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ZONING COMMISSION

CATHOLIC UNIVERSITY OF AMERICA SOUTH CAMPUS REDEVELOPMENT



ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC
MAURICE WALTERS ARCHITECTS
ASADOORIAN RETAIL SOLUTIONS
OEHME, VAN SWEDEN & ASSOCIATES, INC.
MACRIS, HENDRICKS AND GLASCOCK, PA
WALTER L. PHILLIPS, INC.
PILLSBURY WINTHROP SHAW PITTMAN LLP



PUD Submission September 5, 2008

Revised March 20, 2009

ZONING COMMISSION
District of Columbia
CASE NO. 08-24
EXHIBIT NO. B

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NOTE:

Page numbers correspond to those in the Appendix of the PUD Submission dated September 5, 2008

Drawing Index

Block A1

Square: 3655 Lot: 800		Lot Area: 132,544 sf *	
Allowable	Existing Zoning (R-5-A)	Proposed Zoning (C-2-B)	Provided
FAR	9 (1.0 PUD)	3.5 (8.0 PUD) 1.5 Commercial (2.0 PUD Commercial)	2.7 Total 0.23 Commercial Gross Floor Area by Level 5th 46,020 4th 54,330 3rd 73,750 2nd 60,180 1st (Residential) *** 44,030 1st (Retail) 17,830 G1 Level (Residential) 14,850 G1 Level (Retail) *** 12,300 G1 Level (Service)** 32,990 Total Building Area 356,280 gsf Gross Floor Area by Use Residential 293,160 Retail 30,130 Service** 32,990 Total 356,280 gsf
Roof Structures	1/3 of roof area per 11 DCMR (411.8)	.37 increase in FAR per 11 DCMR (411.7) .37 x 132,544 sf = 49,041 sf	3,670 sf
Penthouse	One continuous structure 1:1 Setback	One continuous structure 1:1 Setback	RELIEF FOR ONE CONTINUOUS STRUCTURE RELIEF FOR 1:1 SETBACK
Lot Occupancy	40%	80% at residential uses 132,544 x .80 = 106,035 sf	77.4% 102,600 sf
Building Height	40 feet 3 stories	65 feet (90 feet PUD) stories-no limit	70'-0" to top of roof measured from t.o.c. at center of Monroe St frontage 5 stories
Dwelling Units	NA	NA	308 units Note: Number of units may vary
Rear Yard	20 ft minimum; to centerline of street abutting rear per 11 DCMR (404.2)	15 ft minimum; to centerline of street abutting rear per 11 DCMR (774.11)	43'-0" Measured from C.L. of Lawrence St. (Property line)
Side Yard	3 inches per foot of height not < 8 feet	None required; If provided 3 inches per foot of height not < 8 feet 73'-8" x 3" = 18'-5"	13'-8" RELIEF REQUESTED (18'-6" including balconies)
Courtyards	Open	Min. Width: 3" per ft of height not < 10 feet Min. Width: 4" per ft of height not < 15' (res)	Provided as req'd
	Closed	Min. Width: 4" per ft of height not < 15 feet Area: Twice square of req'd width not < 250 sf (non-res) Area: Twice square of req'd width not < 350 sf (res)	Provided as req'd

Allowable	Existing Zoning (R-5-A)	Proposed Zoning (C-2-B)	Provided
Parking Requirement			394 Total Parking Spaces****
Residential	1 for each dwelling unit 308 x 1 = 308 spaces	0.33 space per D.U. 308 / 3 = 103 spaces Min. 60% of required to be full size (11 DCMR 2115.2) 103 x .6 = 62 full size required	204 Res. Spaces Provided**** at .66 space per dwelling unit
Retail	NA	1 space for each add'l 750 sf over 3000 sf of retail Block A: 30,130 sf Block B: 16,390 sf Block C: 13,453 sf Block E: 23,100 sf Total retail area: 83,073 sf -3000/750=106 spaces Min. 60% of required to be full size 106 x .6 = 64 full size required	190 Retail spaces RELIEF REQUESTED FOR PARKING BLOCKS A1, B, C, + E RETAIL ALL IN BLOCK A1
Bicycles	NA	5% of required retail spaces per 11 DCMR (2119.2) 190 spaces x .05 = 9.5 (10) spaces	16 spaces provided
Loading			
Residential	1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20'	1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20'	1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20'
Retail	NA	None required per 11 DCMR (2201.2) for any use > or = 90% GFA, loading calculated as if greater use occupies entire building A1 Retail area = 30,130 SF < 10% of total bldg area	1 berth @ 12' x 30' 1 platform @ 100 sf

* Lot area for Block A has been divided at centerline of new road to reflect FAR for two new blocks.

** Service area includes area of Garage that counts in FAR as well as service areas on the G-1 garage level

*** Retail area includes 170 sf for canopies, Residential area includes 650 sf for tower (Total of 820 sf of covered exterior space not in public right of way)

**** 11 residential parking spaces on proposed Lawrence Street

Block B

Square: 3656 Lot: 609 Lot Area: 31,682 sf *

Allowable	Existing Zoning (R-5-A)	Proposed Zoning (C-2-B)	Provided
FAR	9 (1.0 PUD)	3.6 (6.0 PUD) 1.5 Commercial (2.0 PUD Commercial)	3.9 Total 0.52 Commercial Gross Floor Area by Level 6th 19,890 5th 20,740 4th 20,870 3rd 20,870 2nd 20,870 1st (Residential) ** 3,780 1st (Retail) ** 16,390 Total Building Area 123,379 gsf Gross Floor Area by Use Residential 106,980 Retail 16,390 Total 123,379 gsf
Roof Structures	1/3 of roof area per 11 DCMR (411.8)	37 increase in FAR per 11 DCMR (411.7) 37 x 31,682 sf = 11,722 sf	3,610 sf
Penthouse	One continuous structure 1:1 Setback	One continuous structure 1:1 Setback	RELIEF FOR ONE CONTINUOUS STRUCTURE RELIEF FOR 1:1 SETBACK
Lot Occupancy	40%	80% at lowest residential uses 31,682 x .80 = 25,346 sf	66% 20,870 sf
Building Height	40 feet 3 stories	65 feet (80 feet PUD) stories-no limit	70'-0" to top of roof measured from t.o.c. at center of Michigan Ave frontage 6 stories
Dwelling Units	NA	NA	100 units Note: Number of units may vary
Rear Yard	20 ft minimum; to centerline of street abutting rear per 11 DCMR (404.2)	15 ft minimum; to centerline of street abutting rear per 11 DCMR (774.11)	42'-0" Measured from C.L. of Monroe Street NE R.O.W.
Side Yard	3 inches per foot of height not < 8 feet	None required; If provided 3 inches per foot of height not < 8 feet 90'-0" x 3" = 22'-6"	None
Courtyards	Open Min. Width: 4" per ft of height not < 10 feet	Min. Width: 3" per ft of height (non-res) Min. Width: 4" per ft of height not < 15' (res)	Provided as req'd
	Closed Min. Width: 4" per ft of height not < 15 feet Area: Twice square of req'd width not < 350 sf	Area: Twice square of req'd width not < 250 sf (non-res) Area: Twice square of req'd width not < 350 sf (res)	No closed courts
Parking Requirement			

Allowable	Existing Zoning (R-5-A)	Proposed Zoning (C-2-B)	Provided
Residential	1 for each dwelling unit 140 x 1 = 140 spaces	0.33 space per D.U. 140 / 3 = 47 spaces Min. 60% of required to be full size (11 DCMR 2116.2) 47 x .6 = 29 full size required	112 Res. Spaces Provided at 1.12 space per dwelling unit
Retail	NA	1 space for each add'l 750 sf over 3000 sf of retail Retail area: 16,390 sf - 3000/750 = 16 spaces Min. 60% of required to be full size 16 x .6 = 11 full size required	Retail spaces parked in Block A1 RELIEF REQUESTED FOR PARKING RETAIL OFF BLOCK
Bicycles	NA	5% of required retail spaces per 11 DCMR (2119.2) 18 spaces x .05 = 1 space	8 spaces provided
Loading			
Residential	1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20'	1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20'	1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20'
Retail	NA	Required per 11 DCMR (2201.1) 5,000-20,000 sf Retail 1 loading berth @ 12' x 30' 1 platform @ 100 sf	None provided RELIEF REQUESTED

* Lot area for Block B has been modified to account for road realignment

** Retail area includes 90 sf for canopies, Residential area includes 280 sf for canopies (Total of 370 sf of covered exterior space not in public right of way)

Zoning Analysis - Block B

NOTE: Page numbers correspond to those in the Appendix of the PUD Submission dated September 5, 2008

Block E

Square: 3654 Lot: Multiple Lot Area: 52,711 sf

Allowable	Existing Zoning (R-5-A)	Proposed Zoning (C-2-B)	Provided
FAR	9 (1.0 PUD)	3.5 (6.0 PUD) 1.5 Commercial (2.0 PUD Commercial)	3.5 Total 0.44 Commercial Gross Floor Area by Level 6th 23,030 5th 23,540 4th 33,380 3rd 33,410 2nd 33,460 Mezzanine 1,750 1st (Residential) 13,900 1st (Retail)* 23,100 Total Building Area 185,370 gsf Gross Floor Area by Use Residential 162,270 Retail 23,100 Total 185,370 gsf
Roof Structures	1/3 of roof area per 11 DCMR (411.8)	37 increase in FAR per 11 DCMR (411.7) 37 x 52,711 sf = 19,503 sf	3,640 sf
Penthouse	One continuous structure 1.1 Setback	One continuous structure 1.1 Setback	RELIEF FOR ONE CONTINUOUS STRUCTURE RELIEF FOR 1:1 SETBACK
Lot Occupancy	40%	80% at residential uses 52,711 x .80 = 42,169 sf	76.8% 40,500 sf
Building Height	40 feet 3 stories	65 feet (90 feet PUD) stories-no limit	70'-0" to top of roof measured from l.o.c. at center of Monroe St. frontage 6 stories
Dwelling Units	NA	NA	156 units Note: Number of units may vary
Rear Yard	20 ft minimum; to centerline of street abutting rear per 11 DCMR (404.2)	15 ft minimum; to centerline of street abutting rear per 11 DCMR (774.11)	45'-0" Measured from C.L. of Lawrence Street NE R.O.W.
Side Yard	3 inches per foot of height not < 8 feet	None required. If provided: 3 inches per foot of height not < 8 feet 90'-0" x 3" = 22'-6" 32'-0" x 3" = 6'-0" (if sideyard by garage ramp)	Provided as req'd
Courtyards	Open Min. Width: 4" per ft of height not < 10 feet	Min. Width: 3" per ft of height (non-res) Min. Width: 4" per ft of height not < 15' (res)	Provided as req'd
	Closed Min. Width: 4" per ft of height not < 15 feet Area: Twice square of req'd width not < 350 sf	Area: Twice square of req'd width not < 250 sf (non-res) Area: Twice square of req'd width not < 350 sf (res)	Provided as req'd
Parking Requirement			

Allowable	Existing Zoning (R-5-A)	Proposed Zoning (C-2-B)	Provided
Residential	1 for each dwelling unit: 203 x 1 = 203 spaces	0.33 space per D.U. 203 / 3 = 68 spaces Min. 60% of required to be full size (11 DCMR 2115.2) 68 x 6 = 41 full size required	171 Res. Spaces Provided at 1.1 space per dwelling unit
Retail	NA	1 space for each add'l 750 sf over 3000 sf of retail Retail area 23,100 sf -3000/750=27 spaces Min. 60% of required to be full size 27 x 8 = 17 full size required	Retail spaces parked in Block A1 RELIEF REQUESTED FOR PARKING RETAIL OFF BLOCK
Bicycles	NA	5% of required retail spaces per 11 DCMR (2119.2) 27 spaces x .05 = 2 spaces	8 spaces provided
Loading			
Residential	1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20'	1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20'	1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20'
Retail	NA	Required per 11 DCMR (2201.1) 20,000-30,000 sf Retail 2 loading berth @ 12' x 30' 2 platform @ 100 sf 1 service/delivery @ 10' x 20'	1 berth @ 12' x 30' 1 platform @ 100 sf RELIEF REQUESTED

* Retail area includes 240 sf for canopies (covered exterior space not in public right of way)

CUA South Campus Redevelopment

FAR SUMMARY	BLOCK						Total
	A1*	A2*	B*	C*	D	E*	
RETAIL (gsf)	30,130	0	16,390	13,453	0	23,100	83,073
ARTIST STUDIO (gsf)	0	0	0	15,025	0	0	15,025
ART FLEX BUILDING (gsf)	0	0	0	0	2,882	0	2,882
RESIDENTIAL (gsf)	293,160	84,310	106,980	140,822	0	162,270	787,542
SERVICE (gsf) **	32,990	0	0	0	121	0	33,111
TOTAL (gsf)	356,280	84,310	123,370	169,300	3,003	185,370	921,633
Site Area (sf)	132,544	93,079	31,682	73,147	5,169	52,711	388,332
FAR	2.69	0.91	3.89	2.31	0.58	3.52	2.37

* Building area includes exterior covered space not in public R.O.W.-see zoning analysis for each block for amount of exterior space included in FAR

** Service area includes area of Garage that counts in FAR as well as service areas on the G-1 garage/basement level

RES. UNIT SUMMARY	BLOCK						Total (units) *
	A1	A2	B	C	D	E	
TOTAL (units) *	308	45	100	152	0	156	761

* Unit count may vary based on final unit mix

PARKING SUMMARY	BLOCK						Total (spaces)
	A1**	A2**	B	C	D	E	
RETAIL (spaces) *	190	0	0	0	0	0	190
ARTIST STUDIO (spaces)	0	0	0	17	0	0	17
ART WORKSHOP (spaces)	0	0	0	0	4	0	4
RESIDENTIAL (spaces)	204	45	112	91	0	171	623
TOTAL (spaces)	394	45	112	108	4	171	834

* All retail parked on Block A1

** Block A1 - 11 residential spaces on proposed Lawrence Street, Block A2 - 5 residential spaces on proposed Kearny Street NE



GFA GROUND FLOOR
19,800 SF + 370 SF CANOPIES = 20,170 SF

1" = 180'-0"



GFA 2ND THRU 4TH FLOORS
20,870 SF EACH

1" = 180'-0"



GFA 5TH FLOOR
20,740 SF

1" = 180'-0"



GFA 6TH FLOOR
19,850 SF

1" = 180'-0"



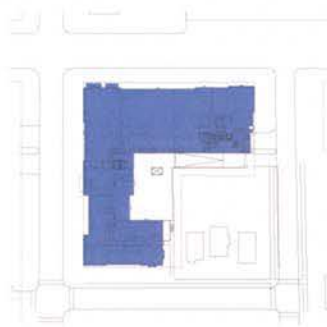
ROOF
3,610 SF - PENTHOUSE AREA DOES NOT COUNT IN GFA

1" = 180'-0"

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FAR Block B

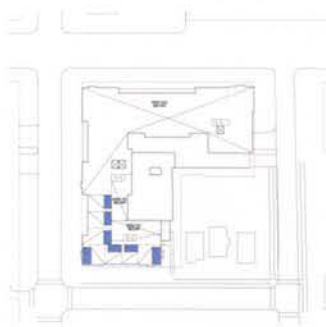
ABDO DEVELOPMENT, LLC
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GFA GROUND FLOOR

36,760 SF + 240 SF CAMPOS = 37,000 SF

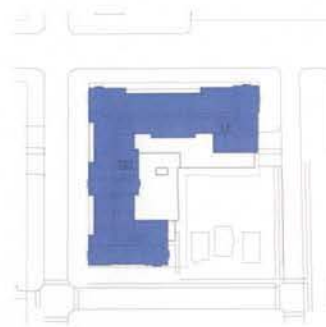
1" = 180'-0"



GFA MEZZANINE LEVEL

1,750 SF

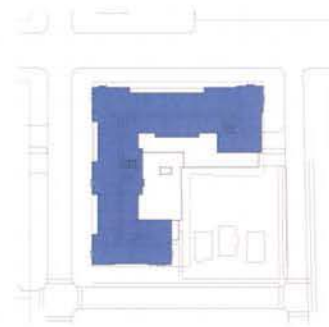
1" = 180'-0"



GFA 2ND FLOOR

33,460 SF

1" = 180'-0"



GFA 3RD AND 4TH FLOORS

33,410 SF (3RD FL); 33,380 SF (4TH FL)

1" = 180'-0"



GFA 5TH FLOOR

23,920 SF EACH

1" = 180'-0"



GFA 6TH FLOOR

23,030 SF

1" = 180'-0"



ROOF

3,640 SF - PENTHOUSE AREA DOES NOT COUNT IN GFA

1" = 180'-0"

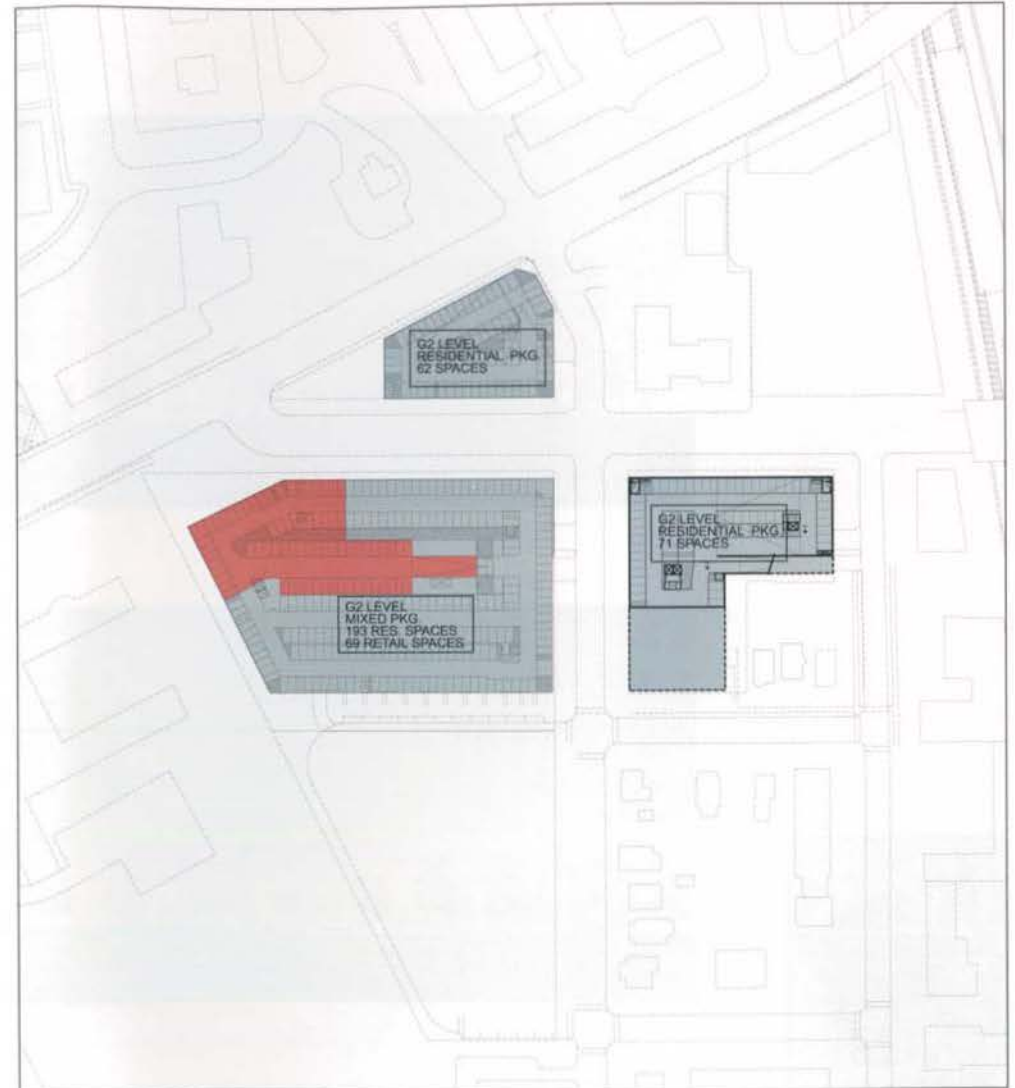
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FAR Block E

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G1 Levels



G2 Levels

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Parking Diagram

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March 20, 2009

CUA SOUTH CAMPUS REDEVELOPMENT



Elevation A - West Side of 7th Street NE



Elevation B - North Side of Lawrence Street Elevation



March 20, 2009

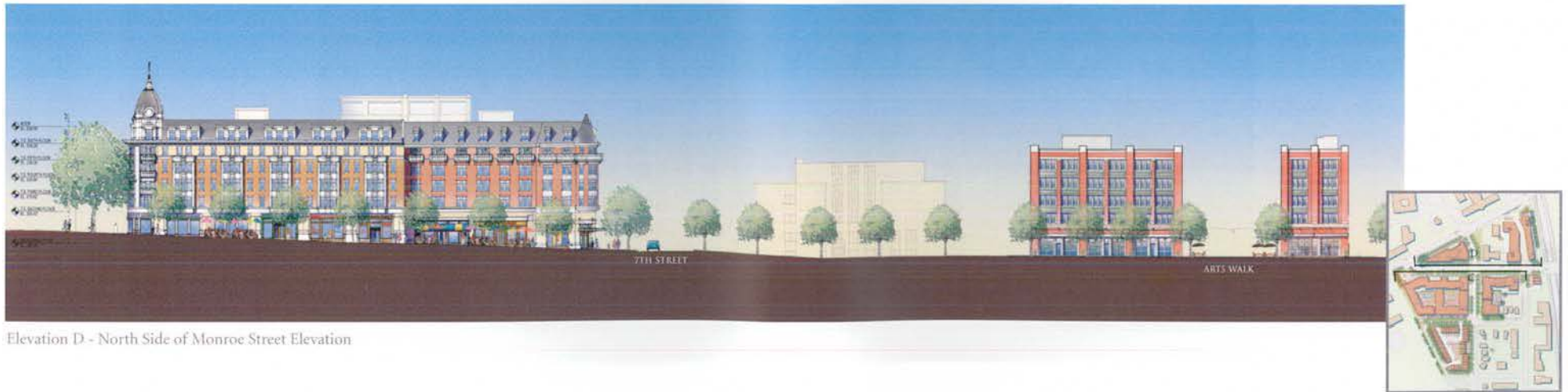
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Street Elevations

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Elevation C - South Side of Monroe Street Elevation



Elevation D - North Side of Monroe Street Elevation

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Street Elevations

ABDO DEVELOPMENT, LLC
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Block A1



Elevation A - North Elevation - Monroe Street NE



Elevation B - East Elevation - 7th Street NE

Note: Streetfront retail signage designs are illustrative and will vary based on actual retailer designs. Utility poles and lines not shown for graphic purposes. Although applicant is not completing the undergrounding of utilities, applicant is committed to coordinating with and allowing relevant utility companies and District government agencies to complete undergrounding.

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Block A1 - Elevations

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Block A1



Elevation C - West Elevation



Elevation D - South Elevation - Lawrence Street NE

Note - Storefront retail signage designs are illustrative and will vary based on actual retailer designs. Utility poles and lines not shown for graphic purposes. Although applicant is not completing the undergrounding of utilities, applicant is committed to coordinating with and allowing relevant utility companies and District government agencies to complete undergrounding.

Source: Torti Gallas and Partners, Inc. | 1000 Spring Street, 4th Floor, Silver Spring, Maryland 20901-4001

Block A1- Elevations

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TORTI GALLAS AND PARTNERS | MAURICE WALTERS ARCHITECTS

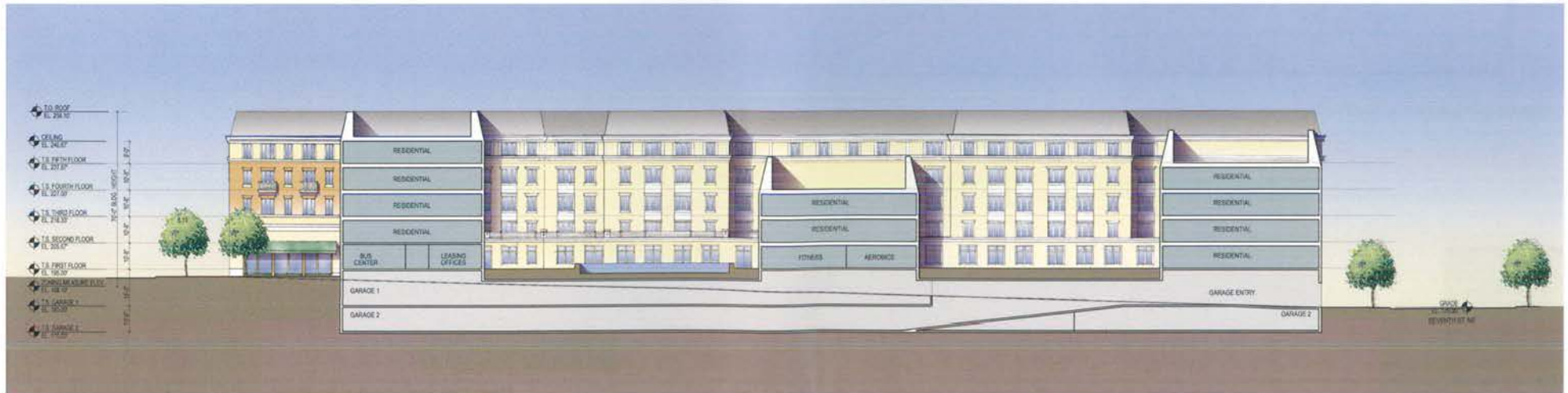


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Block A1



Section A-A (North-South)



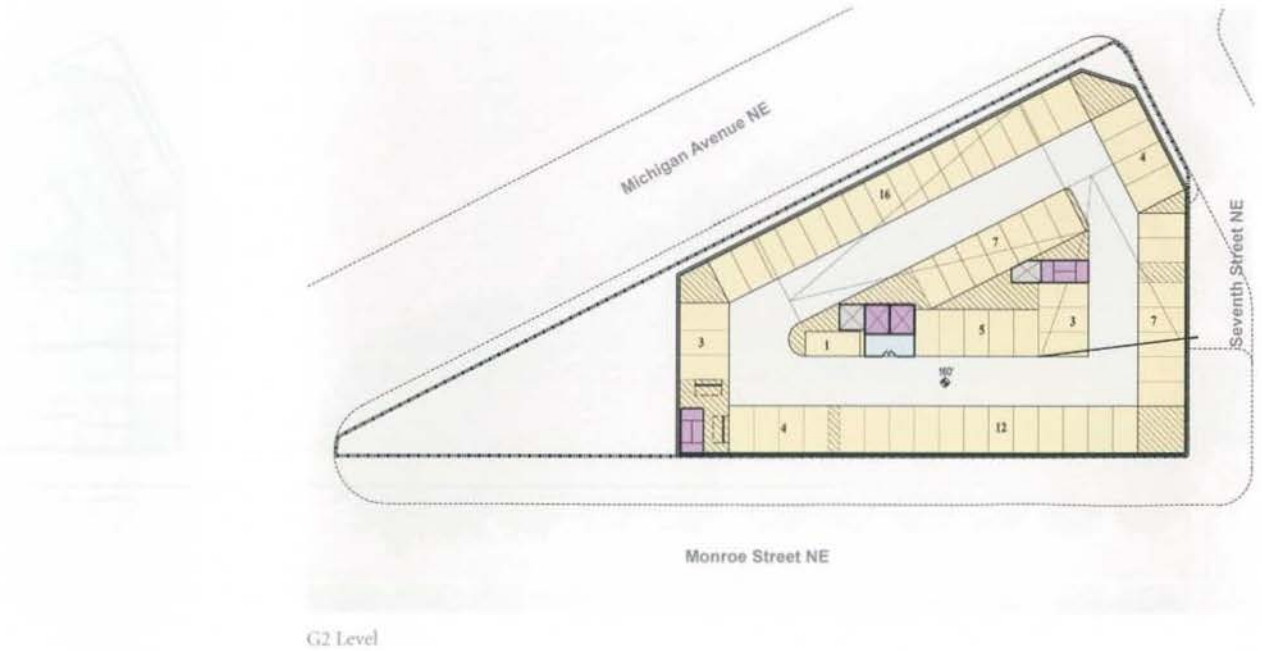
Section B-B (East-West)

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Block A1 - Sections

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Block B



G2 Level



March 20, 2009

Note - The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

Source: Torti Gallas and Partners, Inc. | 1000 Spring Street, NE, Room, Silver Spring, MD 20910 | 301.440.4700

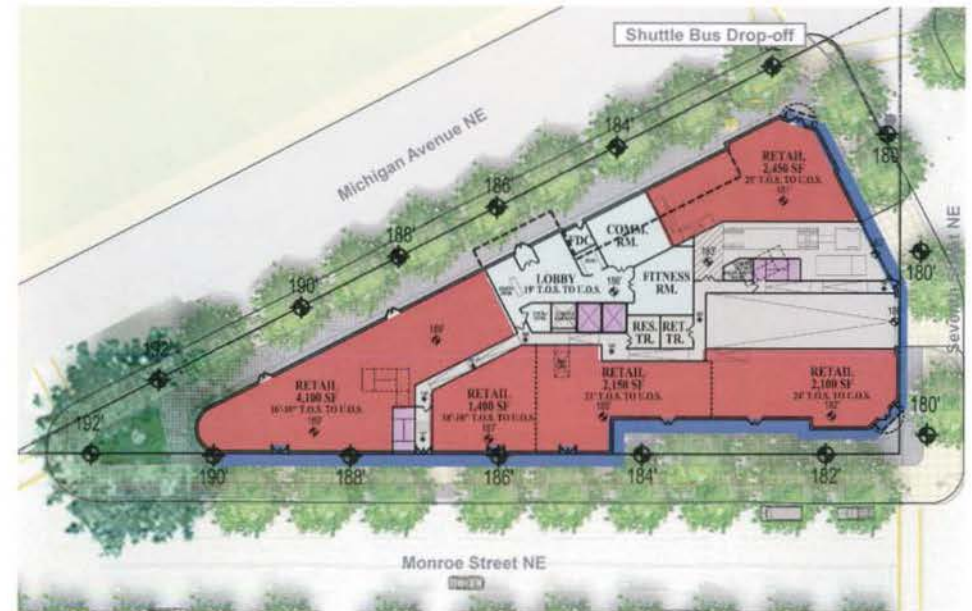
Block B - Garage Plans

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TORTI GALLAS AND PARTNERS | MAURICE WALTERS ARCHITECTS

Block B



GI Level



First Floor Plan

Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

From: Tom Gales and Partners, Inc. 1. Lake Spring, North. 2b) Gales, North Spring, Maryland. 1999. 200. 2000.

Block B - Garage and First Floor Plans

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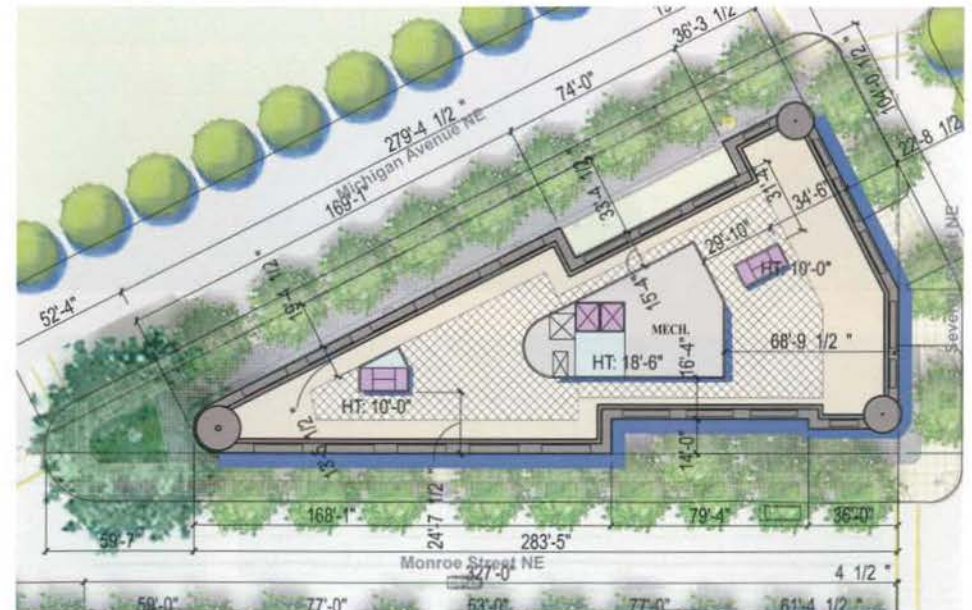


March 20, 2009

Block B



Typical Floor Plan (2nd - 5th Floors, 6th Floor Similar)



Roof/Building Dimension Plan

Note - The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

Monroe Street (Public and Private, Inc.) / 1000 Spring Street, 4th Floor, Silver Spring, Maryland 20910-2000

Block B - Typical Floor and Roof/Building Dimension Plans

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TORTI GALLAS AND PARTNERS | MAURICE WALTERS ARCHITECTS



March 20, 2009

Block B



Elevation A - North Elevation- Michigan Street NE



Elevation B - South Elevation - Monroe Street NE

Note - Storefront retail signage designs are illustrative and will vary based on actual retailer designs. Utility poles and lines not shown for graphic purposes. Although applicant is not completing the undergrounding of utilities, applicant is committed to coordinating with and allowing relevant utility companies and District government agencies to complete undergrounding.

Source: Torti/Gallas and Partners, Inc. | 1000 Spring Street, 4th floor, Silver Spring, Maryland | owner: ardo gllc

Block B - Elevations

ARDO DEVELOPMENT, LLC
TORTI-GALLAS AND PARTNERS | MAURICE WALTERS ARCHITECTS

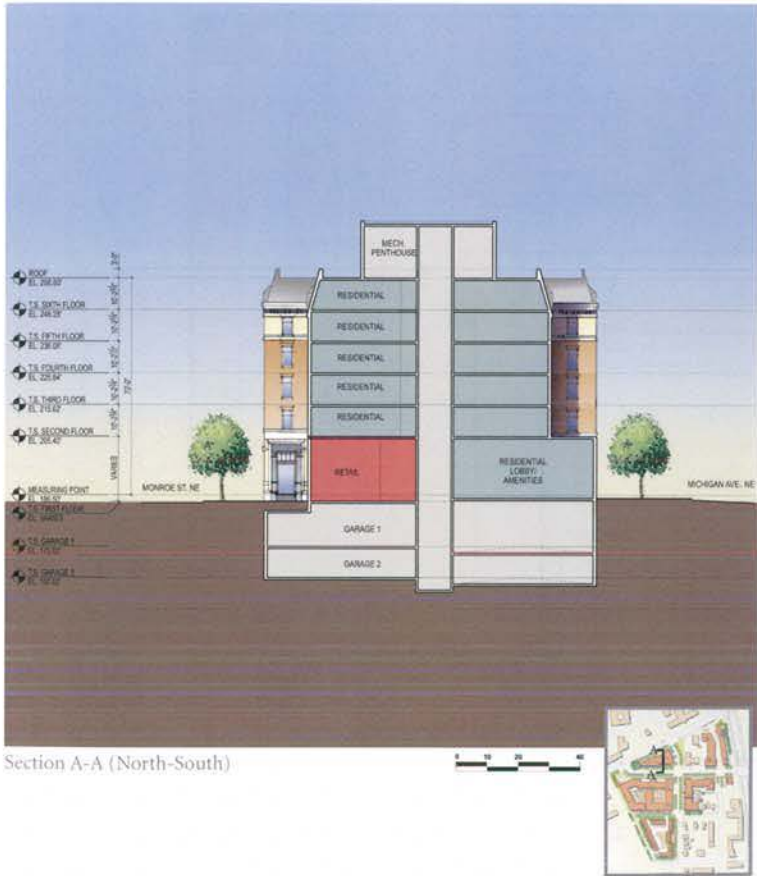


Elevation C - East Elevation - 7th Street NE



March 20, 2009

Block B



Section A-A (North-South)



- MATERIALS LEGEND**
- 1 - Masonry w/ Precast Accents
 - 2 - Storefront
 - 3 - Windows
 - 4 - Decorative Railing
 - 5 - Canopy
 - 6 - Architectural Embellishment
 - 7 - Shingle Roofing

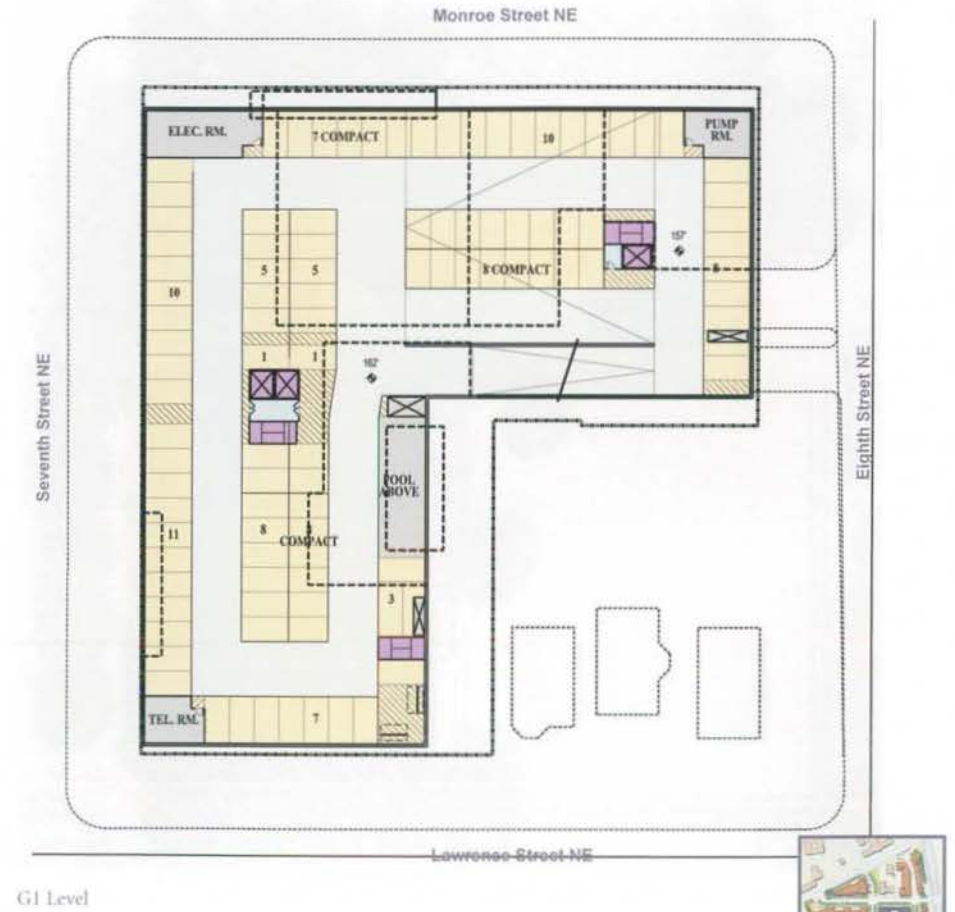
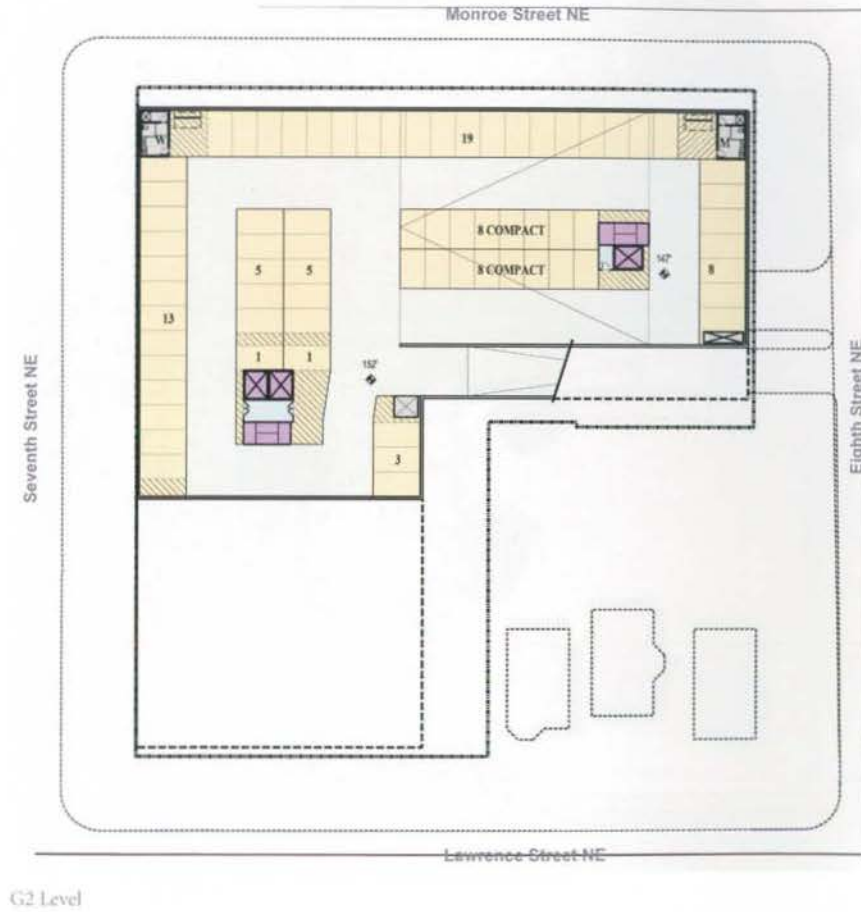


Arroyo Terti Gallas and Partners, Inc. | 1001 Spring Street, 4th Floor, Silver Spring, Maryland | 301.581.1000

Block B - Section and Bay Studies

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS | MAURICE WALTERS ARCHITECTS

Block E



Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

Source: Torti Gallas and Partners, Inc. 3100 Spring Street, 4th Floor, Silver Spring, Maryland 20910-0000.

Block E - Garage Plans

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS | MAURICE WALTERS ARCHITECTS

Block E



First Floor Plan



Typical Lower Residential Floor Plans (2nd - 4th Floors)

Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

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Block E - First Floor Plan and Typical Lower Floor Plan

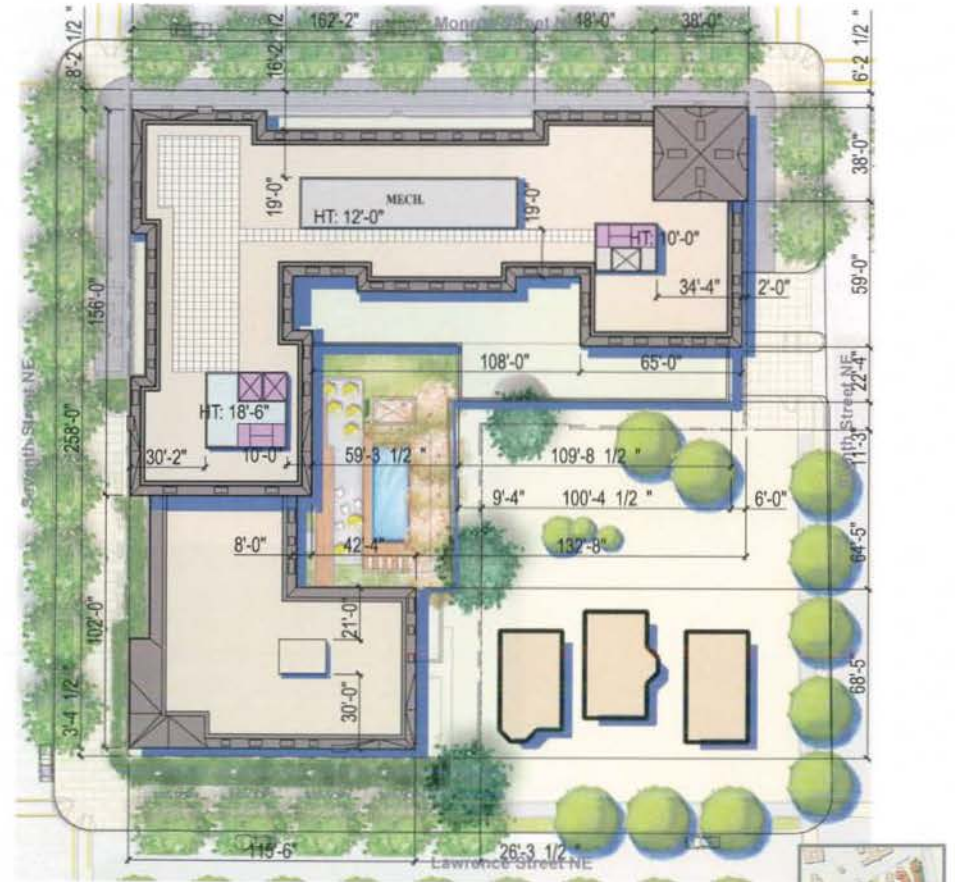
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Block E



Typical Upper Residential Floor Plans (5th - Floor, 6th Floor Similar)



Roof/Building Dimension Plan

Note - The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

Source: Torti Gallas and Partners, Inc. | 1000 Spring Street, 4th Floor, Silver Spring, Maryland, 20910-1000

Block E - Typical Upper Floor Plan and Roof/Dimension Plan

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS | MAURICE WAITERS ARCHITECTS

Block E



Elevation A - North Elevation - Monroe Street NE



Elevation B - West Elevation - 7th Street NE

Note - Storefront retail signage designs are illustrative and will vary based on actual retailer designs. Utility poles and lines not shown for graphic purposes. Although applicant is not completing the undergrounding of utilities, applicant is committed to coordinating with and allowing relevant utility companies and District government agencies to complete undergrounding.

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Block E - Elevations

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Block E



Elevation C - East Elevation - 8th Street NE



Elevation D - South Elevation - Lawrence Street NE

Note - Storefront retail signage designs are illustrative and will vary based on actual retailer designs. Utility poles and lines not shown for graphic purposes. Although applicant is not completing the undergrounding of utilities, applicant is committed to coordinating with and allowing relevant utility companies and District government agencies to complete undergrounding.

Source: Scott Sallis and Partners, Inc. | 1000 Spring Street, 4th Floor, Silver Spring, Maryland | www.scpa.com

Block E - Elevations

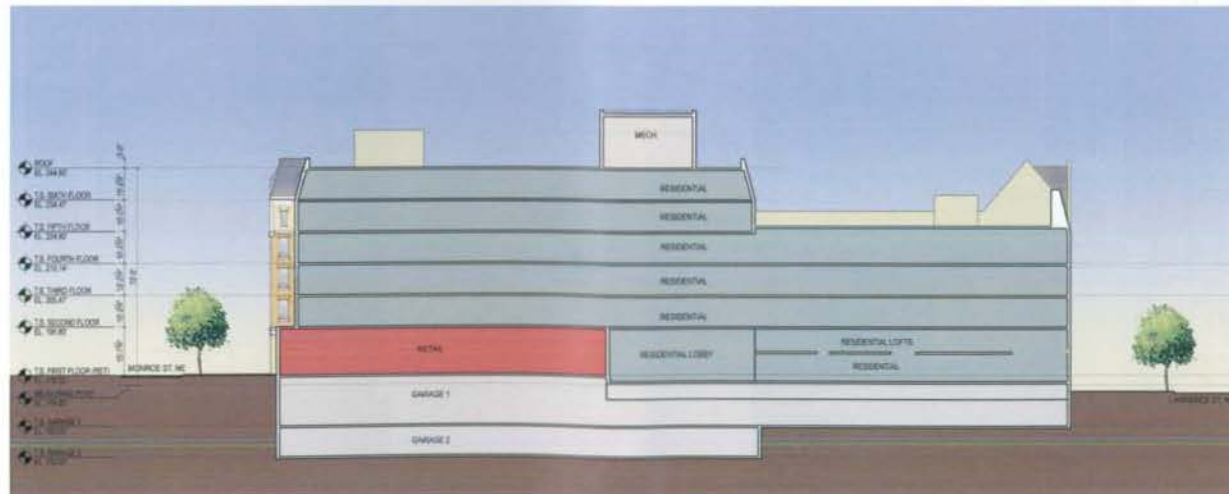
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Block E



Section A-A (East-West)



Section B-B (North-South)



March 26, 2009

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Block E - Sections

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Block E



6

7

1

4

3

1

5

2



MATERIALS LEGEND

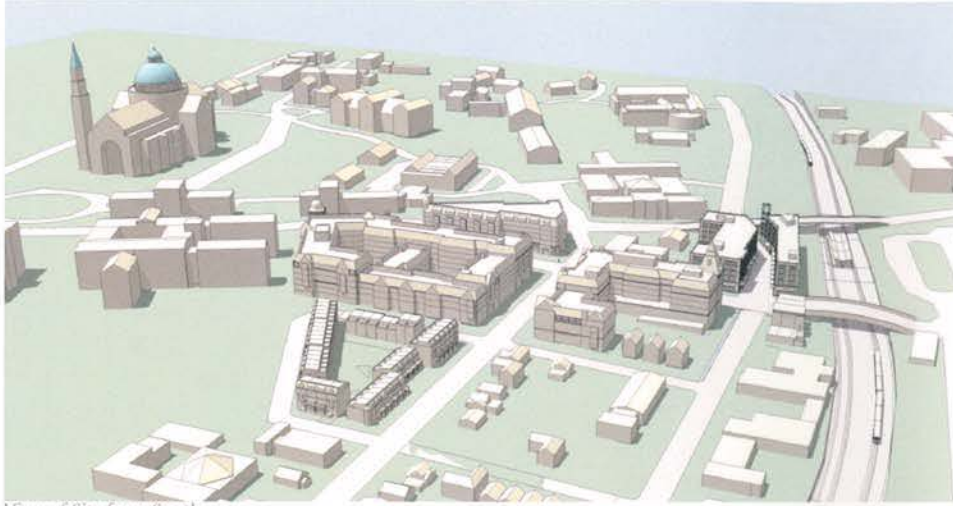
- 1 - Masonry w/ Precast Accents
- 2 - Storefront
- 3 - Windows
- 4 - Decorative Railing
- 5 - Canopy
- 6 - Architectural Embellishment
- 7 - Shingle Roofing



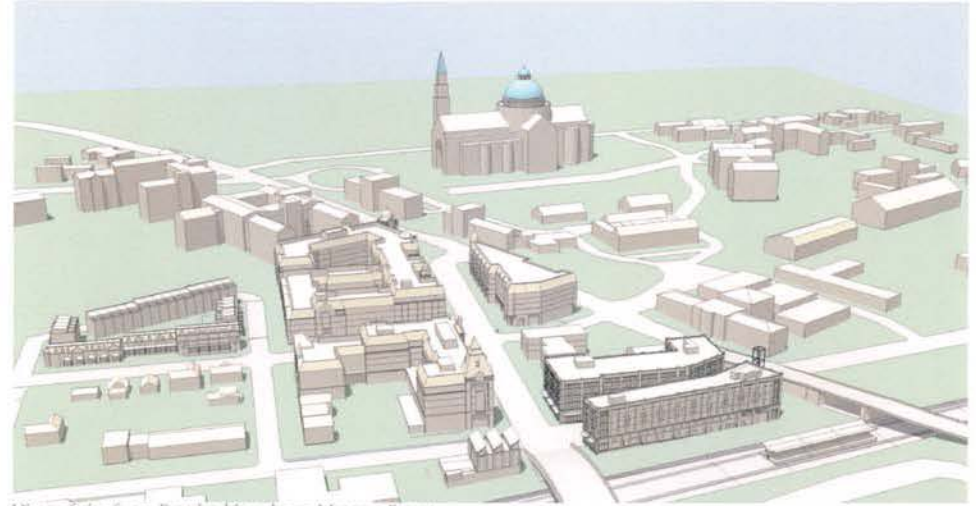
Images: Torti/Gallas and Partners, Inc. | 1 - East Spring Street, 2th Floor, Silver Spring, Maryland - shown as site plan

Block E - Bay Studies

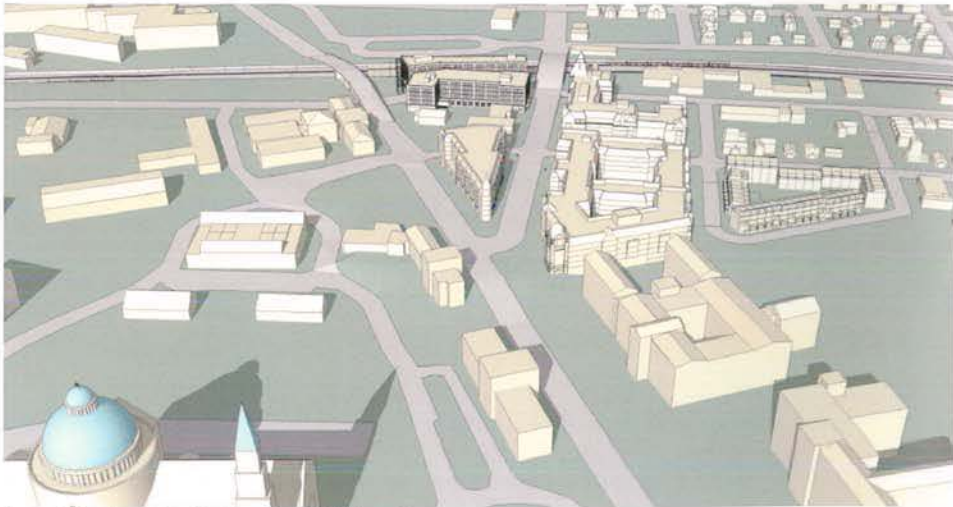
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View of Site from Southeast



View of site from East looking down Monroe Street



View of Site from West looking down Michigan Avenue



View of site from Campus looking South

Source: Brian Walker and Partners, Inc. | 3001 Spring Street, 4th Floor, Minneapolis, Minnesota 55408 | www.brianwalker.com

Massing Diagrams

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March 20, 2009