

UPDATED PROJECT CALCULATIONS, PLANS AND SECTIONS

INDEX

INTRODUCTION

- 4 Historical Images
- 5 Existing Bird's Eye View: Lot 6
- 6 Existing Views
- 7 DC Comprehensive Site Plan / Future Land Use Map
- 8 Existing and Proposed PUDs

9 Overall Use Diagram - Consolidated and First Stage PUD

SITE ANALYSIS

- 11 Zoning Diagram - Theoretical Lots
- 12 Zoning Analysis - overall Building Data
- 13 Zoning Analysis - Penthouse

14 IZ Calculations

- 15 Zoning Analysis - Par
- 16 Zoning Analysis - Loading Schedule
- 17 Yard/Court Diagram
- 18 Aerial View from South West
- 19 Aerial View from South East

20 Phasing Plan - Consolidated and First Stage PUD

- 22 Illustrative Site Plan - CONSOLIDATED PUD
- 23 Illustrative Site Plan - CONSOLIDATED AND FIRST STAGE PUD
- 24 Existing Site Plan
- 25 Existing: Vehicular Circulation
- 26 Proposed: Vehicular Circulation
- 27 Existing: Pedestrian / Bicycle Circulation

- 28 Proposed: Pedestrian / Bicycle Circulation

RENDERINGS

- 30 View Looking West on Morse St NE
- 31 View Looking South on 3rd St NE

BUILDING PLANS - CONSOLIDATED PUD

- 34 Parking Level B02 - CONSOLIDATED PUD
- 35 Parking Level B01 - CONSOLIDATED PUD
- 36 Ground Floor P01 - CONSOLIDATED PUD
- 37 P02 Level - CONSOLIDATED PUD
- 38 2nd - 6th / Unit Matrix - CONSOLIDATED PUD
- 39 7th - 10th Floor / Unit Matrix - CONSOLIDATED PUD

40 Roof Plan - CONSOLIDATED PUD

41 Upper Roof Plan - CONSOLIDATED PUD

ENLARGED BUILDING PLANS - BUILDING A-1

- 42 Enlarged B02 Plan - CONSOLIDATED PUD
- 43 Enlarged B01 Plan - CONSOLIDATED PUD
- 44 Enlarged Ground Floor P01 - CONSOLIDATED PUD
- 45 Enlarged 2nd-6th Floor - CONSOLIDATED PUD
- 46 Enlarged 7th Floor - CONSOLIDATED PUD
- 47 Enlarged 8th-11th Floors - CONSOLIDATED PUD
- 48 Enlarged Roof Plan - CONSOLIDATED PUD
- 49 Enlarged Upper Roof Plan - CONSOLIDATED PUD

BUILDING ELEVATIONS & SECTIONS -

BUILDING A-1

- 50 Elevation Building A-1
- 51 Enlarged Sections and Materials - Building A-1
- 52 Elevation Building A-1
- 53 Elevation Building A-1
- 54 Elevation Building A-1
- 55 Enlarged Sections and Materials - Building A-1

56 Building Section

- 58 Proposed Retail Front Building A-1
- 59 Proposed Retail Front Building A-1
- 60 Public Art Mural

ENLARGED BUILDING PLANS, ELEVATIONS & SECTIONS - BUILDING B

- 61 Enlarged Building Plans - Consolidated PUD
- 62 Building Elevations
- 63 Enlarged Sections and Materials - Building B
- 64 Building Elevations
- 65 Enlarged Sections and Materials - Building B
- 66 Enlarged Sections and Materials - Building B
- 67 Proposed Makers-Space Retail Facade

ENLARGED BUILDING PLANS, ELEVATIONS & SECTIONS - BUILDING C-1

- 68 Aerial
- 69 Interior View
- 70 South West Eye Level

REVISED SHEETS

SEPTEMBER 30, 2016

72	Enlarged B02 Plan
73	Enlarged B01 Plan
74	Enlarged Ground Floor Plan
75	Enlarged Second Floor Plan
76	Enlarged 3rd Floor Plan
77	Enlarged 5th Floor Plan
78	Enlarged Penthouse Plan
79	Enlarged Penthouse Roof Plan

80	Building Elevation
81	Building Elevation
82	Building Elevation

83	Building Sections
----	-------------------

LEED DATA - CONSOLIDATED PUD

84	LEED Scorecard: Building A-1 - CONSOLIDATED PUD
85	LEED Scorecard: Building B - CONSOLIDATED PUD
86	LEED Scorecard: Building C-1 - CONSOLIDATED PUD

BUILDING PLANS, SECTIONS, & ELEVATIONS - CONSOLIDATED AND FIRST STAGE PUD

88	Parking B02 - CONSOLIDATED AND FIRST STAGE PUD
89	Parking B01 - CONSOLIDATED AND FIRST STAGE PUD
90	Ground Floor P01 - CONSOLIDATED AND FIRST STAGE PUD
91	Second Floor - CONSOLIDATED AND FIRST STAGE PUD
92	3rd-6th Floor - CONSOLIDATED AND FIRST STAGE PUD
93	7th-11th Floors - CONSOLIDATED AND FIRST STAGE PUD
94	Roof Plan - CONSOLIDATED AND FIRST STAGE PUD
95	Upper Roof Plan - CONSOLIDATED AND FIRST STAGE PUD
96	Overall N-S Section 1
97	Overall N-S Section 2

98	Overall N-S Section 3
----	-----------------------

99	Overall E-W Section 1
----	-----------------------

100	Overall E-W Section 2
-----	-----------------------

101	Overall Section _ VRE
-----	-----------------------

LANDSCAPE

L1.01	Illustrative Site Plan - Consolidated and First Stage PUD
L1.02	Public Framework Diagram
L1.03	Streetscape Sections
L1.04	Streetscape Sections
L1.05	Streetscape Sections
L1.06	Streetscape Sections
L2.01	Illustrative Site Plan - Consolidated Stage
L2.02	Plaza Aerial View
L2.03	Consolidated Stage Enlargement Plan
L2.04	Consolidated Stage Enlargement Plan
L2.05	Consolidated Stage Enlargement Plan
L2.06	Consolidated Stage Enlargement Plan
L2.07	Florida Avenue Park and Morse Plaza Activation
L2.08	Florida Avenue Park and Morse Plaza Nighttime Events
L2.09	Florida Avenue Park and Morse Plaza Special Events
L2.10	Interim Open Space Activation
L2.11	Interim Open Space Nighttime Events
L2.12	Public Space Improvements
L2.13	Gantry Character Images
L2.14	Site Furnishings

L2.15	Street Trees
-------	--------------

L2.16	Plaza and Park Planting Character
-------	-----------------------------------

L2.17	Bioretention Planting Character
-------	---------------------------------

L2.18	Grading Plan - Consolidated and First Stage
-------	---

L2.19	Consolidated and First Stage Green Area Ration Calculations
-------	---

L2.20	Consolidated Stage Green Area Ration Calculations
-------	---

CIVIL

C-100	General Notes and Legend
-------	--------------------------

C-101	Existing Conditions / Demolition Plan
-------	---------------------------------------

C-200	Site Plan - Consolidated PUD
-------	------------------------------

C-201	Site Plan - Consolidated and First Stage PUD
-------	--

C-202	Neal Place Exhibit
-------	--------------------

C-203	Signage and Striping Plan
-------	---------------------------

C-300	Utility Plan
-------	--------------

C-3-1	DC Water Easement Exhibit
-------	---------------------------

C-400	Erosion & Sediment Control Plan Consolidated Stage PUD
-------	--

(Construction Phase I)

C-401	Erosion & Sediment Control Plan Consolidated Stage PUD (Construction Phase II)
-------	--

C-500	Stormwater Management Plan - Overall
-------	--------------------------------------

C-501	Stormwater Management Plan Calculations - Overall
-------	---

C-502	Stormwater Management Plan Calculations - Overall
-------	---

USES LEGEND

- Phase Line
- Office
- Residential
- Residential/Hotel
- Residential/Hotel/Office

BUILDING B
(PHASE I)

5-STORY
RESIDENTIAL
BUILDING W/
GROUND FLOOR
RETAIL

RETAIL: 9,476 SF w/
RESIDENTIAL: 93,232 SF (110 UNITS)

BUILDING A-1
(PHASE I)

5-STORY & 11-STORY
RESIDENTIAL
BUILDING W/
GROUND FLOOR
RETAIL

RETAIL: 16,495 SF w/
RESIDENTIAL: 422,605 SF (457 UNITS)

BUILDING A-2
(PHASE II)

11-STORY
RESIDENTIAL/OPTIONAL HOTEL
BUILDING W/
GROUND FLOOR
RETAIL

RETAIL: 4,570 SF w/
RESIDENTIAL: 249,323 SF (198 UNITS)
- OR -
HOTEL: 150,000 SF (150 KEYS)

BUILDING C-1
(PHASE I)

10-STORY
OFFICE
BUILDING W/
GROUND FLOOR
RETAIL

RETAIL: 10,563 SF w/
OFFICE: 224,770 SF

BUILDING C-2
(PHASE II)

11-STORY
RESIDENTIAL
BUILDING W/
GROUND FLOOR
RETAIL

RETAIL: 9,200 SF w/
RESIDENTIAL: 211,784 SF (232 UNITS)

BUILDING D
(PHASE II)

10-STORY
RESIDENTIAL/ OPTIONAL HOTEL OR
OFFICE
BUILDING W/ GROUND FLOOR
RETAIL

RETAIL: 3,140 SF w/
RESIDENTIAL: 121,484
(115 UNITS)
HOTEL: 120 KEYS
OFFICE: 121,484 SF

MORSE ST NE

NEAL PL NE

3RD ST NE

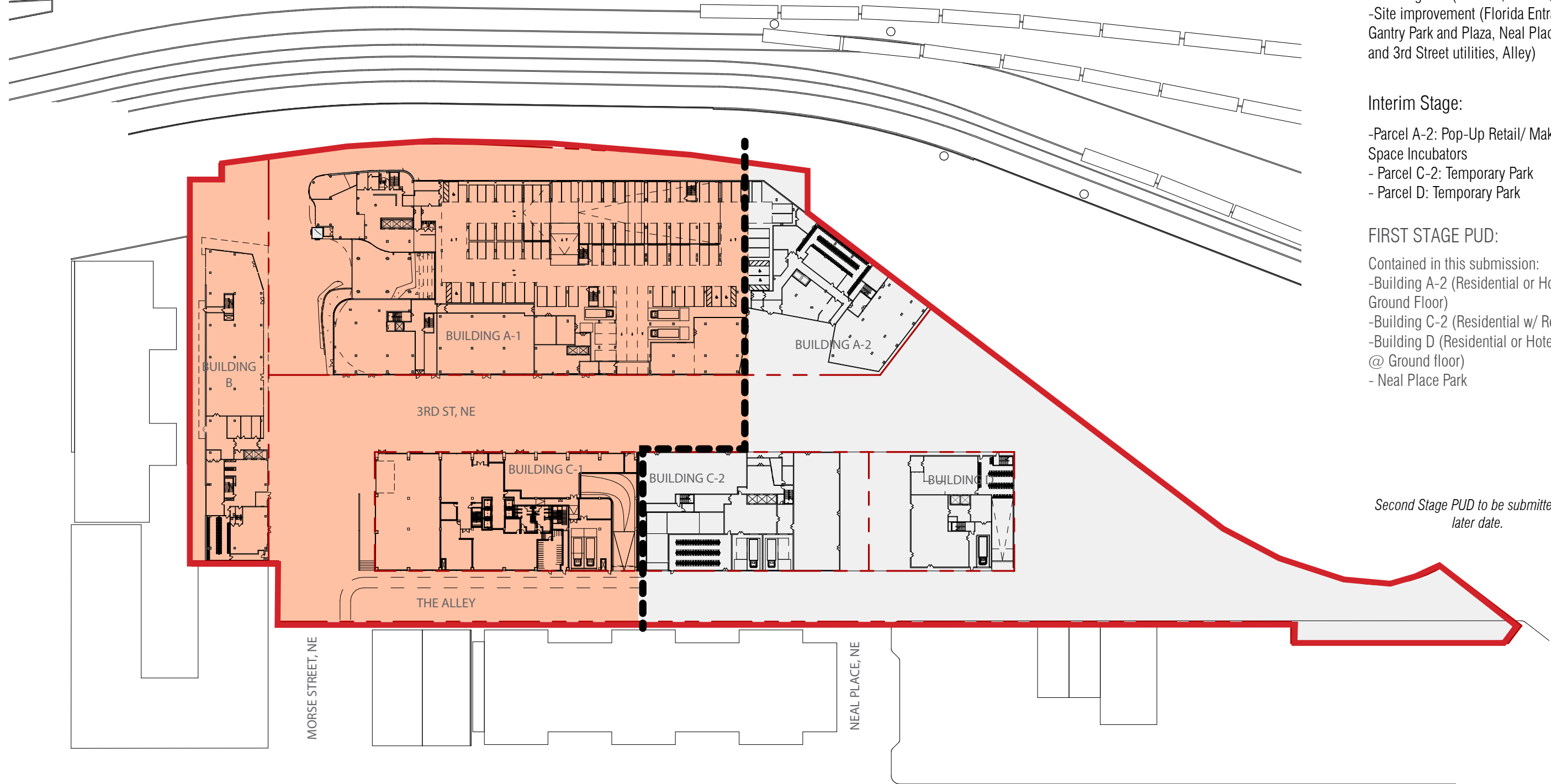
THE ALLEY



		Building A1	Building A2	Building B	Building C1	Building C2	Building D	Total
		Residential	Residential (option)	Residential	Office	Residential	Residential (option)	
Total Residential GFA (Approx.)		422,605	249,323	93,232	N/A	211,784	121,484	1,098,428
Approx. Total Units		457	294	110	N/A	232	115	1,208
Total GFA Market Rate (Approx.)		388,797	229,377	85,773	N/A	194,841	111,765	1,010,553
Total GFA Required IZ (Approx.)		33,808	19,946	7,459	N/A	16,943	9,719	87,875
50% Provided IZ at 80% of AMI	Square Feet	16,904	9,973	3,730	N/A	8,472	4,860	43,938
	Approx. Units	21	9	5	N/A	10	4	49
50% Provided IZ at 50% of AMI	Square Feet	16,904	9,973	3,730	N/A	8,472	4,860	43,938
	Approx. Units	21	9	5	N/A	10	4	49
Additional Affordable at 80% of AMI	Square Feet	4,226	-	933	N/A	2,118	1,215	8,492
	Approx. Units	5	-	1	N/A	2	1	9
Additional Affordable at 50% of AMI	Square Feet	4,226	-	933	N/A	2,118	1,215	8,492
	Approx. Units	5	-	1	N/A	2	1	9
Total at 80%	Square Feet	21,130	9,973	4,662	N/A	10,590	6,075	52,429
	Approx. Units	26	9	6	N/A	12	5	58
Total at 50%	Square Feet	21,130	9,973	4,662	N/A	10,590	6,075	52,429
	Approx. Units	26	9	6	N/A	12	5	58
Total Phase I at 80%	Square Feet	25,792						
	Approx. Units	32						
Total Phase I at 50%	Square Feet	25,792						
	Approx. Units	32						
Total Phase II at 80%	Square Feet	26,637						
	Approx. Units	26						
Total Phase II at 50%	Square Feet	26,637						
	Approx. Units	26						
Total Affordable at Buildout	Square Feet	104,858						
	Approx. Units	116						
NOTES	All buildings at 10% GFA affordable except A2 at 8% to support for-sale housing product.							



- Consolidated PUD
- Theoretical Lot Line
- First Stage
- Stage Line
- Lot 6



CONSOLIDATED PUD:

- Contained in this Consolidated PUD:
- Building A-1 (Residential w/ Retail @ Ground Floor)
 - Building B (Residential w/ Retail @ Ground Floor)
 - Building C-1 (Office w/ Retail @ Ground Floor)
 - Site improvement (Florida Entrance Park Extension, Gantry Park and Plaza, Neal Place Connection, Morse and 3rd Street utilities, Alley)

Interim Stage:

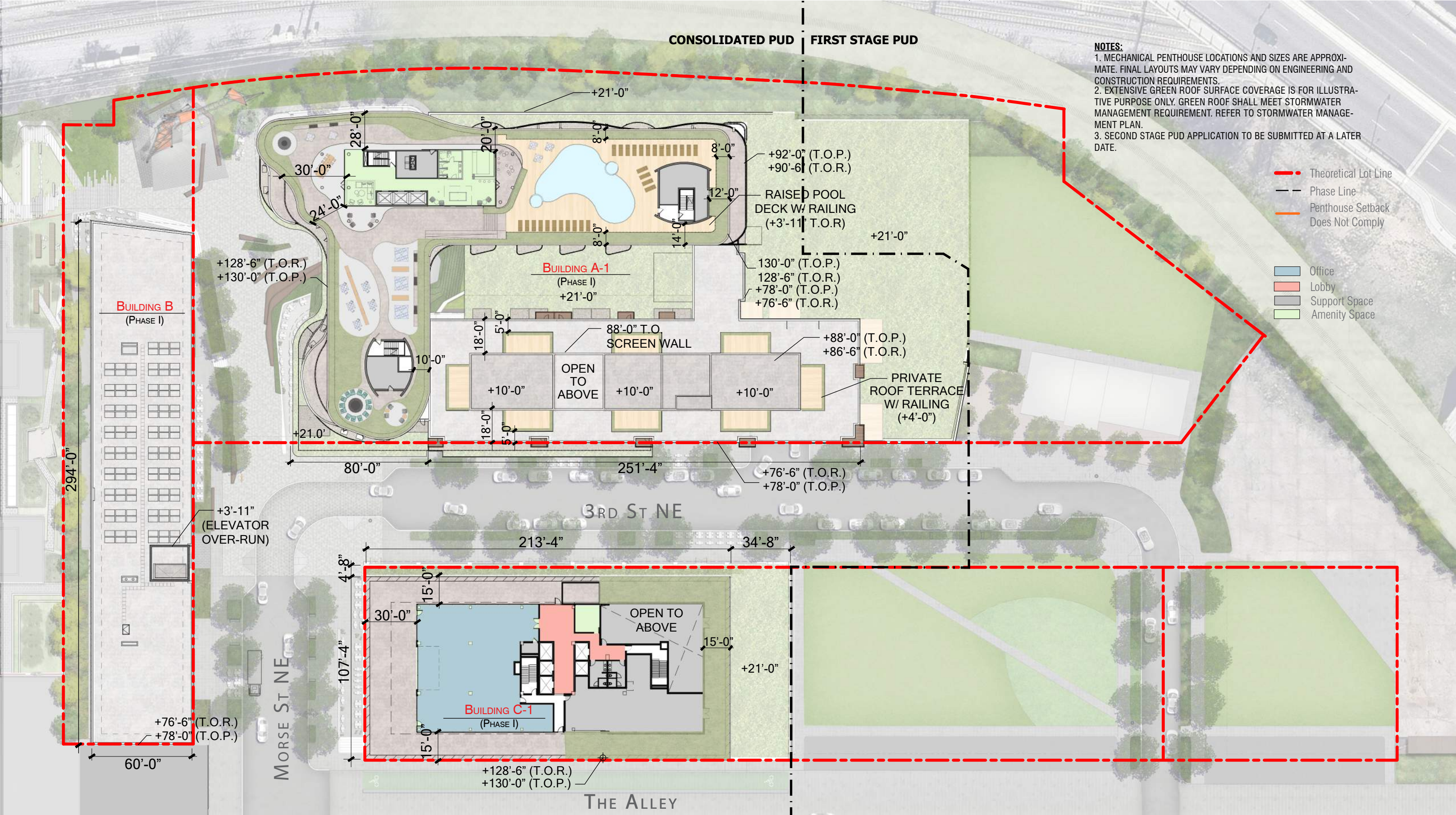
- Parcel A-2: Pop-Up Retail/ Makers Space Incubators
- Parcel C-2: Temporary Park
- Parcel D: Temporary Park

FIRST STAGE PUD:

- Contained in this submission:
- Building A-2 (Residential or Hotel w/ Retail @ Ground Floor)
 - Building C-2 (Residential w/ Retail @ Ground Floor)
 - Building D (Residential or Hotel or Office w/ Retail @ Ground floor)
 - Neal Place Park

Second Stage PUD to be submitted at a later date.





NOTES:
 1. MECHANICAL PENTHOUSE LOCATIONS AND SIZES ARE APPROXIMATE. FINAL LAYOUTS MAY VARY DEPENDING ON ENGINEERING AND CONSTRUCTION REQUIREMENTS.
 2. EXTENSIVE GREEN ROOF SURFACE COVERAGE IS FOR ILLUSTRATIVE PURPOSE ONLY. GREEN ROOF SHALL MEET STORMWATER MANAGEMENT REQUIREMENT. REFER TO STORMWATER MANAGEMENT PLAN.
 3. SECOND STAGE PUD APPLICATION TO BE SUBMITTED AT A LATER DATE.

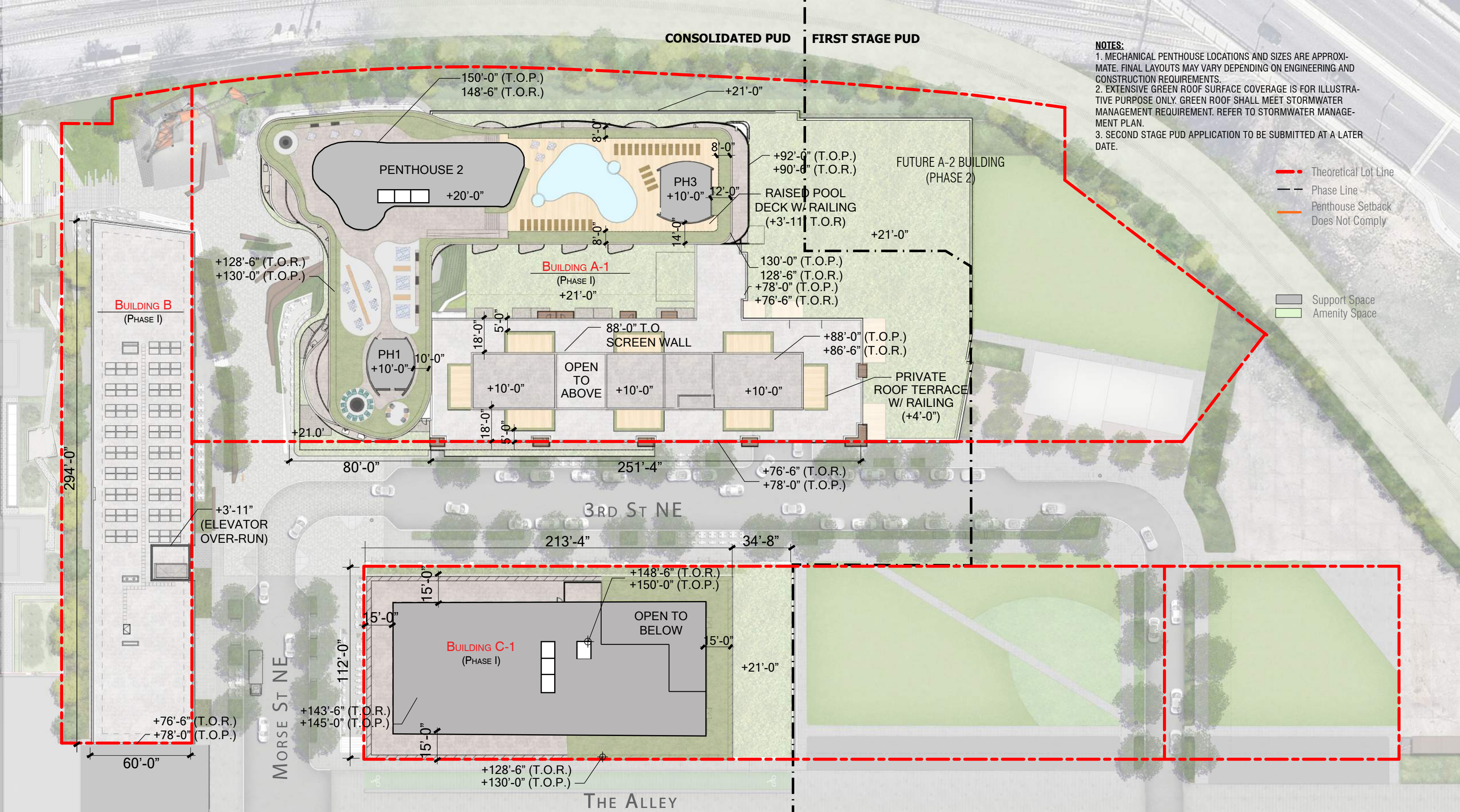
- - - Theoretical Lot Line
- Phase Line
- Penthouse Setback Does Not Comply
- Office
- Lobby
- Support Space
- Amenity Space

ROOF PLAN - CONSOLIDATED PUD

SCALE: 1" = 50'-0"

REVISED OCTOBER 6, 2016
 SEPTEMBER 30, 2016





REVISED OCTOBER 6, 2016
 SEPTEMBER 30, 2016

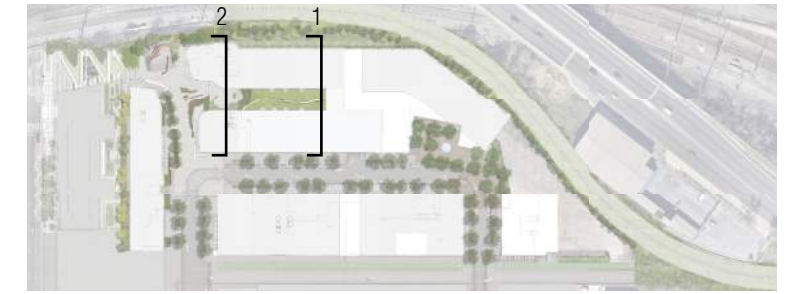
SCALE: 1" = 50'-0"

UPPER ROOF PLAN - CONSOLIDATED PUD

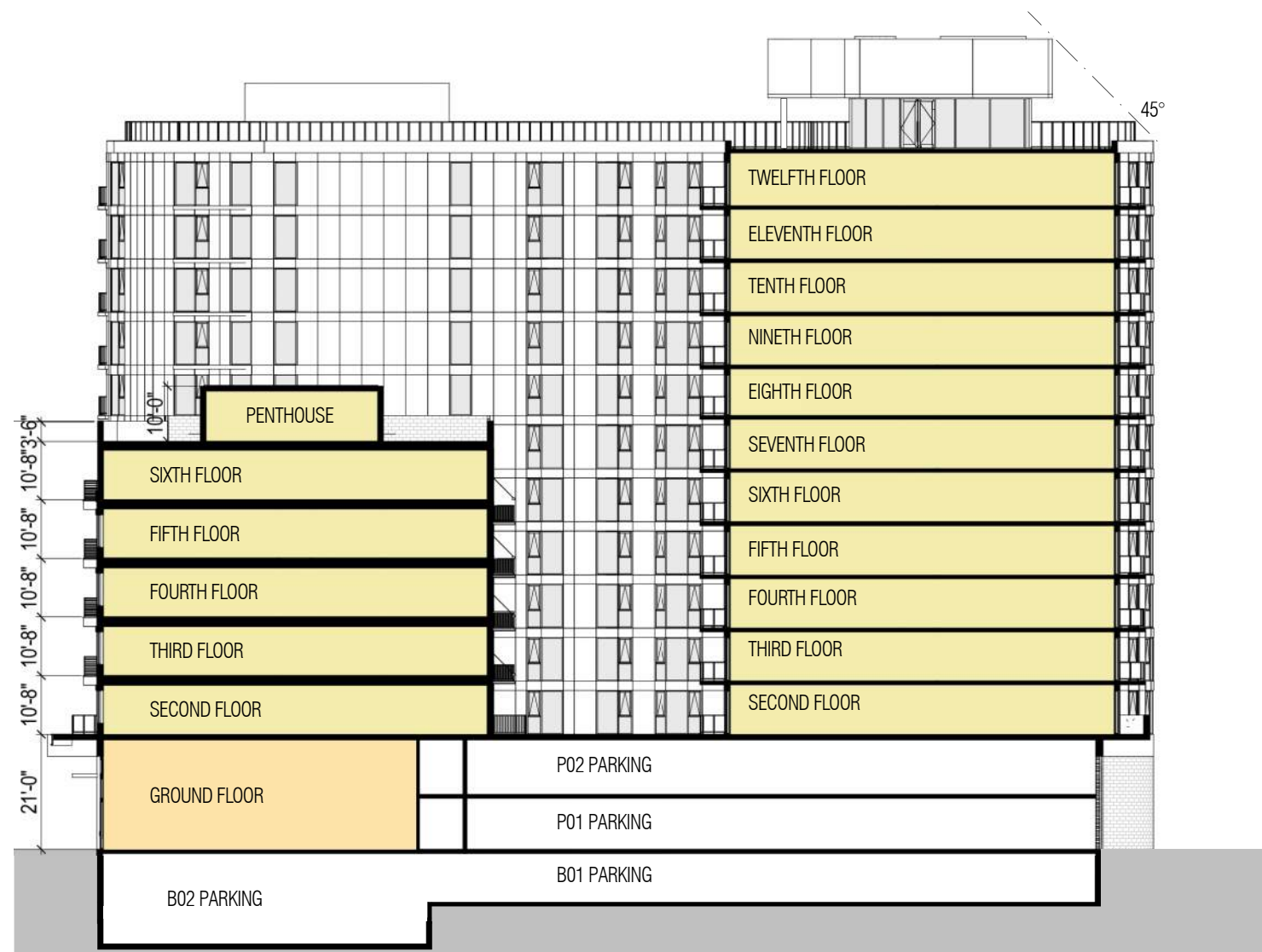


DIAGRAM KEY

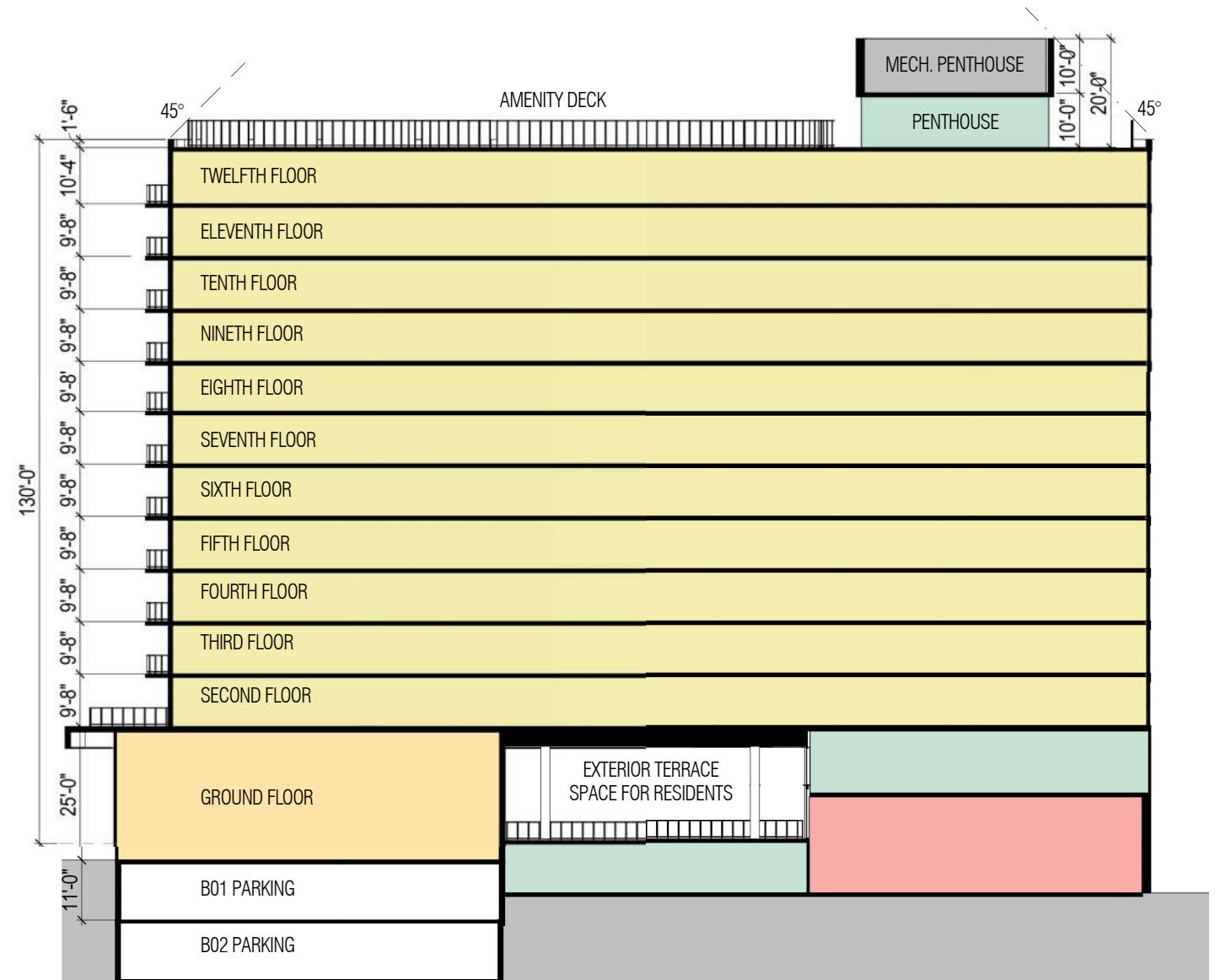
- RESIDENTIAL
- AMENITY
- RETAIL
- OFFICE
- MECHANICAL/SUPPORT SPACE
- LOBBY



KEY PLAN



EAST-WEST SECTION 1

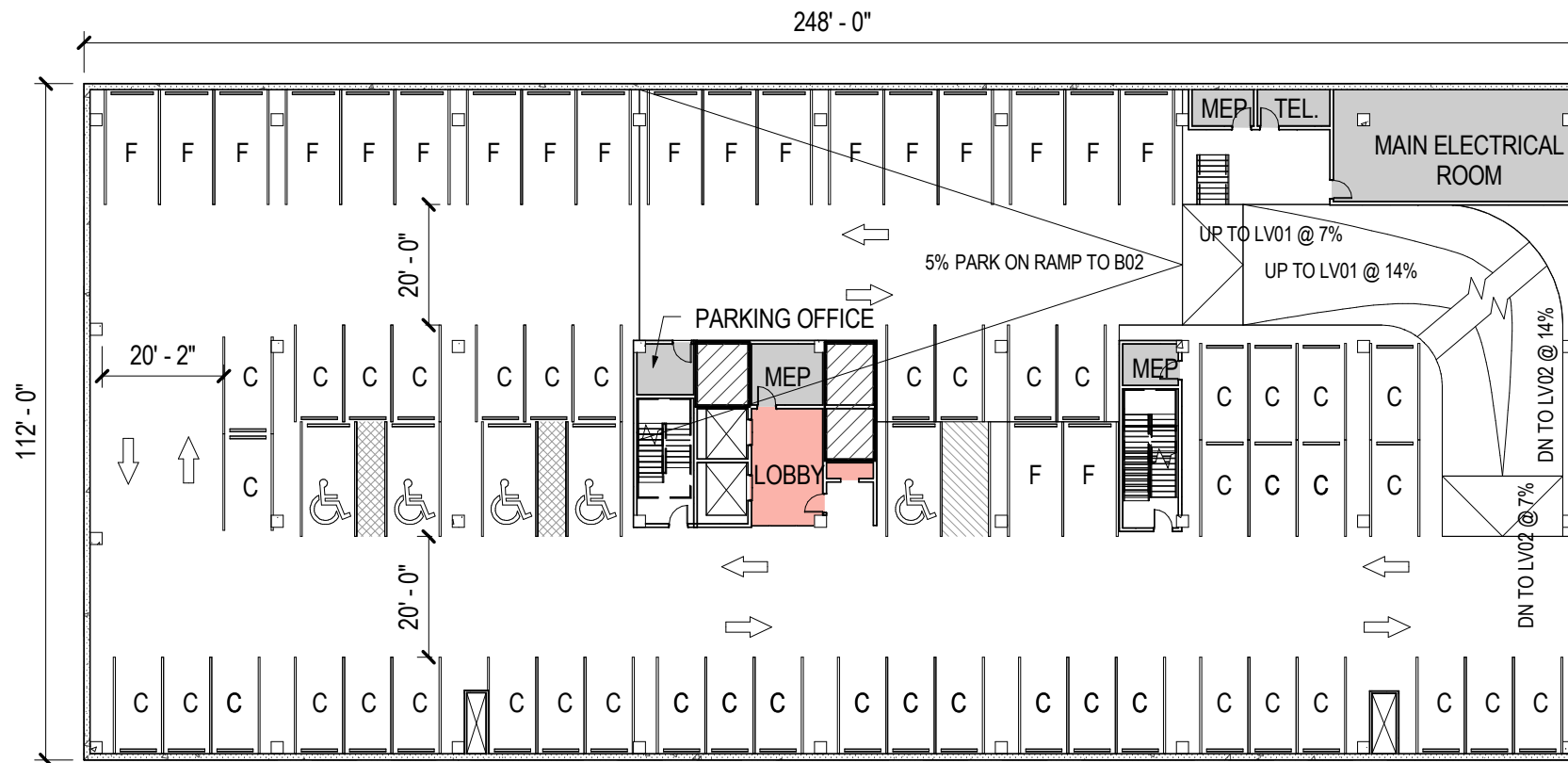


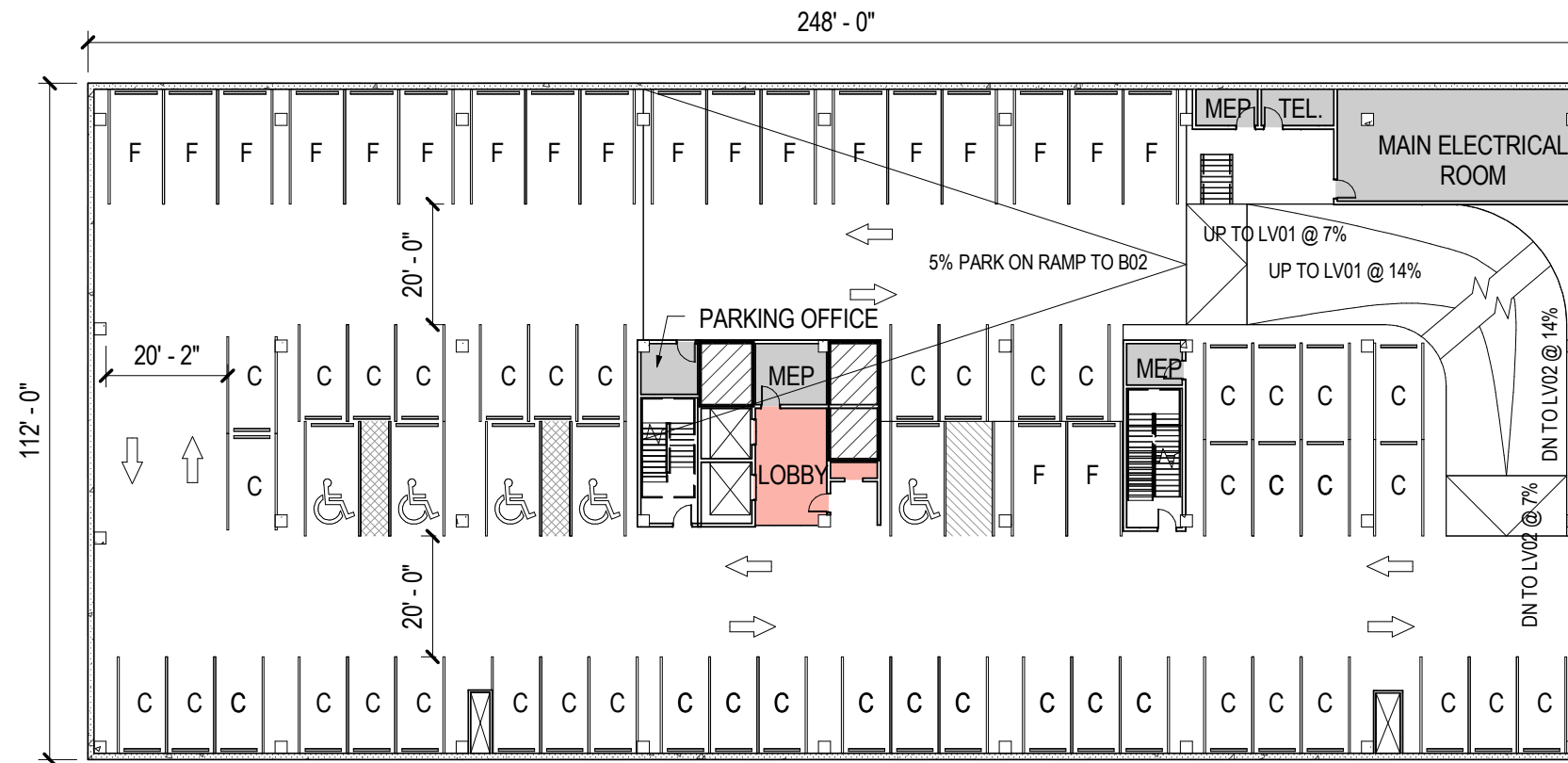
EAST-WEST SECTION 2

BUILDING SECTIONS - BUILDING A1

SCALE: 1" = 30'-0"

REVISED OCTOBER 6, 2016
SEPTEMBER 30, 2016



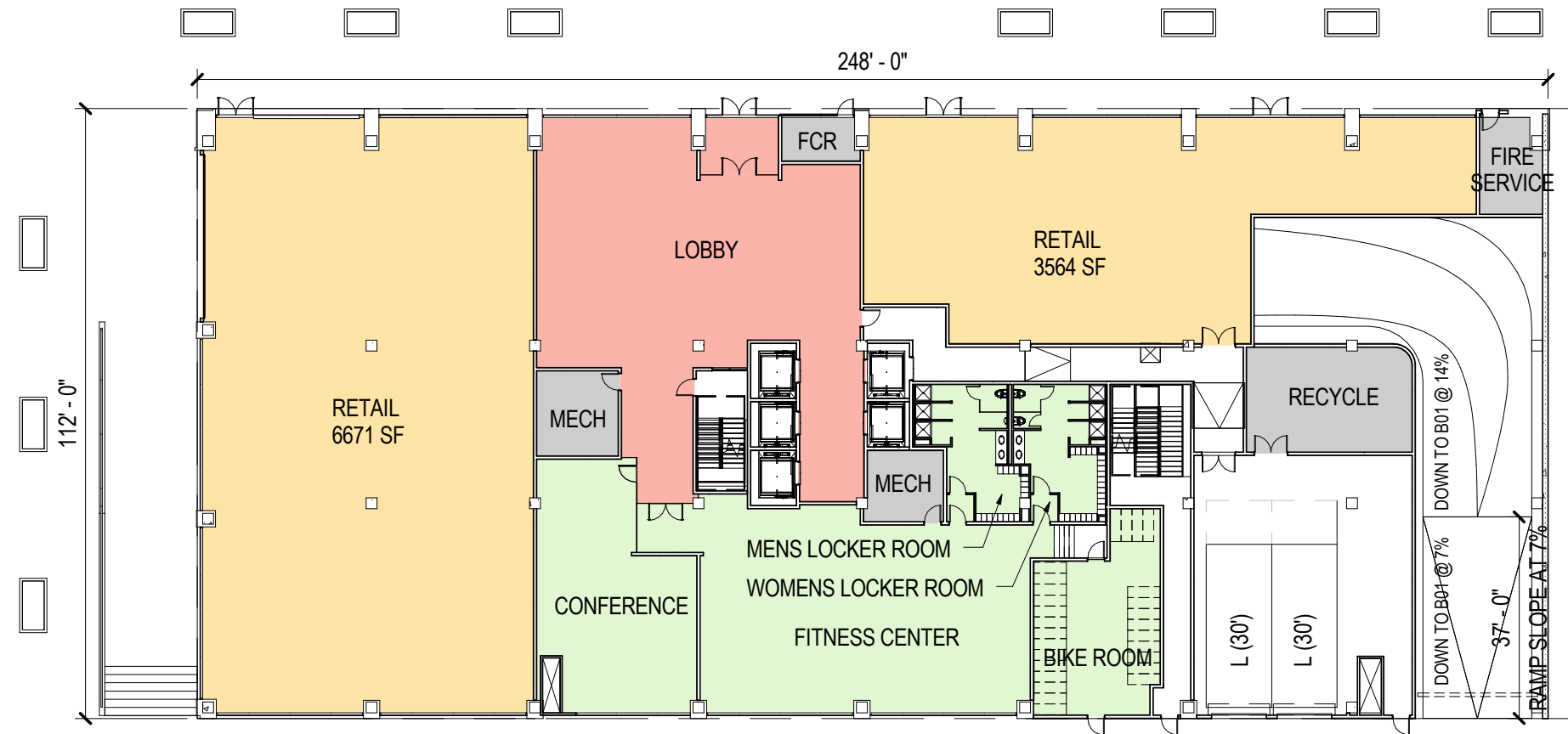


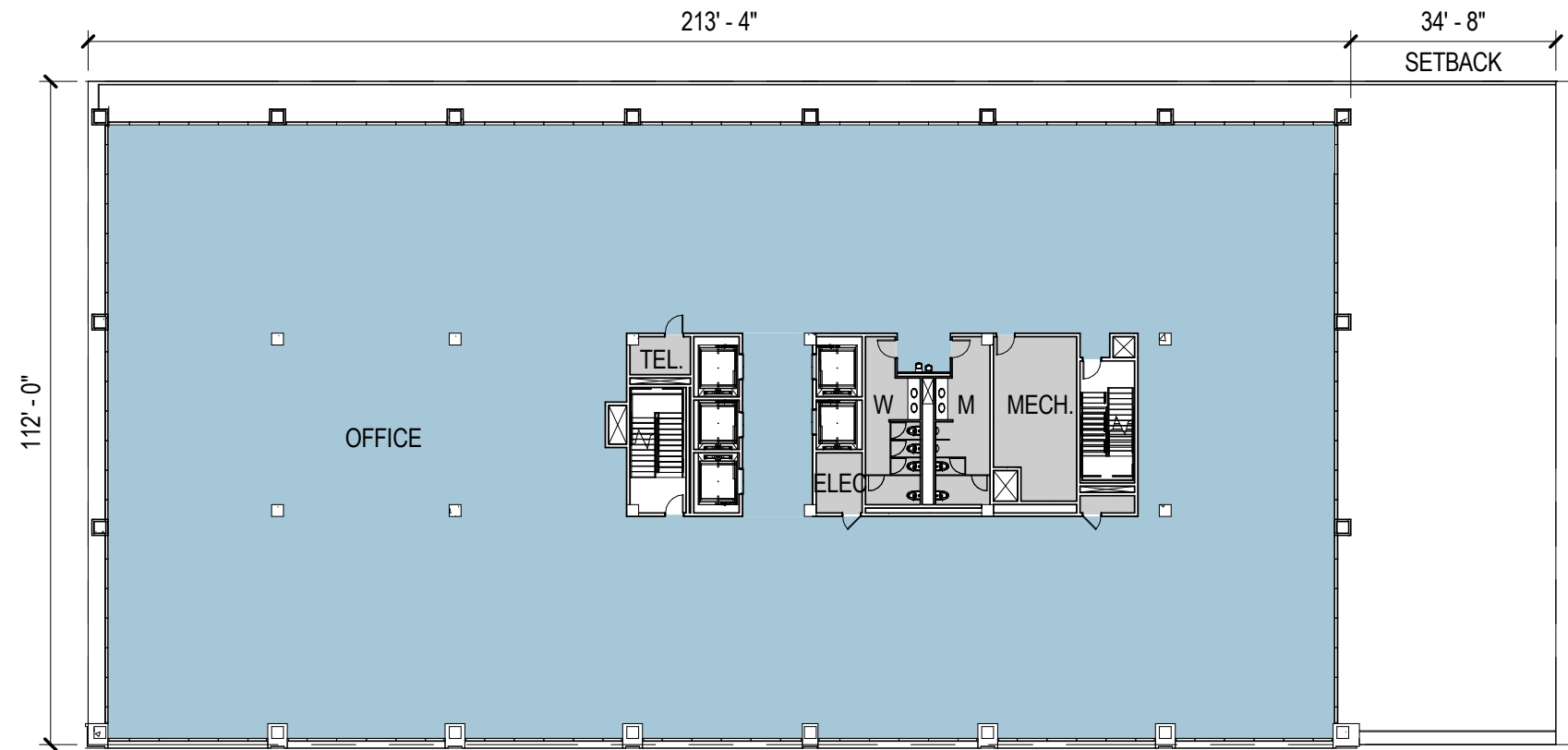
REVISED OCTOBER 6, 2016
 SEPTEMBER 30, 2016

SCALE: 1" = 30'-0"

BUILDING C-1 FLOOR PLAN B01





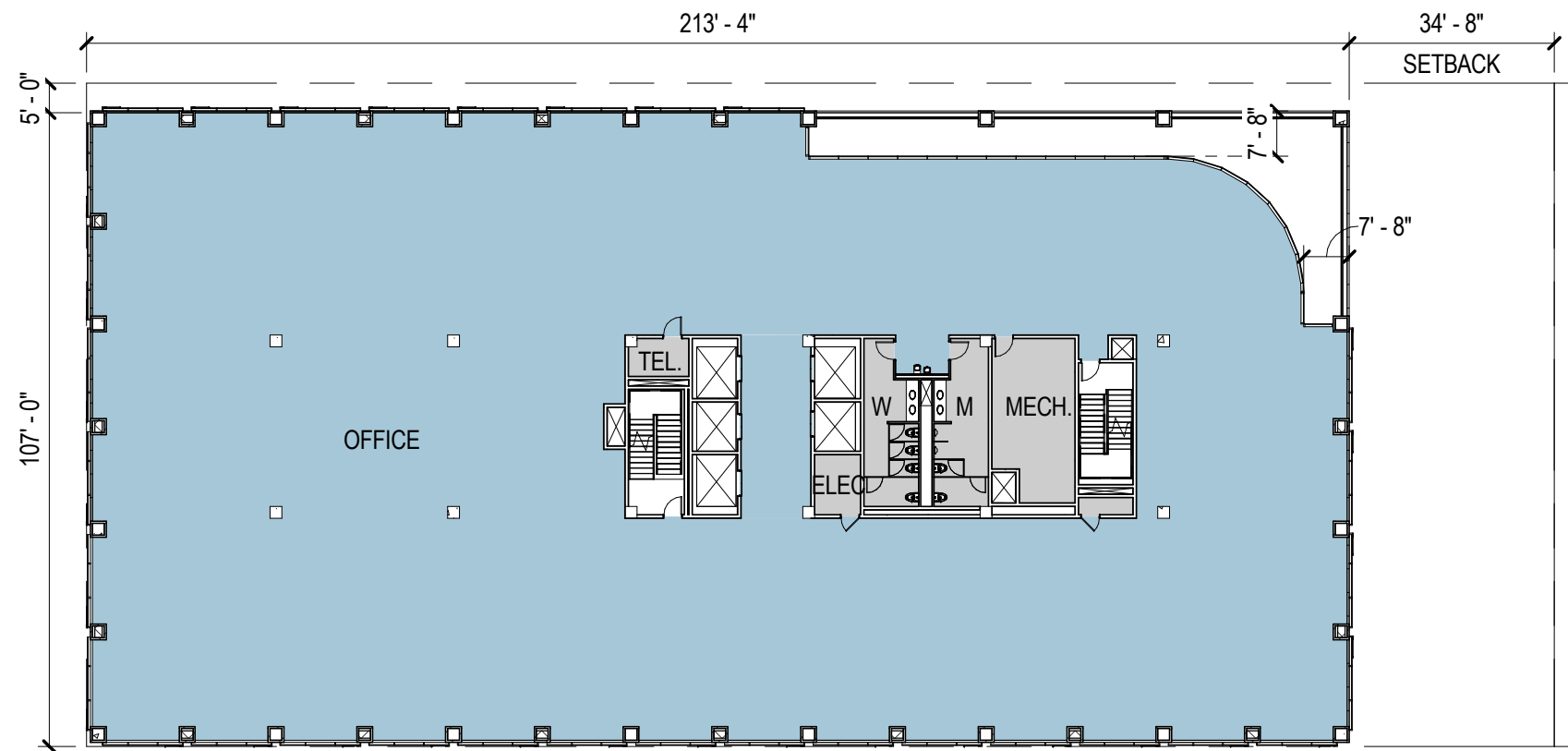


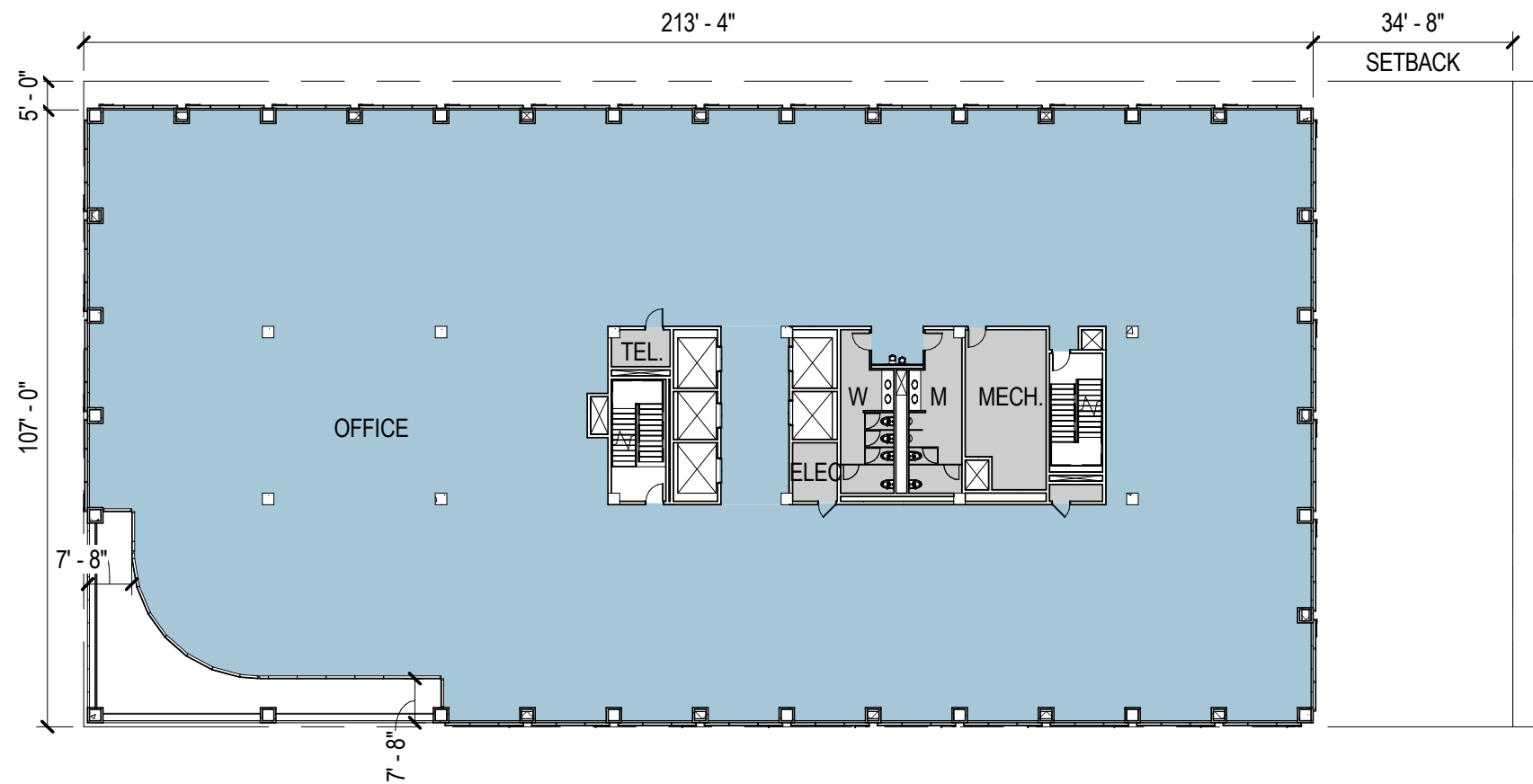
REVISED OCTOBER 6, 2016
SEPTEMBER 30, 2016

SCALE: 1" = 30'-0"

BUILDING C-1 FLOOR PLAN LEVEL 02





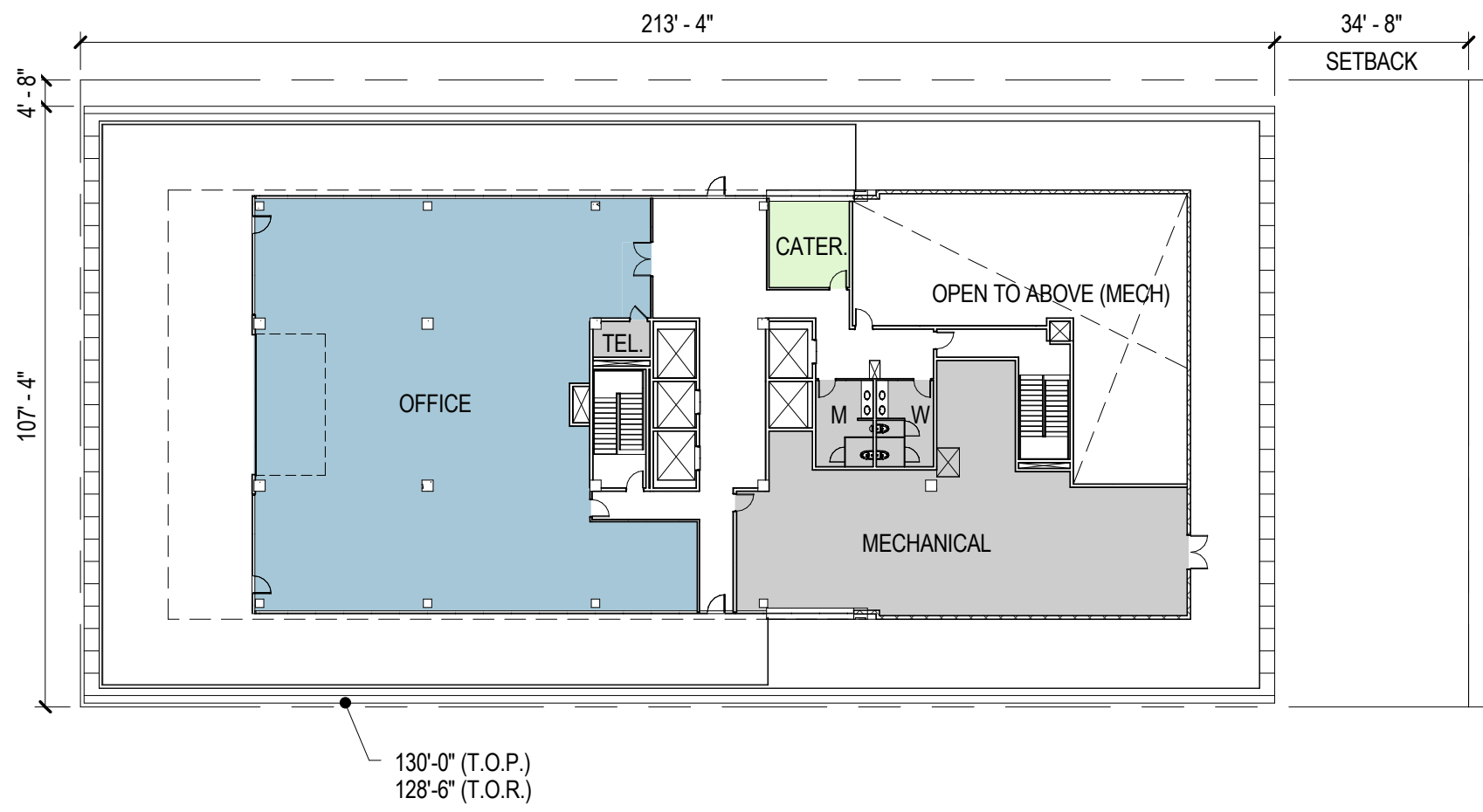


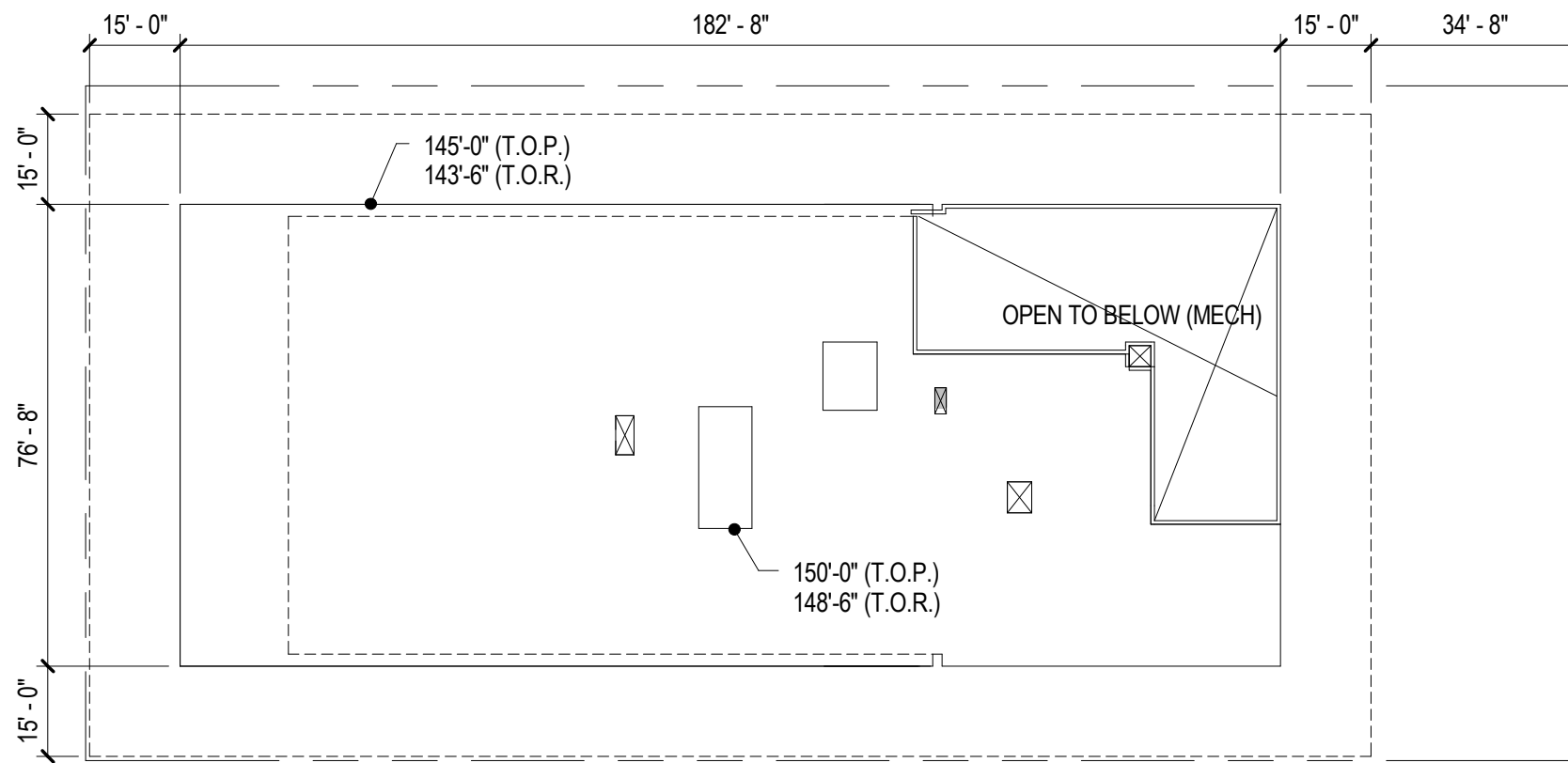
REVISED OCTOBER 6, 2016
 SEPTEMBER 30, 2016

SCALE: 1" = 30'-0"

BUILDING C-1 FLOOR PLAN LEVEL 05, 06, 09, 10







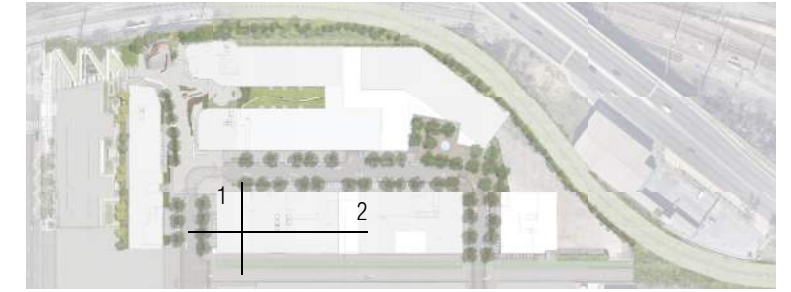
REVISED OCTOBER 6, 2016
 SEPTEMBER 30, 2016

SCALE: 1" = 30'-0"

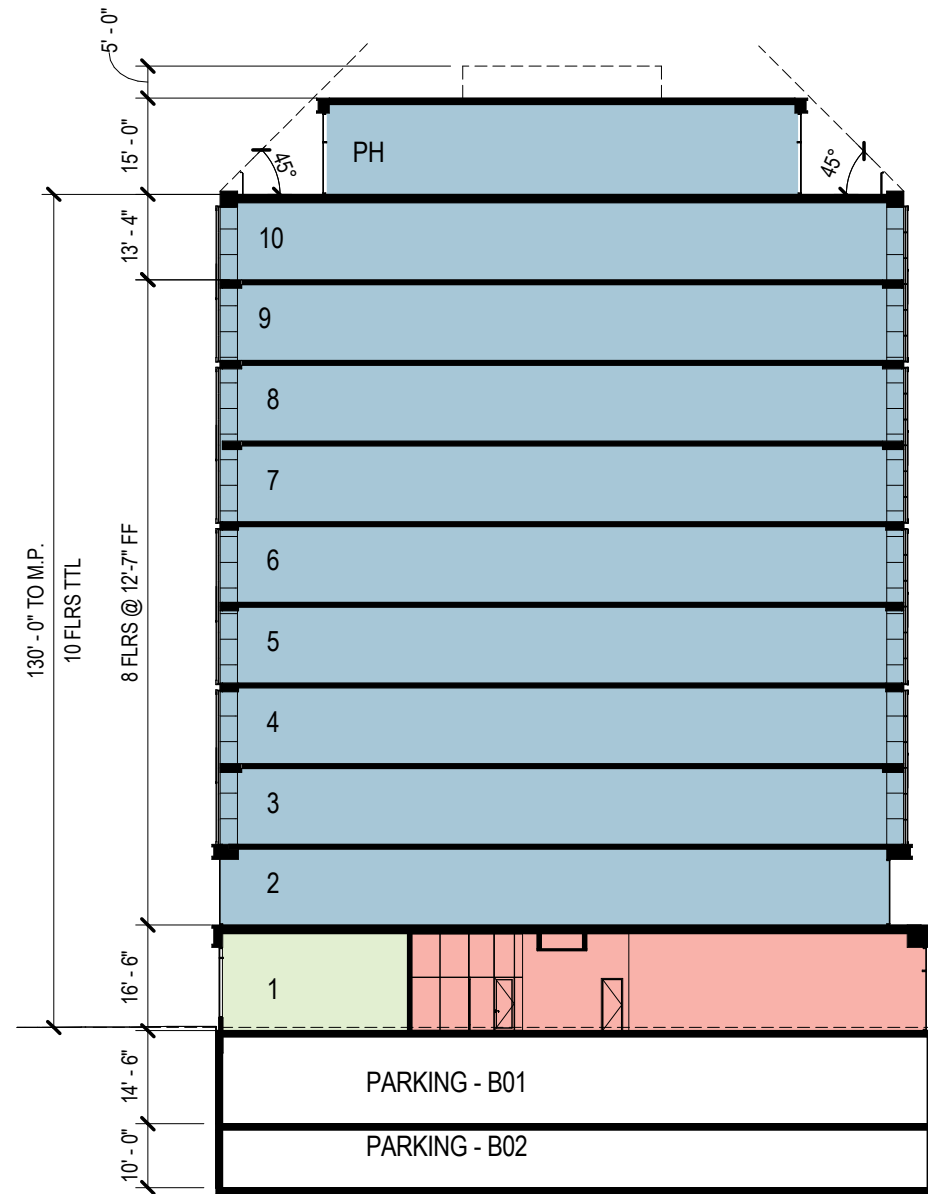
BUILDING C-1 PENTHOUSE ROOF PLAN



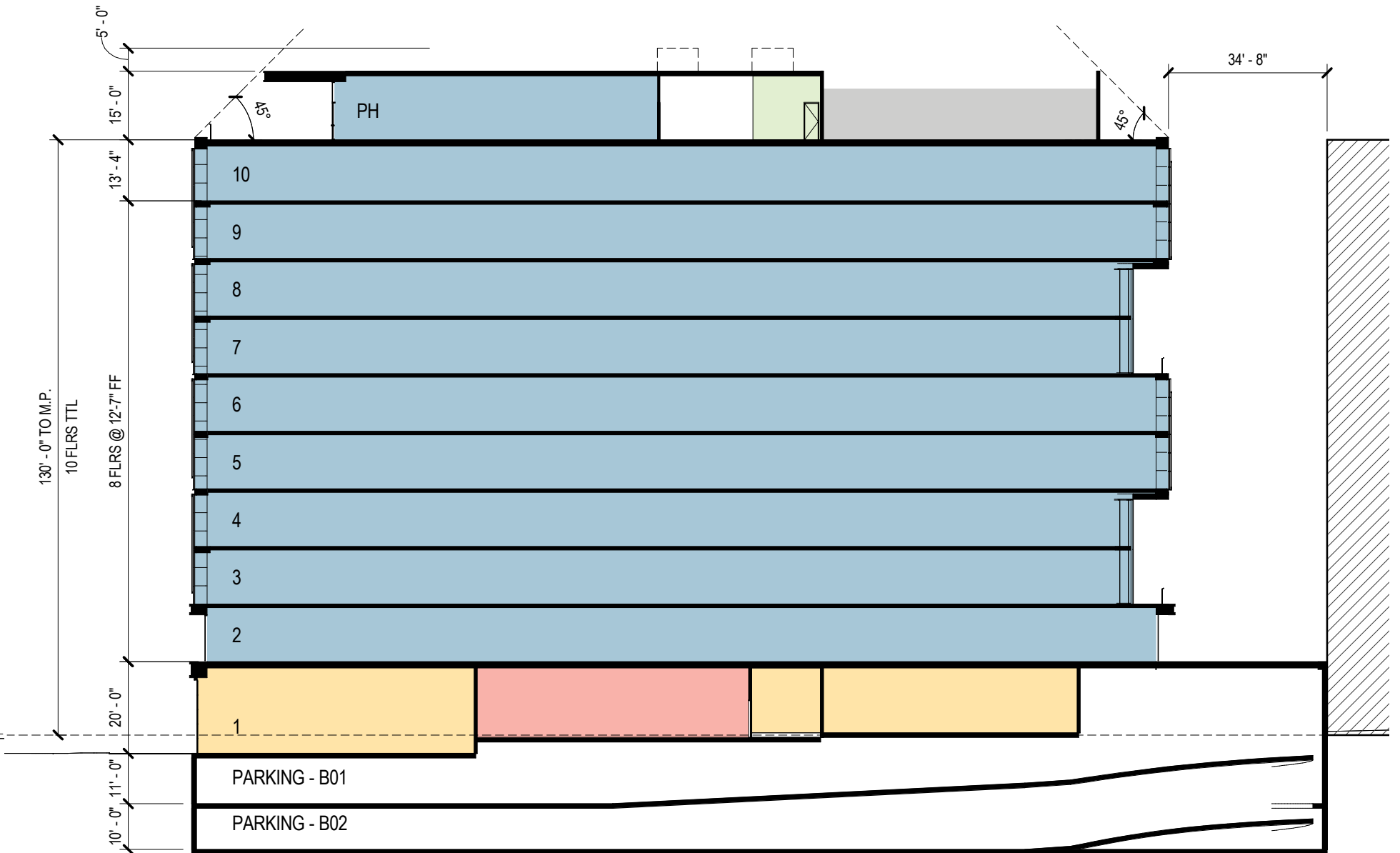
NOTE:
 REFER TO OVERALL ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.
 THE EXTERIOR ELEVATIONS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSE ONLY
 ALL RETAIL STOREFRONT AND SIGNAGE SUBJECT TO TENANT MODIFICATION
 THE APPLICANT REQUESTS FLEXIBILITY TO VARY THE FINAL SELECTION OF EXTERIOR MATERIALS, BUT WILL MAINTAIN THE DESIGN INTENT AND GENERAL LEVEL OF QUALITY. COLOR RANGE AND TYPE OF MATERIALS MAY VARY BASED ON AVAILABILITY AT TIME OF CONSTRUCTION AND DESIGN DEVELOPMENT.



KEY PLAN



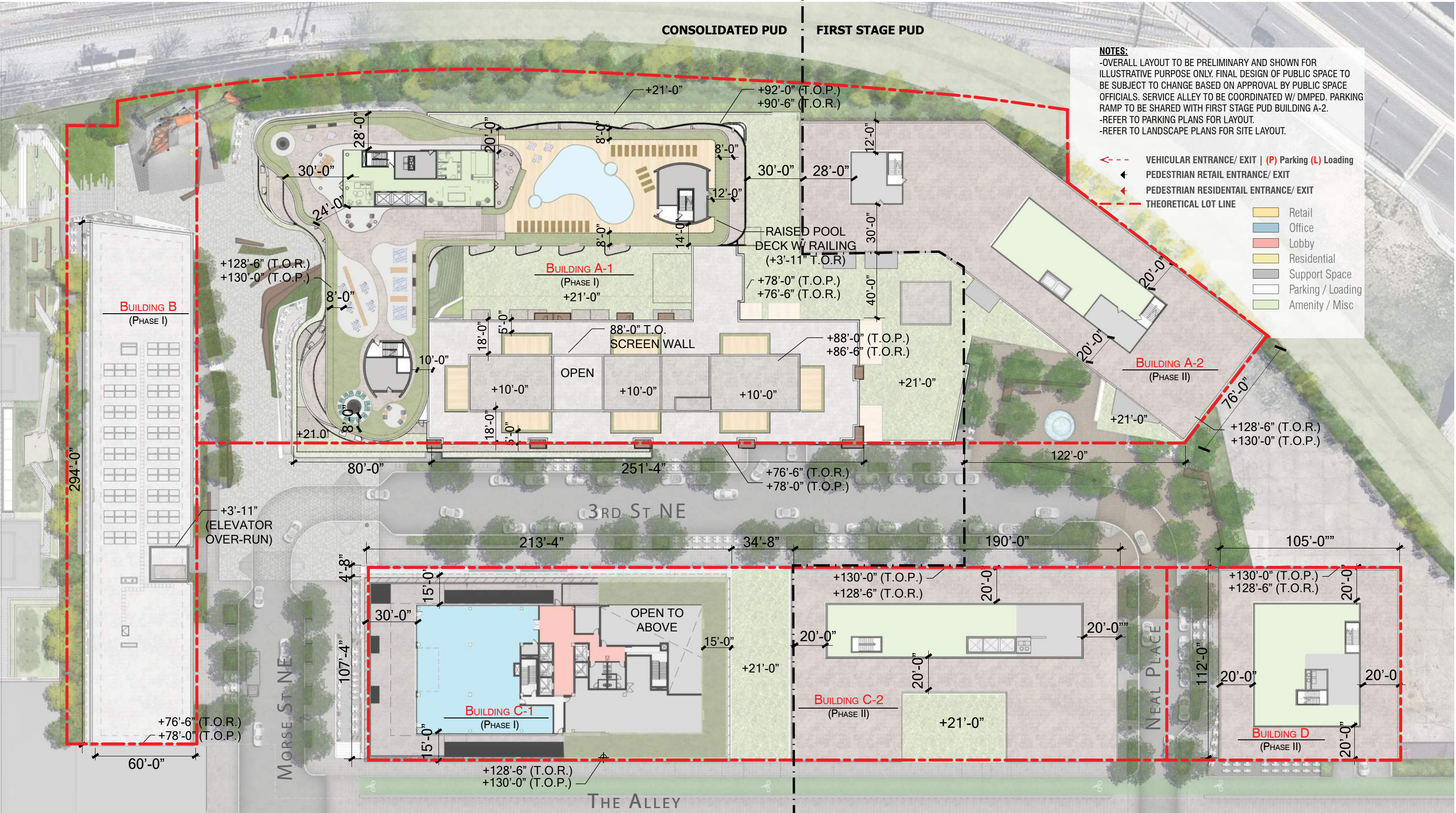
1_CROSS SECTION



2_LONGITUDINAL SECTION

REVISED OCTOBER 6, 2016
 SEPTEMBER 30, 2016

SCALE: 1" = 30'-0"

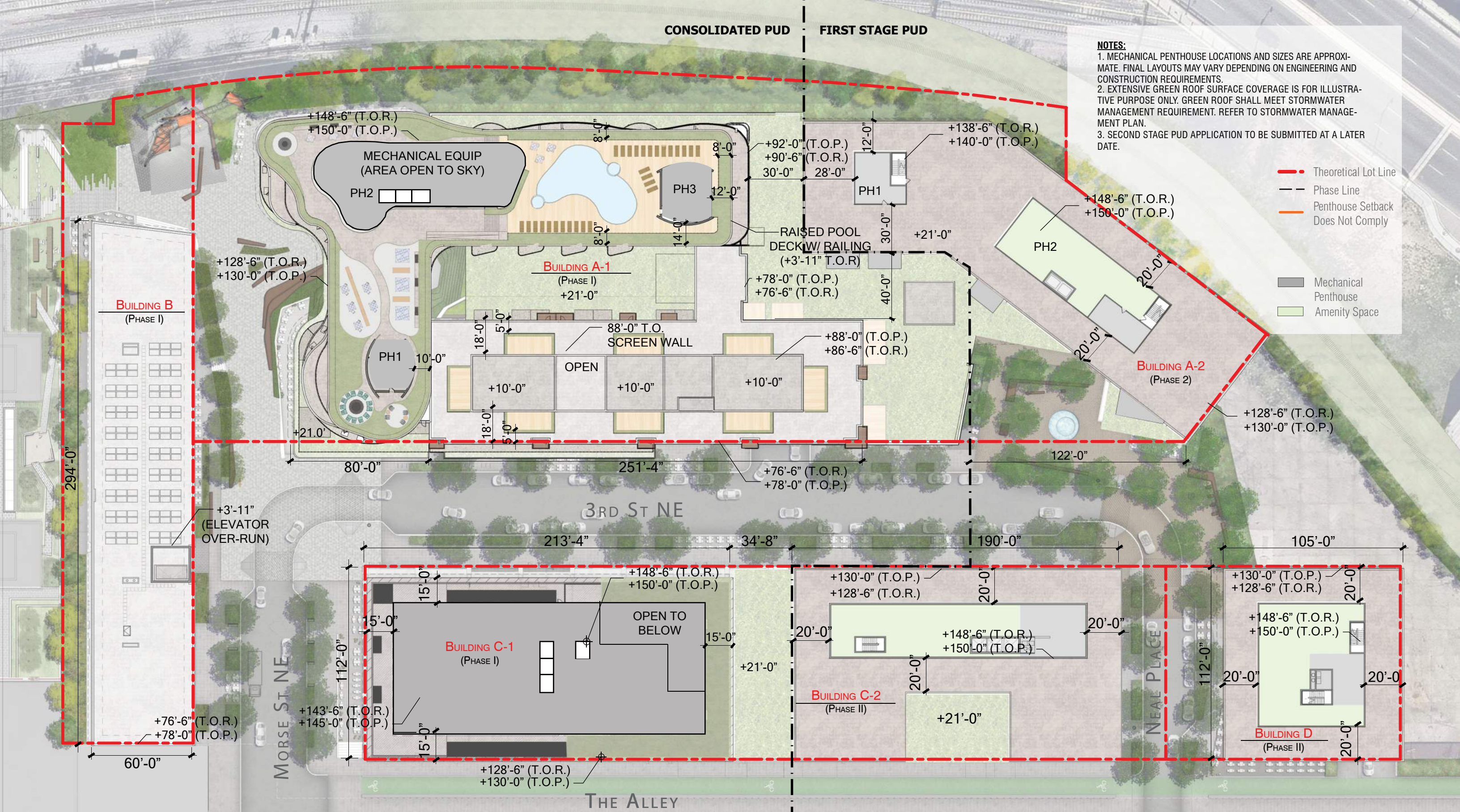


ROOF PLAN - CONSOLIDATED AND FIRST STAGE PUD

SCALE: 1" = 50'-0"

REVISED OCTOBER 6, 2016
 SEPTEMBER 30, 2016





REVISED OCTOBER 6, 2016
 SEPTEMBER 30, 2016

SCALE: 1" = 50'-0"

UPPER ROOF PLAN - CONSOLIDATED AND FIRST STAGE PUD



DIAGRAM KEY

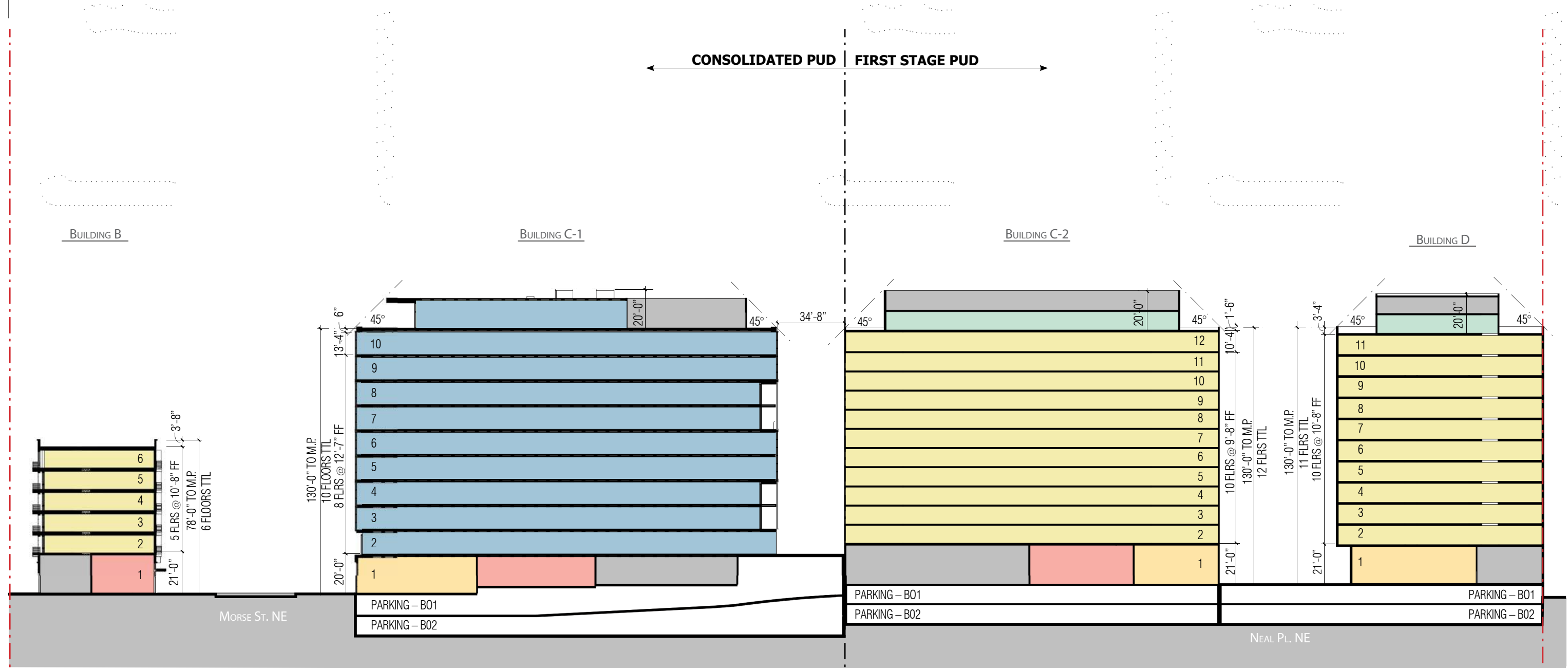
- - - LOT LINE
- - - PHASE LINE
- RESIDENTIAL
- AMENITY
- RETAIL
- OFFICE
- MECHANICAL/SUPPORT SPACE
- LOBBY

NOTE:
 REFERE TO ZONING DIAGRAMS FOR LOCATION OF MEASURING POINTS.
 SPOT ELEVATIONS FOR THOSE DRAWINGS ARE ASSUMED TO BE +0.00' AND TAKEN FROM THE FOLLOWING MEASURING POINTS

- BUILDINGS A-1 & A-2: 80.0' (THIRD STREET NE)
- BUILDING B: 76.0' (SECTION THIRD STREET NE & MORSE STREET NE)
- BUILDINGS C-1 & C-2: 81.0' (3RD STREET NE)
- BUILDING D: 84.0' (NEAL PLACE NE)



KEY PLAN



OVERALL N-S SECTION 3

SCALE: 1" = 50'-0"

SEPTEMBER 30, 2016