SUBMISSION FOR A PRE-HEARING STATEMENT FOR A CONSOLIDATED PLANNED UNIT DEVELOPMENT EXHIBIT B, CASE NO. 03-13

MAY 27, 2003



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ZONING COMMISSION
District of Columbia
CASE NO.03-12B/03-13B
EXHIBIT NO.1B

SUBMISSION FOR PRE-HEARING STATEMENT FOR A PRELIMINARY PLANNED UNIT DEVELOPMENT EXHIBIT A, CASE NO. 03-12

MAY 27, 2003



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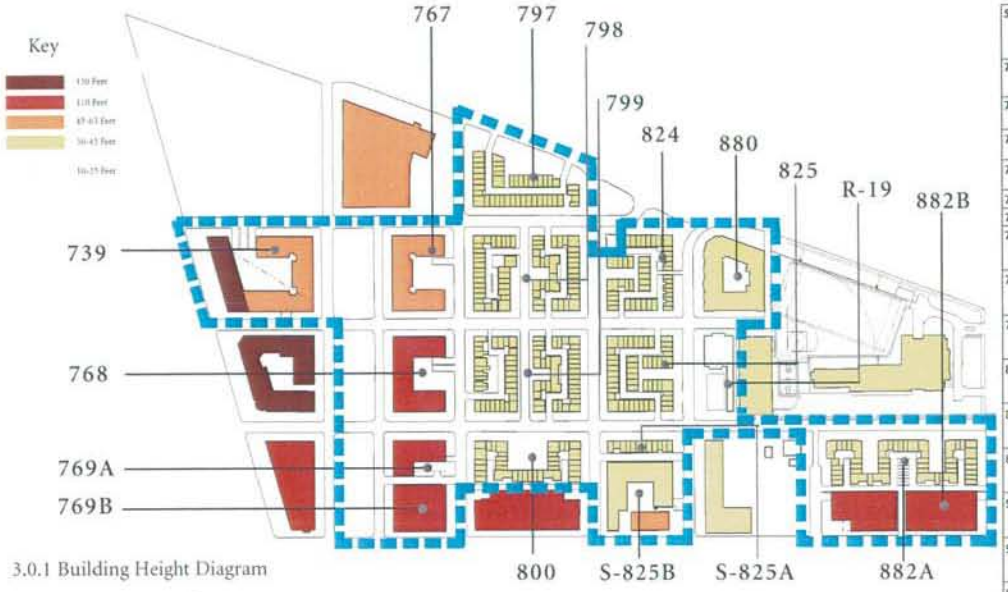
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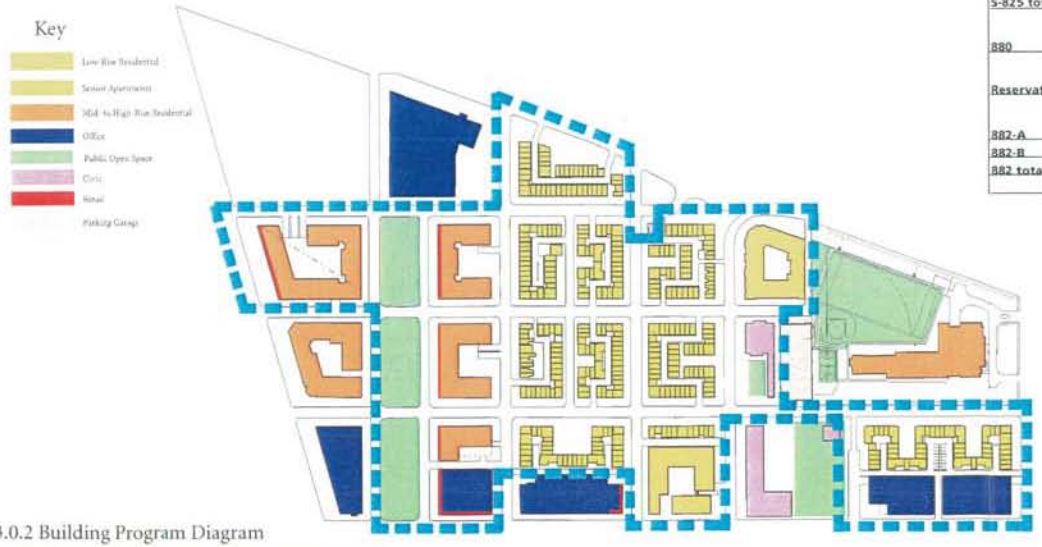
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3.0.1 Building Height Diagram

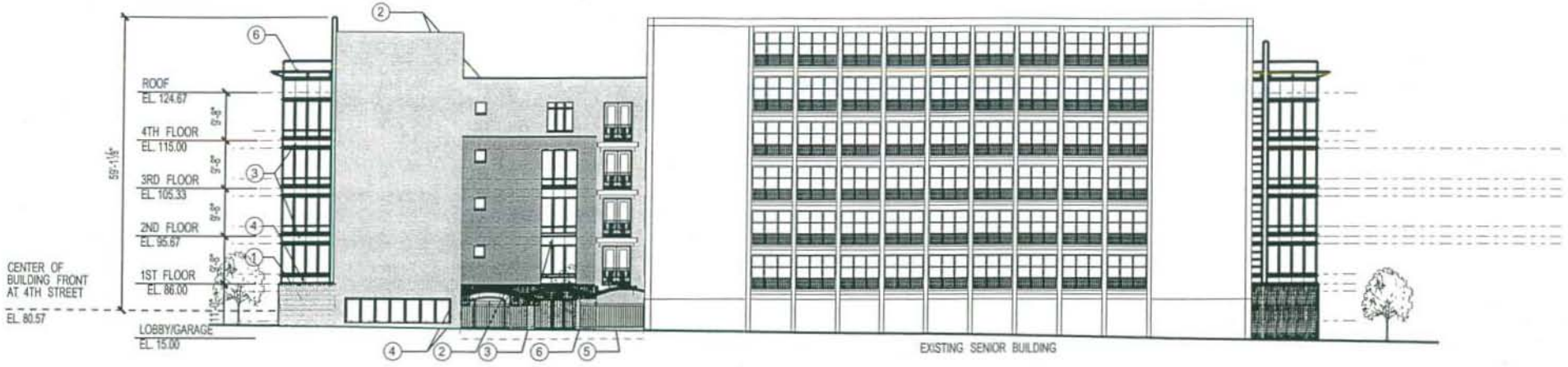


3.0.2 Building Program Diagram

Square	Proposed Use	Number of Stories	Bldg. Height (Feet)	Number of units	Sf of Office, retail	Square Dimensions			Building SF	Square SF	FAR
739	Residential Apartments	6 to 13	65 to 130	322	6000	varies - see plan	51735	0.73	430013	70732.75	6.08
767	Residential: Apartments	6	65	147	6000	392.42' x 235.0'	30368	0.39	182210	77412.97	2.35
768	Residential: Apartments	11	110	295	6000	varies - see plan	30368	0.38	334052	79001.8	4.23
769 - A	Residential: Apartments	11	110	107	3000		15446		169906		
769 - B	Office	11	110		236,000		23,600		236,000		
769 total							39,046	0.40	405,906	97303.54	4.17
797	Residential: Townhomes/ Stacked Units	3 to 4	30-45	47		varies - see plan	25788	0.61	94,972	42508.38	2.23
798	Residential: Townhomes/ Stacked Units	3 to 4	30-45	75		329.42' x 235.0'	41384	0.53	141,422	77413.69	1.83
799	Residential: Townhomes/ Stacked Units	3 to 4	30-45	60		329.42' x 235.0'	34492	0.52	122,055	66738.71	1.83
800	Residential: Townhomes/ Stacked Units	3 to 4	30-45	46		varies - see plan	23752	0.54	77,966	44247.66	1.76
824	Residential: Townhomes/ Stacked Units	3 to 4	30-45	41		210.6' x 235.0'	22512	0.57	29,732	39363.53	0.76
825	Residential: Townhomes/ Stacked Units	3 to 4	30-45	57		209.98' x 235.0'	31188	0.63	61,284	49345.29	1.24
S-825-A	Residential: Townhomes/ Stacked Units	3 to 4	30-45	13			7035		25,411		
S-825-B	Residential: Senior Apartments	8	45	198			32592		166,717		
S-825 total						210.45' x 290.15'	39627	0.65	192,128	60983.6	3.15
880	Residential: Senior Apartments	4	50	162		varies - see plan	32582	0.73	128053	44917.35	2.85
Reservation 19	Community Center					132'-0"x275'-4"	18000	0.49	18000	36551	0.49
882-A	Residential: Townhomes/ Stacked Units										
882-B	Office	9 to 10	110		496,000	245'-8" x 148'-3"	45090		496000		
882 total					496,000		85014	0.54	627,288	158215.6	3.96

SITE PLAN DEVELOPMENT DATA

MAY 27, 2003



MATERIALS LEGEND:
1 - SPLIT FACE CMU
2 - EIFS
3 - FIBER CEMENT PANEL
4 - PRECAST SILL/BAND
5 - METAL RAILING
6 - METAL AWNING/CANOPY

SCALE: 1"=20'-0"
0 10 20 5

M STREET ELEVATION
MAY 27, 2003

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TORTI GALLAS AND PARTNERS · CHK

CAPPER/CARROLLSBURG SENIOR BUILDING NO. 2

A-5.0



MATERIALS LEGEND:

1 - SPLIT FACE CMU
2 - EIFS
3 - FIBER CEMENT PANEL
4 - PRECAST SILL/BAND
5 - METAL RAILING
6 - METAL AWNING/CANOPY

SCALE: 1"=20'-0"

0 10 20 5

4TH STREET ELEVATION

MAY 27, 2003

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CAPPER/CARROLLSBURG SENIOR BUILDING NO. 2

A-5.1



MATERIALS LEGEND:
1 - SPLIT FACE CMU
2 - EIFS
3 - FIBER CEMENT PANEL
4 - PRECAST SILL/BAND
5 - METAL RAILING
6 - METAL AWNING/CANOPY

SCALE: 1"=20'-0"
0 10 20 5

5TH STREET ELEVATION

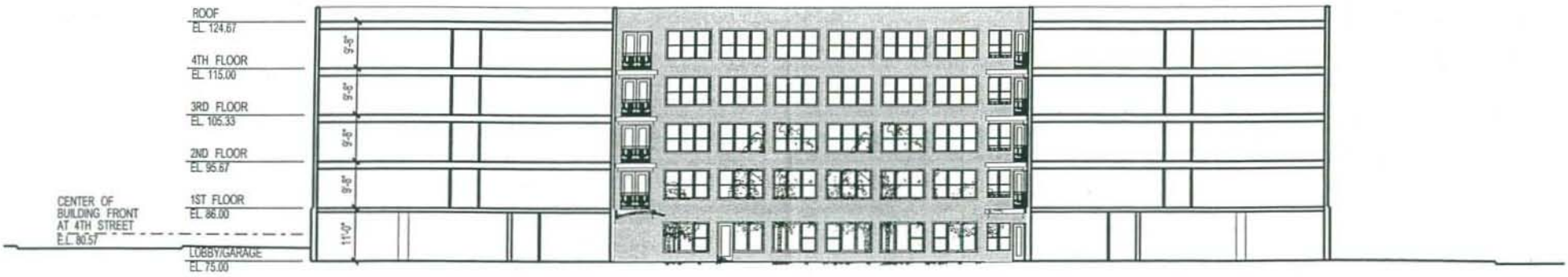
MAY 27, 2003

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A-5.2



MATERIALS LEGEND:
1 - SPLIT FACE CMU
2 - EIFS
3 - FIBER CEMENT PANEL
4 - PRECAST SILL/BAND
5 - METAL RAILING
6 - METAL AWNING/CANOPY

SCALE: 1"=20'-0"
0 10 20 5

BUILDING SECTION
MAY 27, 2003

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A-6.0