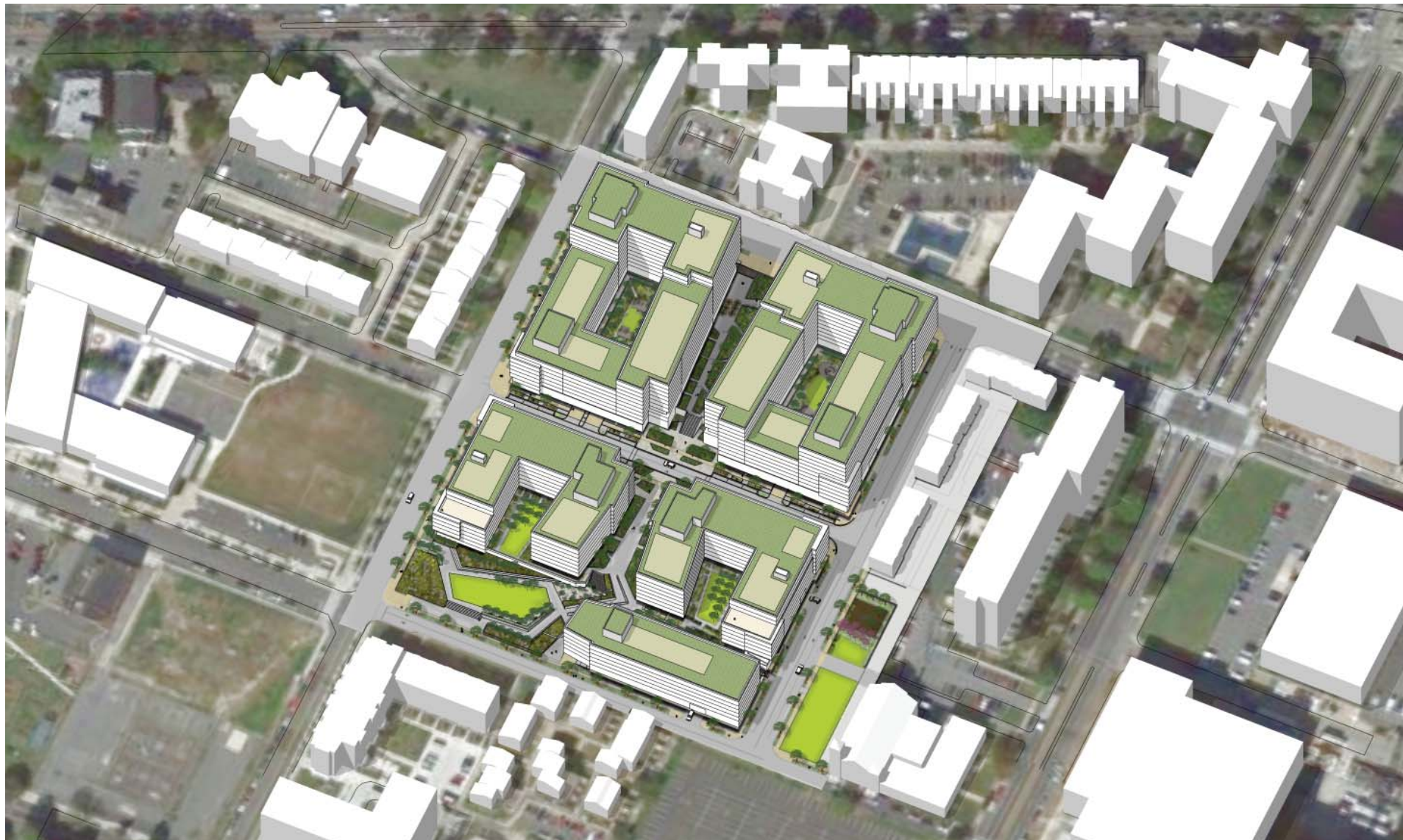


# Sursum Corda

1112 First Terrace, NW, Washington, DC 20003

Stage 1 PUD and Map Amendment  
20-day Filing January 22, 2016



**Applicant:**

Sursum Corda Cooperative Association, Inc.  
1112 First Terrace, NW, Washington, DC 20003

**Development Partner:**

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Six Faneuil Hall Market Place, Boston, MA 02109

**Land Use Counsel:**

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**Architects:**

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**Landscape:**

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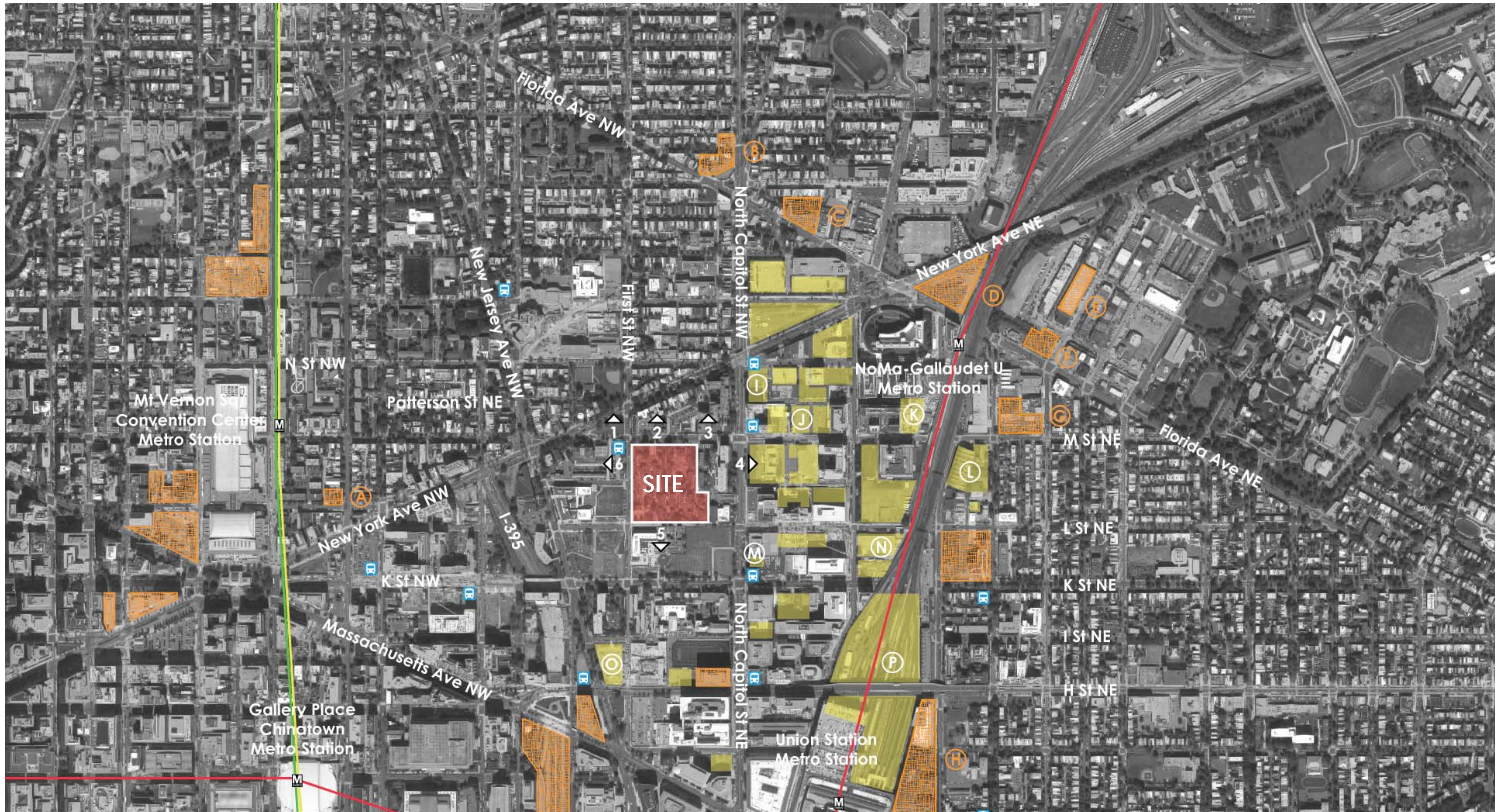
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- Site
- On The Boards
- Planned Unit Developments
- M DC Metro Stations (for Red, Green, Yellow lines)
- B Bus Stop
- Street Views



**A-4** Site Location Plan









1 | View Northwest from proposed site



2 | View North from proposed site



3 | View North from proposed site





4 | View East across North Capitol Street NW



5 | View South from proposed site



6 | View West from proposed site



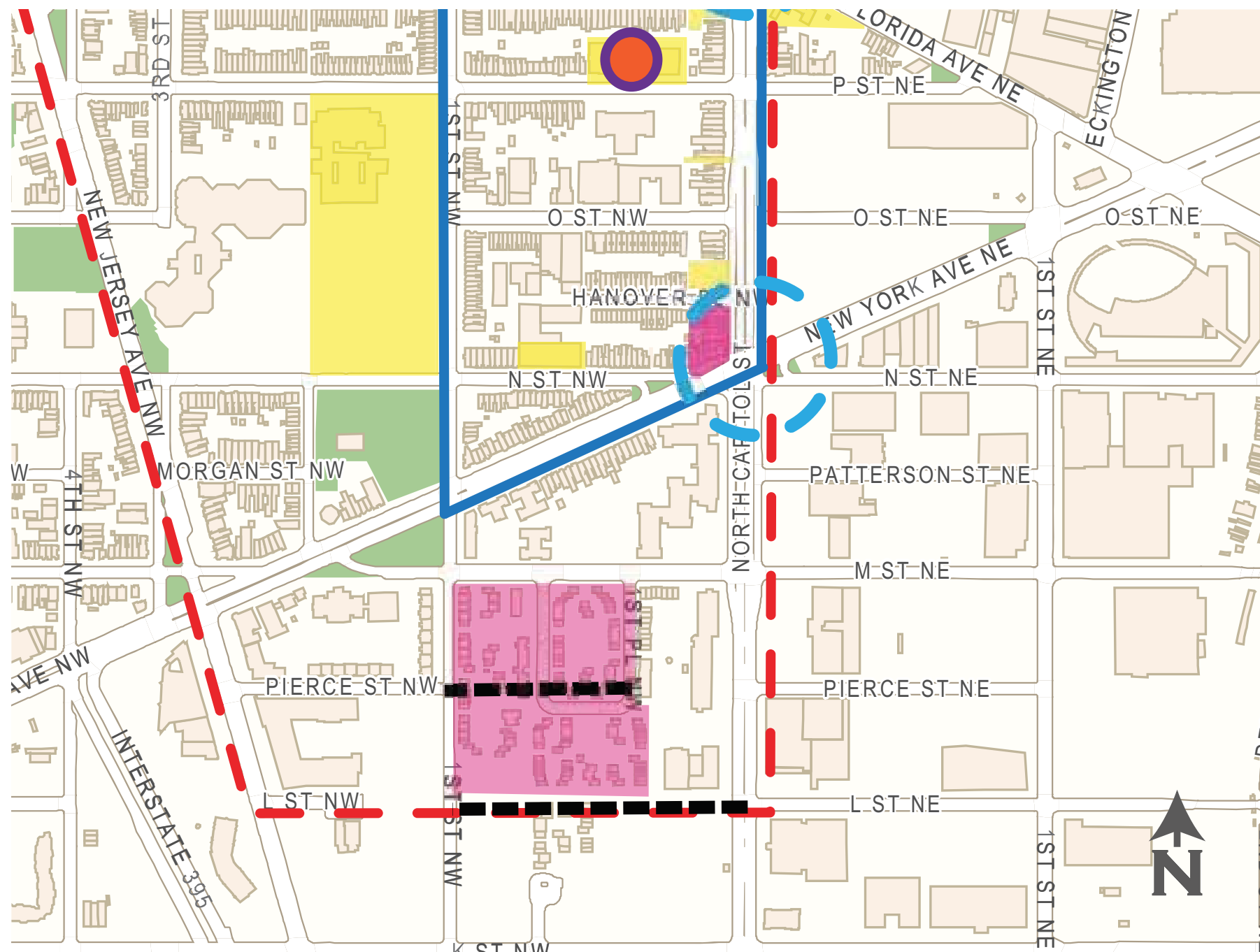


Fig. 4.12 Sursum Corda Revitalization Opportunity Map

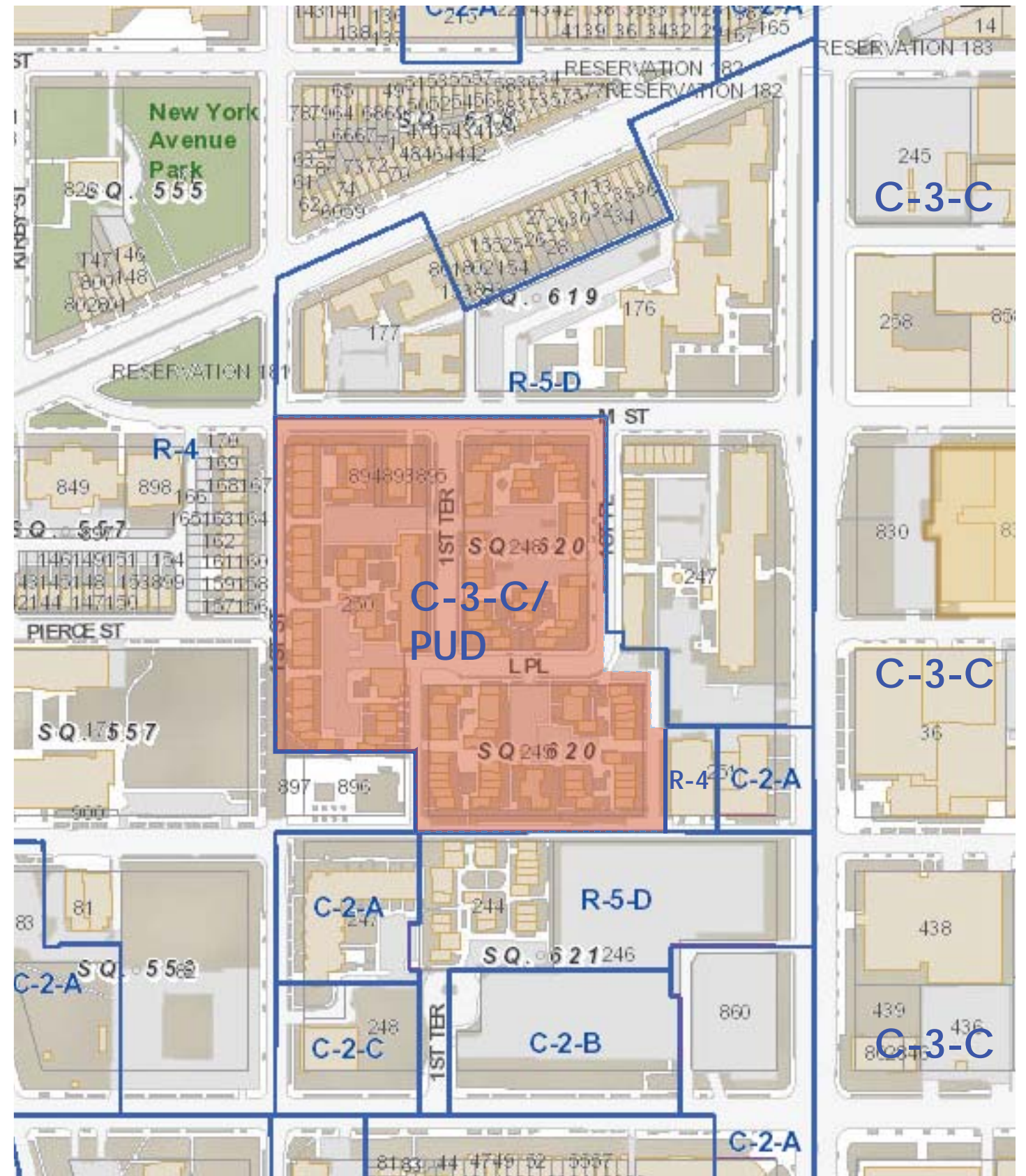
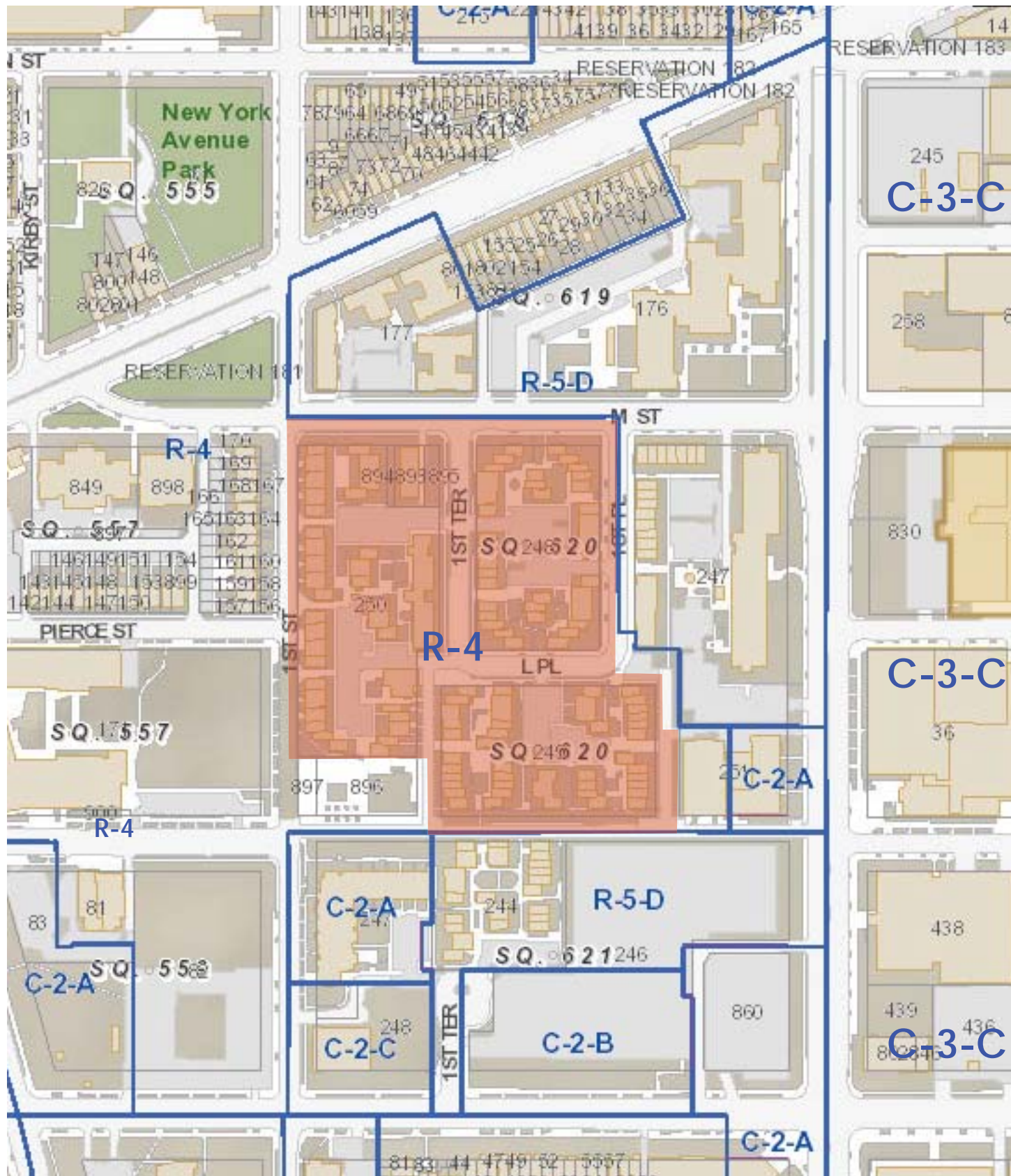


neighborhoods can promote the sites and establish a historic context for the neighborhood. **Fig. 4.11** shows existing and potential historic landmarks.

## COMMERCIAL REVITALIZATION, REDEVELOPMENT

- Change the future land use designation of Sursum Corda from moderate density residential to high density residential and medium density commercial. Development under the new land use designation should be achieved through a Planned Unit Development and encourage the development of a mixed-income neighborhood through:
  - The provision of 199 affordable units within the project at varying levels and types of subsidies not to exceed 60% AMI (\*BE1.1, BE2.5); and
  - The addition of market rate units that will represent at least 66 percent of the total units developed on site.
  - Reflect the height and scale of existing neighborhood developments, including the recently constructed SeVerna. Development on the Sursum Corda site should step down towards First Street NW and towards the Mt. Airy Baptist Church, and step up towards North Capitol Street NW.
  - Extend the street grid, including L Street NW from First Street NW to North Capitol Street, NW and Pierce Streets NW between First Street NW and First Place NW.
  - Include sustainable development components such as green/park space and other community amenities. **See Fig. 4.12.**

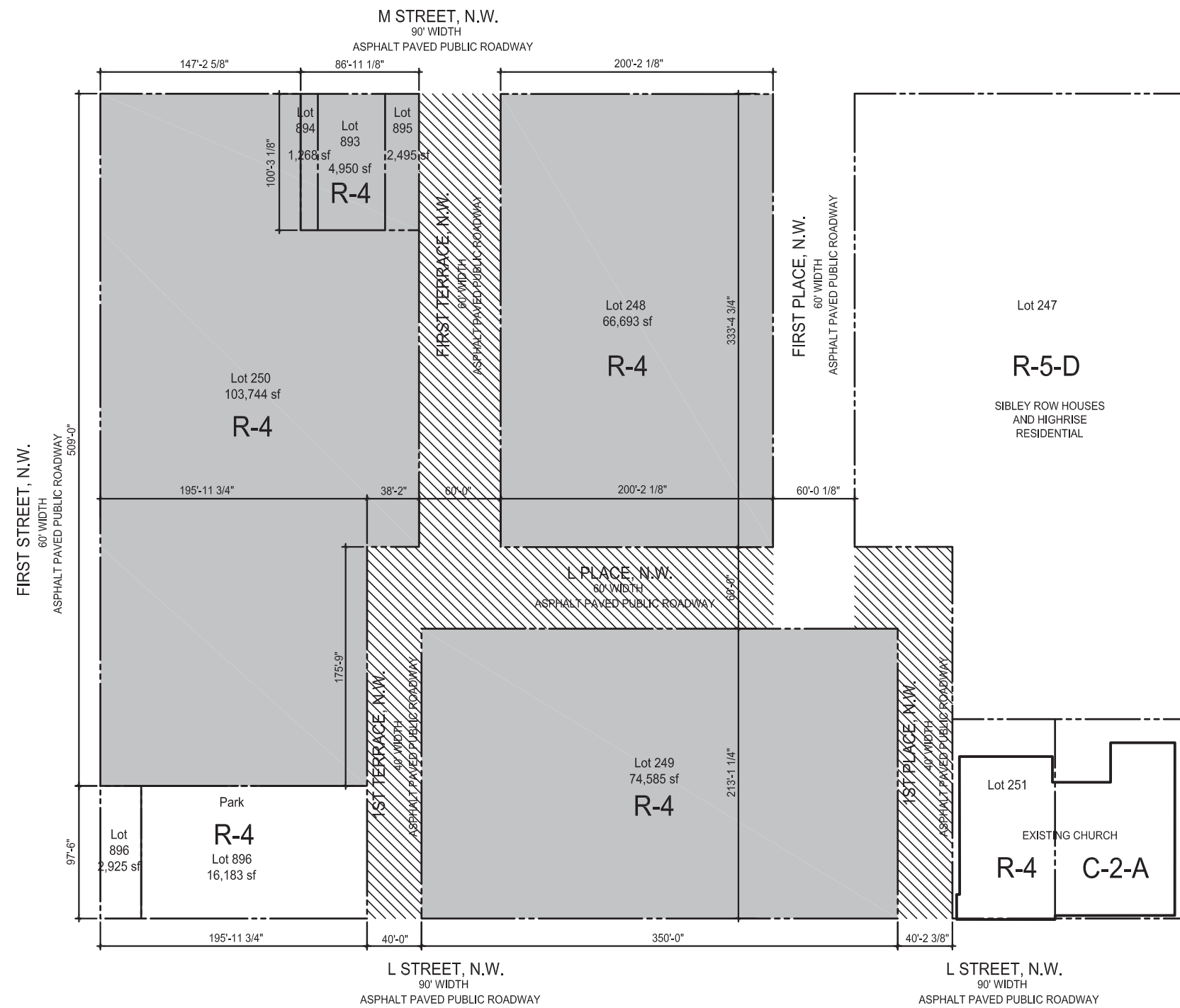




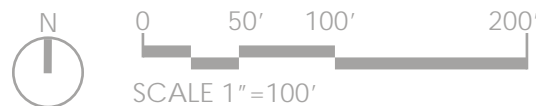
Existing Zoning

Proposed Zoning

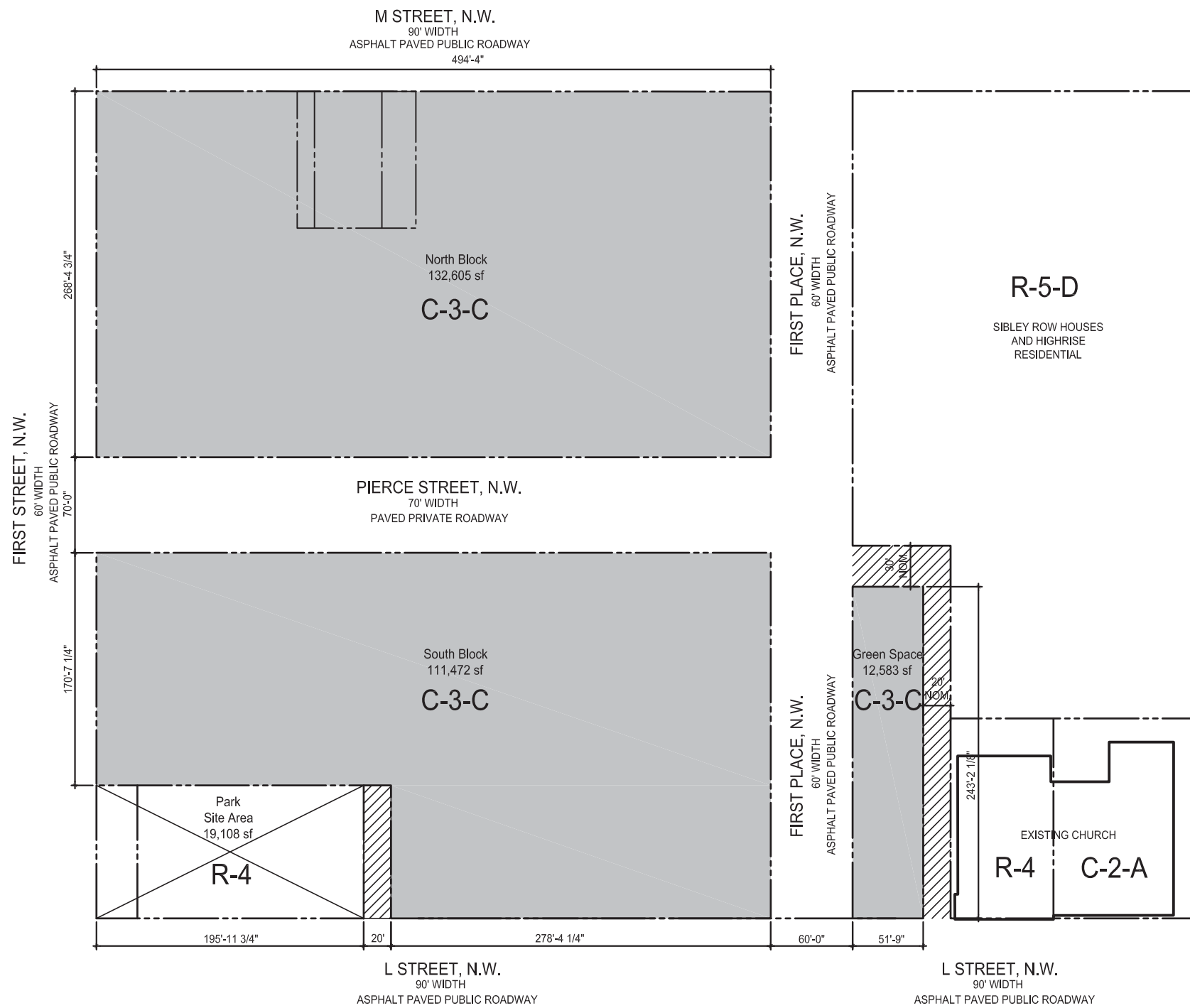




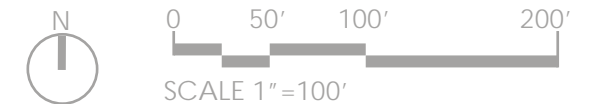
LEGEND	
	Area of Site
	Area of closed streets
SITE AREA TABULATIONS	
Lot 250	103,744 sf
Lot 248	66,693 sf
Lot 249	74,585 sf
Lot 893	4,950 sf
Lot 894	1,268 sf
Lot 895	2,495 sf
<b>Total</b>	<b>253,735 sf</b> <b>(5.825 acres)</b>
<b>Zoning</b>	<b>R-4</b>
Area of Proposed Street Closures	
First Terrace	34,414 sf
L Place	12,011 sf
First Place	12,886 sf
	<b>59,311 sf</b> <b>(1.36 acres)</b>







LEGEND	
	Area of Site
	Area of Vacated ROW Reverts to Adjacent Property (1/2 ROW width)
SITE AREA TABULATIONS (excluding Pierce St as shown)	
North Block	132,605 sf
South Block	111,472 sf
Green Space	12,583 sf
<b>Total</b>	<b>256,660 sf (5.8921 acres)</b>
Allowable FAR	8.0
Maximum Allowable Floor Area	2,053,280 sf
SITE AREA TABULATIONS (including Pierce Street)	
North Block	132,605 sf
South Block	111,472 sf
Pierce St. ROW	34,603 sf
Green Space	12,583 sf
<b>Total</b>	<b>291,263 sf (6.6864 acres)</b>
Allowable FAR	8.0
Maximum Allowable Floor Area	2,330,104 sf
Zoning	C-3-C





Zoning Tabulations

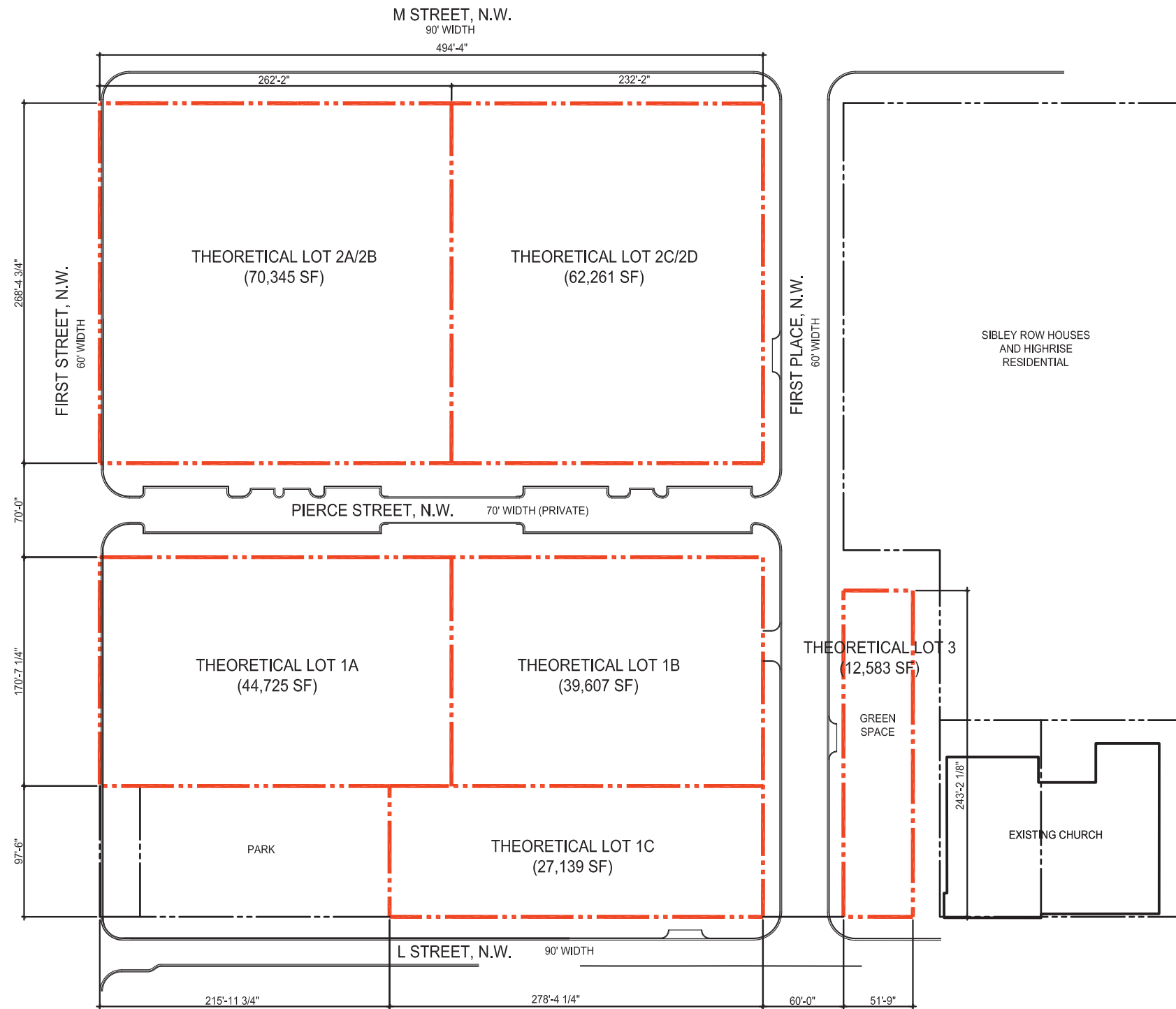
Based on zoning change from R-4 to C-3-C

Zoning District Permitted/Required	South Block Provided				North Block Provided				Green Space	Total Site	Remarks	
<b>Total Site Area (excluding Pierce Street)</b>	<b>111,472</b>				<b>132,605</b>				<b>12,583</b>	<b>256,660</b>		
<b>Total Site Area (including Pierce Street)</b>										<b>291,263</b>		
<b>Allowable FAR</b>	8.0				8.0				NA			
<b>Proposed FAR (excluding Pierce Street)</b>	4.31				6.53				NA	<b>5.25</b>	Complies	
<b>Proposed Overall FAR (including Pierce Street)</b>										<b>4.63</b>	Complies	
<b>Building Height (maximum)</b> Street ROW width for Ht. Act Street frontage for measuring point Small Area Plan Requirements Proposed Building Height	Buildings				Buildings				<b>3</b>			
	<b>1A</b>	<b>1B</b>	<b>1C</b>		<b>2A/2B</b>	<b>2C/2D</b>						
	<b>80 FT</b> 60 FT 1st Street NW Notes 1 & 2 72.45'	<b>80 FT</b> 60 FT 1st Place NW Notes 1 & 2 78.0'	<b>110 FT</b> 90 FT L Street NW Notes 1 & 2 65.75'		<b>110 FT</b> 90 FT M Street Notes 1 & 2 110' / 91.0' / 62.5'	<b>110 FT</b> 90 FT M Street Notes 1 & 2 106.93' / 97.43' / 68.93'						
<b>Gross Floor Area<sup>3</sup></b>				<b>Subtotal</b>			<b>Subtotal</b>					
Residential <sup>4</sup>	184,775	194,900	92,910	472,585	393,800	431,460	825,260		<b>1,297,845</b>			
Retail	0	0	0	0	11,900	11,325	23,225		<b>23,225</b>			
Retail / Professional Office	0	0	0	0	8,940	8,940	17,880		<b>17,880</b>			
Commercial / Community / Amenity	0	0	8,315	8,315	0	0	0		<b>8,315</b>			
<b>Total Gross Floor Area</b>	<b>184,775</b>	<b>194,900</b>	<b>101,225</b>	<b>480,900</b>	<b>414,640</b>	<b>451,725</b>	<b>866,365</b>	NA	<b>1,347,265</b>			
<b>Theoretical Lots</b>	<b>44,725</b>	<b>39,607</b>	<b>27,139</b>		<b>65,395</b>	<b>62,261</b>		<b>12,583</b>	<b>251,710</b>			
<b>Lot FAR</b>	<b>4.13</b>	<b>4.92</b>	<b>3.73</b>		<b>6.34</b>	<b>7.26</b>						
<b>Lot Occupancy</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>		<b>100%</b>	<b>100%</b>		NA		Complies		
<b>Dwelling Units<sup>5</sup></b>	176	182	63	<b>421</b>	339	373	<b>712</b>	NA	<b>1,133</b>			
<b>Car Parking<sup>6</sup></b>	Residential	Required		Proposed		Required		Proposed		NA	Required	Proposed
	Retail	106		272		178		474			284	746
	Retail / Professional Office	14				27					27	
Commercial / Community / Amenity	14				20				20			
<b>Total Spaces</b>	<b>120</b>		<b>272</b>		<b>225</b>		<b>474</b>		<b>345</b>	<b>746</b>		
<b>Bicycle Parking</b>	Residential	Required		Proposed		Required		Proposed		NA	Required	Proposed
	Retail	141		183		238		270			379	453
	Retail / Professional Office	1				2					2	
Commercial / Community / Amenity	1				1				1			
<b>Total Spaces</b>	<b>142</b>		<b>183</b>		<b>241</b>		<b>270</b>		<b>383</b>	<b>453</b>		
<b>Loading</b>	Residential	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	NA	Required	Proposed
	12'x55' Berth	1	1 @ 30'	1	1 @ 30'	1	1 @ 30'	1	1 @ 30'		5	5
	200 sf Platform	1	1	1	1	1	1	1	1		5	5
	10'x 20' Delivery Space	1	1	1	1	1	1	1	1		5	5
	Retail (8,000-20,000 sf)	NA		NA		NA		NA			NA	
Retail / Professional Office	NA		NA		NA		NA		NA			
Commercial / Community / Amenity	NA		NA		NA		NA		NA			

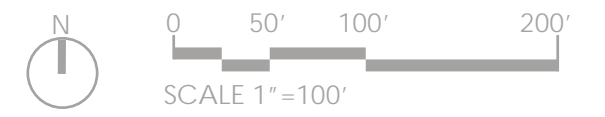
Notes

- MCE Small Area Plan (Page 72): "Sensitivity to lower density buildings to the north and south suggests that the redevelopment's massing should step down toward those existing buildings."
- MCE Small Area Plan (Page 73): "Reflect the height and scale of existing neighborhood developments, including the recently constructed SeVerna. Development on the Sursum Corda site should step down towards First Street NW and towards the Mt. Airy Baptist Church, and step up towards North Capitol Street NW."
- For purposes of counting FAR, Gross Floor Area does not include: 1) parking and access ramps, 2) bays projecting 4' -0" or less over area lines, and 3) spaces with structural headroom clearance less than 4'-0" above grade level.
- Includes 199 affordable within the project at varying levels and types of subsidies.
- The number of dwelling units will be determined with future second stage submission. The unit count will vary depending on building efficiency and market conditions. The number of units shown for the purpose of these tabulations is illustrative of what might be achieved.
- Parking #'s will be revised in future second stage submission application to correctly reflect the number of units and market conditions. The number of spaces shown provided for the purpose of these tabulations is illustrative of what might be achieved.

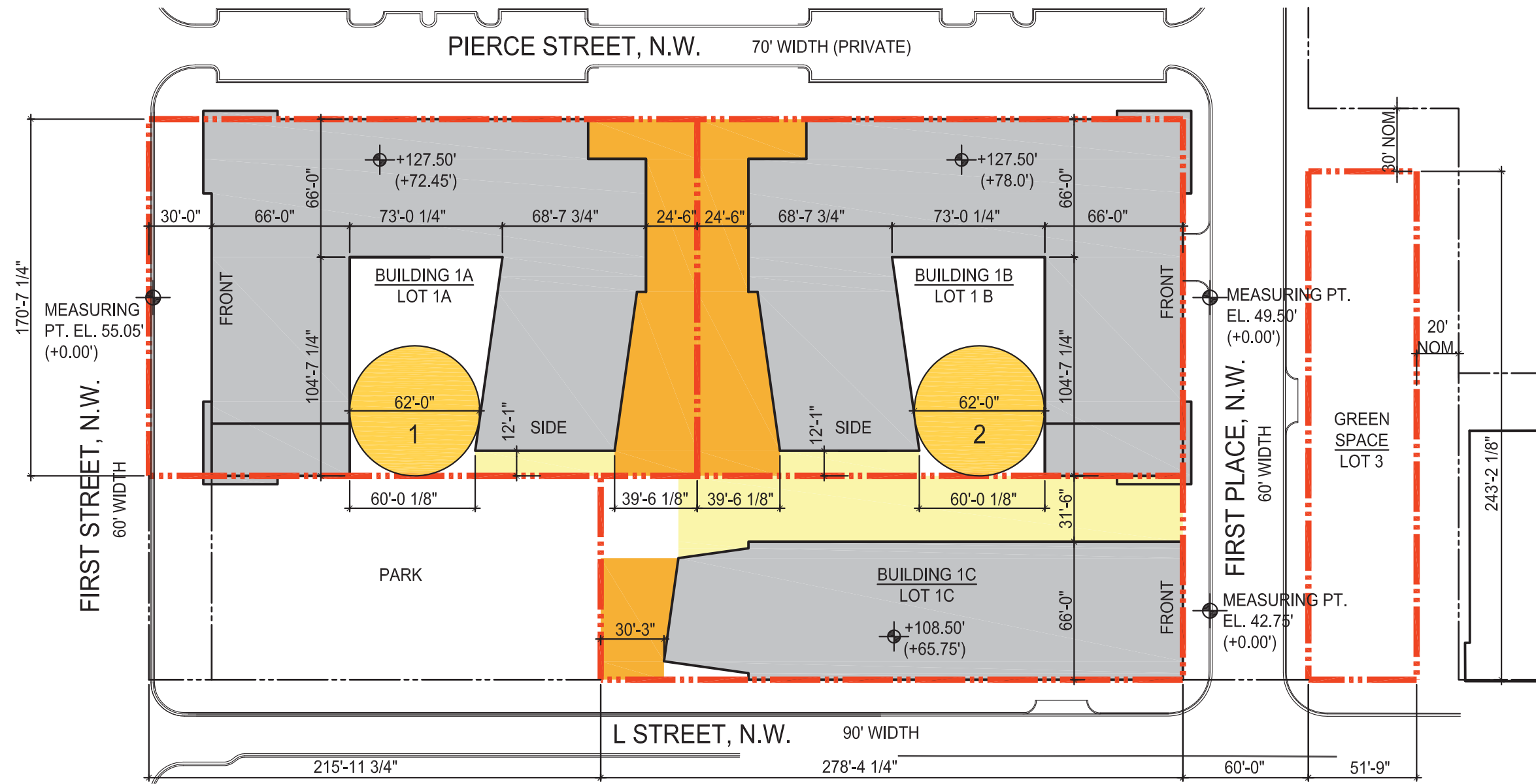




PROPOSED THEORETICAL LOTS	
LOT 1	44,725
LOT 1B	39,607
LOT 1C	27,139
LOT 2A/2B	70,345
LOT 2C/2D	62,261
LOT 3	12,583
<b>TOTAL</b>	<b>256,660</b>





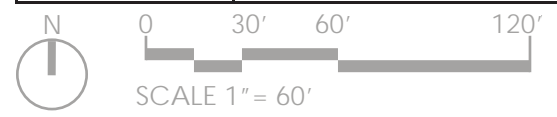


PHASE 1 South Block	REAR YARD		SIDE YARD		CLOSED COURT	
	Required/ Allowed	PUD Proposed	Required/ Allowed	PUD Proposed	Required/ Allowed	PUD Proposed
Building 1A	Min. depth not less than 12' 2-1/2" per 67.5' = 14.06'	24'-6"	None; If provided not < 6' 2" per 72.48' = 12.08'	12'-1"	Court 1 Min. Width 4" per 70.5' = 23.50' Min. Area 2 x 23.50 <sup>2</sup> = 1,104.50 sf	62'-0" 7,679 sf
Building 1B	Min. depth not less than 12' 2-1/2" per 67.5' = 14.06'	24'-6"	None; If provided not < 6' 2" per 78.0' = 13.0'	<b>12'-1"</b> Request flexibility	Court 2 Min. Width 4" per 70.5' = 23.50' Min. Area 2 x 23.50 <sup>2</sup> = 1,104.50 sf	62'-0" 7,679 sf
Building 1C	Min. depth not less than 12' 2-1/2" per 65.75' = 13.70'	30'-3"	None; If provided not < 6' 2" per 67.5' = 10.96'	31'-6"	NA	

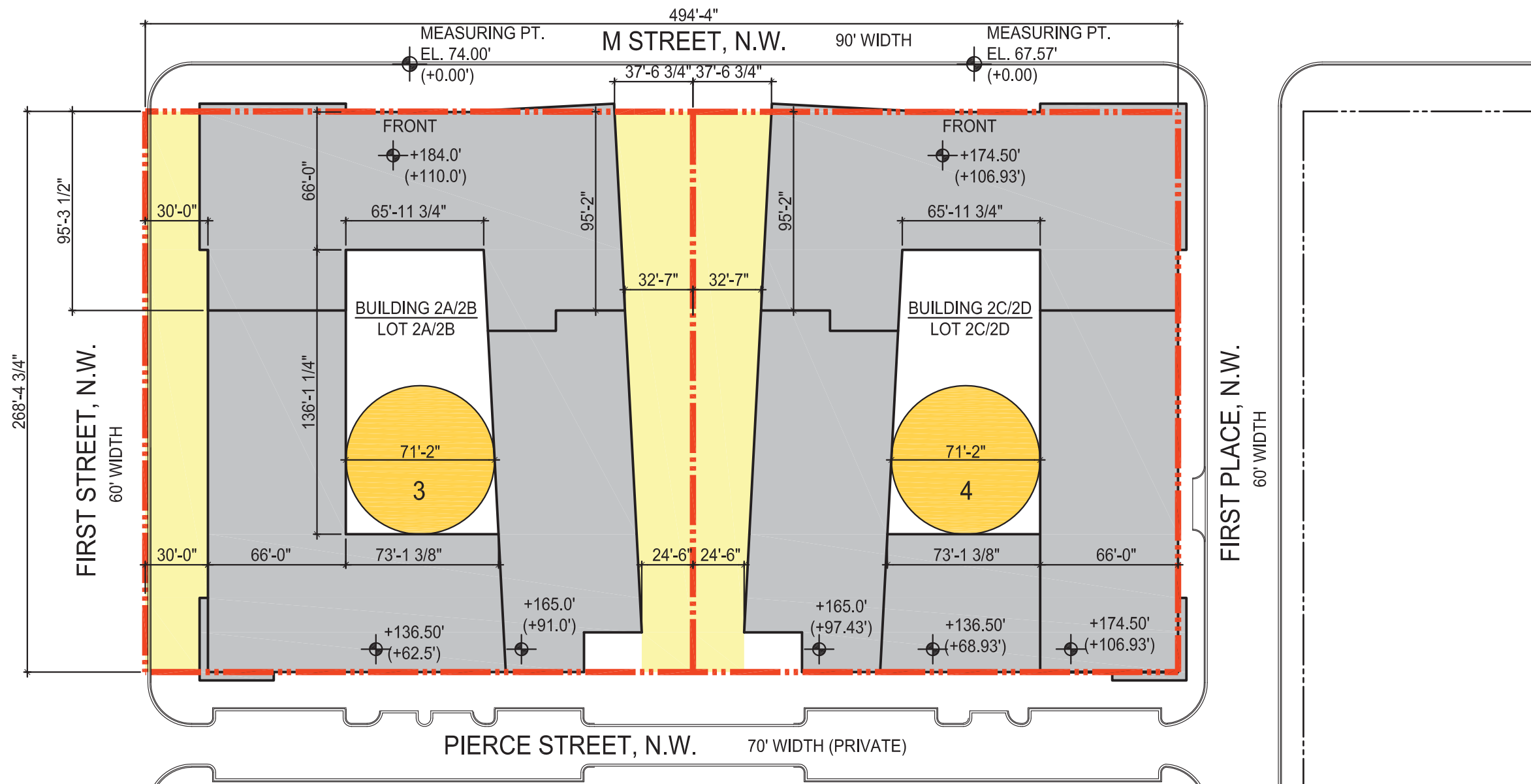
NOTE: THEORETICAL LOTS HAVE BEEN ESTABLISHED FOR THE PURPOSE OF DETERMINING CONFORMANCE TO REAR AND SIDE YARD REQUIREMENTS

**LEGEND**

- CLOSED COURT
- SIDE YARD
- REAR YARD
- THEORETICAL LOT LINE



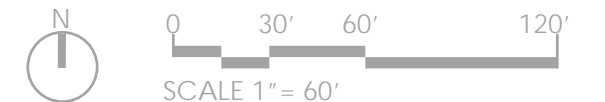




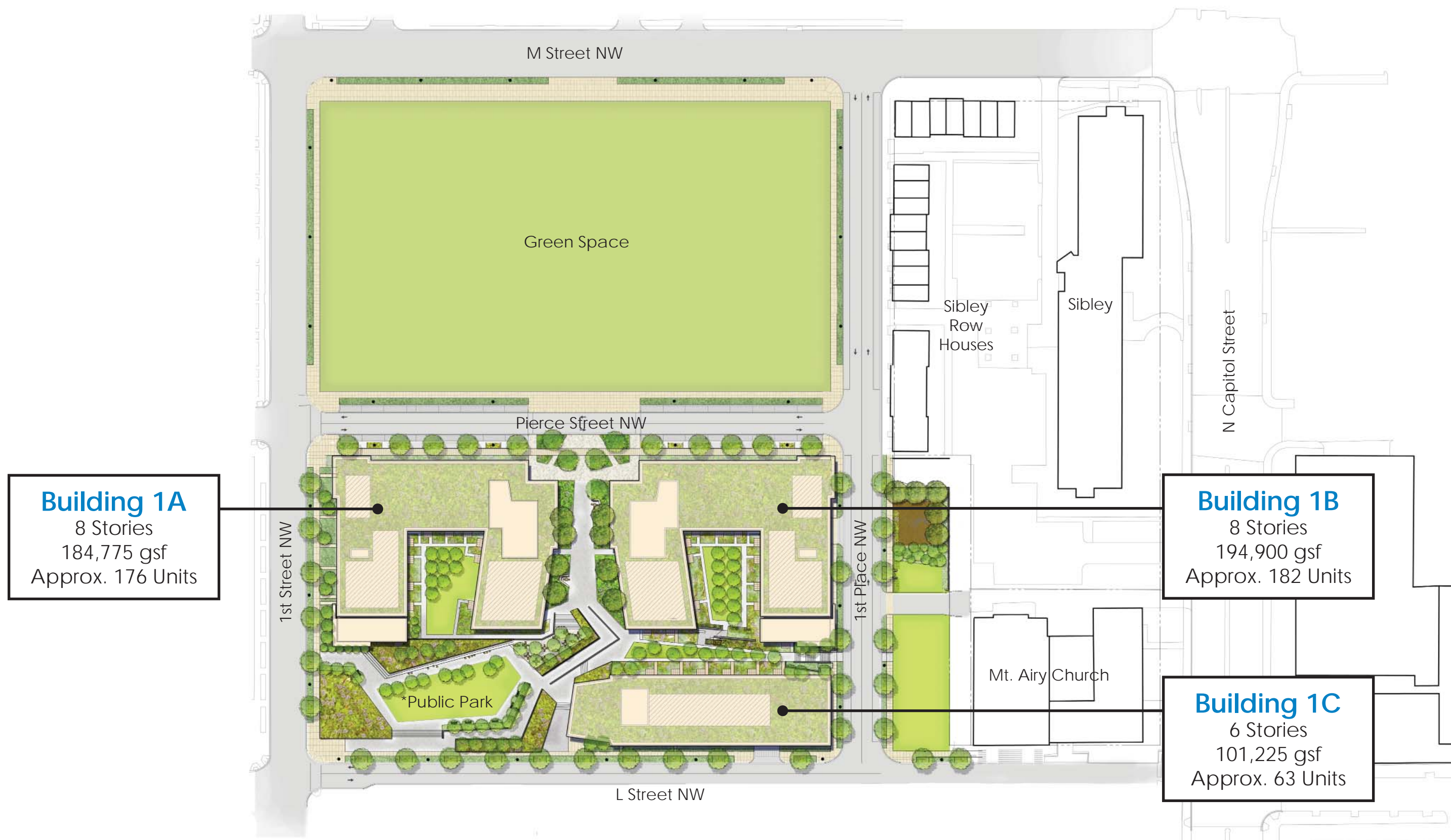
NOTE: THEORETICAL LOTS HAVE BEEN ESTABLISHED FOR THE PURPOSE OF DETERMINING CONFORMANCE TO REAR AND SIDE YARD REQUIREMENTS

LEGEND	
	CLOSED COURT
	SIDE YARD
	REAR YARD
	THEORETICAL LOT LINE

PHASE 2 North Block	REAR YARD		SIDE YARD		CLOSED COURT	
	Required/ Allowed	PUD Proposed	Required/ Allowed	PUD Proposed	Required/ Allowed	PUD Proposed
Building 2A/2B	Compliant closed Court 3 provided in lieu of Rear Yard	None	None; If provided not < 6' 2" per 110.0' = 18.33' 2" per 91.0' = 15.17' 2" per 110.0' = 18.33' 2" per 62.5' = 10.42'	32'-7" min. 24'-6" min. 30'-0" 30'-0"	Court 3 Min. Width 4" per 112.0' = 37.33' Min. Area 2 x 37.33 <sup>2</sup> = 2,787.55 sf	65'-11 3/4" 9,465 sf
Building 2C/2D	Compliant closed Court 4 provided in lieu of Rear Yard	None	None; If provided not < 6' 2" per 102.5' = 17.08' 2" per 97.48' = 16.25'	32'-7" min. 24'-6" min.	Court 4 Min. Width 4" per 102.5' = 34.17' Min. Area 2 x 34.17 <sup>2</sup> = 2,335.18 sf	65'-11 3/4" 9,465 sf







\*REFER TO NOTES ON LANDSCAPE DRAWINGS REGARDING THE PUBLIC PARK.



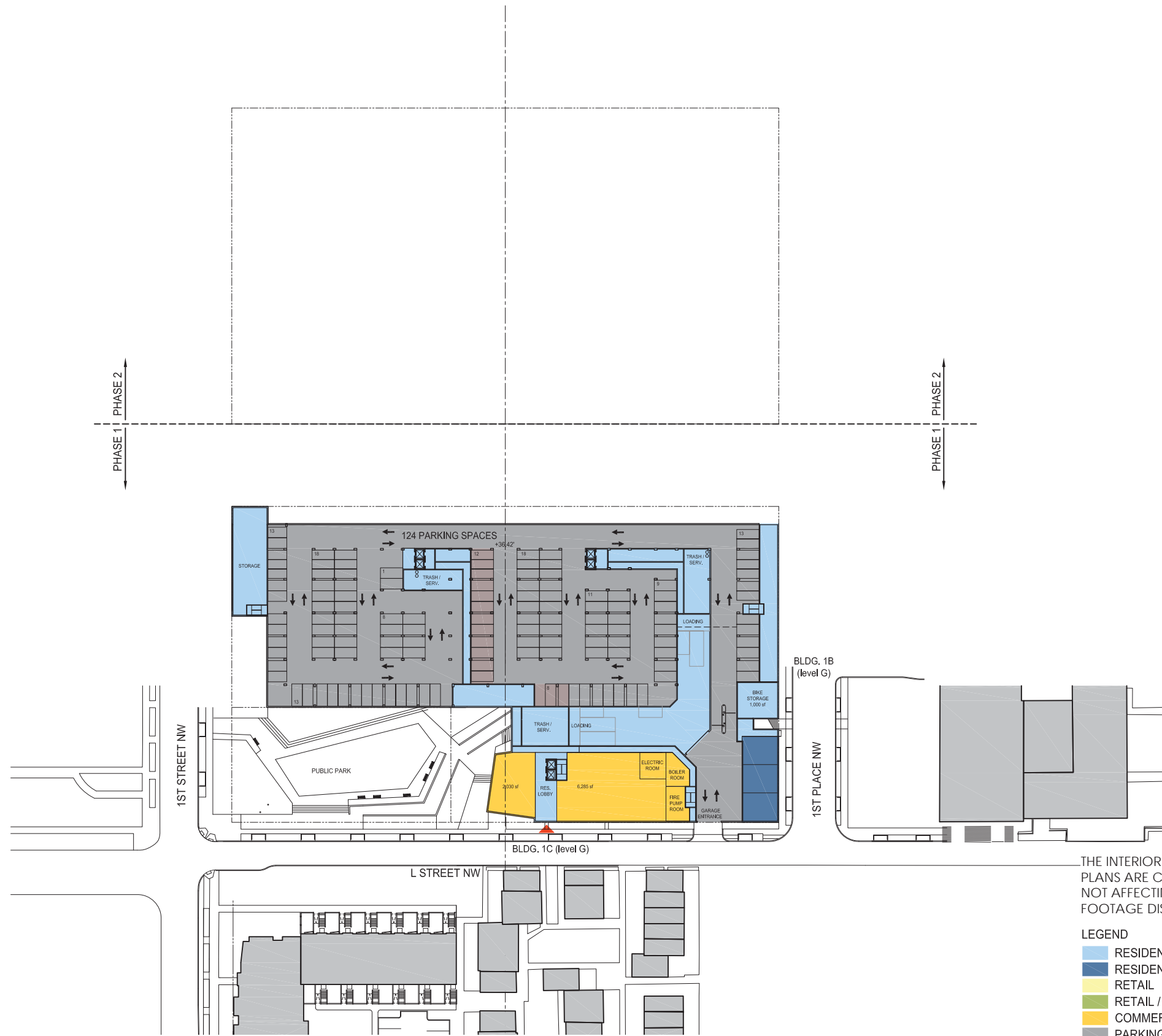
**Building 2A/2B**  
 6-11 Stories  
 414,640 gsf  
 Approx. 339 Units

**Building 2C/2D**  
 6-10 Stories  
 451,725 gsf  
 Approx. 373 Units



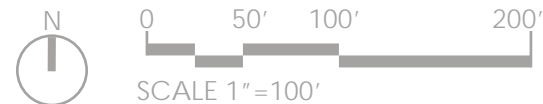
\*REFER TO NOTES ON LANDSCAPE DRAWINGS REGARDING THE PUBLIC PARK.





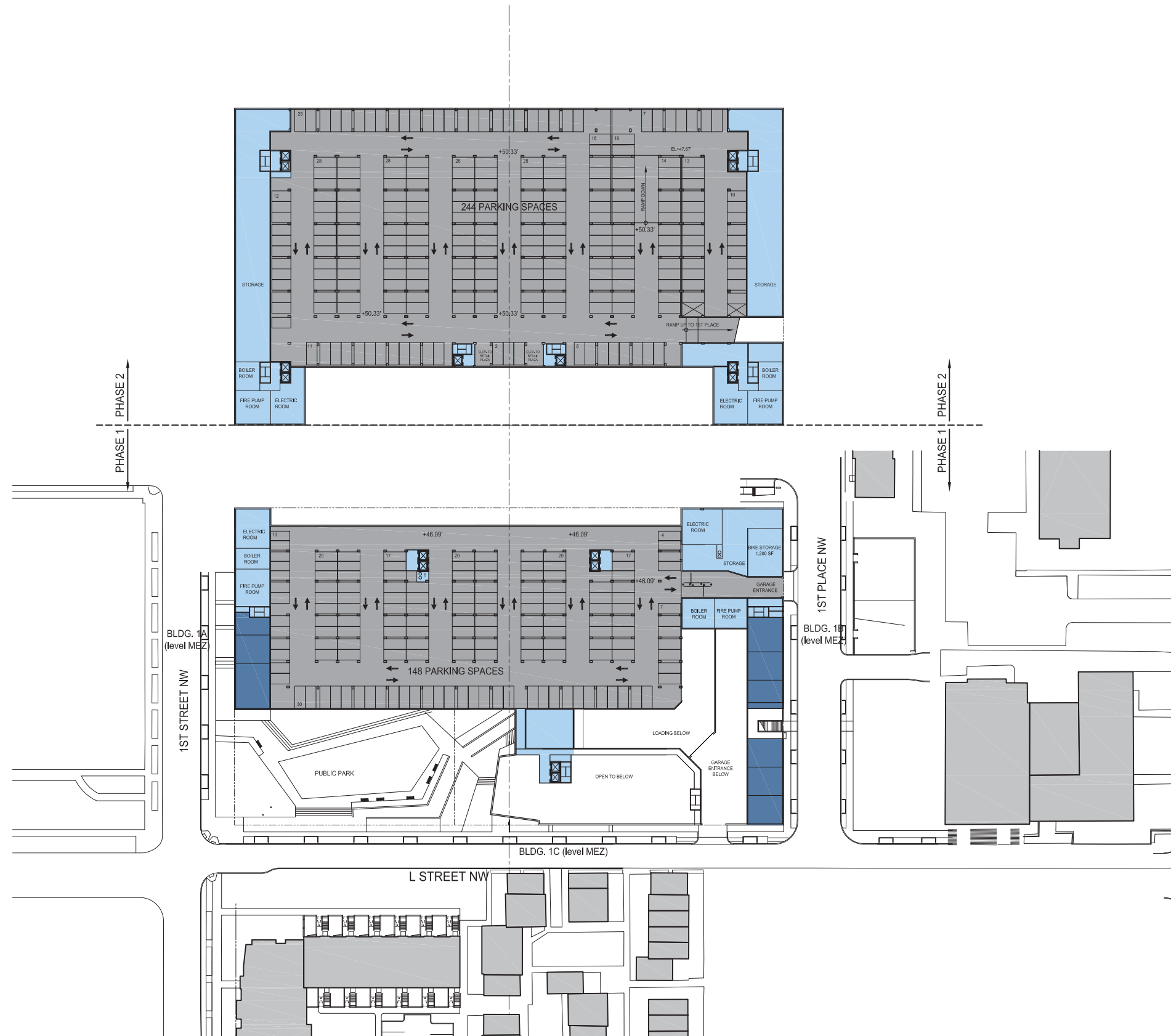
THE INTERIOR LAYOUTS AS SHOWN ON THE BUILDING PLANS ARE CONCEPTUAL. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

- LEGEND**
- RESIDENTIAL & COMMON / SERVICE SPACE
  - RESIDENTIAL 2-STORY WALK UPS
  - RETAIL
  - RETAIL / PROFESSIONAL OFFICE
  - COMMERCIAL / COMMUNITY / AMENITY
  - PARKING - RESIDENTIAL
  - PARKING - RETAIL / PROFESSIONAL OFFICE
  - PARKING - COMMERCIAL / COMMUNITY / AMENITY
  - MAIN ENTRANCE TO BUILDING



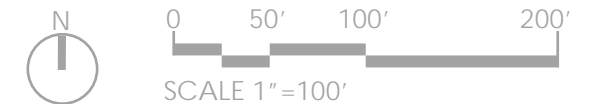
**A-18** L Street Ground Level / P3 Level Floor Plan



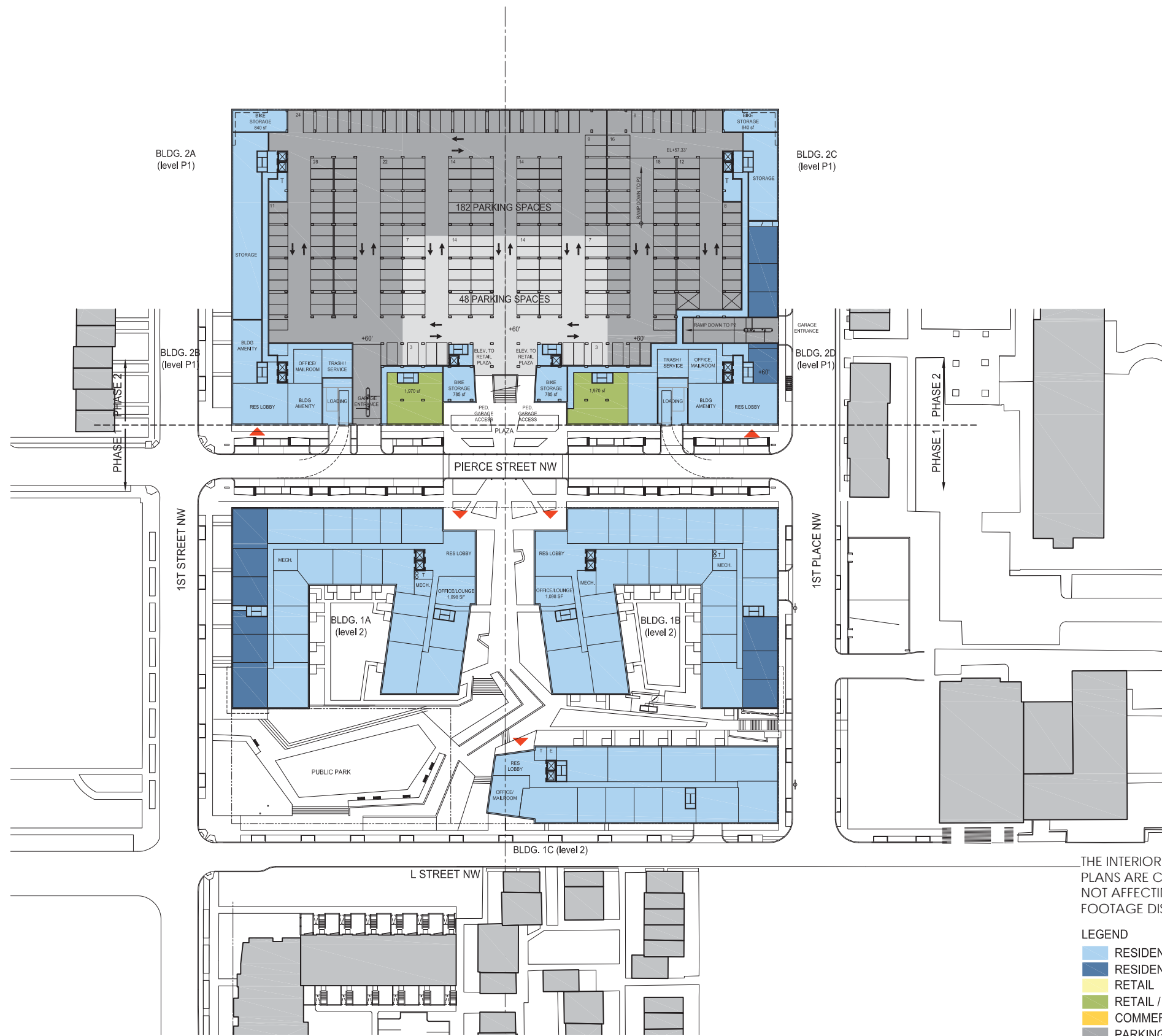


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  - RESIDENTIAL 2-STORY WALK UPS
  - RETAIL
  - RETAIL / PROFESSIONAL OFFICE
  - COMMERCIAL / COMMUNITY / AMENITY
  - PARKING - RESIDENTIAL
  - PARKING - RETAIL / PROFESSIONAL OFFICE
  - PARKING - COMMERCIAL / COMMUNITY / AMENITY
  - MAIN ENTRANCE TO BUILDING

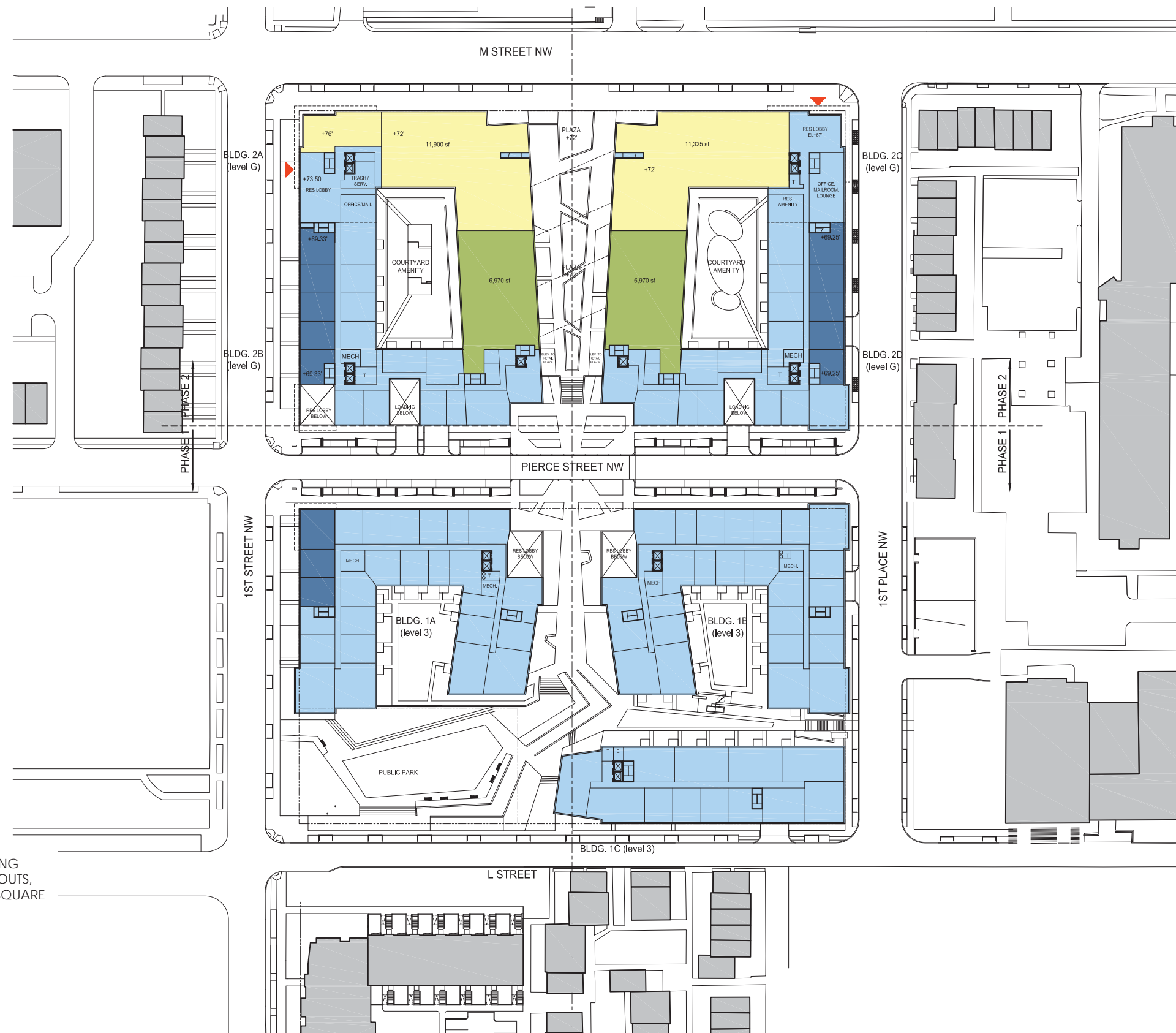






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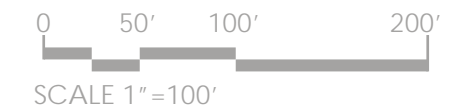




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LEGEND

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- RESIDENTIAL 2-STORY WALK UPS
- RETAIL
- RETAIL / PROFESSIONAL OFFICE
- COMMERCIAL / COMMUNITY / AMENITY
- PARKING - RESIDENTIAL
- PARKING - RETAIL / PROFESSIONAL OFFICE
- PARKING - COMMERCIAL / COMMUNITY / AMENITY
- MAIN ENTRANCE TO BUILDING



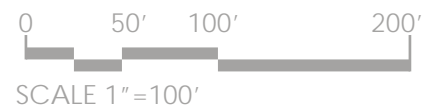




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- PARKING - RESIDENTIAL
- PARKING - RETAIL / PROFESSIONAL OFFICE
- PARKING - COMMERCIAL / COMMUNITY / AMENITY
- MAIN ENTRANCE TO BUILDING



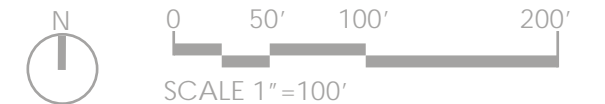




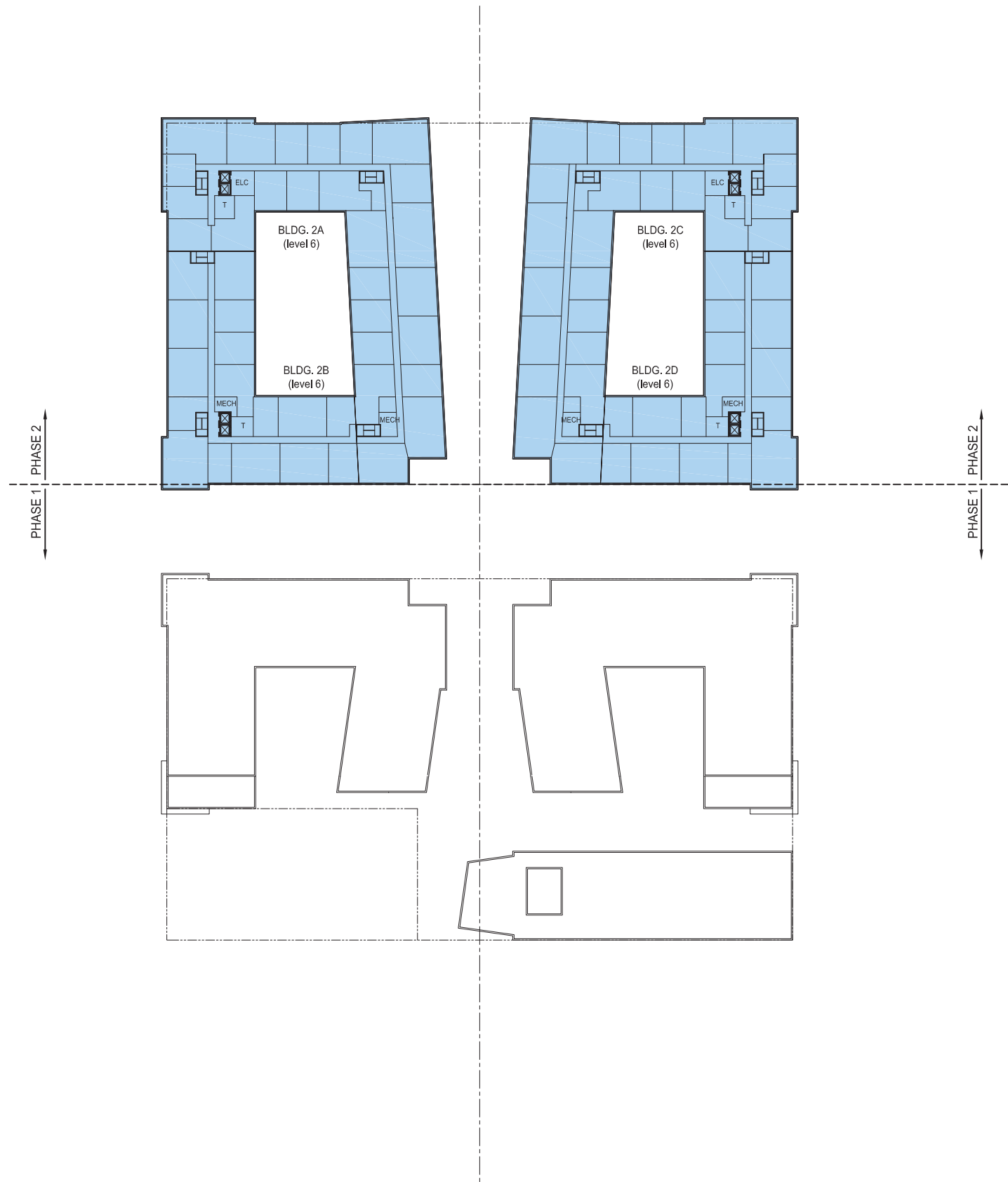
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- PARKING - RESIDENTIAL
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- PARKING - COMMERCIAL / COMMUNITY / AMENITY
- MAIN ENTRANCE TO BUILDING



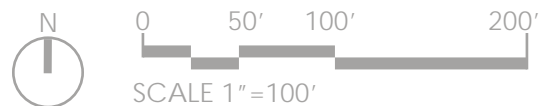




THE INTERIOR LAYOUTS AS SHOWN ON THE BUILDING PLANS ARE CONCEPTUAL. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

LEGEND

- RESIDENTIAL & COMMON / SERVICE SPACE
- RESIDENTIAL 2-STORY WALK UPS
- RETAIL
- RETAIL / PROFESSIONAL OFFICE
- COMMERCIAL / COMMUNITY / AMENITY
- PARKING - RESIDENTIAL
- PARKING - RETAIL / PROFESSIONAL OFFICE
- PARKING - COMMERCIAL / COMMUNITY / AMENITY
- MAIN ENTRANCE TO BUILDING



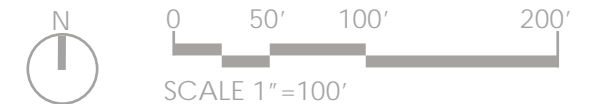
**A-24** 6th Level Floor Plan



THE INTERIOR LAYOUTS AS SHOWN ON THE BUILDING PLANS ARE CONCEPTUAL. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

LEGEND

- RESIDENTIAL & COMMON / SERVICE SPACE
- RESIDENTIAL 2-STORY WALK UPS
- RETAIL
- RETAIL / PROFESSIONAL OFFICE
- COMMERCIAL / COMMUNITY / AMENITY
- PARKING - RESIDENTIAL
- PARKING - RETAIL / PROFESSIONAL OFFICE
- PARKING - COMMERCIAL / COMMUNITY / AMENITY
- MAIN ENTRANCE TO BUILDING



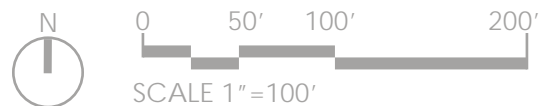




THE INTERIOR LAYOUTS AS SHOWN ON THE BUILDING PLANS ARE CONCEPTUAL. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

LEGEND

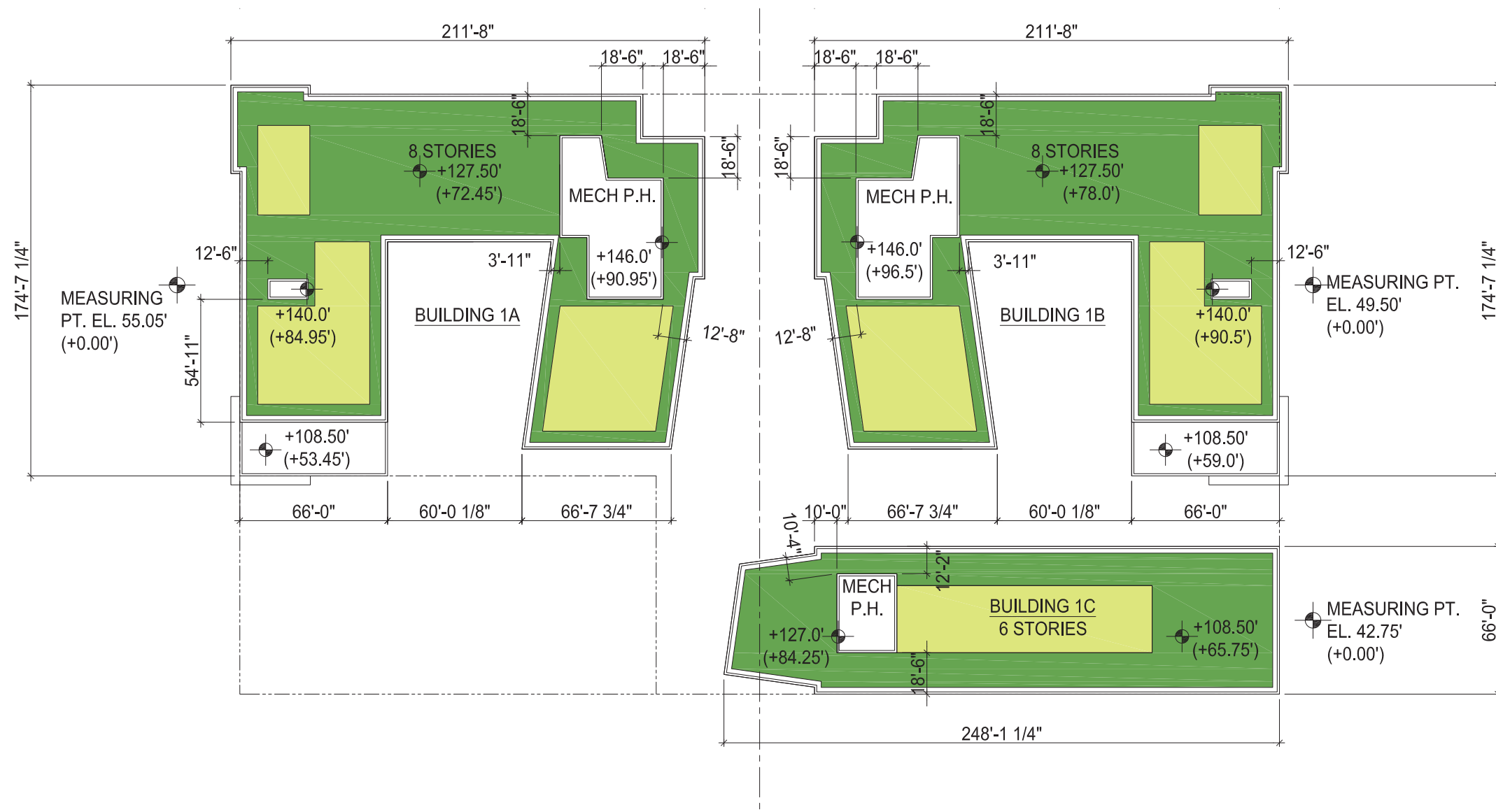
- RESIDENTIAL & COMMON / SERVICE SPACE
- RESIDENTIAL 2-STORY WALK UPS
- RETAIL
- RETAIL / PROFESSIONAL OFFICE
- COMMERCIAL / COMMUNITY / AMENITY
- PARKING - RESIDENTIAL
- PARKING - RETAIL / PROFESSIONAL OFFICE
- PARKING - COMMERCIAL / COMMUNITY / AMENITY
- MAIN ENTRANCE TO BUILDING



**A-26** 10th -11th Level Floor Plans

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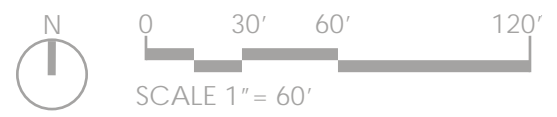


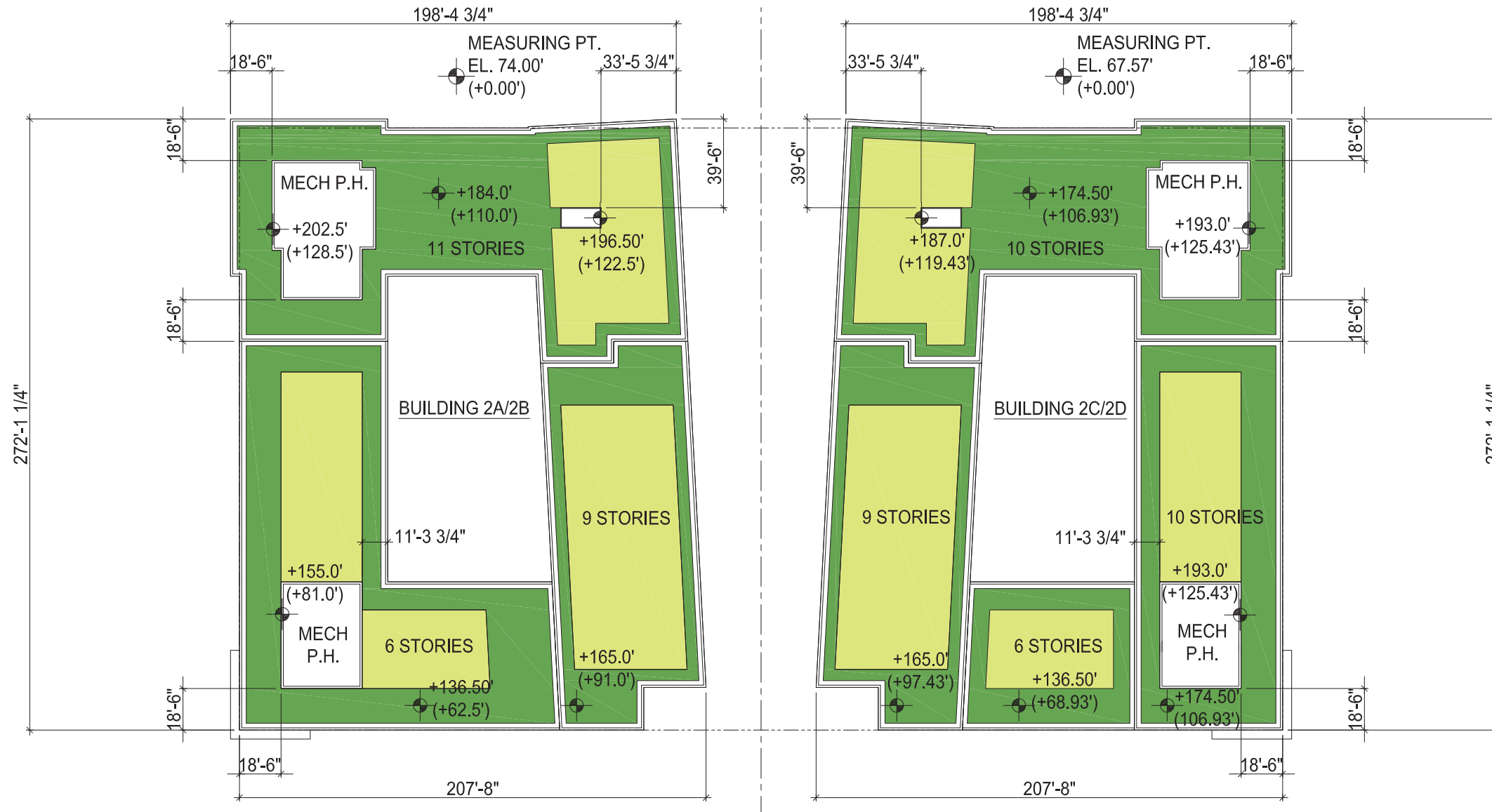


NOTE: ROOF PLAN IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. MECHANICAL AND BUILDING DESIGN MAY AFFECT THE AMOUNT OF GREEN ROOF THAT IS ACHIEVABLE.

**LEGEND**

- GREEN ROOF
- ROOF MOUNTED MECHANICAL EQUIPMENT < 4' TALL

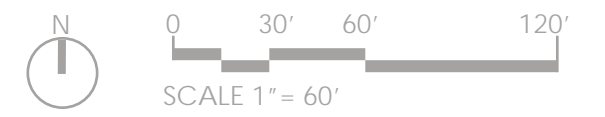




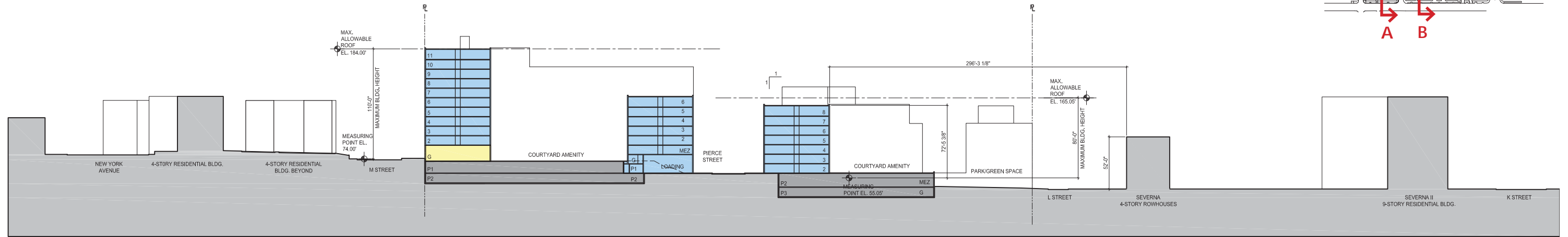
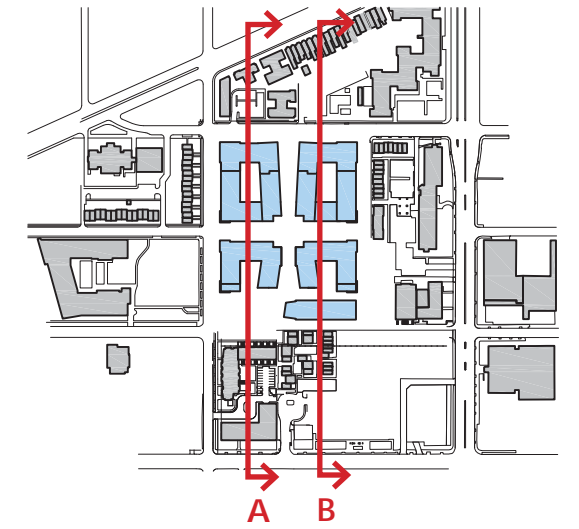
NOTE: ROOF PLAN IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. MECHANICAL AND BUILDING DESIGN MAY AFFECT THE AMOUNT OF GREEN ROOF THAT IS ACHIEVABLE.

**LEGEND**

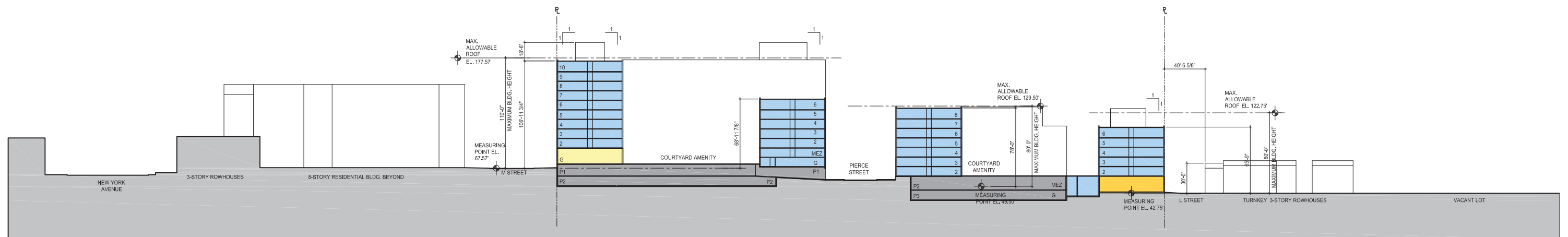
- GREEN ROOF
- ROOF MOUNTED MECHANICAL EQUIPMENT < 4' TALL



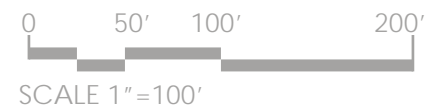




Site Section A

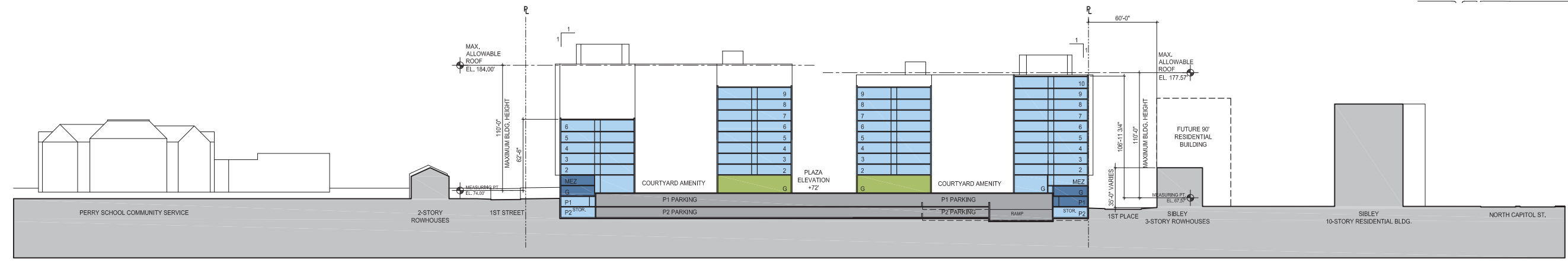
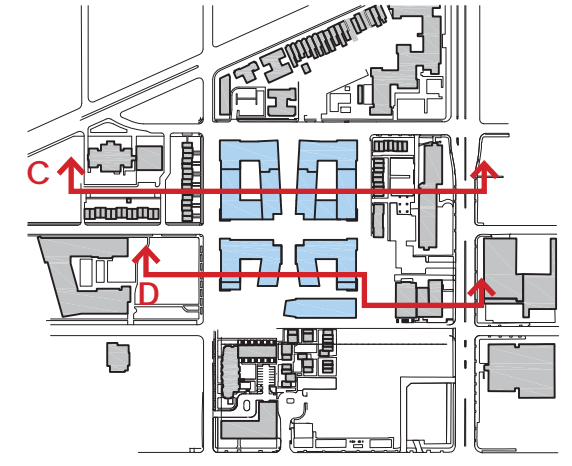


Site Section B

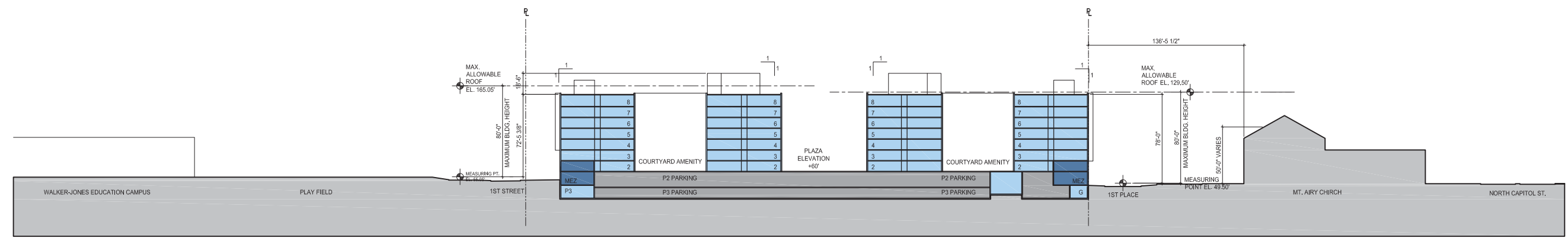


LEGEND

- RESIDENTIAL & COMMON / SERVICE SPACE
- RESIDENTIAL 2-STORY WALK UPS
- RETAIL
- RETAIL / PROFESSIONAL OFFICE
- COMMERCIAL / COMMUNITY / AMENITY
- PARKING - RESIDENTIAL
- PARKING - RETAIL / PROFESSIONAL OFFICE
- PARKING - COMMERCIAL / COMMUNITY / AMENITY

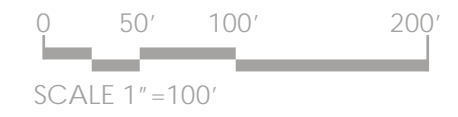


Site Section C



Site Section D

- LEGEND**
- RESIDENTIAL & COMMON / SERVICE SPACE
  - RESIDENTIAL 2-STORY WALK UPS
  - RETAIL
  - RETAIL / PROFESSIONAL OFFICE
  - COMMERCIAL / COMMUNITY / AMENITY
  - PARKING - RESIDENTIAL
  - PARKING - RETAIL / PROFESSIONAL OFFICE
  - PARKING - COMMERCIAL / COMMUNITY / AMENITY







Note: The building massing is shown for illustrative purposes. The design of the buildings will be subject to a future second stage planned unit development design review and approval.





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