

OPTION B: NORTH ELEVATION AT NORTH SERVICE COURT



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

82'-6"

66'-0"

16'-6"

4'-0"

14'-6"

11'-1"

0' 5' 10' 20'

HALF STREET

THREE QUARTER STREET

1ST STREET

- NOTES:
1. (§411.17) All screens and walls, and rooftop mechanical units are less than four feet above parapet.
 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 or certificate of occupancy.

ZONING COMMISSION
District of Columbia
CASE NO.13-14A
EXHIBIT NO.58A3



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

NORTH SERVICE COURT

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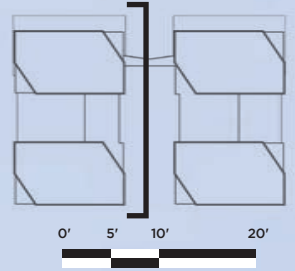
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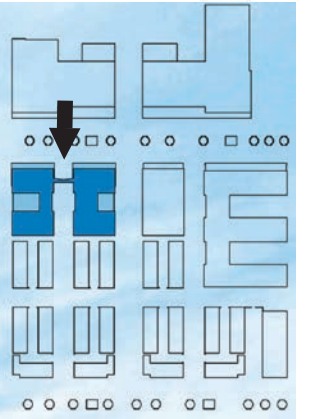


NORTH SERVICE COURT

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

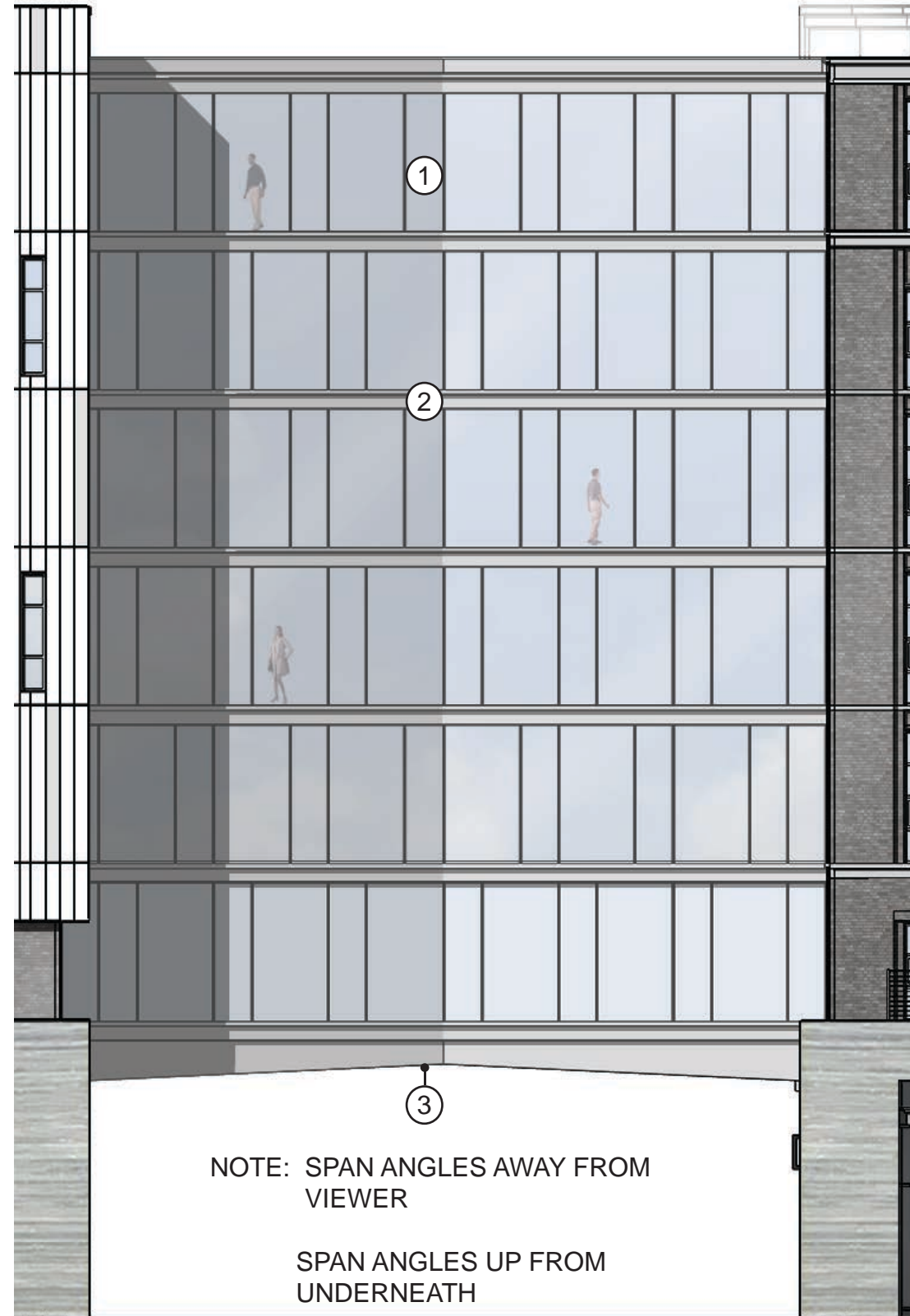




OPTION B: DETAIL AT NORTH SIDE OF THREE QUARTER STREET SPAN



SECTION

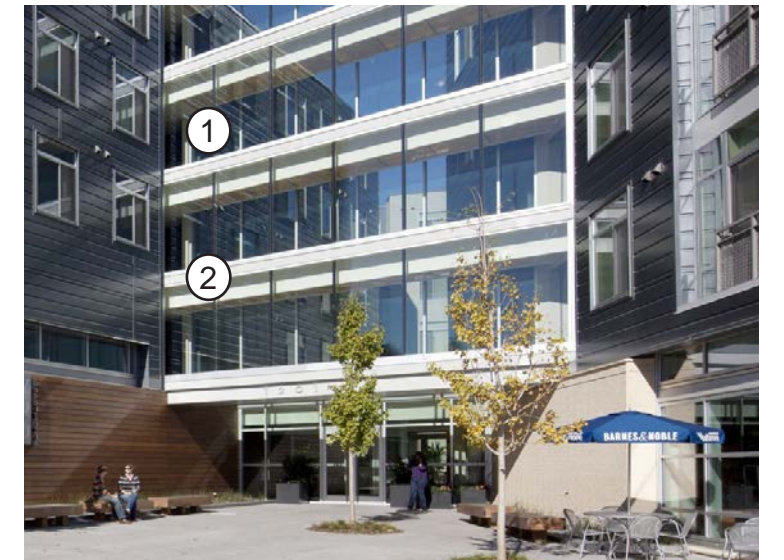


PARTIAL NORTH ELEVATION



PARTIAL VIEW FROM NORTH

- ① ALUMINUM GLAZING SYSTEM WITH LOW REFLECTIVE GLASS
- ② LIGHT GREY METAL PANEL
- ③ WOOD SOFFIT

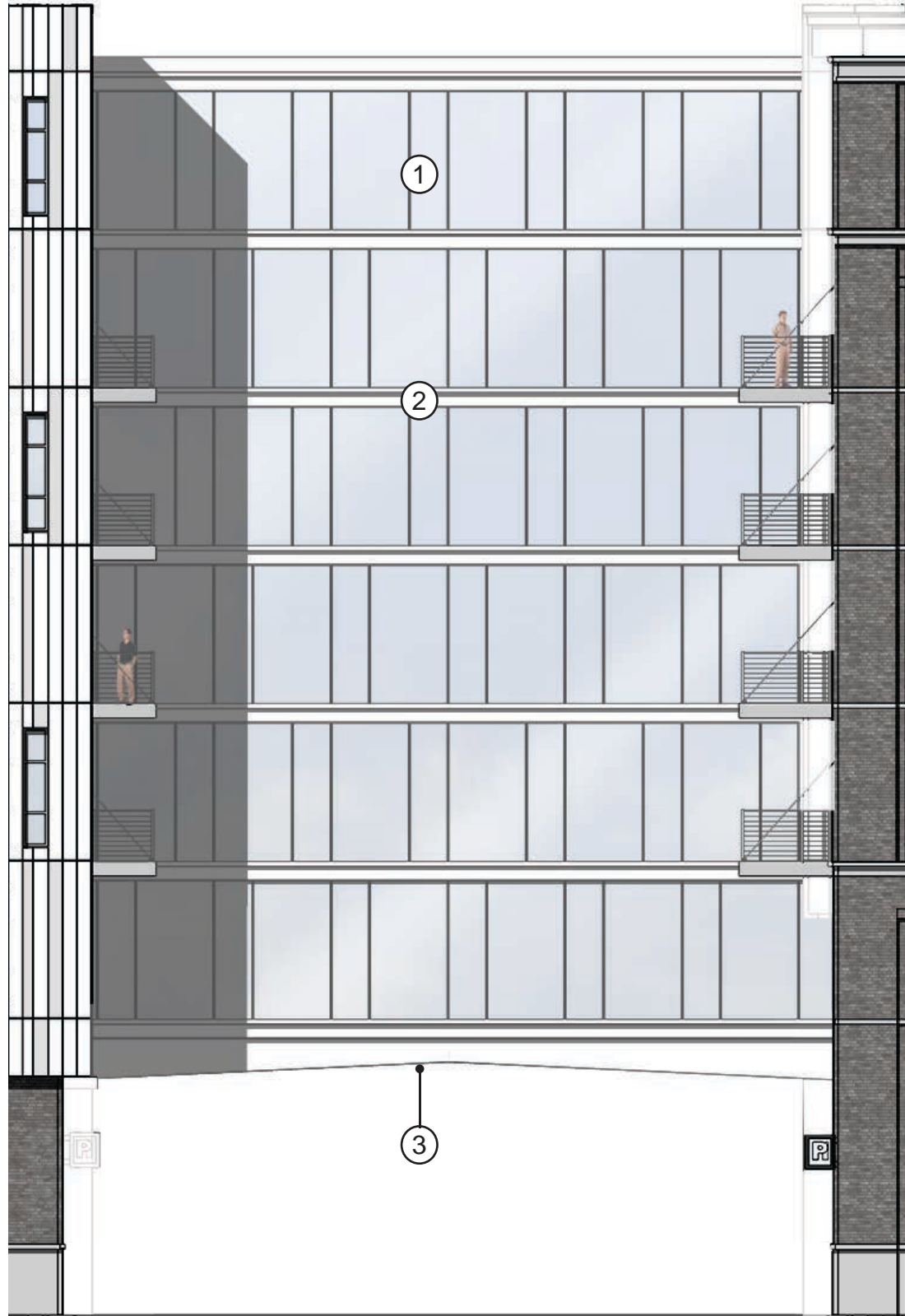


PRECEDENT IMAGERY OF MATERIALS

NOTES: 1. 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.
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SECTION

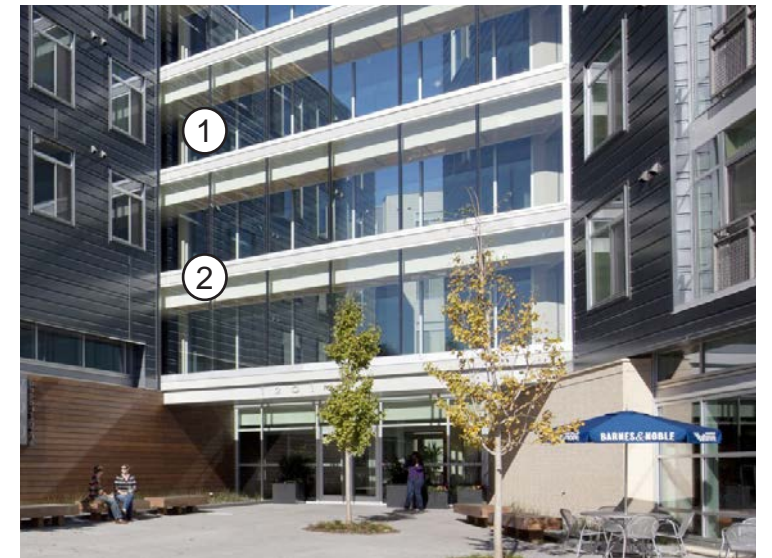


PARTIAL NORTH ELEVATION



PARTIAL VIEW FROM SOUTHEAST

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

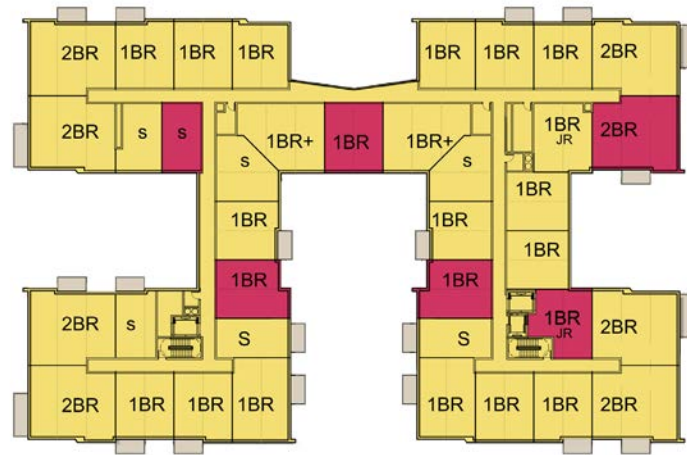


PRECEDENT IMAGERY OF MATERIALS

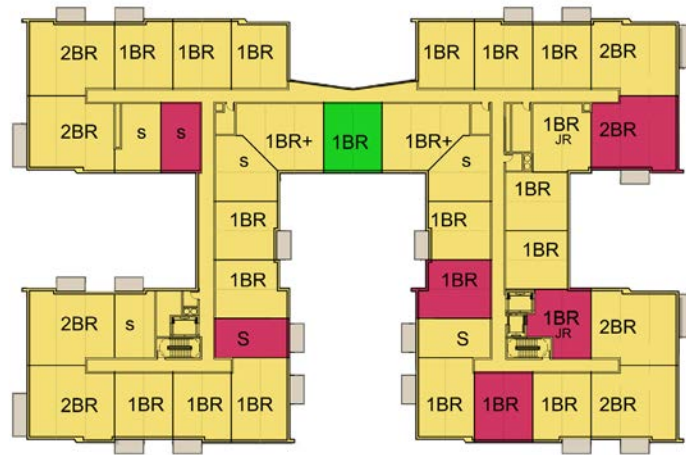
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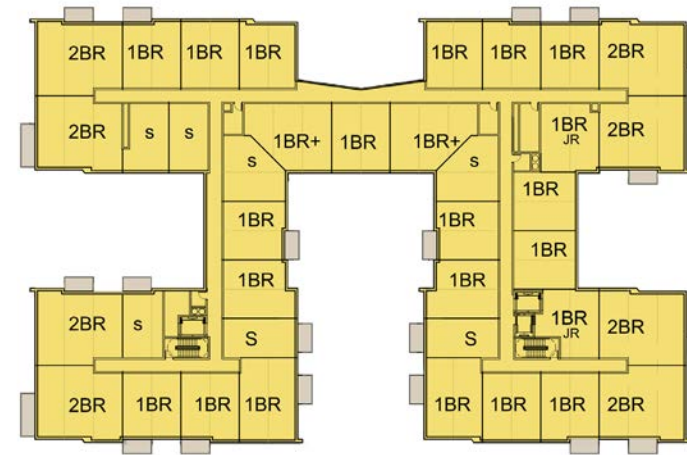
AFFORDABLE HOUSING



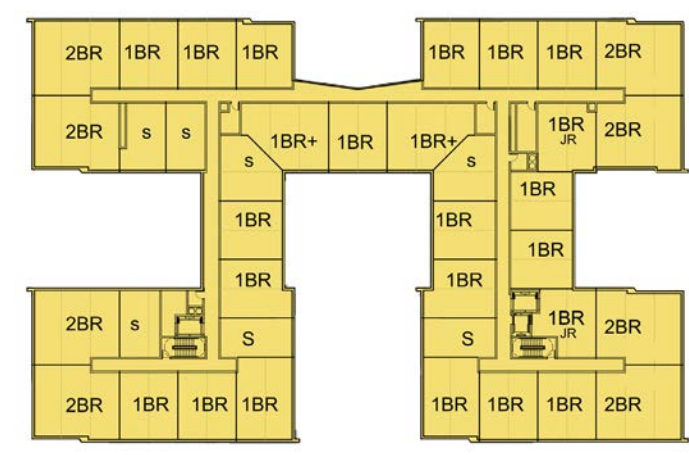
Level 4



Level 5



Level 6



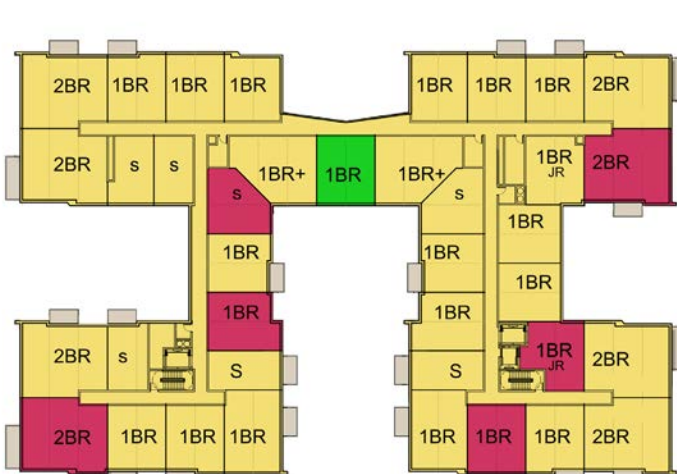
Level 7



Level 1



Level 2



Level 3

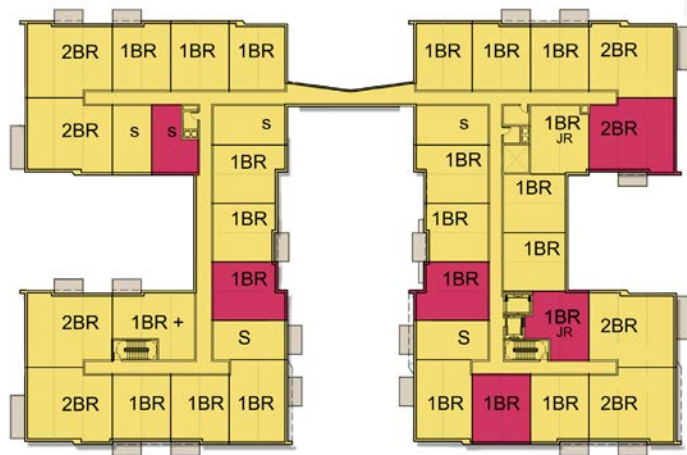
Affordable Unit - 50% AMI
 Affordable Unit - 80% AMI
 Market Rate Unit

NOTES:

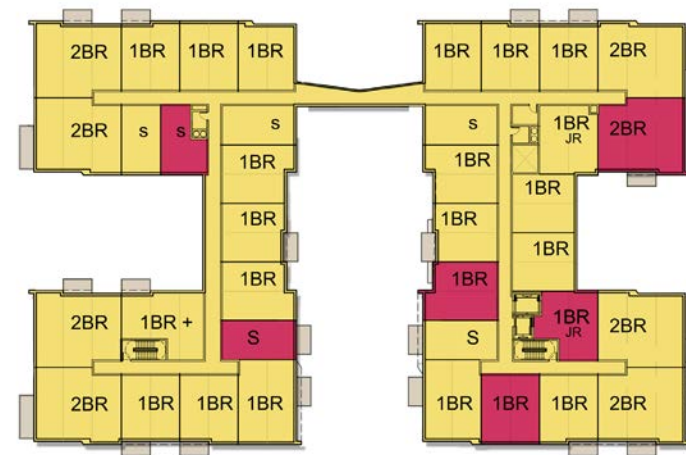
1. Pursuant to Z.C. Order No. 13-14, the Zoning Commission granted the Applicant flexibility to vary the location and configuration of the affordable units on Parcel 2 “so long as the proportion of studio, efficiency, and one-bedroom affordable units to all affordable units does not exceed the proportion of market-rate studio, efficiency, and one-bedroom units to all market-rate units” (see Page 28 of Order No. 13-14, Finding of Fact #96h). This information has been prepared at the request of DCOP to assist in its development of the setback report for Z.C. Case No. 13-14A. Noting the flexibility granted by the Zoning Commission, describe above, this information is subject to change with regard to the location and configuration of the affordable units within the building. However, the distribution of unit types across affordable and market-rate will remain consistent with the proportions describe in the table above.

Parcel 2 - Unit Mix			
Market Rate	#	Avg. SF	% Total
Studio	36	515	17.2%
1 Bedroom (Jr)	12	711	5.7%
1 Bedroom	106	709	50.7%
1 Bedroom + Den	11	861	5.3%
Total Studio, 1BR, 1BR + Den	165	677	78.9%
2 Bedroom	44	1,108	21.1%
Total / Average	209	768	100.0%
Total Net SF:		160,473	
Residential Efficiency		81%	
Gross SF - Market Residential		197,924	
Affordable			
	#	Avg. SF	% Total
Studio (80% AMI)	5	499	18.5%
1 Bedroom (Jr) (80% AMI)	4	677	14.8%
1 Bedroom (80% AMI)	10	676	37.0%
1 Bedroom (50% AMI)	2	663	7.4%
1 Bedroom + Den (80% AMI)	0	0	0.0%
Total Studio, 1BR, 1BR + Den	21	634	77.8%
2 Bedroom (80% AMI)	6	1,091	22.2%
Total / Average	27	736	100.0%
Total Net SF:		19,861	
Residential Efficiency		81%	
Gross SF - Affordable Res.		24,520	
Total Building			
	#	Avg. SF	% Total
Studio	41	513	17.37%
1 Bedroom (Jr)	16	703	6.78%
1 Bedroom	118	706	50.00%
1 Bedroom + Den	11	861	4.66%
Total Studio, 1BR, 1BR + Den	186	672	78.8%
2 Bedroom	50	1,106	21.19%
Total / Average	236	764	100.0%
Total Net SF:		180,334	
Residential Efficiency		81%	
Area under 3/4 St. Span		1,834	
Gross SF - Total Residential Does Not include 1,834 sf under Three Quarter St. Span		222,444	

OPTION B: AFFORDABLE UNIT MIX



Level 4



Level 5



Level 6



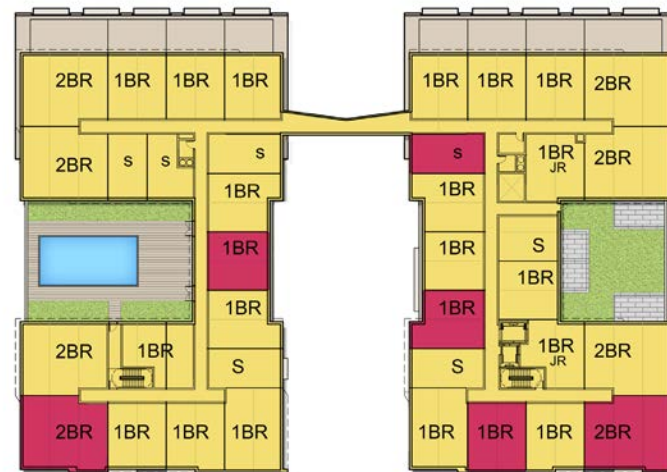
Level 7



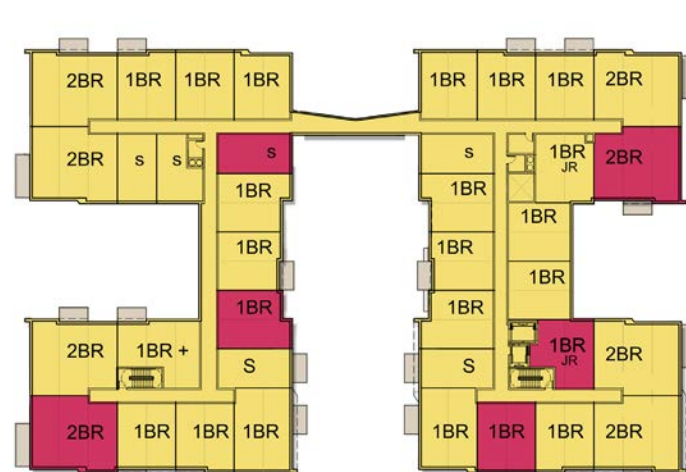
Level 1



Level 2



Level 3

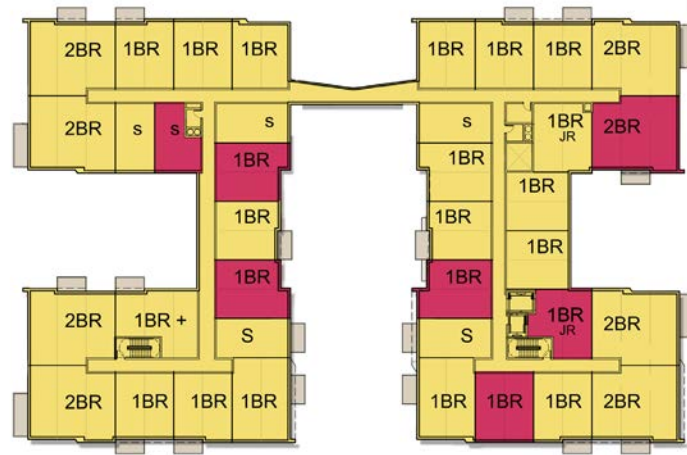


Affordable Unit - 80% AMI Market Rate Unit

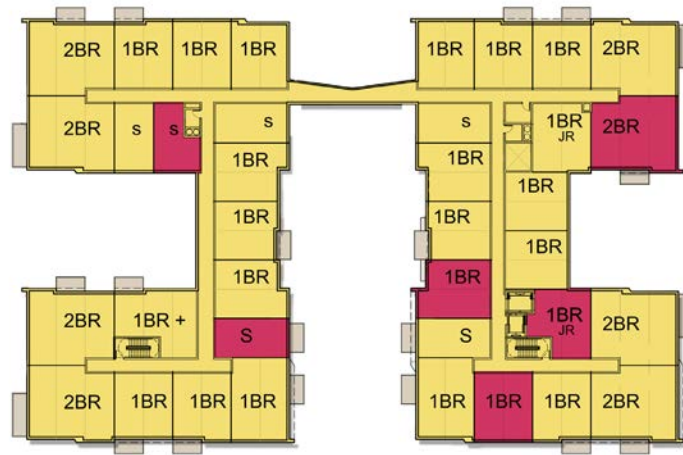
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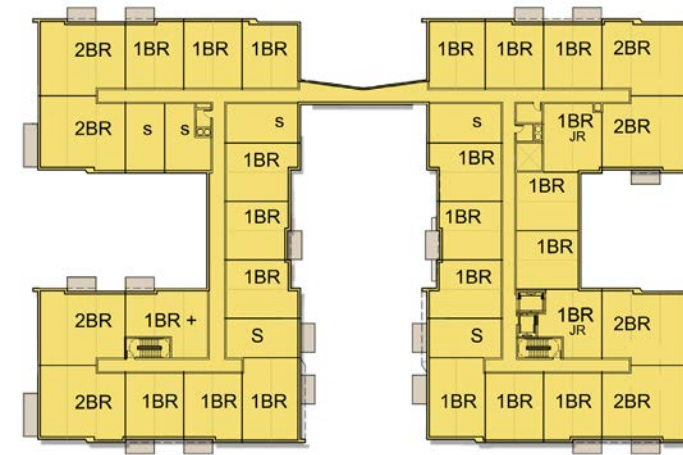
Parcel 2 - Unit Mix			
Market Rate	#	Avg. SF	% Total
Studio	31	488	14.9%
1 Bedroom (Jr)	11	657	5.3%
1 Bedroom	115	707	55.3%
1 Bedroom + Den	6	912	2.9%
Total Studio, 1BR, 1BR + Den	163	669	78.4%
2 Bedroom	44	1,116	21.2%
2 Bedroom + Den	1	1,687	0.5%
Total / Average	208	769	100.0%
Total Net SF:		159,858	
Residential Efficiency		82%	
Gross SF - Market Residential		194,781	
Affordable - 80% AMI			
	#	Avg. SF	% Total
Studio	6	488	24.0%
1 Bedroom (Jr)	4	708	16.0%
1 Bedroom	9	681	36.0%
1 Bedroom + Den	0	0	0.0%
Total Studio, 1BR, 1BR + Den	19	625	76.0%
2 Bedroom	6	1,091	24.0%
2 Bedroom + Den	0	0	0.0%
Total / Average	25	737	100.0%
Total Net SF:		18,428	
Residential Efficiency		82%	
Gross SF - Affordable Res.		22,473	
Total Building			
	#	Avg. SF	% Total
Studio	37	488	15.88%
1 Bedroom (Jr)	15	670	6.44%
1 Bedroom	124	705	53.22%
1 Bedroom + Den	6	912	2.58%
Total Studio, 1BR, 1BR + Den	182	665	78.1%
2 Bedroom	50	1,113	21.46%
2 Bedroom + Den	1	1,687	0.4%
Total / Average	233	765	100.0%
Total Net SF:		178,286	
Residential Efficiency		82%	
Area under 3/4 St. Span		438	
Gross SF - Does not Include Includes 438 sf under Three Quarter St. Span		217,254	



Level 4



Level 5



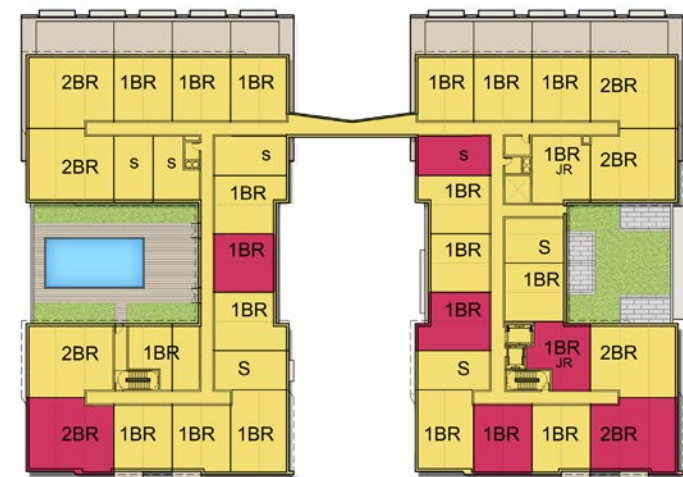
Level 6



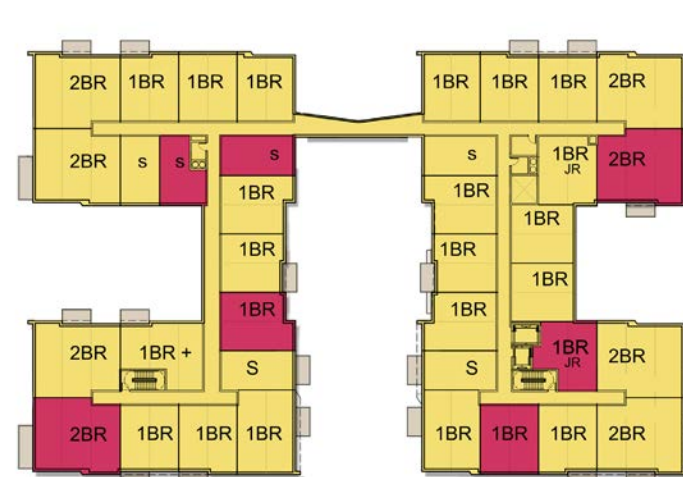
Level 7



Level 1



Level 2



Level 3

Affordable Unit - 80% AMI

Market Rate Unit

NOTES:

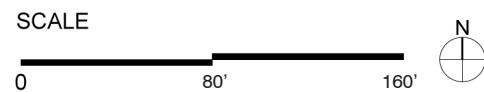
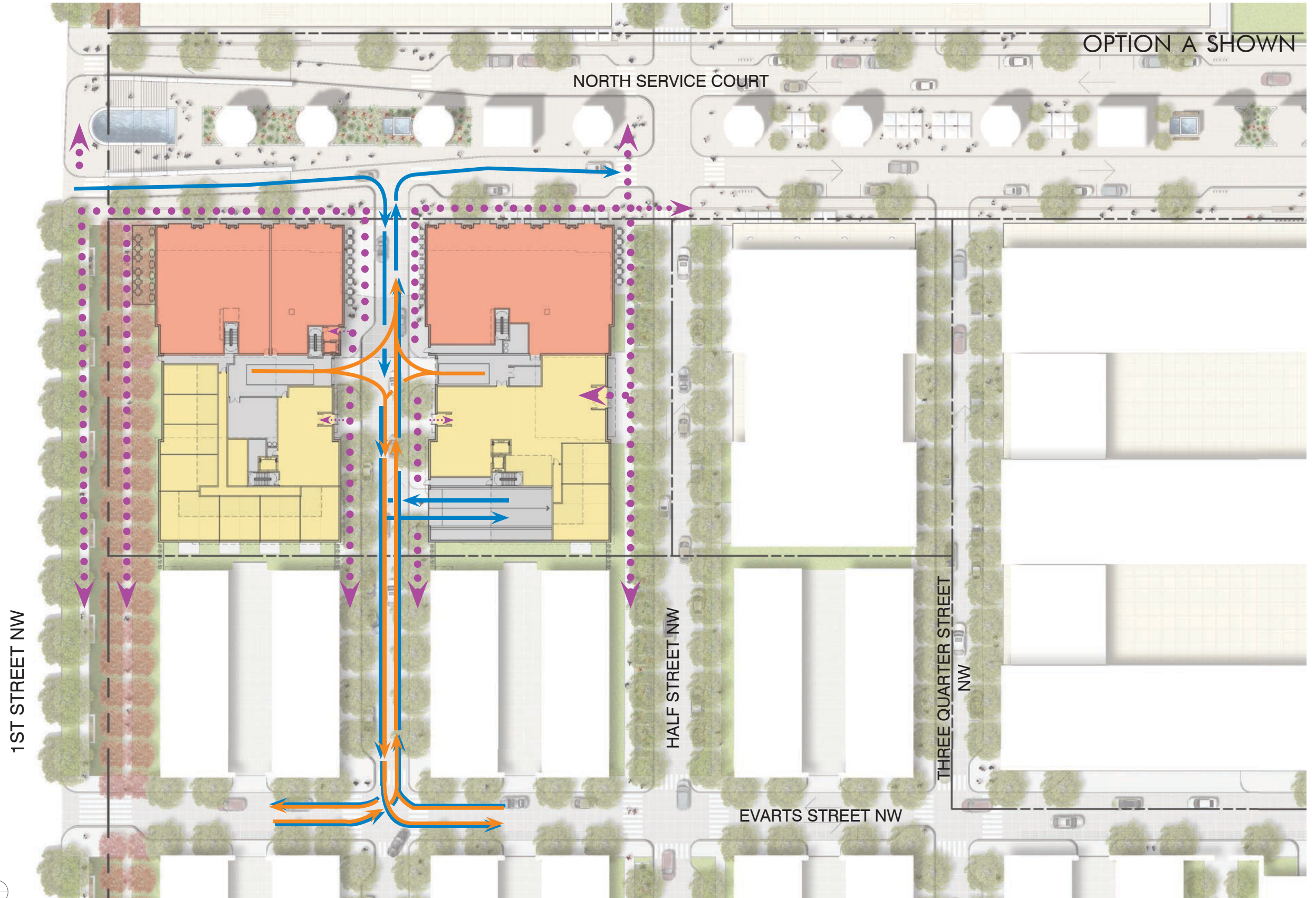
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Parcel 2 - Unit Mix			
Market Rate	#	Avg. SF	% Total
Studio	30	488	14.9%
1 Bedroom (Jr)	8	590	4.0%
1 Bedroom	114	707	56.7%
1 Bedroom + Den	5	815	2.5%
Total Studio, 1BR, 1BR + Den	157	663	78.1%
2 Bedroom	44	1,116	21.9%
2 Bedroom + Den	0	0	0.0%
Total / Average	201	762	100.0%
Total Net SF:		153,103	
Residential Efficiency		82%	
Gross SF - Market Residential		193,767	
Affordable - 80% AMI			
	#	Avg. SF	% Total
Studio	7	485	25.9%
1 Bedroom (Jr)	4	625	14.8%
1 Bedroom	10	682	37.0%
1 Bedroom + Den	0	0	0.0%
Total Studio, 1BR, 1BR + Den	21	605	77.8%
2 Bedroom	6	1,091	22.2%
2 Bedroom + Den	0	0	0.0%
Total / Average	27	713	100.0%
Total Net SF:		19,259	
Residential Efficiency		82%	
Gross SF - Affordable Res.		23,487	
Total Building			
	#	Avg. SF	% Total
Studio	37	488	16.23%
1 Bedroom (Jr)	12	601	5.26%
1 Bedroom	124	705	54.39%
1 Bedroom + Den	5	815	2.19%
Total Studio, 1BR, 1BR + Den	178	656	78.1%
2 Bedroom	50	1,113	21.93%
2 Bedroom + Den	0	0	0.0%
Total / Average	228	756	100.0%
Total Net SF:		172,362	
Residential Efficiency		82%	
Area under 3/4 St. Span		438	
Gross SF - Does not Include Includes 438 sf under Three Quarter St. Span		217,254	

CIRCULATION

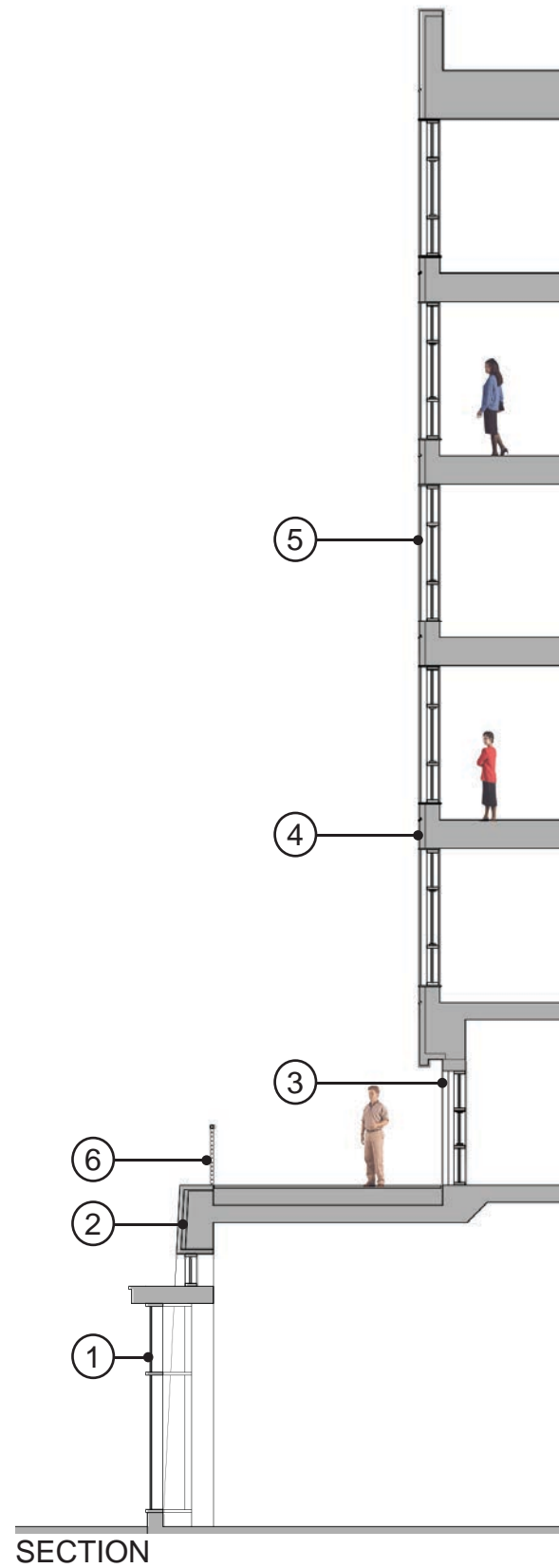
- RETAIL
- RESIDENTIAL
- PARKING/
LOADING/ MEP

- LOADING CIRCULATION
- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION

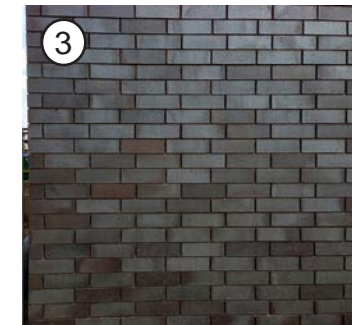
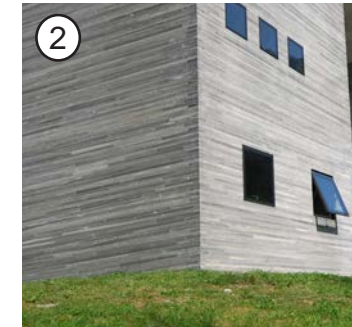


- Interior plan layouts are conceptual and shown for illustrative purposes. Final layouts may vary.
 - Retail layouts, finished floor elevations, and entrance locations will depend on retail leasing.

MATERIALS



- ① ALUMINUM STOREFRONT SYSTEM
- ② GREY STONE
- ③ CHARCOAL GREY BRICK
- ④ WHITE METAL PANEL
- ⑤ GREY METAL MULLIONS WITH WOOD COLORED ACCENT MULLION
- ⑥ LIGHT GREY METAL RAILING



PRECEDENT IMAGERY OF MATERIALS

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