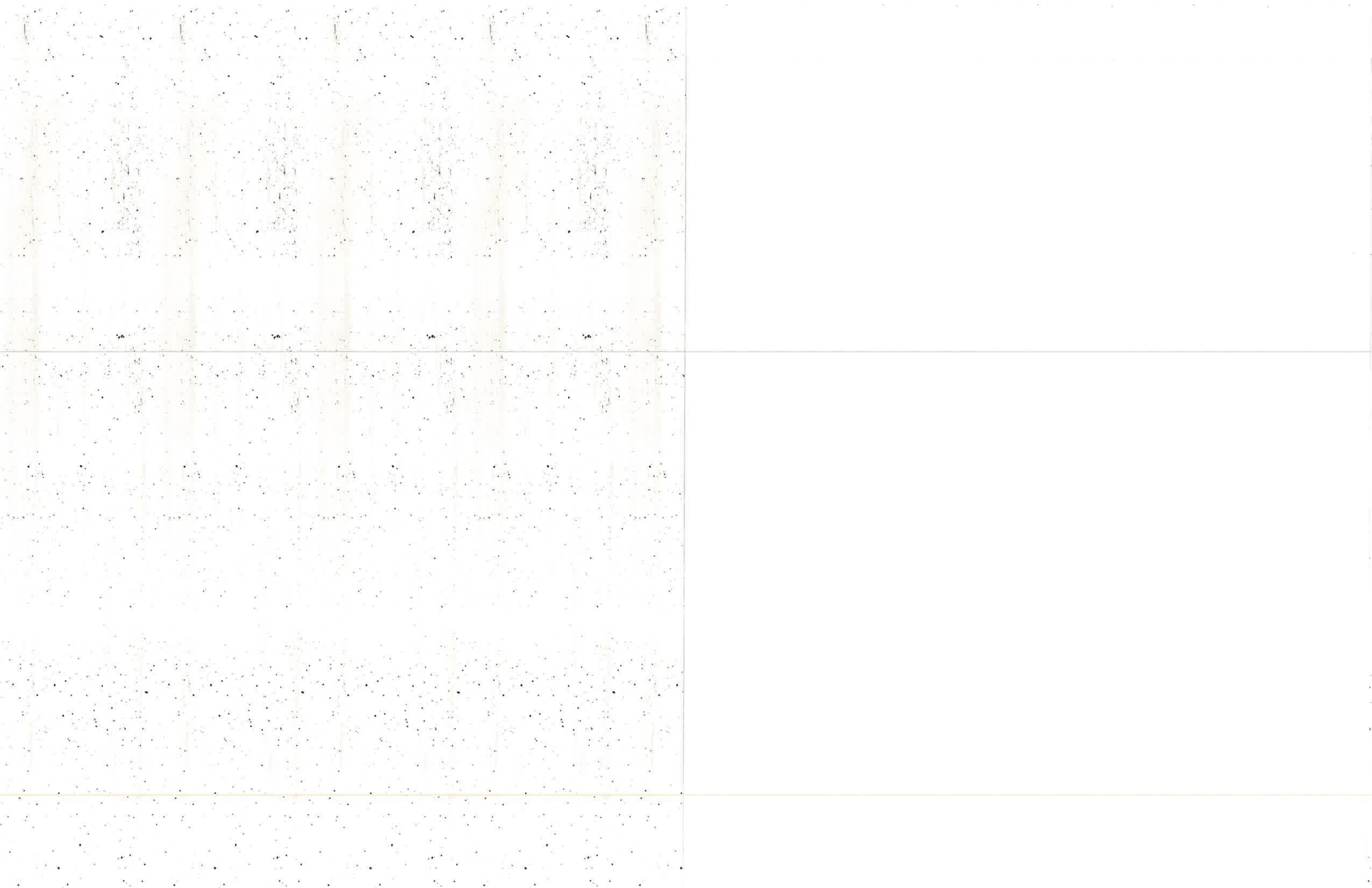


TAB 7



3701 NEW HAMPSHIRE AVE., NW

Square: 3030 Lot: 805

LIST OF DRAWINGS:

A0.0	COVER SHEET
A0.1	ZONING AND SITE PLAN
A0.2	AERIAL VIEW
A0.3	ZONING MAP
A0.4	LAND USE MAP
A0.5	SITE CONTEXT
A0.6	SITE CONTEXT
A0.7	SITE CONTEXT
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A1.2	TYPICAL FLOOR PLAN (FLOORS 2-5)
A1.3	PENTHOUSE FLOOR PLAN
A1.4	BASEMENT FLOOR PLAN
A1.5	BUILDING SECTION
A1.6	BUILDING SECTION
A2.1	BUILDING ELEVATION
A2.2	BUILDING ELEVATION
A2.3	BUILDING ELEVATION
A2.4	RENDERED BUILDING ELEVATION
A2.5	RENDERED BUILDING ELEVATION
A2.6	RENDERED STREET ELEVATIONS
A2.7	BUILDING PERSPECTIVE
A2.8	BUILDING PERSPECTIVE
A2.9	PARKING DIAGRAM



3701 NEW HAMPSHIRE AVE NW

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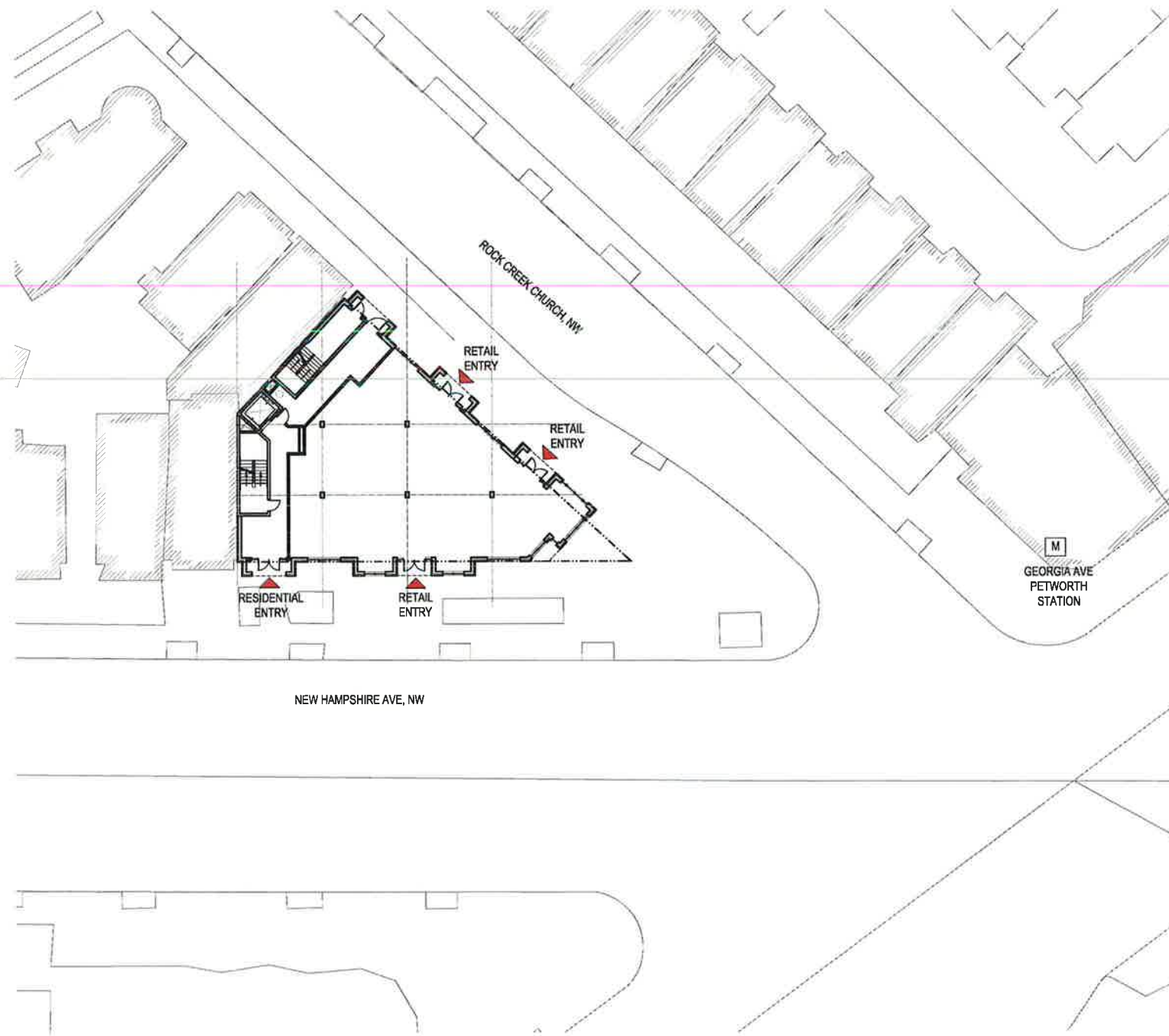
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1 GROUND FLOOR PLAN
SCALE: 1" = 40'-0"

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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% w/IZ	80%	3,818	96%	4,569
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	$((88'-0") \times 6) / 12 + 13'-0" = 57'-0"$		49'-6"	
Bay Calculation Rock Creek Church	$((93'-0") \times 6) / 12 + 13'-0" = 59'-6"$		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)	14,356
23. Ratio of #22 Above Divided By #21 Above	0.78
24. Total Net Residential IZ Required Not Including PH	1,480
PH IZ - 50% of PH Habitable Space	543
TOTAL IZ to be provided	2,023

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)	1,480
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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ZONING DATA AND SITE PLAN

A0.1

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AERIAL VIEW | A 0.2
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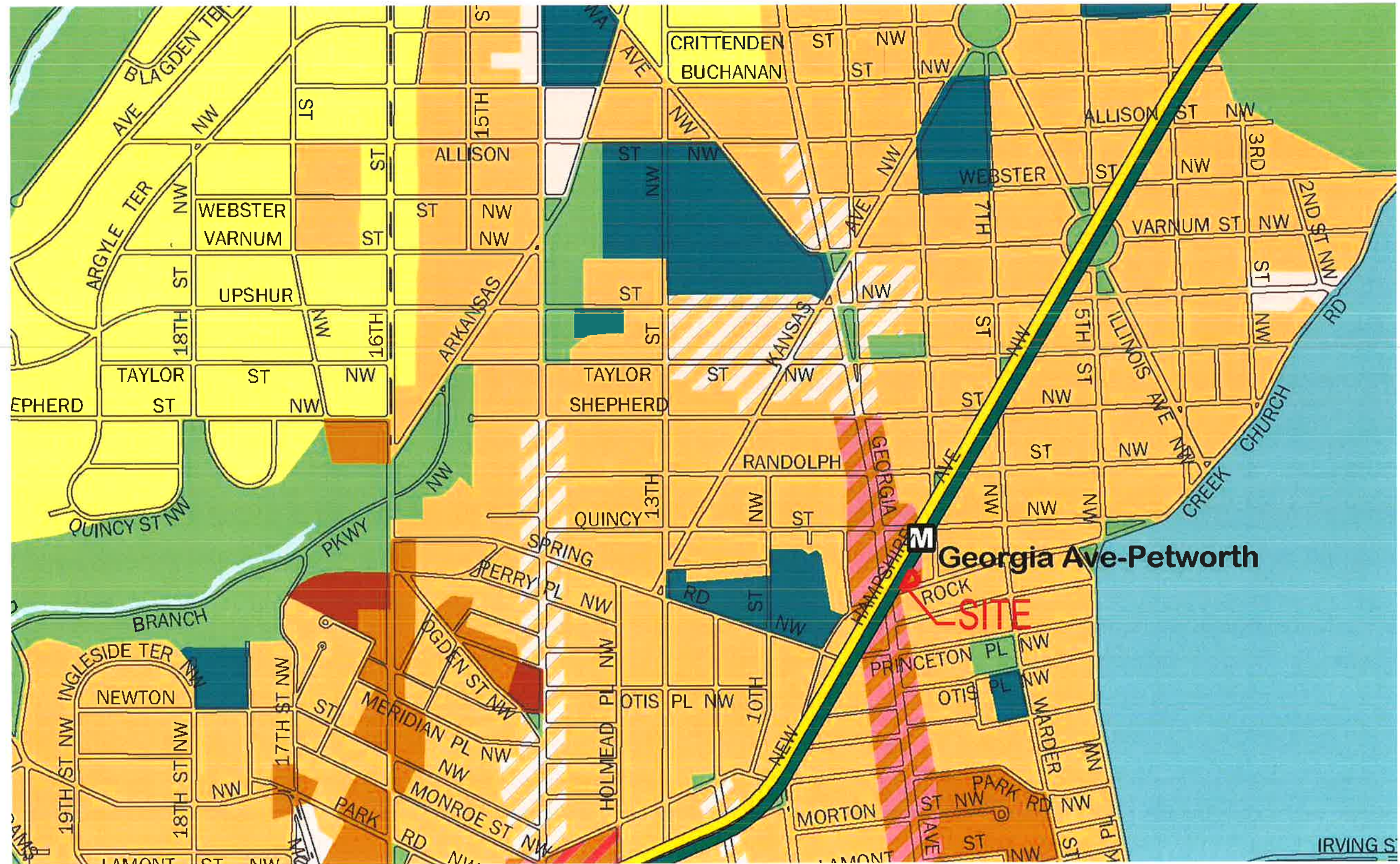
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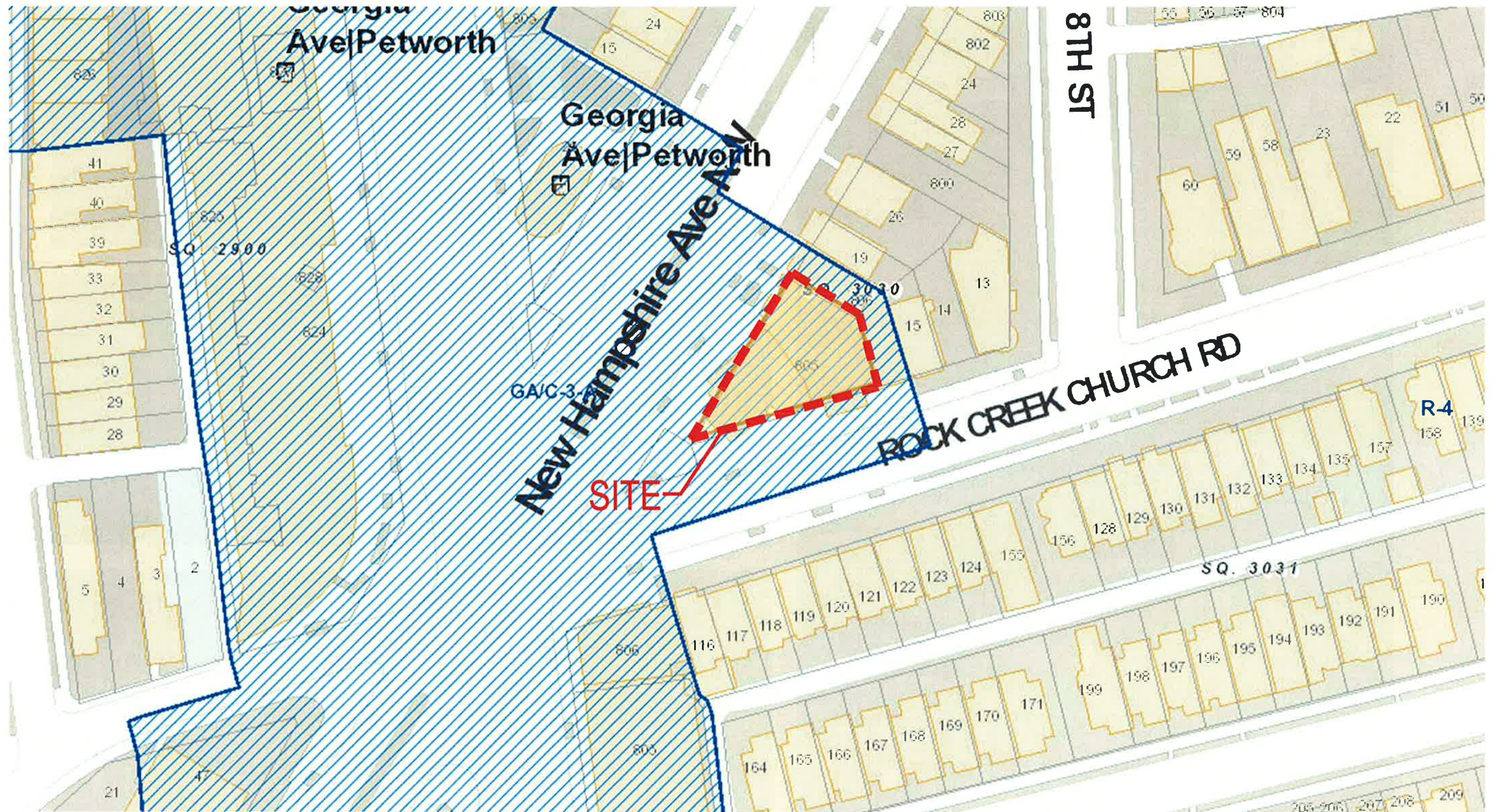
FUTURE LAND USE MAP

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KEYPLAN



1



2



3

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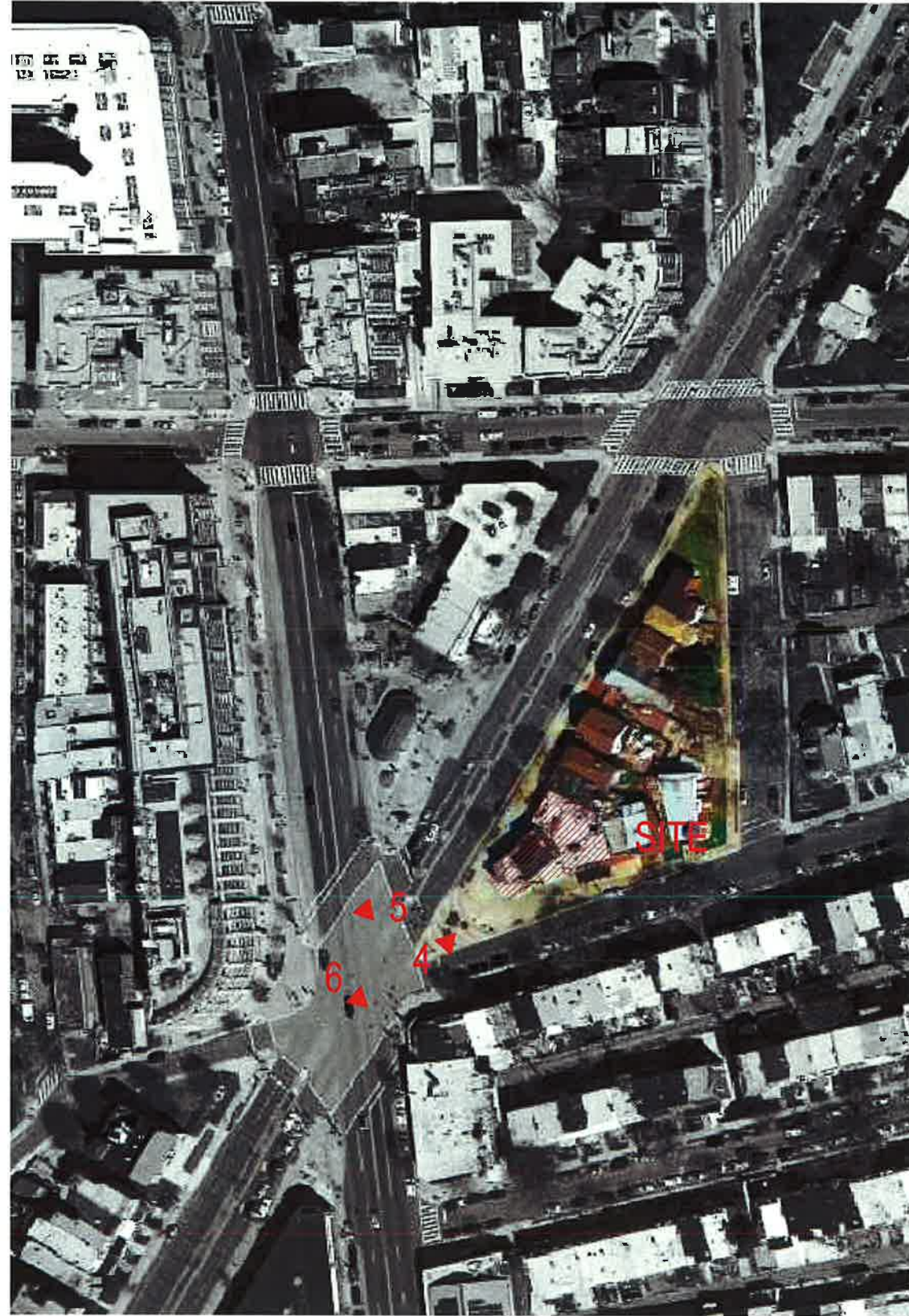
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CONTEXT PHOTOS

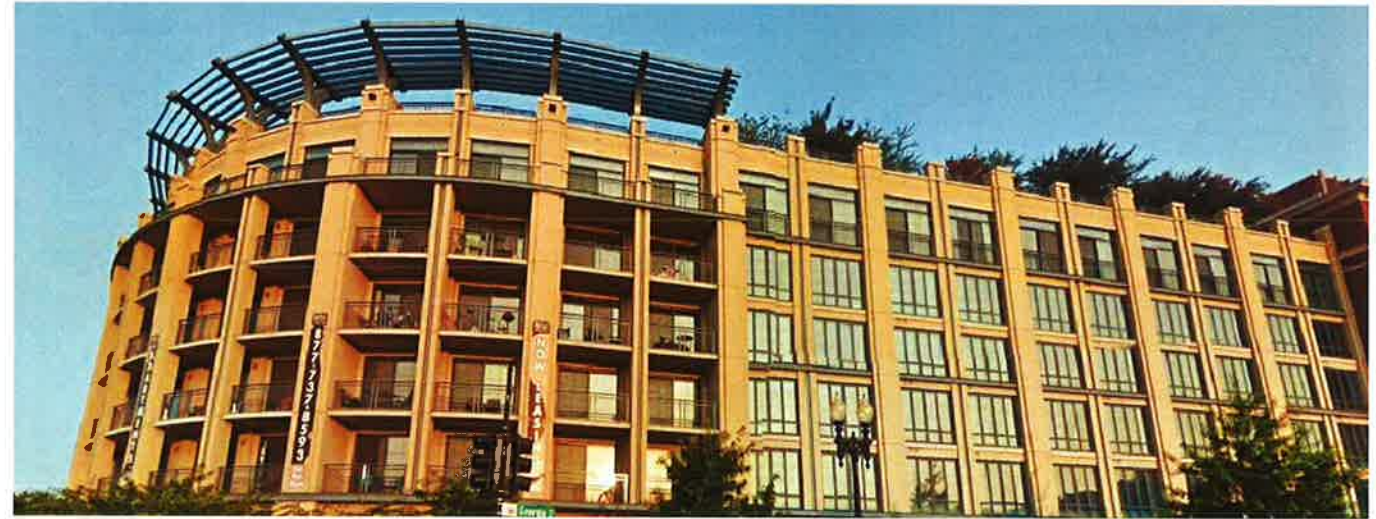
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KEYPLAN



4



5



6

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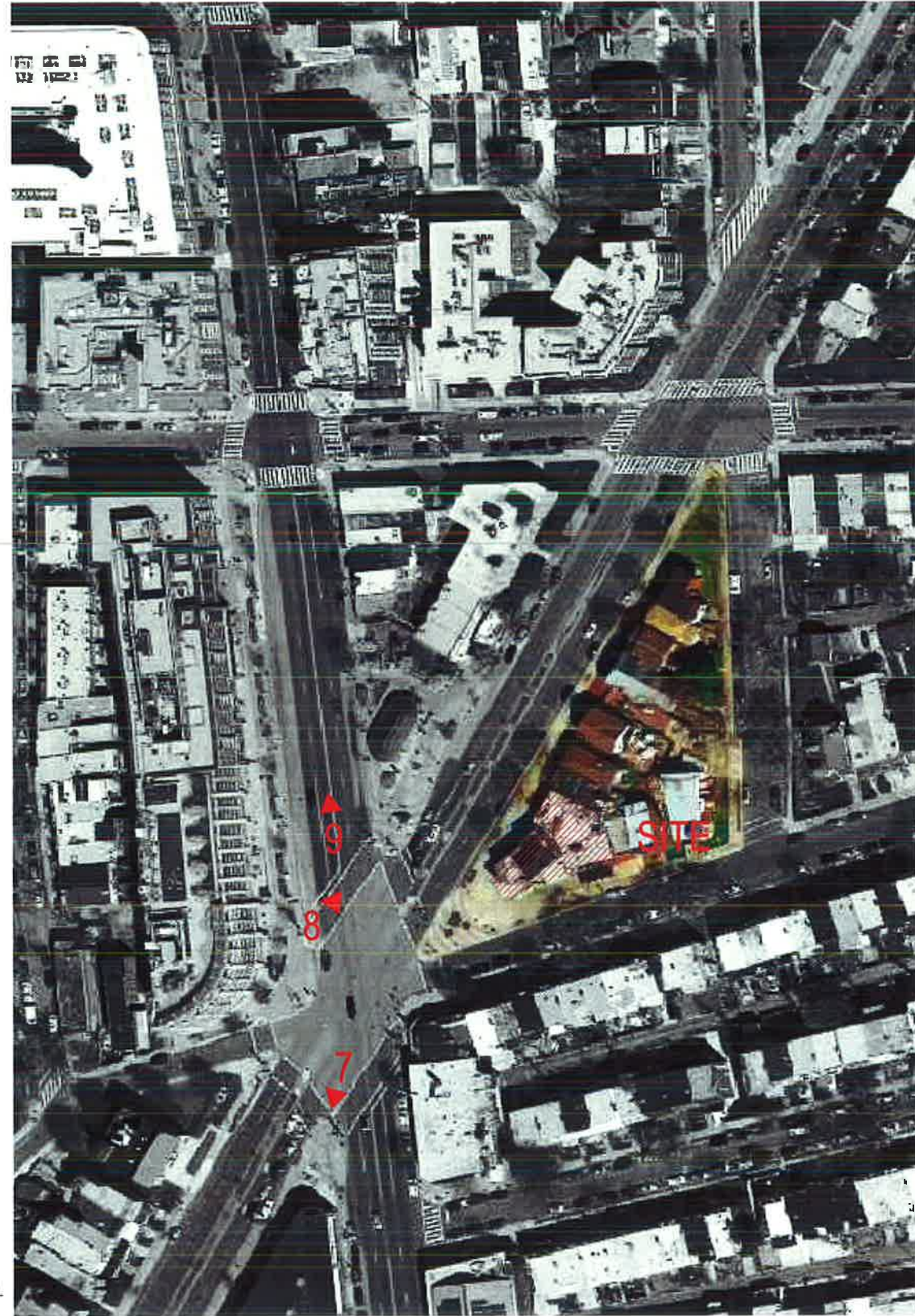
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KEYPLAN



7



8



9

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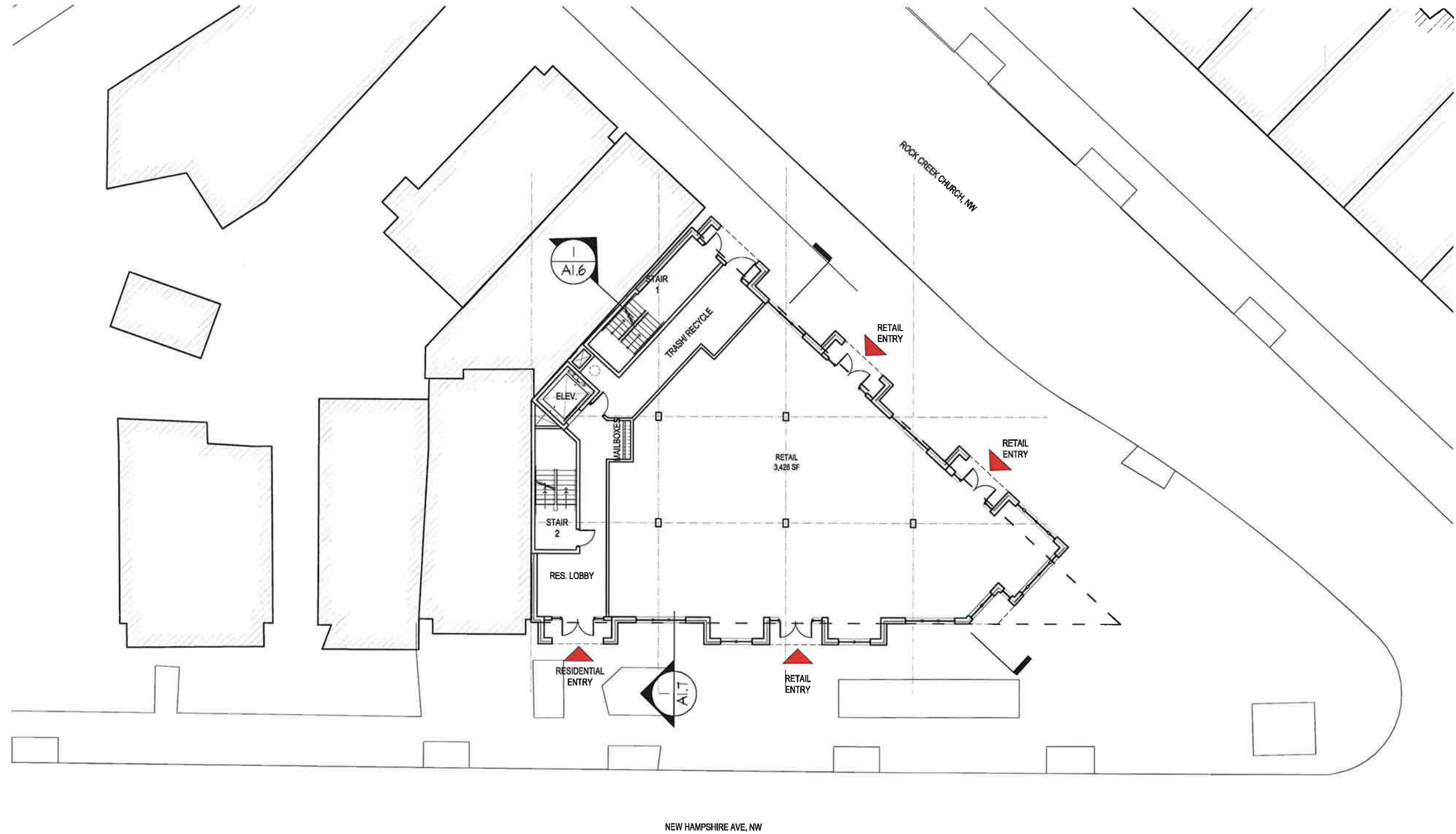
CONTEXT PHOTOS

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



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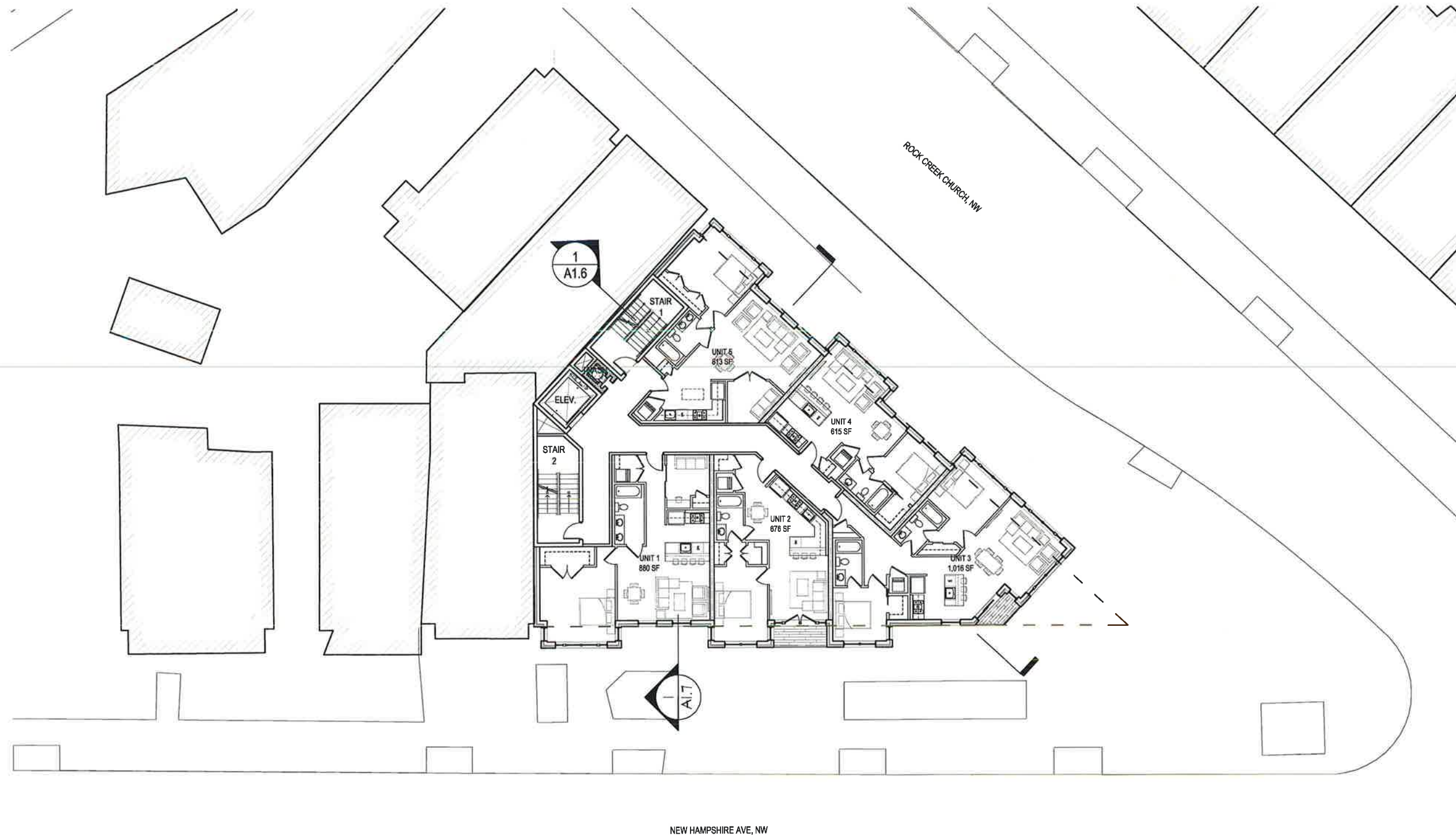
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GROUND FLOOR PLAN | A1.1

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



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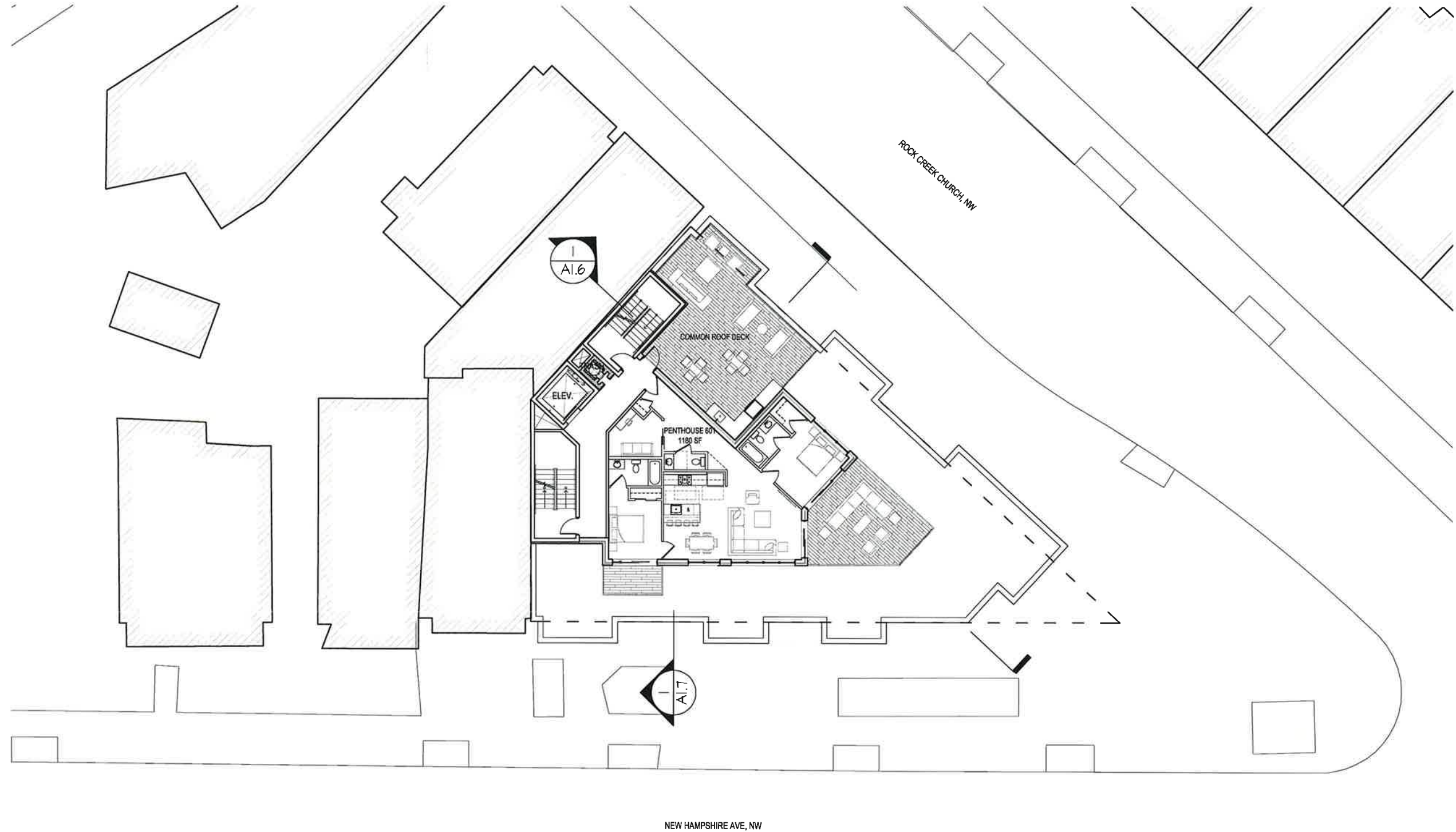
TYPICAL FLOOR PLAN (FLOORS 2-5)

A1.2

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



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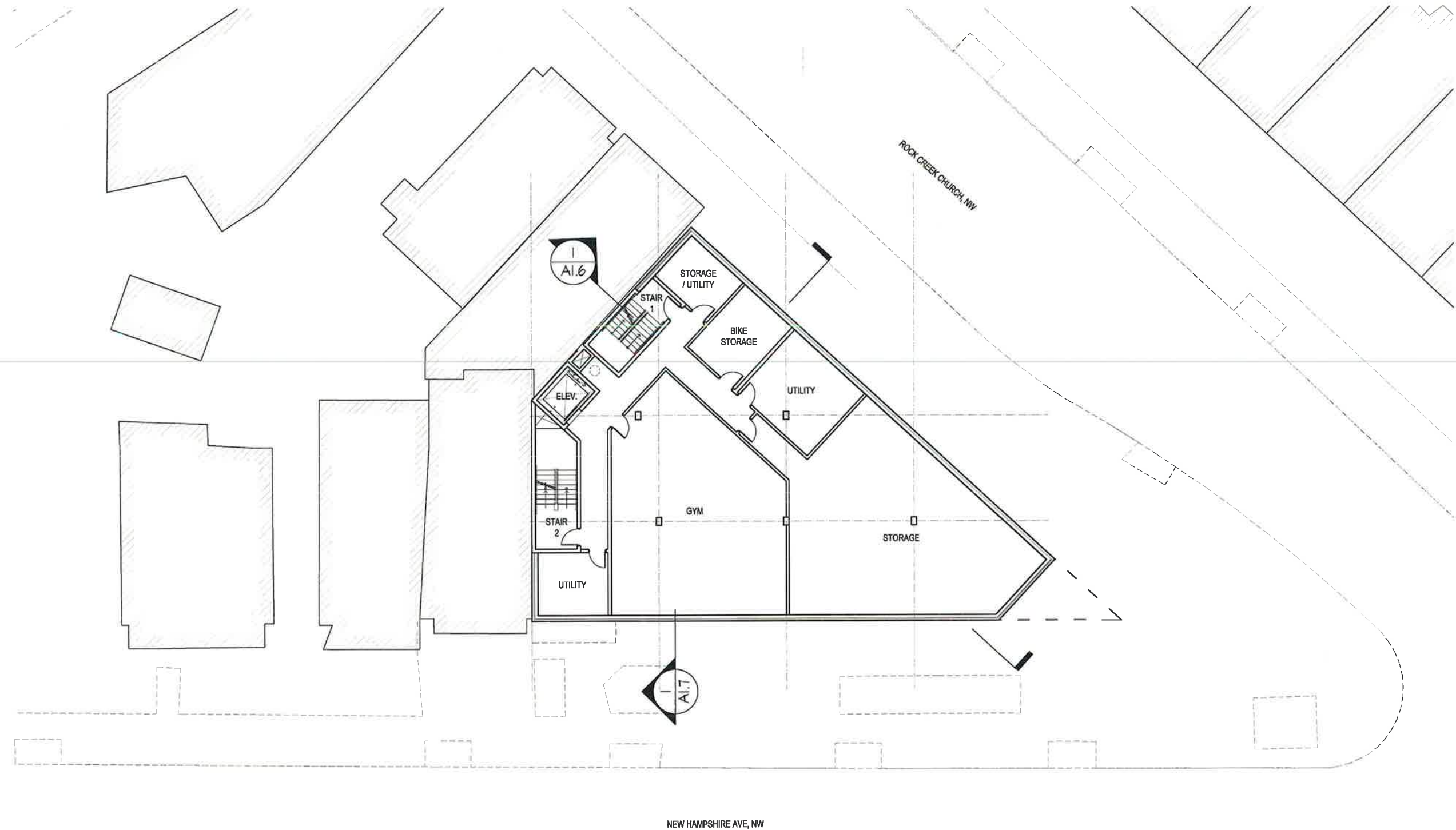
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PENTHOUSE FLOOR PLAN | A1.3

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



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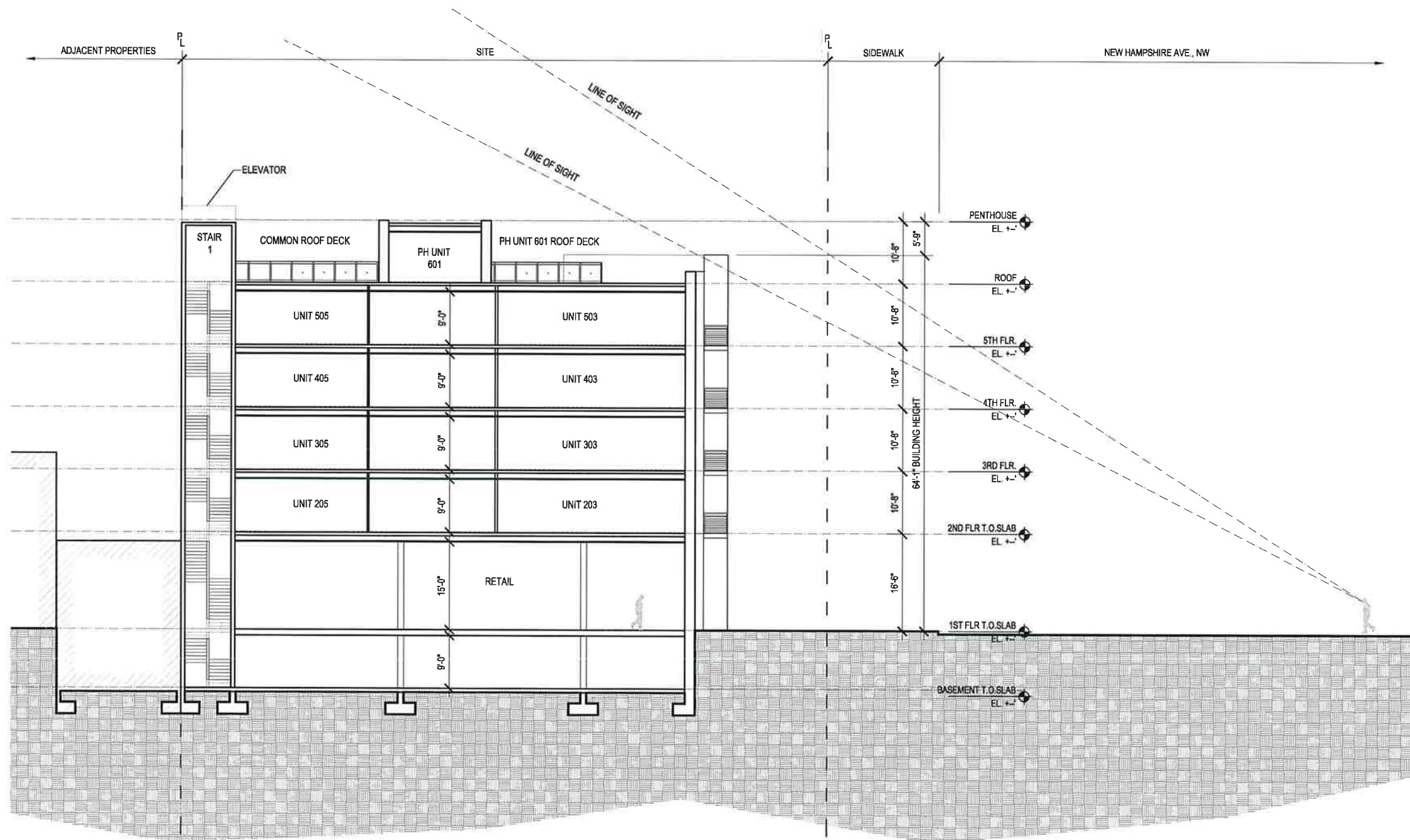
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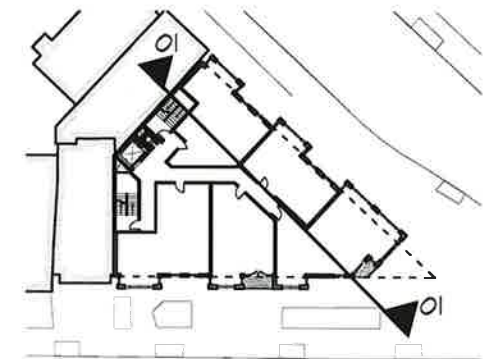
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1 BUILDING SECTION
SCALE: 1" = 20'-0"



KEYPLAN
SCALE: N.T.S.

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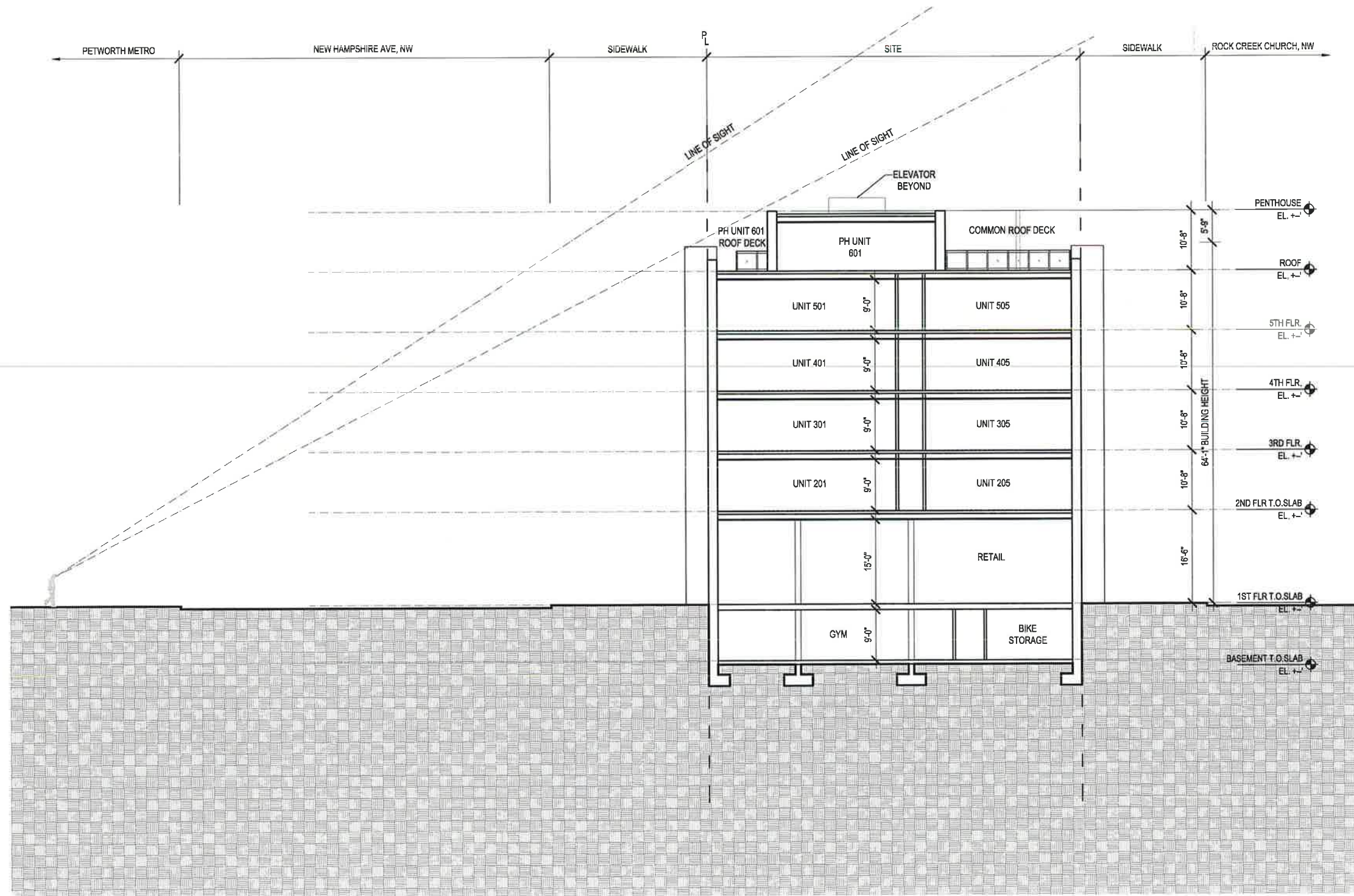
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BUILDING SECTION | A1.5

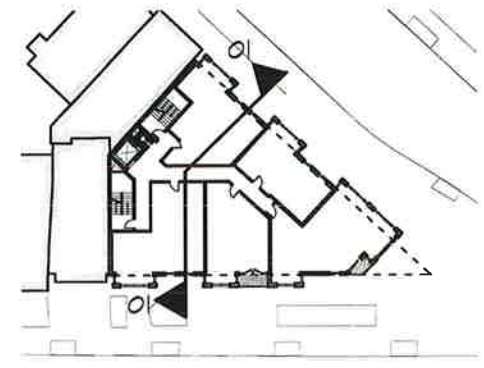
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1 BUILDING SECTION
SCALE: 1" = 20'-0"



KEYPLAN
SCALE: N.T.S.

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BUILDING SECTION

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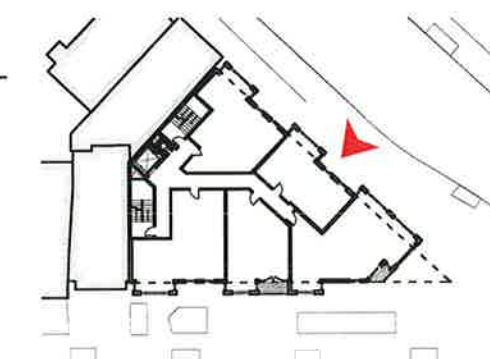


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ELEVATION | A2.1
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1 BUILDING ELEVATION
SCALE: 1" = 20'-0"

KEYPLAN
SCALE: NTS

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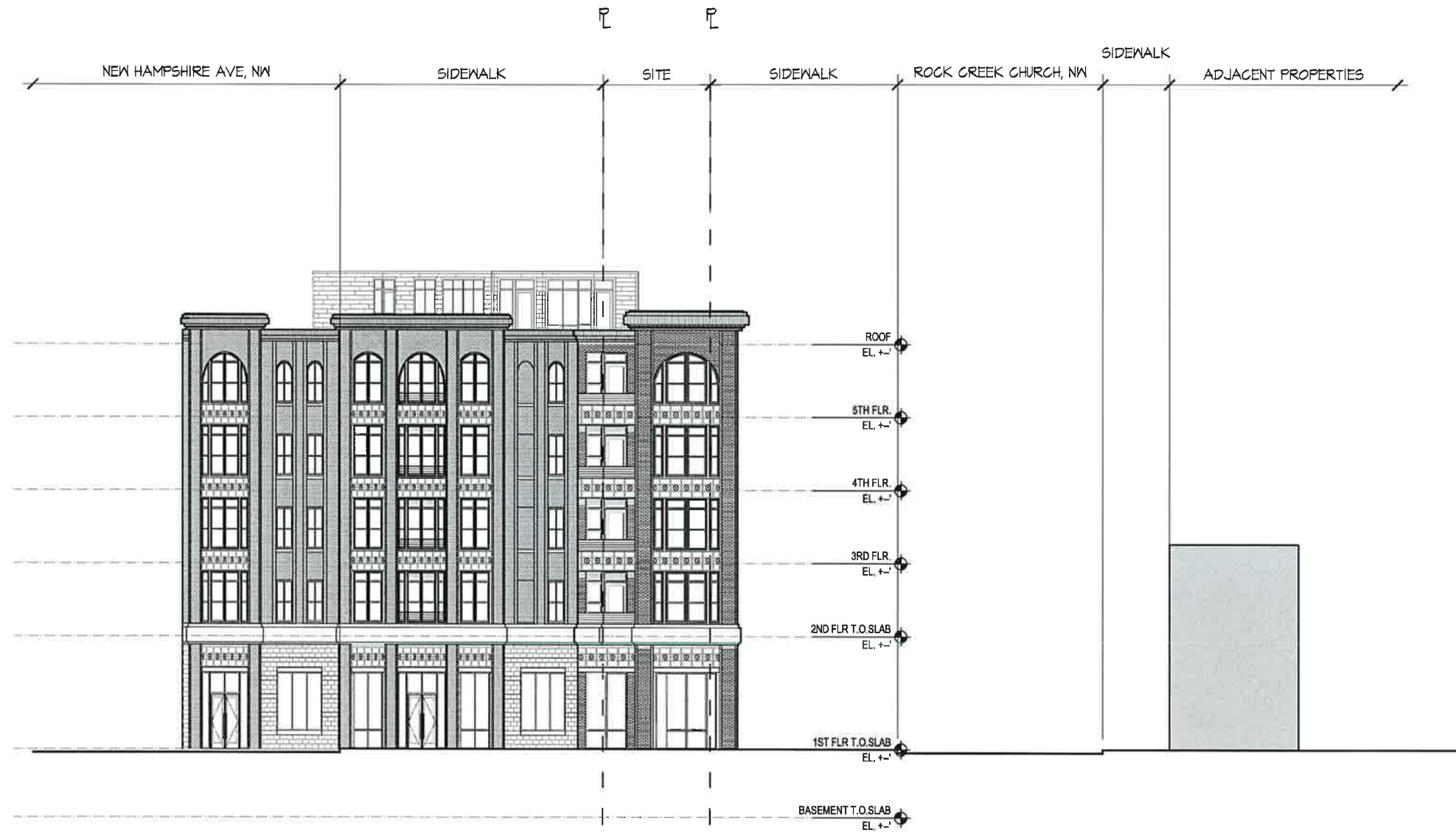
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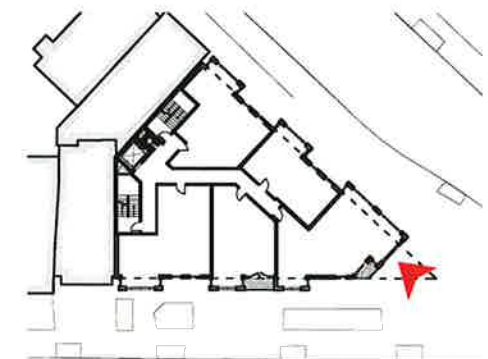
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1 BUILDING ELEVATION
SCALE: 1" = 20'-0"



KEYPLAN
SCALE: N.T.S.

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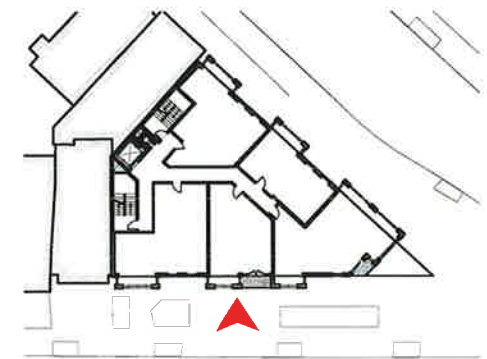
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1 BUILDING ELEVATION
SCALE: 1" = 20'-0"



KEYPLAN
SCALE: 1" = 100'-0"

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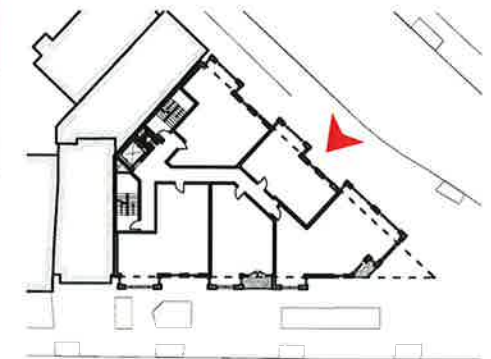
RENDERED ELEVATION

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1 BUILDING ELEVATION
SCALE: 1" = 20'-0"

KEYPLAN
SCALE: N.T.S.

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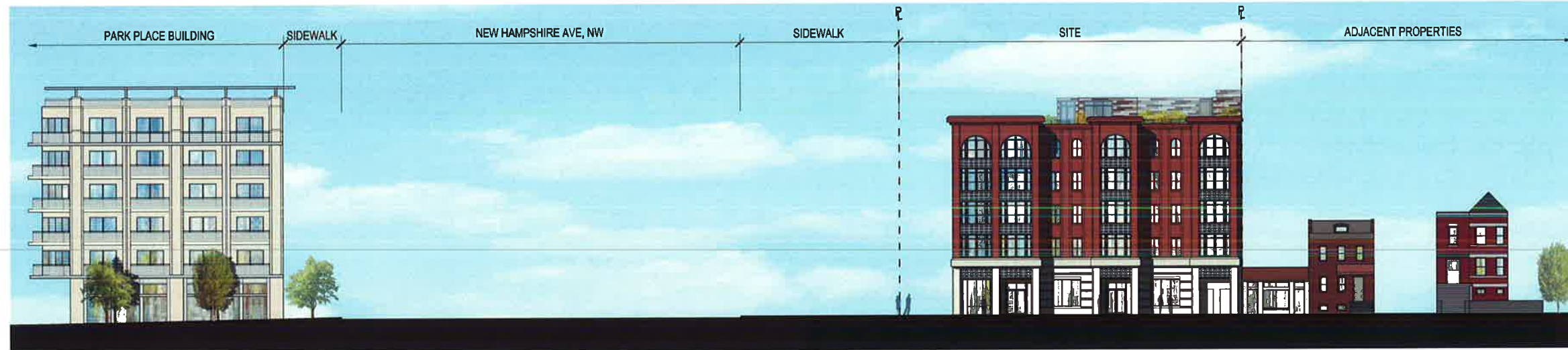
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RENDERED ELEVATION | A2.5

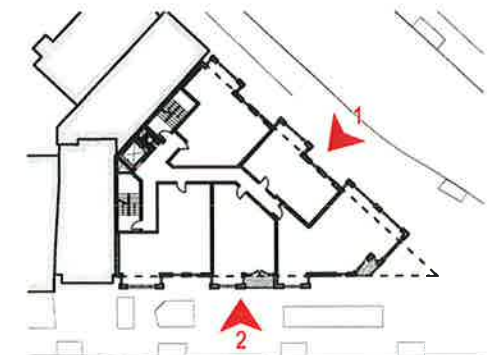
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1 STREET ELEVATION
SCALE: 1" = 40'-0"



2 STREET ELEVATION
SCALE: 1" = 40'-0"



KEYPLAN
SCALE: N.T.S.

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RENDERED STREET ELEVATIONS

A2.5

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1 BUILDING PERSPECTIVE
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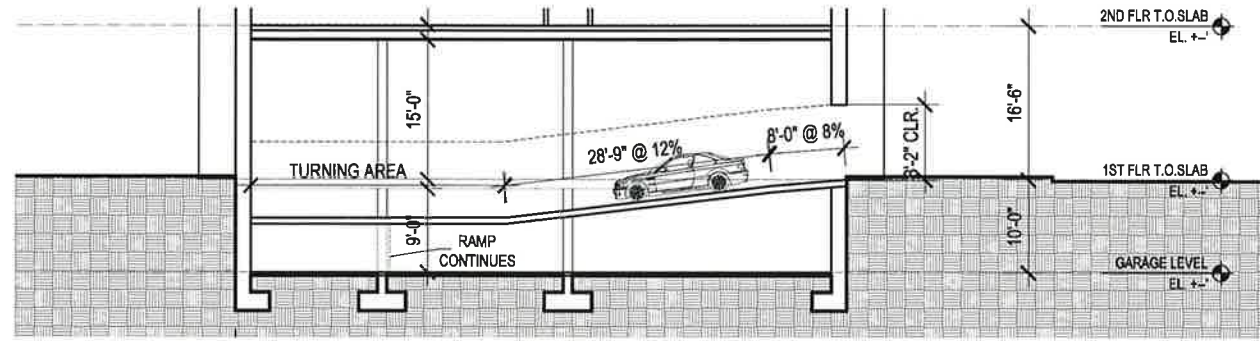


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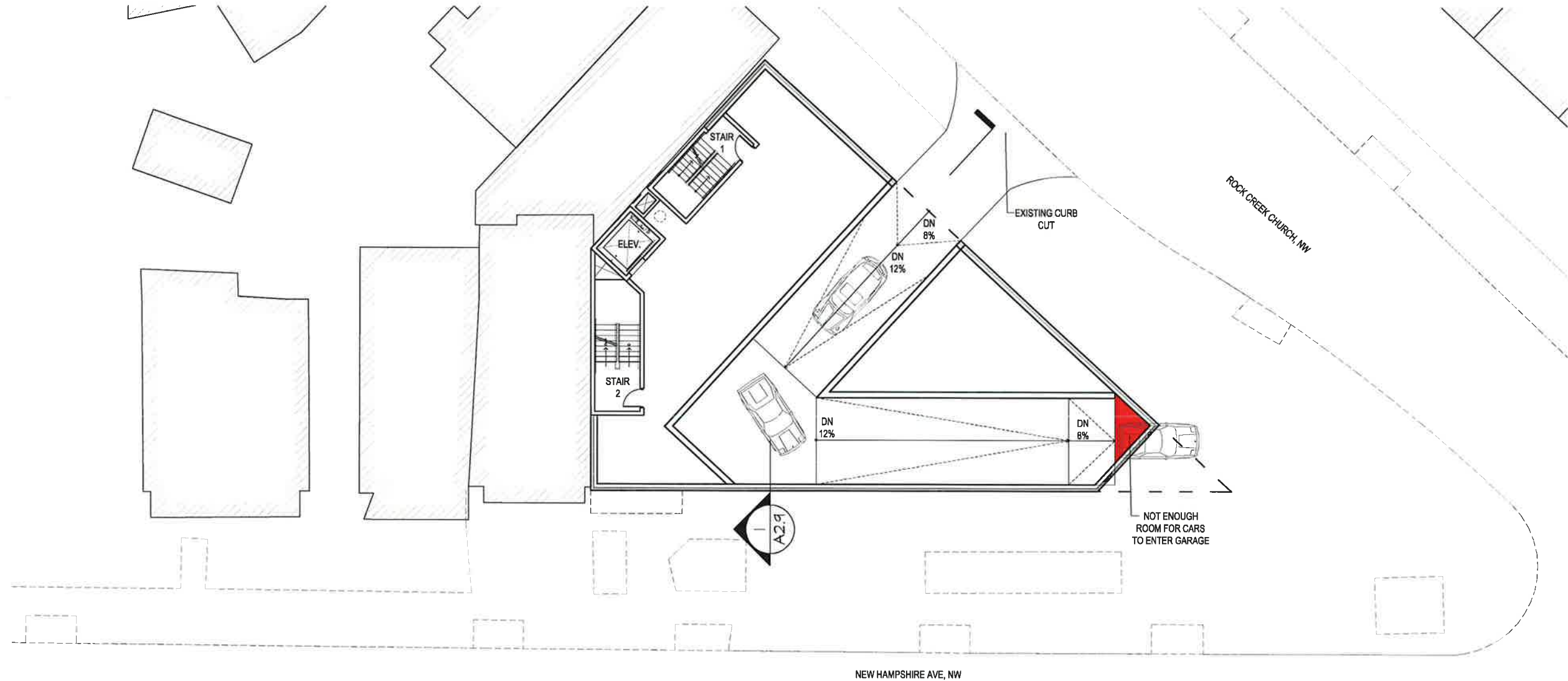
PERSPECTIVE

A2.8

07/23/15



1 PARKING RAMP DIAGRAM, SECTION
SCALE: 1" = 20'-0"



2 PARKING RAMP DIAGRAM, PLAN
SCALE: 1" = 20'-0"



3701 NEW HAMPSHIRE AVE NW

PARKING DIAGRAM A2.9

3701 New Hampshire Ave NW
Washington, DC 20010
Square: 3030 Lot No: 0805 Zone: C-3-A / GA



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