

PROJECT TEAM

OWNER

301 FL MANAGER, LLC

DEVELOPER

DITTO RESIDENTIAL
ZUSIN DEVELOPMENT

LAND USE COUNSEL

HOLLAND & KNIGHT

ARCHITECT

DEP

CIVIL ENGINEER

CAS ENGINEERING

LANDSCAPE

PARKER RODRIGUEZ

STRUCTURAL ENGINEER

EHLERT BRYAN

MEP ENGINEER

CFR ENGINEERING

TRAFFIC CONSULTANT

GOROVE/SLADE ASSOCIATES

LEED CONSULTANT

US-ECO LOGIC

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301 FLORIDA AVENUE PUD APPLICATION



ZONING SUMMARY:

THE EXISTING SITE IS IN A C-M-1 ZONE. IT IS BOUNDED BY FLORIDA AVENUE, N.E. (100' R.O.W.), 3RD STREET (90' R.O.W.) AND N STREET (80' R.O.W.). THE PROJECT SEEKS: AN APPROVAL TO REZONE THE SITE TO A C-3-C WITH A 7.57 FAR THROUGH A PUD APPROVAL PROCESS; RELIEF FROM OFFSTREET PARKING AND LOADING REQUIREMENTS. THE FOLLOWING ZONING ANALYSIS IS BASED ON THE PROPOSED C-3-C/PUD ZONE.

EXISTING SITE ZONING INFORMATION

SITE ADDRESS: 301 FLORIDA AVENUE, NE., WASHINGTON, DC
 SQUARE: 772N
 LOT: 803
 LOT SIZE: 8,720 SF (1)
 EXISTING ZONE: C-M-1

ZONING ANALYSIS BASED ON C-3-C/PUD

ZONING REGULATION	REQUIRED/ALLOWED	PROPOSED
FAR:	8.0 (69,760 GFA)	7.57 (66,010 GFA)
RESIDENTIAL GROSS FLOOR AREA:	69,760	61,173
RETAIL GROSS FLOOR AREA:	69,760	4,837
GAR:	.20	.20
MAX. LOT OCCUPANCY:	100%	100%
HEIGHT:	130' (2)	101'
STORIES:	NO LIMIT	8
REAR YARD (2 1/2"/FT, > 12"):	20' - 6"(3)	40'(3)
SIDE YARD:	NONE	NONE
OFFSTREET LOADING:		
RESIDENTIAL		
BERTH:	1 @ 55' DEEP	NONE (4)
PLATFORM:	1 @ 200 SF	NONE (4)
SERVICE:	1 @ 20' DEEP	NONE (4)
RETAIL:	NONE (LESS THAN 8,000 SF)	NONE
OFF STREET PARKING		
RESIDENTIAL (1/4 UNITS):	14 (56/4)	NONE (5)
RETAIL(>3000GSF,1750 SF AFTER):	2 (4,837 SF-3,000/750)	NONE (5)
BIKE PARKING (1/3 UNITS):	19 (56/3)	56 (INTERIOR)
ROOF STRUCTURE:		
FAR:	.37 (3,226 GFA)	.31(2740 GFA)
MAX. HEIGHT:	18'-6"	16'-0"
SETBACK:	1:1 W/ HEIGHT OF STRUCTURE	16'-0"

RESIDENTIAL UNITS

THE PROJECT PLANS ARE DESIGNED AS A 56 UNIT BUILDING. HOWEVER, CONSISTENT WITH OTHER APPROVED PUDs, THE APPLICANT IS SEEKING FLEXIBILITY TO BE ABLE TO PROVIDE A RANGE IN THE NUMBER OF RESIDENTIAL UNITS OF PLUS OR MINUS 10%, AND TO BE ABLE TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DO NOT CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

UNIT TYPES (REFER TO A2.2):

TYPE	UNIT	TOTAL IN BUILDING (FLOORS 2-8)
STUDIO	7	7
3 BEDROOM	1,2, 3, 5, 6 & 8	42
4 BEDROOM	4	7

ZONING NOTES:

- THE APPLICANT IS SEEKING A WAIVER PURSUANT TO SECTION 2401.2 OF THE ZONING REGULATIONS SINCE THE MINIMUM LAND AREA INCLUDED WITHIN THE PROPOSED DEVELOPMENT IS LESS THAN 15,000 SQ FT. AS REQUIRED PURSUANT TO SECTION 2401.1 (C) OF THE ZONING REGULATIONS
- SECTION 2405.1 OF THE ZONING REGULATIONS PERMITS A MAXIMUM BUILDING HEIGHT OF 130 FEET FOR PUDs IN THE C-3-C ZONE DISTRICT. HOWEVER GIVEN THAT THE FLORIDA AVENUE RIGHT-OF-WAY IS ONLY 100 FEET, THE 1910 HEIGHT ACT LIMITS THE MAXIMUM BUILDING HEIGHT TO 120 FEET. AS SHOWN ON THE INCLUDED SITE PLAN, THE BUILDING'S POINT OF MEASUREMENT IS AT ELEVATION 60.3' WHICH IS THE LEVEL OF THE CURB OPPOSITE THE MIDDLE OF THE FRONT OF THE BUILDING ON FLORIDA AVENUE.
- SECTION 774.11 OF ZONING REGULATIONS PERMITS THE DEPTH OF THE REAR YARD TO BE MEASURED FROM THE CENTER LINE OF THE STREET (N STREET) ABUTTING THE LOT AT THE REAR OF THE BUILDING. IN CASE OF A THROUGH LOT OR CORNER LOT ABUTTING THREE (3) OR MORE STREETS,

REAR YARD SETBACK CALCULATION:

VERTICAL DISTANCE: 98.7' (A)
 MINIMUM DEPTH OF REAR YARD (2 1/2" PER FOOT): 20'-6"(B)

- THE VERTICAL DISTANCE FROM THE MEAN FINISHED GRADE (62.6') AT THE MIDDLE OF THE REAR OF THE STRUCTURE TO THE HIGHEST POINT OF THE PARAPET WALL (161.30').
- N STREET IS A 80' R.O.W., REAR YARD IS 40' AS MEASURED FROM THE CENTER LINE OF N STREET TO THE REAR PROPERTY LINE.

- RELIEF REQUEST FOR OFFSTREET LOADING.
- RELIEF REQUEST FOR OFFSTREET PARKING.

PUD SHEET CHECKLIST

Section	Item & Outlined Requirements	Sheet Number(s)
2406.11a	Completed application form	WRITTEN APP.
2406.11b	Zoning Plan: A map showing the location of the proposed project, the existing zoning for the subject site, the zoning of adjacent properties, and any proposed change of zoning	A-0.5
2406.11c	Statement of Purpose: A statement of the purposes and objectives of the project, including the proposed form of development and a detailed statement elucidating how the application meets the PUD evaluation standards in § 2403	WRITTEN APP.
2406.11d	Site Plan: A general site, landscape, and development plan indicating the proposed use, location, dimensions, number of stories, and height of each building, and the exact area of the total site	A-1.0,C-0.2 & C-0.3, & L-0.3
2406.11e	Development Submissions: (1) The area and dimensions of each lot proposed for each building and the exact area of the total site (2) The percentage of lot occupancy of each building on each lot and the total percentage of lot occupancy for all buildings on the entire site (3) The gross floor area and floor area ratio for each building on each lot, including a break-down for each use, and the total gross floor area and floor area ratio for all buildings on the entire site, including a breakdown for each use (4) A circulation plan, including the location of all vehicular and pedestrian access ways and the location and number of all off-street parking spaces and loading berths, including an indication of which spaces are designated for which use (5) The existing topography of the development area; the location of all major natural features, including trees of six-inch (6 in.) caliper or greater; and the location and elevations of public or private streets, alleys, or easements bounding or traversing the site, including an indication of which of the rights-of-way or easements are to be continued, relocated, or abandoned (6) Estimated quantities of potable water required by the project, and of sanitary sewage and storm water to be generated, including the methods of calculating those quantities (7) Any other information needed to understand the unique character and problems of developing the PUD.	(1) A-0.1 (2) A-0.1 (3) A-0.1 (4) A-0.8 & A-0.9 (5) C-0.1 -C-0.3 (6) C-0.4 - C-0.6 (7) A-5.1 - A-6.1 & L-0.5 - L0.8
2406.12a	Completed application form	WRITTEN APP.
2406.12b	Detail Statement: A detailed statement as to the uses to be located in the project, including the location, number, size, and types of stores, offices, residential, institutional, industrial, and other uses	WRITTEN APP.
2406.12c	Site Plan: A detailed site plan, showing the location and external dimensions of all buildings and structures, utilities and other easements, walkways, driveways, plazas, arcades, and any other open spaces	A-1.0,C-0.3, & L-0.1
2406.12d	Landscaping and Grading Plans: A detailed landscaping and grading plan, showing all existing contour lines, including graphic illustration of grades exceeding fifteen percent (15%) in five percent (5%) increments, landscaping to be retained, grades, planting, and landscaping. The plan shall also show the proposed drainage for the site, including the location of buildings, roads, sidewalks, water and sewer lines, inlets, and basins, and connections to public water and sewer lines. Proposed erosion control measures shall also be shown	L-0.1 - L-0.4 & C-0.3 - C-0.6
2406.12e	Floor Plans: Typical floor plans and architectural elevations for each building, sections for each building and the project as a whole, and sections and elevations of the entire square within which the project is located	A-1.0 - A- 5.0
2406.12f	Circulation Plans: A final detailed circulation plan showing all driveways and walkways, including widths, grades, and curb cuts, as well as detailed parking and loading plans	C-0.2 & C-0.3
2406.12g	Additional Information: Any other information needed to understand the final design of the proposal, or information specifically requested by the Commission	A-0.2-A-0.10 & L-0.9 - L-0.11

ZONING ANALYSIS & PUD CHECKLIST

A-0.1



for Homes

LEED for Homes Mid-rise Simplified Project Checklist

Builder Name:	
Project Team Leader (if different):	
Home Address (Street/City/State):	301 Florida Avenue, Washington, DC

Project Description:
 Building type: *Mid-rise multi-family* # of stories: **8**
 # of units: **56** Avg. Home Size Adjustment: **-10**

Adjusted Certification Thresholds
 Certified: **35.0** Gold: **65.0**
 Silver: **50.0** Platinum: **80.0**

Project Point Total	Final Credit Category Total Points				
Prelim: 67.5 + 11.5 maybe pts	Final: 0	ID: 0	SS: 0	EA: 0	EQ: 0
Certification Level	Final: Not Certified				
Prelim: Gold	Minimum Point Thresholds Not Met for Final Rating				

date last updated :		Max	Project Points		
last updated by :		Pts	Preliminary	Final	
Innovation and Design Process (ID) (No Minimum Points Required) OR Max Y/Pts Maybe No Y/Pts					
1. Integrated Project Planning	1.1 Preliminary Rating	Prereq			Y
	1.2 Energy Expertise for MID-RISE	Prereq			Y
	1.3 Professional Credentialed with Respect to LEED for Homes	1	1	0	0
	1.4 Design Charrette	1	1	0	0
	1.5 Building Orientation for Solar Design	1	0	0	0
	1.6 Trades Training for MID-RISE	1	1	0	0
2. Durability Management Process	2.1 Durability Planning	Prereq			
	2.2 Durability Management	Prereq			
	2.3 Third-Party Durability Management Verification	3	3	0	0
3. Innovative or Regional Design	3.1 Innovation #1	1	1	0	0
	3.2 Innovation #2	1	1	0	0
	3.3 Innovation #3	1	1	0	0
	3.4 Innovation #4	1	1	0	0
Sub-Total for ID Category:		11	10	0	0
Location and Linkages (LL) (No Minimum Points Required) OR Max Y/Pts Maybe No Y/Pts					
1. LEED ND	1 LEED for Neighborhood Development	LL2-6	10	0	0
2. Site Selection	2 Site Selection		2	2	0
3. Preferred Locations	3.1 Edge Development		1	0	0
	3.2 Infill	LL 3.1	2	2	0
	3.3 Brownfield Redevelopment for MID-RISE		1	0	1
4. Infrastructure	4 Existing Infrastructure		1	1	0
5. Community Resources/ Transit	5.1 Basic Community Resources for MID-RISE		1	0	0
	5.2 Extensive Community Resources for MID-RISE	LL 5.1, 5.3	2	0	0
	5.3 Outstanding Community Resources for MID-RISE	LL 5.1, 5.2	3	3	0
6. Access to Open Space	6 Access to Open Space		1	1	0
Sub-Total for LL Category:		10	9	1	0
Sustainable Sites (SS) (Minimum of 5 SS Points Required) OR Max Y/Pts Maybe No Y/Pts					
1. Site Stewardship	1.1 Erosion Controls During Construction	Prerequisite			
	1.2 Minimize Disturbed Area of Site for MID-RISE	1	1	0	0
2. Landscaping	2.1 No Invasive Plants	Prerequisite			
	2.2 Basic Landscape Design	SS 2.5	1	1	0
	2.3 Limit Conventional Turf for MID-RISE	SS 2.5	2	2	0
	2.4 Drought Tolerant Plants for MID-RISE	SS 2.5	1	1	0
	2.5 Reduce Overall Irrigation Demand by at Least 20% for MID-RISE	3	3	0	0
3. Local Heat Island Effects	3.1 Reduce Site Heat Island Effects for MID-RISE		1	0	1
	3.2 Reduce Roof Heat Island Effects for MID-RISE		1	1	0
4. Surface Water Management	4.1 Permeable Lot for MID-RISE		2	2	0
	4.2 Permanent Erosion Controls		1	1	0
	4.3 Stormwater Quality Control for MID-RISE		2	2	0
5. Nontoxic Pest Control	5 Pest Control Alternatives		2	2	0
6. Compact Development	6.1 Moderate Density for MID-RISE		2	0	0
	6.2 High Density for MID-RISE	SS 6.1, 6.3	3	0	0
	6.3 Very High Density for MID-RISE	SS 6.1, 6.2	4	4	0
7. Alternative Transportation	7.1 Public Transit for MID-RISE		2	2	0
	7.2 Bicycle Storage for MID-RISE		1	1	0
	7.3 Parking Capacity/Low-Emitting Vehicles for MID-RISE		1	0	0
Sub-Total for SS Category:		22	20	1	0

LEED for Homes Mid-rise Pilot Simplified Project Checklist (continued)

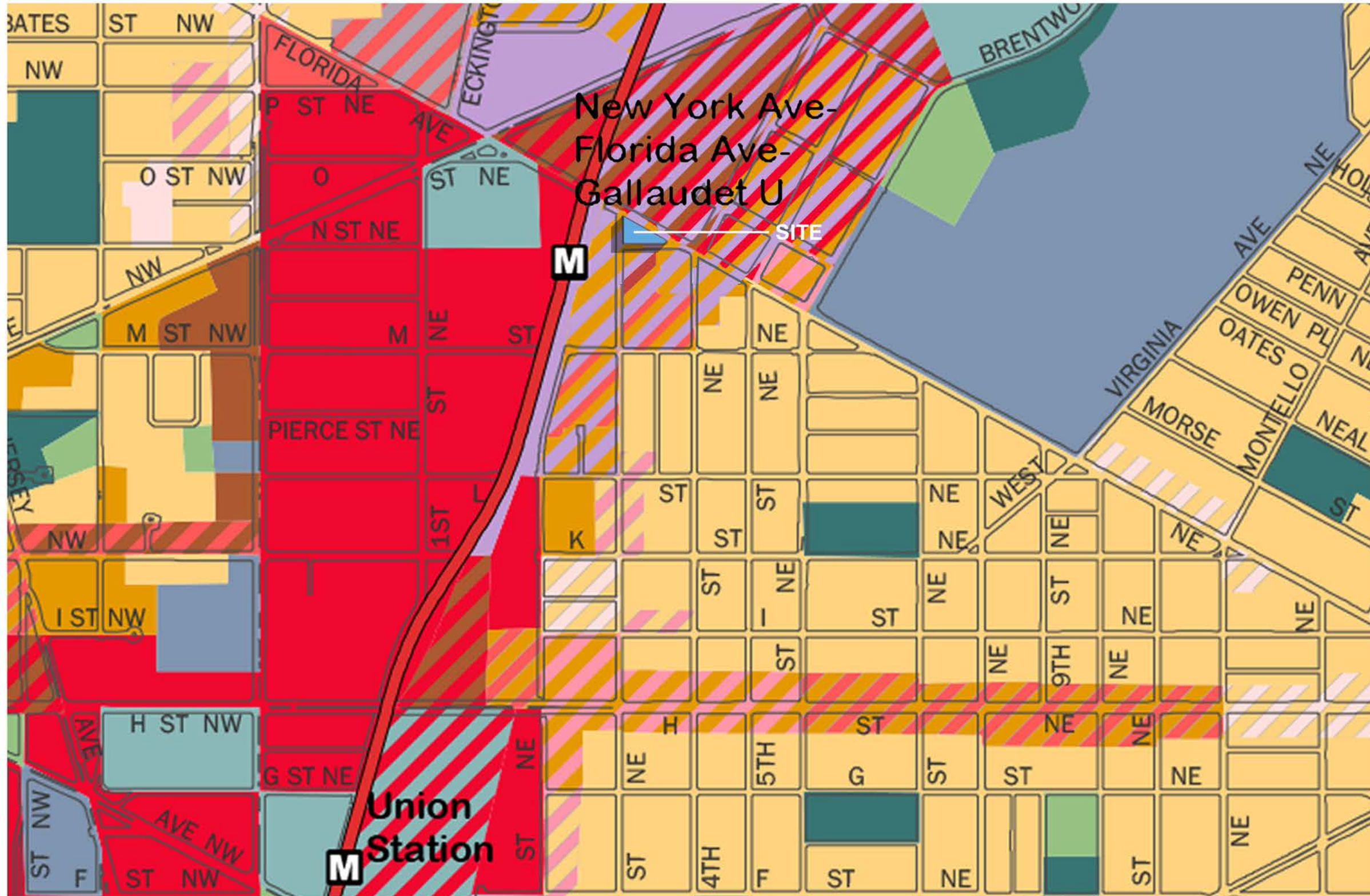
		Max	Project Points		
		Pts	Preliminary	Final	
Water Efficiency (WE) (Minimum of 3 WE Points Required) OR Max Y/Pts Maybe No Y/Pts					
1. Water Reuse	1 Water Reuse for MID-RISE	5	0	0	0
2. Irrigation System	2.1 High Efficiency Irrigation System for MID-RISE	2	0	0	0
	2.2 Reduce Overall Irrigation Demand by at Least 45% for MID-RISE	2	0	0	0
3. Indoor Water Use	3.1 High-Efficiency Fixtures and Fittings	3	1	0	0
	3.2 Very High Efficiency Fixtures and Fittings	6	4	0	0
	3.3 Water Efficient Appliances for MID-RISE	2	0	1	0
Sub-Total for WE Category:		15	5	1	0
Energy and Atmosphere (EA) (Minimum of 2 EA Points Required) OR Max Y/Pts Maybe No Y/Pts					
1. Optimize Energy Performance	1.1 Minimum Energy Performance for MID-RISE	Prereq			
	1.2 Testing and Verification for MID-RISE	Prereq			
	1.3 Optimize Energy Performance for MID-RISE	34	3	2	0
7. Water Heating	7.1 Efficient Hot Water Distribution	2	0	2	0
	7.2 Pipe Insulation	1	0	0	0
11. Residential Refrigerant Management	11.1 Refrigerant Charge Test	Prereq			
	11.2 Appropriate HVAC Refrigerants	1	1	0	0
Sub-Total for EA Category:		38	4	4	0
Materials and Resources (MR) (Minimum of 2 MR Points Required) OR Max Y/Pts Maybe No Y/Pts					
1. Material-Efficient Framing	1.1 Framing Order Waste Factor Limit	Prereq			
	1.2 Detailed Framing Documents	MR 1.5	1	1	0
	1.3 Detailed Cut List and Lumber Order	MR 1.5	1	1	0
	1.4 Framing Efficiencies	MR 1.5	3	1	0
	1.5 Off-site Fabrication	4	0	0	0
2. Environmentally Preferable Products	2.1 FSC Certified Tropical Wood	Prereq			
	2.2 Environmentally Preferable Products	8	3	2	0
3. Waste Management	3.1 Construction Waste Management Planning	Prereq			
	3.2 Construction Waste Reduction	3	2	0	0
Sub-Total for MR Category:		16	8.5	2.5	0
Indoor Environmental Quality (EQ) (Minimum of 6 EQ Points Required) OR Max Y/Pts Maybe No Y/Pts					
2. Combustion Venting	2 Basic Combustion Venting Measures	Prereq			
3. Moisture Control	3 Moisture Load Control	1	0	0	0
4. Outdoor Air Ventilation	4.1 Basic Outdoor Air Ventilation for MID-RISE	Prereq			
	4.2 Enhanced Outdoor Air Ventilation for MID-RISE	2	0	0	0
	4.3 Third-Party Performance Testing for MID-RISE	1	0	0	0
5. Local Exhaust	5.1 Basic Local Exhaust	Prerequisite			
	5.2 Enhanced Local Exhaust	1	1	0	0
	5.3 Third-Party Performance Testing	1	0	0	0
6. Distribution of Space Heating and Cooling	6.1 Room-by-Room Load Calculations	Prereq			
	6.2 Return Air Flow / Room by Room Controls	1	0	1	0
	6.3 Third-Party Performance Test / Multiple Zones	2	0	0	0
7. Air Filtering	7.1 Good Filters	Prereq			
	7.2 Better Filters	EQ 7.3	1	1	0
	7.3 Best Filters	2	0	0	0
8. Contaminant Control	8.1 Indoor Contaminant Control during Construction	1	1	0	0
	8.2 Indoor Contaminant Control for MID-RISE	2	0	1	0
	8.3 Preoccupancy Flush	1	1	0	0
9. Radon Protection	9.1 Radon-Resistant Construction in High-Risk Areas	Prereq			N/A
	9.2 Radon-Resistant Construction in Moderate-Risk Areas	1	0	0	0
10. Garage Pollutant Protection	10.1 No HVAC in Garage for MID-RISE	Prereq			
	10.2 Minimize Pollutants from Garage for MID-RISE	EQ 10.3	2	0	0
	10.3 Detached Garage or No Garage for MID-RISE	3	3	0	0
11. ETS Control	11 Environmental Tobacco Smoke Reduction for MID-RISE	1	1	0	0
12. Compartmentalization of Units	12.1 Compartmentalization of Units	Prereq			
	12.2 Enhanced Compartmentalization of Units	1	0	0	0
Sub-Total for EQ Category:		21	8	2	0
Awareness and Education (AE) (Minimum of 0 AE Points Required) Max Y/Pts Maybe No Y/Pts					
1. Education of the Homeowner or Tenant	1.1 Basic Operations Training	Prereq			
	1.2 Enhanced Training	1	1	0	0
	1.3 Public Awareness	1	1	0	0
2. Education of Building Manager	2 Education of Building Manager	1	1	0	0
Sub-Total for AE Category:		3	3	0	0

NOTES:

- THE PROJECT GOAL IS TO ACHIEVE LEED GOLD. THE SCORE AND CREDITS SHOWN ARE PRELIMINARY. MORE ACCURATE SCORE & TARGETED CREDITS WILL BE FINALIZED W/ THE ISSUANCE OF CONSTRUCTION DOCUMENTS

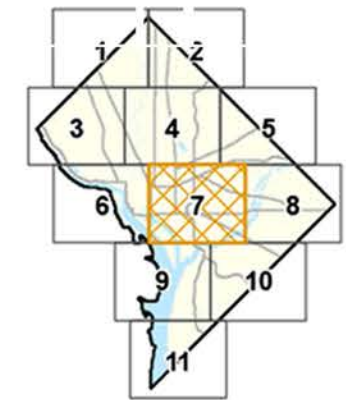
LEED SCORECARD

A-0.2



KEY / LEGEND:

- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial
- Medium Density Commercial
- High Density Commercial
- Production, Distribution, and Repair
- Federal
- Local Public Facilities
- Institutional
- Parks, Recreation, and Open Space
- Mixed Land Use
- Water





GALLERY PLACE - CHINATOWN



UNION STATION



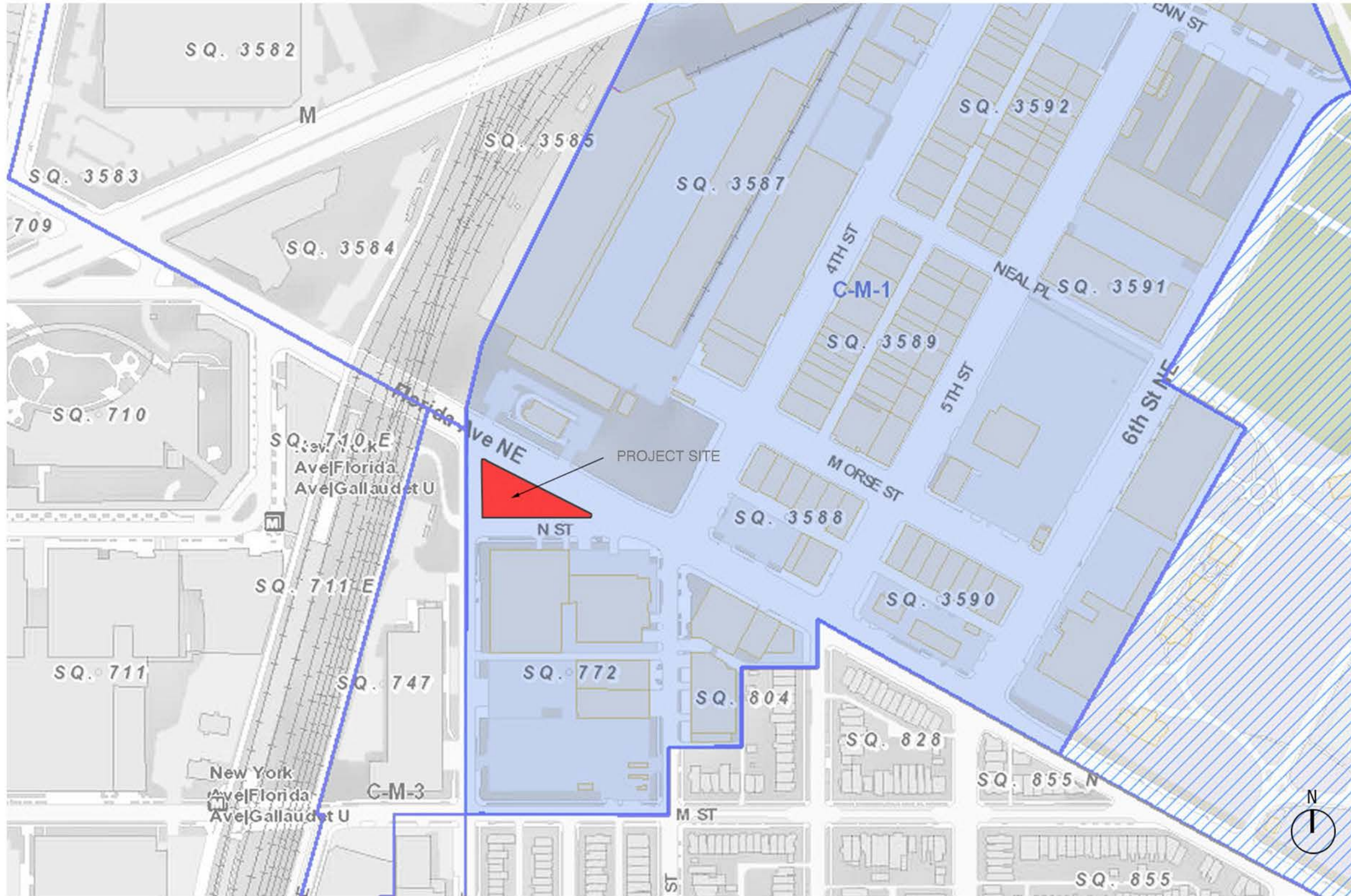
H STREET CORRIDOR



GALLAUDET UNIVERSITY

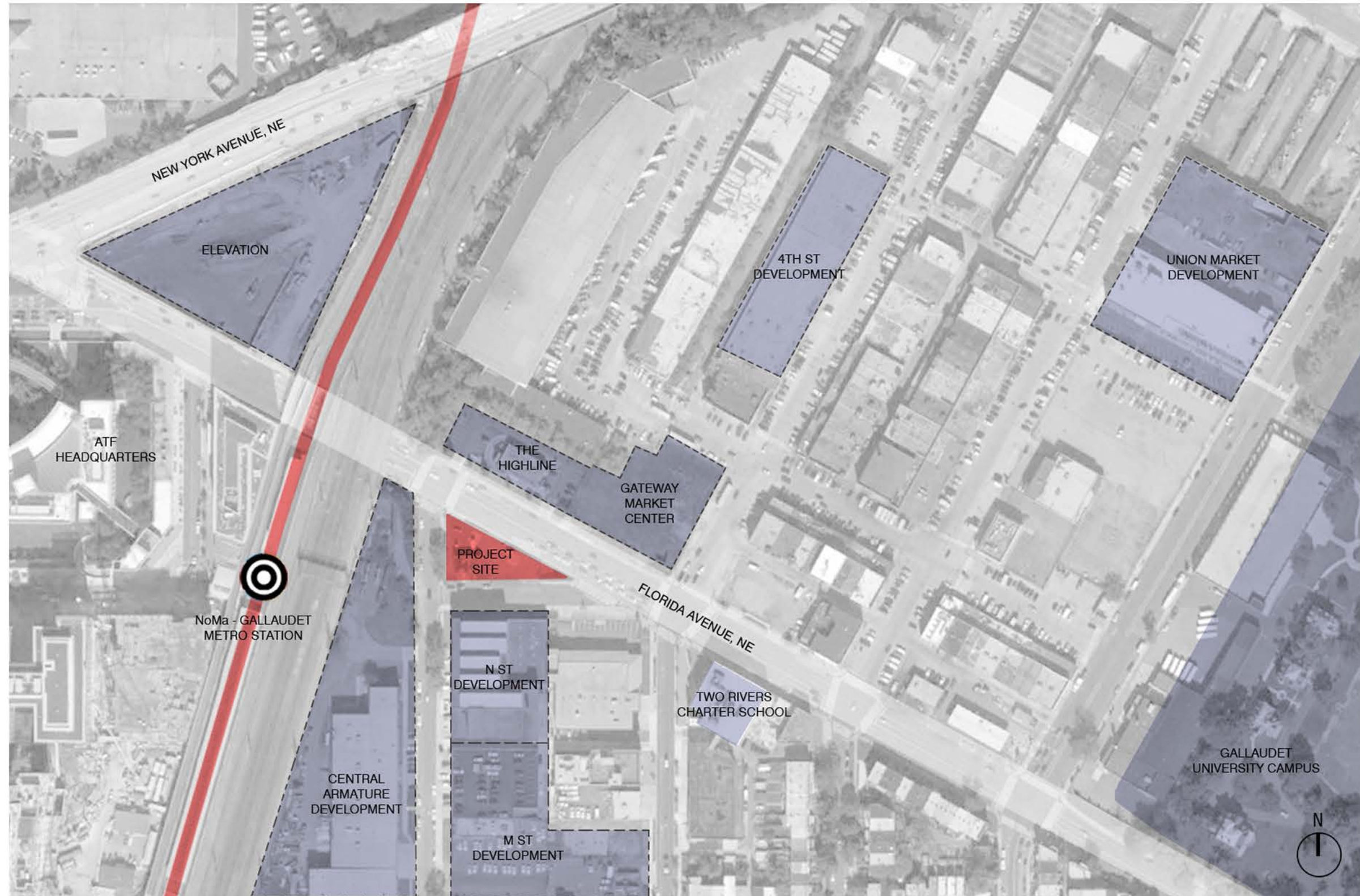
KEY / LEGEND:

- █ METRO - GREEN LINE
- █ METRO - YELLOW LINE
- █ METRO - RED LINE
- WALKING RADIUS



ZONING BOUNDARIES

A-0.5



NOTES:

1. SEE A-0.7 FOR PHOTOS OF EXISTING SITE & ADJACENT SITES



1 - FLORIDA AVENUE & 3RD STREET



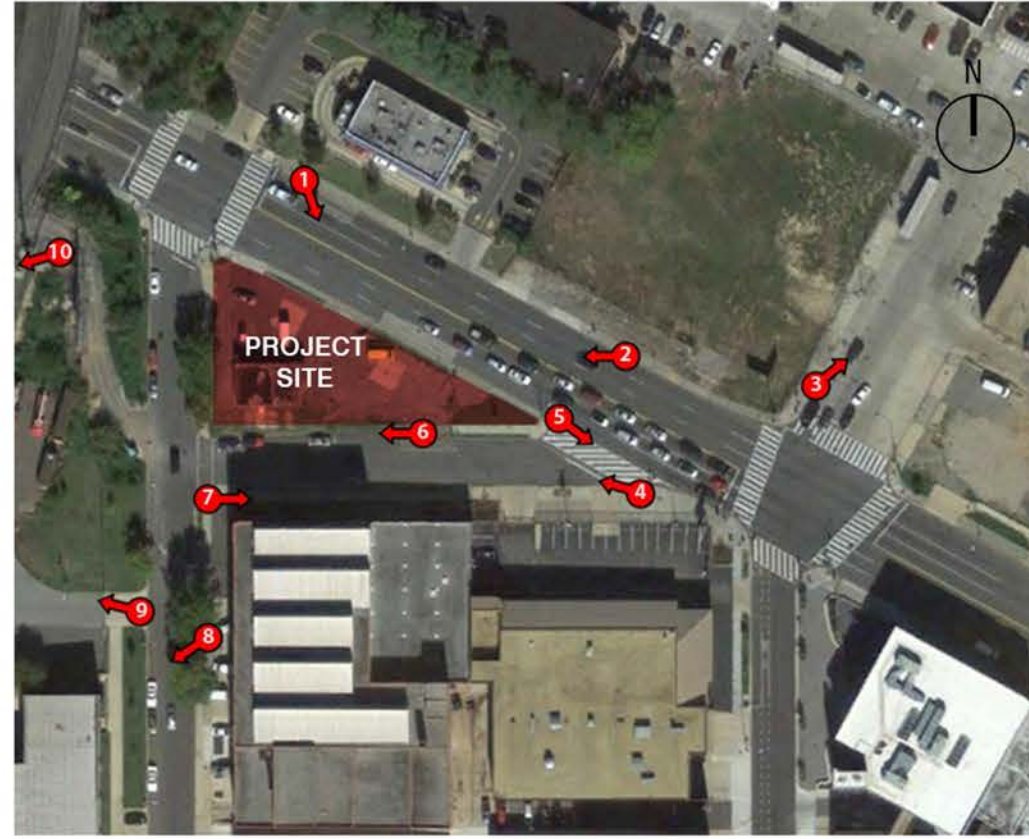
2 - FLORIDA AVENUE & 4TH STREET



3 - 4TH STREET VIEW TO UNION MARKET



4 - FLORIDA AVENUE & N STREET



5 - FLORIDA AVENUE VIEW EAST



6 - N STREET VIEW



7 - N STREET



8 - 3RD & N STREET VIEW

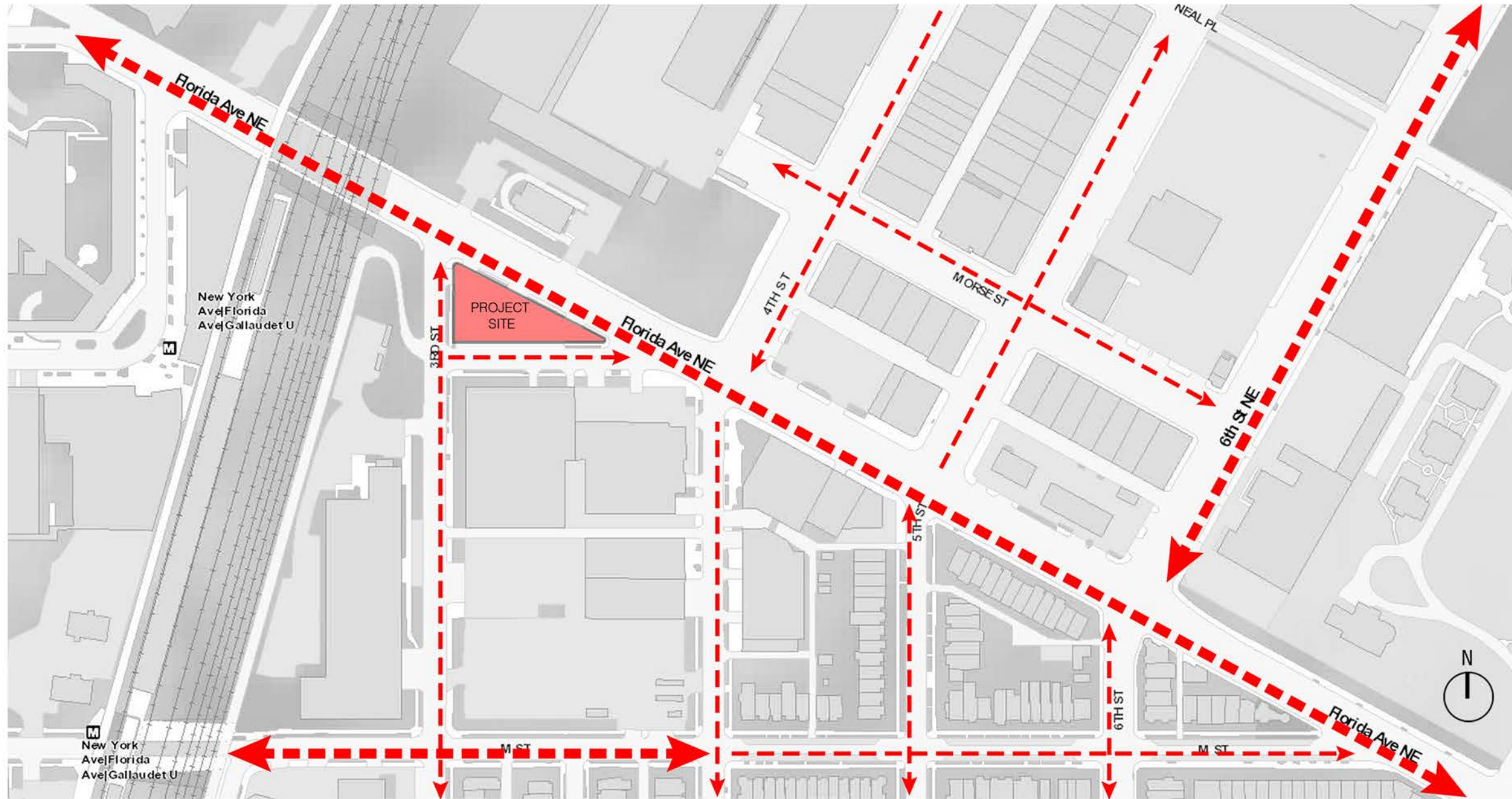


9 - VIEW OF RAILROAD SIGNAL BRIDGE FROM 3RD STREET



10 - CLOSE UP OF RAILROAD SIGNAL BRIDGE ON 3RD STREET

NOTES:



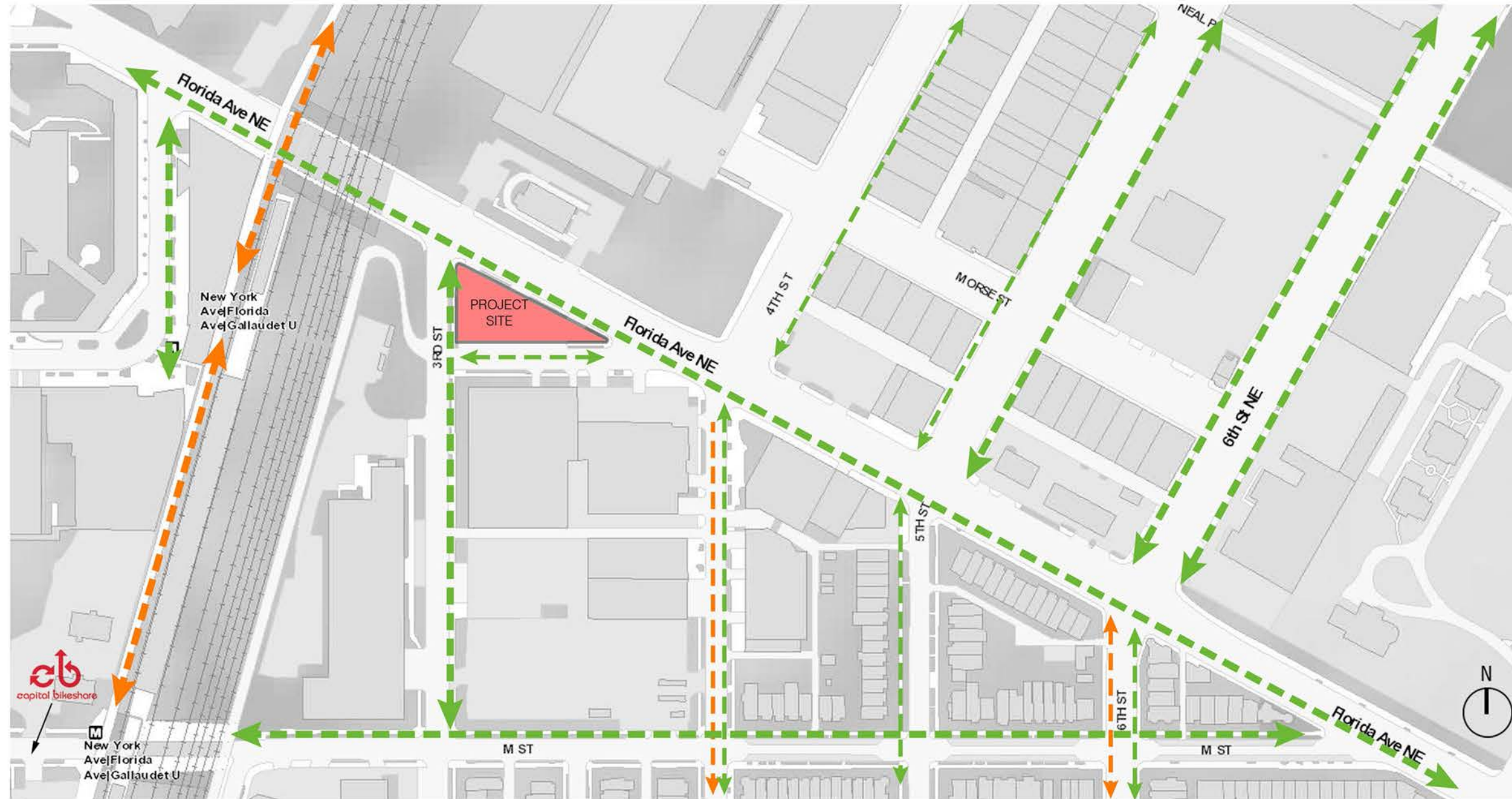
KEY / LEGEND:

- TWO-WAY TRAFFIC
- ONE-WAY TRAFFIC
- PRIMARY TRAFFIC
- SECONDARY TRAFFIC

VEHICULAR CIRCULATION

A-0.8

NOTES:



KEY / LEGEND:

- PEDESTRIAN CIRCULATION
- PRIMARY PEDESTRIAN CIRCULATION
- SECONDARY PEDESTRIAN CIRCULATION
- DEDICATED BICYCLE PATH/ CIRCULATION

PEDESTRIAN & BIKE CIRCULATION

A-0.9

NOTES:

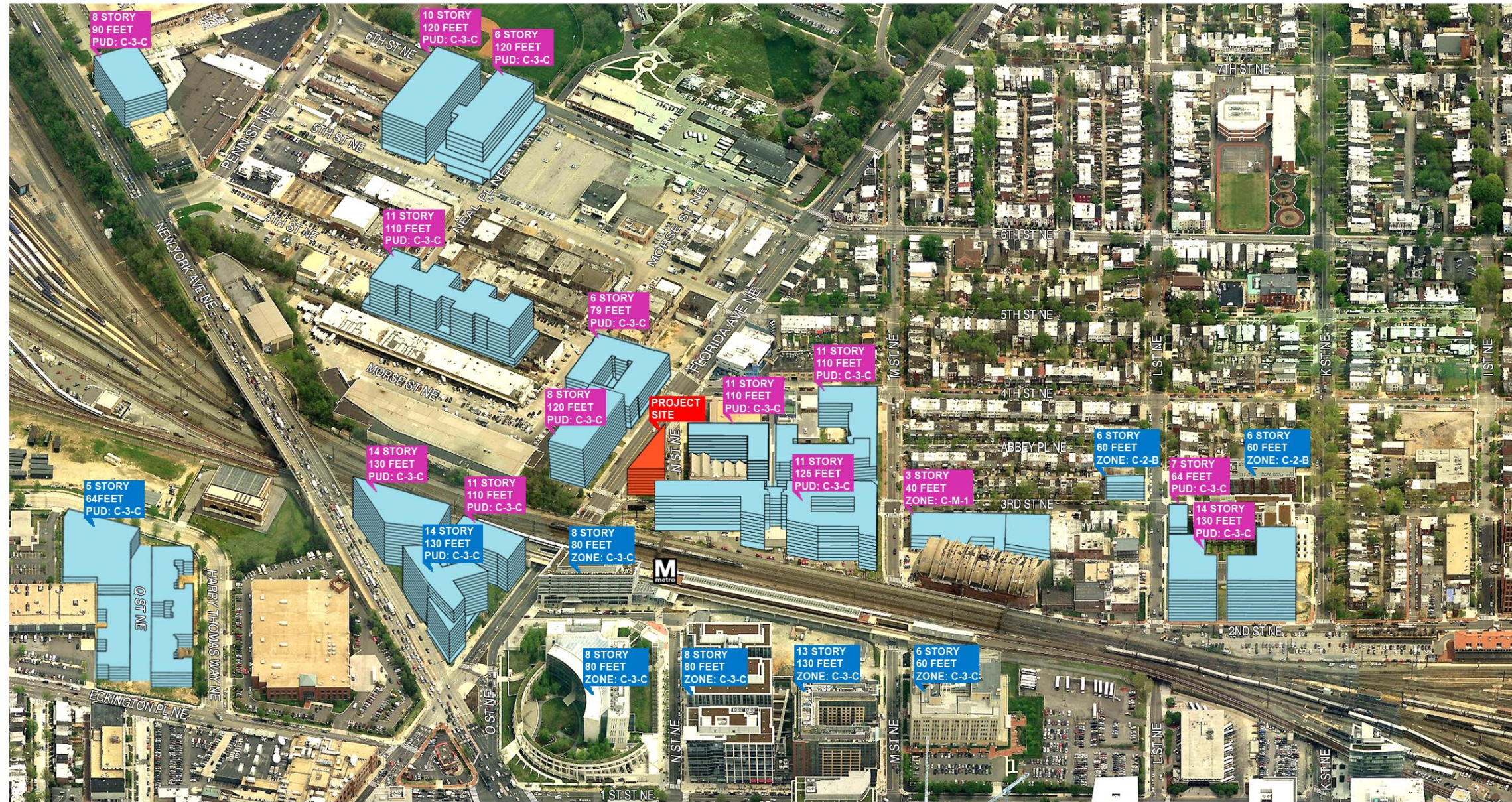


IMAGE OBTAINED FROM BING MAPS, 2015

KEY / LEGEND:

- EXISTING DEVELOPMENT
- FUTURE DEVELOPMENT
- PROJECT SITE

CONTEXT MASSING

A-0.10