MASON ROW
MIXED USED PROJECT

NEC OF WEST BROAD STREET & NORTH WEST STREET
FALLS CHURCH CITY, VA

SPECIAL EXCEPTION APPLICATION SUB 03

JANUARY 30, 2015

OWNER:
SPECTRUM DEVELOPMENT, LLC.

LAND USE ATTORNEY:
BASKIN, JACKSON & LASSO, PC.

ARCHITECT:
GTM ARCHITECTS, INC.

CIVIL ENGINEER:
WALTER L. PHILLIPS, INC.

TRAFFIC:
WELLS & ASSOCIATES

RETAIL PLANNER:
STREETSENSE

GTM ARCHITECTS

EXISTING CONTEXT
N.T.S.

A0.1

Spectrum MASON ROW Special Exception Application Sub 03

GTM PROJECT: 14.0041 NEC of W. Broad St & N. West St, Falls Church City, VA 01/30/15

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7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

EXISTING SITE PHOTOS

N.T.S.

A0.2

SPECTRUM development LLC

GTM

GTM ARCHITECTS

Spectrum MASON ROW Special Exception Application Sub 03

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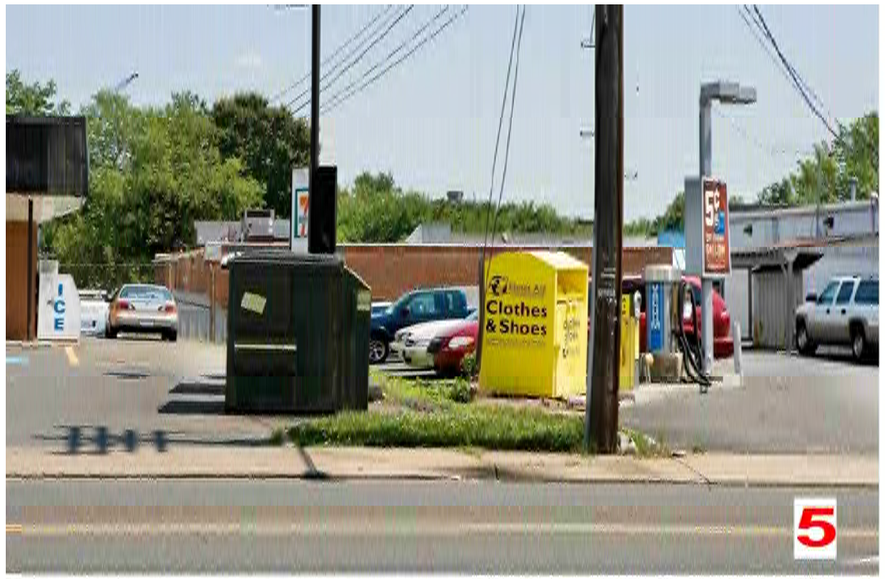

EXISTING SITE PHOTOS

N.T.S.

A0.3

SPECTRUM development LLC

GTM

GTM ARCHITECTS

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SITE CONTEXT PLAN

1" = 100'-0"

A1.0

N

OFFICE
HOTEL
APARTMENTS
RETAIL
THEATER
PARKING

0 25' 50' 100' 200'

SPECTRUM development LLC

GTM ARCHITECTS

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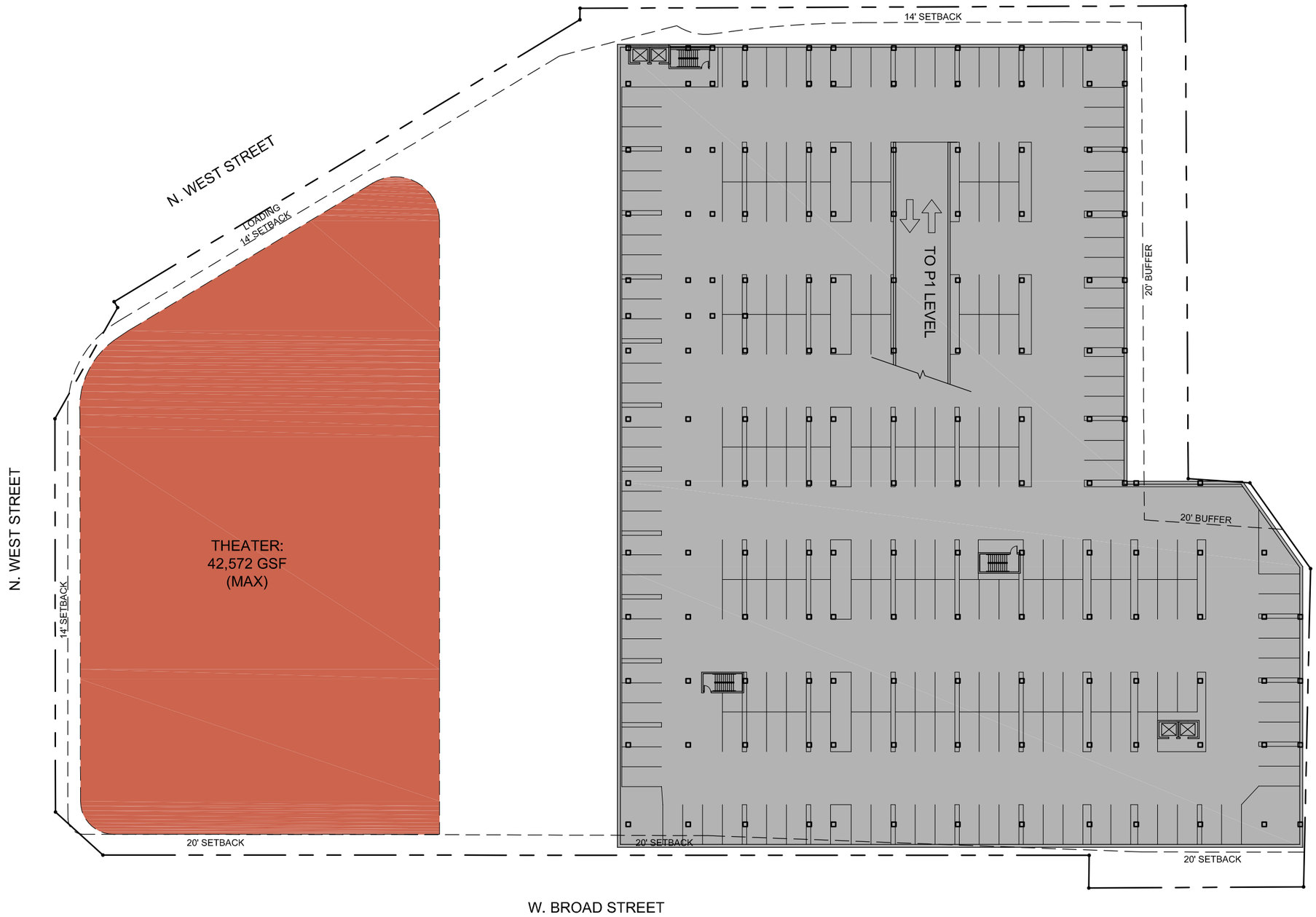
Massing Yields				Parking Totals			
Level	Use	Floor Area (SF)	# of Units	Parking Required	Parking Reduction %	Reduced Req'd Parking	Parking Provided
P2	Parking	96624	0	0.0	0%	0.0	248
P2	Theater	42572	0	170.3	17.0%	141.3	0
P1	Parking	96603	0	0.0	0%	0.0	242
1	Retail #1	4664	0	18.7	16.0%	15.7	0
	Retail #2	17076	0	68.3	16.0%	57.4	0
	Retail #4	9913	0	39.7	16.0%	33.3	0
	Retail #5	1825	0	7.3	16.0%	6.1	0
	Retail #6	3099	0	12.4	16.0%	10.4	0
	Retail #7	10822	0	43.3	16.0%	36.4	0
	Retail #8	5268	0	21.1	16.0%	17.7	0
	Theater	9093	0	36.4	17.0%	30.2	0
	Apt. Lobby 1	1623	0	0.0	0.0%	0.0	0
	Apt. Lobby 2	516	0	0.0	0.0%	0.0	0
	Apt. Lobby 3	476	0	0.0	0.0%	0.0	0
	Office Lobby	304	0	0.0	0.0%	0.0	0
	Hotel Lobby	558	0	0.0	0.0%	0.0	0
	Parking Lobby	460	0	0.0	0.0%	0.0	0
	Parking	29623	0	0.0	0.0%	0.0	85
Mezz	Apt Lobby 1	889	0	0.0	0.0%	0.0	0
	Office	5635	0	18.8	20.0%	15.0	0
	Parking	40833	0	0.0	0.0%	0.0	111
2	Apartment	70035	64	105.2	20.0%	84.2	0
	Apt Amenity	5875	0	0.0	0.0%	0.0	0
	Hotel	14092	14	15.4	18.0%	12.6	0
	Parking	23249	0	0.0	0.0%	0.0	66
3	Apartment	75910	69	113.5	20.0%	90.8	0
	Hotel	14092	34	37.4	18.0%	30.7	0
	Parking	23249	0	0.0	0.0%	0.0	66
4	Apartment	75910	69	113.5	20.0%	90.8	0
	Hotel	14092	34	37.4	18.0%	30.7	0
	Parking	23249	0	0.0	0.0%	0.0	66
5	Apartment	75910	69	113.5	20.0%	90.8	0
	Hotel	14092	34	37.4	18.0%	30.7	0
	Parking	22012	0	0.0	0.0%	0.0	63
6	Apartment	75910	69	113.5	20.0%	90.8	0
	Hotel	14092	34	37.4	18.0%	30.7	0
Totals	Apartment	383054	340	559.1	20.0%	447.2	0
	Theater	51665	0	206.7	17.0%	171.5	0
	Office	5939	0	18.8	20.0%	15.0	0
	Hotel	71018	150	165.0	18.0%	135.3	0
	Retail	52667	0	210.7	16.0%	177.0	0
	Parking	355902	0	0.0	0.0%	0.0	947
		920245		*1160.2*	*18.5%*	*946.1*	*947*



P2 PARKING LEVEL PLAN

1" = 50'-0"

A1.1

OFFICE
HOTEL
APARTMENTS
RETAIL
THEATER
PARKING

0 25' 50' 100'

SPECTRUM development LLC

GTM ARCHITECTS

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	Office Lobby	304	0	0.0	0.0%	0.0	0
	Hotel Lobby	558	0	0.0	0.0%	0.0	0
	Parking Lobby	460	0	0.0	0.0%	0.0	0
	Parking	29623	0	0.0	0.0%	0.0	85
Mezz	Apt Lobby 1	889	0	0.0	0.0%	0.0	0
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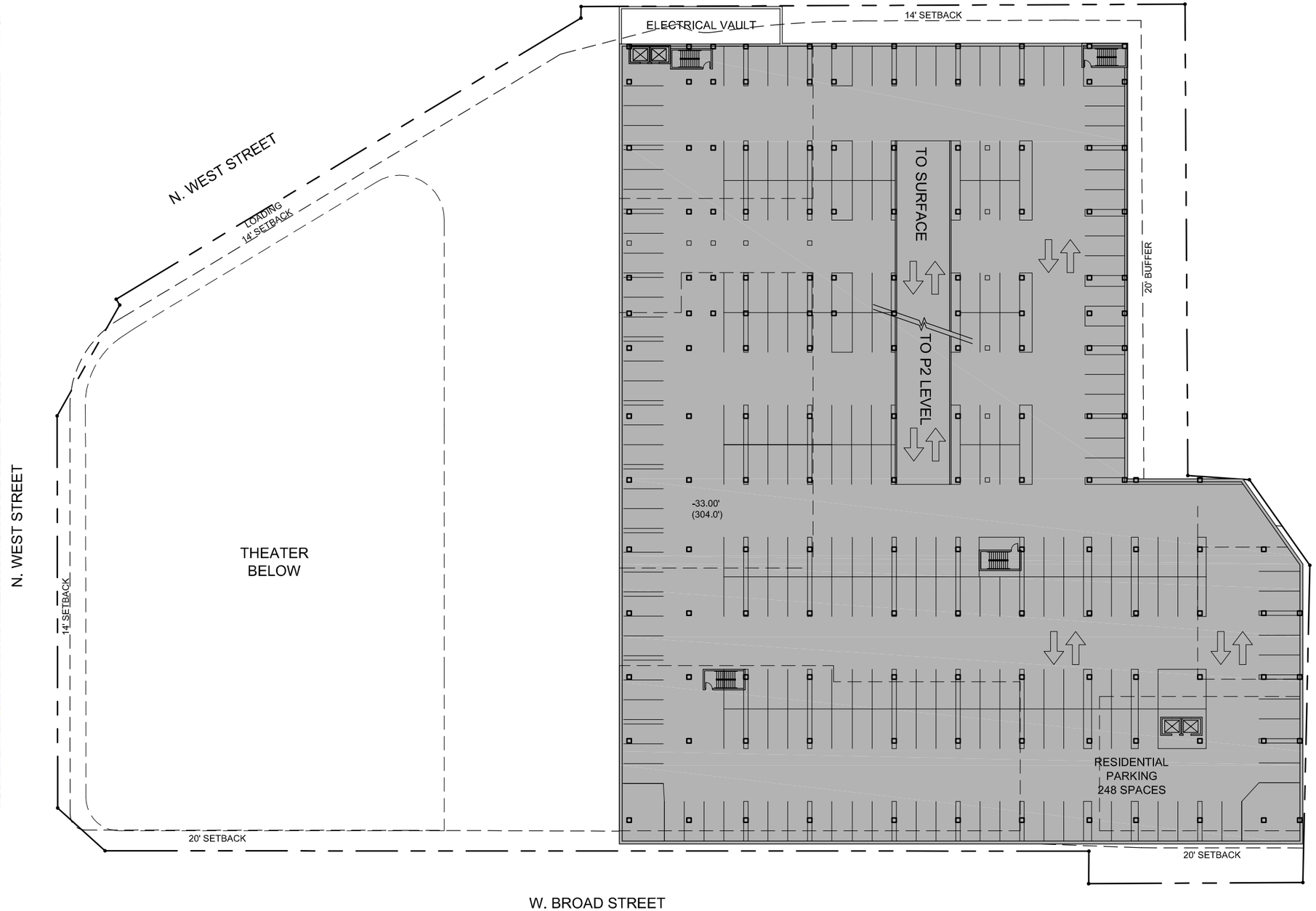

P1 PARKING LEVEL PLAN

1" = 50'-0"

N

OFFICE
HOTEL
APARTMENTS
RETAIL
THEATER
PARKING

0 25' 50' 100'

A1.2

SPECTRUM development LLC

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		920245		*1160.2*	*18.5%*	*946.1*	*947*

FIRST FLOOR PLAN
1" = 50'-0"

A1.3

N

OFFICE
HOTEL
APARTMENTS
RETAIL
THEATER
PARKING

0 25' 50' 100'

SPECTRUM development LLC

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MEZZANINE FLOOR PLAN
1" = 50'-0"

OFFICE
HOTEL
APARTMENTS
RETAIL
THEATER
PARKING

0 25' 50' 100'

A1.4

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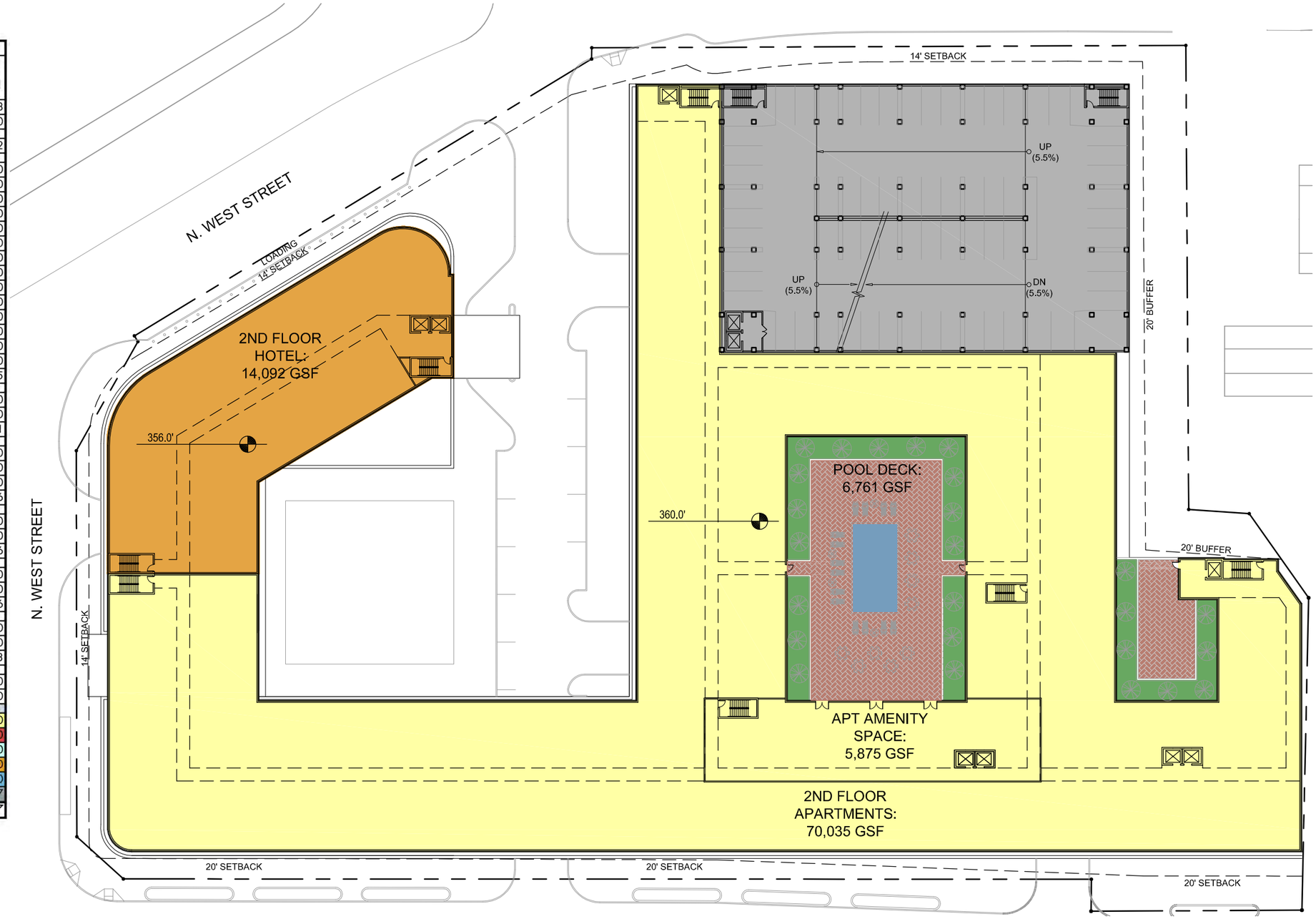

A1.5

N

SECOND FLOOR PLAN
1" = 50'-0"

OFFICE
HOTEL
APARTMENTS
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0 25' 50' 100'

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GTM
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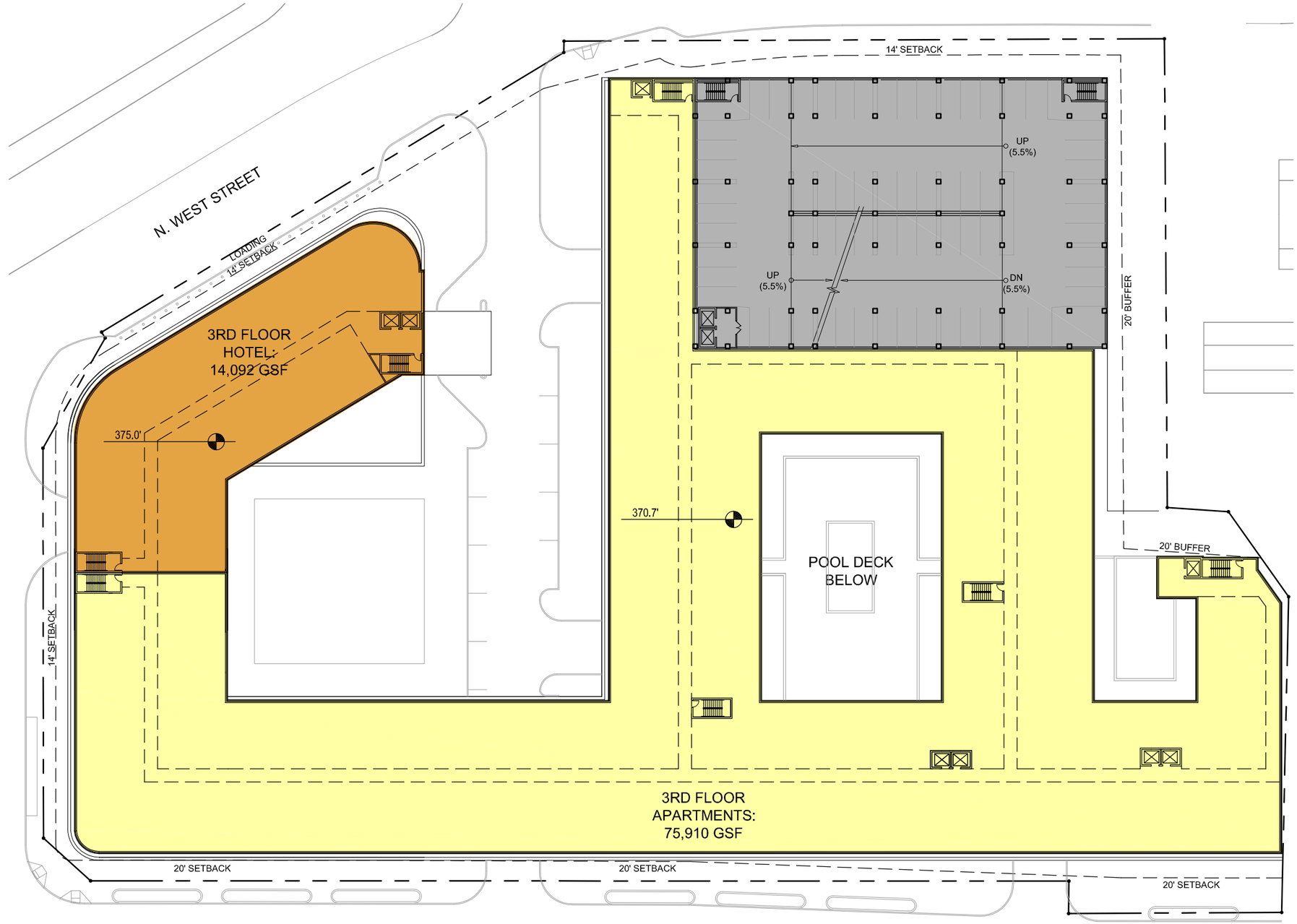
Level	Use	Floor Area (SF)	# of Units	Parking Required	Parking Reduction %	Reduced Req'd Parking	Parking Provided
P2	Parking	96624	0	0.0	0%	0.0	248
P2	Theater	42572	0	170.3	17.0%	141.3	0
P1	Parking	96603	0	0.0	0%	0.0	242
1	Retail #1	4664	0	18.7	16.0%	15.7	0
	Retail #2	17076	0	68.3	16.0%	57.4	0
	Retail #4	9913	0	39.7	16.0%	33.3	0
	Retail #5	1825	0	7.3	16.0%	6.1	0
	Retail #6	3099	0	12.4	16.0%	10.4	0
	Retail #7	10822	0	43.3	16.0%	36.4	0
	Retail #8	5268	0	21.1	16.0%	17.7	0
	Theater	9093	0	36.4	17.0%	30.2	0
	Apt. Lobby 1	1623	0	0.0	0.0%	0.0	0
	Apt. Lobby 2	516	0	0.0	0.0%	0.0	0
	Apt. Lobby 3	476	0	0.0	0.0%	0.0	0
	Office Lobby	304	0	0.0	0.0%	0.0	0
	Hotel Lobby	558	0	0.0	0.0%	0.0	0
	Parking Lobby	460	0	0.0	0.0%	0.0	0
	Parking	29623	0	0.0	0.0%	0.0	85
Mezz	Apt Lobby 1	889	0	0.0	0.0%	0.0	0
	Office	5635	0	18.8	20.0%	15.0	0
	Parking	40833	0	0.0	0.0%	0.0	111
2	Apartment	70035	64	105.2	20.0%	84.2	0
	Apt Amenity	5875	0	0.0	0.0%	0.0	0
	Hotel	14092	14	15.4	18.0%	12.6	0
	Parking	23249	0	0.0	0.0%	0.0	66
3	Apartment	75910	69	113.5	20.0%	90.8	0
	Hotel	14092	34	37.4	18.0%	30.7	0
	Parking	23249	0	0.0	0.0%	0.0	66
4	Apartment	75910	69	113.5	20.0%	90.8	0
	Hotel	14092	34	37.4	18.0%	30.7	0
	Parking	23249	0	0.0	0.0%	0.0	66
5	Apartment	75910	69	113.5	20.0%	90.8	0
	Hotel	14092	34	37.4	18.0%	30.7	0
	Parking	22012	0	0.0	0.0%	0.0	63
6	Apartment	75910	69	113.5	20.0%	90.8	0
	Hotel	14092	34	37.4	18.0%	30.7	0
Totals	Apartment	383054	340	559.1	20.0%	447.2	0
	Theater	51665	0	206.7	17.0%	171.5	0
	Office	5939	0	18.8	20.0%	15.0	0
	Hotel	71018	150	165.0	18.0%	135.3	0
	Retail	52667	0	210.7	16.0%	177.0	0
	Parking	355902	0	0.0	0.0%	0.0	947
		920245		*1160.2*	*18.5%*	*946.1*	*947*



THIRD FLOOR PLAN
1" = 50'-0"

A1.6

OFFICE
HOTEL
APARTMENTS
RETAIL
THEATER
PARKING

0 25' 50' 100'

SPECTRUM development LLC
GTM ARCHITECTS

Spectrum MASON ROW Special Exception Application Sub 03

GTM PROJECT: 14.0041 NEC of W. Broad St & N. West St, Falls Church City, VA 01/30/15

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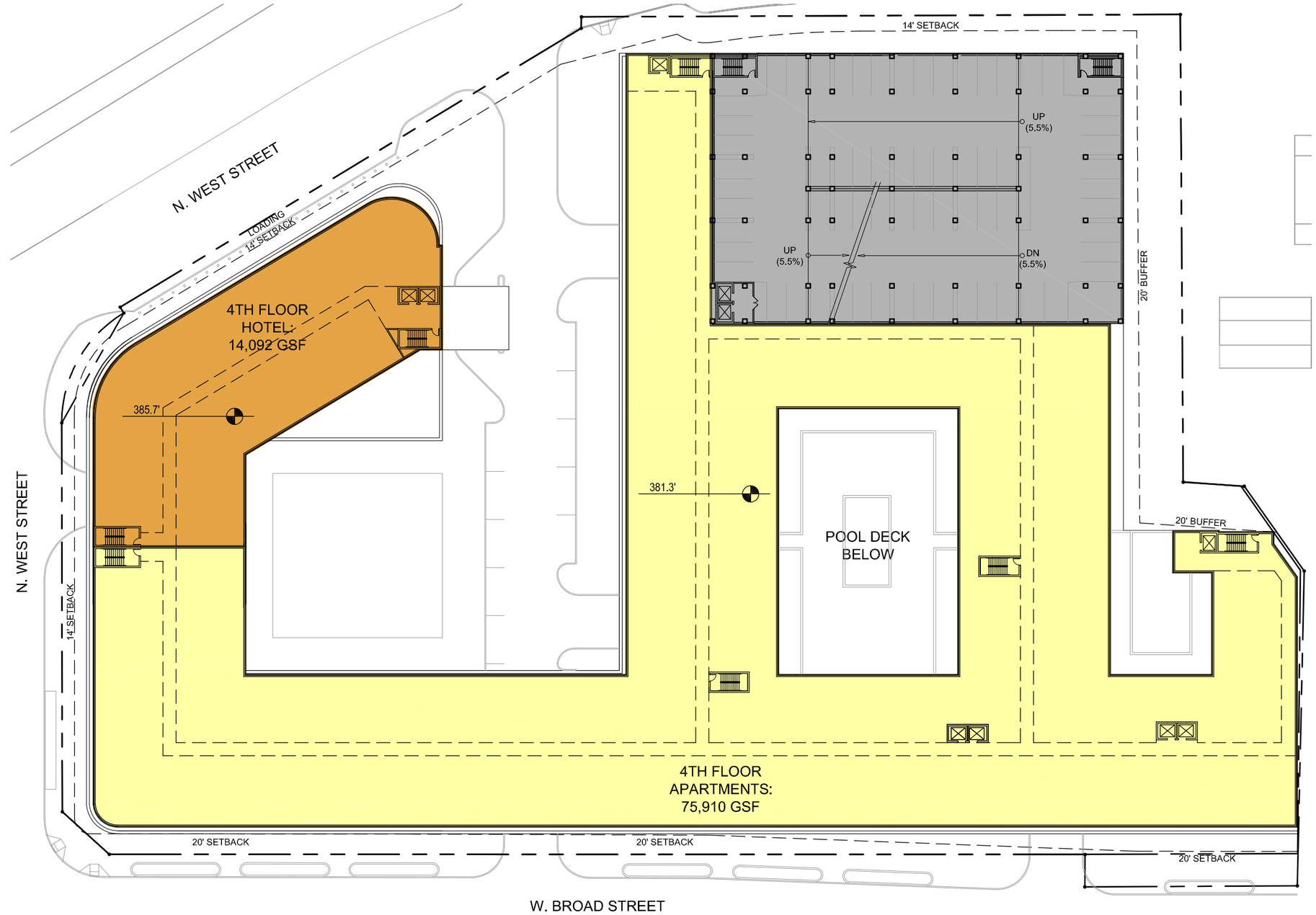
Massing Yields				Parking Totals			
Level	Use	Floor Area (SF)	# of Units	Parking Required	Parking Reduction %	Reduced Req'd Parking	Parking Provided
P2	Parking	96624	0	0.0	0%	0.0	248
P2	Theater	42572	0	170.3	17.0%	141.3	0
P1	Parking	96603	0	0.0	0%	0.0	242
1	Retail #1	4664	0	18.7	16.0%	15.7	0
	Retail #2	17076	0	68.3	16.0%	57.4	0
	Retail #4	9913	0	39.7	16.0%	33.3	0
	Retail #5	1825	0	7.3	16.0%	6.1	0
	Retail #6	3099	0	12.4	16.0%	10.4	0
	Retail #7	10822	0	43.3	16.0%	36.4	0
	Retail #8	5268	0	21.1	16.0%	17.7	0
	Theater	9093	0	36.4	17.0%	30.2	0
	Apt. Lobby 1	1623	0	0.0	0.0%	0.0	0
	Apt. Lobby 2	516	0	0.0	0.0%	0.0	0
	Apt. Lobby 3	476	0	0.0	0.0%	0.0	0
	Office Lobby	304	0	0.0	0.0%	0.0	0
	Hotel Lobby	558	0	0.0	0.0%	0.0	0
	Parking Lobby	460	0	0.0	0.0%	0.0	0
	Parking	29623	0	0.0	0.0%	0.0	85
Mezz	Apt Lobby 1	889	0	0.0	0.0%	0.0	0
	Office	5635	0	18.8	20.0%	15.0	0
	Parking	40833	0	0.0	0.0%	0.0	111
2	Apartment	70035	64	105.2	20.0%	84.2	0
	Apt Amenity	5875	0	0.0	0.0%	0.0	0
	Hotel	14092	14	15.4	18.0%	12.6	0
	Parking	23249	0	0.0	0.0%	0.0	66
3	Apartment	75910	69	113.5	20.0%	90.8	0
	Hotel	14092	34	37.4	18.0%	30.7	0
	Parking	23249	0	0.0	0.0%	0.0	66
4	Apartment	75910	69	113.5	20.0%	90.8	0
	Hotel	14092	34	37.4	18.0%	30.7	0
	Parking	23249	0	0.0	0.0%	0.0	66
5	Apartment	75910	69	113.5	20.0%	90.8	0
	Hotel	14092	34	37.4	18.0%	30.7	0
	Parking	22012	0	0.0	0.0%	0.0	63
6	Apartment	75910	69	113.5	20.0%	90.8	0
	Hotel	14092	34	37.4	18.0%	30.7	0
Totals	Apartment	383054	340	559.1	20.0%	447.2	0
	Theater	51665	0	206.7	17.0%	171.5	0
	Office	5939	0	18.8	20.0%	15.0	0
	Hotel	71018	150	165.0	18.0%	135.3	0
	Retail	52667	0	210.7	16.0%	177.0	0
	Parking	355902	0	0.0	0.0%	0.0	947
		920245		*1160.2*	*18.5%*	*946.1*	*947*



FOURTH FLOOR PLAN
1" = 50'-0"

OFFICE
HOTEL
APARTMENTS
RETAIL
THEATER
PARKING

A1.7

N

0 25' 50' 100'

Spectrum MASON ROW Special Exception Application Sub 03

GTM PROJECT: 14.0041 NEC of W. Broad St & N. West St, Falls Church City, VA 01/30/15

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SPECTRUM development LLC

GTM ARCHITECTS

Massing Yields				Parking Totals			
Level	Use	Floor Area (SF)	# of Units	Parking Required	Parking Reduction %	Reduced Req'd Parking	Parking Provided
P2	Parking	96624	0	0.0	0%	0.0	248
P2	Theater	42572	0	170.3	17.0%	141.3	0
P1	Parking	96603	0	0.0	0%	0.0	242
1	Retail #1	4664	0	18.7	16.0%	15.7	0
	Retail #2	17076	0	68.3	16.0%	57.4	0
	Retail #4	9913	0	39.7	16.0%	33.3	0
	Retail #5	1825	0	7.3	16.0%	6.1	0
	Retail #6	3099	0	12.4	16.0%	10.4	0
	Retail #7	10822	0	43.3	16.0%	36.4	0
	Retail #8	5268	0	21.1	16.0%	17.7	0
	Theater	9093	0	36.4	17.0%	30.2	0
	Apt. Lobby 1	1623	0	0.0	0.0%	0.0	0
	Apt. Lobby 2	516	0	0.0	0.0%	0.0	0
	Apt. Lobby 3	476	0	0.0	0.0%	0.0	0
	Office Lobby	304	0	0.0	0.0%	0.0	0
	Hotel Lobby	558	0	0.0	0.0%	0.0	0
	Parking Lobby	460	0	0.0	0.0%	0.0	0
	Parking	29623	0	0.0	0.0%	0.0	85
Mezz	Apt Lobby 1	889	0	0.0	0.0%	0.0	0
	Office	5635	0	18.8	20.0%	15.0	0
	Parking	40833	0	0.0	0.0%	0.0	111
2	Apartment	70035	64	105.2	20.0%	84.2	0
	Apt Amenity	5875	0	0.0	0.0%	0.0	0
	Hotel	14092	14	15.4	18.0%	12.6	0
	Parking	23249	0	0.0	0.0%	0.0	66
3	Apartment	75910	69	113.5	20.0%	90.8	0
	Hotel	14092	34	37.4	18.0%	30.7	0
	Parking	23249	0	0.0	0.0%	0.0	66
4	Apartment	75910	69	113.5	20.0%	90.8	0
	Hotel	14092	34	37.4	18.0%	30.7	0
	Parking	23249	0	0.0	0.0%	0.0	66
5	Apartment	75910	69	113.5	20.0%	90.8	0
	Hotel	14092	34	37.4	18.0%	30.7	0
	Parking	22012	0	0.0	0.0%	0.0	63
6	Apartment	75910	69	113.5	20.0%	90.8	0
	Hotel	14092	34	37.4	18.0%	30.7	0
Totals	Apartment	383054	340	559.1	20.0%	447.2	0
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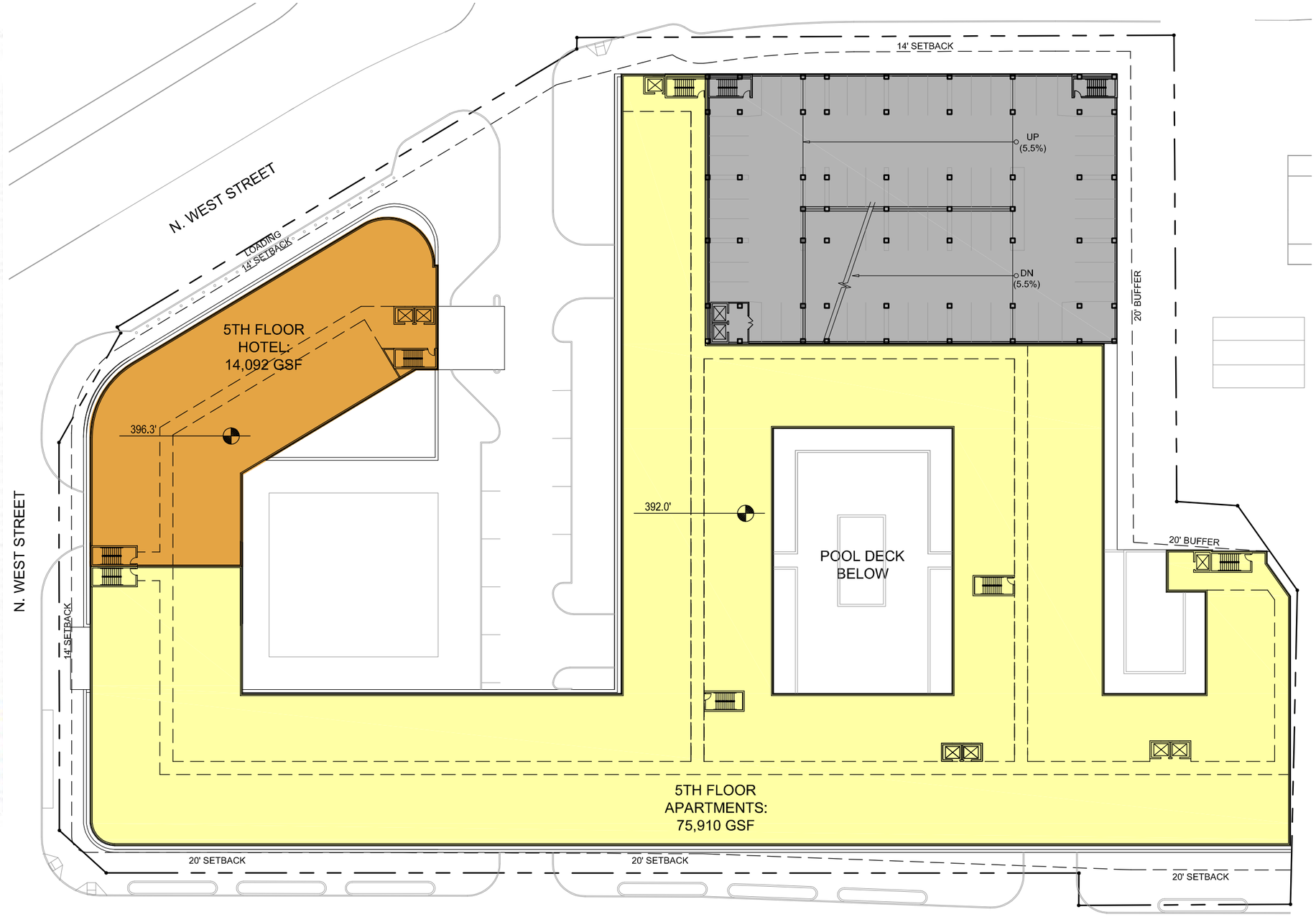
	Hotel	71018	150	165.0	18.0%	135.3	0
	Retail	52667	0	210.7	16.0%	177.0	0
	Parking	355902	0	0.0	0.0%	0.0	947
		920245		*1160.2*	*18.5%*	*946.1*	*947*



FIFTH FLOOR PLAN
1" = 50'-0"

OFFICE
HOTEL
APARTMENTS
RETAIL
THEATER
PARKING

A1.8

0 25' 50' 100'

Spectrum MASON ROW Special Exception Application Sub 03

GTM PROJECT: 14.0041 NEC of W. Broad St & N. West St, Falls Church City, VA 01/30/15

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	Retail #2	17076	0	68.3	16.0%	57.4	0
	Retail #4	9913	0	39.7	16.0%	33.3	0
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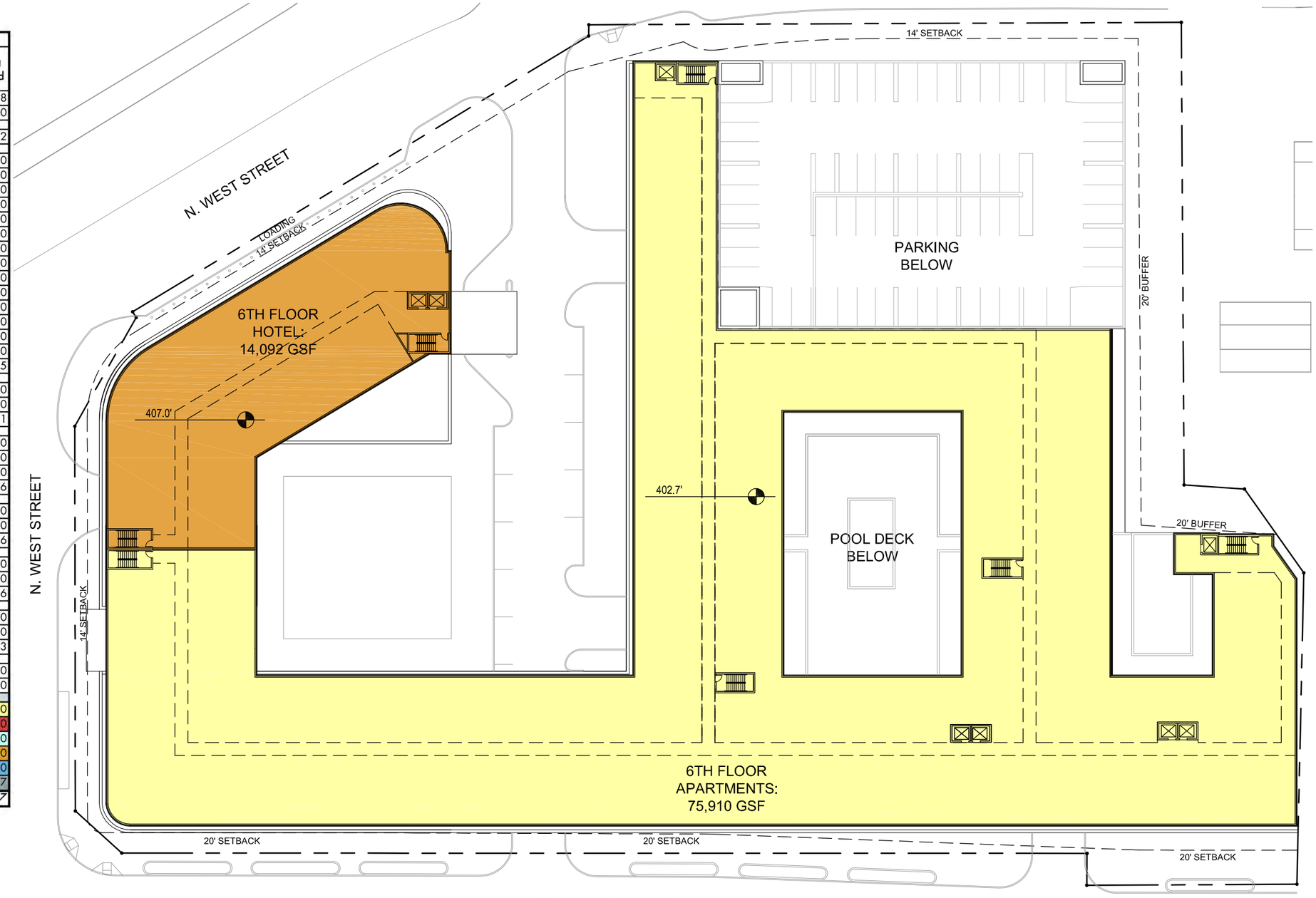
	Retail #8	5268	0	21.1	16.0%	17.7	0
	Theater	9093	0	36.4	17.0%	30.2	0
	Apt. Lobby 1	1623	0	0.0	0.0%	0.0	0
	Apt. Lobby 2	516	0	0.0	0.0%	0.0	0
	Apt. Lobby 3	476	0	0.0	0.0%	0.0	0
	Office Lobby	304	0	0.0	0.0%	0.0	0
	Hotel Lobby	558	0	0.0	0.0%	0.0	0
	Parking Lobby	460	0	0.0	0.0%	0.0	0
	Parking	29623	0	0.0	0.0%	0.0	85
Mezz	Apt Lobby 1	889	0	0.0	0.0%	0.0	0
	Office	5635	0	18.8	20.0%	15.0	0
	Parking	40833	0	0.0	0.0%	0.0	111
2	Apartment	70035	64	105.2	20.0%	84.2	0
	Apt Amenity	5875	0	0.0	0.0%	0.0	0
	Hotel	14092	14	15.4	18.0%	12.6	0
	Parking	23249	0	0.0	0.0%	0.0	66
3	Apartment	75910	69	113.5	20.0%	90.8	0
	Hotel	14092	34	37.4	18.0%	30.7	0
	Parking	23249	0	0.0	0.0%	0.0	66
4	Apartment	75910	69	113.5	20.0%	90.8	0
	Hotel	14092	34	37.4	18.0%	30.7	0
	Parking	23249	0	0.0	0.0%	0.0	66
5	Apartment	75910	69	113.5	20.0%	90.8	0
	Hotel	14092	34	37.4	18.0%	30.7	0
	Parking	22012	0	0.0	0.0%	0.0	63
6	Apartment	75910	69	113.5	20.0%	90.8	0
	Hotel	14092	34	37.4	18.0%	30.7	0
Totals	Apartment	383054	340	559.1	20.0%	447.2	0
	Theater	51665	0	206.7	17.0%	171.5	0
	Office	5939	0	18.8	20.0%	15.0	0
	Hotel	71018	150	165.0	18.0%	135.3	0
	Retail	52667	0	210.7	16.0%	177.0	0
	Parking	355902	0	0.0	0.0%	0.0	947
		920245		*1160.2*	*18.5%*	*946.1*	*947*



SIXTH FLOOR PLAN
1" = 50'-0"

OFFICE
HOTEL
APARTMENTS
RETAIL
THEATER
PARKING

A1.9

0 25' 50' 100'

Spectrum MASON ROW Special Exception Application Sub 03

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NORTH ELEVATION
N.T.S.

SOUTH ELEVATION
N.T.S.

A2.0

SPECTRUM development LLC

GTM ARCHITECTS

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EAST ELEVATION
N.T.S.

A2.1

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WEST ELEVATION
N.T.S.

A2.2

SPECTRUM development LLC
GTM
GTM ARCHITECTS

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TRESPA PANELS- WHITE FINISH

BRICK VENEER- RED

MANUFACTURED LIMESTONE

SOUTH ELEVATION MATERIALS
N.T.S.

A2.4

SPECTRUM development LLC

GTM ARCHITECTS

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TRESPA PANELS - GREY FINISH

FIELD STONE VENEER

WEST ELEVATION MATERIALS
N.T.S.

TRESPA PANELS- WHITE FINISH

BRICK VENEER- RED

A2.5

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GTM ARCHITECTS

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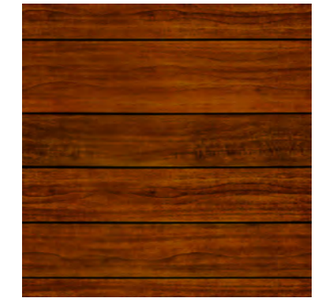
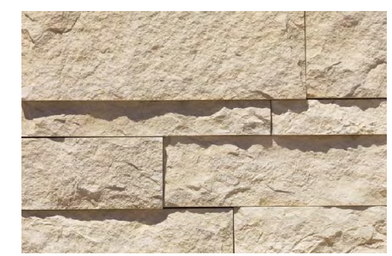
BRICK VENEER- DARK GREY

TRESPA PANELS- WHITE FINISH



TRESPA PANELS- WOOD FINISH

MANUFACTURED LIMESTONE



ROCKFACED MANUFACTURED LIMESTONE

WEST ELEVATION MATERIALS (HOTEL)
N.T.S.

A2.6

SPECTRUM development LLC

GTM

GTM ARCHITECTS

Spectrum MASON ROW Special Exception Application Sub 03

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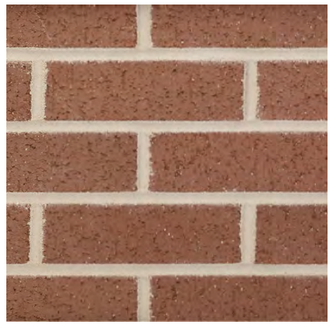
TRESPA PANELS- GREY FINISH



BRICK VENEER- CHESNUT

MANUFACTURED LIMESTONE

SOUTH ELEVATION MATERIALS
N.T.S.

A2.7

SPECTRUM development LLC

GTM

GTM ARCHITECTS

Spectrum MASON ROW Special Exception Application Sub 03

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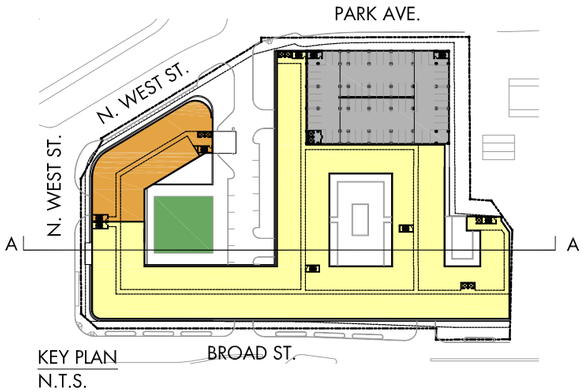
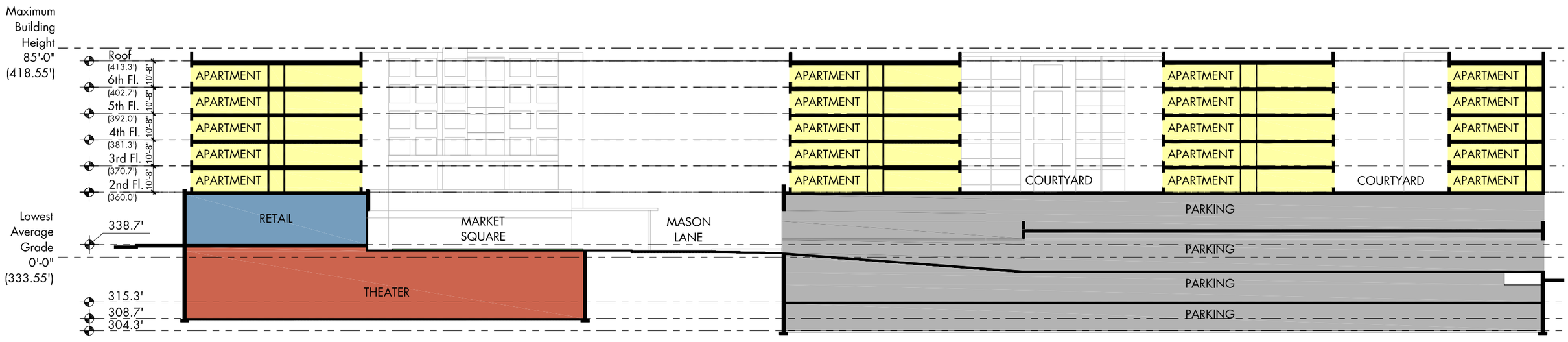


KEY PLAN
N.T.S.



SITE SECTION A-A
1" = 40'-0"

A3.0

OFFICE
HOTEL
APARTMENTS
RETAIL
THEATER
PARKING

SPECTRUM development LLC
GTM ARCHITECTS

Spectrum MASON ROW Special Exception Application Sub 03

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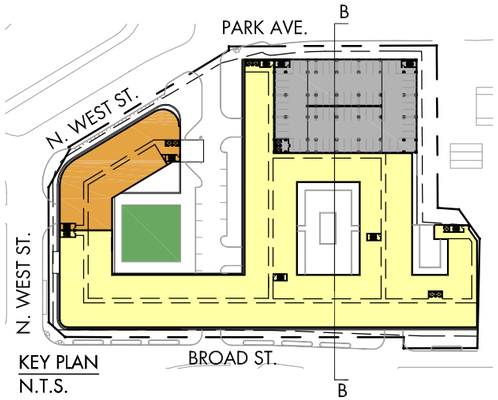
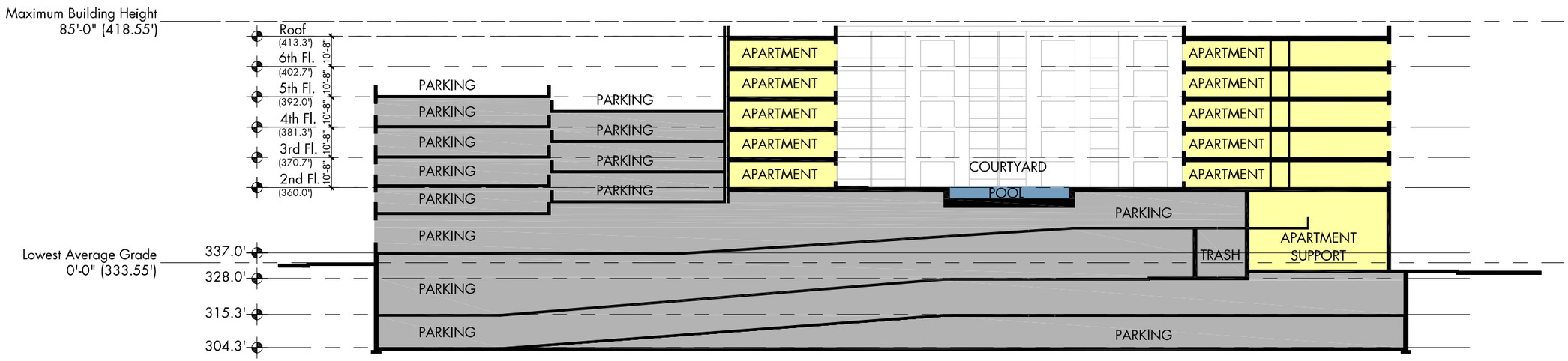


KEY PLAN
N.T.S.



SITE SECTION B-B
1" = 40'-0"

A3.1

OFFICE
HOTEL
APARTMENTS
RETAIL
THEATER
PARKING

SPECTRUM development LLC
GTM
GTM ARCHITECTS

Spectrum MASON ROW Special Exception Application Sub 03

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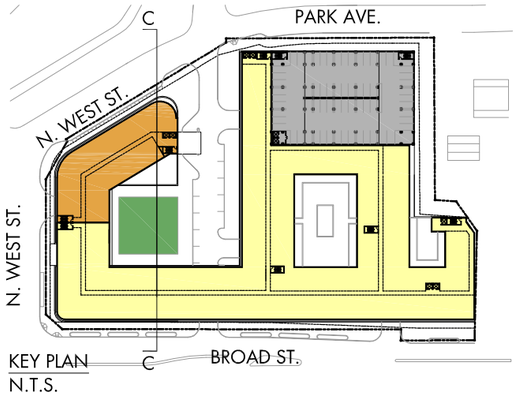
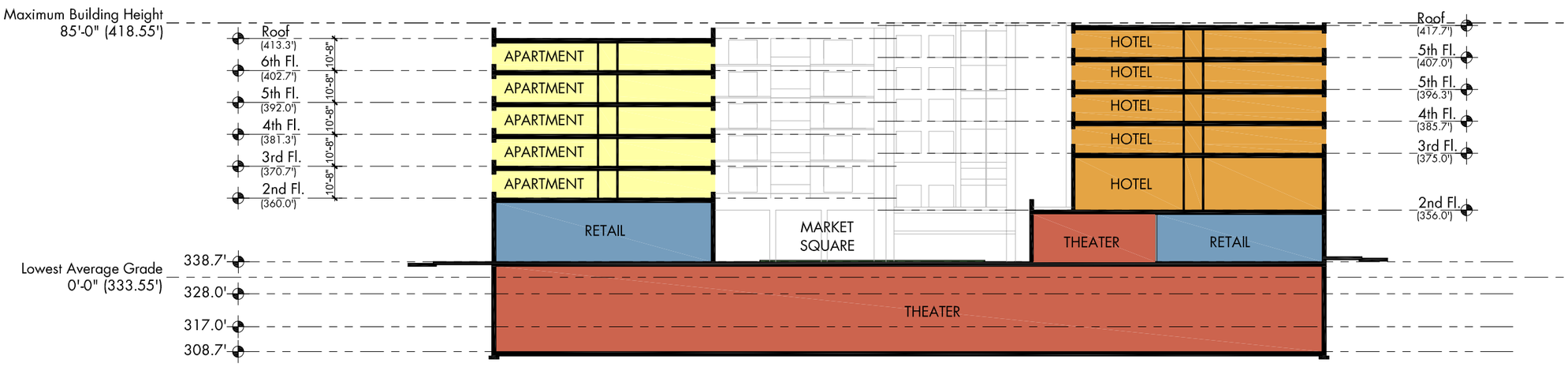


KEY PLAN
N.T.S.



SITE SECTION D-D
1" = 40'-0"

A3.2

OFFICE
HOTEL
APARTMENTS
RETAIL
THEATER
PARKING

SPECTRUM development LLC
GTM
GTM ARCHITECTS

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ENTRY TO MASON ROW FROM W. BROAD ST
N.T.S.

A4.0

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MASON LANE & MARKET SQUARE
N.T.S.

A4.1

SPECTRUM development LLC
GTM
GTM ARCHITECTS

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MASON LANE & MARKET SQUARE
N.T.S.

A4.2

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ENTRY FROM PARK AVENUE
N.T.S.

A4.3

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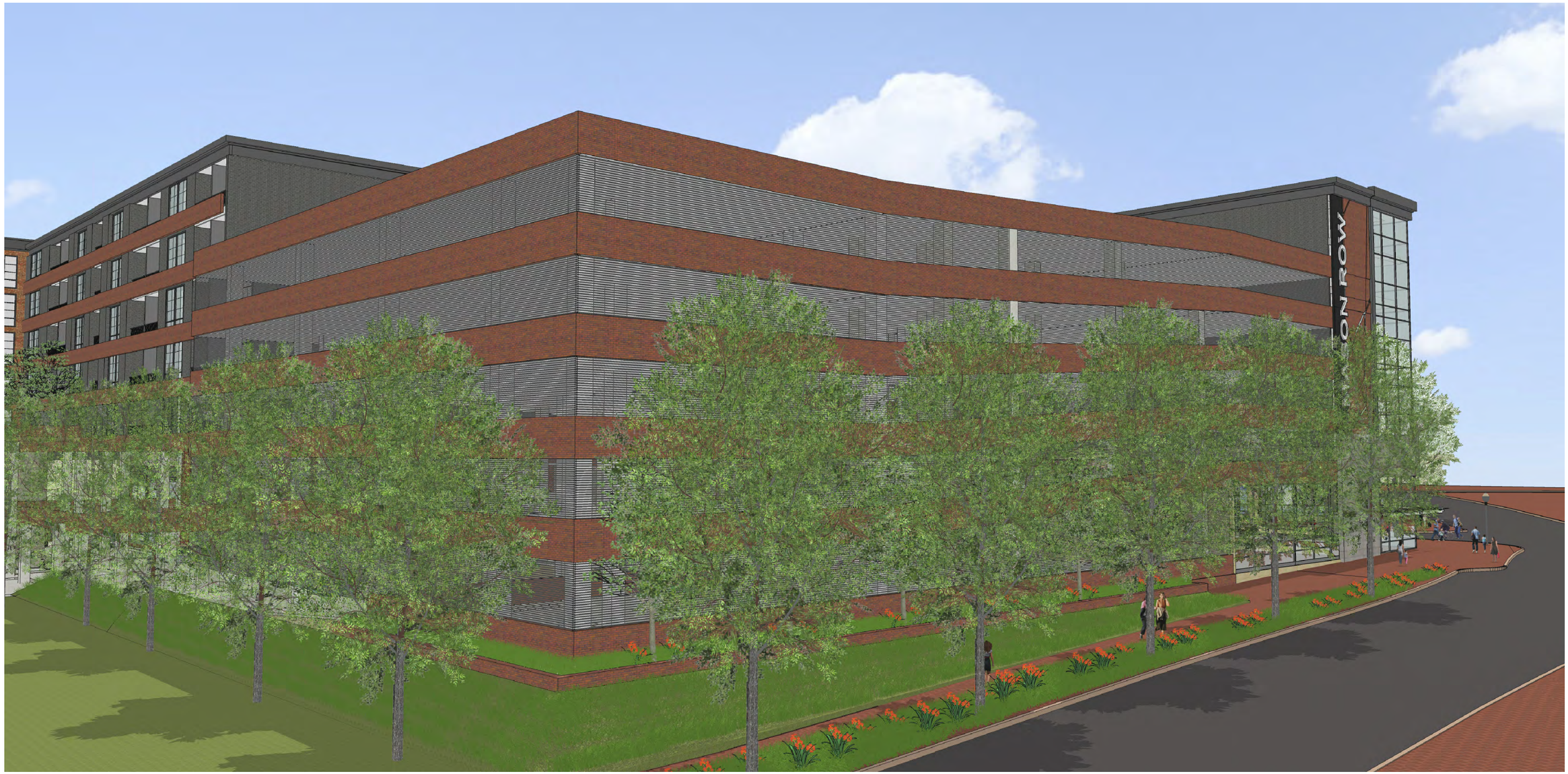

PARKING GARAGE

N.T.S.

A4.4

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