

# Sursum Corda PUD

Second Stage PUD Application for Phase 1

## POST HEARING SUBMISSION

### SUPPLEMENTAL PLANS - BALCONIES & TERRACES

OCTOBER 10, 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

SOUTHWEST BUILDING UNIT MATRIX

PUD SOUTHWEST BUILDING UNIT MATRIX					
UNIT TYPE	AVE NSF	SUBTOTAL	%	TOTAL AREA	
BUILDING SW MARKET UNITS					
.STUDIO(1B)	529 SF	26	12.0%	13,754 SF	
.1BRJ(1B)	611 SF	18	8.3%	10,994 SF	
1BR(1B)	748 SF	64	29.6%	47,853 SF	
1BRD(1B)	909 SF	8	3.7%	7,271 SF	
2BR(2B)	1,147 SF	24	11.1%	27,534 SF	
2BRJ(2B)	936 SF	9	4.2%	8,426 SF	
3BR(2B)	1,307 SF	16	7.4%	20,911 SF	
	829 SF	165	76.4%	136,743 SF	
RESERVED UNITS      MIN SIZE					
RES 1BR(1B)	715 SF	750 SF	18	8.3%	13,497 SF
RES 2BR(2B)	1,100 SF	1,131 SF	24	11.1%	27,142 SF
RES 3BR(2B)	1,390 SF	1,390 SF	9	4.2%	12,512 SF
	1042 SF	51	23.6%	53,151 SF	
<b>TOTAL</b>	<b>879 SF</b>	<b>216</b>	<b>100.0%</b>	<b>189,894 SF</b>	

SOUTHEAST BUILDING UNIT MATRIX

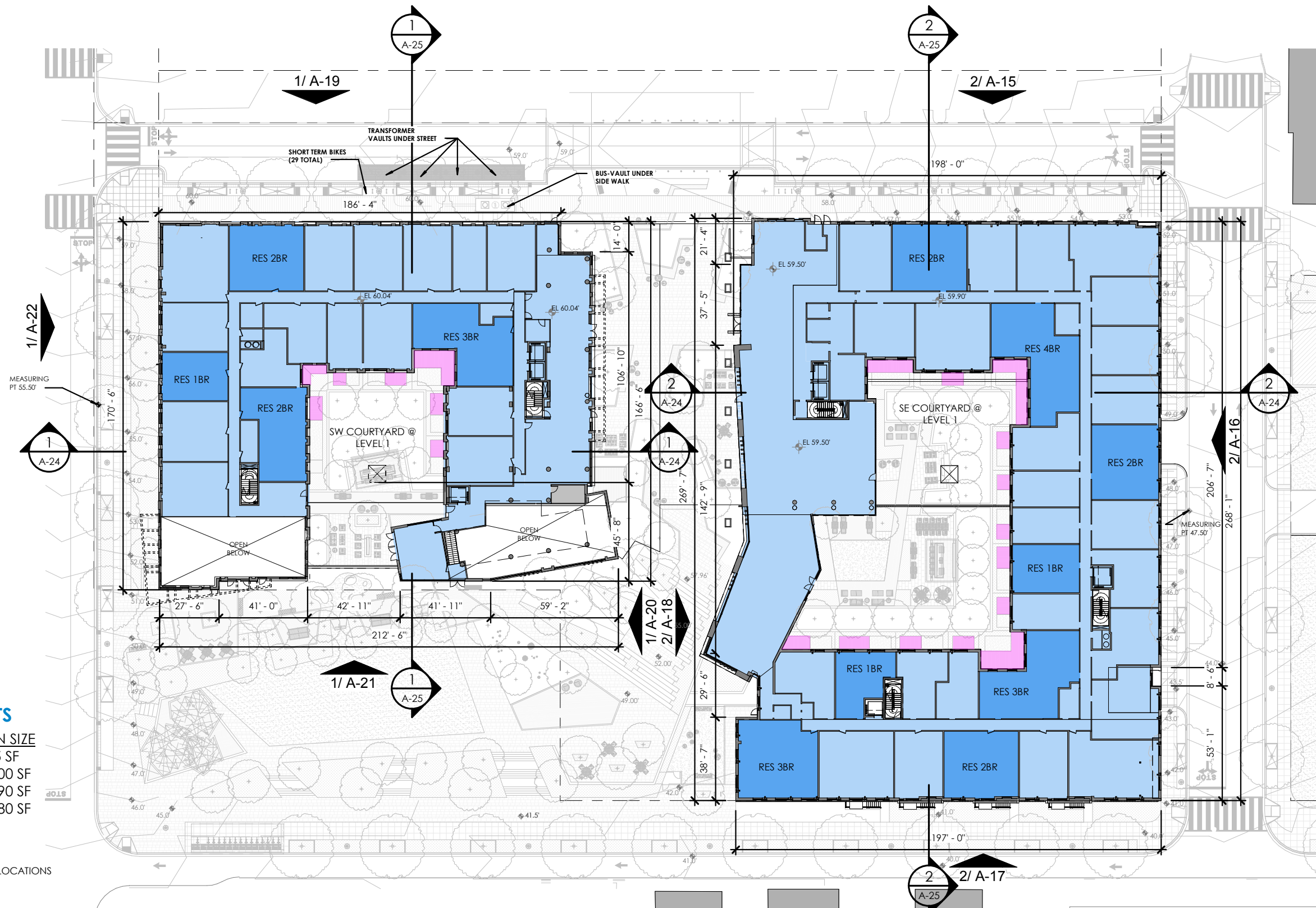
PUD SOUTHEAST BUILDING UNIT MATRIX					
	AVE NSF	SUBTOTAL	%	TOTAL AREA	
BUILDING SE MARKET UNITS					
.STUDIO(1B)	556 SF	34	9.8%	18,919 SF	
.1BRJ(1B)	594 SF	15	4.3%	8,914 SF	
1BR(1B)	735 SF	109	31.5%	80,066 SF	
1BRD(1B)	813 SF	10	2.9%	8,134 SF	
2BR(2B)	1,121 SF	56	16.2%	62,766 SF	
2BRJ(2B)	923 SF	19	5.5%	17,545 SF	
3BR(2B)	1,344 SF	31	9.0%	41,678 SF	
4BR(2B)	1,592 SF	1	0.3%	1,592 SF	
	871 SF	275	79.5%	239,614 SF	
RESERVED UNITS      MIN SIZE					
RES 1BR(1B)	715 SF	739 SF	21	6.1%	15,515 SF
RES 2BR(2B)	1,100 SF	1,128 SF	24	6.9%	27,071 SF
RES 3BR(2B)	1,390 SF	1,422 SF	17	4.9%	24,170 SF
RES 4BR(2B)	1,580 SF	1,592 SF	9	2.6%	14,330 SF
	1142 SF	71	20.5%	81,085 SF	
<b>TOTAL</b>	<b>927 SF</b>	<b>346</b>	<b>100.0%</b>	<b>320,699 SF</b>	

Sursum Terraces & Balconies

	Reserved	Market	Total
Level 1 Terraces	6	14	20
Level 2 Balconies	0	0	0
Level 3 Balconies	3	8	11
Level 4 Balconies	3	4	7
Level 5 Balconies	3	5	8
Level 6 Balconies	3	5	8
Level 7 Balconies	3	3	6
Level 8 Balconies	2	4	6
Level 9 Balconies	3	3	6
Level 10 Balconies	0	0	0
<b>Total Balconies / Terraces</b>	<b>26</b>	<b>46</b>	<b>72</b>
<b>Total Units</b>	<b>122</b>	<b>440</b>	
<b>Ratio</b>	<b>21%</b>	<b>10%</b>	

Note: Plans reflect the current ratios of balconies and terraces to the number of reserved units vs market rate units; final ratios may be adjusted if the actual number of returning residents is modified

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**RESERVED UNITS**

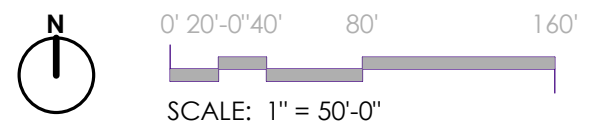
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**LEGEND**

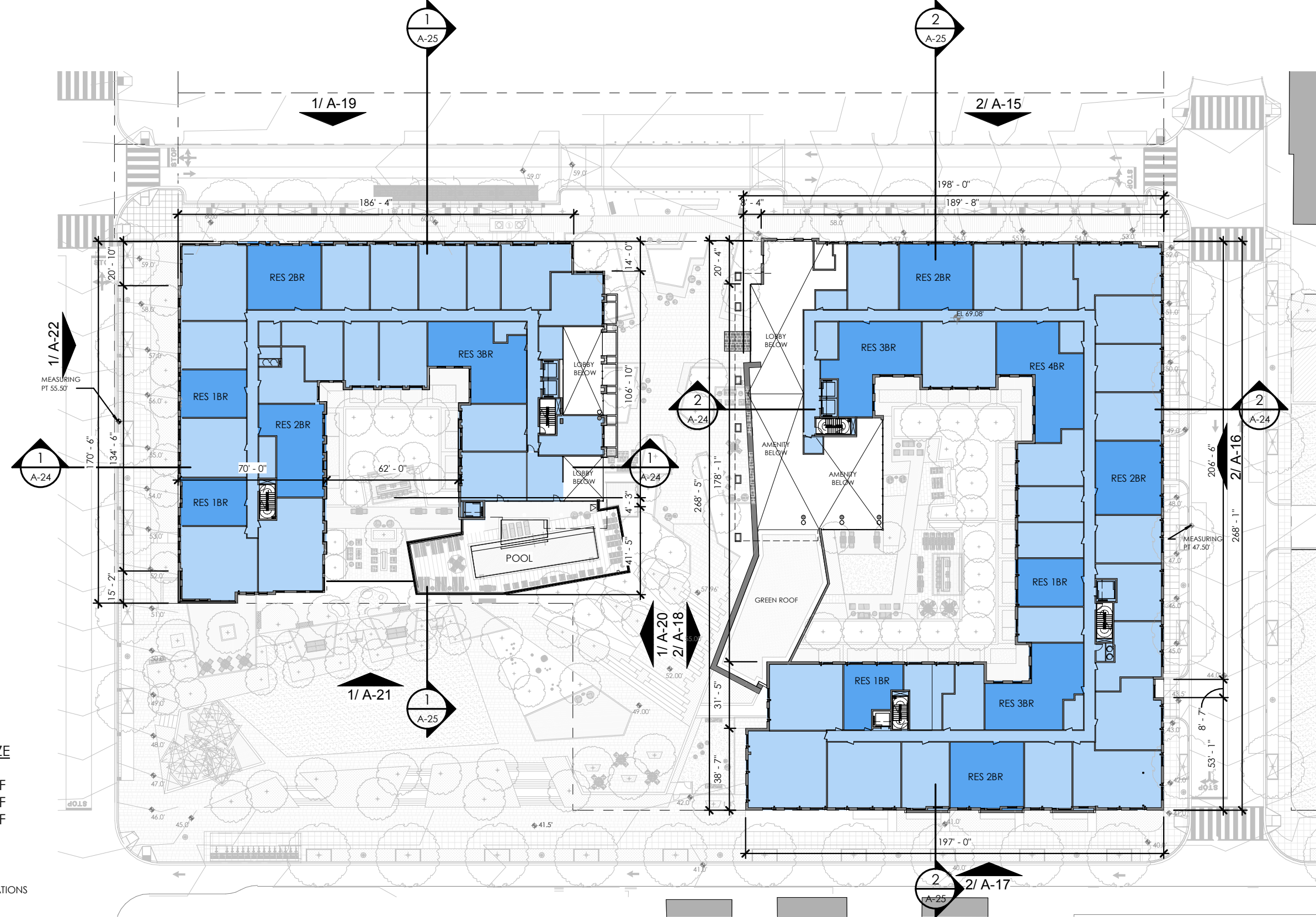
RESERVED UNIT LOCATIONS

Terraces / Balconies

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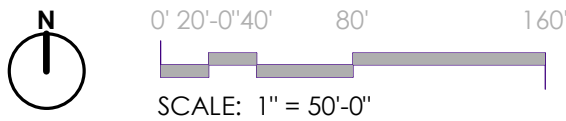


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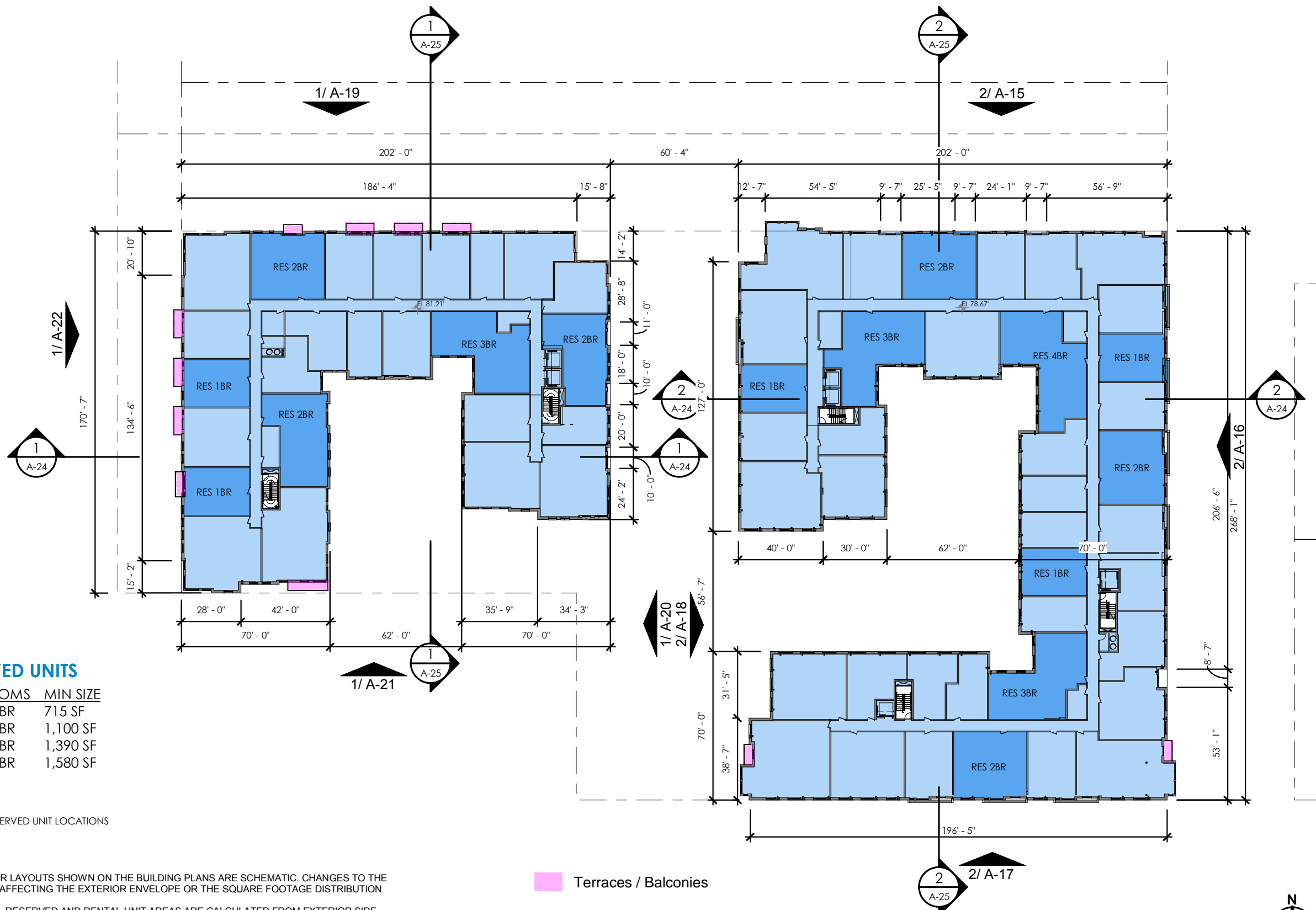
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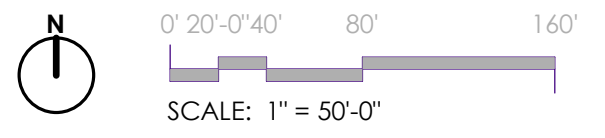
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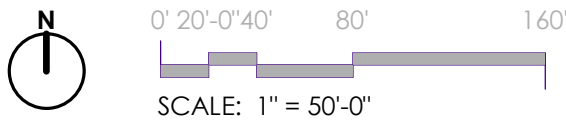


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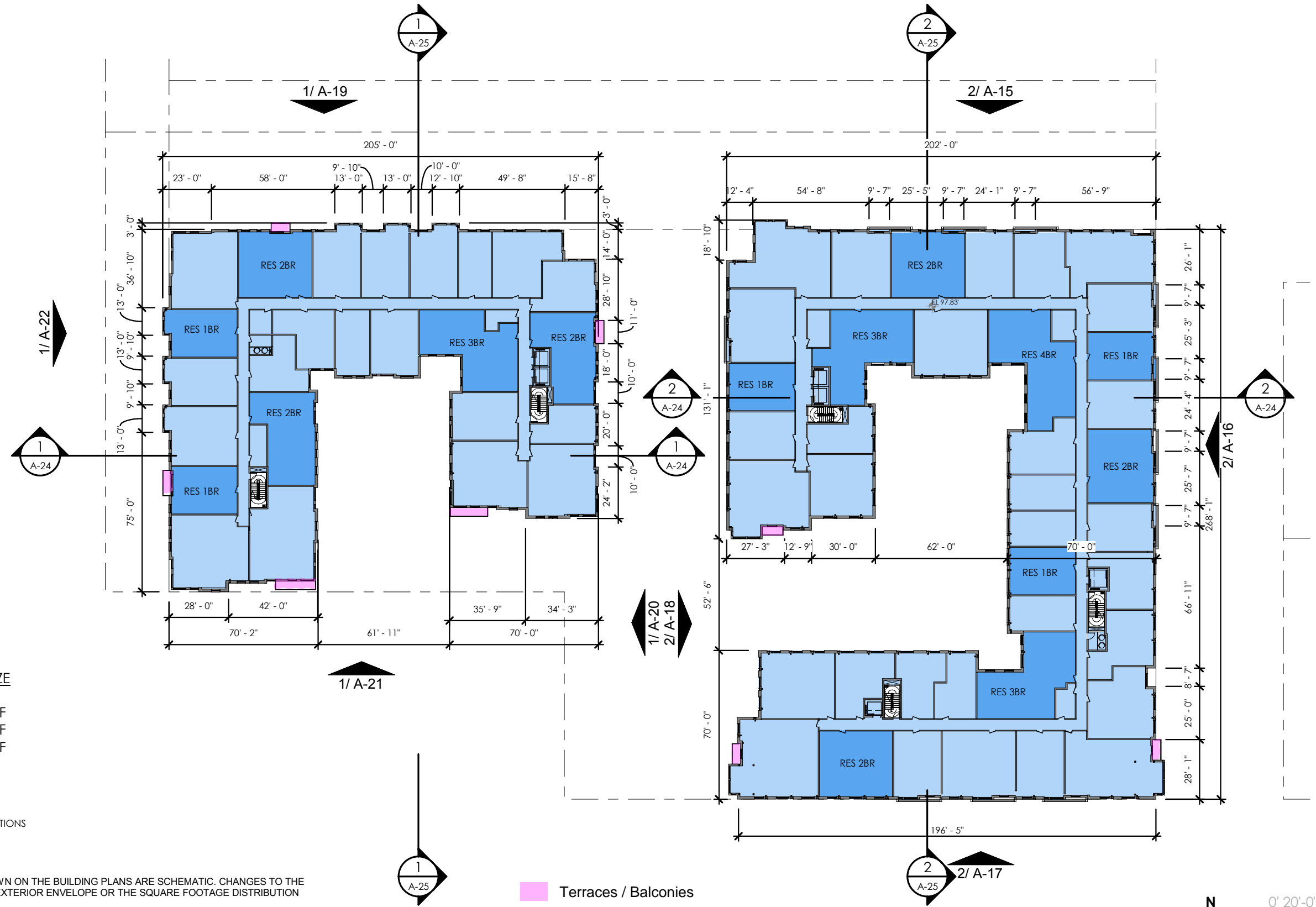
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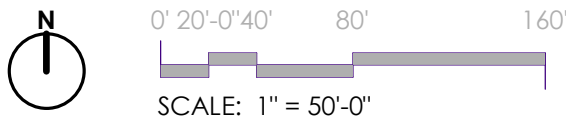


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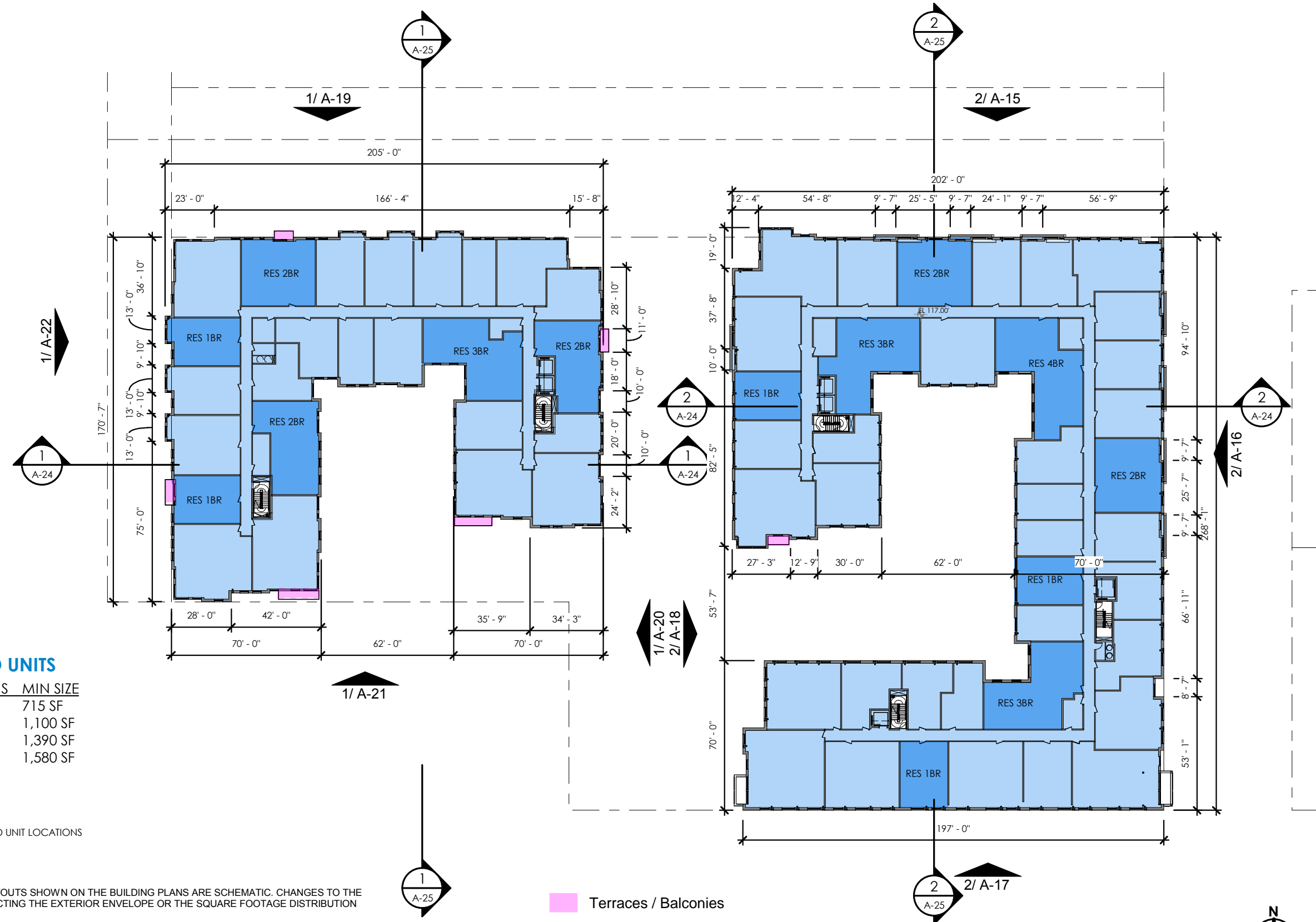
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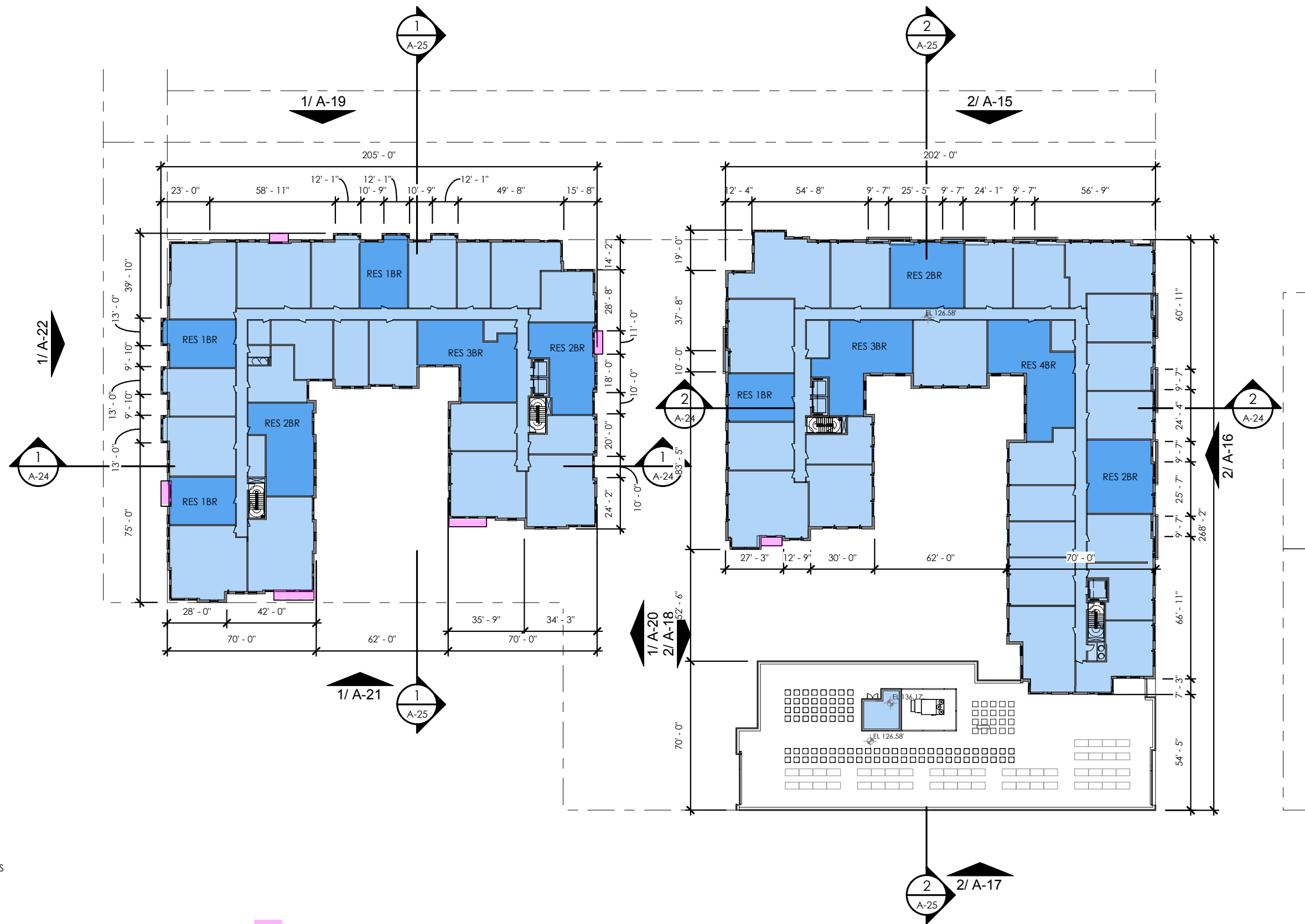
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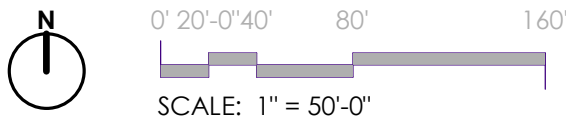


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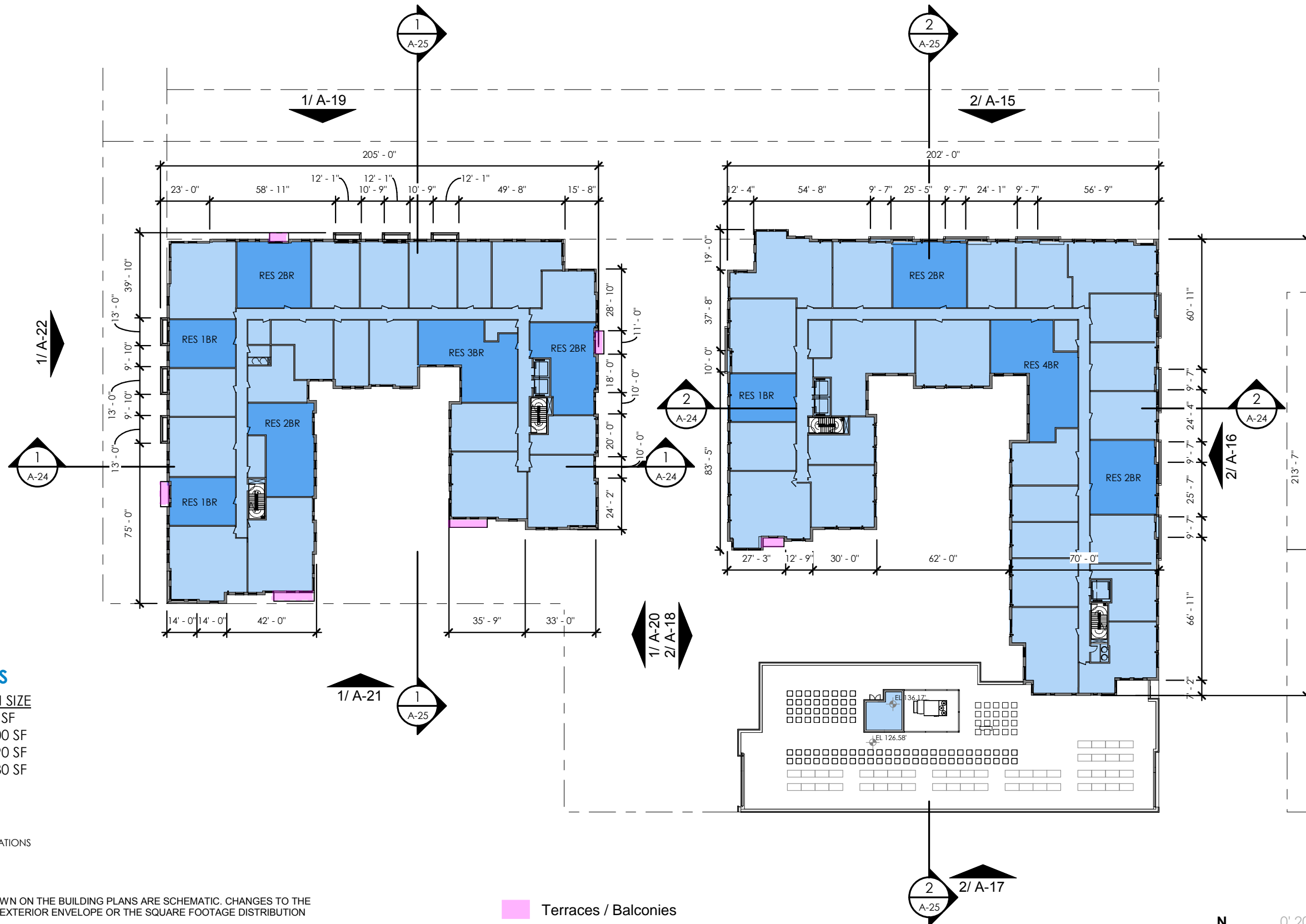
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**A-11 FLOOR PLANS - LEVEL 8**



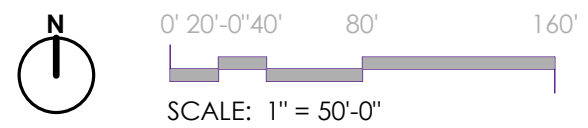
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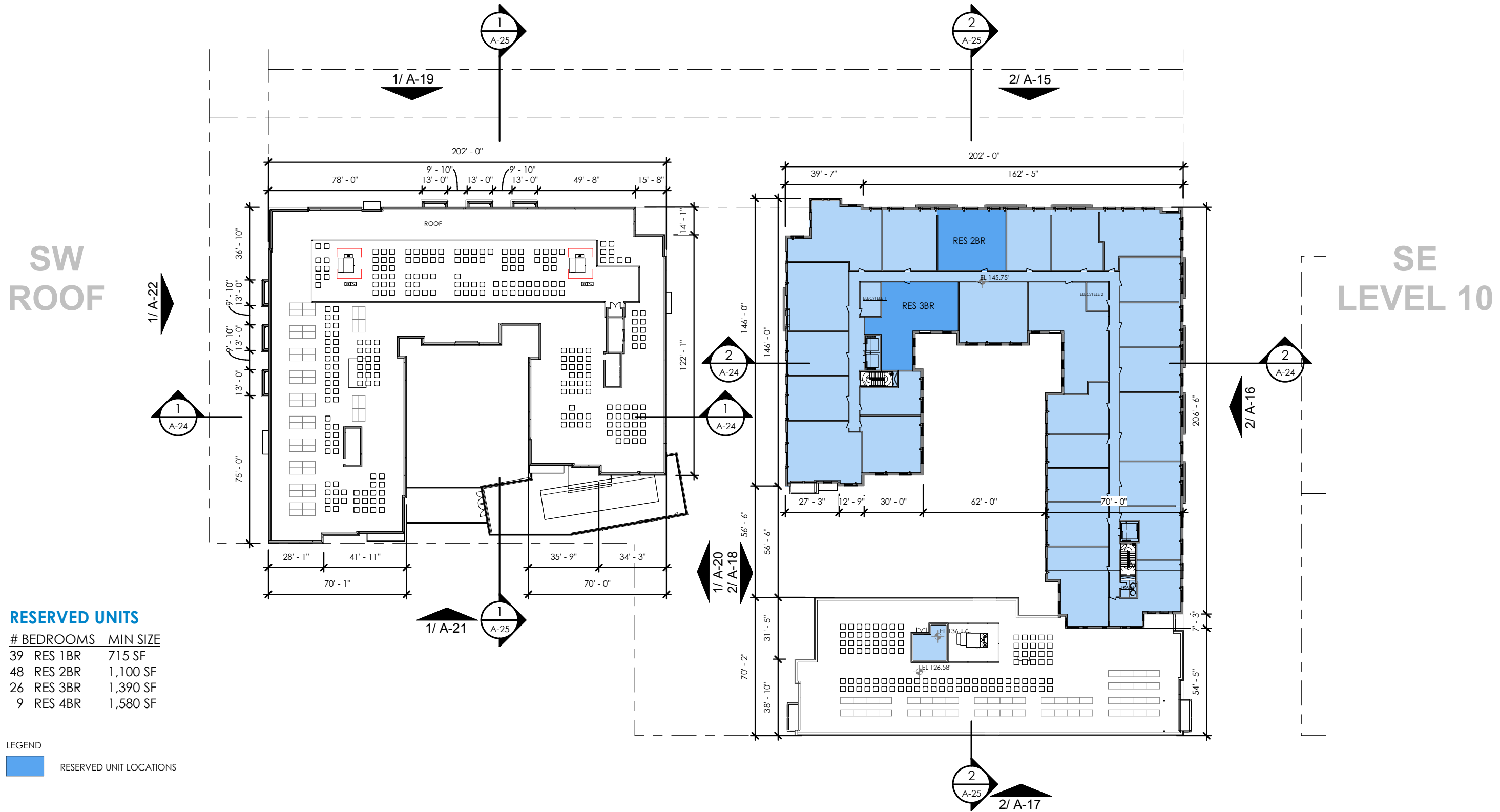
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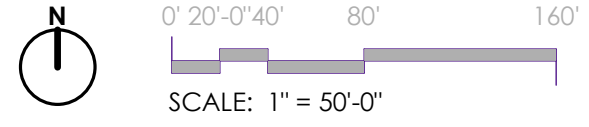


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**A-12 FLOOR PLANS - ROOF (WEST), LEVEL 10 (EAST)**