

RANDALL SCHOOL
65 EYE STREET, SW WASHINGTON, DC
A PLANNED UNIT DEVELOPMENT
APRIL 5, 2007

OWNER: THE CORCORAN GALLERY OF ART
DEVELOPER: MR RANDALL CAPITAL LLC
ARCHITECT: SHALOM BARANES ASSOCIATES
LANDSCAPE ARCHITECT: OCULUS
LAND USE COUNSEL: HOLLAND & KNIGHT
CIVIL ENGINEER: BOHLER ENGINEERING, P.C.



RANDALL SCHOOL

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DRAWING INDEX

SHEET	TITLE	FILING REQUIREMENTS (DCMR 11)
		ZONING REFERENCE
--	COVER SHEET	--
AP1	AERIAL PHOTOGRAPHY	--
D1	ZONE BOUNDARY SITE PLAN	2406.11 (b)
D2	DEVELOPMENT DATA	2406.11 (e)
S1	CURRENT SITE PHOTOGRAPHS	--
S2	CURRENT SITE PHOTOGRAPHS	--
S3	CURRENT SITE PHOTOGRAPHS	--
S4	CURRENT SITE PHOTOGRAPHS	--
C1	CIVIL - GENERAL NOTES	2406.11 (e); 2406.12 (d)
C2	CIVIL - EXISTING CONDITIONS PLAN	2406.11 (e); 2406.12 (d)
C3	CIVIL - SURFACE DEMOLITION PLAN	2406.11 (e); 2406.12 (d)
C4	CIVIL - EROSION & SEDIMENT CONTROL PLAN	2406.11 (e); 2406.12 (d)
C5	CIVIL - SITE PLAN	2406.11 (e); 2406.12 (d)
C6	CIVIL - UTILITY RELOCATION PLAN	2406.11 (e); 2406.12 (d)
S5	SITE CIRCULATION DIAGRAM	2406.11 (e); 2406.12 (f)
S6	SITE PLAN	2406.11 (d); 2406.12 (c)
L1	LANDSCAPE PLAN	2406.11 (d); 2406.12 (d)
A1	LEVEL 01 PLAN	2406.12 (e) & (f)
A2	LEVEL 02 & LEVEL 03 PLANS	2406.12 (e)
A3	LEVEL 05 & LEVEL 06 (TYP.) PLANS	2406.12 (e)
A4	LEVELS 09 & PENTHOUSE PLANS	2406.12 (e)
A5	ROOF PLAN	2406.11 (d); 2406.12 (c) & (e)
A6	LEVEL B1 & LEVEL B2 PLANS	2406.11 (e); 2406.12 (e) & (f)
A7	LEVEL B3 PLAN	2406.11 (e); 2406.12 (e) & (f)
A8	SOUTH & NORTH ELEVATIONS	2406.12 (e)
A9	WEST & EAST ELEVATIONS	2406.12 (e)
A10	WEST COURTYARD ELEVATIONS	2406.12 (e)
A11	EAST COURTYARD ELEVATIONS	2406.12 (e)
A12	BUILDING SECTION	2406.12 (e)
A13	BUILDING SECTION	2406.12 (e)
A14	MODEL PHOTOGRAPHS	--
A15	EYE STREET VIEW	--
A16	EYE STREET VIEW	--
A17	SOUTHEAST VIEW	--
A18	SOUTHWEST VIEW	--
A19	BIRDS-EYE VIEW NORTHWEST	--

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ZONING COMMISSION
District of Columbia

CASE NO 07-13
shalom baranes associates
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architects

PUD SUBMISSION

District of Columbia
CASE NO.07-13
EXHIBIT NO.6



AERIAL PHOTOGRAPH OF SITE (N.T.S.)

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AERIAL PHOTOGRAPHY

AP1

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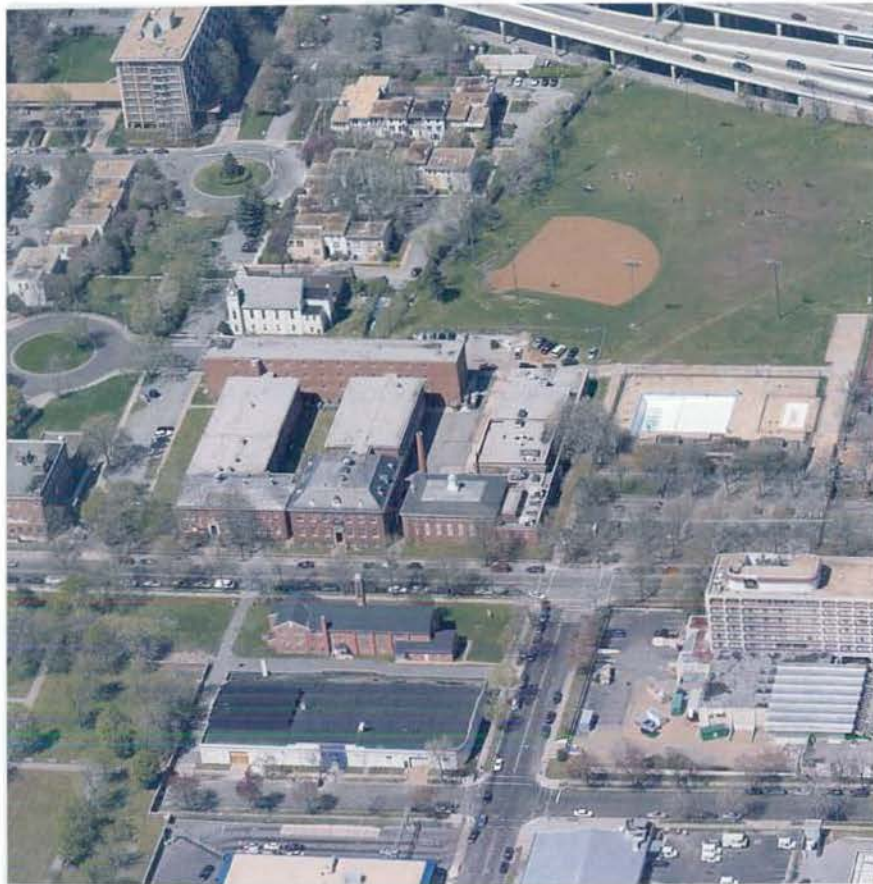
ZONE BOUNDARY SITE PLAN

D1

ZONING TABULATIONS

APRIL 5, 2007

SQUARE: 643-S
LOT: 801
ZONE: C-3-A PUD
SITE AREA: 115,724 SF



BIRDS-EYE VIEW OF SITE (N.T.S.)

DCMR. TITLE 11	C-3-A DEVELOPMENT STANDARDS	C-3-A PUD DEVELOPMENT STANDARDS	PROPOSED DEVELOPMENT
FAR	4.0 TOTAL 2.5 NON-RESIDENTIAL	4.5 TOTAL 3.0 NON-RESIDENTIAL	4.32 TOTAL 0.86 NON-RESIDENTIAL
GROSS FLOOR AREA (NOTE 1)	482,696 SF (MAX) 289,310 SF (MAX NON-RESIDENTIAL)	520,768 SF (MAX) 347,172 SF (MAX NON-RESIDENTIAL)	499,843 SF TOTAL 423,800 SF RESIDENTIAL 76,043 SF NON-RESIDENTIAL
LOT OCCUPANCY	75% RESIDENTIAL 100% NON-RESIDENTIAL	SAME AS MATTER-OF-RIGHT	70.0%
BUILDING HEIGHT	65'-0"	90'-0"	90'-0"
PENTHOUSE HEIGHT	18'-6"	SAME AS MATTER-OF-RIGHT	18'-6"
PENTHOUSE AREA	0.37 FAR	SAME AS MATTER-OF-RIGHT	24,500 SF
REAR YARD	2-1/2 IN/FT, 12'-0" MIN	SAME AS MATTER-OF-RIGHT	NONE PROVIDED RELIEF REQUESTED
SIDE YARD	NONE REQUIRED 2 IN/FT OF HT, 6 FT MIN IF PROVIDED	SAME AS MATTER-OF-RIGHT	41'-0" (WEST SIDE) RELIEF REQUESTED
COURTS			
RESIDENTIAL	WIDTH = 4 IN/FT OF HT, 15 FT MIN AREA = 2 X LAND AREA, 350 SF MIN (CLOSED)	SAME AS MATTER-OF-RIGHT	MULTIPLE RELIEF REQUESTED
NON-RESIDENTIAL	WIDTH = 3 IN/FT OF HT, 12 FT MIN AREA = 2 X LAND AREA, 200 SF MIN (CLOSED)	SAME AS MATTER-OF-RIGHT	
PARKING	RESIDENTIAL 1 PER 2 DU (250 REQUIRED; NOTE 2)	SAME AS MATTER-OF-RIGHT	330 TO 410 RESIDENTIAL
	SCHOOL 2 PER EACH 3 TEACHERS (27 REQUIRED FOR 40 TEACHERS)	SAME AS MATTER-OF-RIGHT	60 NON-RESIDENTIAL
	1 PER 10 CLASSROOM SEATS 1 PER 12 STADIUM SEATS OR 1 PER 10 AUDITORIUM SEATS (WHICHEVER IS GREATER) (33 REQUIRED FOR 330 CLASSROOM SEATS)		
LOADING	RESIDENTIAL 1 BERTH @ 55 FT DEEP 1 PLATFORM @ 200 SF 1 SERVICE/DELIVERY @ 20 FT DEEP	SAME AS MATTER-OF-RIGHT	1 BERTH @ 12X55 1 BERTH @ 12X30 2 SERVICE/DELIVERY @ 10X20 1 PLATFORM @ 200 SF 1 PLATFORM @ 100 SF
	SCHOOL (OTHER USE LESS THAN 100,000 SF) 1 BERTH @ 30 FT DEEP 1 PLATFORM @ 100 SF 1 SERVICE @ 20 FT DEEP	SAME AS MATTER-OF-RIGHT	

NOTES:

- Gross Floor Area includes a deduction of 2% for mechanical shafts, but does not include areas for (1) bays projecting over the property line, (2) parking access ramp, and (3) spaces with structural clearance less than 5'-6"
- Proposed number of residential dwelling units provided may vary from 400 to 500

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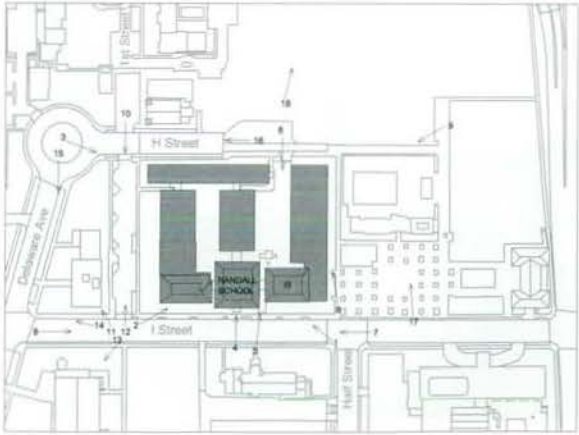
DEVELOPMENT DATA D2



1. CORNER OF EYE & HALF STREETS LOOKING NORTHWEST



2. CORNER OF EYE & FIRST STREETS LOOKING NORTHEAST



KEY PLAN



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CURRENT SITE PHOTOGRAPHS

S1



3. CORNER OF DELAWARE & H STREETS LOOKING EAST



4. EYE STREET ELEVATION



5. EYE STREET ELEVATION



6. COURTYARD ELEVATION

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CURRENT SITE PHOTOGRAPHS

S2



7. EYE STREET LOOKING WEST



8. EYE STREET LOOKING EAST



9. VIEW FROM BASEBALL FIELD LOOKING SOUTHWEST



10. FIRST STREET LOOKING SOUTH



11. CORNER OF EYE & FIRST STREETS LOOKING NORTHWEST



12. FIRST STREET LOOKING NORTH

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S3

BETHEL PENTECOSTAL CHURCH



13. EYE STREET LOOKING SOUTHWEST

SOUTHWEST COMMUNITY
HEALTH CENTER



14. EYE STREET LOOKING NORTHWEST

SOUTHWEST COMMUNITY
HEALTH CENTER



15. DELAWARE AVENUE LOOKING SOUTH

FRIENDSHIP BAPTIST CHURCH



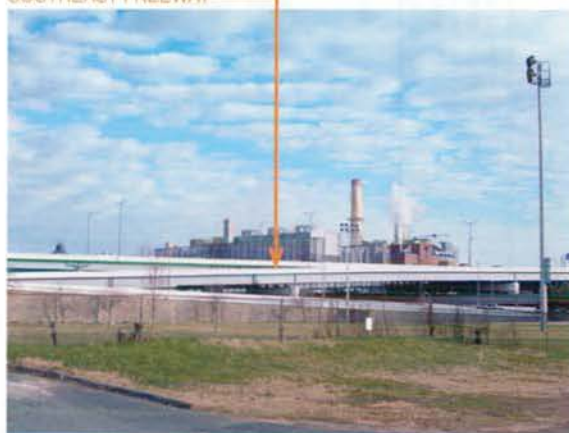
16. H STREET LOOKING WEST

RANDALL
RECREATION CENTER



17. VIEW OF RECREATION CENTER FROM EYE STREET

SOUTHEAST FREEWAY



18. VIEW OF BASEBALL FIELD LOOKING NORTH

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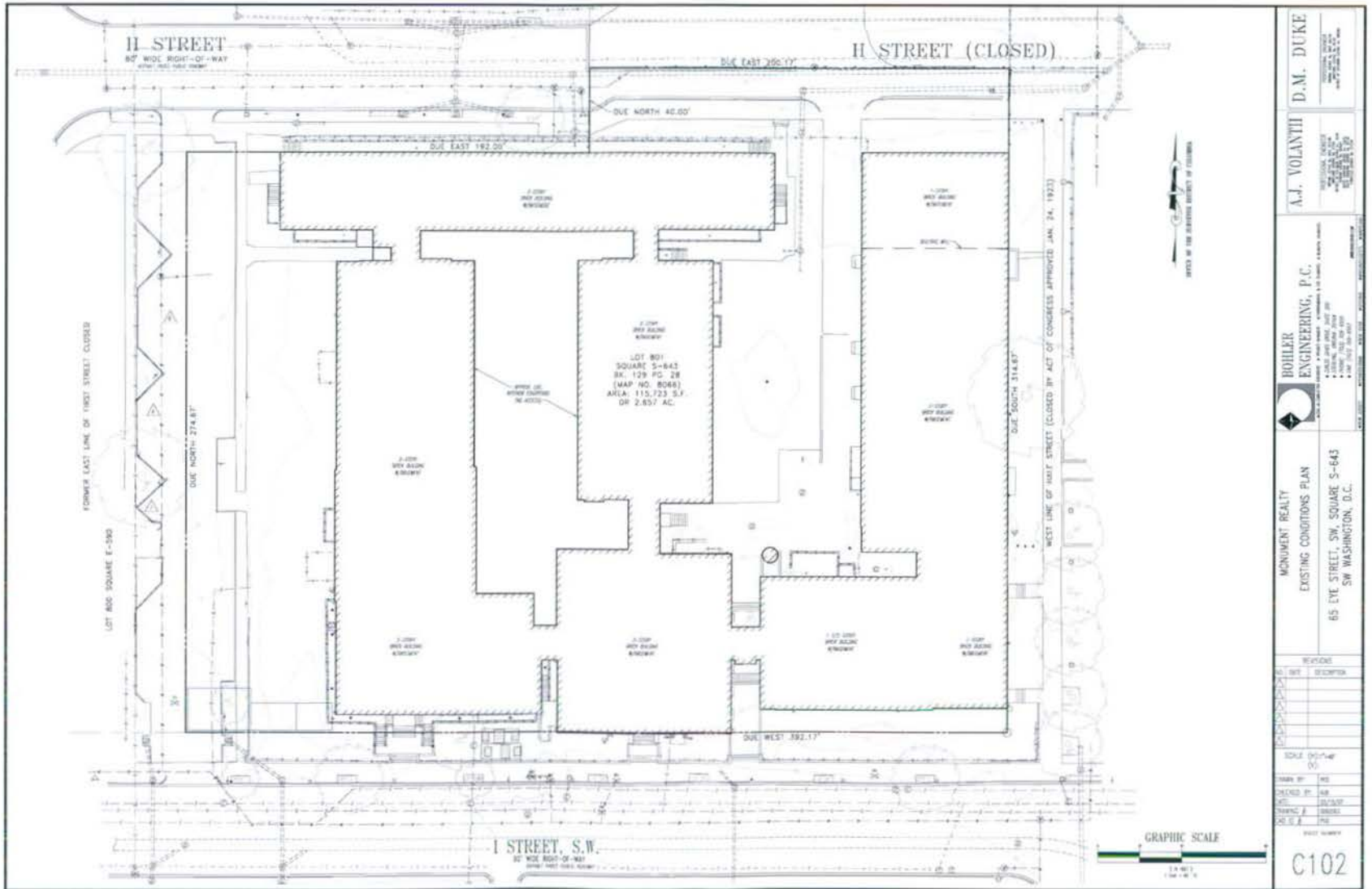
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CURRENT SITE PHOTOGRAPHS

S4



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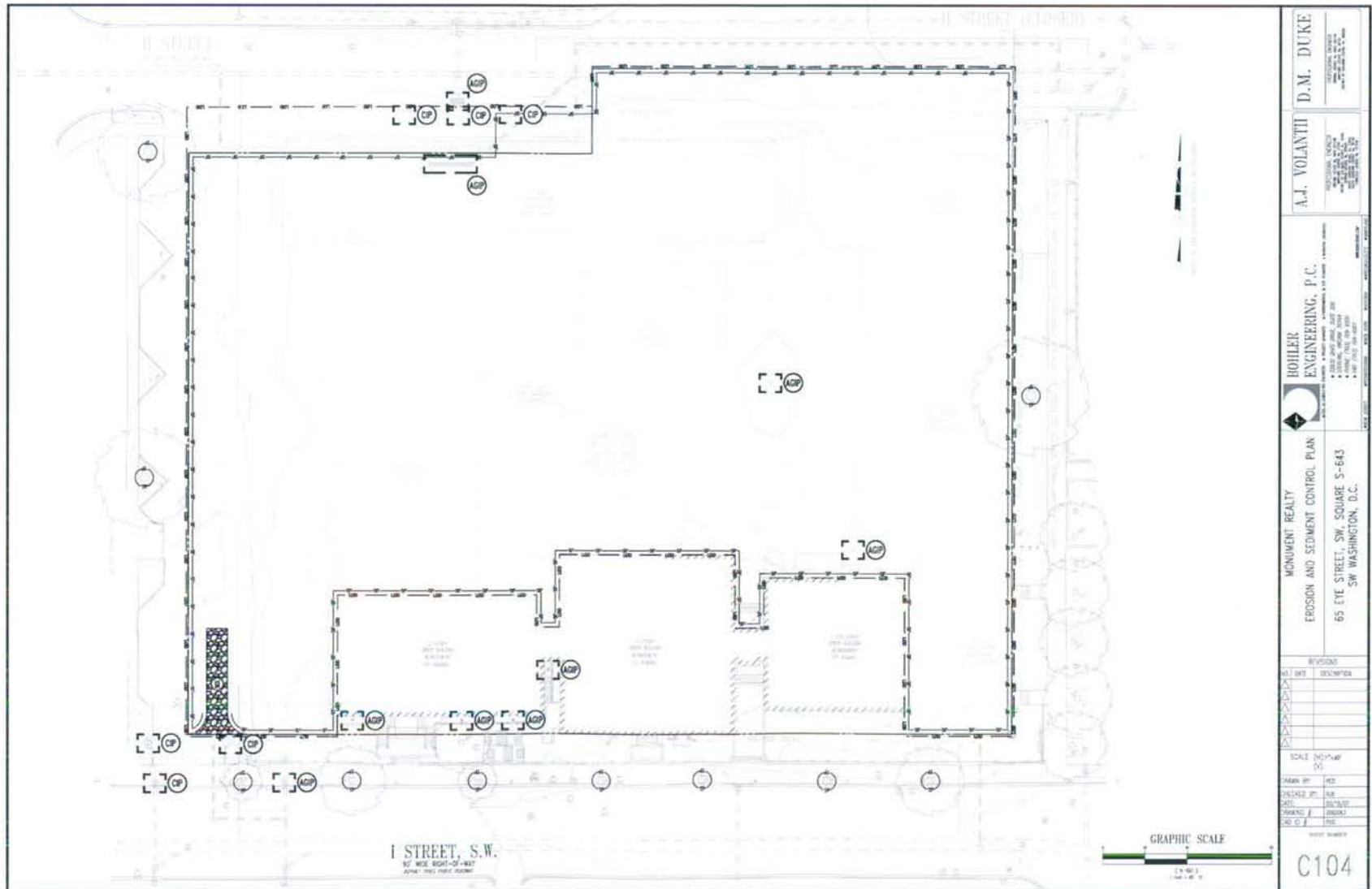
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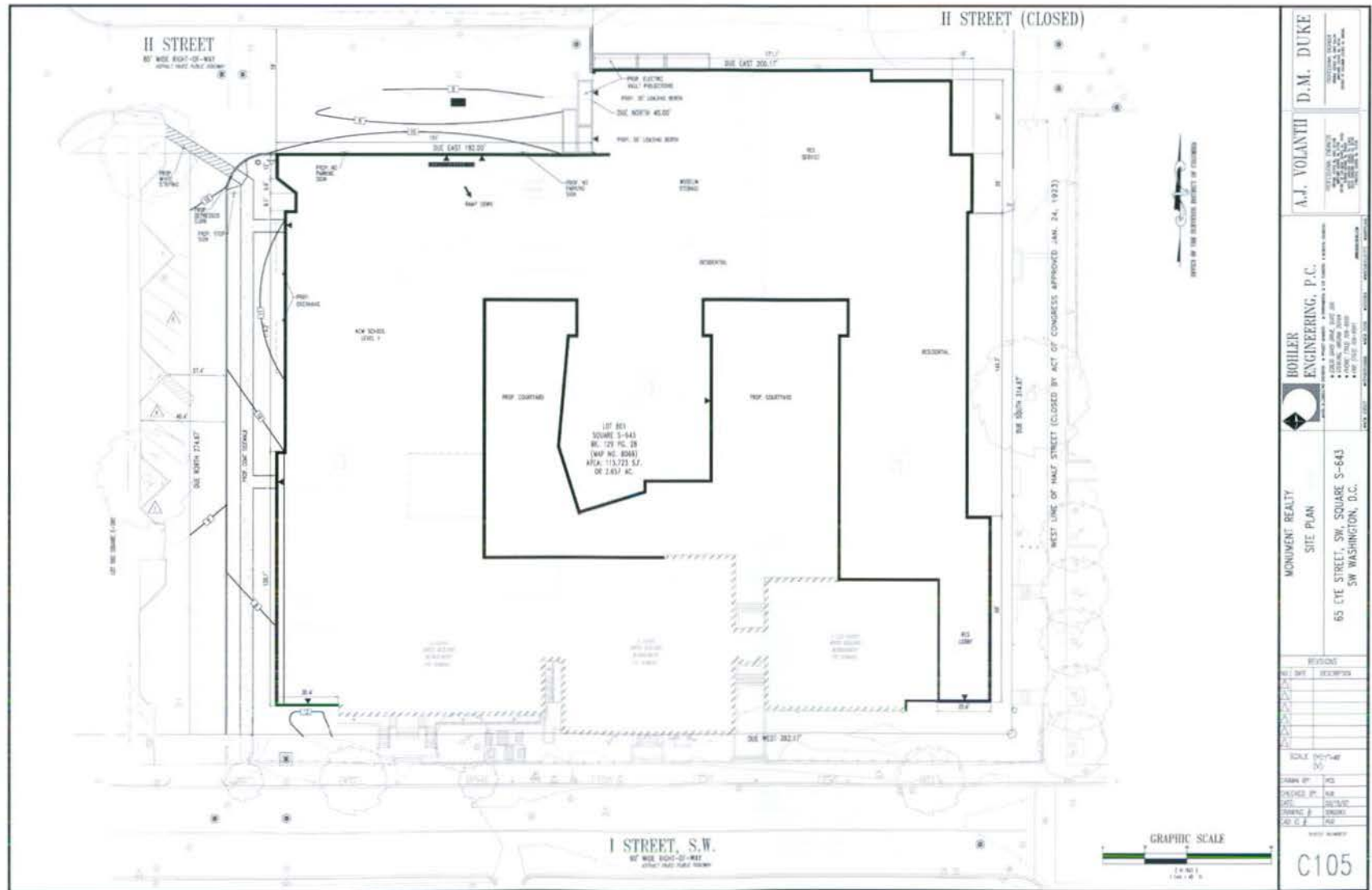
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CIVIL - EXISTING CONDITIONS PLAN

C2



BOHLER ENGINEERING, P.C. 65 EYE STREET, SW, SUITE 5-643 SW WASHINGTON, D.C.		A.J. VOLANTH PROJECT MANAGER 202-462-1111 202-462-1112 202-462-1113 202-462-1114 202-462-1115 202-462-1116 202-462-1117 202-462-1118 202-462-1119 202-462-1120 202-462-1121 202-462-1122 202-462-1123 202-462-1124 202-462-1125 202-462-1126 202-462-1127 202-462-1128 202-462-1129 202-462-1130 202-462-1131 202-462-1132 202-462-1133 202-462-1134 202-462-1135 202-462-1136 202-462-1137 202-462-1138 202-462-1139 202-462-1140 202-462-1141 202-462-1142 202-462-1143 202-462-1144 202-462-1145 202-462-1146 202-462-1147 202-462-1148 202-462-1149 202-462-1150 202-462-1151 202-462-1152 202-462-1153 202-462-1154 202-462-1155 202-462-1156 202-462-1157 202-462-1158 202-462-1159 202-462-1160 202-462-1161 202-462-1162 202-462-1163 202-462-1164 202-462-1165 202-462-1166 202-462-1167 202-462-1168 202-462-1169 202-462-1170 202-462-1171 202-462-1172 202-462-1173 202-462-1174 202-462-1175 202-462-1176 202-462-1177 202-462-1178 202-462-1179 202-462-1180 202-462-1181 202-462-1182 202-462-1183 202-462-1184 202-462-1185 202-462-1186 202-462-1187 202-462-1188 202-462-1189 202-462-1190 202-462-1191 202-462-1192 202-462-1193 202-462-1194 202-462-1195 202-462-1196 202-462-1197 202-462-1198 202-462-1199 202-462-1200	D.M. DUKE PROJECT MANAGER 202-462-1111 202-462-1112 202-462-1113 202-462-1114 202-462-1115 202-462-1116 202-462-1117 202-462-1118 202-462-1119 202-462-1120 202-462-1121 202-462-1122 202-462-1123 202-462-1124 202-462-1125 202-462-1126 202-462-1127 202-462-1128 202-462-1129 202-462-1130 202-462-1131 202-462-1132 202-462-1133 202-462-1134 202-462-1135 202-462-1136 202-462-1137 202-462-1138 202-462-1139 202-462-1140 202-462-1141 202-462-1142 202-462-1143 202-462-1144 202-462-1145 202-462-1146 202-462-1147 202-462-1148 202-462-1149 202-462-1150 202-462-1151 202-462-1152 202-462-1153 202-462-1154 202-462-1155 202-462-1156 202-462-1157 202-462-1158 202-462-1159 202-462-1160 202-462-1161 202-462-1162 202-462-1163 202-462-1164 202-462-1165 202-462-1166 202-462-1167 202-462-1168 202-462-1169 202-462-1170 202-462-1171 202-462-1172 202-462-1173 202-462-1174 202-462-1175 202-462-1176 202-462-1177 202-462-1178 202-462-1179 202-462-1180 202-462-1181 202-462-1182 202-462-1183 202-462-1184 202-462-1185 202-462-1186 202-462-1187 202-462-1188 202-462-1189 202-462-1190 202-462-1191 202-462-1192 202-462-1193 202-462-1194 202-462-1195 202-462-1196 202-462-1197 202-462-1198 202-462-1199 202-462-1200																																																																																																																																																																																																																																																																																																														
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RANDALL SCHOOL

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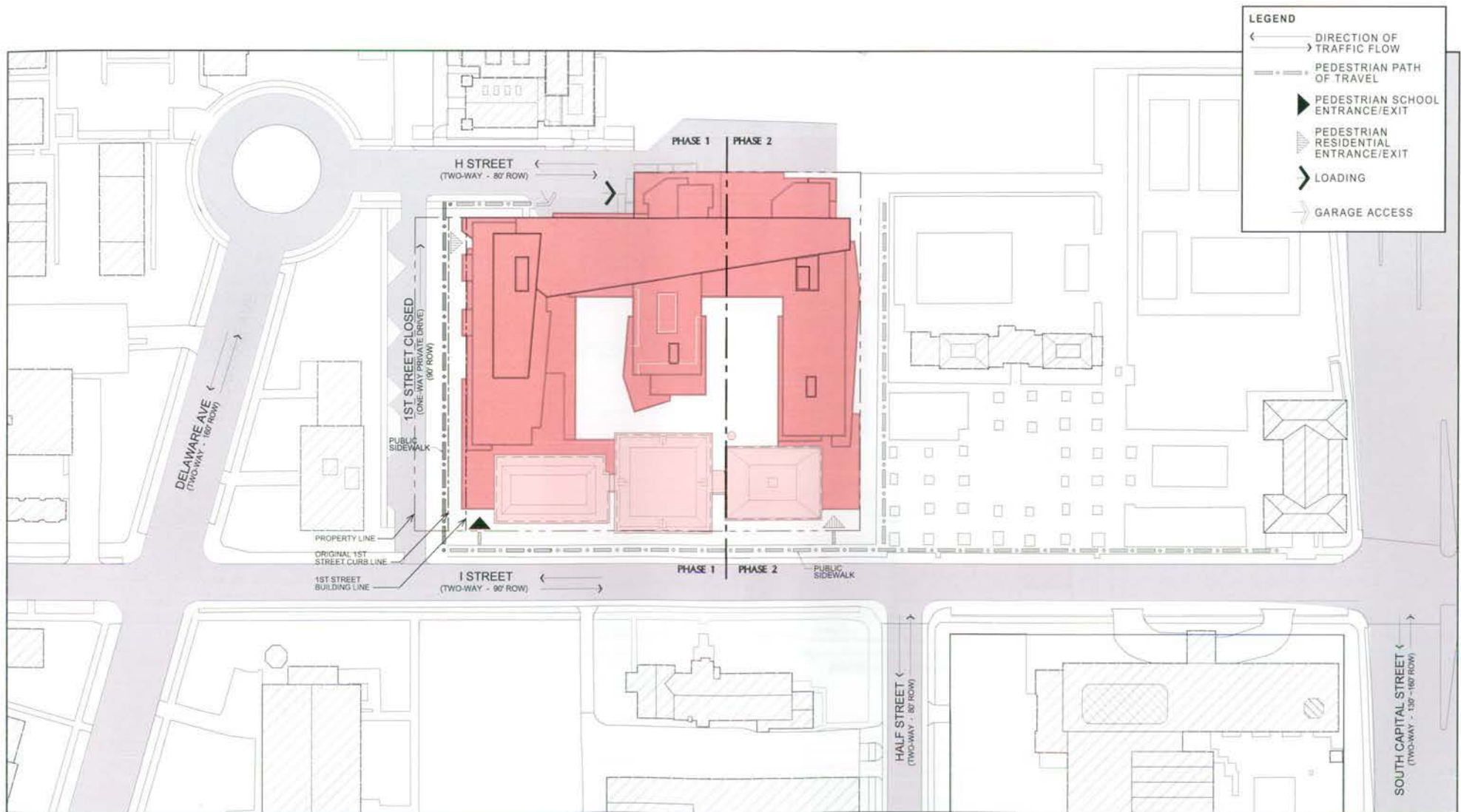
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BOHLER ENGINEERING, P.C. | shalom baranes associates

architects

CIVIL - SITE PLAN

C5



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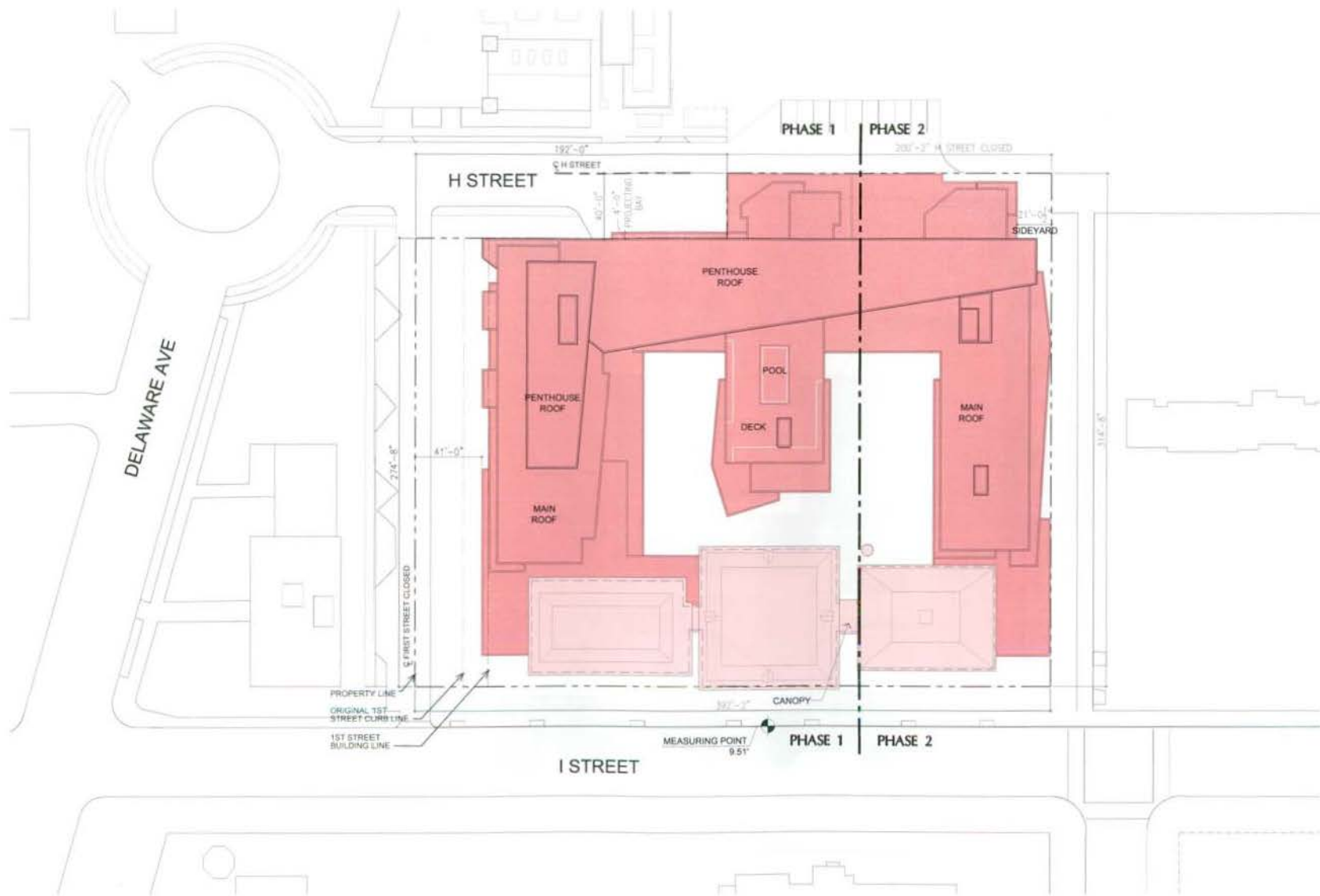
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SITE CIRCULATION DIAGRAM S5



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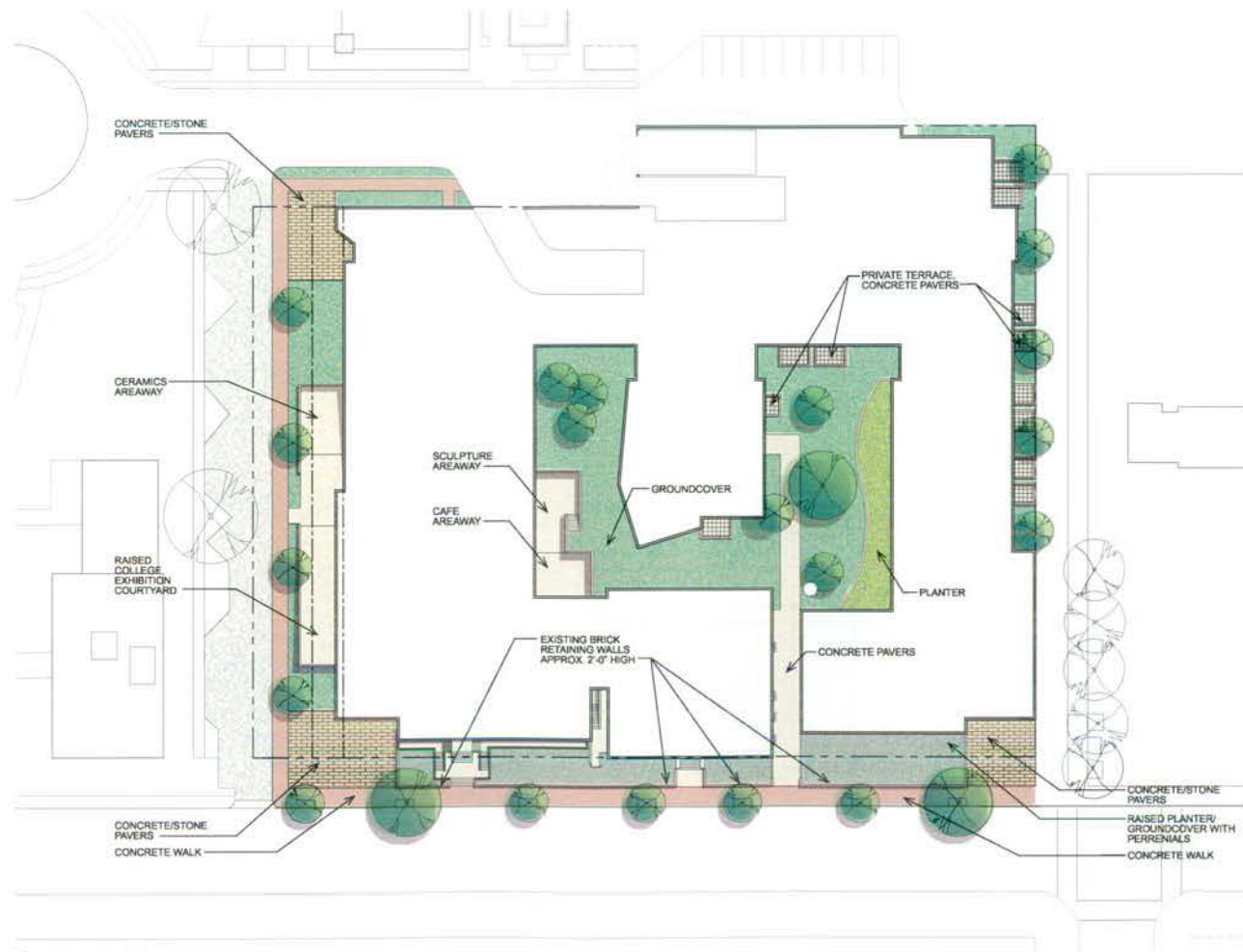
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SITE PLAN S6



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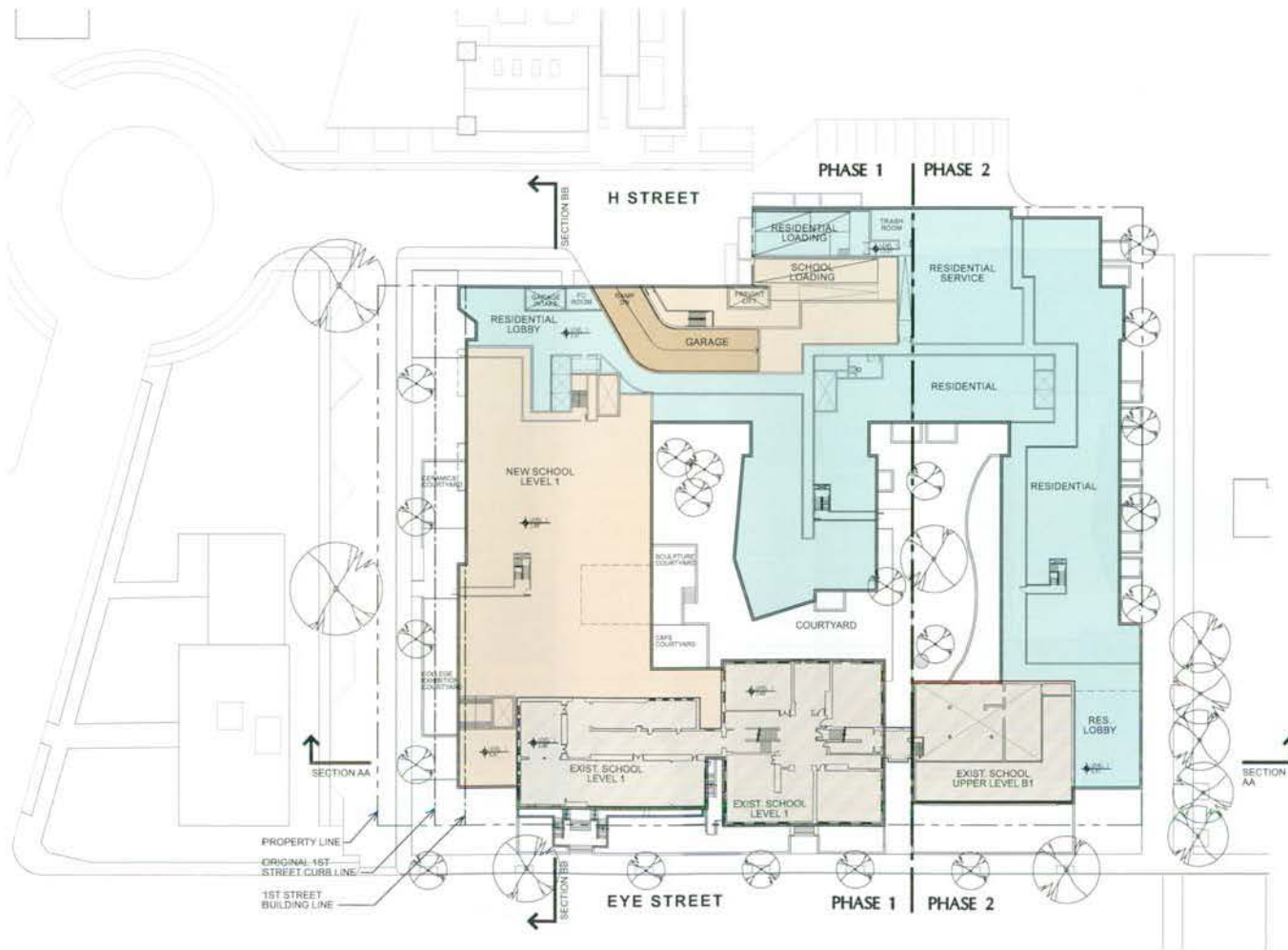


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shalom baranes associates architects

LANDSCAPE PLAN

L1



LEVEL 01 PLAN

NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS. THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
2. REFER TO SHEET L1 FOR LANDSCAPE PLAN.
3. REFER TO SHEET A5 (ROOF LEVEL) FOR BUILDING DIMENSIONS.

RANDALL SCHOOL

65 EYE STREET SW, WASHINGTON, DC | April 5, 2007 | codyright2007@pc

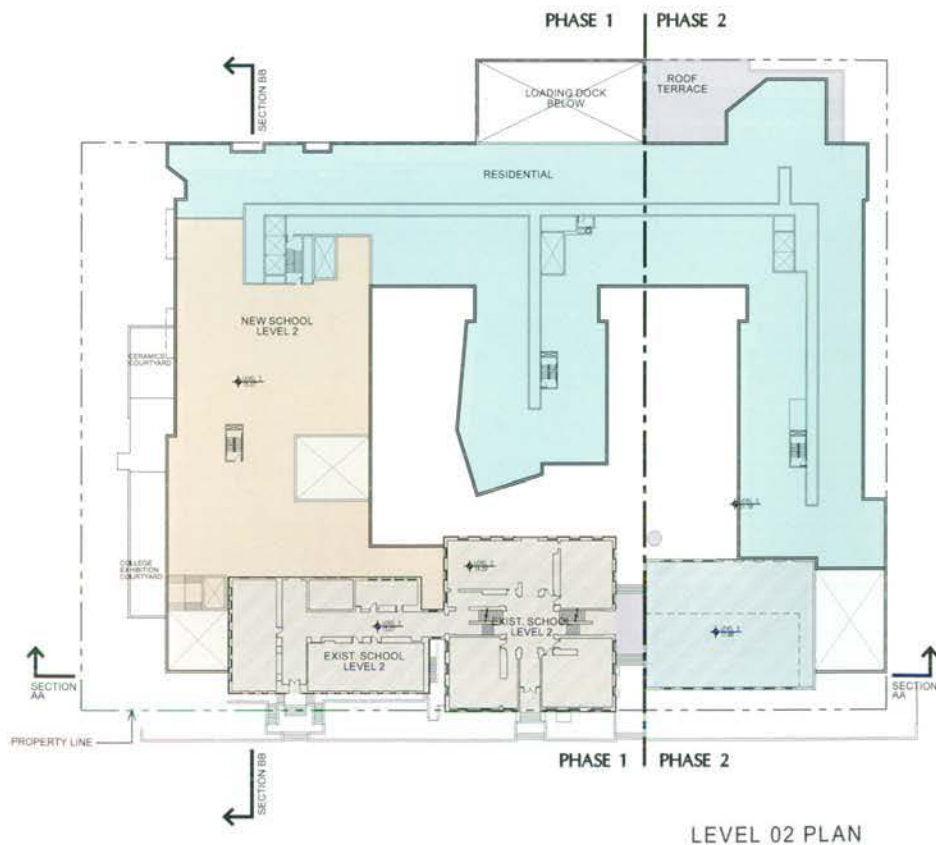


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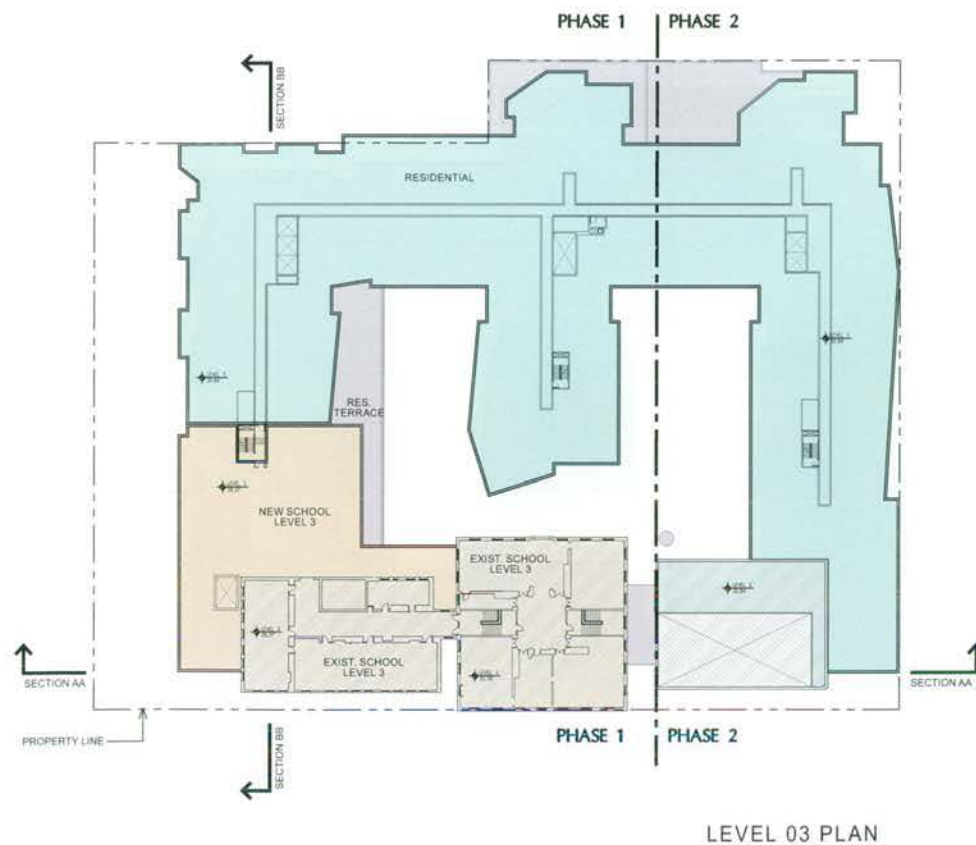
LEVEL 01 PLAN

A1



NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
2. REFER TO SHEET L1 FOR LANDSCAPE PLAN.
3. REFER TO SHEET A5 (ROOF LEVEL) FOR BUILDING DIMENSIONS.



RANDALL SCHOOL

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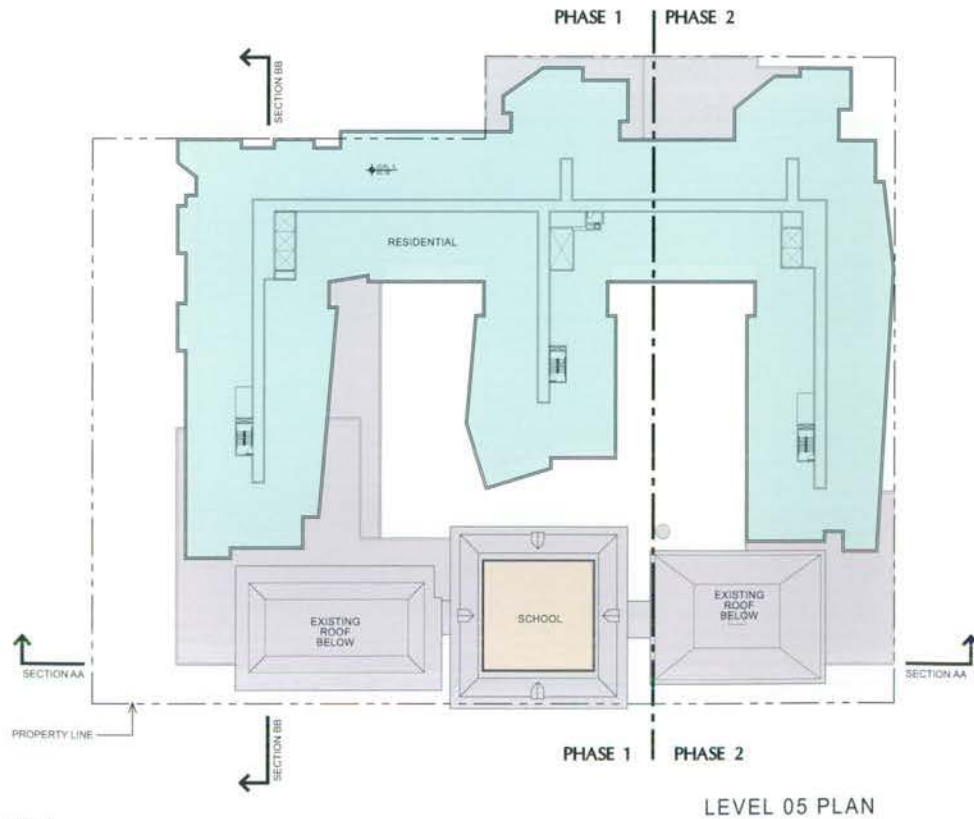


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LEVEL 02 & LEVEL 03 PLANS

A2

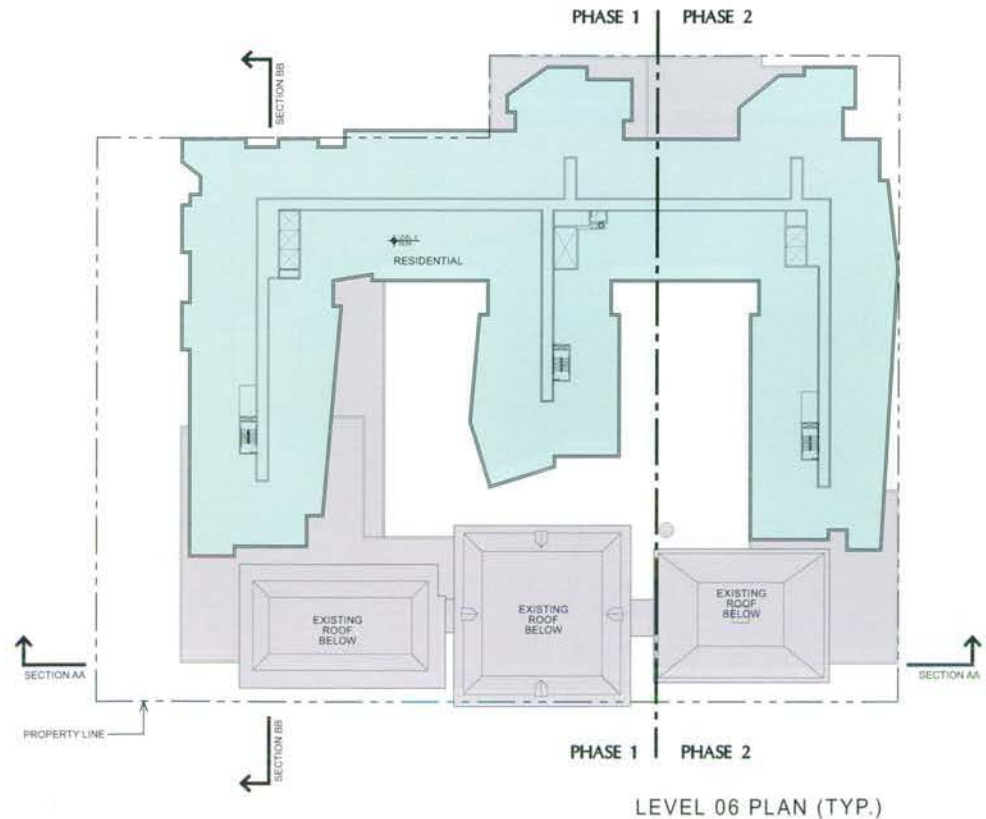


NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
2. REFER TO SHEET L1 FOR LANDSCAPE PLAN.
3. REFER TO SHEET A5 (ROOF LEVEL) FOR BUILDING DIMENSIONS.

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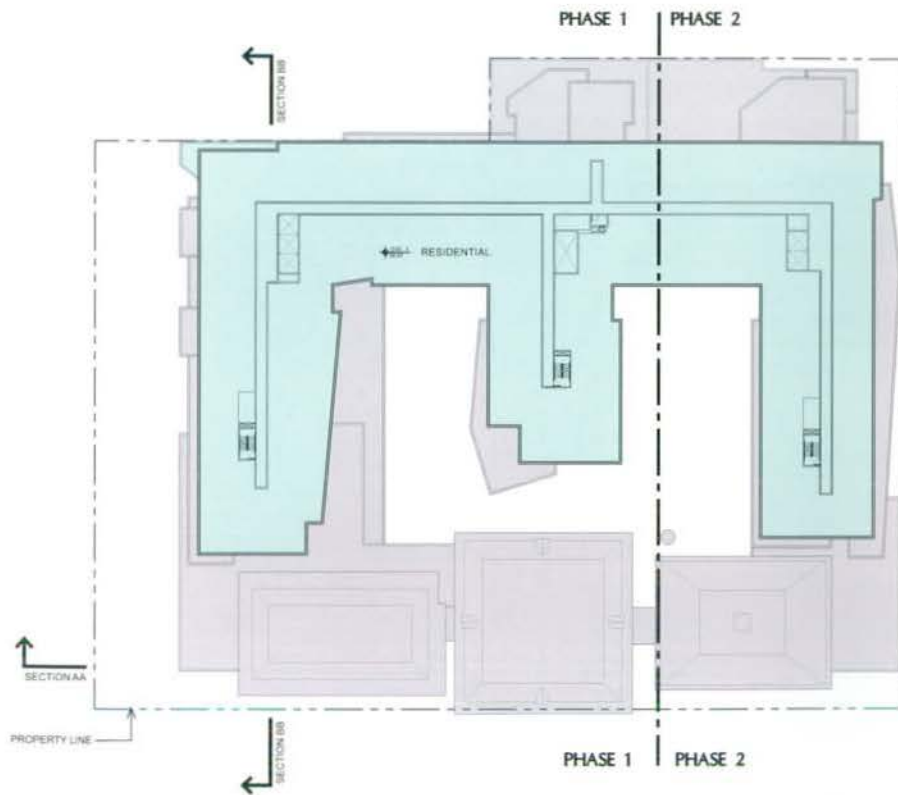


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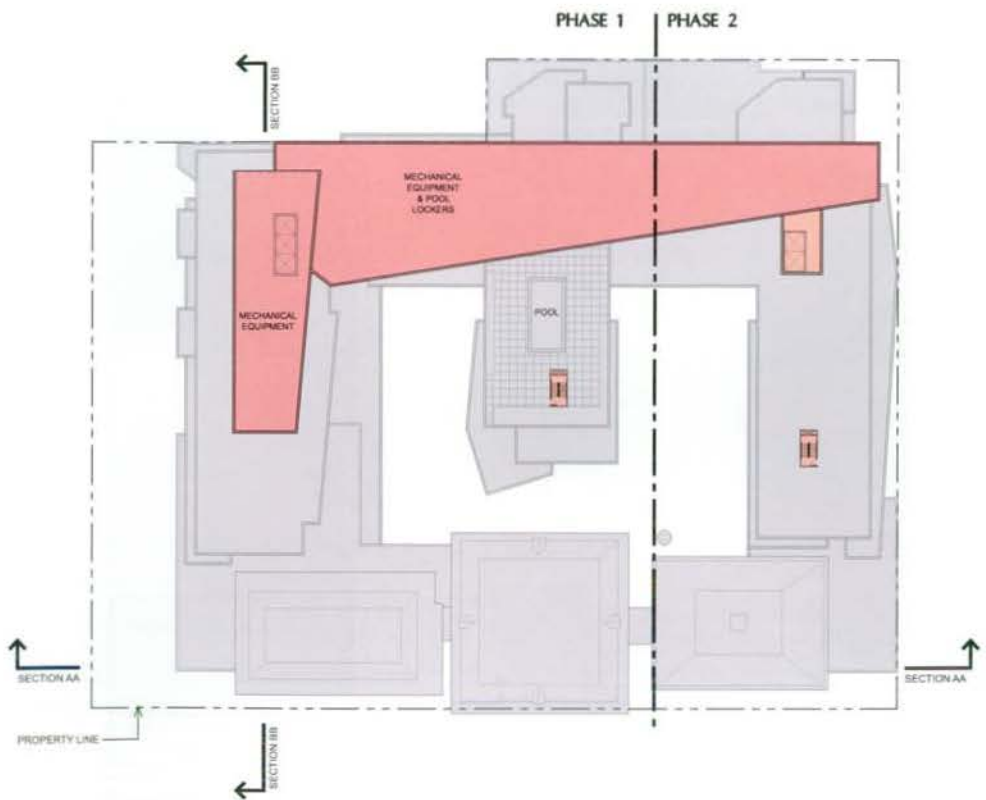
shalom baranes associates architects

LEVEL 05 & LEVEL 06 (TYP.) PLANS

A3



LEVEL 09 PLAN



PENTHOUSE PLAN

NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
2. REFER TO SHEET L1 FOR LANDSCAPE PLAN.
3. REFER TO SHEET AS (ROOF LEVEL) FOR BUILDING DIMENSIONS.
4. SUN TRELLISES & BALCONIES ARE NOT DRAWN IN PLANS

RANDALL SCHOOL

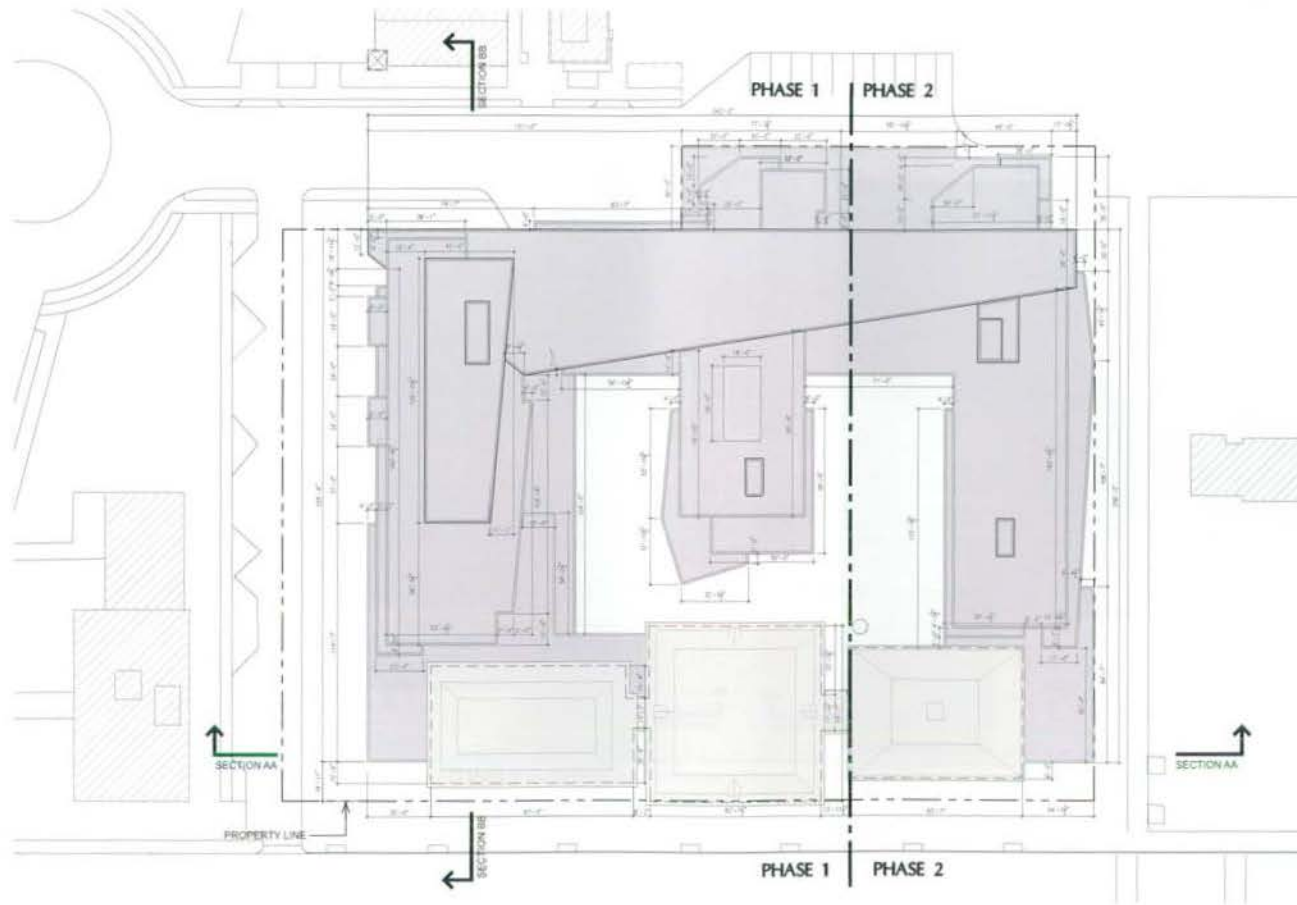
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LEVEL 09 & PENTHOUSE PLANS | A4



NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
2. REFER TO SHEET L1 FOR LANDSCAPE PLAN.

RANDALL SCHOOL

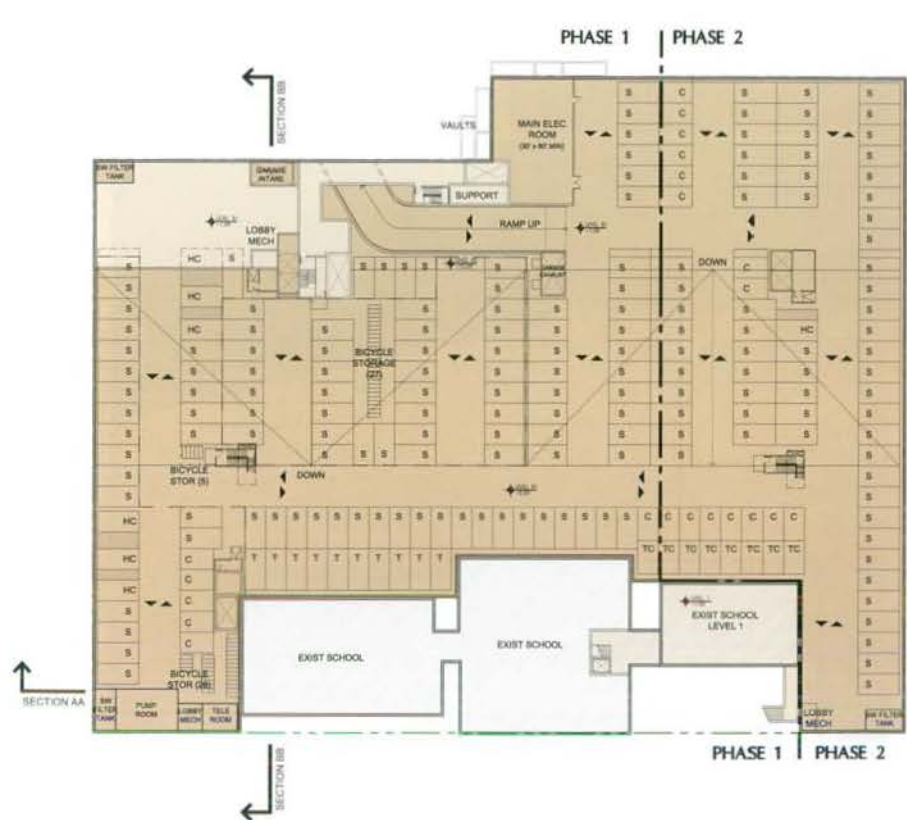
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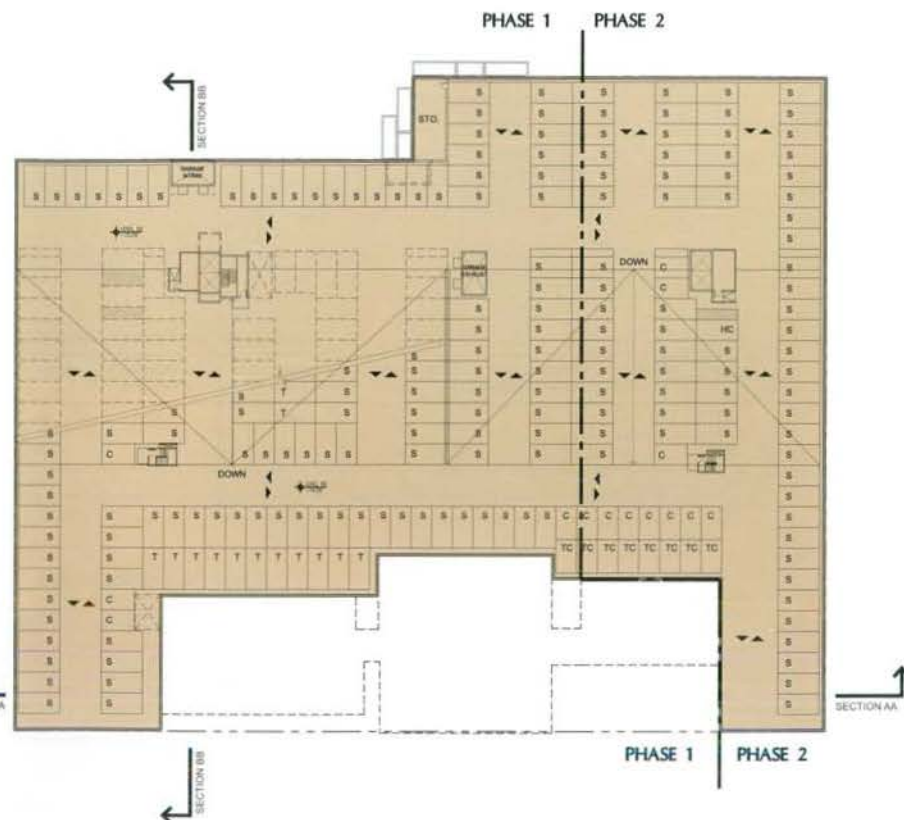
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ROOF PLAN A5



LEVEL B1 PLAN



LEVEL B2 PLAN

NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
2. REFER TO SHEET L1 FOR LANDSCAPE PLAN.
3. REFER TO SHEET A5 (ROOF LEVEL) FOR BUILDING DIMENSIONS.
4. ALL DRIVEWAY AISLES MIN 20'-0" WIDE.

RANDALL SCHOOL

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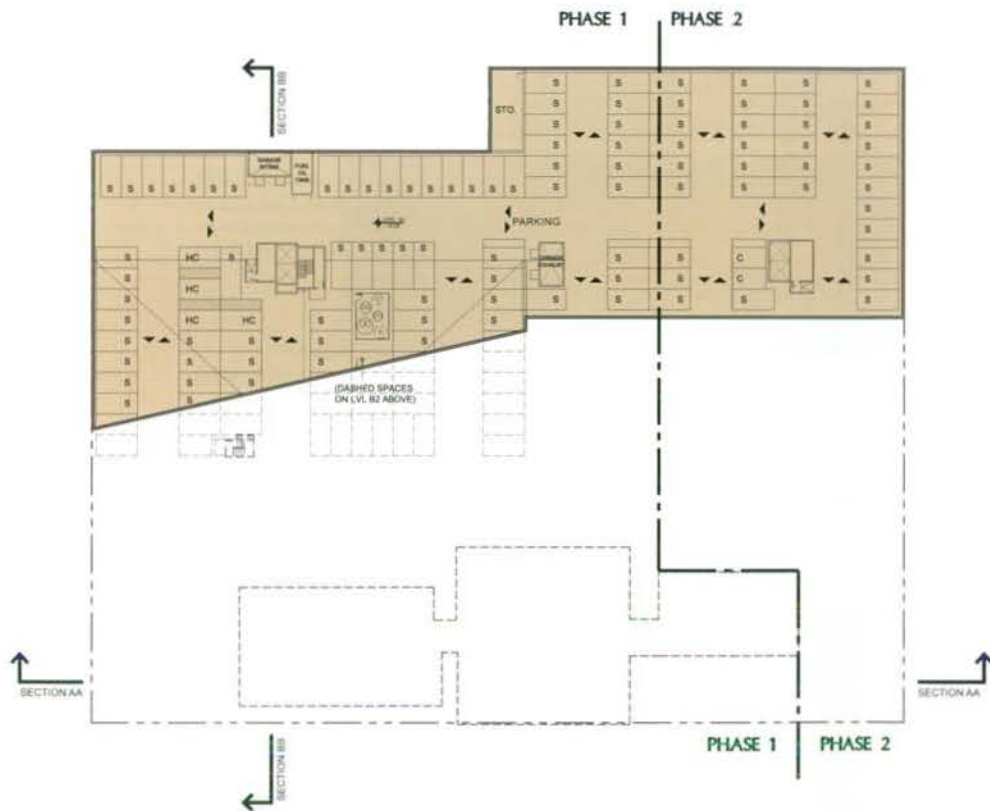


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LEVEL B1 & LEVEL B2 PLANS

A6



LEVEL B3 PLAN

NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
2. REFER TO SHEET L1 FOR LANDSCAPE PLAN.
3. REFER TO SHEET A5 (ROOF LEVEL) FOR BUILDING DIMENSIONS.
4. ALL DRIVEWAY AISLES MIN 20' WIDE.

PARKING COMPOSITION: RESIDENTIAL

LEVEL	HANDICAP (HC) (8'-5") x 19'	STANDARD (S) 9' x 19'	COMPACT (C) 8' x 16'	TANDEM (T)/ TANDEM COMPACT (TC)	VAULT	TOTAL
B1	4	95	16	18	0	133
B2	1	159	14	21	0	195
B3	4	75	2	1	0	82
TOTAL	9	329	32	40	0	410

PARKING COMPOSITION: SCHOOL

LEVEL	HANDICAP (HC) (8'-5") x 19'	STANDARD (S) 9' x 19'	COMPACT (C) 8' x 16'	TANDEM (T)/ TANDEM COMPACT (TC)	VAULT	TOTAL
B1	3	52	5	0	0	60
TOTAL	3	52	5	0	0	60

RANDALL SCHOOL

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LEVEL B3 PLAN A7



SOUTH ELEVATION



NORTH ELEVATION

NOTES:
1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.

2. REFER TO SHEET L1 FOR LANDSCAPE PLAN.

3. REFER TO SHEET AS (ROOF LEVEL) FOR BUILDING DIMENSIONS.

0' 15' 30'

RANDALL SCHOOL

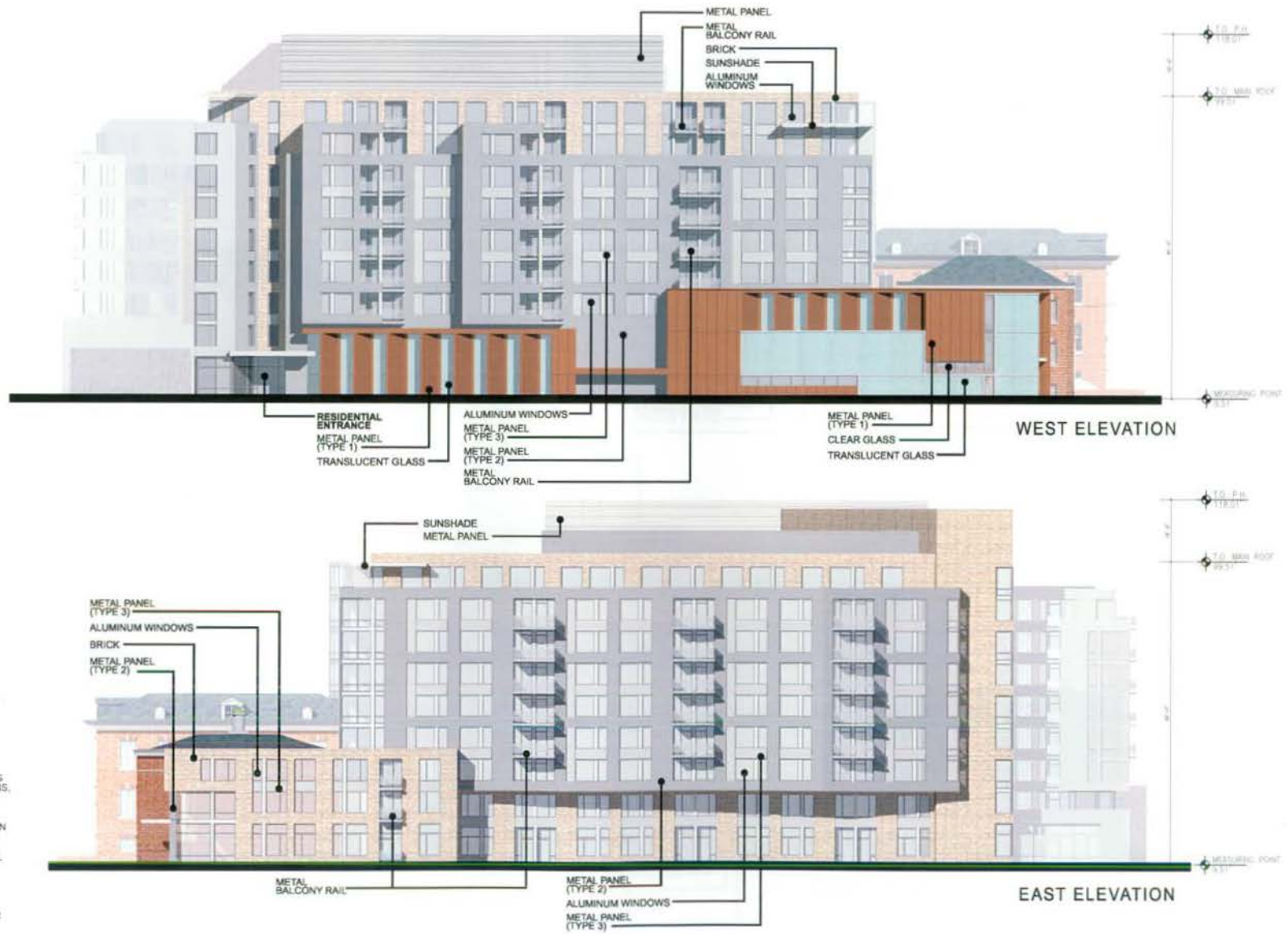
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SOUTH & NORTH ELEVATIONS

A8



- NOTES:**
1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
 2. REFER TO SHEET L1 FOR LANDSCAPE PLAN.
 3. REFER TO SHEET AS (ROOF LEVEL) FOR BUILDING DIMENSIONS.

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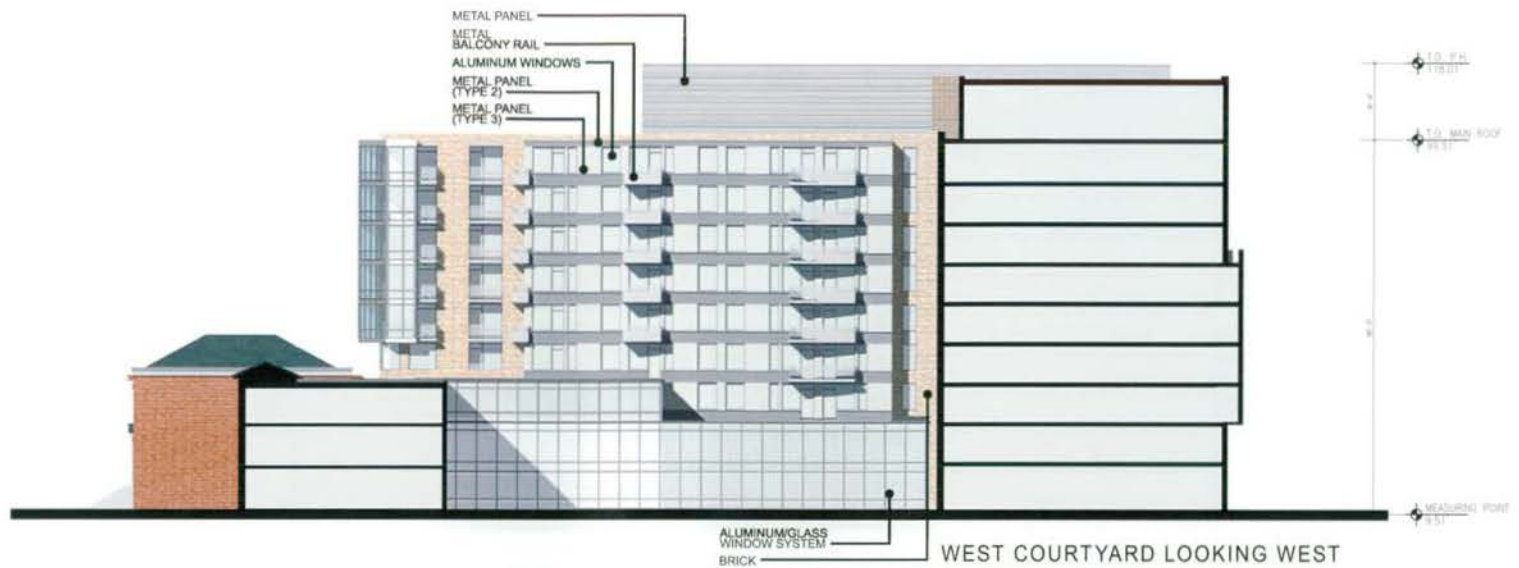
PUD SUBMISSION

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architects

WEST & EAST ELEVATIONS

A9



WEST COURTYARD LOOKING WEST



WEST COURTYARD LOOKING EAST

- NOTES:
1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
 2. REFER TO SHEET L1 FOR LANDSCAPE PLAN.
 3. REFER TO SHEET AS (ROOF LEVEL) FOR BUILDING DIMENSIONS.

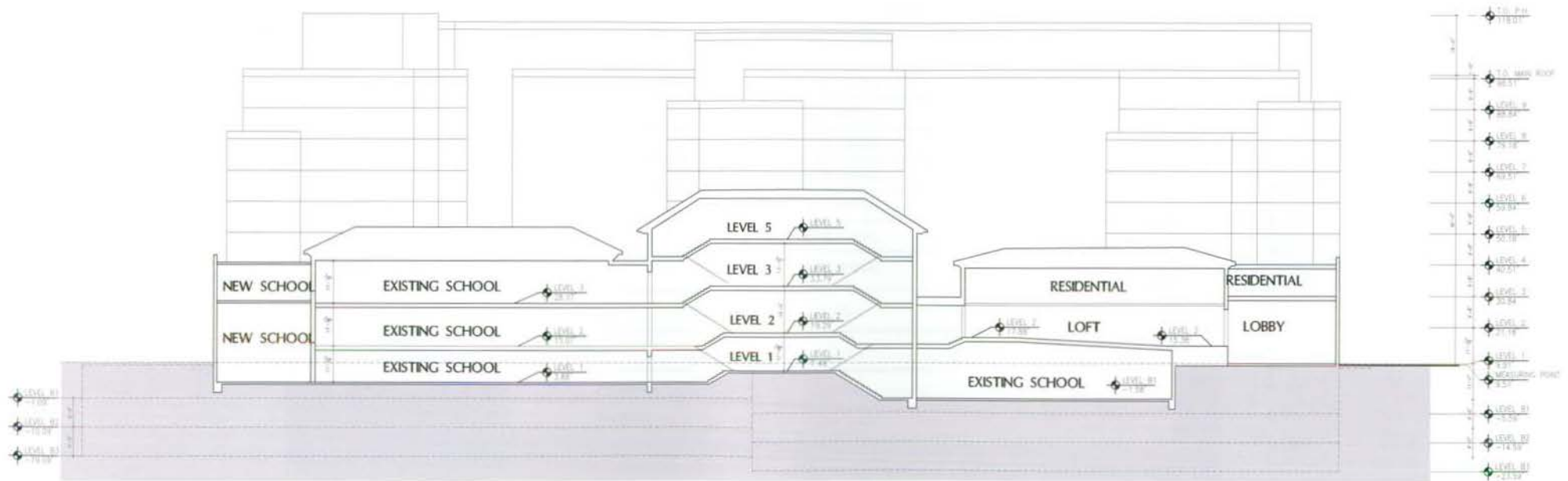
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WEST COURTYARD ELEVATIONS A10



NOTES:
 1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.

2. REFER TO SHEET L1 FOR LANDSCAPE PLAN.

3. REFER TO SHEET A5 (ROOF LEVEL) FOR BUILDING DIMENSIONS.

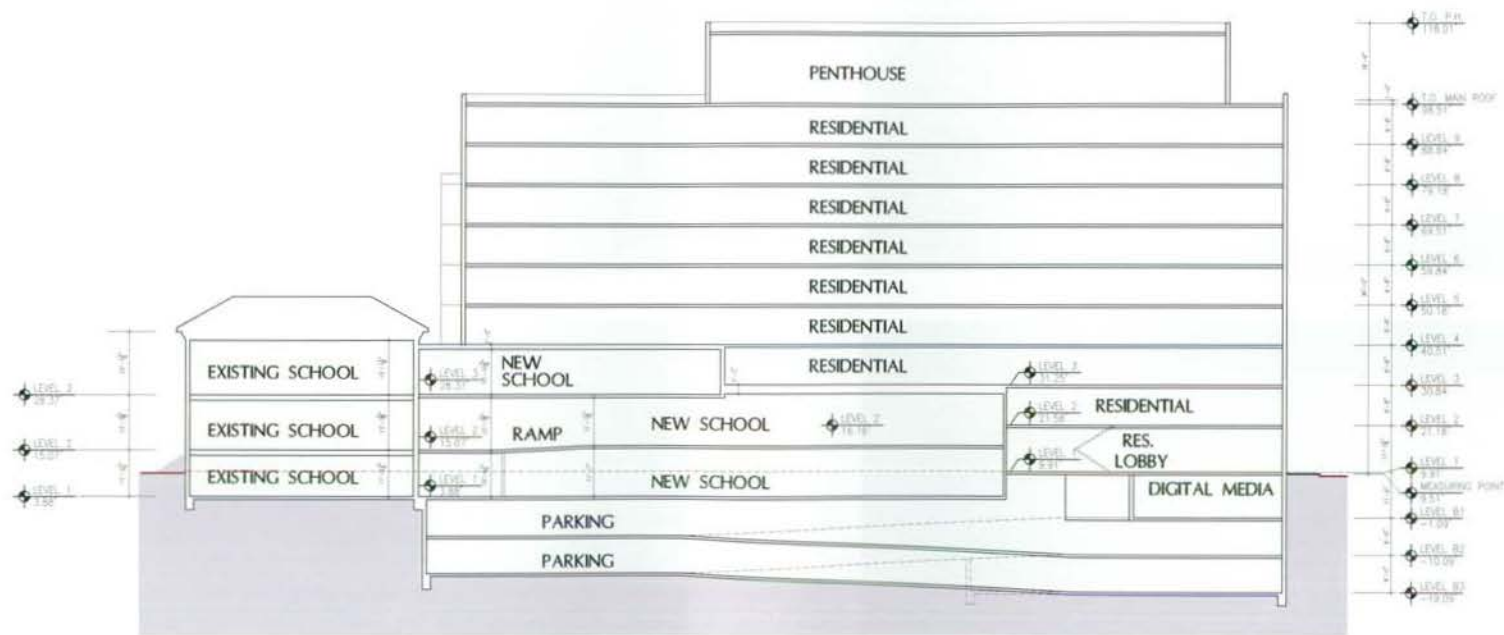
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BUILDING SECTION | A12



NOTES:
 1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.

2. REFER TO SHEET L1 FOR LANDSCAPE PLAN.

3. REFER TO SHEET A5 (ROOF LEVEL) FOR BUILDING DIMENSIONS.

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0' 15' 30'

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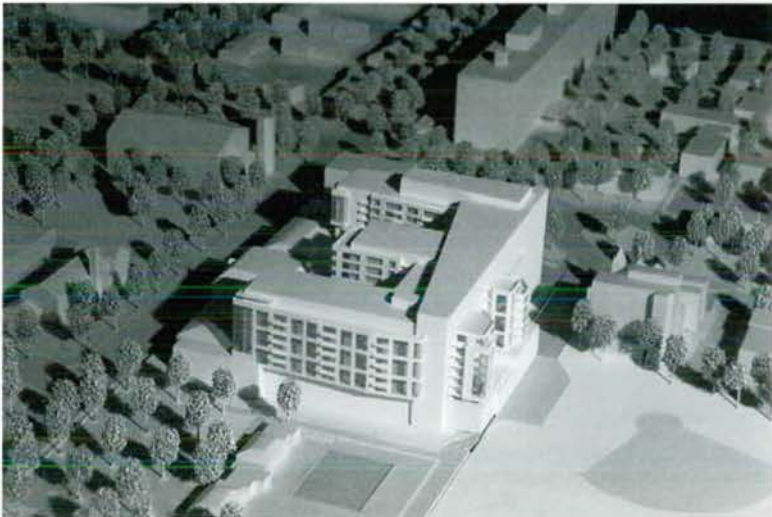
BUILDING SECTION A13



VIEW LOOKING NORTH



VIEW LOOKING NORTHWEST



VIEW LOOKING WEST



VIEW LOOKING NORTHEAST

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MODEL PHOTOGRAPHS A14



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EYE STREET VIEW

A15



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A16



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SOUTHEAST VIEW

A17



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BIRDS-EYE VIEW NORTHWEST A19