200 sf for the retail and residential is provided within the shown loading area.

5. All vertical bike racks are a minimum of 24" wide by 40" long. All horizontal bike racks are a minimum of 24" wide by 72" long and all aisles shall be a minimum width of 48". The layout of the bike rack spaces is schematic. Changes to the size, locations and configuration of the bike racks and aisles may occur.



1ST FLOOR PLAN

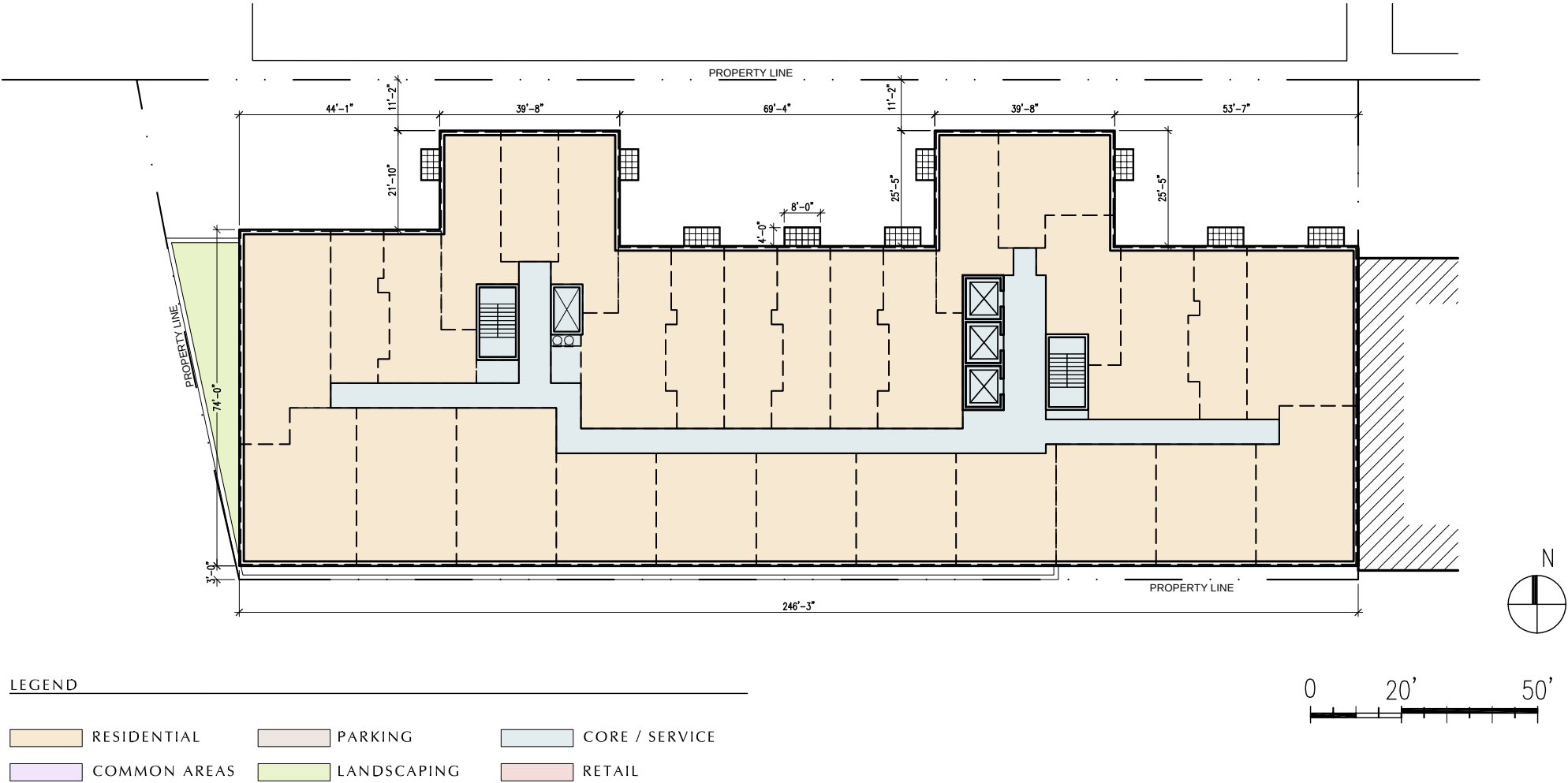
- Notes:
1. The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. The parking space layout is shown for illustrative purposes only. The final layouts may vary.
 2. All spot elevations are relative to the measuring point 58.2' taken at the center of the Florida Ave. top of curb, assumed for these drawings to be +0'-0".



2ND FLOOR PLAN

Notes:

- 1. The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. The parking space layout is shown for illustrative purposes only. The final layouts may vary.
- 2. All spot elevations are relative to the measuring point 58.2' taken at the center of the Florida Ave. top of curb, assumed for these drawings to be +0'-0".

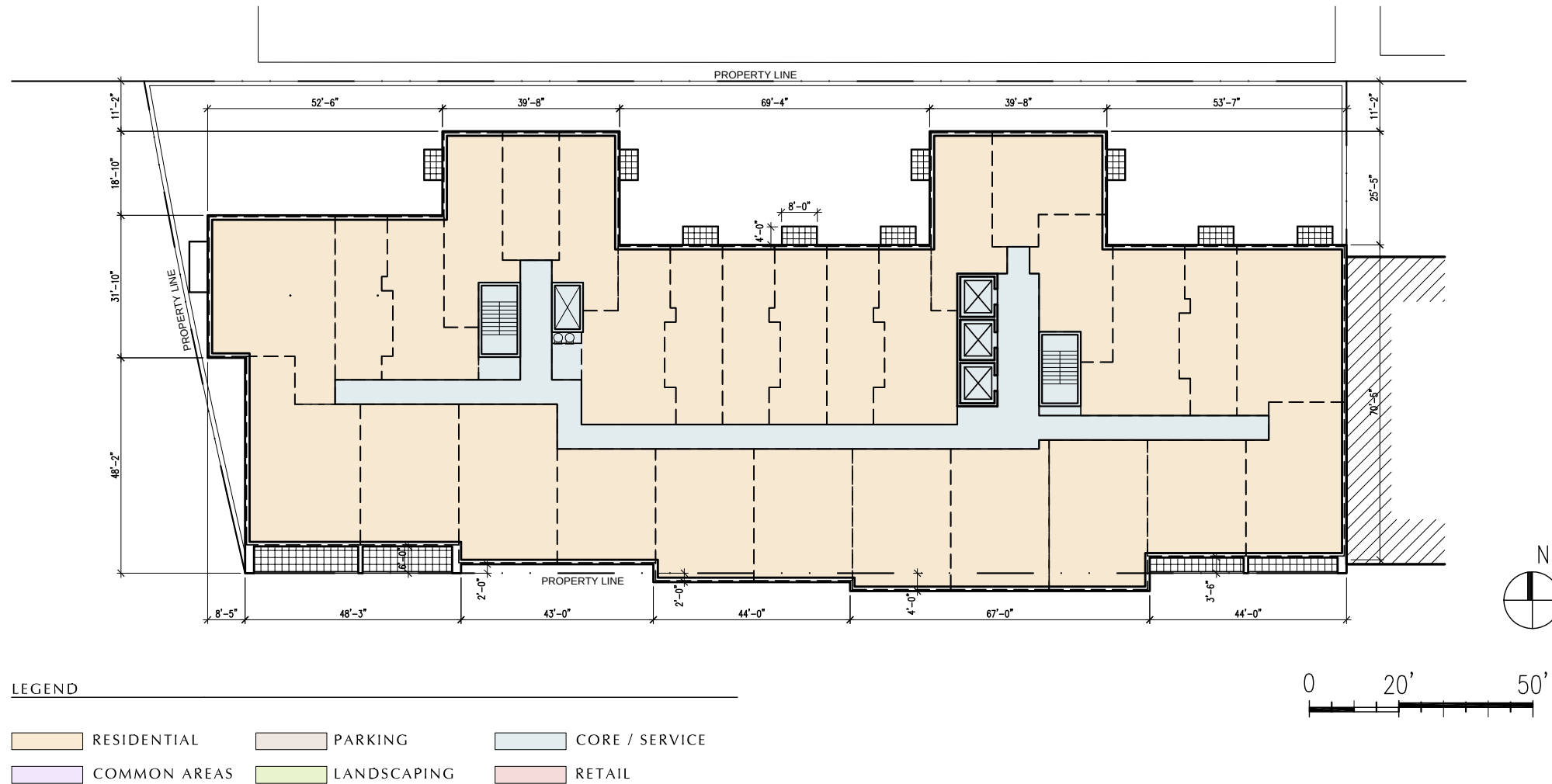


3RD FLOOR PLAN

Notes:

1. The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. The parking space layout is shown for illustrative purposes only. The final layouts may vary.

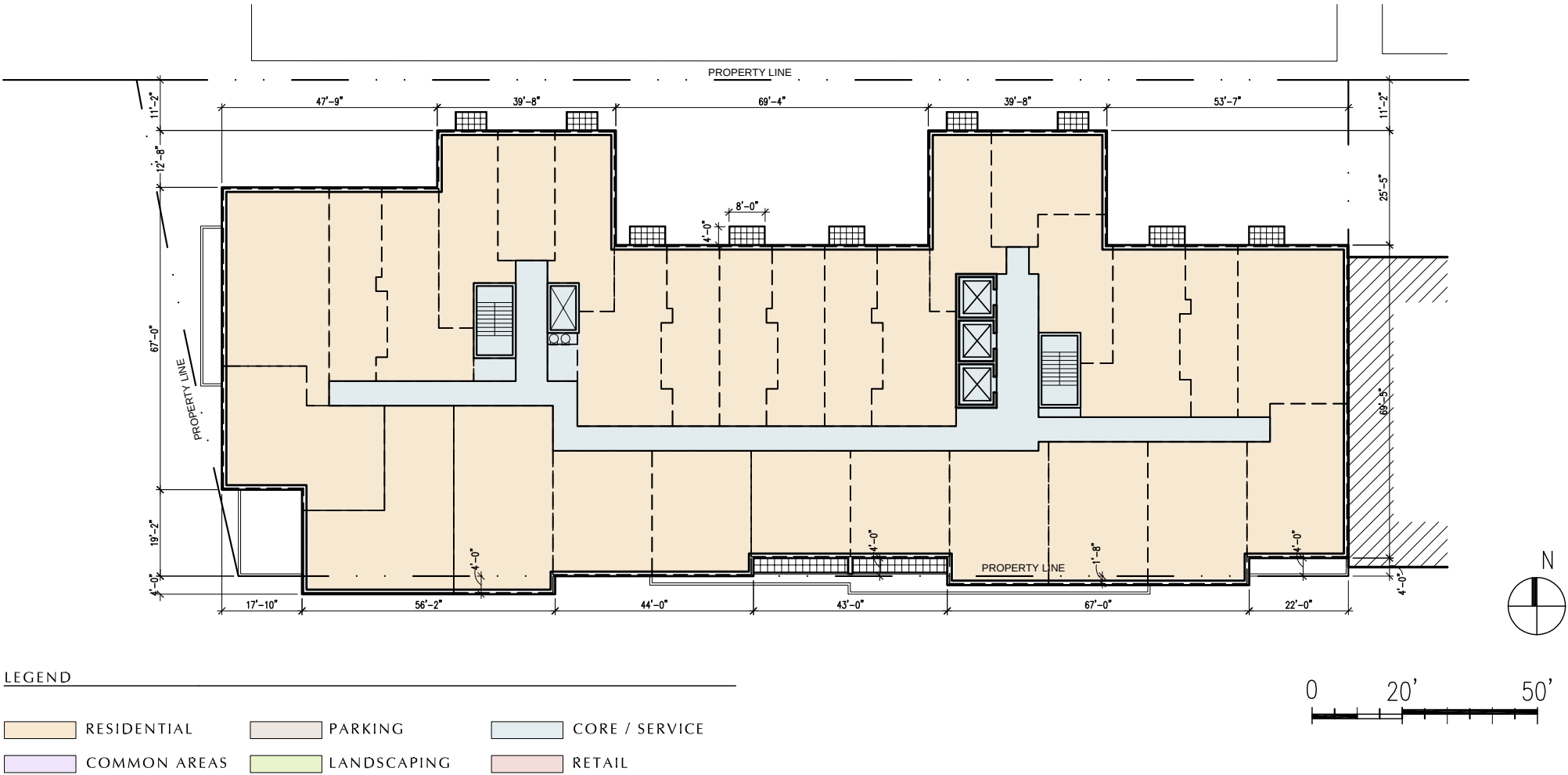
2. All spot elevations are relative to the measuring point 58.2' taken at the center of the Florida Ave. top of curb, assumed for these drawings to be +0'-0".



4TH / 6TH FLOOR PLAN

Notes:

- 1. The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. The parking space layout is shown for illustrative purposes only. The final layouts may vary.
- 2. All spot elevations are relative to the measuring point 58.2' taken at the center of the Florida Ave. top of curb, assumed for these drawings to be +0'-0".

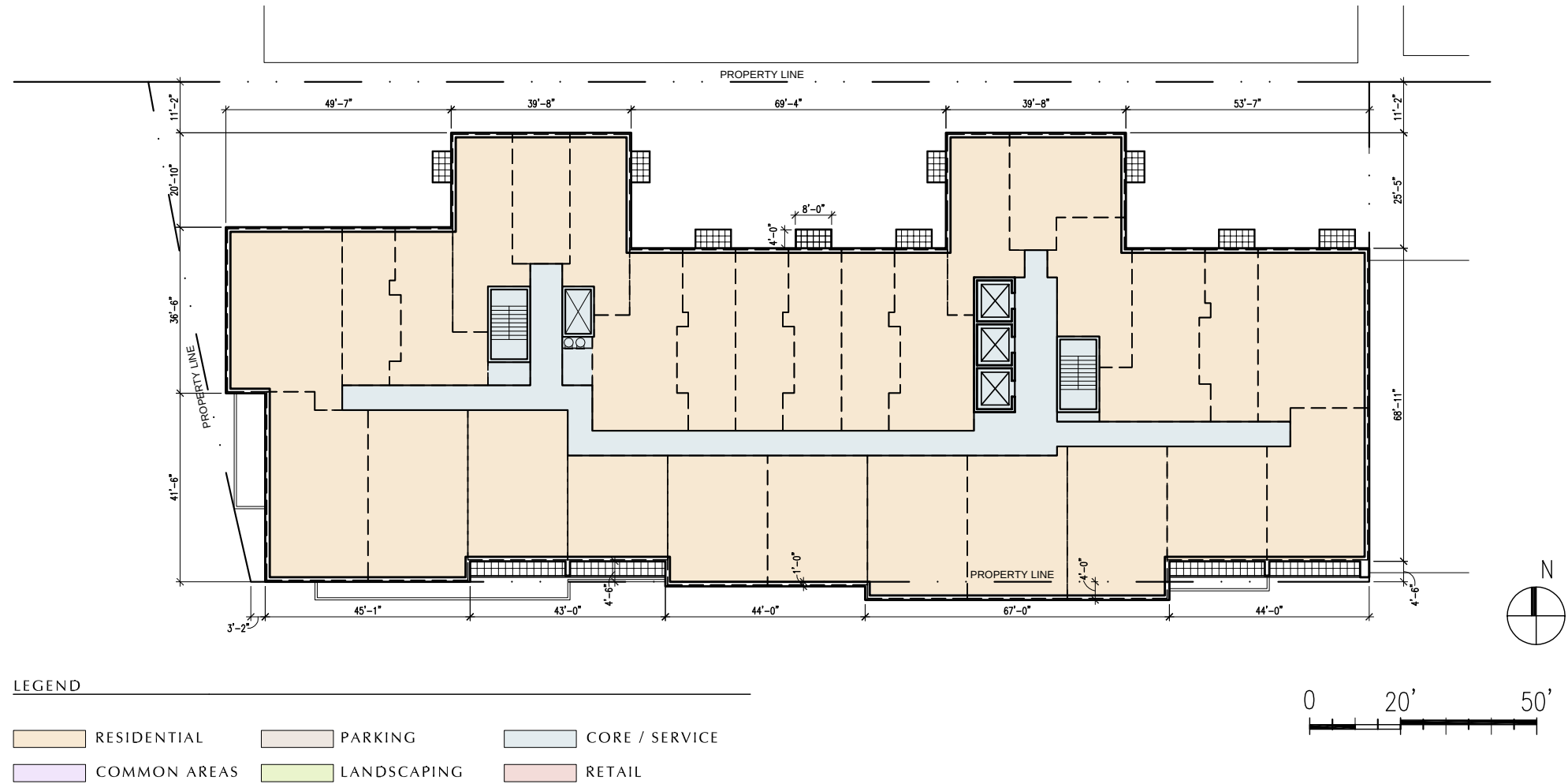


7TH / 9TH FLOOR PLAN

Notes:

1. The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. The parking space layout is shown for illustrative purposes only. The final layouts may vary.

2. All spot elevations are relative to the measuring point 58.2' taken at the center of the Florida Ave. top of curb, assumed for these drawings to be +0'-0".

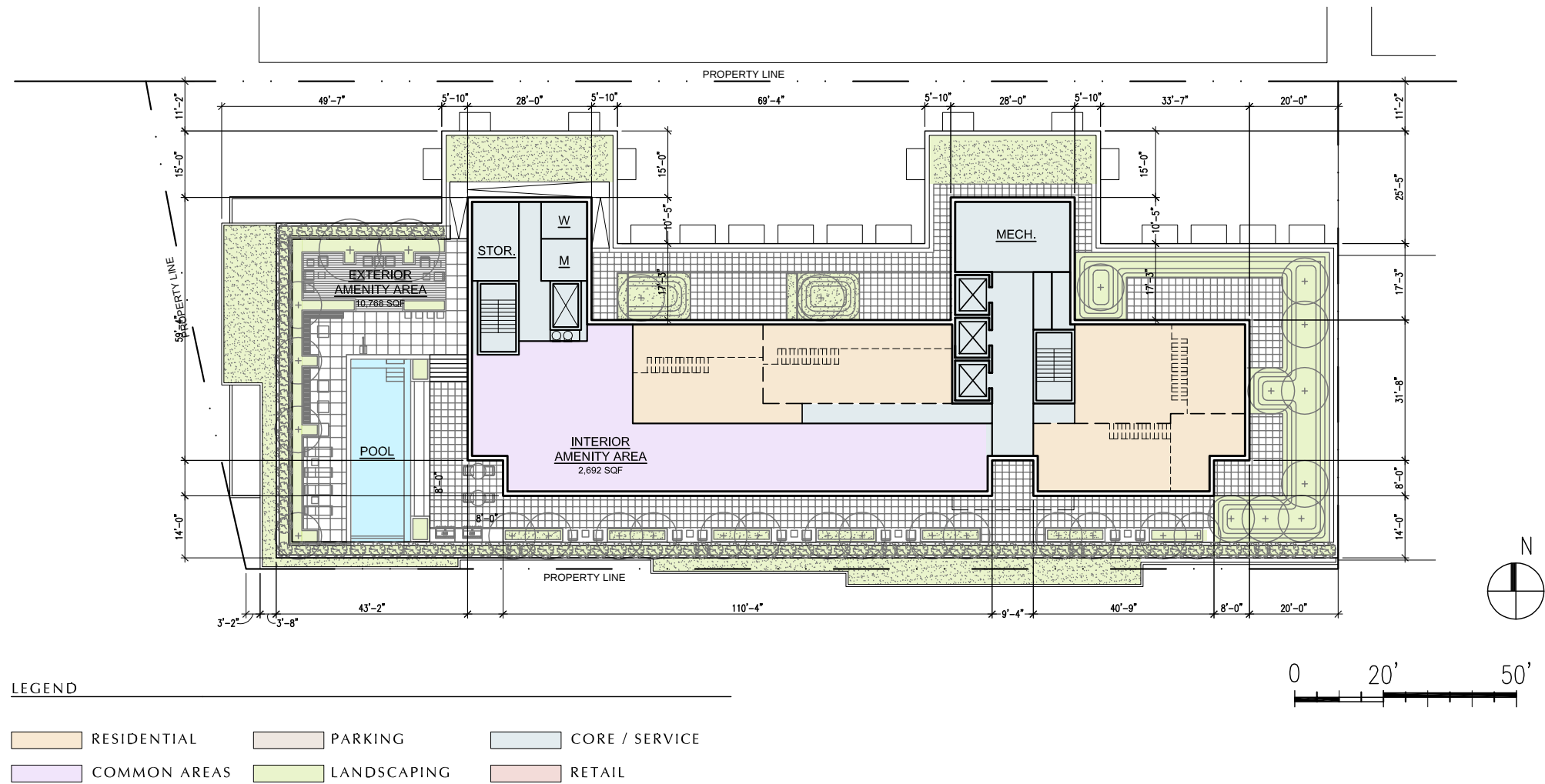


10TH / 12TH FLOOR PLAN

Notes:

1. The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. The parking space layout is shown for illustrative purposes only. The final layouts may vary.
2. All spot elevations are relative to the measuring point 58.2' taken at the center of the Florida Ave. top of curb, assumed for these drawings to be +0'-0".

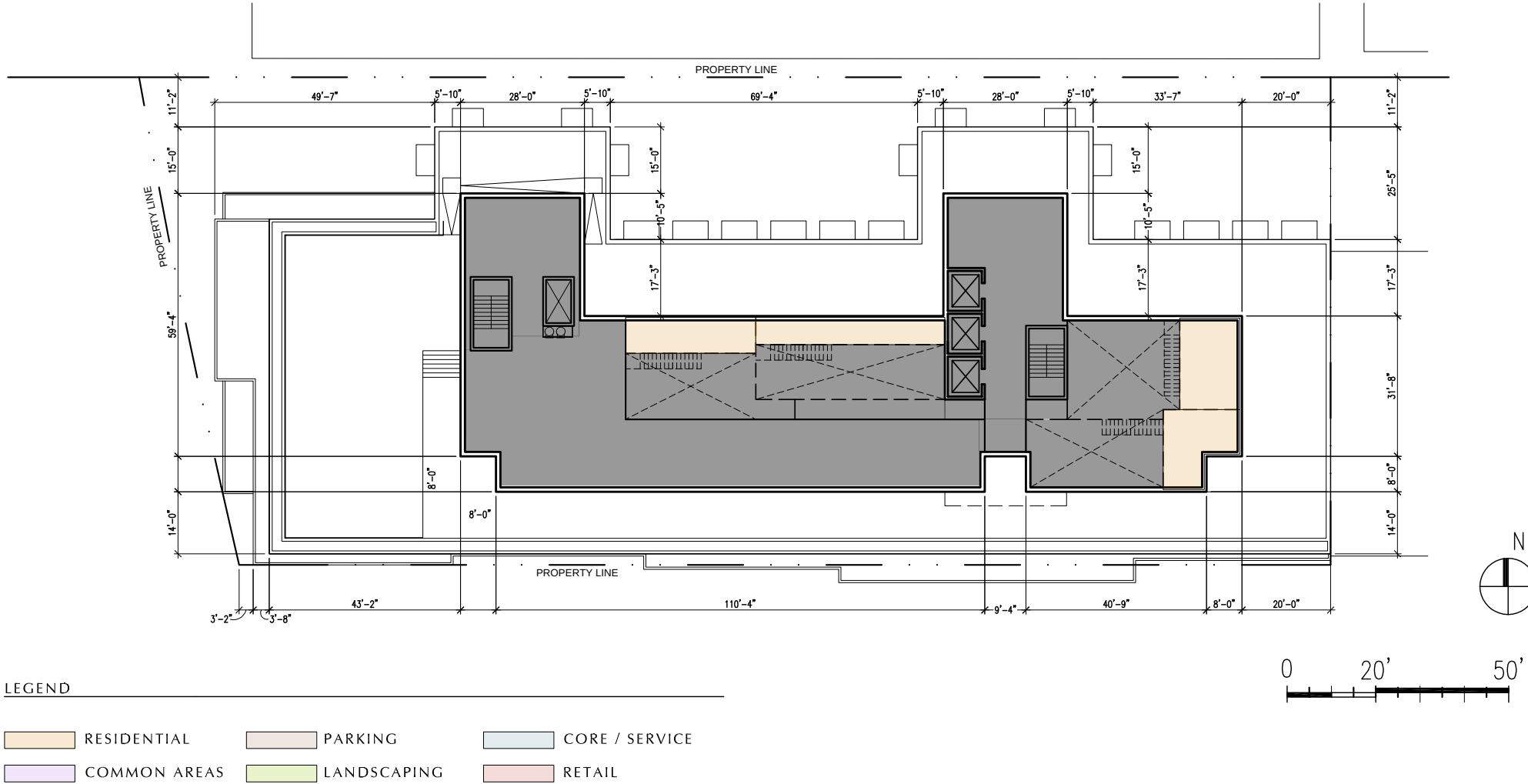
3. If the Zoning Commission approves the roof plan as shown on this Sheet A-29 and A-30, the Applicant will make a contribution to the Housing Production Trust Fund in an amount equal to one-half of the assessed value of the residential gross floor area located within the penthouse, excluding the portion of the penthouse dedicated to amenities and mechanical uses. The assessed value shall be the value of the property as of the date of filing this PUD application. The calculation of the contribution amount is consistent with the Housing Production Trust Fund calculations in Section 2404.7 of the Zoning Regulations and D.C. Law 10-193, Section 308(b).



Notes:

1. The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. The parking space layout is shown for illustrative purposes only. The final layouts may vary.
2. All spot elevations are relative to the measuring point 58.2' taken at the center of the Florida Ave. top of curb, assumed for these drawings to be +0'-0".

3. If the Zoning Commission approves the roof plan as shown on this Sheet A-29 and A-30, the Applicant will make a contribution to the Housing Production Trust Fund in an amount equal to one-half of the assessed value of the residential gross floor area located within the penthouse, excluding the portion of the penthouse dedicated to amenities and mechanical uses. The assessed value shall be the value of the property as of the date of filing this PUD application. The calculation of the contribution amount is consistent with the Housing Production Trust Fund calculations in Section 2404.7 of the Zoning Regulations and D.C. Law 10-193, Section 308(b).

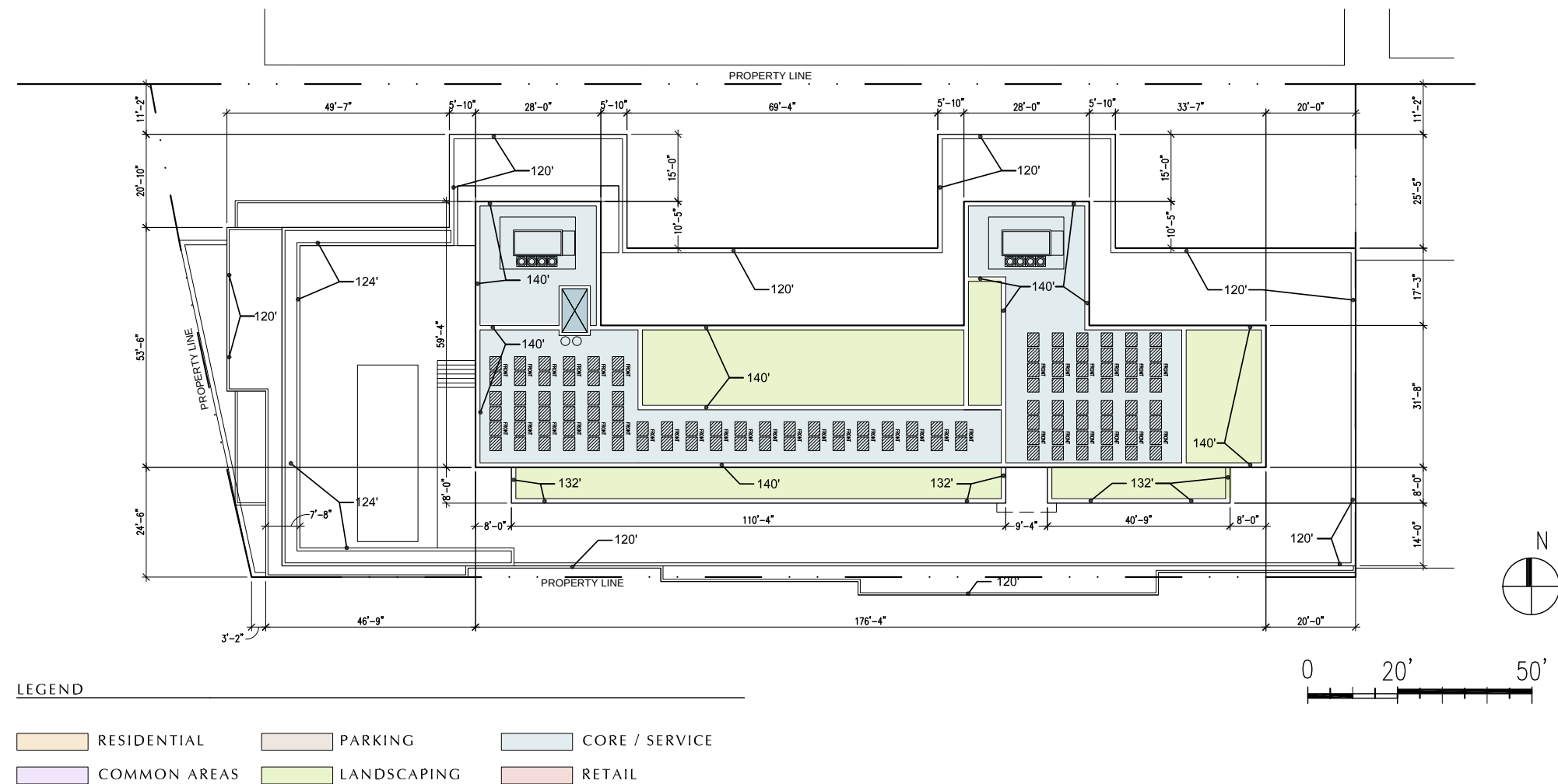


PENTHOUSE MEZZANINE PLAN

Notes: _____

1. The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. The parking space layout is shown for illustrative purposes only. The final layouts may vary.

2. All spot elevations are relative to the measuring point 58.2' taken at the center of the Florida Ave. top of curb, assumed for these drawings to be +0'-0".



ROOF PLAN



- METAL RAILING SYSTEM
- CAST STONE BAND
- PRE-FINISHED METAL LINTEL
- BRICK VENEER
- PAINTED STEEL CANOPY
- ALUMINUM STOREFRONT
- STONE BASE AT PIERS



- ARCHITECTURAL METAL PANEL
- METAL RAILING / BALCONY SYSTEM
- ALUMINUM WINDOW SYSTEM
- ARCHITECTURAL METAL PANEL
- METAL RAILING SYSTEM

FACADE DETAILS

METAL CANOPY



STOREFRONT



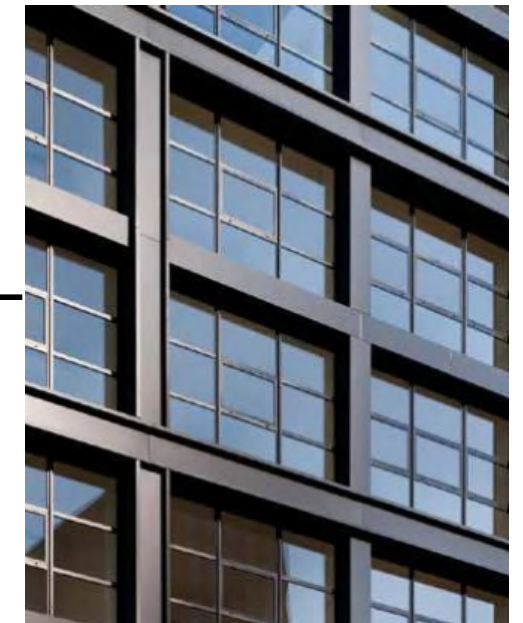
METAL PANEL / LOUVERS



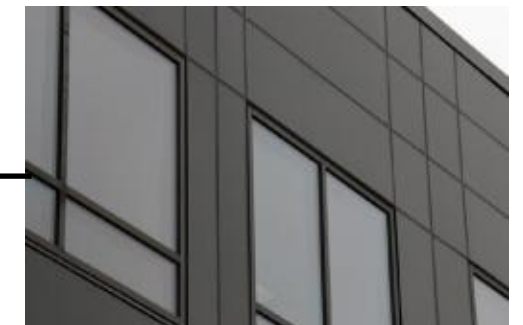
BRICK



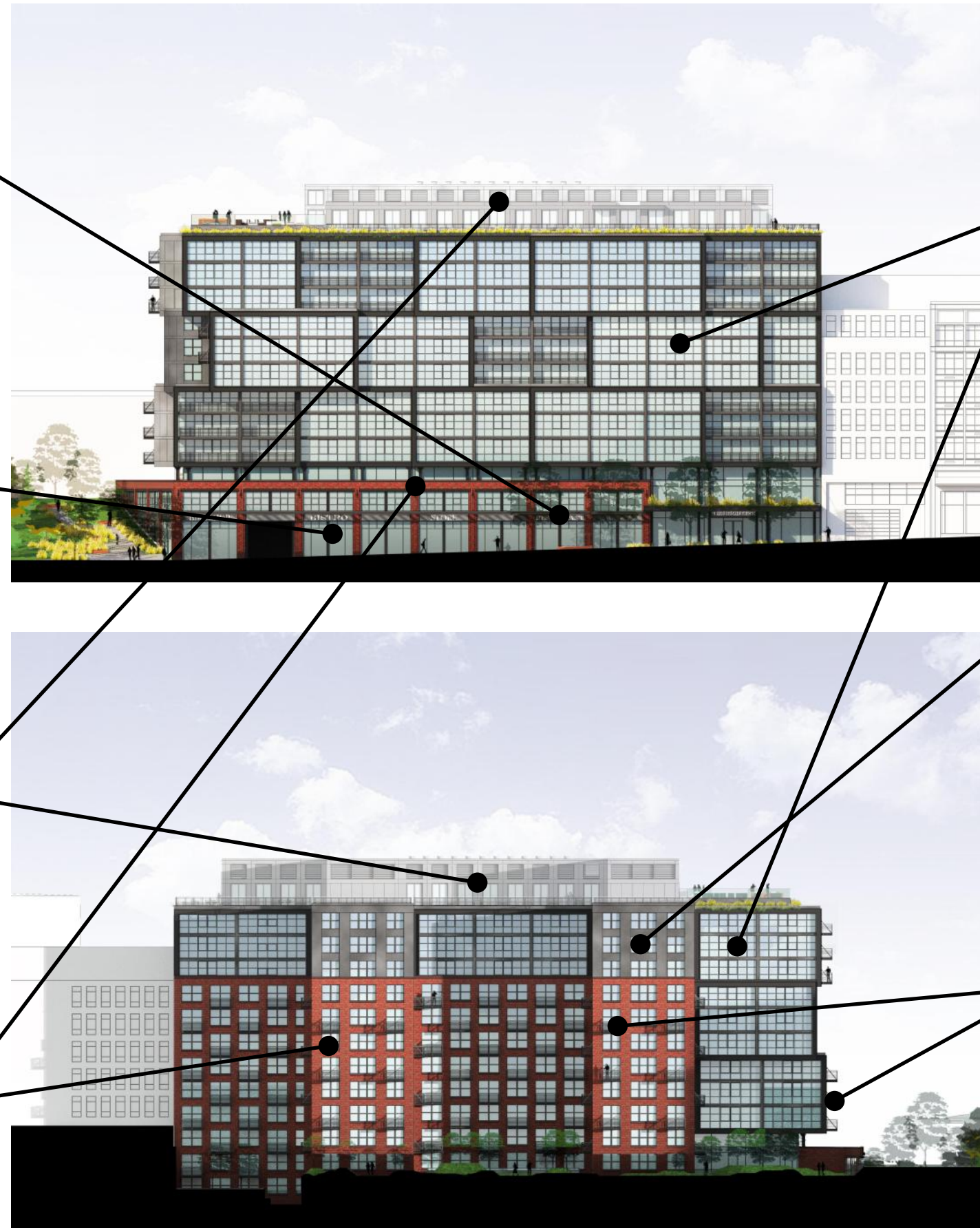
ALUMINUM WINDOW SYSTEM



METAL PANEL



STEEL BALCONY / RAILING



PRECEDENT IMAGES FOR BUILDING MATERIALS