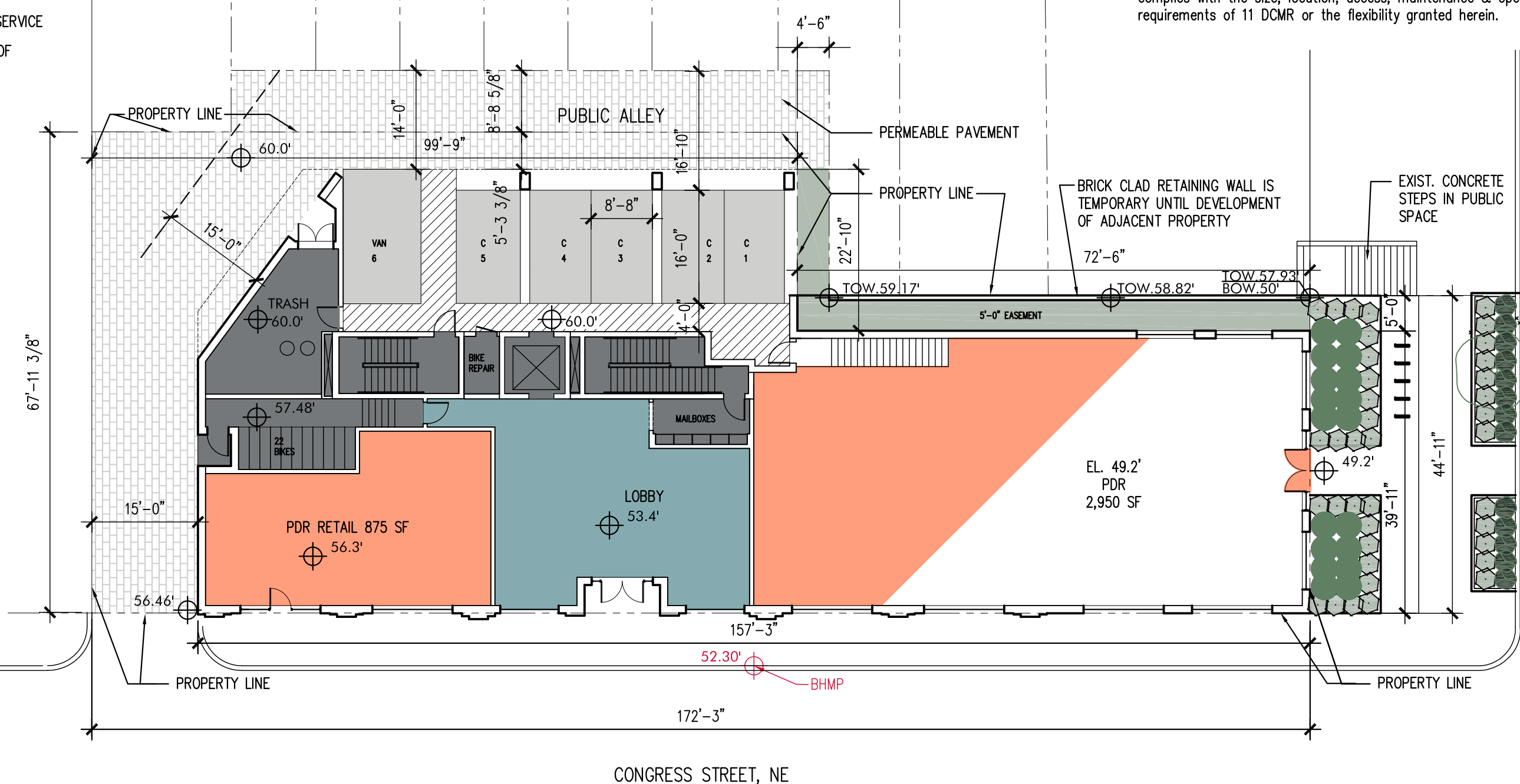


KEY

- 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.

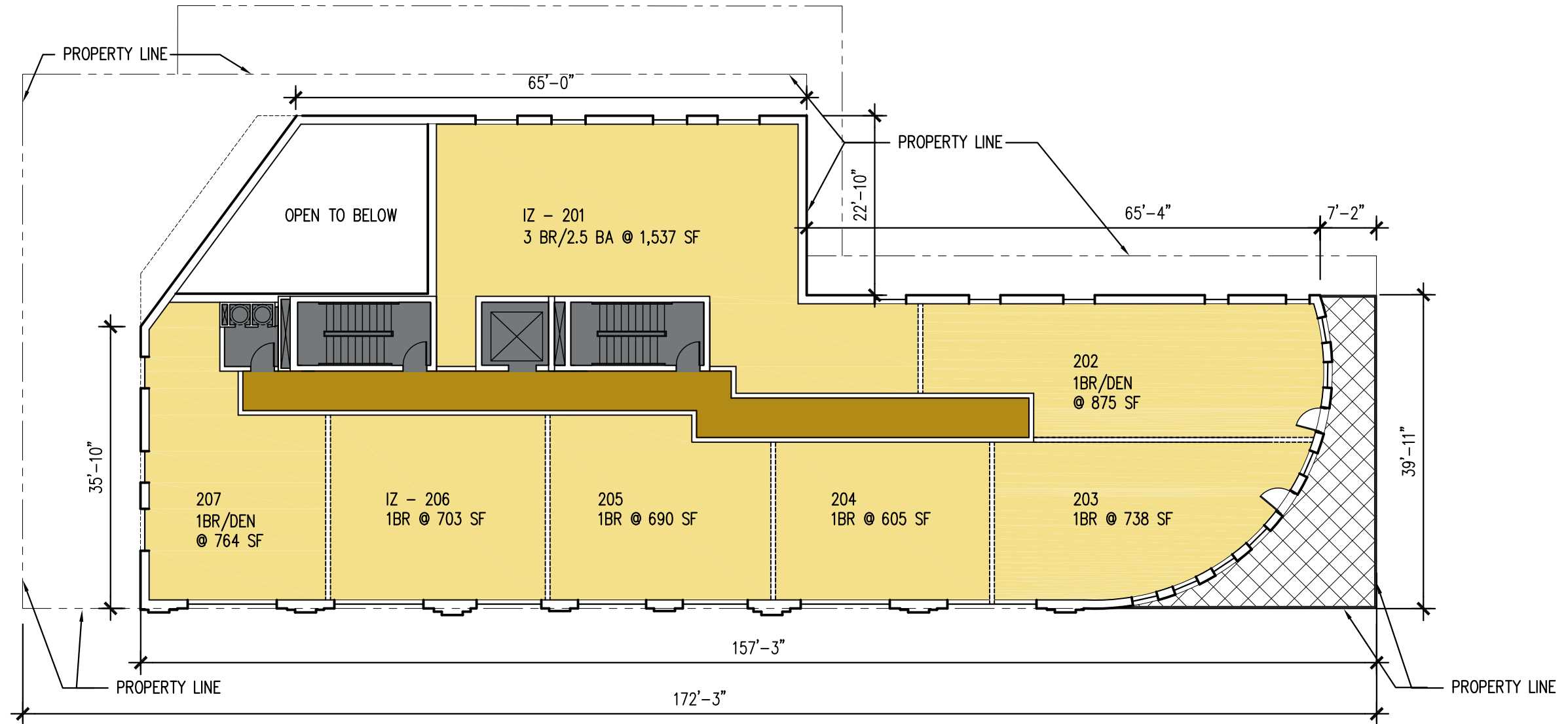


KEY

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KEY

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- GREEN ROOF

INCLUSIONARY ZONING

UNIT NO.	SIZE	AMI
201	1,537 SF	80%
206	703 SF	50%
302	900 SF	80%
308	703 SF	80%
407	690 SF	80%
<b>TOTAL</b>	<b>4,533 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**

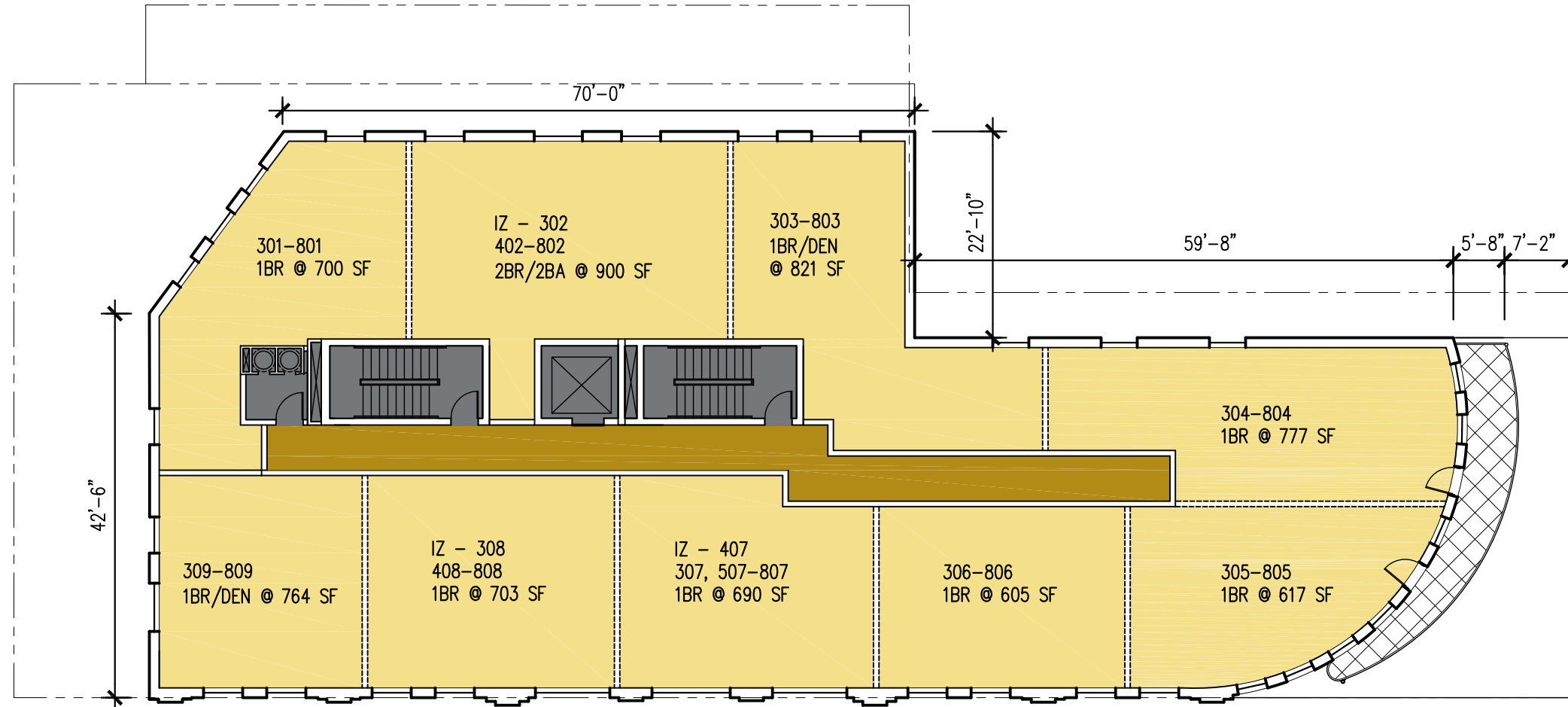
Net Area Method of Calculation

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

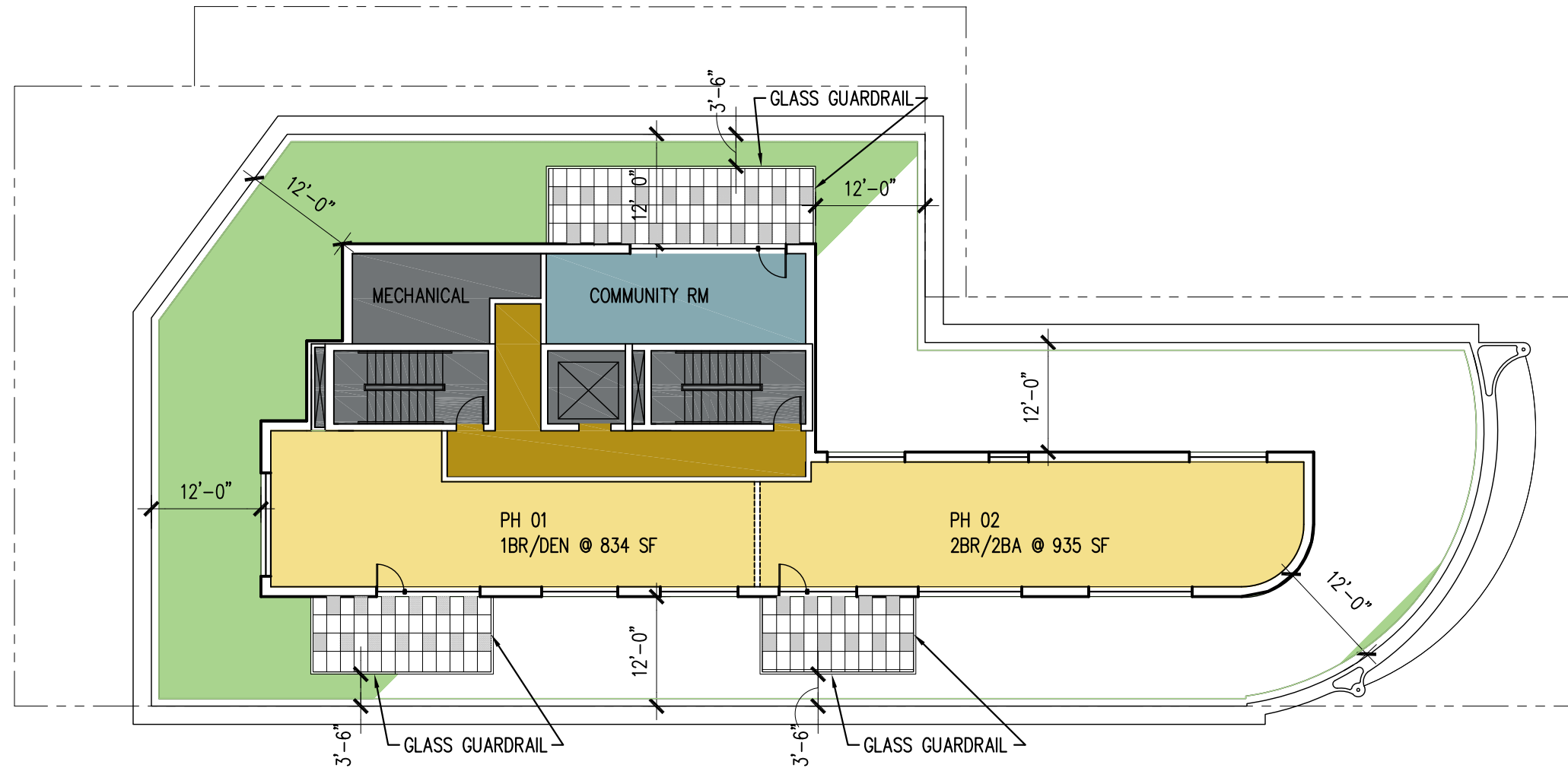
- DWELLING UNITS
- COMMON AREA
- LOBBY/AMENITY
- RETAIL / PDR
- PARKING
- BUILDING SERVICE
- GREEN ROOF

PENTHOUSE AREA BREAKDOWN

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

GENERAL NOTES:

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.



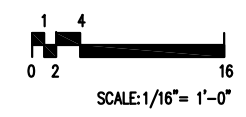




GLASS RAILING EXAMPLES

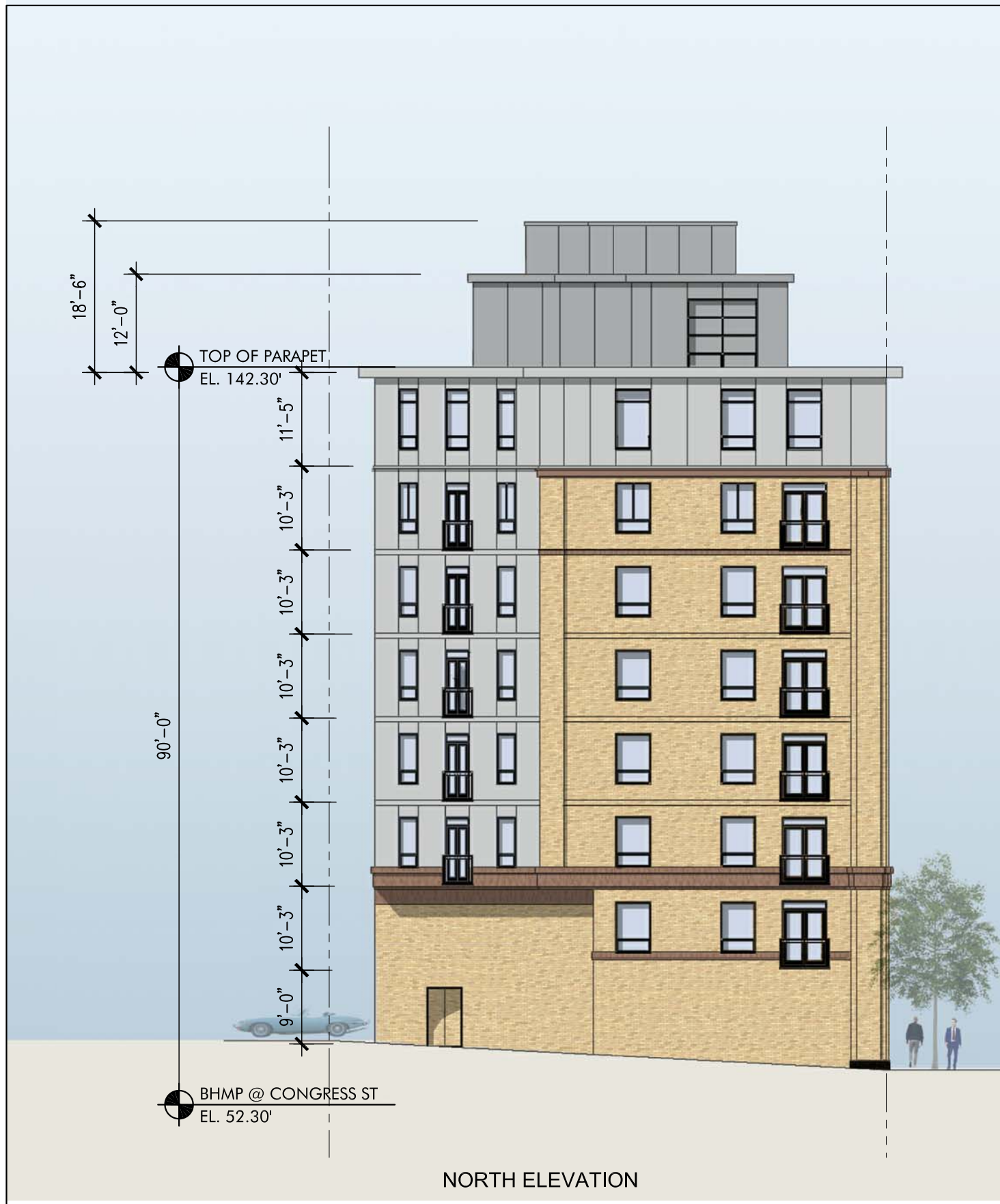
**J STREET**  
development  
1025 THOMAS JEFFERSON ST  
WASHINGTON, DC 20007

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

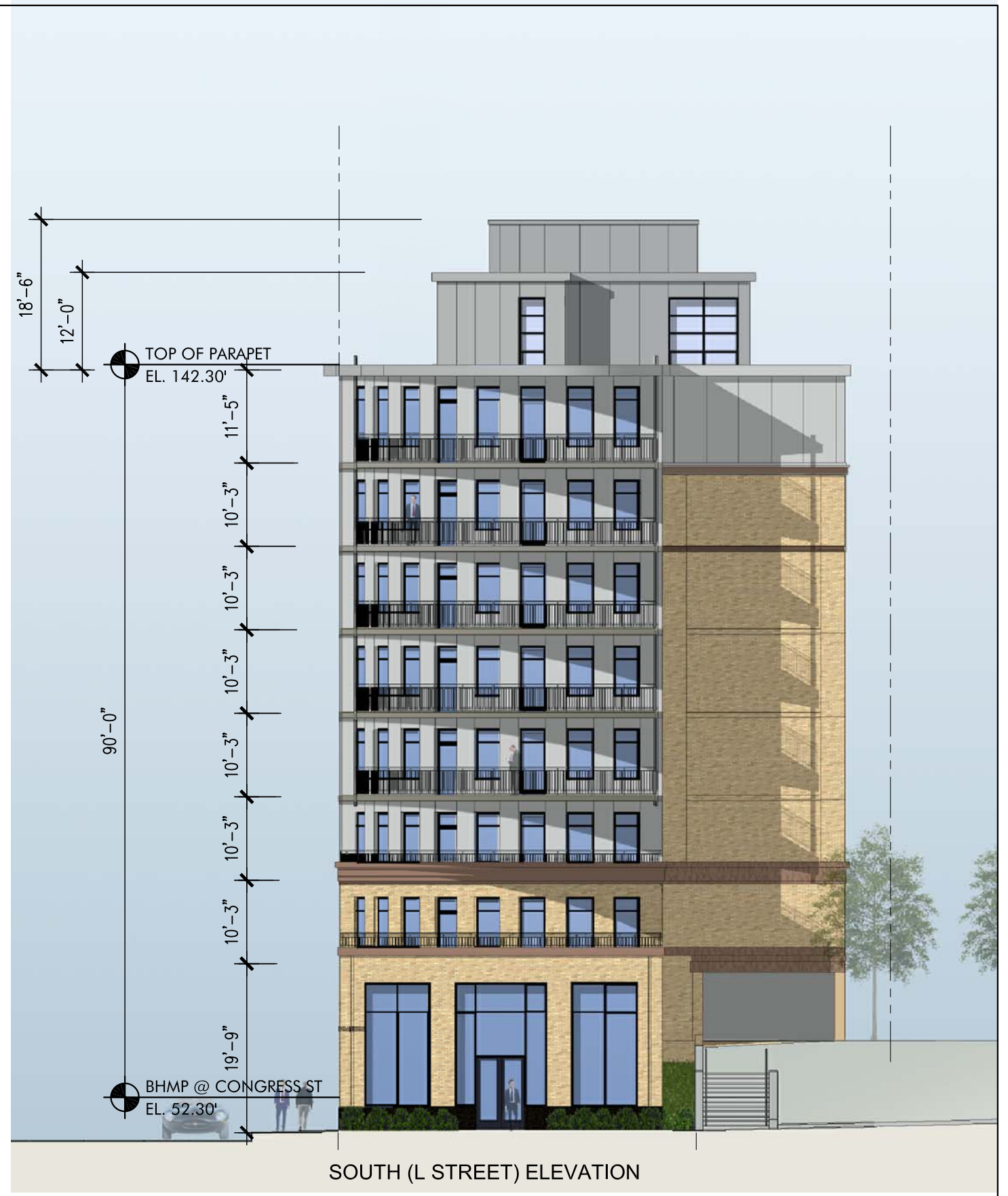


**N NELSON**  
ARCHITECTS  
1003 K STREET, NW  
WASHINGTON, DC 20001



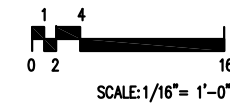


NORTH ELEVATION



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

0 2 4 16  
SCALE: 1/16" = 1'-0"

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

TEL 202.857.4300

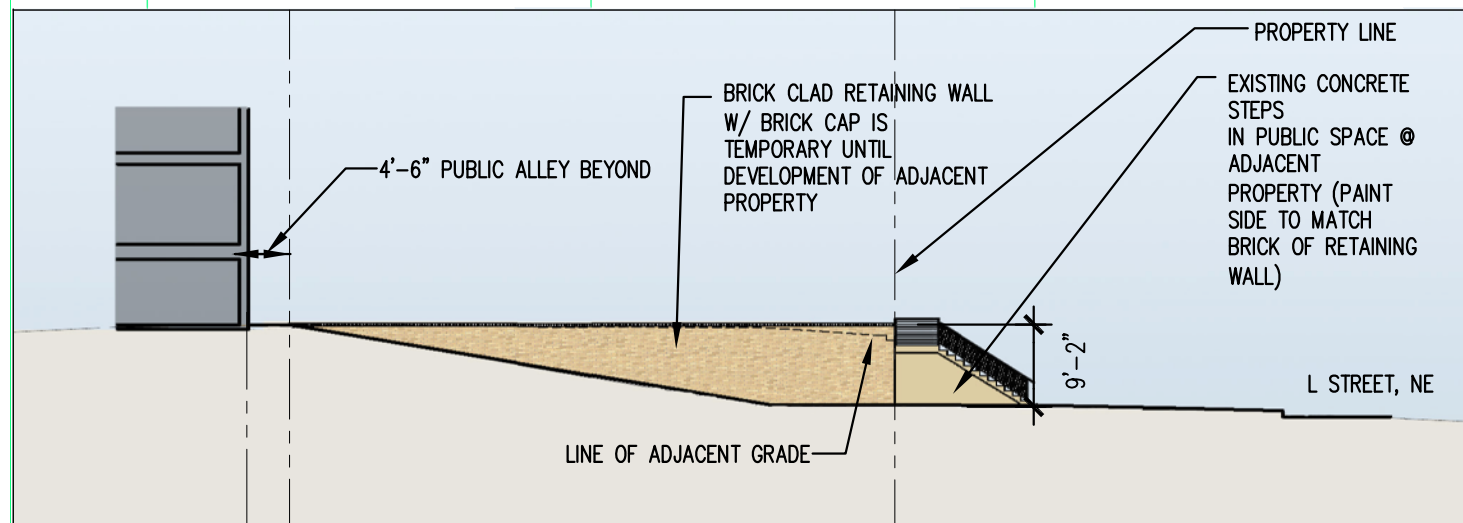
DECEMBER 16, 2016 - PUD SUBMISSION

TEL 202.737.4800

A4.03

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ELEVATION OF 5 FT EASEMENT RETAINING WALL, LOOKING EAST

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



BRICK:  
GOLDEN BUFF,  
SMOOTH,  
TERRA COTTA RED MORTAR

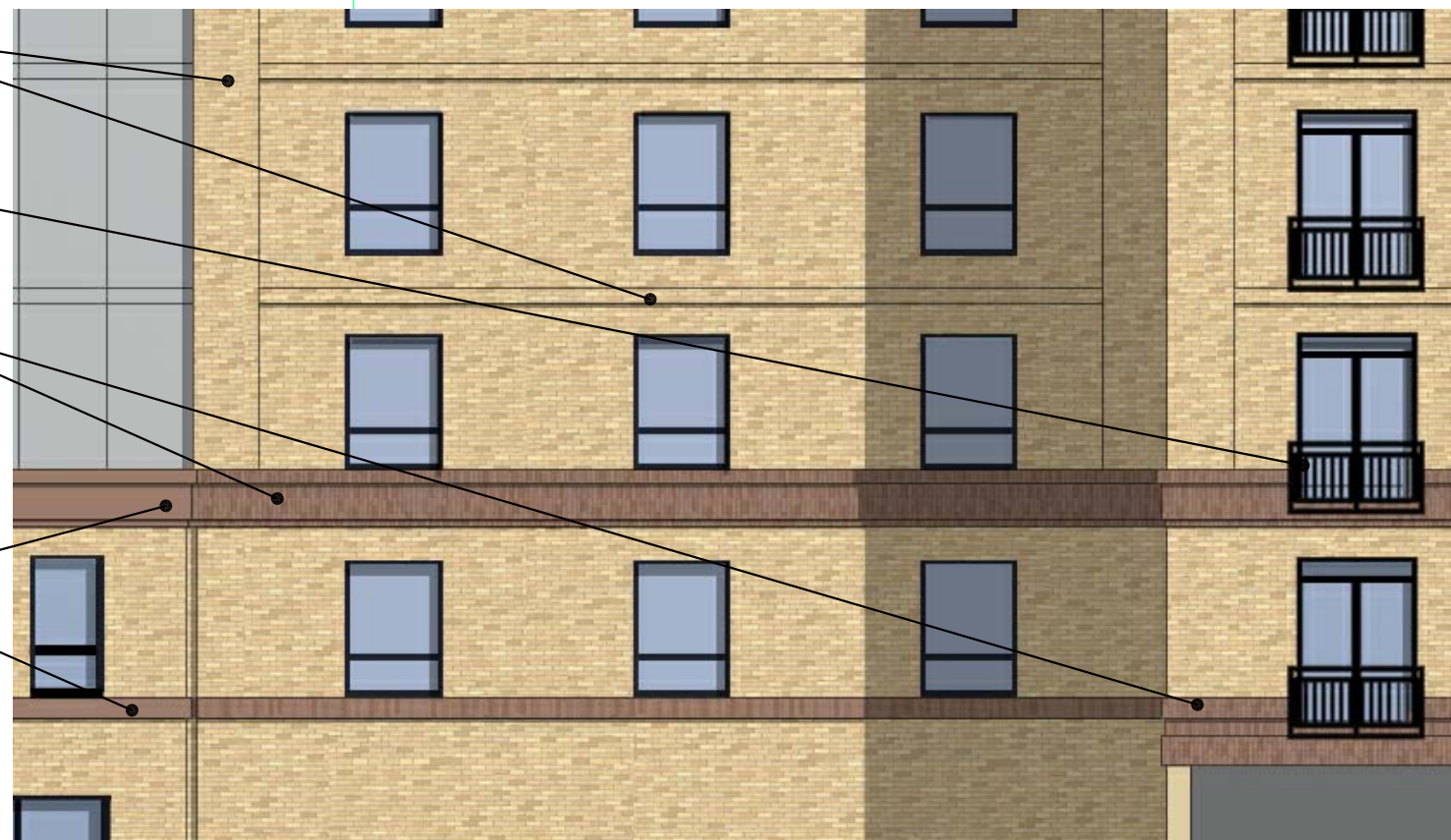
RAILINGS:  
METAL,  
DARK BLUE  
ALTERNATE: BLACK



BRICK:  
REDISH-BROWN,  
SMOOTH,  
TERRA COTTA RED MORTAR



BELTCOURSE:  
CAST STONE,  
TERRA COTTA RED



EXTERIOR MATERIALS FOR SECONDARY FACADES  
1109 CONGRESS STREET, NE  
Washington DC

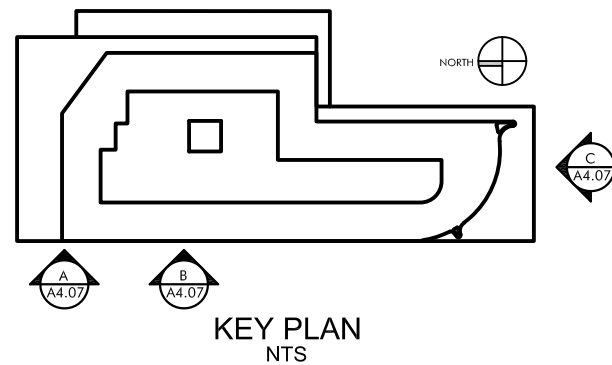




WEST ELEVATION - CONGRESS STREET

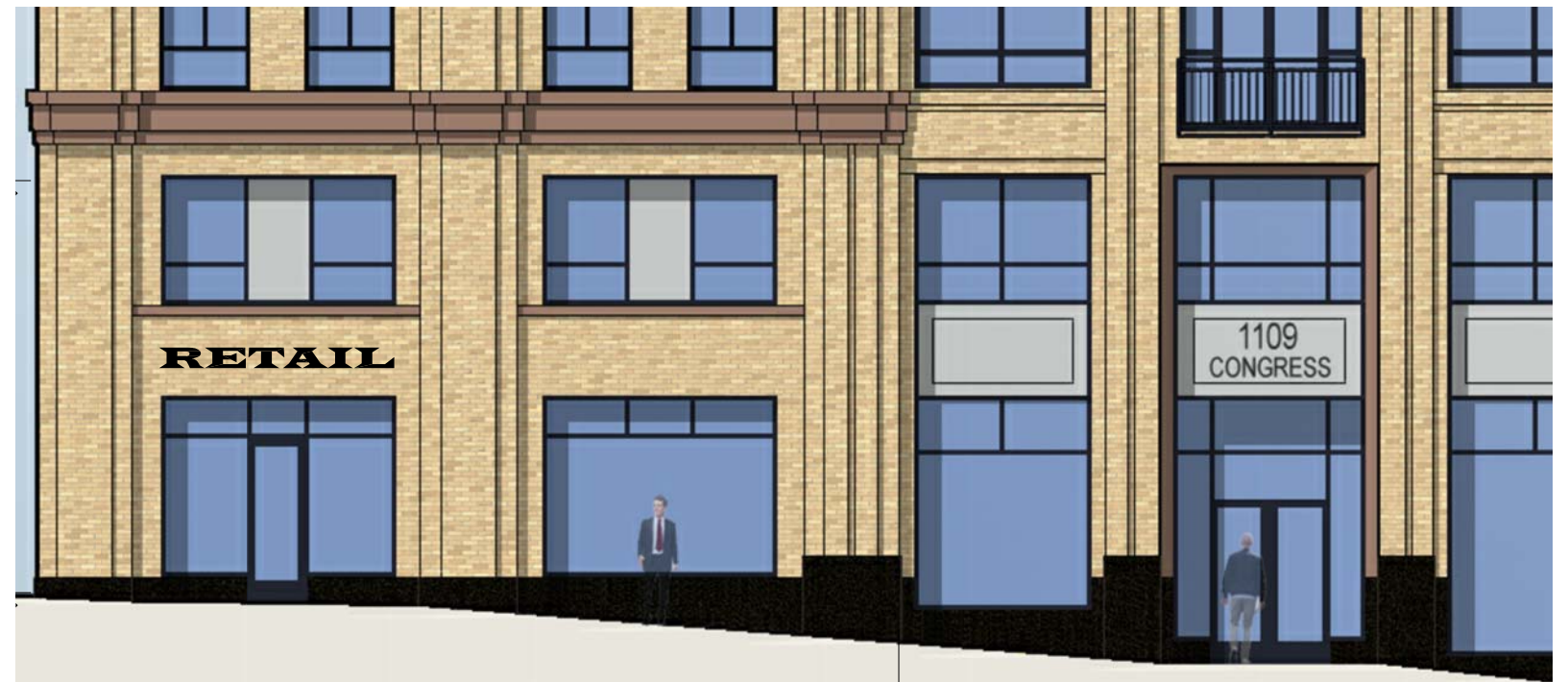


SOUTH ELEVATION - L STREET



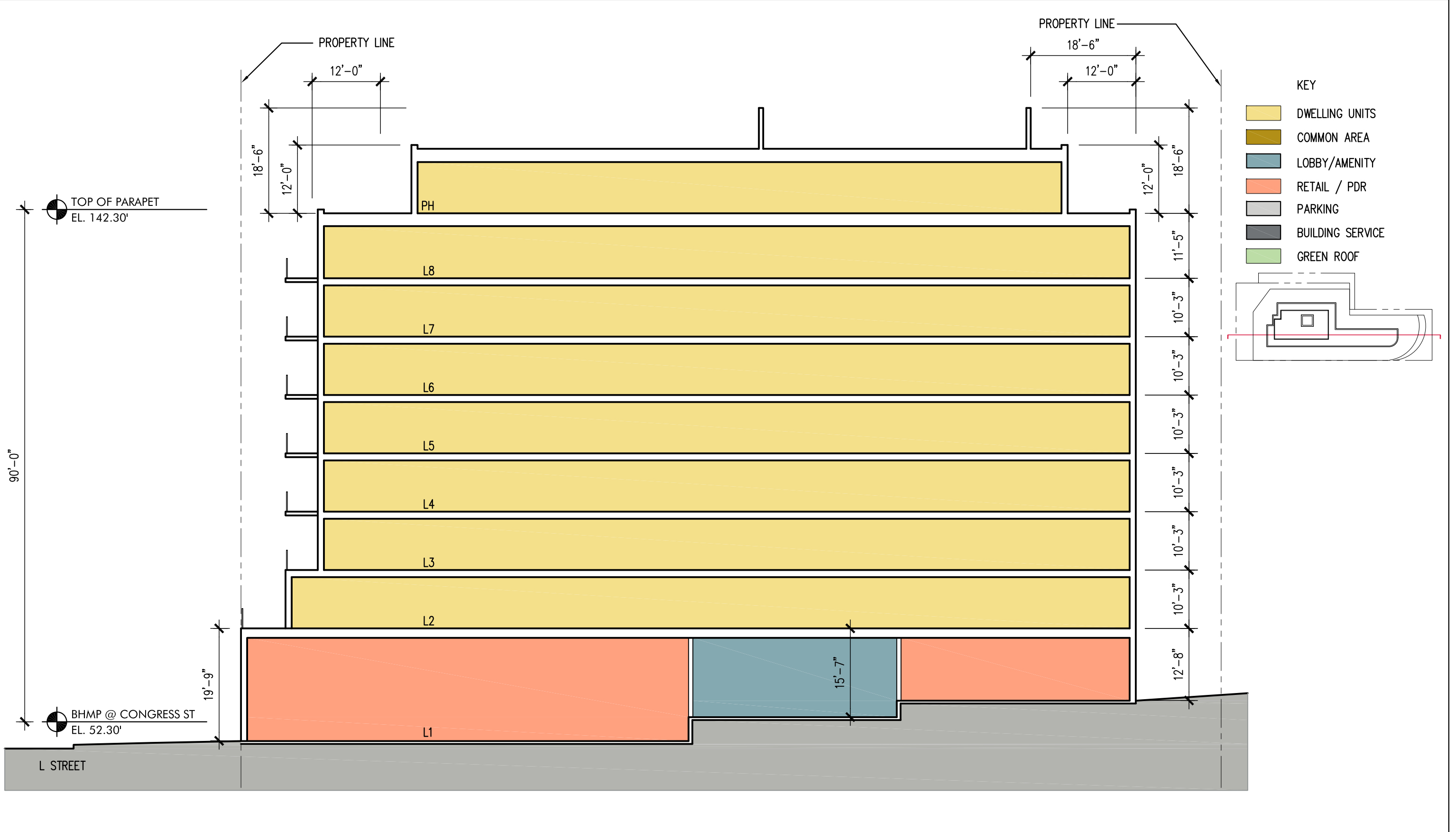
TYPICAL SIGNAGE EXAMPLES

ACCEPTABLE RETAIL SIGNAGE IS PIN MOUNTED LETTERS WITH SURFACE MOUNTED LIGHTING

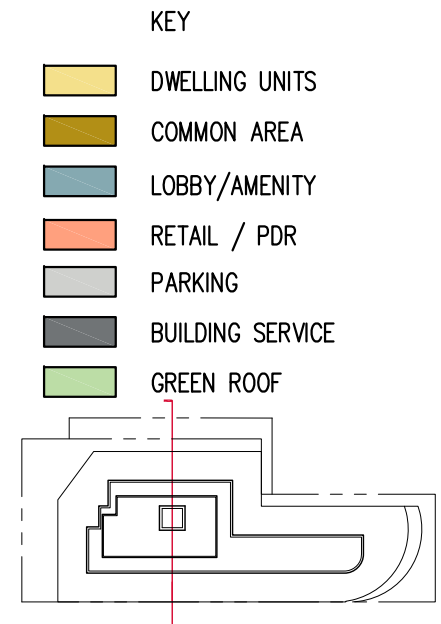
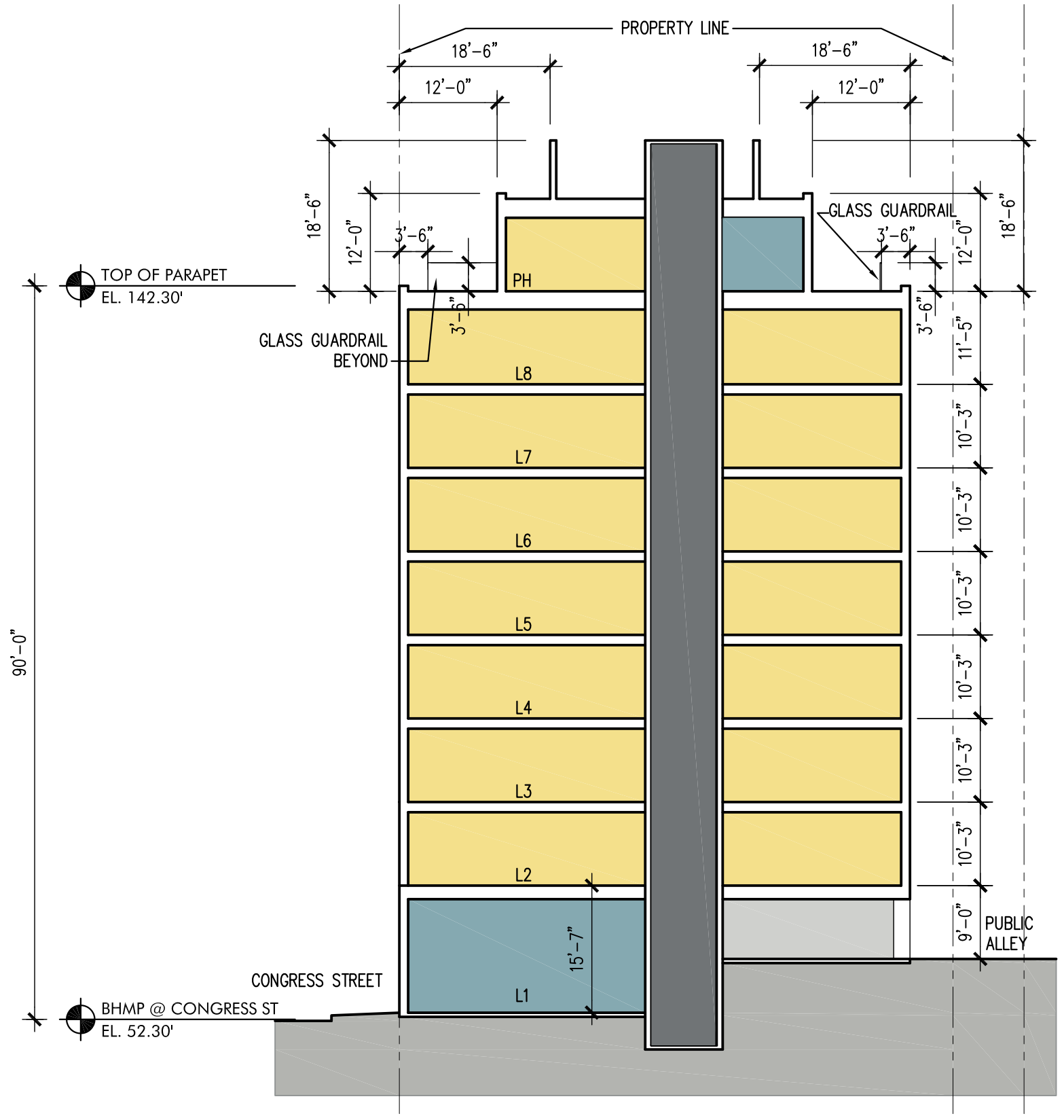


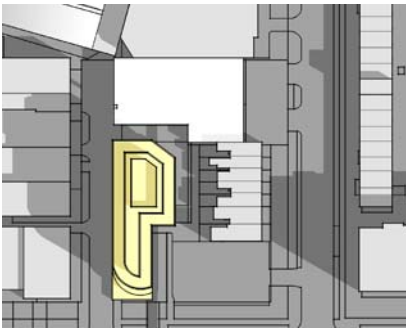
SIGN	TYPE OF SIGN	SIGN WIDTH (MAX)	SIGN HEIGHT (MAX)	SIGN AREA	SIGN AREA ALLOWED (MAX)
A	RETAIL	11'-0"	2'-0"	22 SF	84 SF
B	RESIDENTIAL	9'-0"	3'-0"	27 SF	72 SF
C	RETAIL	11'-0"	2'-0"	22 SF	80 SF

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

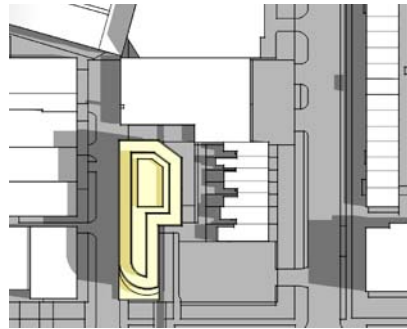




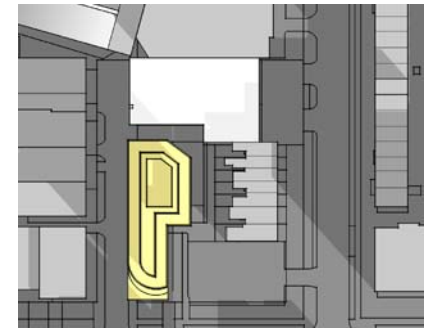




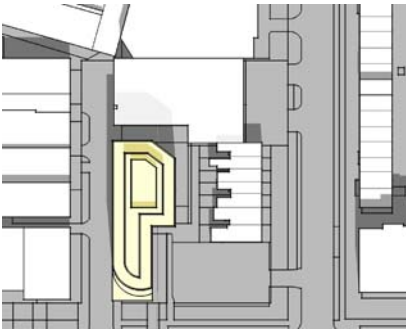
MARCH 21 - 9 AM - 107° EAST OF NORTH



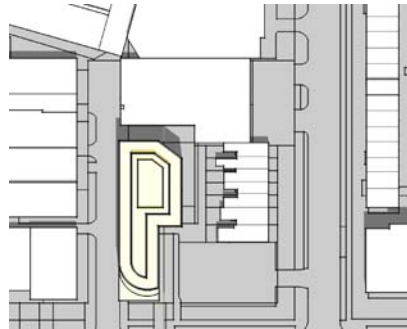
JUNE 21 - 9 AM - 59° EAST OF NORTH



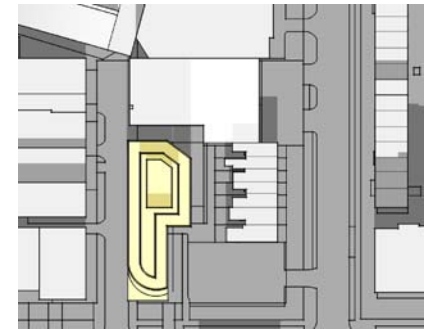
DECEMBER 21 - 9 AM - 122° EAST OF NORTH



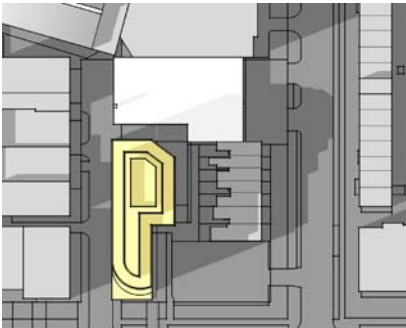
MARCH 21 - 12 PM - 152° EAST OF NORTH



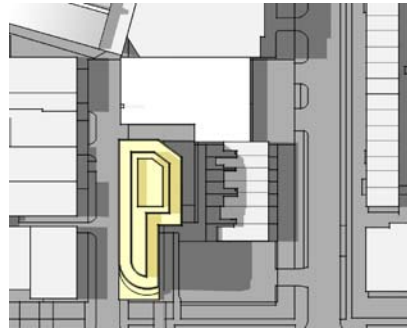
JUNE 21 - 12 PM - 2° EAST OF NORTH



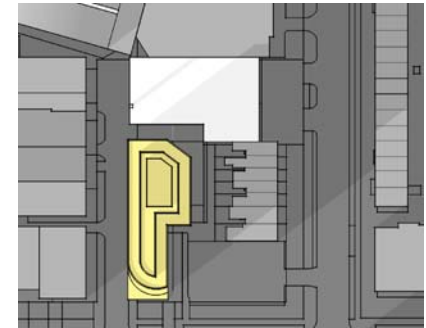
DECEMBER 21 - 12 PM - 182° EAST OF NORTH



MARCH 21 - 4 PM - 198° EAST OF NORTH



JUNE 21 - 4 PM - 311° EAST OF NORTH



DECEMBER 21 - 4 PM - 230° EAST OF NORTH

