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steuart buzzard point | washington, dc  
s street west view

november 12th, 2021 | 020

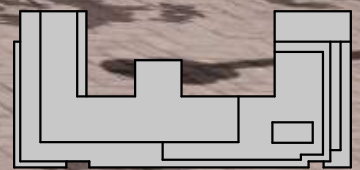
SK+I | Steuart Investment Company | MRP Realty | FRP | OCULUS



ZONING COMMISSION  
District of Columbia  
CASE NO.21-20  
EXHIBIT NO.3F2

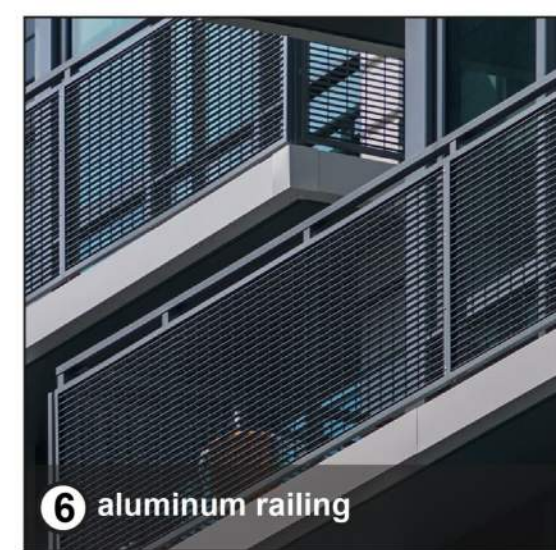
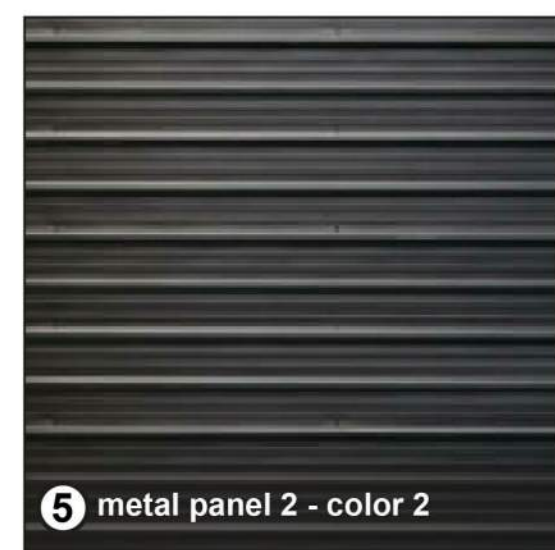
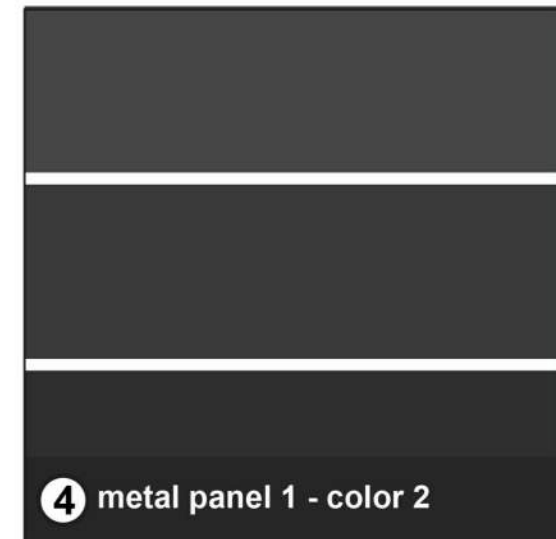
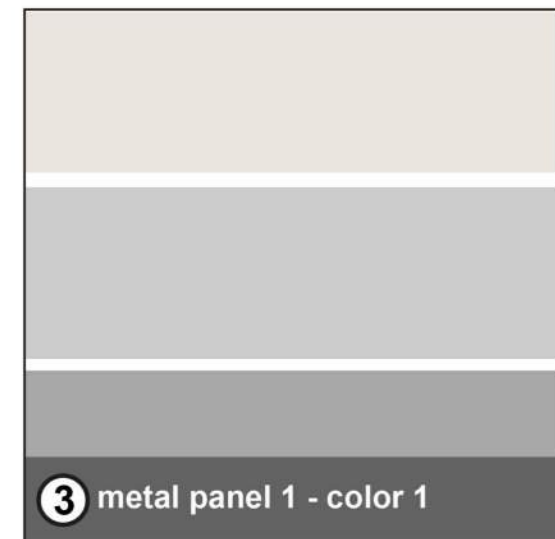
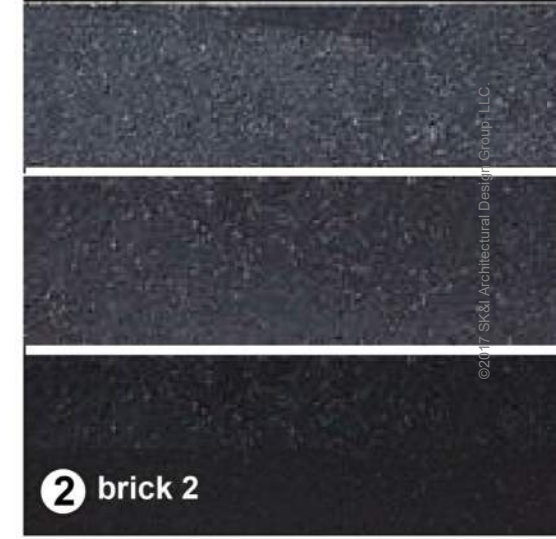
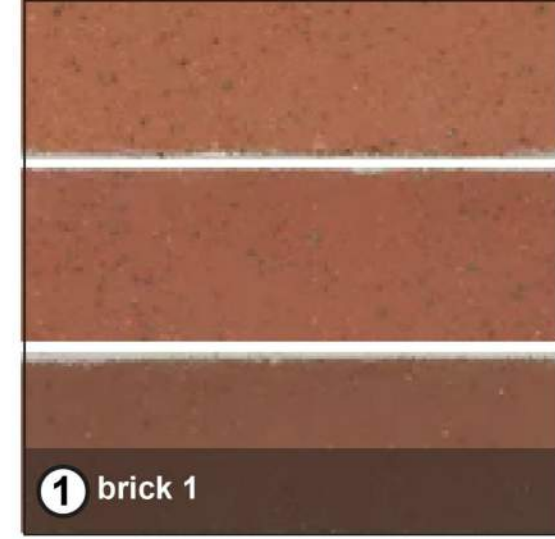


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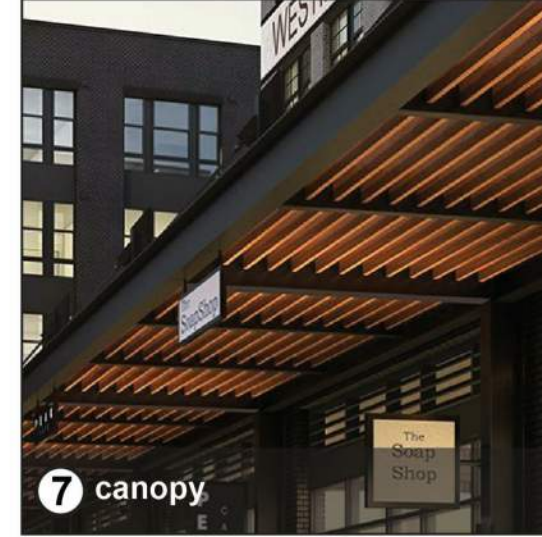


stuart buzzard point | washington, dc  
s street east view

november 12th, 2021 | 021



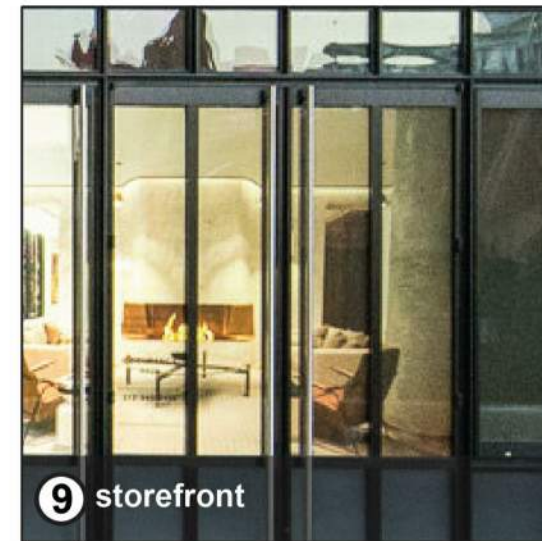
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7 canopy



8 louvers



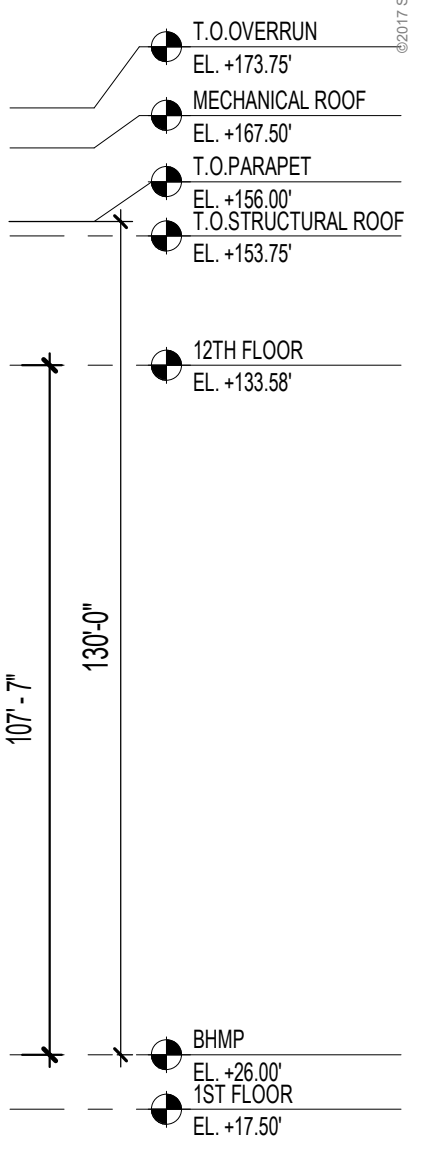
9 storefront



10 glass rail



11 cast stone

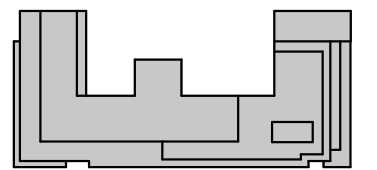


s street sw (south) elevation

note: exterior details. minor refinements may be made to exterior details, dimensions, and locations or any other changes to comply with construction codes or that are otherwise necessary to obtain a final building permit, or to address the structural, mechanical, or operational needs of the building or its systems. retail spaces. retail storefronts, signage, and associated features and fixtures in public space are subject to change upon individual retailer modifications.

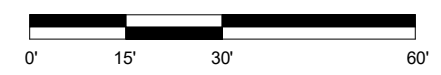
**material legend**

- 1. brick 1
- 2. brick 2
- 3. metal panel 1
- 4. metal panel 2
- 5. metal panel 3
- 6. aluminum railing
- 7. canopy
- 8. louvers
- 9. storefront
- 10. glass railing
- 11. cast stone



steuart buzzard point | washington, dc  
south elevation

november 12th, 2021 | 024

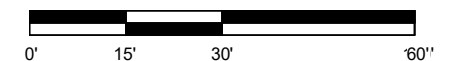
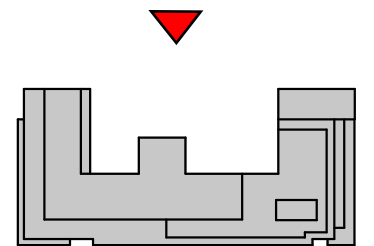


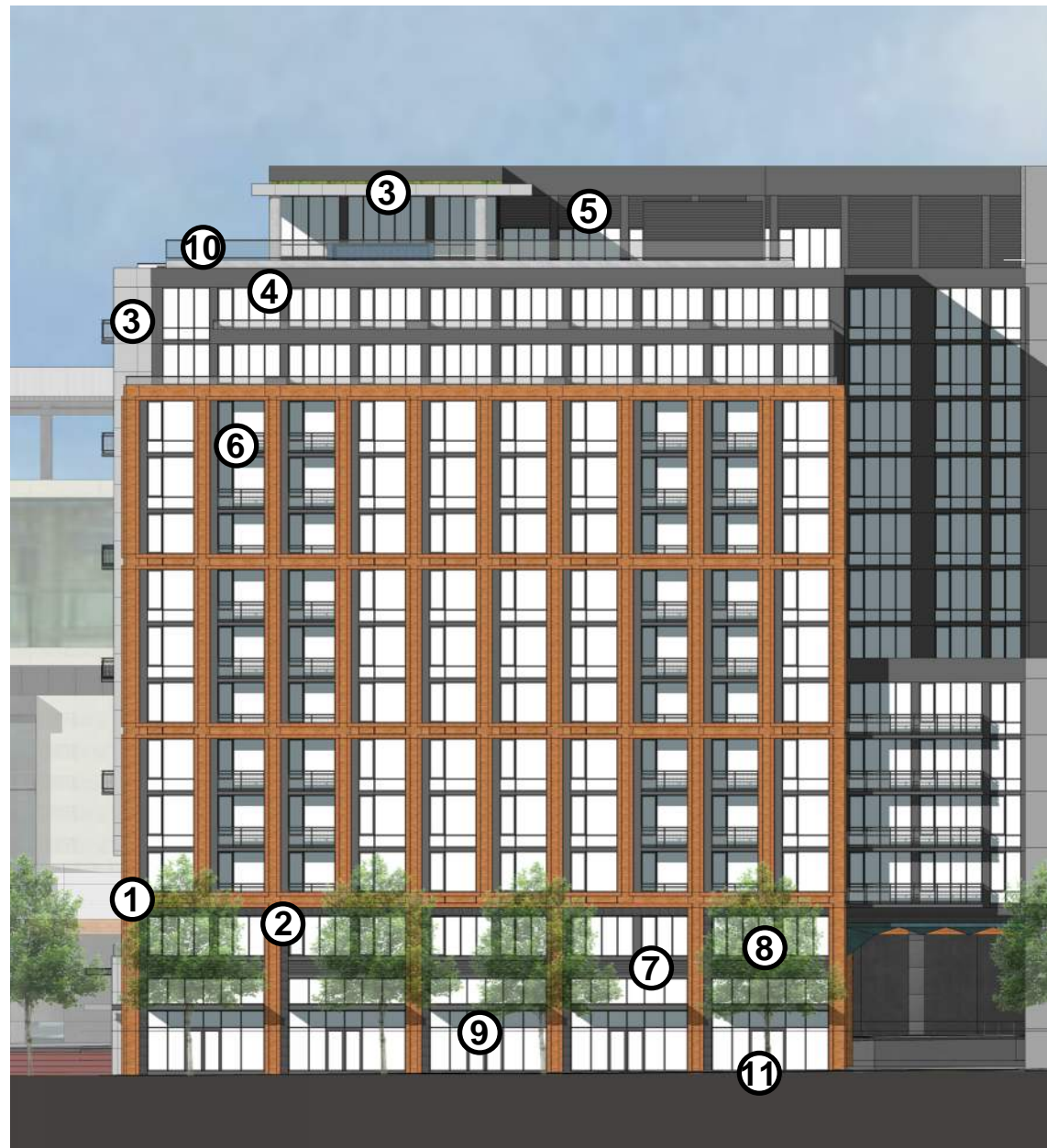


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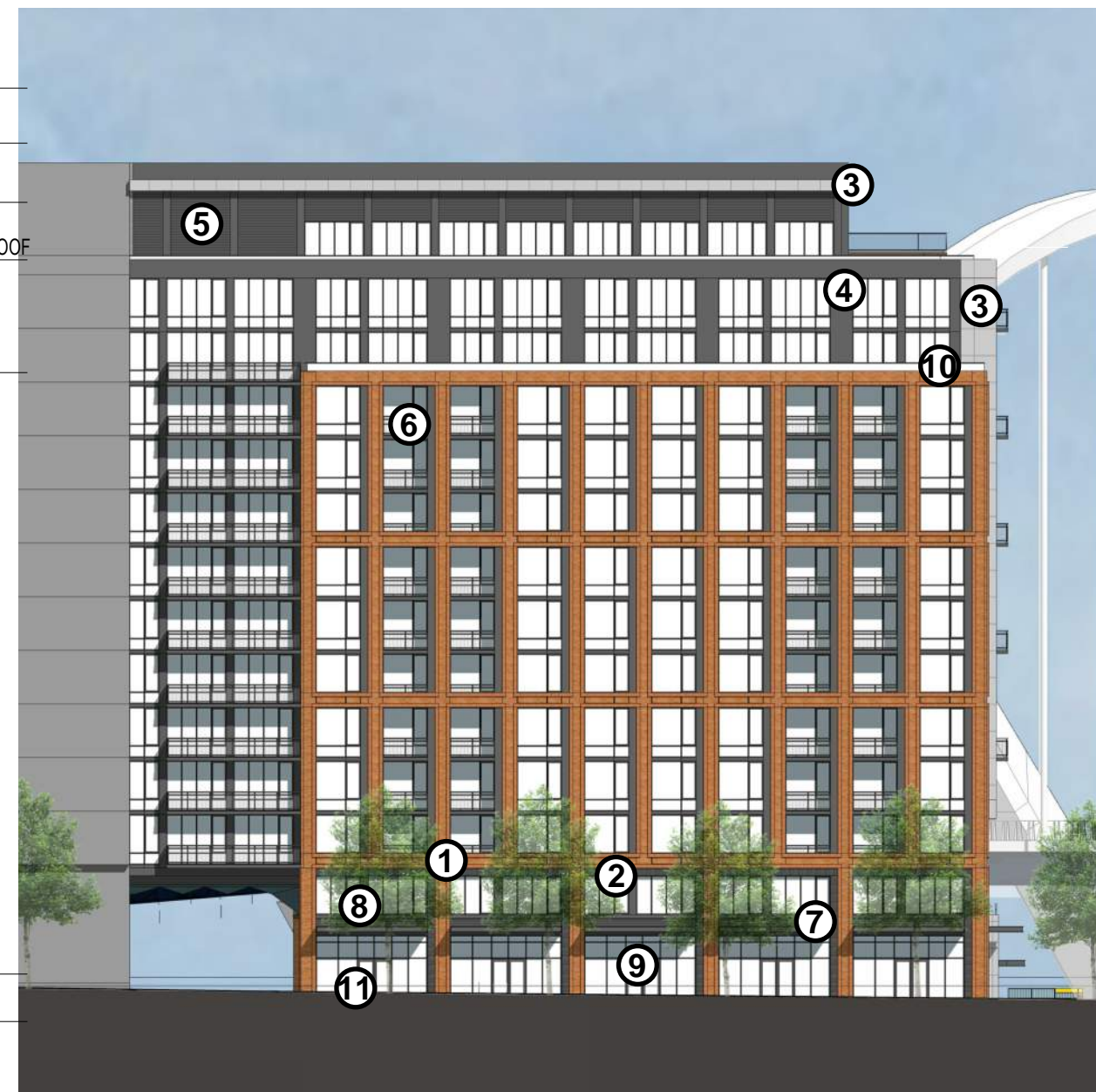
**material legend**

- |                  |                     |               |                   |
|------------------|---------------------|---------------|-------------------|
| 1. brick 1       | 4. metal panel 2    | 7. canopy     | 10. glass railing |
| 2. brick 2       | 5. metal panel 3    | 8. louvers    | 11. cast stone    |
| 3. metal panel 1 | 6. aluminum railing | 9. storefront |                   |





T.O.OVERRUN  
EL. +173.75'  
MECHANICAL ROOF  
EL. +167.50'  
T.O.PARAPET  
EL. +156.00'  
T.O.STRUCTURAL ROOF  
EL. +153.75'  
12TH FLOOR  
EL. +133.58'  
BHMP  
EL. +26.00'  
1ST FLOOR  
EL. +17.50'



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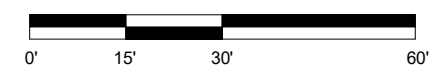
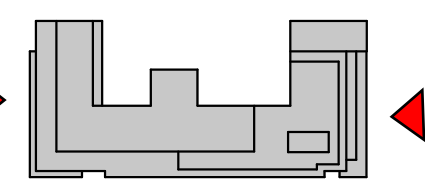
south capital street (east) elevation

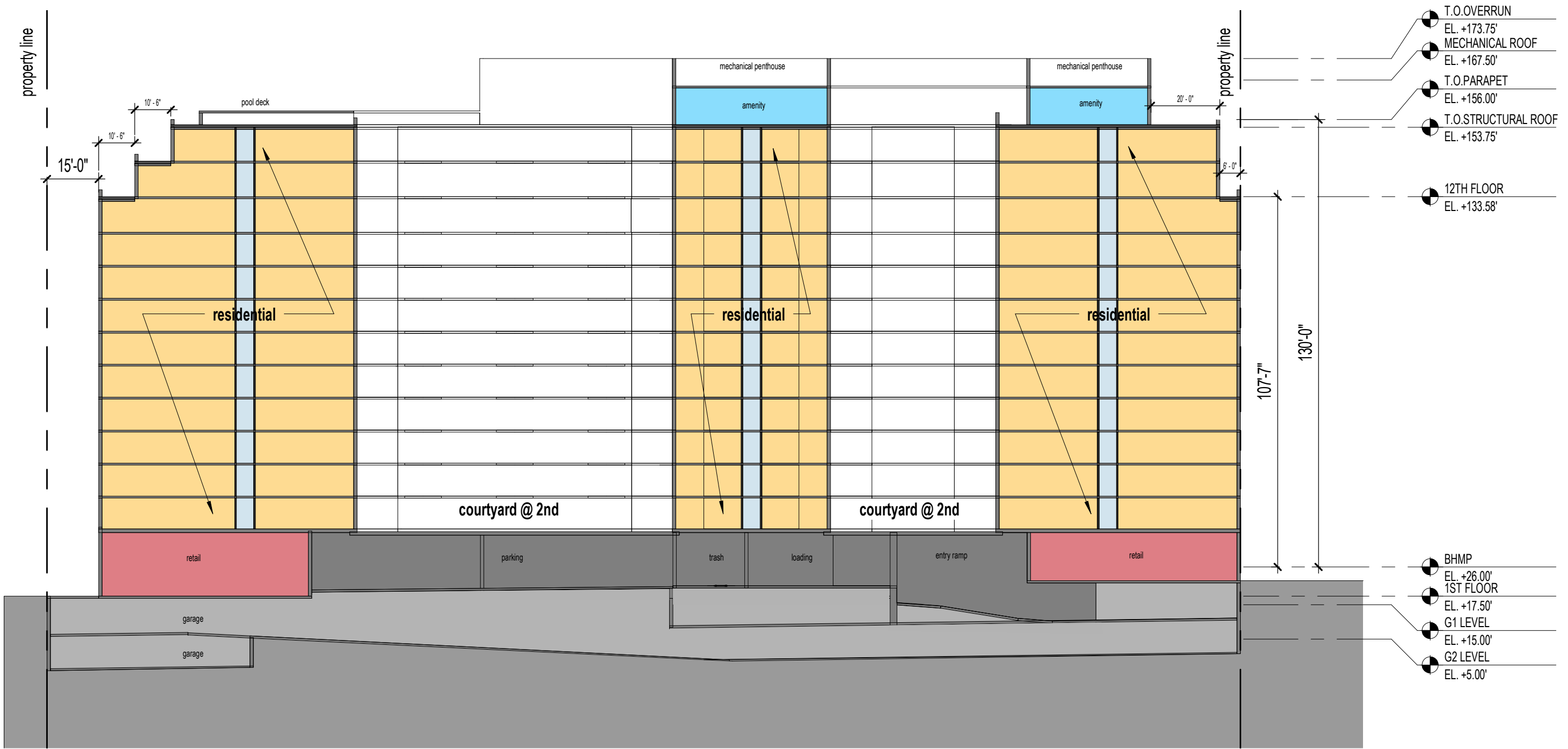
half street sw (west) elevation

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retail spaces. retail storefronts, signage, and associated features and fixtures in public space are subject to change upon individual retailer modifications.

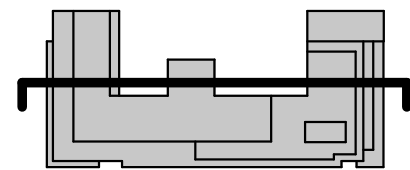
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- 9. storefront
- 10. glass railing
- 11. cast stone



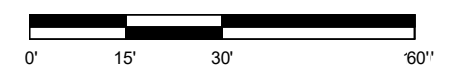


- T.O.OVERRUN  
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- MECHANICAL ROOF  
EL. +167.50'
- T.O.PARAPET  
EL. +156.00'
- T.O.STRUCTURAL ROOF  
EL. +153.75'
- 12TH FLOOR  
EL. +133.58'
- BHMP  
EL. +26.00'
- 1ST FLOOR  
EL. +17.50'
- G1 LEVEL  
EL. +15.00'
- G2 LEVEL  
EL. +5.00'

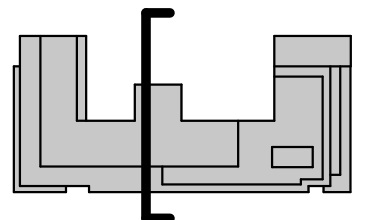
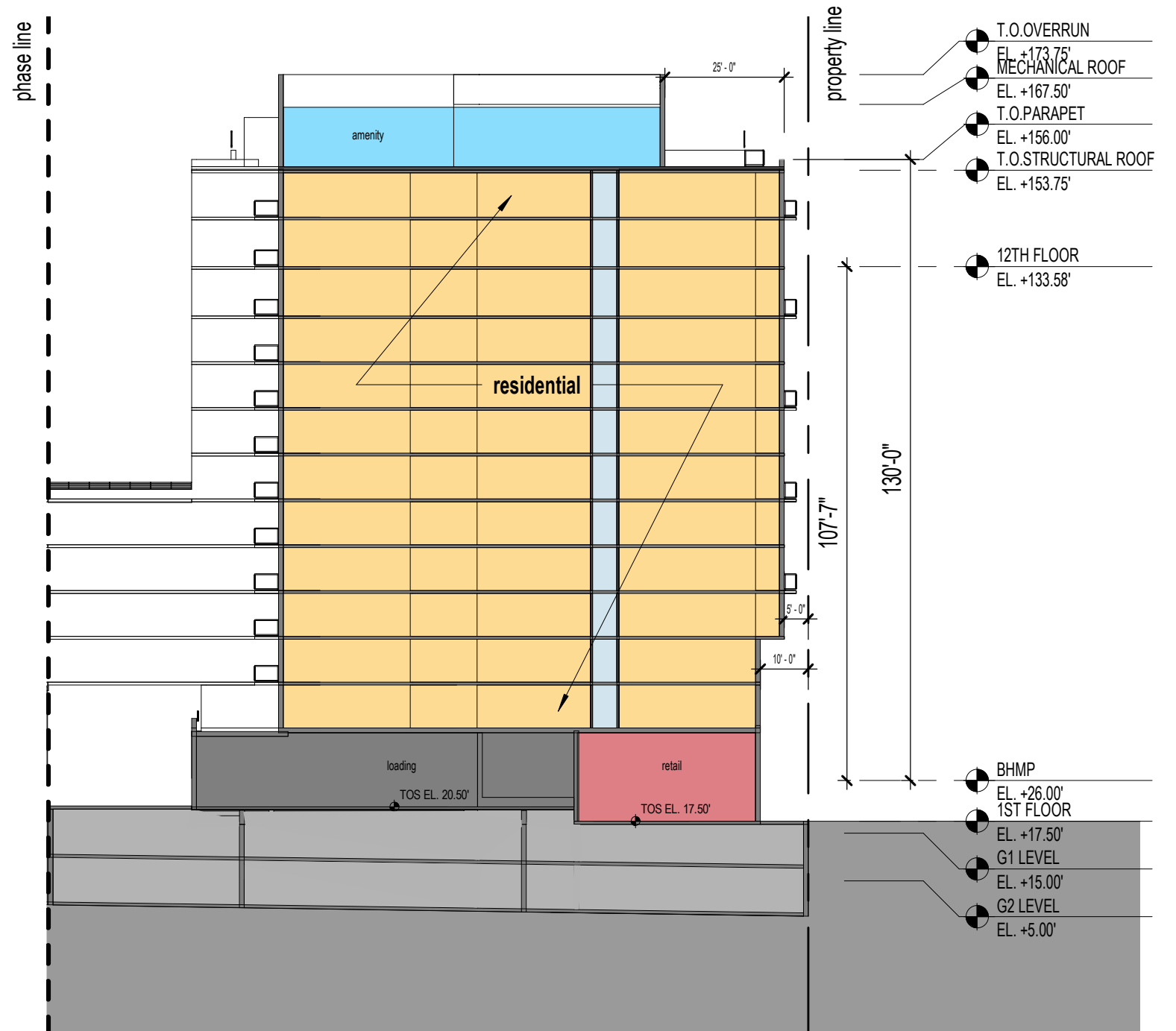


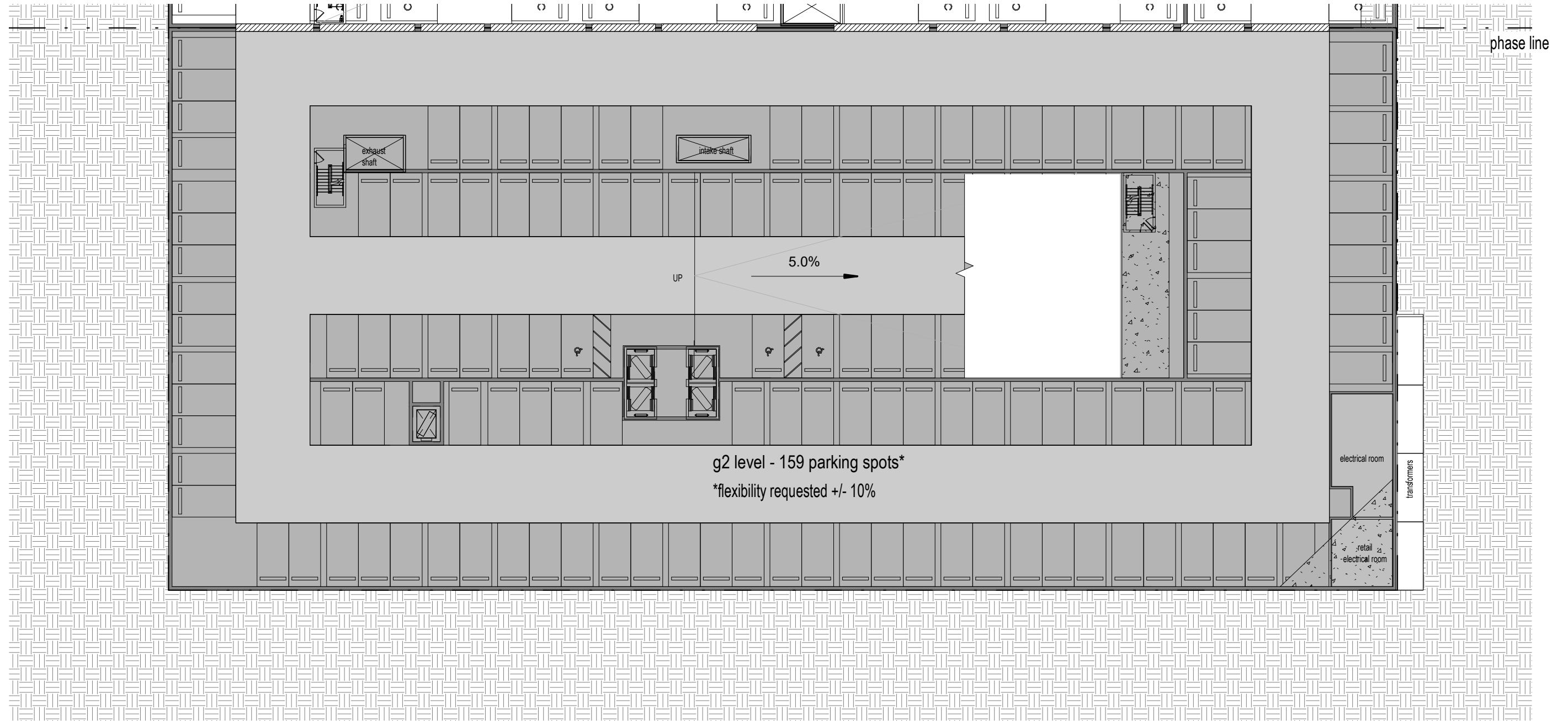
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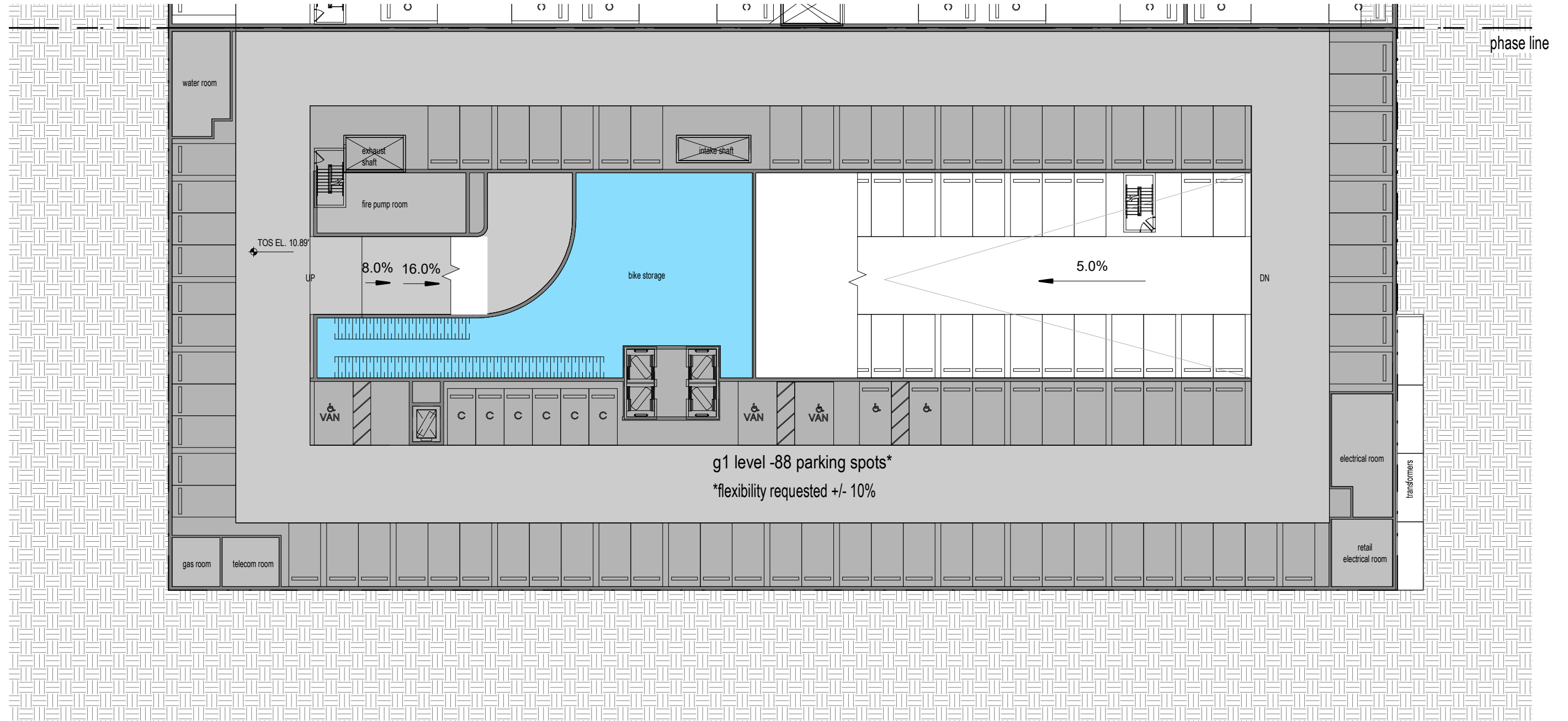




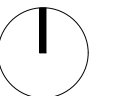
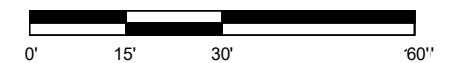


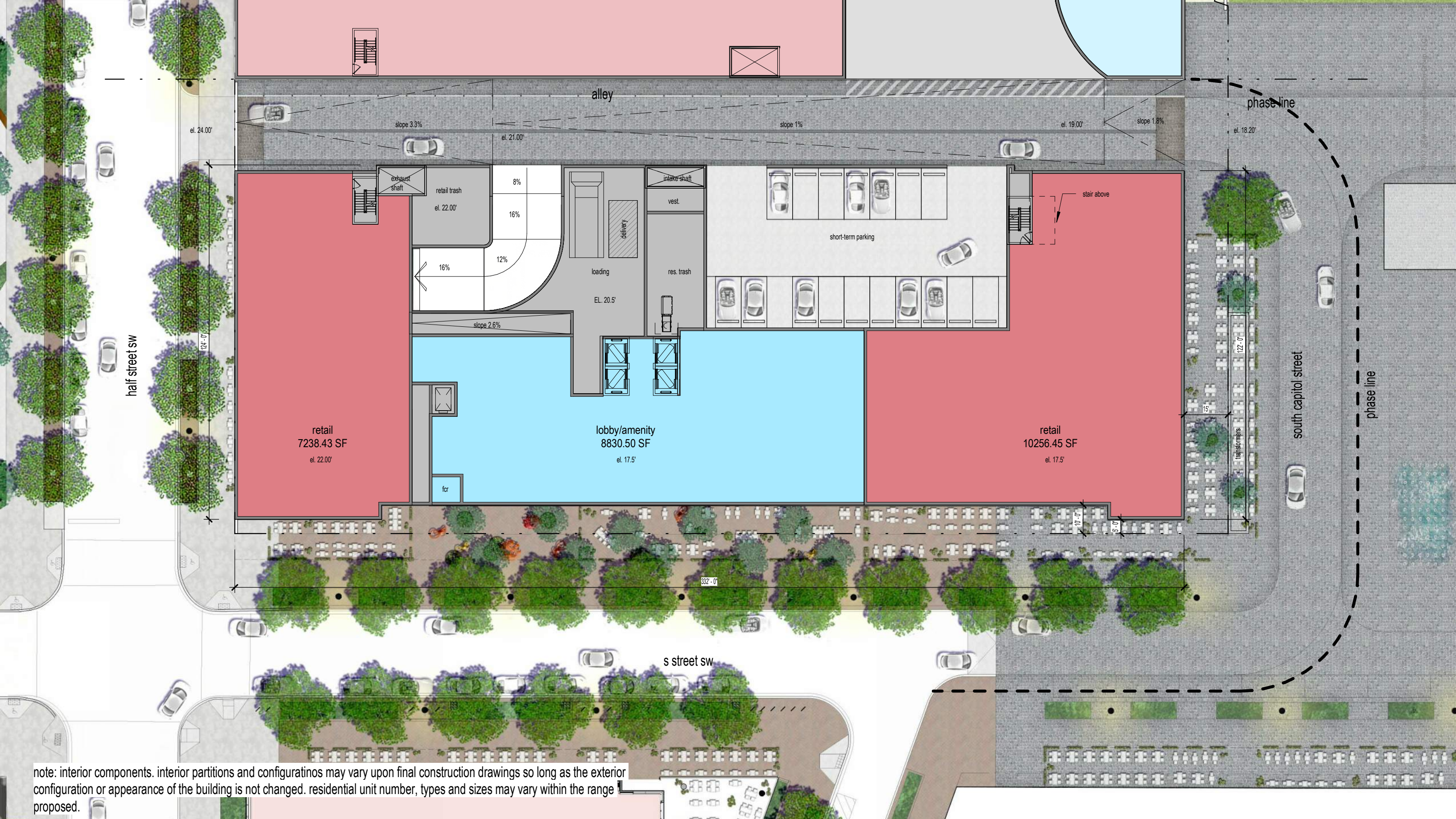


note: parking number and layout. to modify the total number of parking spaces in each building by +/- 10% and to modify the garage layout to increase efficiency and/or to accommodate its expansion to include adjacent property.

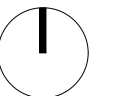


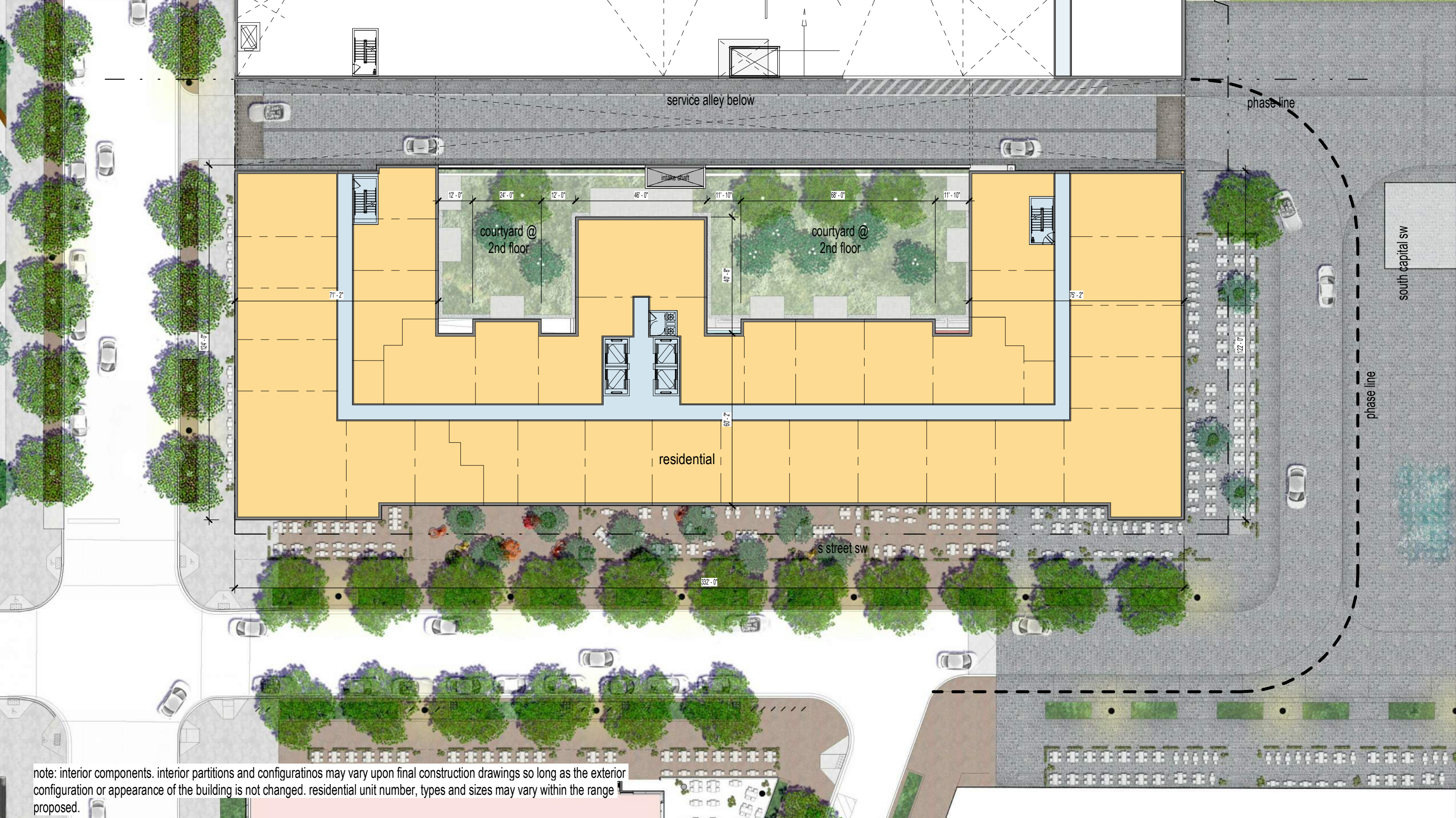
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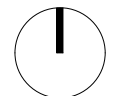
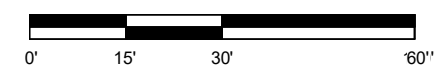


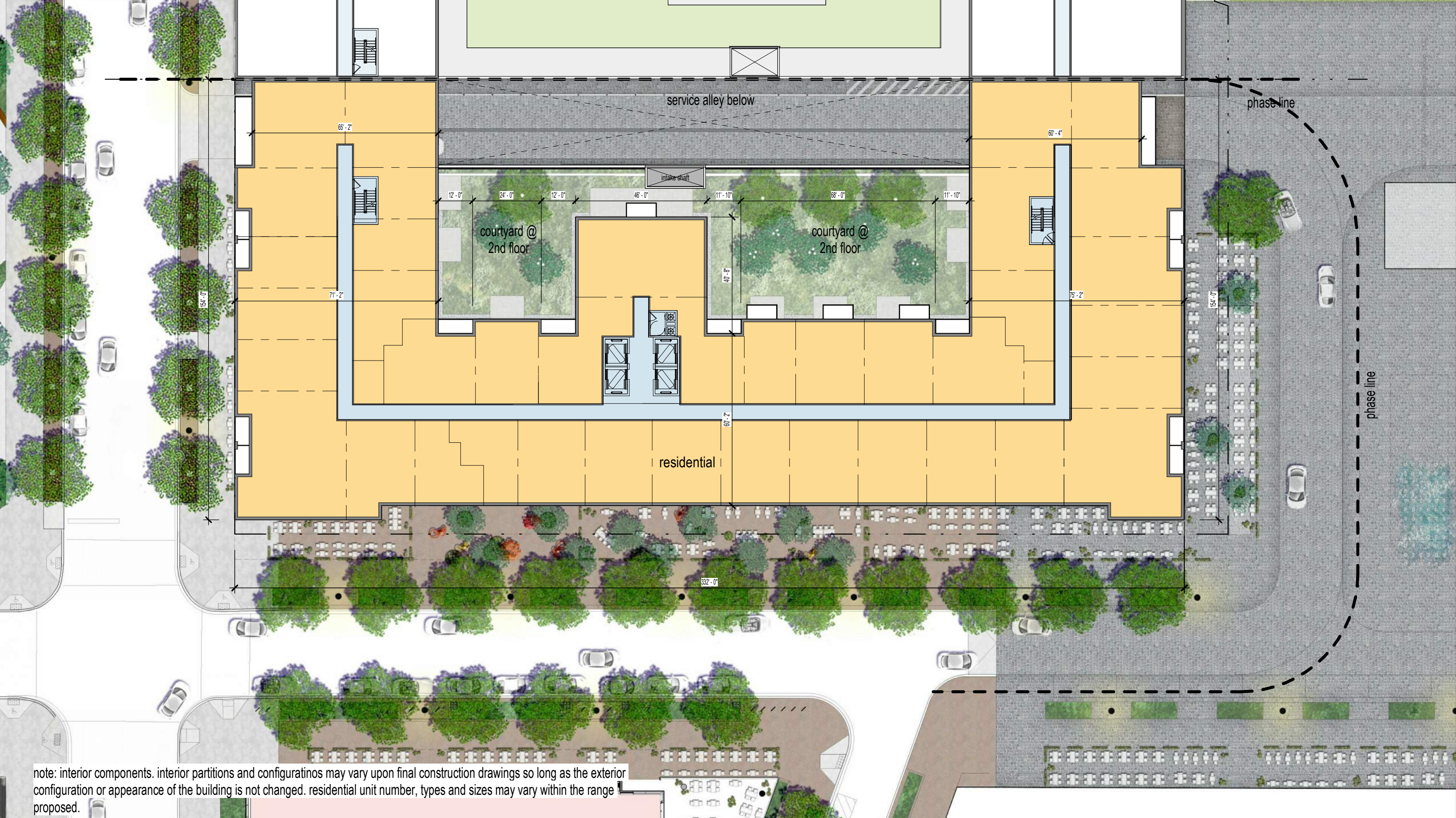
note: interior components. interior partitions and configurations may vary upon final construction drawings so long as the exterior configuration or appearance of the building is not changed. residential unit number, types and sizes may vary within the range proposed.



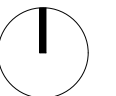
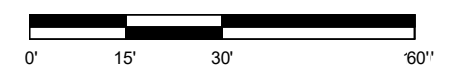


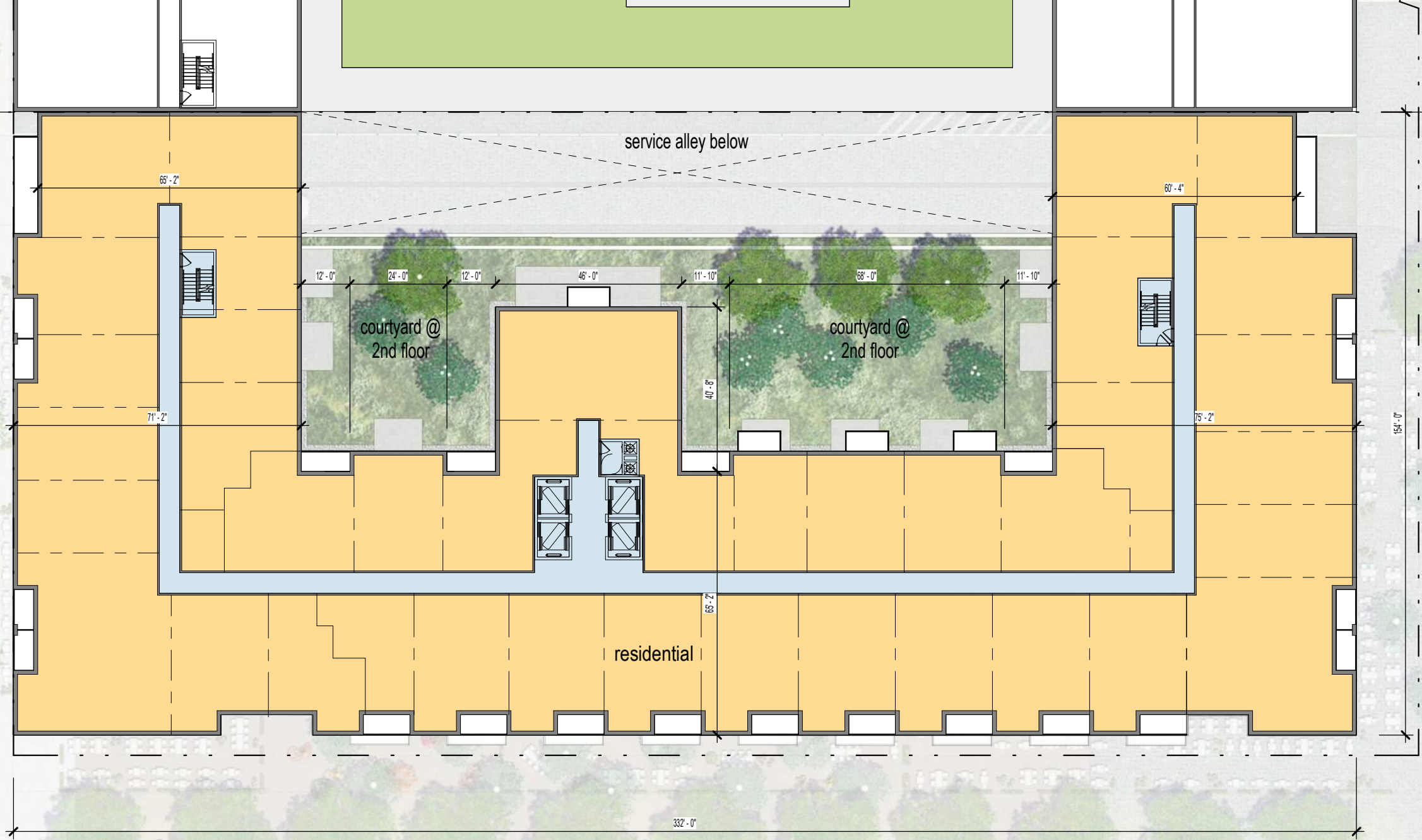
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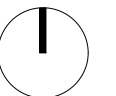
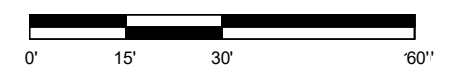


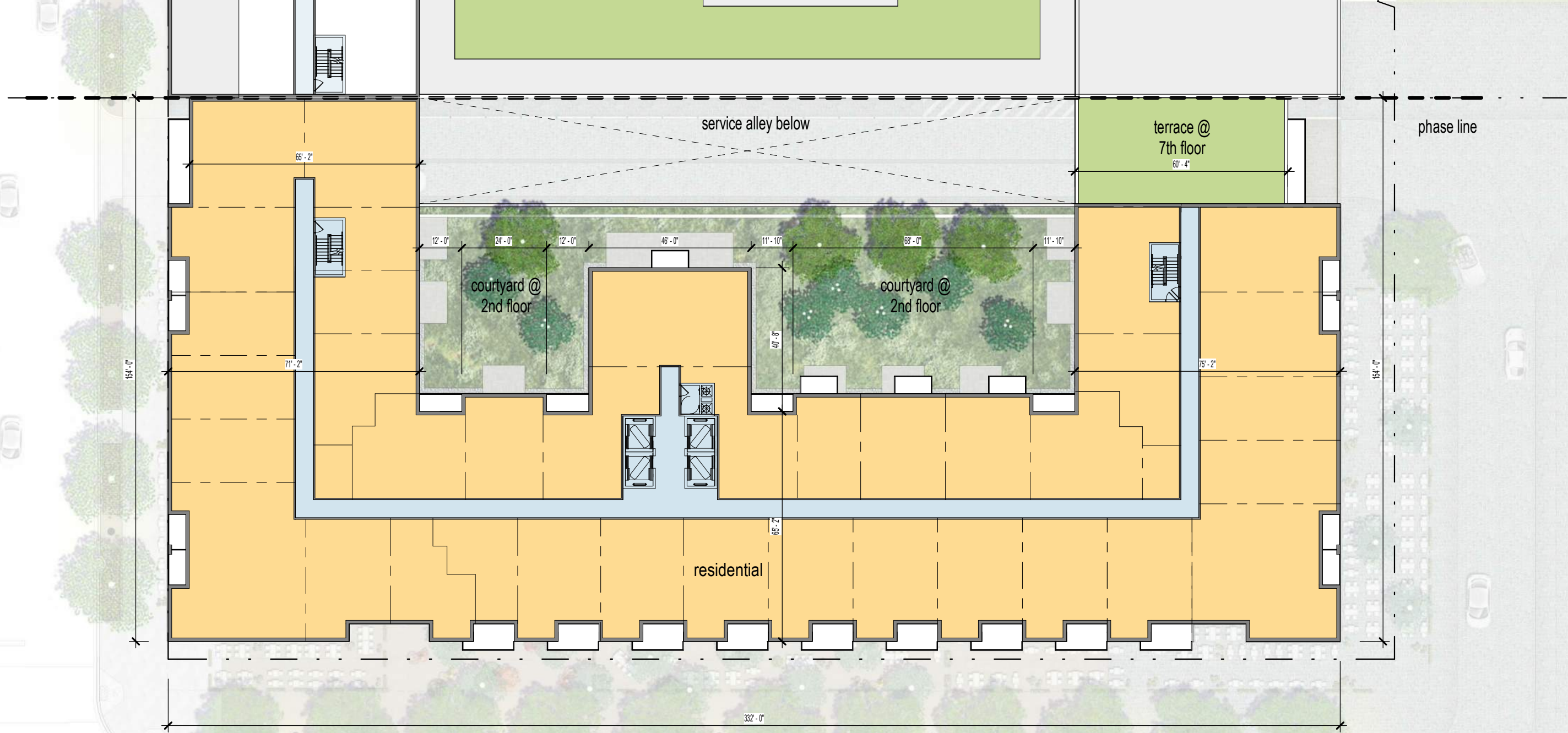
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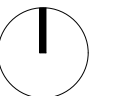
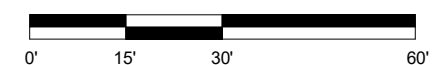


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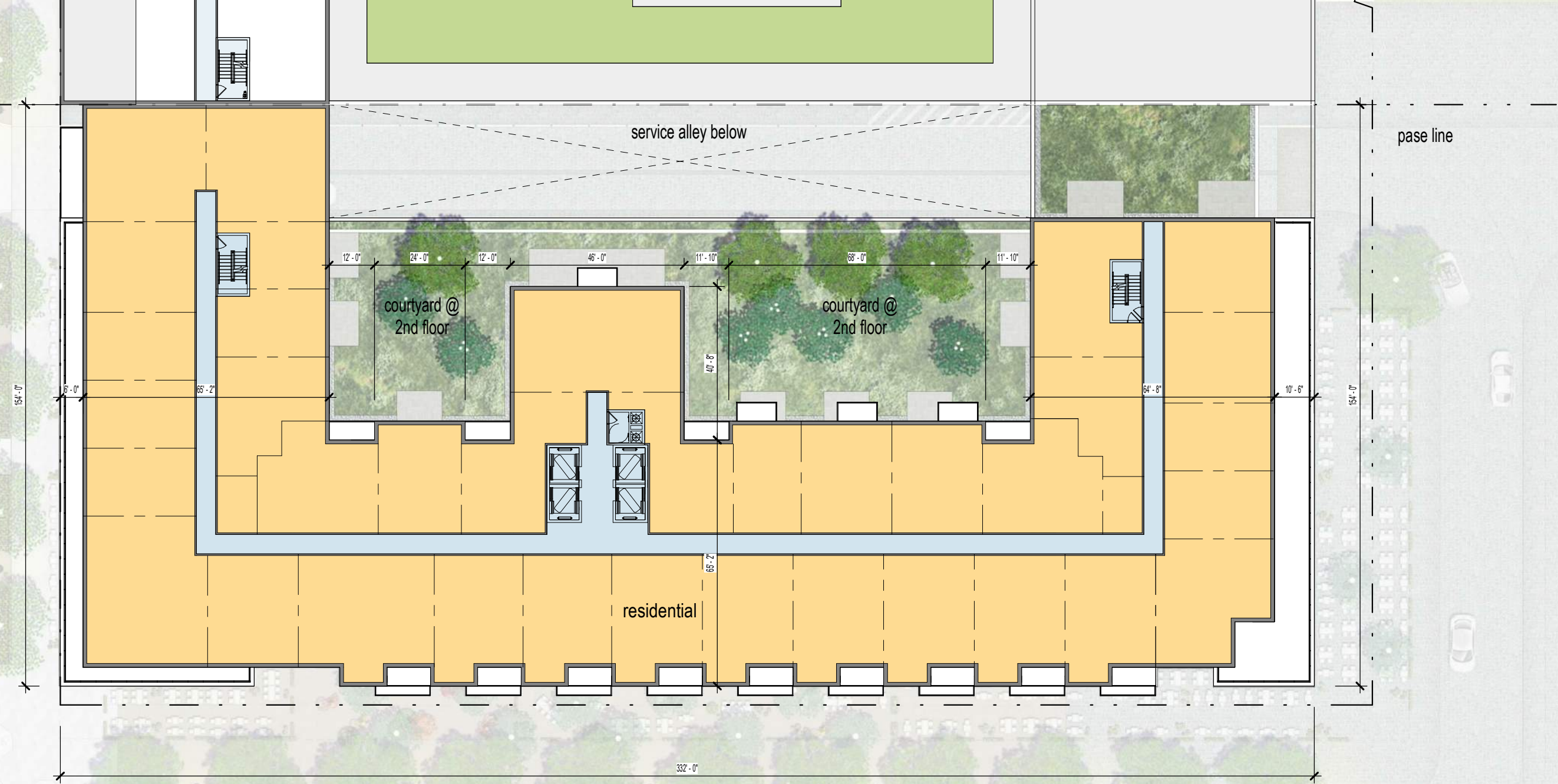




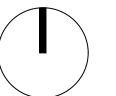
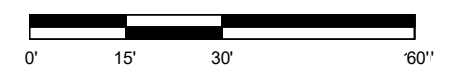
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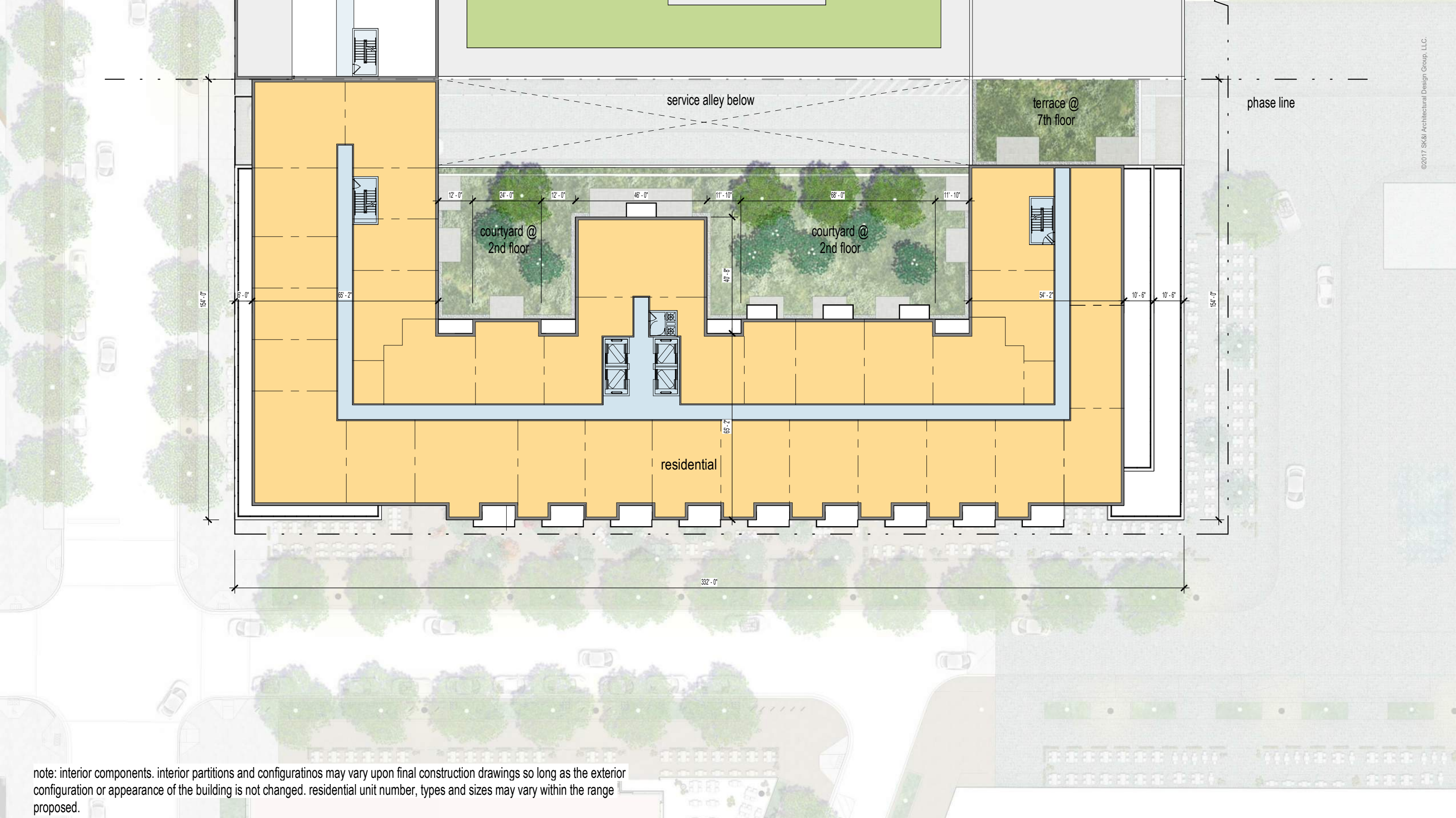






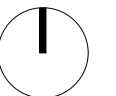
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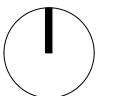
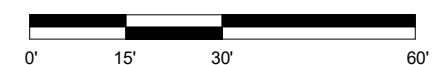


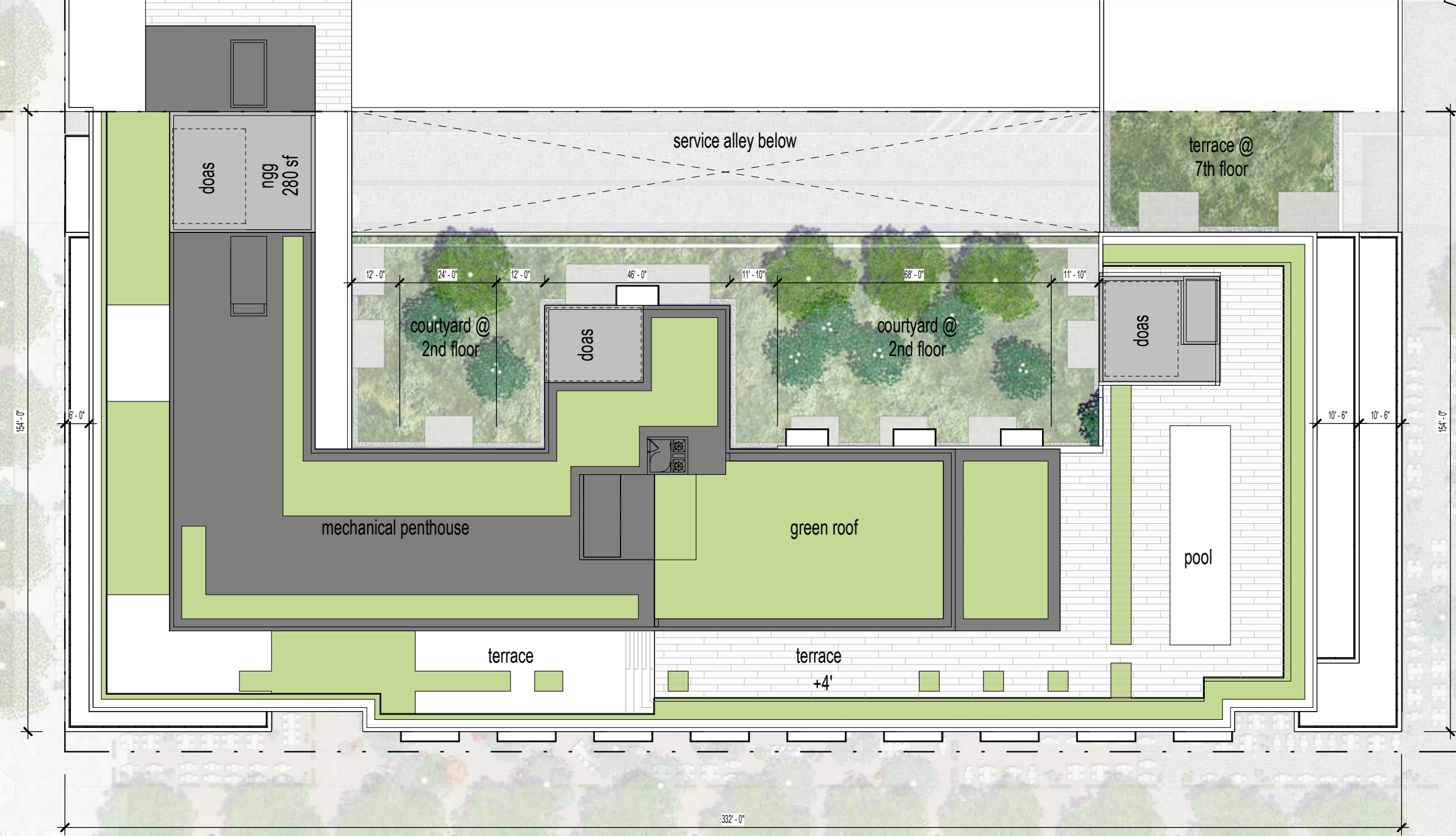


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exterior details. to make minor refinements to exterior details, dimensions, and locations or any other changes to comply with construction codes or that are otherwise necessary to obtain a final building permit, or to address the structural, mechanical, or operational needs of the building or its systems.





phase line  
phase line

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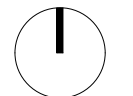
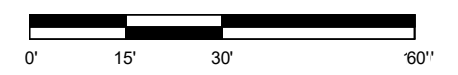
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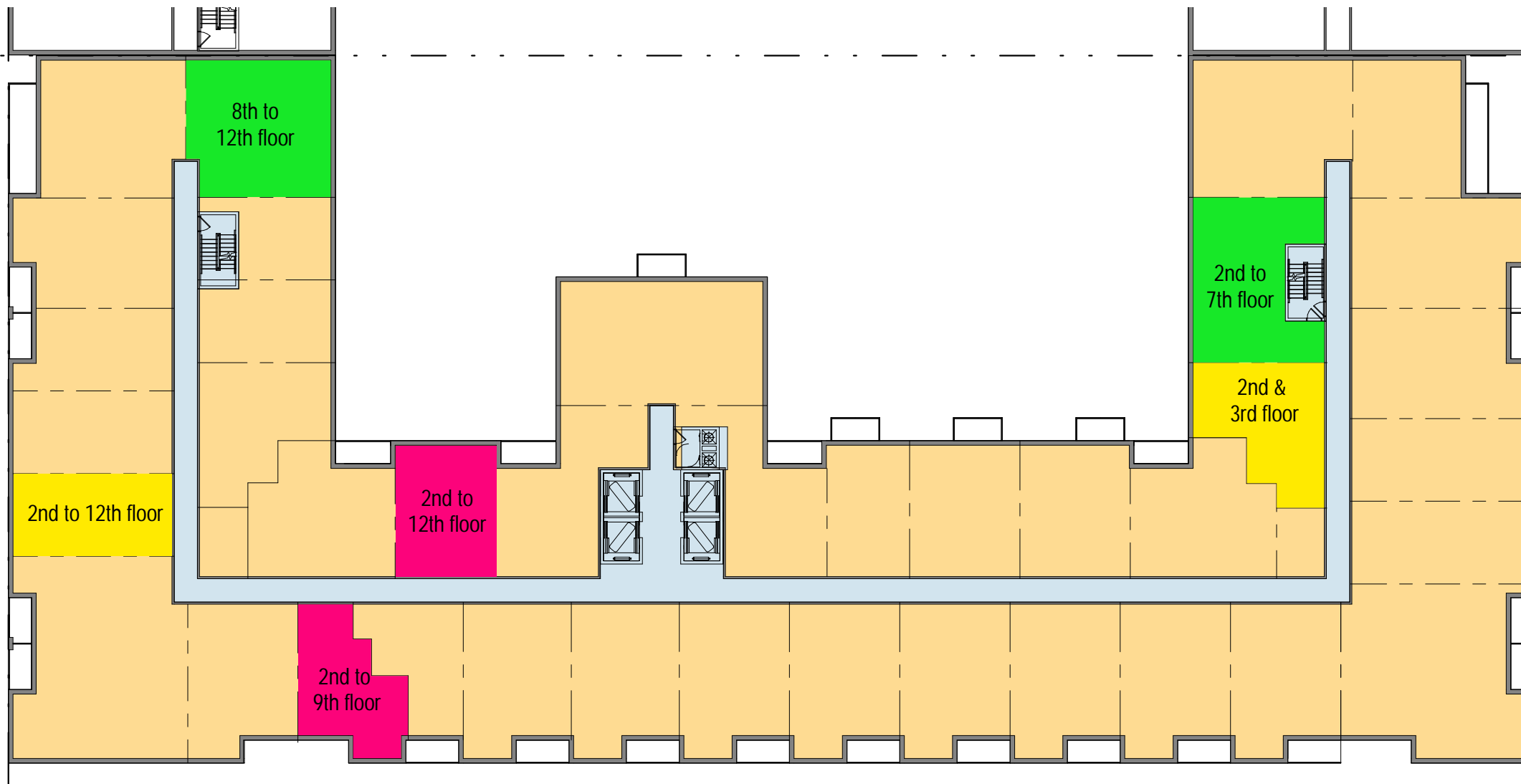
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SK+I | Stuart Investment Company | MRP Realty | FRP | OCULUS

mechanical penthouse floor plan

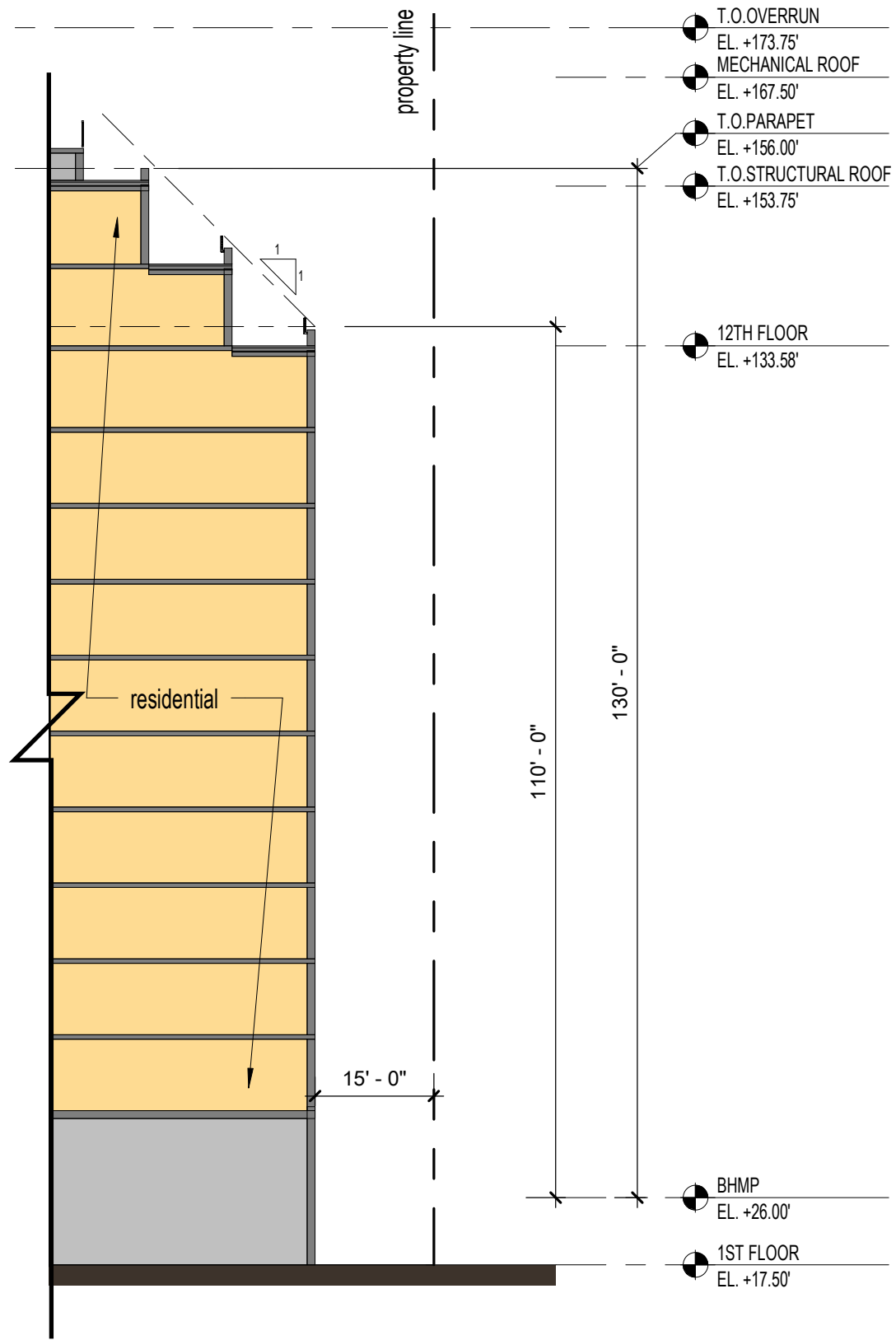




INCLUSIONARY ZONING UNIT MIX				
Floor	Studio	1 Bed	2 Bed	Total
13	0	0	0	0
12	1	1	1	3
11	1	1	1	3
10	1	1	1	3
9	1	2	1	4
8	1	2	1	4
7	1	2	1	4
6	1	2	1	4
5	1	2	1	4
4	1	2	1	4
3	2	2	1	5
2	2	2	1	5
1	0	0	0	0
<b>Total</b>	<b>13</b>	<b>19</b>	<b>11</b>	<b>43</b>

INCLUSIONARY ZONING UNIT MIX					
Unit Type	IZ Units	IZ Unit %	Market Units	Market Unit %	Total Units
Studio (EFF, Studio, Jr1's)	13	30.23%	126	32.23%	139
One Bedroom (1BR, 1BR+D, Jr2's)	19	44.19%	174	44.50%	193
Two Bedroom (2BR, 2BR+D)	11	25.58%	91	23.27%	102
<b>Total</b>	<b>43</b>	<b>100.00%</b>	<b>391</b>	<b>100.00%</b>	<b>434</b>
			<b>Residential GSF</b>	<b>IZ Unit GSF</b>	
			420,443	33,635	

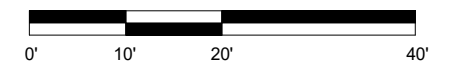
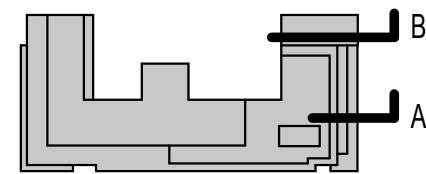
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 residential units, to modify the number of residential units in each building by +/- 10% and to shift the distribution and location of the inclusionary units as a the floor plans are refined so long as their location and distribution continues to meet the requirements of subtitle c of the zoning regulations.

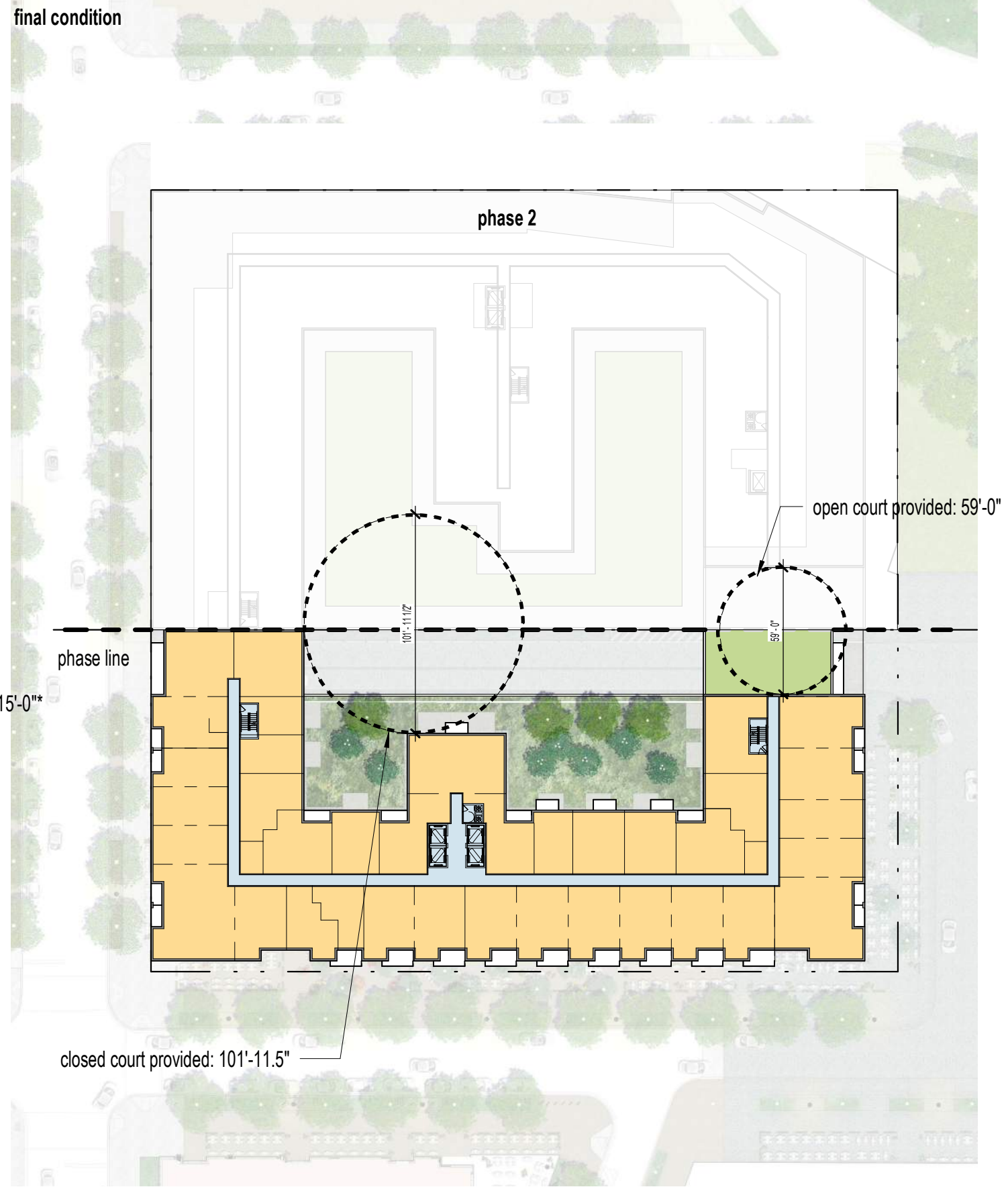
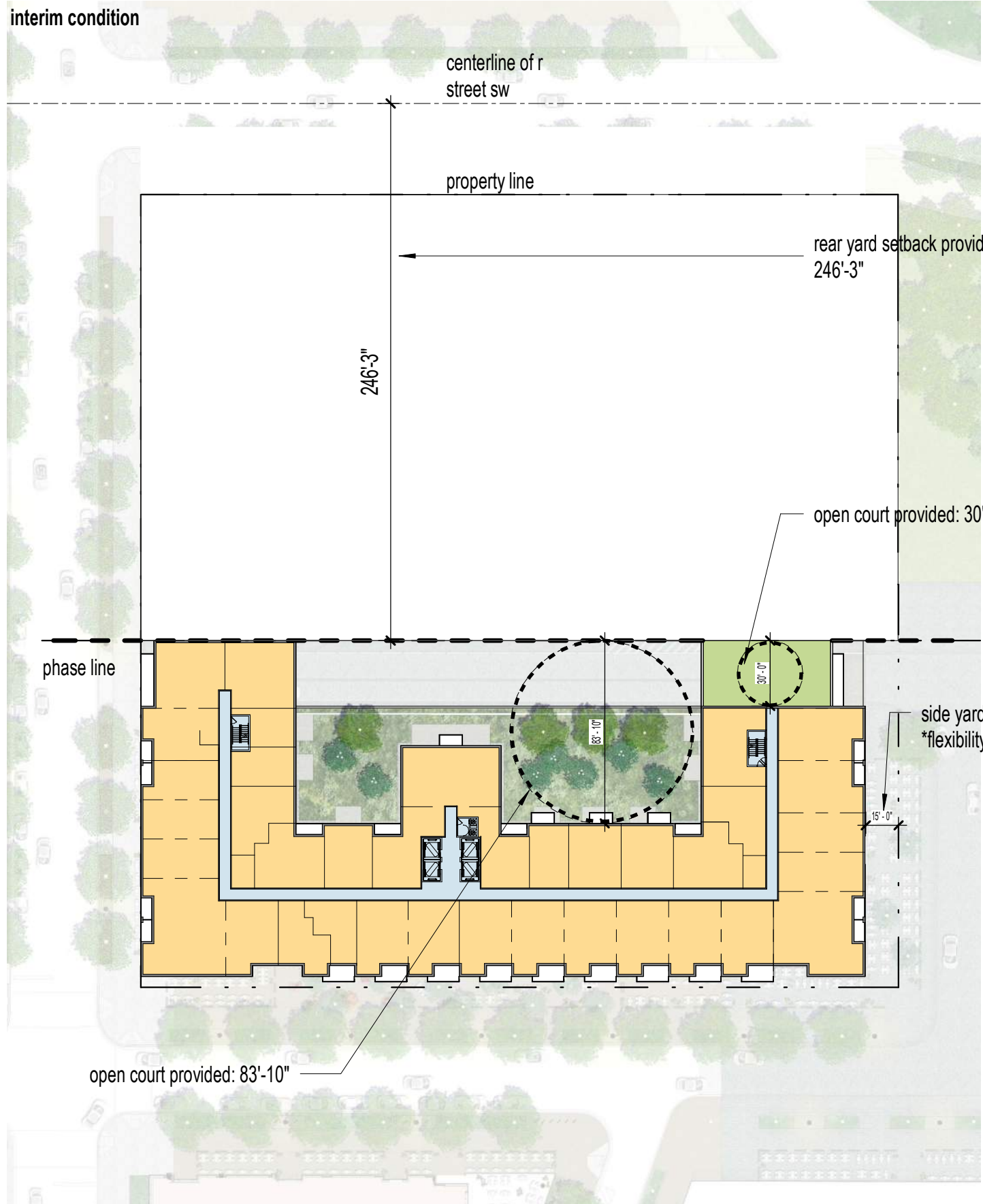


**A**

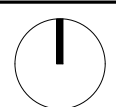


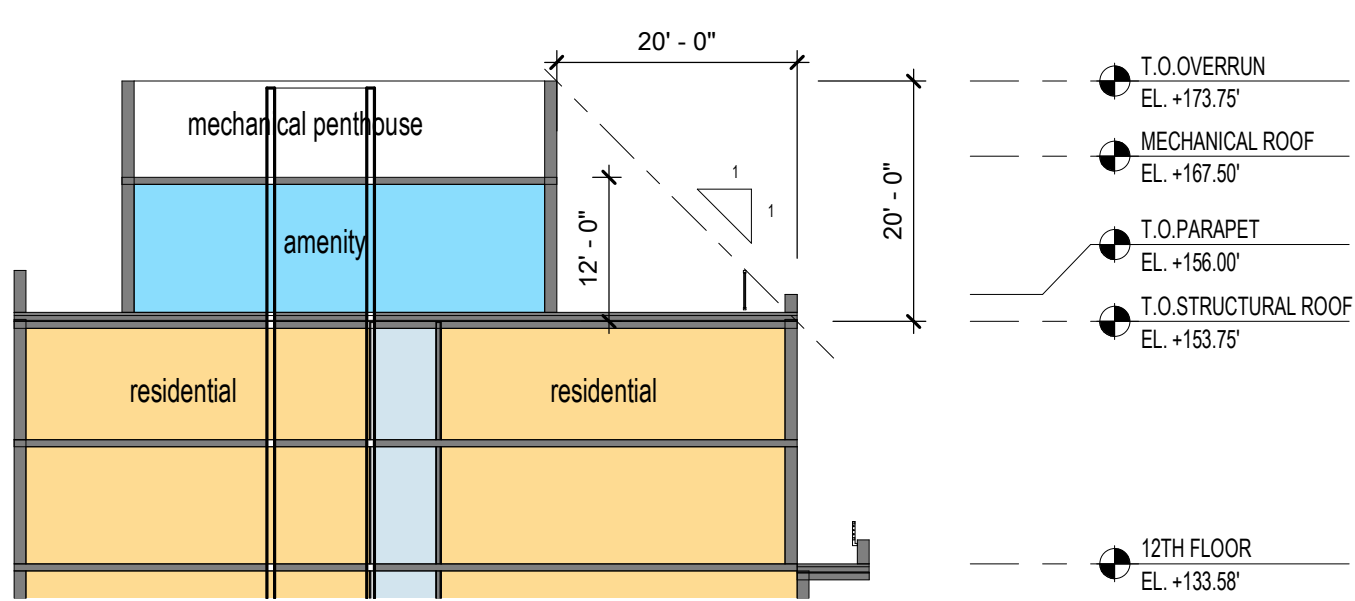
**B**



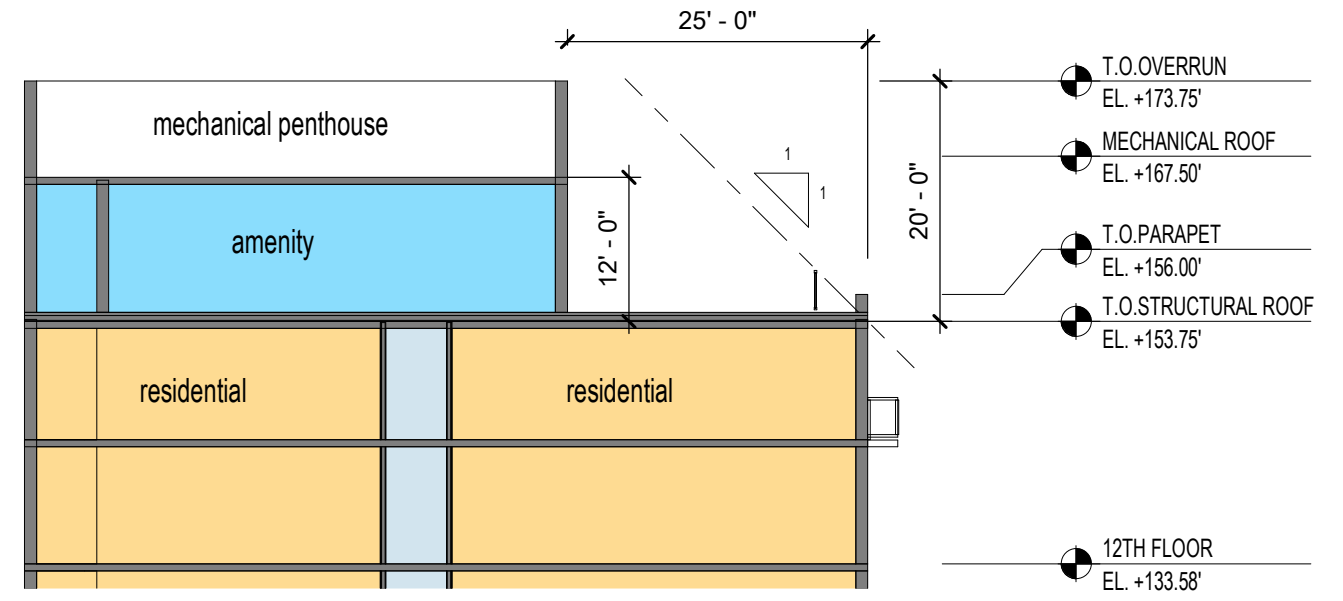


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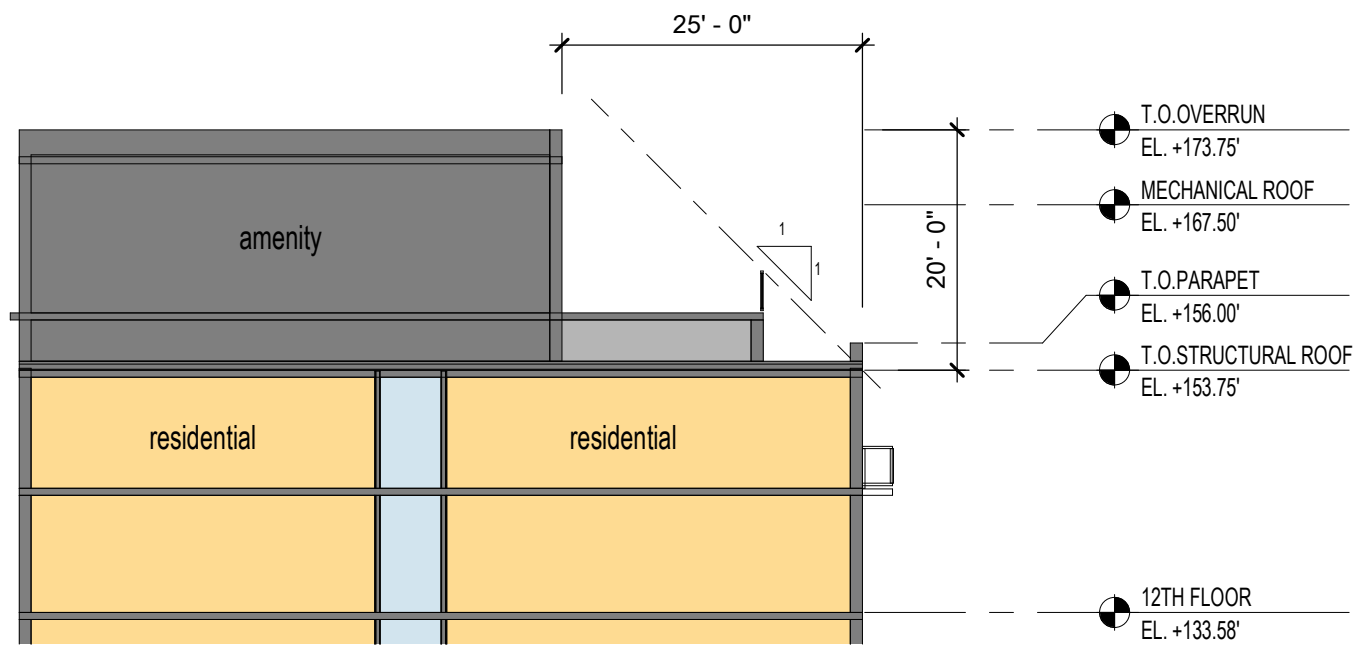




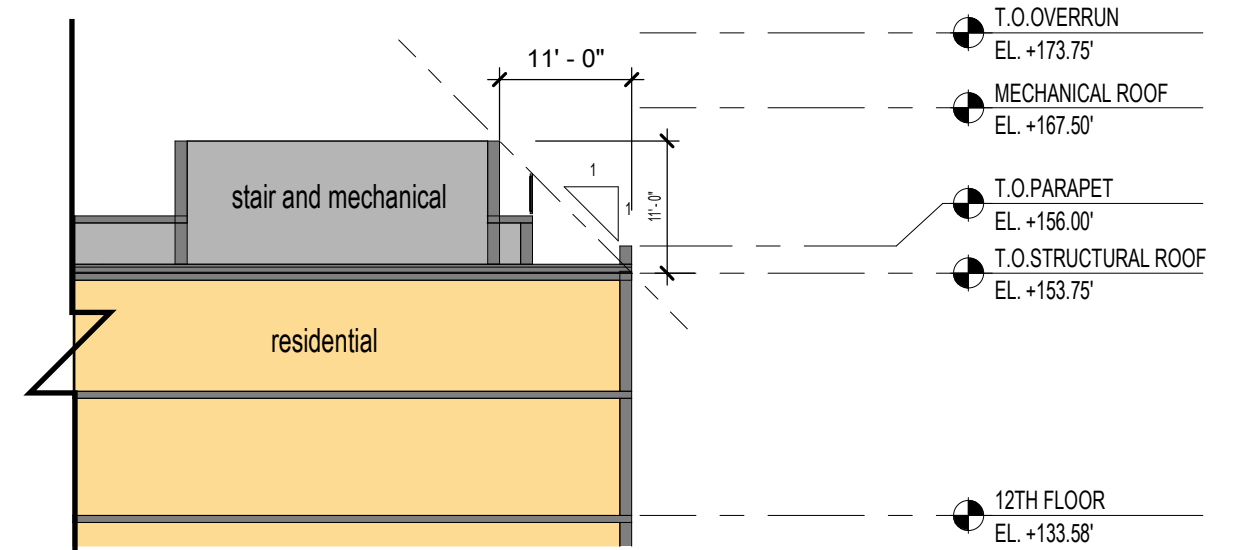
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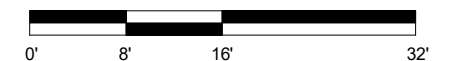
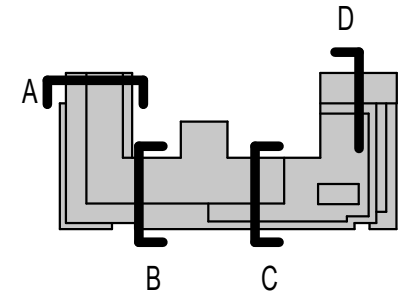
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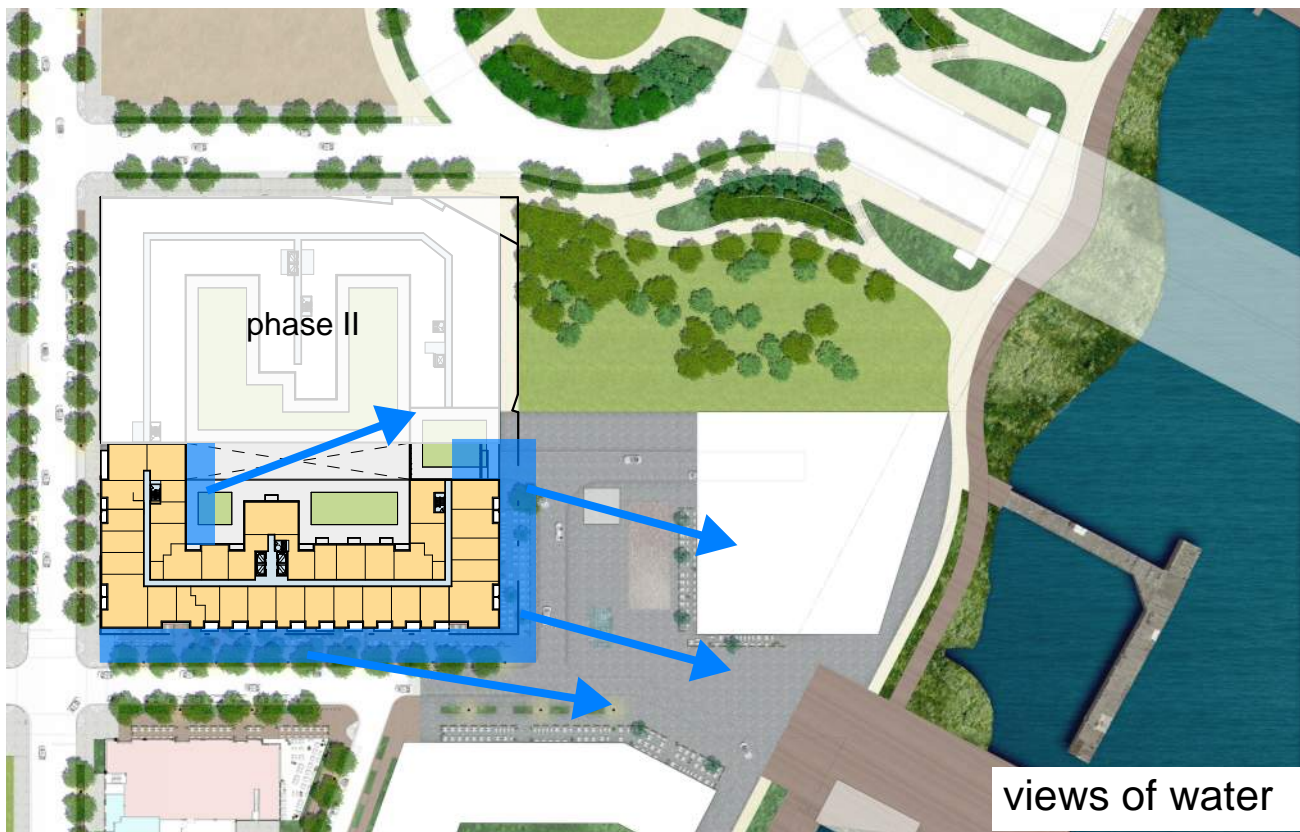
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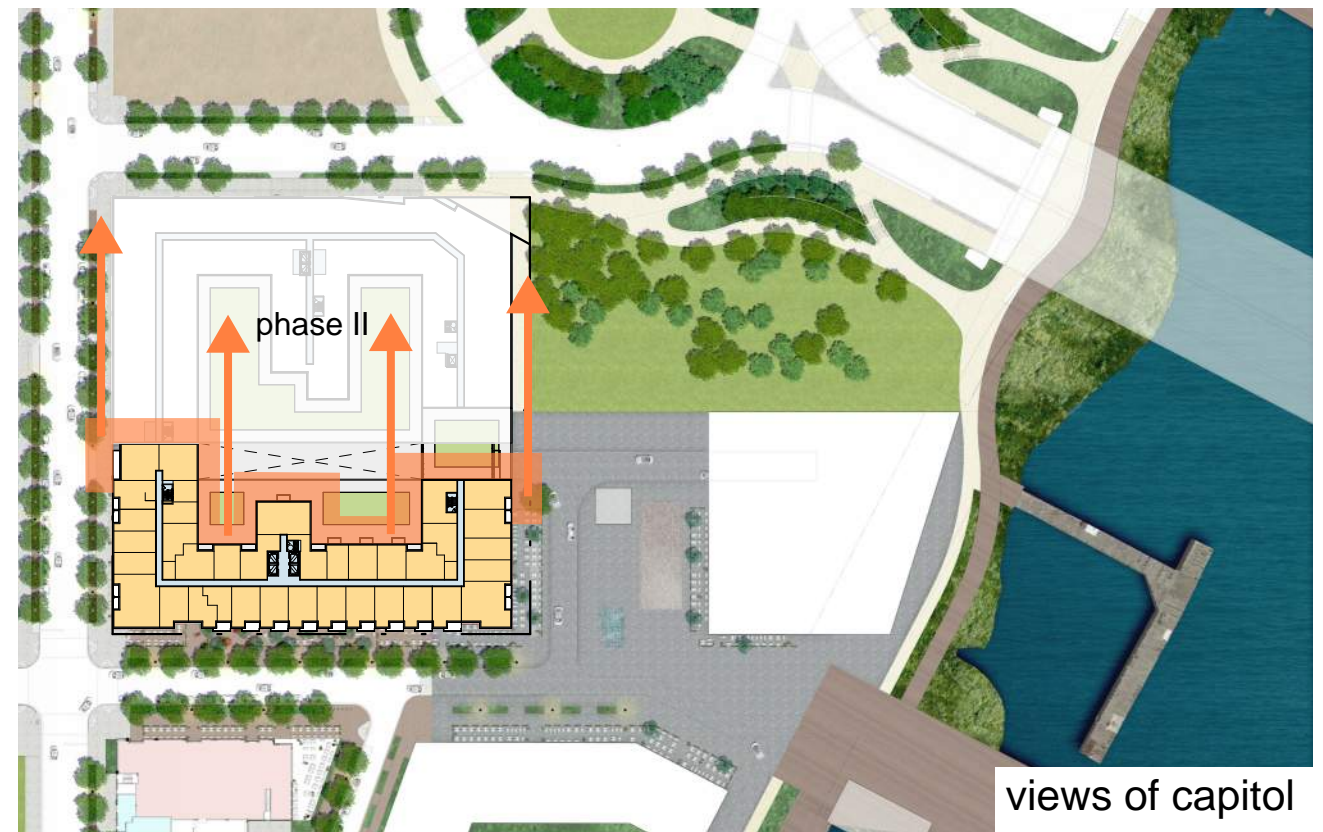
D



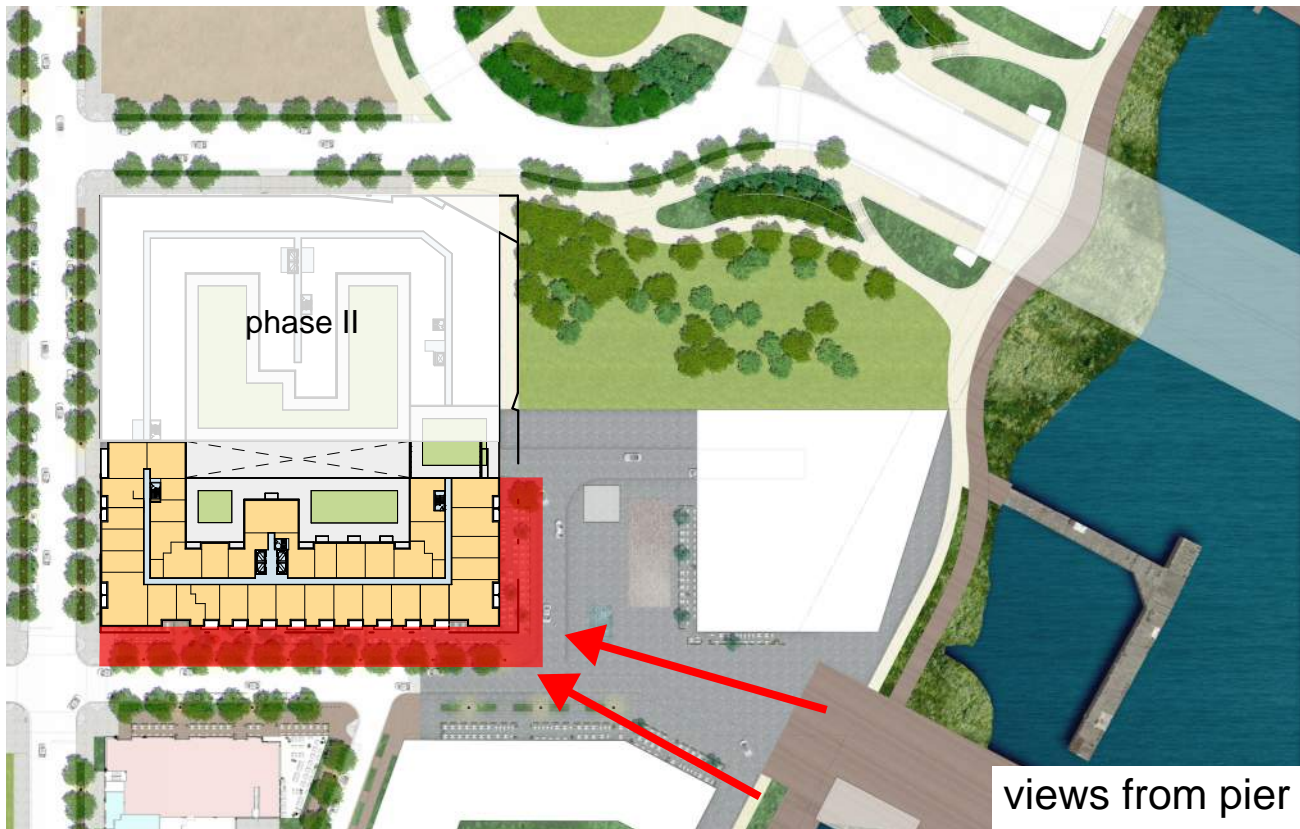




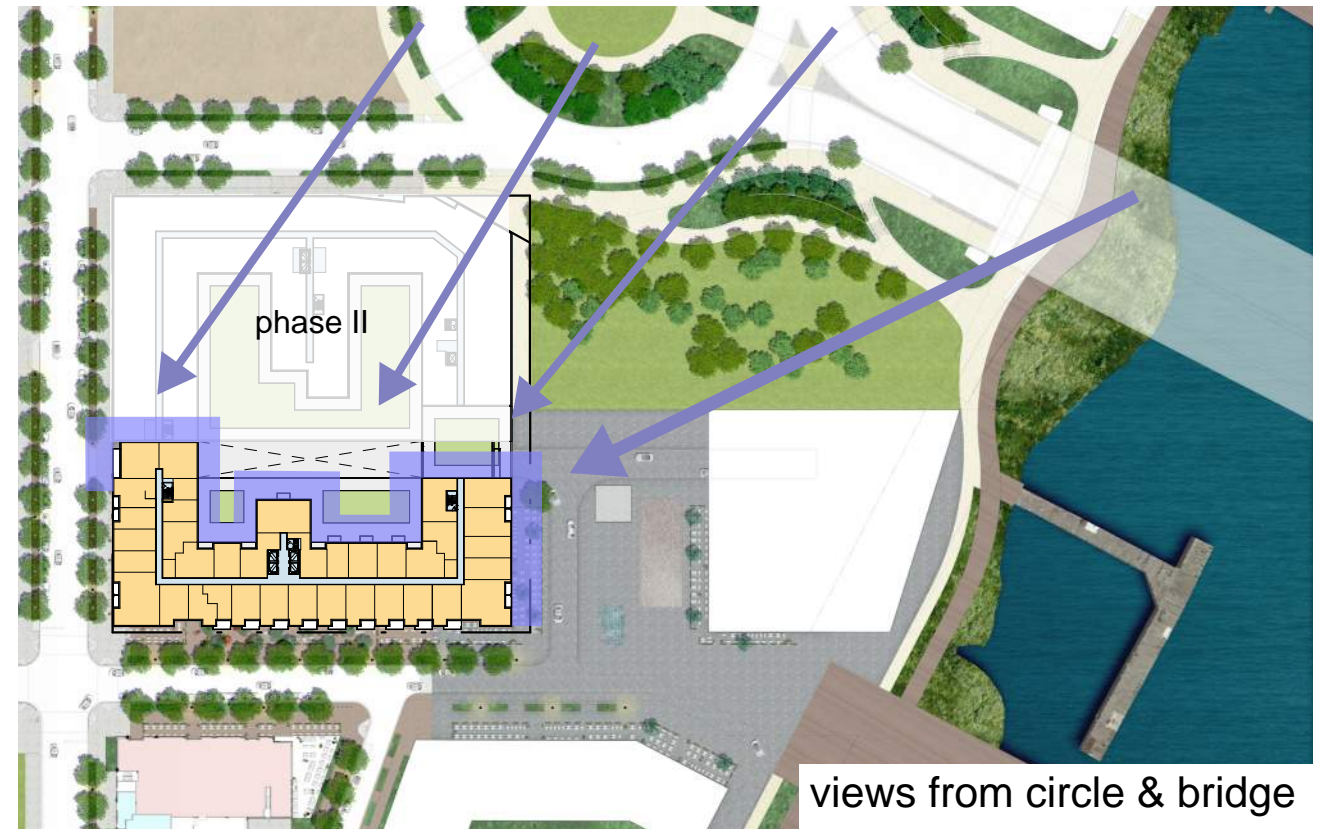
views of water



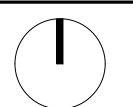
views of capitol



views from pier



views from circle & bridge





south capitol street view south



south capitol street view north



south capitol street view south



south capitol street view north



s street sw view east



s street sw view west



s street sw view east



s street sw view west