

- LOCATION AND NUMBER OF GROUND FLOOR ENTRANCE AND TERRACE ACCESS DOORS MAY VARY TO ACCOMMODATE TENANT NEEDS.

- RETAIL STOREFRONTS AND SIGNAGE MAY BE MODIFIED PURSUANT TO MARKET OR TENANT DEMANDS, SUBJECT TO D.C. SIGNAGE REGULATIONS AND RETAIL SIGNAGE GUIDELINES TO BE SUBMITTED AND APPROVED BY COMMISSION.

11/22/2019



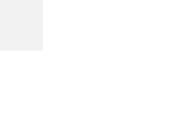
1348 4TH ST. NE / 401 NEW YORK AVE. N.E.

# **BUILDING ELEVATION - 401 WEST**

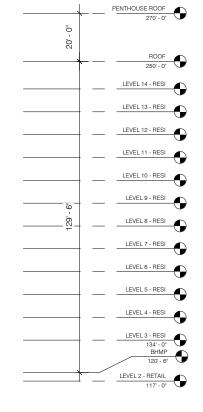
20' 40'

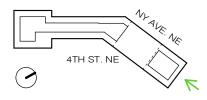
ZONING COMMISSION District of Columbia EXHIBIT NO.3G5 A-19 CASE NO.19-29

80'



0'







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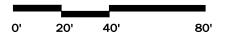
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#### A-20

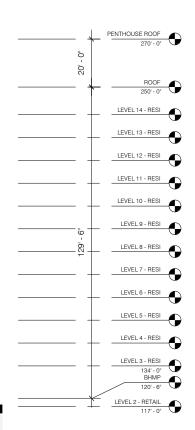
## **BUILDING ELEVATION - 401 NORTH**

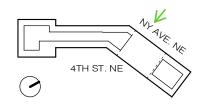


NEW YORK AVE.

POTENTIAL LOCATION FOR SIGNAGE

STRUCTURE IS BUILT ADJACENT TO THE SUBJECT PROPERTY WITHIN ANY PORTION OF THE DASHED AREAS SHOWN, THE FACADE WITHIN SUCH AREAS, INCLUDING WINDOWS AND MASONRY, MAY BE DELETED AND REPLACED FOR THE PORTIONS OF SUCH FACADE COMPRISING THE WALL MEETING THE ADJACENT STRUCTURE.







- LOCATION AND NUMBER OF GROUND FLOOR ENTRANCE AND TERRACE ACCESS DOORS MAY VARY TO ACCOMMODATE TENANT NEEDS.

- RETAIL STOREFRONTS AND SIGNAGE MAY BE MODIFIED PURSUANT TO MARKET OR TENANT DEMANDS, SUBJECT TO D.C. SIGNAGE REGULATIONS AND RETAIL SIGNAGE GUIDELINES TO BE SUBMITTED AND APPROVED BY COMMISSION.

11/22/2019



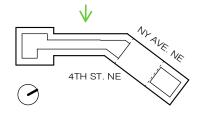
1348 4TH ST. NE / 401 NEW YORK AVE. N.E.

#### A-21

# **BUILDING ELEVATION - 401 EAST**



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- LOCATION AND NUMBER OF GROUND FLOOR ENTRANCE AND TERRACE ACCESS DOORS MAY VARY TO ACCOMMODATE TENANT NEEDS.

- RETAIL STOREFRONTS AND SIGNAGE MAY BE MODIFIED PURSUANT TO MARKET OR TENANT DEMANDS, SUBJECT TO D.C. SIGNAGE REGULATIONS AND RETAIL SIGNAGE GUIDELINES TO BE SUBMITTED AND APPROVED BY COMMISSION.

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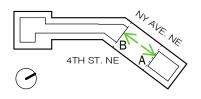
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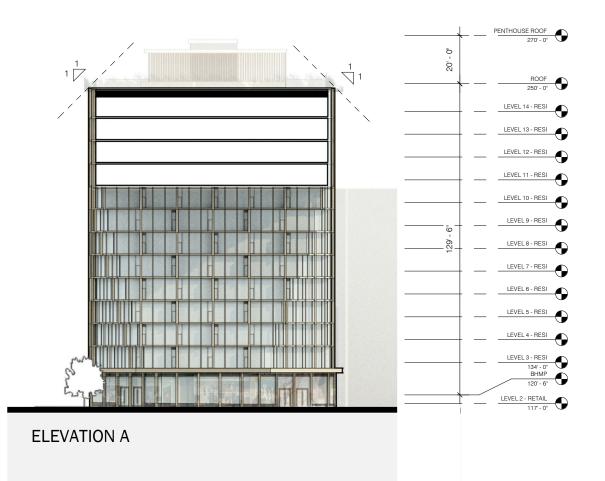
#### A-22

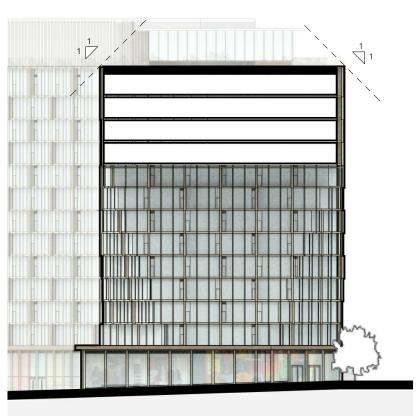
# **BUILDING ELEVATION - EAST**



250' - 0"
 LEVEL 14 - RESI
•
 LEVEL 13 - RESI
 LEVEL 12 - RESI
 LEVEL 11 - RESI
LEVEL 10 - RESI
LEVEL 8 - RESI
 LEVEL 7 - RESI
LEVEL 6 - RESI
 LEVEL 5 - RESI
 LEVEL 3 - RESI
134'- 0"
120' - 6"
 LEVEL 2 - RETAIL 117' - 0"
117-0
LEVEL 1 - RETAIL
 101'- 0"
 - LEVEL P1 88'-0"







ELEVATION B

NOTES: - FLOOR LEVEL ELEVATIONS ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING. OVERALL BUILDING HEIGHTS REPRESENTED SHALL NOT BE EXCEEDED.

- LOCATION AND NUMBER OF GROUND FLOOR ENTRANCE AND TERRACE ACCESS DOORS MAY VARY TO ACCOMMODATE TENANT NEEDS.

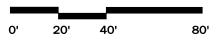
- RETAIL STOREFRONTS AND SIGNAGE MAY BE MODIFIED PURSUANT TO MARKET OR TENANT DEMANDS, SUBJECT TO D.C. SIGNAGE REGULATIONS AND RETAIL SIGNAGE GUIDELINES TO BE SUBMITTED AND APPROVED BY COMMISSION.

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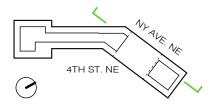


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# **BUILDING ELEVATION - GATEWAY**



	ſ	270' - 0"	
ō			
20' - 0''			
<u>S</u>			
		ROOF	
,	-	250' - 0"	-
		200-0	
		LEVEL 14 - RESI	•
	+		$\odot$
		LEVEL 13 - RESI	$\bullet$
		LEVEL 12 - RESI	
	+		$\odot$
			-
	L	LEVEL 11 - RESI	
		LEVEL 10 - RESI	
	+		$\bullet$
	I	LEVEL 9 - RESI	$\odot$
ō.		LEVEL 8 - RESI	
	+		$\bullet$
	+	LEVEL 7 - RESI	-
		LEVEL 6 - RESI	
	1 —		$\bullet$
		LEVEL 5 - RESI	•
·	+ —	LEVEL 0 - NESI	$\bullet$
			9
		LEVEL 4 - RESI	$\bullet$
		LEVEL 3 - RESI	
	+	134' - 0"	•••
		BHMP	
		120' - 6"	
,	$\vdash$		~
	ſ	LEVEL 2 - RETAIL	
		117' - 0"	



				PROPERTYLINE	PROPERTY LINE			\
	50	MEP	RETAIL			RETAIL	MEP	16
· · · · · · · · · · · · · · · · · · ·		RESIDENTIAL					RESIDENTIAL	
		RESIDENTIAL					RESIDENTIAL	
		RESIDENTIAL					RESIDENTIAL	
		RESIDENTIAL					RESIDENTIAL	
		RESIDENTIAL			DXIMATELY 120'		RESIDENTIAL	
		RESIDENTIAL	-			+	RESIDENTIAL	
		RESIDENTIAL			=		RESIDENTIAL	
		RESIDENTIAL			92 6 <u>-</u>		RESIDENTIAL	
		RESIDENTIAL			APPROXIMATELY		RESIDENTIAL	
		RESIDENTIAL			WIXO		RESIDENTIAL	
		RESIDENTIAL		I	APPR		RESIDENTIAL	
		RESIDENTIAL					RESIDENTIAL	
		RESIDENTIAL		4TH S1	ſ. NE		RETAIL	
					RETAIL 104' - 0"		MECHANICAL RM.	
		MECHANICAL RM.			CELLAR 99'-0"			
PRIVATE EASEMENT		GARAGE			<u>LEVEL P1</u>			
		GARAGE						
		GARAGE			<u>LEVEL P2</u> 77'- 0"			

- SPACES DENOTED AS "RETAIL" MAY INCLUDE USES IN THE RETAIL, SERVICE, EATING AND DRINKING ESTABLISHMENT, AND PDR/ MAKER USE CATEGORIES OR FOR ANY USE ALLOWED IN THE MU-30 ZONE.

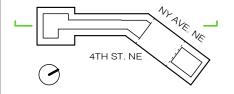
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# **BUILDING SECTION - LONGITUDINAL**





PENHOUSE ROOF   270 - 0'     Retail     Retail <th>RETAIL</th>	RETAIL
LEVEL 12 - OFFICE   LEVEL 12 - OFFICE   LEVEL 11 - OFFICE   LEVEL 10 - OFFICE <th></th>	
LEVEL 11 - OFFICE       I       OFFICE       I       I       RESIDENTIAL       I	
LEVEL 10-OFFICE	
LEVEL 10 - OFFICE       -	
LEVEL 3-OFFICE     RESIDENTIAL     RESIDENTIAL       134-0°     134-0°       137-0°       137-0°	TAIL
RETAIL OFFICE RETAIL MECHANI	ICAL RM.
O     LOBBY     I	
GARAGE	
GARAGE	

- SPACES DENOTED AS "RETAIL" MAY INCLUDE USES IN THE RETAIL, SERVICE, EATING AND DRINKING ESTABLISHMENT, AND PDR/ MAKER USE CATEGORIES OR FOR ANY USE ALLOWED IN THE MU-30 ZONE.

11/22/2019



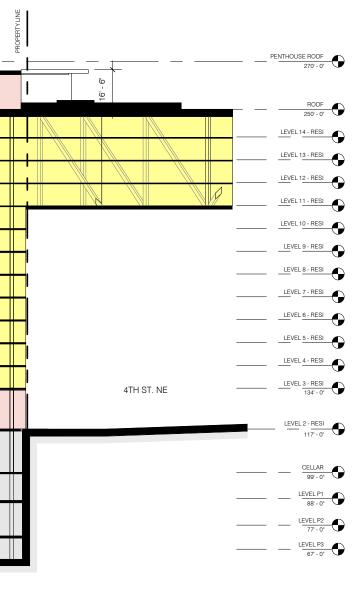
1348 4TH ST. N.E. / 401 NEW YORK AVE. N.E.

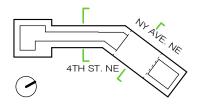
80'

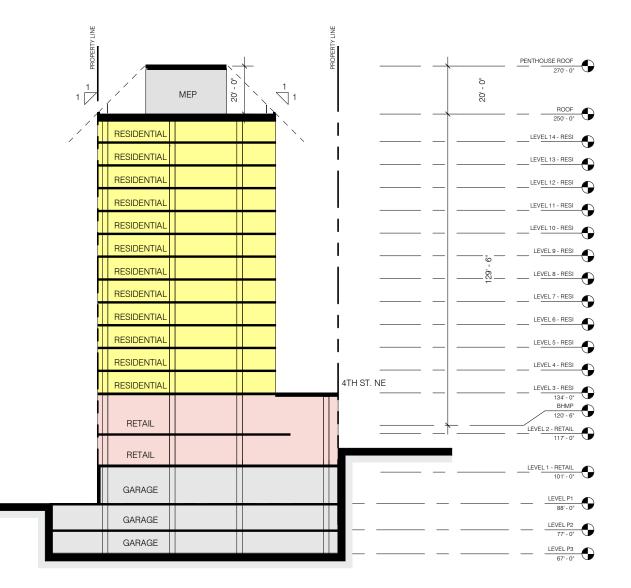
# **BUILDING SECTION - 1348 LONGITUDINAL**

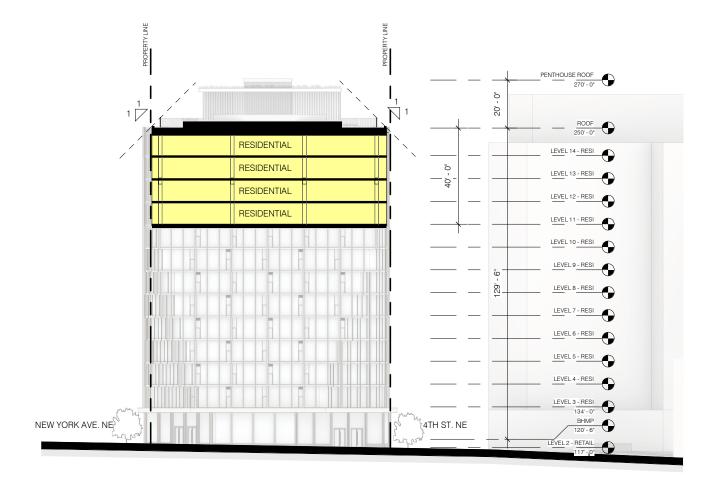
0'

20' 40'







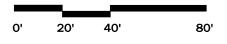


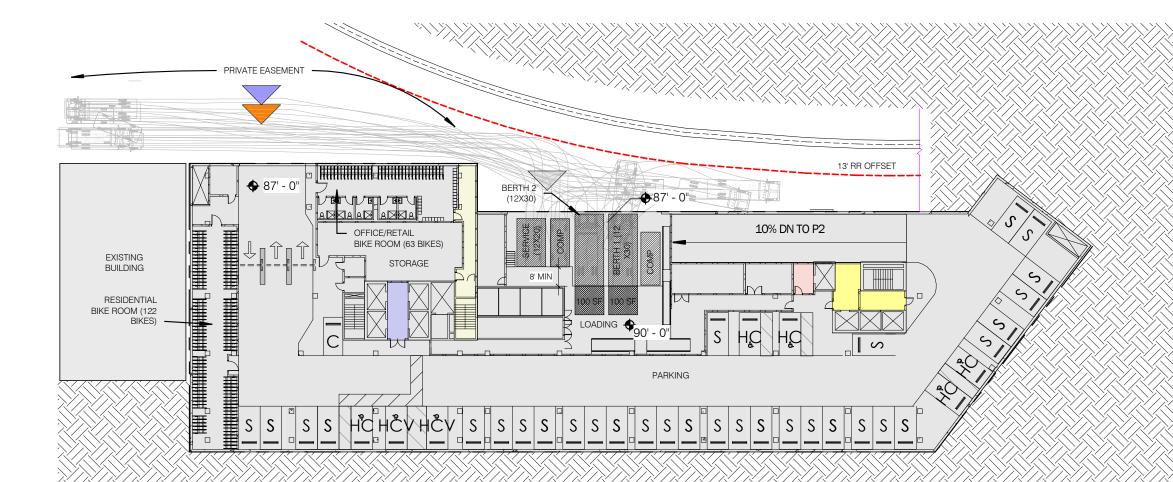
#### 11/22/2019



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# **BUILDING SECTIONS - LATITUDINAL**

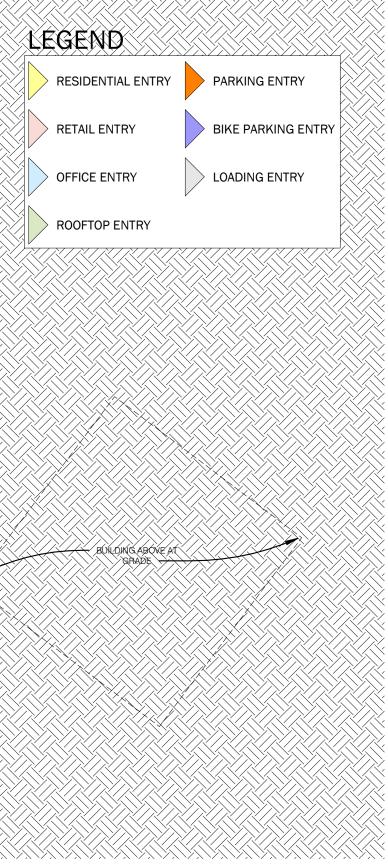




11/22/19



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NOTE - PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES, FINAL LAYOUTS MAY VARY

# CIRCULATION & LOADING PLAN (P1)

## 1348 4TH ST. N.E. / 401 NEW YORK AVE. N.E.

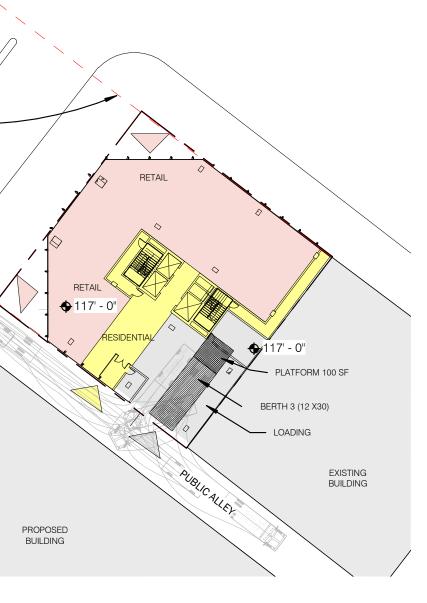
#### 11/22/19

- EDENS. WDG Sh p GRNER BOHLER DC BOHLER

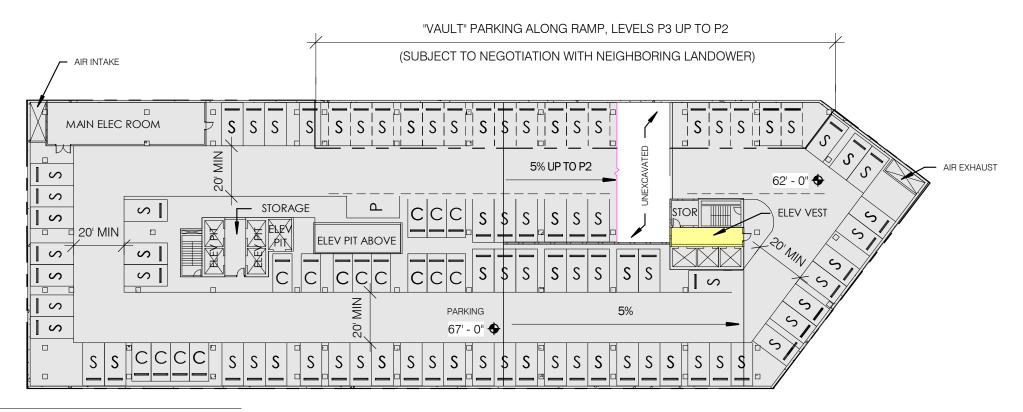
NOTE - APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION OF RETAIL DOORS NOTE - APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS PROVIDED THAT THE VARIATIONS DO NOT CHANGE TO EXTERIOR CONFIGUATION OF THE BUILDING

GARAGE ENTRY BELOW NEW YORK AVE NE PRIVATE EASEMENT LOADING BELOW Ø 3 [] Π П EXISTING BUILDING -RETAIL **•** 117' - 0" RETAIL RETAIL AL STATES ENTRANCE/C RODETOP OFFICE RESIDENTIAL LOBBY LOBBY Ľ BRIDGE Ð 4TH STREET NE PENN STREET NE EXISTING BUILDING

# LEGEND RESIDENTIAL ENTRY PARKING ENTRY RETAIL ENTRY BIKE PARKING ENTRY OFFICE ENTRY ROOFTOP ENTRY



# CIRCULATION & LOADING PLAN (LEVEL 1)



# PARKING TOTALS

PARKING DESCRIPTION	SPACES
LEVEL P3	
COMPACT 8'-0" x 15'-0"	15
PARALLEL 22'-0" x 8'-0"	1
STANDARD 8'-6" x 19'-0"	62
	78
LEVEL P2	
COMPACT 8'-0" x 15'-0"	20
PARALLEL 22'-0" x 8'-0"	1
STANDARD 8'-6" x 19'-0"	54
	75
LEVEL P1	
ACCESSIBLE 8'-6" x 19'-0"	5
ACCESSIBLE VAN 8'-6" x 19'-0"	2
COMPACT 8'-0" x 15'-0"	1
STANDARD 8'-6" x 19'-0"	31
	39
GRAND TOTAL	192

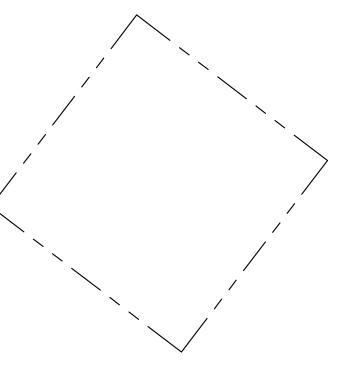
11/22/19

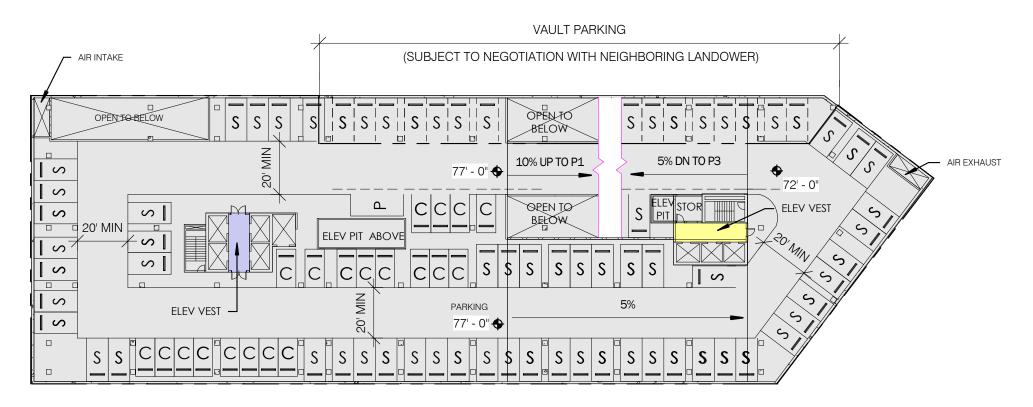


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# P-3 GARAGE PLAN

NOTE - PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES, FINAL LAYOUTS MAY VARY





# PARKING TOTALS

PARKING DESCRIPTION	SPACES
LEVEL P3	
COMPACT 8'-0" x 15'-0"	15
PARALLEL 22'-0" x 8'-0"	1
STANDARD 8'-6" x 19'-0"	62
	78
LEVEL P2	
COMPACT 8'-0" x 15'-0"	20
PARALLEL 22'-0" x 8'-0"	1
STANDARD 8'-6" x 19'-0"	54
	75
LEVEL P1	
ACCESSIBLE 8'-6" x 19'-0"	5
ACCESSIBLE VAN 8'-6" x 19'-0"	2
COMPACT 8'-0" x 15'-0"	1
STANDARD 8'-6" x 19'-0"	31
	39
GRAND TOTAL	192

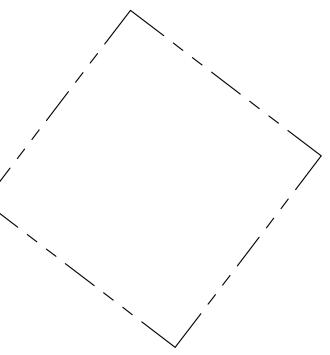
11/22/19

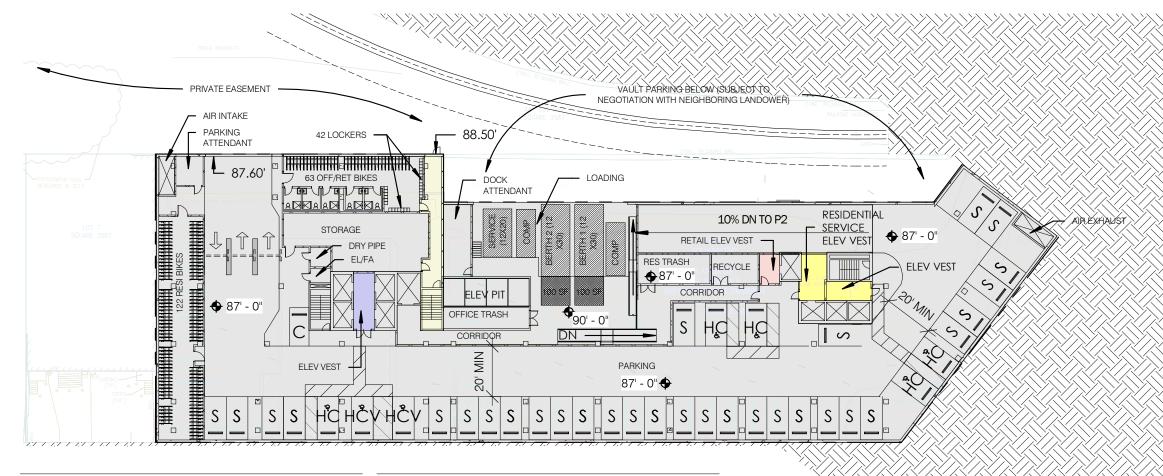


1348 4TH ST. N.E. / 401 NEW YORK AVE. N.E.

# P-2 GARAGE PLAN

NOTE - PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES, FINAL LAYOUTS MAY VARY





# PARKING TOTALS

# BICYCLES

SPACES

PARKING DESCRIPTION	SPACES	
LEVEL P3		LEV
COMPACT 8'-0" x 15'-0"	15	STA
PARALLEL 22'-0" x 8'-0"	1	
STANDARD 8'-6" x 19'-0"	62	
	78	
LEVEL P2		
COMPACT 8'-0" x 15'-0"	20	
PARALLEL 22'-0" x 8'-0"	1	
STANDARD 8'-6" x 19'-0"	54	
	75	I
LEVEL P1		
ACCESSIBLE 8'-6" x 19'-0"	5	
ACCESSIBLE VAN 8'-6" x 19'-0"	2	
COMPACT 8'-0" x 15'-0"	1	
STANDARD 8'-6" x 19'-0"	31	
	39	I
GRAND TOTAL	192	

VEL P1

STACKABLE BIKE SPACE	170

**BIKE DESCRIPTION** 

11/22/19

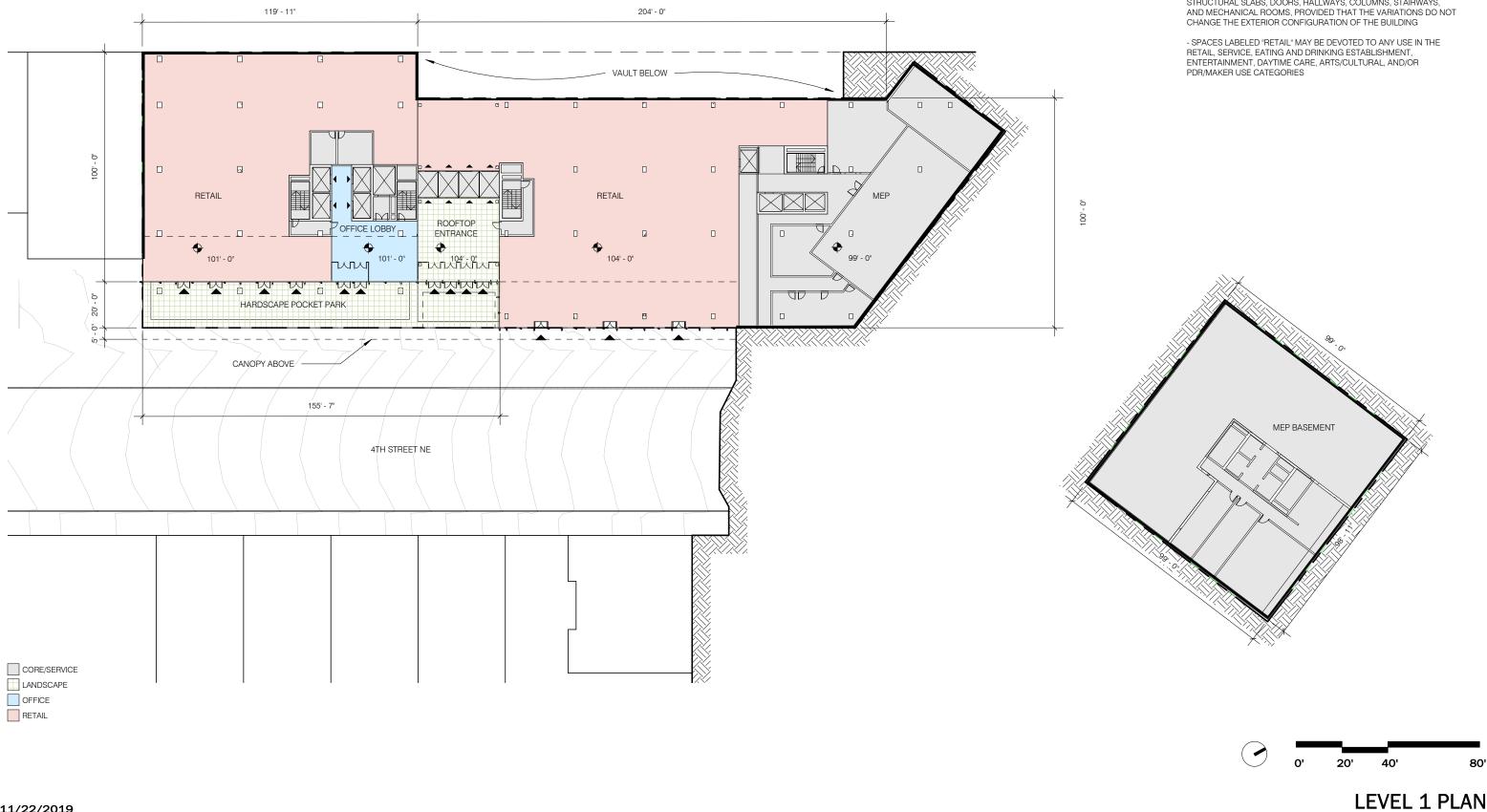


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# P-1 GARAGE PLAN

NOTE - PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES, FINAL LAYOUTS MAY VARY

WILDING ABOVE AT



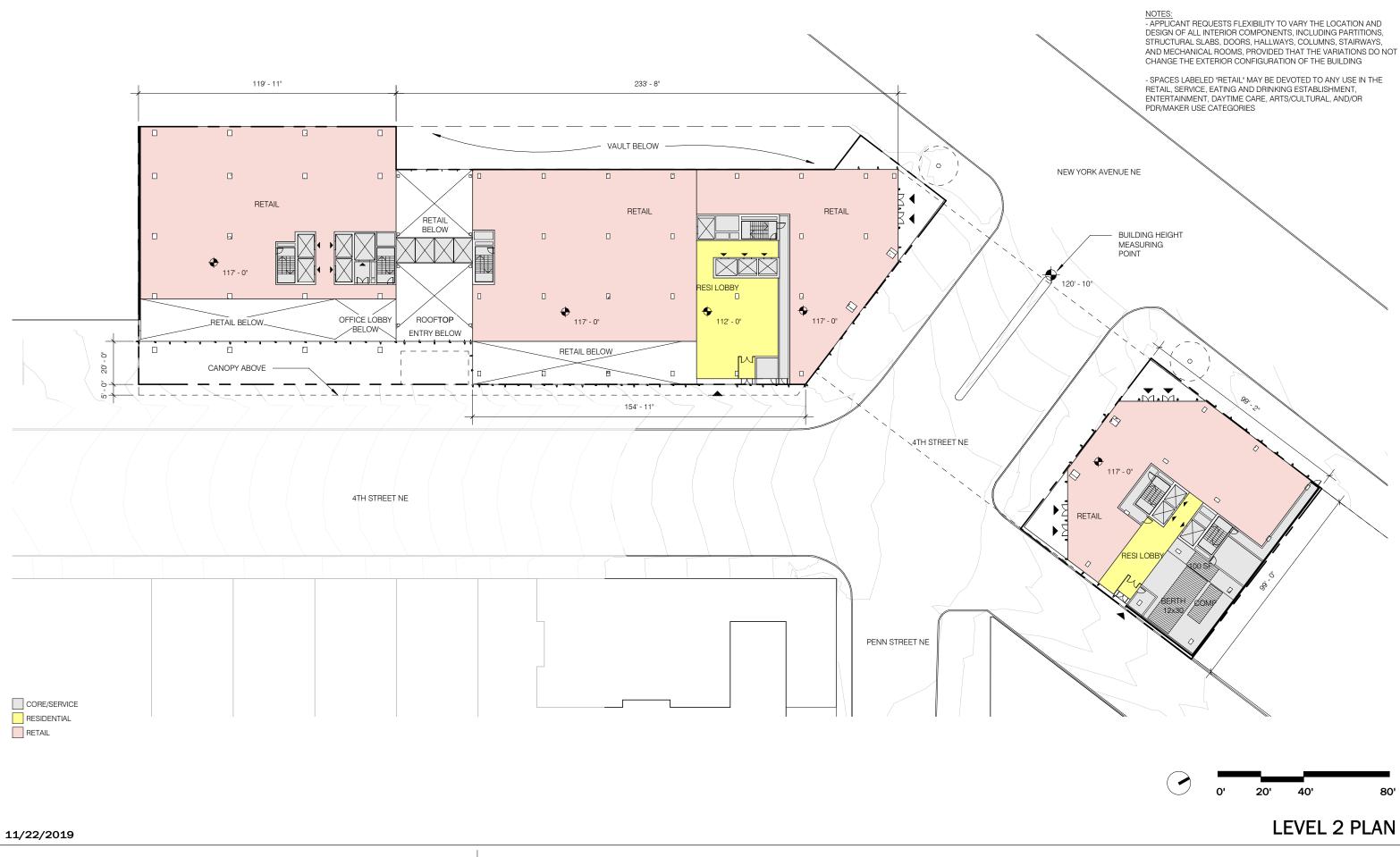
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#### A-32

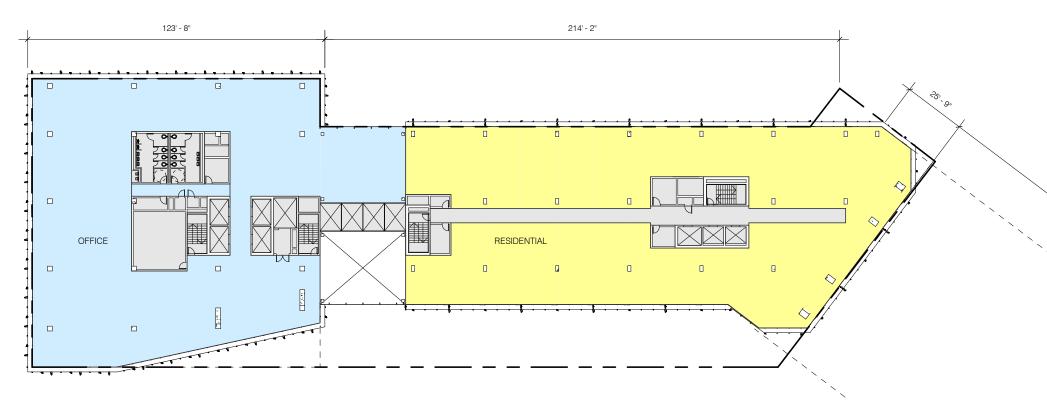
NOTES: - APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DO NOT CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING



CORNER BOHLER

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#### A-33



CORE/SERVICE

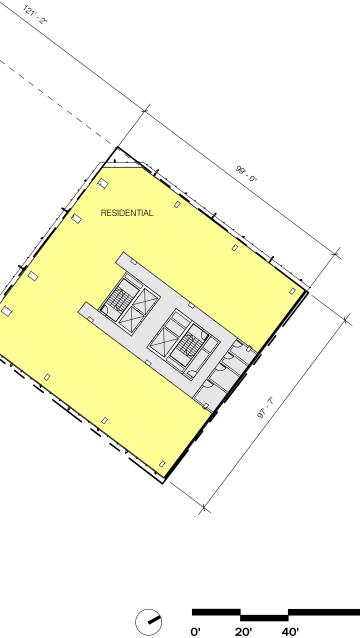
11/22/2019

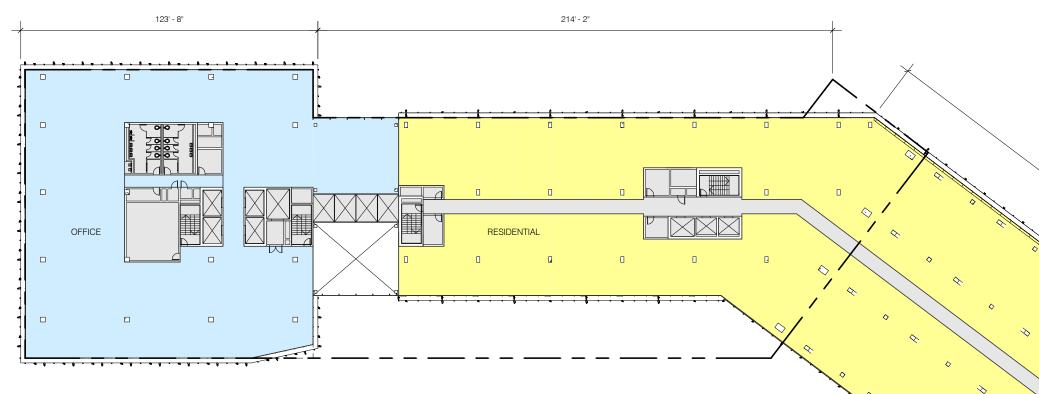


1348 4TH ST. NE / 401 NEW YORK AVE. N.E.

80'

# TYPICAL MID-LEVEL PLAN





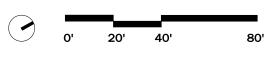
CORE/SERVICE OFFICE RESIDENTIAL

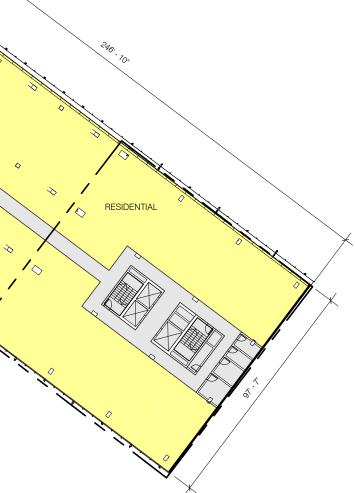
11/22/2019

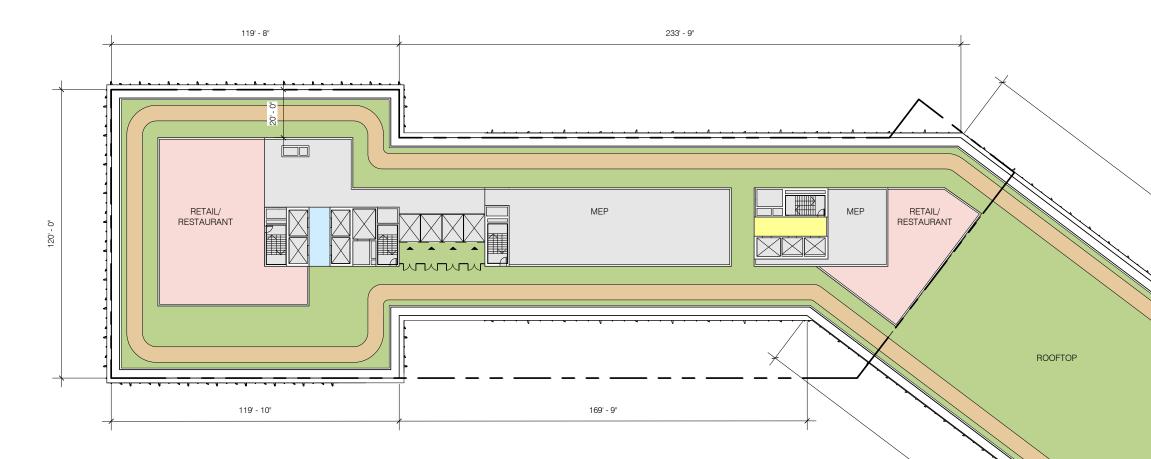


1348 4TH ST. NE / 401 NEW YORK AVE. N.E.

# **TYPICAL UPPER-LEVEL PLAN**







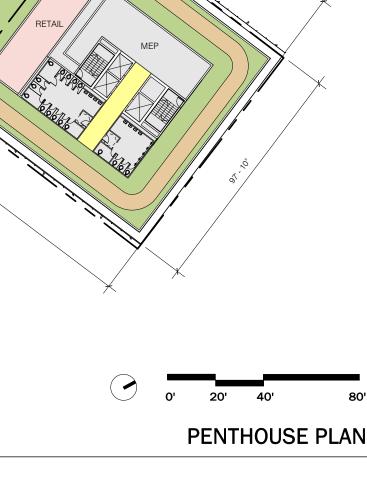


11/22/2019



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- THE GREEN AREAS AND PLANTING SHOWN ARE SUBJECT TO ALTERATION DURING DESIGN PROVIDED THAT THE TOTAL GREEN ROOF SQUARE FOOTAGE IS NO LESS THAN THE AMOUNT APPROVED BY THE COMMISSION. PORTIONS OF SUCH AREAS MAY BE COVERED BY SOLAR PANELS.

- SPACES DENOTED AS "RETAIL" MAY INCLUDE USES IN THE RETAIL, SERVICE, EATING AND DRINKING ESTABLISHMENT, AND PDR/ MAKER USE CATEGORIES OR FOR ANY USE ALLOWED IN THE MU-30 ZONE.

- APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND TYPE OF GREEN ROOF AND PAVER AREAS TO MEET STORMWATER REQUIREMENTS AND SUSTAINABILITY GOALS

- APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND NUMBER OF TERRACE AND PENTHOUSE ACCESS DOORS TO MEET

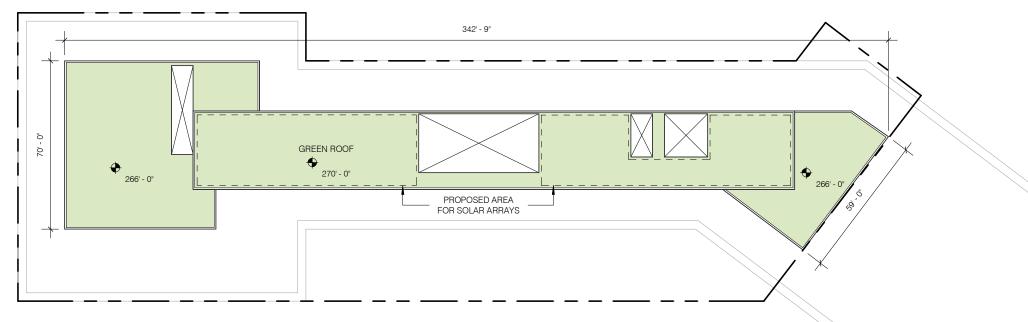
TENANT AND ROOFTOP NEEDS

DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DO NOT CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING

NOTES: - APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND

246

<5<sub>2,</sub> 6,



PROPOSED AREA FOR SOLAR ARRAYS

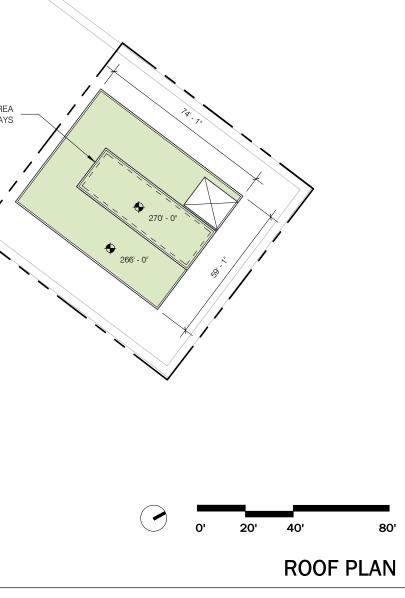
VEGETATIVE ROOF

11/22/2019



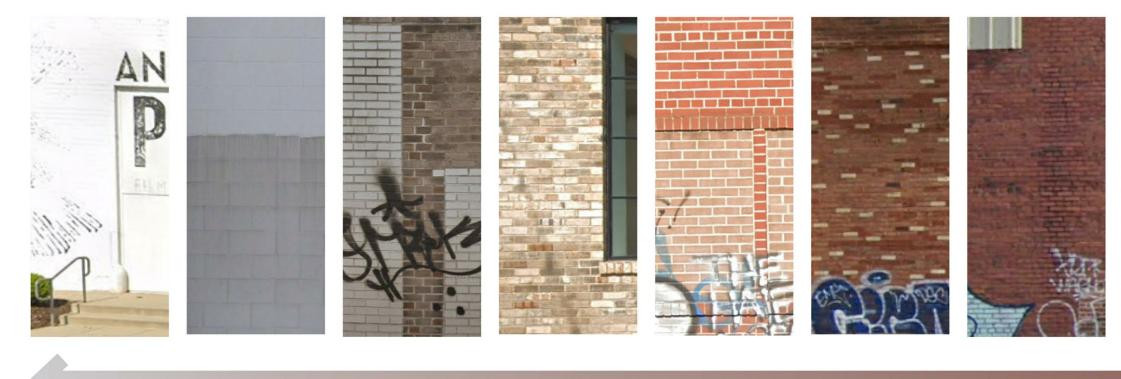
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- APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND TYPE OF GREEN ROOF AND PAVER AREAS TO MEET STORMWATER REQUIREMENTS, SOLAR, AND SUSTAINABILITY GOALS - SOLAR PANEL LOCATIONS AND CONFIGURATIONS SHOWN MAY BE RECONFIGURED AND/OR RELOCATED ON THE PROJECT'S ROOF PLANES PROVIDED THAT AT LEAST THE AMOUNT OF SOLAR PANELS APPROVED BY THE COMMISSION AND THE MINIMUM AMOUNT OF GREEN SPACE SHOWN HEREIN ARE PROVIDED.

NOTES: - APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DO NOT CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING



#### MATERIAL AND COLOR SPECTRUM OF UNION MARKET

11/22/2019



1348 4TH ST. NE / 401 NEW YORK AVE. N.E.



# PRECEDENT IMAGES FOR BUILDING MATERIALS