



J STREET
development
1025 THOMAS JEFFERSON ST
WASHINGTON, DC 20007

RENDERING - AERIAL
1109 CONGRESS STREET, NE
Washington DC

N NELSON
ARCHITECTS

1003 K STREET, NW
WASHINGTON, DC 20001
ZONING COMMISSION
District of Columbia

TEL 202.857.4300

JANUARY 12, 2017 - PUD POST-HEARING SUBMISSION

TEL 202.737.4800
CASE NO. 16-13
EXHIBIT NO. 572
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A2.01



J STREET
development
1025 THOMAS JEFFERSON ST
WASHINGTON, DC 20007

RENDERING - STREET LEVEL
1109 CONGRESS STREET, NE
Washington DC

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

TEL 202.857.4300

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A2.02



J STREET
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1025 THOMAS JEFFERSON ST
WASHINGTON, DC 20007

RENDERING - 3RD STREET LOOKING SOUTH
1109 CONGRESS STREET, NE
Washington DC

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

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A2.03



J STREET
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1025 THOMAS JEFFERSON ST
WASHINGTON, DC 20007

RENDERING - 3RD STREET LOOKING SOUTHWEST
1109 CONGRESS STREET, NE
Washington DC

N NELSON
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1003 K STREET, NW
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A2.04



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RENDERING - ALLEY VIEW FROM TOWNHOUSE REAR YARDS
1109 CONGRESS STREET, NE
Washington DC

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1003 K STREET, NW
WASHINGTON, DC 20001

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A2.05



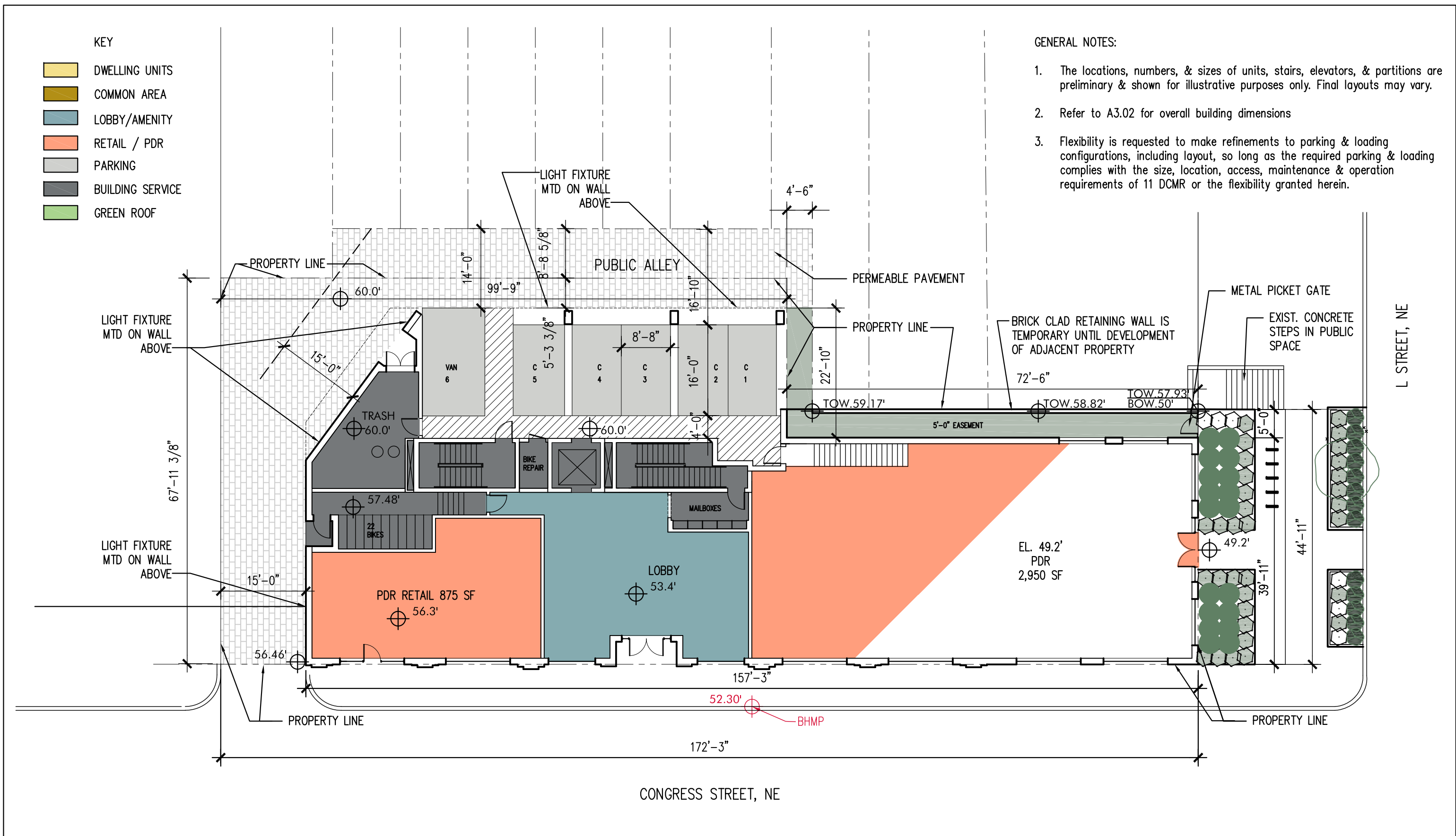


KEY

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

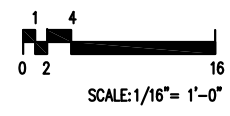
GENERAL NOTES:

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.



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LEVEL 01
1109 CONGRESS STREET, NE
Washington DC



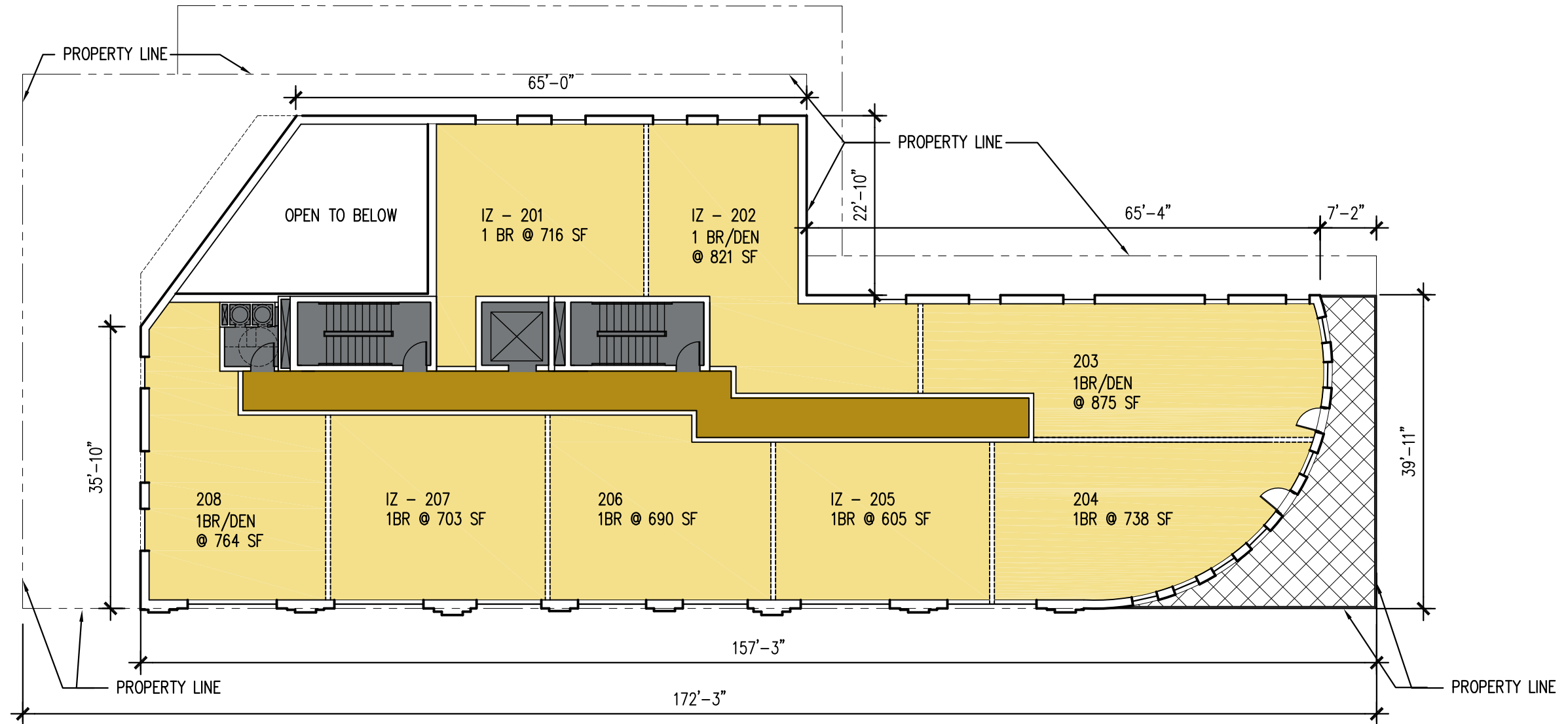
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ARCHITECTS
1003 K STREET, NW
WASHINGTON, DC 20001

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- DWELLING UNITS
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INCLUSIONARY ZONING

UNIT NO.	SIZE	AMI
201	716 SF	50%
202	821 SF	50%
205	605 SF	50%
207	703 SF	80%
302	900 SF	80%
306	605 SF	80%
308	703 SF	50%
406	605 SF	80%
TOTAL	5,658 SF	

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

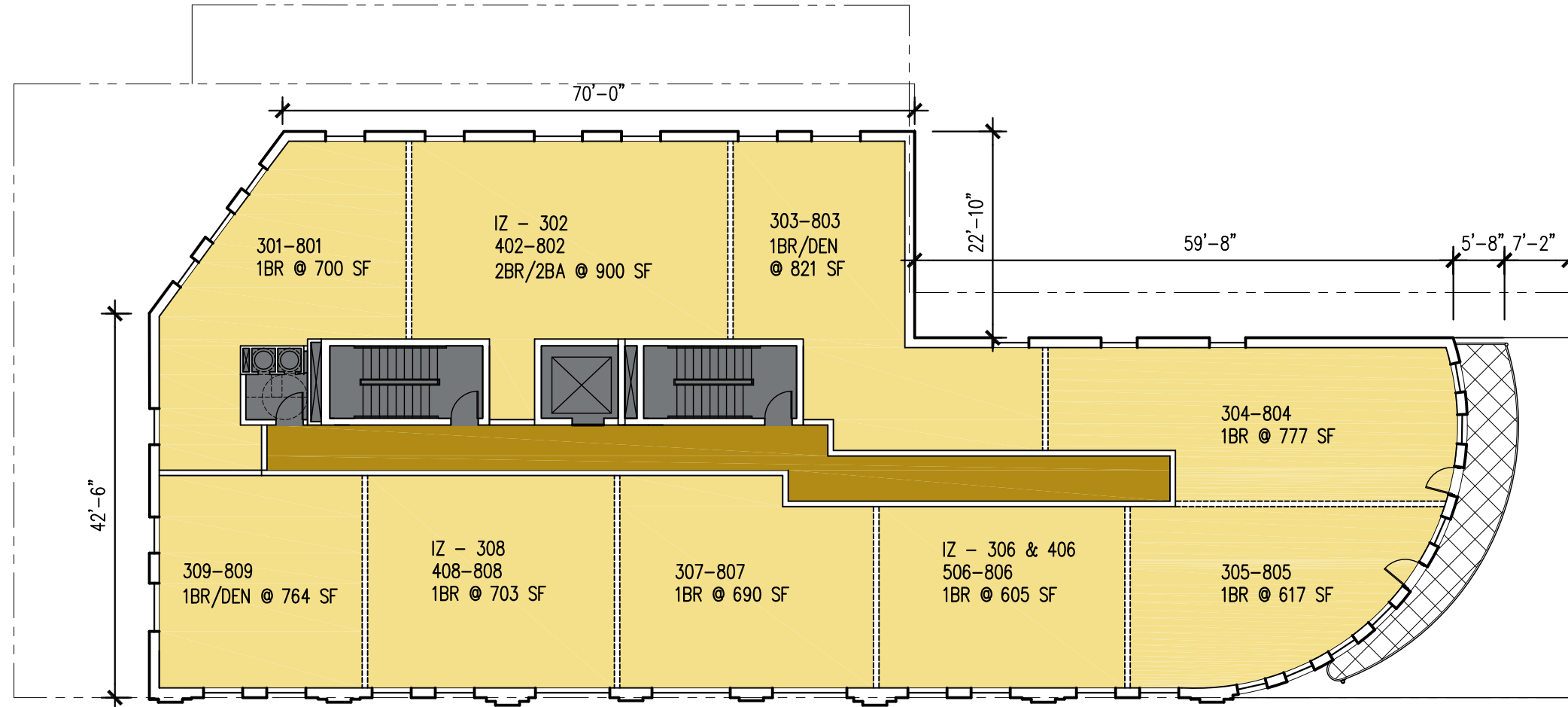
Net Area Method of Calculation

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:

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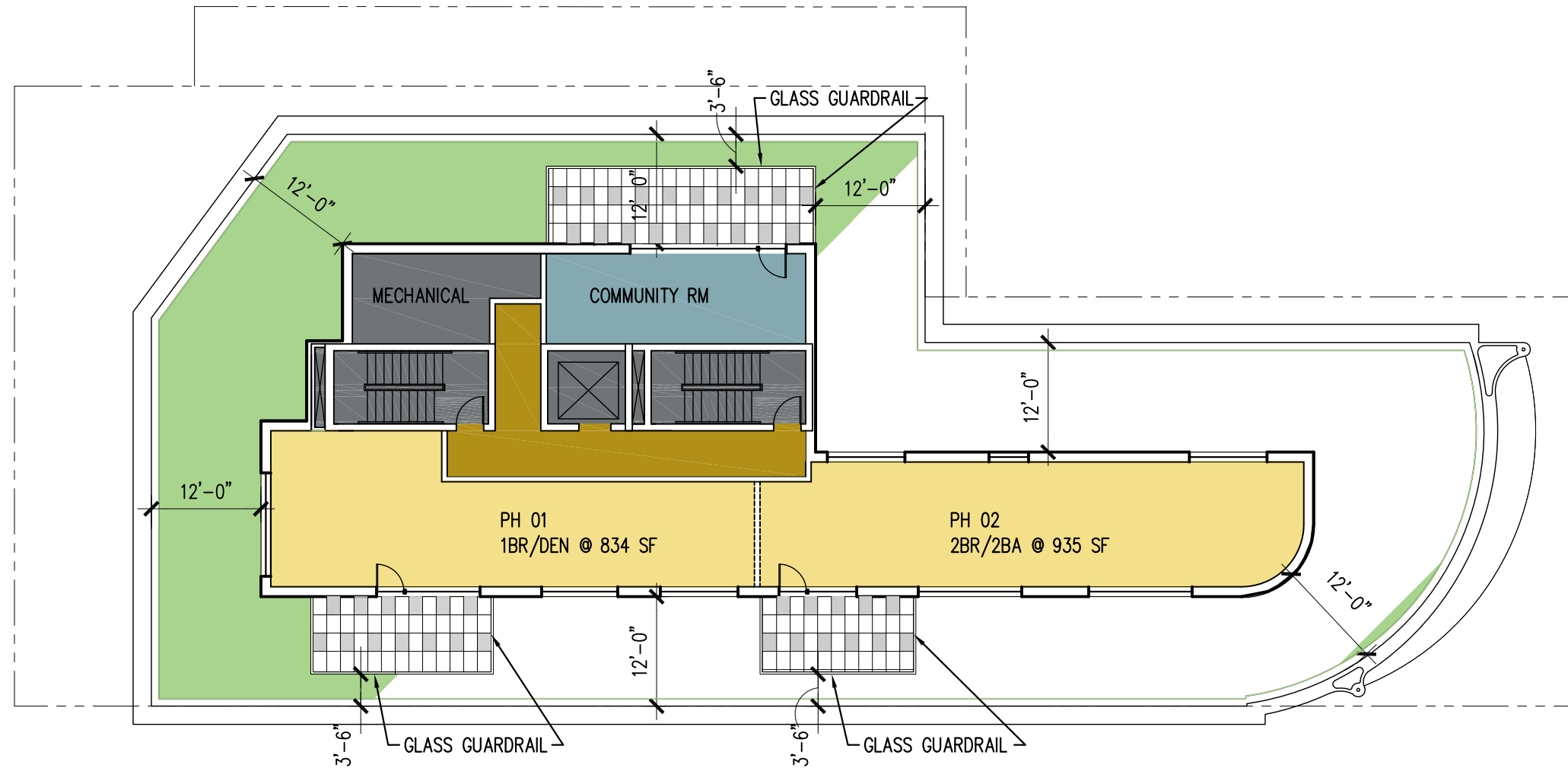
- DWELLING UNITS
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PENTHOUSE AREA BREAKDOWN

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

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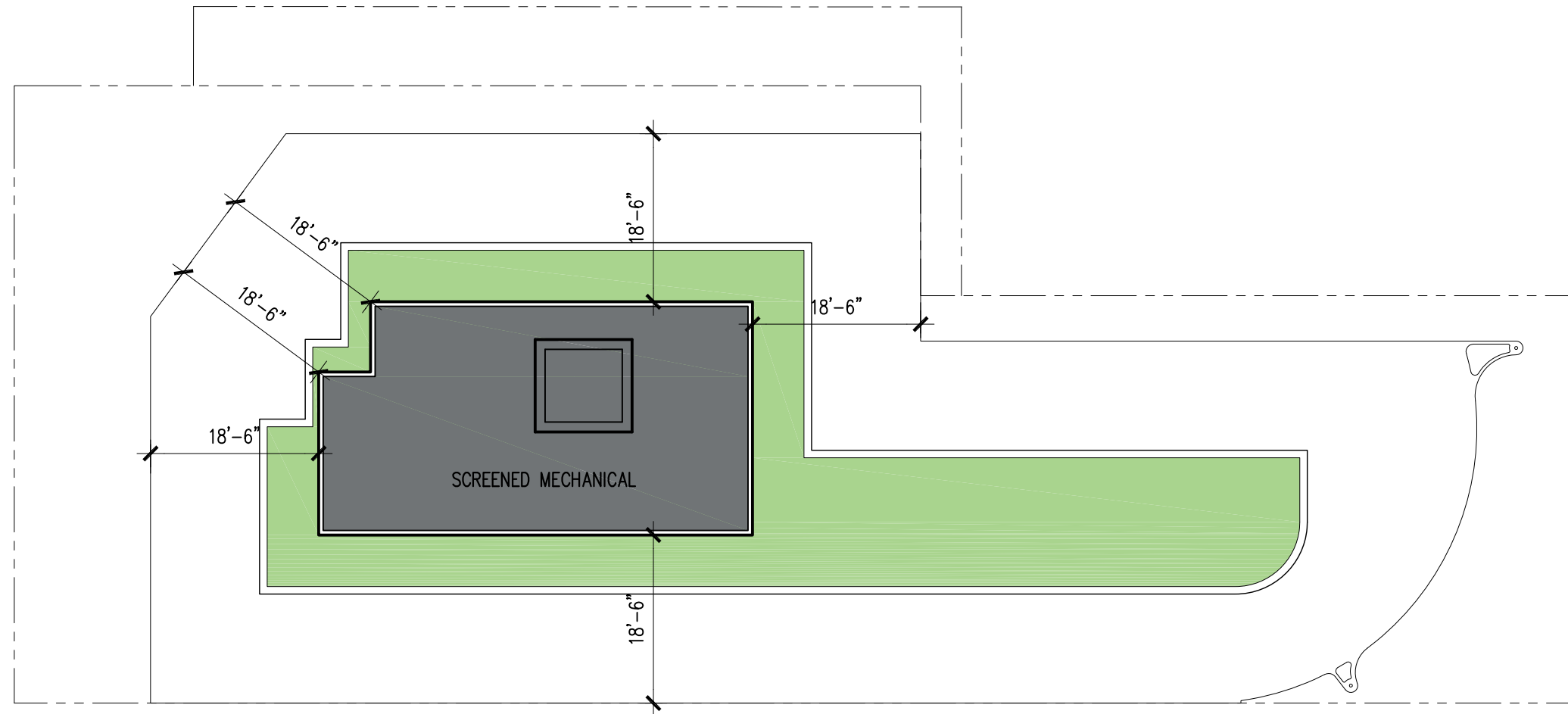


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GENERAL NOTES:

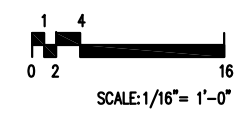
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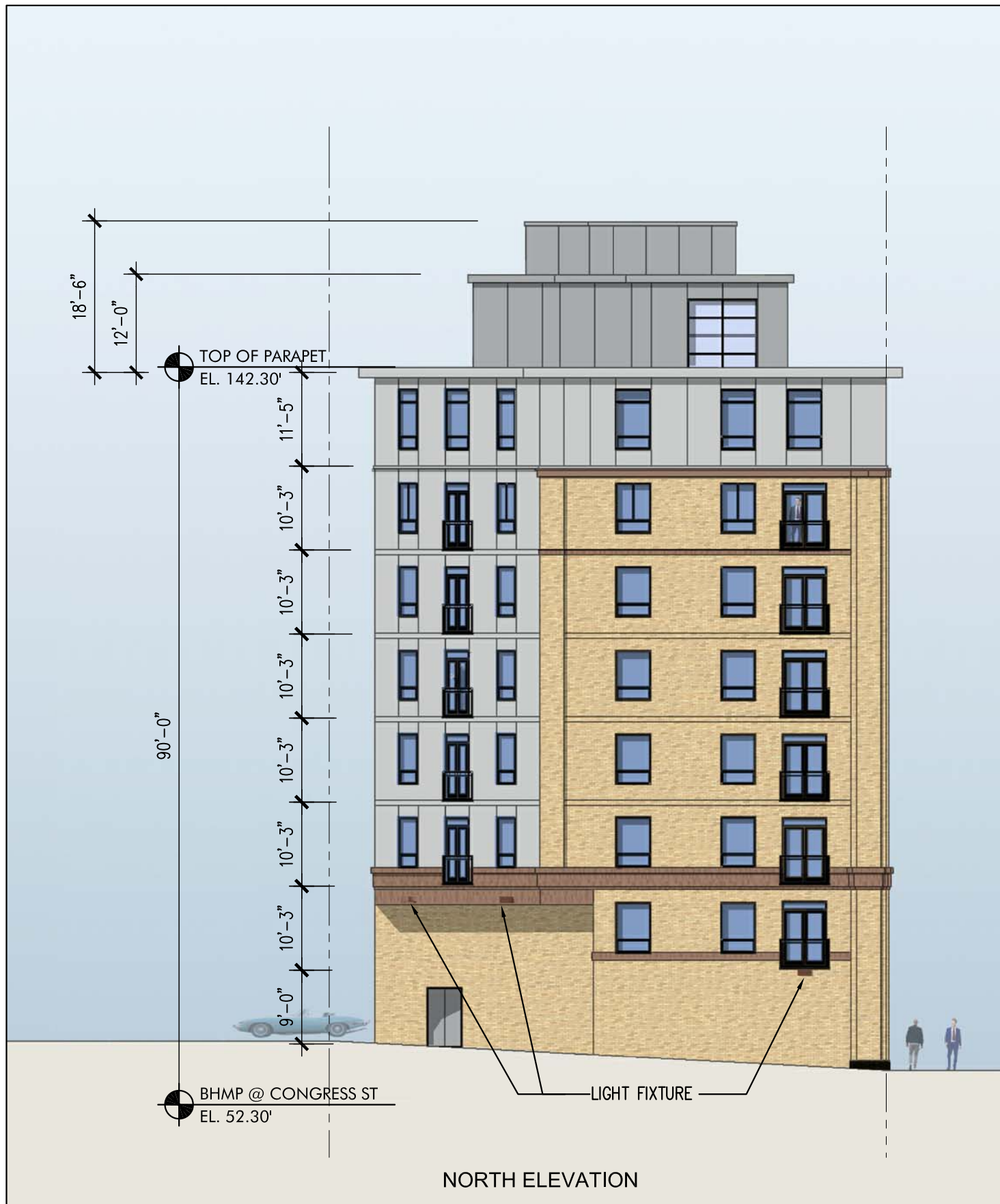


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WEST ELEVATION (CONGRESS STREET)
1109 CONGRESS STREET, NE
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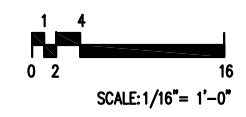


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NORTH and SOUTH (L STREET) ELEVATIONS
1109 CONGRESS STREET, NE
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