



**1 DIX STREET OFFICE - NORTH ELEVATION**

SCALE 1/30" = 1'-0"



**2 DIX STREET OFFICE - WEST ELEVATION**

SCALE 1/30" = 1'-0"



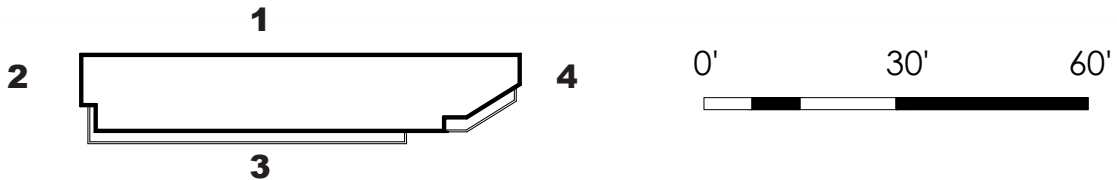
**3 DIX STREET OFFICE - SOUTH ELEVATION**

SCALE 1/30" = 1'-0"



**4 DIX STREET OFFICE - EAST ELEVATION**

SCALE 1/30" = 1'-0"

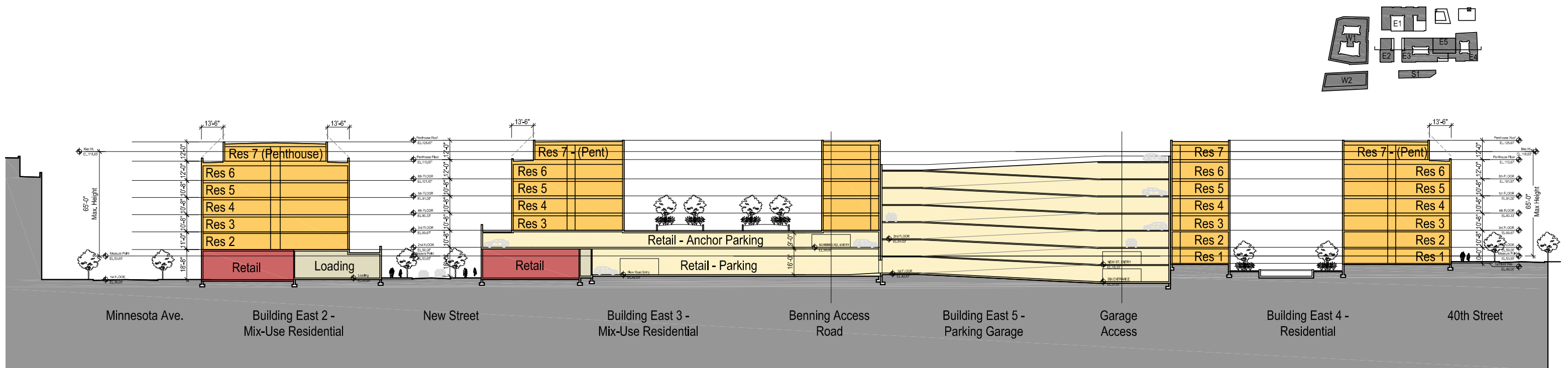
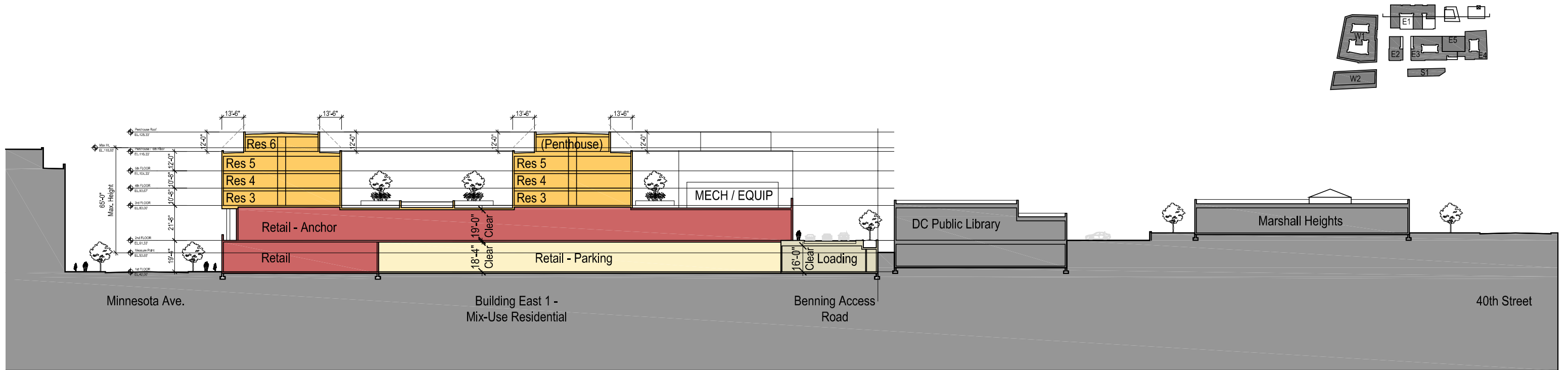


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September 18, 2020 | **A.49**



**ELEVATIONS**



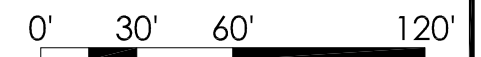
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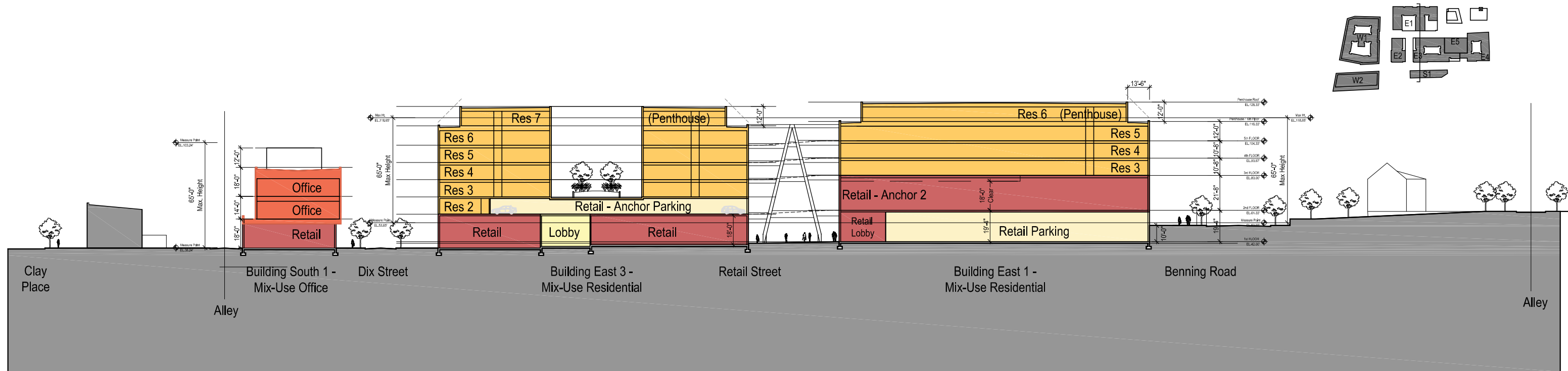
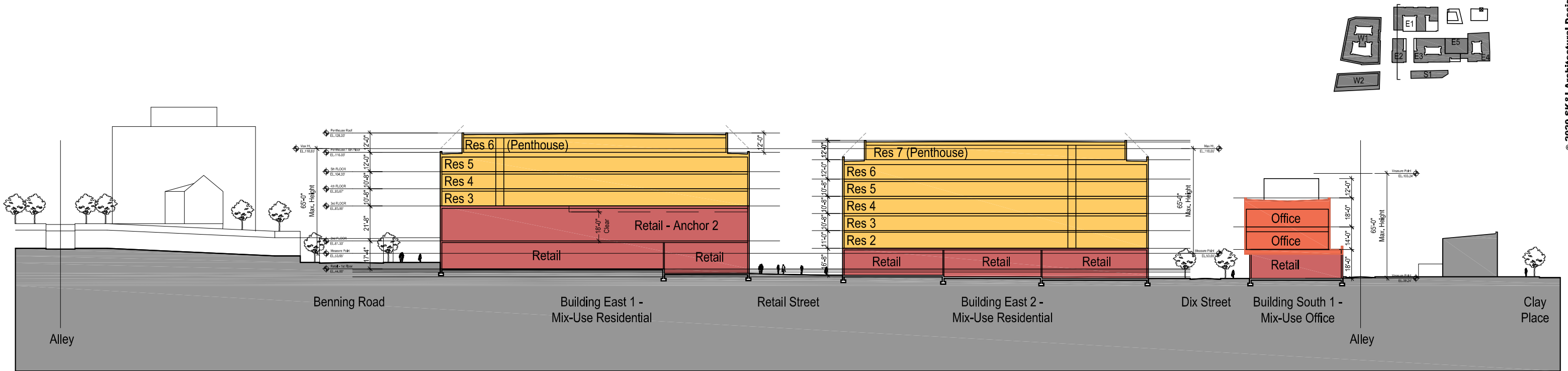
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Site Sections





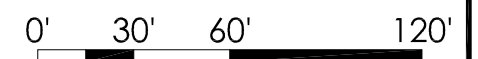
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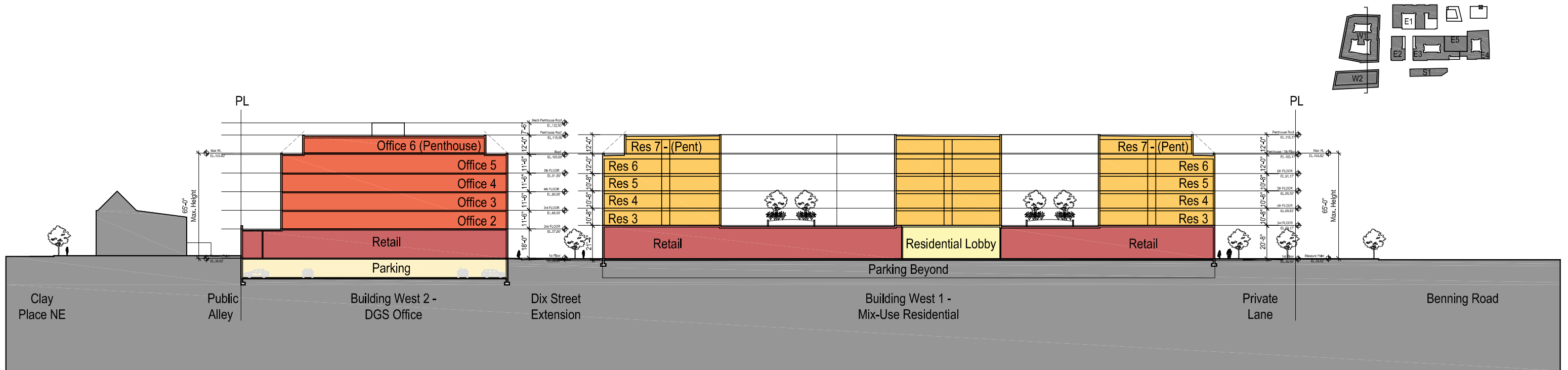
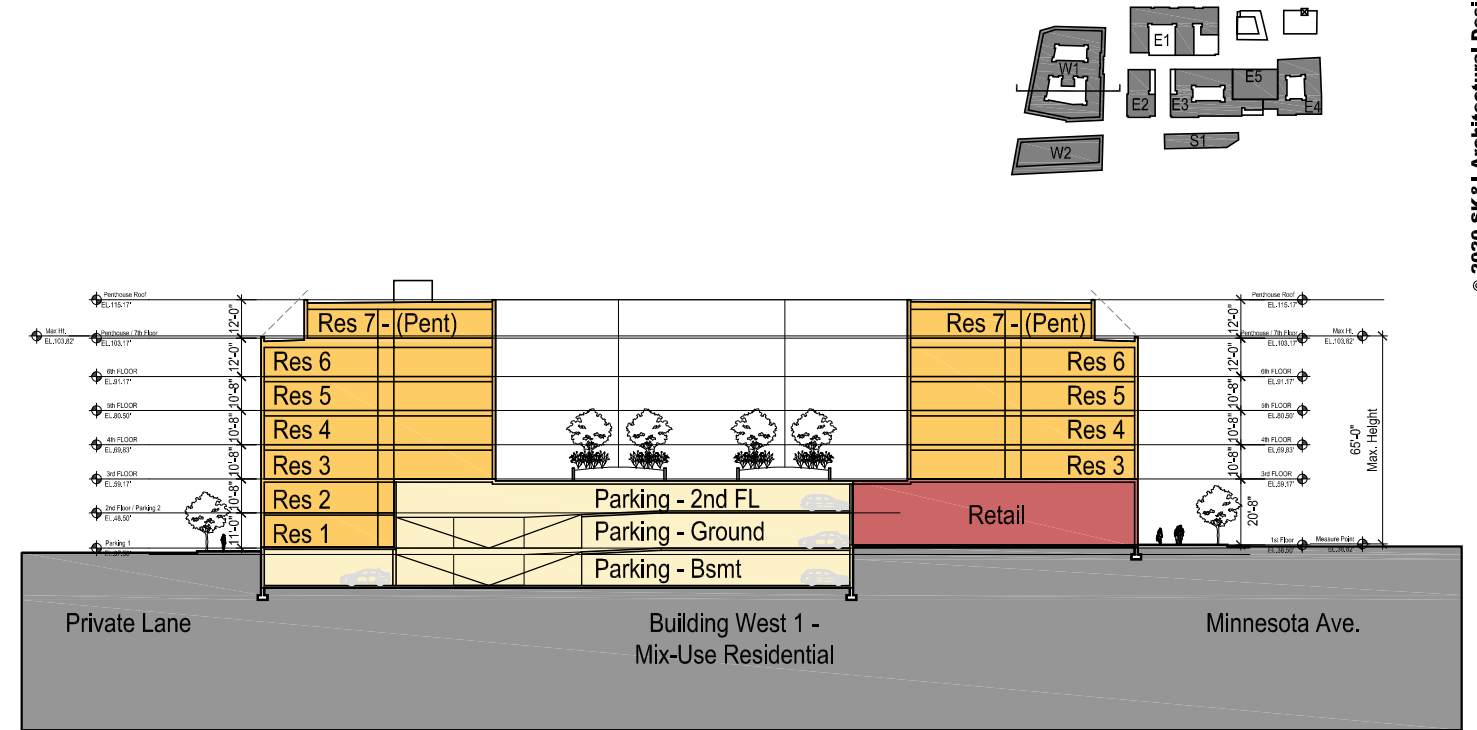
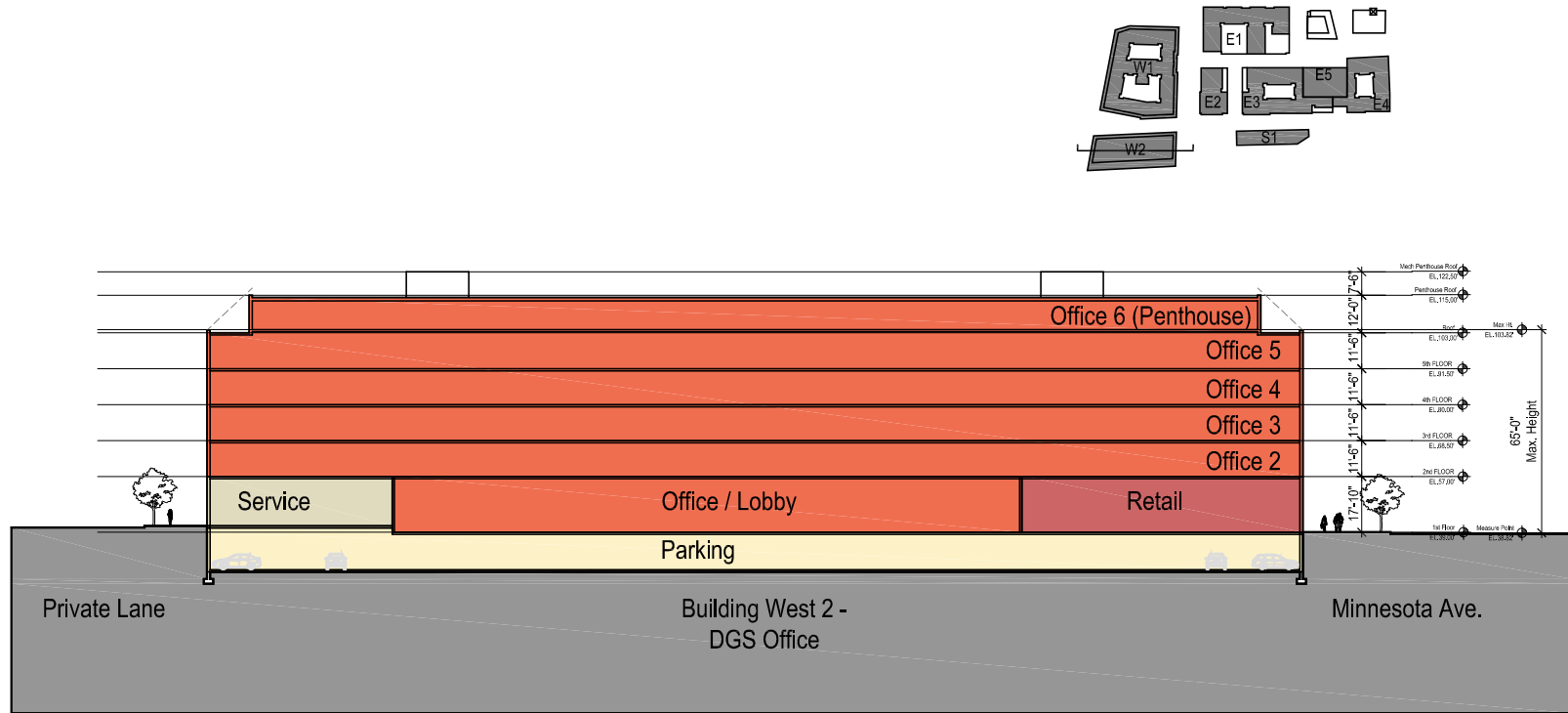
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Site Sections





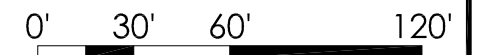
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September 18, 2020 | A.42



Site Sections





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September 18, 2020 | **A.50**



View from Benning Road & Minnesota Ave.



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View from Benning Road



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View Benning Road at the Garage Access Road



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Aerial View from Benning Road at Gateway Park





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View east from Minnesota Avenue into Private Street



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View north from Dix Street into Private Street



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View towards Senator Theater & Minnesota Avenue



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View of DSG Office HQ



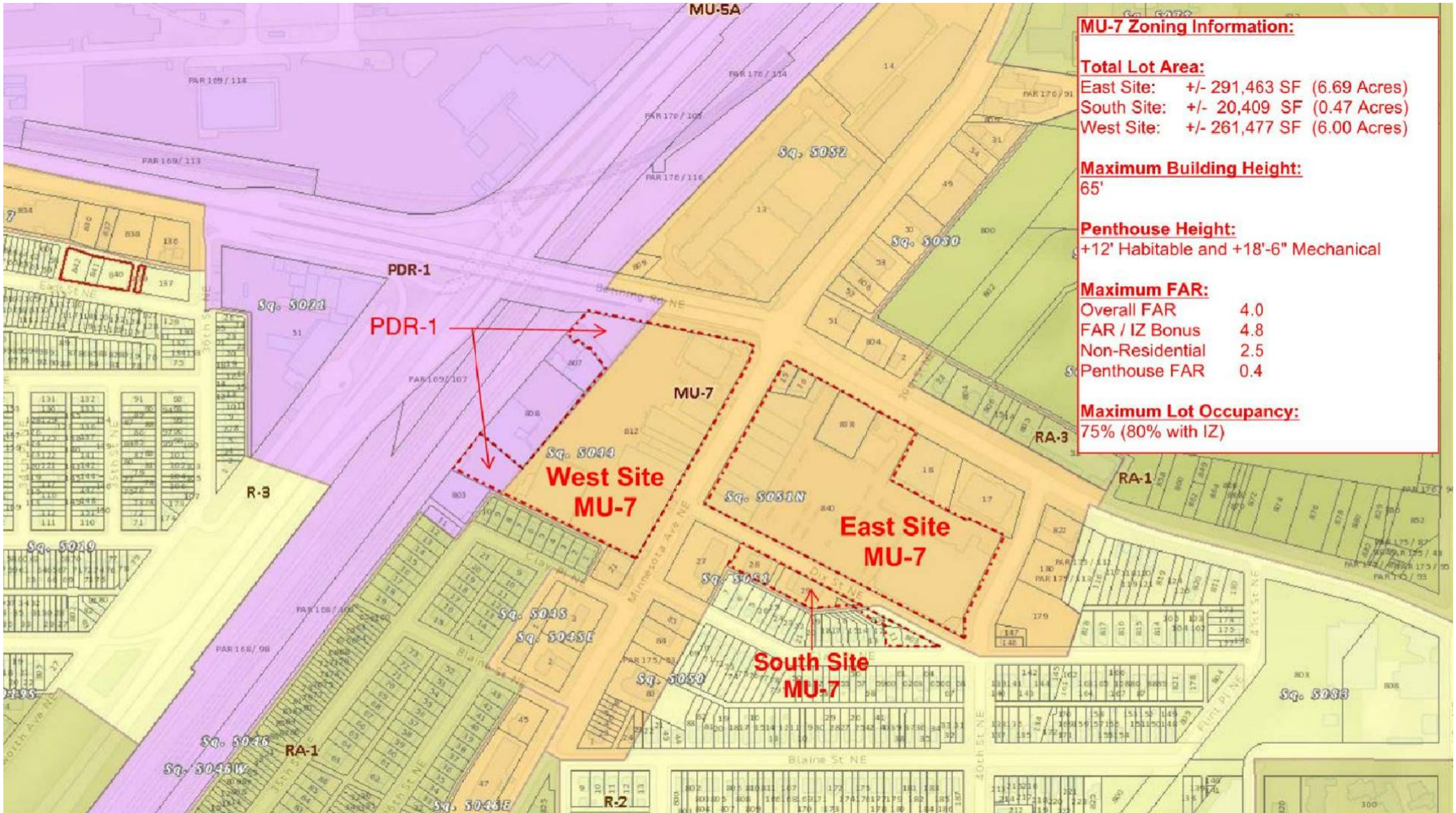


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September 18, 2020 | **A.59**



View of Building South 1 Looking SW



**MU-7 Zoning Information:**

**Total Lot Area:**  
 East Site: +/- 291,463 SF (6.69 Acres)  
 South Site: +/- 20,409 SF (0.47 Acres)  
 West Site: +/- 261,477 SF (6.00 Acres)

**Maximum Building Height:**  
 65'

**Penthouse Height:**  
 +12' Habitable and +18'-6" Mechanical

**Maximum FAR:**  
 Overall FAR 4.0  
 FAR / IZ Bonus 4.8  
 Non-Residential 2.5  
 Penthouse FAR 0.4

**Maximum Lot Occupancy:**  
 75% (80% with IZ)



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September 18, 2020 | Z.01



Zoning Map