



MEASURED FROM APPROXIMATE 1ST STREET NW GRADE AT CURB OPPOSITE THE MIDDLE OF THE BUILDING - +169'

NORTH SERVICE COURT

NOTES:

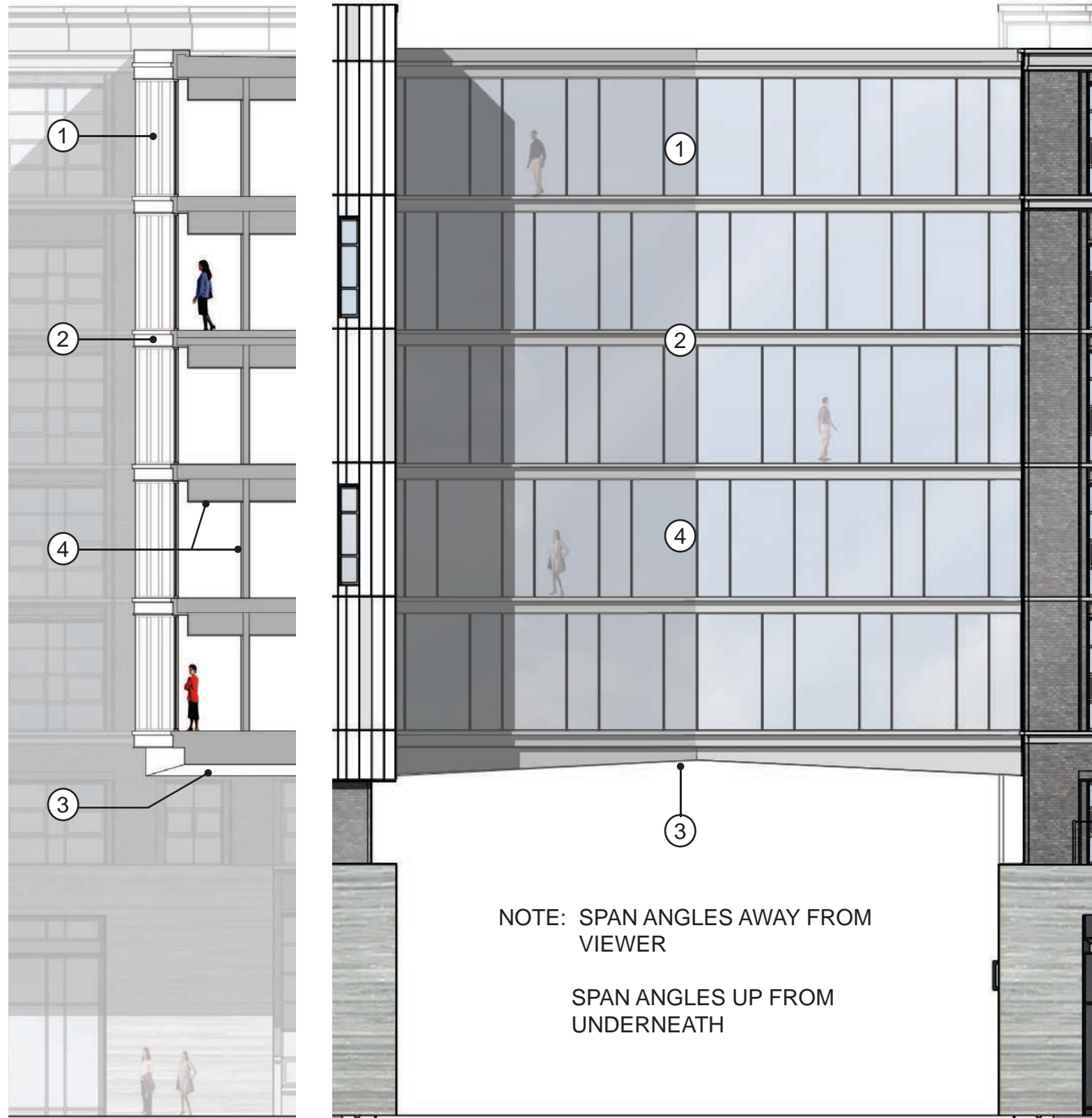
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2. (§770.6) Housing for mechanical equipment shall be set back from all exterior walls a distance at least equal to its height above the roof upon which it is located.
3. Flexibility is requested to vary the final selection of the exterior materials within the color ranges and general material types proposed, based on availability at the time of construction without reducing the quality of materials.
4. Flexibility is requested to make minor refinements to exterior details and dimensions, including belt courses, sills, bases, cornices, railings and trim, or any other changes to comply with the building codes or that are otherwise necessary to obtain a final building permit

OPTION A: VIEW FROM NORTH SERVICE COURT LOOKING SOUTH AT THREE QUARTER STREET





OPTION A: DETAIL AT NORTH SIDE OF THREE QUARTER STREET SPAN



SECTION

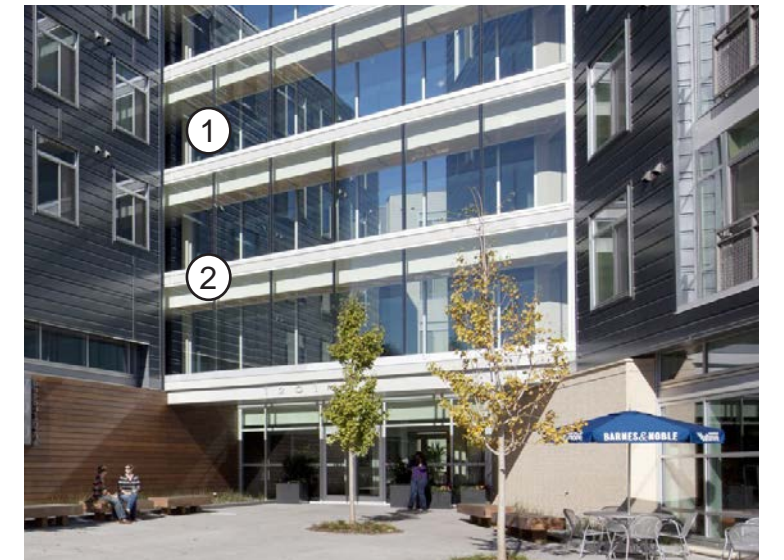
PARTIAL NORTH ELEVATION

NOTE: SPAN ANGLES AWAY FROM VIEWER
SPAN ANGLES UP FROM UNDERNEATH



PARTIAL VIEW FROM NORTH

- ① ALUMINUM GLAZING SYSTEM WITH LOW REFLECTIVE GLASS
- ② LIGHT GREY METAL PANEL
- ③ WOOD SOFFIT
- ④ SPECIAL TREATMENT ON CORRIDOR WALL / CEILING SEE FOLLOWING PAGE



PRECEDENT IMAGERY OF MATERIALS

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EXAMPLES OF INTERIOR WALL / CEILING TREATMENTS

Note: The imagery represents samples of the types of applications that could be used. Nothing will be affixed to the glass and 2 way transparency through the glass will be maintained. Final selection to be determined. Feature may be changed with time.



INTEGRAL GRAPHIC PANEL (SUBTLE IMAGE ON WHITE WALL)



LIGHTING INSTALLATION



GRAPHIC APPLIED AS STICKER (COLORFUL IMAGE OF NATURE)



PAINTED SUPER GRAPHIC SPANNING MORE THAN ONE LEVEL

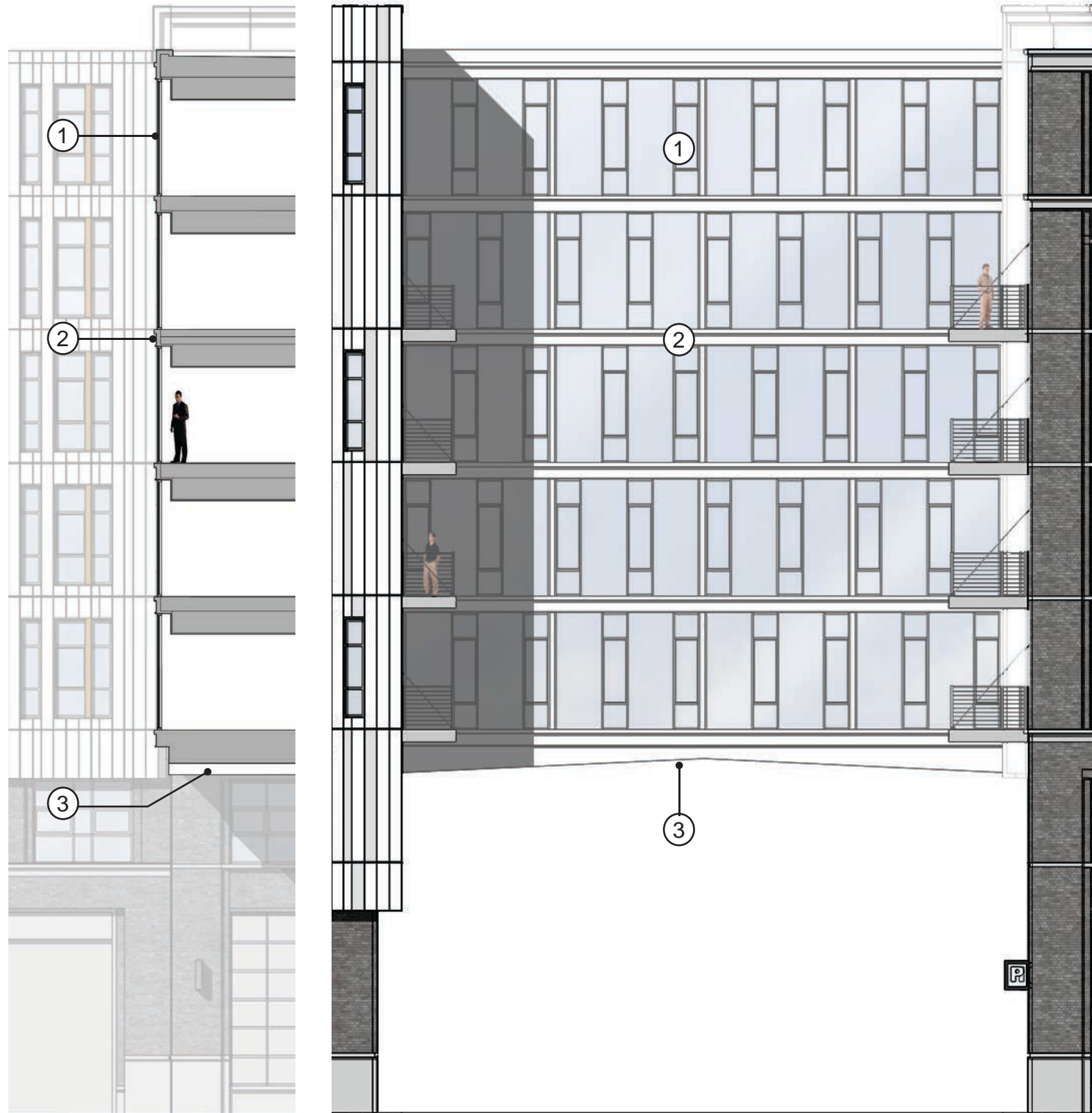


SOLID COLOR (MAY VARY BY LEVEL)



ETCHED GLASS (IMAGE OF INDIVIDUAL OF HISTORIC SIGNIFICANCE)

OPTION A: DETAIL AT SOUTH SIDE OF THREE QUARTER STREET SPAN



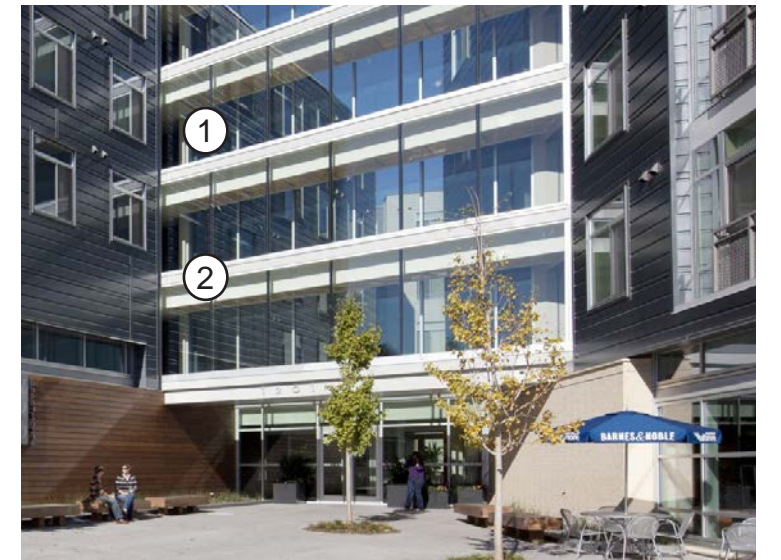
SECTION

PARTIAL NORTH ELEVATION



PARTIAL VIEW FROM SOUTHEAST

- ① ALUMINUM GLAZING SYSTEM
- ② LIGHT GREY METAL PANEL
- ③ WOOD SOFFIT



PRECEDENT IMAGERY OF MATERIALS

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OPTION B

OPTION B: ZONING TABULATIONS



Zoning: CR (per First-Stage PUD, ZC Order No. 13-14)

Site Area

Site Area	66,654 sf
Minus Internal Streets / Easements	(18,476 sf)
Effective Total	48,178 sf

Street Widths

1st Street, NW	90 ft - used for height act compliance purposes
Three Quarter Street, NW	52 ft (private)
Half Street, NW	72 ft (private)
North Service Court, NW	117 ft (private)

CR PUD Guidelines

	Permitted/Required	Provided
Building Height (§2405.1)	110'	82'-6"
Floor Area Ratio (§2405.2)	8.0 Residential 4.0 Non-residential 8.0 Total	3.26 Residential actual 4.51 Residential effective 0.27 Non-residential actual 0.38 Non-residential effective 3.53 Total actual 4.89 Total effective
Gross Floor Area		
Residential	533,232	217,254 sf (does not include 438 sf under Three Quarter St. span)
Non-residential	266,616	18,259 sf
Total	533,232	235,513
Lot Occupancy (§772.1)	100% non-residential 75% residential	Level 1: 61% (40,529/66,654) actual 84% (40,529/48,178) effective Level 2: 47% (31,210/66,654) actual 65% (31,210/48,178) effective Levels 3-7: 48% (31,768/66,654) actual 66% (31,768/48,178) effective
Roof Structure		
Area (§411.7)	0.37 FAR max	0.37 FAR max
Height (§770.6)	18'-6" max	West penthouse: 11'-1" East Penthouse 14'-6"
Setback (§400.7)	1:1 min	1:1 min

Notes

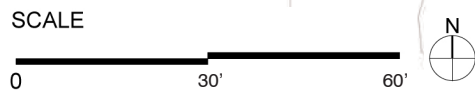
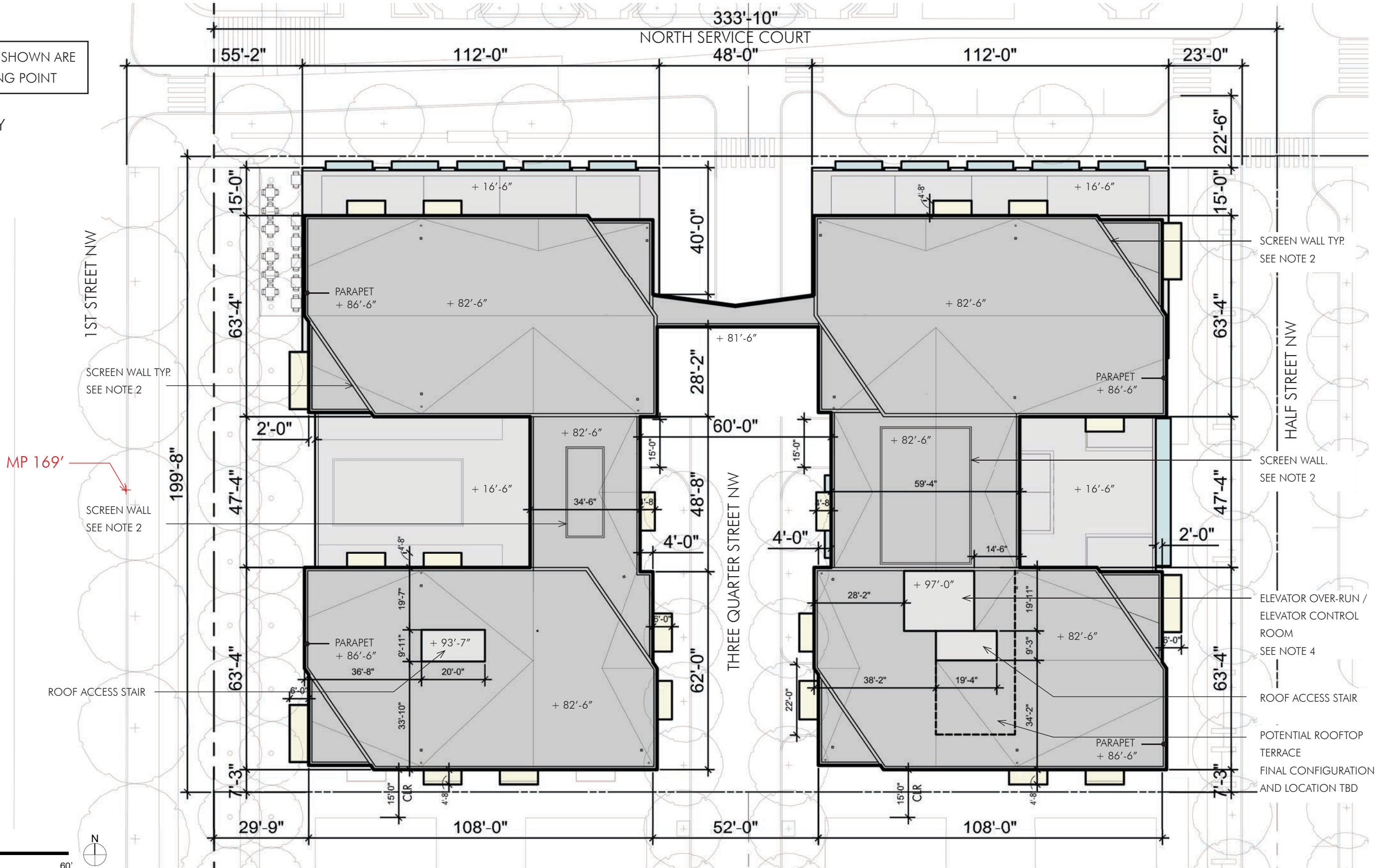
- (§411.4) Permitted to provide multiple penthouses when multiple elevator or stair cores extend to roof.
- (§411.17) All other screens and walls, and rooftop mechanical are less than four feet above parapet.
- (§2201.2) Because residential uses occupy more than 90% of the gross floor area of the building, required loading is calculated as if residential uses occupy the entire building.
- (§770.6) Housing for mechanical equipment shall be set back from all exterior walls a distance at least equal to its height above the roof upon which it is located.

Parking & Loading Tabulations

Parcel 2				
Land Use Type	Parking or Loading Requirement	Gross Floor Area / Unit	Required	Proposed
Retail	In excess of 3,000 sf, 1 for each additional 750 ft.2 of gross floor area	18,259	21	65
Retail Accessible Parking	51 to 75 Spaces: 3 Spaces	-	3	3
Retail Loading	See Note 3	-	None	None (shared with residential)
Retail Bicycle Parking	5% of vehicular spaces provided		4	8
Residential	1 Space per (3) Dwelling Units	233	78	162
Residential Accessible Parking	151 to 200 Spaces: 6 Spaces	-	6	6
Residential Loading	(1) Loading Berth at 55' Deep with (1) Platform at 200 sf, (1) Loading Space at 20' Deep	-	1 55' Berth with 200 sf platform 1 Loading space	(1) 40' berth with 200 sf platform (1) 30' berth with 100 sf platform
Residential Bicycle Parking	1 space for every 3 units		78	78

NOTE: HEIGHTS SHOWN ARE FROM MEASURING POINT

- BALCONY
- CANOPY

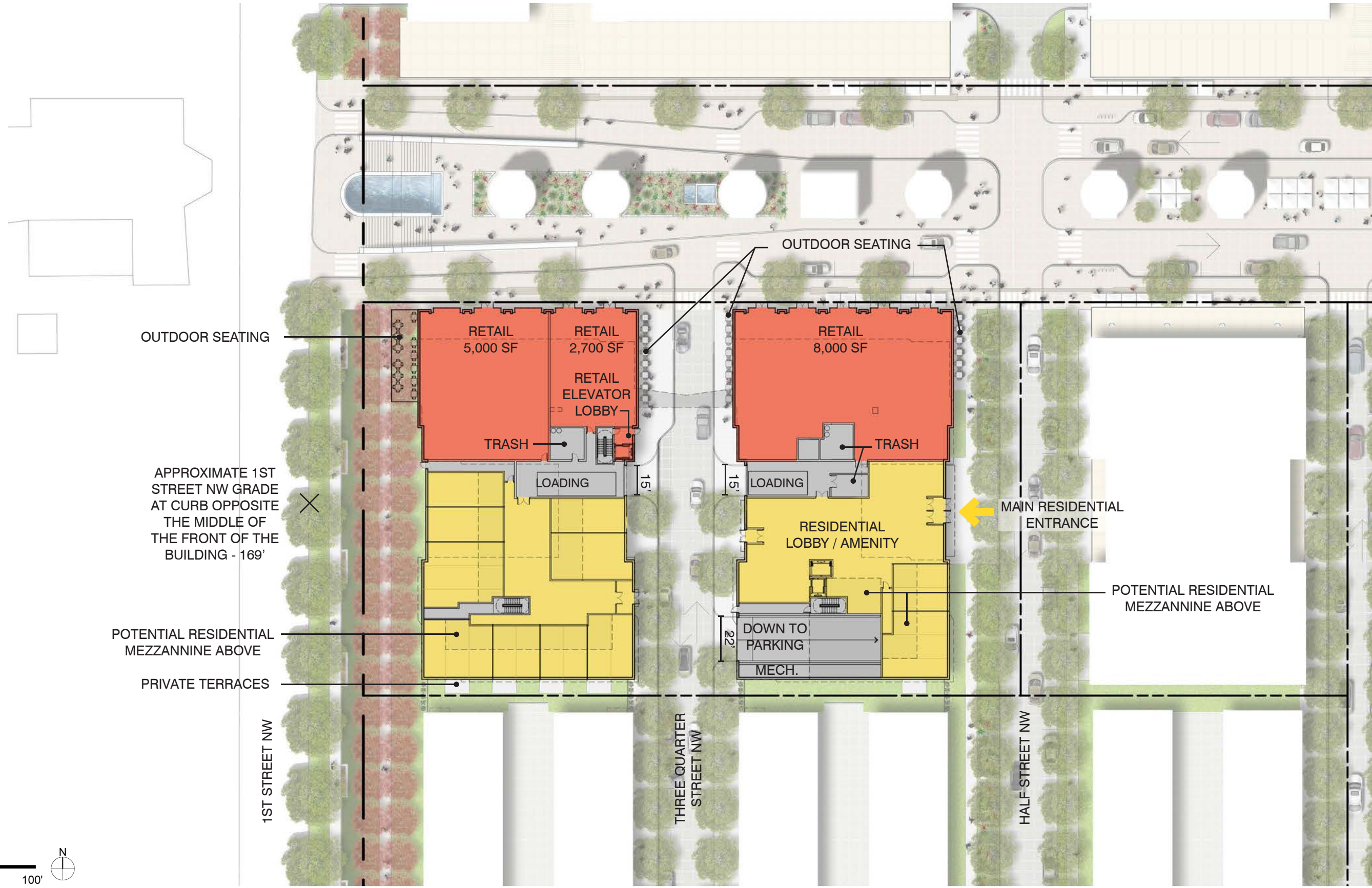


OPTION B: VIEW FROM NORTH SERVICE COURT AND 1ST STREET LOOKING WEST





- RETAIL
- RESIDENTIAL
- PARKING/
LOADING/ MEP



OUTDOOR SEATING

OUTDOOR SEATING

APPROXIMATE 1ST STREET NW GRADE AT CURB OPPOSITE THE MIDDLE OF THE FRONT OF THE BUILDING - 169'

POTENTIAL RESIDENTIAL MEZZANNINE ABOVE

PRIVATE TERRACES

RETAIL 5,000 SF

RETAIL 2,700 SF

RETAIL ELEVATOR LOBBY

TRASH

LOADING

15'

RETAIL 8,000 SF

TRASH

LOADING

15'

RESIDENTIAL LOBBY / AMENITY

DOWN TO PARKING

MECH.

22'

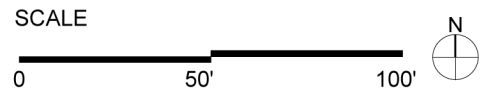
MAIN RESIDENTIAL ENTRANCE

POTENTIAL RESIDENTIAL MEZZANNINE ABOVE

1ST STREET NW

THREE QUARTER STREET NW

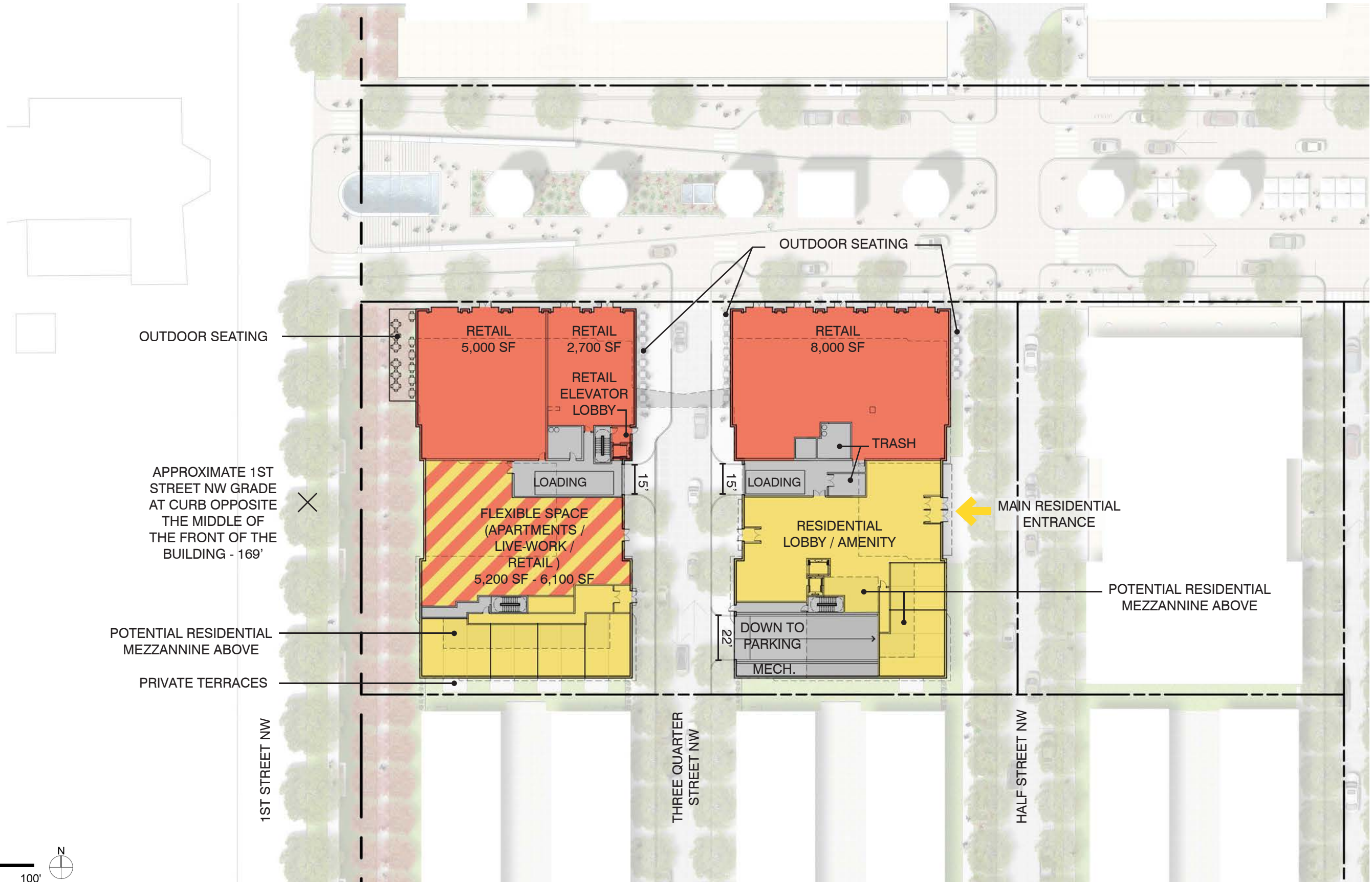
HALF STREET NW



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- Retail layouts, finished floor elevations, and entrance locations will depend on retail leasing.

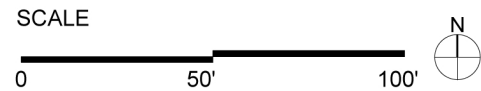
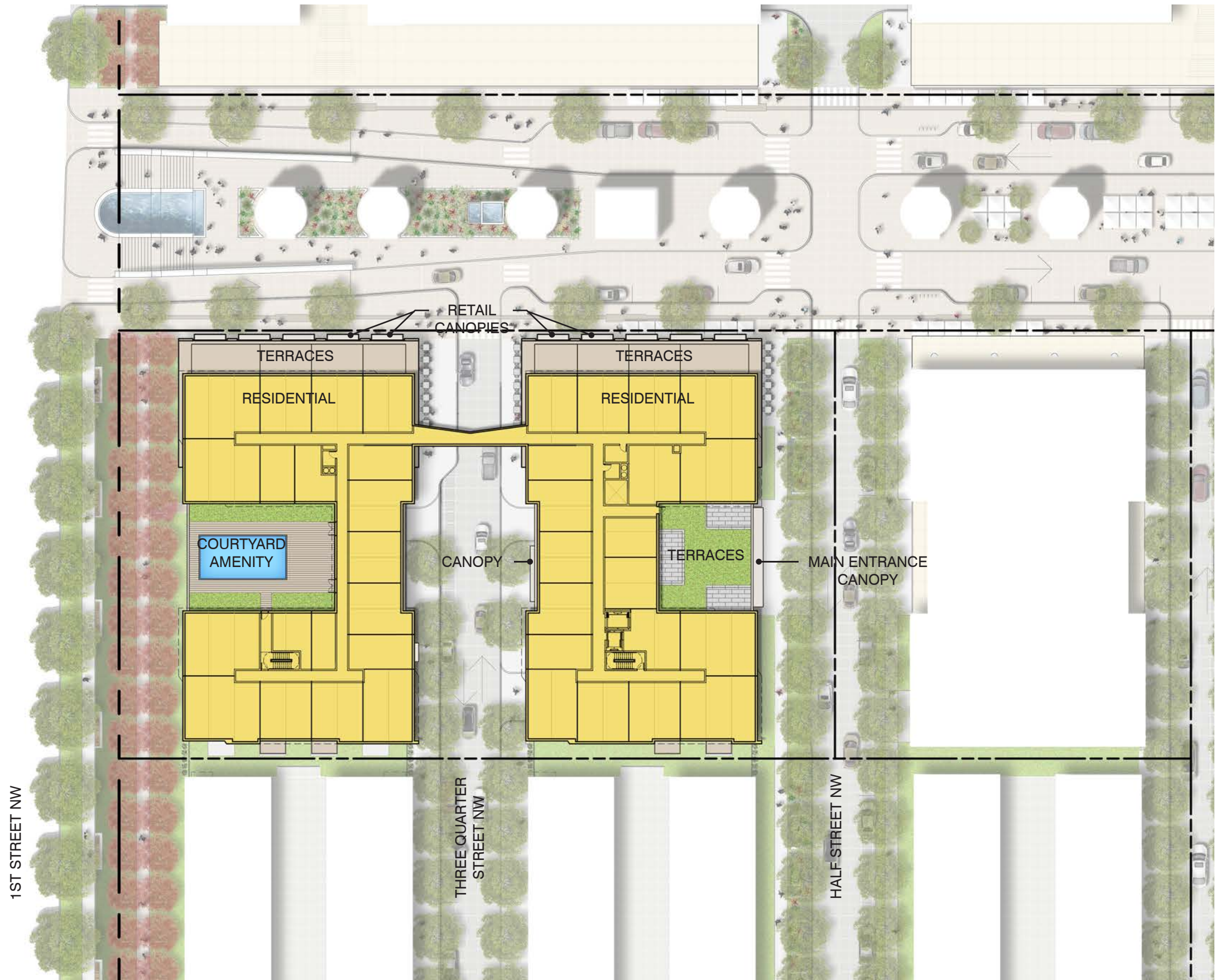
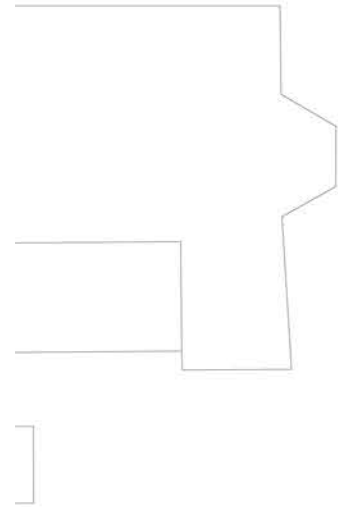
- RETAIL
- FLEXIBLE SPACE
- RESIDENTIAL
- PARKING/
LOADING/ MEP



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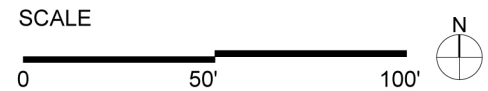
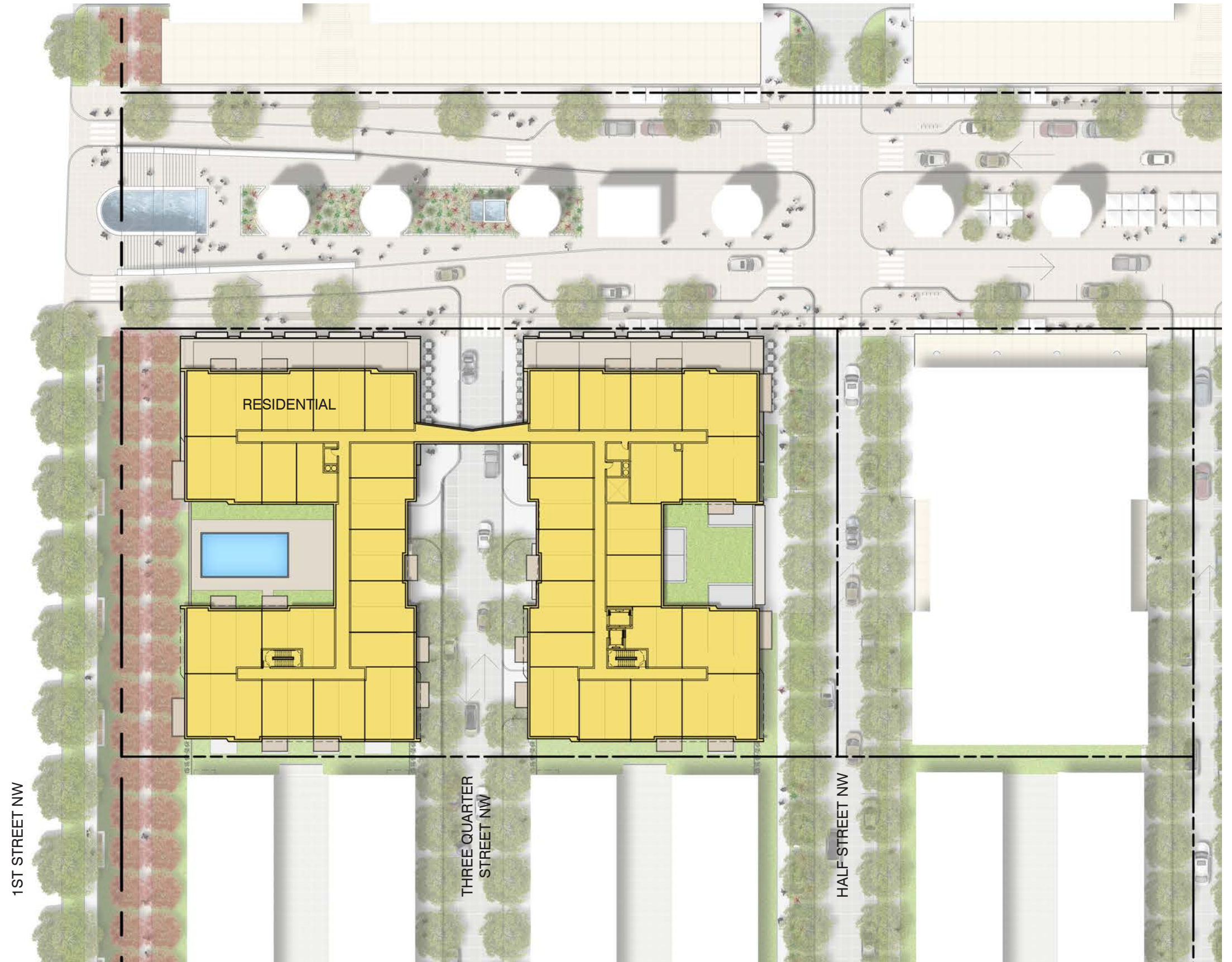
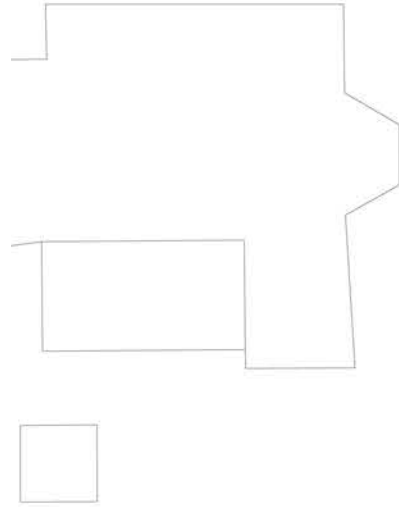
OPTION B: LEVEL 2 PLAN

- RETAIL
- RESIDENTIAL
- PARKING/
LOADING/ MEP



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- RETAIL
- RESIDENTIAL
- PARKING/
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OPTION B: P1 PLAN

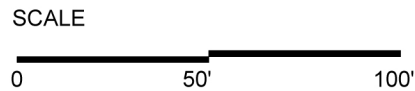


- RETAIL
- RESIDENTIAL
- PARKING/
LOADING/ MEP

Note:
Standard Spaces:
(Unmarked)
9' x 19'

Compact Spaces:
(Marked with C)
8' x 16'

Accessible Spaces
(Marked with Accessible
Symbol)
9'x 19' Not including
accessible aisle.



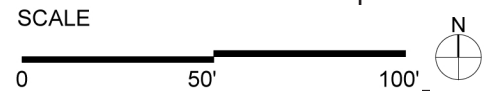
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- RETAIL
- RESIDENTIAL
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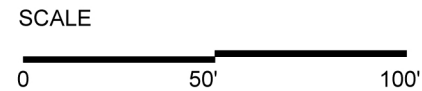
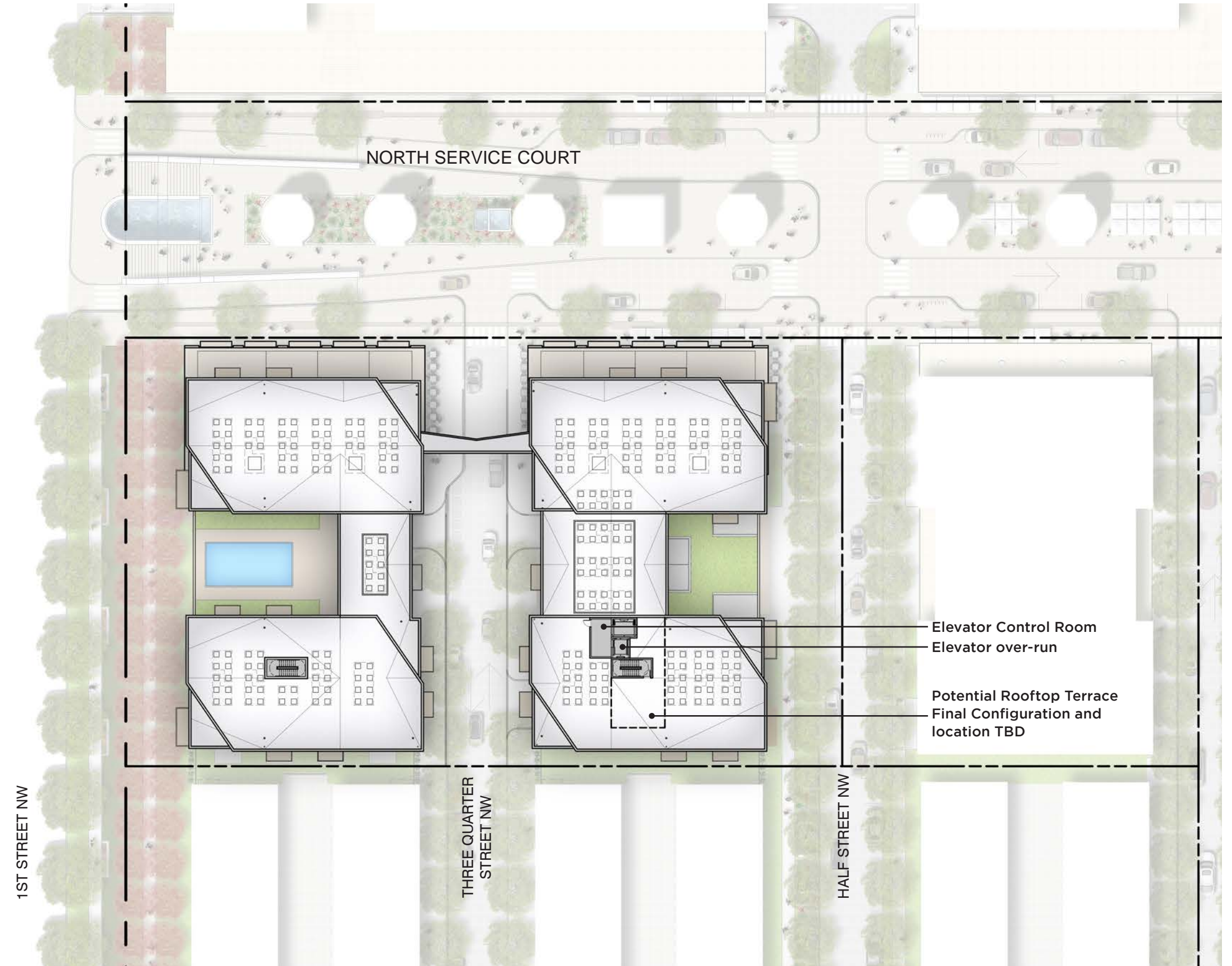
OPTION B: ROOF PLAN



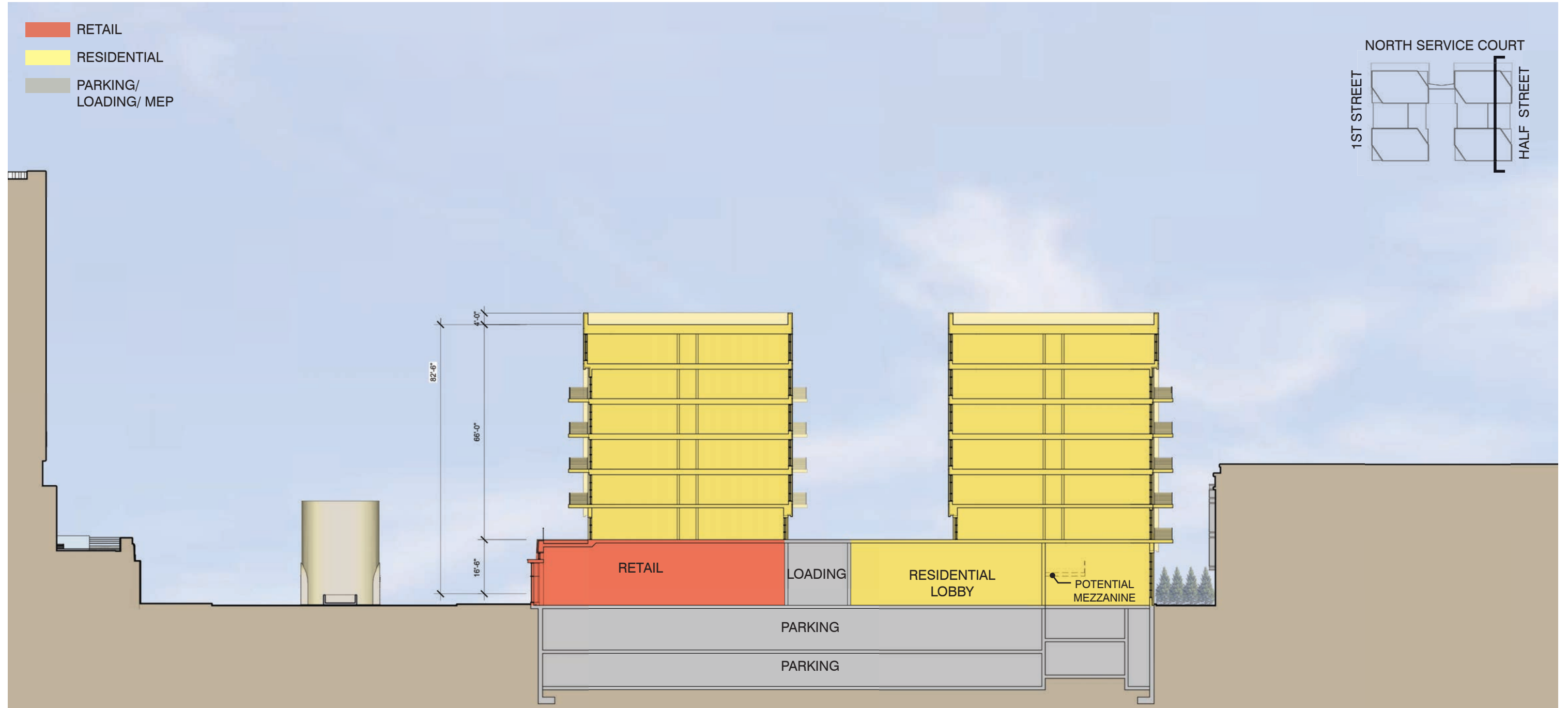
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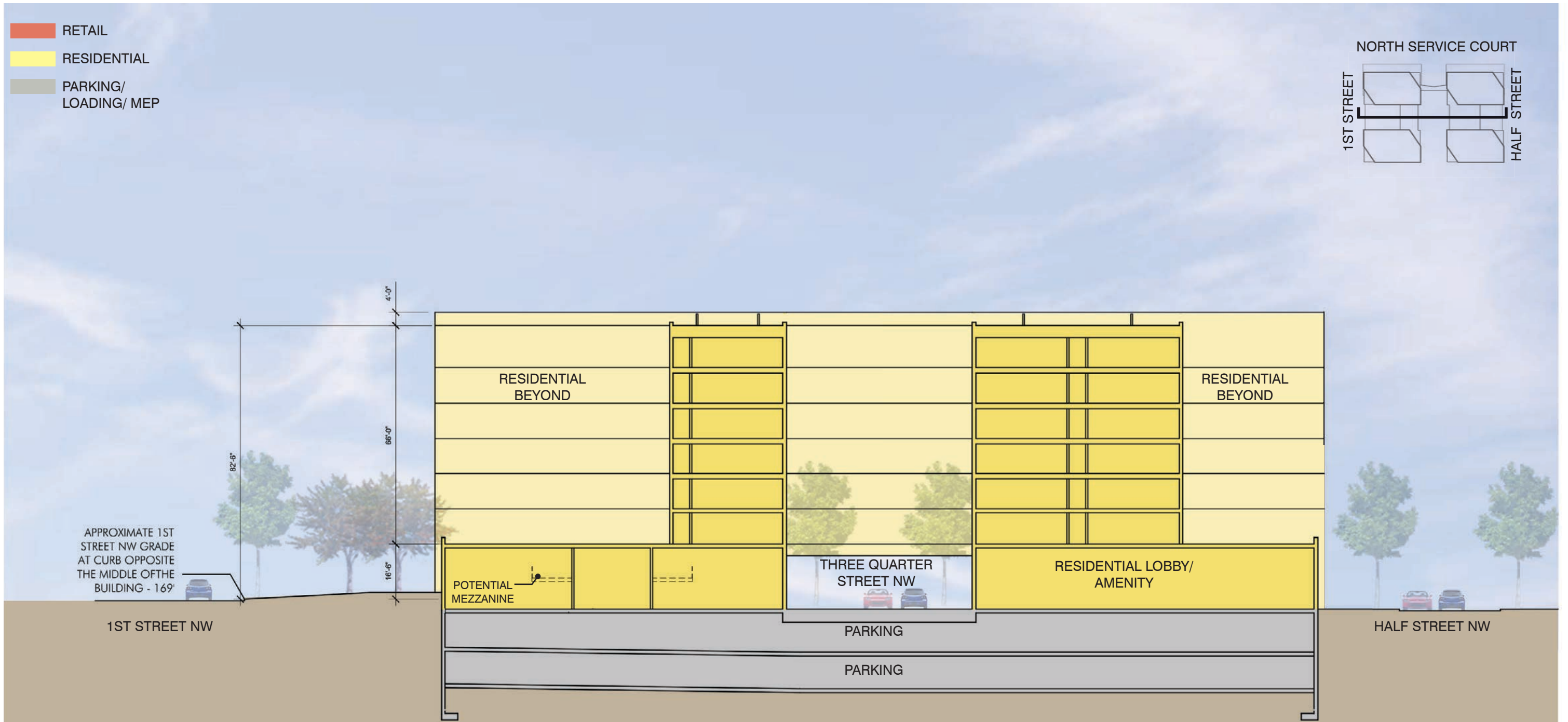
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OPTION B: BUILDING SECTION



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MAIN RESIDENTIAL ENTRANCE

NORTH SERVICE COURT

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