

301 N AND 331 N STREETS NE

FOULGER PRATT DEVELOPMENT

AA STUDIO

TORTI GALLAS URBAN, INC.



INITIAL PUD APPLICATION:

10/30/15

DRAWING INDEX

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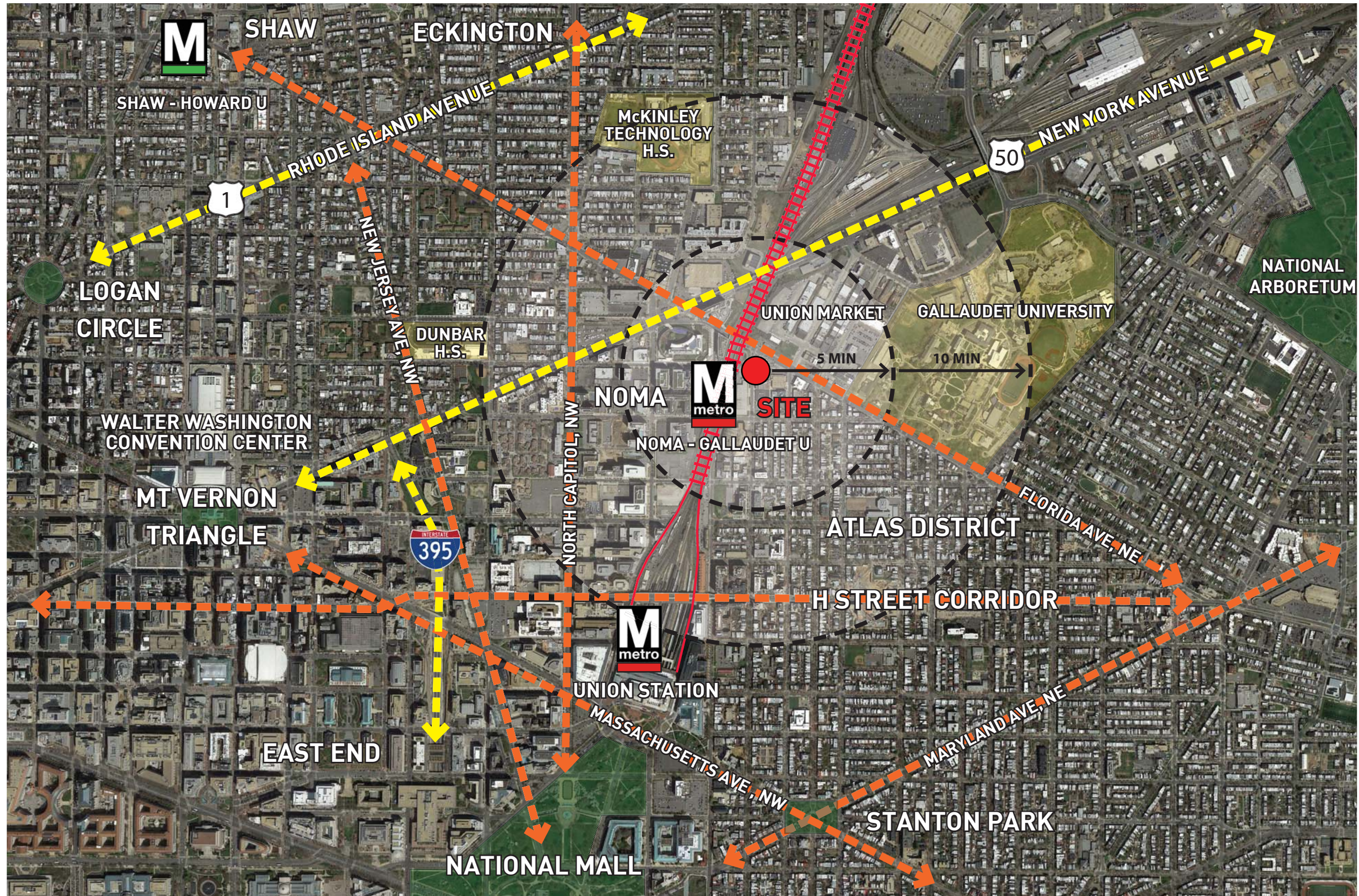
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REGIONAL ANALYSIS



- SITE
- ➔ PRIMARY
- ➔ SECONDARY
- ▤▤▤▤ RAIL
- M METRO STATION
- ➔ WALKING RADIUS
- GREEN AREAS
- SCHOOLS

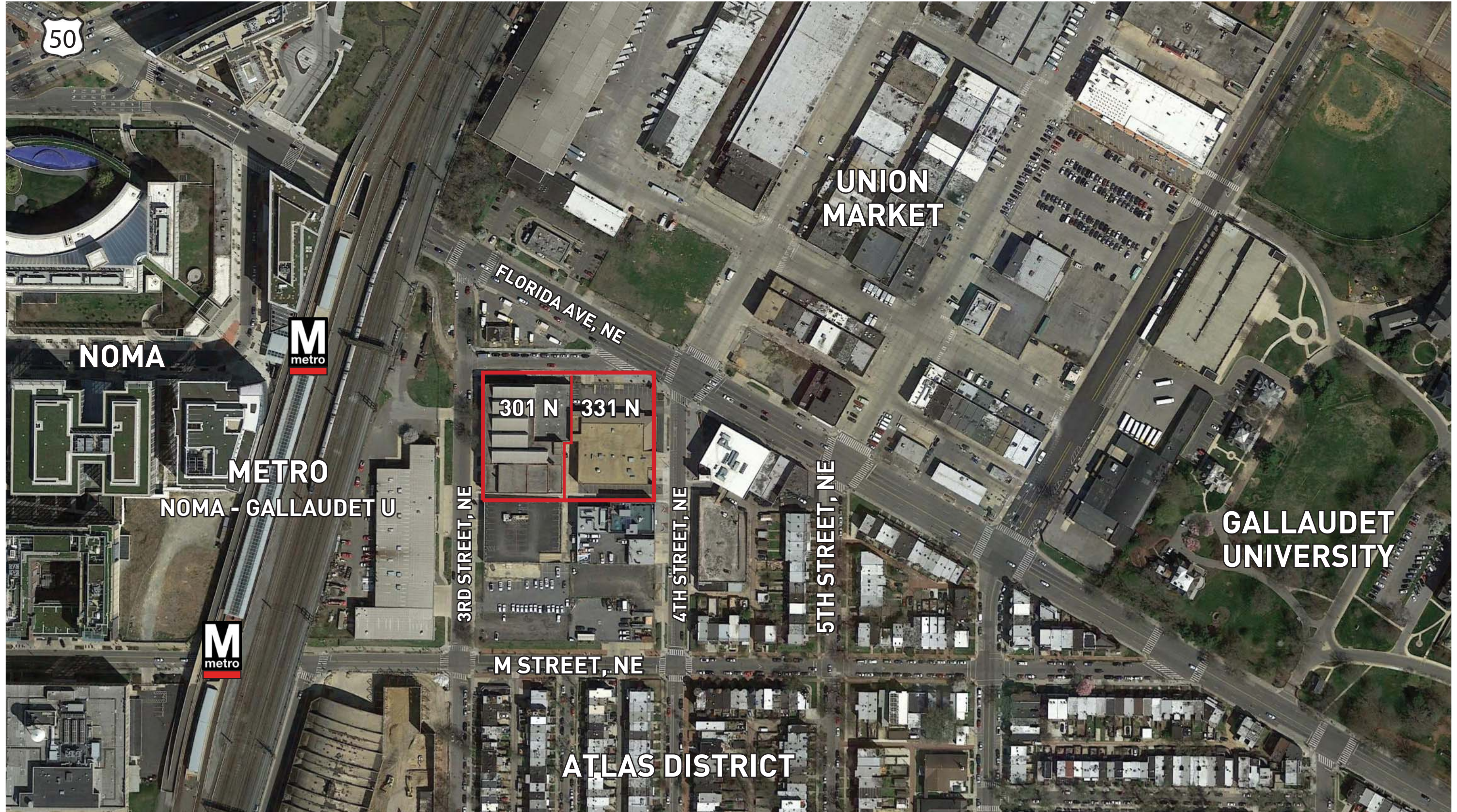
DEVELOPMENT MAP



- 1 PHASE 1 CONSTRUCTED**
Elevation at Washington Gateway
100 Florida Ave, NE
- 2 PUD IN PROCESS**
The Shapiro Residences
1270 4th Street, NE
- 3 UNDER CONSTRUCTION**
Gateway Market and Residences
340 Florida Ave, NE
- 4 PUD IN PROCESS**
300 M
300-320 M Street, NE
- 5 UNDER CONSTRUCTION**
Uline Arena
1140 3rd Street, NE
- 6 PUD IN PROCESS**
Central Armature
1200 3rd Street, NE
- 7 PUD IN PROCESS**
The Highline
320 Florida Ave, NE
- 8 PUD IN PROCESS**
Ditto Residential
301 Florida Ave, NE



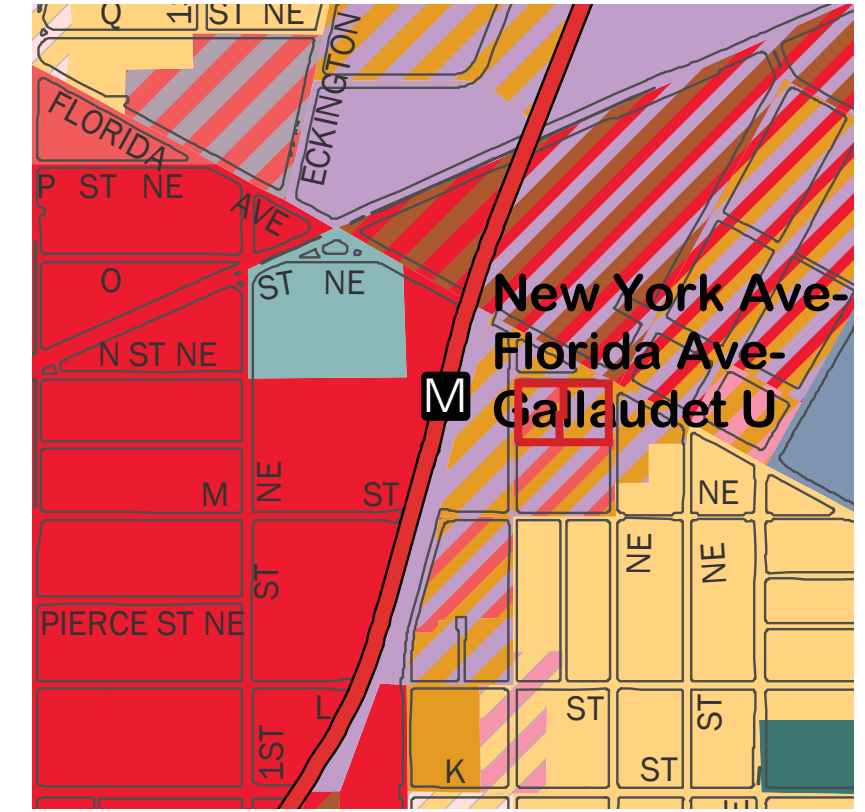
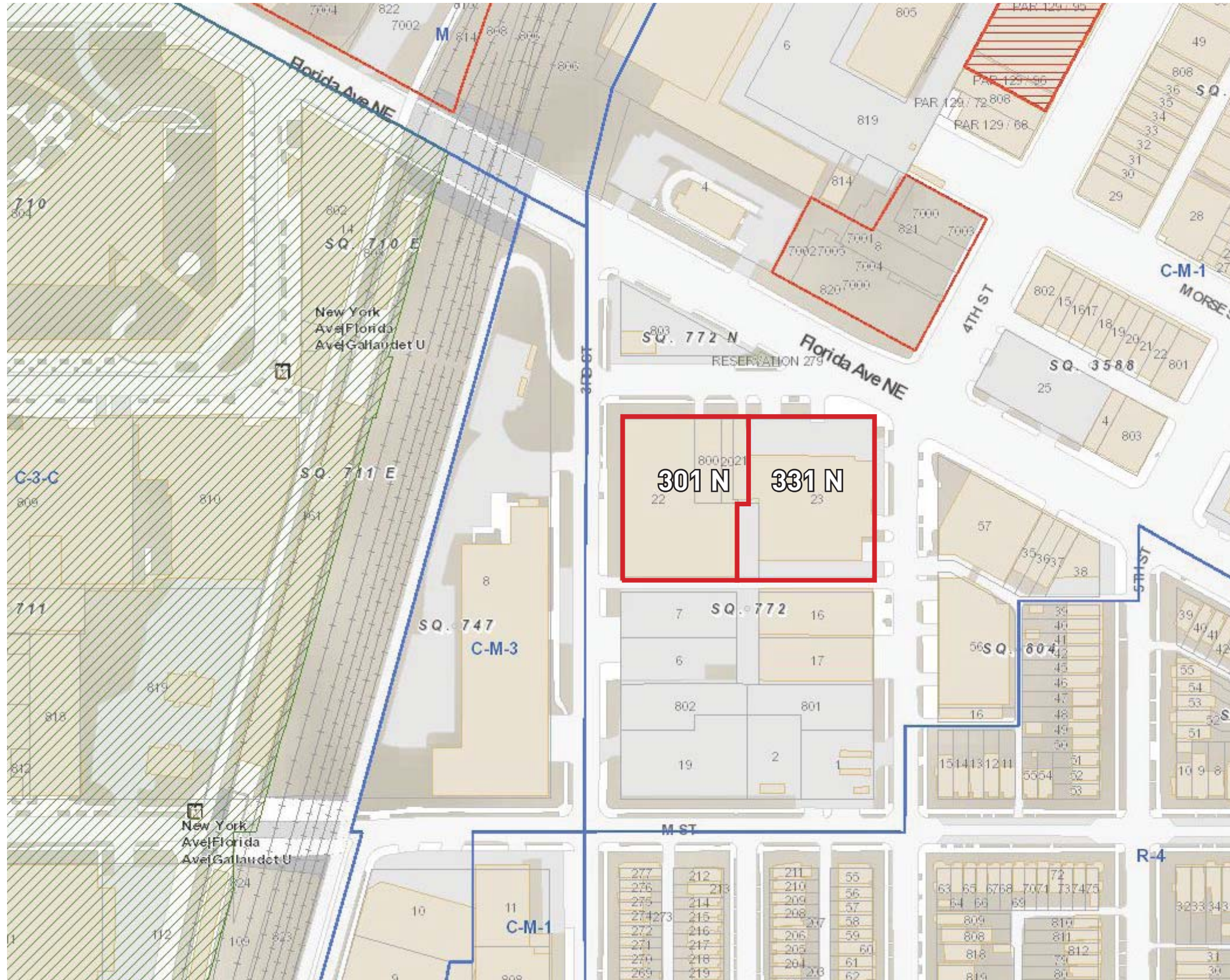
AERIAL SITE PLAN



SITE PHOTOS



ZONING + FUTURE LAND USE MAPS

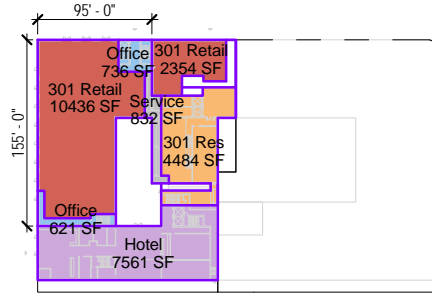


- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial
- Medium Density Commercial
- High Density Commercial
- Production, Distribution, and Repair

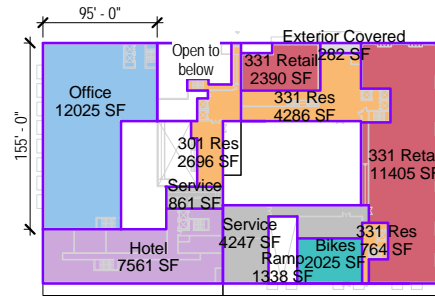
ZONING ANALYSIS

301 + 331 N Street, NE Zoning Analysis											
Square 722											
		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			33,120 sf			36,120 sf			69,240 sf		
FAR		Residential and Commercial 8.0 Total with PUD (6.5 matter of right)	12,790 GSF Retail 25,407 GSF Office 81,857 GSF Hotel 80,845 GSF Residential 1,693 GSF Service 202,592 GSF Total			13,795 GSF Retail 0 GSF Office 0 GSF Hotel 239,416 GSF Residential 6,708 GSF Service, Bike storage, and Covered Exterior 259,919 GSF Total			26,585 GSF Retail 25,407 GSF Office 81,857 GSF Hotel 320,261 GSF Residential 8,401 GSF Service, Bike storage, and Covered Exterior 462,511 GSF Total		
			3.68 Commercial FAR 2.44 Residential FAR 6.12 Total FAR			0.57 Commercial FAR 6.63 Residential FAR 7.20 Total FAR			2.05 Commercial FAR 4.63 Residential FAR 6.68 Total FAR		
Building Height		130' with PUD (90' matter of right) stories-no limit	110' 11 Stories			120' 11 Stories			Per site 11 Stories		
Penthouse		FAR = .4 max (Per Proposed Regulations) Height = 20' max (Per Proposed Regulations) 1:1 setback (Per Proposed Regulations)	0.22 FAR 20' @ Elevator override/Mech PH, 12' typical Architectural Embellishment at Core Tower Relief Requested for 1:1 setback at east courtyard			0.26 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		100%	82% (Calculated at 1st Floor)			73% (Calculated at 1st Floor)			79% (Calculated at 1st Floor)		
Dwelling Units		N/A	94 Units (Approx.)			273 Units (Approx.)			367 Units (Approx.)		
Hotel Units		N/A	175 Hotel Units (Approx.)						175 Hotel Units (Approx.)		
Rear Yard		2.5 inches per foot of height not < 12 feet	10' provided - Relief Requested			5' provided - Relief Requested			5-10' provided - Relief Requested		
Side Yard		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			Note: Parking Garage shared between sites			Note: Parking Garage shared between sites			Total Required-		
Retail		1 space per 750 sf over the first 3,000 sf	13 required			14 required			31 required		
Office		1 space per 1800 sf over the first 2,000 sf	13 required			0 required			13 required		
Hotel		1 space per 4 hotel rooms	44 required			0 required			44 required		
Residential		1 space per each 4 D.U.	24 required			68 required			92 required		
			93 Total Req'd			110 total provided			180 Total Req'd		
									250 total provided		
Bike Parking (Proposed Regs)			Long-Term Spaces			Long-Term Spaces			Long-Term Spaces		
Retail		1 space per 10,000 SF	1 space per 3,500 SF			1 space per 10,000 SF			1 space per 3,500 SF		
Office		1 space per 2,500 SF	1 space per 40,000 SF			0 required			10 required		
Hotel		1 space per 10,000 SF	1 space per 40,000 SF			0 required			8 required		
Residential		1 space per each 3 D.U.	1 space per each 20 D.U.			91 required			122 required		
			51 L.T. Req'd			11 S.T. Req'd			143 L.T. Req'd		
						62 Total Req'd			29 S.T. Req'd		
						80 total provided			172 Total Req'd		
									230 total provided		
Loading			Shared with 331 N Site - Relief Requested			*2 loading berths at 30' + 100 sf platforms			*2 loading berths at 30' + 100 sf platforms		
Retail (5,000-20,000 sf)		1 loading berth at 30' + 100 sf platform	Shared with 331 N Site - Relief Requested			*1 20' service space			*1 20' service space		
Office (20,000-50,000 sf)		1 loading berth at 30' + 100 sf platform+1 20' service space	Shared with 331 N Site - Relief Requested			* Shared between all uses on 301N and 331N			* Shared between all uses on 301N and 331N		
Hotel (30-200 rooms)		1 loading berth at 30' + 100 sf platform+1 20' service space	Shared with 331 N Site - Relief Requested			Relief Requested			Relief Requested		
Residential		1 loading berth at 55' + 200 sf platform+1 20' service space	Shared with 331 N Site - Relief Requested								

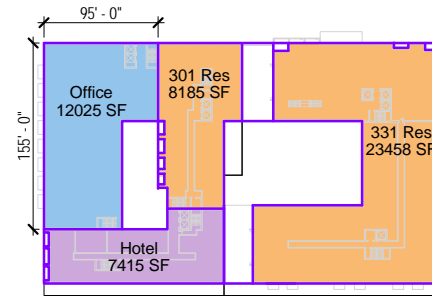
FAR DIAGRAMS



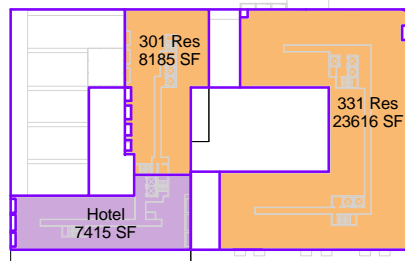
301 N 1st Floor



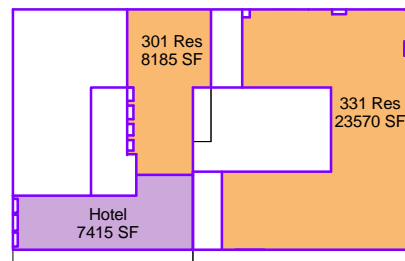
301 N 2nd/331 1st Floor



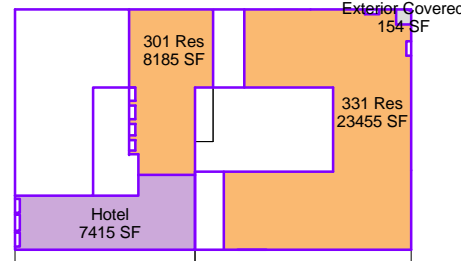
301 N 3rd/331 2nd Floor



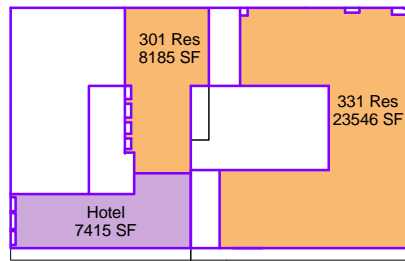
301 N 4th/331 3rd Floor



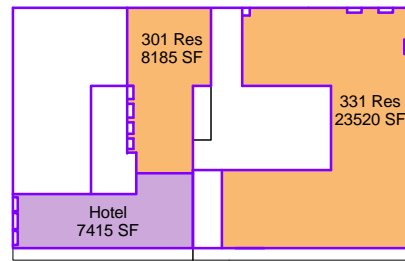
301 N 5th/331 4th Floor



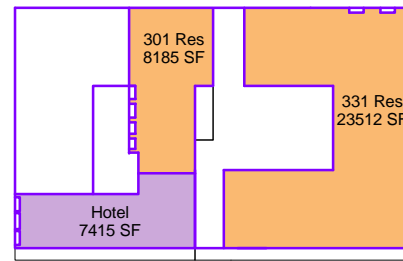
301 N 6th/331 5th Floor



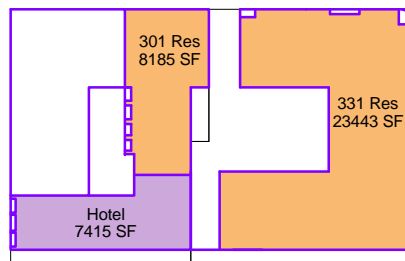
301 N 7th/331 6th Floor



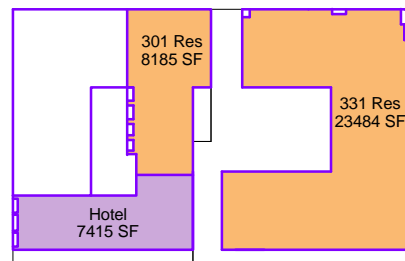
301 N 8th/331 7th Floor



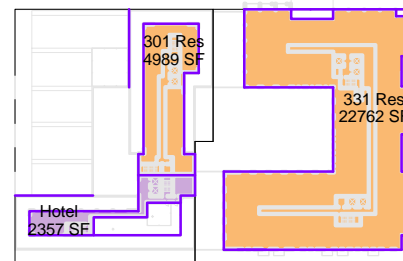
301 N 9th/331 8th Floor



301 N 10th/331 9th Floor



301 N 11th/331 10th Floor



301 N PH/331 11th Floor

BUILDING AREA - 301 N STREET NE							
Floor	Total GSF						Total
	Garage	Retail	Office	Hotel	Res.	Service	
G2	15,974						
G1	16,624						
1st Floor		12,790	1,357	7,561	4,484	832	27,024
2nd Floor			12,025	7,561	2,696	861	23,143
3rd Floor			12,025	7,415	8,185		27,625
4th Floor				7,415	8,185		15,600
5th Floor				7,415	8,185		15,600
6th Floor				7,415	8,185		15,600
7th Floor				7,415	8,185		15,600
8th Floor				7,415	8,185		15,600
9th Floor				7,415	8,185		15,600
10th Floor				7,415	8,185		15,600
11th Floor				7,415	8,185		15,600
Penthouse				2,357	4,989		7,346
TOTAL GSF Interior	32,598	12,790	25,407	84,214	85,834	1,693	209,938
TOTAL GSF In FAR		12,790	25,407	81,857	80,845	1,693	202,592
						Site Area	33,120
						FAR	6.12

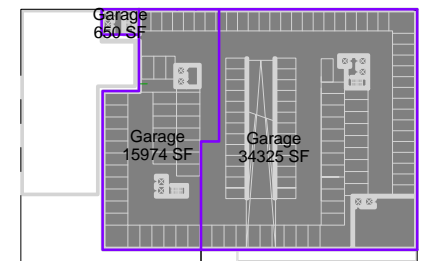
BUILDING AREA - 331 N STREET NE							
Floor	Total GSF						Total
	Garage	Retail	Res.	Ramp	Serv./Bikes	Covered	
G2	34,325						
G1	34,325						
1st Floor		13,795	5,050	1,338	6,272	282	26,455
2nd Floor			23,458				23,458
3rd Floor			23,616				23,616
4th Floor			23,570				23,570
5th Floor			23,455			154	23,455
6th Floor			23,546				23,546
7th Floor			23,520				23,520
8th Floor			23,512				23,512
9th Floor			23,443				23,443
10th Floor			23,484				23,484
11th Floor			22,762				22,762
Penthouse			9,478				9,478
TOTAL GSF Interior	68,650	13,795	248,894	1,338	6,272	0	270,299
TOTAL GSF In FAR		13,795	239,416	0	6,272	436	259,919
						Site Area	36,120
						FAR	7.20

BUILDING AREA - COMBINED SITES							
TOTAL GSF Interior	Garage	Retail	Office	Hotel	Res.	Other**	Total
		101,248	26,585	25,407	84,214	334,728	9,303
TOTAL GSF In FAR		26,585	25,407	81,857	320,261	8,401	462,511
						Site Area	69,240
						FAR	6.68

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

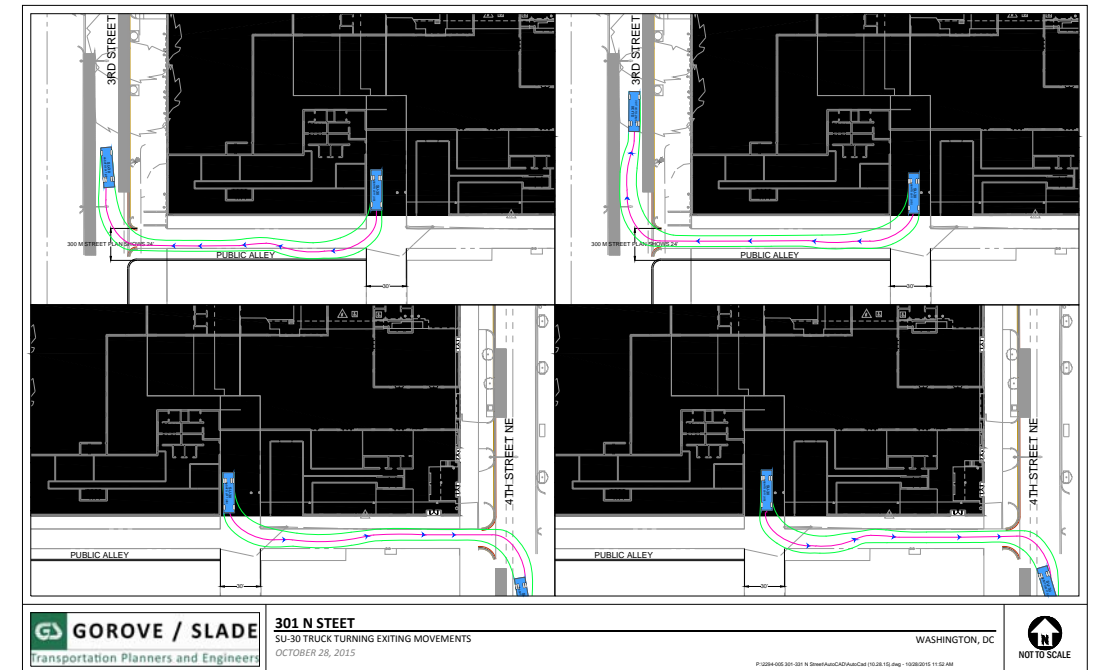
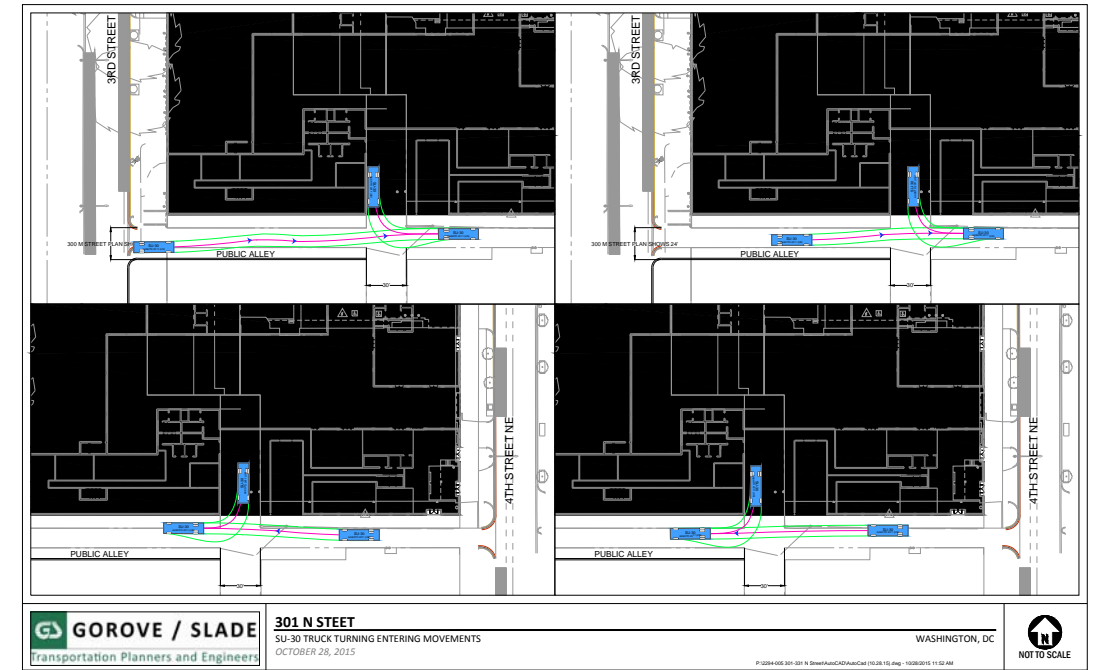
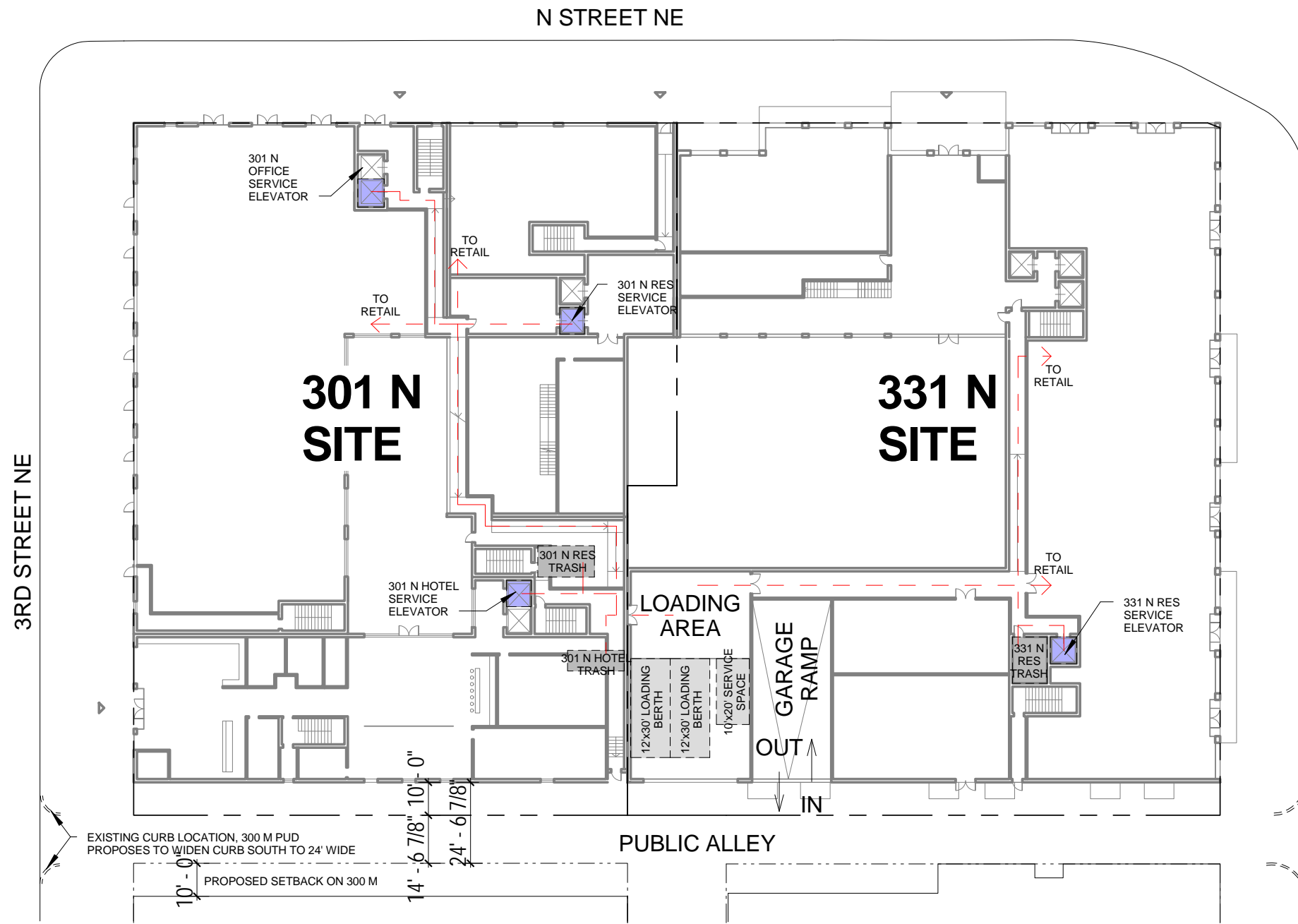


331 N PH



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

SERVICE AND LOADING DIAGRAMS



CONCEPTUAL LEED SCORECARD

LEED-NC 2009 New Construction and Major Renovation
Preliminary Project Checklist



301 - 331N Street NE
10/16/2015

21	2	3	Sustainable Sites		Possible Points	36
S	G	?	N			
Y				Prereq 1	Construction Activity Pollution Prevention	
1				Credit 1	Site Selection	1
5				Credit 2	Development Density & Community Connectivity	5
		1		Credit 3	Brownfield Redevelopment	1
6				Credit 4.1	Alternative Transportation: Public Transportation Access	6
1				Credit 4.2	Alternative Transportation: Bicycle Storage & Changing Rooms	1
3				Credit 4.3	Alternative Transportation: Low Emitting & Fuel Efficient Vehicles	3
			2	Credit 4.4	Alternative Transportation: Parking Capacity	2
1				Credit 5.1	Site Development: Protect or Restore Habitat	1
1				Credit 5.2	Site Development: Maximize Open Space	1
1				Credit 6.1	Stormwater Design: Quantity Control	1
		1		Credit 6.2	Stormwater Design: Quality Control	1
1				Credit 7.1	Heat Island Effect: Non-Roof	1
1				Credit 7.2	Heat Island Effect: Roof	1
			1	Credit 8	Light Pollution Reduction	1

5	1	4	Water Efficiency		Possible Points	10
S	G	?	N			
Y				Prereq 1	Water Use Reduction: 20% Reduction	
2			2	Credit 1	Water Efficient Landscaping	4
			2	Credit 2	Innovative Wastewater Technologies	2
3	1			Credit 3	Water Use Reduction: 30%/ 35%/ 40%	4

9	5	3	18	Energy & Atmosphere		Possible Points	35
S	G	?	N				
Y				Prereq 1	Fundamental Commissioning of Building Energy Systems		
Y				Prereq 2	Minimum Energy Performance		
Y				Prereq 3	Fundamental Refrigerant Management		
7	2	1	9	Credit 1	Optimize Energy Performance: 8% and up	19	
			7	Credit 2	On-Site Renewable Energy: 1%-13%	7	
2				Credit 3	Enhanced Commissioning	2	
		2		Credit 4	Enhanced Refrigerant Management	2	
	1		2	Credit 5	Measurement & Verification	3	
	2			Credit 6	Green Power	2	

6	1	7	Materials & Resources		Possible Points	9
S	G	?	N			
Y				Prereq 1	Storage & Collection of Recyclables	
		1	2	Credit 1.1	Building Reuse: Maintain Existing Walls, Floors, and Roof	2
			1	Credit 1.2	Building Reuse: Maintain 50% of Interior Non-Structural Elements	1
2				Credit 2	Construction Waste Management: 50%/ 75%	2
			2	Credit 3	Materials Reuse: 5%/ 10%	2

Materials & Resources, Cont.						
S	G	?	N			
2				Credit 4	Recycled Content: 10%/ 20%	2
2				Credit 5	Regional Materials: 10%/ 20%	2
			1	Credit 6	Rapidly Renewable Materials: 2.5%	1
			1	Credit 7	Certified Wood: 50%	1

7	3	1	4	Indoor Environmental Quality		Possible Points	19
S	G	?	N				
Y				Prereq 1	Minimum IAQ Performance		
Y				Prereq 2	Environmental Tobacco Smoke (ETS) Control		
1				Credit 1	Outdoor Air Delivery Monitoring	1	
			1	Credit 2	Increased Ventilation: 30%	1	
1				Credit 3.1	Construction IAQ Management Plan: During Construction	1	
	1			Credit 3.2	Construction IAQ Management Plan: Before Occupancy	1	
1				Credit 4.1	Low-Emitting Materials: Adhesives & Sealants	1	
1				Credit 4.2	Low-Emitting Materials: Paints & Coatings	1	
			1	Credit 4.3	Low-Emitting Materials: Flooring & Carpet	1	
			1	Credit 4.4	Low-Emitting Materials: Composite Wood & Agrifiber Products	1	
1				Credit 5	Indoor Chemical & Pollutant Source Control	1	
1				Credit 6.1	Controllability of Systems: Lighting	1	
1				Credit 6.2	Controllability of Systems: Thermal Comfort	1	
1				Credit 7.1	Thermal Comfort: Design	1	
			1	Credit 7.2	Thermal Comfort: Verification	1	
		1		Credit 8.1	Daylight & Views: Daylight 75% of Spaces	1	
1				Credit 8.2	Daylight & Views: Views for 90% of Spaces	1	

6	Innovation & Design Process			Possible Points	6	
S	G	?	N			
1				Credit 1.1	Innovation in Design: LEED Education Program	1
1				Credit 1.2	Innovation in Design: 100% Covered Parking	1
1				Credit 1.3	Innovation in Design: EP, Alternate Transportation	1
1				Credit 1.4	Innovation in Design: EP - EAc6, Green Power/ TBD	1
1				Credit 1.5	Innovation in Design - Water Saving Appliances	1
1				Credit 2	LEED Accredited Professional	1

2	1	1	Regional Priority Credits		Possible Points	4
S	G	?	N			
1				Credit 1.1	Regional Priority: SSc5.1	1
1				Credit 1.2	Regional Priority: SSc6.1	1
		1		Credit 1.3	Regional Priority: EAc1	1
			1	Credit 1.4	Regional Priority: MRc1.1 (75%), WEc2, EAc2 (1%)	1

56	9	8	37	Total		Possible Points	19
Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110 points							