

EXHIBIT A

3701 NEW HAMPSHIRE AVE., NW

Square: 3030 Lot: 805

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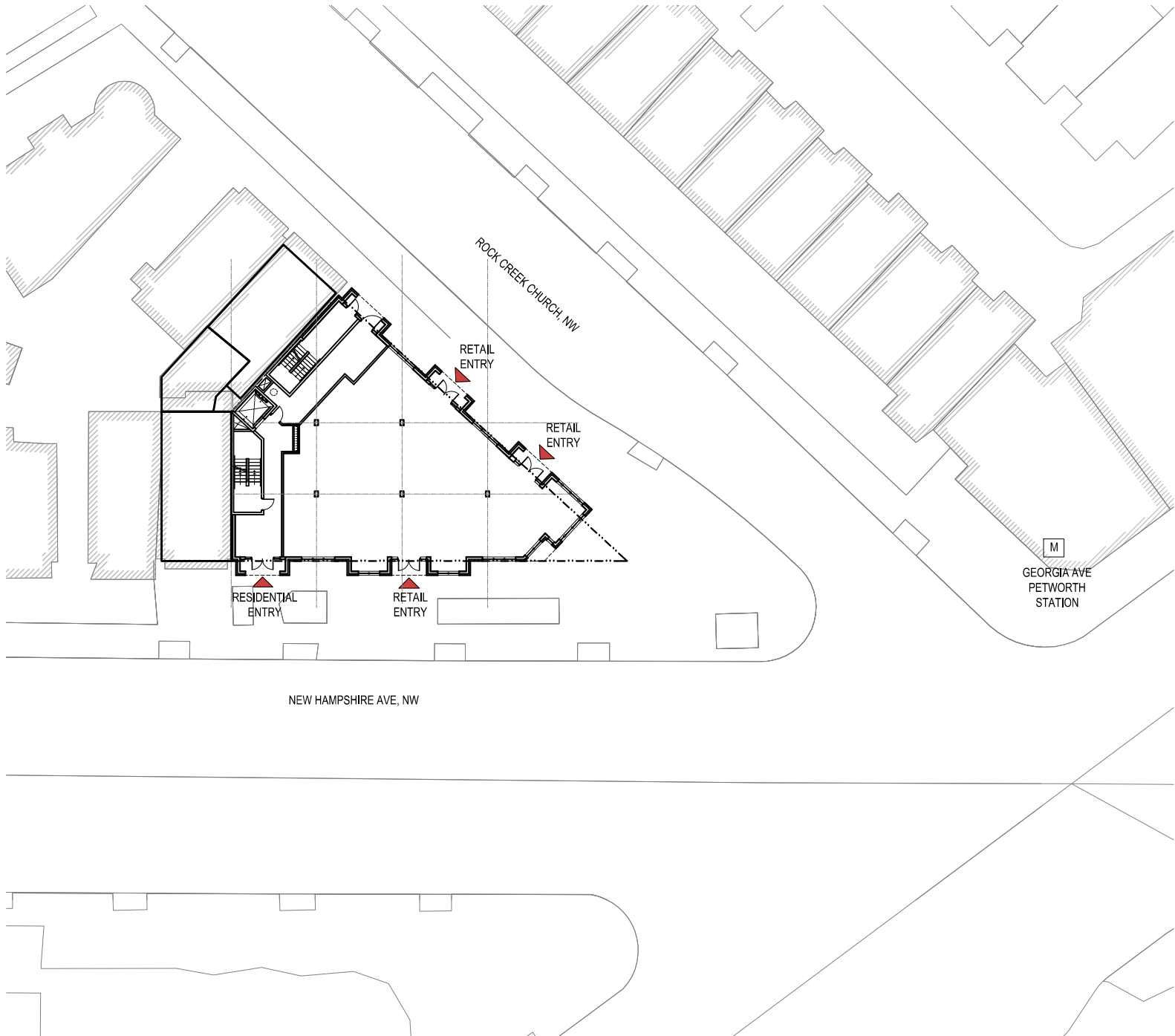


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COVER SHEET A0.0

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w:\15-0011_3701 new hampshire ave m\drawings\sheet\15-0011_001 zoning and site plan.dwg



1 SITE PLAN
SCALE: 1" = 40'-0"

07/21/2015

ZONING REQUIREMENTS	REQUIRED / ALLOWED		PROVIDED	
Zoning District	C-3-A / Georgia Ave Overlay		C-3-A / Georgia Ave Overlay	
Lot Area (Lots 805)	4,772		4,772	
Lot Occupancy Ground Floor Retail	100%	4,772	96%	4,564
Lot Occupancy 2nd Floor (Gross SF 4,564 SF)	80%	3,818	96%	4,569
80% w/IZ			BZA Relief Needed	
Total Permitted FAR w/IZ 4.8, PH .4	4.8	22,906	4.8	22,840
	0.4	1,909	0.4	1,892
Height- 65'-0" with IZ, 5'-0" bonus in GA Overlay due to ground floor 14'-0" height.	70'-0"		64'-1"	
Courts	Ground floor retail- width 3" per foot, not less than 12'-0". Typical floor residential- 4" per foot, not less than 15'-0".		None	
Side Yard Setback	None required. If provided 2" per 1'-0" of height, not less than 6'-0"		None	
Rear Yard Setback	2-1/2" per foot, from middle rear to highest point of roof or parapet but not less than 12'-0". Through lot measured center line of street abutting rear. Required 14'-6".		40'-0" Measured from center line of Rock Creek Church	
Penthouse Height	18'-6"		10'-8"	
Residential Parking	1 space per 2 units, (21 Units/2). Required 11.		None provided BZA Relief Needed for 11	
Retail Parking	In excess of 3,000 SF, 1 for each 300 SF of GFA. (3,428-3000= 428/300) Required 2.		None provided BZA Relief Needed for 2	
Residential Loading Berth, Platform, Space	None- Less than 50 units		Not required	
Retail Loading Berth, Platform, Space	None- Retail less than 5,000 GSF		Not required	
Residential Bikes	1 space per 3 units. Required 7.		7	
Retail Bikes	5% of required parking spaces. Required 0.		Not required	
Bay Calculation New Hampshire	$((88'-0")*6)/12 + 13'-0" = 57'-0"$		49'-6"	
Bay Calculation Rock Creek Church	$((93'-0")*6)/12 + 13'-0" = 59'-6"$		58'-0"	

CIZC Application		
18. Total Gross Floor Area (all uses)		22,840
19. Total Residential Gross Floor Area (Same for all res.)		18,276
20. Total Residential Floor Area located in		
Cellar		0
Enclosed public space projections		241
21. Total Residential Gross Floor Area + Total Residential Cellar and Projection Area		18,517
22. Total Net Residential Area (Occupiable)		14,381
23. Ratio of #22 Above Divided By #21 Above		0.78
24. Total Net Residential IZ Required Not Including PH		1,489
PH IZ - 50% of PH Habitable Space		543
TOTAL IZ to be provided		2,032

IZ= Greater of Method 1 or Method 2		
Method 1 Calculation- 8% of Residential FAR		
Residential SF	18,276	
8%	1,462	
Method 2 Calculation 50% of Bonus Density		
Bonus FAR 4,772 x .8	3,818	
50%	1,909	
Multiplied by Ratio (#23)	1,489	Greater

Building GFA- Petworth			
Lot Area		4,772	
Floor	Minus Shafts	FAR Excludes Bays, Penthouse, and Cellar	GFA Includes Bays, Cellar, and Penthouse
Penthouse		See below	1,957
Fifth	64	4,569	5,023
Fourth	64	4,569	5,023
Third	64	4,569	5,023
Second	64	4,569	5,023
First- Retail		4,564	4,997
Cellar		--	4,634
Total GFA Floors 1-5		22,840	31,680
FAR Floors 1-5		4.8	
Penthouse		1,892	
FAR (PH)		0.4	

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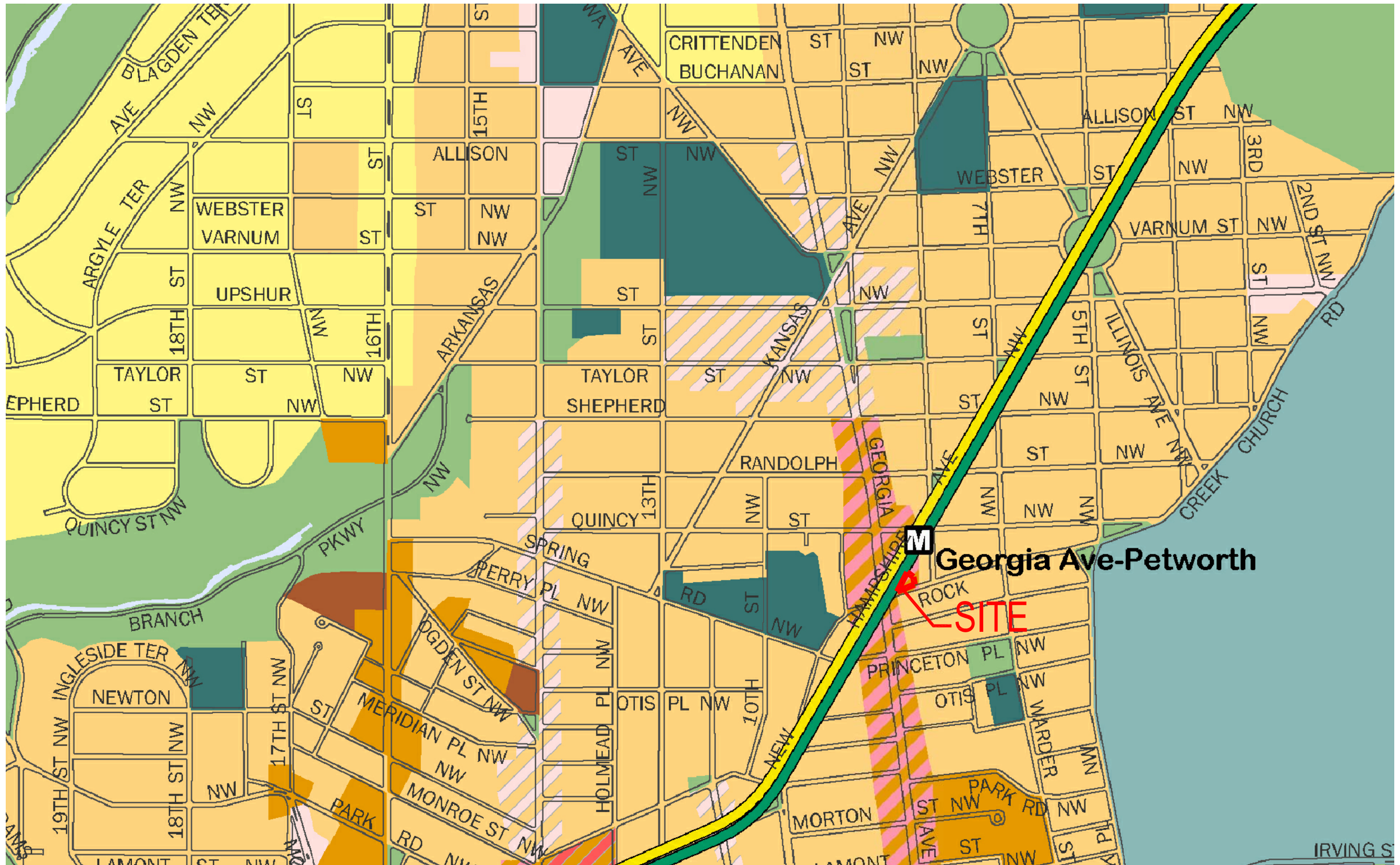


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AERIAL VIEW | A 0.2
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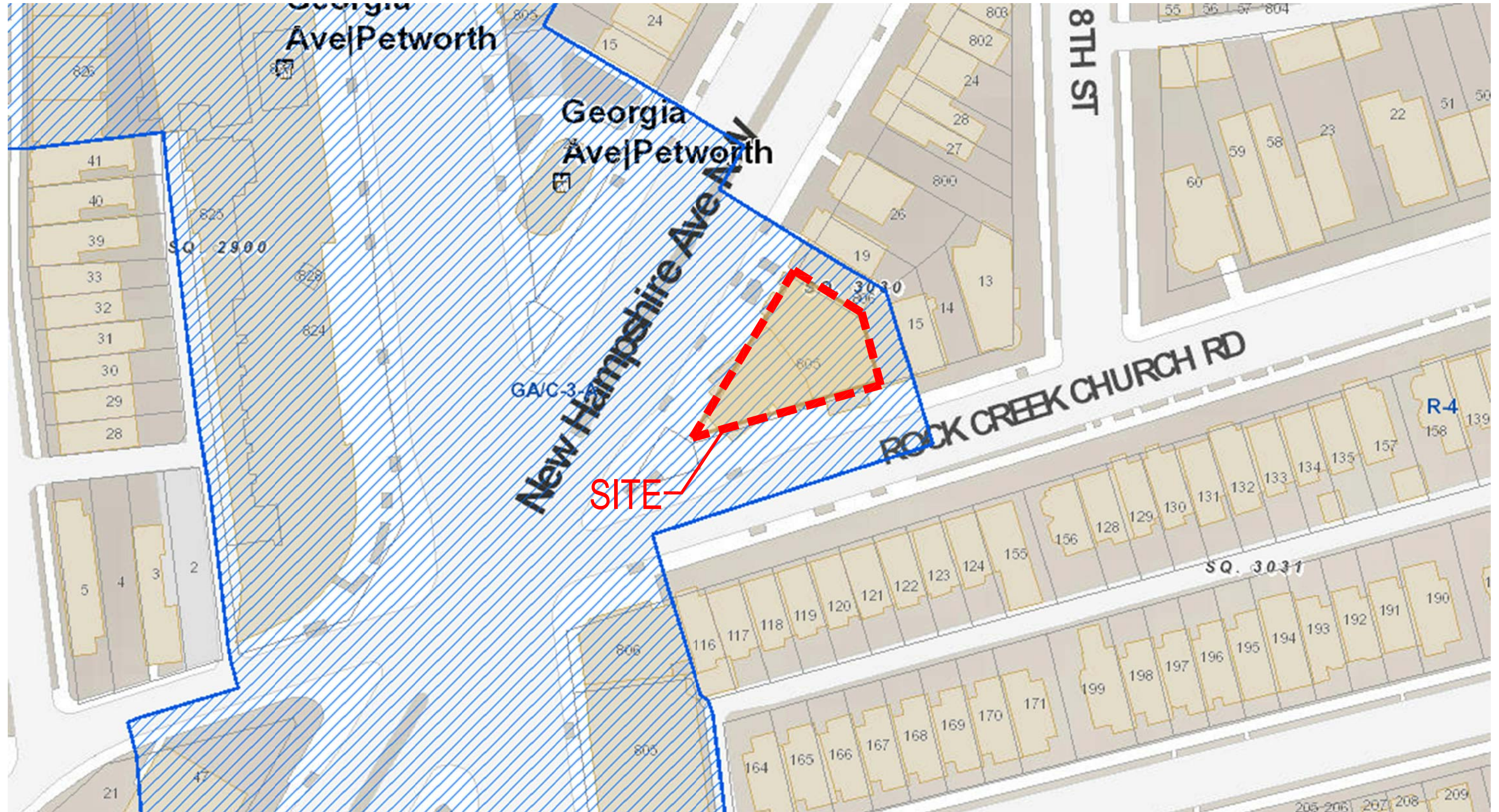
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FUTURE LAND USE MAP

A 0.4

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ZONING MAP A 0.3

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KEYPLAN



1



2



3

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CONTEXT PHOTOS

A 0.5

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KEYPLAN



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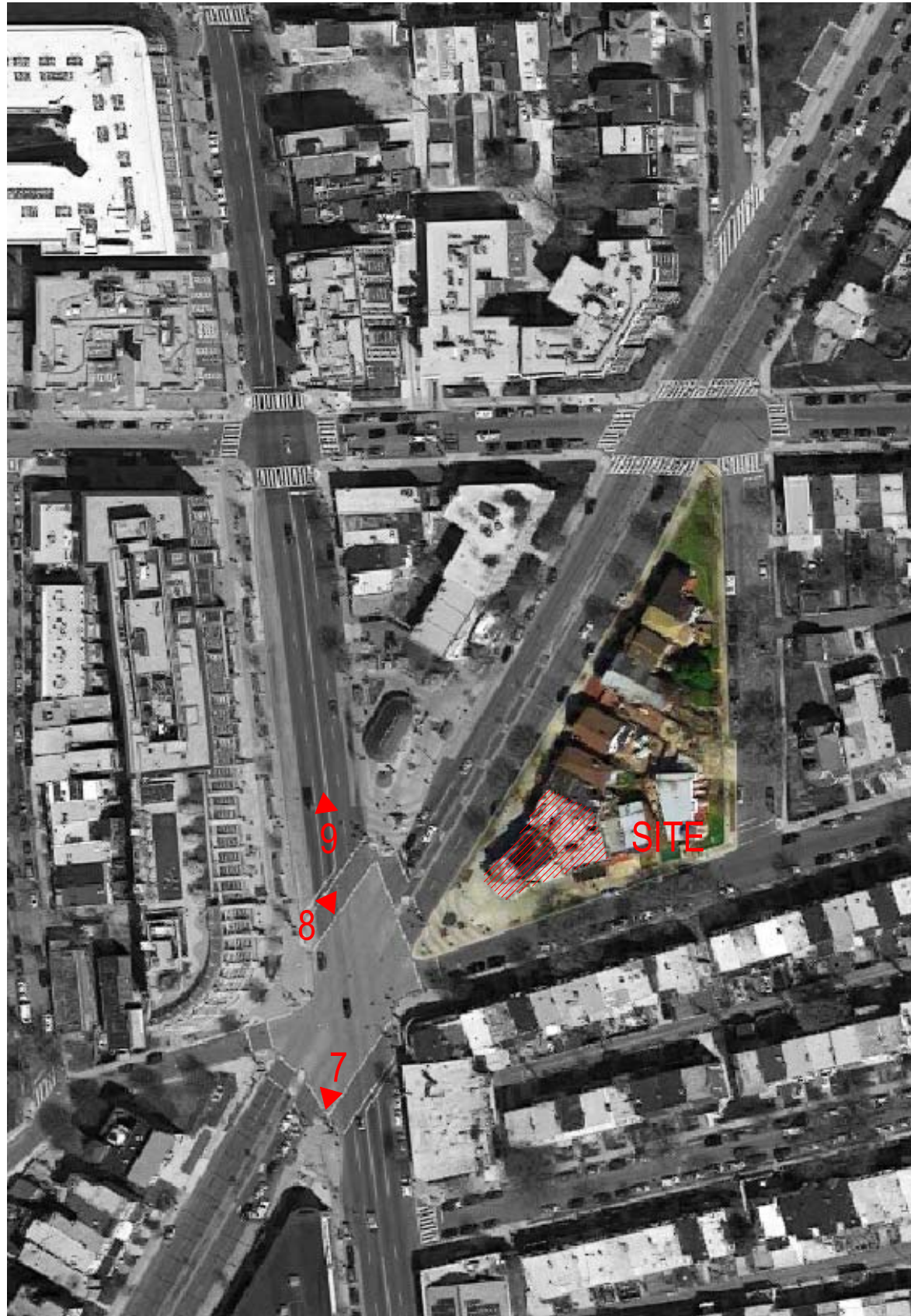
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CONTEXT PHOTOS

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KEYPLAN



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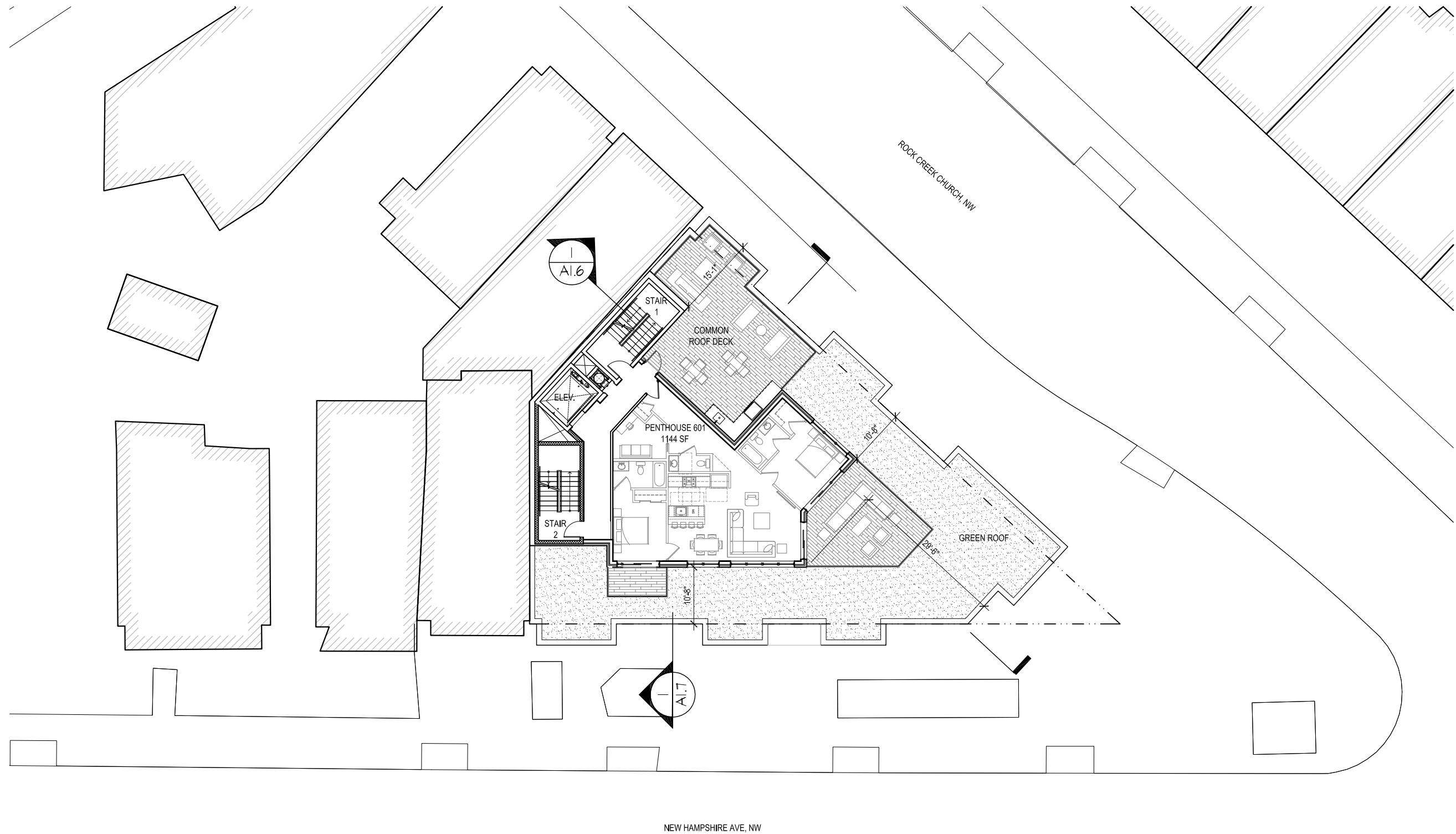


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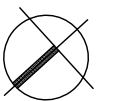
CONTEXT PHOTOS

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1 PENTHOUSE
SCALE: 1" = 20'-0"



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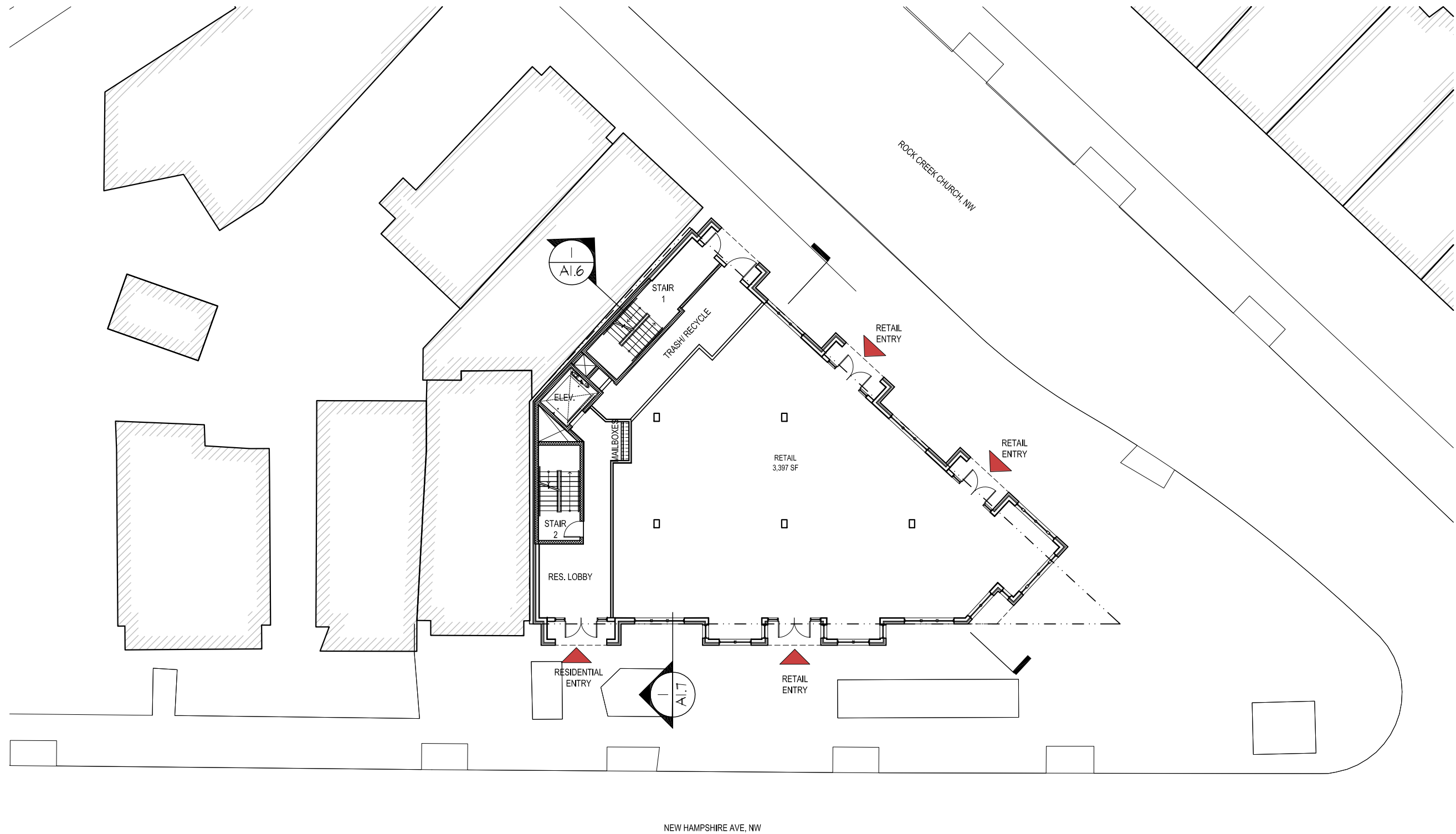
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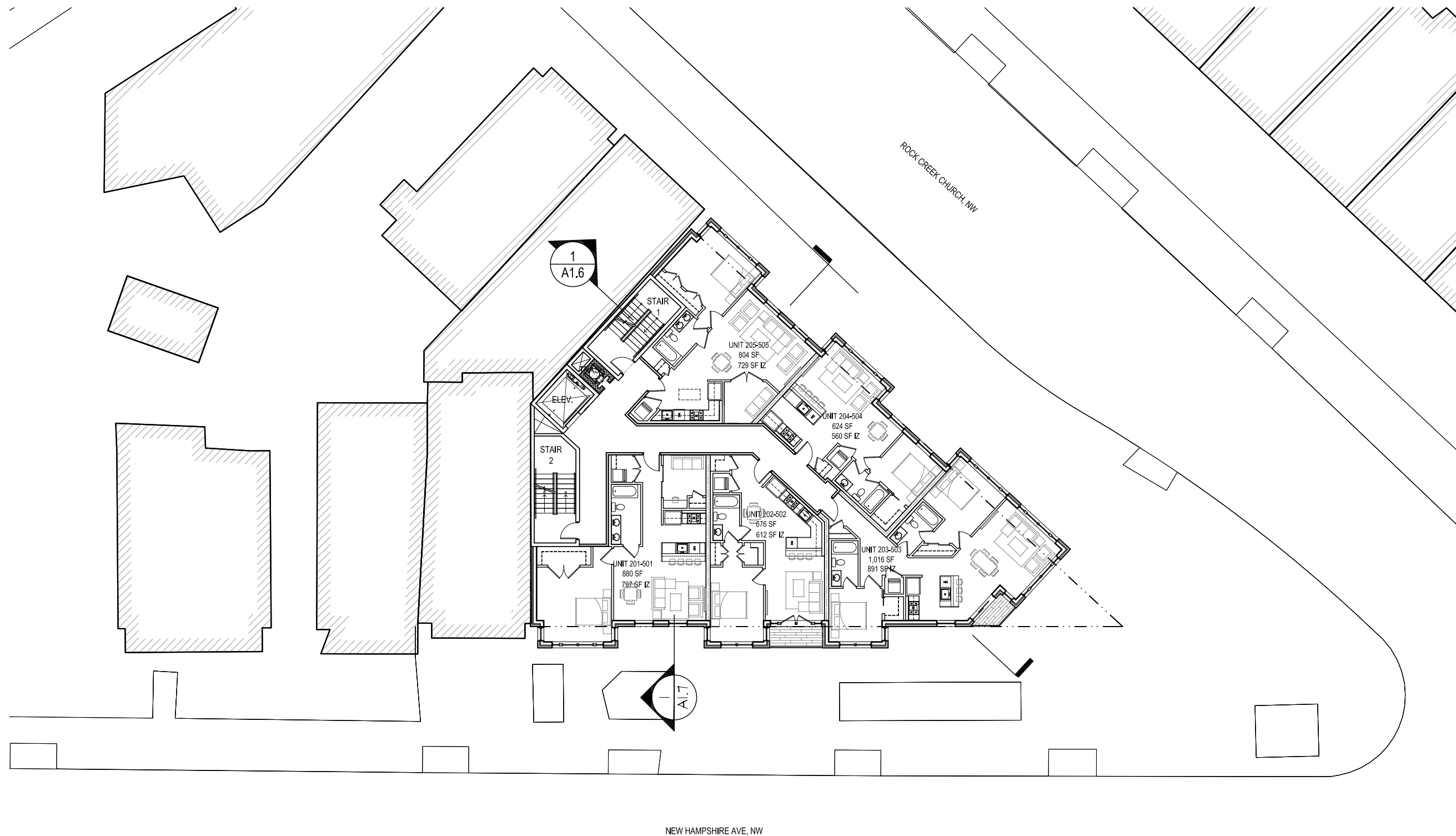
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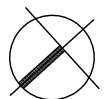
PENTHOUSE FLOOR PLAN | A1.3

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1 TYPICAL FLOOR PLAN (FLOORS 2-5)
SCALE: 1" = 20'-0"



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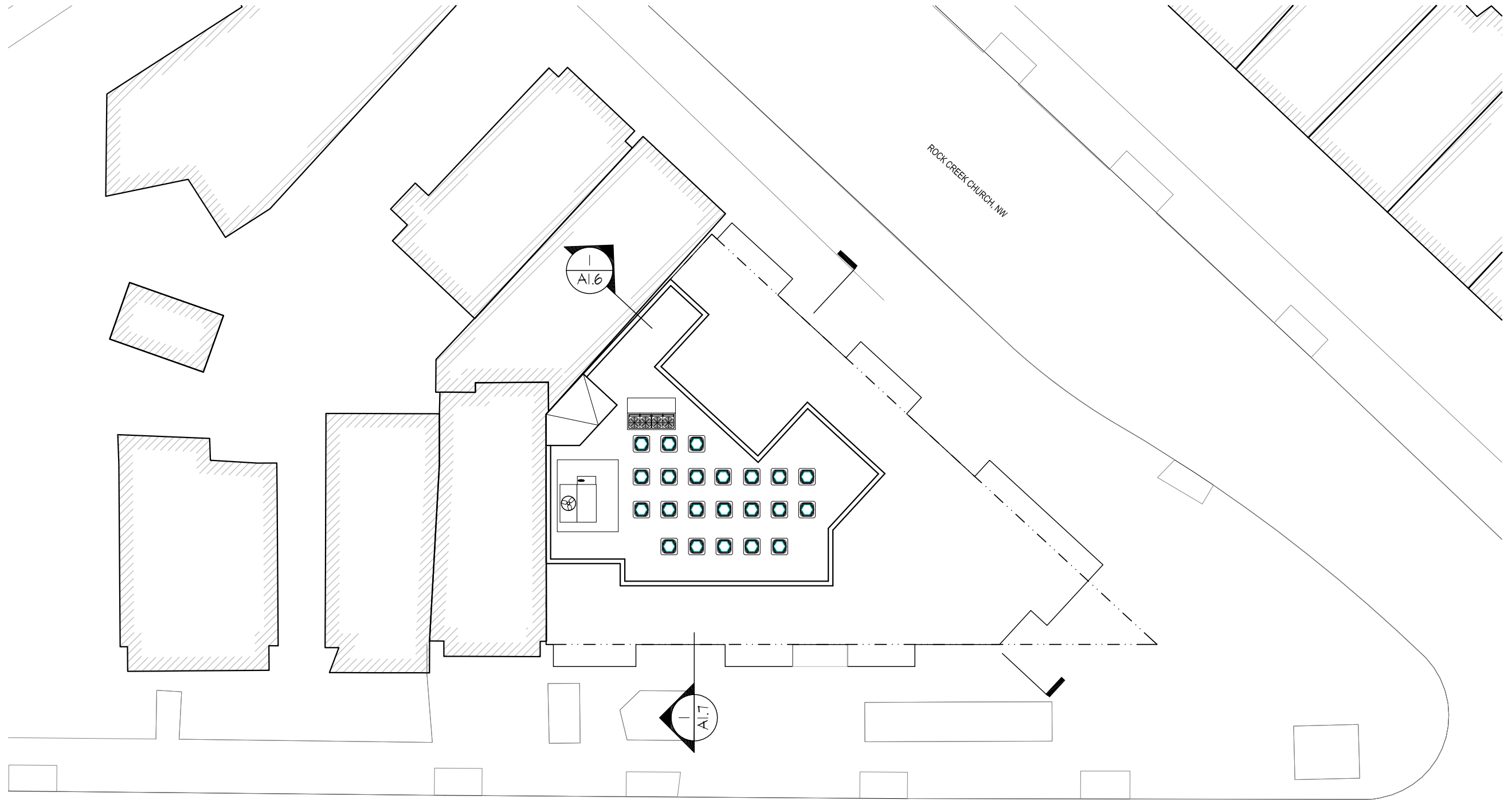
TYPICAL FLOOR PLAN (FLOORS 2-5)

A1.2

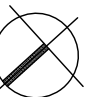
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1 ROOF PLAN
SCALE: 1" = 20'-0"



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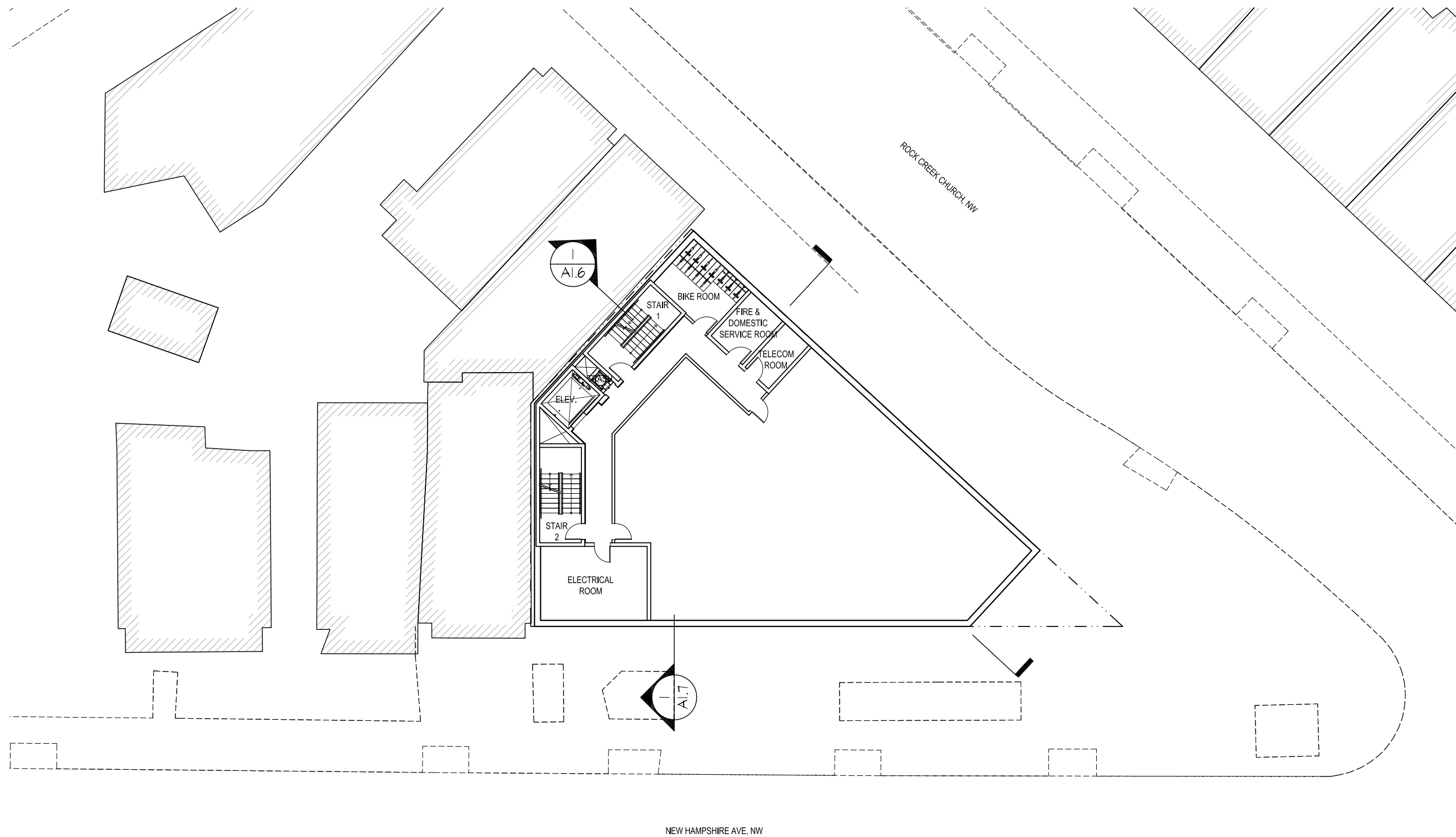
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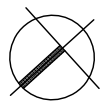
ROOF FLOOR PLAN | A1.4

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1 BASEMENT FLOOR PLAN
SCALE: 1" = 20'-0"

DISCLAIMER: USE OF LEVEL MIGHT INCLUDE RETAIL IN
THE FUTURE, BASED ON MARKET DEMAND



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BASEMENT PLAN

A1.5

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