

NOTES:

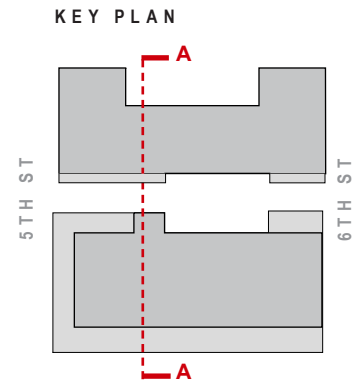
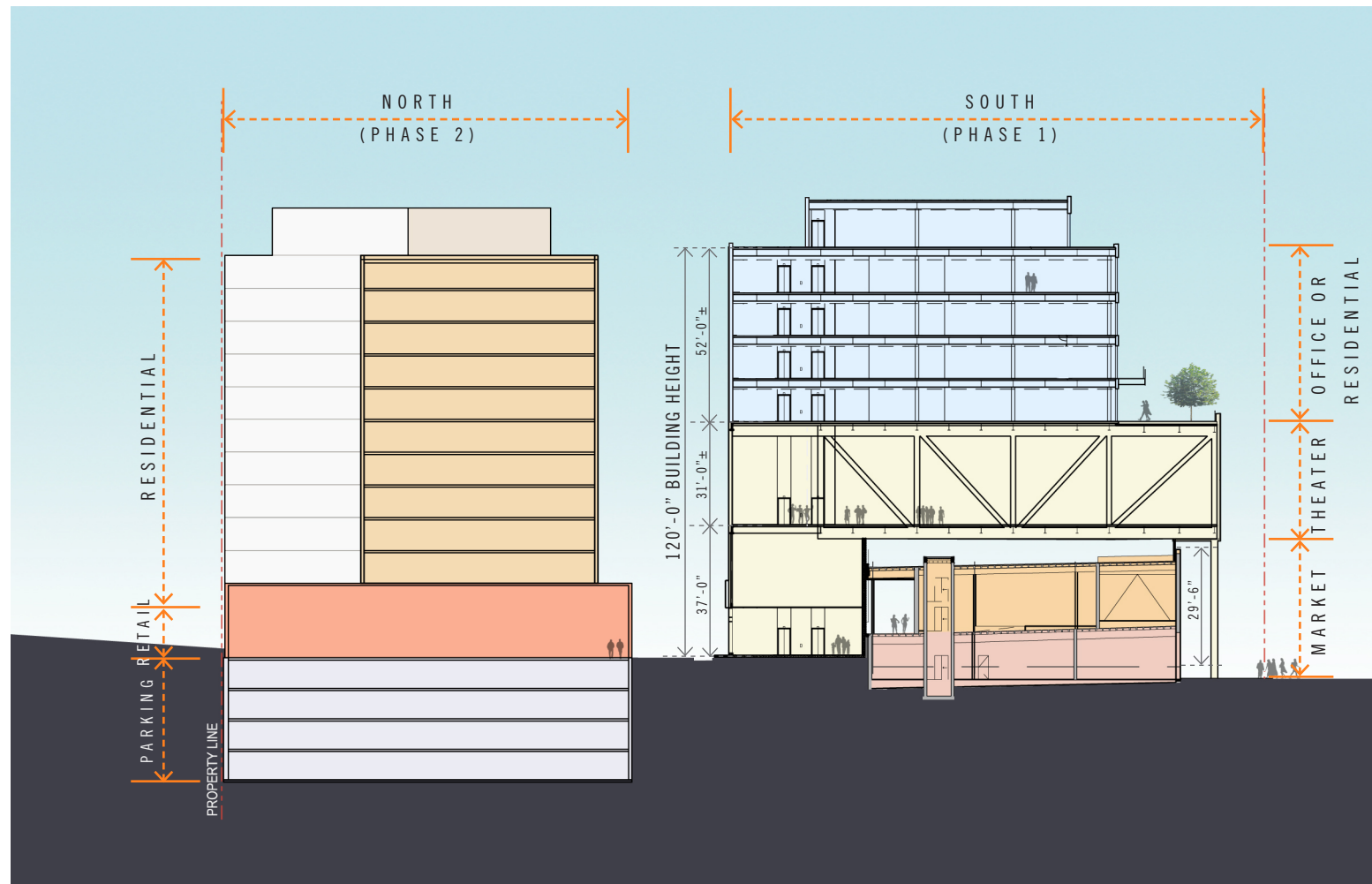
1. REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.

2. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES, NUMBER, AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF THEATER BOXES, OUTDOOR SPACE, STAIRS, BALCONY, TERRACES, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING GARAGE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

3. ALL SPOT ELEVATIONS ARE RELATIVE TO THE MEASURING POINT, ASSUMED FOR THESE DRAWINGS TO BE +0'-0".

LEGEND

- PROPERTY LINE
- CORE/ SERVICE
- RETAIL
- EVENT
- THEATER
- OFFICE OR RESIDENTIAL
- PARKING
- TERRACE
- ROOF
- OFFICE
- RESIDENTIAL



BUILDING SECTION A-A

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OPTION 2 - BUILDING SECTION  
1" = 50'

A 11

POTENTIAL GALLAUDET  
DEVELOPMENT



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PERSPECTIVE A12

RETAIL BASE

MATERIAL DESCRIPTION

THE PREDOMINANT MATERIAL OF THE EXSITING RETAIL BASE IS A WHITE MASONRY FACADE .

BRICK:  
M1



STOREFRONT:  
M6



CANOPY:



THEATER

MATERIAL DESCRIPTION

THEATER TO BE PREDOMINATELY LARGE FORMAT METAL PANEL WITH GLASS BALCONY AND GLASS TERRACE RAILING

LARGE FORMAT METAL PANEL:  
M2

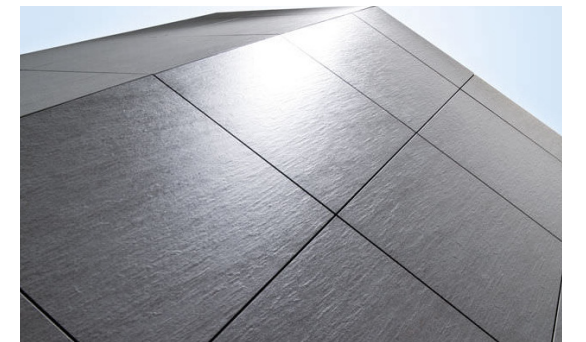


OFFICE OR RESIDENTIAL

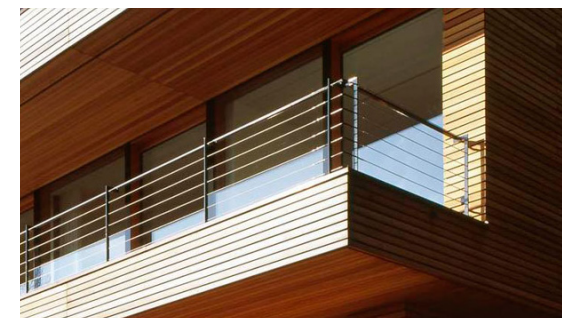
MATERIAL DESCRIPTION

OFFICE TO BE PREDOMINATELY TILE RAINSCREEN SYSTEM AND GLASS WITH LONG HORIZONTAL BALCONIES .

ARCHITECTURAL TILE RAINSCREEN:  
M4



GLASS/ METAL RAILING:  
M3



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BUILDING MATERIALS A13

# ZONING TABULATIONS OPTION A SOUTH BUILDING RESIDENTIAL

## ZONING SUMMARY: C-3-C/ PUD

TOTAL SITE AREA: 85,820 sf

THEORETICAL LOTS: LOT 1 AREA: ~43,742 SF; LOT 2 AREA : ~42,078 SF

ZONING REGULATION	REQUIRED/ ALLOWED	PROVIDED
Maximum Building Height(1)	120'	120'
Maximum FAR(2):	8 total	<b>MIN</b> 5.70 (489,423 SF) <b>MAX</b> 6.30 (541,423 SF)
<b>South Building</b> LOT 1	8	2.38 (204,423 SF) 2.52 (216,423 SF)
Retail		0.73 (62,423)
Theater		0.44 (38,000 SF) 0.49 (42,000 SF)
<b>Residential</b>		1.21 (104,000 SF) 1.30 (112,000 SF)
<b>North Building :Option 1 (6)</b> LOT 2	8	3.38 (290,000 SF) 3.78 (325,000 SF)
Retail		0.29 (25,000 SF) 0.40 (35,000 SF)
Office		3.09 (265,000 SF) 3.38 (290,000 SF)
<b>North Building :Option 2 (7)</b> LOT2	8	3.32 (285,000 SF) 3.78 (325,000 SF)
Retail		0.29 (25,000 SF) 0.40 (35,000 SF)
Residential		3.03 (260,000 SF) 3.38 (290,000 SF)
Number of Buildings (3)	2	2
Green Area Ratio GAR:	0.2	0.2
Maximum Lot Occupancy:		84% Total Occupancy
South Building: LOT 1	commercial @ ground: 100%	90% For Theoretical Lot
North Building : Option 1/2 (6,7) LOT 2	commercial @ ground: 100%	77% For Theoretical Lot
Rear Yard Minimum:	all uses: 2-1/2"/ft (12' min)	
	27'	50' ( using half of street R.O.W. )
Side Yard Minimum:	not required	not provided
Court-Open: Min. Width		
	commercial: 3"/ft (12' min)	See diagram sheet Z3 and Z4
	residential: 4"/ft (15' min)	See diagram sheet Z3 and Z4
Court-Closed: Area		
(width same as open)	commercial: 250 sf min., or 2 x width squared	See diagram sheet Z3 and Z4
	residential: 350 sf min., or 2 x width squared	See diagram sheet Z3 and Z4
Inclusionary Zoning	8% of residential FAR	8% of residential FAR
Roof Structures (4)		
Gross Floor Area	0.37	0.37
Number: 1 per core per bldg.	2	2 (see Z3 and Z4)
Maximum Height:	18'-6"	varies (see Z3 and Z4)
Setbacks:	Equal to Height of Roof Structure	varies (see Z3 and Z4)

	Required/Allowed	Provided
Off- Street Parking (5) (10)		
<b>South Building - Stages 1 and 2 PUD</b>		
Retail - @ 1/750 GSF above 3,000 GSF	62,423 GSF	10
Event space (1/10 seats) (8)		0
Theater - 1 space for 10 seats	1,250 seats	125
<b>Residential -</b>	112,000 GSF	<b>36</b>
Total parking required for South Building		171
<b>North Building - Stage 1 PUD</b>		
Retail	35,000 GSF	47
Office - If Option 1(6)	290,000 GSF	161
Residential- If Option 2 (7)	290,000 GSF	92
Total parking required for North Building		139 to 208
Total parking required for Project		337 to 406
Off-Street Loading (10)		
<b>South Building - Stages 1 and 2 PUD</b>		
Retail (9)	62,423 GSF	1 berth @ 55'; 1 berth @ 30'; 1 berth @ 20'; 1 platform @ 100 SF; 1 platform @ 200 SF
Event space (1/10 seats)		None since < 30,000 GSF 1 berth @ 30'; 1 berth @ 20'; 1 platform @ 100 SF
Theater - 1 space for 10 seats	1,250 seats	1 platform @ 100 SF
<b>Residential</b>	112,000 GSF	<b>1 berth @ 55'; 1 space @ 20'; 1 platform @ 200 SF</b>
<b>North Building - Stage 1 PUD</b>		
Retail	35,000 GSF	No additional loading required.
Office - If Option 1 (6)	290,000 GSF	1 additional berth @ 30'; 1 additional platform @ 100 SF
Residential - If Option 2 (7)	290,000 GSF	1 berth @ 55'; 1 space @ 20'; 1 platform @ 200 SF

Indicates variance/special exception from zoning regulations   Indicates changing variable between Z1 and Z2 sheets.

### Notes:

- The Maximum building height is based on the width of 5th street ( 100' R.O.W.) for 120' allowable measured from the finished grade at the middle of the front of the buildings, at the top of the sidewalk of the internal plaza as shown on page A3.
- The FAR is calculated based on record lot area. The FAR for each theoretical lot is compliant with DCMR Title 11 chapter 2517.
- In accordance with DCMR Title 11 chapter 2517 there are two buildings on two theoretical lots.
- Flexibility is being requested for non-uniform roof structure heights.
- The existing south building has a parking credit for existing footprint. Additional parking requirement calculated for addition of retail gross square footage generated by terrace.
- Option 1 : South building building program has market, theater and res in LOT 1 and North Building has retail and office program in LOT 2.
- Option 2 : South building building program has market, theater and res in LOT 1 and North Building has retail and residential program in LOT 2.
- The event space may be changed to become retail space in the future, which would reduce the parking requirement for such space.
- The event space may be changed to become retail space in the future, which would create a retail use of greater than 30,000 GSF. Therefore, the loading requirement in excess of 30,000 GSF of retail use has been used.
- Maximum use components have been utilized to calculate parking and loading requirements.

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ZONING TABULATIONS OPTION A RES

Z1

# ZONING TABULATIONS OPTION B SOUTH BUILDING OFFICE

## ZONING SUMMARY: C-3-C/ PUD

TOTAL SITE AREA: 85,820 sf

THEORETICAL LOTS: LOT 1 AREA: ~43,742 SF; LOT 2 AREA : ~42,078 SF

ZONING REGULATION	REQUIRED/ ALLOWED	PROVIDED
Maximum Building Height(1)	120'	120'
Maximum FAR(2):	8 total	<b>MIN</b> 5.70 (489,423 SF) <b>MAX</b> 6.30 (541,423 SF)
<b>South Building</b> LOT 1	8	2.38 (204,423 SF) 2.52 (216,423 SF)
Retail		0.73 (62,423)
Theater		0.44 (38,000 SF) 0.49 (42,000 SF)
<b>Office</b>		1.21 (104,000 SF) 1.30 (112,000 SF)
<b>North Building :Option 1 (6)</b> LOT 2	8	3.38 (290,000 SF) 3.78 (325,000 SF)
Retail		0.29 (25,000 SF) 0.40 (35,000 SF)
Office		3.09 (265,000 SF) 3.38 (290,000 SF)
<b>North Building :Option 2 (7)</b> LOT2	8	3.32 (285,000 SF) 3.78 (325,000 SF)
Retail		0.29 (25,000 SF) 0.40 (35,000 SF)
Residential		3.03 (260,000 SF) 3.38 (290,000 SF)
Number of Buildings (3)	2	2
Green Area Ratio GAR:	0.2	0.2
Maximum Lot Occupancy:		84% Total Occupancy
South Building: LOT 1	commercial @ ground: 100%	90% For Theoretical Lot
North Building : Option 1/2 (6,7) LOT 2	commercial @ ground: 100%	77% For Theoretical Lot
Rear Yard Minimum:	all uses: 2-1/2"/ft (12' min)	27' 50' ( using half of street R.O.W. )
Side Yard Minimum:	not required	not provided
Court-Open: Min. Width	commercial: 3"/ft (12' min)	See diagram sheet Z3 and Z4
	residential: 4"/ft (15' min)	See diagram sheet Z3 and Z4
Court-Closed: Area		
(width same as open)	commercial: 250 sf min., or 2 x width squared	See diagram sheet Z3 and Z4
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Inclusionary Zoning	8% of residential FAR	8% of residential FAR
Roof Structures (4)		
Gross Floor Area	0.37	0.37
Number: 1 per core per bldg.	2	2 (see Z3 and Z4)
Maximum Height:	18'-6"	varies (see Z3 and Z4)
Setbacks:	Equal to Height of Roof Structure	varies (see Z3 and Z4)

	Required/Allowed	Provided
Off- Street Parking (5) (10)		
<u>South Building - Stages 1 and 2 PUD</u>		
Retail - @ 1/750 GSF above 3,000 GSF	62,423 GSF	10
Event space (1/10 seats) (8)		0
Theater - 1 space for 10 seats	1,250 seats	125
<b>Office - @ 1/1800 GSF above 2,000 GSF</b>	112,000 GSF	<b>63</b>
Total parking required for South Building		198
<u>North Building - Stage 1 PUD</u>		
Retail	35,000 GSF	47
Office - If Option 1(6)	290,000 GSF	161
Residential- If Option 2 (7)	290,000 GSF	92
Total parking required for North Building		139 to 208
Total parking required for Project		337 to 406
Off-Street Loading (10)		
<u>South Building - Stages 1 and 2 PUD</u>		
Retail (9)	62,423 GSF	1 berth @ 55'; 1 berth@ 30'; 1 berth @ 20'; 1 platform @ 100 SF; 1 platform @ 200 SF
Event space (1/10 seats)		None since < 30,000 GSF
Theater - 1 space for 10 seats	1,250 seats	1 berth @ 30'; 1 berth @ 20'; 1 platform @ 100 SF
<b>Office</b>	112,000 GSF	<b>2 berths @ 30'; 1 berth @ 20'; 2 platforms @ 100 SF</b>
<u>North Building - Stage 1 PUD</u>		
Retail	35,000 GSF	No additional loading required.
Office - If Option 1 (6)	290,000 GSF	1 additional berth @ 30'; 1 additional platform @ 100 SF
Residential - If Option 2 (7)	290,000 GSF	1 berth @ 55'; 1 space @ 20'; 1 platform @ 200 SF

Indicates variance/special exception from zoning regulations      Indicates changing variable between Z1 and Z2 sheets.

### Notes:

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- Maximum use components have been utilized to calculate parking and loading requirements.

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ZONING TABULATIONS OPTION A OFFICE

Z 2