



Level 2



Level 3



Levels 4-6



Level 7

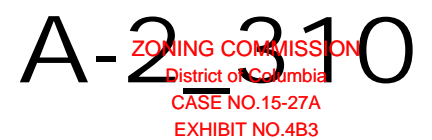
IZ CALCULATIONS - BUILDING A-2 / PUD		
RESIDENTIAL GFA - BASE BUILDING (APPROX.)		259,931
RESIDENTIAL GFA - PENTHOUSE (APPROX.)		7,044
<b>TOTAL RESIDENTIAL GFA (APPROX.)</b>		<b>266,975</b>
<b>TOTAL GFA IZ - 8% RESIDENTIAL GFA (APPROX.)</b>		<b>21,358</b>
RESIDENTIAL NET FLOOR AREA - BASE BUILDING (APPROX.)		200,643
RESIDENTIAL NET FLOOR AREA - PENTHOUSE (APPROX.)		4,302
<b>TOTAL RESIDENTIAL NET FLOOR AREA (APPROX.)</b>		<b>204,945</b>
EFFICIENCY RATIO (APPROX.)		0.767
<b>TOTAL RESIDENTIAL NET FLOOR AREA - IZ (APPROX.)</b>		<b>16,382</b>
<b>TOTAL RESIDENTIAL NET FLOOR AREA - MARKET RATE (APPROX.)</b>		<b>188,563</b>
<b>TOTAL UNITS (APPROX.)</b>		<b>260</b>
<b>TOTAL PROVIDED IZ AT 80% AMI</b>	NET SQUARE FEET	16,038
	APPROX. UNITS	20
<b>TOTAL PROVIDED IZ AT 50% AMI</b>	NET SQUARE FEET	344
	APPROX. UNITS	1

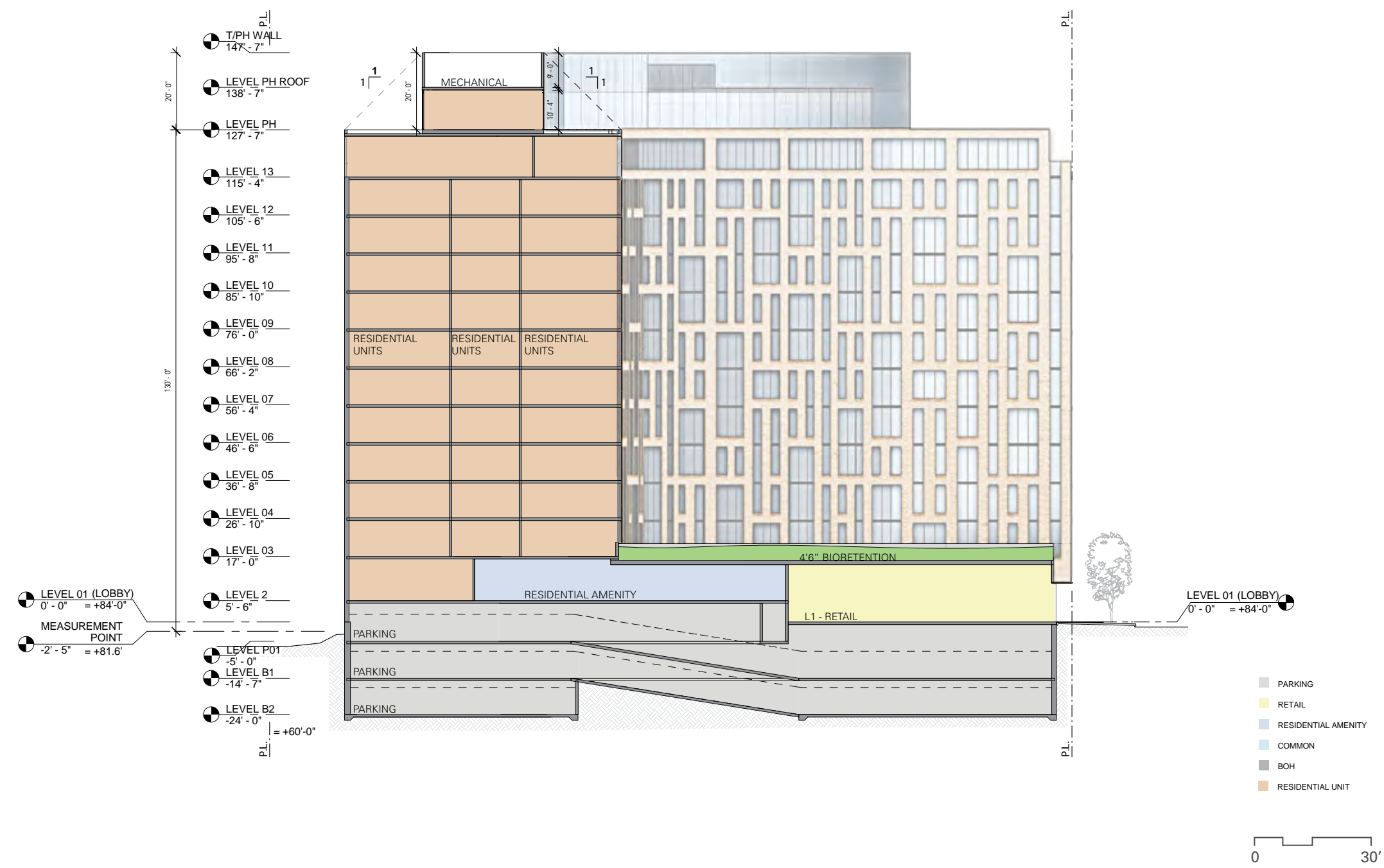
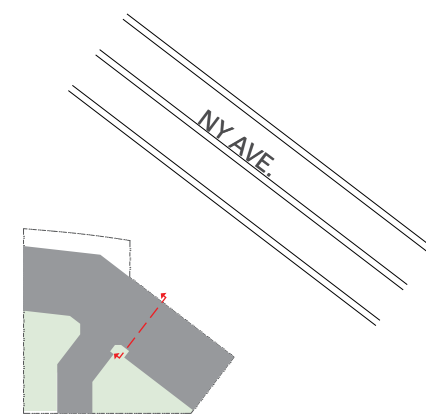
UNIT COUNT	STUDIO	STUDIO IZ	1 BD	1 BD IZ	2 BD	2 BD IZ	3 BD	3 BD IZ	TOTAL
2ND FLOOR	7	1	1	1	0	1	0	1	12
3RD FLOOR	2	1	12	2	3	3	0	0	23
4TH FLOOR	3	0	12	2	5	1	0	0	23
5TH FLOOR	3	0	12	2	5	1	0	0	23
6TH FLOOR	3	0	12	2	5	1	0	0	23
7TH FLOOR	3	0	12	2	6	0	0	0	23
8TH FLOOR	3	0	14	0	6	0	0	0	23
9TH FLOOR	3	0	14	0	6	0	0	0	23
10TH FLOOR	3	0	14	0	6	0	0	0	23
11TH FLOOR	3	0	14	0	6	0	0	0	23
12TH FLOOR	3	0	14	0	6	0	0	0	23
13TH FLOOR	0	0	0	0	14	0	4	0	18
	36		131		68		4		239
TOTAL MARKET RATE	15%		55%		28%		2%		100%
TOTAL IZ		10%		52%		33%		5%	100%
TOTAL COMBINED									260



MARCH 1, 2019

IZ UNIT LOCATIONS (APPROX)





- Notes:
- 1) Retail size and layout, interior partition locations, number, size and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary, shown for illustrative purposes only. Final layouts may vary.
  - 2) The exterior elevations including door and window sizes and locations are preliminary, shown for illustrative purposes only. Final layouts may vary.
  - 3) Parking space layouts is shown for illustrative purposes only. Final layouts may vary.
  - 4) Final location of green roof area subject to change.
  - 5) Materials shown are for illustrative purposes and may vary in color due to manufacturer availability, pricing, and other factors.

SECTION A-A

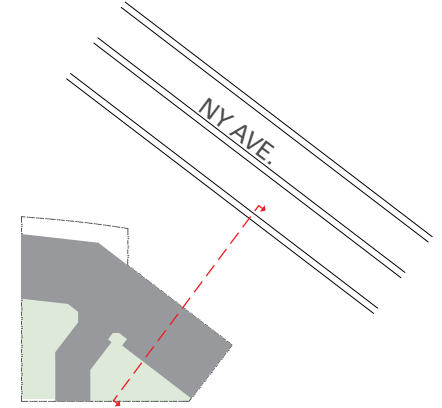
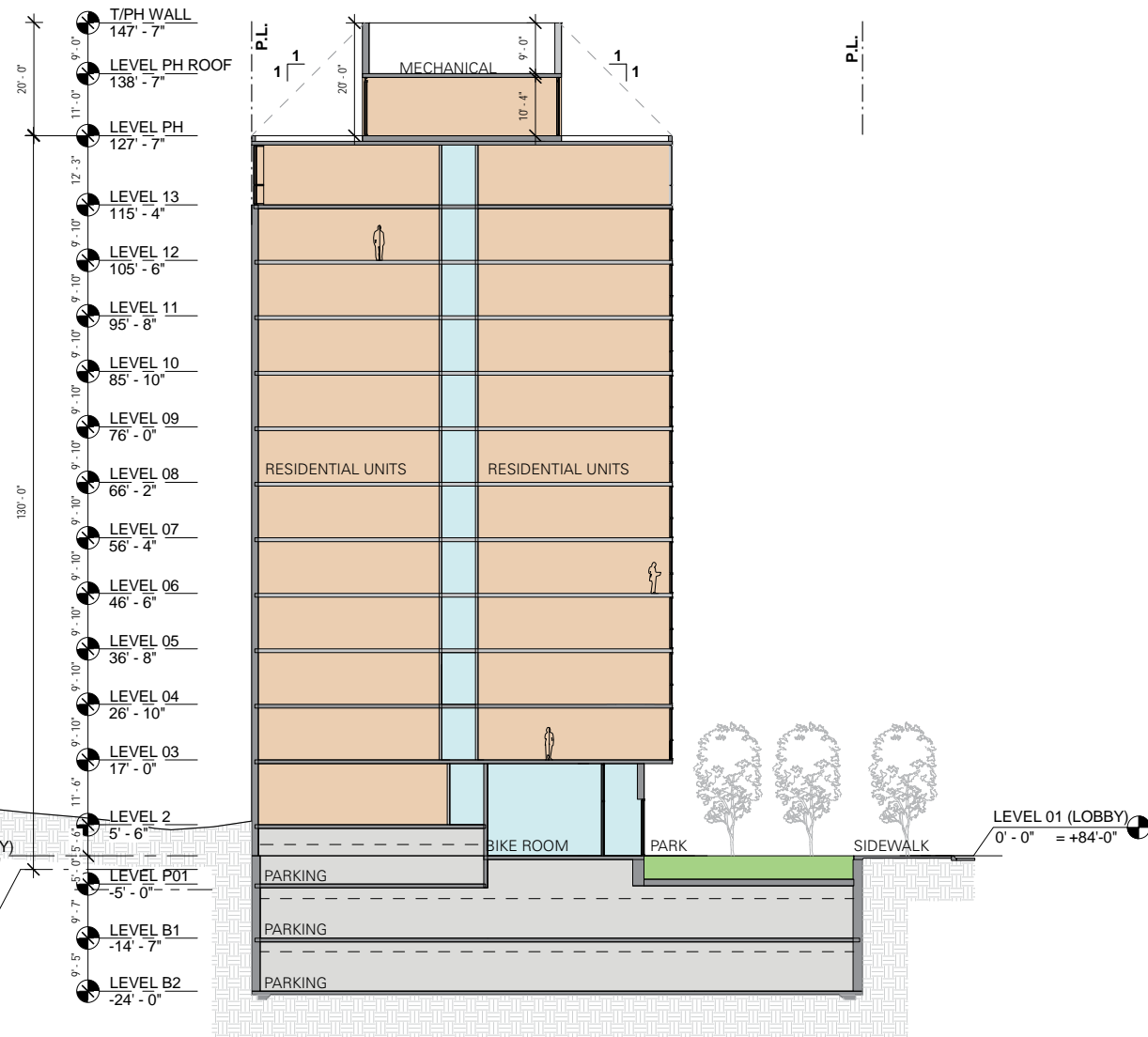
MARCH 1, 2019

A-2\_311



NEW YORK AVENUE  
28' - 0" = +112'-0"

LEVEL 01 (LOBBY)  
0' - 0" = +84'-0"  
MEASUREMENT POINT  
-2' - 5" = +81.6'



- PARKING
- RETAIL
- RESIDENTIAL AMENITY
- COMMON
- BOH
- RESIDENTIAL UNIT



- Notes:
- 1) Retail size and layout, interior partition locations, number, size and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary, shown for illustrative purposes only. Final layouts may vary.
  - 2) The exterior elevations including door and window sizes and locations are preliminary, shown for illustrative purposes only. Final layouts may vary.
  - 3) Parking space layouts is shown for illustrative purposes only. Final layouts may vary.
  - 4) Final location of green roof area subject to change.
  - 5) Materials shown are for illustrative purposes and may vary in color due to manufacturer availability, pricing, and other factors.

MARCH 1, 2019

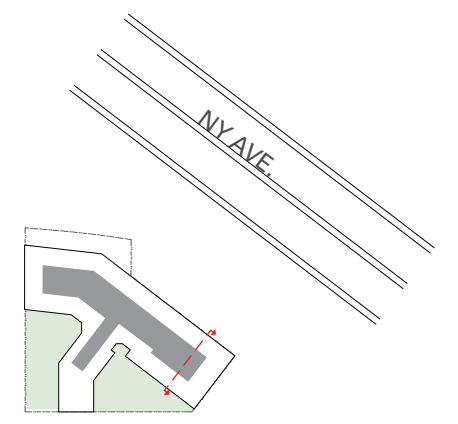
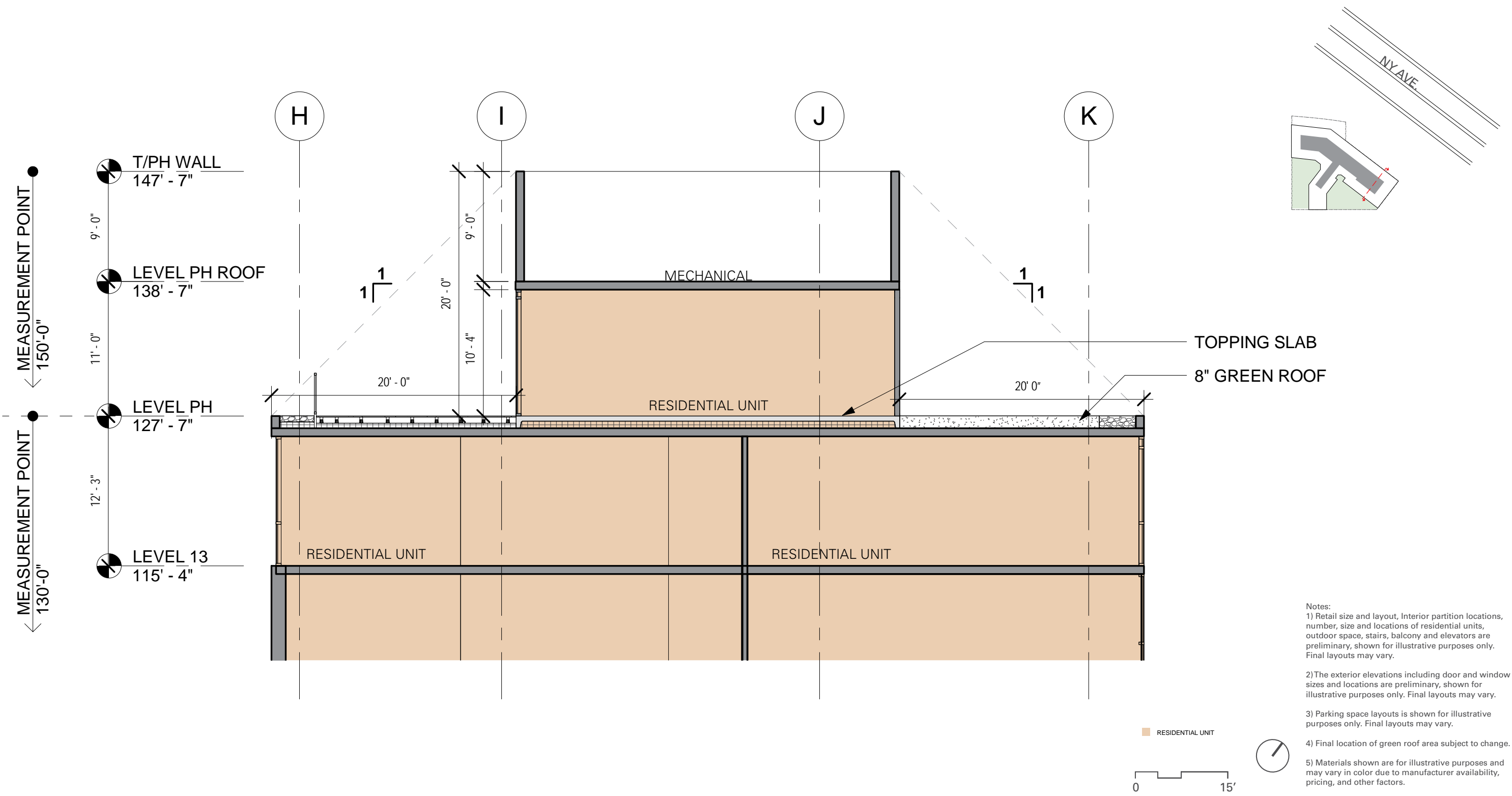
SECTION B-B



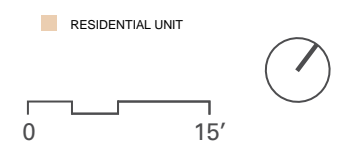
BRININSTOOL  
+ LYNCH

SCAPE

A-2\_312

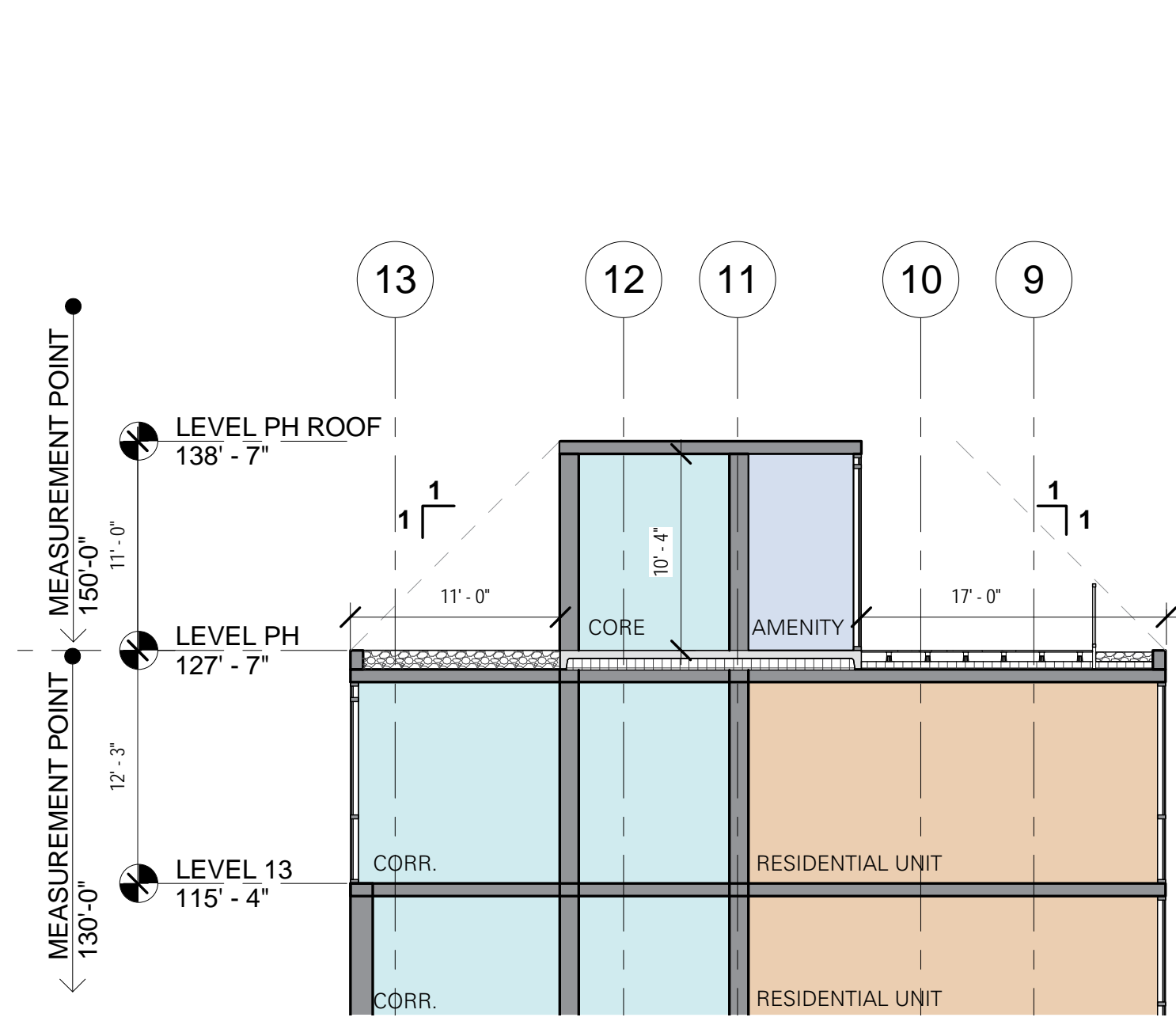


- Notes:
- 1) Retail size and layout, interior partition locations, number, size and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary, shown for illustrative purposes only. Final layouts may vary.
  - 2) The exterior elevations including door and window sizes and locations are preliminary, shown for illustrative purposes only. Final layouts may vary.
  - 3) Parking space layouts is shown for illustrative purposes only. Final layouts may vary.
  - 4) Final location of green roof area subject to change.
  - 5) Materials shown are for illustrative purposes and may vary in color due to manufacturer availability, pricing, and other factors.



ENLARGED SECTION C-C

MARCH 1, 2019



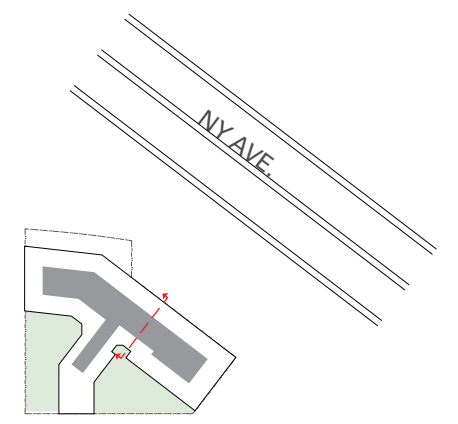
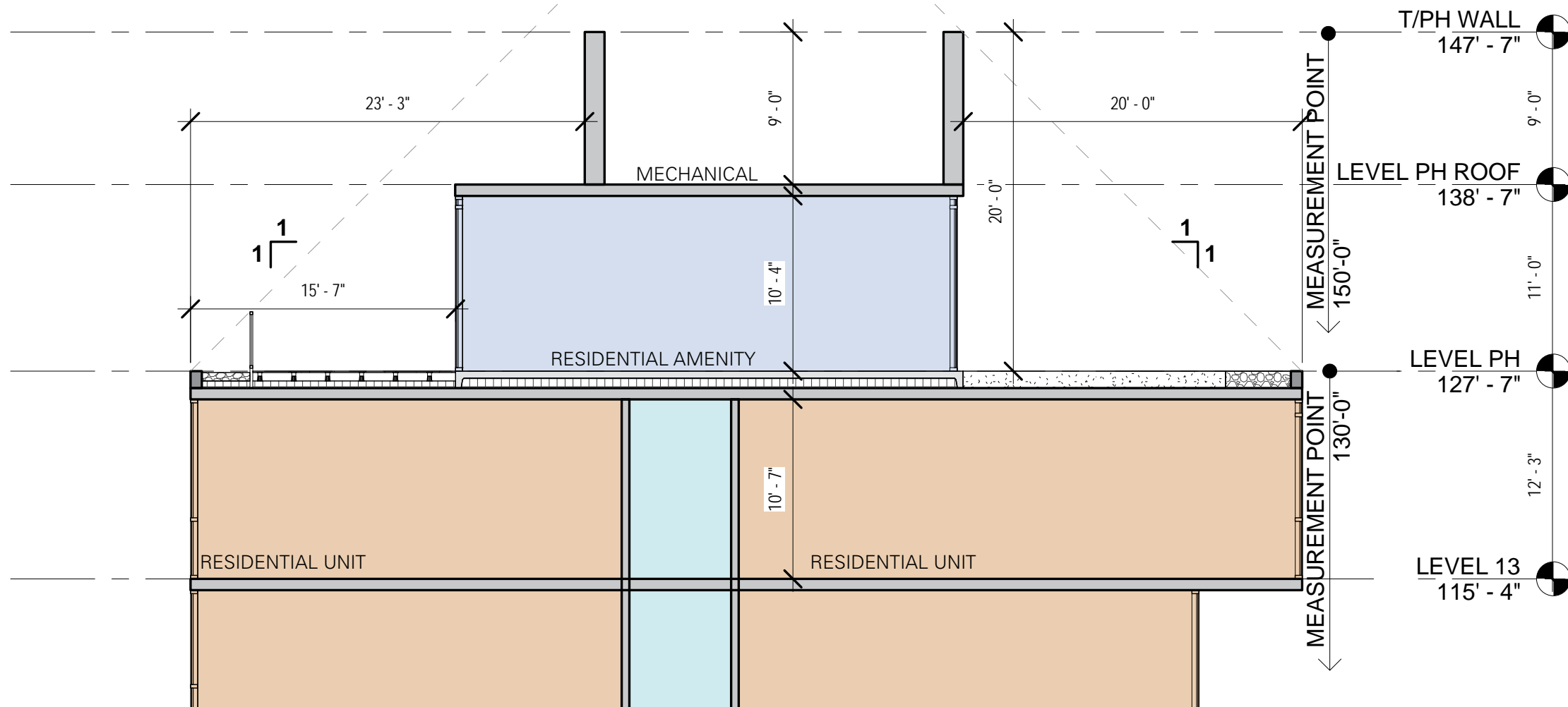
- RESIDENTIAL AMENITY
- COMMON
- BOH
- RESIDENTIAL UNIT



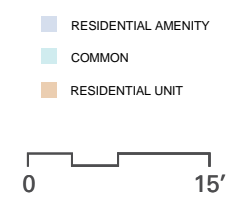
- Notes:
- 1) Retail size and layout, interior partition locations, number, size and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary, shown for illustrative purposes only. Final layouts may vary.
  - 2) The exterior elevations including door and window sizes and locations are preliminary, shown for illustrative purposes only. Final layouts may vary.
  - 3) Parking space layouts is shown for illustrative purposes only. Final layouts may vary.
  - 4) Final location of green roof area subject to change.
  - 5) Materials shown are for illustrative purposes and may vary in color due to manufacturer availability, pricing, and other factors.

MARCH 1, 2019

ENLARGED SECTION D-D

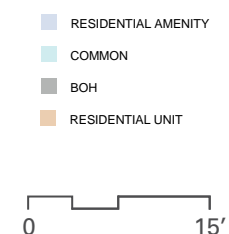
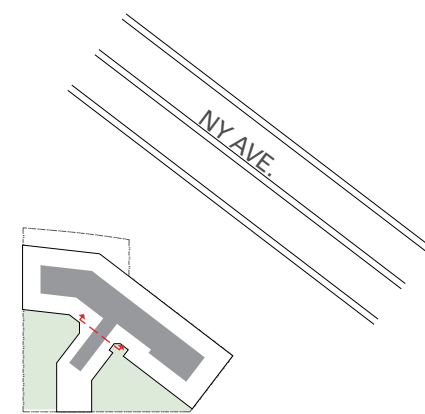
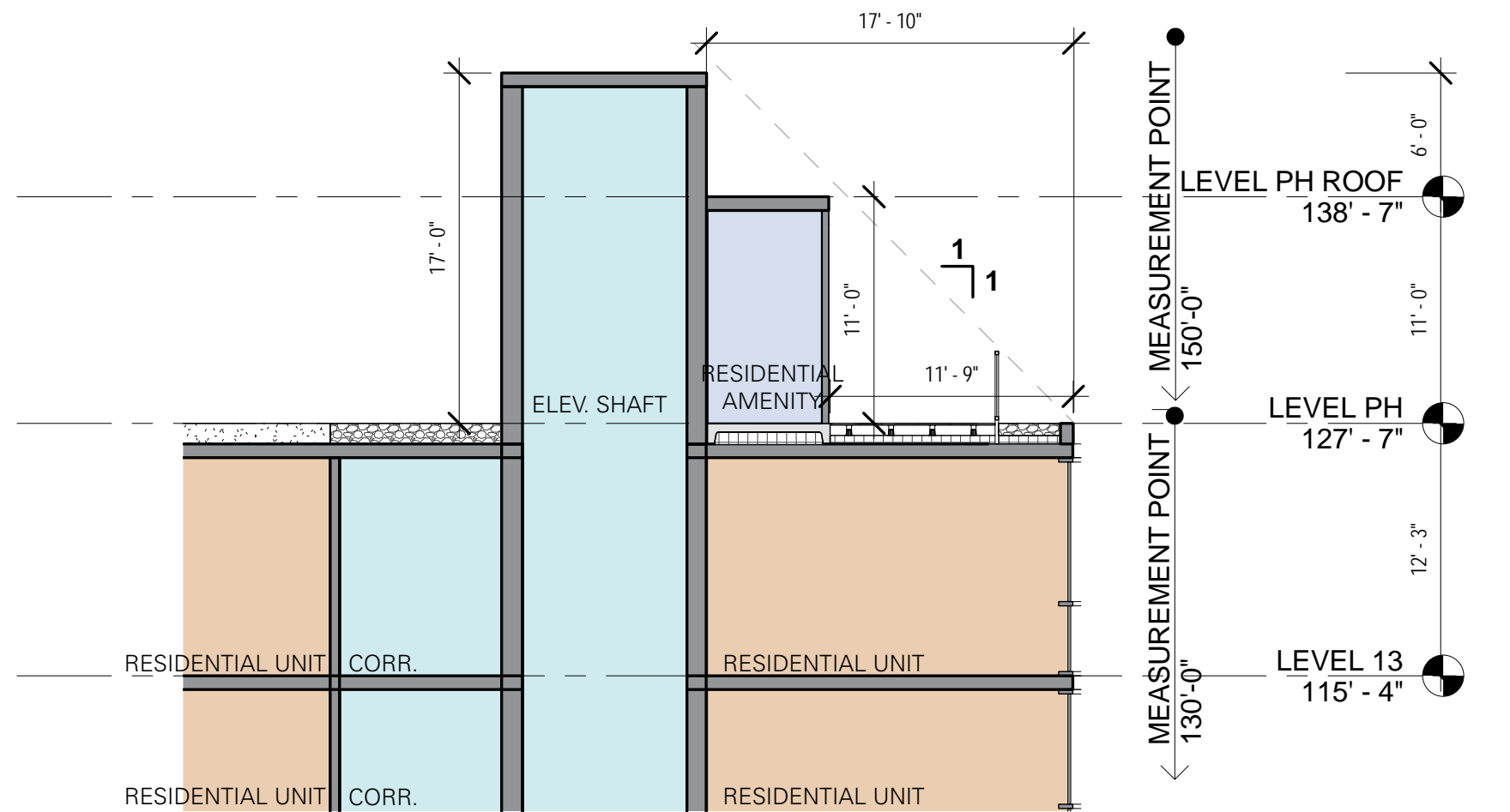


- Notes:
- 1) Retail size and layout, interior partition locations, number, size and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary, shown for illustrative purposes only. Final layouts may vary.
  - 2) The exterior elevations including door and window sizes and locations are preliminary, shown for illustrative purposes only. Final layouts may vary.
  - 3) Parking space layouts is shown for illustrative purposes only. Final layouts may vary.
  - 4) Final location of green roof area subject to change.
  - 5) Materials shown are for illustrative purposes and may vary in color due to manufacturer availability, pricing, and other factors.



ENLARGED SECTION E-E

MARCH 1, 2019

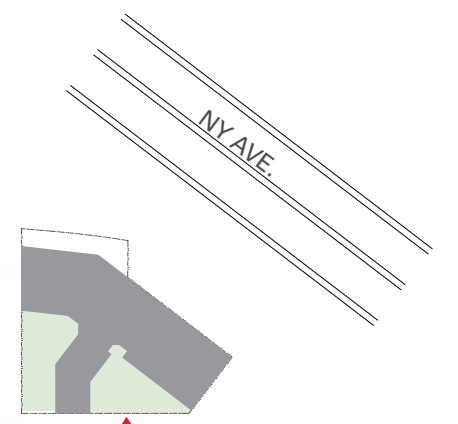
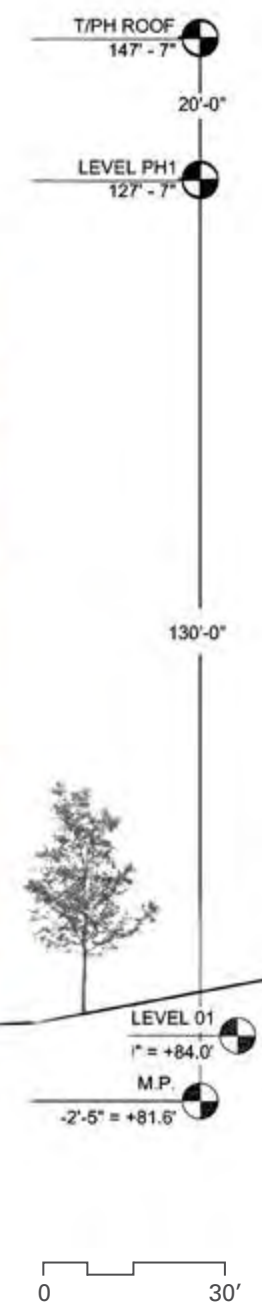


- Notes:
- 1) Retail size and layout, interior partition locations, number, size and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary, shown for illustrative purposes only. Final layouts may vary.
  - 2) The exterior elevations including door and window sizes and locations are preliminary, shown for illustrative purposes only. Final layouts may vary.
  - 3) Parking space layouts is shown for illustrative purposes only. Final layouts may vary.
  - 4) Final location of green roof area subject to change.
  - 5) Materials shown are for illustrative purposes and may vary in color due to manufacturer availability, pricing, and other factors.

MARCH 1, 2019

ENLARGED SECTION F-F





- Notes:
- 1) Retail size and layout, interior partition locations, number, size and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary, shown for illustrative purposes only. Final layouts may vary.
  - 2) The exterior elevations including door and window sizes and locations are preliminary, shown for illustrative purposes only. Final layouts may vary.
  - 3) Parking space layouts is shown for illustrative purposes only. Final layouts may vary.
  - 4) Final location of green roof area subject to change.
  - 5) Materials shown are for illustrative purposes and may vary in color due to manufacturer availability, pricing, and other factors.

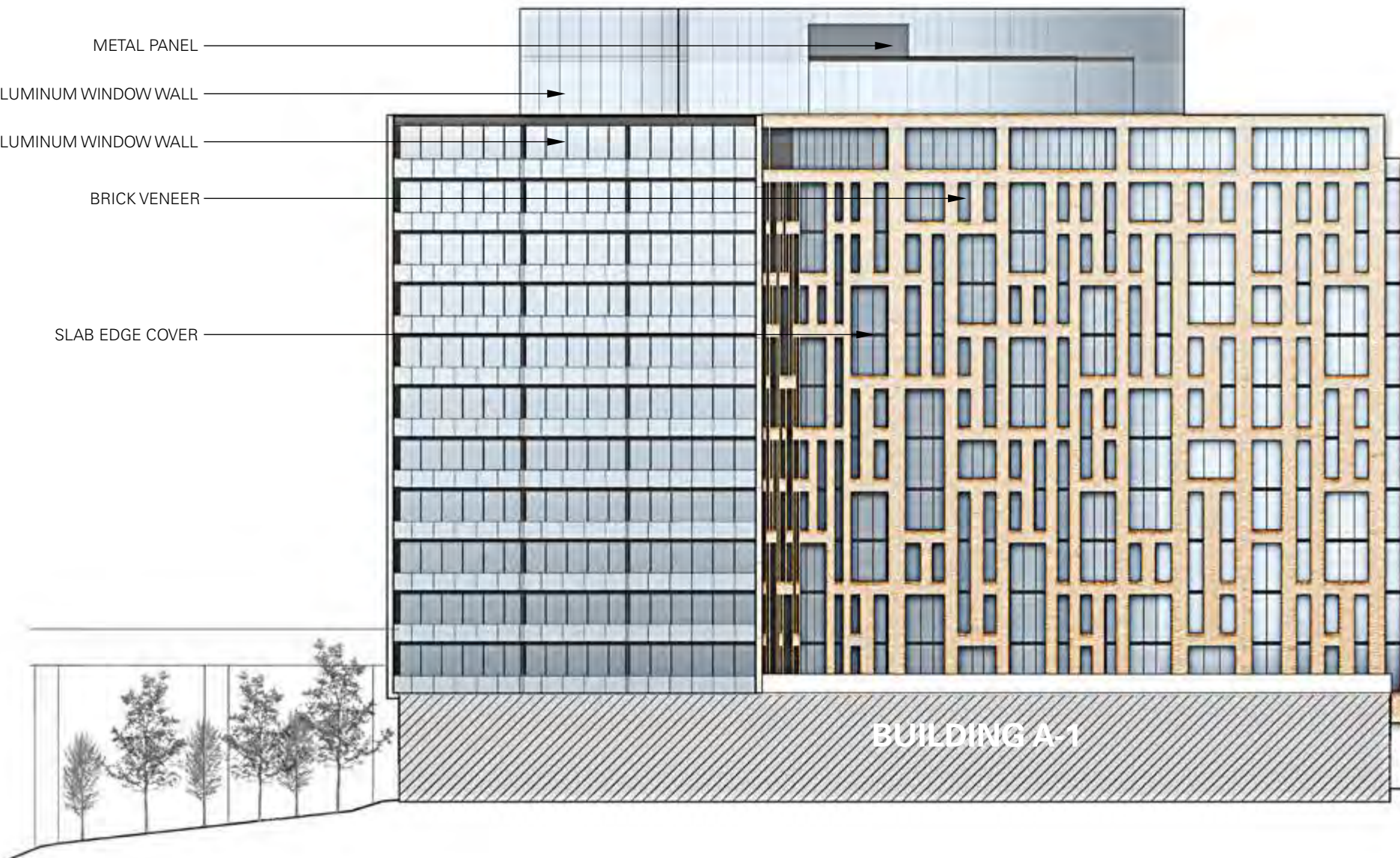
ELEVATION A

MARCH 1, 2019

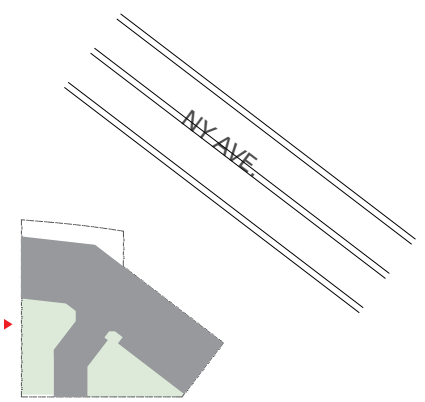
A-2\_317



METAL PANEL  
 GLASS & ALUMINUM WINDOW WALL  
 GLASS & ALUMINUM WINDOW WALL  
 BRICK VENEER  
 SLAB EDGE COVER



T/PH ROOF  
 147' - 7"  
 20'-0"  
 LEVEL PH1  
 127' - 7"



130'-0"

LEVEL 01  
 0'-0" = +84.0"  
 M.P.  
 -2'-5" = +81.6"  
 B/ PARKING  
 -4'-0" = +80.0"



- Notes:
- 1) Retail size and layout, interior partition locations, number, size and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary, shown for illustrative purposes only. Final layouts may vary.
  - 2) The exterior elevations including door and window sizes and locations are preliminary, shown for illustrative purposes only. Final layouts may vary.
  - 3) Parking space layouts is shown for illustrative purposes only. Final layouts may vary.
  - 4) Final location of green roof area subject to change.
  - 5) Materials shown are for illustrative purposes and may vary in color due to manufacturer availability, pricing, and other factors.

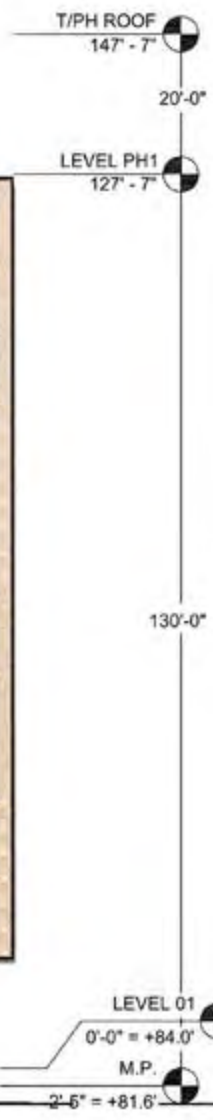
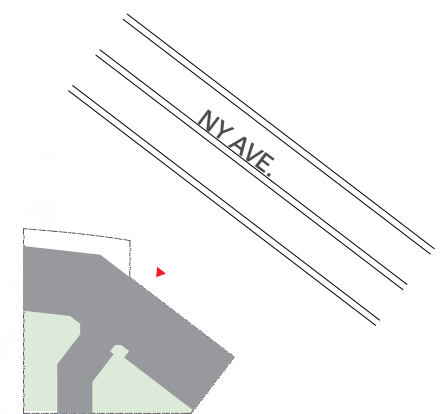
MARCH 1, 2019

ELEVATION B

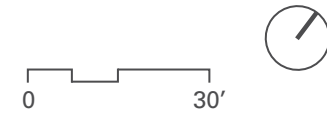


A-2\_318





- Notes:
- 1) Retail size and layout, interior partition locations, number, size and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary, shown for illustrative purposes only. Final layouts may vary.
  - 2) The exterior elevations including door and window sizes and locations are preliminary, shown for illustrative purposes only. Final layouts may vary.
  - 3) Parking space layouts is shown for illustrative purposes only. Final layouts may vary.
  - 4) Final location of green roof area subject to change.
  - 5) Materials shown are for illustrative purposes and may vary in color due to manufacturer availability, pricing, and other factors.

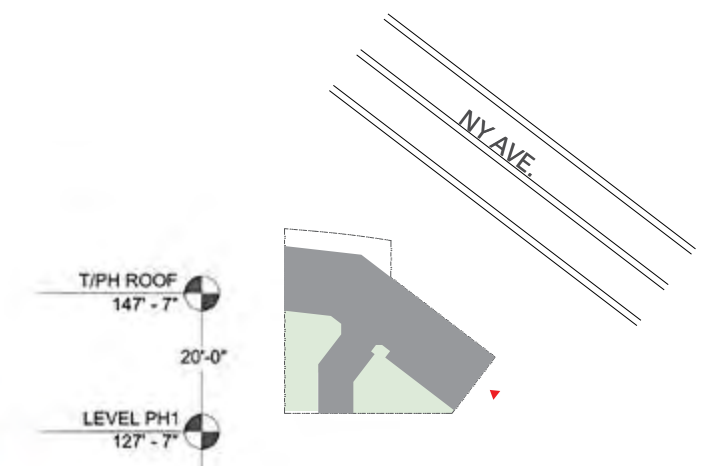


ELEVATION C

MARCH 1, 2019

A-2\_319

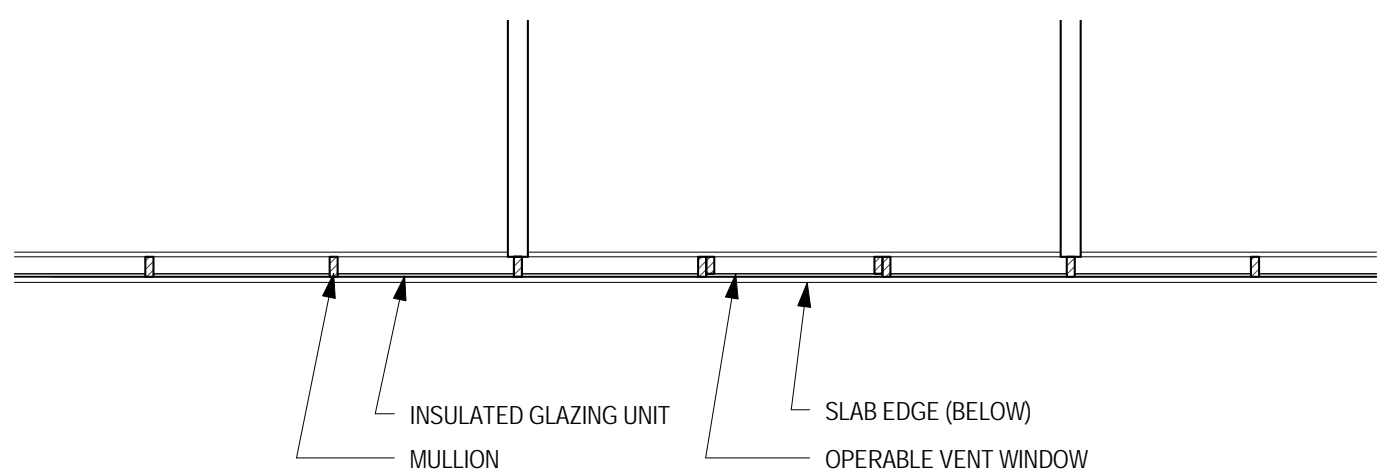
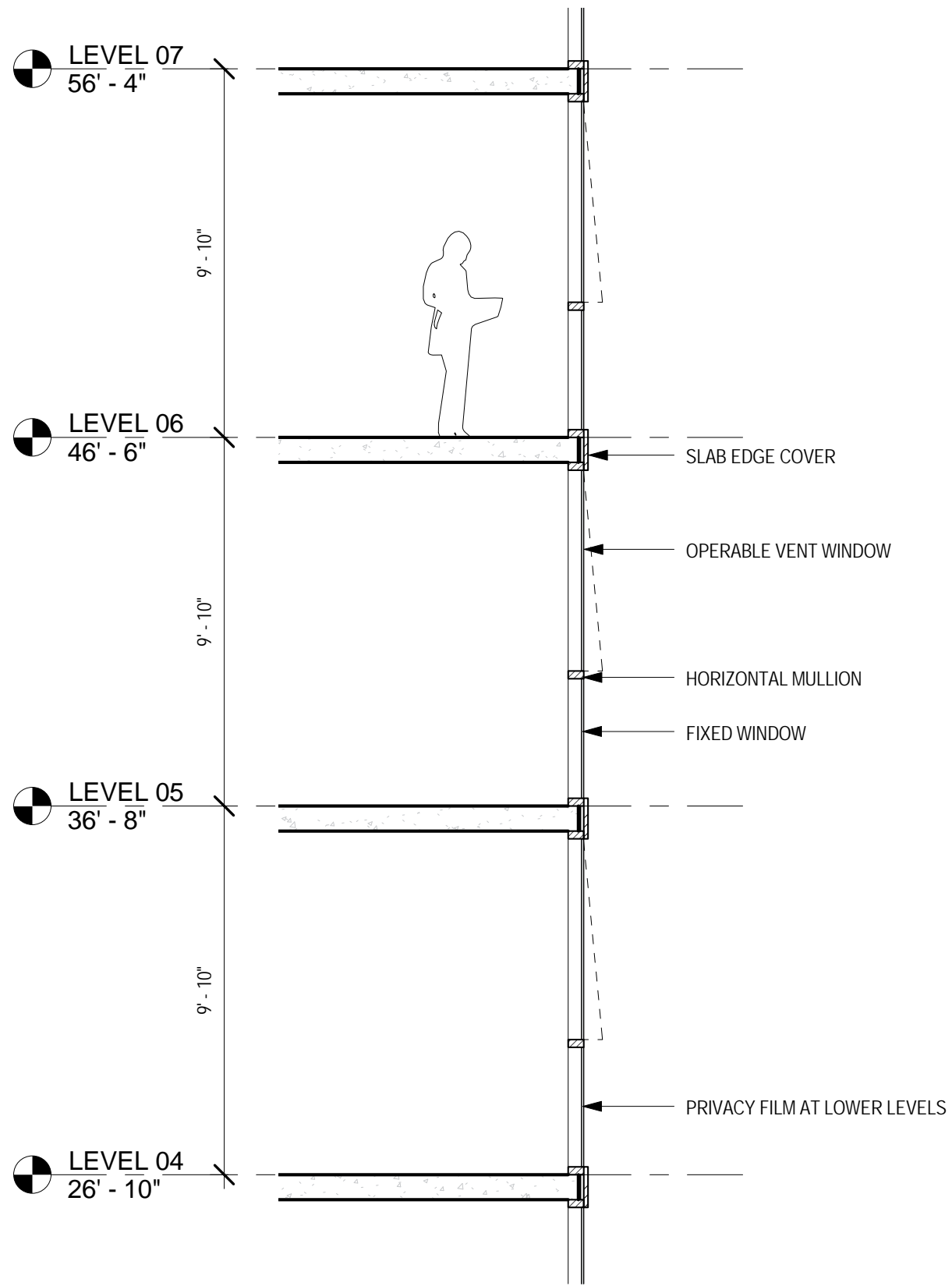




- Notes:
- 1) Retail size and layout, interior partition locations, number, size and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary, shown for illustrative purposes only. Final layouts may vary.
  - 2) The exterior elevations including door and window sizes and locations are preliminary, shown for illustrative purposes only. Final layouts may vary.
  - 3) Parking space layouts is shown for illustrative purposes only. Final layouts may vary.
  - 4) Final location of green roof area subject to change.
  - 5) Materials shown are for illustrative purposes and may vary in color due to manufacturer availability, pricing, and other factors.

MARCH 1, 2019

ELEVATION D

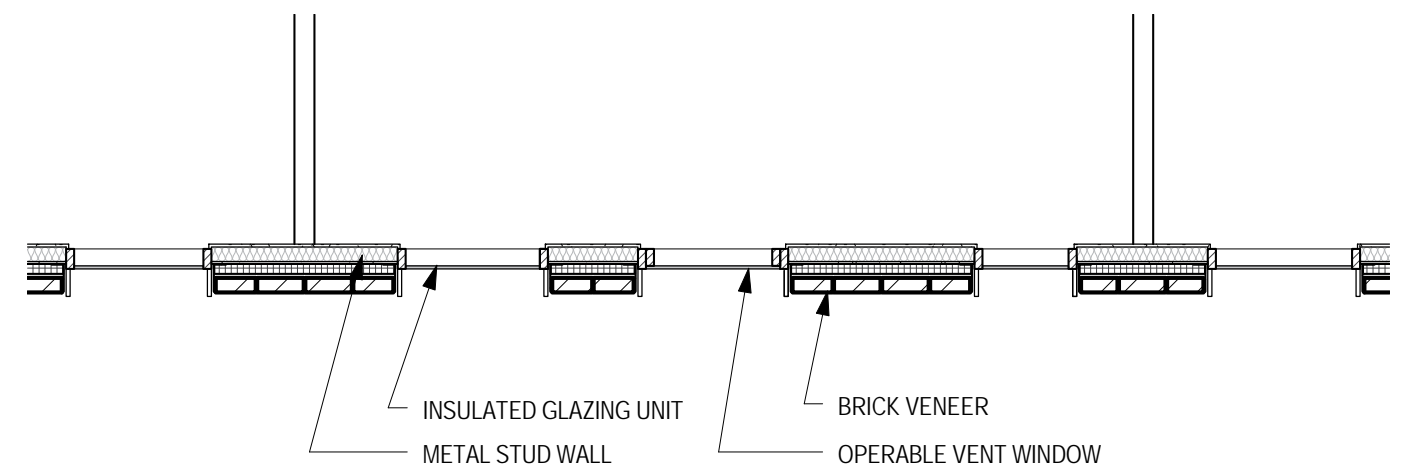
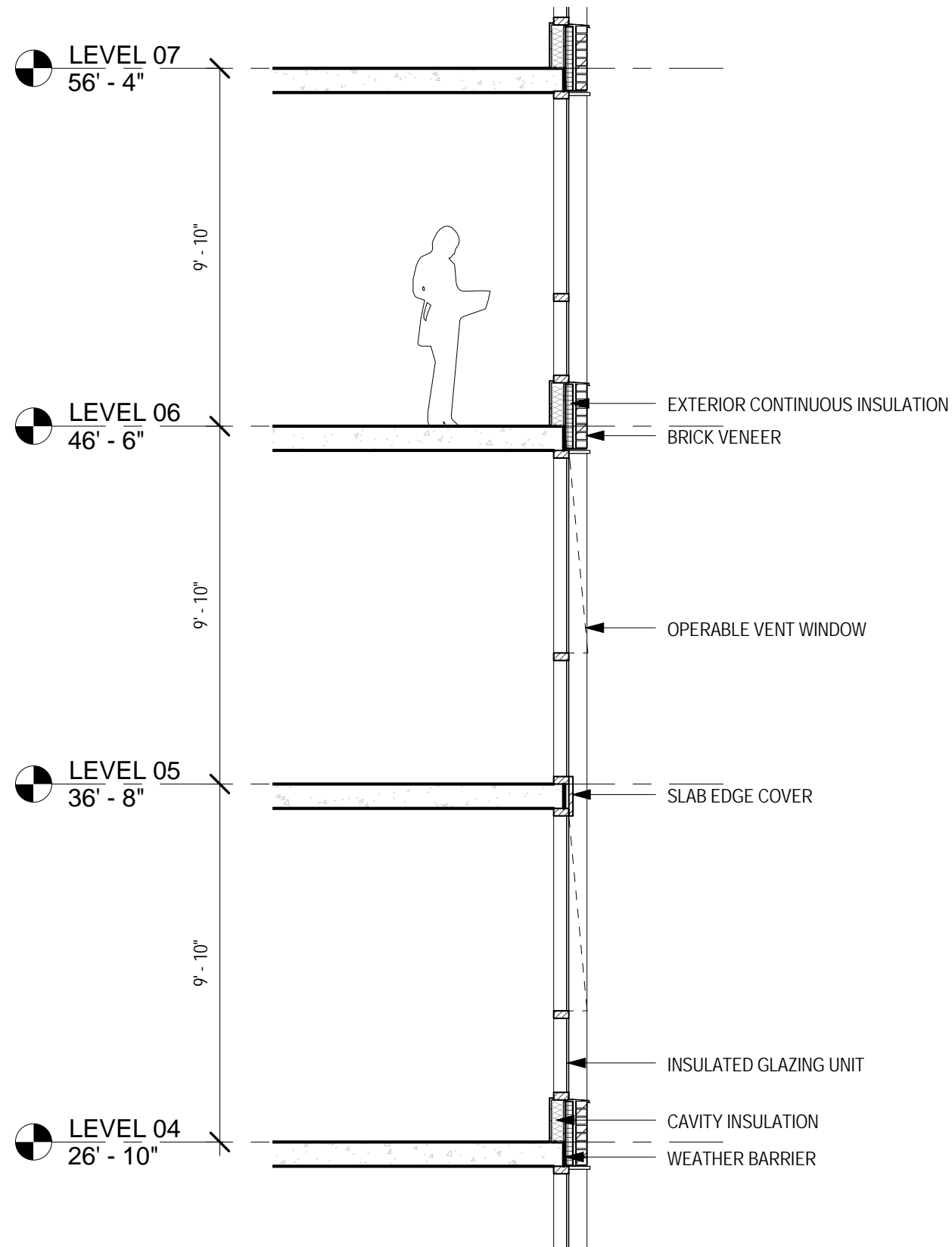


FACADE A

MARCH 1, 2019

A-2\_321



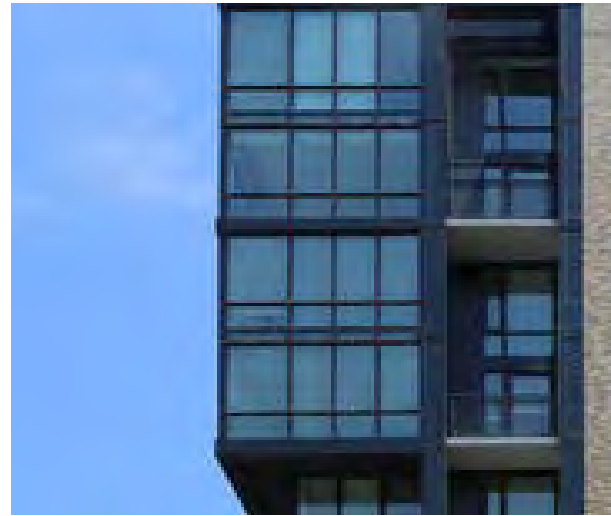


MARCH 1, 2019

FACADE B



Facade A  
Window Wall



Facade B  
Brick - Light Color



Facade B Podium  
Dark Brick



MATERIAL INSPIRATION

A-2\_323

SCAPE + BRININSTOOL  
LYNCH

sh p

GROSVENOR

MARCH 1, 2019

# BUILDING A-2: SIGNAGE

MARCH 1, 2019





Sign Type A  
Building Signs



Sign Type B  
Blade Signs



Sign Type C  
Window Signs



PRECEDENT SIGNAGE

A-2\_401

SCAPE + BRININSTOOL  
LYNCH

sh p

GROSVENOR

MARCH 1, 2019



Sign Type D  
Painted Walls

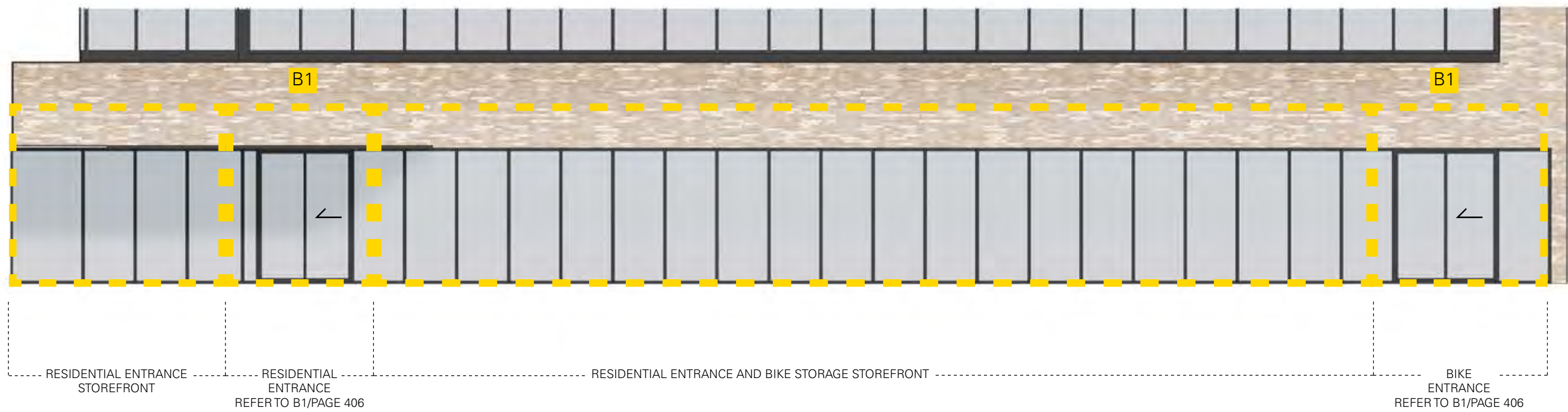
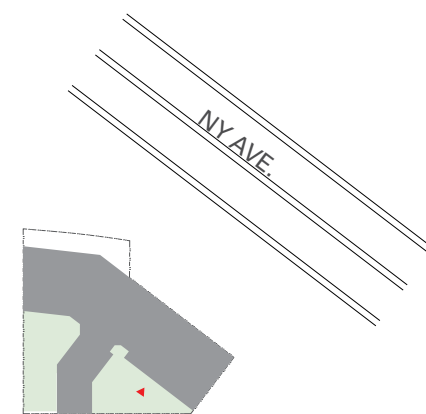


Sign Type E  
Architectural Canopy

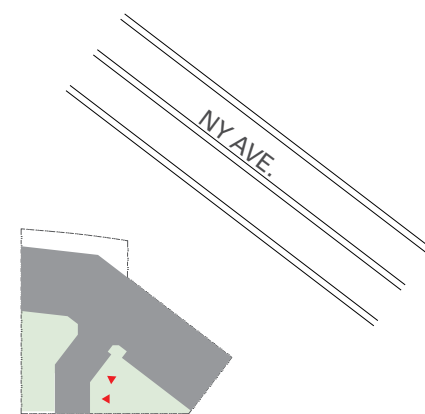


MARCH 1, 2019

PRECEDENT SIGNAGE





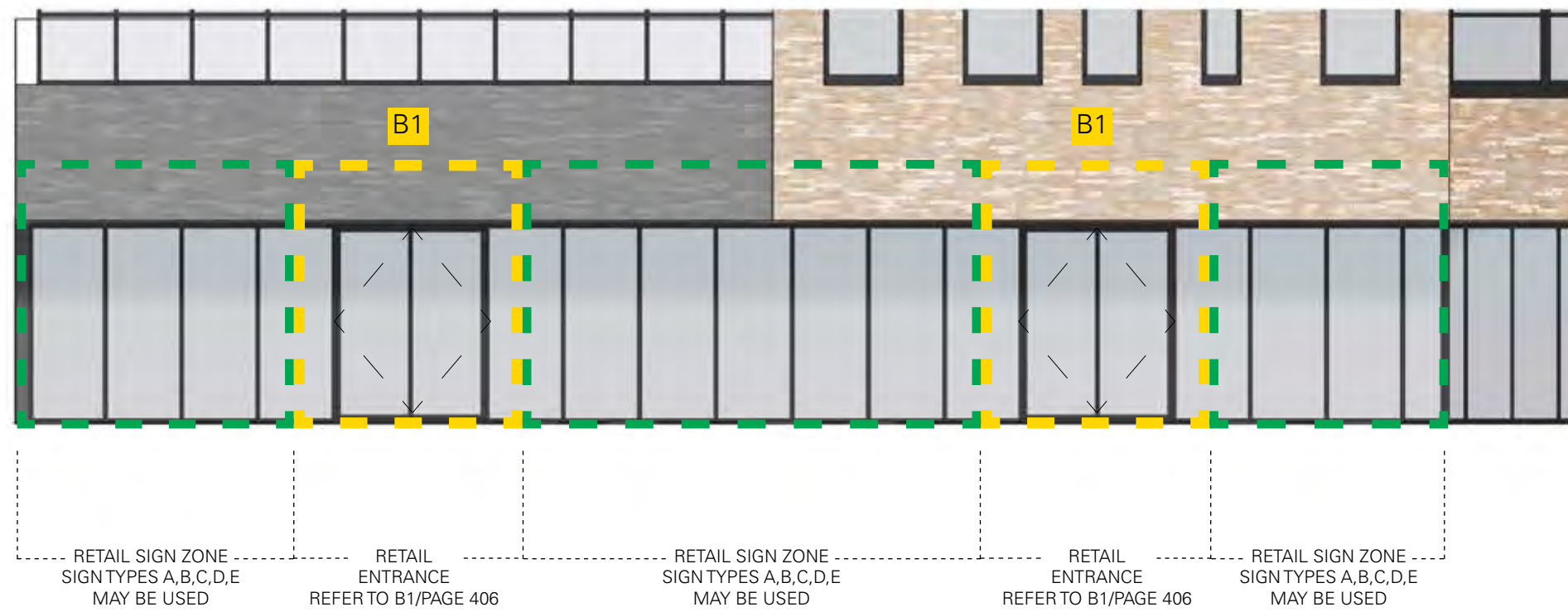
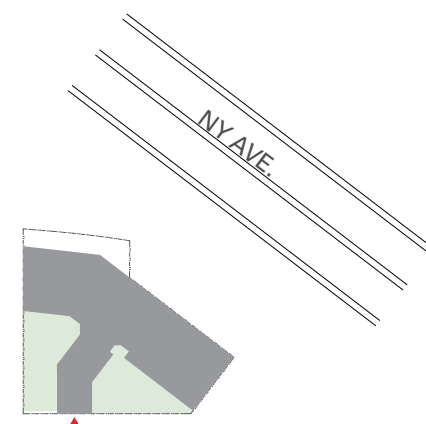


RETAIL SIGN ZONE  
SIGN TYPES A,B,C,D,E  
MAY BE USED



RETAIL SIGN ZONE  
SIGN TYPES A,B,C,D,E  
MAY BE USED

EXIT ONLY  
REFER TO B1/PAGE 406



OPTIONAL BUILDING SIGNAGE LOCATION,  
CENTERED AT CANOPY.  
MAXIMUM AREA OF SIGNAGE: 12 SF

ARCHITECTURAL CANOPY (PAINTED  
METAL PLATE)

BUILDING SIGNAGE LOCATION.  
MAXIMUM AREA OF SIGNAGE:  
12 SF @ EACH SIDE



**B1** RETAIL AND RESIDENTIAL BUILDING ENTRY SIGN LOCATION\_A-2

# BUILDING A-2: LANDSCAPE

MARCH 1, 2019



- 1. RESIDENTIAL COURTYARD
- 2. UPPER ROOF TERRACE



BUILDING A2 ROOF SPACES

MARCH 1, 2019

A-2\_501

SCAPE

BRININSTOOL  
+ LYNCH

sh p

GROSVENOR



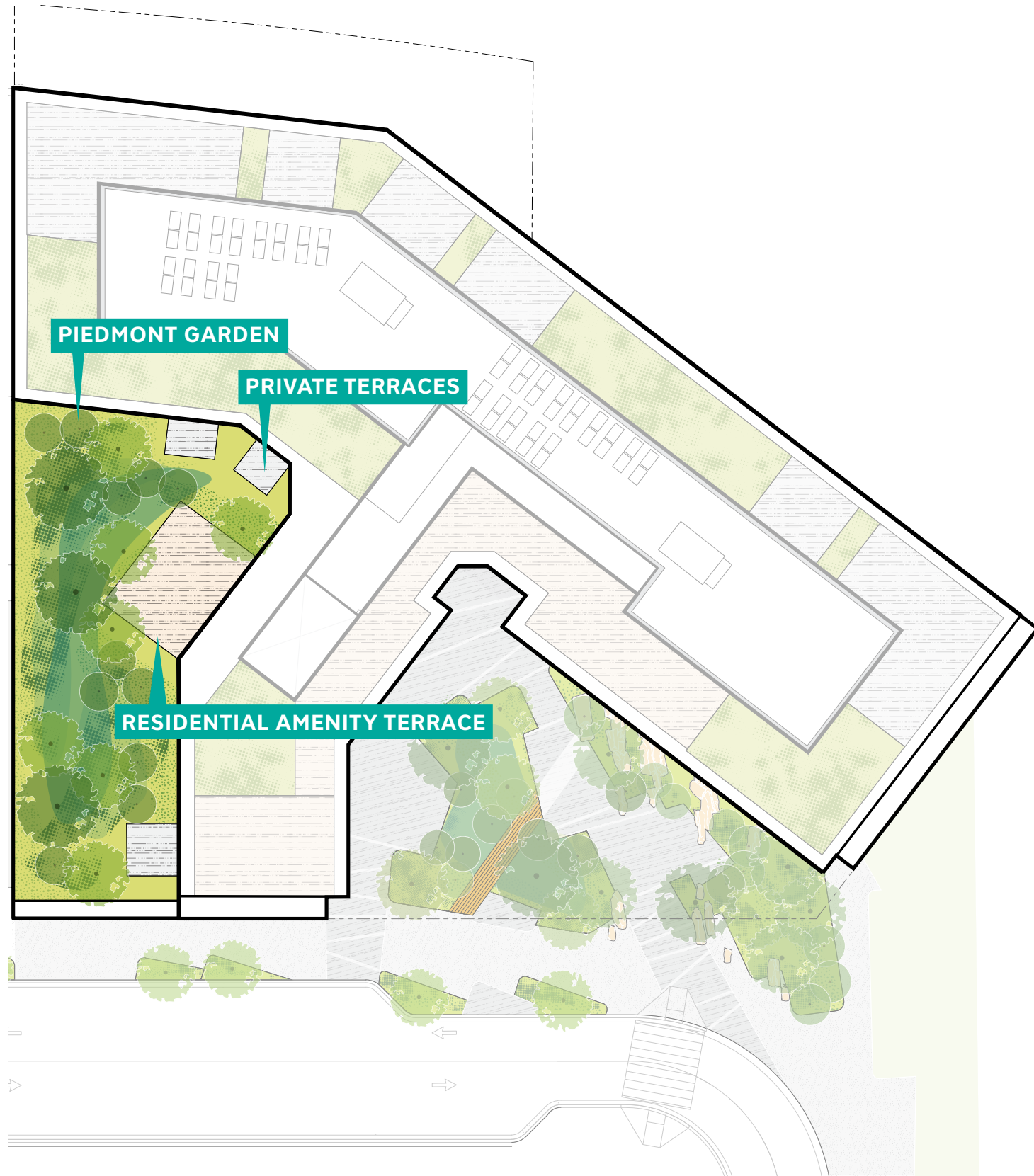
1. NEAL PLACE PARK



MARCH 1, 2019

BUILDING A2 GROUND FLOOR

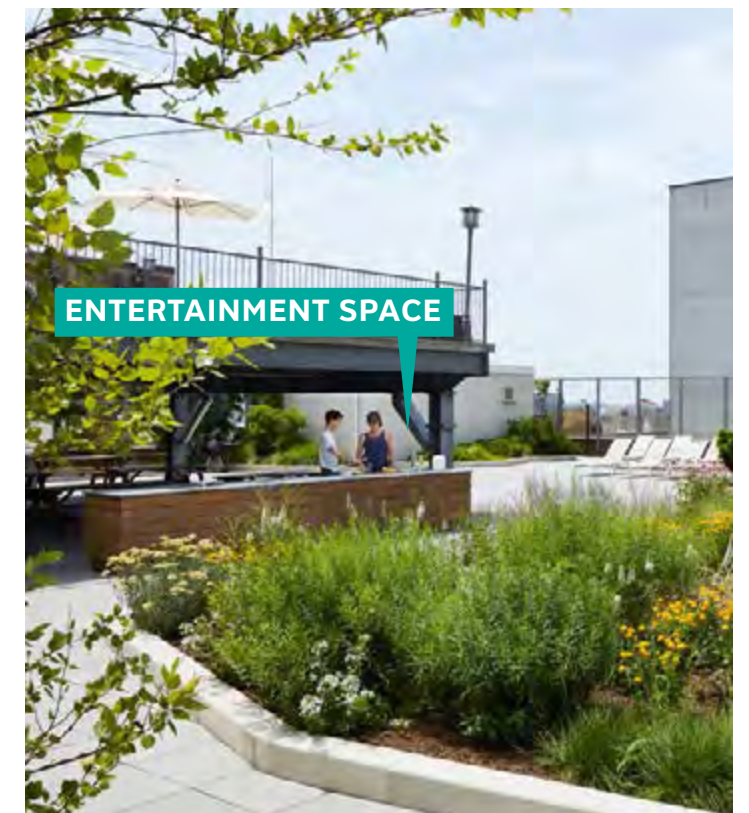




**SOCIAL GATHERING**



**IMMERSIVE FLEX SPACE**



RESIDENTIAL COURTYARD ILLUSTRATIVE PLAN AND PRECEDENT IMAGES

MARCH 1, 2019





LUSH PLANTING



LANDSCAPE BUFFER

SEATING



COURTYARD FEEL

GATHERING SPACE



PLANTED EDGE

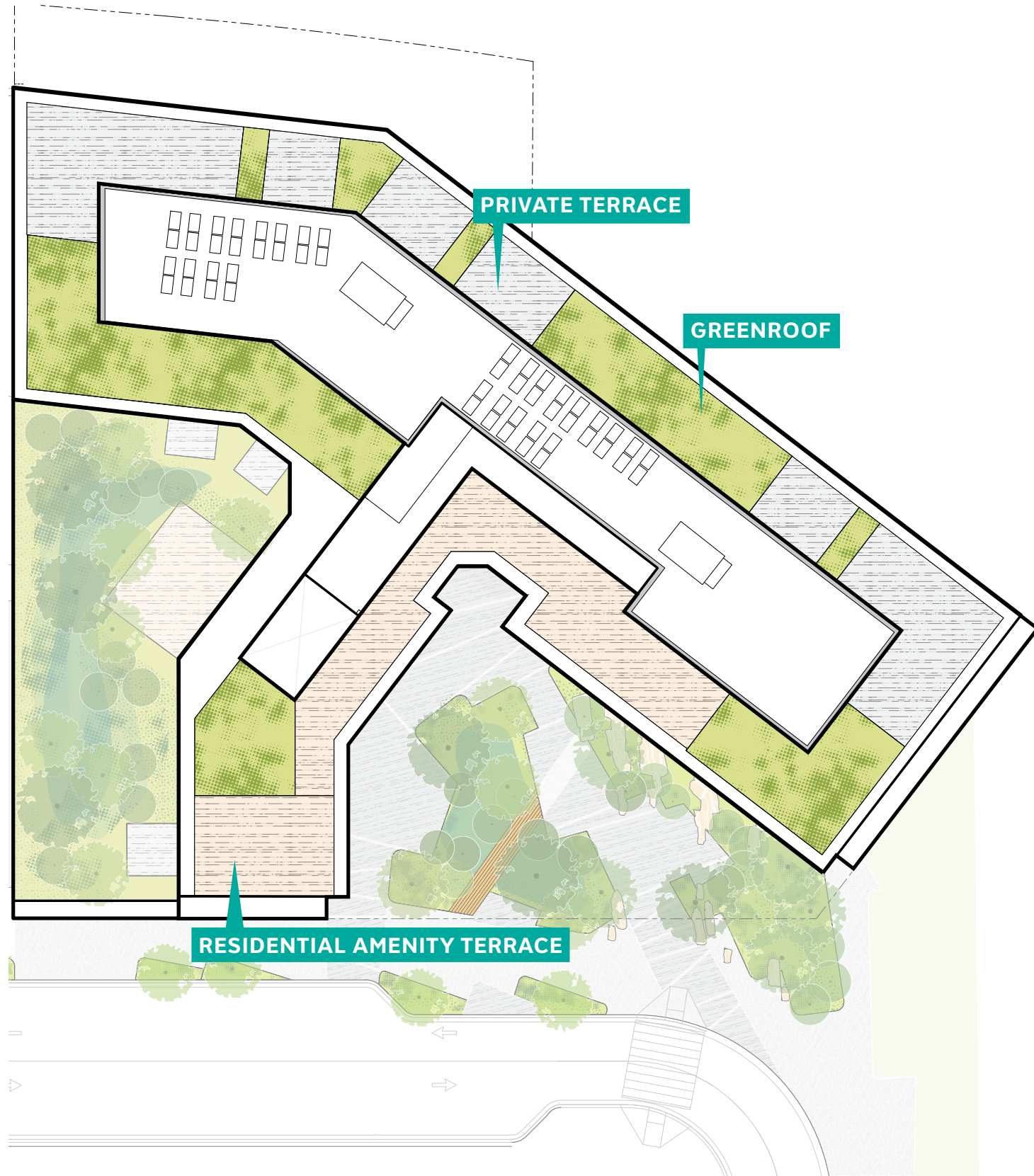
MARCH 1, 2019

RESIDENTIAL COURTYARD - PRECEDENT IMAGES



A-2\_504





**VEGETATED GREENROOF**



**OPEN PATIO SPACE**



TERRACE

A-2\_505

SCAPE + BRININSTOOL  
LYNCH

sh p GROSVENOR

MARCH 1, 2019





PLANTING TEXTURE



LUSH PLANTING



SEASONALITY



COMPLEMENTS ARCHITECTURE

MARCH 1, 2019

TERRACE PRECEDENT IMAGES





PREVIOUSLY APPROVED - CONSOLIDATED PUD



CURRENT PROPOSED DESIGN - STAGE 2 PUD

APPROVED VS PROPOSED

A-2\_507

SCAPE + BRININSTOOL LYNCH

sh p GROSVENOR

MARCH 1, 2019





**1. PROVIDE QUALITY PUBLIC SPACE FOR ALL**

**2. COMPLEMENT ADJACENT PLAZA PROGRAM WITH IMMERSIVE PARK**

**3. CELEBRATE REGIONAL GEOGRAPHY**



MARCH 1, 2019

DESIGN GOALS

GROSVENOR

sh p

BRININSTOOL  
LYNCH

SCAPE

A-2\_508





PRECEDENT IMAGES

MARCH 1, 2019

A-2\_509

SCAPE + BRININSTOOL  
LYNCH

sh p GROSVENOR





STRIATED FORMATIONS



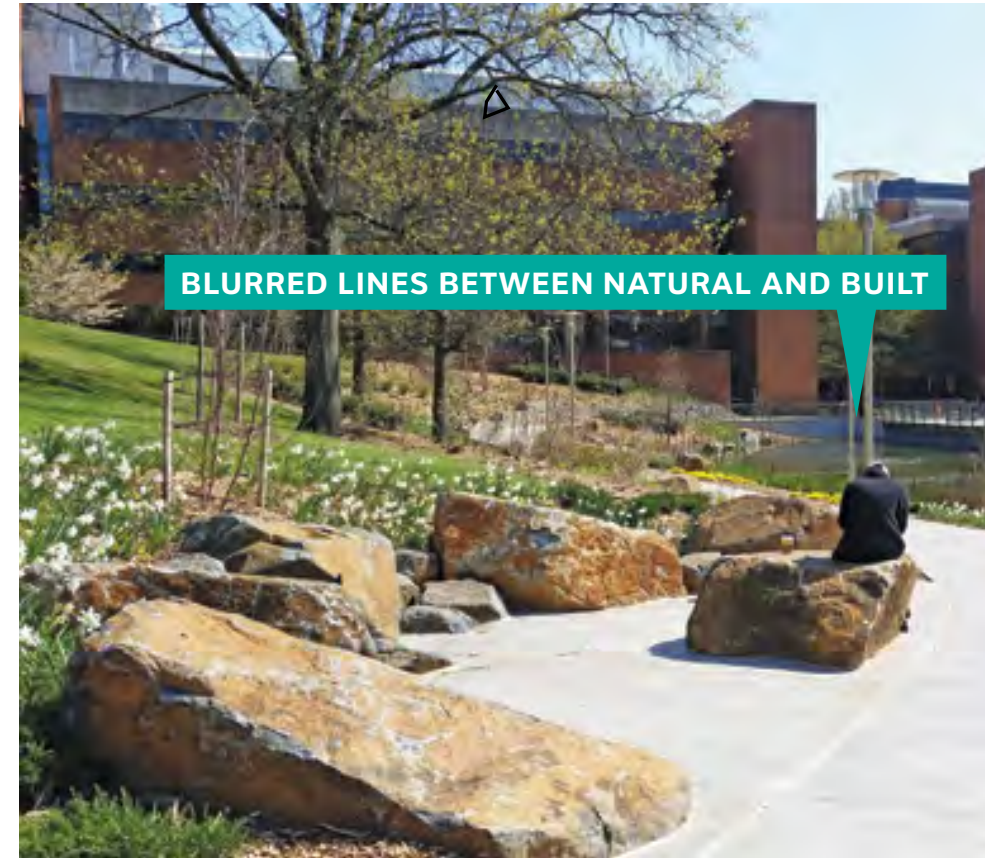
NATURAL DECOMPOSITION



VARIATION IN SCALE AND TEXTURE



VEGETATED LANDFORMS



BLURRED LINES BETWEEN NATURAL AND BUILT

MARCH 1, 2019

GREAT FALLS PARK SCHEME





1. PLAZA SEATING
2. GARDEN SEATING
3. STREET-SIDE SEATING
4. FALLS WALK
5. BOULDERSCAPE
6. BRIDGE
7. PIEDMONT GARDEN
8. ENTRY PLAZA
9. RETAIL EDGE
10. STREET BIORETENTION
11. BIKE ENTRY



MARCH 1, 2019

ILLUSTRATIVE PLAN