



**1348 4TH STREET NE  
@ UNION MARKET**  
CONSOLIDATED PUD APPLICATION  
DECEMBER 11, 2020



**OWNER**  
EDENS

**ARCHITECT**  
STUDIOS ARCHITECTURE

**LANDSCAPE ARCHITECT**  
LAND COLLECTIVE

**LAND USE COUNSEL**  
GOULSTON & STORRS

**CIVIL ENGINEER**  
BOHLER

**TRAFFIC ENGINEER**  
GOROVE/SLADE ASSOCIATES, INC.

**STRUCTURAL ENGINEER**  
SK&A

**MEP ENGINEER**  
INTERFACE

ZONING COMMISSION  
District of Columbia  
CASE NO.19-29  
EXHIBIT NO.12F1

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 **APPROVED PUD**



1" = 200'-0" 0' 200'

# 1348 4TH STREET NE

## AREA ZONING MAP CONSOLIDATED PUD APPLICATION

December 2020



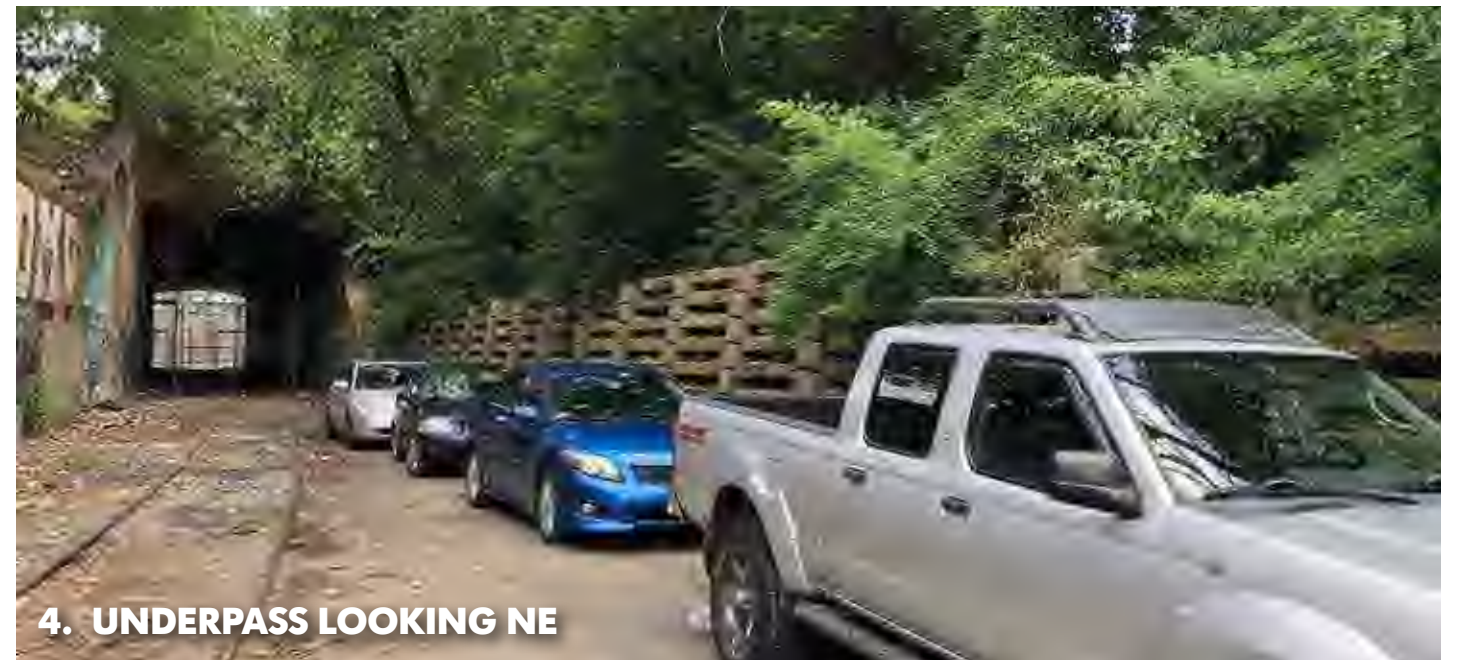
1. NEW YORK AVE LOOKING S



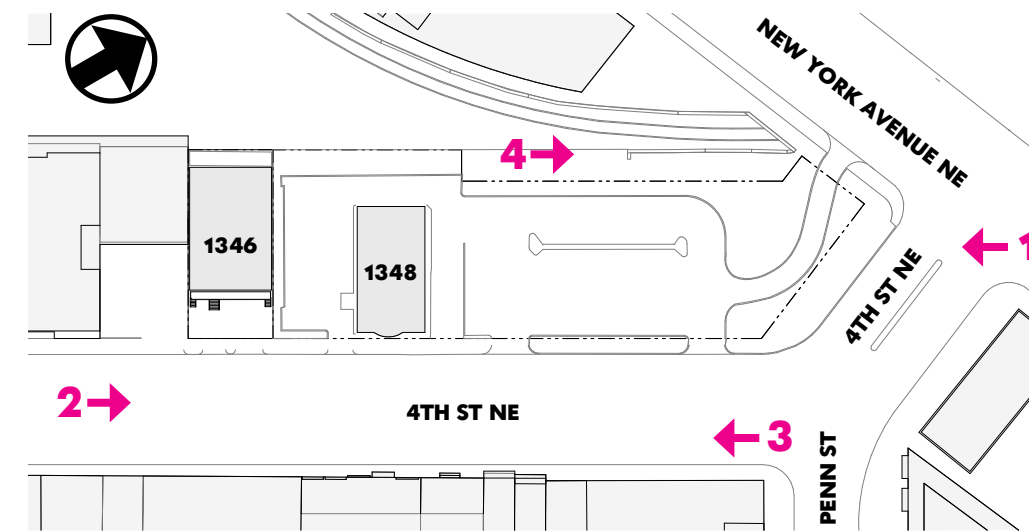
3. 4TH & PENN LOOKING SW



2. 4TH LOOKING N



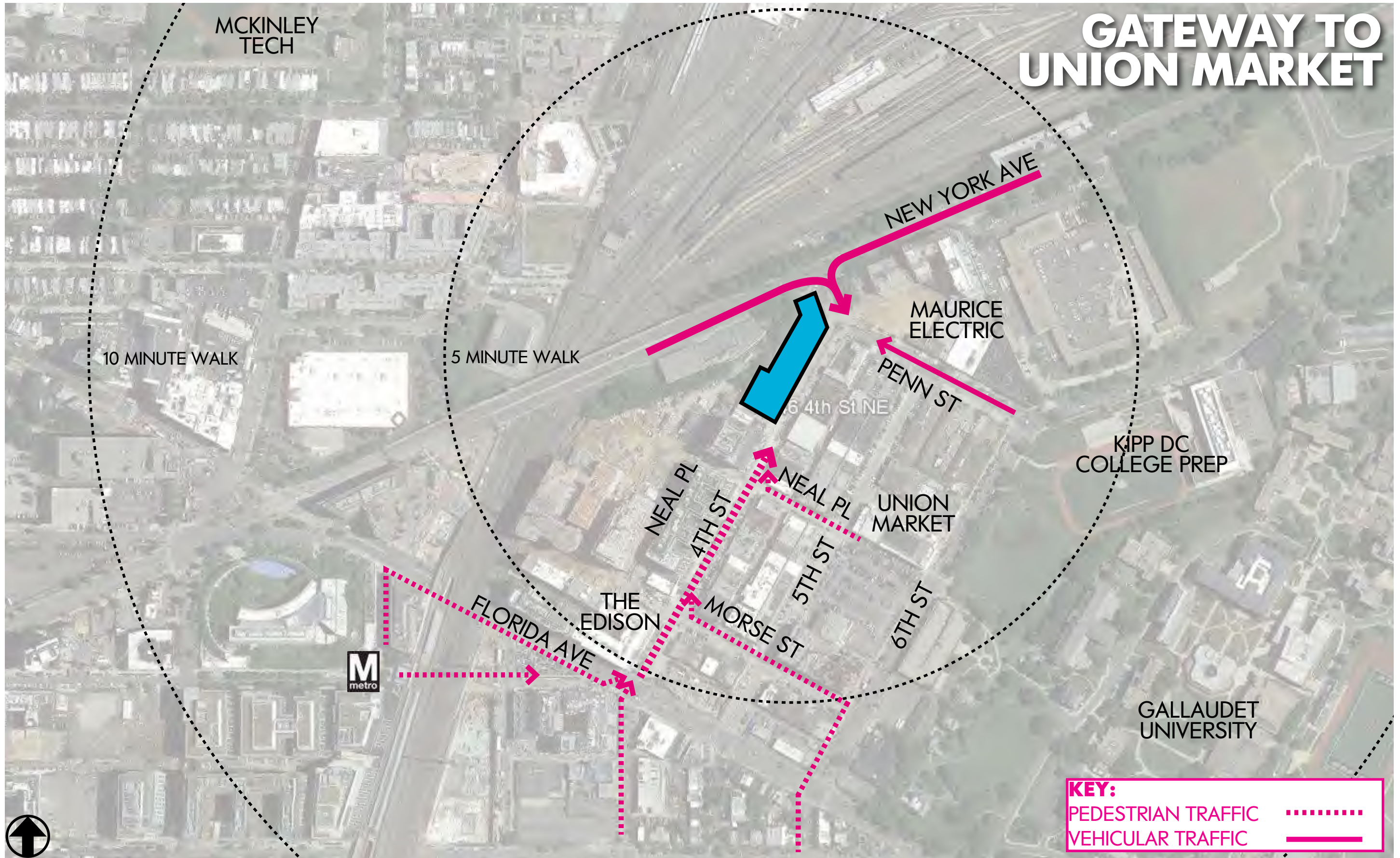
4. UNDERPASS LOOKING NE



# 1348 4TH STREET NE

**SITE CONTEXT - EXISTING PHOTOS**  
**CONSOLIDATED PUD APPLICATION**

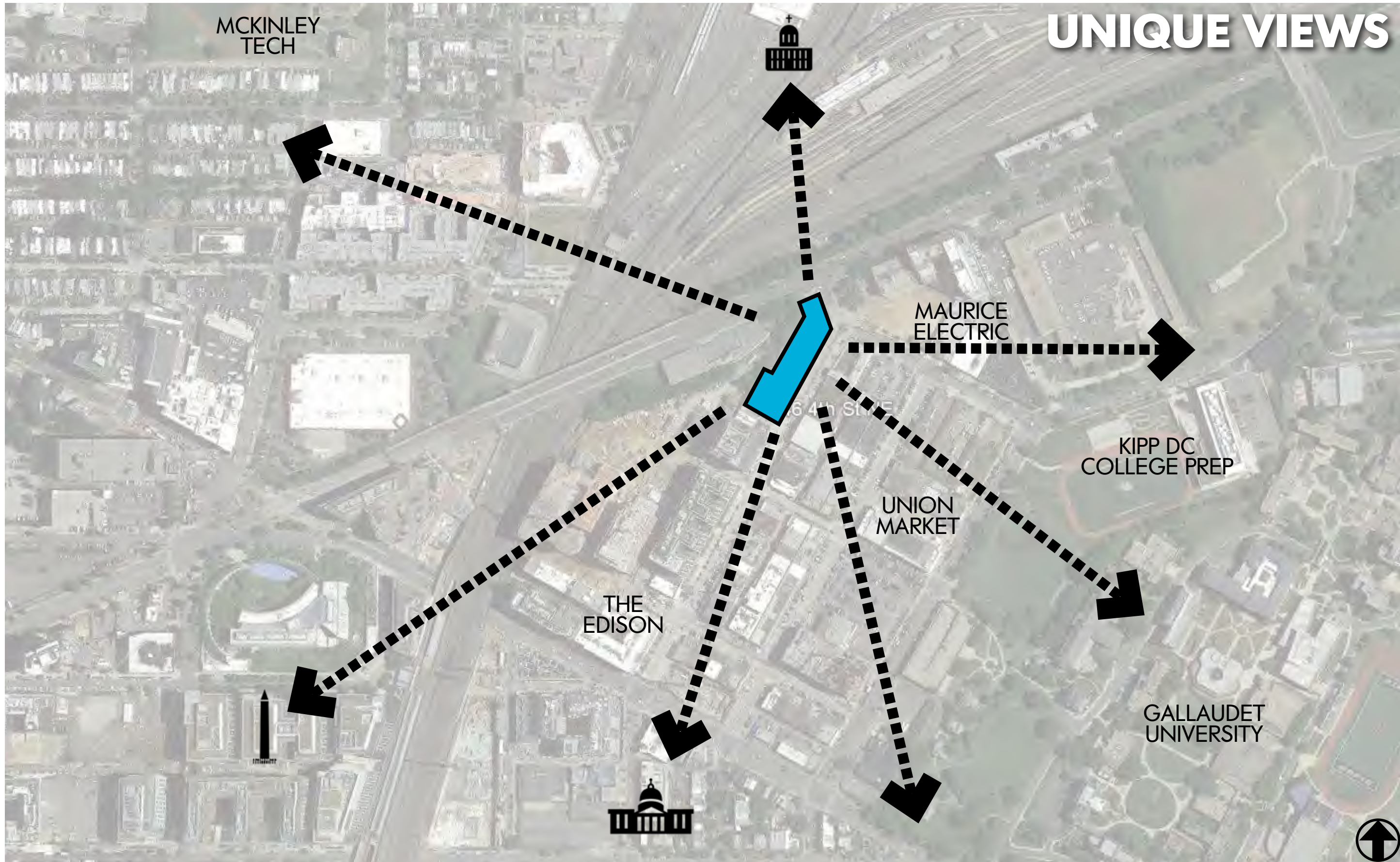
# GATEWAY TO UNION MARKET



1348 4TH STREET NE

VICINITY DIAGRAM  
CONSOLIDATED PUD APPLICATION

December 2020



**1348 4TH STREET NE**

**VICINITY DIAGRAM  
CONSOLIDATED PUD APPLICATION**

December 2020



Market Terminal - Kettler | Carmel |



North Building - Gables | Edens



500 Morse - LCOR



Ranger - MOB Hotel



Signal House - Carr



Shapiro North - Great Gulf | Edens



Morse - Grosvenor



440 Penn - UDR | Edens



The Gantry - Kettler | Carmel Partners



Gallaudet Parcel - JBGS



Gallaudet Parcel 3 - JBGS

# 1348 4TH STREET NE



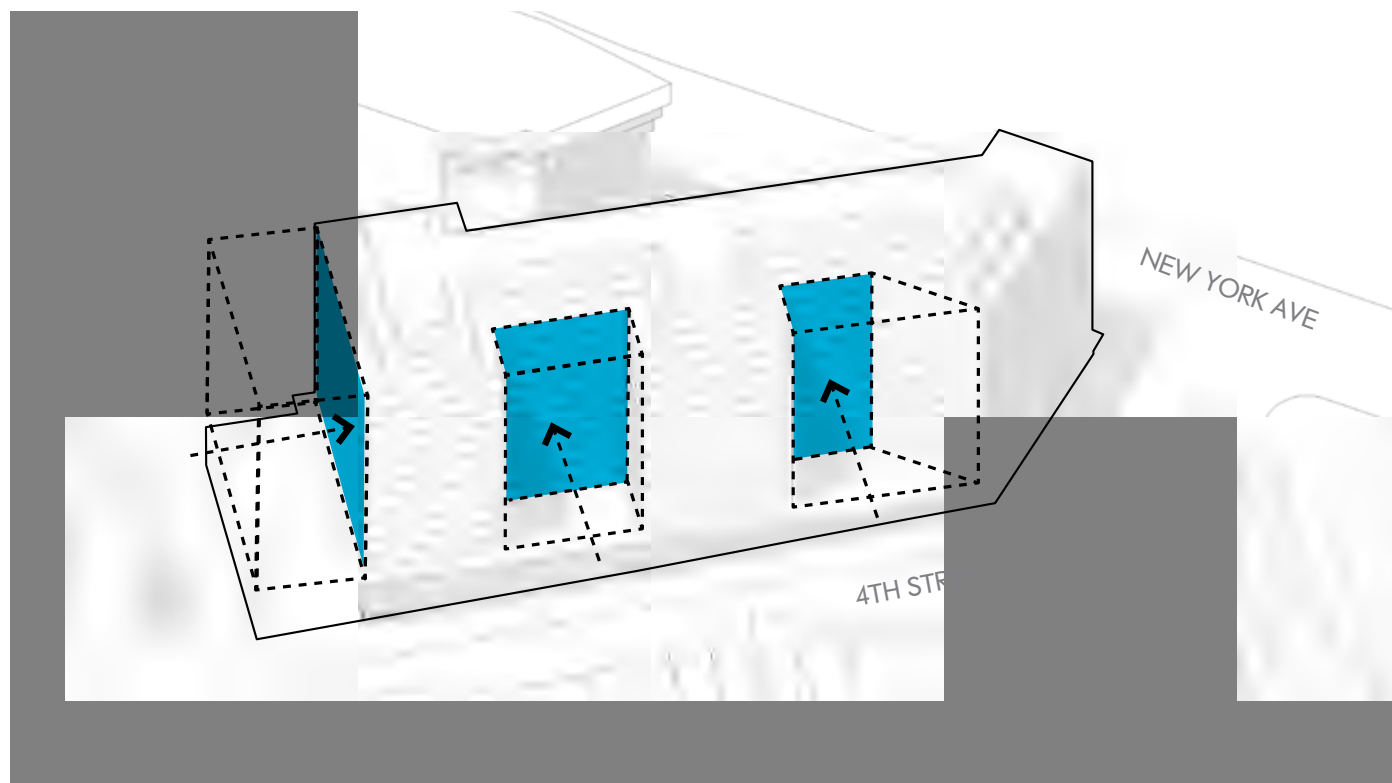
## SITE DATA

SQUARE	3587	
LOT	3	7
CURRENT ZONING	PDR-1	PDR-1
PROPOSED ZONING	MU-9	
CURRENT SITE AREAS	37,320 SF	6,462 SF
COMBINED SITE AREA	43,782 SF	

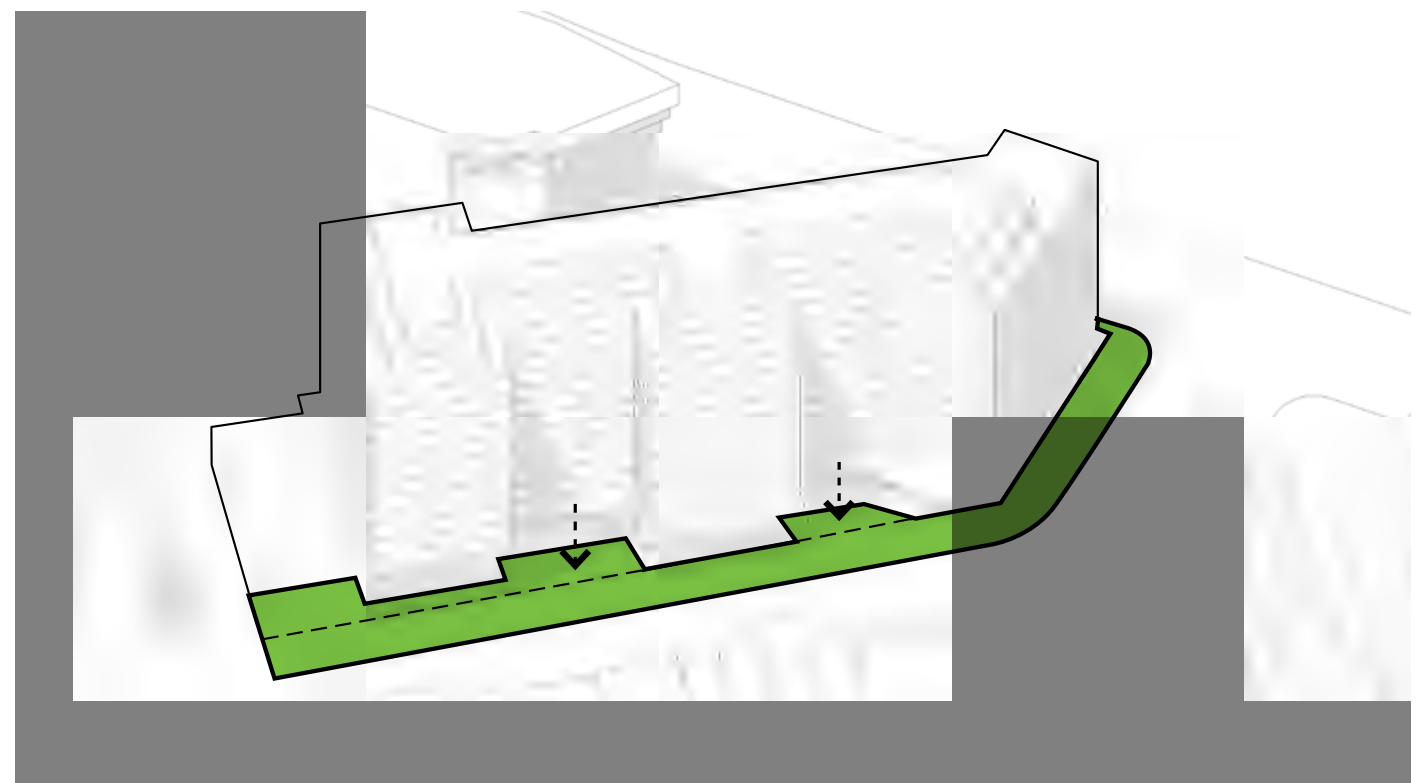
## DETAILED DEVELOPMENT DATA

	PROPOSED ZONING (MU-9)	ALLOWED/REQUIRED	PROPOSED DEVELOPMENT		FLEXIBILITY REQUESTED	
			COMMERCIAL:	RESIDENTIAL:		
FAR	7.8 W/ IZ + 20% PUD BONUS = 9.36 X 43,782SF +5% SF ADDITIONAL GFA PER 11-X DCMR § 303.10 = 0.47 X 43,782 SF	409,799 SF PER IZ AND PUD BONUSES +20,490 SF PER 11-X DCMR § 303.10 (5% ADDITIONAL) = 430,289 SF TOTAL	54,902 SF	375,387 SF	1.25 FAR 8.57 FAR 9.83 FAR	YES
LOT OCCUPANCY		100% ALLOWED	LEVEL 1: 37,719 SF	LEVEL 2: 32,008 SF	86.2% 73.1%	NO
BUILDING HEIGHT		130 FT	BHMP @ NY AVE; CURB EL. +119'-6"		130 FT	NO
NUMBER OF STORIES		NO LIMIT			13 STORIES	NO
PENTHOUSE	1:1 SETBACK				1:1 SETBACK	NO
	MAXIMUM HEIGHT	20FT			20FT	NO
	VERTICAL WALLS				VERTICAL WALLS	NO
	AREA = 0.4 FAR X 43,782SF SITE AREA	17,512 SF	15,807 SF		0.36 FAR	NO
REAR YARD SETBACK	2.5IN / FT OF HEIGHT	2.5" X 130' = 27'-1"	REAR YARD DEFINED AS ONE HALF 4TH STREET		45'-0"	NO
SIDE YARD SETBACK	NONE				NONE	NO
COURTS	NOT REQUIRED; IF PROVIDED: 4IN PER FOOT OF HEIGHT, 10' MIN (RESIDENTIAL) 2.5IN PER FOOT OF HEIGHT, 6' MIN (NON-RESIDENTIAL)	SEE DIAGRAMS ON PAGE 14	SEE DIAGRAMS ON PAGE 14			<b>YES, SEE PAGE 14</b>
GREEN AREA RATIO		0.2 MIN			0.2	NO
LOADING BERTHS	2 RETAIL / 1 RESIDENTIAL - CAN BE SHARED	2 REQUIRED			2	NO
LOADING PLATFORMS	1 PER LOADING BERTH	2 REQUIRED			2	NO
DELIVERY/SERVICE SPACE	1 RETAIL / 1 RESIDENTIAL - CAN BE SHARED	1 REQUIRED			1	NO
RETAIL PARKING	1.333 PER 1,000 SF IN EXCESS OF 3,000 SF	82 SPACES REQUIRED				NO
RESIDENTIAL PARKING	1 PER 3 DU IN EXCESS OF 4 DU	138 SPACES REQUIRED	TOTAL: 220	261 TOTAL PARKING SPACES		
SHORT TERM BIKE PARKING	COMMERCIAL: 1 SPACE PER 3,500 SF	18 SHORT TERM SPACES REQUIRED	TOTAL: 39	18 SHORT TERM SPACES	TOTAL: 39	NO
	RESIDENTIAL: 1 SPACE PER 20 DWELLINGS	21 SHORT TERM SPACES REQUIRED		21 SHORT TERM SPACES		
LONG TERM BIKE PARKING	COMMERCIAL: 1 SPACE PER 10,000 SF	6 LONG TERM SPACES REQUIRED	TOTAL: 145	25 LONG TERM SPACES	TOTAL: 410	NO
	RESIDENTIAL: 1 SPACE PER 3 DWELLINGS	139 LONG TERM SPACES REQUIRED		385 LONG TERM SPACES		
COMMERCIAL BIKE SHOWERS	MIN 2 AT 25,000 SF, 2 EVERY 50,000 SF	4 SHOWERS REQUIRED			4 SHOWERS PROPOSED	NO
COMMERCIAL BIKE LOCKERS	0.6 X REQUIRED LONG TERM SPACES	4 LOCKERS REQUIRED			4 LOCKERS PROPOSED	NO

## 1) CARVE TO VARY FORM AND CREATE EAST/WEST OPEN SPACE

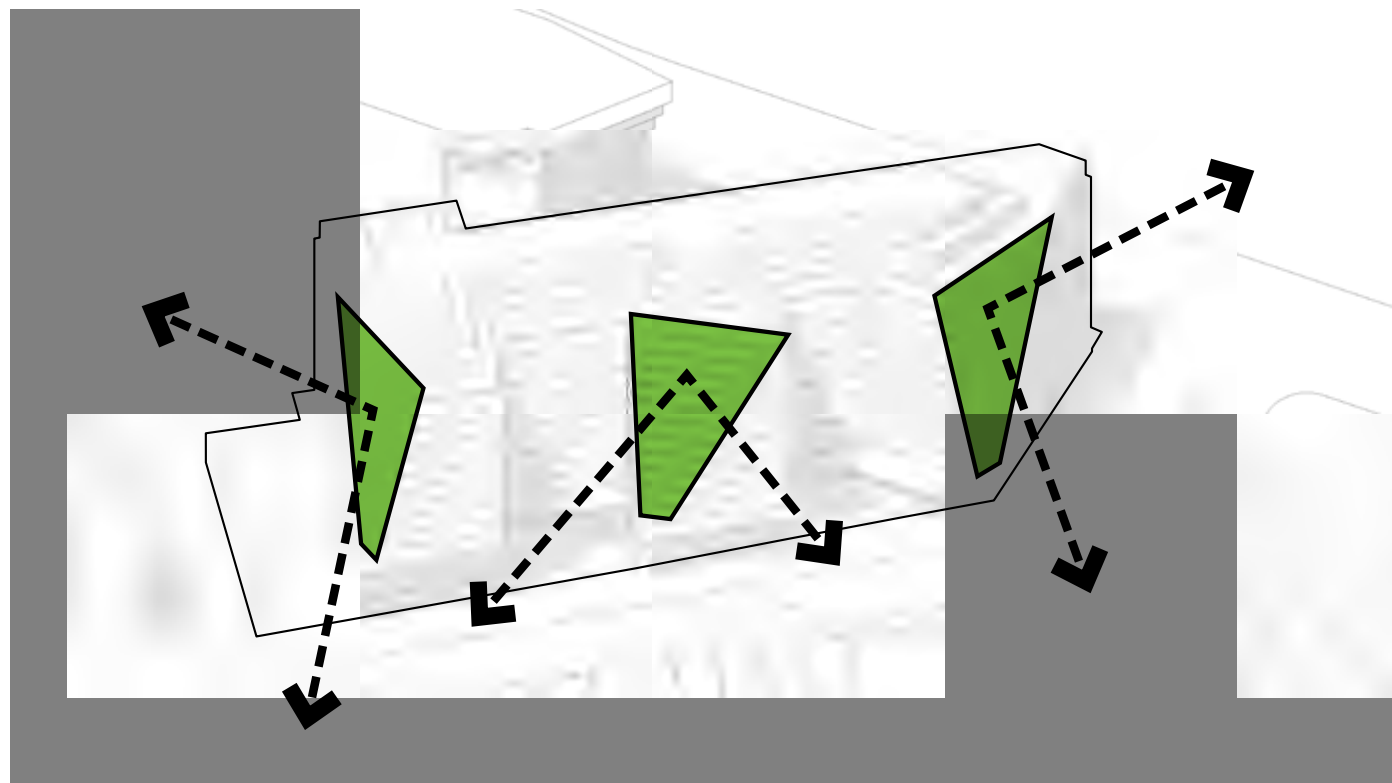


## 2) ACTIVATE STREETScape



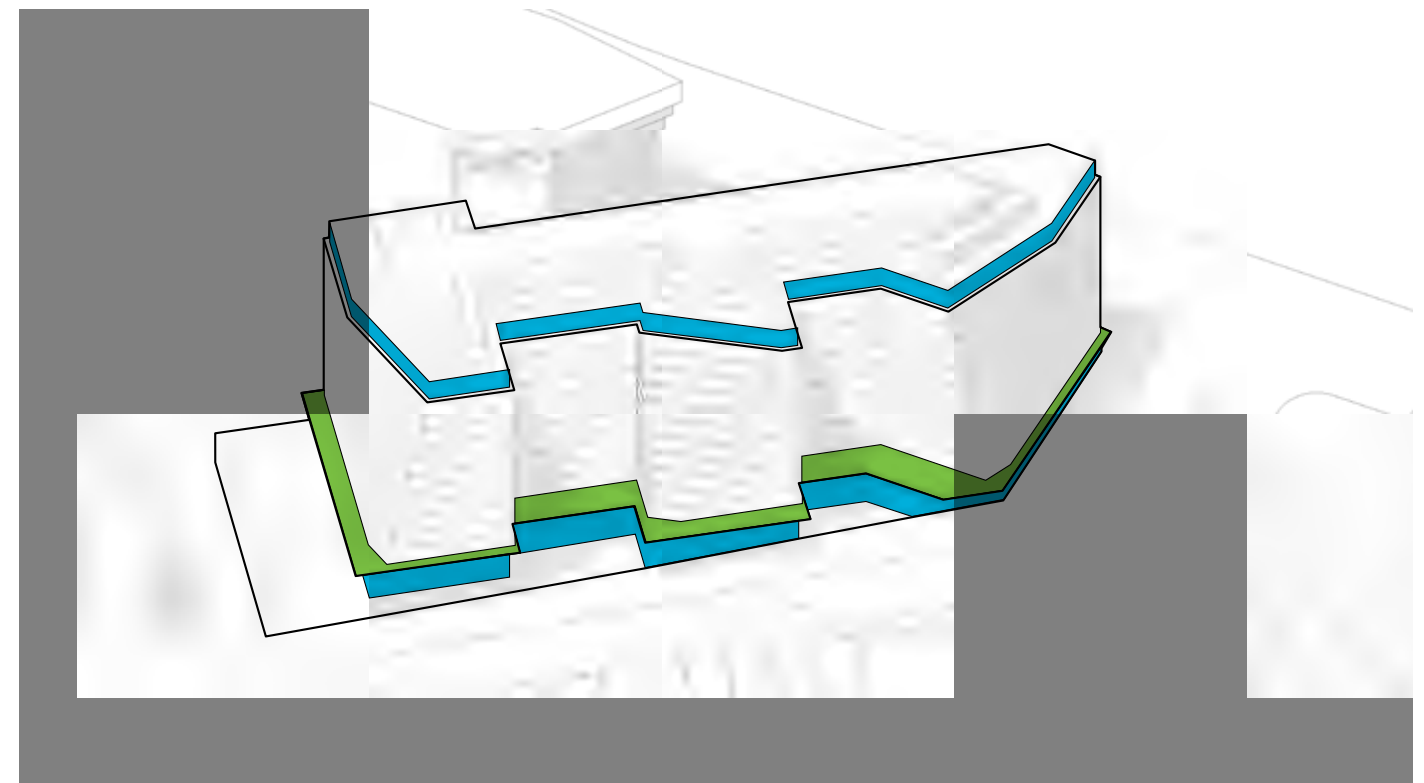
### 3) CHAMFER CORNERS

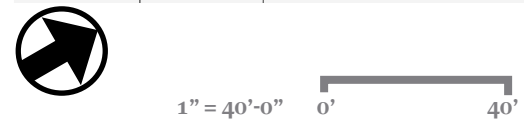
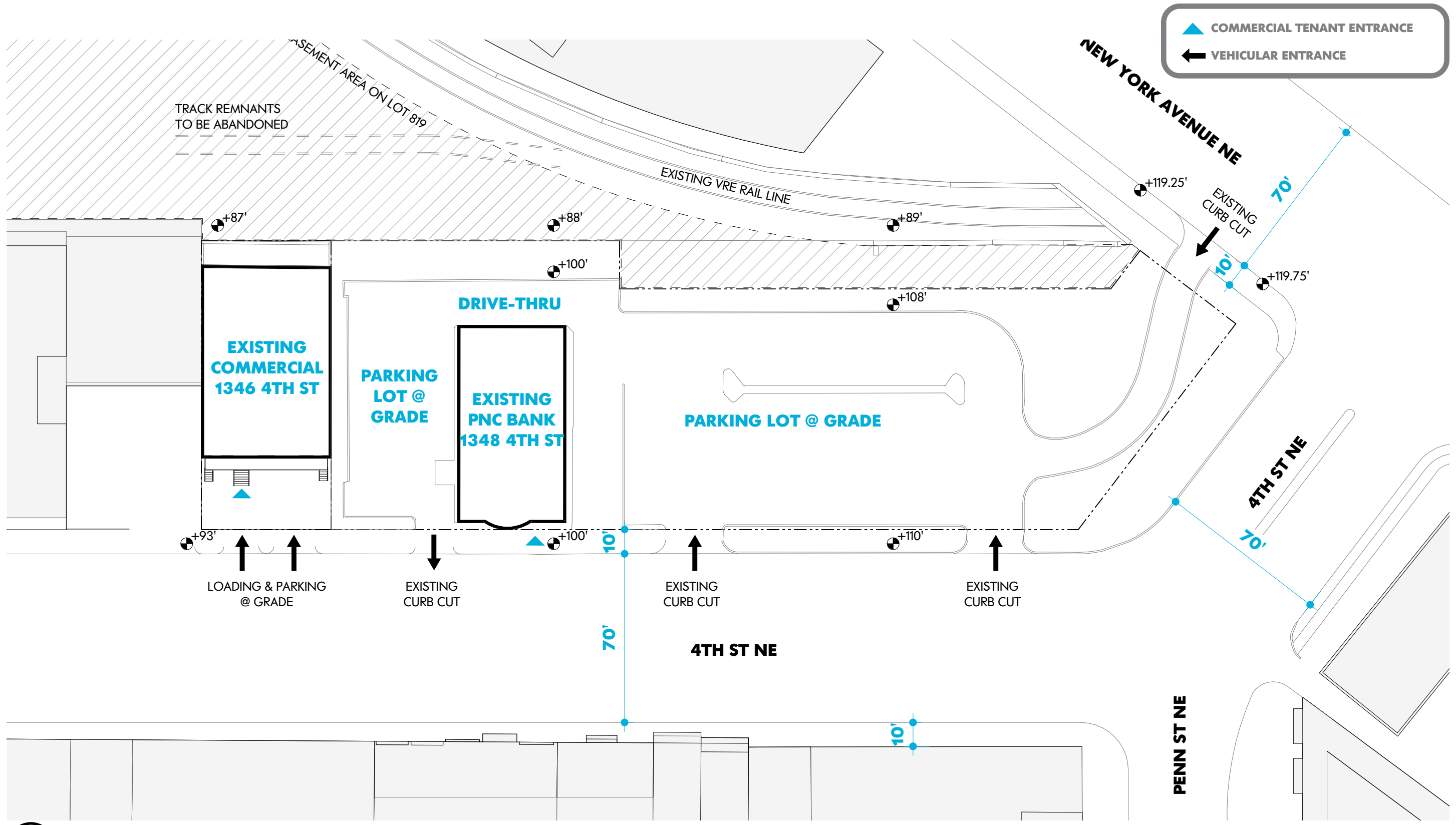
DYNAMIC UNIT TERRACES MAINTAIN  
NEIGHBOR VIEWS



### 4) DISTINCT BASE & TOP

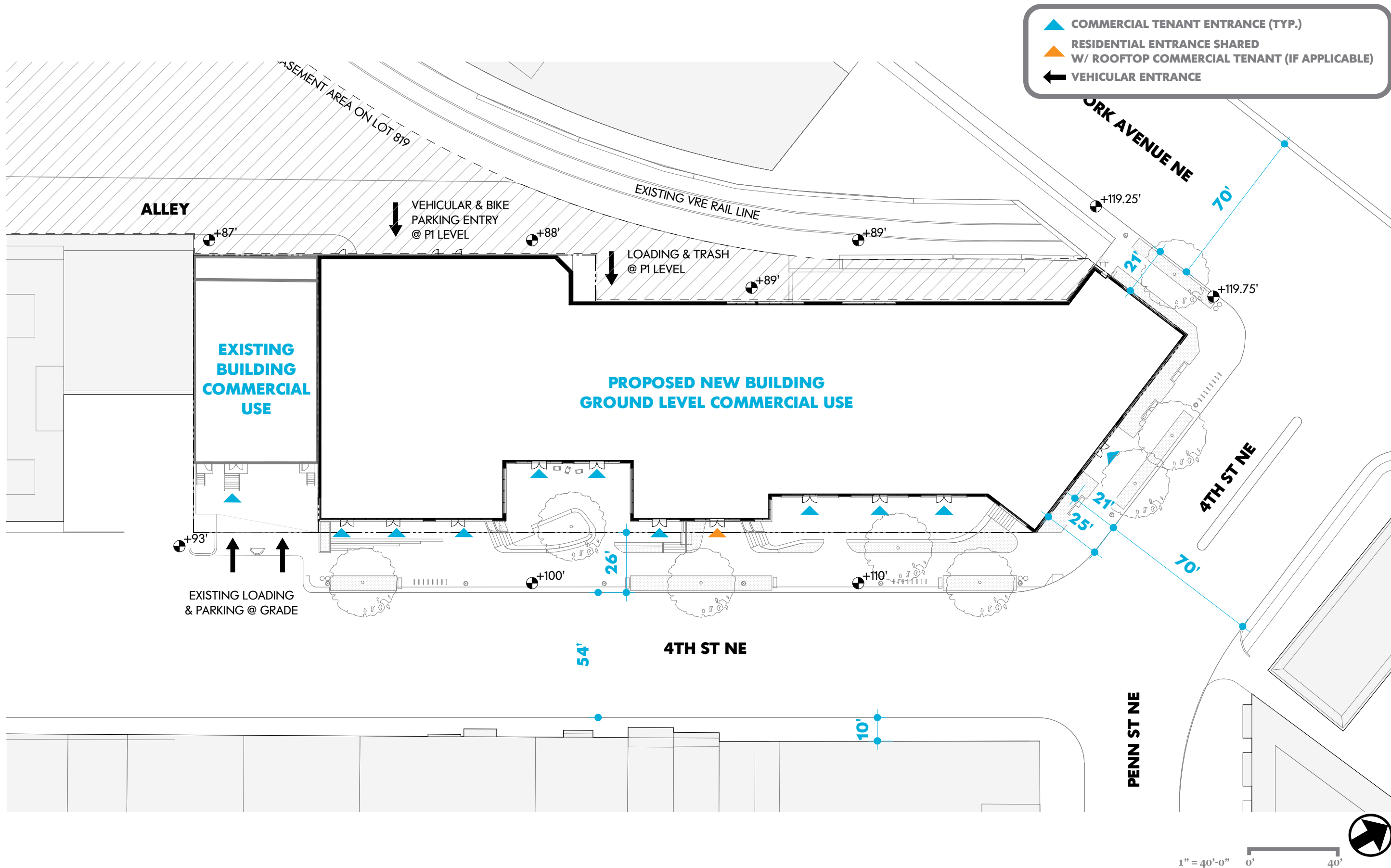
ARTICULATE WHERE THE BUILDING MEETS THE  
STREET AND THE SKY





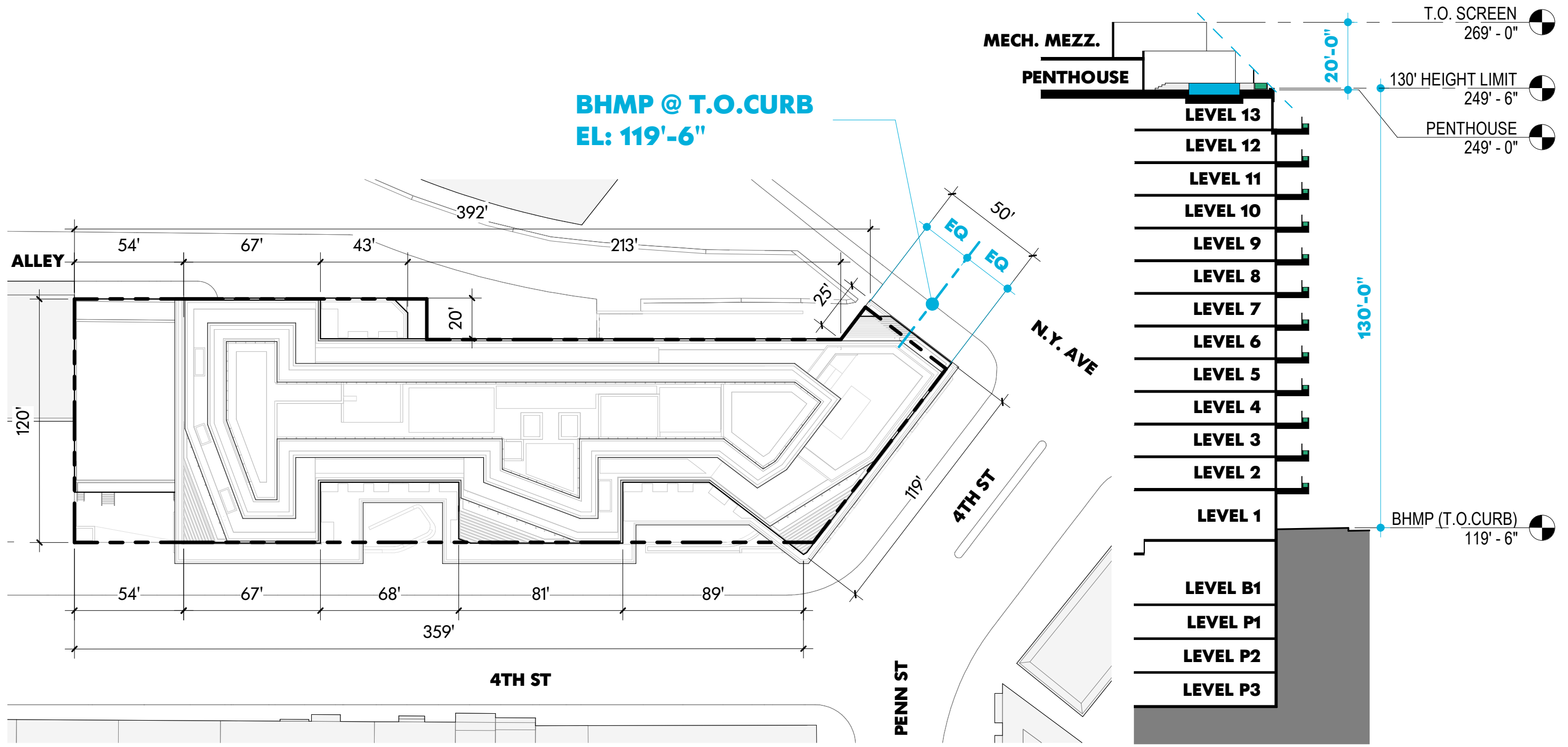
**1348 4TH STREET NE**

**EXISTING SITE AND CIRCULATION PLAN  
 CONSOLIDATED PUD APPLICATION**



# 1348 4TH STREET NE

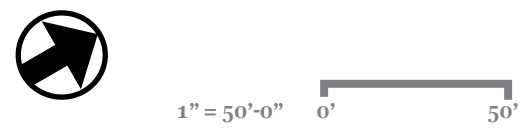
## PROPOSED SITE AND CIRCULATION PLAN CONSOLIDATED PUD APPLICATION



**BHMP & DIMENSIONS PLAN**

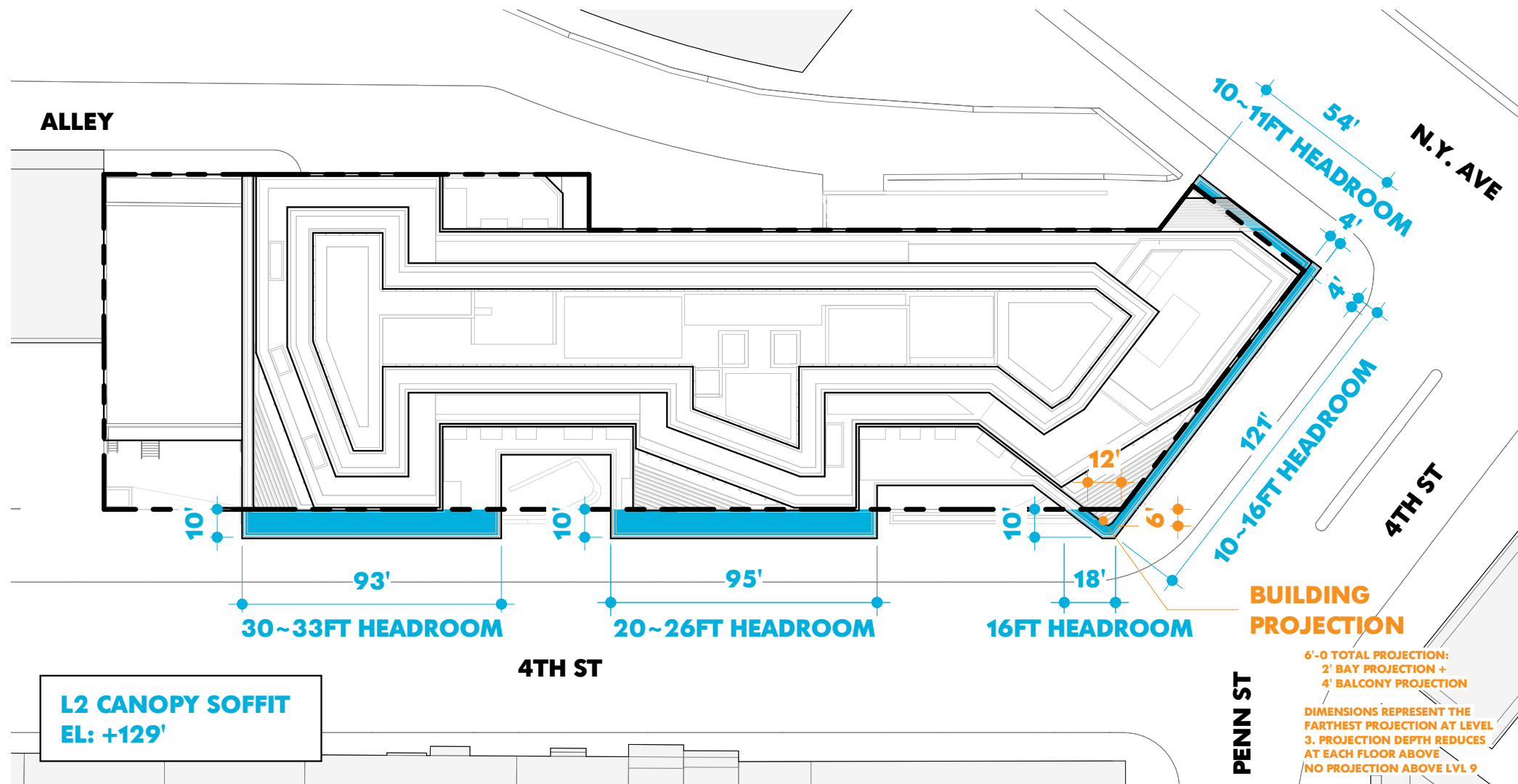
**DEVELOPMENT SECTION**

N.T.S.



**1348 4TH STREET NE**

**PROPOSED DEVELOPMENT HEIGHT AND DIMENSIONS  
CONSOLIDATED PUD APPLICATION**



**PUBLIC SPACE PROJECTIONS PLAN**

**1348 4TH STREET NE**

**PROPOSED PROJECTIONS INTO PUBLIC SPACE  
CONSOLIDATED PUD APPLICATION**



## WIDTHS OF COURTS

	HEIGHT	WIDTH REQUIRED	PROPOSED
<b>OC-1</b>	119FT	<b>39'-8" MIN</b>	<b>29'-8" *</b>
<b>OC-1A</b>	21FT	<b>10'-0" MIN</b>	<b>16'-0"</b>
<b>OC-2</b>	119FT	<b>39'-8" MIN</b>	<b>68'-2"</b>
<b>OC-2A</b>	31FT	<b>10'-4" MIN</b>	<b>68'-2"</b>
<b>OC-3</b>	119FT	<b>39'-8" MIN</b>	<b>20'-0" *</b>
<b>OC-4</b>	126FT	<b>42'-0" MIN</b>	<b>120'-0"</b>
<b>OC-4A</b>	29FT	<b>10'-0" MIN</b>	<b>53'-10"</b>

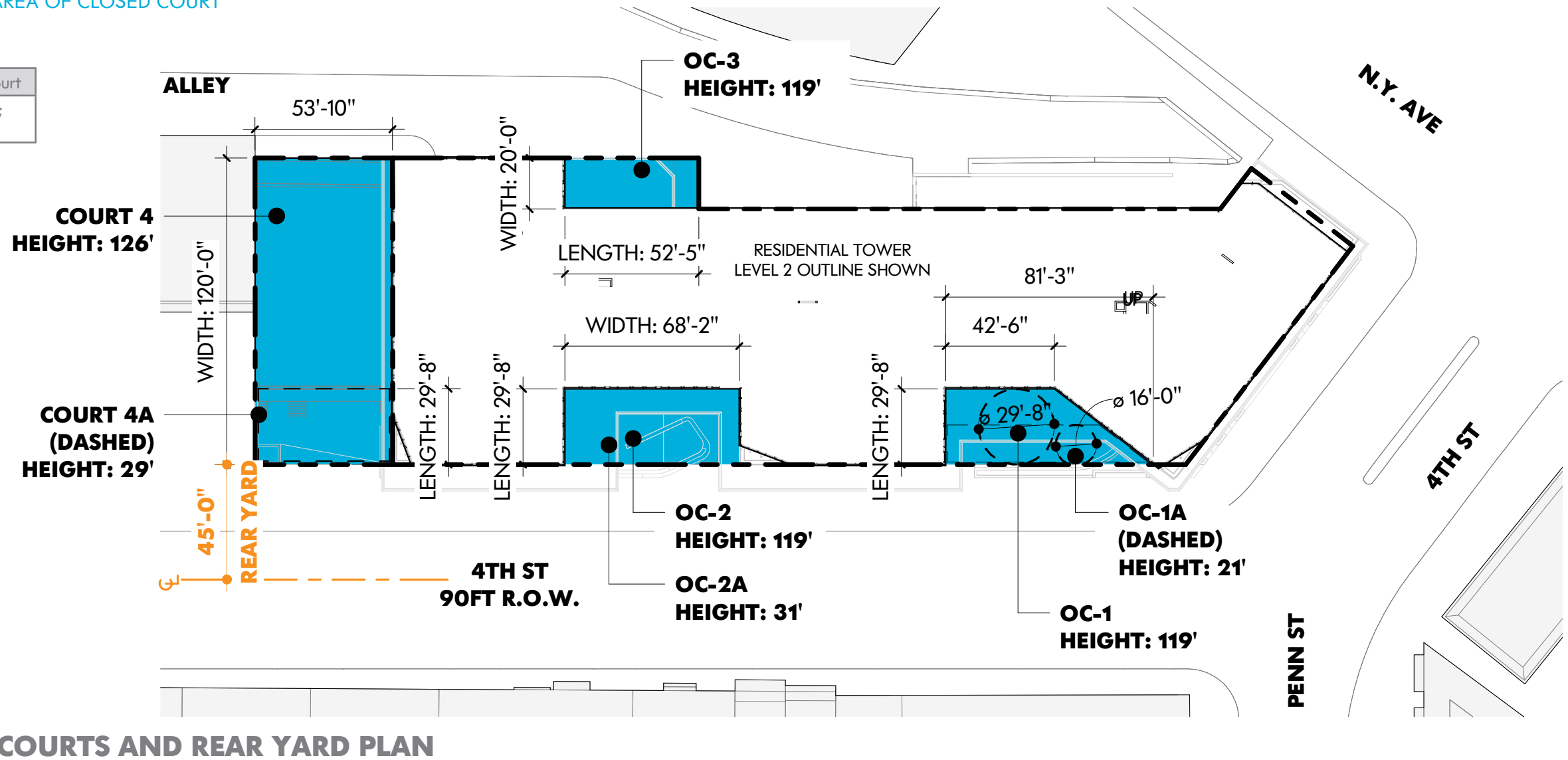
## AREA OF COURTS

	HEIGHT	WIDTH REQUIRED	AREA REQUIRED	AREA PROPOSED
<b>OC-3</b>	119FT	<b>39'-8" MIN</b>	<b>3,146 SQFT</b>	<b>1,057 SQFT *</b>

\* APPLICANT REQUESTS RELIEF FOR THE WIDTHS OF NON-RECTANGULAR OPEN COURT OC-1 AND FOR CLOSED COURT OC-3. RELIEF ALSO REQUESTED FOR AREA OF CLOSED COURT OC-3

Title 11 Subtitle G § 202.1 Table

Type of Structure	Minimum Width Open Court
Residential, more than 3 units	4 in./ft. of height of court; 10 ft. minimum



COURTS AND REAR YARD PLAN



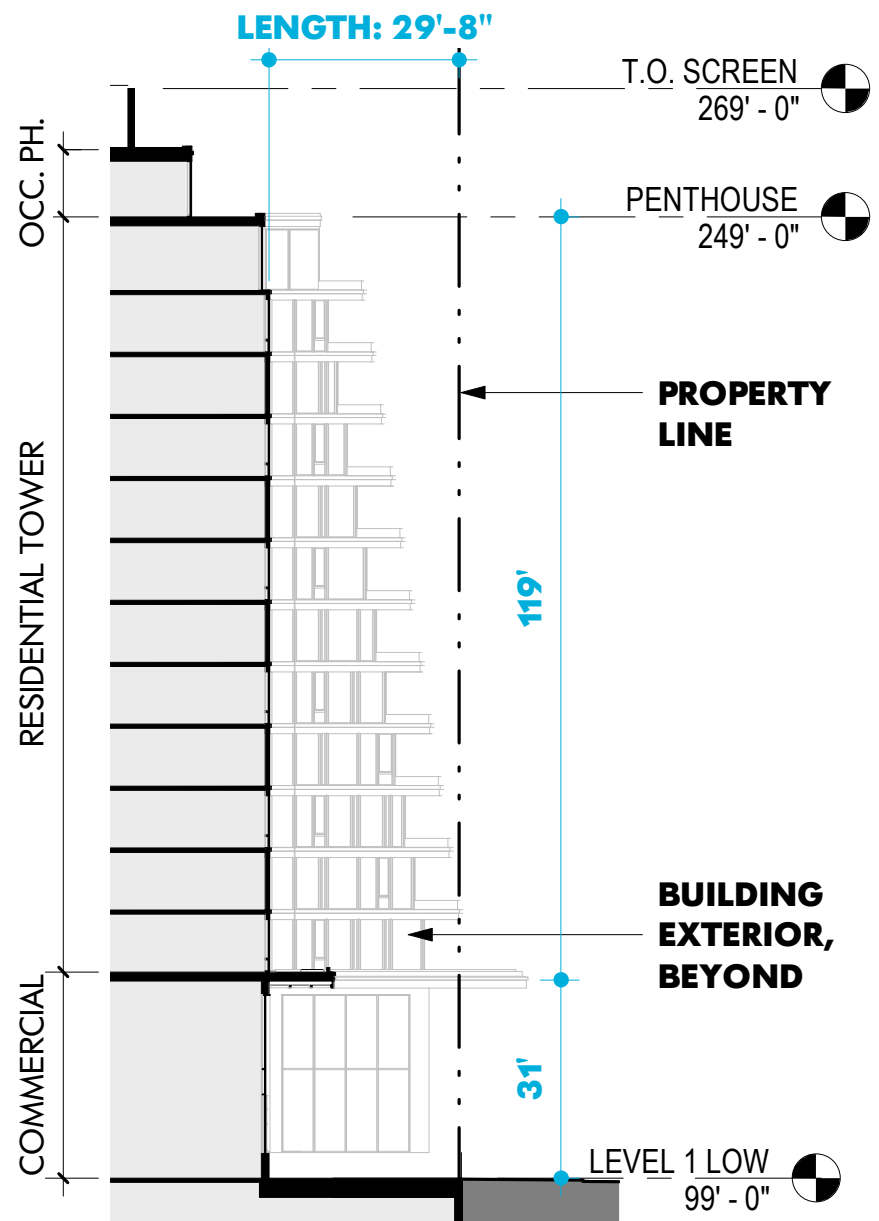
1" = 50'-0" 0' 50'

1348 4TH STREET NE

PROPOSED COURTS AND REAR YARD  
CONSOLIDATED PUD APPLICATION

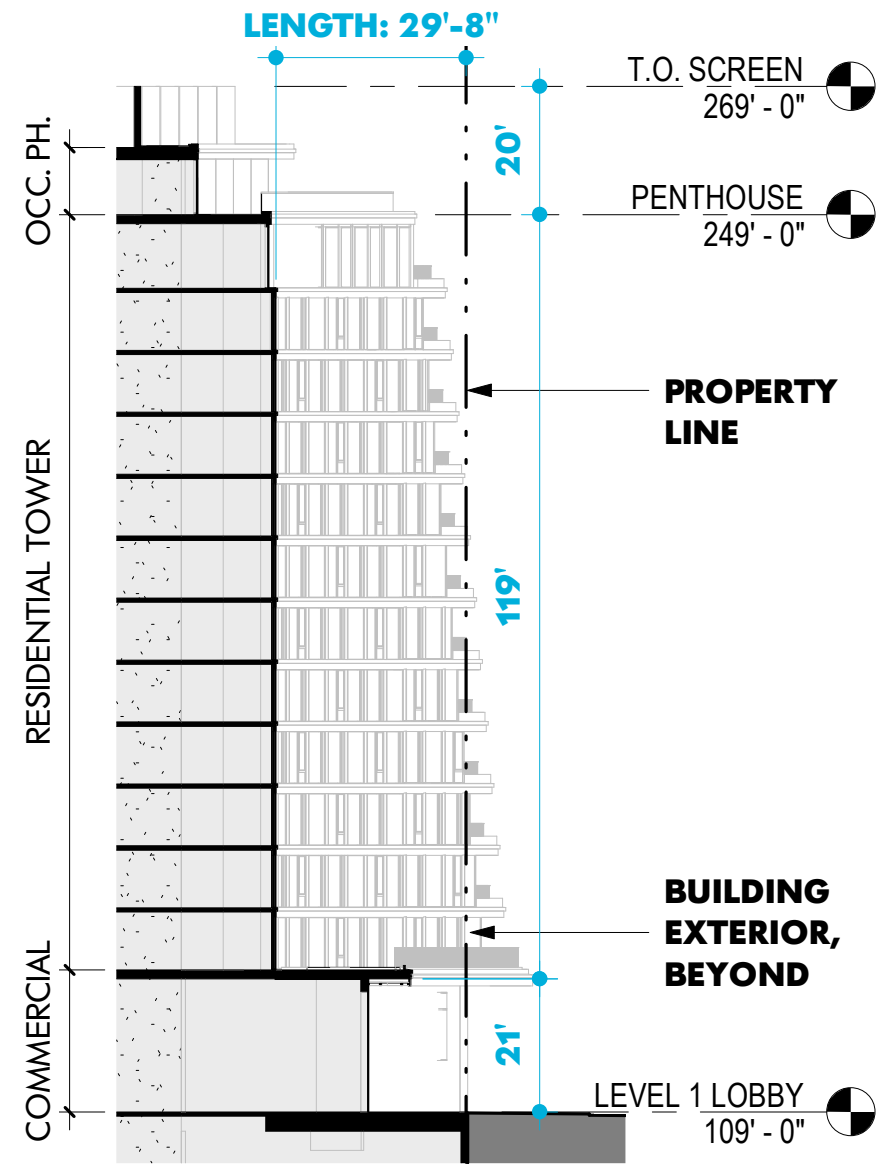
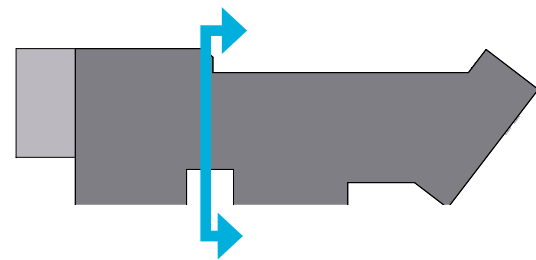
December 2020





**SECTION THRU SOUTH COURT**

N.T.S.



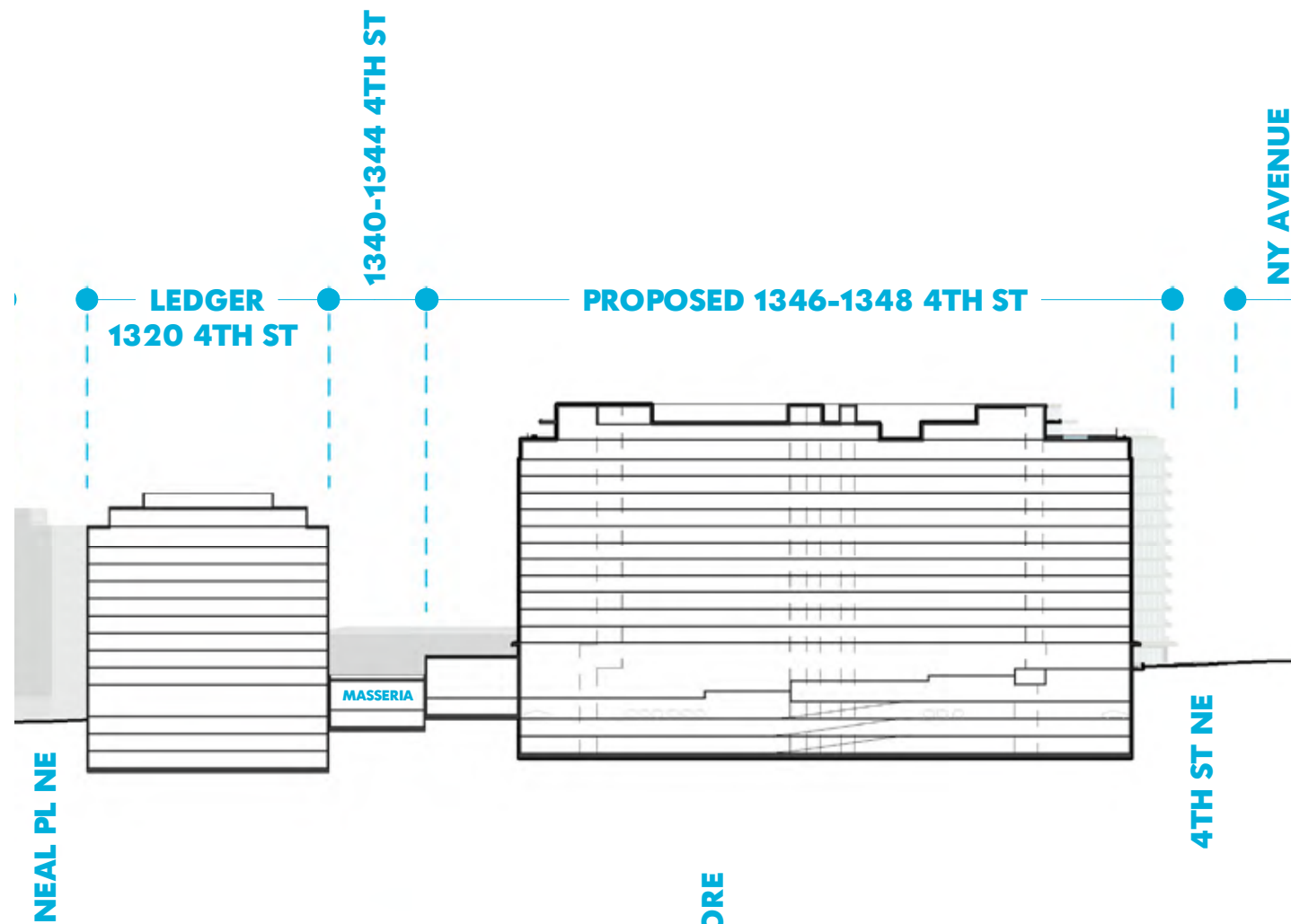
**SECTION THRU NORTH COURT**

N.T.S.



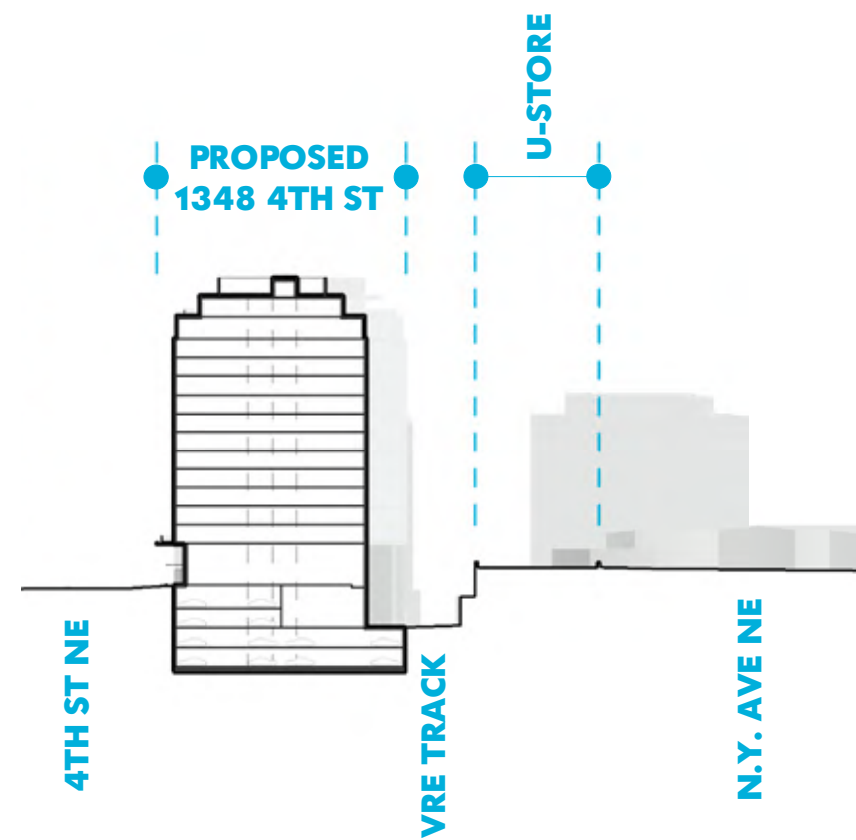
**BLOCK SECTION A-A**

1" = 100'-0" 0' 100'

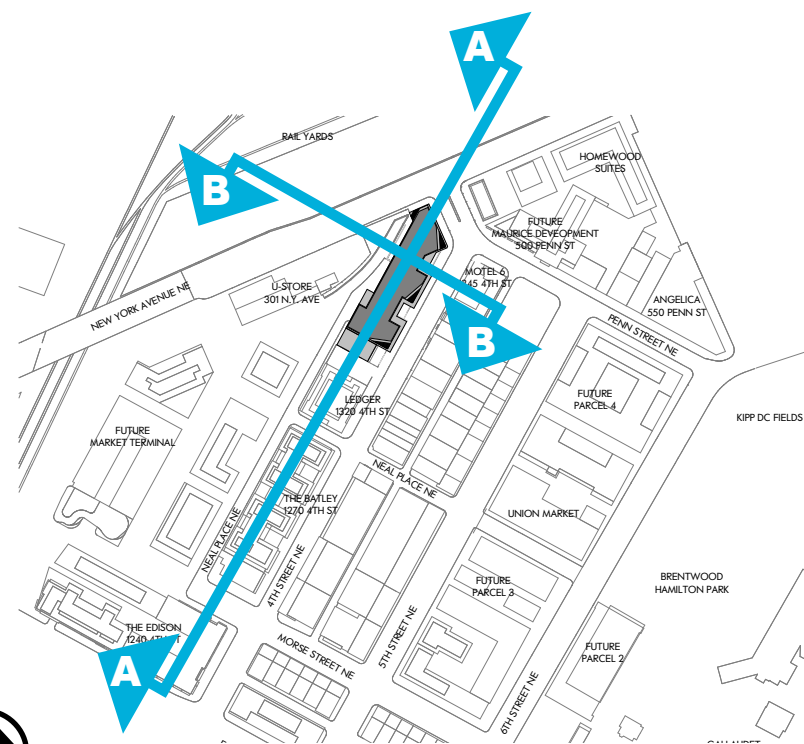


**BLOCK SECTION B-B**

1" = 100'-0" 0' 100'



**PROPOSED BLOCK SECTIONS SHOWING TOPOGRAPHICAL CHANGES  
CONSOLIDATED PUD APPLICATION**



**KEY PLAN**

**1348 4TH STREET NE**

DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR

Washington, D.C., November 4, 2020

Plat for Building Permit of: SQUARE 3587 Lots 3 & 7

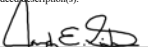
Scale: 1 inch = 50 feet

Recorded in Book 151 Page 56

Receipt No. 21-00731 Drawn by: A.S.

Furnished to: DIANA HERNDON

"I hereby certify that the dimensions and configuration of the lot(s) herein depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

  
For Surveyor, D.C.

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade; any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:  
1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;

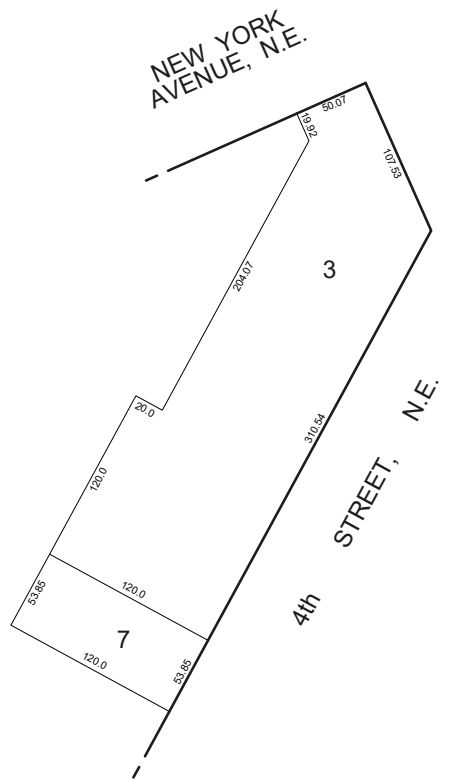
- 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
- 3) I have not (circle one) filed a subdivision application with the Office of the Surveyor;
- 4) I have not (circle one) filed a subdivision application with the Office of Tax & Revenue; and
- 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.

The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date D.C.R.A. accepts a Building Permit Application as complete. I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the D.C.M.R.) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Relationship to Lot Owner: \_\_\_\_\_

If a registered design professional, provide license number \_\_\_\_\_ and include stamp below.



0 10 30 60 100 200  
SCALE: 1:50

SR-21-00731(2020)  
\* E-MAIL



**1348 4TH STREET NE**  
**DESIGN IMAGES**

**SOUTHEAST PERSPECTIVE FROM 4TH STREET**  
**CONSOLIDATED PUD APPLICATION**



**1348 4TH STREET NE**

**NORTHEAST PERSPECTIVE FROM PENN STREET  
CONSOLIDATED PUD APPLICATION**

December 2020



**1348 4TH STREET NE**

**NORTH PERSPECTIVE FROM NEW YORK AVENUE  
CONSOLIDATED PUD APPLICATION**

December 2020



**1348 4TH STREET NE**

**NORTHWEST PERSPECTIVE FROM NEW YORK AVENUE  
CONSOLIDATED PUD APPLICATION**

December 2020

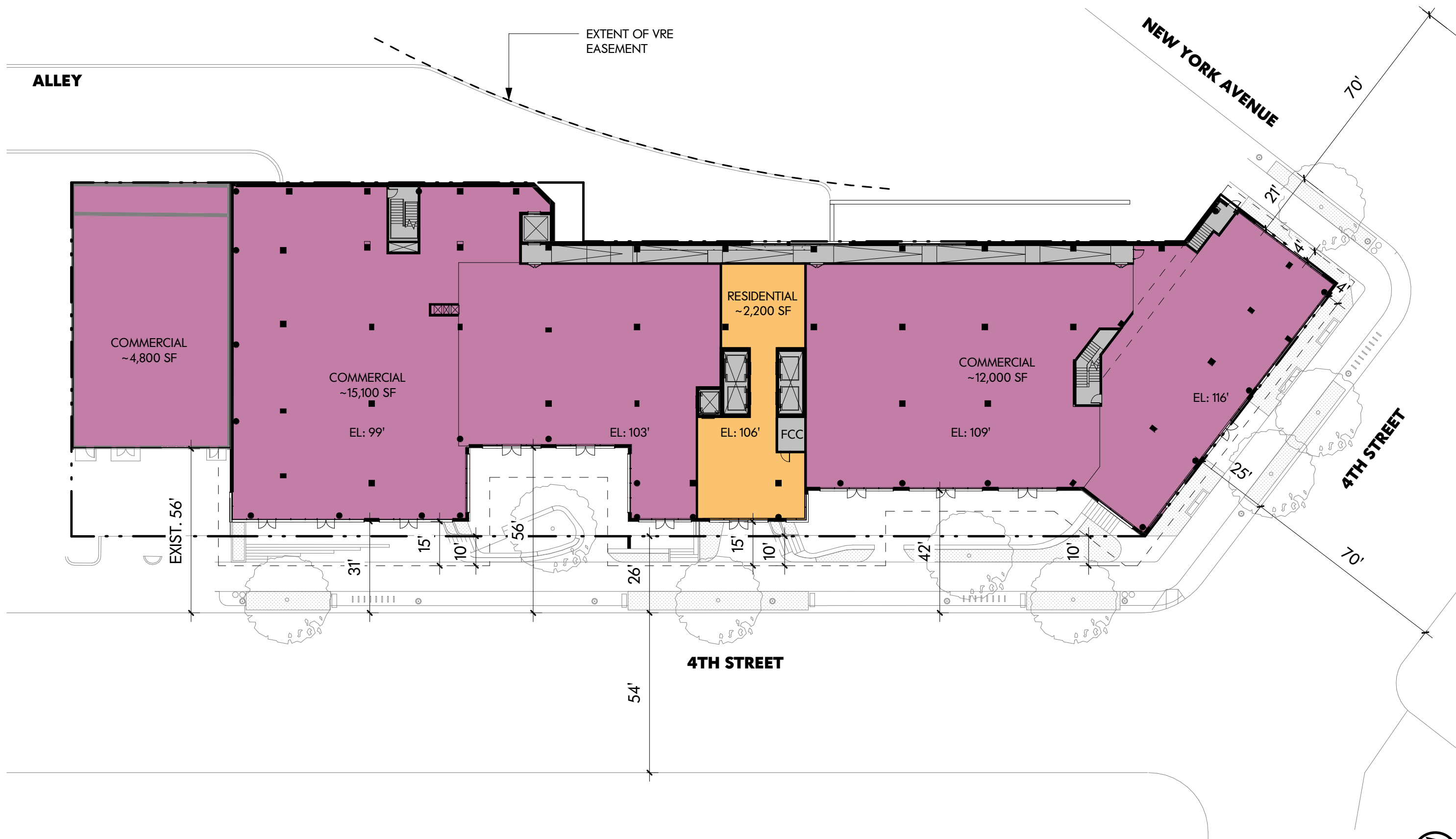


**1348 4TH STREET NE**

**VIEW OF CHAMFER BALCONY  
CONSOLIDATED PUD APPLICATION**

December 2020





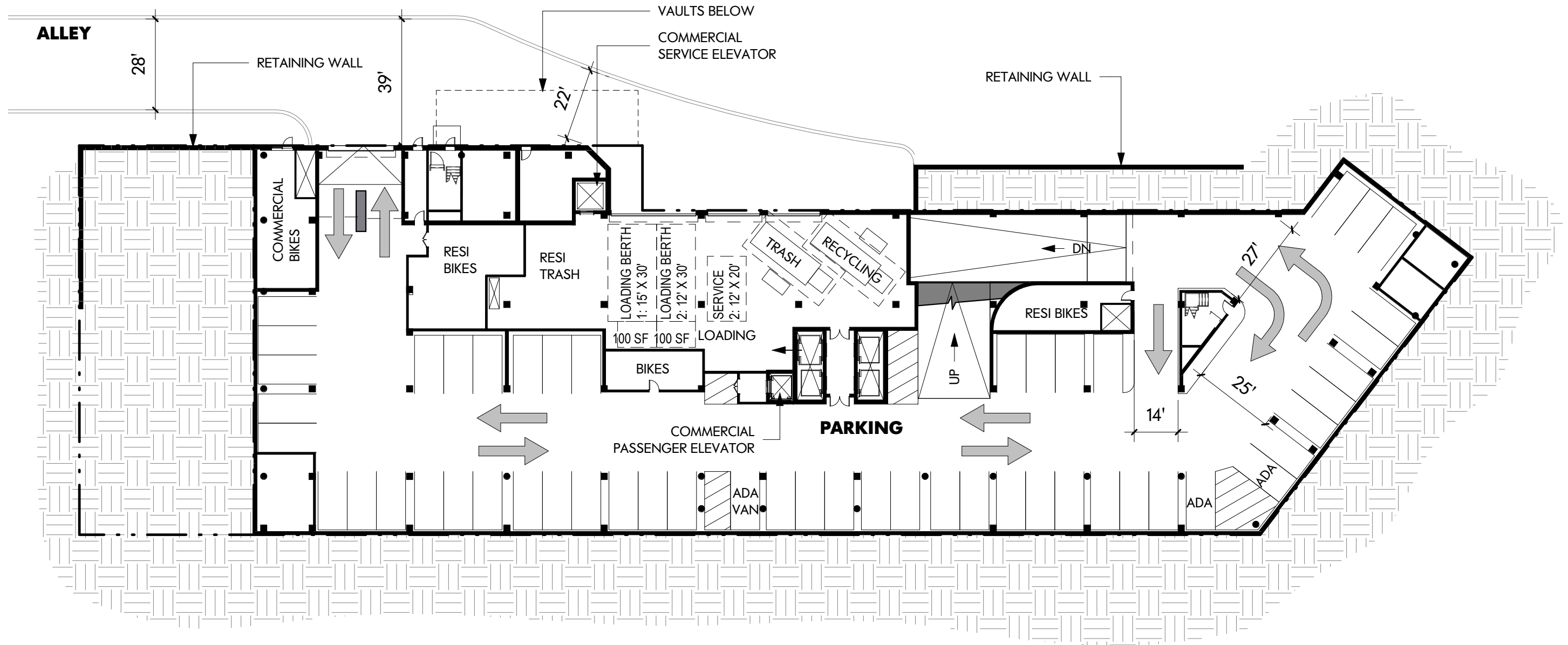
**1348 4TH STREET NE**

1/32" = 1'-0" 0' 32'

**FLOOR PLAN - LEVEL 1**  
**CONSOLIDATED PUD APPLICATION**

# PARKING SUMMARY

**261 TOTAL SPACES**  
LEVEL P1: 52 SPACES



1/32" = 1'-0" 0' 32'

**1348 4TH STREET NE**

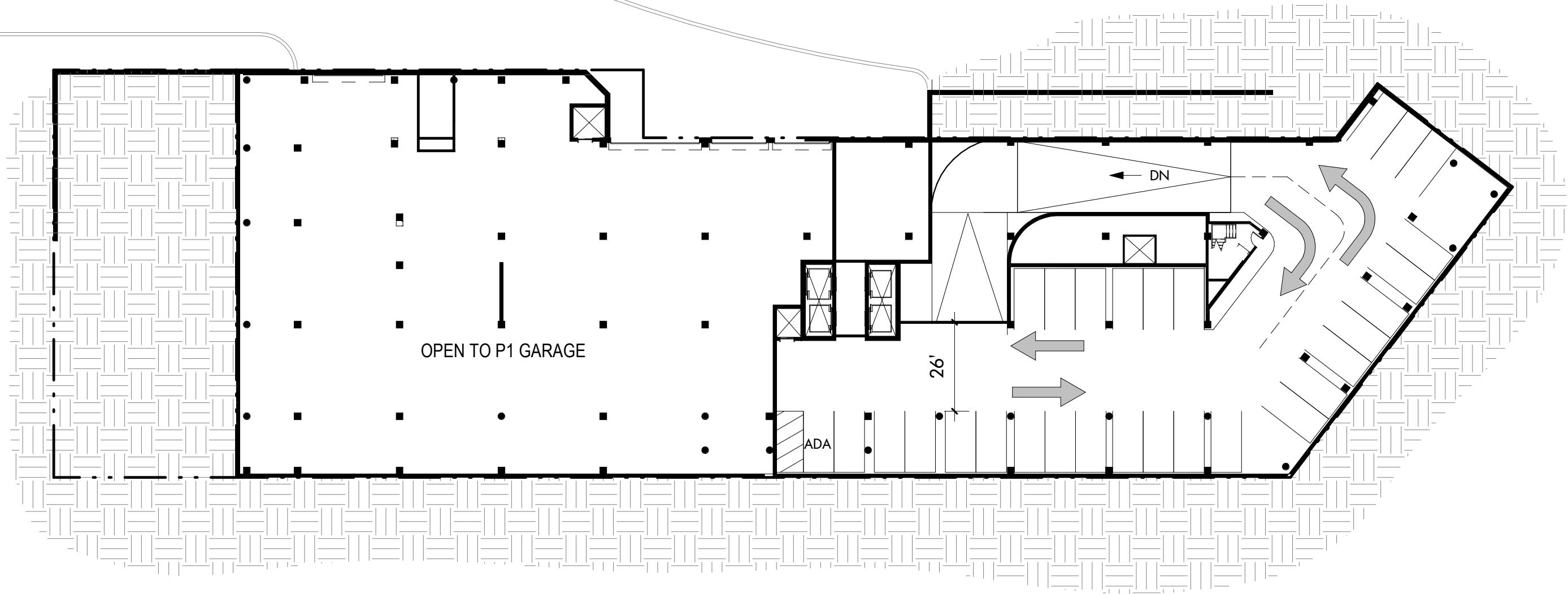
**FLOOR PLAN - GARAGE LEVEL P1**  
**CONSOLIDATED PUD APPLICATION**

December 2020

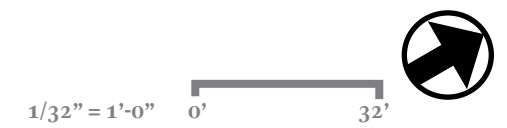
# PARKING SUMMARY

**261 TOTAL SPACES**  
LEVEL B1: 29 SPACES

ALLEY



**1348 4TH STREET NE**

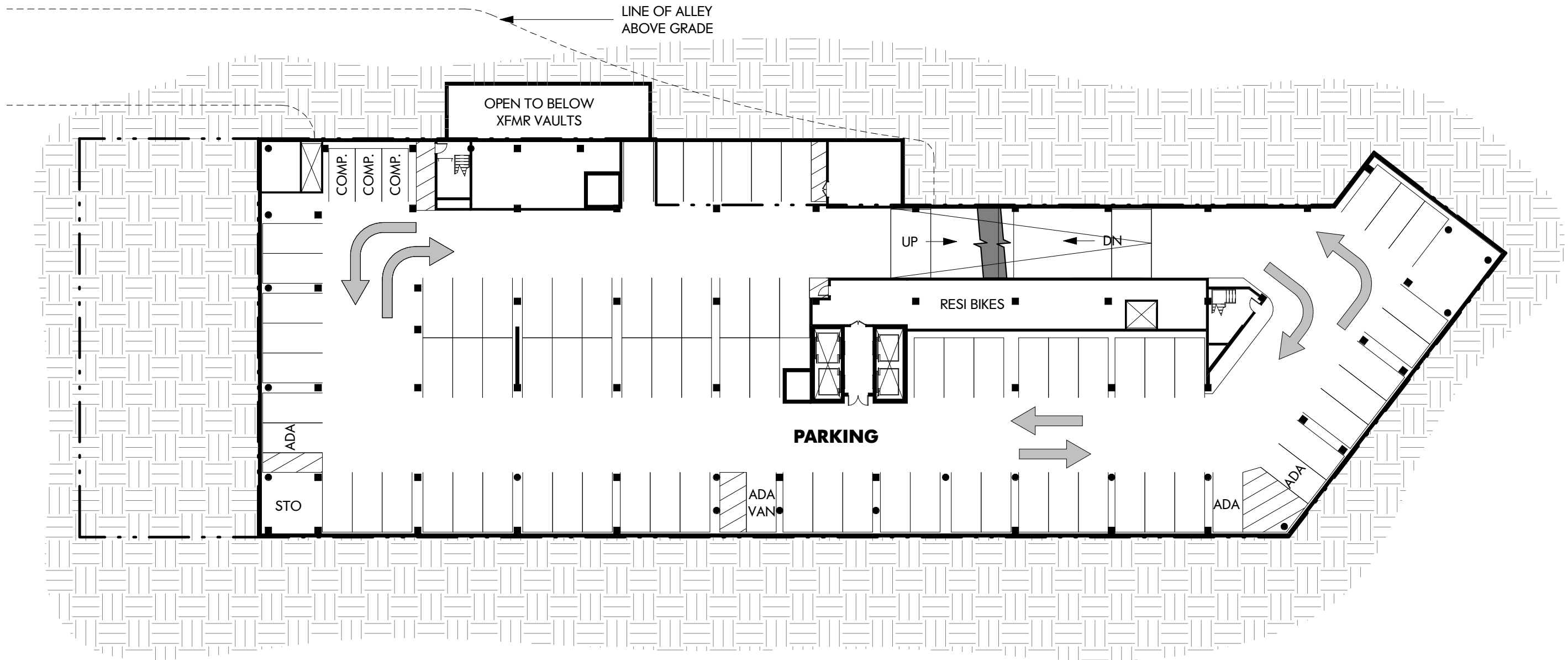


**FLOOR PLAN - LEVEL B1**  
**CONSOLIDATED PUD APPLICATION**

December 2020

# PARKING SUMMARY

**261 TOTAL SPACES**  
LEVEL P2: 85 SPACES



1/32" = 1'-0" 0' 32'

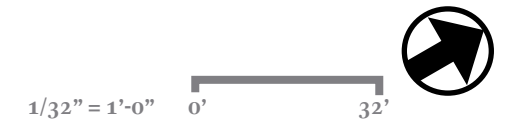
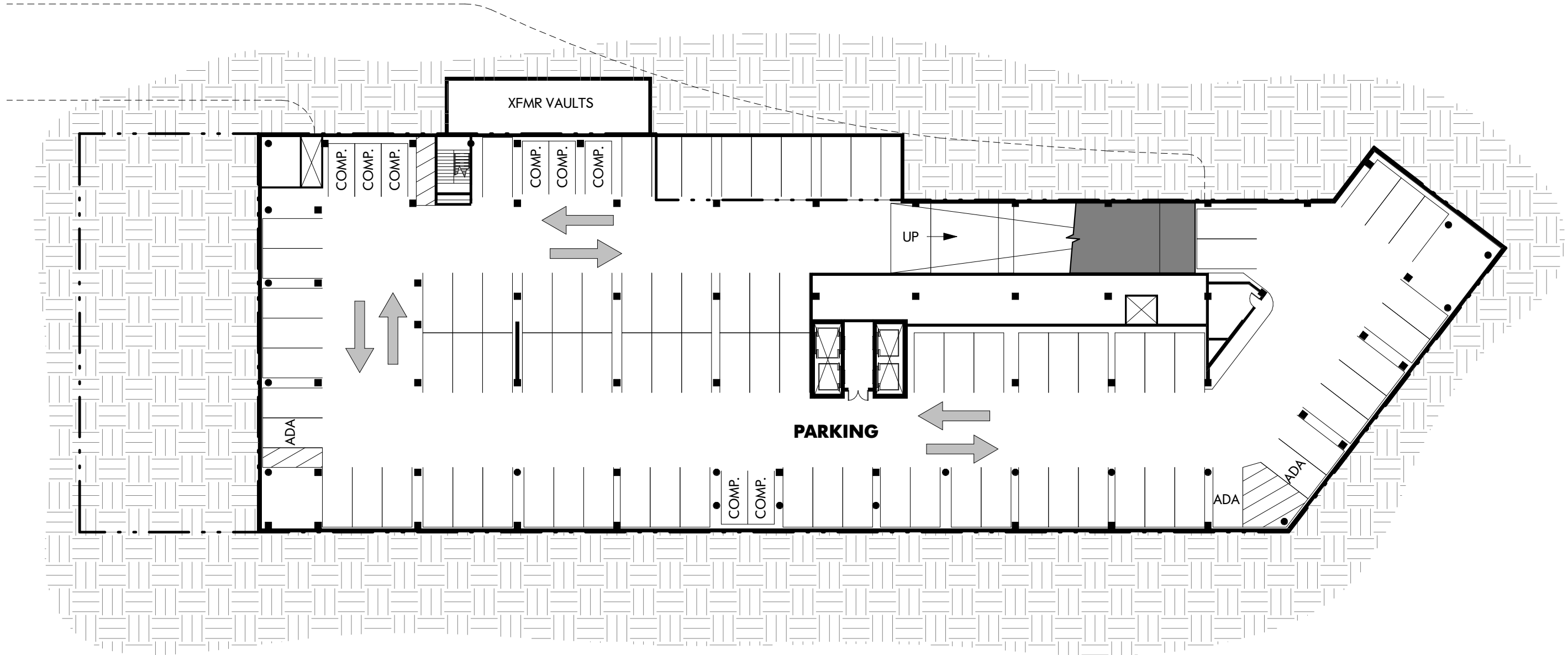
**1348 4TH STREET NE**

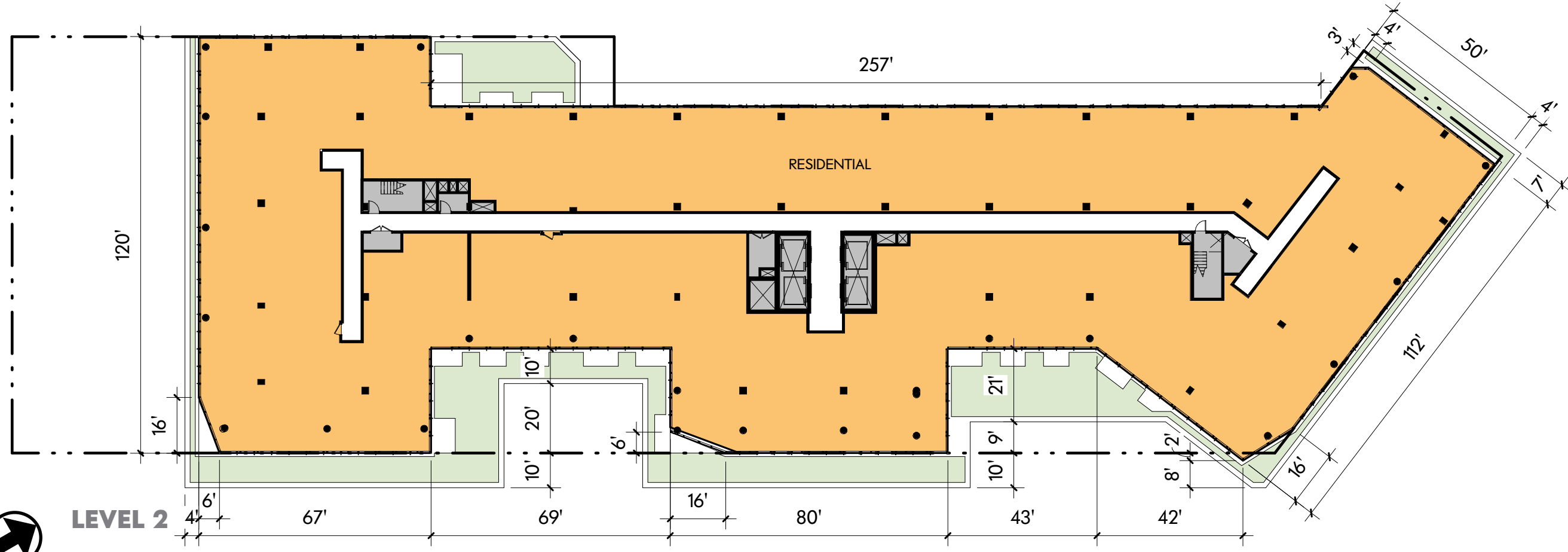
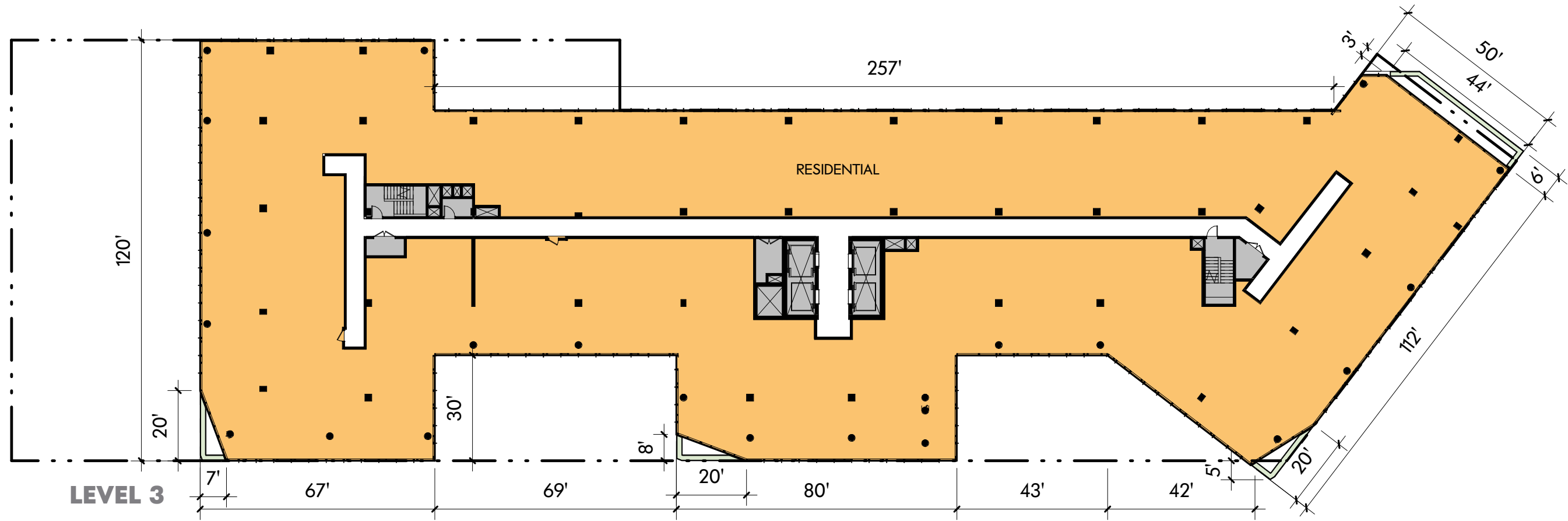
**FLOOR PLAN - GARAGE LEVEL P2**  
**CONSOLIDATED PUD APPLICATION**

December 2020

# PARKING SUMMARY

**261 TOTAL SPACES**  
LEVEL P3: 95 SPACES





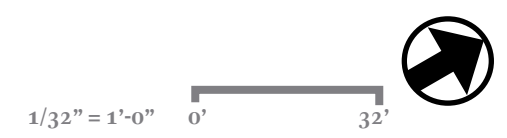
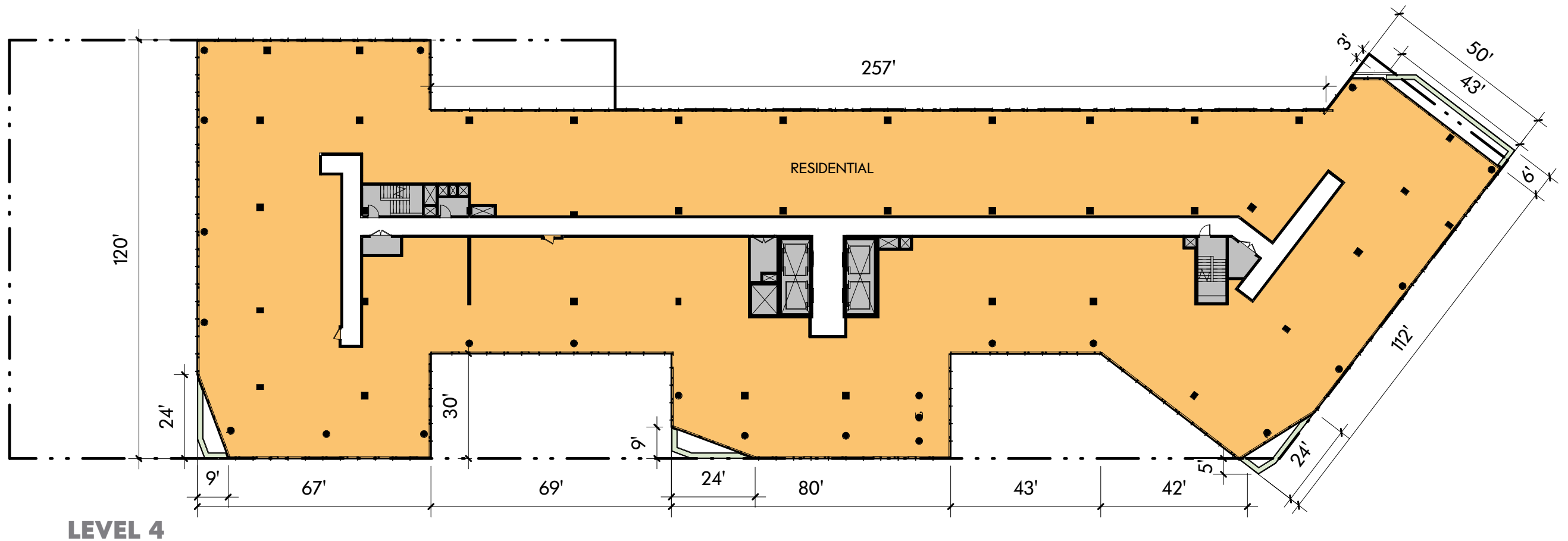
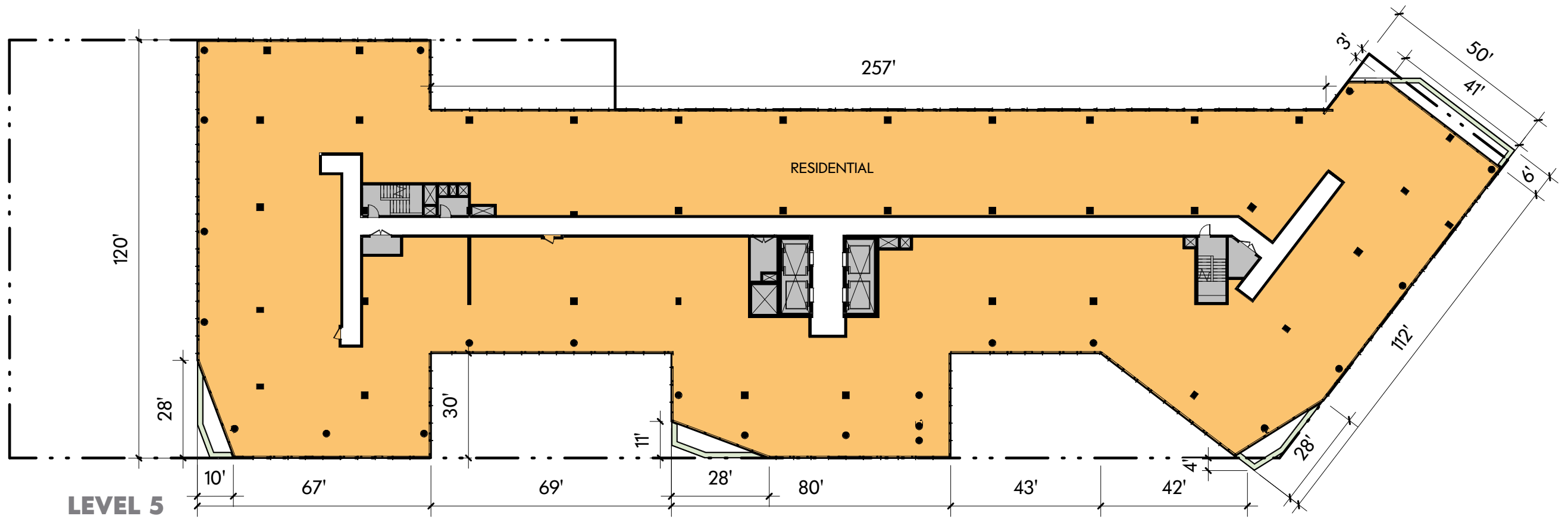
**LEVEL 2**

1/32" = 1'-0" 0' 32'

**1348 4TH STREET NE**

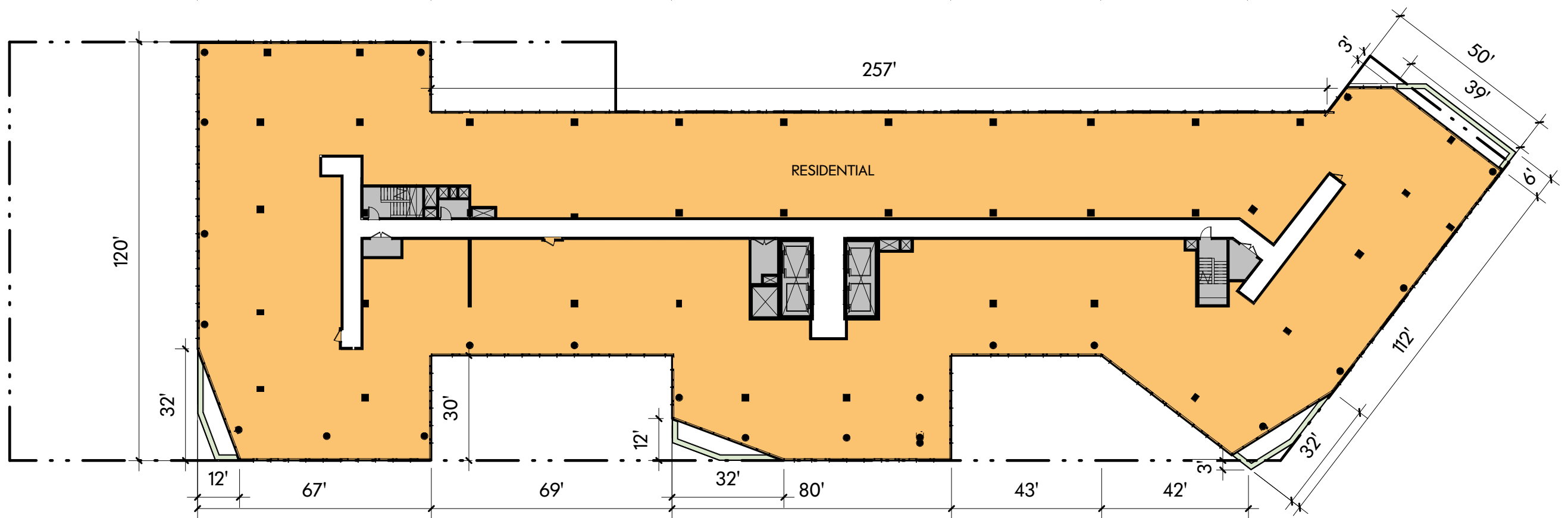
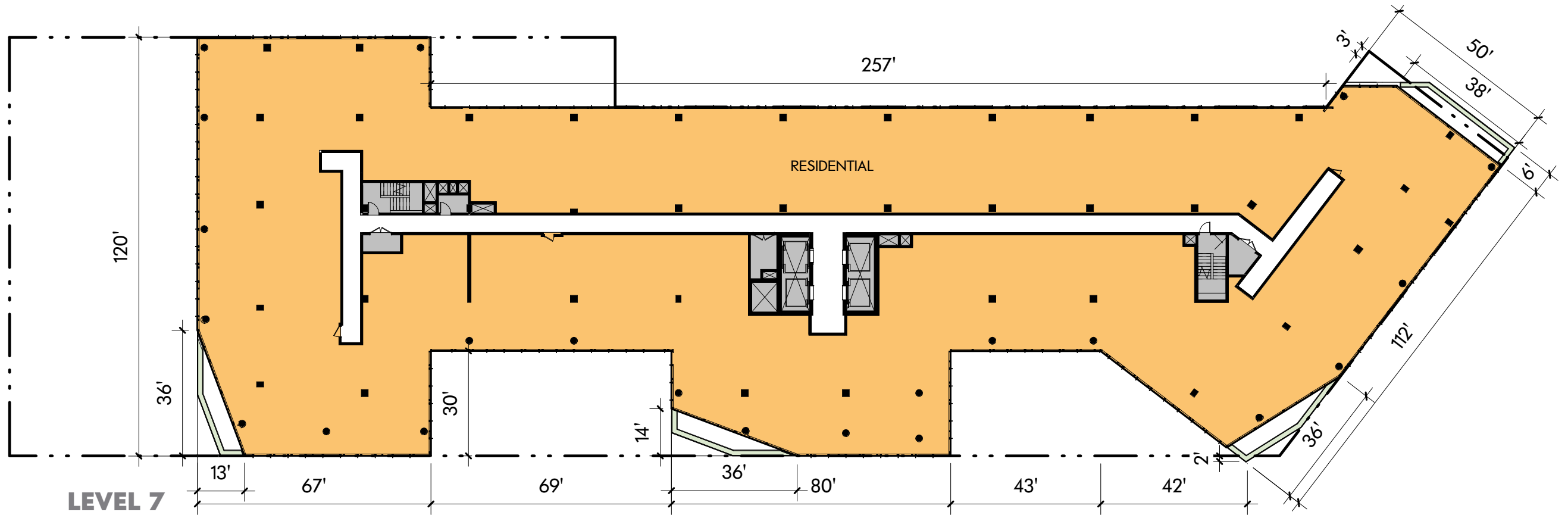
**FLOOR PLAN - LEVELS 2, 3  
CONSOLIDATED PUD APPLICATION**

December 2020



**1348 4TH STREET NE**

**FLOOR PLAN - LEVELS 4, 5**  
**CONSOLIDATED PUD APPLICATION**



**LEVEL 6**

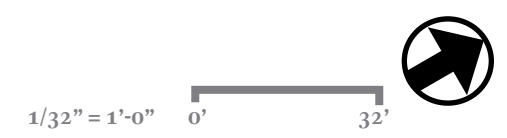
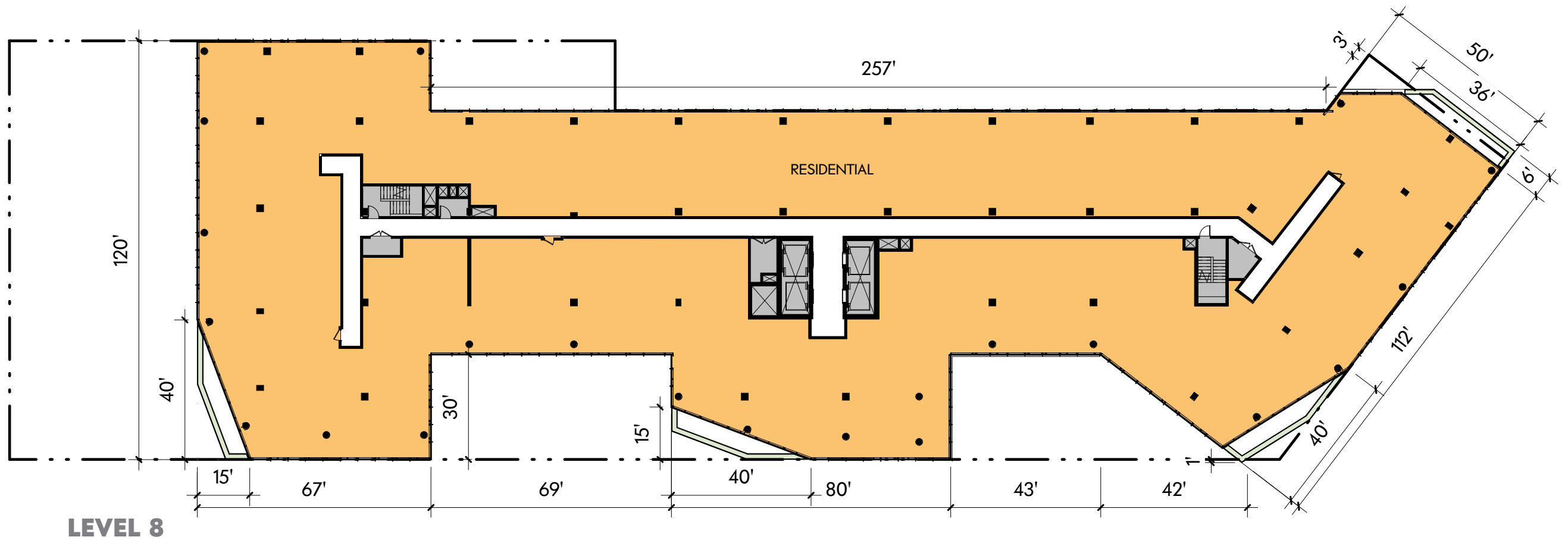
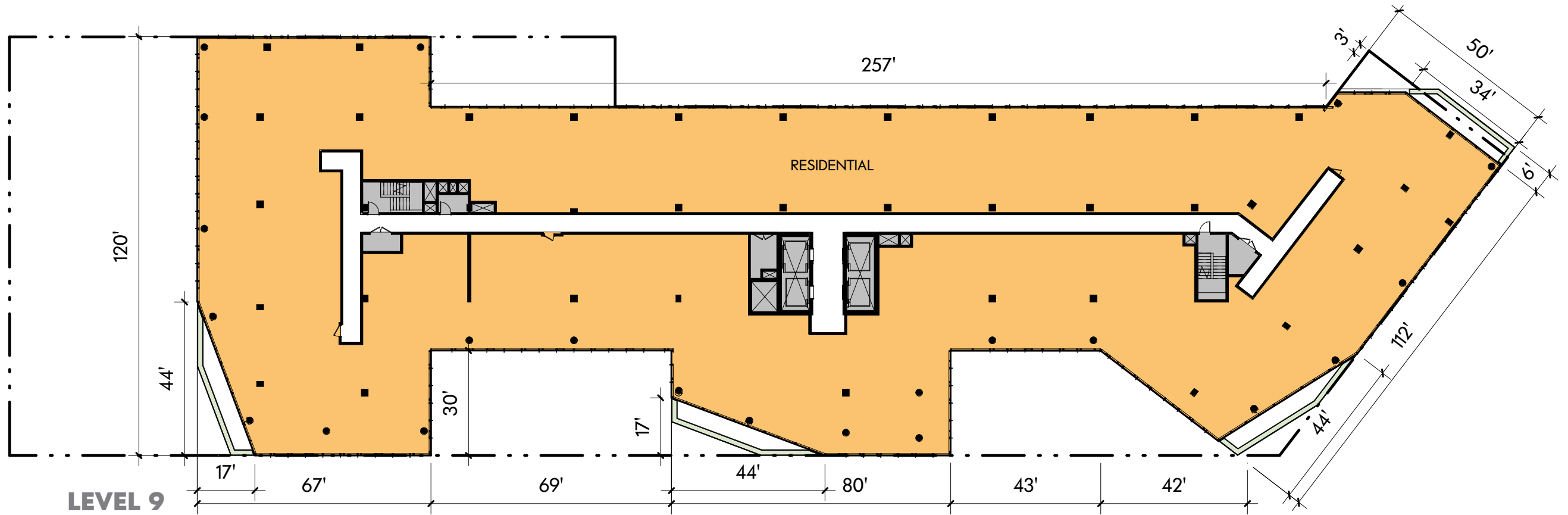
1/32" = 1'-0" 0' 32'

**1348 4TH STREET NE**

**FLOOR PLAN - LEVELS 6, 7  
CONSOLIDATED PUD APPLICATION**

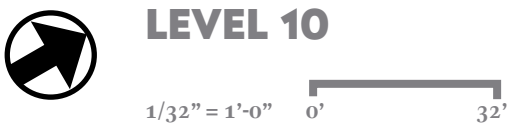
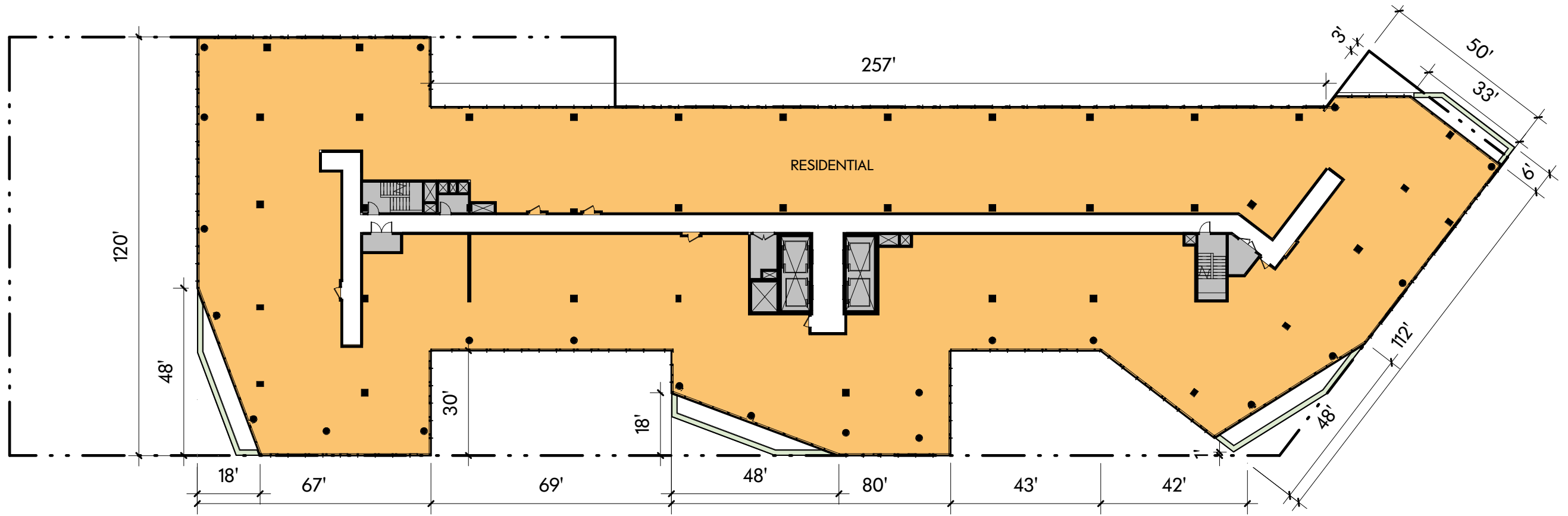
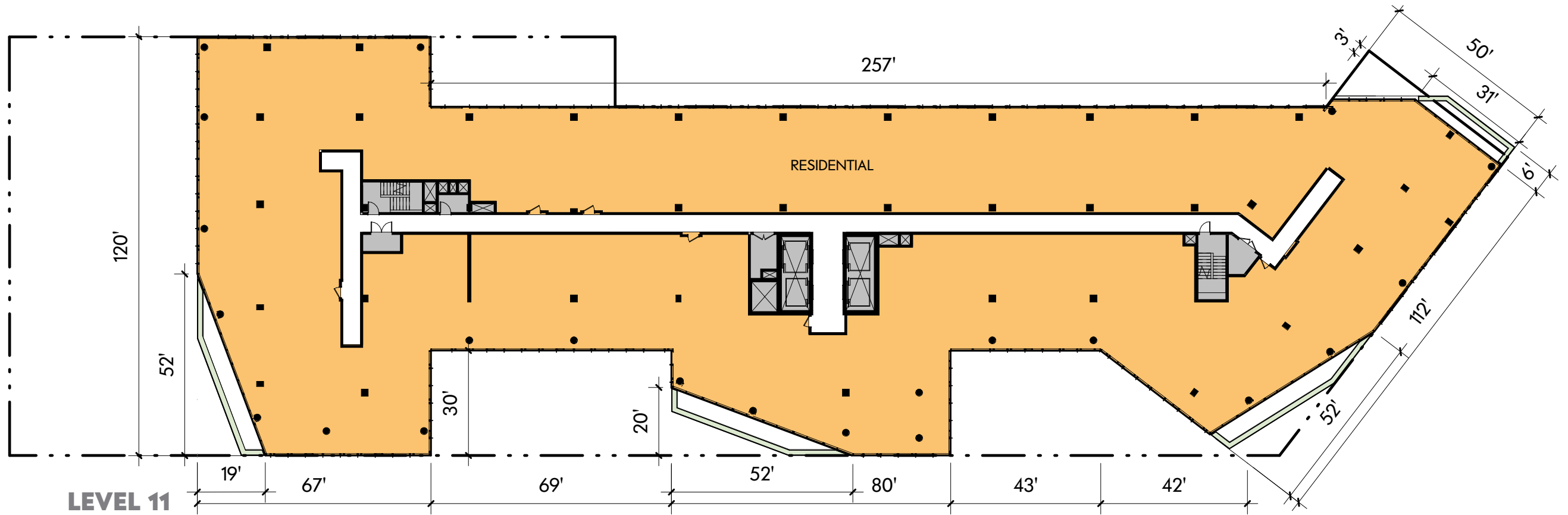
December 2020





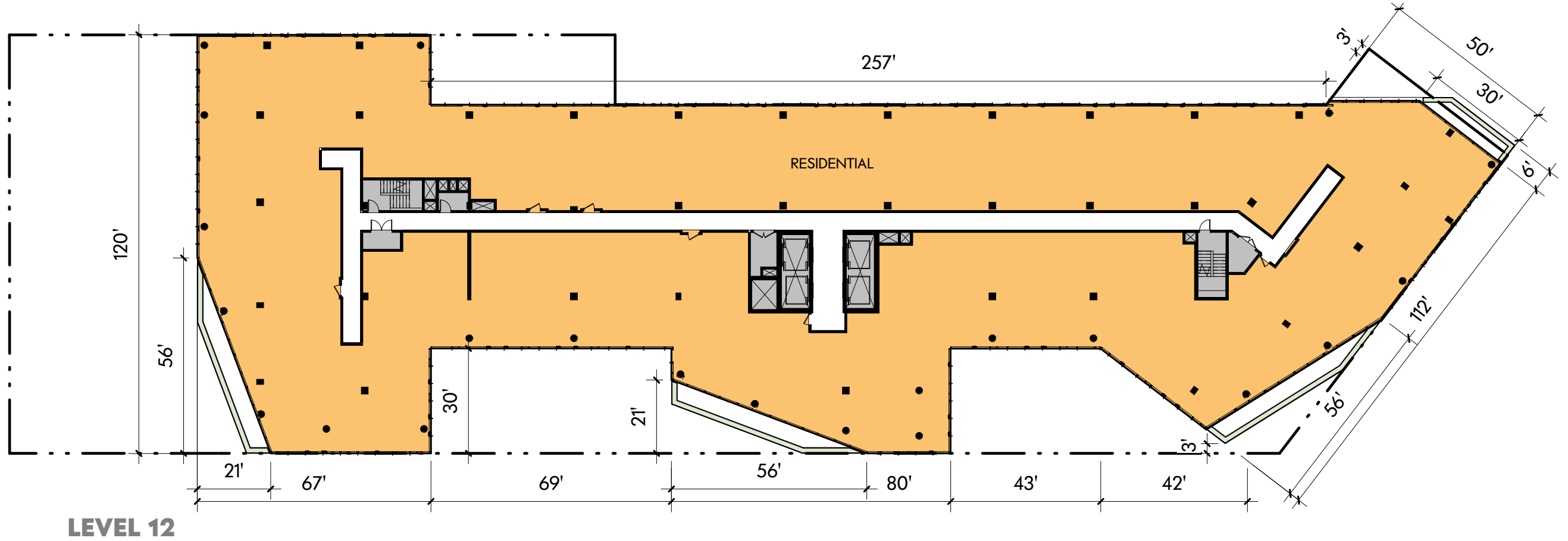
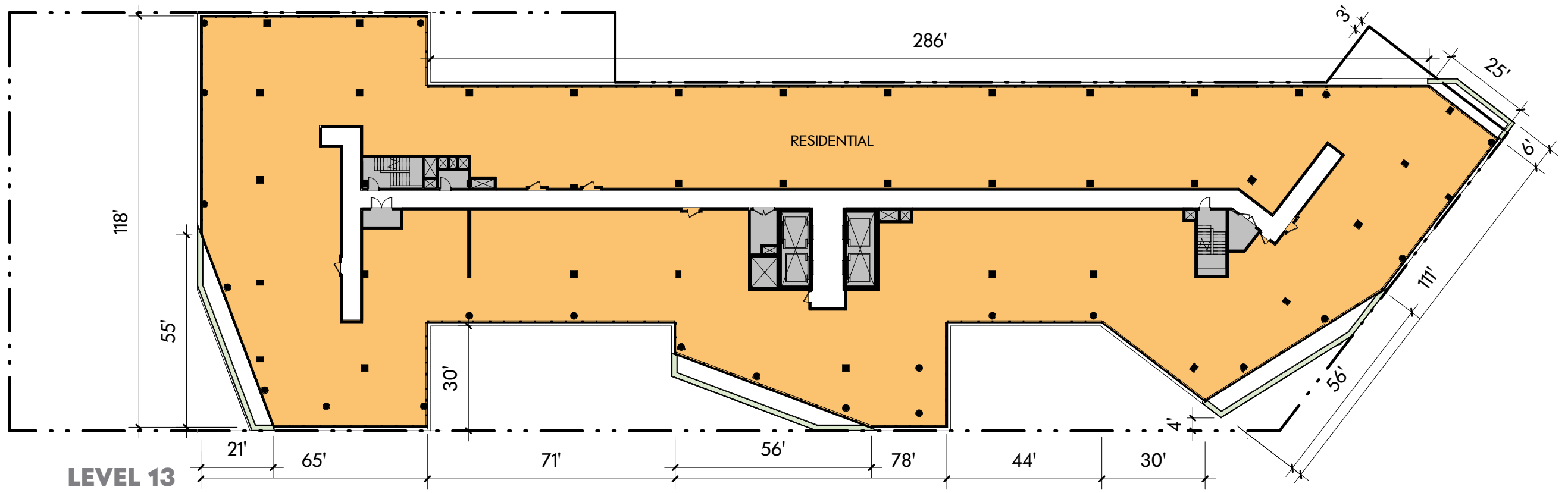
**1348 4TH STREET NE**

**FLOOR PLAN - LEVELS 8, 9**  
**CONSOLIDATED PUD APPLICATION**



**1348 4TH STREET NE**

**FLOOR PLAN - LEVELS 10, 11**  
**CONSOLIDATED PUD APPLICATION**

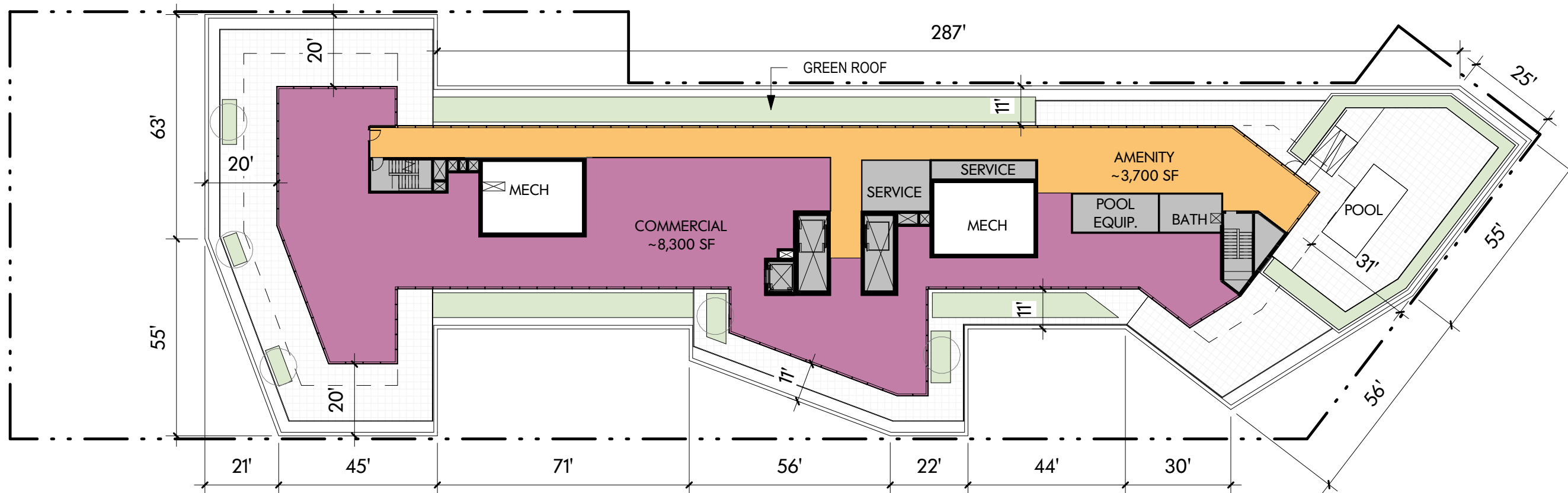


**1348 4TH STREET NE**

1/32" = 1'-0" 0' 32'

**FLOOR PLAN - LEVELS 12, 13**  
**CONSOLIDATED PUD APPLICATION**

December 2020

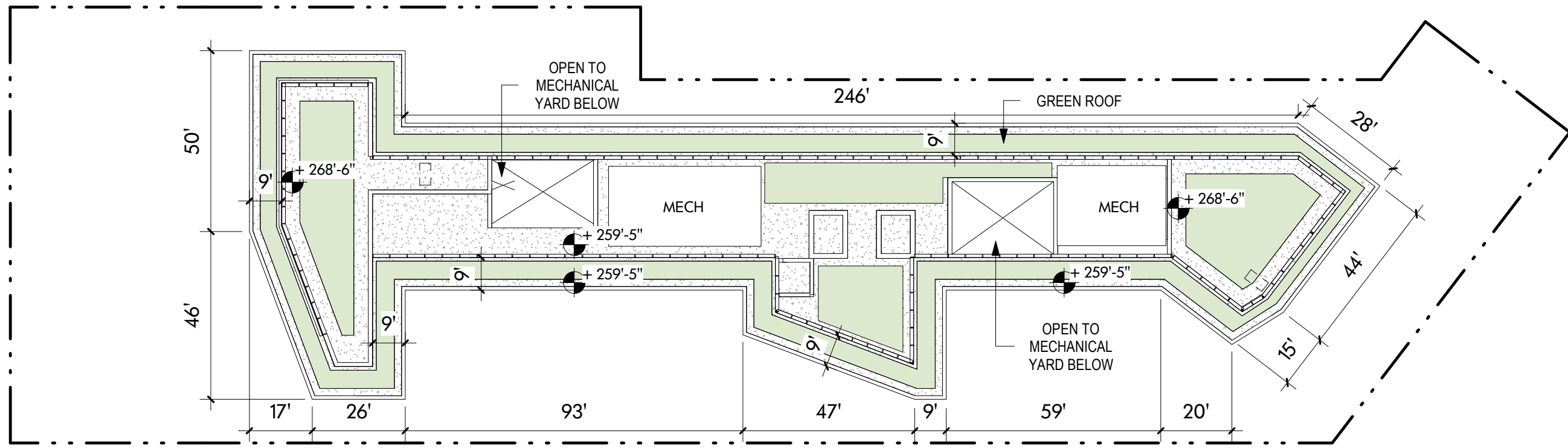


1/32" = 1'-0" 0' 32'

# 1348 4TH STREET NE

## FLOOR PLAN - PENTHOUSE CONSOLIDATED PUD APPLICATION

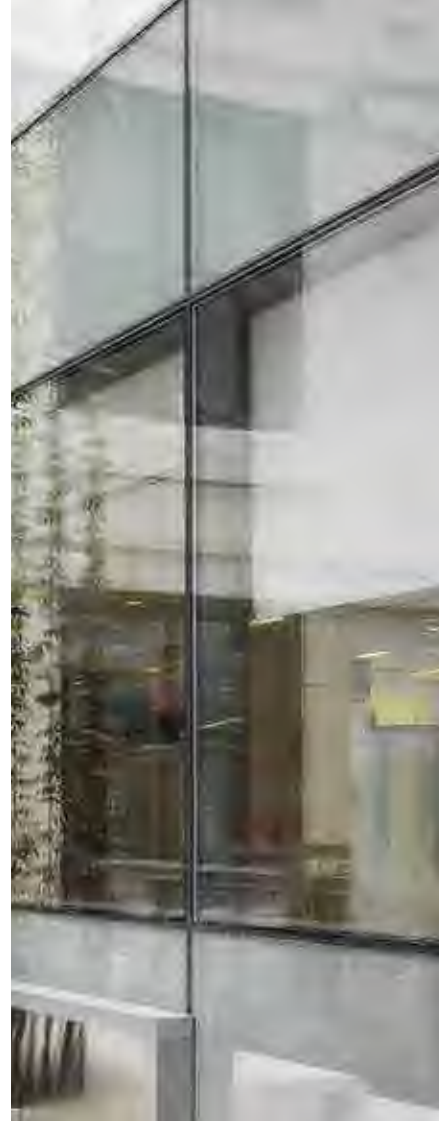
December 2020



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**2. GREEN SCREEN**



**3. LOW IRON GLASS**



**7. BRICK AT PODIUM**



**6. FIN EXTENSIONS AT CURTAIN WALL**



**9. RETAIL PAINTED METAL**



**10. METAL AT TOWER**



**1. BALCONY PLANTERS**



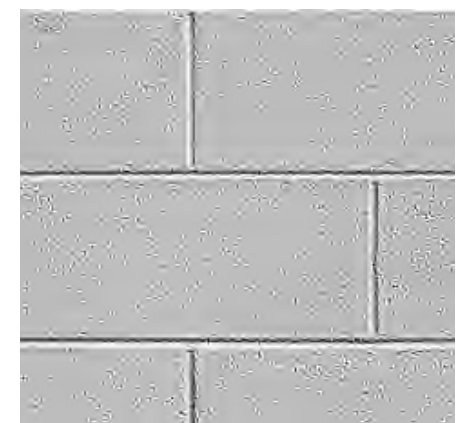
**4. METAL RAILINGS**



**5. ROOFTOP GLASS RAILINGS**



**8. DARK GRAY LOUVERS**



**10. PAINTED CMU**

**1348 4TH STREET NE  
BUILDING ELEVATIONS & MATERIALS**

**BUILDING MATERIAL PALETTE  
CONSOLIDATED PUD APPLICATION**



T.O. SCREEN  
269' - 0"

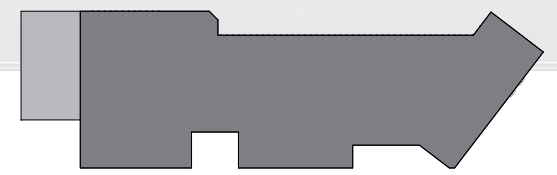
28'-0"

PENTHOUSE  
249' - 0"

109'-0"

BUMP (T.O. CURB)  
119' - 6"

- ① BALCONY PLANTERS
- ② GREEN SCREEN
- ③A LOW IRON GLASS - STOREFRONT GLAZING
- ③B LOW IRON GLASS - ALUMINIUM  
FRAMED GLAZING
- ④ METAL RAILINGS
- ⑤ GLASS RAILING AT ROOFTOP
- ⑥ FIN EXTENSION AT CURTAIN WALL
- ⑦ BRICK AT PODIUM
- ⑧ DARK GRAY LOUVERS
- ⑨ RETAIL PAINTED METAL
- ⑩ PAINTED CMU
- ⑪ METAL AT TOWER
- ⑫ CANOPY
- ⑬ METAL PENTHOUSE SCREEN
- ⑭ OVERHEAD ROLLING DOOR
- ⑮ EXISTING BUILDING - NEW SIGNAGE,  
PAINT AND GLASS AT GARAGE OPENING



# 1348 4TH STREET NE

## EAST ELEVATION | 4TH STREET CONSOLIDATED PUD APPLICATION

December 2020



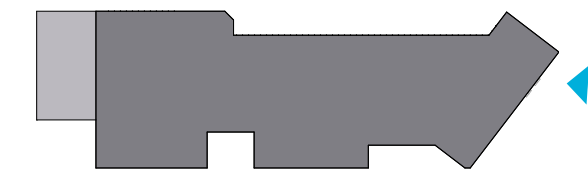


- ① BALCONY PLANTERS
- ② GREEN SCREEN
- ③A LOW IRON GLASS - STOREFRONT GLAZING
- ③B LOW IRON GLASS - ALUMINIUM  
FRAMED GLAZING
- ④ METAL RAILINGS

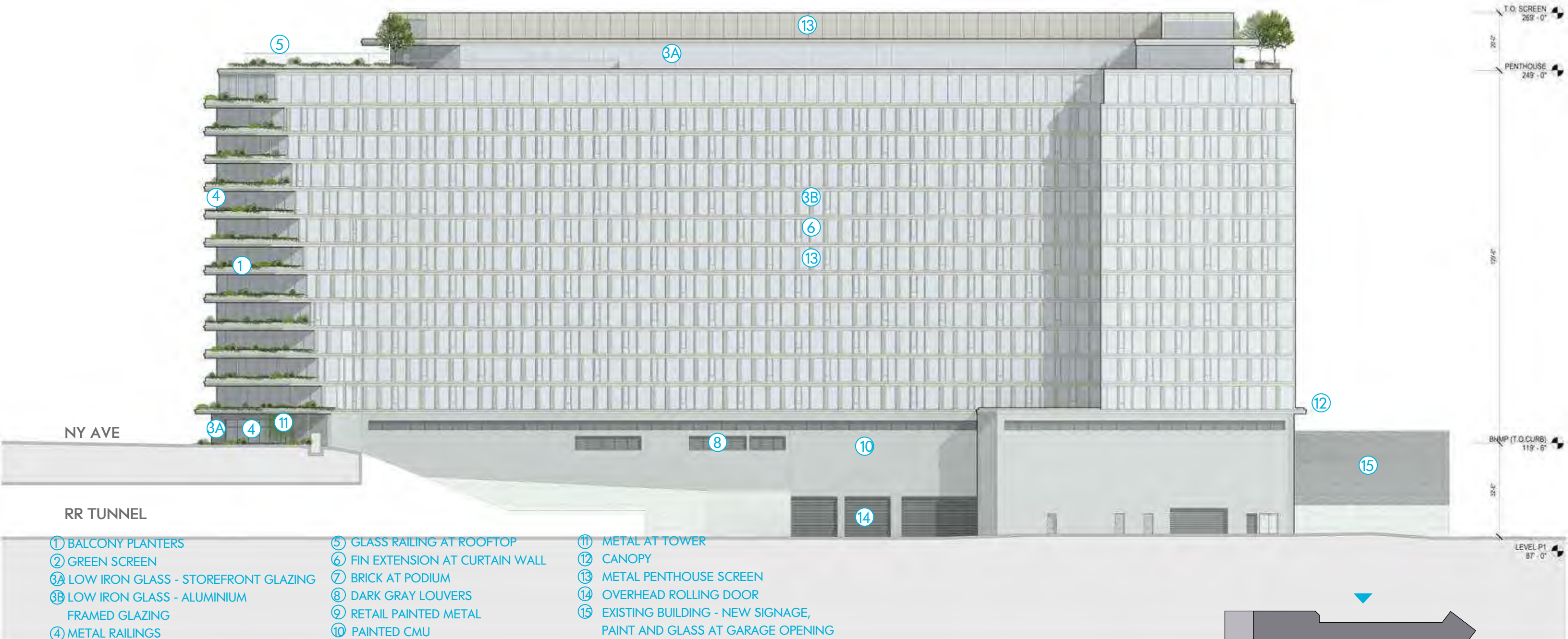
- ⑤ GLASS RAILING AT ROOFTOP
- ⑥ FIN EXTENSION AT CURTAIN WALL
- ⑦ BRICK AT PODIUM
- ⑧ DARK GRAY LOUVERS
- ⑨ RETAIL PAINTED METAL
- ⑩ PAINTED CMU

- ⑪ METAL AT TOWER
- ⑫ CANOPY
- ⑬ METAL PENTHOUSE SCREEN
- ⑭ OVERHEAD ROLLING DOOR
- ⑮ EXISTING BUILDING - NEW SIGNAGE,  
PAINT AND GLASS AT GARAGE OPENING

# 1348 4TH STREET NE



## NORTH ELEVATION | PENN STREET CONSOLIDATED PUD APPLICATION



NY AVE

RR TUNNEL

- ① BALCONY PLANTERS
- ② GREEN SCREEN
- ③A LOW IRON GLASS - STOREFRONT GLAZING
- ③B LOW IRON GLASS - ALUMINIUM FRAMED GLAZING
- ④ METAL RAILINGS
- ⑤ GLASS RAILING AT ROOFTOP
- ⑥ FIN EXTENSION AT CURTAIN WALL
- ⑦ BRICK AT PODIUM
- ⑧ DARK GRAY LOUVERS
- ⑨ RETAIL PAINTED METAL
- ⑩ PAINTED CMU
- ⑪ METAL AT TOWER
- ⑫ CANOPY
- ⑬ METAL PENTHOUSE SCREEN
- ⑭ OVERHEAD ROLLING DOOR
- ⑮ EXISTING BUILDING - NEW SIGNAGE, PAINT AND GLASS AT GARAGE OPENING

# 1348 4TH STREET NE

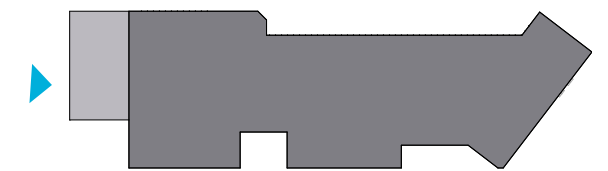
## WEST ELEVATION | NEW YORK AVE CONSOLIDATED PUD APPLICATION



- ① BALCONY PLANTERS
- ② GREEN SCREEN
- ③A LOW IRON GLASS - STOREFRONT GLAZING
- ③B LOW IRON GLASS - ALUMINIUM  
FRAMED GLAZING
- ④ METAL RAILINGS

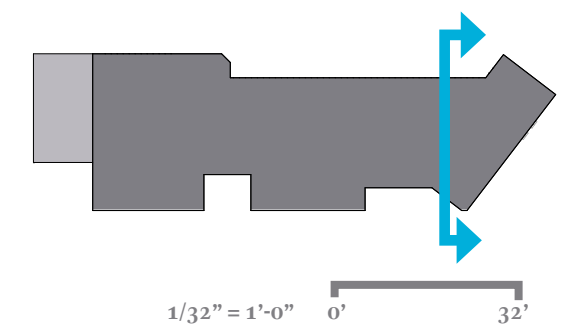
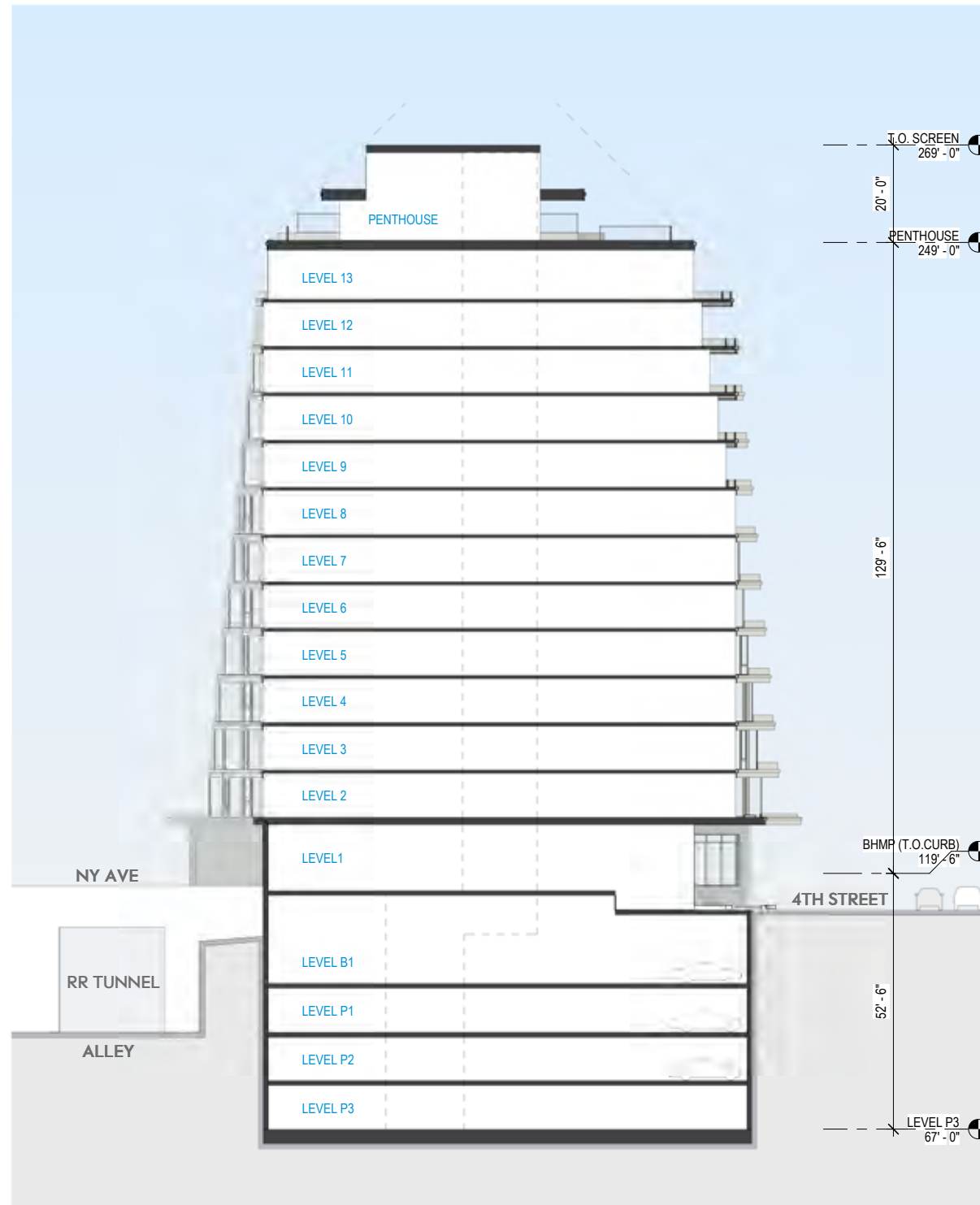
- ⑤ GLASS RAILING AT ROOFTOP
- ⑥ FIN EXTENSION AT CURTAIN WALL
- ⑦ BRICK AT PODIUM
- ⑧ DARK GRAY LOUVERS
- ⑨ RETAIL PAINTED METAL
- ⑩ PAINTED CMU

- ⑪ METAL AT TOWER
- ⑫ CANOPY
- ⑬ METAL PENTHOUSE SCREEN
- ⑭ OVERHEAD ROLLING DOOR
- ⑮ EXISTING BUILDING - NEW SIGNAGE,  
PAINT AND GLASS AT GARAGE OPENING



# 1348 4TH STREET NE

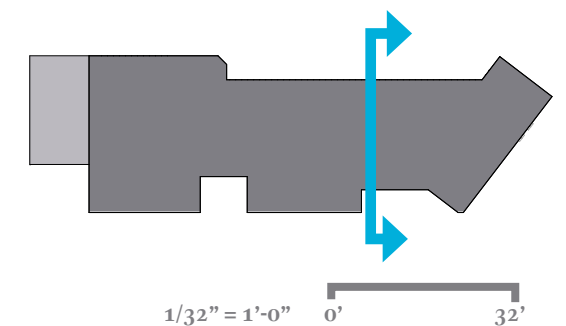
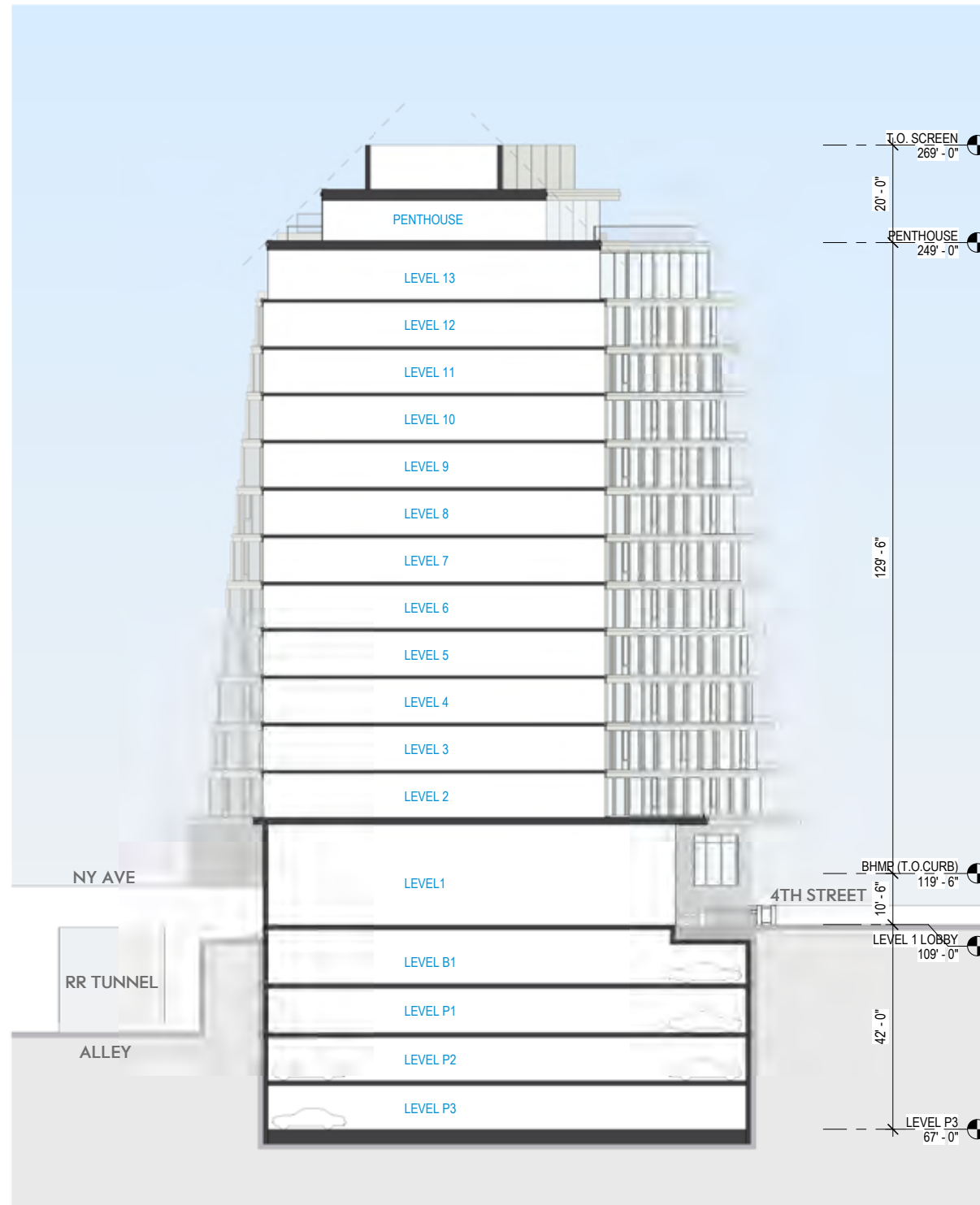
## SOUTH ELEVATION CONSOLIDATED PUD APPLICATION



**BUILDING EAST/WEST SECTION 1**  
**CONSOLIDATED PUD APPLICATION**

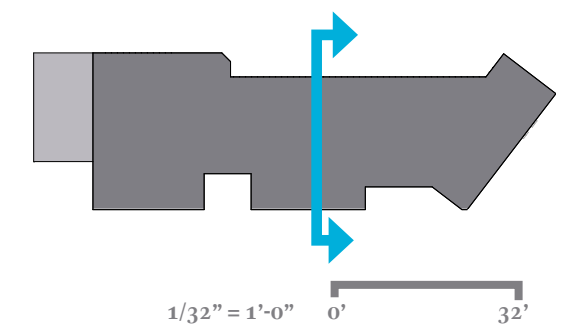
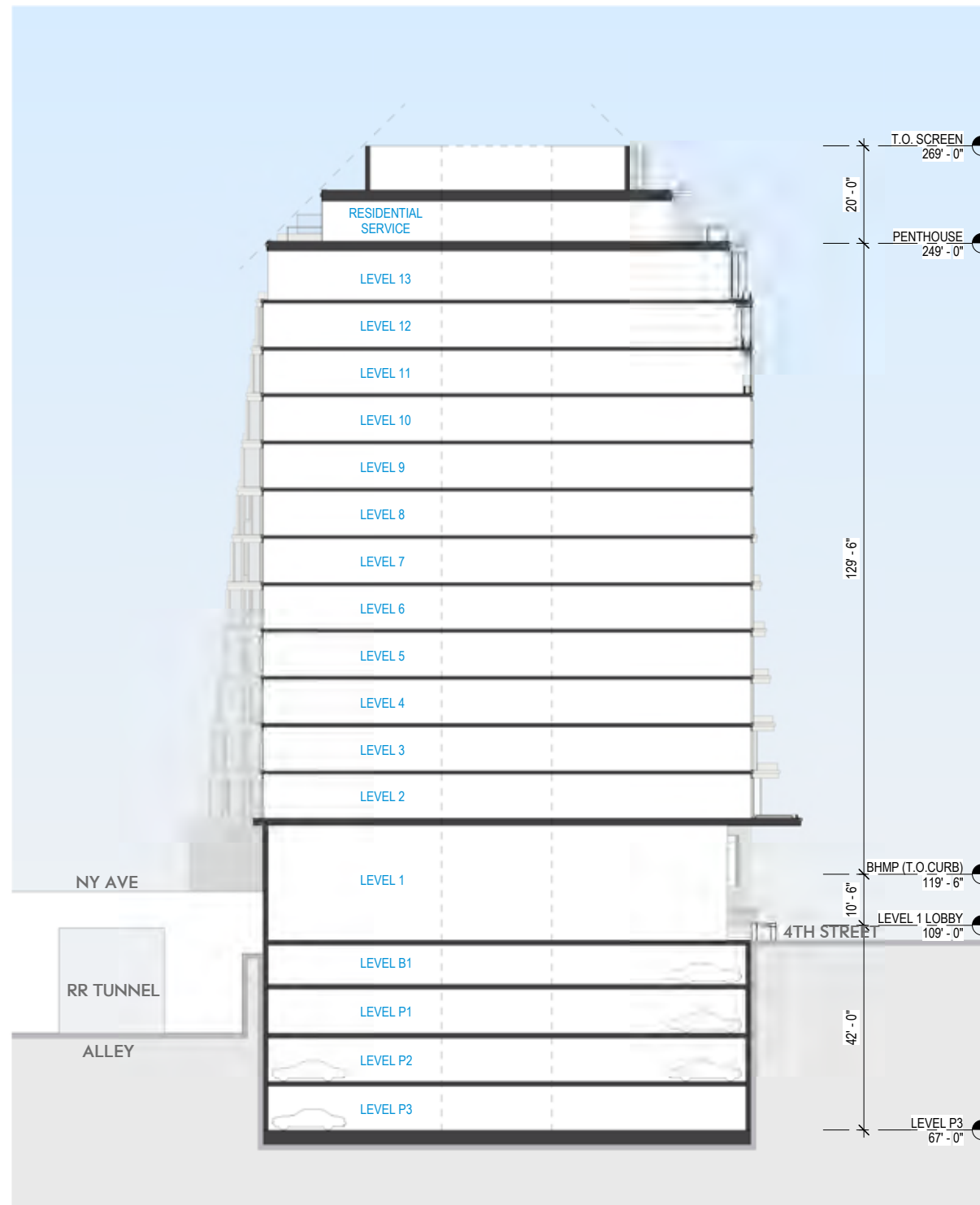
December 2020

**1348 4TH STREET NE**  
**BUILDING SECTIONS**



**1348 4TH STREET NE**

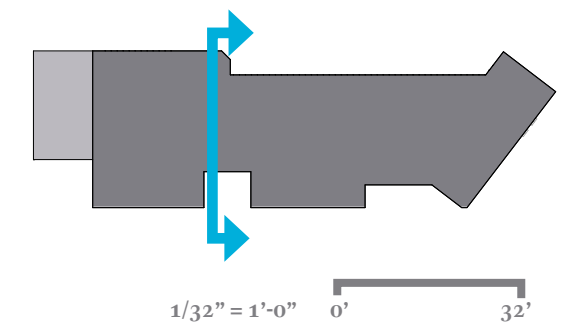
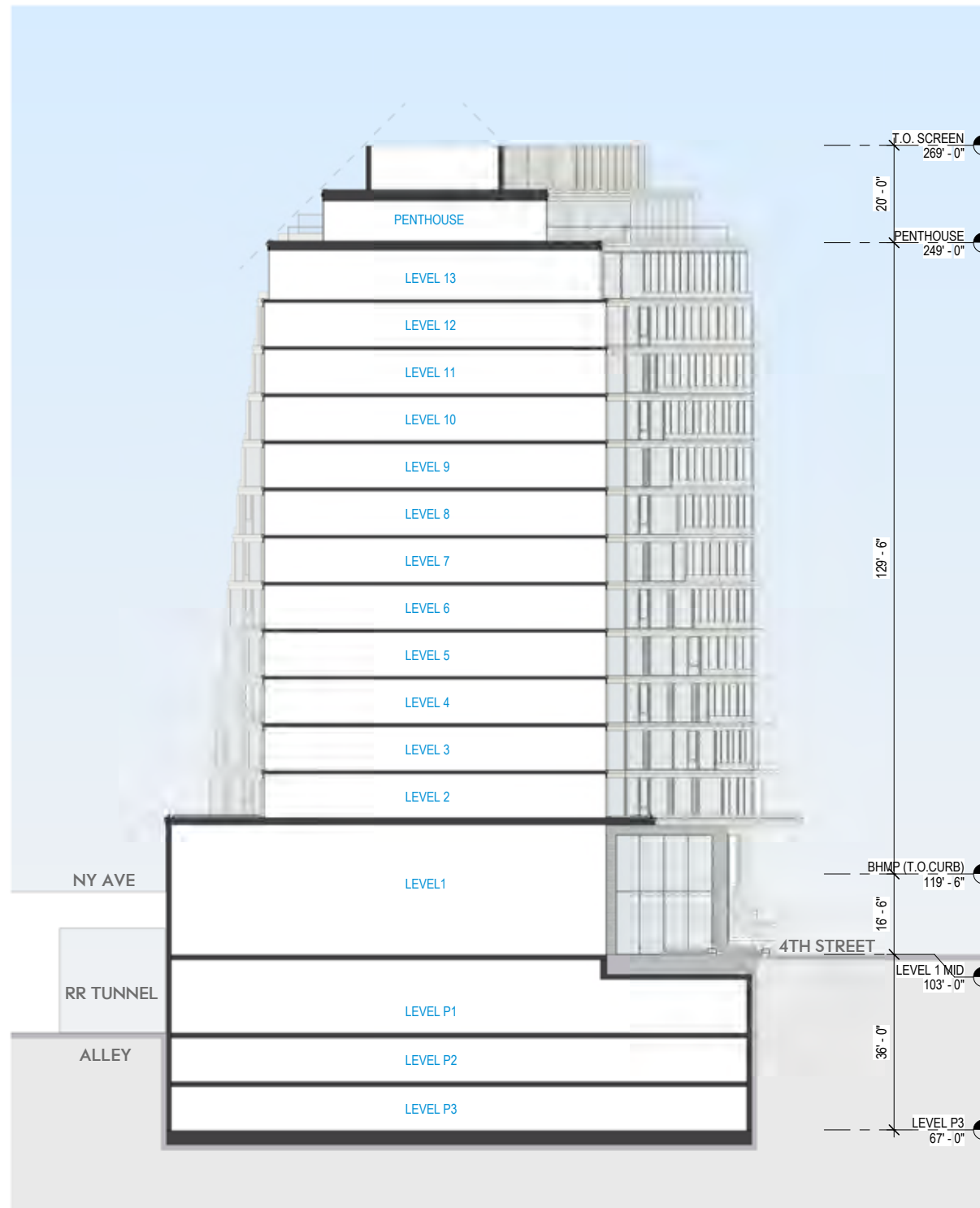
**BUILDING EAST/WEST SECTION 2  
CONSOLIDATED PUD APPLICATION**



**BUILDING EAST/WEST SECTION 3**  
**CONSOLIDATED PUD APPLICATION**

December 2020

**1348 4TH STREET NE**  
**BUILDING SECTIONS**



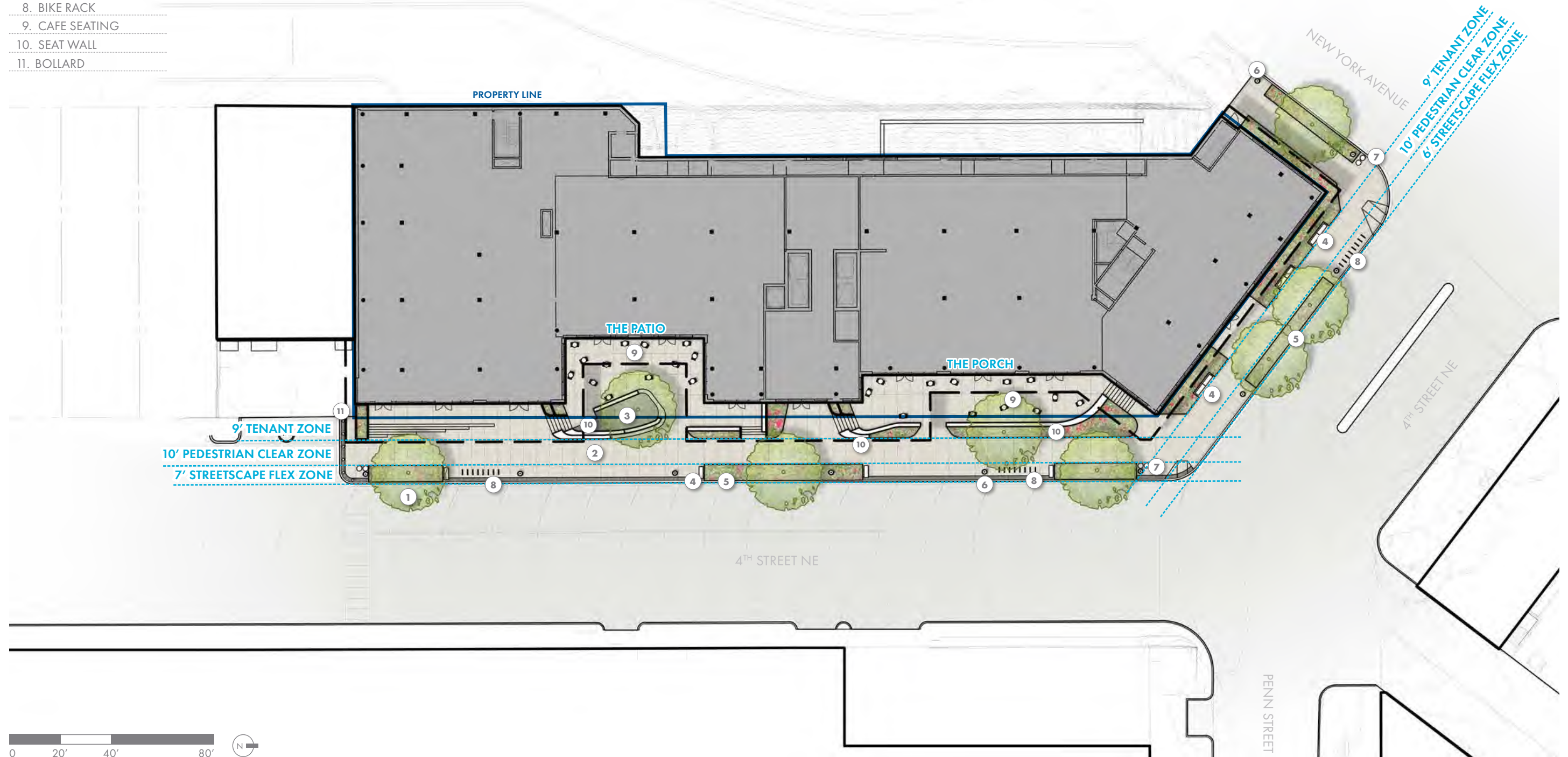
**1348 4TH STREET NE**

**BUILDING EAST/WEST SECTION 4  
CONSOLIDATED PUD APPLICATION**

1/32" = 1'-0" 0' 32'

**LANDSCAPE PLAN**

- 1. STREET TREES
- 2. CONCRETE
- 3. STONE PAVERS
- 4. BENCH
- 5. AT-GRADE PLANTER
- 6. STREET LIGHT
- 7. TRASH CAN
- 8. BIKE RACK
- 9. CAFE SEATING
- 10. SEAT WALL
- 11. BOLLARD

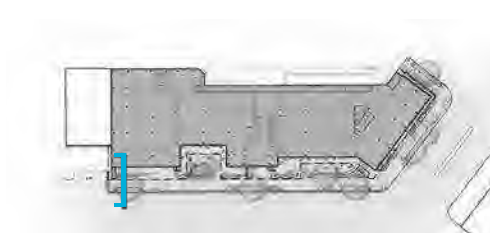
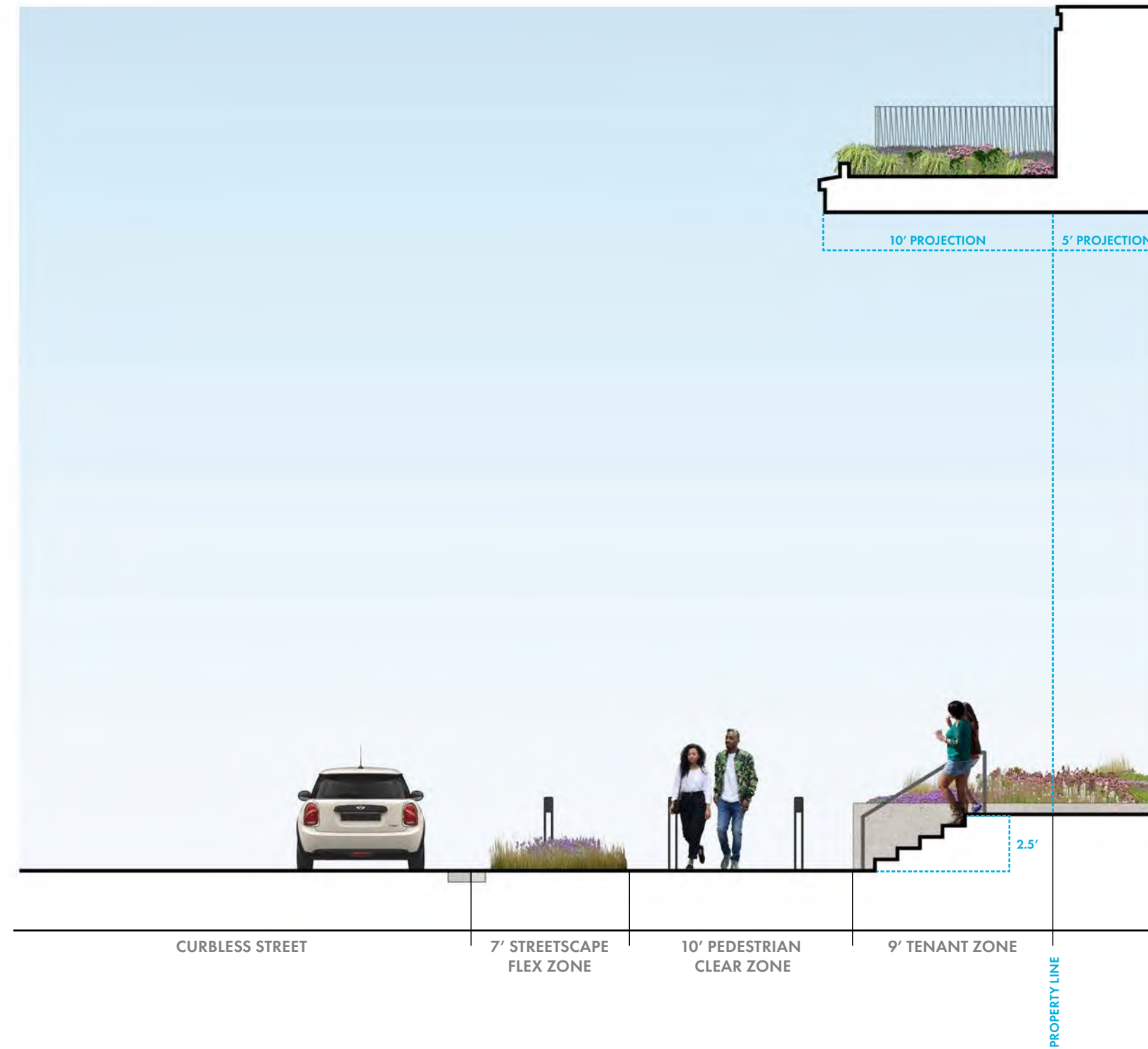


**1348 4TH STREET NE**

**PROPOSED LANDSCAPE PLAN - LEVEL 1  
CONSOLIDATED PUD APPLICATION**

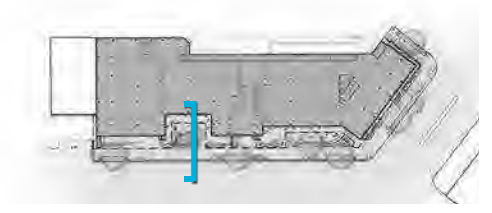
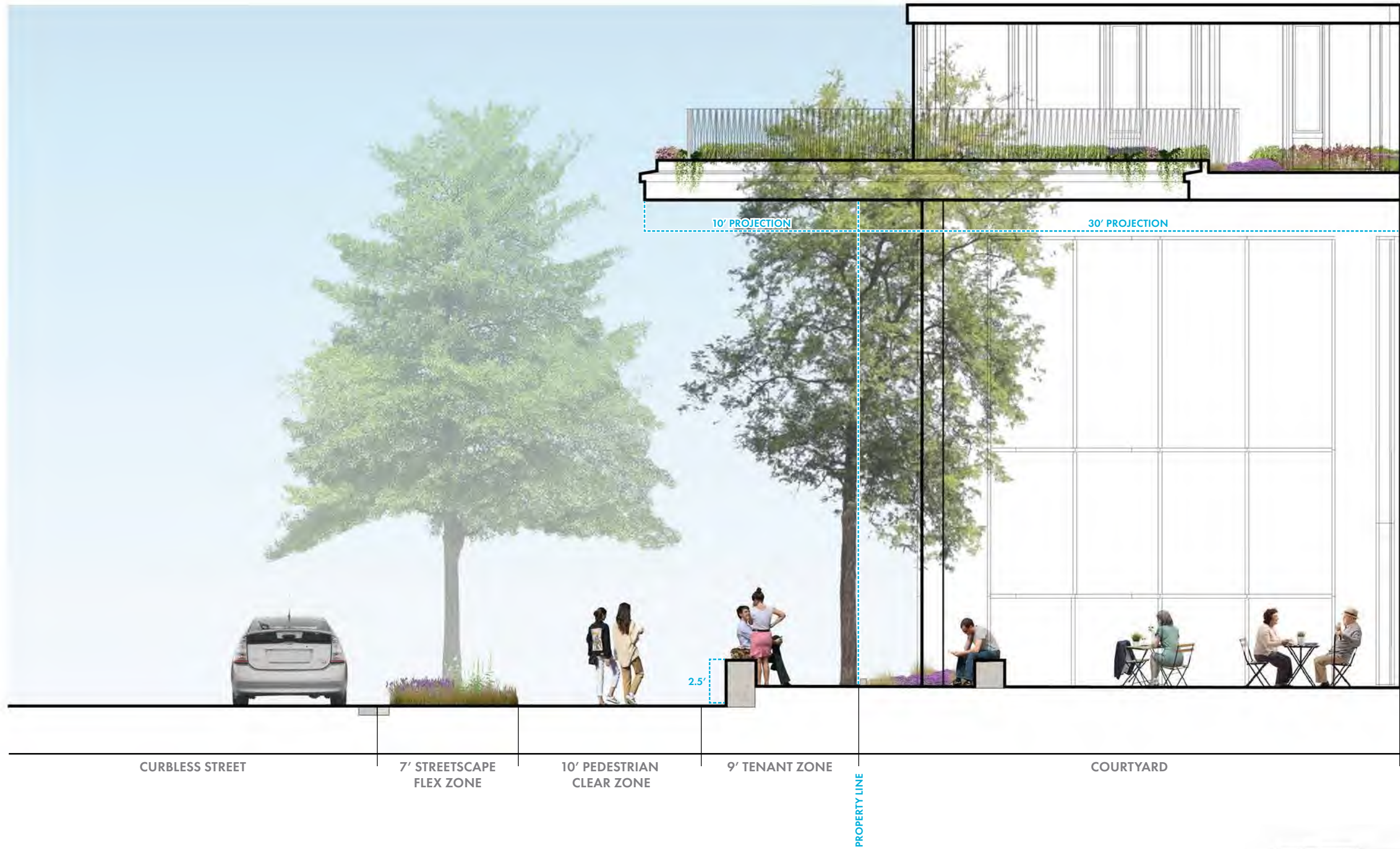
December 2020





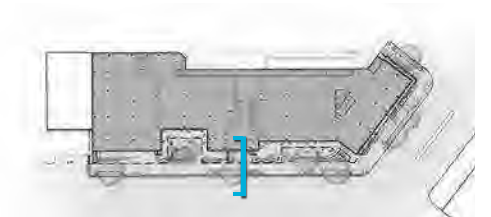
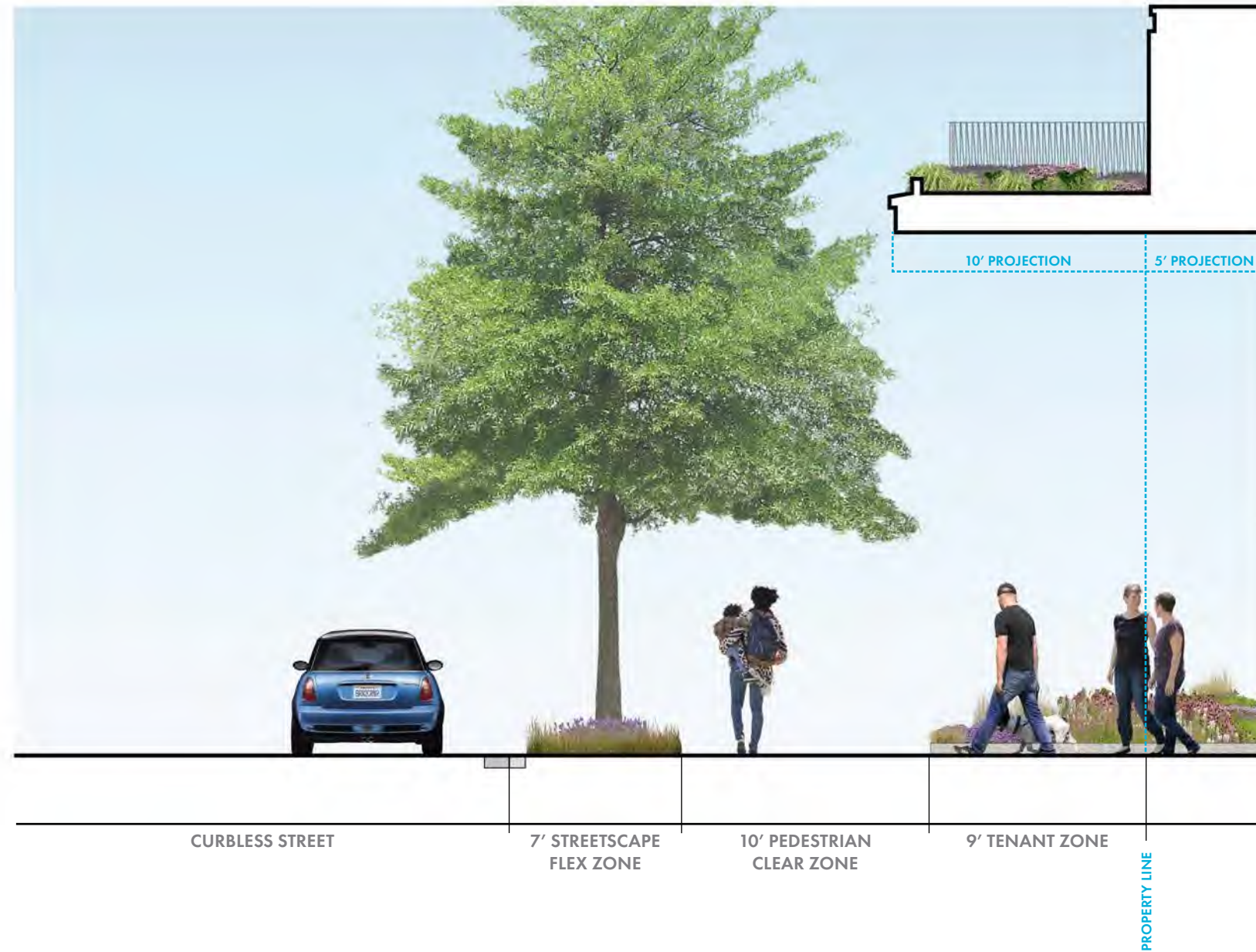
**1348 4TH STREET NE**

**LANDSCAPE SECTION - 4<sup>TH</sup> STREET AT RETAIL STAIRS  
CONSOLIDATED PUD APPLICATION**



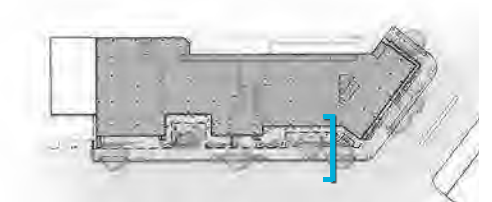
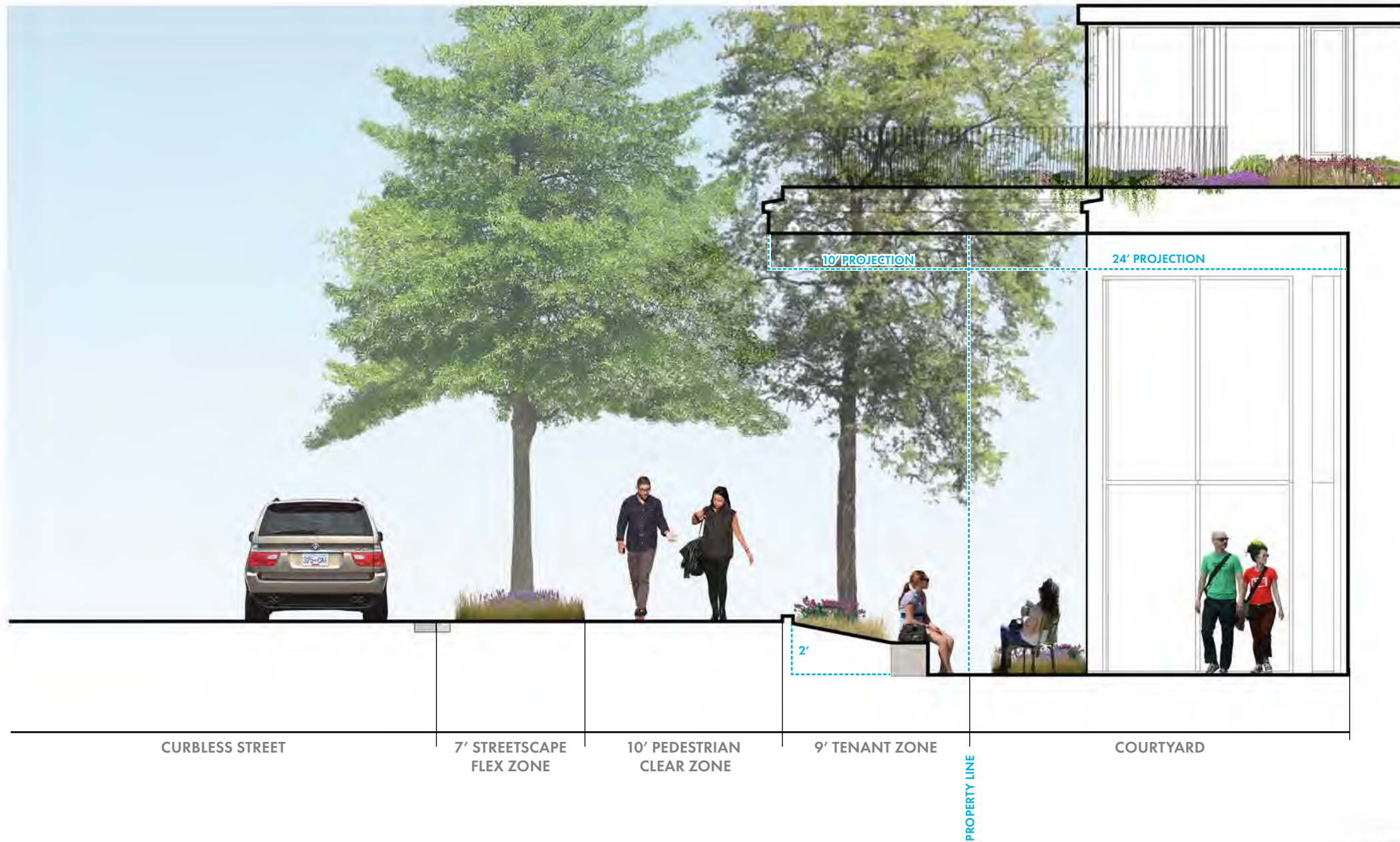
**1348 4TH STREET NE**

**LANDSCAPE SECTION - 4<sup>TH</sup> STREET AT PATIO  
CONSOLIDATED PUD APPLICATION**



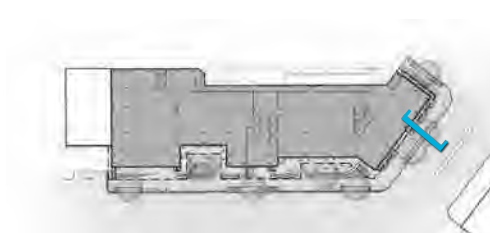
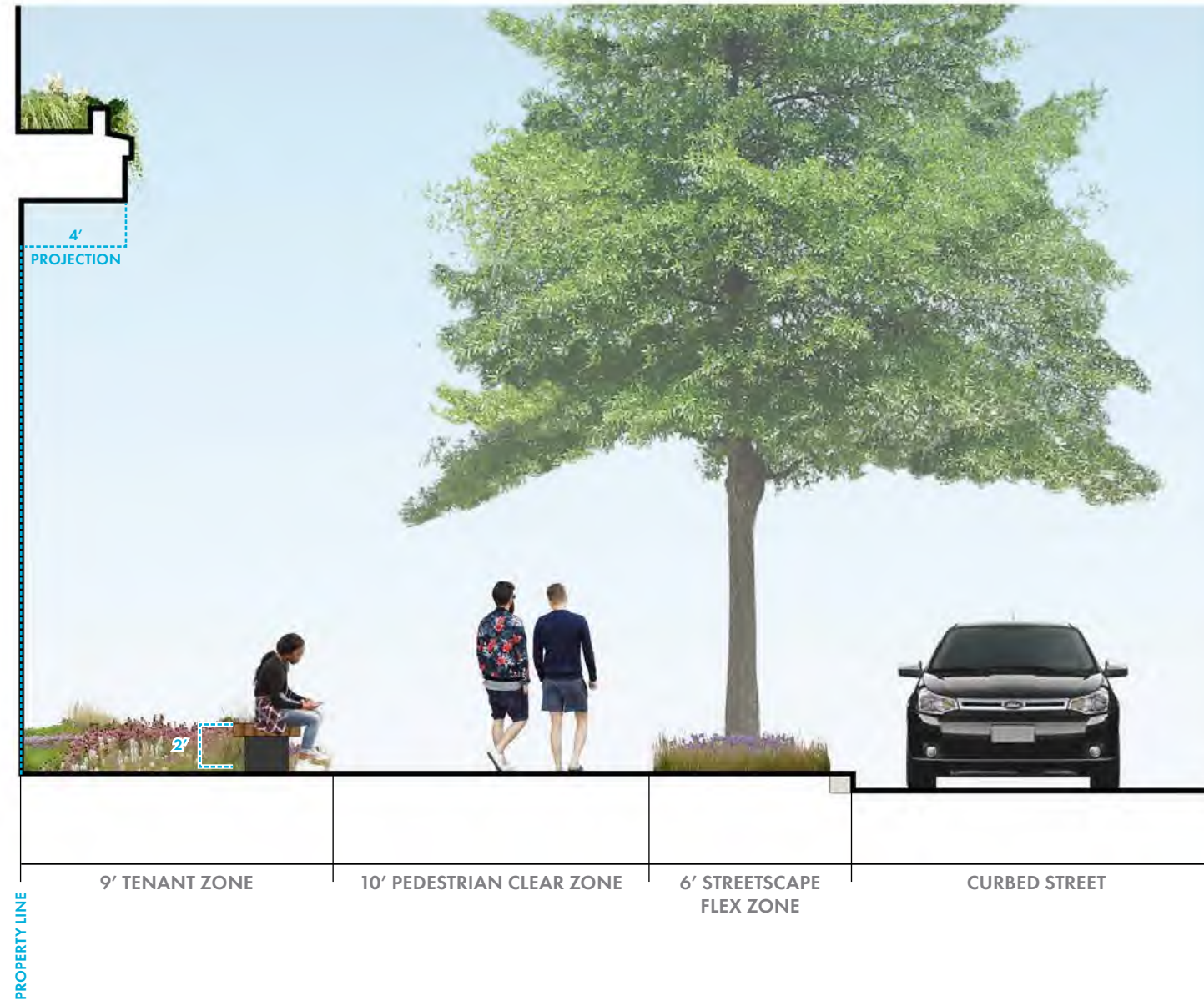
**1348 4TH STREET NE**

**LANDSCAPE SECTION - 4<sup>TH</sup> STREET AT RESIDENTIAL LOBBY  
CONSOLIDATED PUD APPLICATION**



**1348 4TH STREET NE**

**LANDSCAPE SECTION - 4<sup>TH</sup> STREET AT PORCH  
CONSOLIDATED PUD APPLICATION**



**1348 4TH STREET NE**

**LANDSCAPE SECTION - 4<sup>TH</sup> STREET TO NEW YORK AVENUE  
CONSOLIDATED PUD APPLICATION**

## PAVING



STANDARD BROOM FINISH CONCRETE, 5' X 8' SCORING



STONE PAVERS

## BENCH



STREETLIFE ROUGH&READY, WOOD AND BLACK POWDERCOAT

## SEATWALL



C.I.P. CONCRETE SEATWALL

## STREET LIGHT



LUMEC ROADVIEW/VALMONT, BLACK

## LITTER RECEPTACLE



VICTOR STANLEY D-42, BLACK

## BOLLARD



STREETLIFE OPEN, BLACK POWDERCOAT

## BIKE RACK



STREETLIFE SOLID, WOOD AND BLACK POWDERCOAT

## VEGETATION



STREET TREES AND VEGETATED ROOF PLANTING

• ALL MATERIALS AND FURNISHINGS ARE IN ACCORDANCE WITH THE UNION MARKET STREETScape DESIGN GUIDELINES

**COURTYARD TREE**



YELLOWWOOD

**STREET TREE**



FRUITLESS KENTUCKY COFFEE TREE

**VINES**



TRUMPET HONEYSUCKLE



COMMON JASMINE

**PERENNIALS**



SWITCHGRASS



SEDE



SALVIA



FOUNTAIN GRASS



TUFTED HAIR GRASS



LITTLE BLUESTEM



FOAM FLOWER



TOAD LILY



BLAZING STAR



CONEFLOWER



ASTER



ASTILBE VARIETIES

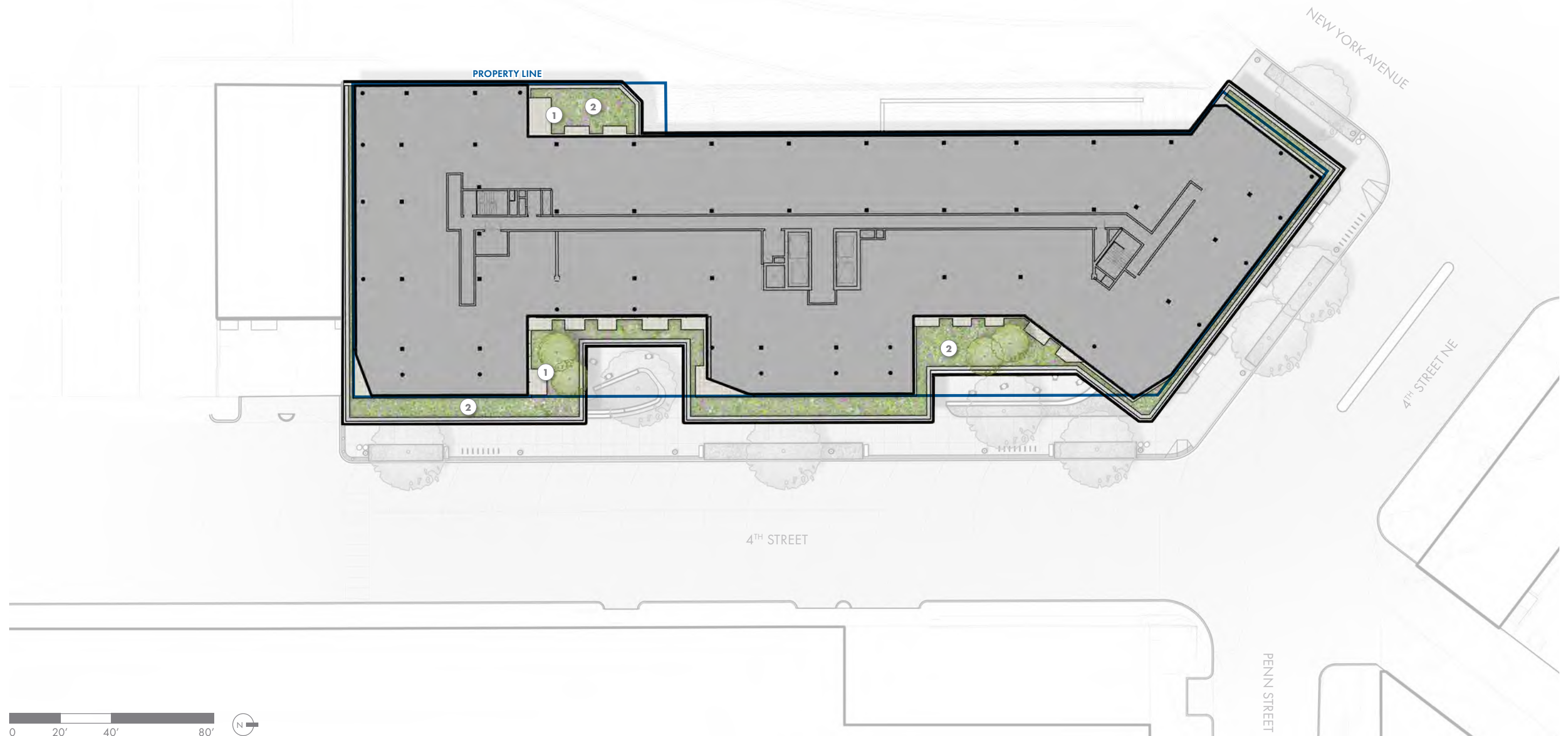


LENTEN ROSE

• STREET TREE SELECTION IS IN ACCORDANCE WITH THE UNION MARKET STREETScape DESIGN GUIDELINES

**LANDSCAPE PLAN**

- 1. RESIDENT PATIOS
- 2. GREEN ROOF



**1348 4TH STREET NE**

**PROPOSED LANDSCAPE PLAN - LEVEL 2  
CONSOLIDATED PUD APPLICATION**

December 2020



**PRIMARY SPECIES**



CREeping JENNY



JAPANESE FOREST GRASS



TRAILING ROSEMARY

**COMPLEMENTARY SPECIES - SUN**



CLEMATIS VARIETIES



BLAZING STAR



CONEFLOWER



ASTER

**COMPLEMENTARY SPECIES - SHADE**



PASSIONFLOWER



ASTILBE VARIETIES



LENTEN ROSE



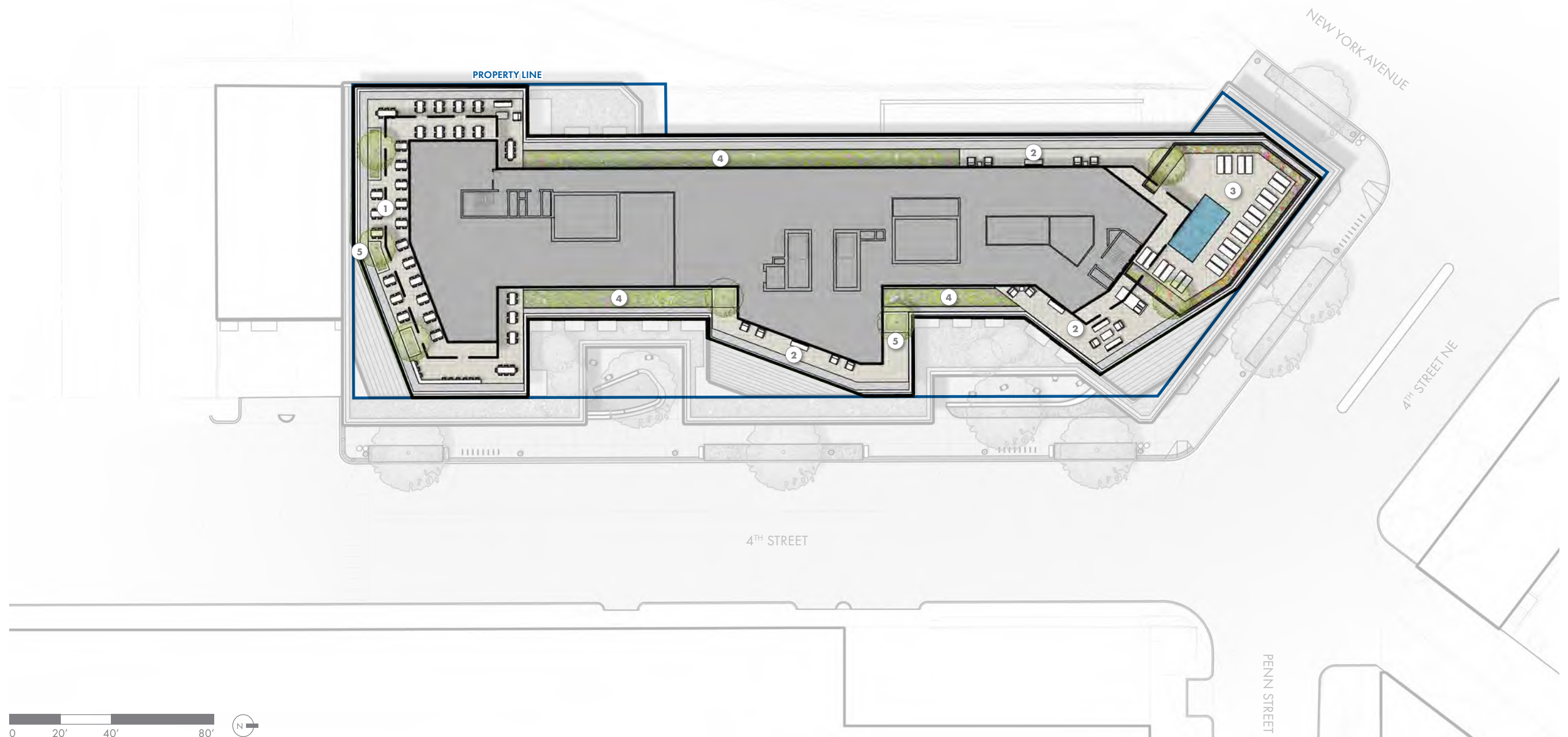
TOAD LILY

**1348 4TH STREET NE**

**PLANTING PALETTE - LEVEL 2 AND BALCONIES  
CONSOLIDATED PUD APPLICATION**

**LANDSCAPE PLAN**

- 1. ROOFTOP TENANT PATIO
- 2. RESIDENT AMENITY PATIO
- 3. ELEVATED POOL PATIO
- 4. GREEN ROOF
- 5. TREE IN PLANTER





OUTDOOR DINING AT ROOFTOP TENANT SPACE



LOUNGE SEATING AT ROOFTOP TENANT SPACE



PERENNIAL PLANTING AT ACCESSIBLE ROOF SPACES



OUTDOOR FITNESS EQUIPMENT AT RESIDENT AMENITY SPACE



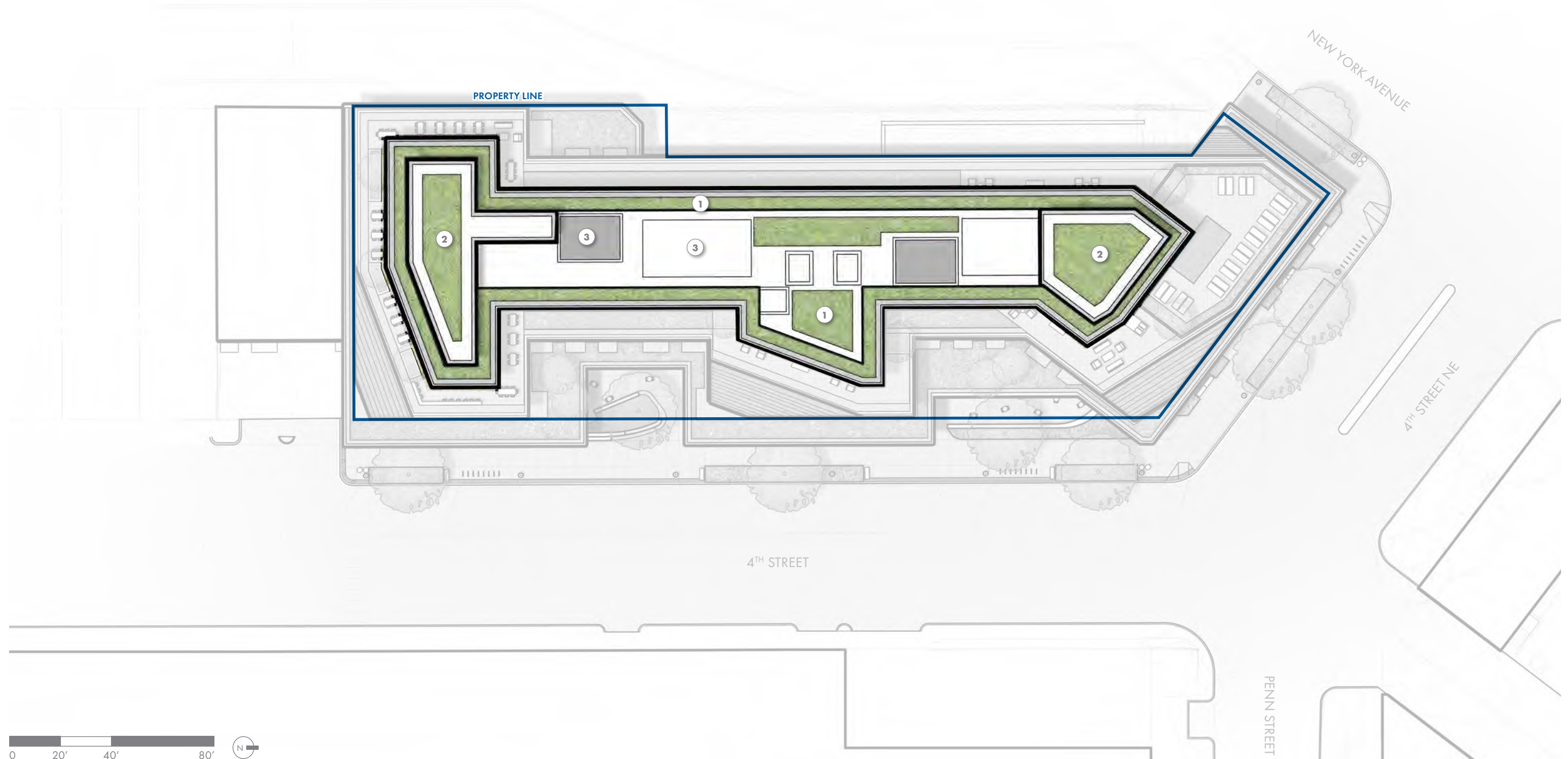
POOL DECK AT RESIDENT AMENITY SPACE



SEDUM PLANTING AT NON-ACCESSIBLE ROOF SPACES

**LANDSCAPE PLAN**

- 1. GREEN ROOF
- 2. ELEVATED ROOF
- 3. UTILITIES



**STANDARD DRAWING LEGEND**

FOR ENTIRE PLAN SET  
(NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE	EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE			OVERHEAD WIRE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE			UNDERGROUND TELEPHONE LINE	
	EASEMENT LINE			UNDERGROUND CABLE LINE	
	SETBACK LINE			STORM SEWER	
				SANITARY SEWER MAIN	
	CONCRETE CURB & GUTTER			HYDRANT	
				SANITARY MANHOLE	
				STORM MANHOLE	
	UTILITY POLE WITH LIGHT			WATER METER	
	POLE LIGHT			WATER VALVE	
	TRAFFIC LIGHT			GAS VALVE	
	UTILITY POLE			GAS METER	
	TYPICAL LIGHT			TYPICAL END SECTION	
	ACORN LIGHT			HEADWALL OR ENDWALL	
	TYPICAL SIGN			YARD INLET	
	PARKING COUNTS			CURB INLET	
				CLEAN OUT	
	CONTOUR LINE			ELECTRIC MANHOLE	
	SPOT ELEVATIONS			TELEPHONE MANHOLE	
				ELECTRIC BOX	
	SANITARY LABEL			ELECTRIC PEDESTAL	
	STORM LABEL			MONITORING WELL	
	SANITARY SEWER LATERAL			TEST PIT	
	UNDERGROUND WATER LINE			BENCHMARK	
	UNDERGROUND ELECTRIC LINE			BORING	
	UNDERGROUND GAS LINE			SIDEWALK	

**GENERAL NOTES**

1. THIS PLAN IS BASED ON THE FOLLOWING DOCUMENTS AND INFORMATION:

A) ALTA SURVEY ENTITLED, "SRW192109ALT4-SIGNED.PDF" PREPARED BY BOHLER ENGINEERING, PROJECT NUMBER SRW192109, DATED 10/09/19.

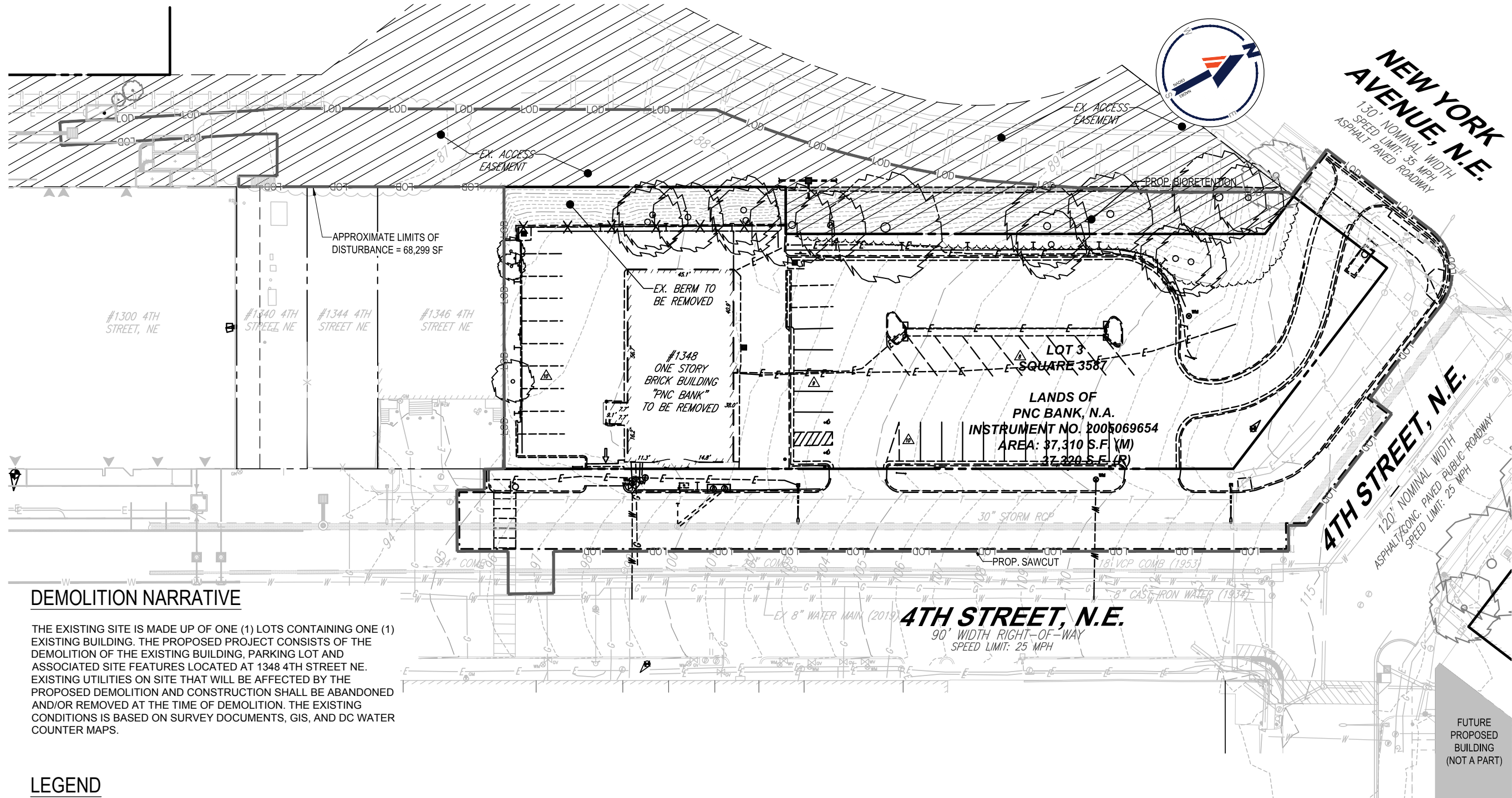
B) ARCHITECT FILES ENTITLED, "201130 - FLOORPLAN-LEVEL1-POCHE-PUD.DWG" AND "L-BASE.DWG", PREPARED BY STUDIOS ARCHITECTS, RECEIVED 12/01/20

C) PROPOSED TRACK CENTERLINE FILE ENTITLED "CONRAILEASEMENT-20200106.DGN", PREPARED BY VHB, RECEIVED 01/06/20.

D) CIVIL SET ENTITLED, "SITE PLAN DOCUMENTS FOR GG UNION, INC, 1300 4TH STREET" PREPARED BY BOHLER DC DATED 9/10/2019.

**SHEET INDEX**





SHEET TITLE	SHEET NUMBER
GENERAL NOTES AND LEGEND	C-01
EXISTING CONDITIONS AND DEMOLITION PLAN	C-02
SITE PLAN	C-03
GRADING PLAN	C-04
UTILITY PLAN	C-05
STORMWATER MANAGEMENT AND GAR PLAN	C-06
GREEN AREA RATIO WORKSHEET	C-07
EROSION AND SEDIMENT CONTROL PLAN	C-08

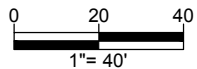


**DEMOLITION NARRATIVE**

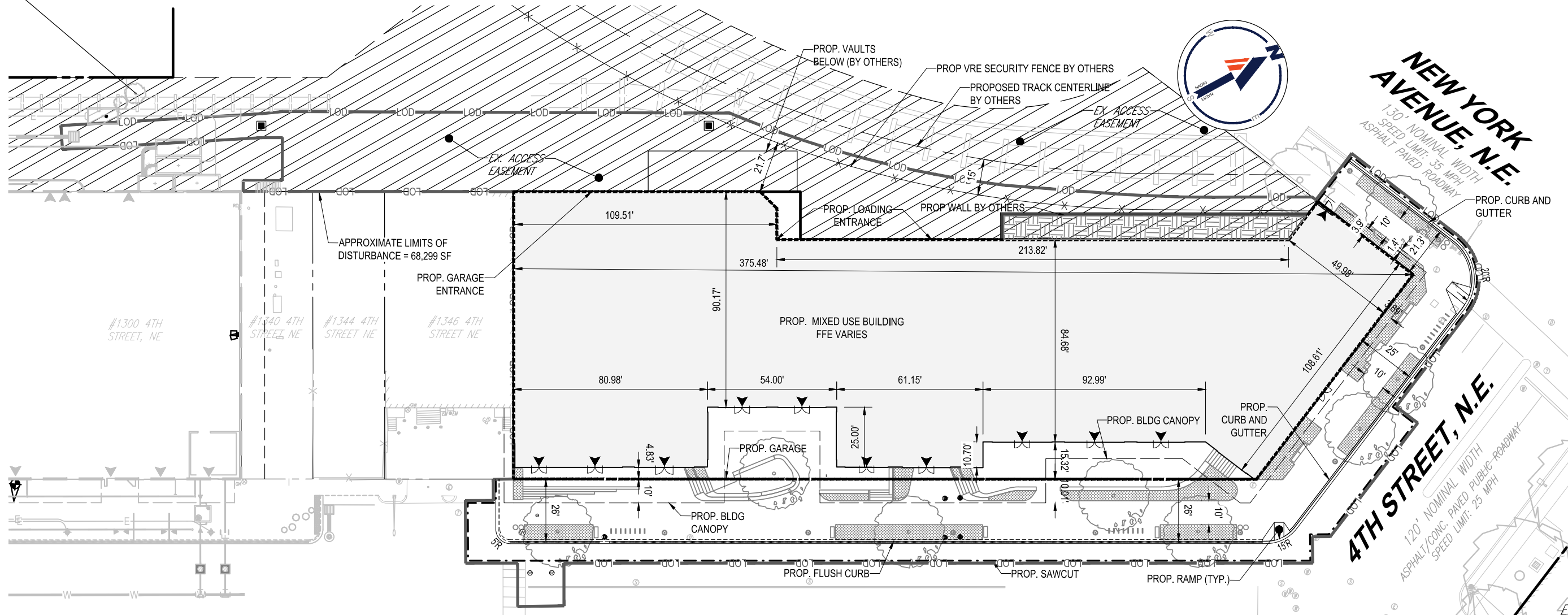
THE EXISTING SITE IS MADE UP OF ONE (1) LOTS CONTAINING ONE (1) EXISTING BUILDING. THE PROPOSED PROJECT CONSISTS OF THE DEMOLITION OF THE EXISTING BUILDING, PARKING LOT AND ASSOCIATED SITE FEATURES LOCATED AT 1348 4TH STREET NE. EXISTING UTILITIES ON SITE THAT WILL BE AFFECTED BY THE PROPOSED DEMOLITION AND CONSTRUCTION SHALL BE ABANDONED AND/OR REMOVED AT THE TIME OF DEMOLITION. THE EXISTING CONDITIONS IS BASED ON SURVEY DOCUMENTS, GIS, AND DC WATER COUNTER MAPS.

**LEGEND**

-  LOD
-  PROP LIMITS OF DISTURBANCE
-  EX. ACCESS EASEMENT
-  PROP SAW CUT



FUTURE PROPOSED BUILDING (NOT A PART)

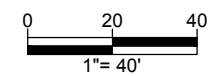


**SITE PLAN NARRATIVE**

THE PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF ONE BUILDING AND ASSOCIATED SITE FEATURES AND STREETScape IMPROVEMENTS PER THE UNION MARKET STREETScape GUIDELINES. THE BUILDING WILL BE LOCATED ON LOT 3, SQUARE 3587.

**LEGEND**

- LOD — PROP LIMITS OF DISTURBANCE
- - - - PROP SAW CUT
- - - - PROP CANOPY
- PROP GARAGE
- ▨ PROP BIORETENTION
- ▨ PROP ACCESS EASEMENT



**1348 4TH STREET NE**