

THE HIGHLINE AT UNION MARKET

320 FLORIDA AVENUE, N.E.
WASHINGTON DC

Square: 3587
Lot: 0004



APPLICATION FOR REVIEW & APPROVAL
OF CONSOLIDATED PLANNED UNIT
DEVELOPMENT AND RELATED MAP
AMENDMENT TO THE DC ZONING
COMMISSION

OWNER / APPLICANT
320 Florida Owner, LLC

DEVELOPER
Level 2 Development, LLC

LAND USE COUNSEL
Holland & Knight, LLP

ARCHITECT
Eric Colbert & Associates, PC

CIVIL ENGINEER
CAS Engineering

TRAFFIC CONSULTANT
Grove/Slade Associates, Inc.

LANDSCAPE ARCHITECT
Lee and Associates, Inc.

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CONSOLIDATED PUD CHECKLIST

SQUARE: 3587		LOT: 4	
SECTION	ITEM	SHEET NUMBER	
2406.11a	COMPLETED APPLICATION FORM	IN WRITTEN APPLICATION	
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-03	
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 section 2403.	IN WRITTEN APPLICATION	
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 exsact area of the total site.	L-01/C-03	
2406.11e	DEVELOPMENT DATA: (1) The area and dimensions of each lot proposed for each building and the exact area of the total site; 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, alley, 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.	A-03 A-03 A-03 A-06 C-02 / A-04 C-07 LEED A-07	

2406.12a	COMPLETED APPLICATION FORM	IN WRITTEN APPLICATION
2406.12b	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;	IN WRITTEN APPLICATION
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;	C-03 / A-23
2406.12d	LANDSCAPE & GRADING PLAN: 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-01 / C-03
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-12 through A-26
2406.12f	CIRCULATION PLAN: A final detailed circulation plan showing all driveways and walkways, including widths, grades, and curb cuts, as well as detailed parking and loading plans;	A-06 / A-07 /A-20 / A-21 / A-23
2406.12g	OTHER INFORMATION: Any other information needed to understand the final design of the proposal, or information specifically requested by the Commission;	LEED A-07
2406.12h	A statement showing how the second-stage plans are in accordance with the intent and purposes of this title, the PUD process, and the first-stage approval.	N/A, THIS IS A CONSOLIDATED PUD APPLICATION

SHEET LIST

THE HIGHLINE at Union Market

The project site is located on the north side of the 300 block of Florida Avenue, N.E. The current use is a fast food restaurant with drive-through. To the west of the subject property is a piece of D.C. Government-owned that abuts the Amtrak/WMATA railroad tracks. To the east is a vacant lot at 340 Florida Avenue, approved as a future mixed-use development site. To the north of the subject property are industrial buildings that are mostly food distribution warehouses.

The project is sensitive to its varied context and responds in size, form, and in its use of materials. The program consists of approximately 315 market rate and affordable dwelling units, a ground level that is programmed with retail and residential uses that activate the street, and two levels of below grade parking. The project is located one block away from the NoMa-Gallaudet Metro Station and provides residents with ample, secure bicycle parking on the ground floor of the building. Parking and loading facilities are accessed from an existing curb cut on Florida Avenue at a signalized intersection with 3rd Street, N.E.

The modern-industrial architecture of the building is an interpretation of the historical and current warehouse, manufacturing, railroad, and commercial uses of the surrounding neighborhood, brought together in a dynamic arrangement. The basic form of the building was derived from an abstraction of steel shipping containers stacked on top of each other. The structure is a series of industrial-framed cubes with a warehouse style grid in a random "in/out" pattern on the Florida Avenue façade and wrapping around at the west façade, where the cubes take on a new pattern that incorporates metal-paneled boxes with industrial-style balconies reminiscent of rail cars. The combination of the warehouse-style grids with the varying cubes brings together the rail uses to the west and the warehouse uses to the north. The cube modules float on a recessed base on the third floor, as a transition to the brick and glass ground level and second floor façade. To articulate the set-back on the third floor, the design includes steel columns that echo the riveted steel supports that hold up the railroad underpass nearby. Rough industrial brick is anticipated for the masonry base. On the eastern portion of the ground level, the residential entrance is demarked with a suspended canopy. On the north façade, which faces into Union Market, brick elements of the south base are used to visually connect to the market, which incorporates similar materials. In the upper portion of the north façade, modules of the framed warehouse grid are incorporated to stitch the various elements of the entire building together. Industrial-style sash windows are utilized throughout. Accent balconies will be detailed with an expression reminiscent of fire escapes, and composite metal panels will be used at non-window façade locations.

The organization of the ground floor program will provide a sense of neighborhood activity and security at the street level. The residential entrance is located along Florida Avenue at the eastern-most portion of the site. The location of the residential entrance will help to provide a street presence with eyes on Florida Avenue 24 hours a day. Neighborhood retail storefronts are also situated along Florida Avenue to help enliven the streetscape and promote pedestrian activity. The plan envisions a neighborhood-serving use to occupy the western retail space closed to the proposed green space and the Metropolitan Branch Trail. In addition, residential units will be located on the ground floor facing an open court in the eastern corner of the Subject Property. The overall streetscape is intended to be an accessible amenity shared and enjoyed by the entire neighborhood.

In addition to the creation of affordable housing, a significant component of the project's public benefits is the creation of a public green space on the District-owned property to the west of the Subject Property, with provisions for a potential pedestrian connection to Morse Street into Union Market. The proposal includes building a landscaped public amenity on land that is currently overgrown with neglected trees and shrubbery and is littered with trash and debris. The Florida Market Small Area Plan envisions a pedestrian connection from Florida Avenue into Union Market in the 300 block of Florida Avenue, N.E. The development of the Subject Property and improvements to the adjacent District-owned land will be the first link in creating the connection to the market.

The building will be designed to integrate a host of sustainable features equivalent to LEED Silver, including: a green roof, bio retention facility, water-efficient landscaping, construction waste management techniques, recycled and sustainable materials, bicycle parking, energy-efficient building design and systems, and high density development at a transit-rich location.



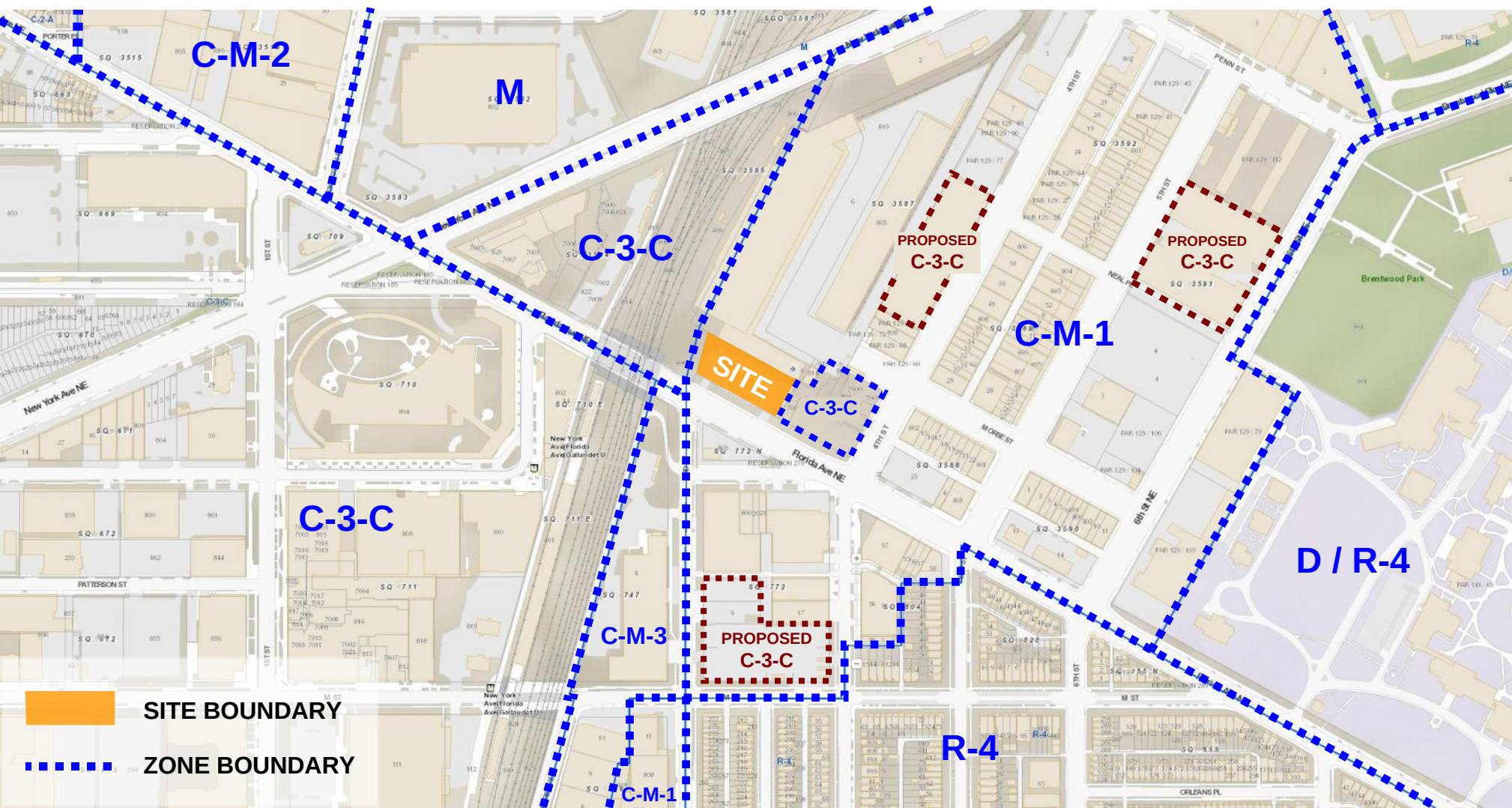
PROJECT DESCRIPTION

ZONING ANALYSIS

Lot Area = 28,394 sq. ft.

	Zoning Restriction	Proposed	Comments
Maximum Building Height DCMR 11, 2405.1	120' (Act of 1910)	120'	Complies
Maximum FAR DCMR 11, 2405.2	8.0	8.0	Complies
Maximum Lot Occupancy DCMR 11, 772.1	100%	69% - 72%	Complies
Minimum Rear Yard DCMR 11, 774.1	2½" per foot of height and 12' minimum = 22.88'	11'-2"	Zoning relief required
Minimum Open Court DCMR 11, 776.3	Minimum width = 4" per foot of height and 15' minimum 107' high court requires 35'-8" width	25'-5", 12'-8", 20'-10"	Zoning relief required
Court Niche DCMR 11, 776.7 & 776.8	Width/depth no less than 2/1; 3' depth rule	We have triangular court niches so these relationships vary and may not comply at certain points	Zoning relief required
Minimum Parking DCMR 11, Chapter 21	For apartment house, 1 for each 4 dwelling units (315/4 = 79). For retail or service establishment in excess of 3,000s.f., 1 for each additional 750 s.f. of gross floor area: (8,472-3,000 = 5,472 / 750 = 7) Total required = 79 + 7 = 86	143 spaces provided	Complies
Parking, Compact DCMR 11, 2511.2	40% maximum compact spaces	90 compact / 143 total = 63%	Zoning relief required
Minimum Loading DCMR 11, Chapter 22	For apartment house, 1 loading berth @55' deep and 1 service/delivery space @20' deep. For retail and service, 1 loading berth @ 30' deep.	One berth @ 30' and one 20' service & delivery space proposed	Zoning relief required
Loading Platform DCMR 11, Chapter 22	For apartment house, 1 loading platform @ 200 s.f.. For retail and service, 1 loading platform at 100 s.f.	One 200 s.f. platform provided	Zoning relief required
Bicycle parking DCMR 11, 2910.1	One bicycle parking space / 3 dwelling units; 315 ÷ 3 = 105	105 provided	Complies
Penthouse, Number of DCMR 11, 411.3	One permitted	One proposed	Complies
Penthouse, All the Same Height DCMR 11, 411.5	One height permitted	Two heights proposed: 12' and 18'-6"	Zoning relief required
Penthouse, Setback Act of 1910	1:1 setback ratio required	1:1 provided facing the public ROW and east and west facades; 1:1 not provided in the rear	Zoning relief required
Penthouse FAR DCMR 11, 411.7	.37 FAR permitted	.30 FAR provided	Complies
Green Area Ratio	0.2 GAR	0.2 GAR	Complies

ZONING MAP



DEVELOPMENT DATA

Lot Area		28,394 sf															
Zoning FAR		8.00														0.30	
Level	B2	B1	1	2	3	4	5	6	7	8	9	10	11	12	PH		
Lot Occupancy	N/A	N/A	N/A	71.3%	67.4%	69.5%	69.5%	69.5%	70.3%	70.3%	70.3%	69.0%	69.0%	69.0%			
Gross area toward FAR	0	0	9,846	20,256	19,129	19,734	19,734	19,734	19,971	19,971	19,971	19,581	19,581	19,581	8,397	Total FAR Area*	227,089
Residential units per floor	0	0	7	28	27	27	27	27	28	28	28	28	28	28	4	Total Units	315
Retail Area	0	0	8,472	0	0	0	0	0	0	0	0	0	0	0	0	Retail Area	8,472
Gross residential area toward FAR	0	0	1,374	20,256	19,129	19,734	19,734	19,734	19,971	19,971	19,971	19,581	19,581	19,581	0	Total FAR Area*	218,617

* above ground not including PH

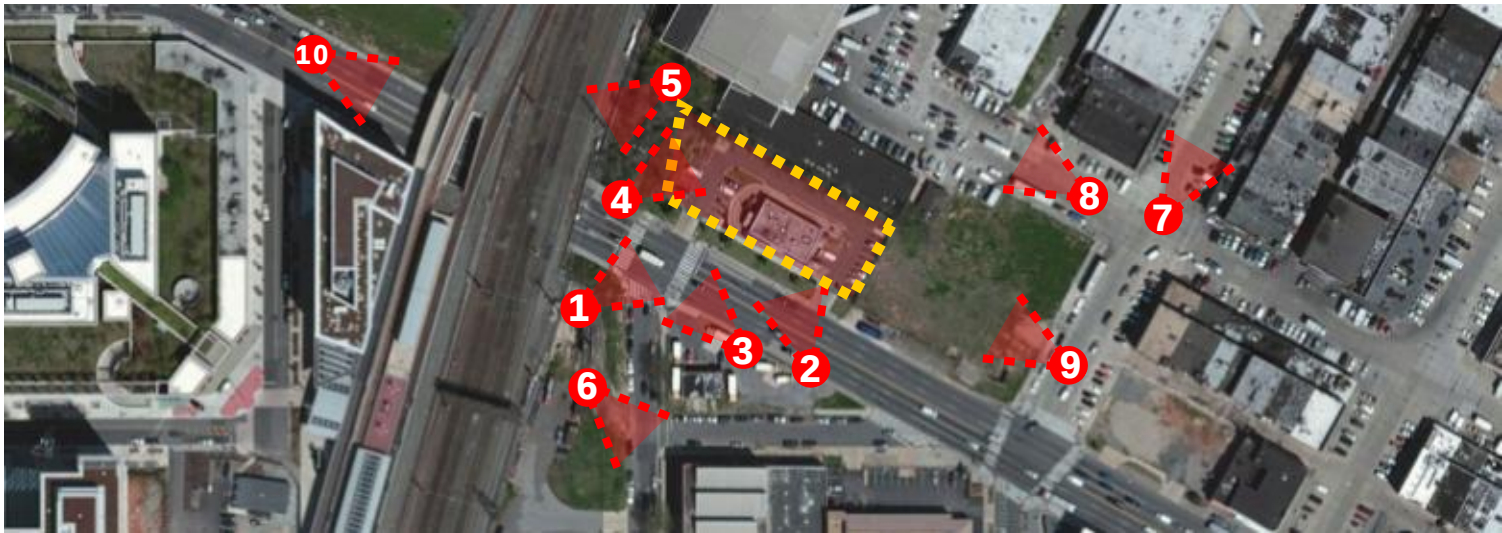
	Studio	JR-1BR	1BR	JR-2BR	2BR	
1st Floor	5	2	0	0	0	7
2nd Floor	7	7	9	3	2	28
3rd Floor	5	13	4	5	0	27
4th Floor	5	6	9	5	2	27
5th Floor	5	6	9	5	2	27
6th Floor	5	6	9	5	2	27
7th Floor	5	8	9	4	2	28
8th Floor	5	8	9	4	2	28
9th Floor	5	8	9	4	2	28
10th Floor	6	8	7	6	1	28
11th floor	6	8	7	6	1	28
12th Floor	6	8	7	6	1	28
PH	0	0	0	4	0	4
TOTAL	65	88	88	57	17	315
%	21%	28%	28%	18%	5%	

ZONING / DEVELOPMENT DATA



LOCATION MAP

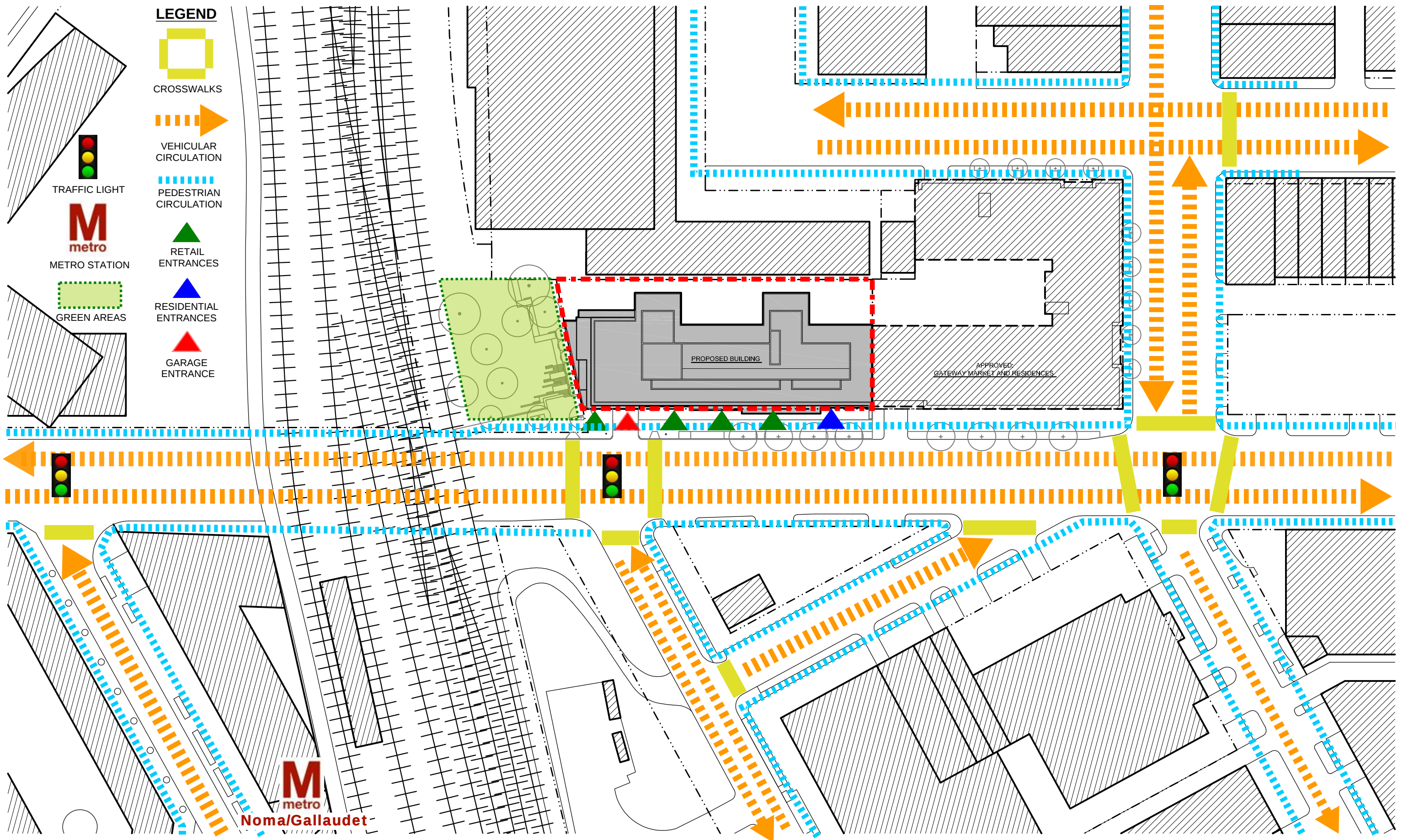
EXISTING CONDITIONS



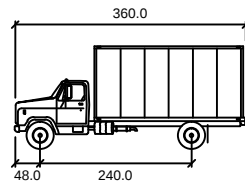
EXISTING CONDITIONS



CONTEXT PHOTOGRAPHS



SITE / CIRCULATION PLAN





LEED 2009 for New Construction and Major Renovations

Project Checklist

Project Name

2/21/2014

16 3 Sustainable Sites Possible Points: 26

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
		N	Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
	3		Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
		N	Credit 4.4	Alternative Transportation—Parking Capacity	2
	?		Credit 5.1	Site Development—Protect or Restore Natural Habitat	1
1			Credit 5.2	Site Development—Maximize Open Space	1
	?		Credit 6.1	Stormwater Design—Quantity Control	1
	?		Credit 6.2	Stormwater Design—Quality Control	1
1			Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
	?		Credit 8	Light Pollution Reduction	1

2 2 Water Efficiency Possible Points: 10

Y			Prereq 1	Water Use Reduction—20% Reduction	
2	2		Credit 1	Water Efficient Landscaping	2 to 4
		N	Credit 2	Innovative Wastewater Technologies	2
	?		Credit 3	Water Use Reduction	2 to 4

14 9 Energy and Atmosphere Possible Points: 35

Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
10	9		Credit 1	Optimize Energy Performance	1 to 19
	?		Credit 2	On-Site Renewable Energy	1 to 7
	?		Credit 3	Enhanced Commissioning	2
2			Credit 4	Enhanced Refrigerant Management	2
		N	Credit 5	Measurement and Verification	3
2			Credit 6	Green Power	2

8 Materials and Resources Possible Points: 14

Y			Prereq 1	Storage and Collection of Recyclables	
		N	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
		N	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
2		N	Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	?	N			
2			Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
		N	Credit 6	Rapidly Renewable Materials	1
		N	Credit 7	Certified Wood	1

7 Indoor Environmental Quality Possible Points: 15

Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
		N	Credit 1	Outdoor Air Delivery Monitoring	1
		N	Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
		N	Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
		N	Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
		N	Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems—Lighting	1
1			Credit 6.2	Controllability of Systems—Thermal Comfort	1
1			Credit 7.1	Thermal Comfort—Design	1
	?		Credit 7.2	Thermal Comfort—Verification	1
	?		Credit 8.1	Daylight and Views—Daylight	1
	?		Credit 8.2	Daylight and Views—Views	1

1 5 Innovation and Design Process Possible Points: 6

	1		Credit 1.1	Innovation in Design: Specific Title	1
	1		Credit 1.2	Innovation in Design: Specific Title	1
	1		Credit 1.3	Innovation in Design: Specific Title	1
	1		Credit 1.4	Innovation in Design: Specific Title	1
	1		Credit 1.5	Innovation in Design: Specific Title	1
1			Credit 2	LEED Accredited Professional	1

2 Regional Priority Credits Possible Points: 4

1			Credit 1.1	Regional Priority: Specific Credit	1
1			Credit 1.2	Regional Priority: Specific Credit	1
		N	Credit 1.3	Regional Priority: Specific Credit	1
		N	Credit 1.4	Regional Priority: Specific Credit	1

50 19 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

We reserve the right to vary the sustainable design features of the building, provided the total number of LEED points achievable for the project is not below the LEED Silver rating standards.

LEED SCORECARD

GREEN AREA RATIO SCORESHEET

Address:320 Florida Avenue NE, Washington D.C.

Other / BZA Order

Green Area Ratio Scoresheet

WardLotSquareZoning District

enter sq ft of lot

28,934

multipl

SCORE

0.212

Landscaped areas (select one of the following for each area)

1

Landscaped areas with a soil depth of less than 24"

enter sq ft

0.3

-

2

Landscaped areas with a soil depth of 24" or greater

enter sq ft

0.6

-

3

Bioretention facilities

enter sq ft

1,000

0.4

400.0

Plantings (credit for plants in landscaped areas from Section A)

1

Groundcovers, or other plants less than 2' tall at maturity

enter sq ft

0

0.2

-

2

Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)

enter number of plants

0

0

0.3

-

3

Tree canopy for all new trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree

enter number of trees

3

150

0.5

75.0

4

Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree

enter number of trees

0

0

0.6

-

5

Tree canopy for preservation of existing tree 6" to 12" diameter or larger or equivalent - calculated at 250 sq ft per tree

enter number of trees

0

0

0.7

-

6

Tree canopy for preservation of existing tree 12" to 18" diameter or larger or equivalent - calculated at 600 sq ft per tree

enter number of trees

0

0

0.7

-

7

Tree canopy for preservation of all existing trees 18" to 24" dia. or equivalent - calculated at 1300 sq ft per tree

enter number of trees

0

0

0.7

-

8

Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2000 sq ft per tree

enter number of trees

0

0

0.8

-

9

Vegetated wall, plantings on a vertical surface

enter sq ft

0.6

-

Vegetated or "green" roofs

1

Over at least 2" and less than 8" of growth medium

enter sq ft

9,450

0.6

5,670.0

2

Over at least 8" of growth medium

enter sq ft

0.8

-

Permeable Paving***

1

Permeable paving over at least 6" and less than 24" of soil or gravel

enter sq ft

0

0.4

-

2

Permeable paving over at least 24" of soil or gravel

enter sq ft

0

0.5

-

Other

1

Enhanced tree growth systems***

enter sq ft

0

0.4

-

2

Renewable energy generation

enter sq ft

0

0.5

-

3

Approved water features

enter sq ft

0

0.2

-

sub-total of sq ft =

10,600

Bonuses

1

Native plant species

enter sq ft

0

0.1

-

2

Landscaping in food cultivation

enter sq ft

0

0.1

-

3

Harvested stormwater irrigation

enter sq ft

0

0.1

-

Green Area Ratio numerator =

6,145

*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.

Total square footage of all permeable paving and enhanced tree growth

-

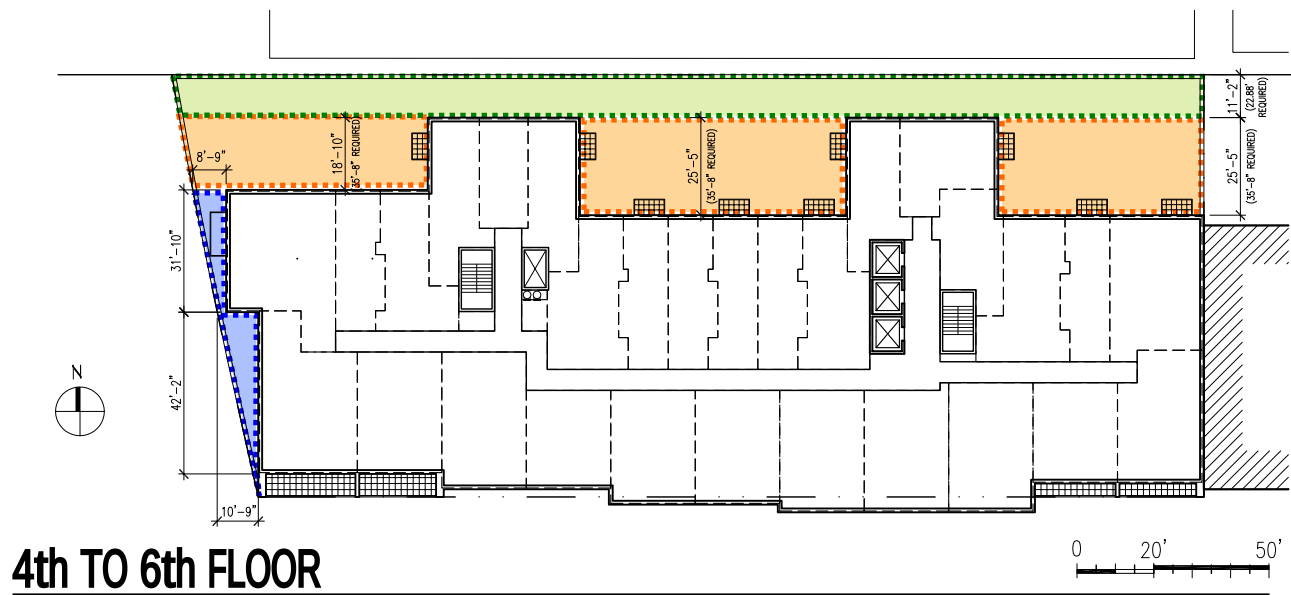
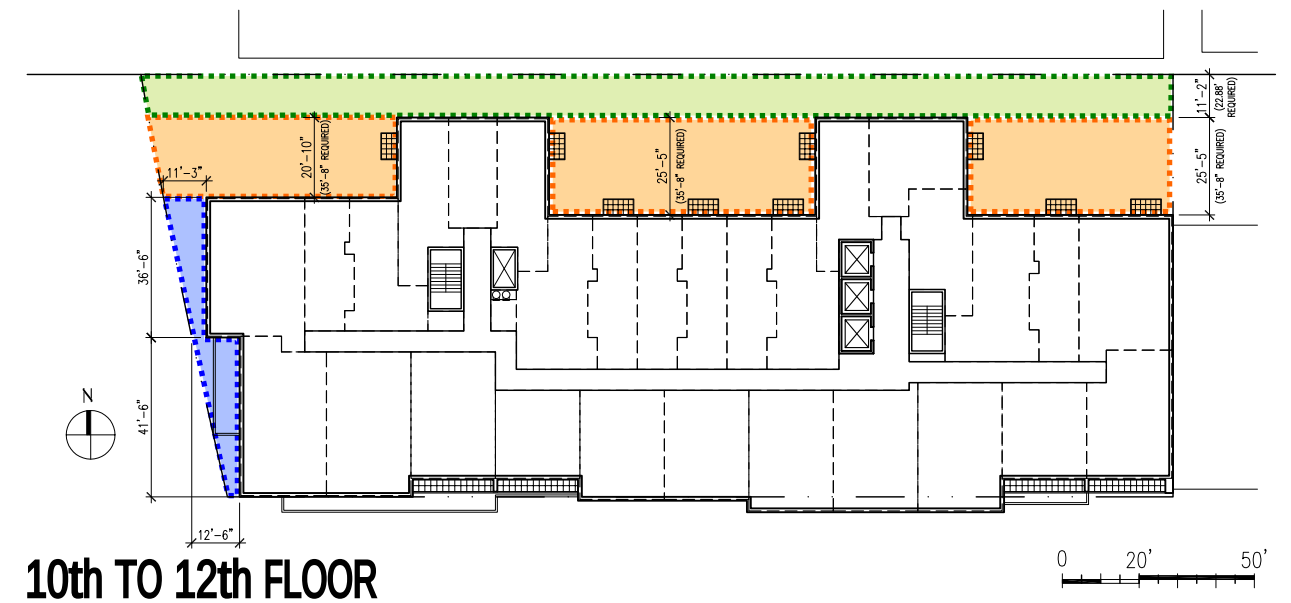
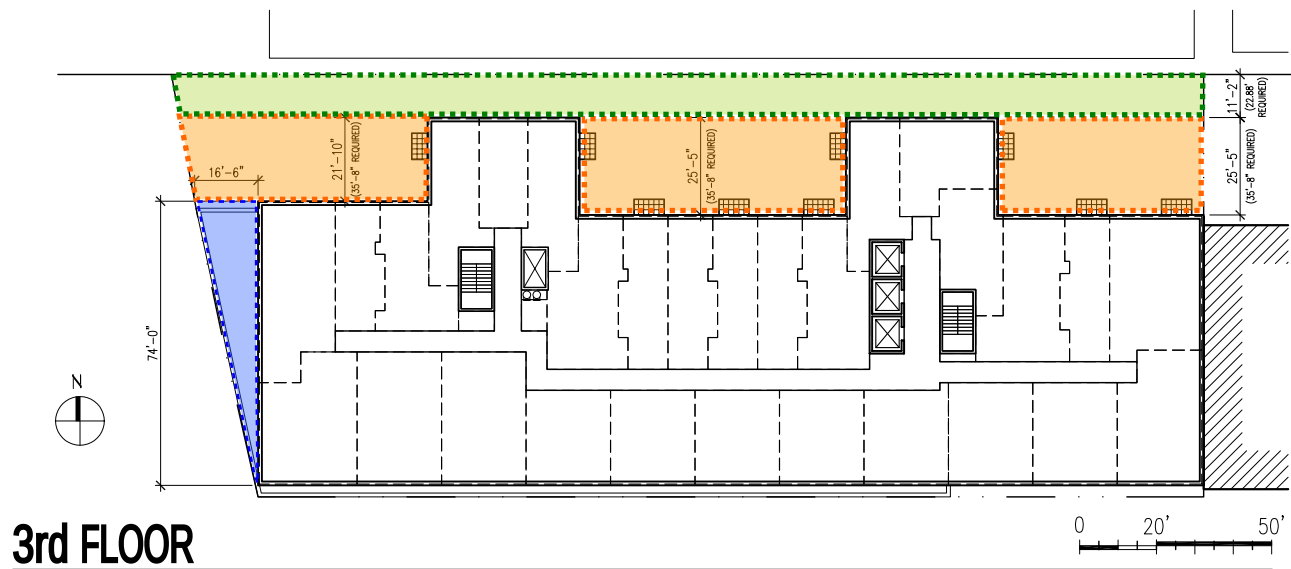
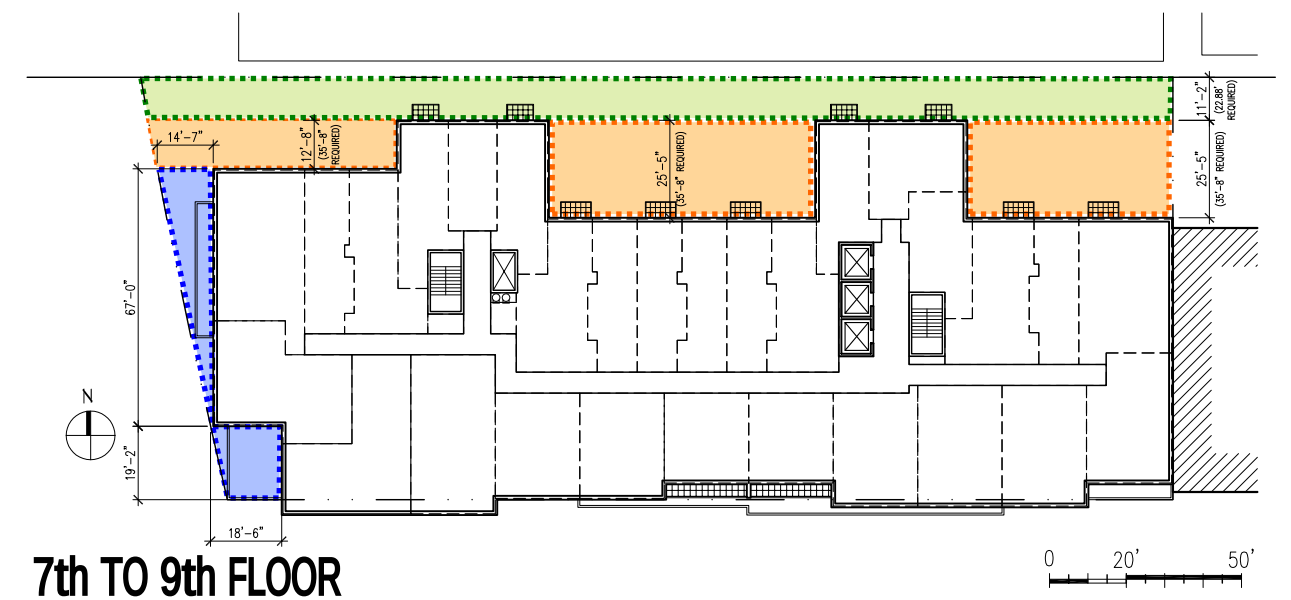
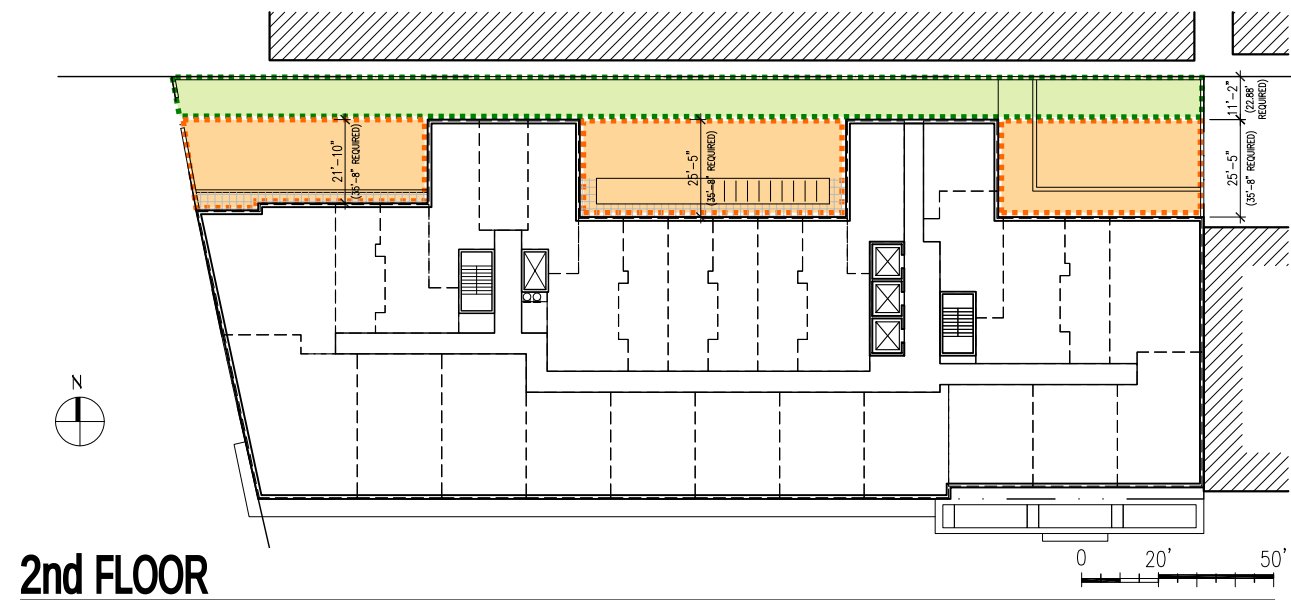
WATER COMPUTATION

		Sanitary		Domestic						
Type of Fixture	Quantity	Each DFU	Total DFU	Each CW SFU	Each HW SFU	Total SFU	Total CW SFU	Total HW SFU	Total Combined SFU	Total Combined GPM
Group (Tank) (1.6 gpf)	368	5	1840	2.7	1.5	3.6	993.6	552	1324.8	231
WC Tank (Private)		3		2.2		2.2				
WC Tank (Public)		4		5		5				
Group (Greater than 1.6 gpf)		6		6	3	8				
WC FV (Private)		4		6		6				
WC FV (Public)	7	6	42	10		10	70		70	35
Public UR (FV) (1 gpf or less)		2		5		5				
Public Lavatory	7	1	7	1.5	1.5	2	10.5	10.5	14	17
Public Lavatory/Bidet		1		0.5	0.5	0.7				
Public Bathtub		2		3	3	4				
Private Bathtub		2		1	1	1.4				
Public Shower		2		3	3	4				
Private Shower		2		1	1	1.4				
Mop Basin	1	5	5	2.25	2.25	3	2.25	2.25	3	6.5
Service Sink		5		2.25	2.25	3				
Public kitchen Sink	2	2	4	3	3	4	6	6	8	12.8
Private Kitchen Sin W/ DW	315	2	630	1	1	2.8	315	315	882	179
Drinking Fountain		0.5		0.25		0.25				
Washing Machine (Public)		3		3	3	4				
Washing Machine (Private)	315	2	630	1	1	1.4	315	315	441	106
3" Floor Drain	8	5	40							
4" Floor Drain	4	6	24							
3"/4" FD (emerg)										
Bar Sink		2		1.5	1.5	2				
Sub-Total (DFU):		3222	Sub-Totals (SFU):			1712.35	1200.75	2742.8	390	
Additional Sanitary Drainage Demands:			Enter Total DFU	Additional Domestic Water Demands:		CW GPM	HW GPM		Enter Total GMP	
HVAC				Hose Bibbs						15
Kitchen			HVAC		24					
Laundry			Kitchen							
Pool / Fountain			Laundry							
			Pool / Fountain							
				Irrigation						20
Total (DFU):		3222	Total (SFU):			2630.1	2068.5	4090.8	449	

Notes:
1. Supply fixture unit (SFU) value based on the 2012 International Plumbing Code table E101B
2. Drainage fixture unit (DFU) value based on the 2012 International Plumbing Code table 709.1
3. Additional demands for HVAC make-up, pool, fountain, laundry, food service, etc.
4. Add 5 GPM for each hose bibb up to a maximum of 15 GPM

We reserve the right to vary the features, means and methods of achieving the code-required Green Area Ratio (GAR) of 0.2.

GREEN AREA RATIO SCORESHEET / WATER COMPUTATION



- LEGEND**
- REAR YARD
 - OPEN COURT
 - COURT NICHE

REAR YARD / COURT DIAGRAM



MEATPACKING DISTRICT, NY



ATLANTIC PLUMBING, DC



HOUSING, NY



CONCEPT



CONCEPT



MEATPACKING DISTRICT, NY



500 WEST 21ST STREET, NY



WATER STREET, DC



THE HARLOWE CONDOS, NY



CONDO, CHICAGO

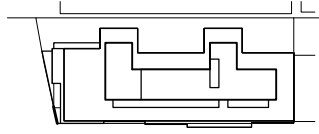
ARCHITECTURAL PRECEDENTS



MASSING: AERIAL VIEW LOOKING NORTH/EAST



MASSING: AERIAL VIEW LOOKING SOUTH/WEST



Notes:

1. Refer to floor plans for overall building dimensions.
2. The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. The parking space layout is shown for illustrative purposes only. The final layouts may vary.
3. All spot elevations are relative to the measuring point 58.2' taken at the center of the Florida Ave. top of curb, assumed for these drawings to be +0'-0".
4. Retail storefronts and signage are for illustrative purposes only and are subject to tenant modification. Applicant requests the flexibility to vary the final selection of the exterior materials within the color ranges and material types (maintaining the same general level of quality) proposed, based on availability at the time of construction and further project design.

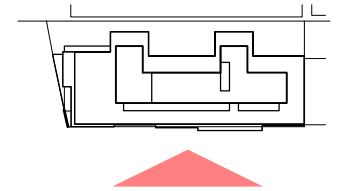
PERSPECTIVE VIEW

Notes:

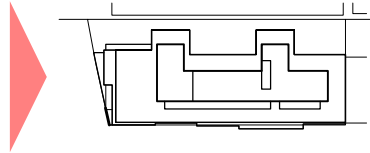
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BUILDING ELEVATION: SOUTH



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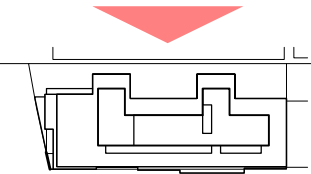


BUILDING ELEVATION: WEST

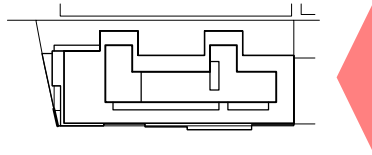
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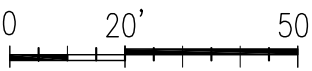


BUILDING ELEVATION: NORTH

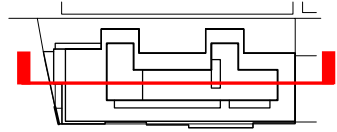


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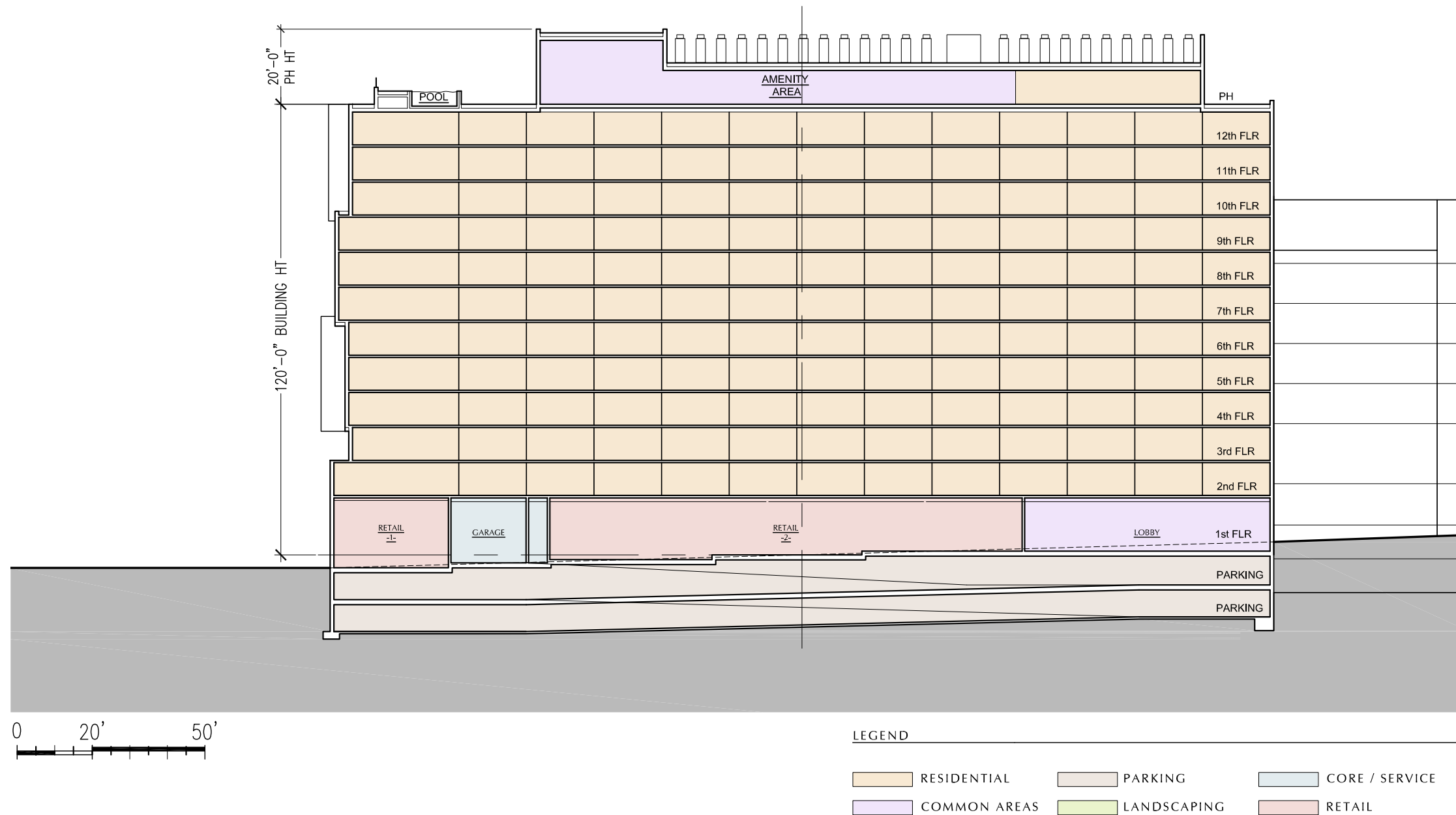


BUILDING ELEVATION: EAST



Notes:

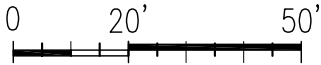
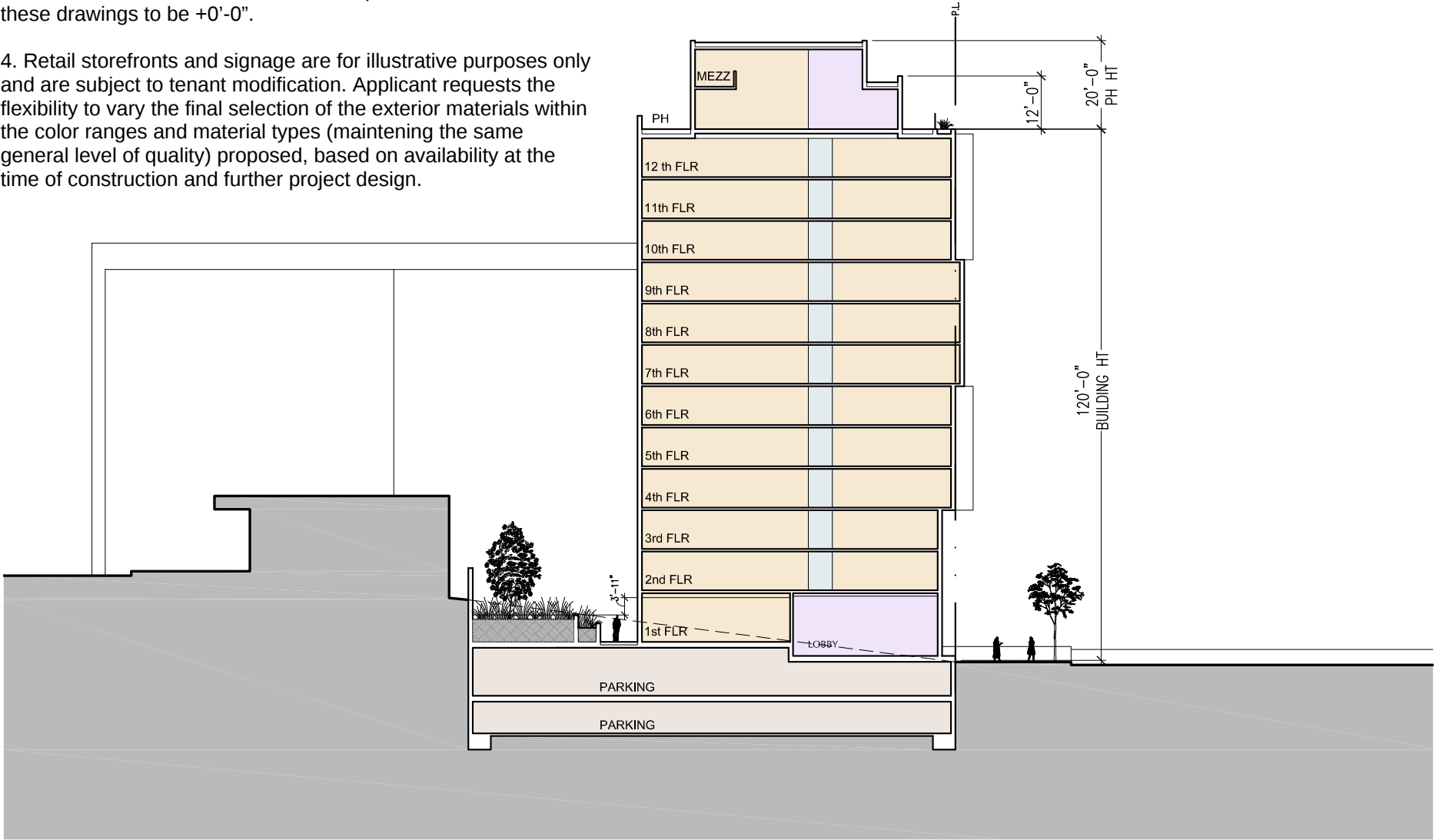
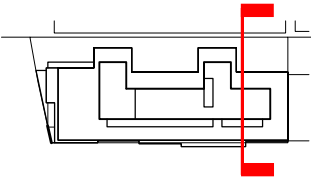
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BUILDING SECTION

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LEGEND					
RESIDENTIAL	PARKING	CORE / SERVICE			
COMMON AREAS	LANDSCAPING	RETAIL			

BUILDING SECTION