



2400 14TH STREET NW
WASHINGTON, DC
PRE-HEARING SUBMISSION
 AUGUST 23, 2006

OWNER / DEVELOPER:
 ARCHITECT:
 LAND USE COUNSEL:
 CIVIL ENGINEER:
 TRAFFIC CONSULTANT:

LEVEL 2 DEVELOPMENT, LLC
 SHALOM BARANES ASSOCIATES
 HOLLAND & KNIGHT, LLP
 EDWARDS & KELCEY, INC
 WELLS & ASSOCIATES, LLC

ZONING COMMISSION
District of Columbia

CASE NO. 06-24
 EXHIBIT NO. 18

2006 SEP 19 PM 3:18
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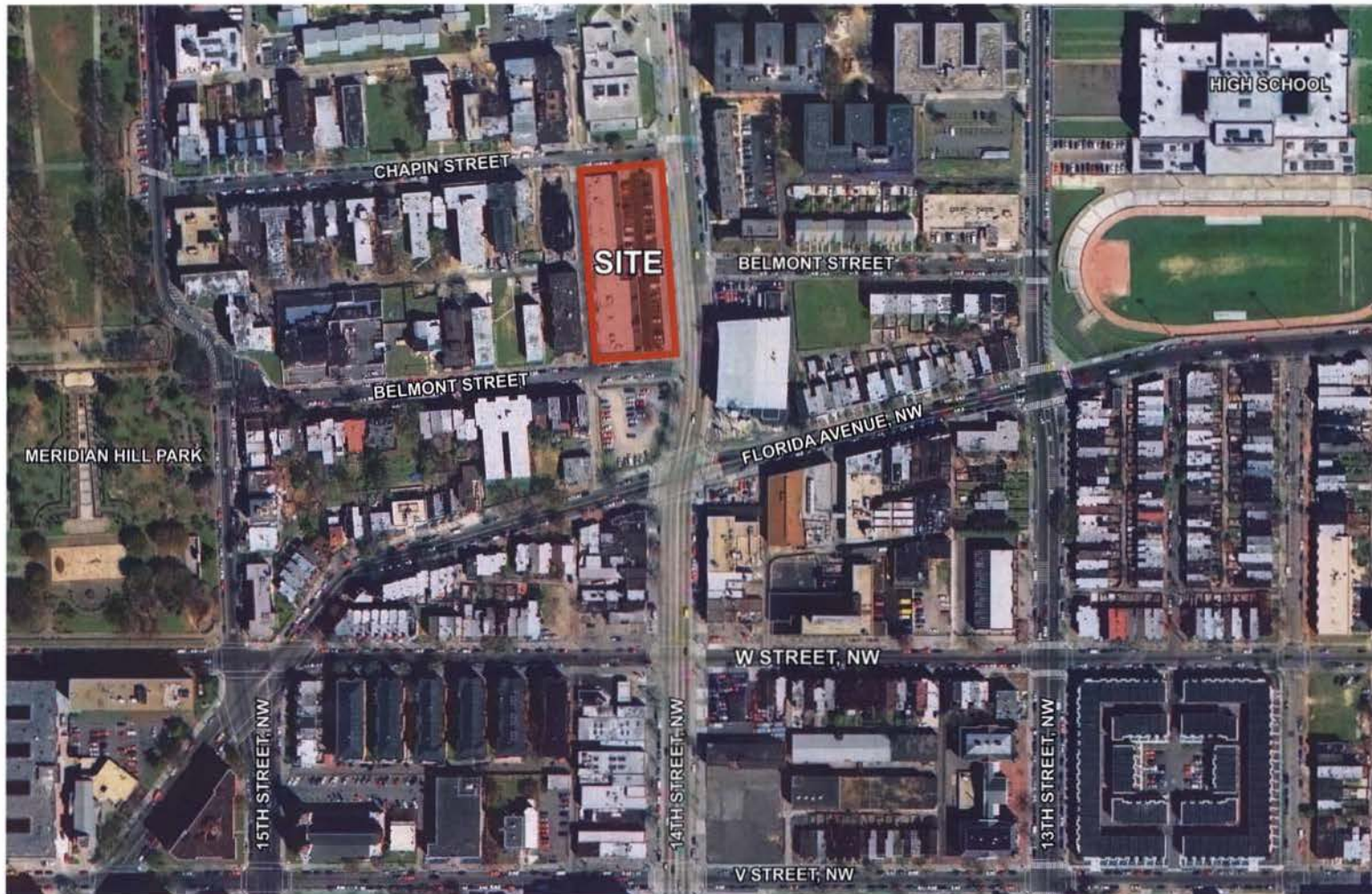
DRAWING INDEX			DRAWING INDEX			DRAWING INDEX		
SHEET	TITLE	FILING REQUIREMENTS (DCMR 11) ZONING REFERENCE	SHEET	TITLE	FILING REQUIREMENTS (DCMR 11) ZONING REFERENCE	SHEET	TITLE	FILING REQUIREMENTS (DCMR 11) ZONING REFERENCE
-	COVER SHEET	-	S1	SITE PHOTOGRAPHS	-	A1	GROUND / B1 LEVEL PLAN	2406.11 (e) ; 2406.12 (e) & (f)
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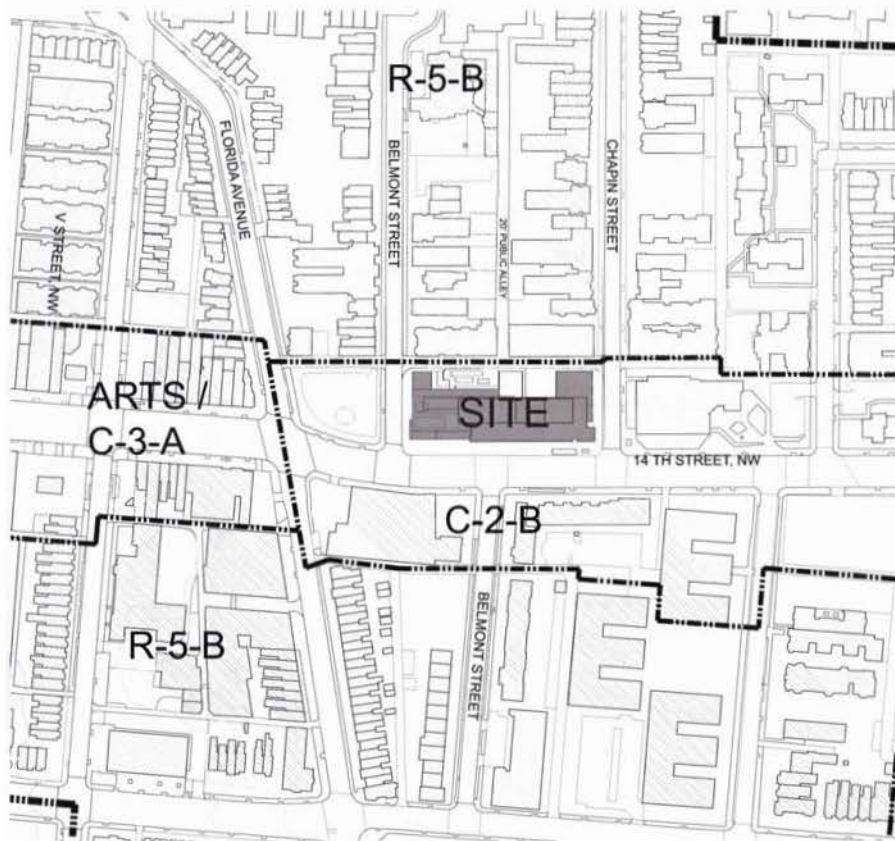


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AERIAL PHOTOGRAPH AP1

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ZONING TABULATIONS

SQUARE: 2661
LOT: 219
ZONE: C-2-B
SITE AREA: 39,991 SF

	C-2-B / PUD REQUIRED / ALLOWED	PROVIDED
FAR:	6.0 (MAXIMUM)	6.0 (239,946 SF) 5.6 (223,946 SF RESIDENTIAL) .4 (16,000 SF COMMERCIAL)
LOT OCCUPANCY (%):	100% COMMERCIAL 80% RESIDENTIAL	100% AT COMMERCIAL FLOORS 93% (GROUND FLOOR) 73% (LEVEL 1) 73% (LEVELS 2-8) 50% (LEVEL 9)
BUILDING HEIGHT (1):	90' (MAXIMUM)	90'
ROOF STRUCTURE HEIGHT:	15'-6"	15'-0" & 16'-0" (ROOF STRUCTURE 1) 12'-0" (ROOF STRUCTURE 2)
ROOF STRUCTURE AREA:	.37 FAR MAXIMUM=14,796 SF	.33 FAR= 13,100 SF ROOF STRUCTURE 1= 11,900 SF ROOF STRUCTURE 2= 1,200 SF
REAR YARD:	15' (MIN.)	32'-6" FROM CENTER OF BELMONT STREET
SIDE YARD:	NONE REQUIRED	NONE PROVIDED
COURTS(2):	OPEN COURT REQUIREMENTS: RESIDENTIAL: 4'x18' MIN. COMMERCIAL: 3'x12' MIN. Open Court 1 Width: 37' Open Court 2 Width: 28' Open Court 3 Width: 15' Open Court 4 Width: 15' Open Court 5 Width: 28'	OPEN COURT 1: 51' OPEN COURT 2: 33' OPEN COURT 3: 41' OPEN COURT 4: 54.7' OPEN COURT 5: 59.7' COURT NICHE 1:10' WIDE x 4' DEEP 4% (8,956 SF)
RESIDENTIAL REC.(3) SPACE (%)	15%	4% (8,956 SF)
ROOF STRUCTURES: Number Setbacks	2 1:1	2 VARIES (SEE SITE PLAN)
PARKING(4):		
Residential Retail	1 PER 3 DU= 75 FOR 225 UNITS ABOVE 3,000 SF 1/750 SF= 18	158 RESIDENTIAL 18 RETAIL
LOADING: Residential Retail	1 BERTH @ 55' 1 DELIVERY SERVICE SPACE @ 20' NONE REQUIRED	1 BERTH @ 55' 1 DELIVERY SERVICE SPACE @ 20' 1 BERTH @ 30'

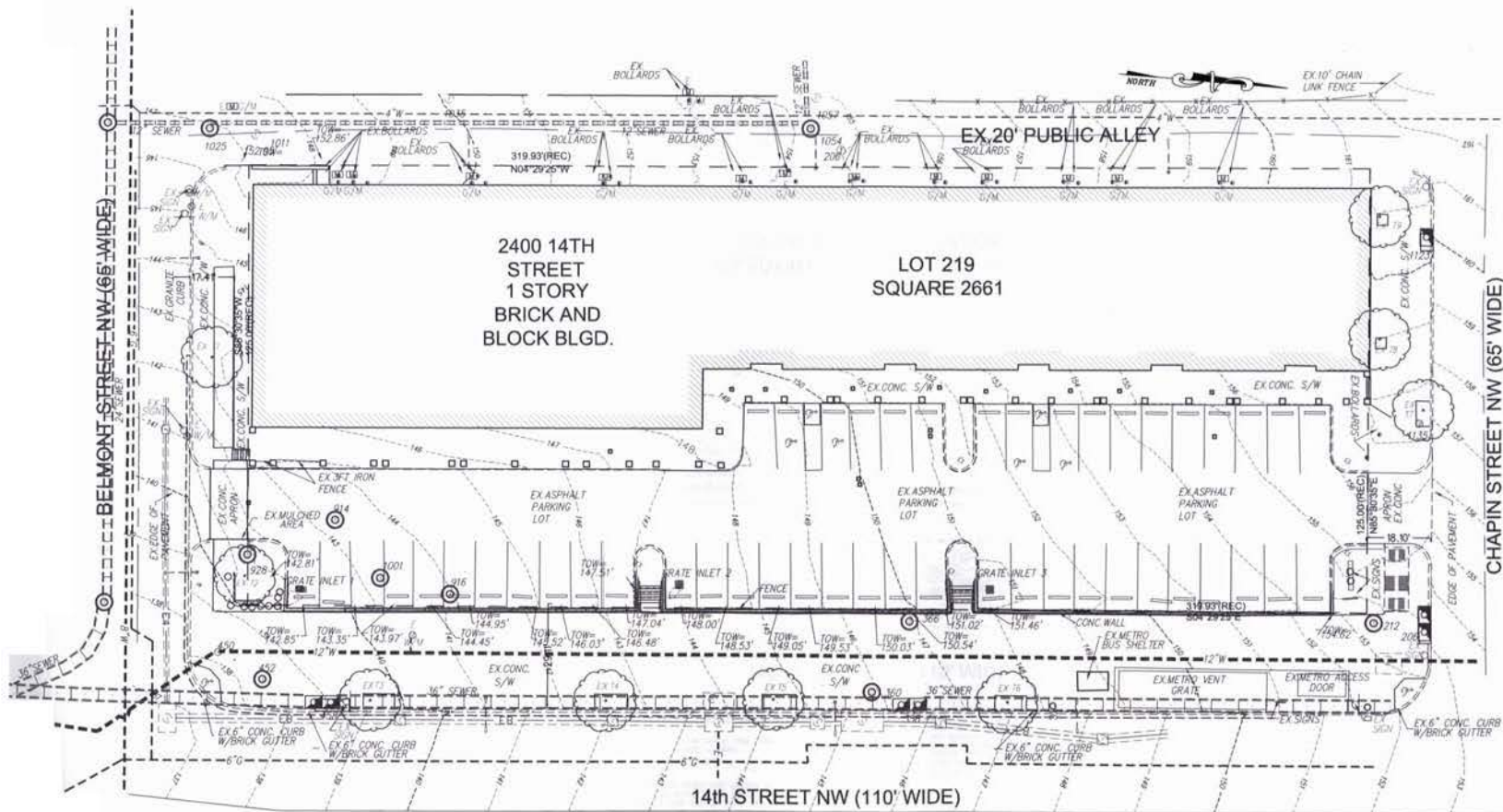
NOTES:

- (1) THE BUILDING HEIGHT IS BASED ON THE MEASURING POINT TAKEN ON THE MIDPOINT OF CHAPIN STREET FRONTAGE.
- (2) SEE SITE PLAN FOR COURT & COURT NICHE LOCATIONS.
- (3) RECREATION SPACE WILL BE PROVIDED THROUGH A COMBINATION OF THE FOLLOWING:
 - GROUND FLOOR INTERIOR AMENITY SPACE: 1,700 SF
 - GROUND FLOOR EXTERIOR AMENITY SPACE: 1,900 SF
 - ROOFTOP AMENITY SPACE: 5,400 SF
 AN ADDITIONAL 7,800 SF OF PRIVATE BALCONIES AND TERRACES WILL BE PROVIDED.
- (4) THE PROPOSED PLANS SHOW 225 DWELLING UNITS. THE FINAL UNIT COUNT WILL BE BETWEEN 200 AND 250 UNITS. PARKING WILL BE PROVIDED AT A RATIO OF .70 SPACES/UNIT AND WILL EXCEED THE .33 SPACES/UNIT ZONING REQUIREMENT.

ZONING BOUNDARY PLAN & DEVELOPMENT DATA

D1

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Manhole Table:

205 Storm	Top=153.99
206 Storm	Top=153.75
212 Sanitary	Top=153.53
222 Electric	Top=153.02
358 Storm	Top=146.20
360 Sanitary	Top=145.94
366 Sanitary	Top=146.91
434 Electric	Top=143.93
450 Water	Top=138.39
452 Sanitary	Top=138.53
458 Storm	Top=138.94
914 Sanitary	Top=143.36
916 Sanitary	Top=143.99
928 Sanitary	Top=141.95
1001 Sanitary	Top=143.42
1011 Electric	Top=147.41
1025 Sanitary	Top=146.85
1035 Electric	Top=150.10
1046 ?	Elev=152.41
1054 Sanitary	Top=154.40
1057 Electric	Top=154.66
1059 Telephone	Top=155.05
1123 Storm	Top=160.40
1135 Water	Top=157.21
Grate Inlet 1	Top=141.9 +/-
Grate Inlet 2	Top=146.98
Grate Inlet 3	Top=150.57

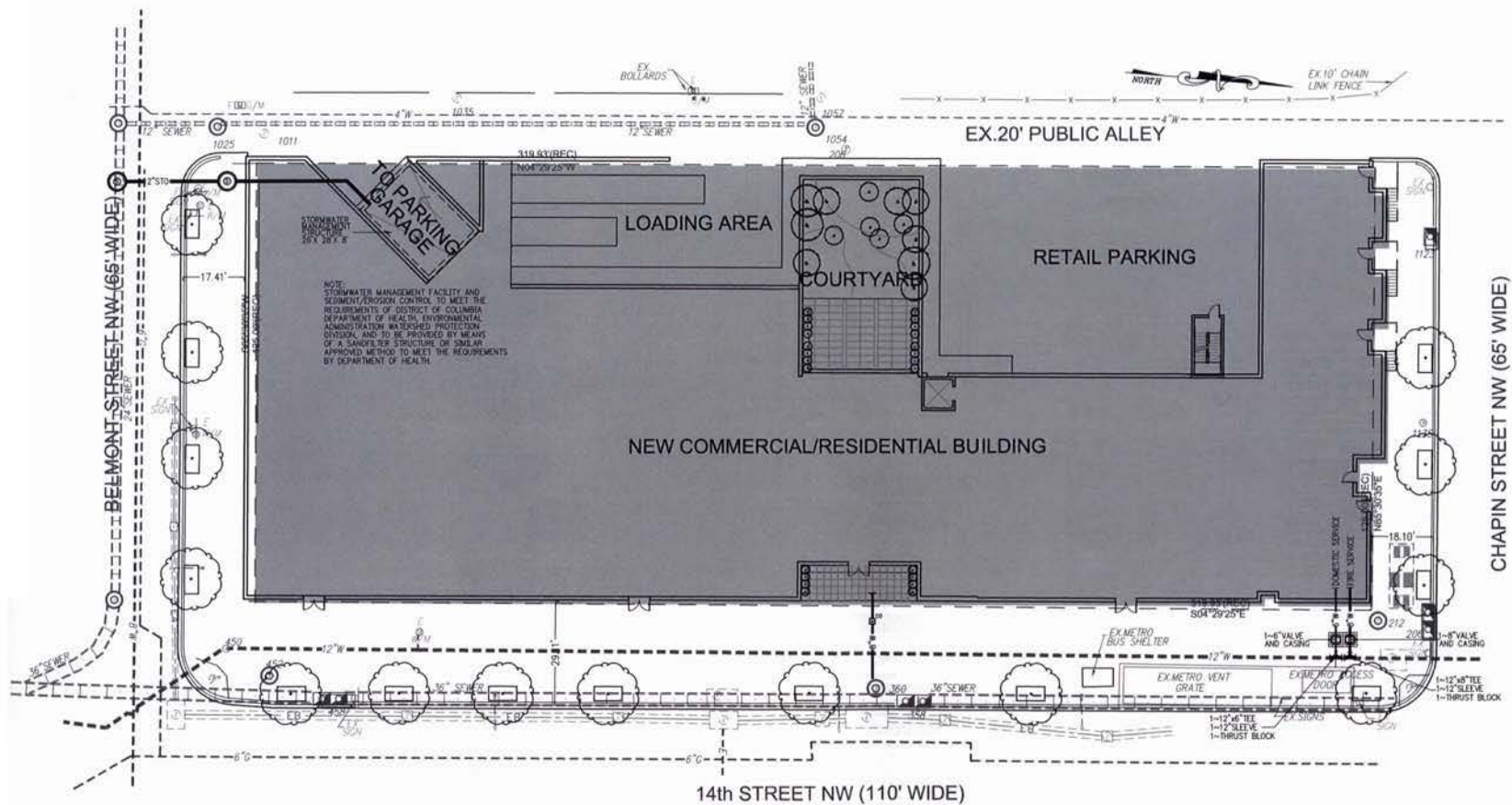
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EXISTING CONDITIONS PLAN

C1

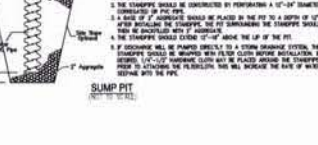
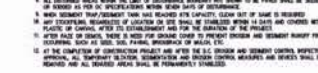
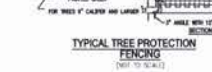
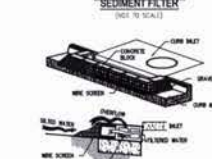
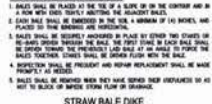
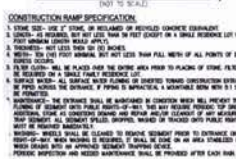
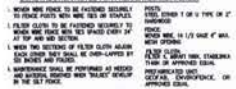
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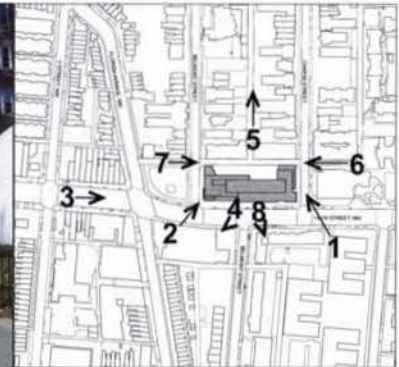
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1. VIEW OF SITE - NORTH SIDE



KEY PLAN



2. VIEW OF SITE - SOUTH SIDE

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SITE PHOTOS

S1

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3. VIEW OF 14TH STREET LOOKING NORTH



4. EXISTING BUILDING SOUTHEAST OF SITE



5. VIEW WEST THROUGH ALLEY



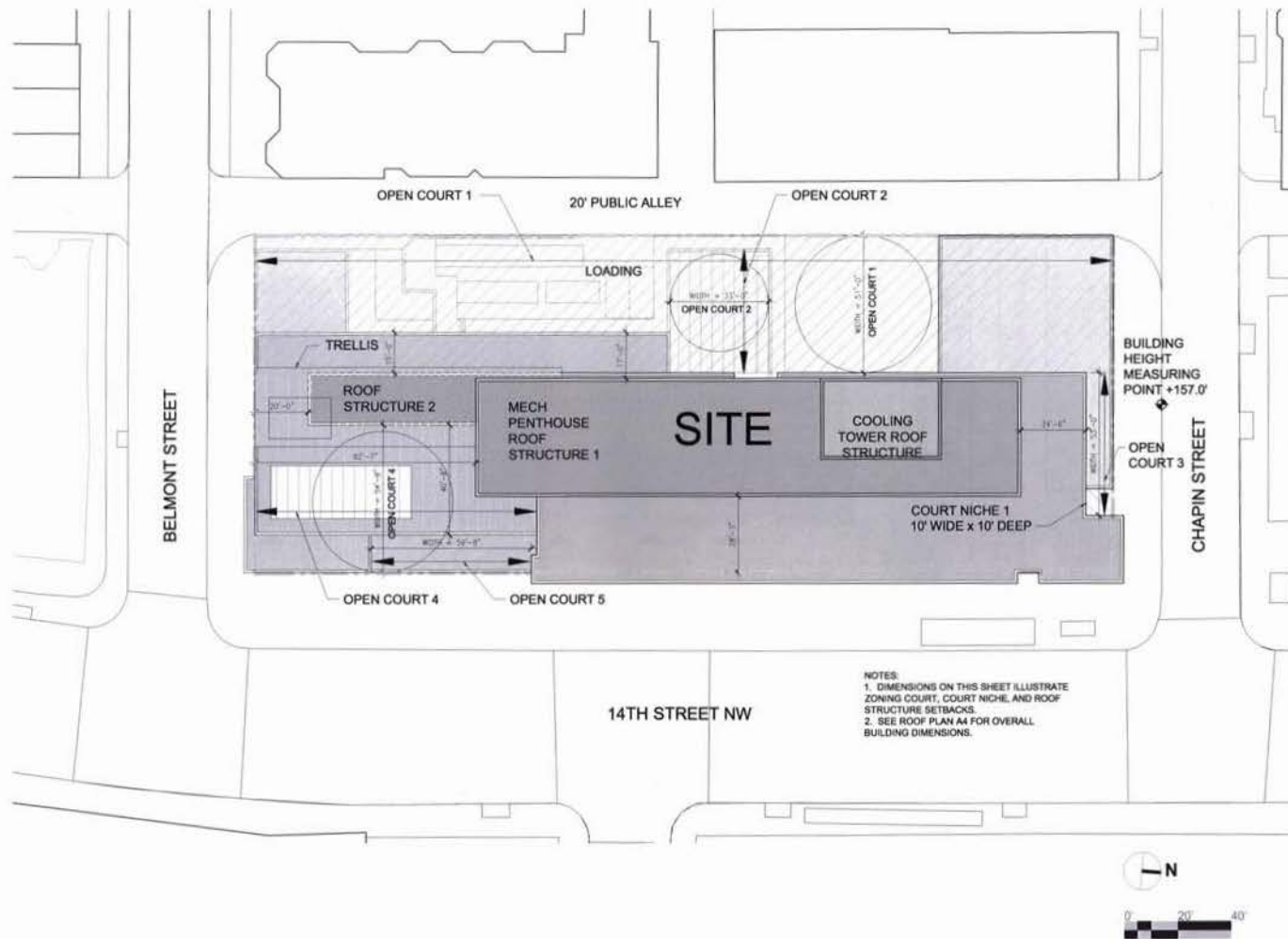
6. VIEW OF ALLEY FROM NORTH SIDE



7. VIEW OF ALLEY FROM SOUTH SIDE



8. EXISTING BUILDINGS ACROSS FROM SITE

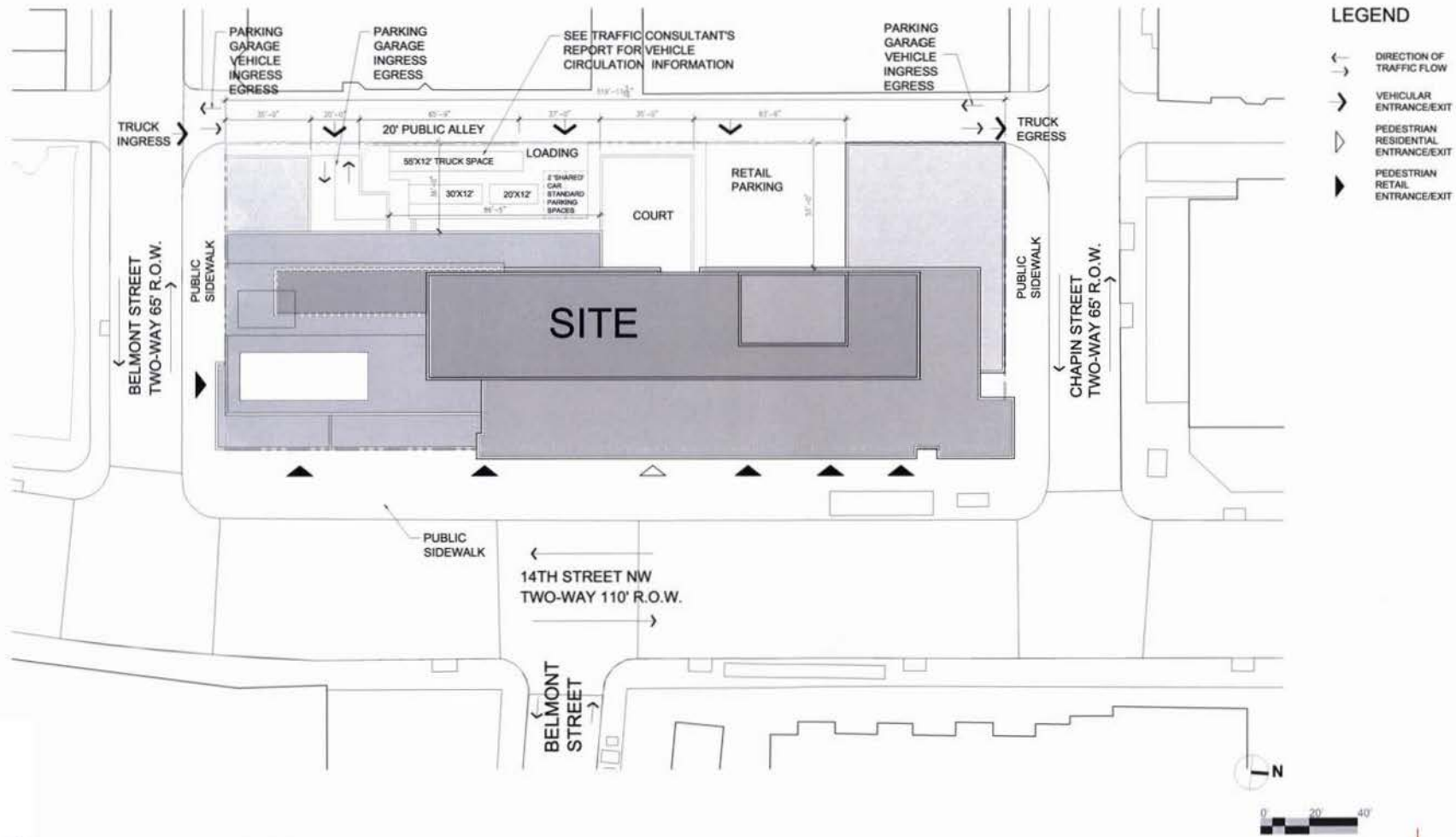


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SITE PLAN S3

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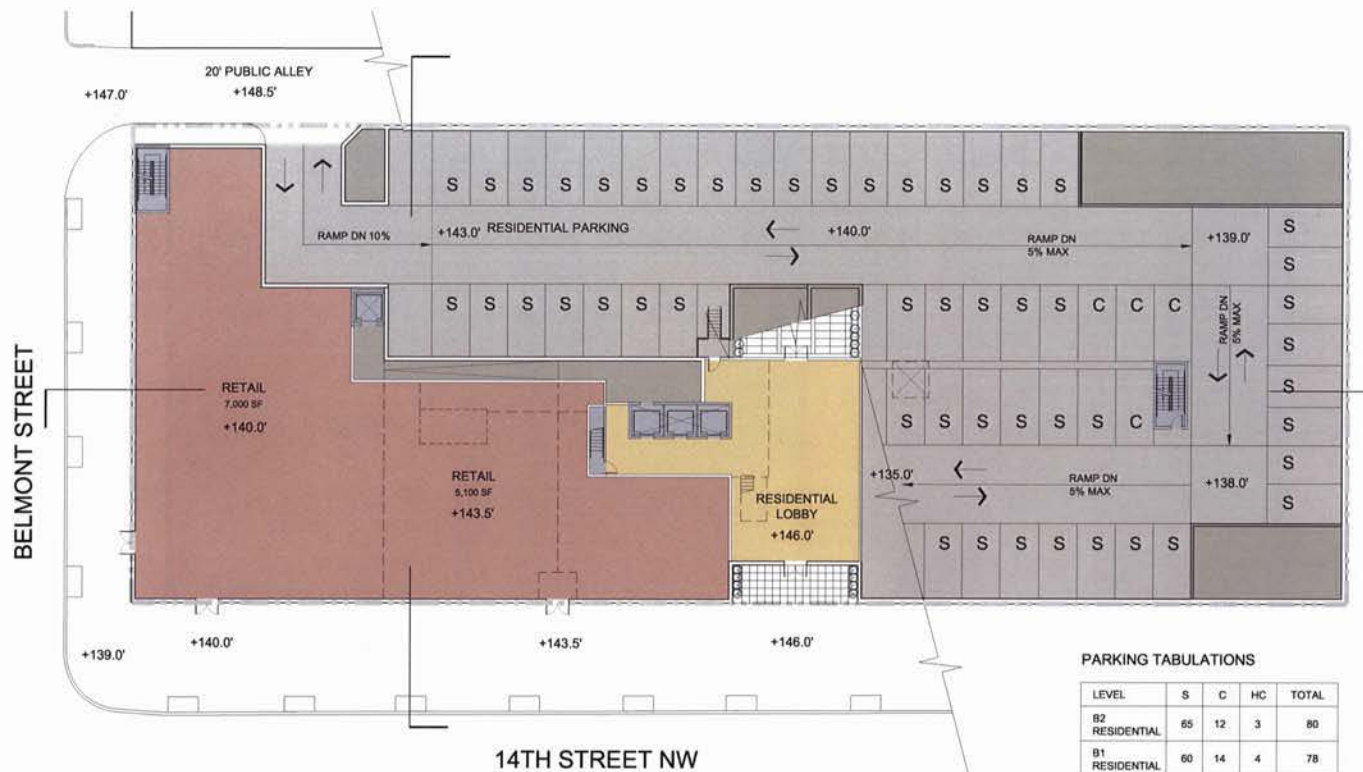
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LANDSCAPE PLAN

L1

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KEY

RETAIL	
RESIDENTIAL	
CIRCULATION	
CORE	
PARKING	
SERVICE	

PARKING TABULATIONS

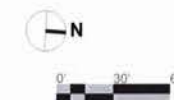
LEVEL	S	C	HC	TOTAL
B2 RESIDENTIAL	65	12	3	80
B1 RESIDENTIAL	60	14	4	78
TOTAL	125	26	7	158
1 RETAIL	17	0	1	18

NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUTS IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.

PARKING LEGEND:

S = STANDARD PARKING SPACE (9'-0" x 19'-0")
 C = COMPACT PARKING SPACE (8'-0" x 16'-0")
 HC = ACCESSIBLE PARKING SPACE (13'-0" x 19'-0")



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GROUND / B1 LEVEL PLAN

A1

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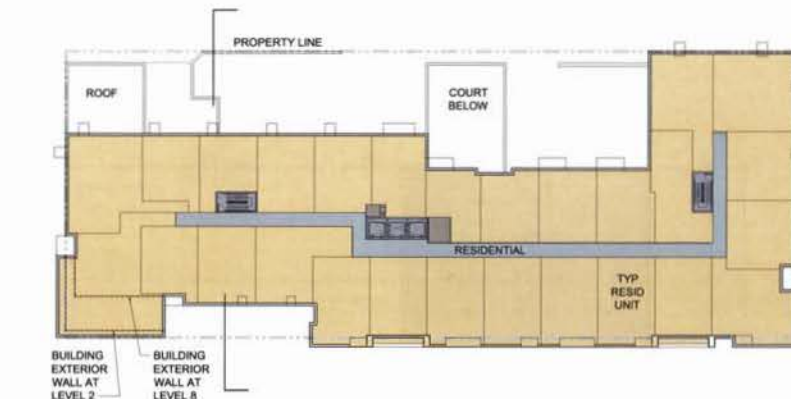
LEVEL 1 PLAN

A2

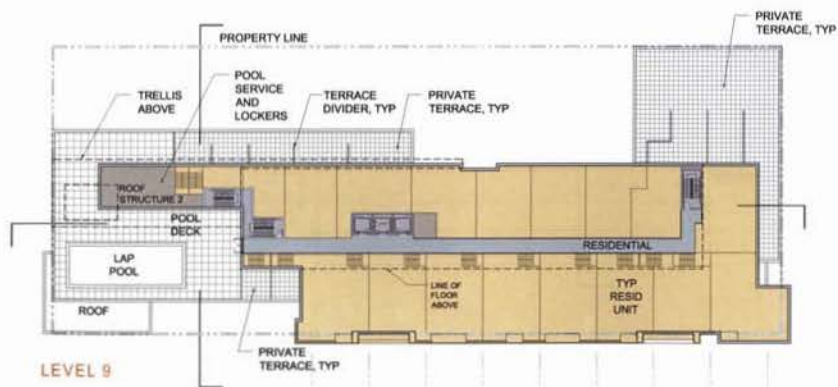
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B1 LEVEL



TYPICAL LEVEL (3-7)
(LEVELS 2 & 8 SIMILAR)



LEVEL 9

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PENTHOUSE PLAN

KEY

RETAIL	
RESIDENTIAL	
CIRCULATION	
CORE	
PARKING	
SERVICE	



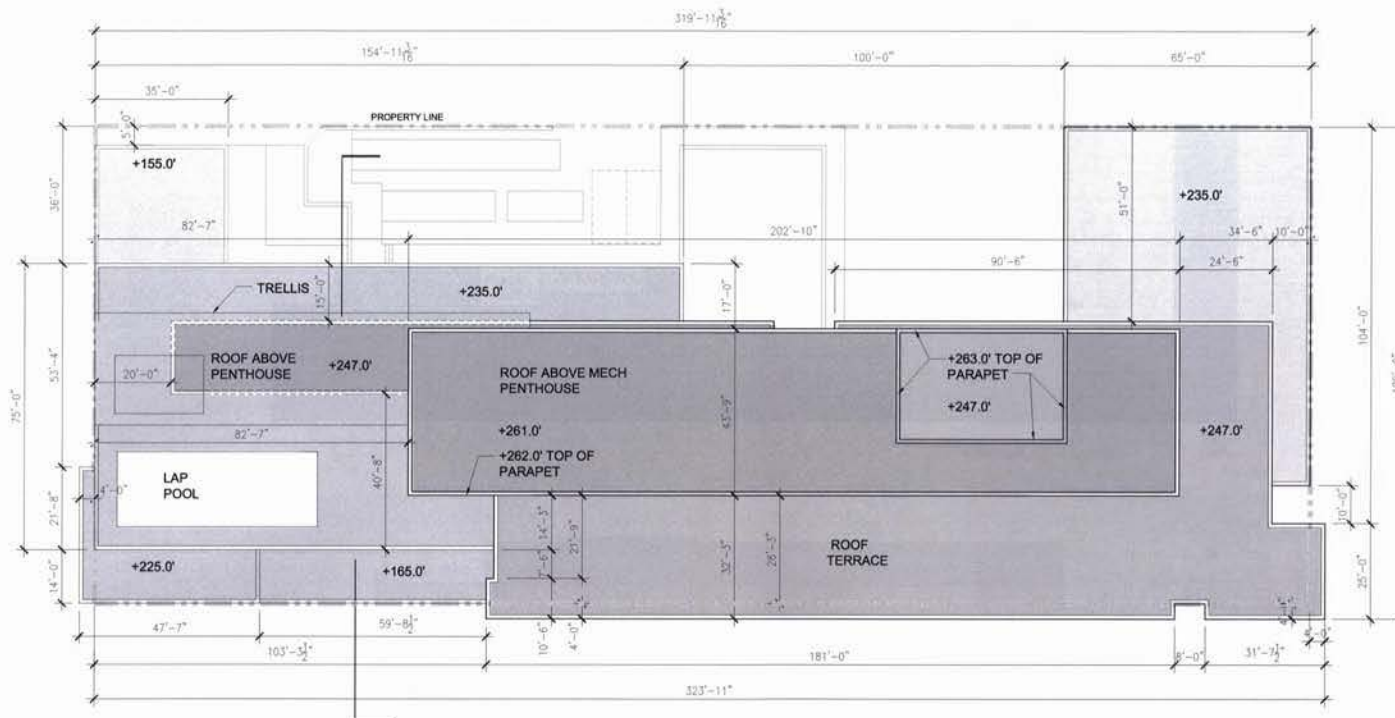
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GARAGE, TYPICAL, LEVEL 9 & PH PLANS

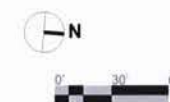
A3

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NOTES:

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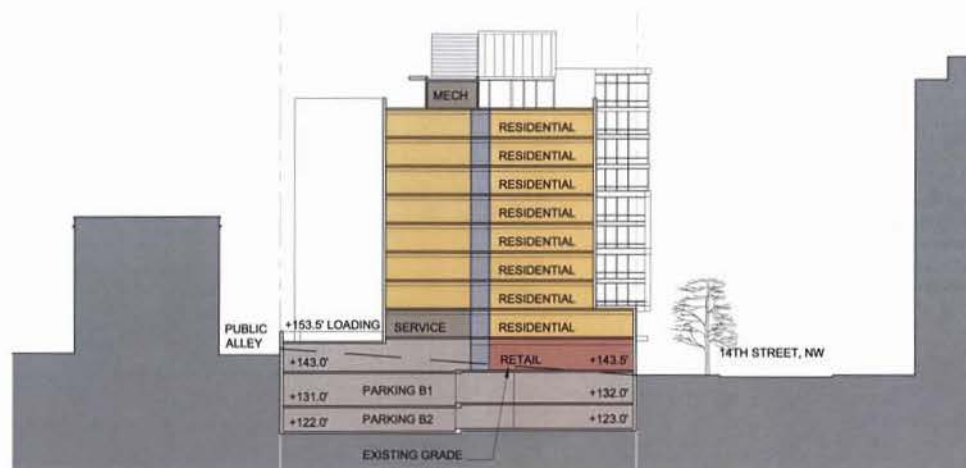
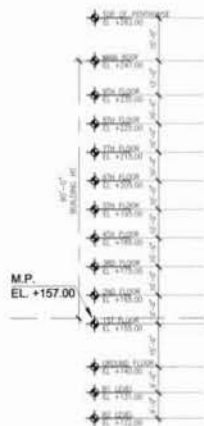
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ROOF PLAN

A4

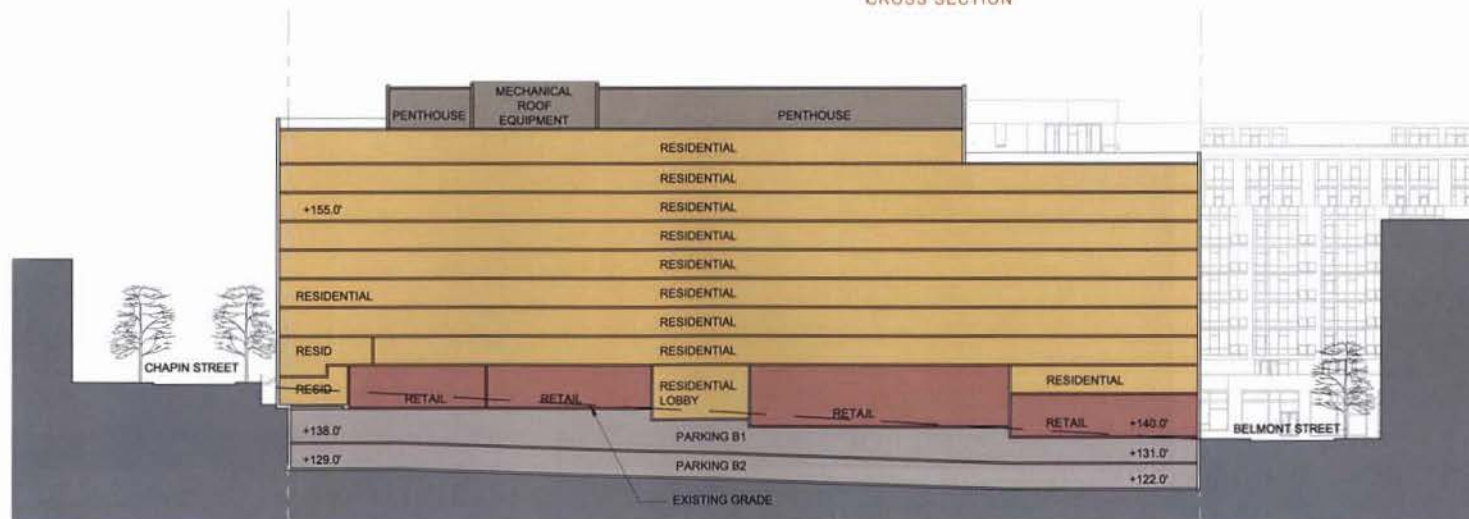
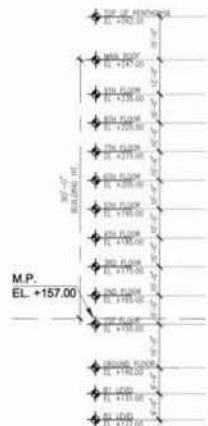
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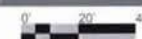
KEY

RETAIL	
RESIDENTIAL	
CIRCULATION	
CORE	
PARKING	
SERVICE	

CROSS SECTION



LONG SECTION



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BUILDING SECTIONS A5

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SOUTH ELEVATION

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EAST ELEVATION



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ELEVATIONS A6

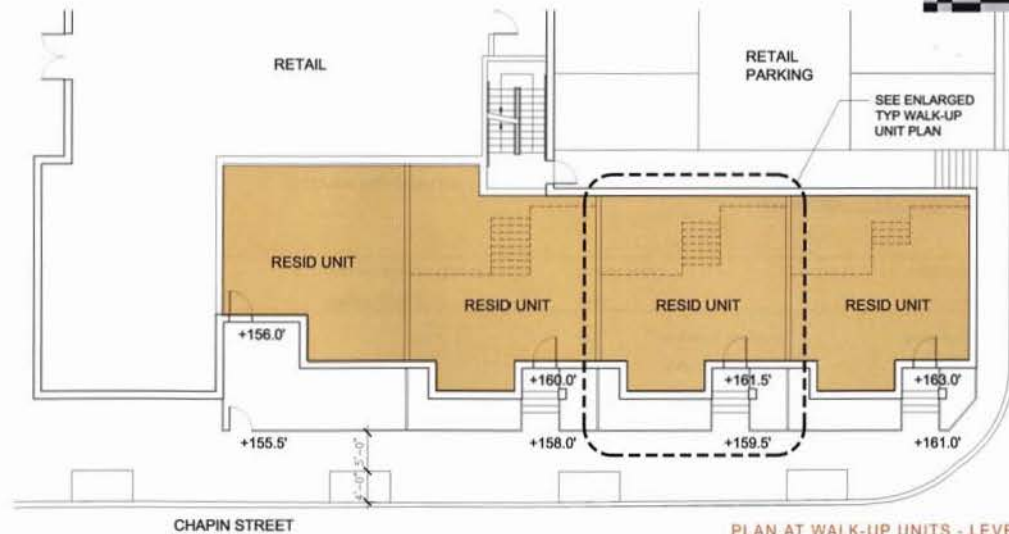
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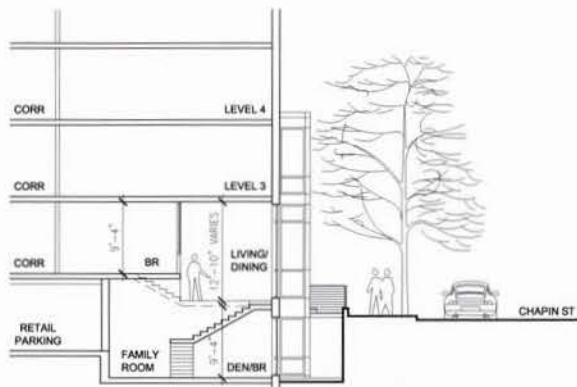
TYPICAL WALK-UP UNIT PLAN



PARTIAL NORTH ELEVATION AT WALK-UP UNITS



PLAN AT WALK-UP UNITS - LEVEL 1



SECTION AT WALK-UP UNIT



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WALK-UP UNIT DETAILS

A8

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