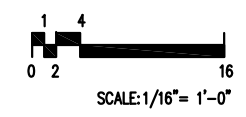




**J STREET**  
development  
1025 THOMAS JEFFERSON ST  
WASHINGTON, DC 20007

WEST ELEVATION (CONGRESS STREET)  
1109 CONGRESS STREET, NE  
Washington DC



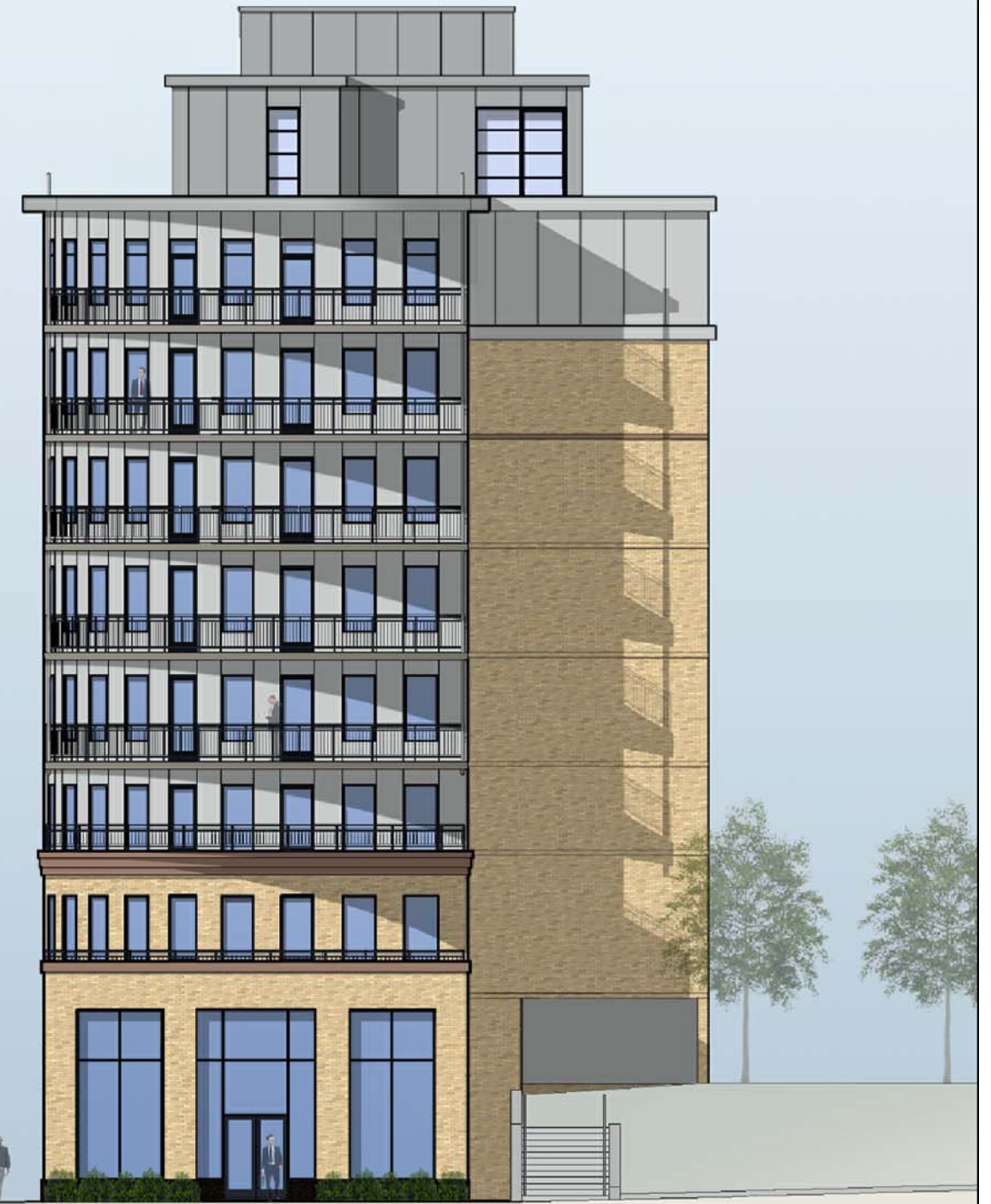
**N NELSON**  
ARCHITECTS  
1003 K STREET, NW  
WASHINGTON, DC 20001  
ZONING COMMISSION  
District of Columbia  
CASE NO. 16-13  
EXHIBIT NO. 2015  
TEL 202.737.4806  
© 2016 NELSON ARCHITECTS, PC

NOVEMBER 1, 2016 - PUD SUBMISSION

**A4.01**

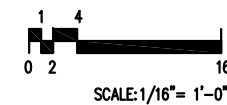


NORTH ELEVATION



SOUTH (L STREET) ELEVATION

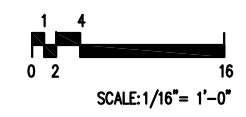
NORTH and SOUTH (L STREET) ELEVATIONS  
 1109 CONGRESS STREET, NE  
 Washington DC





**J STREET**  
development  
1025 THOMAS JEFFERSON ST  
WASHINGTON, DC 20007

EAST ELEVATION (ALLEY)  
1109 CONGRESS STREET, NE  
Washington DC



**N NELSON**  
ARCHITECTS  
1003 K STREET, NW  
WASHINGTON, DC 20001

TEL 202.857.4300

NOVEMBER 1, 2016 - PUD SUBMISSION

TEL 202.737.4800

A4.03

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**J STREET**  
development  
1025 THOMAS JEFFERSON ST  
WASHINGTON, DC 20007

3RD STREET VIEW RENDERING  
1109 CONGRESS STREET, NE  
Washington DC

**N NELSON**  
ARCHITECTS  
1003 K STREET, NW  
WASHINGTON, DC 20001

TEL 202.857.4300

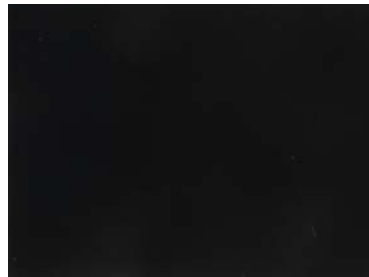
NOVEMBER 1, 2016 - PUD SUBMISSION

TEL 202.737.4800

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A2.03

ALTERNATE WINDOW COLOR: BLACK



WINDOWS:  
METAL FRAME,  
PRE-FINISHED PAINT,  
AWNING OR CASEMENT OPERATION,  
CLEAR LOW-E GLAZING,  
DARK BLUE  
ALTERNATE COLOR: BLACK



WALL PANELS:  
METAL PANEL,  
PRE-FINISHED PAINT,  
LIGHT GRAY



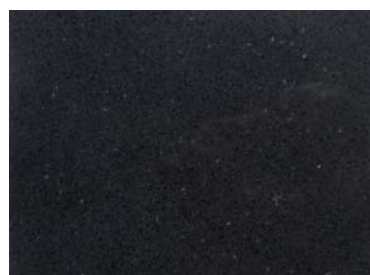
COLUMNS & BALCONY  
FASCIA :  
METAL,  
PRE-FINISHED PAINT,  
LIGHT GRAY

BRICK:  
GOLDEN BUFF,  
SMOOTH,  
TERRA COTTA RED MORTAR



RAILINGS:  
METAL,  
DARK BLUE  
ALTERNATE: BLACK

BELTCOURSE:  
CAST STONE,  
TERRA COTTA RED



SPRANDREL:  
METAL,  
LIGHT GRAY

BASE:  
GRANITE,  
POLISHED,  
BLACK



GENERAL NOTES:

1. Flexibility is requested to vary the final selection of exterior materials within the general material types proposed, based on availability at the time of construction. Quality of materials will not be reduced.
2. Ground floor retail bay elevations are illustrative & intended to describe the character & scale for the base of the building.
3. Residential exhaust vents to be integrated into final facade designs

ALTERNATE WINDOW COLOR: BLACK



EQUIPMENT SCREEN:  
METAL PANEL,  
PRE-FINISHED PAINT,  
MEDIUM GRAY



WINDOWS:  
METAL FRAME,  
PRE-FINISHED PAINT,  
AWNING OPERATION,  
CLEAR LOW-E GLAZING,  
DARK BLUE  
ALTERNATE COLOR: BLACK



WALL PANELS:  
METAL PANEL,  
PRE-FINISHED PAINT,  
LIGHT GRAY



BRICK:  
GOLDEN BUFF,  
SMOOTH,  
TERRA COTTA RED MORTAR



BELTCOURSE:  
CAST STONE,  
TERRA COTTA RED

SPRANDREL:  
METAL,  
LIGHT GRAY

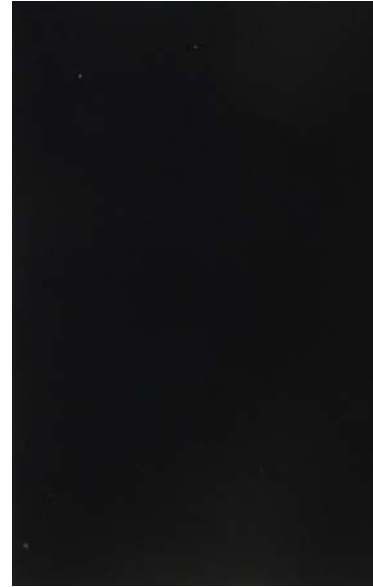
RAILINGS:  
METAL,  
DARK BLUE  
ALTERNATE: BLACK

GENERAL NOTES:

1. Flexibility is requested to vary the final selection of exterior materials within the general material types proposed, based on availability at the time of construction. Quality of materials will not be reduced.
2. Ground floor retail bay elevations are illustrative & intended to describe the character & scale for the base of the building.
3. Residential exhaust vents to be integrated into final facade designs



ALTERNATE WINDOW COLOR: BLACK



WINDOWS:  
METAL FRAME,  
PRE-FINISHED PAINT,  
AWNING OPERATION,  
CLEAR LOW-E GLAZING,  
DARK BLUE  
ALTERNATE COLOR: BLACK

BRICK:  
GOLDEN BUFF,  
SMOOTH,  
TERRA COTTA RED MORTAR

MORTARGOLDEN BUFF,  
TRUE TONE  
#6058 CHOCOLATE BROWN

BASE:  
GRANITE,  
POLISHED,  
BLACK



EQUIPMENT SCREEN:  
METAL PANEL,  
PRE-FINISHED PAINT,  
MEDIUM GRAY

WALL PANELS:  
METAL PANEL,  
PRE-FINISHED PAINT,  
LIGHT GRAY

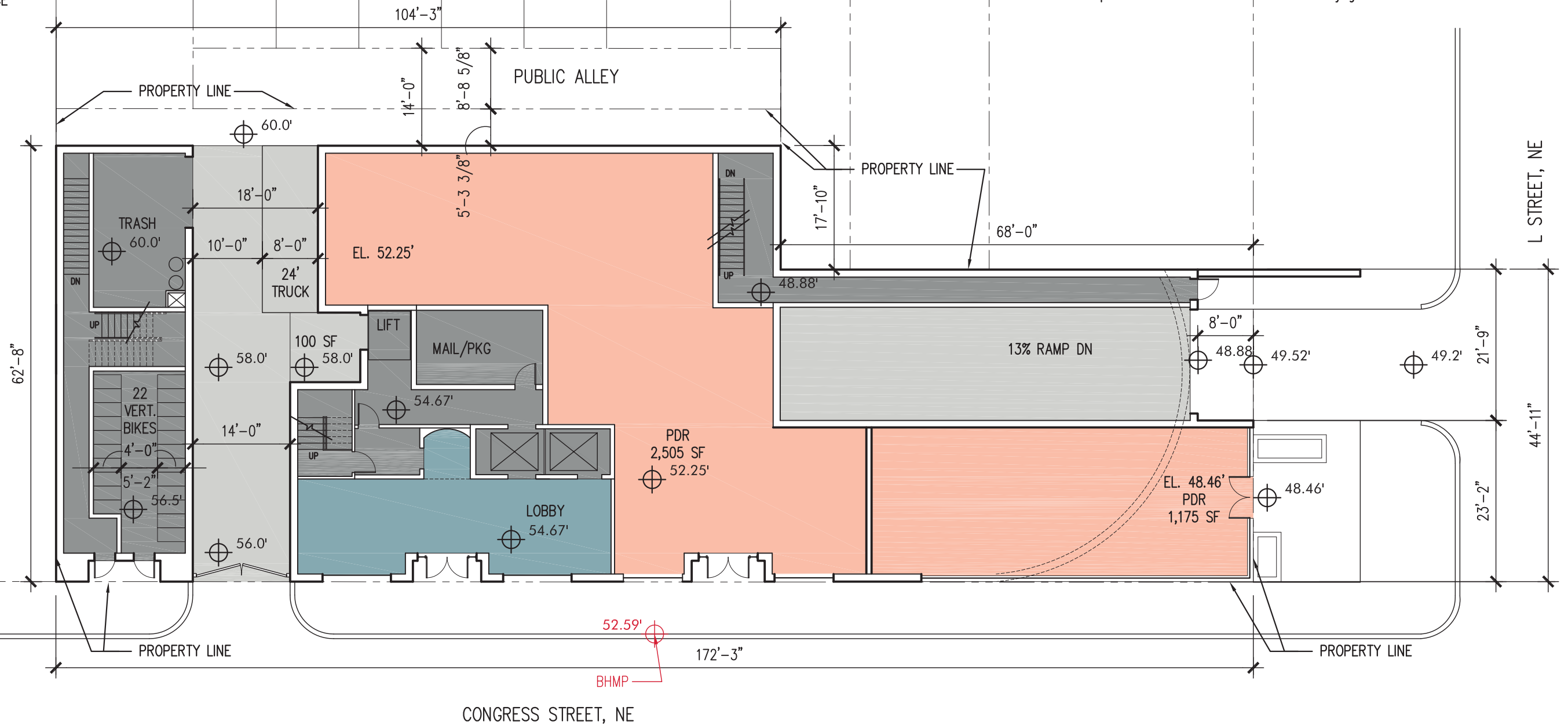
BELTCOURSE:  
CAST STONE,  
TERRA COTTA RED

KEY

- DWELLING UNITS
- COMMON AREA
- LOBBY/AMENITY
- RETAIL / PDR
- PARKING
- BUILDING SERVICE
- GREEN ROOF

GENERAL NOTES:

1. The locations, numbers, & sizes of units, stairs, elevators, & partitions are preliminary & shown for illustrative purposes only. Final layouts may vary.
2. Refer to A3.02 for overall building dimensions
3. Flexibility is requested to make refinements to parking & loading configurations, including layout, so long as the required parking & loading complies with the size, location, access, maintenance & operation requirements of 11 DCMR or the flexibility granted herein.



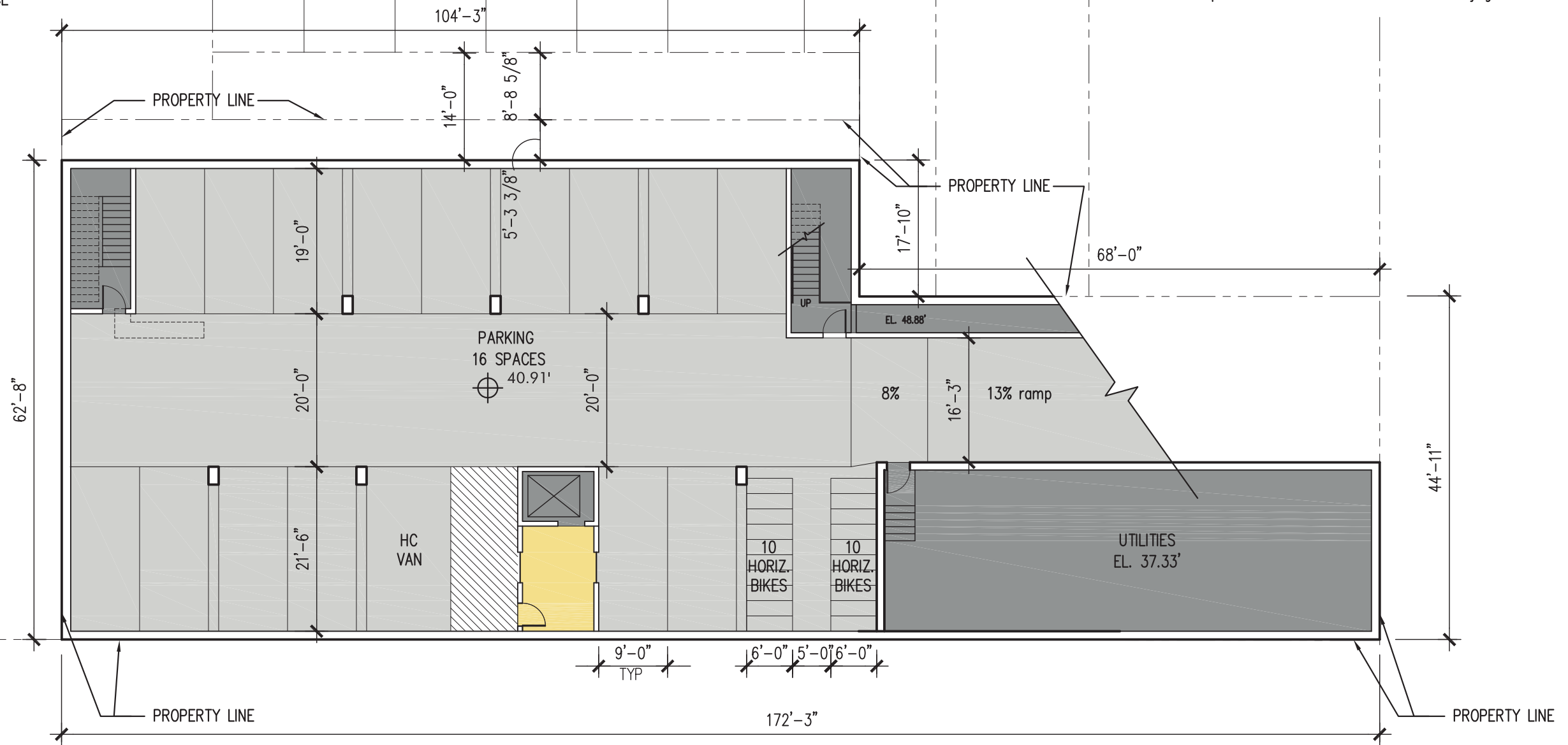


KEY

- DWELLING UNITS
- COMMON AREA
- LOBBY/AMENITY
- RETAIL / PDR
- PARKING
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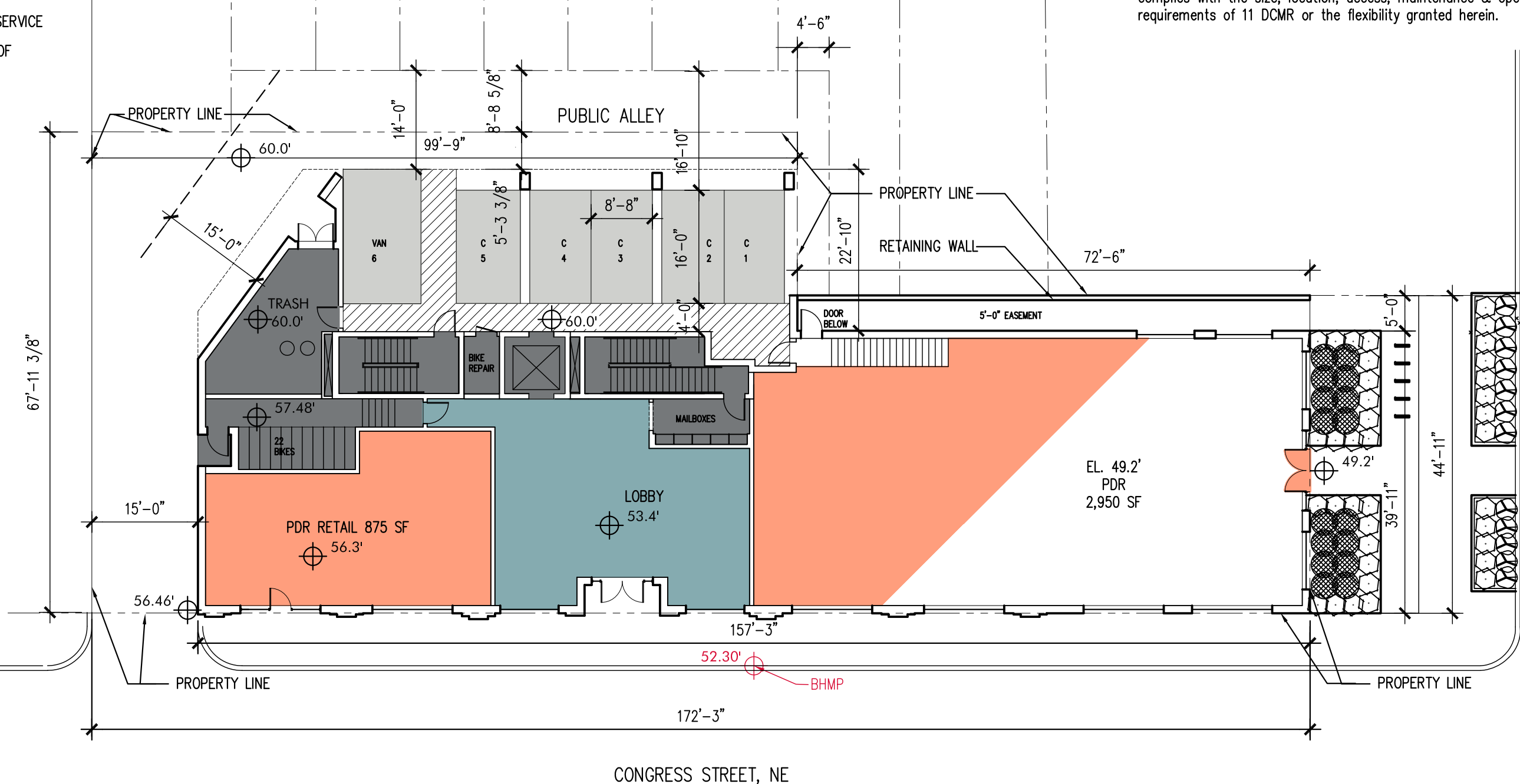


KEY

- DWELLING UNITS
- COMMON AREA
- LOBBY/AMENITY
- RETAIL / PDR
- PARKING
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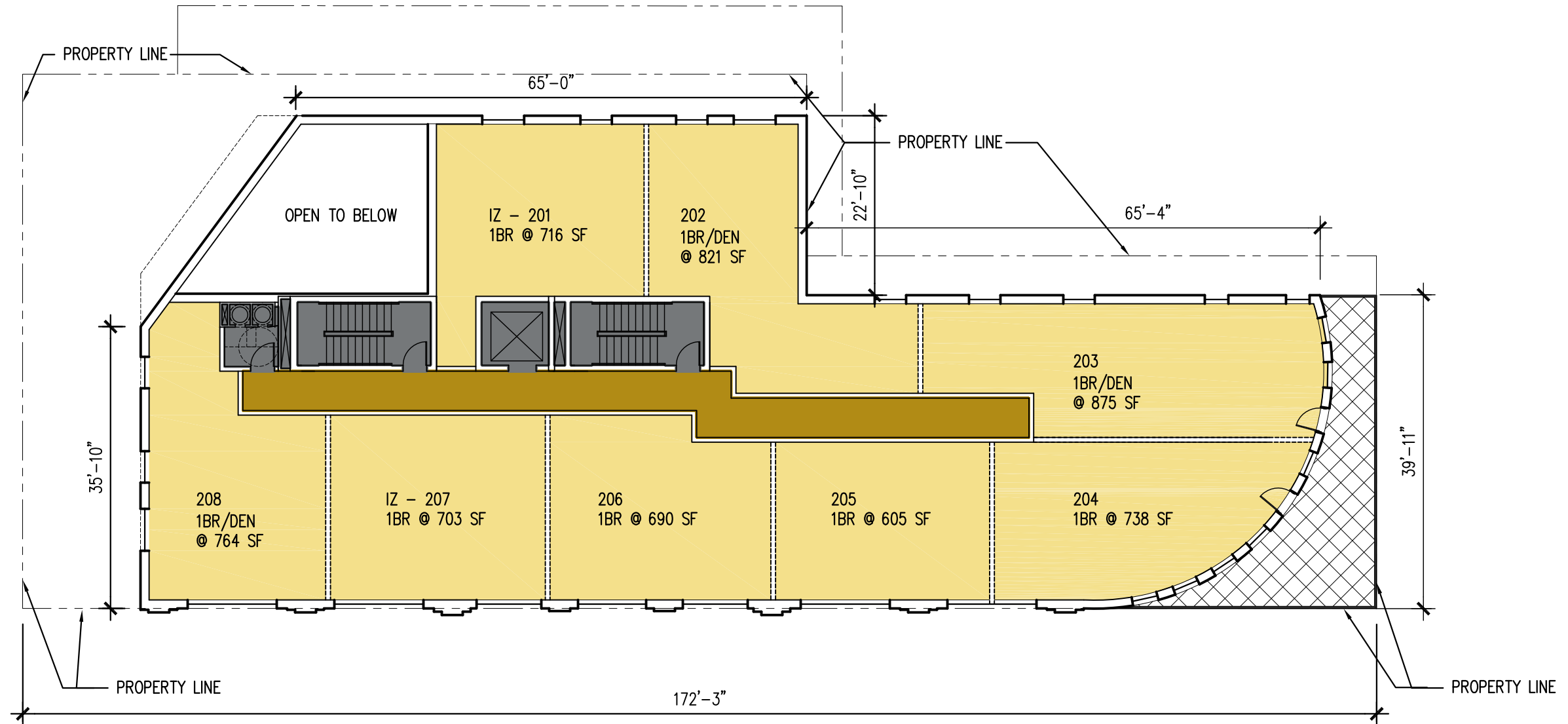


KEY

- DWELLING UNITS
- COMMON AREA
- LOBBY/AMENITY
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- BUILDING SERVICE
- GREEN ROOF

INCLUSIONARY ZONING

UNIT NO.	SIZE	AMI
201	716 SF	50%
207	703 SF	50%
302	900 SF	80%
308	703 SF	80%
407	690 SF	80%
<b>TOTAL</b>	<b>3,712 SF</b>	

IZ CALCULATIONS

Gross Area Method of Calculation

Total Gross Res. Floors Including Core = 54,299 SF  
 8% of total residential of 54,334 SF = 4,344 SF

Proportionate share of common areas that can be attributed to the IZ unit:  
 14.7% of 4,347 = 639  
 4,347 - 639 = **3,708 SF IZ Unit Req'd**

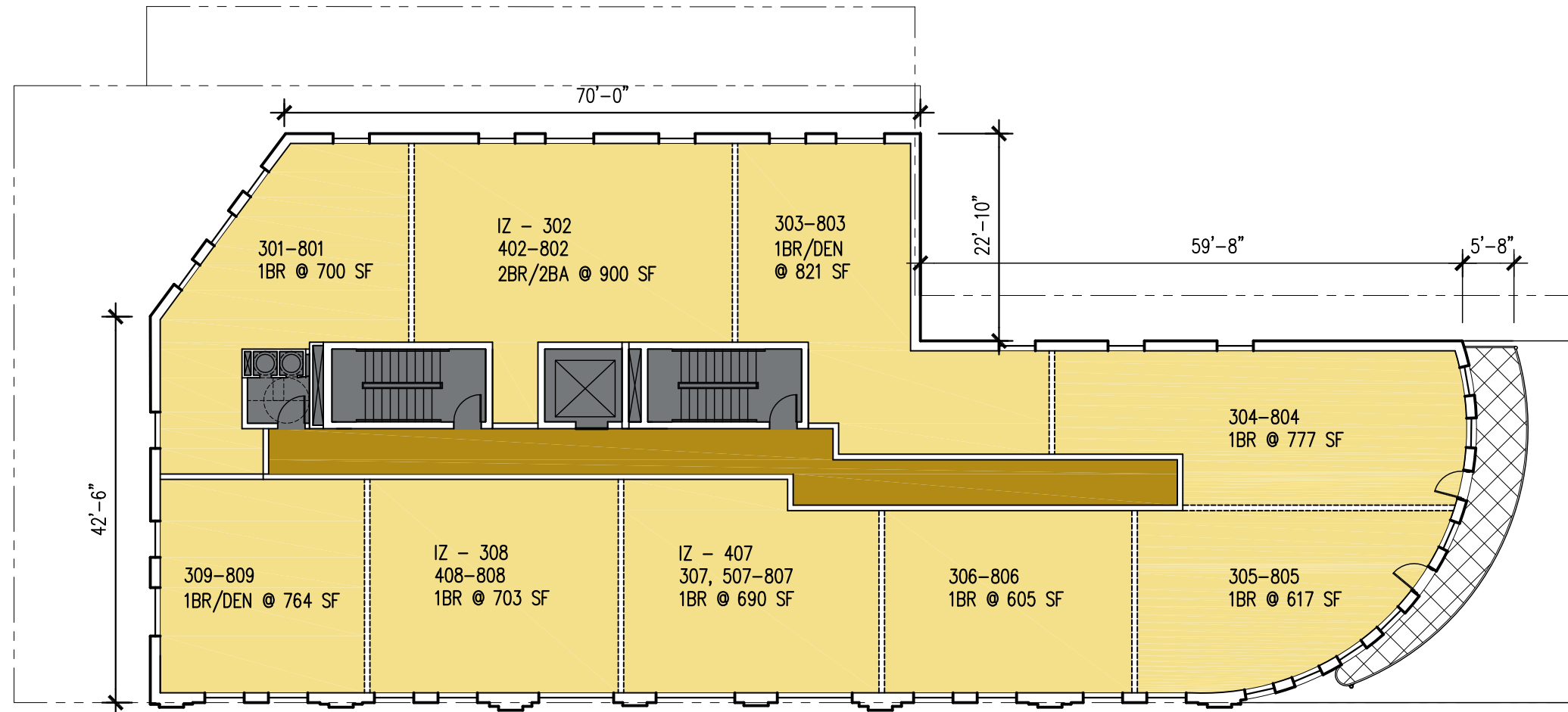
Net Area Method of Calculation

Total Net Res. excluding core = 46,344 SF  
 8% of total net residential of 46,344 SF = 3,708 SF

8% of Net Res. SF  
 8% of 46,344 SF = **3,708 SF IZ Unit Req'd**

GENERAL NOTES:

1. The locations, numbers, & sizes of units, stairs, elevators, & partitions are preliminary & shown for illustrative purposes only. Final layouts may vary.
2. Refer to A3.02 for overall building dimensions
3. Flexibility is requested to make refinements to parking & loading configurations, including layout, so long as the required parking & loading complies with the size, location, access, maintenance & operation requirements of 11 DCMR or the flexibility granted herein.



KEY

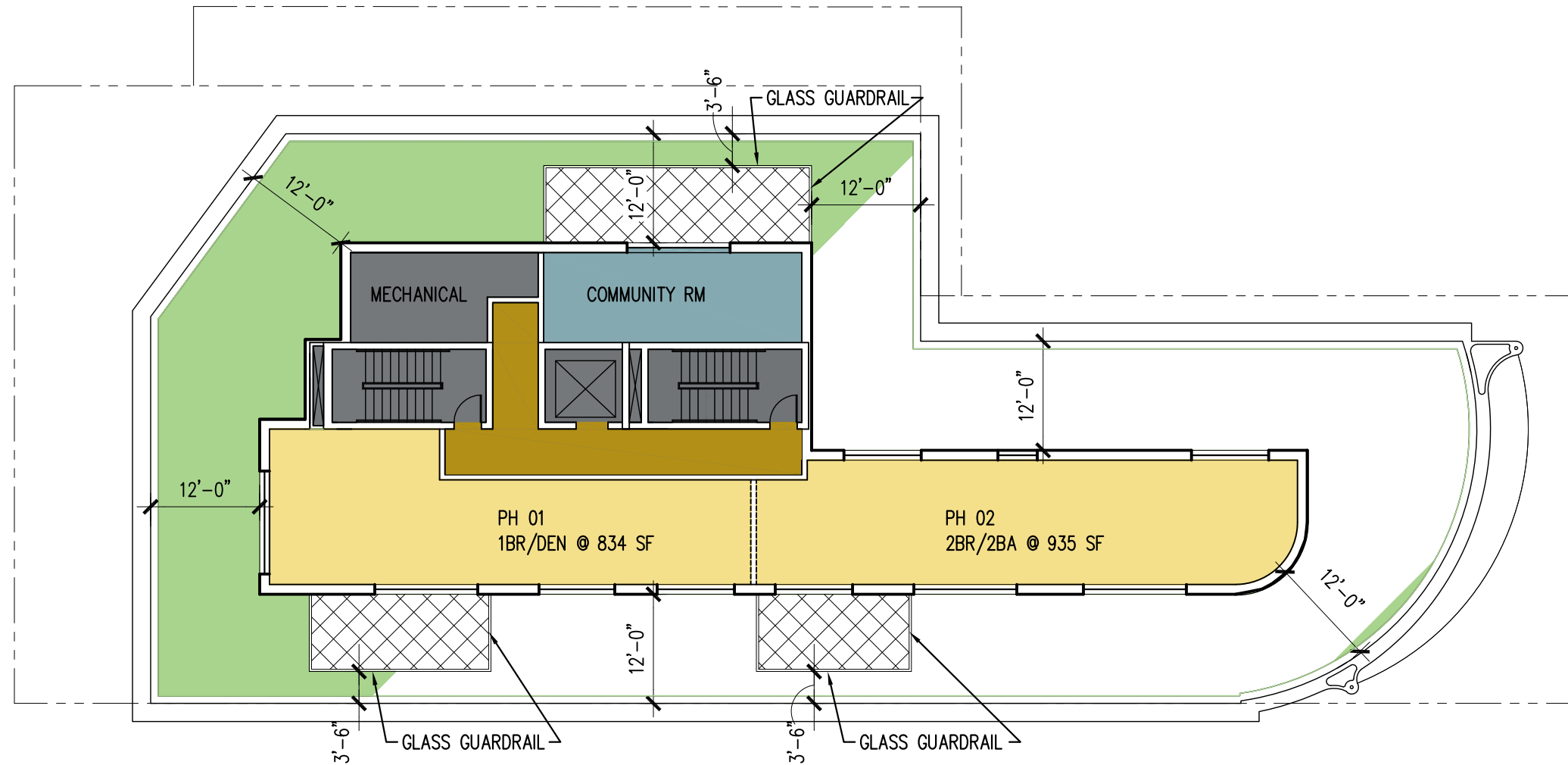
- DWELLING UNITS
- COMMON AREA
- LOBBY/AMENITY
- RETAIL / PDR
- PARKING
- BUILDING SERVICE
- GREEN ROOF

PENTHOUSE AREA BREAKDOWN

RESIDENTIAL (INCL CORR)	2,035 SF
COMMUNITY SPACE	350 SF
MECHANICAL	<u>675 SF</u>
TOTAL	3,060 SF

GENERAL NOTES:

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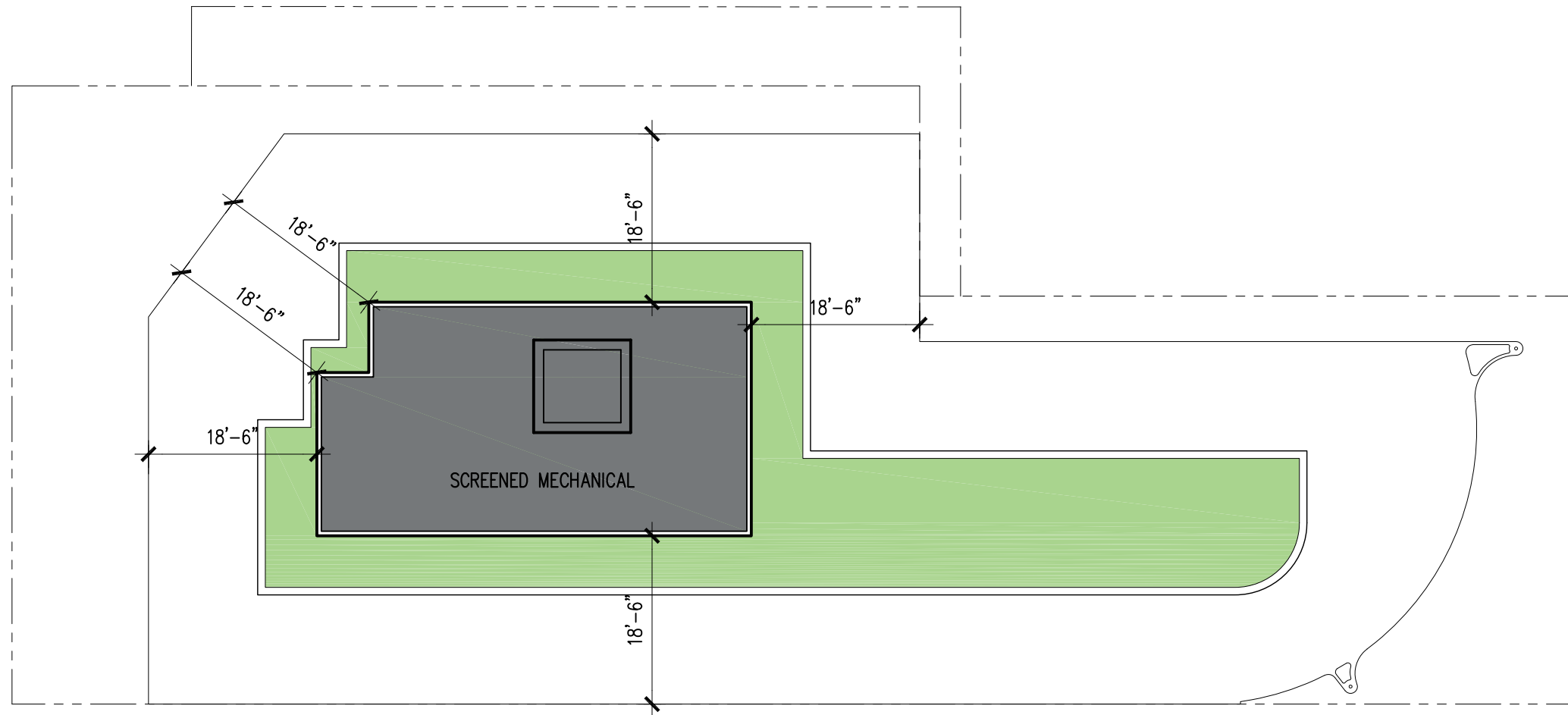


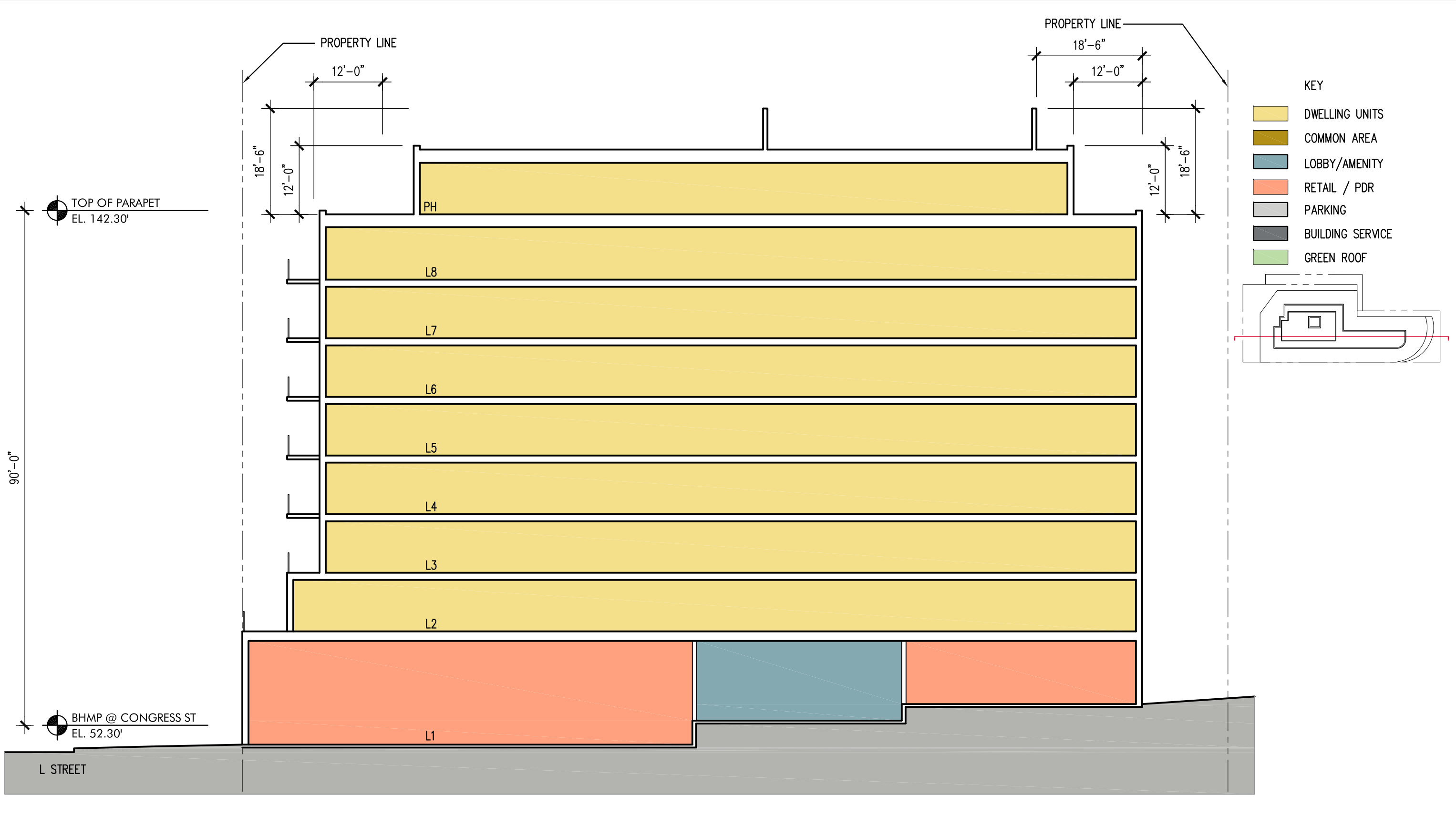
KEY

- DWELLING UNITS
- COMMON AREA
- LOBBY/AMENITY
- RETAIL / PDR
- PARKING
- BUILDING SERVICE
- GREEN ROOF

GENERAL NOTES:

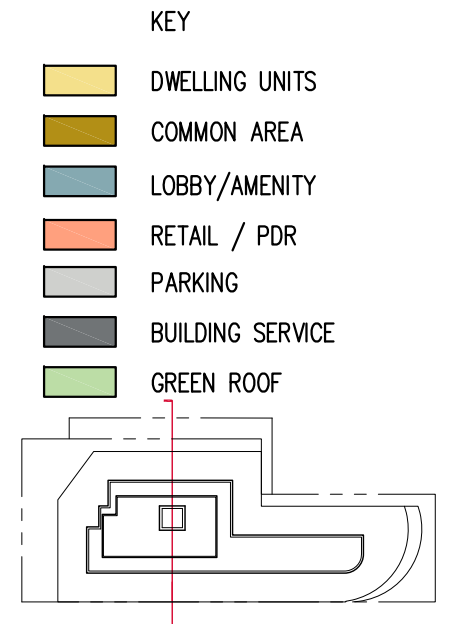
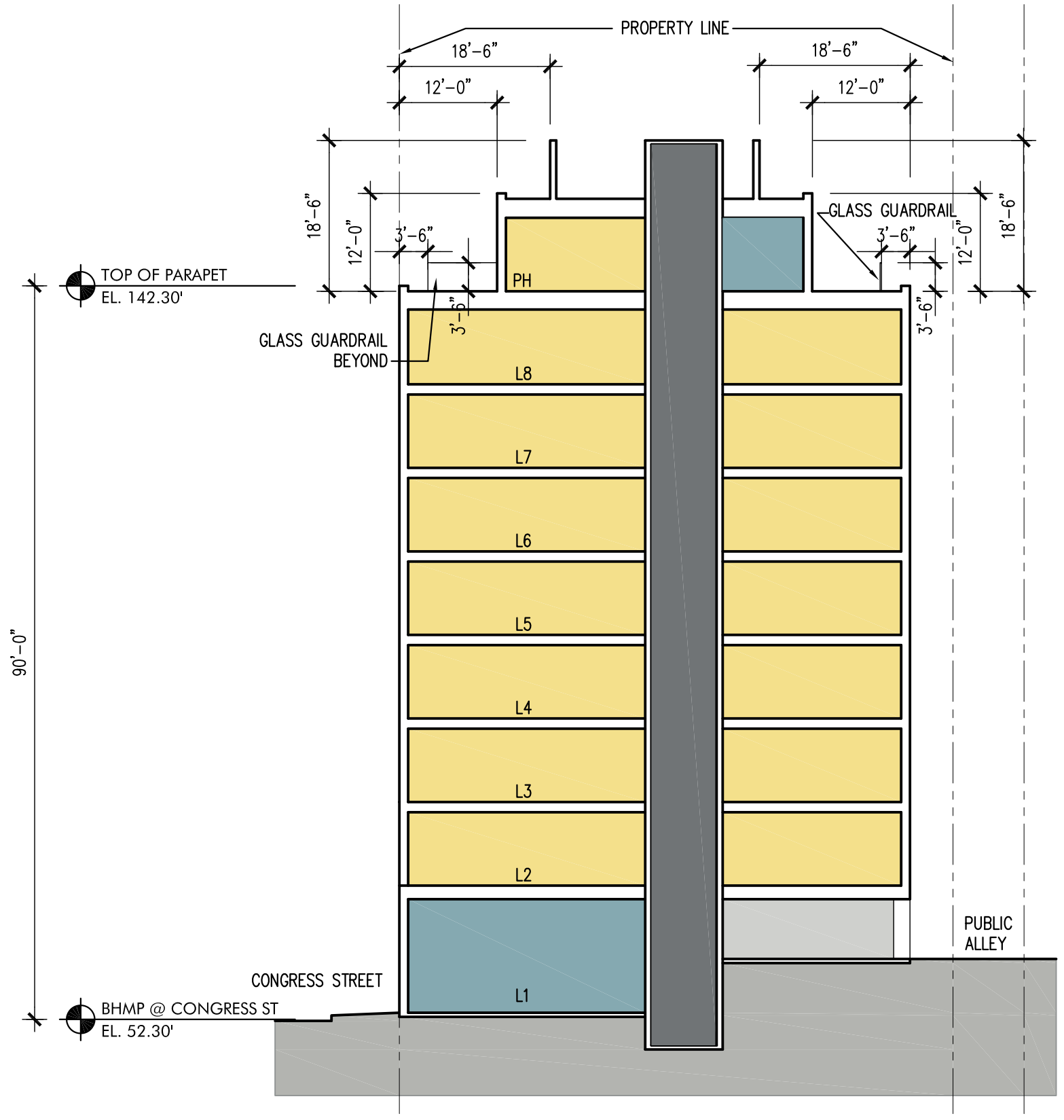
1. The locations, numbers, & sizes of units, stairs, elevators, & partitions are preliminary & shown for illustrative purposes only. Final layouts may vary.
2. Refer to A3.02 for overall building dimensions
3. Flexibility is requested to make refinements to parking & loading configurations, including layout, so long as the required parking & loading complies with the size, location, access, maintenance & operation requirements of 11 DCMR or the flexibility granted herein.





**KEY**

- DWELLING UNITS
- COMMON AREA
- LOBBY/AMENITY
- RETAIL / PDR
- PARKING
- BUILDING SERVICE
- GREEN ROOF



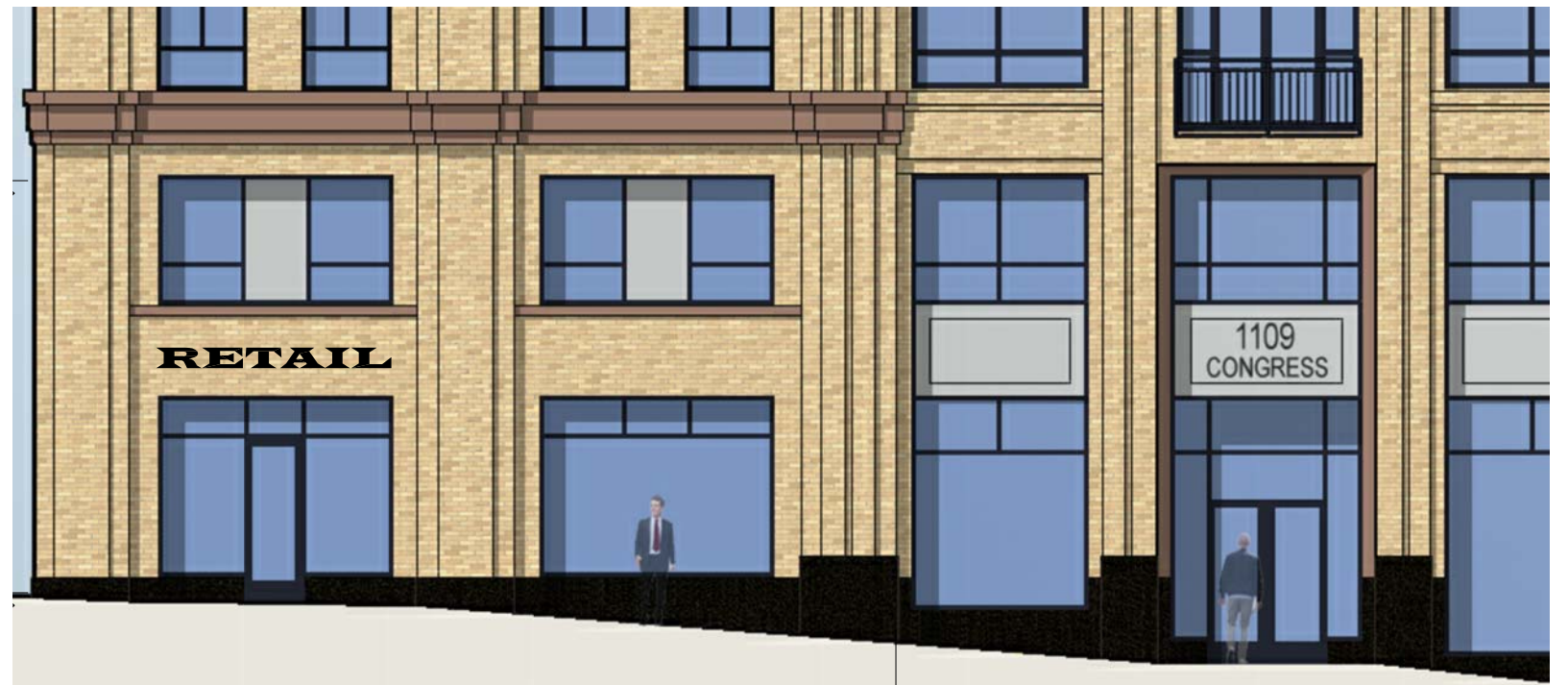
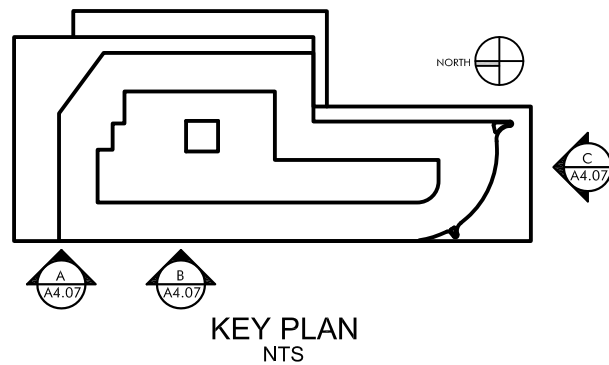




WEST ELEVATION - CONGRESS STREET



SOUTH ELEVATION - L STREET



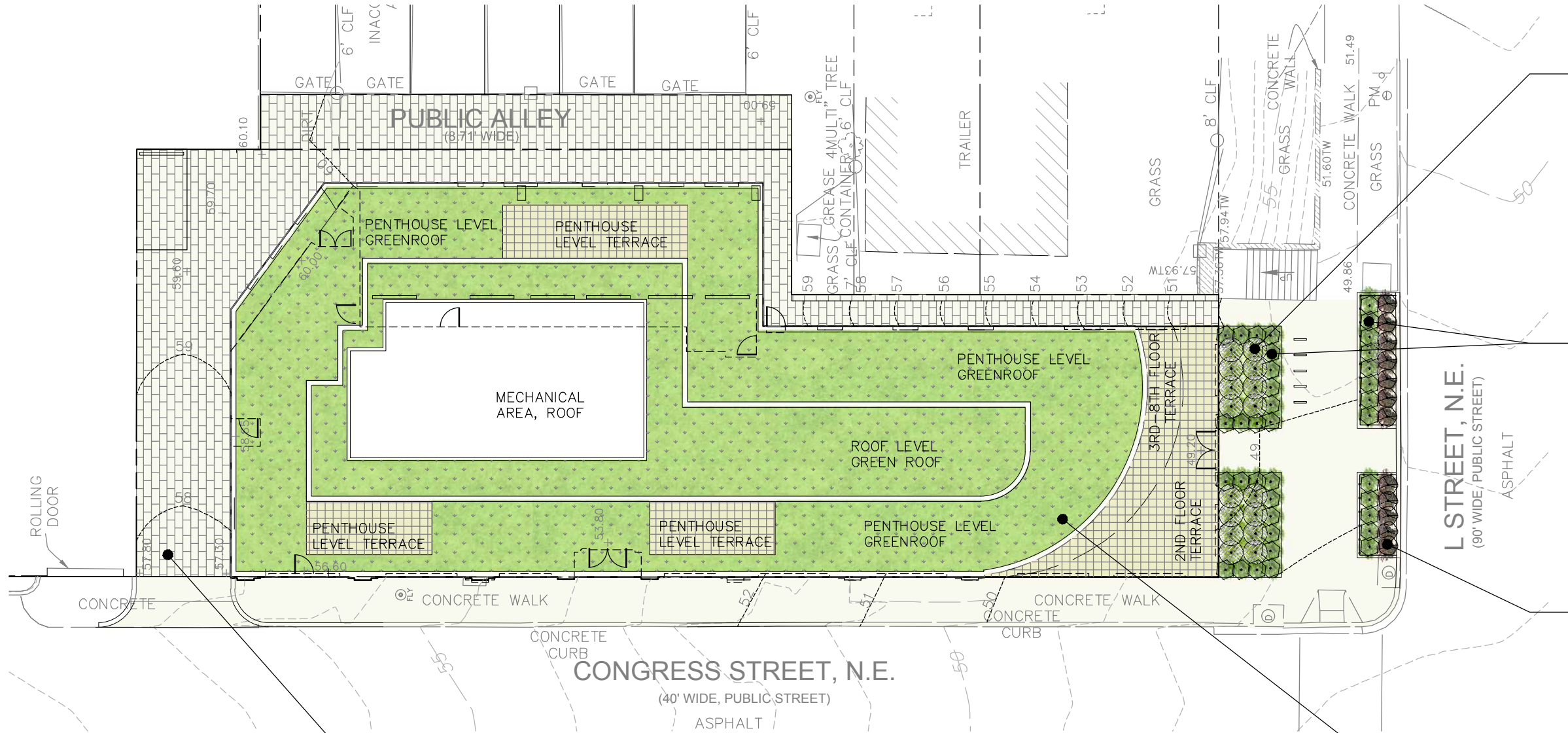
SIGN	TYPE OF SIGN	SIGN WIDTH (MAX)	SIGN HEIGHT (MAX)	SIGN AREA	SIGN AREA ALLOWED (MAX)
A	RETAIL	11'-0"	2'-0"	22 SF	84 SF
B	RESIDENTIAL	9'-0"	3'-0"	27 SF	72 SF
C	RETAIL	11'-0"	2'-0"	22 SF	80 SF

FLEXIBILITY IS REQUESTED TO VARY THE FINAL SIGNAGE DESIGN. THE SIGNAGE SHOWN HERE IS ILLUSTRATIVE AND MAY BE MODIFIED PER SPECIFICATIONS OF THE RETAILER AND FINAL BUILDING BRANDING SO LONG AS IT IS CONSISTENT WITH THE PARAMETERS OUTLINED HEREIN AND D.C. SIGN REGULATIONS



TYPICAL SIGNAGE EXAMPLES

ACCEPTABLE RETAIL SIGNAGE IS PIN MOUNTED LETTERS WITH SURFACE MOUNTED LIGHTING



DWARF OAKLEAF HYDRANGEA



SHAMROCK INKBERRY



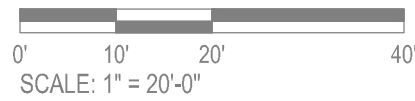
SHENANDOAH SWITCHGRASS



PRE-GROWN SEDUM MATS FOR GREEN ROOF



PERMEABLE PAVER EXAMPLE





# 1109 Congress Street NE PUD

## Transportation Presentation

