



2950 TILDEN STREET, NW

**WASHINGTON, DC
A PLANNED UNIT DEVELOPMENT**

1 MARCH 2006

**OWNER / DEVELOPER
CLARK REALTY, LLC, BETHESDA, MD.**

**ARCHITECT
SORG & ASSOCIATES, P.C.**

**ZONING COMMISSION
District of Columbia
CASE NO.05-26
EXHIBIT NO.14A**

LOT 800 of square 2234 - 2950 TILDEN STREET, NW

Washington, DC

1 MARCH 2006



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SORG
ARCHITECTS

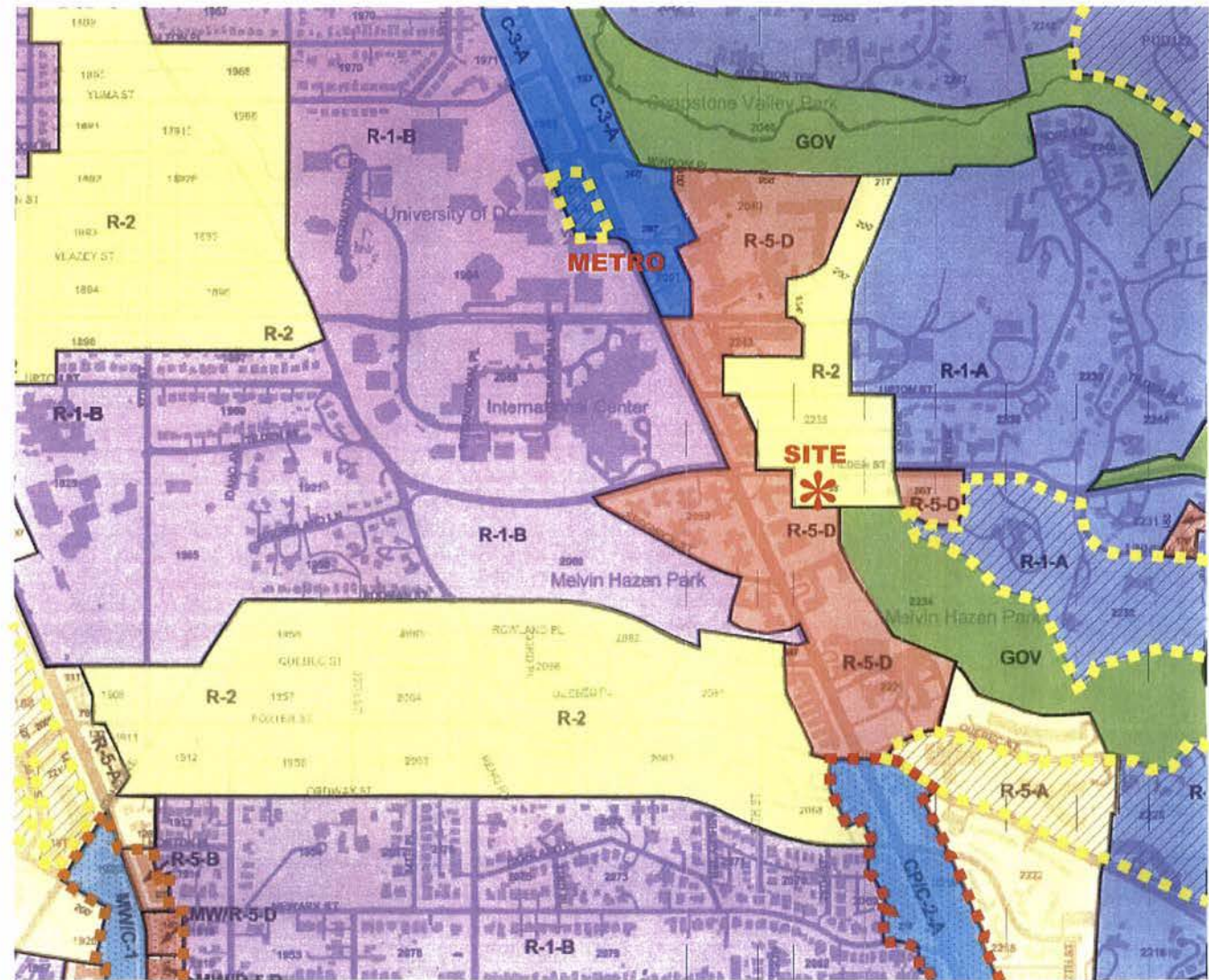
VICINITY MAP & TABLE OF CONTENTS

LOT 800 of section 2234 - TILDEN STREET, NW

Washington, DC

LEGEND

- C-1 NEIGHBORHOOD SHOPPING
- C-2-A COMMUNITY BUSINESS CENTER - MEDIUM-HIGH DENSITY
- C-2-C COMMUNITY BUSINESS CENTER - HIGH DENSITY
- C-3-A MEDIUM BULK MAJOR BUSINESS AND EMPLOYMENT
- R-1-A SINGLE FAMILY DETACHED DWELLINGS
- R-1-B SINGLE FAMILY DETACHED DWELLINGS
- R-2 SINGLE FAMILY DETACHED DWELLINGS
- R-5-A LOW DENSITY APARTMENTS
- R-5-B MODERATE DENSITY APARTMENT HOUSES
- R-5-D MEDIUM-HIGH DENSITY APARTMENT HOUSES
- R-5-E HIGH DENSITY APARTMENT HOUSES
- GOV MAJOR FEDERAL TRACTS
- CP CLEVELAND PARK
- MW MACOMB WISCONSIN
- PUD PLANNED UNIT DEVELOPMENT



District of Columbia
Generalized
Land Use Map

Legend

residential land use categories

- low density
Single family detached and two family detached housing on lots with a minimum of 10,000 sq. ft.
- moderate density
Single family detached and two family detached housing on lots with a minimum of 5,000 sq. ft.
- medium density
Single family detached and two family detached housing on lots with a minimum of 3,000 sq. ft.
- high density
Single family detached and two family detached housing on lots with a minimum of 1,000 sq. ft.

commercial land use categories

- low density
Shopping and service centers are generally located in areas with a minimum of 10,000 sq. ft.
- moderate density
Shopping and service centers are generally located in areas with a minimum of 5,000 sq. ft.
- medium density
Shopping and service centers are generally located in areas with a minimum of 3,000 sq. ft.
- medium - high density
Shopping and service centers are generally located in areas with a minimum of 1,000 sq. ft.
- high density
Shopping and service centers are generally located in areas with a minimum of 500 sq. ft.

public and institutional land use categories

- federal
Land owned and controlled by the federal government, including parks and open space.
- local public facilities
Land owned and controlled by the District of Columbia government, including parks, open space, and public facilities.
- institutional
Land owned and controlled by religious, educational, or other non-profit organizations.
- parks, recreation and open space
Land owned and controlled by the District of Columbia government, including parks, open space, and public facilities.

production and technical employment

- production and technical employment
Land used for manufacturing, production, and technical employment.

mixed use

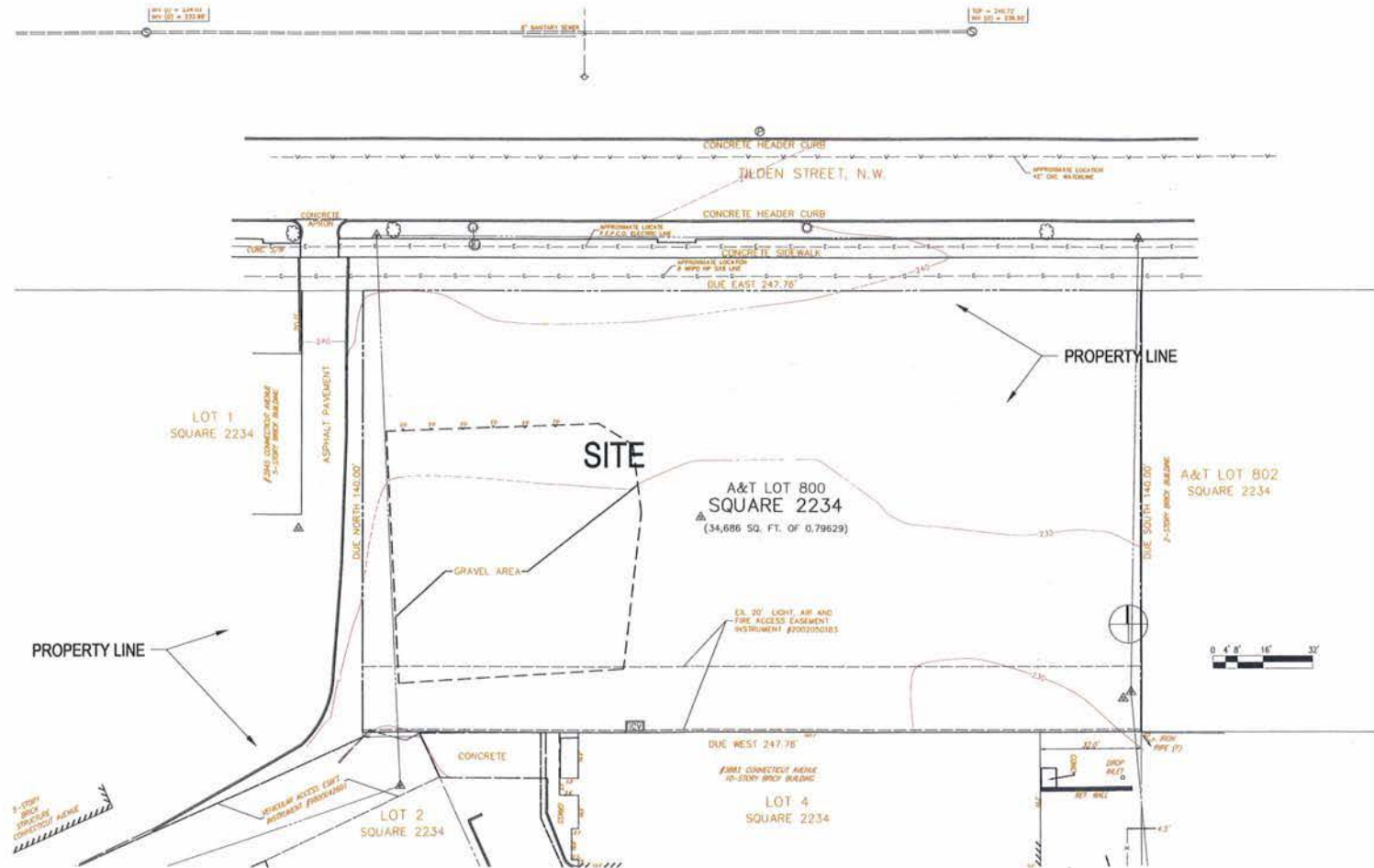
- mixed use
Land used for a combination of residential, commercial, and public uses.

metro

- existing system
- proposed

ward boundaries and numbers





ZONING TABULATIONS

SQUARE: 2234
LOT: 800
SITE AREA: 34,686 SF

	R5-C w/ PUD DEVELOPMENT STANDARDS REQUIRED / PERMITTED	PROPOSED PUD PROVIDED
USES	ALL PROPOSED USES ARE PERMITTED	RESIDENTIAL APARTMENTS = 97,370 SF
FAR	4.0 (138,744 SF)	2.8 (97,370 SF)
LOT OCCUPANCY	75% OF SITE AREA OR 26,014 SF	19,704 SF (57%)
BUILDING HEIGHT	75'-0" + 5% = 78'-9"	66'-8" (AT HIGHEST POINT)
PENTHOUSE HEIGHT	18'-6"	18'-6" MAX.
PENTHOUSE AREA	0.37 FAR	0.03 FAR
SIDE YARD	NONE REQUIRED	0'-0"
REAR YARD	4" PER 1'-0" HEIGHT = 24'-3"	26'-4"
COURTS	3" PER 1'-0" HEIGHT = 17'-5"	25'-8" MIN.
PARKING	1 SPACE PER 3 UNITS = 17 SPACES ¹	2.0 SPACES PER UNIT MIN. = 100 SPACES ¹
LOADING	1 @ 20'	1 @ 30' (DELIVERY LOADING)

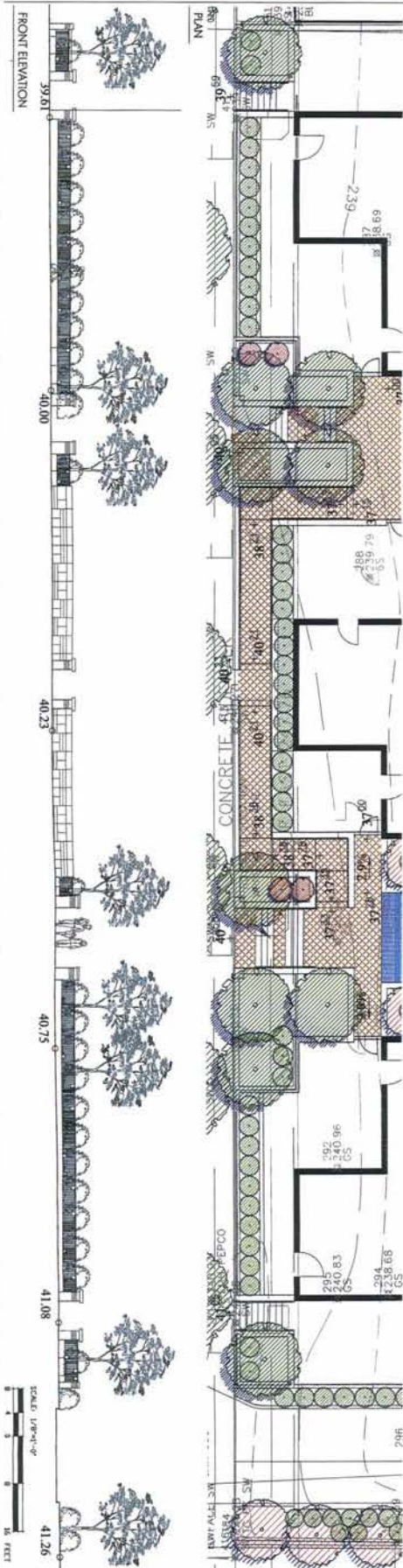
¹ ASSUMES 49 RESIDENTIAL UNITS

NOTE: ALL REQUIRED SPACES ARE STANDARD SIZE

FAR TABULATIONS

LEVEL	TOTAL RESIDENTIAL FAR BY FLOOR
1ST FLOOR	19,462 SF
2ND FLOOR	19,462 SF
3RD FLOOR	17,206 SF
4TH FLOOR	16,938 SF
5TH FLOOR	14,033 SF
6TH FLOOR	10,269 SF
TOTAL	97,370 SF

FRONT ELEVATION

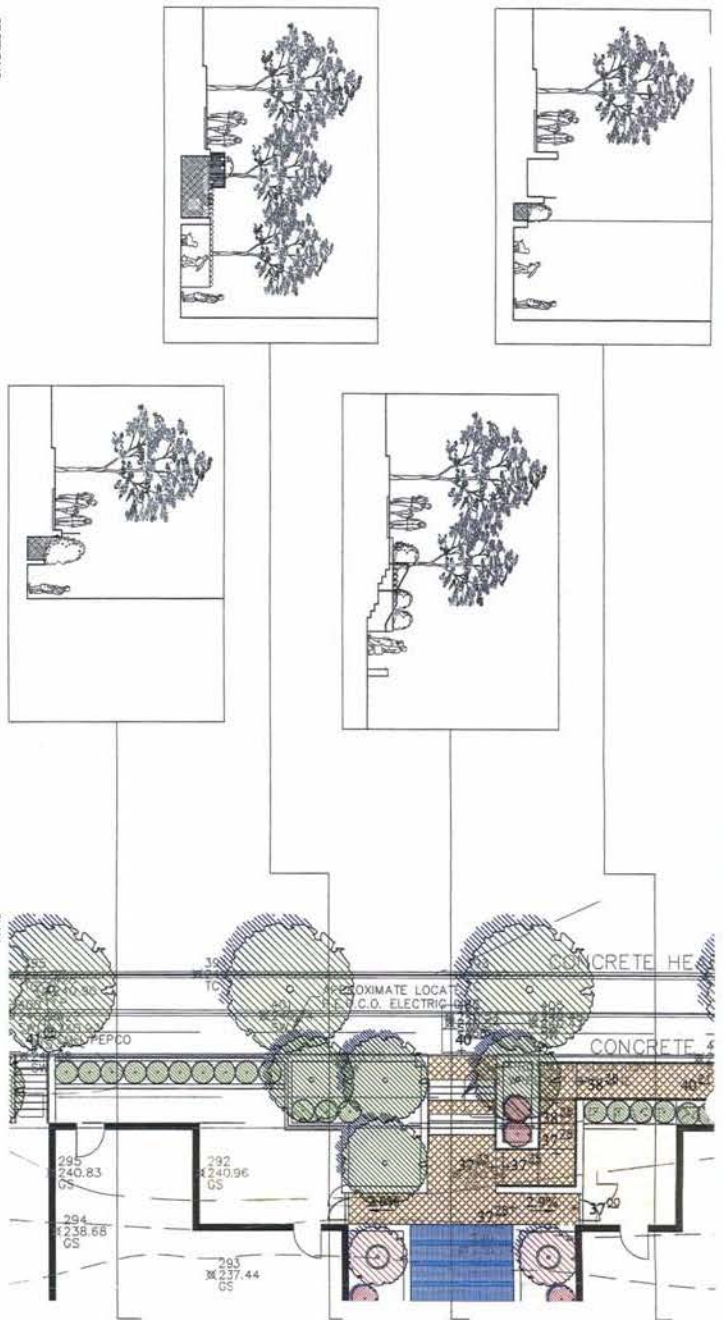


L1.02

DESIGNED BY
CHECKED BY
DATE
SCALE: 1/8" = 1'-0"

SECTION & DATE
L1.02 R18
DATE: MARCH 1, 2008
SCALE: 1/8" = 1'-0"

SECTIONS



PLAN

LOT 800 of square 2234
2950 TILDEN STREET, NW

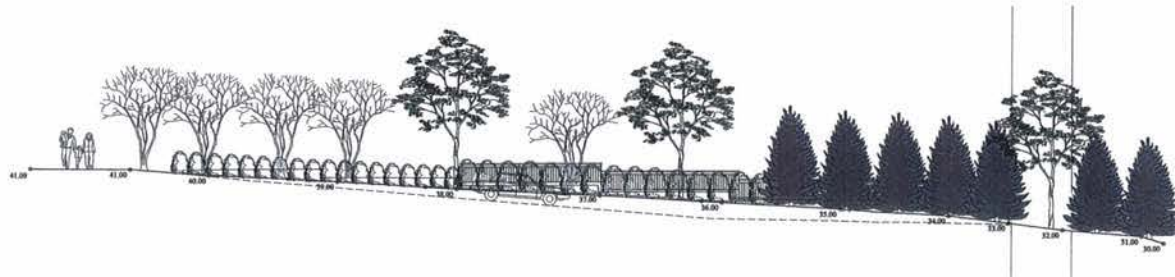
WASHINGTON, DC

LANDSCAPE SECTIONS
AND ELEVATION

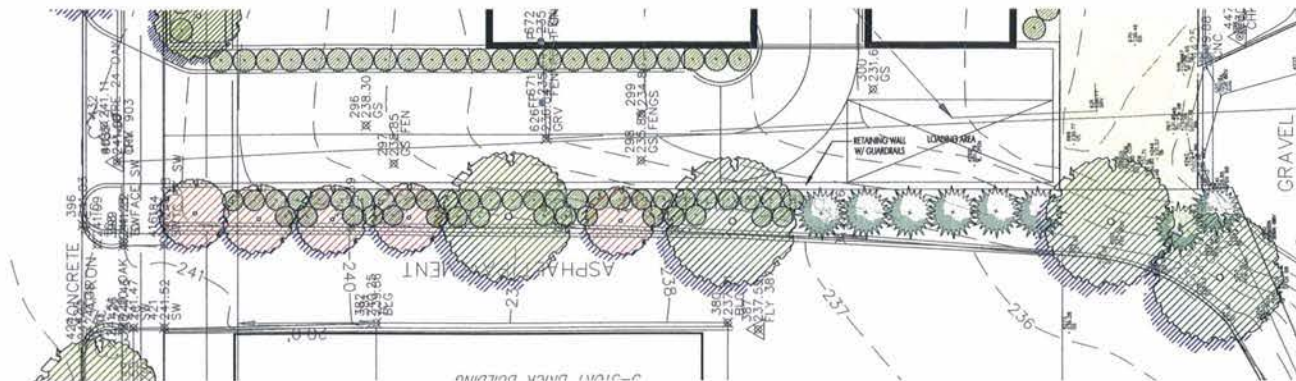
PARKER RODRIGUEZ, INC.

121 North Union Street
Baltimore, Maryland 21201
703.346.0010

Owner:
Urban Design
Landscape Architect



ELEVATION



PLAN

LEGEND

-  LARGE TREE
-  ORNAMENTAL TREE
-  EVERGREEN TREE
-  EVERGREEN SHRUB
-  GROUNDCOVER / FERN / PERENNIALS (ALSO AT PLANTER UNDER TREE CANOPY)

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



ROSA CAREFREE



CONTONEASTER



LEYLAND CYPRESS



SWEETGUM



SERVICEBERRY



CHERRY LAUREL

PARKER RODRIGUEZ, INC.

101 North 10th Street
Phoenix, AZ 85004
Phone: 602.254.1111
Fax: 602.254.1112

BUFFER DETAILS

LOT 800 of square 2234
2950 TILDEN STREET, NW
WASHINGTON, DC

Revision & Date:

03.01.06 PUD Submittal

Drawn by:

SL, JT

Designed by:

SL, JT

Checked by:

SL, JT

Date:

MARCH 1, 2006

Scale:

1/8" = 1'-0"

Drawing Number:

L1.03



TILDEN STREET DUPLEXES



TILDEN STREET - ROW HOUSES



TILDEN STREET - DUPLEXES



TILDEN STREET - SINGLE FAMILY HOUSE



2940 TILDEN ST. .
(KUWAITI EMBASSY)



VIEW OF SITE WITH 3883 CONNECTICUT BEYOND.



3945 CONNECTICUT AVE.



VIEW OF TILDEN STREET SOUTH



FROM TILDEN STREET LOOKING SOUTHWEST TOWARDS SITE



FROM SITE LOOKING EAST



FROM SITE LOOKING WEST



NORTHWEST OF TILDEN ST & CONNECTICUT AVE



SOUTHEAST OF TILDEN ST & CONNECTICUT AVE



SOUTHWEST OF TILDEN ST & CONNECTICUT AVE





2501 WISCONSIN AVENUE NW



BALLSTON POINT



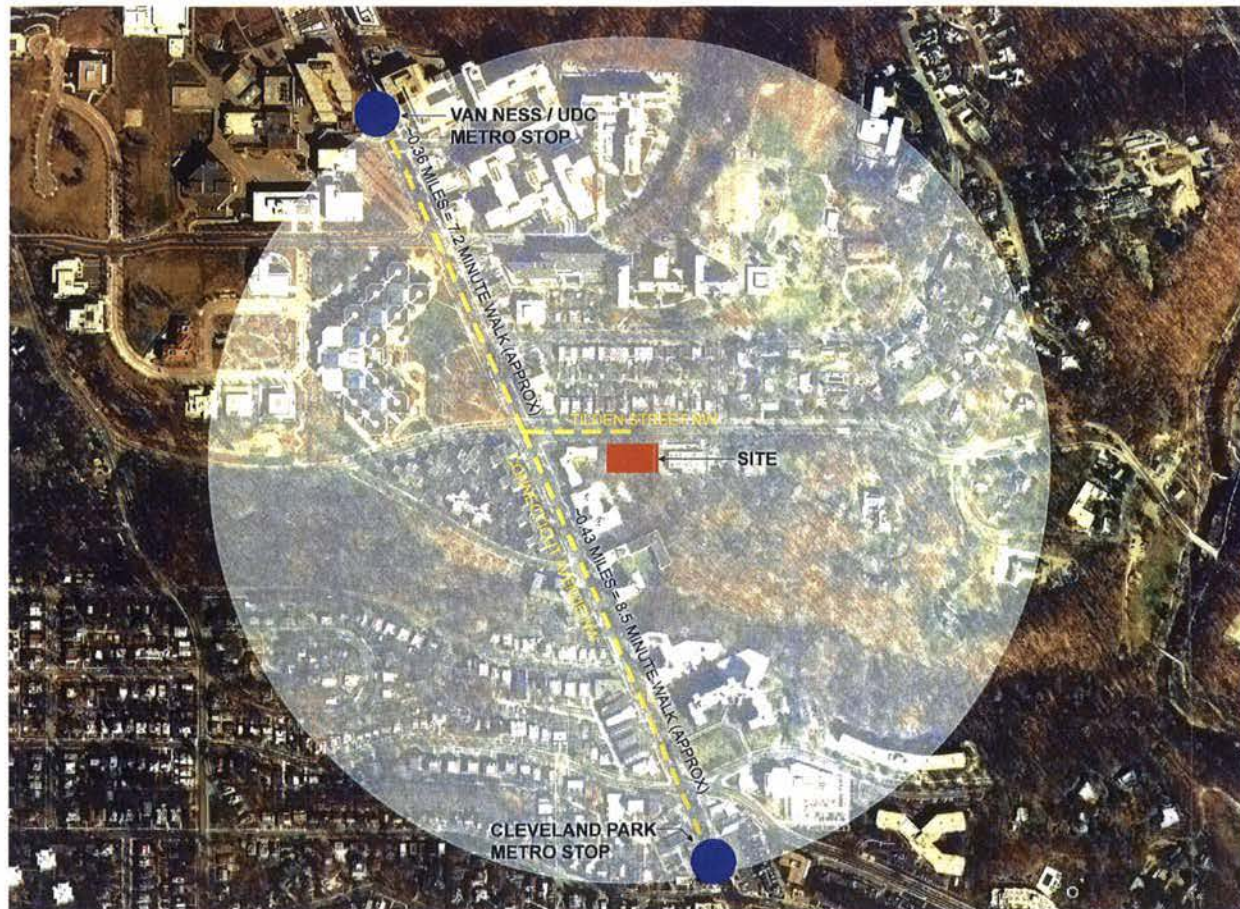
(www.arbancarosil.com)



ONE LIBERTY



(www.arbancarosil.com)



LOT 800 of square 2234
2950 TILDEN STREET, NW

Abstract

03/01/06 PLE Submission

Drawn by:
SL JT

Designed by:
SL TR

Checked by:
SL TR

Date:
March 1, 2008

Drawing Number:

L1.01

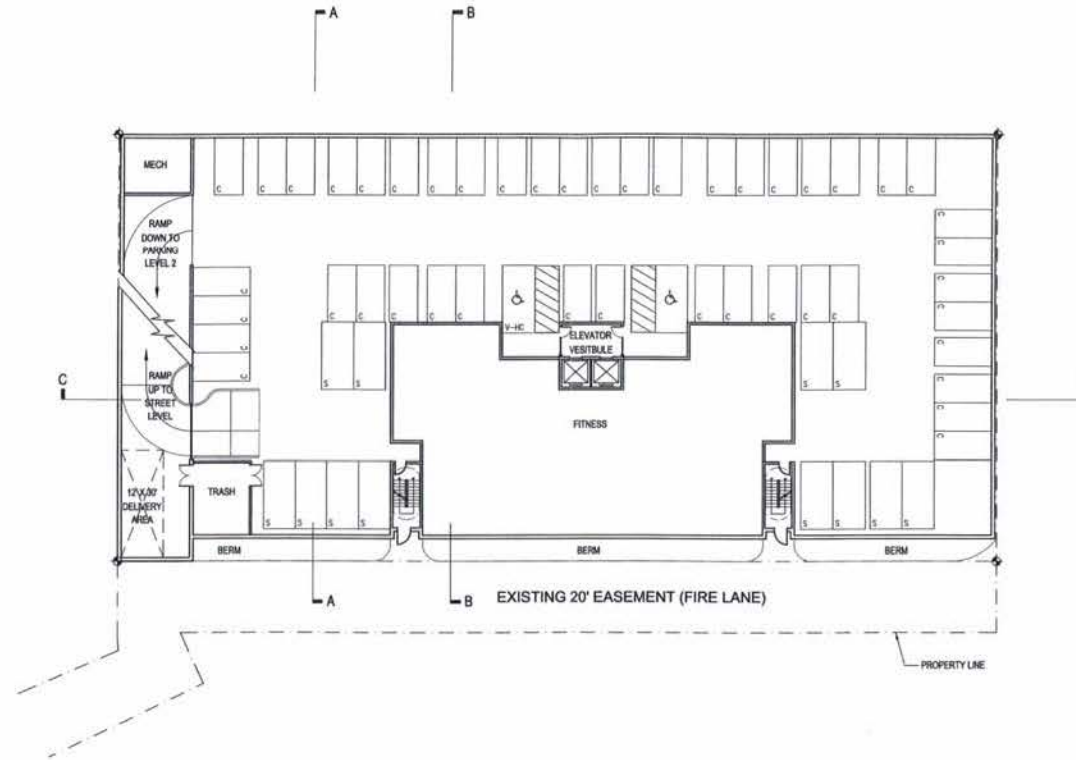


QTY	KIL	BOTANICAL NAME
Large Canopy Trees	QA-L	<i>Quercus alba</i>
	QP-L	<i>Quercus phellos</i>
Evergreen Trees	F	<i>Ilex x opacifolia</i> Foster's #2
	IO	<i>Ilex attenuata</i>
Ornamental Trees	AC	<i>Amelanchier canadensis</i>
	AL	<i>Amelanchier lavinia</i> 'Cuscuta'
	CC	<i>Cercis canadensis</i>
	CR	<i>Cornus x Rubra</i>
	HC	<i>Halesia carolina</i>
	M	<i>Lagotis indica</i> 'Muskogee'
	MA	<i>Magnolia virginiana</i>
	PY	<i>Prunus yedoensis</i>
Evergreen Shrubs	EK	<i>Eucymia kiuschovskii</i> 'Pauli'
	IK	<i>Ilex opacifolia</i> 'Dragon Lady'
	IC	<i>Ilex crenata</i> 'Green Lustre'
	IG	<i>Ilex glabra</i> 'Nigra'
	IO	<i>Ilex crenata</i> 'Stedda'
	PL	<i>Prunus laurocerasus</i> 'Otto Luyken'
	RH	<i>Rhododendron</i> 'White Valley White'
	RK	<i>Rhododendron</i> 'Karee'
	RA	<i>Rhododendron</i> 'Aglo'
	TC	<i>Taxus cuspidata</i>
Deciduous Shrubs	VR	<i>Viburnum x hybridifolium</i> 'Allagheny'
	FO	<i>Fothergilla</i>
Fls	HQ	<i>Hydrangea quercifolia</i>
	IO	<i>Ilex verticillata</i> 'Cocopop' & 'Jackson'
	RH	<i>Rhododendron altissimum</i>
	RD	<i>Rhododendron nudiflorum</i>
	VN	<i>Viburnum dentatum</i>
Ferns	APF	<i>Adiantum pedatum</i>
	AF	<i>Asplenium filiforme</i>
	DFU	<i>Dennstaedtia punctilobula</i>
	DMA	<i>Dryopteris marginalis</i>
Groundcovers	ANN	<i>Anemone</i>
	GR	<i>Germium broadleaf</i>
	QGS	<i>Quercus carolinensis</i> 'Sticks'
	GWP	<i>Germium endrobiei</i> 'Waggoner Pink'
	GR	<i>Germium macrocarpum</i> 'Ingwersen's Variety'
	LMB	<i>Liatris muscari</i> 'Big Blue'
Perennials	AHJ	<i>Anemone</i> 'Honorable Jobert'
	ARO	<i>Anemone</i> 'September Charm'
	HBB	<i>Heuchera</i> 'Frederick Broun'
	HF	<i>Heilbornia</i> 'Brassia'
	HCR	<i>Heilbornia orientalis</i>
	HE	<i>Hosta albolimbata</i> 'Elegans'
POV	POV	<i>Polygonatum odoratum</i> 'Variegatum'

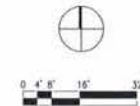
COMMON NAME	SIZE
White Oak	3-3 1/2" cal.
Willow Oak	3-3 1/2" cal.
Foster's Holly	8-10" ht.
American Holly	8-10" ht.
Berkeleyberry	8-10" ht.
Cornus Berkeleyberry	1 3/4-2" cal.
Eastern Redbud	8-10" ht.
Aurora Dogwood	8-10" ht.
Candice Silverbell	8-10" ht.
Mountain Grape Myrtle	6-8" ht.
Sweetbay Hollander	8-10" ht.
Yoshino Cherry	1 3/4-2" cal.
Pink Eucalyptus	24-30" ht.
Dragon Lady Holly	24-30" ht.
Compact Japanese Holly	24-30" ht.
Compact Inkberry	30-36" ht.
Sheela Japanese Holly	24-30" ht.
Old Luykx Cherry Laurel	18-24" ht.
White Azalea	18-24" ht.
Purple Azalea	18-24" ht.
Agla Rhododendron	24-30" ht.
Japanese Yew	24-30" ht.
Kilgusberry Viburnum	36-42" ht.
Dwarf Fothergilla	24-30" ht.
Oakleaf Hydrangea	36-42" ht.
Winterbloom (female and male)	36-42" ht.
Compact Azalea	36-42" ht.
Fourseason Azalea	36-42" ht.
Arrowwood Viburnum	36-42" ht.
Maidenhair Fern	1 gal.
Lady Fern	1 gal.
Heart-shaped Fern	1 gal.
Lanternwood Fern	1 gal.
Seasonal Annuals	2 1/4"
Brodiaea Geranium	1 qt.
Geranium Geranium	1 qt.
Wagonwheel Pink Geranium	1 qt.
Ingwersen's Geranium	1 qt.
Big Blue Likope	2 1/4"
White Japanese Anemone	1 gal.
Pink Japanese Anemone	1 gal.
Bloss. Bronze Coral Bell	1 gal.
Stinking Hellebore	1 gal.
Janet Jones	1 qt.
Hasta	1 gal.
Variegated Solomon's Seal	1 gal.

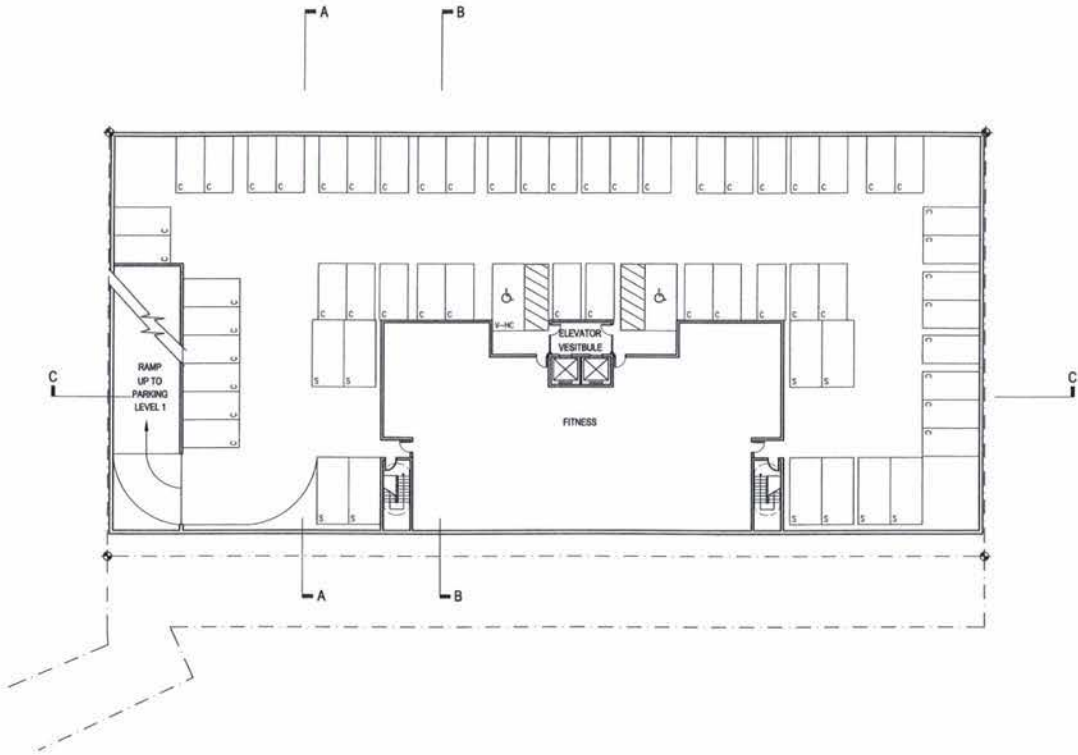
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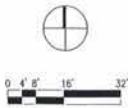


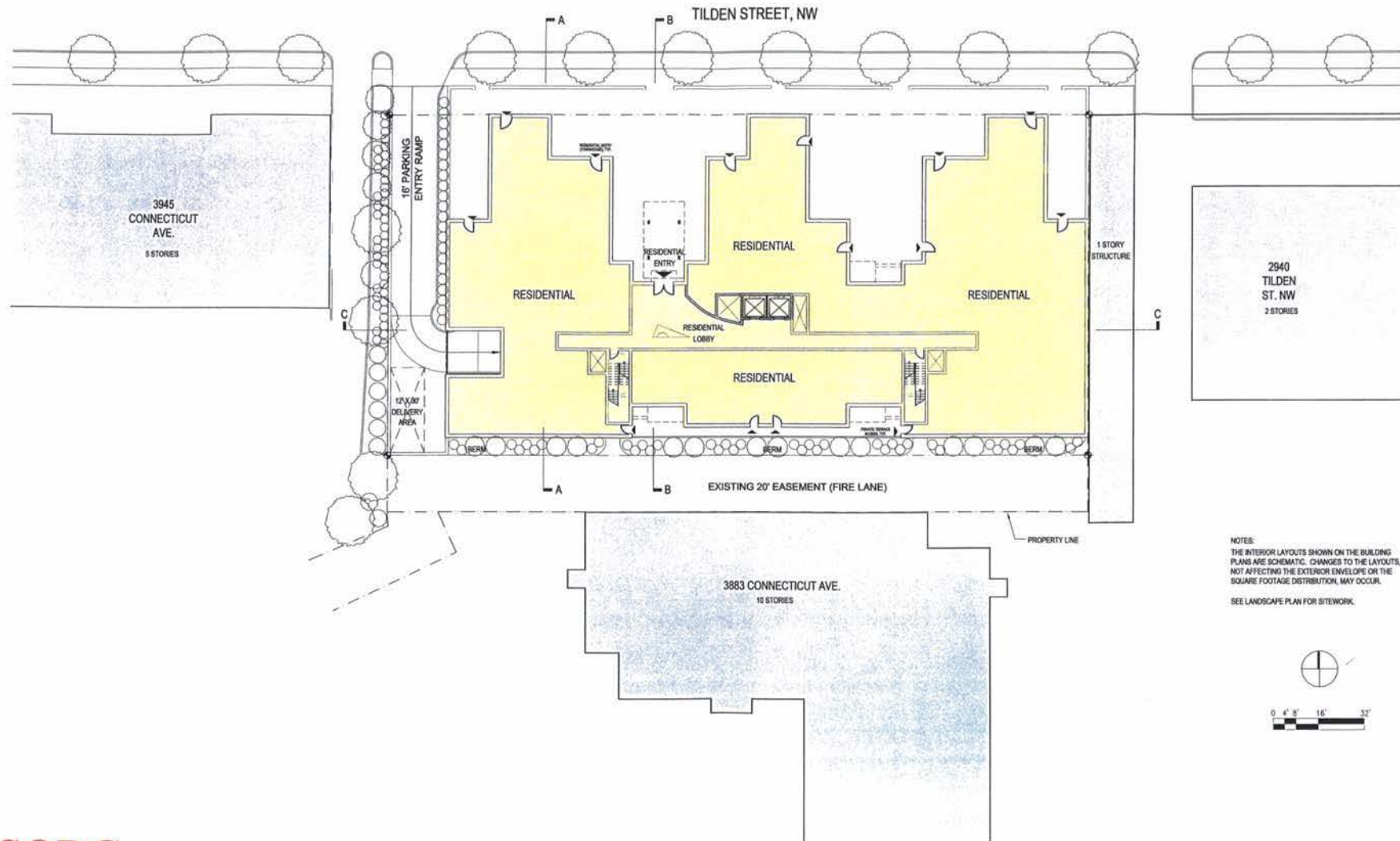
- NOTES:
1. A RANGE OF 100 - 120 PARKING SPACES IS REQUESTED TO ALLOW FOR DESIGN FLEXIBILITY. THE MINIMUM NUMBER OF PARKING SPACES PROVIDED WILL BE EQUAL TO A RATIO OF 2 SPACES PER 1 DWELLING UNIT.
 2. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.
 3. PARKING SPACES AND DRIVE AISLES WILL COMPLY WITH THE DCMR 11 ZONING. A MAXIMUM OF 50% OF THE TOTAL REQUIRED NUMBER OF SPACES MAY BE SIZED AS "COMPACT" SPACES. ALL OF THE TOTAL NUMBER OF REQUIRED SPACES WILL BE SIZED AS "HANDICAPPED ACCESSIBLE" SPACES.

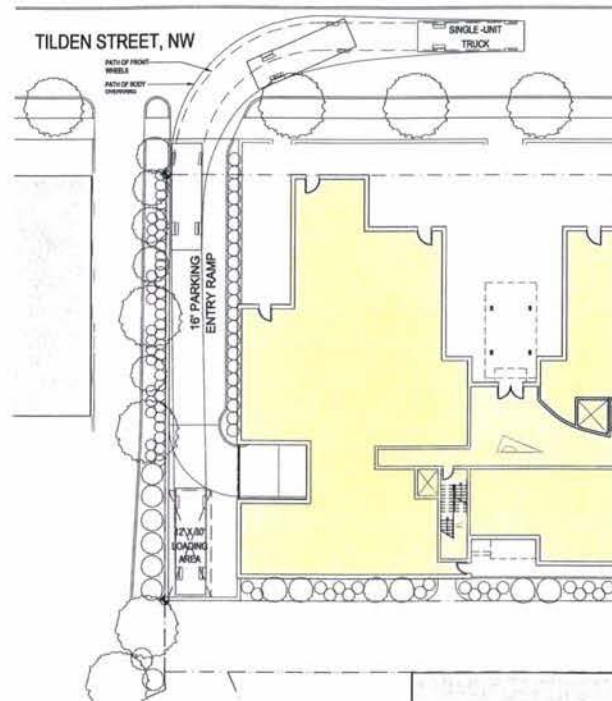




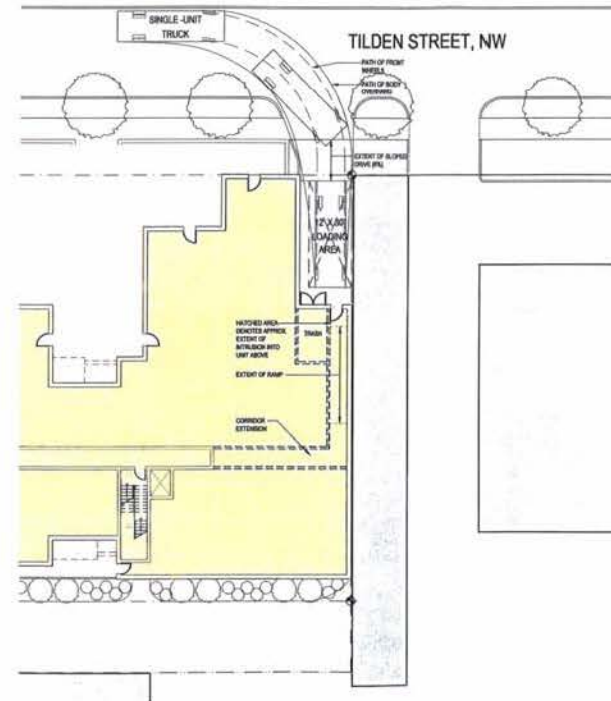
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2. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.
3. PARKING SPACES AND DRIVE AISLES WILL COMPLY WITH THE DCMR 11 ZONING. A MAXIMUM OF 50% OF THE TOTAL REQUIRED NUMBER OF SPACES MAY BE SIZED AS "COMPACT" SPACES. 4% OF THE TOTAL NUMBER OF REQUIRED SPACES WILL BE SIZED AS "HANDICAPPED ACCESSIBLE" SPACES.



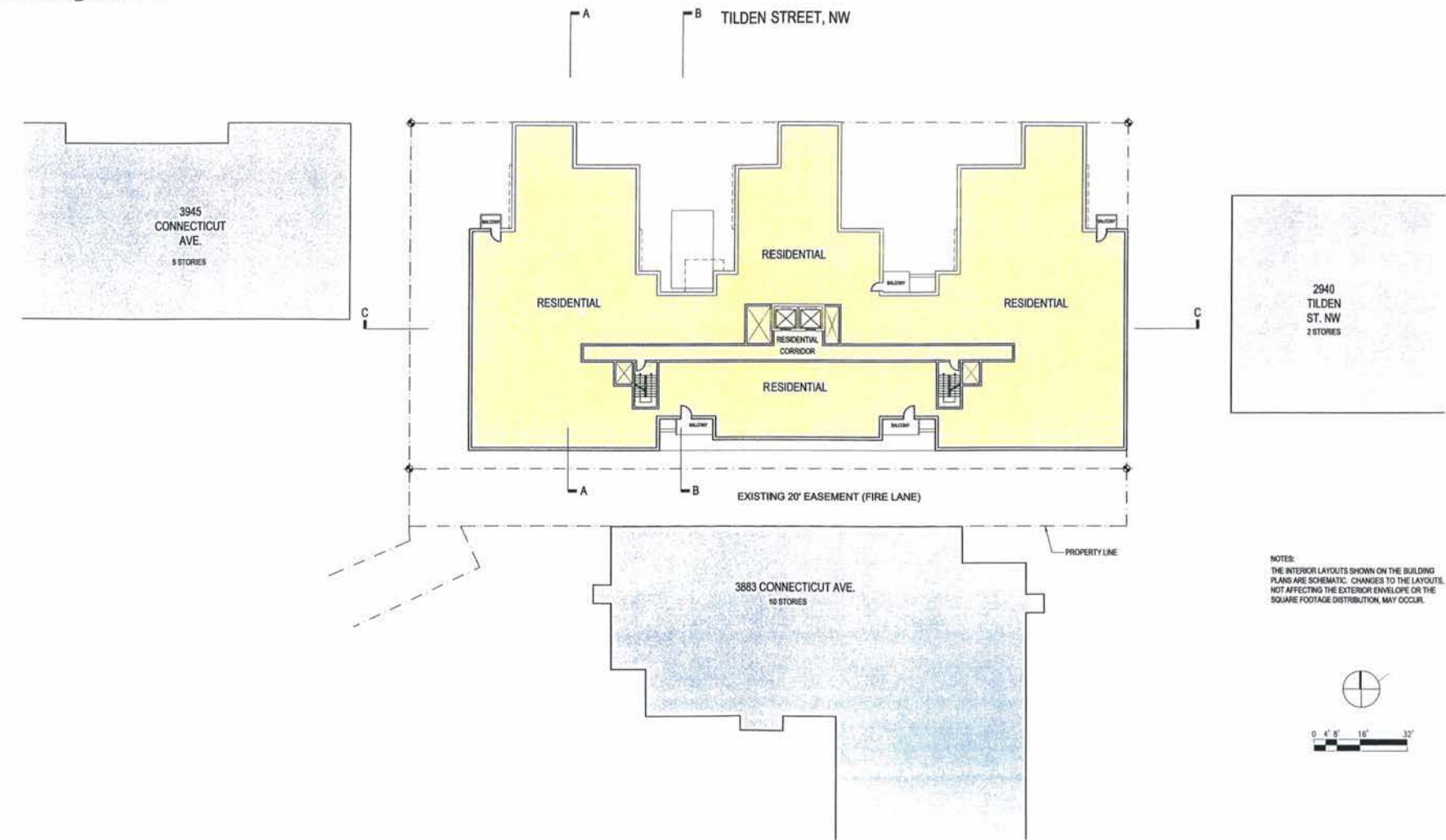


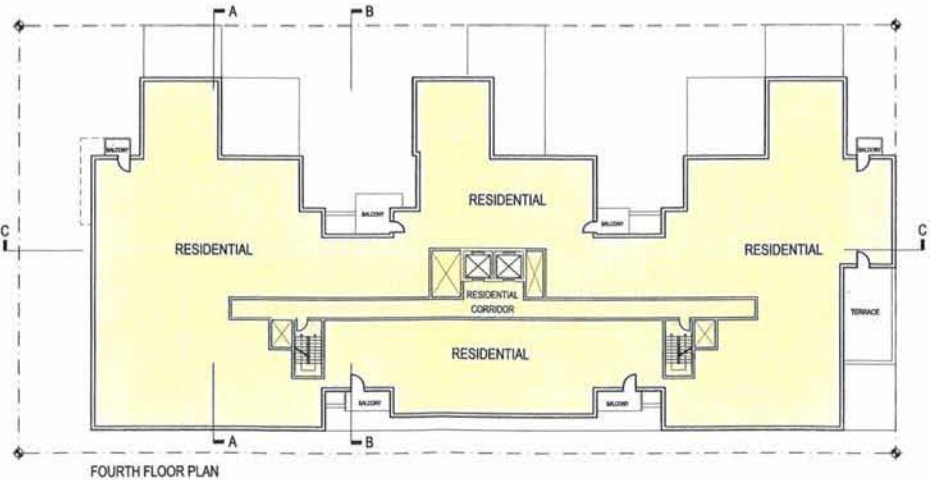
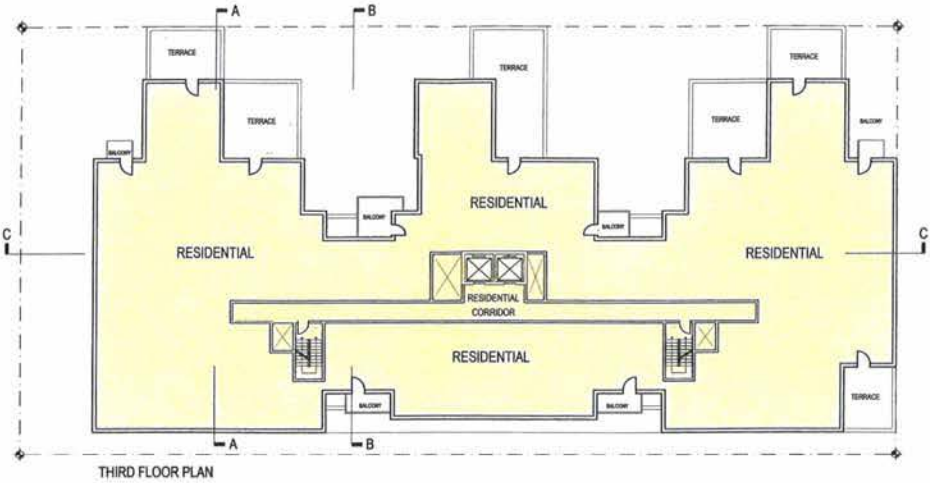


LOADING OPTION A



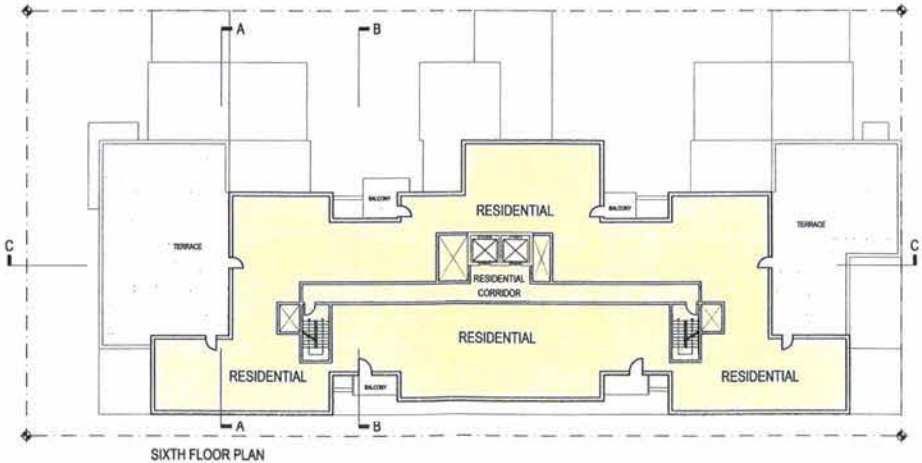
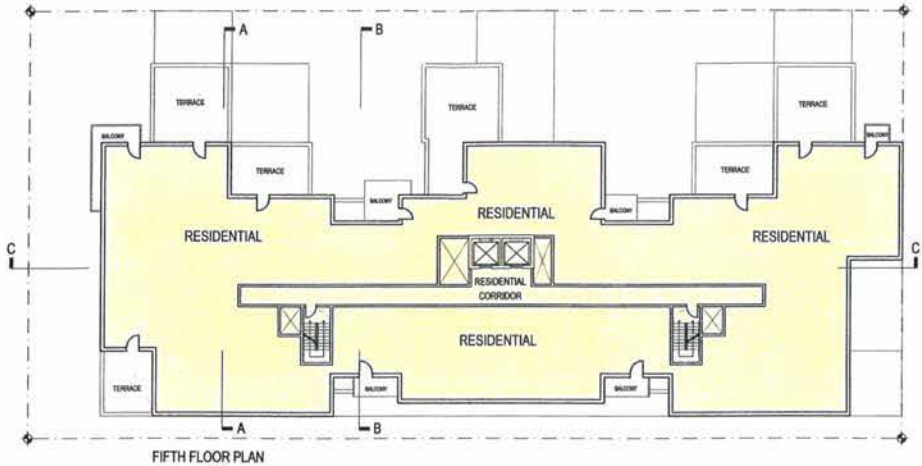
LOADING OPTION B





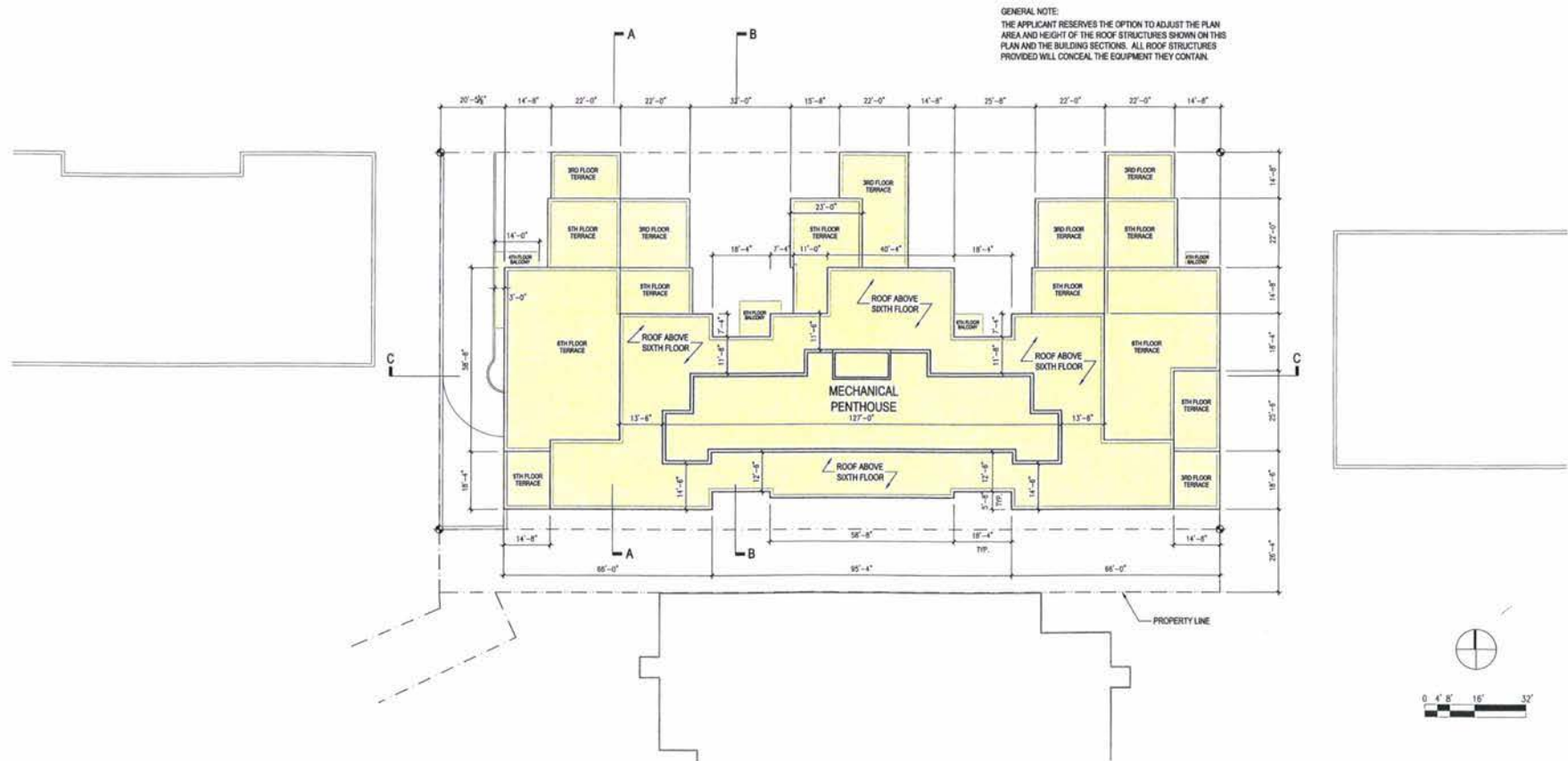
NOTES:
THE INTERIOR LAYOUTS SHOWN ON THE BUILDING
PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS,
NOT AFFECTING THE EXTERIOR ENVELOPE OR THE
SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.

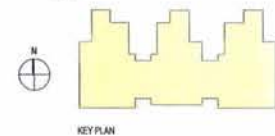




NOTES:
THE INTERIOR LAYOUTS SHOWN ON THE BUILDING
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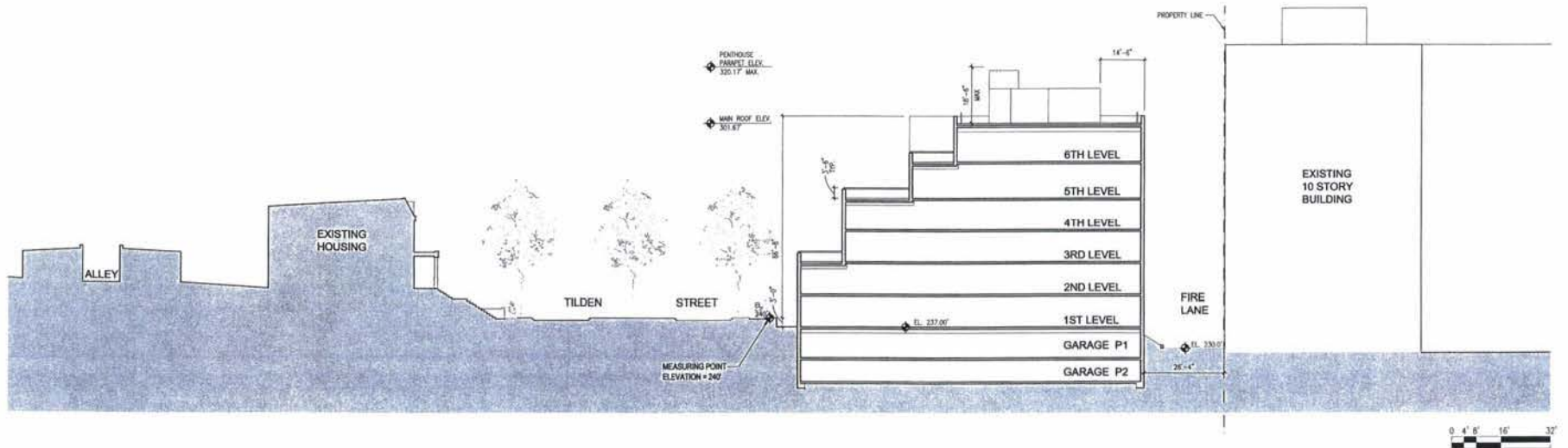


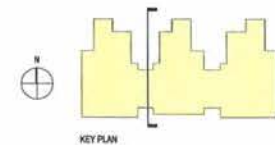


PERSPECTIVE VIEW FROM NORTHWEST



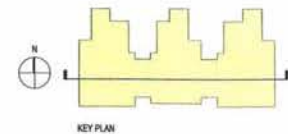
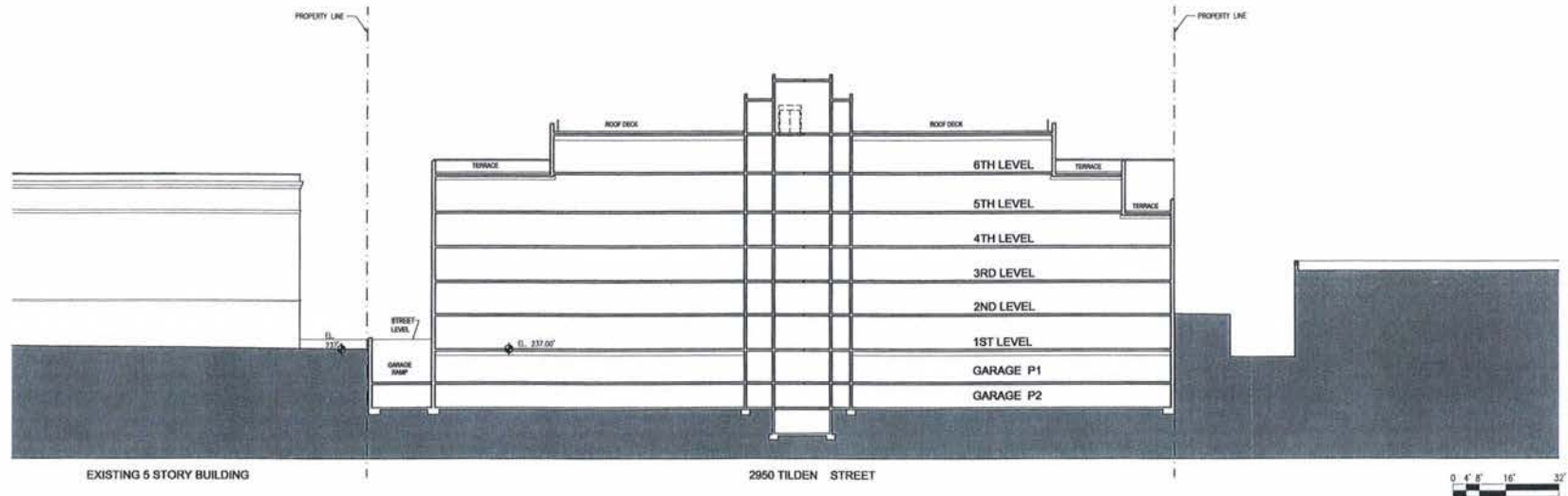
PERSPECTIVE VIEW FROM SOUTHWEST





TRANSVERSE SECTION BB

A11



LONGITUDINAL SECTION C - C

A12

EXTERIOR MATERIALS:
EXTERIOR WALLS - CAST MASONRY
OR MASONRY
WINDOWS - COATED ALUMINUM WITH
CLEAR GLASS



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST COURTYARD
EAST ELEVATION

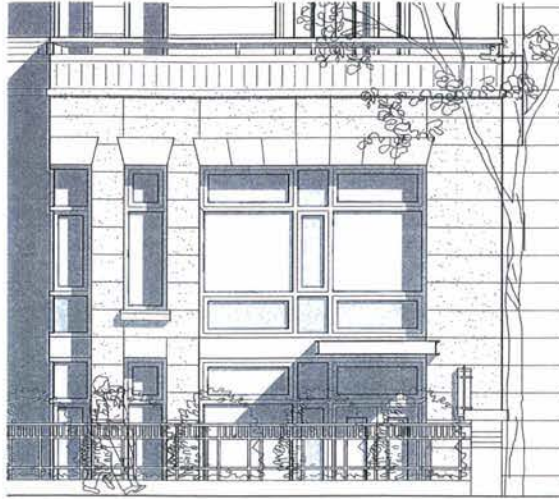


EAST COURTYARD
EAST ELEVATION

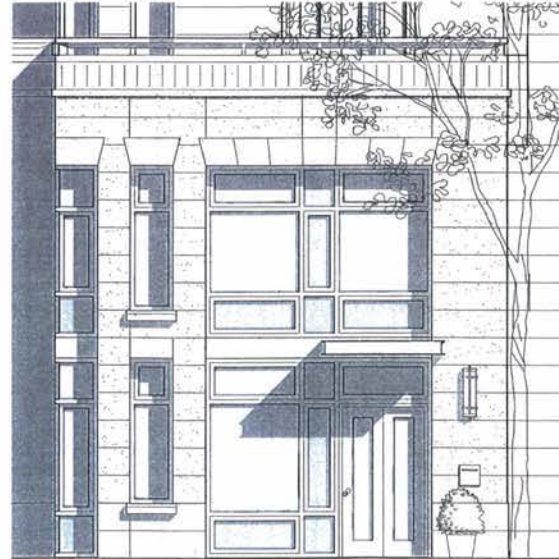


EAST COURTYARD
WEST ELEVATION

EXTERIOR MATERIALS:
EXTERIOR WALLS - CAST MASONRY OR MASONRY
WINDOWS - COATED ALUMINUM WITH CLEAR GLASS



(A) PARIAL SOUTH ELEVATION - STREET

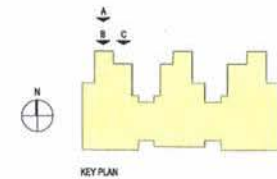


(B) PARIAL SOUTH ELEVATION - GROUND FLR



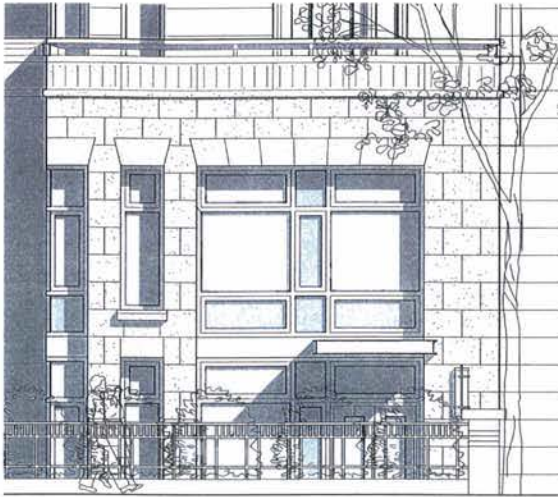
(C) PARIAL SOUTH ELEVATION - UPPER FLR

0 1' 2' 4' 8'



KEY PLAN

EXTERIOR MATERIALS:
EXTERIOR WALLS - CAST MASONRY OR MASONRY
WINDOWS - COATED ALUMINUM WITH CLEAR GLASS



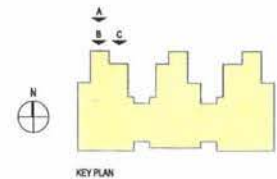
(A) PARIAL SOUTH ELEVATION - STREET



(B) PARIAL SOUTH ELEVATION - GROUND FLR



(C) PARIAL SOUTH ELEVATION - UPPER FLR



KEY PLAN