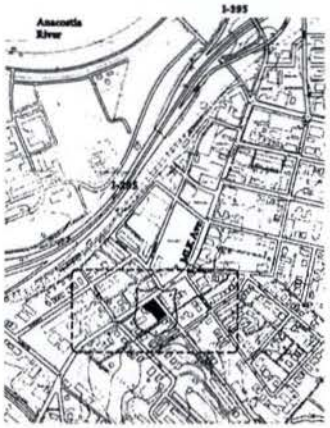
THE SALVATION ARMY

East of the River Corps Center

PUD Review Set
December, 2004



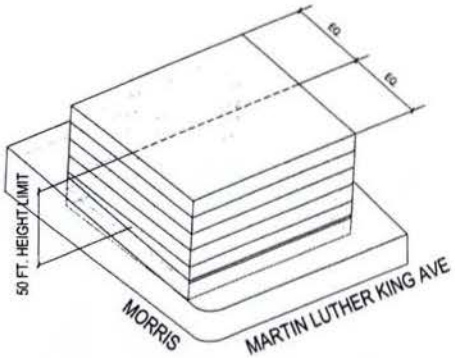
Vicinity Map

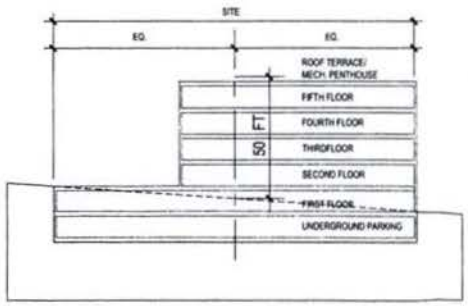


Zoning Classification



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 BJILDING 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:	19,280 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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STRUCTURAL ENGINEER

A. Morton Thomas and Associates, Inc.
CIVIL ENGINEERS

Issued for: Rev. Date:

Seal(s) and Signature(s):

Key Plan:

Project North:

Drawing Title:

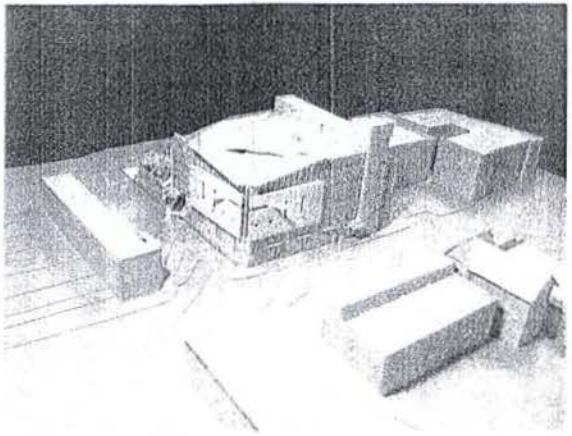
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Date:

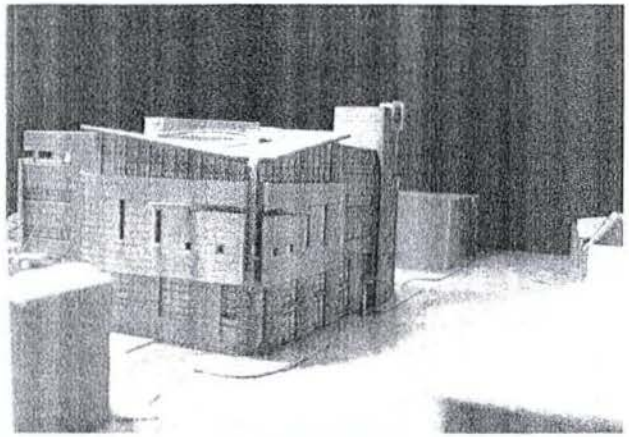
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Drawing Number: G0.1

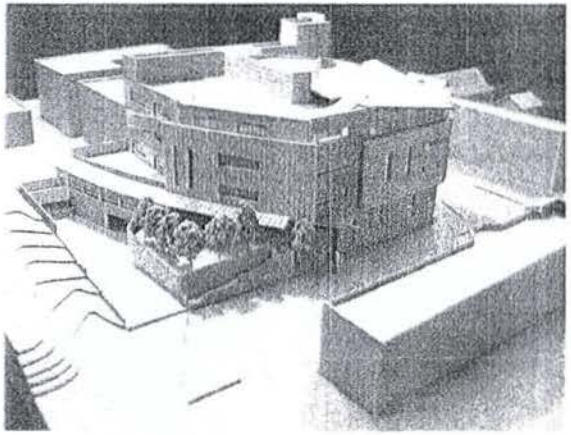
ZONING COMMISSION
District of Columbia
CASE NO.04-35
EXHIBIT NO.3C



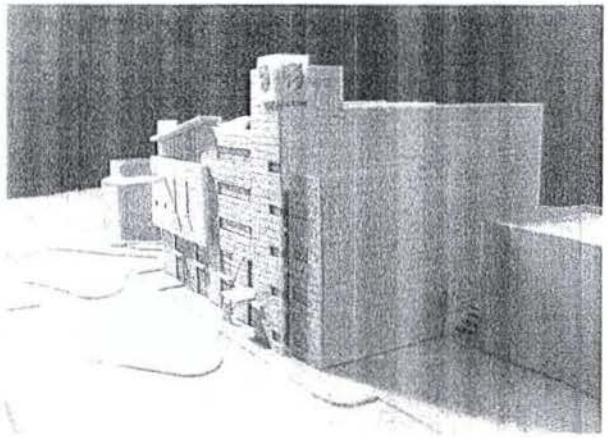
PROJECT IN CONTEXT



CORNER OF MLK AVE AND MORRIS ROAD



VIEW TO THE SOUTH FACADE



APPROACH FROM THE METRO STATION

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Key Plan

Project North

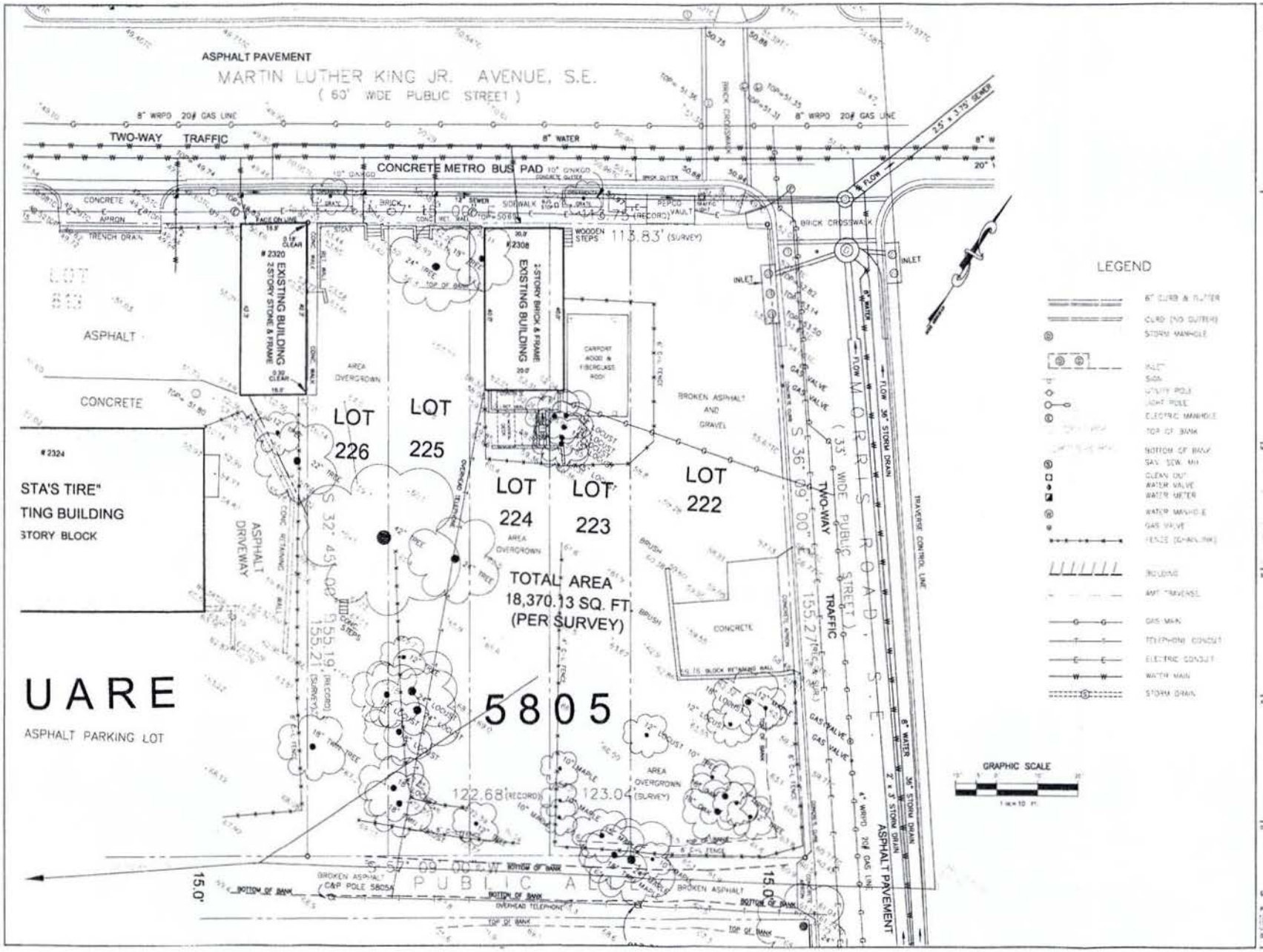
Drawing Title

MODEL
PHOTOGRAPHS

Scale: NTS

Project Number: 25007.005

Drawing Number: G0.2



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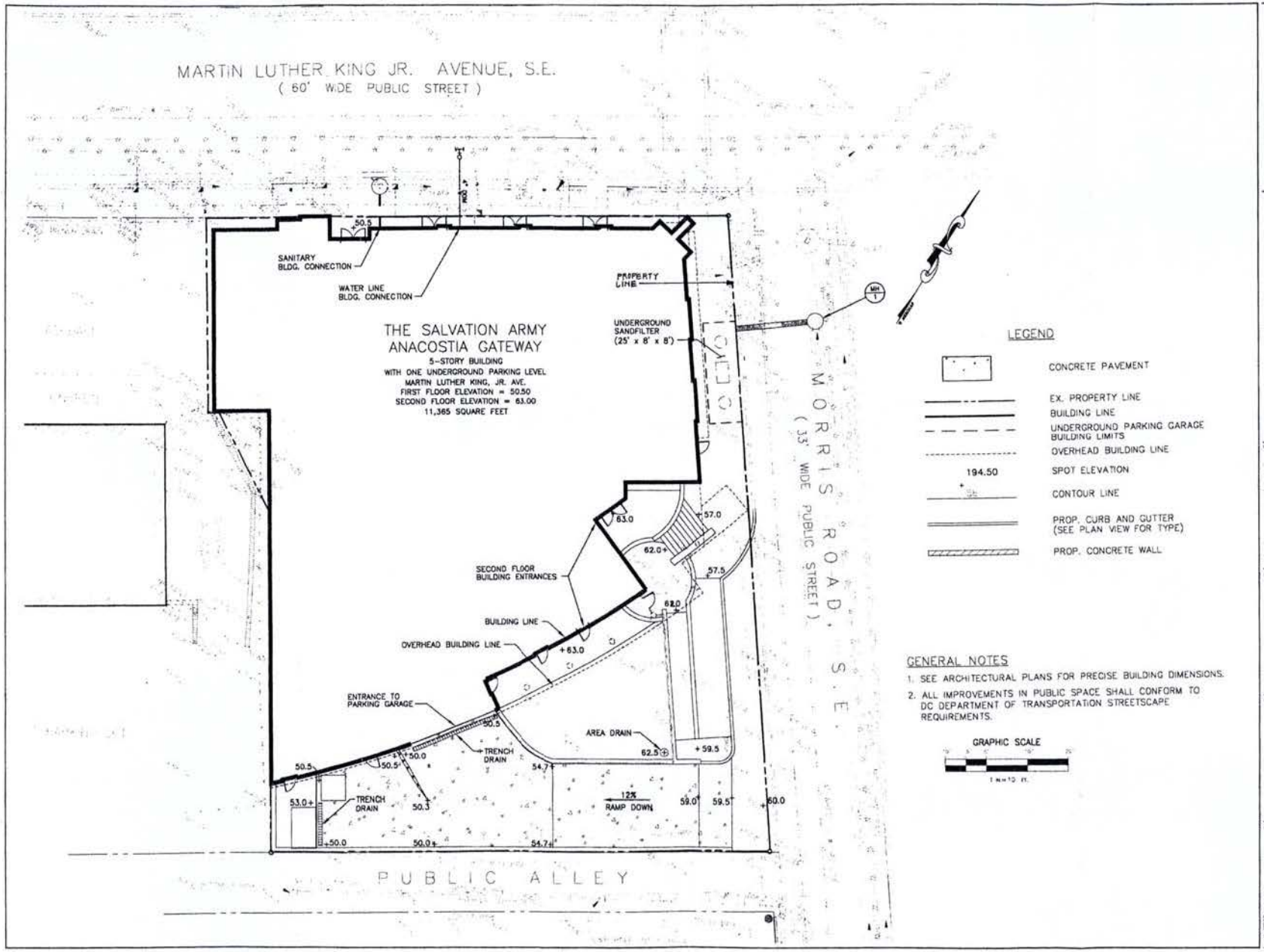
Drawing Title

EXISTING
SITE CONDITIONS

Scale: 1"=10'

Project Number: 25507.000

Drawing Number: PUD C-1



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Key Plan

Project North

Drawing Title

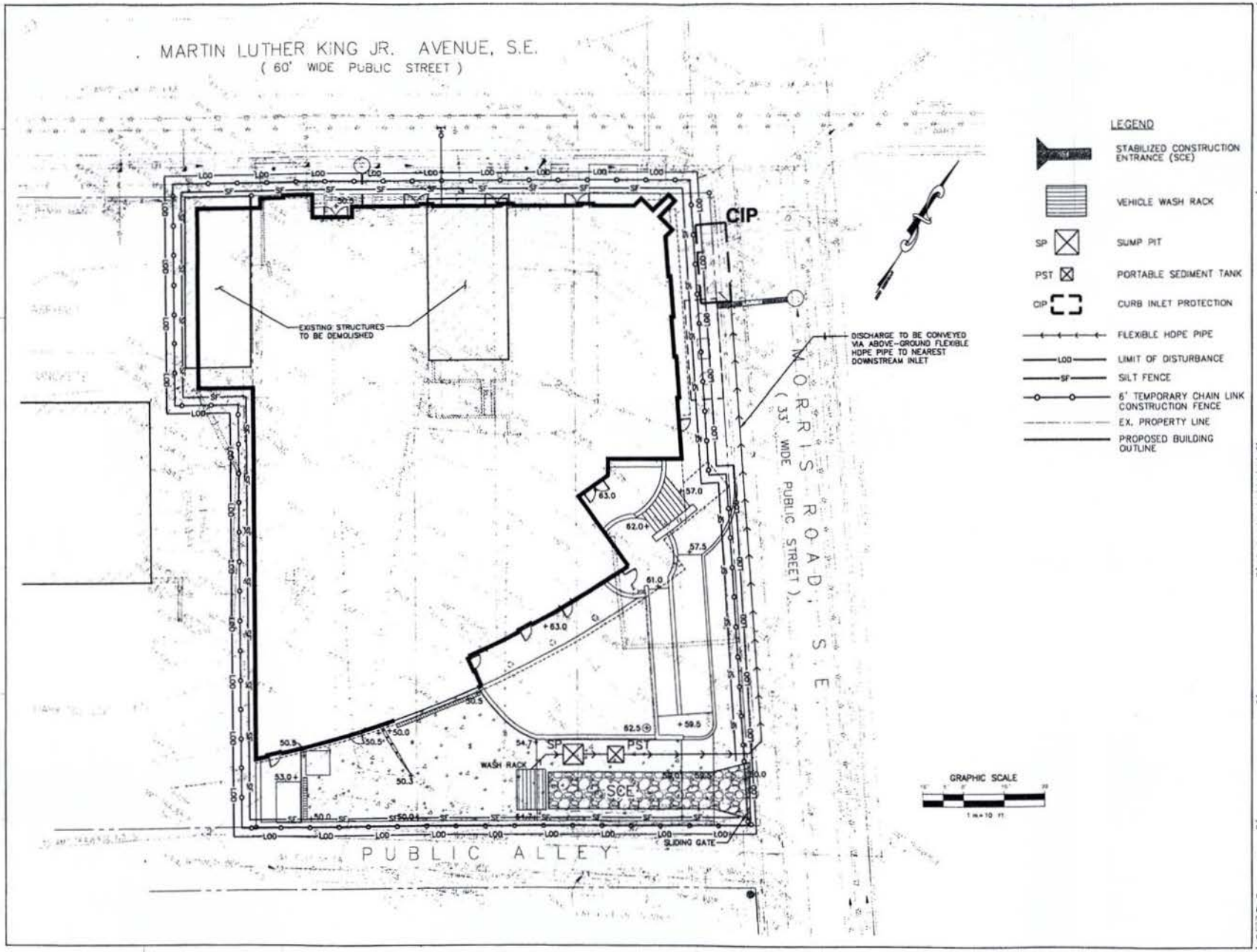
SITE IMPROVEMENTS AND UTILITIES PLAN

Scale: 1"=10'

Project Number: 25507.000

PUD

Drawing Number: C-2



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Drawing Title

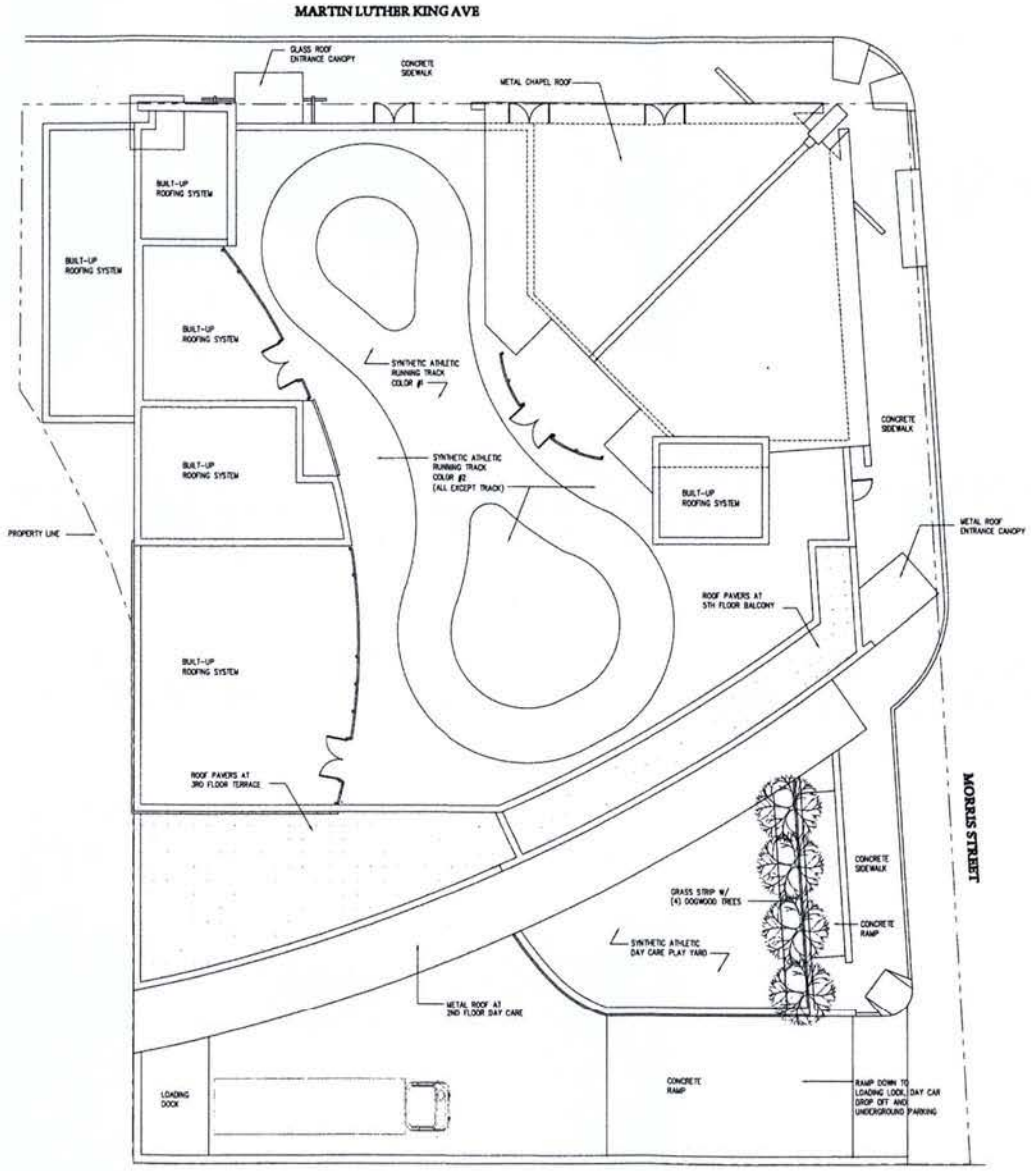
EROSION AND SEDIMENT CONTROL PLAN

Scale: 1"=10'

Project Number: 25507.000

PUD

Drawing Number: C-3



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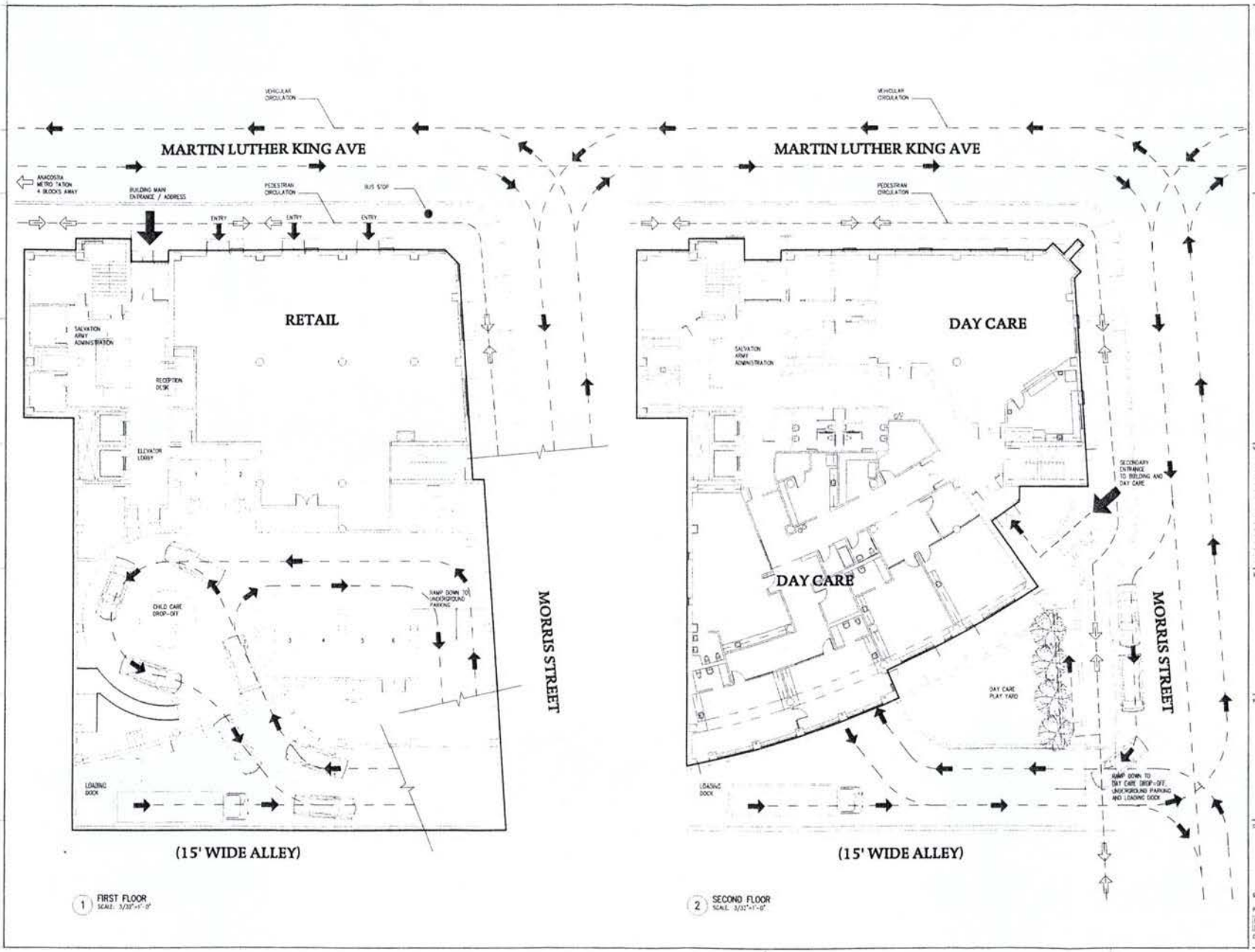
Drawing Title
ARCHITECTURAL SITE PLAN

Scale
1/8" = 1'-0"

Project Number
25507.000

PUD

Drawing Number
ASP-1



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Key Plan

Project North

Drawing Title

CIRCULATION PLAN

3/32" = 1'-0"

Scale

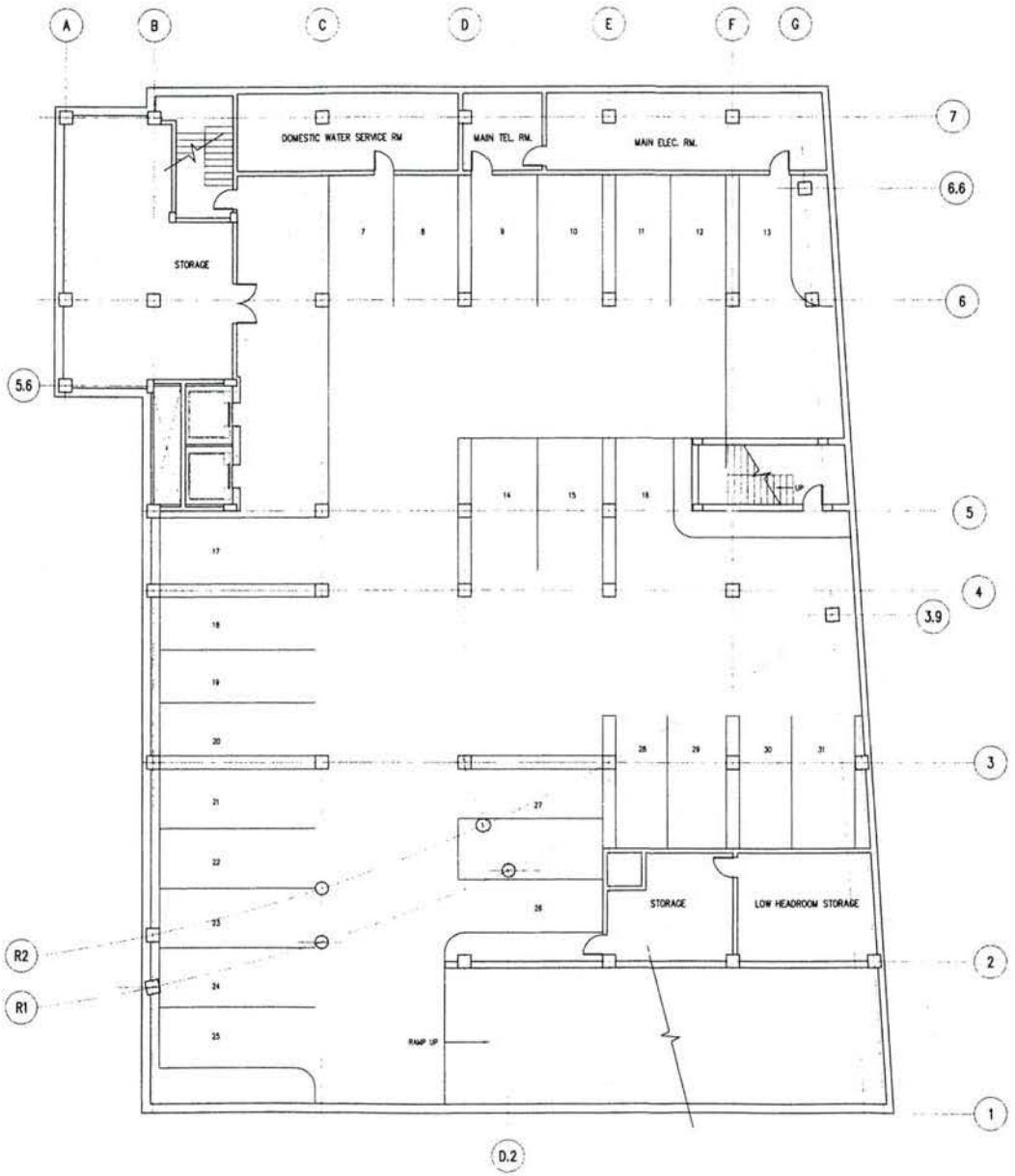
25507.000

Project Number

FUID

CP-1

Drawing Number



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Drawing Title

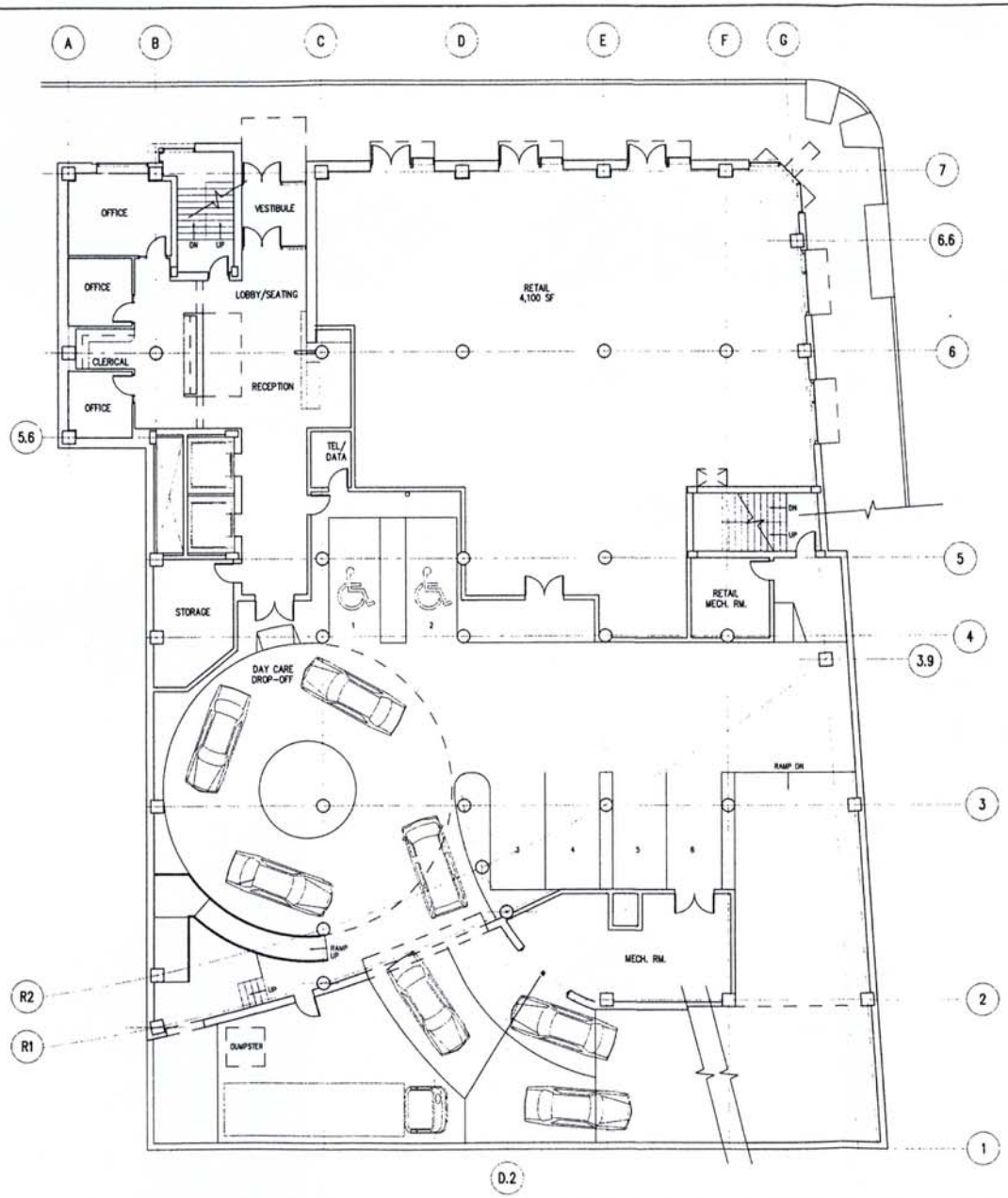
PARKING LEVEL P1

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

Project Number: 25507.000

PUD

Drawing Number: A2.0



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Drawing Title

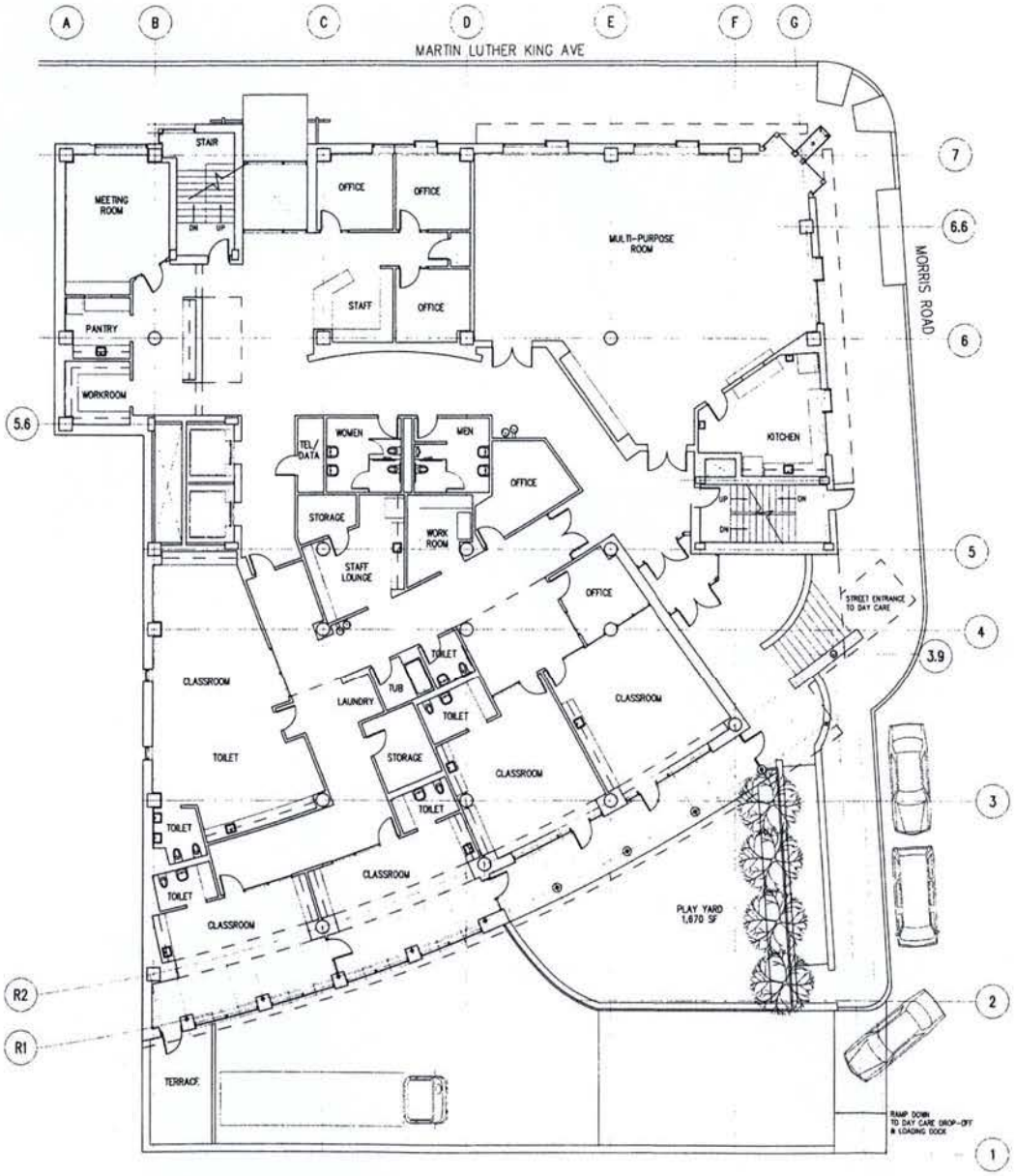
FIRST FLOOR

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

Project Number: 25507.000

PUD

Drawing Number: **A2.1**



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Key Plan

Project North

Drawing Title

SECOND FLOOR

1/8" = 1'-0"

Scale

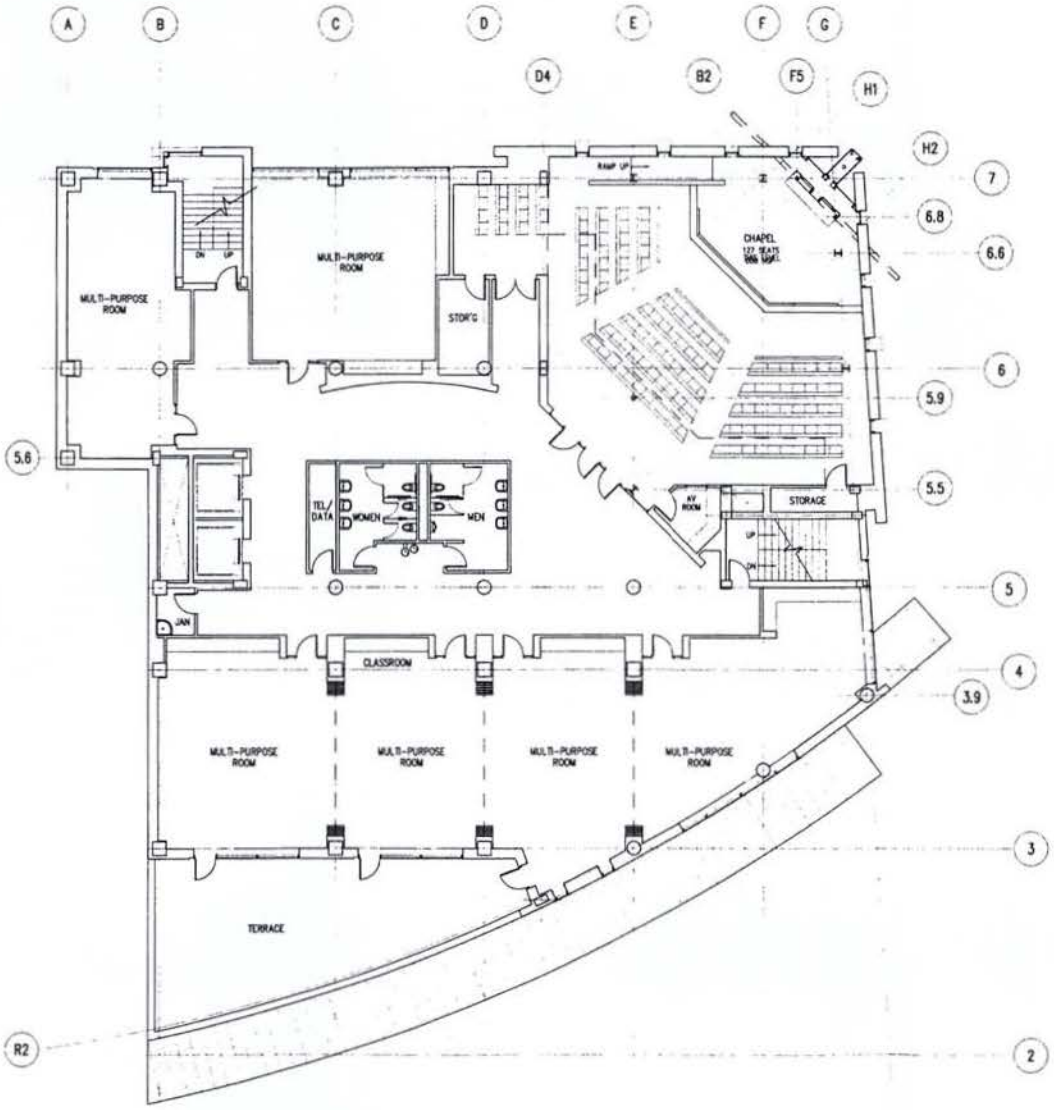
25507.000

Project Number

PUD

A2.2

Drawing Number



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Key Plan

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Drawing Title

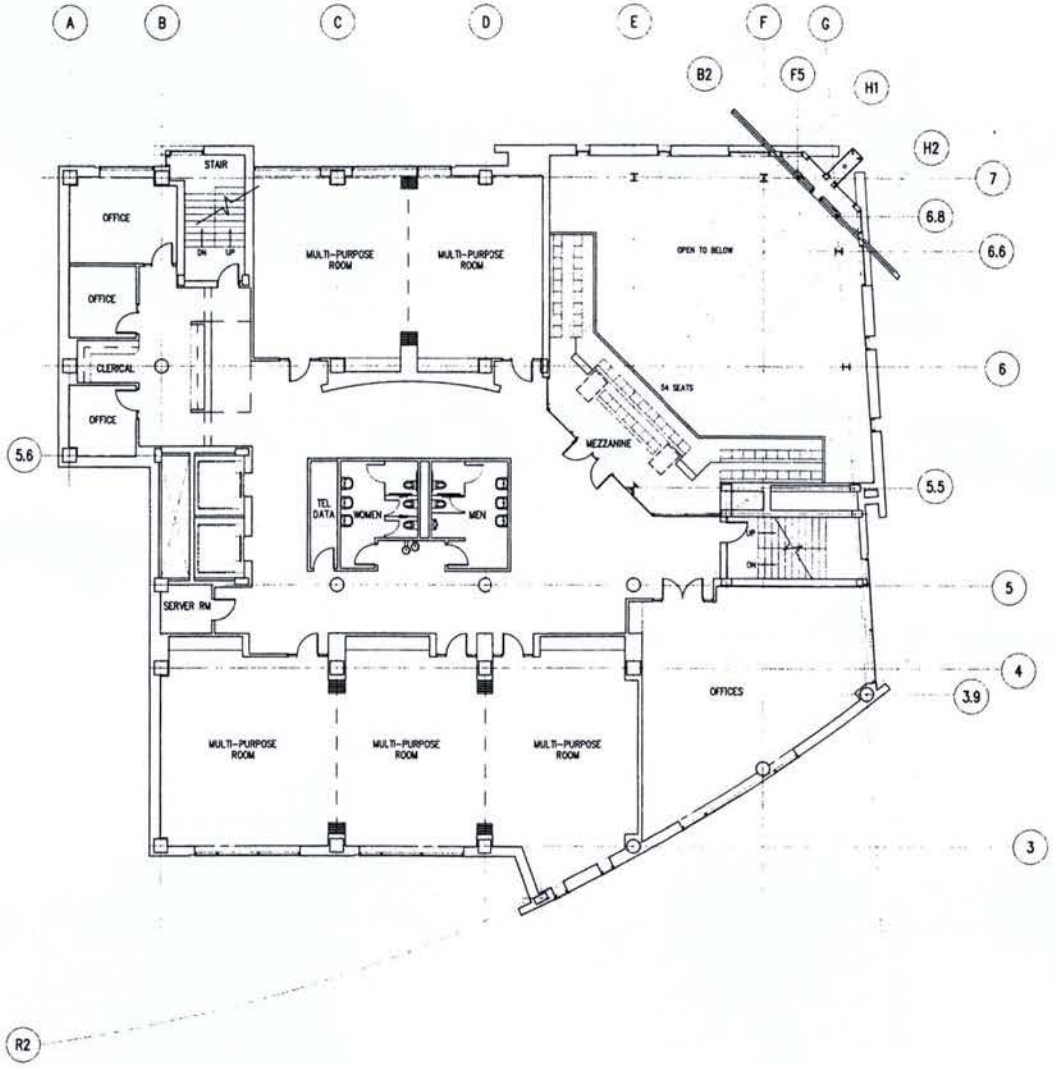
THIRD FLOOR

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

Project Number: 25507.000

PUD

Drawing Number: A2.3



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Key Plan

Project North

Drawing Title

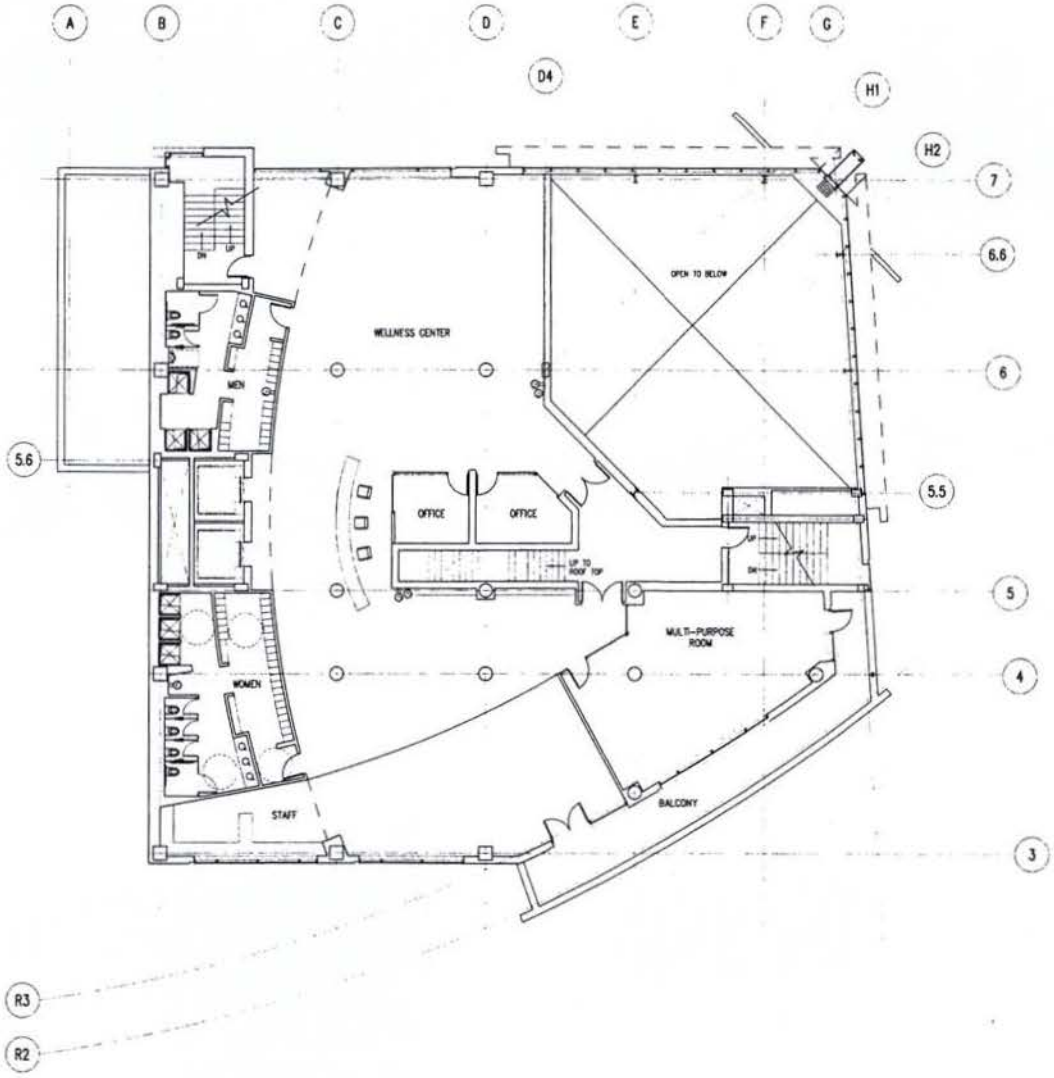
FOURTH FLOOR

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

Project Number: 25507.000

PUD

Drawing Number: A2.4



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Key Plan

Project North

Drawing Title

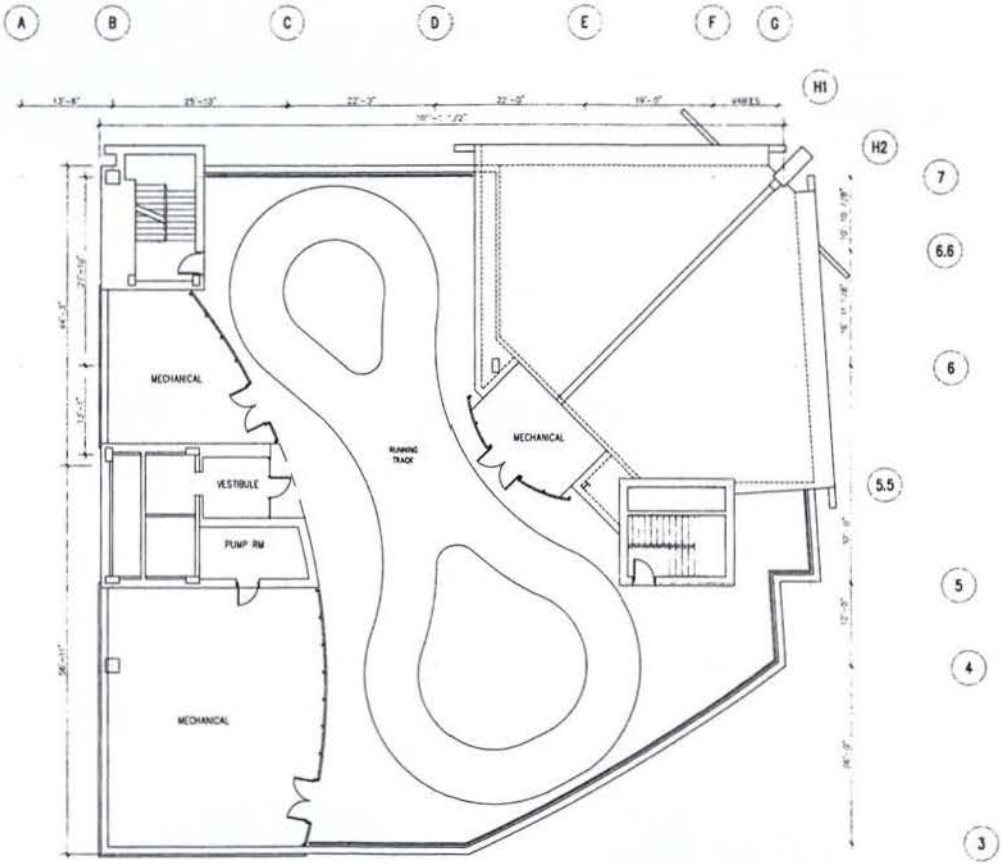
FIFTH FLOOR

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

Project Number: 25507.000

PJD

Drawing Number: A2.5



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Seals and Signatures:

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Key Plan:

Project North

Drawing Title:

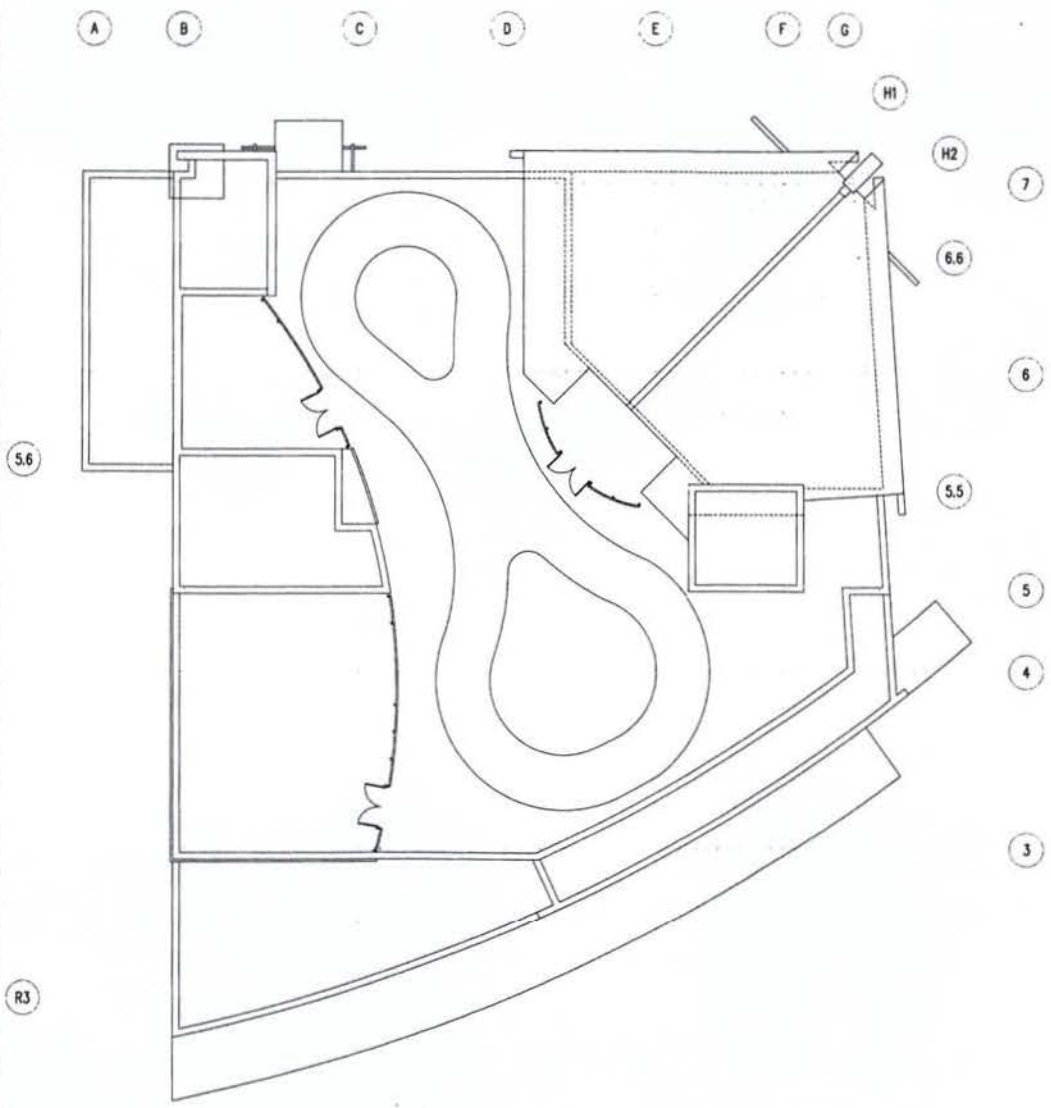
SIXTH FLOOR

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

Project Number: 25007.000

PUD

Drawing Number: **A2.6**



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MECHANICAL/ELECTRICAL/PLUMBING ENGINEER
[illegible]

Brandes & Cavagnol Engineers
STRUCTURAL ENGINEER
[illegible]

A. Morton Thomas and Associates, Inc
CIVIL ENGINEER
[illegible]

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Seals and Signatures

Key Plan

Project North

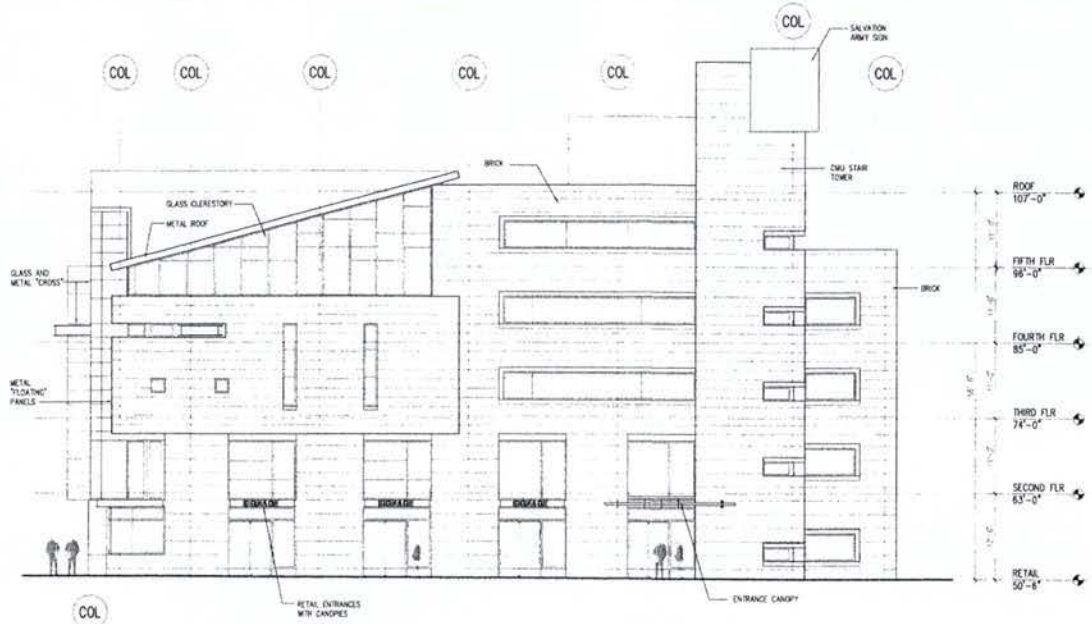
Drawing Title

ROOF
REFERENCE PLAN

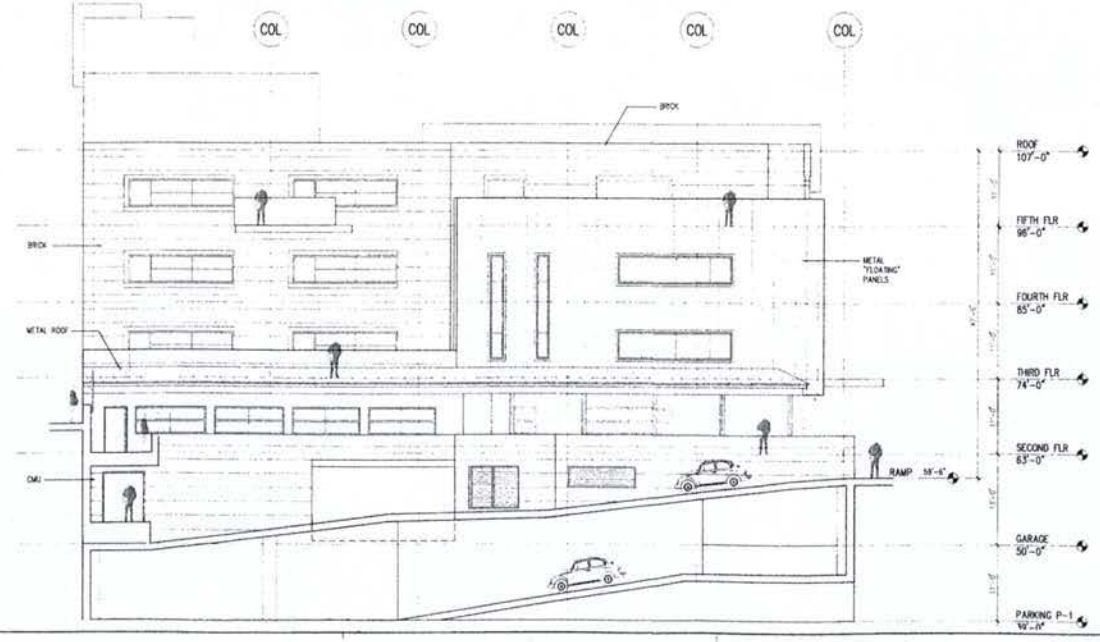
Scale
1/8" = 1'-0"

Project Number
25507.000

Drawing Number
BZA
A2.R



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



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

THE SALVATION ARMY
Anacostia Gateway

The Salvation Army
National Capital and Virginia Division
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Key Plan

Project North

Drawing Title

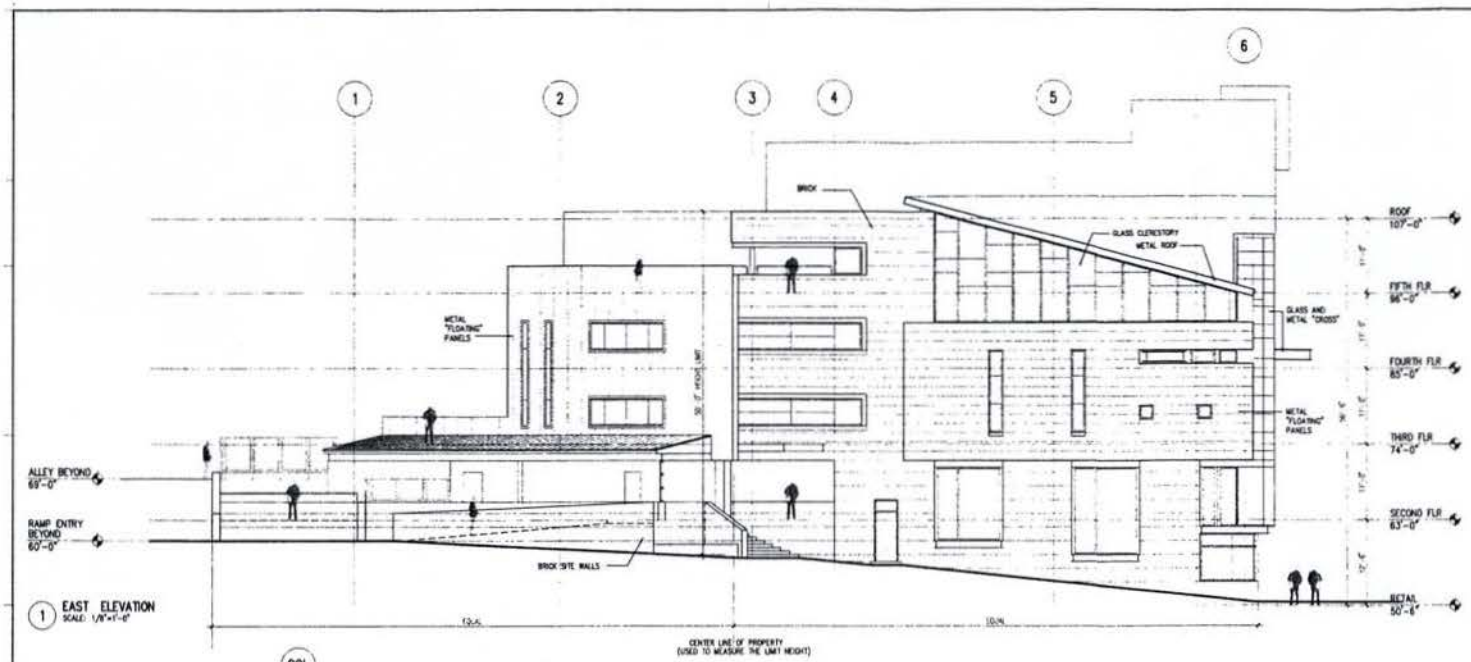
BUILDING ELEVATIONS

1/8" = 1'-0"
Scale

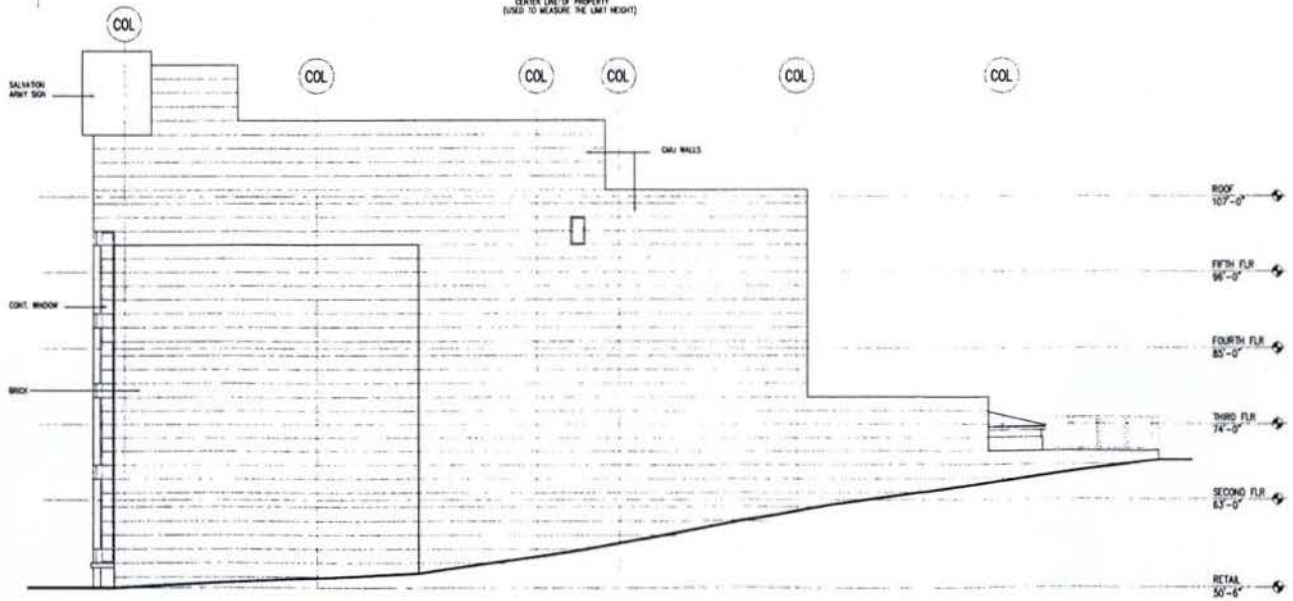
25507.000
Project Number

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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Key Plan

Project North

Drawing Title

ELEVATIONS
BUILDING

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

Project Number: 25507.000

PUD

Drawing Number: A4.1.2