

MAJOR SITE PLAN AMENDMENT

LIBERTY CENTER (FOUNDERS SQUARE)

4040 WILSON BLVD SITE PLAN #413 ARLINGTON, VIRGINIA

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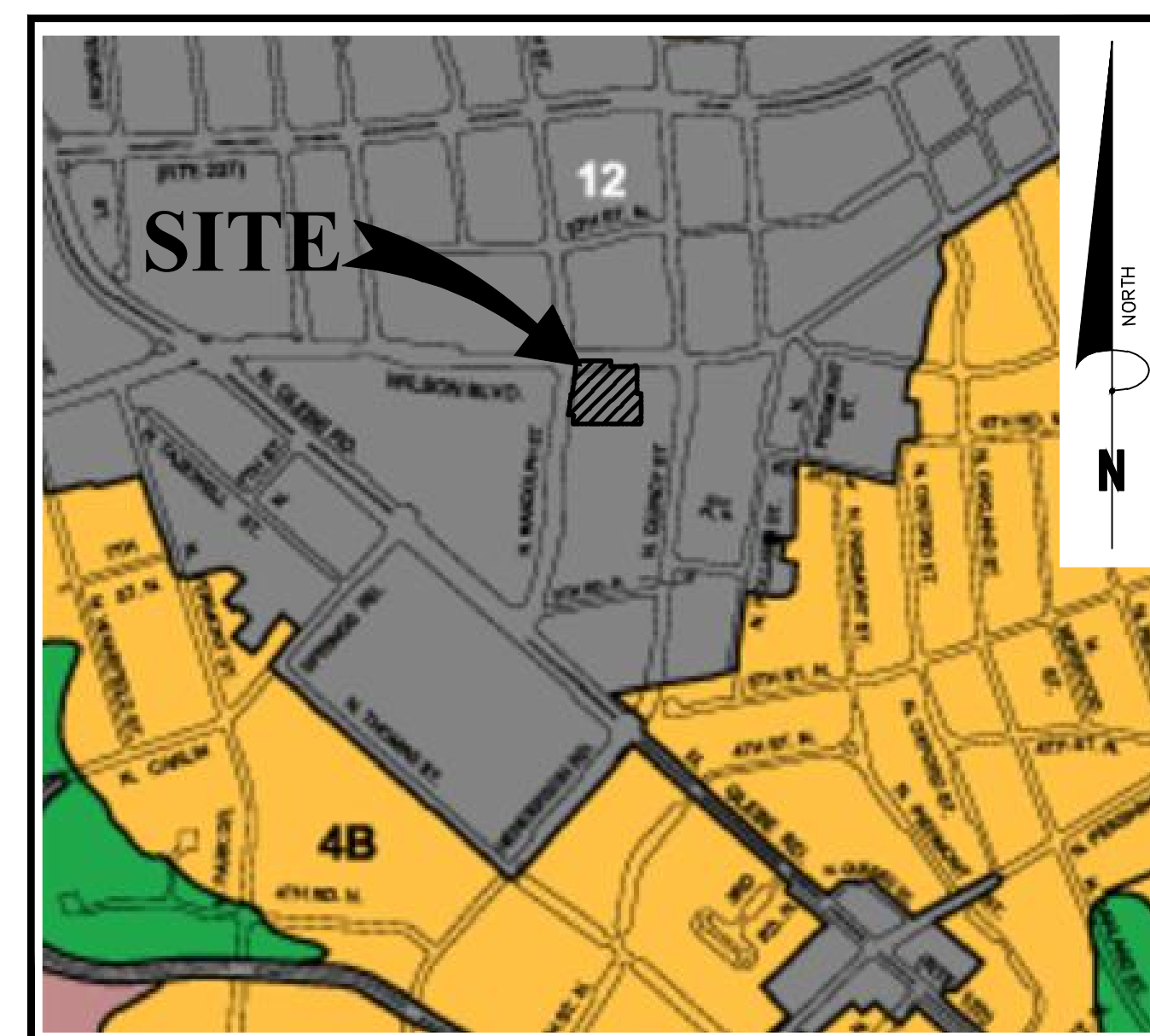
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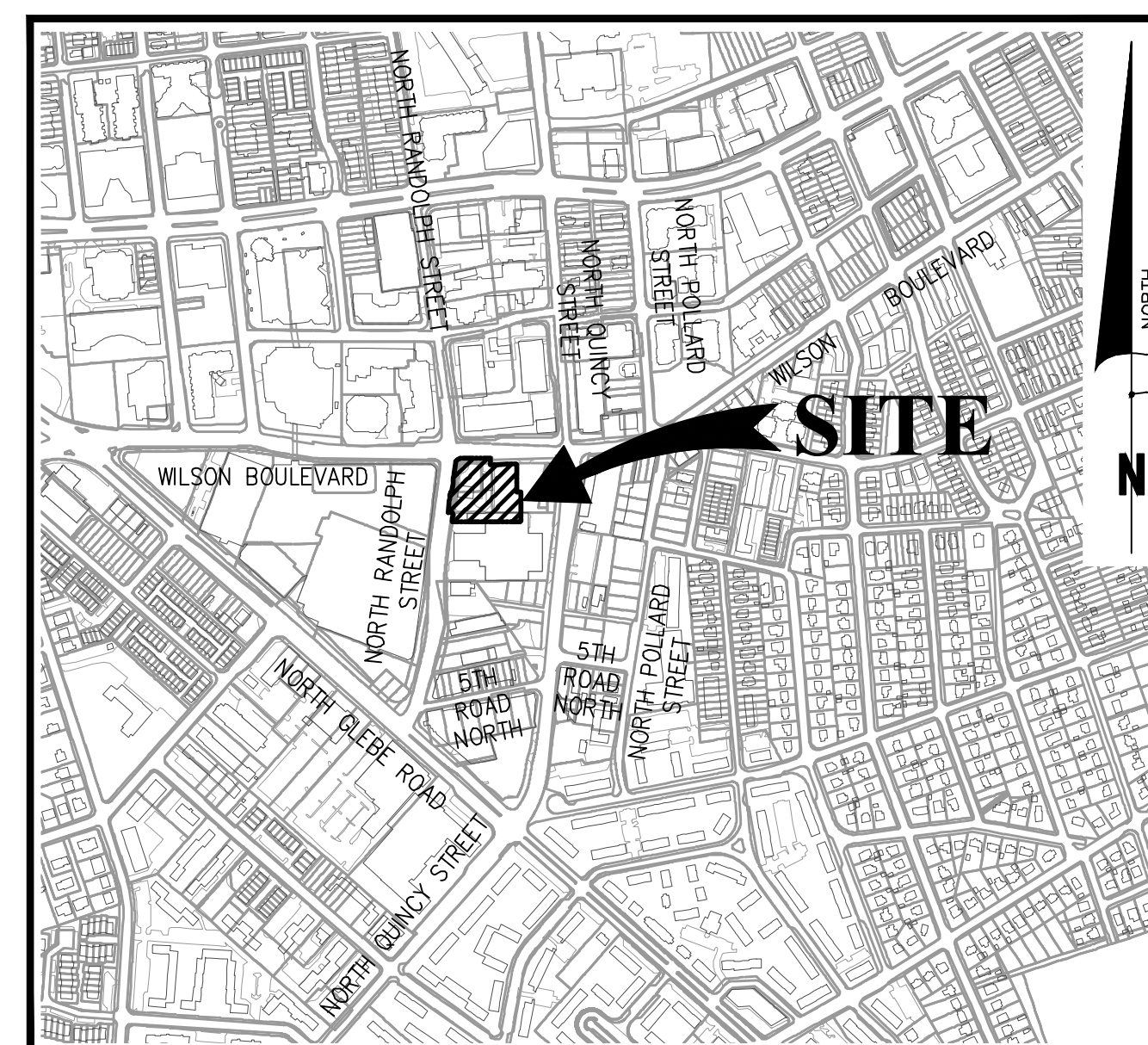
SOIL MAP

SCALE: 1" = 600'



VICINITY MAP

SCALE: 1" = 600'



KEY:

12 Urban land-Udorthents complex, 2 to 15 percent slopes. This mapping unit consists of areas where more than 85 percent of the surface is Urban land, covered by buildings, asphalt, concrete, or other impervious materials. The other 15 percent consists of areas of deep or very deep, nearly level to moderately sloping, well drained soils. The Urban land and Udorthents are so intermingled it was not practical to map them separately. This complex occurs throughout the survey area but is largely located in the Rosslyn-Balston and Crystal City areas. This unit is about 85 percent Urban land, 10 percent Udorthents, and 5 percent other soils.

the Udorthents consist of material that has been graded, cut, filled or otherwise disturbed during urbanization. the disturbed material is loamy and generally reflects the soils in the adjacent areas.

included in this mapping unit are the small areas of soils that have not been disturbed. also included are moderately steep and steep slopes.

It is not practical to examine nor attempt to identify the soil or soil-like material of this unit.

CIVIL ENGINEERS

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ATTORNEY

BEAN, KINNEY & KORMAN
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ATTN: MATTHEW ROBERTS

LANDSCAPE ARCHITECT

STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.
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ATTN: EVAN TIMMS

ARCHITECTS

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(202) 833-4400
ATTN: JOHN BECKER

MECHANICAL / ELECTRIC / PLUMBING

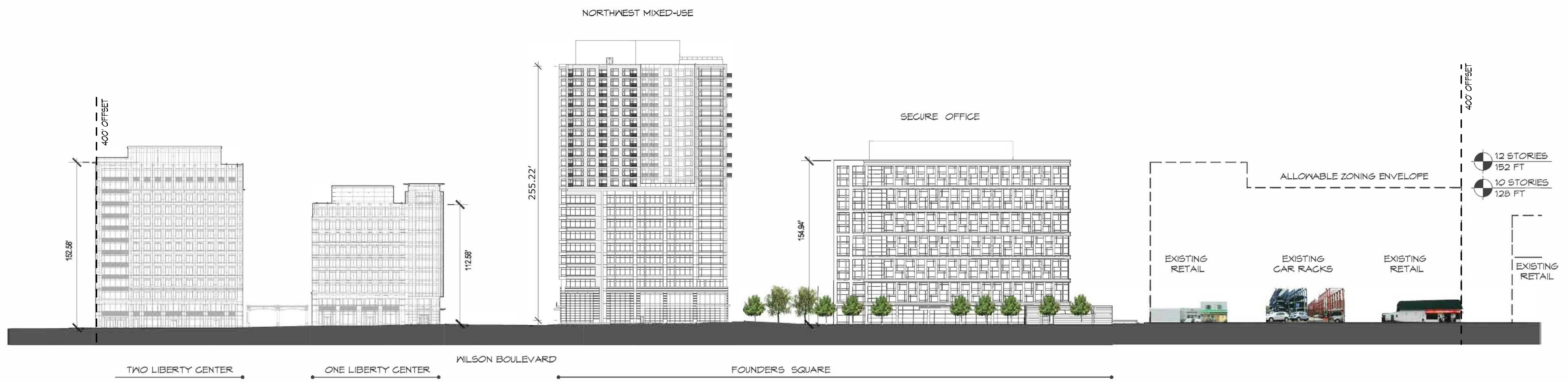
DEWBERRY
8401 ARLINGTON BLVD. SUITE 600
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(703) 698-9440
ATTN: RICK RITNER

ARLINGTON, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES COVER SHEET LIBERTY CENTER (FOUNDERS SQUARE) SITE PLAN # 413 4040 WILSON BLVD ARLINGTON COUNTY, VIRGINIA			
SCALE	AS SHOWN	DESIGNED	CHECKED
DATE	MAY 13, 2016	DESIGNED DATE	APPROVED DATE
APPROVED DATE		APPROVED DATE	N/A
FILE NO.	6089-D-CP-004	APPROVED DATE	
JOB No.	6089-01-011	CPHD	SHEET
			C0.0
			LANDSCAPE REVIEWER

No.	DATE	DESCRIPTION
REVISIONS		

Cod file name: P:\6089 - Founders Square\6089-01-003-Eng\Engineering\Eng Plans\Minor SP Amendment\6089-D-PR-004-C0.0-CV-FH-C1.dwg

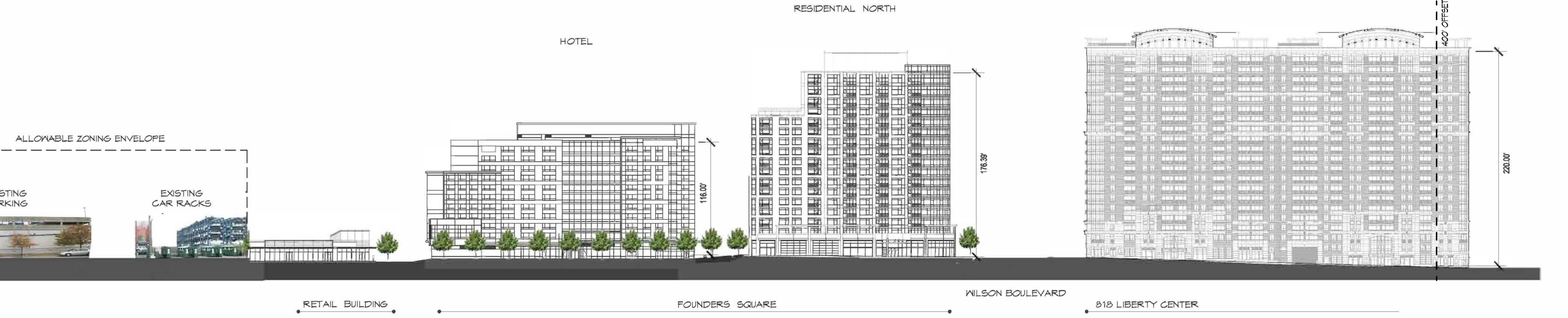
1
2
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7



ELEVATION ALONG N. RANDOLPH ST. LOOKING EAST



ELEVATION ALONG WILSON BLVD. LOOKING SOUTH



ELEVATION ALONG N. QUINCY ST. LOOKING WEST

A B C D E F G

Founders Square

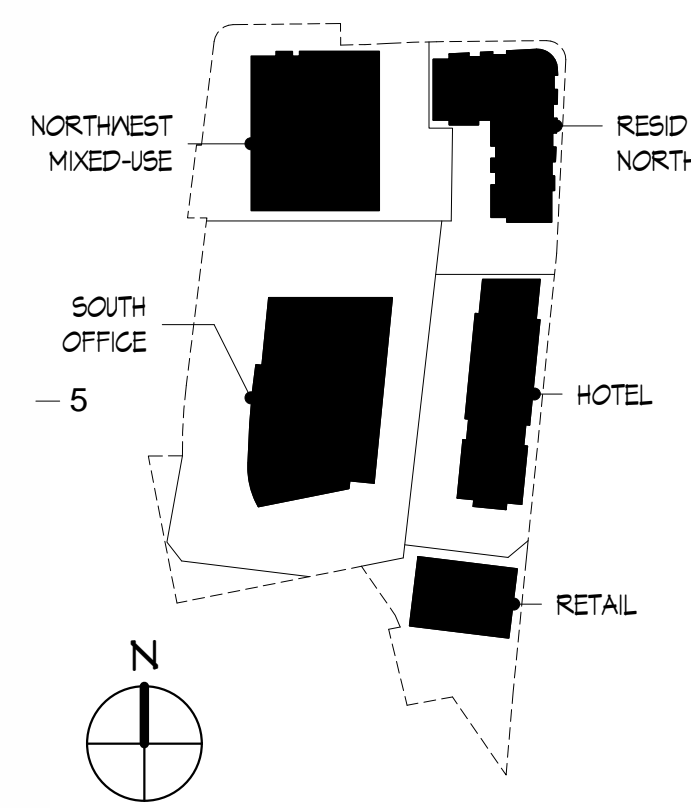
Arlington, VIRGINIA

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Owner / Developer
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 Arlington, VA 22203

Date	Item
	Issued Drawing Log

KEY PLAN



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CONTEXT ELEVATIONS

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Issue Date	13 MAY 2016
Scale	

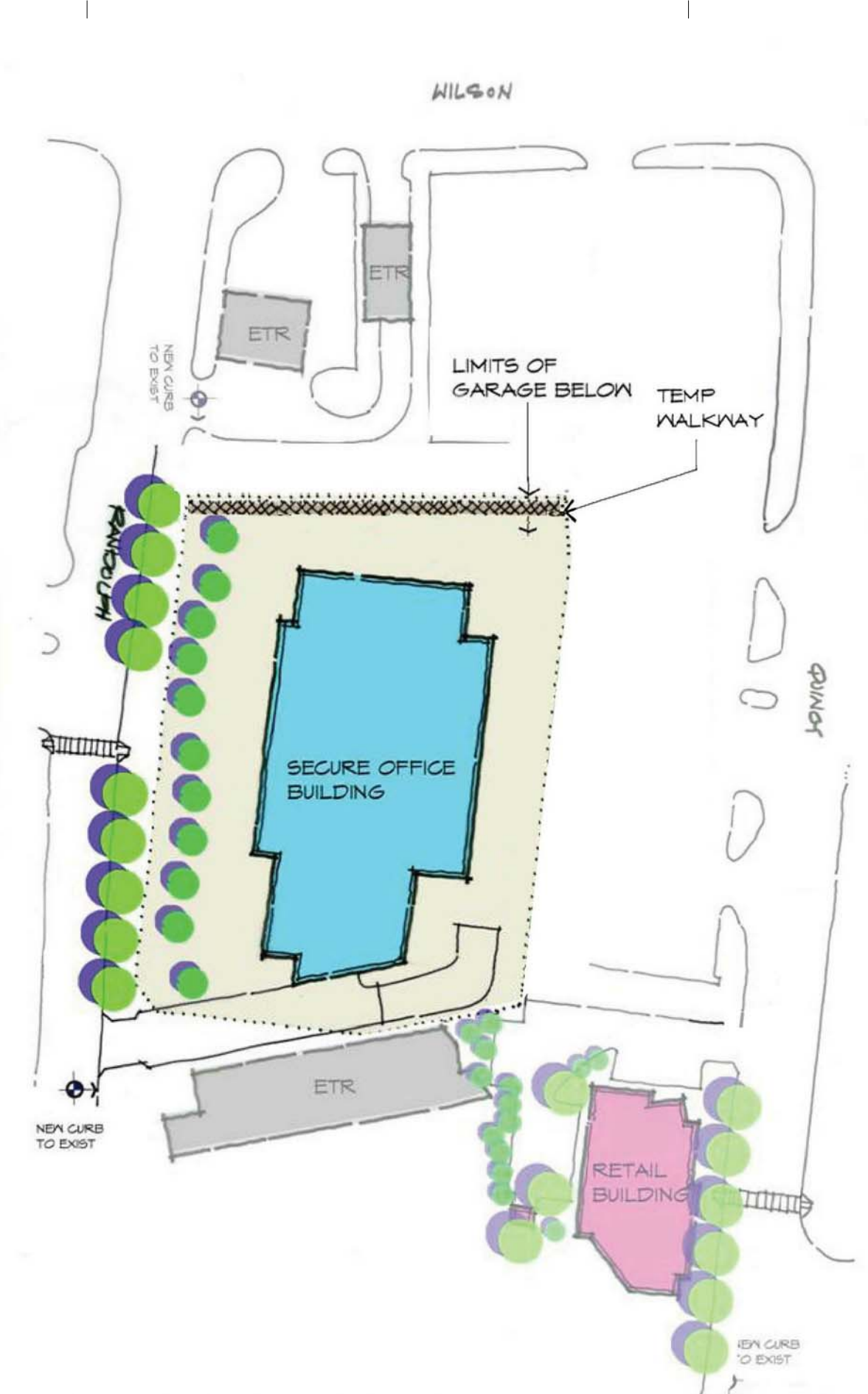
A.O-2



PHASE C1 - NORTHWEST MIXED-USE BUILDING

NOTE: A PORTION OF THE PERMANENT WALKWAY BETWEEN THE NORTH AND SOUTH OFFICE BUILDINGS WILL BE CONSTRUCTED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY FOR PHASE C1 TIEING INTO TEMP. E-W WALKWAY

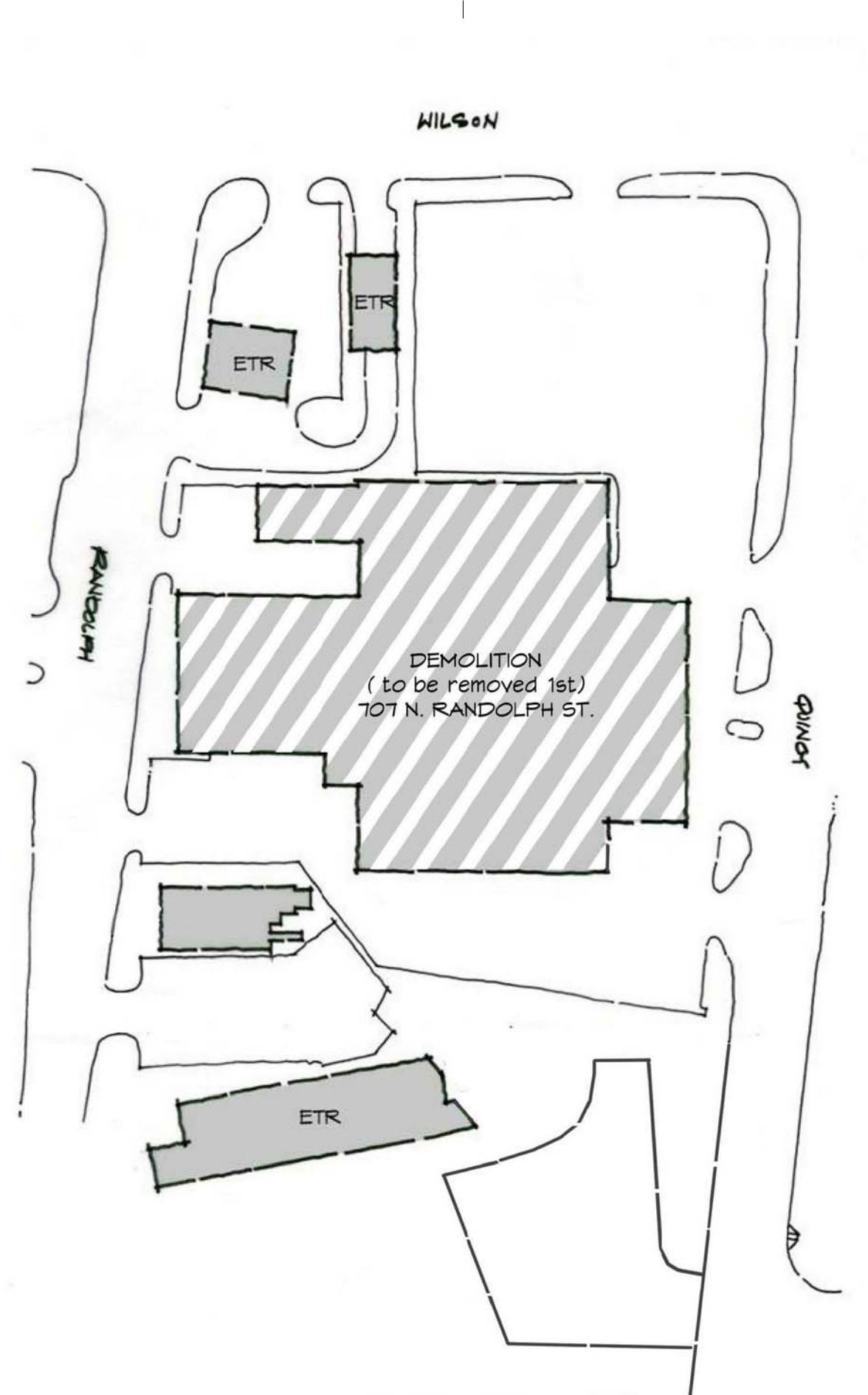
NOT TO SCALE



PHASE B1-SECURE OFFICE

NOTE: A PORTION OF THE TEMP. WALKWAY ON THE NORTH SIDE OF THE SECURE OFFICE BUILDING WILL BE CONSTRUCTED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY FOR PHASE B1

NOT TO SCALE



INITIAL DEMOLITION PLAN

NOT TO SCALE



PHASE C2 - RESIDENTIAL NORTH BUILDING

NOTE: THE REMAINDER OF PERMANENT E-W & N-S EASEMENT AREA WILL BE CONSTRUCTED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY FOR PHASE C2

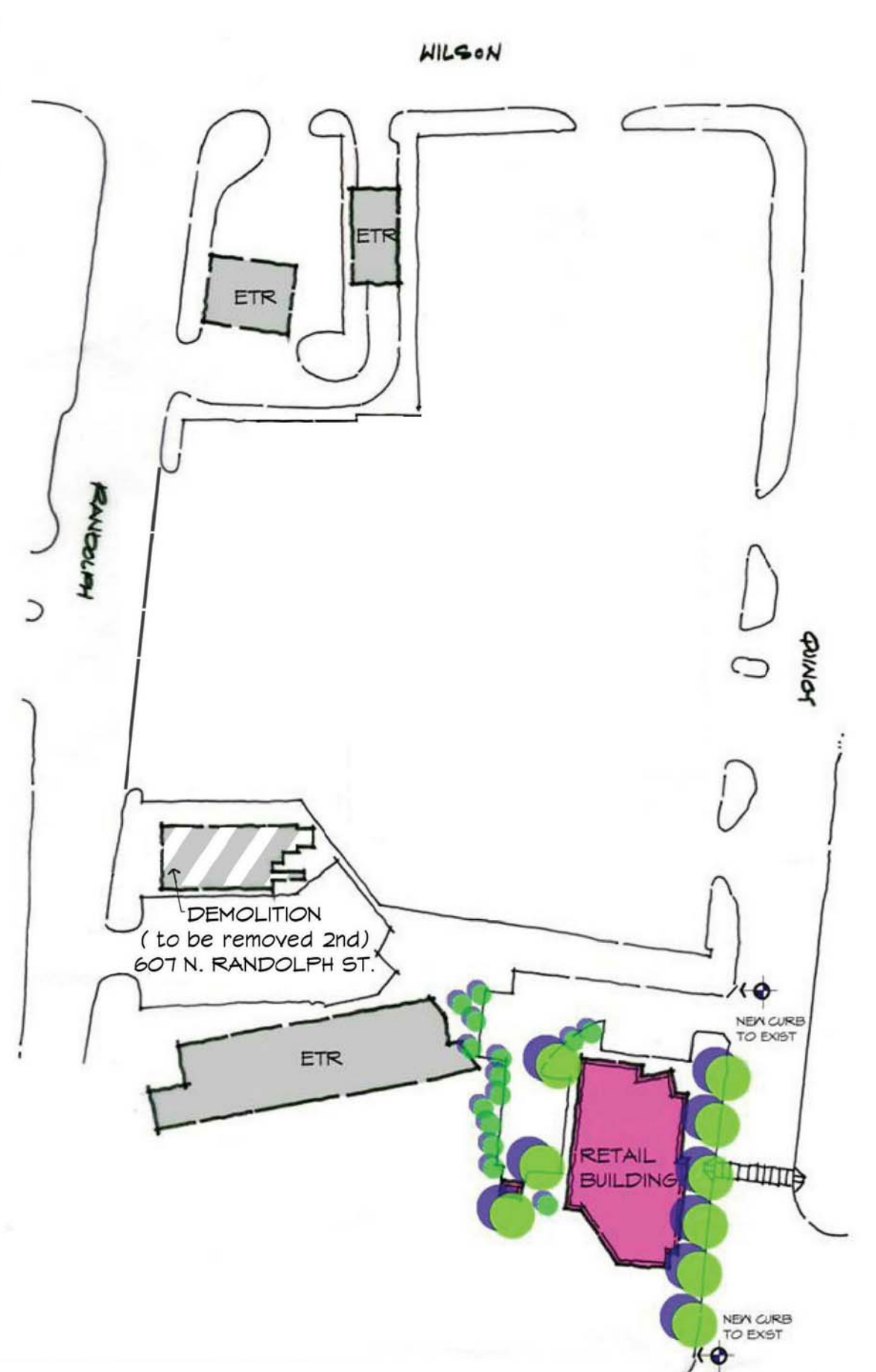
NOT TO SCALE



PHASE B2- HOTEL BUILDING

NOTE: THE REMAINDER OF TEMP. WALKWAY ACROSS SITE WILL BE CONSTRUCTED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY FOR PHASE B2

NOT TO SCALE



PHASE A - RETAIL BUILDING

NOT TO SCALE

Founders Square

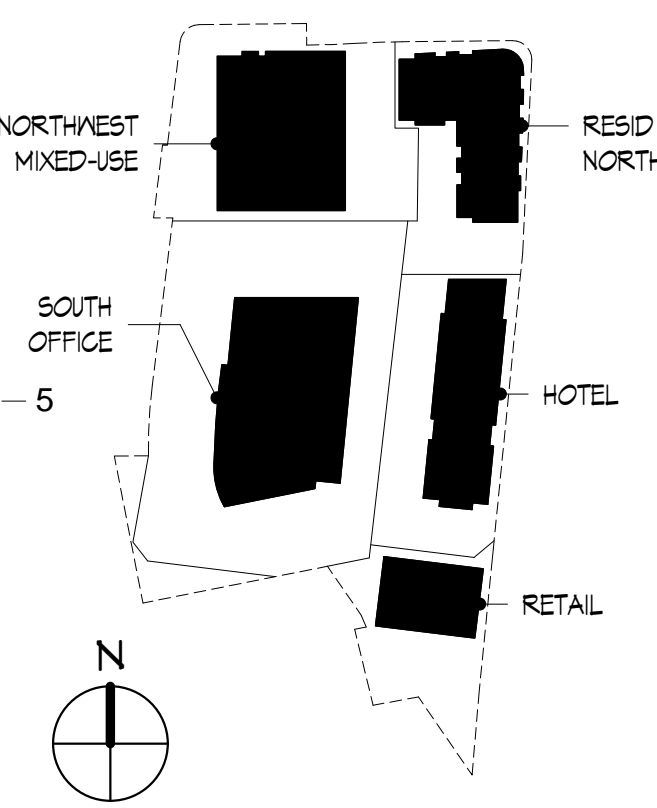
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CONSTRUCTION PHASING DIAGRAM

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NOTE: ORDER OF CONSTRUCTION PHASES AFTER PHASE B1 IS SUBJECT TO CHANGE WITH MARKET CONDITIONS



VIEW LOOKING SOUTHWEST

Founders Square

Arlington, VIRGINIA

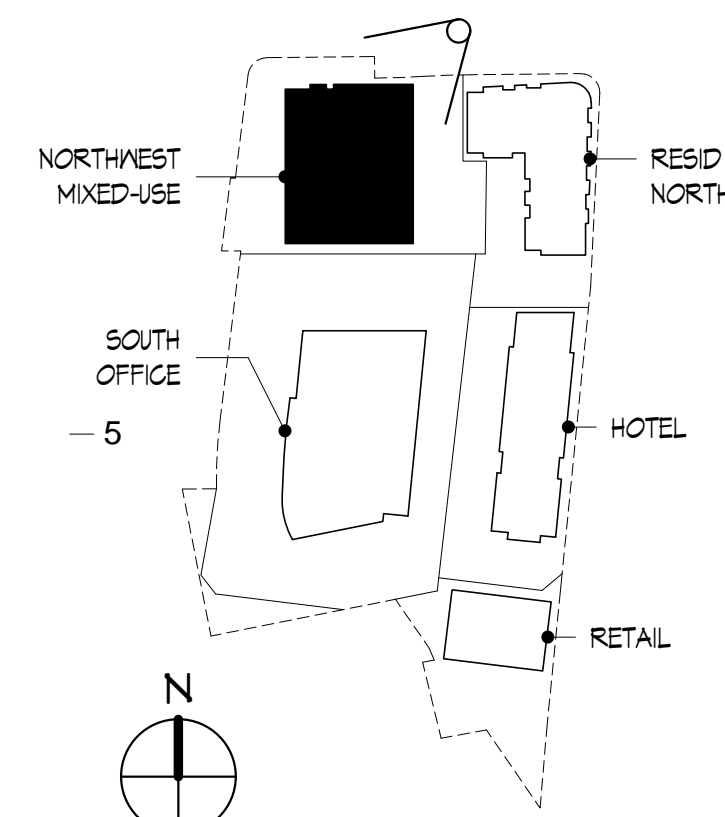
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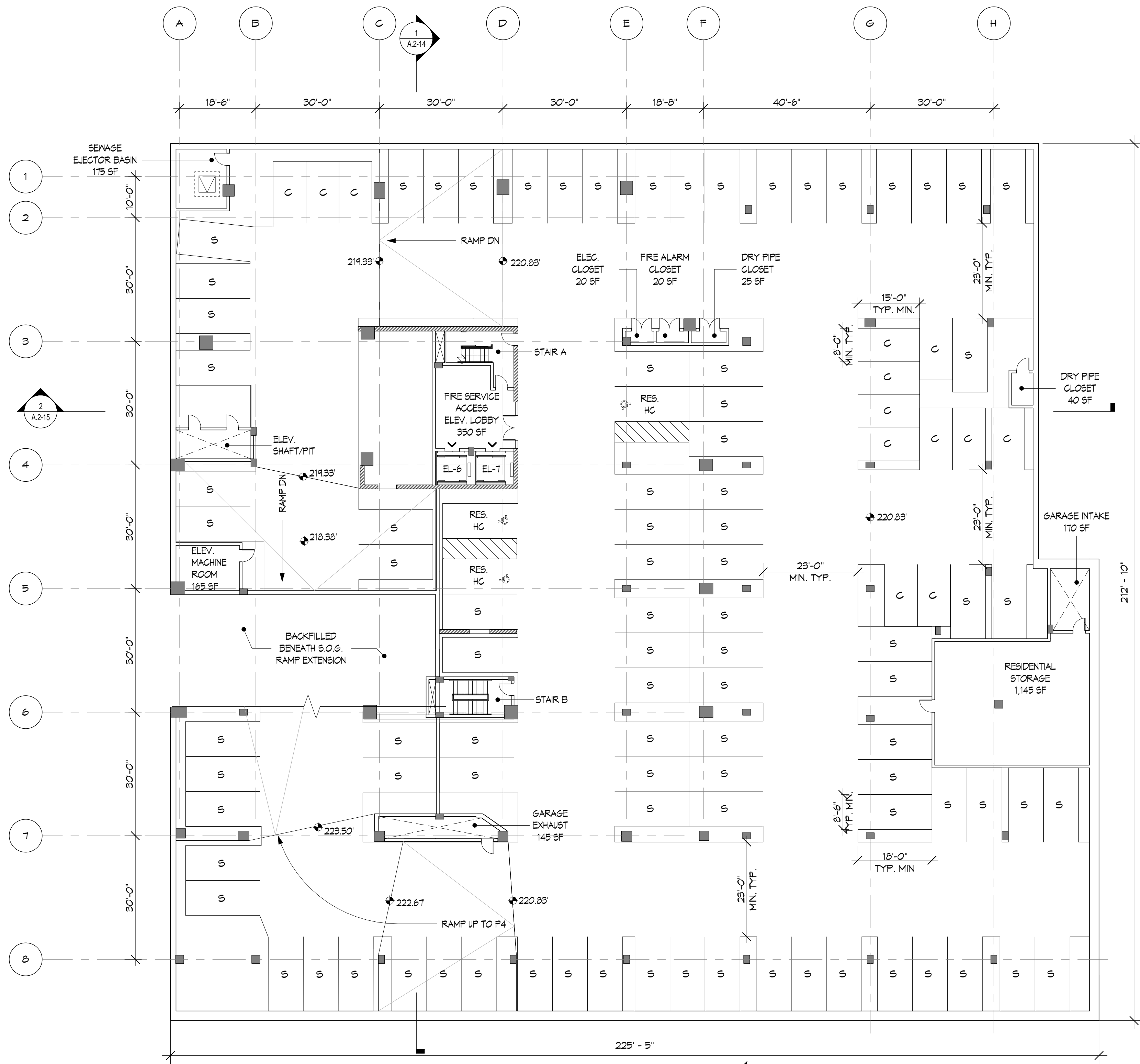
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NORTHWEST
 MIXED-USE
 ILLUSTRATIVE
 IMAGES

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Scale	

A.2-0A



1 P5 LEVEL PLAN
1/16" = 1'-0"

PARKING SPACES P5 LEVEL				
	OFFICE	RESIDENTIAL	RETAIL	TOTAL
COMP	0	13	0	13
HC	0	3	0	3
STD	0	84	0	84
TOTAL	0	105	0	105

BICYCLE P5
RES./EMP 0

LEVEL	FN. FLR. ELEV.	OFFICE	RESIDENTIAL	RETAIL	SERVICE/UTILITY	PARKING	TOTAL GFA
P5	VARIABLE (SEE PLAN)	0	0	0	0	41,400	41,400

%COMP 12.4%
NOTES:

- UNLESS OTHERWISE NOTED, PARKING SPACE SIZES AREA AS FOLLOWS:
-STANDARD (FULL SIZE) PARKING (S) SPACES: 8.5' BY 18' AT 90 DEGREES, 8' BY 22' AT PARALLEL LOCATIONS.
-COMPACT PARKING (C) SPACES: 8' BY 15' AT 90 DEGREE LOCATIONS, 8' BY 20' AT PARALLEL LOCATIONS.
- UNLESS OTHERWISE NOTED, VEHICULAR DRIVE AISLES WITHIN PARKING GARAGES ARE AT A MINIMUM OF 23' WIDE.
- SEE SHEET A.2-0B FOR ADDITIONAL NOTES & TABULATIONS.



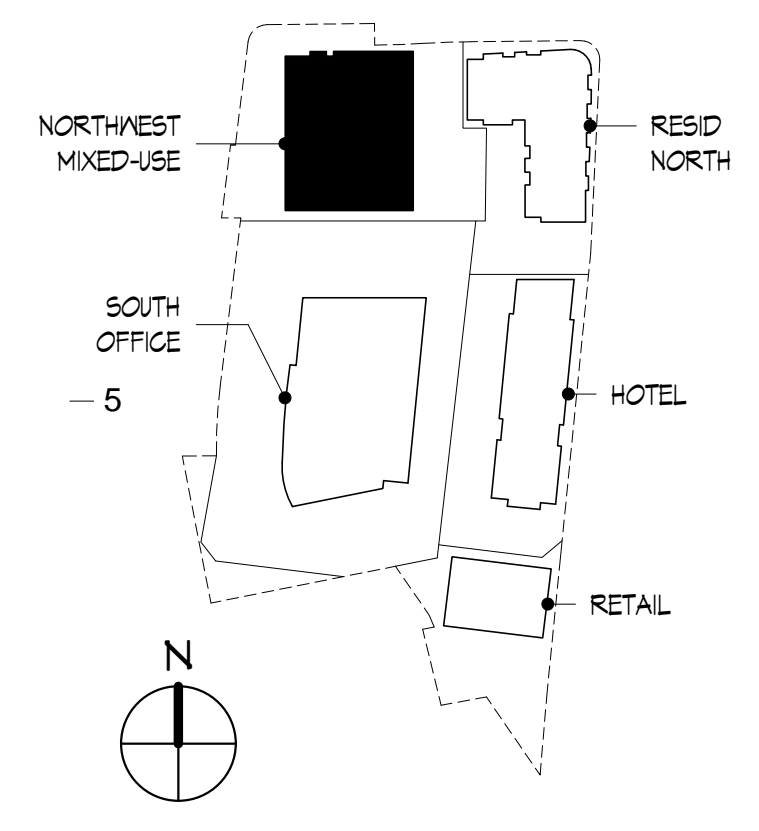
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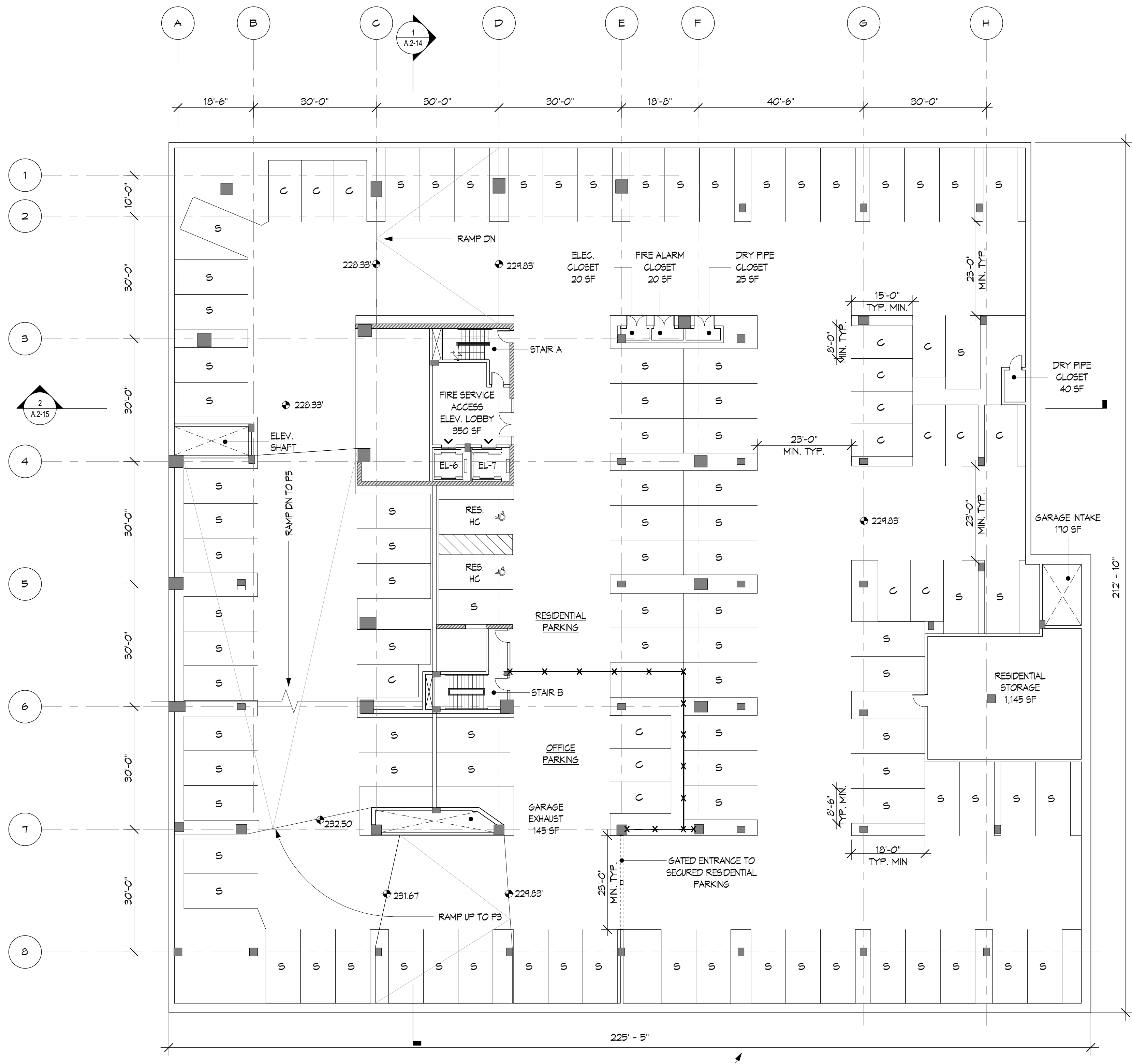
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NORTHWEST MIXED-USE P5 LEVEL PLAN

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Issue Date	13 MAY 2016
Scale	As indicated

A.2-1



1 P4 LEVEL PLAN
1/16" = 1'-0"

PARKING SPACES P4 LEVEL				
	OFFICE	RESIDENTIAL	RETAIL	TOTAL
COMP	3	14	0	17
HC	0	2	0	2
STD	18	14	0	32
TOTAL	21	30	0	51

BICYCLE P4	
RES/EMP	0

LEVEL	FN. FLR. ELEV.	OFFICE	RESIDENTIAL	RETAIL	SERVICE/UTILITY	PARKING	TOTAL GFA
P4	VARIABLE (SEE PLAN)	0	0	0	0	44,670	44,670

%COMP 15.3%
NOTES:

- UNLESS OTHERWISE NOTED, PARKING SPACE SIZES AREA AS FOLLOWS:
-STANDARD (FULL SIZE) PARKING (S) SPACES: 8'5" BY 18' AT 90 DEGREES, 8' BY 22' AT PARALLEL LOCATIONS.
-COMPACT PARKING (C) SPACES: 8' BY 15' AT 90 DEGREE LOCATIONS, 8' BY 20' AT PARALLEL LOCATIONS.
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- SEE SHEET A.2-0B FOR ADDITIONAL NOTES & TABULATIONS.



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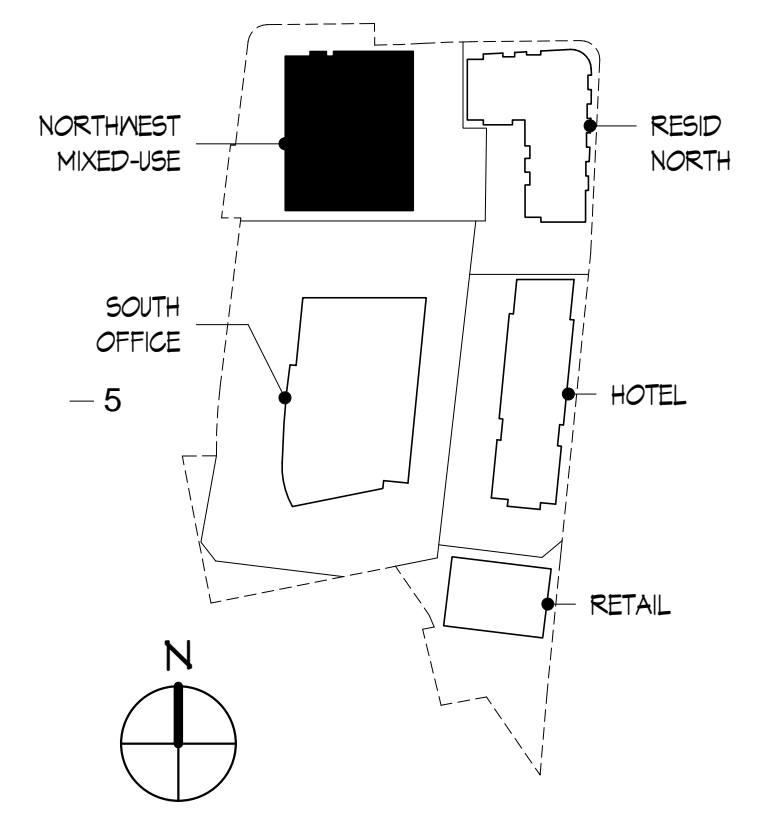
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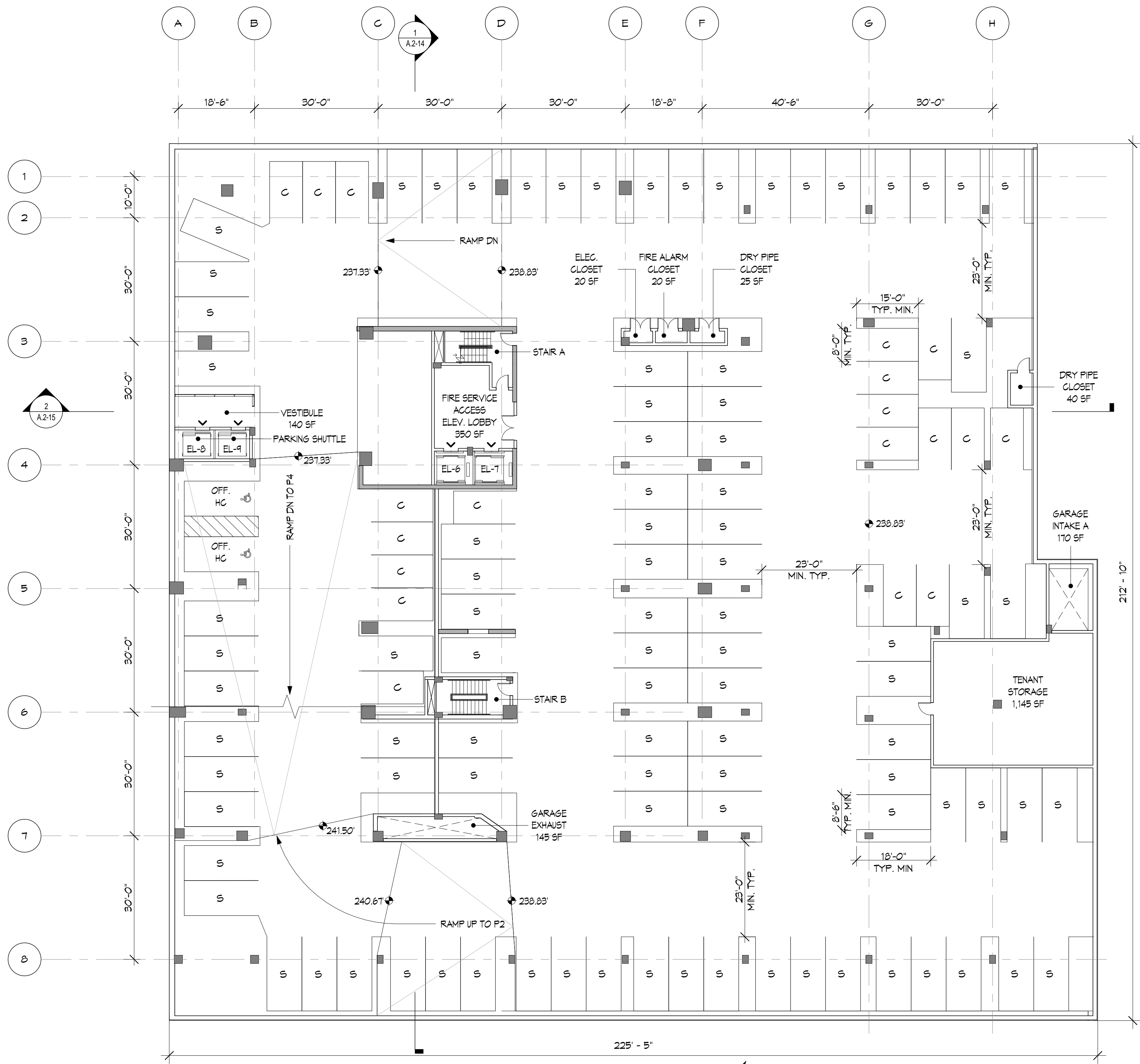
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NORTHWEST MIXED-USE P4 LEVEL PLAN

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Issue Date	13 MAY 2016
Scale	As indicated

A.2-2



1 P3 LEVEL PLAN
1/16" = 1'-0"

PARKING SPACES P3 LEVEL				
	OFFICE	RESIDENTIAL	RETAIL	TOTAL
COMP	19	0	0	19
HC	2	0	0	2
STD	93	0	0	93
TOTAL	114	0	0	114

BICYCLE P3
RES/EMP 0

LEVEL	FN. FLR. ELEV.	OFFICE	RESIDENTIAL	RETAIL	SERVICE/UTILITY	PARKING	TOTAL GFA
P3	VARIES (SEE PLAN)	0	0	0	0	44,670	44,670

%COMP 16.7%
NOTES:

- UNLESS OTHERWISE NOTED, PARKING SPACE SIZES AREA AS FOLLOWS:
-STANDARD (FULL SIZE) PARKING (S) SPACES: 8'5" BY 18' AT 90 DEGREES, 8' BY 22' AT PARALLEL LOCATIONS.
-COMPACT PARKING (C) SPACES: 8' BY 15' AT 90 DEGREE LOCATIONS, 8' BY 20' AT PARALLEL LOCATIONS.
- UNLESS OTHERWISE NOTED, VEHICULAR DRIVE AISLES WITHIN PARKING GARAGES ARE AT A MINIMUM OF 23' WIDE.
- SEE SHEET A.2-0B FOR ADDITIONAL NOTES & TABULATIONS.

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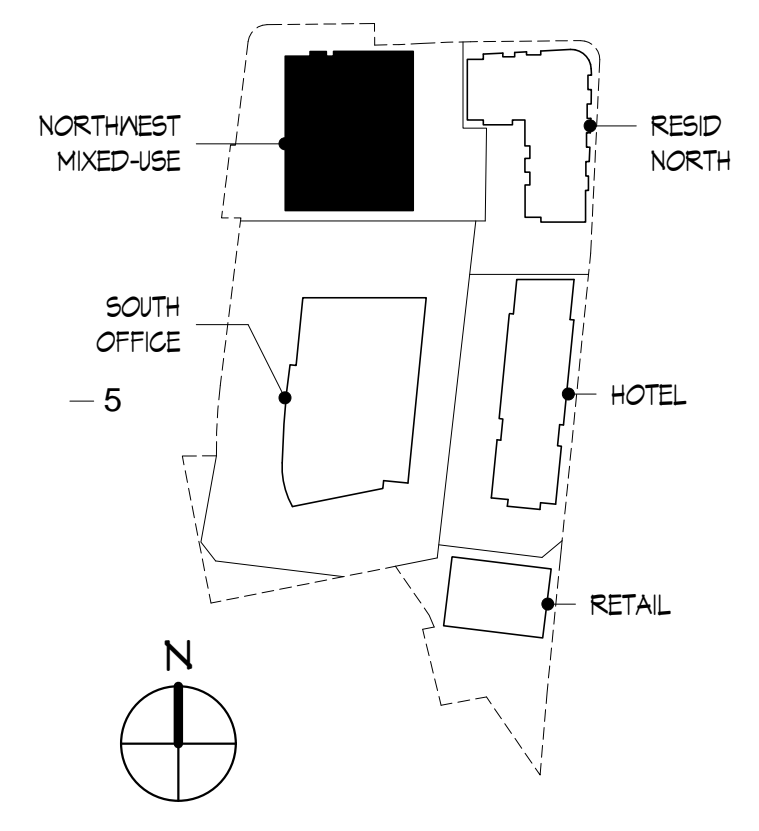
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Date	Item
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KEY PLAN



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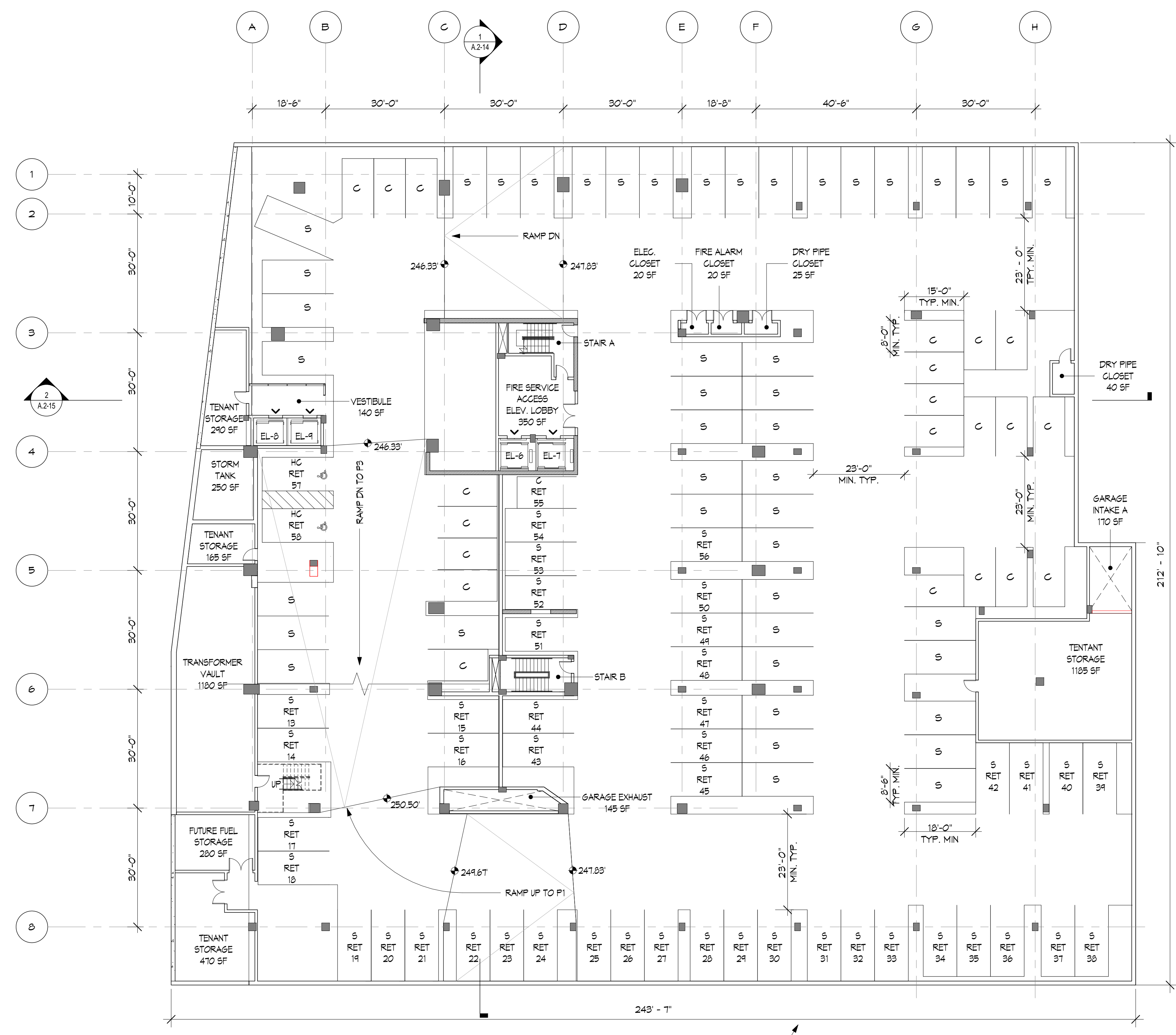
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NORTHWEST MIXED-USE P3 LEVEL PLAN

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Issue Date	13 MAY 2016
Scale	As indicated

A.2-3

1
2
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7



1 P2 LEVEL PLAN
1/16" = 1'-0"

PARKING SPACES P2 LEVEL				
	OFFICE	RESIDENTIAL	RETAIL	TOTAL
COMP	21	0	1	22
HC	0	0	2	2
STD	46	0	43	89
TOTAL	67	0	46	113

BICYCLE P2
RES./EMP 0

LEVEL	FN. FLR. ELEV.	OFFICE	RESIDENTIAL	RETAIL	SERVICE/UTILITY	PARKING	TOTAL GFA
P2	VARIABLE (SEE PLAN)	0	0	0	0	41,530	41,530

%COMP 19.5%
NOTES:

- UNLESS OTHERWISE NOTED, PARKING SPACE SIZES AREA AS FOLLOWS:
-STANDARD (FULL SIZE) PARKING (S) SPACES: 8'5" BY 18' AT 90 DEGREES, 8' BY 22' AT PARALLEL LOCATIONS.
-COMPACT PARKING (C) SPACES: 8' BY 15' AT 90 DEGREE LOCATIONS, 8' BY 20' AT PARALLEL LOCATIONS.
- UNLESS OTHERWISE NOTED, VEHICULAR DRIVE AISLES WITHIN PARKING GARAGES ARE AT A MINIMUM OF 23' WIDE.
- SEE SHEET A.2-0B FOR ADDITIONAL NOTES & TABULATIONS.

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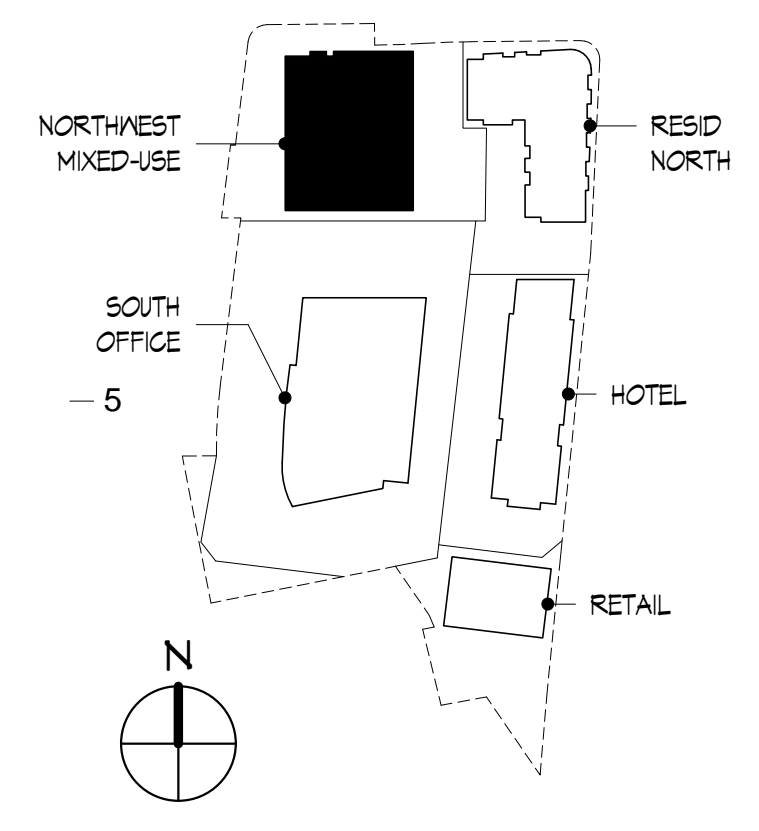
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Date	Item
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KEY PLAN



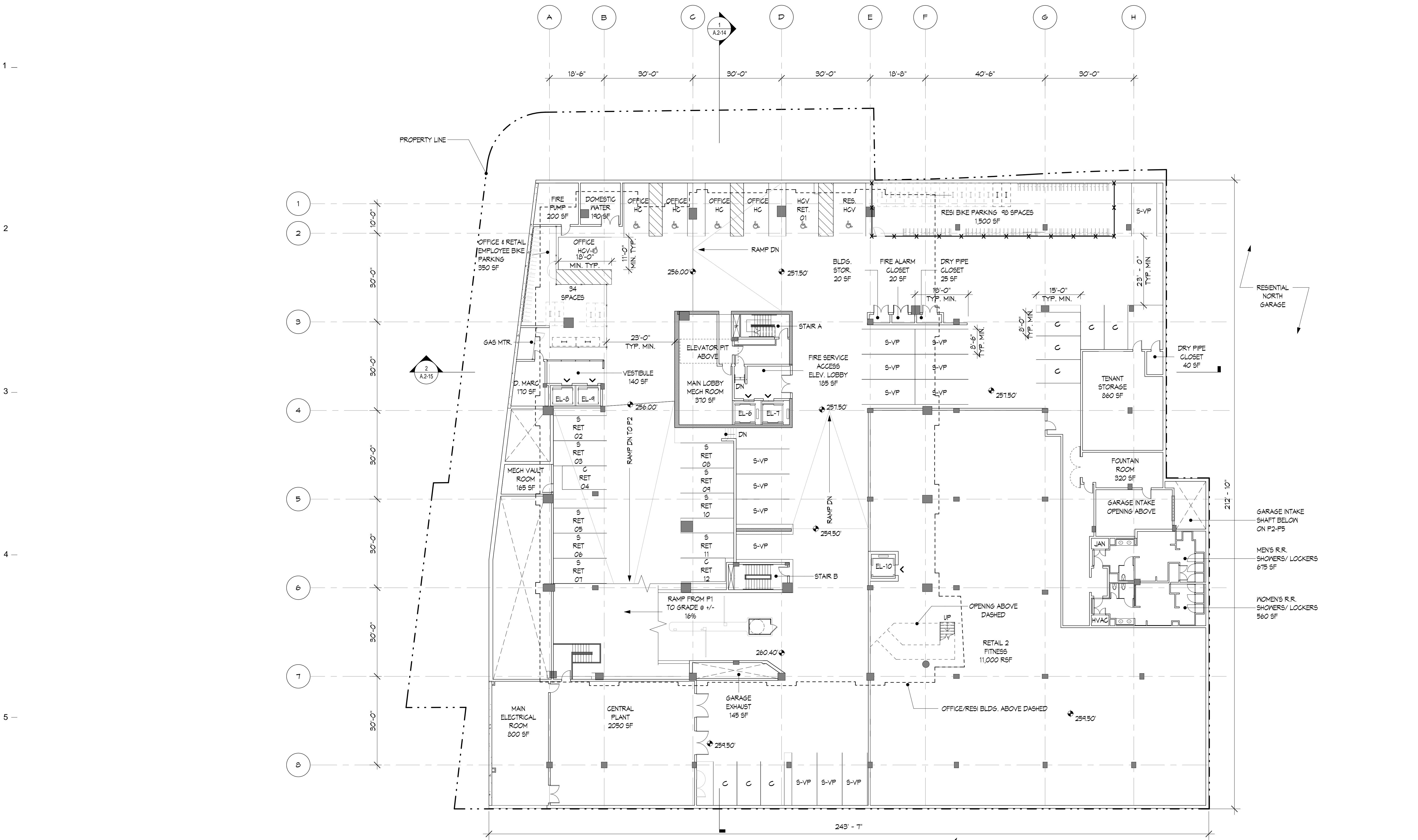
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NORTHWEST MIXED-USE P2 LEVEL PLAN

RTKL Contract No.	20-11015.00
Issue Date	13 MAY 2016
Scale	As indicated

A.2-4



1 P1 LEVEL PLAN
1/16" = 1'-0"

PARKING SPACES P1 LEVEL				
COMP	OFFICE	RESIDENTIAL	RETAIL	TOTAL
HC	5	0	2	10
STD	0	0	4	4
S-VP	14	0	0	14
TOTAL	21	1	12	40

BICYCLE P1	
RES/EMP	98
OFFICE	32
RETAIL EMPLOYEES	2

LEVEL	FN. FLR. ELEV.	OFFICE	RESIDENTIAL	RETAIL	SERVICE/UTILITY	PARKING	TOTAL GFA
P1	VARIABLES (SEE PLAN)	0	0	11,000	0	30,980	41,980

%COMP 23.8%
NOTES:

- UNLESS OTHERWISE NOTED, PARKING SPACE SIZES AREA AS FOLLOWS:
-STANDARD (FULL SIZE) PARKING (S) SPACES: 8'5" BY 18' AT 90 DEGREES, 8' BY 22' AT PARALLEL LOCATIONS.
-COMPACT PARKING (C) SPACES: 8' BY 15' AT 90 DEGREE LOCATIONS, 8' BY 20' AT PARALLEL LOCATIONS.
- UNLESS OTHERWISE NOTED, VEHICULAR DRIVE AISLES WITHIN PARKING GARAGES ARE AT A MINIMUM OF 23' WIDE.
- SEE SHEET A.2-0B FOR ADDITIONAL NOTES & TABULATIONS.

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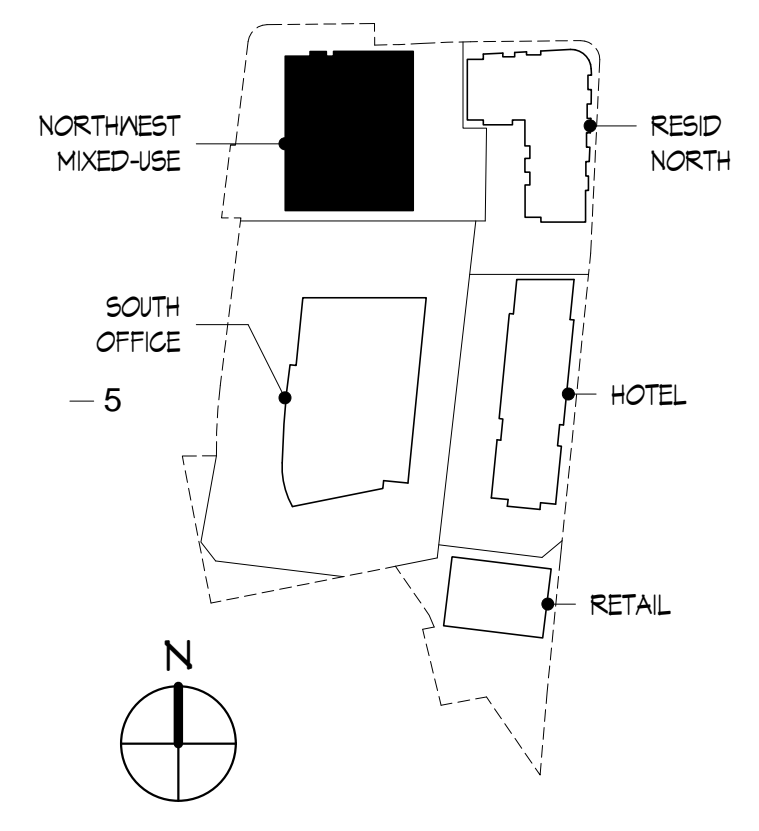
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Date	Item
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KEY PLAN



RTKL

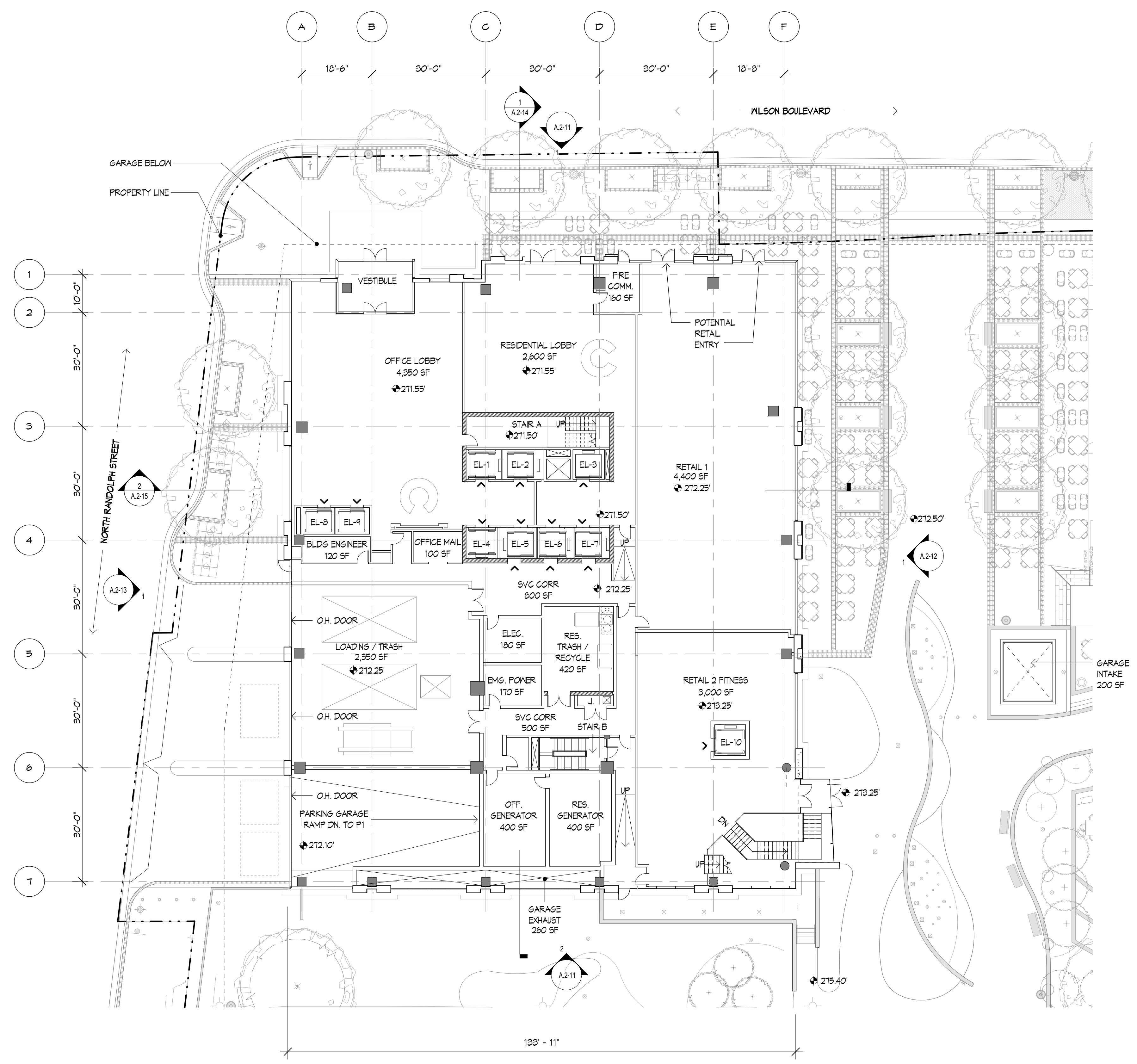
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NORTHWEST MIXED-USE P1 LEVEL PLAN

RTKL Contract No.	20-11015.00
Issue Date	13 MAY 2016
Scale	As indicated

A.2-5

1
2
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7



1 GROUND LEVEL PLAN
1/16" = 1'-0"

LEVEL	FN. FLR. ELEV.	OFFICE	RESIDENTIAL	RETAIL	SERVICE/UTILITY	PARKING	TOTAL GFA
GROUND LEVEL	VARIABLES (SEE PLAN)	4,350	2,600	7,400	3,090	0	14,350

NOTE:
1) SEE SHEET A.2-0B FOR ADDITIONAL NOTES AND TABULATIONS
2) LOADING AREA = 2,350 SF AND SERVICE/UTILITY = 3,090 SF ARE EXCLUDED FROM TOTAL GFA.

-1
-2
-3
-4
-5
-6
-7

Founders Square

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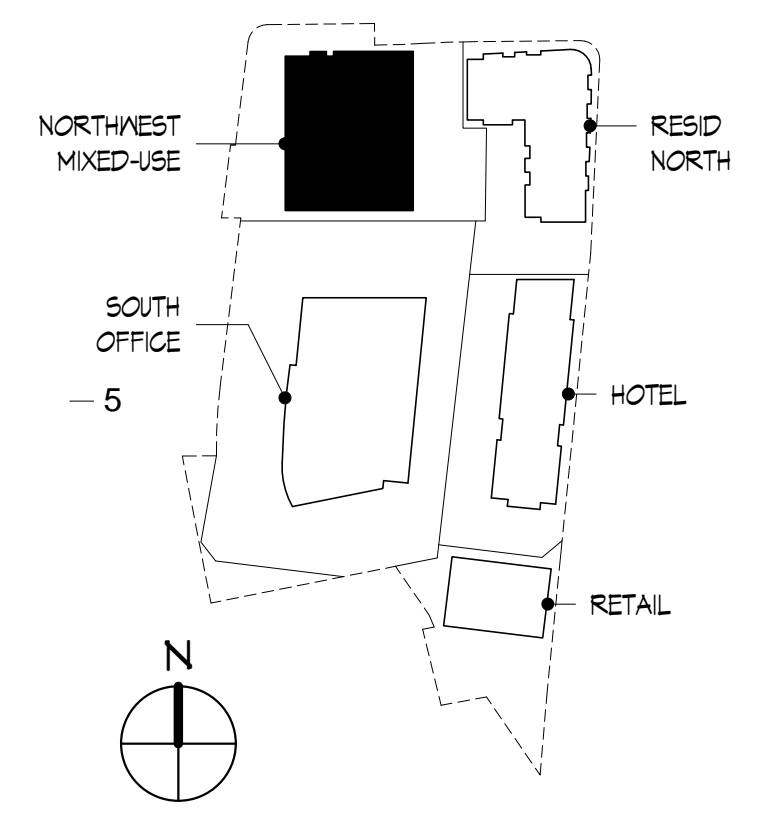
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Date	Item
27 APR 2016	2ND PRELIMINARY SUBMISSION

Issued Drawing Log

KEY PLAN



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NORTHWEST MIXED-USE GROUND FLOOR PLAN

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Issue Date	13 MAY 2016
Scale	As indicated

A.2-6

A

B

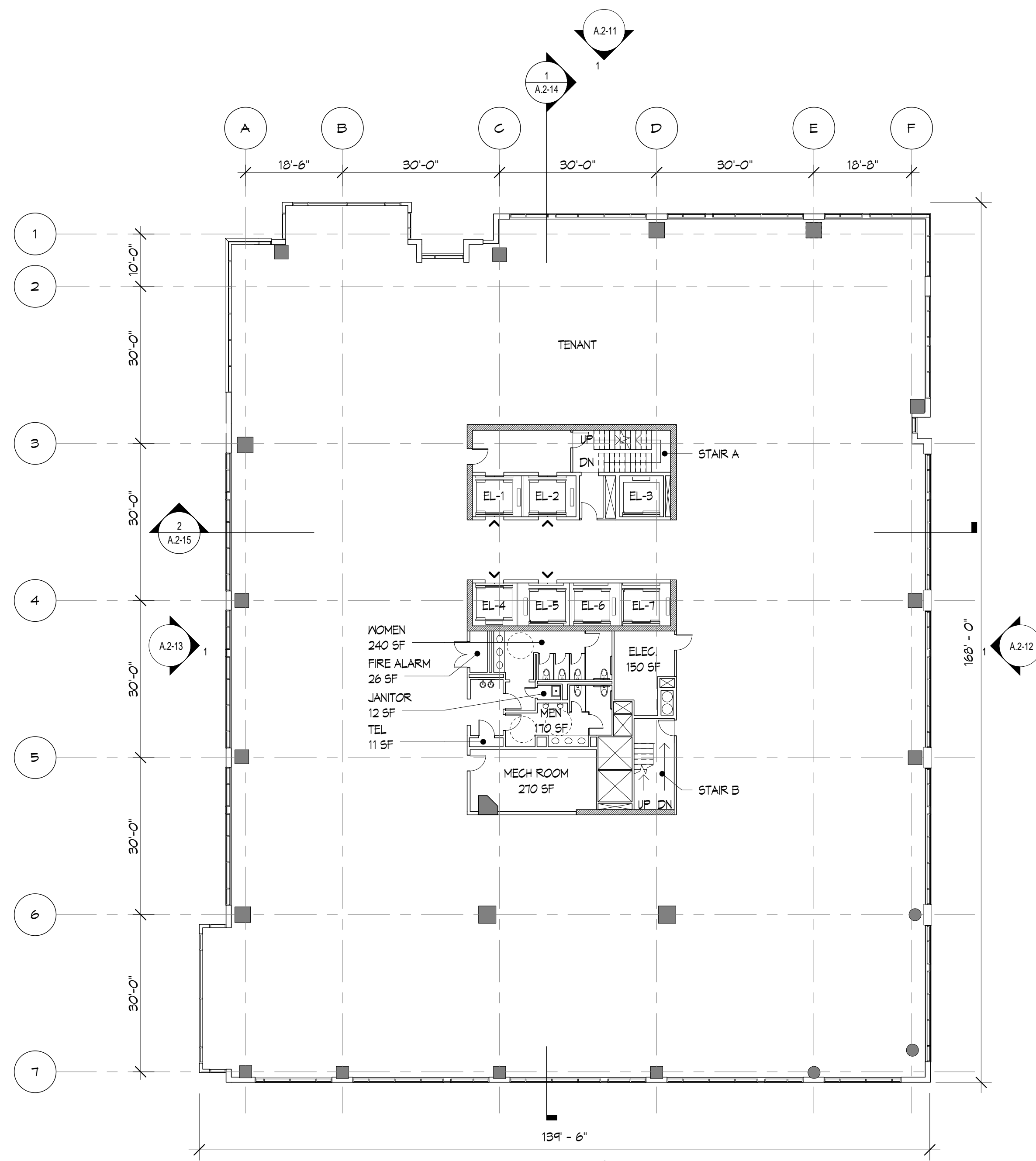
C

D

E

F

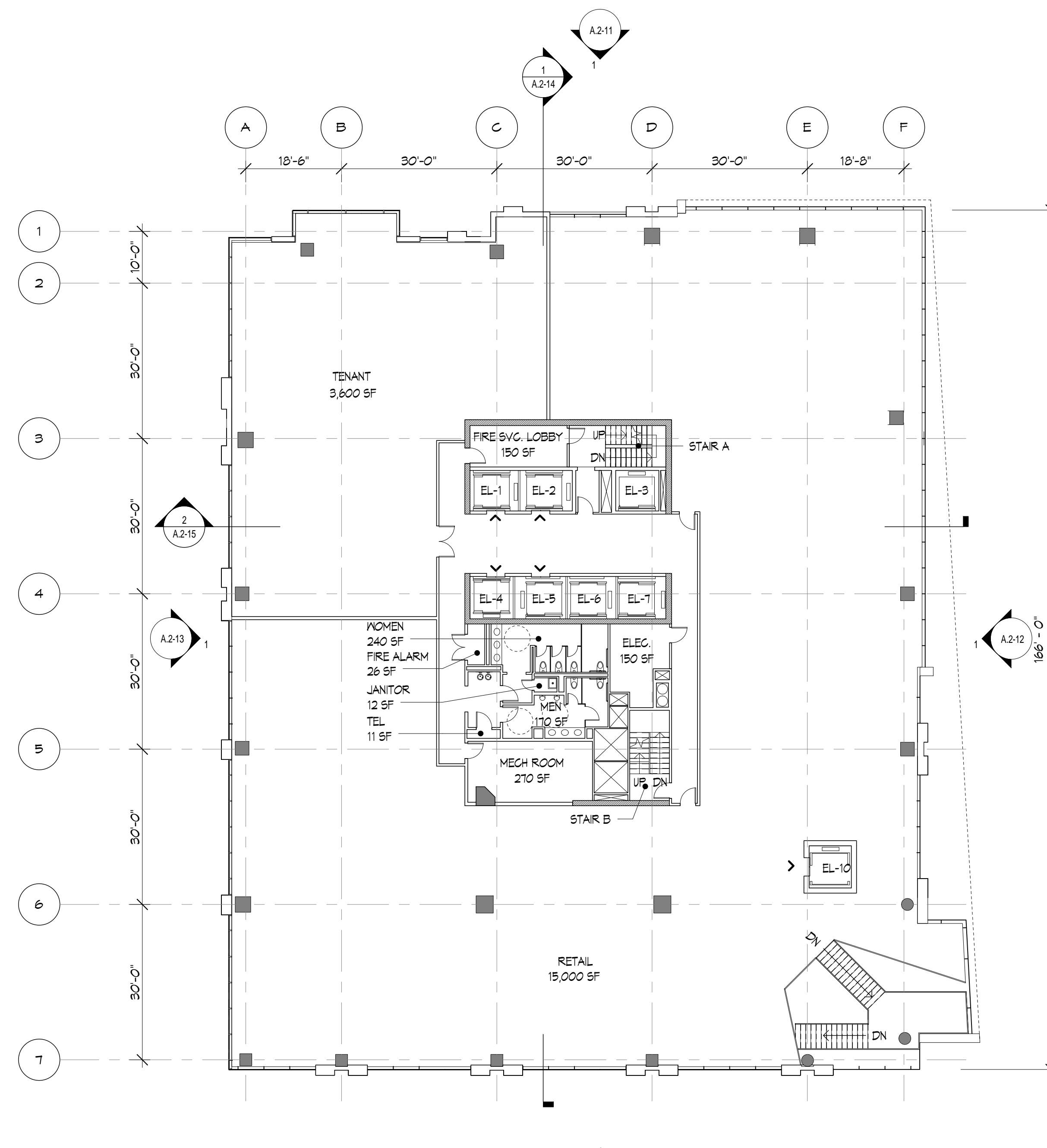
G



2 PLAN - LEVEL 3-10
1/16" = 1'-0"

LEVEL	FN. FLR. ELEV.	OFFICE	RESIDENTIAL	RETAIL	SERVICE/UTILITY	PARKING	TOTAL GFA
LVL 3	304.55	22,000	0	0	0	0	22,000
LVL 4	316.55	22,300	0	0	0	0	22,300
LVL 5	328.55	22,300	0	0	0	0	22,300
LVL 6	340.55	22,300	0	0	0	0	22,300
LVL 7	352.55	22,300	0	0	0	0	22,300
LVL 8	364.55	22,300	0	0	0	0	22,300
LVL 9	376.55	22,300	0	0	0	0	22,300
LVL 10	388.55	22,300	0	0	0	0	22,300

NOTE:
SEE SHEET A.2-0B FOR ADDITIONAL NOTES AND TABULATIONS



1 PLAN - LEVEL 2
1/16" = 1'-0"

LEVEL	FN. FLR. ELEV.	OFFICE	RESIDENTIAL	RETAIL	SERVICE/UTILITY	PARKING	TOTAL GFA
LVL 2	289.55	1,000	0	15,000	0	0	22,000

NOTE:
SEE SHEET A.2-0B FOR ADDITIONAL NOTES AND TABULATIONS

Founders Square

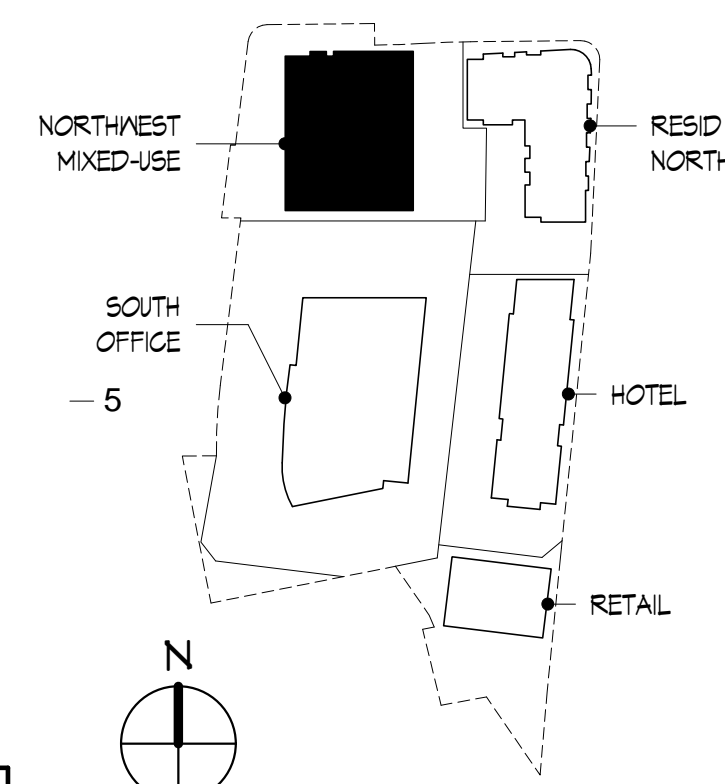
Arlington, VIRGINIA

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Owner / Developer
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Arlington, VA 22203

Date	Item
	Issued Drawing Log

KEY PLAN



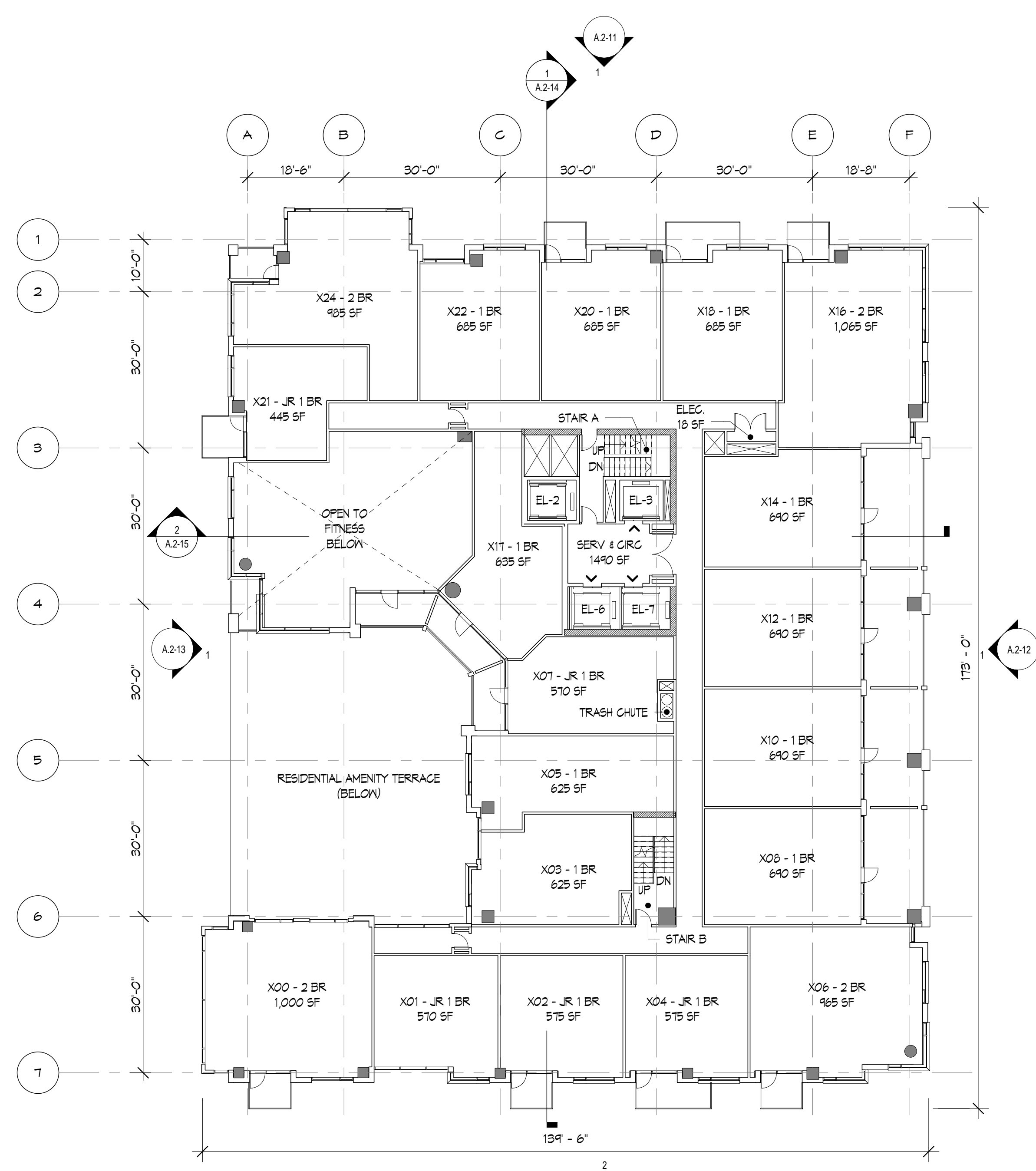
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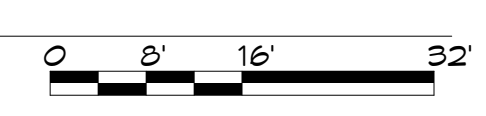
NORTHWEST MIXED-USE TYPICAL OFFICE FLOOR PLANS

RTKL Contract No.	20-11015.00
Issue Date	13 MAY 2016
Scale	As indicated

A.2-7

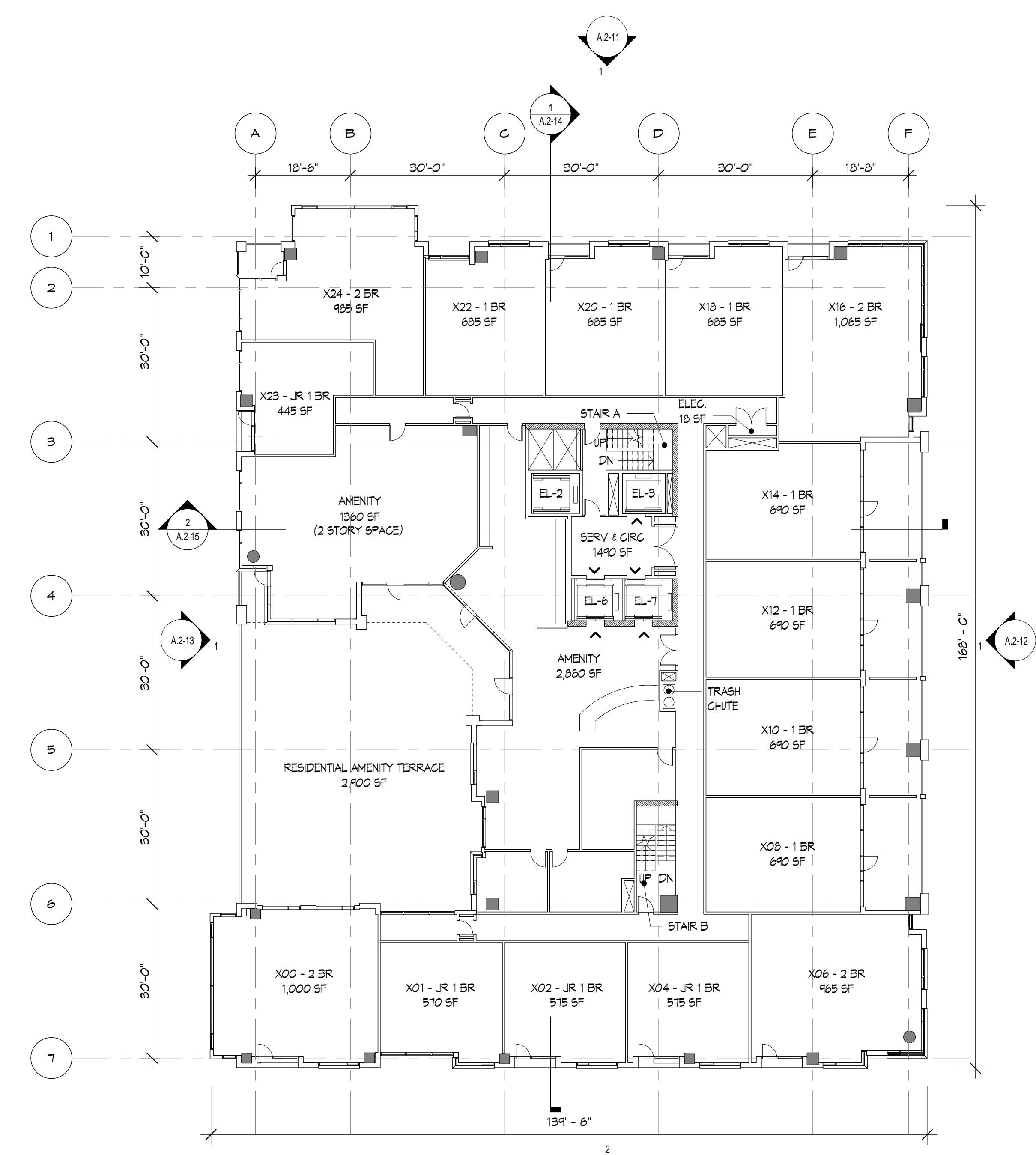


2 PLAN - LEVEL 12 (19 UNITS)
1/16" = 1'-0"

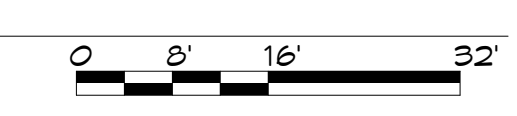


LEVEL	FN. FLR. ELEV.	OFFICE	RESIDENTIAL	RETAIL	SERVICE/UTILITY	PARKING	TOTAL GFA
LVL 12	417.30	0	16,030	0	0	0	16,030

NOTE:
SEE SHEET A.2-0B FOR ADDITIONAL NOTES AND TABULATIONS



1 PLAN - LEVEL 11 (15 UNITS)
1/16" = 1'-0"



LEVEL	FN. FLR. ELEV.	OFFICE	RESIDENTIAL	RETAIL	SERVICE/UTILITY	PARKING	TOTAL GFA
LVL 11	407.30	0	17,410	0	0	0	17,410

NOTE:
SEE SHEET A.2-0B FOR ADDITIONAL NOTES AND TABULATIONS

Founders Square

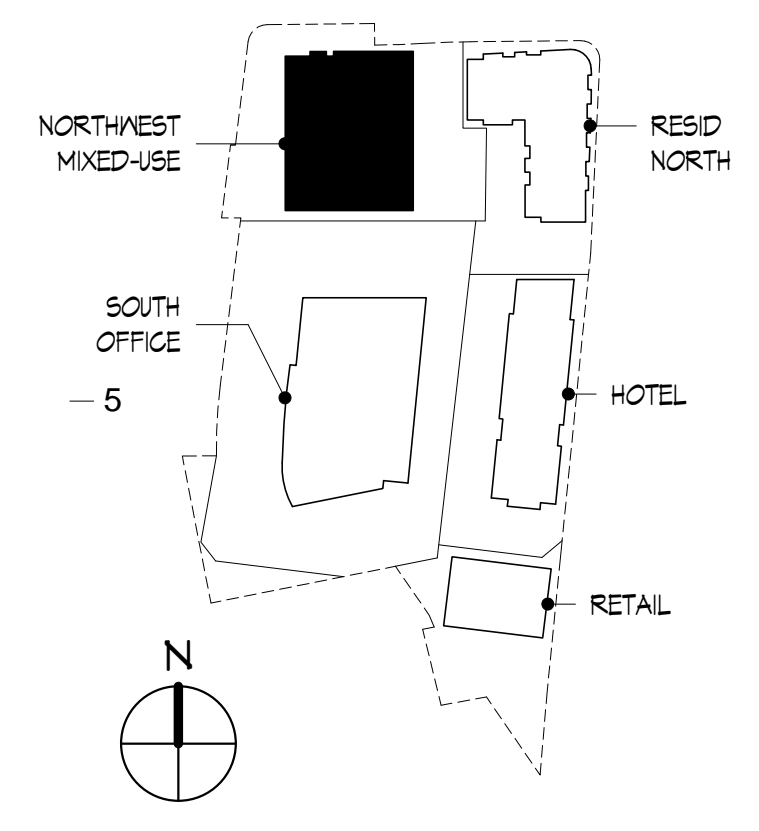
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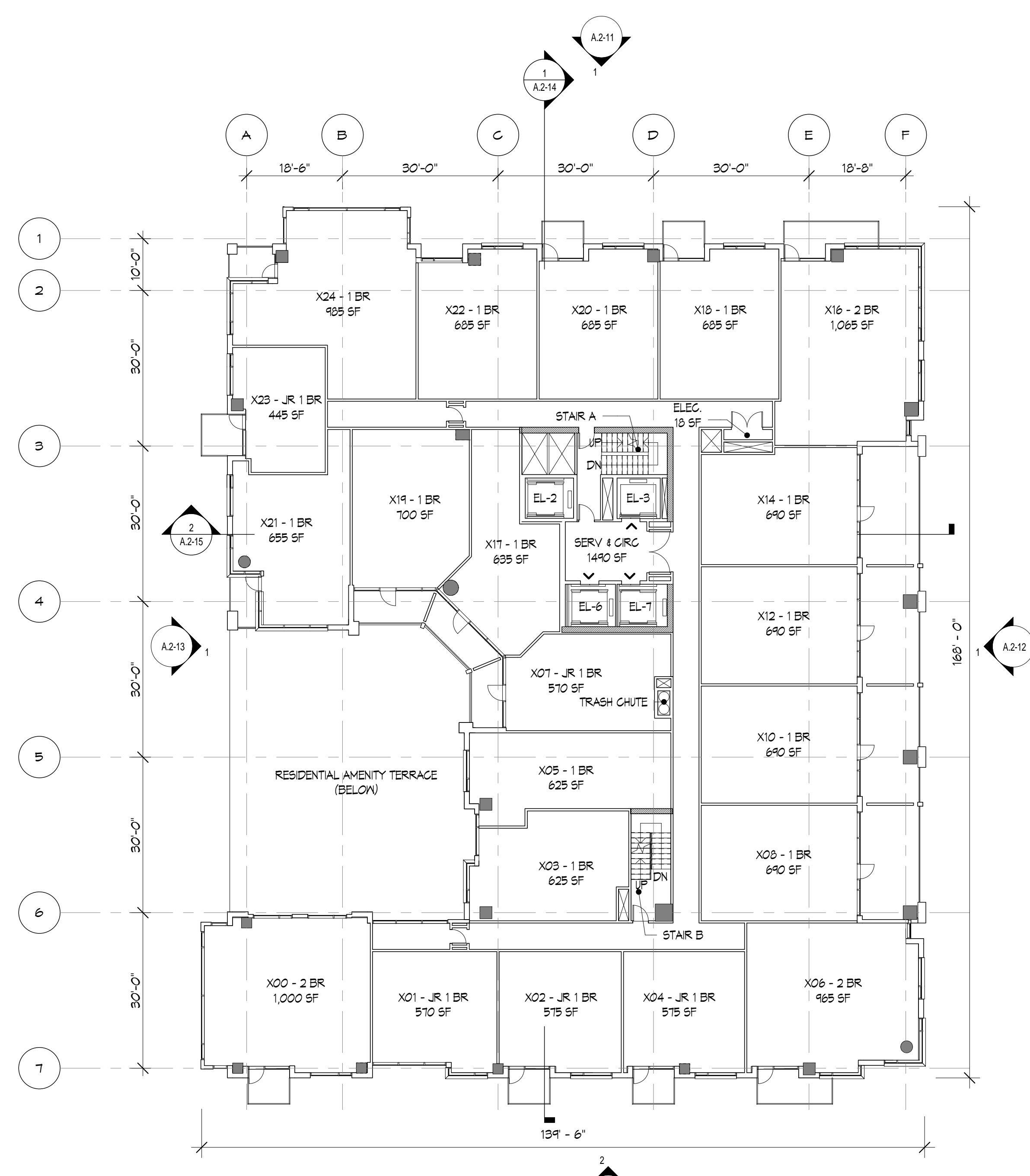
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MIXED-USE
RESIDENTIAL
AMENITIES FLOOR
PLANS

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A.2-8

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1 PLAN - LEVEL 13-22 (21 UNITS)
 1/16" = 1'-0"
 0 6' 12' 32'

LEVEL	FN. FLR. ELEV.	OFFICE	RESIDENTIAL	RETAIL	SERVICE/UTILITY	PARKING	TOTAL GFA
LVL 13	421.30	0	17,470	0	0	0	17,470
LVL 14	431.30	0	17,470	0	0	0	17,470
LVL 15	441.30	0	17,470	0	0	0	17,470
LVL 16	451.30	0	17,470	0	0	0	17,470
LVL 17	461.30	0	17,470	0	0	0	17,470
LVL 18	471.30	0	17,470	0	0	0	17,470
LVL 19	481.30	0	17,470	0	0	0	17,470
LVL 20	491.30	0	17,470	0	0	0	17,470
LVL 21	501.30	0	17,470	0	0	0	17,470
LVL 22	511.30	0	17,470	0	0	0	17,470

NOTE:
 SEE SHEET A.2-0B FOR ADDITIONAL NOTES AND TABULATIONS

Founders Square

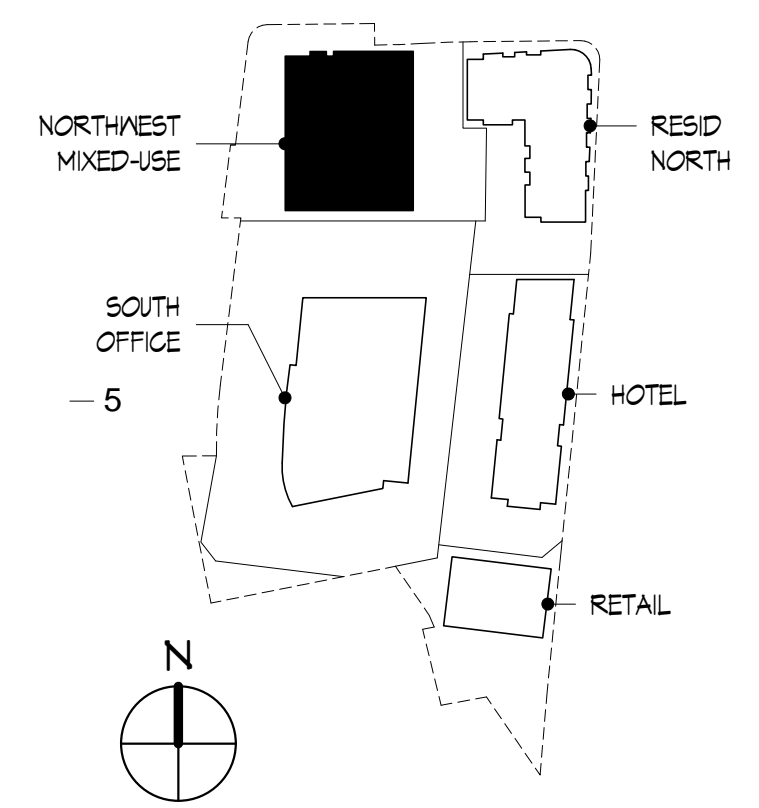
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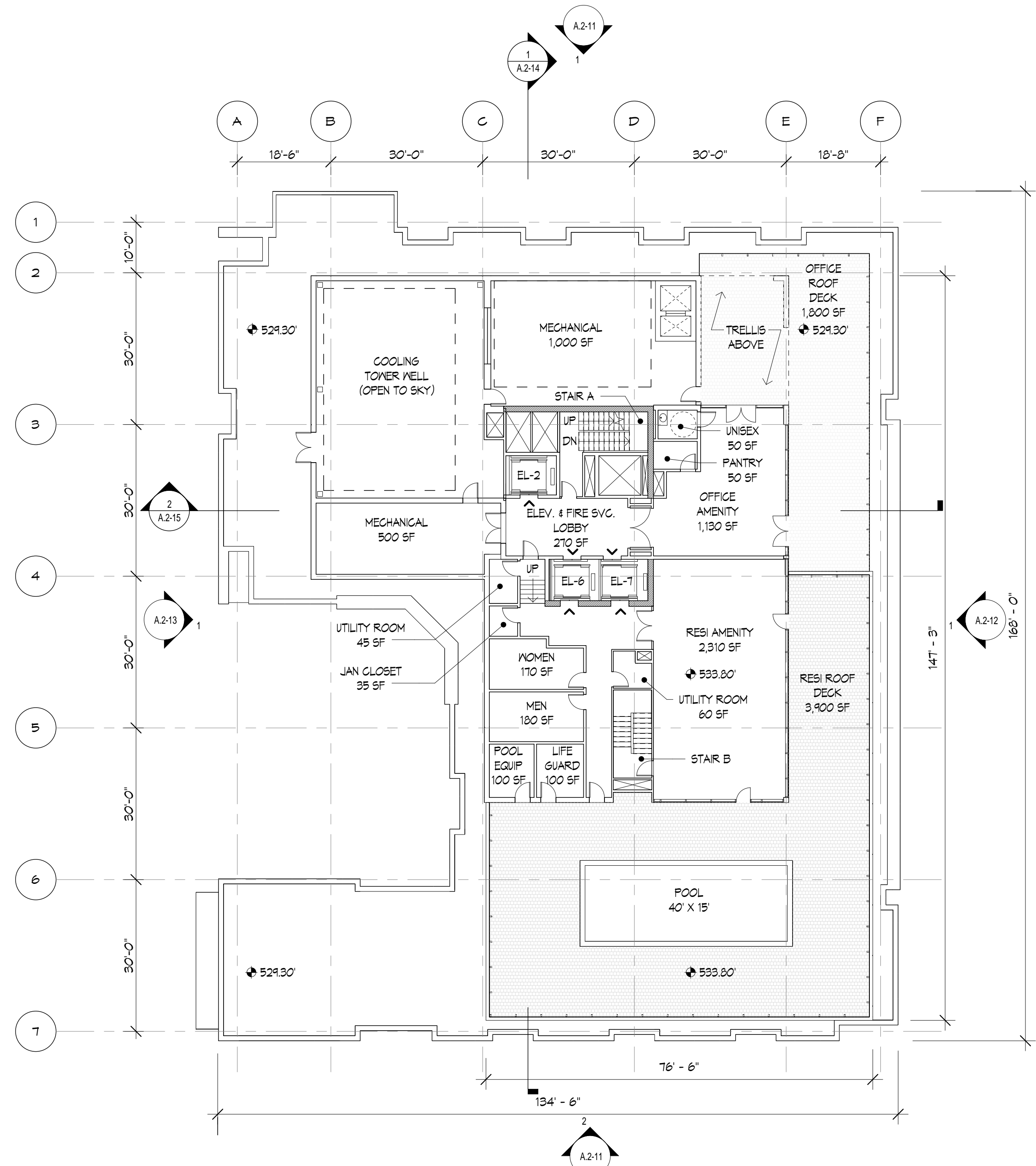
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NORTHWEST MIXED-USE TYPICAL RESIDENTIAL FLOOR PLAN

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A.2-9



1 MAIN ROOF & AMENITIES FLOOR PLAN
1/16" = 1'-0"

LEVEL	FN. FLR. ELEV.	OFFICE	RESIDENTIAL	RETAIL	SERVICE/UTILITY	PARKING	TOTAL GFA
MAIN ROOF	VARIES (SEE PLAN)	1,500	3,000	0	1,500	0	4,500

NOTE:
 1) SEE SHEET A.2-0B FOR ADDITIONAL NOTES AND TABULATIONS
 2) SERVICE/UTILITY = 1,500 SF IS EXCLUDED FROM TOTAL GFA.

Founders Square

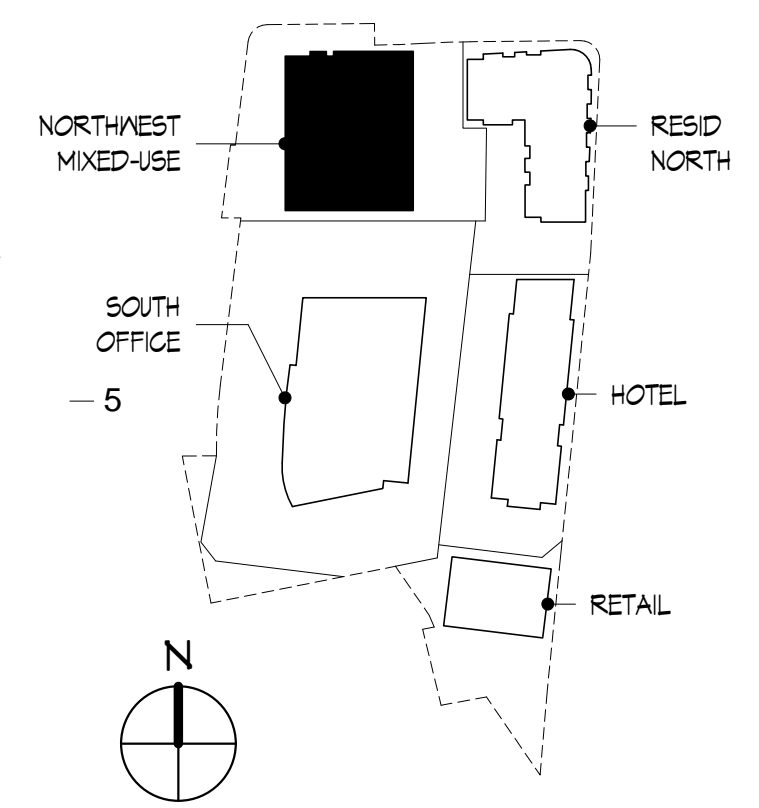
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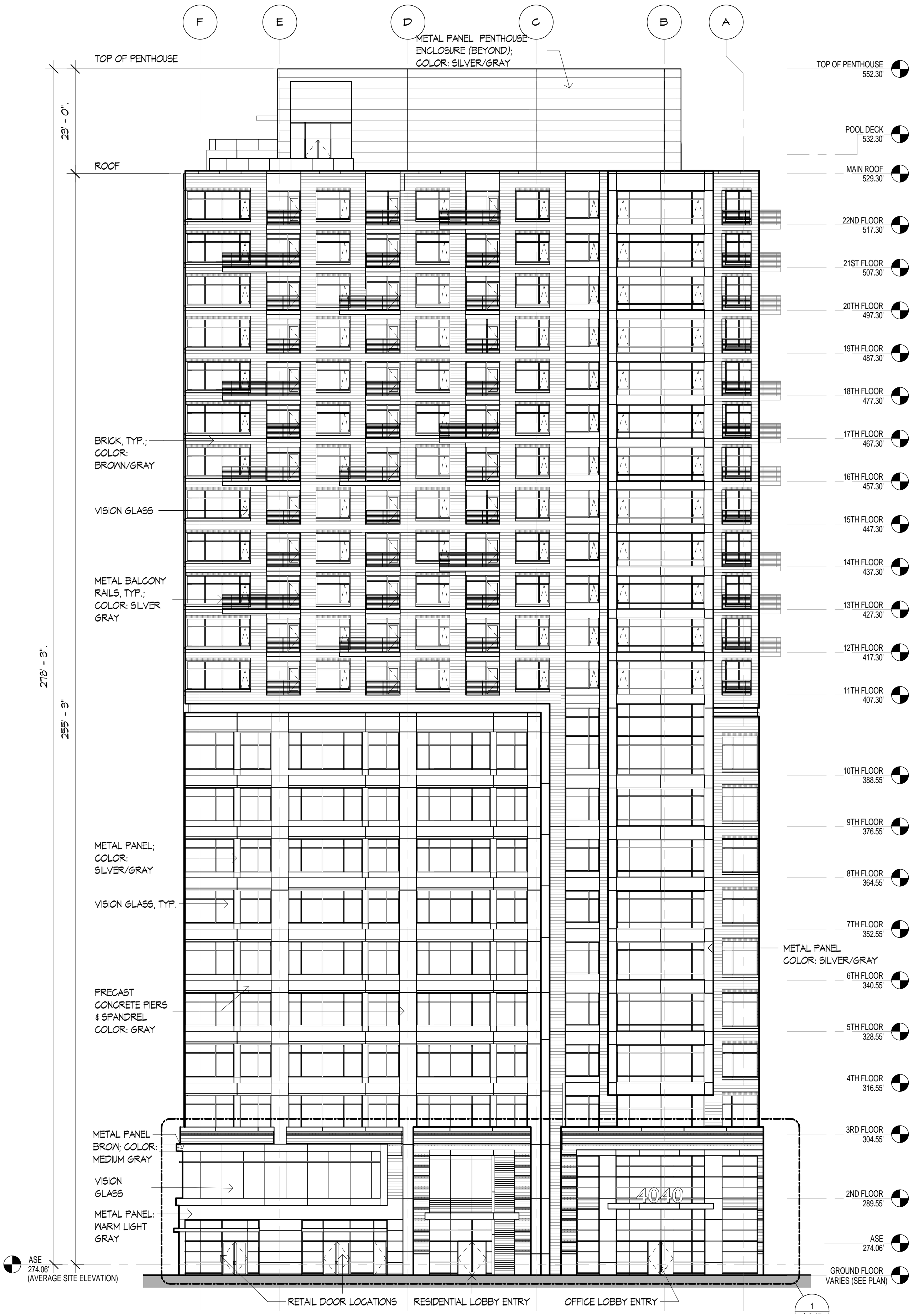
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NORTHWEST MIXED-USE ROOF & PENTHOUSE FLOOR PLAN

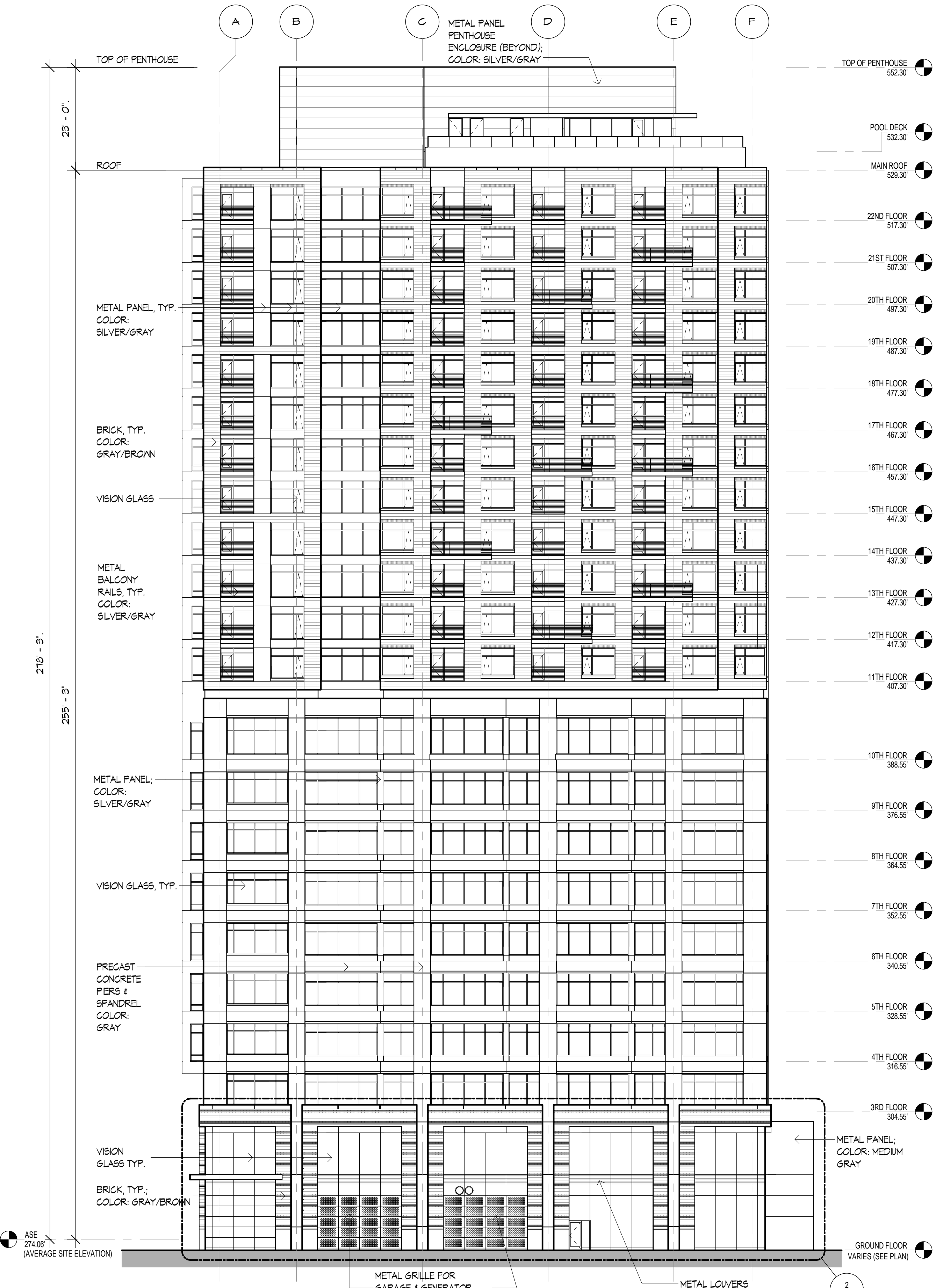
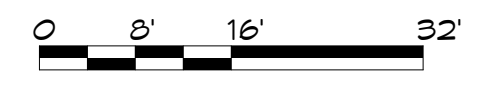
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A.2-10

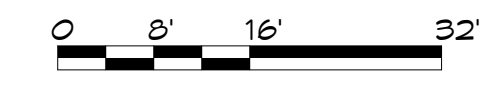
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1 NORTH ELEVATION
1/16" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"



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Founders Square

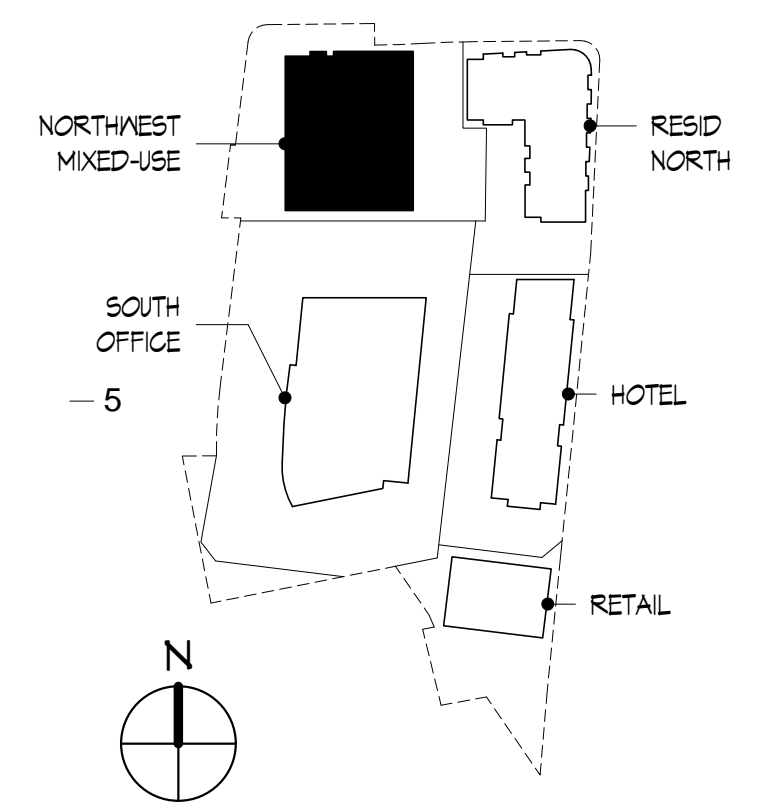
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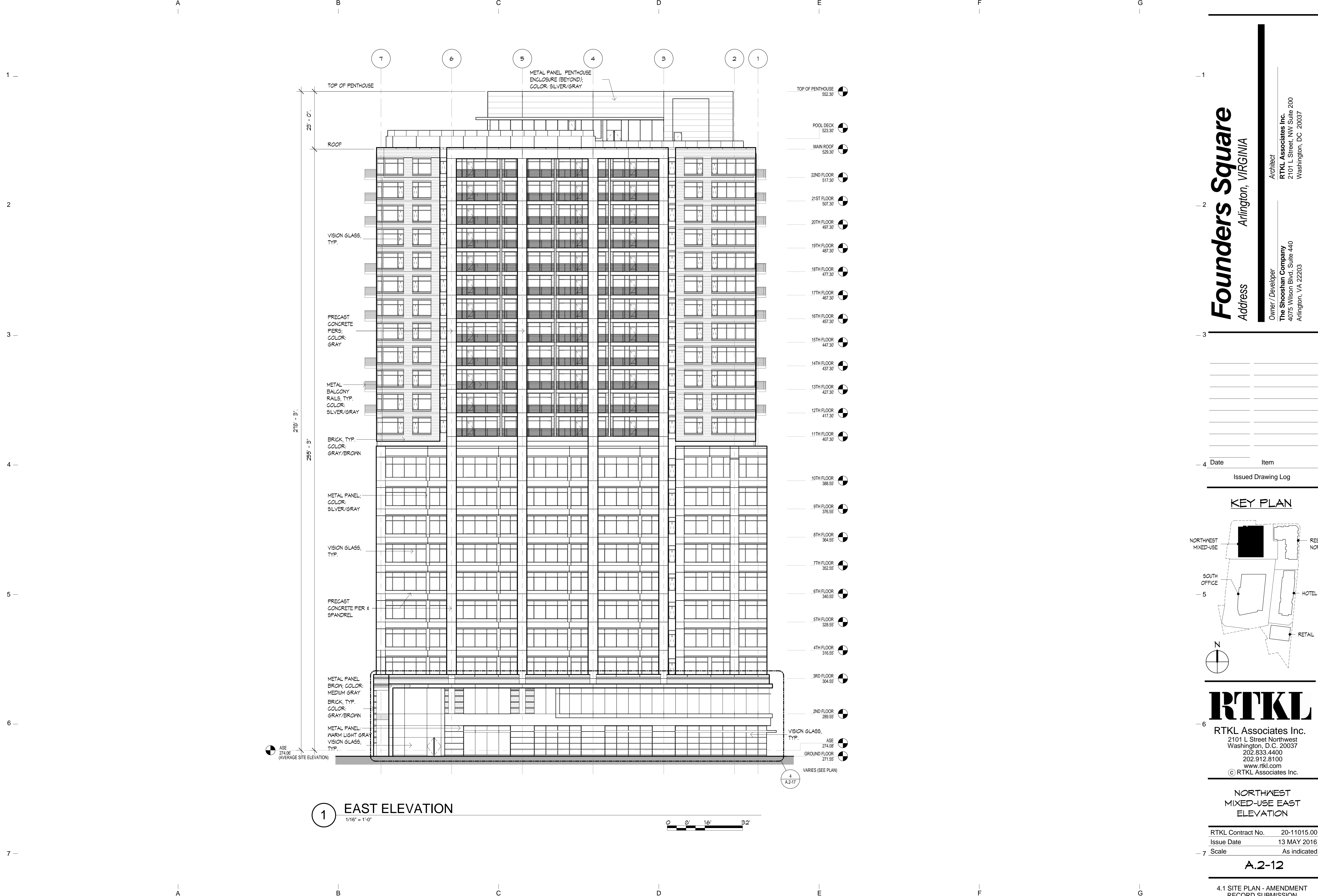


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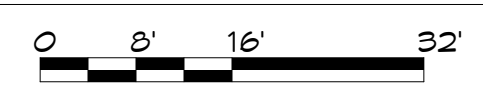
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NORTHWEST MIXED-USE NORTH & SOUTH ELEVATIONS

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1 EAST ELEVATION
1/16" = 1'-0"



Founders Square

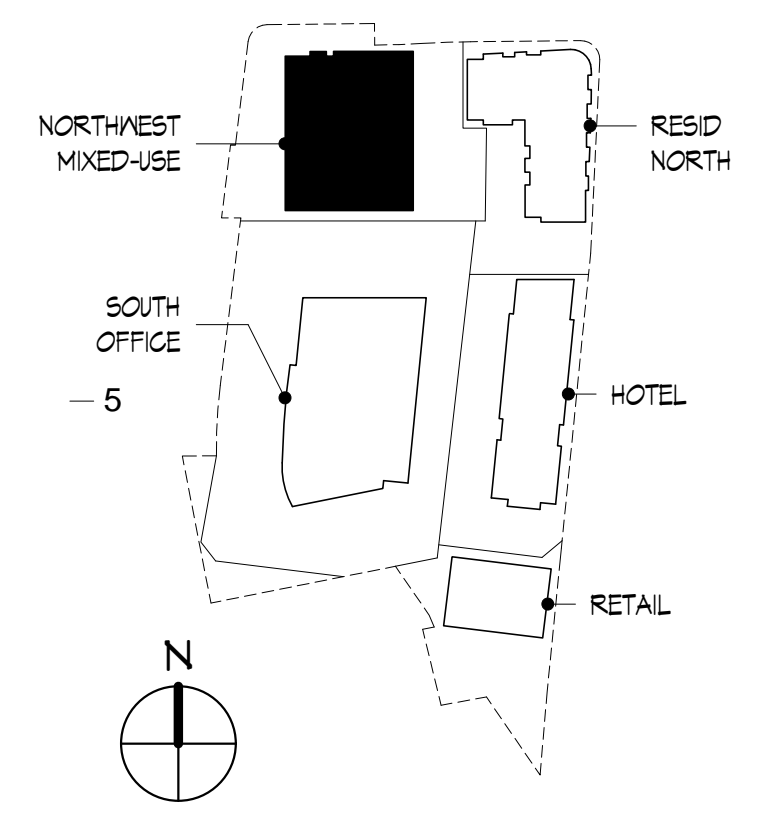
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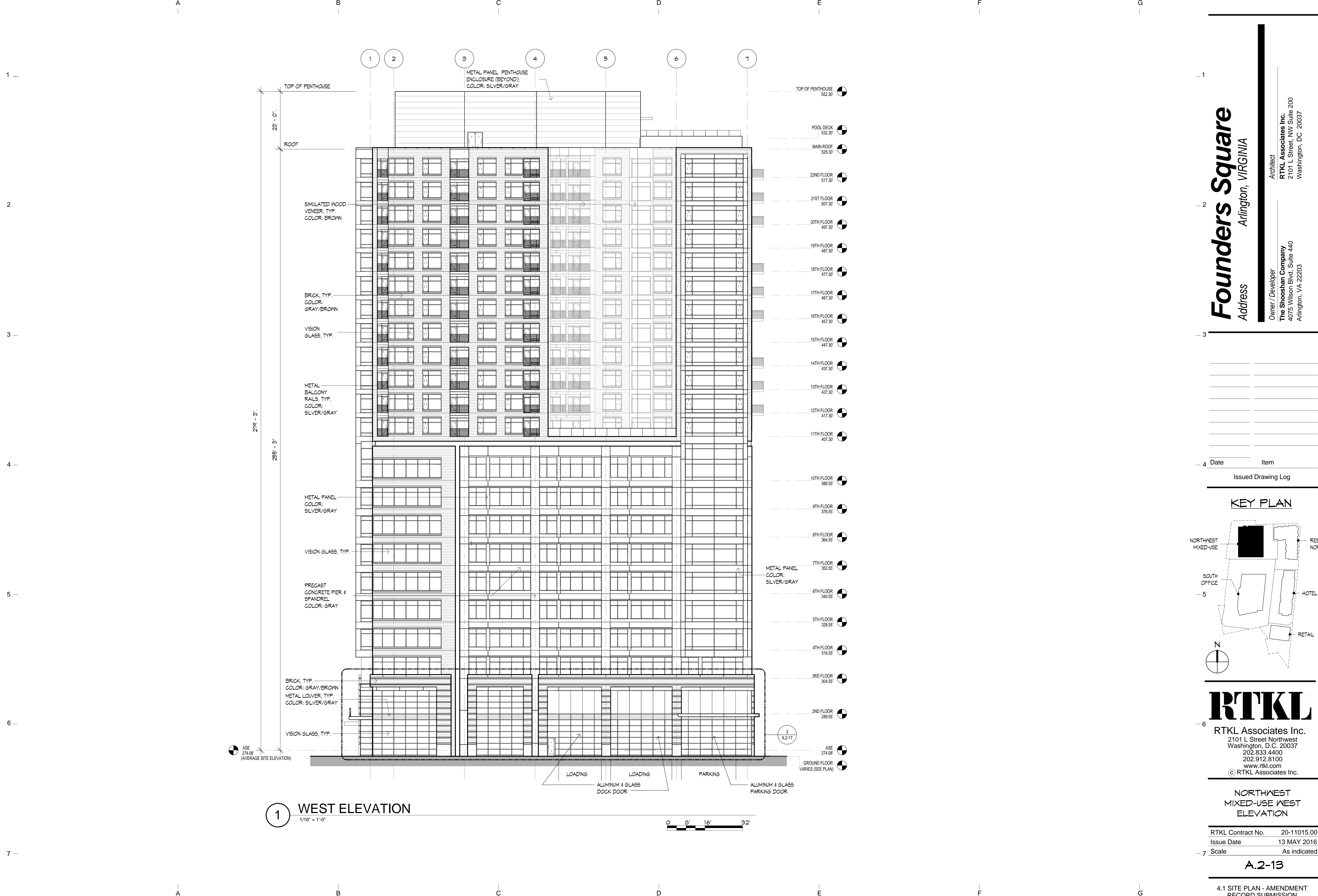


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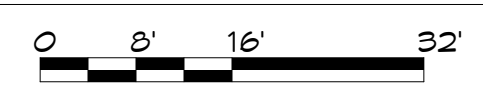
NORTHWEST MIXED-USE EAST ELEVATION

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A.2-12



1 WEST ELEVATION
1/16" = 1'-0"



Founders Square

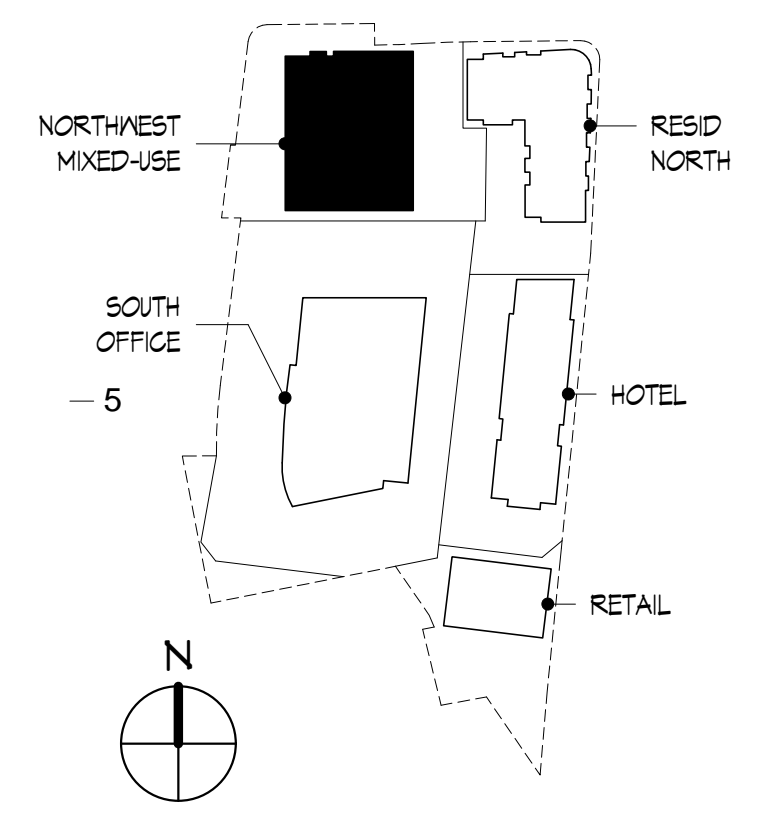
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NORTHWEST MIXED-USE WEST ELEVATION

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A.2-13

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A B C D E F G



- METAL BALCONY RAILS
- BRICK
- VISION GLASS
- METAL PANEL OR PRECAST CONCRETE
- PRECAST CONCRETE

TYPICAL FACADE CONDITION



GARAGE & LOADING DOCK DOORS



- CAST STONE
- BRICK
- VISION GLASS
- METAL PANEL ENTRANCE CANOPY
- SPANDREL GLASS
- GLASS ENTRY DOOR (TYP.)

NORTHEAST CORNER RETAIL BASE

Founders Square

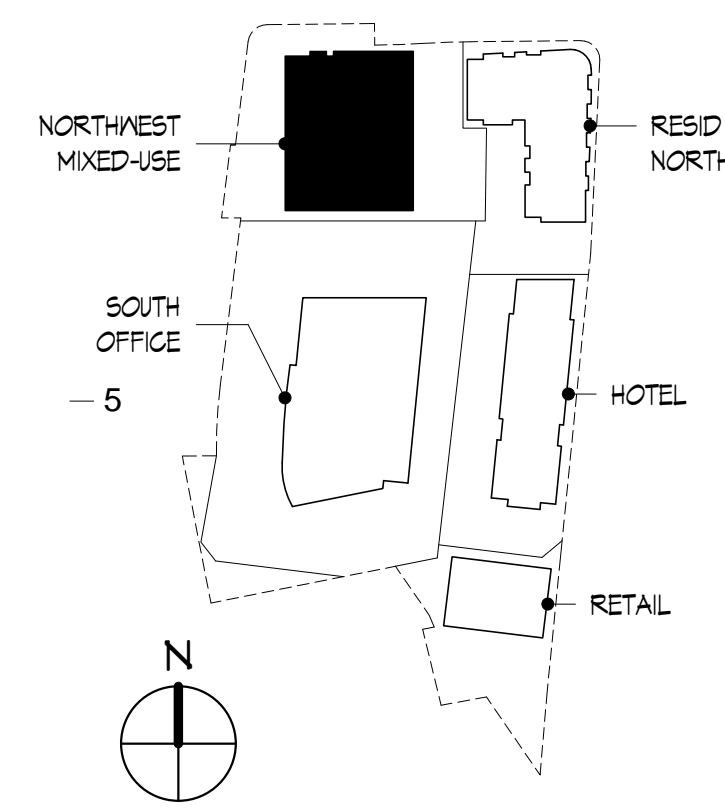
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KEY PLAN

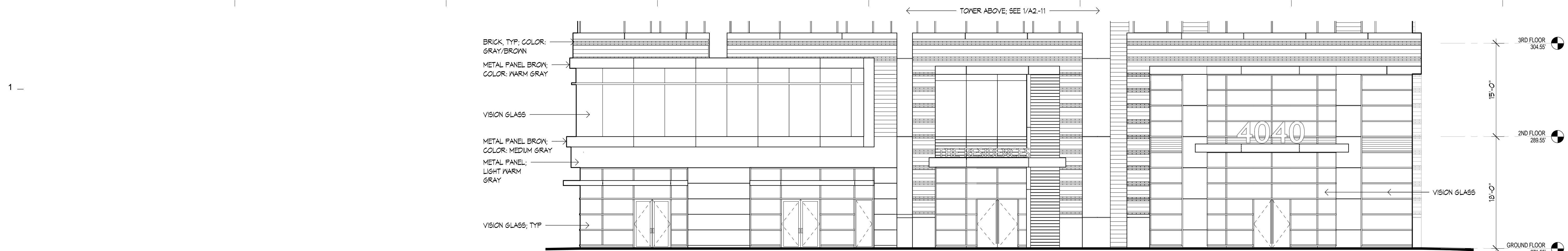


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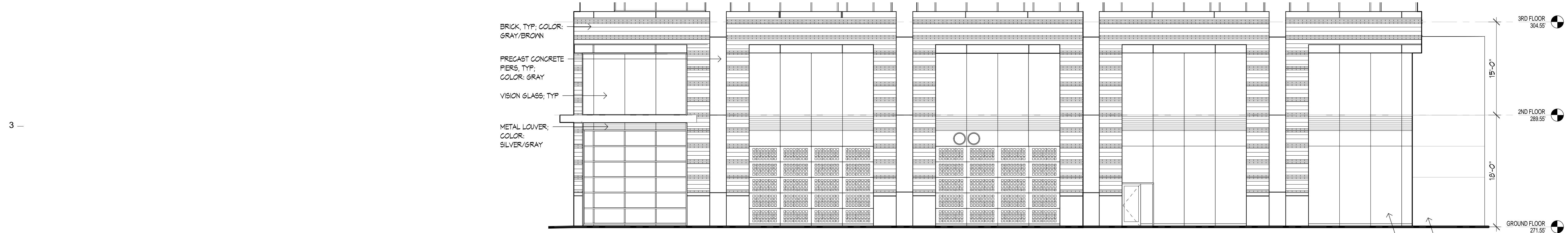
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NORTHWEST
 MIXED-USE
 ENLARGED STREET
 ELEVATIONS

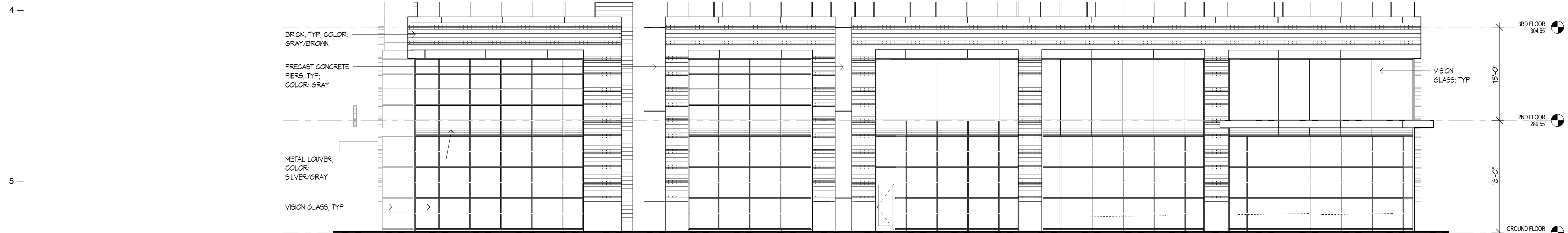
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Scale	



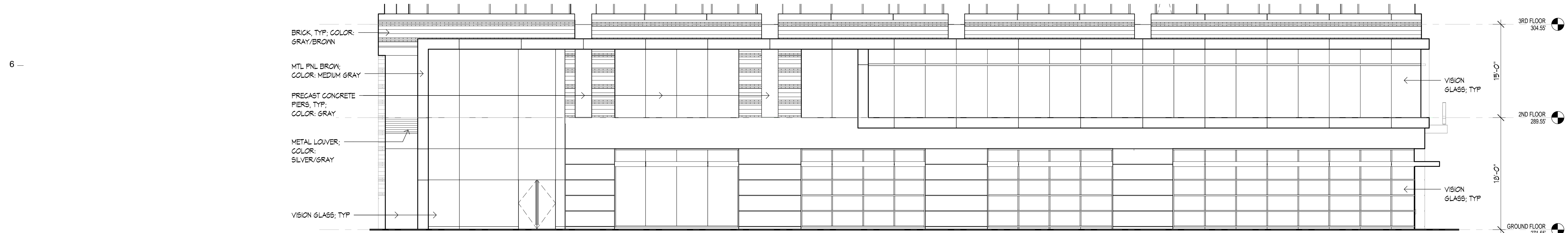
1 ENLARGED NORTH ELEVATION
1/8" = 1'-0"



2 ENLARGED SOUTH ELEVATION
1/8" = 1'-0"



3 ENLARGED WEST ELEVATION
1/8" = 1'-0"



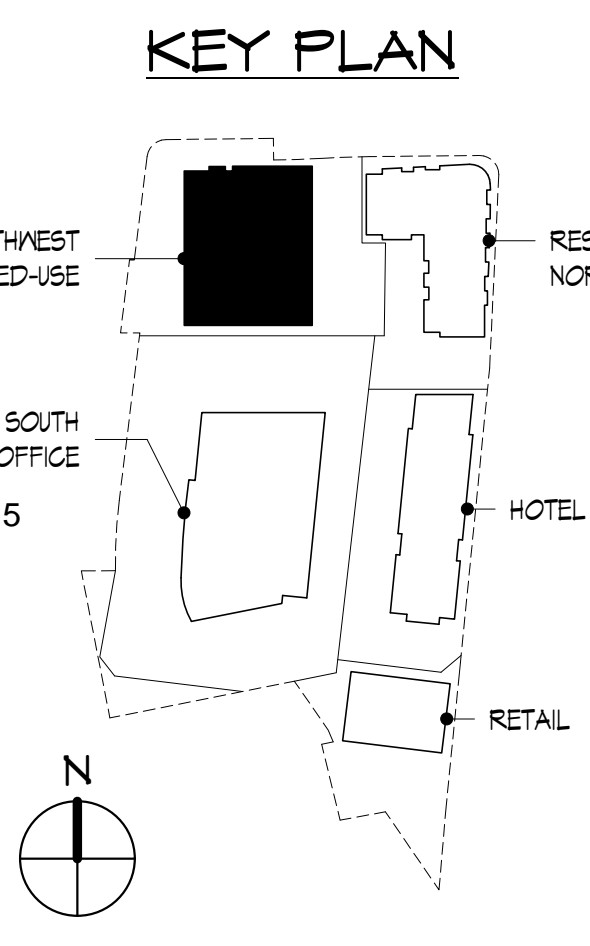
4 ENLARGED EAST ELEVATION
1/8" = 1'-0"

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**NORTHWEST MIXED-USE
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ELEVATIONS**

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