

1401 PENNSYLVANIA AVENUE SE

PUD SUPPLEMENTAL INFORMATION - EXHIBIT A

FEBRUARY 25, 2016

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1401 PENNSYLVANIA

ARCHITECTURE

PROPOSED OVERALL VIEW
FROM NORTH
February 25, 2016



1401 PENNSYLVANIA

ARCHITECTURE

PROPOSED OVERALL VIEW
FROM NORTH EAST

February 25, 2016





1401 PENNSYLVANIA

ARCHITECTURE

PROPOSED STREET VIEW
PENNSYLVANIA AVE
February 25, 2016



1401 PENNSYLVANIA

ARCHITECTURE

PROPOSED STREET VIEW

14TH ST

February 25, 2016



1401 PENNSYLVANIA

ARCHITECTURE

PROPOSED OVERALL VIEW
FROM SOUTH WEST
February 25, 2016



1401 PENNSYLVANIA

ARCHITECTURE

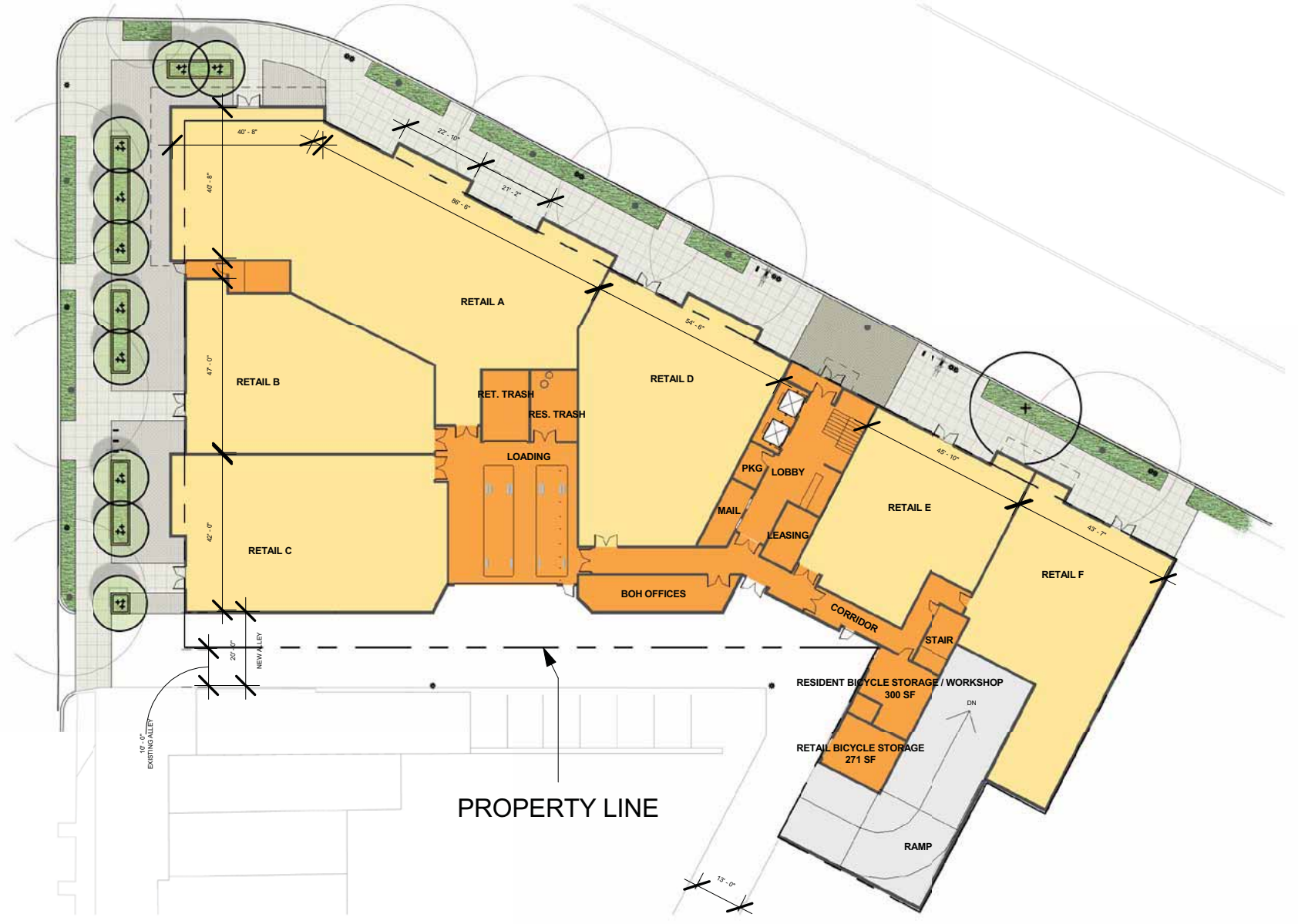
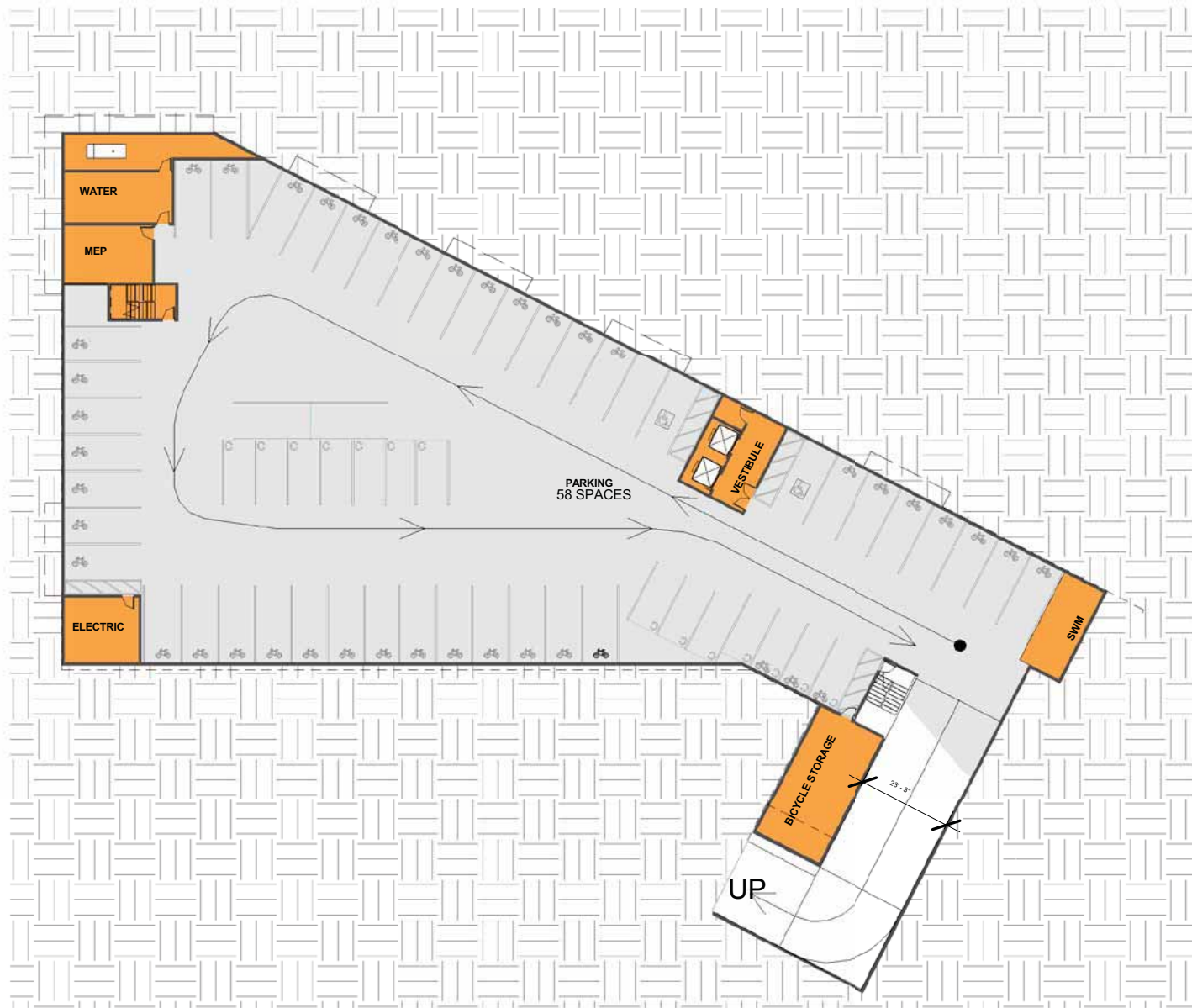
PROPOSED STREET VIEW
IVES PL
February 25, 2016



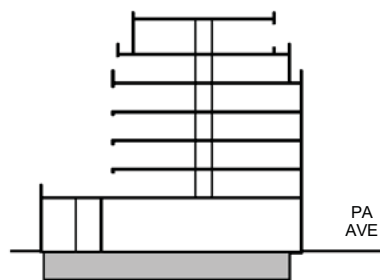
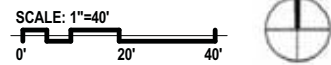
1401 PENNSYLVANIA

ARCHITECTURE

PROPOSED STREET VIEW
IVES PL
February 25, 2016



elevator



LOCATION KEY

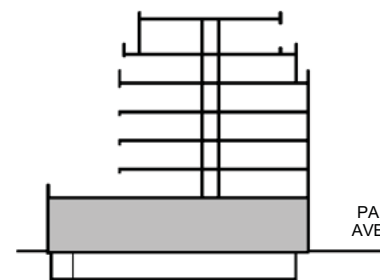
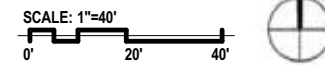
PARKING SPACES	
SIZE	#
ADA (9' x 19')	2
COMPACT (8' x 16')	14
STANDARD (9' x 19')	43
Totals:	59



DEDICATED BICYCLE STORAGE ABOVE PARKING SPACE, SEE BICYCLE AMENITY SHEET FOR DETAILS

8 RETAIL SPACES
50 RESIDENTIAL SPACES

FLOOR 1 - RETAIL



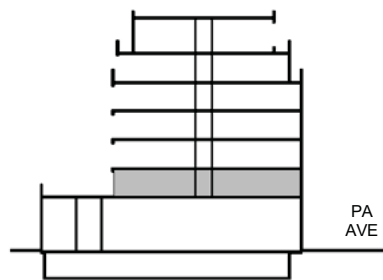
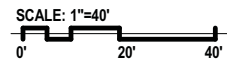
LOCATION KEY

NOTE: THE NUMBER OF BICYCLE PARKING SPACES IS APPROXIMATE AND MAY VARY DEPENDING ON FINAL DESIGN DEVELOPMENT

NOTE: INTERIOR CONFIGURATIONS OF BUILDINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION DURING PERMIT PROCESS



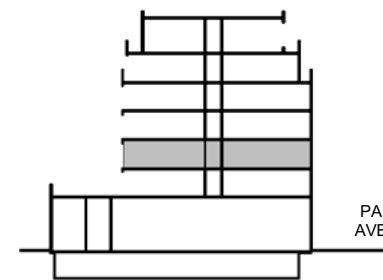
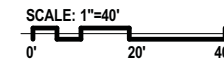
FLOOR 2 - RESIDENTIAL



LOCATION KEY



FLOOR 3 - RESIDENTIAL



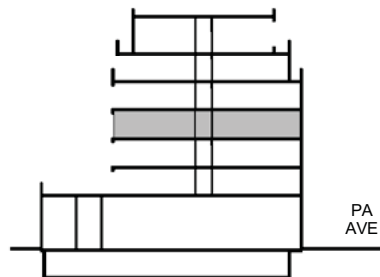
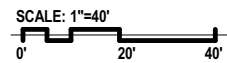
LOCATION KEY

--- BUILDING FOOTPRINT AT SET-DOWN

NOTE: INTERIOR CONFIGURATIONS OF BUILDINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION DURING PERMIT PROCESS



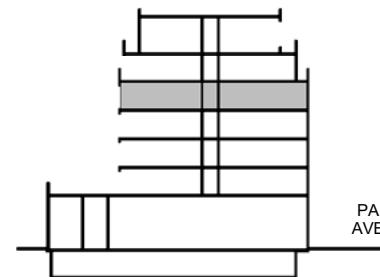
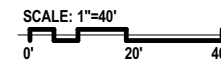
FLOOR 4 - RESIDENTIAL



LOCATION KEY



FLOOR 5 - RESIDENTIAL



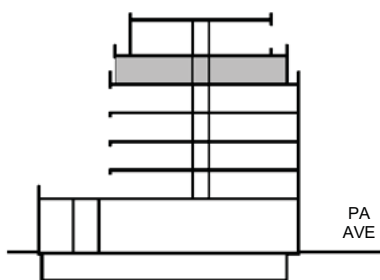
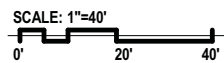
LOCATION KEY

--- BUILDING FOOTPRINT AT SET-DOWN

NOTE: INTERIOR CONFIGURATIONS OF BUILDINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION DURING PERMIT PROCESS



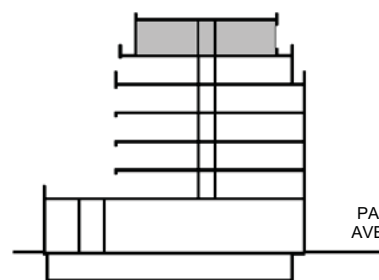
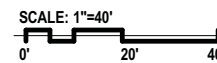
FLOOR 6 - RESIDENTIAL



LOCATION KEY



FLOOR 7 - RESIDENTIAL



LOCATION KEY

- - - - - BUILDING FOOTPRINT AT SET-DOWN

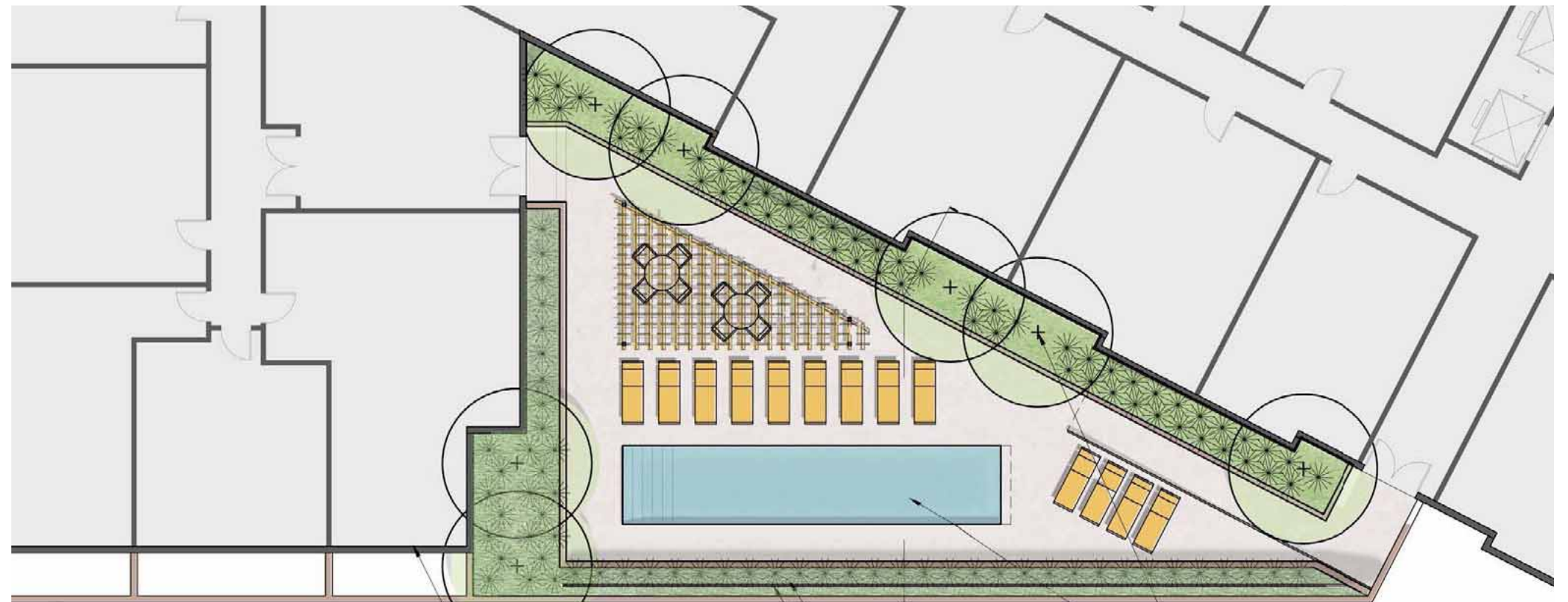
NOTE: INTERIOR CONFIGURATIONS OF BUILDINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION DURING PERMIT PROCESS

GROUND LEVEL

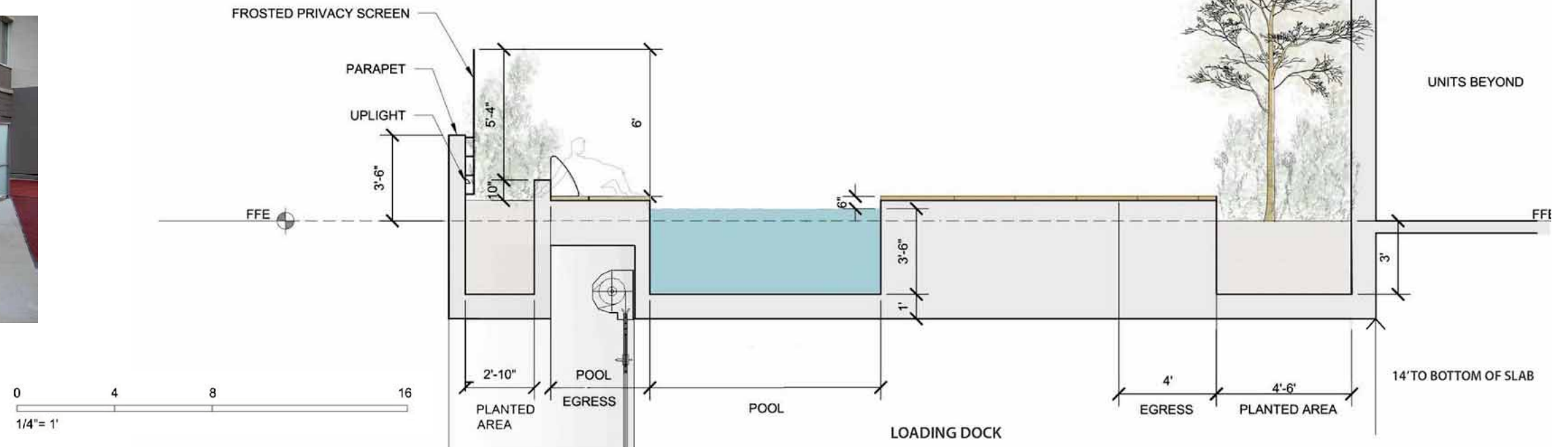
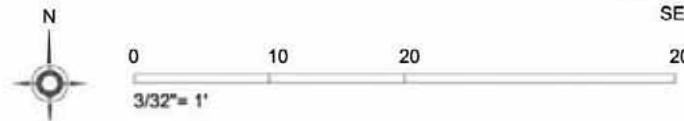
- 10' WIDTH EASEMENT - ENLARGEMENT TO EXISTING PUBLIC ALLEY
- CAFÉ SPACE
- TREE PLANTING

SECOND LEVEL

- SWIMMING POOL
- DECK WITH SEATING
- SHADE STRUCTURE
- PLANTERS

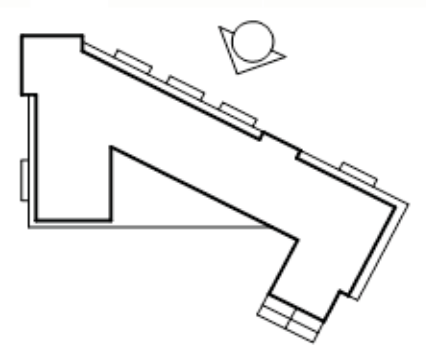


FROSTED PRIVACY SCREEN EXAMPLES





- ROOF
78' - 0"
- FLOOR 7
65' - 6"
- FLOOR 6
56' - 0"
- FLOOR 5
46' - 6"
- FLOOR 4
37' - 0"
- FLOOR 3
27' - 6"
- FLOOR 2
18' - 0"
- FLOOR 1
0"



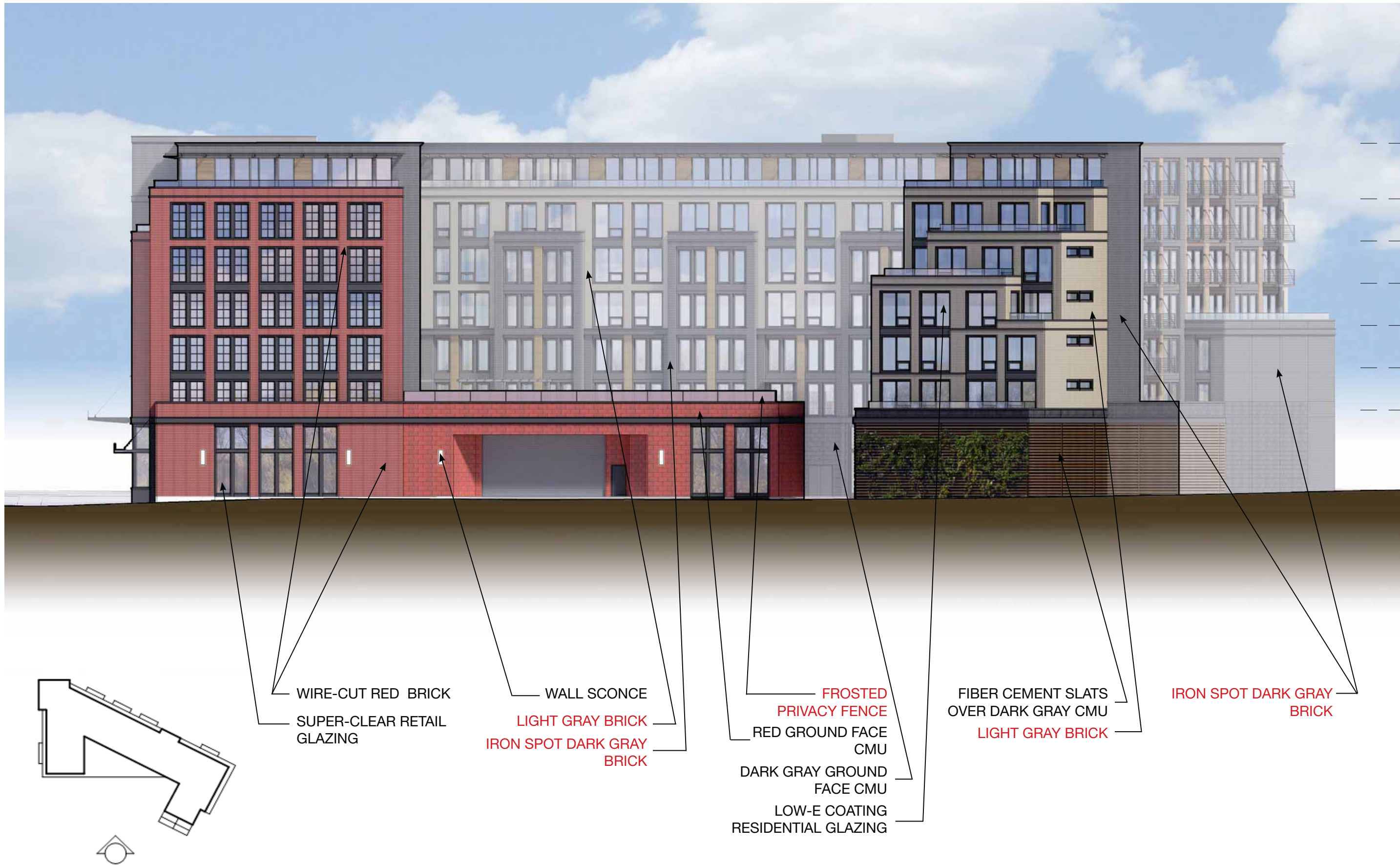
LIGHT GRAY BRICK
IRON SPOT DARK GRAY BRICK
GUARD RAIL

BRAKE-FORMED DARK GRAY METAL PANELS
FIBER CEMENT PANEL
SUPER-CLEAR RETAIL GLAZING
WALL SCNCE

WIRE-CUT RED BRICK
LOW-E COATING RESIDENTIAL GLAZING
METAL CANOPY W/ RETAIL SIGNAGE

METAL CANOPY W/ RETAIL SIGNAGE
BRAKE-FORMED DARK GRAY METAL PANELS

NOTE: FLEXIBILITY IS REQUESTED TO VARY THE EXTERIOR DESIGN AND MATERIALS OF THE GROUND-FLOOR RETAIL SPACE BASED ON THE PREFERENCES OF THE INDIVIDUAL RETAILER, PROVIDED THAT THE RETAILER DOES NOT MODIFY THE BUILDING FOOTPRINT OR REDUCE THE QUALITY OF THE MATERIALS USED ON THE EXTERIOR OF THE GROUND FLOOR OF THE PROJECT.



- ROOF
78' - 0"
- FLOOR 7
65' - 6"
- FLOOR 6
56' - 0"
- FLOOR 5
46' - 6"
- FLOOR 4
37' - 0"
- FLOOR 3
27' - 6"
- FLOOR 2
18' - 0"
- FLOOR 1
0"

WIRE-CUT RED BRICK
 SUPER-CLEAR RETAIL GLAZING
 WALL SCONCE
 LIGHT GRAY BRICK
 IRON SPOT DARK GRAY BRICK
 FROSTED PRIVACY FENCE
 RED GROUND FACE CMU
 DARK GRAY GROUND FACE CMU
 LOW-E COATING RESIDENTIAL GLAZING
 FIBER CEMENT SLATS OVER DARK GRAY CMU
 LIGHT GRAY BRICK
 IRON SPOT DARK GRAY BRICK

1401 PENNSYLVANIA

ARCHITECTURE

BUILDING ELEVATIONS - SOUTH



- ROOF
78' - 0"
- FLOOR 7
65' - 6"
- FLOOR 6
56' - 0"
- FLOOR 5
46' - 6"
- FLOOR 4
37' - 0"
- FLOOR 3
27' - 6"
- FLOOR 2
18' - 0"
- FLOOR 1
0"

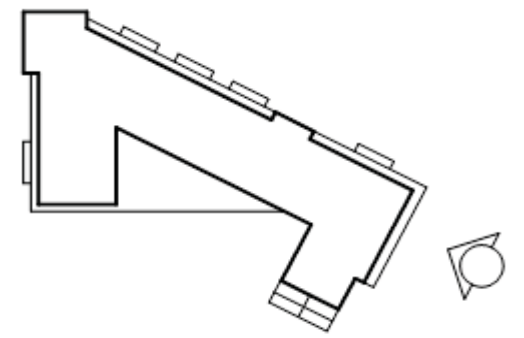
WIRE-CUT RED BRICK

LIGHT GRAY BRICK

FIBER CEMENT SLATS
OVER DARK GRAY CMU
LOW-E COATING
RESIDENTIAL GLAZING

FIBER CEMENT
PANEL

IRON SPOT DARK GRAY
BRICK





WIRE-CUT RED BRICK



LIGHT GRAY BRICK

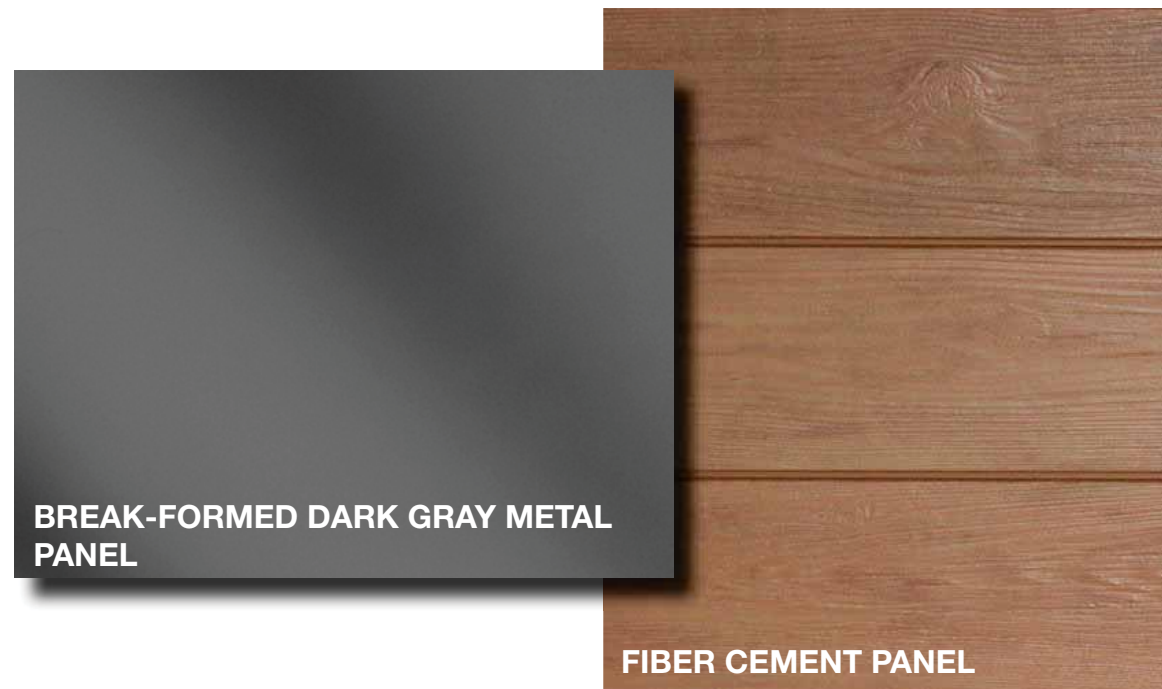


IRON SPOT DARK GRAY BRICK



INSULATED GLASS

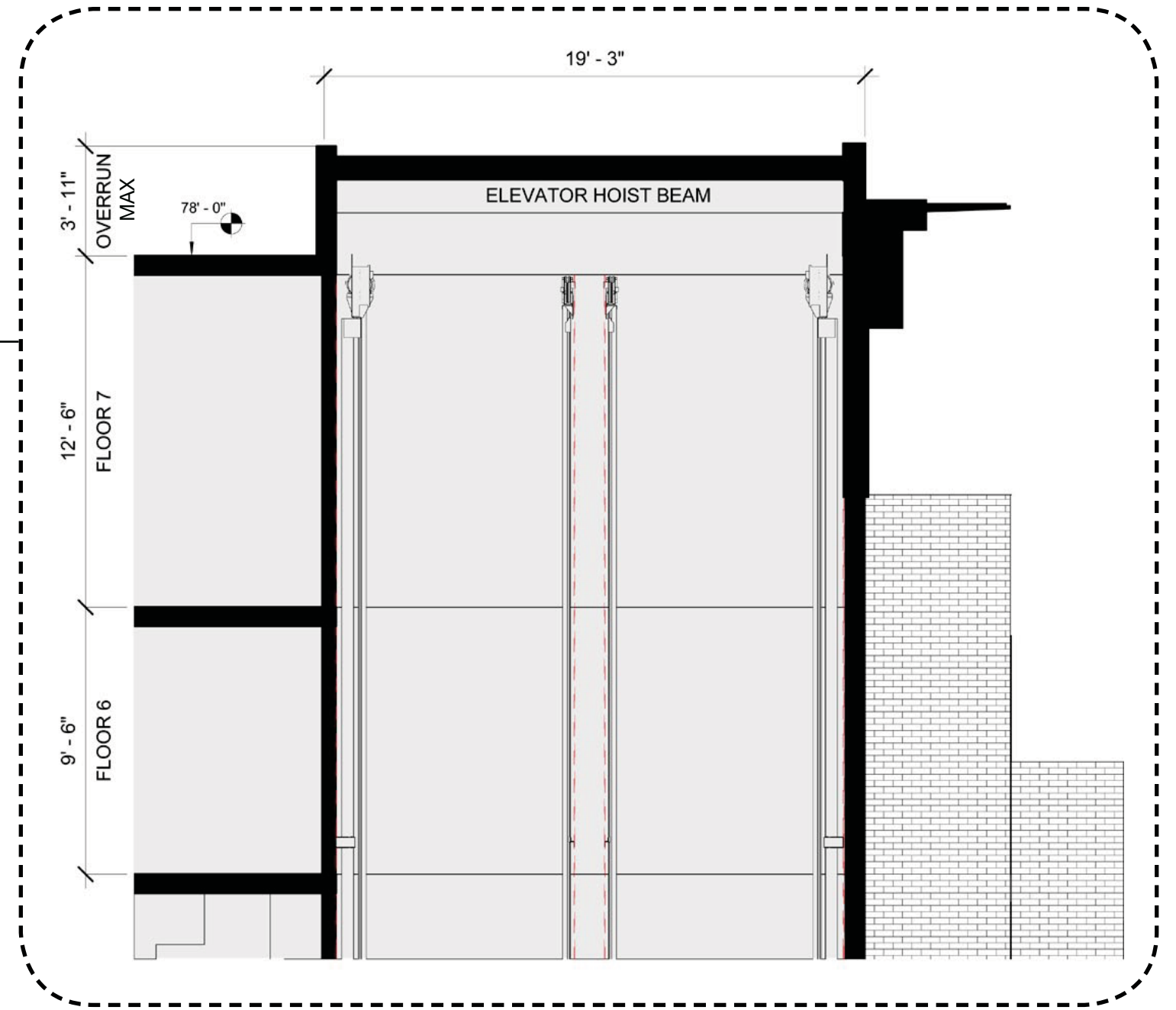
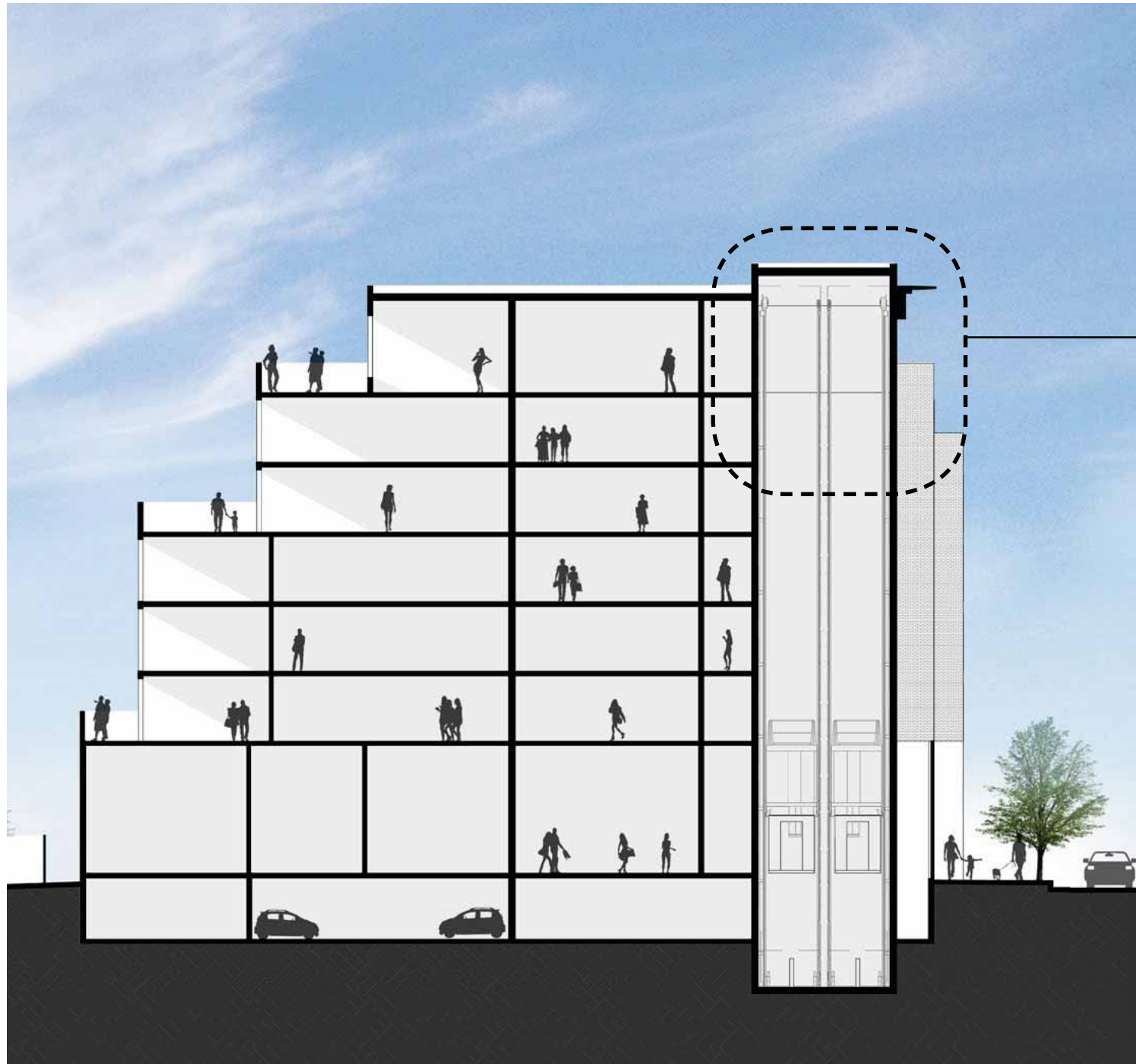
DARK GRAY MULLION



BREAK-FORMED DARK GRAY METAL PANEL

FIBER CEMENT PANEL

NOTE: FLEXIBILITY IS REQUESTED TO VARY THE FINAL SELECTION OF EXTERIOR MATERIALS WITHIN THE COLOR RANGES AND GENERAL MATERIAL TYPES PROPOSED, BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION WITHOUT REDUCING THE QUALITY OF MATERIALS.



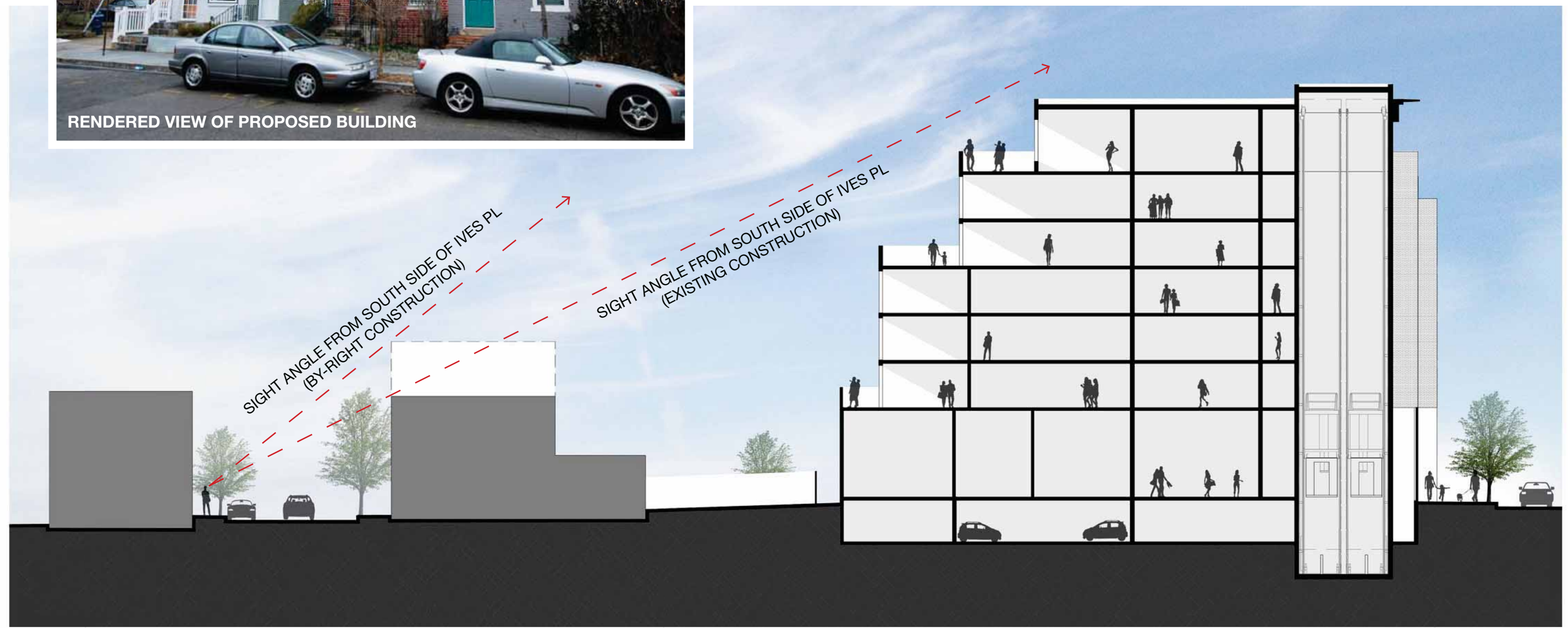
SECTION THROUGH ELEVATOR OVERRUN



RENDERED VIEW OF PROPOSED BUILDING

POTENTIAL BY-RIGHT PROJECT HEIGHT

RENDERED VIEW OF PROPOSED BUILDING IN BACKGROUND

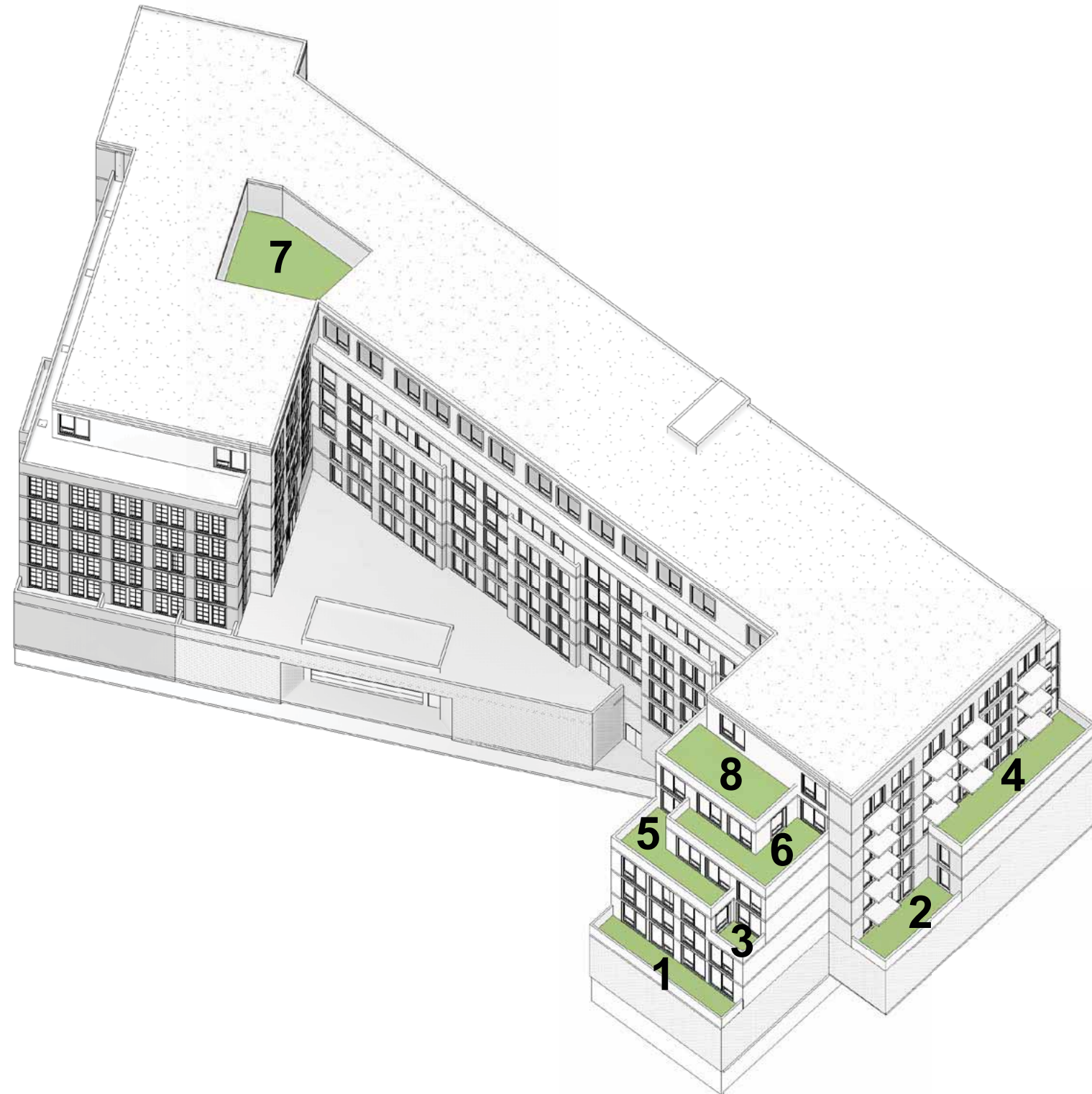


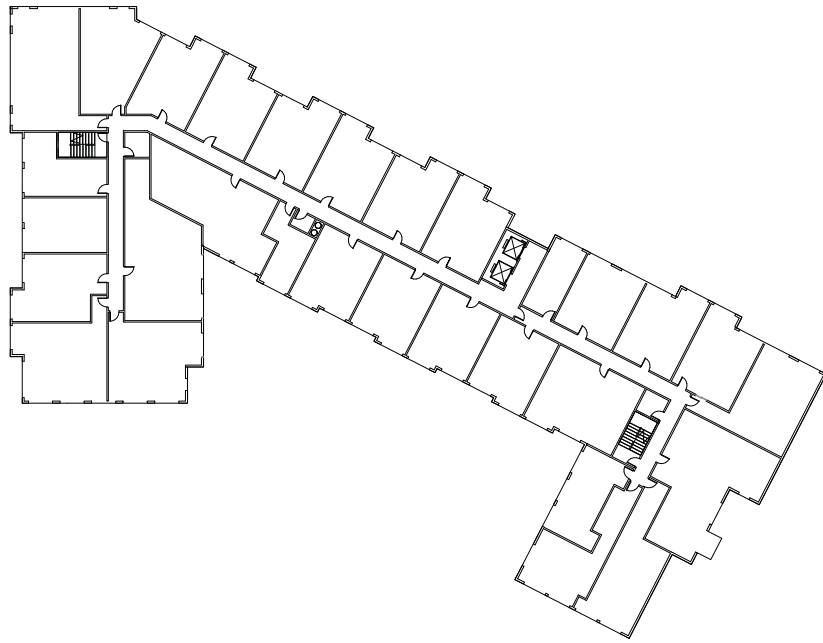


PENNSYLVANIA AVENUE FACADE
SHOWING RELATIONSHIP WITH
NEIGHBORING PROPERTIES

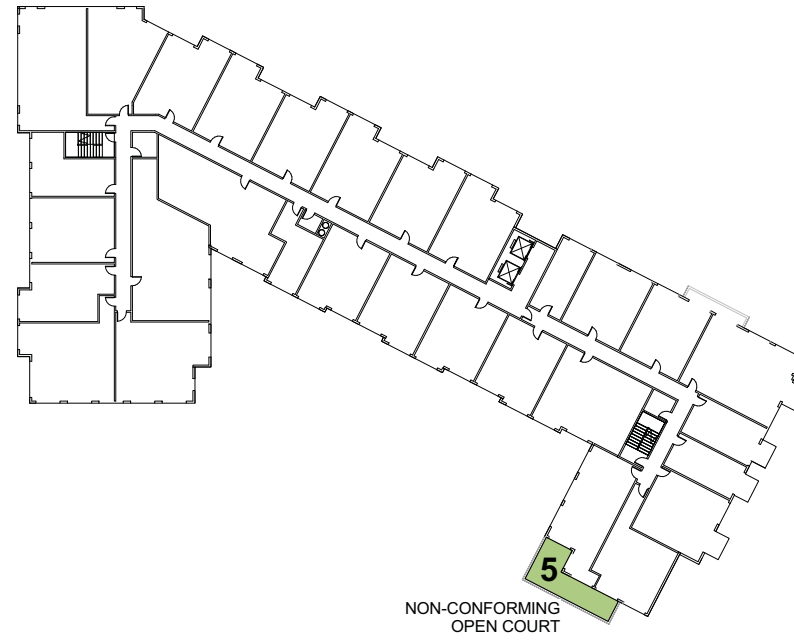
WINDOWS REDESIGNED

PLANTER ADDED

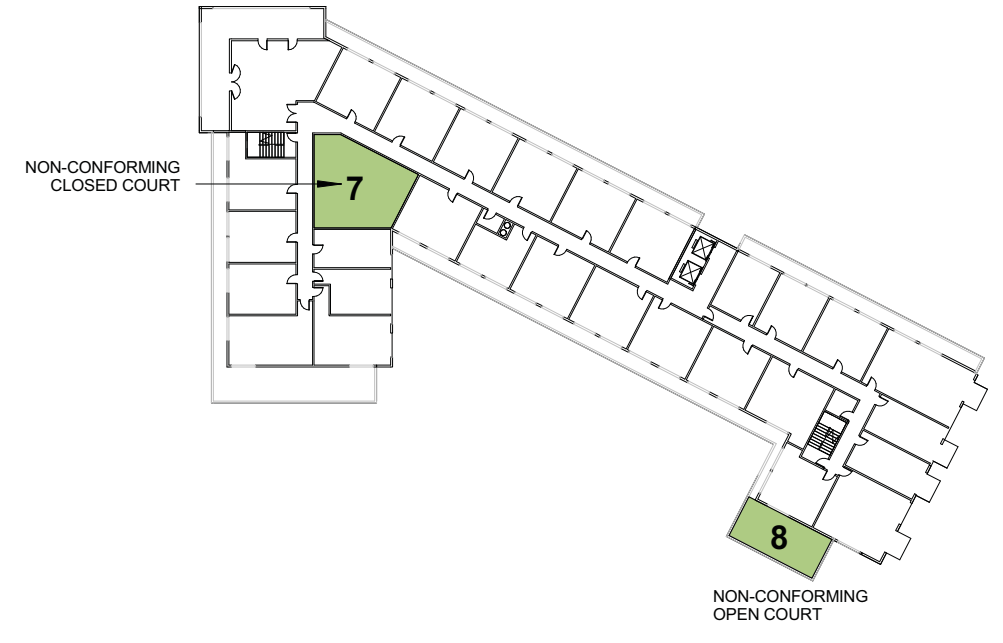




Floor 3



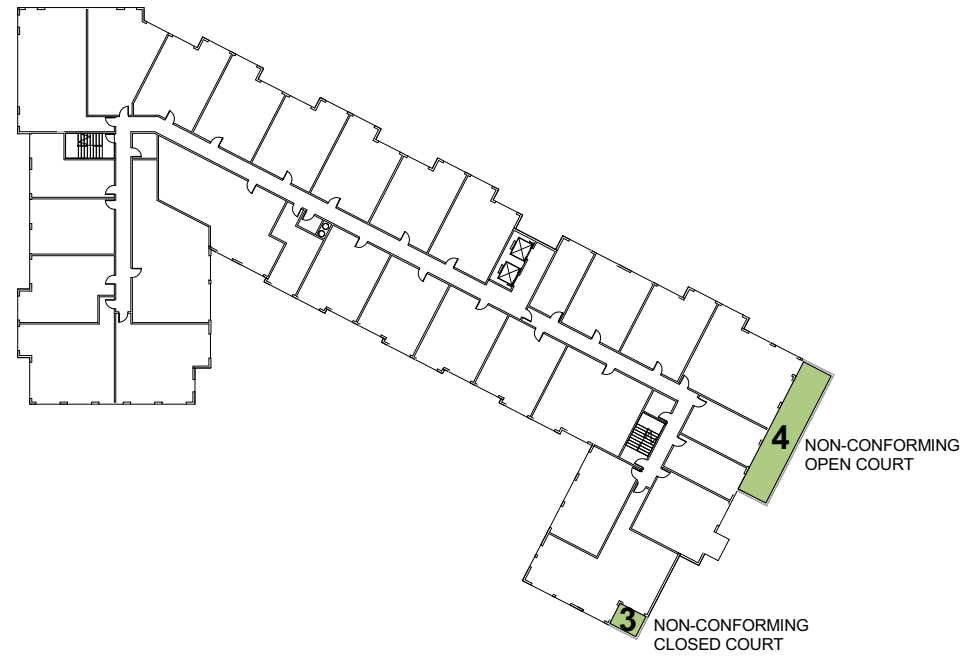
Floor 5



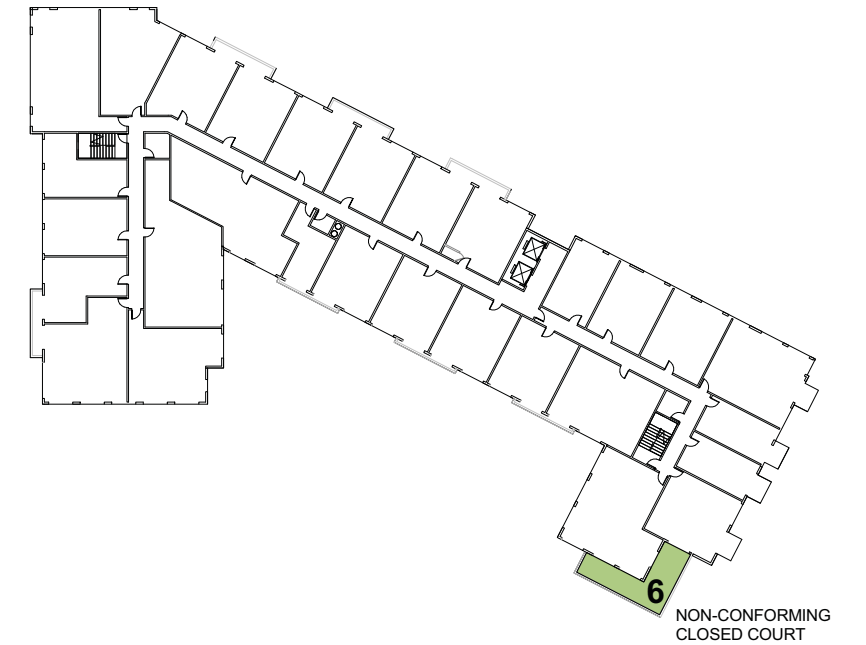
Floor 7



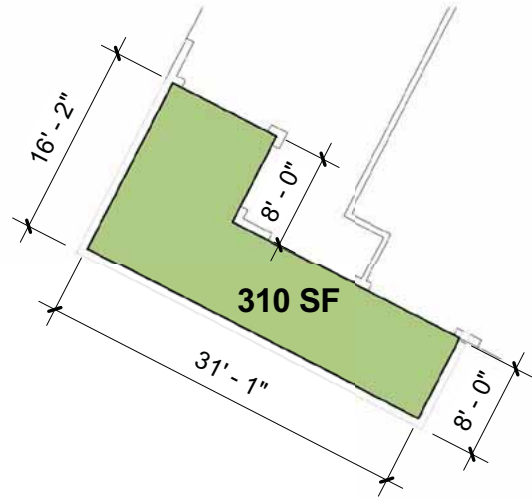
Floor 2



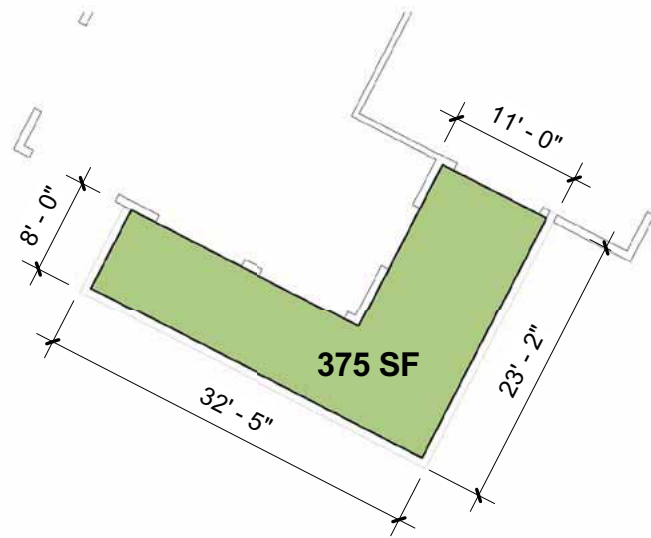
Floor 4



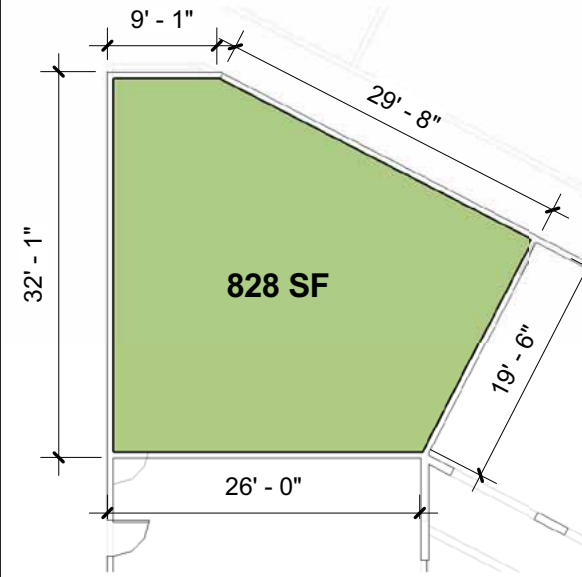
Floor 6



Court Relief Diagram 5 - Floor 5



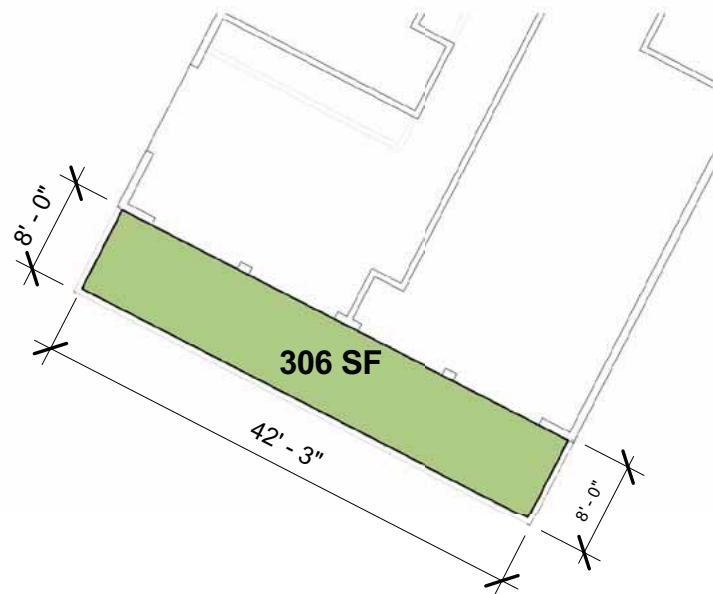
Court Relief Diagram 6 - Floor 6



Court Relief Diagram 7 - Floor 7



Court Relief Diagram 8 - Floor 7



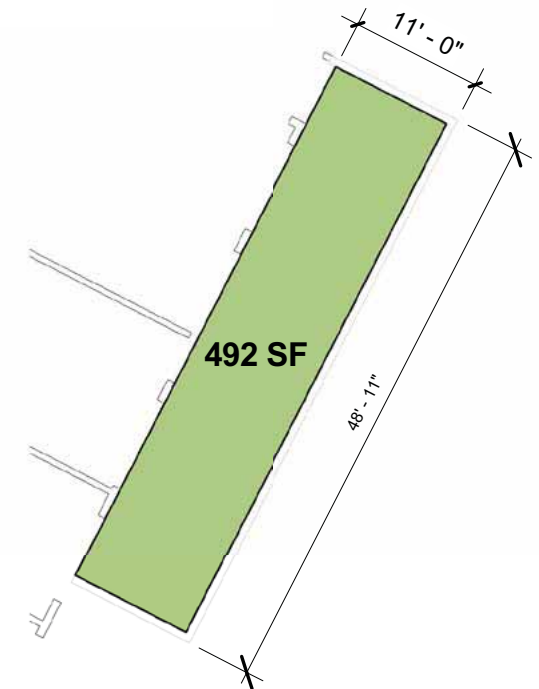
Court Relief Diagram 1 - Floor 2



Court Relief Diagram 2 - Floor 2



Court Relief Diagram 3 - Floor 4



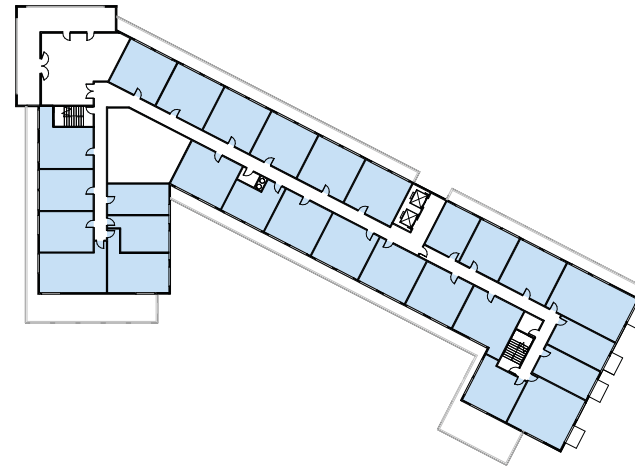
Court Relief Diagram 4 - Floor 4

RM#	Room Type
1	1 Bedroom
2	2 Bedroom
3	Studio
4	2 Bedroom
5	2 Bedroom
6	1 Bedroom
7	3 Bedroom
8	1 Bedroom
9	Studio
10	1 Bedroom
11	1 Bedroom
12	1 Bedroom
13	1 Bedroom

13 Units

2 - Studio Units
7 - 1 Bedroom Units
3 - 2 Bedroom Units
1 - 3 Bedroom Unit

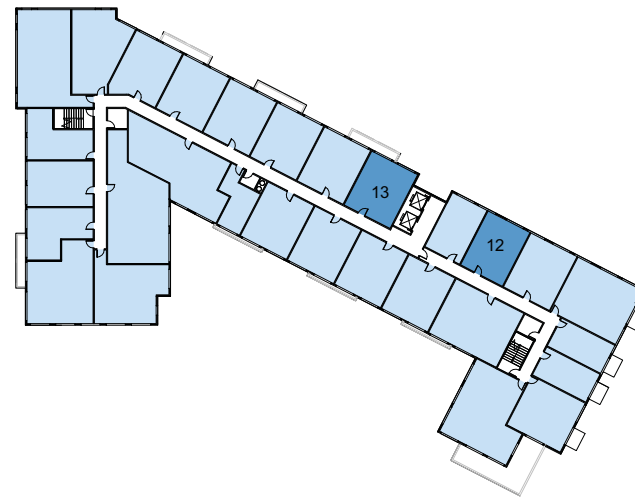
Note: IZ unit mix and locations are for illustrative purposes and are subject to change based on final total unit mix and configurations.



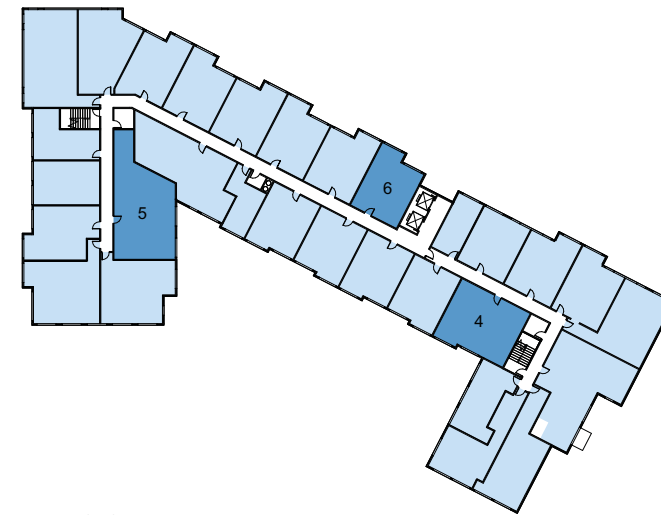
FLOOR 7



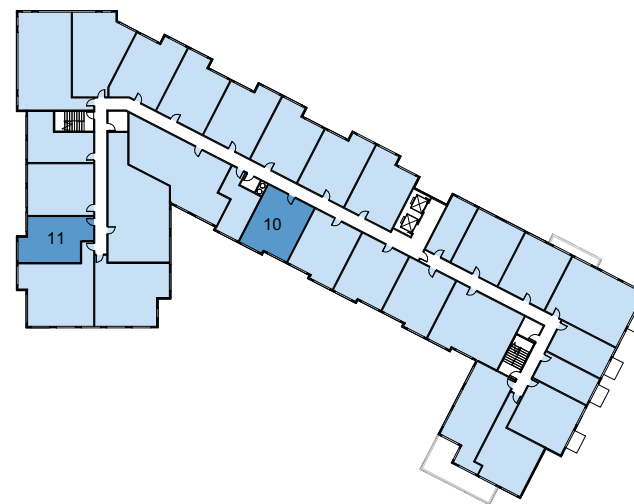
FLOOR 4



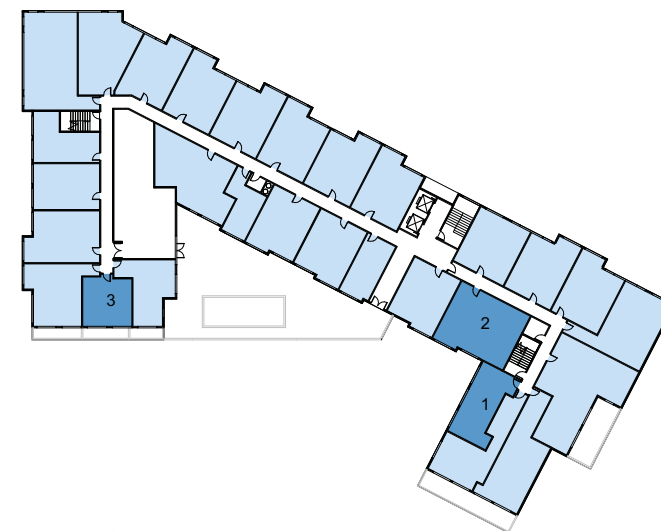
FLOOR 6



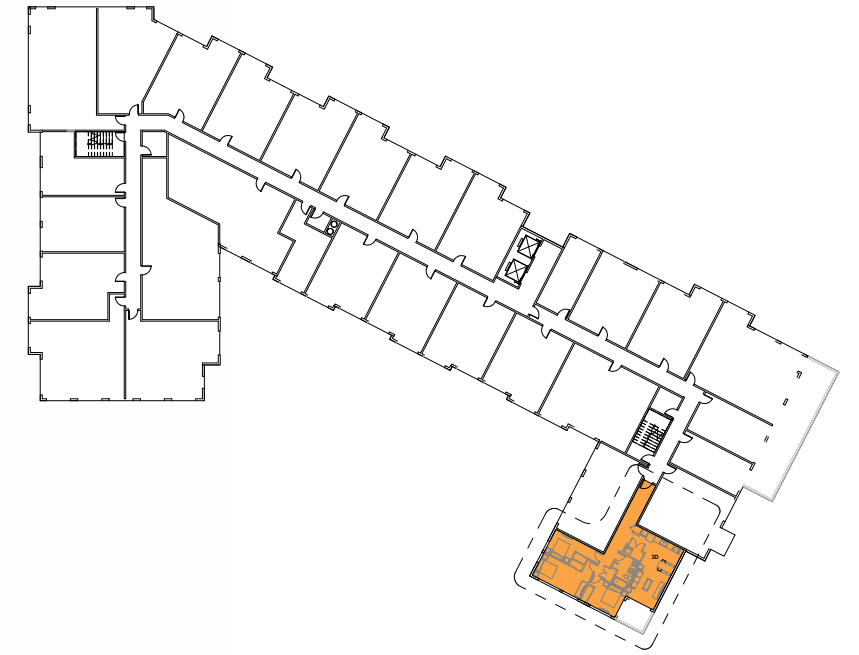
FLOOR 3



FLOOR 5



FLOOR 2



FLOOR 4 UNIT LAYOUT

