

Level 2



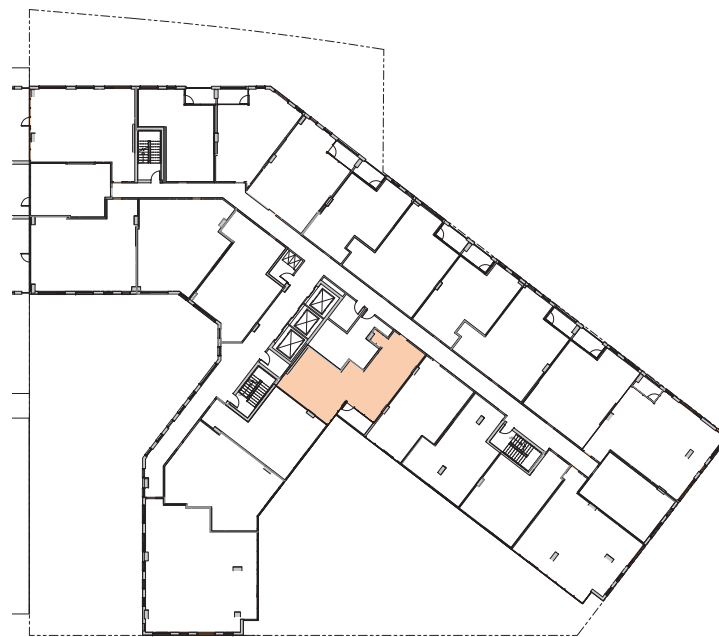
Level 3



Level 4



Level 5



Level 6

| UNIT COUNT | STUDIO | STUDIO IZ | 1 BD | 1 BD IZ | 2 BD | 2 BD IZ | 3 BD | 3 BD IZ | TOTAL |
|-------------------|--------|-----------|------|---------|------|---------|------|---------|-------|
| 2ND FLOOR | 6 | 3 | 0 | 1 | 0 | 1 | 0 | 1 | 12 |
| 3RD FLOOR | 3 | 0 | 11 | 4 | 2 | 2 | 1 | 0 | 23 |
| 4TH FLOOR | 3 | 0 | 11 | 4 | 2 | 2 | 1 | 0 | 23 |
| 5TH FLOOR | 3 | 0 | 14 | 1 | 3 | 1 | 1 | 0 | 23 |
| 6TH FLOOR | 3 | 0 | 14 | 1 | 4 | 0 | 1 | 0 | 23 |
| 7TH FLOOR | 3 | 0 | 15 | 0 | 4 | 0 | 1 | 0 | 23 |
| 8TH FLOOR | 3 | 0 | 15 | 0 | 4 | 0 | 1 | 0 | 23 |
| 9TH FLOOR | 3 | 0 | 15 | 0 | 4 | 0 | 1 | 0 | 23 |
| 10TH FLOOR | 3 | 0 | 15 | 0 | 4 | 0 | 1 | 0 | 23 |
| 11TH FLOOR | 3 | 0 | 15 | 0 | 4 | 0 | 1 | 0 | 23 |
| 12TH FLOOR | 3 | 0 | 15 | 0 | 4 | 0 | 1 | 0 | 23 |
| 13TH FLOOR | 0 | 0 | 2 | 0 | 11 | 0 | 5 | 0 | 18 |
| | 36 | | 142 | | 46 | | 15 | | 239 |
| TOTAL MARKET RATE | 15% | | 59% | | 19% | | 6% | | 100% |
| TOTAL IZ | | 3 | | 11 | | 6 | | 1 | 21 |
| TOTAL COMBINED | | 14% | | 52% | | 29% | | 5% | 100% |
| TOTAL COMBINED | | | | | | | | | 260 |

| IZ CALCULATIONS - BUILDING A-2 / PUD | |
|--|------------------------|
| RESIDENTIAL GFA - BASE BUILDING (APPROX.) | 260,108 |
| RESIDENTIAL GFA - PENTHOUSE (APPROX.) | 7,977 |
| TOTAL RESIDENTIAL GFA (APPROX.) | 268,085 |
| TOTAL GFA IZ - 8% RESIDENTIAL GFA (APPROX.) | 21,447 |
| RESIDENTIAL NET FLOOR AREA - BASE BUILDING (APPROX.) | 195,408 |
| RESIDENTIAL NET FLOOR AREA - PENTHOUSE (APPROX.) | 4,097 |
| TOTAL RESIDENTIAL NET FLOOR AREA (APPROX.) | 199,505 |
| EFFICIENCY RATIO (APPROX.) | 0.744 |
| TOTAL RESIDENTIAL NET FLOOR AREA - IZ (APPROX.) | 15,960 |
| TOTAL RESIDENTIAL NET FLOOR AREA - MARKET RATE (APPROX.) | 183,545 |
| TOTAL UNITS (APPROX.) | 260 |
| TOTAL PROVIDED IZ AT 80% AMI | NET SQUARE FEET 15,632 |
| | APPROX. UNITS 20 |
| TOTAL PROVIDED IZ AT 50% AMI | NET SQUARE FEET 328 |
| | APPROX. UNITS 1 |

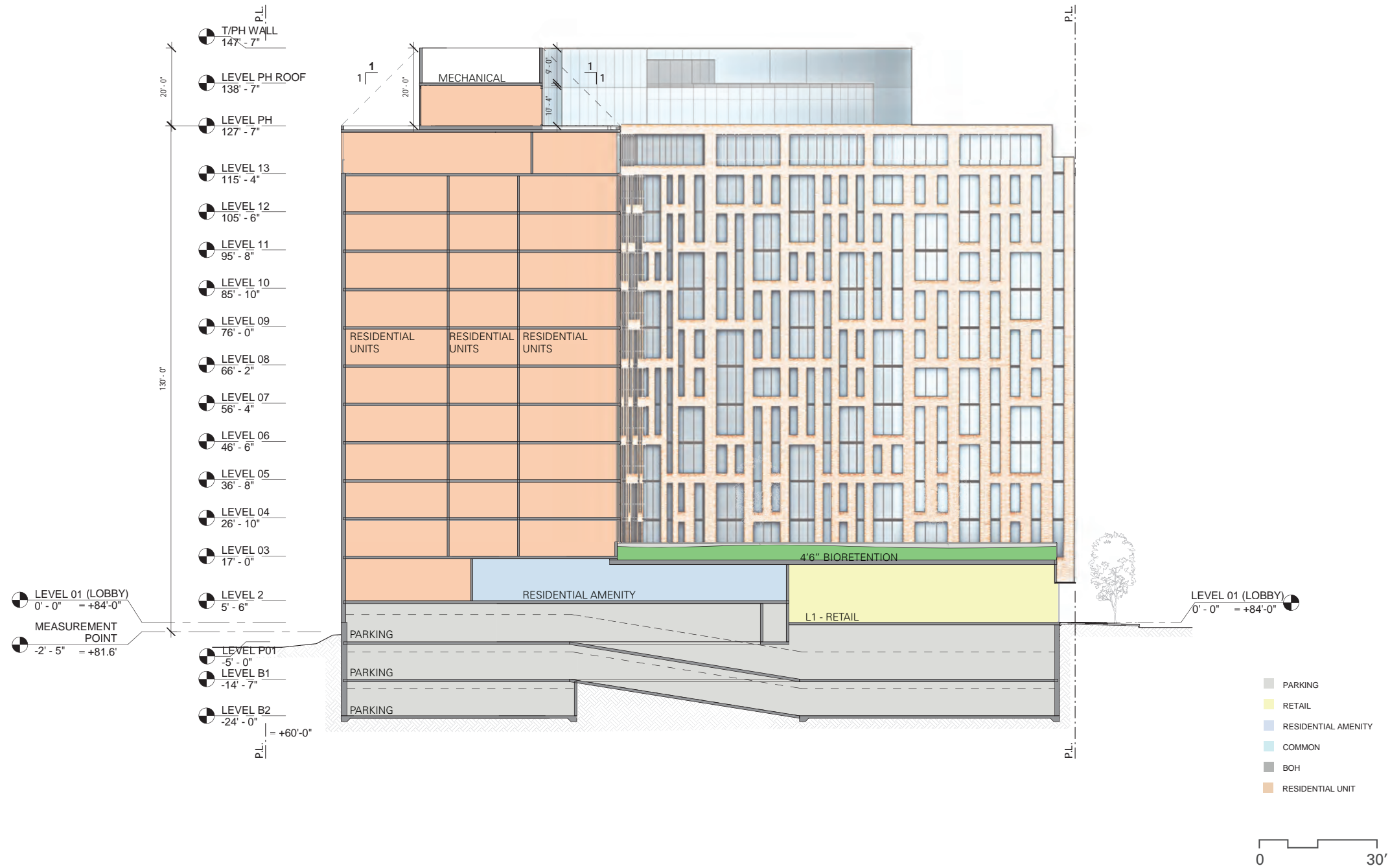


MAY 28, 2019

IZ UNIT LOCATIONS (APPROX)



ZONING COMMISSION
District of Columbia
CASE NO.15-27A
EXHIBIT NO.21A4



SECTION A-A

A-2_311

SCAPE

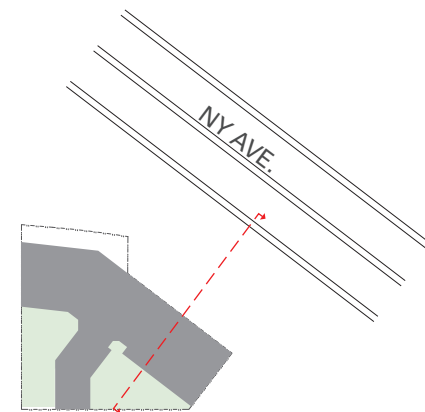
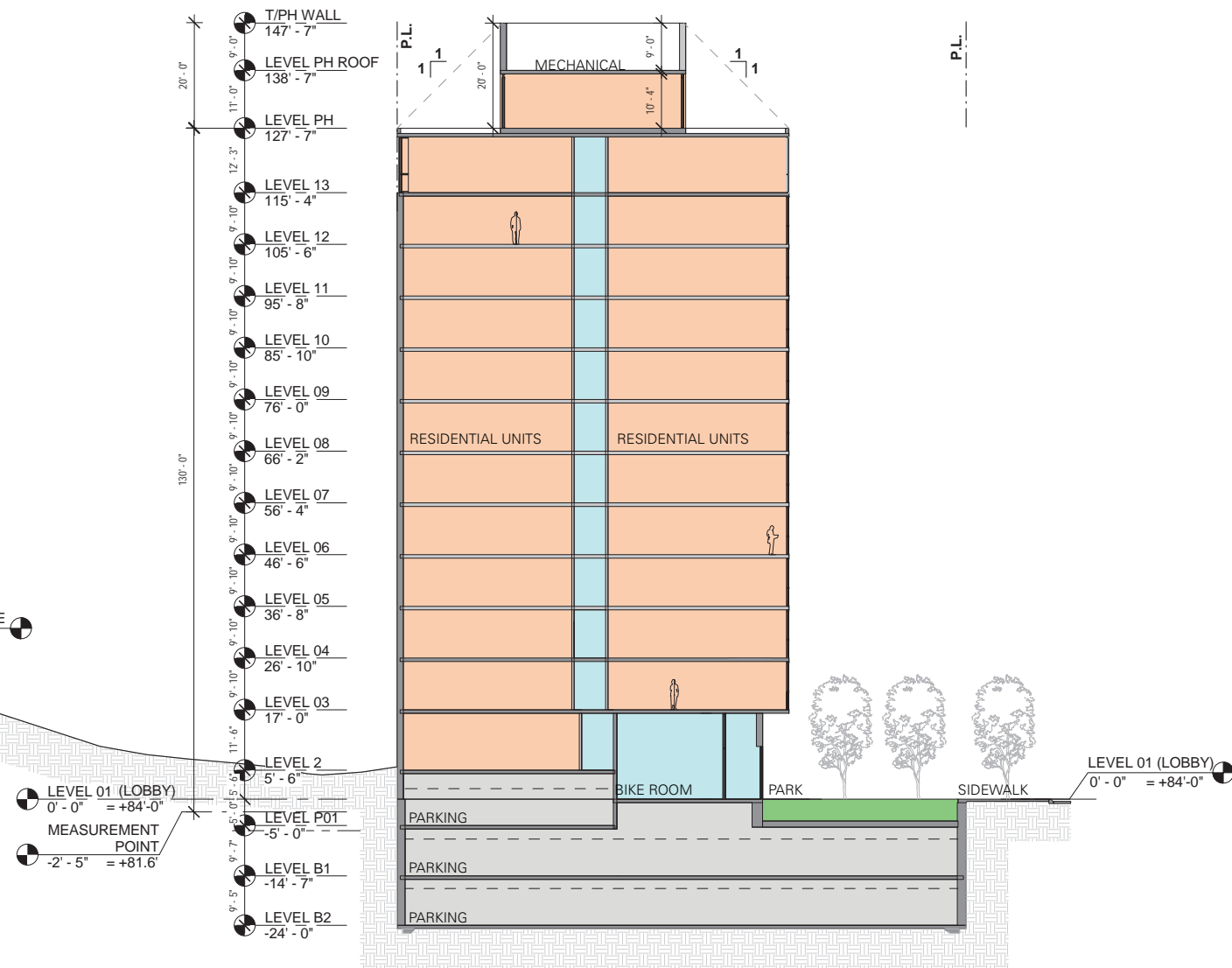
BRININSTOOL + LYNCH

sh p

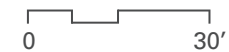
GROSVENOR

MAY 28, 2019

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



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



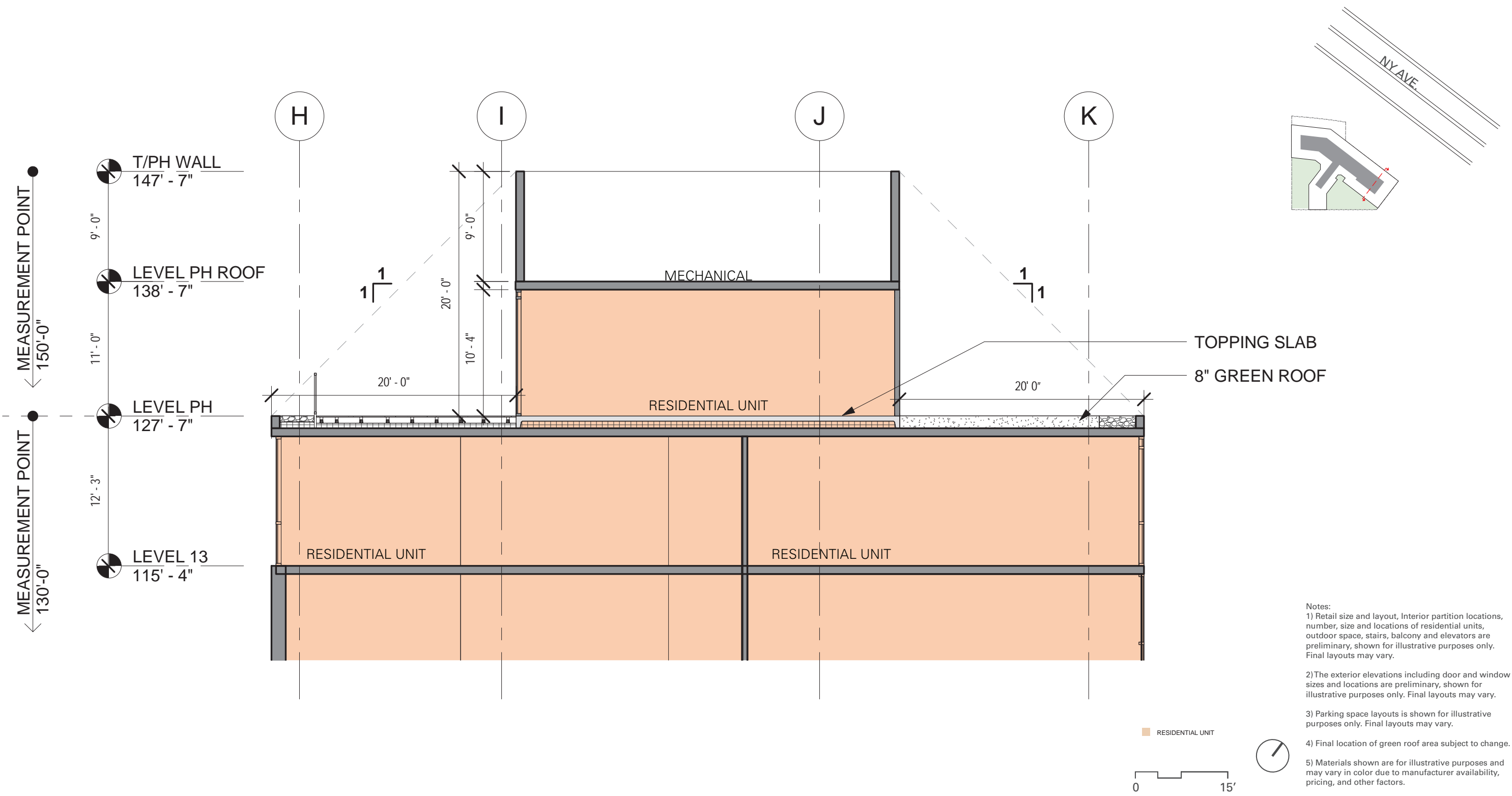
- Notes:
- 1) Retail size and layout, interior partition locations, number, size and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary, shown for illustrative purposes only. Final layouts may vary.
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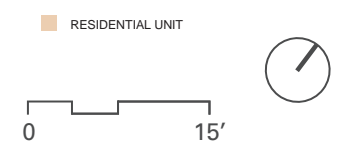
SECTION B-B



A-2_312

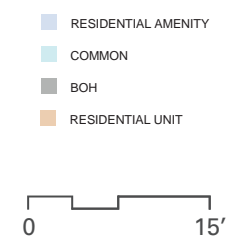
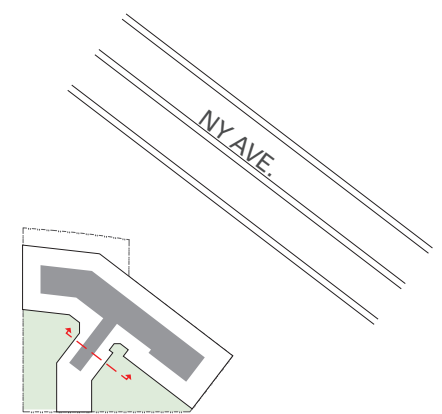
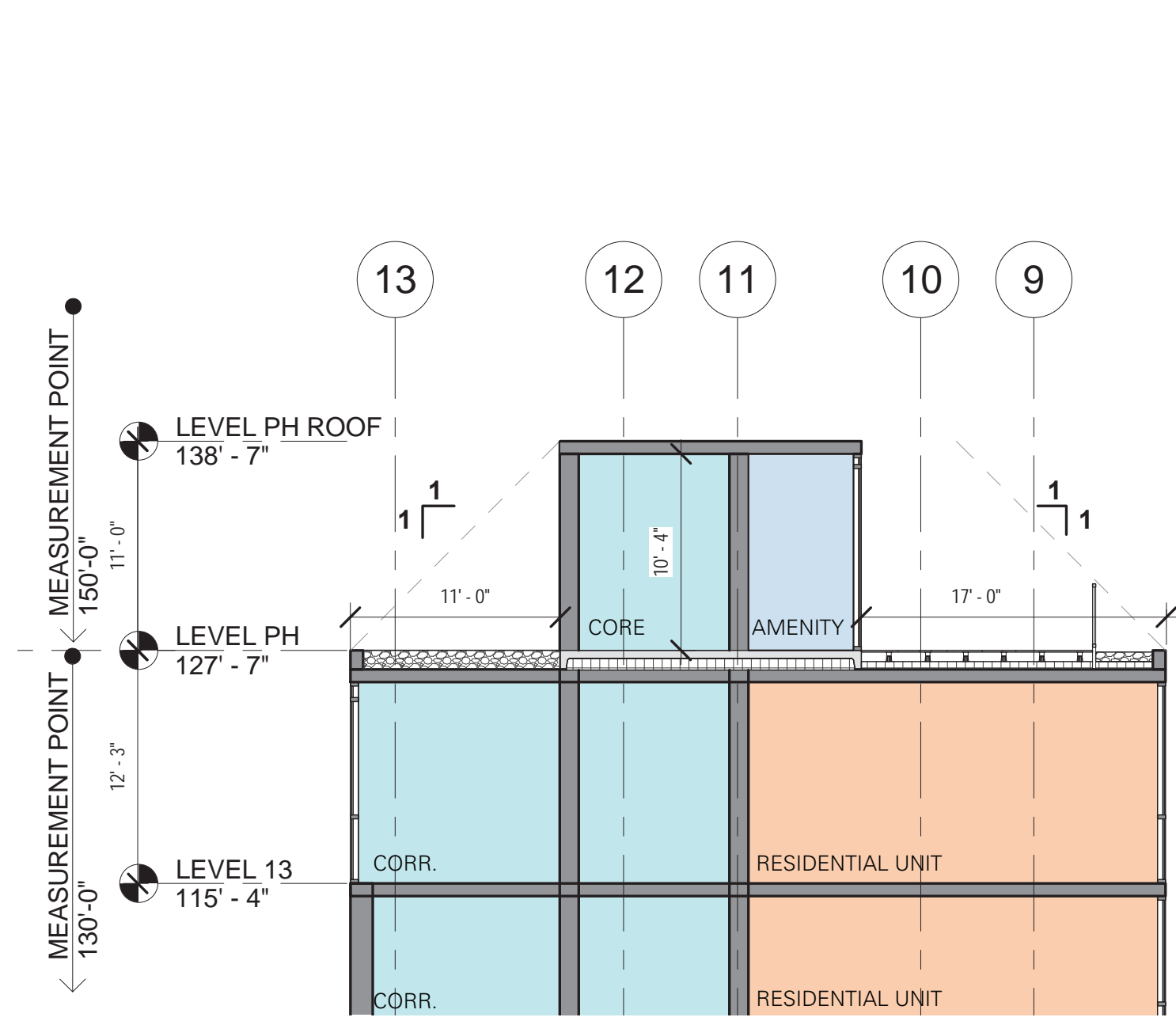


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ENLARGED SECTION C-C

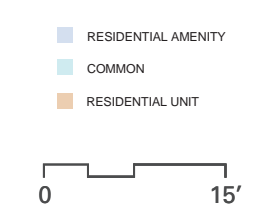
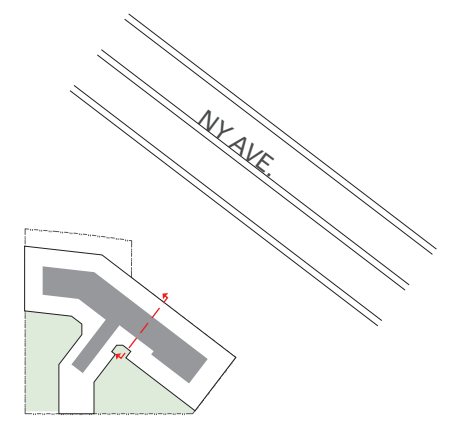
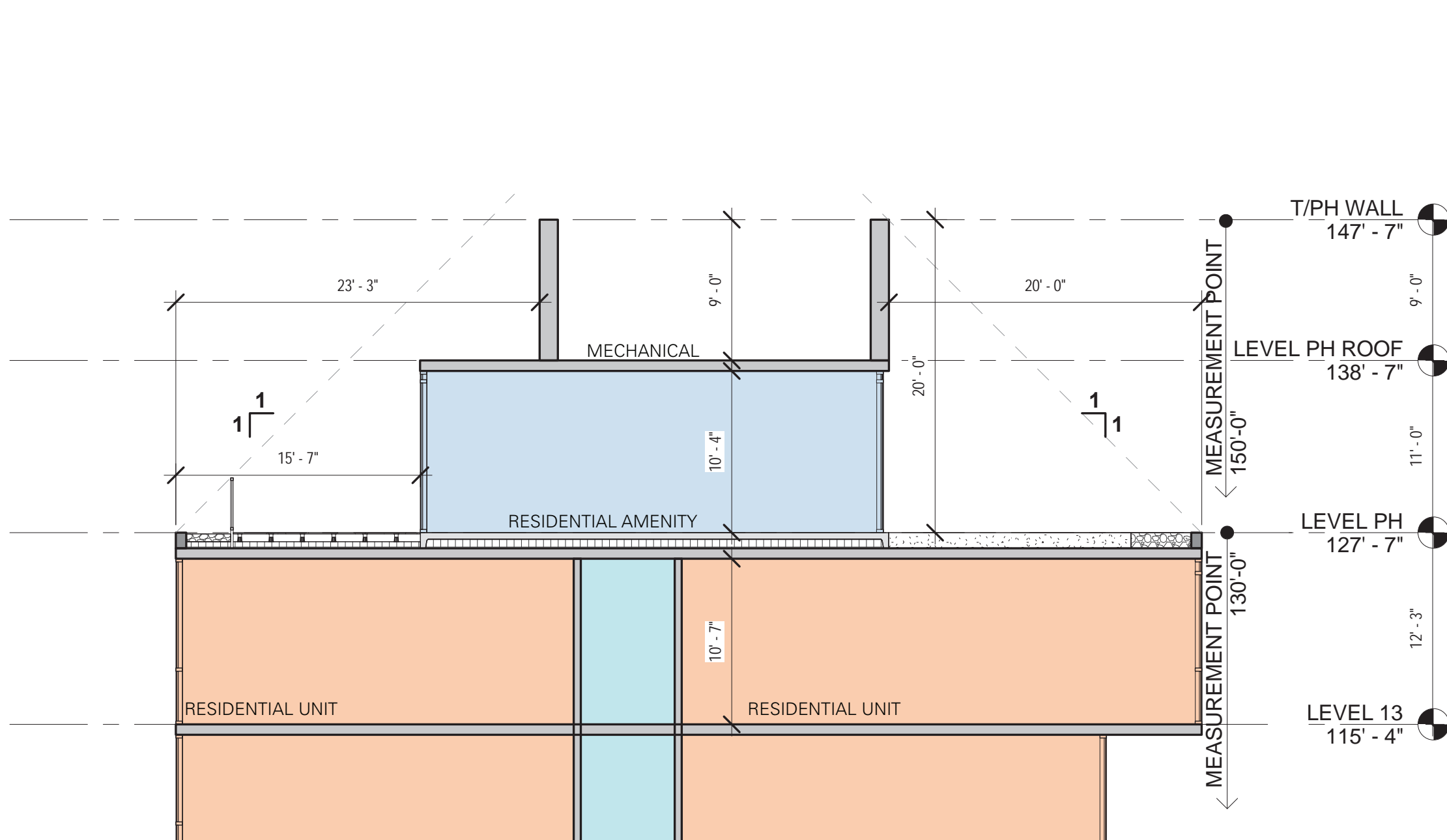
MAY 28, 2019



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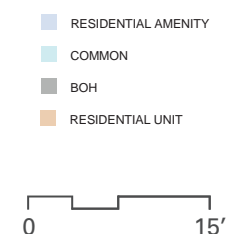
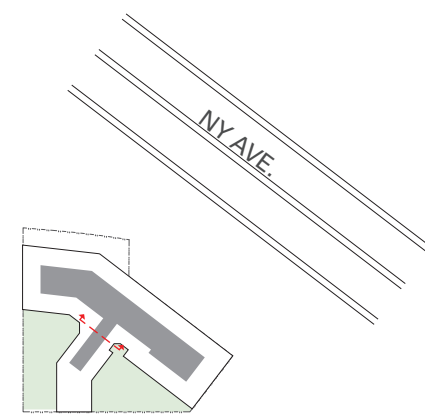
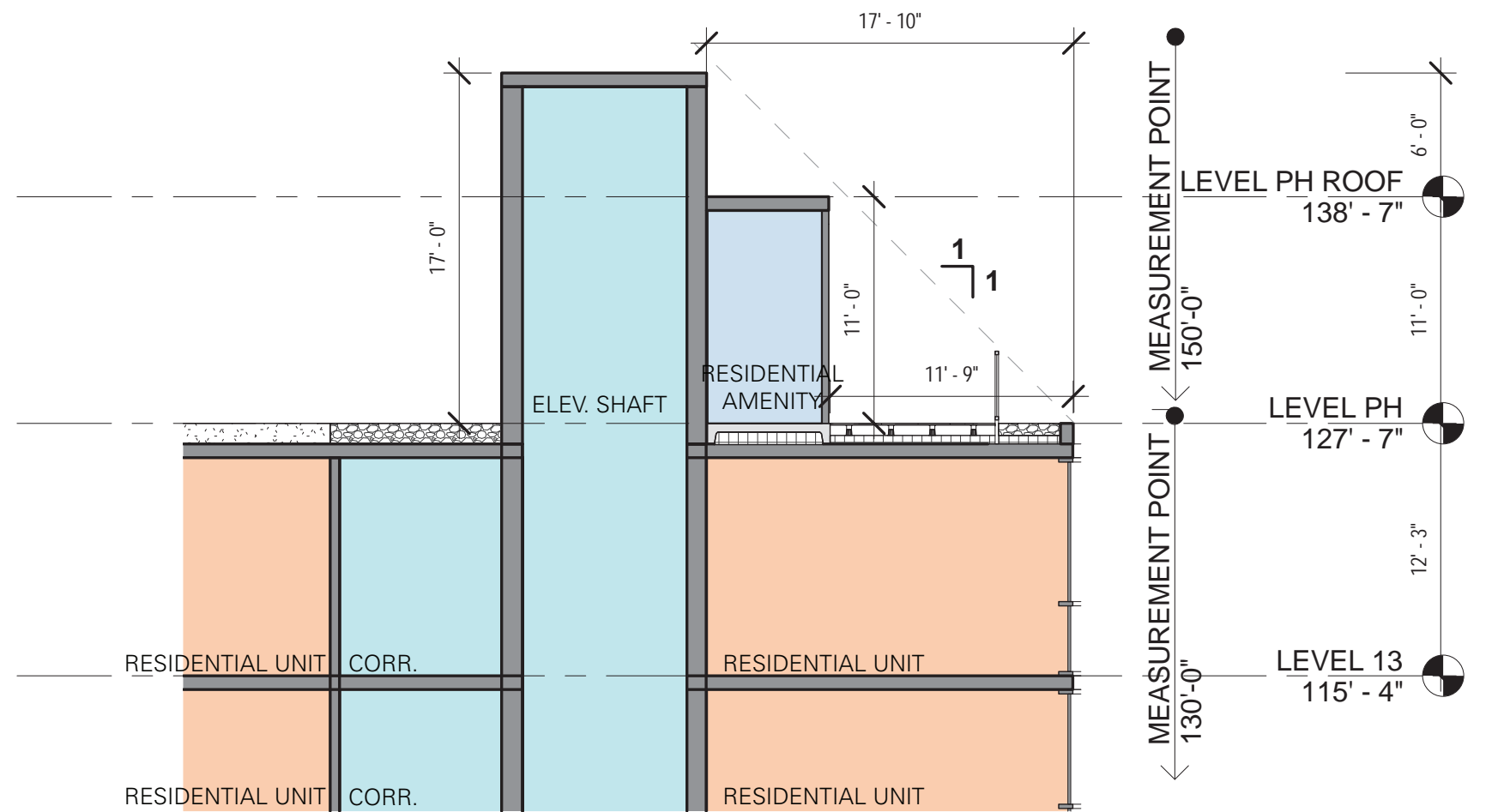
ENLARGED SECTION D-D



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ENLARGED SECTION E-E

MAY 28, 2019



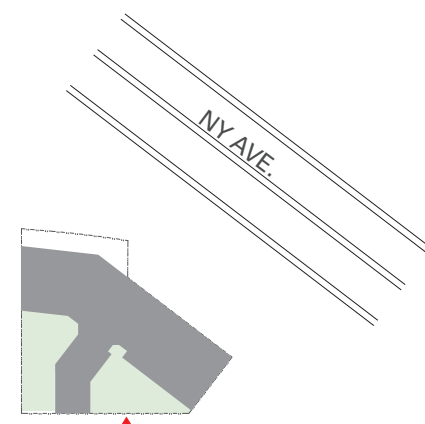
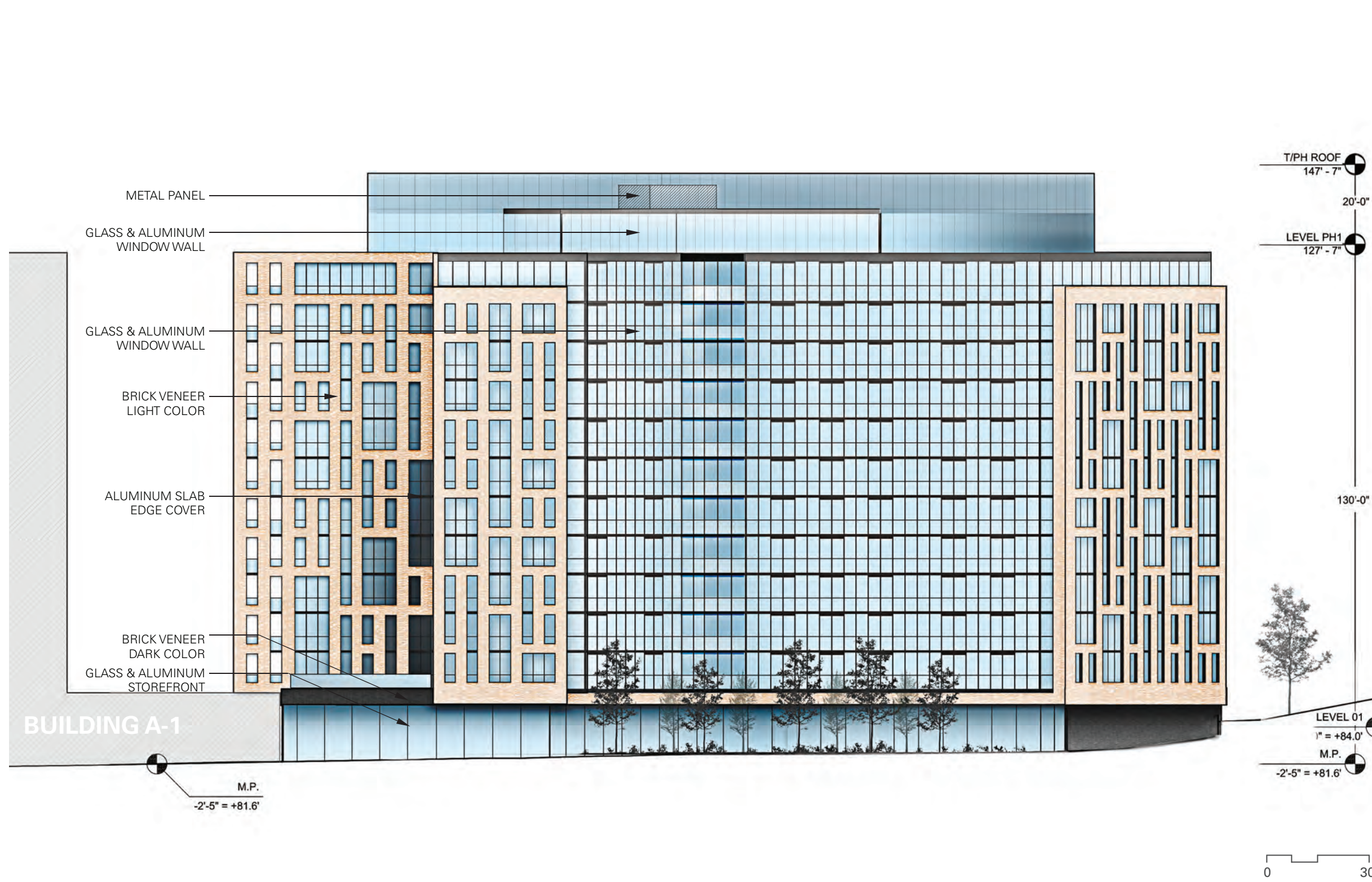
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ENLARGED SECTION F-F



A-2_316



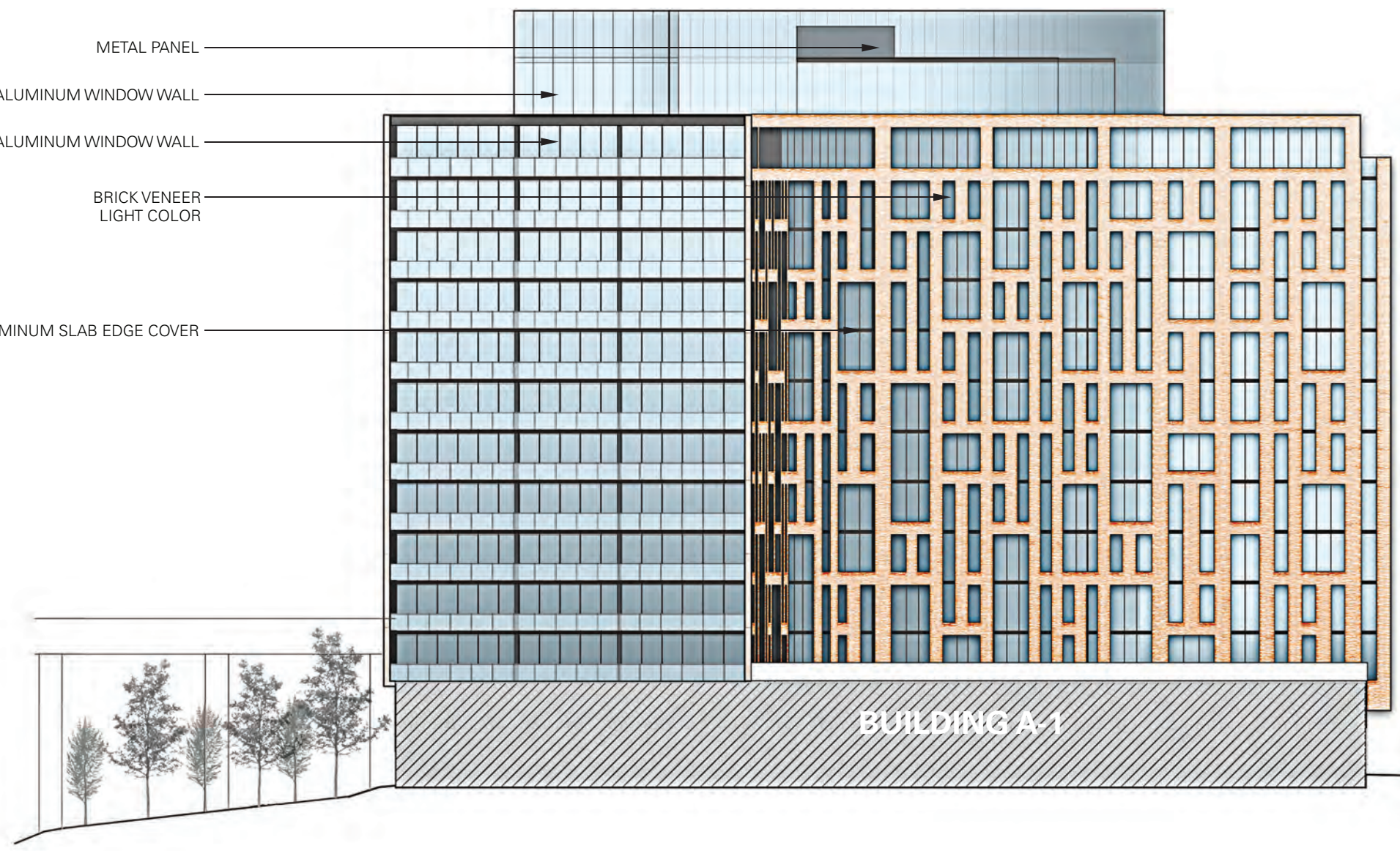
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ELEVATION A

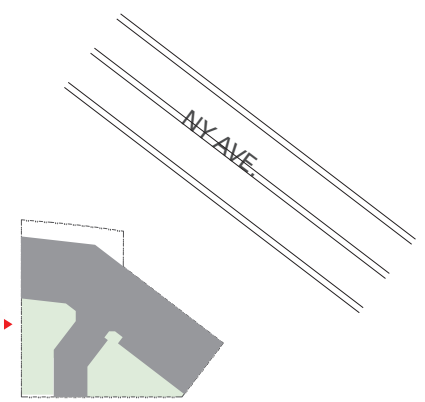
A-2_317

MAY 28, 2019

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



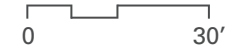
T/PH ROOF
 147' - 7"
 20'-0"
 LEVEL PH1
 127' - 7"



130'-0"

BUILDING A-1

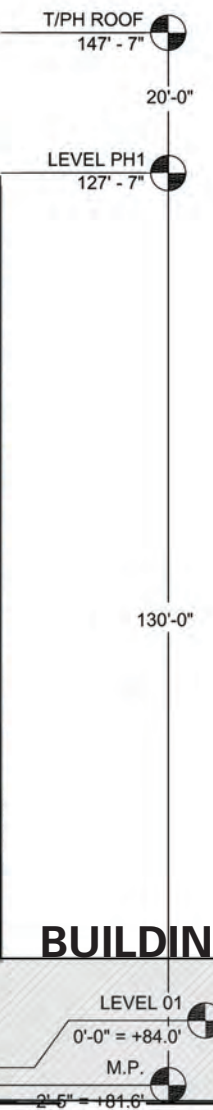
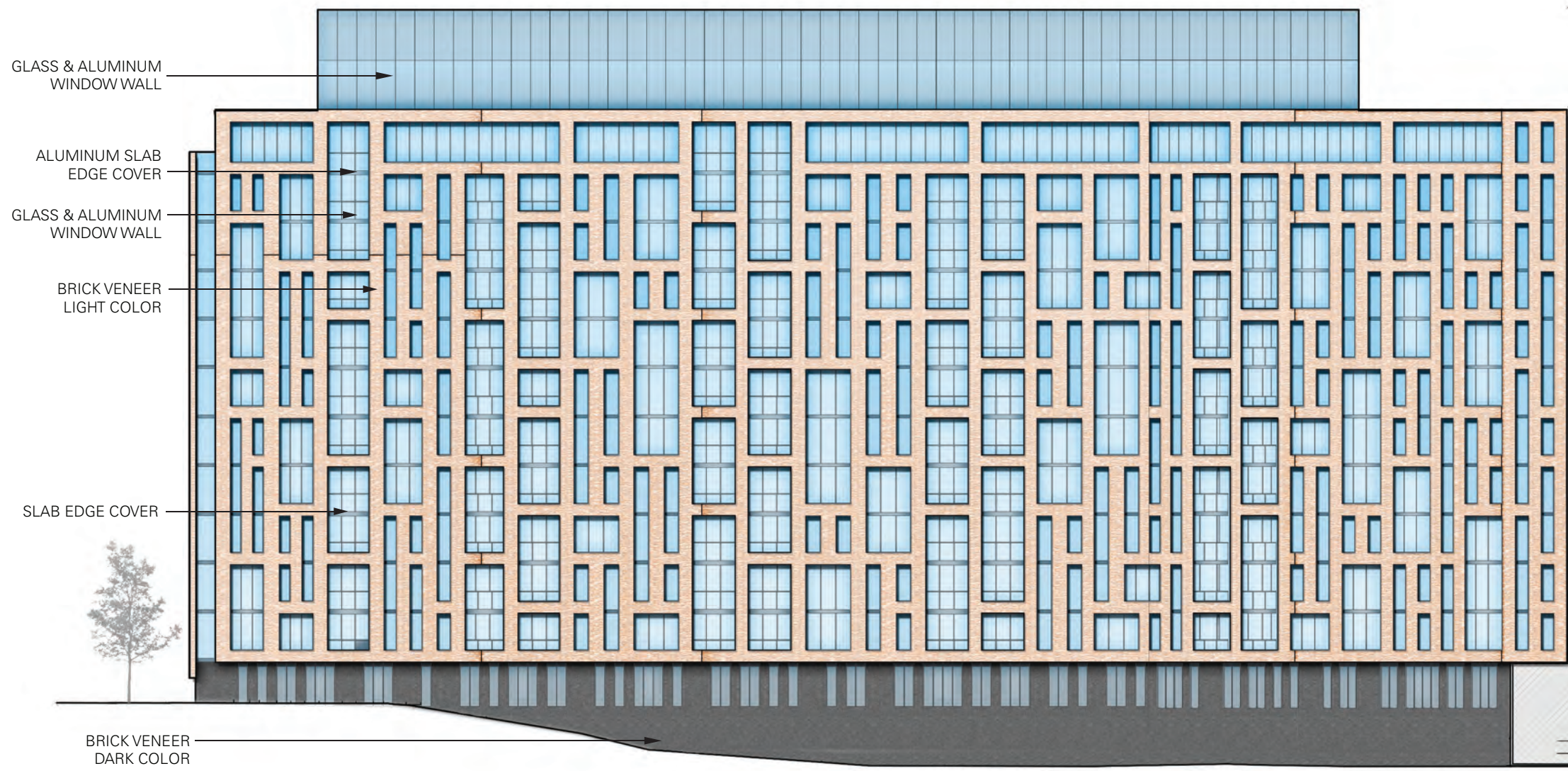
LEVEL 01
 0'-0" = +84.0'
 M.P.
 -2'-5" = +81.6'
 B/ PARKING
 -4'-0" = +80.0'



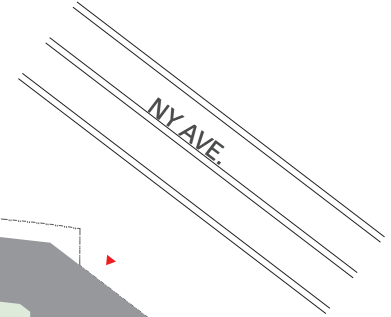
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ELEVATION B



BUILDING A-1



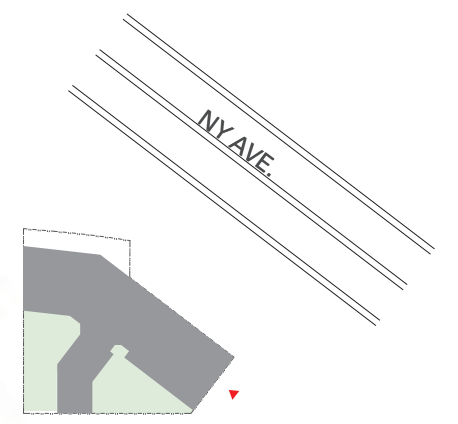
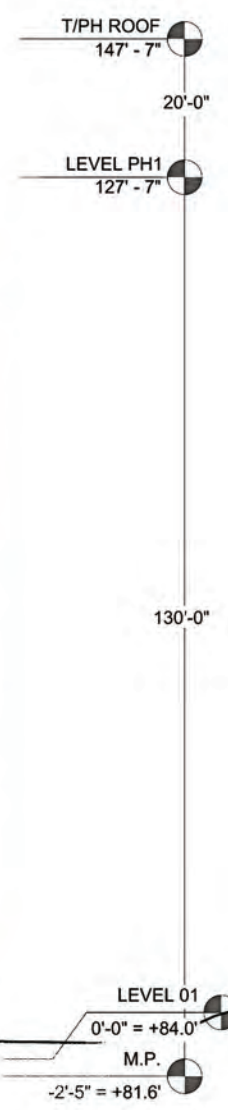
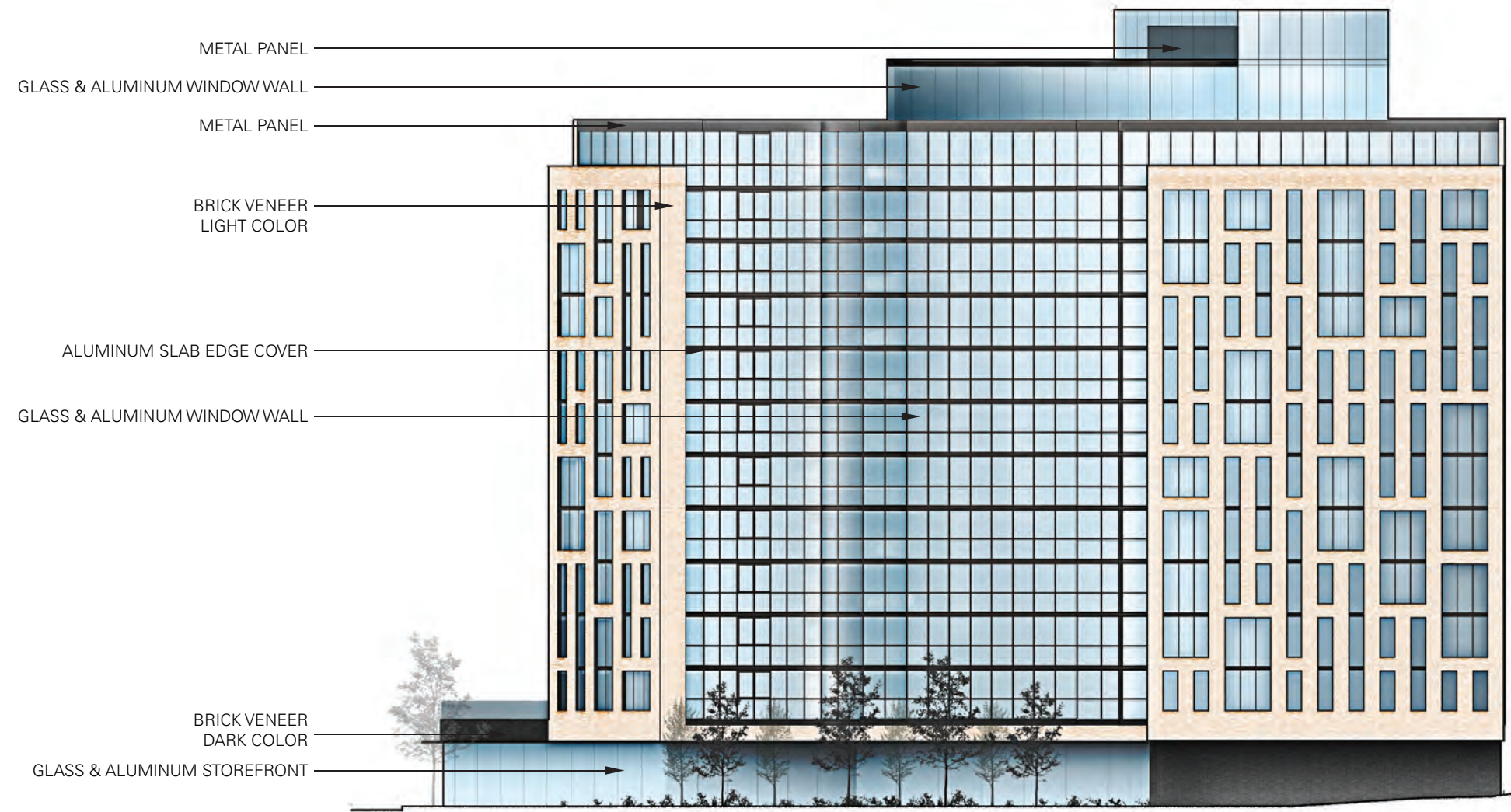
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ELEVATION C

A-2_319

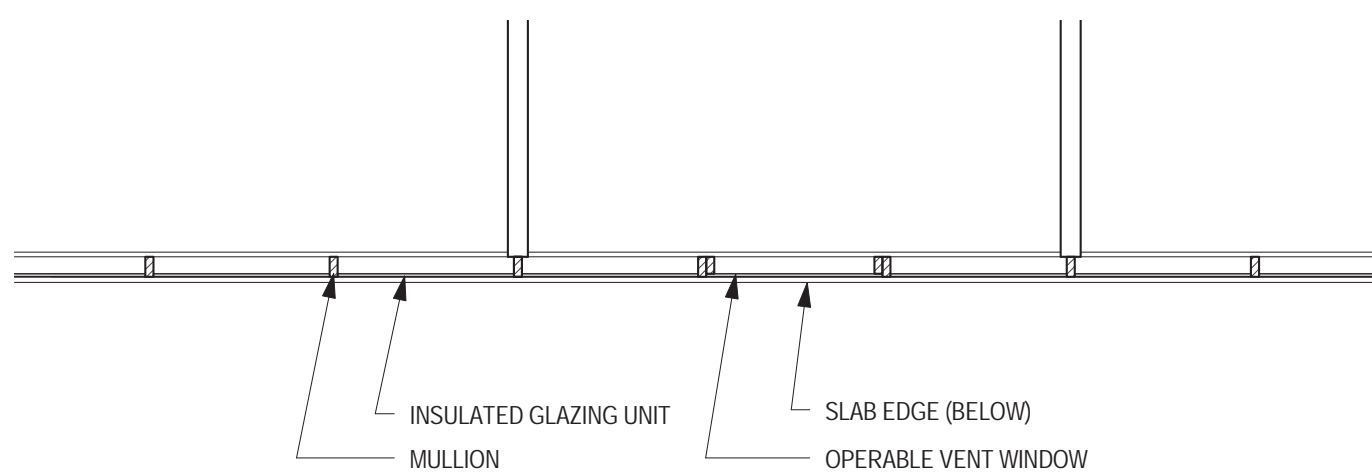
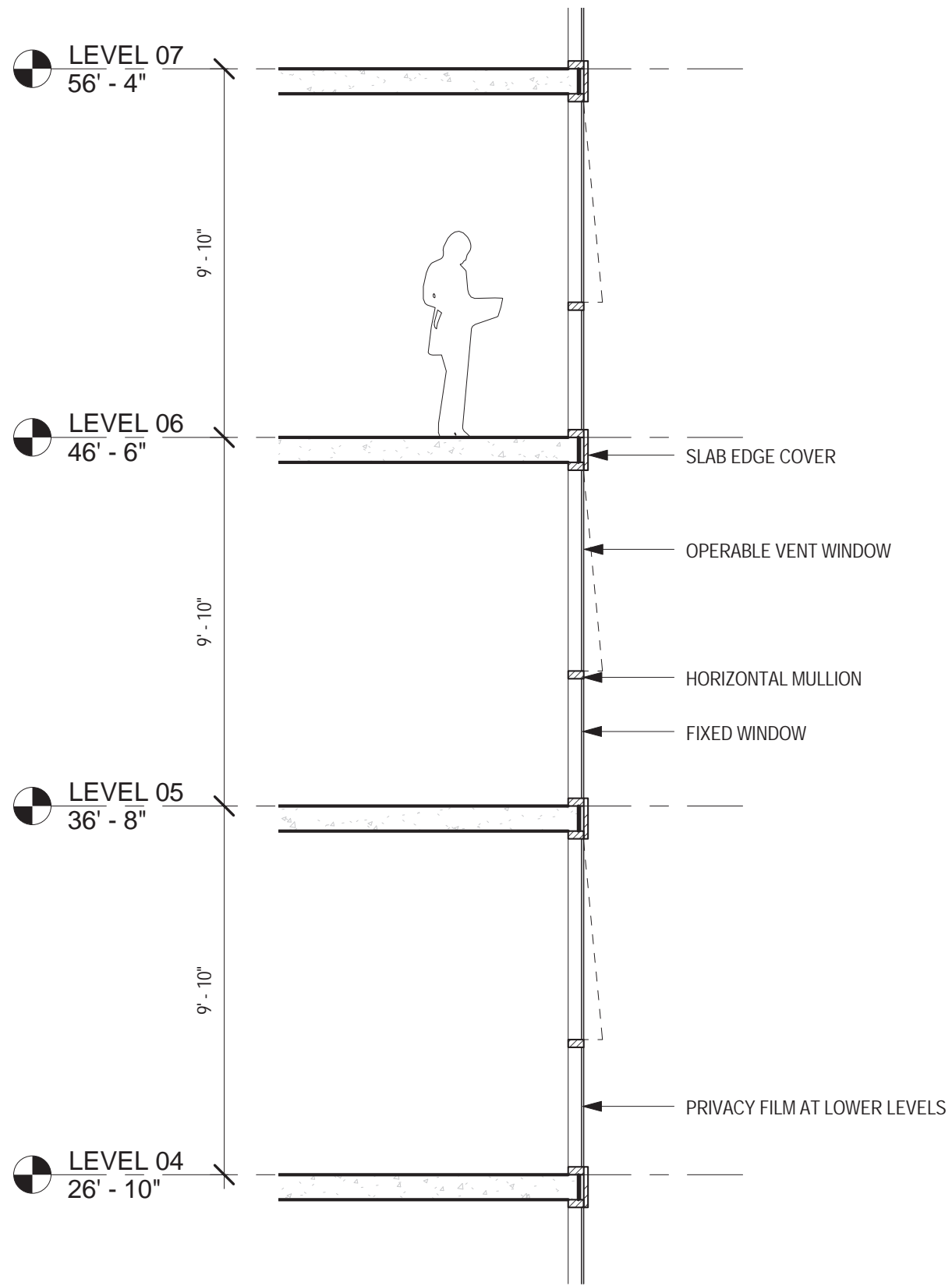
MAY 28, 2019



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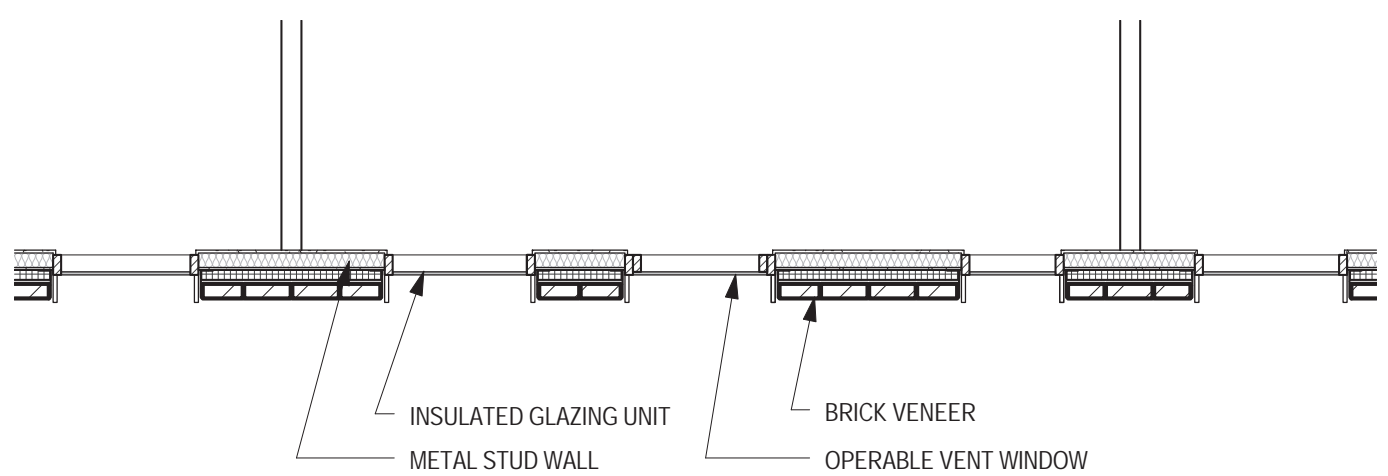
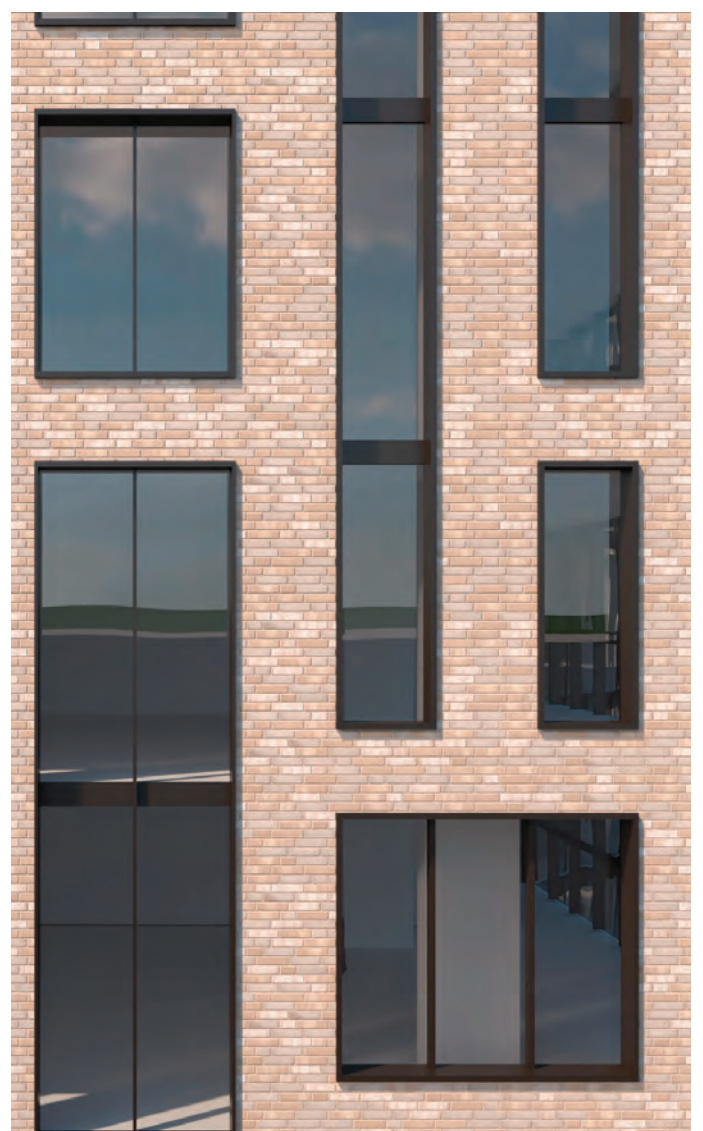
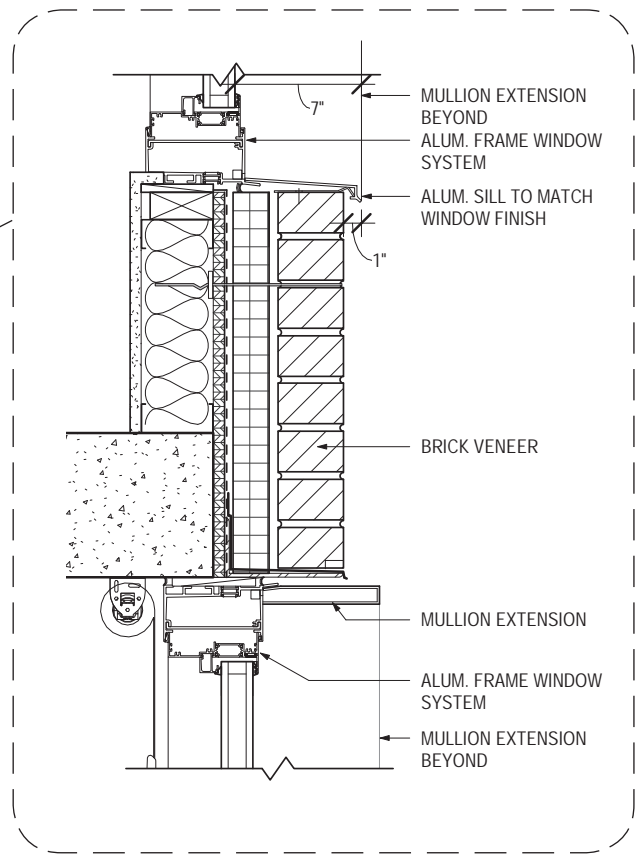
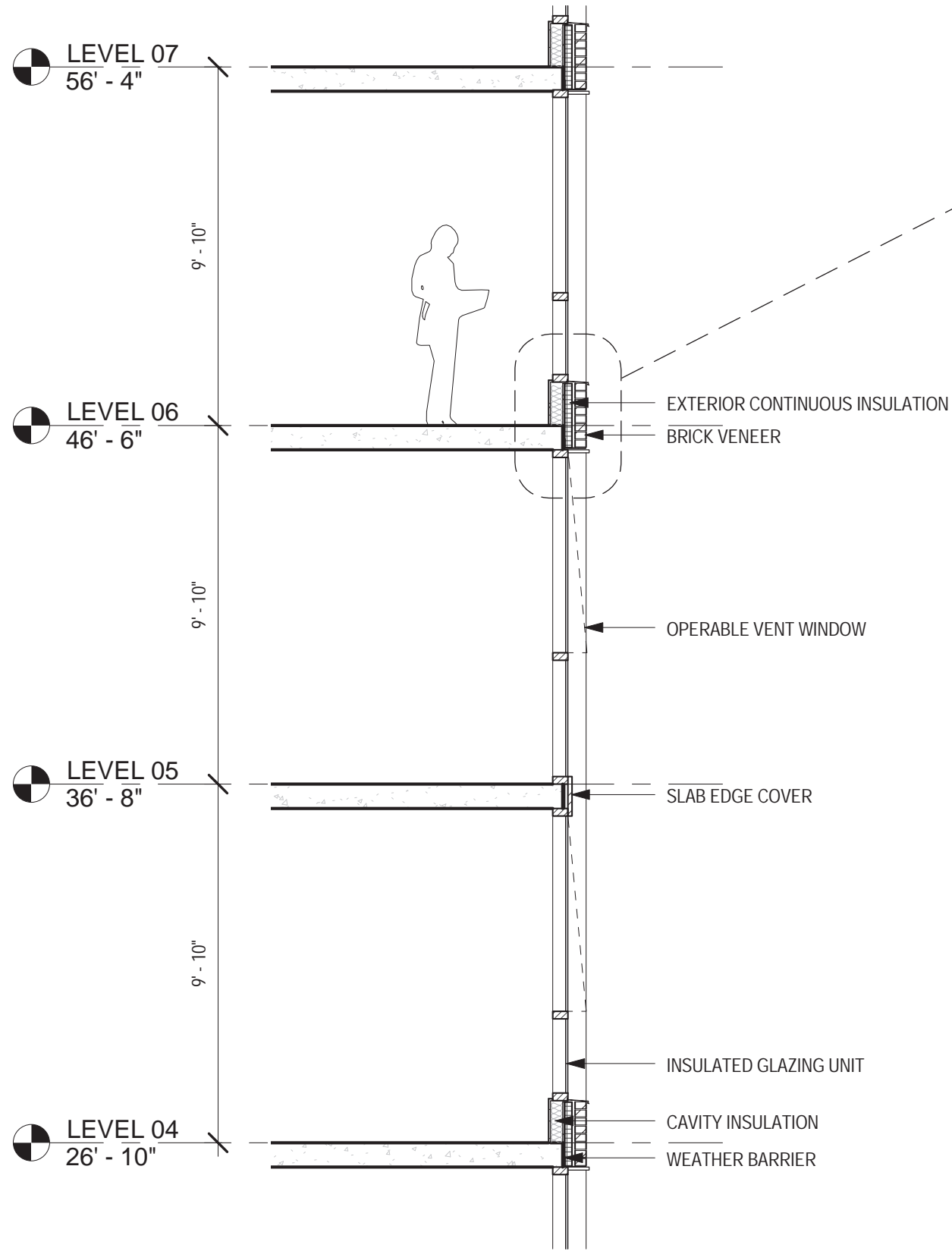
ELEVATION D



FACADE A

MAY 28, 2019

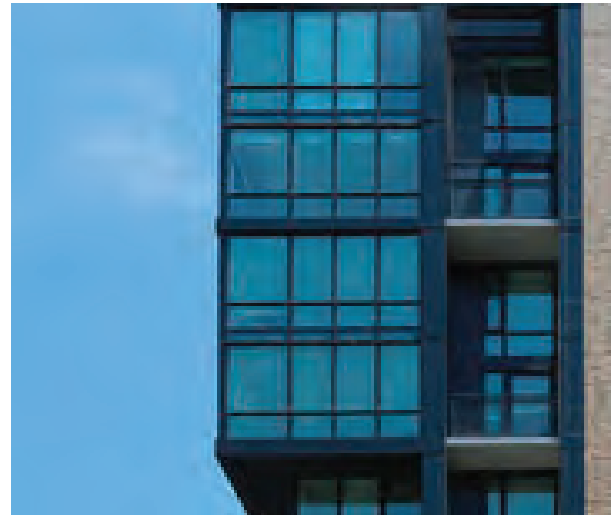
A-2_321



MAY 28, 2019

FACADE B

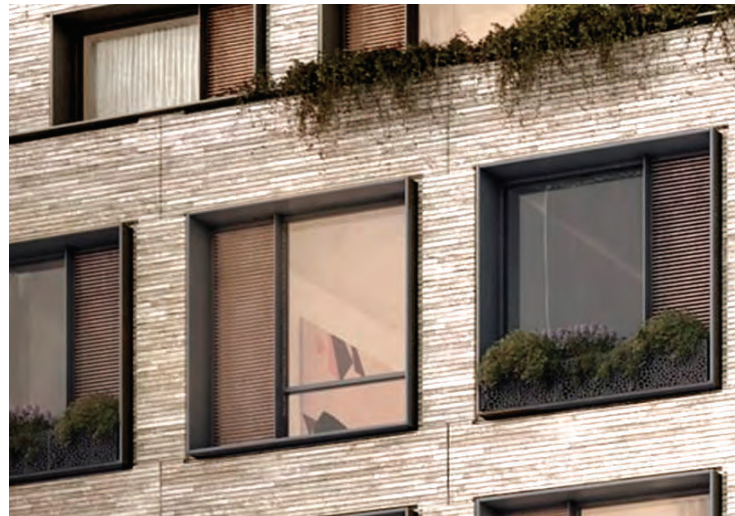
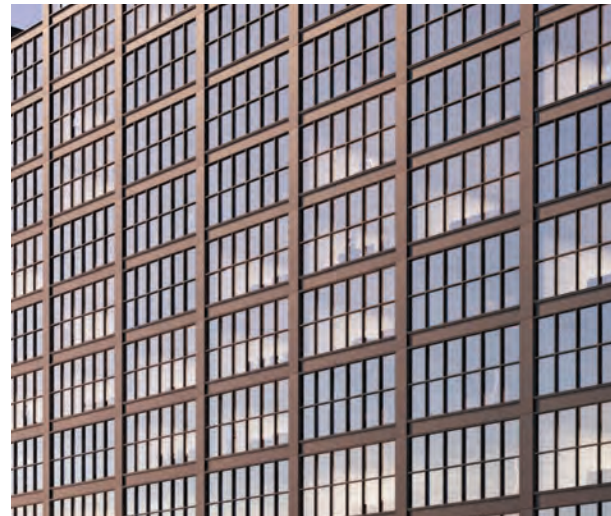
Facade A
Aluminum Window Wall - Dark Color



Facade B
Brick - Light Color



Facade B Podium
Brick - Dark Color



MATERIAL INSPIRATION

A-2_323

SCAPE

BRININSTOOL
+ LYNCH

sh p

GROSVENOR

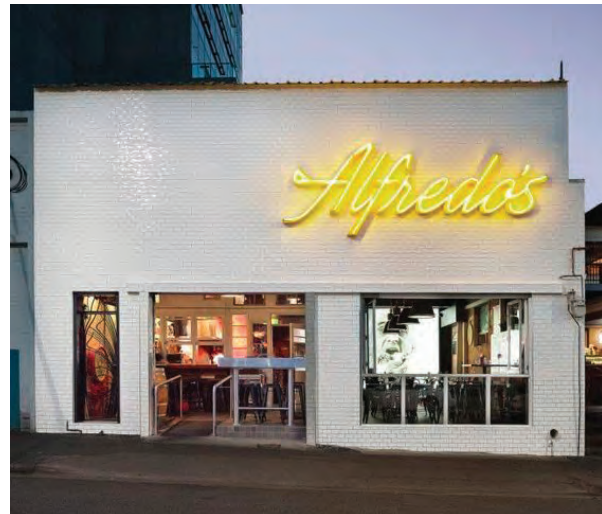
MAY 28, 2019

BUILDING A-2: SIGNAGE

MAY 28, 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

MAY 28, 2019

Sign Type D
Painted Walls

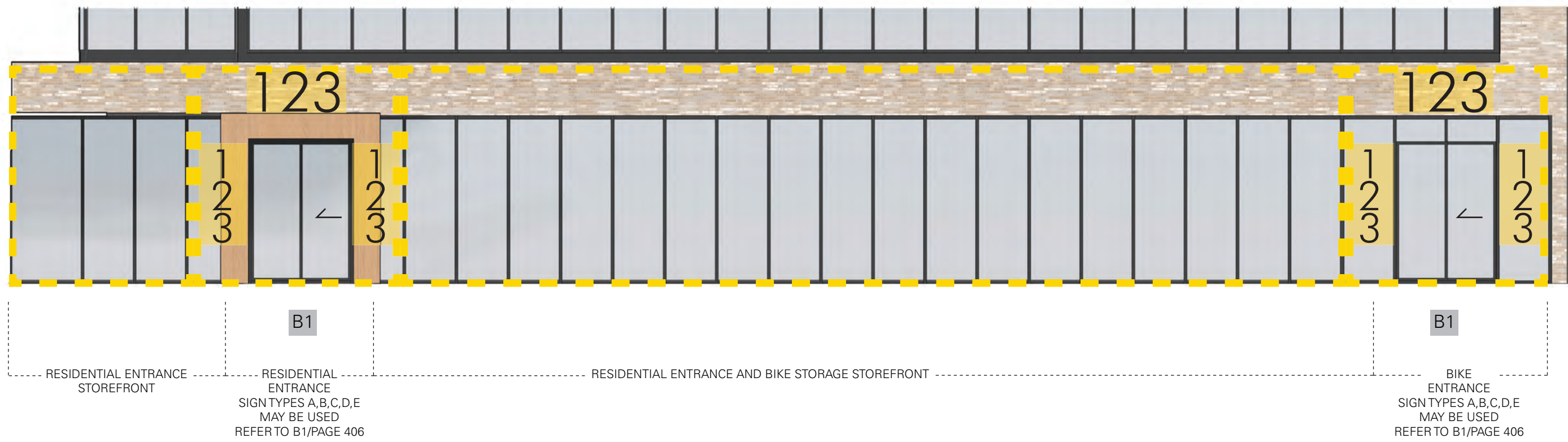
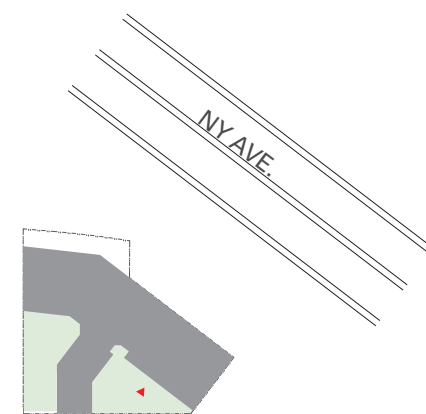


Sign Type E
Architectural Canopy



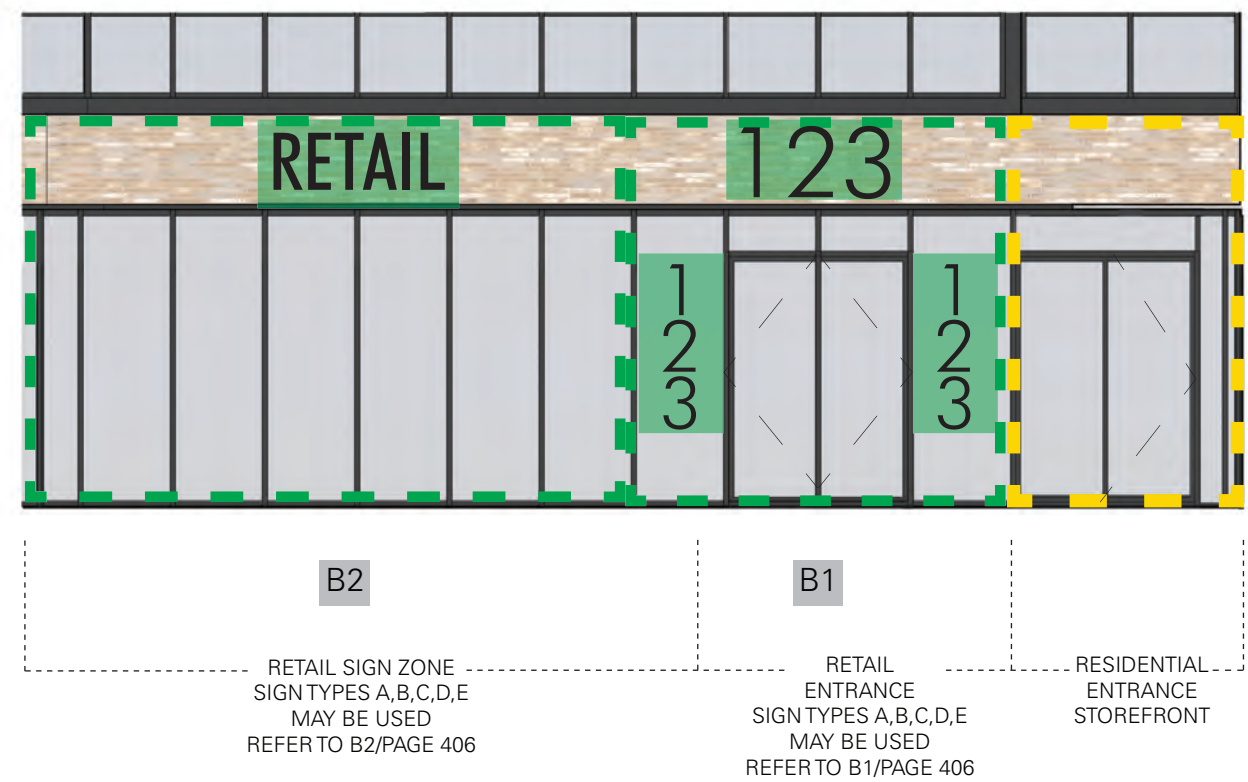
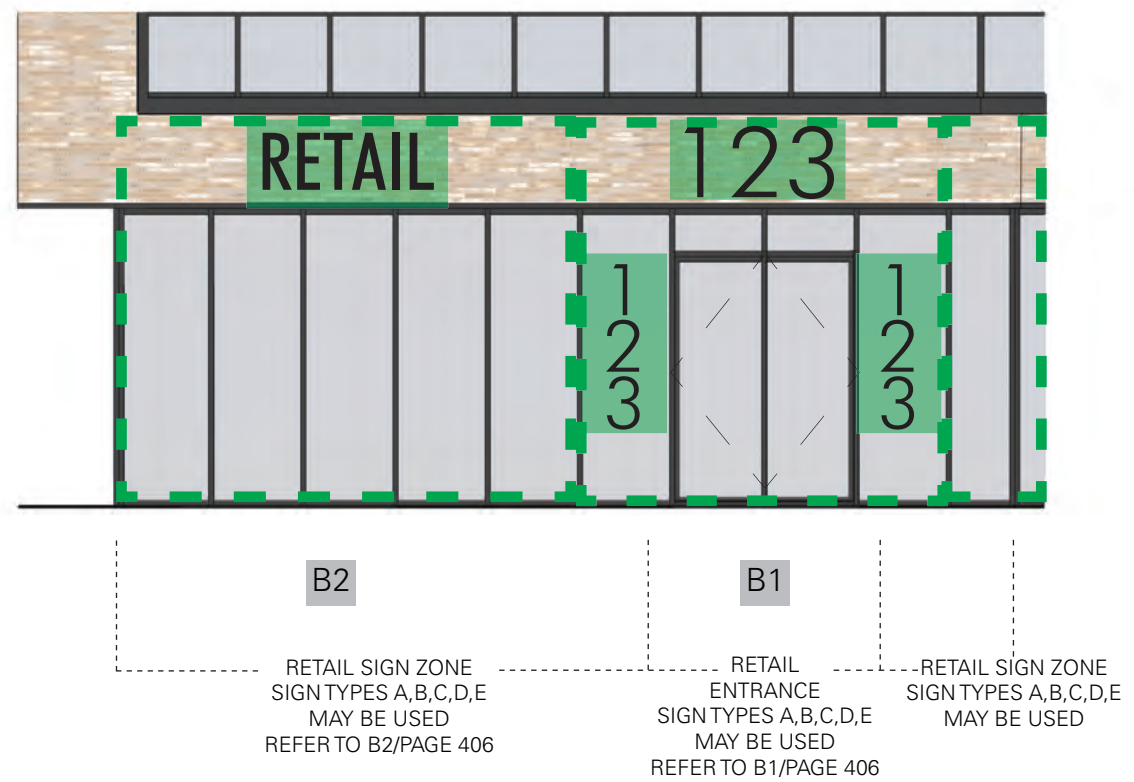
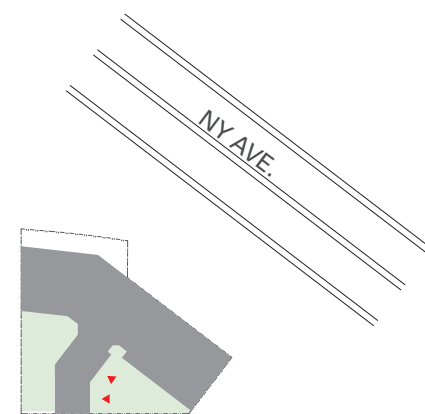
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PRECEDENT SIGNAGE



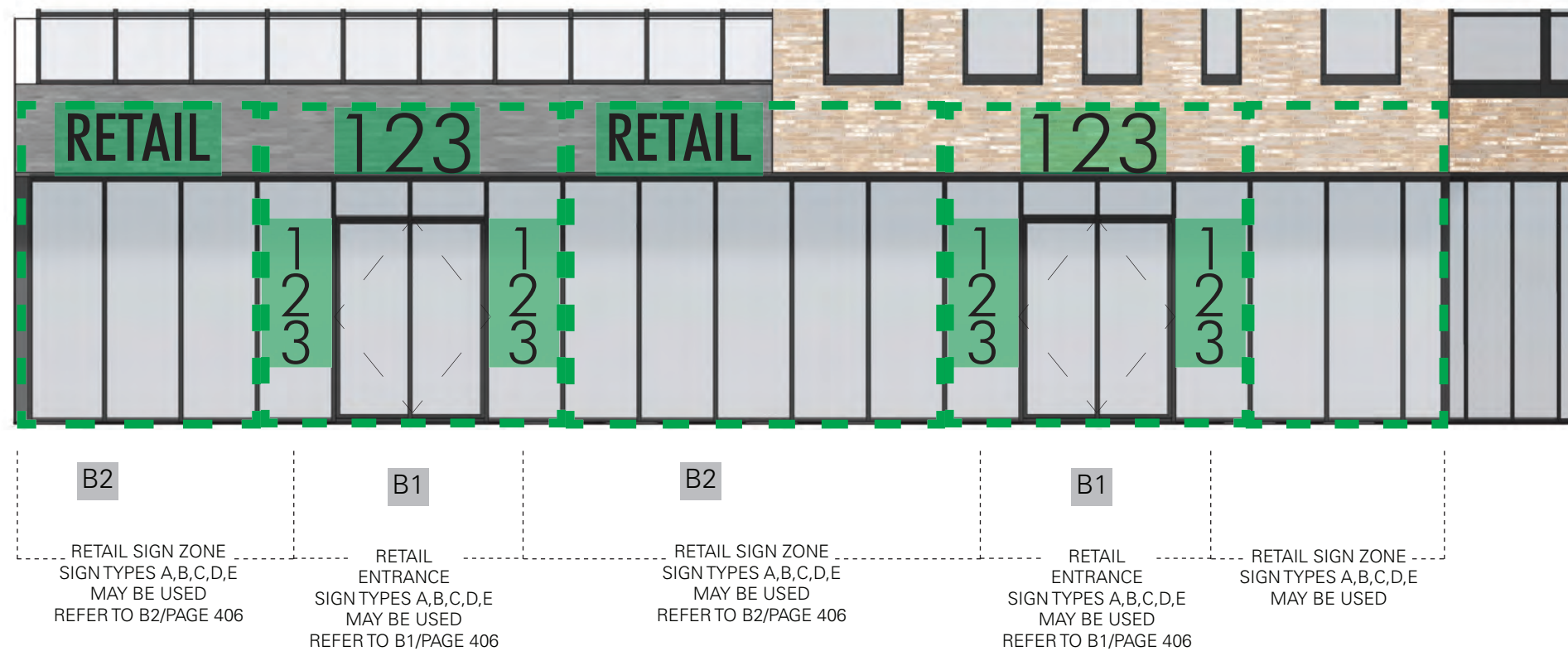
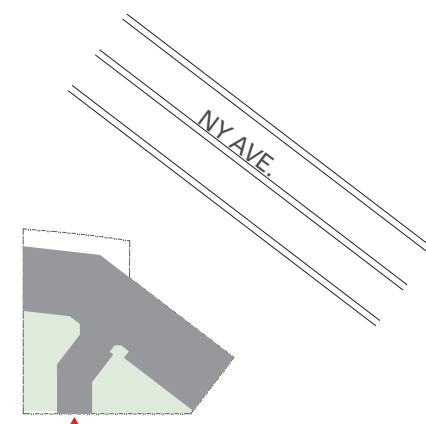
RESIDENTIAL ZONE

RETAIL ZONE

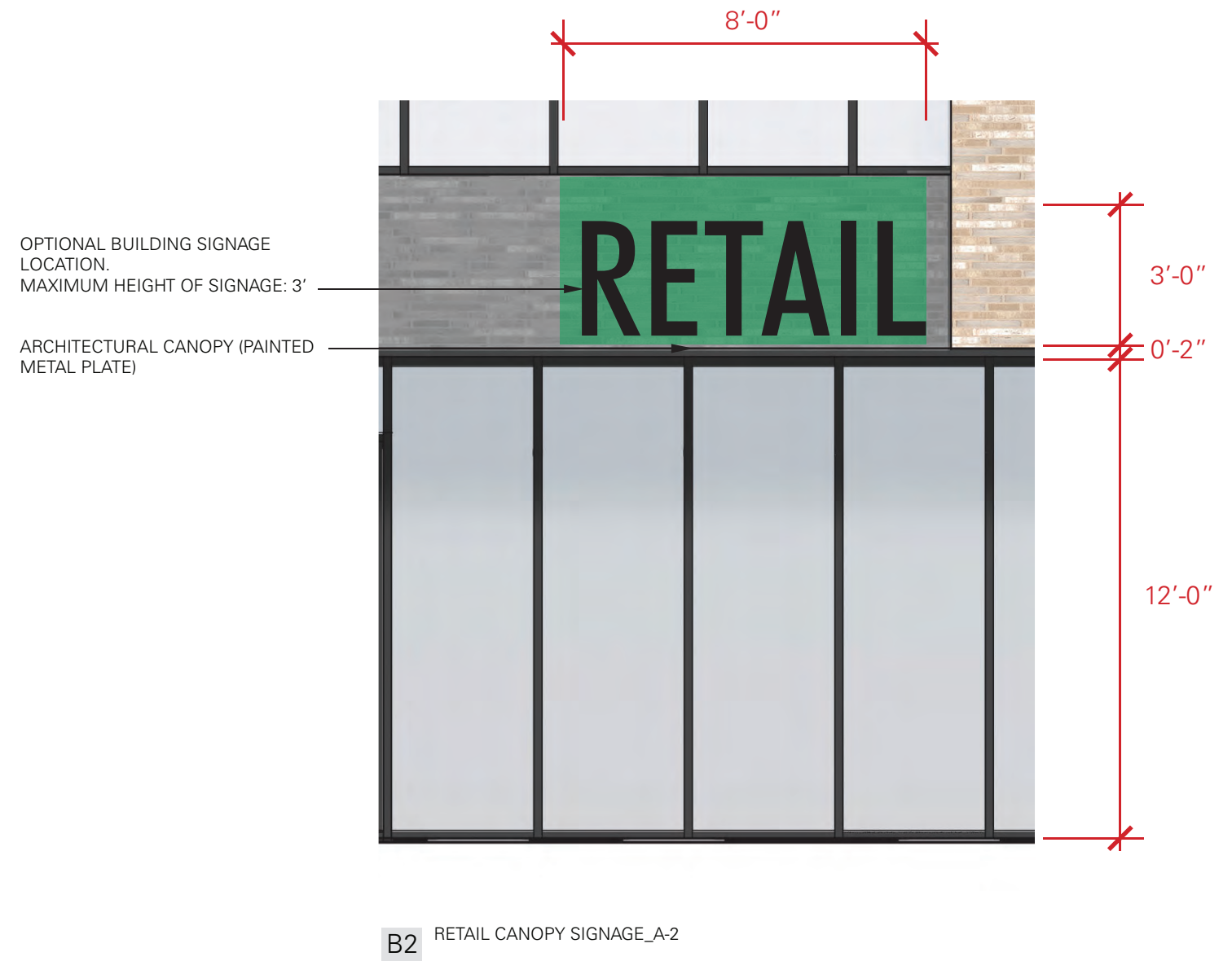
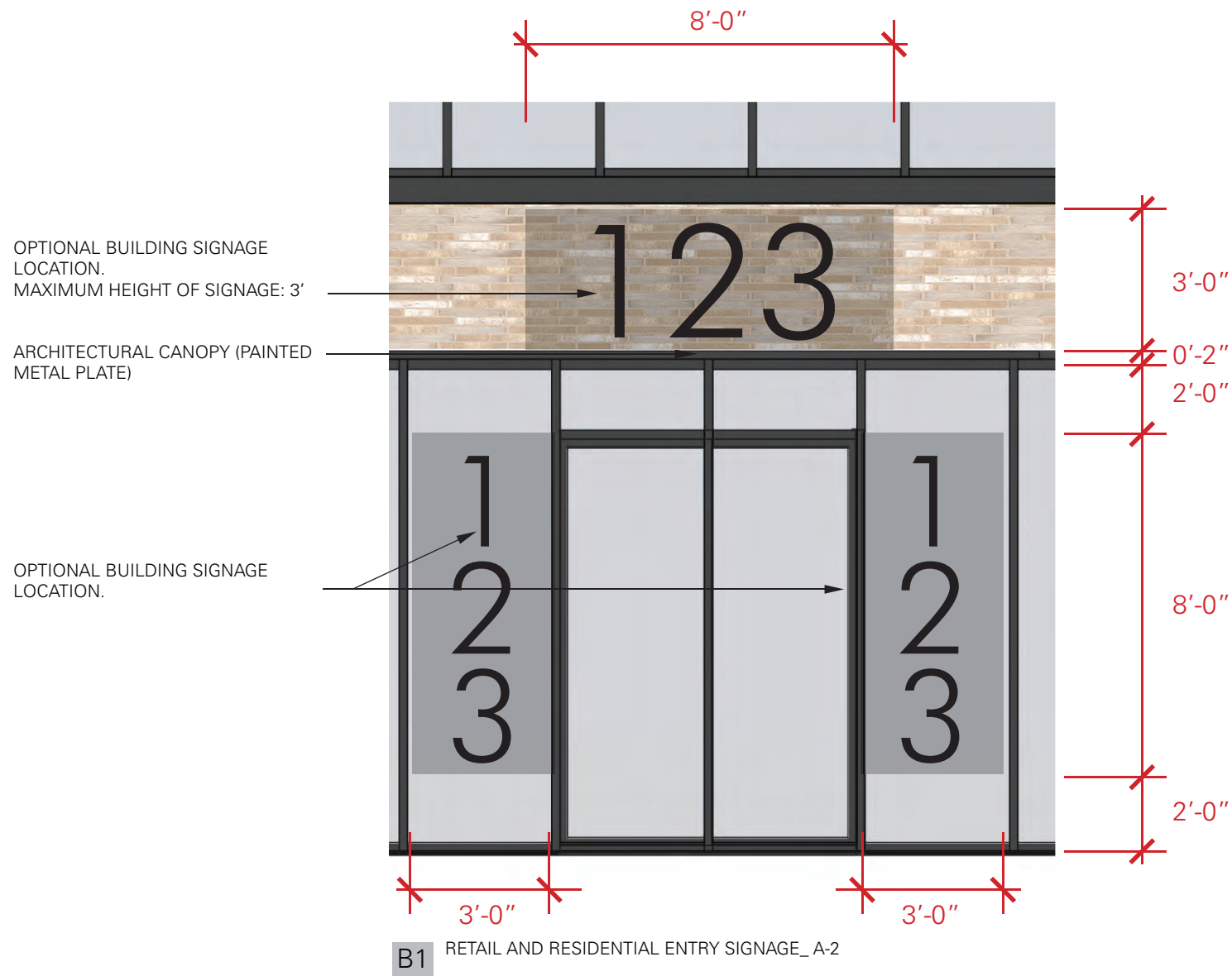


RESIDENTIAL ZONE

RETAIL ZONE



RESIDENTIAL ZONE ■ ■ ■ ■
 RETAIL ZONE ■ ■ ■ ■



NOTE:

The exterior signage is preliminary and shown for illustrative purposes. The retail signage, including font, color, material, message, type, and logo may be modified as the space is refined for specific retailers; however the signage shall be no larger than depicted in these plans. The residential signage, including font, color, and message, may be modified so long as the signage is no larger than depicted in these plans and its location remains as reflected in the plans.

MAY 28, 2019

SIGNAGE PLAN

BUILDING A-2: LANDSCAPE

MAY 28, 2019

