

EXHIBIT C

T STREET, NW

Square: 441 Lots: 32, 33, 35, 852



DRAWING INDEX

A-00	COVER SHEET
A-0.1	ZONING
A-0.2	AERIAL VIEW
A-0.3	ZONING MAP
A-0.4	FUTURE LAND USE
E-01	CONTEXT PHOTOS
E-02	CONTEXT PHOTOS
E-03	EXISTING FACADE PHOTOS - T STREET, NW
E-04	EXISTING FACADE PHOTOS - WILTBERGER ST, NW
A-01	SITE PLAN
A-02	FIRST FLOOR PLAN
A-03	SECOND FLOOR PLAN
A-04	THIRD FLOOR PLAN
A-05	TYPICAL FLOOR PLANS (4-6)
A-06	SEVENTH FLOOR PLAN
A-07	PENTHOUSE PLAN
A-08	PENTHOUSE ROOF PLAN
A-08	GARAGE LEVEL 1
A-09	GARAGE LEVEL 2
A-10	EXISTING ELEVATIONS - T STREET, NW
A-11	EXISTING ELEVATIONS - WILTBERGER STREET, NW
A-12	NORTH RENDERED ELEVATION
A-13	EAST RENDERED ELEVATION
A-14	SOUTH RENDERED ELEVATION
A-15	WEST RENDERED ELEVATION
A-16	STREET SECTION
A-17	BUILDING SECTION
A-18	BUILDING SECTION
A-19	RENDERING
A-20	RENDERING
A-21	RENDERING
A-22	ENLARGED ROOFTOP PLAN AND SECTION
A-23	RENDERED COURTYARD GREEN AREA
A-24	RENDERED PENTHOUSE GREEN AREA
A-25	RENDERED ROOF GREEN AREA

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T Street, NW
 Washington, DC 20018
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COVER SHEET | A-00

03-01-2016

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ZONING REQUIREMENTS	REQUIRED / ALLOWED		PROVIDED		RELIEF
Zoning District	C-2-B / ARTS		C-2-B / ARTS		
Lot Area (Lots 32, 33, 35, 852)	12,023		12,023		
Lot Occupancy Ground Floor Retail	100%	12,023	62%	7,420	
Lot Occupancy 80% w/IZ	80%	9,618	80%	9,618	
Total Permitted FAR 5.92	5.92	71,176	5.72	68,787	
	PH	0.40	0.40	4,809	
Height- 70'-0" with IZ	70'-0"		70'-0"		
Courts	Open Courtyard: 4" per foot of height of court, but not less than 15ft. (55'-0" x's 4")/12 = 18'-4" wide		Court - Alley Side 18'-4"		
Side Yard Setback	None required. If provided 2" per 1'-0" of height, not less than 6'-0"		None provided		
Rear Yard Setback	15'-0". Corner property abutting three or more streets, measure from centerline of alley for entire height.		15'-0" from centerline of alley		
Penthouse Height - Habitable Mechanical	18'-6"		10'-0" 8'-6"		
Residential Parking	1 space per 3 units, (59-69 Units/3). Required 20.		20-37		
Retail Parking	In excess of 3,000 SF, 1 for each 750 SF of GF= (7,420-3,000)/750= 6		6		
Residential Loading Berth	For 50+ Units- 1 @ 55'-0" deep		1 @ 30'-0" deep		Relief Required
Residential Platform, Space	For 50+ Units- 1 @ 200 SF		1 @ 200 SF		
Residential Service/Delivery Space	For 50+ Units, 1 @ 20'-0" deep		1 @ 20'-0" deep		
Retail Loading Berth	1 @ 30'-0" deep		1 @ 30'-0" deep		
Retail Platform	1 @ 100 SF		1 @ 100 SF		
Retail Loading Space	None required		None required		
Residential Bikes	1 space per 3 units. 20 Required		20-27		
Retail Bikes	5% of required parking spaces. (5% x 6) Required 1		1		
Bay Calculation	((96'-0")*6)/12 + 13'-0"= 61'-0"		45'-0"		
ARTS Overlay Street Frontage Design	Not required - Lots not in specified area.		Not required		
Green Area Ratio (GAR)	0.3		0.3		

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AERIAL VIEW

A-0.2

03-01-2016

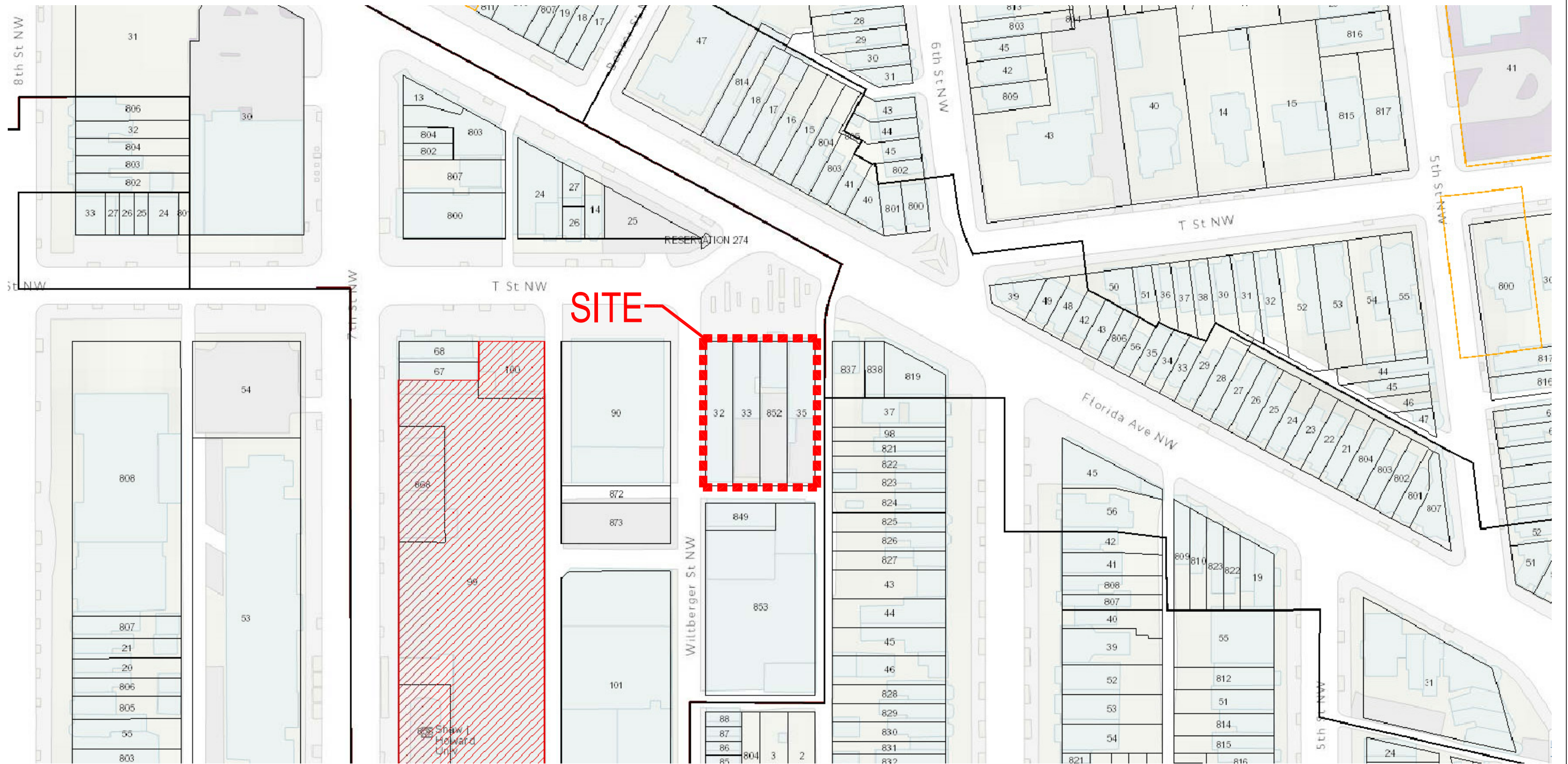


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ZONING MAP A-0.3

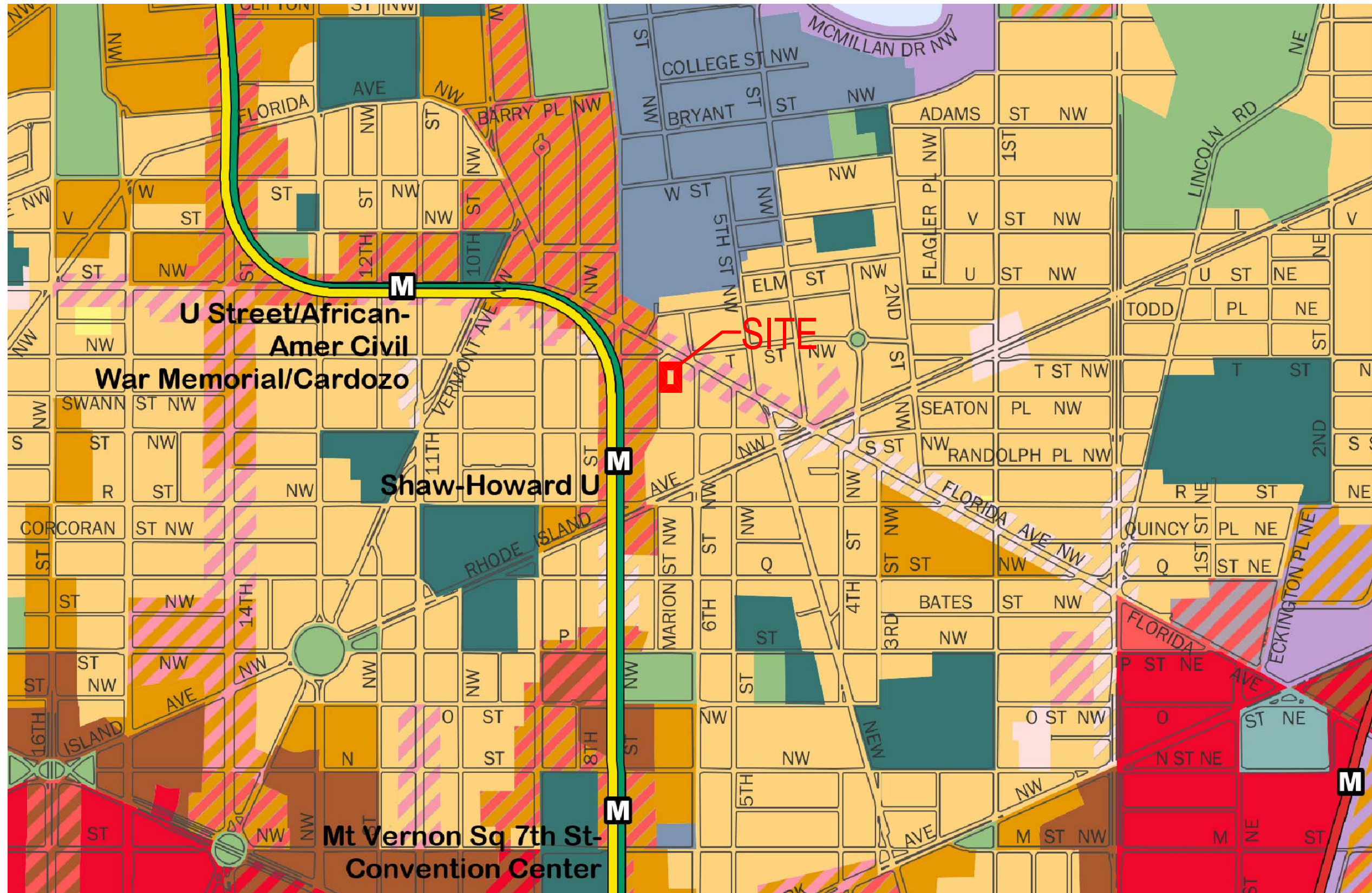
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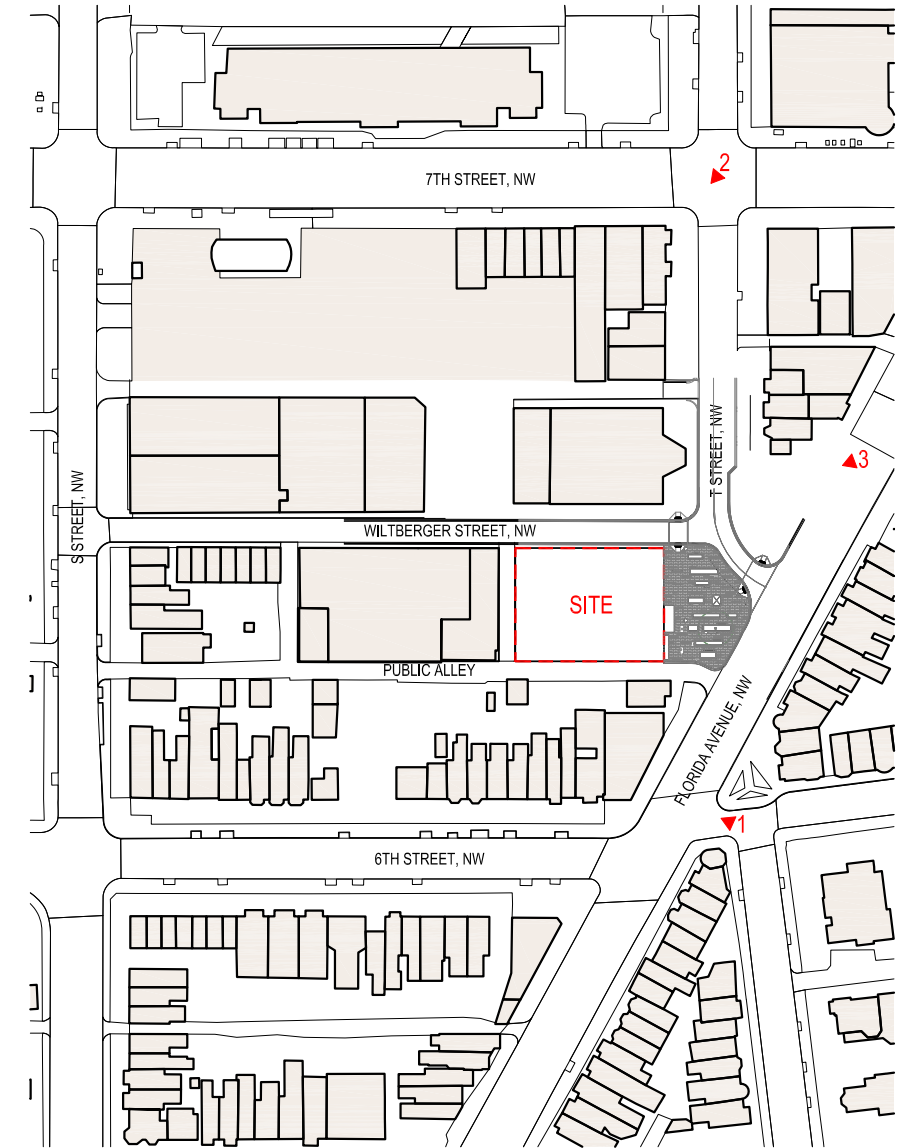
1 - CORNER OF 6TH STREET & FLORIDA AVENUE LOOKING SOUTHWEST



2 - CORNER OF 7TH & T STREETS LOOKING SOUTHEAST



3 - FLORIDA AVENUE LOOKING SOUTH



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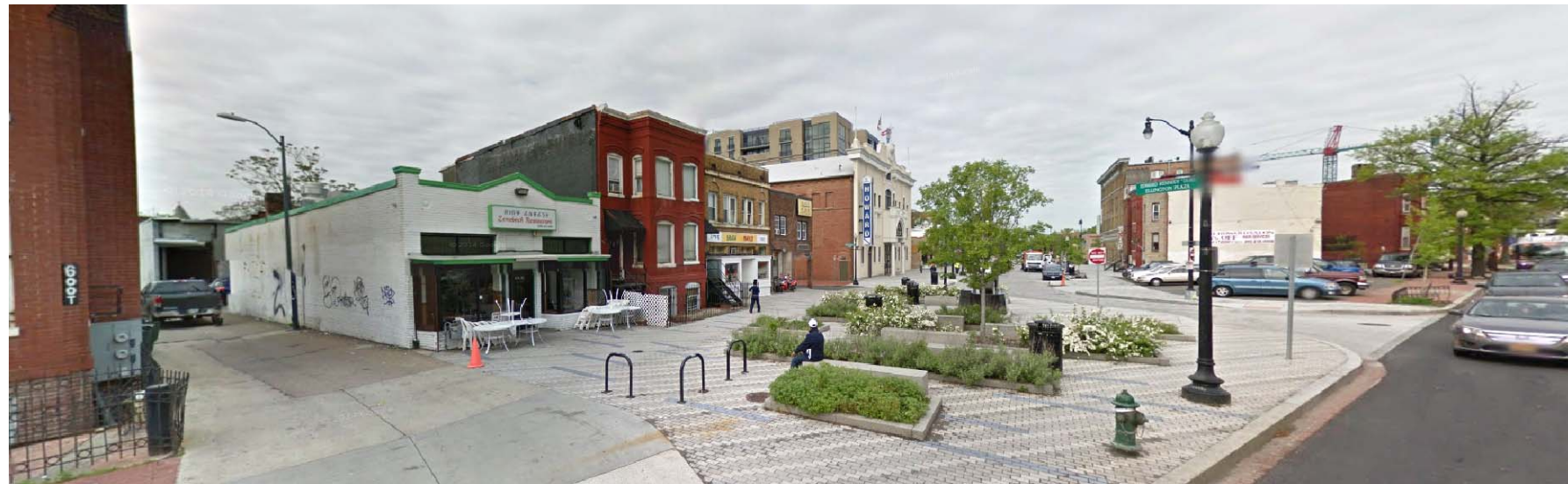
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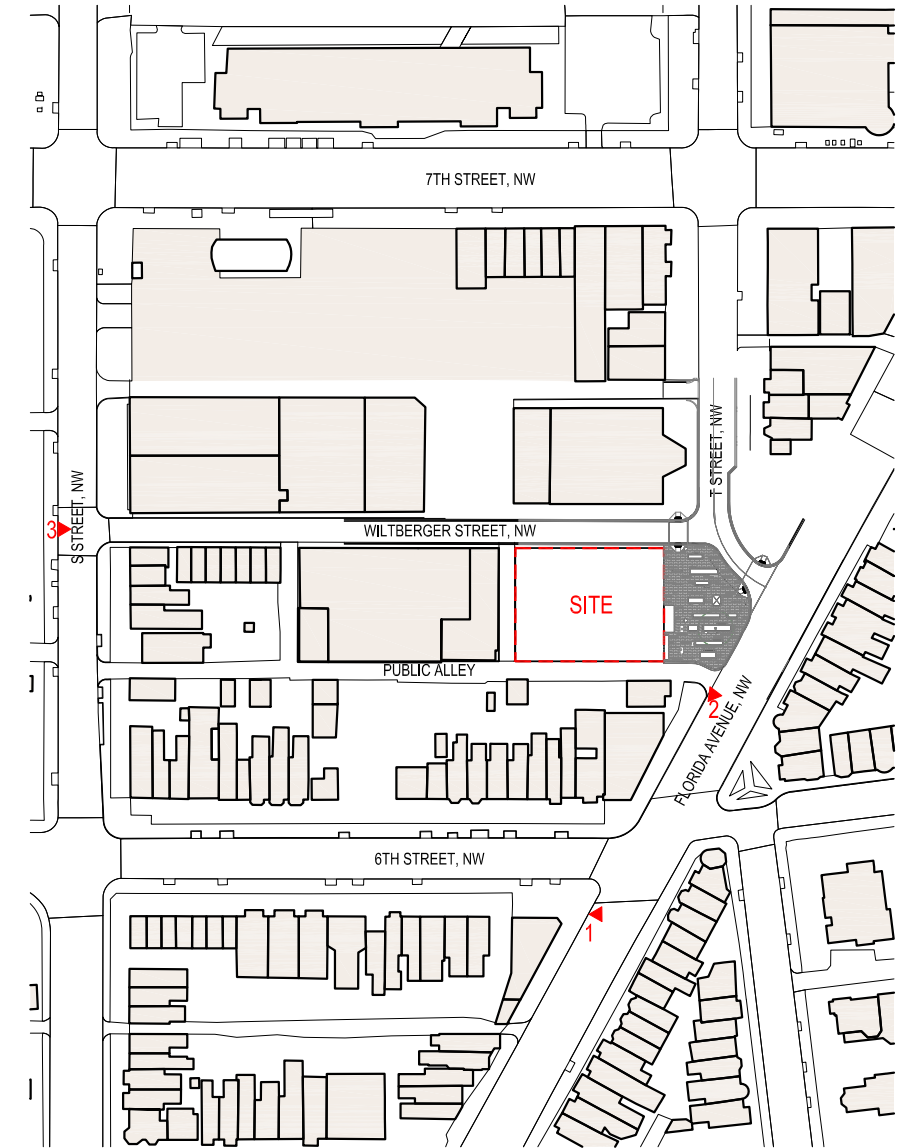
1 - CORNER OF 6TH STREET & FLORIDA AVENUE LOOKING NORTHWEST



2 - FLORIDA AVENUE LOOKING SOUTHWEST



3 - S STREET LOOKING NORTH DOWN WILTBERGER STREET



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608 T ST, NW
LOT 35
TO BE DEMOLISHED



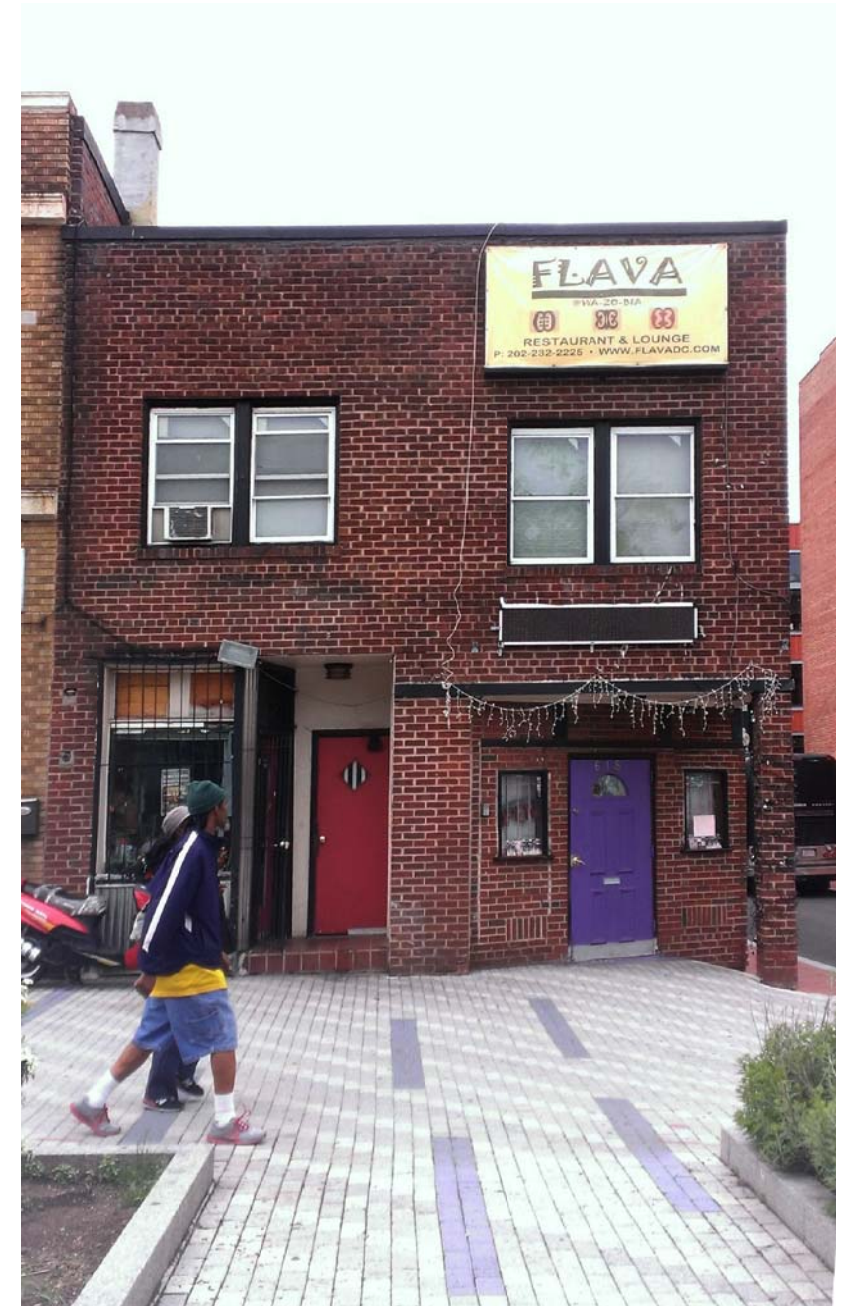
610 T ST, NW
LOT 852
A PORTION OF THE BUILDING TO BE
INCORPORATED INTO THE PROJECT



614 T ST, NW
LOT 33
TO BE DEMOLISHED



618 T ST, NW
LOT 32
A PORTION OF THE BUILDING TO BE
INCORPORATED INTO THE PROJECT



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EXISTING FACADES - WILTBERGER STREET

E-04



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