

THE HEIGHTS ON GEORGIA AVENUE

3232 GEORGIA AVENUE, NW
WASHINGTON, DC



PLANNED UNIT DEVELOPMENT AND ZONING MAP AMENDMENT PLANS
MARCH 12, 2009

GRIMM +
PARKER
ARCHITECTS

The Heights on Georgia Avenue

3232 GEORGIA AVENUE, NW
WASHINGTON, DC

NeighborhoodDevelopmentCompany

invest + develop + revitalize



LIST OF DRAWINGS

CS	COVER SHEET
A-0.1	ZONING PLAN AND TABULATIONS
A-0.2	SITE CONTEXT PLAN
A-0.3	SITE PHOTOS
A-0.4	SITE ACCESS AND CIRCULATION
A-1.0	GARAGE PLAN
A-1.1	GROUND FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD AND FOURTH FLOOR PLAN
A-1.4	FIFTH FLOOR PLAN
A-1.5	SIXTH FLOOR PLAN
A-1.6	LOW ROOF PLAN
A-1.7	HIGH ROOF PLAN
A-2.1	EAST ELEVATION - GEORGIA AVENUE
A-2.2	NORTH ELEVATION - LAMONT STREET
A-2.3	WEST ELEVATION
A-2.4	SOUTH ELEVATION
A-3.1	PERSPECTIVE VIEW
A-3.2	PERSPECTIVE VIEW
A-3.3	PERSPECTIVE VIEW
A-3.4	PERSPECTIVE VIEW
A-3.5	PERSPECTIVE VIEW
A-3.6	DETAILS
A-3.7	DETAILS
A-3.8	DETAILS
A-3.9	DETAILS
A-4.1	BUILDING SECTION
A-4.2	BUILDING SECTION
C1.0	EXISTING CONDITIONS
C2.0	SITE PLAN
C2.1	SITE GRADING PLAN
C2.2	CONCEPT SITE UTILITY PLAN
C3.0	CONCEPT EROSION & SEDIMENT CONTROL PLAN

DEVELOPMENT TEAM

OWNER / DEVELOPER
Georgia and Lamont, Limited Partnership
a joint venture between
The Neighborhood Development Company & MiCasa Inc.

LAND USE COUNSEL
Holland + Knight, LLP

TRAFFIC CONSULTANT
Symetra Design

ARCHITECT
Grimm + Parker Architects

CIVIL ENGINEER
AMT, LLC

ZONING COMMISSION
CASE No. 08-26
EXHIBIT No. 34

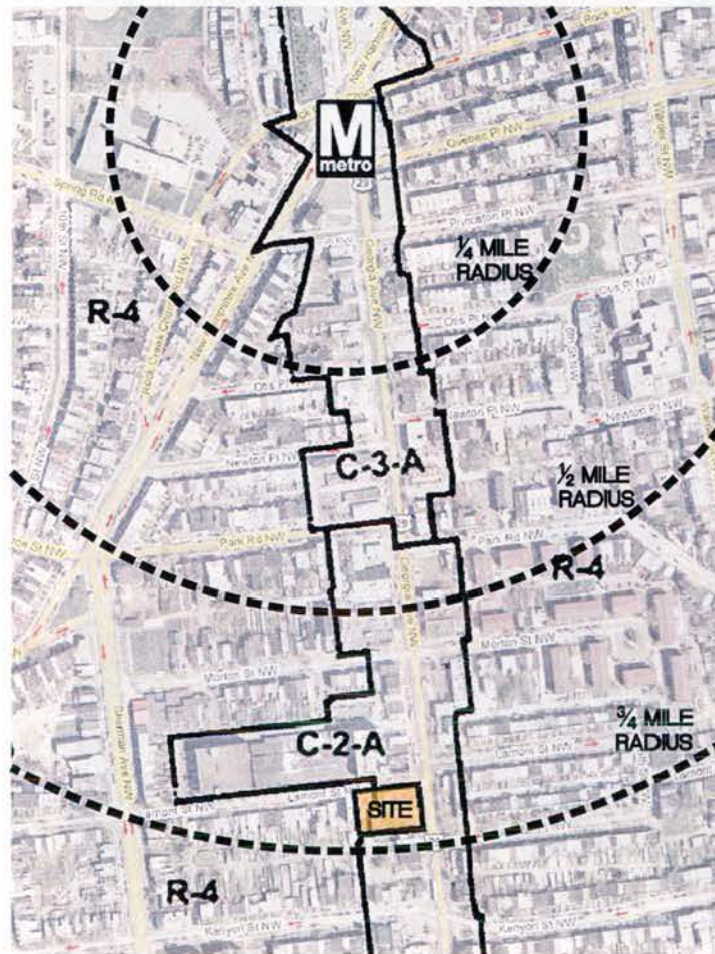
COVER SHEET

CS

PUD-HEARING
SUBMISSION

MARCH 12, 2009

ZONING AND VICINITY MAP



ZONING TABULATIONS

CURRENT ZONING:
PROPOSED ZONING:

R4 & 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

RESIDENTIAL	UNIT TYPES								1A	1B	2A	2B	2C	2D	3A	TOTAL	BUILDING / LOT SUMMARY	LOT SIZE (SF)	19,191		
	UNIT SQUARE FOOTAGES								700	634	953	938	878	885	1,211			GSF (RESIDENTIAL)	76,100		
	BEDS AND BATHS								18/18A	18/18A	28/28A	28/28A	28/19A	28/28A	28/28A			GSF (RETAIL)	10,955		
	THE HEIGHTS ON GEORGIA AVE																				
	UNITS PER FLOOR																	UNITS/FLOOR	AREA/FLOOR*	TOTAL GSF	87,055
	GROUND FLOOR																	-	3,965		
	SECOND FLOOR								5	1	2	2	1	1	2	13		14,423			
	THIRD FLOOR								5	1	2	2	1	1	2	14		14,423			
	FOURTH FLOOR								5	1	2	2	1	1	2	14		14,423			
	FIFTH FLOOR								5	1	2	2	1	1	2	14		14,423			
SIXTH FLOOR								5	1	2	2	1	1	2	14	14,423					
TOTALS																TOTAL		FAR (RESIDENTIAL)	3.97		
TOTAL UNITS								30	8	10	9	5	5	10	TOTAL UNITS	TOTAL GSF AREA	FAR (RETAIL)			0.57	
TOTAL SQUARE FOOTAGE								17,500	5,173	9,530	8,462	4,390	4,425	12,115	59,567	76,100					
NUMBER OF UNITS								30			29			10	69	78.3%					FAR (TOTAL)
UNIT MIX								43%			42%			14%	100%	EFFICIENCY					

LOT SIZE (SF)	19,191
GSF (RESIDENTIAL)	76,100
GSF (RETAIL)	10,955
TOTAL GSF	87,055
FAR (RESIDENTIAL)	3.97
FAR (RETAIL)	0.57
FAR (TOTAL)	4.54

GRIMM +
PARKER
ARCHITECTS

The Heights on Georgia Avenue

3232 GEORGIA AVENUE, NW
WASHINGTON, DC

ZONING PLAN AND TABULATIONS

A-0.1

PUD-HEARING
SUBMISSION

MARCH 12, 2009



GRIMM+
PARKER
ARCHITECTS

The Heights on Georgia Avenue

3232 GEORGIA AVENUE, NW
WASHINGTON, DC

SITE CONTEXT PLAN

PUD-HEARING
SUBMISSION

A-0.2

MARCH 12, 2009



① GEORGIA AVE. - VIEW WEST



② LAMONT ST. - VIEW SOUTH



③ GEORGIA AVE. - VIEW EAST



④ GEORGIA AVE. - VIEW WEST



SITE CONTEXT

GRIMM +
PARKER
ARCHITECTS

The Heights on Georgia Avenue

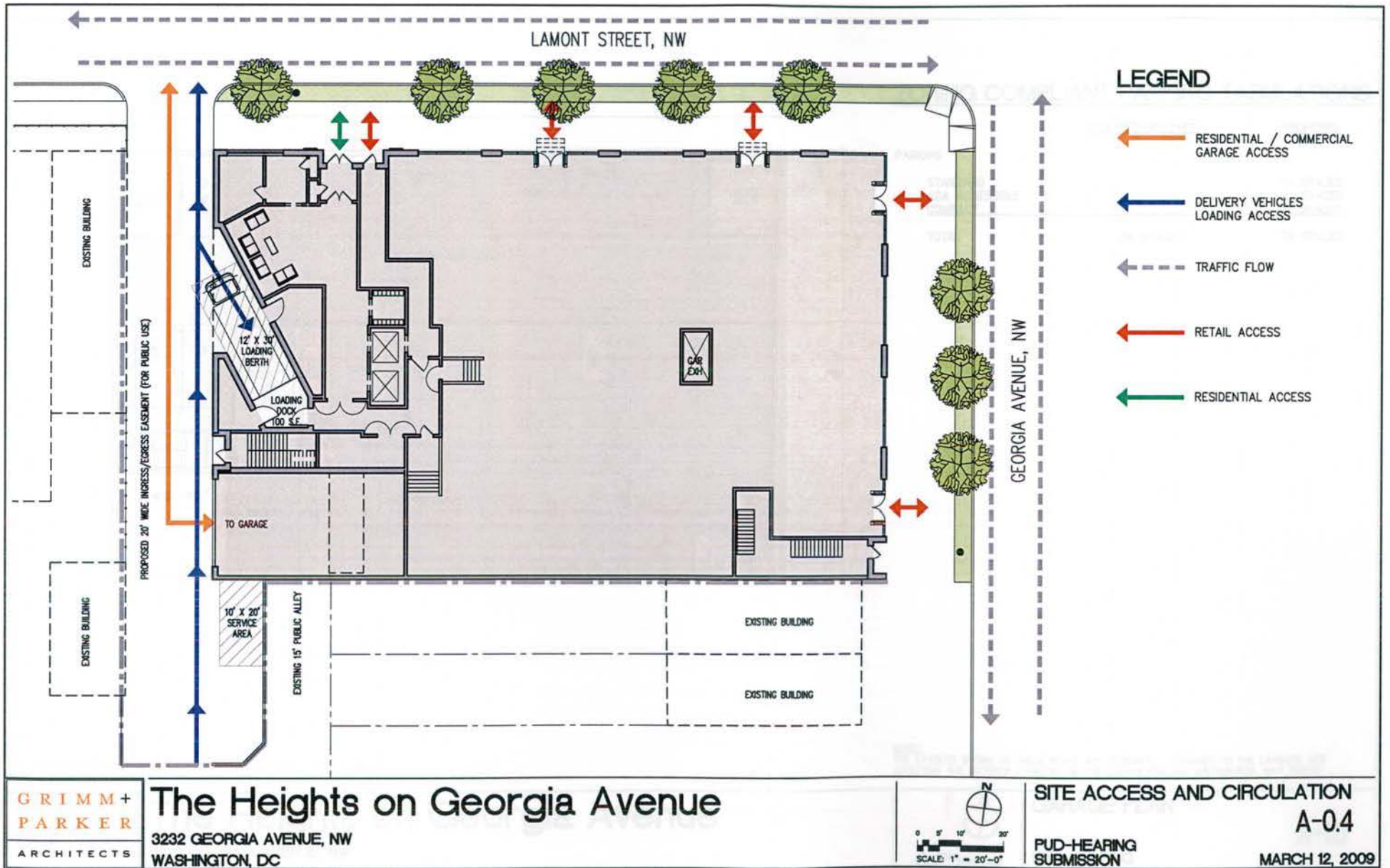
3232 GEORGIA AVENUE, NW
WASHINGTON, DC

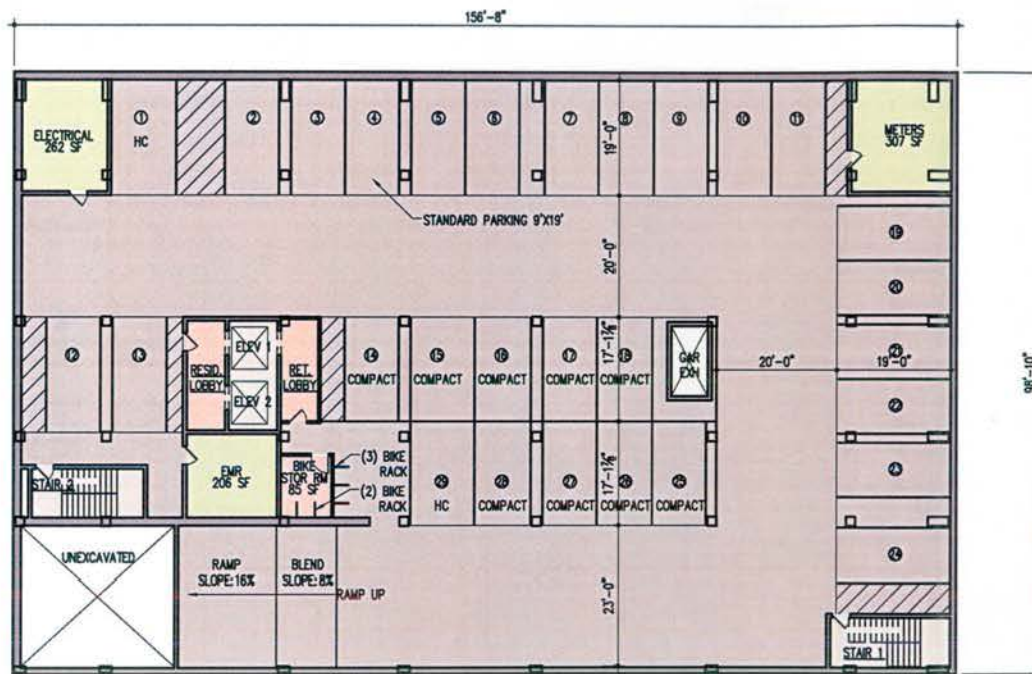
SITE PHOTOS

PUD-HEARING
SUBMISSION

A-0.3

MARCH 12, 2009





ZONING COMPLIANT PARKING TABULATIONS

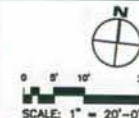
	REQUIRED/ALLOWED	PROPOSED
PARKING		
STANDARD		14 SPACES
ADA ACCESSIBLE		4 SPACES
COMPACT		11 SPACES
TOTAL	34 SPACES	29 SPACES

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.

GRIMM+
PARKER
ARCHITECTS

The Heights on Georgia Avenue

3232 GEORGIA AVENUE, NW
WASHINGTON, DC

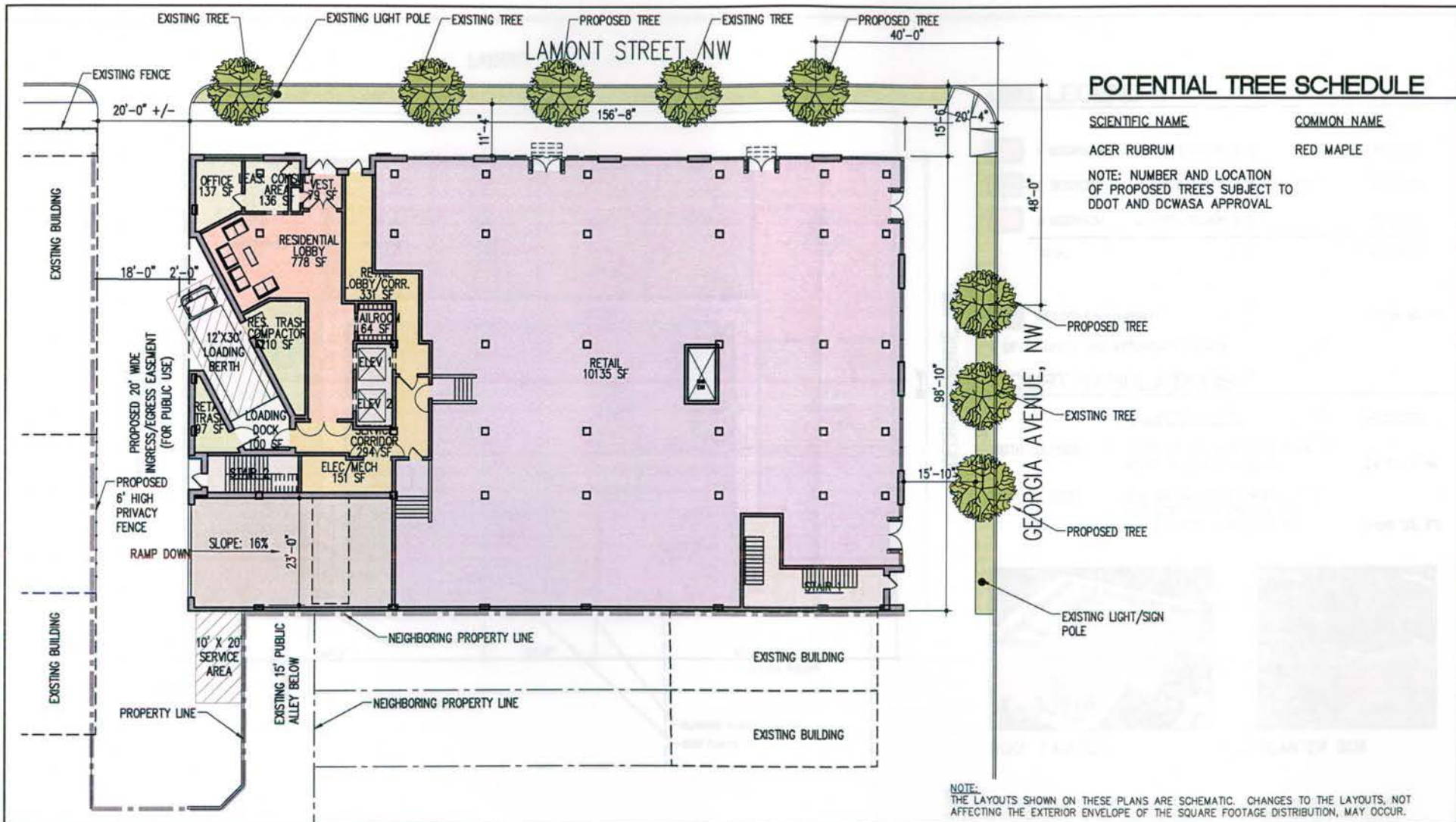


GARAGE PLAN

PUD-HEARING
SUBMISSION

A-10

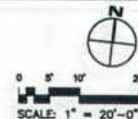
MARCH 12, 2009



**GRIMM +
PARKER**
ARCHITECTS

The Heights on Georgia Avenue

3232 GEORGIA AVENUE, NW
WASHINGTON, DC



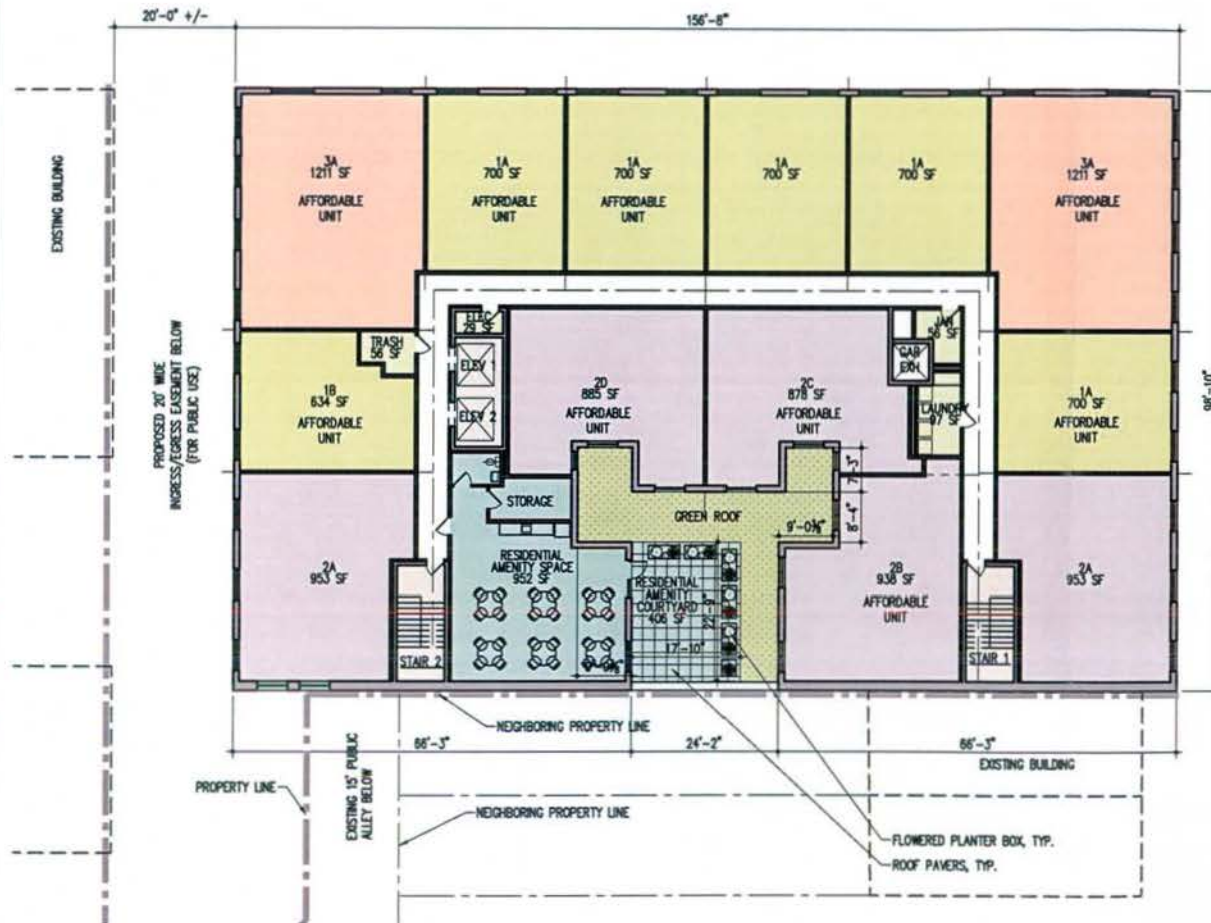
GROUND FLOOR PLAN

**PUD-HEARING
SUBMISSION**

A-11

MARCH 12, 2009

LAMONT STREET, NW



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	1358 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



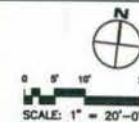
PLANTER BOX

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.

GRIMM +
PARKER
ARCHITECTS

The Heights on Georgia Avenue

3232 GEORGIA AVENUE, NW
WASHINGTON, DC



SECOND FLOOR PLAN

PUD-HEARING
SUBMISSION

A-12

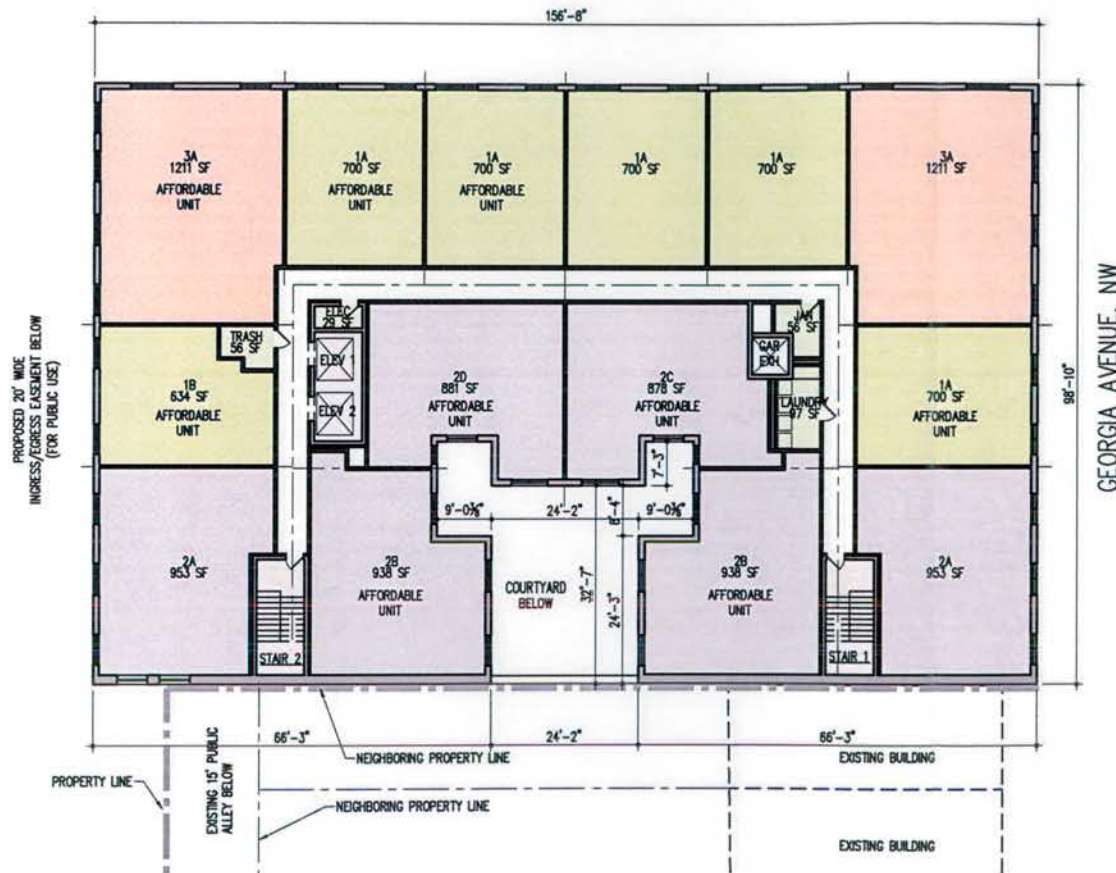
MARCH 12, 2009

LAMONT STREET, NW

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

18 OF THE TOTAL 28 UNITS ON THE THIRD AND FOURTH FLOORS ARE AFFORDABLE UNITS

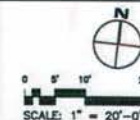


NOTE:
THE LAYOUTS SHOWN ON THESE PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OF THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.

GRIMM+
PARKER
ARCHITECTS

The Heights on Georgia Avenue

3232 GEORGIA AVENUE, NW
WASHINGTON, DC



THIRD AND FOURTH FLOOR PLAN
A-13

PUD-HEARING
SUBMISSION

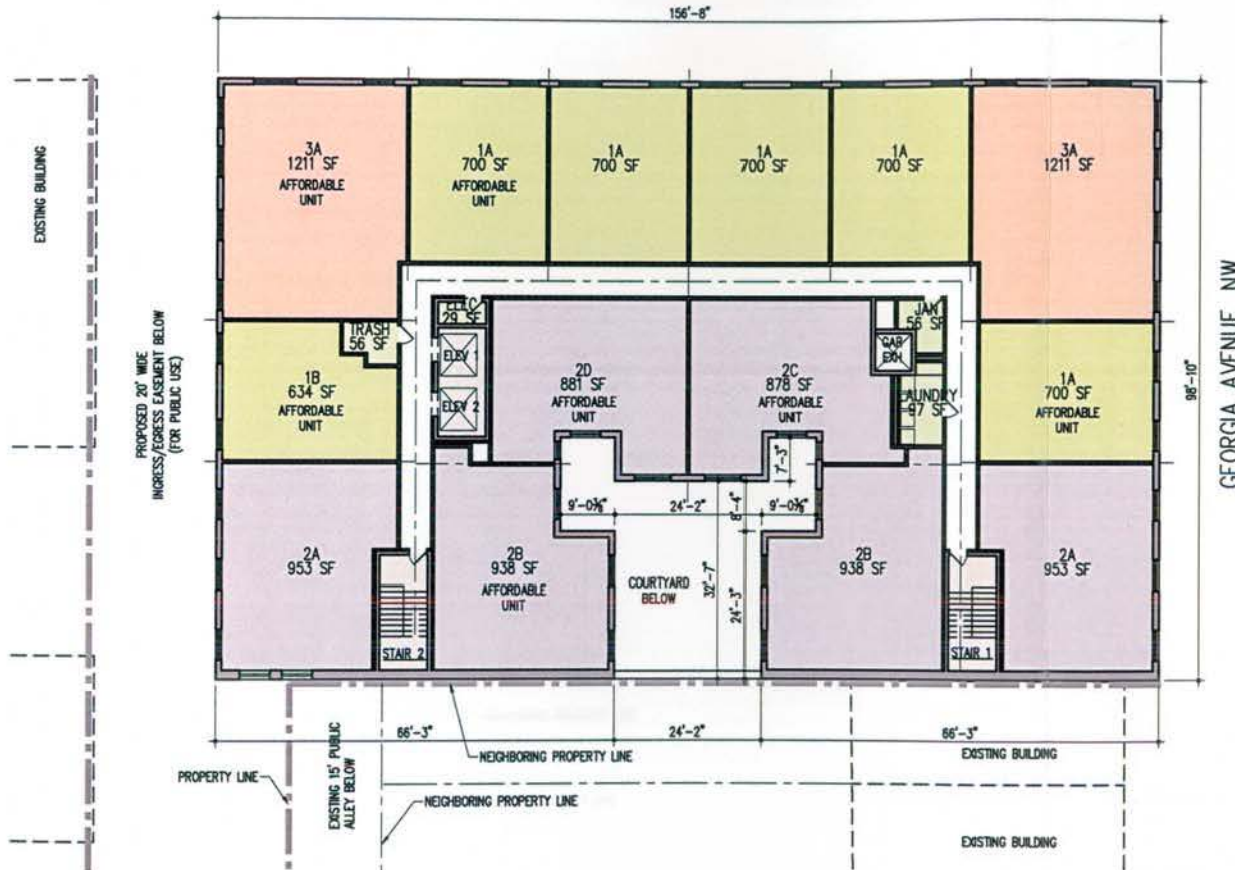
MARCH 12, 2009

LAMONT STREET, NW

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

7 OF 14 UNITS ARE AFFORDABLE UNITS

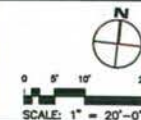


NOTE:
THE LAYOUTS SHOWN ON THESE PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OF THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.

GRIMM +
PARKER
ARCHITECTS

The Heights on Georgia Avenue

3232 GEORGIA AVENUE, NW
WASHINGTON, DC



FIFTH FLOOR PLAN

PUD-HEARING
SUBMISSION

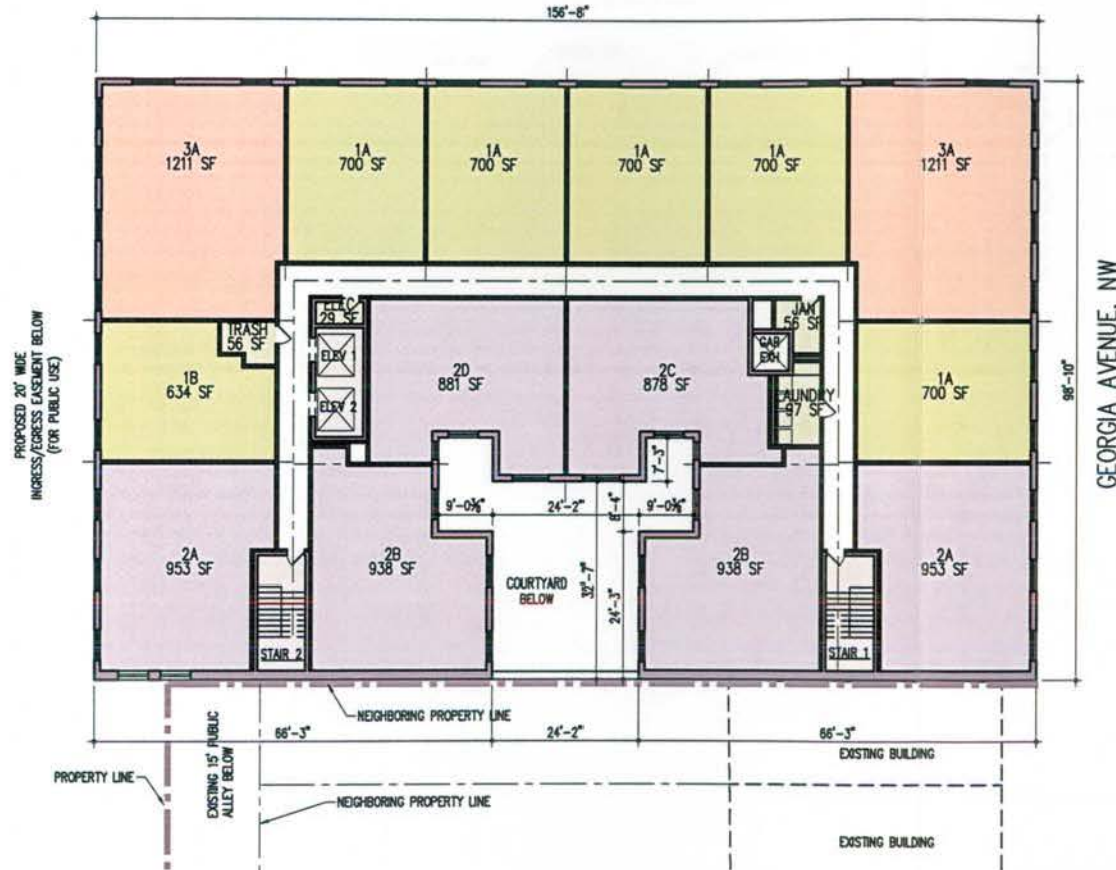
A-14

MARCH 12, 2009

LAMONT STREET, NW

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

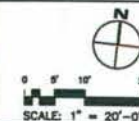


NOTE:
THE LAYOUTS SHOWN ON THESE PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OF THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.

GRIMM +
PARKER
ARCHITECTS

The Heights on Georgia Avenue

3232 GEORGIA AVENUE, NW
WASHINGTON, DC



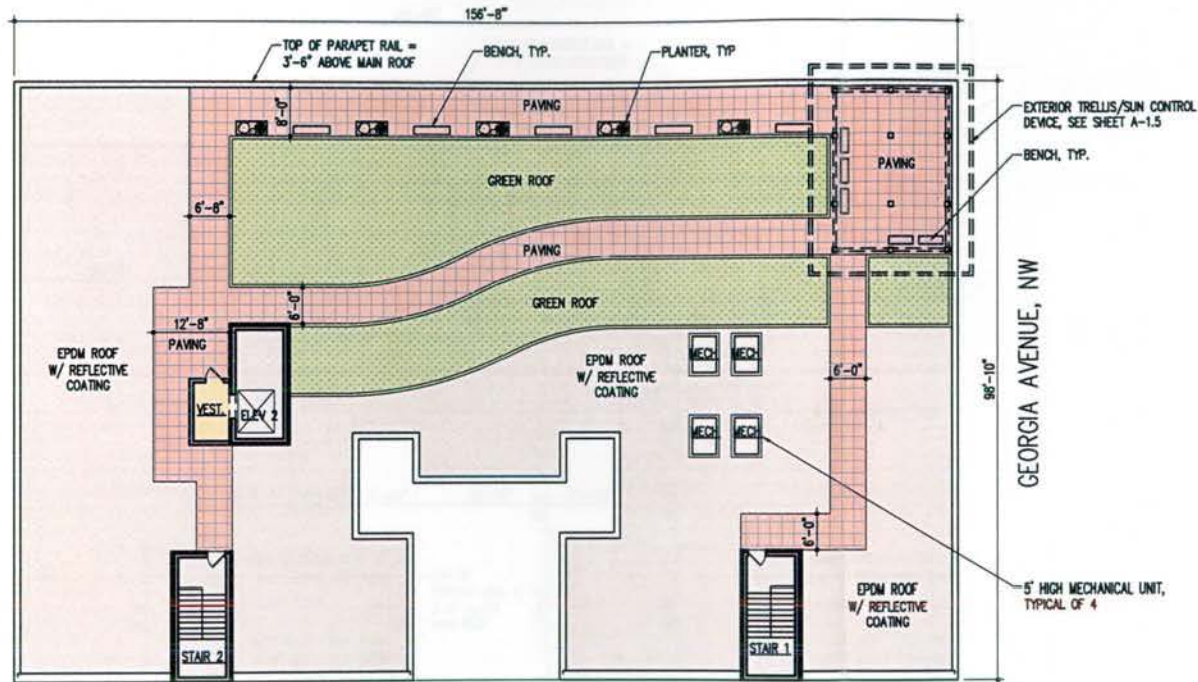
SIXTH FLOOR PLAN

PUD-HEARING
SUBMISSION

A-15

MARCH 12, 2009

LAMONT STREET, NW



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



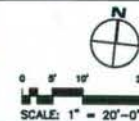
PHOTOS OF GREEN ROOF

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

GRIMM+
PARKER
ARCHITECTS

The Heights on Georgia Avenue

3232 GEORGIA AVENUE, NW
WASHINGTON, DC

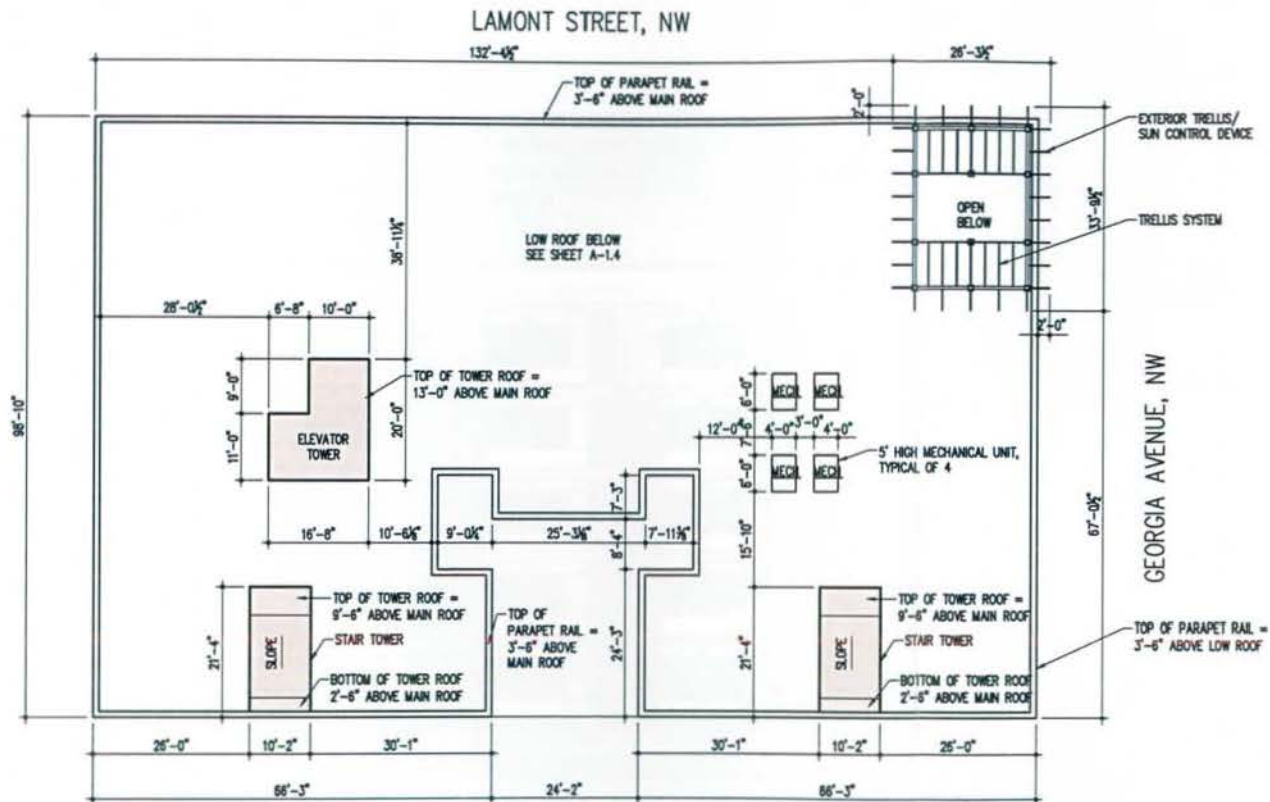


LOW ROOF PLAN

PUD-HEARING
SUBMISSION

A-16

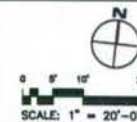
MARCH 12, 2009



GRIMM +
PARKER
ARCHITECTS

The Heights on Georgia Avenue

3232 GEORGIA AVENUE, NW
WASHINGTON, DC



HIGH ROOF PLAN

PUD-HEARING
SUBMISSION

A-1.7

MARCH 12, 2009

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.

GRIMM+
PARKER
ARCHITECTS

The Heights on Georgia Avenue

3232 GEORGIA AVENUE, NW
WASHINGTON, DC

0 4' 8' 16'
SCALE: 1/16" = 1'-0"

EAST ELEVATION - GEORGIA AVE
A-21

PUD-HEARING
SUBMISSION

MARCH 12, 2009



GRIMM +
PARKER
ARCHITECTS

The Heights on Georgia Avenue

3232 GEORGIA AVENUE, NW
WASHINGTON, DC

NORTH ELEVATION - LAMONT ST
A-22

PUD-HEARING
SUBMISSION

MARCH 12, 2009



GRIMM+
PARKER
ARCHITECTS

The Heights on Georgia Avenue

3232 GEORGIA AVENUE, NW
WASHINGTON, DC

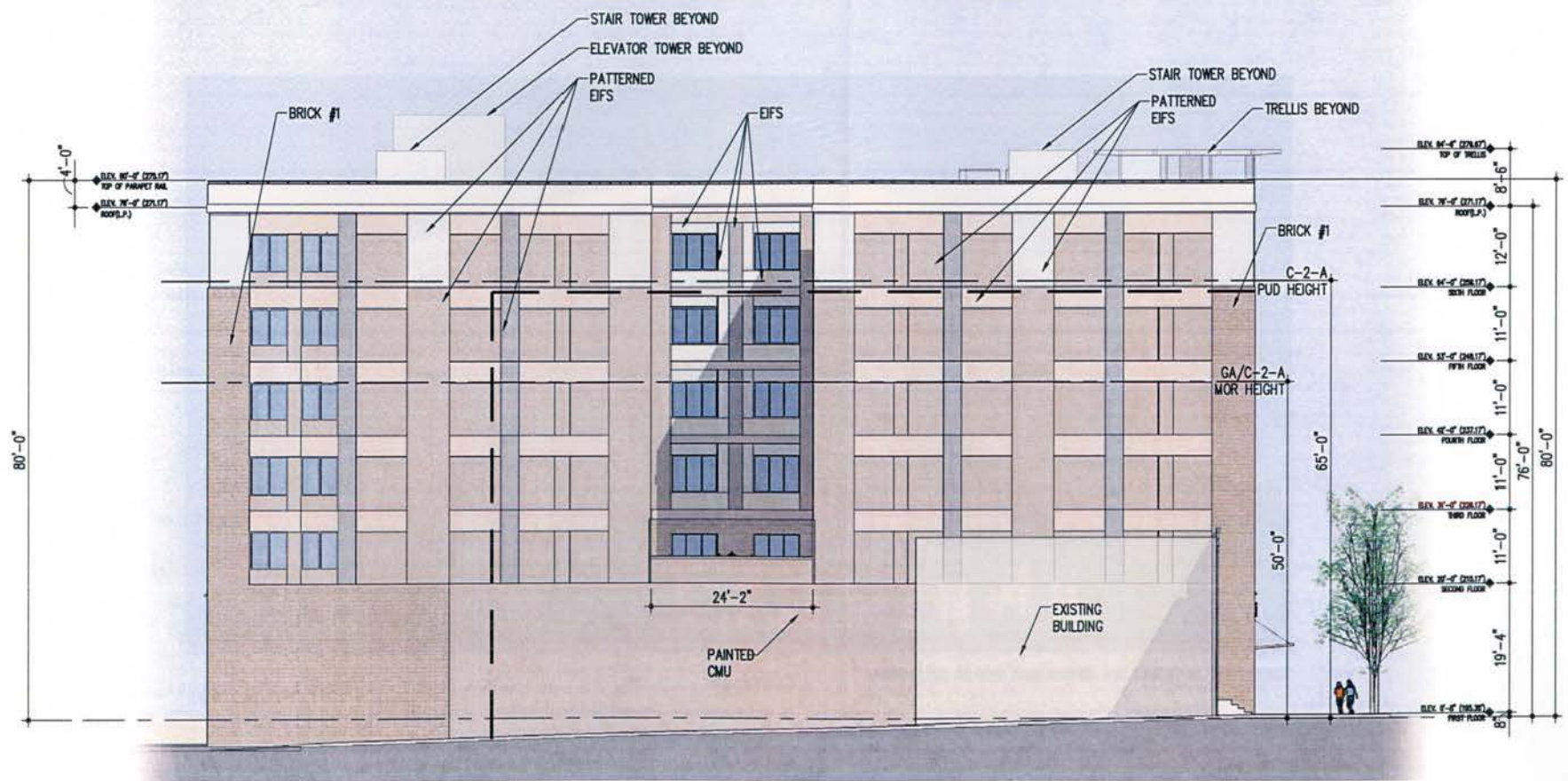
0 4' 8' 16'
SCALE: 1/16" = 1'-0"

WEST ELEVATION

PUD-HEARING
SUBMISSION

A-23

MARCH 12, 2009



GRIMM+
PARKER
ARCHITECTS

The Heights on Georgia Avenue

3232 GEORGIA AVENUE, NW
WASHINGTON, DC

SOUTH ELEVATION

PUD-HEARING
SUBMISSION

A-24

MARCH 12, 2009



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

GRIMM+
PARKER
ARCHITECTS

The Heights on Georgia Avenue

3232 GEORGIA AVENUE, NW
WASHINGTON, DC

PERSPECTIVE VIEW

PUD-HEARING
SUBMISSION

A-3.1

MARCH 12, 2009



LAMONT STREET PERSPECTIVE

GEORGIA AVENUE PERSPECTIVE
 3232 GEORGIA AVENUE, NW
 WASHINGTON, DC

GRIMM+
 PARKER
 ARCHITECTS

The Heights on Georgia Avenue

3232 GEORGIA AVENUE, NW
 WASHINGTON, DC

PERSPECTIVE VIEW

PUD-HEARING
 SUBMISSION

A-3.2

MARCH 12, 2009



GEORGIA AVENUE PERSPECTIVE
ONE BLOCK AWAY VIEW AT KENYON ST

GRIMM+
PARKER
ARCHITECTS

The Heights on Georgia Avenue

3232 GEORGIA AVENUE, NW
WASHINGTON, DC

PERSPECTIVE VIEW

PUD-HEARING
SUBMISSION

A-3.3

MARCH 12, 2009



GEORGIA AVENUE PERSPECTIVE
TWO BLOCK AWAY VIEW AT IRVING ST

GRIMM+
PARKER
ARCHITECTS

The Heights on Georgia Avenue

3232 GEORGIA AVENUE, NW
WASHINGTON, DC

PERSPECTIVE VIEW

PUD-HEARING
SUBMISSION

A-3.4

MARCH 12, 2009



AERIAL PERSPECTIVE VIEW

GRIMM+
PARKER
ARCHITECTS

The Heights on Georgia Avenue

3232 GEORGIA AVENUE, NW
WASHINGTON, DC

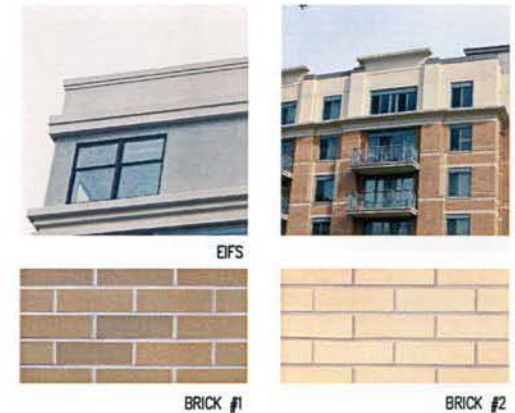
PERSPECTIVE VIEW

PUD-HEARING
SUBMISSION

A-3.5

MARCH 12, 2009

TYPICAL WINDOW / WALL DETAIL



GRIMM+
PARKER
ARCHITECTS

The Heights on Georgia Avenue

3232 GEORGIA AVENUE, NW
WASHINGTON, DC

0 4' 8' 16'
SCALE: 1/16" = 1'-0"

DETAILS

PUD-HEARING
SUBMISSION

A-3.6

MARCH 12, 2009

RESIDENTIAL ENTRANCE DETAIL



HIGH DENSITY CMU



GRIMM+
PARKER
ARCHITECTS

The Heights on Georgia Avenue

3232 GEORGIA AVENUE, NW
WASHINGTON, DC

0 4' 8' 16'
SCALE: 1/16" = 1'-0"

DETAILS

PUD-HEARING
SUBMISSION

A-3.7

MARCH 12, 2009

RETAIL ENTRANCE DETAIL



- EIFS
- ALUMINUM WINDOW
- EIFS
- BRICK #1
- RETAIL SIGNAGE
- RETAIL ENTRANCE CANOPY
- INSULATED ALUMINUM STOREFRONT SYSTEM
- HIGH DENSITY CMU



ENLARGED AREA



EAST ELEVATION - GEORGIA AVE

GRIMM+
PARKER
ARCHITECTS

The Heights on Georgia Avenue

3232 GEORGIA AVENUE, NW
WASHINGTON, DC

0 4' 8' 16'
SCALE: 1/16" = 1'-0"

DETAILS

PUD-HEARING
SUBMISSION

A-3.8

MARCH 12, 2009

TRELLIS DETAIL



GRIMM+
PARKER
ARCHITECTS

The Heights on Georgia Avenue

3232 GEORGIA AVENUE, NW
WASHINGTON, DC

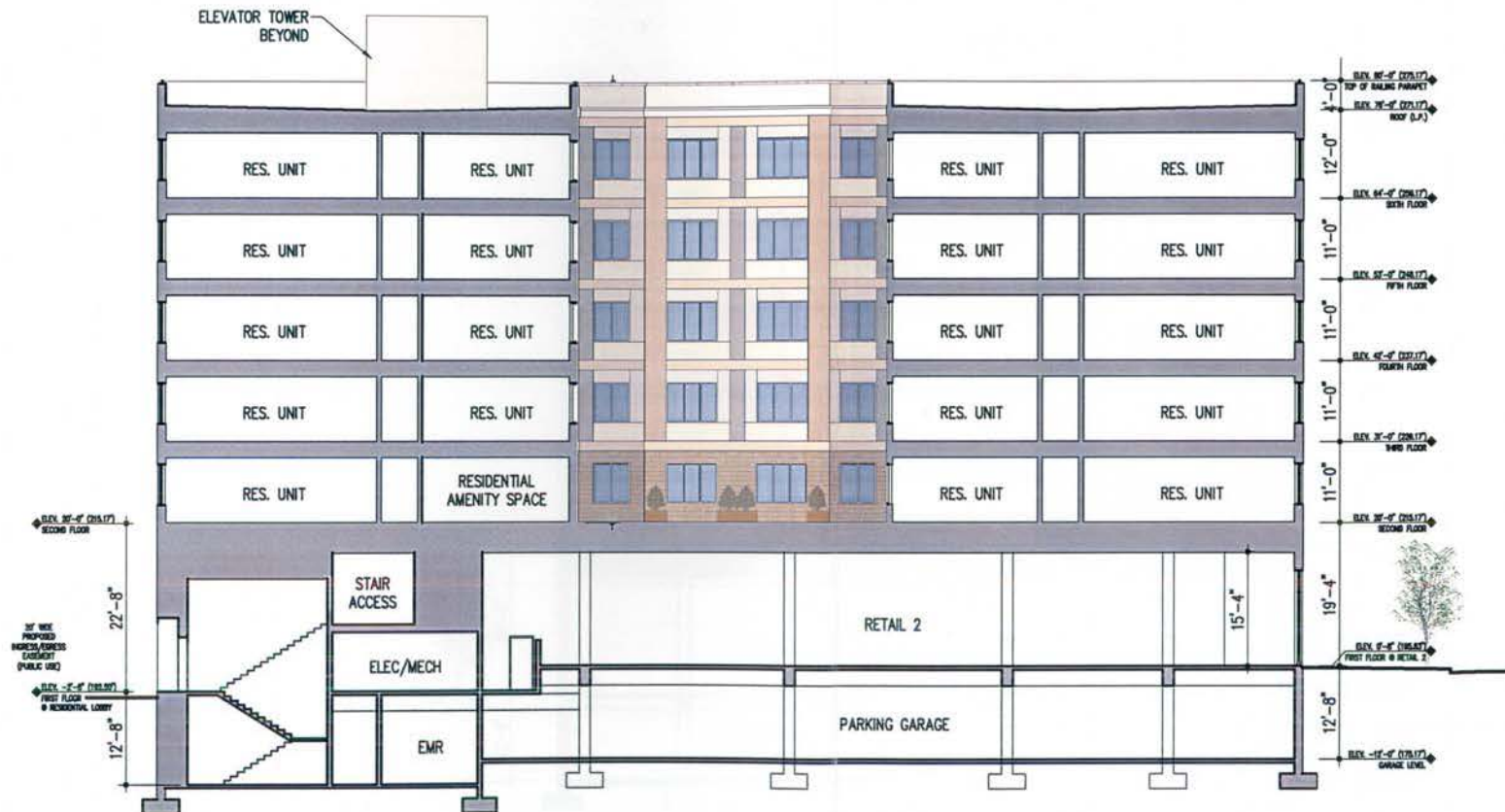
0 4' 8' 16'
SCALE: 1/16" = 1'-0"

DETAILS

PUD-HEARING
SUBMISSION

A-3.9

MARCH 12, 2009



GRIMM+
PARKER
ARCHITECTS

The Heights on Georgia Avenue

3232 GEORGIA AVENUE, NW
WASHINGTON, DC

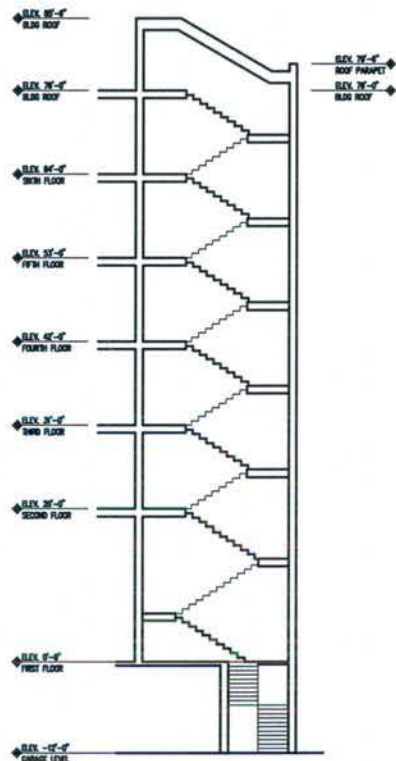
0 4' 8' 16'
SCALE: 1/16" = 1'-0"

BUILDING SECTION

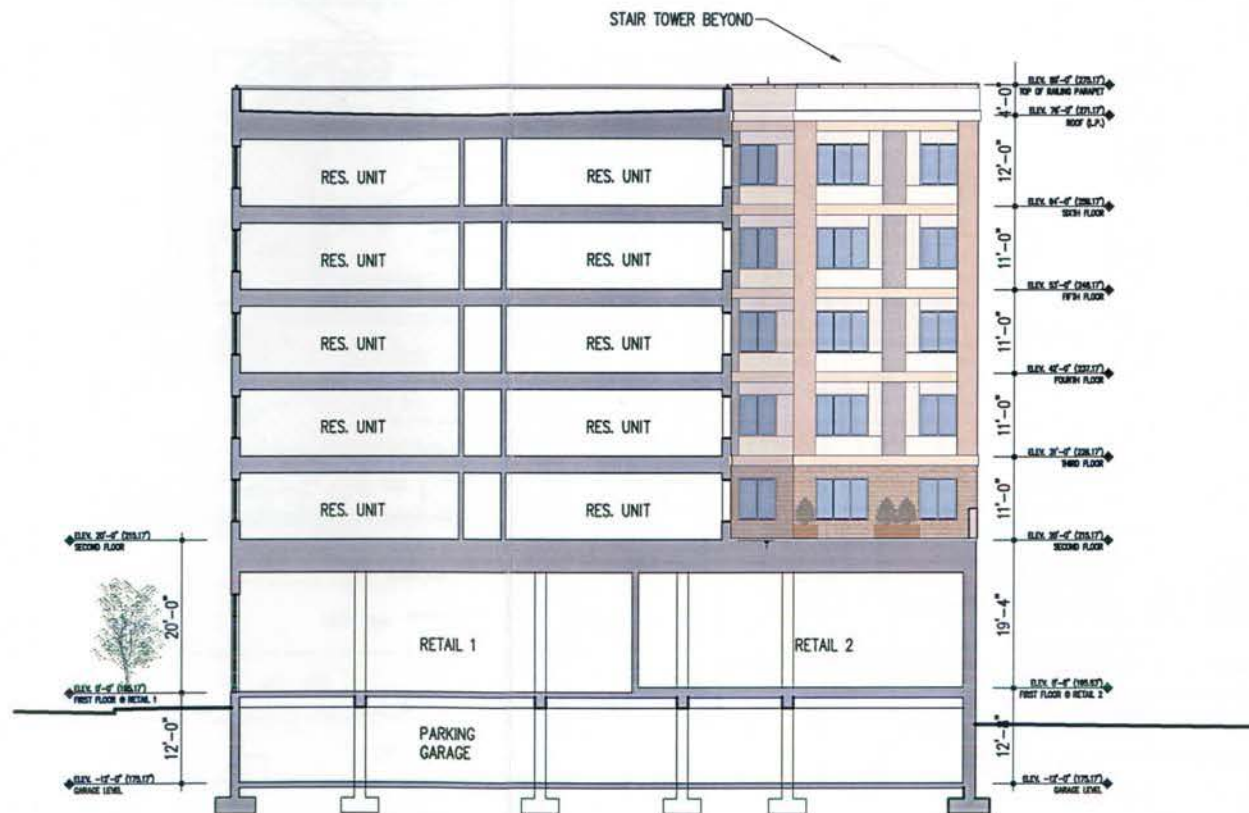
PUD-HEARING
SUBMISSION

A-4.1

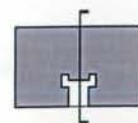
MARCH 12, 2009



STAIR SECTION AT SOUTH WALL



KEY



GRIMM +
PARKER
ARCHITECTS

The Heights on Georgia Avenue

3232 GEORGIA AVENUE, NW
WASHINGTON, DC

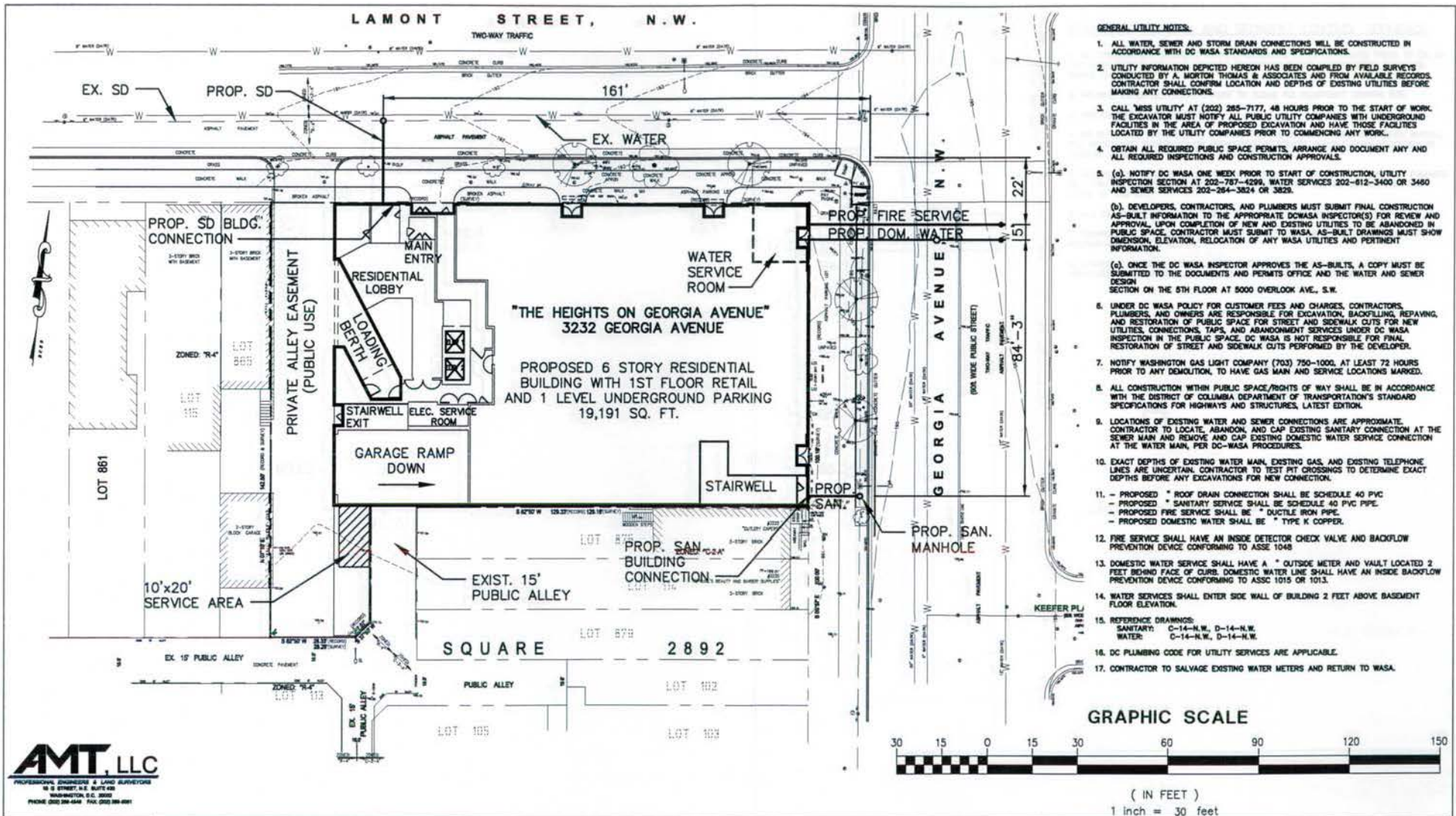
0 4' 8' 16'
SCALE: 1/16" = 1'-0"

BUILDING SECTION

PUD-HEARING
SUBMISSION

A-4.2

MARCH 12, 2009



AMT, LLC
PROFESSIONAL ENGINEER & LAND SURVEYOR
10 0 STREET, S.E. SUITE 400
WASHINGTON, D.C. 20003
PHONE: (202) 391-6446 FAX: (202) 391-6851

GRIMM + PARKER
ARCHITECTS

The Heights on Georgia Avenue
3232 GEORGIA AVENUE, NW
WASHINGTON, DC

SITE UTILITY PLAN

C2.2
MARCH 11, 2009

