

PUD MINOR MODIFICATION
COMPARISON



RENDERING FROM PUD APPROVED MAY 18 2015 SUBMISSION

1270 4TH ST NE WASHINGTON, DC

MARCH 14, 2016

shalom baranes associates architects



EAST (4th STREET) ELEVATION

NOTES ON ALL RELEVANT PAGES FROM THE MAY 18, 2015 APPROVED PUD SET ARE INCORPORATED HEREIN BY REFERENCE.

APPROVED PUD: MAY 18 2015

BUILDING FACADE REVISIONS:

- 1 FENESTRATION AND BALCONIES ADJUSTED TO ACCOMMODATE RESIDENTIAL UNIT FUNCTIONS AND UNIT PROGRAM.
- 2 CHANGES AT ROOF STRUCTURE TO INCORPORATE ZC ORDER NO. 14-13:

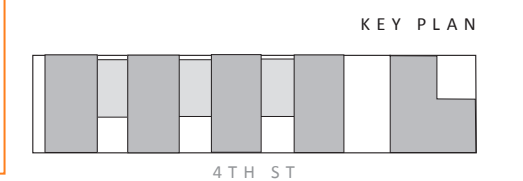
- PH FOOTPRINT AND PH ROOF SCREEN WALL RECONFIGURED.
- WINDOWS/ DOORS ADDED AT PH LEVEL.
- TRELLIS AT AMENITY SPACE RECONFIGURED.



EAST (4th STREET) ELEVATION

NOTES: ALL SETBACKS COMPLIANT W/ 1:1 REQUIREMENT.
FACADE REVISIONS CONSISTENT WITH FLEXIBILITY PERMITTED UNDER ORIGINAL ORDER.

CURRENT DESIGN: MAR 14 2016

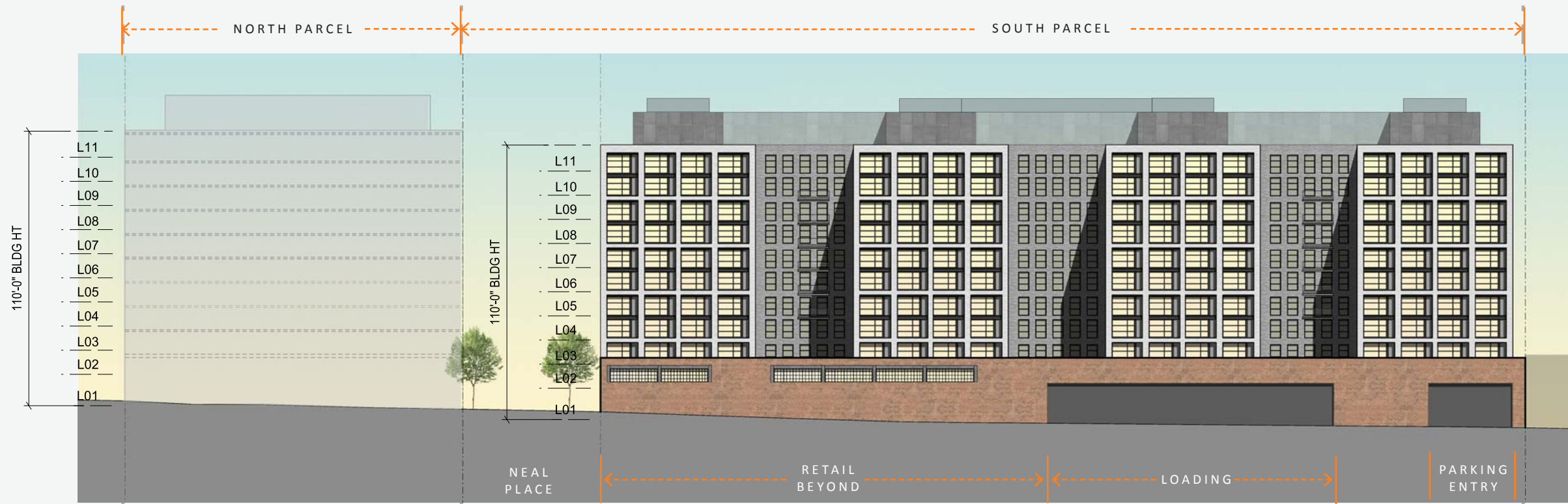


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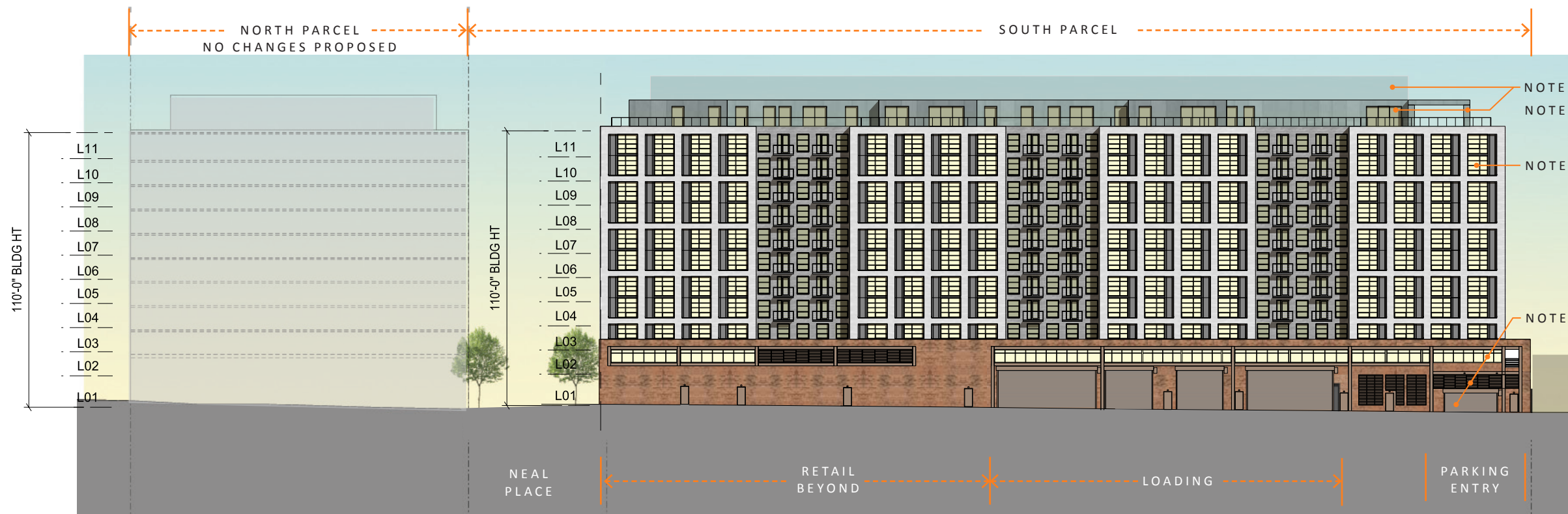
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WEST (ALLEY) ELEVATION

APPROVED PUD: MAY 18 2015

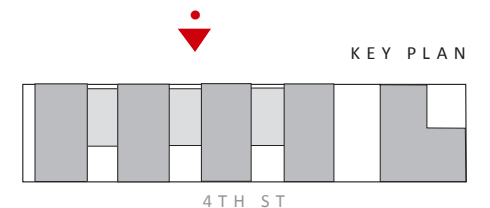
- BUILDING FACADE REVISIONS:**
- 1 FENESTRATION AND BALCONIES ADJUSTED TO ACCOMMODATE RESIDENTIAL UNIT FUNCTIONS AND UNIT PROGRAM.
 - 2 CHANGES AT ROOF STRUCTURE TO INCORPORATE ZC ORDER NO. 14-13:
 - PH FOOTPRINT AND PH ROOF SCREEN WALL RECONFIGURED.
 - WINDOWS/ DOORS ADDED AT PH LEVEL
 - TRELLIS AT AMENITY SPACE RECONFIGURED.
 - 3 GROUND & 2ND FLOOR ELEVATION FENESTRATION, DOORS, LOUVERS CHANGED TO ACCOMMODATE OPERATIONAL REQUIREMENTS AND TO ENLIVEN REAR FACADE.



WEST (ALLEY) ELEVATION

NOTES: ALL SETBACKS COMPLIANT W/ 1:1 REQUIREMENT.
FACADE REVISIONS CONSISTENT WITH FLEXIBILITY PERMITTED UNDER ORIGINAL ORDER.

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APPROVED PUD: MAY 18 2015
ENLARGED
EAST ELEVATION

METAL RAILING
SYSTEM

ALUMINUM / GLASS
WINDOW ASSEMBLY

BRICK MASONRY
BLEND

METAL PANEL

DECORATIVE
METAL CHANNEL

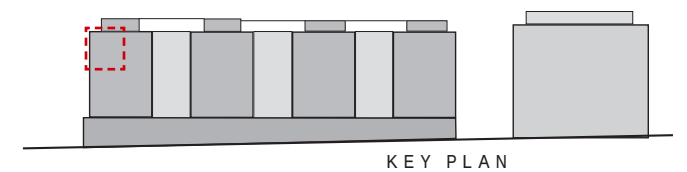


CURRENT DESIGN: MAR 14 2016
ENLARGED
EAST ELEVATION

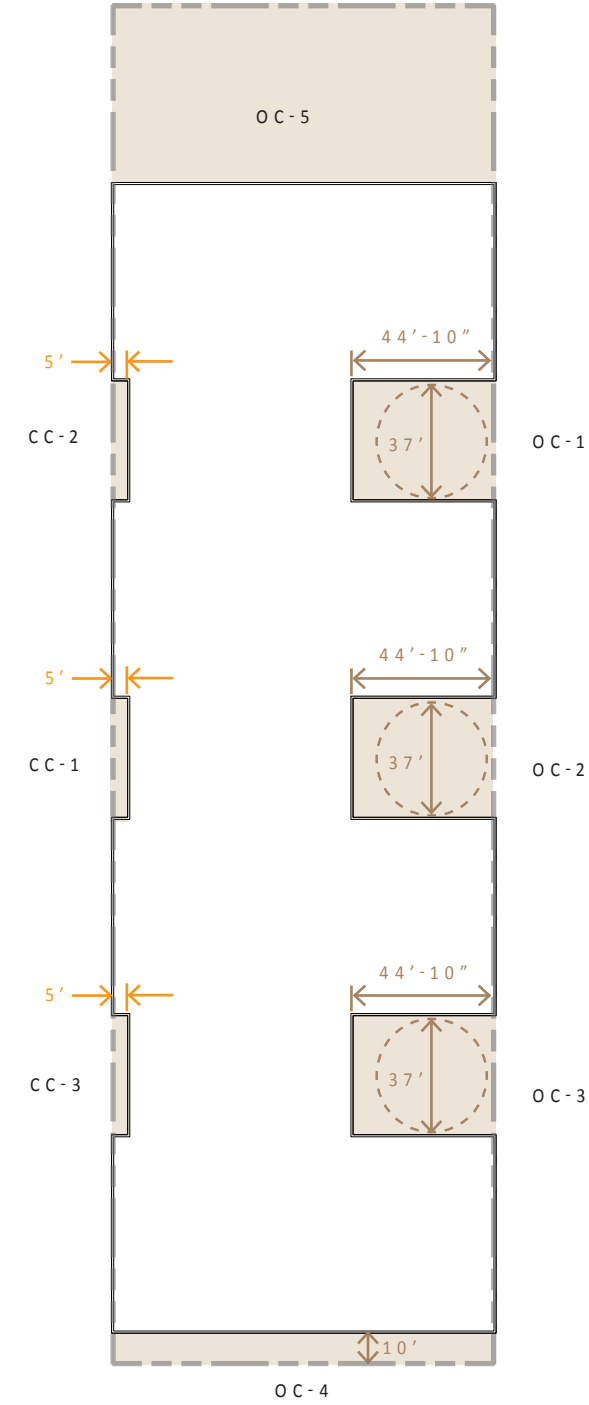
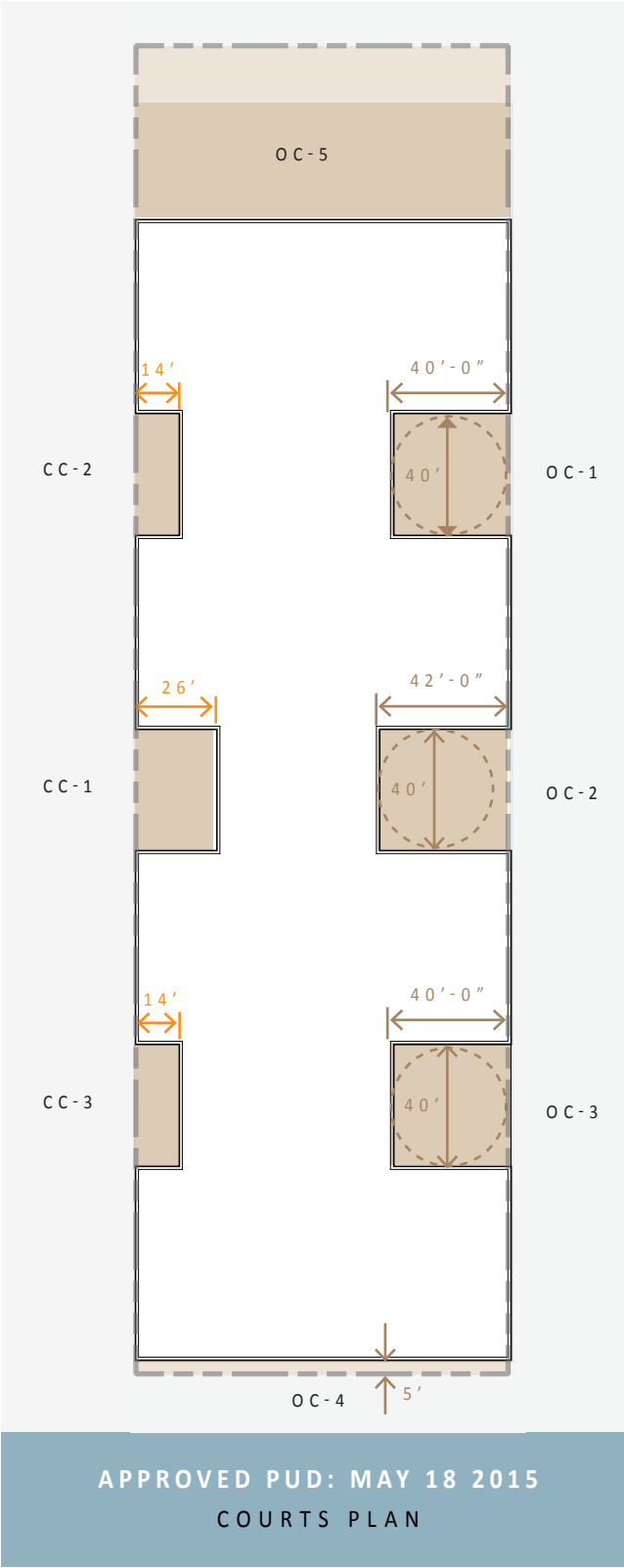
BUILDING FACADE REVISIONS:

FENESTRATION AND BALCONIES
ADJUSTED TO ACCOMMODATE
RESIDENTIAL UNIT FUNCTIONS AND UNIT
PROGRAM.

NOTE: FACADE REVISIONS CONSISTENT WITH FLEXIBILITY PERMITTED UNDER ORIGINAL ORDER.



KEY PLAN



SCHEDULE OF COURTS COMPARISON						
OPEN COURT	REQUIRED WIDTH	REQUIRED AREA	PUD SUBMISSION PROVIDED WIDTH	PUD SUBMISSION	CURRENT SCHEME	
				PROVIDED WIDTH	PROVIDED AREA	PROVIDED AREA
OC-1	29.4'	N/A	40'	37'	1,600 SF	1,654 SF
OC-2	29.4'	N/A	40'	37'	1,680 SF	1,654 SF
OC-3	29.4'	N/A	40'	37'	1,600 SF	1,654 SF
OC-4	32.7'	N/A	5'	10'	600 SF	1,200 SF
OC-5	36.2'	N/A	50'	50'	6,000 SF	6,000 SF
TOTAL:	157.1		175'	171'	11,480 SF	12,162 SF

CLOSED COURT						
CC-1	26.4'	1,729 SF	40'	37'	1,040 SF	185 SF
CC-2	29.4'	1,394 SF	40'	37'	560 SF	185 SF
CC-3	26.4'	1,394 SF	40'	37'	560 SF	185 SF
TOTAL:	82.2	4,517 SF	120'	111'	2,160 SF	555 SF

■ DENOTES AREA FOR MAINTAINED RELIEF

LOT OCCUPANCY: APPROVED PUD:
83.27% @ TYPICAL FLOOR, EXCLUDING COURTS
100% @ GROUND LEVEL
CURRENT DESIGN:
84.50% @ TYPICAL FLOOR, EXCLUDING COURTS
100% @ GROUND LEVEL

NOTES:
1. NO CHANGE IN FAR RESULTED FROM THESE CHANGES.
2. CHANGES REQUIRE NO ADDITIONAL ELEMENTS OF RELIEF FROM REQUIRED COURT WIDTHS AND AREAS. PRIOR RELIEF/FLEXIBILITY REMAINS IN PLACE.

- LEGEND
- PROPERTY LINE
 - COURT
 - ⊕ OPEN COURT WIDTH



APPROVED PUD: MAY 18 2015

1270 4TH ST NE WASHINGTON, DC

MARCH 14, 2016

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EDENS. Union Market Apartments LLC

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ROOFTOP NIGHT RENDERING

6



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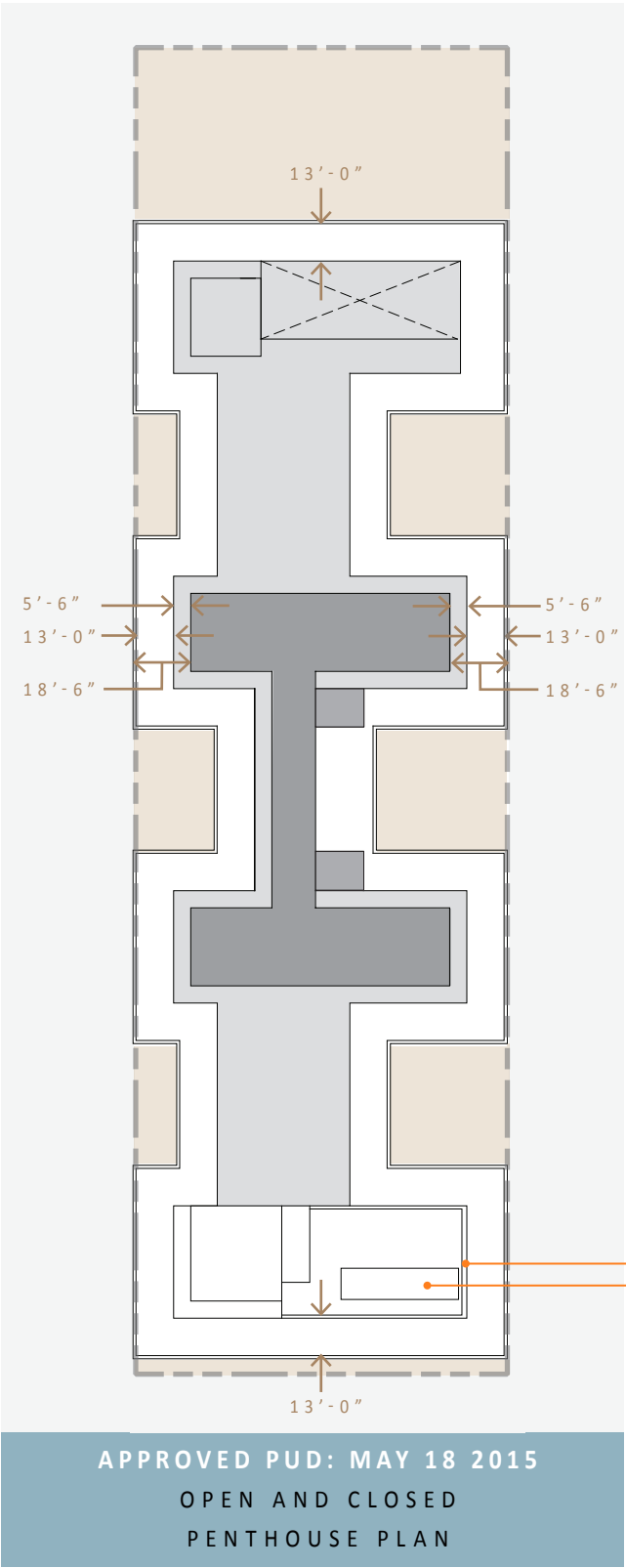
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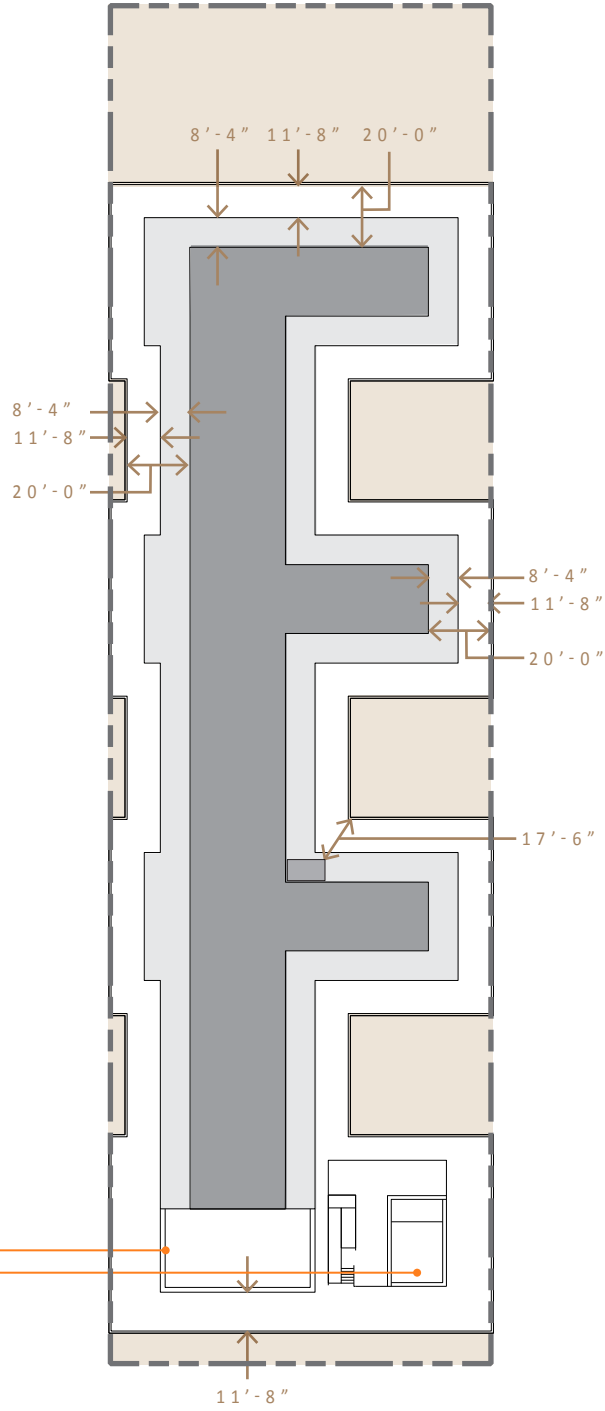
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ROOFTOP NIGHT RENDERING



TRELLIS
POOL BELOW



CURRENT DESIGN: MAR 14 2016
OPEN AND CLOSED
PENTHOUSE PLAN

SCHEDULE OF ROOFTOP STRUCTURE HEIGHTS/ SETBACK

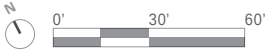
	Height	Required Setback	Proposed Setback
APPROVED PUD	13'-0"/ 18'-6"	13'-0"/ 18'-6"	13'-0"/ 18'-6"
CURRENT PLAN	11'-8"/ 20'-0"	11'-8"/ 20'-0"	11'-8"/ 20'-0"

Elevator Overrun: 17'6"

■ DENOTES AREA FOR MAINTAINED RELIEF

- NOTES:
1. ALL SETBACKS CONFORM TO 1:1 REQUIREMENT.
 2. CHANGES REQUIRE NO ADDITIONAL RELIEF FROM ZONING REGULATIONS. RELIEF FOR MULTIPLE ROOF STRUCTURE HEIGHTS REMAINS DUE TO HEIGHT OF ELEVATOR OVERRUN IN AREA SHOWN ON DIAGRAM AT LEFT.

- LEGEND
- COURT
 - ROOF
 - PENTHOUSE
 - ELEVATOR OVERRUN
 - MECHANICAL PENTHOUSE / YARD
 - — — PROPERTY LINE



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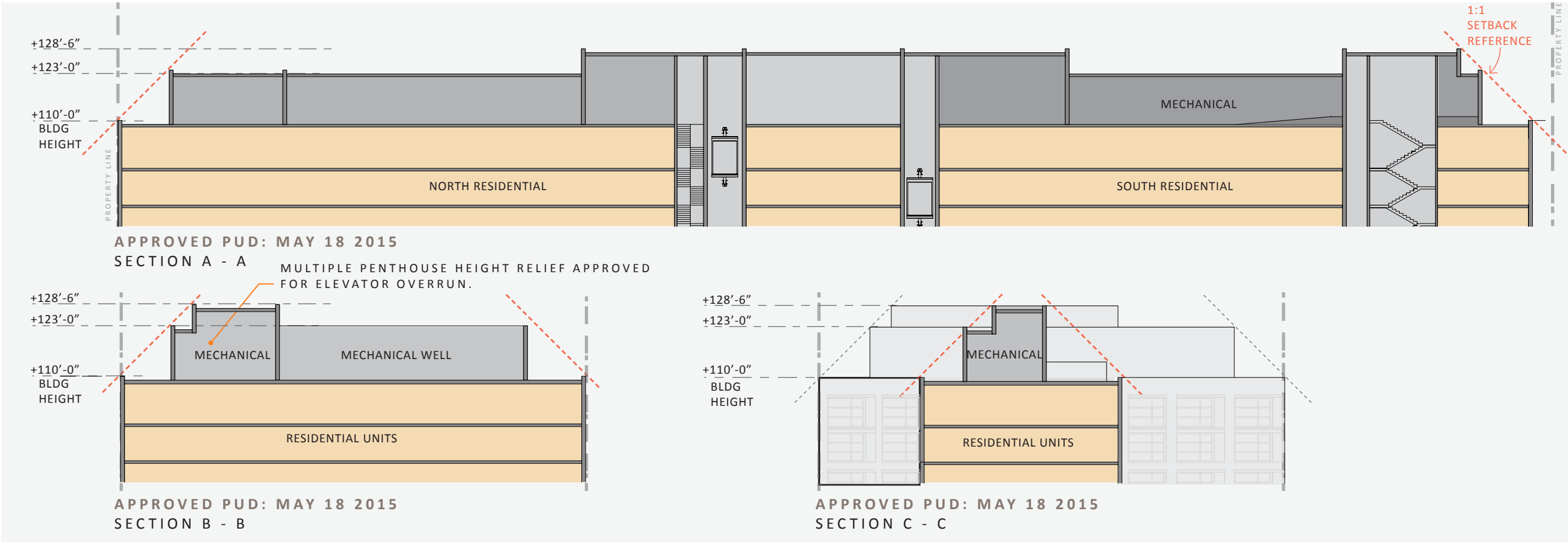
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PENTHOUSE REGULATION REVISIONS



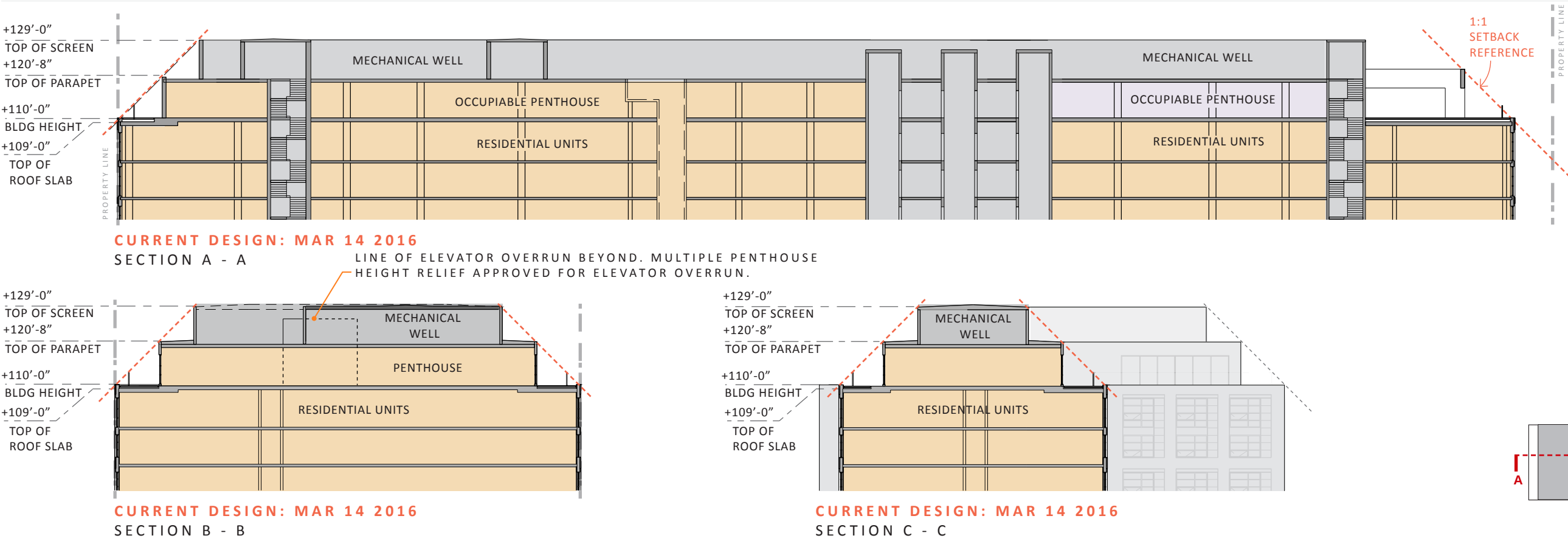
LEGEND

- CORE/ SERVICE
- RESIDENTIAL
- COMMON AREAS
- PROPERTY LINE

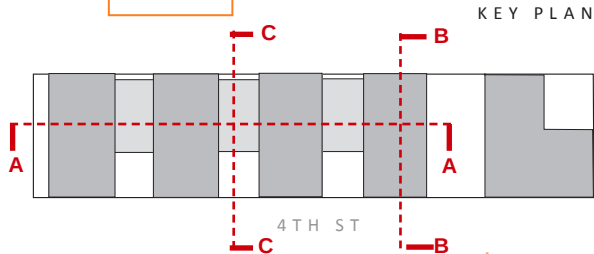
NOTE(S):

1. CHANGES REQUIRE NO ADDITIONAL RELIEF FROM ZONING REGULATIONS. RELIEF FOR MULTIPLE ROOF STRUCTURE HEIGHTS REMAINS DUE TO HEIGHT OF ELEVATOR OVERRUN IN AREA SHOWN ON DIAGRAM AT LEFT.

APPROVED PUD: MAY 18 2015



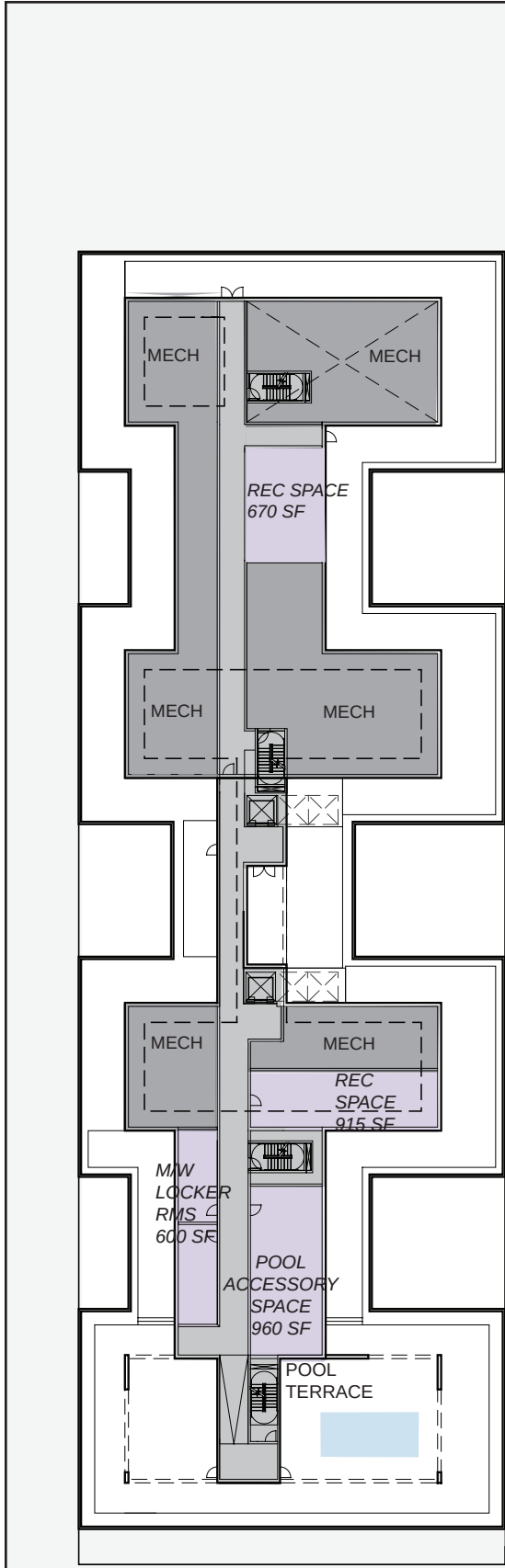
CURRENT DESIGN: MAR 14 2016



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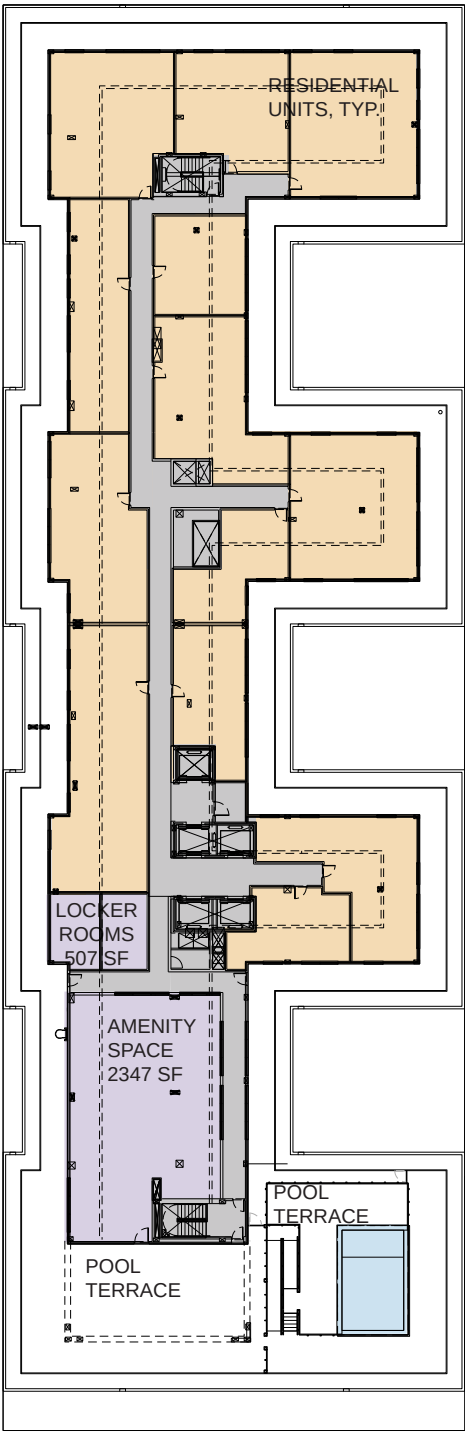
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APPROVED PUD: MAY 18 2015
PENTHOUSE PLAN

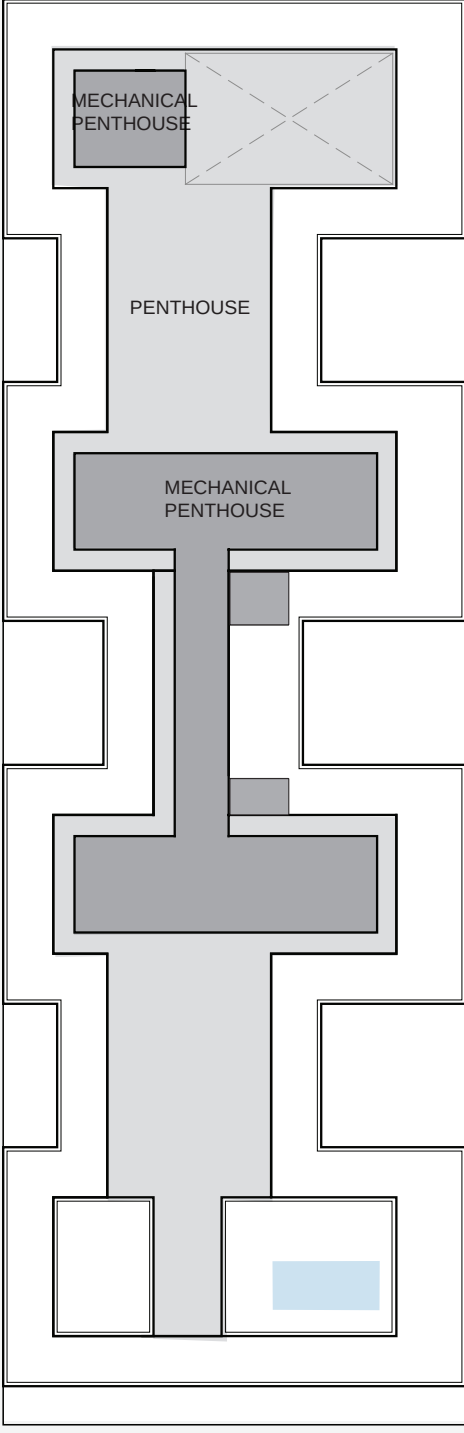
GROSS AREA TABULATIONS:	
PUD	CURRENT
16,834 SF	20,250 SF SEE NOTE 1, 2

1. 15,280 SF OF THIS 20,250 SF IS RESIDENTIAL HABITABLE AREA (UNITS, CORRIDORS, AND SUPPORTING SPACE), FOR A TOTAL OF 0.227 FAR OF HABITABLE SPACE ON RECORD LOT.
2. PENTHOUSE RESIDENTIAL HABITABLE AREA GENERATES AN ADDITIONAL 1,222 GSF OF AFFORDABLE UNIT AREA AT 50% AMI, TO BE DISTRIBUTED IN ACCORDANCE WITH OTHER 50% AMI UNITS ON SITE.



CURRENT DESIGN: MAR 14 2016
PENTHOUSE PLAN

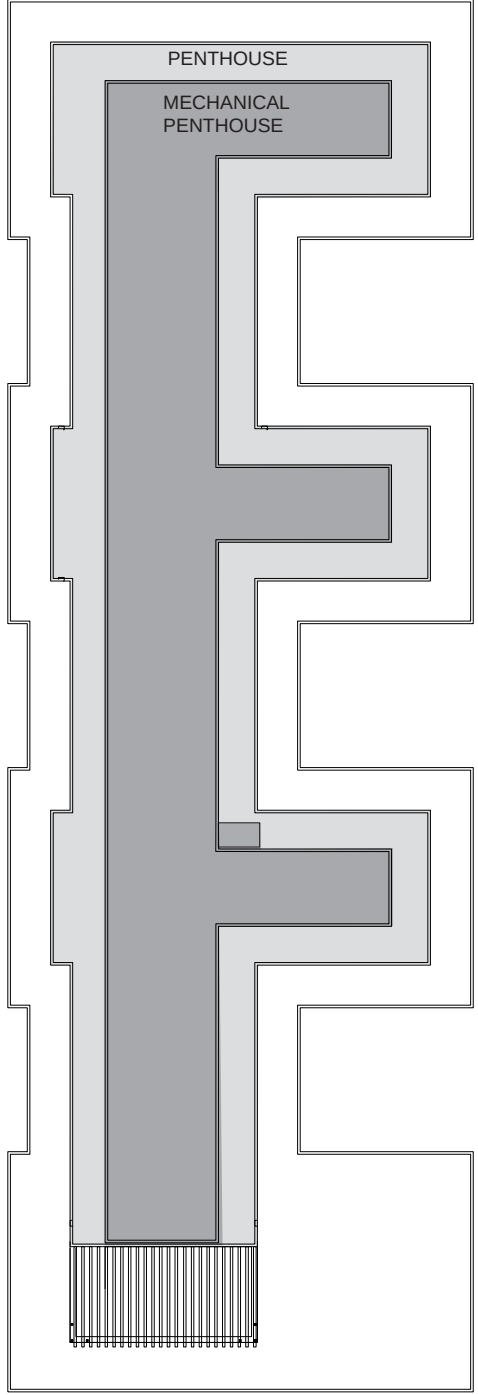
- LEGEND
- CORE/ SERVICE
 - RESIDENTIAL
 - COMMON AREAS
 - MECHANICAL



APPROVED PUD: MAY 18 2015
MECHANICAL MEZZANINE PLAN

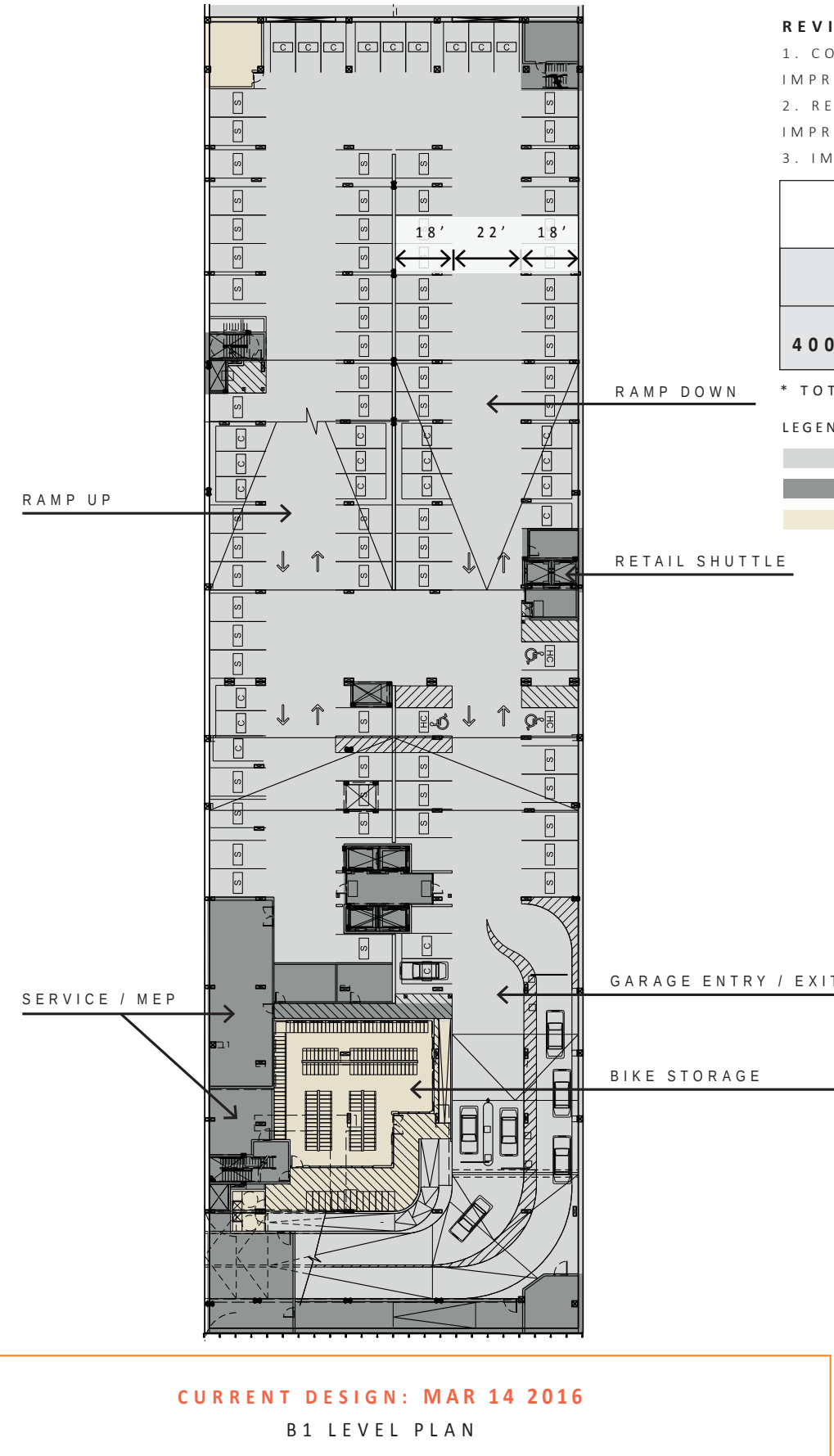
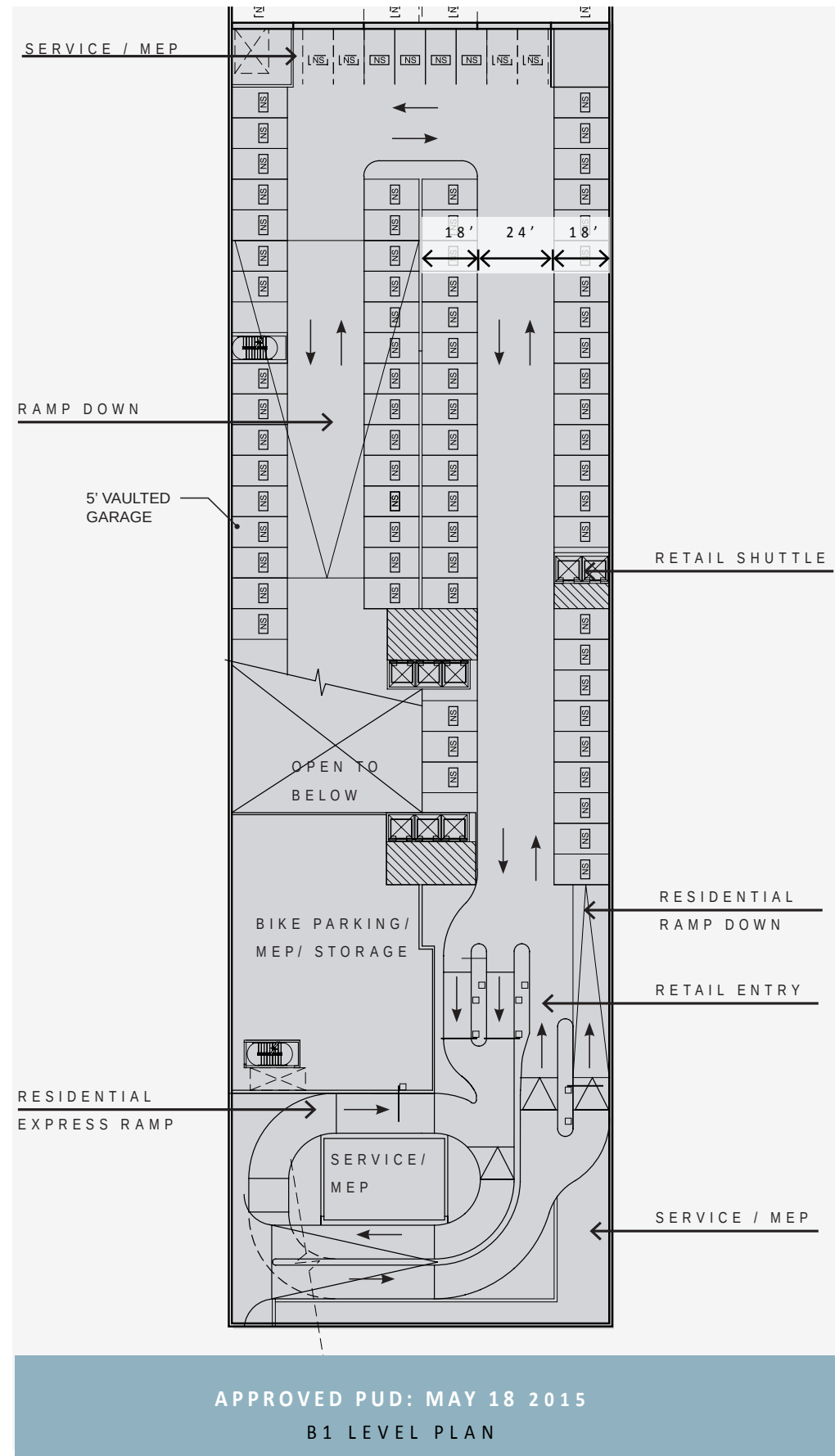
GROSS AREA TABULATIONS:	
PUD	CURRENT
5,685 SF	11,501 SF

1. NO CHANGE TO GAR.



CURRENT DESIGN: MAR 14 2016
MECHANICAL MEZZANINE PLAN

- LEGEND
- ROOF
 - PENTHOUSE
 - ELEVATOR
 - OVERRUN
 - MECHANICAL
 - PENTHOUSE / YARD



REVISIONS TO GARAGE PLAN:

1. CONSOLIDATION OF GARAGE RAMPS TO IMPROVE EFFICIENCY.
2. RECONFIGURATION OF GARAGE AISLES TO IMPROVE EFFICIENCY.
3. IMPROVE BICYCLE ACCESS.

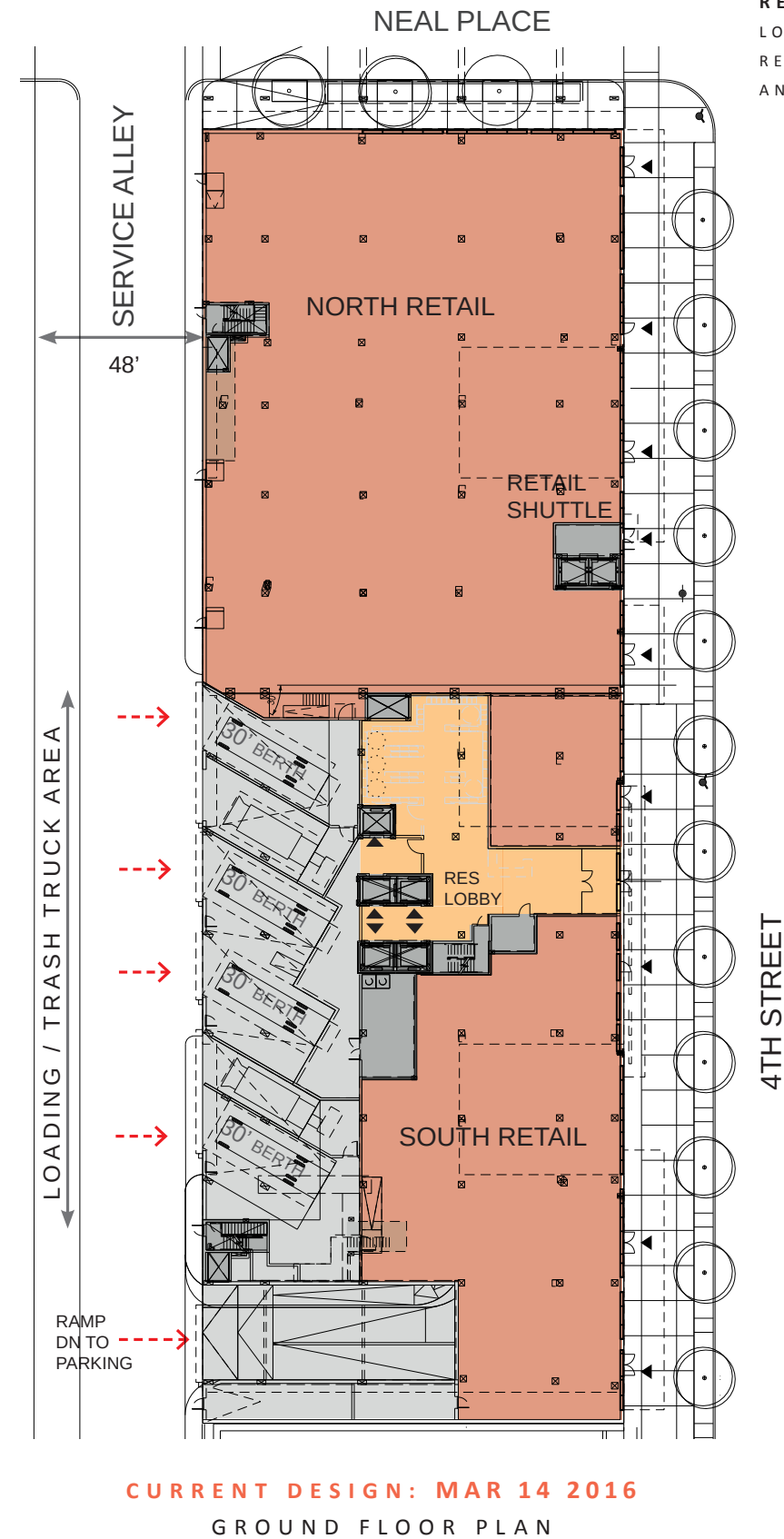
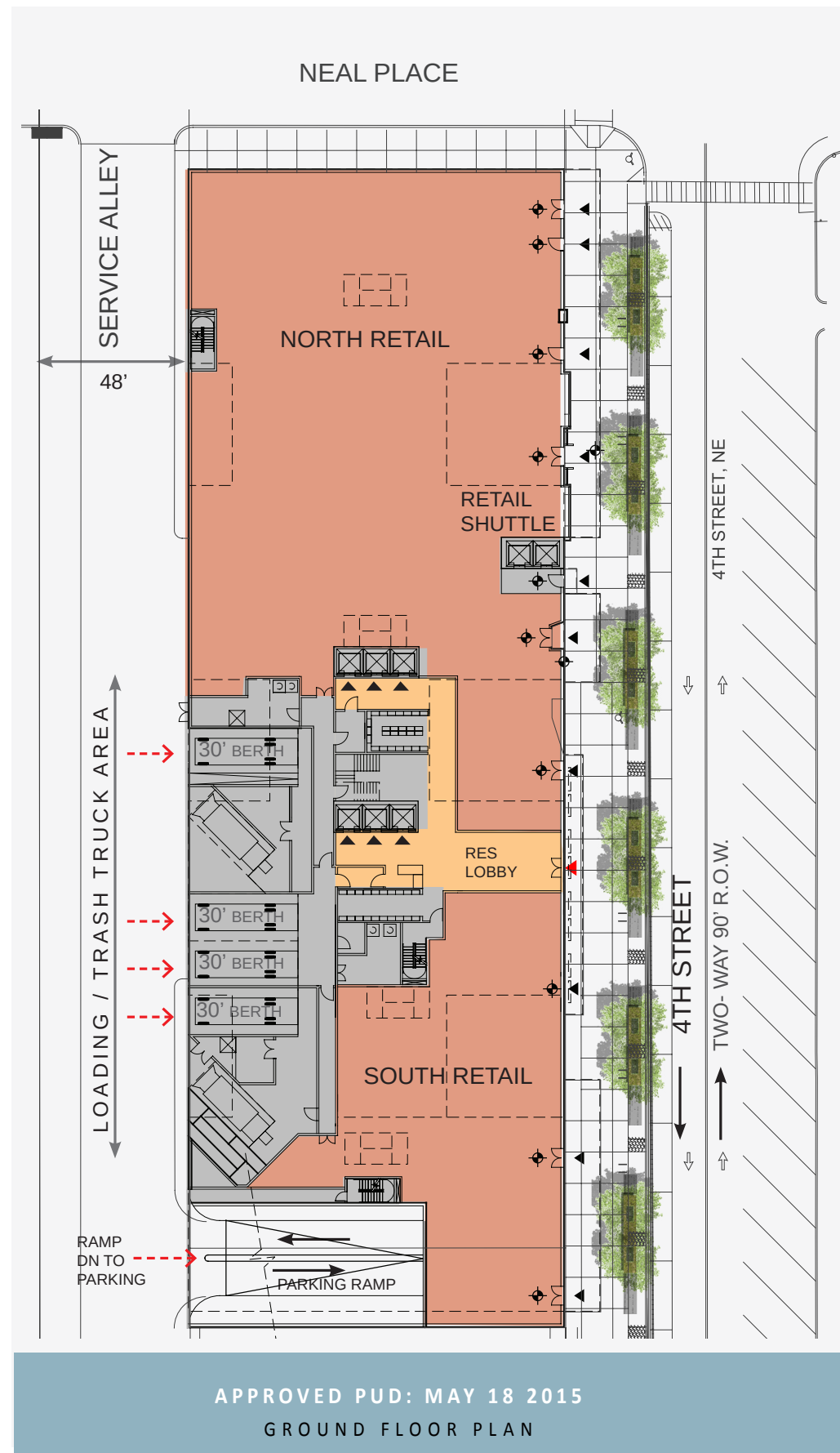
PARKING TABULATIONS:

PUD	CURRENT
400-550 SPACES	400-430 SPACES *

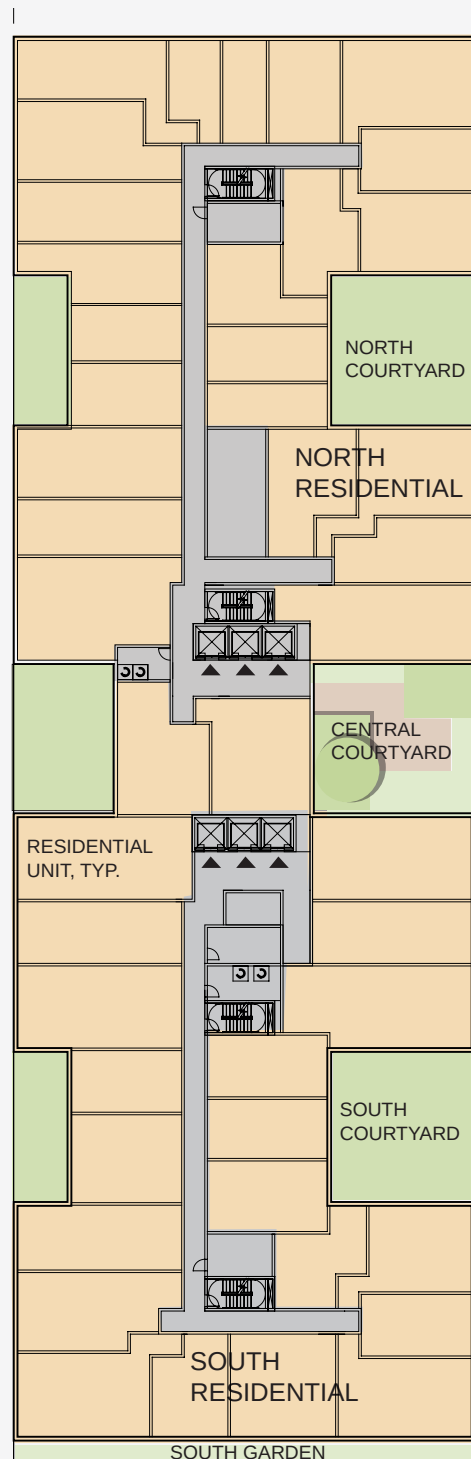
* TOTAL SPACES FOR LEVELS B-3 THROUGH B-0.

LEGEND

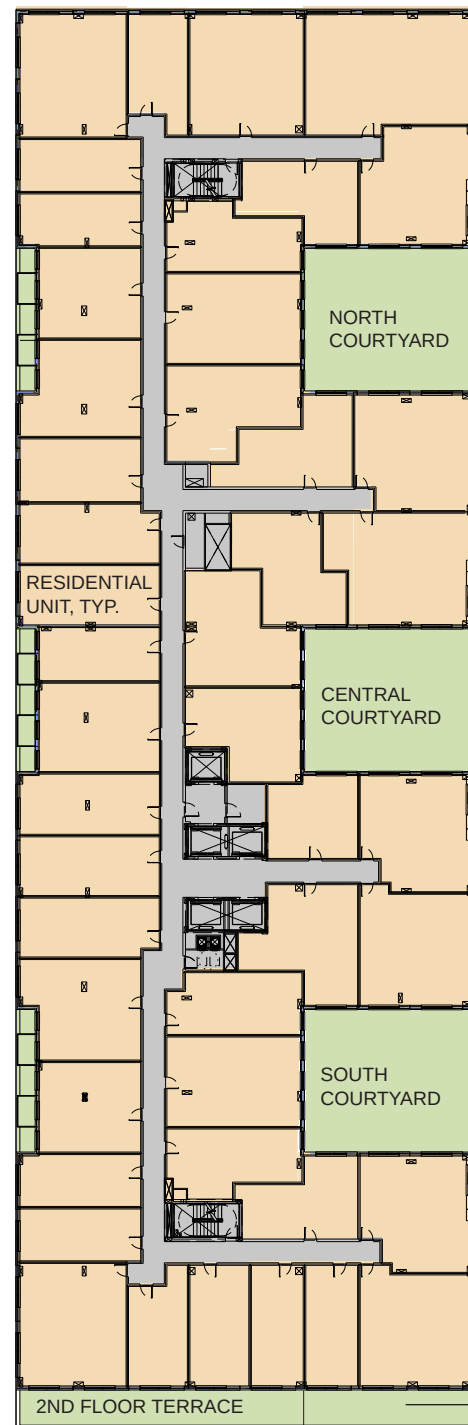
- PARKING / RAMPS
- CIRCULATION / SERVICE / MEP
- STORAGE / BIKE STORAGE / AMENITY



REVISIONS TO GROUND FLOOR PLAN
LOADING BERTH, SERVICE AREA AND GROUND FLOOR
RECONFIGURATION TO ACCOMMODATE RESIDENTIAL
AND RETAIL PROGRAM AND IMPROVE EFFICIENCY.



APPROVED PUD: MAY 18 2015
TYPICAL FLOOR PLAN



CURRENT DESIGN: MAR 14 2016
TYPICAL FLOOR PLAN

GROSS AREA TABULATIONS:

	PUD	CURRENT
TYPICAL FLOOR	36,950 GSF	37,501 GSF
FAR TABULATION:		
BUILDING TOTAL	384,351 SF	384,351 SF

NOTES:

1. PAGE INCLUDED FOR ILLUSTRATIVE PURPOSES; NO MODIFICATION APPROVAL REQUESTED FOR THE TYPICAL FLOOR PLAN DESIGN. THIS PAGE IS INTENDED TO DEPICT UPDATED UNIT DEMISING AND FLOOR LAYOUT AS DESIGN DRIVER FOR EXTERIOR FACADE AND COURT CHANGES, PER PAGES 2,3,4, AND 5.
2. REFINED FLOOR PLAN TO ACCOMMODATE RESIDENTIAL PROGRAM AND IMPROVE EFFICIENCY.