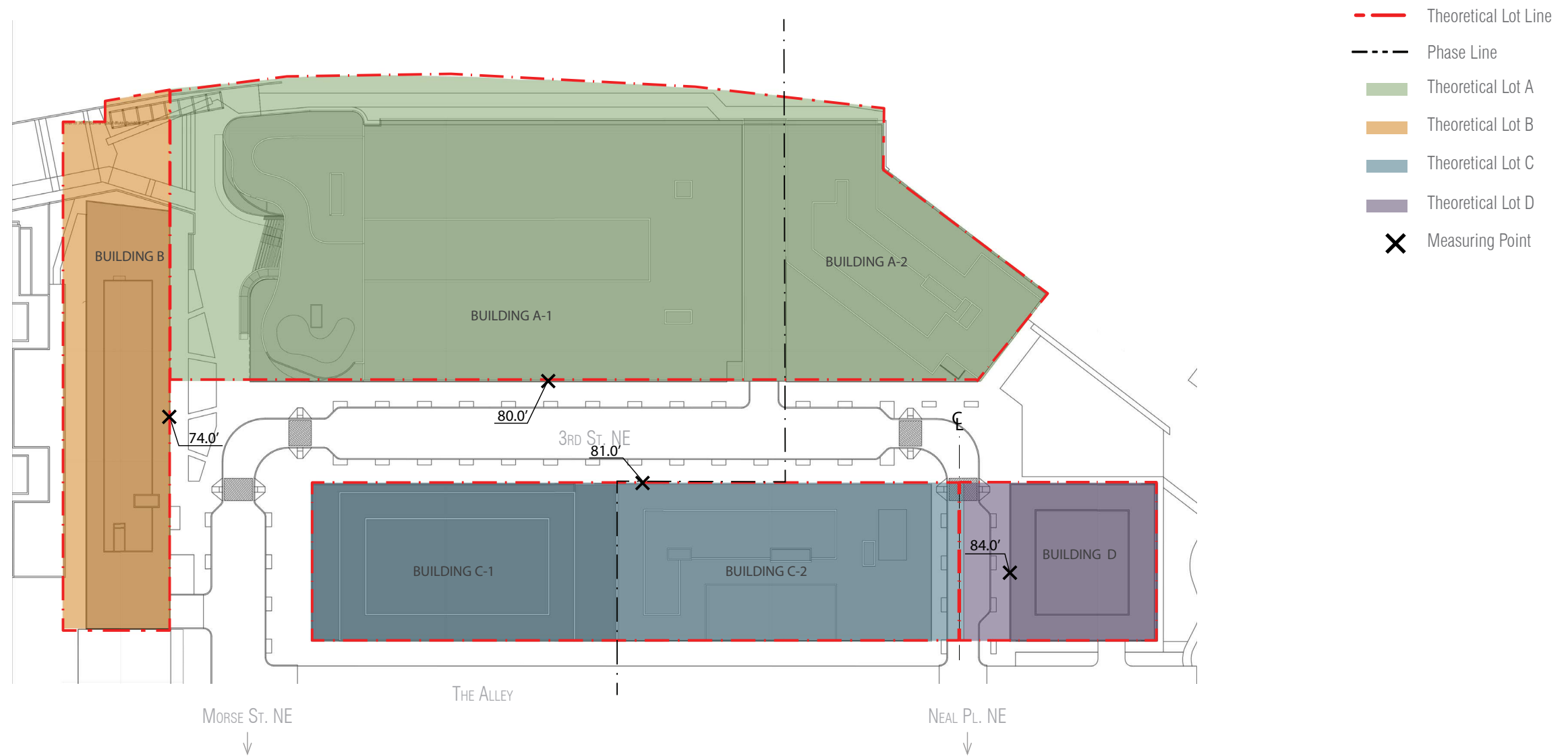


SITE ANALYSIS



PROPOSED THEORETICAL SITE AREA: (REFER TO ZONING DIAGRAM)		
THEORETICAL LOT A	117,506	SF
THEORETICAL LOT B	28,134	SF
THEORETICAL LOT C	53,503	SF
THEORETICAL LOT D	13,901	SF
TOTAL	213,044	SF

NOTE:
EXISTING LOT 6 HAS BEEN DIVIDED INTO THEORETICAL LOT LINES TO
SHOW REARYARD/ COURTYARD REQUIREMENTS FOR ZONING.

SITE DATA

PROJECT DESCRIPTION - CONSOLIDATED PUD

2 RESIDENTIAL BUILDINGS (BUILDINGS A-1, B) WITH GROUND FLOOR RETAIL AND APPROXIMATELY 474 TO 580 RESIDENTIAL UNITS. 1 OFFICE BUILDING (BUILDING C-1) WITH GROUND FLOOR RETAIL.

PROJECT DESCRIPTION - FIRST STAGE PUD

2 RESIDENTIAL BUILDINGS (BUILDING A-2, C-2) WITH GROUND FLOOR RETAIL AND APPROXIMATELY 360 TO 440 RESIDENTIAL UNITS. 1 OFFICE BUILDING (BUILDING D) WITH GROUND FLOOR RETAIL.

SECOND STAGE PUD TO BE SUBMITTED AT A LATER DATE.

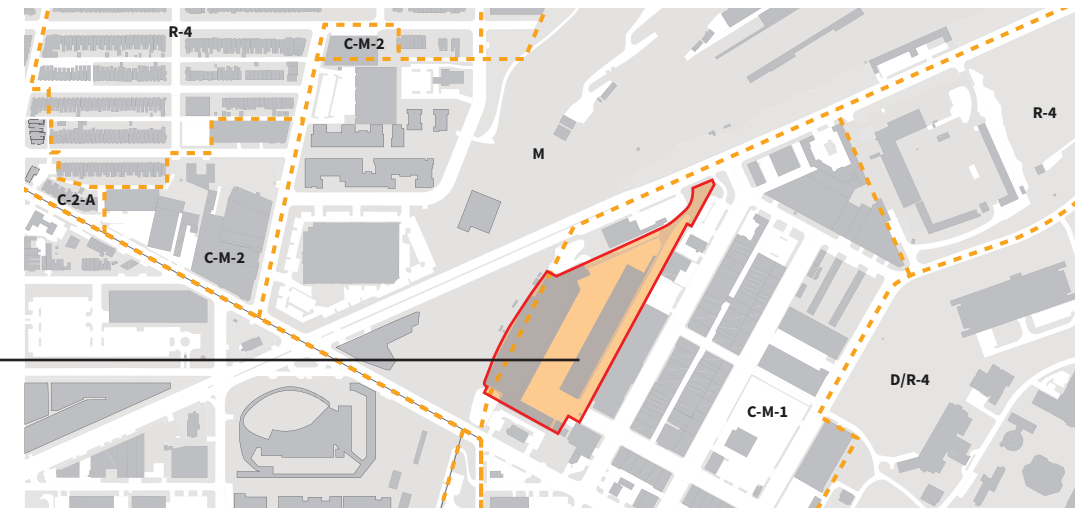
EXISTING SITE AREA		
A&T LOT 805	67,404	SF
A&T LOT 814	1993	SF
A&T LOT 817	143,647	SF
TOTAL	213,044	SF

THE PUD SITE IS COMPRISED OF A&T LOTS 805, 814 AND 817 IN RECORD LOT 6 IN SQUARE 3587. THE REMAINING PORTION OF RECORD LOT 6 IS A&T LOT 819 WHICH IS DISTRICT-OWNED LAND AND IS NOT INCLUDED IN THIS PUD.

EXISTING ZONING: C-M-1
PROPOSED ZONING: C-3-C

UNDERLAY ZONE: NONE
HISTORIC DISTRICT: NONE

ZONING MAP



SITE AREA	THEORETICAL LOT A			THEORETICAL LOT B	THEORETICAL LOT C			THEORETICAL LOT D	TOTAL	COMMENTS
	A-1	A-2	PROPOSED TOTAL BUILDING A	B	C-1	C-2	PROPOSED TOTAL BUILDING C	D		
117,506.0				28,134.0				13,901.0	213,044.0	
BUILDING	A-1	A-2	PROPOSED TOTAL BUILDING A	B	C-1	C-2	PROPOSED TOTAL BUILDING C	D		
USES	RETAIL, RESIDENTIAL	RETAIL, RESIDENTIAL	RETAIL, RESIDENTIAL	RETAIL, RESIDENTIAL	RETAIL, OFFICE	RETAIL, RESIDENTIAL	RETAIL, RESIDENTIAL, OFFICE	RETAIL, OFFICE		
GFA TOWARD FAR * (COMMUNAL RECREATION SPACE AND 0.4 FAR OF HABITABLE SPACE EXCLUDED)	445,344.0	211,498.0	656,842.0	107,891.0	235,756.0	260,027.0	495,783.0	110,742.0	1,371,258.0	* INCLUDES ABOVE GRADE AREAS ONLY
RESIDENTIAL GFA	355,601.0	192,600.0	548,201.0	90,591.0		234,960.0	234,960.0		873,752.0	
RETAIL GFA	19,045.0	3,060.0	22,105.0	11,500.0	14,500.0	14,762.0	29,262.0	6,080.0	68,947.0	
OFFICE GFA					212,000.0		212,000.0	99,667.0	311,667.0	
<i>RESIDENTIAL: OPTIONAL IN LIEU OF HOTEL OR OFFICE (BUILDING D)</i>								99,667.0		
<i>HOTEL: OPTIONAL IN LIEU OF RESIDENTIAL (BUILDING A-2) / OFFICE (BUILDING D)</i>		150 ROOMS (APPROX. 150,000 SF)						150 ROOMS (APPROX. 70,000 SF)		
SUPPORT SPACES/ PARKING ABOVE GROUND/ LOADING IN SQFT	70,698.0	15,838.0	86,536.0	5,800.0	9,256.0	10,305.0	19,561.0	4,995.0	116,892.0	
# OF RESIDENTIAL UNITS	412	150	562	115		250	250	80 (NOT INCLUDED IN TOTAL # UNITS)	927	

DCMR TITLE/ SECTION	DESCRIPTION	ZONING ALLOWABLE/ REQUIRED	A-1 PROPOSED	A-2 PROPOSED	TOTAL A PROPOSED	B PROPOSED	C-1 PROPOSED	C-2 PROPOSED	TOTAL C PROPOSED	D PROPOSED	TOTAL	COMMENTS
DCMR11, 2405.2	MAXIMUM FLOOR AREA RATIO	8	3.79	1.80	5.59	3.83	4.41	4.86	9.27	7.97	6.4	COMPLY (BASED ON TOTAL SITE AREA)
DCMR11, 772.1	MAXIMUM LOT OCCUPANCY	100%	60%	20%	80%	61%	44%	47%	91%	80%	80.5%	COMPLY
		BUILDING FOOTPRINT	70,800.00	23,523.00	94,323.00	17,300.00	23,756.00	25,067.00	48,823.00	11,075.00		



			THEORETICAL LOT A			THEORETICAL LOT B	THEORETICAL LOT C			THEORETICAL LOT D	TOTAL	COMMENTS	
			SITE AREA	117,506.0			28,134.0	53,503.0			13,901.0		213,044.0
			BUILDING	A-1	A-2	PROPOSED TOTAL BUILDING A	B	C-1	C-2	PROPOSED TOTAL BUILDING C	D		
			USES	RETAIL, RESIDENTIAL	RETAIL, RESIDENTIAL	RETAIL, RESIDENTIAL	RETAIL, RESIDENTIAL	RETAIL, OFFICE	RETAIL, RESIDENTIAL	RETAIL, RESIDENTIAL, OFFICE	RETAIL, OFFICE		
DCMR11, 2405.1	BUILDING HEIGHT/ MAXIMUM HEIGHT ALLOWED	130'-0"	130'-0"	130'-0"	130'-0"	78'-0"	130'-0"	130'-0"	130'-0"	130'-0"		COMPLY	
ZC 14-13,§770.6	PENTHOUSE	UP TO 3 HEIGHTS PERMITTED PER BUILDING	TWO	ONE	COMPLY	NONE	ONE	ONE	COMPLY	ONE		COMPLY	
ZC 14-13,§2405	PENTHOUSE HEIGHT	20'-0" PERMITTED / ONE STORY PLUS MEZZANINE, 2ND STORY PERMITTED FOR MECHANICAL USE	20'-0" 12'-0"	20'-0"	COMPLY	NA (SCREEN WALL @ 5'-0" ABOVE ROOF)	20'-0"	20'-0"	20'-0"	20'-0"		COMPLY	
ZC 14-13,§411.4	PENTHOUSE USE	ONE HABITABLE STORY W/ MEZZANINE AND OR A SECOND STORY FOR MECHANICAL EQUIPMENT	<u>2 STORY PENTHOUSE:</u> HABITABLE ON FIRST STORY OF PENTHOUSE/ MECHANICAL ON 2ND STORY <u>1 STORY PENTHOUSE:</u> HABITABLE	HABITABLE ON FIRST STORY OF PENTHOUSE/ MECHANICAL ON 2ND STORY	COMPLY	NA	HABITABLE ON FIRST STORY OF PENTHOUSE/ MECHANICAL ON 2ND STORY	HABITABLE ON FIRST STORY OF PENTHOUSE/ MECHANICAL ON 2ND STORY	COMPLY	HABITABLE ON FIRST STORY OF PENTHOUSE/ MECHANICAL ON 2ND STORY		COMPLY	
ZC 14-13,§411.12	PENTHOUSE SIZE IN SF	SIZE LIMITED TO 1/3 OF OVERALL ROOF AREA	<u>2 STORY PENTHOUSE:</u> 3810.0 <u>ONE STORY PENTHOUSE:</u> 350.0	4,400.0	8,560.0	NA	7,750.0	5,600.0	13,350.0	4,700.0	32,410.0	COMPLY	
ZC 14-13,§411.15	PENTHOUSE SETBACK	1: 1 SETBACK REQUIRED	0'-0" ON NORTH SIDE OF 2 STORY PENTHOUSE/ 5'-6" ON NORTH SIDE OF ONE STORY PENTHOUSE	20'-0" MIN	RELIEF REQUESTED	12'-6"	20'-0" MIN	20'-0" MIN	COMPLY	20'-0" MIN		RELIEF REQUESTED FOR BUILDING A-1	
DCMR11, 3401	GREEN AREA RATIO	0.2									0.2	COMPLY	

ON STREET PARKING SCHEDULE

STREET NAME	PROPOSED PARKING IN CONSOLIDATED PUD	INTERIM (TO BE REMOVED IN FIRST STAGE PUD)	PROPOSED PARKING IN FIRST STAGE PUD	TOTAL ON-STREET PARKING
MORSE STREET	6		0	
3RD STREET	26		8	
NEAL PLACE	0		3	
TOTAL	32	22	11	43

	Building A1	Building A2	Building B	Building C1	Building C2	Building D	Total
	Residential	Residential (option)	Residential	Office	Residential	Residential (option)	
Total Residential GFA (Approx.)	355,601	192,600	90,591	N/A	234,960	99,667	973,419
Total GFA Market Rate (Approx.)	327,153	177,192	83,344	N/A	216,163	91,694	895,546
Total GFA IZ (Approx.)	28,448	15,408	7,247	N/A	18,797	7,973	77,873
IZ at 80% of AMI	22,758	12,326	5,798	N/A	15,038	6,378	62,298
Approx. Units at 80%	27	14	7	N/A	17	6	71
IZ at 50% of AMI	5,690	3,082	1,449	N/A	3,759	1,595	15,575
Approx. Units at 50%	7	0*	5**	N/A	4	2	18
NOTES		* 3 units transferred to Building B	** 2 plus 3 units from Building A2				



OFF STREET PARKING SCHEDULE

BUILDING	THEORETICAL LOT A			THEORETICAL LOT B	THEORETICAL LOT C			THEORETICAL LOT D	COMMENTS
	A-1	A-2	PROPOSED TOTAL BUILDING A	B	C-1	C-2	PROPOSED TOTAL BUILDING C	D	
RESIDENTIAL # OF UNITS	412	150	562	115		250	250	99667.0	
RETAIL GFA	19045.0	3060.0	22105.0	11500.0	14500.0	14762.0	29262.0	6080.0	
OFFICE GFA					212000.0		212000.0	99667.0	
HOTEL # OF UNITS: OPTIONAL IN LIEU OF RESIDENTIAL (BUILDING A-2 / OFFICE (BUILDING D))		150	150					150	

DCMR TITLE/SECTION	DESCRIPTION	OCCUPANCY	A-1		A-2		REQUIRED TOTAL BUILDING A	PROPOSED TOTAL BUILDING A	B		C-1		C-2		REQUIRED TOTAL BUILDING C	PROPOSED TOTAL BUILDING C	D		COMMENTS	
			REQUIRED	PROPOSED	REQUIRED	PROPOSED			REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED			REQUIRED	PROPOSED		
DCMR11, 2101	OFF STREET PARKING	RETAIL: IN EXCESS OF 3,000 SF, 1 FOR EA ADDITIONAL 750 SF OF GFA	RETAIL: 22	62	RETAIL: 0	13	21	75	RETAIL: 12	PARKING SPACES FOR BUILDING B WILL BE PROVIDED PARKING STRUCTURE A	RETAIL: 16	16	RETAIL: 16	16	32	32	RETAIL: 5	5	RELIEF REQUESTED TO PROVIDE REQUIRED PARKING SPACES OF BUILDING B IN BUILDING A	
		RESIDENTIAL: 1 FOR EACH 4 DWELLING UNITS	RESIDENTIAL: 412 UNITS /4 = 103	221	RESIDENTIAL:150 UNITS/4 = 38	60	141	281	RESIDENTIAL: 115 UNITS /4 = 29		RESIDENTIAL: 250 UNITS /4 = 63	131	63	131						
		OFFICE: IN EXCESS OF 2,000 SF, 1 PER 1,800 SF OF GFA									OFFICE: 117	120			112	120	OFFICE: 55	55		
		HOTEL: OPTIONAL IN LIEU OF RESIDENTIAL (BUILDING A-2) / OFFICE (BUILDING D) HOTEL: 1 FOR EACH 4 ROOMS USABLE FOR SLEEPING PLUS 1 FOR EACH 300 SF OF FLOOR AREA FOR FUNCTION ROOMS			HOTEL: 150 ROOMS/ 4= 38												HOTEL: 150 ROOMS/4= 38			
		RESIDENTIAL: OPTIONAL IN LIEU OF HOTEL OR OFFICE (BUILDING D)															RESIDENTIAL: 80 UNITS/4= 20			
TOTAL PARKING SPACES PER BUILDING			125	283	38	73	162	356	41		133	136	79	147	207	283	60	60		
TOTAL PARKING SPACES PROPOSED			699																	

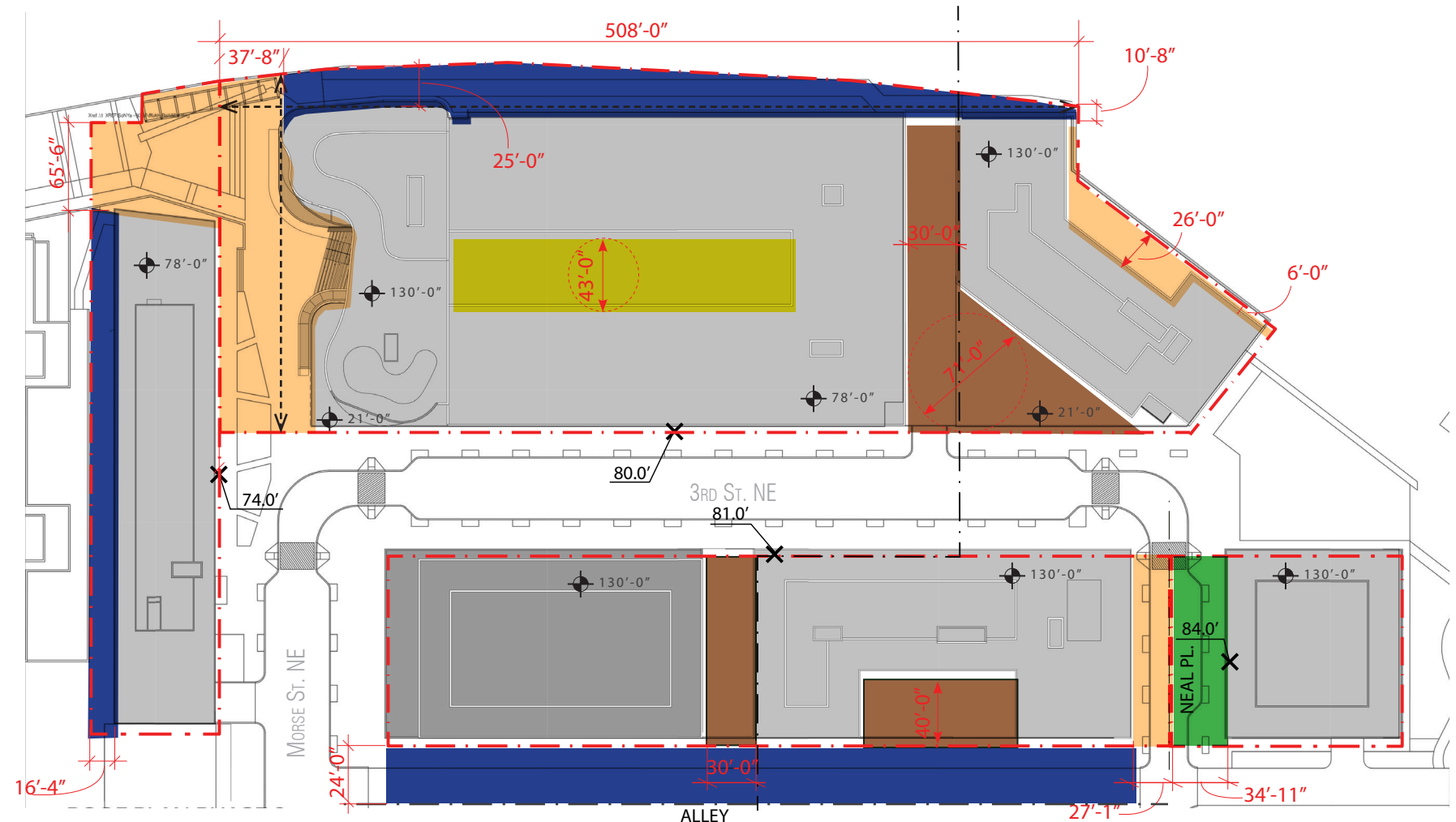
DCMR11, 2119.1	BICYCLE PARKING (REQUIRED BY BUILDING CODE)	RETAIL (NOT REQUIRED IN C-3-C)	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	BIKE PARKING TO BE PROVIDED ON-STREET
		RESIDENTIAL	1 BIKE PER 3 UNITS=137	137	1 BIKE PER 3 UNITS=50	50	187	1 BIKE PER 3 UNITS=38	38	NA	NA	1 BIKE PER 3 UNITS=83	83	83	NA	NA	COMPLY		
		OFFICE (5% OF PROVIDED PARKING SPACES)	NA	NA	NA	NA	NA	NA	NA	5% OF 120=6	6	NA	NA	NA	NA	5% OF 60=3	3	COMPLY	
		HOTEL: OPTIONAL IN LIEU OF RESIDENTIAL (BUILDING A-2) / OFFICE (BUILDING D) NO REQUIREMENT																	COMPLY

DCMR11, 2115.2	COMPACT PARKING SPACES	<40% OF REQUIRED PARKING SPACES ALLOWED TO BE COMPACT SPACES. ALL COMPACT SPACES TO BE PLACED IN GROUPS OF AT LEAST 5 CONTIGUOUS SPACES.	PARKING STRUCTURE FOR BUILDING A-1, A-2 AND B ALLOWED 65 COMPACT SPACES EQUALS <40% OF 204 TOTAL REQUIRED PARKING SPACES PROVIDED COMPACT SPACES: 12										PARKING STRUCTURE FOR BUILDING C-1 ALLOWED 54 COMPACT SPACES EQUALS < 40% OF 133 REQUIRED PARKING SPACES PROVIDED COMPACT SPACES: 38					PARKING STRUCTURE FOR BUILDING C-2 AND D ALLOWED 56 COMPACT SPACES EQUALS < 40% OF 139 REQUIRED PARKING SPACES PROVIDED COMPACT SPACES: 76 (55% OF TOTAL REQUIRED PARKING SPACES)					COMPLY
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		THEORETICAL LOT A						THEORETICAL LOT B		THEORETICAL LOT C						THEORETICAL LOT D		COMMENTS
BUILDING		A-1		A-2		PROPOSED TOTAL BUILDING A	B		C-1		C-2		PROPOSED TOTAL BUILDING C	D				
RESIDENTIAL # OF UNITS		412		150		562	115				250		250	80.0				
RETAIL GFA		19045.0		3060.0		22105.0	11500.0		14500.0		14762.0		29262.0	6080.0				
OFFICE GFA									212000.0				212000.0	99667.0				
HOTEL # OF ROOMS: OPTIONAL IN LIEU OF RESIDENTIAL (BUILDING A-2 / OFFICE (BUILDING D))				150		150								150				
DCMR TITLE/SECTION	DESCRIPTION	OCCUPANCY		REQUIRED	PROPOSED	REQUIRED	PROPOSED	TOTAL	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	TOTAL	REQUIRED	PROPOSED	
DCMR11, 2201	OFF STREET LOADING	RETAIL (NO LOADING REQUIREMENTS FOR RETAIL SPACE < 8,000 SF)	(1) LOADING BERTH @ 30' DEEP	1	NONE	NONE	1	(1) LOADING BERTH @ 30' DEEP	NONE	(1) LOADING BERTH @ 30' DEEP	1	(1) LOADING BERTH @ 30' DEEP	1	2	NONE	NONE	RELIEF REQUESTED FOR BUILDING B	
			(1) LOADING PLATFORM @ 100 SQFT	1	NONE	NONE	1	(1) LOADING PLATFORM @ 100 SQFT	NONE	(1) LOADING PLATFORM @ 100 SQFT	1	(1) LOADING PLATFORM @ 100 SQFT	1	2	NONE	NONE		
			(1) SERVICE/DELIVERY SPACE @ 20' DEEP	1	NONE	NONE	1	(1) SERVICE/DELIVERY SPACE @ 20' DEEP	NONE	(1) SERVICE/DELIVERY SPACE @ 20' DEEP	1	(1) SERVICE/DELIVERY SPACE @ 20' DEEP	1	2	NONE	NONE		
		RESIDENTIAL	(1) LOADING BERTH @ 55' DEEP	1 @ 30'-0"	(1) LOADING BERTH @ 55' DEEP	1 @ 30'-0"	2	(1) LOADING BERTH @ 55' DEEP	NONE	NA	NA	(1) LOADING BERTH @ 55' DEEP	1 @ 30'-0"	1	NA	NA	RELIEF REQUESTED FOR BUILDING B	
			(1) LOADING PLATFORM @ 200 SQFT	1	(1) LOADING PLATFORM @ 200 SQFT	1	2	(1) LOADING PLATFORM @ 200 SQFT	NONE	NA	NA	(1) LOADING PLATFORM @ 200 SQFT	1	1	NA	NA		
			(1) SERVICE/DELIVERY SPACE @ 20' DEEP	1	(1) SERVICE/DELIVERY SPACE @ 20' DEEP	1	2	(1) SERVICE/DELIVERY SPACE @ 20' DEEP	NONE	NA	NA	(1) SERVICE/DELIVERY SPACE @ 20' DEEP	1	1	NA	NA		
		OFFICE	NA	NA	NA	NA	NA	NA	NA	(3) LOADING BERTH @ 30' DEEP	NONE	NA	NA	NA	NONE	(1) LOADING BERTH @ 30' DEEP	1	RELIEF REQUESTED FOR BUILDING C-1 AND D
			NA	NA	NA	NA	NA	NA	NA	(3) LOADING PLATFORM @ 100 SQFT	NONE	NA	NA	NA	NONE	(1) LOADING PLATFORM @ 100 SQFT	1	
			NA	NA	NA	NA	NA	NA	NA	(1) SERVICE/DELIVERY SPACE @ 20' DEEP	NONE	NA	NA	NA	NONE	(1) SERVICE/DELIVERY SPACE @ 20' DEEP	NONE	
	HOTEL WITH 30 TO 200 ROOMS USABLE FOR SLEEPING AND FUNCTION SPACE < 10,000 SF (OPTIONAL FOR BUILDING A-2 IN LIEU OF RESIDENTIAL USE AND BUILDING D IN LIEU OF OFFICE USE)	(1) LOADING BERTH @ 30' DEEP		1	1										(1) LOADING BERTH @ 30' DEEP	1	COMPLY	
		(1) LOADING PLATFORM @ 100 SQFT		1	1										(1) LOADING PLATFORM @ 100 SQFT	1	COMPLY	
		(1) LOADING SPACE @ 20' DEEP		1	1										(1) SERVICE/DELIVERY SPACE @ 20' DEEP	NONE	RELIEF REQUESTED	
	80 RESIDENTIAL UNITS (OPTIONAL FOR BUILDING D, IN LIEU OF HOTEL OR OFFICE USE)	(1) LOADING BERTH @ 55' DEEP		1 @ 30'-0"											(1) LOADING BERTH @ 55' DEEP	1 @ 30'-0"	RELIEF REQUESTED	
		(1) LOADING PLATFORM @ 200 SQFT		1											(1) LOADING PLATFORM @ 200 SQFT	1	COMPLY	
(1) SERVICE/DELIVERY SPACE @ 20' DEEP			NONE											(1) SERVICE/DELIVERY SPACE @ 20' DEEP	NONE	RELIEF REQUESTED		
TOTAL		6	6	3	3	9	6	0	10	3	6	6	9	3	3			





DCMR TITLE/SECTION	DESCRIPTION	BUILDING ZONING ALLOWABLE/ REQUIRED	THEORETICAL LOT A		THEORETICAL LOT B		THEORETICAL LOT C		THEORETICAL LOT D		COMMENTS	
			REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED		
DCMR11, 774.1	MINIMUM REAR YARD	ALL USES: 2-1/2" PER FOOT OF VERTICAL DISTANCE FROM THE MEAN OF FINISHED GRADE AT THE MIDDLE OF THE REAR OF THE STRUCTURE TO THE HIGHEST POINT OF THE MAIN ROOF OR PARAPET WALL, BUT NOT LESS THAN 12'-0"	2-1/2" PER 130'-0"= 27'-1"	9,460 sf / 508=18'-6"	2-1/2" PER 78'-0"=16'-4"	16'-4"	2-1/2" PER 0"= 27'-1"	130'-0"	24'-0"	2-1/2" PER 130'-0"= 27'-1"	NONE	RELIEF REQUESTED FOR BUILDING A, C AND D
DCMR11, 775.1	MINIMUM SIDE YARD	2" WIDE FOR EACH FOOT OF HEIGHT OF BUILDING, BUT NOT LESS THAN 6'-0"	2" PER 130'-0"=21'-7"	37'-8" (A-1) 6'-0" (A-2)	2" PER 78'-0"=13'-0"	65'-6"	2" PER 130'-0"=21'-7"	27'-1"	NA	NA	NA	COMPLY RELIEF REQUESTED FOR BUILDING A-2
DCMR11, 776.1	MINIMUM OPEN COURT WIDTH	RESIDENTIAL: MINIMUM WIDTH 4" PER FOOT OF HEIGHT AND 15'-0" MINIMUM; COMMERCIAL: MINIMUM WIDTH =3'-0" PER FOOT OF HEIGHT AND 12'-0" MINIMUM	4" PER 109'-0"=27'-3" (RESID. USE)	30'-0"	NA	NA	4" PER 109'-0"=27'-3" (RESID. USE) 3" PER 109'-0"=36'-4" (COMMERCIAL USE)	40'-0"	30'-0"	NA	NA	RELIEF REQUESTED FOR BUILDING C
DCMR11, 776.1	COURT CLOSED AREA	MINIMUM WIDTH 4" PER FOOT OF HEIGHT AND 15'-0" MINIMUM (RESIDENTIAL USE)	4" PER 109'-0"=36'-4"	43'-0"	NA	NA	NA	NA	NA	NA	NA	COMPLY
DCMR11, 2517.3	EXCEPTIONS TO BUILDING LOT CONTROL	OPEN SPACE IN FRONT OF ENTRANCE SHALL BE PROVIDED THAT IS EQUIVALENT TO THE REQUIRED REAR YARD IN THE ZONING DISTRICT IN WHICH BUILDING IS LOCATED	2-1/2" PER 130'-0"= 27'-1"	NONE	2-1/2" PER 78'-0"=16'-4"	NONE	2-1/2" PER 0"= 27'-1"	130'-0"	NONE	2-1/2" PER 130'-0"= 27'-1"	34'-11"	RELIEF REQUESTED FOR BUILDING A, B AND C

JANUARY 15, 2016

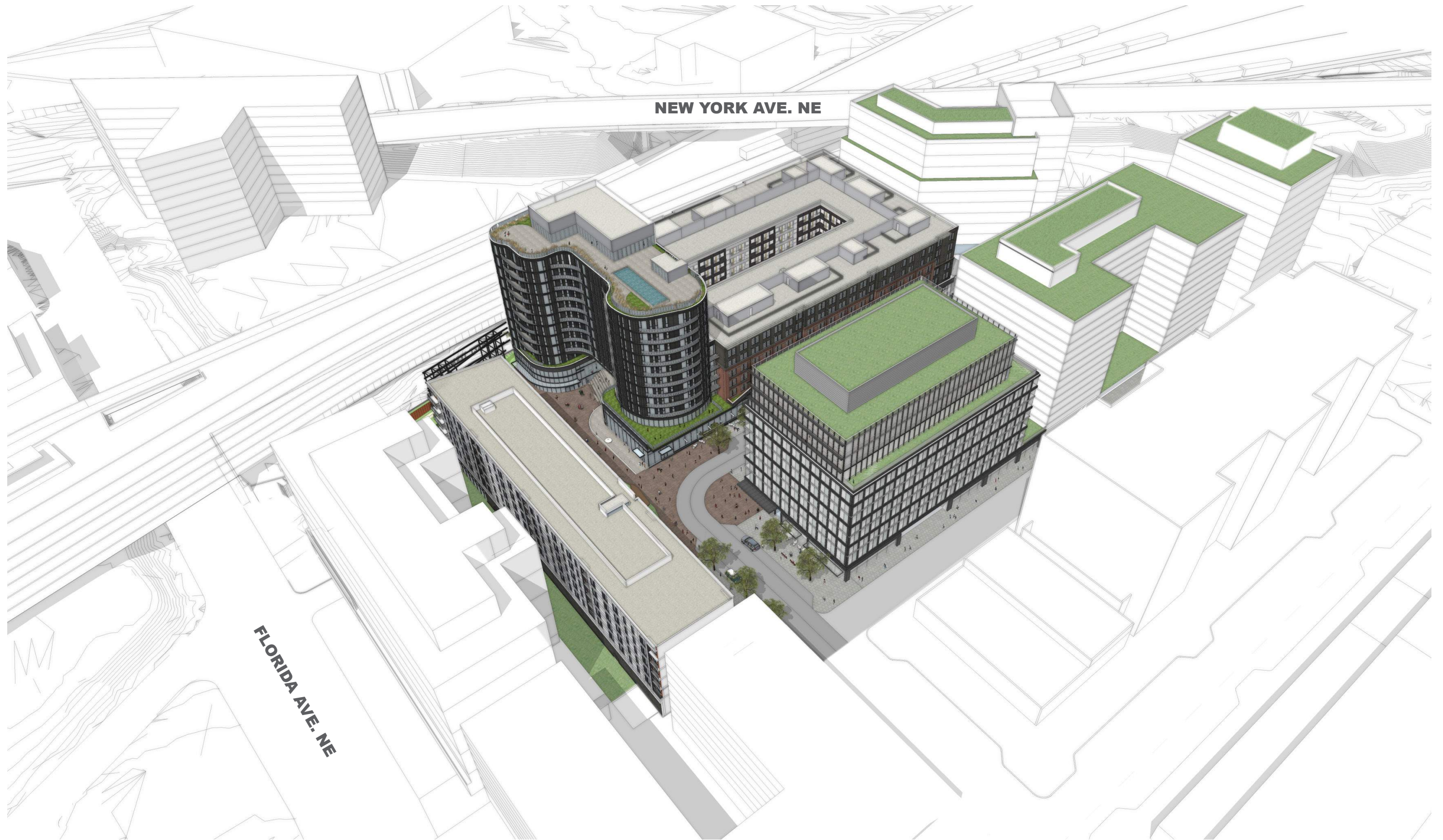
YARD / COURT DIAGRAM





AERIAL VIEW FROM SOUTH WEST

JANUARY 15, 2016



NEW YORK AVE. NE

FLORIDA AVE. NE

JANUARY 15, 2016

AERIAL VIEW FROM SOUTH EAST

- Consolidated PUD
- Theoretical Lot Line
- First Stage
- Stage Line
- Lot 6

CONSOLIDATED PUD:

- Contained in this Consolidated PUD:
- Building A-1 (Residential w/ Retail @ Ground Floor)
 - Building B (Residential w/ Retail @ Ground Floor)
 - Building C-1 (Office w/ Retail @ Ground Floor)
 - Site improvement (Florida Entrance Park, Plaza)

Interim Stage:

- 22 Parking Spaces
- Turnaround for vehicular traffic
- Overall Site Improvements

FIRST STAGE PUD:

- Contained in this submission:
- Building A-2 (Residential w/ Retail @ Ground Floor)
 - Building C-2 (Residential w/ Retail @ Ground Floor)
 - Building D (Residential or Hotel or Office w/ Retail @ Ground floor)
 - Landscaped open space

Second Stage PUD to be submitted at a later date.

