

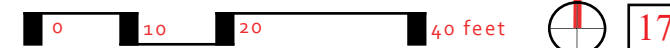


LEGEND

- Dwelling Unit
- Amenity Space
- Adult Day Care

INTERIOR LAYOUT SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN MAY VARY IN LAYOUT AND DETAIL. SIZE, NUMBER, AND LOCATION OF UNITS AND SPACES SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. MINOR ADJUSTMENTS IN DIMENSIONS MAY BE NECESSARY FOR CONSTRUCTIBILITY.

Second Floor Plan | Edgewood 5



Washington, DC **ZONING COMMISSION**
 October 16, 2020 District of Columbia
 CASE NO.66-68A
 EXHIBIT NO.23A3





LEGEND

- Dwelling Unit
- Amenity Space
- Adult Day Care

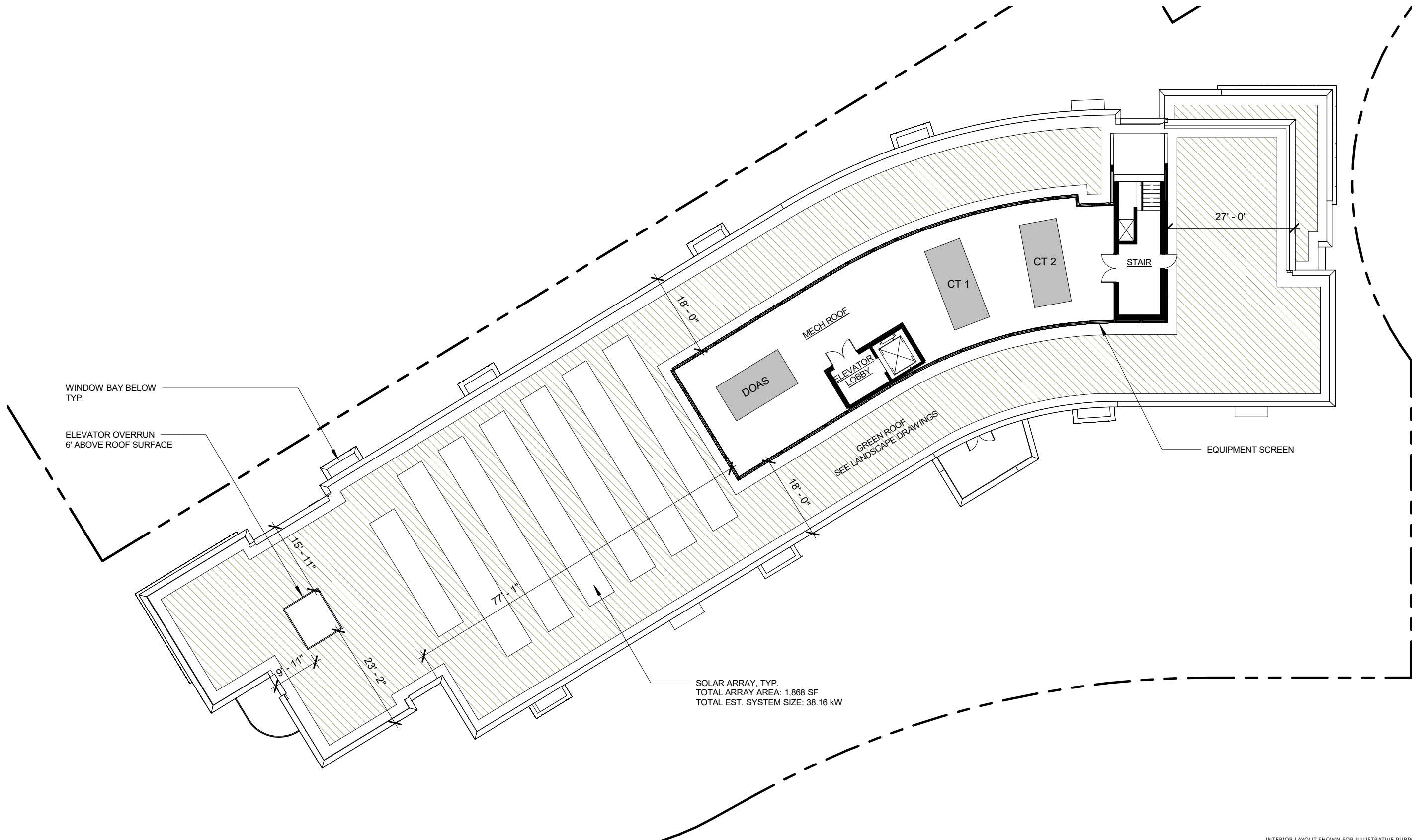
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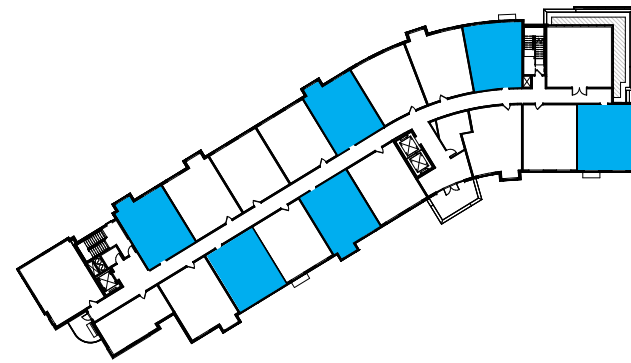
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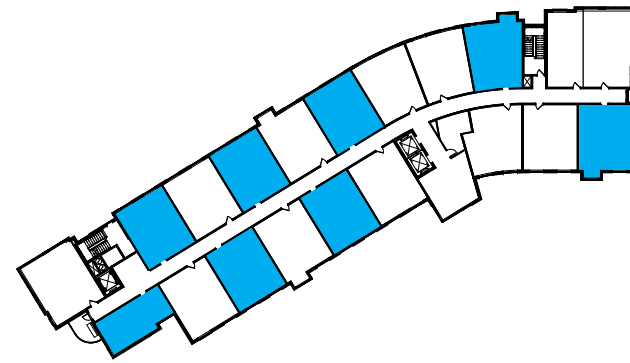
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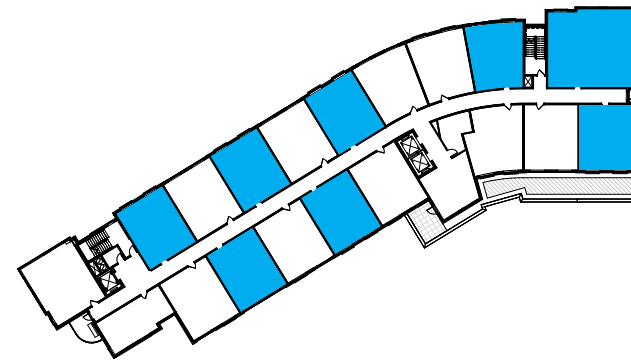
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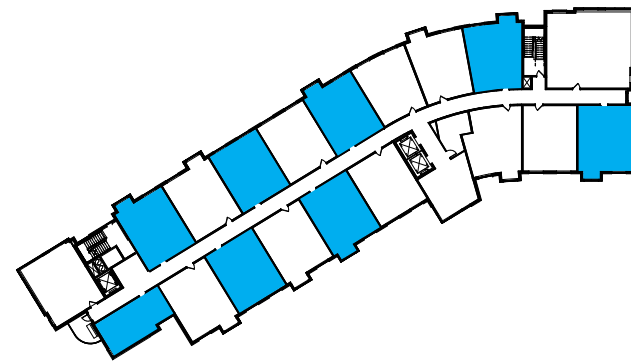
9th Floor



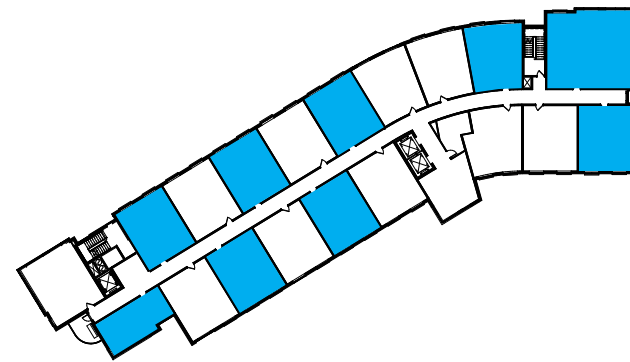
6th Floor



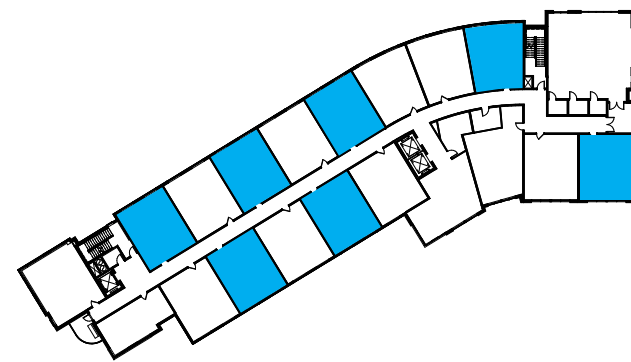
3rd Floor



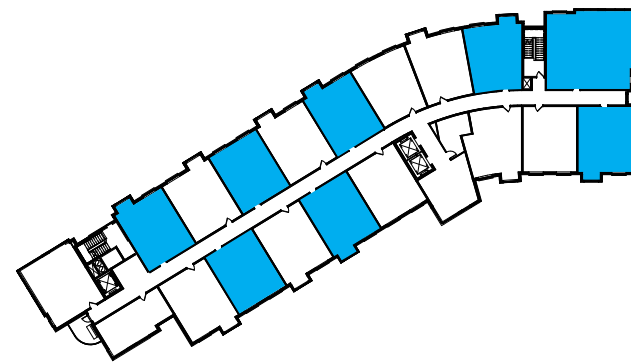
8th Floor



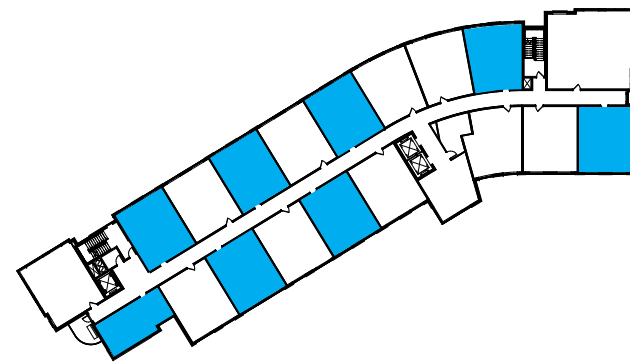
5th Floor



2nd Floor



7th Floor



4th Floor

■ Inclusionary Zoning Unit

IZ Area Calculation		
Total GFA	150,156	sf
Adult Day Care	6,513	sf
Total Residential GFA	143,643	sf
IZ Area Required (8%)	11,492	sf
IZ Area Provided (25%)	35,911	sf

IZ Unit Mix									
Unit Type	Total Units		Non-IZ Units		IZ Units				
						GFA/Unit	Total GFA		
Studio	10	6.62%	6	6.74%	4	6.45%	443	1,772	sf
1BR	136	90.07%	81	91.01%	55	88.71%	572	31,460	sf
2BR	5	3.31%	2	2.25%	3	4.84%	998	2,994	sf
Total	151		89		62			36,226	sf

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Inclusionary Zoning Diagrams | Edgewood 5



Washington, DC
October 16, 2020



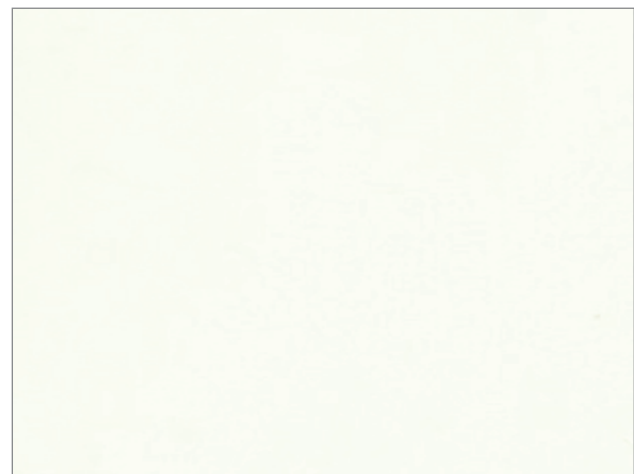
Aluminum Window Frame - Black Anodized



Louvered Metal Equipment Screen



Brick Veneer Type 3 - Alternating Red/Brown & Gray



Aluminum Storefront, Type 2 - White



Fiber Cement Panel Type 2 - Gray



Brick Veneer Type 2 - Gray



Aluminum Storefront, Type 1 - Black Anodized



Fiber Cement Panel Type 1 - White



Brick Veneer Type 1 - Red/Brown