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A P L A N N E D U N I T D E V E L O P M E N T

STAGE ONE PUD MODIFICATION APPLICATION
ZONING COMMISSION CASE NUMBER 02-38

NOVEMBER 14, 2006

OWNER
WATERFRONT ASSOCIATES LLC

DEVELOPER
FOREST CITY WASHINGTON & VORNADO / CHARLES E. SMITH

LAND USE COUNSEL
HOLLAND & KNIGHT LLP

ARCHITECT
SHALOM BARANES ASSOCIATES, PC

LANDSCAPE ARCHITECT
OCULUS

TRAFFIC CONSULTANT
GOROVE SLADE & ASSOCIATES

CIVIL ENGINEER
A. MORTON THOMAS & ASSOCIATES, INC



ZONING COMMISSION
District of Columbia

CASE NO. 02-38A

~~ZONING COMMISSION~~
District of Columbia
CASE NO. 02-38A
EXHIBIT NO. 5



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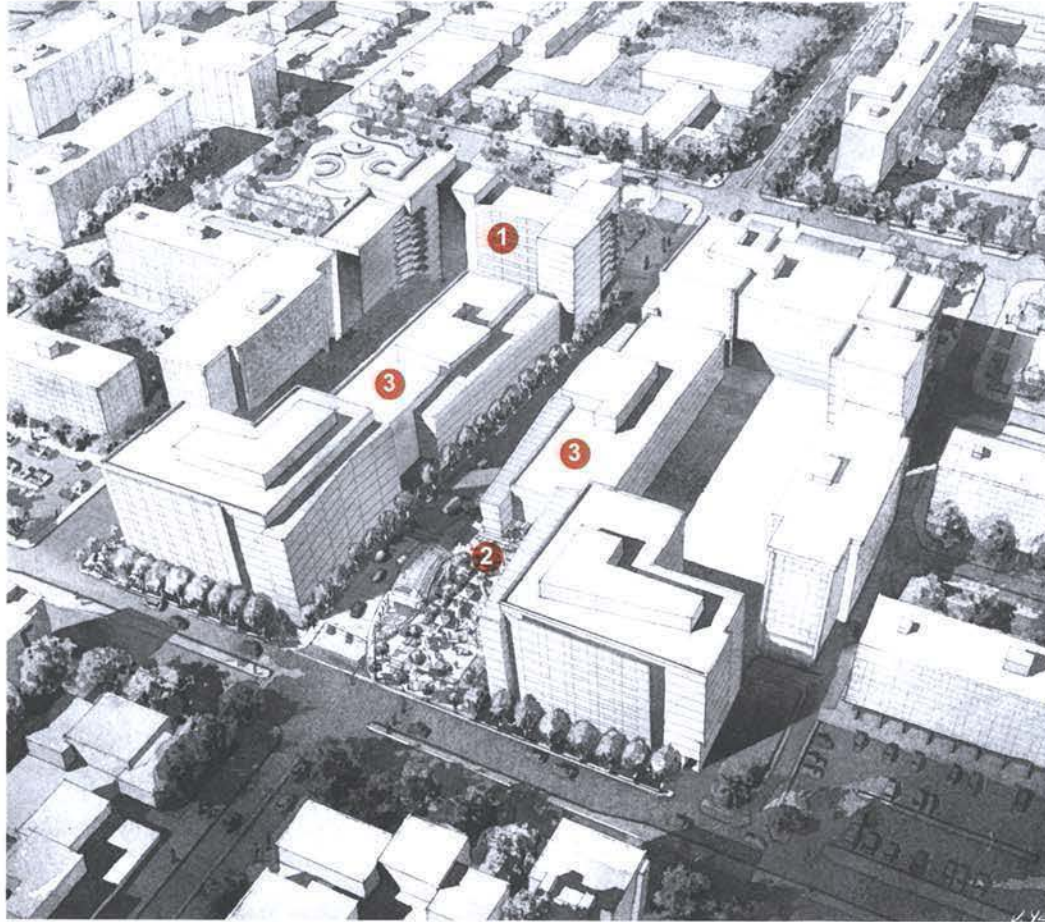
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shalom baranes associates architects

Stage 1 PUD Modification

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Context Aerial Photograph - View from Southeast 1.1



Key Modifications to the Approved Stage 1 PUD:

- 1 Potential Increase in Residential Density:**
 - Potential to triple the residential density of the Approved Stage 1 PUD
 - Potential conversion of the Northeast building, East Tower, and West Tower from commercial office to residential use

- 2 Increase Public Open Space:**
 - More than double the public plaza adjacent to the Metro
 - Propose East and West Public Plazas that traverse the site

- 3 East and West Fourth Street Commercial Office Building Height:**
 - Propose to increase from 79' (6 stories/12' retail ceiling) to 94' (8 stories/14' retail ceiling)
 - Two stories of additional density are proposed due to the potential conversion of the Northeast building to residential use, equivalent to 70,000 GSF of reallocated commercial density, and the creation of additional open space
 - Two additional stories are achievable since the proposed building is no longer built over an existing structure



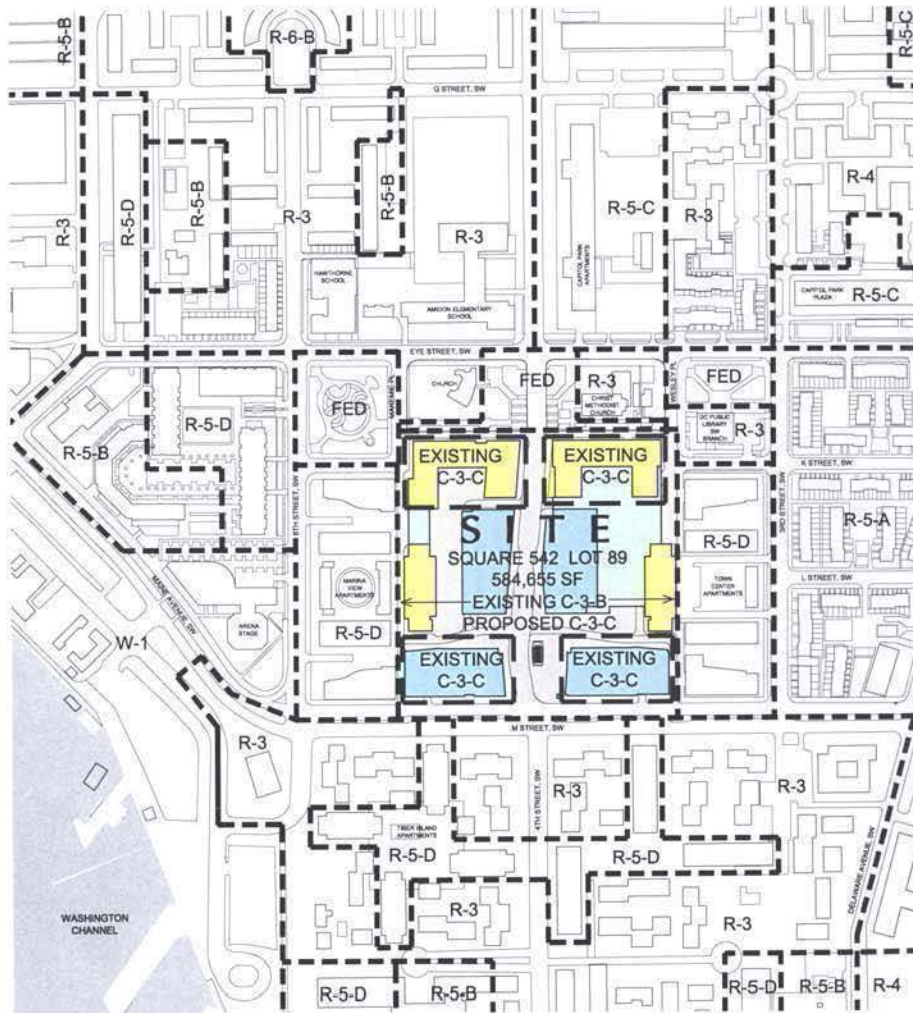
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Stage 1 PUD Modification

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PROPOSED Stage 1 PUD Modification - Aerial Rendering 1.2

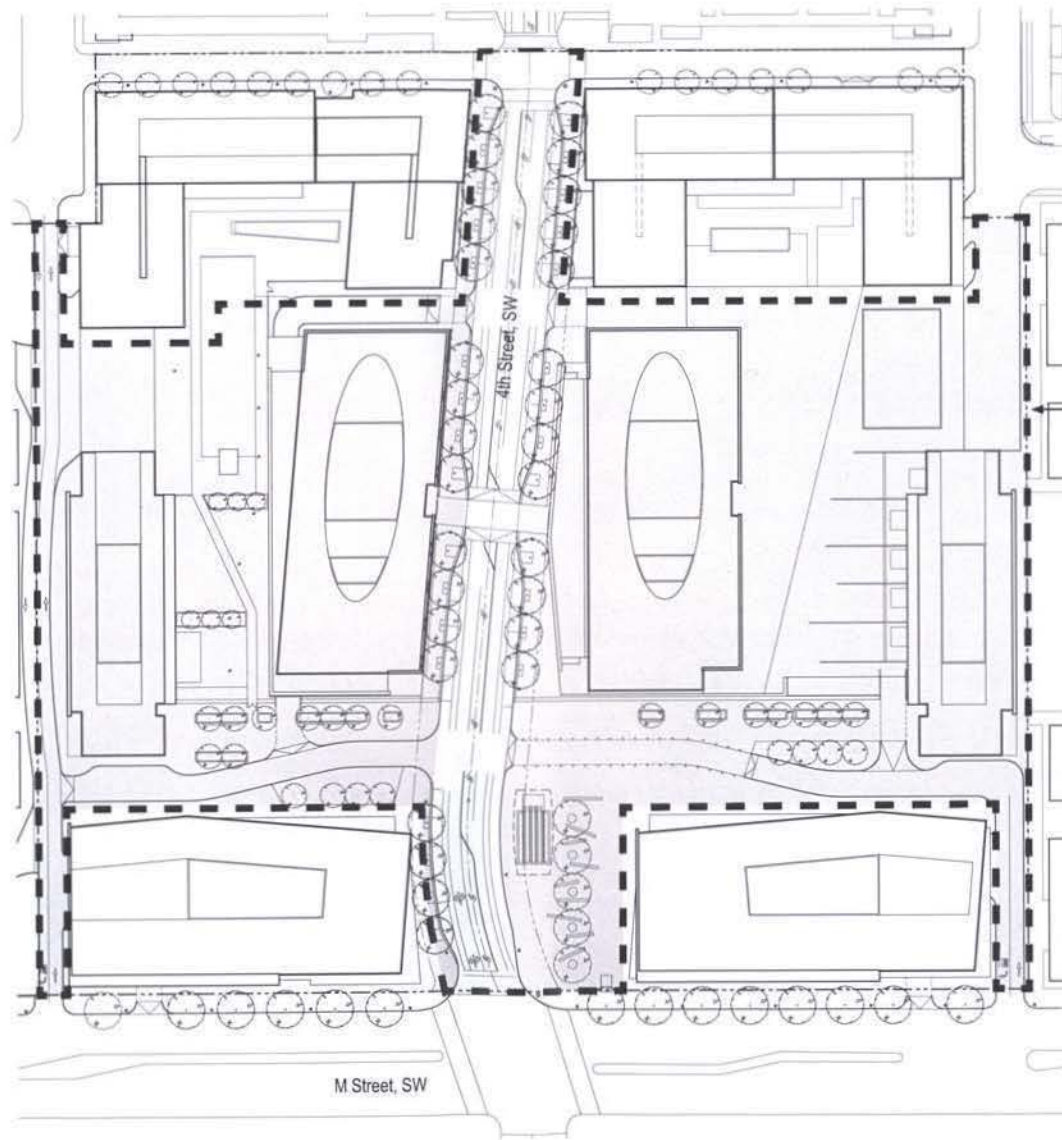


ZONING TABULATION

	APPROVED STAGE 1 PUD	PROPOSED STAGE 1 PUD MOD.
ZONING DISTRICT:	C-3-B / C-3-C	C-3-C
SITE AREA:	584,655 sf	584,655 sf
FAR:	RESIDENTIAL = 0.69 COMMERCIAL = 3.64 TOTAL = 4.33	RESIDENTIAL = 2.11 COMMERCIAL = 2.22 TOTAL = 4.33
GROSS FLOOR AREA:	RESIDENTIAL = 400,000 sf COMMERCIAL ¹ = 2,126,500 sf TOTAL = 2,526,500 sf	RESIDENTIAL = 1,229,605 sf COMMERCIAL ¹ = 1,296,895 sf TOTAL = 2,526,500 sf
HEIGHT:	EXISTING MAXIMUM ⁴ = 130 ft PROPOSED RESIDENTIAL = 112 ft PROPOSED OFFICE = 79 ft-112 ft	EXISTING MAXIMUM ⁴ = 130 ft PROPOSED RESIDENTIAL = 114 ft PROPOSED OFFICE = 94 ft-114 ft
STORIES:	EXISTING MAXIMUM = 12 PROPOSED RESIDENTIAL = 12 PROPOSED OFFICE = 6-10	EXISTING MAXIMUM = 12 PROPOSED RESIDENTIAL = 12 ² PROPOSED OFFICE = 8-10
LOT OCCUPANCY:	65% ³	58% ³
RESIDENTIAL RECREATION SPACE:	10% of Residential GFA Req'd = 40,000 sf PROPOSED = 40,000 sf Outside space (min) = 20,000 sf	10% of Residential GFA Req'd = 122,960 sf 5.6% PROPOSED (exterior) = 70,000 sf Plus additional Interior Space
REAR YARD:	2.5 in/ft = 28.02 ft min.	2.5 in/ft = 28.02 ft min.
SIDE YARD:	EAST: None Provided ⁴ WEST: 22.71 ft	EAST: None Provided ⁴ WEST: 22.71 ft
PENTHOUSE HEIGHT:	18.5 ft max.	18.5 ft max.
PENTHOUSE AREA:	.37FAR max.	.37FAR max.
PARKING^{5A,D,E} : OFFICE^{5B}:	Over 2,000 sf, 1 per 1,800 sf = 1,139	Over 2,000 sf, 1 per 1,800 sf = 678
RETAIL^{5B}:	Over 3,000 sf, 1 per 750 sf = 96	Over 3,000 sf, 1 per 750 sf = 99
RESIDENTIAL^{5C}:	1 for each 4 dwelling units = 100 total spaces = 1,335 MIN	1 for each 4 dwelling units = 310 total spaces = 1,087 MIN
LOADING⁶ :	OFFICE: 3 @ 30 ft 1 @ 20 ft	3 @ 30 ft 1 @ 20 ft
	RETAIL: 2 @ 55 ft 2 @ 30 ft 2 @ 20 ft	2 @ 55 ft 2 @ 30 ft 2 @ 20 ft
	RESIDENTIAL: 1 @ 55 ft 1 @ 20 ft	1 @ 55 ft 1 @ 20 ft

NOTES:

- RETAIL GFA:** A MINIMUM OF 75,000 SF OF RETAIL GROSS FLOOR AREA WILL BE PROVIDED ON THE GROUND FLOOR, 55,000 SF OF WHICH IS RESERVED FOR A GROCERY STORE. THE REMAINING COMMERCIAL DENSITY WILL BE DEVOTED TO OFFICE USE. FLEXIBILITY TO PROVIDE ADDITIONAL RETAIL GROSS FLOOR AREA IN LIEU OF OFFICE GROSS FLOOR AREA IS REQUESTED.
- STORIES:** FLEXIBILITY TO PROVIDE THIRTEEN STORIES IN LIEU OF TWELVE STORIES WITHIN THE APPROVED MAXIMUM HEIGHT IS REQUESTED.
- LOT OCCUPANCY:** FLEXIBILITY TO PROVIDE BETWEEN 53% AND 63% LOT OCCUPANCY IS REQUESTED.
- CONFORMING STRUCTURES:** AS A BUILDING BUILT PRIOR TO THE ADOPTION OF DC ZONING IN THE SOUTHWEST URBAN RENEWAL AREA WHICH CONFORMED TO THE HEIGHT, AREA AND BULK PROVISIONS OF THE URBAN RENEWAL PLANS, THE EXISTING BUILDING IS CONSIDERED A CONFORMING STRUCTURE. (DCMR 11.2521.1(E)).
- PARKING:**
 - THE NUMBER OF PROVIDED PARKING SPACES SATISFIES THE REQUIREMENTS OF DCMR 11. FLEXIBILITY TO INCREASE THE NUMBER OF PROVIDED PARKING SPACES, TO RESPOND TO MARKET CONDITIONS, IS REQUESTED.
 - AS REFERENCED IN NOTE #1 ABOVE, THE FLEXIBILITY TO PROVIDE ADDITIONAL RETAIL DENSITY IS REQUESTED, SHOULD THE DISTRIBUTION OF GROSS FLOOR AREA BETWEEN OFFICE AND RETAIL CHANGE, THE STATED RATIO OF PARKING WILL BE PROVIDED.
 - RESIDENTIAL PARKING IS BASED ON AN ASSUMPTION THAT ONE DWELLING UNIT IS PROVIDED FOR EACH 1,000 SF OF RESIDENTIAL GROSS FLOOR AREA. THE FINAL DWELLING UNIT COUNT MAY VARY.
 - BICYCLE PARKING SPACES SHALL BE PROVIDED IN CONFORMANCE WITH ZONING REQUIREMENTS AS OUTLINED UNDER DCMR TITLE 11, SECTION 2119.
 - PARKING TABULATIONS ARE BASED ON PRORATED AREA REDUCTIONS FOR OFFICE AND RETAIL USES FOR A TOTAL PARKING REDUCTION OF 3,000 SF FOR THE DEVELOPMENT.
- LOADING:** THE NUMBER OF PROVIDED LOADING BERTHS, PLATFORMS AND SERVICE DELIVERY SPACES SATISFIES THE REQUIREMENTS OF DCMR 11. FLEXIBILITY TO INCREASE THE NUMBER OF BERTHS, PLATFORMS AND SERVICE DELIVERY SPACES IS REQUESTED.



The dashed outline indicates the extent of a concurrent Stage 2 Application.

For complete information, refer to the Stage 2 PUD Submission.





LEGEND:
- - - - - Property Line

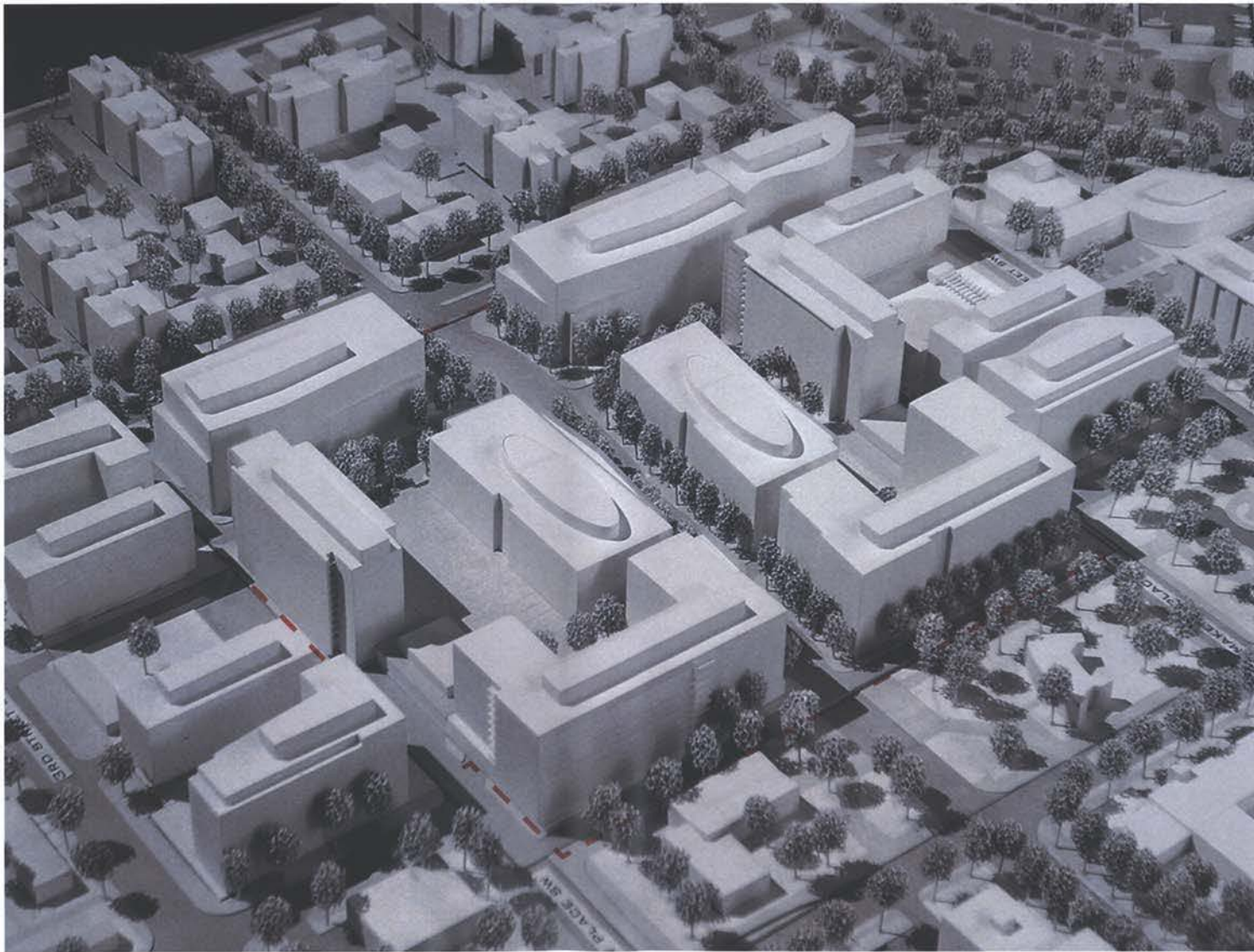
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Stage 1 PUD Modification

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Model Photograph - View from Southeast 1.5



LEGEND:
- - - - - Property Line

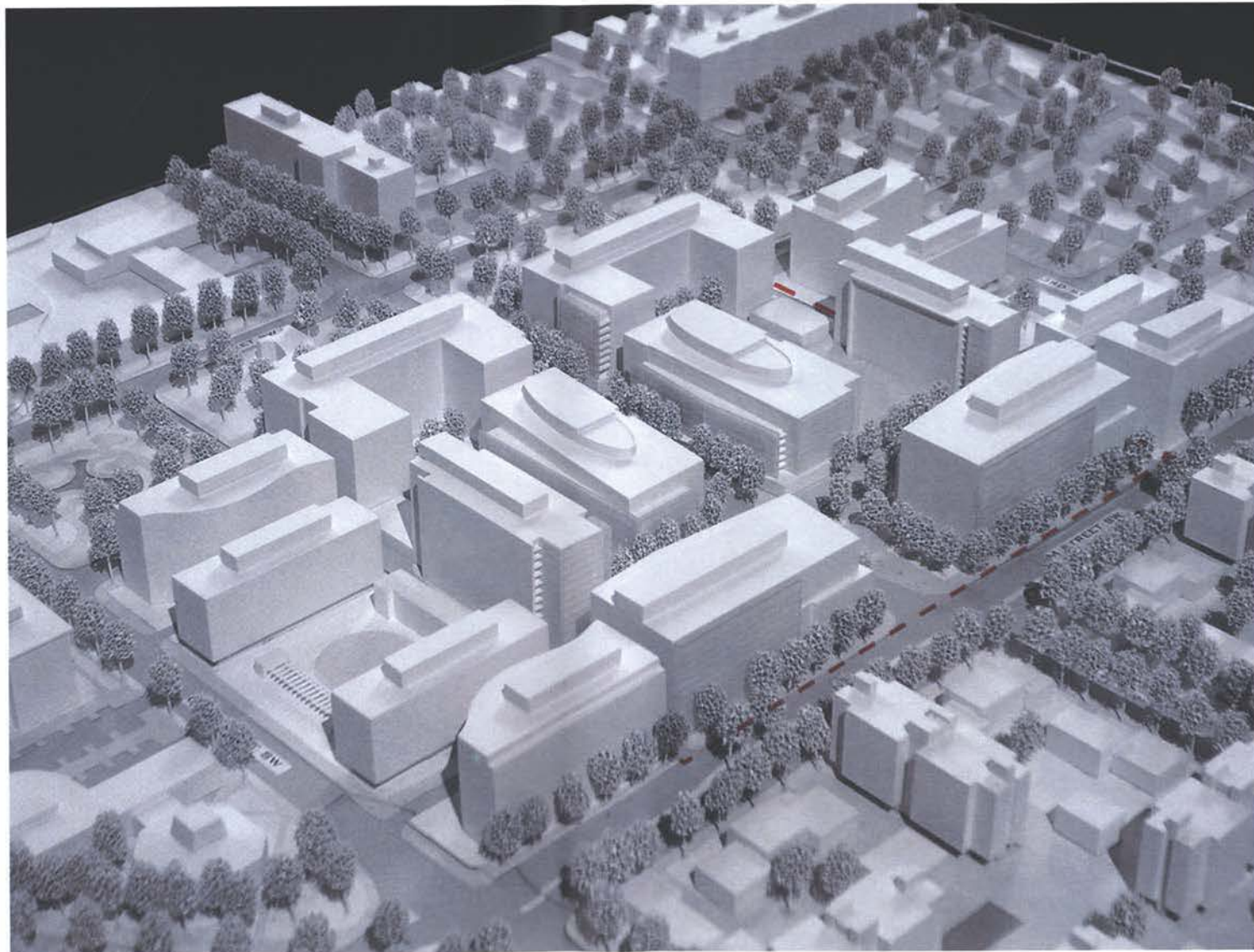
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Stage 1 PUD Modification

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Model Photograph - View from Northeast 1.6



LEGEND:
- - - Property Line

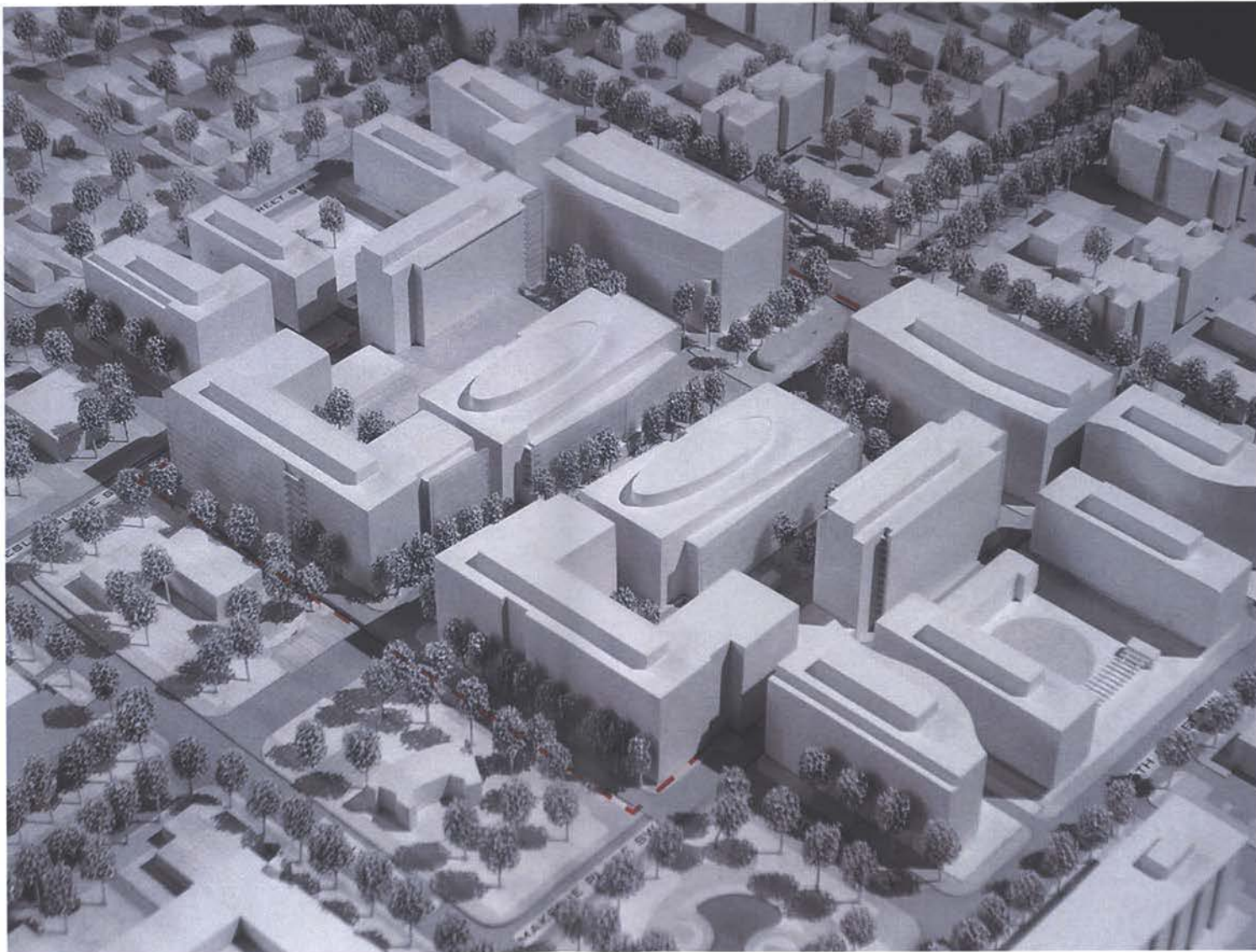
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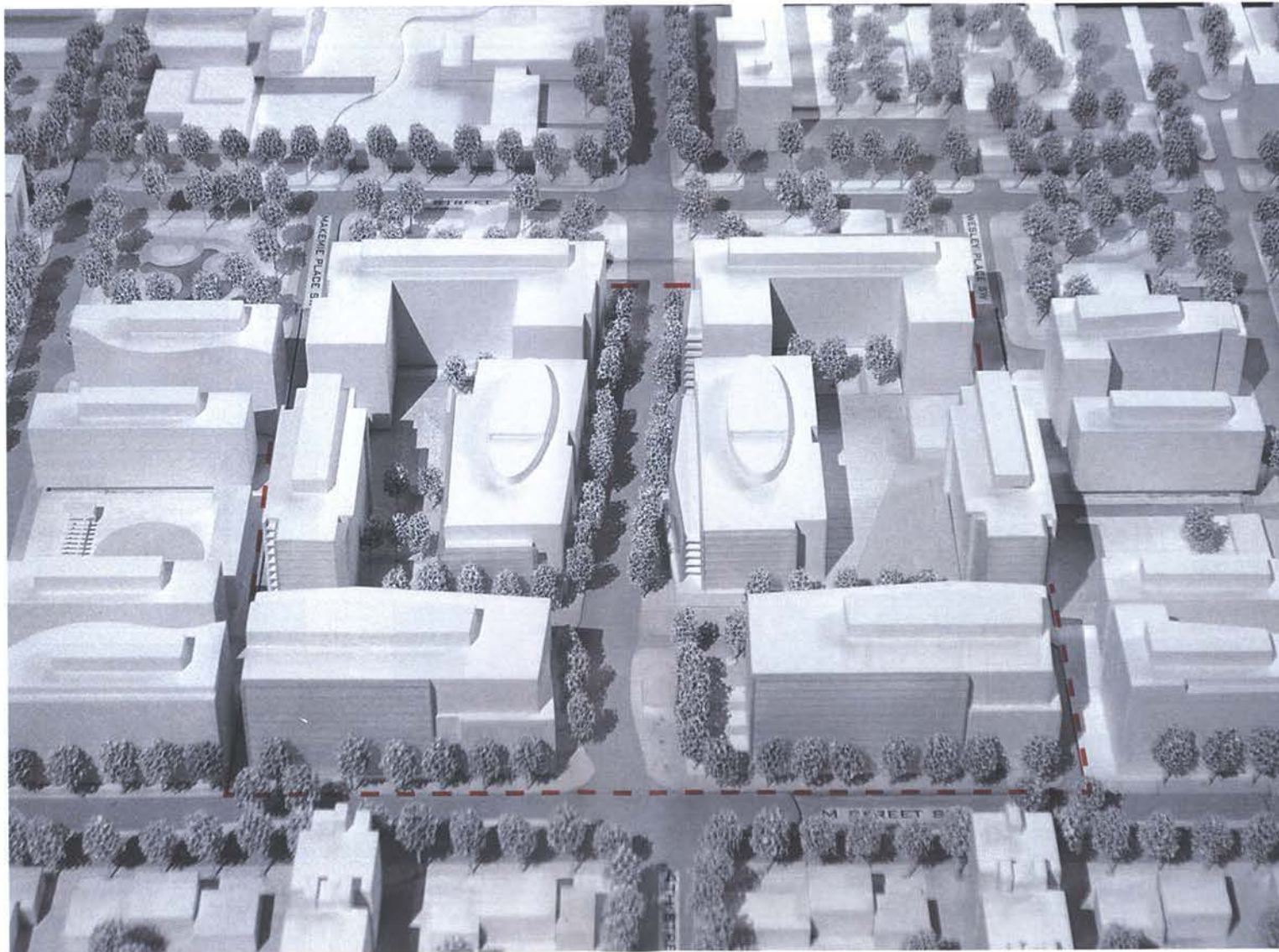
Stage 1 PUD Modification

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Model Photograph - View from Southwest 1.7



LEGEND:
- - - Property Line



LEGEND:
- - - - - Property Line

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Stage 1 PUD Modification

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Model Photograph - View from South 1.9

NORTHWEST BUILDING
 New Residential Building
 12 Floors / 112' Bldg. Ht. / 18.5' Mech. P.H.
 400,000 GFA - (2 Phases of 200,000 SF each)

WEST 4TH STREET BUILDING
 New Office Building
 6 Floors / 79' Bldg. Ht. / 18.5' Mech. P.H.
 312,500 GFA - (includes 75,000 GFA of existing parking)

WEST TOWER
 Existing Office Building
 12 Floors / 130' Bldg. Ht.
 192,500 GFA

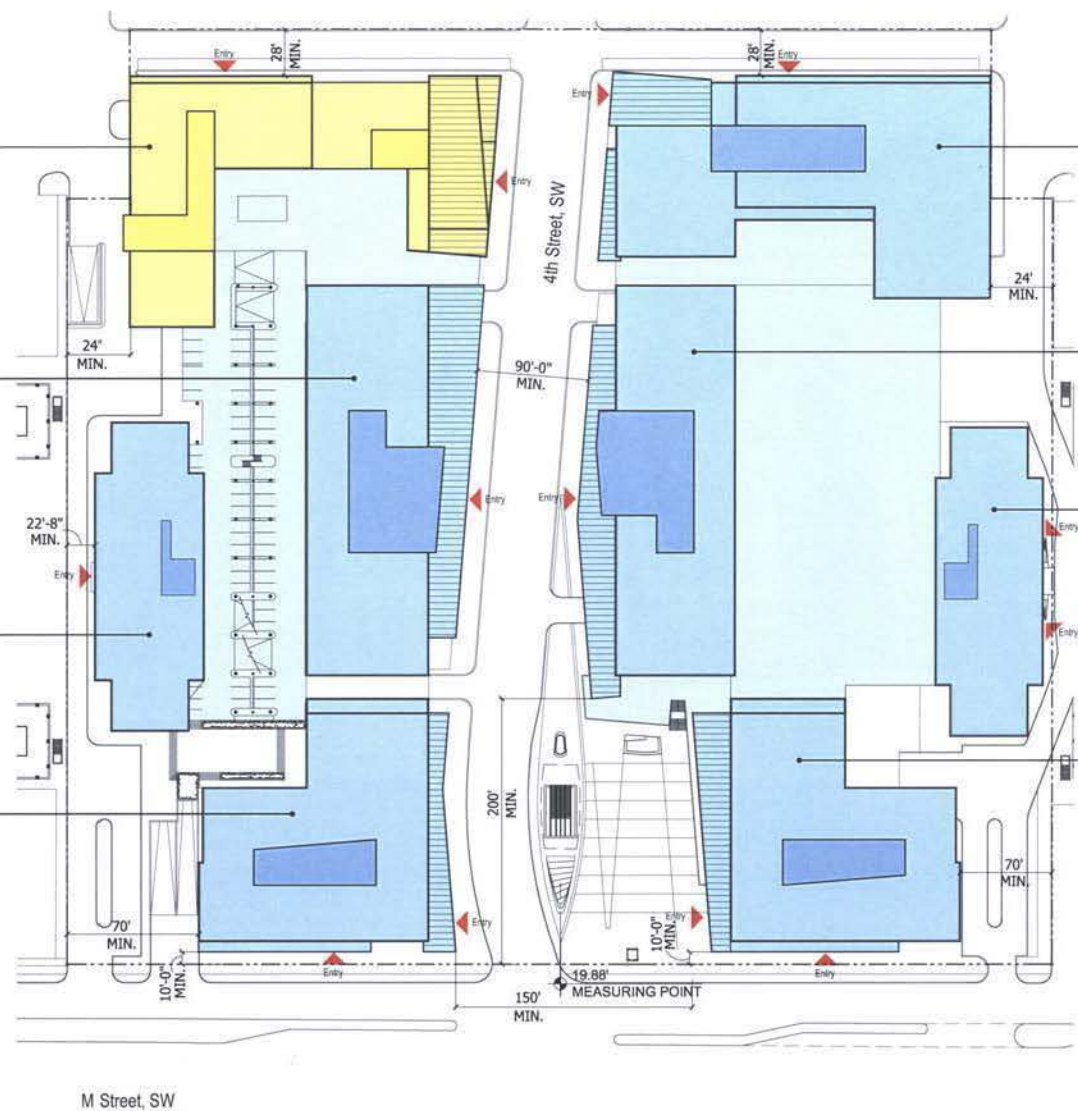
WEST M STREET BUILDING
 New Office Building
 10 Floors / 112' Bldg. Ht. / 18.5' Mech. P.H.
 350,000 GFA

NORTHEAST BUILDING
 New Office Building
 10 Floors / 112' Bldg. Ht. / 18.5' Mech. P.H.
 470,000 GFA

EAST 4TH STREET BUILDING
 New Office Building
 6 Floors / 79' Bldg. Ht. / 18.5' Mech. P.H.
 265,000 GFA (includes 50,500 GFA of existing 1 story commercial building)

EAST TOWER
 Existing Office Building
 12 Floors / 130' Bldg. Ht.
 201,500 GFA

EAST M STREET BUILDING
 New Office Building
 10 Floors / 112' Bldg. Ht. / 18.5' Mech. P.H.
 350,000 GFA



NOTE:

The design of the building footprints are shown for illustrative purposes, conforming to the density, setback, and height limitations proposed in the drawings. Final design proposals for the buildings will be filed in subsequent Second Stage PUD applications.



Total Residential:	1,229,605 sf 2.11 FAR
Total Commercial:	1,296,895 sf 2.22 FAR
Total Development:	2,526,500 sf 4.33 FAR

NORTHWEST BUILDING
 PROPOSED
 New Residential Building
 12 Floors Condo / 114' Bldg. Ht.
 13 Floors Rental / 114' Bldg. Ht.
 total area 406,900 sf

WEST 4TH STREET BUILDING
 EXISTING
 New Commercial Office Building
 8 Floors / 94' Bldg. Ht.
 total area 291,570 sf

WEST TOWER
 PROPOSED
 Converted Residential Building
 12 Floors / 130' Bldg. Ht.
 total area 219,600 sf

WEST M STREET BUILDING
 PROPOSED
 New Commercial Office Building
 10 Floors / 114' Bldg. Ht.
 total area 322,785 sf

Shared Private Drive requires mutual approval by Waterfront Associates and Marina View

NORTHEAST BUILDING
 PROPOSED
 New Residential Building
 12 Floors / 114' Bldg. Ht.
 with Courtyard over 1 Story Structure
 (with option to do 13 Floors with Courtyard at grade)
 total area 400,000 sf

EAST 4TH STREET BUILDING
 EXISTING
 New Commercial Office Building
 8 Floors / 94' Bldg. Ht.
 total area 273,330 sf

GROCERY (At Grade)
 1 Floor / 25' Bldg. Ht.
 total area 55,000 sf

EAST TOWER
 EXISTING
 Converted Residential Building
 12 Floors / 130' Bldg. Ht.
 total area 218,400 sf

EAST M STREET BUILDING
 PROPOSED
 New Commercial Office Building
 10 Floors / 114' Bldg. Ht.
 total area 339,815 sf

NOTE:

The design of the building footprints are shown for illustrative purposes, conforming to the density, setback, and height limitations proposed in the drawings. Final design proposals for the buildings will be filed in subsequent Second Stage PUD applications.

Total Residential:	438,000 sf
	0.76 FAR
Total Commercial:	2,088,500 sf
	3.57 FAR
Total Development:	2,526,500 sf
	4.33 FAR

NORTHWEST BUILDING
 PROPOSED
 New Commercial Office Building
 10 Floors / 114' Bldg. Ht.
 total area 406,900 sf

WEST 4TH STREET BUILDING
 EXISTING
 New Commercial Office Building
 8 Floors / 94' Bldg. Ht.
 total area 291,570 sf

Shared Private Drive requires mutual approval by Waterfront Associates and Marina View

WEST TOWER
 PROPOSED
 Converted Residential Building
 12 Floors / 130' Bldg. Ht.
 total area 219,600 sf

WEST M STREET BUILDING
 PROPOSED
 New Commercial Office Building
 10 Floors / 114' Bldg. Ht.
 total area 322,785 sf

NORTHEAST BUILDING
 PROPOSED
 New Commercial Office Building
 10 Floors / 114' Bldg. Ht.
 total area 400,000 sf

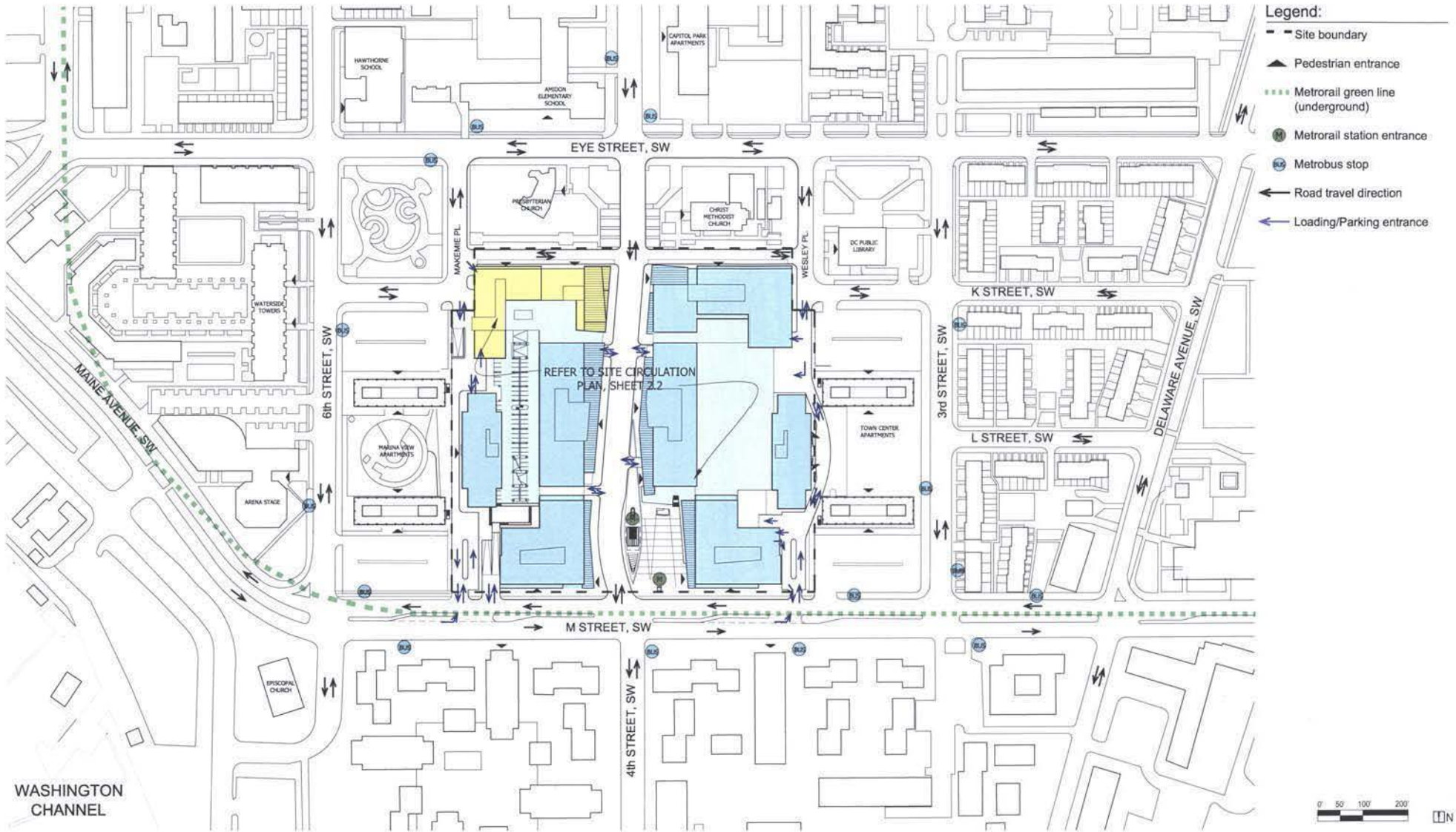
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 8 Floors / 94' Bldg. Ht.
 total area 273,330 sf

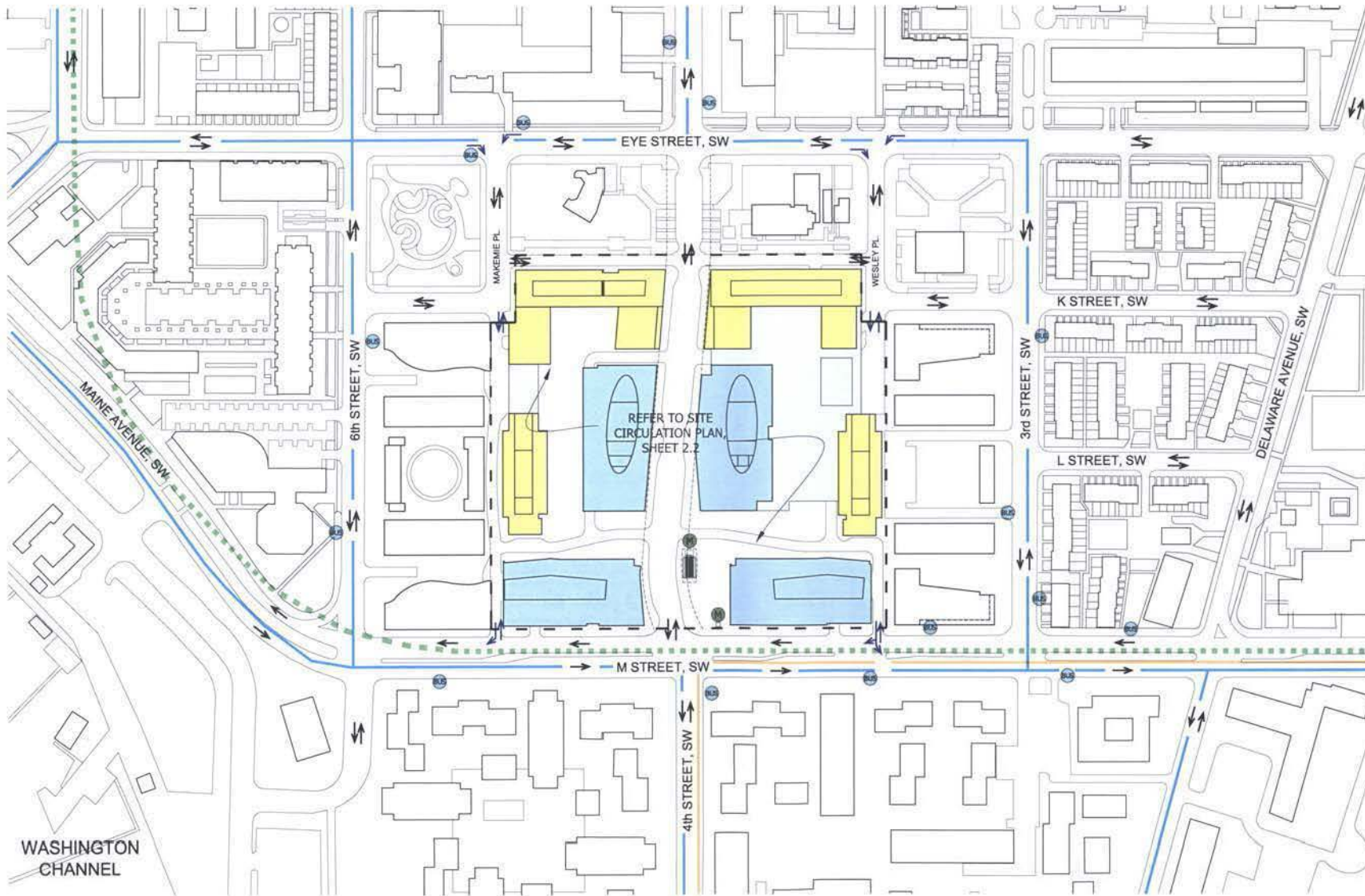
GROCERY (At Grade)
 1 Floor / 25' Bldg. Ht.
 total area 55,000 sf

EAST TOWER
 EXISTING
 Converted Residential Building
 12 Floors / 130' Bldg. Ht.
 total area 218,400 sf

EAST M STREET BUILDING
 PROPOSED
 New Commercial Office Building
 10 Floors / 114' Bldg. Ht.
 total area 339,815 sf



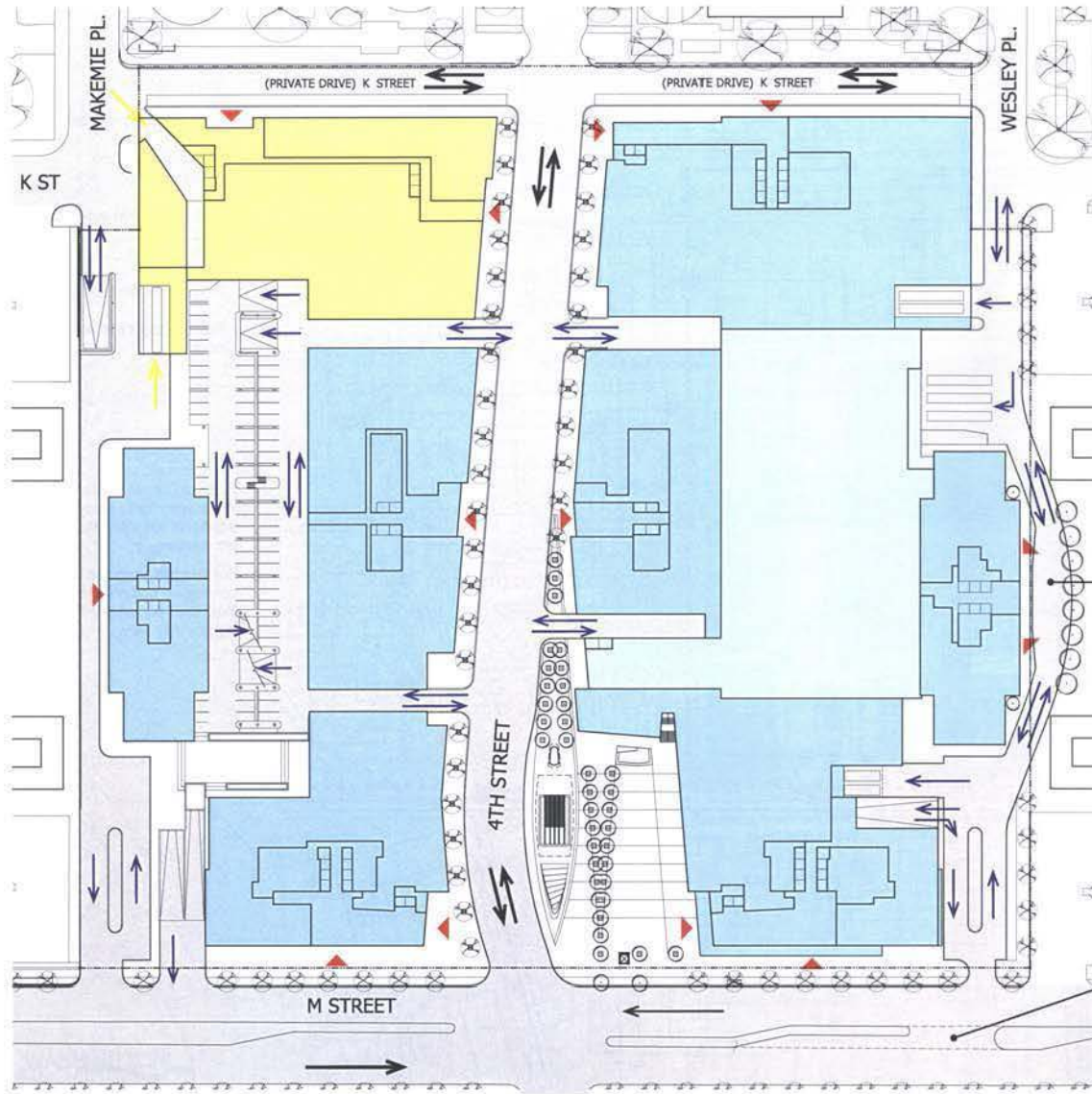




- Legend:**
- Site boundary
 - Metrobus route
 - Proposed light rail starter line
 - Metrorail green line (underground)
 - Metrorail station entrance
 - Metrobus stop
 - ← Road travel direction
 - ← Route of truck traffic to loading dock(s)

- Notes:**
1. Refer to Gorove Slade & Associates traffic study for additional site circulation information.
 2. Building footprints are conceptual and shown for illustrative purposes. The final layouts may vary.





NOTES:

1. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUTS MAY VARY.
2. THE 4TH STREET ROAD BED IS SHOWN 55' WIDE FOR ILLUSTRATIVE PURPOSES. THIS MATCHES 4TH STREET NORTH AND SOUTH OF THE SITE. THE FINAL WIDTH MAY VARY.

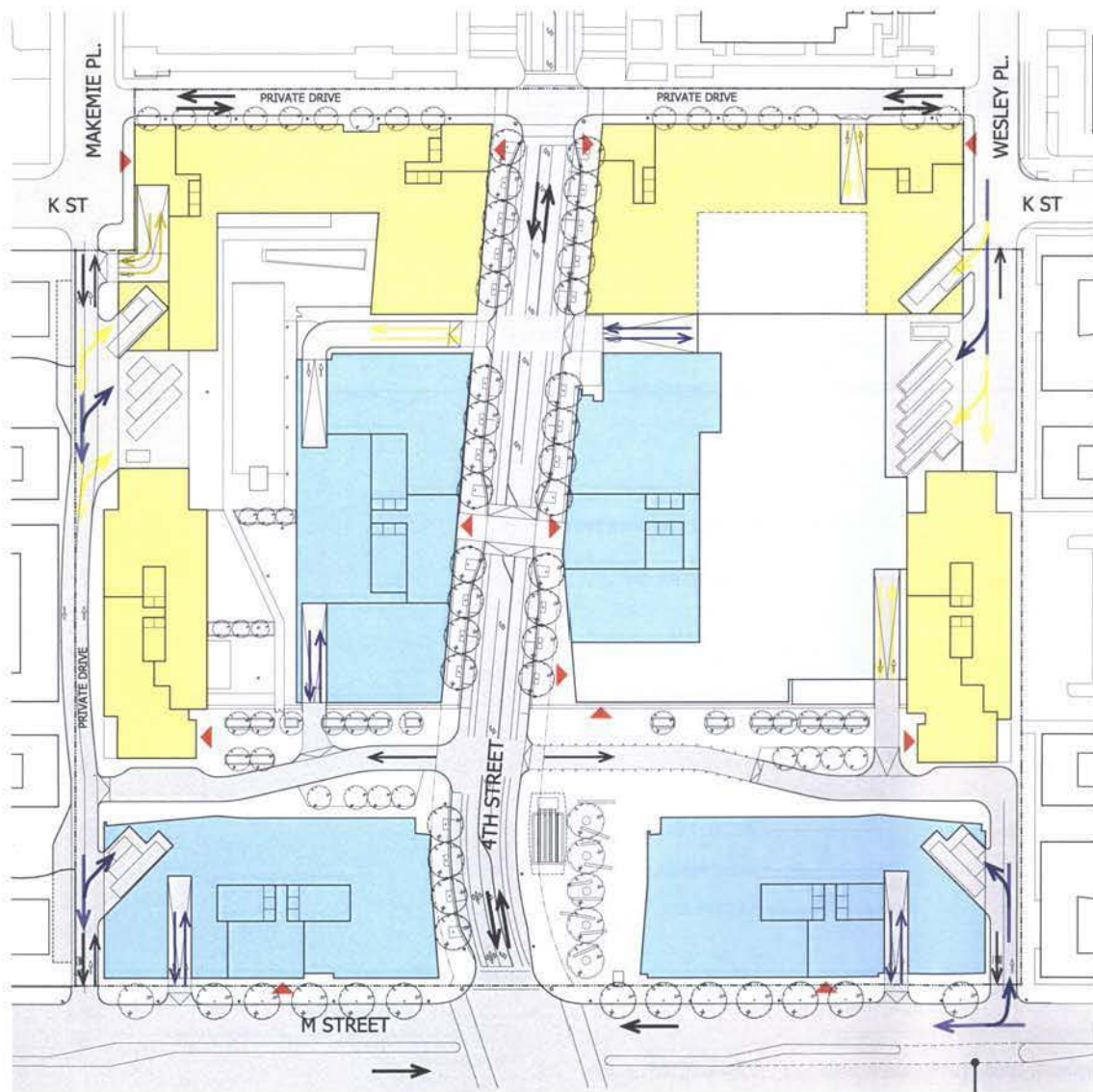
LEGEND:

-  Building Entrances
-  Road Circulation
-  Residential Parking / Loading Entrances
-  Commercial Parking / Loading Entrances

PROPOSED EASEMENT ONTO ADJACENT PROPERTY

PROPOSED M STREET MEDIAN BREAK



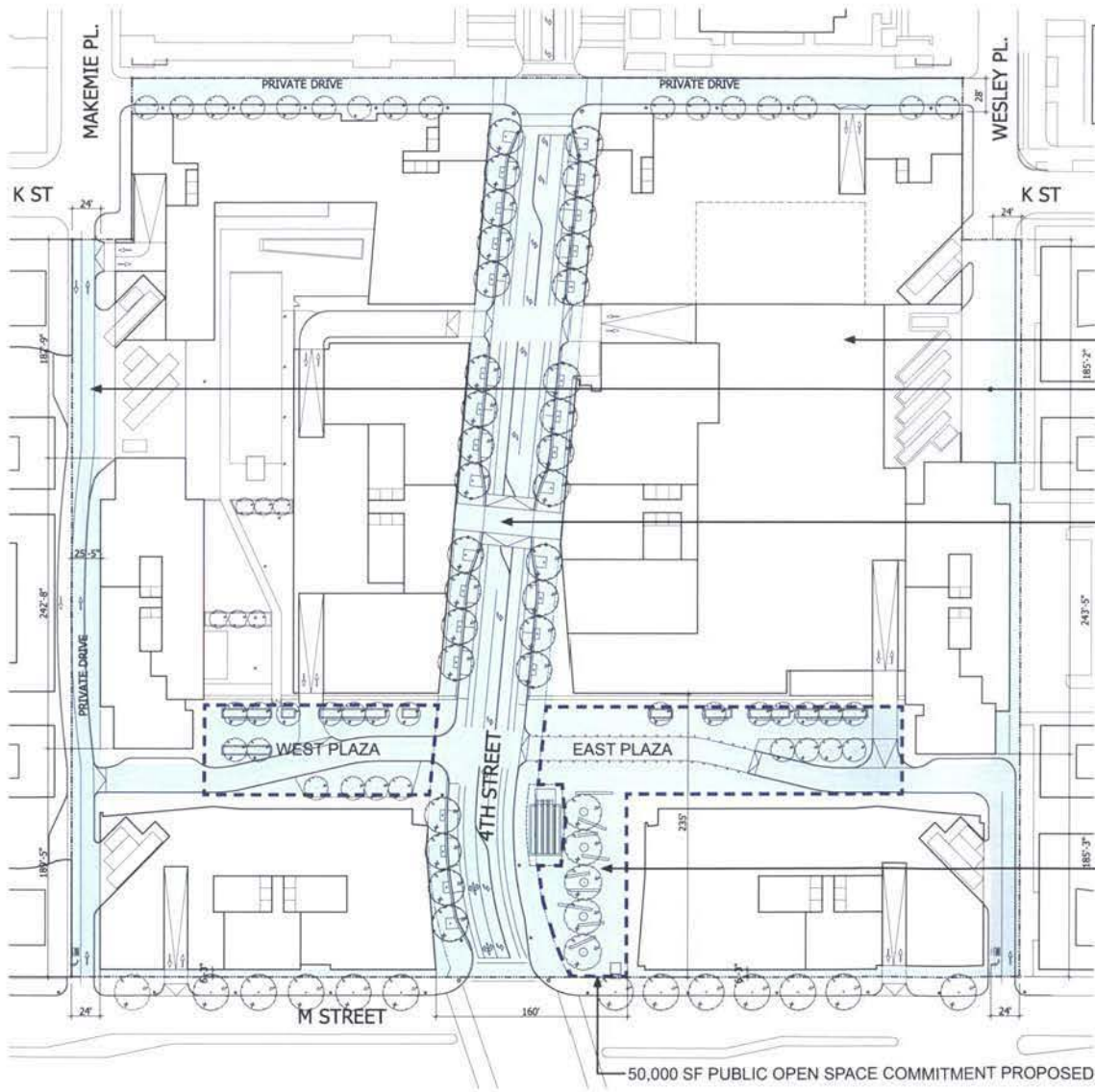


NOTES:

1. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUTS MAY VARY.
2. THE PLAN ILLUSTRATES FOURTH STREET WITH A 90' RIGHT OF WAY AND A 55' ROAD BED (AS BEING DESIGNED AND COORDINATED WITH DDOT).

LEGEND:

-  Building Entrances
-  Road / Private Drive Circulation
-  Residential Parking / Loading Entrances
-  Commercial Parking / Loading Entrances



NOTES:

1. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUTS MAY VARY.
2. THE PLAN ILLUSTRATES FOURTH STREET WITH A 90' RIGHT OF WAY AND A 55' ROAD BED (AS BEING DESIGNED AND COORDINATED WITH DDOT).
3. DIMENSIONS SHOWN ARE MINIMUMS. FLEXIBILITY TO INCREASE THE MINIMUM DIMENSIONS IS REQUESTED.

LEGEND:

-  OPEN SPACE - COMBINATION LANDSCAPE AND HARD SCAPE AREAS OPEN TO THE SKY.
-  PROPOSED PUBLIC OPEN SPACE COMMITMENT

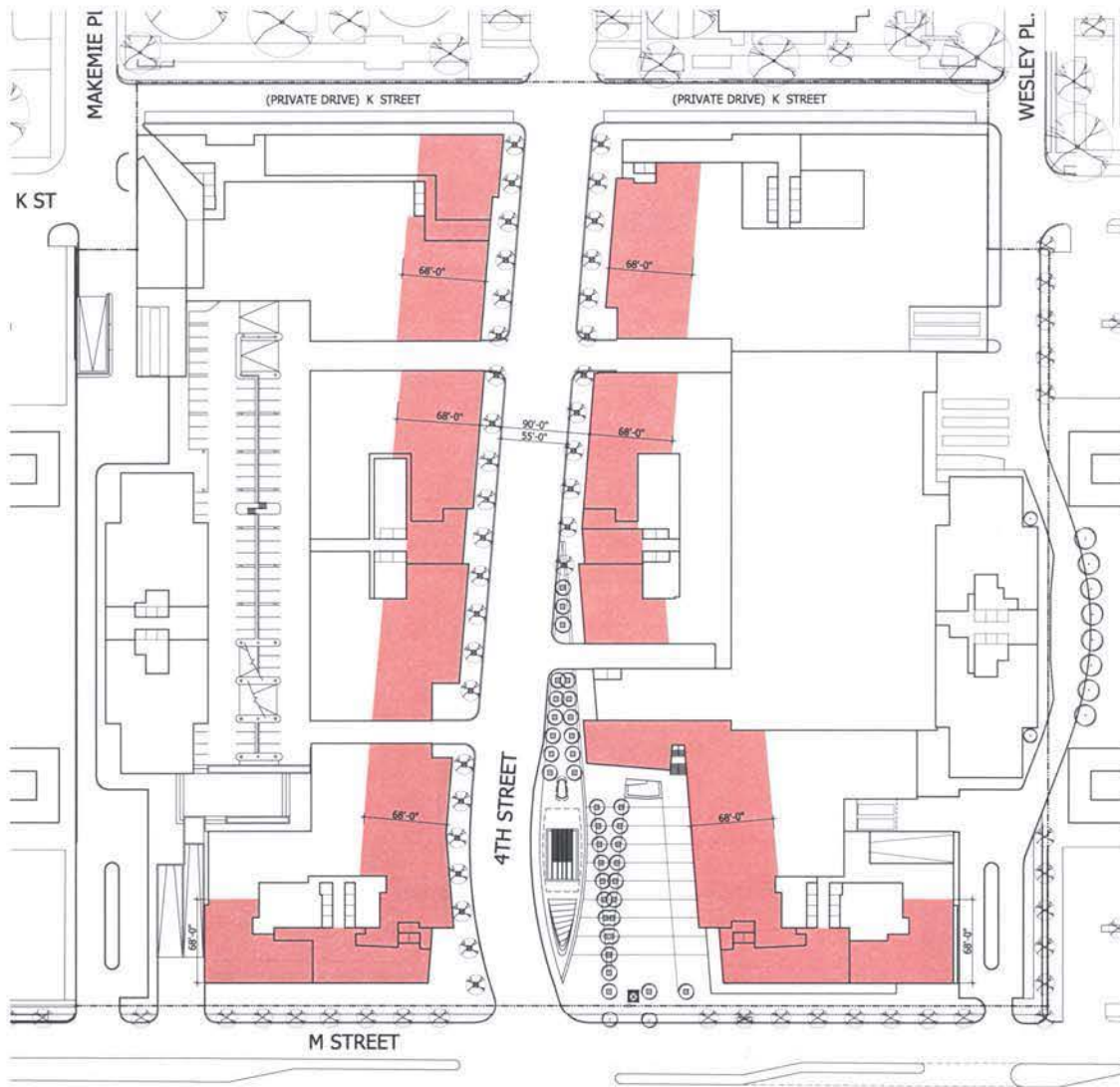
ACCESS / SERVICE DRIVE (REAR YARD)

SERVICE AREAS

4TH STREET, SW

METRO PLAZA WITH METRORAIL ESCALATORS

50,000 SF PUBLIC OPEN SPACE COMMITMENT PROPOSED

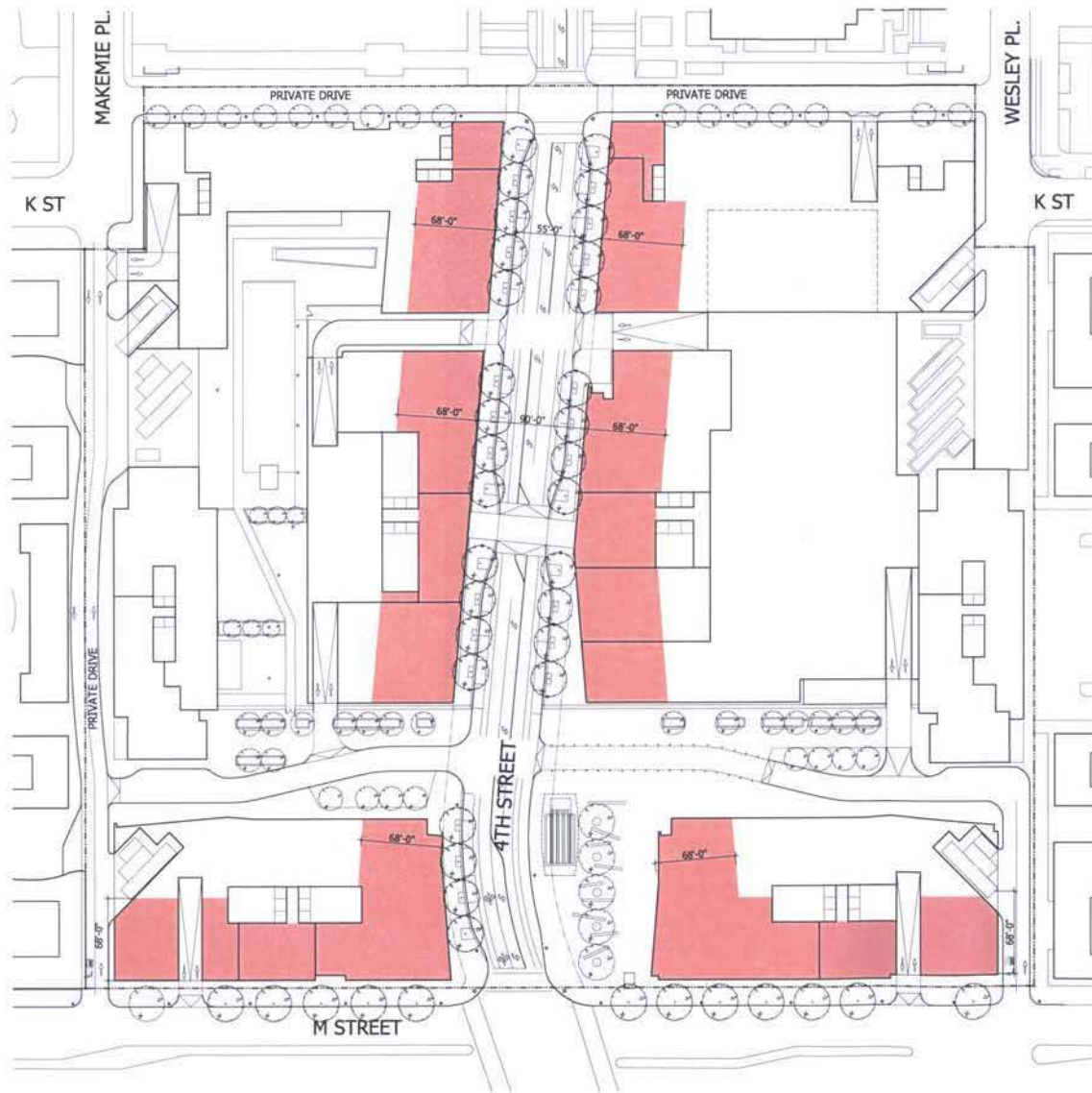


NOTES:

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2. THE 4TH STREET ROAD BED IS SHOWN 55' WIDE FOR ILLUSTRATIVE PURPOSES. THIS MATCHES 4TH STREET NORTH AND SOUTH OF THE SITE. THE FINAL WIDTH MAY VARY.

LEGEND:

RETAIL AREA -
 THE SHADED AREA, FRONTING ON 4TH STREET AND M STREET TO A DEPTH OF 68' BACK FROM THE FACE OF THE BUILDING WILL BE TARGETED FOR RETAIL LEASING PURPOSES.



NOTES:

1. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUTS MAY VARY.
2. THE 4TH STREET ROAD BED IS SHOWN 55' WIDE FOR ILLUSTRATIVE PURPOSES. THIS MATCHES 4TH STREET NORTH AND SOUTH OF THE SITE. THE FINAL WIDTH MAY VARY.

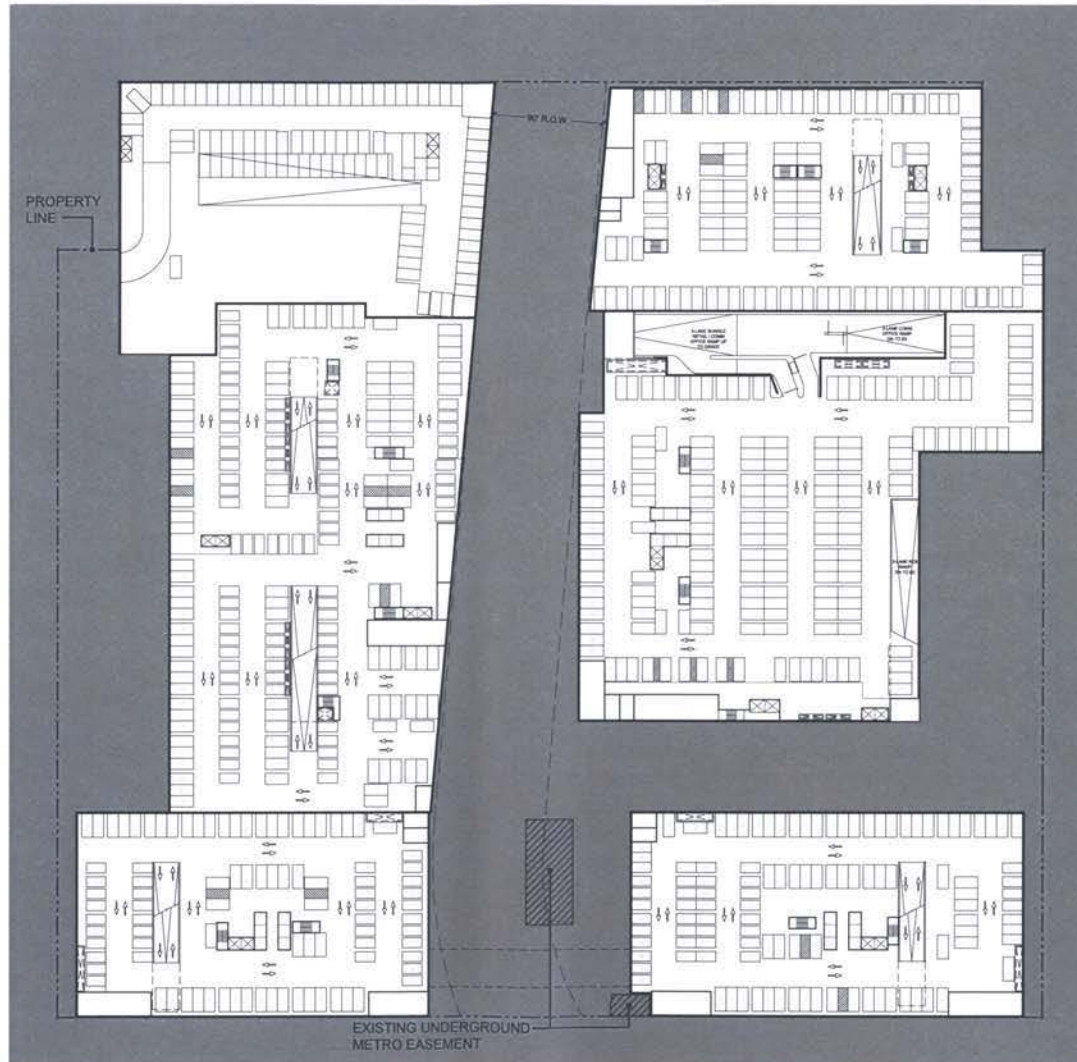
LEGEND:

RETAIL AREA - THE SHADED AREA, FRONTING ON 4TH STREET AND M STREET TO A DEPTH OF 68' BACK FROM THE FACE OF THE BUILDING WILL BE TARGETED FOR RETAIL LEASING PURPOSES.



W A T E R F R O N T WASHINGTON, D. C.

shalom baranes associates architects



PARKING TABULATION:

THE PROPOSED DEVELOPMENT WILL PROVIDE FOR REQUIRED PARKING AT THE FOLLOWING RATIOS:

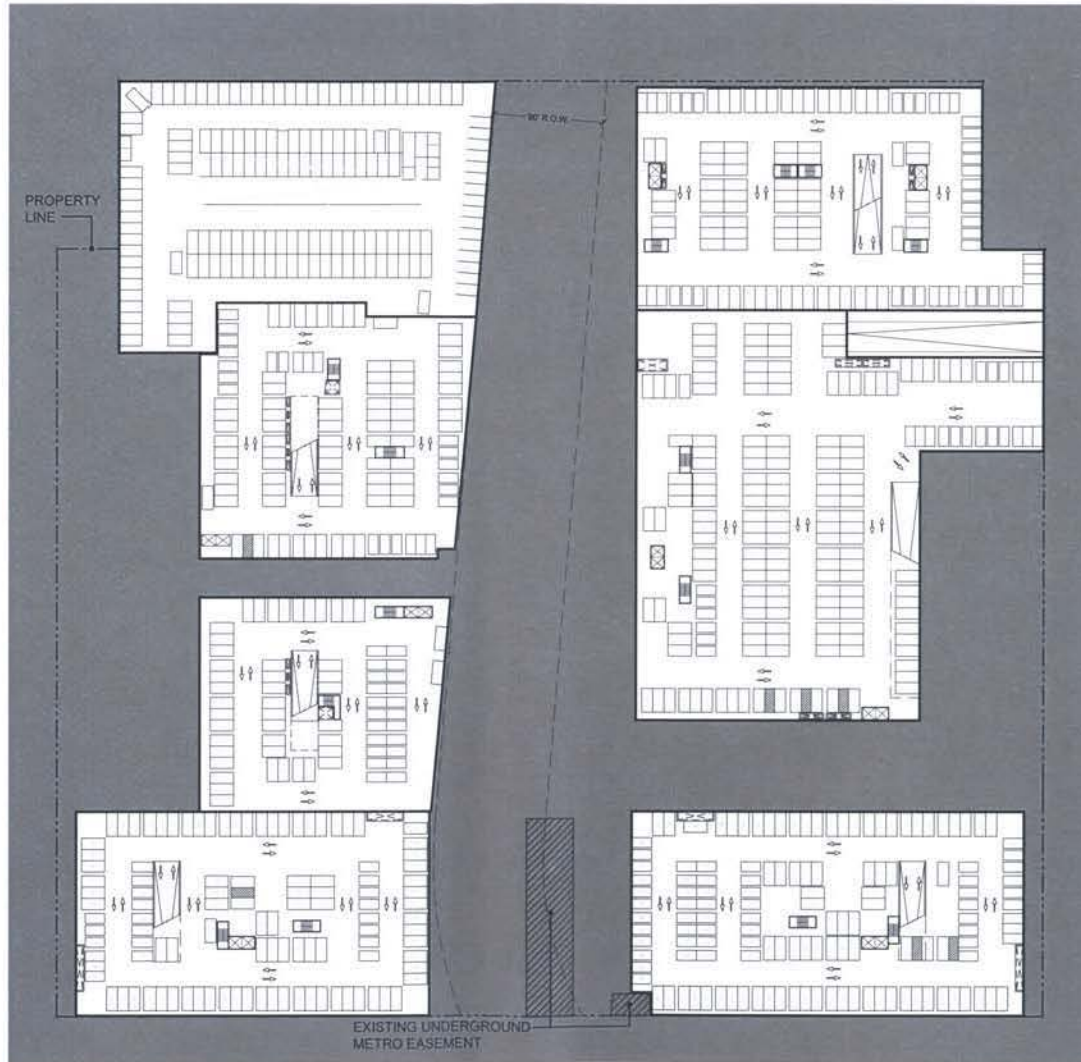
OFFICE:	OVER 2,000 SF. 1 PER 1,800 SF	=	678 SPACES
RETAIL:	OVER 3,000 SF. 1 PER 750 SF	=	99 SPACES
RESIDENTIAL:	1 FOR EACH 4 DWELLING UNITS	=	310 SPACES
TOTAL:		=	1,087 SPACES MIN

FLEXIBILITY TO INCREASE THE NUMBER OF PROVIDED PARKING SPACES TO RESPOND TO MARKET DEMAND IS REQUESTED.

NOTES:

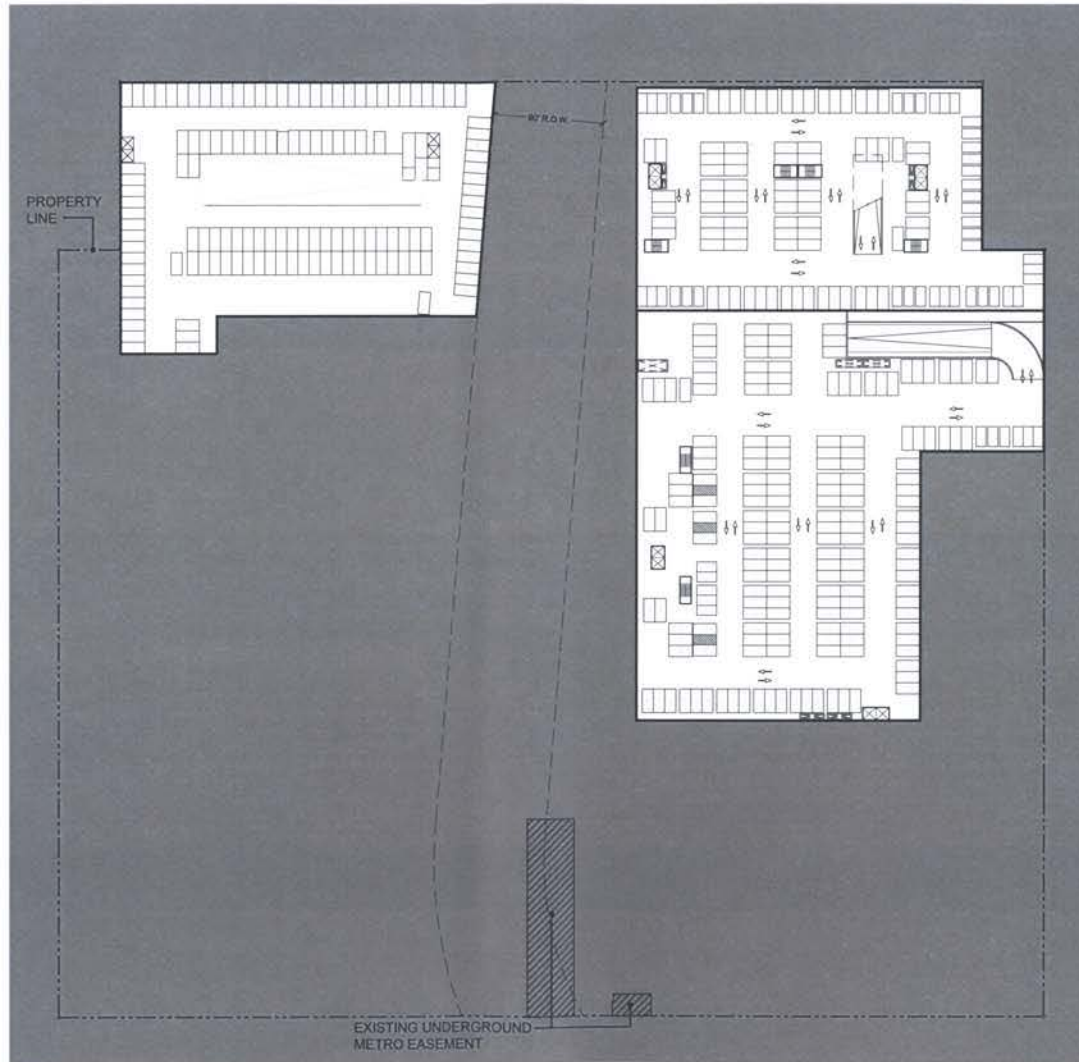
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2. RESIDENTIAL PARKING IS BASED ON AN ASSUMPTION THAT ONE DWELLING UNIT IS PROVIDED FOR EACH 1,000 SF OF RESIDENTIAL GROSS FLOOR AREA. THE FINAL DWELLING UNIT COUNT MAY VARY.
3. PARKING TABULATIONS ARE BASED ON PRORATED AREA REDUCTIONS FOR OFFICE AND RETAIL USES FOR A TOTAL PARKING REDUCTION OF 3,000SF FOR THE DEVELOPMENT.
4. UP TO 40% OF REQUIRED PARKING MAY BE COMPACT SPACES.
5. UP TO 25% OF THE REQUIRED PARKING MAY BE STACKED SPACES.
6. BICYCLE PARKING SPACES WILL BE PROVIDED AT A RATIO OF 5% OF THE TOTAL NUMBER OF PARKING SPACES REQUIRED FOR OFFICE USE.
7. DRIVE AISLES WILL BE 20' MIN. IN AREAS DESCRIBED IN DCMR 11, 2117.5.
8. PARKING SPACE SIZES:

HANDICAP =	12' X 19'
STANDARD =	9' X 19'
COMPACT =	8' X 16'
BICYCLE =	2' X 6'



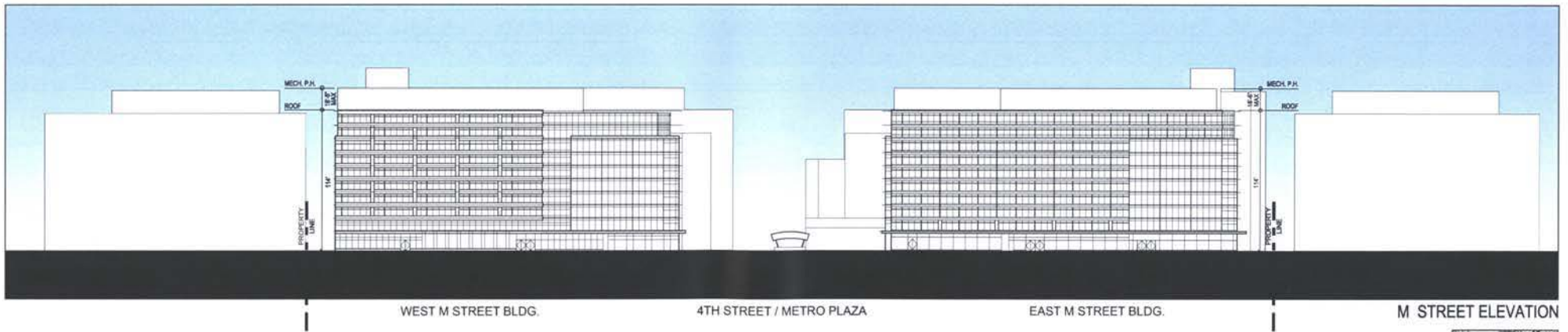
REFER TO SHEET 3.0 FOR TYPICAL NOTES.





REFER TO SHEET 3.0 FOR TYPICAL NOTES.

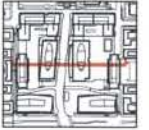
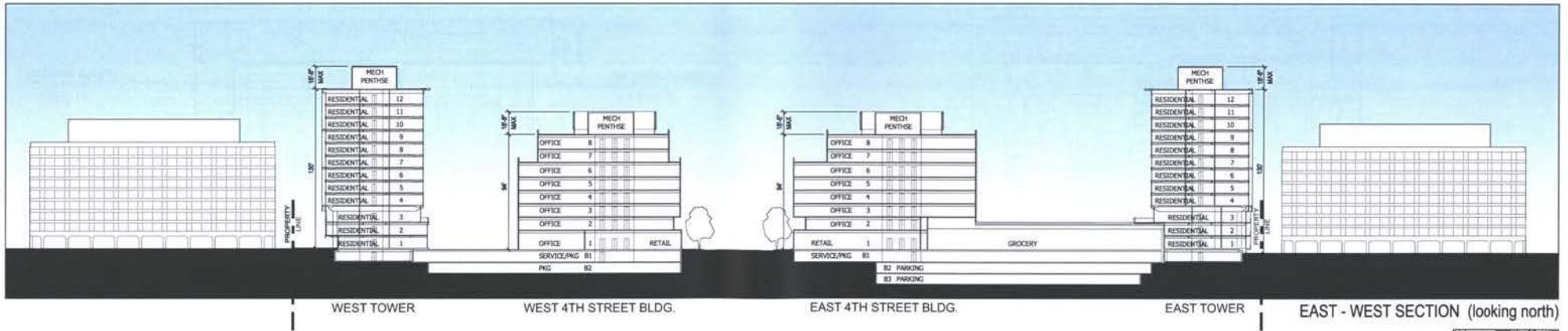
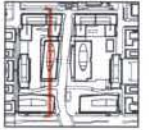
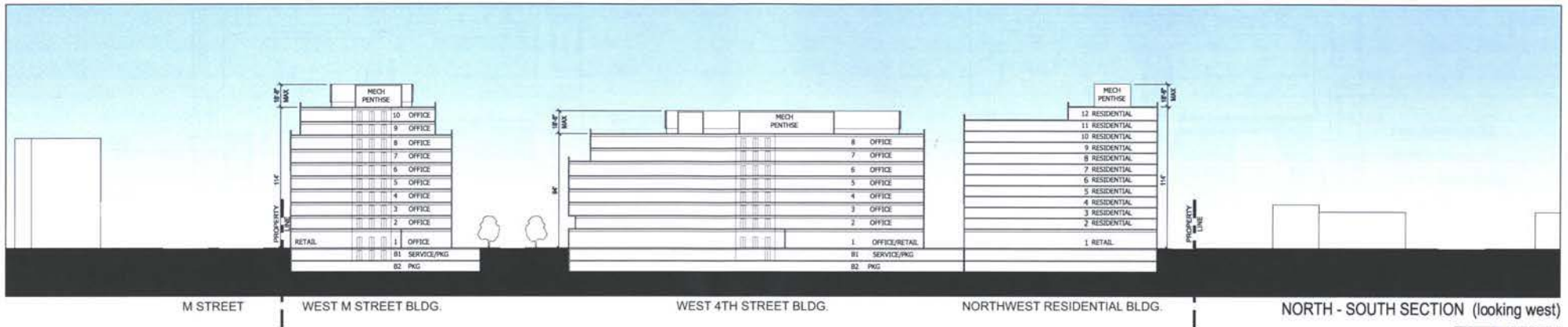




NOTES:

THE DESIGN OF THE BUILDING ELEVATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES. THEY ARE INTENDED TO DESCRIBE ONE POSSIBLE SOLUTION THAT CONFORMS TO THE DENSITY, SETBACK, AND HEIGHT LIMITATIONS DESCRIBED IN THESE DRAWINGS. FINAL DESIGN PROPOSALS FOR NEW BUILDINGS WILL BE FILED AS PART OF SUBSEQUENT SECOND STAGE PUD APPLICATIONS.





- NOTES:**
1. REFER TO SHEET 2.0 FOR MEASURING POINT LOCATION.
 2. BUILDING HEIGHTS ARE MEASURED FROM THE ZONING MEASURING POINT ELEVATION OF 19.88'.

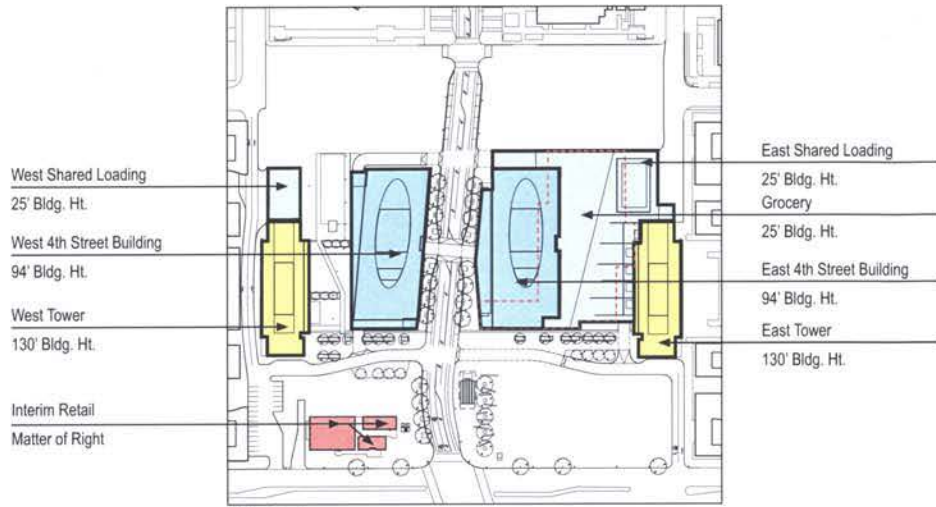


W A T E R F R O N T W A S H I N G T O N , D . C .

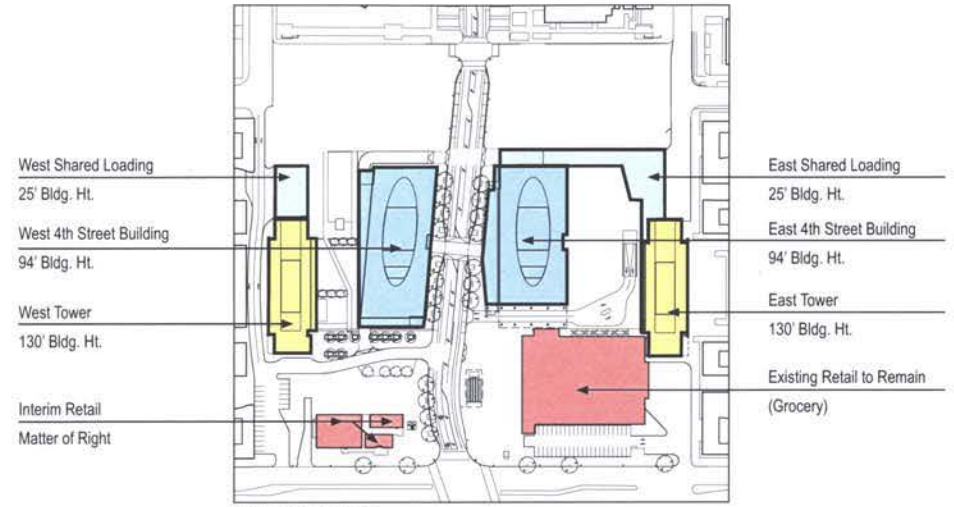
shalom baranes associates architects

Stage 1 PUD Modification

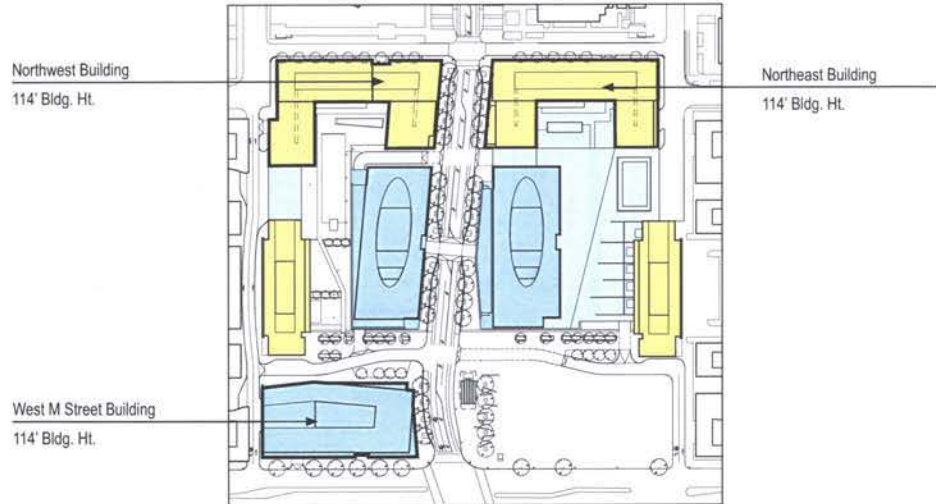
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Phase 1



Phase 1 Option



Phase 2



Phase 3

