



MAY 28, 2019

VIEW FROM NEAL PLACE - EVENING

GROSVENOR

sh p

BRININSTOOL  
+ LYNCH

SCAPE

A-2-206

ZONING COMMISSION  
District of Columbia  
CASE NO.15-27A  
EXHIBIT NO.21A3





VIEW FROM 3RD ST.

MAY 28, 2019

A-2\_207

SCAPE

BRININSTOOL  
+ LYNCH

sh p

GROSVENOR





MAY 28, 2019

VIEW FROM NY AVE



A-2\_208





VIEW FROM NY AVE

MAY 28, 2019

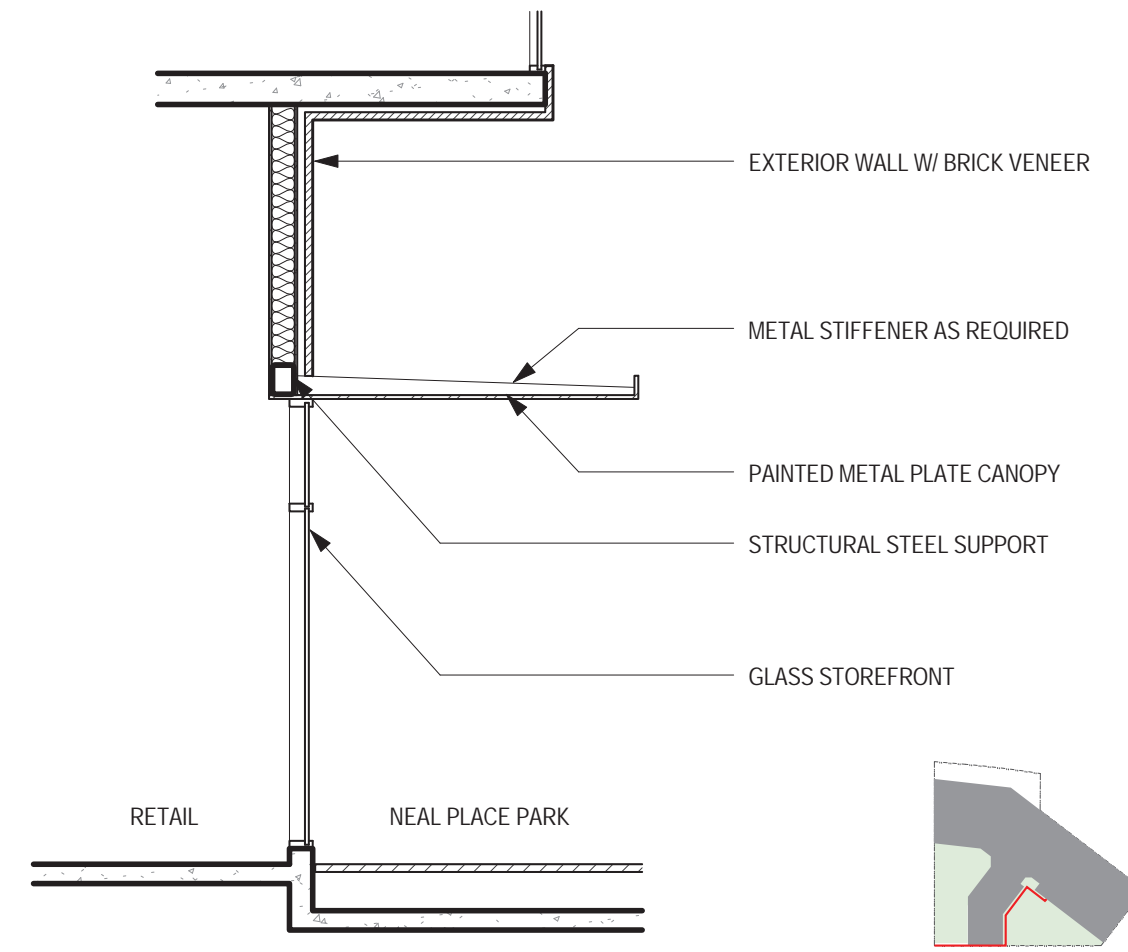
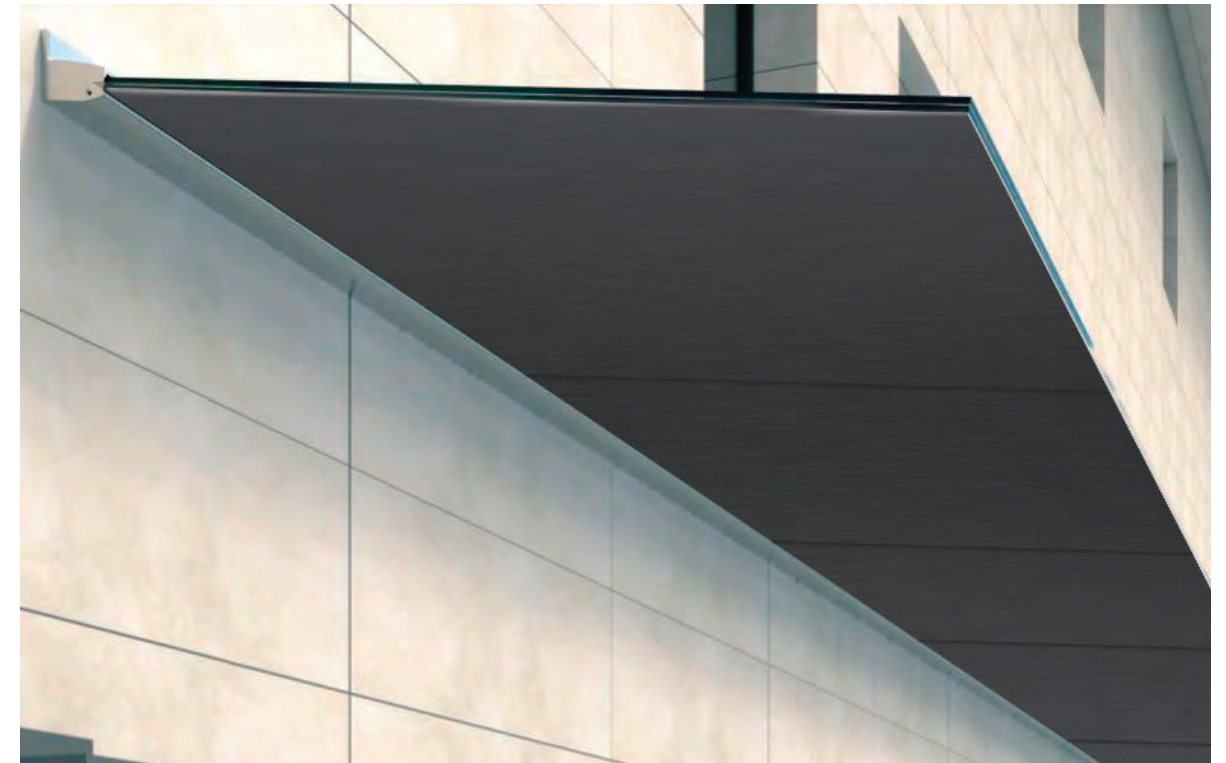
A-2\_209

SCAPE + BRININSTOOL  
LYNCH

sh p

GROSVENOR





MAY 28, 2019

CANOPY PRECEDENT



A-2\_210



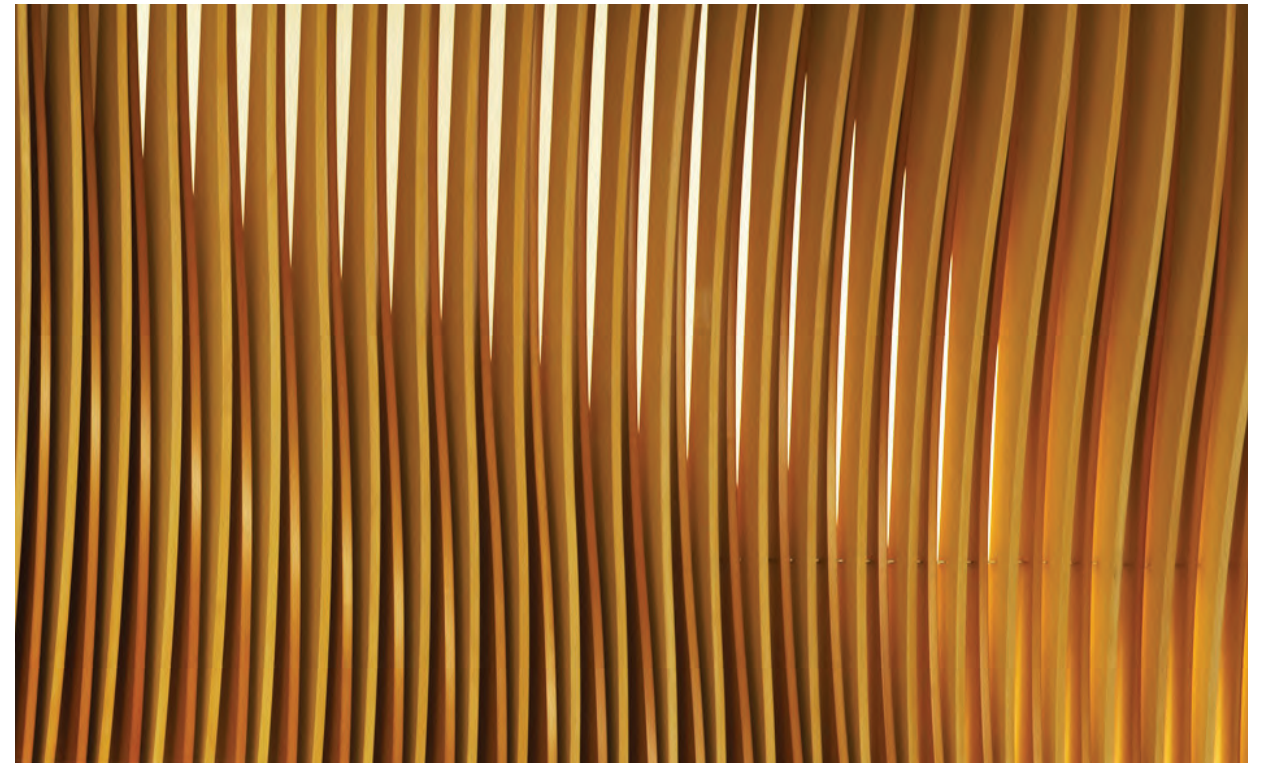


FEATURE WALL - DAY

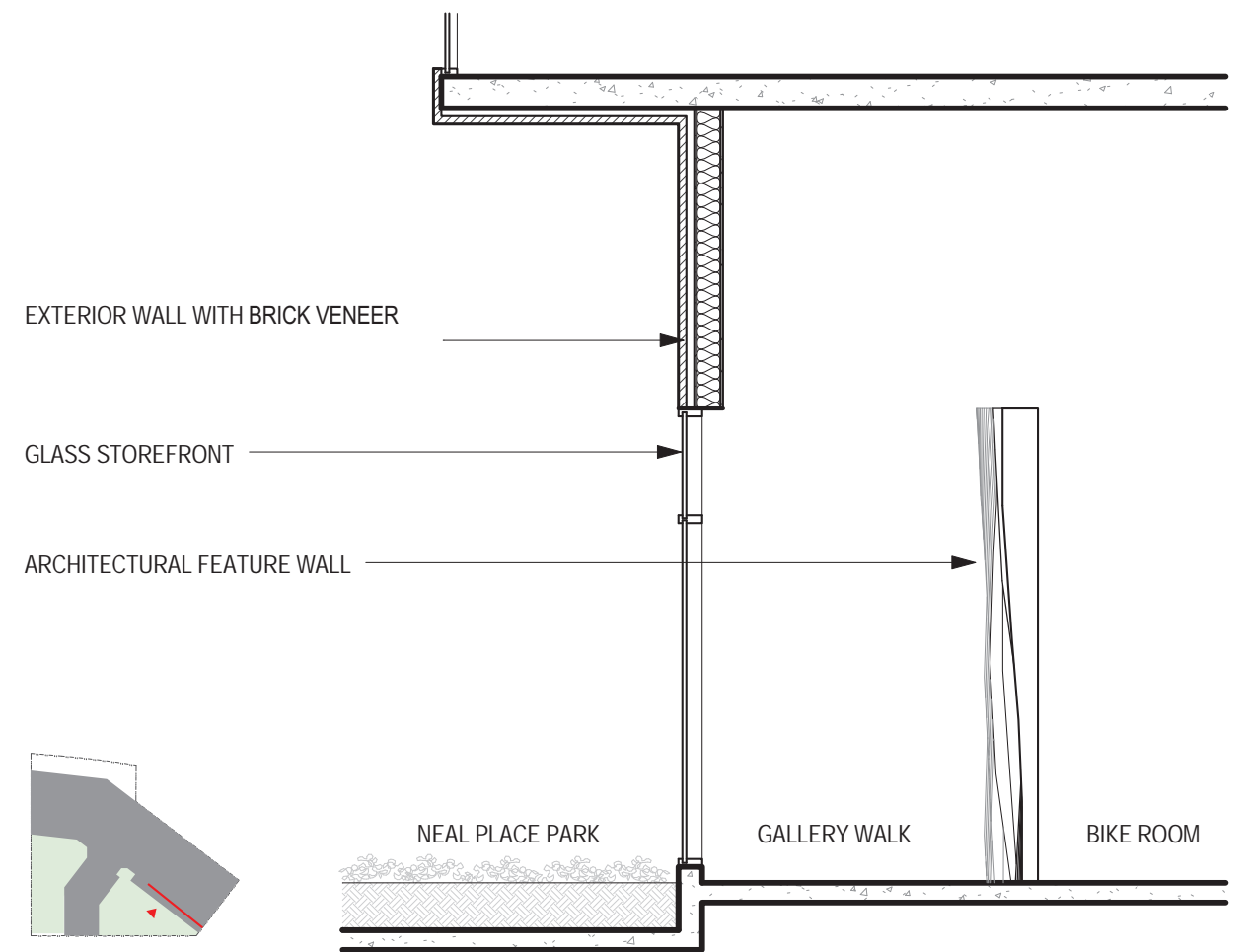


FEATURE WALL - EVENING

ARCHITECTURAL FEATURE WALL



Precedents



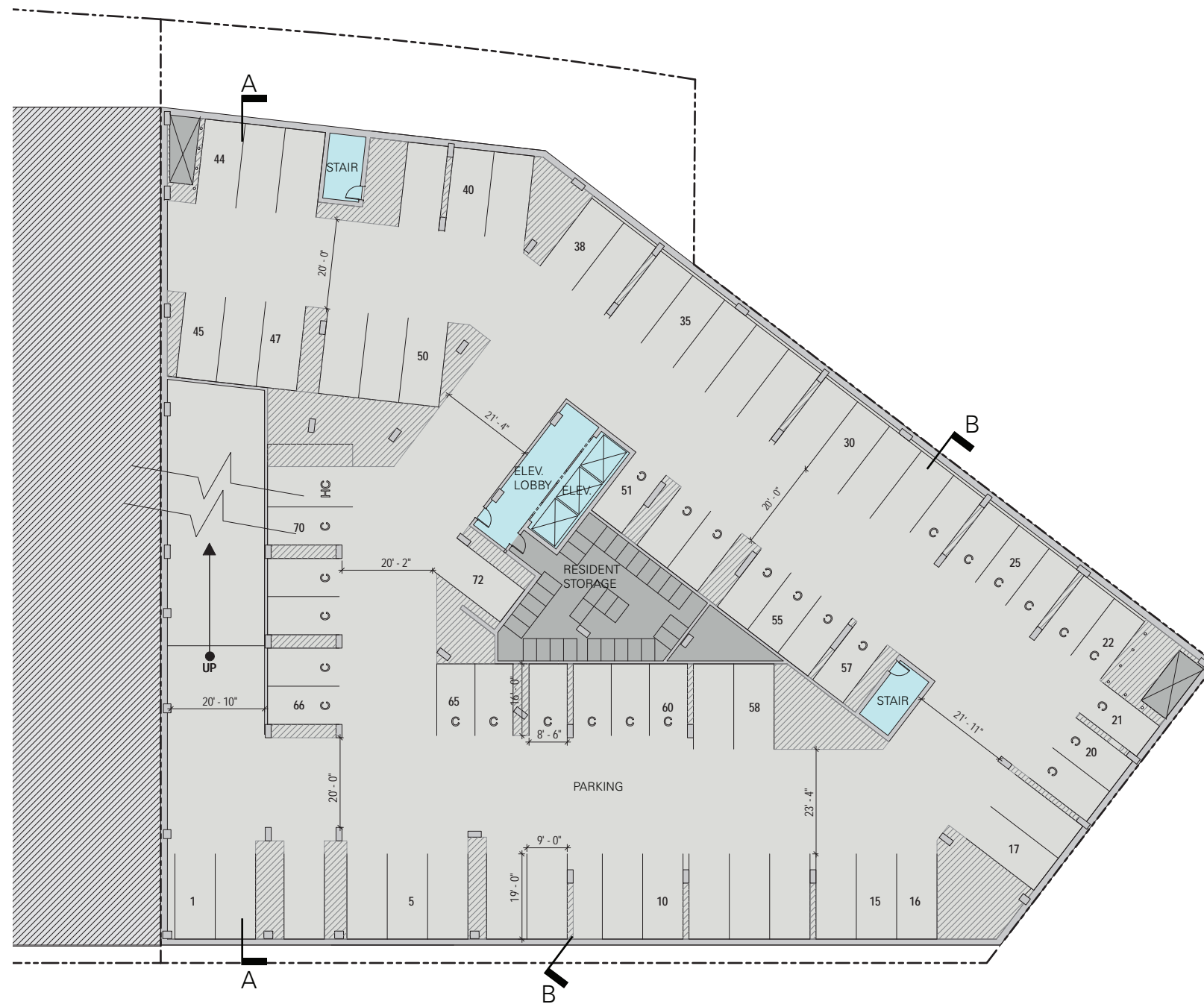
MAY 28, 2019



# BUILDING A-2: ARCHITECTURAL PLANS, SECTIONS & ELEVATIONS

MAY 28, 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.
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PLAN - GARAGE LEVEL 2

MAY 28, 2019

A-2\_301

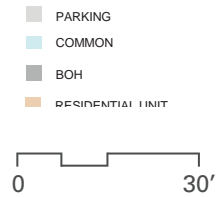
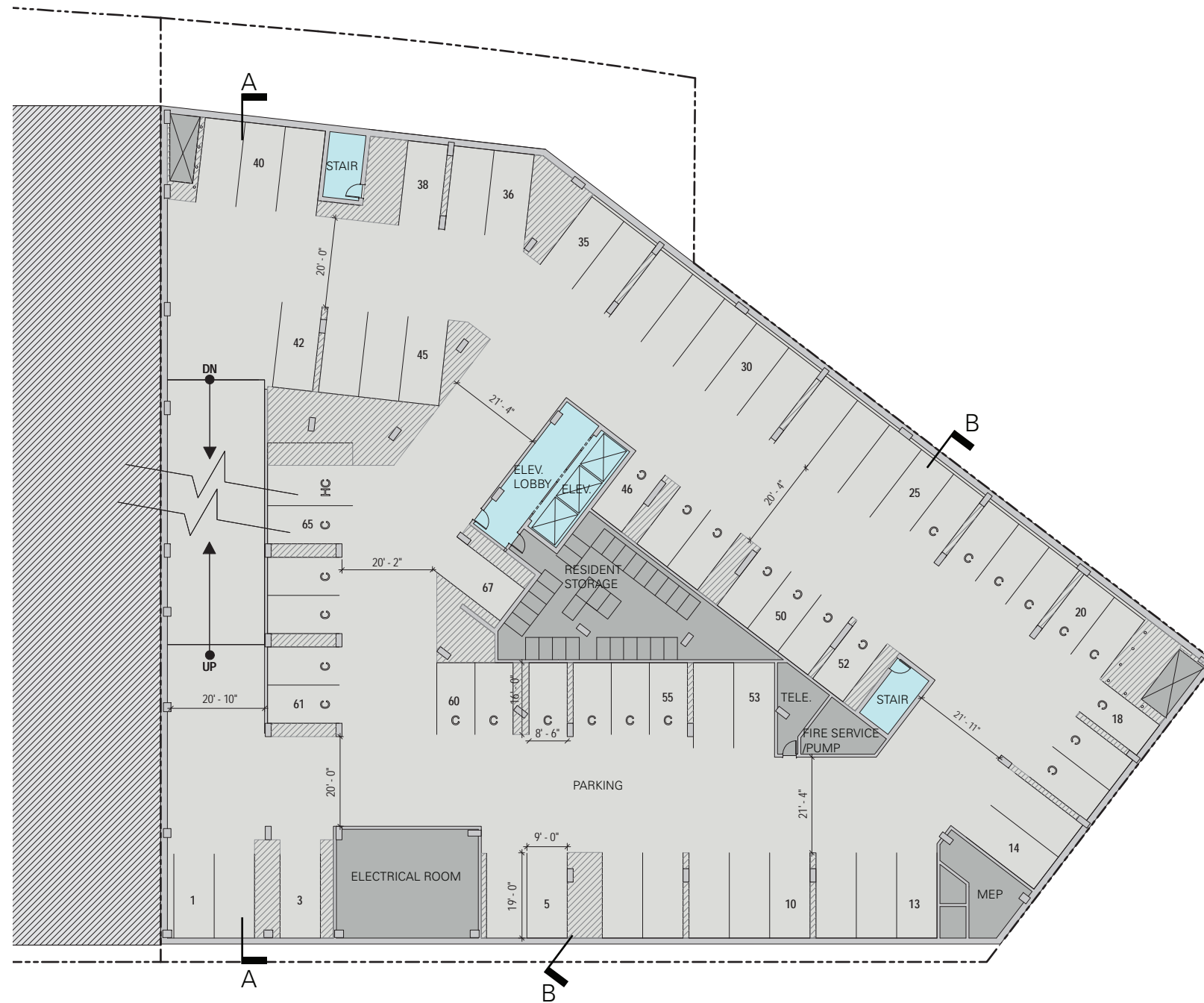
SCAPE

BRININSTOOL  
+ LYNCH

sh p

GROSVENOR





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PLAN - GARAGE LEVEL 1





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PLAN - GROUND FLOOR

MAY 28, 2019

A-2\_303

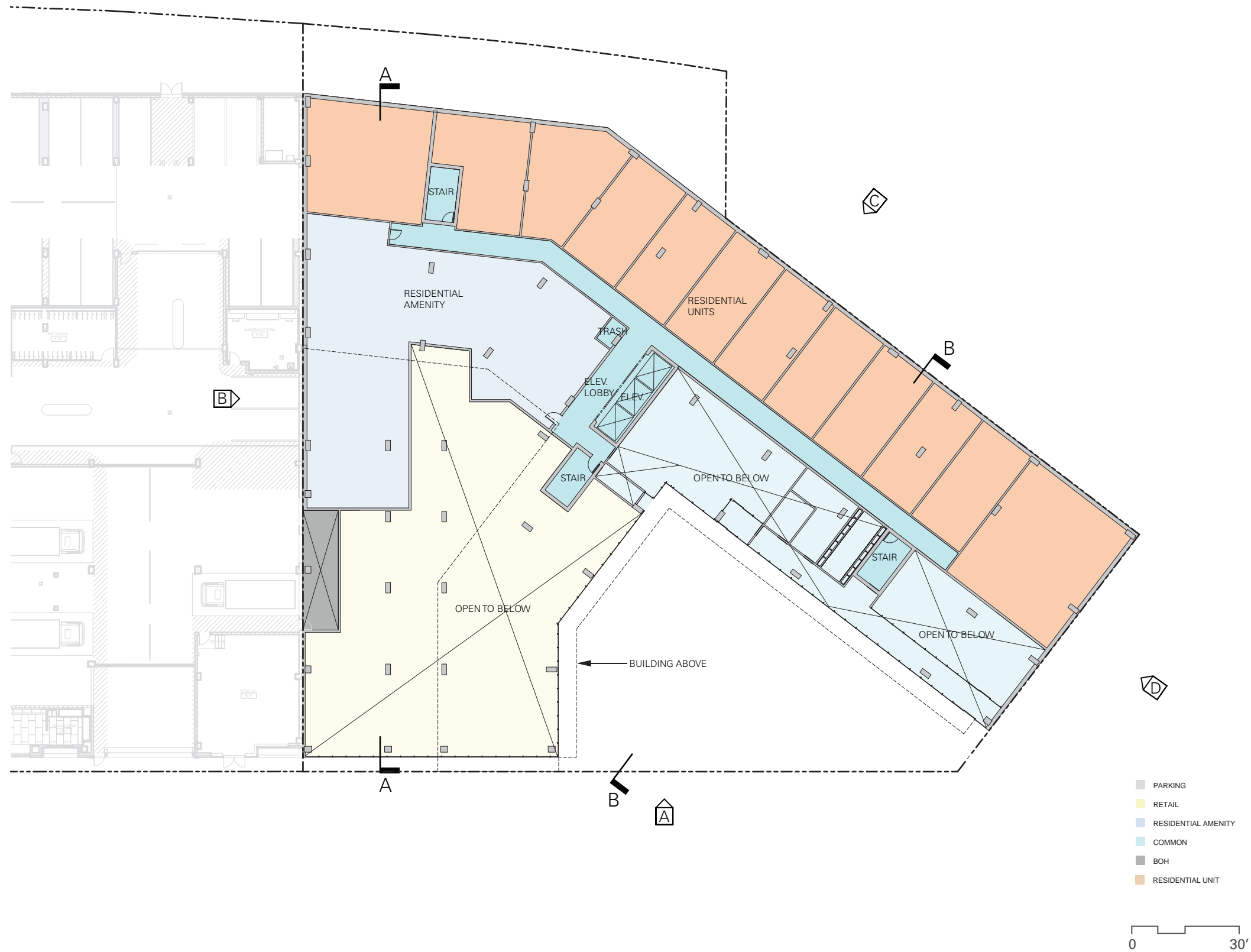
SCAPE

BRININSTOOL + LYNCH

sh p

GROSVENOR





■ PARKING  
 ■ RETAIL  
 ■ RESIDENTIAL AMENITY  
 ■ COMMON  
 ■ BOH  
 ■ RESIDENTIAL UNIT

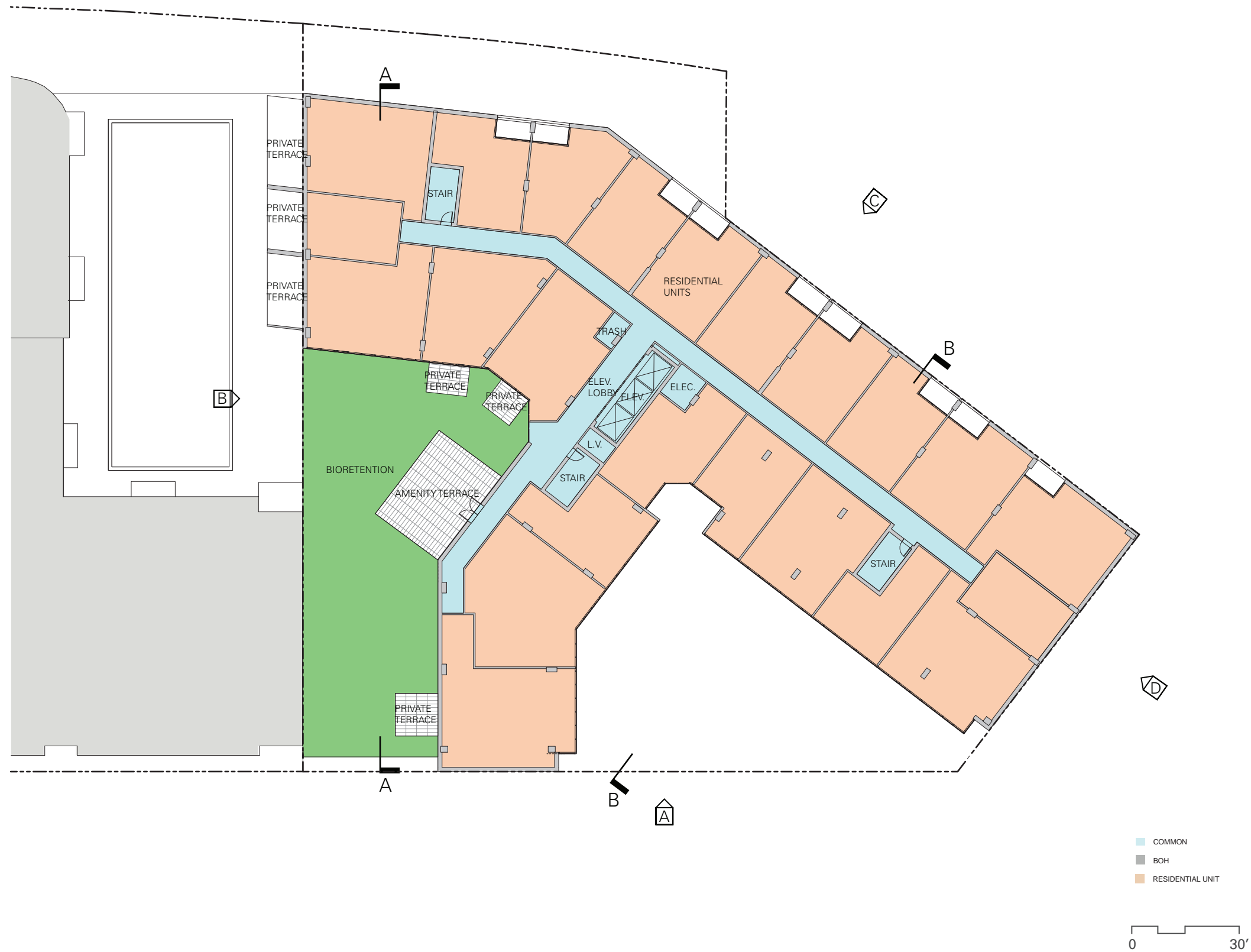
0 30'

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PLAN - SECOND FLOOR





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PLAN - THIRD FLOOR

MAY 28, 2019

A-2\_305

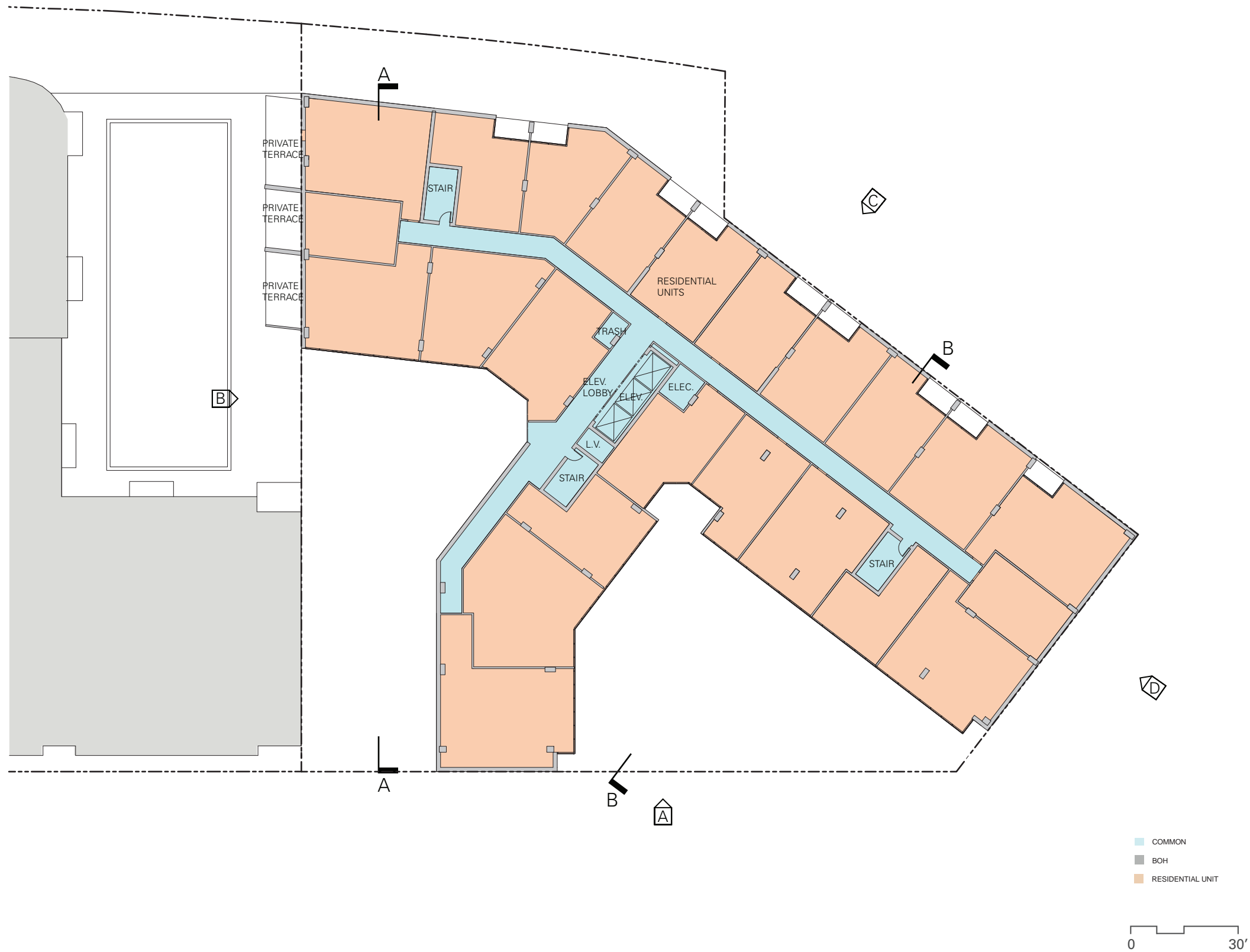
SCAPE

BRININSTOOL  
+ LYNCH

sh p

GROSVENOR



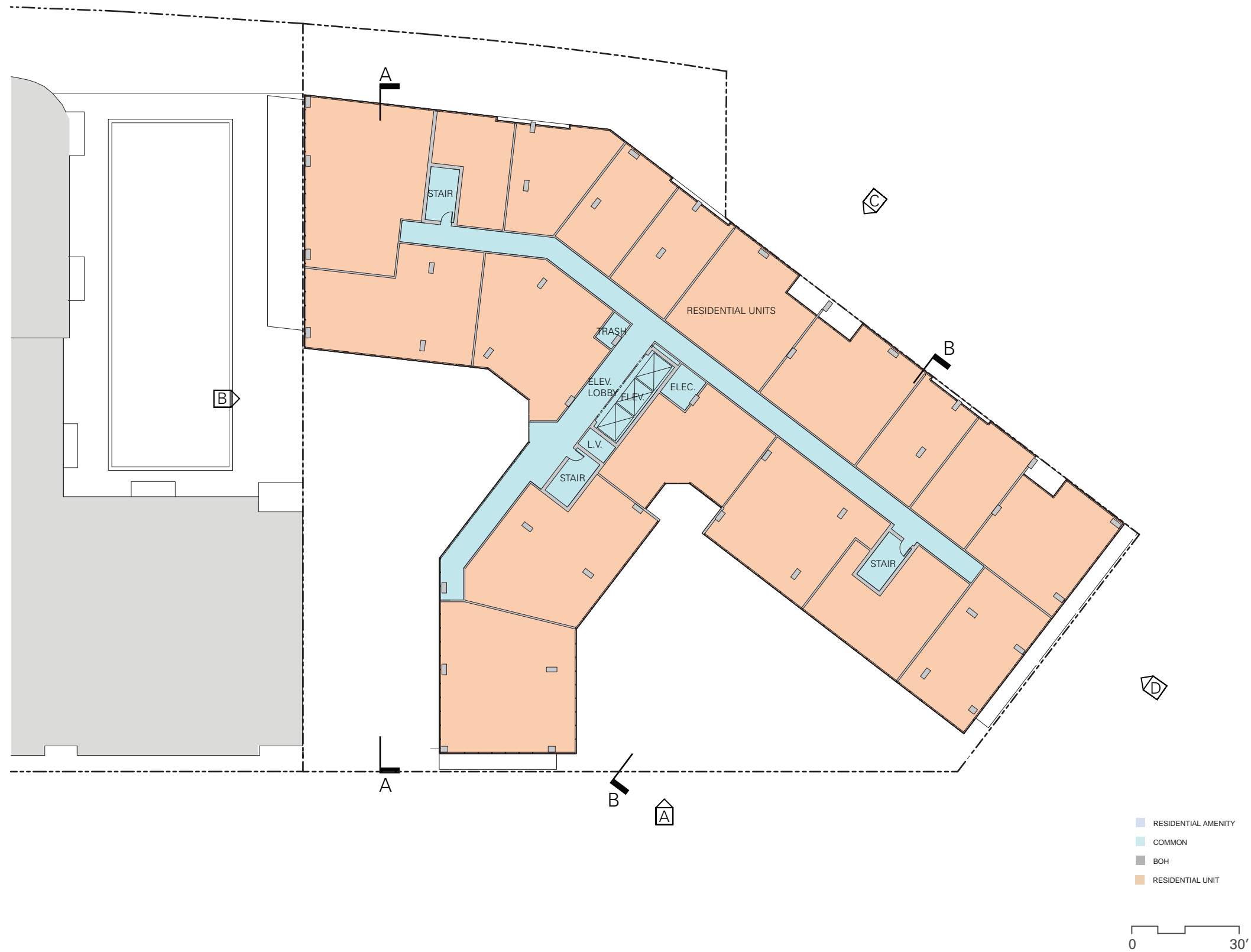


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PLAN - TYPICAL FLOOR





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PLAN - THIRTEENTH FLOOR

MAY 28, 2019

A-2\_307

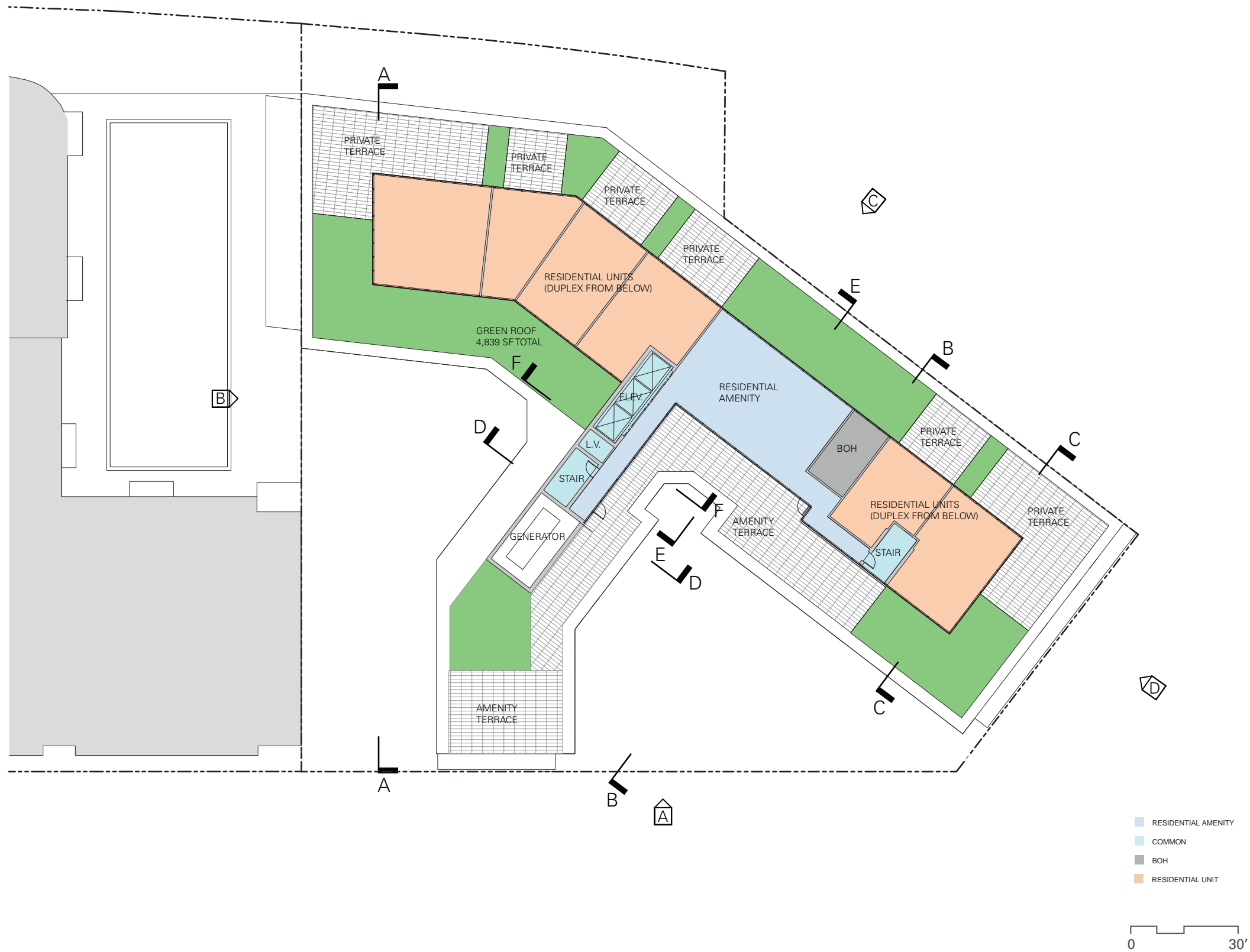
SCAPE

BRININSTOOL  
+ LYNCH

sh p

GROSVENOR



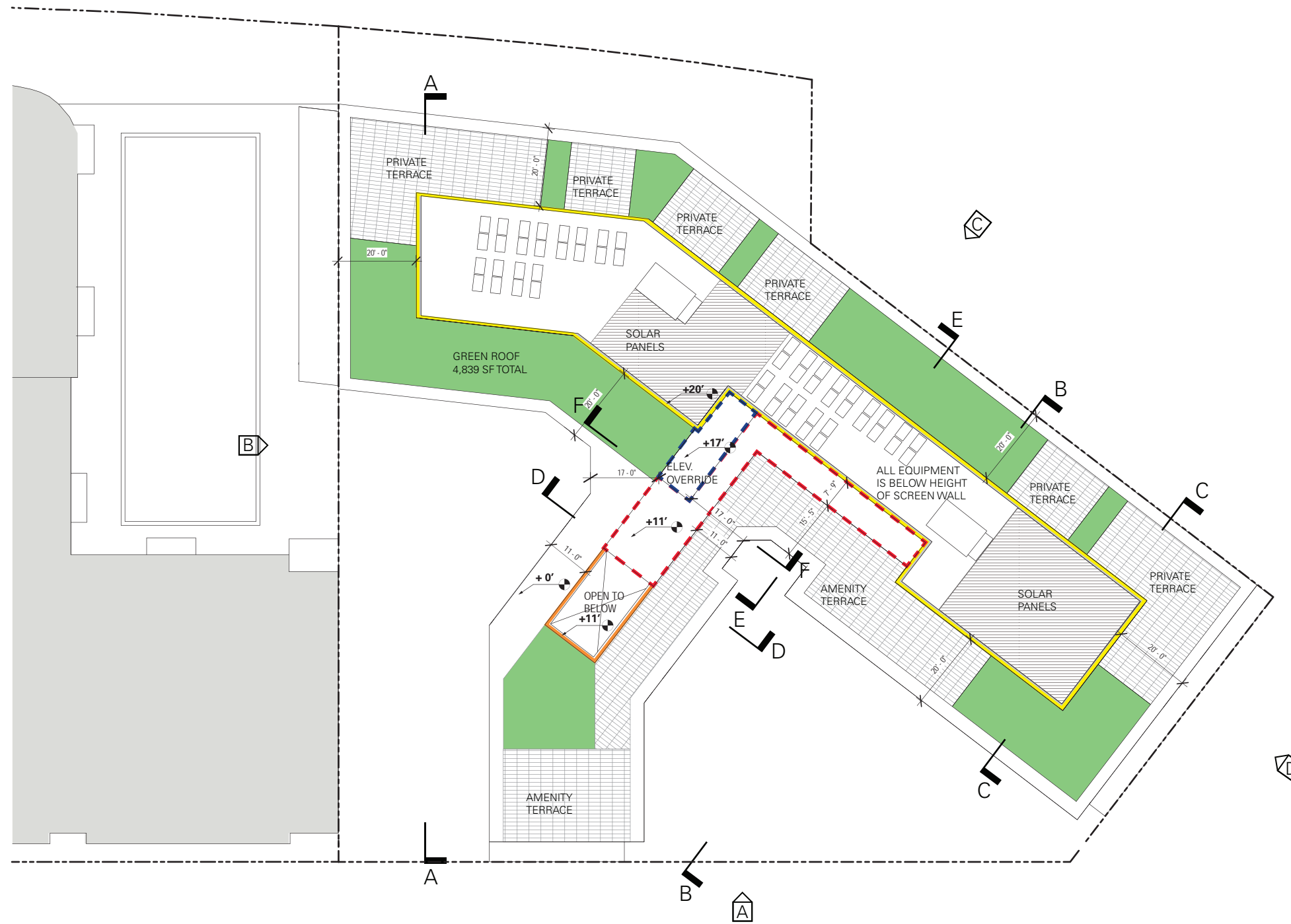


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PLAN - PENTHOUSE  
A-2\_308

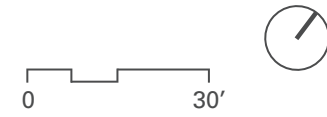




- 20' SCREEN WALL
- - - 17' ELEV. OVERRIDE
- - - 11' ROOF
- 11' SCREEN WALL

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PLAN - ROOF

MAY 28, 2019

A-2\_309