

FOURTH STREET AND RHODE ISLAND AVE.

PROPOSED RESIDENTIAL AND PLANNED UNIT DEVELOPMENT (PUD) WASHINGTON, D.C., N.E.

H STREET COMMUNITY DEVELOPMENT CORPORATION
501 H STREET, N.E., WASHINGTON, DC. 20002

DRAWING INDEX

- C5. COVER SHEET
- C-1 SURVEY AND EROSION CONTROL
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Tabulation of Zoning Data		
	C-3-A Requirements	C-3-A PUD Proposal
Lot Size	No Requirement	39,190 SF
Lot Width	No Requirement	219.38 Ft.
Gross Res. Floor Area	No Requirement	173,355 SF
Gross Retail Floor Area	No Requirement	3,000 SF
Total Gross Floor Area	No Requirement	176,355 SF
FAR	4.0	4.5
Building Height	65 Ft.	90 Ft.
Stories	No Limit	9
Frontsetback Height	18.5	18.0
Lot Coverage	75%	53.5%
Rear Yard	12 Ft.	40 Ft.
Side Yard	None	None
Loading		
Berth	1 @ 12' x 55'	1 @ 12' x 55'
Platform	1 @ 200 SF	1 @ 200 SF
Delivery Space	1 @ 10' x 20'	1 @ 10' x 20'
Optional Delivery Space	None	1 @ 12' x 30'
Parking		
Standard	1 per 2 D.U. = 85	128 (3/44/D.U.)
Compact	51	84 (65.6%)
Retail Parking	34 max (40%)	44 (34.4%)
	None	None
Total Recreation Space		
Indoor	15% x 173,355 SF = 26,003 SF	8,250 SF = 173,355 SF = 4.76%
Outdoor	13,002 SF	1,850 SF
		6,400 SF

DEVELOPMENT INFORMATION

Section	Item	Sheet Where Located on Drawings
2406.11(e)	Tabulation of development data:	
.11(e)(1)	Area and dimensions of each lot Exact area of total site	CS CS
.11(e)(2)	Percentage of lot occupancy for each building on each lot for all buildings on entire site	CS CS
.11(e)(3)	Gross floor area and floor area ratio for each building on each lot for all buildings on entire site including a breakdown for each use	CS CS
.11(e)(6)	Estimated quantities of potable water, sanitary sewage and storm water including methods of calculation	Sewer/Water Consumption WSSC 1987 Plumbing Standards - High-Rise Apartments 177 gal./day/D.U. x 170 D.U. = 30,090 gal./day + 10% for low-flow toilets = 27,081 gal./day Storm - DC Rational Method .7 acres x 8 runoff coef. x 7.56 (15 yr. intensity factor) = 5.47 c.f.s./second
2406.11(e)(7) 12(e)	Any other information needed to understand the project	CS, C-1, and 1 through 11
2406.12(c) 11(d)	Detailed site plan: Location and external dimensions of all buildings and structures Utilities and other easements Walkways and driveways Plazas, arcades and open spaces	 2 1 1 1 & 2

2406.12(d) .11(e)(5)	Detailed landscaping and grading plan: Existing topography, contours, natural features, landscaping Existing trees of 6" caliper or greater New contours, proposed finished grades, planting and landscaping Proposed drainage, including water and sewer lines, inlets and basins, connections to public water and sewer lines Proposed erosion controls Location and elevations of public or private streets, alleys or easements bounding or traversing the site, including an indication of any rights-of-ways or easements to be continued, relocated or abandoned	C-1, 1 & 2 1 1 & 2 1 & 3 C-1 C-1 and 1
2406.12(e)	Architectural plans: Typical floor plans and elevations for each building Sections for each building Sections for entire project Sections and elevations for entire square	1 through 7 8 8 9
2406.12(f) .11(e)(4)	Circulation plan: Driveways and walkways, including widths, grades and curb cuts Location and number of parking spaces Location and number of loading berths Designation of spaces for different uses	1 CS and 3 CS and 1 1

(301) 587-8642
(301) 589-7285 FAX

PROJECT NUMBER

041

PROJECT NAME

4TH & RI AVE
RESIDENTIAL/RENTAL
DEVELOPMENT

LOCATION

WASHINGTON, DC, NE

DRAWN BY

DATE ISSUED

12/8/95
1/21/96
1/29/96

SCALE

SHEET TITLE

SHEET NUMBER

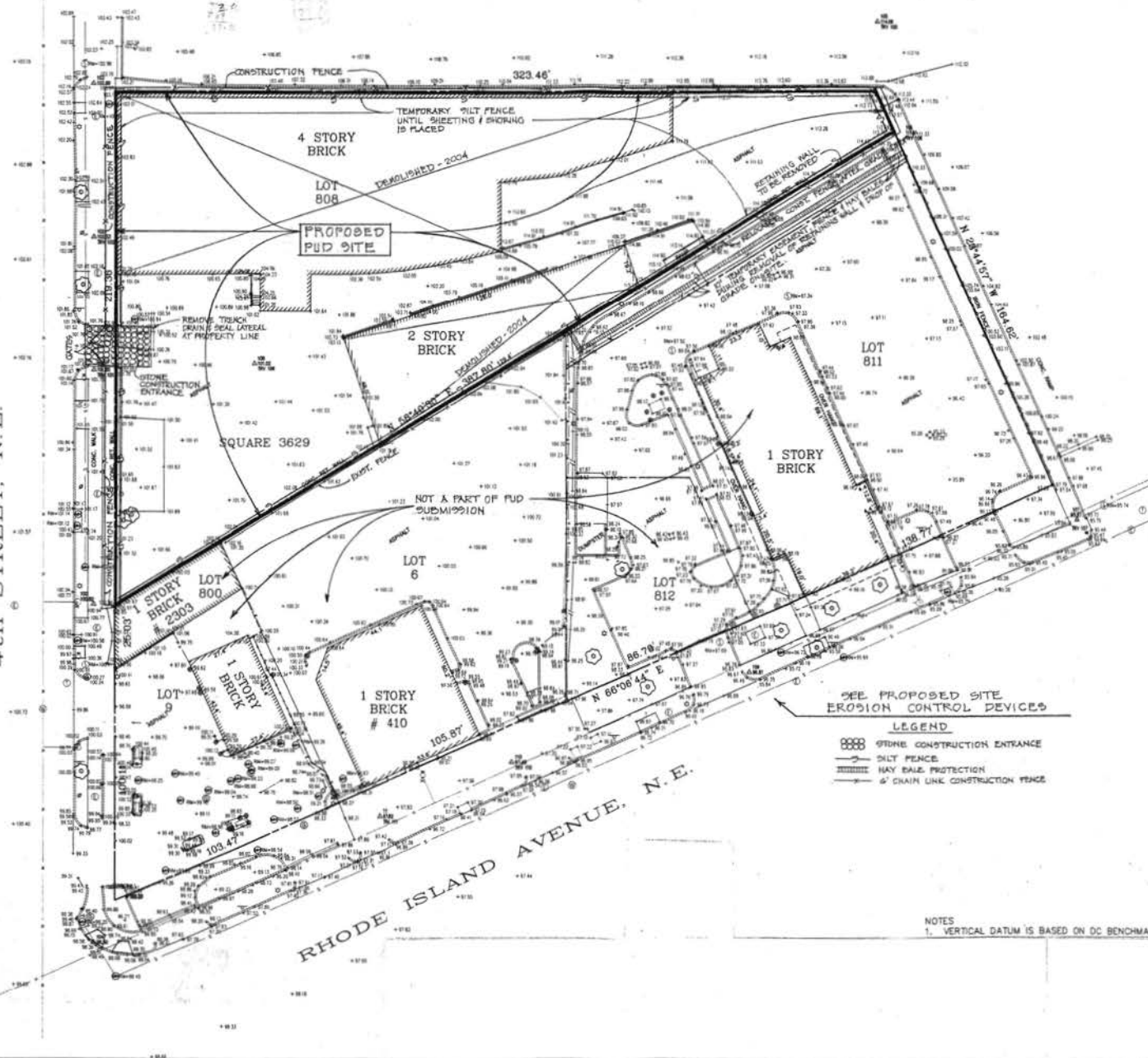
CS

COLLINS & KRONSTADT
LEAHY
HOGAN
COLLINS
DRAPER
L.L.P.

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PLANNERS

1111 SPRING STREET
SILVER SPRING
MARYLAND 20910

RECEIVED
DC OFFICE OF ZONING
2005 DEC 9 - 6 PM 12:17
ZONING COMMISSION
District of Columbia
Case 05-24
Exhibit 13A



 METAL RAIL
 CHAIN LINK FENCE
 LP LIGHT POLE
 UP UTILITY POLE
 SD/M STORM DRAIN MANHOLE
 G GULLY
 S/M SEWER MANHOLE
 WM WATER METER
 T/CP TRENCHER CONTROL POINT
 SD/I STORM DRAIN INLET
 HY HYDRANT
 WM WATER MANHOLE
 WV WATER VALVE
 T/Size TREE/SIZE
 FP FLAG POLE
 FC FUEL CAP
 B BOLLARD
 M/F MONUMENT/FOUND
 S SIGN
 P/Size PINE TREE/SIZE
 M/Size MAPLE TREE/SIZE
 B/C BRICK COLUMN
 BM BEARING METER

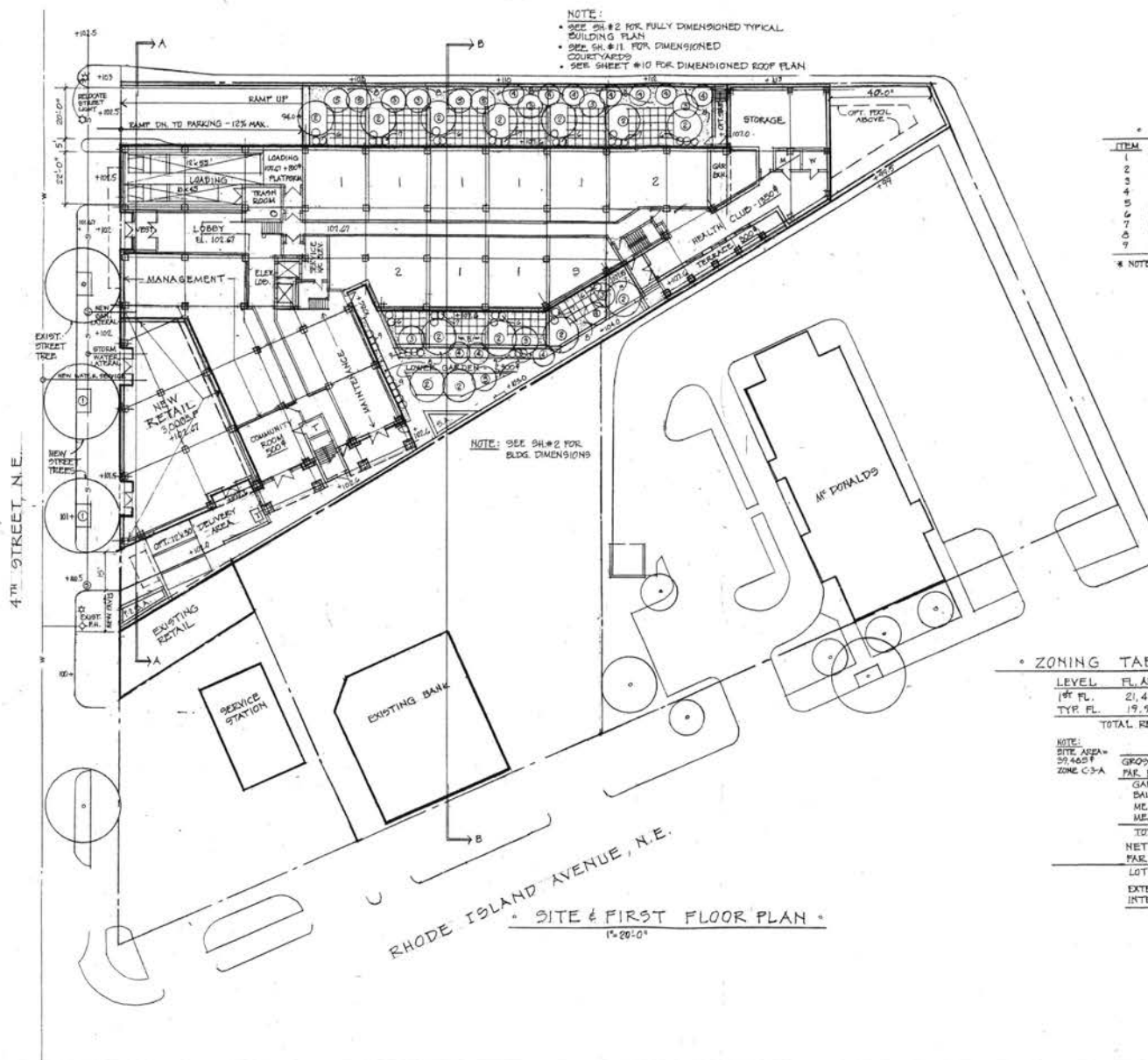
CONC	CONCRETE
INVT	INVERT
TOP	TOP OF WALL
ASB	ASPHALT CURB
CONC	CONCRETE CURB
CONC	CONCRETE CURB AND GUTTER
BLD	BUILDING
OVHD	OVERHEAD
OVHD	OVERHEAD CABLE
CONC	CONCRETE SIDEWALK
BRCK	BRICK CROWN
CLF	CHAIN LINK FENCE
MTRL	METAL RAIL
MSPATE	METAL PLATE
CON	CABLE BOX
PHB	PHONE PEDestal

NOTES
1. VERTICAL DATUM IS BASED ON DC BENCHMARK

DATE ISSUED: 7/27/05
SCALE: 1"=250'
11/29/05

A horizontal graphic scale bar with major tick marks at 0, 10, 20, 30, 40, and 50 feet. The text "GRAPHIC SCALE" is centered below the bar.

DRAWING 1 OF 1



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MARYLAND
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PROJECT NUMBER
0411

PROJECT
4TH & R.I. AVE.
RESIDENTIAL/RETAIL
DEVELOPMENT

LOCATION
WASHINGTON, DC, N.E.

DRAWN BY
DWD
DATE DRAWN
8/25/04

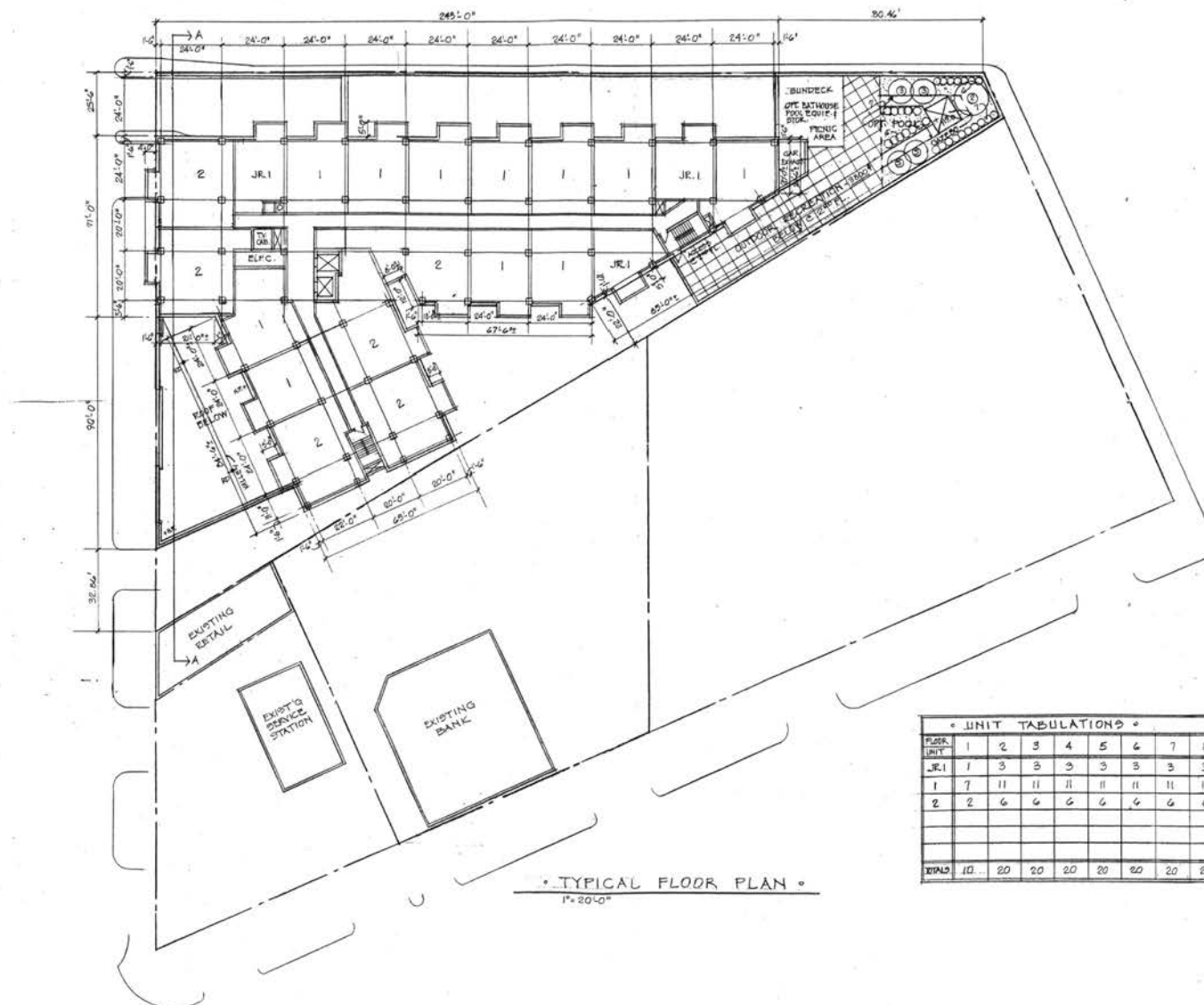
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1/10/05 7/11/05
4/30/05 11/27/05
7/20/05

SCALE
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STAMP

SHEET TITLE
TYPICAL FLOOR PLAN
SHEET NUMBER

2







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9/11/04

DATE DRAW

12/10

DATE ISSUE

11/05 11/05 11/05
1/30/05 1/30/05 1/30/05

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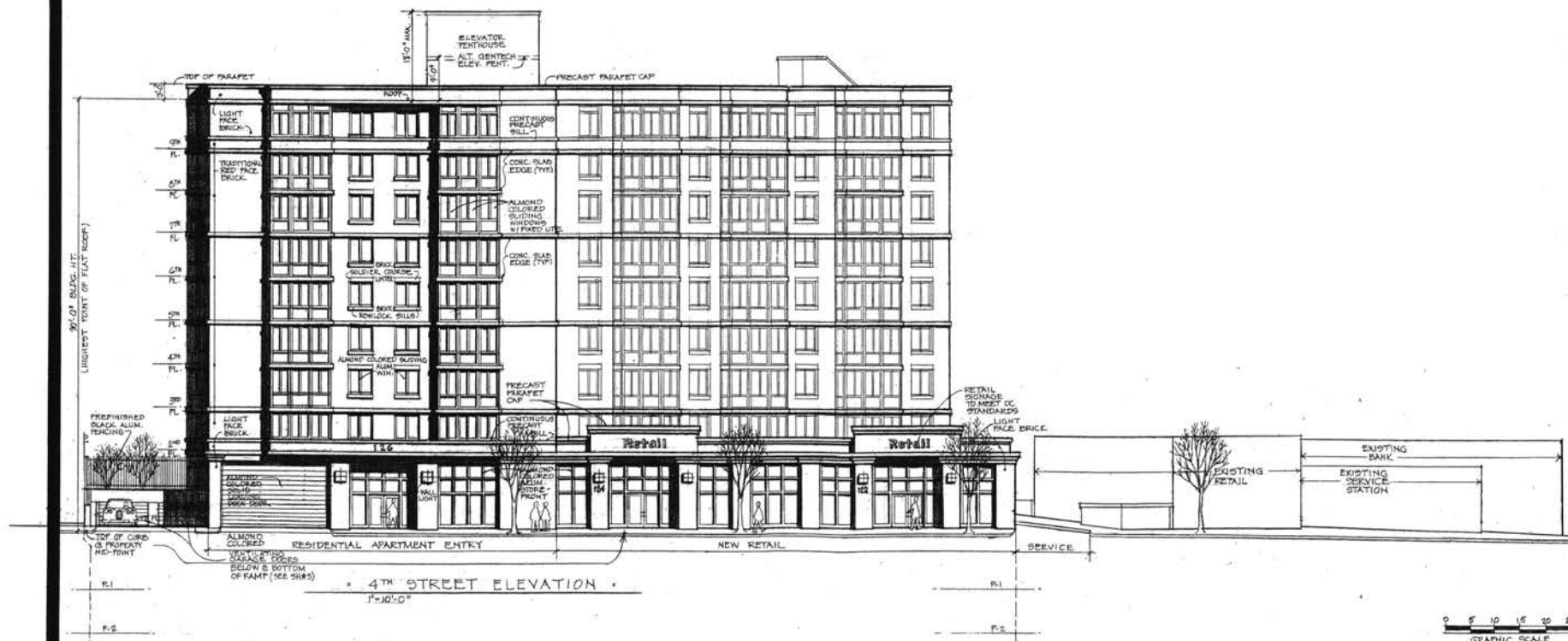


SHEET TITLE

4TH STREET ELEVATION

SHEET NUMBER

4





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PROJECT
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LOCATION
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DRAWN BY
DWD

DATE DRAWN
6/10/05

DATE ISSUE
6/30/05 11/24/05

7/10/05
7/27/05

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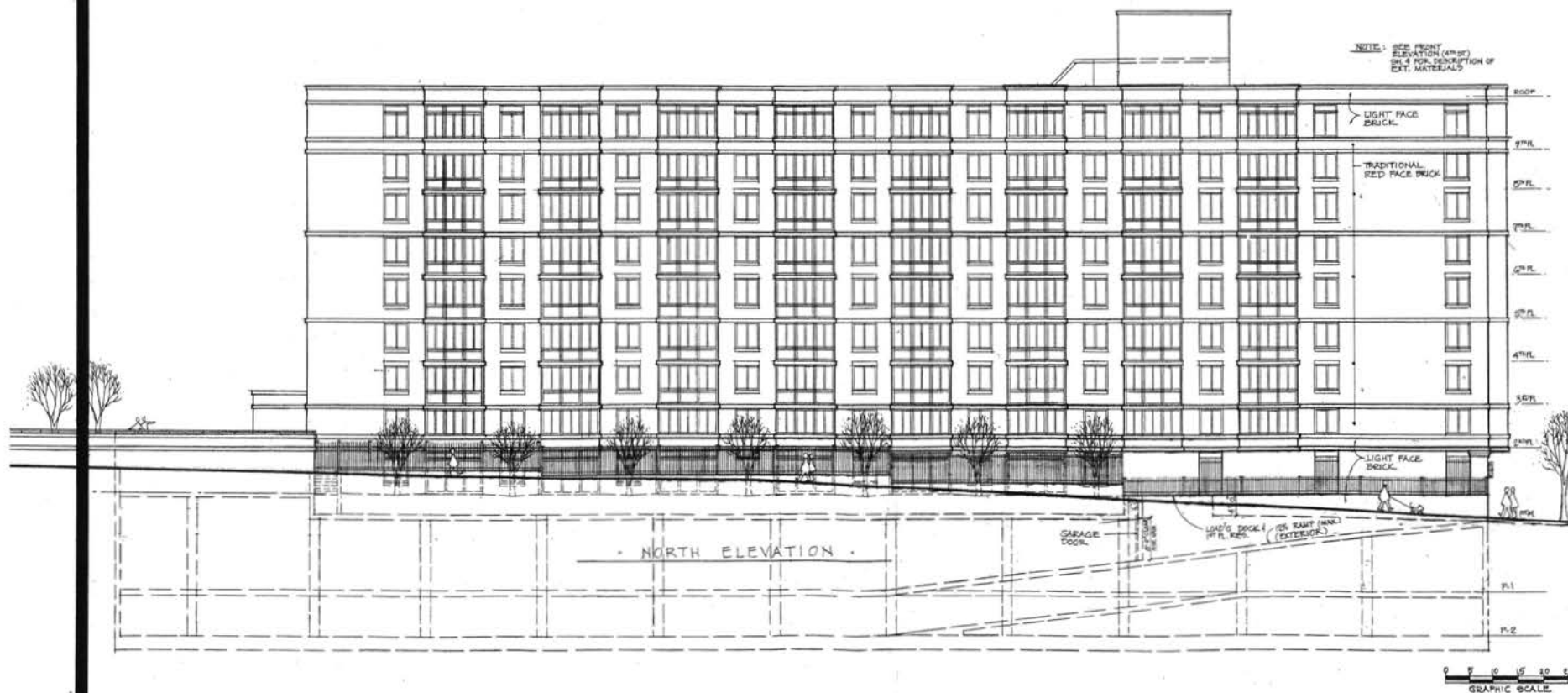
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4TH ST.

SHEET TITLE
NORTH ELEVATION

SHEET NUMBER

5





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PROJECT
4th & R.T. AVE.
RESIDENTIAL/RETAIL
DEVELOPMENT

LOCATION
WASHINGTON, D.C./M.E.

DRAWN BY
P.W.D.

DATE DRAWN
6/13/05

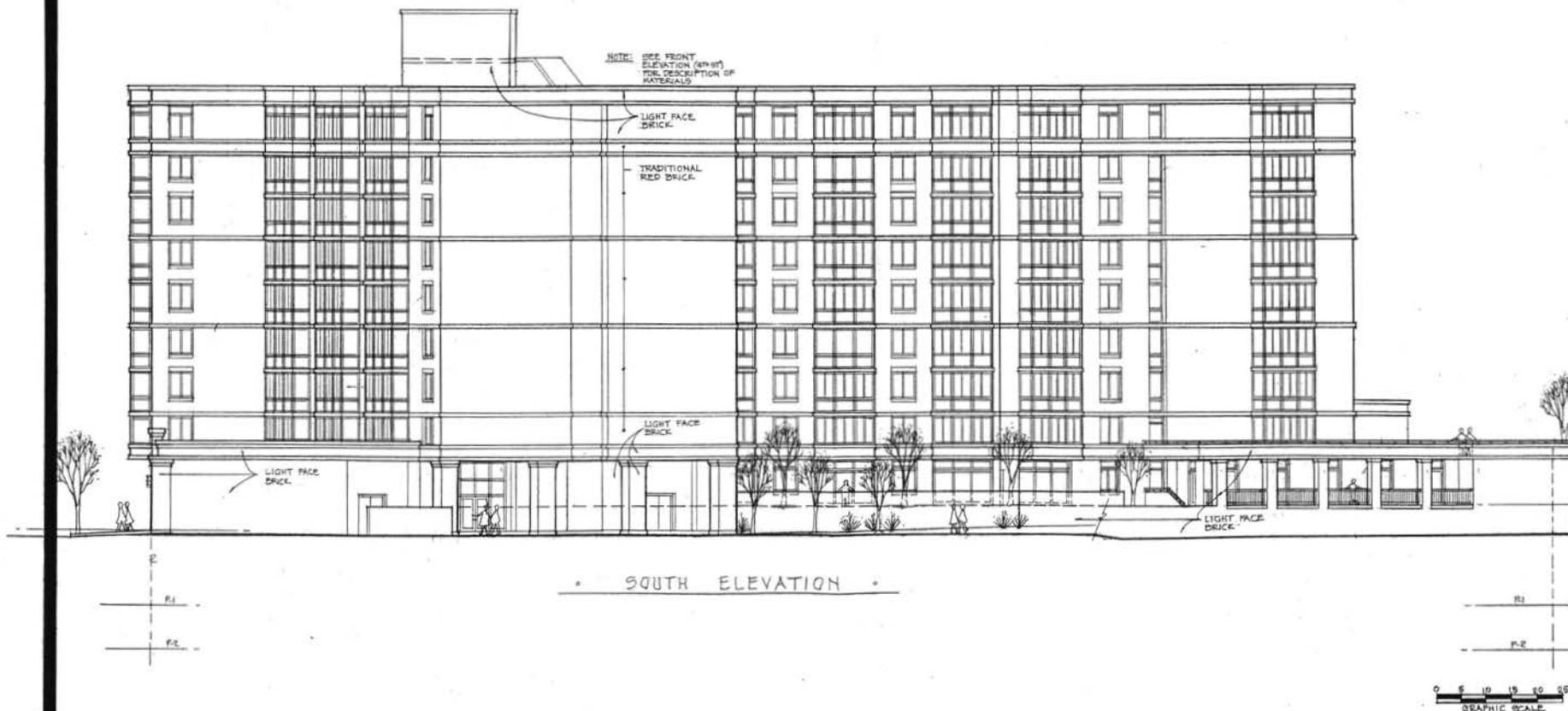
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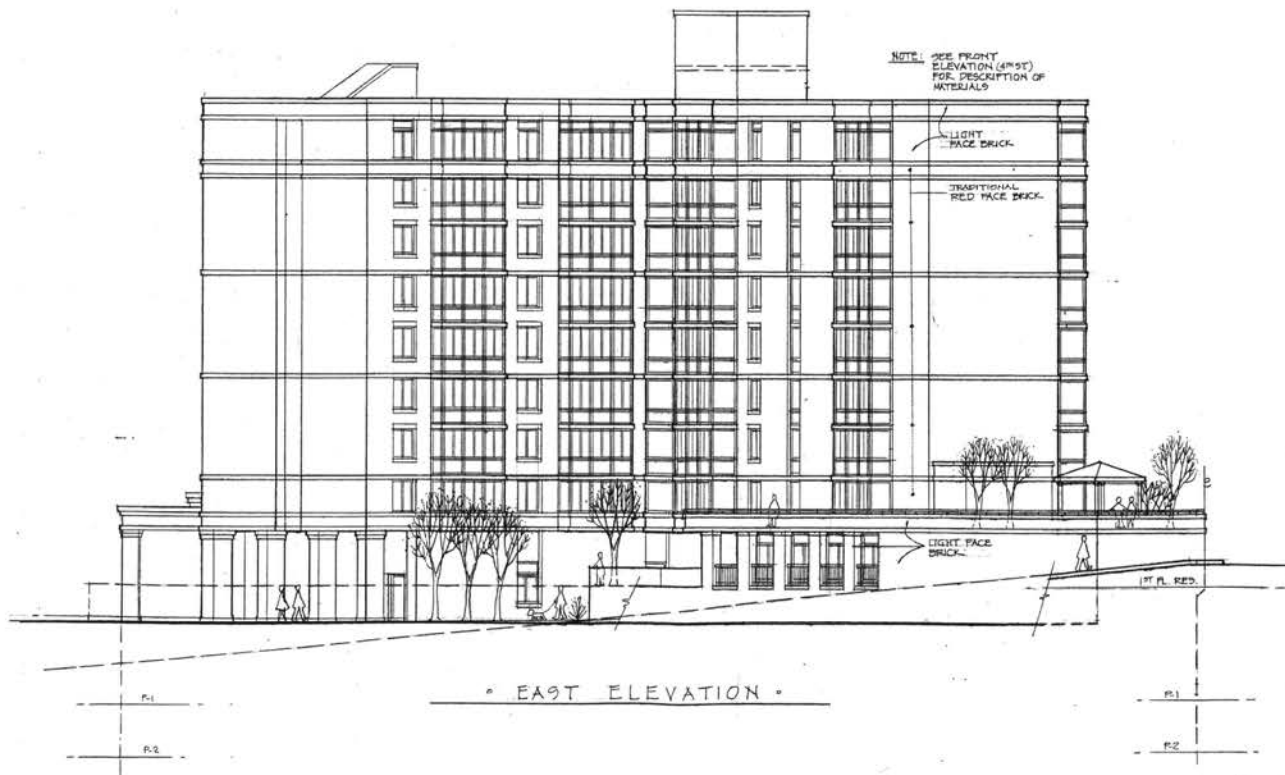
SCALE
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STAMP

SHEET TITLE
SOUTH
ELEVATION

SHEET NUMBER
6





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PROJECT NUMBER
0411

PROJECT
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RESIDENTIAL/RETAIL
DEVELOPMENT

LOCATION
WASHINGTON, D.C., NE

DRAWN BY
DWD

DATE DRAWN
6/27/05

DATE ISSUE
6/30/05 11/19/05
1/20/05
7/16/05

SCALE
1" = 10'-0"

STAMP

SHEET TITLE
EAST
ELEVATION
SHEET NUMBER



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LOCATION
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DATE DRAWN
4/29/05

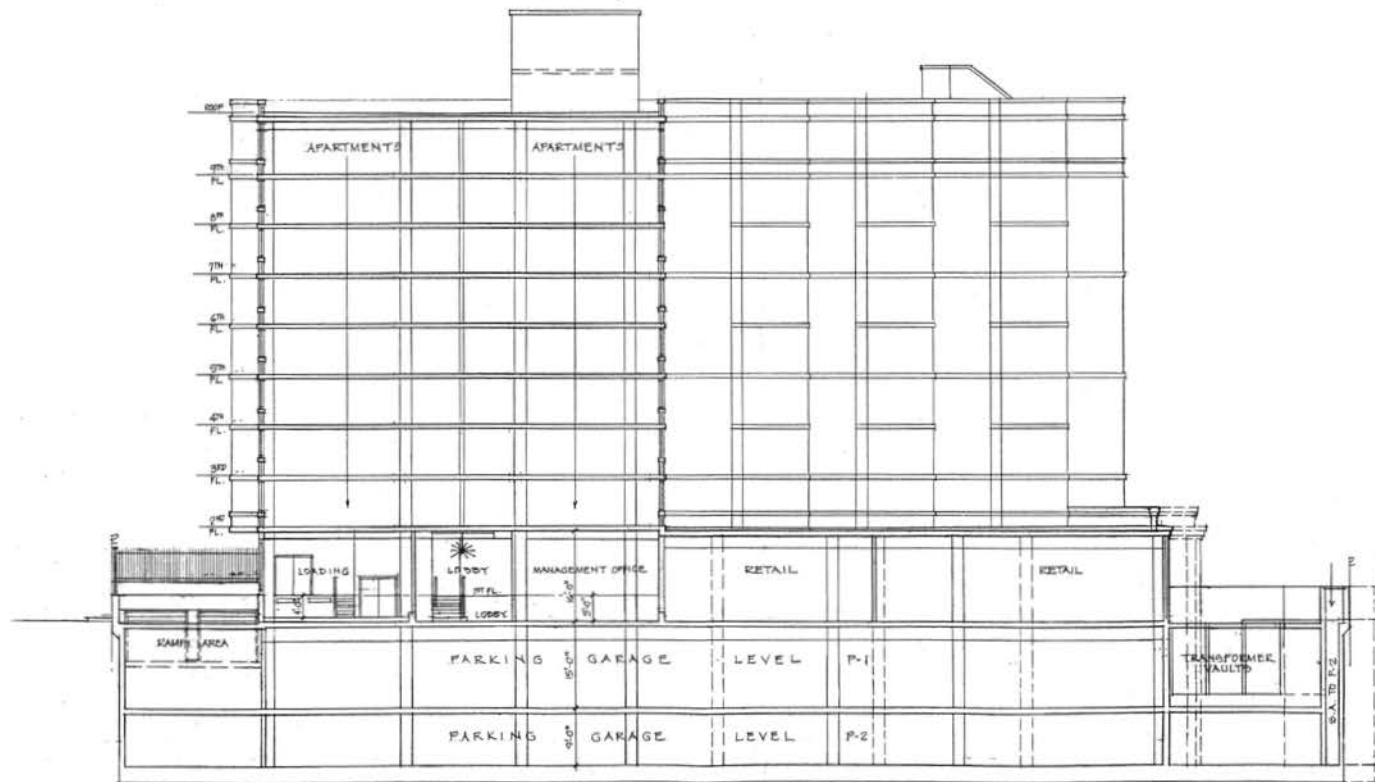
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7/20/05
1/11/06

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STAMP

SHEET TITLE
BUILDING
SECTION A-A

SHEET NUMBER



BUILDING SECTION A-A

0 5 10 15 20 25



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0411

PROJECT
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DEVELOPMENT

LOCATION
WASHINGTON, D.C., N.H.

DRAWN BY
CWD

DATE DRAWN
3/17/05

DATE ISSUE
3/29/05

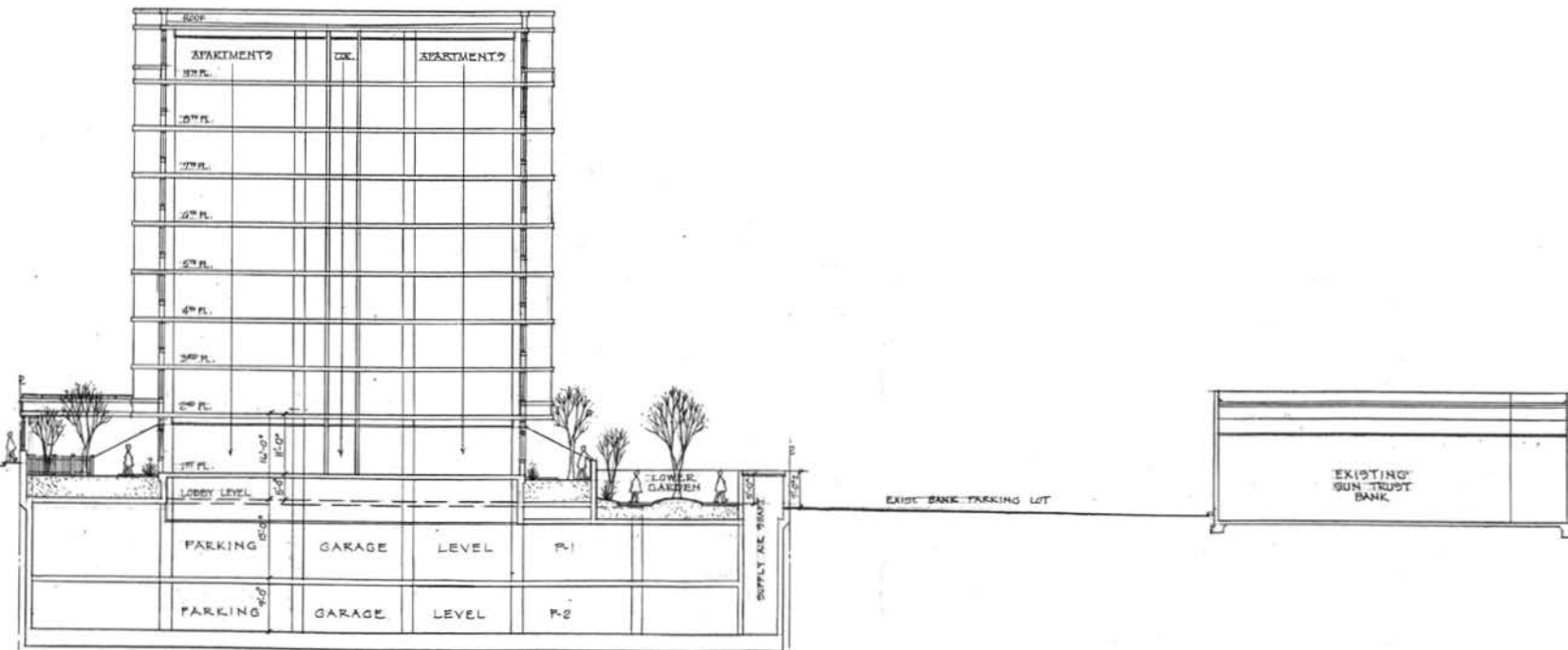
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STAMP

SHEET TITLE
SECTION B-B
THRU BLOCK

SHEET NUMBER

9



• BUILDING SECTION B-B •
SECTION THRU BLOCK

0 5 10 15 20 25
GRAPHIC SCALE

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DATE DRAWN

7/19/05

DATE ISSUE

7/20/05

7/21/05

11/29/05

SCALE

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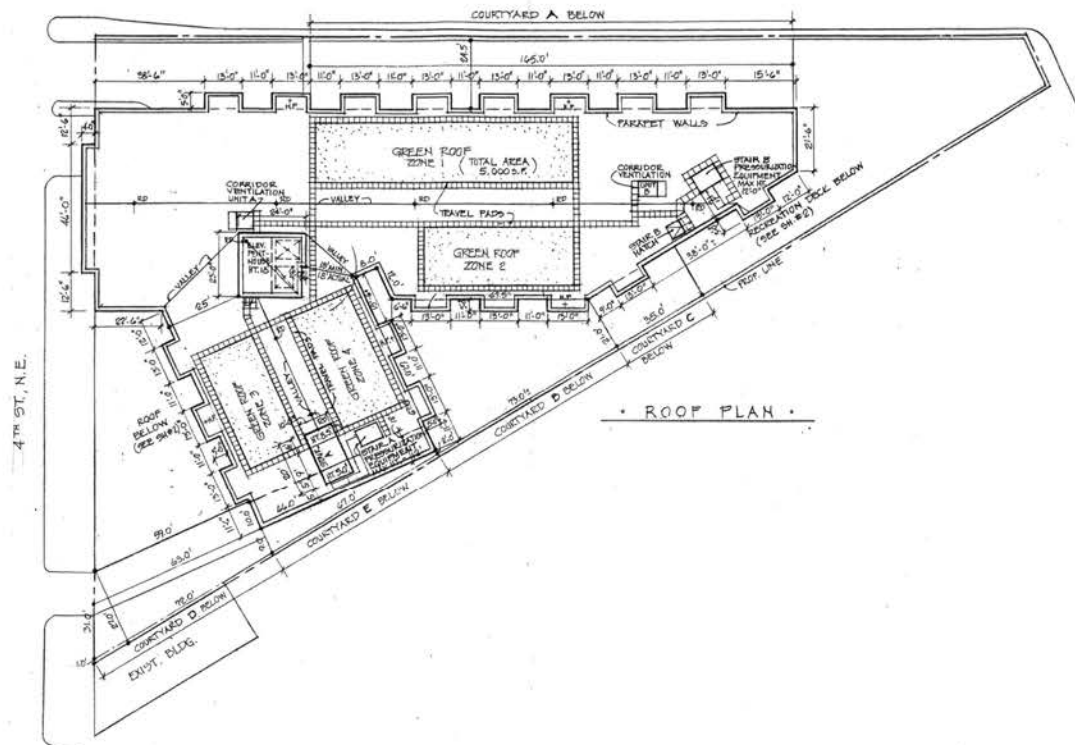
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SHEET TITLE

ROOF PLAN

SHEET NUMBER

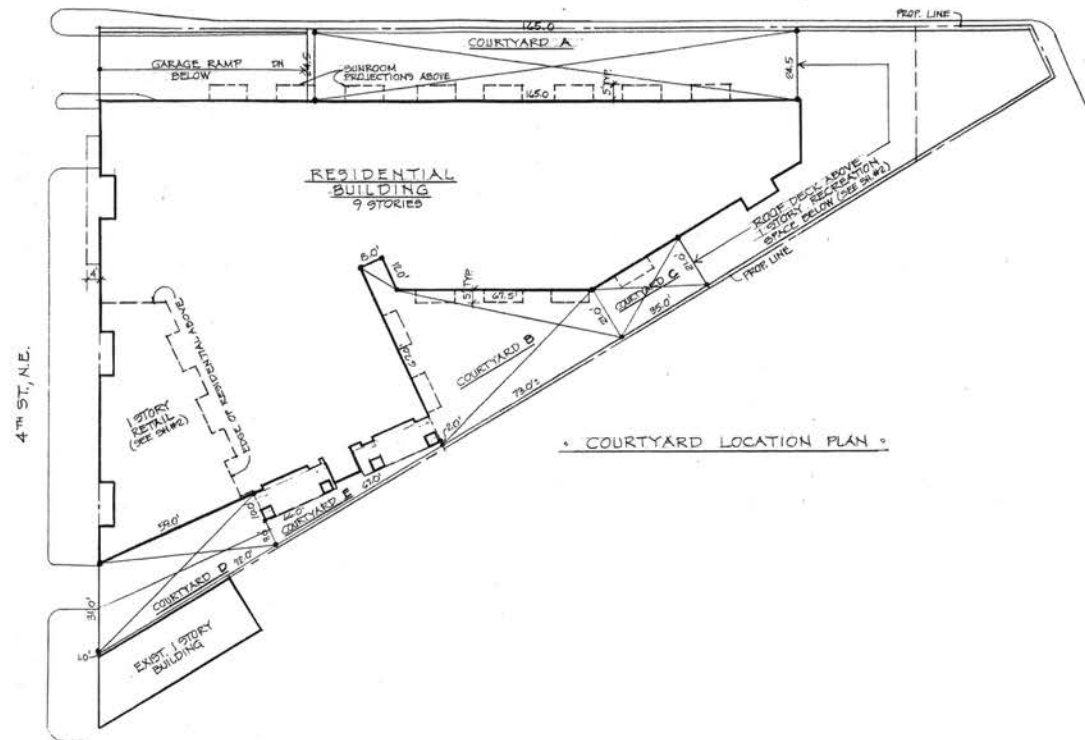
10



• ROOF PLAN •



4TH ST. N.E.



0 10 20 30 40 50
GRAPHIC SCALE

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DATE DRAWN
11/23/05

DATE ISSUED
11/23/05

SCALE

STAMP

SHEET TITLE

COURTYARD
LOCATION PLAN

SHEET NUMBER