

The Residences at Georgia Avenue

4100 Georgia Avenue, NW

WASHINGTON, D.C.

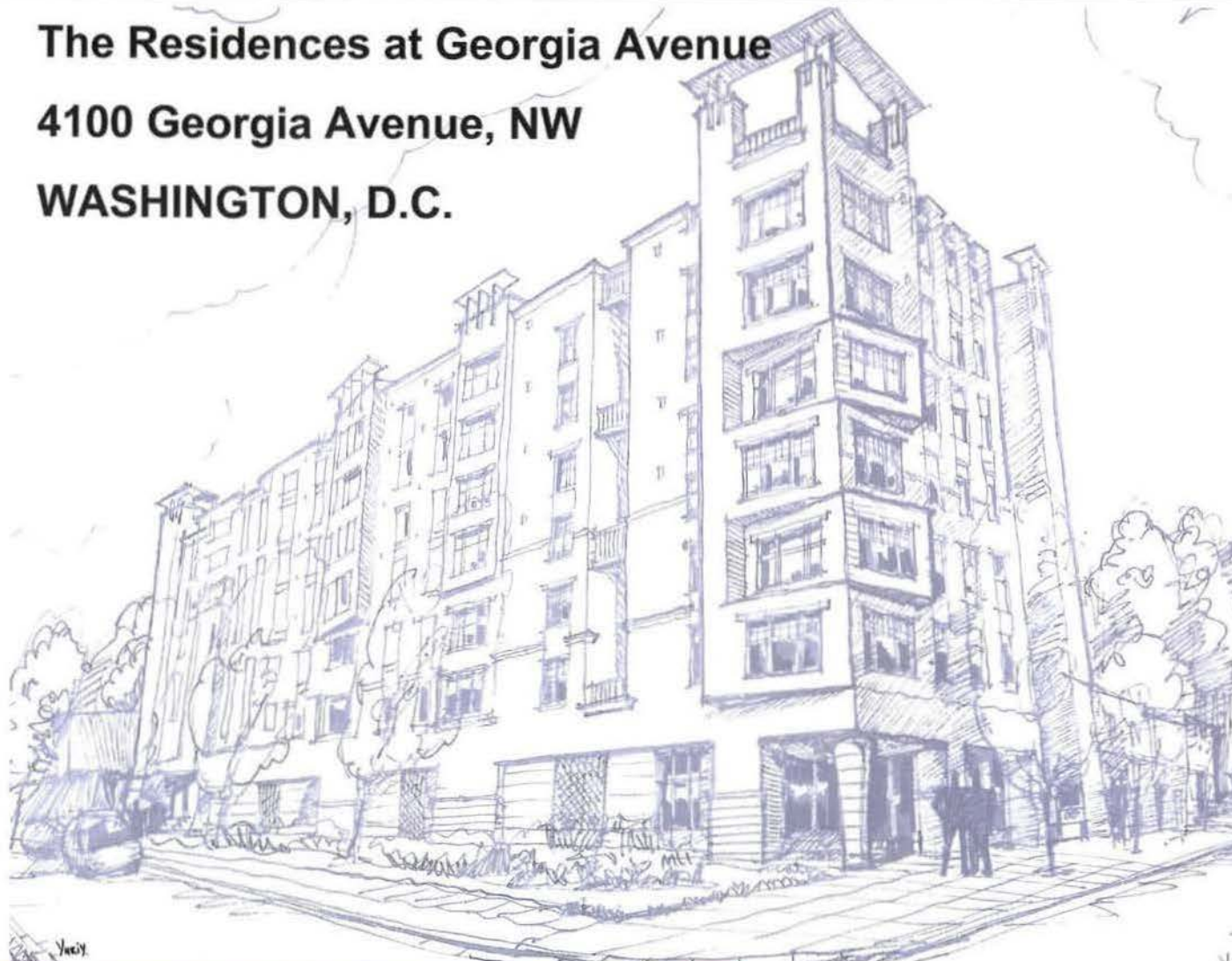


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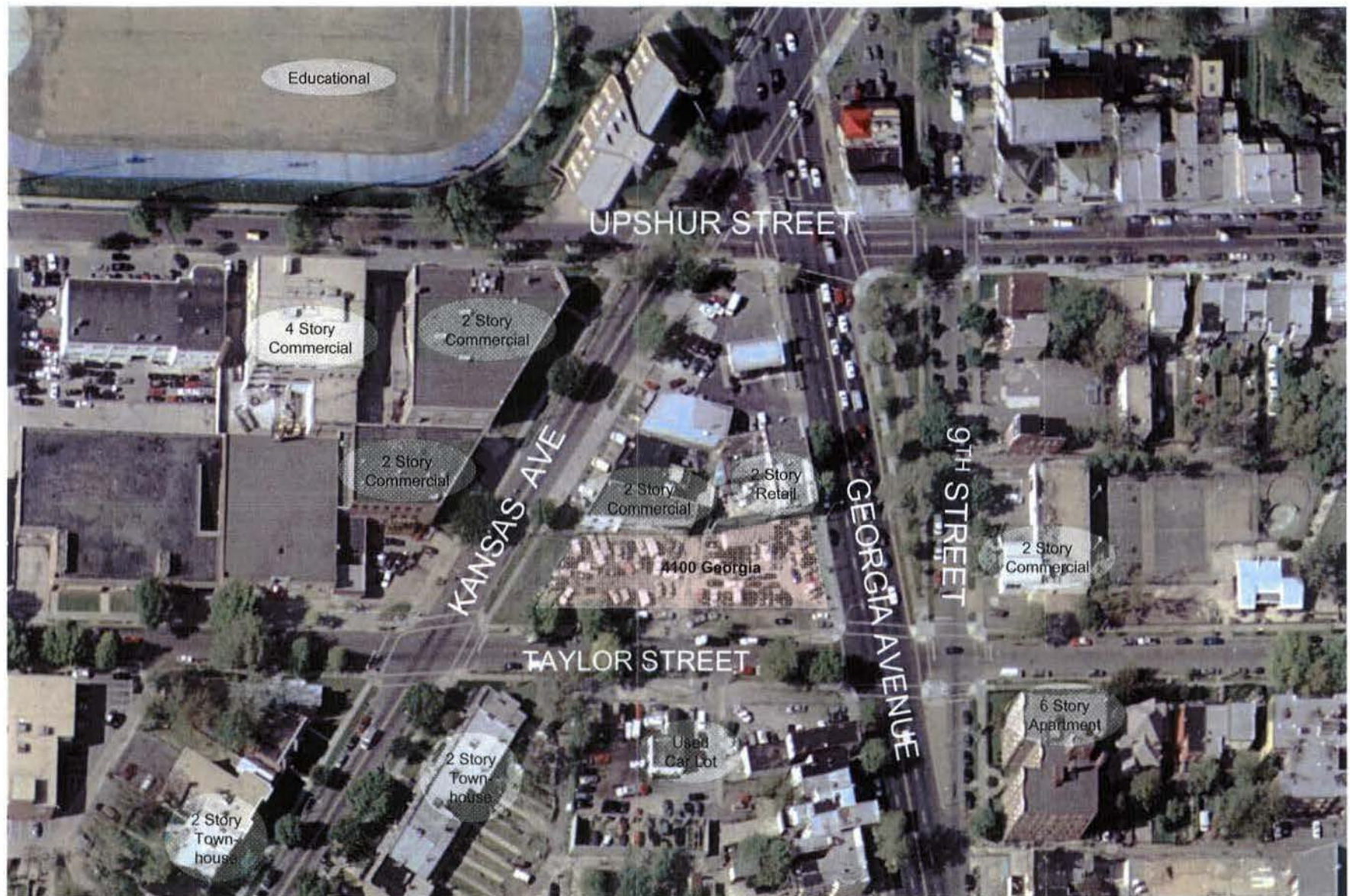
Wiencek + Associates
Architects + Planners, PC

COMBINED PUD APPLICATION

June 15, 2005

ZONING COMMISSION
District of Columbia
CASE NO.05-19
EXHIBIT NO.2F







1 – Composite Elevation of Kansas Avenue looking East



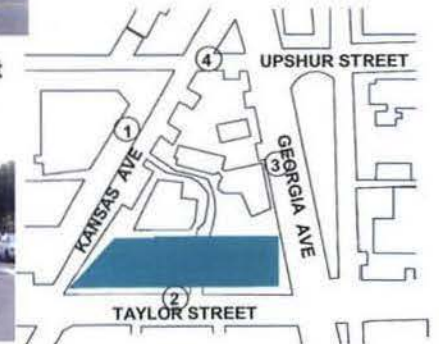
2 – Composite Elevation along Taylor looking North



3 – Composite Elevation along Georgia looking West



4 – Looking South from Upshur





5 – Apartment building on SE corner of Georgia/9th and Taylor



6 – Looking SW along Kansas from site



← PROJECT SITE →

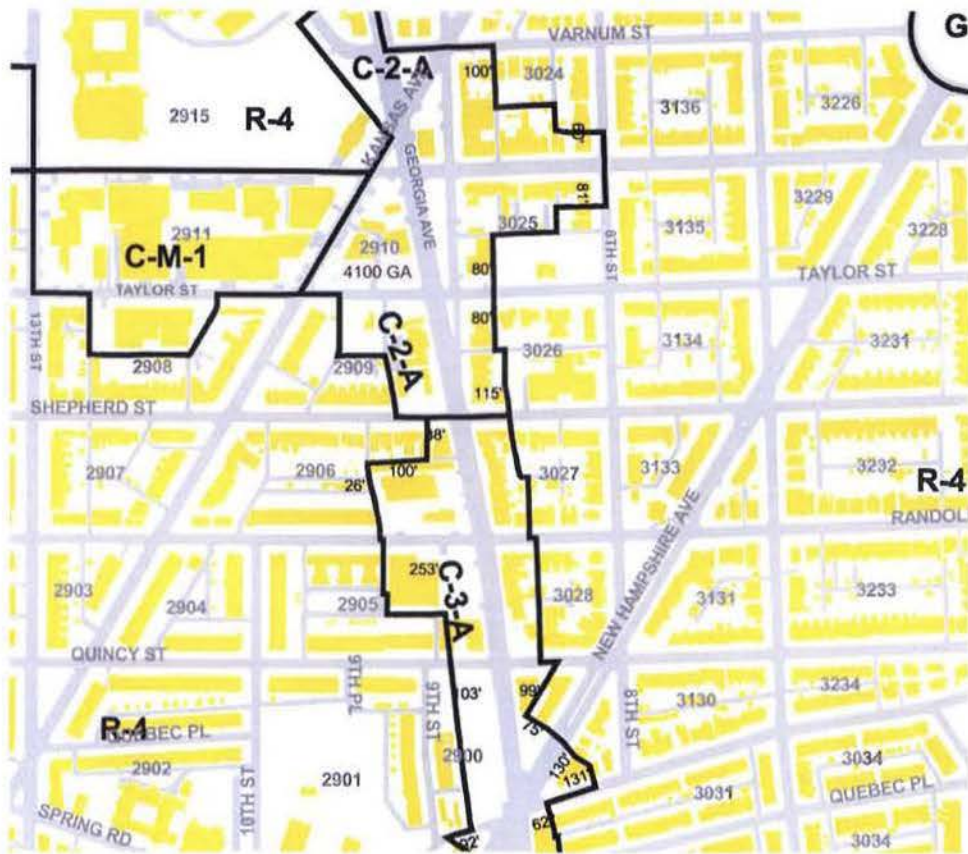
7 – Panorama from site facing Georgia



← SITE →

8 – Panorama from Upshur & Georgia looking south





EXISTING ZONING

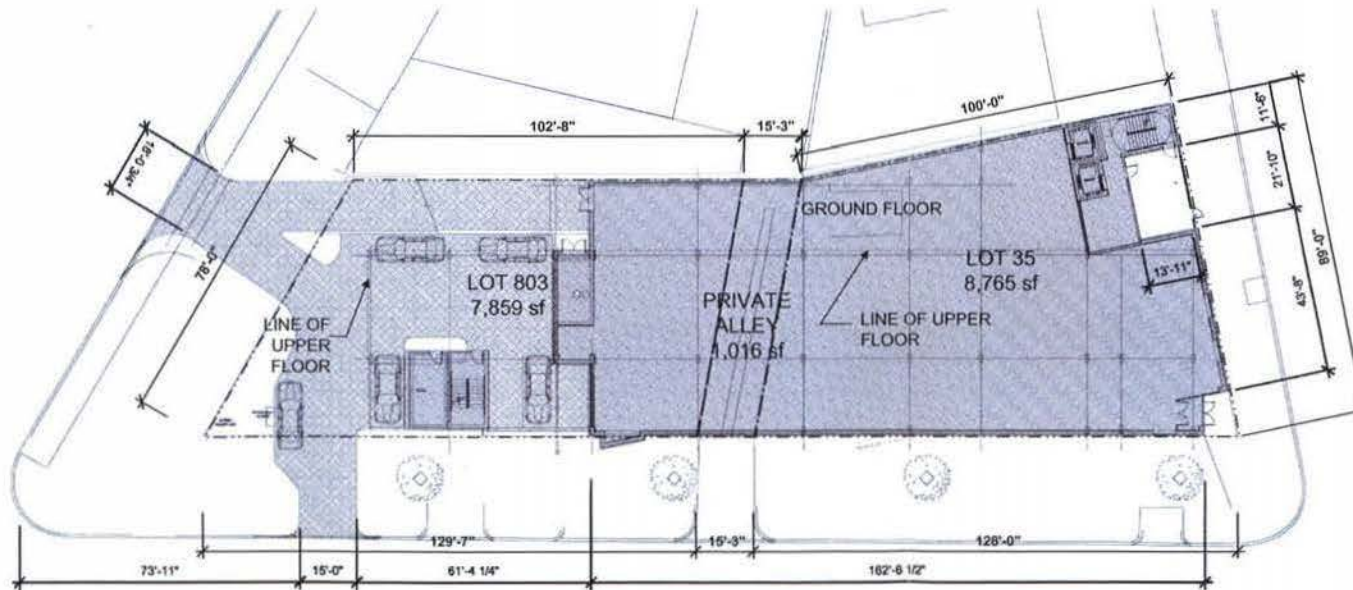


PROPOSED ZONING

UNIT & AREA TABULATION	One Bedroom Units	One Bedroom Units	One Bedroom Units	One Bedroom Units	One Bedroom Units	One Bedroom Units	Two Bedroom Units	Two Bedroom Units	Two Bedroom Units	Total Units	Total Units	Resid. Corr.Circ Stair, and Elev.	Resid. Trash and Utility	Resid. Laundry	Resid. Area Total	Retail Area Total	Retail Area Total	GRAND TOTAL AREA
	Typ. Unit	End Unit	Corner	Corner	Bay	B.F. Bay	Typ. Unit	Bay Unit	B.F. Bay	(Qty)	(NSF)				(GSF)	(NSF)	(GSF)	(GSF)
Floor Area (NSF)	587	607	612	704	611	611	789	813	789									
Basement (below grade cellar)	-	-	-	-	-	-	-	-	-						4,920		6149	11,069
Basement (above grade)	-	-	-	-	-	-	-	-	-						200		250	450
Ground Floor	-	-	-	-	-	-	-	-	-			842	170		1,012	10,585	11,020	12,032
1st Floor above retail	5	1	1	1	1	0	4	0	0	13	8,014	2,863	50	90	11,017			11,017
2nd Floor	5	1	1	1	0	1	4	0	0	13	8,625	2,252	50	90	11,017			11,017
3rd Floor	5	1	1	1	0	1	3	0	1	13	8,625	2,279	50	90	11,044			11,044
4th Floor	6	1	1	1	0	0	3	0	1	13	8,601	2,276	50	90	11,017			11,017
5th Floor	6	1	1	1	0	0	3	1	0	13	8,625	2,252	50	90	11,017			11,017
6th Floor	6	1	1	1	0	0	3	1	0	13	8,625	2,252	50	90	11,017			11,017
Roof	-	-	-	-	-	-	-	-	-			730			730			730
TOTAL FAR AREA	33	6	6	6	1	2	20	2	2	78	51,115	15,746	470	540	68,071	10,585	11,270	79,341
GRAND TOTAL AREA															72,991		17,419	90,410

2.56%

2.56%

5.1%
Barrier-Free Units

TABULATION OF DEVELOPMENT DATA	C3A PUD Zoning Requirement/ Allowance	Proposed
Lot 35		8,765
Lot 803		7,859
Alley (privatized)		1,016
TOTAL LOT SIZE		17,640
GROSS FLOOR AREA - Residential		68,071
GROSS FLOOR AREA - Retail		11,270
TOTAL GROSS FLOOR AREA		79,341
FAR - RESIDENTIAL		3.86
FAR - RETAIL		0.64
TOTAL F.A.R.	4.5	4.50
LOT OCCUPANCY - RESIDENTIAL	75%	63%
LOT OCCUPANCY - ALL USES	n/a	81%
Lot Coverage - Residential (sf)		11,044
Lot Coverage - Total (sf)		14,308
BUILDING HEIGHT (feet)	90'	82
NUMBER OF STORIES	n/a	7
Resid. Recreation Space (%)	15%	6%
Resid. Recreation Space (sf)	10,211	4,000
Retail Parking	1/300 gsf over 3,000 gsf = 27	20
Residential Parking	1 / 2 units = 39	16
TOTAL PARKING	66	36
Front Yard Setback	0	0
Rear Yard Setback	12' min; 2.5"/foot = 17'	18'-6"

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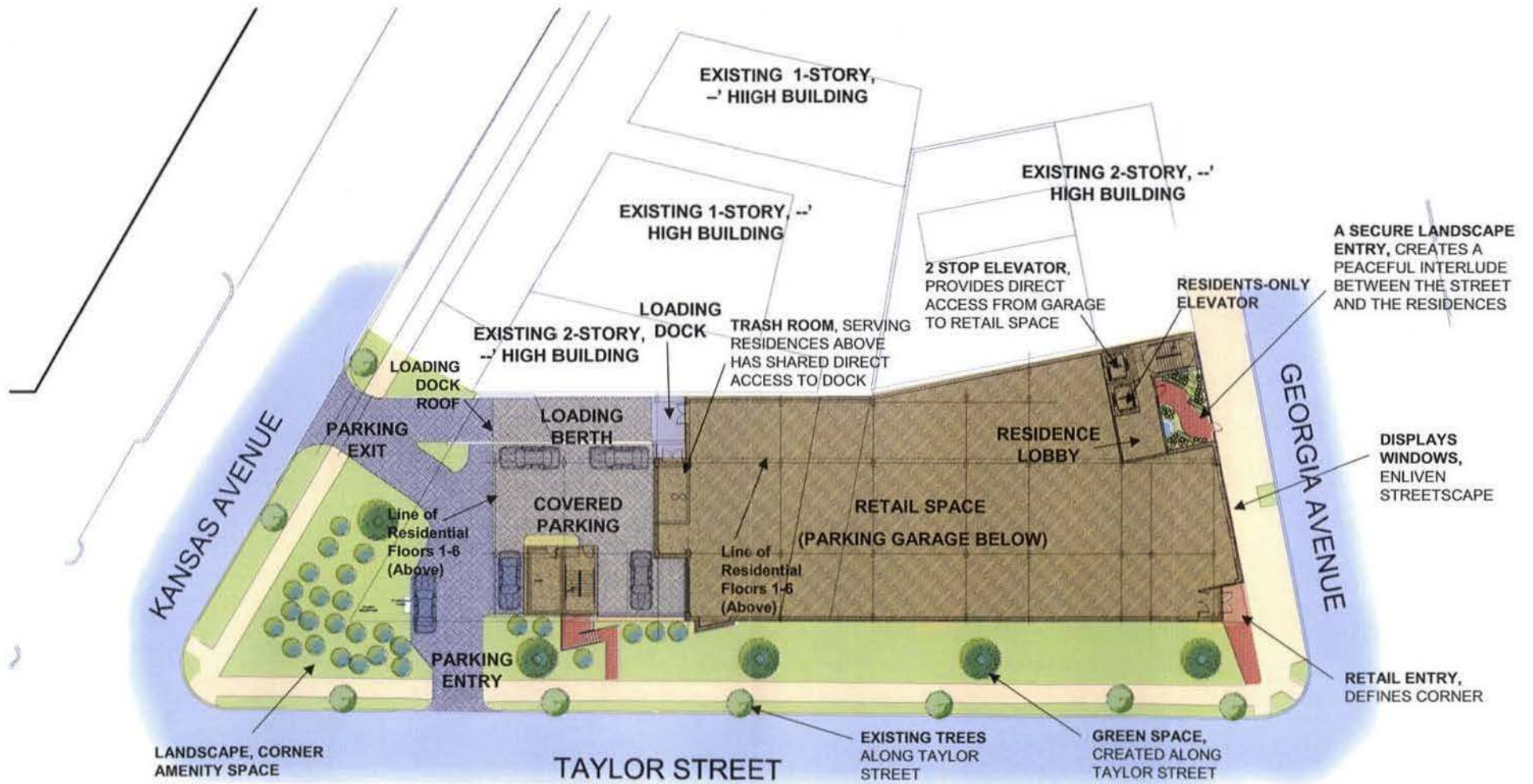
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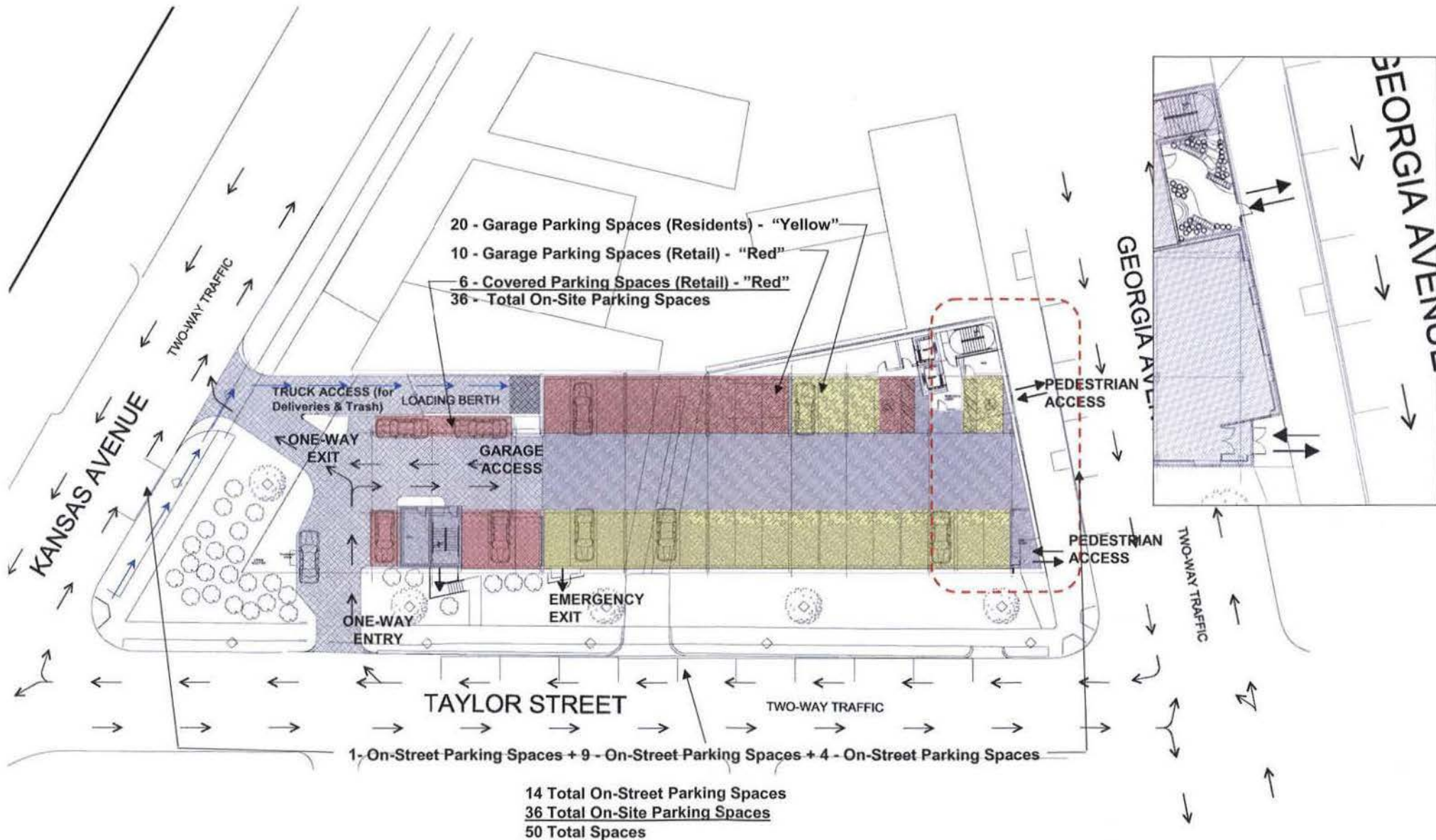
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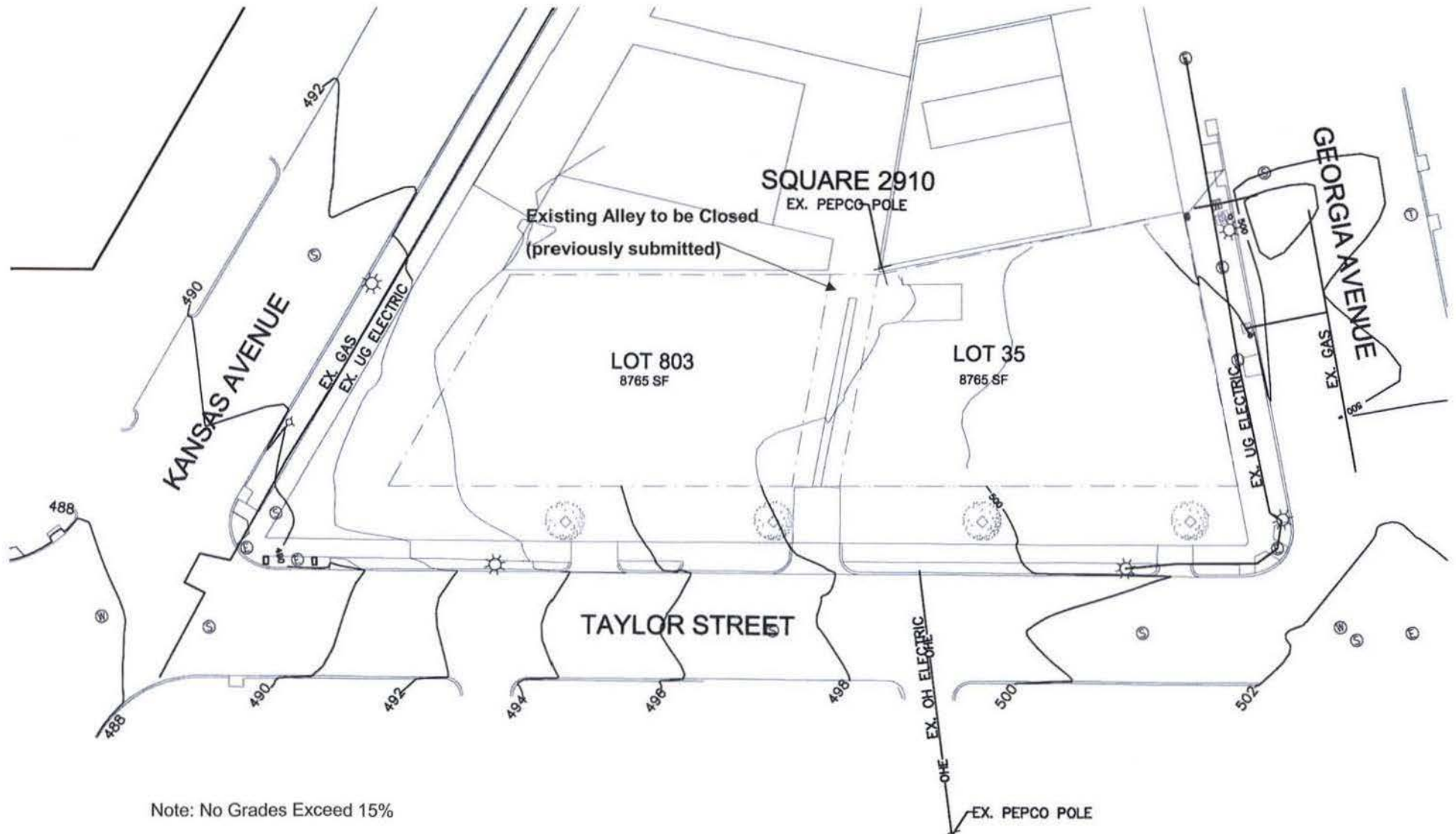
Tabulation of Development Data

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Note: No Grades Exceed 15%

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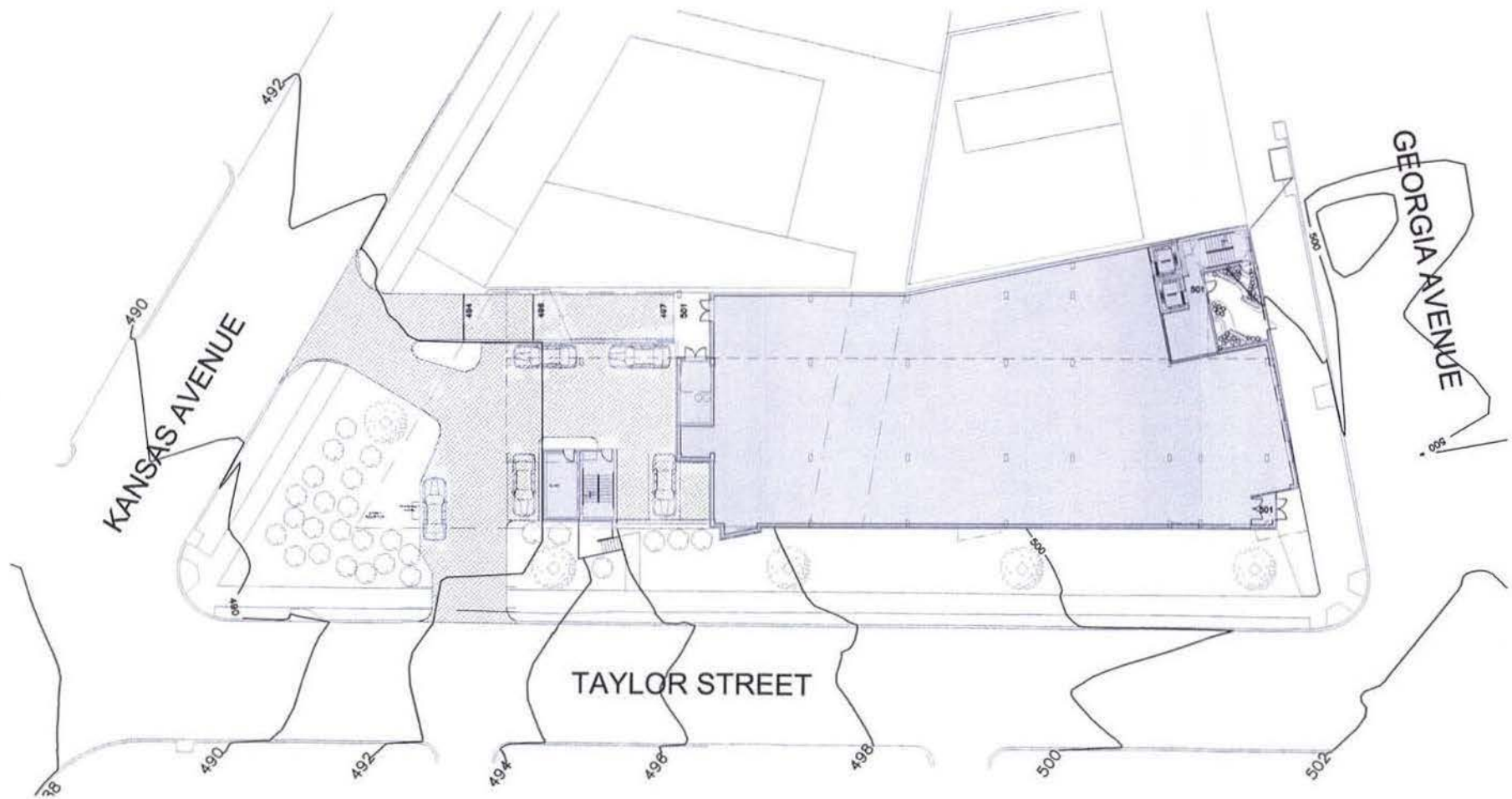
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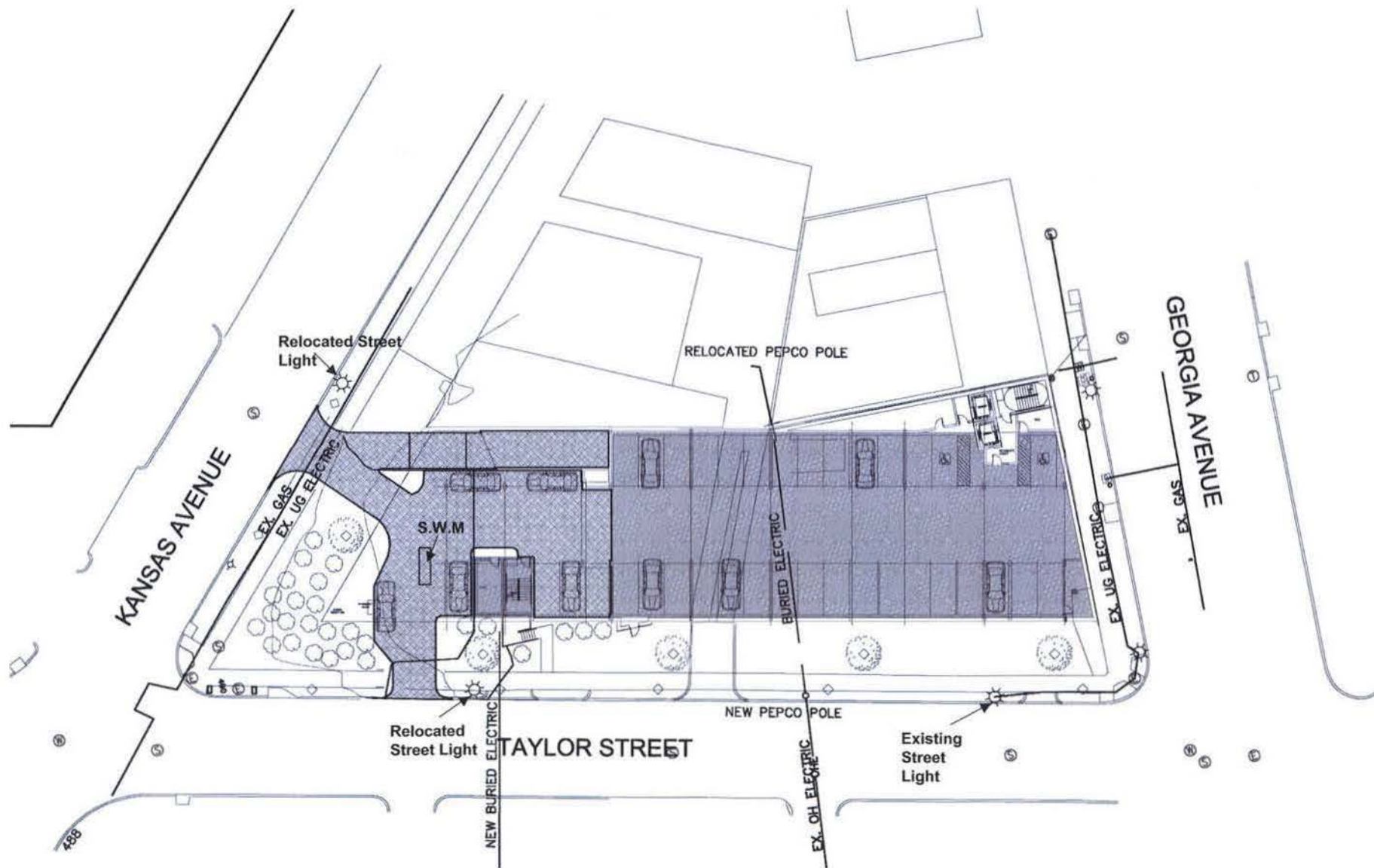
Existing Conditions Grading Plan

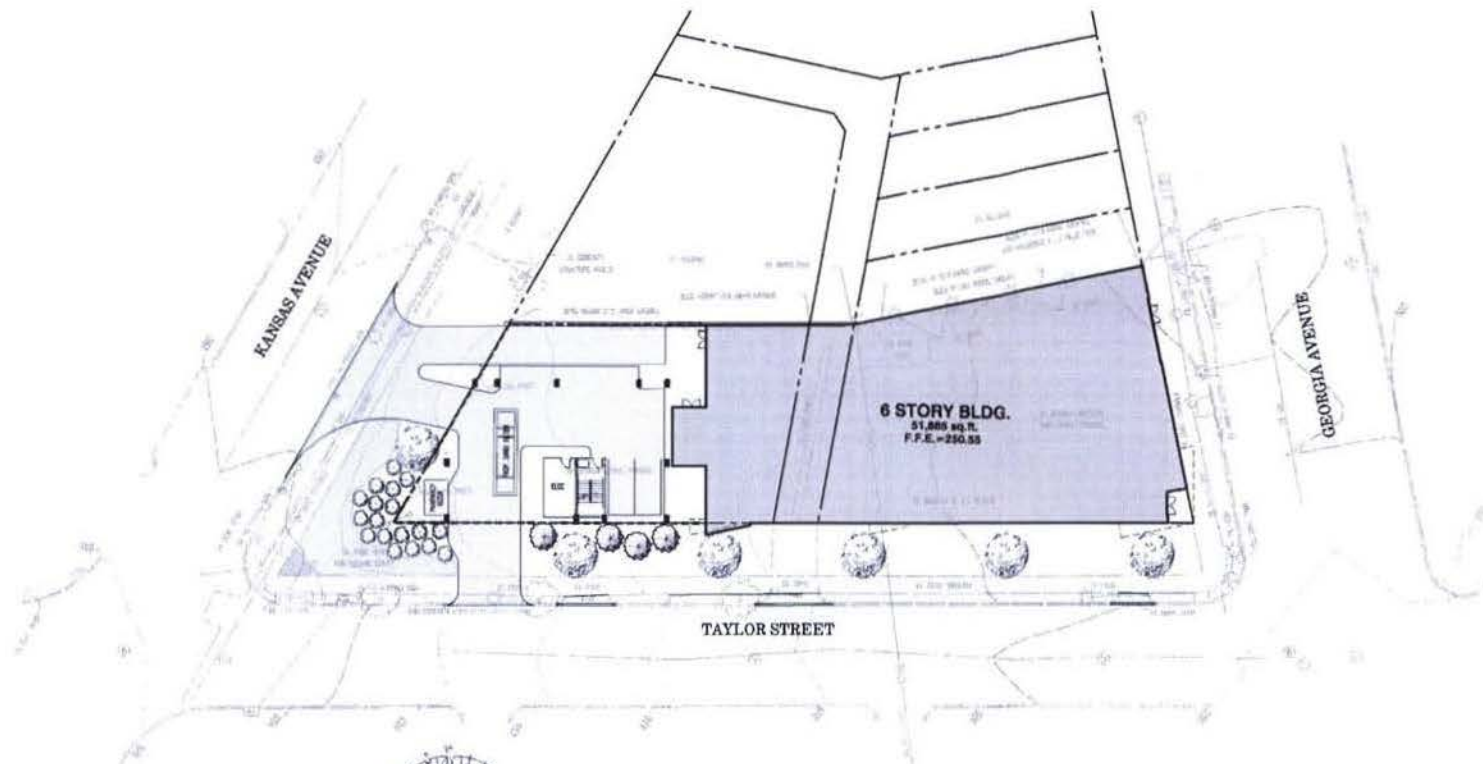
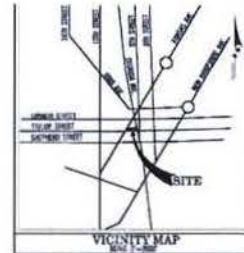
0 15 30 60
SCALE 1" = 30'

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GENERAL NOTES

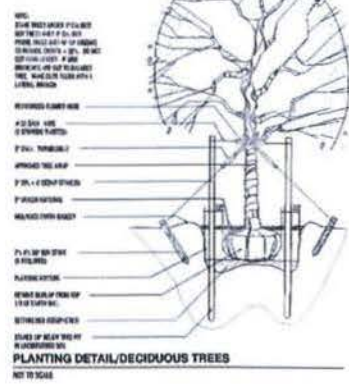
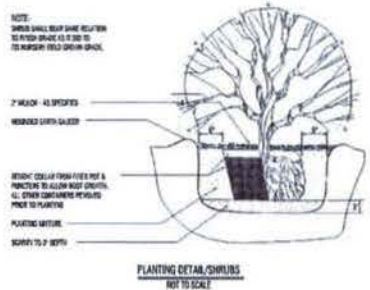
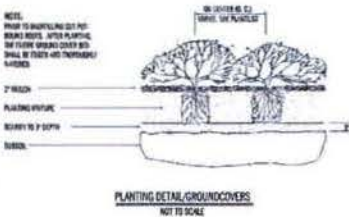
PLEASE SHIRT WRITER THIS TEXT TO PLACE YOUR NOTES ON THIS SHEET. ITS LINE LENGTH IS 300 CHARACTERS.

PLANT LIST

PLEASE SHIRT WRITER THIS TEXT TO PLACE YOUR NOTES ON THIS SHEET. ITS LINE LENGTH IS 300 CHARACTERS.

LEGEND

- PROPOSED SHADE TREE
 - PROPOSED ORNAMENTAL TREE
 - PROPOSED EVERGREEN TREE
 - PROPOSED SHRUB
 - PROPOSED GROUNDCOVER
 - PROPOSED SEASONAL COLOR
 - PROPOSED LIGHTED BOLLARD
SEE ARCH. PLANS FOR DETAILS
- 0 10 20 30 40
SCALE: 1" = 20'



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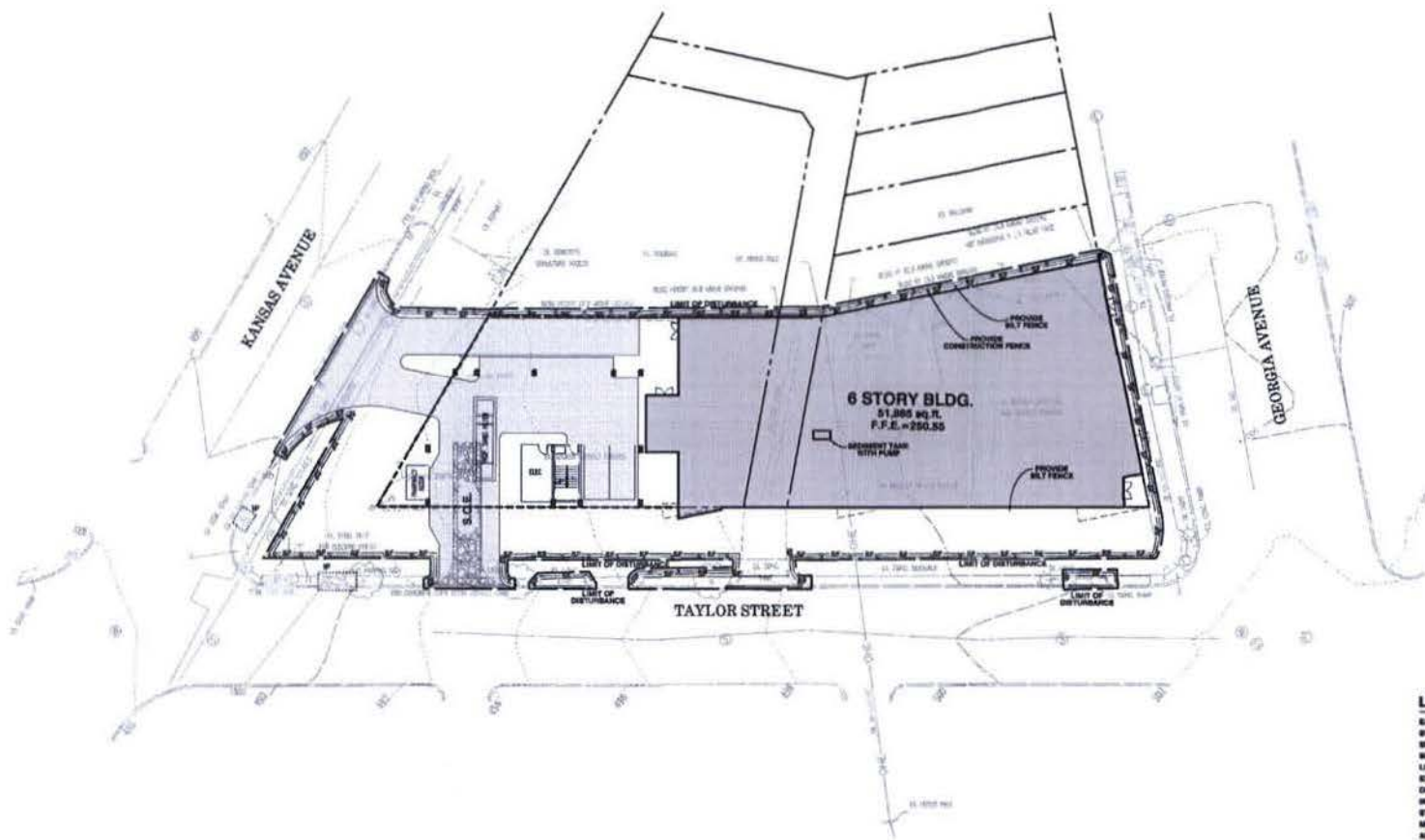
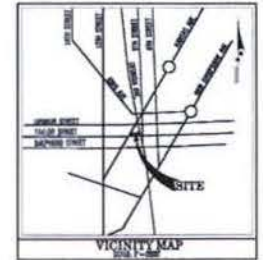
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0 15 30 60
SCALE: 1" = 30'

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Landscape Plan
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GENERAL NOTES

1. Erosion requiring slopes greater than 2:1 shall require silt retention devices and shall be approved by the Inspector.
2. Contractor will maintain positive drainage at all times. All ponding water shall be filtered through a portable sediment tank prior to discharge into the public storm drain system.
3. All grading shall be accomplished to provide a smooth transition between grade changes and when tying into the existing pavement, curb and sidewalks.
4. The limits of disturbance shown is approximate only.
5. All erosion and sediment controls shall be installed prior to any ground disturbance.
6. All erosion and sediment control measures shall be maintained throughout all the phases of construction and construction.
7. Erosion and sediment control measures may be removed upon written approval of the Inspector.
8. All paved areas shall be kept neat and dust free at all times. The Contractor will provide adequate means of clearing all equipment and vehicles.
9. Backfill around box inlets and install inlet protection immediately upon completion of connecting the storm drain pipe.

LEGEND

EARTH ODDS	
SWALE	
SILT FENCE	
SUPER SILT FENCE	
LIMIT OF DISTURBANCE	
EXISTING DRAINAGE DITCHES	
DEVELOPED DRAINAGE DITCHES	
SILT PROTECTION	
STABILIZED CONSTRUCTION ENTRANCES	
MONITORING DEVICES	
STRAUTMANN DEVICES	
TRIP PROTECTION FENCING	
SAFETY FENCE	
SOIL LINES	
EXISTING GRADE	
PROPOSED GRADE	
STRAIN VALLEY SLOPES	
EXISTING FLOODPLAIN LIMITS	

**THIS PLAN FOR
SEDIMENT CONTROL
ONLY**

30 0 20 40
SCALE: 1"=20'

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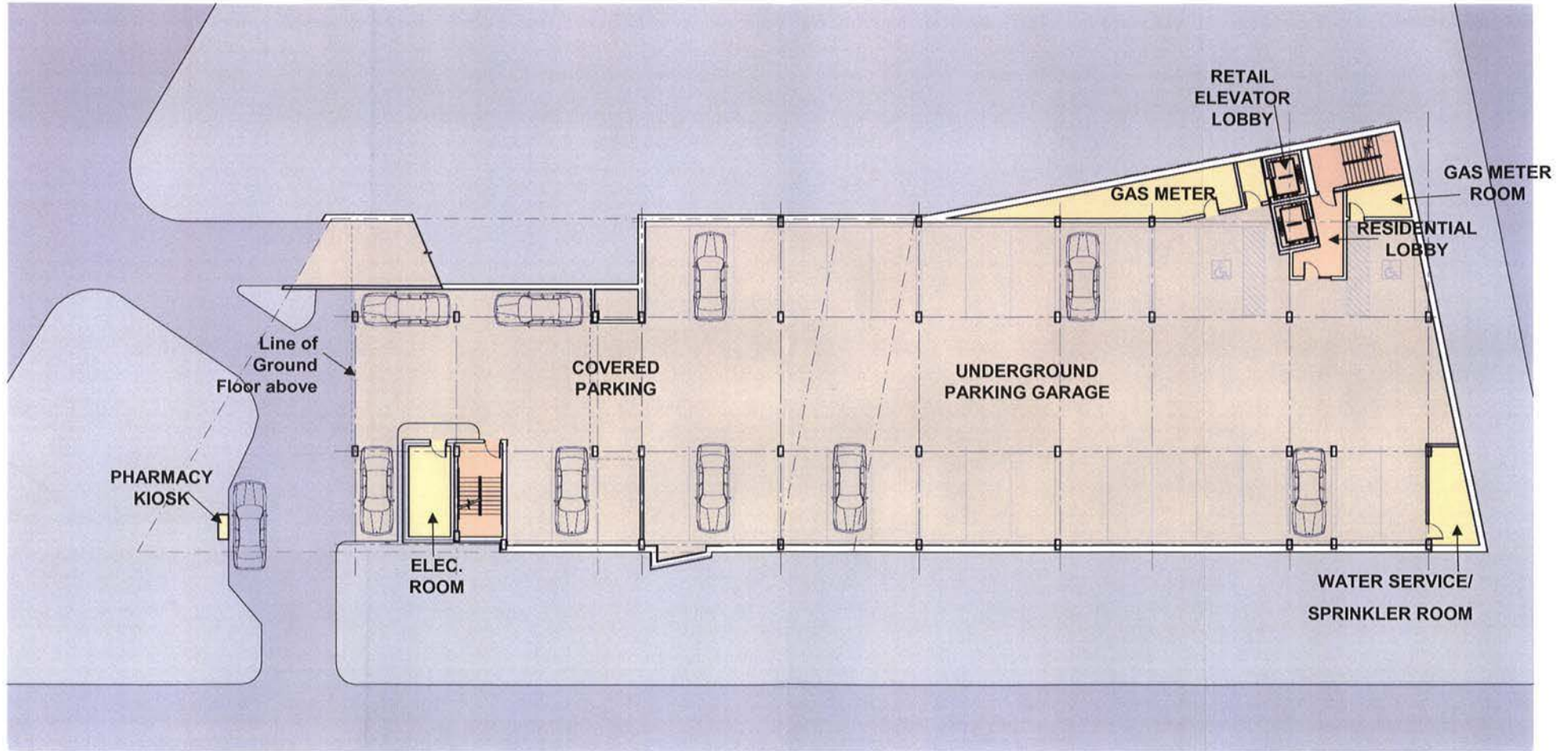
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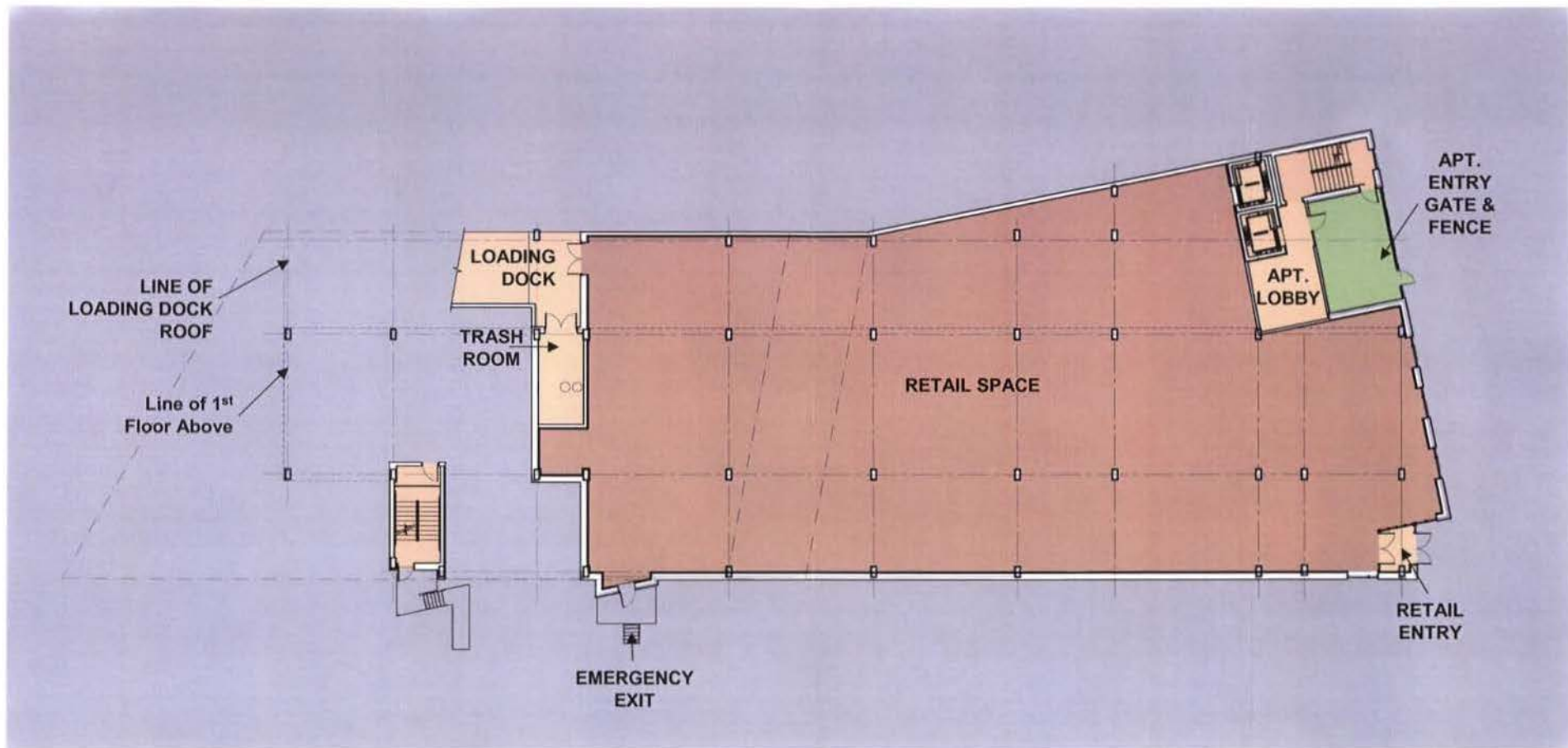
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Sediment & Erosion Control Plan

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General Concept Notes:

Structural

- Concrete column structure with cast in place flooring
- Fire partitions at stairs and elevator to be rated masonry walls
- All other walls to be steel stud

Mechanical

- Split system gas fired units in each apartment unit. Condensing units will be on roof.
- Split system zoned gas fired units for retail space. Condensing units will be on roof
- Corridor ventilation with R.T.U

Electrical

- New service to building from Kansas St.
- Work with Pepco to bury overhead line currently running through site.
- New electrical service to each unit per code
- New telephone and cable in each unit

Plumbing

- New gas and water to site tapped off lines in Georgia Ave.
- Water heaters in each unit
- Gas to run to each unit for operation of HVAC and range

Finishes

- Carpet with pad in all corridors
- Ceramic tile in lobby and elevator lobbies.
- Carpet in all bedrooms and living rooms
- Vinyl in all bathrooms and kitchens

Windows and Doors

- Levered hardware on all doors
- Single hung windows in all apartment units
- New mini-blinds on all unit windows
- All windows and glass to be double glazed low E-glass

Life Safety

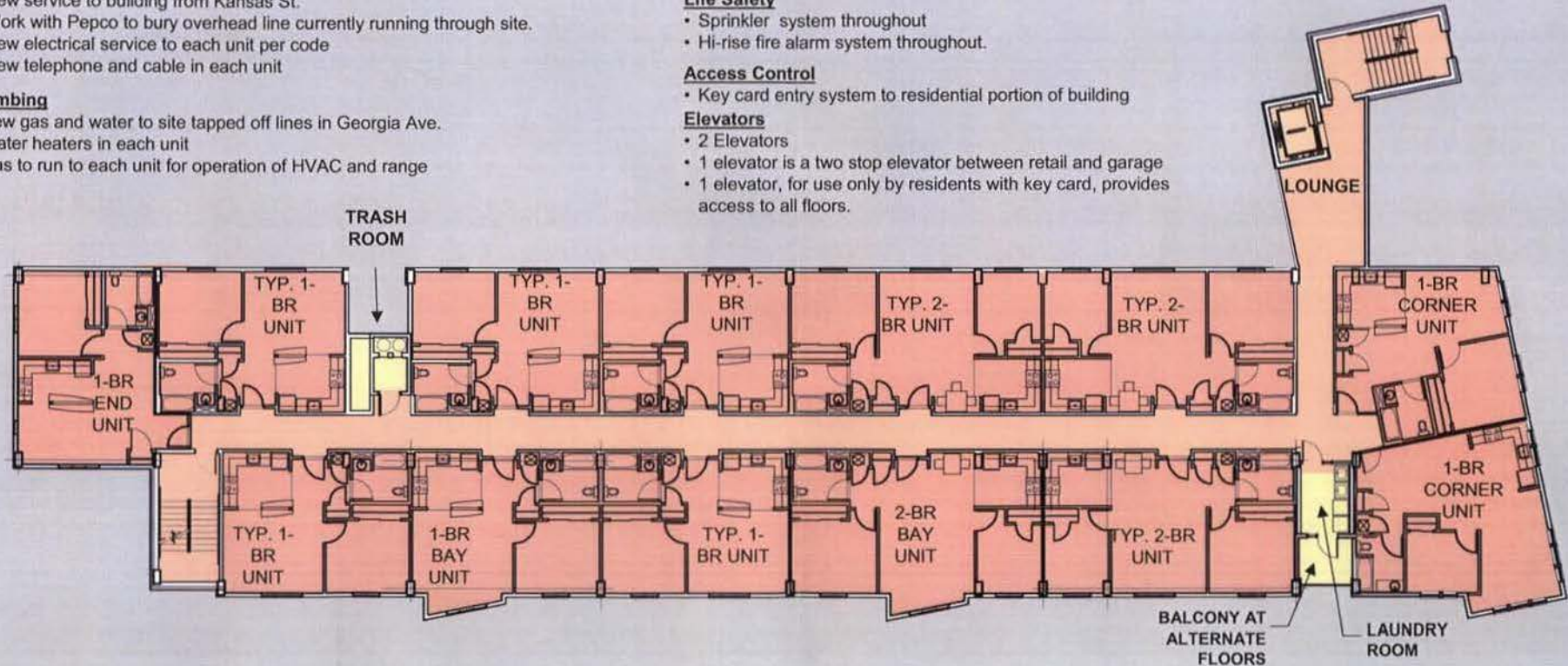
- Sprinkler system throughout
- Hi-rise fire alarm system throughout.

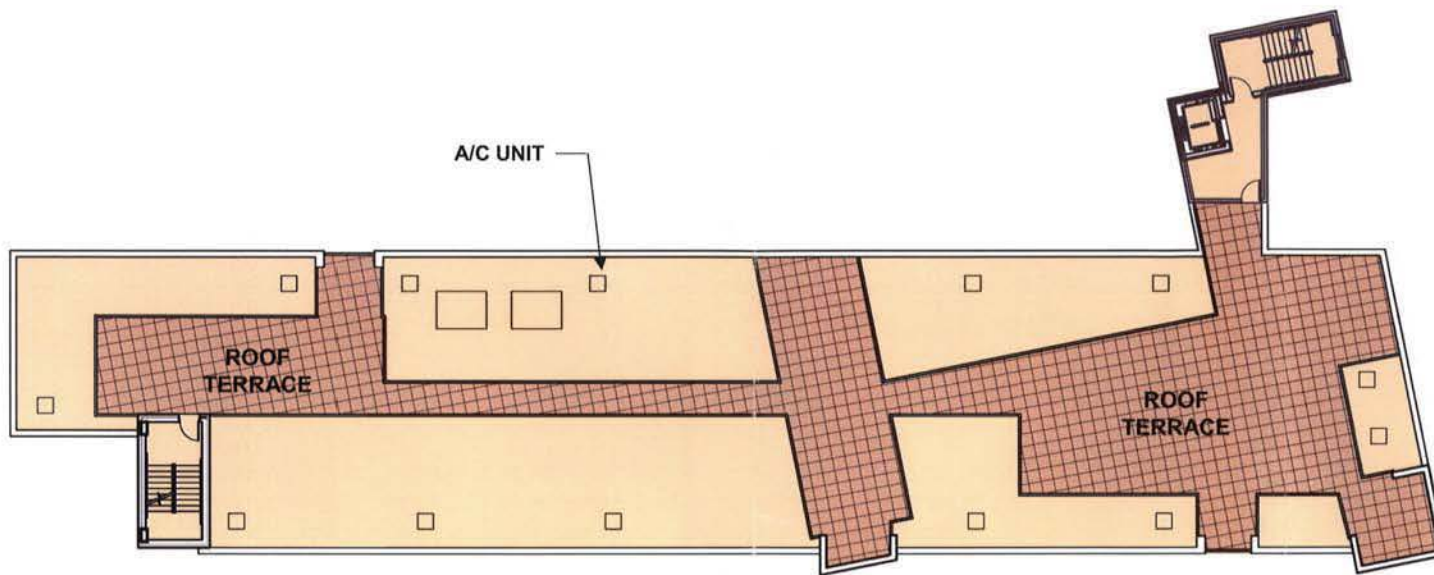
Access Control

- Key card entry system to residential portion of building

Elevators

- 2 Elevators
- 1 elevator is a two stop elevator between retail and garage
- 1 elevator, for use only by residents with key card, provides access to all floors.







TYPICAL 1-BEDROOM UNIT (587 nsf)



1-BEDROOM END UNIT (607 nsf)



1-BEDROOM CORNER UNIT (704 nsf)



1-BEDROOM CORNER UNIT (612 nsf)



1-BEDROOM BAY UNIT (611 nsf)



1-BEDROOM BARRIER-FREE UNIT (611 nsf)



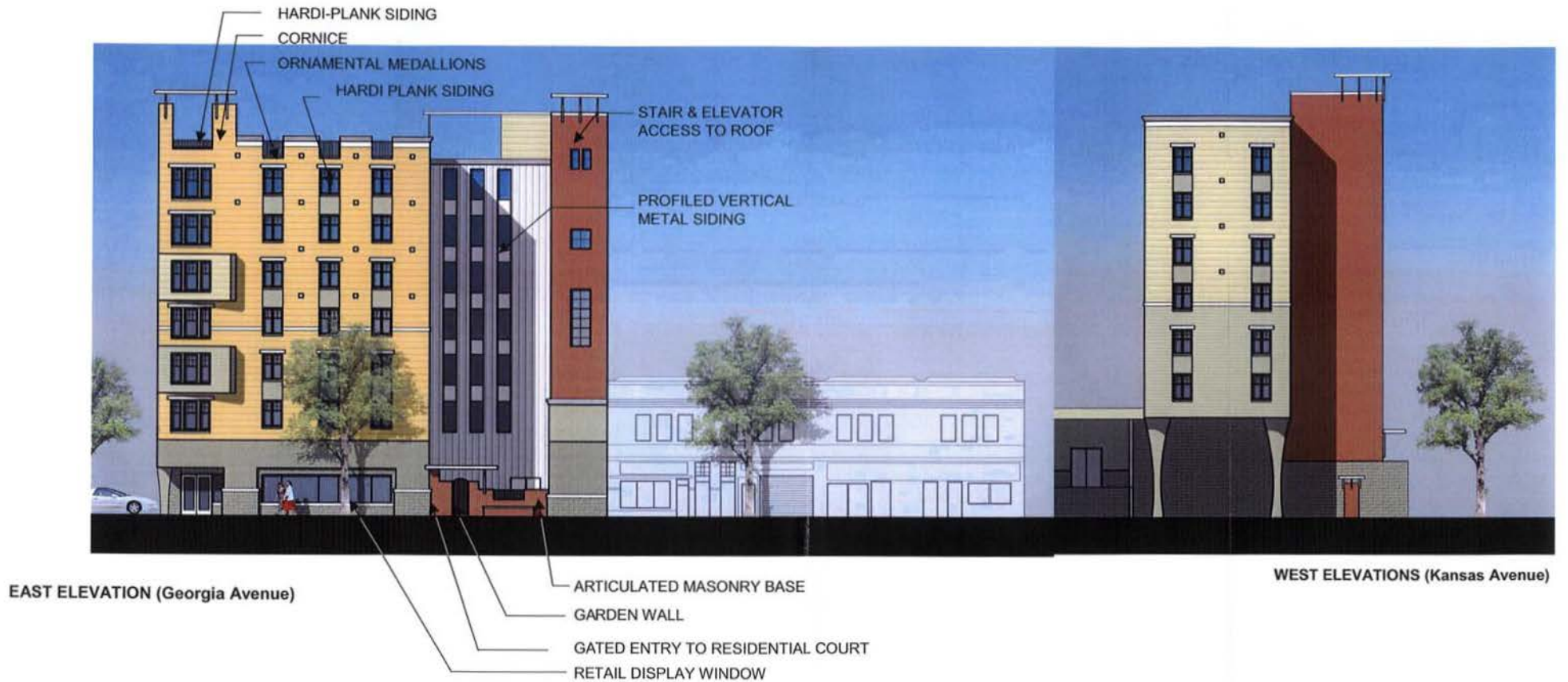
2-BEDROOM BAY UNIT (813 nsf)



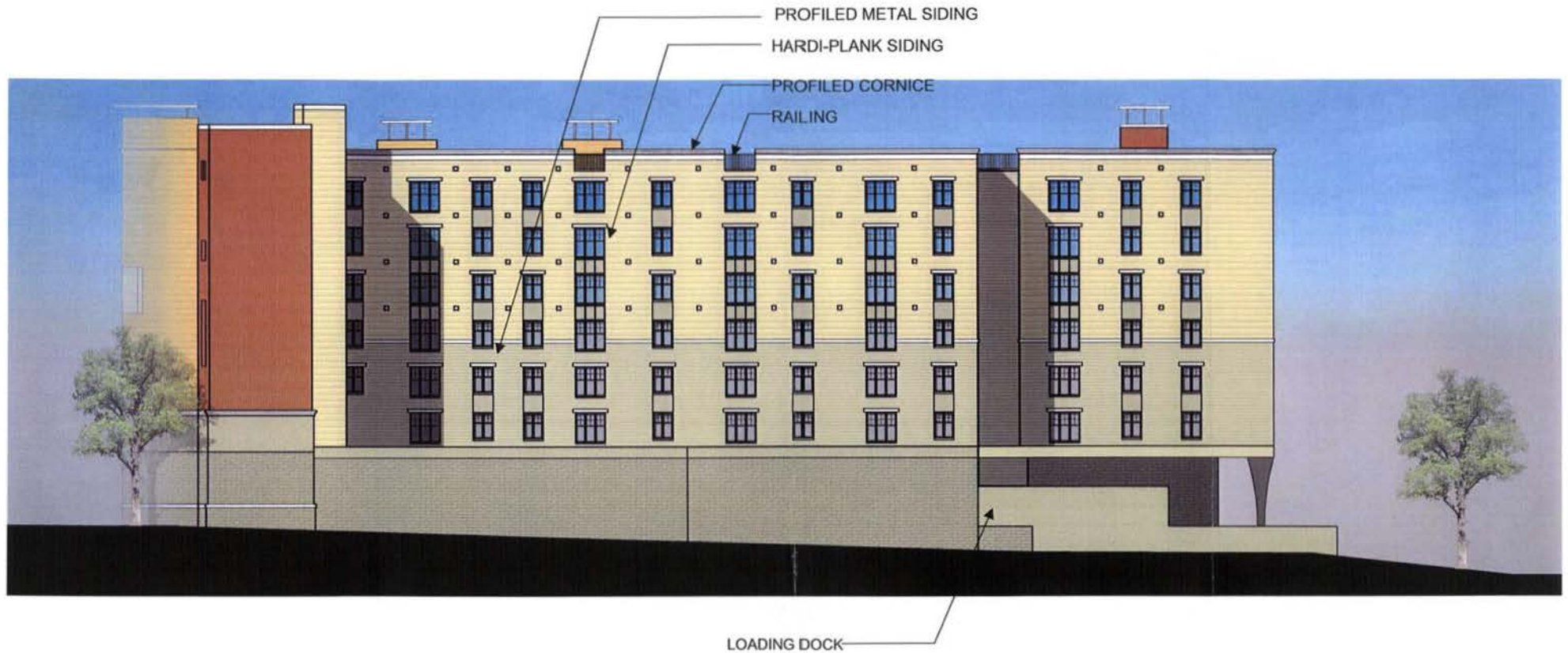
TYPICAL 2-BEDROOM UNIT (789 nsf)

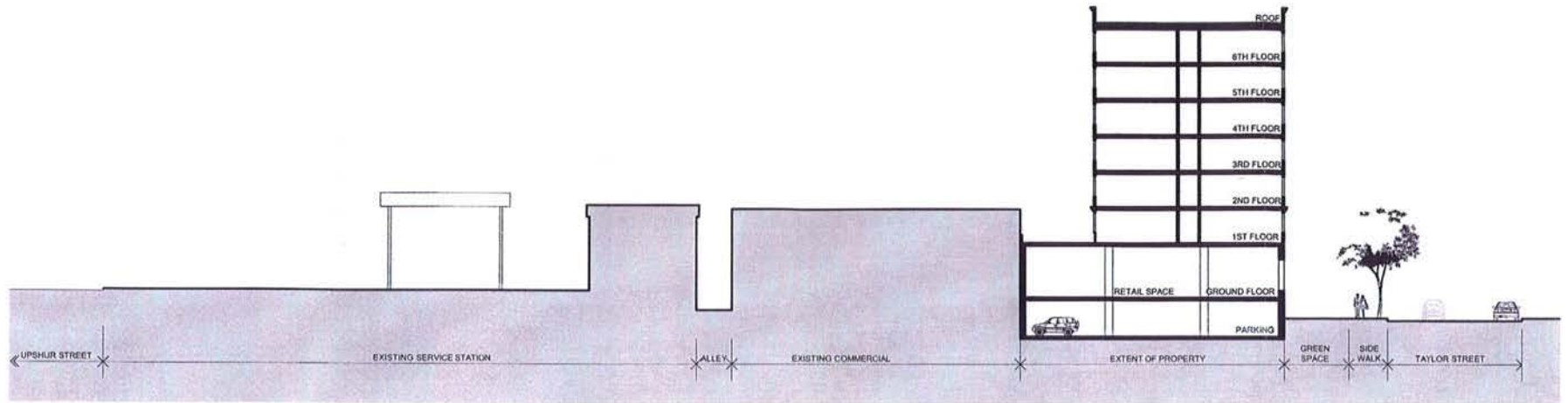


2-BEDROOM BARRIER-FREE UNIT (789 nsf)

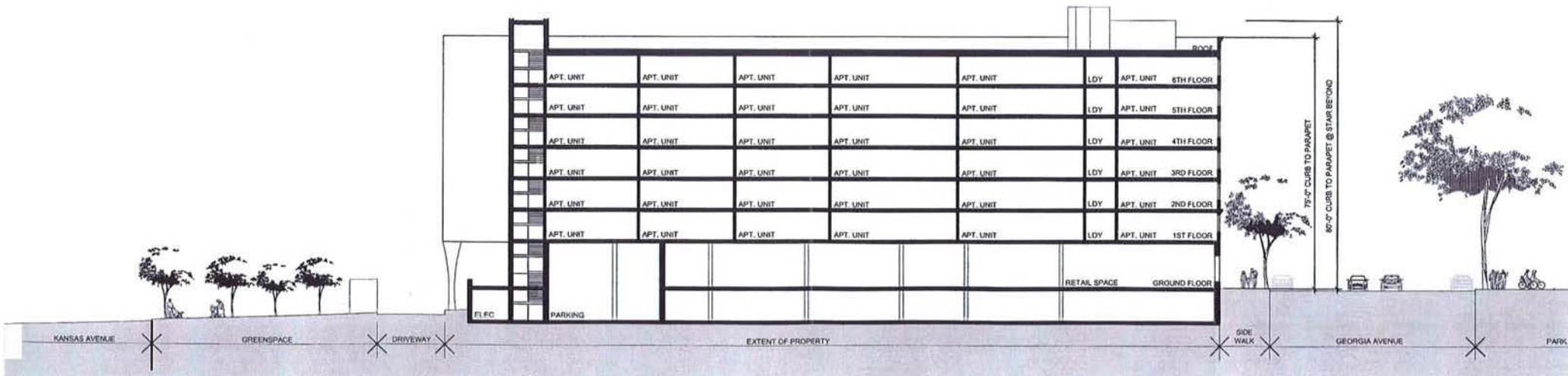








NORTH-SOUTH



EAST-WEST