

RETAIL BASE

MATERIAL DESCRIPTION

THE PREDOMINANT MATERIAL OF THE EXSITING RETAIL BASE IS A WHITE MASONRY FACADE .

BRICK:
M1



STOREFRONT:
M6



CANOPY:



THEATER

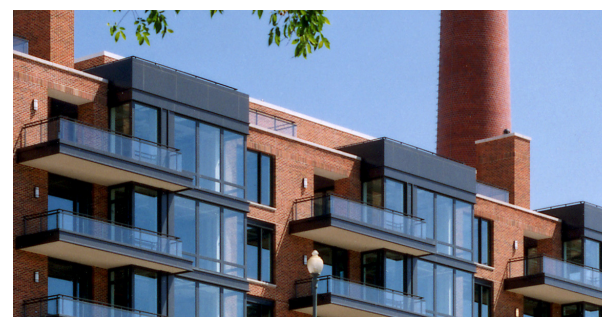
MATERIAL DESCRIPTION

THEATER TO BE PREDOMINATELY LARGE FORMAT METAL PANEL M2, WITH GLASS PORCH AND GLASS TERRACE RAILING

LARGE FORMAT
METAL PANEL:
M2



METAL PANEL:
M4

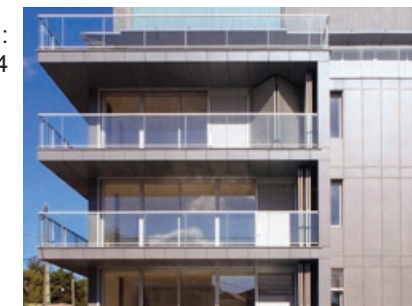


OFFICE

MATERIAL DESCRIPTION

OFFICE TO BE PREDOMINATELY METAL PANEL AND GLASS WITH LONG HORIZONTAL BALCONY.

METAL PANEL:
M4



GLASS RAILING:
M3



ZONING TABULATIONS

ZONING SUMMARY: C-3-C/ PUD

7/3/2014

TOTAL SITE AREA: 85,820 sf

THEORETICAL LOTS: LOT 1 AREA: ~43,742 SF; LOT 2 AREA : ~42,078 SF

ZONING REGULATION	REQUIRED/ ALLOWED	PROVIDED
Maximum Building Height(1)	120'	120'
Maximum FAR(2):	8 total	Range 5.70 total (489,423 sf) to 6.30 total (541,423 sf)
South Building LOT 1	8	Range 2.38 (204,423 sf) to 2.52 (216,423 sf)
Retail		0.73 (62,423 sf)
Theater		Range 0.44 (38,000 sf) to 0.49 (42,000 sf)
Office		Range 1.21 (104,000 sf) to 1.30 (112,000 sf)
North Building :Option 1 (6) LOT 2	8	Range 3.38 (290,000 sf) to 3.78 (325,000 sf)
Retail		Range 0.29 (25,000 sf) to 0.40 (35,000 sf)
Office		Range 3.09 (265,000 sf) to 3.38 (290,000 sf)
North Building :Option 2 (7) LOT2	8	Range 3.32 (285,000 sf) to 3.78 (325,000 sf)
Retail		Range 0.29 (25,000 sf) to 0.40 (35,000 sf)
Residential		Range 3.03 (260,000 sf) to 3.38 (290,000 sf)
Number of Buildings (3)	2	2
Green Area Ratio GAR:	0.2	0.2
Maximum Lot Occupancy:		84% Total Occupancy
South Building: LOT 1	commercial @ ground: 100%	90% For Theoretical Lot
North Building :Option 1 (6) LOT 2	commercial @ ground: 100%	77% For Theoretical Lot
North Building :Option 2 (7) LOT 2	commercial @ ground: 100%	77% For Theoretical Lot
North Building :Option 2 (7) LOT 2	residential @ typ level: 100%	68% For theoretical Lot
Rear Yard Minimum:	all uses: 2-1/2"/ft (12' min)	
	27'	50' (using half of street R.O.W.)
Side Yard Minimum:	not required	not provided
Court-Open: Min. Width	commercial: 3"/ft (12' min) residential: 4"/ft (15' min)	See diagram sheet Z2 and Z3 See diagram sheet Z3
Court-Closed: Area (width same as open)	commercial: 250 sf min., or 2 x width squared residential: 350 sf min., or 2 x width squared	See diagram sheet Z2 and Z3 See diagram sheet Z3
Inclusionary Zoning	8% of residential FAR (For Option 2 (7) only)	8% of residential FAR (For Option 2 (7) only)
Roof Structures (4)		
Gross Floor Area	0.37	0.37
Number: 1 per core per bldg.	2	2 (see Z2 and Z3)
Maximum Height:	18'-6"	varies (see Z2 and Z3)
Setbacks:	Equal to Height of Roof Structure	varies (see Z2 and Z3)

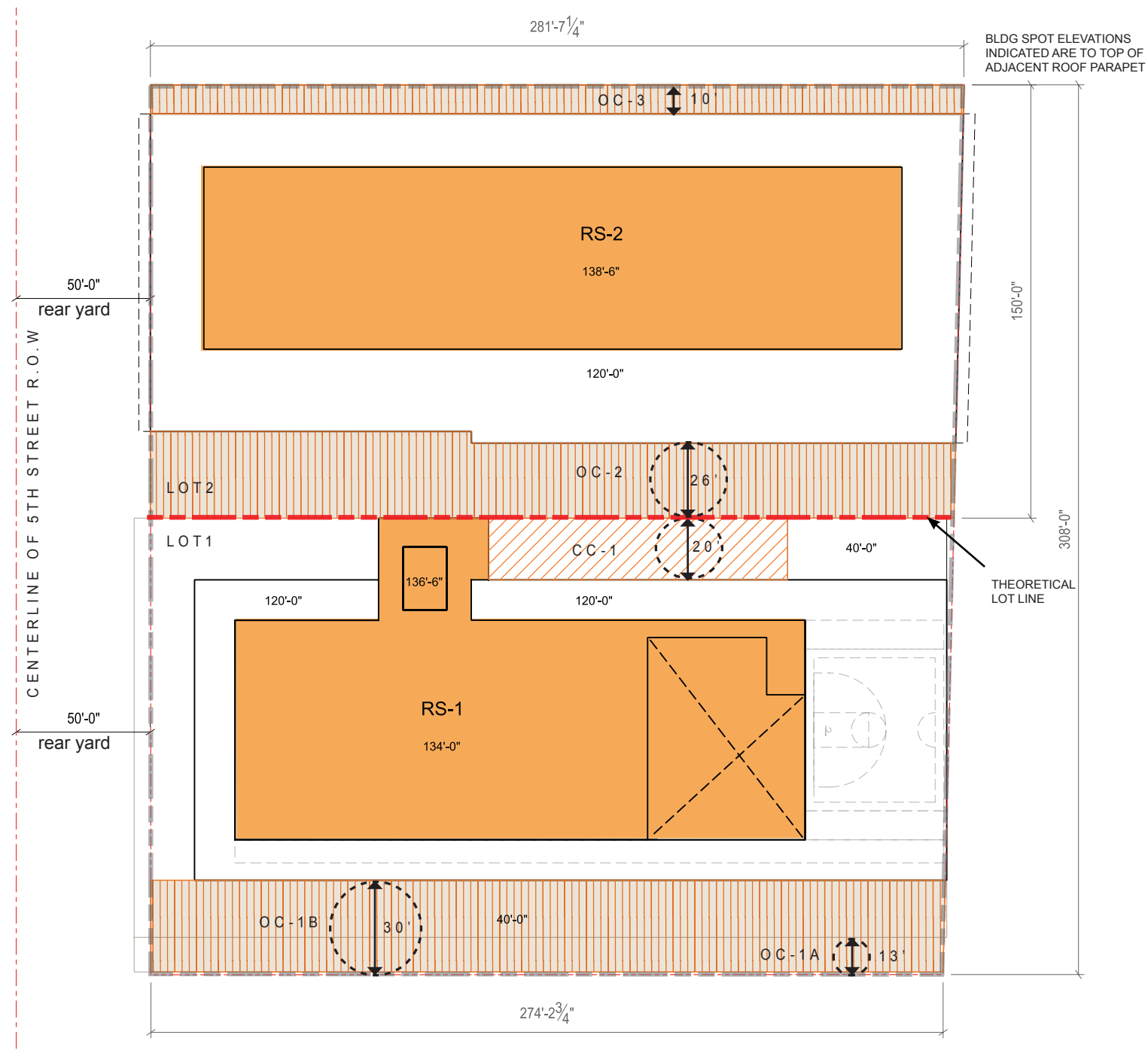
	Required/Allowed	Provided
Off- Street Parking (5) (10)		
<u>South Building - Stages 1 and 2 PUD</u>		
Retail - @ 1/750 GSF above 3,000 GSF	62,423 GSF	10
Event space (1/10 seats) (8)		0
Theater - 1 space for 10 seats	1,250 seats	125
Office - @ 1/1800 GSF above 2,000 GSF	112,000 GSF	63
Total parking required for South Building		198
<u>North Building - Stage 1 PUD</u>		
Retail	35,000 GSF	47
Office - If Option 1(6)	290,000 GSF	161
Residential- If Option 2 (7)	290,000 GSF	92
Total parking required for North Building		139 to 208
Total parking required for Project		337 to 406

	Required/Allowed	Provided
Off-Street Loading (10)		
<u>South Building - Stages 1 and 2 PUD</u>		
Retail (9)	62,423 GSF	1 berth @ 55'; 1 berth@ 30'; 1 berth @ 20'; 1 platform @ 100 SF; 1 platform @ 200 SF
Event space (1/10 seats)		None since < 30,000 GSF
Theater - 1 space for 10 seats	1,250 seats	1 berth @ 30'; 1 berth @ 20'; 1 platform @ 100 SF
Office	112,000 GSF	2 berths @ 30'; 1 berth @ 20'; 2 platforms @ 100 SF
<u>North Building - Stage 1 PUD</u>		
Retail	35,000 GSF	No additional loading required.
Office - If Option 1 (6)	290,000 GSF	1 additional berth @ 30'; 1 additional platform @ 100 SF
Residential - If Option 2 (7)	290,000 GSF	1 berth @ 55'; 1 space @ 20'; 1 platform @ 200 SF

Indicates variance/special exception from zoning regulations

Notes:

- The Maximum building height is based on the width of 5th street (100' R.O.W.) for 120' allowable measured from the finished grade at the middle of the front of the buildings, at the top of the sidewalk of the internal plaza as shown on page A3.
- The FAR is calculated based on record lot area. The FAR for each theoretical lot is compliant with DCMR Title 11 chapter 2517.
- In accordance with DCMR Title 11 chapter 2517 there are two buildings on two theoretical lots.
- Flexibility is being requested for non-uniform roof structure heights.
- The existing south building has a parking credit for existing footprint. Additional parking requirement calculated for addition of retail gross square footage generated by terrace.
- Option 1 : South building building program has market, theater and office in LOT 1 and North Building has retail and office program in LOT 2.
- Option 2 : South building building program has market, theater and office in LOT 1 and North Building has retail and residential program in LOT 2.
- The event space may be changed to become retail space in the future, which would reduce the parking requirement for such space.
- The event space may be changed to become retail space in the future, which would create a retail use of greater than 30,000 GSF. Therefore, the loading requirement in excess of 30,000 GSF of retail use has been used.
- Maximum use components have been utilized to calculate parking and loading requirements.



SCHEDULE OF ROOFTOP STRUCTURE HEIGHTS/ SETBACK

Rooftop Structure	Height	Required Setback	Proposed Setback
RS-1	14'-0"/ 16'-6"	14'-0"/ 16'-6"	14'-0"/ 16'-6"
RS-2	18'-6"	18'-6"	18'-6"

SCHEDULE OF COURTS

OPEN COURT	REQUIRED WIDTH	PROVIDED WIDTH
OC-1A @ theater	12'	13'
OC-1B @ office	12'-6"	30'
OC-2	30'	26'
OC-3	26.5'	10'

CLOSED COURT	REQUIRED WIDTH	PROVIDED WIDTH	REQUIRED AREA	PROVIDED AREA
CC-1	33.5'	20'	2245	2211

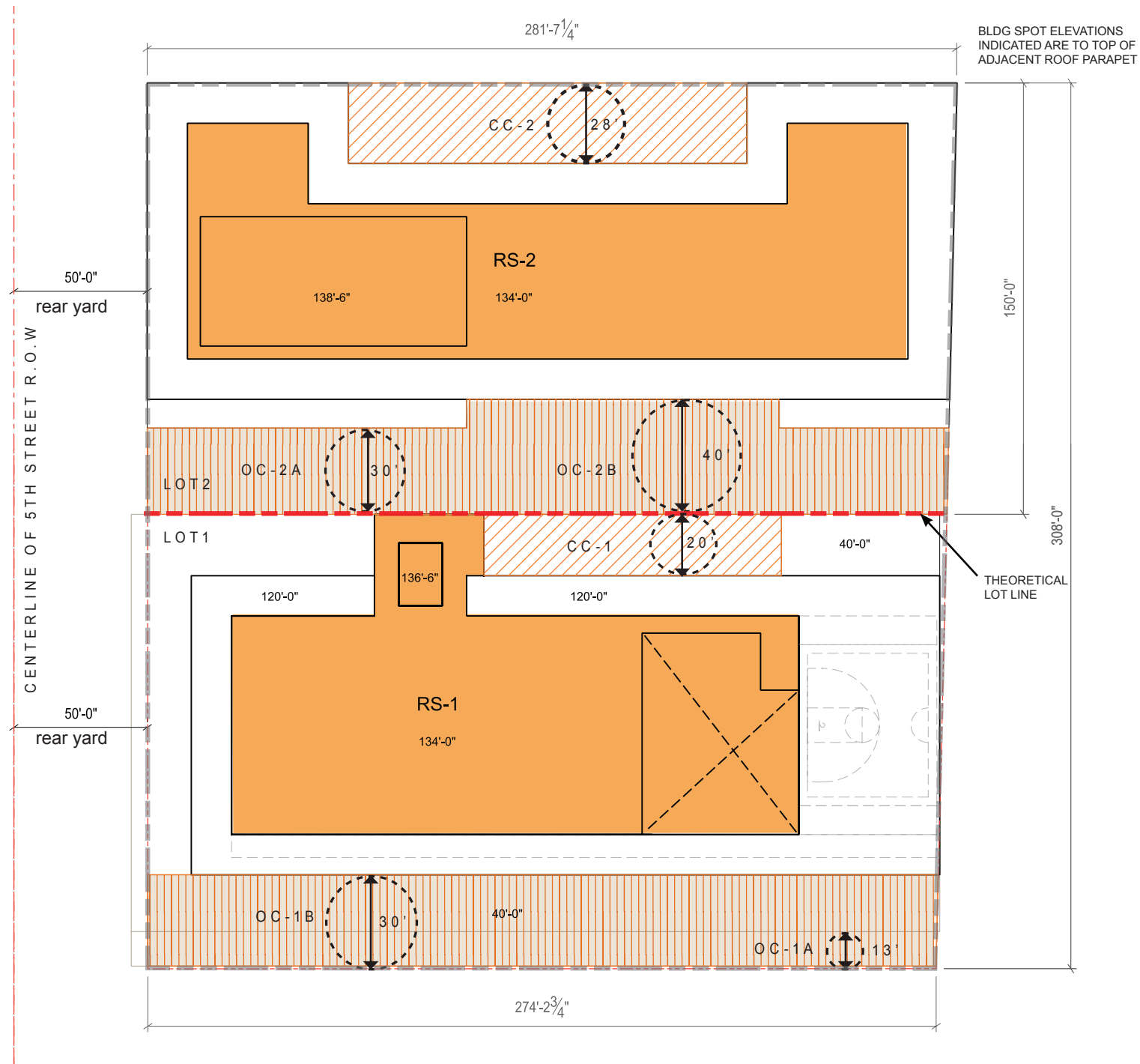
Indicates variance/special exception from zoning regulations

- NOTES:**
- DIMENSIONS ON THIS SHEET ILLUSTRATE ROOF STRUCTURE PLAN, REAR YARD PLAN, AND OPEN COURTS PLAN
 - SEE ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.

- LEGEND**
- PROPERTY LINE
 - THEORETICAL LOT LINE
 - ROOF STRUCTURES
 - CLOSED COURT
 - OPEN COURT
 - OPEN/ CLOSED COURT WIDTH

PROJECTIONS SHOWN WILL REQUIRE REVIEW AND APPROVAL BY DCRA AND ARE SUBJECT TO MODIFICATION AT THE REQUEST OF DCRA DURING SUCH PROCESS.

ROOF STRUCTURE PLAN /
REAR YARD PLAN/ OPEN COURTS PLAN



SCHEDULE OF ROOFTOP STRUCTURE HEIGHTS/ SETBACK			
Rooftop Structure	Height	Required Setback	Proposed Setback
RS-1	14'-0"/ 16'-6"	14'-0"/ 16'-6"	14'-0"/ 16'-6"
RS-2	14'-0"/ 18'-6"	14'-0"/ 18'-6"	14'-0"/ 18'-6"

SCHEDULE OF COURTS		
OPEN COURT	REQUIRED WIDTH	PROVIDED WIDTH
OC-1A @ theater	12'	13'
OC-1B @ office	12'-6"	30'
OC-2A- @ retail	12'	30'
OC-2B @ typ floor	35.5'	40'

CLOSED COURT	REQUIRED WIDTH	PROVIDED WIDTH	REQUIRED AREA	PROVIDED AREA
CC-1	33.5'	20'	2245	2211
CC-2	35.5'	28'	2521	3883

Indicates variance/special exception from zoning regulations

NOTES:

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LEGEND

- PROPERTY LINE
- THEORETICAL LOT LINE
- ROOF STRUCTURES
- CLOSED COURT
- OPEN COURT
- OPEN/ CLOSED COURT WIDTH

ROOF STRUCTURE PLAN /
REAR YARD PLAN/ OPEN COURTS PLAN

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE	EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE			OVERHEAD WIRE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE			UNDERGROUND TELEPHONE LINE	
	EASEMENT LINE			UNDERGROUND CABLE LINE	
	SETBACK LINE			STORM SEWER	
				SANITARY SEWER MAIN	
	CONCRETE CURB & GUTTER			HYDRANT	
				SANITARY MANHOLE	
				STORM MANHOLE	
	UTILITY POLE WITH LIGHT			WATER METER	
	POLE LIGHT			WATER VALVE	
	TRAFFIC LIGHT			GAS VALVE	
	UTILITY POLE			GAS METER	
	TYPICAL LIGHT			TYPICAL END SECTION	
	ACORN LIGHT			HEADWALL OR ENDWALL	
	TYPICAL SIGN			YARD INLET	
	PARKING COUNTS			CURB INLET	
				CLEAN OUT	
	CONTOUR LINE			ELECTRIC MANHOLE	
	SPOT ELEVATIONS			TELEPHONE MANHOLE	
				ELECTRIC BOX	
	SANITARY LABEL			ELECTRIC PEDESTAL	
	STORM LABEL			MONITORING WELL	
	SANITARY SEWER LATERAL			TEST PIT	
	UNDERGROUND WATER LINE			BENCHMARK	
	UNDERGROUND ELECTRIC LINE			BORING	
	UNDERGROUND GAS LINE			SIDEWALK	

GENERAL NOTES

1. THIS PLAN IS BASED ON THE FOLLOWING DOCUMENTS AND INFORMATION:

A) BOUNDARY & TOPOGRAPHIC SURVEY ENTITLED, "BOUNDARY & UTILITY SURVEY SHEET BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY FARMERS MARKET NE LOT 800, SQUARE 3591 WASHINGTON, DC," PREPARED BY WILES MENSCH CORPORATION, PROJECT NUMBER 11025, DATED 05/06/11.

B) UTILITY AND RIGHT-OF-WAY SURVEY ENTITLED, "UTILITY AND RIGHT-OF-WAY SURVEY, UNION MARKET," PREPARED BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING AND LANDSCAPE ARCHITECTS, O.P.C., PROJECT NUMBER 1270033301, DATED 05/08/14.

C) PARTIAL TOPOGRAPHIC SURVEY ENTITLED, "PARTIAL TOPOGRAPHIC SURVEY, CAPITOL CITY MARKET, 5TH STREET N.E. AND PENN STREET, N.E., WASHINGTON, D.C.," PREPARED BY BOHLER ENGINEERING, PROJECT NUMBER SS112124, DATED 05/02/12.

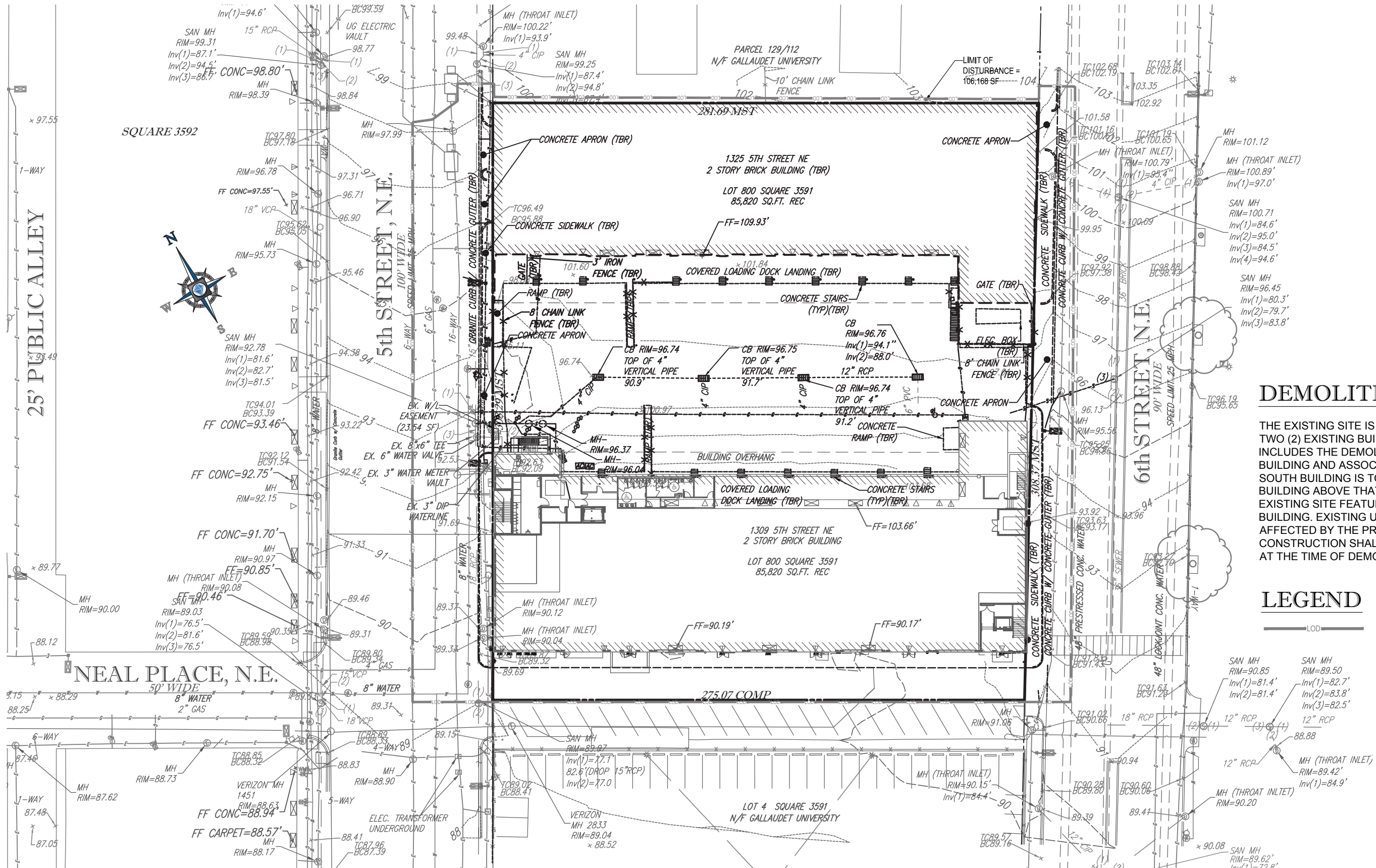
D) CAD FILE ENTITLED, "XP02-L_max FAR.dwg," PREPARED BY SHALOM BARANES ASSOCIATES, RECEIVED 07/03/14, AND CAD FILES ENTITLED, "XP02-L.dwg," "XP03-MZ.dwg," "XP04-T.dwg," "XP07-O.dwg," "XP10_PH.dwg," AND "XP12-RF.dwg," PREPARED BY SHALOM BARANES ASSOCIATES, RECEIVED 06/25/14.

E) CAD FILE ENTITLED, "14070 UM MRA Hardscape.dwg," PREPARED BY MAHAN RYKIEL, RECEIVED 06/26/14.

2. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.

SHEET INDEX

SHEET TITLE	SHEET NUMBER
GENERAL NOTES AND LEGEND	C-1.0
EXISTING CONDITIONS/DEMOLITION PLAN	C-2.0
SITE/LANDSCAPE/STREETSCAPE PLAN	C-3.0
STORMWATER MANAGMENT/UTILITY PLAN	C-4.0
EROSION AND SEDIMENT CONTROL PLAN	C-5.0
CIRCULATION PLAN	C-6.0



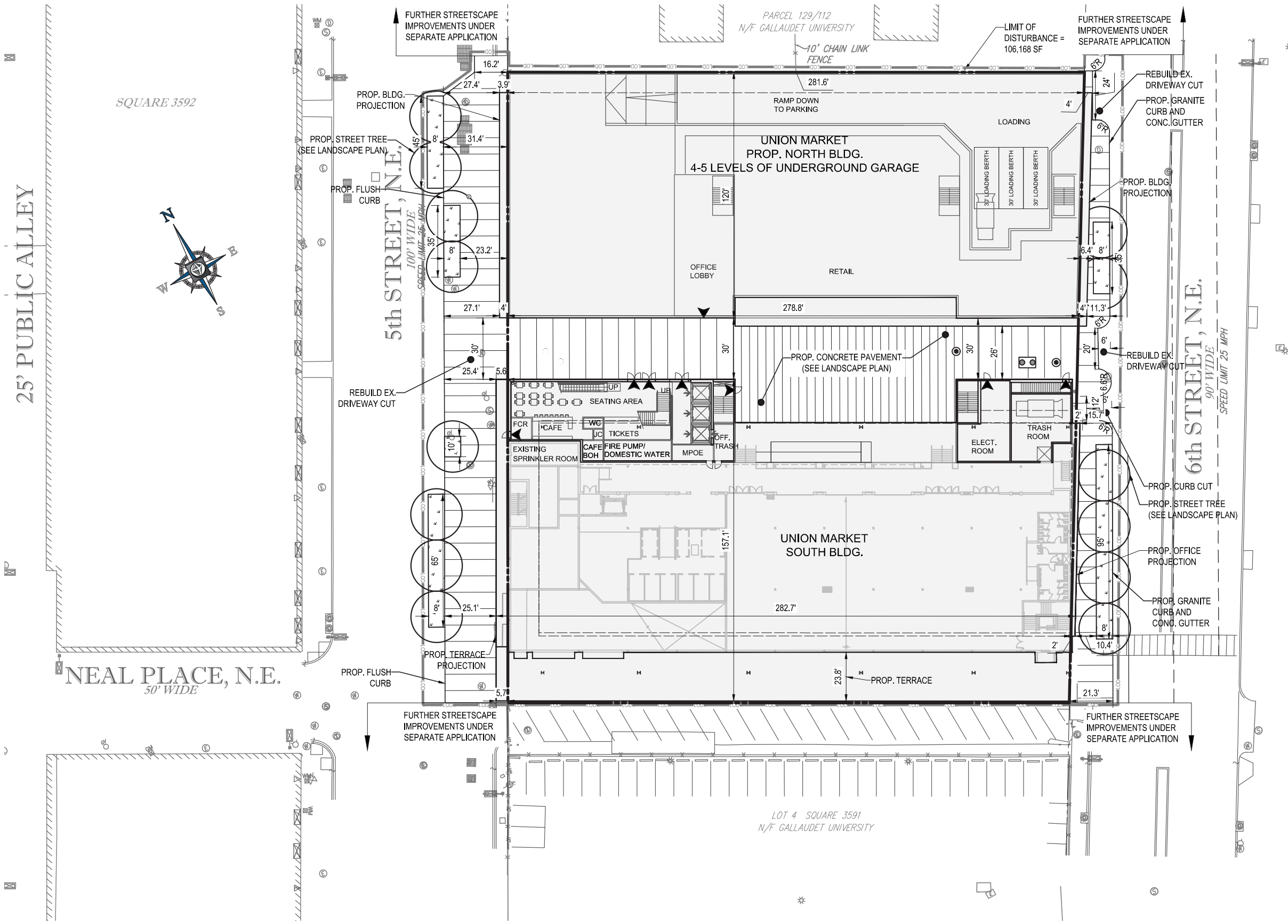
DEMOLITION NARRATIVE

THE EXISTING SITE IS MADE UP OF ONE (1) LOT CONTAINING TWO (2) EXISTING BUILDINGS. THE PROPOSED PROJECT INCLUDES THE DEMOLITION OF THE EXISTING NORTH BUILDING AND ASSOCIATED SITE FEATURES. THE EXISTING SOUTH BUILDING IS TO REMAIN BUT WILL INCLUDE A BUILDING ABOVE THAT WILL REQUIRE THE DEMOLITION OF EXISTING SITE FEATURES ASSOCIATED WITH THE EXISTING BUILDING. EXISTING UTILITIES ON SITE THAT WILL BE AFFECTED BY THE PROPOSED DEMOLITION AND CONSTRUCTION SHALL BE ABANDONED AND / OR REMOVED AT THE TIME OF DEMOLITION.

LEGEND

— LOD — PROP LIMITS OF DISTURBANCE

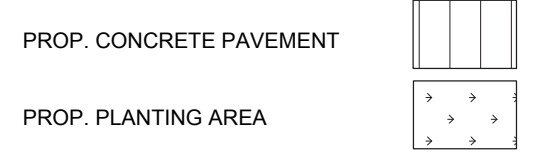




NOTES:

- 1. FINAL LANDSCAPE PLAN IS TO BE PROVIDED BY OTHERS.

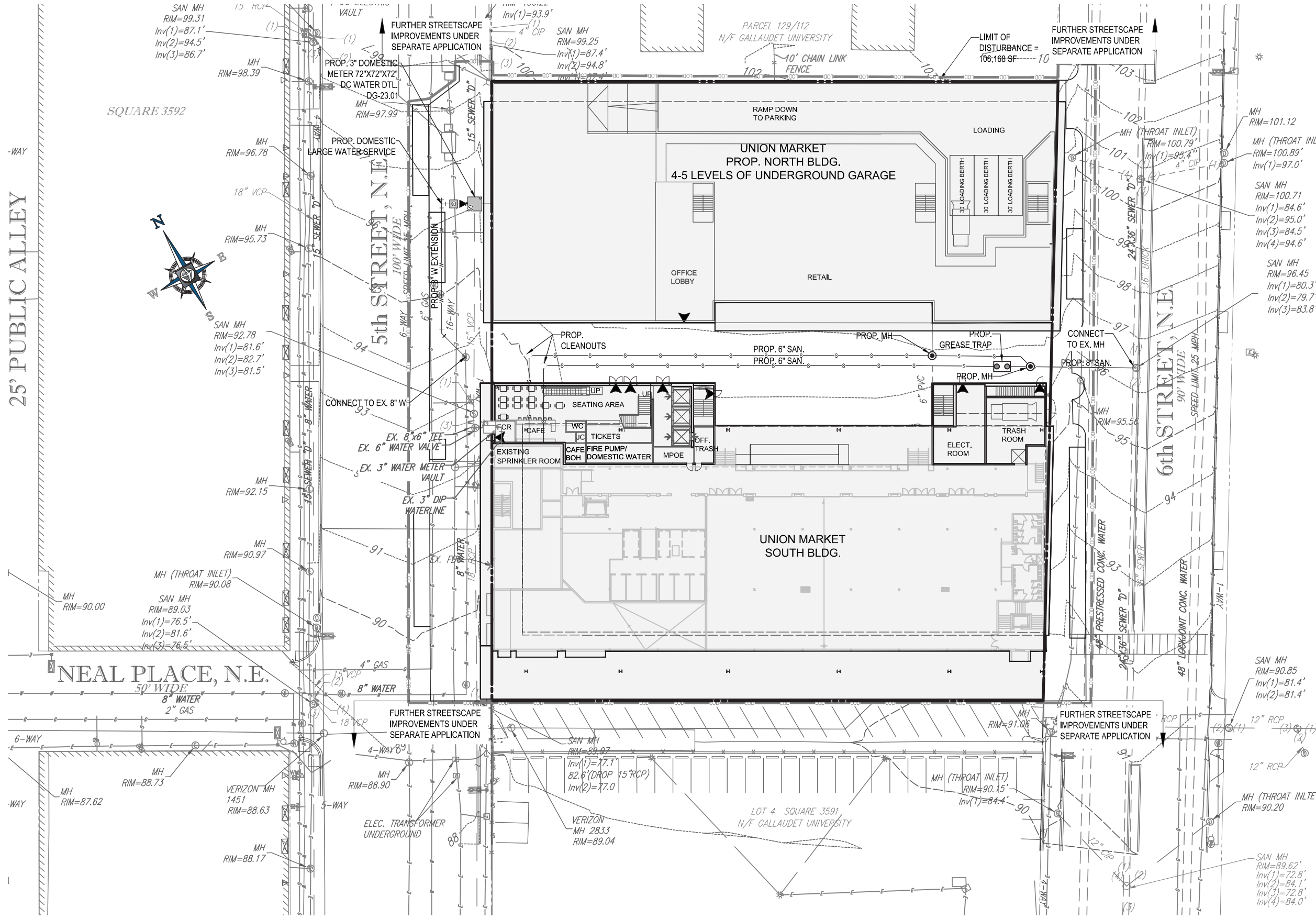
LEGEND



SITE IMPROVEMENTS NARRATIVE

THE PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF THE PROPOSED NORTH BUILDING AND ASSOCIATED SITE FEATURES AND THE BUILDING STRUCTURE ABOVE THE EXISTING SOUTH BUILDING. THE PROJECT ALSO INCLUDES HARDSCAPE AND LANDSCAPE IMPROVEMENTS WITHIN BOTH THE PRIVATE LOT AND PUBLIC RIGHT-OF-WAY. THE PROPOSED NORTH BUILDING WILL CONSIST OF ONE (1) LEVEL OF RETAIL, NINE (9) LEVELS OF OFFICE SPACE OR TEN (10) LEVELS OF RESIDENTIAL SPACE, A PENTHOUSE ROOF LEVEL, AND UNDERGROUND PARKING. THE SOUTH BUILDING ADDITION WILL INCLUDE A THEATER, FOUR (4) LEVELS OF OFFICE SPACE, AND A PENTHOUSE ROOF LEVEL ALL ABOVE THE EXISTING MARKET AND EVENT SPACE.





GRADING AND UTILITY NARRATIVE

THE PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF NEW UTILITY INFRASTRUCTURE TO SERVICE THE PROPOSED NORTH BUILDING AND THE BUILDING ADDITIONS ABOVE THE EXISTING SOUTH BUILDING. THE EXISTING 3" WATER SERVICE FOR THE SOUTH BUILDING WILL REMAIN. THE EXISTING 6" SANITARY LATERAL WILL ALSO REMAIN AND WILL CONNECT TO THE PROPOSED 8" SANITARY SERVICE THAT CONNECTS TO THE EXISTING 36" SANITARY SYSTEM WITHIN 6TH STREET, S.E. THE NORTH BUILDING WILL REQUIRE A NEW 3" WATER SERVICE AND A 6" SANITARY LATERAL. COORDINATION WITH OTHER DRY UTILITIES WILL NEED TO BE MADE TO REMOVE AND REPLACE THE AFFECTED UTILITIES FROM SITE DEMOLITION. PROPOSED UTILITY LATERALS SHOWN HERON ARE APPROXIMATE. FINAL LOCATIONS OF LATERALS AND CONNECTIONS WILL BE DETERMINED DURING THE FINAL DESIGN OF THE BUILDING AND ASSOCIATED UTILITY ROOM LOCATIONS.

THE SITE DESIGN SHALL INCLUDE STORMWATER MANAGEMENT MEASURES IN ACCORDANCE WITH CURRENT DDOE REGULATIONS. PRELIMINARY DESIGN INDICATES THAT STORMWATER AND SANITARY SEWER WILL OUTFALL FROM THE SITE TO THE EXISTING SYSTEMS WITHIN 5TH AND 6TH STREET, N.E.

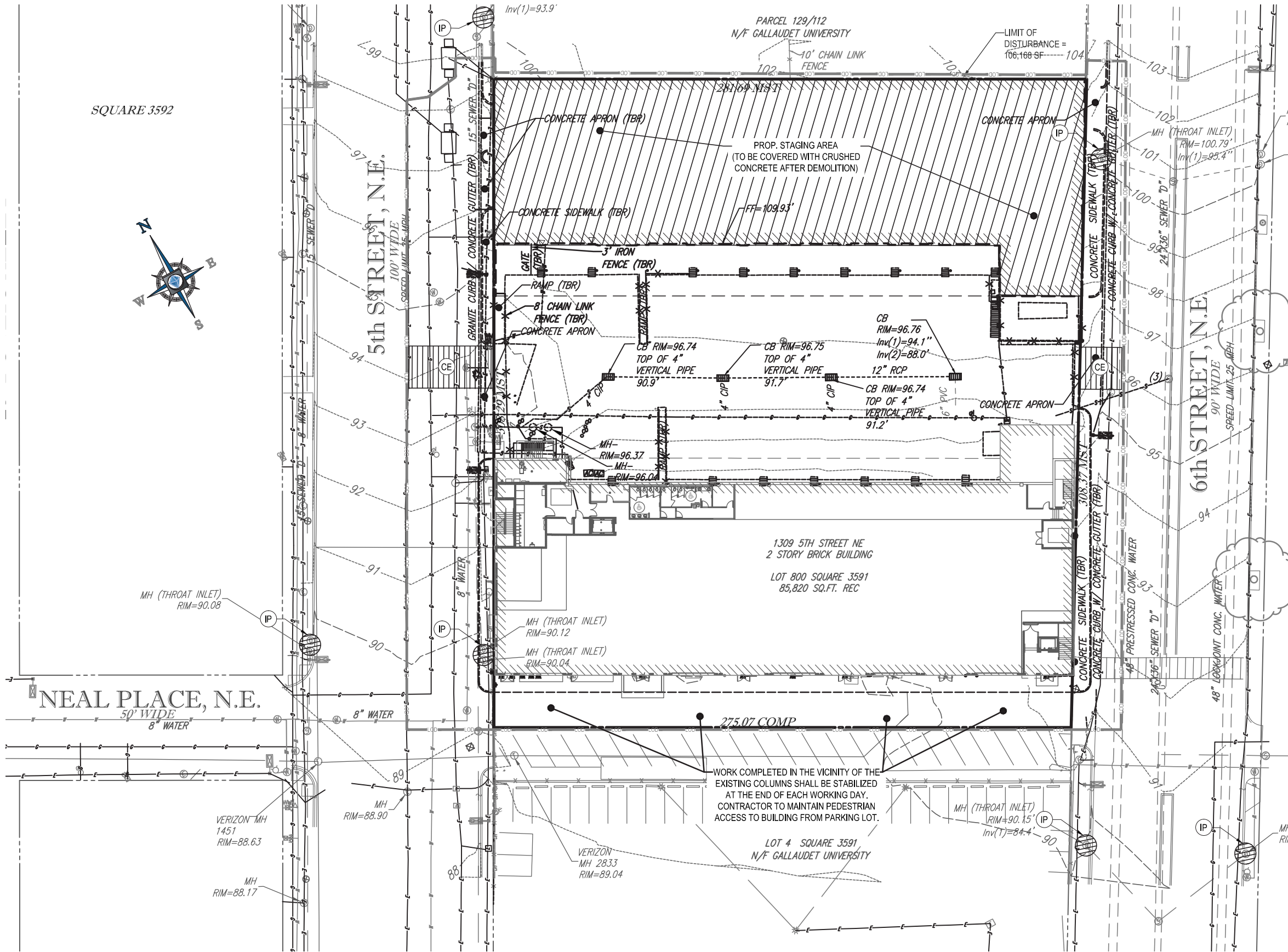
STORMWATER MANAGEMENT NARRATIVE

THE EXISTING SITE CONDITIONS HAVE NO STORMWATER QUALITY OR QUANTITY CONTROLS. BASED ON THE CURRENT DDOE STORMWATER REQUIREMENTS, THIS IS A MAJOR LAND-DISTURBING PROJECT AND WILL HAVE AN SWRv OF APPROXIMATELY 12,700 CF. FINAL REQUIRED VOLUME WILL BE DETERMINED BY FINAL LIMITS OF DISTURBANCE. THE PROPOSED ZONING FOR THE PROJECT IS C-3-C, WHICH WILL REQUIRE A GREEN AREA RATIO OF 0.20.

IN ADDITION, THE PROJECT WILL INCORPORATE EXTENSIVE SUSTAINABLE FEATURES. THEY INCLUDE FEATURES TO MAXIMIZE WATER EFFICIENCY AND MEASURES BOTH TO MITIGATE THE BUILDING'S IMPACT ON THE ENVIRONMENT AND TO CREATE A HEALTHIER INTERIOR ENVIRONMENT.



SQUARE 3592



NOTES

SOME IMPACT TO ADJACENT PROPERTIES IS ANTICIPATED FROM THE PROPOSED CONSTRUCTION. THE SOUTH BUILDING ADDITIONS SHALL BE CONSTRUCTED WITH COORDINATION FROM THE ADJACENT PROPERTY OWNER. IMPACTS TO THE NORTHERN ADJACENT PROPERTY WILL BE LIMITED TO THE CONSTRUCTION OF THE NORTH BUILDING. SHEETING AND SHORING WILL BE INSTALLED AT THE REQUIRED LOCATIONS AS NEEDED.

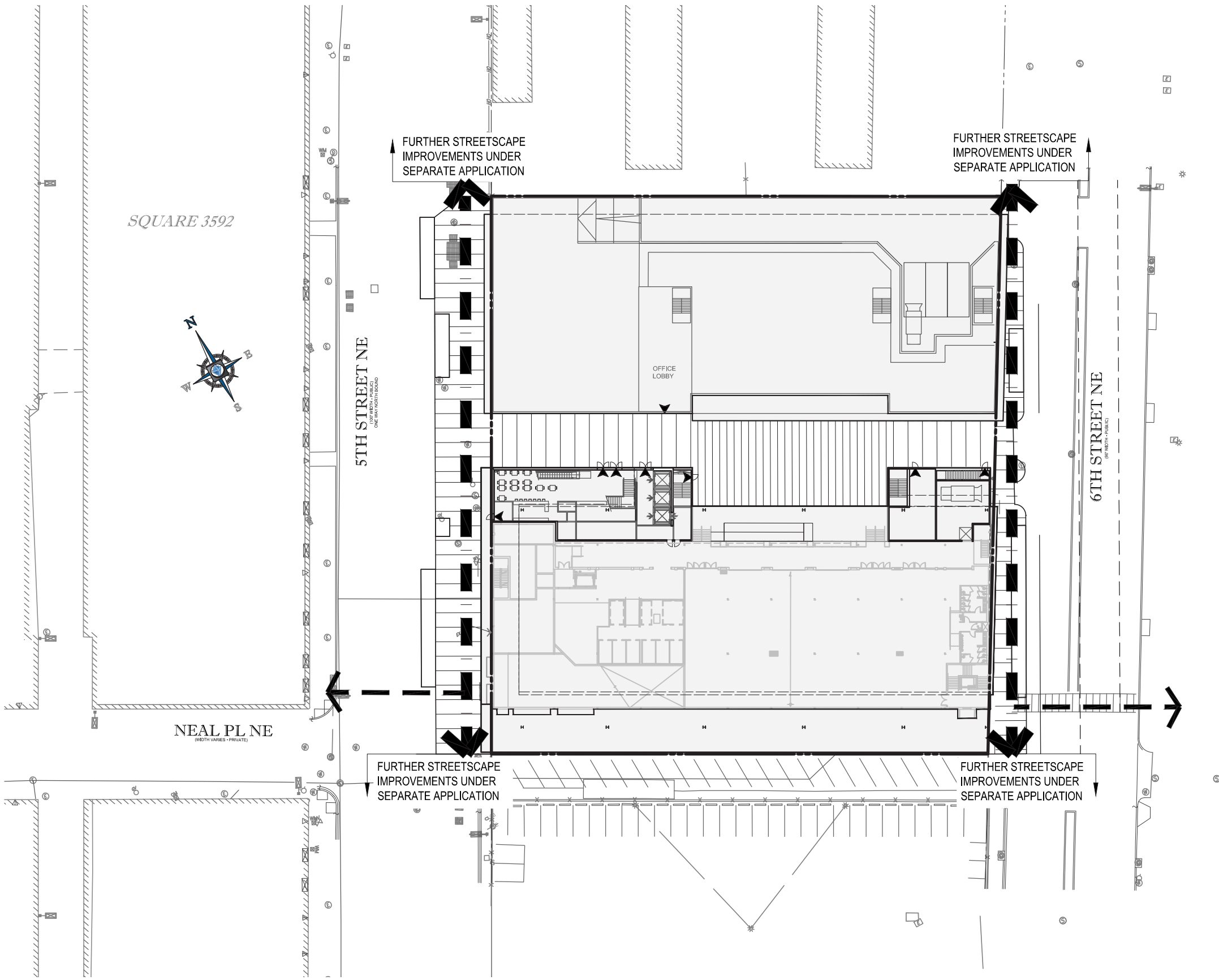
ALL UTILITY WORK SHALL BE COMPLETED IN PHASES AND PLATED AS NEEDED TO COVER TRENCHING. ALL TRENCHING WORK SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. CONTRACTOR SHALL WORK CLOSELY WITH THE INSPECTOR TO ENSURE AREAS ARE STABILIZED TO DDOE STANDARD.

STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
CONSTRUCTION ENTRANCE WITH WASH RACK	CE	
INLET PROTECTION	IP	
STAGING AREA		







NOTES:

1. BUILDING ENTRANCE LOCATIONS ARE SUBJECT TO CHANGE AS THE RESULT OF TENANT MODIFICATION OR MARKET DEMANDS, AND AS THE PROJECT IS FURTHER DESIGNED.

LEGEND

-  PRIMARY PEDESTRIAN CIRCULATION
-  SECONDARY PEDESTRIAN CIRCULATION

