



CLIENT/OWNER:
DONATELLI DEVELOPMENT

4416 EAST WEST HIGHWAY
SUITE 410
BETHESDA, MD 20814
PHONE (301) 654-0700

LAND USE ATTORNEY:
HOLLAND & KNIGHT

800 17TH STREET NW
SUITE 1100
WASHINGTON DC, 20006
PHONE (202) 955-3000

ARCHITECT:
GTM ARCHITECTS

7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
PHONE (240) 333-2000

CIVIL:
VIKA CAPITOL, LLC

4910 MASSACHUSETTS AVENUE, NW
SUITE 214
WASHINGTON, DC 20016
PHONE (202) 244-4140

LANDSCAPE:
BRADLEY SITE DESIGN

1010 WISCONSIN AVENUE, NW
SUITE 200
WASHINGTON, DC 20007
PHONE (202) 695-8956
EXHIBIT NO. 8A1

DRAWING INDEX

01	COVER SHEET	36	PLANT IMAGES
02	DRAWING INDEX	37	F1 - PARKING FLOOR & GROUND FLOOR PLANS
03	F1 - ZONING TABULATION & BUILDING DATA	38	F1 - FLOORS 1-4 PLANS
04	F1 - ZONING TABULATION & BUILDING DATA (CONT'D)	39	F1 - ELEVATIONS
05	G1 - ZONING TABULATION & BUILDING DATA	40	F1 - MATERIAL BOARD
06	G1 - ZONING TABULATION & BUILDING DATA (CONT'D)	41	F1 - SECTIONS
07	EXISTING BUILDINGS	42	G1 - PARKING FLOOR PLAN
08	BUILDINGS TO REMAIN & PROPOSED FUTURE ROADS	43	G1 - LOWER LEVEL PLAN
09	F1 - SITE CONTEXT	44	G1 - FLOOR 1 PLAN
10	G1 - SITE CONTEXT	45	G1 - FLOORS 2-3 PLAN
11	OVERALL EXISTING CONDITIONS	46	G1 - FLOOR 4 PLAN
12	EXISTING CONDITIONS PLAN A - BUILDING F1	47	G1 - FLOORS 5-6 PLAN
13	EXISTING CONDITIONS PLAN B - BUILDING G1	48	G1 - ELEVATIONS
14	EXISTING CONDITIONS PLAN C - BUILDING G1	49	G1 - ELEVATIONS
15	GRADING PLAN A - BUILDING F1	50	G1 - MATERIAL BOARD
16	GRADING PLAN B - BUILDING G1	51	G1 - MATERIAL BOARD
17	GRADING PLAN C - BUILDING G1	52	G1 - MATERIAL BOARD
18	GREEN AREA RATIO - BUILDING F1	53	G1 - MATERIAL BOARD
19	GREEN AREA RATIO - BUILDING G1	54	G1 - SECTIONS
20	GREEN AREA RATIO - BUILDING G1 (CONT'D)	55	G1 - SECTIONS
21	F1 & G1 LEED SCORECARD	56	RENDERING #1 - AERIAL VIEW AT 19TH STREET PLAZA
22	OVERALL SITE PLAN	57	RENDERING #2 - F1 VIEW LOOKING SOUTH AT RETAIL PLAZA
23	LANDSCAPE PLAN	58	RENDERING #3 - F1 VIEW AT 19TH STREET LAWN
24	F1 LOT ENLARGEMENT	59	RENDERING #4 - F1 METRO PLAZA
25	G1 LOT ENLARGEMENT	60	RENDERING #5 - VIEW LOOKING SOUTH FROM METRO
26	F1 ROOF PLAN	61	RENDERING #6 - G1 VIEW LOOKING EAST ALONG C STREET
27	G1 ROOF PLAN	62	RENDERING #7 - G1 VIEW AT CORNER OF 19TH STREET & MASS. AVE.
28	LANDSCAPE SECTION LOCATIONS	63	RENDERING #8 - G1 VIEW AT MASS. AVE. RETAIL
29	F1 LOT SECTION A-A	64	RENDERING #9 - G1 VIEW LOOKING NE ALONG MASS. AVE.
30	F1 LOT SECTION B-B	65	RENDERING #10 - G1 VIEW LOOKING WEST ALONG MASS. AVE.
31	F1 LOT ELEVATION		
32	G1 LOT SECTION C-C		
33	G1 LOT ELEVATION		
34	G1 LOT SECTION D-D		
35	G1 LOT SECTION E-E		



PARCEL F-1

SQUARE: 1112 E
LOT: 802, 803, 804
ZONE: HE-1
SITE AREA: 36,039 SF

HE-1 Zone Requirements

Section	Regulation	Requirement	Provided	STATUS	REF. SHEET IN ZC REVIEW SUBMISSION
2800-2806	General Provisions, ZC Review, Uses (MOR, Special Exceptions, Prohibited, Accessory)	N/A	N/A	Complies	N/A
2807, RFP	Inclusionary Zoning	30% of total units (see IZ table)	28 Units	Complies	3
2808	Maximum Lot Occupancy:	80%	80%	Complies	15, 37
2808	Maximum Building Height:	50'	52'-0" (from m.p. @ 64.47', 19th St)	Zoning relief for 2' of add'l height at HE-1	41
2808	Maximum FAR*:	Residential = 3.0 Retail/ Non-res: Square F = 0.8	2.92 (Retail/ Non-Res. = 0.35)	Complies	5
2808	Maximum No. of Stories:	4	4 (from m.p. @ 64.47', 19th St)	Complies	41
2809, 411	Penthouses:	1) Multiple enclosures 2) Penthouse walls may be multiple heights (HE-1 = 12' w/15' mech space) 3) 0.40 FAR maximum habitable space allowed	1) Multiple enclosures 2) Multiple heights 3) 0.04 FAR	Complies	26
2810	Side Yard Setbacks:	None required, 8'-0" min. if provided	9'-0"	Complies	37, 22
2810	Rear Yard Setback:	15'-5" Residential portion of bldg at or below grade: 3" per vertical distance from mean finished grade at middle of the rear of the structure to the highest point of the main roof, not less than 12'-0"	27'-7"	Complies	37, 22
2811-2814	(See next page, table cont'd)				
2815, 2101	Parking:	Total = 59 spaces Residential spaces = 46 spaces (R-5-B = 1:2 dwelling units) Retail/ Non-Res. = 13 spaces (CR = in excess of 3,000 sf, 1 per additional 750 sf of gfa) No driveway or garage entrance providing access to parking or loading areas shall be permitted from a primary or secondary street. Driveway or garage entrances shall be 40' min. from intersection of the curb lines extended.	40 total spaces provided 24 standard spaces (60%); 16 compact spaces (40%)	Zoning relief for reduction of 19 spaces	37
2119	Bicycle Parking:	Total Required = 3 spaces 5% of total required auto parking spaces	3 spaces	Complies	37
2815, 2201	Loading*:	Residential (R-5-B): (1) 55' berth, (1) 200sf platform, (1) 20' service and delivery space Retail/ Non-Res. (CR): (1) 30' berth, (1) 100sf platform , (1) 20' service and delivery space Loading berths shall not front onto a primary or secondary street	1 loading berth @ 30' deep, 1 loading platform @ 100sf, 1 service @ 20' deep	Zoning relief for reduction from 55' berth and 200sf platform	37

NOTE: a) For purposes of counting F.A.R.: gross floor area does not include: 1) bays projecting over property line, 2) parking access ramps, and 3) habitable penthouse space below 0.4 FAR
b) Loading requirement is based on a 20,000 gsf max. retail spaces, excluding retail corridors.

Gross Floor Area

Floor	Residential (gsf)	Retail/ Non-Res. (gsf)	Total (gsf)
G	12,455	12,504	24,959
1	11,779	0	11,779
2	22,776	0	22,776
3	22,776	0	22,776
4	22,776	0	22,776
Sub-Total	92,562	12,504	105,066
Penthouse	1,394	0	1,394
Total	93,956	12,504	106,460

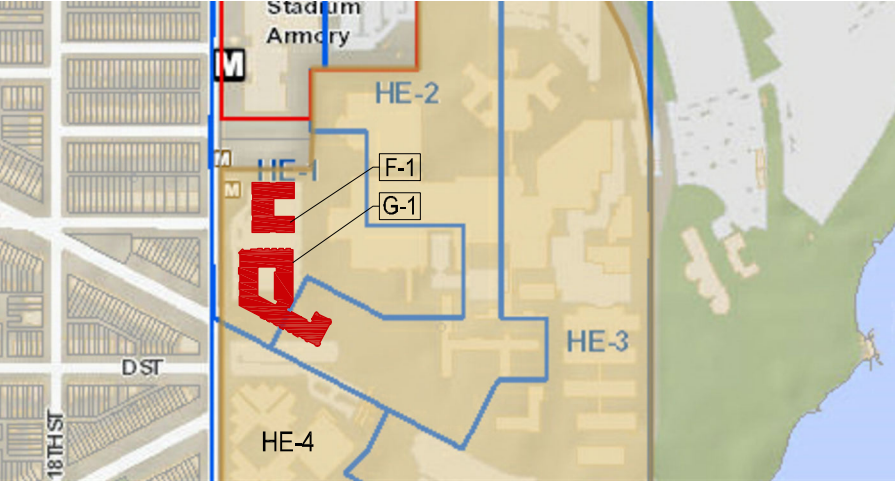
Unit Mix

Floor	STUDIO	1 BEDROOM	2 BEDROOM	NO. OF UNITS
1	1	3	0	4
2	4	6	2	12
3	2	17	6	25
4	2	17	6	25
5	2	17	6	25
Penthouse	0	0	0	0
Total	11	60	20	91

Inclusionary Zoning

Residential Unit Type	Residential GSF and Percentage of Total (Approx.)	Units	Income Type	Affordable Control Period	Affordable Unit Type
Total	92,562 sf of GFA (100%)	91	N/A	N/A	N/A
Market Rate	64,794 sf of GFA (70%)	63	Market	N/A	Rental
IZ	13,884 sf of GFA (15%)	14	30% AMI	50 years	Rental
IZ	13,884 sf of GFA (15%)	14	60% AMI	50 years	Rental

NOTE: Residential GSF for IZ calculations does not include penthouse GSF



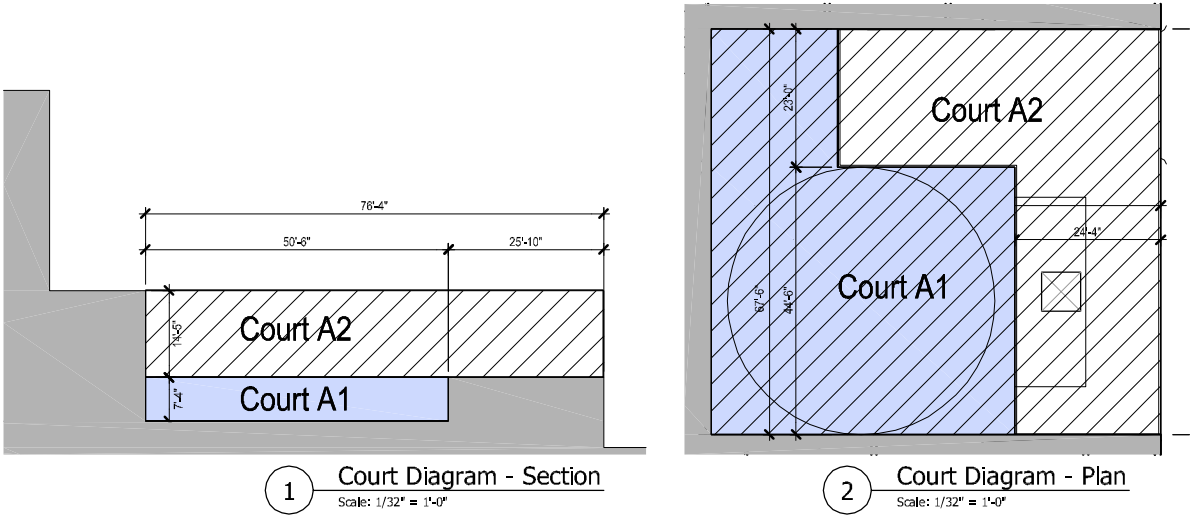
1 ZONING MAP
Scale: NTS



HE-1 Zone Requirements (Cont'd)

Section	Regulation	Requirement	Provided	STATUS	REF. SHEET IN ZC REVIEW SUBMISSION
406	Courts per R-5-B*:	Court A1 (closed): width = 15'-0" w, area = 450 sf Width: 4" per foot of ht of court, not less than 15'. Area: 2 x square of the required width of court dimension based on the ht of court, not less than 350 sq ft. Court A2 (open): width = 6'-0" 4" per foot of ht of court, not less than 6'.	Court A1 width of inscribed circle = 44'-6" area = 2,732 sf Court A2 width = 73'-10"	Complies	4, 38

NOTE: No provisions in HE District pertaining to courts.



Section	Regulation	Requirement	STATUS	REF. SHEET IN ZC REVIEW SUBMISSION
2811	Ground Floor Use - Where Required and Permitted	All frontage on 19th Street is permitted to have ground floor preferred uses, provided that the building shall be constructed so that not less than 65% of the ground floor frontage will be devoted to preferred uses and main building entrances, or lobbies to office and residential uses.	Complies	39
2812	Ground Floor Use - Design Standards	Wherever preferred uses are required or allowed, such ground floor preferred uses shall: (a) if located on a corner, wrap around the corner to 20'-0" min. on the side street; (b) occupy the ground floor 30'-0" min. depth; (c) have a 14'-0" min. clear floor-to-ceiling ht from finished grade; (d) street-facing facades of bldgs on primary streets shall devote not less than 75% per individual use or 50% of the length and 50% of the surface area of the street wall at the ground level to windows associated with preferred uses or with main building entrances; and (e) street-facing facades of mixed-use or non-residential buildings on secondary streets shall devote 75% min. per individual use or 30% of the length and 30% of the surface area of the street wall at the ground level to windows associated with preferred uses or windows associated with main building entrances. Windows shall have clear or clear/low emissivity glass allowing transparency to a depth of 20'-0" into the preferred ground level space with bottom sills no more than 4'-0" above the adjacent sidewalk grade. Such windows must allow views from within the building to the street.	Complies	39
2813	Design Requirements - All Locations	a) Except as provided in § 2814.2, the front of a building or structure shall extend to the property line(s) abutting the street right-of-way for not less than 90% of the property line and to a ht of 25 ft. min. b) Whatever portion of the front of a building or structure that does not extend to the property line(s) must extend to within 25 ft. of the front property line and to a ht of 25 ft.min. c) Awnings, canopies, bay windows, and balconies may extend forward of the required building line to the extent permitted by any other regulations. d) For every 50 ft. of uninterrupted building façade length, the building shall incorporate modulated and articulated building wall planes through the use of projections, recesses and reveals expressing structural bays, changes in color graphical patterns, texture, or changes in building material of the façade. e) The articulation shall have a 6" minimum change of plane. f) Façade articulation of less than 2 ft. in depth shall qualify to meet the street frontage required building line standards of §§ 2813.2 and 2813.3. g) Any single articulation feature shall not exceed 60% of the building façade width. h) Buildings with ground floor retail shall incorporate vertical elements to create a series of storefront-type bays with entrances that are 50 ft. min. apart. i) Security grilles shall have no less than 70% transparency. j) Street-facing facades shall not have blank walls (without doors or windows) greater than 10 ft. in length. k) Each use within a building shall have an individual public entrance that is clearly defined and directly accessible from the public sidewalk. l) Exterior display of goods and exterior storage between the building line and the front lot line is prohibited. Outdoor seating for restaurants and pedestrian-oriented accessory uses, such as flower, food, or drink stands, or other appropriate vendors are permitted to the extent consistent with other District laws. m) Windows shall cover the following minimum area of street-facing facades above the ground floor level. Primary Street - 35% Non-Res; 20% Res and Secondary Street - 40% Non-Res; 20% Res n) Buildings and structures should clearly articulate a base, middle, and top, except for row dwellings and flats. o) High quality, durable materials which enhance the building and convey permanence shall be required. p) The use of synthetic stucco, vinyl siding, and/or other low-grade exterior finishes is prohibited.	Complies	39
Reservation 13 Hill East Waterfront - Draft Design Guidelines: Section 5.2	Street Frontage Design Principles: Secondary Streets (19th Street, 20th Street, Burke Street, and C Street)	For buildings up to 4 stories, no single bay may exceed 12' in width.	Complies	39



PARCEL G-1
 SQUARE: 1112 E
 LOT: 0804
 ZONE: HE-1 and HE-2
 SITE AREA: 78,003 SF

HE-1 and HE-2 Zone Requirements

Section	Regulation	Requirement	Provided	STATUS	REF. SHEET IN ZC REVIEW SUBMISSION
2800-2806	General Provisions, ZC Review, Uses (MOR, Special Exceptions, Prohibited, Accessory)	N/A	N/A	Complies	N/A
2807, RFP	Inclusionary Zoning	30% of total units (15% of units at or below 30% AMI, and 15% of units at or below 60% AMI)	76 Units	Complies	5
2808	Maximum Lot Occupancy:	Blended: 78.2% HE-1: 80% HE-2: 75%	Blended: 84.4% HE-1: 88.6% HE-2: 76.7%	Zoning relief for additional 6.2%	16, 17, 43
2808	Maximum Building Height:	HE-1: 50'-0" HE-2: 80'-0"	HE-1: 53'-0" HE-2: 69'-0" (from m.p. @ 64.65', 19th St)	Zoning relief for 3' of additional height at HE-1	54, 55
2808	Maximum FAR*:	Residential: Blended = 3.63 (HE-1 = 3.0, HE-2 = 4.8) Retail/ Non-res: Square G =1.0	3.56 (Retail/ Non-Res. = 0.27)	Complies	3
2808	Maximum No. of Stories:	HE-1: 4 HE-2: 7	HE-1: 4 HE-2: 7 (from m.p. @ 64.65', 19th St)	Complies	54, 55
2809, 411	Penthouses	1) Multiple enclosures 2) Penthouse walls may be multiple heights (HE-1 = 12' w/15' mech space; HE-2 = 20') 3) 0.40 FAR maximum habitable space allowed	1) Multiple enclosures 2) Multiple heights 3) 0.03 FAR	Complies	27
2810	Side Yard Setbacks:	None required, 8'-0" min. if provided	9'-0"	Complies	22
2810	Rear Yard Setback:	16'-11" (HE-1) and 20'-8" (HE-2) Residential portion of bldg at or below grade: 3" per vertical distance from mean finished grade at middle of the rear of the structure to the highest point of the main roof, not less than 12'-0"	30'-2"	Complies	22, 44
2811-2814	(See next page, table cont'd)				
2815, 2101	Parking:	Total = 149 spaces Res. spaces = 127 spaces (R-5-B = 1:2 dwelling units) Retail/ Non-Res. = 22 spaces (CR = in excess of 3,000 sf, 1 per additional 750 sf of gfa) No driveway or garage entrance providing access to parking or loading areas shall be permitted from a primary or secondary street. Driveway or garage entrances shall be 40' min. from intersection of the curb lines extended.	125 total spaces provided 80 standard spaces (64%); 45 compact spaces (36%)	Zoning relief for reduction of 26 spaces	42
2119	Bicycle Parking:	Total Required = 8 spaces 5% of total required auto parking spaces	8 spaces	Complies	42
2815, 2201	Loading*:	Residential (R-5-B): (1) 55' berth, (1) 200sf platform, (1) 20' service and delivery space	1 loading berth @ 30' deep, 1 loading platform @ 100sf, 1 service @ 20' deep	Zoning relief for reduction from 55' berth and 200sf platform	42,43
Ch.32A	Bays:	Massachusetts Ave = 66'-6" max. single projection; 173'-7" max. aggregate projections 20th St = 26'-9" max. single projection; 54'-3" max. aggregate projections	Mass. Ave = 17'-0"/ 114'-5" 20th St = 14'-4"/ 28'-8"	Complies	44

NOTE: a) For purposes of counting F.A.R.: gross floor area does not include: 1) bays projecting over property line, 2) parking access ramps, and 3) habitable penthouse space below 0.4 FAR
 b) Loading requirement is based on a 20,000 gsf max. retail spaces, excluding retail corridors.
 c) Residential GSF = 92.5% of the entire building, therefore per section 2201.2, loading requirement is based on the greater use of the building.

Gross Floor Area

Floor	Residential (gsf)	Retail/ Non-Res. (gsf)	Total (gsf)	Bays over PL (gsf)
LL	29,560	5,824	35,384	375
1	42,673	15,189	57,862	466
2	53,867	0	53,867	466
3	53,731	0	53,731	290
4	52,130	0	52,130	130
5	12,255	0	12,255	100
6	12,255	0	12,255	100
Subtotal	256,471	21,013	277,484	1,927
Penthouse	2,508	0	2,508	0
Total	258,979	21,013	279,992	1,927

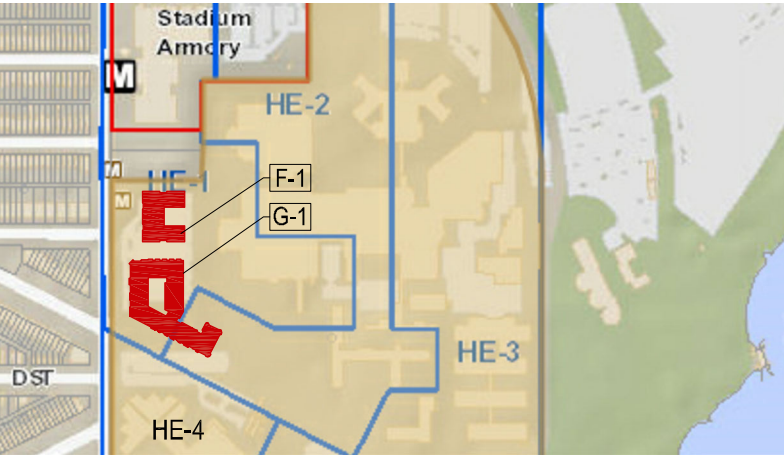
Unit Mix

Floor	STUDIO	1 BEDROOM	2 BEDROOM	NO. OF UNITS
LL	4	16	5	25
1	2	16	13	31
2	9	42	6	57
3	9	42	6	57
4	9	42	6	57
5	3	7	3	13
6	3	7	3	13
Penthouse	0	0	0	0
Total	39	172	42	253

Inclusionary Zoning

Residential Unit Type	Residential GSF and Percentage of Total (Approx.)	Units	Income Type	Affordable Control Period	Affordable Unit Type
Total	258,203 sf of GFA (100%)	253	N/A	N/A	N/A
Market Rate	180,743 sf of GFA (70%)	177	Market	N/A	Rental
IZ	38,730 sf of GFA (15%)	38	30% AMI	50 years	Rental
IZ	38,730 sf of GFA (15%)	38	60% AMI	50 years	Rental

NOTE: Residential GSF for IZ calculations does not include penthouse GSF



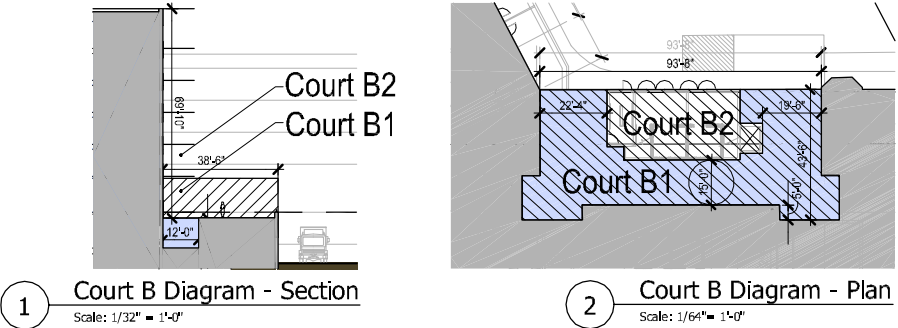
1 ZONING MAP
Scale: NTS



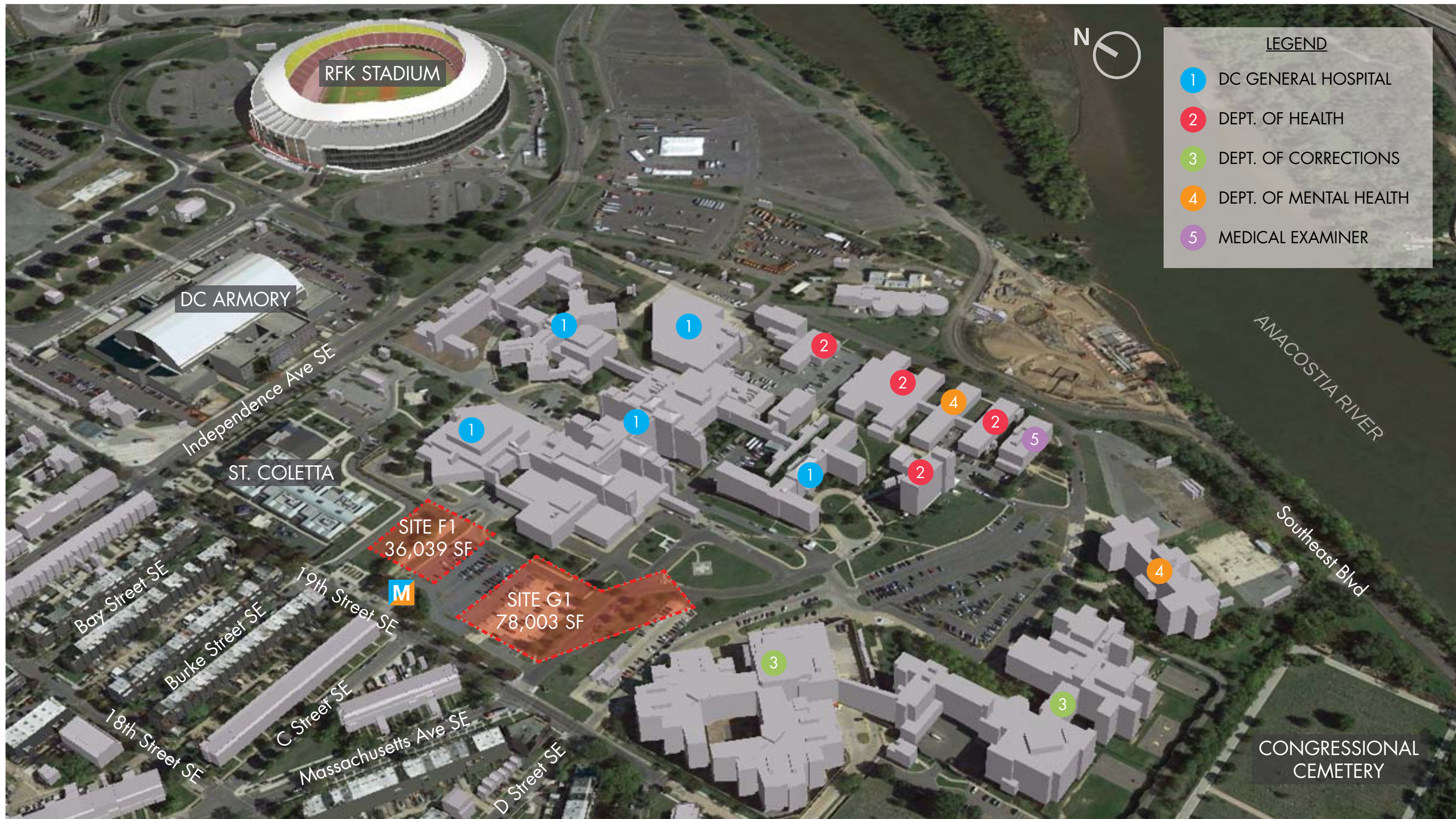
HE-1 and HE-2 Zone Requirements (Cont'd)

Section	Regulation	Requirement	Provided	STATUS	REF. SHEET IN ZC REVIEW SUBMISSION
406	Courts per R-5-B*:	Court A (closed): width = 21'-7" W, area = 932 sf Width: 4" per foot of ht of court, not less than 15'. Area: 2 x square of the required width of court dimension based on the ht of court, not less than 350 sq ft. Court B (open): B1 = 6'-0"; B2 = 23'-3" 4" per foot of ht of court, not less than 6'.	Court A: width = 63'-6", area = 8,080 sf Court B1: 12'-0" Court B2: 38'-6"	Complies	6, 43

NOTE: No provisions in HE District pertaining to courts.



Section	Regulation	Requirement	STATUS	REF. SHEET IN ZC REVIEW SUBMISSION
2811	Ground Floor Use - Where Required and Permitted	65% min. of the ground floor frontage along <u>Mass. Ave. and NW corner of Square G</u> are required to be devoted to preferred uses (retail, entertainment, cultural, or commercial uses) and main building entrances, or lobbies to office and residential uses All frontage on <u>19th Street</u> is permitted to have ground floor preferred uses, provided that the building shall be constructed so that not less than 65% of the ground floor frontage will be devoted to preferred uses and main building entrances, or lobbies to office and residential uses.	Complies	48
2812	Ground Floor Use - Design Standards	Wherever preferred uses are required or allowed, such ground floor preferred uses shall: (a) if located on a corner, wrap around the corner to 20'-0" min. on the side street; (b) occupy the ground floor 30'-0" min. depth; (c) have a 14'-0" min. clear floor-to-ceiling ht from finished grade; (d) street-facing facades of bldgs on primary streets shall devote not less than 75% per individual use or 50% of the length and 50% of the surface area of the street wall at the ground level to windows associated with preferred uses or with main building entrances; and (e) street-facing facades of mixed-use or non-residential buildings on secondary streets shall devote 75% min. per individual use or 30% of the length and 30% of the surface area of the street wall at the ground level to windows associated with preferred uses or windows associated with main building entrances. Windows shall have clear or clear/low emissivity glass allowing transparency to a depth of 20'-0" into the preferred ground level space with bottom sills no more than 4'-0" above the adjacent sidewalk grade. Such windows must allow views from within the building to the street.	Complies	48, 49
2813	Design Requirements - All Locations	a) Except as provided in § 2814.2, the front of a building or structure shall extend to the property line(s) abutting the street right-of-way for not less than 90% of the property line and to a ht of 25 ft. min. b) Whatever portion of the front of a building or structure that does not extend to the property line(s) must extend to within 25 ft. of the front property line and to a ht of 25 ft.min. c) Awnings, canopies, bay windows, and balconies may extend forward of the required building line to the extent permitted by any other regulations. d) For every 50 ft. of uninterrupted building façade length, the building shall incorporate modulated and articulated building wall planes through the use of projections, recesses and reveals expressing structural bays, changes in color graphical patterns, texture, or changes in building material of the façade. e) The articulation shall have a 6" minimum change of plane. f) Façade articulation of less than 2 ft. in depth shall qualify to meet the street frontage required building line standards of §§ 2813.2 and 2813.3. g) Any single articulation feature shall not exceed 60% of the building façade width. h) Buildings with ground floor retail shall incorporate vertical elements to create a series of storefront-type bays with entrances that are 50 ft. min. apart. i) Security grilles shall have no less than 70% transparency. j) Street-facing facades shall not have blank walls (without doors or windows) greater than 10 ft. in length. k) Each use within a building shall have an individual public entrance that is clearly defined and directly accessible from the public sidewalk. l) Exterior display of goods and exterior storage between the building line and the front lot line is prohibited. Outdoor seating for restaurants and pedestrian-oriented accessory uses, such as flower, food, or drink stands, or other appropriate vendors are permitted to the extent consistent with other District laws. m) Windows shall cover the following minimum area of street-facing facades above the ground floor level. Primary Street - 35% Non-Res; 20% Res and Secondary Street - 40% Non-Res; 20% Res n) Buildings and structures should clearly articulate a base, middle, and top, except for row dwellings and flats. o) High quality, durable materials which enhance the building and convey permanence shall be required. p) The use of synthetic stucco, vinyl siding, and/or other low-grade exterior finishes is prohibited.	Complies	48, 49
2814	Design Requirements for Buildings Located on Primary Streets (Massachusetts Ave., Southern half of 19th Street)	a) The fronts of buildings located at street intersections shall be constructed to the property lines abutting each intersecting street, without any setback, for a minimum of 50 ft. from the intersection, along each street frontage. b) The corner of the building at the intersection of two primary streets or a primary and secondary street shall incorporate articulation such, as but not limited to, being angled, curved, or chamfered to emphasize the corner. c) The distance from the corner shall not exceed 20 ft., measured from the corner of the lot to the end of the angled or curved wall segment. d) Entrances into a building shall be no more than 50 ft. apart and recessed no more than 6 ft. deep or 10 ft. wide. e) Buildings shall incorporate vertical elements in the street-facing façade to create a series of storefront-type bays where preferred uses are present. f) Residential buildings shall have at least one primary entrance directly accessible from the public sidewalk. g) Instead of the windows required by § 2812.1(d), on primary streets, artwork and displays relating to activities occurring within the building shall be permitted as a special exception if approved by the Zoning Commission pursuant to § 3104, provided the applicant demonstrates that: (1) The building has more than 50% of its ground level space in storage, parking, or loading areas, or in uses which by their nature are not conducive to windows (such as theaters); and (2) The artwork or displays are consistent with the objective of providing a pleasant, rich, and diverse pedestrian experience.	Complies	48
Reservation 13 Hill East Waterfront - Draft Design Guidelines: Section 5.1	Street Frontage Design Principles: Primary Streets	For buildings up to 4 stories, no single bay may exceed 12' in width.	Complies	48



Source: Master Plan for Reservation 13 | Hill East Waterfront, February 2003

HILL EAST DESIGN REVIEW

WASHINGTON, DC PROJECT NO.13.0376 01-21-2016

EXISTING BUILDINGS

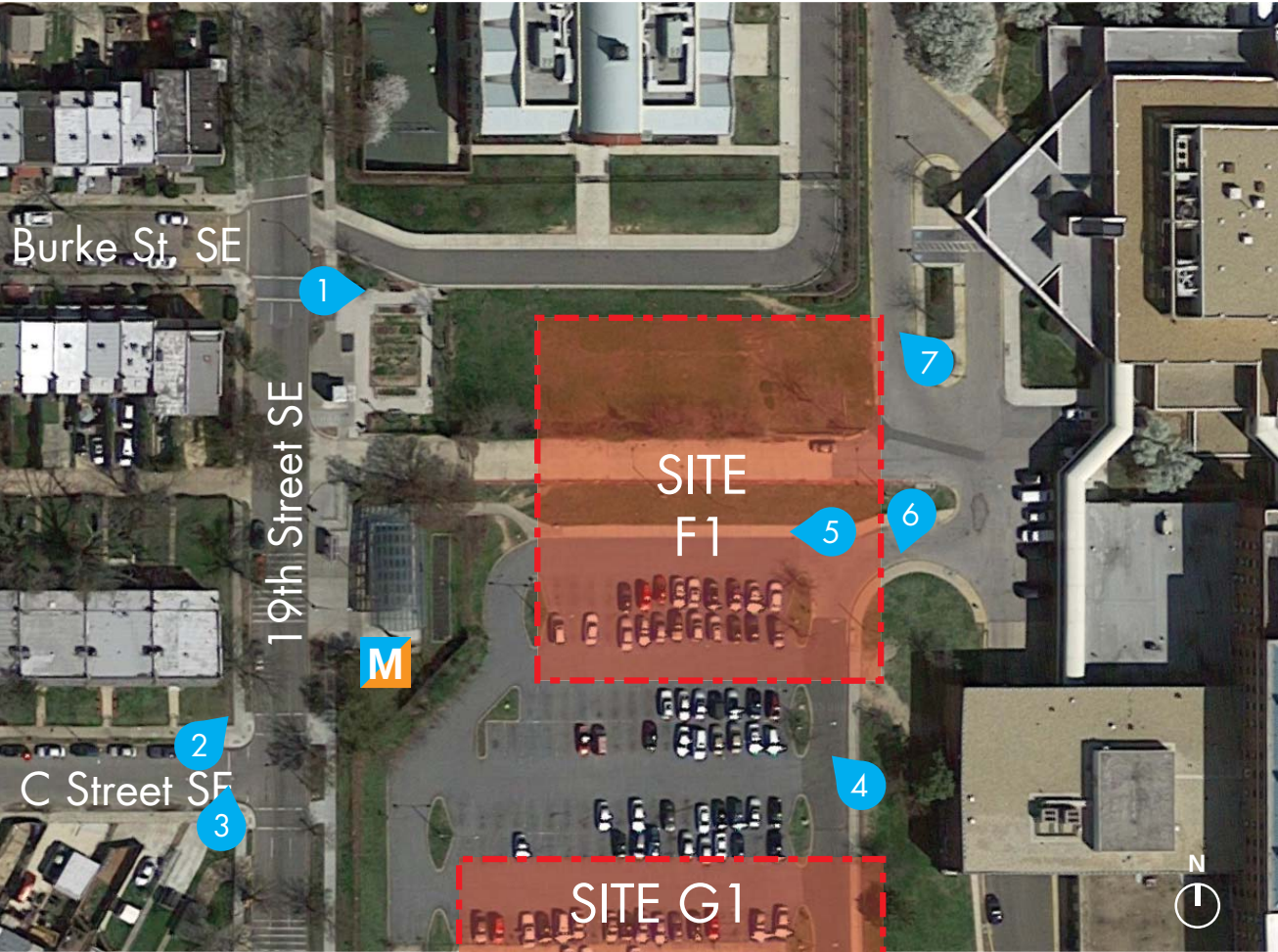
COPYRIGHT 2015, GTM ARCHITECTS, INC. 7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001



GTM ARCHITECTS



Source: Reservation 13 Hill East Waterfront Draft Design Guidelines, July 21, 2008



NOTE: Photo #8 is not within the reference map boundary.

