

2950 TILDEN STREET, NW

WASHINGTON, DC
A PLANNED UNIT DEVELOPMENT
19 MAY 2006

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

ARCHITECT
SORG AND ASSOCIATES, P.C.

ZONING COMMISSION
District of Columbia
CASE NO.05-26
EXHIBIT NO.49A



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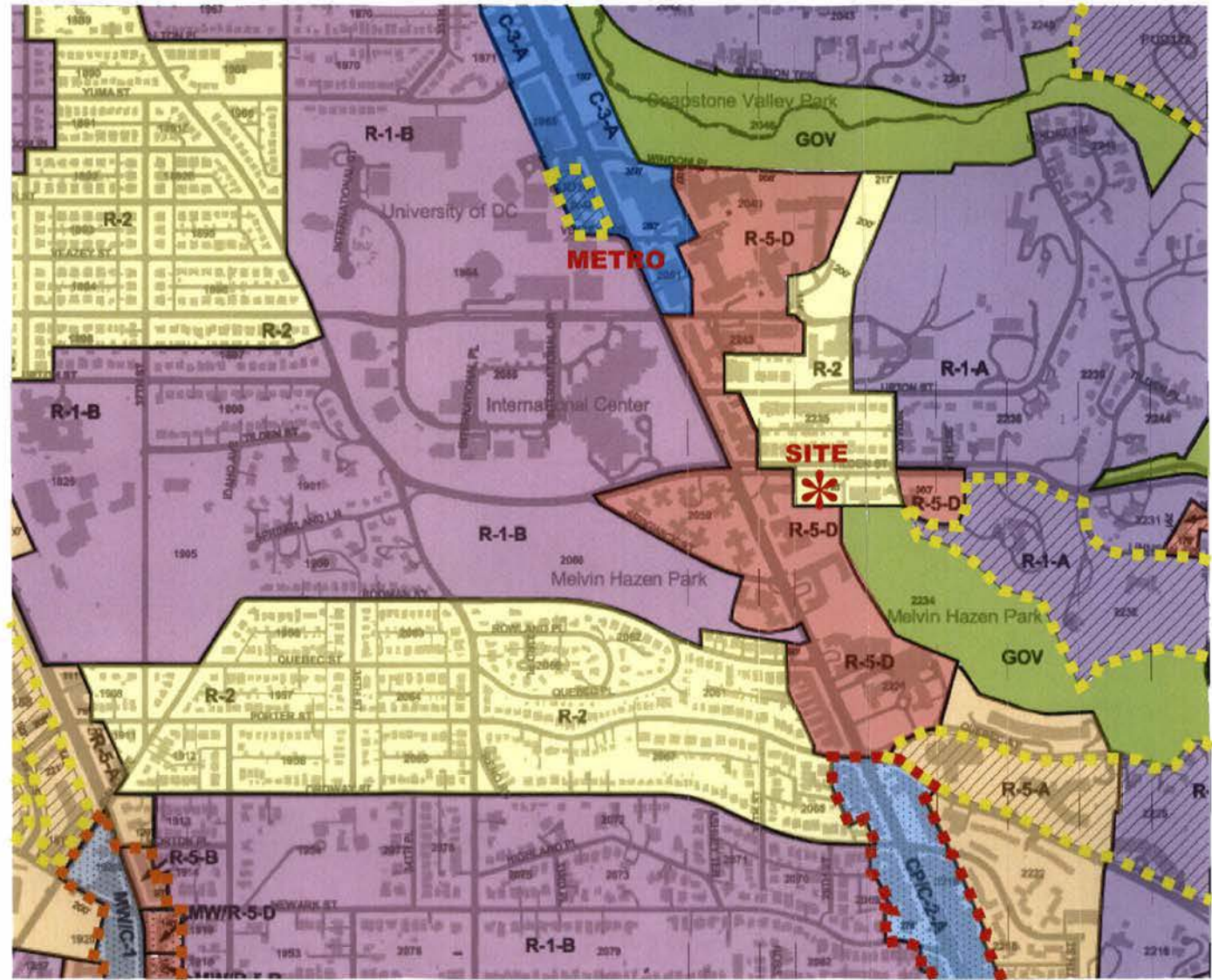
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LOT 800 of square 2234 - TILDEN STREET, NW

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



LOT 800 of square 2234 - TILDEN STREET, NW

Washington, DC

District of Columbia Generalized Land Use Map

Legend

residential land use categories

- low density
Single-family detached and semi-detached housing are the predominant use.
- moderate density
Row houses and garden apartments are the predominant use.
- medium density
Medium-density row houses and medium-density row houses are the predominant use.
- high density
High-rise apartment buildings are the predominant use. This also includes the use of medium-density row houses.

commercial land use categories

- low density
Retail and service are the predominant use. This also includes the use of medium-density row houses.
- moderate density
Retail and service are the predominant use. This also includes the use of medium-density row houses.
- medium density
Retail and service are the predominant use. This also includes the use of medium-density row houses.
- medium - high density
Retail and service are the predominant use. This also includes the use of medium-density row houses.
- high density
The business and retail use of the District and surrounding area includes a mix of commercial, office, cultural and entertainment uses.

public and institutional land use categories

- federal
Federal buildings and facilities are the predominant use. This also includes the use of medium-density row houses.
- local public facilities
Local public facilities are the predominant use. This also includes the use of medium-density row houses.
- institutional
Institutional facilities are the predominant use. This also includes the use of medium-density row houses.
- parks, recreation and open space
Parks, recreation and open space are the predominant use. This also includes the use of medium-density row houses.

production and technical employment

- production and technical employment
Production and technical employment are the predominant use. This also includes the use of medium-density row houses.

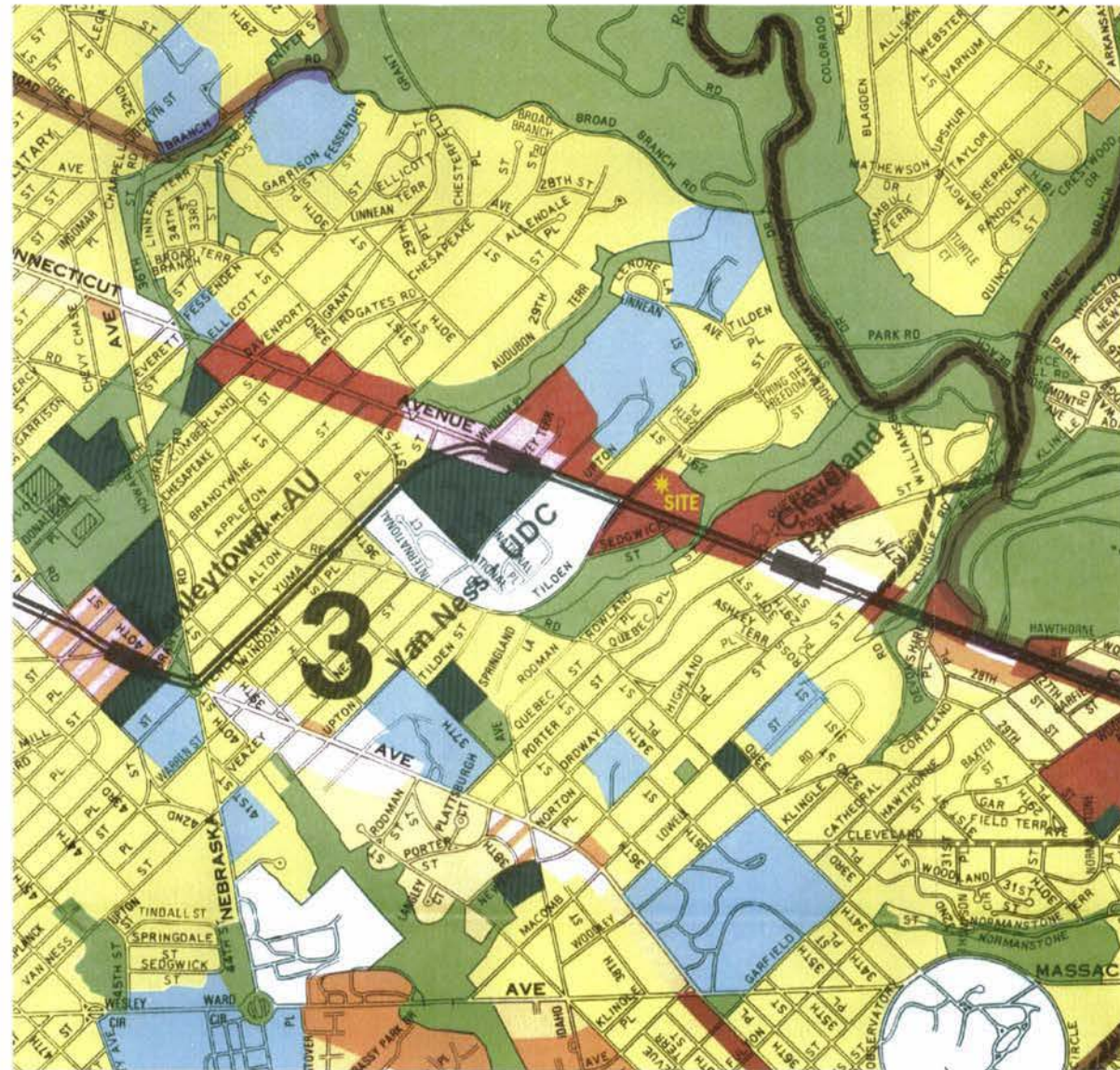
mixed use

- mixed use
Mixed use is the predominant use. This also includes the use of medium-density row houses.

metro

- existing system
- proposed

- ward boundaries and numbers



ZONING TABULATIONS

SQUARE: 2234
 LOT: 800
 SITE AREA: 34,886 SF

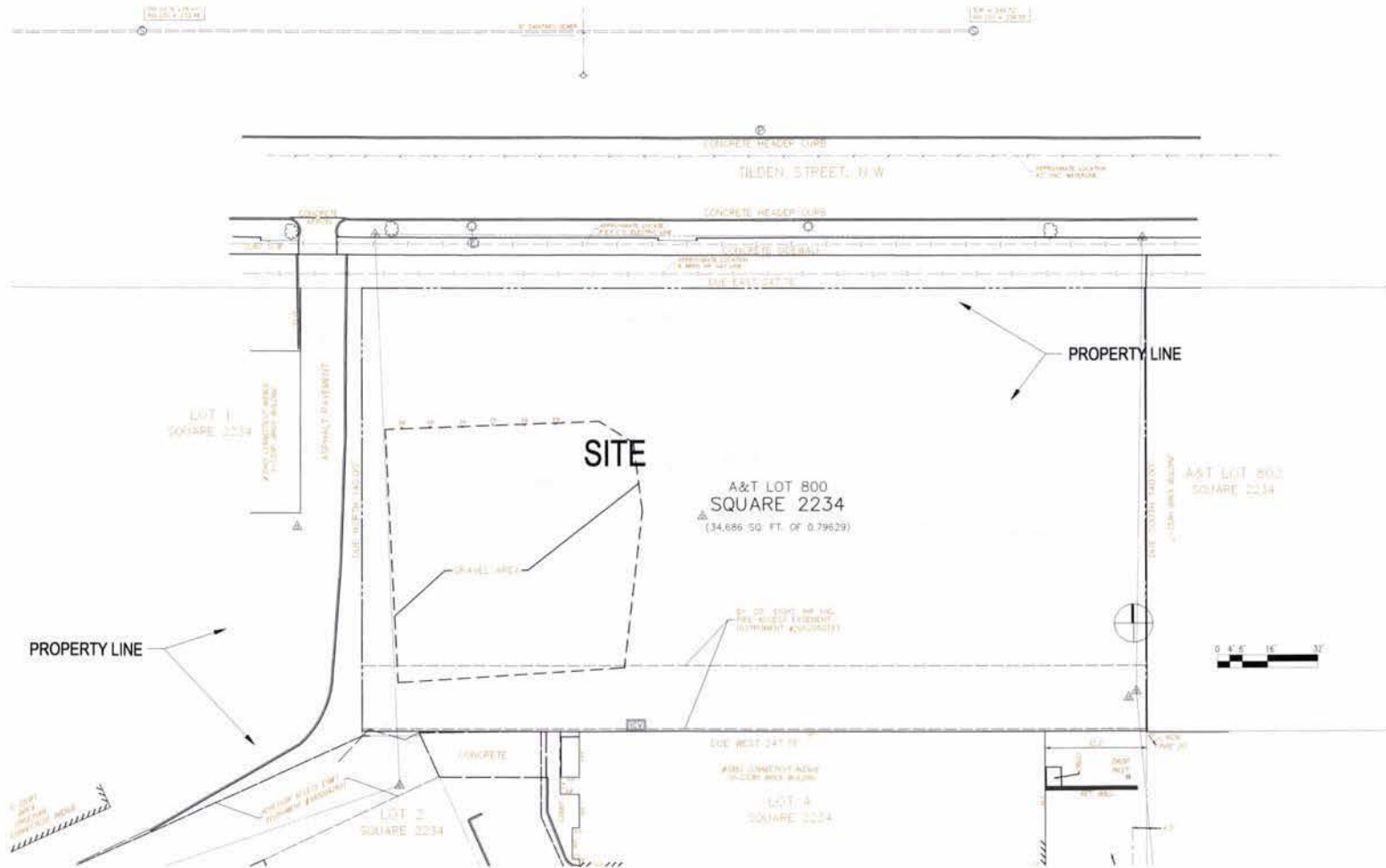
	R5-C w/ PUD DEVELOPMENT STANDARDS REQUIRED / PERMITTED	PROPOSED PUD PROVIDED
USES	ALL PROPOSED USES ARE PERMITTED	RESIDENTIAL APARTMENTS
FAR	4.0 (138,744 SF)	2.52 (87,500 SF)
LOT OCCUPANCY	75% OF SITE AREA OR 26,014 SF	16,939 SF (49%)
BUILDING HEIGHT	75'-0" + 5% = 78'-9"	66'-8" (AT HIGHEST POINT)
PENTHOUSE HEIGHT	18'-6"	NA
PENTHOUSE AREA	0.37 FAR	NA
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	GREATER THAN 2.0 SPACES PER UNIT MIN. = 110 SPACES
LOADING	1 @ 20'	1 @ 30' (DELIVERY LOADING)

¹ ASSUMES 48 RESIDENTIAL UNITS

NOTE: ALL REQUIRED SPACES ARE STANDARD SIZE

FAR TABULATIONS

LEVEL	TOTAL RESIDENTIAL FAR BY FLOOR
TERRACE	3,517 SF
1ST FLOOR	16,939 SF
2ND FLOOR	16,839 SF
3RD FLOOR	15,129 SF
4TH FLOOR	14,733 SF
5TH FLOOR	12,271 SF
6TH FLOOR	7,972 SF
TOTAL	87,500 SF





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



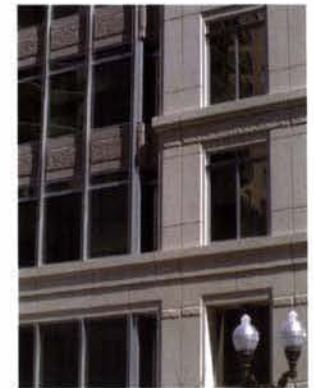
BALLSTON POINT



(www.arbancarosi.com)

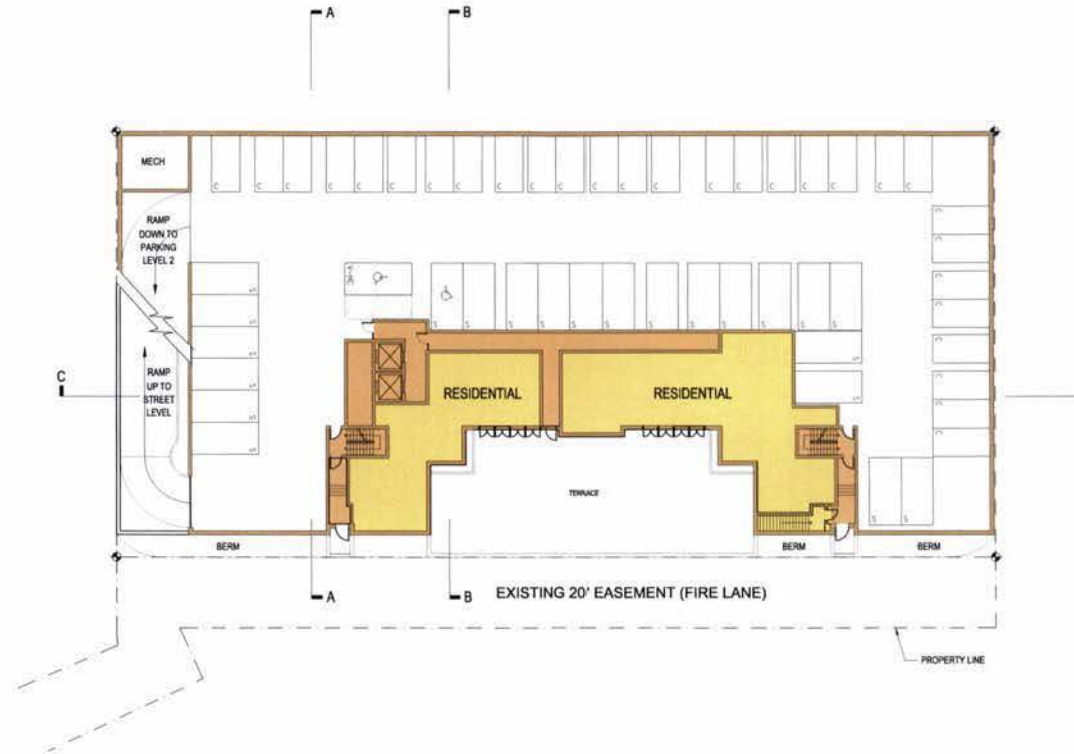


ONE LIBERTY



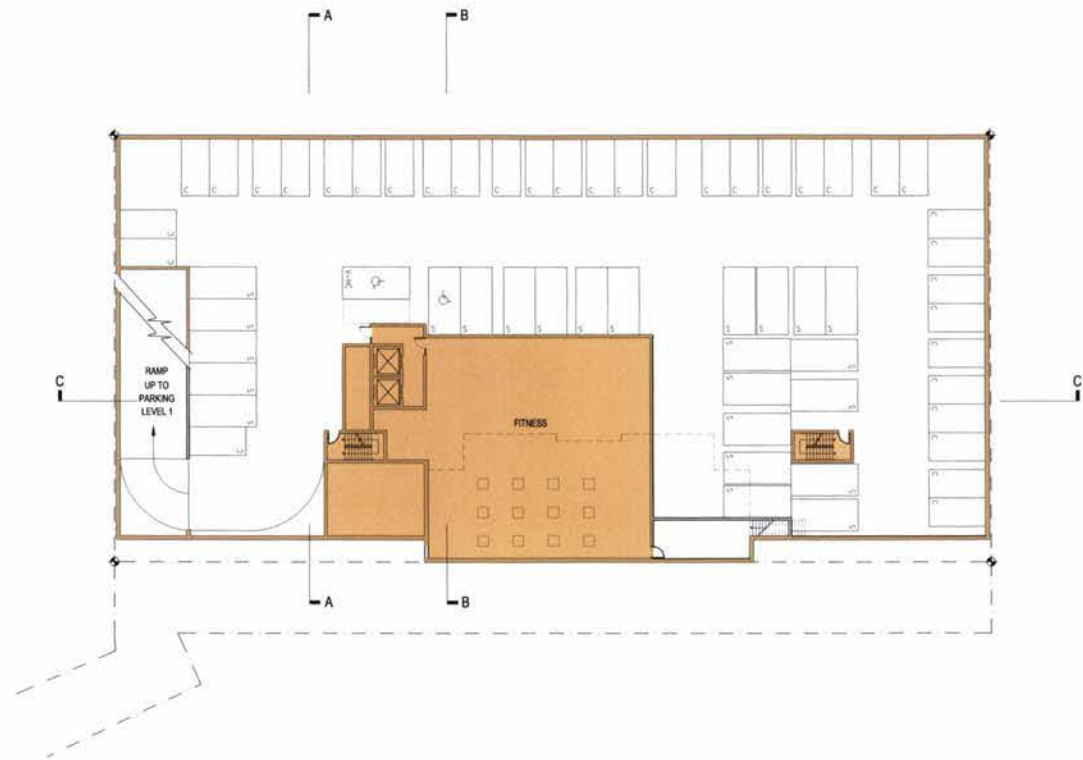
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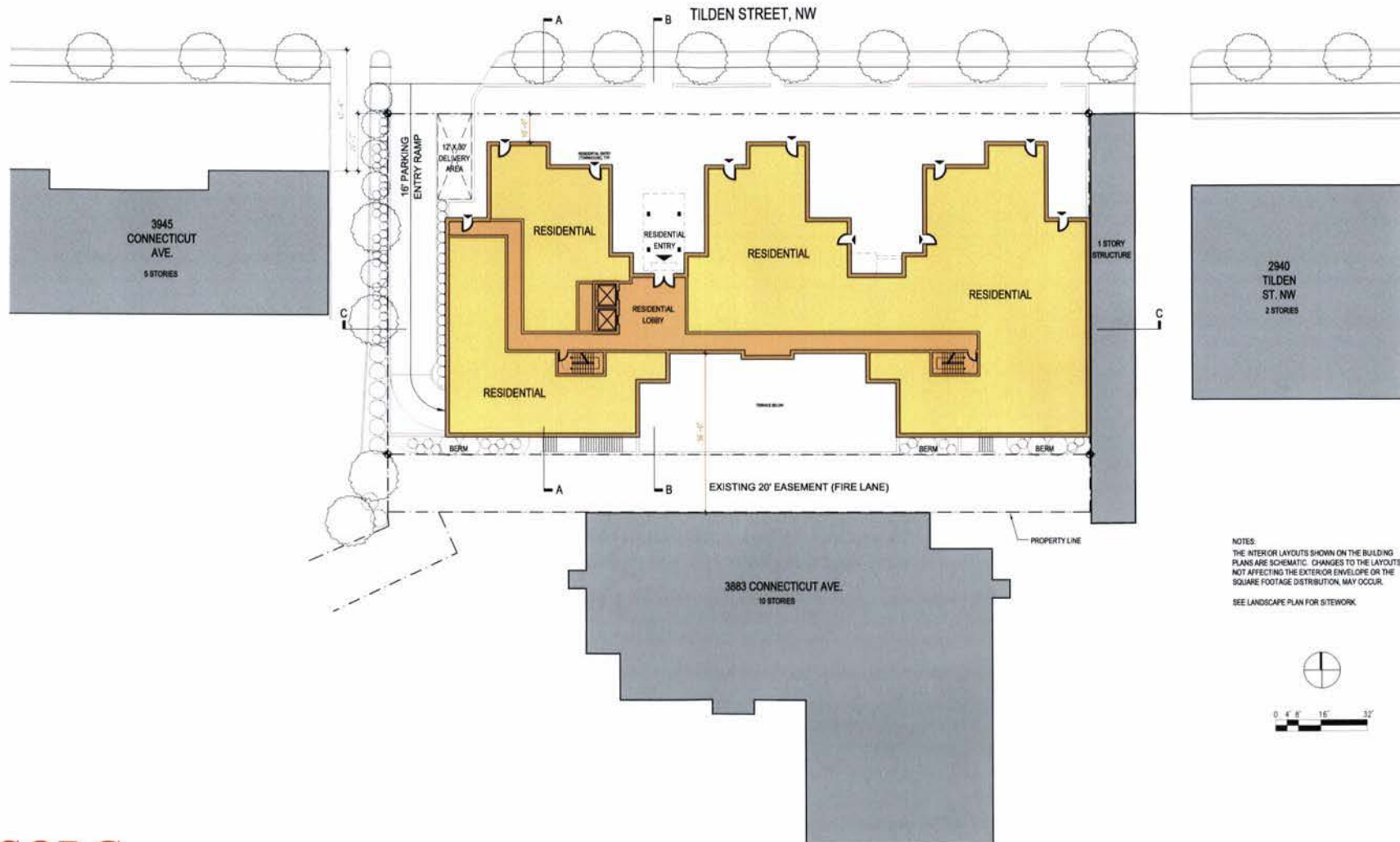


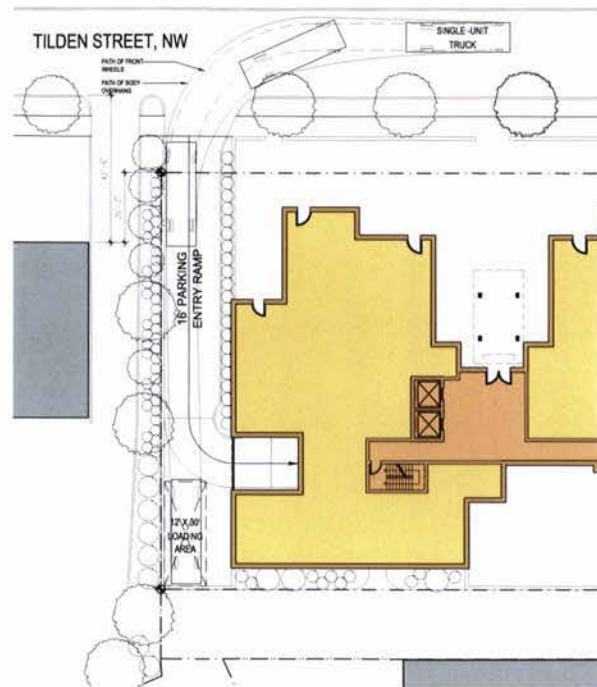
NOTES:

1. 110 PARKING SPACES IS REQUESTED. 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 DCAR 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.

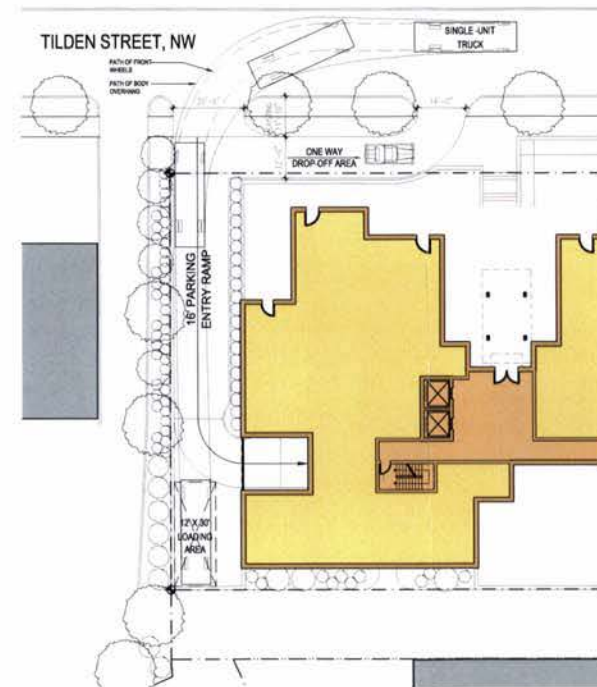


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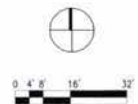


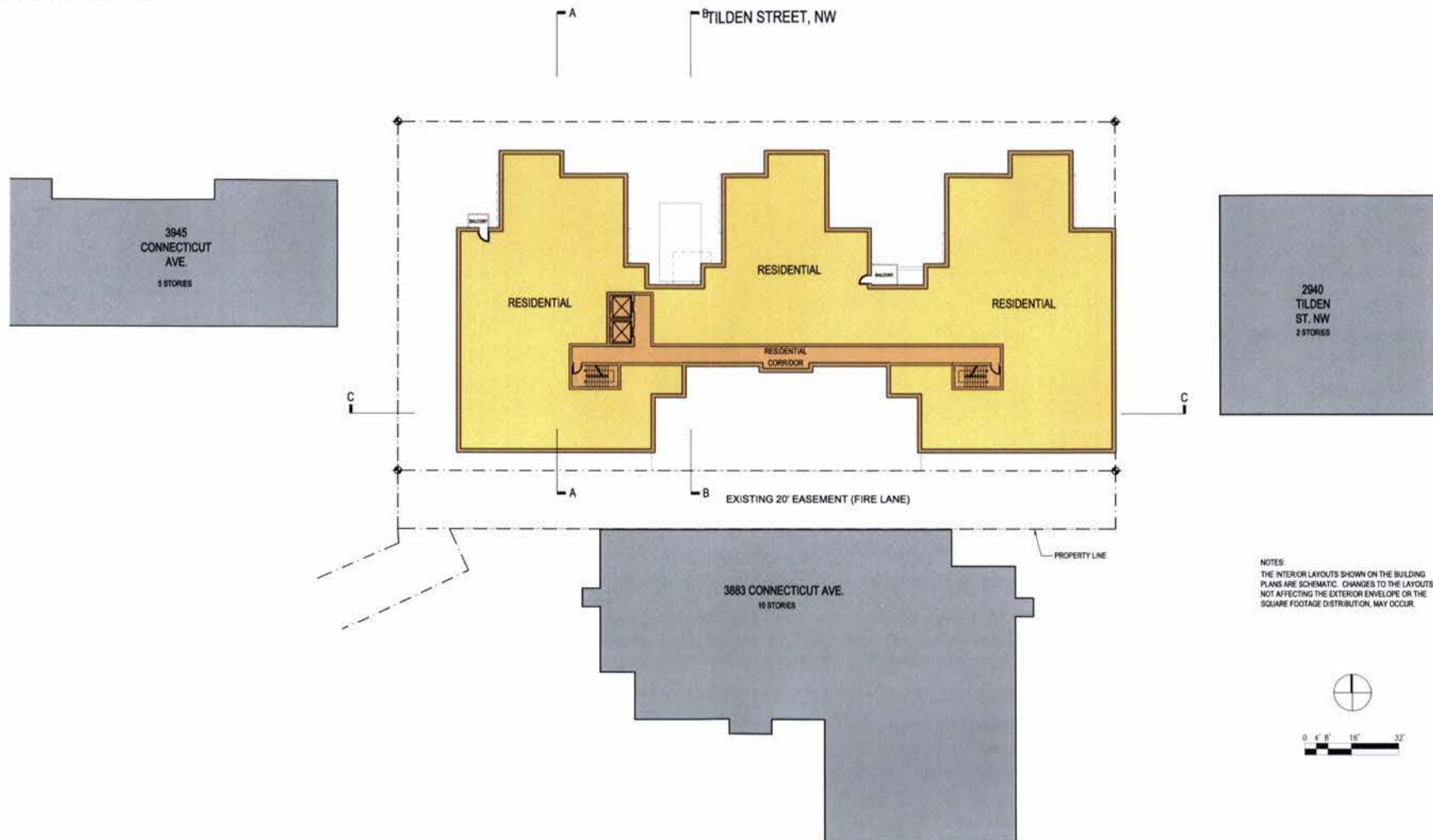


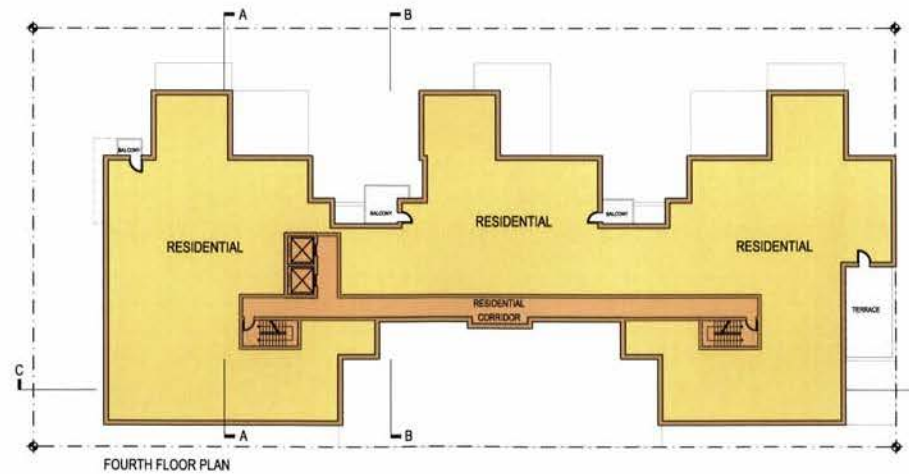
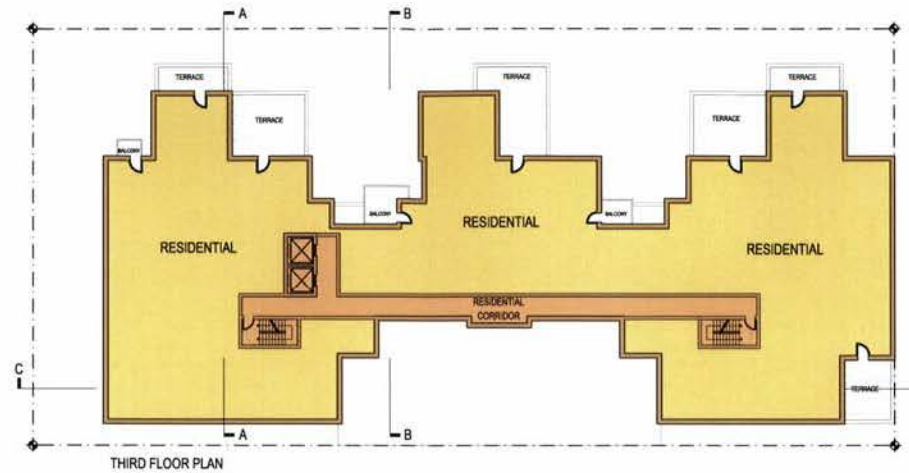
LOADING DIAGRAM



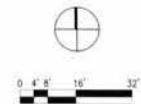
LOADING OPTION WITH DROP-OFF LANE

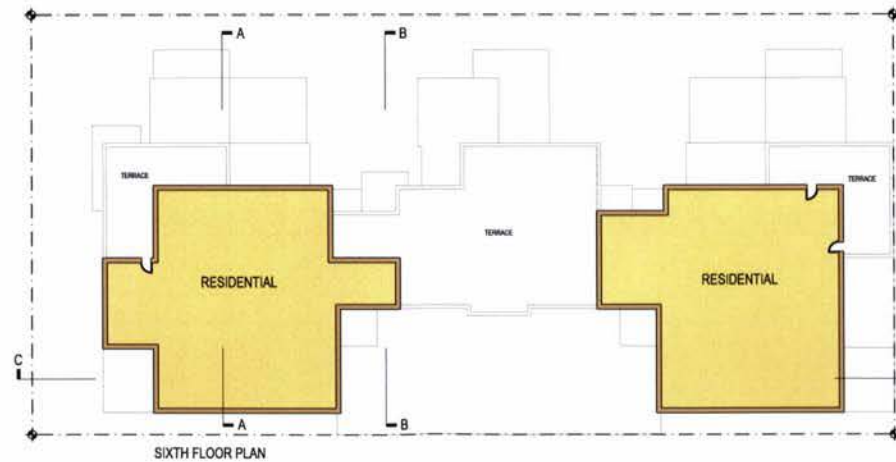
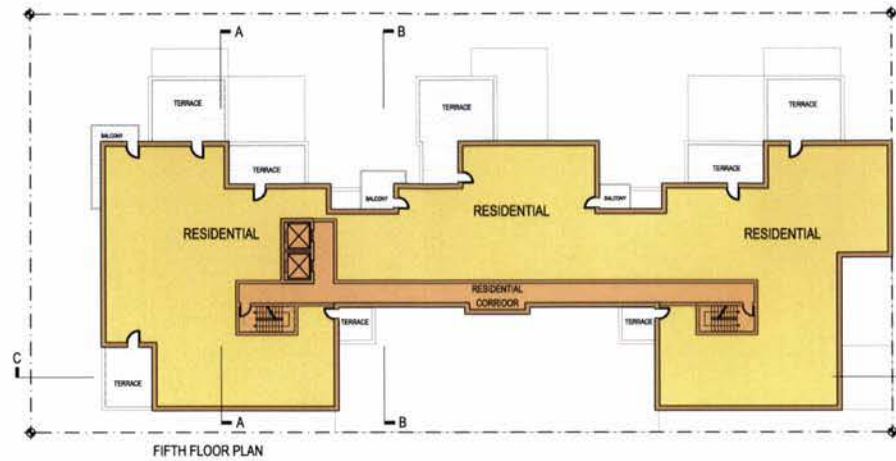




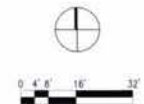


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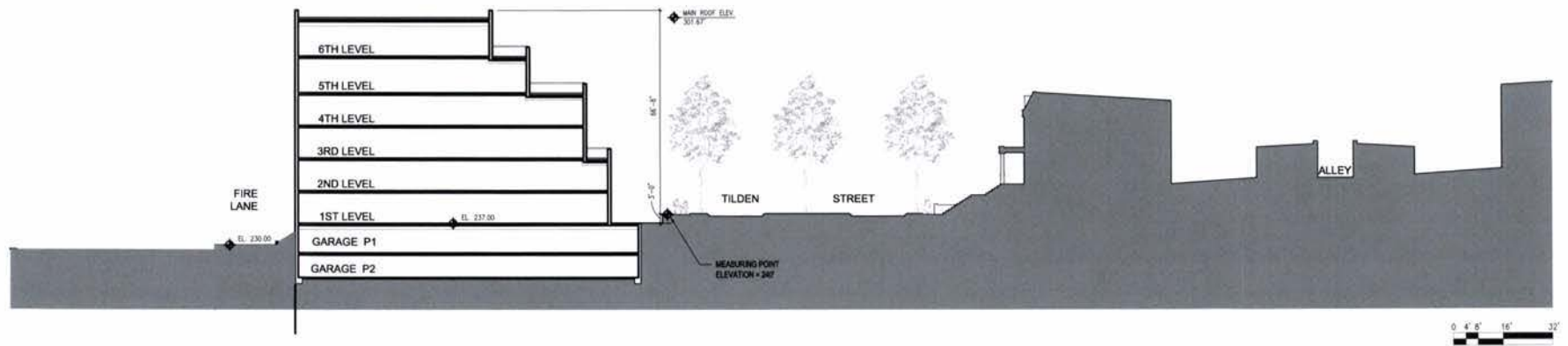


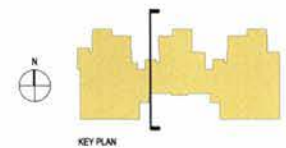
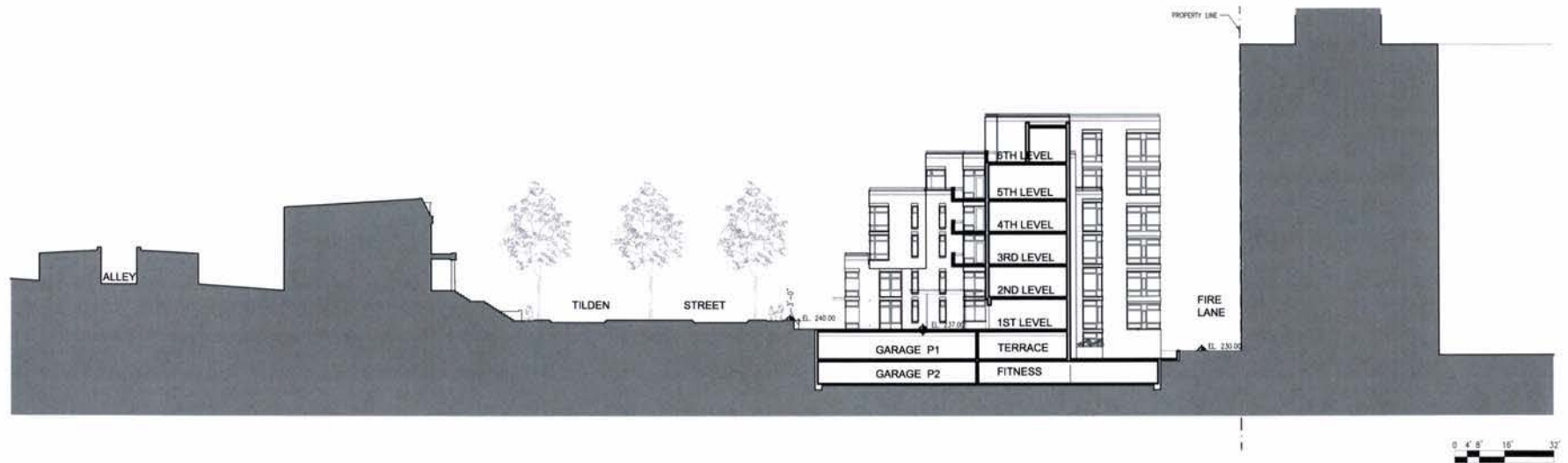


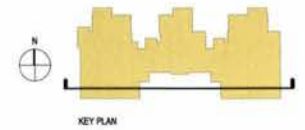
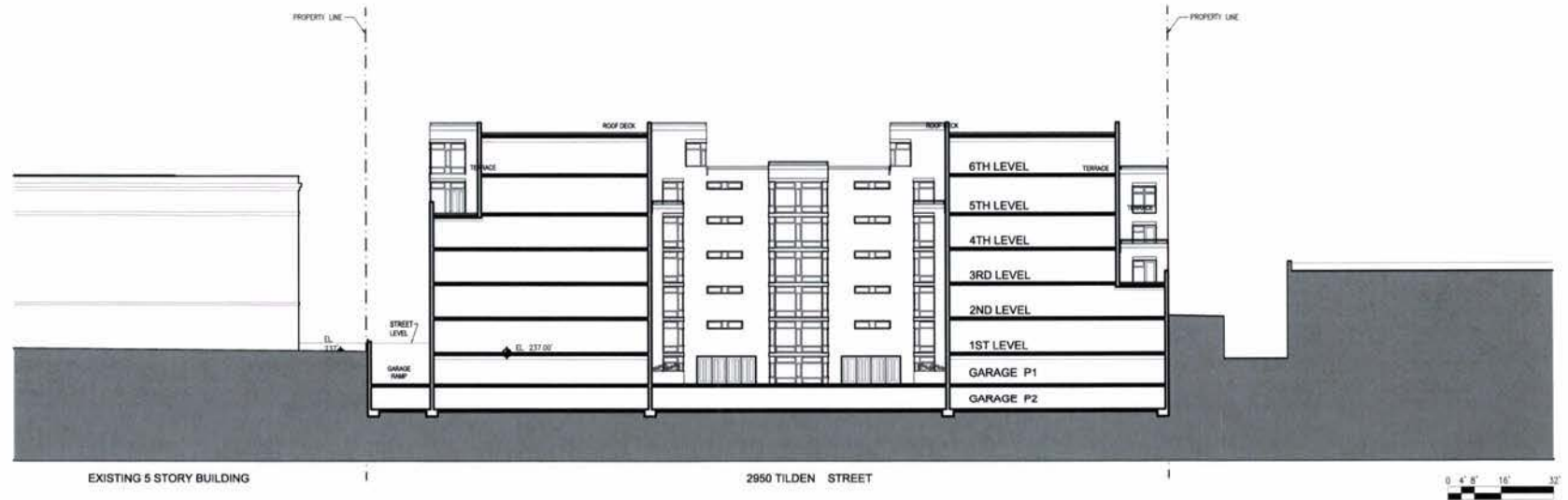
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EXTERIOR MATERIALS:
EXTERIOR WALLS - CAST MASONRY OR MASONRY
WINDOWS - COATED ALUMINUM WITH CLEAR GLASS



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



0 4' 8' 16' 32'



WEST 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



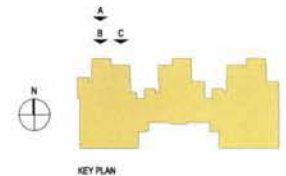
A PARIAL SOUTH ELEVATION - STREET



B PARIAL SOUTH ELEVATION - GROUND FLR



C PARIAL SOUTH ELEVATION - UPPER FLR

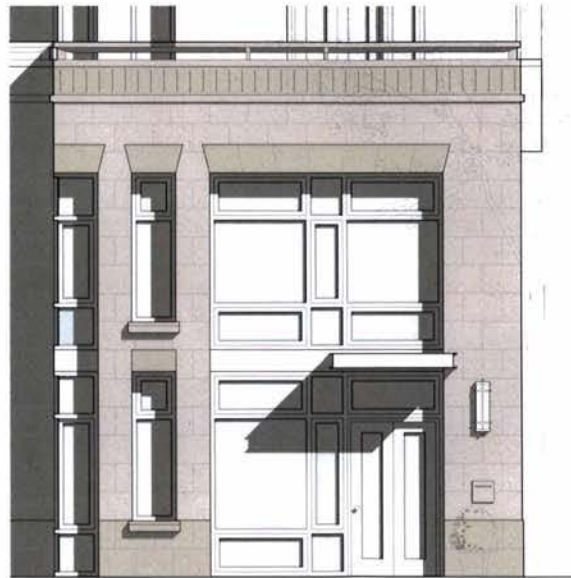


KEY PLAN

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

