

1 2 0 0 T H I R D S T R E E T , N E
W A S H I N G T O N , D . C .

P U D S U B M I S S I O N

JULY 27, 2016

Developer	TRAMMELL CROW COMPANY
Capital Partner	KSC
Architect	SHALOM BARANES ASSOCIATES
Landscape Architect	PARKER RODRIGUEZ
Hotel Consultant	LEO A. DALY
Traffic Engineer	GOROVE/SLADE ASSOCIATES
Civil Engineer	WILES MENSCH CORPORATION
MEP Engineer	INTERFACE ENGINEERING
LEED Consultant	SUSTAINABLE DESIGN CONSULTING
Land Use Counsel	GOULSTON & STORRS



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* Pages were revised since April submission.

** Pages were added since April submission.

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1200 THIRD STREET, NE

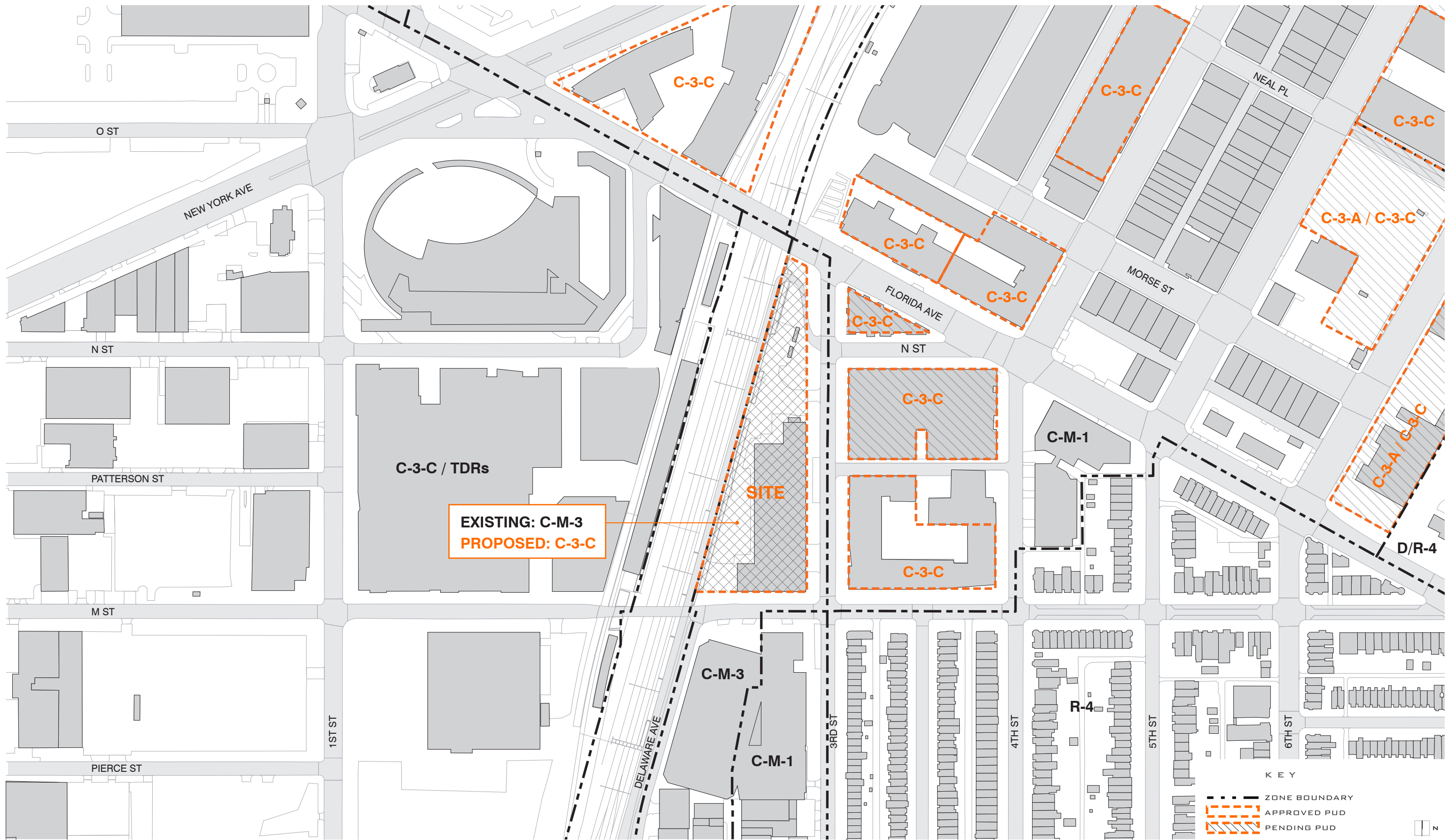
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Aerial Photo 1.01



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WASHINGTON, D.C.

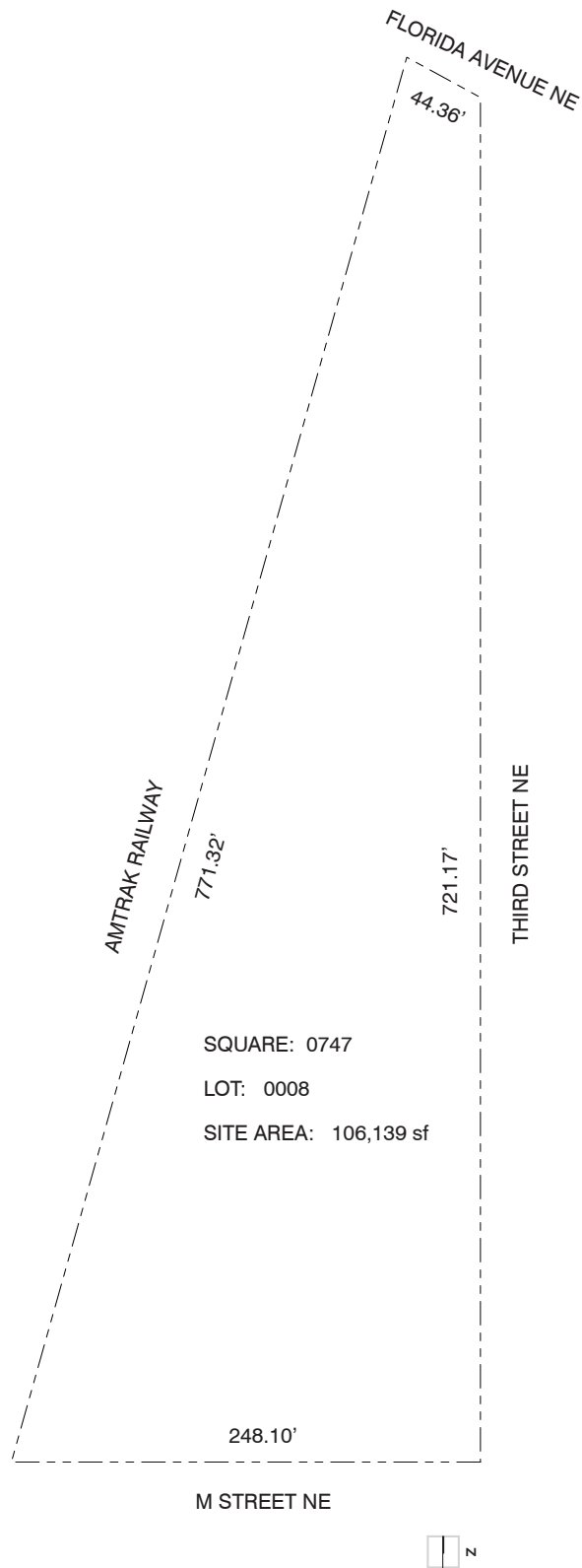
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Existing Zoning Map 1.02

ZONING TABULATIONS



	PERMITTED BY EXISTING ZONE DISTRICT: C-M-3	PERMITTED BY PROPOSED ZONE DISTRICT: C-3-C PUD	PROPOSED DEVELOPMENT: C-3-C PUD
FAR:	6.0	8.0	6.99 (Hotel: 1.14; Residential: 5.25; Retail: 0.26; Covered Plaza: 0.06; Parking/Services: 0.29)
FAR AREA:	636,834 sf	849,112 sf	741,622 sf (Hotel: 120,974 sf; Residential: 556,874 sf; Retail: 27,221 sf; Covered Plaza: 6,294 sf; Parking/Services: 30,260 sf)
BUILDING HEIGHT:	90 ft	120 ft (Height Act)	120 ft
NUMBER OF STORIES:	No limit	No limit	12
LOT OCCUPANCY:	n/a	100%	65% at Level 02 and up; 96% below Level 02
REAR YARD:	None required for first 20 ft of building's height; Minimum depth of 2.5 in/ft of building height and not less than 12 ft (may be measured from center line of street at building's rear)	Minimum depth of 2.5 in/ft of building height (may be measured from center line of street at building's rear)	None
SIDE YARD:	None required	None required; if provided, minimum width is 2 in/ft of building height and not less than 6 ft	Provided; width is 15'-0"
OPEN COURT:	None required	None required; if provided, minimum width is 4 in/ft of building height and not less than 15 ft	Provided; minimum width is 40'-0"
CLOSED COURT:	None required	None required	None
ROOF STRUCTURES	-	-	-
· FAR (habitable space):	0.4	0.4	0.27
· HEIGHT:	20'-0"	20'-0"	20'-0" for residential; 17'-8" for hotel
PARKING	Non-medical office: 1 per 800 sf over 2,000 sf Hotel: 1 per sleeping room + 1 per 150 sf of largest function room; Retail: 1 per 750 sf over 3,000 sf	Residential: 1 per 4 dwelling units; Hotel: 1 per 4 keys + 1 per 300 sf of largest function room Retail: 1 per 750 sf over 3,000 sf	Residential: 158 required; 229 provided Hotel: 57 required; 60 provided Retail: 67 required; 67 provided
LOADING	Office: 3 loading berths @ 30' deep + 3 loading platforms @ 200 sf + 1 delivery space @ 20' deep Retail: 1 loading berth @ 55' deep + 1 loading platform @ 200 sf + 1 loading berth @ 30' deep + 1 loading platform @ 100 sf + 1 delivery space @ 20' deep	Residential: 1 loading berth @ 55' deep + 1 loading platform @ 200 sf + 1 delivery space @ 20' deep Hotel: 1 loading berth @ 30' deep + 1 loading platform @ 100 sf + 1 delivery space @ 20' deep Retail: 1 loading berth @ 55' deep + 1 loading platform @ 200 sf + 1 loading berth @ 30' deep + 1 loading platform @ 100 sf + 1 delivery space @ 20' deep	3 berths @ 30' deep; 3 platforms @ 200 sf; 2 delivery spaces @ 20' deep
INCLUSIONARY ZONING:	n/a (Residential use not permitted)	8% of residential GFA	8% of residential GFA + 25% of hotel PH's habitable GFA
GAR	0.30	0.20	0.20 minimum

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Zoning Tabulations 1.03

LEED® 2009 for New Construction and Major Renovation

1200 3rd Street Holdings LLC

Project Checklist **PUD Application**



Armature Works

Apartment 2

April 18, 2016

20 1 5 Sustainable Sites Possible Points 26

Y	?Y	?N	N			
Y				Prereq 1	Construction Activity Pollution Prevention	
1				Credit 1	Site Selection	1
5				Credit 2	Development Density & Community Connectivity	5
1				Credit 3	Brownfield Redevelopment	1
6				Credit 4.1	Alternative Transportation: Public Transportation Access	6
			1	Credit 4.2	Alternative Transportation: Bicycle Storage & Changing Room:	1
3				Credit 4.3	Alternative Transportation: Low Emitting & Fuel Efficient Vehic	3
			2	Credit 4.4	Alternative Transportation: Parking Capacity	2
			1	Credit 5.1	Site Development: Protect or Restore Habitat	1
1				Credit 5.2	Site Development: Maximize Open Space	1
1				Credit 6.1	Stormwater Design: Quantity Control	1
	1			Credit 6.2	Stormwater Design: Quality Control	1
1				Credit 7.1	Heat Island Effect: Non-Roof	1
1				Credit 7.2	Heat Island Effect: Roof	1
			1	Credit 8	Light Pollution Reduction	1

4 1 6 Water Efficiency Possible Points 10

Y	?Y	?N	N			
Y				Prereq 1	Water Use Reduction: 20% Reduction	
2			2	Credit 1	Water Efficient Landscaping	4
			2	Credit 2	Innovative Wastewater Technologies	2
2			2	Credit 3	Water Use Reduction: 30%/ 35%/ 40%	4

5 1 30 Energy & Atmosphere Possible Points 35

Y	?Y	?N	N			
Y				Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y				Prereq 2	Minimum Energy Performance	
Y				Prereq 3	Fundamental Refrigerant Management	
4			15	Credit 1	Optimize Energy Performance: 12% and up	19
			7	Credit 2	On-Site Renewable Energy: 1%-13%	7
			2	Credit 3	Enhanced Commissioning	2
			2	Credit 4	Enhanced Refrigerant Management	2
1			2	Credit 5	Measurement & Verification	3
			2	Credit 6	Green Power	2

6 1 8 Materials & Resources Possible Points 14

Y	?Y	?N	N			
Y				Prereq 1	Storage & Collection of Recyclables	
			3	Credit 1.1	Building Reuse: Maintain Existing Walls, Floors, and Roof	3
			1	Credit 1.2	Building Reuse: Maintain 50% of Interior Non-Structural Elemer	1
2				Credit 2	Construction Waste Management: 50%/ 75%	2
			2	Credit 3	Materials Reuse: 5%/ 10%	2

Materials & Resources, Cont. Possible Points 15

Y	?Y	?N	N			
2				Credit 4	Recycled Content: 10%/ 20%	2
2				Credit 5	Regional Materials: 10%/ 20%	2
			1	Credit 6	Rapidly Renewable Materials: 2.5%	1
			1	Credit 7	Certified Wood: 50%	1

8 1 1 5 Indoor Environmental Quality Possible Points 15

Y	?Y	?N	N			
Y				Prereq 1	Minimum IAQ Performance	
Y				Prereq 2	Environmental Tobacco Smoke (ETS) Control	
			1	Credit 1	Outdoor Air Delivery Monitoring	1
			1	Credit 2	Increased Ventilation: 30%	1
1				Credit 3.1	Construction IAQ Management Plan: During Construction	1
			1	Credit 3.2	Construction IAQ Management Plan: Before Occupancy	1
1				Credit 4.1	Low-Emitting Materials: Adhesives & Sealants	1
1				Credit 4.2	Low-Emitting Materials: Paints	1
1				Credit 4.3	Low-Emitting Materials: Flooring Systems	1
1				Credit 4.4	Low-Emitting Materials: Composite Wood & Agrifiber Products	1
			1	Credit 5	Indoor Chemical & Pollutant Source Control	1
1				Credit 6.1	Controllability of Systems: Lighting	1
1				Credit 6.2	Controllability of Systems: Thermal Comfort	1
1				Credit 7.1	Thermal Comfort: Design	1
			1	Credit 7.2	Thermal Comfort: Verification	1
		1		Credit 8.1	Daylight & Views: Daylight 75% of Spaces	1
1				Credit 8.2	Daylight & Views: Views for 90% of Spaces	1

6 1 1 3 Innovation & Design Process Possible Points 6

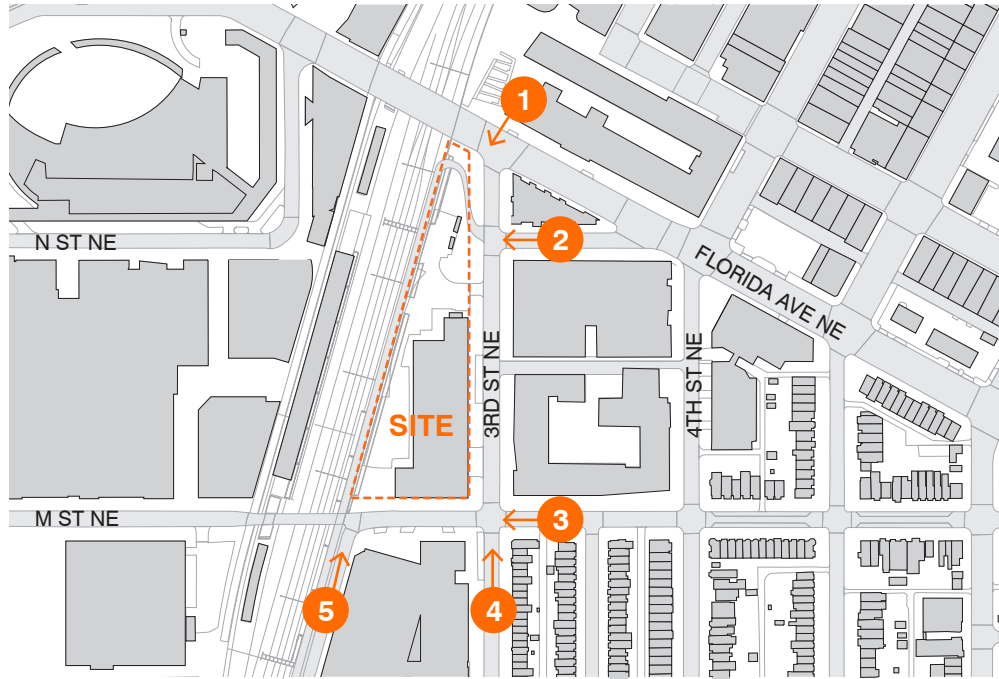
Y	?Y	?N	N			
1				Credit 1.1	Innovation: User Education Plan	1
1				Credit 1.2	Innovation: Water Saving Appliances	1
1				Credit 1.3	Exemplary: SSc4.1	1
1				Credit 1.4	Exemplary: SSc7.1	1
1				Credit 1.5	Exemplary: MRc4/ MRc5	1
1				Credit 2	LEED Accredited Professional	1

1 1 3 Regional Priority Credits Possible Points 4

Y	?Y	?N	N			
			1	Zipcode 20002		
			1	Credit 1.1	Regional Priority: SSc5.1	1
			1	Credit 1.2	Regional Priority: SSc6.1	1
			1	Credit 1.3	Regional Priority: EAc1 (Threshold 40%)	1
			1	Credit 1.4	Regional Priority: EAc2	1

50 2 1 57 Total Possible Points 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110 points



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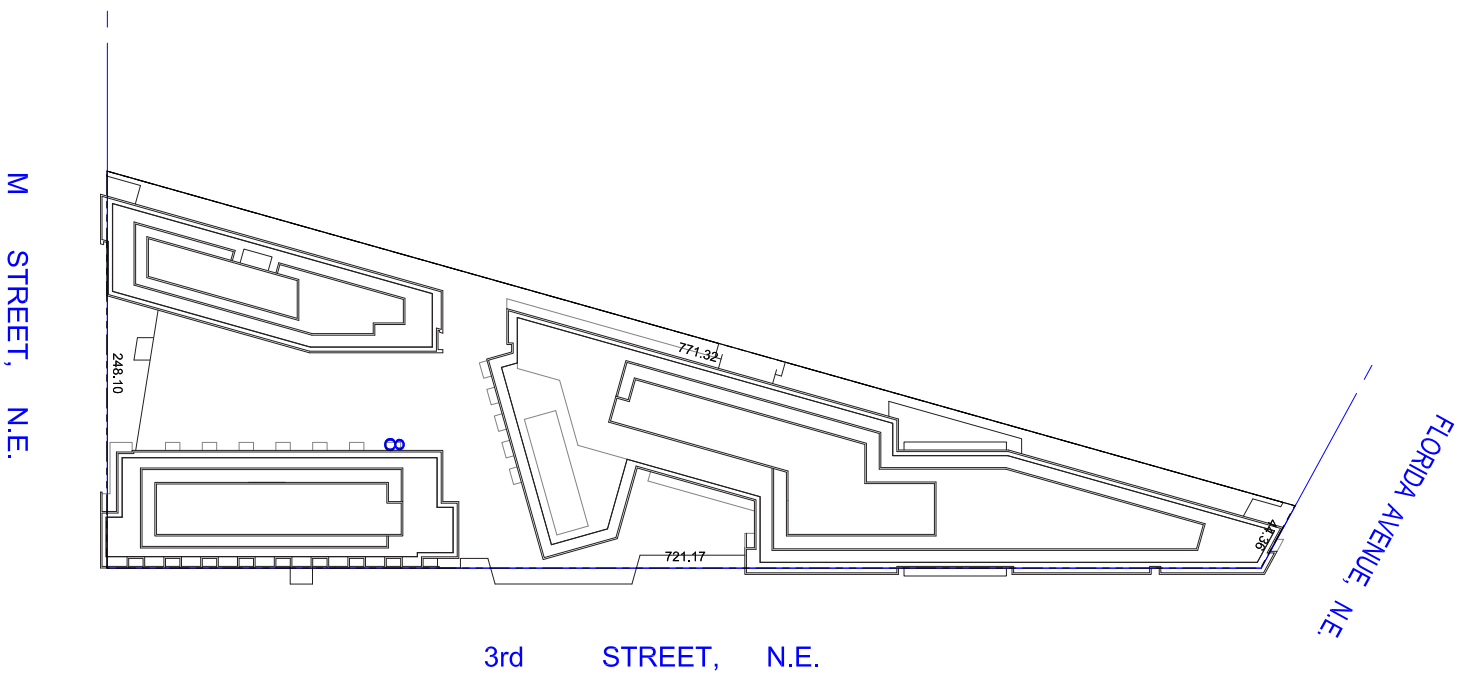
Site Photographs 1.07

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., February 2, 2016
 Plat for Building Permit of SQUARE 747 LOT 8
 Scale: 1 inch = 60 feet Recorded in Book 180 Page 161
 Receipt No. 16-02650
 Furnished to: DIANA HERNDON

 Surveyor, D.C.
 By: A.S.

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

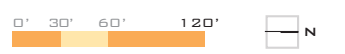


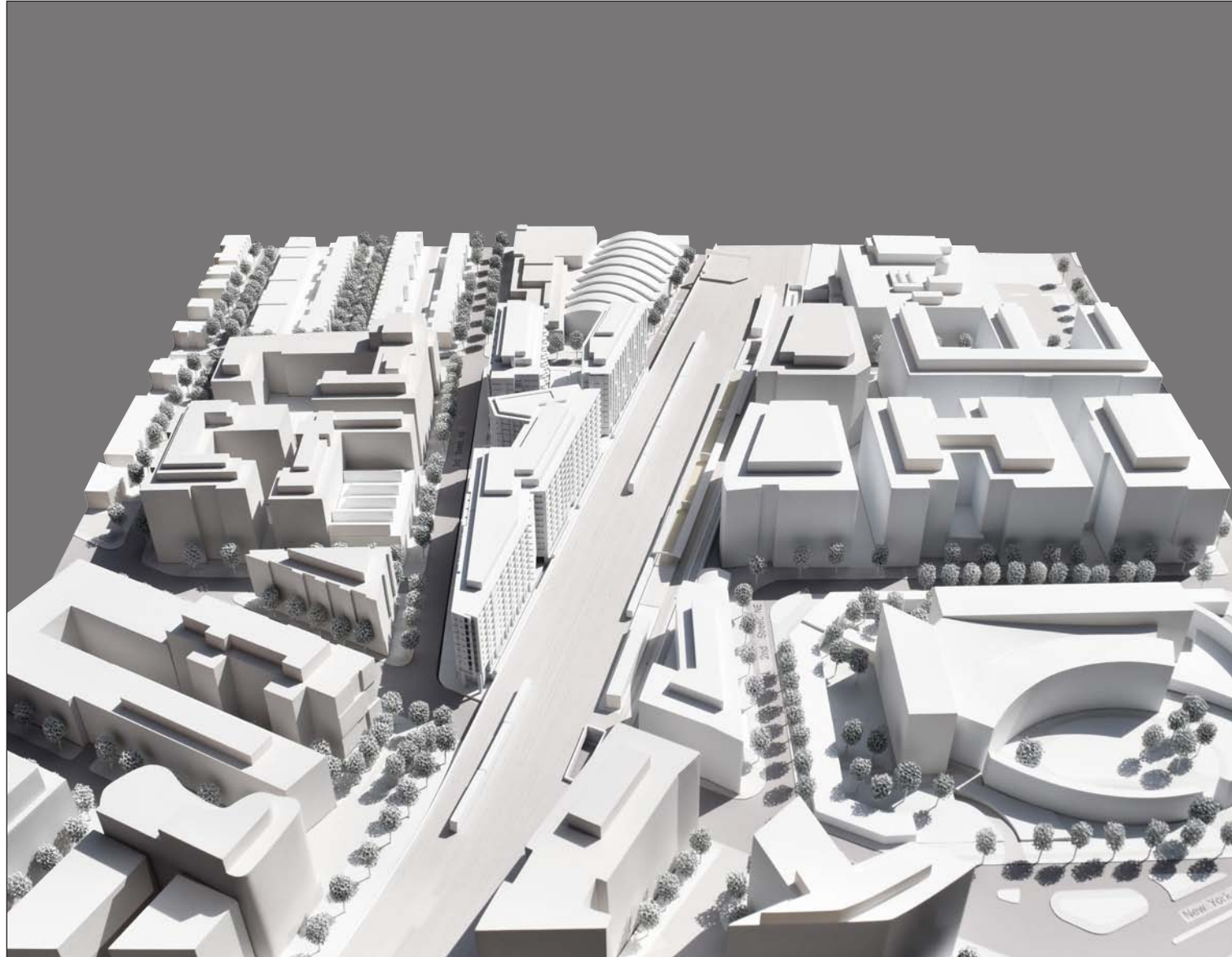
I hereby certify that all existing improvements shown thereon are completely dimensioned, and that all proposed improvements shown thereon are completely dimensioned, and that all covered portions are correctly dimensioned and plotted and agree with plans accompanying this application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the accuracy of the survey and the correctness of the foundation plans, the same are hereby certified to not deviate to an amount greater than is required by the Zoning Regulations for light and ventilation; and I am further certified that all lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted; and I am further certified and agreed that accessible parking areas are required by the zoning regulations and that the same are shown in accordance with the zoning regulations and that the same are shown in accordance with the zoning regulations and that the same are shown in accordance with the zoning regulations. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for any length of 20 feet or more. It is further agreed that the maximum driveway grade across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all attorneys' fees and court costs) arising out of, or in connection with, any litigation or proceedings to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing warranty shall not apply to any losses, costs, claims, damages, and costs of defense or settlement which shall be the responsibility of the District or District officers, employees or agents.

Date: _____

 (Signature of owner or his authorized agent)

SR-16-02650(2016)
* EMAIL





AERIAL VIEW - NORTH



AERIAL VIEW - EAST

1200 THIRD STREET, NE

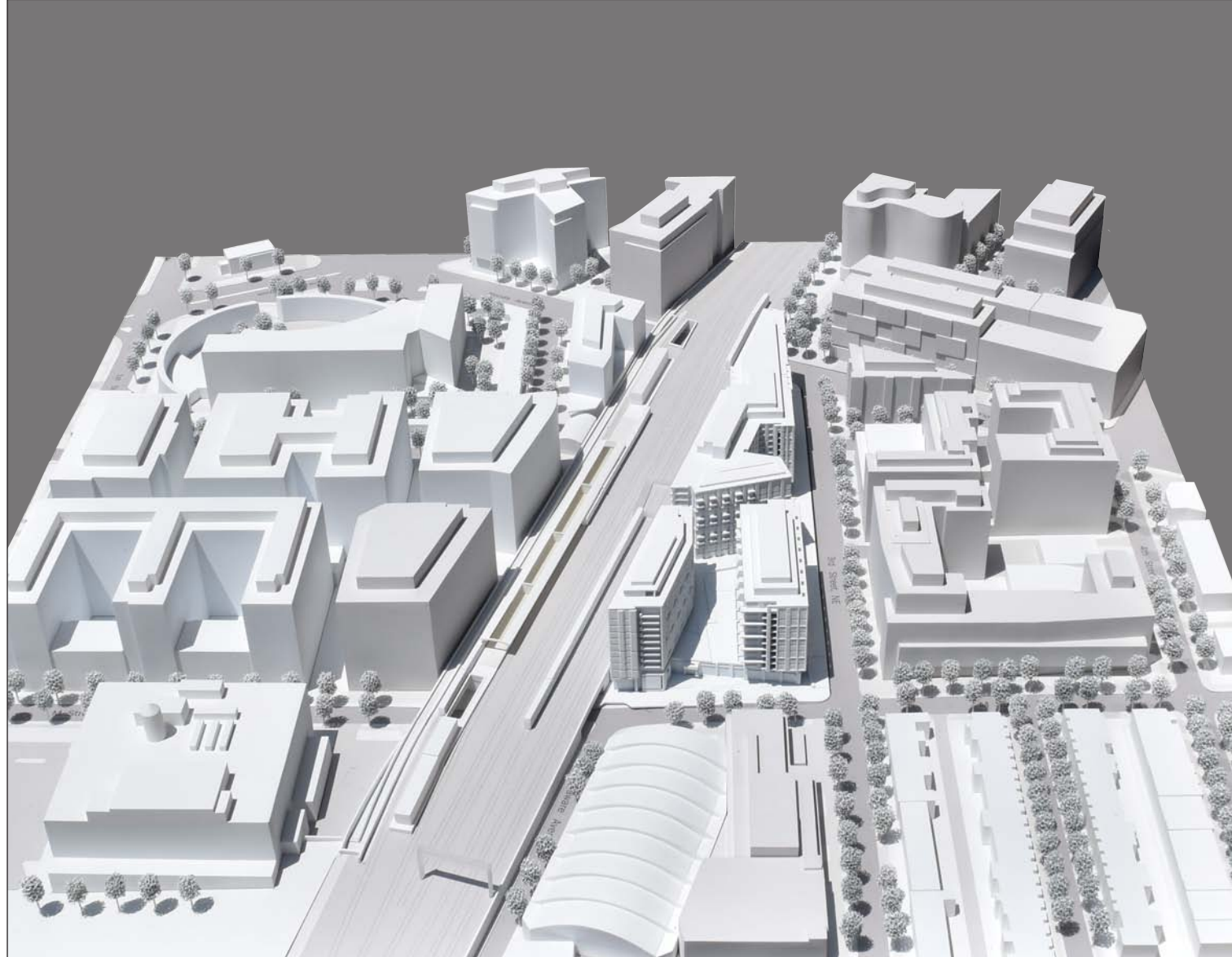
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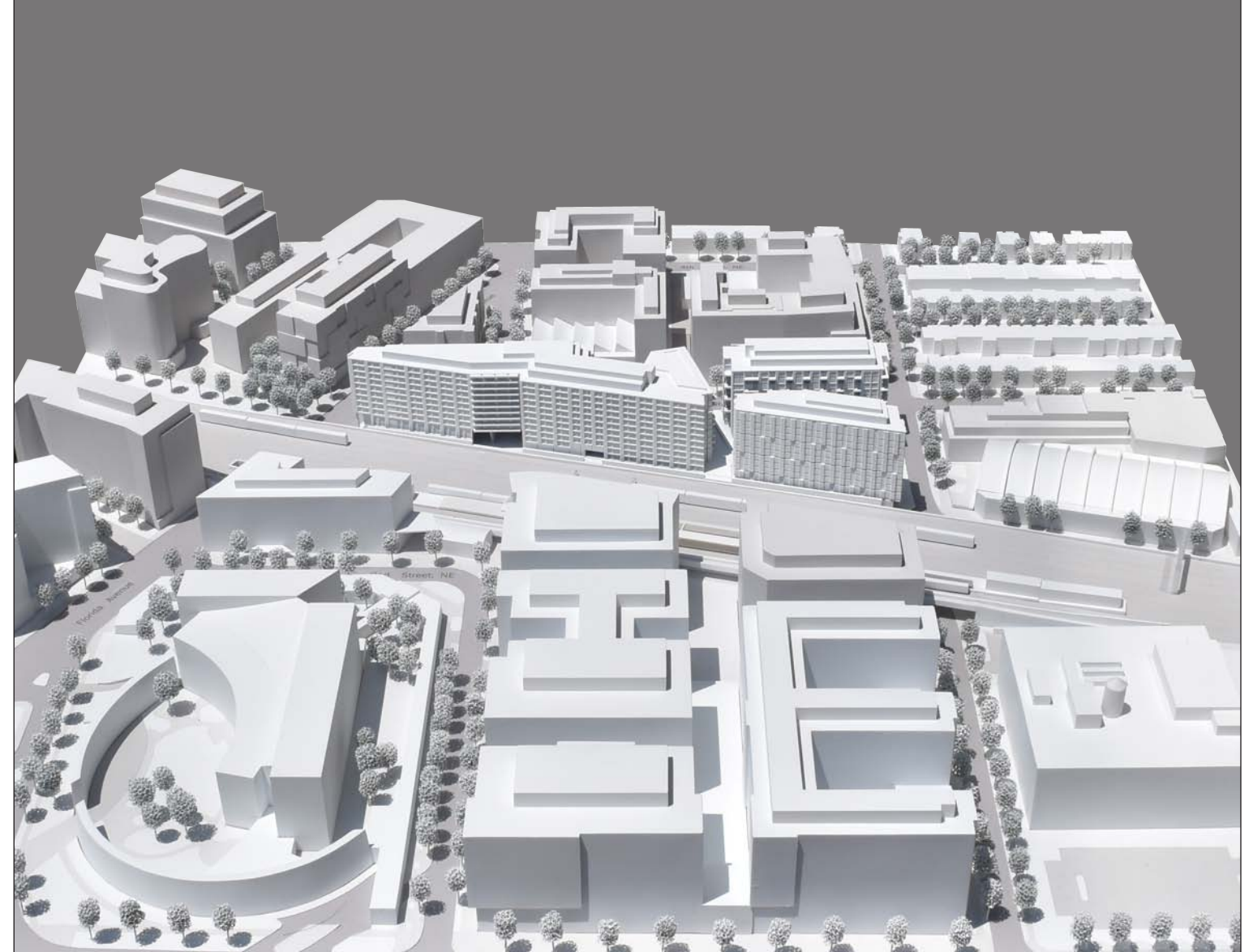
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Model Photographs 1.09



AERIAL VIEW - SOUTH



AERIAL VIEW - WEST