

SITE PLAN - ENLARGED

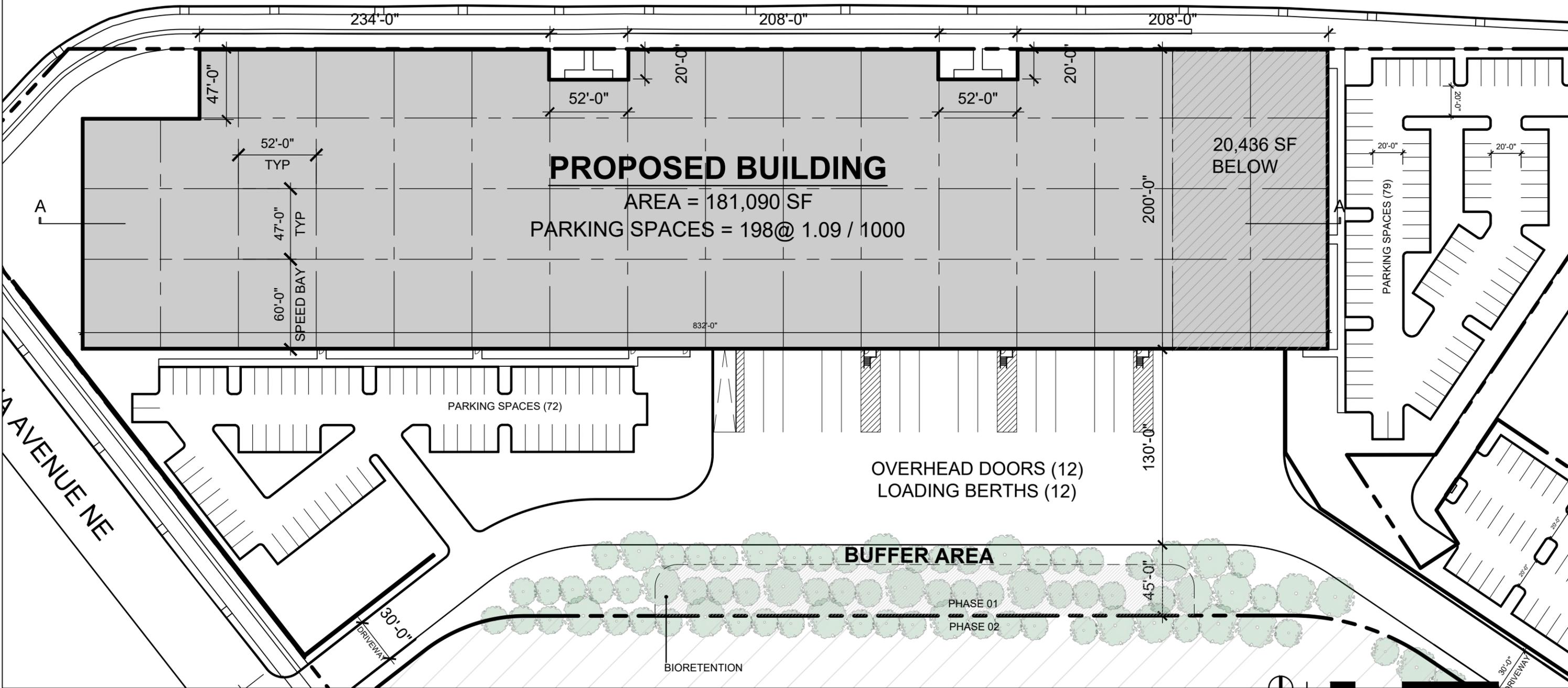
SITE AREA : 391,745 SF (9 AC)

BUILDING AREA : 181,090 SF

LOT OCCUPANCY : 46.3%

PARKING : 198 (1.09/1000)

NEW YORK AVENUE NE



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NEW CITY, DC
 a project for
DOUGLAS DEVELOPMENT



EX 102
 ZONING PERMITS
 District of Columbia
 CASE NO. 24-11
 EXHIBIT NO. 1A2

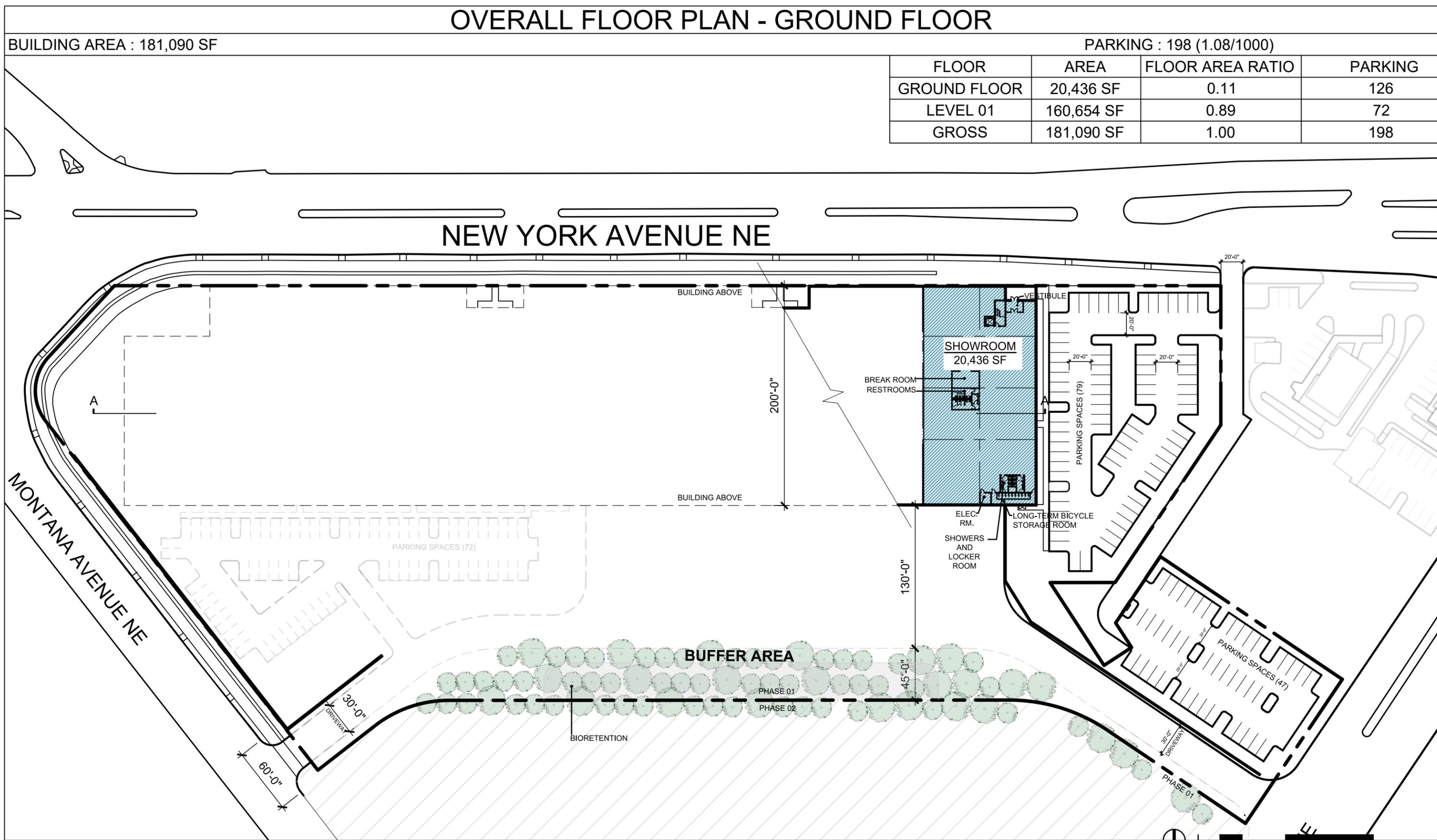
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OVERALL FLOOR PLAN - GROUND FLOOR

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



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EX 103

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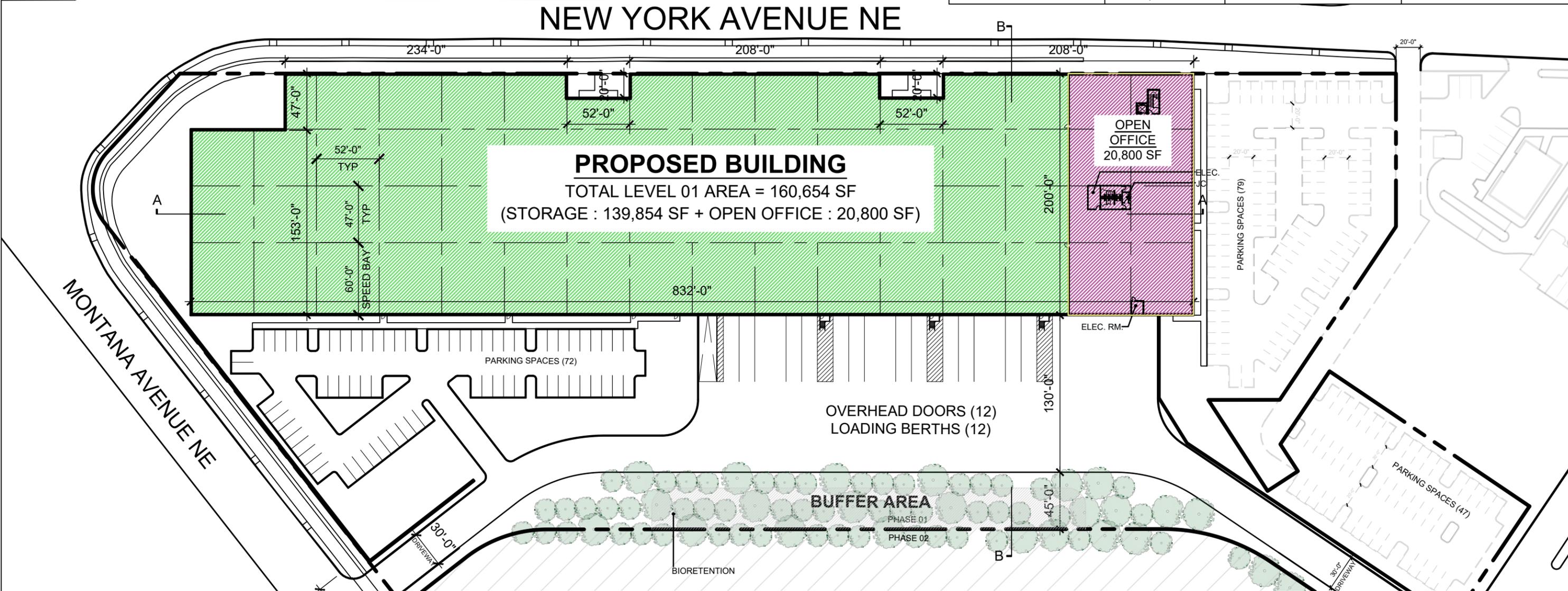
OVERALL FLOOR PLAN AND BUILDING SECTION

BUILDING AREA : 181,090 SF

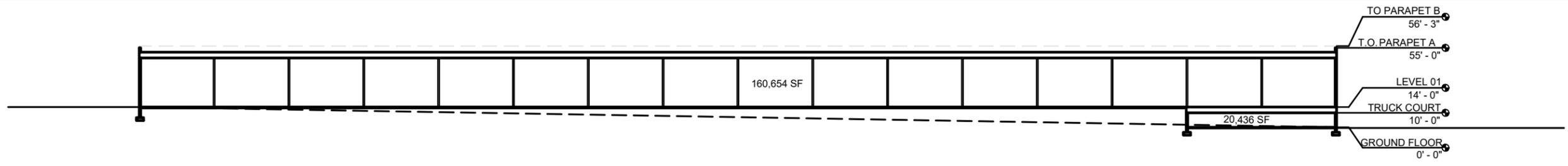
PARKING : 198 (1.08/1000)

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



BUILDING SECTION:



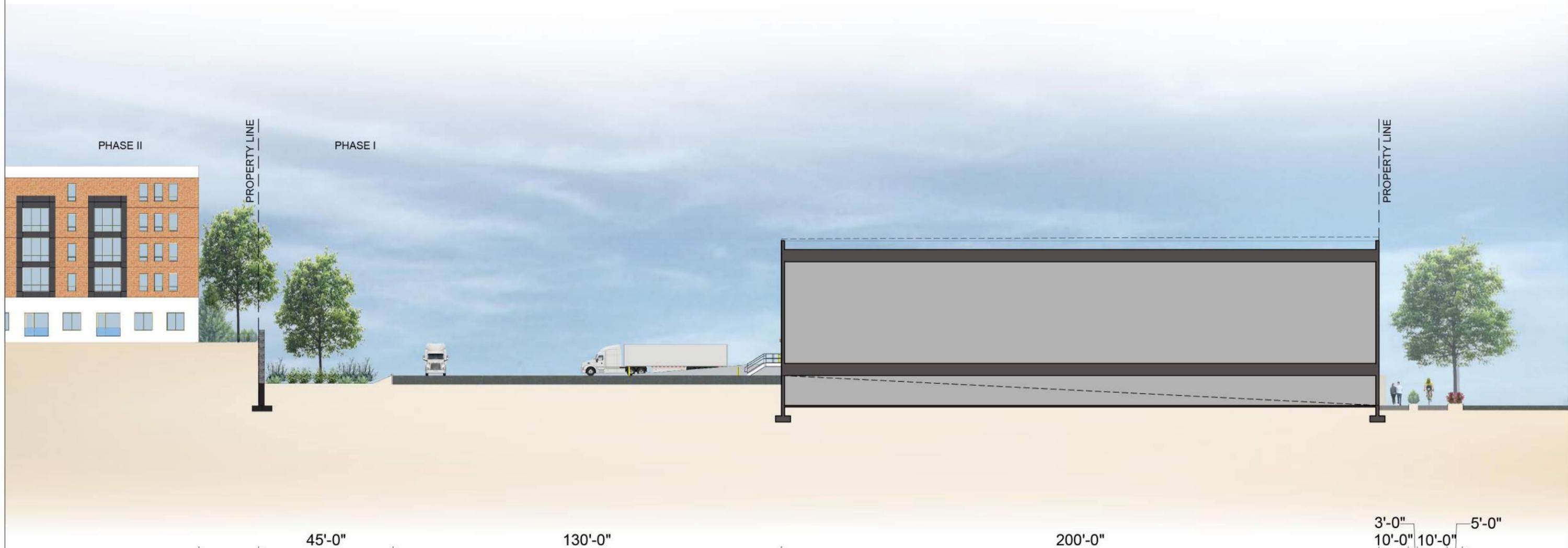
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EX
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OVERALL SITE SECTION



RESIDENTIAL DEVELOPMENT

PLANTED AREA

45'-0"
BIO-RETENTION

130'-0"
TRUCK COURT

200'-0"
BUILDING

3'-0"
10'-0" 10'-0" 5'-0"
WALK BIKE TRAIL
BUFFER TREE BOX
NEW YORK AVE. EASTBOUND

*NOTE : RENDERING OF RESIDENTIAL BUILDINGS IS CONCEPTUAL ONLY AND DOESN NOT DEPICT THE ACTUAL BUILDING CONFIGURATIONS FOR THE RESIDENTIAL PARCEL.

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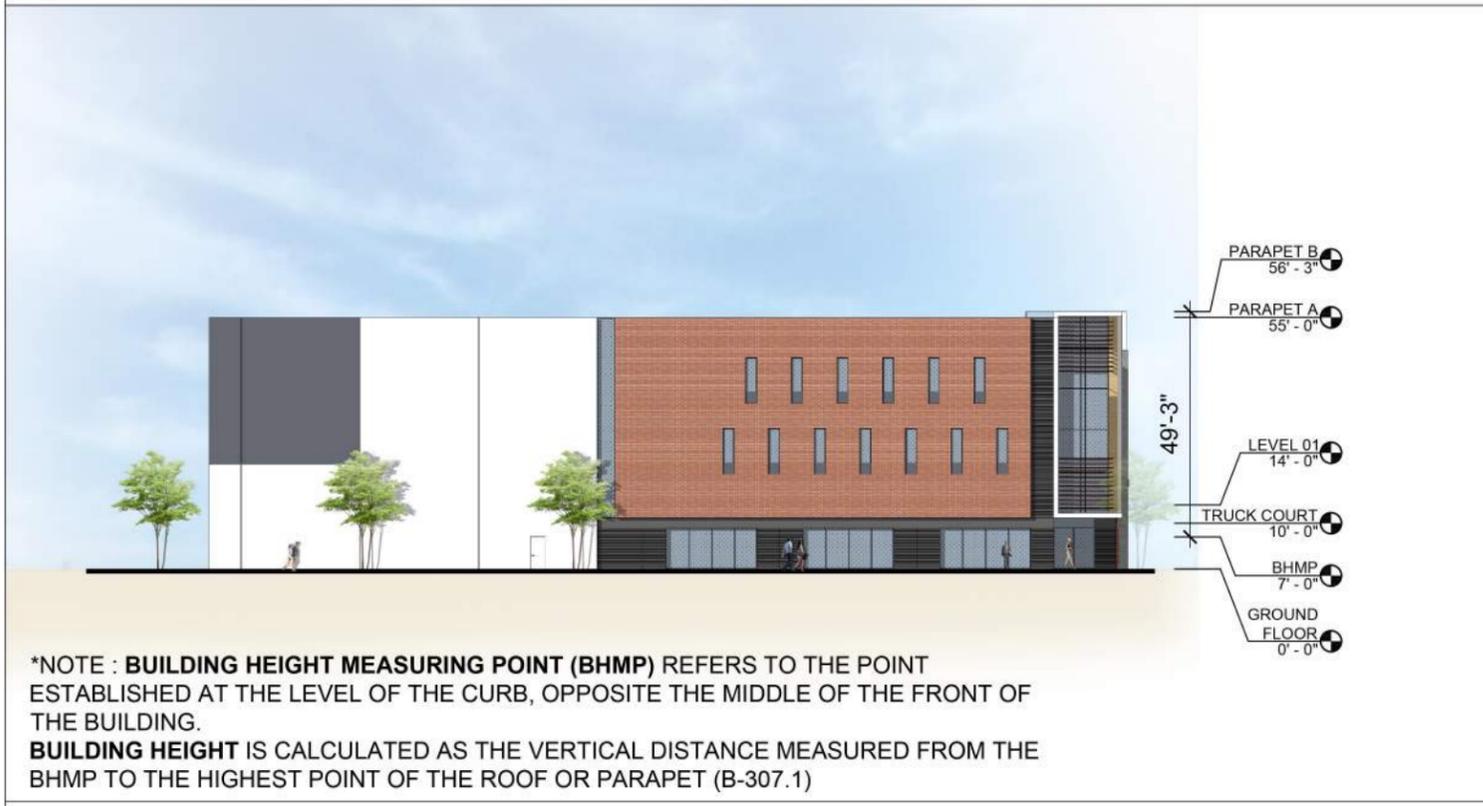


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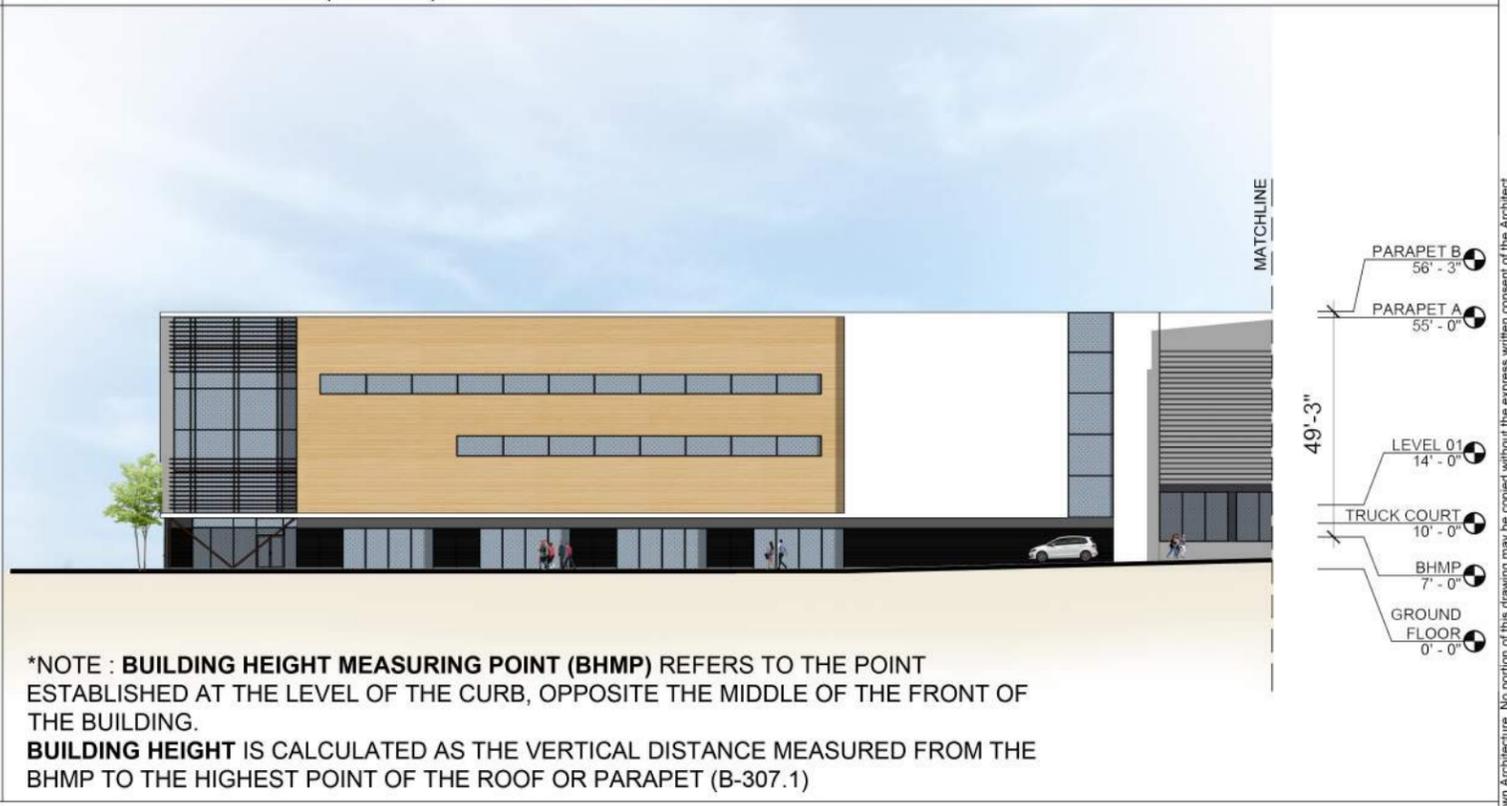
EX
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OVERALL BUILDING ELEVATIONS

EAST ELEVATION :



NORTH ELEVATION (1 OF 2) :



NORTH ELEVATION (2 OF 2) :



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Douglas Development
 CORPORATION

WM WILES MENSCH

powers brown architecture

EX 106

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OVERALL BUILDING ELEVATIONS

WEST ELEVATION :



*NOTE : **BUILDING HEIGHT MEASURING POINT (BHMP)** REFERS TO THE POINT ESTABLISHED AT THE LEVEL OF THE CURB, OPPOSITE THE MIDDLE OF THE FRONT OF THE BUILDING.
BUILDING HEIGHT IS CALCULATED AS THE VERTICAL DISTANCE MEASURED FROM THE BHMP TO THE HIGHEST POINT OF THE ROOF OR PARAPET (B-307.1)

SOUTH ELEVATION (1 OF 2) :



*NOTE : **BUILDING HEIGHT MEASURING POINT (BHMP)** REFERS TO THE POINT ESTABLISHED AT THE LEVEL OF THE CURB, OPPOSITE THE MIDDLE OF THE FRONT OF THE BUILDING.
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SOUTH ELEVATION (2 OF 2) :



*NOTE : **BUILDING HEIGHT MEASURING POINT (BHMP)** REFERS TO THE POINT ESTABLISHED AT THE LEVEL OF THE CURB, OPPOSITE THE MIDDLE OF THE FRONT OF THE BUILDING.
BUILDING HEIGHT IS CALCULATED AS THE VERTICAL DISTANCE MEASURED FROM THE BHMP TO THE HIGHEST POINT OF THE ROOF OR PARAPET (B-307.1)

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