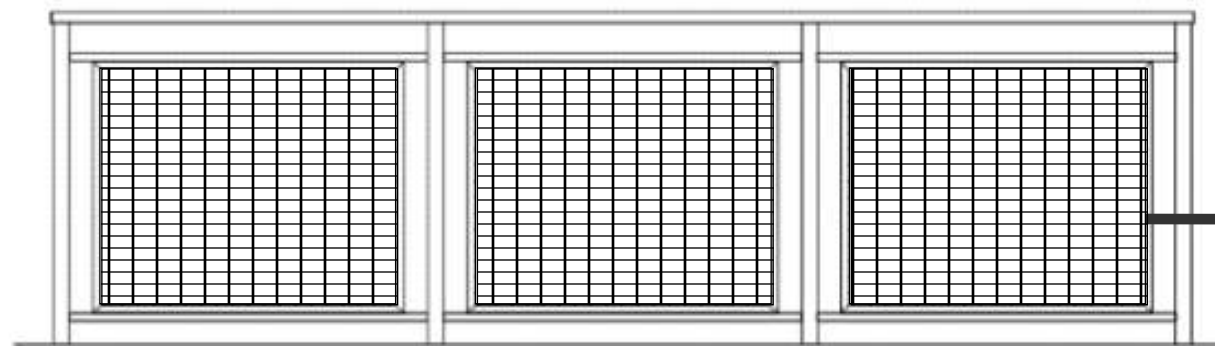
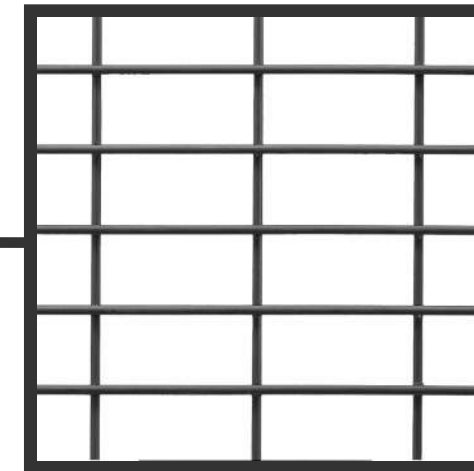


TYPICAL RAILING SECTION



TYPICAL RAILING ELEVATION

MESH IN-FILL DETAIL

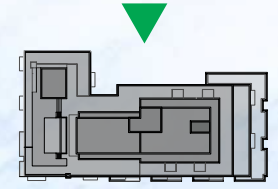


June 10, 2021

BALCONY RAILING DESIGN



ECA ZONING COMMISSION
 District of Columbia
A36
 CASE NO. 20-27
 EXHIBIT NO. 56A



GENERAL NOTES:

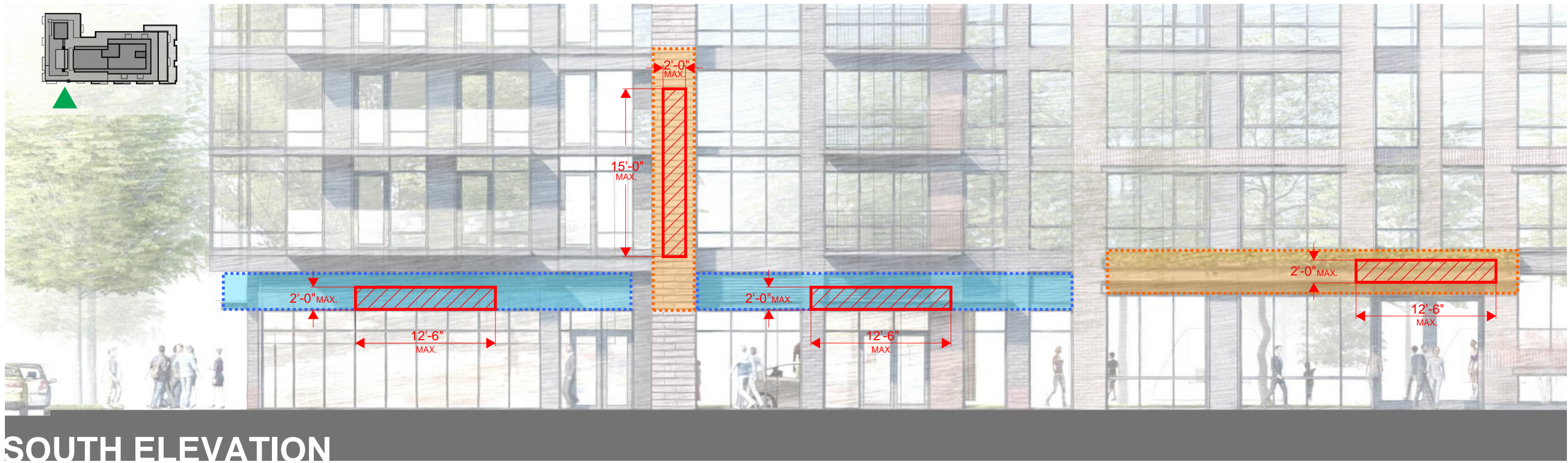
1. All spot elevations are relative to the measuring point 86.76' taken at P Street, NW Top of curb, assumed for these drawings to be +0'-0".
2. Flexibility is requested to vary the final selection of exterior materials within the color ranges and general material types proposed, based on availability at the time of construction. Quality of materials will not be reduced.
3. Ground floor retail bay elevations are illustrative and intended to describe the character and scale for the base of the building. The actual retail bay elevations will be developed by individual retail tenants, approved by the building owner and may change over time with to accommodate leasing cycles.
4. Exhaust vents to be integrated into final facade designs. No through-wall HVAC units will be on building elevations.
5. Flexibility is requested to vary the floor to floor heights as design is refined.

June 10, 2021

NORTH BUILDING ELEVATION



A37






SOUTH ELEVATION



WEST ELEVATION

LEGEND

-  POTENTIAL RETAIL SIGNAGE PLACEMENT AREA
-  POTENTIAL RESIDENTIAL SIGNAGE PLACEMENT AREA
-  MAXIMUM SIZE OF ACTUAL SIGN

SIGNS TO BE DESIGNED ON ACCORDANCE WITH DC CODES AND SIGNS REGULATIONS

June 10, 2021

DETAILED SIGN PLAN