

SITE PLAN - ENLARGED

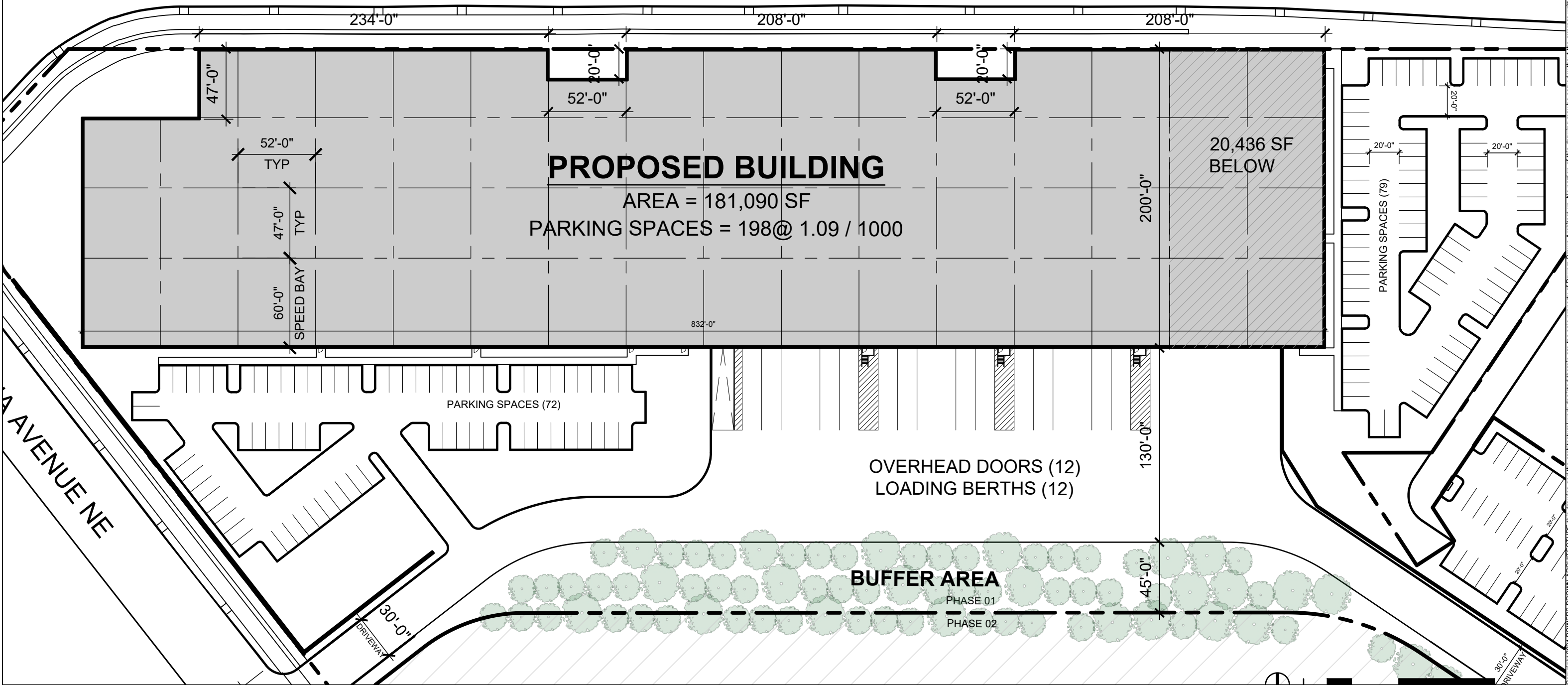
SITE AREA : 391,745 SF (9 AC)

BUILDING AREA : 181,090 SF

LOT OCCUPANCY : 46.3%

PARKING : 198 (1.09/1000)

NEW YORK AVENUE NE



* PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. * BOUNDARY LINES AND EASEMENTS ARE PRELIMINARY & REQUIRE VERIFICATION - SURVEY NOT PROVIDED. * ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT/ ENTRY DESIGNS ARE FINALIZED. * RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES. * PRELIMINARY DETENTION CALCULATIONS. CALCULATIONS ARE SUBJECT TO CHANGE AND NEED TO BE CONFIRMED BY A LICENSED ENGINEER. *

NEW CITY, DC
a project for
DOUGLAS DEVELOPMENT

FALLS CHURCH

Douglas
Development
CORPORATION

WILES
MENSCH

power
brown
architect
District of Columbia
CASE NO. 24-11
EXHIBIT No. 09A4

EX
102

03 NOVEMBER 2025

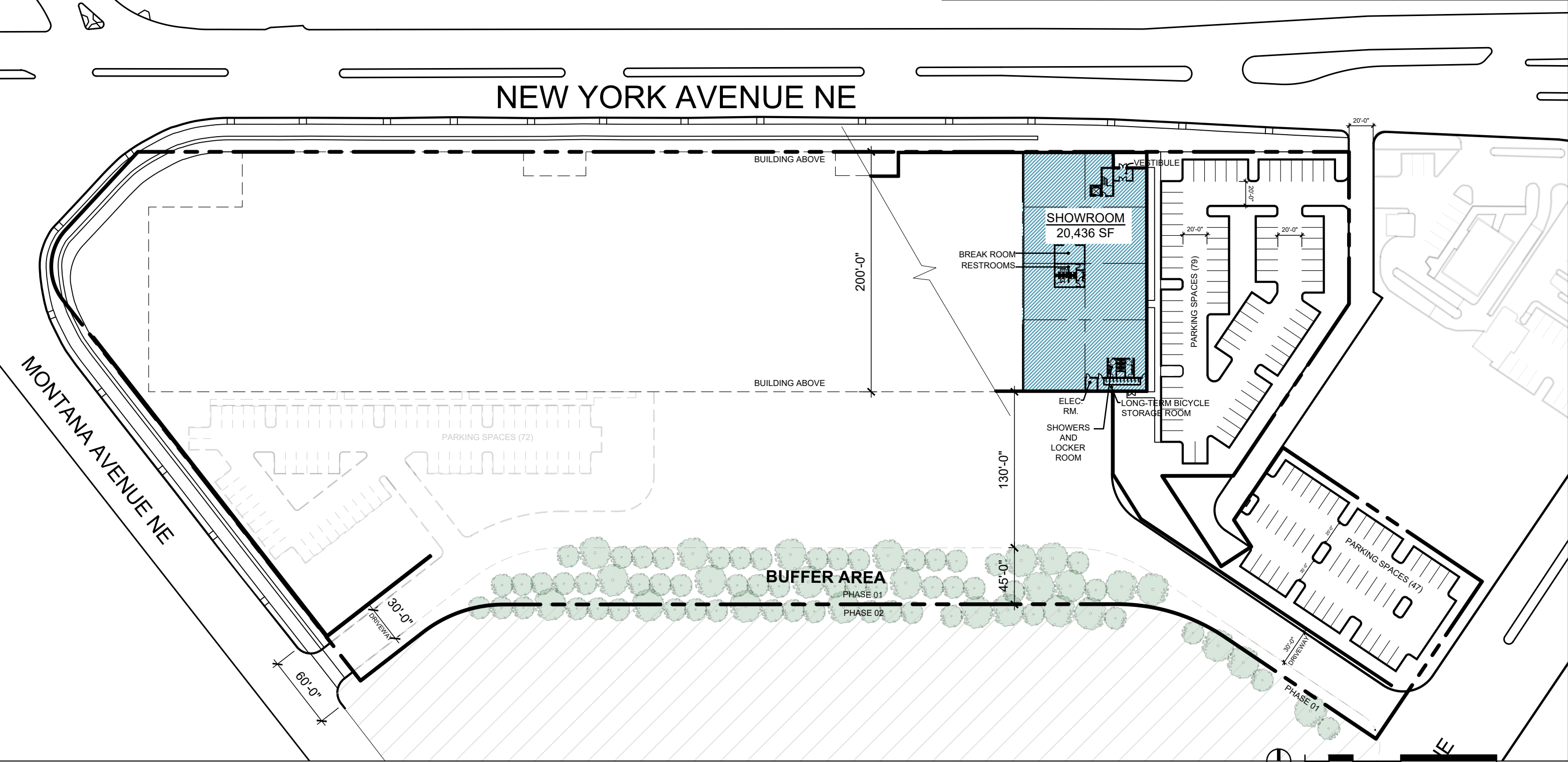
222016

OVERALL FLOOR PLAN - GROUND FLOOR

BUILDING AREA : 181,090 SF

PARKING : 198 (1.08/1000)

FLOOR	AREA	FLOOR AREA RATIO	PARKING
GROUND FLOOR	20,436 SF	0.11	126
LEVEL 01	160,654 SF	0.89	72
GROSS	181,090 SF	1.00	198

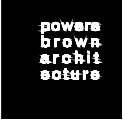


* PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. * BOUNDARY LINES AND EASEMENTS ARE PRELIMINARY & REQUIRE VERIFICATION - SURVEY NOT PROVIDED. * ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT/ ENTRY DESIGNS ARE FINALIZED. * RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES. * PRELIMINARY DETENTION CALCULATIONS. CALCULATIONS ARE SUBJECT TO CHANGE AND NEED TO BE CONFIRMED BY A LICENSED ENGINEER. *

NEW CITY, DC
a project for
DOUGLAS DEVELOPMENT

FALLS CHURCH

03 NOVEMBER 2025



EX
103

VIRGINIA

222016

Copyright 2021 POWERS BROWN ARCHITECTURE this drawing and the architectural work depicted herein are the sole property of Powers Brown Architecture. No portion of this drawing may be copied without the express written consent of the Architect.

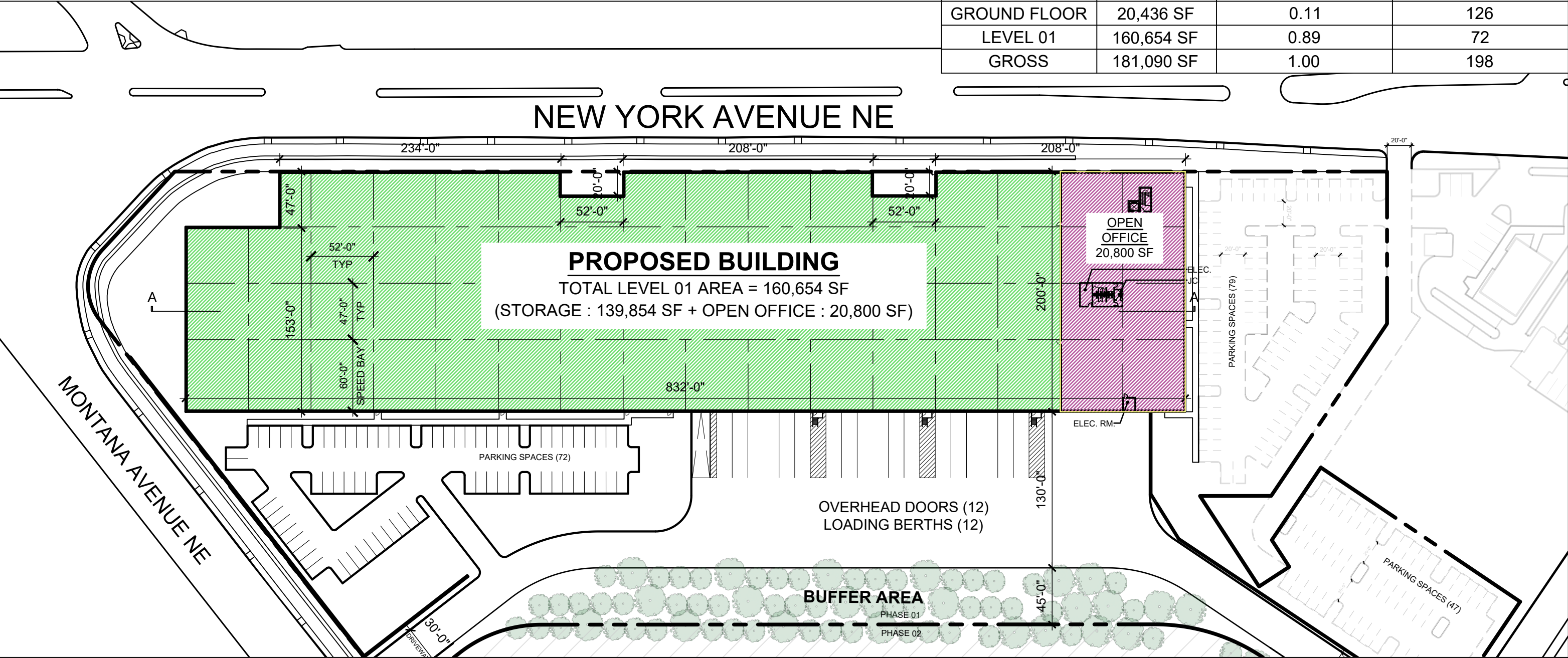
OVERALL FLOOR PLAN AND BUILDING SECTION

BUILDING AREA : 181,090 SF

PARKING : 198 (1.08/1000)

LEVEL 01 PLAN :

FLOOR	AREA	FLOOR AREA RATIO	PARKING
GROUND FLOOR	20,436 SF	0.11	126
LEVEL 01	160,654 SF	0.89	72
GROSS	181,090 SF	1.00	198



* PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. * BOUNDARY LINES AND EASEMENTS ARE PRELIMINARY & REQUIRE VERIFICATION - SURVEY NOT PROVIDED. * ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT/ ENTRY DESIGNS ARE FINALIZED. * RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES. * PRELIMINARY DETENTION CALCULATIONS. CALCULATIONS ARE SUBJECT TO CHANGE AND NEED TO BE CONFIRMED BY A LICENSED ENGINEER. *

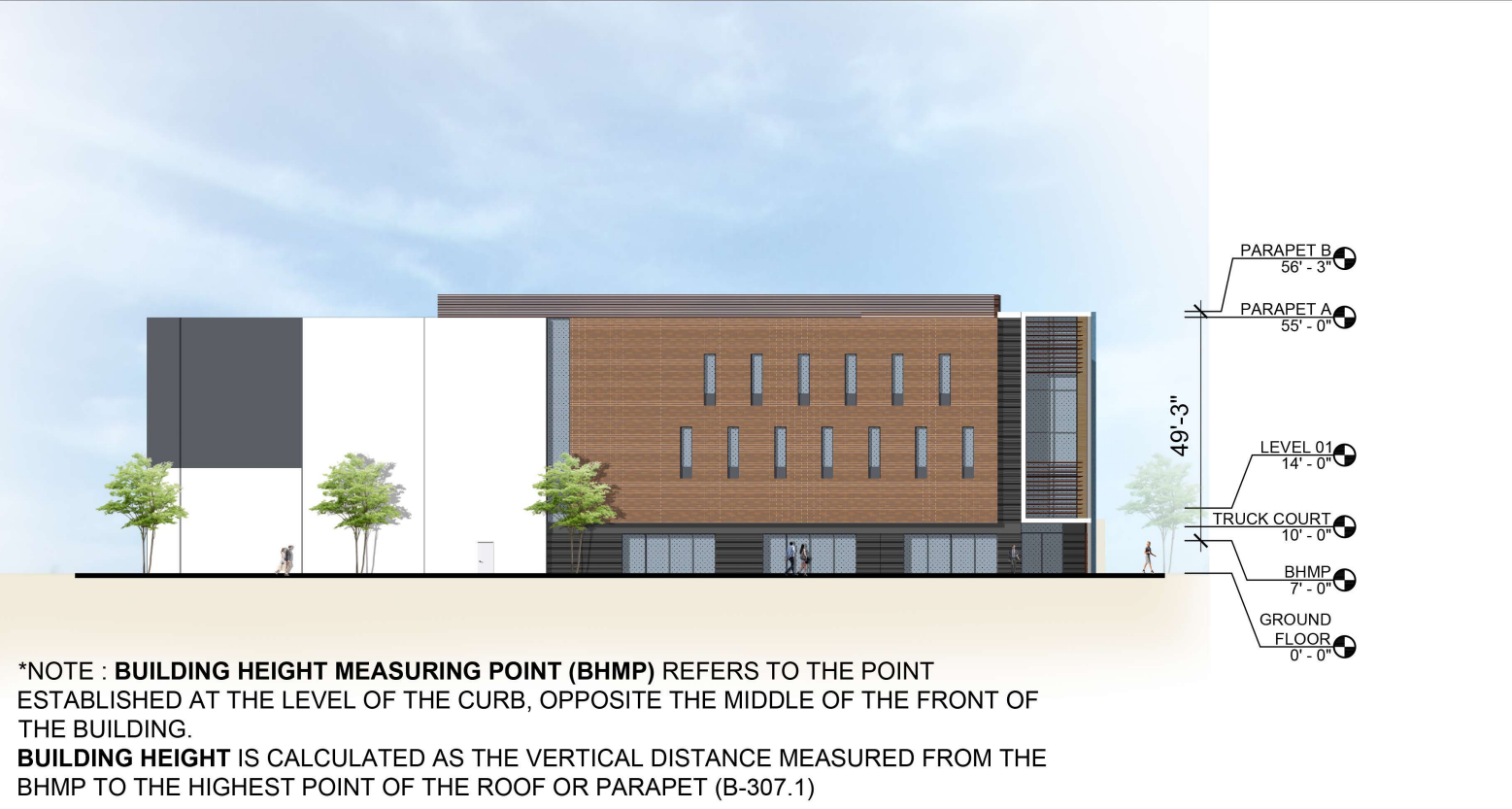
NEW CITY, DC
a project for
DOUGLAS DEVELOPMENT



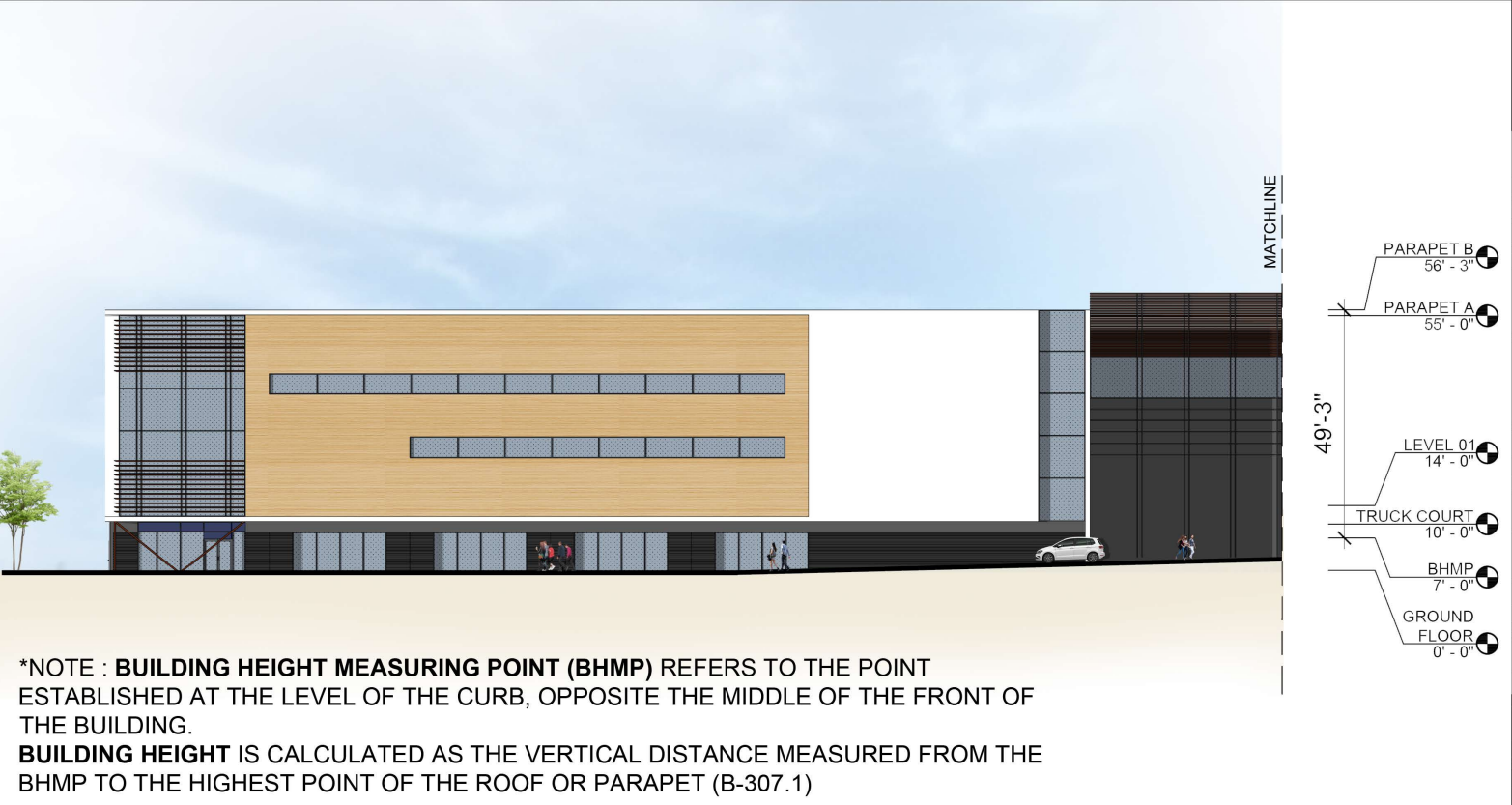
EX
104

OVERALL BUILDING ELEVATIONS

EAST ELEVATION :



NORTH ELEVATION (1 OF 2) :



NORTH ELEVATION (2 OF 2) :



* PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. * BOUNDARY LINES AND EASEMENTS ARE PRELIMINARY & REQUIRE VERIFICATION - SURVEY NOT PROVIDED. * ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT/ ENTRY DESIGNS ARE FINALIZED. * RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES. * PRELIMINARY DETENTION CALCULATIONS. CALCULATIONS ARE SUBJECT TO CHANGE AND NEED TO BE CONFIRMED BY A LICENSED ENGINEER. *