



2400 14TH STREET NW
WASHINGTON, DC
PUD HEARING SUBMISSION
JANUARY 05, 2007

OWNER / DEVELOPER: LEVEL 2 DEVELOPMENT, LLC
ARCHITECT: SHALOM BARANES ASSOCIATES
LAND USE COUNSEL: HOLLAND & KNIGHT, LLP
CIVIL ENGINEER: EDWARDS & KELCEY, INC
TRAFFIC CONSULTANT: WELLS & ASSOCIATES, LLC

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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)
AP1	AERIAL PHOTOGRAPH	—	S2	SITE PHOTOGRAPHS	—	A2	LEVEL 1 PLAN	2406.12 (e) & (f)
D1	ZONING BOUNDARY SITE PLAN	—	S3	SITE PLAN 1 ZONING	2406.11 (d); 2406.11 (e)	A3	GARAGE, LEVEL 2, TYPICAL & LEVEL 8 PLANS	2406.12 (e & f) & 2406.11 (d); 2406.11 (c) & (e)
	DEVELOPMENT DATA TABLE	2406.11 (b) & (e)	S4	SITE CIRCULATION PLAN	2406.12 (c); 2406.12 (f)	A4	LEVEL 9 & PH PLANS	2406.12 (e & f) & 2406.11 (d); 2406.11 (c) & (e)
C1	EXISTING CONDITIONS PLAN	—	L1	LANDSCAPE PLAN	2406.11 (d); 2406.12 (d)	A5	ROOF PLAN	2406.12 (e)
C2	SEDIMENTATION & EROSION CONTROL PLAN	—				A6	BUILDING SECTIONS	2406.12 (e)
C3	UTILITY PLAN	—				A7	ELEVATIONS	2406.12 (e)
C4	SEDIMENTATION & EROSION CONTROL DETAILS	—				A8	ELEVATIONS	2406.12 (e)
						A9	WALK-UP UNIT DETAILS	2406.12 (e)

ZONING COMMISSION
District of Columbia

CASE NO. 06-24
EXHIBIT NO. 31B

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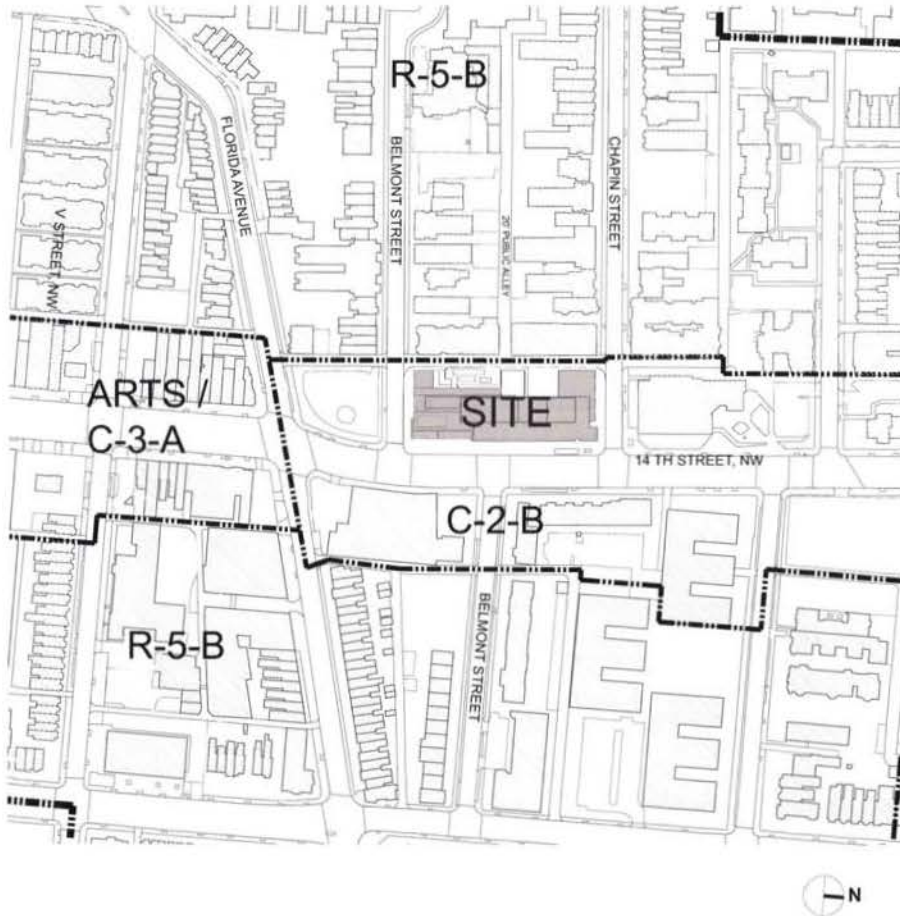
ZONING COMMISSION
District of Columbia
CASE NO.06-24
EXHIBIT NO.31B



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AERIAL PHOTOGRAPH AP1
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ZONING TABULATIONS

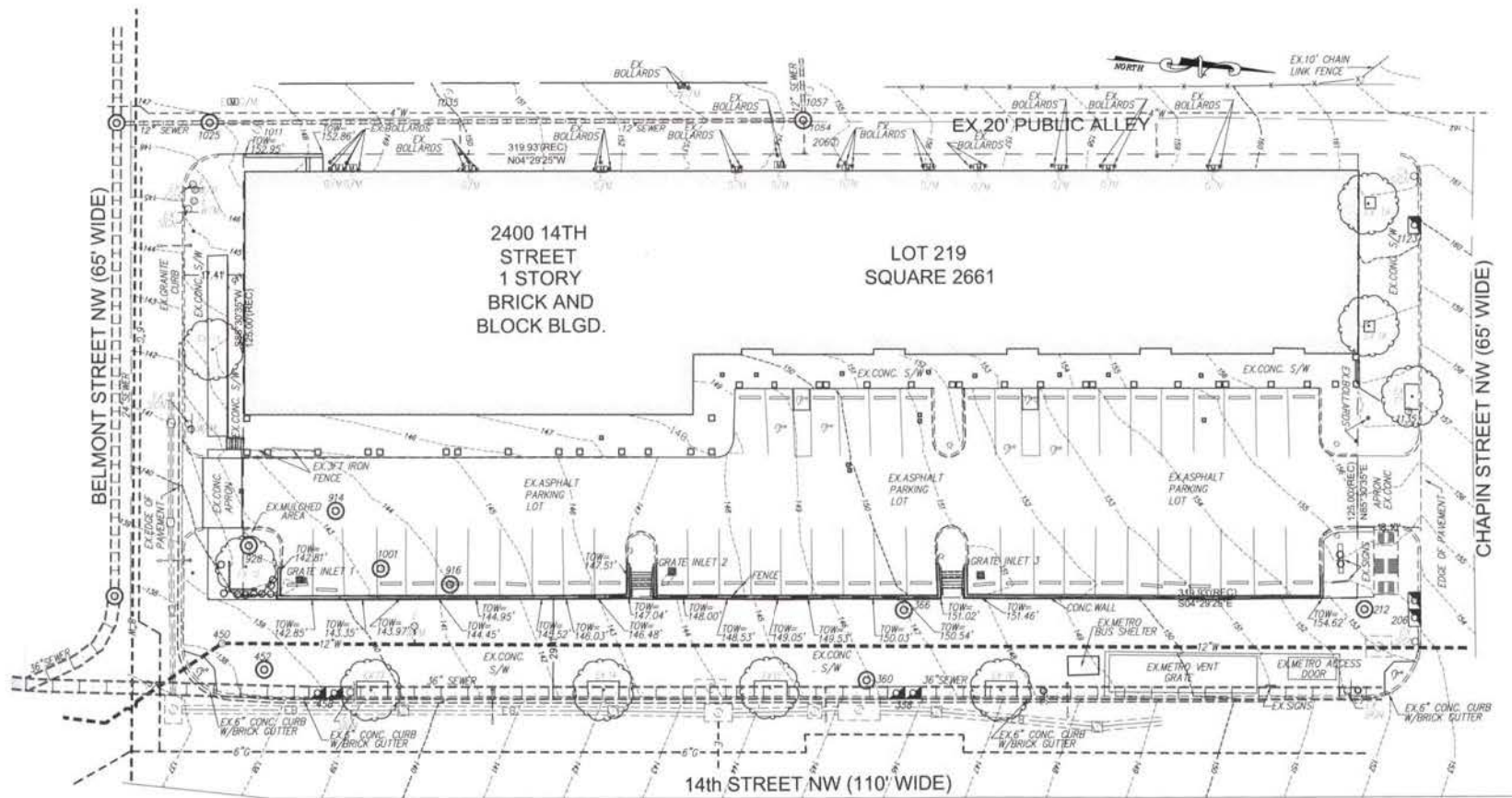
SQUARE:	2661	
LOT:	219	
ZONE:	C-2-B	
SITE AREA:	39,991 SF	
	C-2-B / PUD REQUIRED / ALLOWED	PROVIDED
FAR:	6.0 (MAXIMUM)	6.0 (230,946 SF) 5.6 (223,846 SF RESIDENTIAL) 4 (16,000 SF COMMERCIAL)
LOT OCCUPANCY (%)	100% COMMERCIAL 80% RESIDENTIAL	100% AT COMMERCIAL FLOORS 93% (GROUND FLOOR) 73% (LEVEL 1) 70% (LEVELS 2-7) 62% (LEVEL 8) 46% (LEVEL 9)
BUILDING HEIGHT (1)	90' (MAXIMUM)	90'
ROOF STRUCTURE HEIGHT	18'-6"	15'-6" & 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'x15' MIN. COMMERCIAL: 3'x11' 12' 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: 52.5' OPEN COURT 2: 33' OPEN COURT 3: 77.5' OPEN COURT 4: 54.4' OPEN COURT 5: 52.2' COURT NICHE 1: 10' WIDE x 6' DEEP
RESIDENTIAL REC.(3) SPACE (%)	15%	4% (9,000 SF)
ROOF STRUCTURES: Number Setbacks	2 1:1	2 VARIES (SEE SITE PLAN)
PARKING(4)	Residential Retail	158 RESIDENTIAL 18 RETAIL
LOADING: Residential Retail	1 BERTH @ 55' 1 DELIVERY SERVICE SPACE @ 20' NONE REQUIRED	2 BERTHS @ 30' 1 DELIVERY SERVICE SPACE @ 20'

- 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: 1,100 SF
 - GROUND FLOOR EXTERIOR AMENITY SPACE: 1,950 SF
 - LEVEL 1 INTERIOR AMENITY SPACE: 1,450 SF
 - ROOF TOP AMENITY SPACE: 4,500 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:

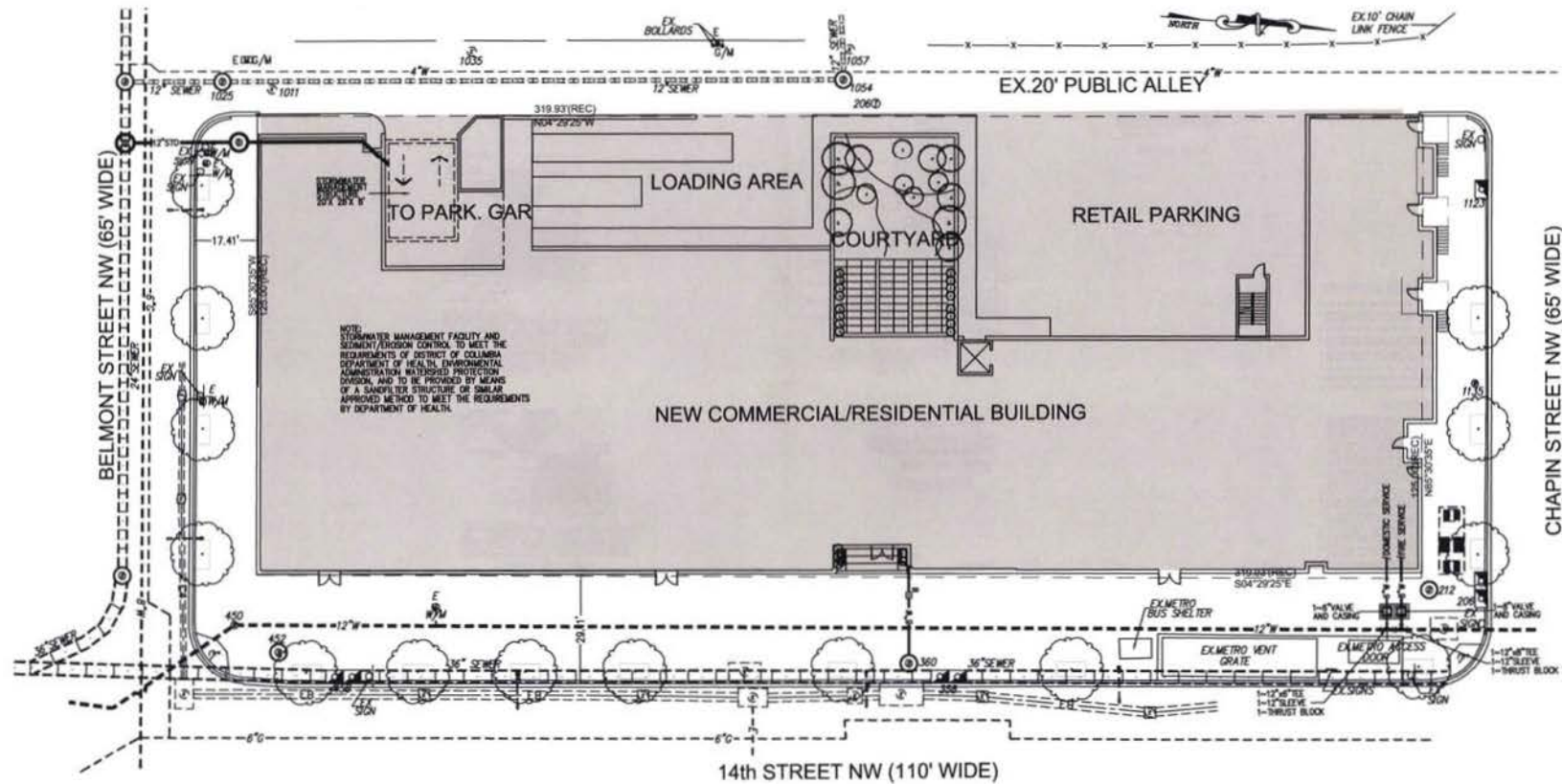
205 Storm	Top=153.89
206 Storm	Top=153.75
Inv=	148.80
212 Sanitary	Top=153.53
Inv=	138.00
Inv=	136.72
222 Electric	Top=153.02
Inv=	144.52
358 Storm	Top=146.20
Inv=	140.88
360 Sanitary	Top=145.94
Inv=	141.81
Inv=	141.87
366 Sanitary	Top=146.91
Inv=	132.87
Inv=	132.95
434 Electric	Top=143.93
Bottom=	136.77
450 Water	Top=138.39
Bottom=	136.24
452 Sanitary	Top=138.53
Lid stuck	
458 Storm	Top=138.94
Inv=	132.85
914 Sanitary	Top=143.36
Lid stuck	
916 Sanitary	Top=143.99
Lid stuck	
928 Sanitary	Top=141.95
Inv=	130.56
Inv=	130.80
1001 Sanitary	Top=143.42
Lid stuck	
1011 Electric	Top=147.41
Bottom=	143.11
1025 Sanitary	Top=146.85
Inv=	139.21
Inv=	139.42
1035 Electric	Top=150.10
Bottom=	148.08
1046 Elev	Top=152.41
Inv=	FOT & OIL
1054 Sanitary	Top=154.40
Inv=	146.45
Inv=	147.00
1057 Electric	Top=154.66
Bottom=	151.90
1059 Telephone	Top=155.05
Bottom=	147.92
1123 Storm	Top=160.40
Inv=	FOT
1135 Water	Top=152.21
Bottom=	156.18
Grate Inlet 1	Top=141.9 +/-
Inv=	FOT
Grate Inlet 2	Top=146.98
Inv=	FOT
Grate Inlet 3	Top=150.97
Inv=	FOT

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EXISTING CONDITIONS PLAN C1

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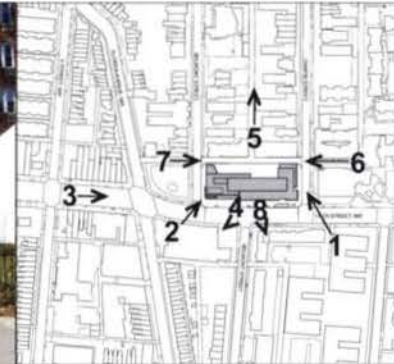
UTILITY PLAN C3

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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



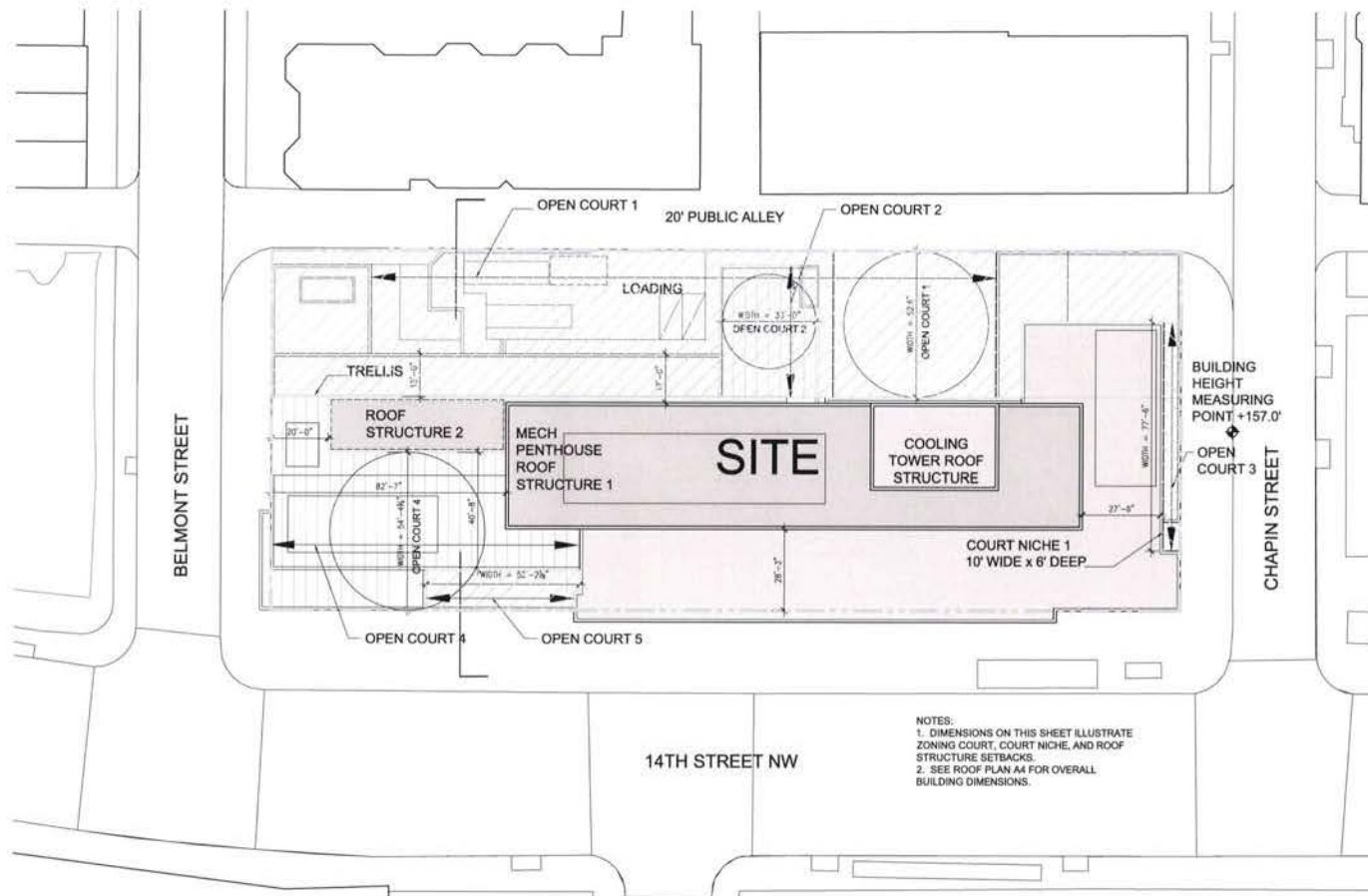
8. EXISTING BUILDINGS ACROSS FROM SITE

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SITE PHOTOS S2

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SITE PLAN | ZONING S3

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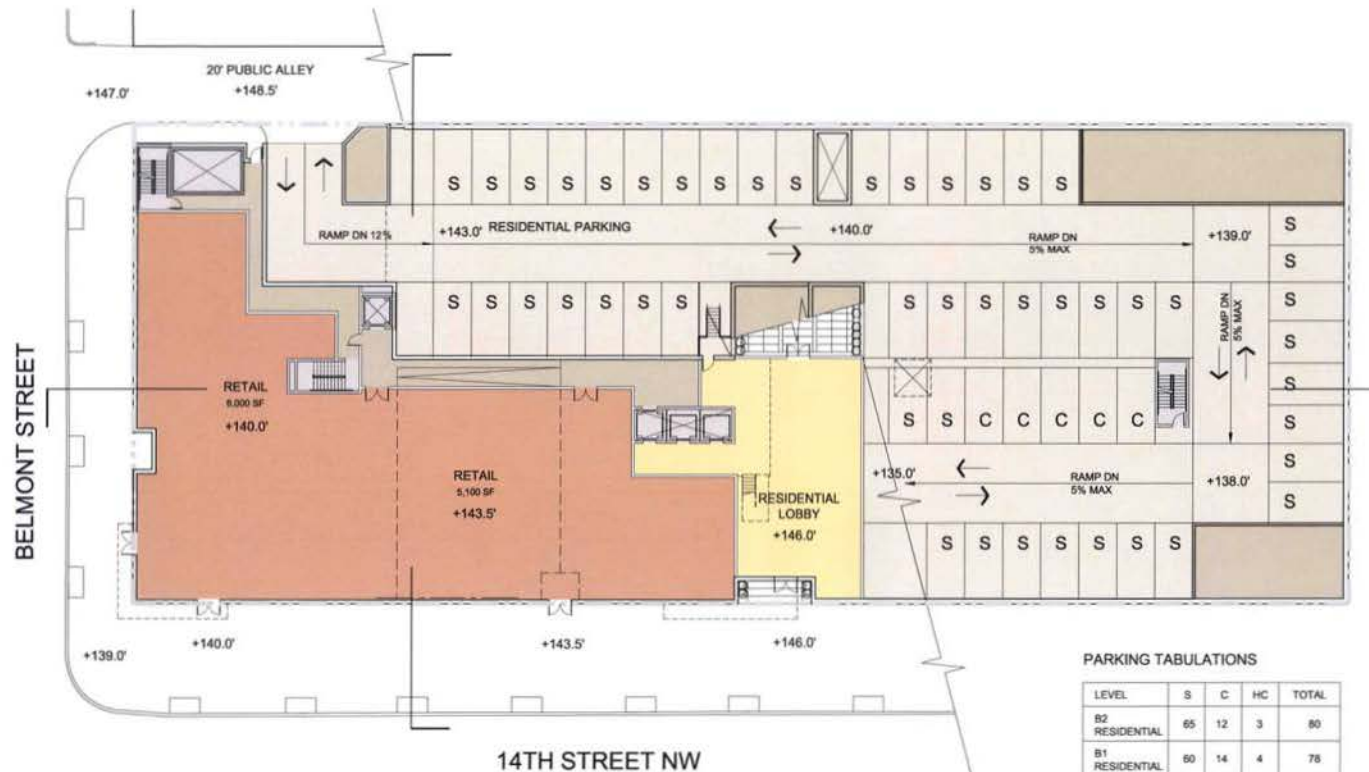


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LANDSCAPE PLAN L1

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NOTES:

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

PARKING TABULATIONS

LEVEL	S	C	HC	TOTAL
B2 RESIDENTIAL	65	12	3	80
B1 RESIDENTIAL	60	14	4	78

KEY



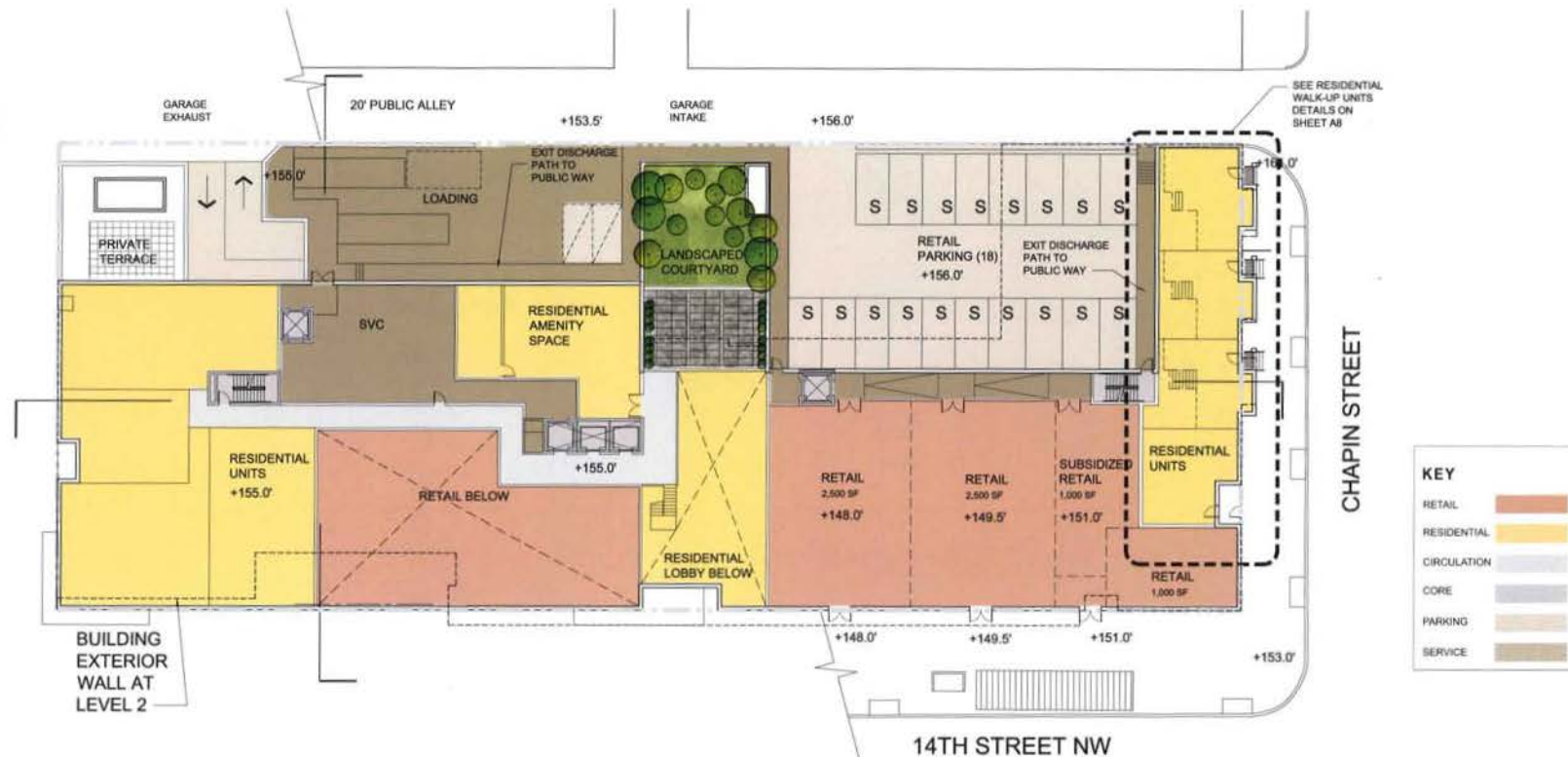
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GROUND / B1 LEVEL PLAN

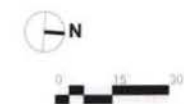
A1

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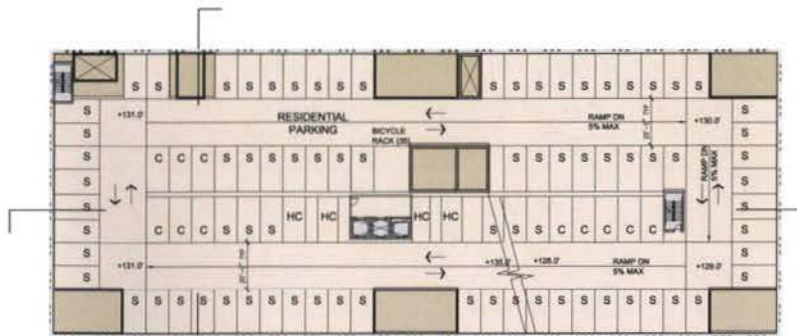
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LEVEL 1 PLAN A2

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B1 LEVEL - B2 LEVEL SIMILAR

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")



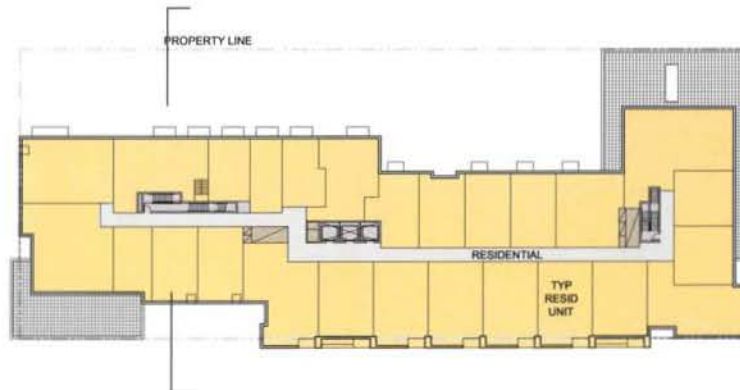
TYPICAL LEVEL (3-7)

NOTES:

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LEVEL 2



LEVEL 8

KEY

RETAIL	
RESIDENTIAL	
CIRCULATION	
CORE	
PARKING	
SERVICE	



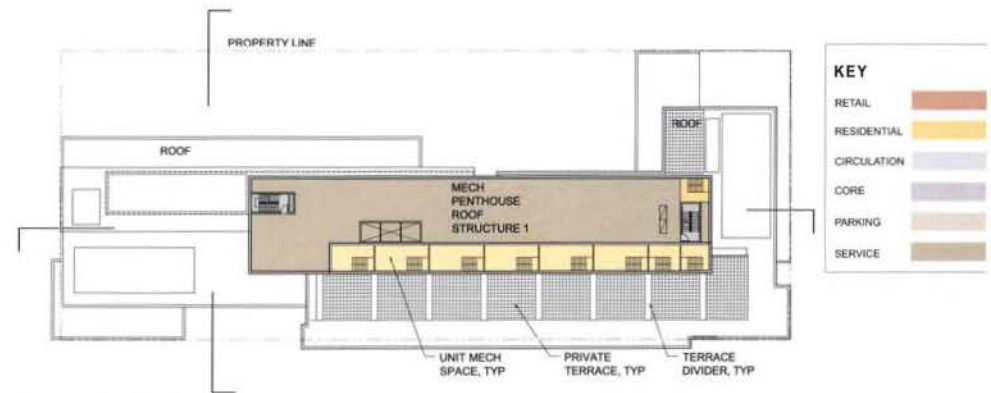
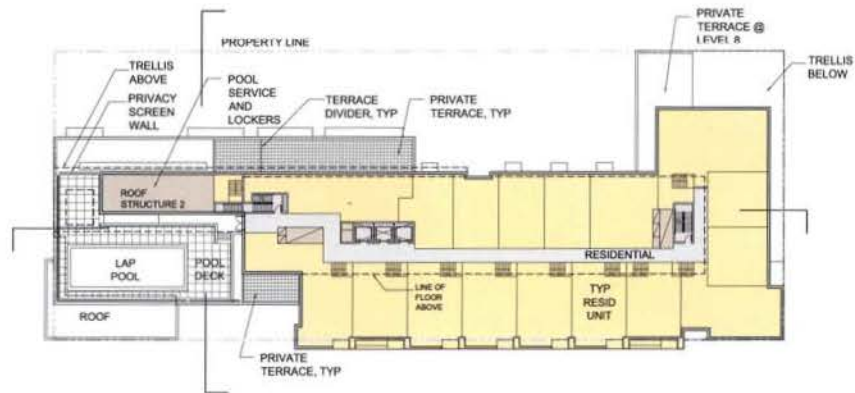
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GARAGE, LEVEL 2, TYPICAL & LEVEL 8 PLANS

A3

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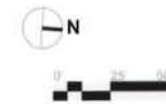


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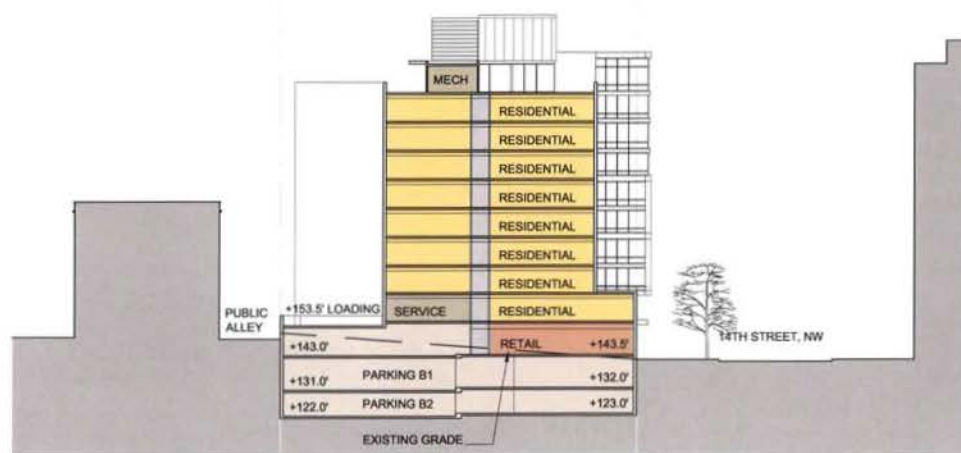
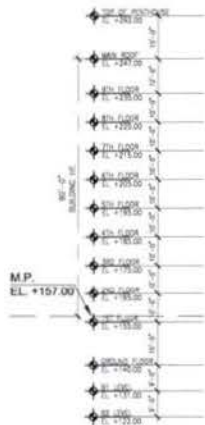
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LEVEL 9 & PH PLANS A4

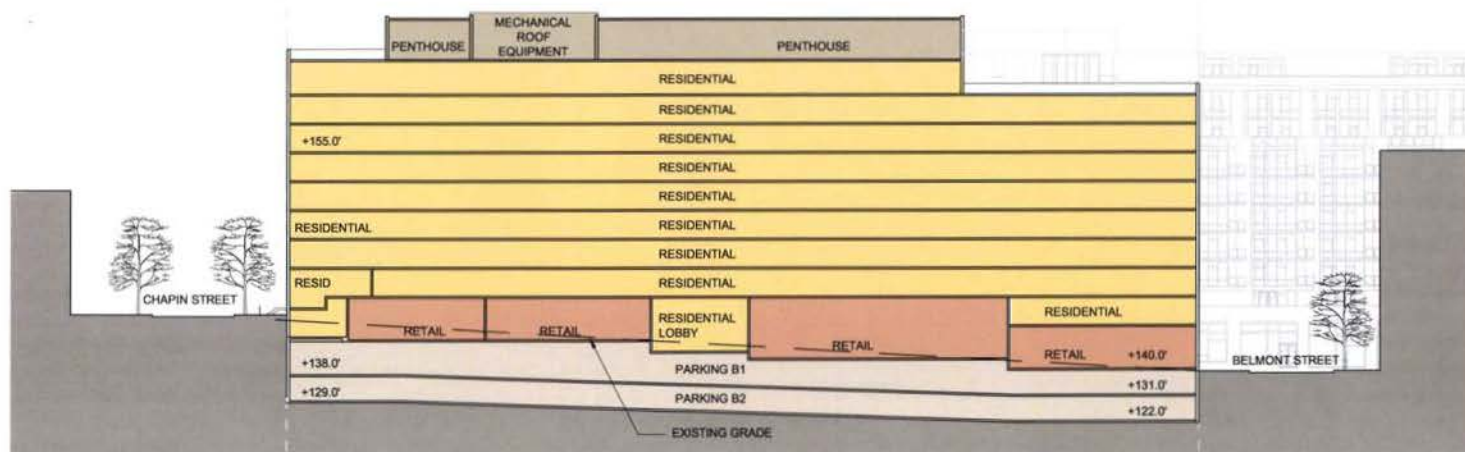
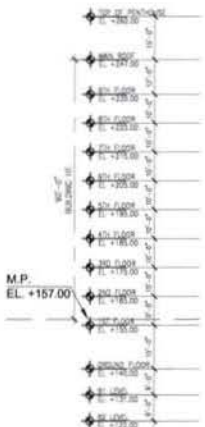
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KEY

RETAIL	
RESIDENTIAL	
CIRCULATION	
CORE	
PARKING	
SERVICE	

CROSS SECTION

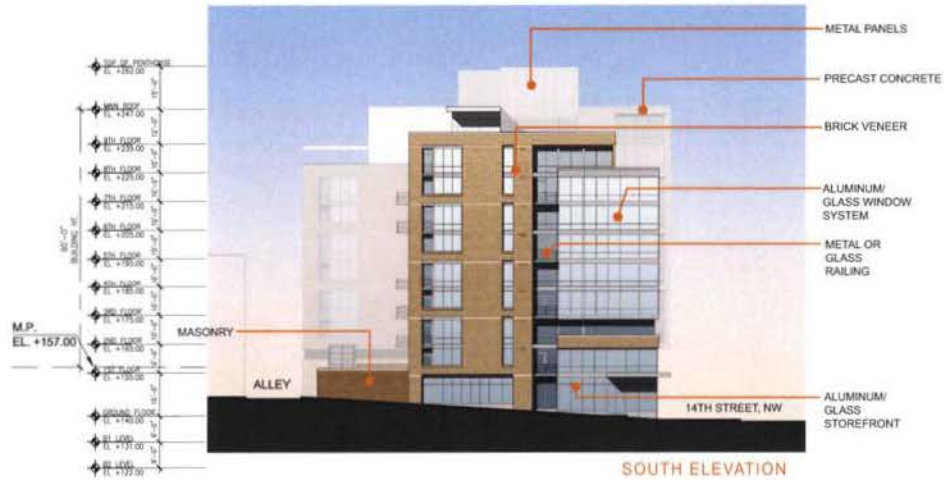


LONG SECTION



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ELEVATIONS

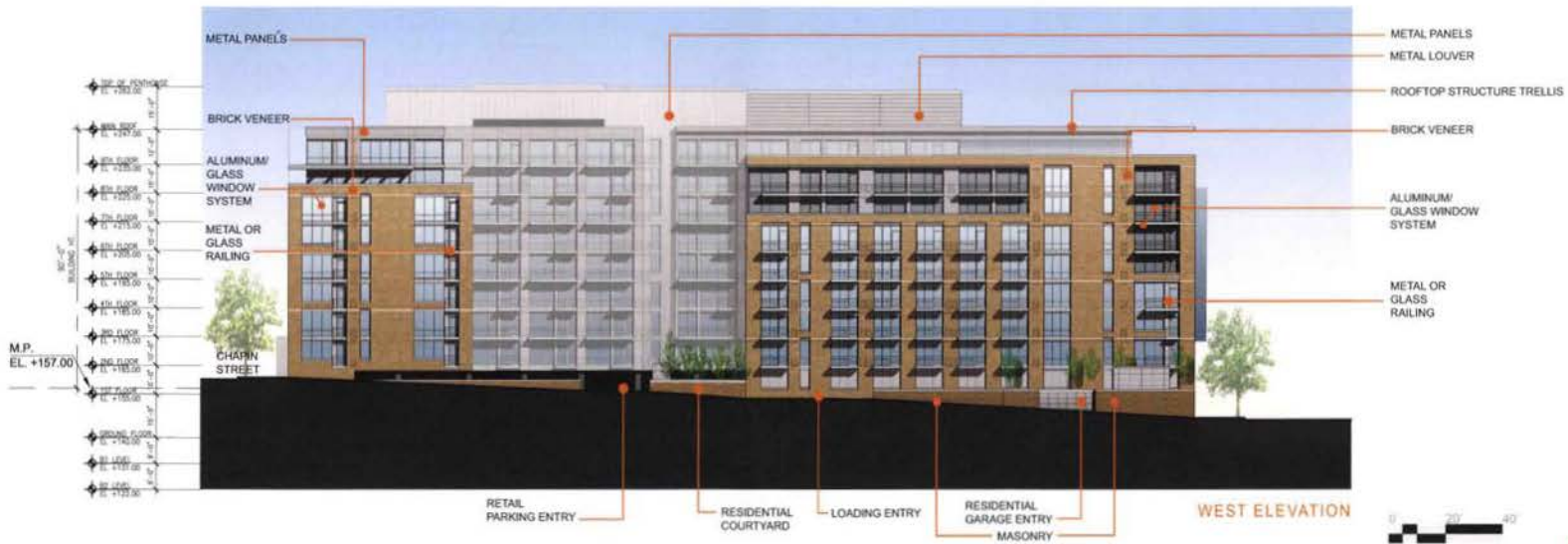
A7

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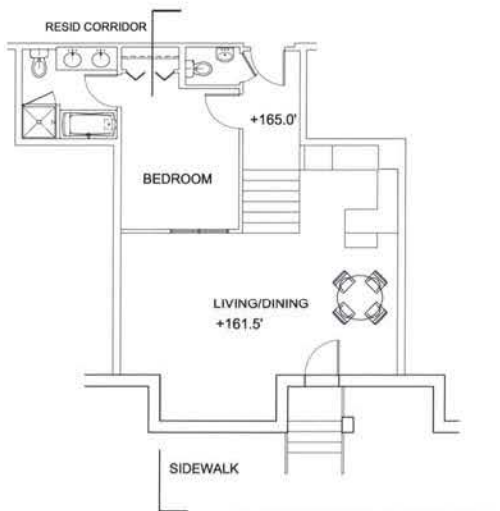
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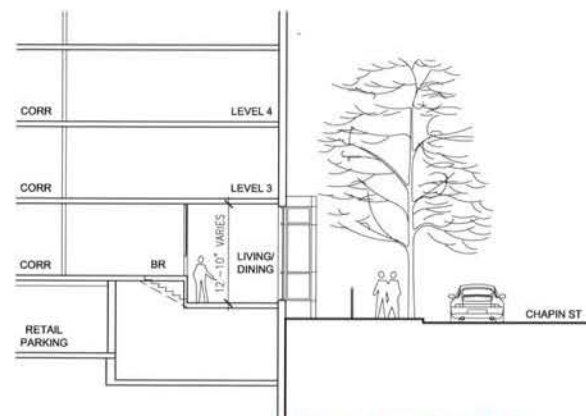
ELEVATIONS

A8

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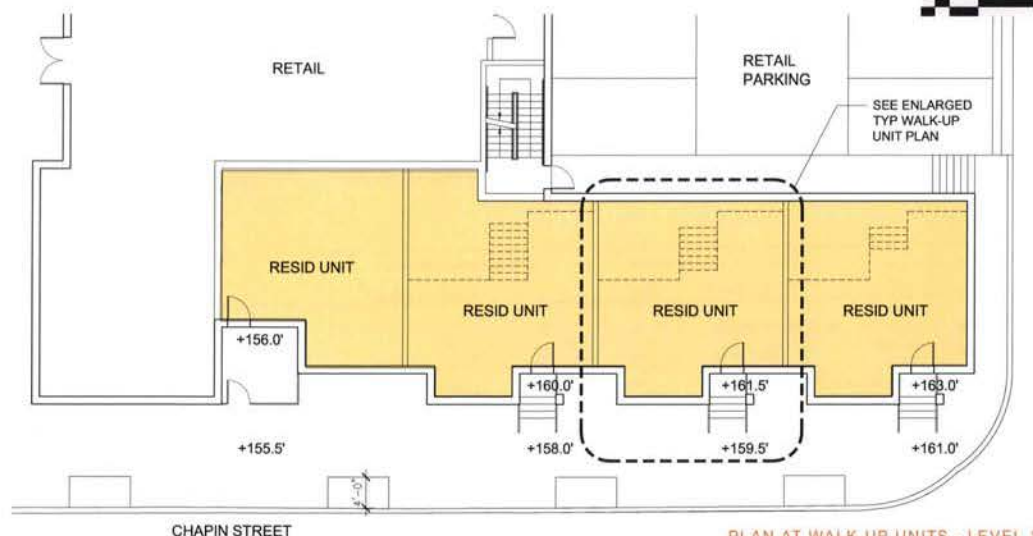
TYPICAL WALK-UP UNIT PLAN



SECTION AT WALK-UP UNIT



PARTIAL NORTH ELEVATION AT WALK-UP UNITS



PLAN AT WALK-UP UNITS - LEVEL 1

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WALK-UP UNIT DETAILS

A9

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