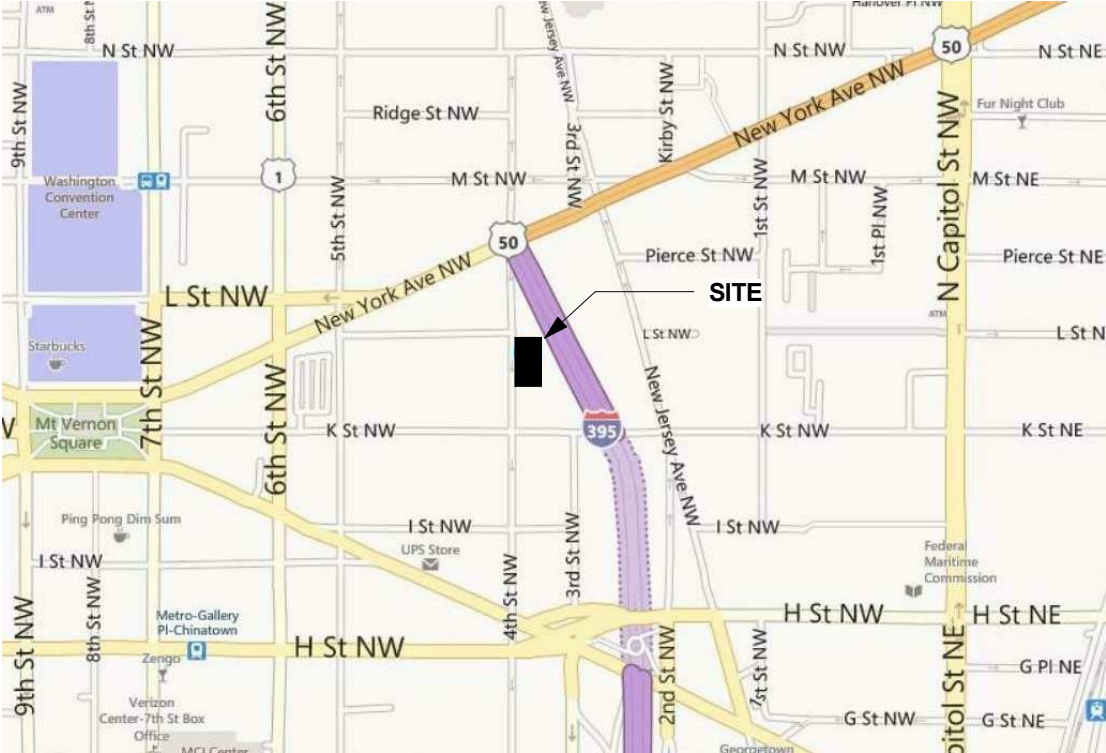


Exhibit C

Architectural Plans and Elevations



LOCATION MAP

DEVELOPER:
ELLISDALE CONSTRUCTION & DEVELOPMENT

LAND USE COUNSEL:
HOLLAND & KNIGHT

ARCHITECT:
BKV GROUP

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G-001	ZONING TABLE
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G-003	SITE PLAN
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A-101	LEVEL 1 - GROUND FLOOR
A-102	LEVEL 2 THRU 9 - TYPICAL FLOOR PLAN
A-103	LEVEL 10 - FLOOR PLAN
A-104	ROOF PLAN
A-401	BUILDING ELEVATIONS
A-402	BUILDING ELEVATIONS
A-403	BUILDING ELEVATIONS
A-404	BUILDING ELEVATIONS

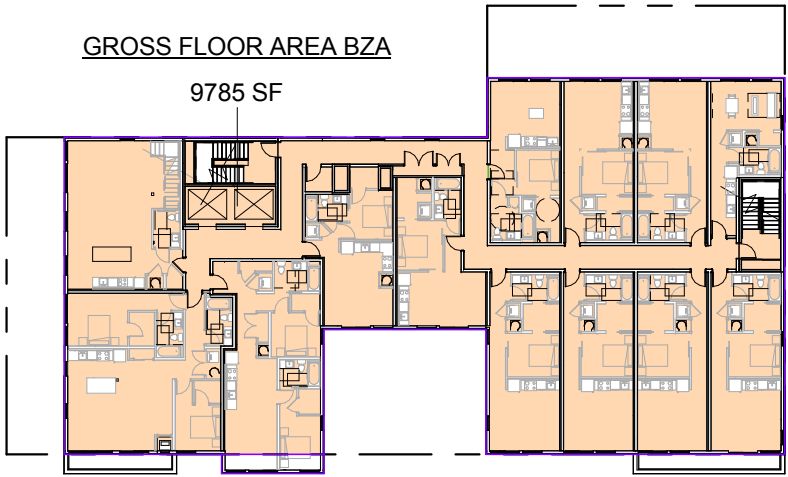
1031 4TH STREET NW

BZA APPLICATION
APRIL 29, 2014

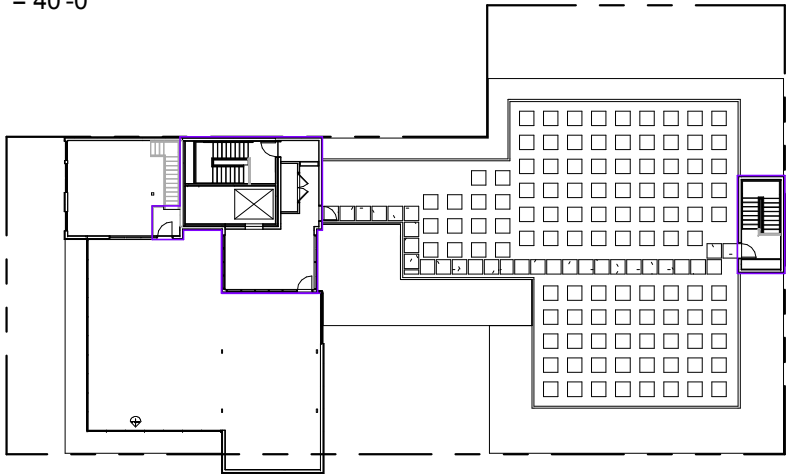
ZONING TABULATIONS				
Revised 4/28/14				
DCRM, TITLE 11 ZONING CLASSIFICATION	DD/C-2-C			
ALLOWABLE FAR	C-2-C	6.0		
	DD Overlay	8.0		
	Total	8.0		
FAR CALCULATIONS	LEVEL P-1	0		
	LEVEL 1	10,530		
	LEVEL 2	9,785		
	LEVEL 3	9,785		
	LEVEL 4	9,785		
	LEVEL 5	9,785		
	LEVEL 6	9,785		
	LEVEL 7	9,785		
	LEVEL 8	9,785		
	LEVEL 9	9,785		
	LEVEL 10	9,785		
	ROOF	0		
GROSS FLOOR AREA		98,595		
LOT AREA		12,379		
FAR PROVIDED		7.96	UNLIMITED FAR PER 1706.7 9 (b)	
LOT OCCUPANCY ALLOWABLE		80%		
LOT OCCUPANCY PROVIDED		80%		
BUILDING HEIGHT ALLOWABLE		100'		
BUILDING HEIGHT PROVIDED		100'		
PENTHOUSE HEIGHT ALLOWABLE		18'-6"		
PENTHOUSE HEIGHT PROVIDED		15'-0", 12'-0", & 9'-6"	RELIEF REQUESTED FOR ROOF STRUCTURES OF UNEQUAL HEIGHT	
PENTHOUSE AREA ALLOWABLE (.37 FAR)		4,580		
PENTHOUSE AREA PROVIDED		1,062		
ROOF STRUCTURES		(2) ROOF STRUCTURES	RELIEF REQUESTED FOR MULTIPLE ROOF STRUCTURES	
		1:1 SETBACK	RELIEF REQUESTED FOR 1:1 SETBACK OF ROOF STRUCTURES	
REAR YARD REQUIRED		15' min.		
REAR YARD PROVIDED		0'	RELIEF REQUESTED FOR REAR YARD SETBACK	
SIDE YARD REQUIRED		2" per 1' height @ 16'-8"		
SIDE YARD PROVIDED		12'	RELIEF REQUESTED FOR SIDE YARD REQUIREMENT	
OPEN COURTS ALLOWABLE		N.A.		
OPEN COURTS PROVIDED		(1) @ WEST ELEVATION		
CLOSED COURTS ALLOWABLE		N.A.		
CLOSED COURTS PROVIDED		N.A.		
PARKING				
RETAIL (IN EXCESS OF 3,000 SF, 1 SPACE PER 750 SF)	5,890	4		
RESIDENTIAL (1 per 4 UNITS)	124	31		
	REQUIRED:	35		
	PROVIDED:	25	RELIEF REQUESTED FOR 10 SPACES	
LOADING				
RETAIL REQUIRED:	0			
RESIDENTIAL REQUIRED:	(1) 55' DEEP LOADING BERTH		RELIEF REQUESTED TO ELIMINATE (1) 55' DEEP LOADING BERTH	
	(1) 200 SF PLATFORM		RELIEF REQUESTED TO ELIMINATE (1) 200 SF PLATFORM	
	(1) 20' DEEP SERVICE DELIVERY SPACE		RELIEF REQUESTED TO ELIMINATE (1) 20' DEEP LOADING SPACE	

Area Summary Schedule (Gross Floor Area)		
Level	Area	Name
Level 01	10530 SF	GROSS FLOOR AREA BZA
Level 02	9785 SF	GROSS FLOOR AREA BZA
Level 03	9785 SF	GROSS FLOOR AREA BZA
Level 04	9785 SF	GROSS FLOOR AREA BZA
Level 05	9785 SF	GROSS FLOOR AREA BZA
Level 06	9785 SF	GROSS FLOOR AREA BZA
Level 07	9785 SF	GROSS FLOOR AREA BZA
Level 08	9785 SF	GROSS FLOOR AREA BZA
Level 09	9785 SF	GROSS FLOOR AREA BZA
Level 10	9785 SF	GROSS FLOOR AREA BZA

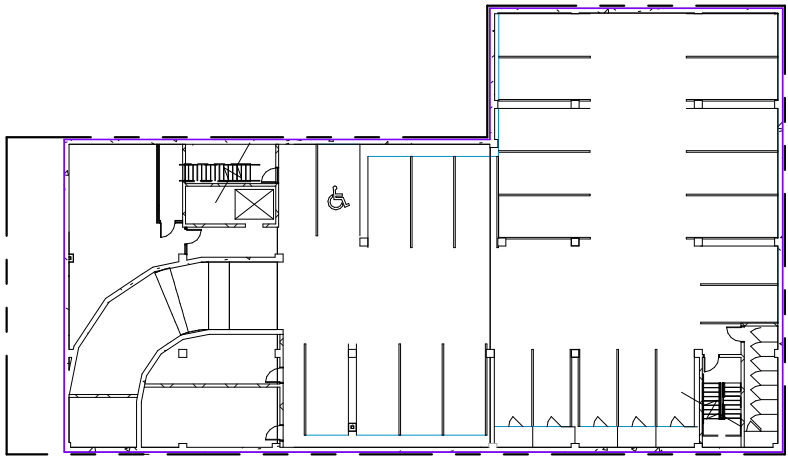
TOTAL: 98,595 SF



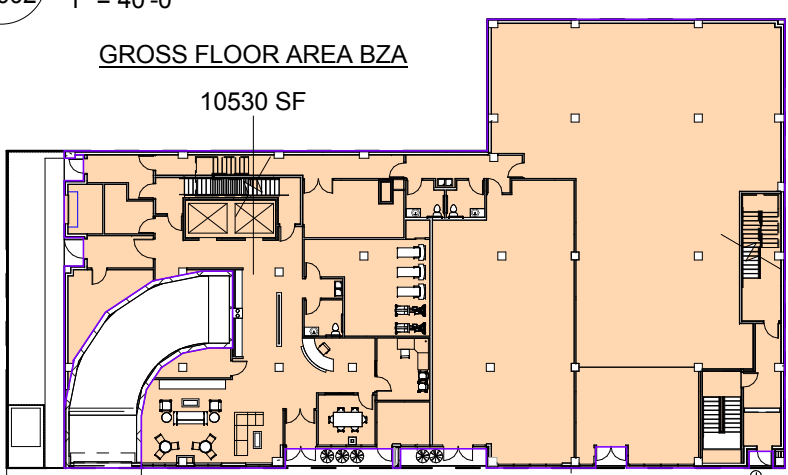
4 BZA Level 10
G-002 1" = 40'-0"



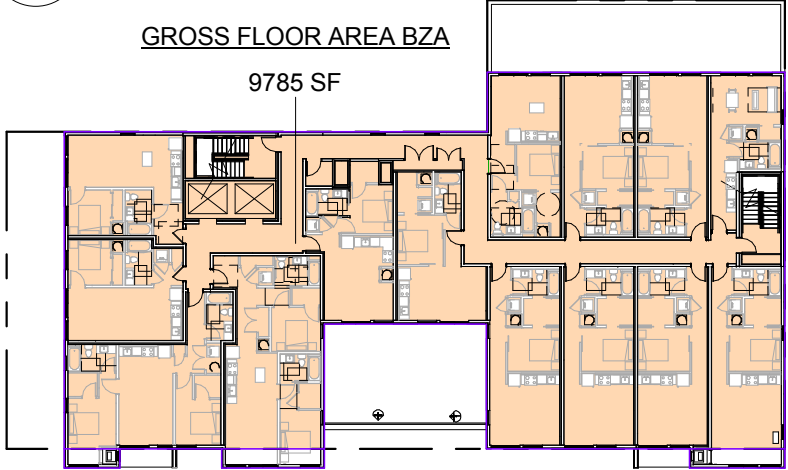
5 BZA Roof Level
G-002 1" = 40'-0"



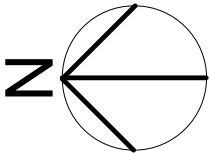
1 BZA Level P1
G-002 1" = 40'-0"

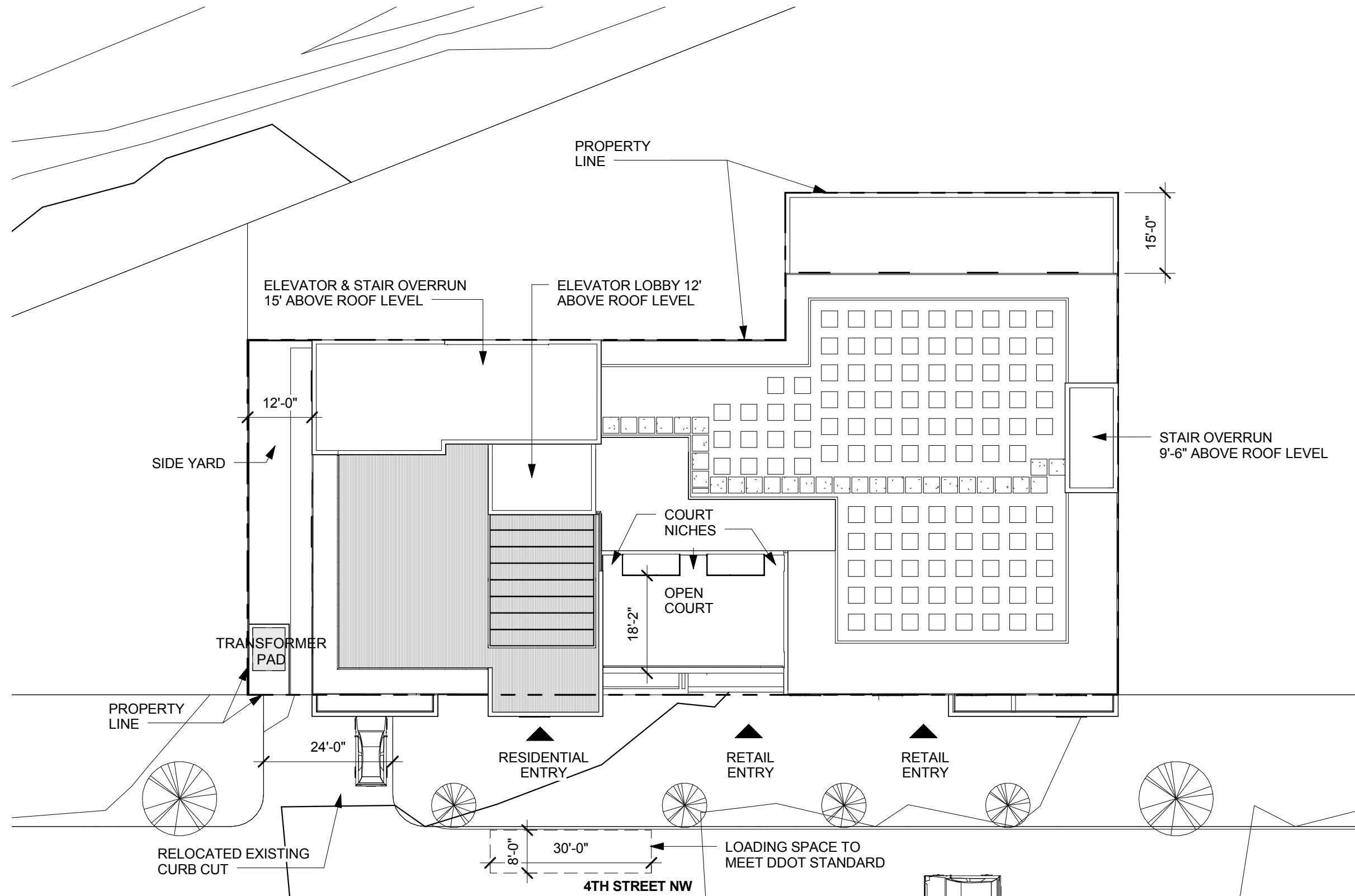


2 BZA Level 01
G-002 1" = 40'-0"



3 BZA Level 02-09
G-002 1" = 40'-0"





1
G-003

BZA ARCHITECTURAL SITE PLAN

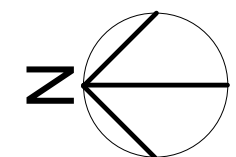
1" = 20'-0"

4th & L Street NW

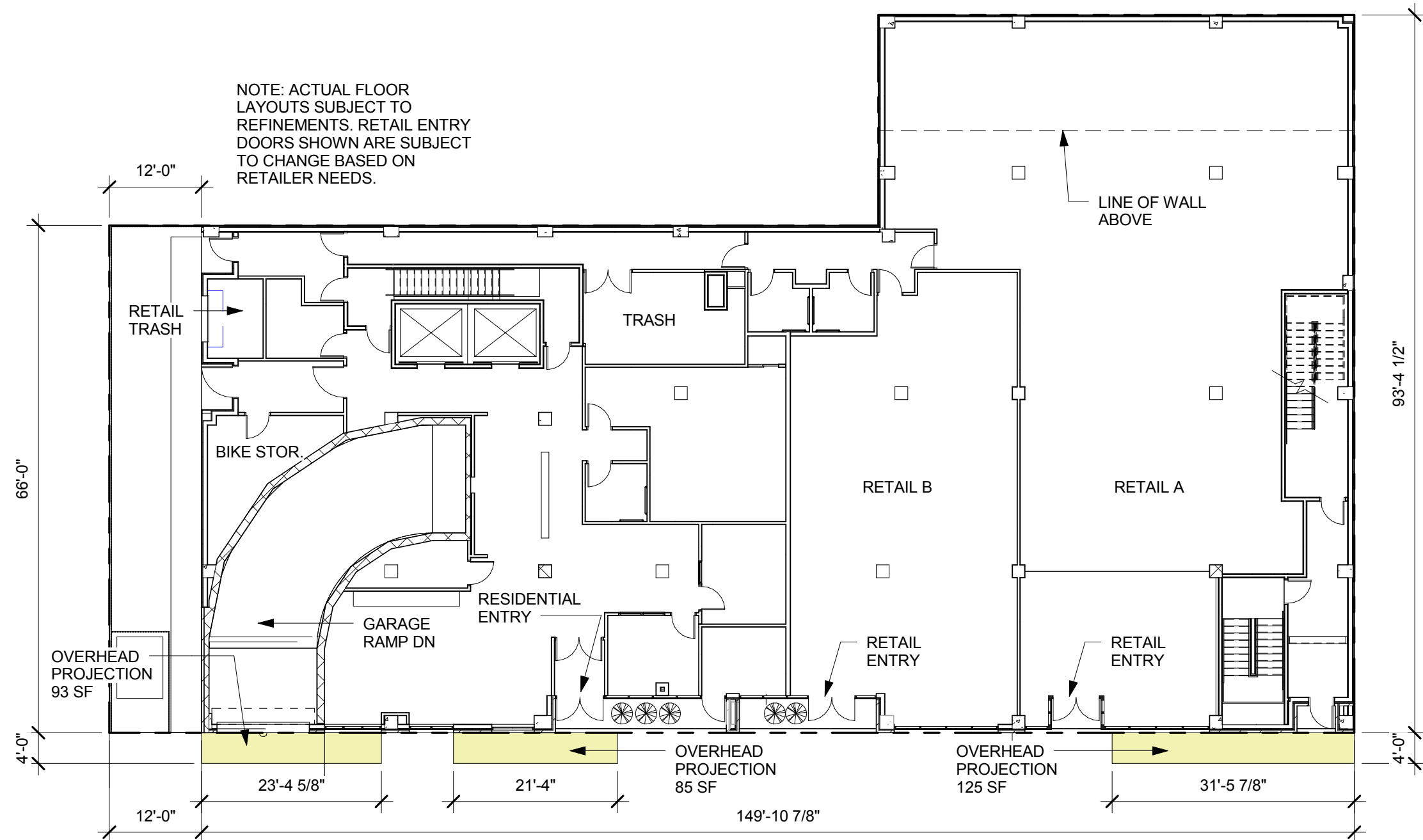
04/29/2014

Scale 1" = 20'-0"

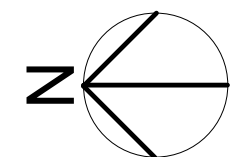
G003 - SITE PLAN

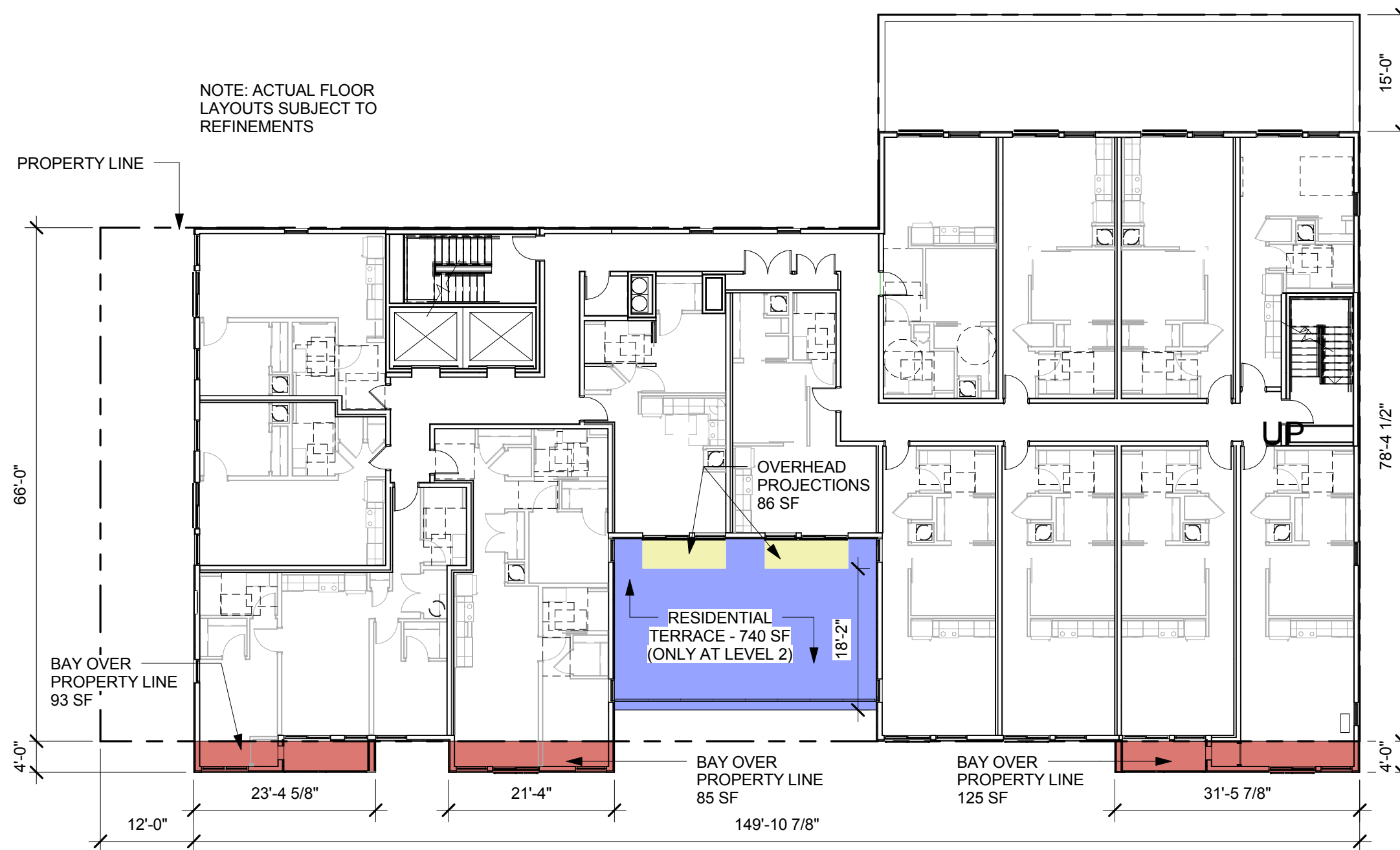


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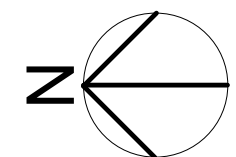


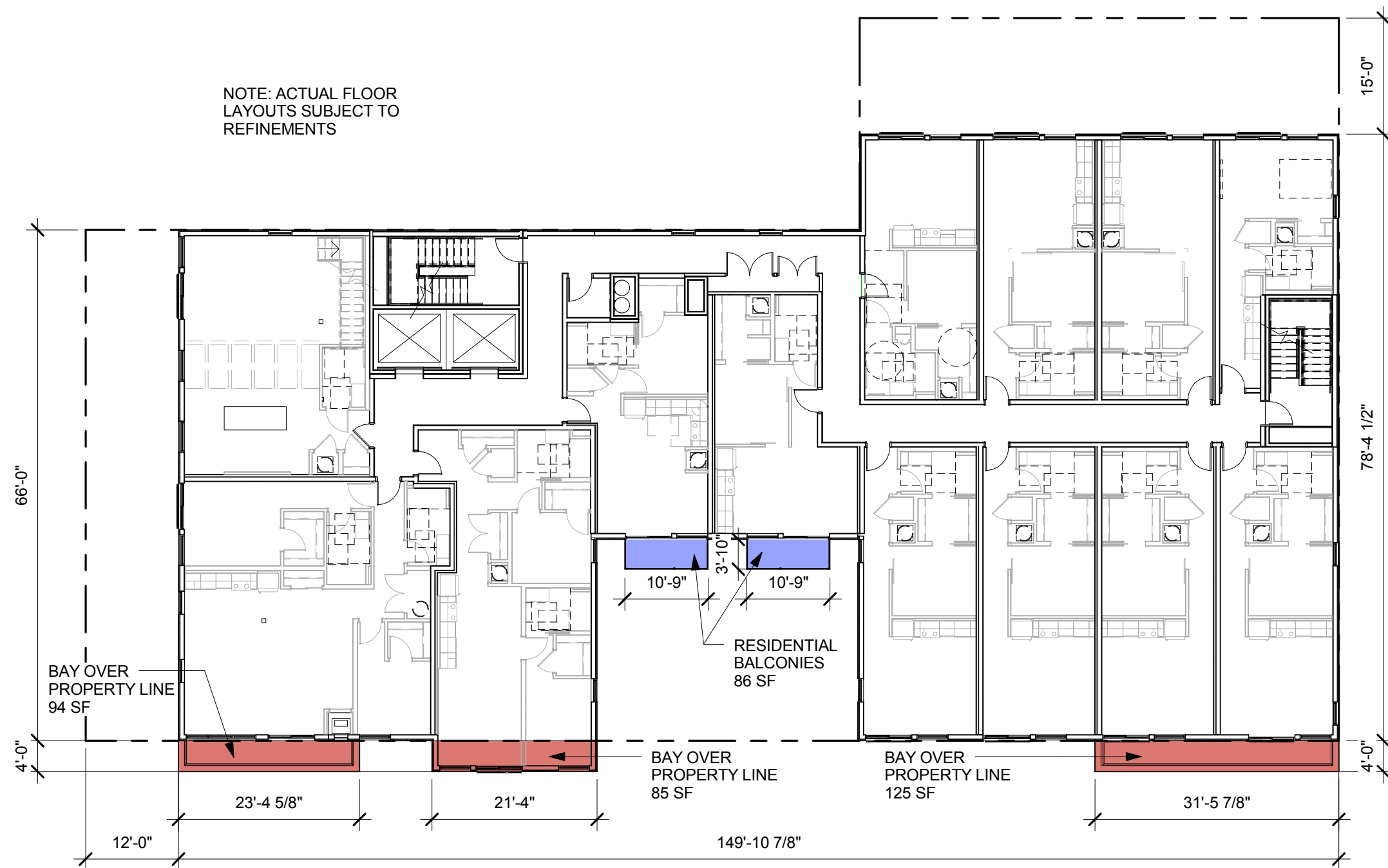
1
A-101
BZA PLAN LEVEL 1
1/16" = 1'-0"





1 BZA PLAN LEVEL 2 THRU 9
A-102 1/16" = 1'-0"

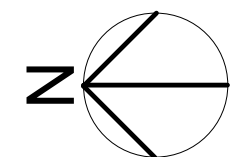




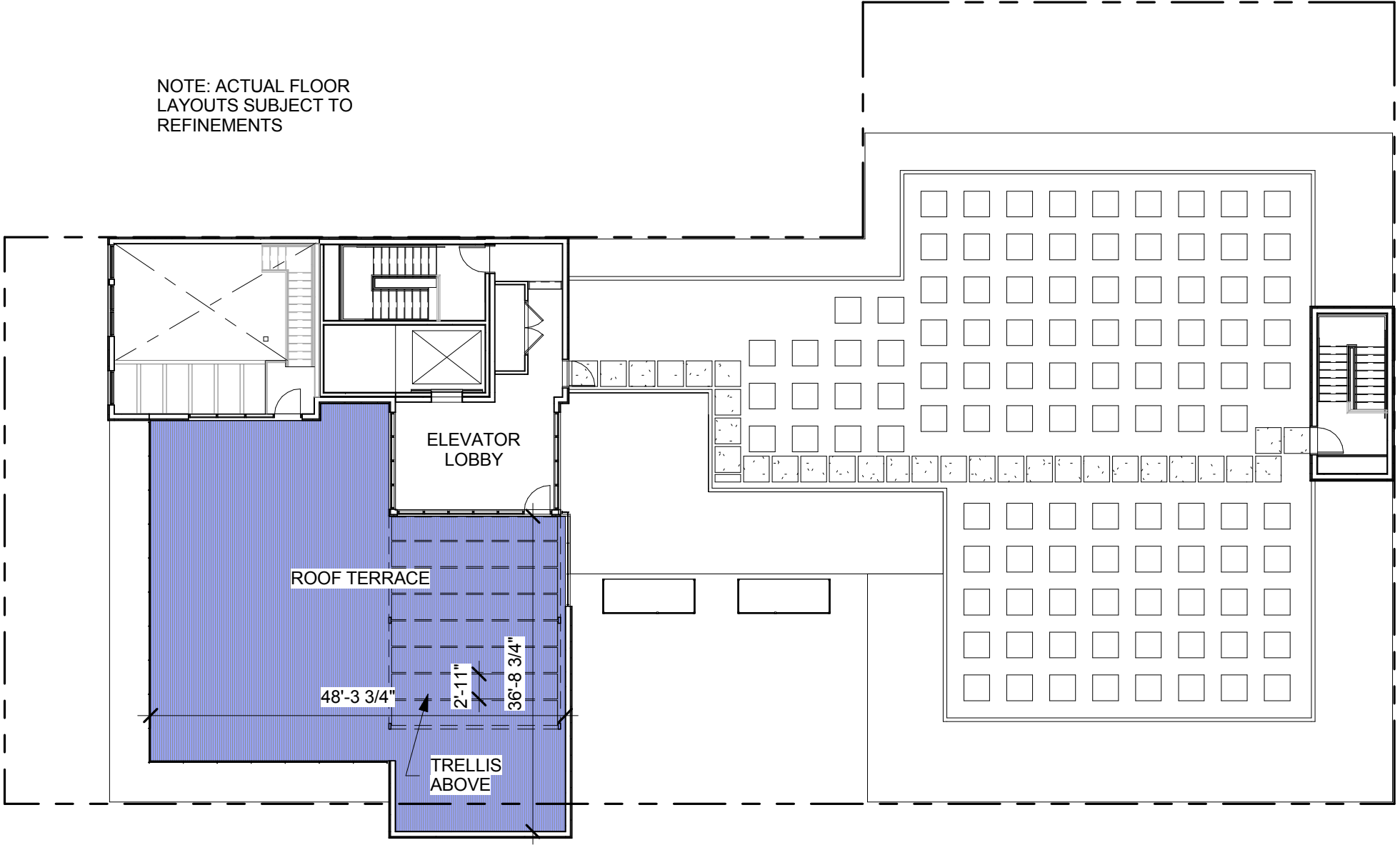
1
A-103

BZA PLAN LEVEL 10

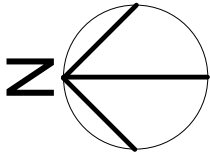
1/16" = 1'-0"



NOTE: ACTUAL FLOOR
LAYOUTS SUBJECT TO
REFINEMENTS



1 BZA PLAN ROOF LEVEL
A-104 1/16" = 1'-0"





1
A-401

BZA WEST ELEVATION

1/16" = 1'-0"

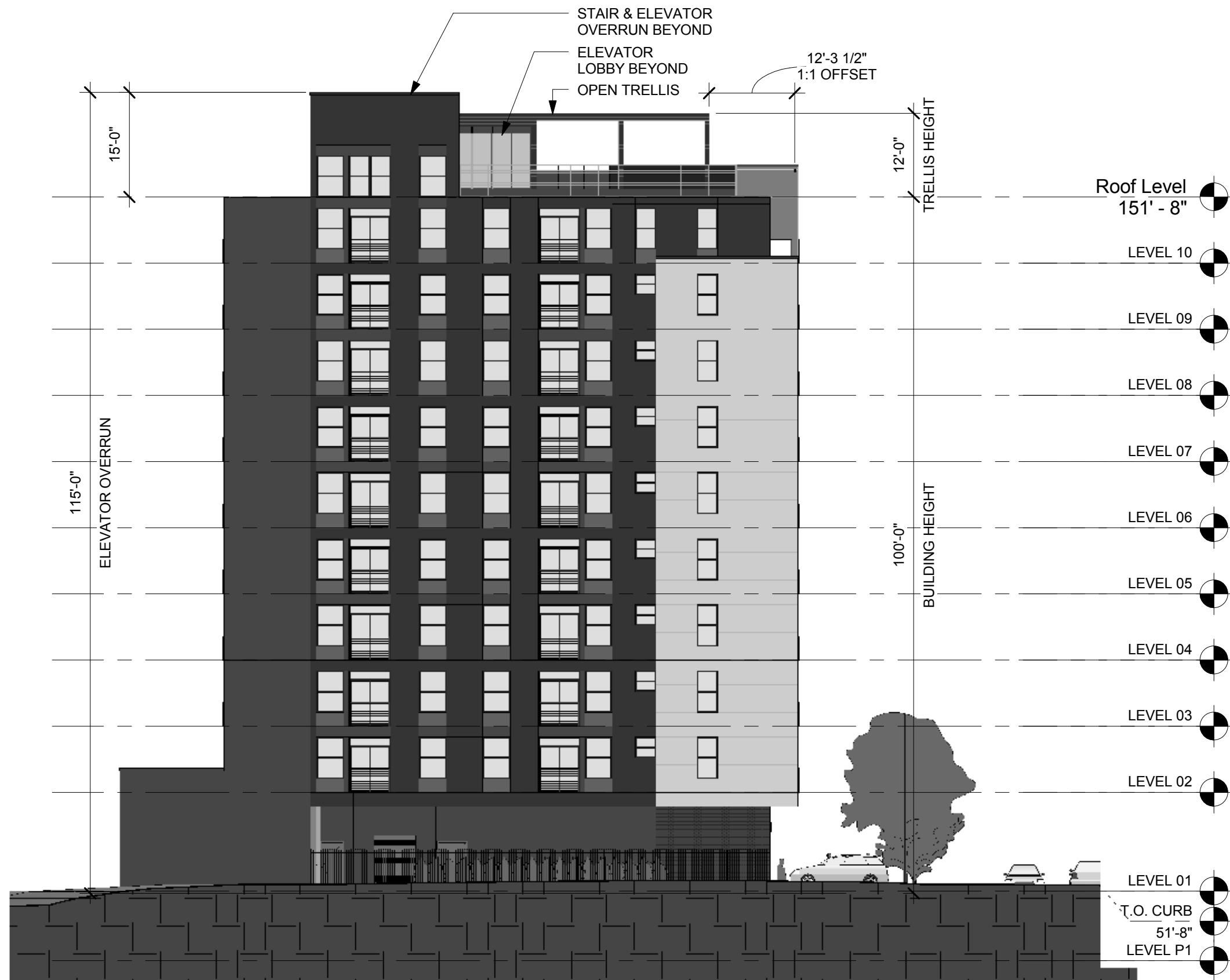
4th & L Street NW

A401 - BUILDING ELEVATION

04/29/2014

Scale 1/16" = 1'-0"

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1
A-402

BZA NORTH ELEVATION

1/16" = 1'-0"



1
A-403

BZA EAST ELEVATION

1/16" = 1'-0"

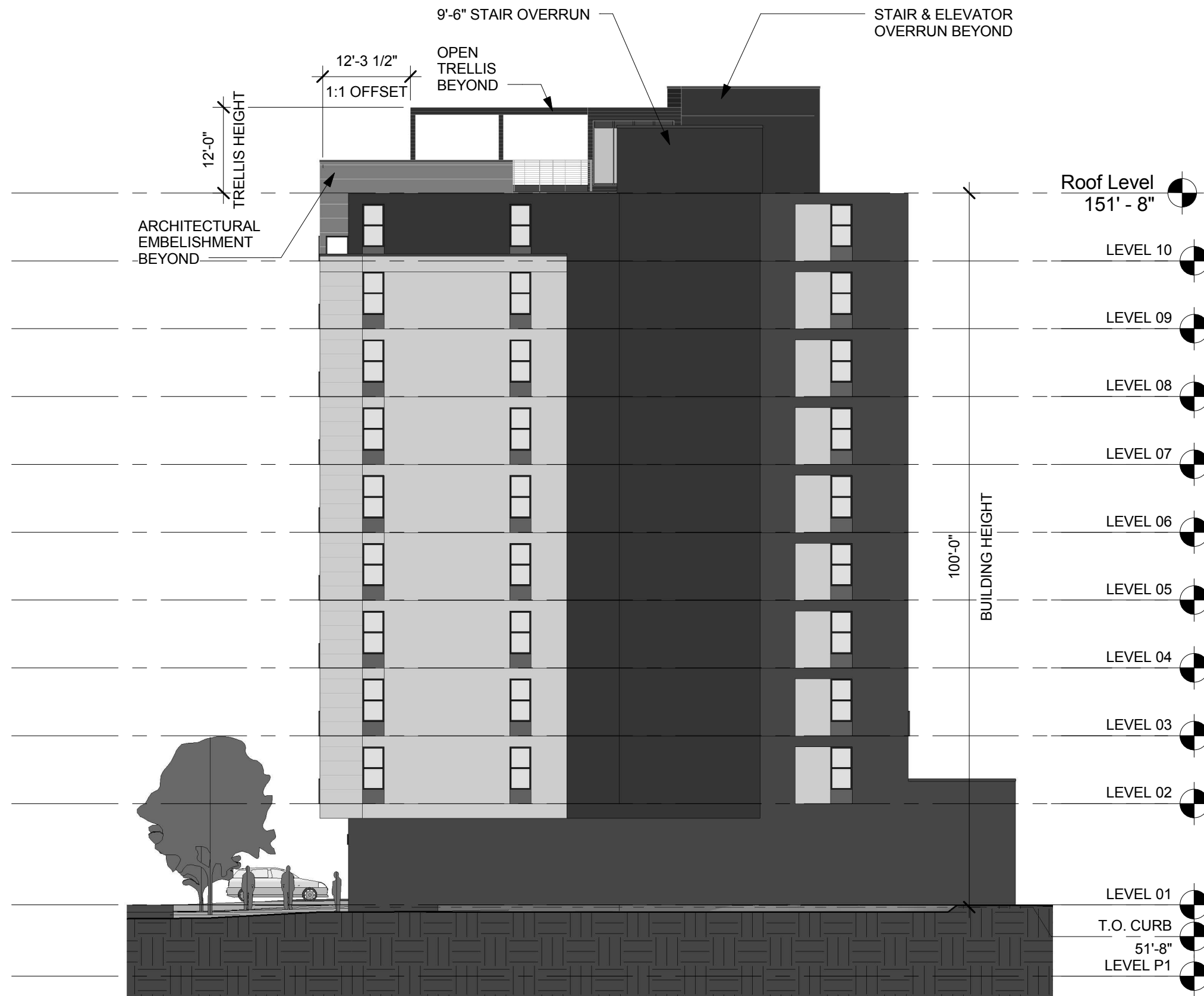
4th & L Street NW

A403 - BUILDING ELEVATION

04/29/2014

Scale 1/16" = 1'-0"

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1
A-404

BZA SOUTH ELEVATION

1/16" = 1'-0"

4th & L Street NW

04/29/2014

Scale 1/16" = 1'-0"

A404 - BUILDING ELEVATION

BKV
GROUP