

GRIMM+
PARKER
ARCHITECTS

NeighborhoodDevelopmentCompany

invest + develop + revitalize



The Heights on Georgia Avenue

3232 Georgia Avenue, NW Washington DC



ZONING COMMISSION
CASE No. 08-24
EXHIBIT No. 33

The Lofts at Brightwood





Lamont Street Lofts



Lower Georgia Avenue Job Training Center



Park Morton





The Residences at Georgia Avenue



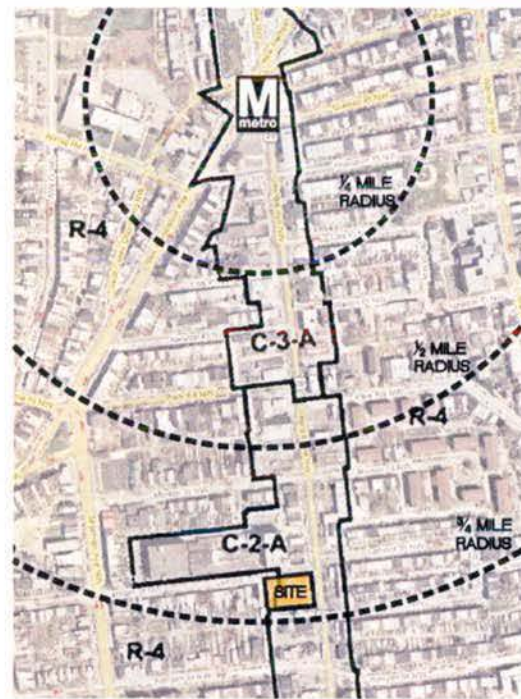


The Heights on Georgia Avenue
3232 Georgia Avenue, NW Washington DC

Zoning Plan + Tabulations

A-0.1

ZONING AND VICINITY MAP



ZONING TABULATIONS

CURRENT ZONING: PROPOSED ZONING:	R & GA/C-2-A GA/C-2-B	REQUIRED/ALLOWED UNDER PUD STANDARDS	PROPOSED
FAR		6.0	4.54
MINIMUM LOT AREA		15,000 SQ. FT.	19,191 SQ. FT.
MAXIMUM HEIGHT		90 FT.	80 FT. TO TOP OF PARAPET RAIL
LOT OCCUPANCY		80%	79%
COURT -- WIDTH AREA		20 FT. 800 SQ. FT.	24 FT. 2 IN. 1028 SQ. FT.
REAR YARD		15 FT.	20 FT.
SIDE YARD		NONE REQ'D.	NONE PROVIDED
LOADING BERTH		1 @ 12'x30' FOR RETAIL 1 @ 12'x55' FOR RESIDENTIAL	1 @ 12'x30' FOR RETAIL & RES.
LOADING PLATFORM		1 @ 100 SQ. FT. FOR RETAIL 1 @ 200 SQ. FT. FOR RESIDENTIAL	1 @ 100 SQ. FT. FOR RETAIL & RES.
SERVICE/DELIVERY		1 @ 10'x20' FOR RESIDENTIAL	10'x20'
PARKING		34 SPACES	29 SPACES

UNIT MIX + BUILDING AREA CHART

UNIT TYPES		1A	1B	2A	2B	3D	2D	3A	TOTAL		LOT SIZE (SF)	19,141	
FIRST REGULAR FOOTAGE		700	634	563	338	879	665	1,211			GSP (RESIDENTIAL)	76,100	
BEDS AND BATHS		18	15	13	10	28	18	28			GSP (RET.)	10,895	
THE HEIGHTS ON GEORGIA AVE.													
RESIDENTIAL	UNITS PER FLOOR								UNITS/FLOOR	AREAL FLOOR	TOTAL GSF	87,695	
	GROUND FLOOR								14	14,000			
	SECOND FLOOR	8	1	2	0	1	1	2	15	15,000			
	THIRD FLOOR	8	1	2	0	1	1	2	15	15,000			
	FOURTH FLOOR	8	1	2	0	1	1	2	15	15,000			
	FIFTH FLOOR	8	1	2	0	1	1	2	15	15,000			
	SIXTH FLOOR	8	1	2	0	1	1	2	15	15,000			
TOTALS									TOTAL		PAR (RESIDENTIAL)		3.87
TOTAL UNITS		38	2	18	0	2	3	30	TOTAL UNITS	93	93,000	PAR (RETAL)	0.57
TOTAL SQUARE FOOTAGE		3,300	5,300	6,000	4,000	9,000	6,000	14,000	TOTAL SQUARE FOOTAGE	53,600	76,100	PAR (TOTAL)	4.84
NUMBER OF UNITS		38	2	18	0	2	3	30	78.7%				
UNIT MIX		38	2	18	0	2	3	30	78.7%				
		38	2	18	0	2	3	30	78.7%				

Site Context Plan

A-0.2



Site Photos

A-0.3



① GEORGIA AVE. - VIEW WEST



② LAMONT ST. - VIEW SOUTH



③ GEORGIA AVE. - VIEW EAST

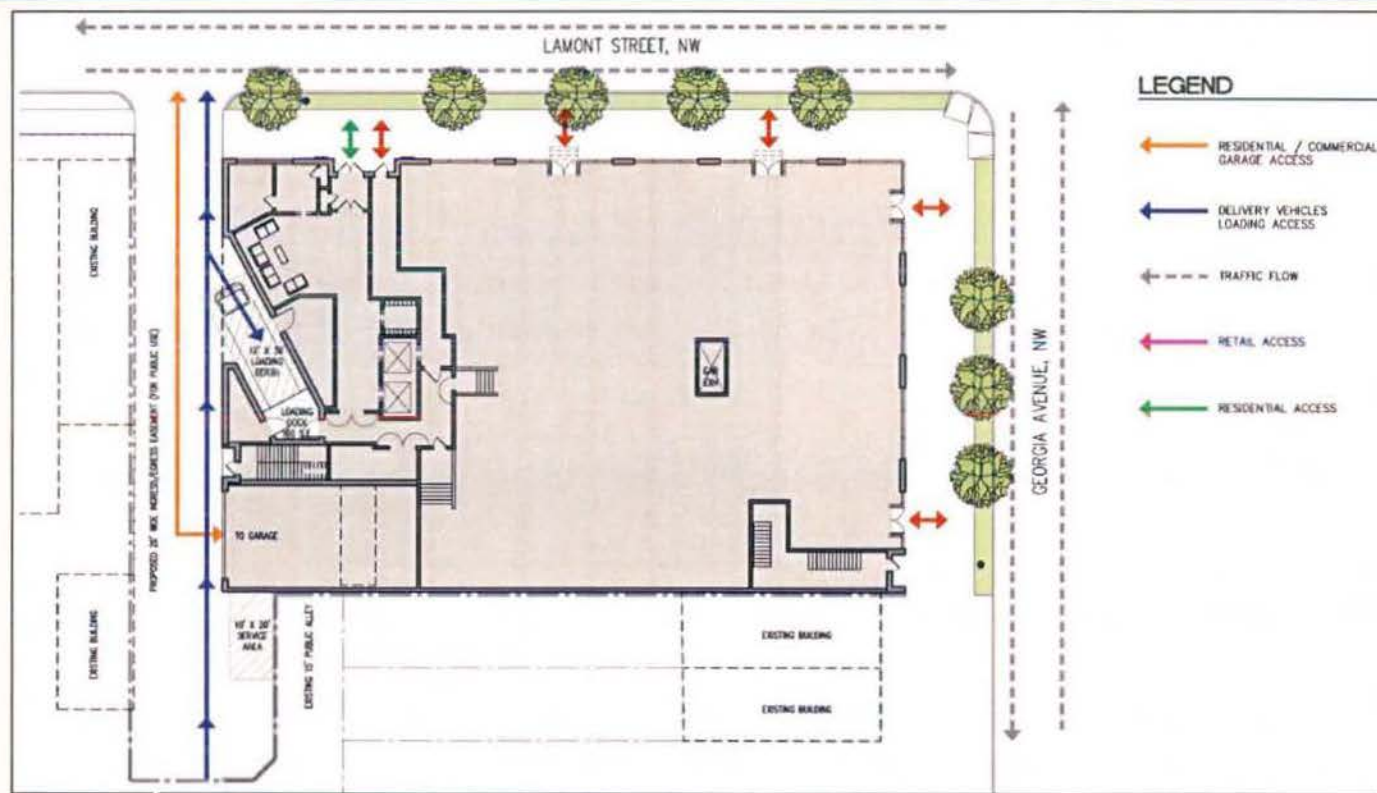


④ GEORGIA AVE. - VIEW WEST



SITE CONTEXT

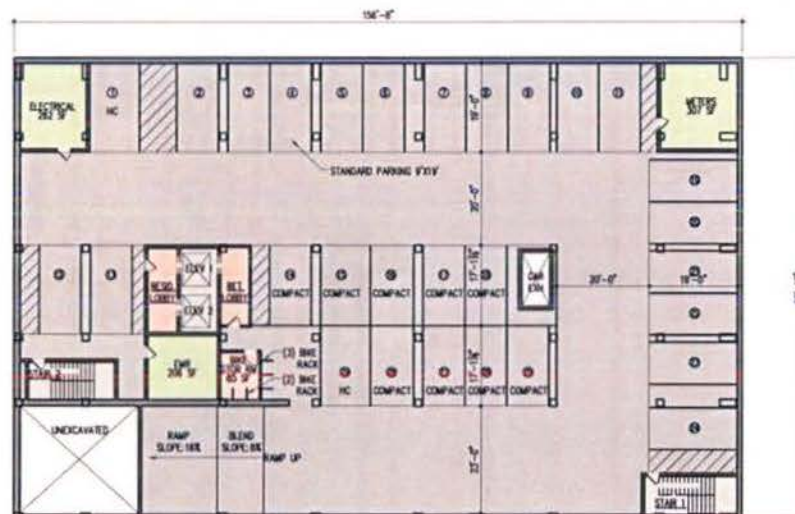
A-0.4





Garage Plan

A-1.0



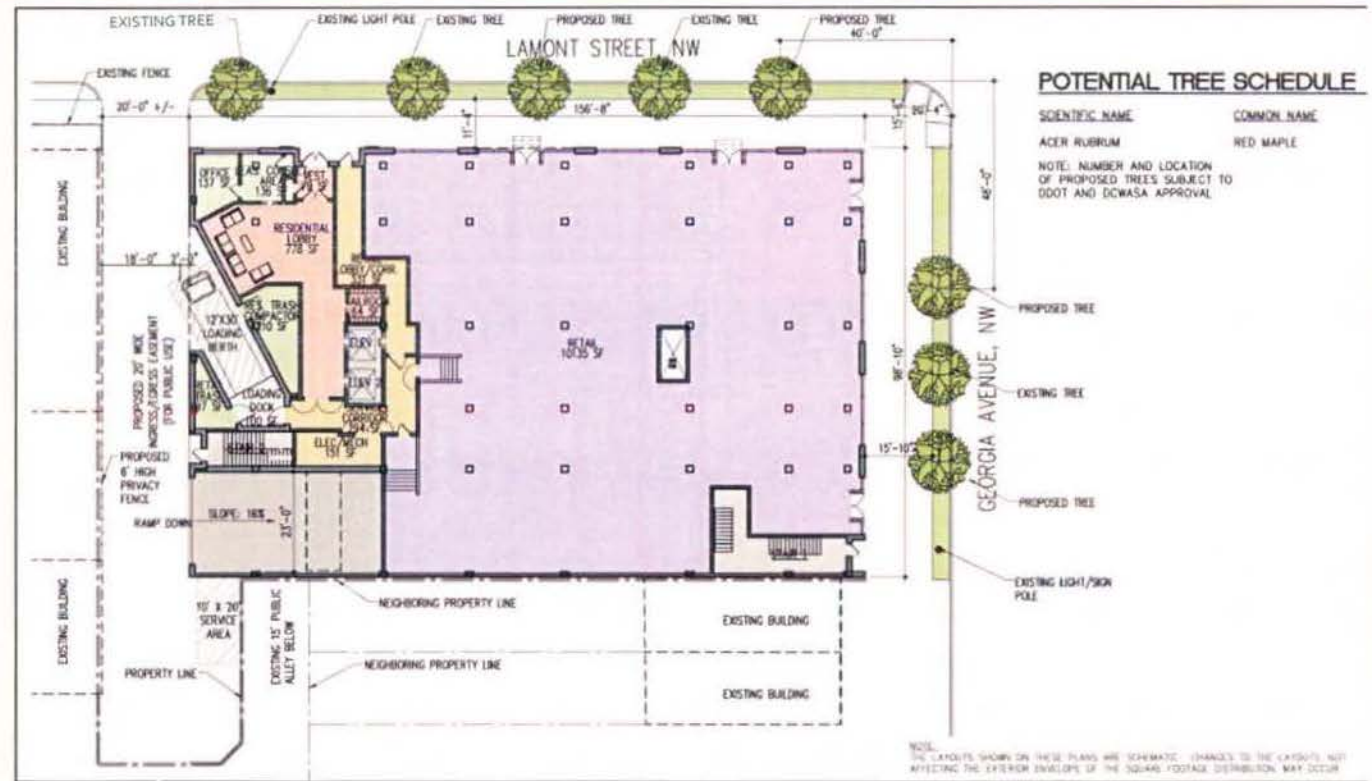
ZONING COMPLIANT PARKING TABULATIONS

	REQUIRED/ALLOWED	PROPOSED
PARKING		
STANDARD		14 SPACES
ADA ACCESSIBLE		4 SPACES
COMPACT		11 SPACES
TOTAL	34 SPACES	29 SPACES

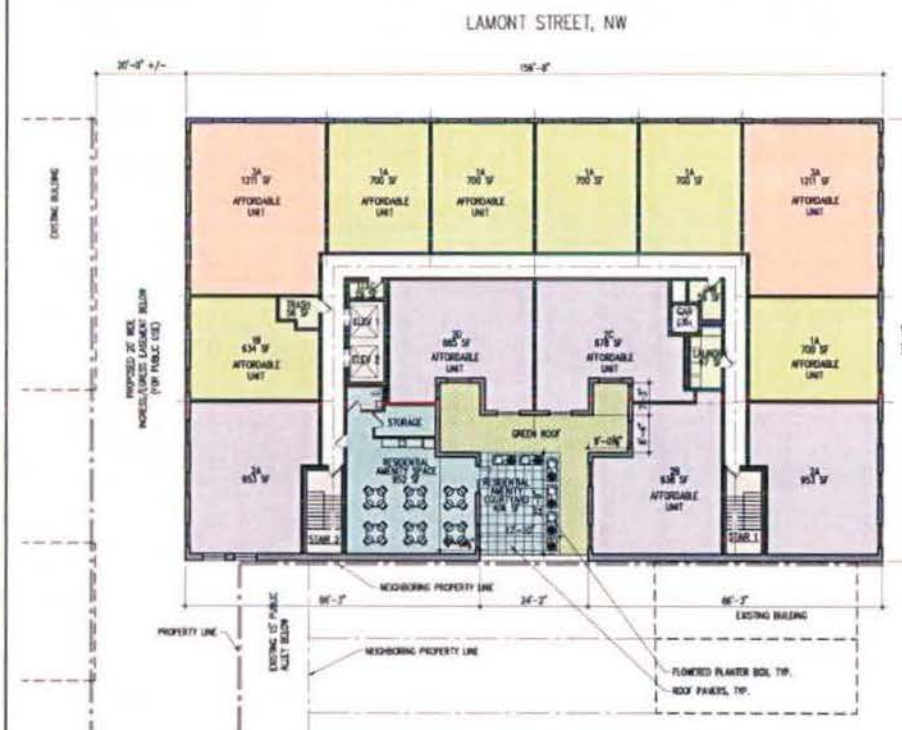
NOTE:
THE LAYOUTS SHOWN ON THESE PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS NOT AFFECTING THE EXTERIOR ENVELOPE OF THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.



Ground Level
Floor Plan
A-1.1



Second Floor Plan
A-1.2



UNIT LEGEND

1 BEDROOM	6 UNITS/FLOOR X 5	30 UNITS
2 BEDROOM	6 UNITS/FLOOR X 5 - 1 UNIT	29 UNITS
3 BEDROOM	2 UNITS/FLOOR X 5	10 UNITS
TOTAL		69 UNITS

RESIDENTIAL AMENITY 1356 SQ. FT.

9 OF 13 UNITS ARE AFFORDABLE UNITS

COURT TABULATIONS

	REQUIRED/ALLOWED	PROPOSED
WIDTH (CLOSED)	4" FT. OF HT. NOT LESS THAN 15' 4" FT. X 60 FT. = 20 FT.	24 FT. 2 IN.
AREA (CLOSED)	2 X SQ. OF COURT WIDTH, NOT LESS THAN 350 SQ. FT. 2 X (20 FT) ² = 800 SQ. FT.	1028 SQ. FT.



ROOF PAVERS



PLANTER BOX

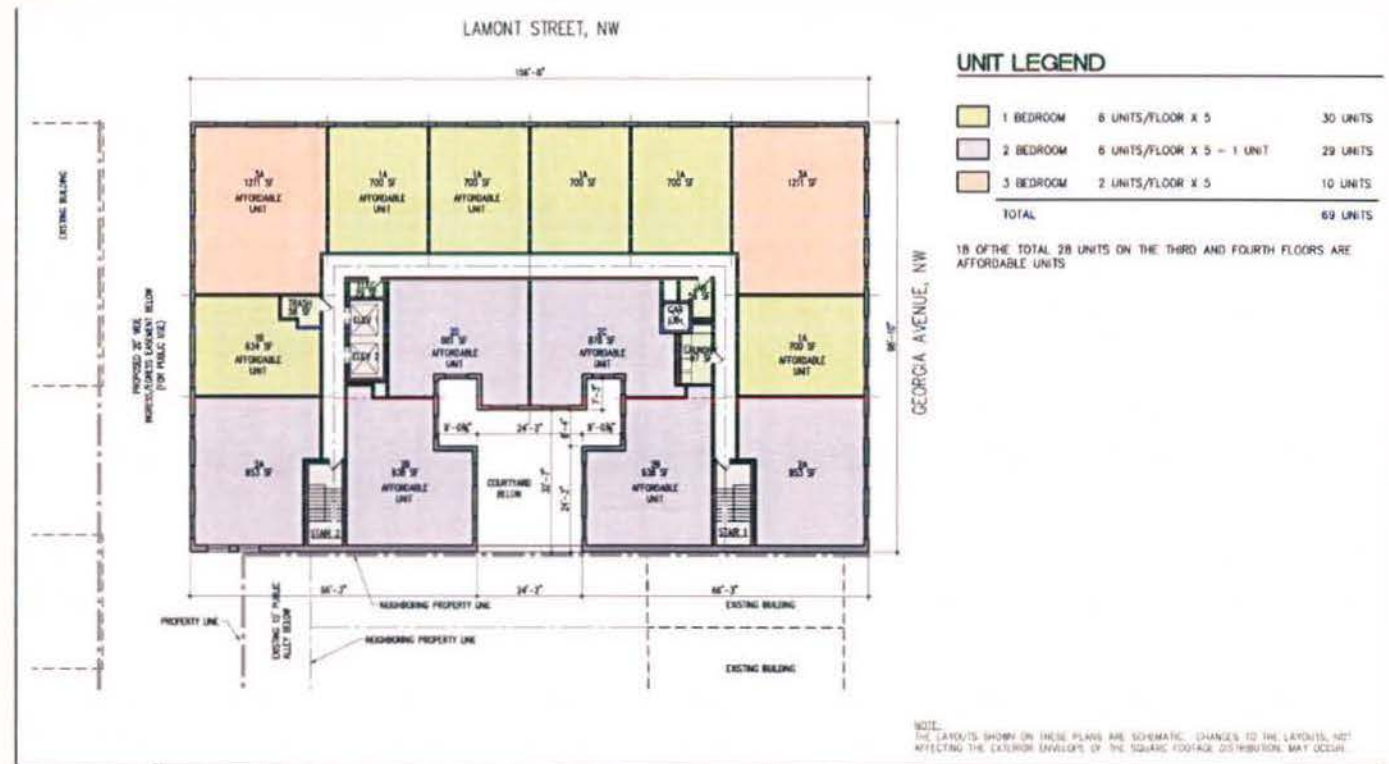
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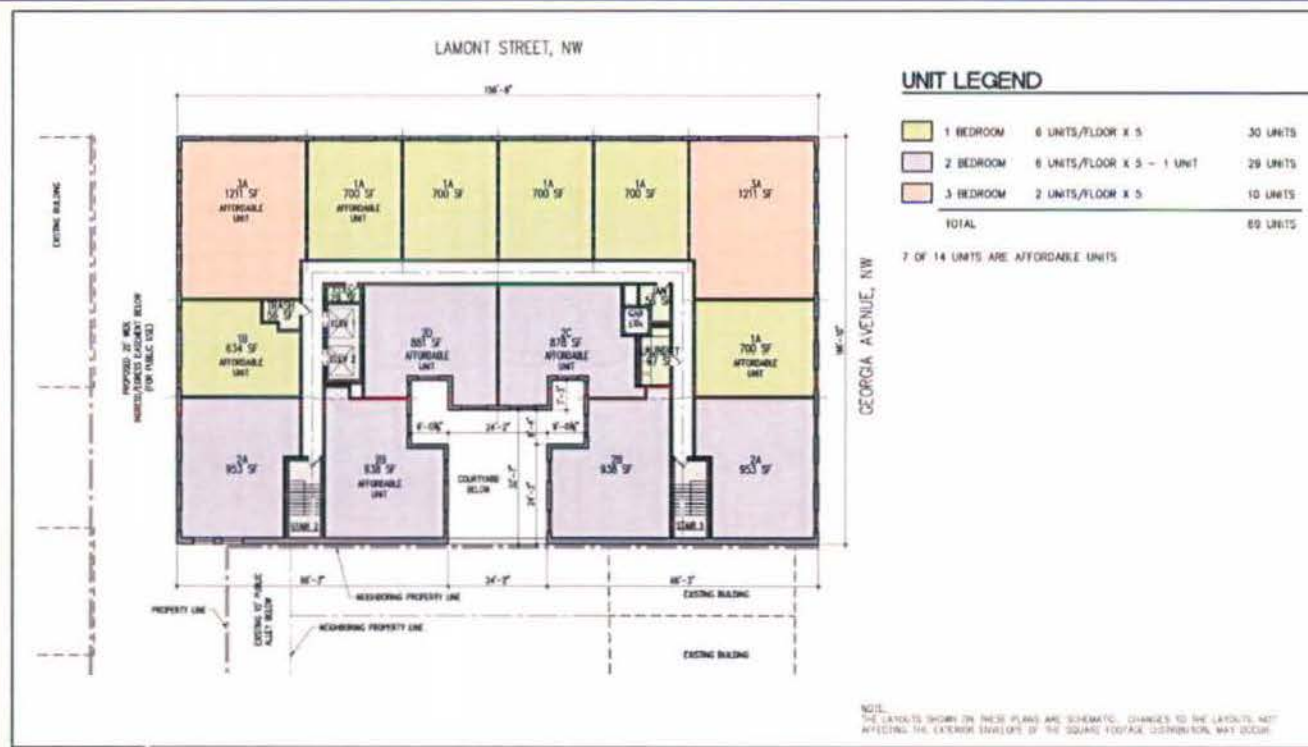
Third + Fourth Floor Plan

A-1.3



Fifth Floor Plan

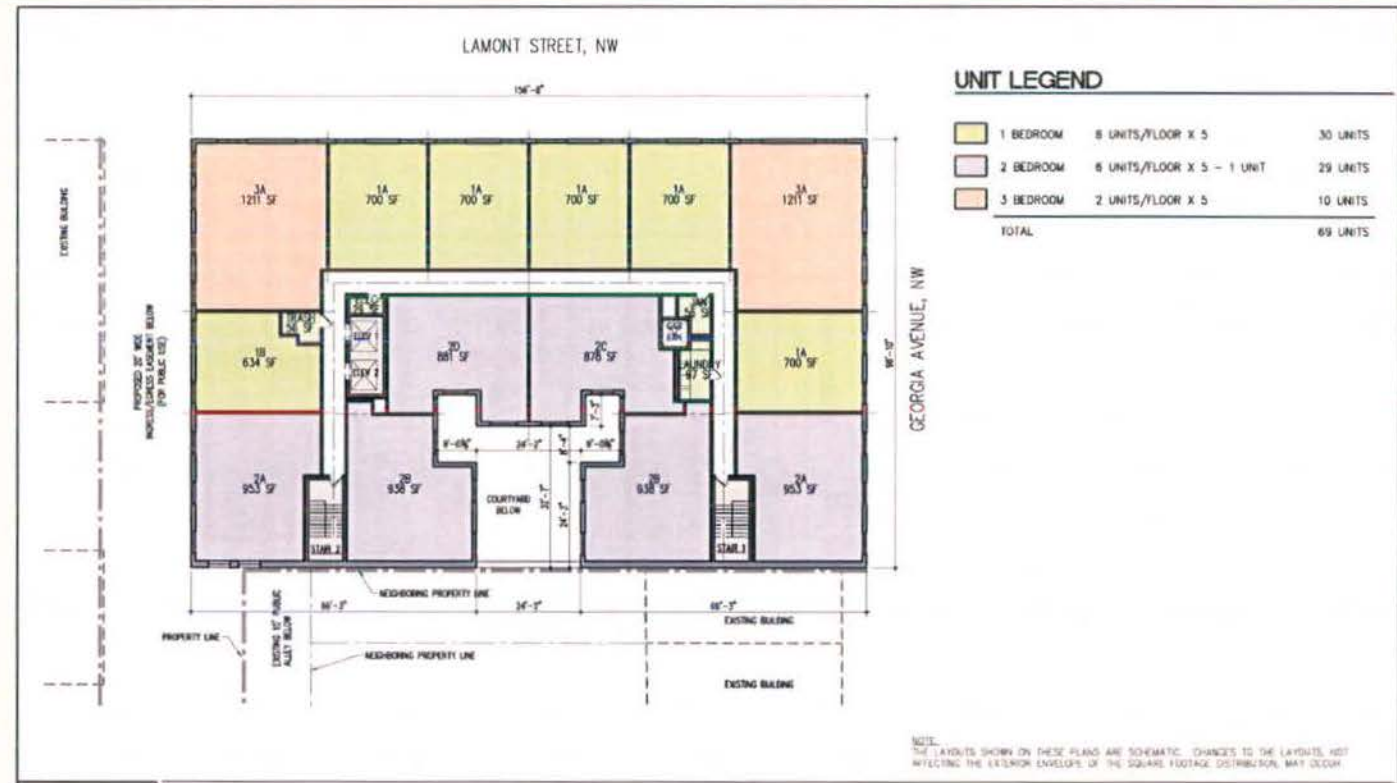
A-1.4





Sixth Floor Plan

A-1.5



Low Roof Plan A-1.6



BENEFITS OF GREEN ROOF

- ENERGY SAVINGS AND GLOBAL WARMING MITIGATION
- REDUCTION IN URBAN HEAT ISLAND EFFECT AND SMOG
- IMPROVED OCCUPANT COMFORT
- REDUCED STORMWATER RUN OFF



PHOTOS OF GREEN ROOF

NOTE:
THE LAYOUTS SHOWN ON THESE PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS NOT
AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE CONTRIBUTION, MAY OCCUR.

East Elevation –
Georgia Avenue
A-2.1



COMPLIANCE WITH GEORGIA
AVENUE OVERLAY DISTRICT
REQUIREMENTS

- 1328.2 BUILDING WILL BE CONSTRUCTED TO ALL PROPERTY LINES ABUTTING PUBLIC STREETS.
- 1328.5 53% OF THE SURFACE AREA OF THE GEORGIA AVENUE WALL AT THE GROUND LEVEL IS PROPOSED TO ENTRANCES TO COMMERCIAL USES W/ DISPLAY WINDOWS HAVING CLEAR/LOW EMISSIVITY GLASS.
- 1328.7 INDIVIDUAL PUBLIC ENTRANCES ARE DIRECTLY ACCESSIBLE FROM THE PUBLIC SIDEWALK.
- 1328.8 DISTANCES BETWEEN ENTRANCES ARE LESS THAN 40 FT. FOR THE LINEAR FRONTAGE OF THE BUILDING.
- 1328.9 THE GROUND FLOOR LEVEL IS PROPOSED TO HAVE A UNIFORM CLEAR FLOOR-TO-CEILING HEIGHT OF 15 FT. 4 IN., WHICH EXCEEDS THE MINIMUM REQUIREMENT.

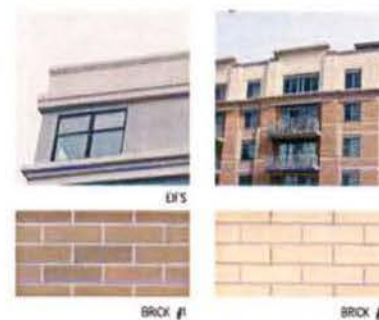
Details -

Typical Window / Wall

A-3.6



TYPICAL WINDOW / WALL DETAIL



NORTH ELEVATION - LAMONT ST

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Details – Residential Entrance A-3.7



- ALUMINUM WINDOW
- EPS
- ARCHITECTURAL VENT SCREEN
- BRICK #1
- HIGH DENSITY CMU
- ENTRANCE CANOPY
- INSULATED ALUMINUM STOREFRONT SYSTEM

RESIDENTIAL ENTRANCE DETAIL



HIGH DENSITY CMU



NORTH ELEVATION - LAMONT ST

Details –
Retail Entrance
A-3.8



RETAIL ENTRANCE DETAIL





Details – Trellis

A-3.9

TRELLIS DETAIL



TRELLIS/SUN CONTROL

QUARORAL

EFS



ENLARGED AREA

EAST ELEVATION - GEORGIA AVE

North Elevation –
Lamont Street

A-2.2



West Elevation

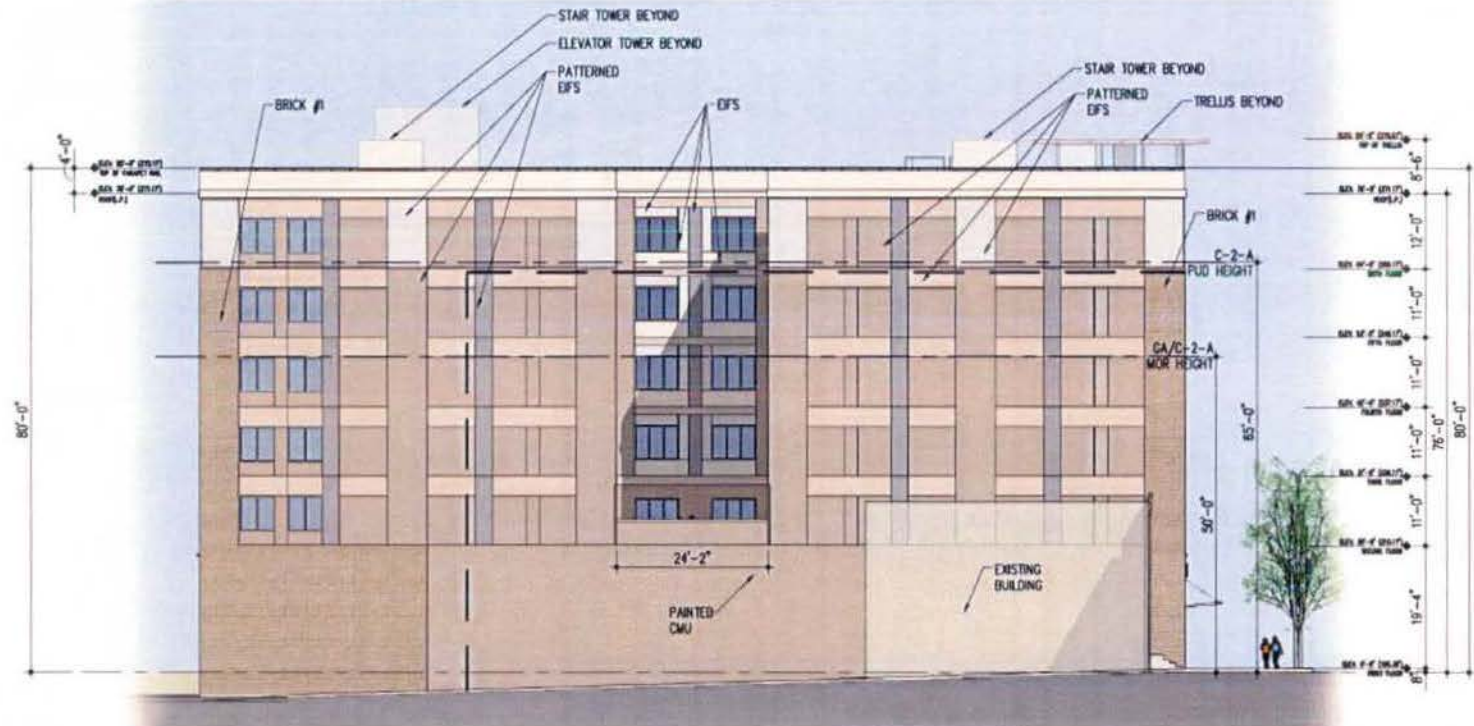
A-2.3





South Elevation

A-2.4



Perspective View

A-3.1



PERSPECTIVE AS SEEN FROM GEORGIA AVE./LAMONT ST. INTERSECTION

Perspective View –
Lamont Street

A-3.2



LAMONT STREET PERSPECTIVE

Aerial Perspective View

A-3.5



AERIAL PERSPECTIVE VIEW

Examples of EIFS Buildings



555 MASSACHUSETTS AVE, NW WASHINGTON DC



FAIRFIELD, CLARENDON, VA



TOWERVIEW, VA



FDA HEADQUARTERS, COLLEGE PARK, MD



Examples of EIFS Buildings



PENTAGON ROW, NORTHERN VA



WASHINGTON MARRIOTT HOTEL, NW DC



HAMPTON INN, NW WASHINGTON DC



W STREET RESIDENCE, NW WASHINGTON DC

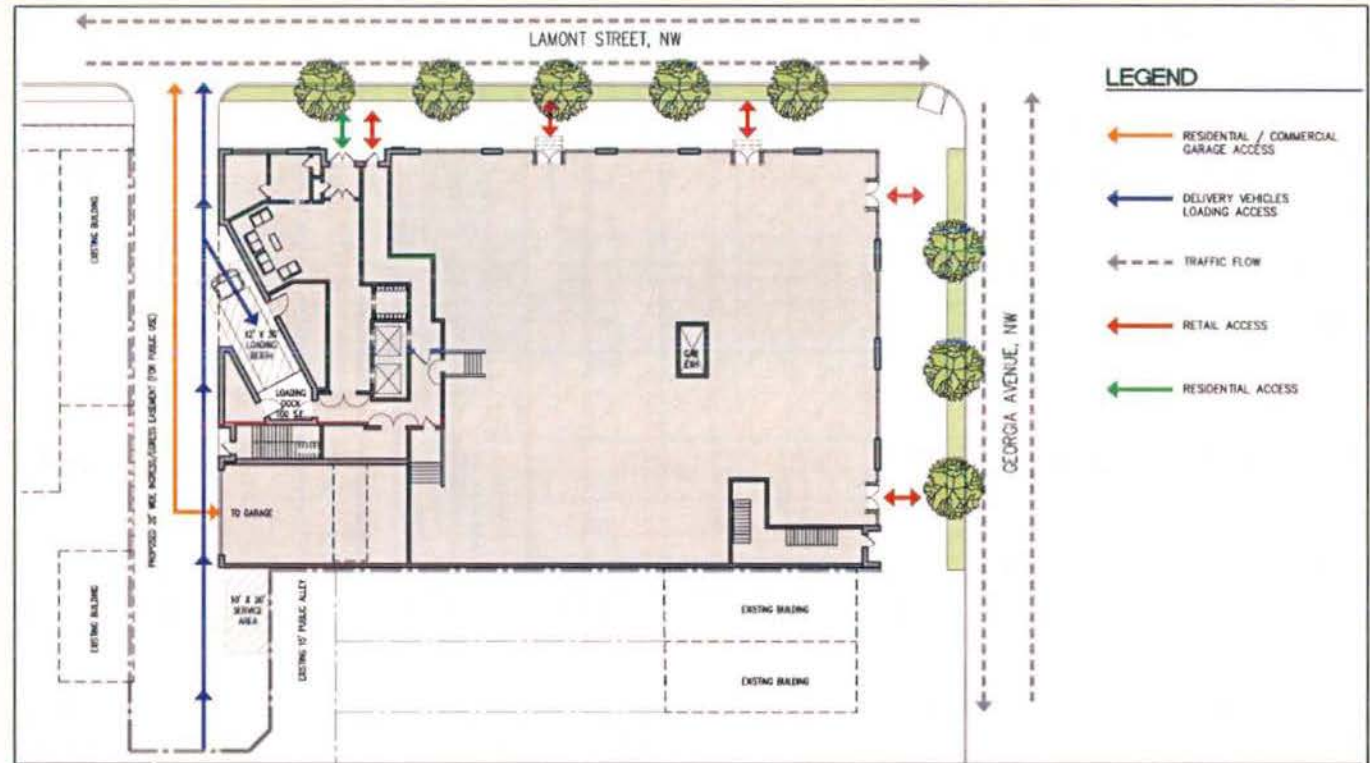


Key Transportation Topics

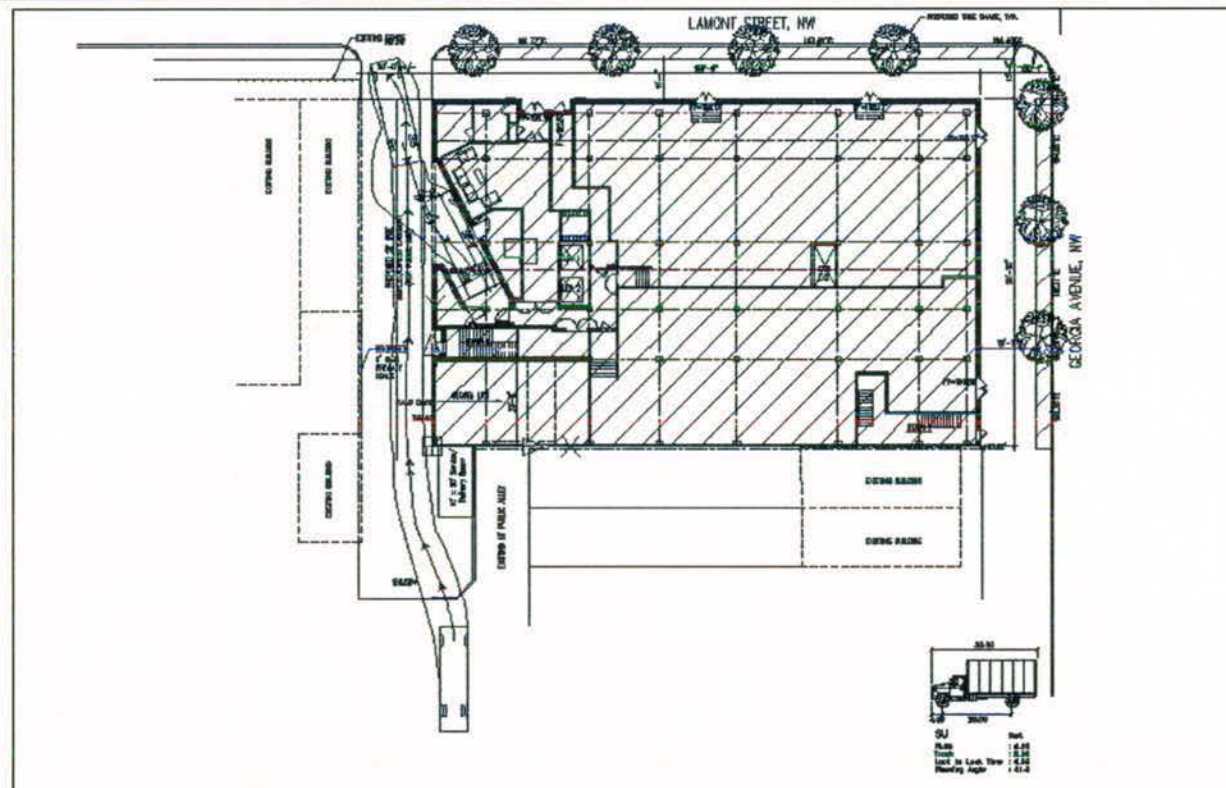
- ❑ Access and Circulation
- ❑ Loading Ingress and Egress
- ❑ Loading Management Plan
- ❑ Transportation Management Plan

Site Access + Circulation

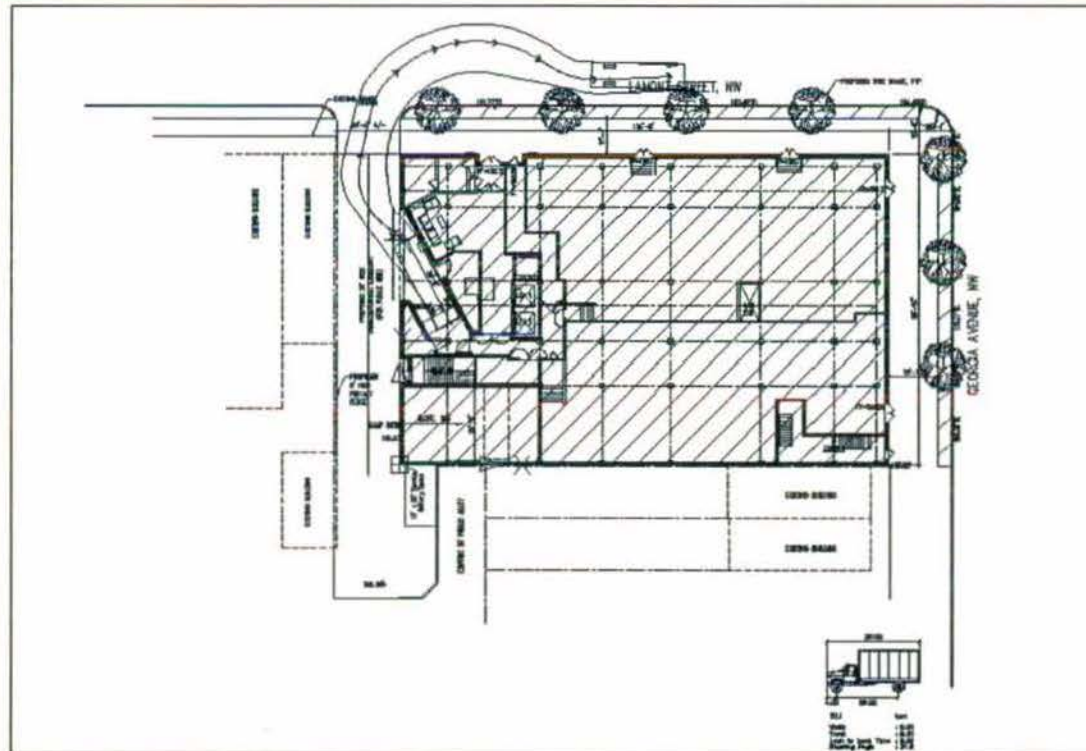
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Loading Ingress



Loading Egress



Loading Management Plan

- ❑ Truck Site Access
- ❑ Delivery Vehicle Size Limits
- ❑ Hours of Operation
- ❑ Service/Delivery Facility Management
- ❑ Loading Berth Scheduling/Management



Transportation Demand Management

- Bike Facilities – 10 Bike Spaces
- Pedestrian Facilities- Sidewalks and Curb Cuts
- Parking – 29 Assigned Spaces
- Car Sharing- Zip Car Information
- Transit - \$20 SmartTrip fare card

Alley Closure & Realignment

