

301 N AND 331 N STREETS NE

FOULGER-PRATT DEVELOPMENT

AA STUDIO

TORTI GALLAS URBAN, INC.



INITIAL PUD APPLICATION: 10/30/15

PRE-HEARING PUD SUBMISSION: 3/28/16

SUPPLEMENTAL PRE-HEARING PUD SUBMISSION: 5/31/16

DRAWING INDEX

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LANDSCAPE

NONE

CIVIL

NONE

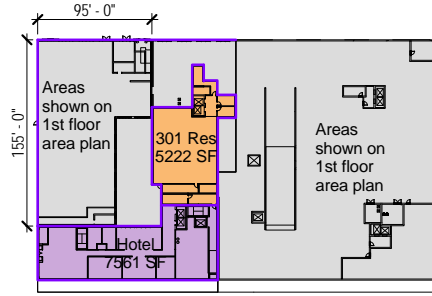
REGULAR TEXT - REVISED SHEETS

BOLD TEXT - NEW SHEETS

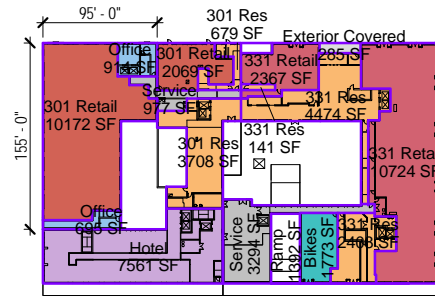
ZONING ANALYSIS

301 + 331 N Street, NE Zoning Analysis											
Square 722											
	Allowable by Current Zoning (C-M-1)	Allowable by Zoning (C-3-C PUD)	Proposed - 301 N St. NE			Proposed - 331 N St. NE			Proposed - Combined 301 + 331 N St. NE		
Site Area	N/A	N/A	33,120 sf			36,120 sf			69,240 sf		
FAR	3.0 matter of right (3.0 with PUD) No Residential permitted	Residential and Commercial 8.0 Total with PUD (6.5 matter of right)	12,241 GSF Retail 25,659 GSF Office 80,366 GSF Hotel 82,386 GSF Residential 977 GSF Service 201,629 GSF Total			13,086 GSF Retail 0 GSF Office 0 GSF Hotel 241,362 GSF Residential 5,644 GSF Service, Bike storage, and Covered Exterior 260,092 GSF Total			25,327 GSF Retail 25,659 GSF Office 80,366 GSF Hotel 323,748 GSF Residential 6,621 GSF Service, Bike storage, and Covered Exterior 461,721 GSF Total		
Building Height	40' matter of right, 3 stories max. (60' with PUD)	130' with PUD (90' matter of right) stories-no limit	110' 11 Stories			120' 11 Stories			Per site 11 Stories		
Penthouse	FAR = N/A Height = 12' max (15' for mechanical) 1:1 setback	FAR = .4 max Height = 20' max 1:1 setback	0.22 FAR 20' @ Elevator override/Mech PH, 12' typical Relief Requested for 1:1 setback at east courtyard			0.27 FAR 20' @ Elevator override/Mech PH, 12' typical Relief Requested for 1:1 setback on interior courtyard sides			Per site 20' @ Elevator override/Mech PH, 12' typical Relief Requested for 1:1 setback adjacent to 331 N Street Courtyard		
Lot Occupancy	N/A	100%	39% (Calculated at 1st Floor)			74% (Calculated at 1st Floor)			57% (Calculated at 1st Floor)		
Dwelling Units	N/A	N/A	96 Units (Approx.)			276 Units (Approx.)			372 Units (Approx.)		
Hotel Units	N/A	N/A	175 Hotel Units (Approx.)			175 Hotel Units (Approx.)			175 Hotel Units (Approx.)		
Rear Yard	2.5 inches per foot of height not < 12 feet	2.5 inches per foot of height not < 12 feet	10' provided - Relief Requested (2.5"x105'=21'-11" Req'd)			5' provided - Relief Requested (2.5"x125'=26'-1" Req'd)			5-10' provided - Relief Requested		
Side Yard	None required	None required; If provided 2 inches per foot of height not < 6 feet	None Provided			None Provided			None Provided		
Courtyards	Open Closed	Min. Width: 4" per ft of height not < 15' (res) Area: Twice square of req'd width not < 350 sf (res)	None Provided Relief Requested			Provided as Required Provided as Required			Provided as Required 301 N Closed Court complies when sites combined		
Parking Requirement	N/A	1 space per 750 sf over the first 3,000 sf 1 space per 1800 sf over the first 2,000 sf 1 space per 4 hotel rooms 1 space per each 4 D.U.	Note: Parking Garage shared between sites <u>Total Required-</u> 13 required 13 required 44 required 23 required 93 Total Req'd			Note: Parking Garage shared between sites <u>Total Required-</u> 14 required 0 required 0 required 68 required 82 Total Req'd			Note: Compact spaces not to exceed 40% for required spaces <u>Total Required-</u> 27 required 13 required 44 required 91 required 175 Total Req'd		
			<u>Total Provided</u> 13 provided 13 provided 44 provided 40 provided 110 total provided			<u>Total Provided</u> 14 provided 0 provided 0 provided 116 provided 130 total provided			<u>Total Provided</u> 27 provided 13 provided 44 provided 156 provided 240 total provided		
Bike Parking (Proposed Regs)	N/A	<u>Long-Term Spaces</u> 1 space per 10,000 SF 1 space per 2,500 SF 1 space per 10,000 SF 1 space per each 3 D.U. <u>Short-Term Spaces</u> 1 space per 3,500 SF 1 space per 40,000 SF 1 space per 40,000 SF 1 space per each 20 D.U.	<u>Long-Term Spaces</u> 2 required 10 required 8 required 32 required 52 L.T. Req'd			<u>Short-Term Spaces</u> 3 required 1 required 2 required 5 required 11 S.T. Req'd			<u>Total Provided</u> 8 provided 15 provided 10 provided 48 provided 81 total provided		
			Shared with 331 N Site - Relief Requested Shared with 331 N Site - Relief Requested Shared with 331 N Site - Relief Requested Shared with 331 N Site - Relief Requested			<u>Long-Term Spaces</u> 2 required 0 required 0 required 92 required 94 L.T. Req'd			<u>Short-Term Spaces</u> 4 required 0 required 0 required 14 required 18 S.T. Req'd		
			111 Total Req'd			<u>Total Provided</u> 12 provided 0 provided 0 provided 137 provided 149 total provided			<u>Long-Term Spaces</u> 4 required 10 required 8 required 124 required 146 L.T. Req'd		
			63 Total Req'd			111 Total Req'd			<u>Short-Term Spaces</u> 7 required 1 required 2 required 19 required 28 S.T. Req'd		
Loading	N/A	1 loading berth at 30' + 100 sf platform 1 loading berth at 30' + 100 sf platform+1 20' service space 1 loading berth at 30' + 100 sf platform+1 20' service space 1 loading berth at 55' + 200 sf platform+1 20' service space	Shared with 331 N Site - Relief Requested Shared with 331 N Site - Relief Requested Shared with 331 N Site - Relief Requested Shared with 331 N Site - Relief Requested			*2 loading berths at 30' + 100 sf platforms *1 20' service space * Shared between all uses on 301N and 331N Relief Requested			*2 loading berths at 30' + 100 sf platforms *1 20' service space * Shared between all uses on 301N and 331N Relief Requested		

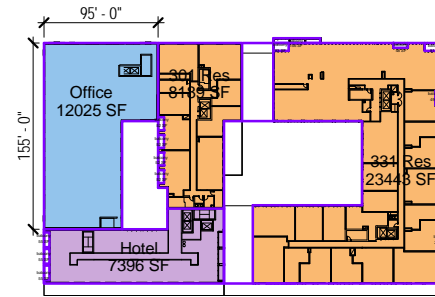
FAR DIAGRAMS



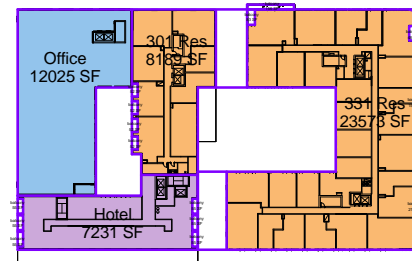
Hotel 1st Floor/301N Res LL



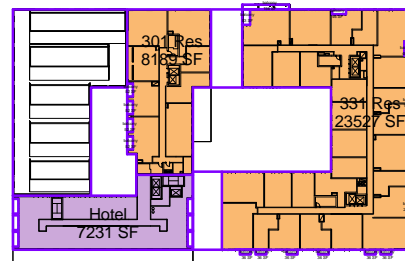
Hotel Mezz/301 + 331 1st Floor



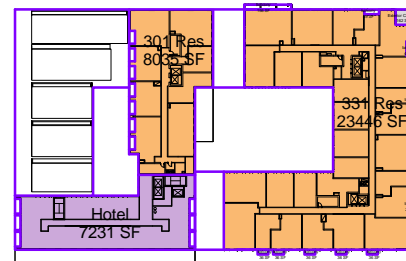
301 + 331 2nd Floor



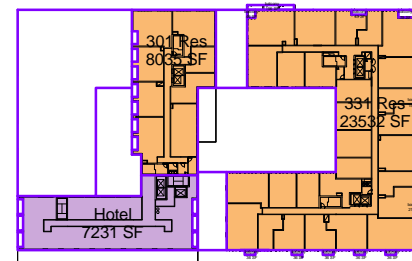
301 + 331 3rd Floor



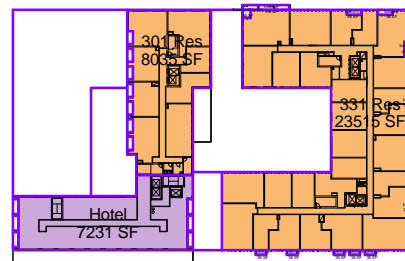
301 + 331 4th Floor



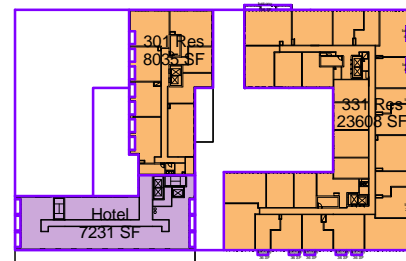
301 + 331 5th Floor



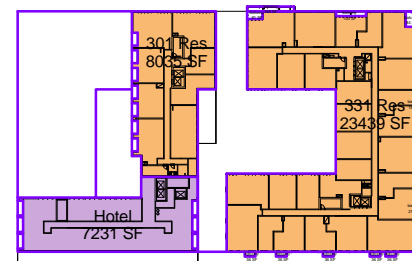
301 + 331 6th Floor



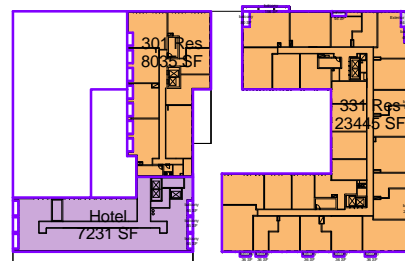
301 + 331 7th Floor



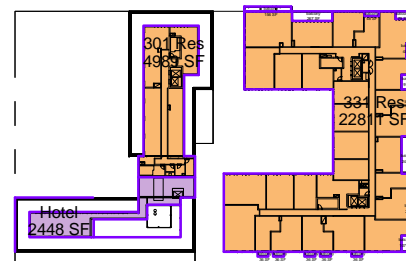
301 + 331 8th Floor



301 + 331 9th Floor



301 + 331 10th Floor



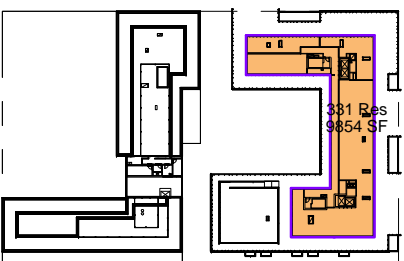
301 N PH/331 11th Floor

BUILDING AREA - 301 N STREET NE						
Floor	Total GSF					
	Garage	Retail	Office	Hotel	Res.	Service
G2	15,974					
G1	17,239					
Hotel 1st Floor/301N Res LL				7,561	5,222	
1st Floor		12,241	1,609	7,561	4,387	977
2nd Floor			12,025	7,396	8,189	
3rd Floor			12,025	7,231	8,189	
4th Floor				7,231	8,189	
5th Floor				7,231	8,035	
6th Floor				7,231	8,035	
7th Floor				7,231	8,035	
8th Floor				7,231	8,035	
9th Floor				7,231	8,035	
10th Floor				7,231	8,035	
Penthouse				2,448	4,989	
TOTAL GSF Interior	33,213	12,241	25,659	82,814	87,375	977
TOTAL GSF In FAR		12,241	25,659	80,366	82,386	977
Site Area						33,120
FAR						6.09

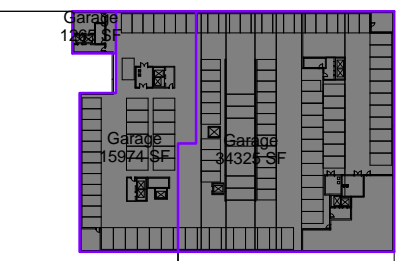
BUILDING AREA - 331 N STREET NE						
Floor	Total GSF					
	Garage	Retail	Res.	Ramp	Serv/Bikes	Covered
G2	34,325					
G1	34,325					
1st Floor		13,086	7,023	1,392	5,067	285
2nd Floor			23,443			
3rd Floor			23,573			
4th Floor			23,527			
5th Floor			23,446			162
6th Floor			23,532			
7th Floor			23,515			46
8th Floor			23,608			
9th Floor			23,439			
10th Floor			23,445			84
11th Floor			22,811			
Penthouse			9,854			
TOTAL GSF Interior	68,650	13,086	251,216	1,392	5,067	0
TOTAL GSF In FAR		13,086	241,362	0	5,067	577
Site Area						36,120
FAR						7.20

BUILDING AREA - COMBINED SITES						
TOTAL GSF Interior	Garage	Retail	Office	Hotel	Res.	Other**
		101,863	25,327	25,659	82,814	338,591
TOTAL GSF In FAR		25,327	25,659	80,366	323,748	6,621
Site Area						69,240
FAR						6.67

** Note: "Other" includes Garage Ramp, Service/Loading, and Ground Floor Bike room.

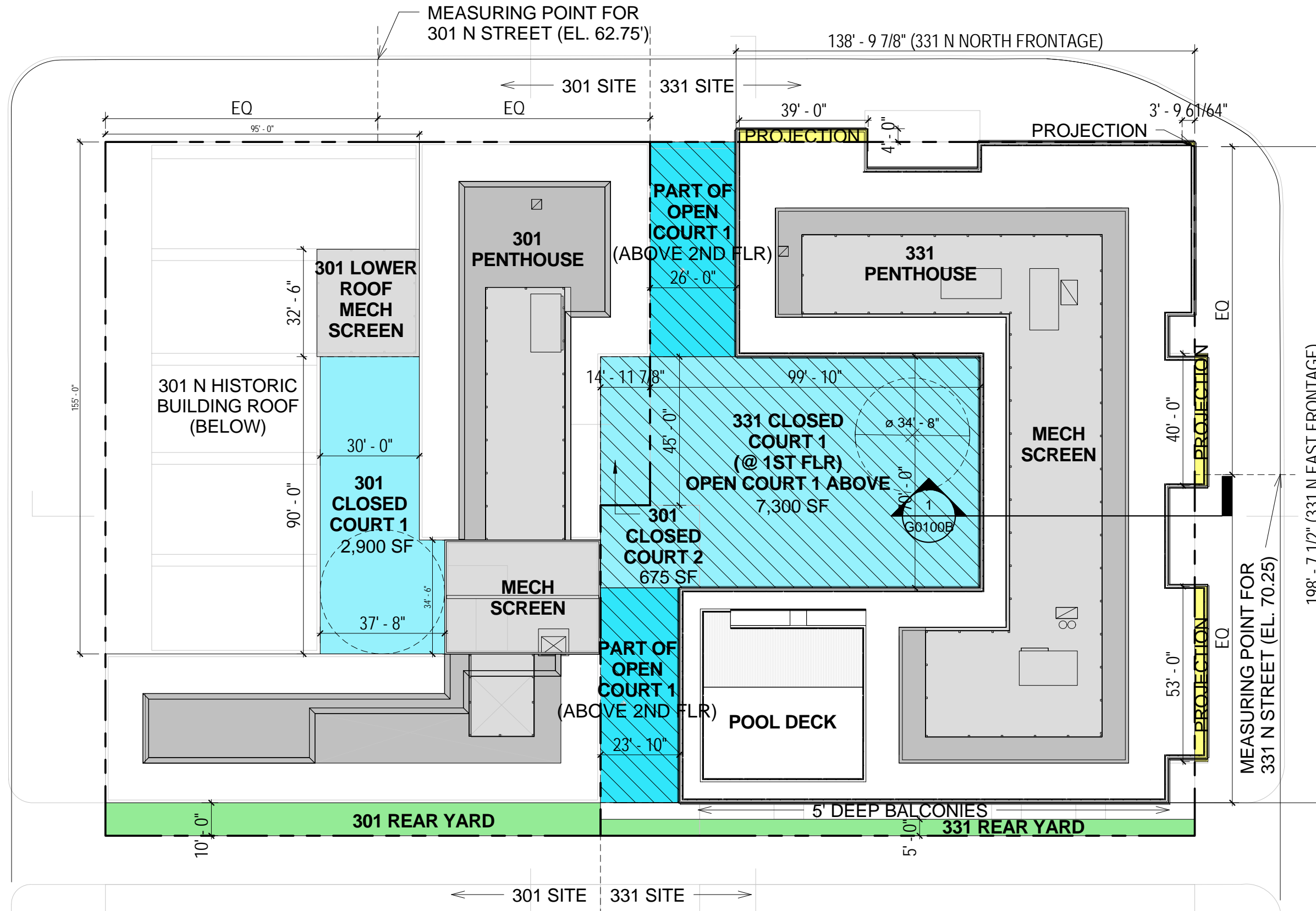


331 N PH



301 N/331 N G1 Level (G2 level similar)

ZONING DIAGRAM



301 COURTS-

CLOSED COURT 1:
 113 FEET TALL x
 4" = 37'-8" MIN WIDTH REQ'D
PROVIDED
 REQ'D AREA =
 37'-8"x37'-8"x2=2,836 SF
PROVIDED

CLOSED COURT 2:
 113 FEET TALL x
 4" = 37'-8" MIN WIDTH REQ'D
RELIEF REQUESTED
 REQ'D AREA =
 37'-8"x37'-8"x2=2,836 SF
RELIEF REQUESTED

331 COURTS-

CLOSED COURT 1:
 121 FEET TALL x
 4" = 40'-4" MIN WIDTH REQ'D
PROVIDED
 REQ'D AREA =
 40'-4"x40'-4"x2=3,250 SF
PROVIDED

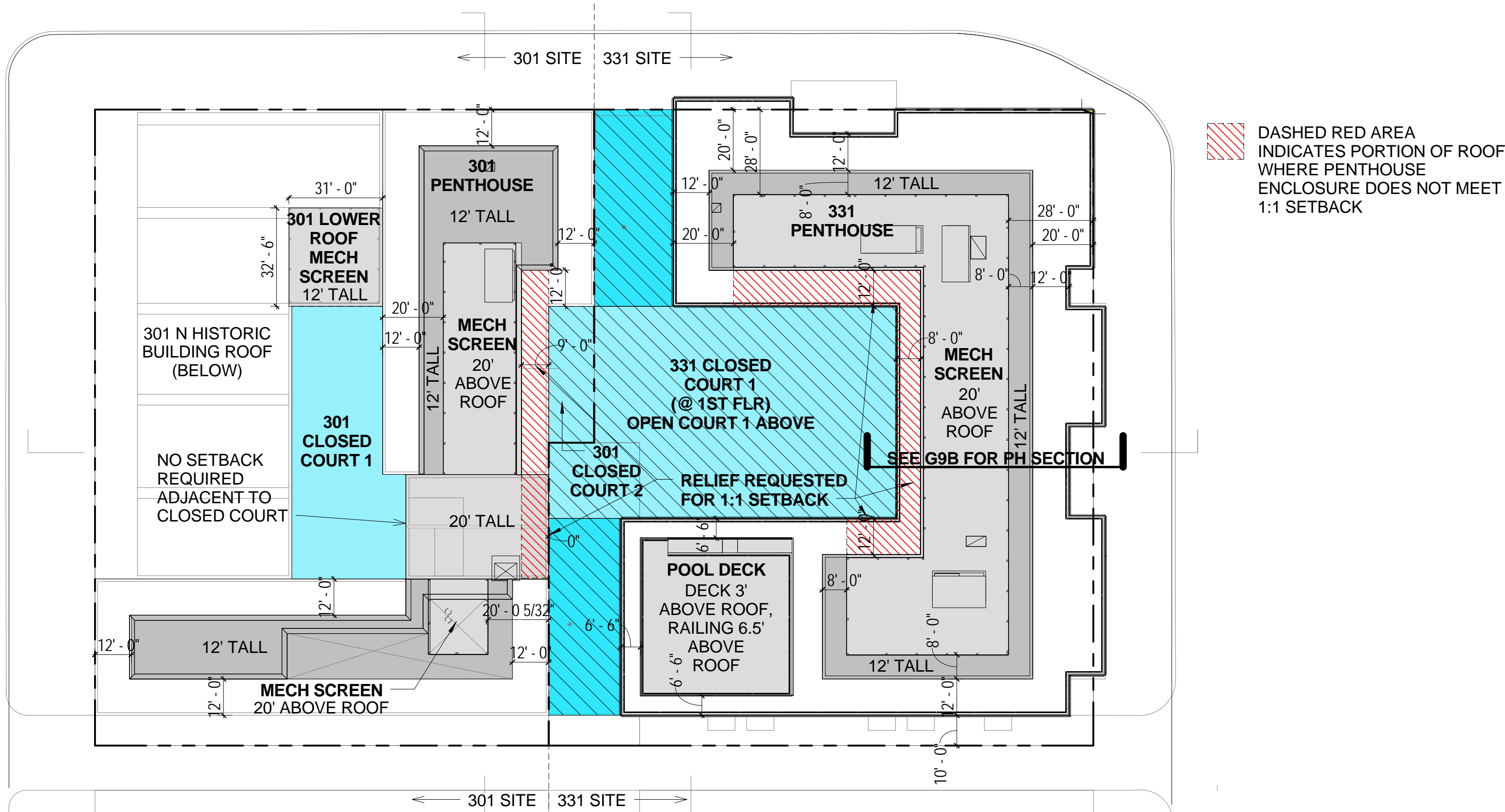
OPEN COURT 1:
 104 FEET TALL x
 4" = 34'-8" MIN WIDTH REQ'D
PROVIDED

331 PROJECTIONS-

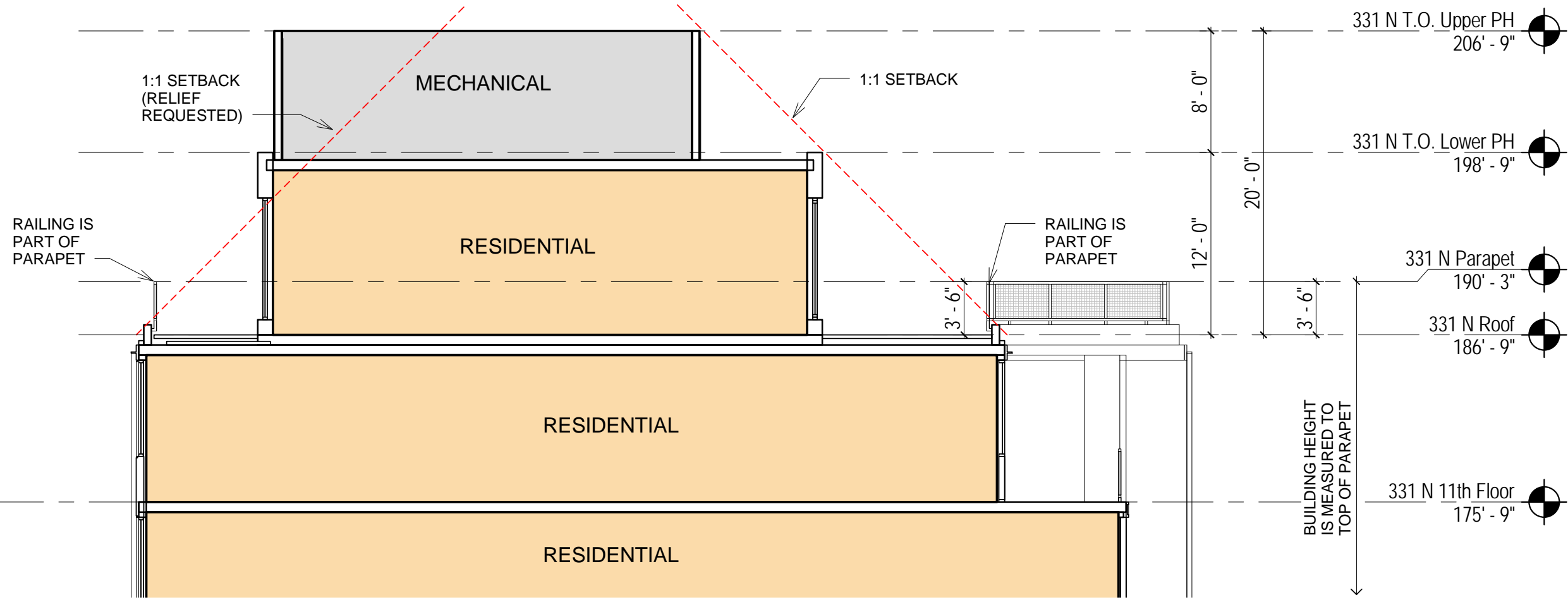
NORTH ELEVATION:
 13'+(6"x113'-10")=
 56'-10" ALLOWED
39' PROVIDED

EAST ELEVATION:
 13'+(6"x174'-7")=
 100'-3" ALLOWED
93' PROVIDED

PENTHOUSE DIAGRAM



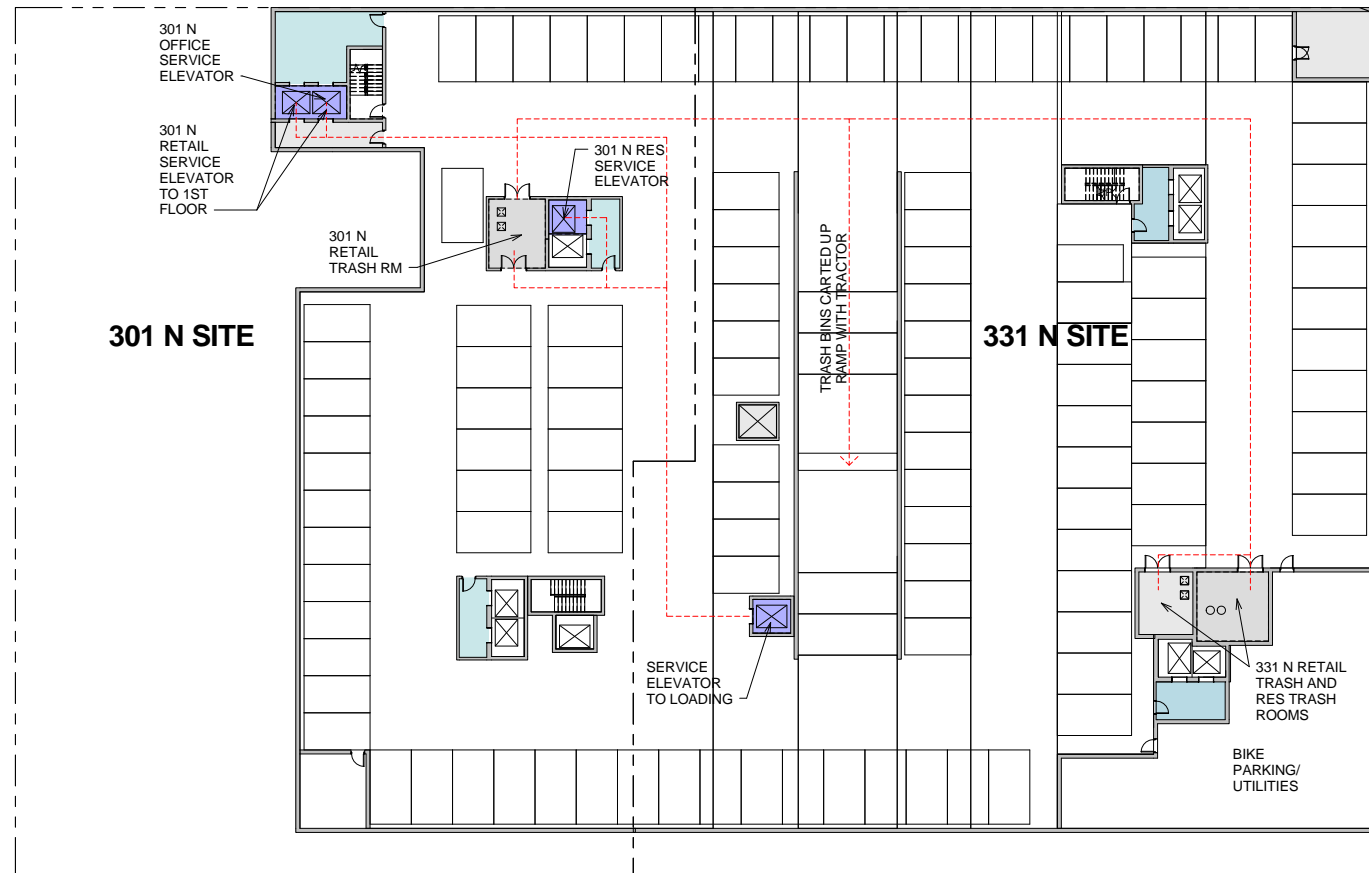
PENTHOUSE SECTION



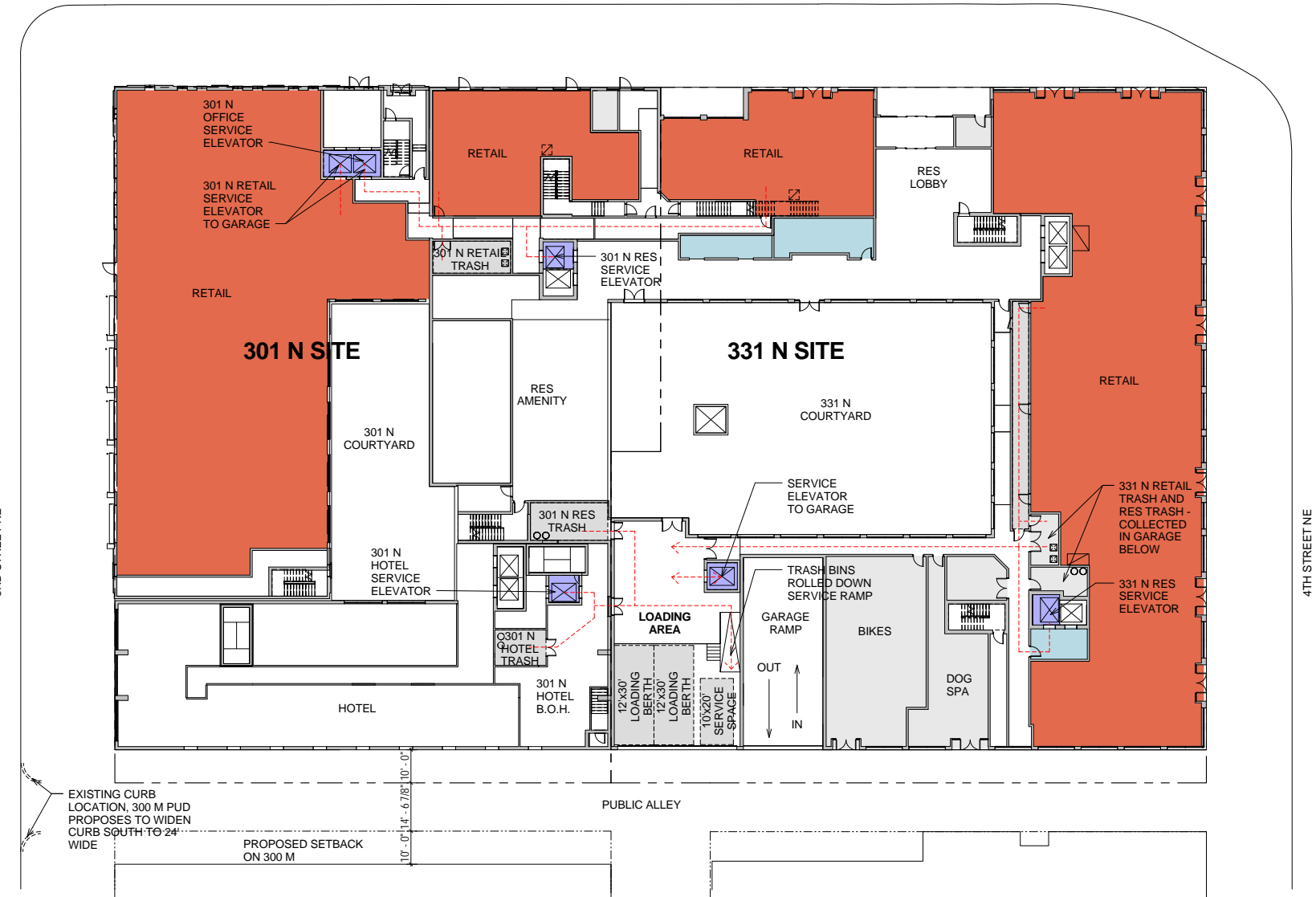
COURTYARD SIDE

STREET SIDE

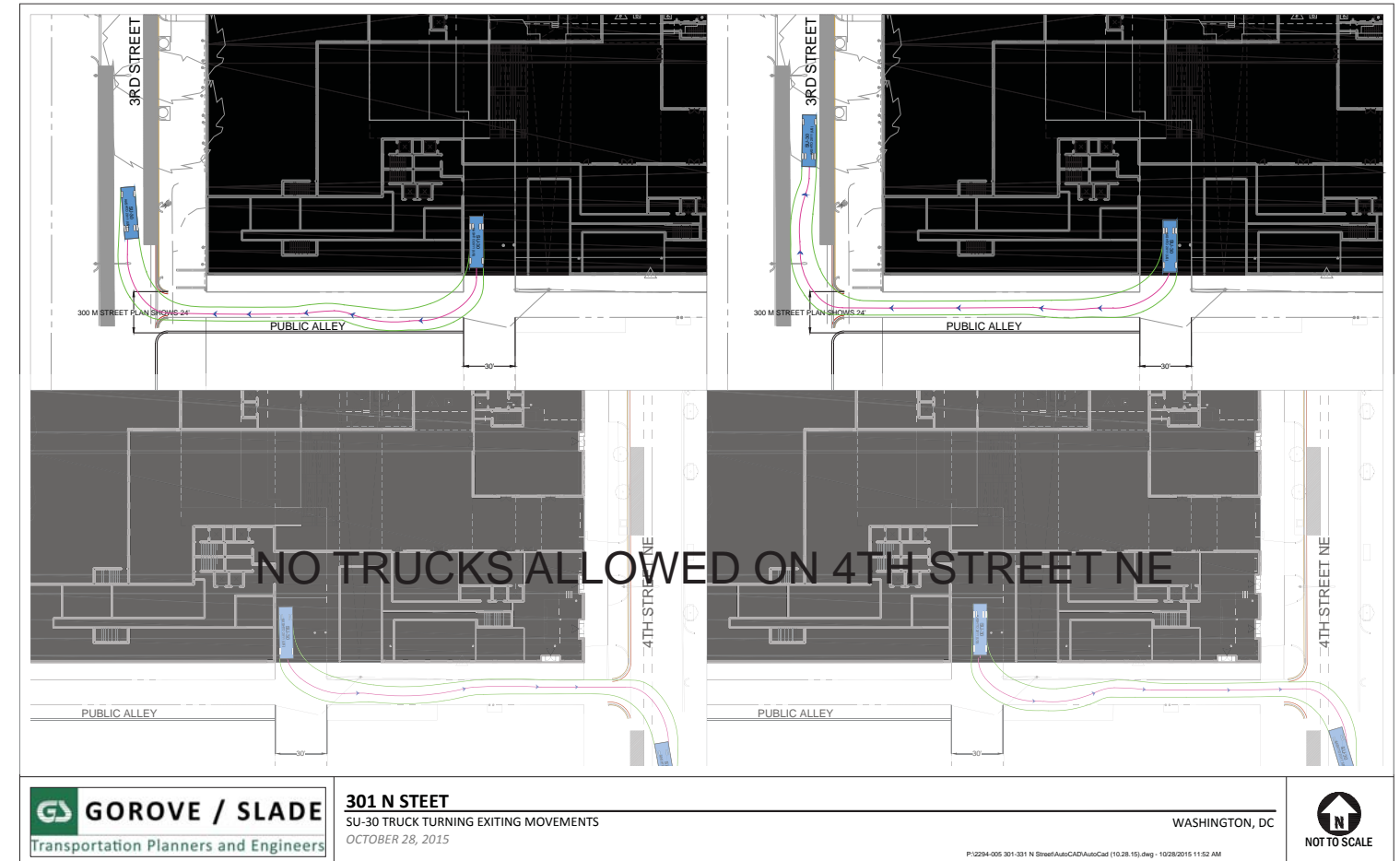
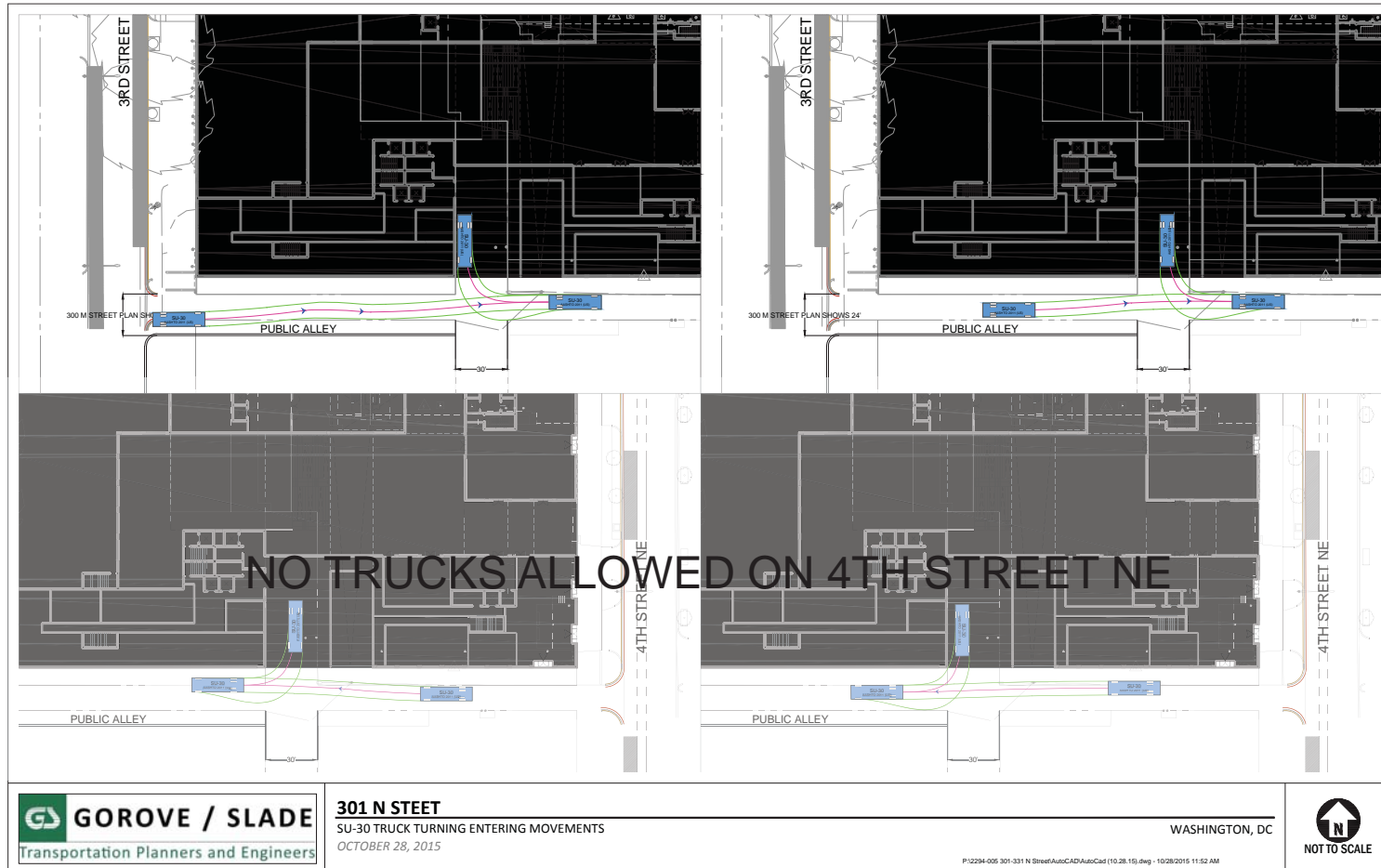
SERVICE AND LOADING DIAGRAMS



GARAGE LEVEL G1



FIRST FLOOR PLAN









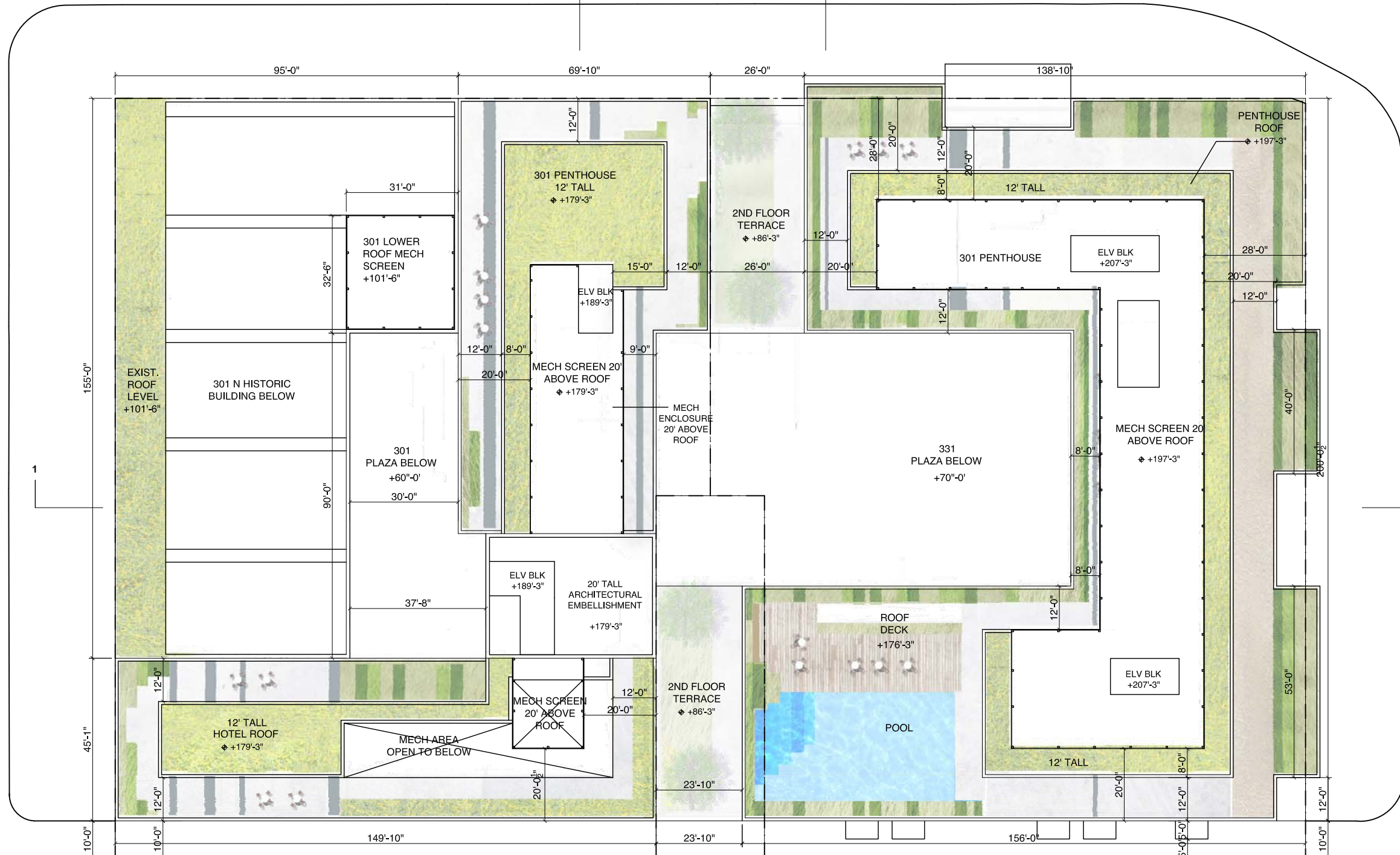
3RD STREET
(90')

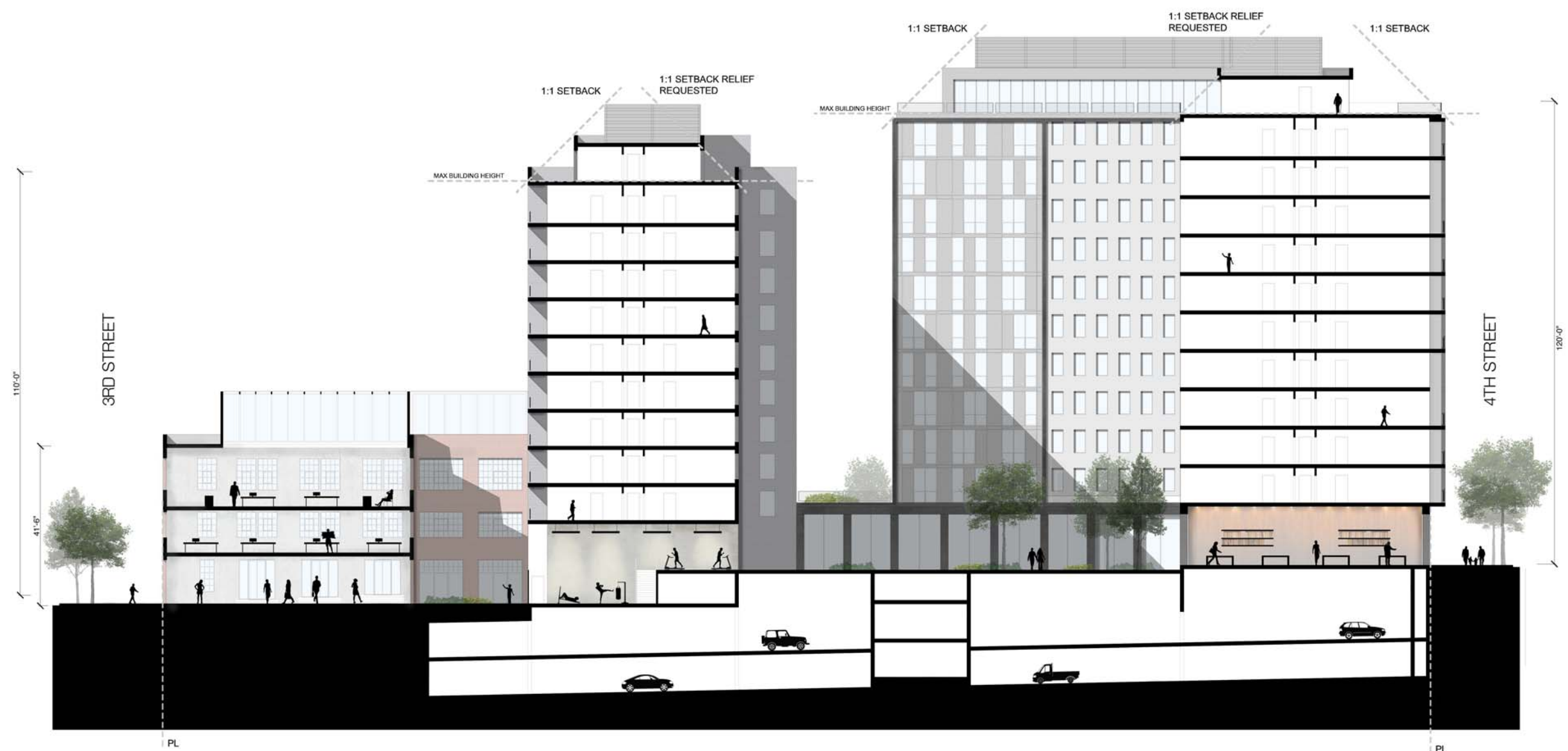
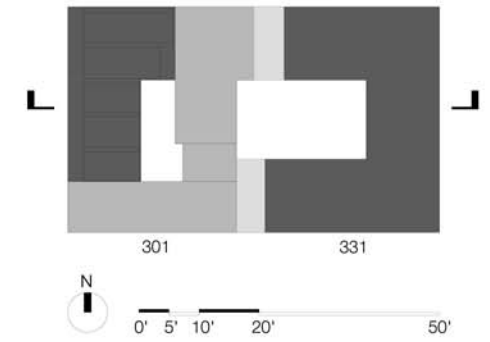
N STREET
(80')

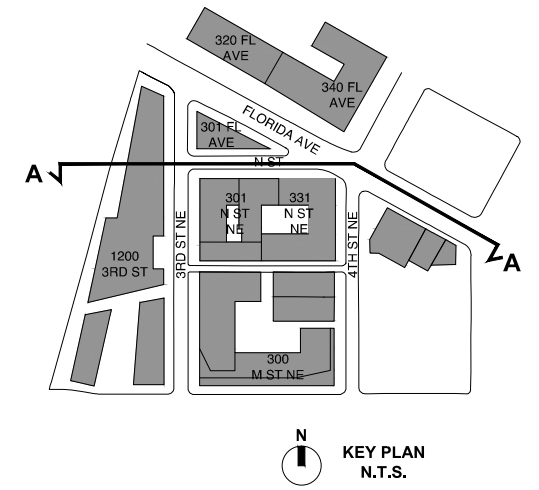
FLORIDA AVE
(100')

4TH STREET
(85')

PUBLIC ALLEY
(15')



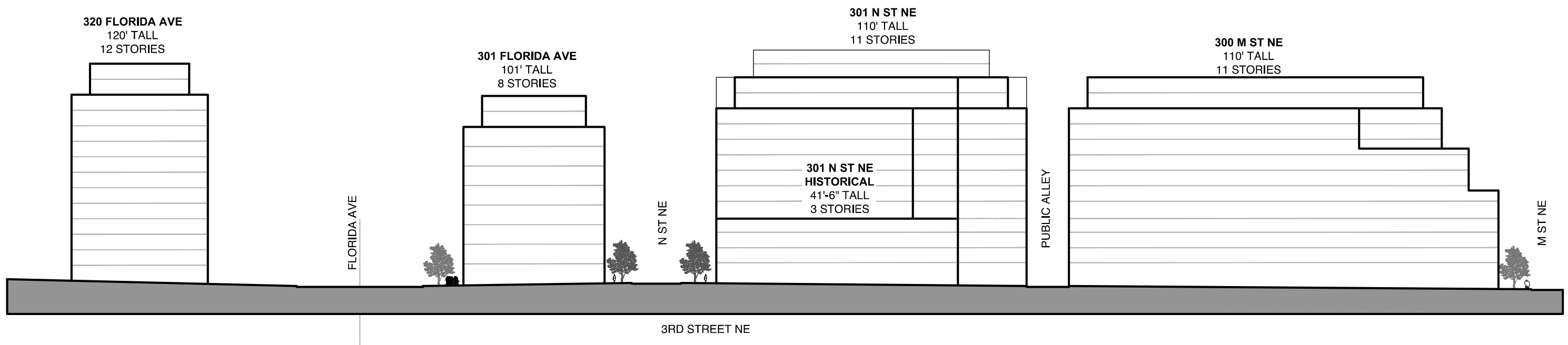
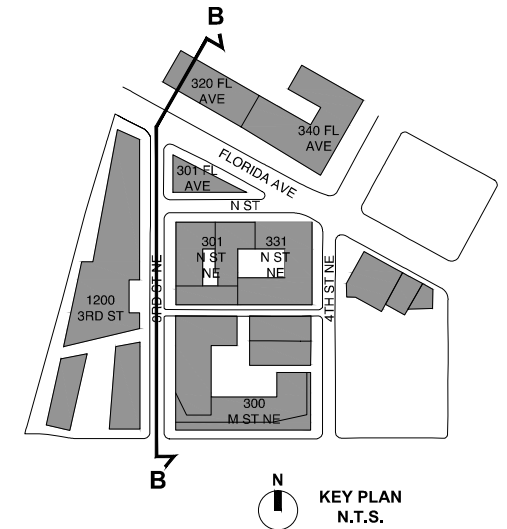




SECTION / ELEVATION A-A

0' 10' 20' 50'

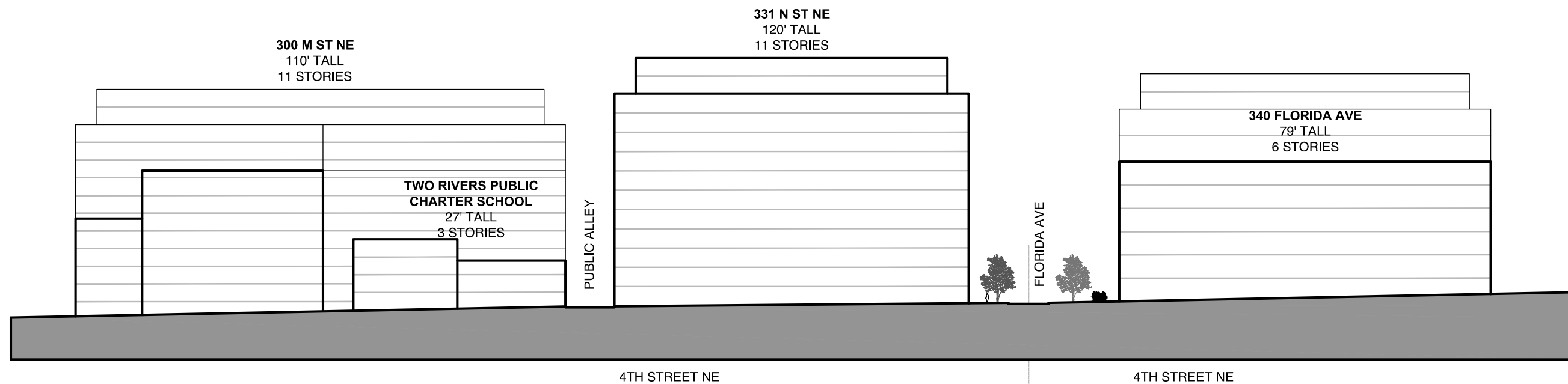
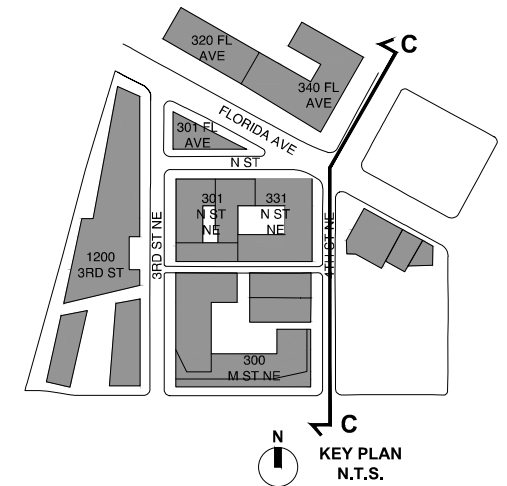
			<h2>301 N AND 331 N STREETS NE</h2>	<h3>SITE SECTION A-A</h3>	<p>MAY 31, 2016</p> <p>SCALE: 1/64" = 1' - 0"</p>	<h3>A19a</h3>
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SECTION / ELEVATION B-B

0' 10' 20' 50'

			<h2>301 N AND 331 N STREETS NE</h2>	<h3>SITE SECTION B-B</h3>	A19b
			<small>MAY 31, 2016</small>		<small>SCALE: 1/64" = 1' - 0"</small>



SECTION / ELEVATION C-C

