

TOWNE SQUARE

AT SUITLAND FEDERAL CENTER





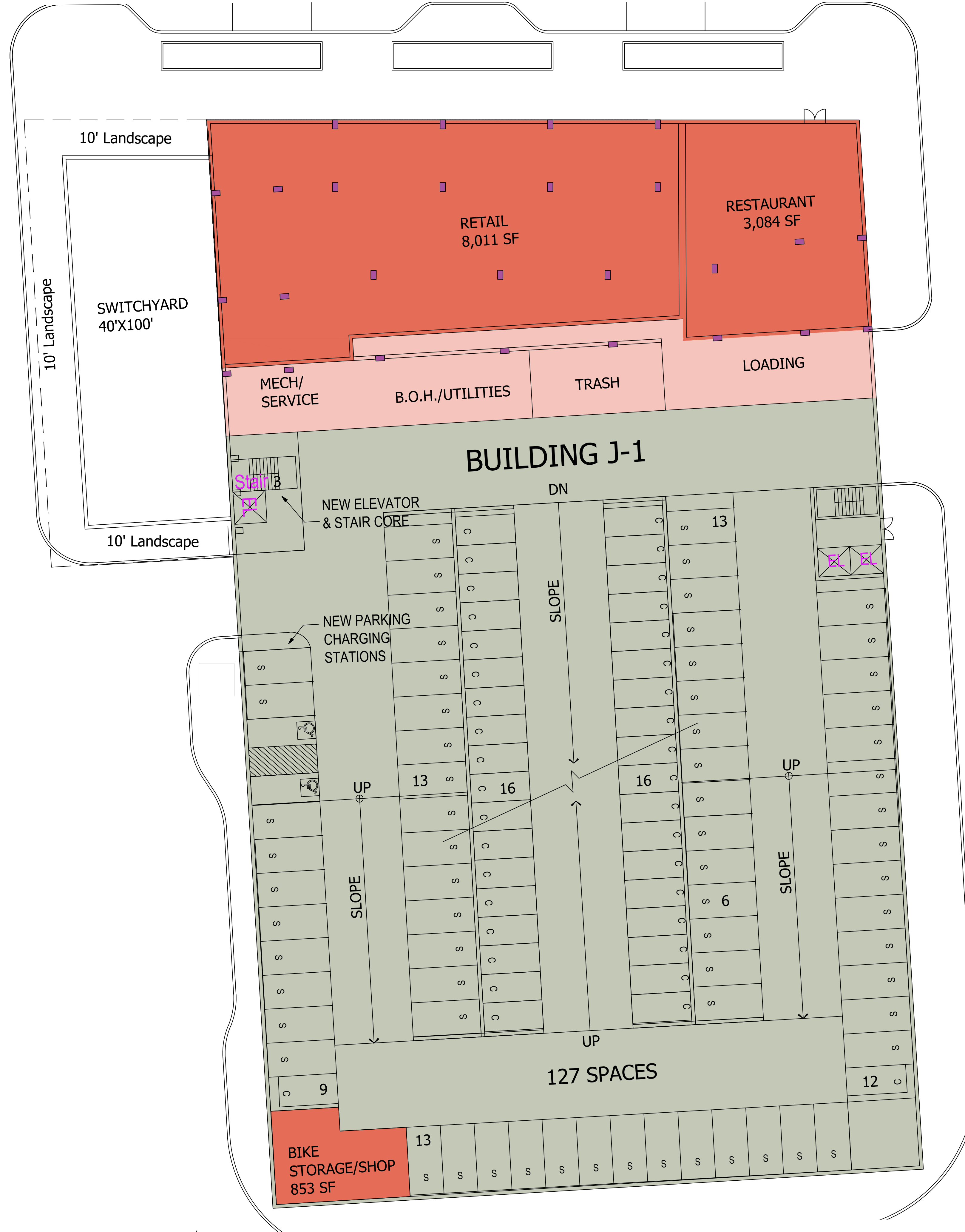
BUILDING J2 - SITE PLAN

TOWNE SQUARE
 AT SUITLAND FEDERAL CENTER
 PRINCE GEORGE'S COUNTY, MD

MAY 20, 2022

Building J-1 PARKING							
	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	6th FLOOR	TOTAL
PARKING SPACES	127	147	147	147	147	147	862
TOTAL							862

Building J-1 PARKING							
SF/FL	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	6th FLOOR	TOTAL
RETAIL	11,095	0	0	0	0	0	11,095
MECH/SERVICE	5,400	0					5,400
PARKING	35,497	50,622	50,622	50,622	50,622	50,622	288,607
TOTAL	51,992	50,622	50,622	50,622	50,622	50,622	305,102



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RETAIL	11,095	0	0	0	0	0	11,095
MECH/SERVICE	5,400	0					5,400
PARKING	35,497	50,622	50,622	50,622	50,622	50,622	288,607
TOTAL	51,992	50,622	50,622	50,622	50,622	50,622	305,102



BUILDING J1 - TYPICAL LEVEL

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 PRINCE GEORGE'S COUNTY, MD

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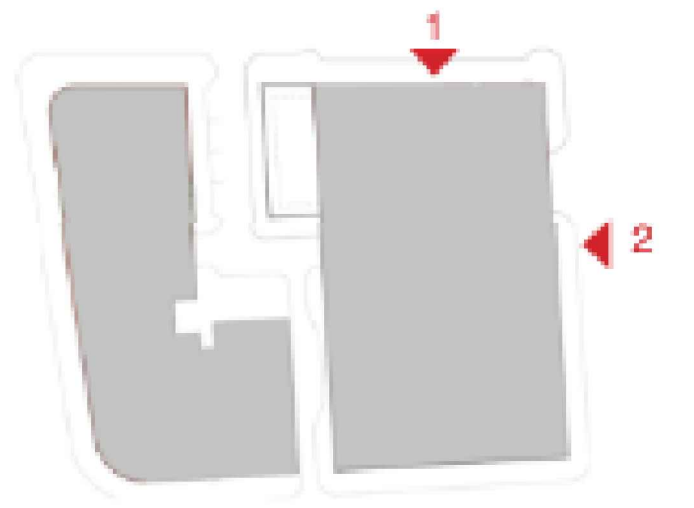
ELEVATION 1



ELEVATION 2

MATERIAL LEGEND

- 01 FIBER CEMENT - WHITE
- 02 FIBER CEMENT - GREY
- 03 METAL PANEL - MEDIUM GRAY
- 04 METAL PANEL - RED
- 05 METAL PANEL - WHITE
- 06 METAL LOUVER
- 07 ALUMINUM WINDOW
- 08 WINDOW WALL
- 09 STOREFRONT
- 10 BRICK 1 - RED
- 11 BRICK 2 - GREY
- 12 STEEL RAILING





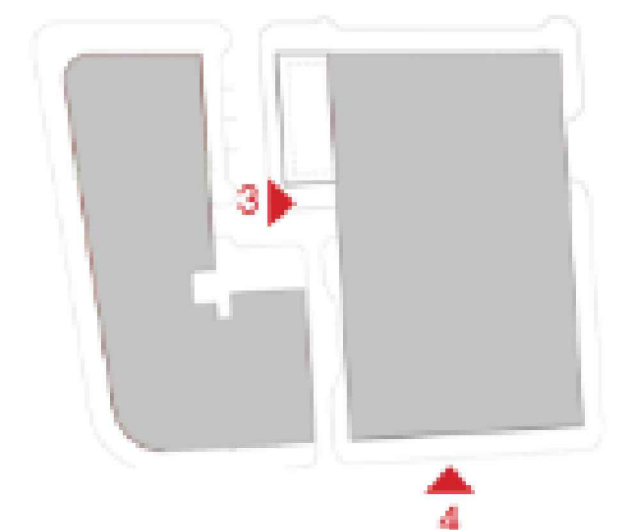
ELEVATION 3



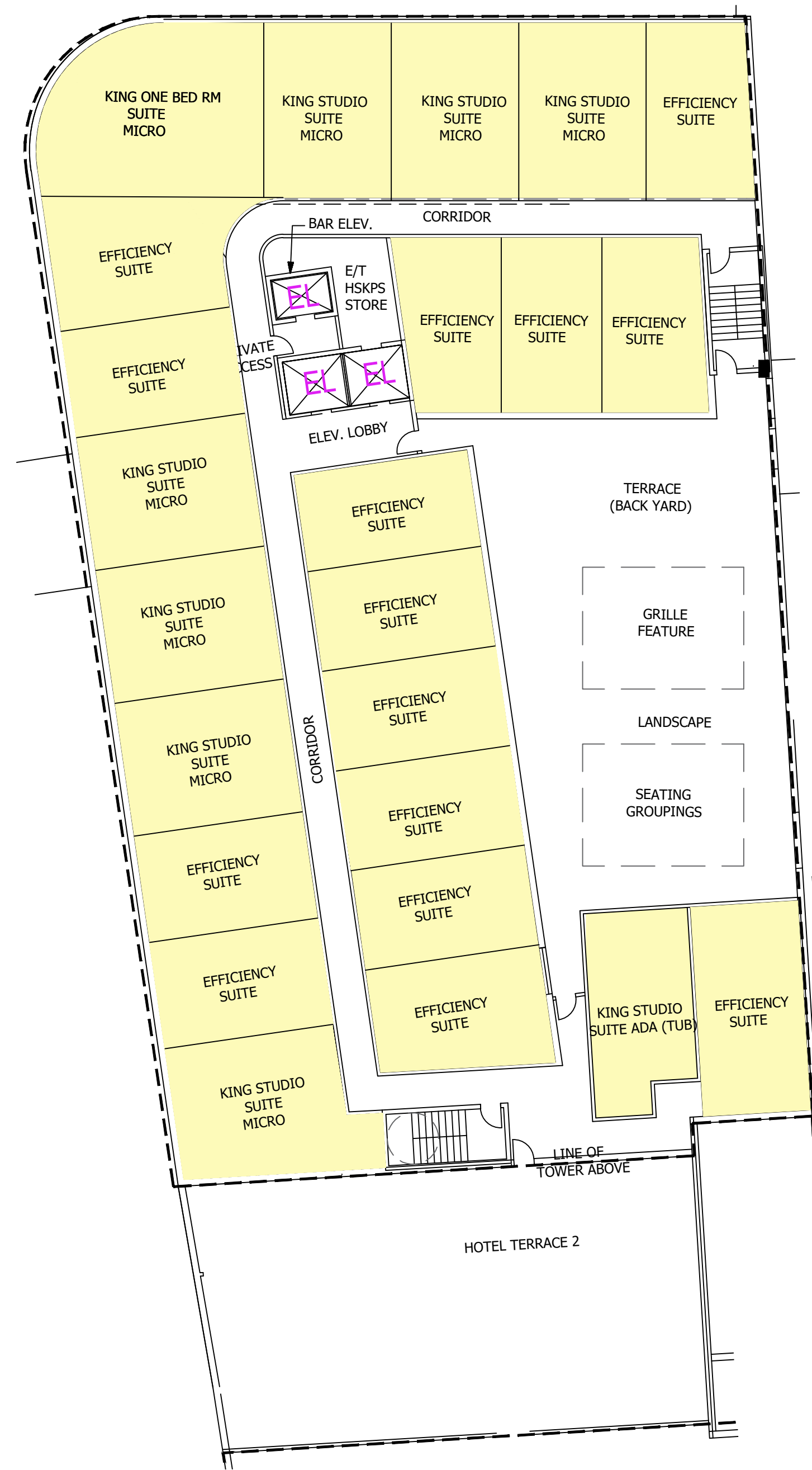
ELEVATION 4

MATERIAL LEGEND

- 01 FIBER CEMENT - WHITE
- 02 FIBER CEMENT - GREY
- 03 METAL PANEL - MEDIUM GRAY
- 04 METAL PANEL - RED
- 05 METAL PANEL - WHITE
- 06 METAL LOUVER
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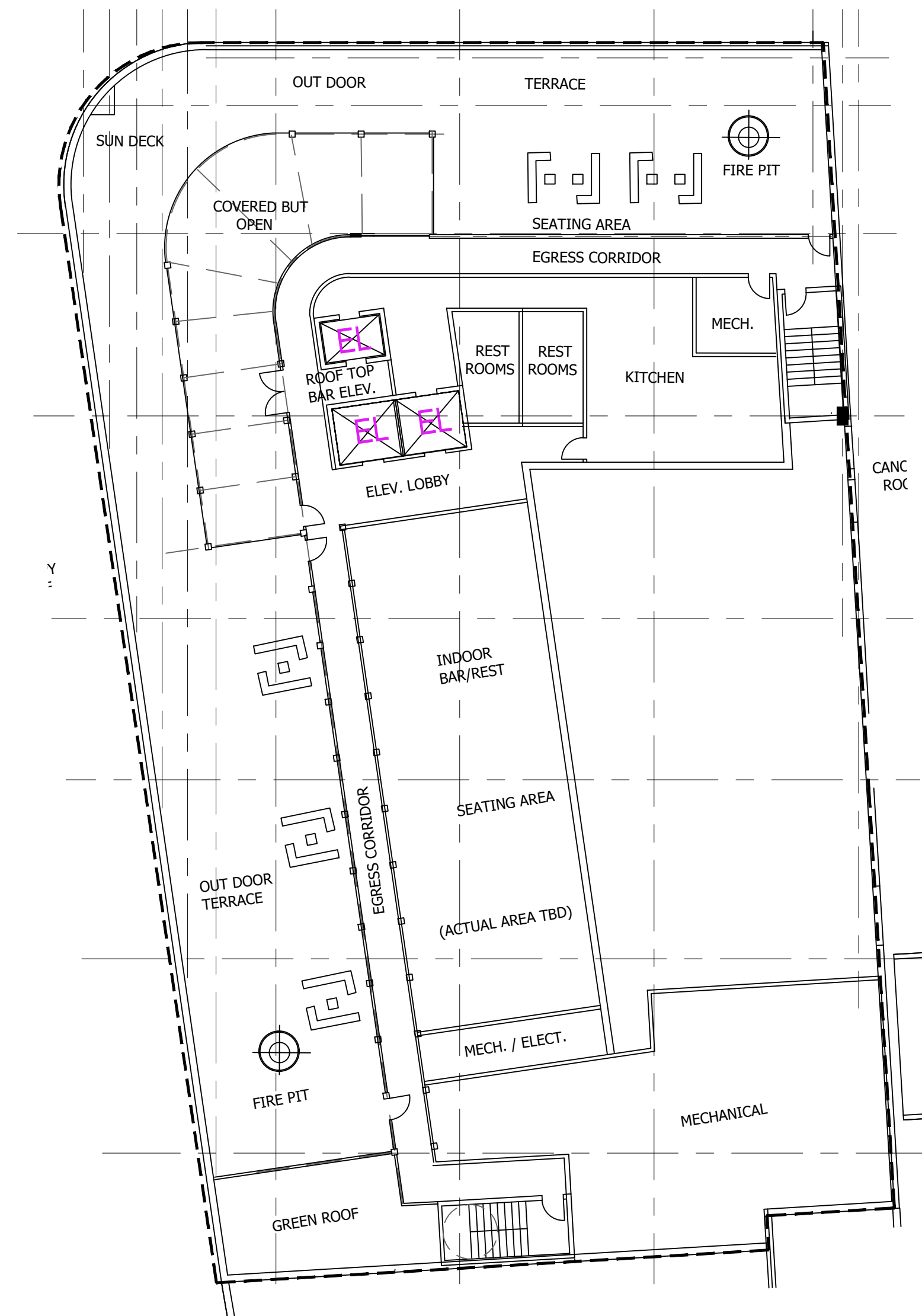




Building J-2 HOTEL							
ROOM TYPE	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	6th FLOOR	TOTAL
EFFICIENCY SUITE		15	15	15	15	15	75
KING STUDIO SUITE		7	7	7	7	7	35
KING 1 BR SUITE		1	1	1	1	1	5
KING ACCESSIBLE		1	1	1	1	1	5
TOTAL ROOMS	0	24	24	24	24	24	120

Building J-2 HOTEL							
SF/FL	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	6th FLOOR	TOTAL
HOTEL	4,300	12,912	12,912	12,912	12,912	12,912	68,860
AMENITY		4,600					4,600
MECH/SERVICE	3,500						3,500
RETAIL	12,635						12,635
TOTAL	20,435	17,512	12,912	12,912	12,912	12,912	89,595

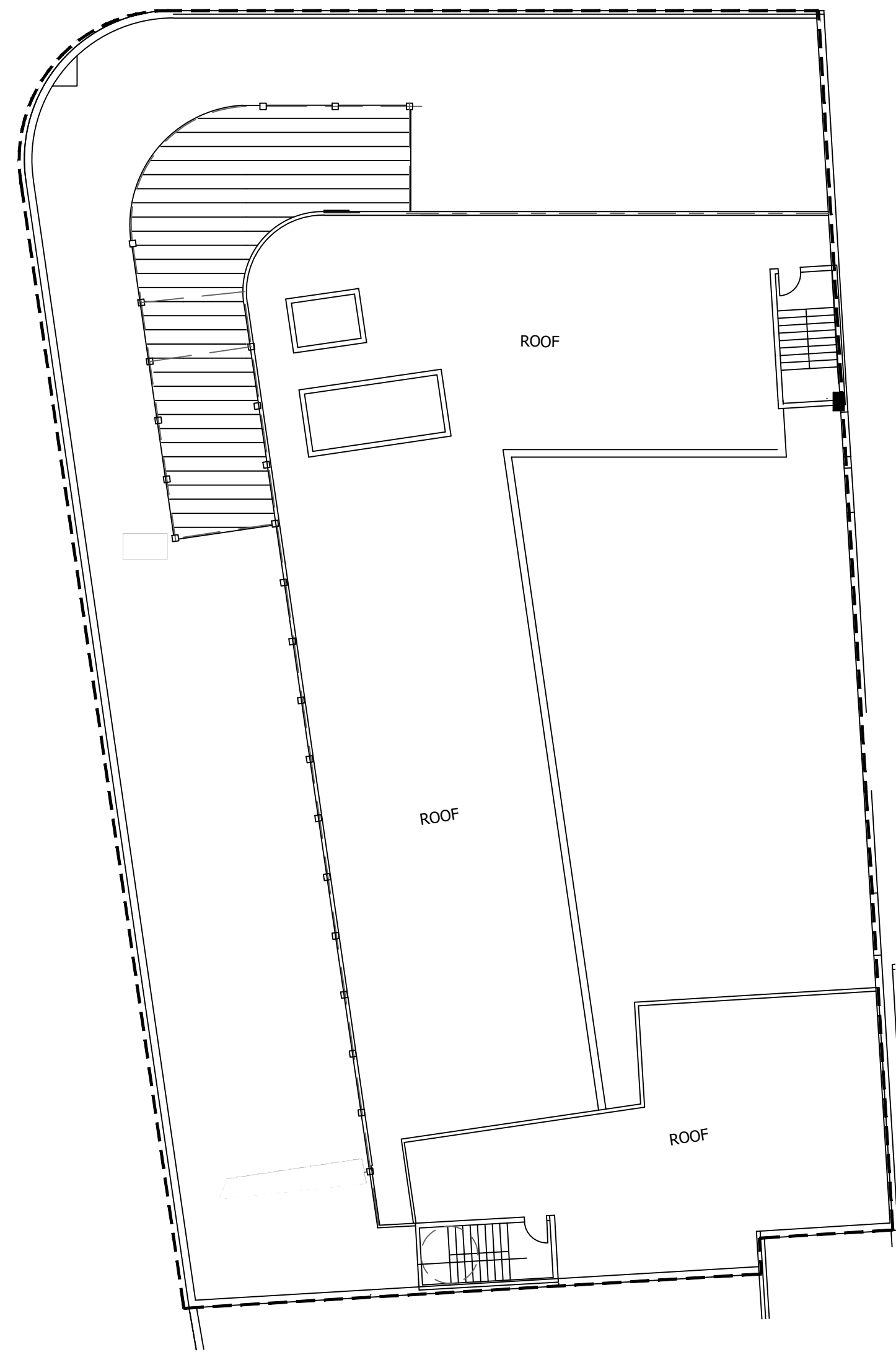
Building J-3 OFFICE								
SF/FL	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	6th FLOOR	7th FLOOR	TOTAL
OFFICE	4,450	15,000	15,000	15,000	15,000	15,000	15,000	94,450
AMENITY		1,000						1,000
MECH/SERVICE	200							200
RETAIL	12,200							12,200
TOTAL	16,850	16,000	15,000	15,000	15,000	15,000	15,000	107,850



BUILDING J2-PENT. FLOOR PLAN

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 AT SUITLAND FEDERAL CENTER
 PRINCE GEORGE'S COUNTY, MD

MAY 20, 2022



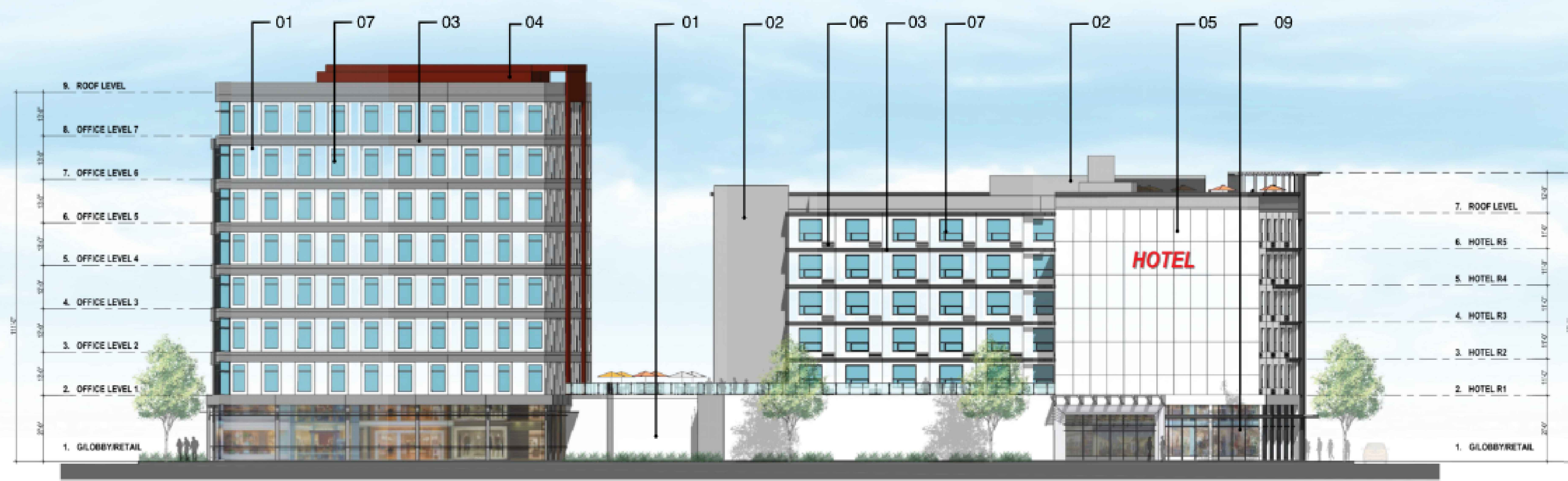
BUILDING J2 - ROOF PLAN

TOWNE SQUARE
 AT SUITLAND FEDERAL CENTER
 PRINCE GEORGE'S COUNTY, MD

MAY 20, 2022



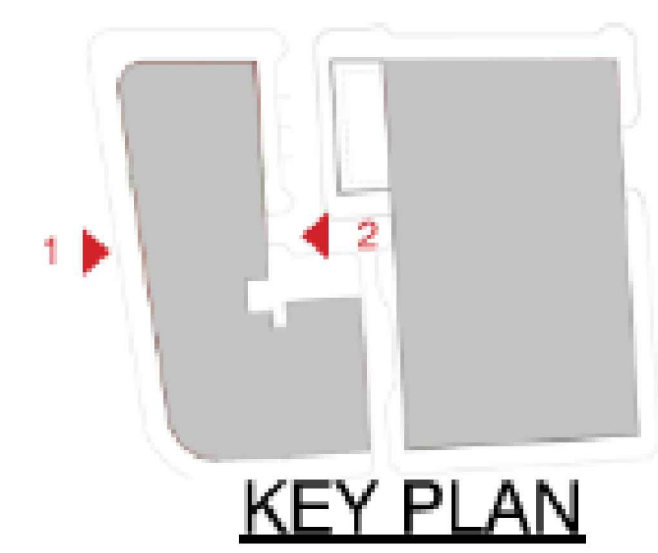
ELEVATION 1



ELEVATION 2

MATERIALS LEGEND

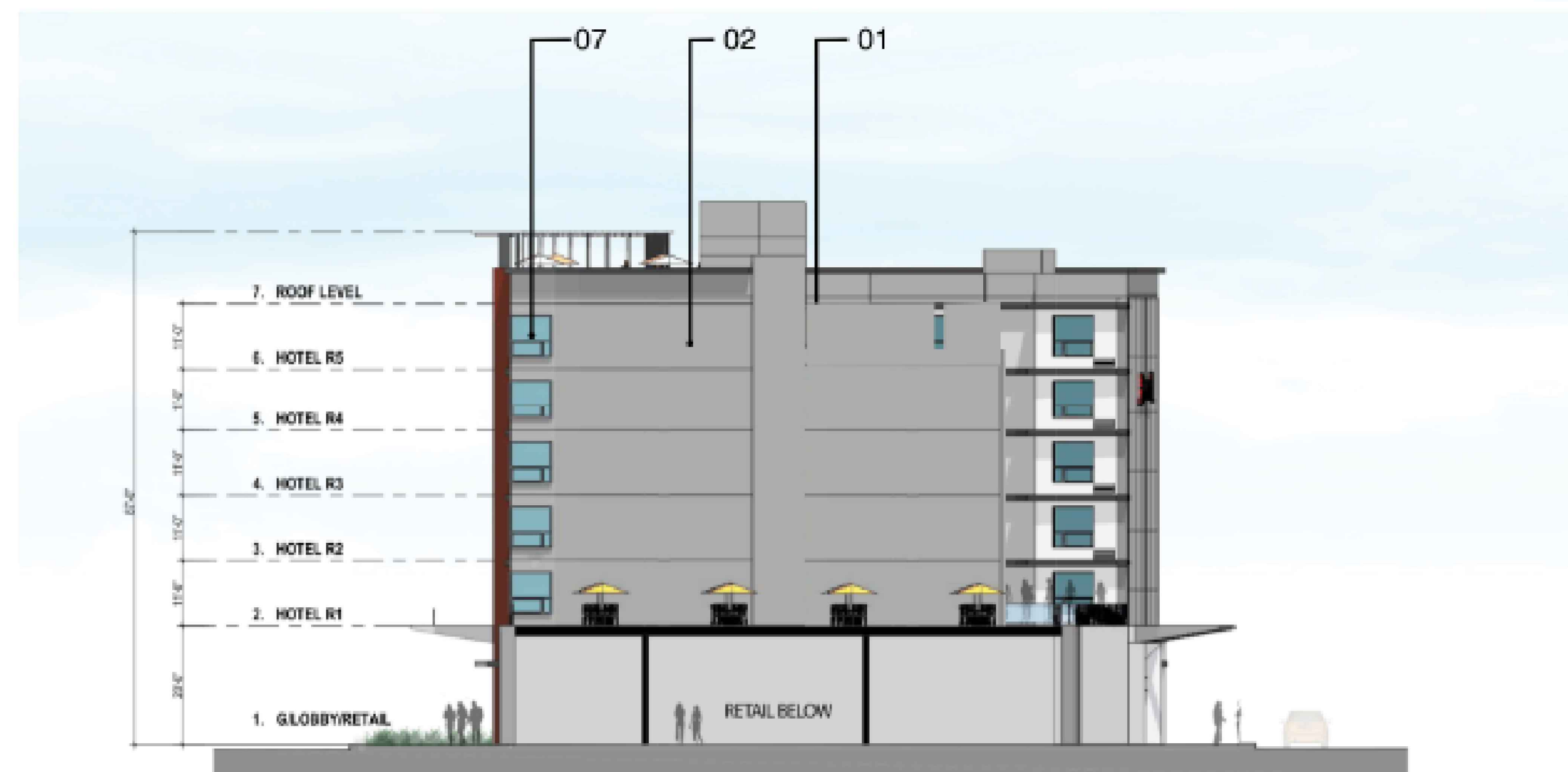
- 01 BRICK - BEIGE
- 02 FIBER CEMENT - GRAY
- 03 FIBER CEMENT - CEDAR
- 04 VINYL WINDOWS AND DOORS
- 05 CORRUGATED METAL
- 06 BRICK - GRAY
- 07 METAL CANOPY
- 08 BALCONIES/
1x1 DECORATIVE MESH RAILING
- 09 1x1 DECORATIVE MESH
- 10 METAL PANEL LIGHT GRAY
- 11 ALUMINUM STOREFRONT



KEY PLAN



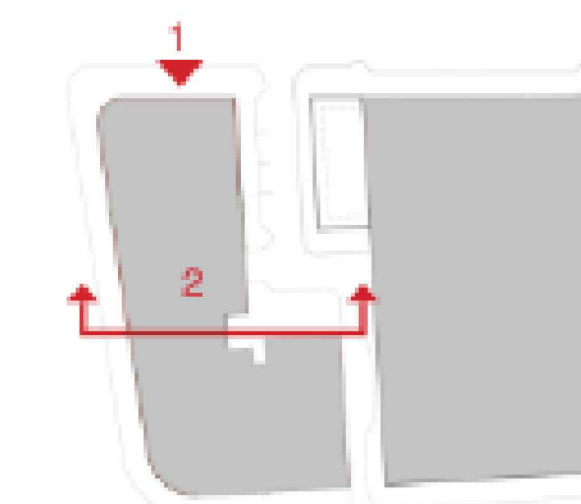
ELEVATION 1



SECTION 2

MATERIALS LEGEND

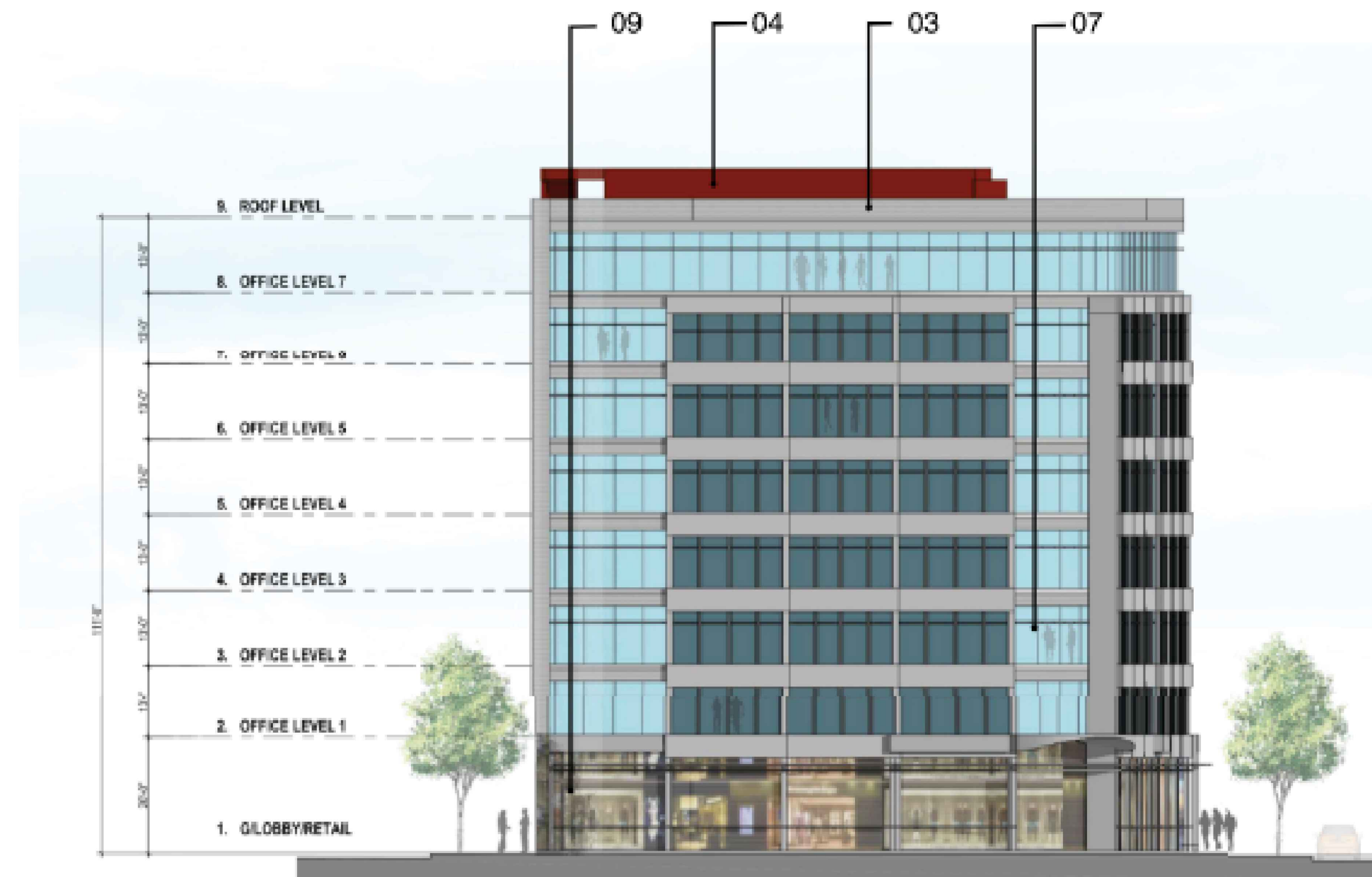
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KEY PLAN



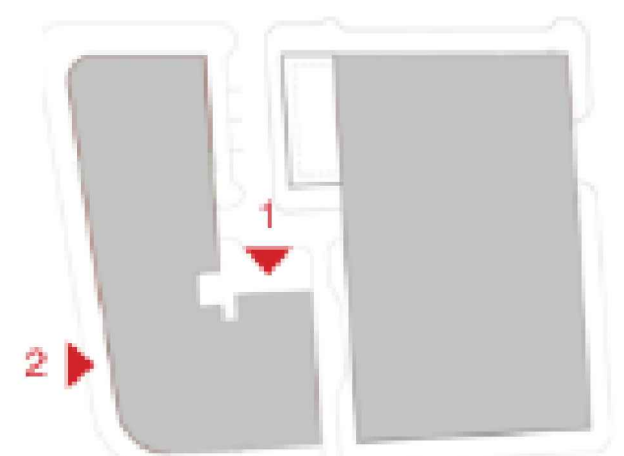
ELEVATION 1



ELEVATION 2

MATERIALS LEGEND

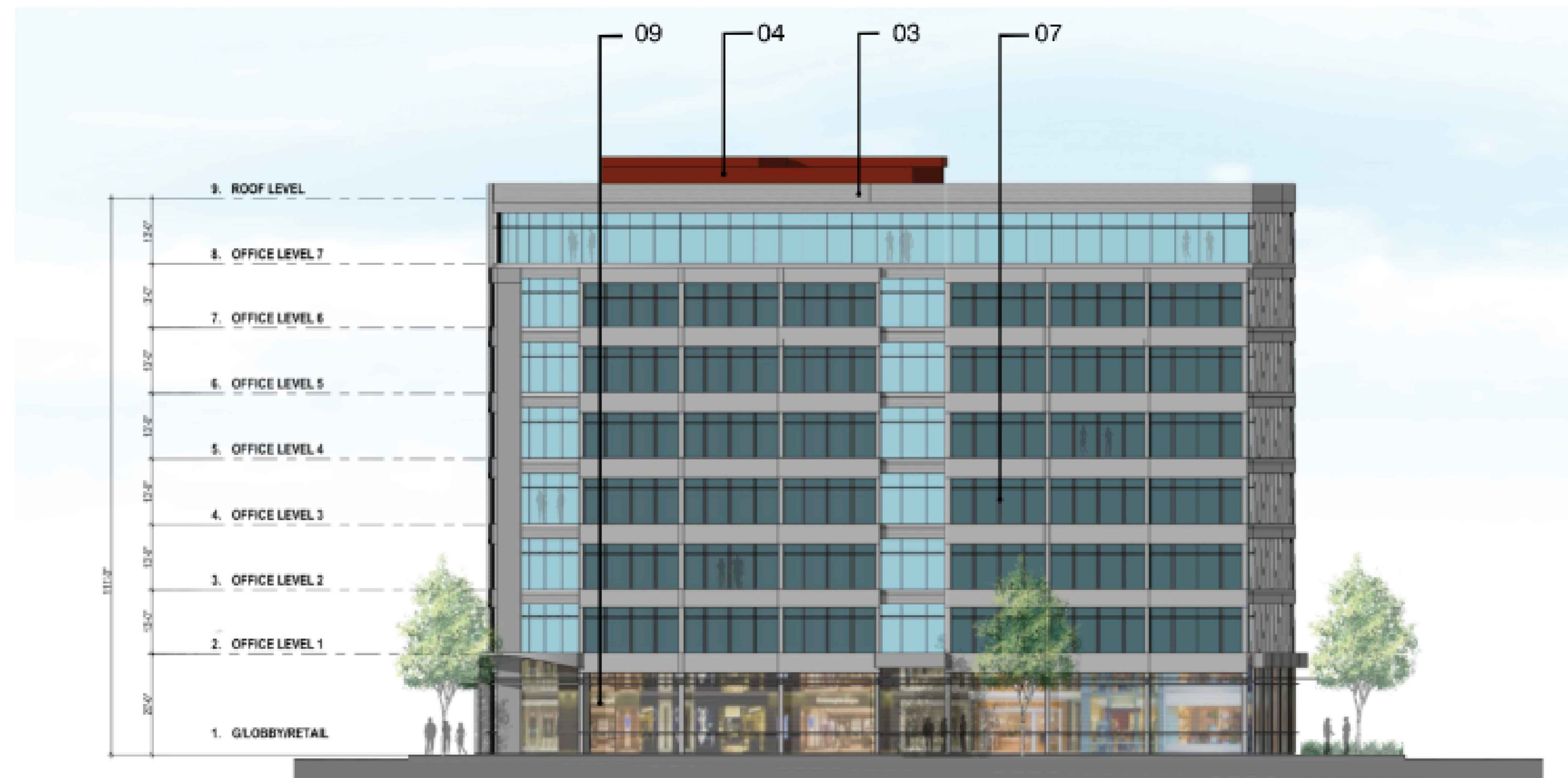
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KEY PLAN



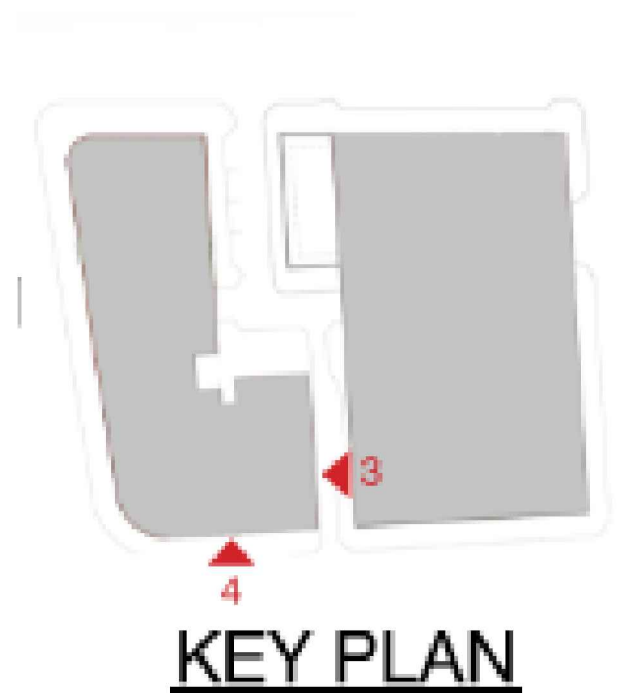
ELEVATION 3



ELEVATION 4

MATERIALS LEGEND

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- 05 CORRUGATED METAL
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- 07 METAL CANOPY
- 08 BALCONIES/
1x1 DECORATIVE MESH RAILING
- 09 1x1 DECORATIVE MESH
- 10 METAL PANEL LIGHT GRAY
- 11 ALUMINUM STOREFRONT



KEY PLAN

BLOCK		A	B			D	J			K	
			1	2	3		1	2	3		
BUILDING TYPE			RESIDENTIAL			PERFORMING ARTS / STEM EDUCATION CENTER	PARKING GARAGE /	HOTEL	OFFICE	RESIDENTIAL	TOTAL
RESIDENTIAL / APARTMENTS / PERFORMING ARTS	GSF/FLOOR		30,100	21,000	27,000					51,068	
	# FLOORS	5	6 Total	5 Total	6 Total					6 Total	
	LOBBY	8,300	3,200		1,000					4,600	17,100
	AMENITY		6,000	1,300	950					6,200	14,450
	UNITS	191	136	126	91					264	808
HOTEL / OFFICE	GSF/FLOOR						54,415	12,912	15,000		
	# FLOORS						6 Total	6 Total	7 Total		
	LOBBY							4,300	4,450		8,750
	AMENITY							4,600	1,000		5,600
	KEYS							125			
TOTAL GROSS AREA		228,315	214,050	125,950	99,275	50,000	73,460	95,450	289,357	1,175,857	
RETAIL	KIOSK					1,600					1,600
	ICE CREAM / COFFEE SHOP					2,400					2,400
	RESTAURANT				3,100		3,084			5,500	11,684
	JUNIOR ANCHOR				9,080			5,800			14,880
	PHARMACY W/ DRIVE THRU								12,200		12,200
	GROCERY		33,500								33,500
	IN-LINE		8,150				8,011	6,835			22,996
	OTHER (OPTIONAL MEZZ.)		15,600								15,600
	SERVICE CORE(MECH./LOADING)		2,500	1,300	1,200	900	5,400	3,500	200	2,318	17,318
TOTAL GROSS AREA INCL. RETAIL		236,615	273,800	127,250	111,455	54,000	16,495	89,595	107,850	297,175	1,314,235
PARKING PROVISION	PARKING GROSS AREA	95,500			266,200				305,102	137,772	804,574
	PARKING SPACES	322			663				862	409	2,256