



MONROE STREET ELEVATION FROM APPROVED PUD
 PUD - November 30, 2009 by Torti Gallas and Partners

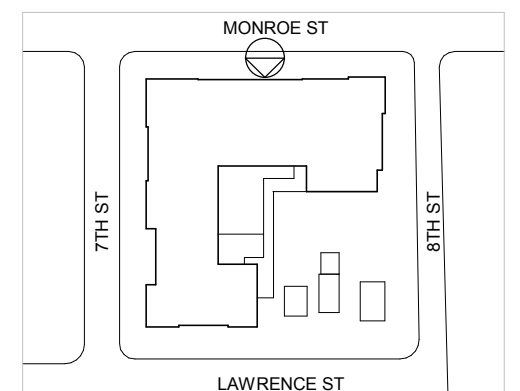


REFINED WINDOW, DORMER AND BALCONY CONFIGURATIONS TO COORDINATE WITH INTERNAL DWELLING UNIT CONFIGURATIONS

- FACADE VENTING INDICATED
- DECREASED FOOTPRINT OF MAIN ELEVATOR PENTHOUSE AT ROOF AND HEIGHT PARTIALLY REDUCED
- MORE ACCURATE REPRESENTATION OF PROPOSED MASONRY COLORS
- WINDOW WIDTH INCREASES. TYP.
- OMIT SMALL VERTICAL WINDOWS AT PIERS AND REPLACE WITH DECORATIVE BRICK PANELS

PROPOSED

Note: The Applicant seeks the flexibility to make minor refinements to storefront, window, balcony, bay, dormer and other architectural elements to coordinate with final design of retail space, service space and residential amenity and dwelling unit space, that do not significantly alter the exterior design.



North Elevation

CUA South Campus - Block E
 Monroe Street Block E Residential, LLC



7TH STREET NE ELEVATION FROM APPROVED PUD
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- DECREASED FOOTPRINT OF MAIN ELEVATOR PENTHOUSE AT ROOF AND HEIGHT PARTIALLY REDUCED
- CHIMNEY REMOVED, DCMR 12A 3202.7.3, CHIMNEYS MAY NOT PROJECT OVER PROPERTY LINE
- FACADE VENTING INDICATED
- WINDOWS ADDED
- WINDOW WIDTH INCREASES. TYP.

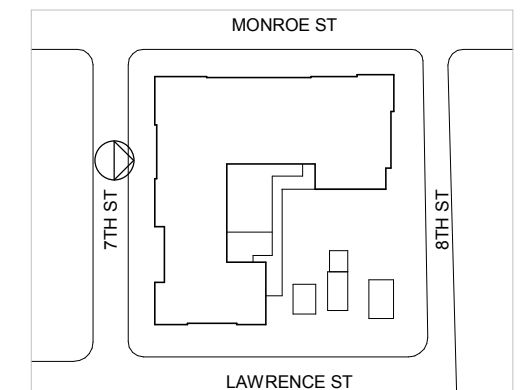
CORRECTLY INDICATED PENTHOUSES AND ROOF STRUCTURES BEYOND

OMIT SMALL VERTICAL WINDOWS AT PIERS AND REPLACE WITH DECORATIVE BRICK PANELS

METAL FENCING ADDED

PROPOSED

Note: The Applicant seeks the flexibility to make minor refinements to storefront, window, balcony, bay, dormer and other architectural elements to coordinate with final design of retail space, service space and residential amenity and dwelling unit space, that do not significantly alter the exterior design.



West Elevation

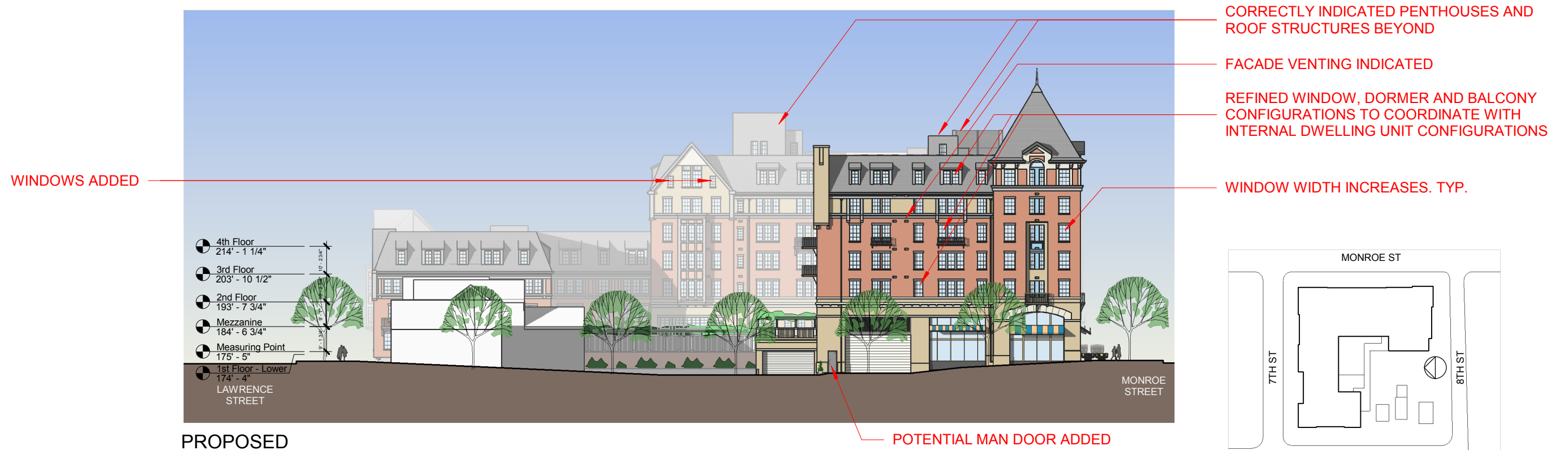
CUA South Campus - Block E

Monroe Street Block E Residential, LLC

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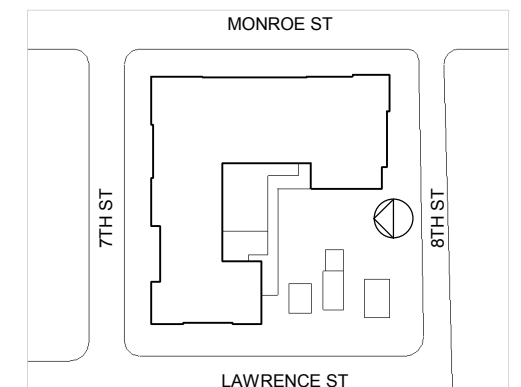


EAST ELEVATION FROM APPROVED PUD
PUD - November 30, 2009 by Torti Gallas and Partners



PROPOSED

Note: The Applicant seeks the flexibility to make minor refinements to storefront, window, balcony, bay, dormer and other architectural elements to coordinate with final design of retail space, service space and residential amenity and dwelling unit space, that do not significantly alter the exterior design.



East Elevation

CUA South Campus - Block E

Monroe Street Block E Residential, LLC



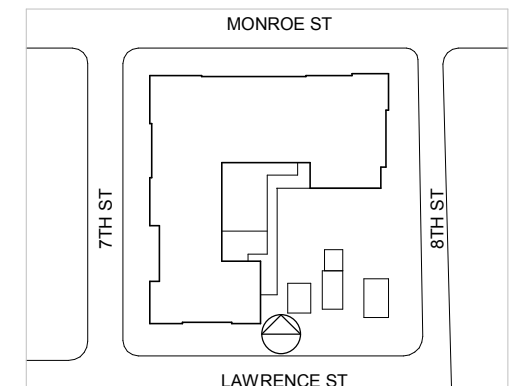
LAWRENCE STREET NE ELEVATION FROM APPROVED PUD
PUD - November 30, 2009 by Torti Gallas and Partners



PROPOSED

Note: The Applicant seeks the flexibility to make minor refinements to storefront, window, balcony, bay, dormer and other architectural elements to coordinate with final design of retail space, service space and residential amenity and dwelling unit space, that do not significantly alter the exterior design.

- ACCESS DOOR ADDED AT REAR OF TOWER ROOF
- REFINED WINDOW, DORMER AND BALCONY CONFIGURATIONS TO COORDINATE WITH INTERNAL DWELLING UNIT CONFIGURATIONS
- FACADE VENTING INDICATED



South Elevation

CUA South Campus - Block E

Monroe Street Block E Residential, LLC

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



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REFINE WINDOW, DORMER AND BALCONY CONFIGURATIONS TO COORDINATE WITH INTERNAL DWELLING UNIT CONFIGURATIONS

WIDER WINDOWS -TYP.

OMIT SMALL VERTICAL WINDOWS AT PIERS AND REPLACE WITH DECORATIVE BRICK PANELS



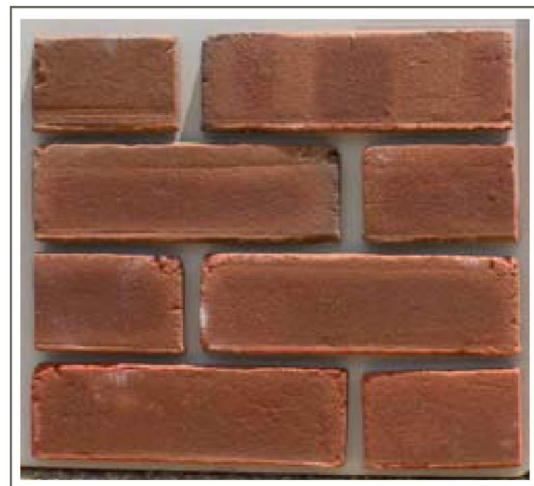
Proposed

Bay Studies

CUA South Campus - Block E

Monroe Street Block E Residential, LLC





Brick Samples

Note: For illustrative purposes only. The final selection of the exterior materials will be of a similar quality and in a similar color range as those depicted.



Brick Samples

Note: For illustrative purposes only. The final selection of the exterior materials will be of a similar quality and in a similar color range as those depicted.

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



Bay Studies

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CUA South Campus - Block E

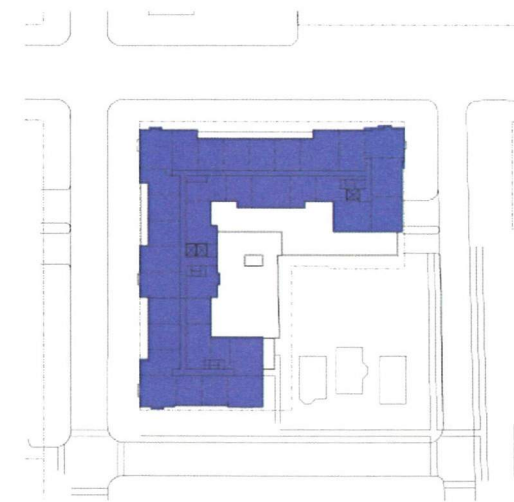
Monroe Street Block E Residential, LLC



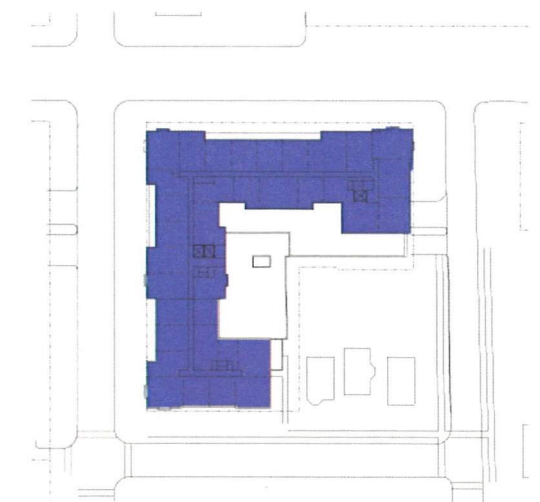
GFA GROUND FLOOR 1"=180'-0"
36,760 SF + 240 SF CANOPIES = 37,000 SF



GFA MEZZANINE LEVEL 1"=180'-0"
10,560 SF

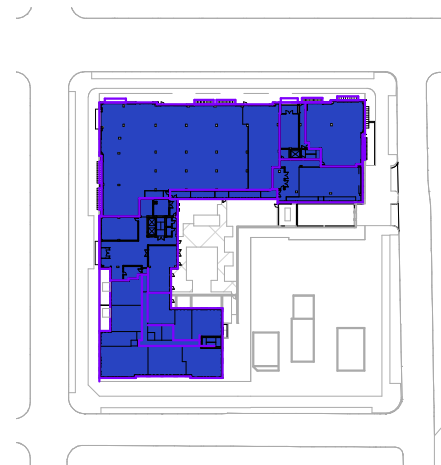


GFA 2ND FLOOR 1"=180'-0"
33,430 SF

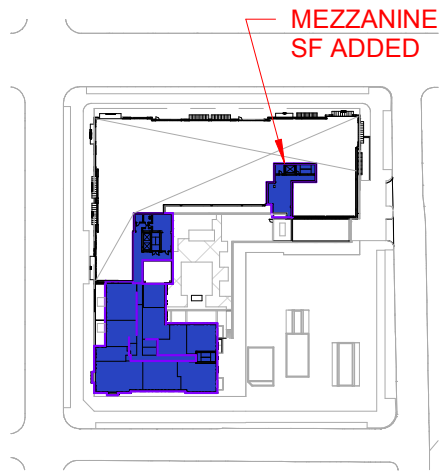


GFA 3RD FLOOR 1"=180'-0"
33,030 SF

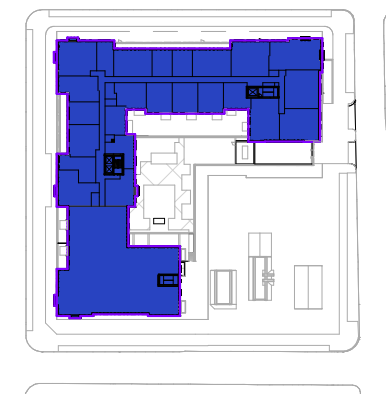
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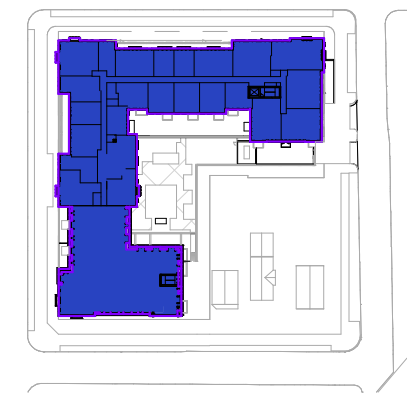
GFA GROUND FLOOR 1"=180'-0"
36,500 SF + 542 SF CANOPIES = 37,042 SF



GFA MEZZANINE LEVEL 1"=180'-0"
12,694SF



GFA 2ND FLOOR 1"=180'-0"
32,921 SF



GFA 3RD FLOOR 1"=180'-0"
32,389 SF

PROPOSED

FAR Block E

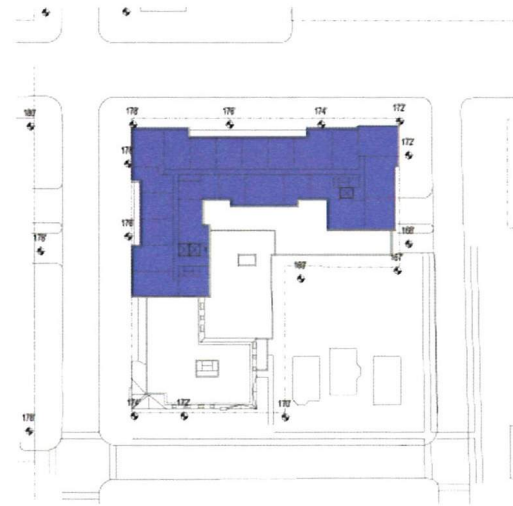
CUA South Campus - Block E

Monroe Street Block E Residential, LLC

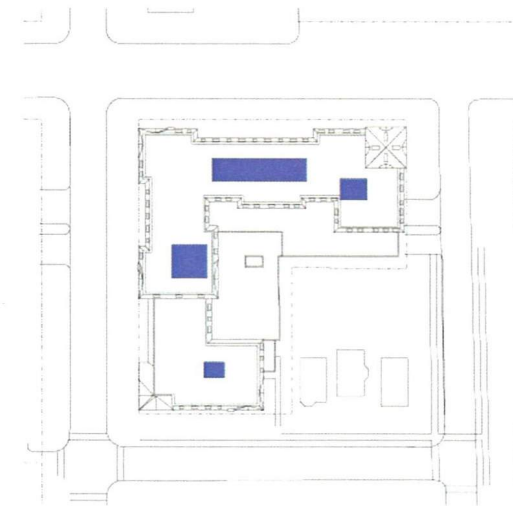
mauricewalters | architect



GFA 4TH AND 5TH FLOORS 1"=180'-0"
23,920 SF (4TH FLR); 23,890 SF (5TH FLR)



GFA 6TH FLOOR 1"=180'-0"
23,030 SF

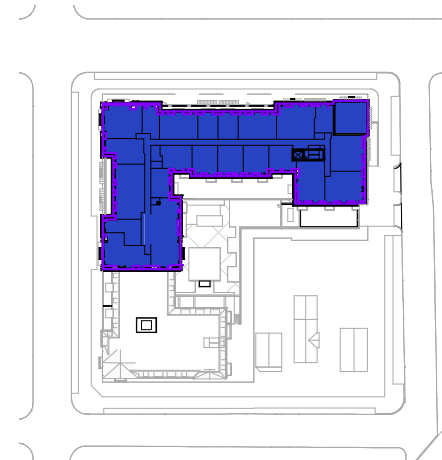


ROOF 1"=180'-0"
3,640 SF - PENTHOUSE AREA DOES NOT COUNT IN GFA

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GFA 4TH AND 5TH FLOORS 1"=180'-0"
23,590 SF (4TH FLR); 23,533 SF (5TH FLR)



GFA 6TH FLOOR 1"=180'-0"
22,006 SF



ROOF 1"=180'-0"
2,608 SF - PENTHOUSE AREA DOES NOT COUNT IN GFA
STAIR SF REMOVED

PROPOSED

FAR Block E

CUA South Campus - Block E

Monroe Street Block E Residential, LLC

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Allowable	Provided
FAR	3.5 Total 0.44 Commercial
	Gross Floor Area by Level
	6th 23,030
	5th 23,890
	4th 23,920
	3rd 33,030
	2nd 33,430
	Mezzanine 10,560
	1st (Residential) 13,900
	1st (Retail)* 23,100
	Total Building Area 184,860 gsf
	Gross Floor Area by Use
	Residential 161,760
	Retail 23,100
	Total 184,860 gsf
Roof Structures	3,640 sf
Penthouse	RELIEF FOR ONE CONTINUOUS STRUCTURE RELIEF FOR 1:1 SETBACK
Lot Occupancy	76.8% 40,500 sf
Building Height	70'-0" to top of roof measured from t.o.c. at center of Monroe St. frontage 6 stories
Dwelling Units	156 units Note: Number of units may vary
Rear Yard	45'-0" Measured from C.L. of Lawrence Street NE R.O.W.
Side Yard	Provided as req'd
Courtyards	Open Provided as req'd Closed Provided as req'd

PUD - November 30, 2009

Provided	
3.4 Total 0.38 Commercial	
Gross Floor Area by Level	
6th 22,006	
5th 23,533	
4th 23,590	
3rd 32,389	
2nd 32,921	
Mezzanine 12,694	
1st (Residential) 16,827	
1st (Retail) 20,215	
Total Building Area 184,175 gsf	
Gross Floor Area by Use	
Residential 163,960	
Retail 20,215	
Total 184,175 gsf	
Roof Structures	2,608 sf
Lot Occupancy	62% (At 2nd floor) 32,921
Building Height	70'-0" to top of roof measured from t.o.c. at center of Seventh St. frontage 6 stories
Dwelling Units	157 units +/- Note: Number of units may vary
Rear Yard	45'-0" Measured from C.L. of Lawrence Street NE R.O.W.
Side Yard	Provided as req'd
Courtyards	Open Provided as req'd Closed Provided as req'd

PROPOSED

Allowable	Provided
Parking Requirement	
Residential	171 Res. Spaces Provided at 1.1 space per dwelling unit
Retail	Retail spaces parked in Block A1 RELIEF REQUESTED FOR PARKING RETAIL OFF BLOCK
Bicycles	Retail Bike Parking in Block A1 40 Spaces provided - Res
Loading	
Residential	1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20'
Retail	1 berth @ 12' x 30' 1 platform @ 100 sf RELIEF REQUESTED

*Retail area includes 484 sf for canopies (covered exterior space not in public right of way)

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Provided
60 Dedicated Res. Spaces Provided at 0.38 spaces per dwelling unit
39 Shared retail & residential spaces provided Retail parking demand met in Block A1
Retail Bike Parking in Block A1 40 Spaces provided - Res
1 loading berth @ 12' x 55' ** 1 platform @ 200 sf 1 service/delivery @ 10' x 20'
1 berth @ 12' x 30' 1 platform @ 100 sf

PROPOSED

** The Applicant notes that the 2016 Zoning Regulations require a minimum loading berth depth of only 30'. The Applicant requests the flexibility to provide a loading berth of only 30' if it determines that the building program does not require a 55' deep loading berth.

Tabulations

CUA South Campus - Block E

Monroe Street Block E Residential, LLC

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