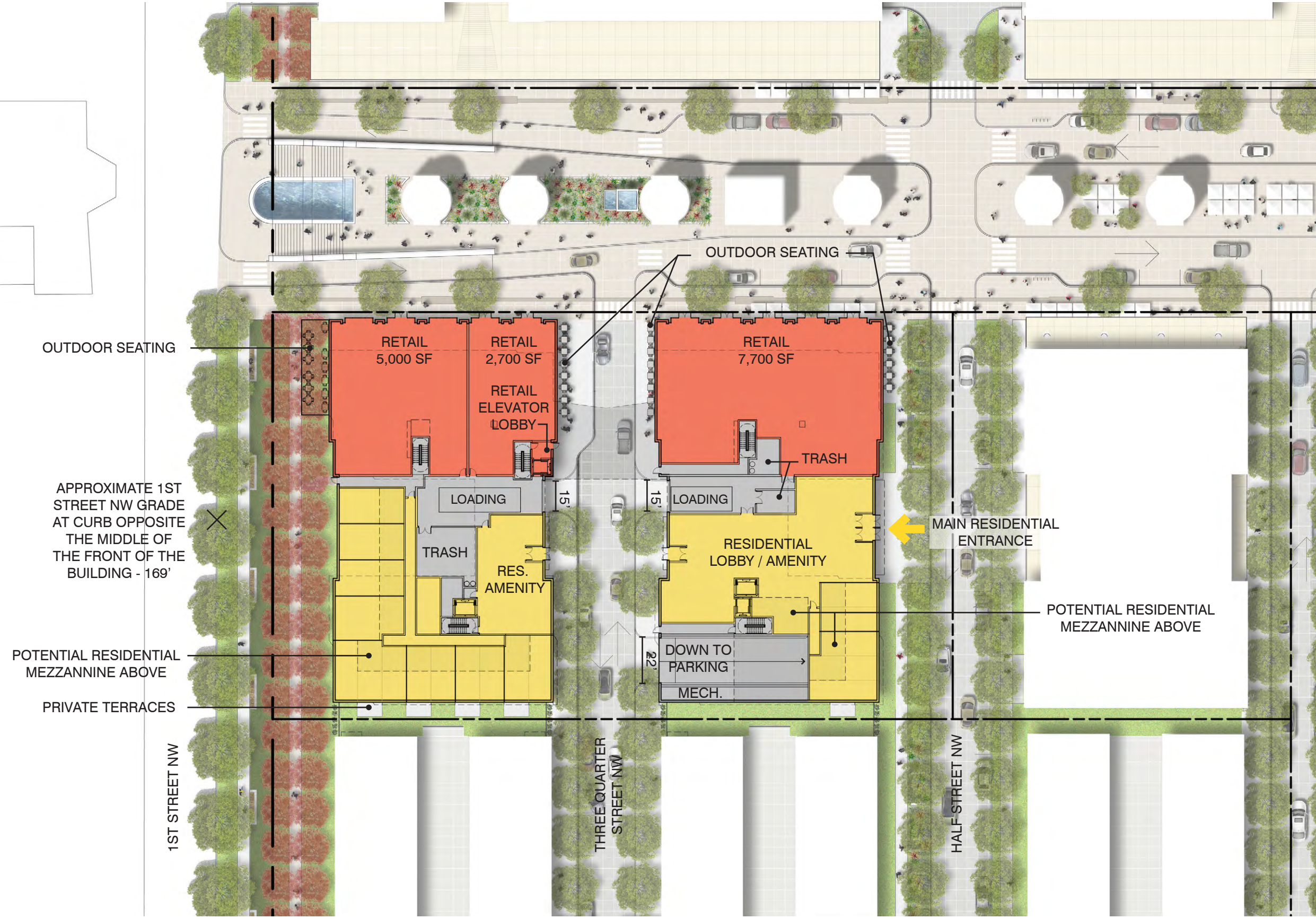
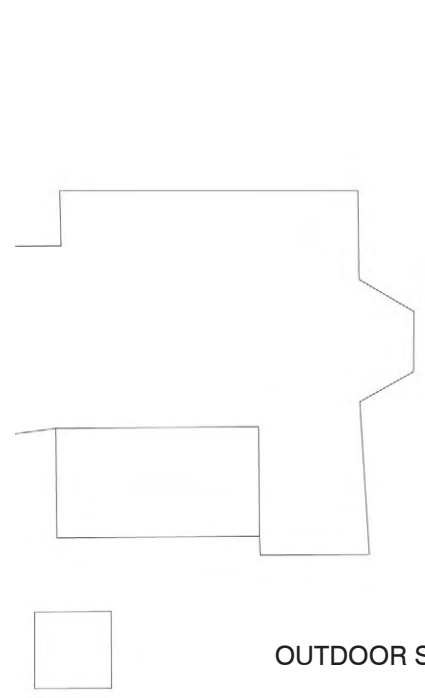


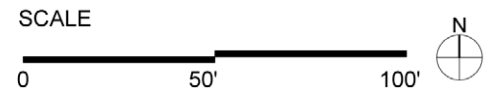
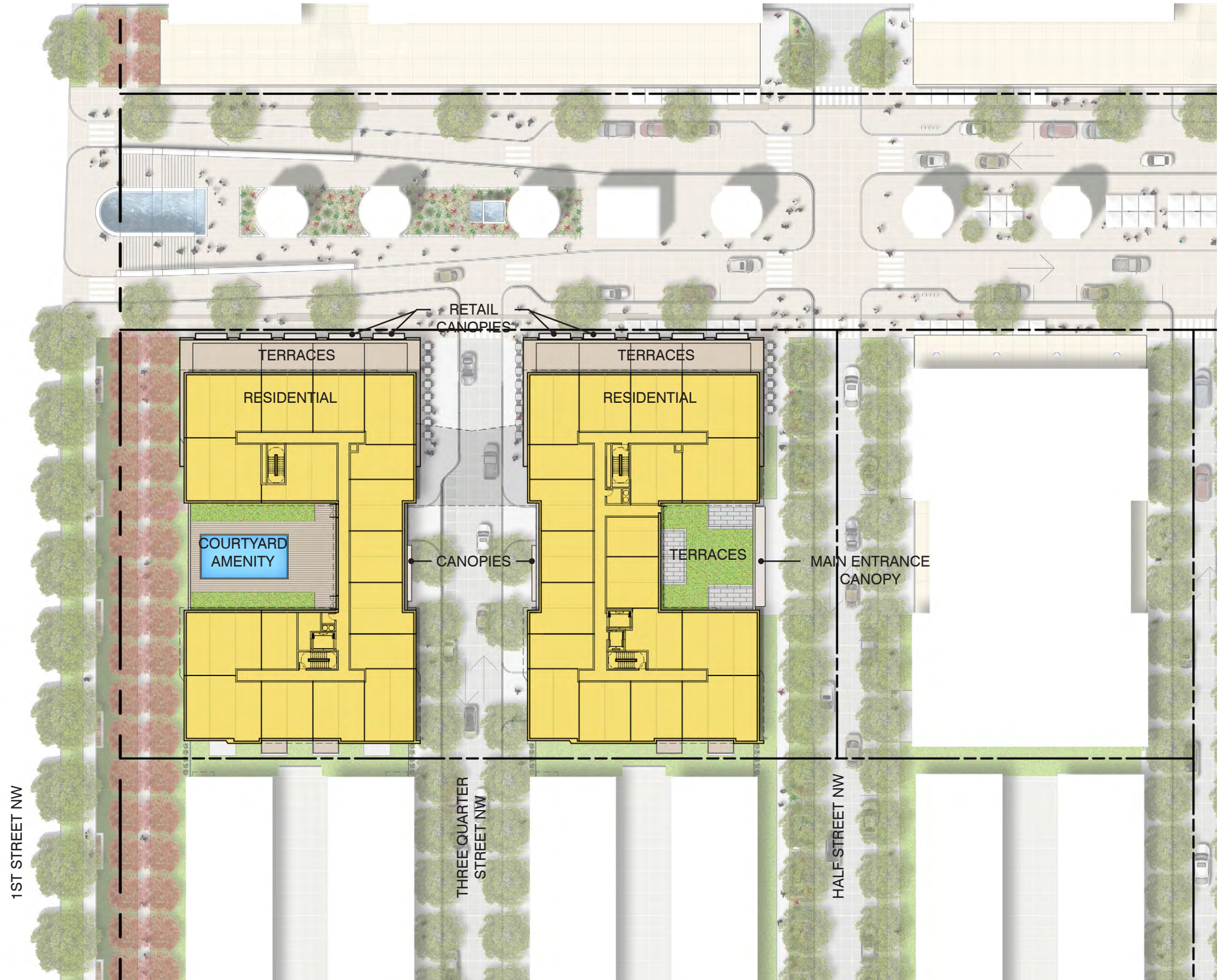
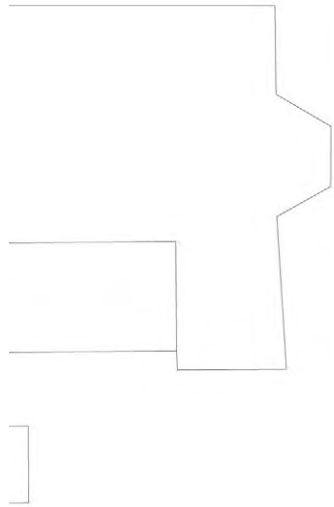
- RETAIL
- RESIDENTIAL
- PARKING/
LOADING/ MEP



- 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.

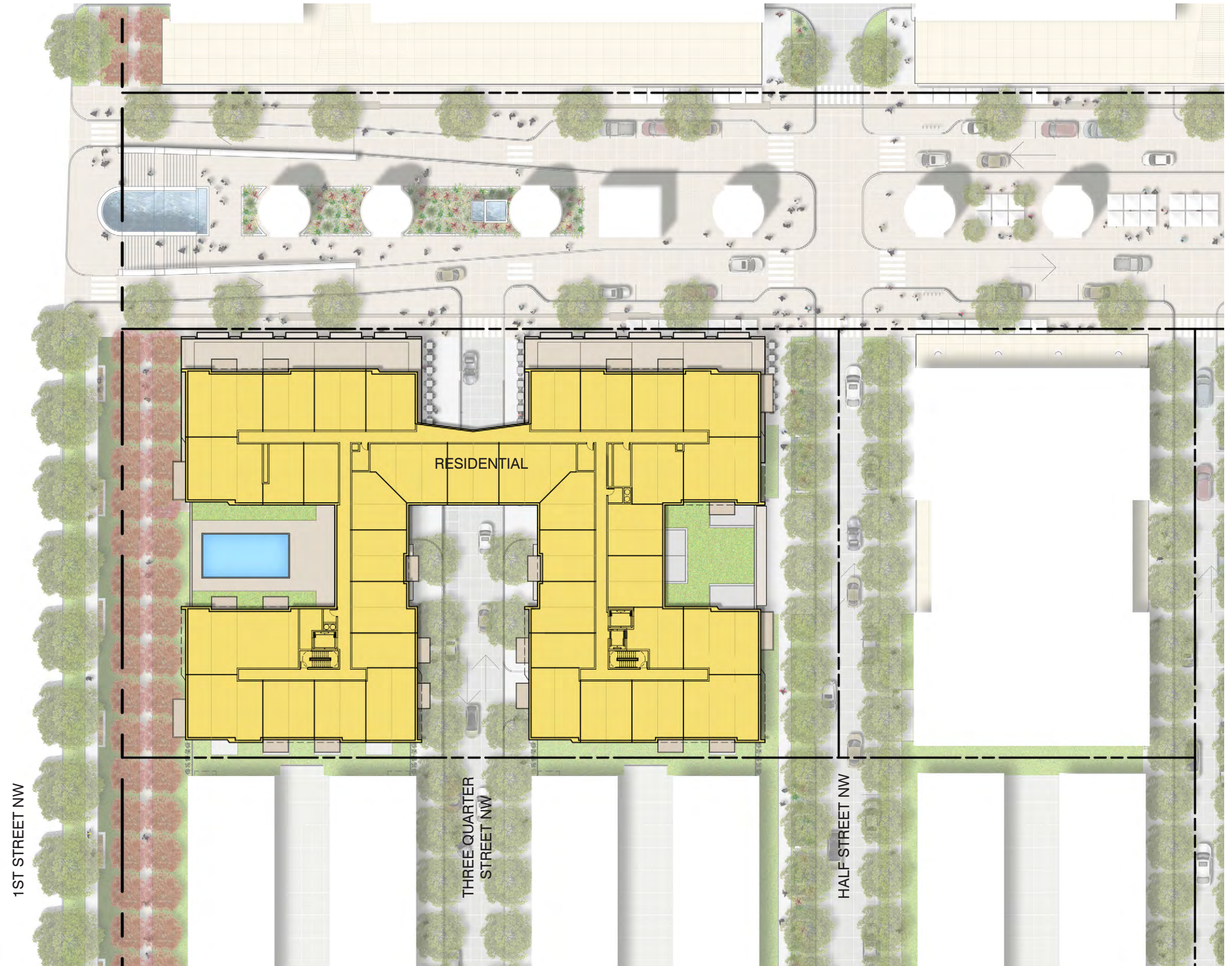
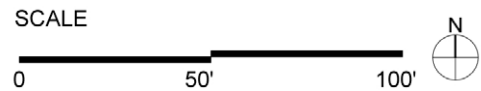
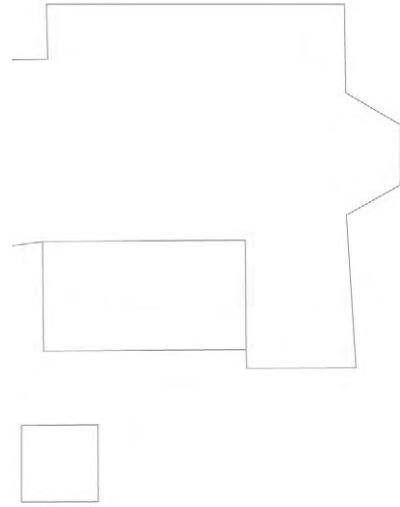
ZONING COMMISSION
 District of Columbia
 CASE NO. 13-14A
 EXHIBIT NO. 2A3

- RETAIL
- RESIDENTIAL
- PARKING/
LOADING/ MEP



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- RETAIL
- RESIDENTIAL
- PARKING/
LOADING/ MEP



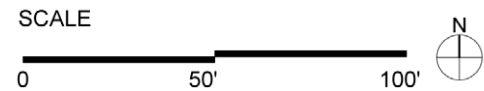
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- RETAIL
- RESIDENTIAL
- PARKING/
LOADING/ MEP

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.



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- Retail layouts, finished floor elevations, and entrance locations will depend on retail leasing.

P2 LEVEL PLAN

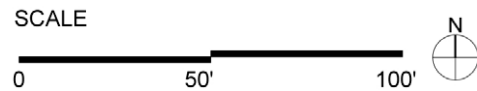
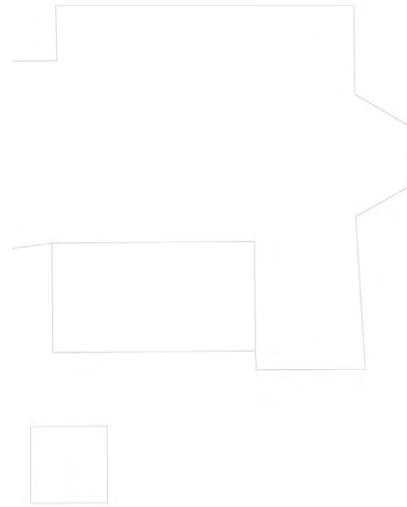


- RETAIL
- RESIDENTIAL
- PARKING/
LOADING/ MEP

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

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

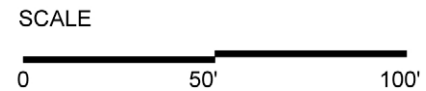
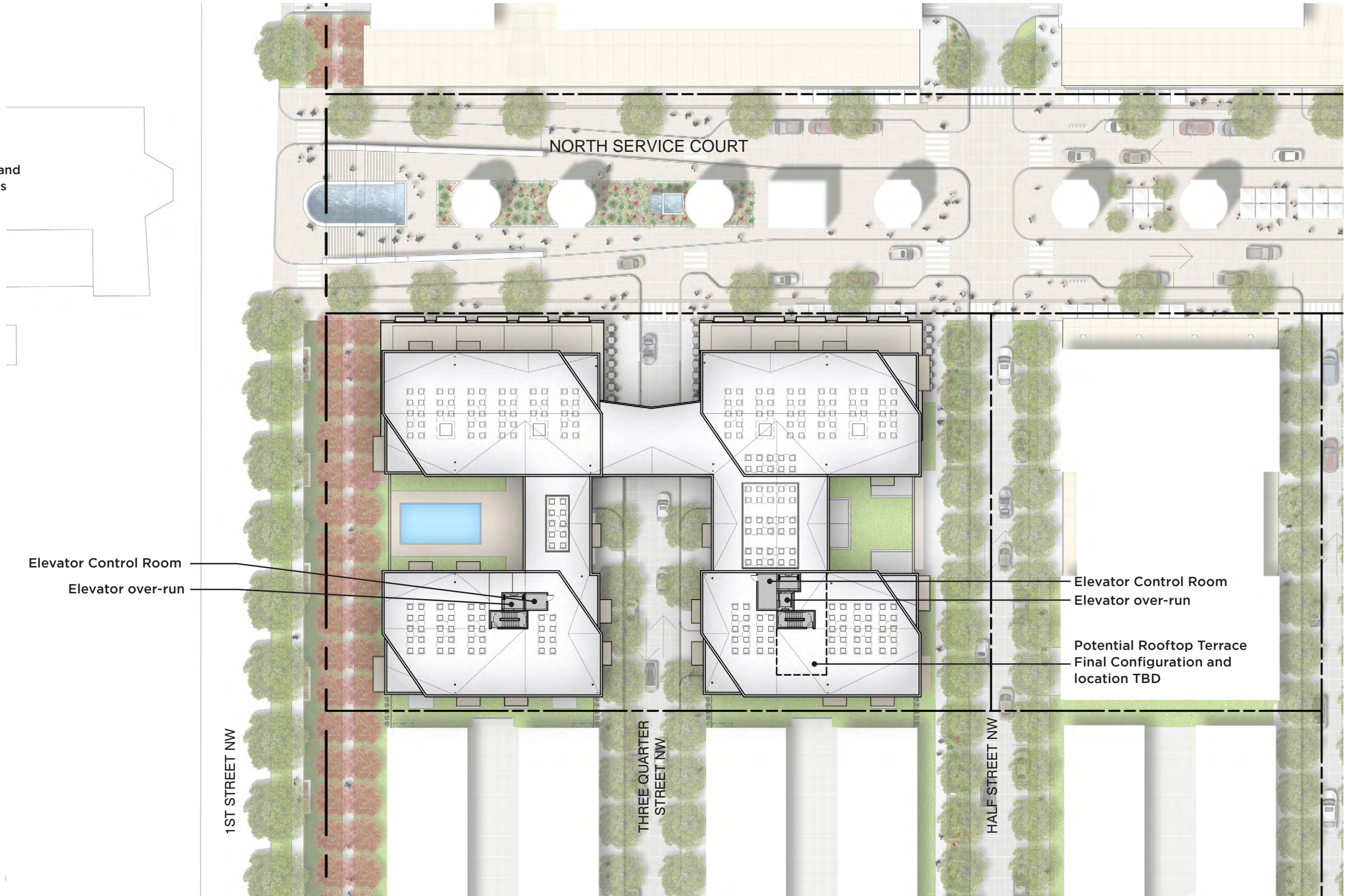
Accessible Spaces
(Marked with Accessible
Symbol)
9'x 19' Not including
accessible aisle.



- Interior plan layouts are conceptual and shown for illustrative purposes. Final layouts may vary.
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- RETAIL
- RESIDENTIAL
- PARKING/
LOADING/ MEP

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

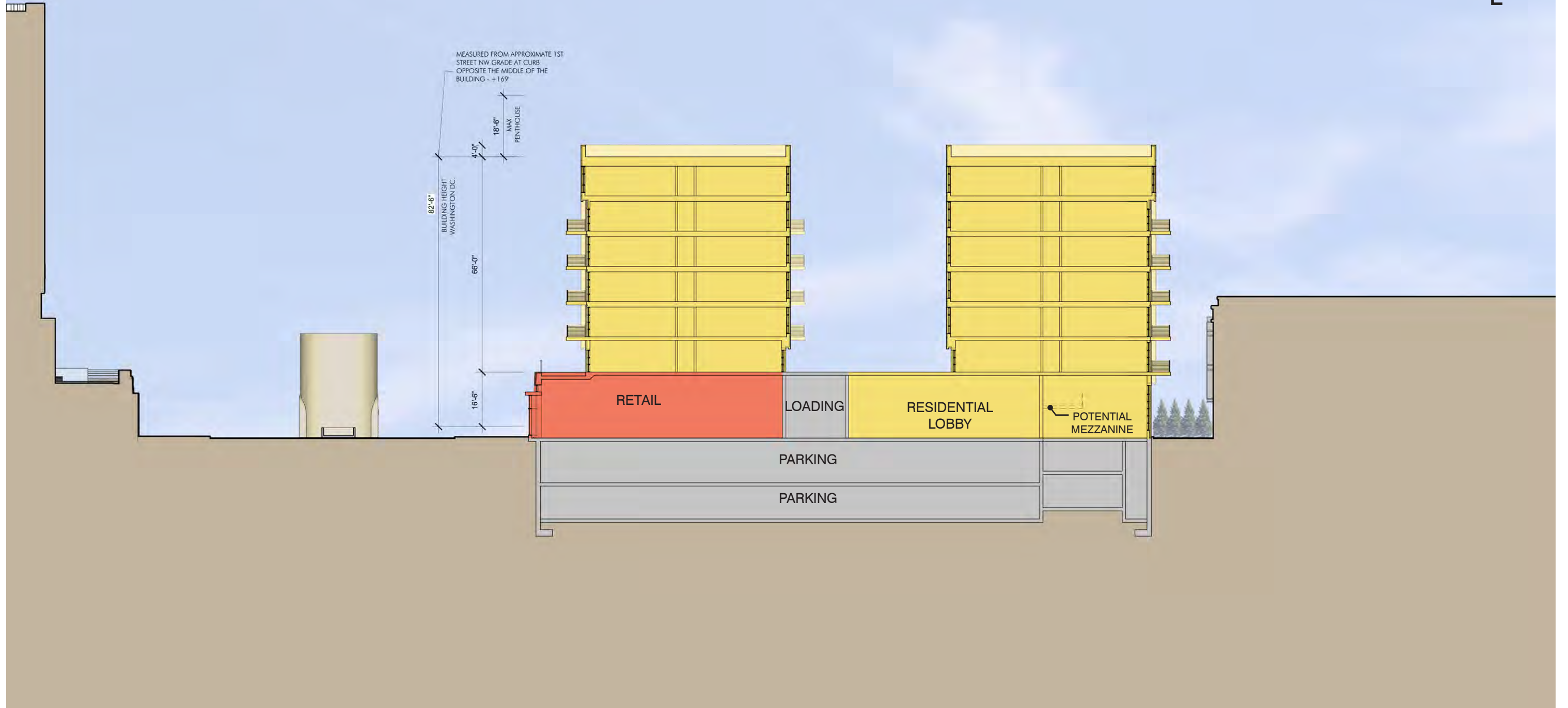
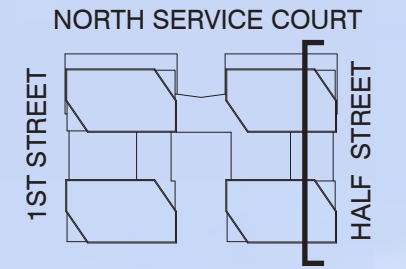


- Interior plan layouts are conceptual and shown for illustrative purposes. Final layouts may vary.
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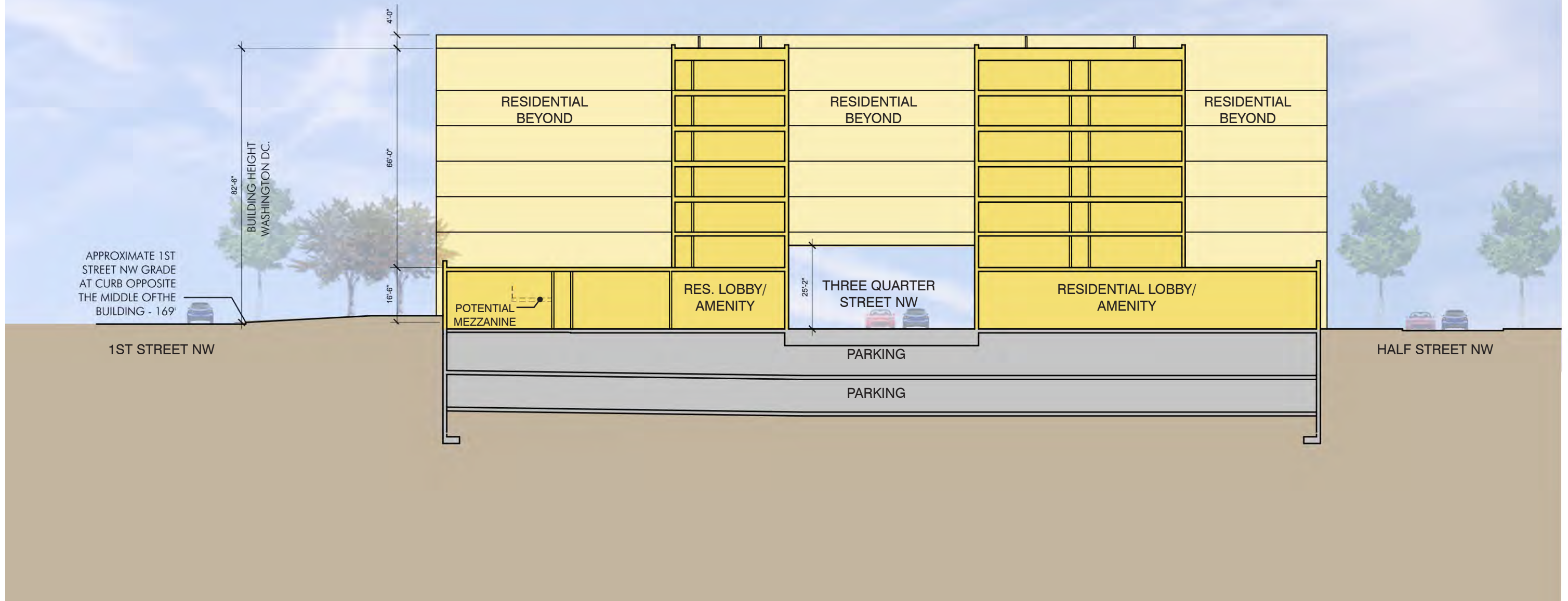
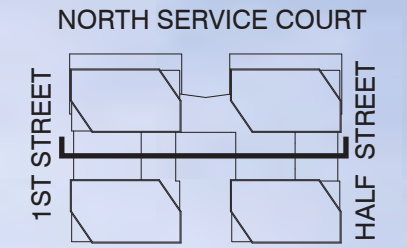
BUILDING SECTION



- RETAIL
- RESIDENTIAL
- PARKING/LOADING/MEP



- RETAIL
- RESIDENTIAL
- PARKING/
LOADING/ MEP

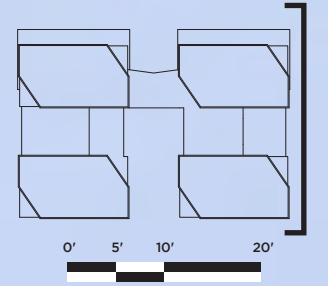


EAST ELEVATION AT HALF STREET



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

82'-6"
BUILDING HEIGHT WASHINGTON D.C.
66'-0"
18'-6" MAX. PENTHOUSE
4'-0"
16'-6"



MAIN RESIDENTIAL ENTRANCE

NORTH SERVICE COURT

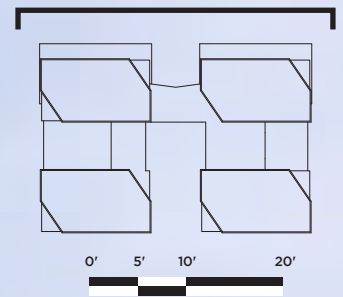
NOTES:

1. 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.
2. 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.



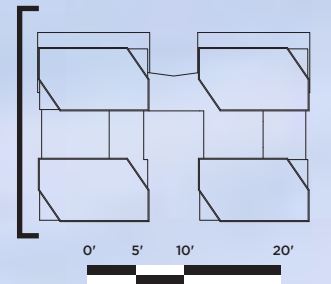
MEASURED FROM APPROXIMATE 1ST STREET NW GRADE AT CURB OPPOSITE THE MIDDLE OF THE BUILDING - +169'

82'-6"
BUILDING HEIGHT WASHINGTON DC.
66'-0"
16'-6"
4'-0"
18'-6"
MAX. PENTHOUSE



- NOTES:
1. 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.
 2. 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.

WEST ELEVATION AT 1ST STREET



NORTH SERVICE COURT

NOTES:

1. 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.
2. 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.



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

82'-6"
BUILDING HEIGHT WASHINGTON DC.
18'-6" MAX. PENTHOUSE
4'-0"
66'-0"
16'-6"

1ST STREET ROWHOMES BEHIND THREE QUARTER STREET ROWHOMES BEHIND HALF STREET

- NOTES:
1. 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.
 2. 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.