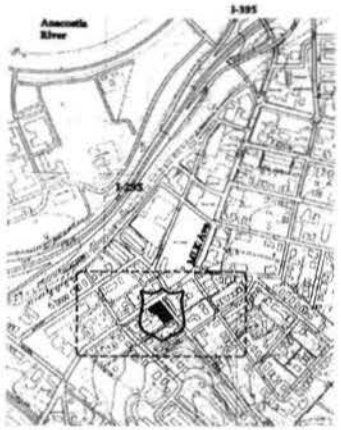
THE SALVATION ARMY

East of the River Corps Center

Pre-Hearing Submission
April, 2005



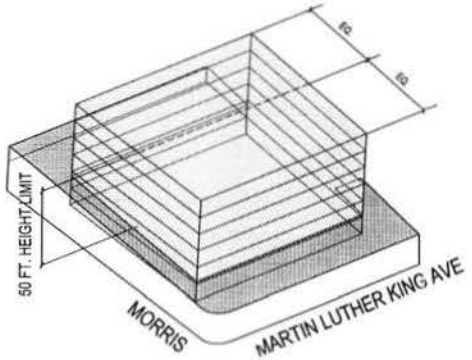
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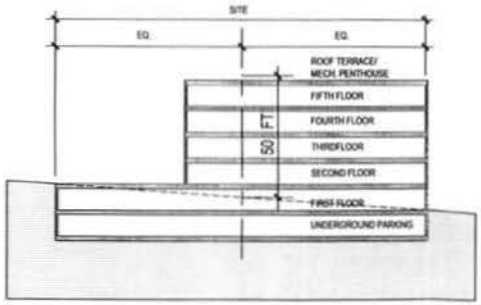


Zoning Classification



Site Context





Zoning

Area Summary

Total GSF

PARKING P-1	16,923 G.S.F.
FIRST FLOOR	16,991 G.S.F.
SECOND FLOOR	11,804 G.S.F.
THIRD FLOOR	11,013 G.S.F.
FOURTH FLOOR	9,172 G.S.F.
FIFTH FLOOR	7,453 G.S.F.
PENTHOUSE	1,268 G.S.F.
TOTAL BUILDING AREA:	74,624 G.S.F.

Total FAR GSF

PARKING P-1	–
FIRST FLOOR (up to 4' below grade)	7,546 G.S.F.
SECOND FLOOR	11,804 G.S.F.
THIRD FLOOR	11,013 G.S.F.
FOURTH FLOOR	9,172 G.S.F.
FIFTH FLOOR	7,453 G.S.F.
PENTHOUSE	–
TOTAL F.A.R.:	46,988 G.S.F.

Zoning

ZONING:	C-2-A ZONE DISTRICT
LOCATION:	SQUARE 5805
SITE COVERAGE:	60%
RECREATION:	20% OF GFA
HEIGHT LIMIT:	50 FEET MAX.
SIDE YARD:	NONE
REAR YARD:	15 FEET TO CENTER OF ALLEY
FAR:	2.5 FAR
LOT SIZE:	19,282 SQ.FT
2.5 FAR ALLOWED:	48,200 SQ.FT
PROJECT FAR GFA:	46,988 SQ.FT
COVERAGE REQUIRED:	11,568 SQ.FT (60% COVERAGE)
ACCOMPLISHED:	11,804 SQ.FT (61% COVERAGE)
RECREATION REQUIRED:	
(46,988 x .20):	9,397 SQ.FT (20% OF GFA)
ACCOMPLISHED:	
PLAY YARD	-1,226 SF
SIDEWALK	-1,882 SF
2ND FLR.	- 166 SF
3RD FLR.	- 933 SF
5TH FLR.	- 430 SF
ROOF TOP	-5,124 SF
T O T A L	16,550 SQ.FT (36% OF GFA)

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Seals and Signatures

Key Plan

Project North

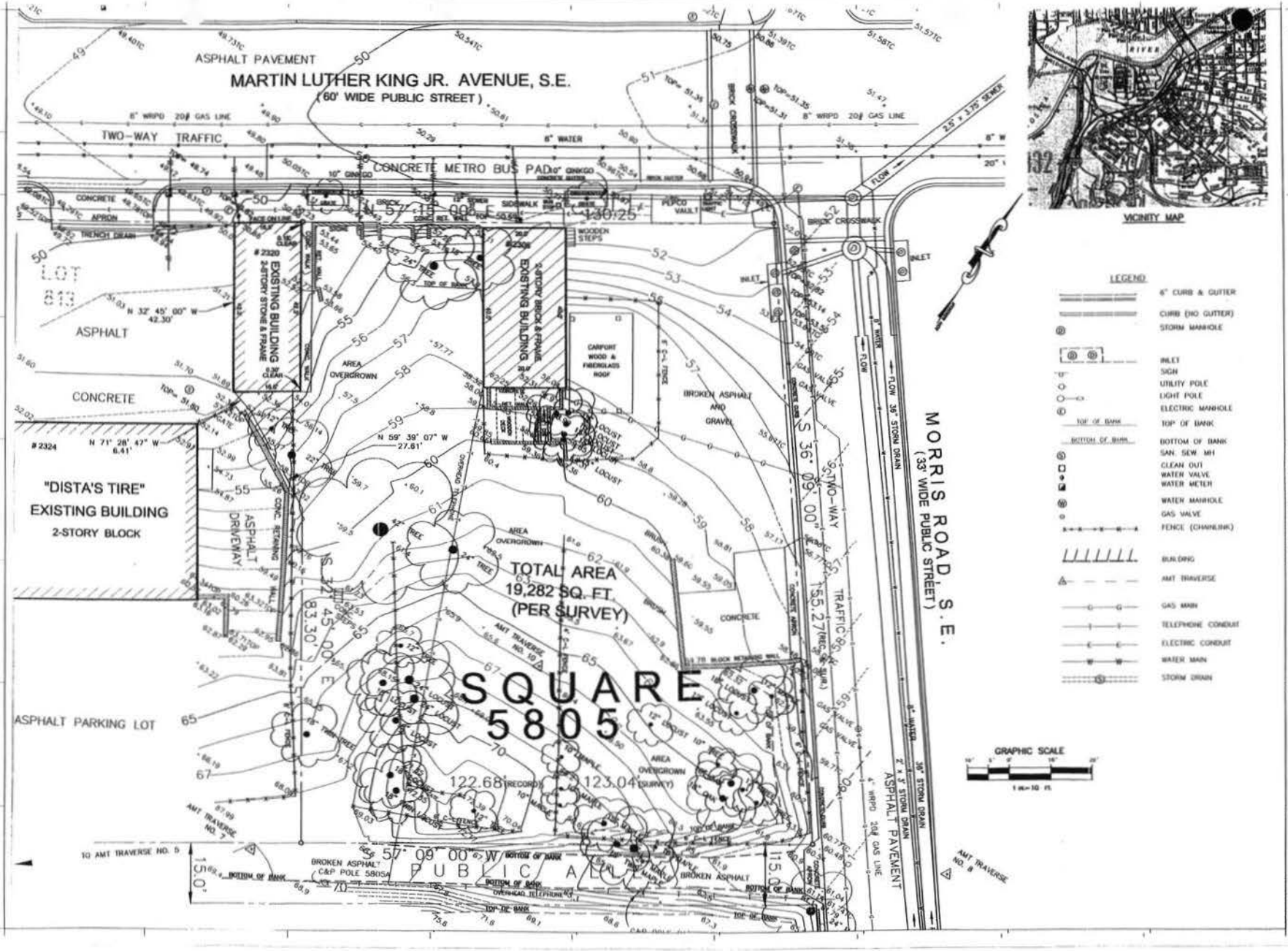
N.T.S.

Scale: 25507.000

Project Number: PUD

CS.1

ZONING COMMISSION
District of Columbia
CASE NO.04-35
EXHIBIT NO.16A



VICINITY MAP

LEGEND

- 6" CURB & GUTTER
- CURB (NO GUTTER)
- STORM MANHOLE
- INLET
- SIGN
- UTILITY POLE
- LIGHT POLE
- ELECTRIC MANHOLE
- TOP OF BANK
- BOTTOM OF BANK
- SAN. SEW. MH
- CLEAN OUT
- WATER VALVE
- WATER METER
- WATER MANHOLE
- GAS VALVE
- FENCE (CHAINLINK)
- BUILDING
- AMT TRAVERSE
- GAS MAIN
- TELEPHONE CONDUIT
- ELECTRIC CONDUIT
- WATER MAIN
- STORM DRAIN

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Drawing Title

EXISTING
SITE CONDITIONS

1"=10'

Scale

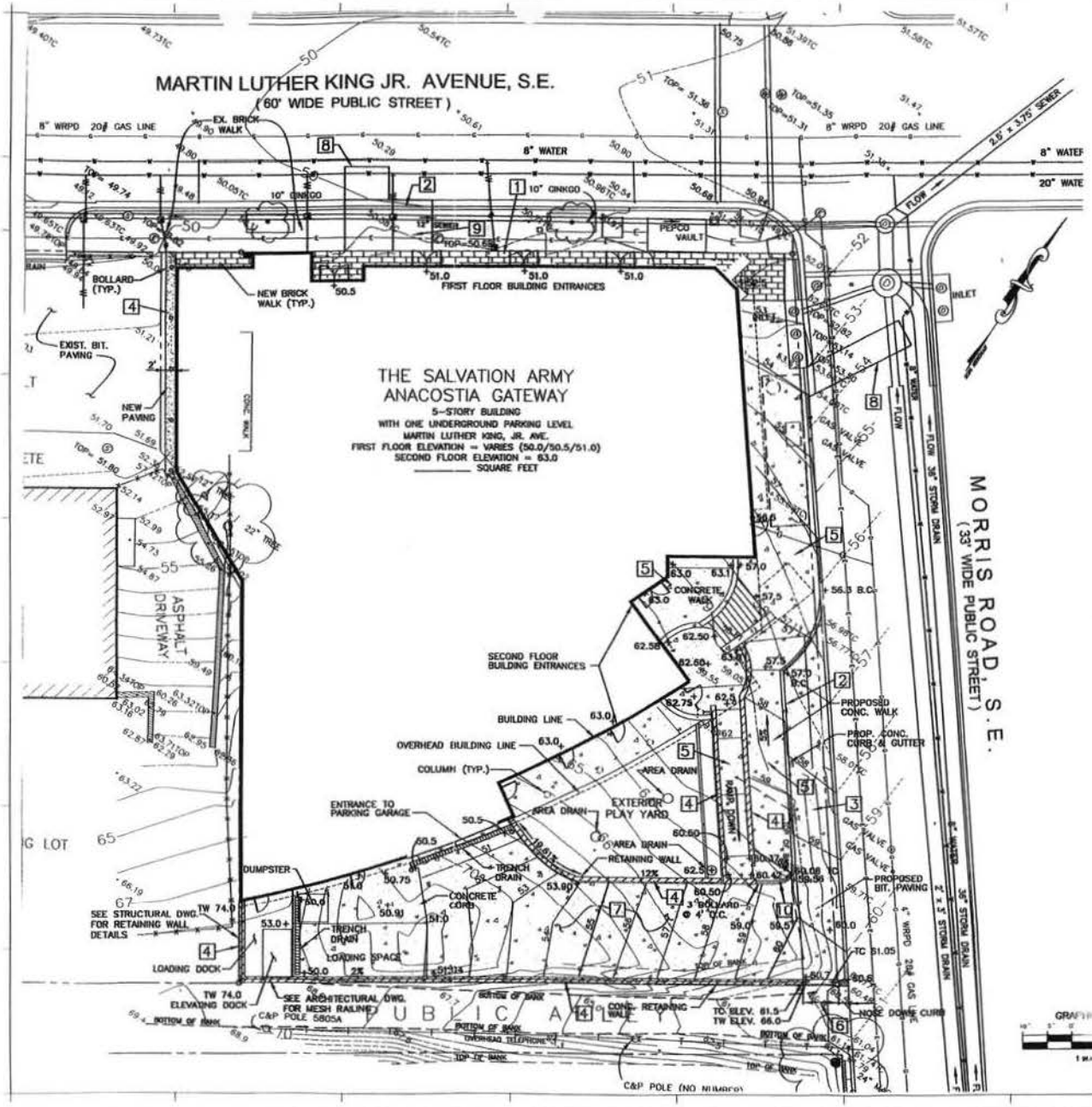
25507.000

Project Number

PUD

C-1

Drawing Number



LEGEND

- CONCRETE PAVEMENT
- EX. PROPERTY LINE
- BUILDING LINE
- UNDERGROUND PARKING GARAGE BUILDING LIMITS
- OVERHEAD BUILDING LINE
- +56.0 NEW SPOT ELEVATION
- +56.0 EXISTING SPOT ELEVATION
- 56 CONTOUR LINE
- PROP. CURB AND GUTTER (SEE PLAN VIEW FOR TYPE)
- PROP. CONCRETE WALL

KEY LEGEND

1. NEW BRICK WALK TO MATCH EXISTING BRICK
2. NEW CONCRETE CURB AND GUTTER
3. NEW PAVING
4. NEW REINFORCED CONCRETE WALL
5. NEW CONCRETE WALK
6. NEW CONCRETE CURB
7. NEW CONCRETE PAVEMENT
8. TRENCH REPAIR DC STD. DETAIL 51.0
9. REPLACE BRICK WALK
10. NEW SAFETY RAIL/FENCE

GENERAL NOTES

1. SEE ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS.
2. ALL IMPROVEMENTS IN PUBLIC SPACE SHALL CONFORM TO DC DEPARTMENT OF TRANSPORTATION STREETSCAPE REQUIREMENTS.

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SITE IMPROVEMENTS AND UTILITIES PLAN

1"=10'

Scale

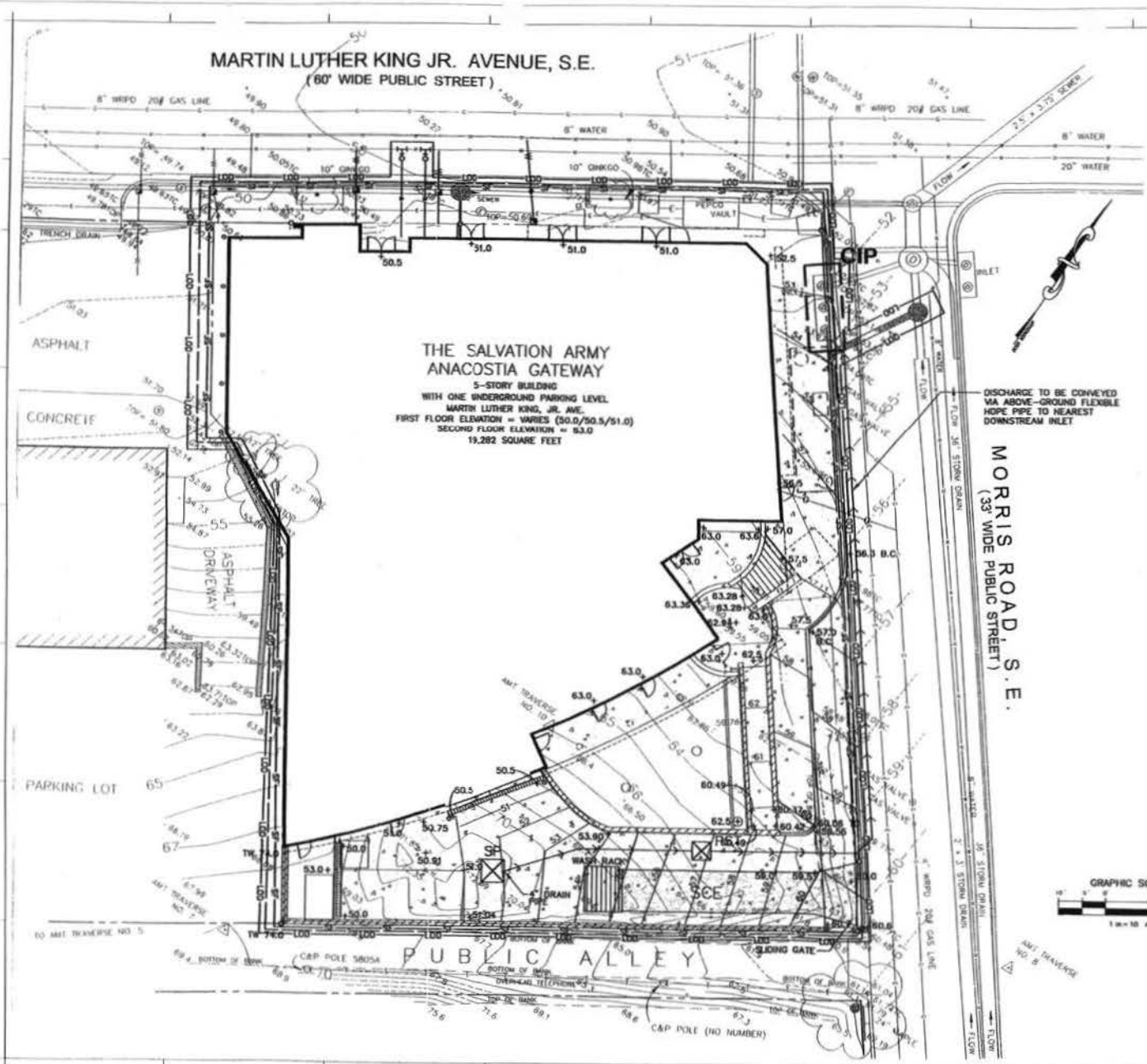
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Project Number

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Drawing Number

C-2



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Key Plan

Project North

Drawing Title

EROSION AND SEDIMENT CONTROL PLAN

1"=10'

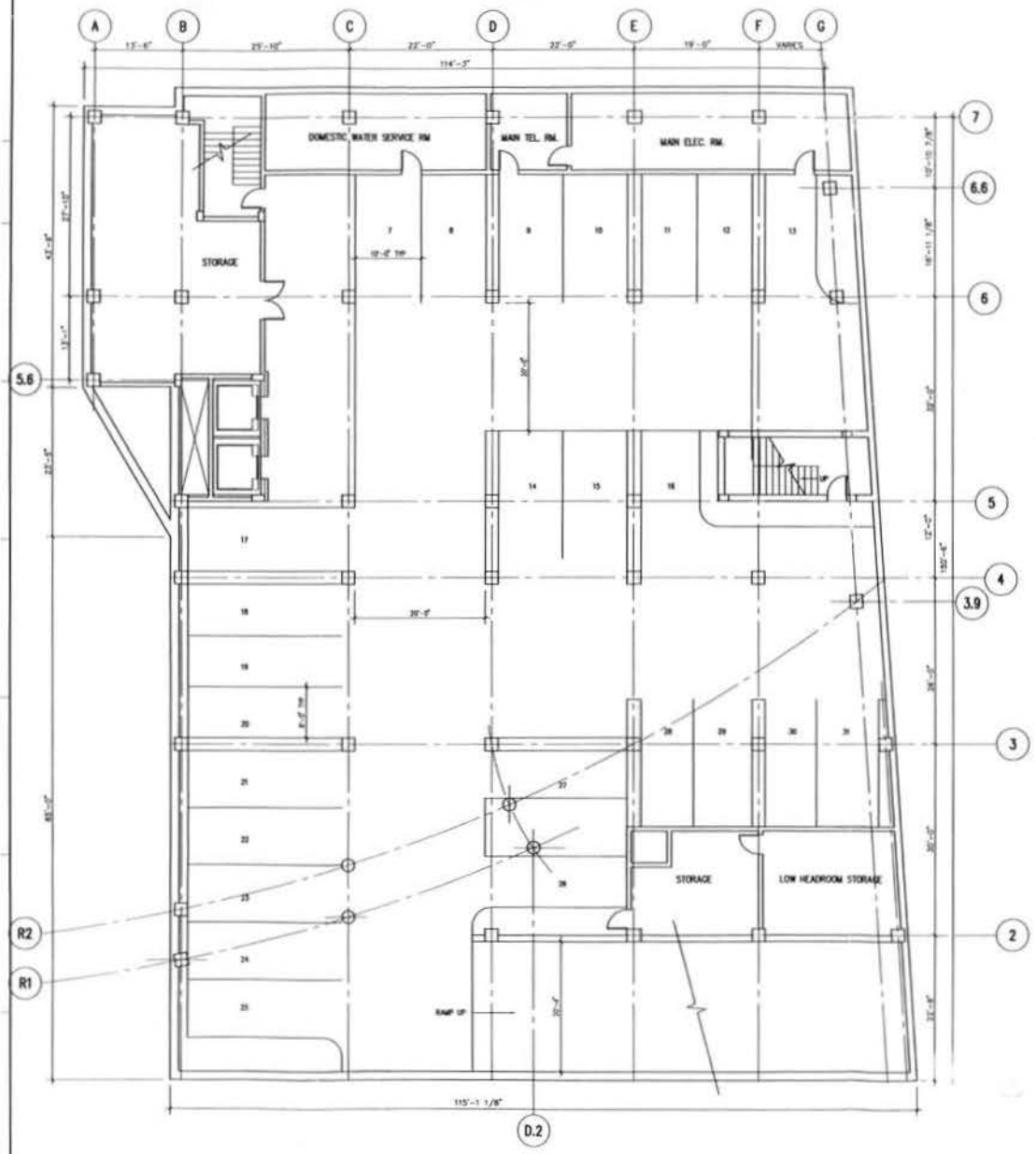
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PUD

C-3

Drawing Number



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Key Plan

Project North

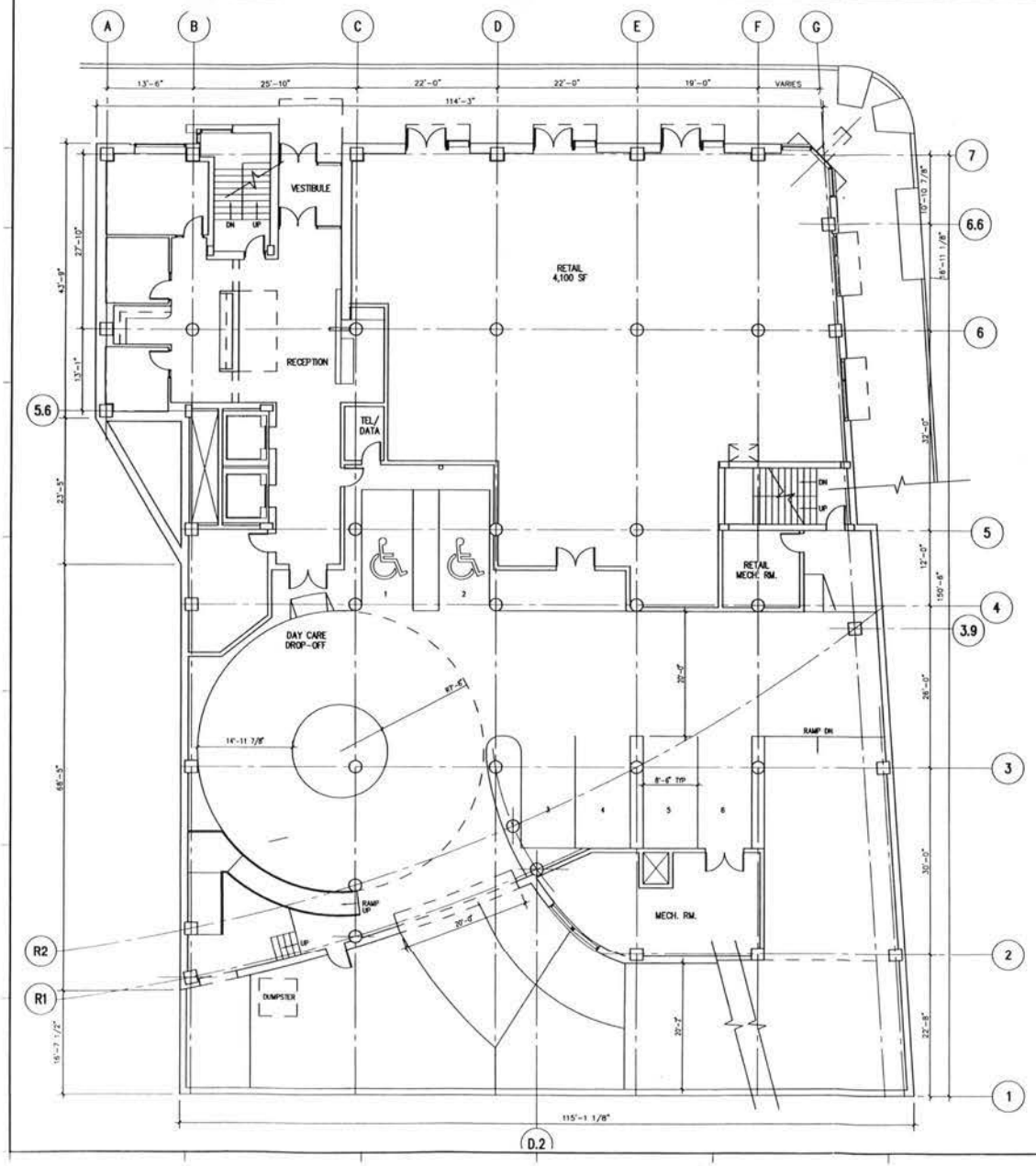
PARKING LEVEL P1

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Project Number: 25507.000

PUD

Drawing Number: A2.0



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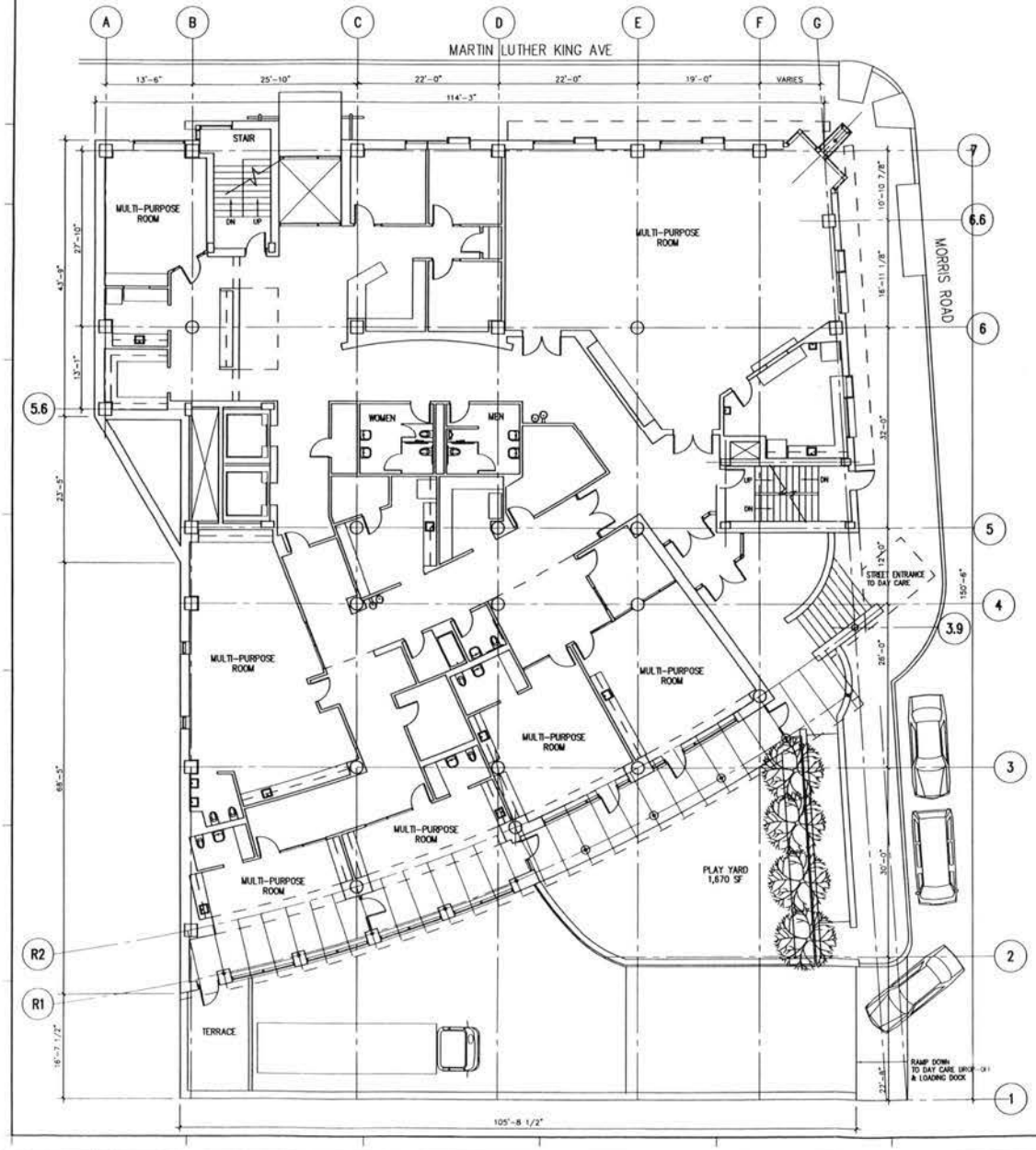
FIRST FLOOR

Scale: 1/8" = 1'-0"

Project Number: 25507.000

PUD

Drawing Number: A2.1



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SECOND FLOOR

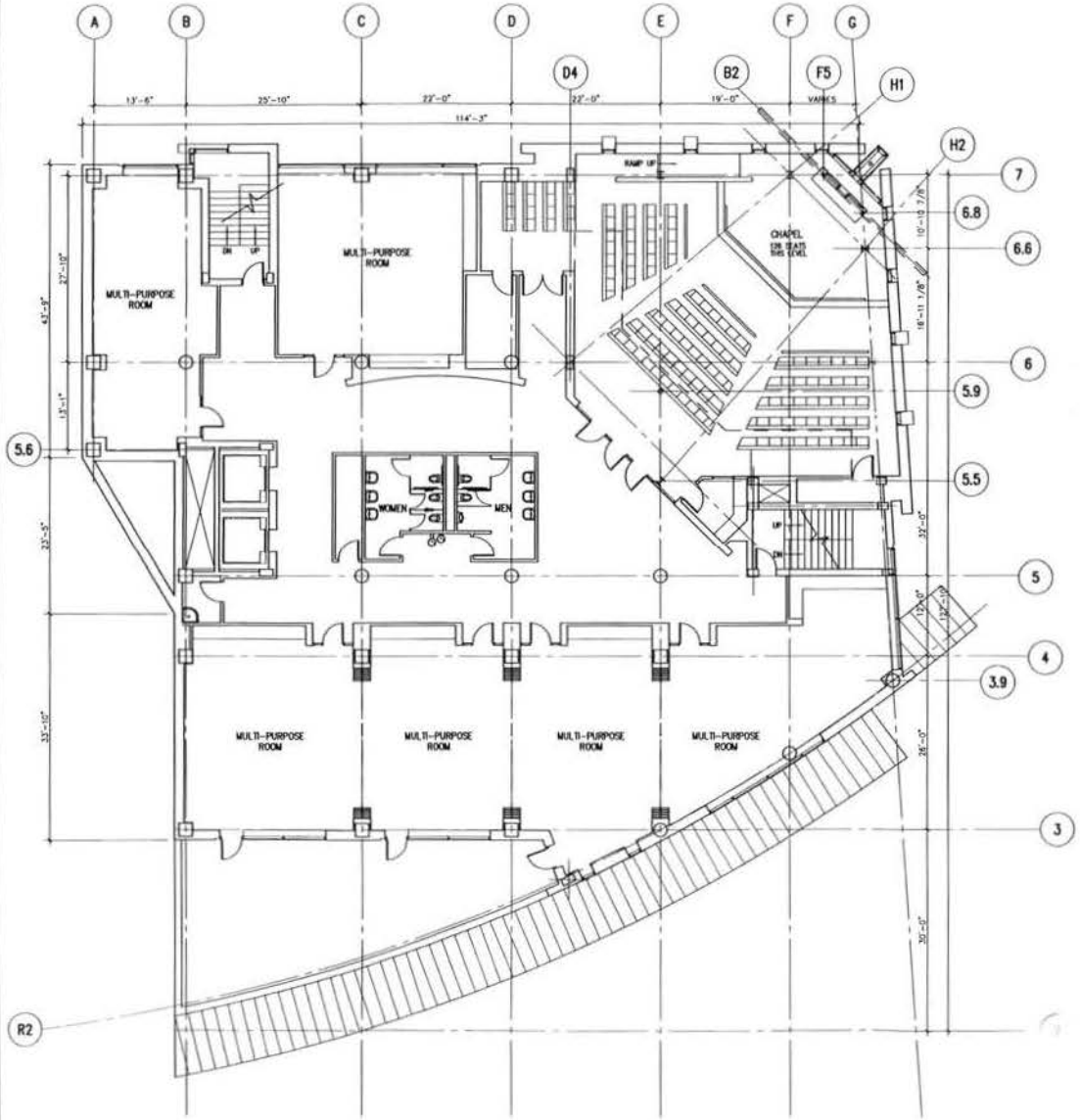
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Project Number: 25507.000

PUD

Drawing Number: A2.2

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THIRD FLOOR

1/8" = 1'-0"

Scale

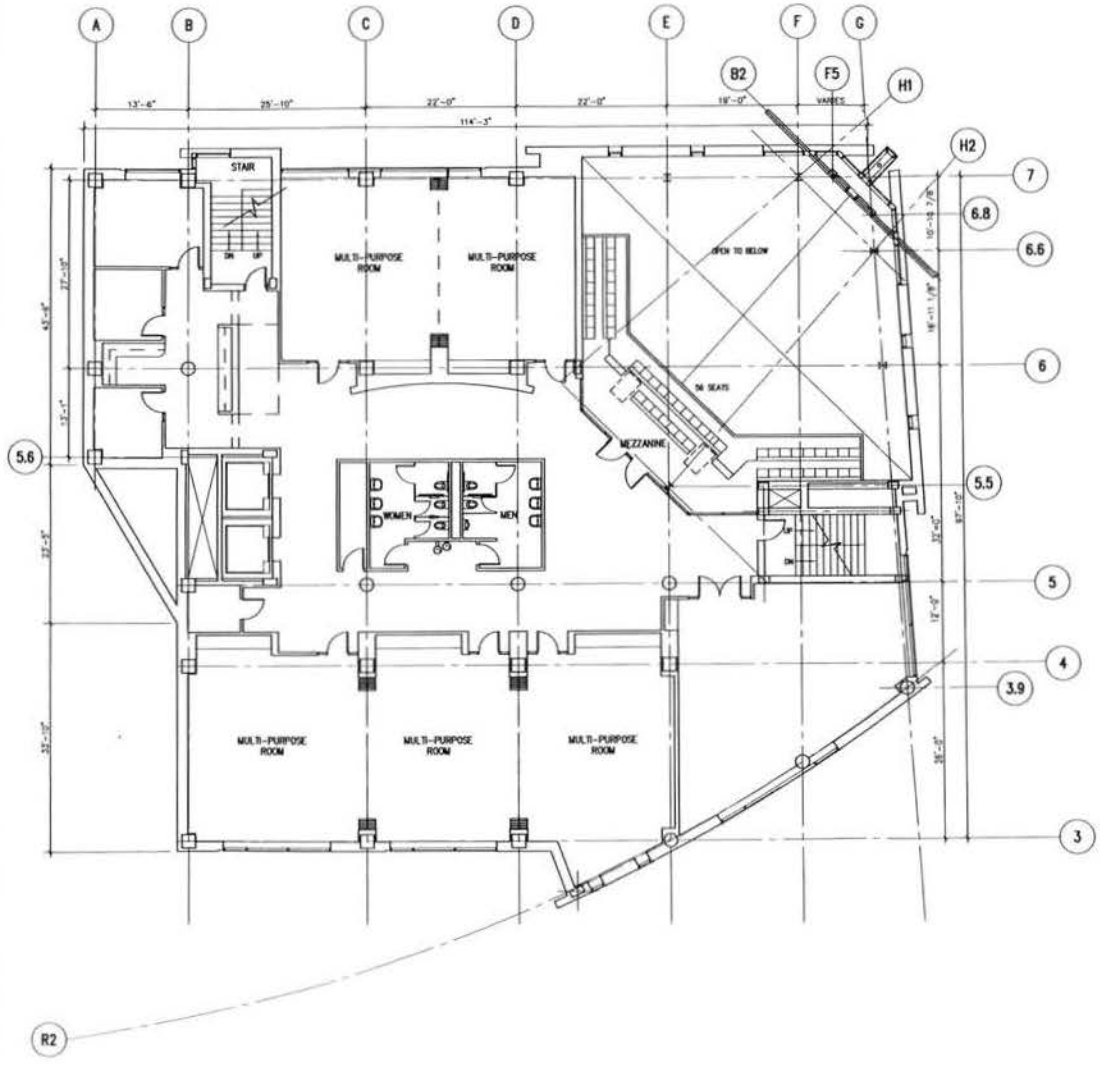
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Drawing Number

A2.3



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Seals and Signatures

Key Plan

Project North

Drawing Title

FOURTH FLOOR

1/8" = 1'-0"

Scale

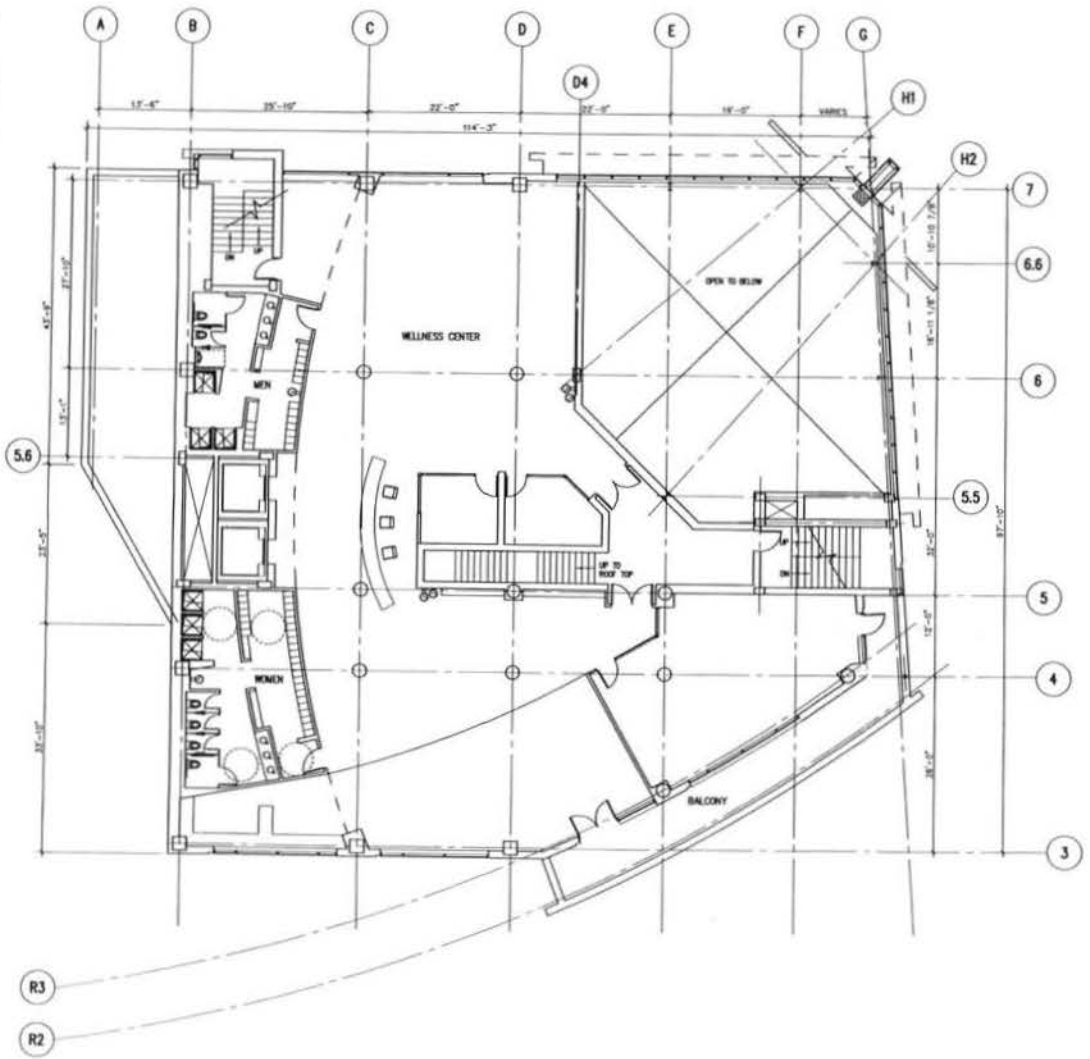
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Project Number

PUD

A2.4

Drawing Number



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Seals and Signatures

Key Plan

Project North

Drawing Title

FIFTH FLOOR

1/8" = 1'-0"

Scale

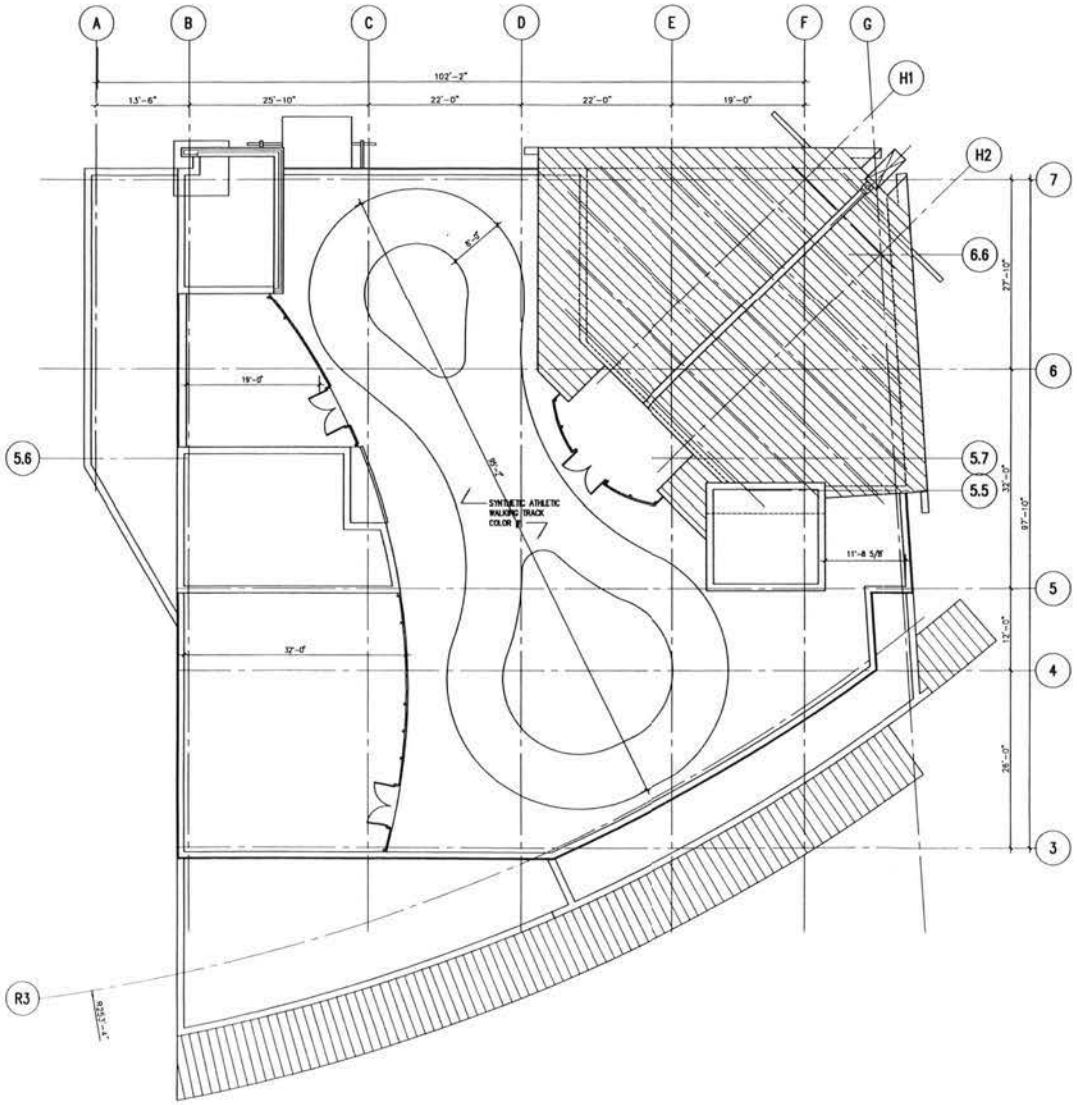
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Project Number

PUD

A2.5

Drawing Number



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Seals and Signatures

Key Plan

Project North

ROOF
REFERENCE PLAN

1/8" = 1'-0"

Scale

25507.000

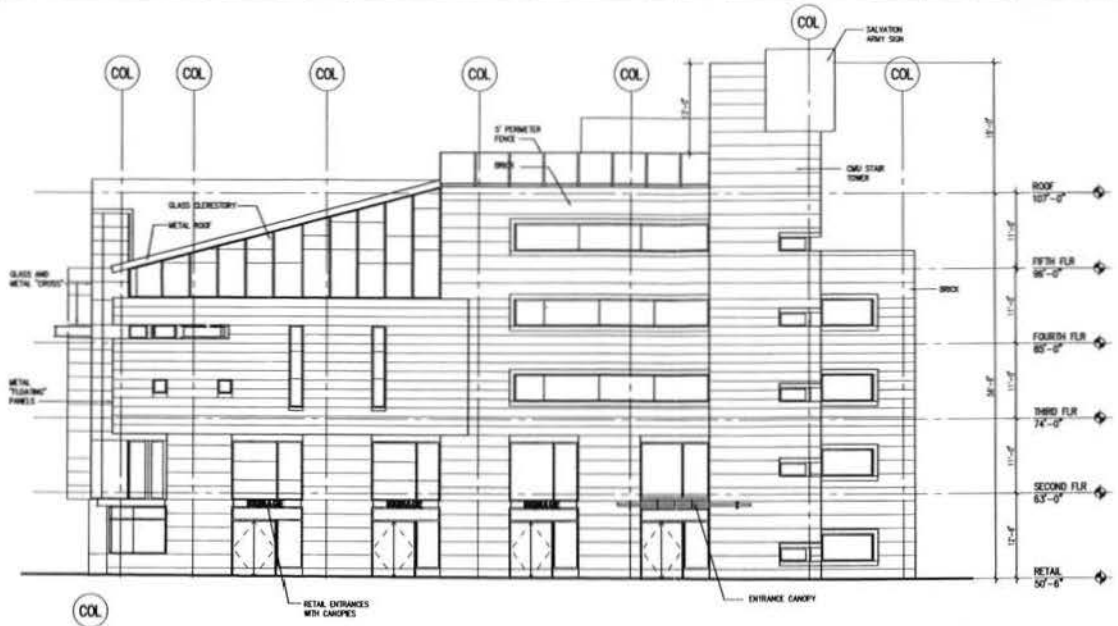
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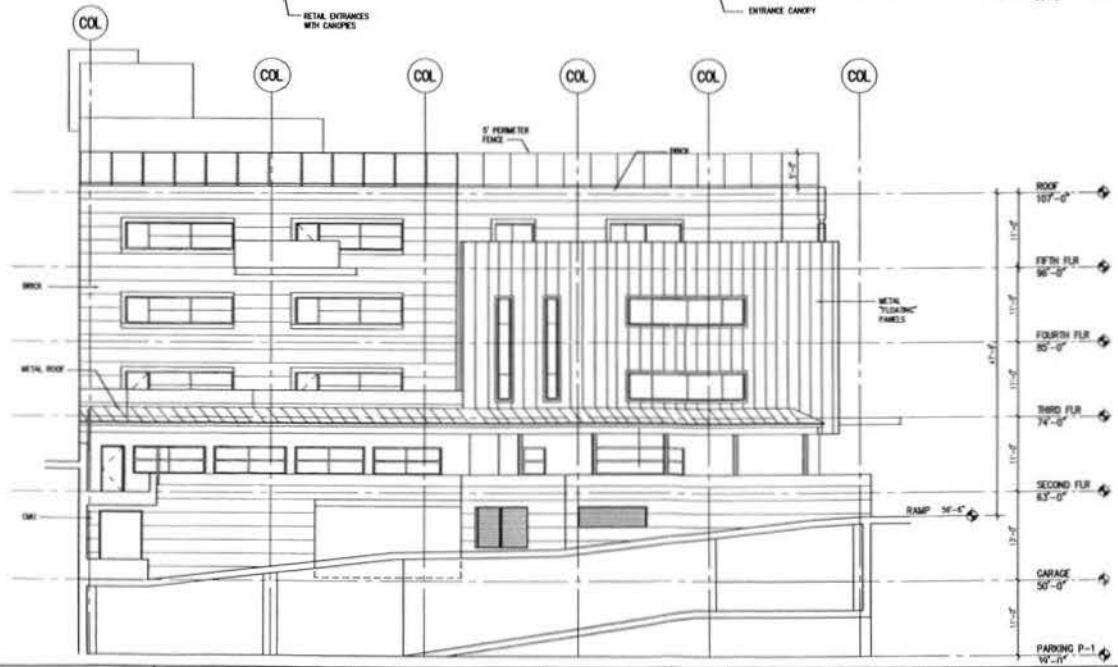
Drawing Number

A2.R

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1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

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Key Plan

Project North

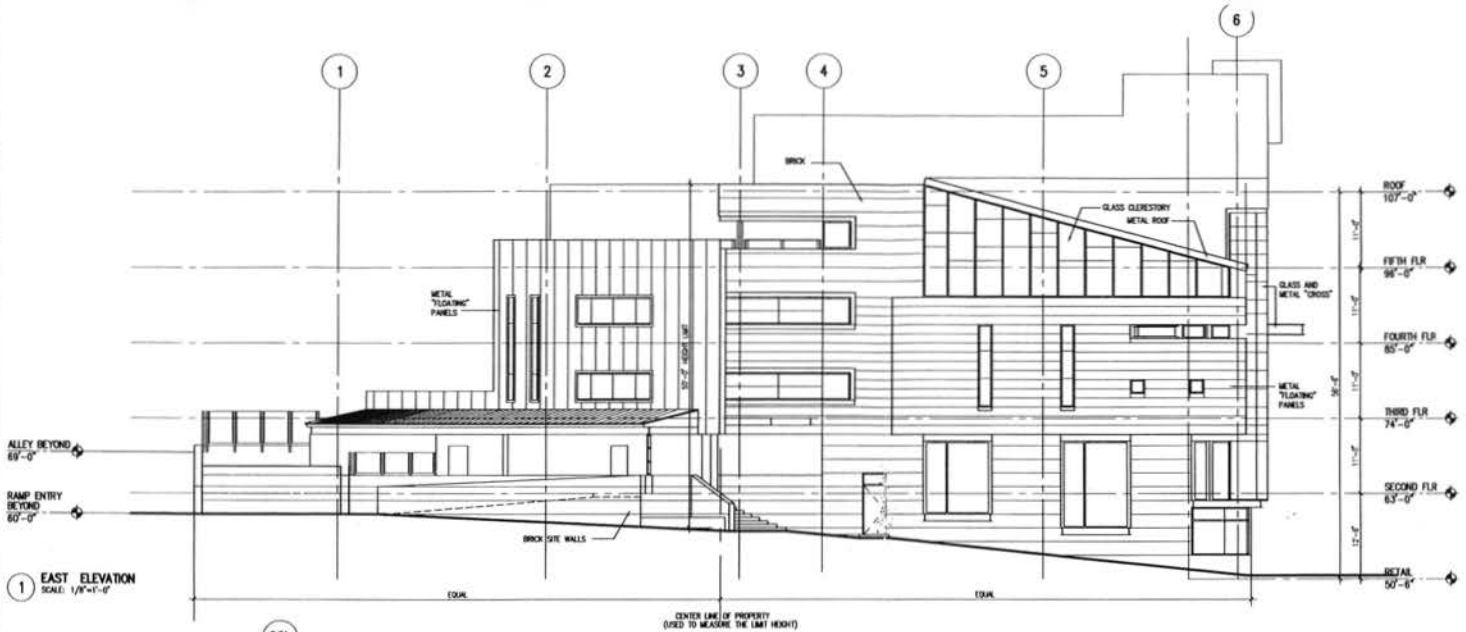
DESIGN REVIEW
ELEVATIONS

1/8" = 1'-0"
Scale

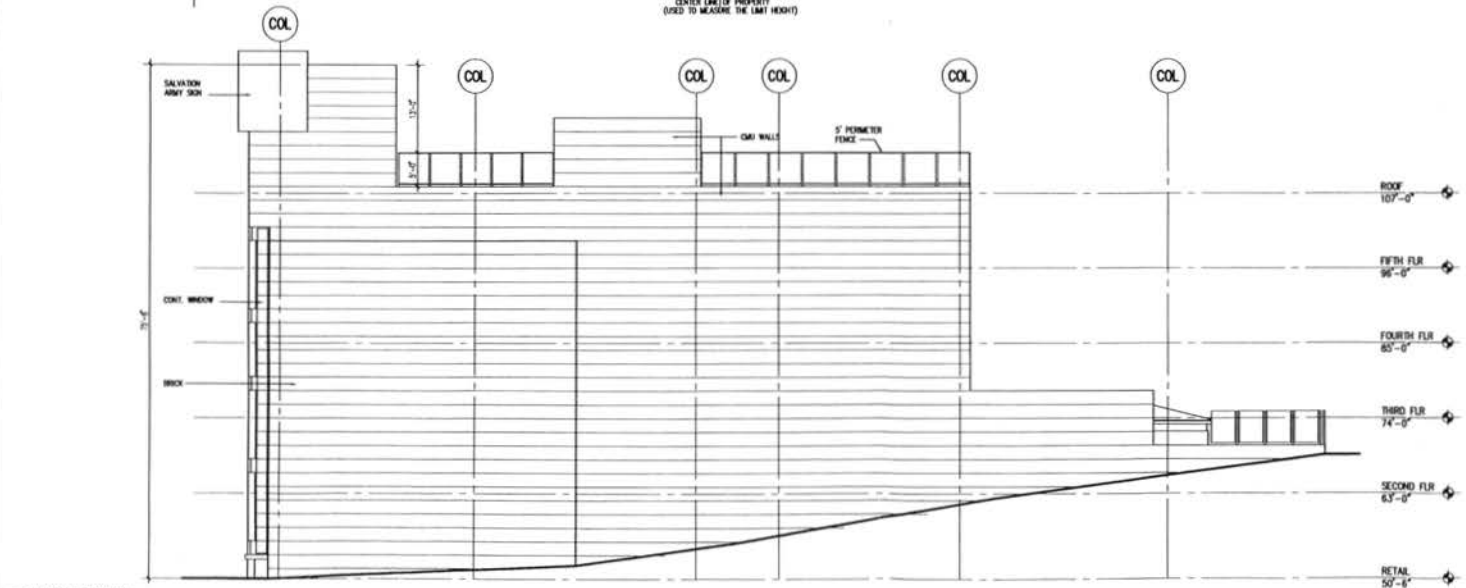
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Project Number

PUD
Drawing Number

A4.1.1



1 EAST ELEVATION
SCALE: 1/8"=1'-0"



2 WEST ELEVATION
SCALE: 1/8"=1'-0"

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Drawing Title

ELEVATIONS
BUILDING

1/8" = 1'-0"

Scale

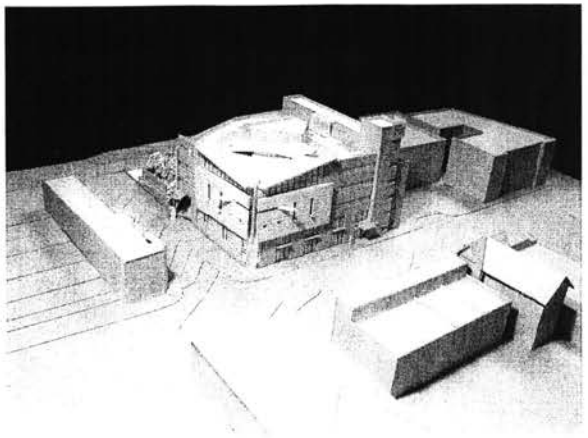
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Project Number

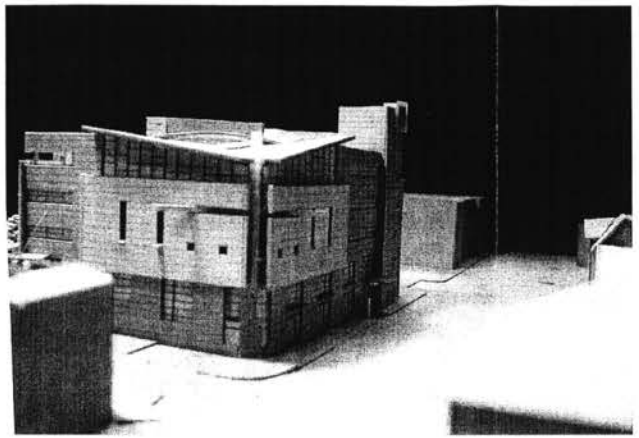
PUD

A4.1.2

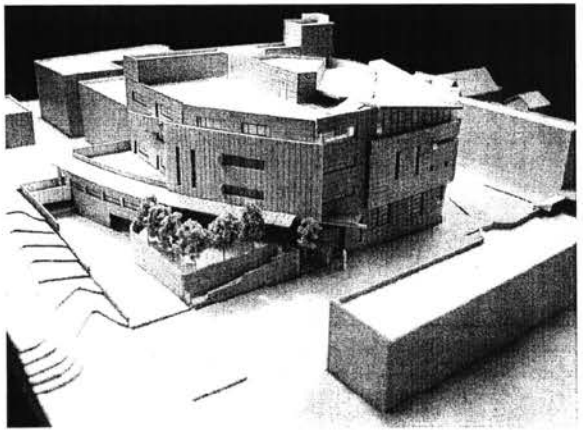
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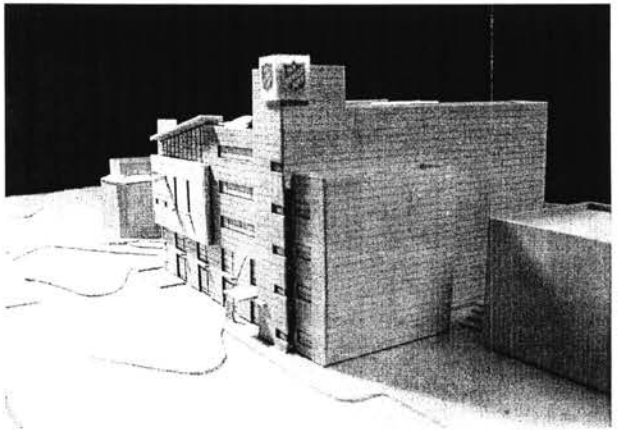
PROJECT IN CONTEXT



CORNER OF MLK AVE AND MORRIS ROAD



VIEW TO THE SOUTH FACADE



APPROACH FROM THE METRO STATION

THE SALVATION ARMY
Anacostia Gateway

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Seals and Signatures

Key Plan

Project North

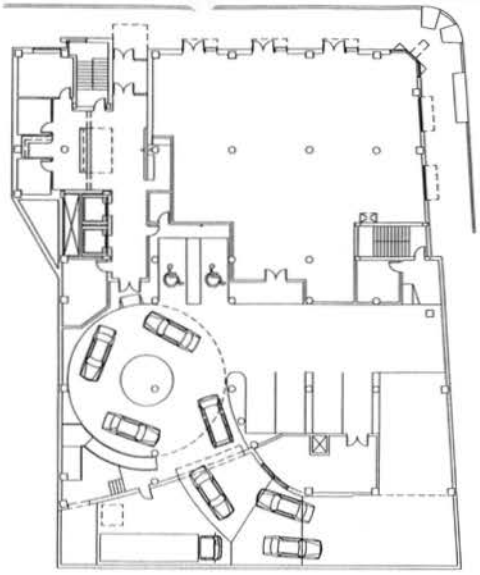
Drawing Title

MODEL
PHOTOGRAPHS

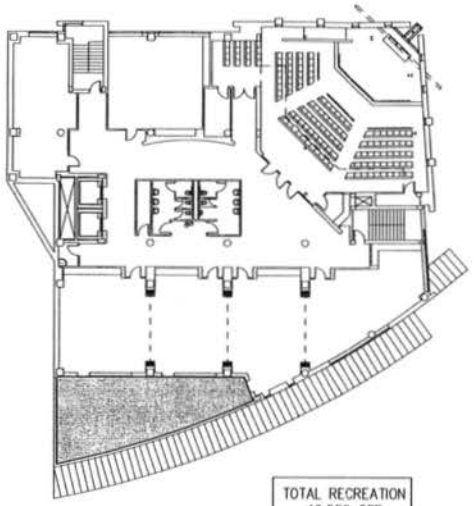
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Project Number: 25507.000

Drawing Number: PUD **G0.1**

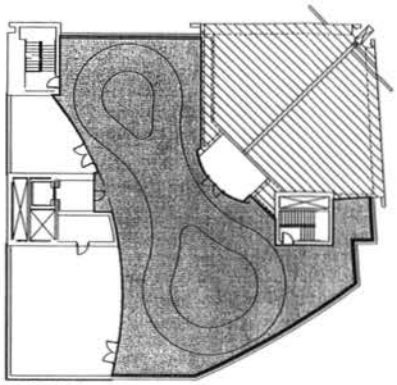


2 FIRST FLOOR
RECREATION AREA: 0 GSF
SCALE: 1/16"=1'-0"

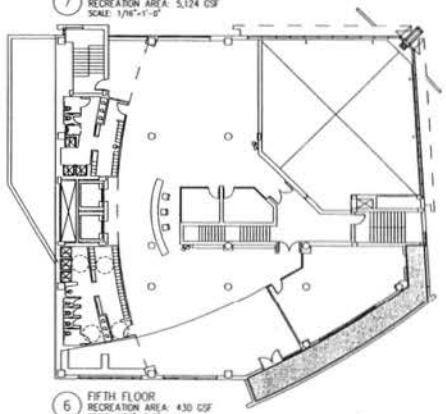


TOTAL RECREATION
16,550 GSF

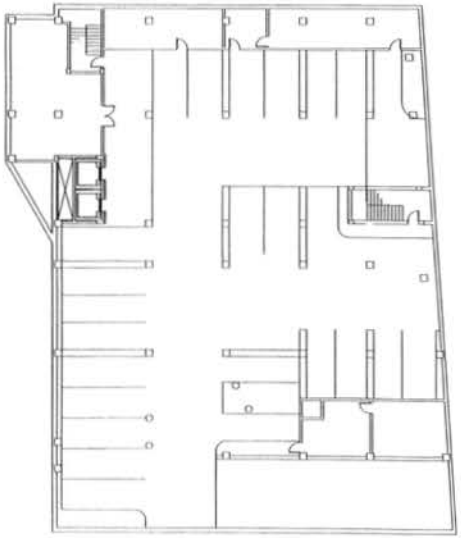
4 THIRD FLOOR
RECREATION AREA: 933 GSF
SCALE: 1/16"=1'-0"



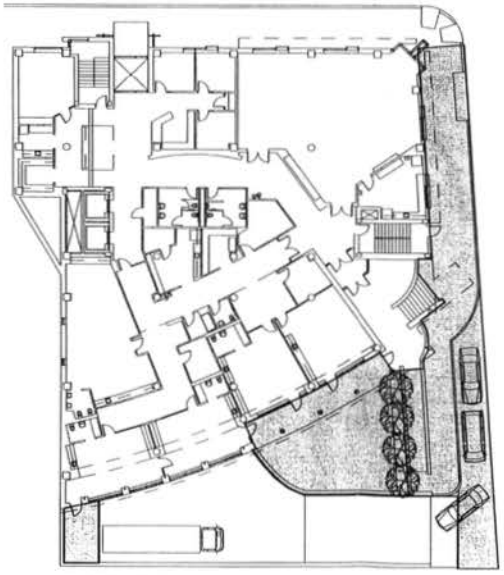
7 PENTHOUSE
RECREATION AREA: 5,124 GSF
SCALE: 1/16"=1'-0"



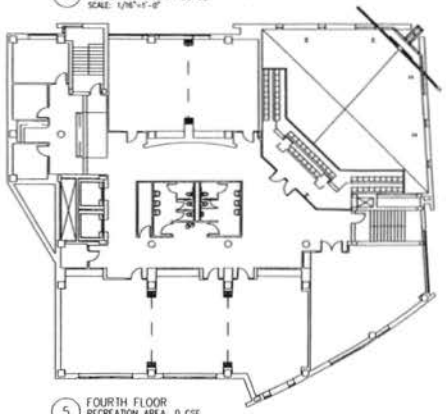
6 FIFTH FLOOR
RECREATION AREA: 430 GSF
SCALE: 1/16"=1'-0"



1 PARKING LEVEL P-1
RECREATION AREA: 0 GSF
SCALE: 1/16"=1'-0"



3 SECOND FLOOR
RECREATION AREA: SIDEWALK, TERRACE AND PLAY YARD = 3,274 GSF
SCALE: 1/16"=1'-0"



5 FOURTH FLOOR
RECREATION AREA: 0 GSF
SCALE: 1/16"=1'-0"

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Key Plan

Project North

Drawing Title

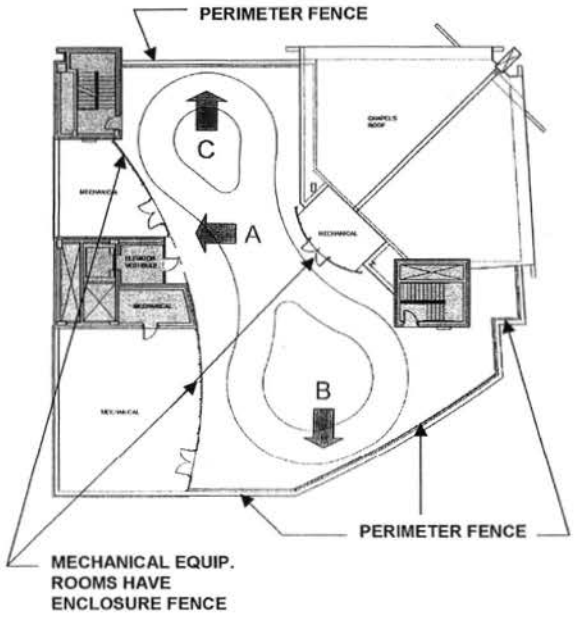
RECREATION AREAS
SUMMARY DIAGRAM
1/16"=1'-0"

Scale

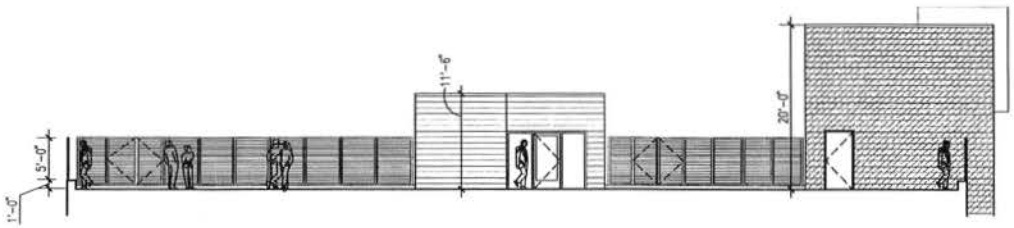
Project Number
25507.000

PUD

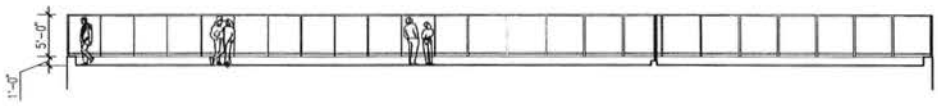
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G0.2



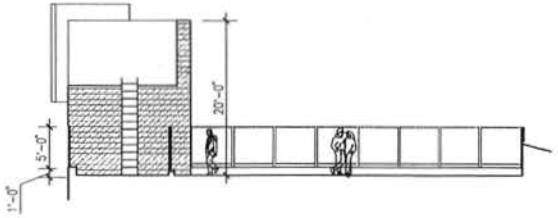
"EIGHT"-SHAPED TRACK
AND GREEN AREA INDICATE
RECREATION SPACE.



ELEVATION A



ELEVATION B



ELEVATION C

ROOF TERRACE
4,400 SF TERRACE (INCLUDES 218'
LONG WALKING TRACK)

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TERRACE ELEVATIONS
DIAGRAM

Scale: NTS

Project Number: 25507.000

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Drawing Number: G0.3