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

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Tabulation of Zoning Data		
	C-3-A Requirements	C-3-A PUD Proposal
Lot Size Lot Width	No Requirement No Requirement	39,190 SF 219.36 Ft.
Gross Res. Floor Area Gross Retail Floor Area Total Gross Floor Area FAR	No Requirement No Requirement No Requirement 4.0	173,355 SF 3,000 SF 176,355 SF 4.5
Building Height Stories Penthouse Height Lot Coverage	65 Ft. No Limit 18.5 75%	90 Ft. 9 18.0 53.5%
Rear Yard Side Yards	12 Ft. None	40 ft. None
Loading Berth Platform Delivery Space Optional Delivery Space	1 @ 12' x 55' 1 @ 200 SF 1 @ 10' x 20' None	1 @ 12' x 35' 1 @ 200 SF 1 @ 10' x 20' 1 @ 12' x 30'
Parking Standard Compact Retail Parking	1 per 2 D.U. = 85 51 34 max (40%) None	128 (3/4s/D.U.) 84 (65.6%) 44 (34.4%) None
Total Recreation Space Indoor Outdoor	15% x 173,355 SF = 26,003 SF 13,002 SF 13,002 SF	8,250 SF = 173,355 SF = 4.76% 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 .9 acres x .8 runoff coef. x 7.56 (15 yr. intensity factor) = 5.47 c.f./second
2406.11(e)(7) 12(g)	Any other information needed to understand the project	CS, C-1, and 1 through 10
2406.12D .11(d)	Detailed site plan:	
	Location and external dimensions of all buildings and structures	2
	Utilities and other easements	1
	Walkways and driveways	1
	Plazas, arcades and open spaces	1 & 2
2406.12(d) .11(e)(5)	Detailed landscaping and grading plan:	
	Existing topography, contours, natural features, landscaping	C-1, 1 & 2
	Existing trees of 6" caliper or greater	1
	New contours, proposed finished grades, planting and landscaping	1 & 2
	Proposed drainage, including water and sewer lines, inlets and basins, connections to public water and sewer lines	1 & 3
	Proposed erosion controls	C-1
	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 and 1
2406.12(e)	Architectural plans:	
	Typical floor plans and elevations for each building	1 through 7
	Sections for each building	8
	Sections for entire project	8
	Sections and elevations for entire square	9
2406.12(f) .11(e)(4)	Circulation plan:	
	Driveways and walkways, including widths, grades and curb cuts	1
	Location and number of parking spaces	CS and 3
	Location and number of loading berths	CS and 1
	Designation of spaces for different uses	1

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PROJECT NUMBER
0411

PROJECT NAME
4TH & RI AVE.
RESIDENTIAL/RENTAL
DEVELOPMENT

LOCATION
WASHINGTON, DC, NE

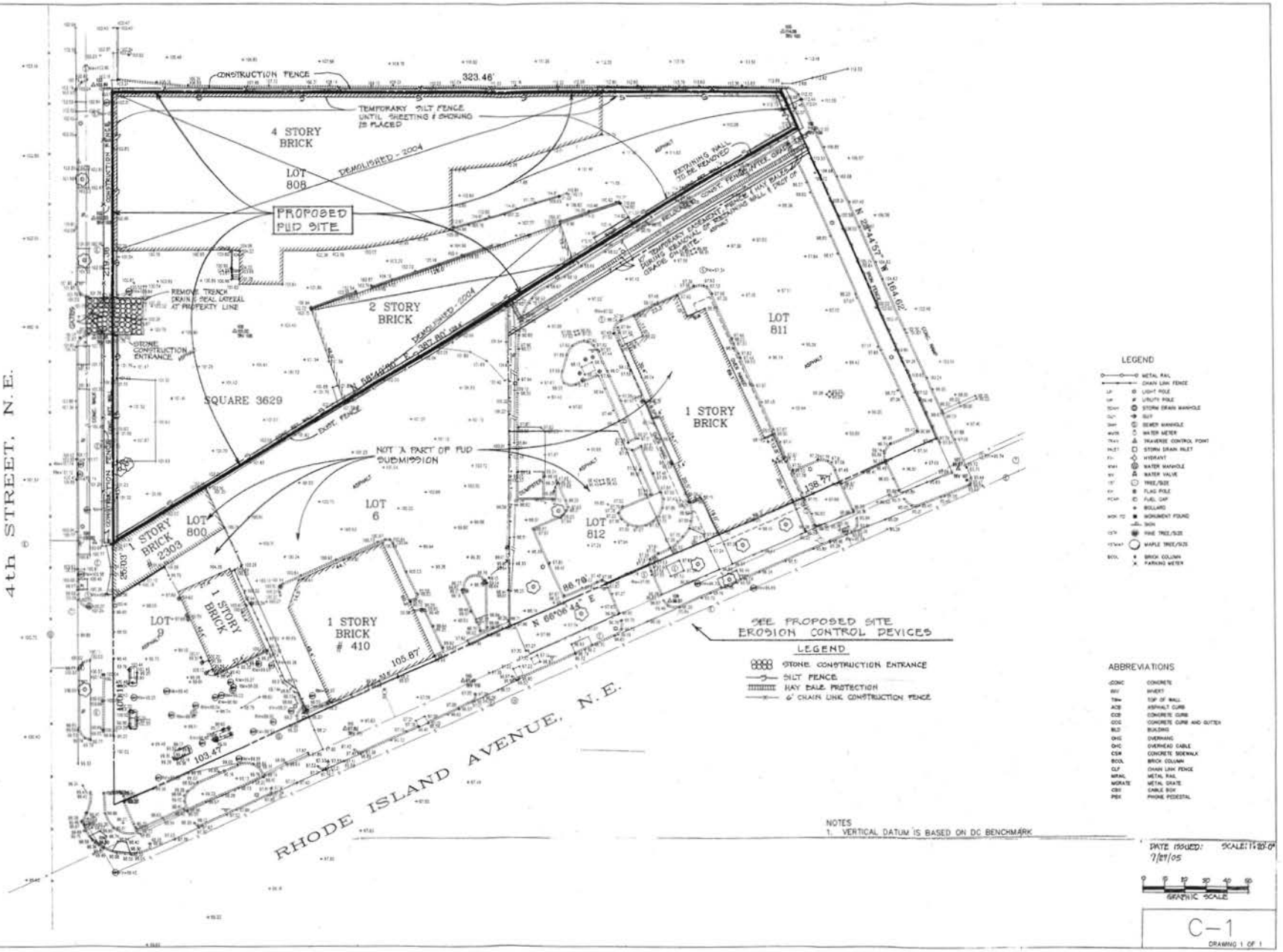
DRAWN BY

DATE ISSUED
7/20/05
7/27/05

SCALE

SHEET TITLE

SHEET NUMBER
CS



NOTES
1. VERTICAL DATUM IS BASED ON DC BENCHMARK

DATE ISSUED: 7/27/05
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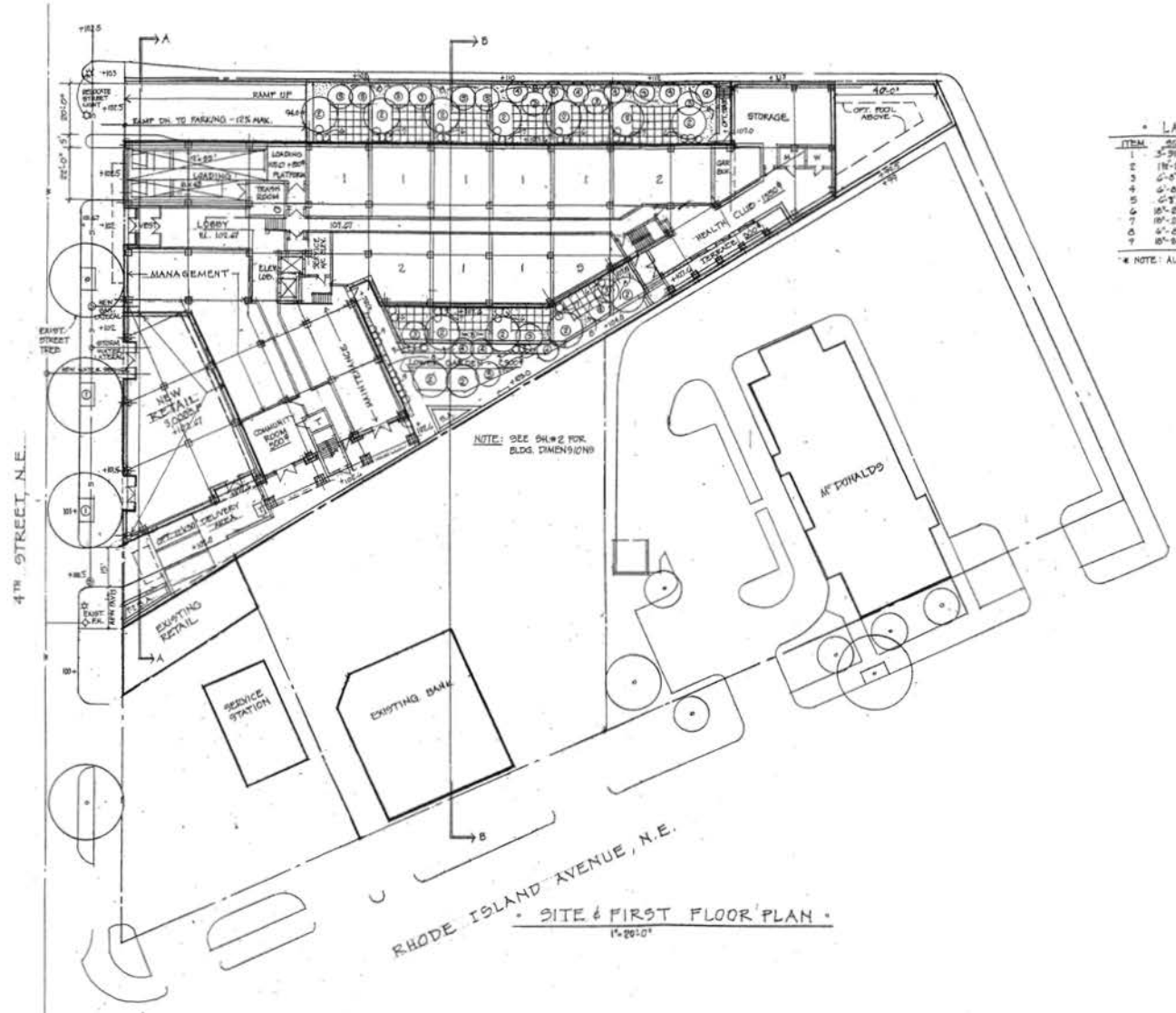
GRAPHIC SCALE

C-1
DRAWING 1 OF 1



• LANDSCAPE PLANT LIST •

ITEM	SIZE	TYPE & SPECIES
1	3"-3½"CAL.	STREET TREE - TILIA (SILVER LINDEN)
2	1½"-2"CAL.	DECIDUOUS TREE - ACER RUBRUM (RED MAPLE)
3	6'-8' HT.	FLOWERING TREE - CORNUS FLORIDA (DOGWOOD)
4	6'-8' HT	EVERGREEN TREE - PINUS STROBUS (WHITE PINE)
5	6'-8' HT	ORNAMENTAL TREE - ILEX POTTERA (POTTER-HOLLY)
6	18"-24"	FOUNDATION SHRUB - AZALEA (DELAWARE WHITE)
7	18"-24"	FOUNDATION SHRUB - AZALEA (HERSHEY RED)
8	6"-8"	GROUND COVER - LIRIOPE, MUSCARI (LILYTURF)
9	18"-24"	FOUNDATION SHRUB - ILEX COMPACTA (COMPACT HOLLY)

* NOTE: ALL SPECIES SUBJECT TO AVAILABILITY

• SITE & FIRST FLOOR PLAN •
1"=20'-0"

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PROJECT
6TH & R.I. AVE. RESIDENTIAL/RETAIL DEVELOPMENT

LOCATION
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8/25/04

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1/10/05
4/20/05
7/20/05

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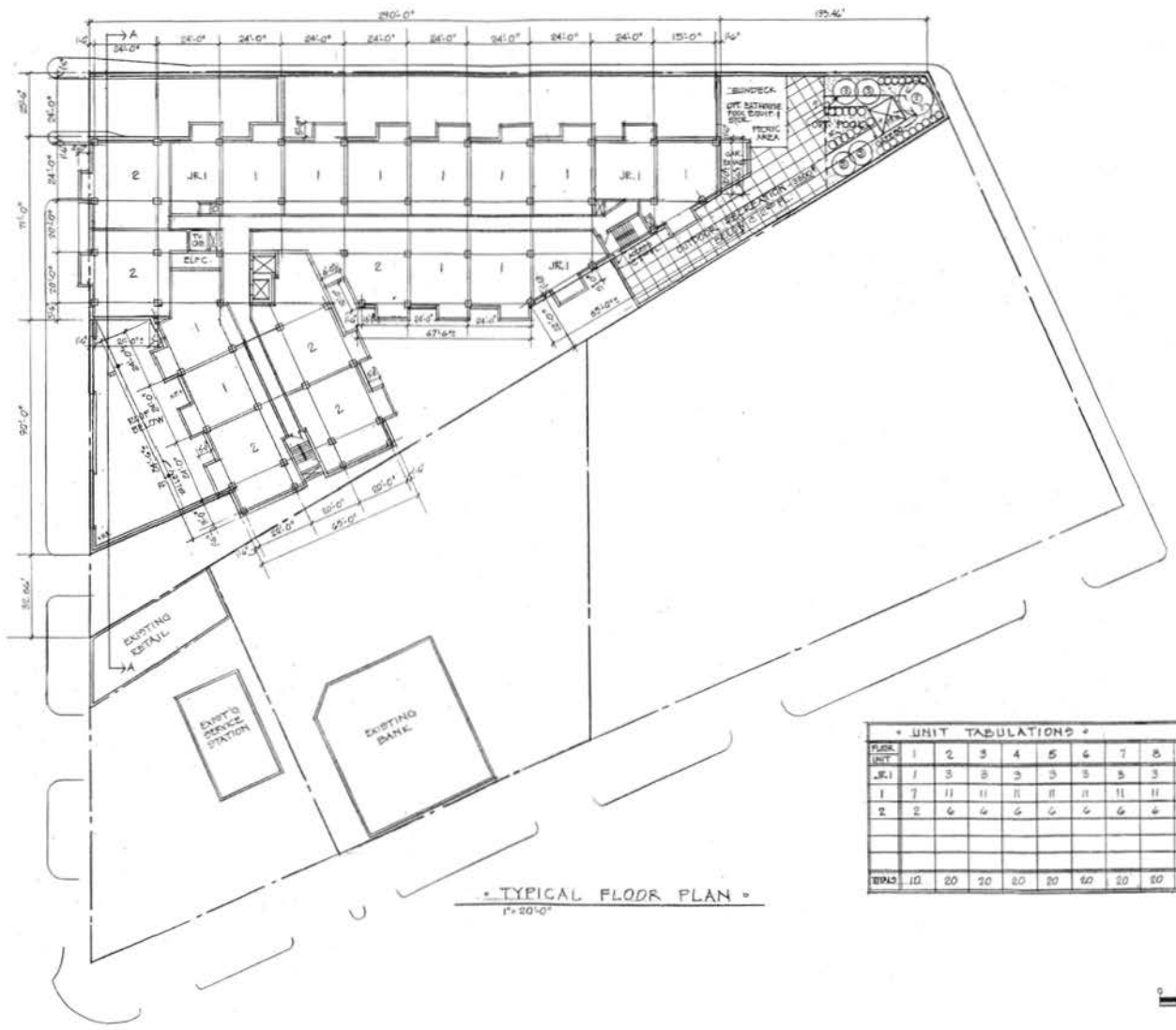
SHEET TITLE
FIRST FLOOR & SITE PLAN

SHEET NUMBER
1



TYPICAL FLOOR PLAN

1" = 20'-0"

UNIT TABULATIONS

FLOOR / UNIT	1	2	3	4	5	6	7	8	9	TOTAL	%
JR.1	1	3	3	3	3	3	3	3	3	25	14.7
1	7	11	11	11	11	11	11	11	11	95	55.9
2	2	6	6	6	6	6	6	6	6	50	29.4
TOTALS	10	20	20	20	20	20	20	20	20	170	100

0 10 20 30 40 50
GRAPHIC SCALE

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LOCATION
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7/20/05

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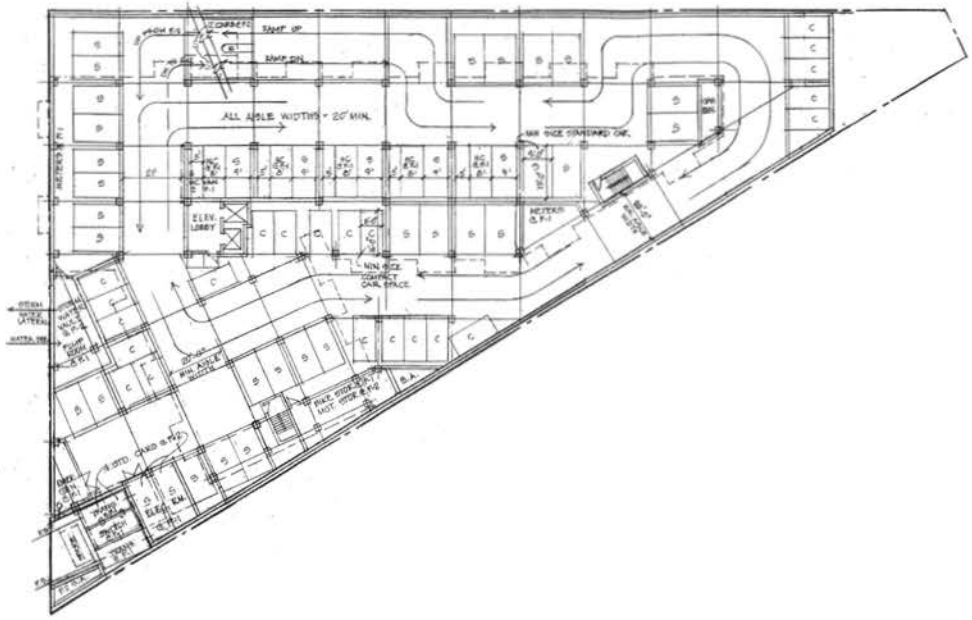
SHEET TITLE
TYPICAL FLOOR PLAN

SHEET NUMBER
2



PARKING LEVEL PLAN L-1 & L-2

1"=20'-0" EL. 90.0 & 81.0

CARS REQUIRED - 1/2 UNITS - 170 D.U. X .5 = 85
CARS PROVIDED - P1 (61), P2 (67) = 128 (.94 cars/DU)
@STANDARD CARS = 84 (65.6%)
COMPACT CARS = 44 (34.4% - 40% ALLOWED)

PARKING TABULATION			
LEVEL	STANDARD	COMPACT	TOTAL
P-1	39*	22	61
P-2	45	22	67
TOTAL	84	44	128

* 5 HC. (1 VAN)

0 10 20 30 40 50
GRAPHIC SCALE

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6/30/05
7/20/05

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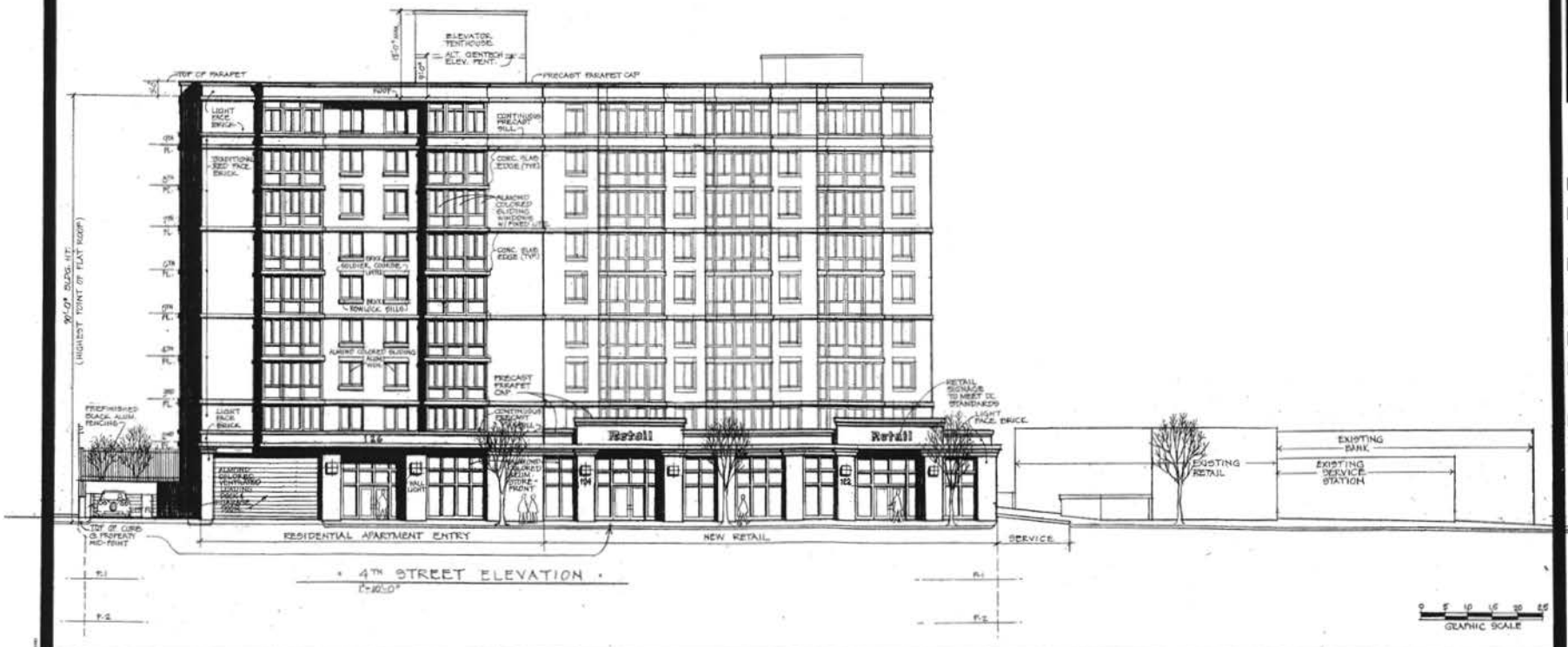
PARKING GARAGE PLAN

SHEET NUMBER
3



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11/10/05 12/1/05
6/30/05
7/20/05

SCALE
1"=10'-0"

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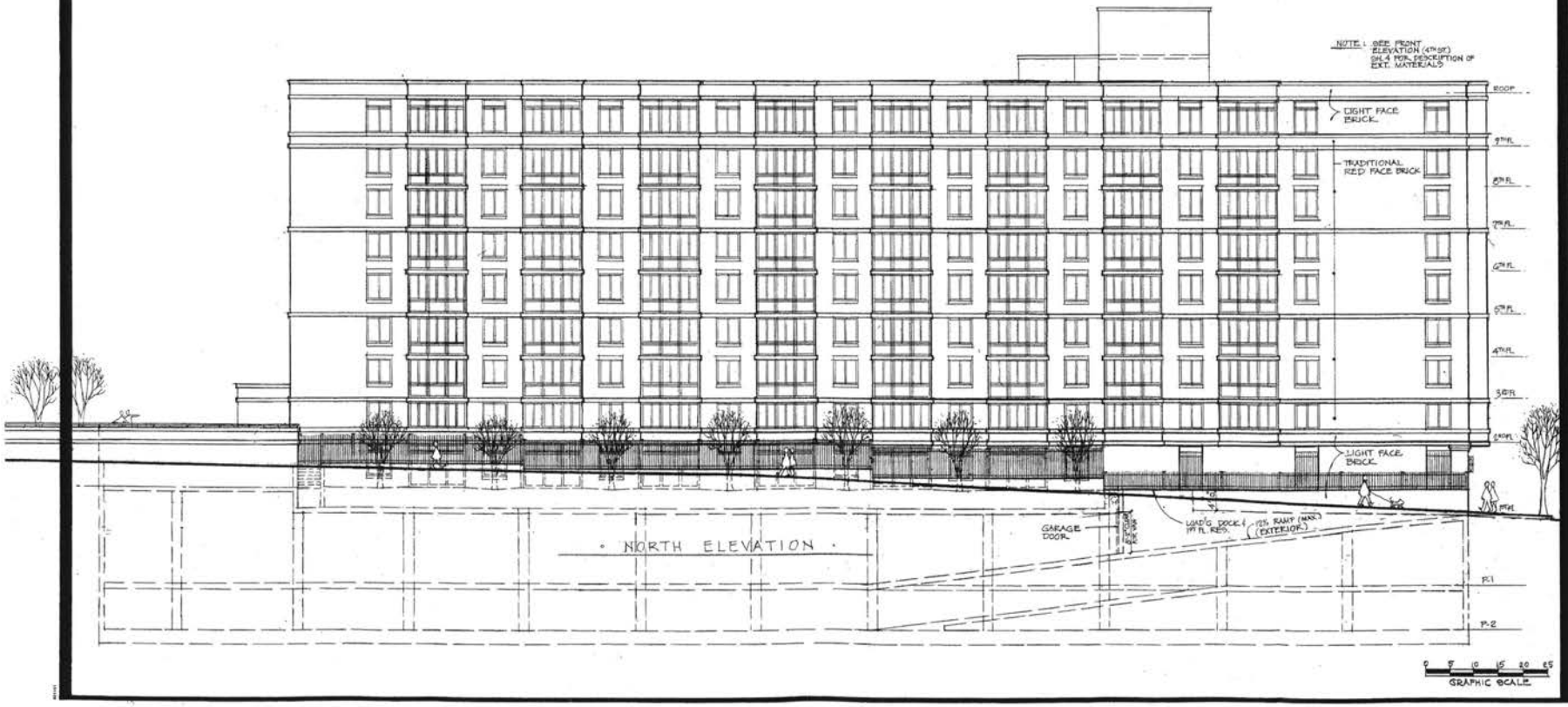
SHEET TITLE
4TH STREET ELEVATION

SHEET NUMBER
4



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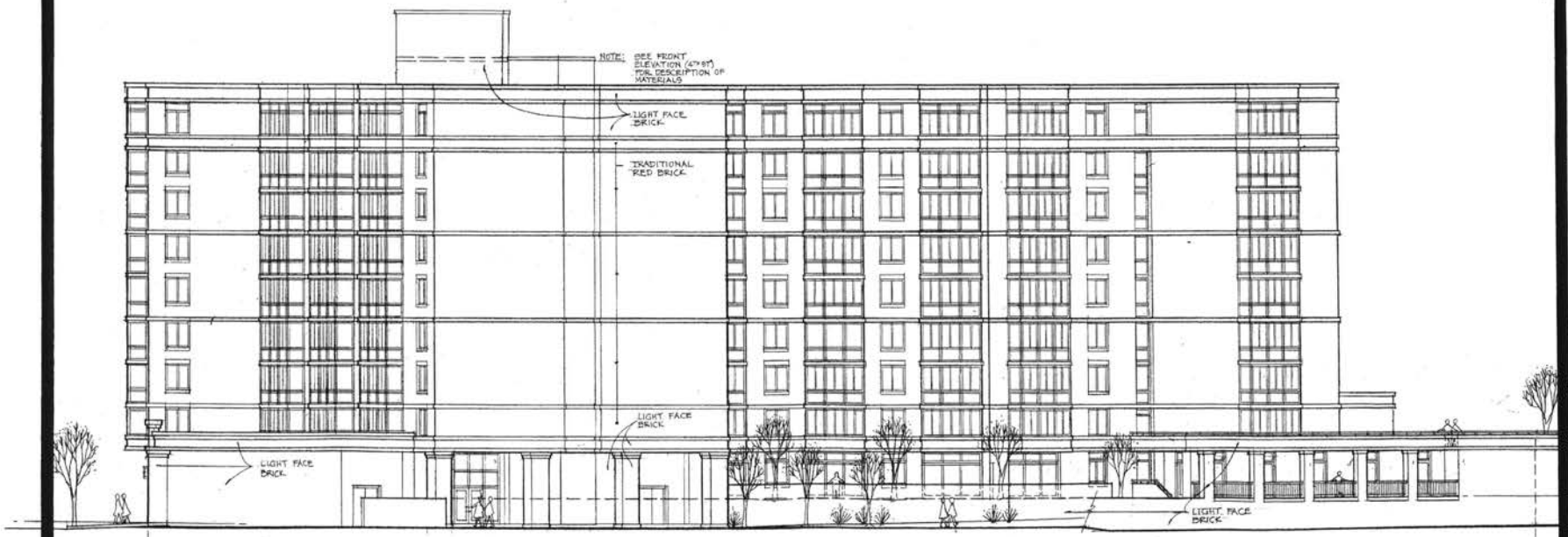
7/20/05
9/27/05

SCALE
1"=10'-0"

STAMP
4TH ST.

SHEET TITLE
NORTH ELEVATION

SHEET NUMBER
5



SOUTH ELEVATION

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9/20/05
7/27/05

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SHEET TITLE
SOUTH ELEVATION

SHEET NUMBER
6

EAST ELEVATION

0 5 10 15 20 25
GRAPHIC SCALE

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11/30/05
7/27/05

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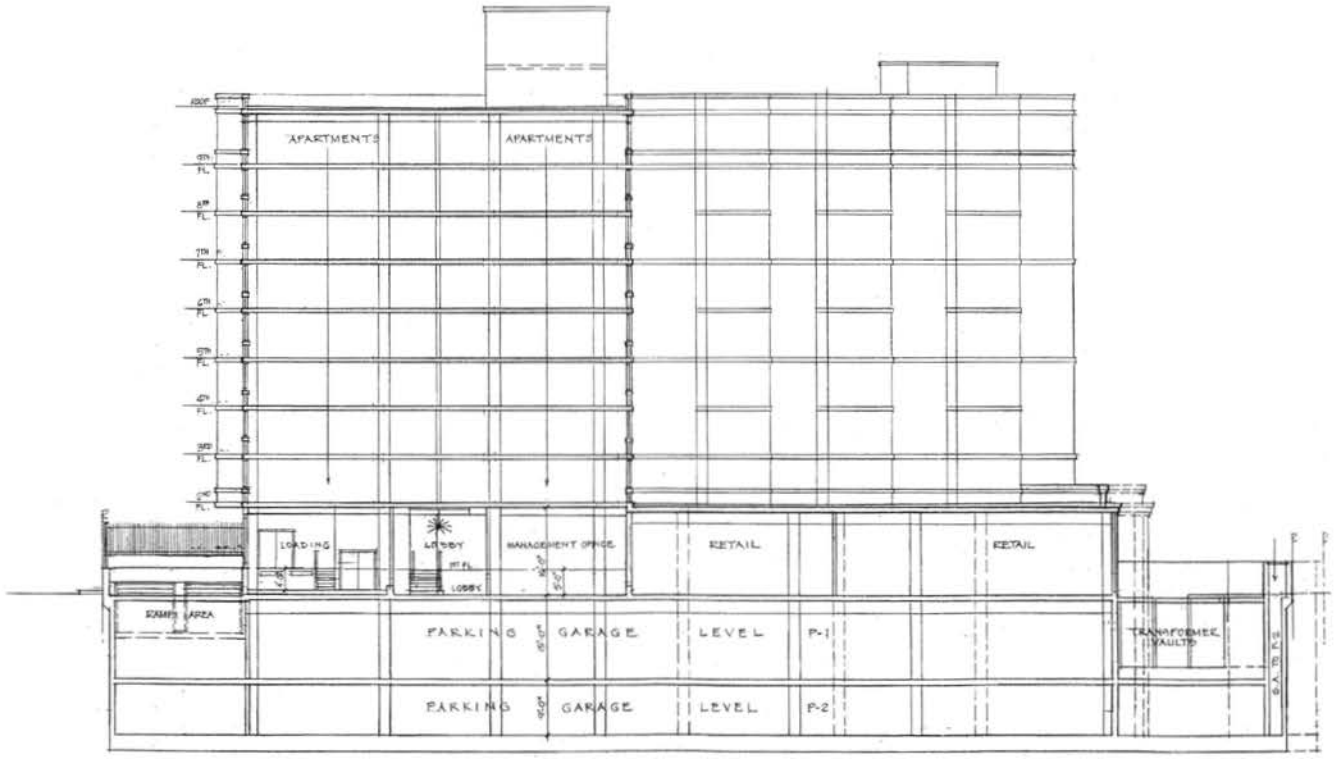
SHEET TITLE
EAST ELEVATION

SHEET NUMBER
7



BUILDING SECTION A-A

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PROJECT
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4/29/05

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7/20/05
7/27/05

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SHEET TITLE
BUILDING SECTION A-A

SHEET NUMBER
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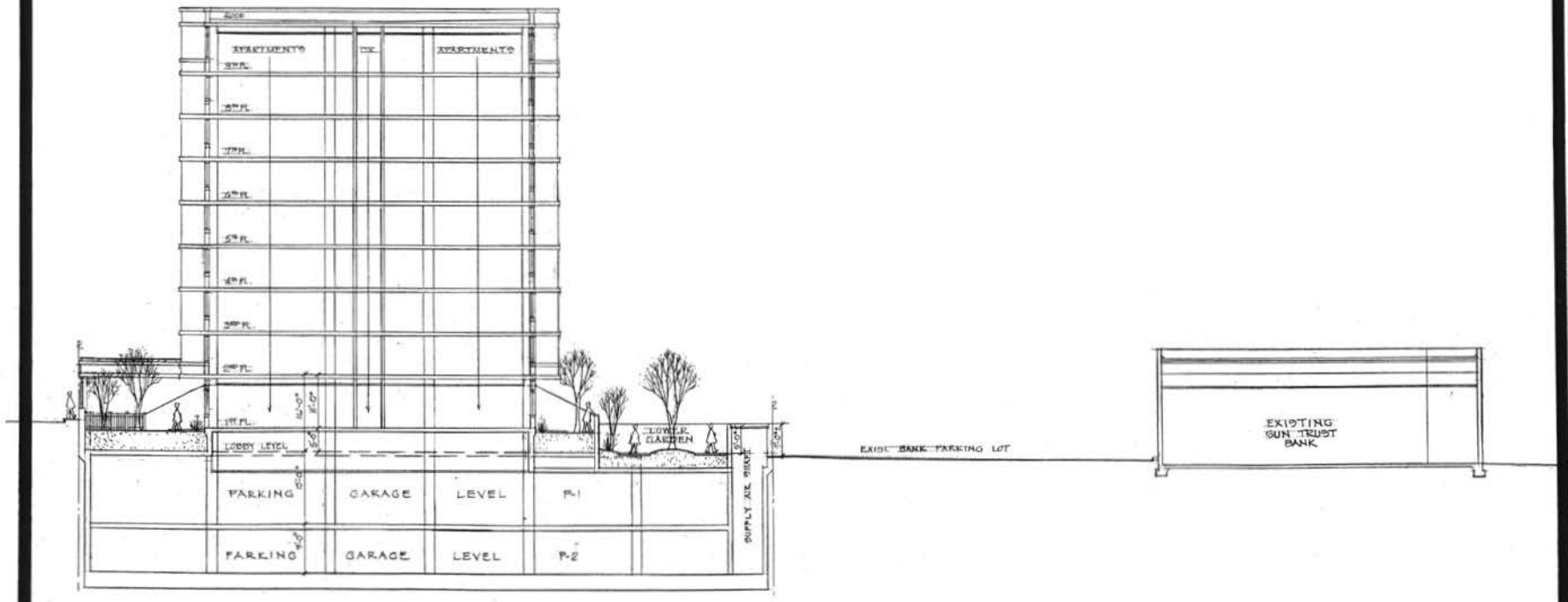

BUILDING SECTION B-B

SECTION THRU BLOCK

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LOCATION
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7/07/05

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R.I. AVE.

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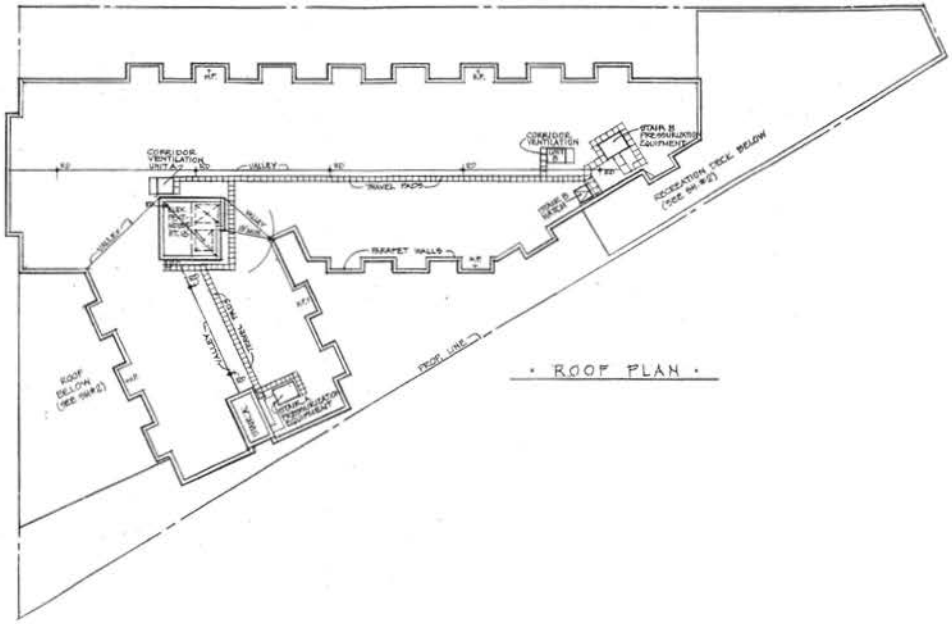
SHEET TITLE
SECTION B-B THRU BLOCK

SHEET NUMBER
9



ROOF PLAN

GRAPHIC SCALE

COLLINS & KRONSTADT LEAHY HOGAN COLLINS DRAPER LLP

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SHEET TITLE
ROOF PLAN

SHEET NUMBER
10