

# APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR REVIEW AND APPROVAL OF A SECOND-STAGE PLANNED UNIT DEVELOPMENT

**APPLICANT:** CLARION GABLES MULTIFAMILY TRUST, L.P. (GABLES)  
 EAJ 1309 5TH STREET LLC (EDENS)

**ARCHITECT:** HORD COPLAN MACHT

**LANDSCAPE ARCHITECT:** MAHAN RYKIEL  
**SUSTAINABILITY:** STEVEN WINTER ASSOCIATES  
**TRANSPORTATION ENGINEER:** GOROVE / SLADE  
**CIVIL ENGINEER:** BOHLER ENGINEERING

**LAND USE COUNSEL:** GOULSTON AND STORRS



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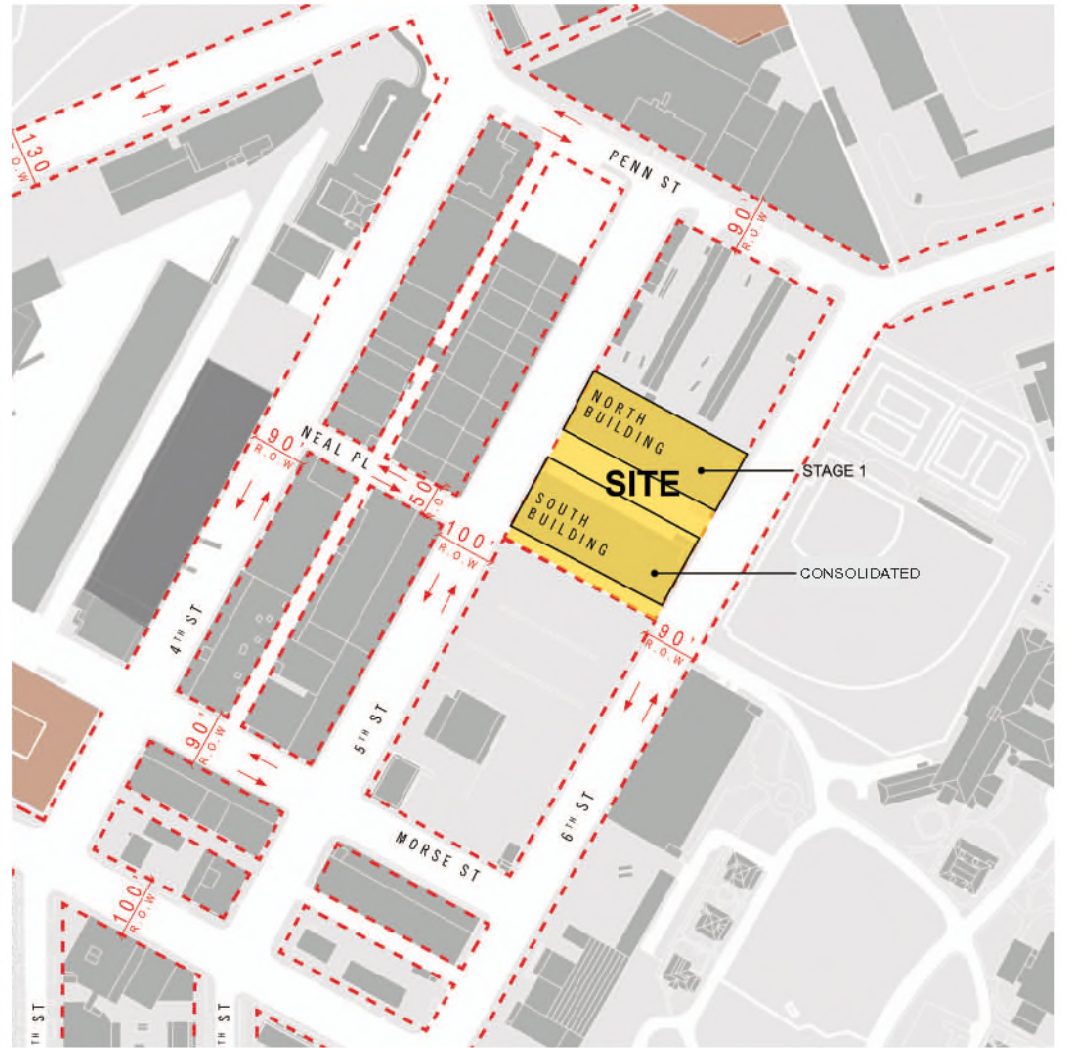
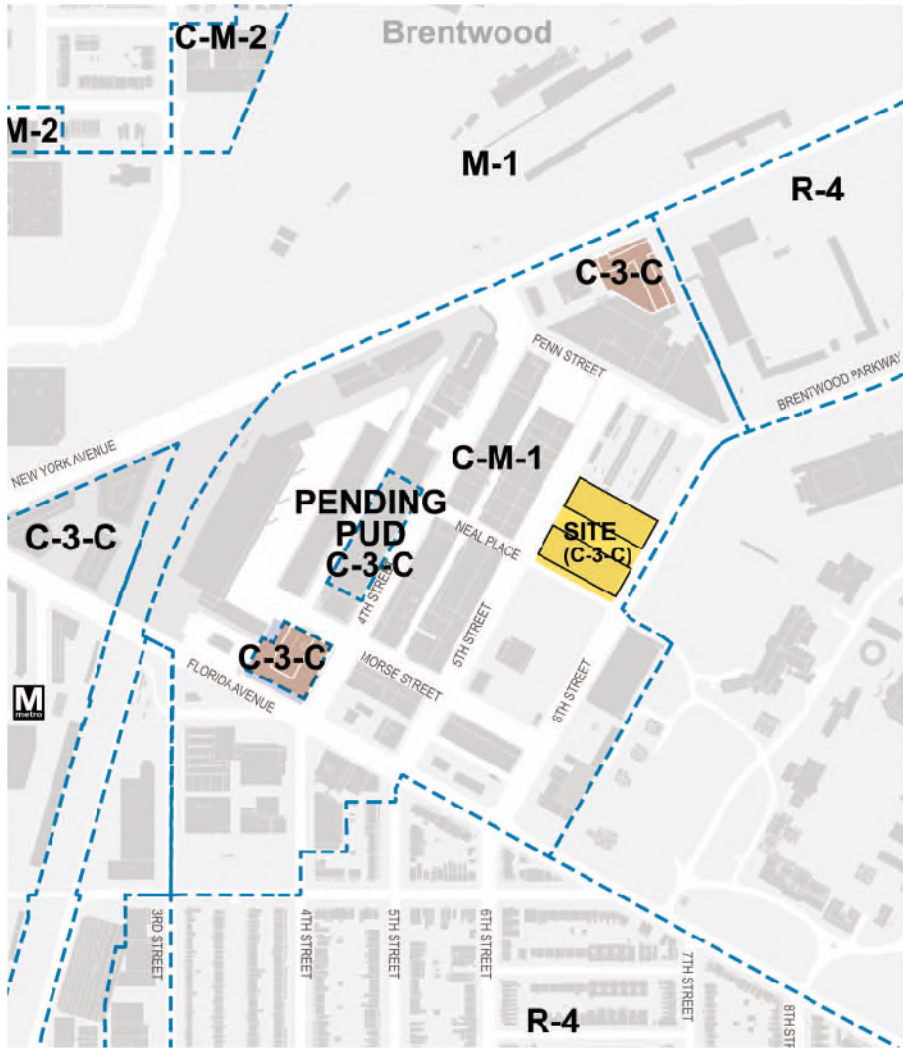
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**ZONING COMMISSION**  
 District of Columbia  
 CASE NO.14-12E  
 EXHIBIT NO.14C1

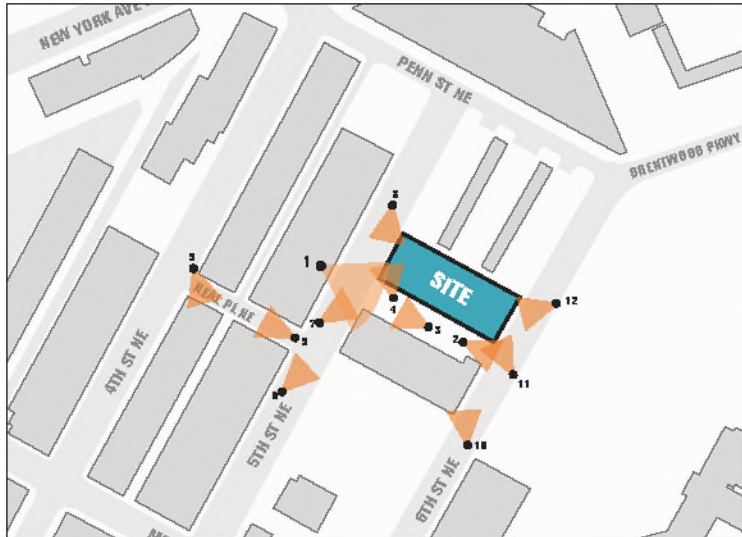




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ZONING & R.O.W. MAPS A1

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Hafencity: Hamburg, Germany



Hamburg, Germany



Bethesda Row



Pearl District: Portland, OR



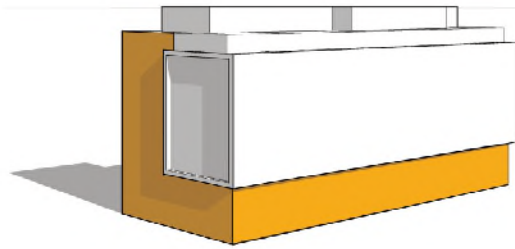
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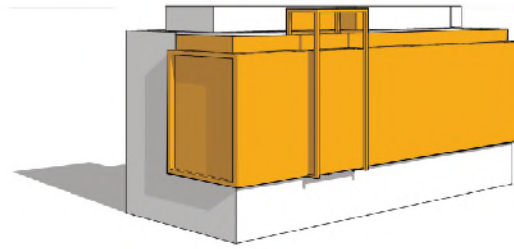
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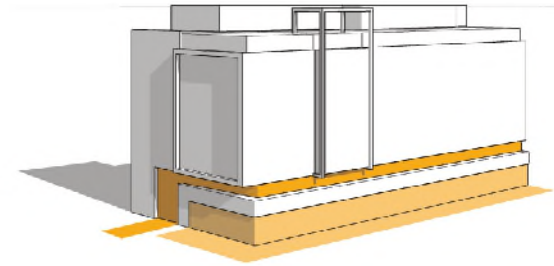
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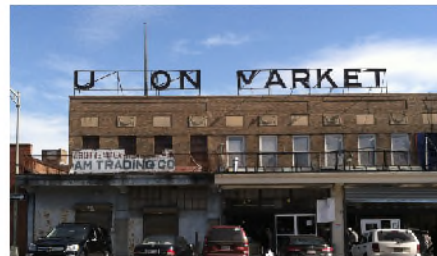
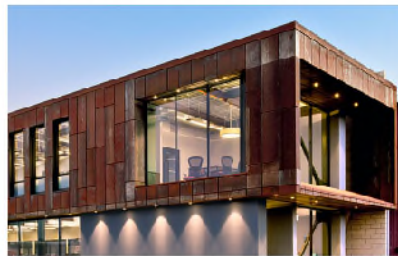
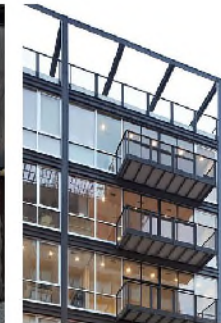
**MASONRY MASS**



**LIGHTER VOLUME**

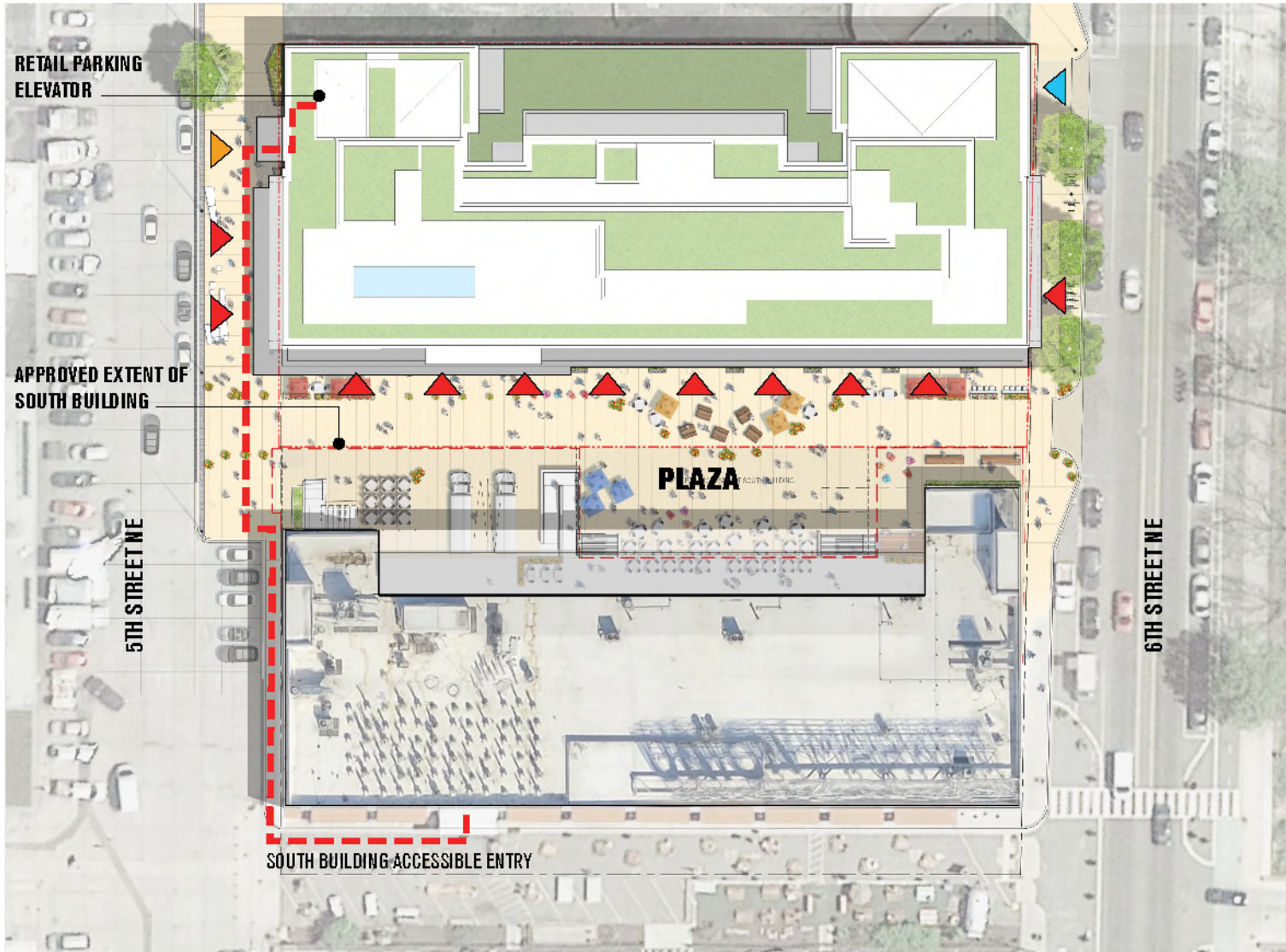


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NOTE: THE APPLICANT WILL DESIGN AND CONSTRUCT THE BUILDINGS SUCH THAT RETAIL ENTRANCES CAN BE LOCATED ON 5TH AND 6TH STREET, NE.

- ▶ RESIDENTIAL ENTRY
- ▶ POTENTIAL RETAIL ENTRY
- ▶ LOADING/ PARKING ENTRY

## 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	8.30 (541,423 SF)
South Building LOT 1	8	2.52 (216,423 SF)
Retail		0.73 (62,423)
Theater		0.49 (42,000 SF)
Residential		13.0 (112,000 SF)
North Building : Option 1 (6) LOT 2	8	3.78 (325,000 SF)
Retail		0.40 (35,000 SF)
Office		3.38 (290,000 SF)
North Building : Option 2 (7) LOT2	8	3.78 (325,000 SF)
Retail		0.40 (35,000 SF)
Residential		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'
Side Yard Minimum:	not required	50' ( using half of street R.O.W. )
Court-Open: Min. Width	not required	not provided
Court-Closed: Area	commercial: 3' ft (12' min)	See diagram sheet Z3 and Z4
(width same as open)	residential: 4 7/8 (15' min)	See diagram sheet Z3 and Z4
Inclusionary Zoning	8% of residential FAR (8,860 SF)	8% of residential FAR (8,860 SF)
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'-0"	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)		
South Building - Stages 1 and 2 PUD		
Retail - @ 1/750 GSF above 3,000 GSF (11)	62,423 GSF	10
Theater - 1 space for 10 seats	1,250 seats	125
Residential -	112,000 GSF	36
Total parking required for South Building		171
North Building - Stage 1 PUD		
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)		
South Building - Stages 1 and 2 PUD		
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
Residential	112,000 GSF	1 berth @ 55'; 1 space @ 20'; 1 platform @ 200 SF
North Building - Stage 1 PUD		
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

Bicycle Parking	Short Term spaces "required"	Short term spaces provided	Long Term spaces "required"	Long Term spaces provided
South Building	Retail 1/1250 sf = 2 spaces Theater 1/10,000 sf = 4 spaces 1/20 residential units = 5-6 spaces total = 11-12 spaces	approx 34 spaces	5 percent of 10 = 1 for retail 5 percent of 125 = 7 for theater 1/2 residential units = 39 - 42 total = 47-50 spaces	5 in North Building 39-42 spaces 47-50 spaces
North Building	Retail 1/3200 sf = 10 spaces Office 1/140,000 sf = 7 spaces offices 1/20 residential units = 16-17 spaces total = 17-27 spaces	17-27 spaces in public space to be approved during Phase 2 and public space permitting process	5 percent of 47 = 2 for retail 5 percent of 1616 = 8 spaces office 1/2 residential units = 105-116 for res total = 118-127 spaces	118-119 spaces in North Bldg

RESIDENTIAL UNITS (South Building)  
The building will provide a combination of unit types that will be designed for the specific market and location. Units will range in type from studio to 2bed coms. The final unit count will be between 100 and 115 units. The final count and design of the units will be finalized at building permit to ensure delivery so as to provide market viability.

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

#### Notes:

- 1-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.
- 2-The FAR is calculated based on record lot area. The FAR for each theoretical lot is compliant with DCMR Title 11 chapter 2517.
- 3-In accordance with DCMR Title 11 chapter 2517 there are two buildings on two theoretical lots.
- 4-Flexibility is being requested for non-uniform roof structure heights.
- 5-The existing south building has a parking credit for existing footprint of 55,494 sf. Additional parking requirement calculated for addition of retail. Parking for the event space is included in the grandfathered parking credit running with the building. We have rounded up to be conservative.
- 6-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.
- 7-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.
- 9-The loading requirement for retail in excess of 30,000 GSF of retail use has been used to include all existing and proposed retail use, including the existing Market and event space.

**Zoning Summary: C-3-C ZR55 / PUD**

Total Site Area:	85,820 sf	Theoretical Lots:	
		Lot 1 (South Building) Area:	~43,742 sf
		Lot 2 (North Building) Area:	~42,078 sf

Zoning Regulation	Required / Allowed	Previously Approved ZC Case No. 14-12	Proposed
Maximum Building Height	120 ft	120 ft	120 ft
Maximum FAR <sup>11</sup>	8 total	8.30	6.23 (534,373 sf)
Lot 1 - South Building	8	2.52 (216,423 sf)	
Retail		0.73 (62,423 sf)	
Theater		0.49 (42,000 sf)	N/A - No Change
Option A - Residential <sup>10</sup>		1.30 (112,000 sf)	
Option B - Office <sup>10</sup>		1.30 (112,000 sf)	
Lot 2 - North Building	8	3.78 (325,000 sf)	3.71 (317,950 sf)
Retail		0.40 (35,000 sf)	0.26 (23,053 sf)
Service / BOH / Loading		--	0.09 (7,367 sf)
Residential		3.38 (290,000 sf)	3.35 (287,530 sf)
Number of Buildings <sup>11</sup>	2	2	2
Green Area Ratio (GAR) <sup>12</sup>	0.2	0.2	0.2
Maximum Lot Occupancy <sup>11</sup>		84% total	84% total
Lot 1 - South Building	100% for commercial at ground	90% of Theoretical Lot	N/A - No Change
Lot 2 - North Building	100% for commercial at ground	77% of Theoretical Lot	77% of Theoretical Lot
Rear Yard <sup>13</sup>	2-1/2' / ft (12 ft min.) : 27 ft	50 ft (half of 5th St. R.O.W.)	50 ft (half of 5th St. R.O.W.)
Side Yard <sup>13</sup>	not required	not provided	not provided
Courts <sup>14,15</sup>			
Min. Width	commercial: 3' / ft (12 ft min.) residential: 4' / ft (15 ft min.)	per court diagram	per court diagram <sup>6</sup>
Min. Area (Closed Court)	commercial: 250 sf min. or 2x width squared residential: 350 sf min. or 2x width squared	per court diagram	per court diagram <sup>6</sup>
Indusional Zoning	8% residential Net Rentable	8% residential Net Rentable	9% residential Net Rentable
Lot 1 - South Building <sup>11</sup>		8% residential Net Rentable <sup>11</sup>	N/A - No Change
Lot 2 - North Building		8% residential Net Rentable	9% residential Net Rentable
Project Total Indusional Zoning <sup>11</sup>			8% & 9% Residential Net Rentable
Roof Structures <sup>16</sup>			
Gross Floor Area (GFA) <sup>12</sup>	0.37 FAR	0.37 FAR	0.37 FAR (1,558 sf) <sup>12</sup>
Number	1 per core per bldg. : 2	2	2
Maximum Height <sup>15</sup>	20 ft	varies per court diagram	varies per court diagram <sup>6</sup>
Setbacks <sup>4</sup>	equal to height of roof structure	varies per court diagram	varies per court diagram <sup>6</sup>

**Zoning Analysis Notes**

- The maximum building height is based on the width of 5th street (100 ft R.O.W.) for 120 ft allowable. Building height is measured from the finished top of curb grade at the middle of the front of the building on 5th street for the north building and at the middle of the front of the internal plaza for the south building.
- The FAR is calculated based on record lot area. The FAR for each theoretical lot is compliant with 11 DCMR § 2517.
- In accordance with 11 DCMR § 2517, there are two buildings on two theoretical lots.
- Roof structures are in accordance with 11 DCMR § 777.1. Roof structure height and setbacks vary. The north building roof structure is comprised of communal recreation and mechanical spaces.
- Previously approved roof structure maximum height of 20 feet and flexibility for non-uniform height roof structures is per Z.C. Order No. 14-12.
- The existing south building has a parking credit for existing footprint of 55,494 sf. Additional parking requirement calculated for addition of retail. Parking for the event space is included in the grandfathered parking credit running with the building. We have rounded up to be conservative.
- Bicycle parking is in accordance with 11-C DCMR ch. 8.
- The loading requirement for retail in excess of 30,000 gsf of retail use has been used to include all existing and proposed retail use, including the existing market and event space.
- Option A - Residential: South building program has market, theater, and residential on Lot 1; north building has retail and residential program on Lot 2.
- Option B - Office: South building program has market, theater, and office on Lot 1; north building has retail and residential program on Lot 2.
- Proposed amounts for Lot 1 (south building) are shown for informational purposes only; the south building is not part of this application.
- All north building courts comply with 11 DCMR § 776, north building roof structure height and setbacks vary, refer to courts and roof structure diagram.
- Proposed amounts are limited to Lot 2 (north building); the south building is not part of this application.
- Flexibility for loading of the north building was granted in the approved first-stage PUD.
- Unit mix is schematic and may change prior to Permit submission.
- The Applicant seeks to reduce the parking flexibility granted in the approved PUD from 300-475 spaces to 310 spaces +/- 10%.

Off-Street Parking	Required / Allowed	Previously Approved ZC Case No. 14-12	Proposed
Lot 1 - South Building <sup>11</sup>			
Retail	1/750 gsf above 3,000 gsf 62,423 gsf : 10	zero until north building construction	10 spaces in north building
Theater	1 space per 10 seats 1,250 seats : 125	zero until north building construction	125 spaces in north building
Option A - Residential <sup>10</sup>	112,000 gsf : 36	zero until north building construction	
Option B - Office <sup>10</sup>	1/1800 gsf above 2,000 gsf 112,000 gsf : 63	zero until north building construction	36 spaces in north building
Total Spaces		171 or 198	171
Lot 2 - North Building			
Retail	30,420 sf : 37 (27,420 / 750)	35,000 sf : 47	47 spaces in north building
Residential	287,530 sf : 101 (0.3 ratio)	290,000 sf : 92	92 spaces in north building
Total Spaces	138	139	139
Project Total Spaces		300-475 spaces	310 spaces <sup>18</sup>

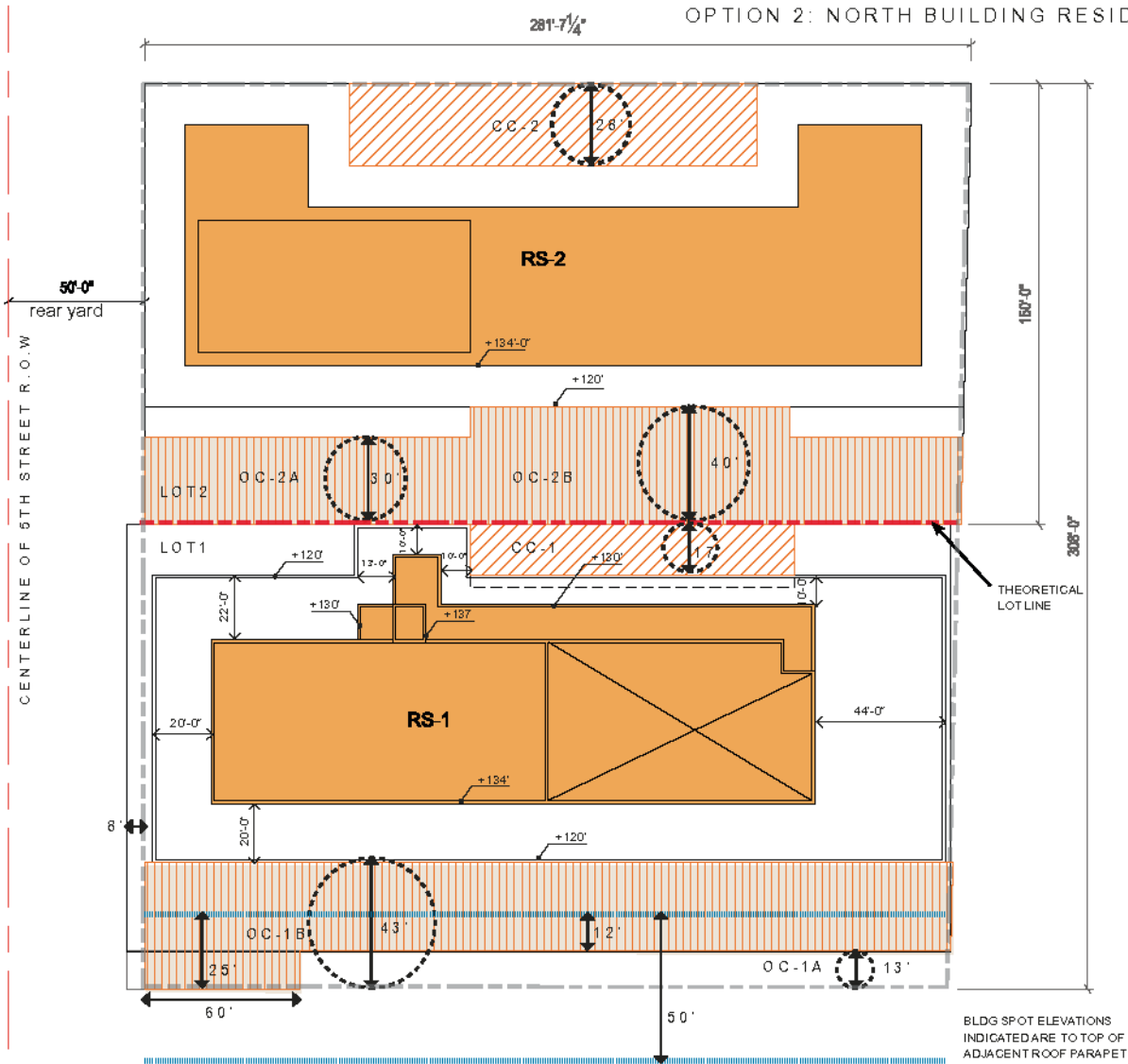
Off-Street Loading	Required / Allowed	Previously Approved ZC Case No. 14-12	Proposed
Lot 1 - South Building <sup>11</sup>			
Retail <sup>6</sup>	62,423 gsf 1x 55' & 1x 30' berths; 1x 20' space; 1x 100 sf & 1x 200 sf platforms	1x 30' berth 1x 100 sf platform	N/A - No Change
Event Space Theater	1,250 seats 1x 55' berth; 1x 20' space; 1x 200 sf platform	none since space is < 30,000 gsf	
Option A - Residential <sup>10</sup>	112,000 gsf 1x 55' berth; 1x 20' space; 1x 200 sf platform	1x 30' berth 1x 100 sf platform	N/A - No Change
Option B - Office <sup>10</sup>	112,000 gsf 2x 30' berths; 1x 20' space; 2x 100 sf platform	1x 30' berth 1x 100 sf platform	
Lot 2 - North Building <sup>14</sup>			
Retail	35,000 gsf no additional loading required	35,000 gsf no additional loading required	2x 30' berths 2x 100 sf platforms 1x trash compacter space
Residential	287,530 gsf 1x 55' berth; 1x 20' space; 1x 200 sf platform	290,000 gsf 1x 55' berth; 1x 20' space; 1x 200 sf platform	

Bicycle Parking <sup>7</sup>	Required / Allowed	Previously Approved ZC Case No. 14-12	Proposed
Lot 1 - South Building <sup>11</sup>			
Long Term Spaces	Retail: 5% of 10 = 1 space Theater: 5% of 125 = 7 spaces Residential: 1/3 units = 39-42 spaces Total Required: 47-50 spaces	8 spaces in north building	N/A - No Change
Short Term Spaces		approx. 54 spaces in south building or in public space	N/A - No Change
Lot 2 - North Building			
Long Term Spaces	Retail: 5% of 37 = 3 spaces Residential (300 units): 1/3 units = 76 spaces Total Required: 79 spaces	111-119 spaces in north building	111-119 spaces in north building
Short Term Spaces		17-27 spaces in public space	17-27 spaces in public space
Project Total Spaces	163-167 spaces	229-250 spaces	229-250 spaces

Lot 2 (North Building) Unit Mix <sup>15</sup>	Studio	1 Bedroom	1 Bedroom + Den	2 Bedroom	2 Bedroom + D	Total
Total (percentage)	98 units (33%)	110 units (37%)	35 units (11%)	52 units (17%)	5 units (2%)	300 units (100%)



OPTION 2: NORTH BUILDING RESIDENTIAL OPTION



BLDG SPOT ELEVATIONS INDICATED ARE TO TOP OF ADJACENT ROOF PARAPET

SCHEDULE OF ROOFTOP STRUCTURE HEIGHTS/ SETBACK

Rooftop Structure	Height	Required Setback	Proposed Setback
RS-1 (3)	10'-0" / 14'-0" / 17'-0"	10'-0" / 14'-0" / 17'-0"	10'-0" / 14'-0" / 17'-0"
RS-2	14'-0" / 18'-6"	14'-0" / 18'-6"	14'-0" / 18'-6"

SCHEDULE OF COURTS

OPEN COURT	COMMERCIAL		RESIDENTIAL	
	REQUIRED WIDTH	REQUIRED WIDTH	REQUIRED WIDTH	PROVIDED WIDTH
OC-1A @ theater	26.5'	26.5'	13'	
OC-1B @ office	12.5'	12.5'	43'	
OC-2A @ retail	30'	30'	30'	
OC-2B @ typ floor	35.5'	35.5'	40'	

CLOSED COURT	REQUIRED WIDTH	PROVIDED WIDTH	REQUIRED AREA	PROVIDED AREA
CC-1 (office)	33.5'	17'	2245	1800
CC-1 (resi)	40'	17'	3200	1800
CC-2 (resi)	33.5'	28'	2245	3983

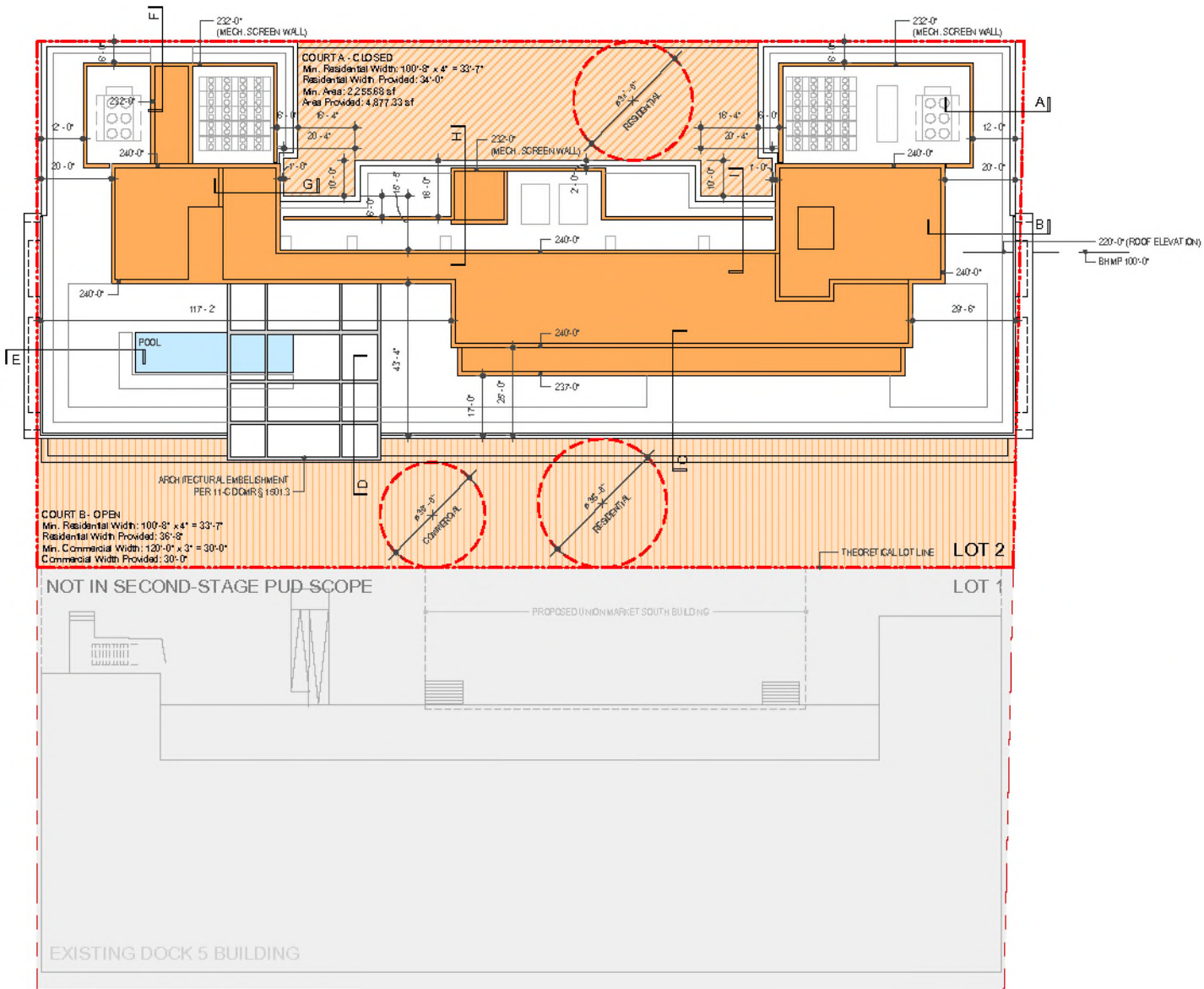
Indicates variance/special exception from zoning regulations

- NOTES:
- 1 DIMENSIONS ON THIS SHEET ILLUSTRATE ROOF STRUCTURE PLAN, REAR YARD PLAN, AND OPEN COURTS PLAN
  - 2 SEE ROOF PLAN FOR OVERALL BUILDING DIMENSIONS
  - 3 SPECIAL EXCEPTION FOR ROOF STRUCTURE WITH MULTIPLE HEIGHTS

LEGEND

- PROPERTY LINE
- THEORETICAL LOT LINE
- ROOF STRUCTURES
- CLOSED COURT
- OPEN COURT
- OPEN / CLOSED COURT WIDTH
- PRIVATE EASEMENT (MATCHES NEIL PLACE R.O.W.)

PROJECTIONS SHOWN WILL REQUIRE REVIEW AND APPROVAL BY DCRA AND ARE SUBJECT TO MODIFICATION AT THE REQUEST OF DCRA DURING SUCH PROCESS.



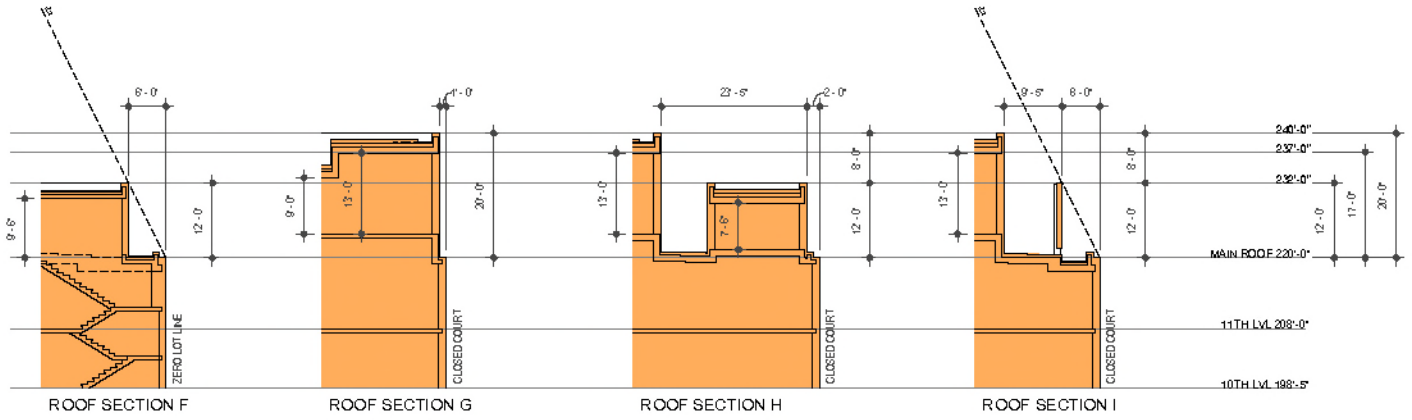
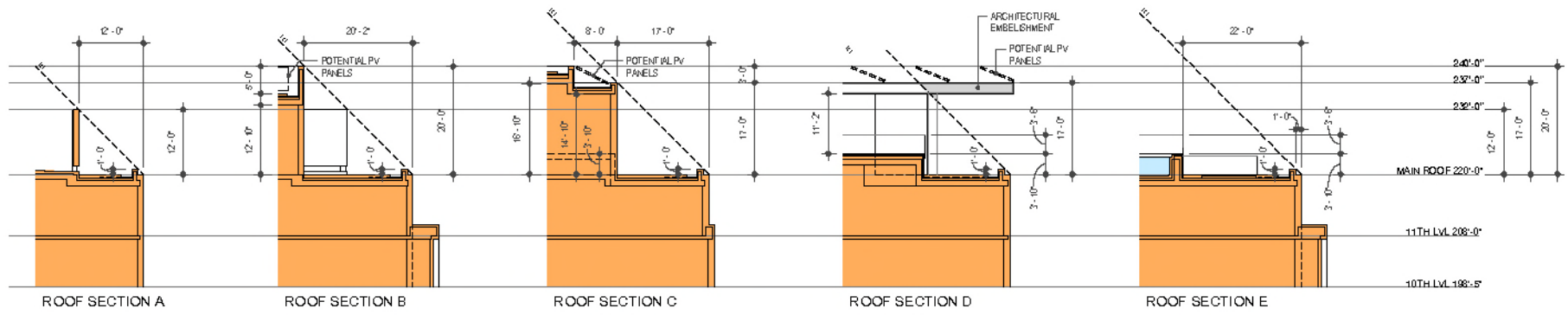
**NOTES:**

1. Lot 1 (South Building) shown for illustrative purposes only and is not part of this Second-Stage PUD. Refer to ZC Case No. 14-12 for approved south building information.
2. Unit layout and count, garage layout, penthouse interior layout, and rooftop mechanical equipment locations are conceptual and subject to change.
3. Spaces denoted as "Retail" may include uses in the retail, service, eating and drinking, and PDR/Maker use categories.
4. Refer to Ground Level Plan for circulation and loading information.
5. Refer to Detailed Elevations for building material identifications, and to Material Board for material selections.
6. In the event that a structure is built to the subject property within any portion of the dashed areas shown in elevation, the facade within such areas, including windows and masonry, may be deleted and replaced for the portions of such facade comprising the wall meeting such adjacent structure.

**LEGEND:**

- Retail Use
- Residential Use - Units
- Residential Use - Amenity
- Service, Parking, & Common Space
- Green Roof
- Potential PV Panel Location
- Screened Rooftop Mechanical
- Pool
- Roof Structure
- Court - Open
- Court - Closed

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NOTE: LANDSCAPE SHOWN IN RENDERINGS IS REPRESENTATIONAL, REFER TO LANDSCAPE PLANS



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PERSPECTIVE A10

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NOTE: LANDSCAPE SHOWN IN RENDERINGS IS REPRESENTATIONAL, REFER TO LANDSCAPE PLANS



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NOTE: LANDSCAPE SHOWN IN RENDERINGS IS REPRESENTATIONAL, REFER TO LANDSCAPE PLANS



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NOTE: LANDSCAPE SHOWN IN RENDERINGS IS REPRESENTATIONAL, REFER TO LANDSCAPE PLANS



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NOTE: LANDSCAPE SHOWN IN RENDERINGS IS REPRESENTATIONAL, REFER TO LANDSCAPE PLANS



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PERSPECTIVE A14

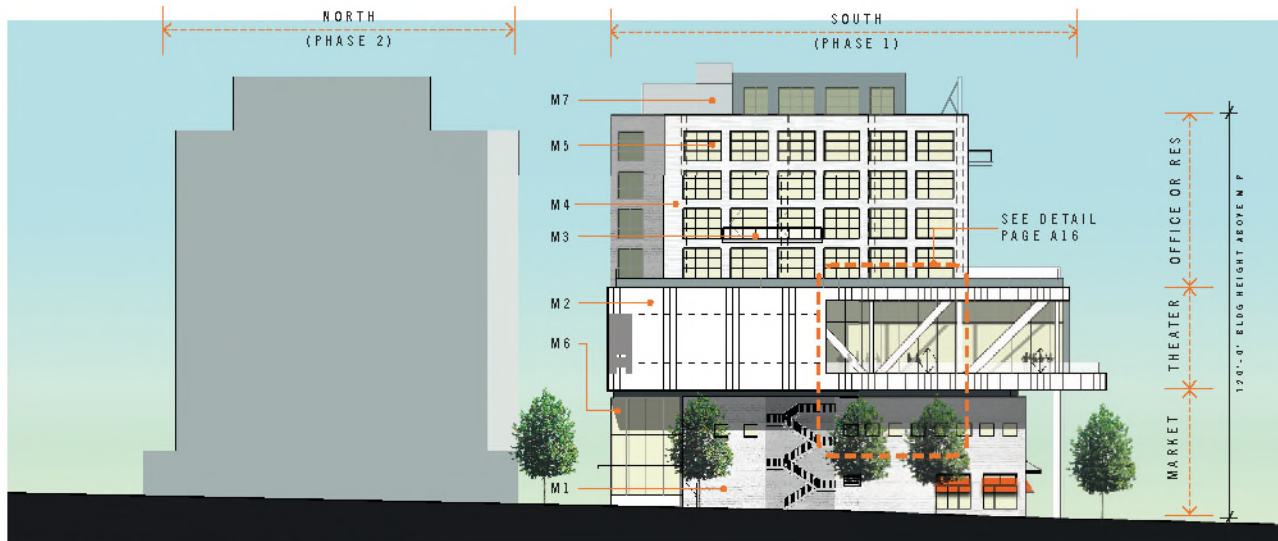
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NOTE: LANDSCAPE SHOWN IN RENDERINGS IS REPRESENTATIONAL, REFER TO LANDSCAPE PLANS



1329 5TH STREET, NE SECOND-STAGE PUD | 08.30.2019

PERSPECTIVE A15



BUILDING ELEVATION C (WEST)



BUILDING ELEVATION D (EAST)

NOTE:  
 FACADE EXTENSION ON PHASE 2 IS FOR ILLUSTRATIVE PURPOSES ONLY;  
 FINAL DESIGN MAY VARY.

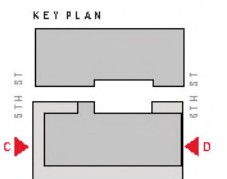
NOTES:

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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 SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
3. ADDITIONAL DESIGN CHANGES WOULD BE MADE IF ROOF STRUCTURES MADE OCCUPIABLE BY ZC.
4. SIGNAGE MAY BE INSTALLED AND MODIFIED PURSUANT TO MARKET OR TENANT DEMANDS SUBJECT TO D.C. SIGNAGE REGULATIONS.
5. ALL BALCONY LOCATIONS SHOWN ARE ILLUSTRATIVE; SIZE/ LOCATION ARE SUBJECT TO CHANGE.
6. PENTHOUSE WINDOWS SHOWN EXIST ONLY FOR THE RESIDENTIAL OPTION.

MATERIAL DESCRIPTION  
 SEE BUILDING MATERIALS SHEET A27

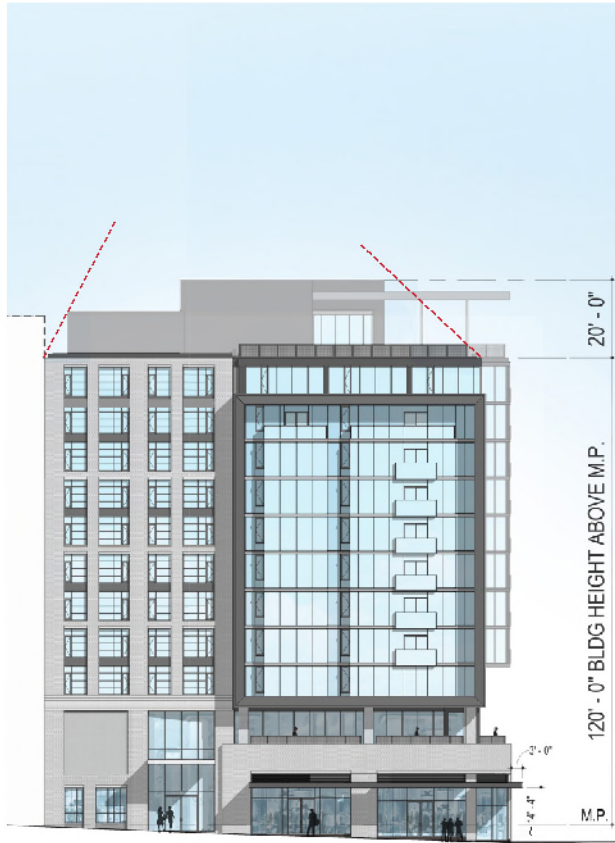
MATERIAL LEGEND

- M1 EXISTING BRICK
- M2 MASONRY BLEND
- M3 LARGE FORMAT METAL PANEL
- M4 METAL AND/ OR GLASS RAILING SYSTEM
- M5 ARCHITECTURAL TILE
- M6 ALUMINUM/ GLASS WINDOW ASSEMBLY
- M7 ALUMINUM/ GLASS CURTAINWALL SYSTEM
- M8 METAL PANEL
- M9 PERFORATED METAL PANEL OR CURTAINWALL

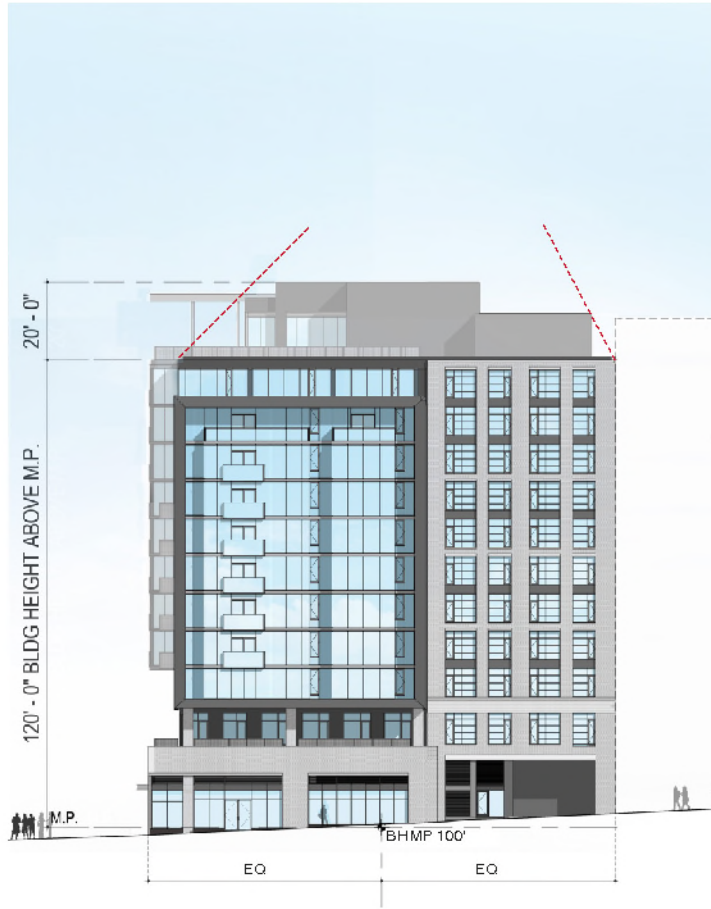


OPTION 4 (NORTH BUILDING OFFICE OPTION)





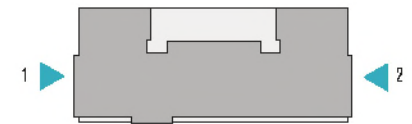
1. WEST



2. EAST

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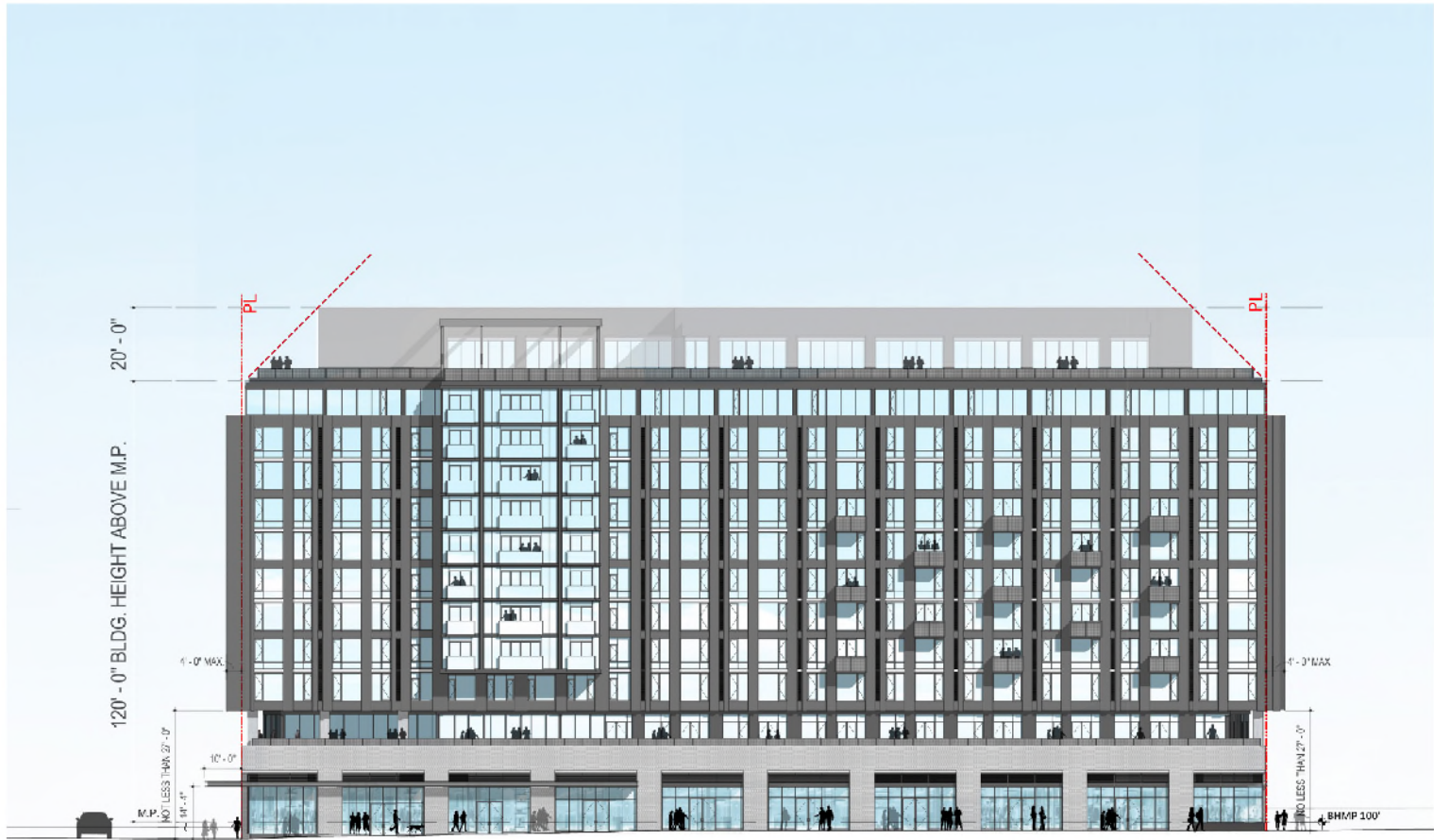


1329 5TH STREET, NE SECOND-STAGE PUD | 08.30.2019



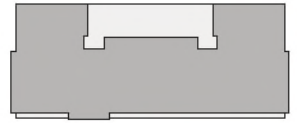
EAST & WEST ELEVATIONS A16

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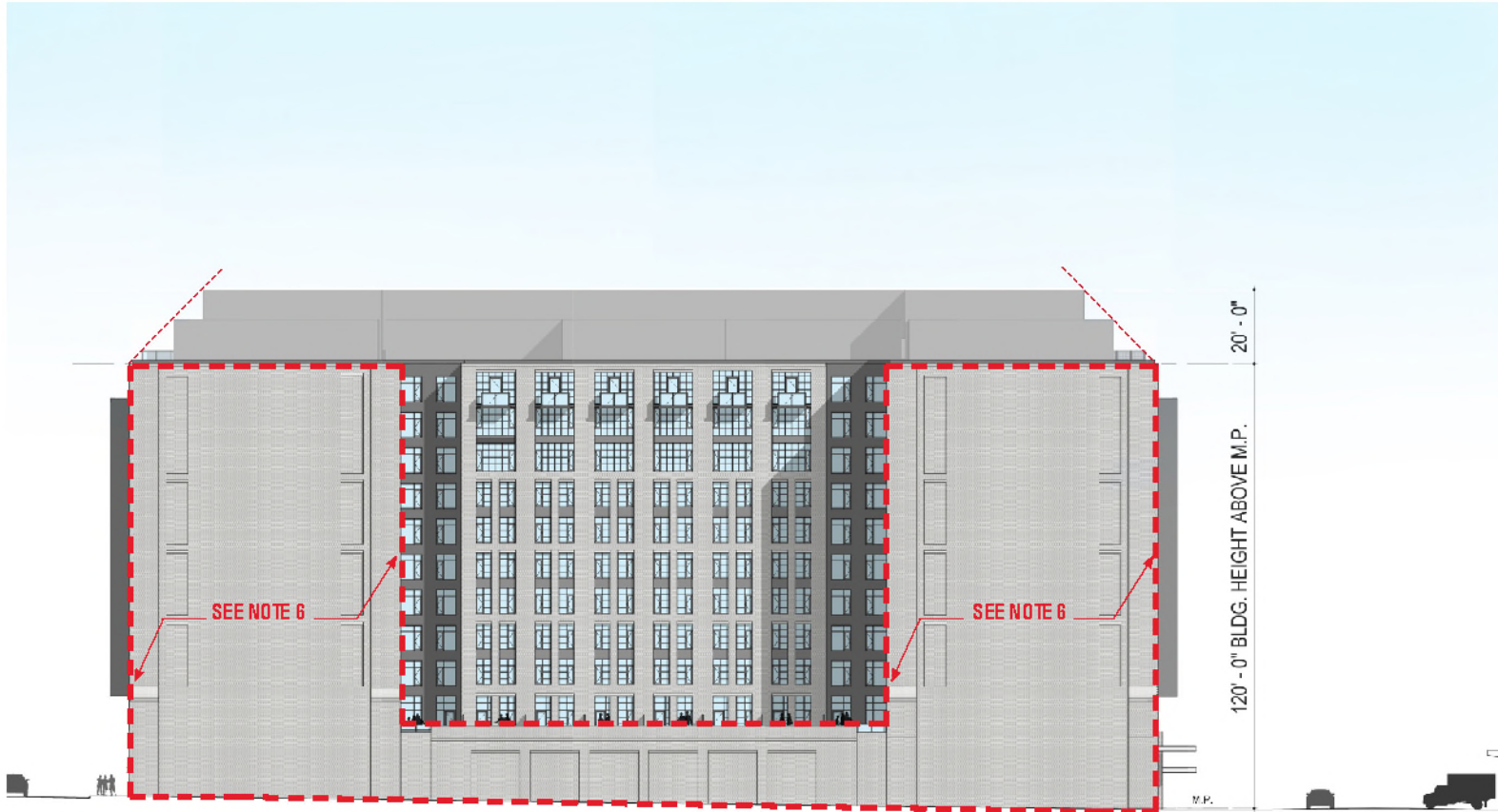


1329 5TH STREET, NE SECOND-STAGE PUD | 08.30.2019



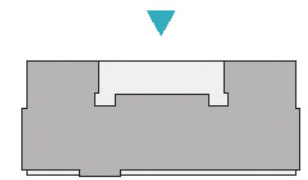
SOUTH ELEVATION A17

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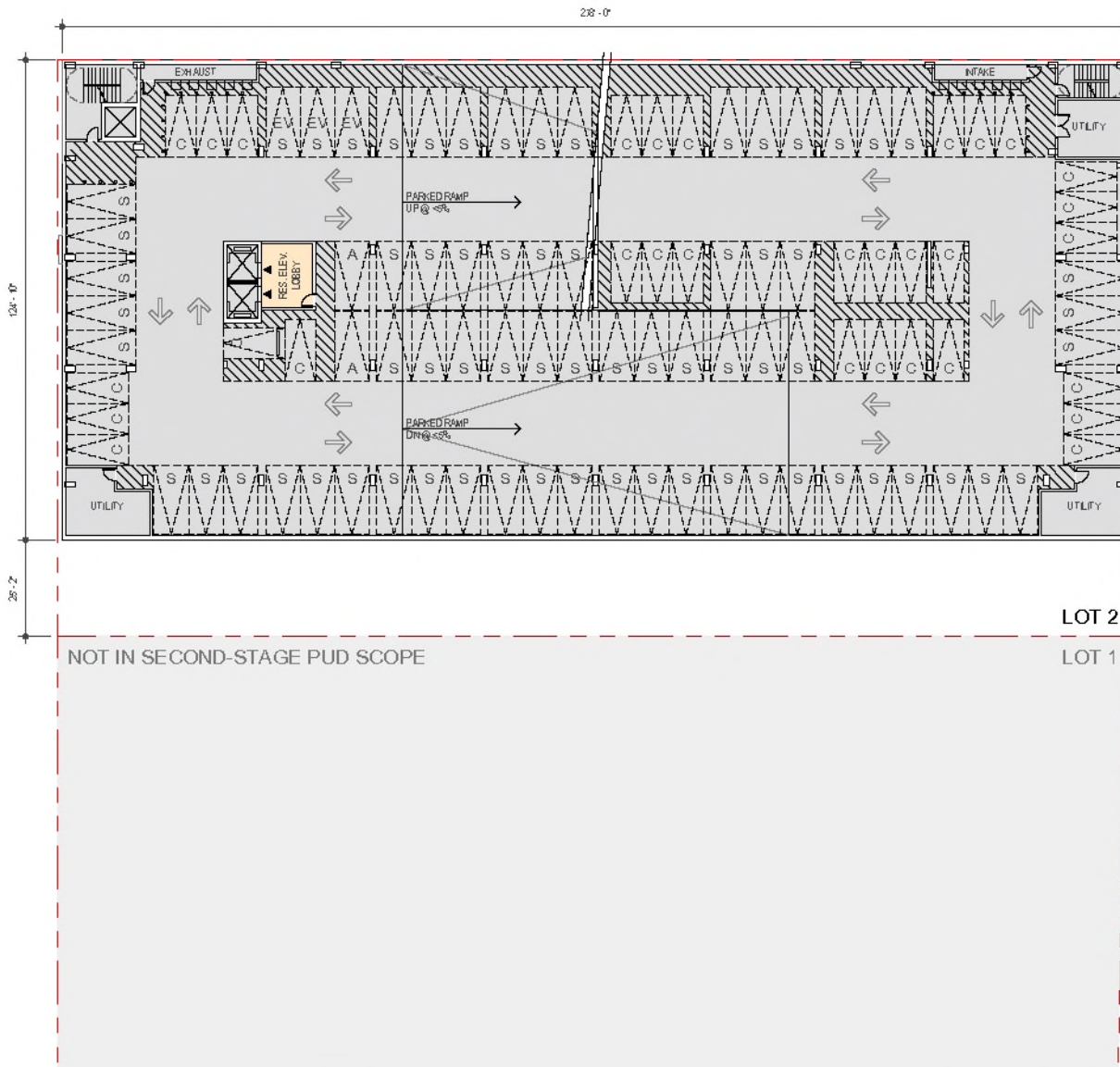


1329 5TH STREET, NE SECOND-STAGE PUD | 08.30.2019



NORTH ELEVATION A18

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NOTES:

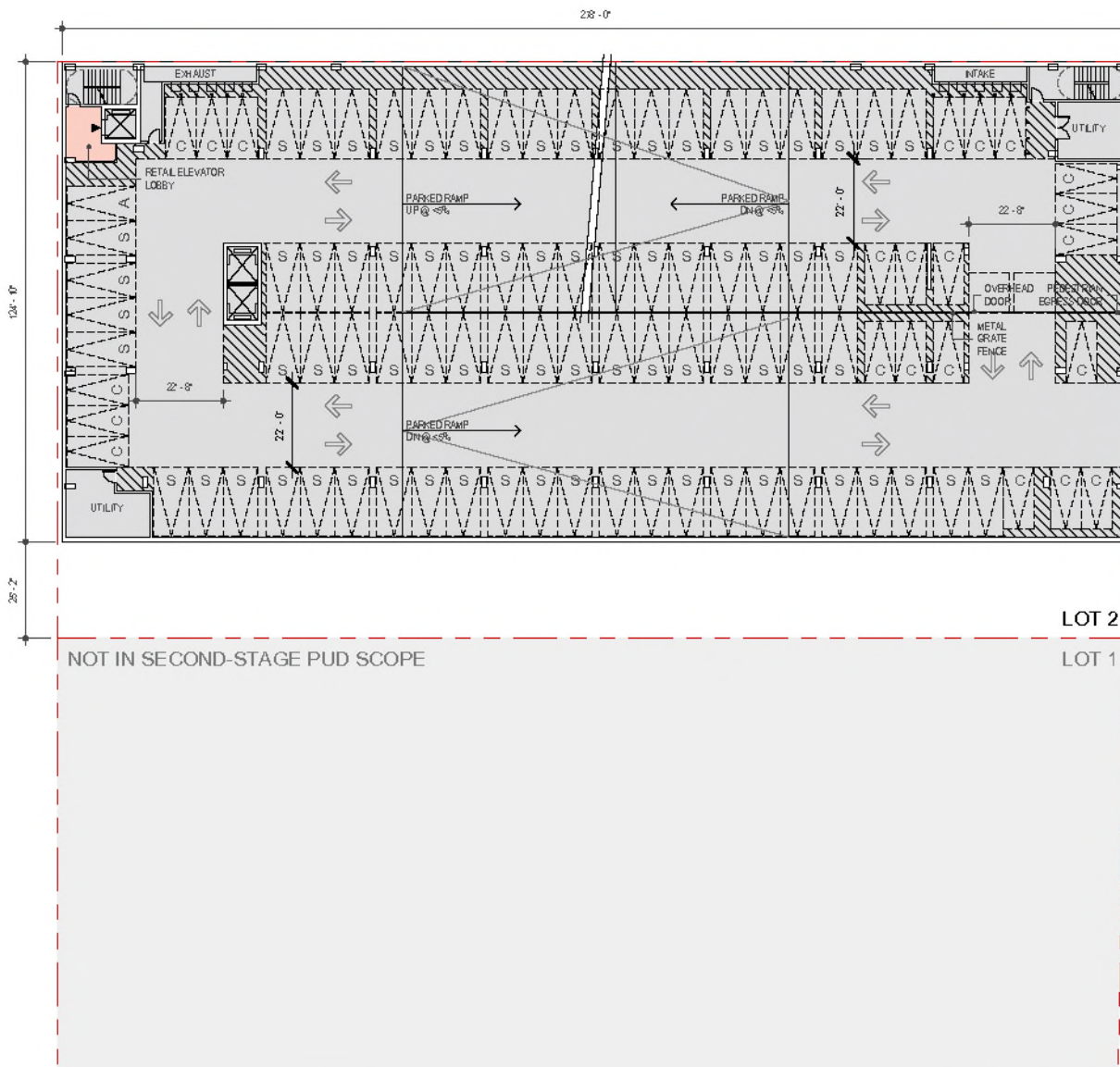
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LEGEND:

- Retail Use
- Residential Use - Units
- Residential Use - Amenity
- Service, Parking, & Common Space
- Green Roof
- Potential PV Panel Location
- Screened Rooftop Mechanical
- Pool
- Roof Structure
- Court - Open
- Court - Closed

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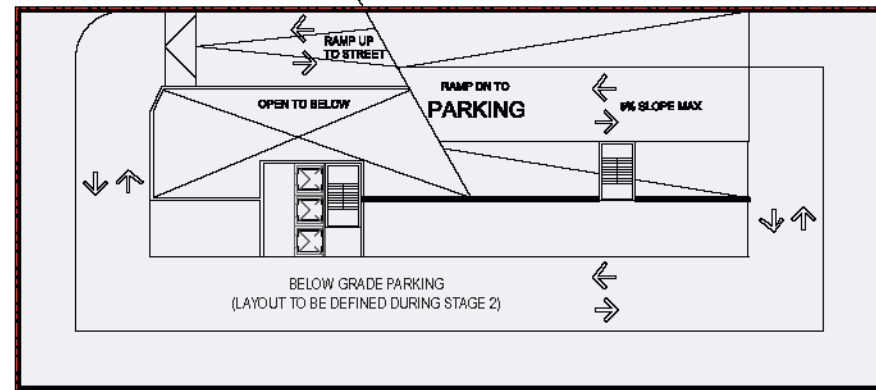
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**LEGEND:**

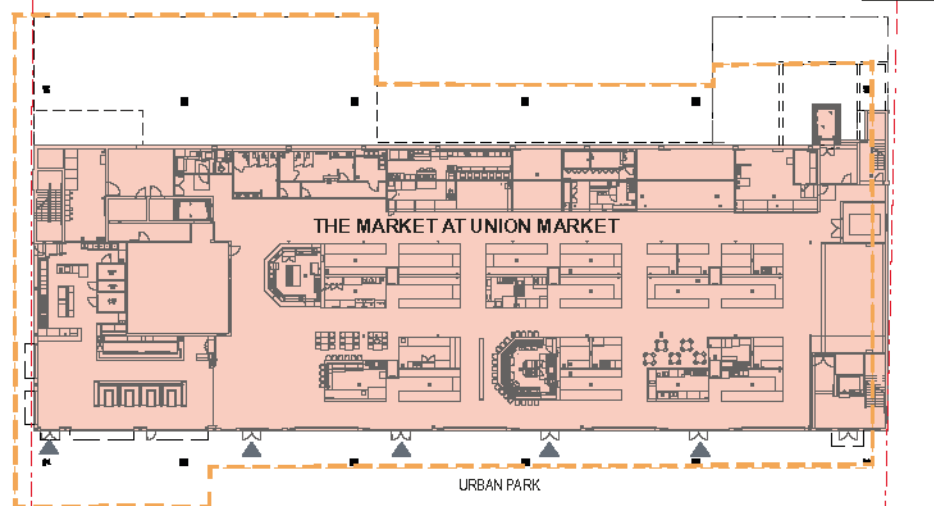
- Retail Use
- Residential Use - Units
- Residential Use - Amenity
- Service, Parking, & Common Space
- Green Roof
- Potential PV Panel Location
- Screened Rooftop Mechanical
- Pool
- Roof Structure
- Court - Open
- Court - Closed





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5TH ST NE  
TWO-WAY  
100' R.O.W.

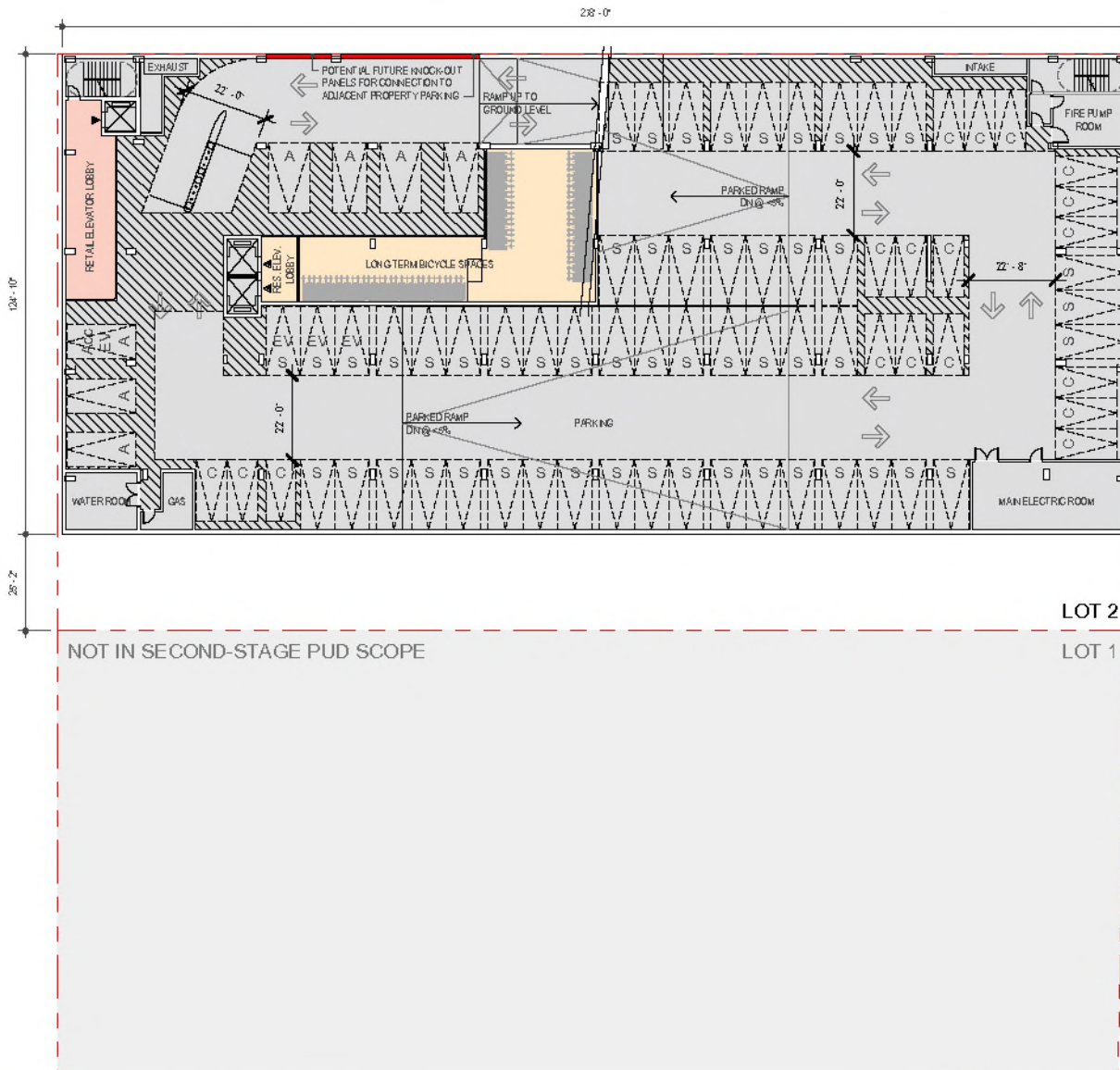
6TH ST NE  
TWO-WAY  
90' R.O.W.

NOTE:  
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LEGEND

- PROPERTY LINE
- CORE/ SERVICE
- RETAIL
- EVENT
- THEATER
- OFFICE OR RESIDENTIAL
- PARKING
- TERRACE
- ROOF
- OFFICE
- LINE OF THEATER ABOVE
- ↔ DIRECTION OF TRAFFIC FLOW
- ▶ PEDESTRIAN RETAIL ENTRANCE/ EXIT

NOTE: SEE SHEET L1 FOR LANDSCAPE PLAN



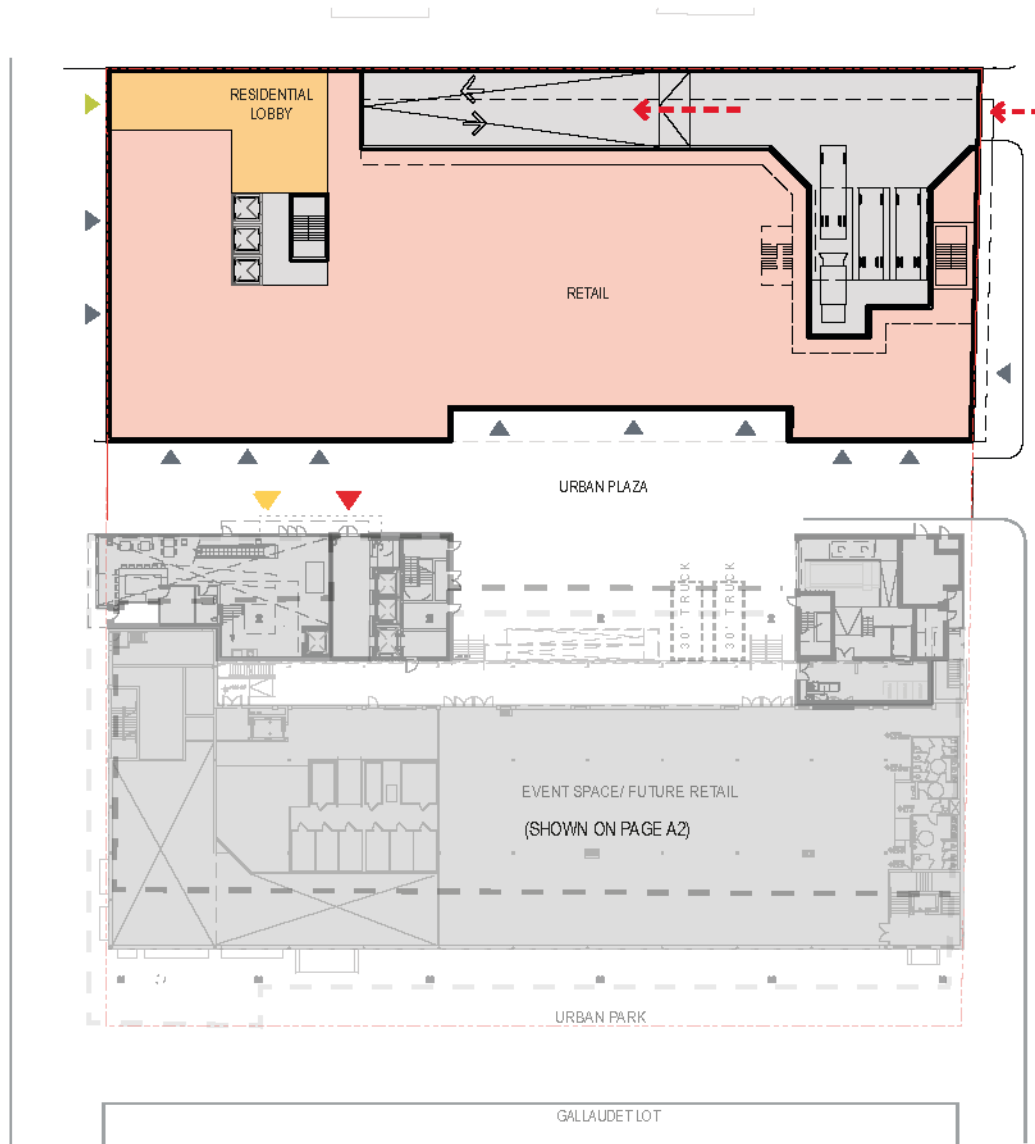
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LEGEND:

- Retail Use
- Residential Use - Units
- Residential Use - Amenity
- Service, Parking, & Common Space
- Green Roof
- Potential PV Panel Location
- Screened Rooftop Mechanical
- Pool
- Roof Structure
- Court - Open
- Court - Closed

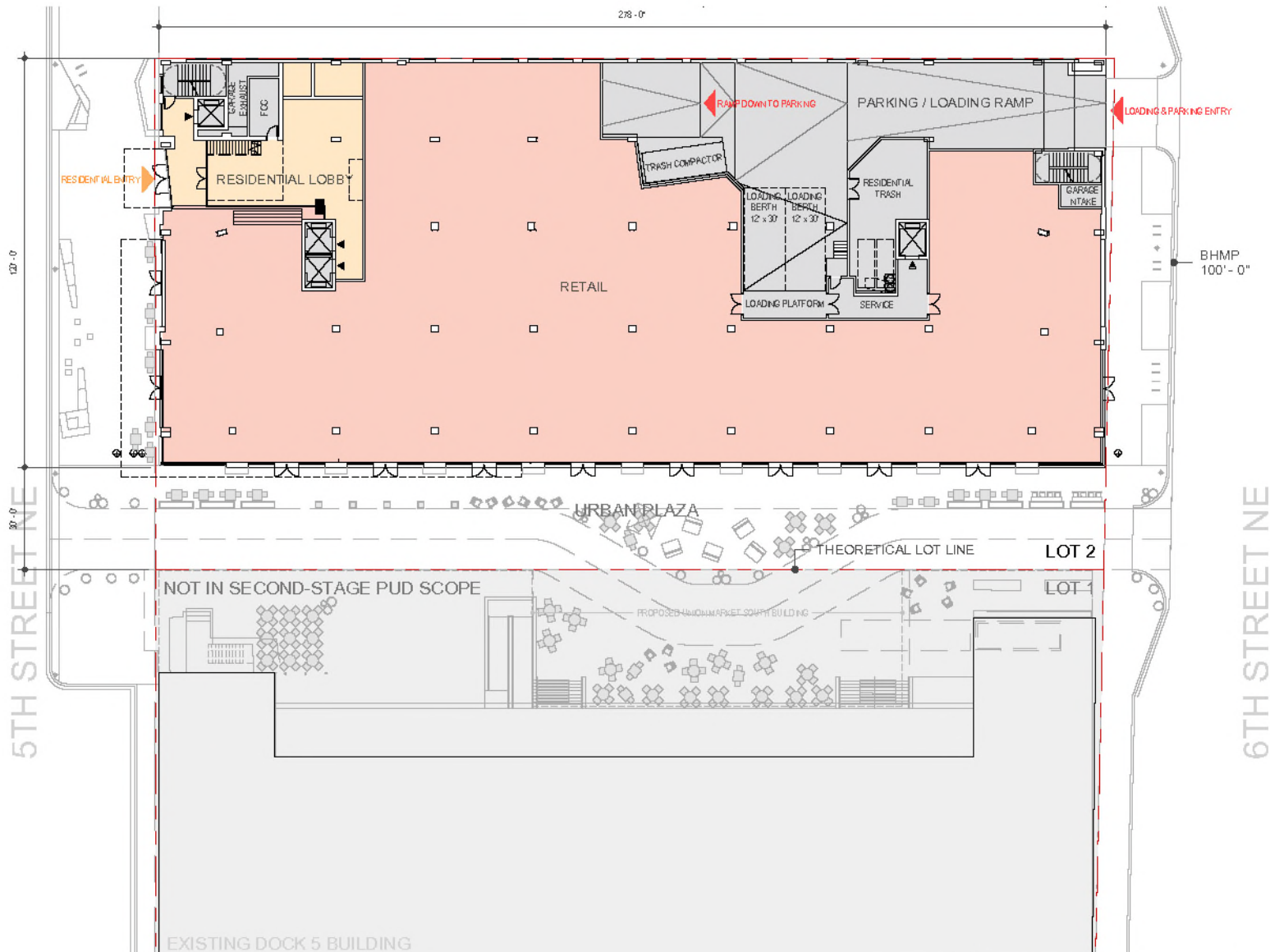




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- LEGEND
- PROPERTY LINE
  - CORE/ SERVICE
  - RETAIL
  - EVENT
  - THEATER
  - OFFICE OR RESIDENTIAL
  - PARKING
  - TERRACE
  - ROOF
  - OFFICE
  - RESIDENTIAL
  - LINE OF THEATER ABOVE
  - LINE OF OFFICE ABOVE
  - ← DIRECTION OF TRAFFIC FLOW
  - VEHICULAR ENTRANCE/ EXIT
  - ▶ PEDESTRIAN OFFICE OR RESIDENTIAL ENTRANCE/ EXIT
  - ▶ PEDESTRIAN RETAIL ENTRANCE/ EXIT
  - ▶ PEDESTRIAN THEATER ENTRANCE/ EXIT
  - ▶ PEDESTRIAN RES ENTRANCE/ EXIT



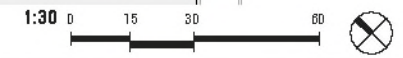
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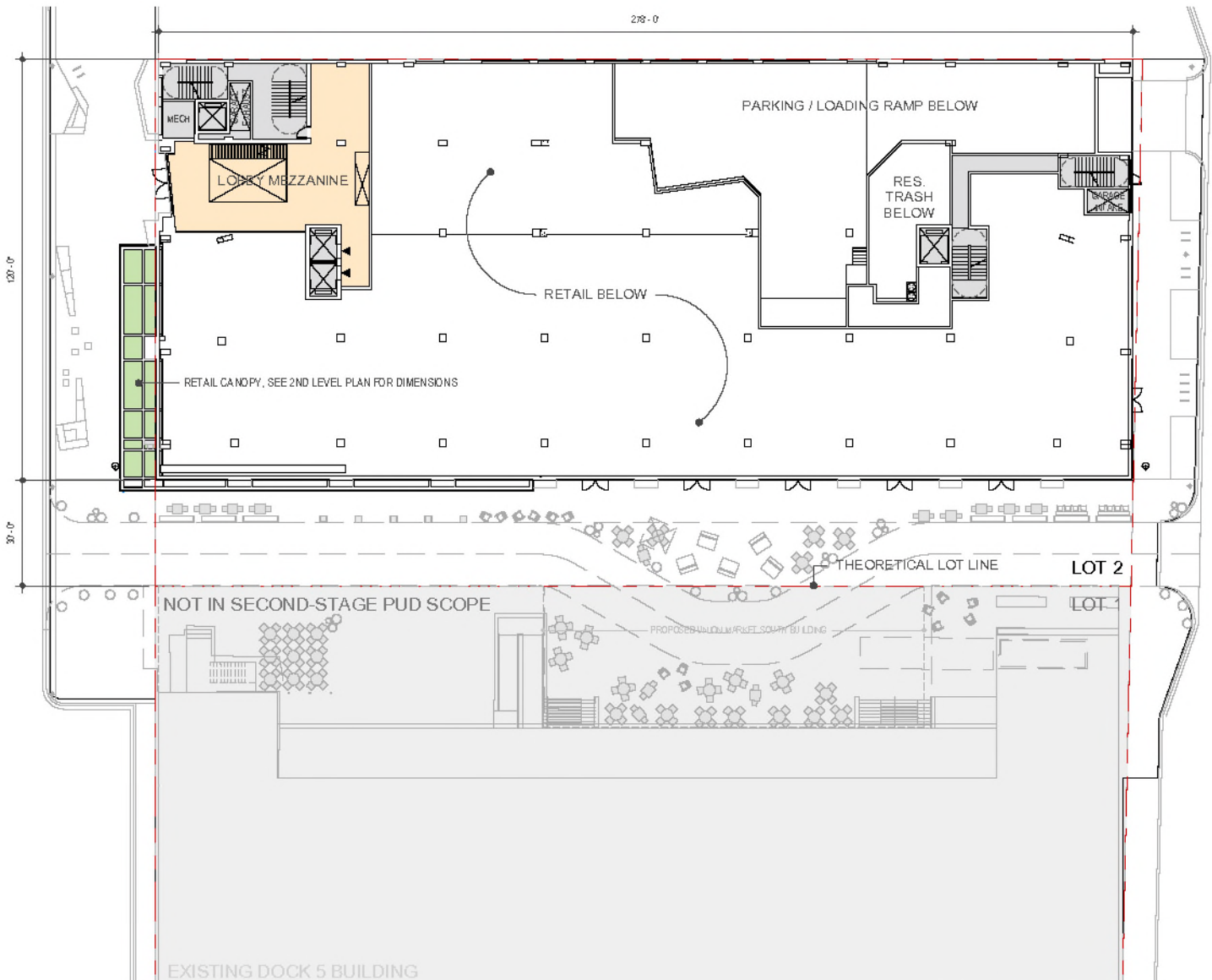
- Retail Use
- Residential Use - Units
- Residential Use - Amenity
- Service, Parking, & Common Space
- Green Roof
- Potential PV Panel Location
- Screened Rooftop Mechanical
- Pool
- Roof Structure
- Court - Open
- Court - Closed

1329 5TH STREET, NE SECOND-STAGE PUD | 08.30.2019



GROUND LEVEL PLAN A22

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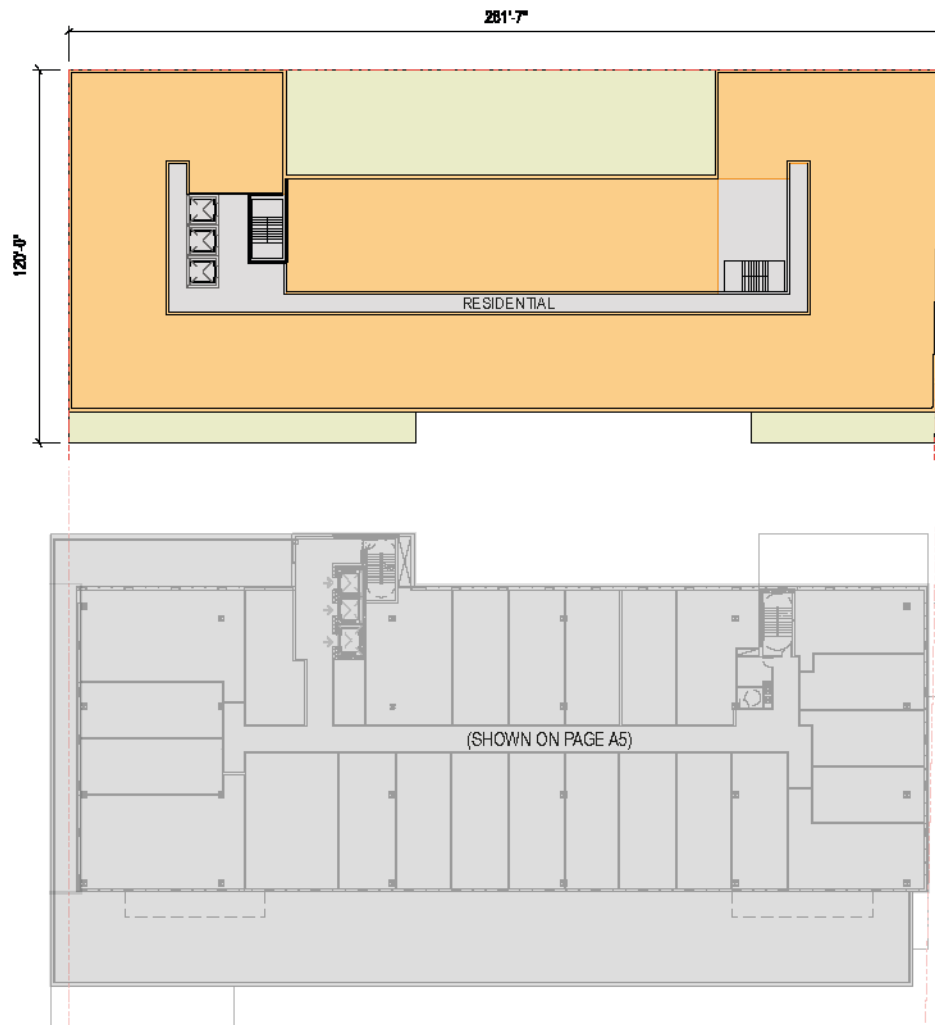


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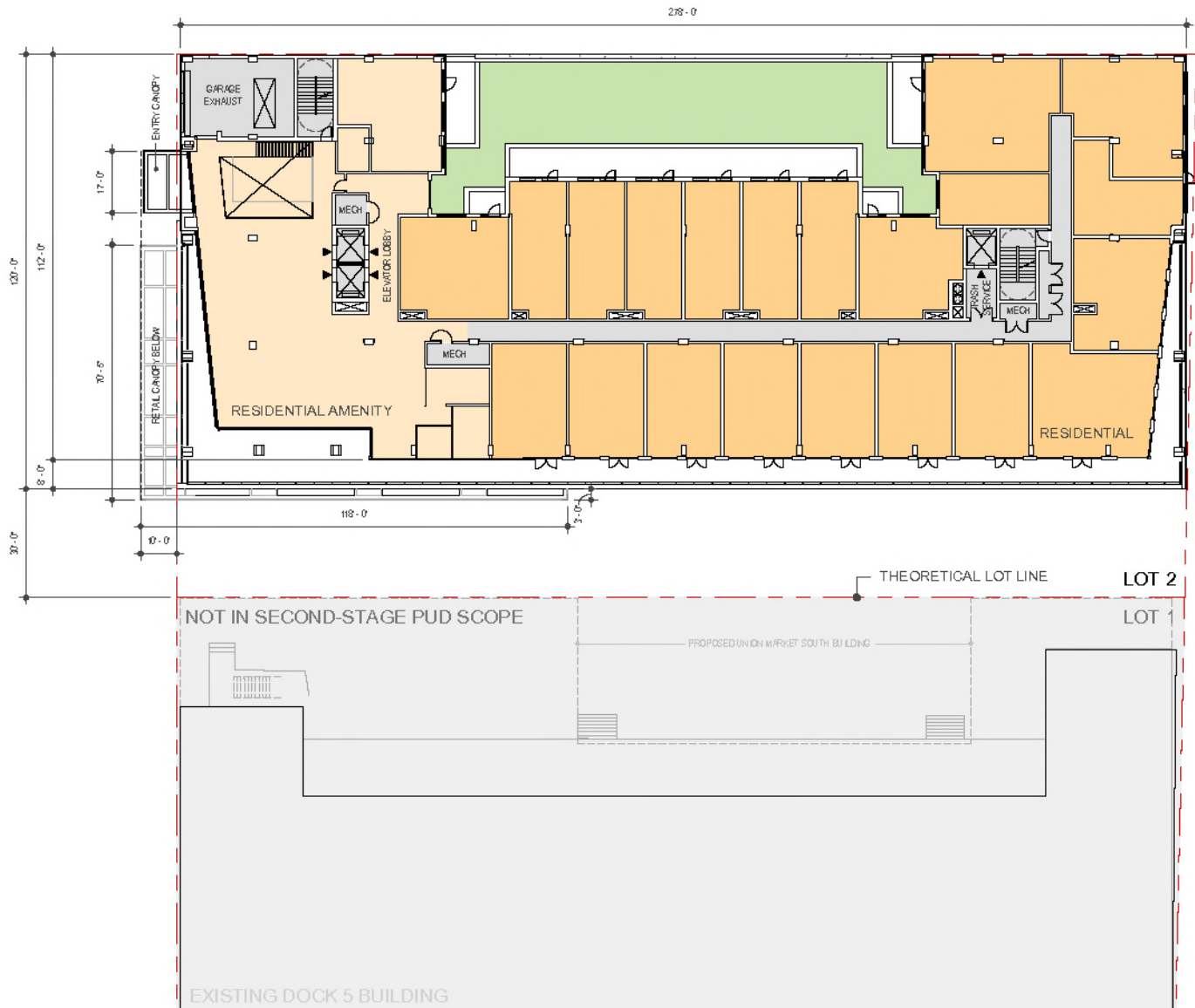
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LEGEND

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

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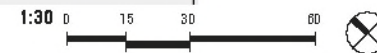
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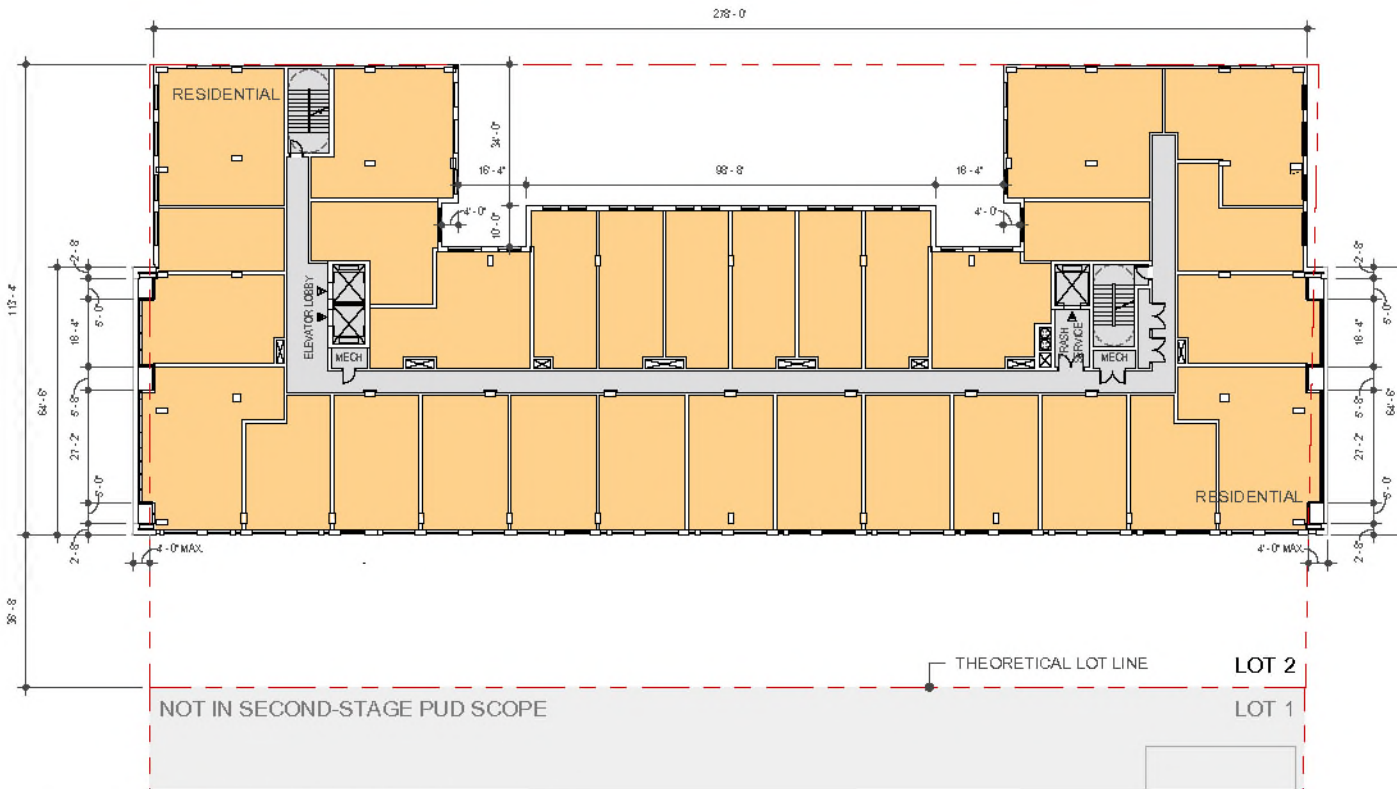
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- Residential Use - Units
- Residential Use - Amenity
- Service, Parking, & Common Space
- Green Roof
- Potential PV Panel Location
- Screened Rooftop Mechanical
- Pool
- Roof Structure
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- Court - Closed

1329 5TH STREET, NE SECOND-STAGE PUD | 08.30.2019



SECOND LEVEL PLAN A24

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- Residential Use - Amenity
- Service, Parking, & Common Space
- Green Roof
- Potential PV Panel Location
- Screened Rooftop Mechanical
- Pool
- Roof Structure
- Court - Open
- Court - Closed

**Gables Union Market - Bay Window Calculations (permitted by DC Code 3202.10.3)**

**Multiple Bay Width:**

For the first 24 ft/ of the building width, the projection width may be up to 13 ft.  
For every additional foot of width, the bay width may increase by 6 in.

**5th Street building width:**

- A. First 24' of Width: 13'-0"
- B. Remaining Width:  $113.33' - 24.00' = 89.33'$ ,  $89.33' \times 0.5' = 44.67'$
- C. Total Permitted Width:  $13.00' + 44.67' = 57.67'$  (Total Proposed Width: 48.83')

**6th Street building width:**

- A. First 24' of Width: 13'-0"
- B. Remaining Width:  $113.33' - 24.00' = 89.33'$ ,  $89.33' \times 0.5' = 44.67'$
- C. Total Permitted Width:  $13.00' + 44.67' = 57.67'$  (Total Proposed Width: 48.83')

**Depth:**

Both the 5th Street and 6th Street R.O.W.s are greater than 70 feet, therefore a window bay depth of 4 feet is permitted.

**Single Bay Width:**

For the first 24 ft. of the building width, the projection width may be up to 13 ft.  
For every additional foot of width, the bay width may increase by 2 in.

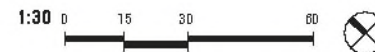
**5th Street building width:**

- A. First 24' of Width: 13'-0"
- B. Remaining Width:  $113.33' - 24.00' = 89.33'$ ,  $89.33' \times 0.166' = 14.83'$
- C. Maximum Permitted Width:  $13.00' + 14.83' = 27.83'$  (Proposed Bay Widths: 2.67', 16.33', 27.17')

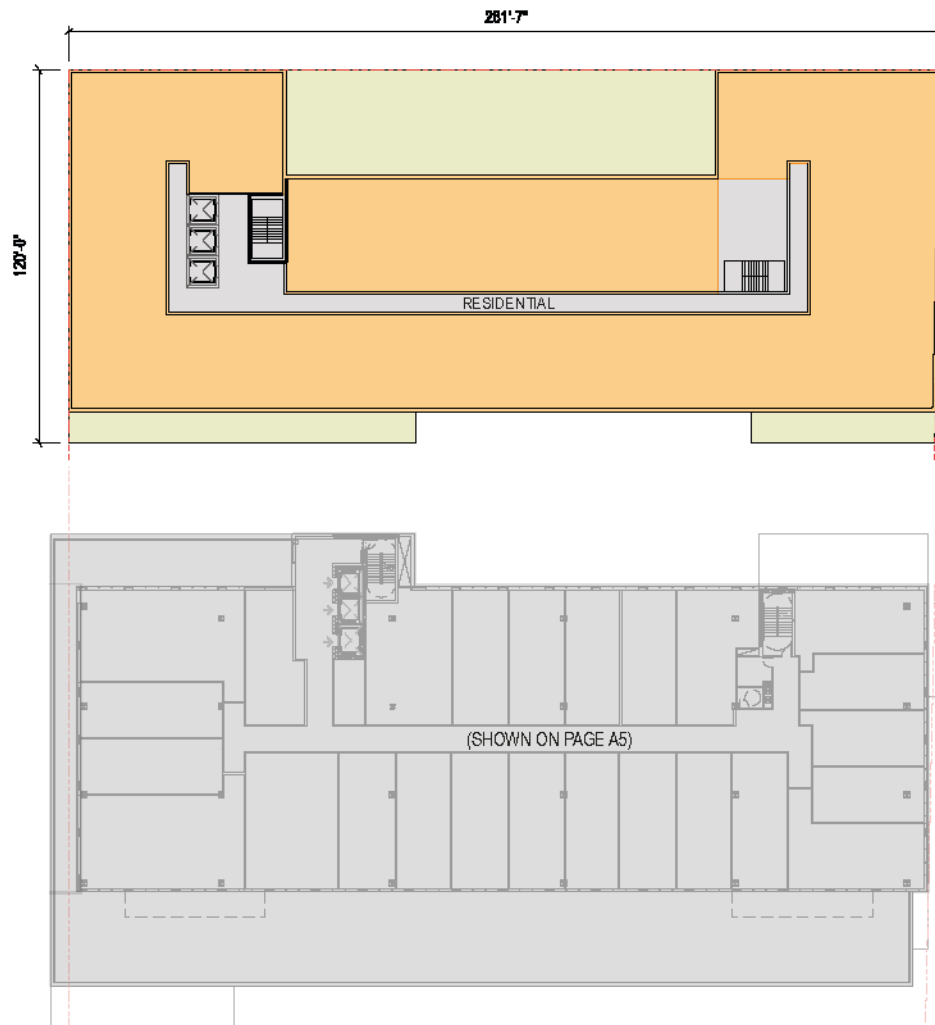
**6th Street building width:**

- A. First 24' of Width: 13'-0"
- B. Remaining Width:  $113.33' - 24.00' = 89.33'$ ,  $89.33' \times 0.166' = 14.83'$
- C. Maximum Permitted Width:  $13.00' + 14.83' = 27.83'$  (Proposed Bay Widths: 2.67', 16.33', 27.17')

1329 5TH STREET, NE SECOND-STAGE PUD | 08.30.2019



THIRD LEVEL PLAN A25



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

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- Residential Use - Units
- Residential Use - Amenity
- Service, Parking, & Common Space
- Green Roof
- Potential PV Panel Location
- Screened Rooftop Mechanical
- Pool
- Roof Structure
- Court - Open
- Court - Closed

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