

P2 LEVEL PLAN

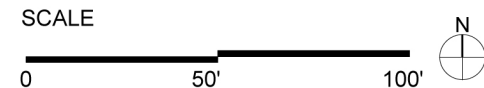
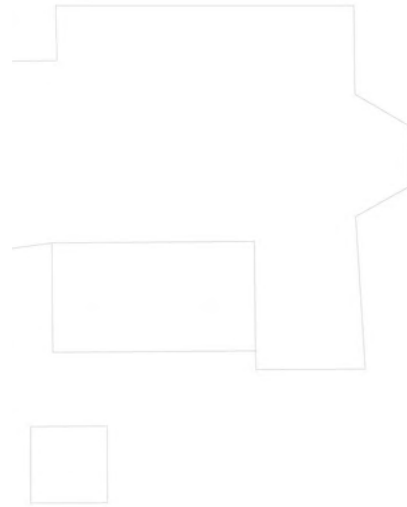


- RETAIL
- RESIDENTIAL
- PARKING/
LOADING/ MEP

Note:
Standard Spaces:
(Unmarked)
9' x 19'

Compact Spaces:
(Marked with C)
8' x 16'

Accessible Spaces
(Marked with Accessible
Symbol)
9'x 19' Not including
accessible aisle.

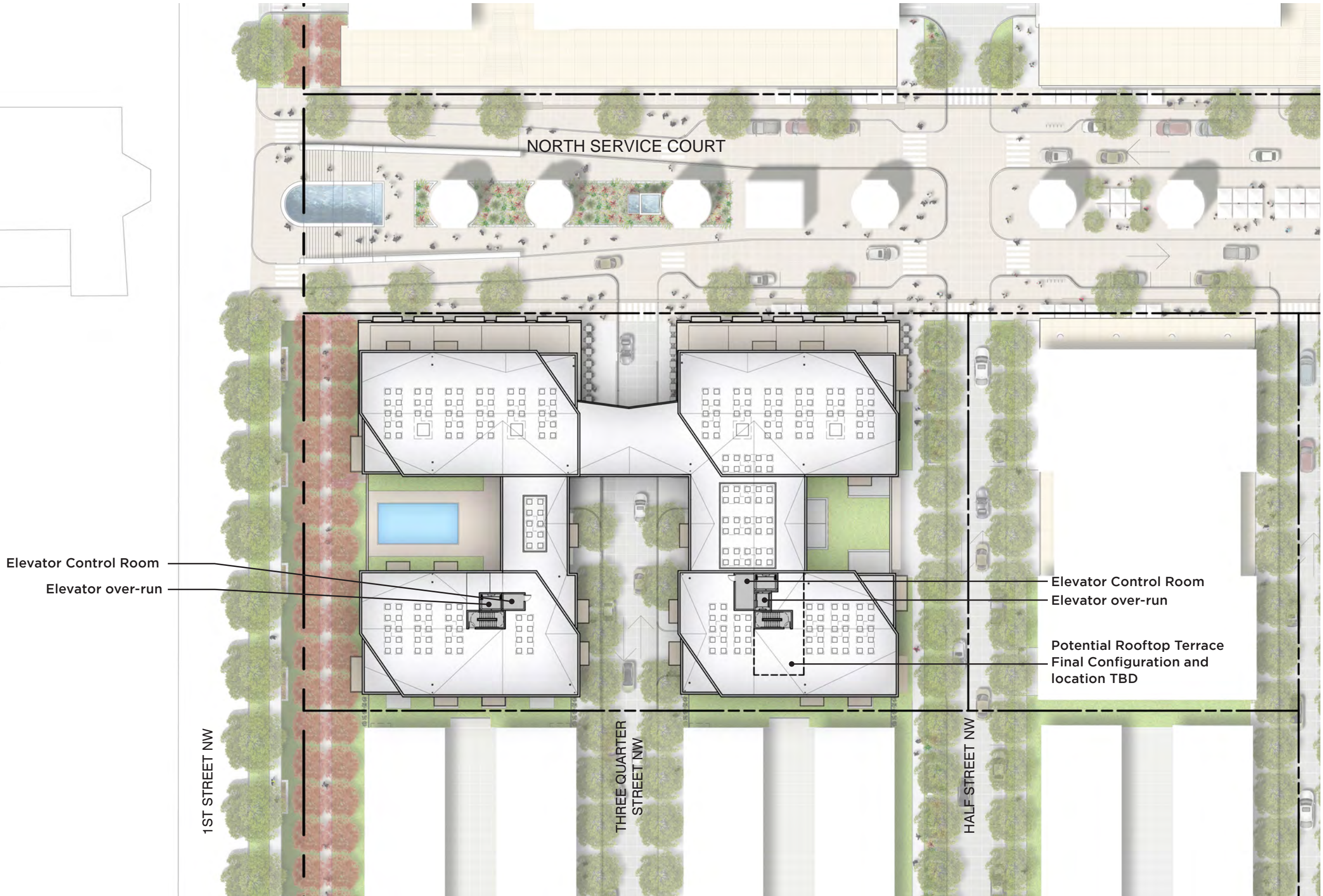


- Interior plan layouts are conceptual and shown for illustrative purposes. Final layouts may vary.
- Retail layouts, finished floor elevations, and entrance locations will depend on retail leasing.

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LOADING/ MEP

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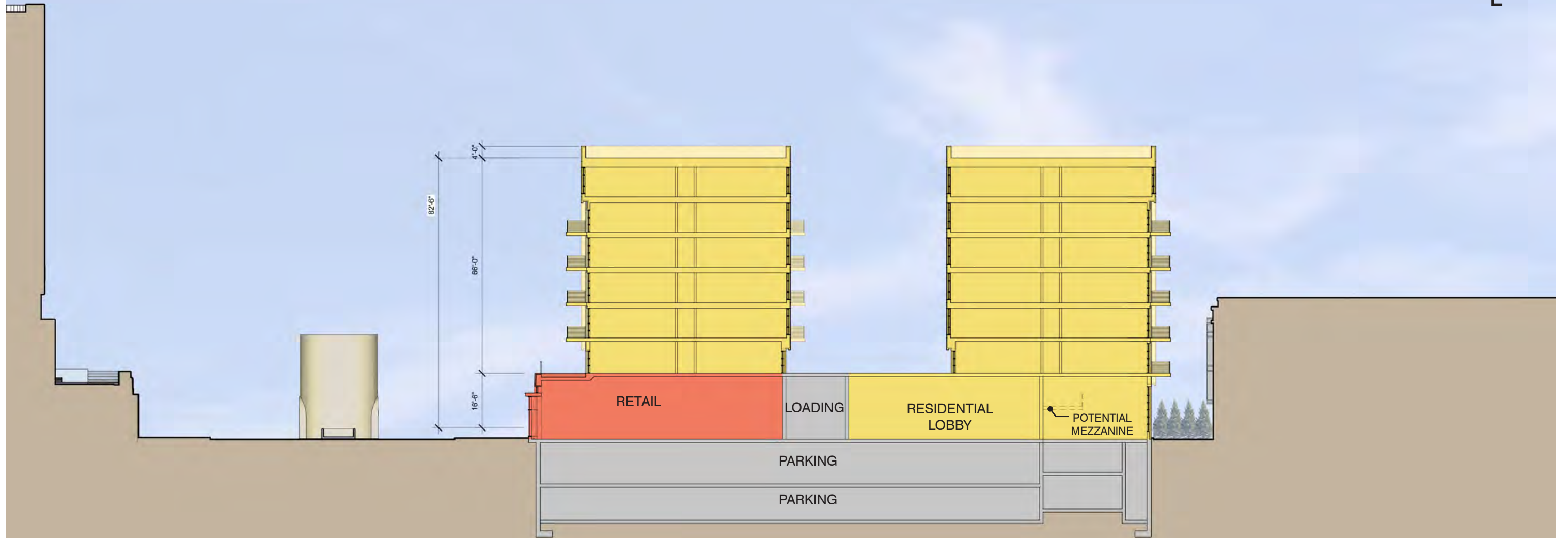
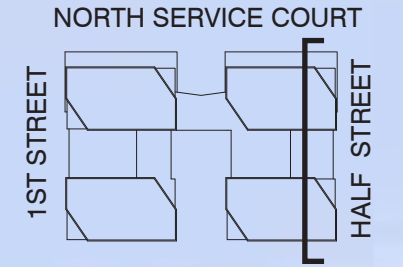
1. (§411.17) All screens and walls, and rooftop mechanical units are less than four feet above parapet.
2. (§770.6) Housing for mechanical equipment shall be set back from all exterior walls a distance at least equal to its height above the roof upon which it is located.



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BUILDING SECTION

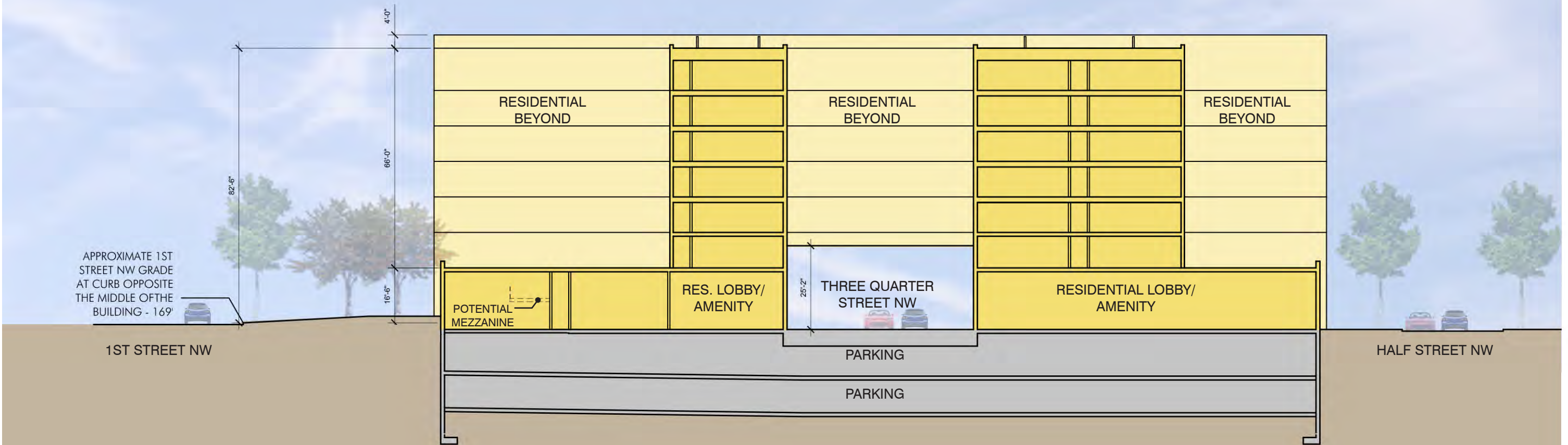
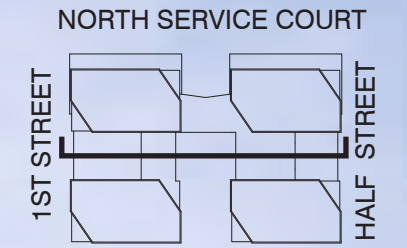
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NOTES:

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3. 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.
4. Flexibility is requested to make minor refinements to exterior details and dimensions, including belt courses, sills, bases, cornices, railings and trim, or any other changes to comply with the building codes or that are otherwise necessary to obtain a final building permit or certificate of occupancy.

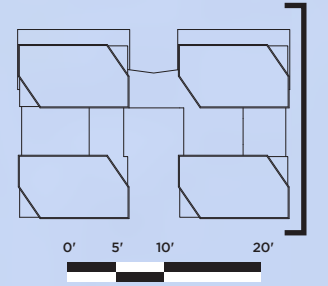
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EAST ELEVATION AT HALF STREET



MEASURED FROM APPROXIMATE 1ST STREET NW GRADE AT CURB OPPOSITE THE MIDDLE OF THE BUILDING - +169'



MAIN RESIDENTIAL ENTRANCE

NORTH SERVICE COURT

- NOTES:
1. (§411.17) All screens and walls, and rooftop mechanical units are less than four feet above parapet.
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HALF STREET

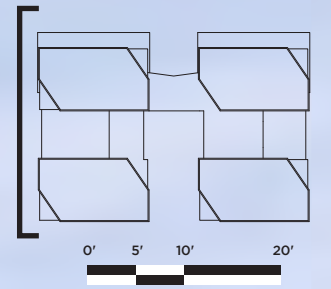
THREE QUARTER STREET

1ST STREET

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WEST ELEVATION AT 1ST STREET



MEASURED FROM APPROXIMATE 1ST STREET NW GRADE AT CURB OPPOSITE THE MIDDLE OF THE BUILDING - +169



NORTH SERVICE COURT

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SECTION AT THREE QUARTER STREET LOOKING WEST

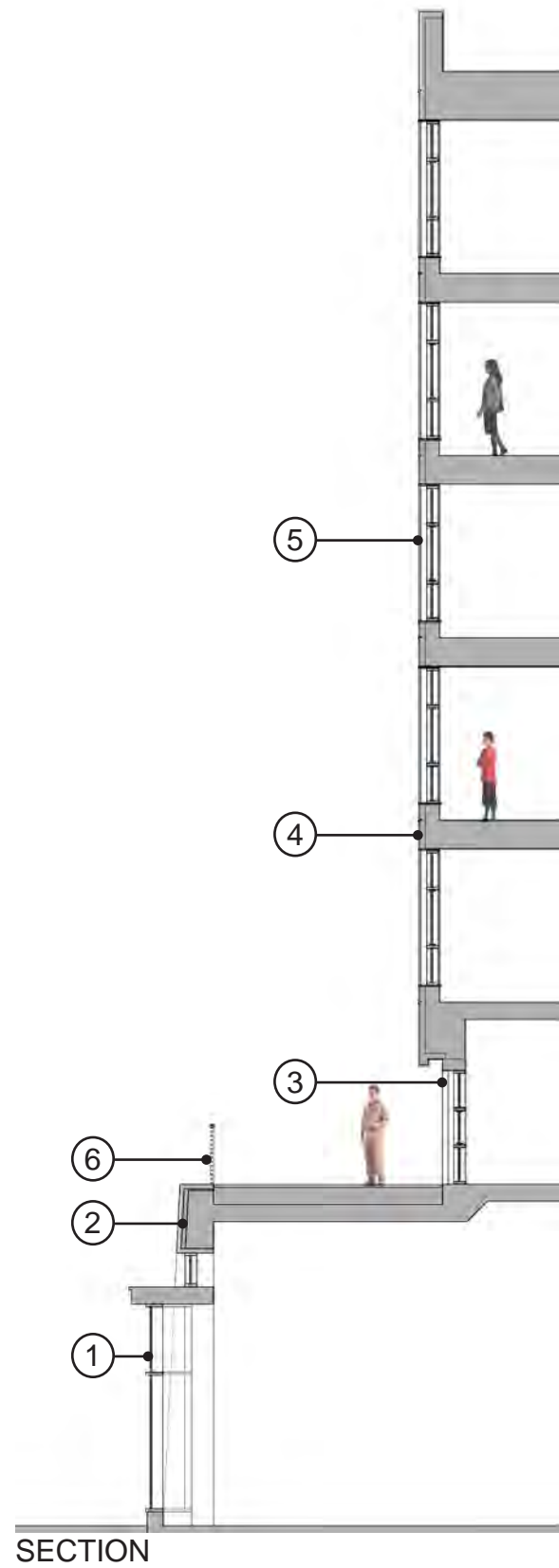


MEASURED FROM APPROXIMATE 1ST STREET NW GRADE AT CURB OPPOSITE THE MIDDLE OF THE BUILDING - +169'

NORTH SERVICE COURT

NOTES:

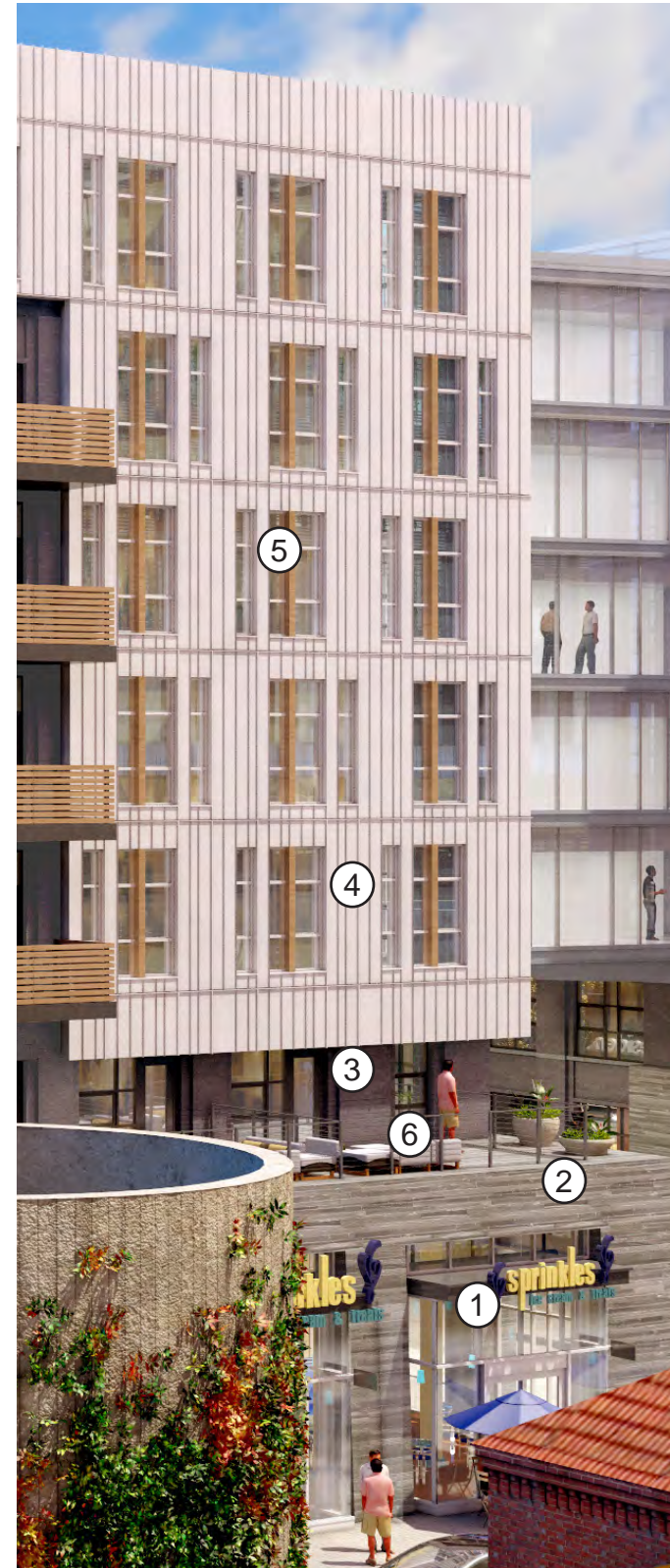
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SECTION

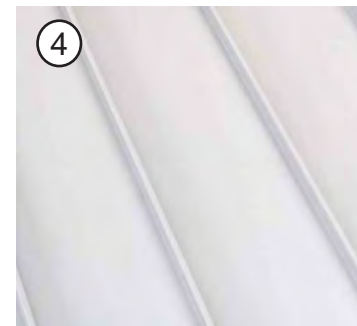
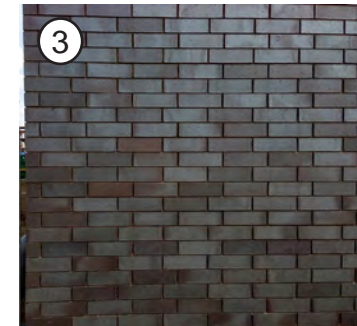
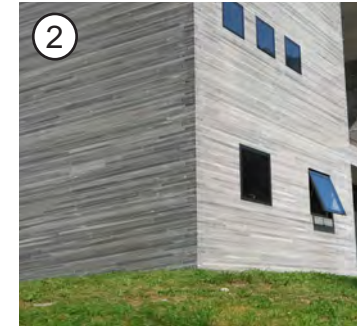


PARTIAL NORTH ELEVATION



PARTIAL VIEW FROM NORTH

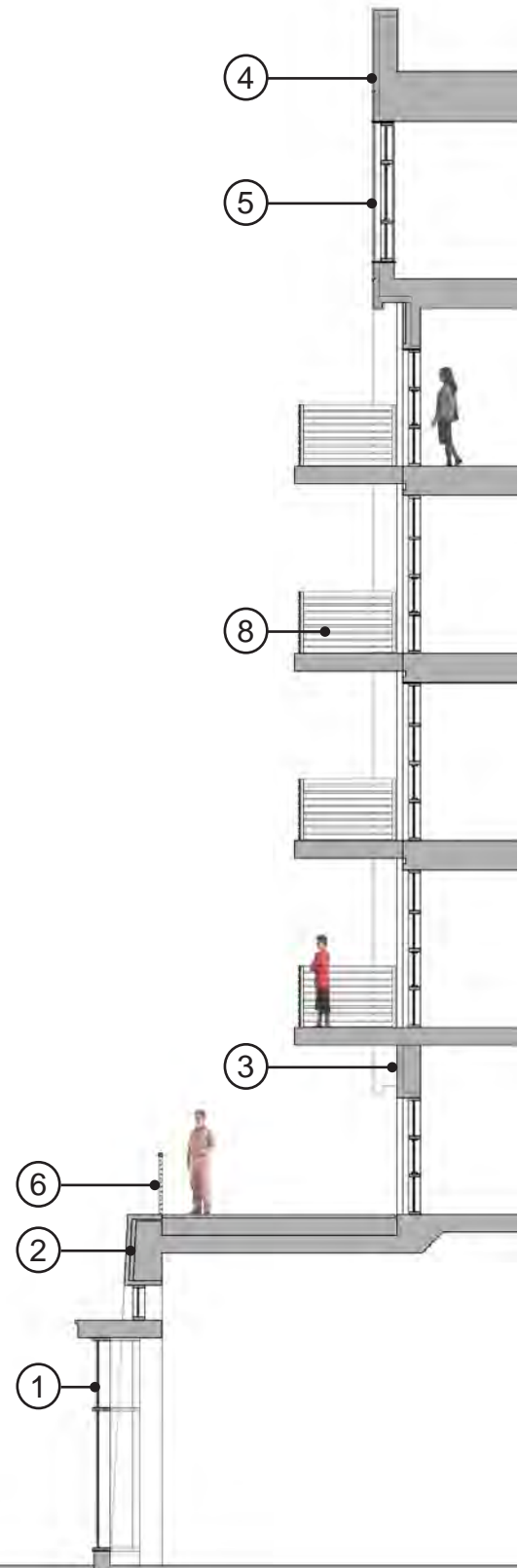
- ① ALUMINUM STOREFRONT SYSTEM
- ② GREY STONE
- ③ CHARCOAL GREY BRICK
- ④ WHITE METAL PANEL
- ⑤ GREY METAL MULLIONS WITH WOOD COLORED ACCENT MULLION
- ⑥ LIGHT GREY METAL RAILING



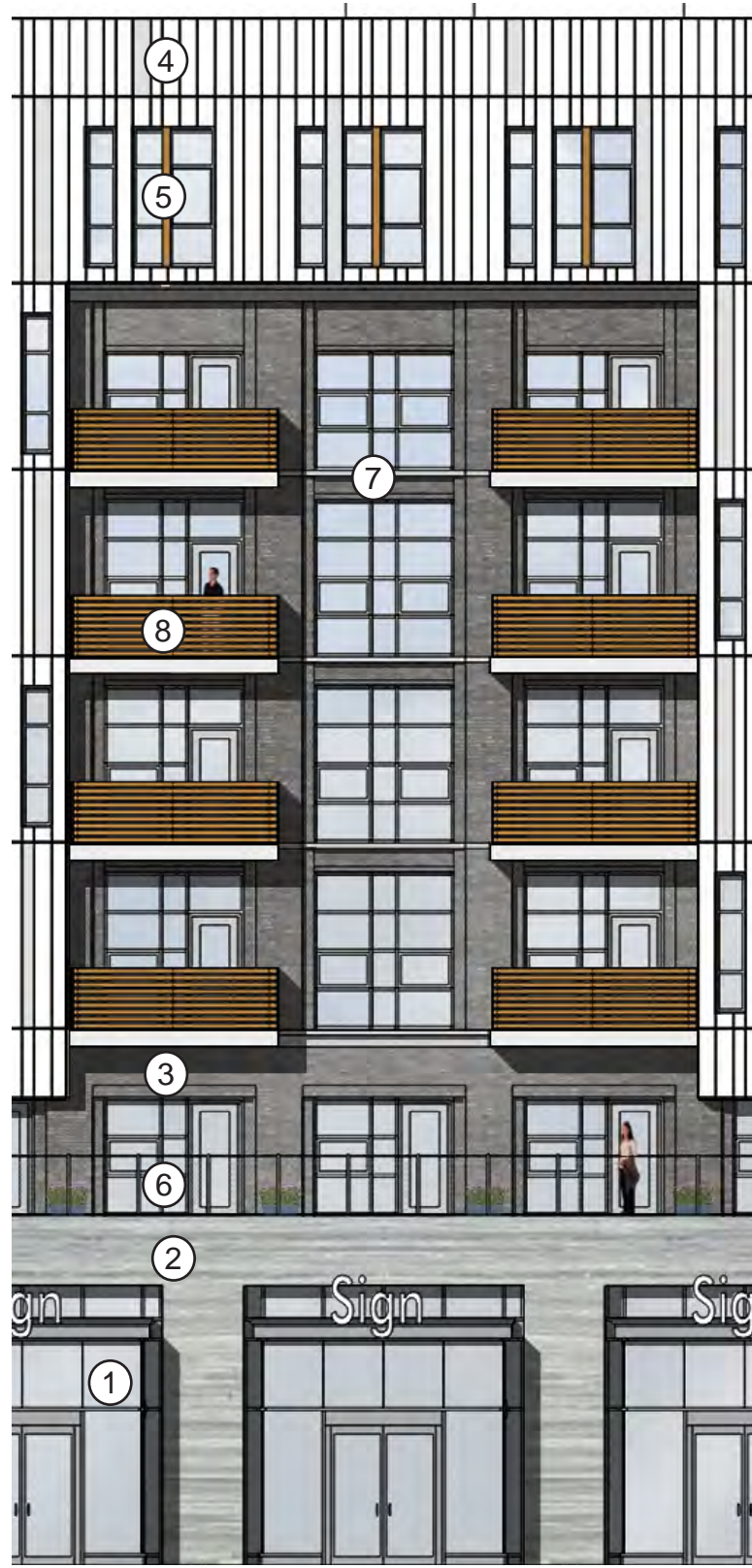
PRECEDENT IMAGERY OF MATERIALS

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DETAIL AT WOOD BALCONIES



SECTION

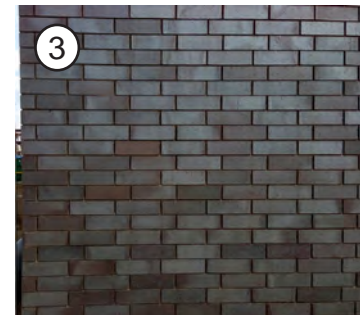
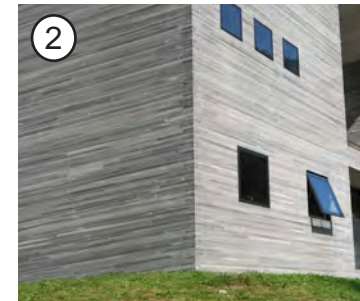


PARTIAL NORTH ELEVATION



PARTIAL VIEW FROM NORTH

- ① ALUMINUM STOREFRONT SYSTEM
- ② GREY STONE
- ③ CHARCOAL GREY BRICK
- ④ WHITE METAL PANEL
- ⑤ GREY METAL MULLIONS WITH WOOD COLORED ACCENT MULLION
- ⑥ LIGHT GREY METAL RAILING
- ⑦ CAST STONE CORNICE, SILLS, AND BANDING
- ⑧ WOOD CLAD RAILING



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