

301 N AND 331 N STREETS NE

FOULGER-PRATT DEVELOPMENT

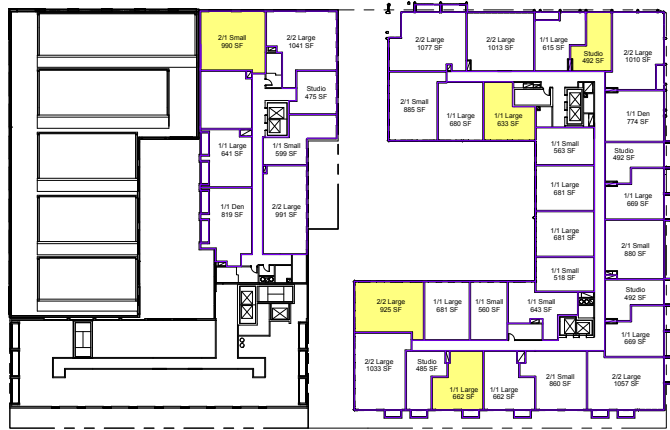
AA STUDIO

TORTI GALLAS URBAN, INC.

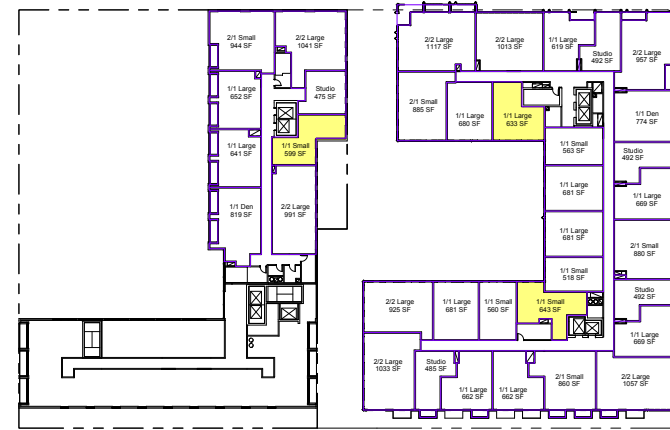


INITIAL PUD APPLICATION:	10/30/15	POST-HEARING PUD SUBMISSION:	7/5/16
PRE-HEARING PUD SUBMISSION:	3/28/16		
SUPPLEMENTAL PRE-HEARING PUD SUBMISSION:	5/31/16		
FIRST PUBLIC HEARING:	6/20/16		

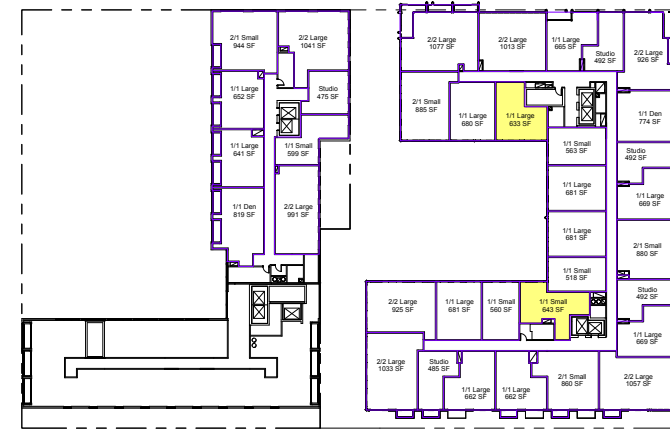
INCLUSIONARY ZONING UNIT LOCATION DIAGRAM



C1 4th Floor
1" = 40'-0"



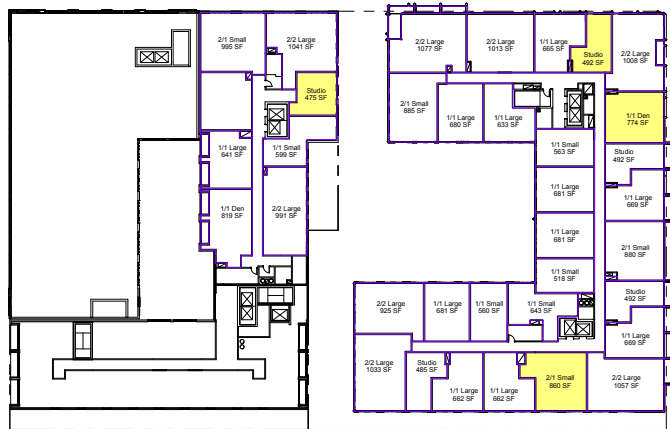
C3 7th Floor
1" = 40'-0"



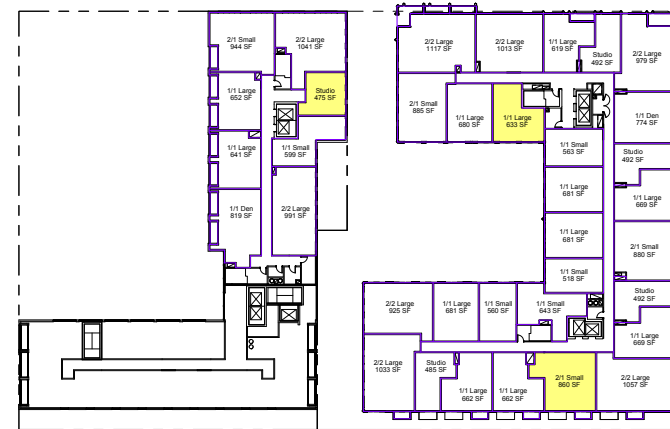
C5 10th Floor
1" = 40'-0"

Note IZ unit mix and locations are illustrative and are subject to change based on final interior configurations and final total unit mix

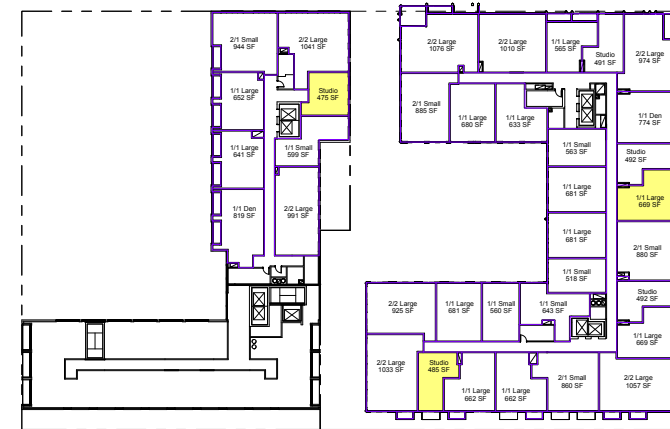
Yellow tone indicates IZ Unit



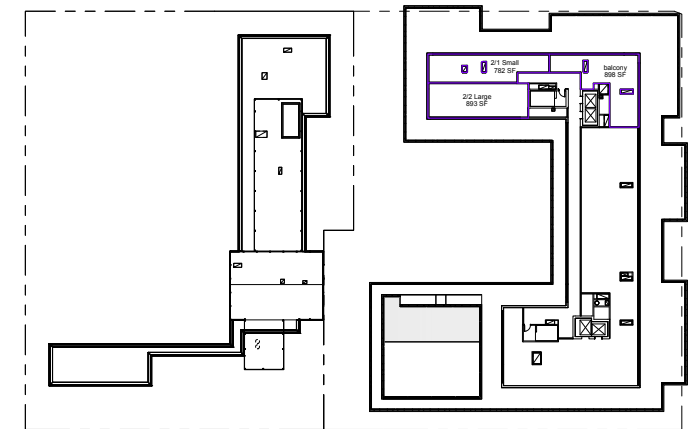
B1 3rd Floor
1" = 40'-0"



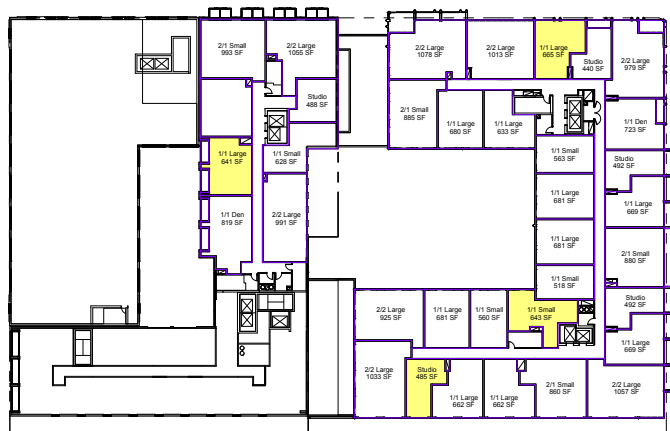
B3 6th Floor
1" = 40'-0"



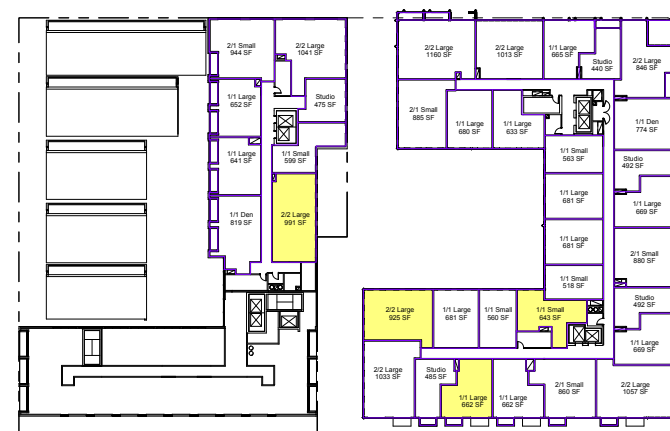
B5 9th Floor
1" = 40'-0"



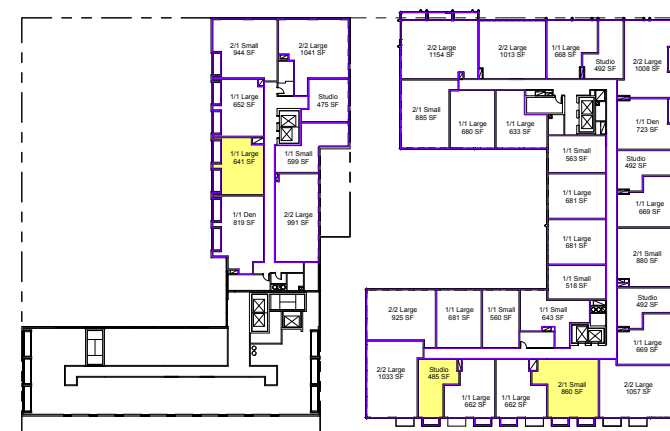
B7 331 Penthouse
1" = 40'-0"



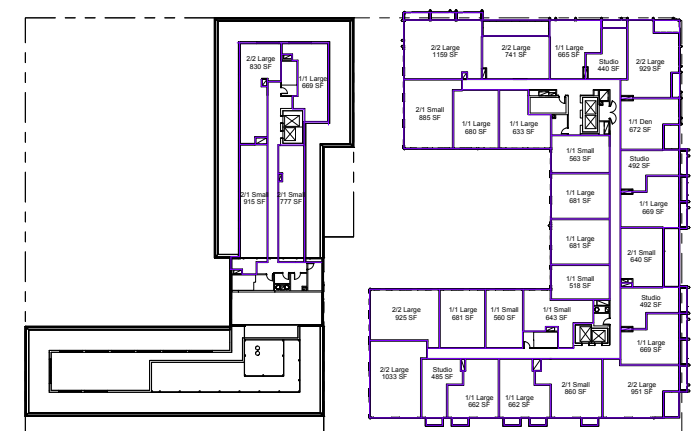
A1 2nd Floor
1" = 40'-0"



A3 5th Floor
1" = 40'-0"



A5 8th Floor
1" = 40'-0"

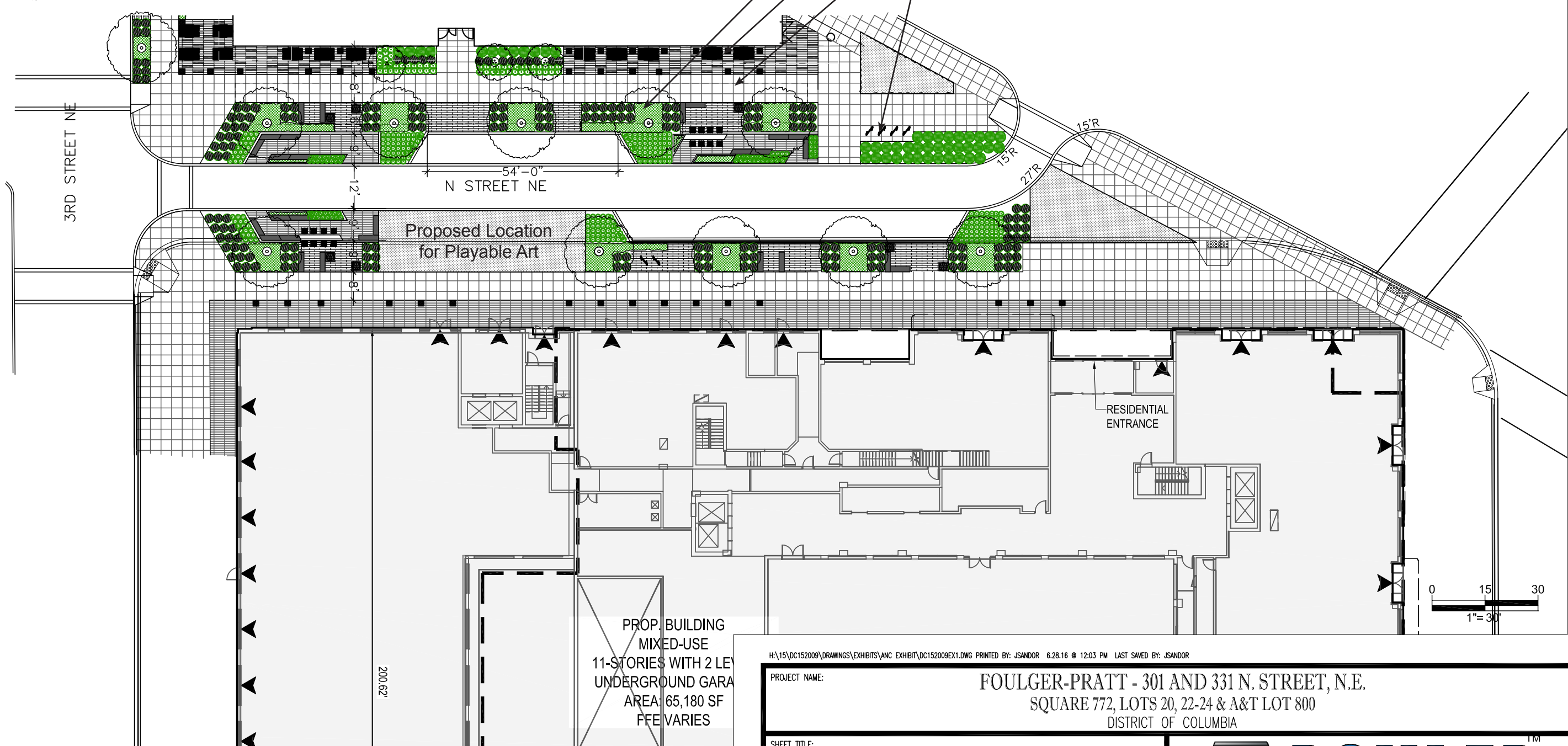


A7 301 Penthouse/ 331 11th Floor
1" = 40'-0"

N STREET NE CONCEPT PLAN



- Street Tree - Oak (Quercus Lyrata)
- Pressed concrete paver (DDOT standard)
- Sidewalk - 3'x3' scored concrete (DDOT standard)
- Bike Racks



200.621

PROP. BUILDING
MIXED-USE
11-STORIES WITH 2 LEV
UNDERGROUND GARA
AREA: 65,180 SF
FFE VARIES

RESIDENTIAL
ENTRANCE

H:\15\DC152009\DRAWINGS\EXHIBITS\ANC EXHIBIT\DC152009EX1.DWG PRINTED BY: JSANDOR 6.28.16 @ 12:03 PM LAST SAVED BY: JSANDOR

PROJECT NAME: **FOULGER-PRATT - 301 AND 331 N. STREET, N.E.**
SQUARE 772, LOTS 20, 22-24 & A&T LOT 800
DISTRICT OF COLUMBIA

SHEET TITLE: **N STREET, NE EXHIBIT**
SHEET 1 OF 1



SCALE: 1"=30' DATE: 06/28/16 CAD ID: EXO PROJECT NUMBER: DC152009

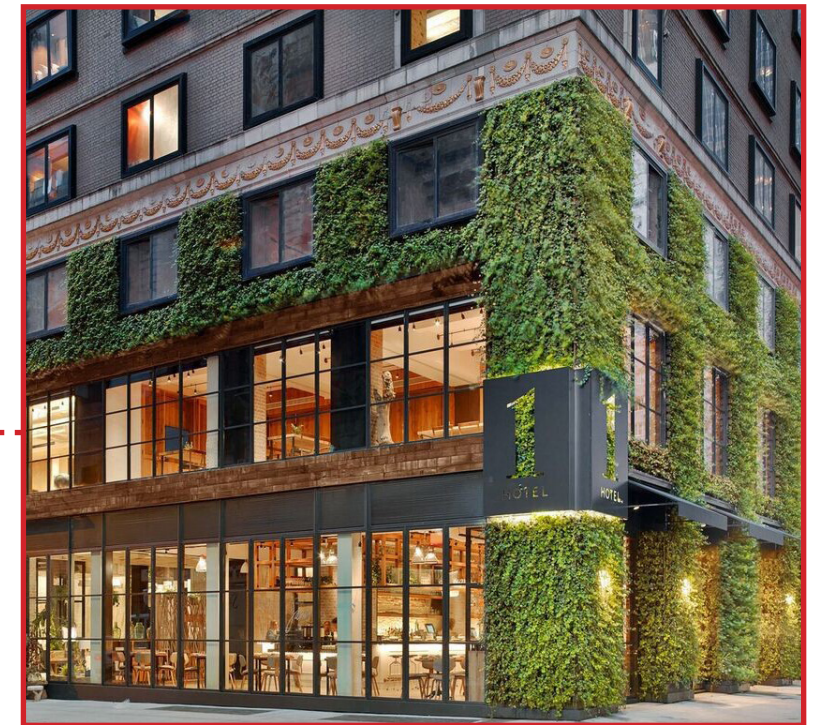
1301 PENNSYLVANIA AVE., NW, STE. 825 WASHINGTON, DC 20004
PHONE: (202) 524-5700 FAX: (202) 524-5701



VIEW FROM 4TH N ST NE LOOKING WEST DOWN THE PUBLIC ALLEY



CONCEPT IMAGE - METAL MESH SCREEN WITH VINES GROWING AT UPPER FLOORS



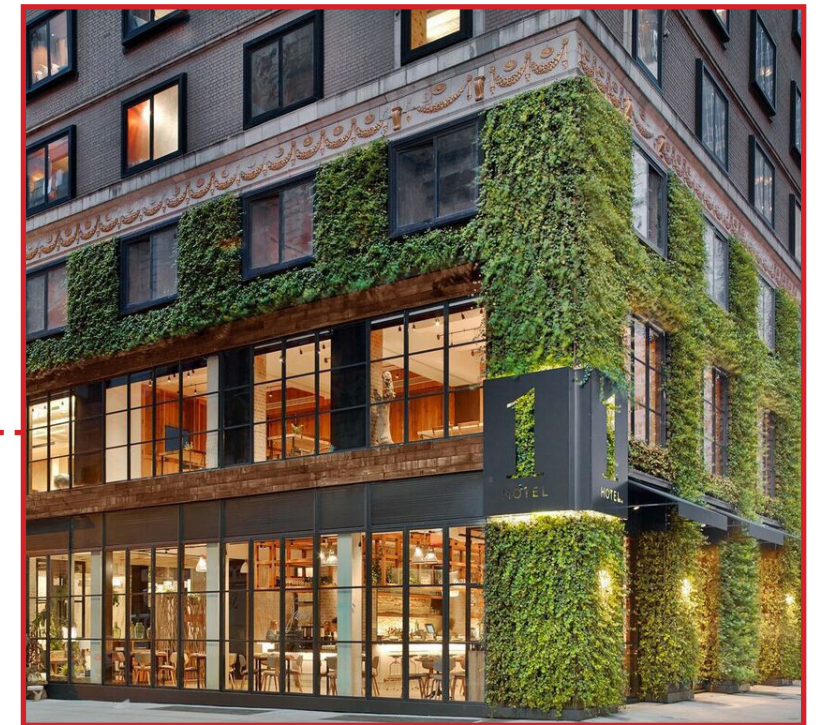
CONCEPT IMAGE - EXTERIOR PLANTED VINE WALL AT CORNER GROUND FLOOR CONDITION



VIEW FROM 4TH AND M STREET LOOKING NORTH ON 4TH



CONCEPT IMAGE - METAL MESH SCREEN WITH VINES GROWING AT UPPER FLOORS

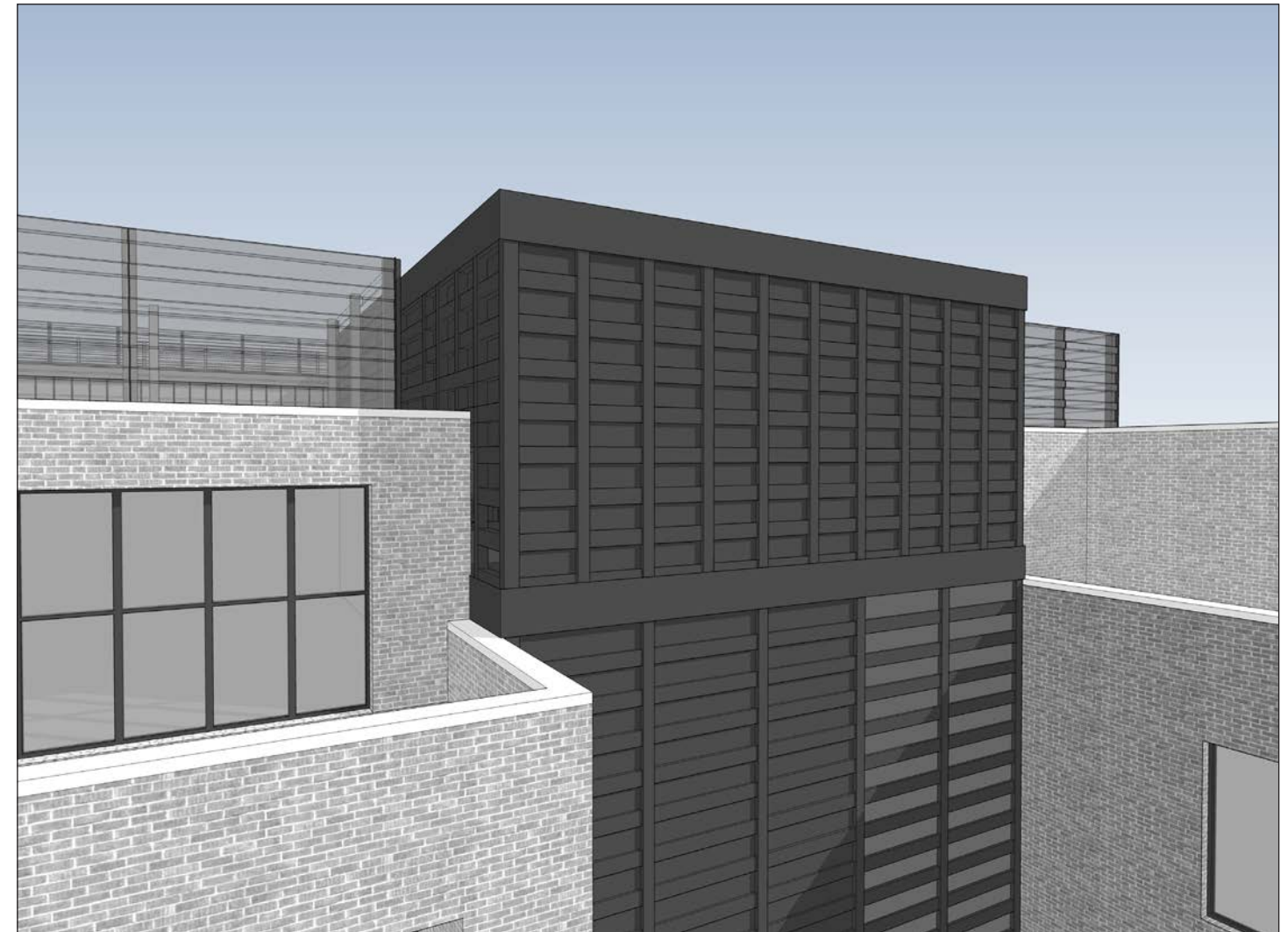
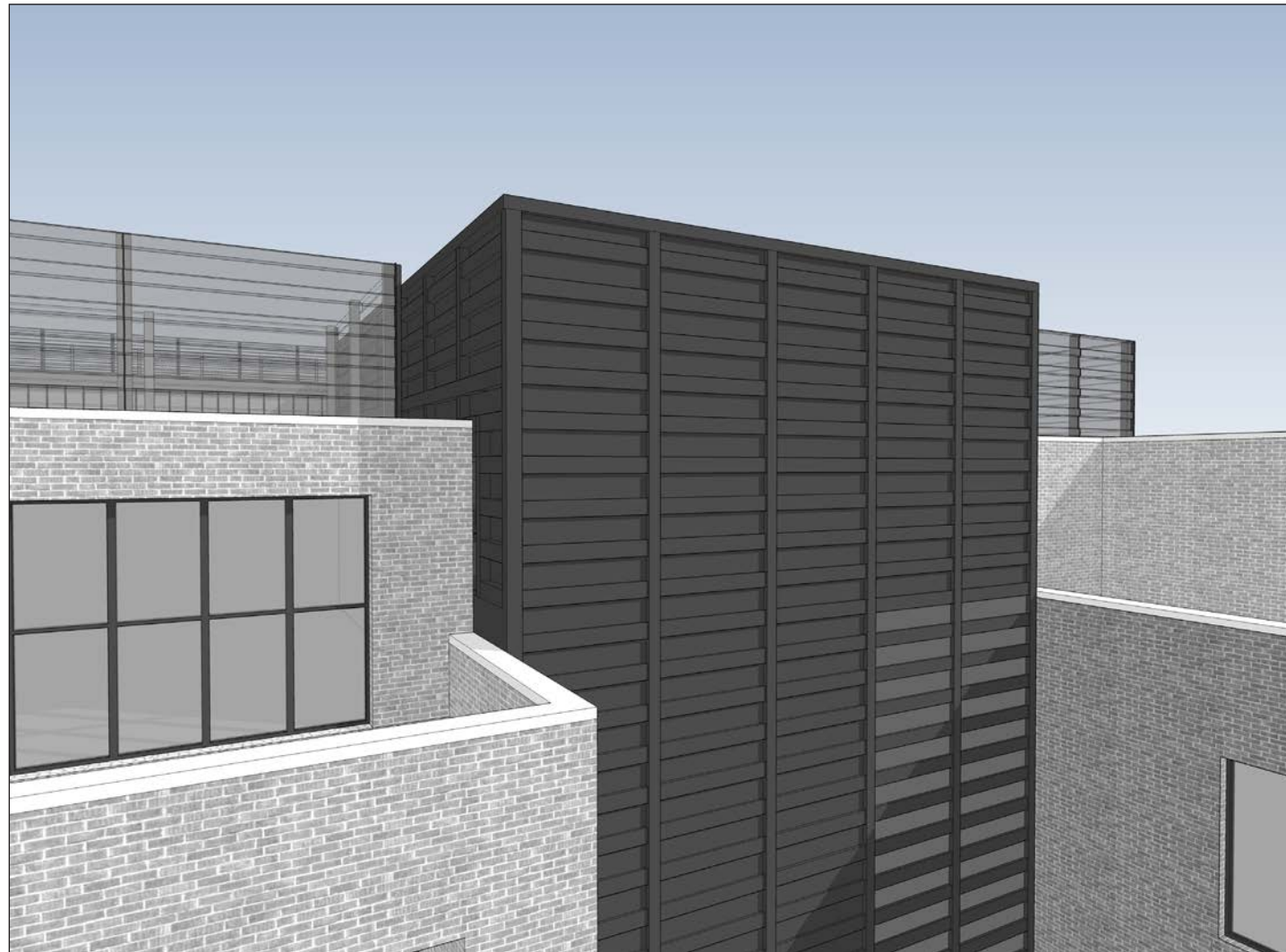


CONCEPT IMAGE - EXTERIOR PLANTED VINE WALL AT CORNER GROUND FLOOR CONDITION

ORIGINAL PROPOSAL



REVISED PROPOSAL



DETAIL OF ORIGINAL PROPOSAL

- Dark gray aluminum panels in a corrugated pattern clad the elevator & stair core of the 301 N Street NE buildings
- Core acts as a visual separation and break between the mass of the two buildings flanking the 301 N Historic building

DETAIL OF REVISED PROPOSAL

- Similar aluminum panels however the pattern has been broken up at the top with a horizontal band and another set of vertical grid lines, thereby breaking down the scale of the tower and creating a top







1. VIEW FROM THE NORTH SIDE OF FLORIDA AVENUE AT 4TH ST NE LOOKING SOUTH

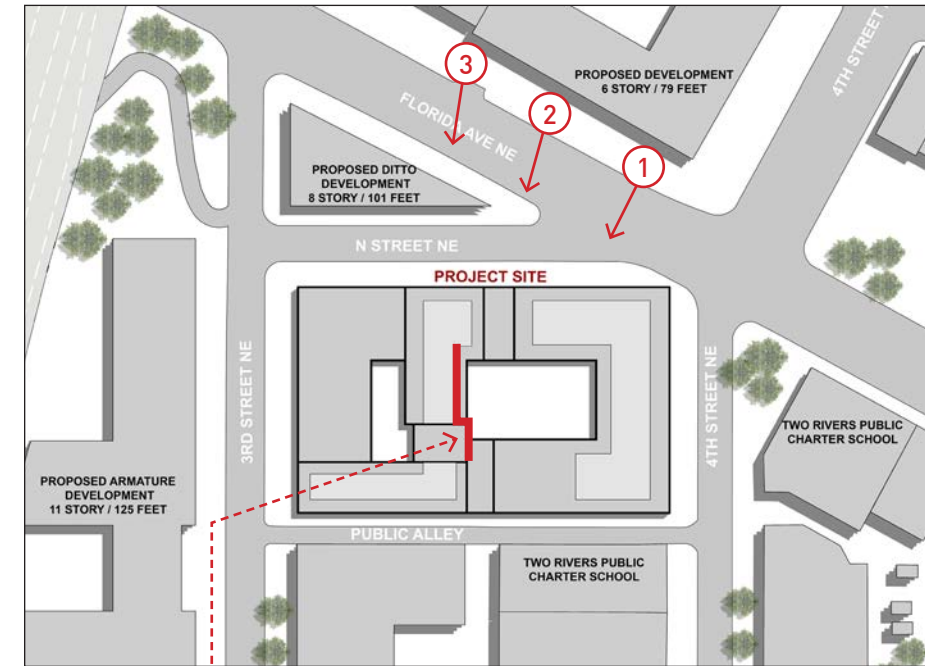


2. VIEW FROM THE NORTH SIDE OF FLORIDA AVENUE AT N ST NE LOOKING SOUTH



3. VIEW FROM THE NORTH SIDE OF FLORIDA AVENUE IN FRONT OF DITTO'S PROJECT

PENTHOUSE AREA REQUESTING SETBACK RELIEF.
NOTE - ONLY CORE TOWER IS VISIBLE FROM THIS VIEW



PENTHOUSE AREA REQUESTING SETBACK RELIEF



1. VIEW FROM THE INTERSECTION AT N ST NE AND FLORIDA AVE

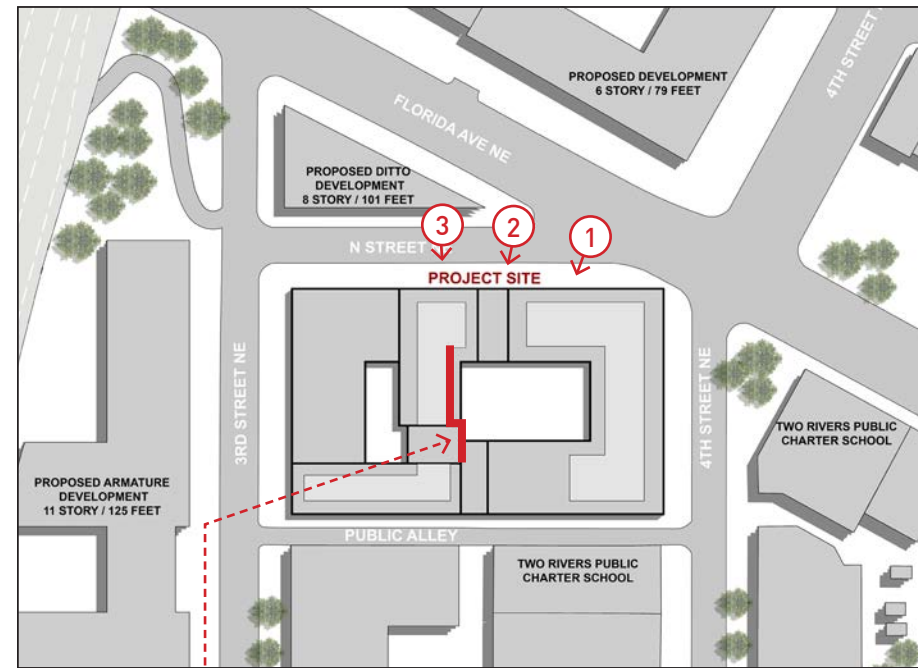


2. VIEW FROM THE NORTH SIDE OF N ST NE AS IT MEETS DITTO'S PROJECT LOOKING SOUTH



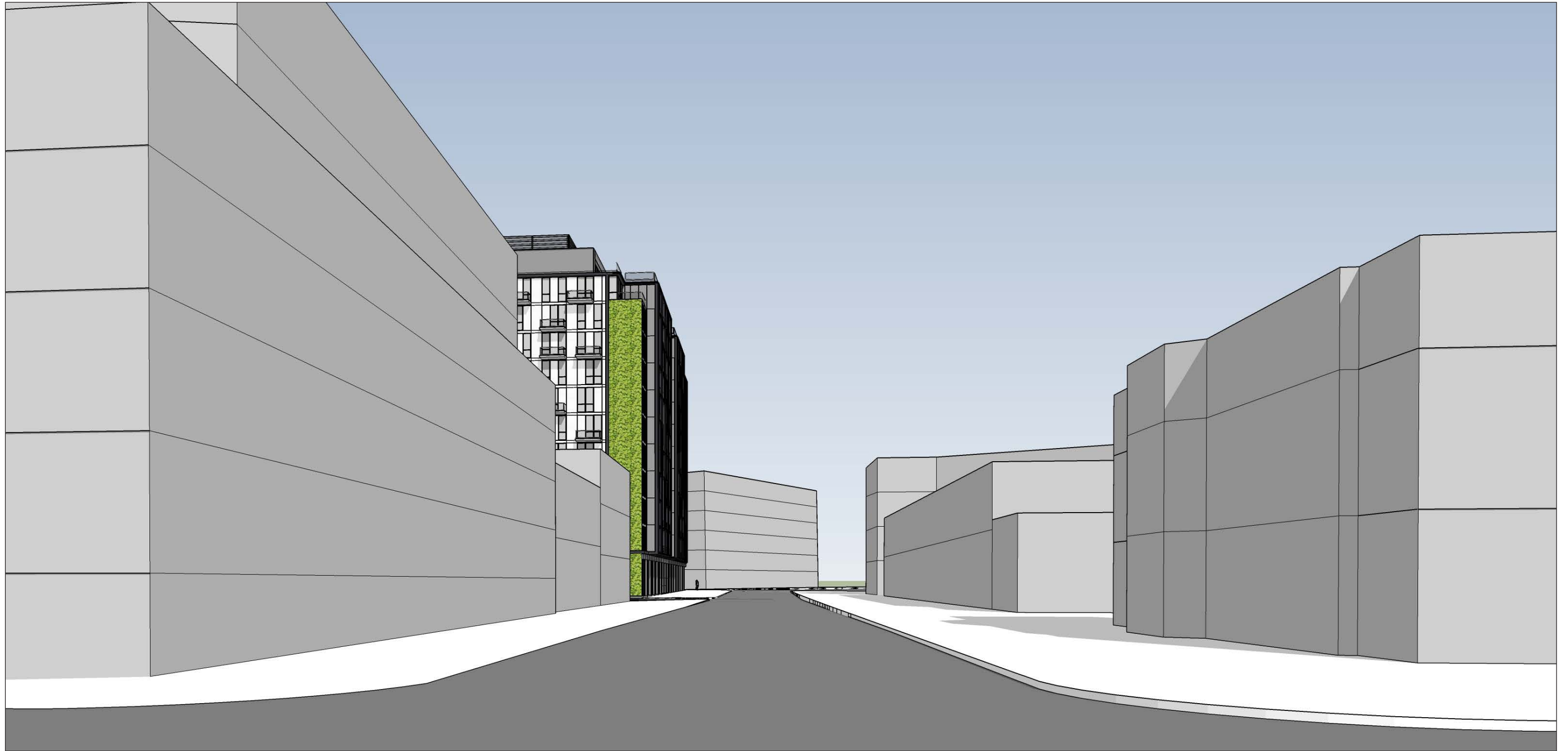
3. VIEW FROM THE NORTH SIDE OF N ST NE MID BLOCK LOOKING SOUTH

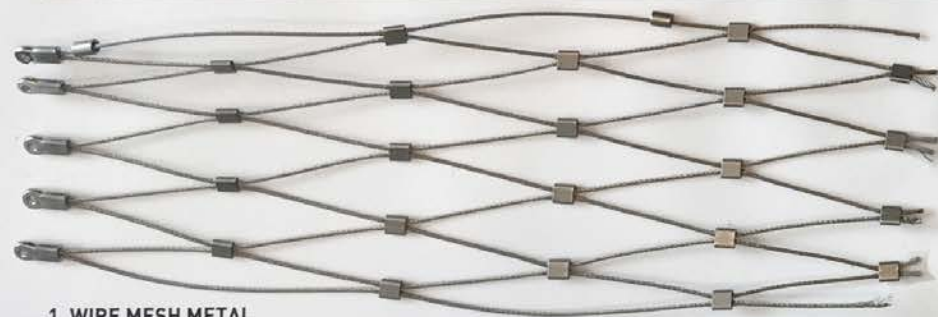
PENTHOUSE AREA REQUESTING SETBACK RELIEF.
NOTE - ONLY CORE TOWER IS VISIBLE FROM THIS VIEW



PENTHOUSE AREA REQUESTING SETBACK RELIEF

VIEW FACING NORTH FROM THE INTERSECTION OF 4TH ST NE AND M ST NE





1. WIRE MESH METAL



2. LIGHT GRAY FIBER CEMENT BOARD PANEL



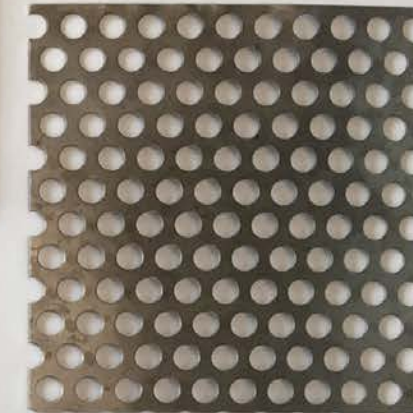
3. DARK GRAY BRICK



4. LIGHT GRAY BRICK



5. DARK GRAY ALUMINUM METAL FRAME



6. DARK GREY PERFORATED METAL MECHANICAL SCREEN



7. MEDIUM GREY ALUMINUM METAL FRAME WINDOWS