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DEVELOPMENT TEAM

OWNER/DEVELOPER	3321 GEORGIA, LLC
LAND USE COUNSEL	HOLLAND + KNIGHT, LLP
TRAFFIC CONSULTANT	GOROVE/SLADE ASSOCIATES, INC.
ARCHITECT	GRIMM + PARKER ARCHITECTS
CIVIL ENGINEER / LANDSCAPE ARCHITECT	WILES MENSCH CORPORATION



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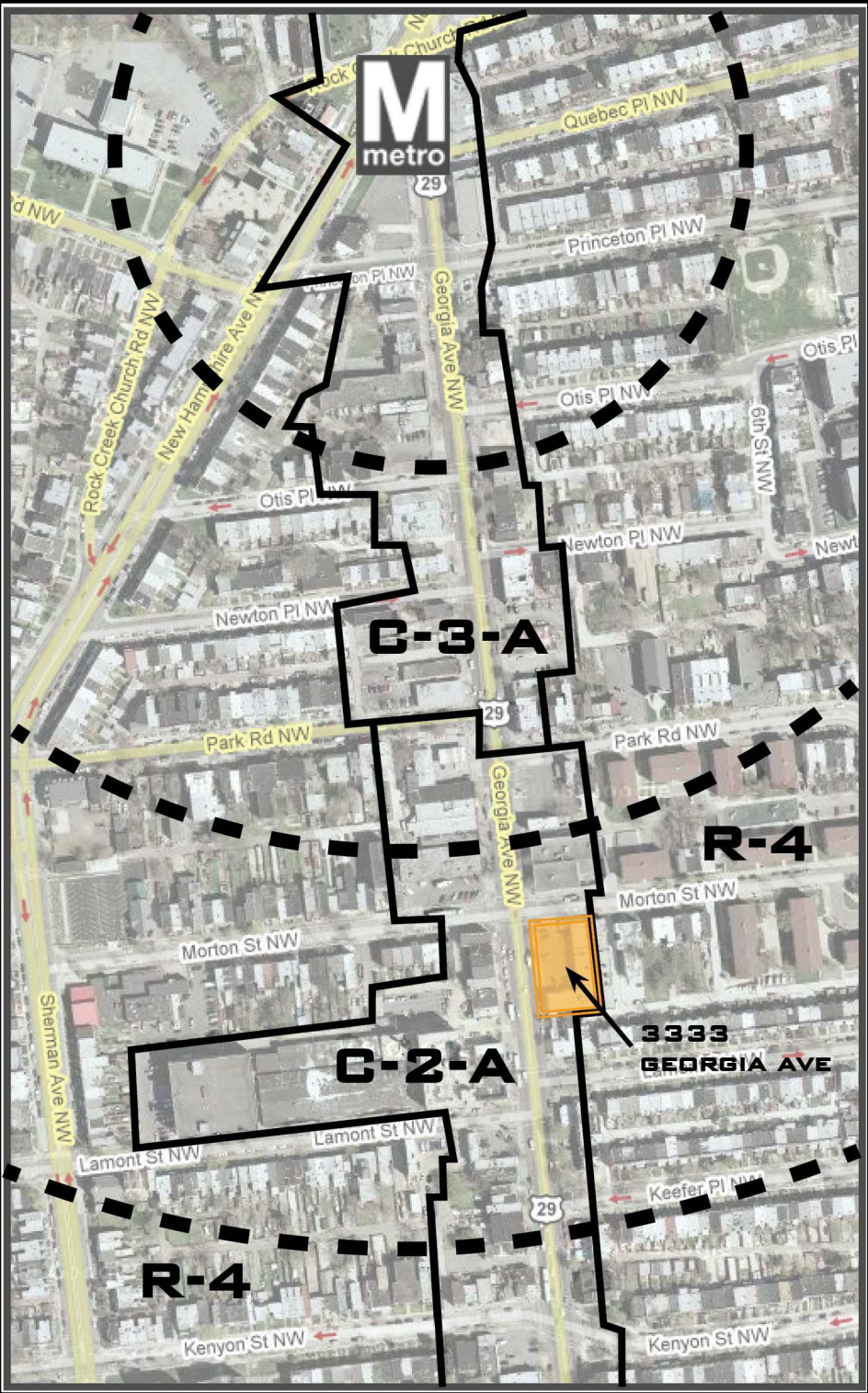
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ZONING COMMISSION
District of Columbia
CASE NO.10-26B
EXHIBIT NO.3C1

CS

ZONING AND VICINITY MAP



ZONING TABULATIONS

	<u>PUD STANDARD</u>	<u>APPROVED</u>	<u>PROPOSED MODIFIED PUD</u>
ZONING	GA / C-2-B	GA / C-2-B	GA / C-2-B
FAR	6.0	5.37	5.70
MINIMUM LOT AREA	15,000 SF	22,002.40 SF	22,002.40 SF
BUILDING HEIGHT	90'-0"	90'-0"	89'-8"
LOT OCCUPANCY	80%	62% AT 2ND FLOOR LEVEL & UP	70% AT 2ND FLOOR LEVEL & UP
COURT - WIDTH	23'-4"	24'-0" (irregular shape determined by 24' Ø circle)	24'-0" (irregular shape determined by 24' Ø circle)
COURT - AREA	1,088 SF	1,463 SF	1,597 SF
REAR YARD	15 FT	NONE PROVIDED (RELIEF APPROVED)	NONE PROVIDED (RELIEF REQUIRED)
SIDE YARD	NONE REQUIRED	NONE PROVIDED	NONE PROVIDED
LOADING BERTH	1@12' X 30' FOR RETAIL 1@ 12' X 55' FOR RESIDENTIAL	1@ 12' X 20' (RELIEF APPROVED) 1@ 12' X 30' FOR RESIDENTIAL (RELIEF APPROVED)	NO LOADING REQUIRED FOR RETAIL 1@ 12'X20' & 1@ 12'X30' FOR RESIDENTIAL
LOADING PLATFORM	1@ 100 SF FOR RETAIL 1@ 200 SF FOR RESIDENTIAL	1@ 285 SF FOR RETAIL AND RESIDENTIAL (RELIEF APPROVED)	NONE REQUIRED FOR RETAIL 1@ 285 SF FOR RESIDENTIAL
SERVICE / DELIVERY	1 @ 10' X 20' FOR RESIDENTIAL	NONE PROVIDED (RELIEF APPROVED)	NONE PROVIDED (RELIEF REQUIRED)
PARKING	51 SPACES REQUIRED	50 SPACES PROVIDED	51 SPACES PROVIDED
ROOF STRUCTURES	SEE ROOF PLAN ON SHEET A-1.9 FOR ROOF STRUCTURES	SEE ROOF PLAN ON SHEET A-1.9 FOR ROOF STRUCTURES	SEE ROOF PLAN ON SHEET A-1.9 FOR ROOF STRUCTURES
BIKE RACKS	5% OF PARKING SPACES FOR RETAIL / OFFICE (1 BIKE RACK IS REQUIRED)	31 PROVIDED	81 COVERED SPACES PROVIDED 8 STREET SPACES PROVIDED

BUILDING / LOT SUMMARY:

BUILDING LOT SIZE	22,002.40 SF	GSF (RETAIL)	4,330 SF	FAR (RESIDENTIAL)	4.35
LOT OCCUPANCY (RESIDENTIAL)	62% (13,716 SF)	GSF (LOADING/CIRC./ETC.)	20,220 SF	FAR (RETAIL)	0.20
GSF (UNITS)	90,650 SF	TOTAL GSF NEW	120,285 SF	FAR (LOADING / CIRC.)	0.92
GSF (RESIDENTIAL LOBBY)	5,085 SF	GSF EXISTING POST OFFICE	5,138 SF	FAR (POST OFFICE)	0.23
GSF (RESIDENTIAL TOTAL)	95,735 SF	TOTAL GSF SITE	125,423 SF	FAR (TOTAL NEW)	5.47
				FAR (TOTAL SITE)	5.70



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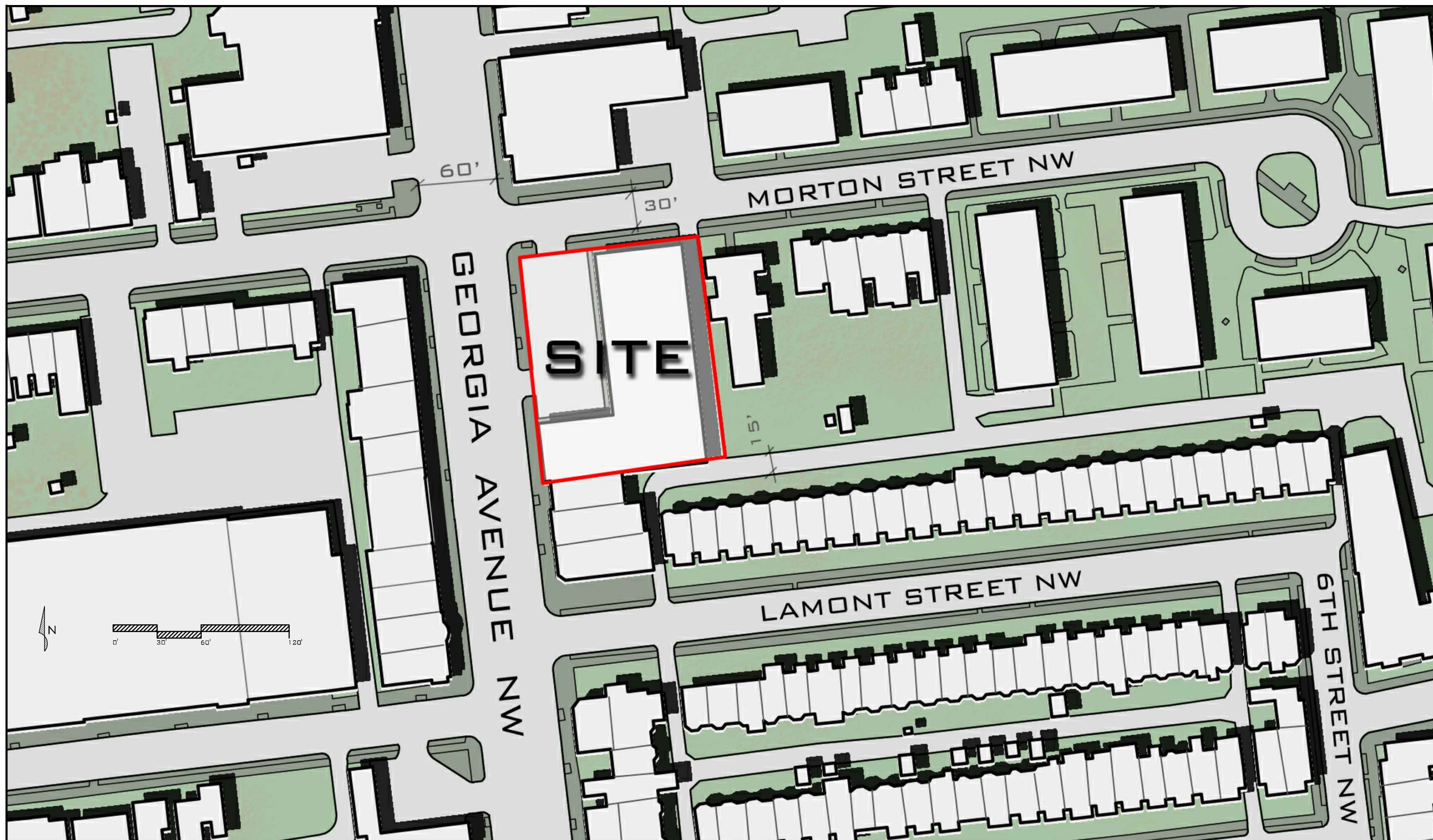
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ZONING PLAN AND
TABULATIONS

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A-0.1



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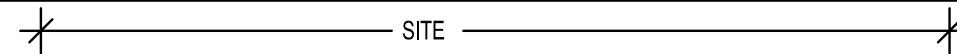
SITE CONTEXT PLAN

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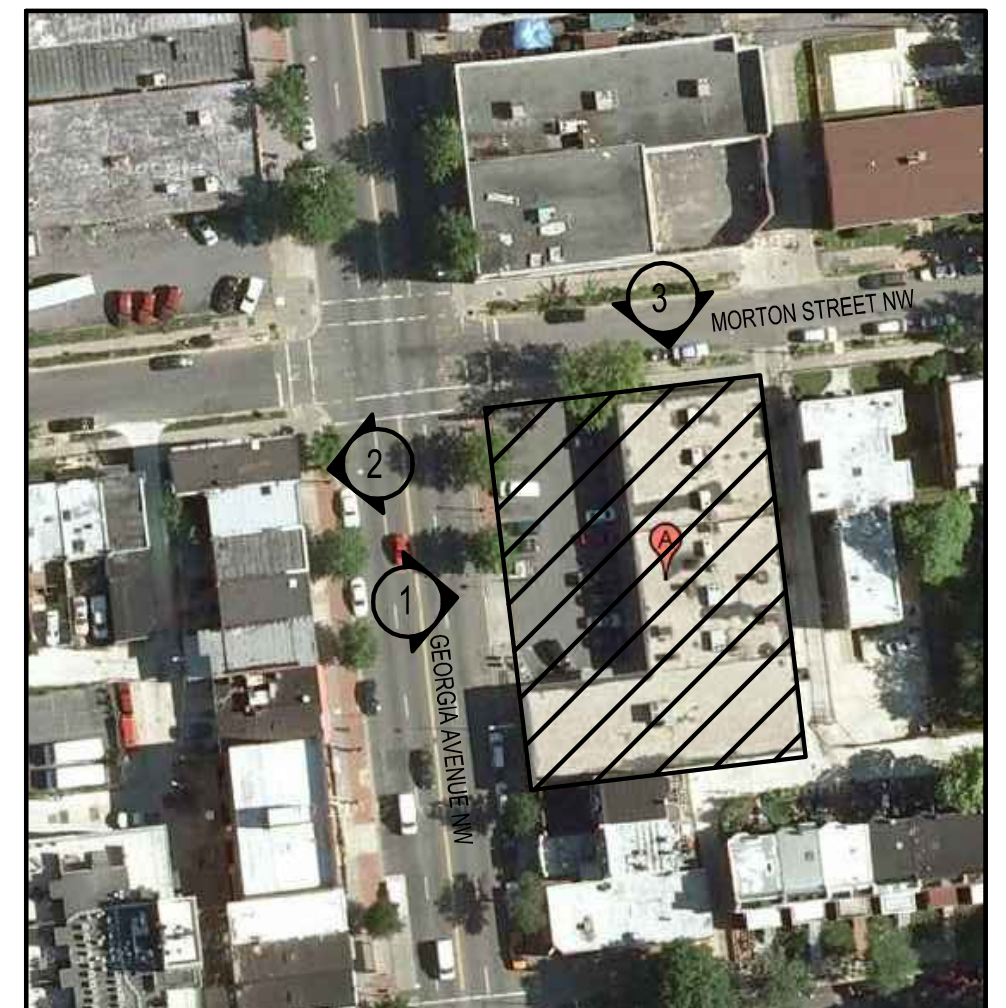
1| GEORGIA AVENUE ELEVATION LOOKING EAST



2| GEORIGA AVENUE ELEVATION LOOKING WEST



3| MORTON ST ELEV.
LOOKING SOUTH



SITE CONTEXT



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SITE CONTEXT IMAGES

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A-0.3



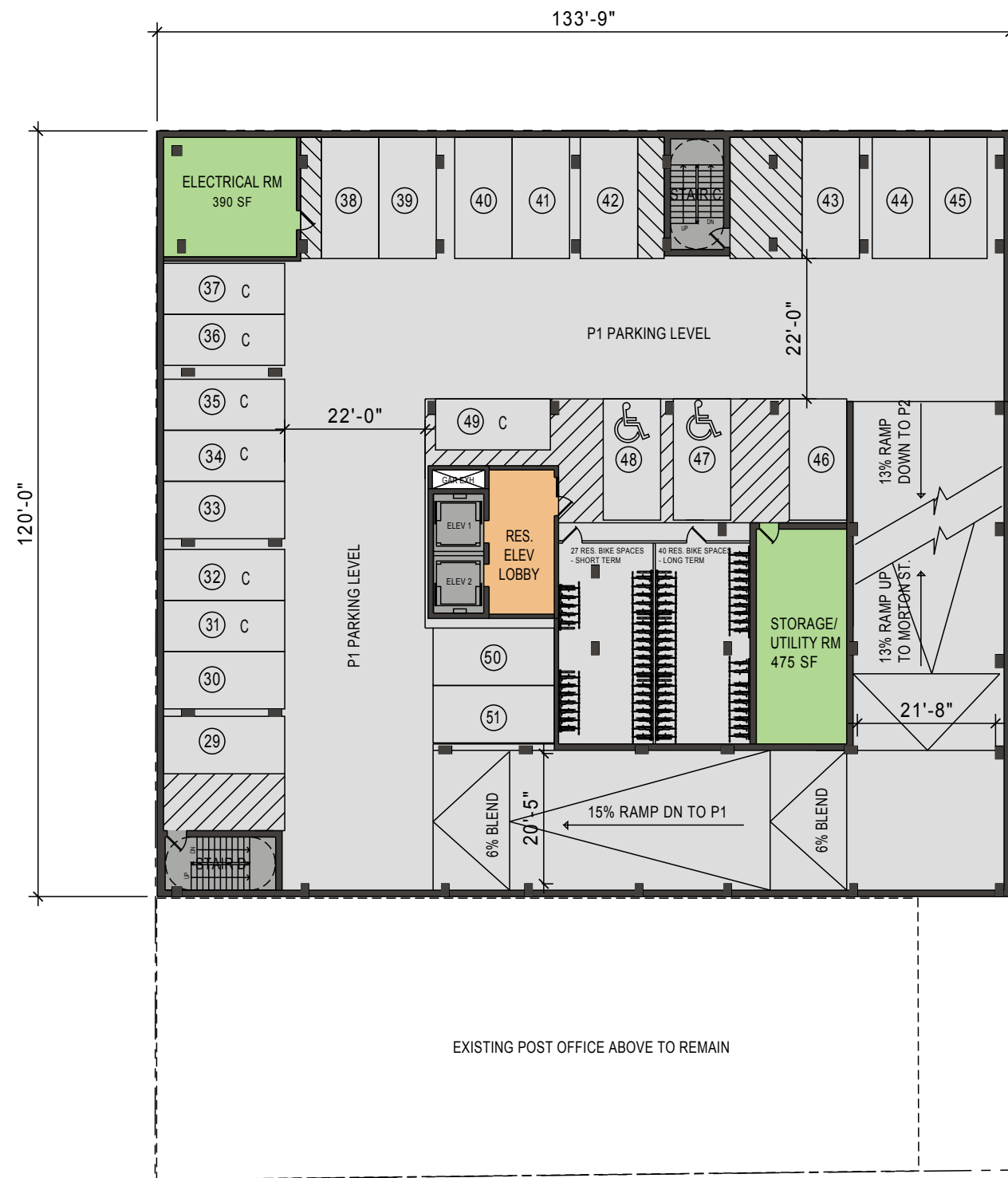
PARKING TABULATIONS

PARKING SPACE TYPE	REQ'D / ALLOWED	PROPOSED	
STANDARD (9'x19')	42 SPACES @ RESIDENTIAL	LEVEL P1	14 SPACES
ADA ACCESSIBLE (9'x19')		LEVEL P2	18 SPACES
COMPACT (8'x19')		LEVEL P1	2 SPACES
		LEVEL P2	2 SPACES
		LEVEL P1	7 SPACES
		LEVEL P2	8 SPACES
RETAIL (IN EXCESS OF 3,000 SQUARE FT, 1 FOR EACH ADDITIONAL 750 SQUARE FT OF GROSS FLOOR AREA.)	9 SPACES @ RETAIL	51 SPACES	
TOTAL	51 TOTAL SPACES	51 SPACES	

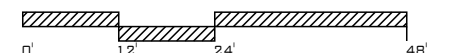
BIKE AND RACK TABULATION

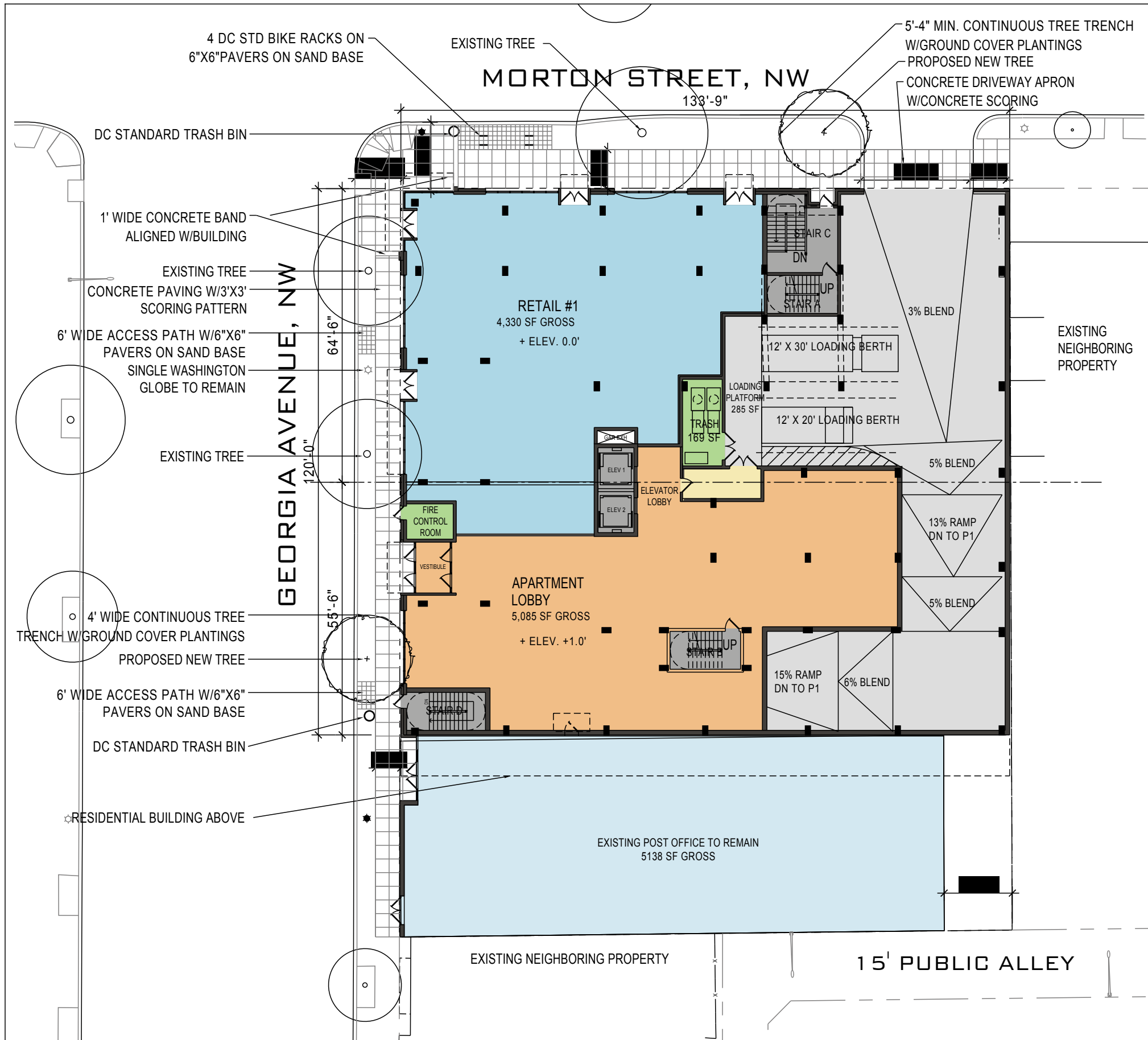
	BIKE RACKS	BIKES
EXTERIOR STREET BIKE RACKS	4	8
RESIDENTIAL BIKE SPACES		67
RETAIL SHORT TERM BIKE SPACES		14
TOTAL BIKE STORAGE PROPOSED		89

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

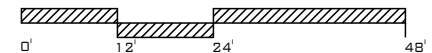


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UNIT MIX + BUILDING AREA CHART		01.13.14											
RESIDENTIAL	UNIT TYPES	S1	S2	S3	1A	1B	1C	1D	1E	1F	2A	2B	TOTAL
	UNIT SQUARE FOOTAGES	547	560	565	832	657	682	621	653	620	879	1101	
	BEDS AND BATHS	1BD/1BA	1BD/1BA	0BD/1BA	1BD/1BA	1BD/1BA	1BD/1BA	1BD/1BA	1BD/1BA	1BD/1BA	2BD/2BA	2BD/2BA	
	THE VUE												
	UNITS PER FLOOR												UNITS/FLOOR
	LOWER LOBBY FLOOR												-
	NA												-
	SECOND FLOOR	2	2	1	2	3	1	1	1	1	2	2	18
	THIRD FLOOR	2	2	1	2	3	1	1	1	1	2	2	18
	FOURTH FLOOR	2	2	1	2	3	1	1	1	1	2	2	18
	FIFTH FLOOR	2	2	1	2	3	1	1	1	1	2	2	18
	SIXTH FLOOR	2	2	1	2	3	1	1	1	1	2	2	18
	SEVENTH FLOOR	2	2	1	2	3	1	1	1	1	2	2	18
	EIGHTH FLOOR	2	2	1	2	3	1	1	1	1	2	2	18
	TOTALS												TOTAL
	TOTAL UNITS	14	14	7	14	21	7	7	7	7	14	14	TOTAL UNITS
	TOTAL SQUARE FOOTAGE	7,658	7,840	3,955	11,648	13,797	4,774	4,347	4,571	4,340	12,306	15,414	90,650
	NUMBER OF UNITS	35			63						28		126
	UNIT MIX PERCENTAGE OF TOTAL	28%			50%						22%		100%
	TOTAL AFFORDABLE		27%		55%						18%		7,659
	TOTAL AFFORDABLE UNITS	0	1	2	0	3	0	0	3	0	0	2	11
	TOTAL GSF OF AFFORDABLE UNITS	0	560	1,130	0	1,971	0	0	1,959	0	0	2,202	7,822



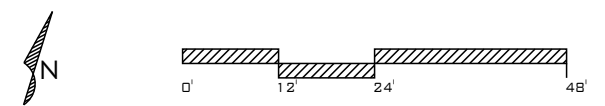
UNIT LEGEND

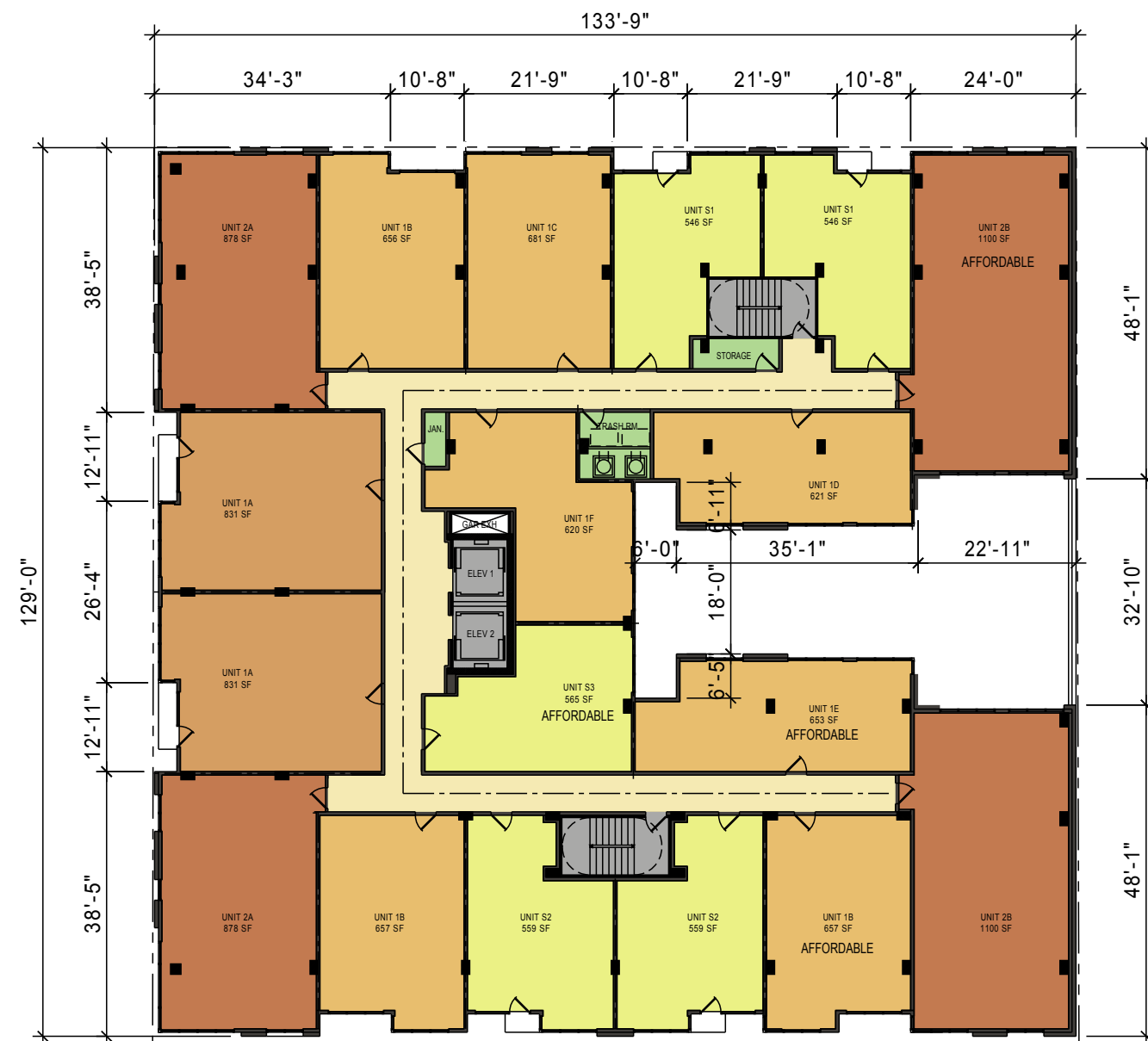
STUDIO	5 UNIT/FLOOR X 7	35 UNITS
1 BEDROOM	7 UNITS/FLOOR X 7	49 UNITS
1 BEDROOM + DEN	2 UNITS/FLOOR X 7	14 UNITS
2 BEDROOM	4 UNITS/FLOOR X 7	28 UNITS
TOTAL		126 UNITS

COURT TABULATIONS

	REQUIRED/ALLOWED	PROPOSED
WIDTH (CLOSED)	4"/FT OF HEIGHT NOT LESS THAN 15' 4"/FT X 70FT = 23'-4"	24'-0"
AREA (CLOSED)	2 X SF OF COURT WIDTH NOT LESS THAN 350 SF 2 X (23.33 FT) ² = 1089 SF	1626 SF

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THIRD FLOOR PLAN

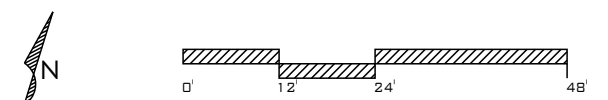
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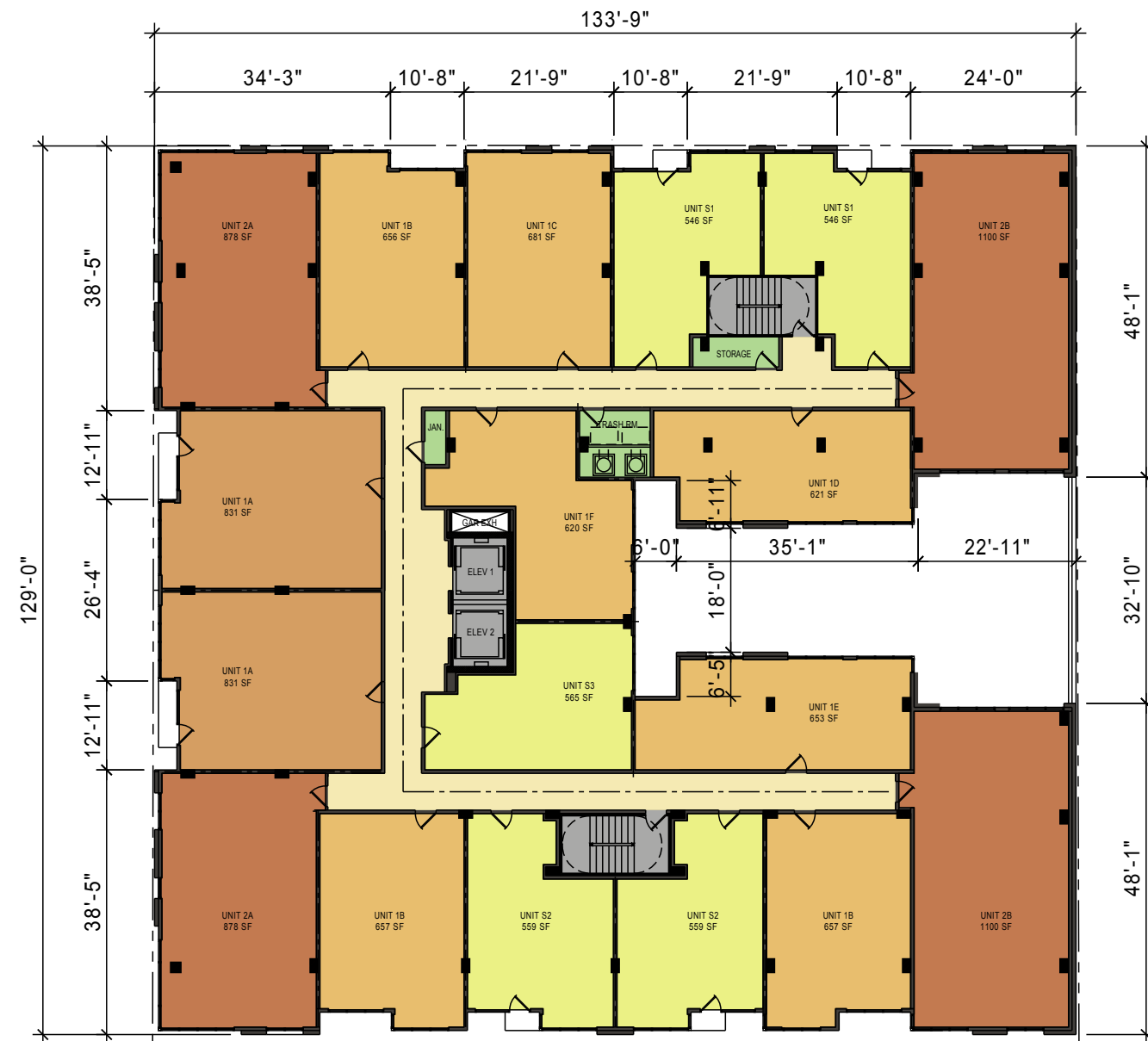
- STUDIO
- 1 BEDROOM
- 1 BEDROOM + DEN
- 2 BEDROOM



FOURTH FLOOR PLAN

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FIFTH FLOOR PLAN

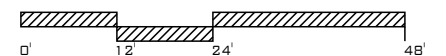


SIXTH FLOOR PLAN

UNIT LEGEND

- STUDIO
- 1 BEDROOM
- 1 BEDROOM + DEN
- 2 BEDROOM

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SEVENTH FLOOR PLAN

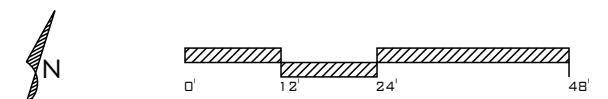
UNIT LEGEND

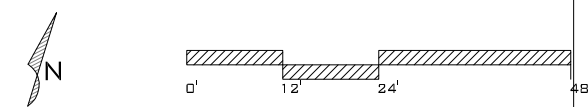
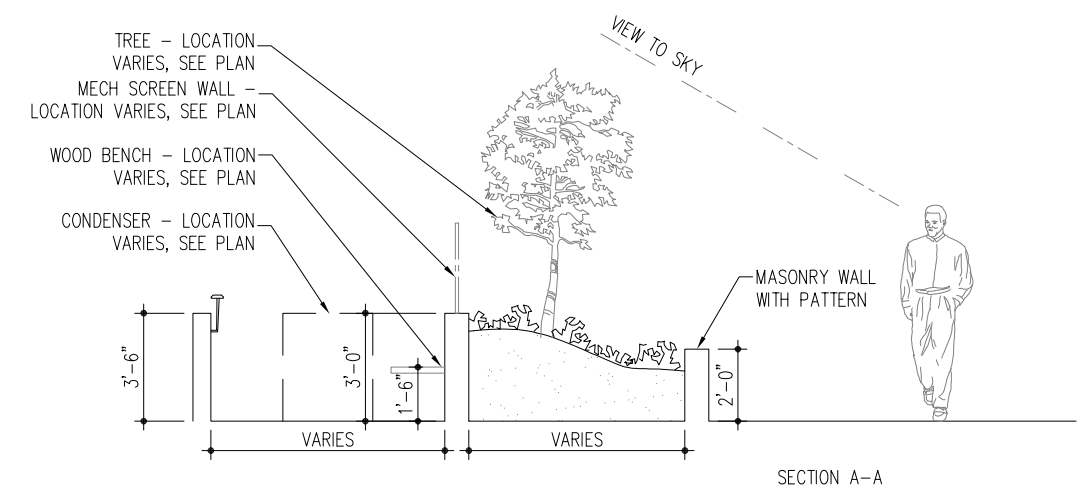
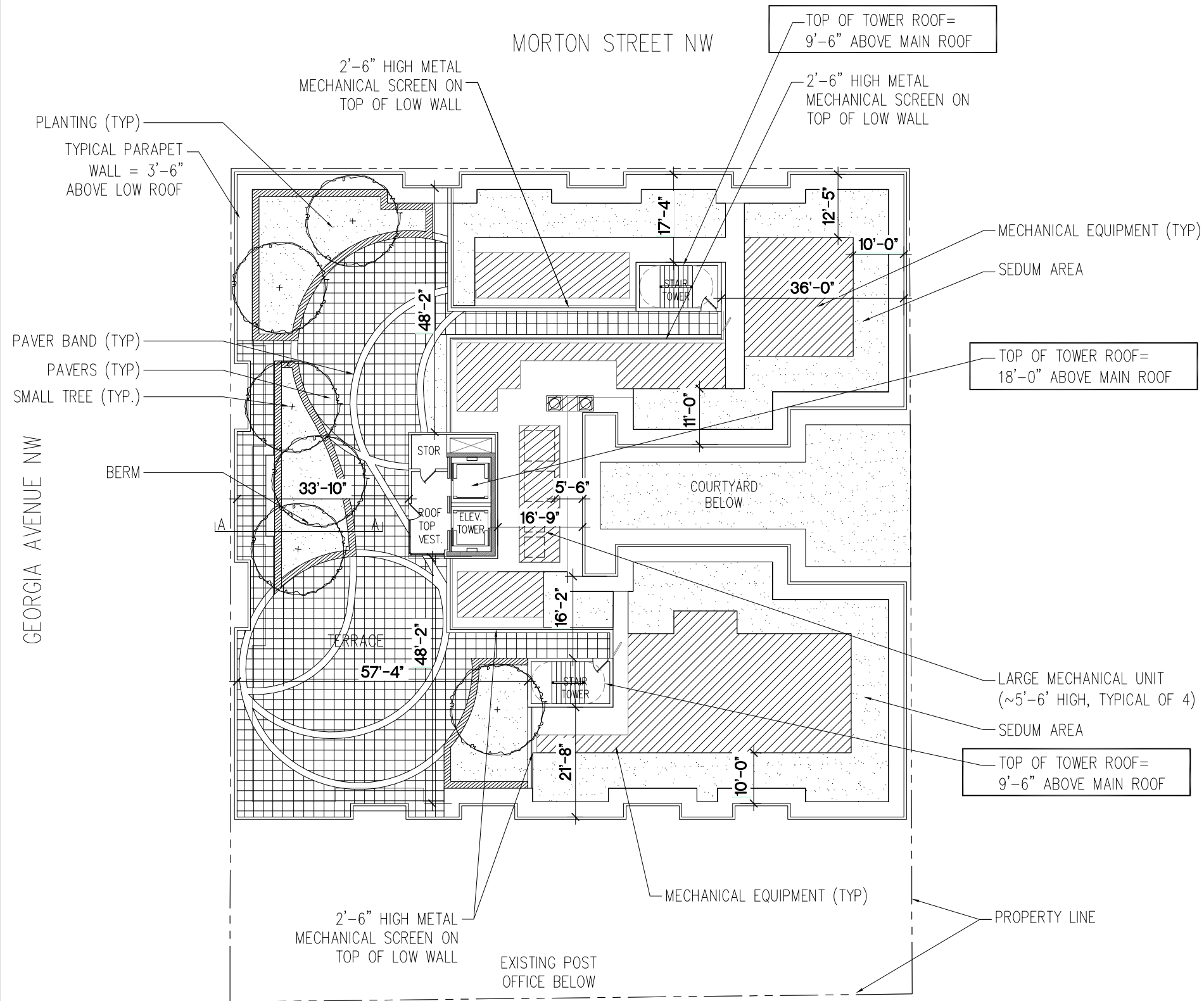
- STUDIO
- 1 BEDROOM
- 1 BEDROOM + DEN
- 2 BEDROOM



EIGHTH FLOOR PLAN

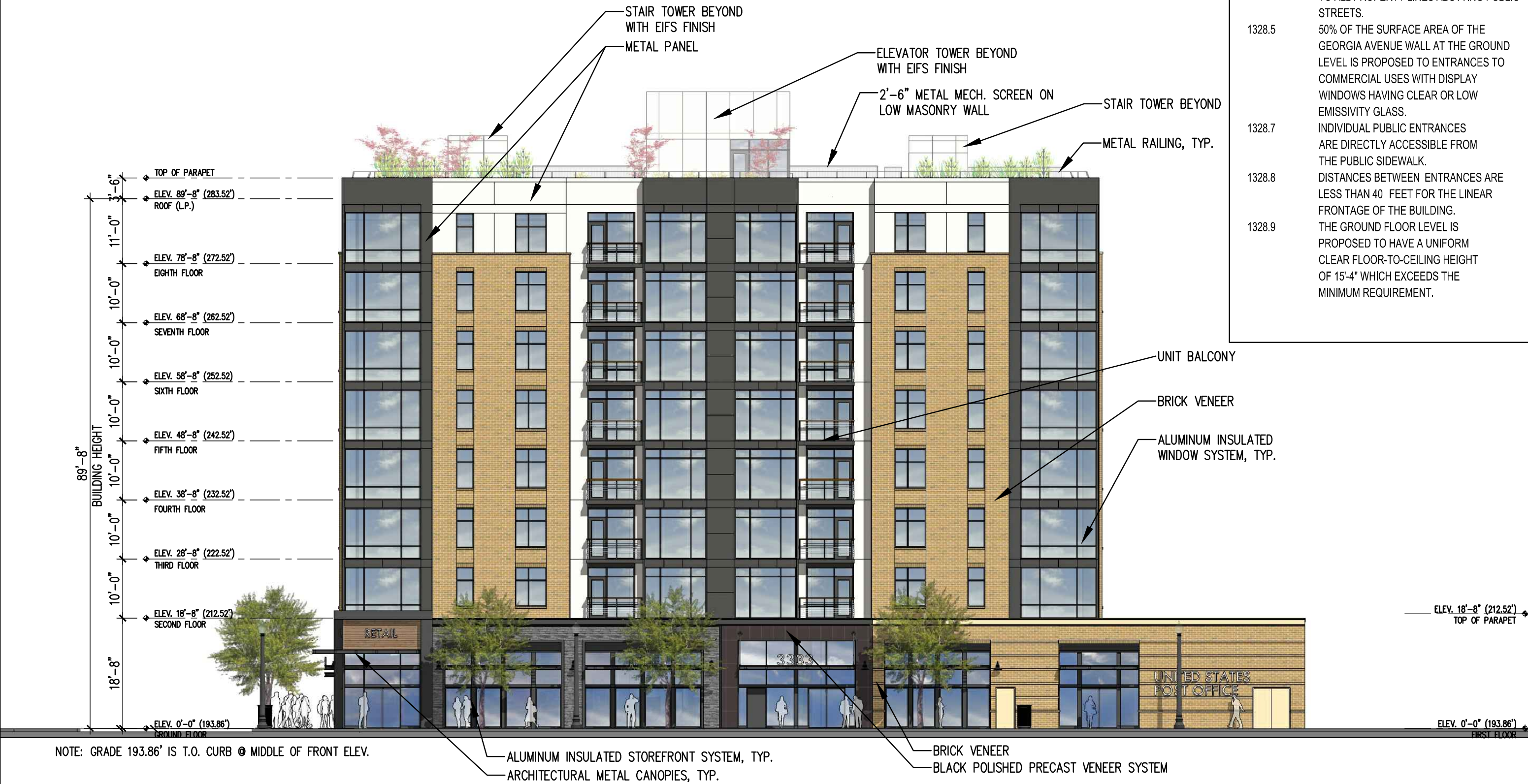
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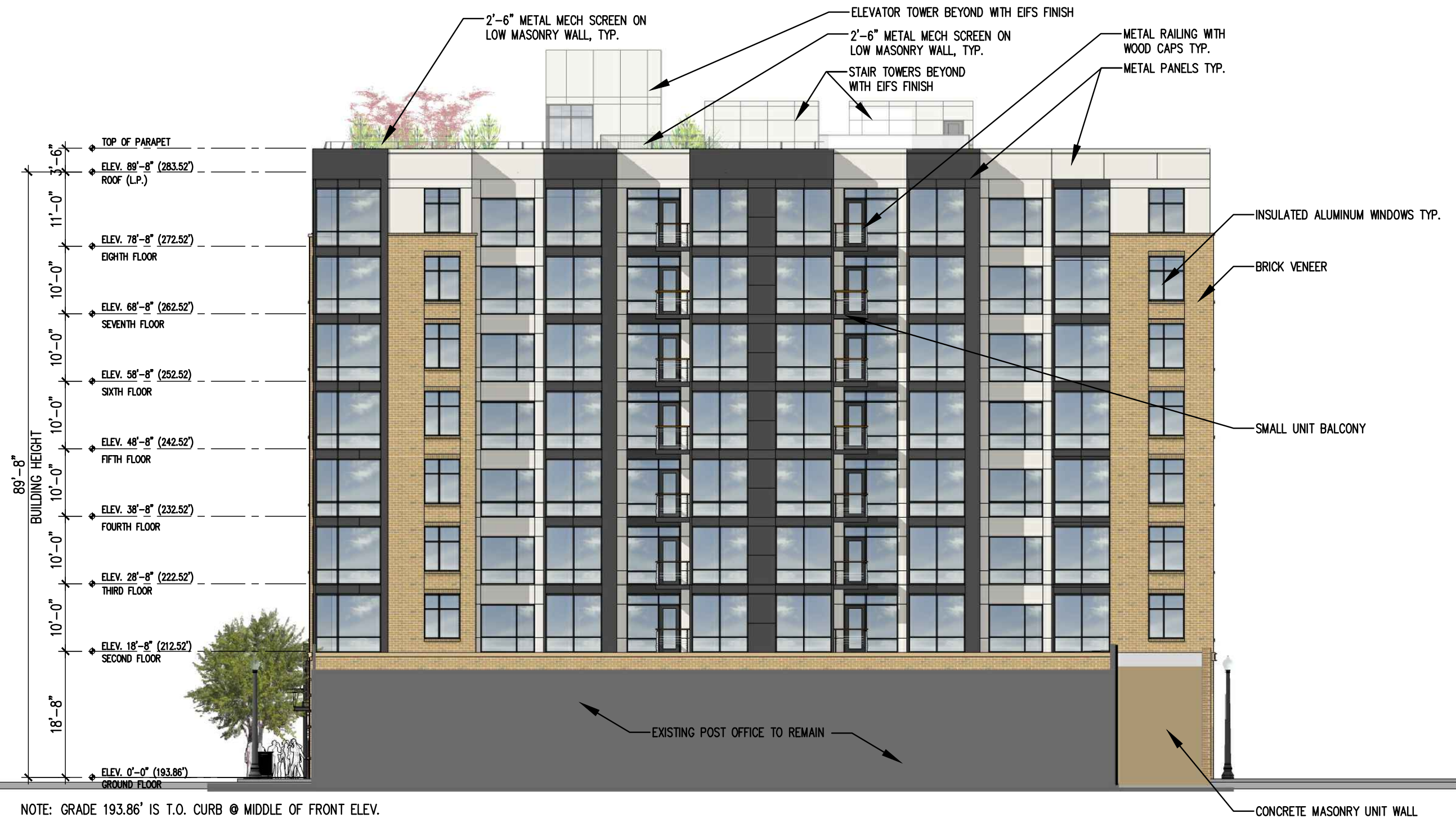


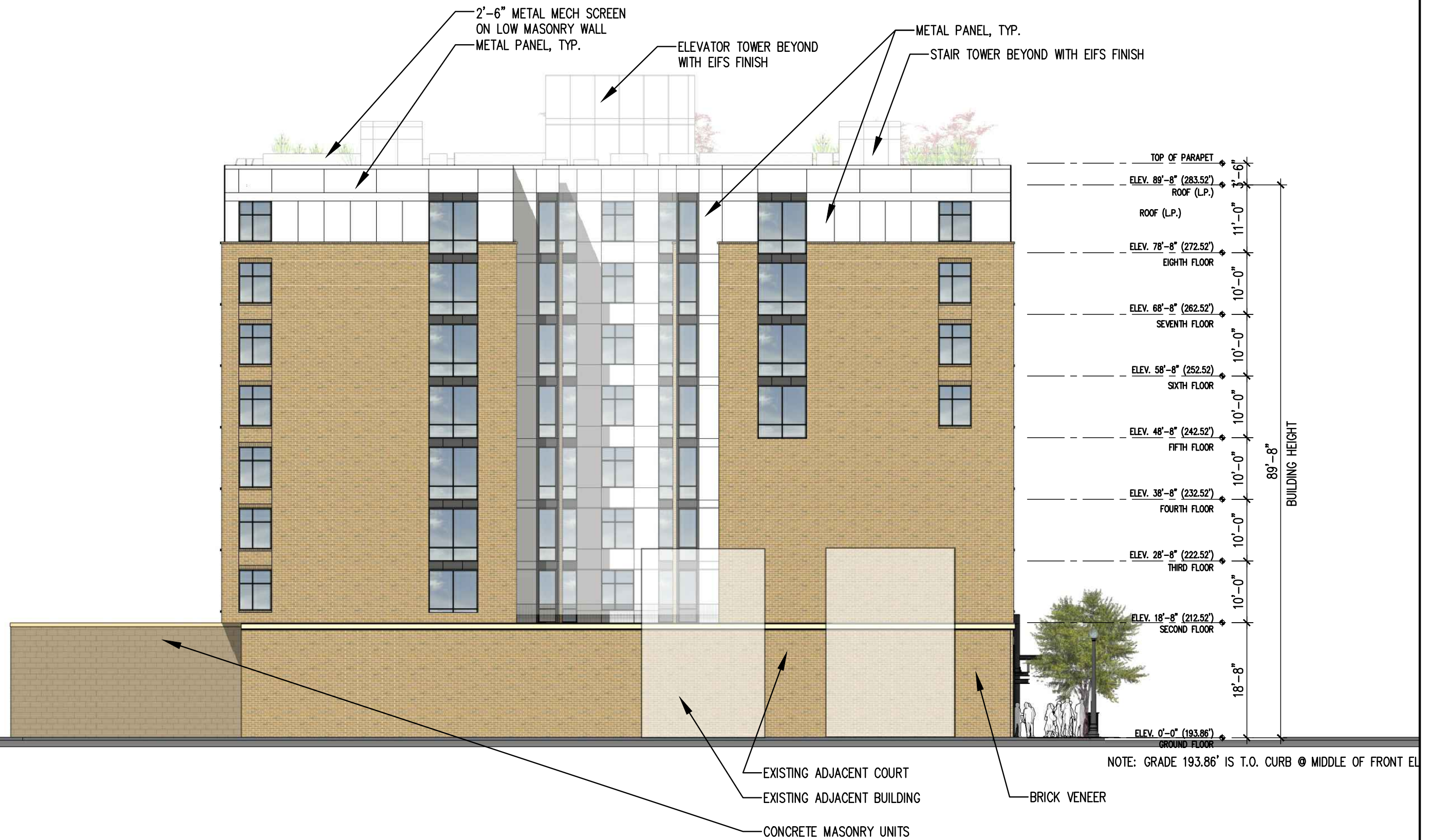
COMPLIANCE WITH GEORGIA AVENUE
OVERLAY DISTRICT REQUIREMENTS:

- 1328.2 BUILDING WILL BE CONSTRUCTED TO ALL PROPERTY LINES ABUTTING PUBLIC STREETS.
- 1328.5 50% OF THE SURFACE AREA OF THE GEORGIA AVENUE WALL AT THE GROUND LEVEL IS PROPOSED TO ENTRANCES TO COMMERCIAL USES WITH DISPLAY WINDOWS HAVING CLEAR OR LOW EMISSIVITY GLASS.
- 1328.7 INDIVIDUAL PUBLIC ENTRANCES ARE DIRECTLY ACCESSIBLE FROM THE PUBLIC SIDEWALK.
- 1328.8 DISTANCES BETWEEN ENTRANCES ARE LESS THAN 40 FEET FOR THE LINEAR FRONTAGE OF THE BUILDING.
- 1328.9 THE GROUND FLOOR LEVEL IS PROPOSED TO HAVE A UNIFORM CLEAR FLOOR-TO-CEILING HEIGHT OF 15'-4" WHICH EXCEEDS THE MINIMUM REQUIREMENT.











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