

DUBALL ROCKVILLE, LLC SITE

PARCELS 2-J & 2-K, ROCKVILLE TOWN CENTER

USE PERMIT SUBMISSION

SHEET INDEX - USE PERMIT PLAN SUBMISSION

- SP-1: Cover Sheet
- SP-2: Use Permit Site Development Plan
- EX-1: Street Cross-Section - Exhibit
- EX-2: Street Cross-Section - Exhibit
- EX-3: Truck Circulation - Exhibit
- EX-4: Phasing - Exhibit
- L-1: Street Level Landscape Plan
- L-2: 9th Floor Terrace Landscape Plan
- L-3: Detail Paving Plans
- L-4: Hardscape Details
- L-5: Site Furnishing
- L-6: Planting Details and Schedule

- A01: Garage Level 3 Floor Plan
- A02: Garage Level 3 Floor Plan
- A03: Garage Level 2 Floor Plan
- A04: Garage Level 1 Floor Plan
- A05: 1st Floor Plan
- A06: 2nd Floor Plan
- A07: 3rd Floor Plan
- A08: 4th Floor Plan
- A09: 5th - 6th Floor Plan
- A10: 7th Floor Plan
- A11: 8th Floor Plan
- A12: 9th Floor Plan
- A13: 10th - 12th Floor Plan
- A14: 13th Floor Plan
- A15: 14th Floor Plan
- A16: 15th - 16th Floor Plan
- A17: Penthouse/17th Floor Plan
- A18: Roof/18th Floor Plan
- A19: Penthouse Floor Plan
- A20: Building Sections
- A21: Building Sections
- A30: Building Elevations
- A31: Building Elevations
- A32: Building Elevations

DESIGN TEAM:

OWNER:
 Duball Rockville, LLC
 C/O Duball, LLC
 1111 Sunset Hills Road, Suite 200
 Reston, VA 20190
 Phone: 703-234-5633

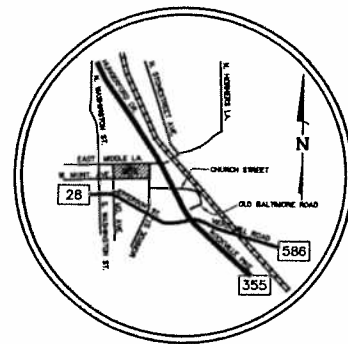
DEVELOPER:
 Duball Rockville, LLC
 C/O Duball, LLC
 1111 Sunset Hills Road, Suite 200
 Reston, VA 20190
 Phone: 703-234-5633

ARCHITECT:
 Torti Gallas & Partners, Inc.
 1300 Spring Street, 4th Floor
 Silver Spring, MD 20910
 Phone: 301-588-4800

CIVIL ENGINEER:
 Macris, Hendricks & Glascock, P.A.
 9220 Wightman Road, Suite 120
 Montgomery Village, MD 20886
 Phone: 301-670-0840

LANDSCAPE ARCHITECT:
 Parker Rodriguez, Inc.
 101 N. Union Street, Suite 320
 Alexandria, VA 22315
 Phone: 703-548-5010

ATTORNEY:
 Shulman, Rogers, Gandal, Pordy & Ecker, PA
 11921 Rockville Pike
 Rockville, MD 20852
 Phone: 301-230-5224



VICINITY MAP
 SCALE 1" = 2,000'

Comment Use Code 1 & 3	Area/Volume	Parking Requirements	# of Cars	# of Bikes
Block 2 Parcel 2-J				
Office	120,227 sf	1 per 300 sf	400	200
Fitness Center Club	12,029 sf	1 per 300 sf	40	20
Hotel Restaurant - Transit	1,750 sf	1 per 750 sf	2	1
31 Monroe St.	126	126	126	126
Block 2 Parcel 2-K				
Office	2,495 sqm	1 per 4 sqm	624	312
Therapeutic	30 sqm	1 per 300 sf	10	5
Office	25,944 sf	1 per 300 sf	87	43
Hotel	900 sf	1 per 200 sf	4	2
Restaurant	6,450 sqm	1 per 200 sf	32	16
Restaurant outdoor seating	3,400 sf	1 per 100 sf	34	17
Total			1,438	719

Use	Base	Weekday	Weekend	Weekend	Nights
Office	303	303	31	31	15
Fitness Center	26	10	26	26	4
Hotel	79	40	71	71	4
Restaurants	260	130	260	260	24
Therapeutic	30	15	30	30	4
31 Monroe St.	126	126	126	126	126
Hotel	1	1	1	1	0
Day	667	667	667	667	667
Total	1,451	1,389	1,521	1,521	850
Provided	1,736	1,736	1,736	1,736	1,736
PDP Surplus	285	147	215	215	886

Block 1 / Parcel 2-J, 255 Rockville Pike 435 spaces
 Block 2 / Parcel 2-K, East - Structural 631 spaces
 Block 3 / Parcel 2-J, West - Structural 631 spaces
 Block 4 / Parcel 2-K, South - Structural 39 spaces
 Block 5 / Parcel 2-K, East - Structural 8 spaces
Total Spaces Provided: 1,736 spaces

Minimum Parking Required at Weekday Evening, 1,321 spaces within the PDP.
 Spaces provided within the PDP is 1,736 spaces. Surplus of 415 spaces at peak demand.

- #### USE PERMIT NOTES
- The topography is from an aerial topographic survey supplemented with field survey and available utility records.
 - The boundary is from deeds and plans of record.
 - Development of this project must be in conformance with the previously approved Preliminary Development Plan PDP#-001E.
 - A Natural Resource Inventory/Forest Stand Delineation Plan (NR/FSID) has been submitted to the City Planner for review and approval.
 - Forest conservation was previously provided for this site under a Forest Conservation Plan (FCP) approved on 1-23-05 which was part of the original PDP application #04-001 submitted for the entire 1.23 acre Rockville Town Center project. A new FCP for this development has been submitted for review, Ref: PDP#06-0019.
 - Stormwater management has been provided for this site as follows:
 Quantity - Regional Precipitation (as per W/VS-2001) and W/VS-2002
 Quality - Two stormwater ponds were provided with previous development.
 A new SWM Concept has been submitted for review, Ref: S&P2007-00068.
 - Do not use this Use Permit Plan for site construction. Refer to approved construction documents for construction details.
 - All construction must meet the requirements of the city's construction codes, fire code, life safety code, access accessibility code, and the federal requirements of the Americans with Disabilities Act (ADA).
 - All traffic control devices, including signs and pavement markings shall be in conformance with the latest edition of the "Manual on Uniform Traffic Control Devices" (MUTCD) and the Maryland Standard Sign Book.

Property	Proposed Parcels 2-J and 2-K, Rockville Town Center (re-subdivision of Parcels 2-J & 2-K, Rockville Town Center)
Lot Area	Parcel 2-J, 79,933 SF or 1.8 Ac.
Zone	Parcel 2-K, 37,051 SF or 1.32 Ac.
Use	TC-3, Town Center Mixed Use 3
Use	Residential, Commercial, retail, office & restaurant, parking

Use	Area/Volume	Parking Requirements	# of Cars	# of Bikes
Block 2 Parcel 2-J				
Residential use	120,227 sf	1.00 per unit	100	50
Residential (1-200)	120,227 sf	1.00 per unit	100	50
Residential (2-200)	120,227 sf	1.00 per unit	100	50
Subtotal - residential use			200	100
Commercial use				
Hotel/Office/Restaurants	12,029 sf	1 per 300 sf	40	20
Restaurant/Office/General	9,029 sf	1 per 300 sf	30	15
Restaurant/Office/General	4,828 sf	1 per 100 sf	48	24
Employee	30	1 per 2 employees	15	8
Customer	2,300 sf	1 per 80 sf	29	15
Subtotal - commercial use			162	82
Replacement of Existing Parcel 2-J and adjacent sites			148	74
Total Block 2 Parcel 2-J Parking (210-214) Total			518	261
Block 2 Parcel 2-K				
Residential use	126	1.00 per unit	126	63
Residential (1-200)	126	1.00 per unit	126	63
Residential (2-200)	126	1.00 per unit	126	63
Subtotal - residential use			252	126
Commercial use				
Hotel/Office/Restaurants	12,029 sf	1 per 300 sf	40	20
Restaurant/Office/General	9,029 sf	1 per 300 sf	30	15
Restaurant/Office/General	4,828 sf	1 per 100 sf	48	24
Employee	30	1 per 2 employees	15	8
Customer	1,300 sf	1 per 80 sf	16	8
Subtotal - commercial use			149	75
Replacement of Existing Parcel 2-K and adjacent sites			179	89
Total Block 2 Parcel 2-K Parking (215-219) Total			659	328

(1) Vacancies to be MPDA of which 50% are priority distributed to service age 50 or older.
 (2) Commercial space allocated as follows:
 Parcel 2-J, 43.3% and 50.0% between restaurants and retail sales respectively.
 Parcel 2-K, Total Commercial space = 20,100 SF includes retail sales, general restaurant space, and retail service space.
 Parcel 2-K, 41.2% and 50.0% between restaurants and retail sales respectively.
 Parcel 2-K, Total Commercial space = 20,100 SF includes retail sales, general restaurant space, and retail service space.

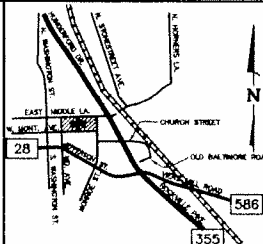
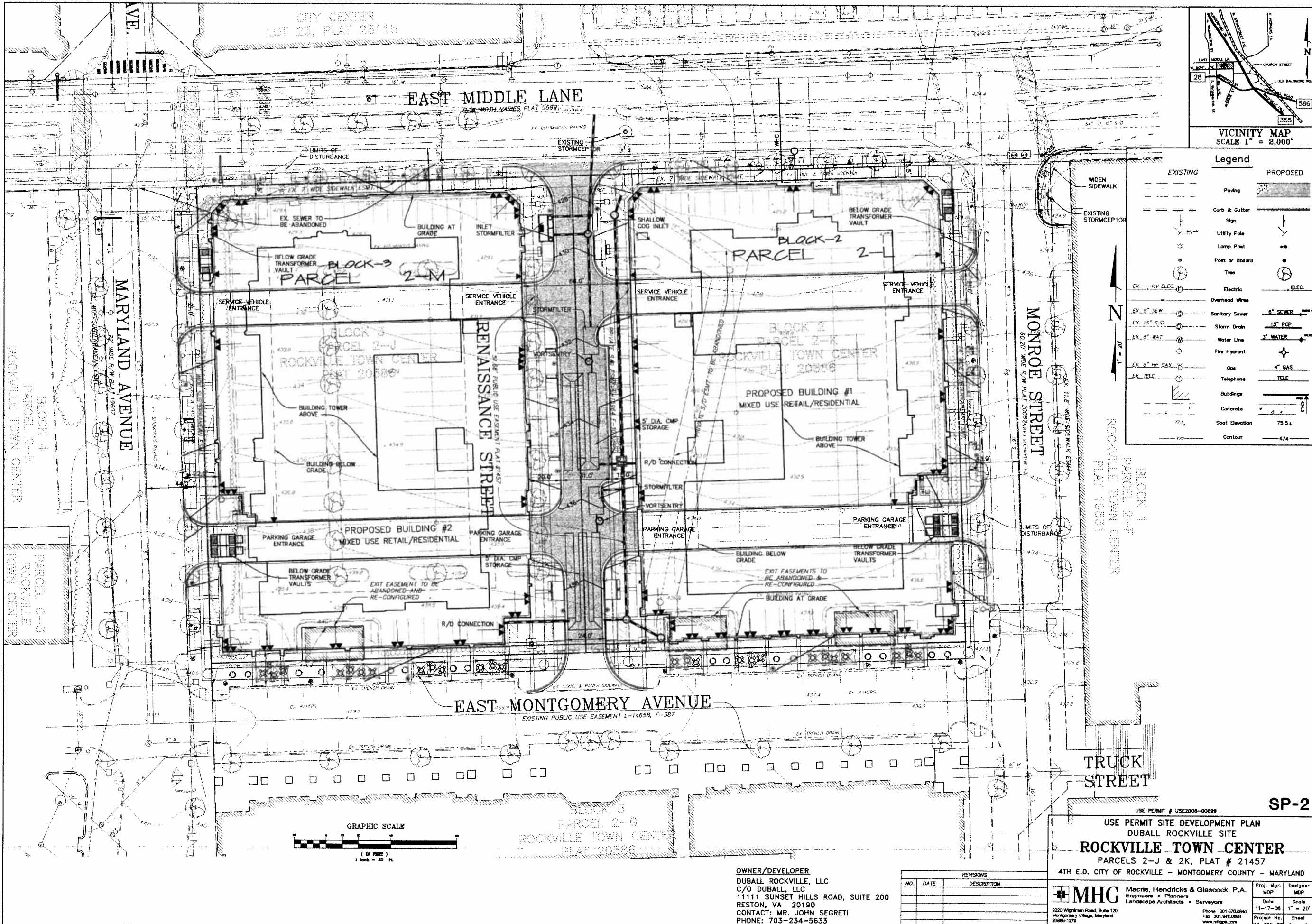
USE PERMIT # USE2006-00899 **SP-1**

USE PERMIT - COVER SHEET
 DUBALL ROCKVILLE SITE
ROCKVILLE TOWN CENTER
 PARCELS 2-J & 2K, PLAT 21457
 4TH E.D. CITY OF ROCKVILLE - MONTGOMERY COUNTY - MARYLAND

MHG Macris, Hendricks & Glascock, P.A. Engineers + Planners Landscape Architects + Surveyors	Proj. Mgr. MDP	Designer MDP
9220 Wightman Road, Suite 120 Montgomery Village, Maryland 20886-1279	Date 12-21-06	Scale NONE
Phone 301.670.0840 Fax 301.946.0693 www.mhga.com	Project No. 93-365-06	Sheet 1 of 1

NO.	DATE	DESCRIPTION	BY

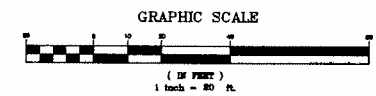
EXHIBIT "1"



VICINITY MAP
SCALE 1" = 2,000'

Legend

EXISTING	PROPOSED
--- Pavement	--- Pavement
--- Curb & Gutter	--- Curb & Gutter
--- Sign	--- Sign
--- Utility Pole	--- Utility Pole
--- Lamp Post	--- Lamp Post
--- Post or Bollard	--- Post or Bollard
--- Tree	--- Tree
--- Electric	--- Electric
--- Overhead Wire	--- Overhead Wire
--- Sanitary Sewer	--- 6" SEWER
--- Storm Drain	--- 15" RCP
--- Water Line	--- 4" WATER
--- Fire Hydrant	--- Fire Hydrant
--- Gas	--- 4" GAS
--- Telephone	--- TELE
--- Buildings	--- Buildings
--- Concrete	--- Concrete
--- Spot Elevation	--- Spot Elevation
--- Contour	--- Contour



USE PERMIT # USE2008-00899

SP-2

USE PERMIT SITE DEVELOPMENT PLAN
DUBALL ROCKVILLE SITE
ROCKVILLE TOWN CENTER
PARCELS 2-J & 2K, PLAT # 21457
4TH E.D. CITY OF ROCKVILLE - MONTGOMERY COUNTY - MARYLAND

MHG Macrie, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors

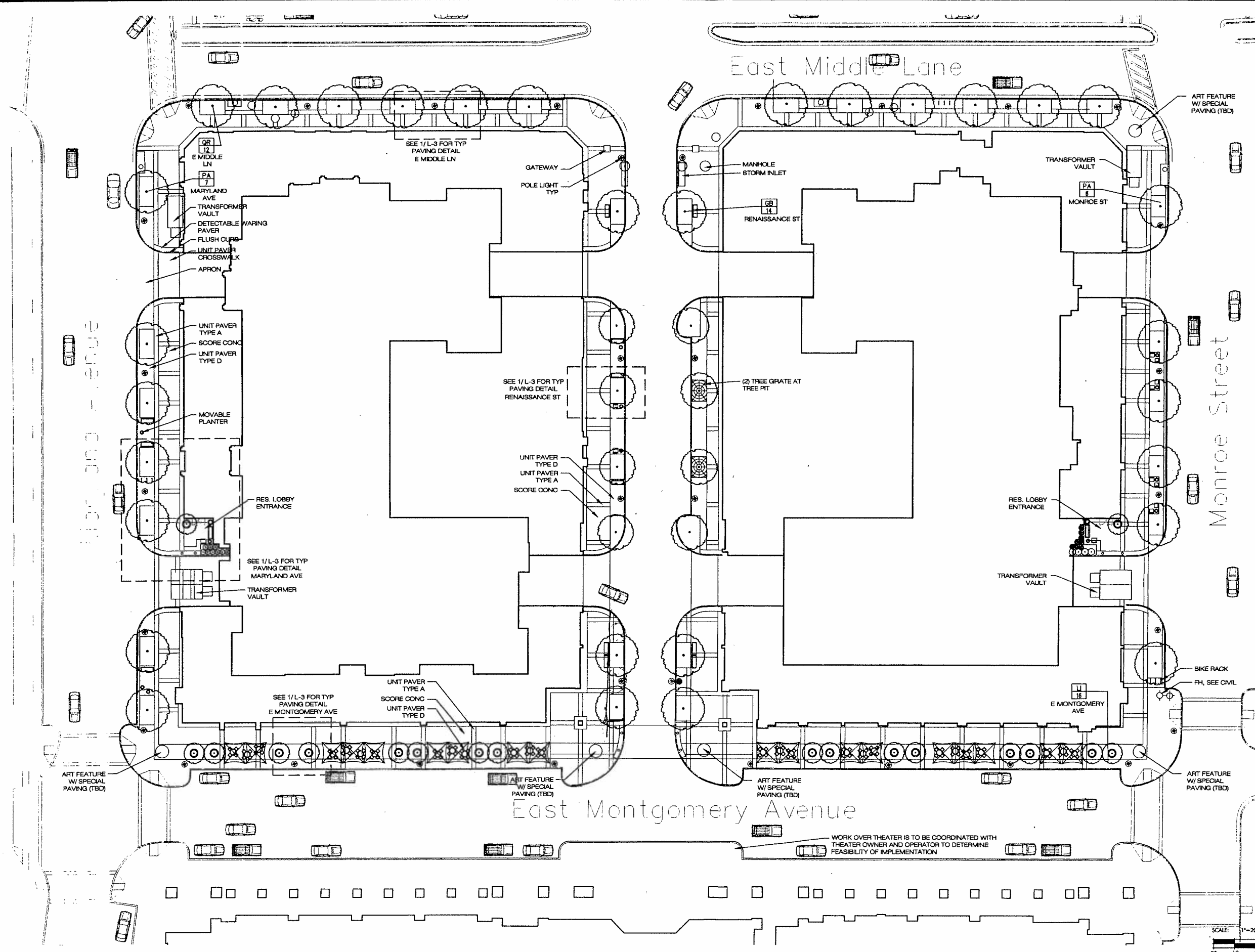
2220 Wightman Road, Suite 120
Montgomery Village, Maryland
20896-1278
Phone 301.670.0640
Fax 301.948.0963
www.mhga.com

Proj. Mgr.	MDP	Designer	MDP
Date	11-17-05	Scale	1" = 20'
Project No.	93-395-96	Sheet	1 of 1

OWNER/DEVELOPER
DUBALL ROCKVILLE, LLC
C/O DUBALL, LLC
11111 SUNSET HILLS ROAD, SUITE 200
RESTON, VA 20190
CONTACT: MR. JOHN SEGRETI
PHONE: 703-234-5633

REVISIONS		
NO.	DATE	DESCRIPTION

EXHIBIT "2"



- LEGEND**
- PLANTING**
- CANOPY TREE
 - SMALL TREE IN MOVABLE PLANTER
 - SHRUB
- SITE FURNITURE**
- TABLE AND CHAIRS
 - UMBRELLA
 - BENCH
 - CHAIR
 - TRASH RECEPTACLE
 - BIKE RACK
 - MOVABLE PLANTER
 - ROLLUP
 - MANHOLE COVER
- LIGHTING**
- STREET LIGHT

NOTE:
SITE FURNISHING ARE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY. FINAL LOCATION AND TYPE WILL BE DECIDED IN COORDINATION WITH TENANT LOCATION AND USES.

PARKER RODRIGUEZ, INC.
Landscape Architecture
101 North Union Street, Suite 300
Rockville, MD 20850
703.248.2010

STREET LEVEL LANDSCAPE PLAN

DUBALL ROCKVILLE, LLC
MARYLAND
ROCKVILLE

Revision & Date:	
use permit	08.18.06
use permit	11.17.06

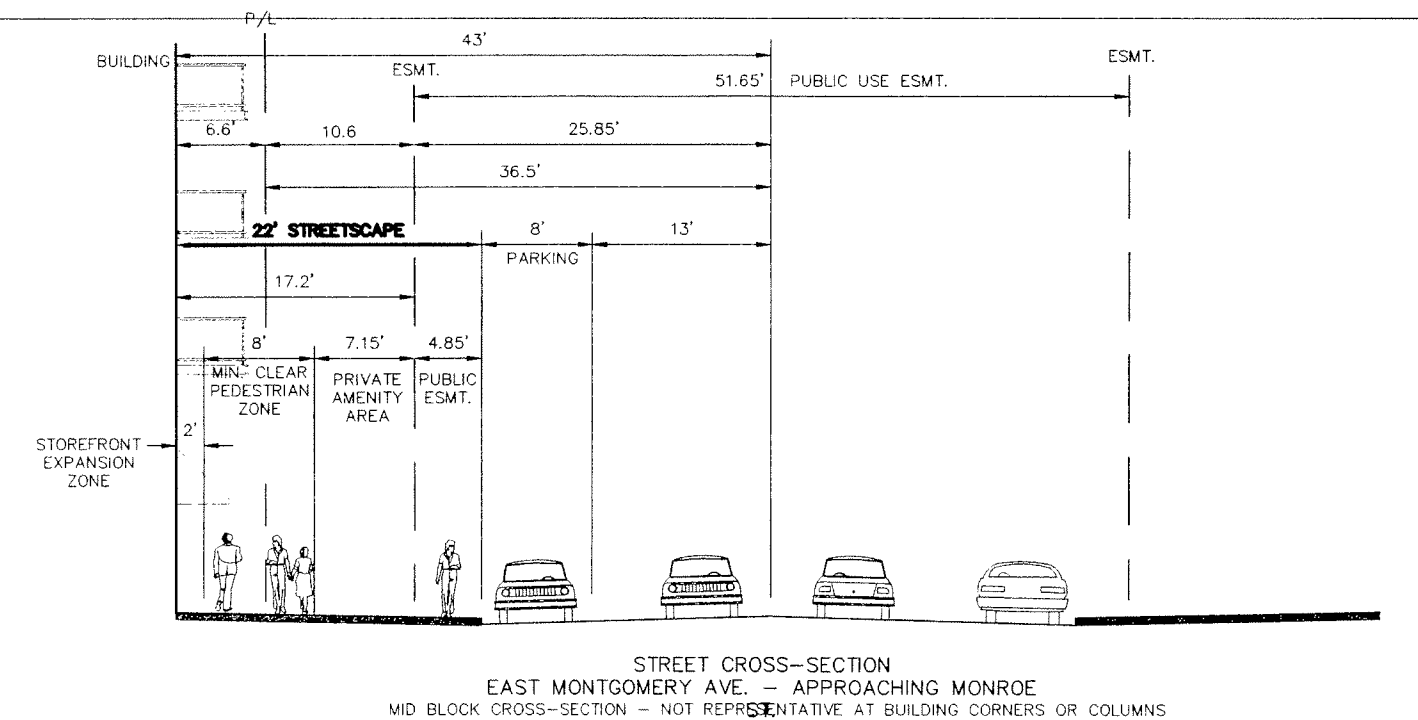
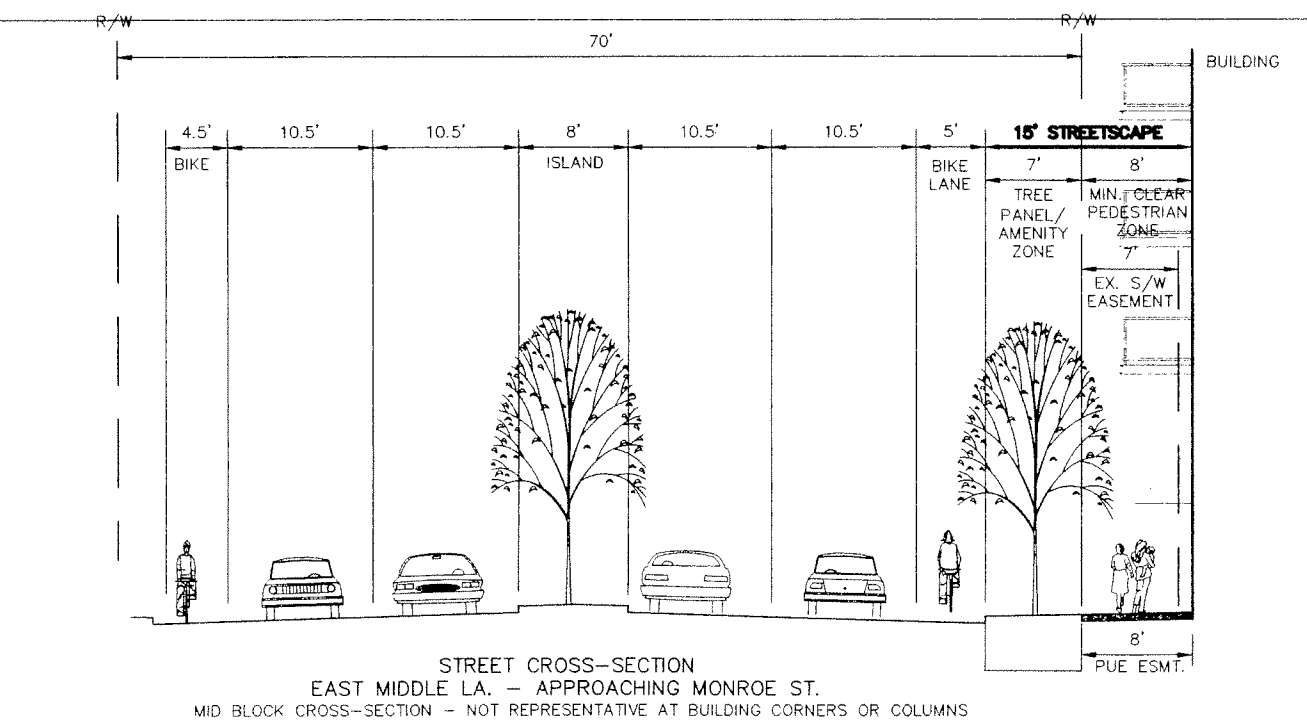
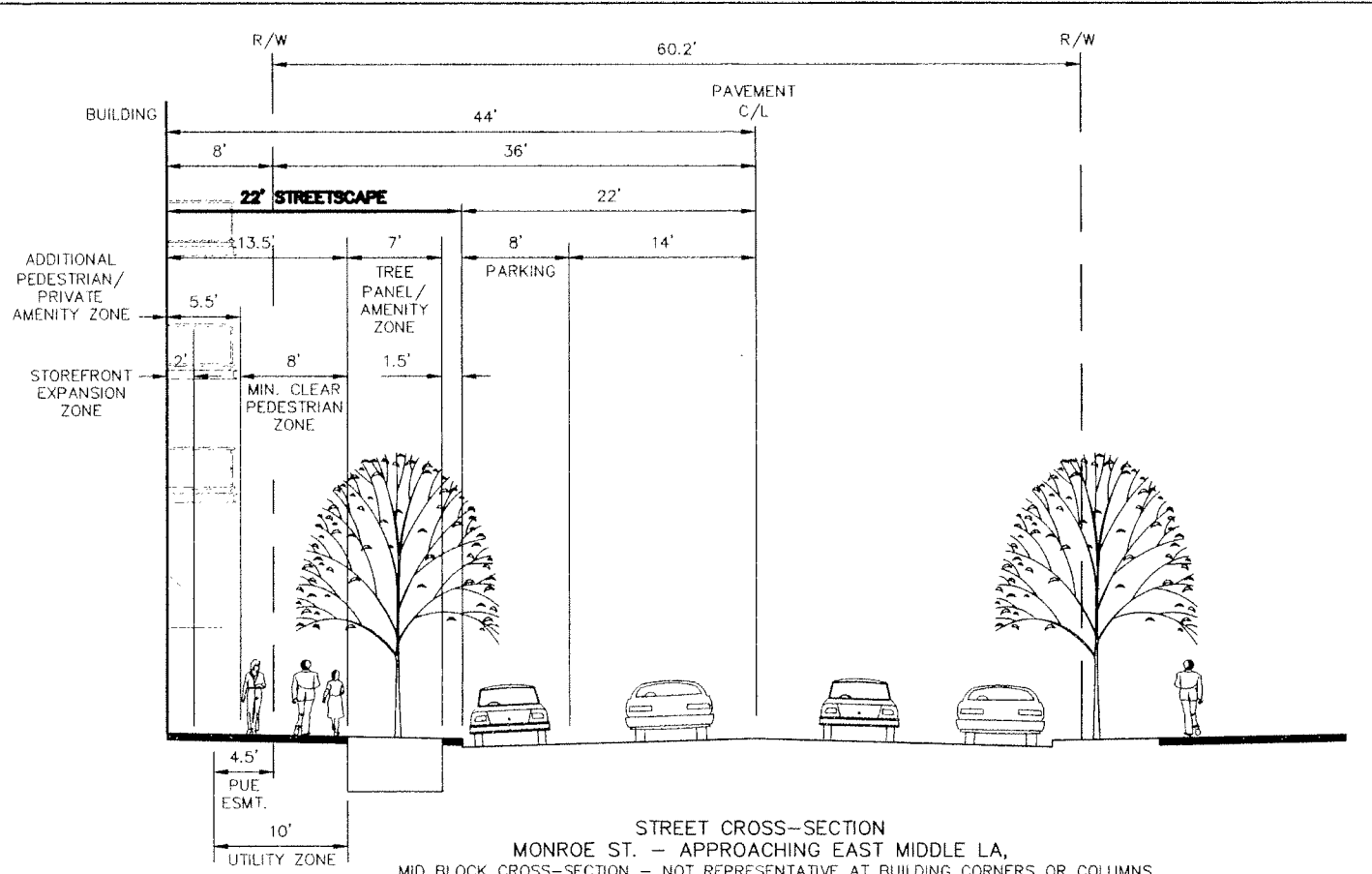
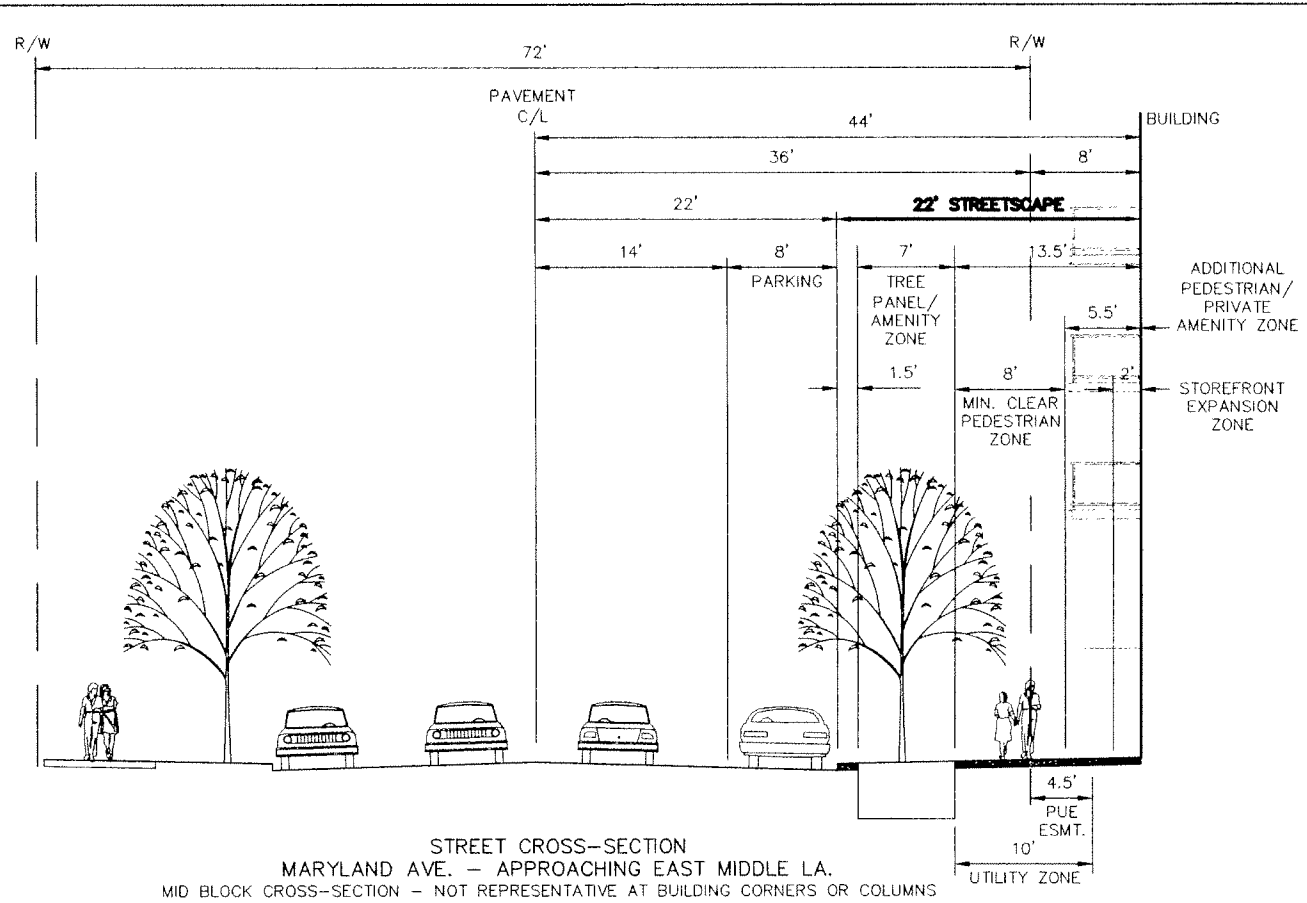
Drawn by:
SL
Designed by:
SL, TR
Checked by:
SL, TR
Date:
08.18.2006
Scale:
1"=20'-0"

Drawing Number:



WORK OVER THEATER IS TO BE COORDINATED WITH THEATER OWNER AND OPERATOR TO DETERMINE FEASIBILITY OF IMPLEMENTATION

EXHIBIT "4"



USE PERMIT # USE2008-00699

EX-1

USE PERMIT PLAN
 STREET CROSS SECTION - EXHIBIT
ROCKVILLE TOWN CENTER
 PARCELS 2-J & 2-K, PLAT 21457
 4TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

NO.	DATE	DESCRIPTION

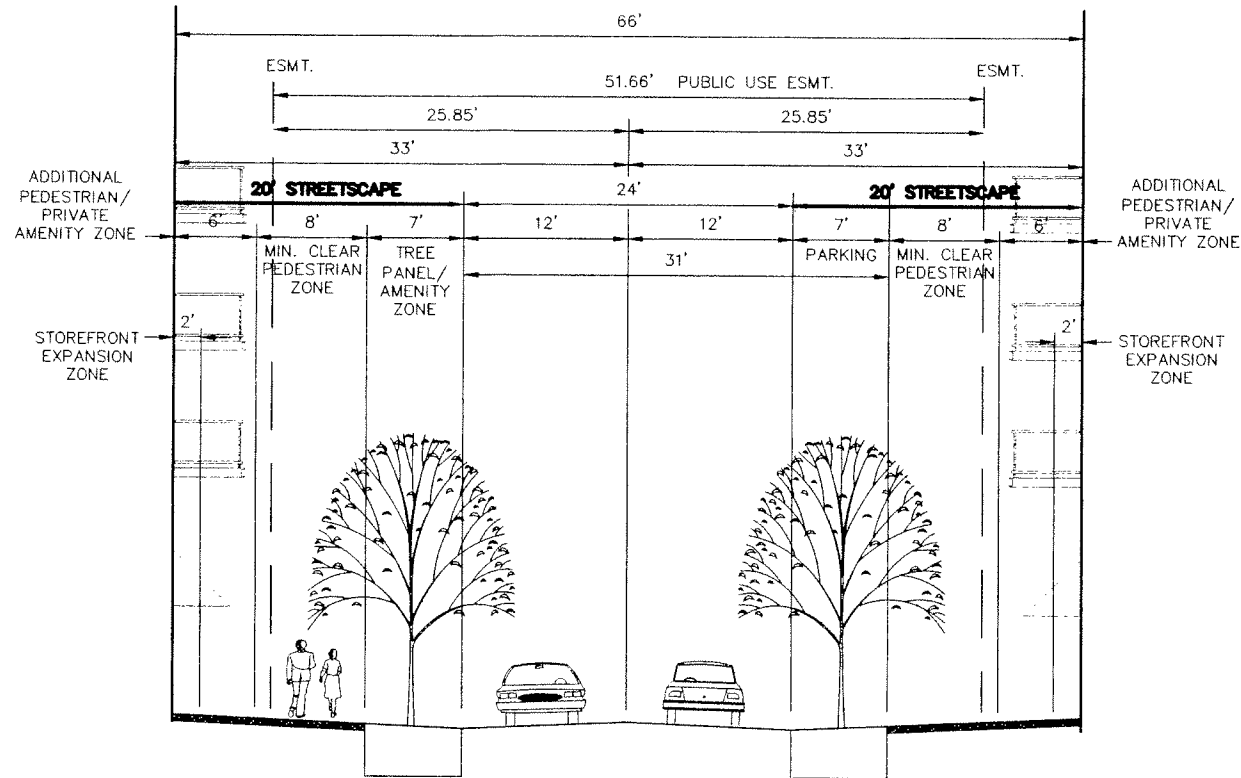
MHG Macris, Hendricks & Glascock, P.A.
 Engineers • Planners
 Landscape Architects • Surveyors

9220 Wighman Road, Suite 120
 Montgomery Village, Maryland
 20886-1279

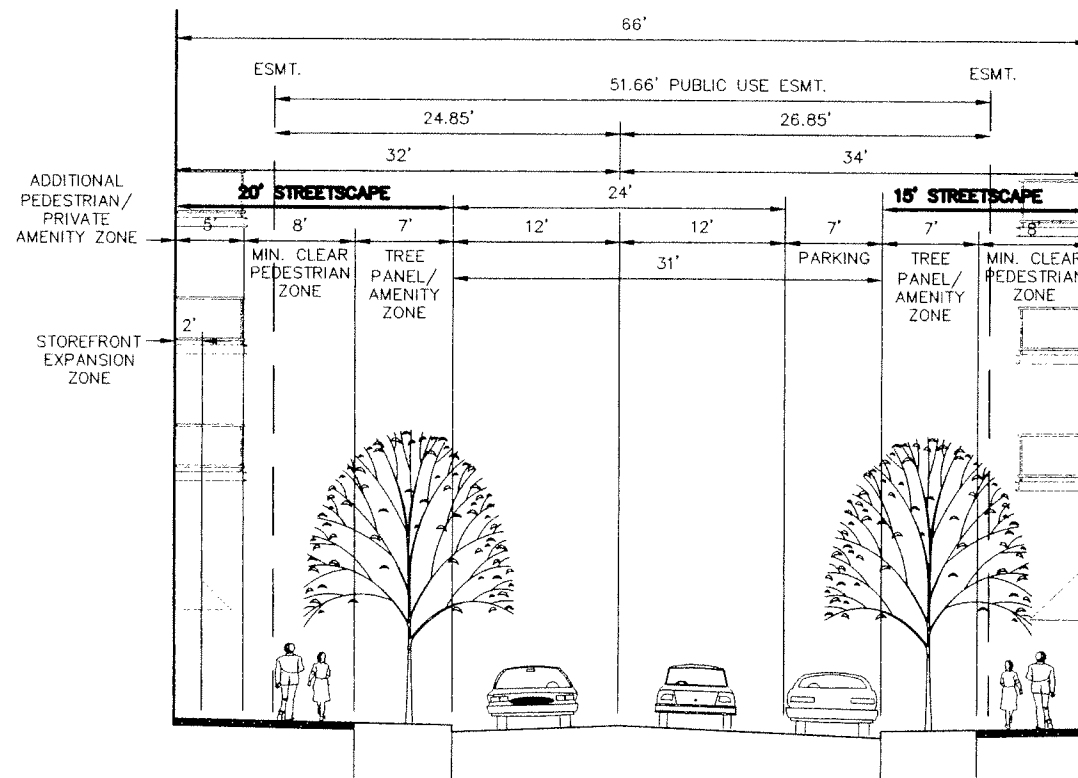
Phone: 301.670.0840
 Fax: 301.948.0893
 www.mhga.com

Proj. Mgr. Designer
 MDP MDP
 Date: 11-17-06
 Scale: 1" = 5'
 Project No. 93-395-
 Sheet 1 of 2

EXHIBIT "5"



STREET CROSS-SECTION
 ALTERNATE RENAISSANCE ST. - APPROACHING EAST MIDDLE LA.
 MID BLOCK CROSS-SECTION - NOT REPRESENTATIVE AT BUILDING CORNERS OR COLUMNS



STREET CROSS-SECTION
 RENAISSANCE ST. - APPROACHING EAST MIDDLE LA.
 MID BLOCK CROSS-SECTION - NOT REPRESENTATIVE AT BUILDING CORNERS OR COLUMNS

USE PERMIT # USE2008-00699

EX-2

USE PERMIT PLAN
 STREET CROSS SECTION - EXHIBIT
ROCKVILLE TOWN CENTER
 PARCELS 2-J & 2-K, PLAT 21457
 4TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

NO.	DATE	DESCRIPTION

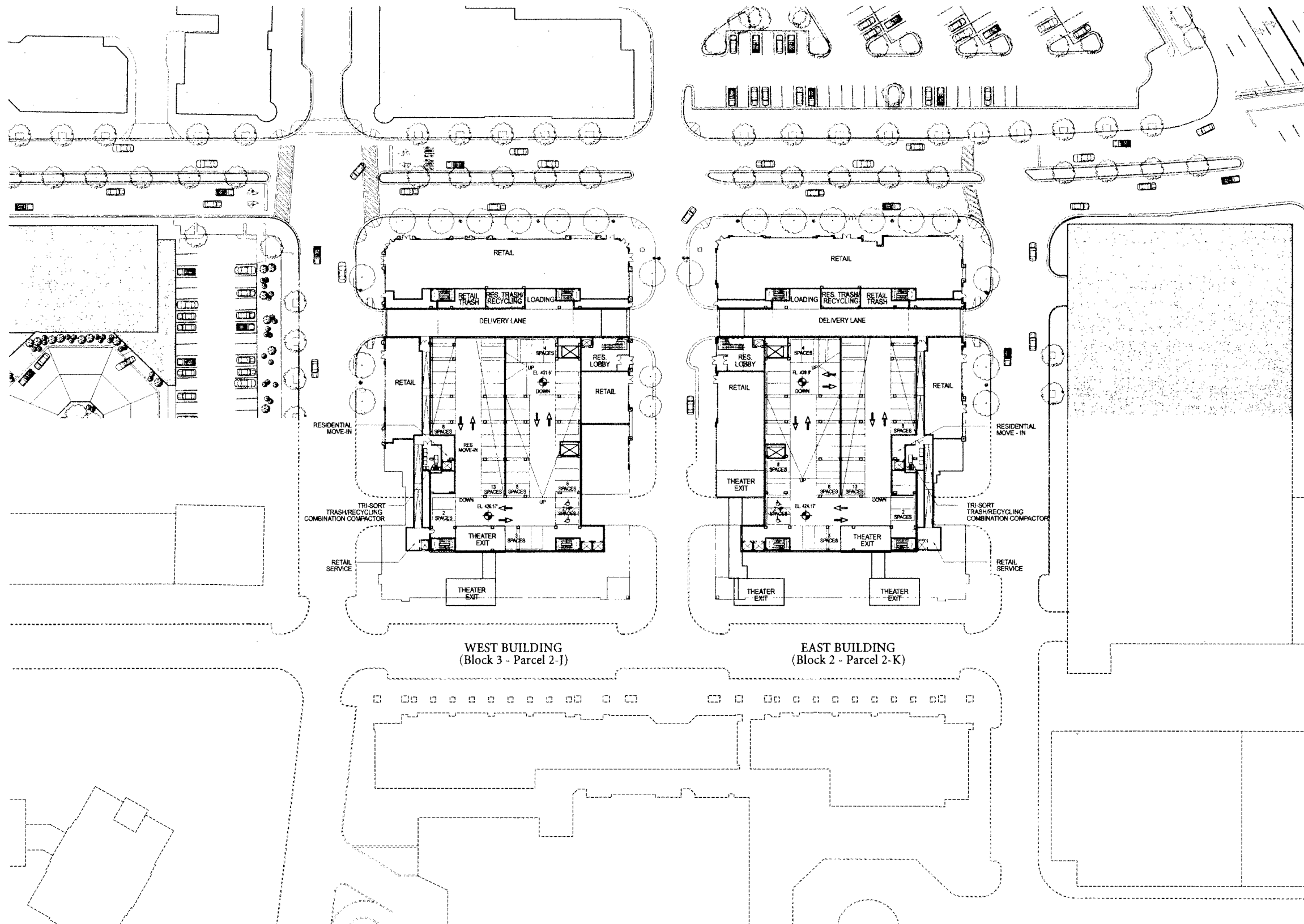
MHG Macris, Hendricks & Glascock, P.A.
 Engineers • Planners
 Landscape Architects • Surveyors

6220 Wighman Road, Suite 120
 Montgomery Village, Maryland
 20886-1279

Phone: 301.670.0840
 Fax: 301.948.0963
 www.mhga.com

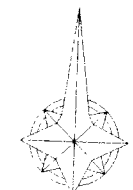
Proj. Mgr. MDP	Designer MDP
Date 11-17-08	Scale 1" = 5'
Project No. 03-395-	Sheet 2 of 2

EXHIBIT "6"



PARKING TABULATION PER FLOOR	
West Building	East Building
G1 Total: 48 Spaces	G1 Total: 48 Spaces

- GENERAL PLAN NOTES**
1. Interior layouts shown on the building plans are conceptual. Changes to the layouts may occur.
 2. Building projections, including balconies and bay windows, appear on Building Elevations (Sheets A30-A32).
 3. For overall building dimensions, see Sheet A05.
 4. Garage Plans indicate all standard spaces measuring at 9'-0" x 18'-0".
 5. Building Height Measure Points for each building are located on Sheet A05.
 6. Private Building Amenity Terraces (Sheet A12) are conceptual. Changes to the layouts may occur.
 7. Shaded Areas Indicate Proposed Outdoor Seating Zones.



Duball Rockville, LLC
 City of Rockville, Maryland 20852

Tort Gallas and Partners, Inc.
 1300 Spring Street,
 4th Floor
 Silver Spring, MD 20910
 301.588.4800
 www.tortgallas.com

Owner
 Duball, LLC
 11111 Sunset Hills Road
 Suite 200
 Reston, VA 20190
 703.234.9633

Structural Engineer
 SKA
 6101 Executive Boulevard
 Rockville, MD 20852
 301.881.1441

MEP Engineer
 GHT
 1010 N. Glebe Road
 Arlington, VA 22201
 703.243.1200

Civil Engineer
 Macra, Hendricks and Olszock, P.A.
 5220 Wightman Road
 Suite 120
 Montgomery Village, MD 20886
 301.670.0840

Landscape Architect
 Parner Rodriguez, Inc.
 101 N. Union Street
 Suite 303
 Alexandria, VA 22315
 703.548.5010

Key Plan

Printings

No.	Date
Use-Permit Submission	
01	08.18.06
Use-Permit Resubmission	
02	11.18.06
Use-Permit Resubmission	
03	12.20.06

Revisions

No.	Date

Garage Plan Level 1

Date: 08/18/06
 Principal in Charge: D.A.
 Project Manager: F.B.
 Project Architects: A.C./M.Y.
 Drawn: A.C., M.Y., M.R., M.V., J.J.
 Job No.: 05244.01
 Scale: 1" = 30'

Drawing No. A-04

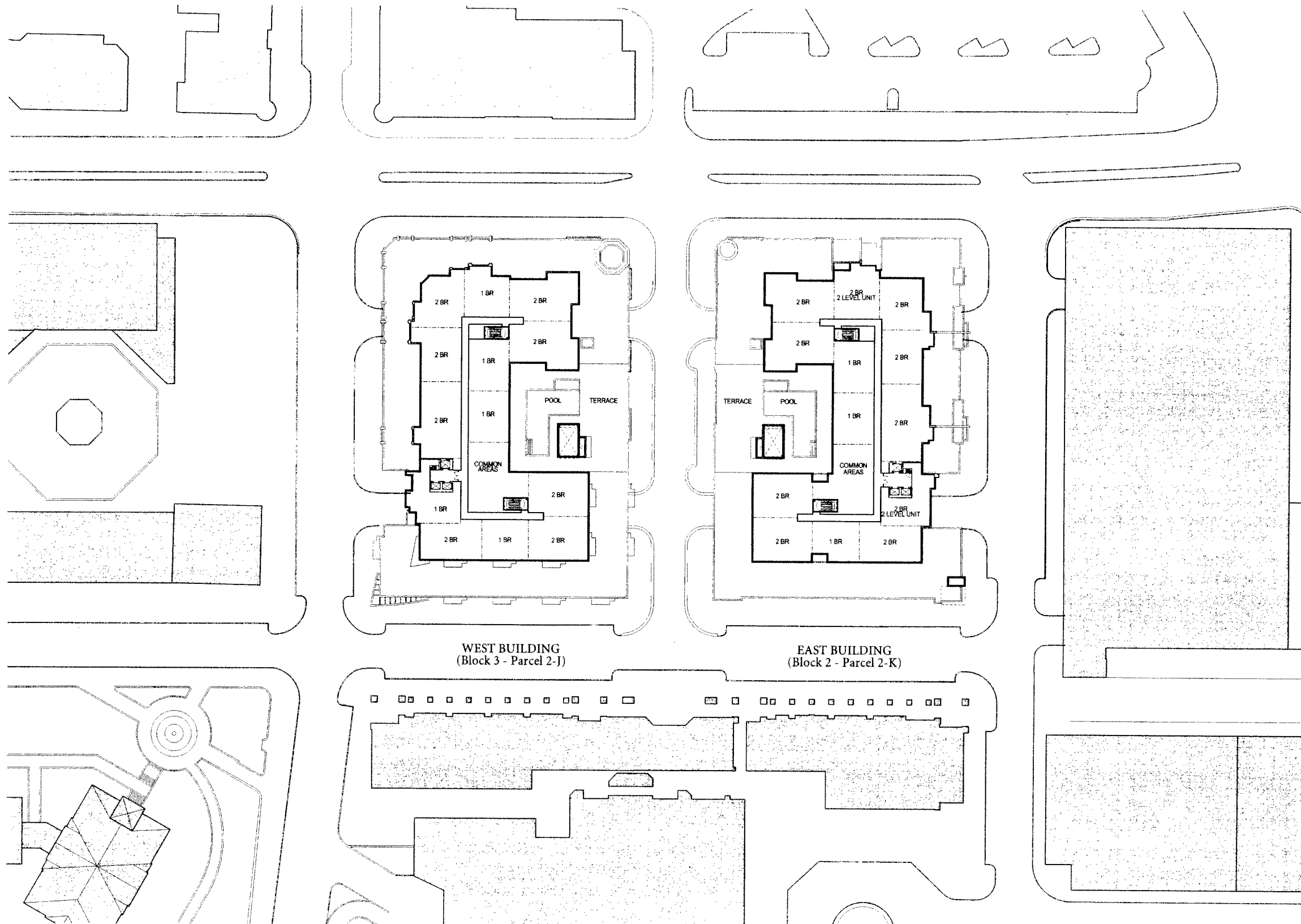
DUBALL ROCKVILLE, LLC

TORTI GALLAS AND PARTNERS, INC.

EXHIBIT "7"

Date: 08/18/06
 Drawn: A.C., M.Y., M.R., M.V., J.J.
 Job No.: 05244.01
 Scale: 1" = 30'
 Drawing No.: A-04

1 GARAGE PLAN - LEVEL 1

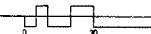
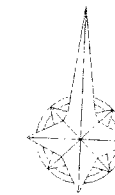


WEST BUILDING
(Block 3 - Parcel 2-J)

EAST BUILDING
(Block 2 - Parcel 2-K)

GENERAL PLAN NOTES

1. Interior layouts shown on the building plans are conceptual. Changes to the layouts may occur.
2. Building projections, including balconies and bay windows, appear on Building Elevations (Sheets A30-A32).
3. For overall building dimensions, see Sheet A05.
4. Garage Plans indicate all standard spaces measuring at 9'-0" x 18'-0".
5. Building Height Measure Points for each building are located on Sheet A05.
6. Private Building Amenity Terraces (Sheet A12) are conceptual. Changes to the layouts may occur.
7. Shaded Areas Indicate Proposed Outdoor Seating Zones.



Duball
Rockville,
LLC

City of Rockville, Maryland 20852

Torti Gallas and Partners, Inc.
1300 Spring Street,
4th Floor
Silver Spring, MD 20910
301.588.4800
www.tortigallas.com

Owner
Duball, LLC
11111 Sunset Hills Road
Suite 200
Reston, VA 20190
703.234.5833

Structural Engineer
SMA
8101 Executive Boulevard
Rockville, MD 20852
301.861.1441

MEP Engineer
GHT
1010 N. Glebe Road
Arlington, VA 22201
703.243.1200

Civil Engineer
Maris, Hendricks and Glascock, P.A.
8220 Wightman Road
Suite 120
Montgomery Village, MD 20886
301.670.0840

Landscape Architect
Parker Rodriguez, Inc.
101 N. Union Street
Suite 320
Arlinghams, VA 22215
703.548.9810

Key Plan

Printings

No.	Date
01	08.18.06
02	11.18.06
03	12.20.06

Revisions

No.	Date
-----	------

9th Floor Plan

Date
08/18/06
Principal In Charge:
D.A.
Project Manager:
F.B.
Project Architects:
A.C., M.Y.

Drawn
A.C., M.Y., M.R., M.V.J.J.
Job No.
05244.01

Scale
1" = 30'

Drawing No.
A-12

DUBALL ROCKVILLE, LLC

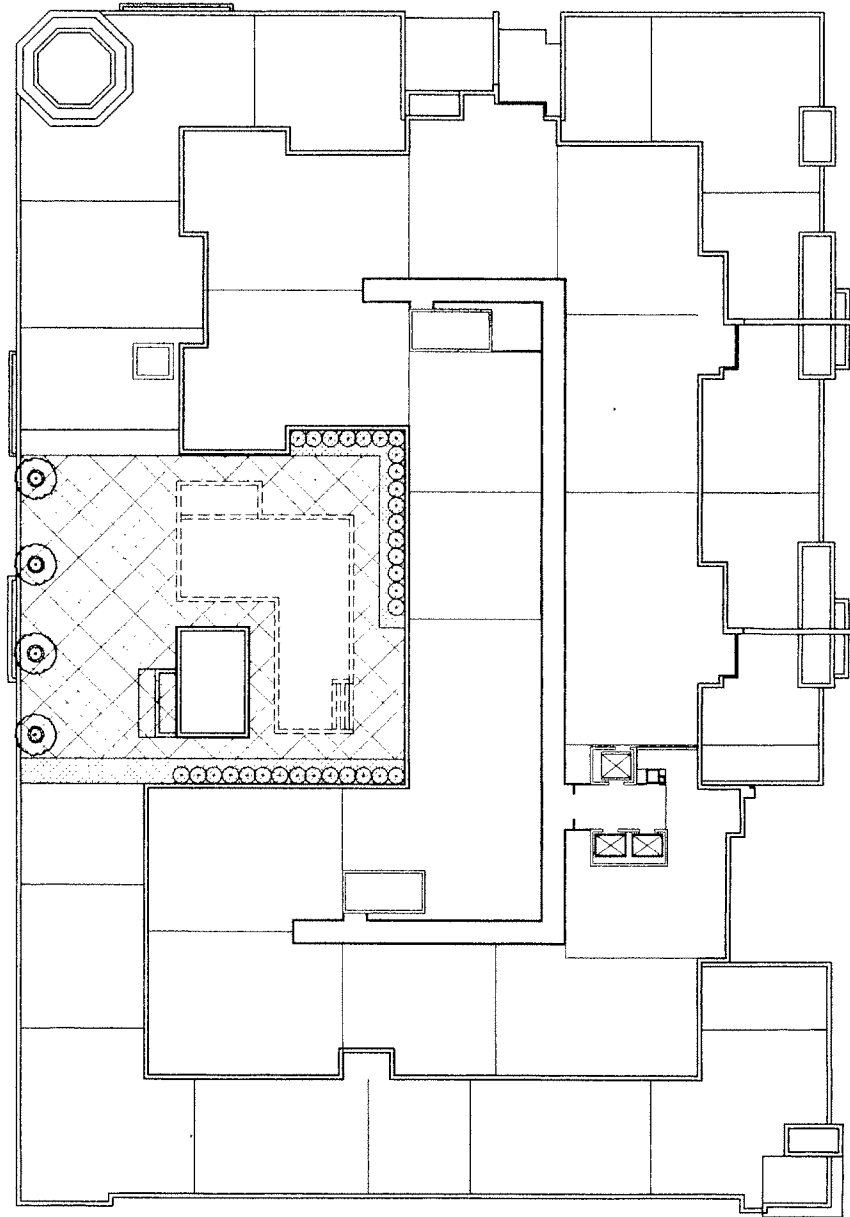
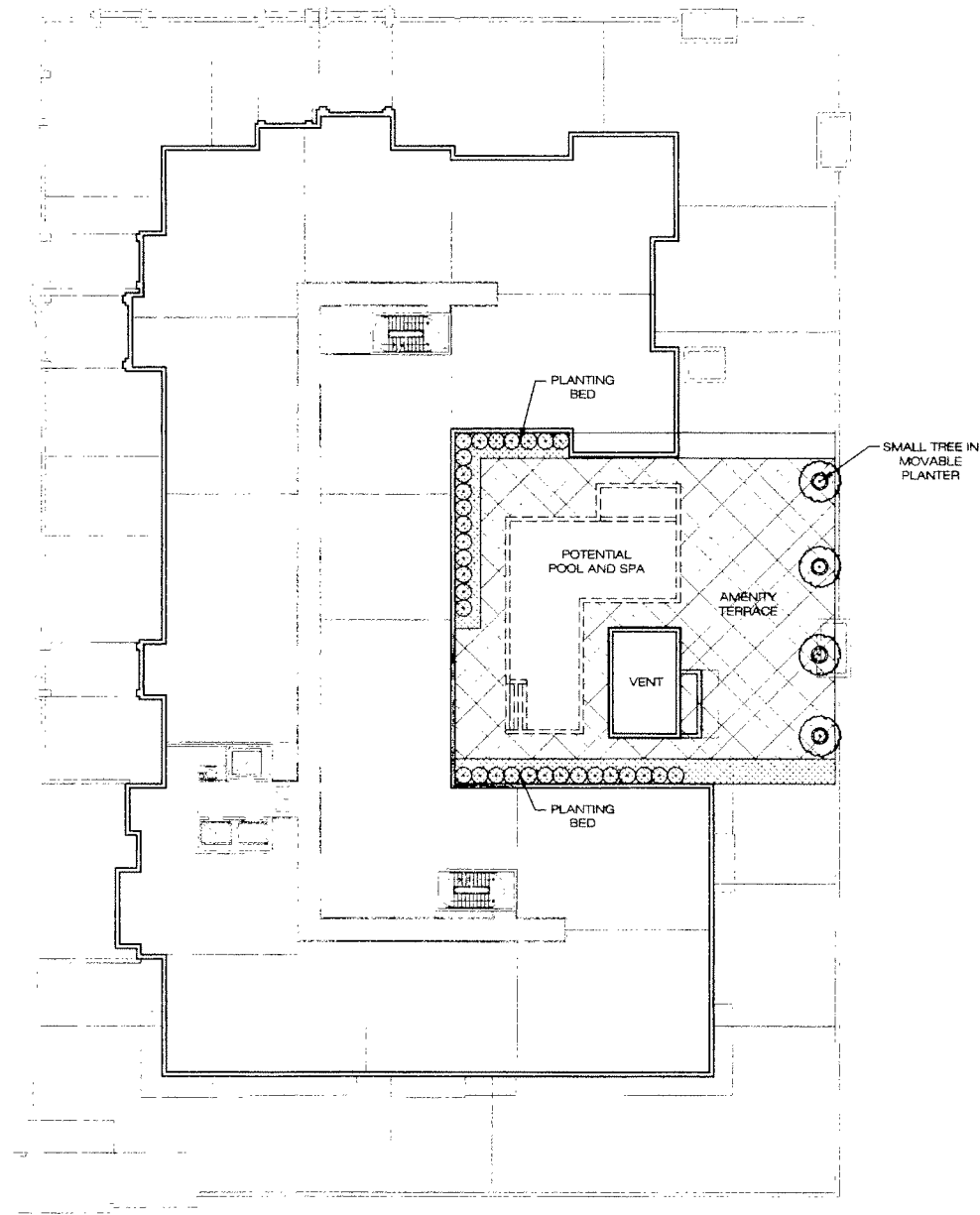
TORTI GALLAS AND PARTNERS, INC.

EXHIBIT "8"

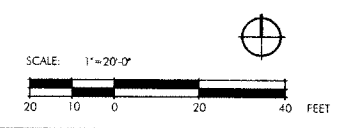


Date: 08/18/06
 File: 05244.01
 User: F.B.
 Plot Date: 08/18/06
 Plot Time: 1:28:08 PM

① 9TH FLOOR PLAN



LEGEND
 PLANTING
 (Symbol: Small tree in movable planter) SMALL TREE IN MOVABLE PLANTER
 (Symbol: Shrub) SHRUB



Revision & Date:	
use permit	08.18.06
use permit	11.17.06

Drawn by:
SL
 Designed by:
SL, TR
 Checked by:
SL, TR
 Date:
08.18.2006
 Scale:
1"=20'-0"

Drawing Number:

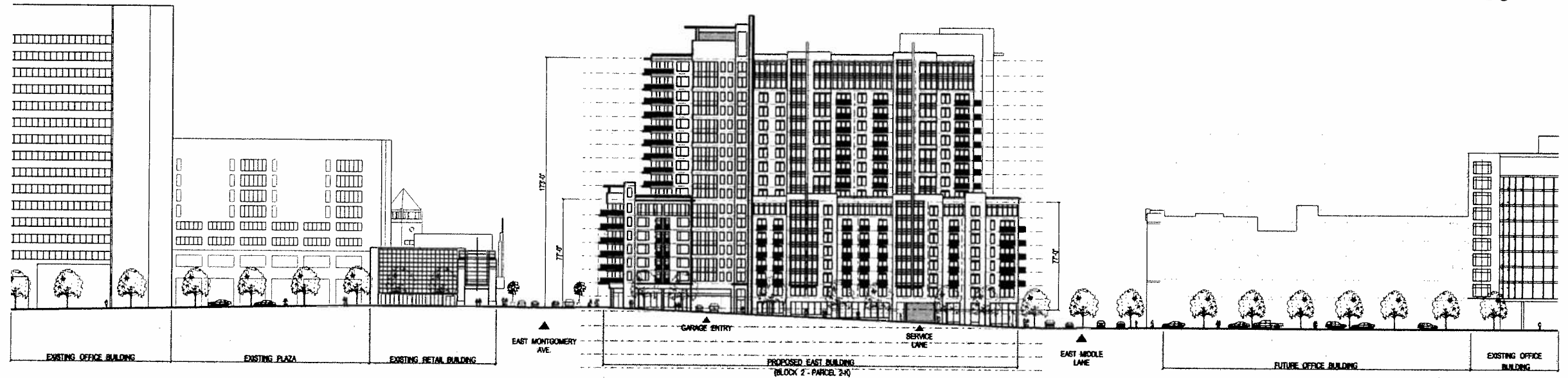
L-2

PARKER RODRIGUEZ, INC.
 Planning
 Landscape Architecture
 101 North Union Street, Suite 330
 Rockville, Maryland 20850
 703.548.3010

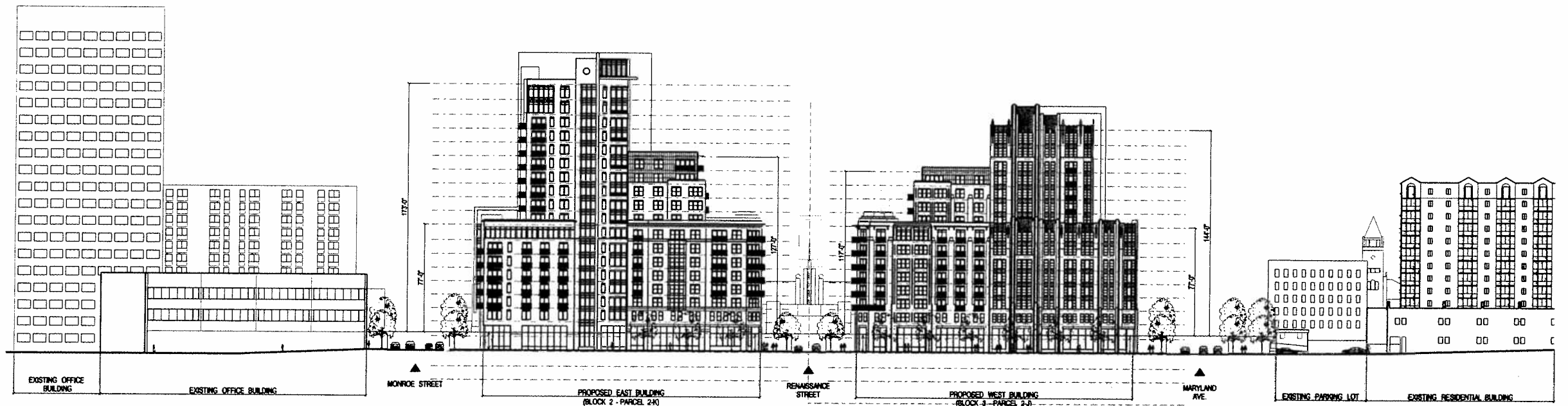
**9TH FL TERRACE
 LANDSCAPE PLAN**

DUBALL ROCKVILLE, LLC
 ROCKVILLE MARYLAND

EXHIBIT "10"



1 EAST ELEVATION - EAST BUILDING



2 NORTH ELEVATION - EAST & WEST BUILDING

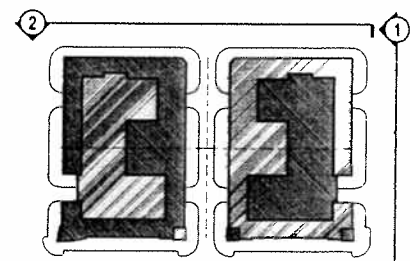
1. BUILDING HEIGHT MEASURE POINTS are as follows:

- A. Parcel 2J: Elevation is 440.0'
- B. Parcel 2K: Elevation is 438.0'

Note: The Building Height Measure Point is located at the building midpoint on the north sidewalk of East Montgomery Avenue.

- 2. OVERALL BUILDING HEIGHTS are expressed to Top of Structure from the Building Measure Point.
- 3. Building projections, including balconies and bay windows, are indicated in the Building Elevations.
- 4. The Building Exteriors are conceptual.

ELEVATION NOTES



KEY PLAN

User: [unclear]
 Date: [unclear]
 Title: [unclear]
 Last Saved: [unclear]
 Owner: [unclear]

Duball
Rockville,
LLC

City of Rockville, Maryland 20852

Teri Geller and Partners, Inc.
1300 Spring Street,
4th Floor
Silver Spring, MD 20910
301.588.4800
www.tgpa.com

Owner
Duball, LLC
11111 Sunset Hills Road
Suite 200
Reston, VA 20190
703.234.3633

Structural Engineer
SKSA
8101 Executive Boulevard
Rockville, MD 20852
301.881.1441

MEP Engineer
GHT
1010 N. Glebe Road
Arlington, VA 22201
703.243.1200

Civil Engineer
Macris, Hardicks and Glascock, P.A.
1220 Wightman Road
Suite 120
Montgomery Village, MD 20886
301.570.0540

Landscape Architect
Parler Rodriguez, Inc.
101 N. Union Street
Suite 320
Alexandria, VA 22315
703.548.3010

Key Plan

Printings

No.	Date
01	08.18.06
02	11.18.06
03	12.20.06

Revisions

No.	Date
-----	------

Building Elevations

Date: 08/18/06
 Principal in Charge: D.A.
 Project Manager: F.B.
 Project Architects: A.C./M.Y.
 Drawn: A.C., M.Y., M.R., M.V., J.J.
 Job No.: 05244.01
 Scale: 1" = 30'

Drawing No. **A-30**

EXHIBIT "12"

Duball
Rockville,
LLC

City of Rockville, Maryland 20852

Tort Geller and Partners, Inc.
1300 Spring Street,
4th Floor
Silver Spring, MD 20910
301.288.4800
www.tortgeller.com

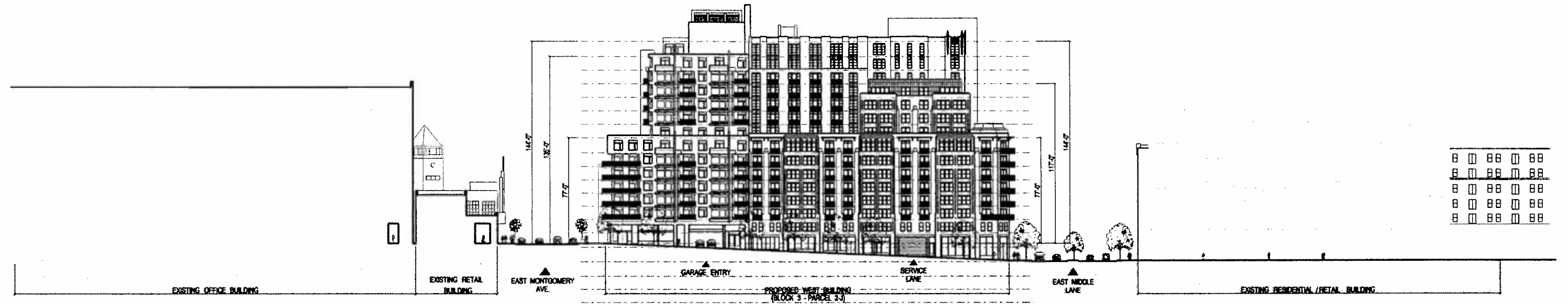
Owner
Duball, LLC
11111 Sunset Hills Road
Suite 200
Reston, VA 20190
703.234.8833

Structural Engineer
SKAA
8101 Executive Boulevard
Rockville, MD 20852
301.881.1411

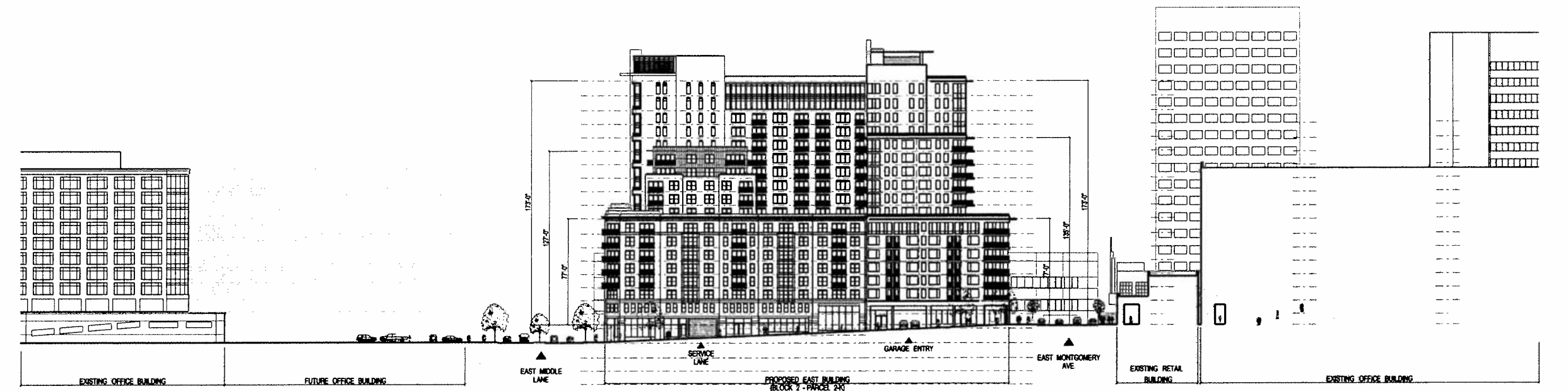
MEP Engineer
GHT
8110 N. Glabe Road
Arlington, VA 22201
703.243.1200

Civil Engineer
Hecht, Hendricks and Glascock, P.A.
8225 Wightman Road
Suite 120
Montgomery Village, MD 20886
301.670.0940

Landscape Architect
Parker Rodriguez, Inc.
101 N. Union Street
Suite 320
Alexandria, VA 22315
703.548.5910



① EAST ELEVATION - WEST BUILDING



② WEST ELEVATION - EAST BUILDING

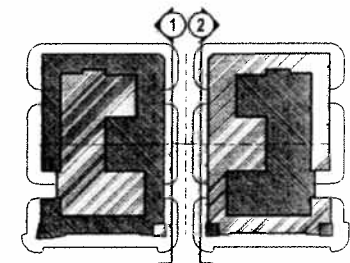
1. BUILDING HEIGHT MEASURE POINTS are as follows:

- A. Parcel 2J: Elevation is 440.0'
- B. Parcel 2K: Elevation is 438.0'

Note: The Building Height Measure Point is located at the building midpoint on the north sidewalk of East Montgomery Avenue.

- 2. OVERALL BUILDING HEIGHTS are expressed to Top of Structure from the Building Measure Point.
- 3. Building projections, including balconies and bay windows, are indicated in the Building Elevations.
- 4. The Building Exteriors are conceptual.

ELEVATION NOTES



KEY PLAN

P:\05\05244\05244_01\05244_01\05244_01.dwg
 Date: 06/18/06
 User: acm
 Plot Date: 06/18/06
 Plot User: acm

Key Plan

Printings

No.	Date
01	06.18.06
02	11.18.06
03	12.20.06

Revisions

No.	Date
-----	------

Building Elevations

Date: 06/18/06
 Principal in Charge: D.A.
 Project Manager: F.B.
 Project Architects: A.C./M.Y.
 Drawn: A.C., M.Y., M.R., M.V., J.J.
 Job No: 05244.01
 Scale: 1"=30'
 Drawing: A-32