



Sursum Corda PUD

Modification to First-Stage PUD Approval in
ZC Order No. 15-20C

SEPTEMBER 05, 2019

Applicant:

TBSC Owner I LLC
250 Gibraltar Road, Horsham, PA 19044

Land Use Counsel:

Holland + Knight, LLP
800 17th Street, NW, Suite 1100, Washington DC 20006

Architect:

WDG Architecture, PLLC
1025 Connecticut Ave NW, Suite 300, Washington DC 20036

Civil:

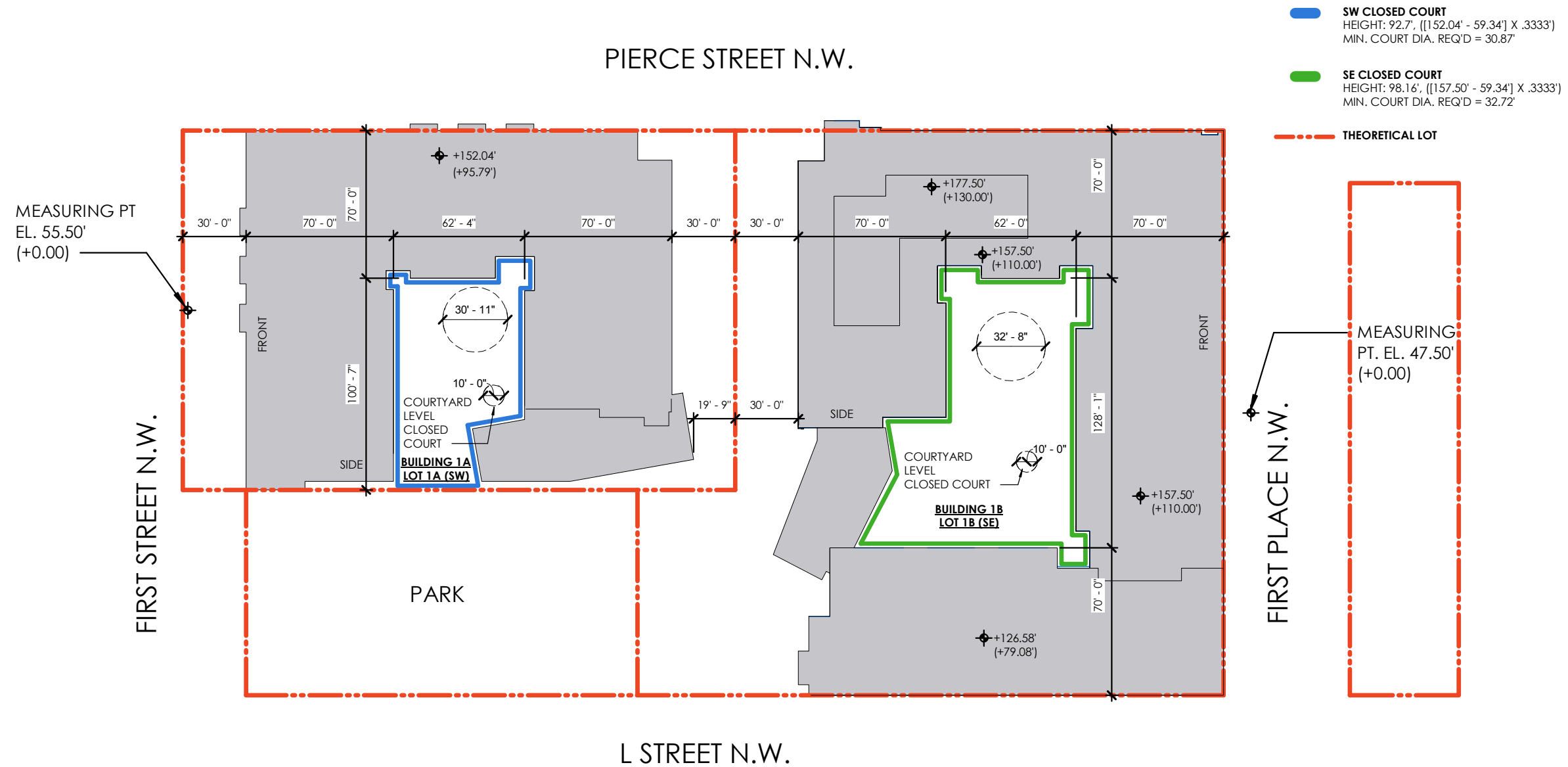
Bohler DC
1301 Pennsylvania Ave., NW Ste 825, Washington Dc, 20004

Landscape:

Parker Rodriguez
101 N. Union St., Ste. 320, Alexandria, VA 22314

Traffic:

Gorove / Slade Associates, Inc.
1140 Connecticut Ave NW, Ste 600, Washington, DC 20036



PHASE 1 South Parcel	REAR YARD		SIDE YARD		CLOSED COURT	
	Required/ Allowed	PUD Proposed	Required/ Allowed	PUD Proposed	Required/ Allowed	PUD Proposed
Building 1A "SW Building"	Min. 2 1/2"/ft not less than 12' 2 1/2" per 92.7' = 19.31'	19' - 9"	None; If provided not < 5'	0'	Court SE Min Width 4" per 98.16' = 32.72'	51' - 0"
Building 1B "SE Building"	Min. 2 1/2"/ft not less than 12' 2 1/2" per 98.16' = 20.45'	30' - 0"	None; If provided not < 5'	0'	Court SW Min Width 4" per 92.70' = 30.87'	62' - 0"

NOTE: THEORETICAL LOTS HAVE BEEN ESTABLISHED FOR THE PURPOSE OF DETERMINING CONFORMANCE TO REAR AND SIDE YARD REQUIREMENTS

N

0' 20'-0" 40' 80' 160'

SCALE: 1" = 60'-0"

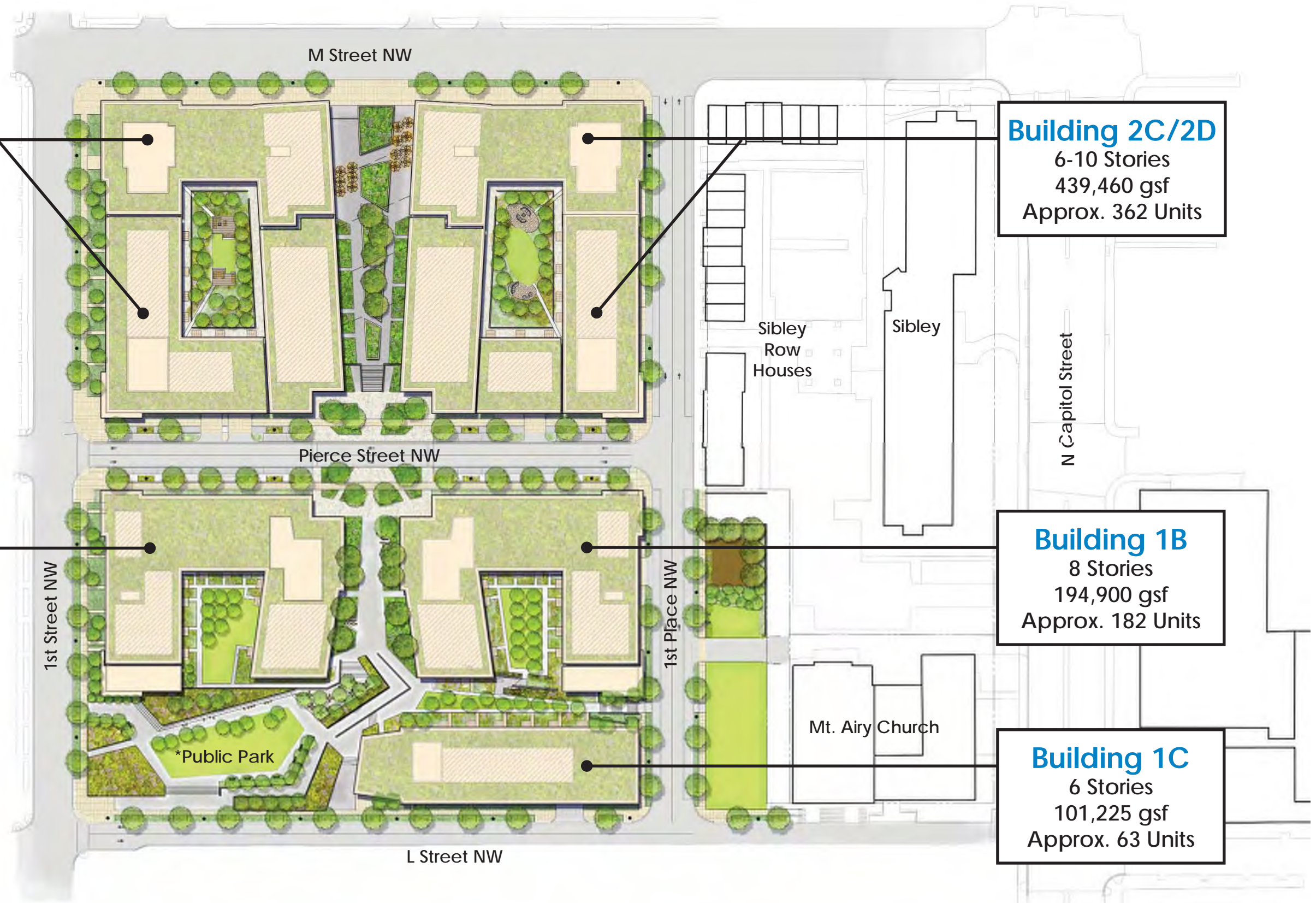
Building 2A/2B
 6-11 Stories
 425,225 gsf
 Approx. 348 Units

Building 2C/2D
 6-10 Stories
 439,460 gsf
 Approx. 362 Units

Building 1A
 8 Stories
 184,775 gsf
 Approx. 176 Units

Building 1B
 8 Stories
 194,900 gsf
 Approx. 182 Units

Building 1C
 6 Stories
 101,225 gsf
 Approx. 63 Units



*REFER TO NOTES ON LANDSCAPE DRAWINGS REGARDING THE PUBLIC PARK.

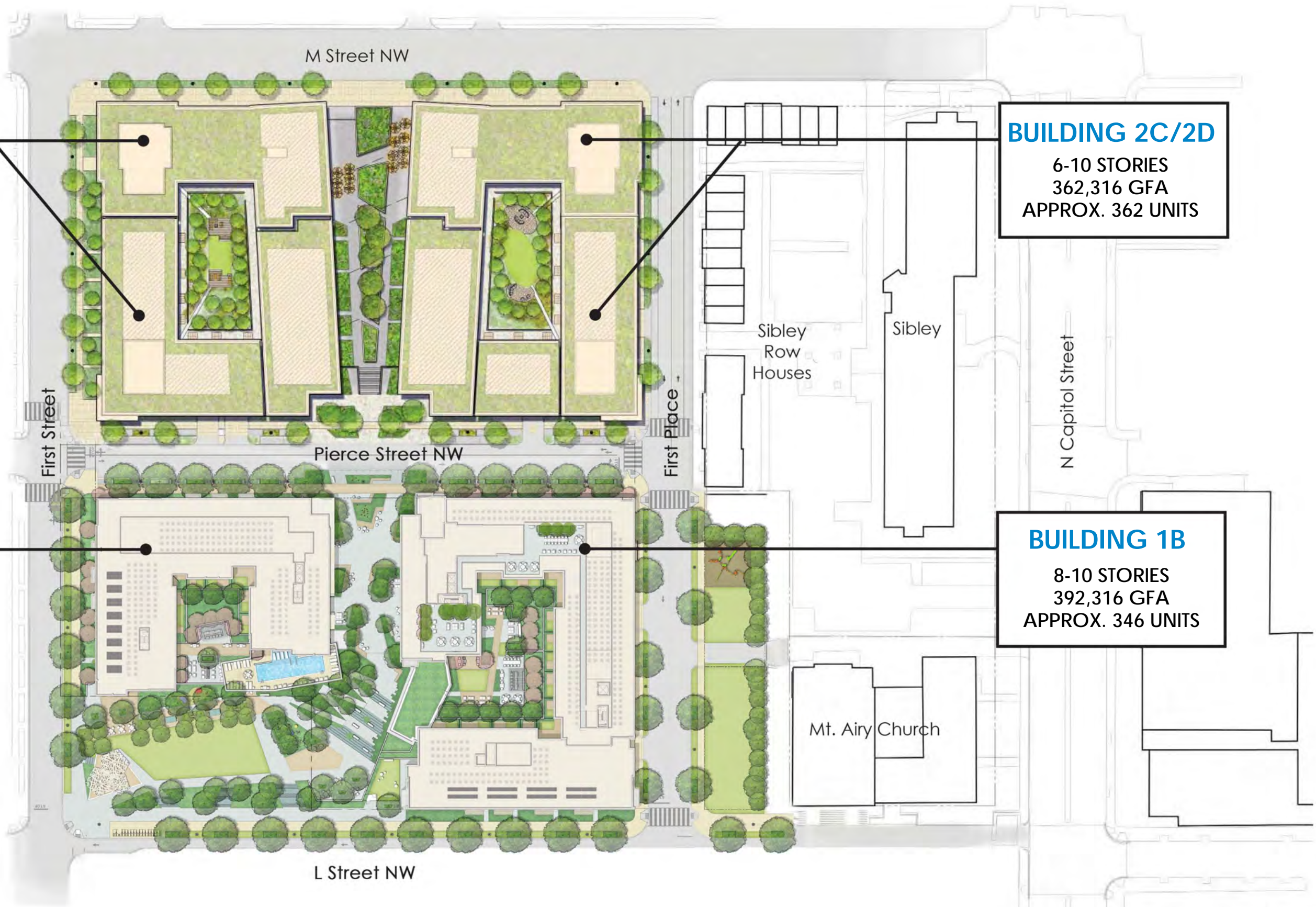


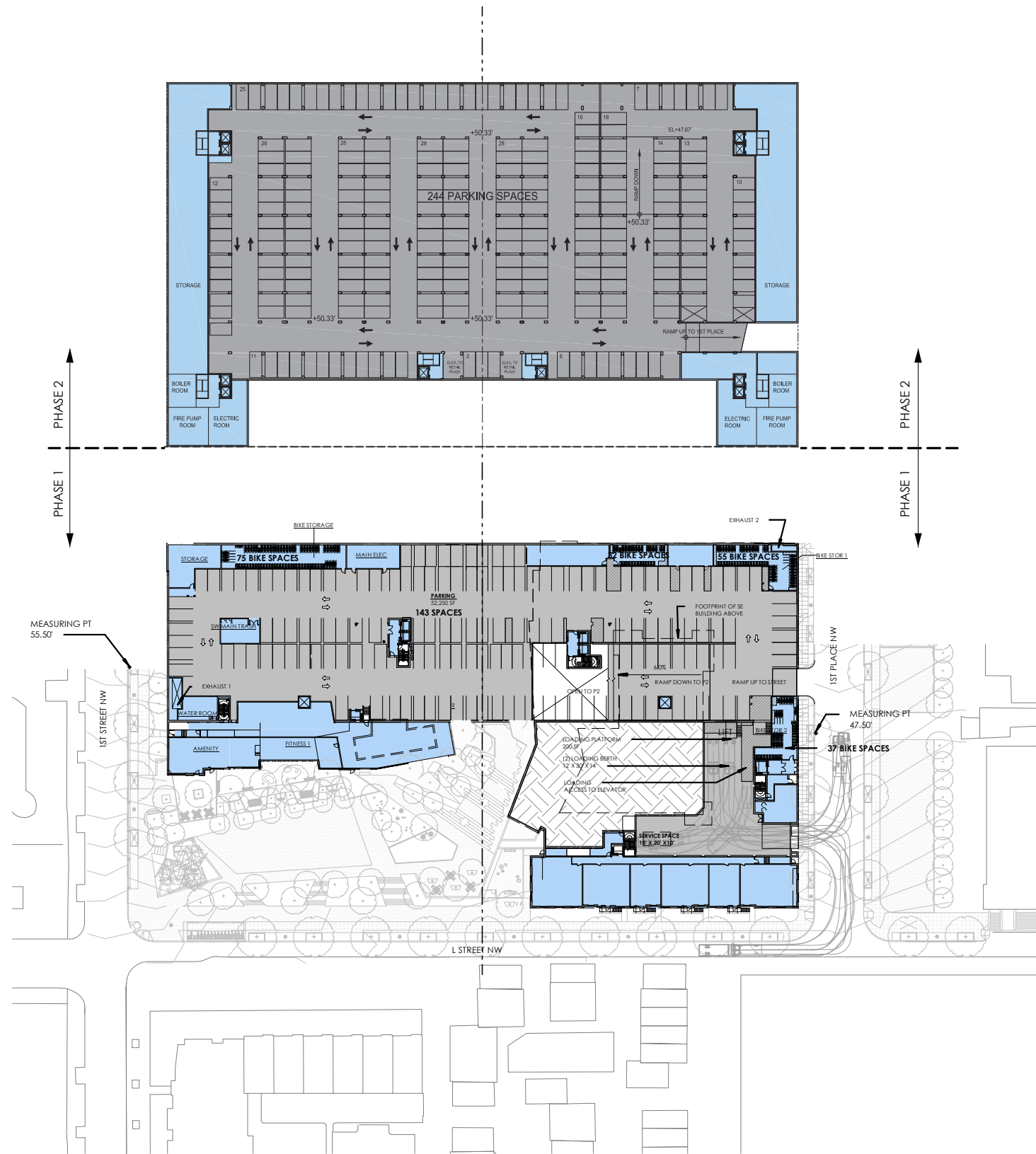
BUILDING 2A/2B
6-11 STORIES
351,106 GFA
APPROX. 348 UNITS

BUILDING 2C/2D
6-10 STORIES
362,316 GFA
APPROX. 362 UNITS

BUILDING 1A
9 STORIES
239,348 GFA
APPROX. 216 UNITS

BUILDING 1B
8-10 STORIES
392,316 GFA
APPROX. 346 UNITS



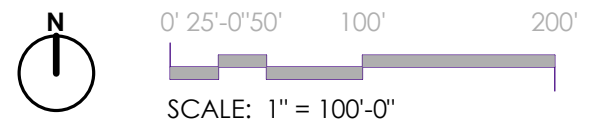


THE INTERIOR LAYOUTS AS SHOWN ON THE BUILDING PLANS ARE CONCEPTUAL. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

LEGEND

- RESIDENTIAL & COMMON / SERVICE SPACE
- RESIDENTIAL 2-STORY WALK UPS
- RETAIL
- RETAIL / PROFESSIONAL OFFICE
- COMMERCIAL / COMMUNITY / AMENITY
- PARKING - RESIDENTIAL
- PARKING - RETAIL / PROFESSIONAL OFFICE
- PARKING - COMMERCIAL / COMMUNITY / AMENITY
- MAIN ENTRANCE TO BUILDING

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





Note: The building massing is shown for illustrative purposes. The design of the buildings will be subject to a future second stage planned unit development design review and approval.



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Second Stage PUD Application for Phase 1
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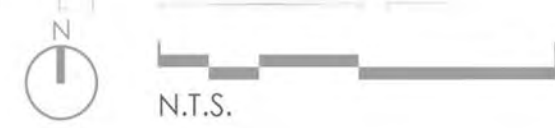
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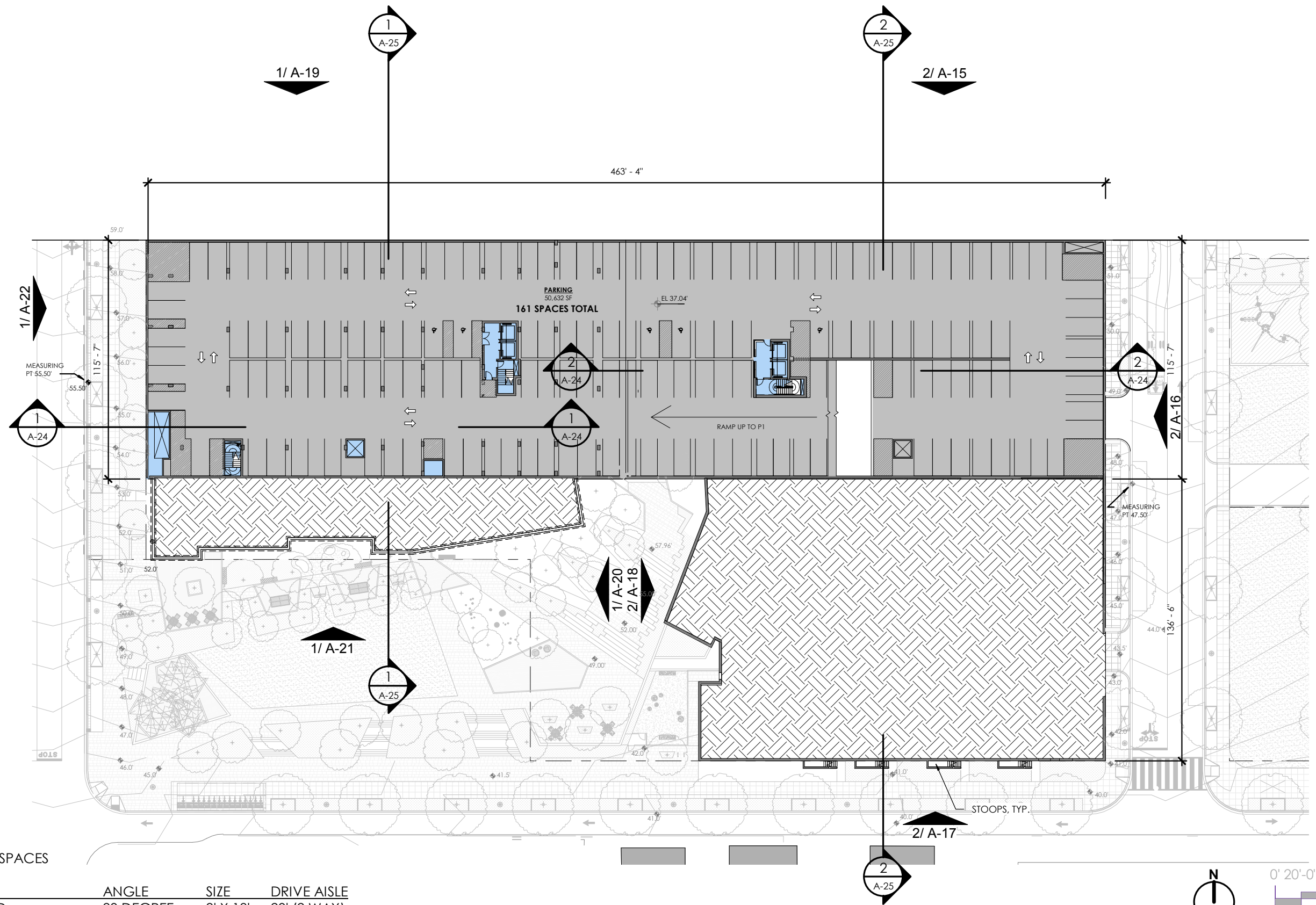
BUILDING 1A
9 STORIES
239,348 GFA
APPROX. 216 UNITS

BUILDING 1B
8-10 STORIES
392,316 GFA
APPROX. 346 UNITS



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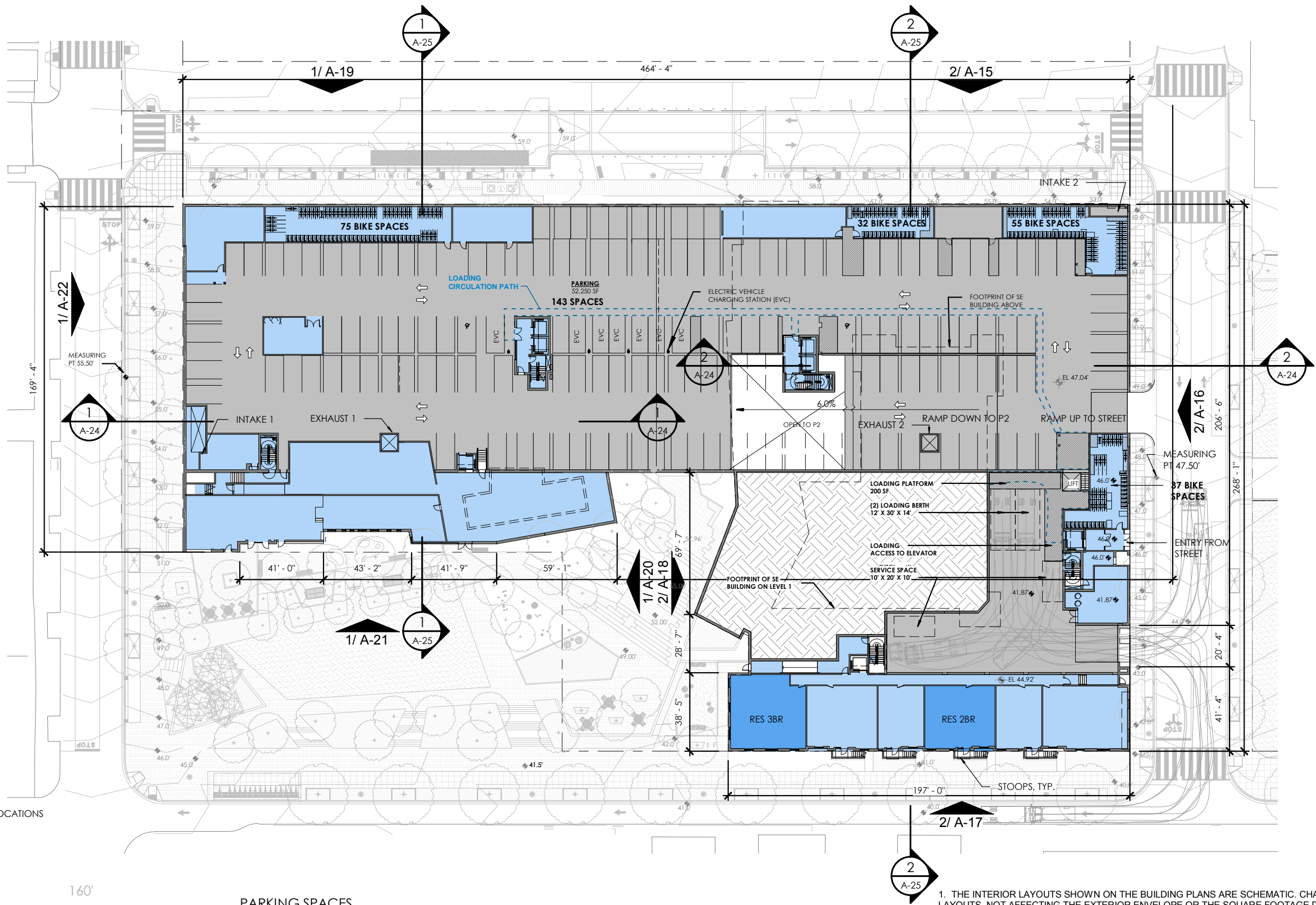




PARKING SPACES

TYPE	ANGLE	SIZE	DRIVE AISLE
STANDARD	90 DEGREE	9' X 18'	20' (2 WAY)
COMPACT (MAX 40%)	90 DEGREE	8' X 16'	20' (2 WAY)

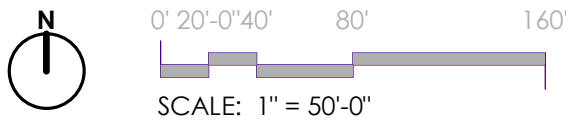
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RESERVED UNITS

# BEDROOMS	MIN SIZE
39 RES 1BR	715 SF
48 RES 2BR	1,100 SF
26 RES 3BR	1,390 SF
9 RES 4BR	1,580 SF

LEGEND
 RESERVED UNIT LOCATIONS

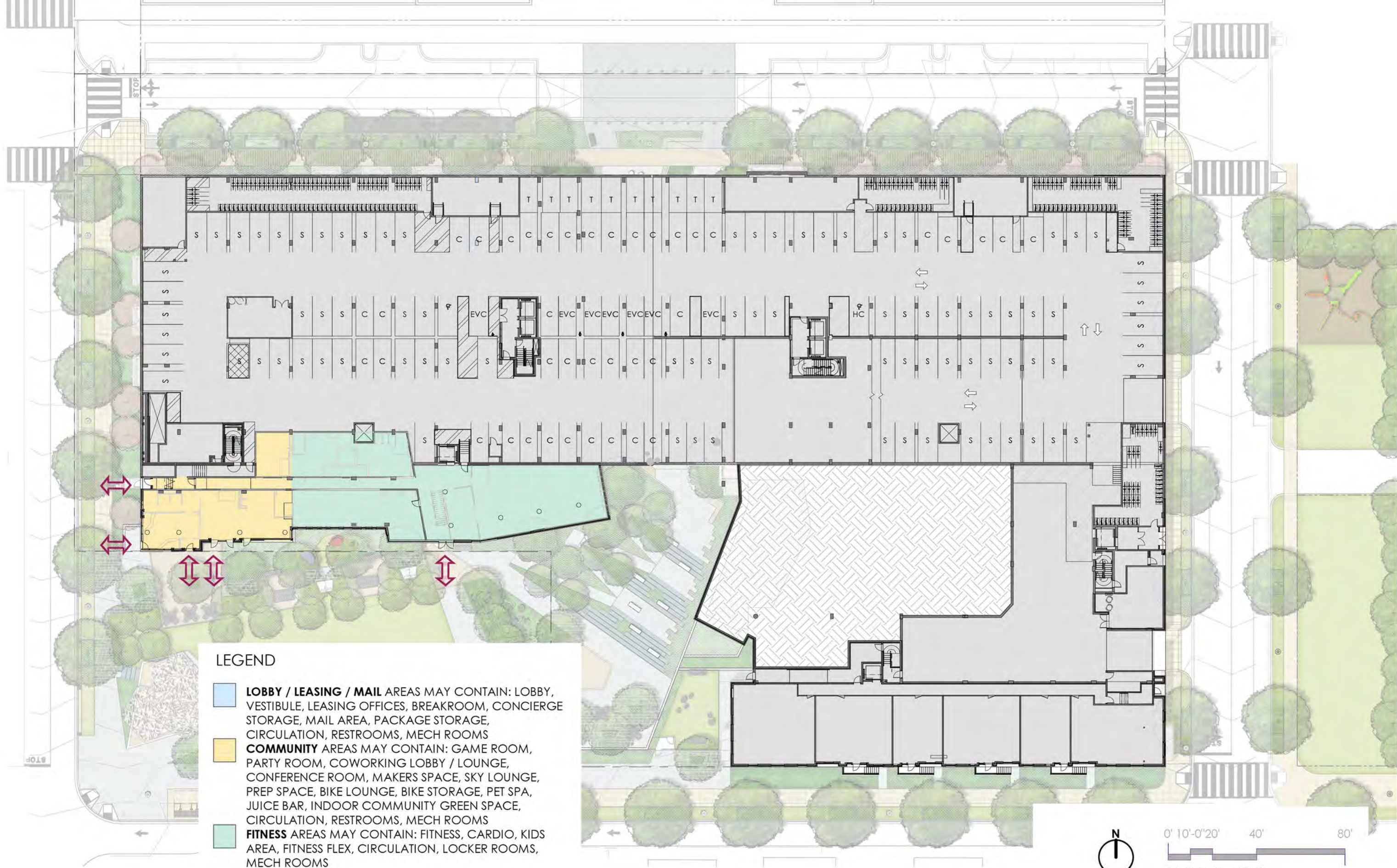


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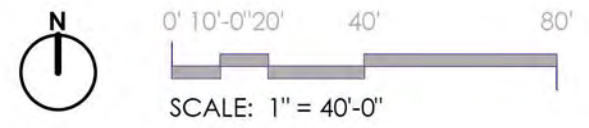
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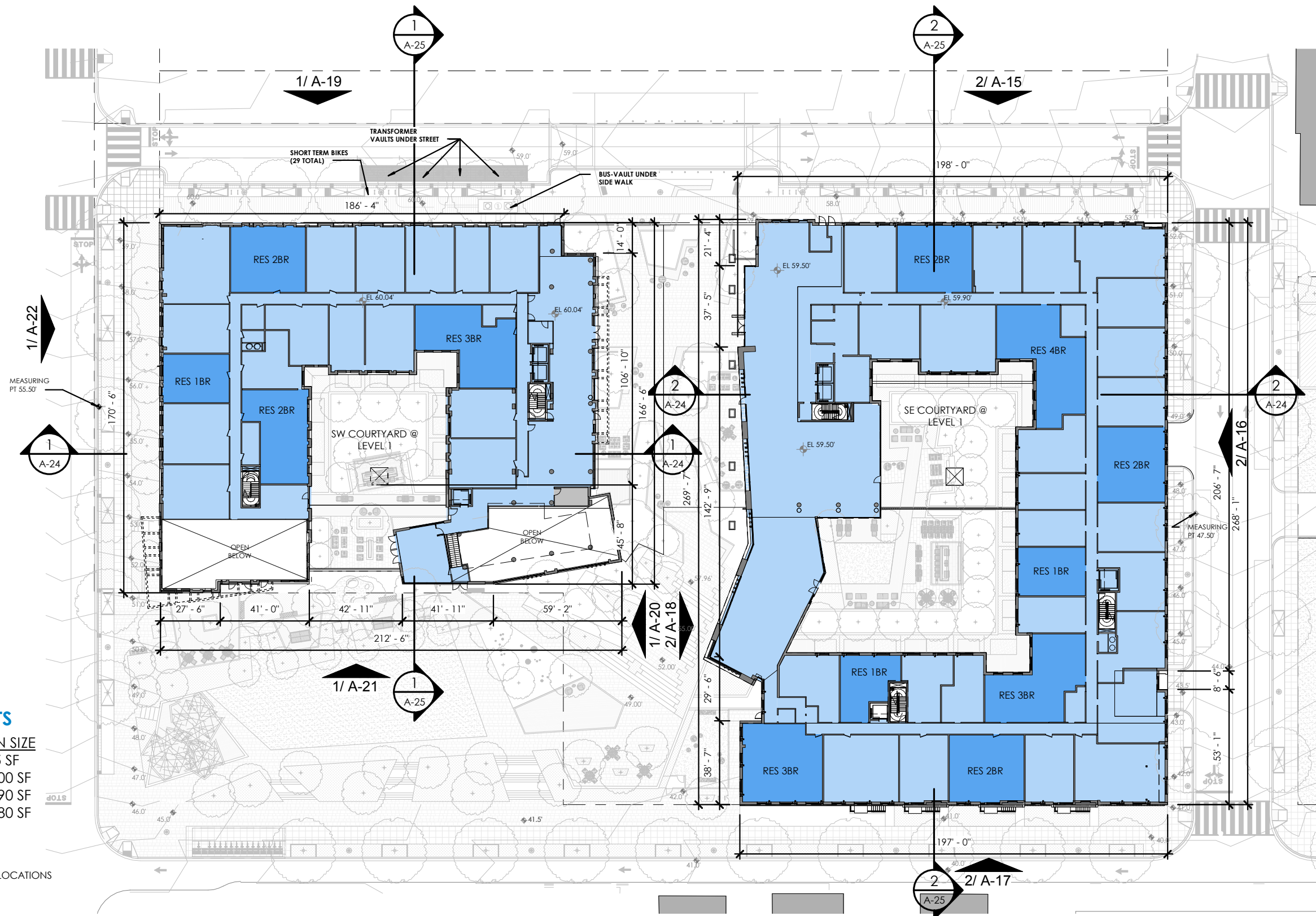
A-05 FLOOR PLANS - LEVEL P1



- LEGEND**
- LOBBY / LEASING / MAIL AREAS** MAY CONTAIN: LOBBY, VESTIBULE, LEASING OFFICES, BREAKROOM, CONCIERGE STORAGE, MAIL AREA, PACKAGE STORAGE, CIRCULATION, RESTROOMS, MECH ROOMS
 - COMMUNITY AREAS** MAY CONTAIN: GAME ROOM, PARTY ROOM, COWORKING LOBBY / LOUNGE, CONFERENCE ROOM, MAKERS SPACE, SKY LOUNGE, PREP SPACE, BIKE LOUNGE, BIKE STORAGE, PET SPA, JUICE BAR, INDOOR COMMUNITY GREEN SPACE, CIRCULATION, RESTROOMS, MECH ROOMS
 - FITNESS AREAS** MAY CONTAIN: FITNESS, CARDIO, KIDS AREA, FITNESS FLEX, CIRCULATION, LOCKER ROOMS, MECH ROOMS

AMENITY ENTRANCE





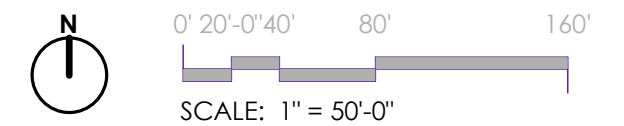
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LEGEND

RESERVED UNIT LOCATIONS

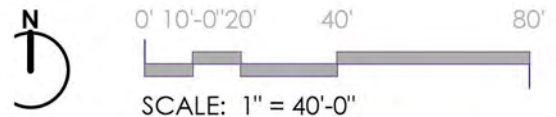
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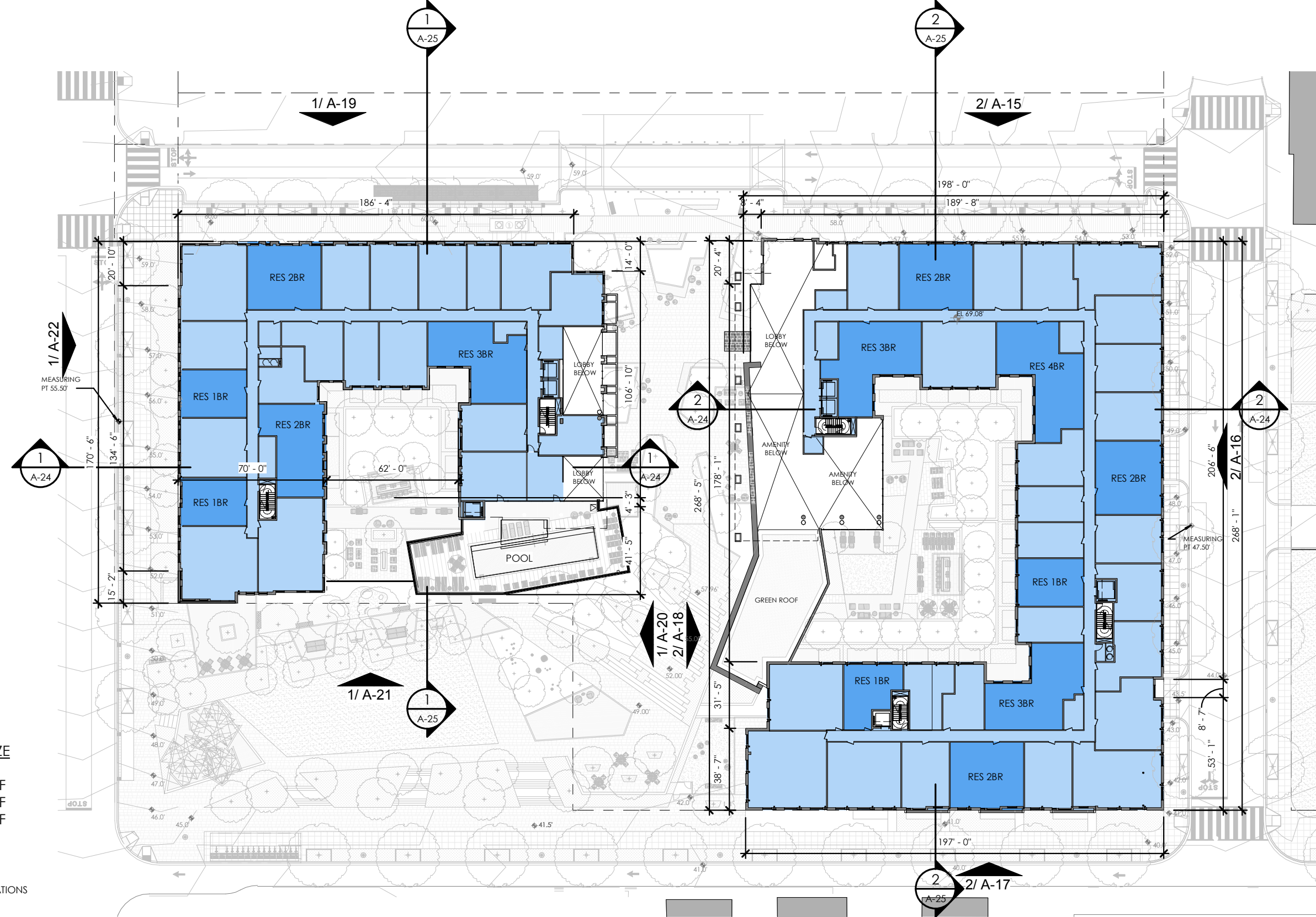


LEGEND

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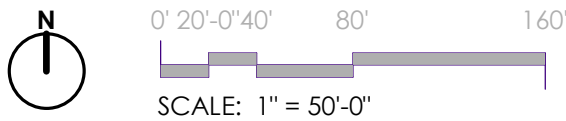
S.02 AMENITIES LEVEL 1



RESERVED UNITS

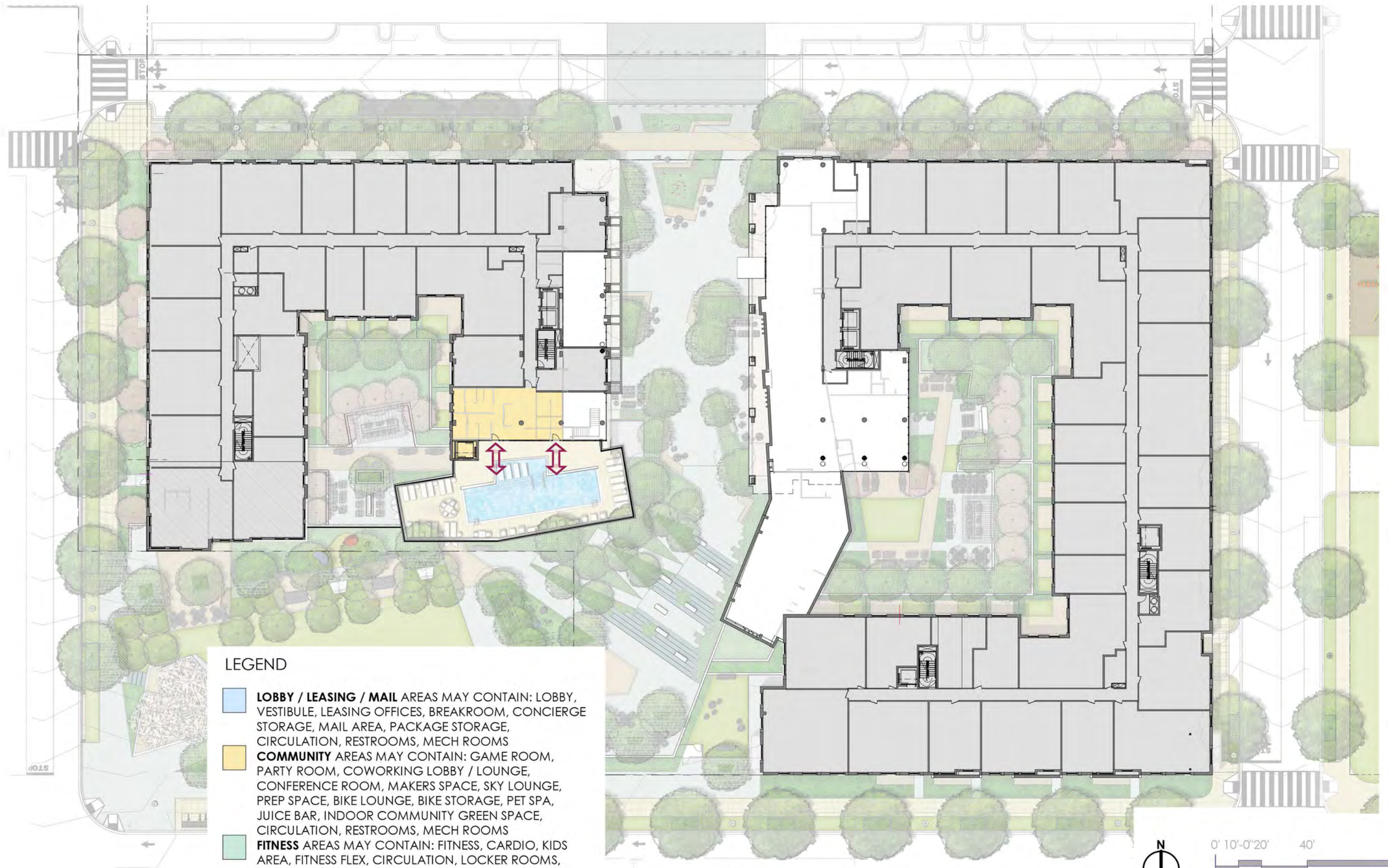
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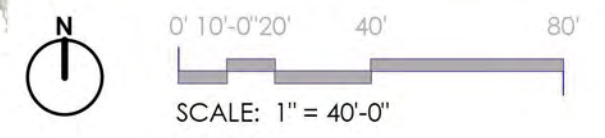
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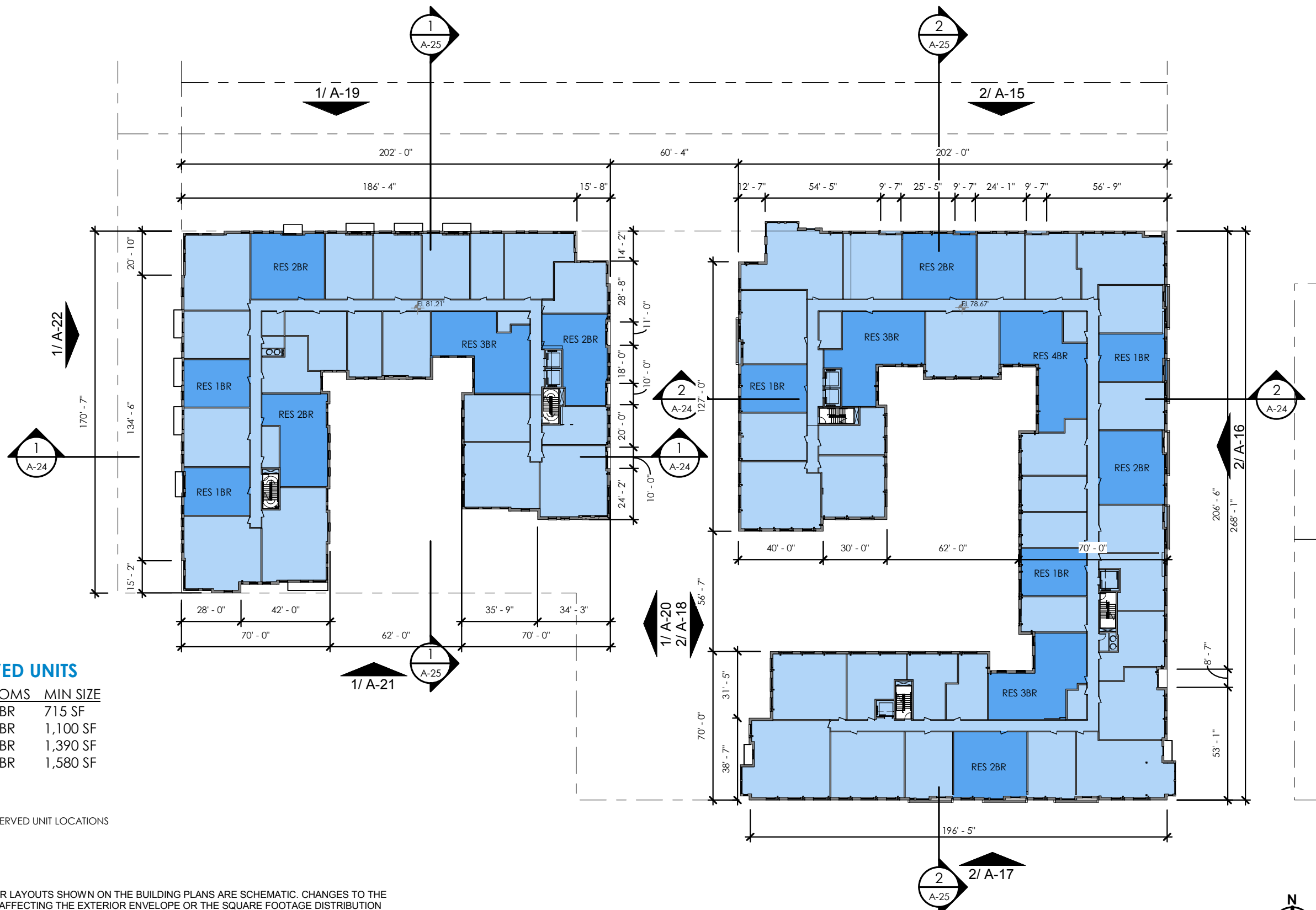
A-07 FLOOR PLANS - LEVEL 2



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AMENITY ENTRANCE



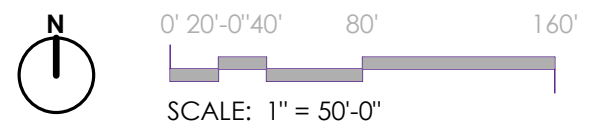


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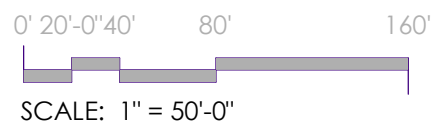
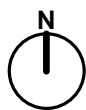


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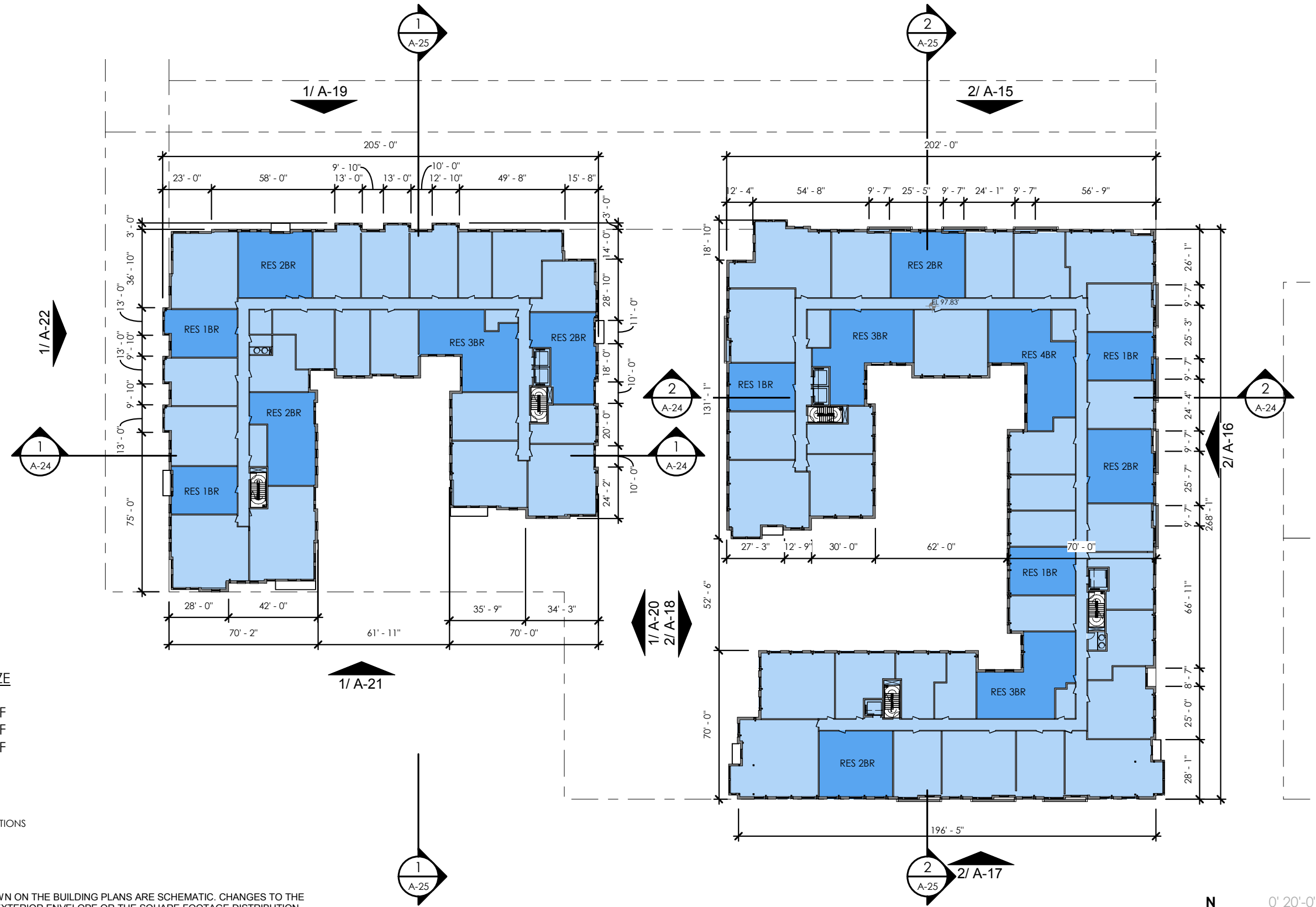
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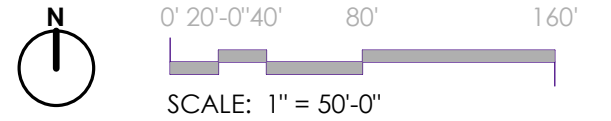


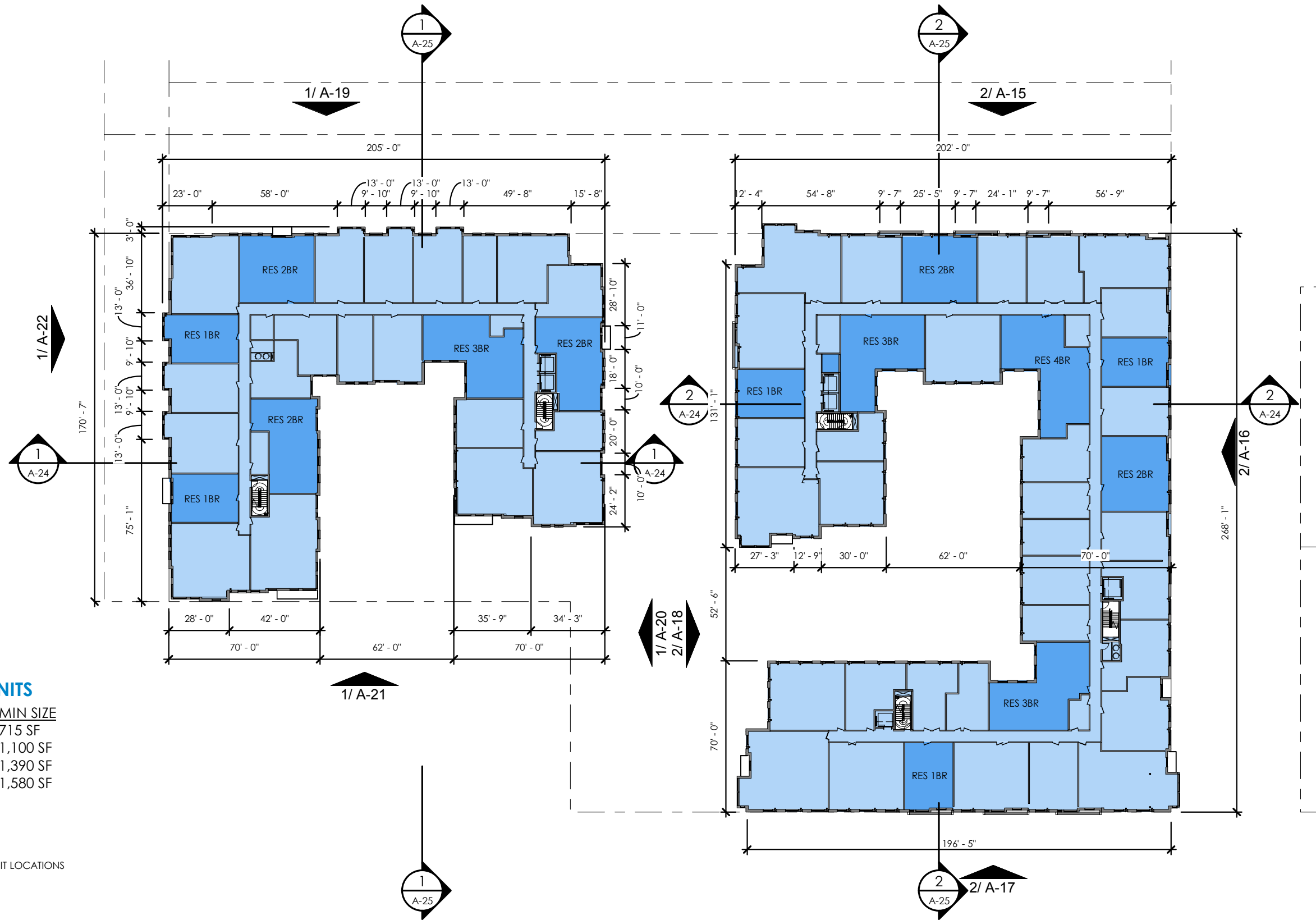
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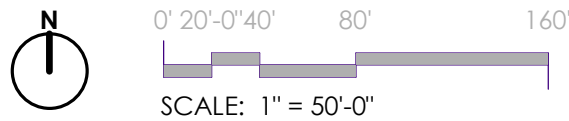




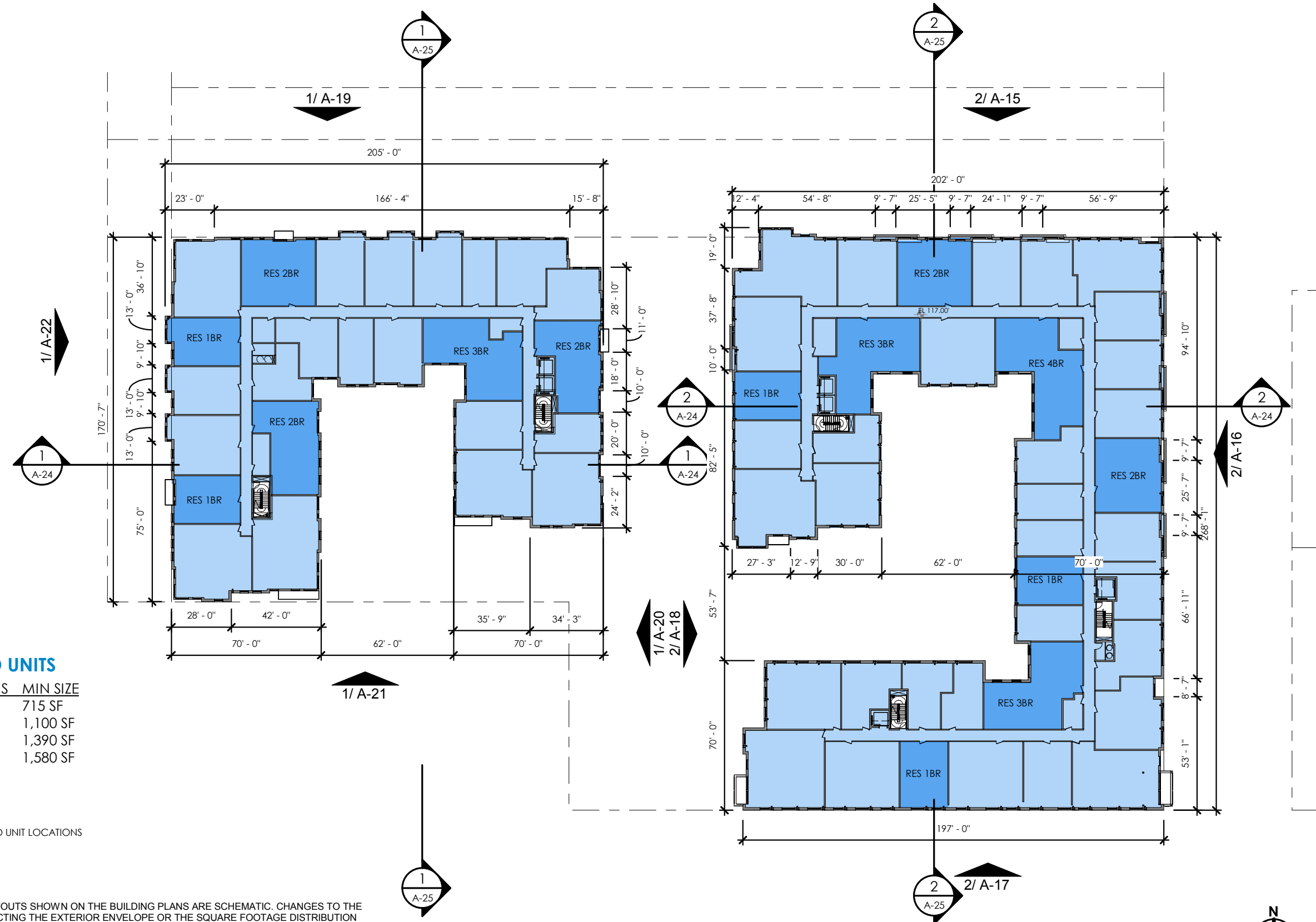
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