



SQ 882-SOUTH / 600 M STREET SE



SQ 769 NORTH



SQ 882-NORTH / 601 L STREET SE



SQUARE 882 SQUARE 769

WASHINGTON, DC

ARTHUR CAPPER | CARROLLSBURG

STAGE TWO APPLICATION FOR A PLANNED UNIT DEVELOPMENT

2008-06-25

APPLICANT

CAPPER CARROLLSBURG VENTURE, LLC
DISTRICT OF COLUMBIA HOUSING AUTHORITY

DEVELOPER

FOREST CITY | WASHINGTON
MID-CITY URBAN LLC

ARCHITECTS

SHALOM BARANES ASSOCIATES
LESSARD GROUP

LANDSCAPE ARCHITECT

EDAW | AECOM

TRAFFIC CONSULTANT

GOROVE / SLADE ASSOCIATES, INC.

CIVIL ENGINEER

VIKA INCORPORATED

ZONING COMMISSION
District of Columbia

CASE NO.

03-12/03-139

EXHIBIT NO.

5

LAND USE COUNSEL

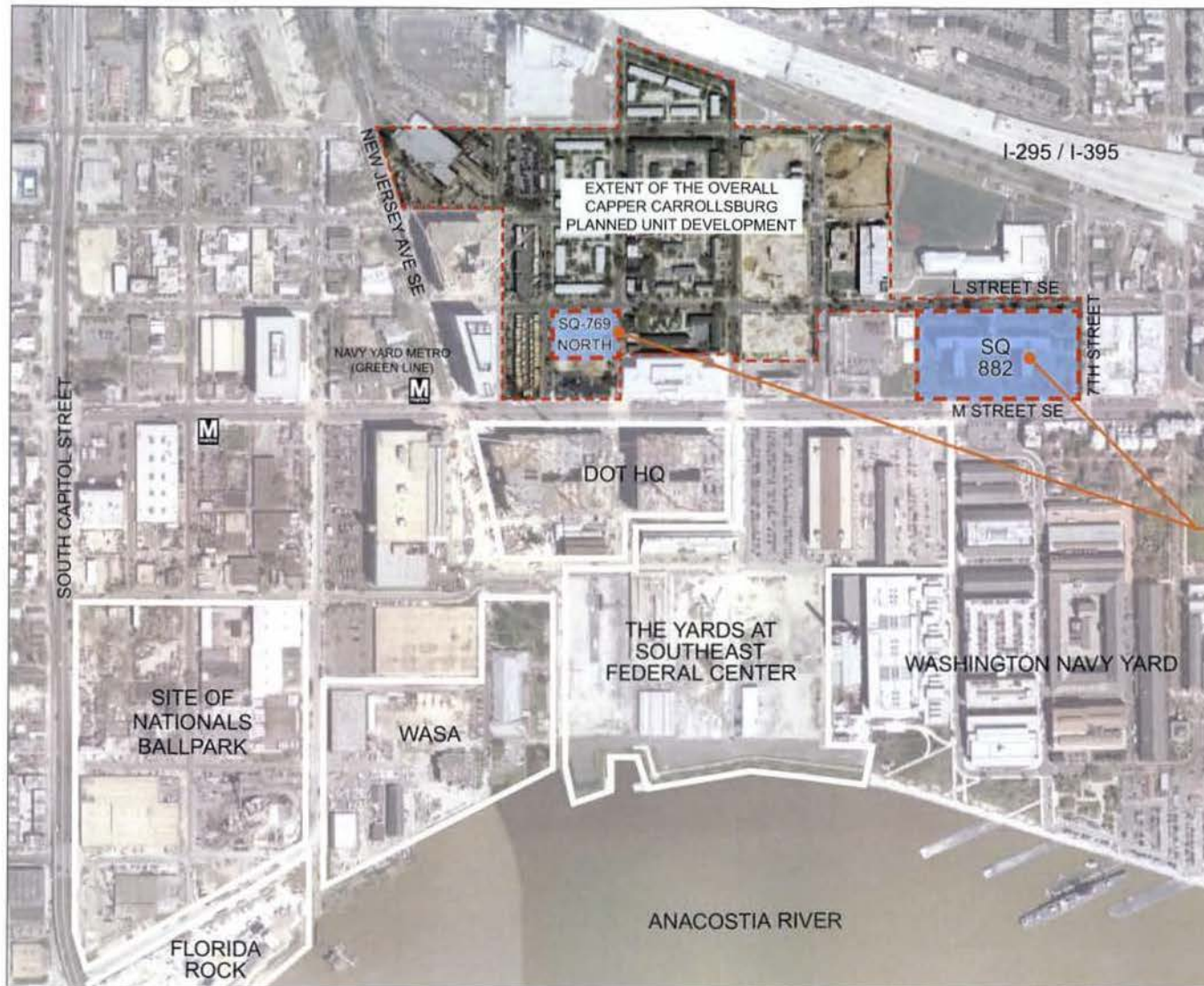
HOLLAND & KNIGHT, LLP

ZONING COMMISSION
District of Columbia

CASE NO.03-12G/03-13G

EXHIBIT NO.5A1

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SECOND STAGE PUD
APPLICATION BOUNDARIES



SQUARE 882 / SQUARE 769

CAPPER CARROLLSBURG VENTURE, LLC

shalom baranes associates architects

WASHINGTON, DC

25 JUNE 2008

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PLANNED UNIT DEVELOPMENT SUBMISSION 1.1

SITE PLAN DEVELOPMENT DATA
APRIL 18, 2005

Square	Proposed Use	Number of Stories	Bldg. Height (Feet)	Number of units	Sf of Office, retail	Square Dimensions	Building Area (footprint)	Percentage of Lot Occupancy	Building SF	Square SF	FAR
739	Residential Apartments	8 to 13	85 to 130	322	6000	varies - see plan	51,735	0.73	430013	70,732.79	6.08
767 (1)	Residential Apartments	8	85	147	8000	332' 42" x 235' 0"	30,368	0.48	182210	38,813.00	4.58
768 (1)	Residential Apartments	11	110	295	6000	varies - see plan	30,368	0.47	324352	54,737.30	5.15
769 - A (1)	Residential Apartments	11	110	107	3000		15,486		188906		
769 - B (1)	Office	11	110		238,000		23,930		238,000		
769 total (1)							39,945	0.47	475,906	62,238.99	5.81
797 (1)	Residential Townhomes/Stacked Units	3 to 4	30-45	48		varies - see plan	27,993	0.60	80,956	42,508.38	1.54
798 (1)	Residential Townhomes/Stacked Units	3 to 4	30-45	68		329' 42" x 235' 0"	41,354	0.83	118,310	65,863.69	1.80
799 (1)	Residential Townhomes/Stacked Units	3 to 4	30-45	45		varies - see plan	27,789	0.66	79,237	42,050.74	1.88
800 (1)	Residential Townhomes/Stacked Units	3 to 4	30-45	48		varies - see plan	29,748	0.58	65,917	44,247.68	1.58
824 (1)	Residential Townhomes/Stacked Units	3 to 4	30-45	45		210' 0" x 255' 0"	25,937	0.61	70,026	38,383.53	1.78
825 (1)	Residential Townhomes/Stacked Units	3 to 4	30-45	58		209' 08" x 235' 0"	32,908	0.67	56,127	49,345.29	1.55
S-825-A (1)	Residential Townhomes/Stacked Units	3 to 4	30-45	12			7,545		22,035		
S-825-B (1)	Residential Senior Apartments	8	85	188			31,034		154,178		
S-825 total						210' 45" x 290' 15"	54,633	0.63	166,211	80,983.69	3.05
N-853 (Part)	School	3		79.8			27,560	0.49	49,400	48,543.63	1.01
880 (1)	Residential Senior Apartments	4	50	162		varies - see plan	32,888	0.73	123,289	44,917.35	2.97
881 West (1)	Community Center	2	35	70.6		(132'-0"x275'-4")	17,400	0.48	28,500	36,356.78	0.78
882-A	Residential Townhomes/Stacked Units	3 to 4	30-45	75		240' 0" x 171' 0"	59,524		131,289		
882-B	Office	8 to 10	110		498,000	240' 0" x 149' 0"	45,090		498,000		
882 total					498,000		85,014	0.54	527,289	158,215.63	3.98
Total				1628	753000		611,537	0.87	2,891,431	913,458.39	3.17

1. Revisions to data from 5/27/03 Preliminary PUD submission due to DDOT request to make 2nd Street a public street
2. Revisions to data from 5/27/03 Preliminary PUD submission due to refinement of unit designs and adjustments of unit types throughout the project
3. Revisions to data from 5/27/03 Preliminary PUD submission due to DDOT request to make 3rd Place a public street and the Zoning Commission's instruction to retain existing lots in private ownership
4. Revisions to data from 5/27/03 Preliminary PUD submission due to refinement of Senior Building design
5. Revisions to data from 5/27/03 Preliminary PUD submission due to enlargement of Community Center to accommodate potential future program expansion for community offices

SITE PLAN DEVELOPMENT DATA
JUNE 25, 2008

Square	Proposed Use	Num of Stories	Bldg Height (Feet)	Number of units	Sf of Office, retail	Square Dimensions	Building Area (footprint)	Percentage of Lot Occupancy	Building SF	Square SF	FAR
739	Residential Apartments	6 to 13	85 to 130	322	6000	varies - see plan	51,735	0.73	430013	70,732.79	6.08
767	Residential Apartments	8	85	147	8000	168' 41" x 235' 0"	30,368	0.76	182210	38,813.00	4.58
768	Residential Apartments	11	110	295	6000	169' 41" x 235' 0"	30,368	0.76	394052	38,813.00	8.90
769 - A	Residential Apartments	10	110	171	4,000	124' 83" x 169' 48"	20,410		181,420		
769 - B	Office	10	130		234,182	165' 00" x 169' 48"	23,600		236,000		
769 total					238,272	289' 83" x 169' 48"	44,010	0.90	417,420	49,114.59	8.50
797	Residential Townhomes/ Stacked Units	3 to 4	30-45	48		varies - see plan	29,631	0.60	65,365	42,508.38	1.54
798	Residential Townhomes/ Stacked Units	3 to 4	30-45	70		329' 42" x 239' 0"	38,822	0.50	102,354	77,413.70	1.32
799	Residential Townhomes/ Stacked Units	3 to 4	30-45	47		varies - see plan	26,721	0.48	70,681	58,628.70	1.21
800	Residential Townhomes/ Stacked Units	3 to 4	30-45	46		varies - see plan	23,408	0.53	63,888	44,247.68	1.43
824	Residential Townhomes/ Stacked Units	3 to 4	30-45	42		varies - see plan	21,924	0.56	56,750	38,363.53	1.44
825	Residential Townhomes/ Stacked Units	2 to 4	30-45	58		209' 08" x 235' 0"	30,478	0.62	78,464	49,345.29	1.55
S-825-A	Residential Townhomes/ Stacked Units	3 to 4	30-45	12		49' 00" x 210' 16"	6,945		18,426		
S-825-B	Residential Apartments	4	45	138		varies - see plan	23,710		112,389		
S-825 total						210' 45" x 290' 15"	30,650	0.50	130,815	80,883.69	2.15
N-853 (Part)	School	3				289' 84" x 189' 10"	22,560	0.38	49,400	59,417.35	0.83
880	Residential, Senior Apartments	4	50	162		varies - see plan	32,888	0.73	133,285	44,917.35	2.97
881 West	Community Center	2	35			(132'-0"x275'-4")	17,400	0.48	28,500	36,356.78	0.78
882-A	Residential Apartments	4 to 5	60	188		127' 08" x 169' 83"	47,524		188,168		
882-B	Office	8 to 10	92		498,780	162' 00" x 169' 83"	59,741		499,720		
882 total					499,780		107,265	0.65	688,948	168,215.62	4.36
Totals				1,747	756,052		534,024	0.61	2,891,335	870,871	3.32
RESIDENTIAL TOTAL	2,323,329										
RETAIL TOTAL	47,750										
OFFICE TOTAL	708,302										
CIVIC TOTAL	95,774										

SQUARE 882 & 769

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SQUARE 882 / SQUARE 769

CAPPER CARROLLSBURG VENTURE, LLC

shalom baranes associates architects

WASHINGTON, DC

25 JUNE 2008

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PLANNED UNIT DEVELOPMENT SUBMISSION

SQUARE 882
BACKGROUND/OVERALL SITE
SECTION 1

SQUARE 882 / SQUARE 769

WASHINGTON, DC

26 JUNE 2008

PROJECT: 02008 | 000 PG

CAPPER CARROLLSBURG VENTURE, LLC

shalom baranes associates | architects

PLANNED UNIT DEVELOPMENT SUBMISSION



SQUARE 882-SOUTH IMAGES



SQUARE 882-NORTH IMAGES



SQUARE 882 / SQUARE 769

CAPPER CARROLLSBURG VENTURE, LLC

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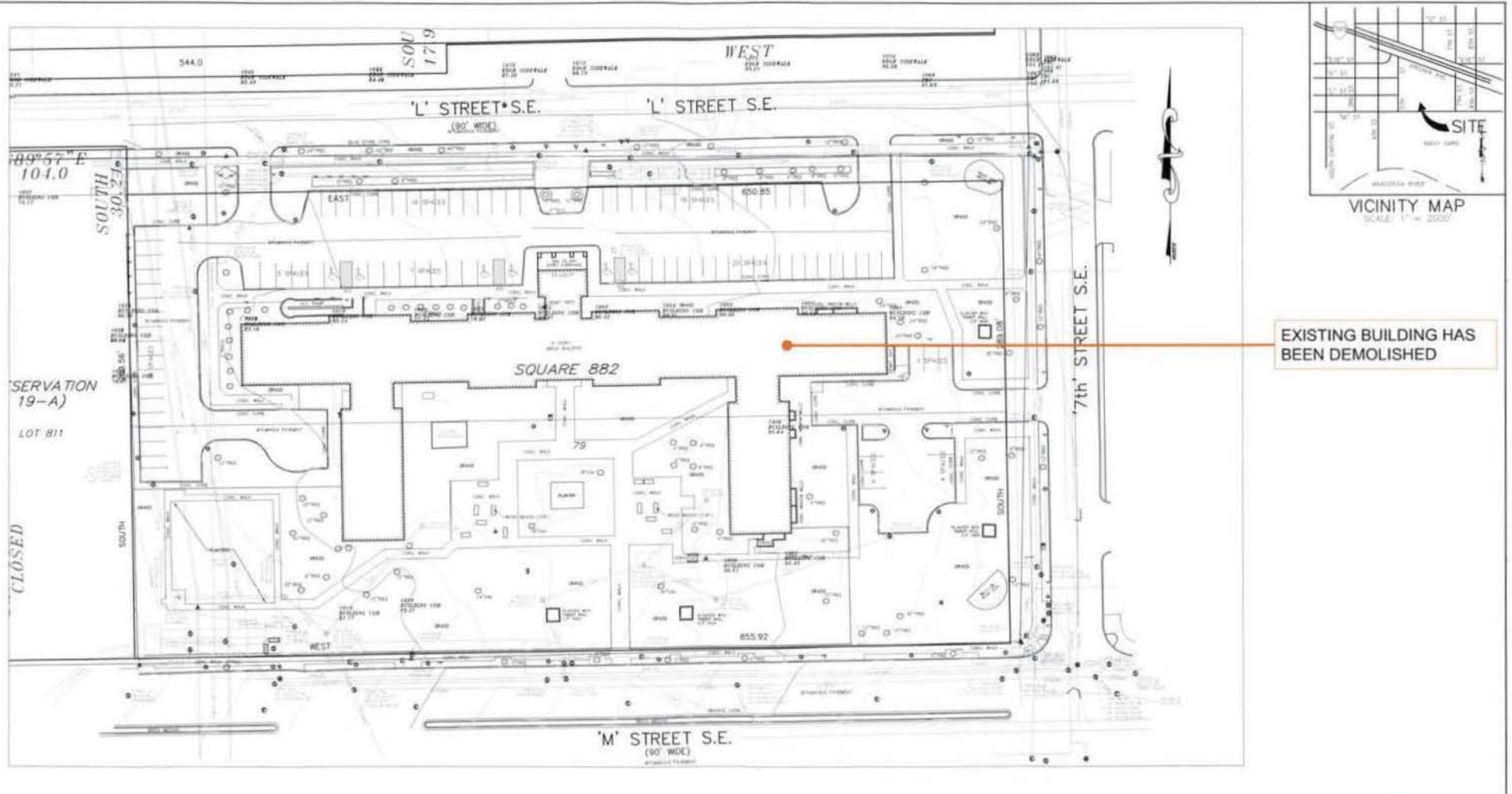
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SQUARE 882 / SQUARE 769

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1.6



1. VIEW WEST ALONG M STREET SE



2. VIEW NE TOWARDS MARINE BARRACKS

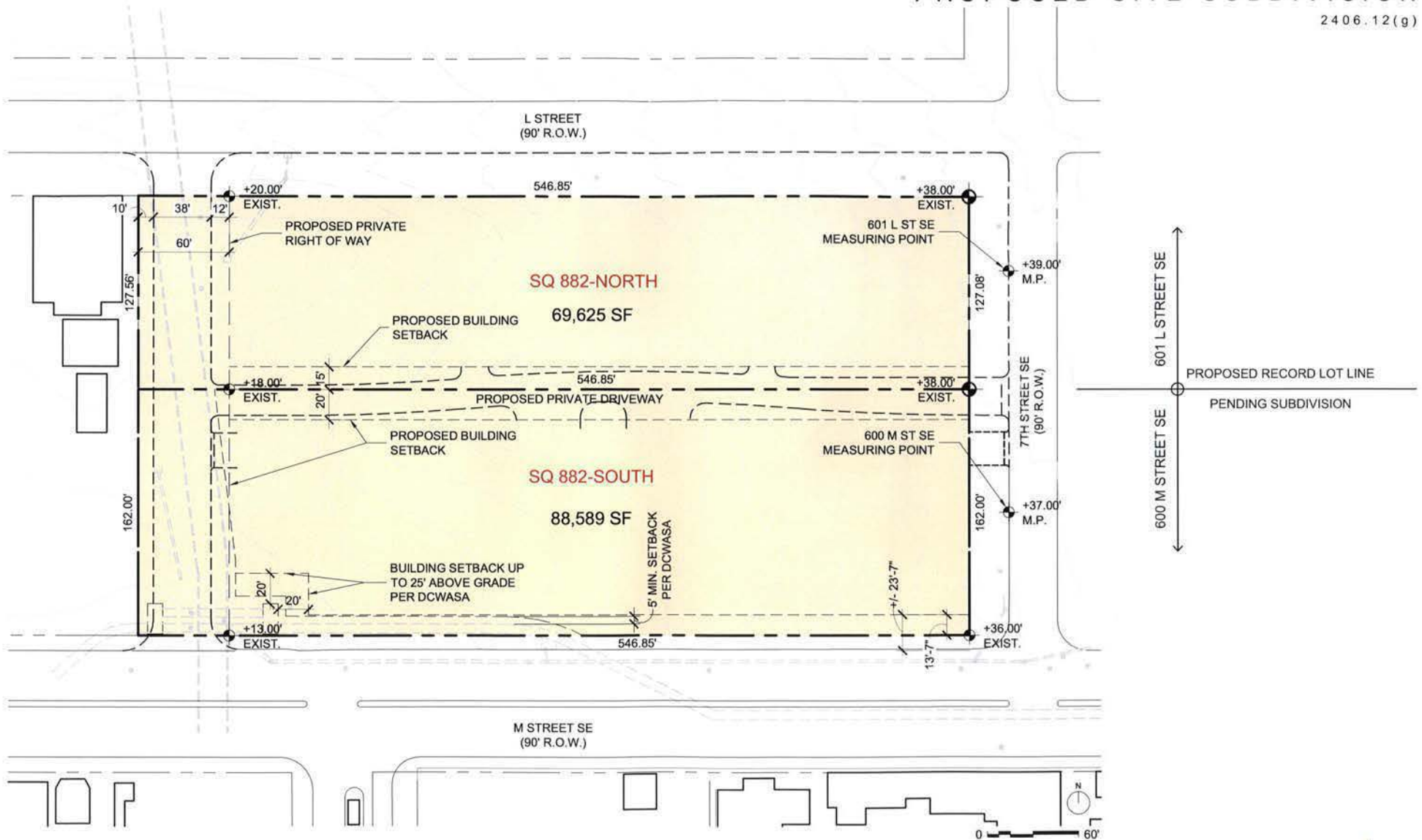


3. VIEW SE TOWARDS NAVY YARD



4. VIEW EAST ALONG M STREET SE





SQUARE 882 / SQUARE 769

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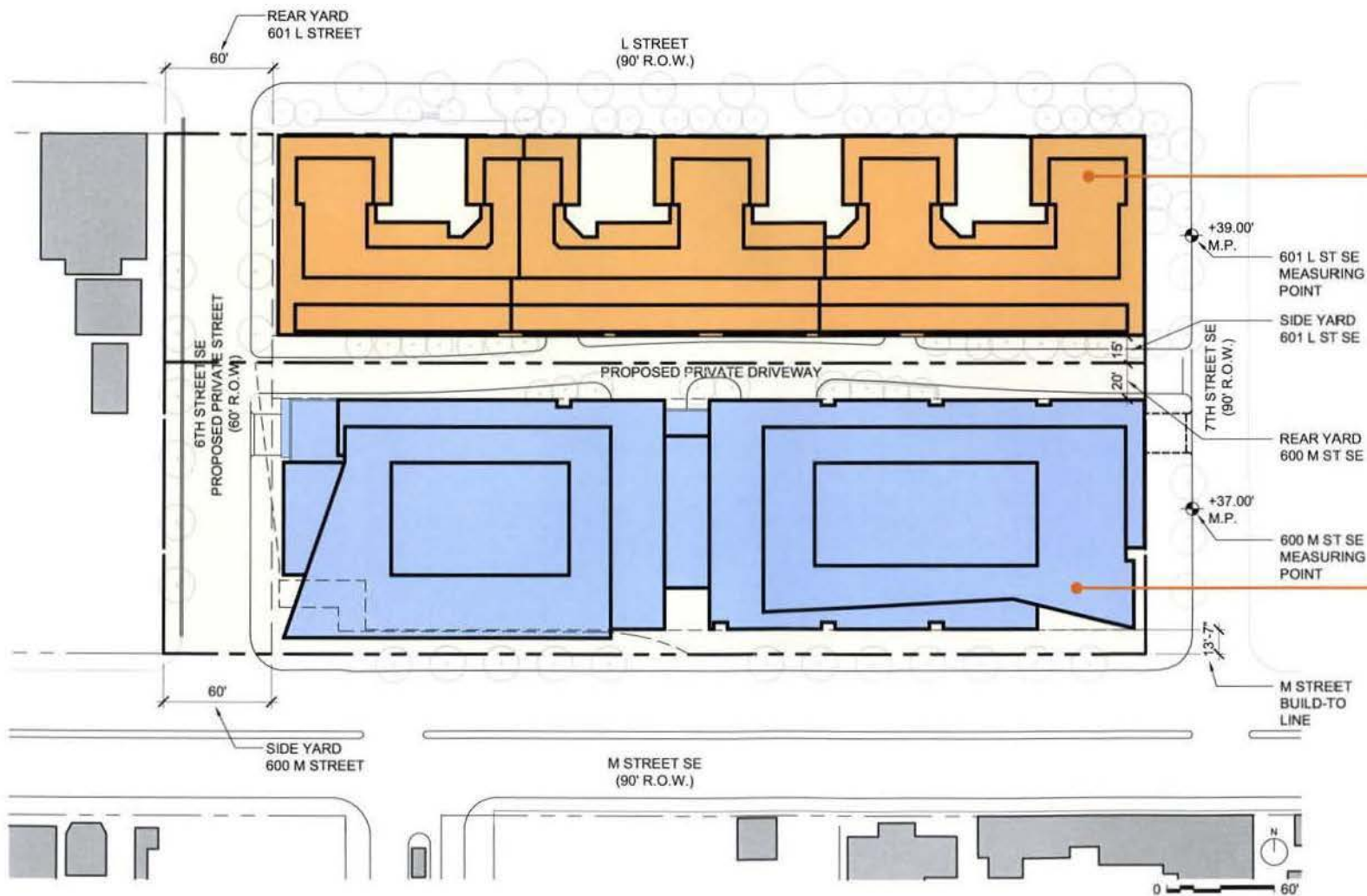
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PLANNED UNIT DEVELOPMENT SUBMISSION 1.8



**RESIDENTIAL SQ
882-NORTH**
(REFER TO SECTION 3)

- 5 STORIES / 60' HEIGHT
- 189 UNITS +/-
- 2 LEVELS OF BELOW-GRADE PARKING

**OFFICE/RETAIL
SQ 882-SOUTH**
(REFER TO SECTION 2)

- 8-10 STORIES / 92' HEIGHT
- 499,780 TOTAL GFA
- 484,780 GFA OFFICE
- 15,000 GFA RETAIL MIN.
- 2 LEVELS OF BELOW-GRADE PARKING

SQUARE 882 / SQUARE 769

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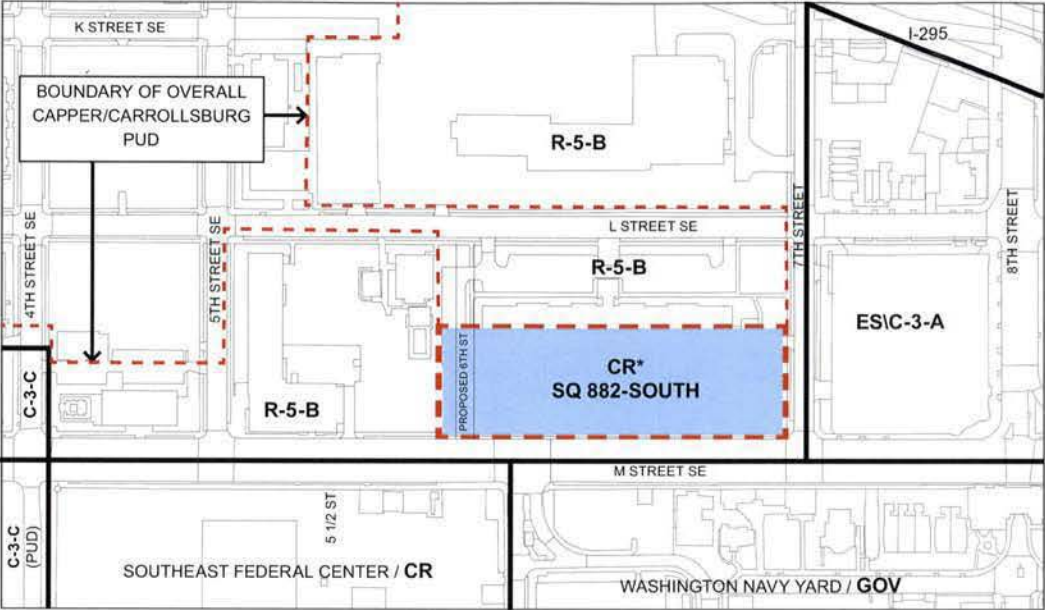
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OFFICE DEVELOPMENT DATA

2406.11(e)

ZONE:	CR
SQUARE:	882-SOUTH
LOTS:	PENDING SUBDIVISION
SITE AREA:	88,589 +/- SF

	REQUIRED/ ALLOWED AS MATTER OF RIGHT	REQUIRED/ ALLOWED UNDER PUD STANDARDS	APPROVED IN FIRST STAGE	PROPOSED IN SECOND STAGE
USE	OFFICE/RETAIL		OFFICE/RETAIL	OFFICE/RETAIL
HEIGHT	90'	110'	90'	92'
TOTAL FAR	6.0	8.0		5.64
NON-RESIDENTIAL FAR	3.0	4.0		5.64
GROSS FLOOR AREA			RETAIL 15,000 SF MIN. TOTAL 496,000 SF	RETAIL 15,000 SF MIN. TOTAL 499,780 SF
M STREET SETBACK			NOTE 10	13' - 7" NOTE 10
LOT OCCUPANCY	100%			65%
PUBLIC SPACE	10% (8,859 SF)			11,480 SF
REAR YARD	NOTE 1			20'
SIDE YARD	NOTE 2			60' (23' MIN.)
OPEN COURT	NOTE 3			
CLOSED COURT	NOTE 4			
ROOF STRUCTURES				
HEIGHT	18'-6"			18'-6"
AREA	0.37 FAR			32,778 SF MAX
SETBACKS	1:1			1:1 (18'-6")
PARKING				
OFFICE	NOTE 5		400	268 MIN.
RETAIL	NOTE 6			16 MIN.
TOTAL			400	284 MIN.
BICYCLE PARKING	NOTE 9			14 MIN.
LOADING				
OFFICE	NOTE 7			3 - 12' X 30' MIN. 1 - 10' X 20' MIN.
RETAIL	NOTE 8			
TOTAL	3 - 12' X 30' 1 - 10' X 20' 3- 100 SF LOADING PLATFORM			3 - 12' X 30' MIN. 1 - 10' X 20' MIN 3 - 100 SF LOADING PLATFORM
RETAIL REQUIREMENTS				
RETAIL GFA			15,000 SF	15,000 SF MIN.
RETAIL CEILING HEIGHT			14'	14'



* TO BE REMAPPED PER STAGE ONE PUD APPROVAL

- Notes:
1. A rear yard is not required for a non-residential building (§636).
 2. A side yard is not required, but if provided must be a minimum of 3 inches per foot of building height, but not less than 8 feet (§637).
 3. An open court is not required, but if provided, must be a minimum of 2.5 inches per foot of the height of the court, but not less than 6 feet for a non-residential building (§638).
 4. A closed court is not required, but if provided must have a minimum width of 2.5 inches per foot of the height of the court, but not less than 12 feet for a non-residential building. The minimum closed court area is twice the square of the required width (§638).
 5. In excess of 2,000 square feet, 1 space per 1,800 square feet of gross floor area (§2101).
 6. In excess of 3,000 square feet, 1 space per 750 square feet of gross floor area.
 7. Office loading with more than 200,000 square feet of gross floor area=3 berths at 30 feet deep and 1 service/delivery space at 20 feet deep (§2201), 100 SF loading platform
 8. Retail loading is not required because the retail gross floor area is less than 10% of the entire office gross floor area and collar floor area (§2201).
 9. Bicycle parking spaces shall be provided at least equal to 5% of the number of automobile parking spaces. (§2119.2).
 10. The "Build-To" line for M Street established by the existing office building in Square 800. (UD-1.0 of the Guidelines).

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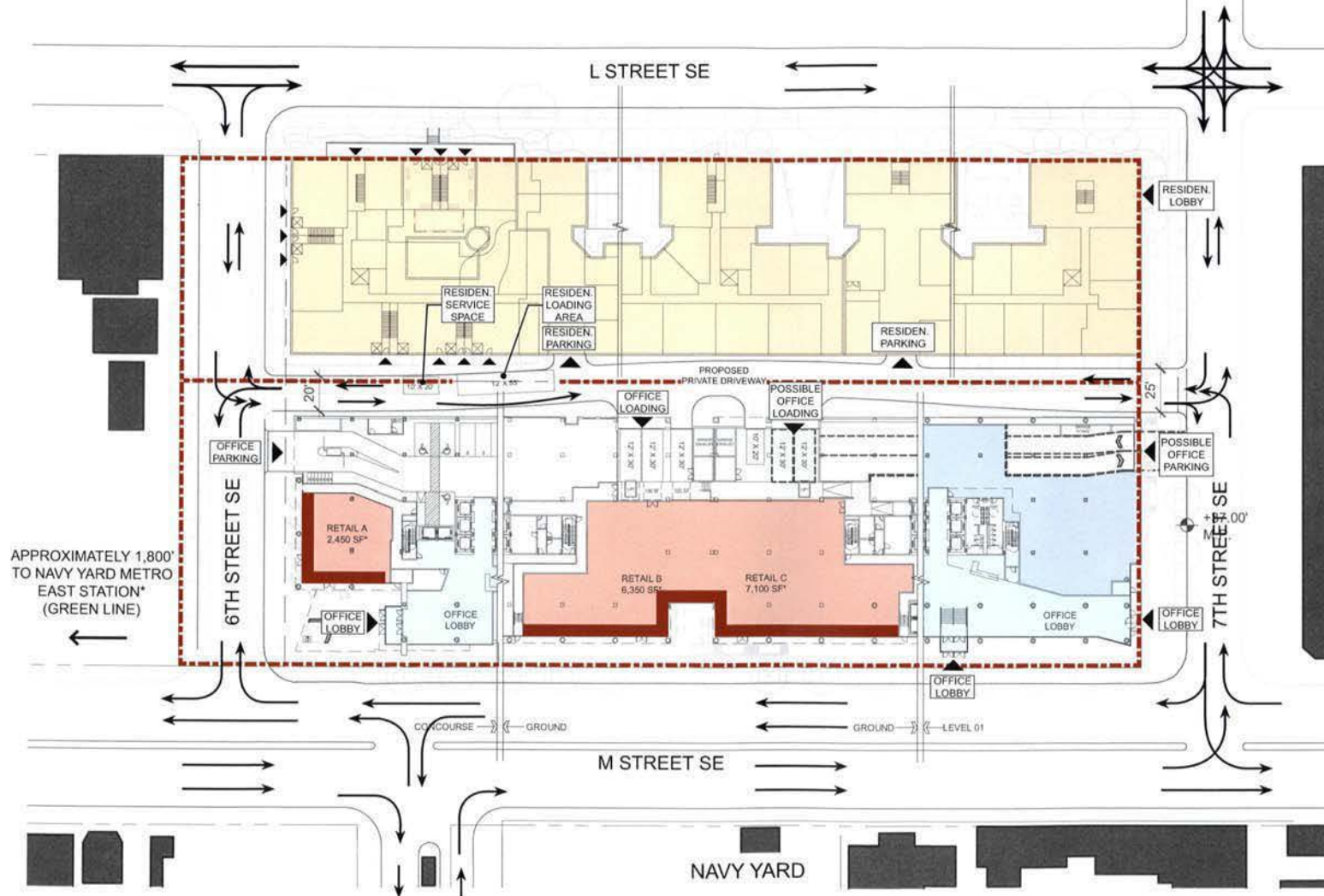
shalom baranes associates architects

PLANNED UNIT DEVELOPMENT SUBMISSION

1.10

SITE CIRCULATION PLAN

2406.11(f)



*NAVY YARD STATION ALSO SERVES THE N22, V7, V8, V9, A42, A46, A48, P1 AND P2 METRO BUS LINES.

NOTES

INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.

A MINIMUM OF 15,000 SF OF RETAIL WILL BE PROVIDED.

GOROVE/SLADE ASSOCIATES, INC.
Transportation Traffic and Parking



shalom baranes associates

architects

SQUARE 882 / SQUARE 769

CAPPER CARROLLSBURG VENTURE, LLC

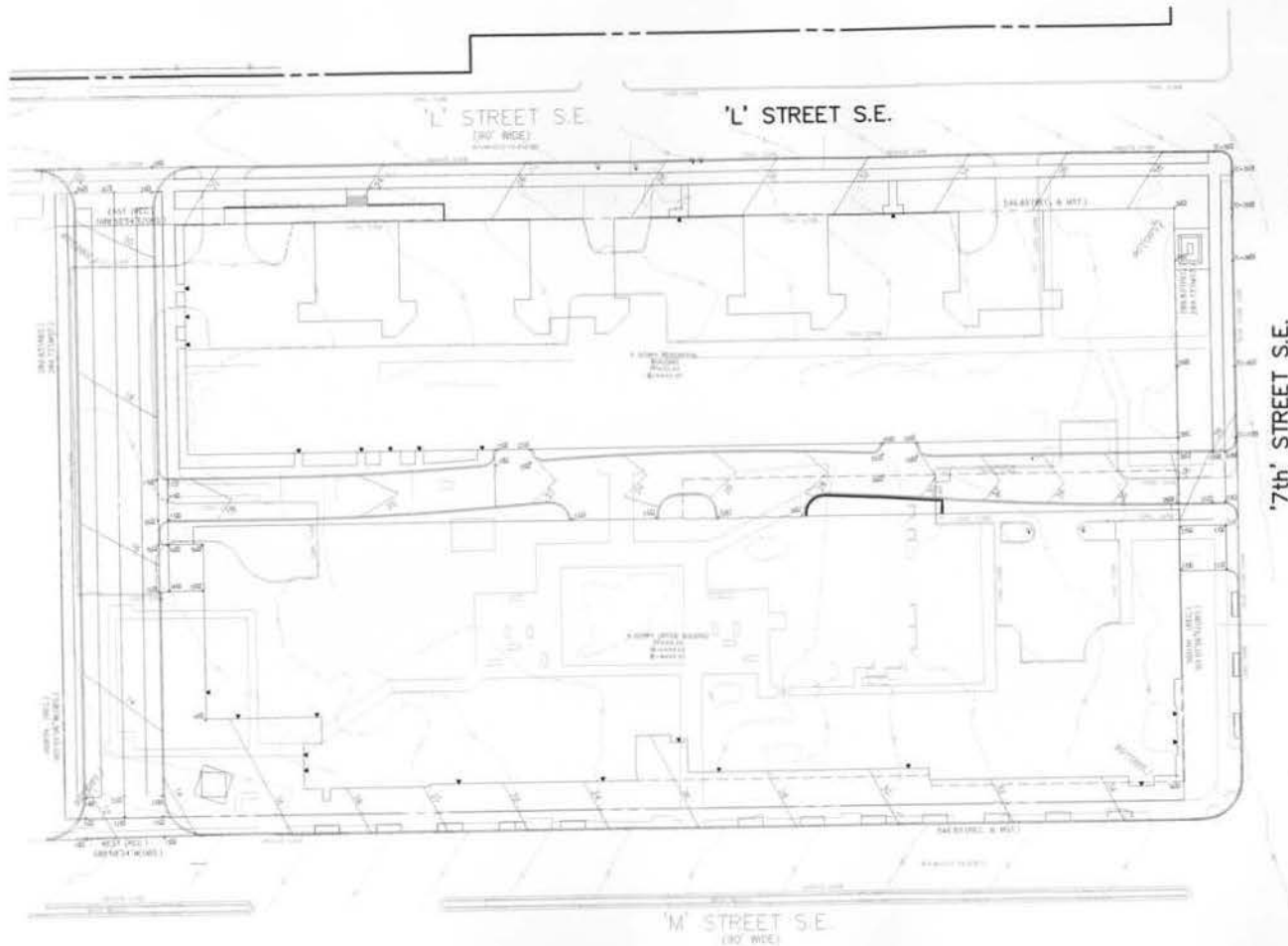
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PLANNED UNIT DEVELOPMENT SUBMISSION

1.11



LEGEND



GRAPHIC SCALE



LEGEND

- CHSE TELEVISION CONDUIT - ELECTRICAL CONDUIT - EDGE OF PAVEMENT - FOSS LINE - NATURAL GAS CONDUIT - OVERHEAD WIRES - TELEPHONE/COMMUNICATIONS CONDUIT - PROPERTY LINES - PUBLIC UTILITIES EXPOSURES - SANITARY SEWER CONDUIT - STORM DRAIN CONDUIT - WATER CONDUIT - CONCRETE - CURB AND GUTTER - BUILDING - STY - STY - ELECTRICAL TRANSFORMER - ASPHALT - ASPHALT - REINFORCED CONCRETE PIPE - CORRUGATED METAL PIPE - BUILDING RESTRICTION LINE - POINT-OF-BEAT	- SANITARY MANHOLE - TRAFFIC CONTROL BOX - TRAFFIC SIGNAL POLE - TREE - CABLE TELEVISION PEDESTAL - UNKNOWN UTILITY MANHOLE - WATER METER - SEWER MANHOLE - WATER VALVE - BOLLARD - SIGN POLE - WOOD POLE - RAILS - CURB INLET - SANITARY ALLEVIANT - STORM DRAIN MANHOLE - ELECTRICAL JUNCTION BOX - ELECTRICAL MANHOLE - PIPE DEPARTMENT CONNECTION - FIRE HYDRANT - GAS MANHOLE - GAS POLE - GAS VALVE - LIGHT POLE - PHONE PEDESTAL - PHONE MANHOLE - UTILITY POLE
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SQUARE 882 / SQUARE 769

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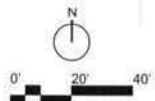
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PLANNED UNIT DEVELOPMENT SUBMISSION

1.12

2406.12(d)



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PLANNED UNIT DEVELOPMENT SUBMISSION

architects

1.13

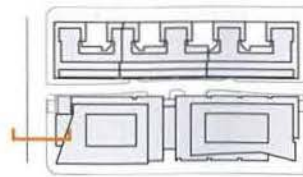
Potential 2 nd Cal. Ornamental Trees	
<i>Cercis canadensis</i>	Eastern Redbud
<i>Lagerstroemia indica</i>	Grape Myrtle
<i>Prunus serrulata</i> 'Kwanzan'	Kwanzan Cherry



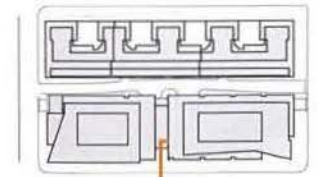
SECTION AT PRIVATE 6TH STREET



SECTION AT M STREET



KEYPLAN



KEYPLAN

SQUARE 882 / SQUARE 769

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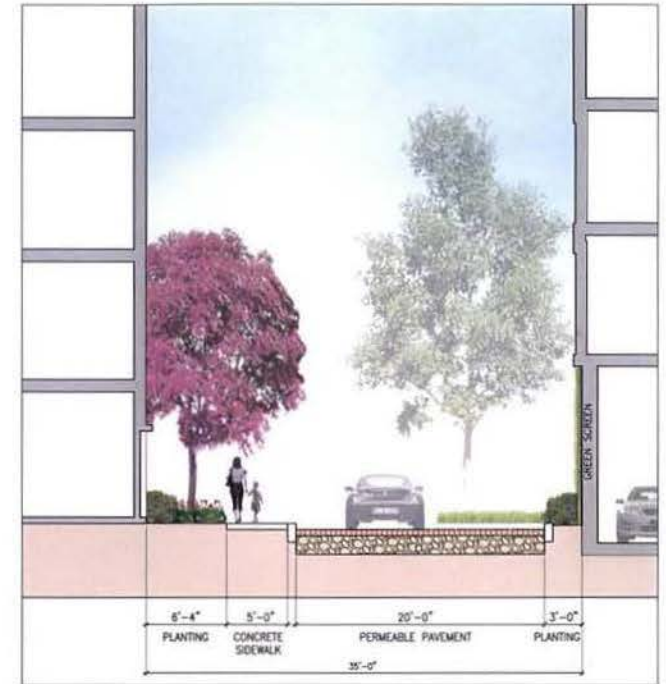
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PLANNED UNIT DEVELOPMENT SUBMISSION

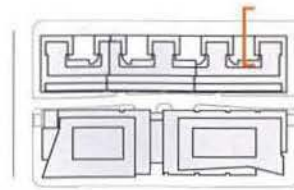
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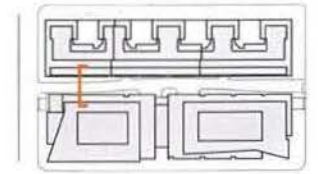
SECTION AT L STREET



SECTION AT PRIVATE DRIVEWAY



KEYPLAN



KEYPLAN

SQUARE 882 / SQUARE 769

WASHINGTON, DC

25 JUNE 2008

PROJECT: 02608 | AKA, PC

CAPPER CARROLLSBURG VENTURE, LLC

EDAW | AECOM
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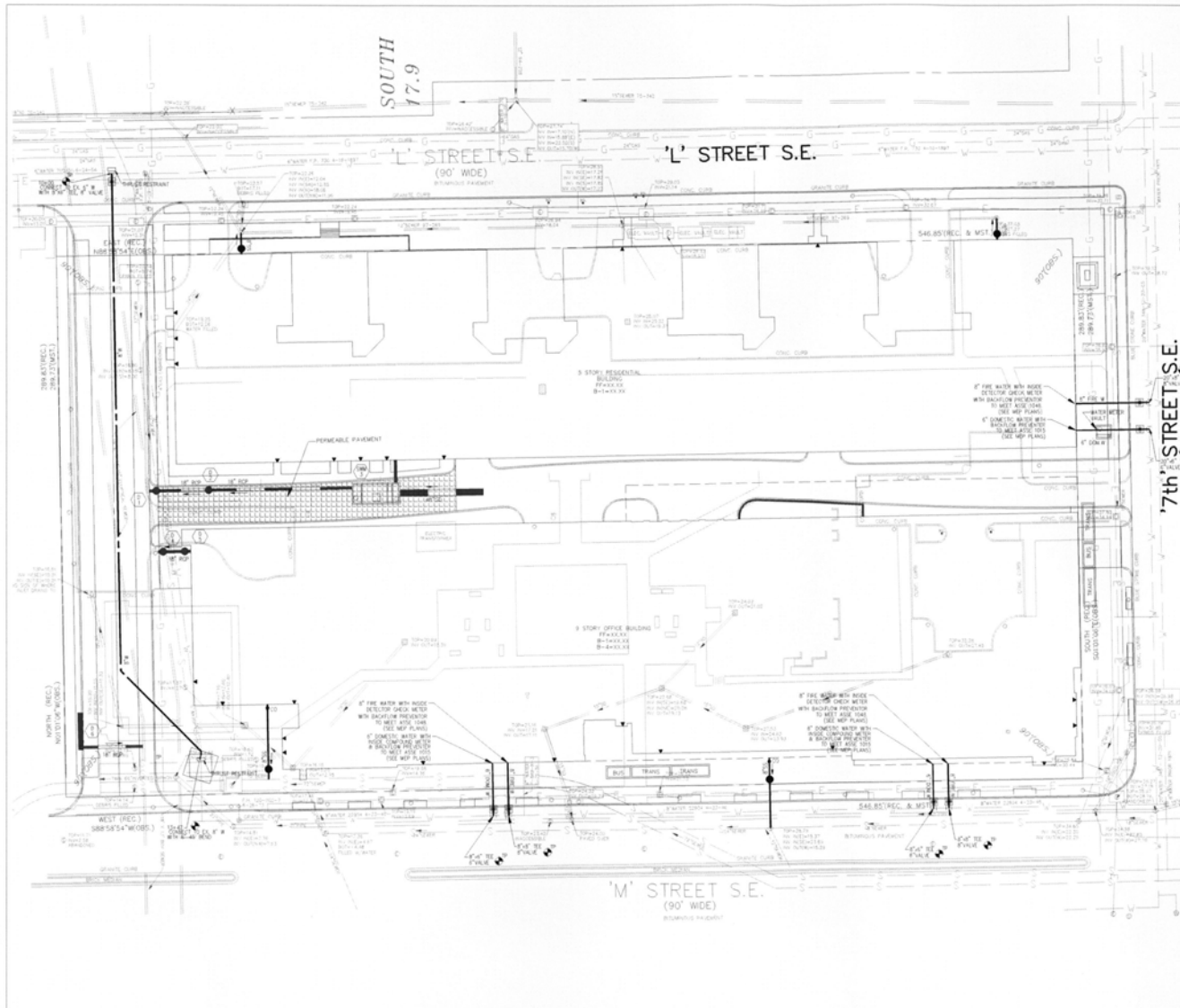
PLANNED UNIT DEVELOPMENT SUBMISSION 1.15

OFFICE BUILDING (CERTIFIED LEVEL)
SAMPLE SCORE CARD *LEED for Core and Shell v2.0
Registered Project ChecklistProject Name: Capper Carrollsburg
Project Address: 600 M Street SE, Washington, DC* THIS IS A PRELIMINARY LEED SCORE-
CARD INDICATING A POSSIBLE COMBINA-
TION OF POINTS TO ACHIEVE CERTIFIED
LEVEL FOR THIS PROJECT. ACTUAL
POINTS ACHIEVED ARE SUBJECT TO
CHANGE.

Yes	No	Score	Category	Points
9	2	4	Sustainable Sites	15 Points
Y			Prereq 1: Construction Activity Pollution Prevention	Required
1			Credit 1: Site Selection	1
1			Credit 2: Development Density & Community Connectivity	1
1			Credit 3: Brownfield Redevelopment	1
1			Credit 4.1: Alternative Transportation: Public Transportation Access	1
1			Credit 4.2: Alternative Transportation: Bicycle Storage & Changing Rooms	1
1			Credit 4.3: Alternative Transportation: Low-Emitting and Fuel-Efficient Vehicles	1
1			Credit 4.4: Alternative Transportation: Parking Capacity	1
1			Credit 5.1: Site Development: Protect or Restore Habitat	1
1			Credit 5.2: Site Development: Maximize Open Space	1
1			Credit 6.1: Stormwater Design: Quantity Control	1
1			Credit 6.2: Stormwater Design: Quality Control	1
1			Credit 7.1: Heat Island Effect, Non-Roof	1
1			Credit 7.2: Heat Island Effect, Roof	1
1			Credit 8: Light Pollution Reduction	1
1			Credit 9: Tenant Design & Construction Guidelines	1
2	1	2	Water Efficiency	5 Points
1			Credit 1.1: Water Efficient Landscaping: Reduce by 50%	1
1			Credit 1.2: Water Efficient Landscaping: No Potable Use or No Irrigation	1
1			Credit 2: Innovative Wastewater Technologies	1
1			Credit 3.1: Water Use Reduction: 20% Reduction	1
1			Credit 3.2: Water Use Reduction: 30% Reduction	1
5	1	6	Energy & Atmosphere	14 Points
Y			Prereq 1: Fundamental Commissioning of the Building Energy Systems	Required
Y			Prereq 2: Minimum Energy Performance	Required
Y			Prereq 3: Fundamental Refrigerant Management	Required
4		2	Credit 1: Optimize Energy Performance	1 to 8
			10.5% New Buildings or 3.5% Existing Building Renovations	1
			14% New Buildings or 7% Existing Building Renovations	2
			17.5% New Buildings or 10.5% Existing Building Renovations	3
			21% New Buildings or 14% Existing Building Renovations	4
			24.5% New Buildings or 17.5% Existing Building Renovations	5
			28% New Buildings or 21% Existing Building Renovations	6
			31.5% New Buildings or 24.5% Existing Building Renovations	7
			35% New Buildings or 28% Existing Building Renovations	8
			Credit 2: On-Site Renewable Energy	1
			Credit 3: Enhanced Commissioning	1
			Credit 4: Enhanced Refrigerant Management	1
			Credit 5.1: Measurement & Verification - Base Building	1
			Credit 5.2: Measurement & Verification - Tenant Sub-metering	1
			Credit 6: Green Power	1

Yes	No	Score	Category	Points
2	9		Materials & Resources	11 Points
Y			Prereq 1: Storage & Collection of Recyclables	Required
1			Credit 1.1: Building Reuse: Maintain 25% of Existing Walls, Floors & Roof	1
1			Credit 1.2: Building Reuse: Maintain 50% of Existing Walls, Floors & Roof	1
1			Credit 1.3: Building Reuse: Maintain 75% of Interior Non-Structural Elements	1
1			Credit 2.1: Construction Waste Management: Divert 50% from Disposal	1
1			Credit 2.2: Construction Waste Management: Divert 75% from Disposal	1
1			Credit 3: Materials Reuse: 1%	1
1			Credit 4.1: Recycled Content: 10% (post-consumer + 1/2 pre-consumer)	1
1			Credit 4.2: Recycled Content: 20% (post-consumer + 1/2 pre-consumer)	1
1			Credit 5.1: Regional Materials: 10% Extracted, Processed & Manufactured Regionally	1
1			Credit 5.2: Regional Materials: 20% Extracted, Processed & Manufactured Regionally	1
1			Credit 6: Certified Wood	1
7	1	4	Indoor Environmental Quality	11 Points
Y			Prereq 1: Minimum IAQ Performance	Required
Y			Prereq 2: Environmental Tobacco Smoke (ETS) Control	Required
1			Credit 1: Outdoor Air Delivery Monitoring	1
1			Credit 2: Increased Ventilation	1
1			Credit 3: Construction IAQ Management Plan: During Construction	1
1			Credit 4.1: Low-Emitting Materials: Adhesives & Sealants	1
1			Credit 4.2: Low-Emitting Materials: Paints & Coatings	1
1			Credit 4.3: Low-Emitting Materials: Carpet Systems	1
1			Credit 4.4: Low-Emitting Materials: Composite Wood & Agrifiber Products	1
1			Credit 5: Indoor Chemical & Pollutant Source Control	1
1			Credit 6: Controllability of Systems: Thermal Comfort	1
1			Credit 7: Thermal Comfort: Design	1
1			Credit 8.1: Daylight & Views: Daylight 75% of Spaces	1
1			Credit 8.2: Daylight & Views: Views for 90% of Spaces	1
3	2		Innovation & Design Process	5 Points
1			Credit 1.1: Innovation in Design: 7.1 Heat Island Effect; 100% Parking underground	1
1			Credit 1.2: Innovation in Design: Green Housekeeping	1
1			Credit 1.3: Innovation in Design:	1
1			Credit 1.4: Innovation in Design:	1
1			Credit 2: LEED® Accredited Professional	1
26	7	27	Totals (pre-certification estimates)	61

Certified: 23 to 27 points, Silver: 28 to 33 points, Gold: 34 to 44 points, Platinum: 45 to 61 points



STORMWATER MANAGEMENT NARRATIVE - SQ.882 OFFICE

THE ROOFTOP OF THE PROPOSED OFFICE BUILDING WILL CONTAIN A GREEN ROOF USED FOR BOTH STORMWATER MANAGEMENT AND BUILDING AMENITIES. THIS GREEN ROOF IS OF ADEQUATE AREA AND SECTION TO PROVIDE STORMWATER MANAGEMENT FOR THE PROPOSED DEVELOPMENT. THE PRIMARY METHOD FOR STORMWATER MANAGEMENT FOR THE PROPOSED OFFICE PORTION OF DEVELOPMENT IS THE GREEN ROOF.

SHOULD THE GREEN ROOF NOT BE OF SUBSTANTIAL SIZE AND VOLUME TO MEET THE DC CODE REQUIREMENTS FOR WATER QUALITY, A STORMFILTER OR SANDFILTER WILL BE PROVIDED TO MEET THE CODE STORMWATER MANAGEMENT REQUIREMENTS.

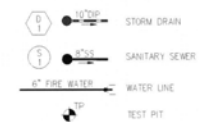
STORMWATER MANAGEMENT NARRATIVE - SQ.882 RESIDENTIAL

THE PROPOSED RESIDENTIAL BUILDING ROOFTOP RUNOFF WILL BE COLLECTED AND DISCHARGED INTO A NEW VOLUME STORMFILTER TO BE PROVIDED WITHIN THE PRIVATE 25' WIDE ALLEY TO THE SOUTH. THIS STORMFILTER SYSTEM WILL BE THE PRIMARY METHOD FOR STORMWATER MANAGEMENT FOR THIS PROJECT. THE WESTERN MOST PORTION OF THE PRIVATE ALLEY WILL POSSIBLY BE PAVED WITH PERMEABLE PAVEMENT TO PROVIDE LOW IMPACT DEVELOPMENT TREATMENT FOR STORMWATER MANAGEMENT FOR THE ALLEY.

STORMWATER MANAGEMENT NARRATIVE - SQ.882 ROADWAY

THE PROPOSED PRIVATE 6TH STREET WILL BE GRADED TO SLOPE TO THE WEST TO PROVIDE DRAINAGE ALONG THE WESTERN CURB WHERE IT WILL BE POSSIBLE TO PROVIDE DRAIN INLETS TO CAPTURE THE RUNOFF. THE EASTERN PORTION OF THE ROADWAY IS SUB-TENDED BY THE EXISTING LARGE STORM TUNNEL AND THEREFORE IT WILL NOT BE POSSIBLE TO PROVIDE ANY INLETS AT THIS LOCATION. THESE PROPOSED DRAIN INLETS WILL BE WATER QUALITY INLETS FOR THE DDOT AND DCMRA STANDARDS FOR STORMWATER MANAGEMENT.

LEGEND



GRAPHIC SCALE



LEGEND

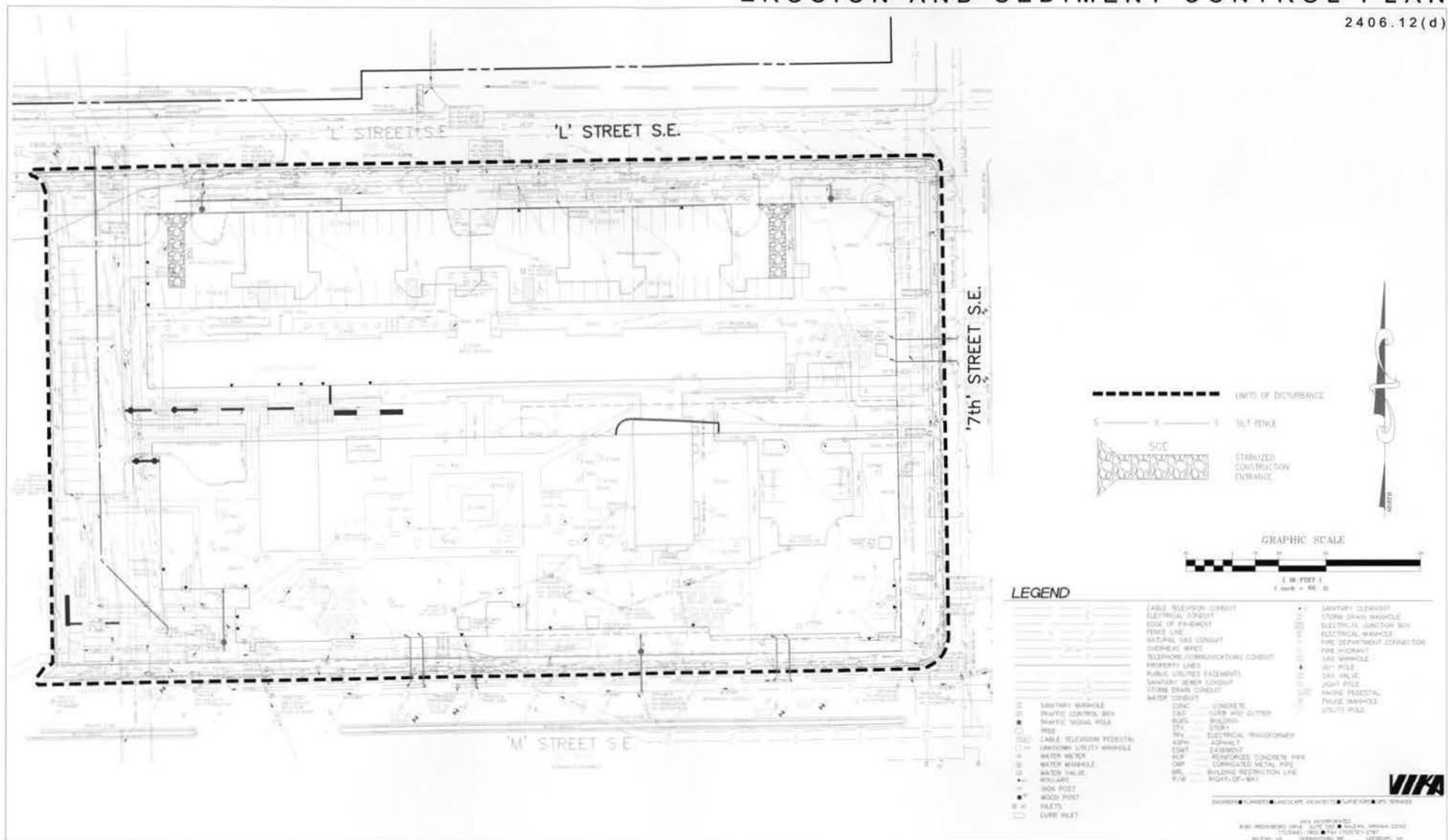
—	CABLE TELEVISION CONDUIT	—	SANITARY CLEANOUT
—	ELECTRICAL CONDUIT	—	STORM DRAIN MANHOLE
—	EDGE OF PAVEMENT	—	ELECTRICAL JUNCTION BOX
—	FENCE LINE	—	ELECTRICAL MANHOLE
—	NATURAL GAS CONDUIT	—	FIRE DEPARTMENT CONNECTION
—	OVERHEAD WIRES	—	FIRE HYDRANT
—	TELEPHONE/COMMUNICATIONS CONDUIT	—	GAS MANHOLE
—	PROPERTY LINES	—	GUY POLE
—	PUBLIC UTILITIES EASEMENTS	—	GAS VALVE
—	SANITARY SENE CONDUIT	—	LIGHT POLE
—	STORM DRAIN CONDUIT	—	PHONE MANHOLE
—	WATER CONDUIT	—	UTILITY POLE
—	CONC. — CONCRETE		
—	C&G — CURB AND GUTTER		
—	BLDG. — BUILDING		
—	STY. — STORY		
—	TRV. — ELECTRICAL TRANSFORMER		
—	ASPH. — ASPHALT		
—	EASMT. — EASEMENT		
—	RCP — REINFORCED CONCRETE PIPE		
—	CMP — CORRUGATED METAL PIPE		
—	BRL. — BUILDING RESTRICTION LINE		
—	R/W — RIGHT-OF-WAY		
—	SANITARY MANHOLE		
—	TRAFFIC CONTROL BOX		
—	TRAFFIC SIGNAL POLE		
—	TREE		
—	CABLE TELEVISION PEDESTAL		
—	UNKNOWN UTILITY MANHOLE		
—	WATER METER		
—	WATER MANHOLE		
—	WATER VALVE		
—	BOLLARD		
—	SIGN POST		
—	WOOD POST		
—	INLETS		
—	CURB INLET		

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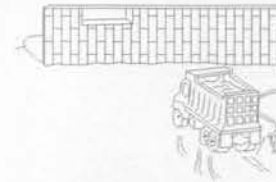


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PLANNED UNIT DEVELOPMENT SUBMISSION	1.18
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1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.
2. THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL AND OTHER DEleterious MATERIAL TO BE USED FOR ON-SITE DUST CONTROL.
3. THE CONTRACTOR SHALL SUPPLY WATER SPRINKLING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREAS.
4. THE CONTRACTOR SHALL IMPLEMENT STRICT DUST CONTROL MEASURES DURING ACTIVE CONSTRUCTION PERIODS ON-SITE. THESE CONTROL MEASURES WILL GENERALLY CONSIST OF WATER APPLICATIONS THAT SHALL BE APPLIED A MINIMUM OF ONCE PER DAY DURING DRY WEATHER OR MORE OFTEN AS REQUIRED TO PREVENT DUST EMISSIONS.
5. FOR WATER APPLICATION TO UNDISTURBED SOIL SURFACES, THE CONTRACTOR SHALL:
 - A. APPLY WATER WITH EQUIPMENT CONSISTING OF TANK, SPRAY BAR, PUMP WITH DISCHARGE PRESSURE GAUGE.
 - B. ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF SURROUNDING AREA.
 - C. DISPERSE WATER THROUGH NOZZLES ON SPRAY BAR AT 20 PSI (1.73 MPa) MINIMUM. KEEP AREAS DAMP WITHOUT CREATING RUNOFF CONDITIONS SUCH AS PONDING.
6. FOR WATER APPLICATION TO SOIL SURFACES DURING REMEDIATION AND/OR EXCAVATION, THE CONTRACTOR SHALL:
 - A. APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND NOZZLES.
 - B. LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA CAN BE MOISTENED WITHOUT INTERFERING WITH REMEDIATION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING RUNOFF CONDITIONS SUCH AS PONDING.
 - C. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND THE SITE BOUNDARIES.

7. ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ON-SITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED.
8. ALL DEBRIS TO BE REMOVED FROM SITE.
9. ALLEY AND/OR STREET SHALL BE SWEEP CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.
10. ALL CATCH BASINS AND AREA DRAINS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
11. IF ANY CATCH BASIN OR DRAIN BECOMES CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEANING.
12. CONTRACTOR SHALL CLEAN OUT SEDIMENT TANK WHEN 33% CAPACITY HAS BEEN REACHED.
13. ANY STOCKPILING, REGARDLESS OF LOCATION, SHALL BE STABILIZED AND COVERED WITH PLASTIC OR CANALS, AFTER ITS ESTABLISHMENT AND FOR THE DURATION OF THE PROJECT.
14. AFTER RAZE OR DEMO, THERE IS THE NEED FOR GROUND COVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING, SUCH AS SEED, SOG, PAVE, BRICKBAT OR MULCH, ETC.
15. PREPARE ALL DISTURBED AREAS NOT COVERED BY PAVEMENTS, WALLS, BUILDINGS, AND PERMANENT STRUCTURES UPON COMPLETION OF ALL SITE WORK AS PER SEEDING SPECIFICATIONS.
16. ALL SEDIMENT TRAPS MUST BE SURROUNDED WITH A WELDED WIRE SAFETY FENCE. THE FENCE MUST BE AT LEAST 42 INCHES HIGH, HAVE POSTS SPACED NO FARTHER APART THAN 8 FEET, HAVE MESH OPENINGS NO GREATER THAN 2 INCHES IN WIDTH AND 4 INCHES IN HEIGHT WITH A MINIMUM OF 14 GAUGE WIRE. SAFETY FENCE MUST BE MAINTAINED IN GOOD CONDITION AT ALL TIMES.



CONSTRUCTION: AN ON-SITE AREA WHERE TIRES AND UNDER CARRIAGE OF A VEHICLE CAN BE WASHED.

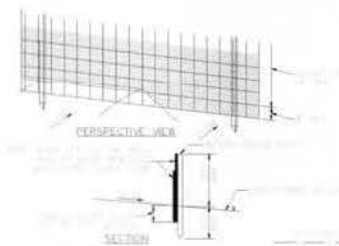
PURPOSE: THE VEHICLE WASH IS PROVIDED TO MINIMIZE THE QUANTITY OF SEDIMENT DEPOSITED ON DISTRICT OF COLUMBIA ROADS BY VEHICLES LEAVING THE SITE.

CONSTRUCTION WHERE PRACTICE APPLIES: THE VEHICLE WASH AREA MUST BE PROVIDED ON ANY SITE WHERE VEHICLES CAN ENTER INTO UNPAVED SURFACES.

DESIGN CRITERIA: THE "VEHICLE WASH AREA" SHALL BE PROVIDED ON-SITE. THE AREA MAY BE CONSTRUCTED OF RUMBLE OR OTHER HARD POROUS MATERIAL. A WORKING WATER HOSE MUST BE LOCATED IN THE AREA DURING ALL CONSTRUCTION ACTIVITIES.

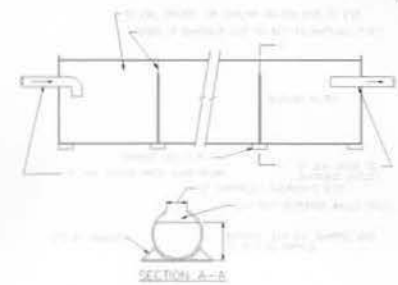
MAINTENANCE: WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO U.S. NATIONAL AIRPORTS ROAD. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

VEHICLE WASH AREA
NOT TO SCALE



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

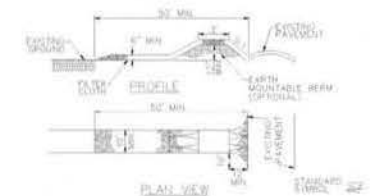
FABRICATED SILT FENCE



SECTION A-A

1. CLEAN OUT THE SEDIMENT TANK WHEN ONE THIRD (1/3) FILLED WITH SOIL.
2. STEEL DRUMS ARE USED AS AN EXAMPLES DUE TO THEIR READY AVAILABILITY. ANY TANKS MAY BE USED PROVIDED THAT THE VOLUME IS EQUAL FEET SQUARE SAVED TANKS. THE PUMP DISCHARGE IN GALLONS PER MINUTE. PUMP DISCHARGE (GPM) = 7.48 GPM = 1.0 CUBIC FOOT STORAGE.
3. ALL SEDIMENT COLLECTED IN THE TANK SHALL BE DISPOSED OR BY A METHOD APPROVED BY THE ARCHITECT.

PORTABLE SEDIMENT TANK DETAIL
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE-USE 1/2" STONE OR EQUIVALENT OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH-AT REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON RESURFACING LOT WHERE A 30 FOOT MINIMUM LENGTH WILL APPLY).
3. THICKNESS-NOT LESS THAN 24 INCHES.
4. WIDTH-TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE ABUTMENTS OR CORNERS OCCUR.
5. FILTER CLOTH-MUST BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE PAVED RESURFACING LOT.
6. SURFACE WATER-ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE RATED ALONG THE ENTRANCE. IF PUMP IS NECESSARY, A MEANSTABLE BEING RUN 5-7 TIMES PER HOUR.
7. MAINTENANCE-THE ENTRANCE SHALL BE MAINTAINED AS A CONSTRUCTION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO DISTRICT OF COLUMBIA ROADS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CORROSION, DAMAGE AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, SHOWN, BLOWN OR TRACKED ONTO THE DISTRICT OF COLUMBIA ROADS MUST BE REMOVED IMMEDIATELY.
8. WASHING-WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO DISTRICT OF COLUMBIA ROAD. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

SOIL ESTABLISHMENT (VEGETATIVE STABILIZATION)

To provide quick cover on disturbed areas which will be maintained with approved (2-1 year or better).

1. General Specifications

- A. Grass seed and soil shall be Maryland or Virginia State Certified, or Maryland or Virginia State approved and:
- B. Seed shall be minimum 1/4" or 3/8" (1/2") plus or minus 1/4" at the time of sowing. Measurement for thickness shall exclude top growth and chaff.
- C. Seedlings per acre of soil shall be strong enough to support their own weight and retain their soil and roots after suspended vertically with a firm grip on the upper 10 percent of the surface.
- D. Individual pieces of seed shall be 1/4" to 1/2" in length with a length/width ratio of 2:1. Maximum allowable deviation from standard width and length shall be 2:1 percent. Broken pieces and loss of weight shall not be acceptable.
- E. Seed shall not be imported or transported when moisture content is (approximately) dry or wet (moisture content) is (approximately) 10 percent.
- F. Seed shall be harvested, delivered, and stored within a period of 30 days. Seed not harvested within this period shall be inspected and approved only on its own merits.
- G. Seed tanks shall be clean, suitable for the job, free from and inspection.

2. Soil Installation

- A. During periods of unusually high temperature the soil shall be slightly dampened immediately prior to laying the seed.
- B. The seed row of soil shall be laid in a straight line with subsequent rows placed parallel to the right, angled against each other. Later rows shall be staggered to provide more uniform growth and coverage. (Seeds that are not sheltered or outgrown and that all joints are bolted tight in order to provide a uniform seed cover on joints of the row).
- C. On sloping steep where erosion may be a problem, seed will be laid with the long edge parallel to the contour and with staggered joints. (Seeds that are not being, turning and peeing in other approved methods).
- D. As seeding is completed in any one section, the entire area shall be rolled or tamped to ensure even contact of seeds with soil and soil. (Seeds that are not being, turning and peeing in other approved methods).

3. Soil Maintenance

- A. In the absence of adequate control, watering shall be performed daily or as often as necessary during the first week and as sufficient quantities to maintain moist soil for 4 days of 4". Watering should be done during the first of the day to prevent drying.
- B. After the first week, and shall be reduced to frequency to maintain adequate moisture and ensure establishment.
- C. First mowing should not be attempted until soil is firmly rooted. No more than 1/2" of the grass seed shall be removed by the initial cutting or subsequent cuttings. (Grass height) shall be maintained between 2" and 3" unless otherwise specified.

SQUARE 882-SOUTH
600 M STREET SE
OFFICE BUILDINGS
SECTION 2

SQUARE 882 / SQUARE 769

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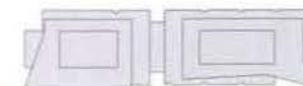
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25 JUNE 2008

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PLANNED UNIT DEVELOPMENT SUBMISSION

2.1



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PLANNED UNIT DEVELOPMENT SUBMISSION

2.2



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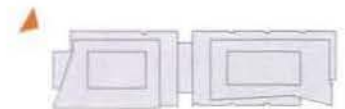
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PLANNED UNIT DEVELOPMENT SUBMISSION 2.3



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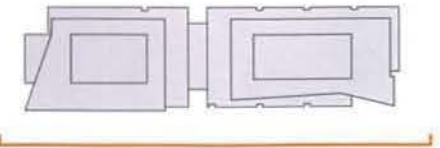
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PLANNED UNIT DEVELOPMENT SUBMISSION 2.4

SOUTH ELEVATION

2406.12(e)



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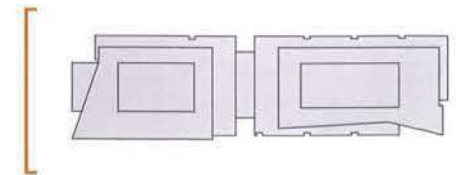
PROJECT: 82006 | AFA, PC

PLANNED UNIT DEVELOPMENT SUBMISSION

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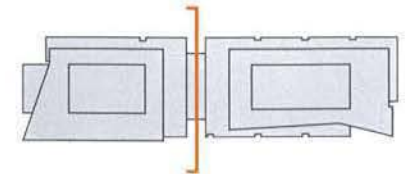
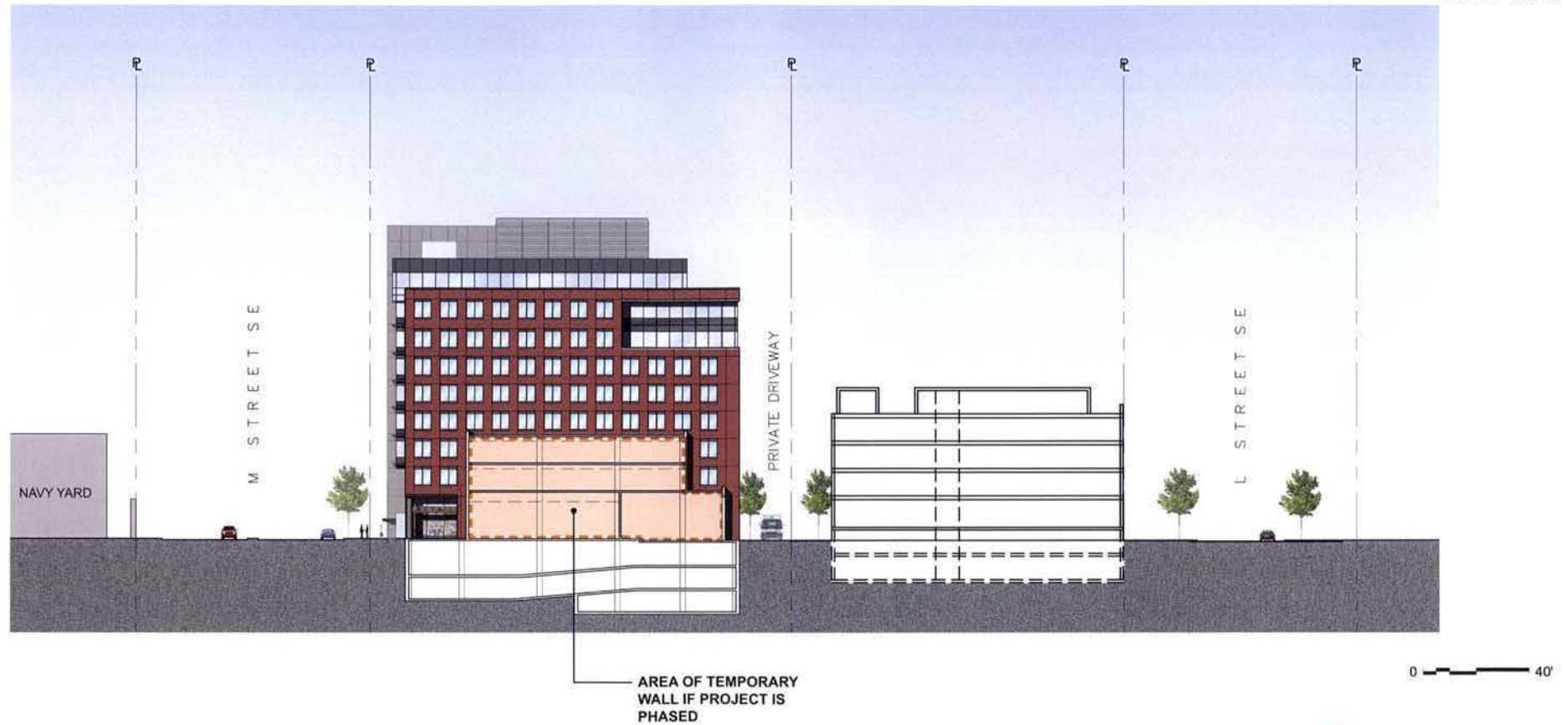
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PLANNED UNIT DEVELOPMENT SUBMISSION

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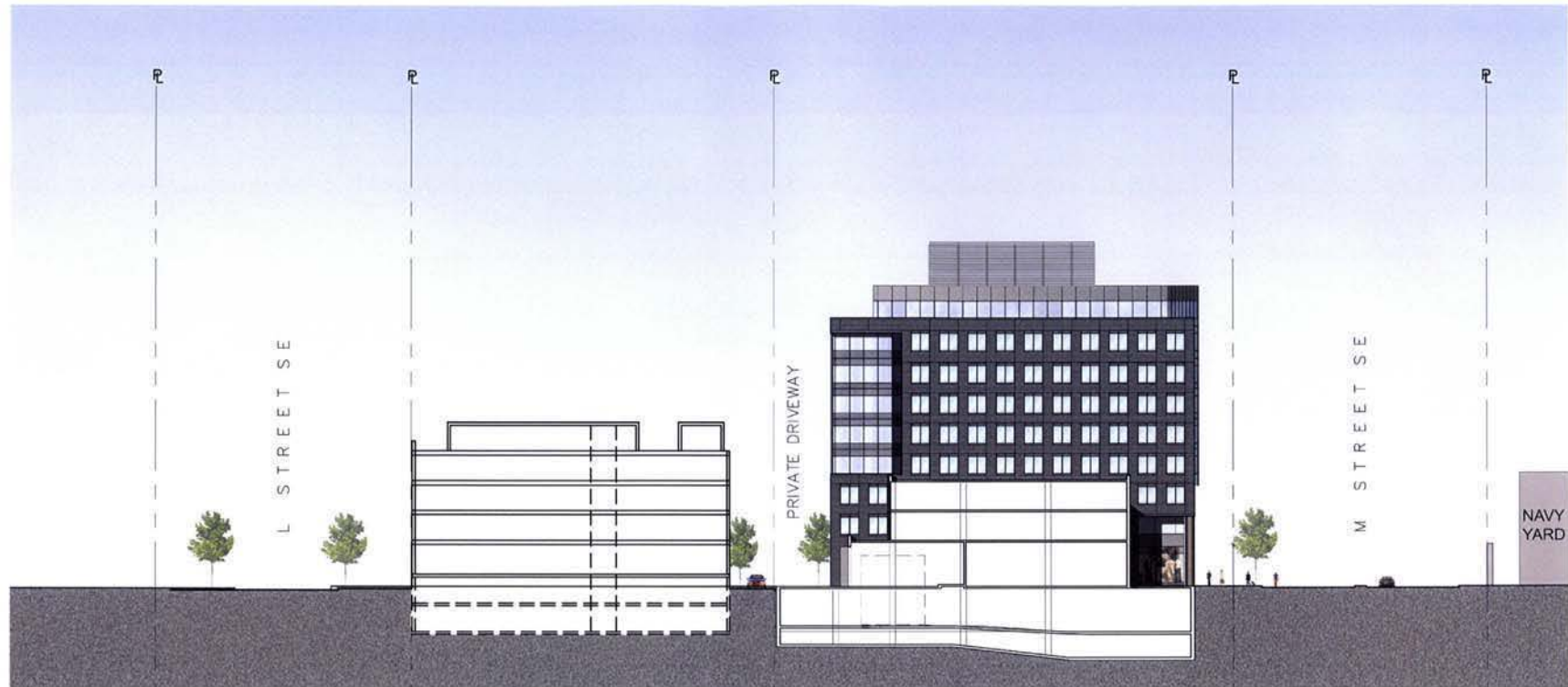
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WASHINGTON, DC

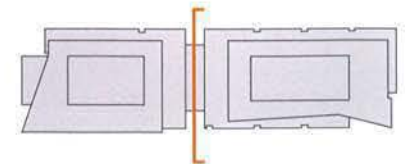
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PLANNED UNIT DEVELOPMENT SUBMISSION 2.7



0 40'



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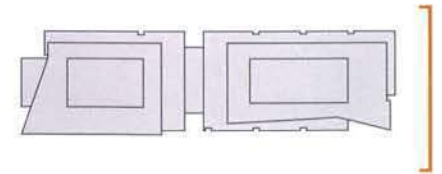
shalom baranes associates architects

WASHINGTON, DC

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PLANNED UNIT DEVELOPMENT SUBMISSION 2.8



KEYPLAN

SQUARE 882 / SQUARE 769

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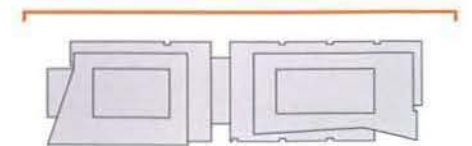
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SQUARE 882 / SQUARE 769

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shalom baranes associates architects

WASHINGTON, DC

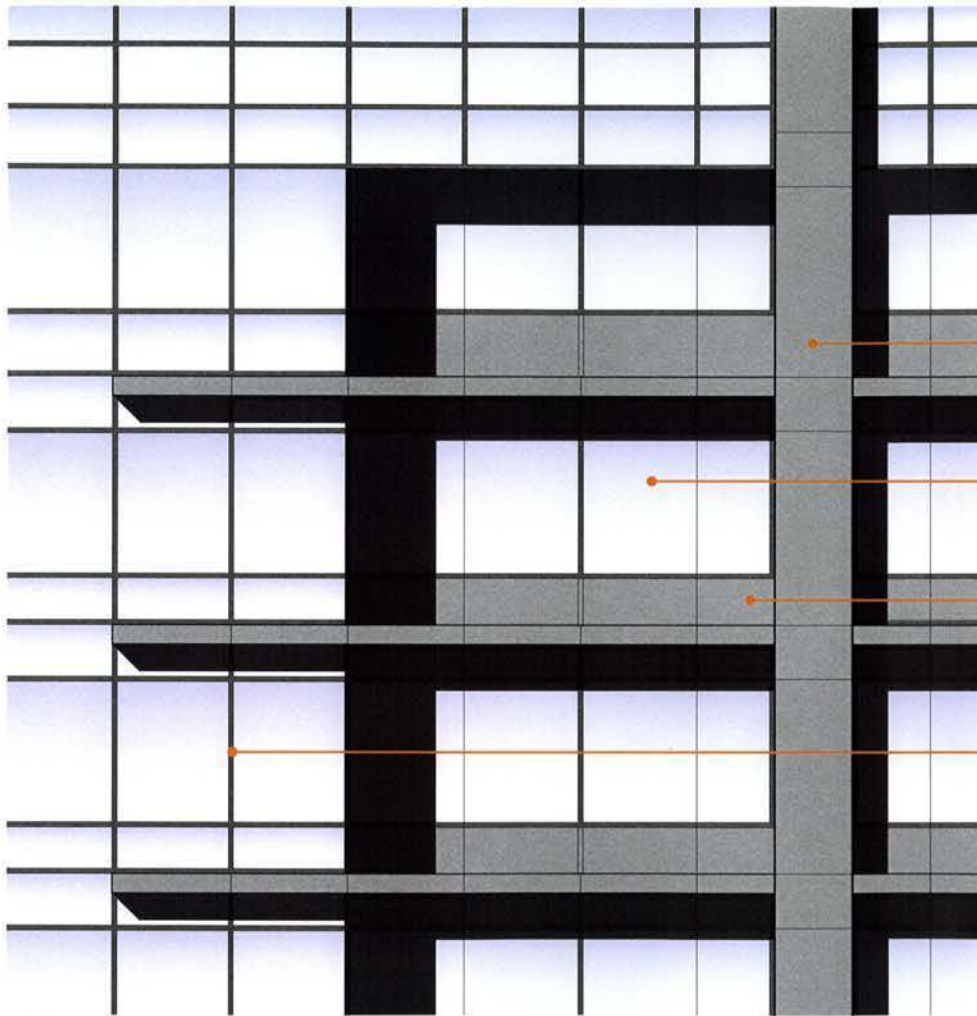
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PLANNED UNIT DEVELOPMENT SUBMISSION 2.10

CURTAIN WALL / WINDOW WALL DETAIL

2406.12(e)



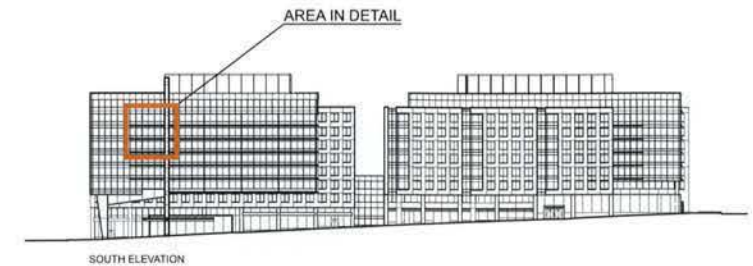
ALUMINUM PANEL

CLEAR, LOW-E GLASS

ALUMINUM PANEL

ALUMINUM CURTAINWALL SYSTEM

SCALE: 3/16" = 1'-0"



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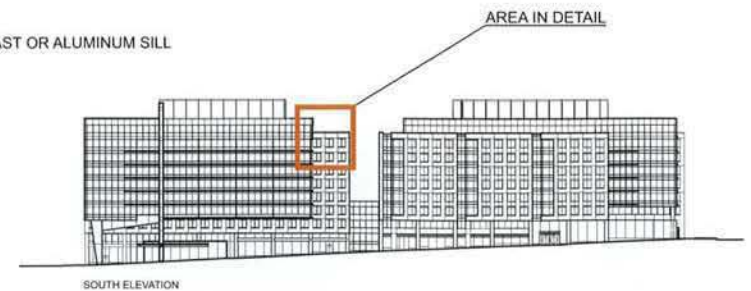
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SCALE: 3/16" = 1'-0"



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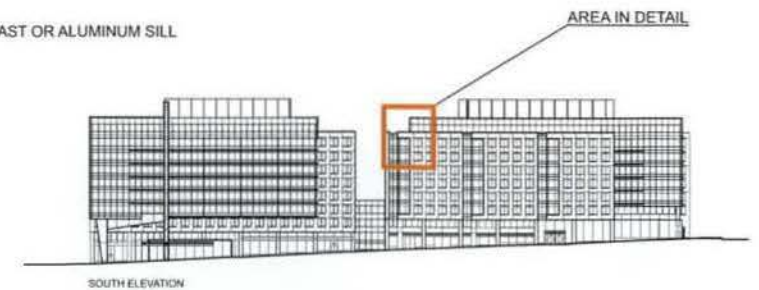
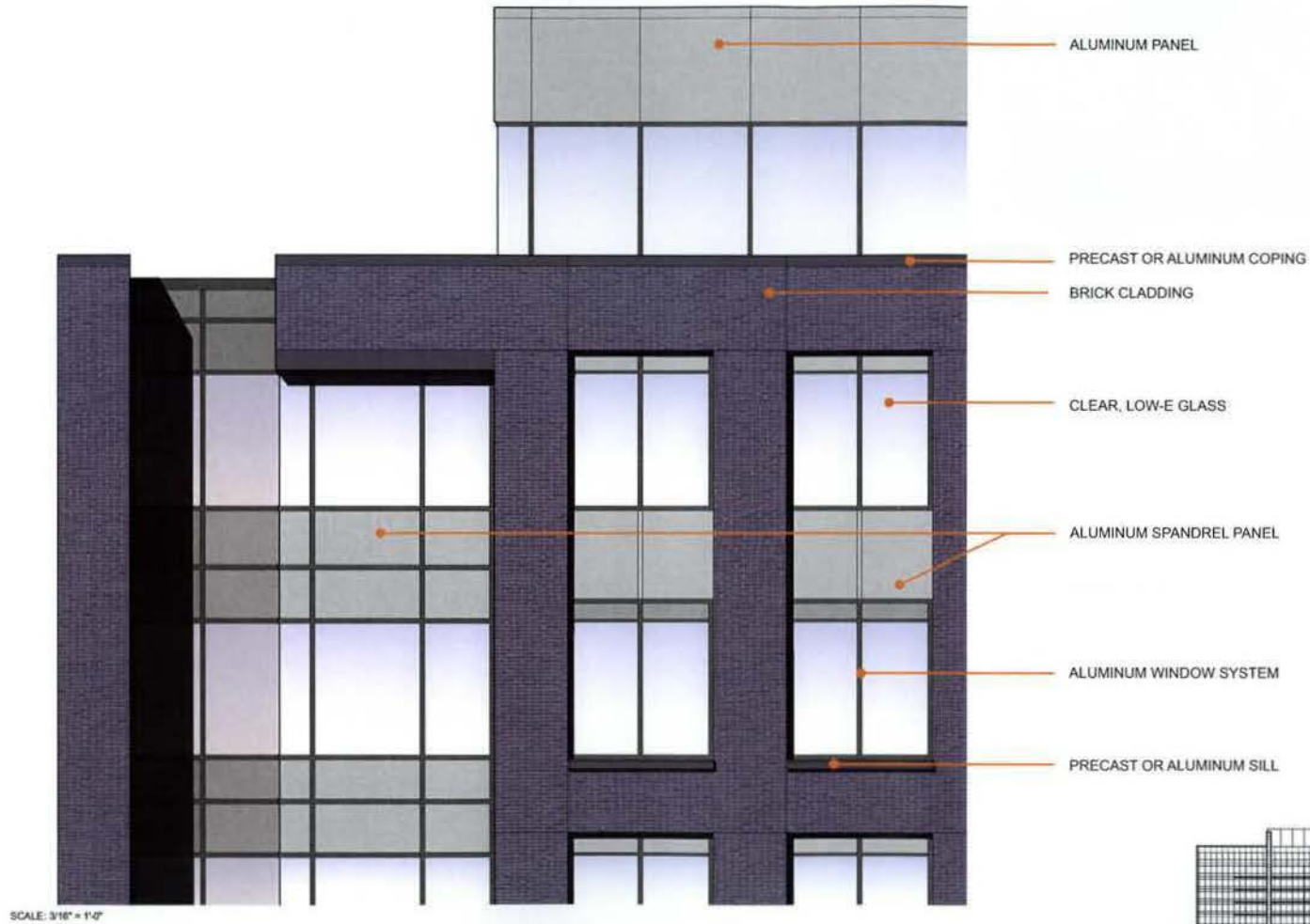
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PLANNED UNIT DEVELOPMENT SUBMISSION 2.12

BRICK / WINDOW WALL DETAIL

2406.12(e)



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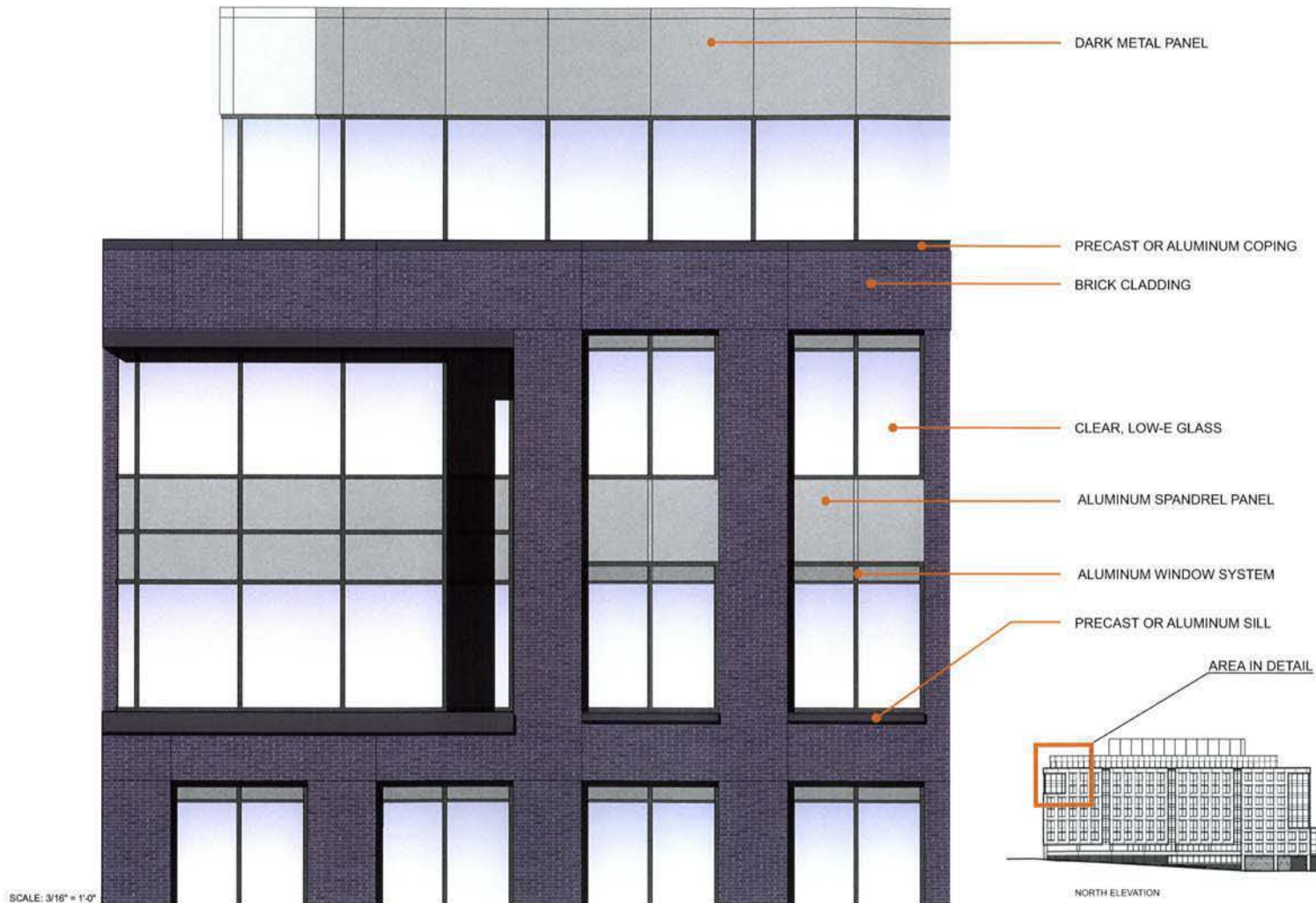
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AREA IN DETAIL



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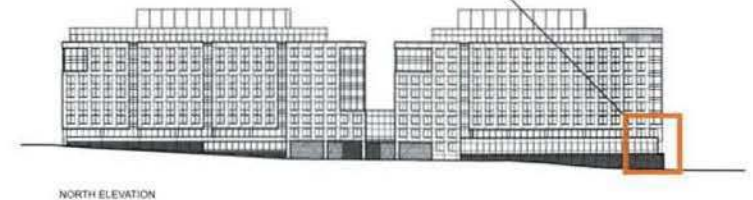
PLANNED UNIT DEVELOPMENT SUBMISSION 2.14

METAL LOUVER / PANEL DETAIL

2406.12(e)



AREA IN DETAIL



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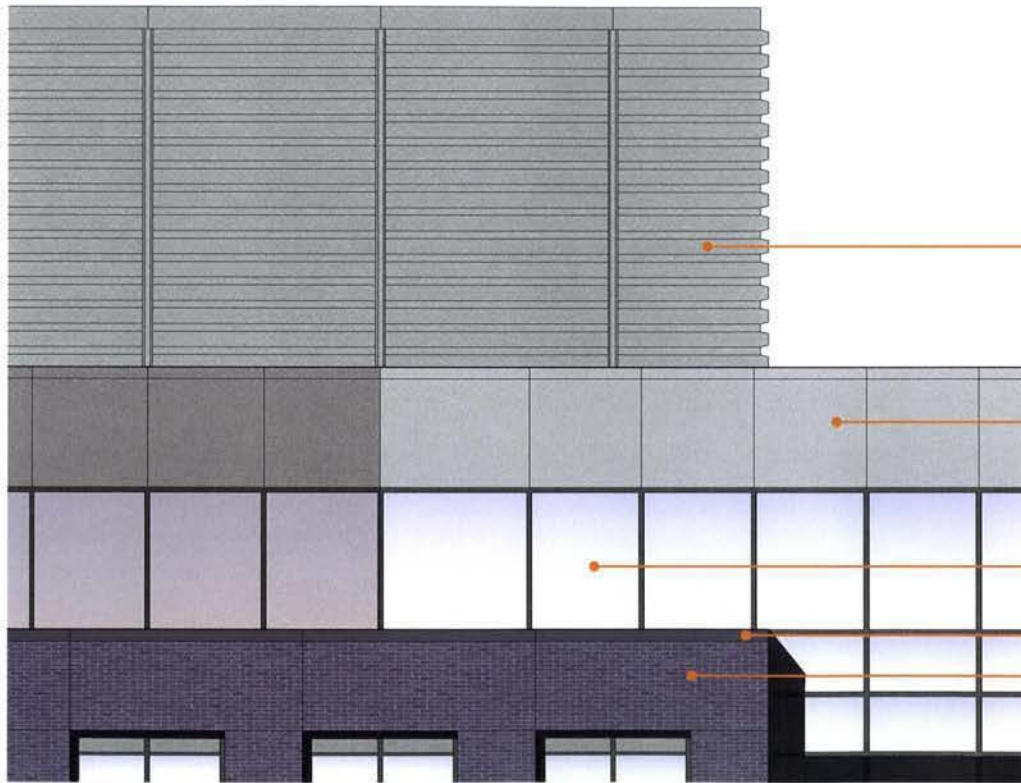
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shalom baranes associates

architects

PLANNED UNIT DEVELOPMENT SUBMISSION

2.15



SCALE: 3/16" = 1'-0"

ALUMINUM PANEL PENTHOUSE

ALUMINUM PANEL SYSTEM

CLEAR, LOW-E GLASS

PRECAST OR ALUMINUM COPING

BRICK CLADDING

AREA IN DETAIL

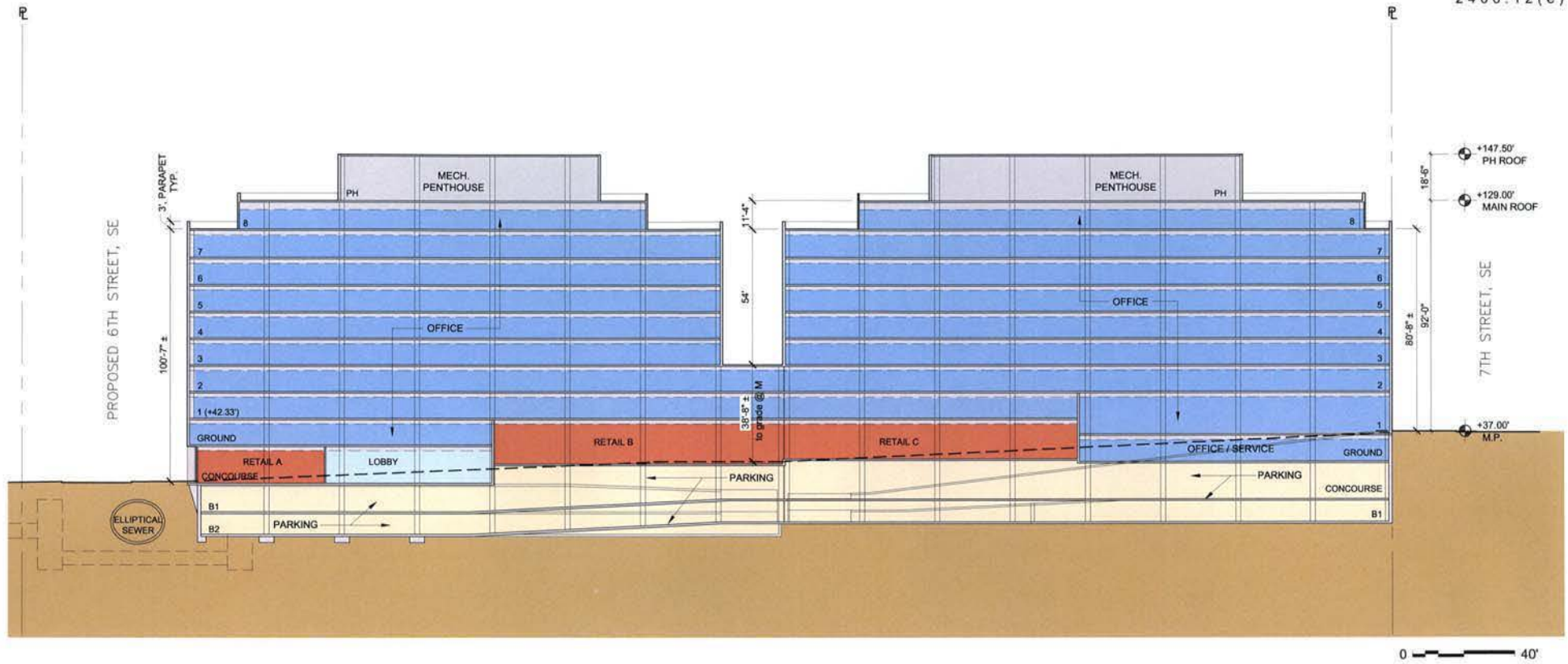


SOUTH ELEVATION

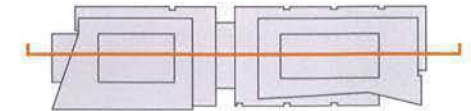


BUILDING SECTION | EAST-WEST

2406.12(e)



NOTE: RETAIL CEILING TO BE 14'-0" MINIMUM



KEYPLAN

SQUARE 882 / SQUARE 769

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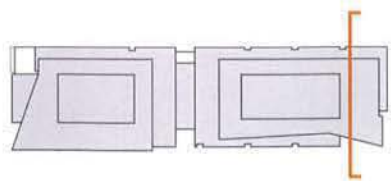
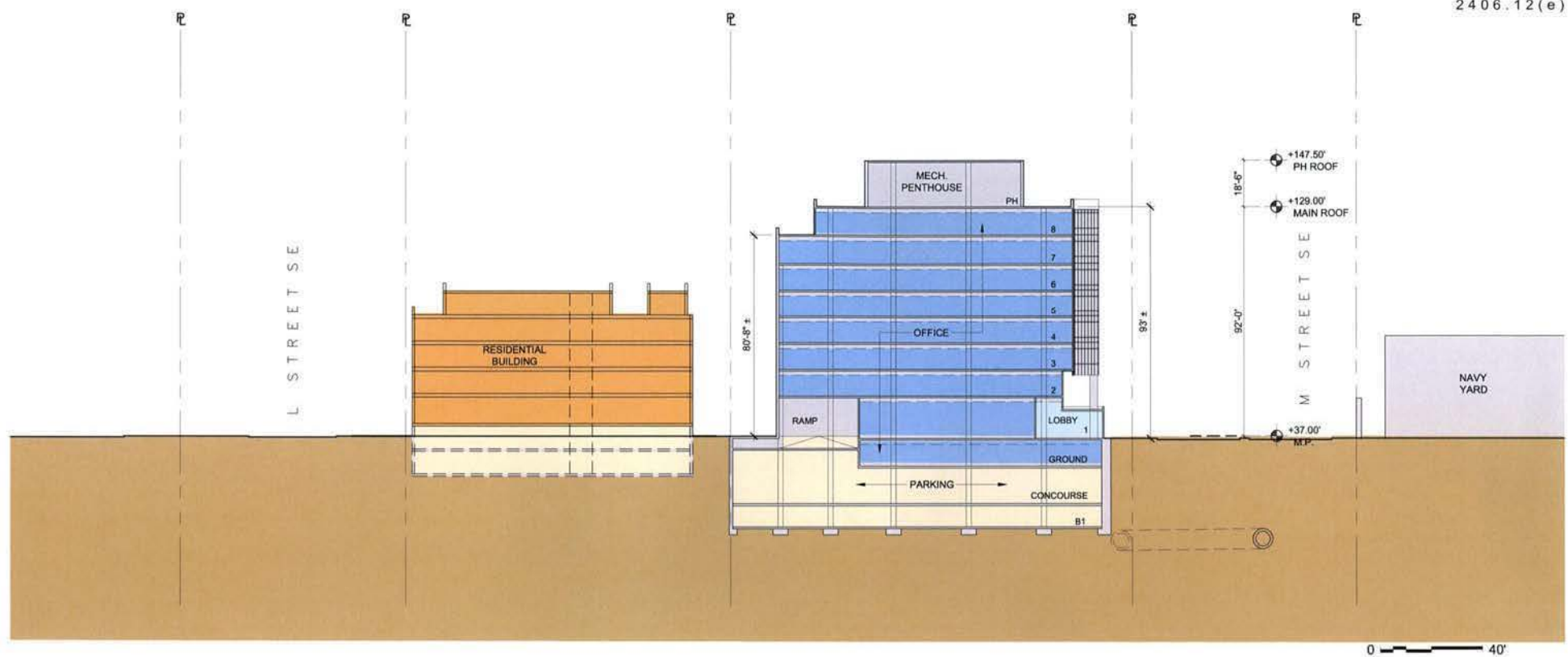
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KEYPLAN

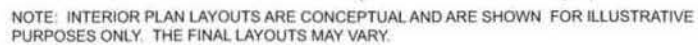
2406.12(c)



* A MINIMUM OF 15,000 SF OF RETAIL WILL BE PROVIDED.
** OTHER ENTRANCES POSSIBLE WITH RAMPS / STAIRS WITHIN RETAIL SPACE

PLANNED UNIT DEVELOPMENT SUBMISSION	2.19
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2406.12(e)



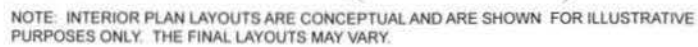
A horizontal scale bar with a black line and tick marks. The number '0' is at the left end and '40'' is at the right end.

shalom baranes associates architects

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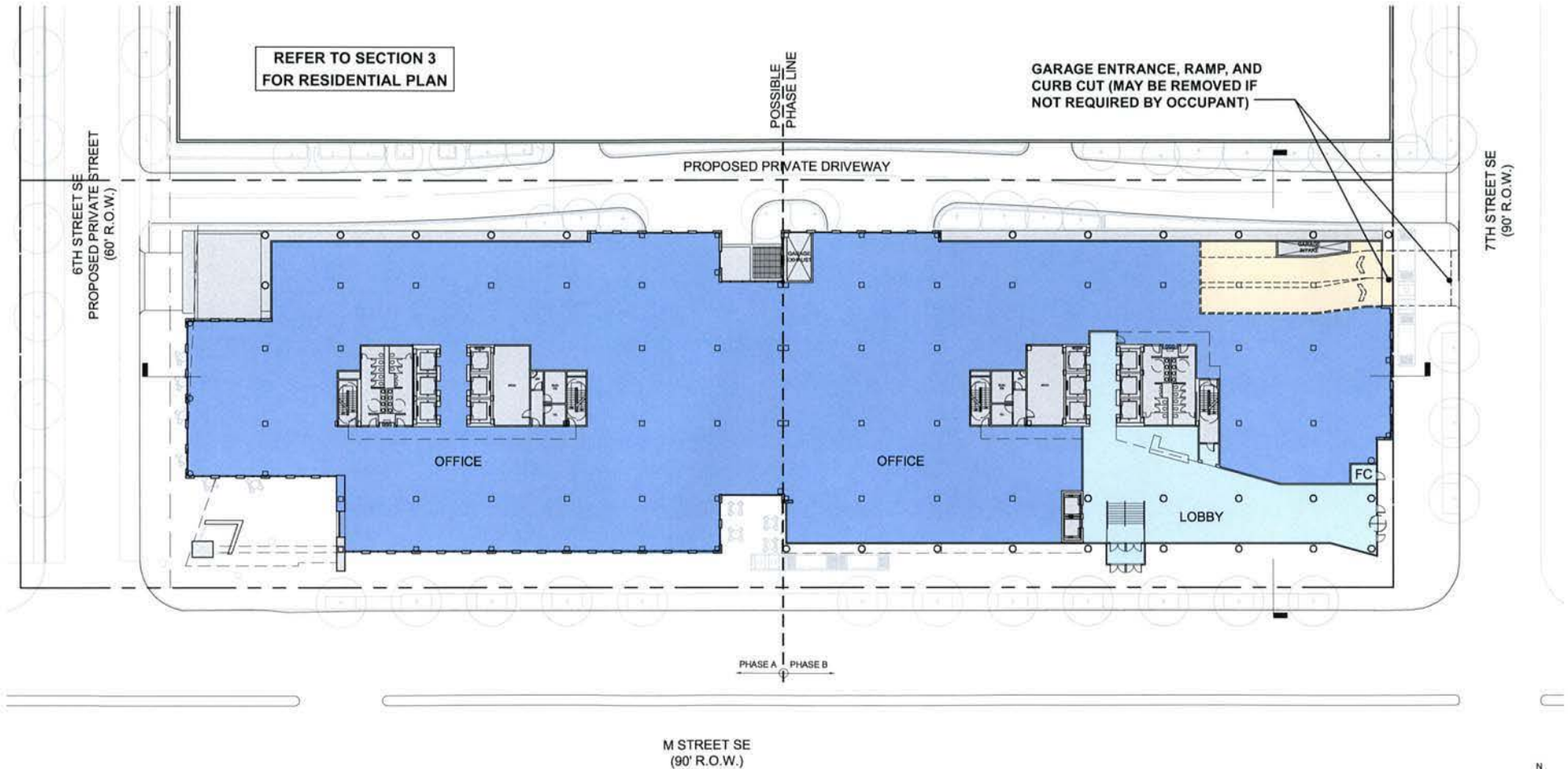
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2406.12(e)



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PLANNED UNIT DEVELOPMENT SUBMISSION 2.21



NOTE: INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.



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PLANNED UNIT DEVELOPMENT SUBMISSION 2.22

SECOND - SEVENTH FLOOR PLAN

2406.12(e)



NOTE: INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.

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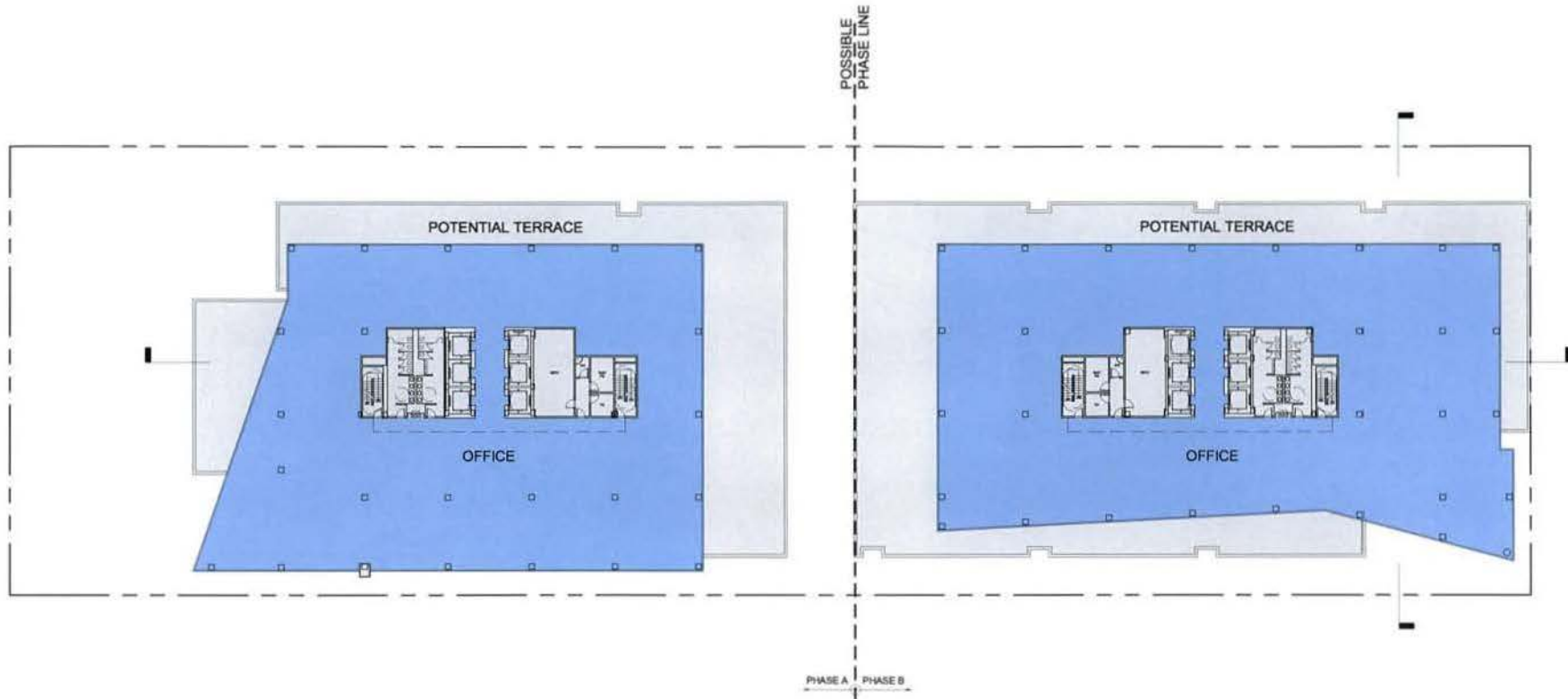
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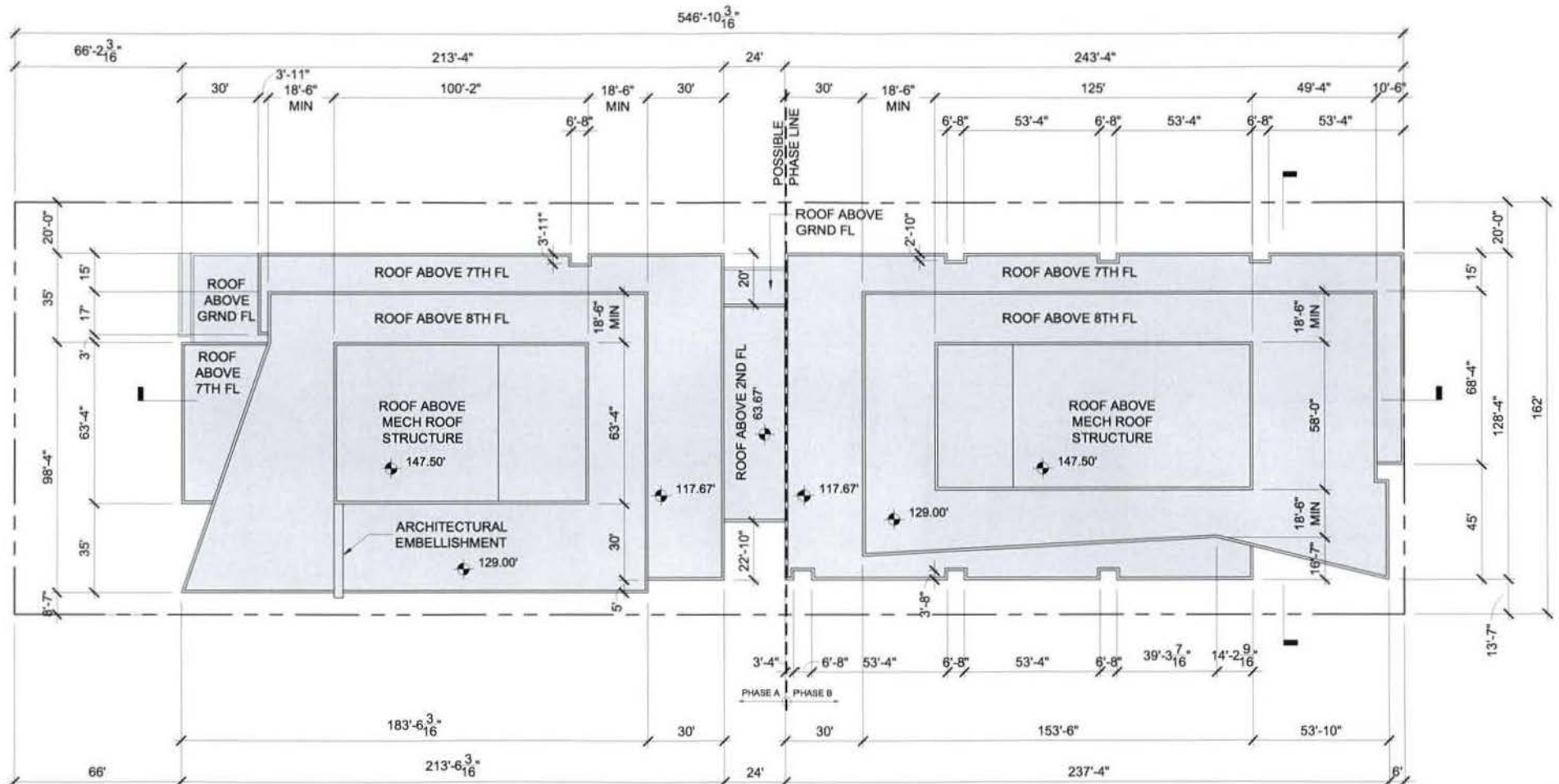
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*ROOF STRUCTURES ARE 18'-6" HIGH

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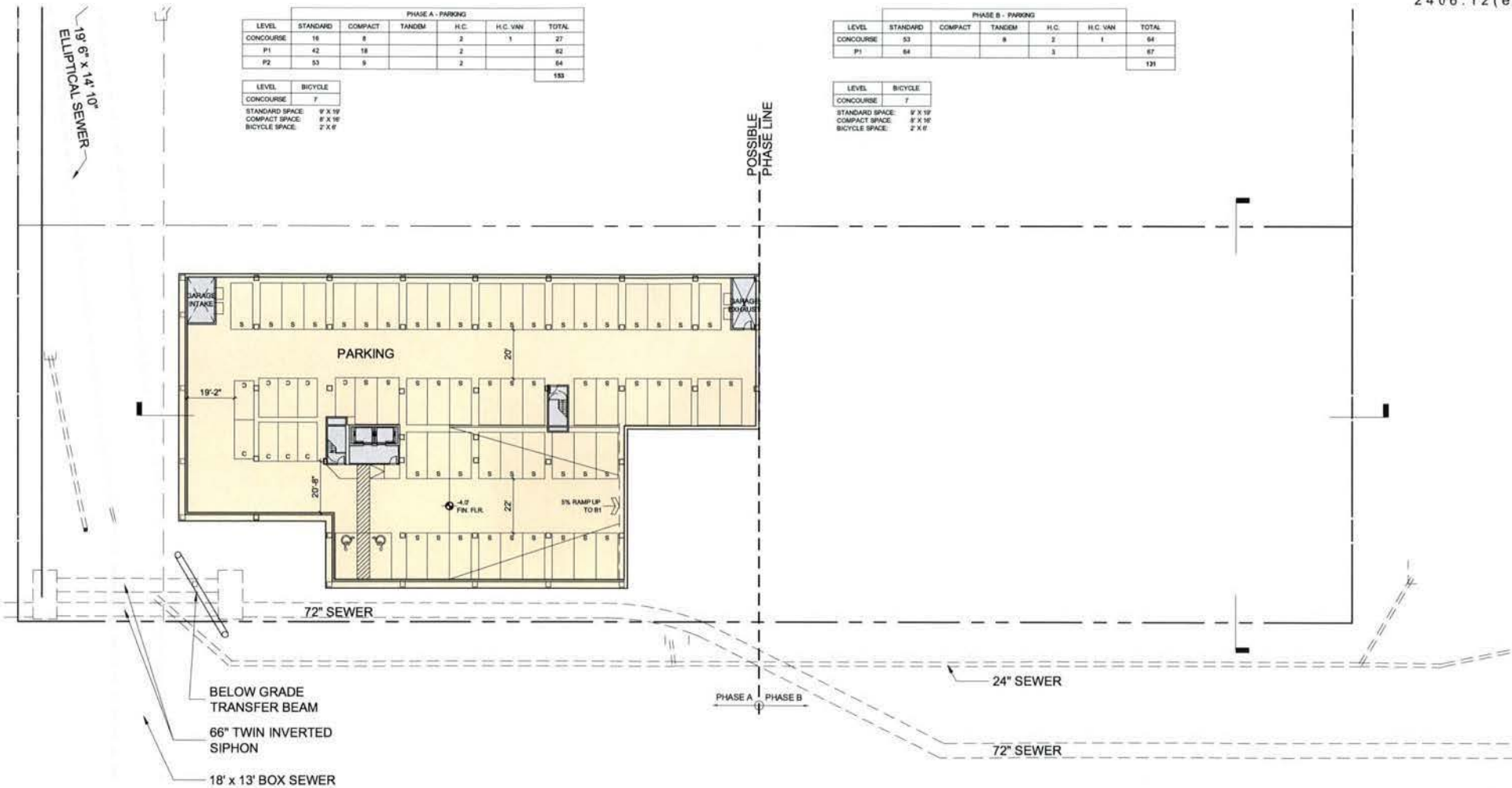
LEVEL	BICYCLE
CONCOURSE	7
STANDARD SPACE	8' X 18'
COMPACT SPACE	8' X 10'
BICYCLE SPACE	2' X 6'

LEVEL	BICYCLE
CONCOURSE	T
STANDARD SPACE	8' X 1'
COMPACT SPACE	8' X 1'
BICYCLE SPACE	2' X 6'



P2 PARKING LEVEL PLAN

2406.12(e)



NOTE: INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.



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PLANNED UNIT DEVELOPMENT SUBMISSION

2.28

SQUARE 882 NORTH
601 L STREET SE
RESIDENTIAL BUILDING
SECTION 3

SQUARE 882 / SQUARE 769

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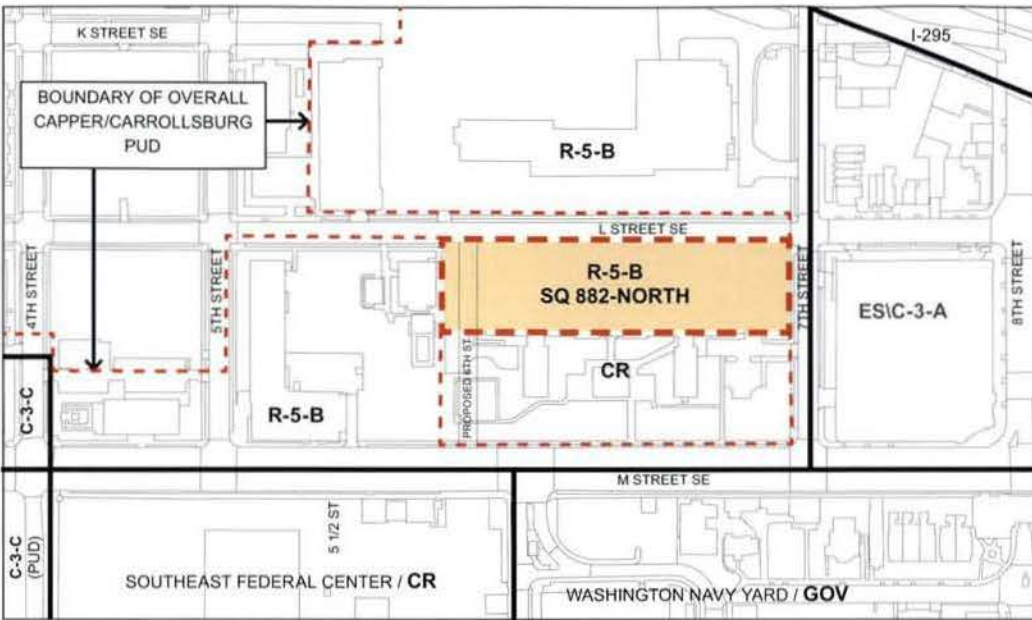
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PLANNED UNIT DEVELOPMENT SUBMISSION 3.1

RESIDENTIAL DEVELOPMENT DATA



ZONE:	R-5-B
SQUARE:	882-NORTH
LOTS:	PENDING SUBDIVISION
SITE AREA:	69,625 +/- SF

	REQUIRED/ ALLOWED AS MATTER OF RIGHT	REQUIRED/ ALLOWED UNDER PUD STANDARDS	APPROVED IN FIRST STAGE	PROPOSED IN SECOND STAGE
USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
HEIGHT	50'	60'	45'	60'
TOTAL FAR	1.8	3.0		2.72
GROSS FLOOR AREA			131,288 SF	189,618 SF
LOT OCCUPANCY	60%			68% (54% MAX FOR PROJECT)
REAR YARD	20' (NOTE 1)			60'
SIDE YARD	NONE			15'
OPEN COURT A, B, C, D	20' (NOTE 2)			41' X 48'
CLOSED COURT				NA

ROOF STRUCTURES	NONE
HEIGHT	
AREA	
SETBACKS	

PARKING	
RESIDENTIAL	95 (NOTE 3)
TOTAL	95
	172
	172

LOADING	
RESIDENTIAL	(1) 12' X 55' (1) 10' X 20'
TOTAL	(1) 12' X 55' (1) 10' X 20'
	NOTE 5
	(1) 12' X 55' (1) 10' X 20'

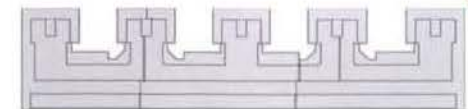
Notes:
 1. 4" per foot of vertical distance from the mean finish grade at the middle of the rear of the structure, to the highest point of the main roof or parapet wall, but not less than 15'.
 2. 4" per foot height of court, but not less than 15'.
 3. One space per two dwelling units.
 4. 189 Total Dwelling Units.
 5. Platform 200 SF, (1) 12'x55' berth in private drive, and (1) 10 x 20' service/delivery space in private drive.

Mezzanine Area Tabulation	G1 Level	G2 Level	1st Level	2nd Level	3rd Level	4th Level	5th Level	Total
Area without Mezzanine	15,424	25,338	45,394	45,394	32,691	17,279		181,5
Mezzanine Area					2,285	2,420	2,943	7,6
Gross Building Area	15,424	25,338	45,394	45,394	34,976	19,699	2,943	189,1

SQUARE 882 / SQUARE 769

CAPPER CARROLLSBURG VENTURE, LLC





KEYPLAN

SQUARE 882 / SQUARE 769

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PLANNED UNIT DEVELOPMENT SUBMISSION

3.3



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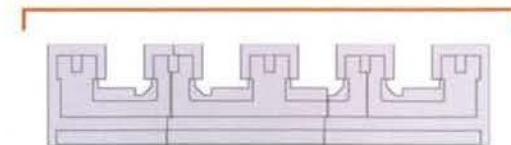
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PLANNED UNIT DEVELOPMENT SUBMISSION 3.4



0 40'



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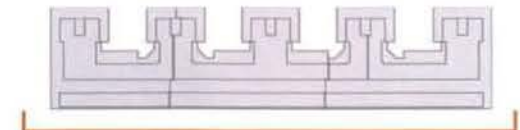
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PLANNED UNIT DEVELOPMENT SUBMISSION 3.5





0 40'



KEYPLAN

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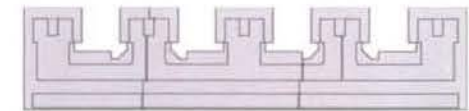
CAPPER CARROLLSBURG VENTURE, LLC

PLANNED UNIT DEVELOPMENT SUBMISSION

3.6



lessard
GROUP



KEYPLAN

SQUARE 882 / SQUARE 769

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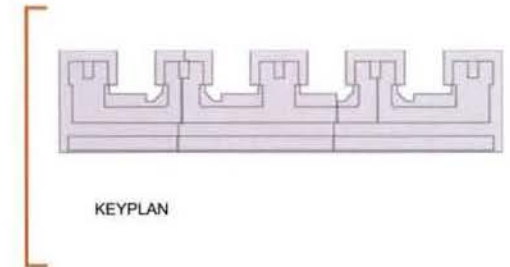
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PLANNED UNIT DEVELOPMENT SUBMISSION 3.7







DETAIL 'A'

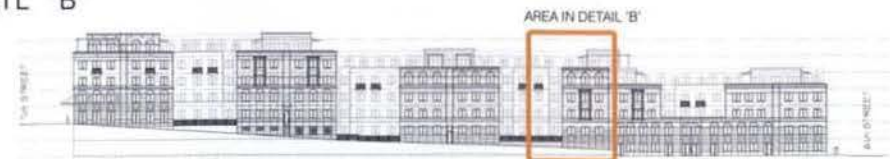
0 10'



DETAIL 'B'



AREA IN DETAIL 'A'



AREA IN DETAIL 'B'

SQUARE 882 / SQUARE 769

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3.9





DETAIL 'A'

DETAIL 'B'



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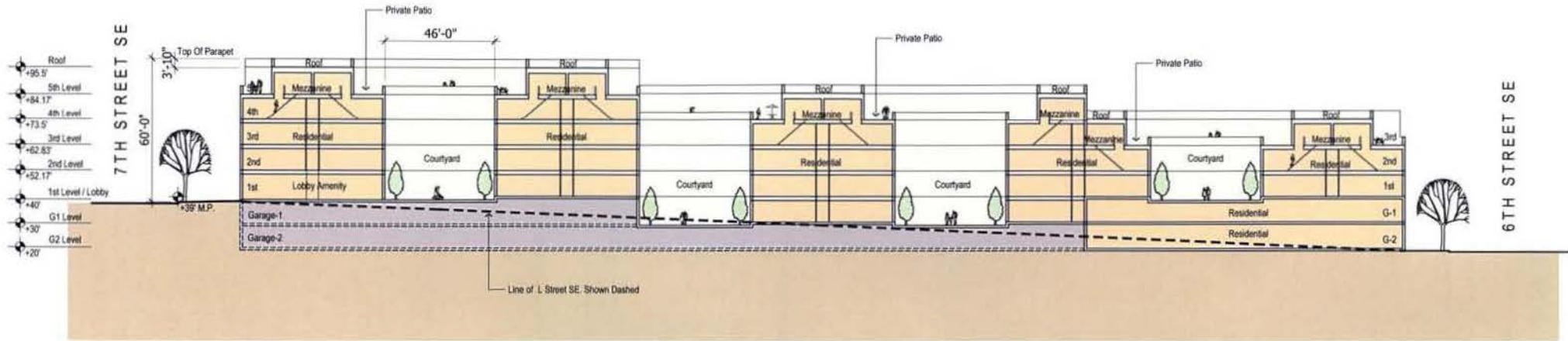
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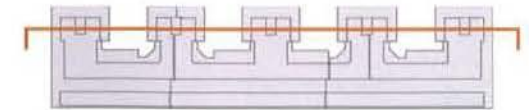
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3.10





0 40'



KEYPLAN

SQUARE 882 / SQUARE 769

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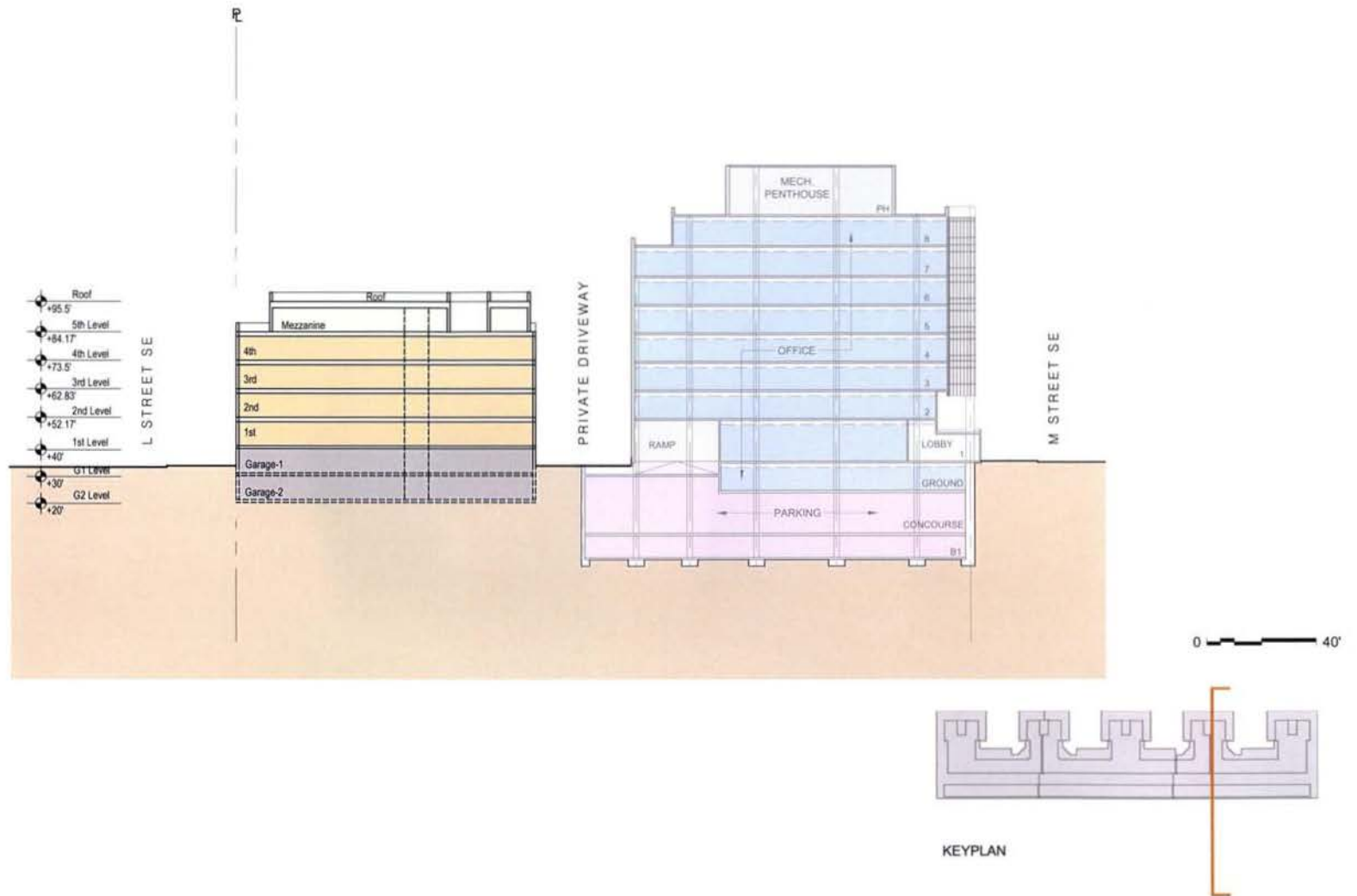
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3.11

BUILDING SECTION - NORTH SOUTH



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PLANNED UNIT DEVELOPMENT SUBMISSION 3.12

