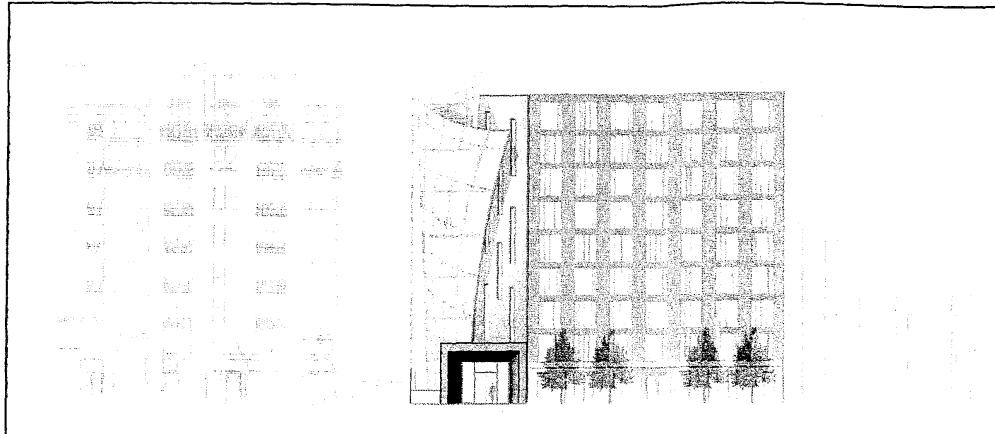
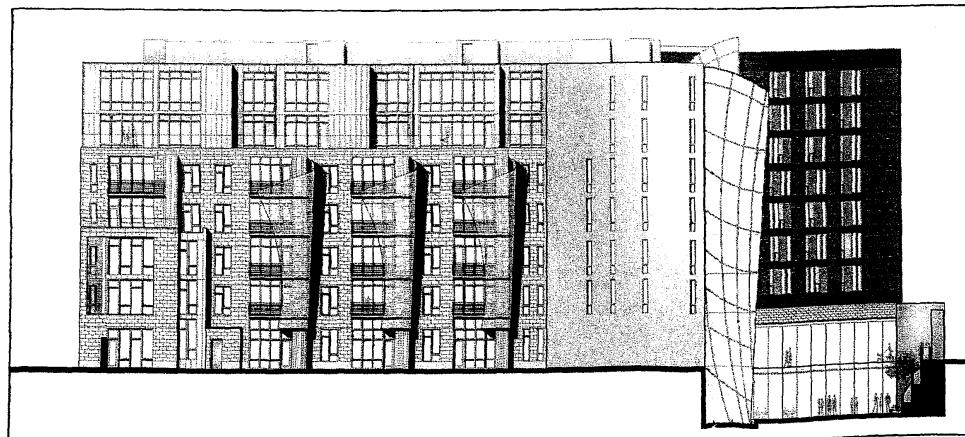


1444 IRVING STREET, NW
CONSOLIDATED PLANNED UNIT DEVELOPMENT
APPLICATION



NORTH ELEVATION



EAST ELEVATION

DEVELOPER

Columbia Heights Ventures Parcel 26, LLC
7200 WISCONSIN AVENUE SUITE 310
BETHESDA, MD 20814
301.654.0700

ARCHITECT

HICKOK COLE ARCHITECTS
1023 31ST STREET, NW
WASHINGTON, DC 20007
202.667.9776

LANDSCAPE ARCHITECT

PARKER RODRIGUEZ, INC.
101 NORTH UNION STREET SUITE 320
ALEXANDRIA, VIRGINIA 22314-3231
703.548.5010

CIVIL ENGINEER

AMT, INC.
10 G STREET, NE SUITE 430
WASHINGTON, DC 20002
202.289.4545

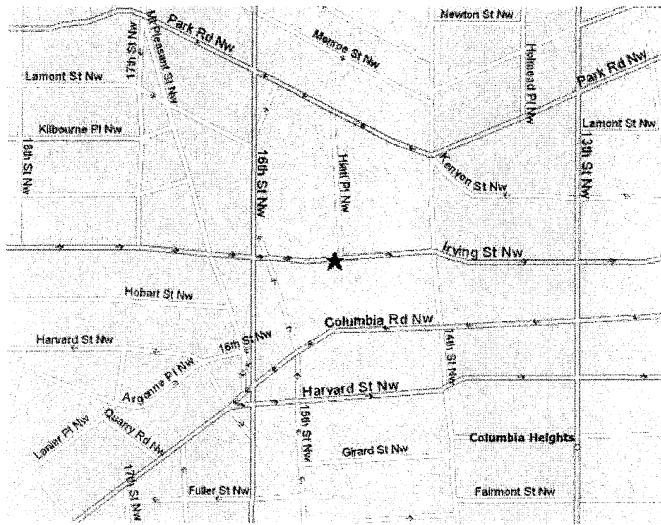
MEP ENGINEERS

GHT
1010 NORTH GLEBE ROAD SUITE 200
ARLINGTON, VA 22201
703.243.1200

LAND USE ATTORNEY

HOLLAND AND KNIGHT
2099 PENNSYLVANIA AVENUE, NW SUITE 100
WASHINGTON, DC 20006
202.955.3000

SEPTEMBER 13, 2006



LOCATION MAP

1444 IRVING STREET, NW
CONSOLIDATED PLANNED UNIT DEVELOPMENT

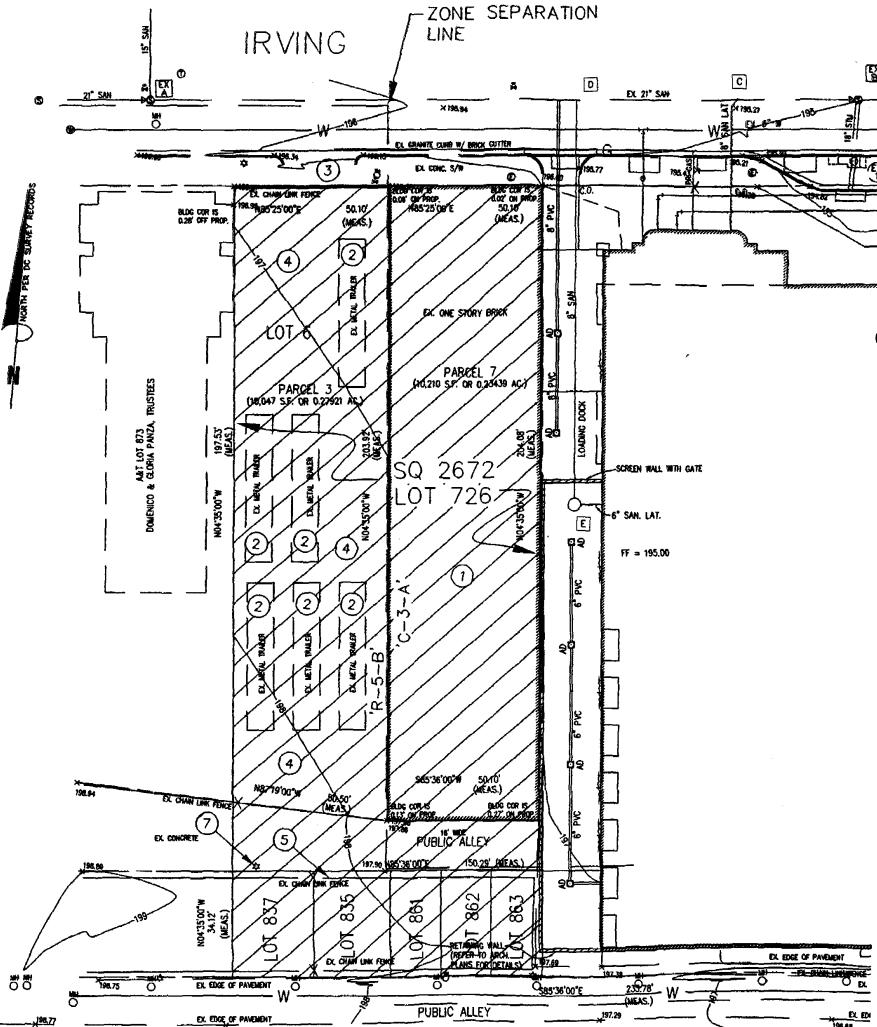
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EXISTING CONDITIONS & DEMOLITION PLAN - CIVIL

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DEVELOPMENT

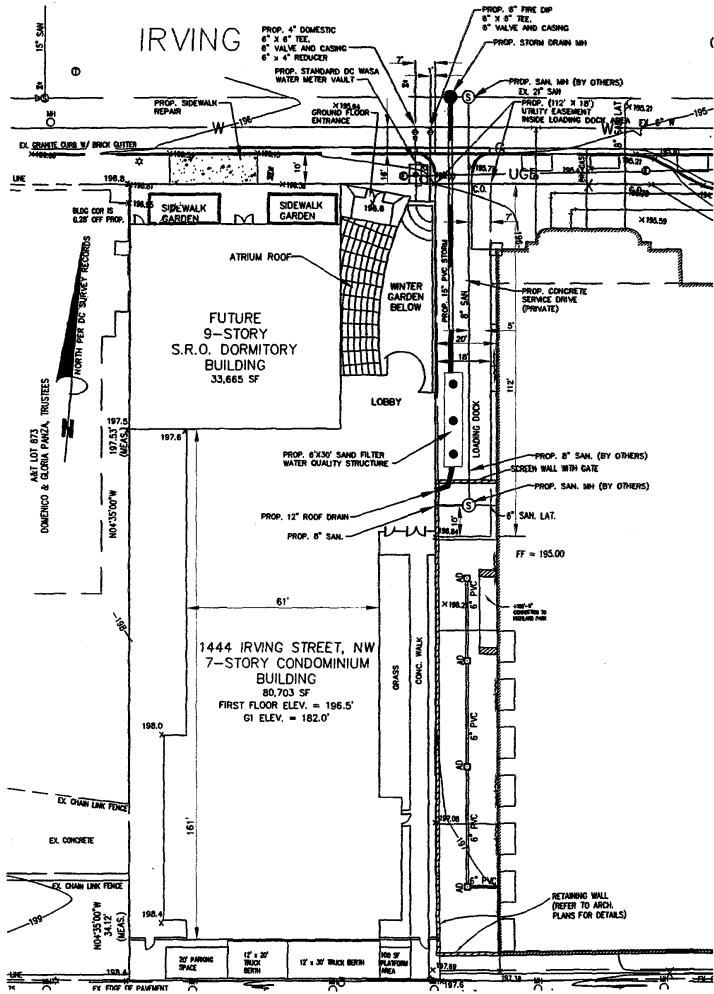
**1444 IRVING STREET, NW
CONSOLIDATED PLANNED UNIT DEVELOPMENT**



DEMOLITION KEYNOTES
DEMOLISH 1-STORY BRICK BUILDING
MOVE METAL TRAILORS
DEMOLISH DRIVEWAY ENTRANCE
MOVE ASPHALT SURFACE
MOVE FENCE (WITHIN PROPERTY LINES)
MOVE POLE LIGHT

SHEET 02

Hickok Cole



SITE TABULATION

1444 IRVING STREET, NW
WASHINGTON, D.C. 20011
SQUARE 2672, LOTS 6 AND 879

PRESENT USE:
LOT 6 IS ZONED R-5-B AND IS COVERED BY AN ASPHALT LOT WITH TRAILERS AND LOT 879 IS ZONED C-3-A AND IS OCCUPIED BY A VACANT 1-STORY BUILDING.

PROPOSED USE: THIS PROJECT IS TO DEMOLISH THE EXISTING 1-STORY BUILDING AND REMOVE THE ASPHALT SURFACE AND CONSTRUCT A 7-STORY CONDOMINIUM BUILDING PARTIALLY ON LOT 726. THIS CONDOMINIUM BUILDING WILL CONTAIN 69 LIVING UNITS. THERE WILL BE AN UNDERGROUND PARKING GARAGE WHICH WILL EXTEND FROM PROPERTY LINE TO PROPERTY LINE. A FUTURE PROJECT WILL CONSTRUCT A 9-STORY SINGLE ROOM OCCUPANCY DORMITORY BUILDING AT THE NORTHWEST CORNER OF LOT 726. APPROXIMATELY 12,742.47 SQUARE FEET OF THE SITE IS ZONED R-5-B AND IS COVERED WITH ASPHALT. APPROXIMATELY 12,672.53 SQUARE FEET OF THE LOT IS ZONED C-3-A AND IS OCCUPIED BY A VACANT 1-STORY BUILDING.

PROPOSED ZONING:

ZONE = C-3-A

FAR = 4.5

EXISTING SITE AREA (BY RECORD) = 25,415 SF
ALLOWABLE SQUARE FEET OF FLOOR AREA = 114,368.0 SF
PROPOSED SQUARE FEET OF FLOOR AREA = 114,368.0 SF

PARKING SPACES: 84
PARKING SPACES REQUIRED = 69

POTABLE WATER:
TOTAL DOMESTIC WATER FLOW PEAK DEMAND FROM WASA WORKSHEET BELOW

	<u>Total Fixture Value</u>	=	680	
Water Flow Demand from Figure 4.1 (gpm)		=	60	
Pressure Factor from Table 4.4	X	=	1.22	
Product of Water Flow Demand multiplied by Pressure Factor		=	72	
Add Irrigation No. of Squares (100 SF)	X	1.16 or 0.40 ¹	=	
Hose Bibs	4	X 2.0	=	8
Subtotal of Domestic and Irrigation Demands (gpm)			=	80
Pressure Factor from Table 4.4	X	=	1.22	
Product of domestic and Irrigation Flow Demand multiplied by Pressure Factor		=	97.6	
Total Fixed Demands. If any (gpm)		=	30	
Total Domestic/Mechanical/Irrigation Demands (gpm)		=	127.6	
Fire Flow Demand as per NFPA Requirements		=		
Total Domestic/Mechanical/Irrigation and Fire Flow Demands (gpm)		=	127.6	

PROPOSED LEGEND

PVC SD	PROP. STORM DRAIN
PVC	PROP. SANITARY LINE
DIP	PROP. FIRE SERVICE
COPPER	PROP. DOMESTIC WATER CONNECTION
	PROPERTY LINE

GRAPHIC SCALE

1 IN.=50 FT.

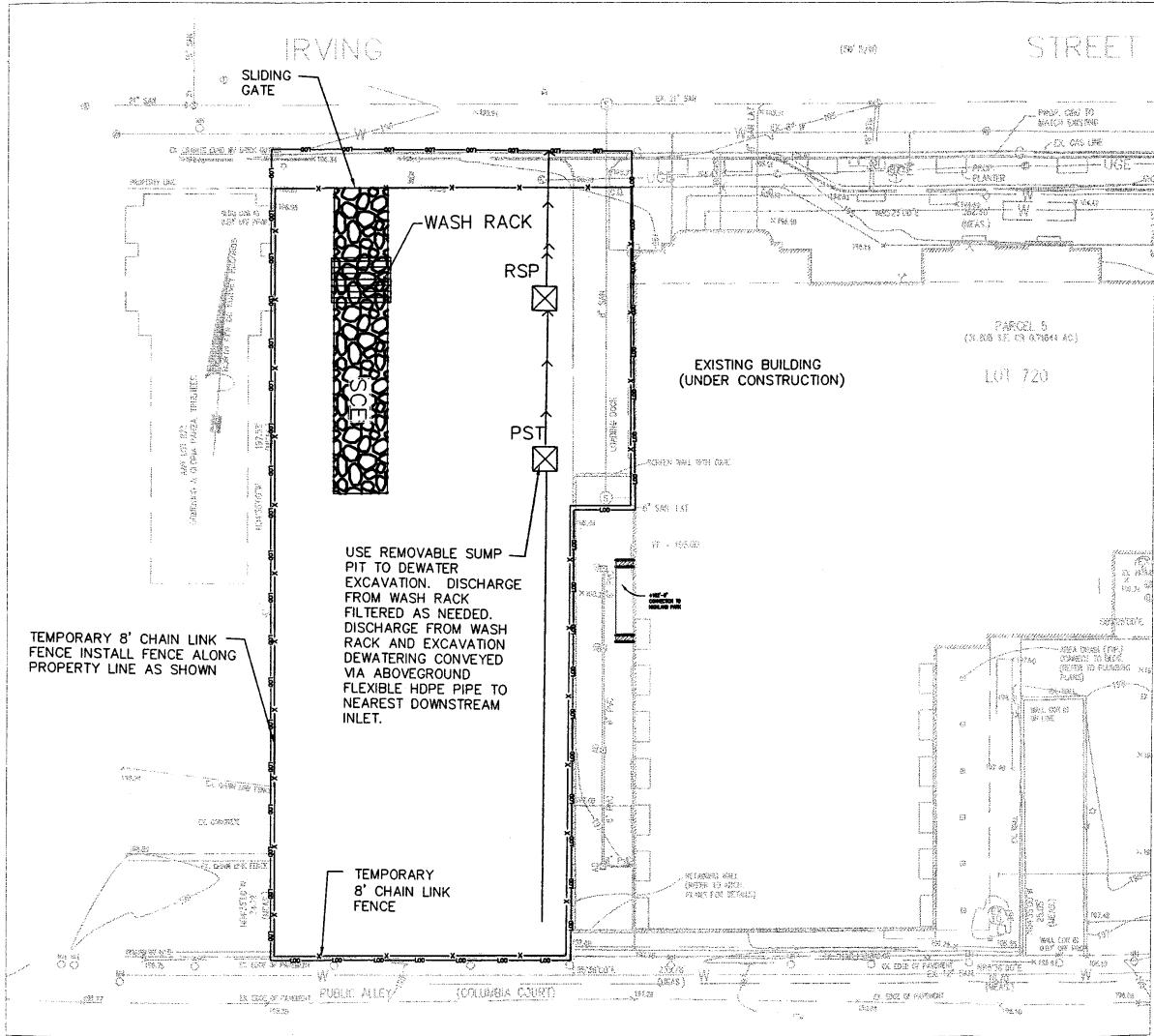
SITE IMPROVEMENTS CONCEPT PLAN - CIVIL

1444 IRVING STREET, NW
CONSOLIDATED PLANNED UNIT DEVELOPMENT

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DEVELO

SHEET 03





EROSION AND SEDIMENT CONTROL PLAN - CIVIL

SHEET 04

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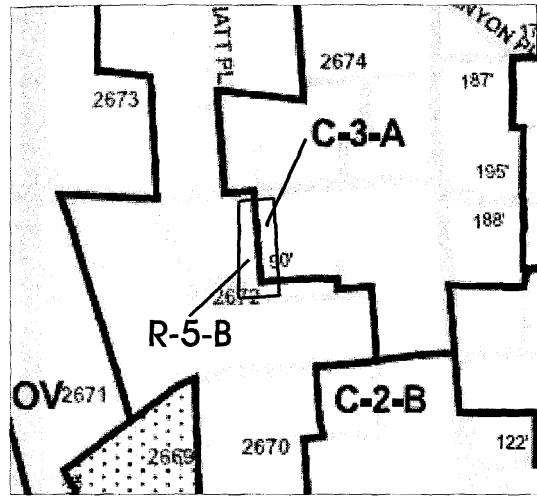
1444 IRVING STREET, NW CONSOLIDATED PLANNED UNIT DEVELOPMENT

PROJECT NARRATIVE

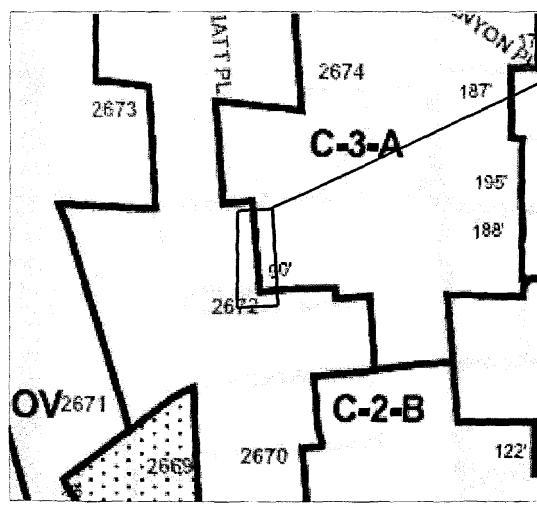
THIS PROJECT IS LOCATED AT 1444 IRVING STREET, NW THE PROPERTY IS ZONED C-3-A AND R-5-B. THIS PROJECT IS TO DEMOLISH THE EXISTING 1-STORY BUILDING AND ADJACENT ASPHALT PAVING AND CONSTRUCT A NEW 7-STORY CONDOMINIUM BUILDING WITH UNDERGROUND PARKING AND A 9-STORY SRO DORMITORY BUILDING. THE CONSTRUCTION OF THE 7-STORY BUILDING AND THE UTILITY INSTALLATION WILL DISTURB 29,129 SQUARE FEET OF AREA.

THIS PLAN IS FOR EROSION & SEDIMENT CONTROL PURPOSES ONLY.
EROSION & SEDIMENT CONTROL WILL BE STRICTLY ENFORCED.

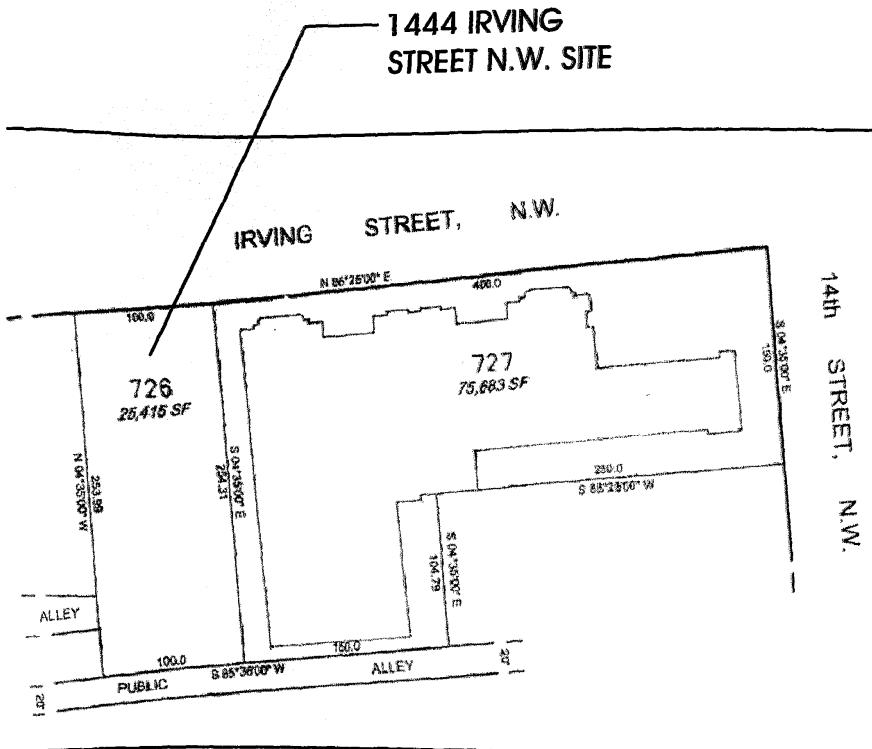
Hickok Cole



1 EXISTING ZONING PLAN



ZONING PLAN:
PROPOSED CHANGE



3 SUBDIVISION PLAT
SCALE: 1" = 40'

SUBDIVISION PLAT AND EXISTING & PROPOSED ZONING PLANS

1444 IRVING STREET, NW
CONSOLIDATED PLANNED UNIT DEVELOPMENT

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DEVELOPMENT

SHEET 05

1444 Irving Street, NW		
Zoned C3A		
DONATELLI & KLEIN, INC.		
ZONING REVIEW		
ISSUE	ALLOWED/ REQUIRED	PROVIDED
SITE AREA	Market Rate Lot	20,013 square feet
	SRO/Dormitory Lot	5,402 square feet
	(Lots combined with alley)	25,415 square feet
FAR	4.5	114,368
	SRO/Dormitory	33,665
	Market Rate	80,703
	Total	114,368
HEIGHT	Dorm: (90')	82'-4"
	Market Rate: (90')	81'-8"
REAR YARD	17'-0" feet	13'-0"
LOT OCCUPANCY		
SRO/Dormitory	4,088	4,511
Market Rate Building	15,010	13,185
	75% = 19,097	18,253 sf w/ balconies
RECREATION SPACE - compliant		
SRO/Dormitory	4,435	4095 total / 687 outdoors 13.8%
Market Rate	11,048	9152 total / 5435 outdoors 12.8%
Combined	15,484	13,247 13.1%
RECREATION SPACE - non-compliant		
Market Rate	Number of units served	Total Square Footage
Floors 2-5 Stacked Balconies	24	1,488
4th floor terraces	3	680
Floor 5 - Balconies above 4th floor terraces	3	276
6th floor terraces	5	971
Roof Terraces	8	4,579
Total	43	7,994 11%

COURTS		
At Open Court A (front)	15' MIN; 4" per foot w/15' height front entry = 5'	18'-6" dia. circle fits into space
Lower Terrace Level and First Floor Front		
At Open Court B (east) Floors 1-3	15' MIN; @ BAY 37'-10" SETBACK = 151" OR 12'-7"	18'-4" max(main massing); 12'-8" @ balconies; 12'-6" @ rear bay; 11'-4" min
At Closed Court C (west) Floors 1-3	15' MIN; @ BAY 36'-4" SETBACK = 139" OR 11'-7"	18'-4" max(main massing); 12'-7" @ balconies; 11'-4" min @ rear bay
At Open Court A' (front) Floors 2-7	15' MIN; 4"/ft w/82'-4" SRO adjacent = 27'-5"	31'-0"
At Open Court B' (east) Floors 4-5	15' MIN; 59'-6" @setback = 238"=19'-10"	18'-4" max(main massing); 12'-8" @ balconies
At Closed Court C' (west) Floors 4-5	15' MIN; 58'-6" @setback = 234"=19'-6"	18'-4" max(main massing); 12'-7" @ balconies
At Open Court Z (SRO) Floors 2-9	15' MIN; 4"/ft w/82'-10" SRO adjacent = 331" = 27'-7"	28'-7"
At Open Court B" (east) Floors 6-7	15' MIN; 82'-6" @setback = 330"=27'-6"	26'-0" max(main massing); 22'-5" @ bays; 18'-8" @ rear bay
At Closed Court C" (west) Floors 6-7	15' MIN; 81'-6" @setback = 326"=27'-2"	26'-0" max(main massing); 22'-5" @ bays; 18'-8" @ rear bay
LOADING		
Market Rate	One space at 12' x 30' with 10' x 10' loading platform	Yes
SRO/Dormitory		No
DELIVERY		
Market Rate	Delivery: one 12'X20'	Yes
SRO/Dormitory		No
PARKING		
Market Rate	1 space for each 2 dwelling units (69+2= 35 spaces)	84
SRO/Dormitory	1 for each 5 beds (104+5=22 spaces)	0

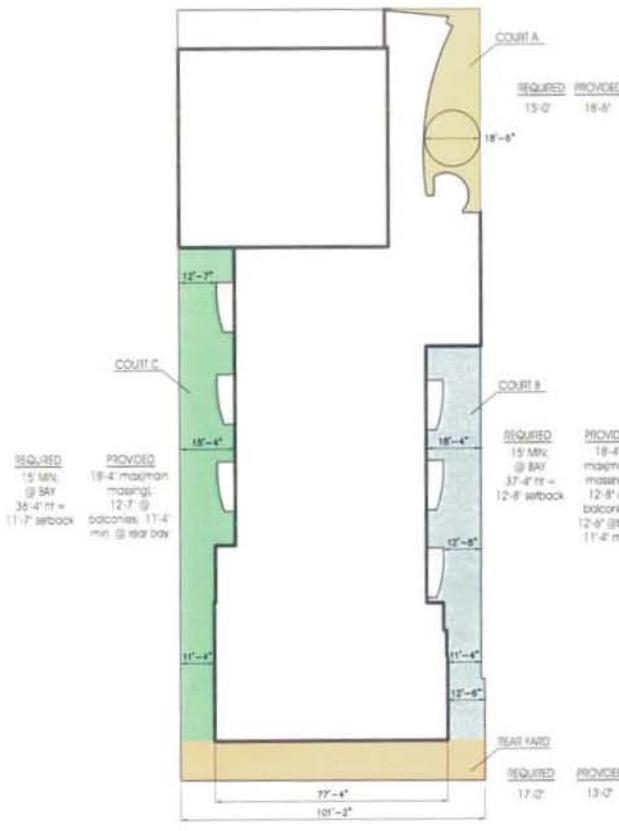
DEVELOPMENT DATA

SHEET 06

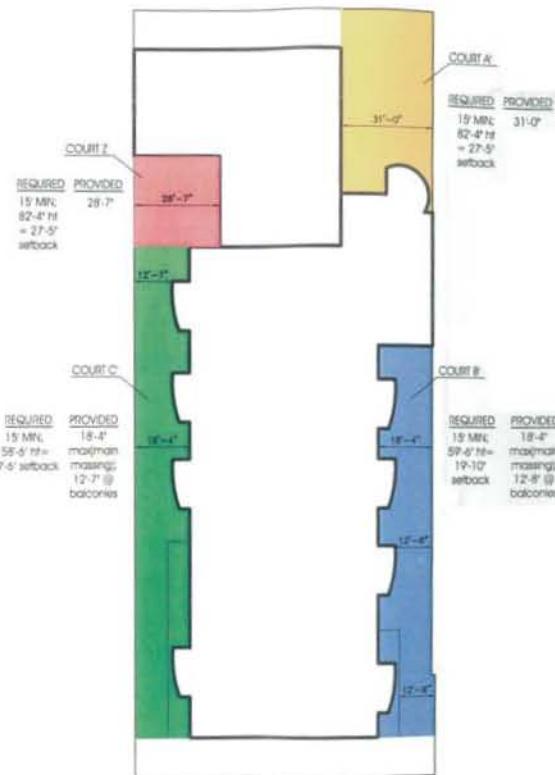
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DEVELOPMENT

1444 IRVING STREET, NW CONSOLIDATED PLANNED UNIT DEVELOPMENT

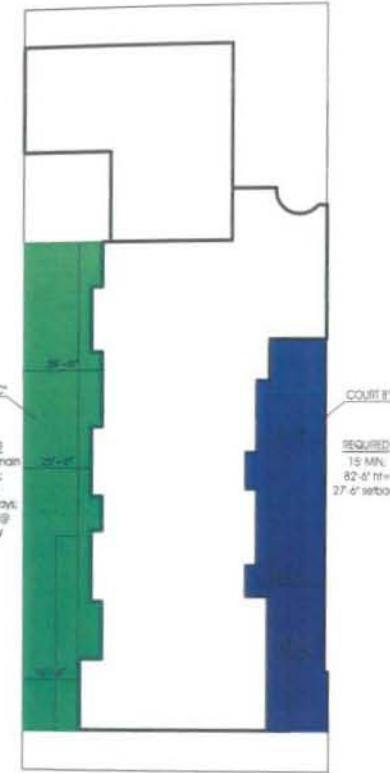




1 COURTS A, B, C AND
REAR YARD SETBACKS
SCALE: N.T.S.



COURTS A', B', C'
AND Z SETBACKS
2
SCALE: N.T.S.



3 COURTS B" AND C" SETBACKS
SCALE: N.T.S.

COURTYARD SETBACK DIAGRAMS

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DEVELOPMENT

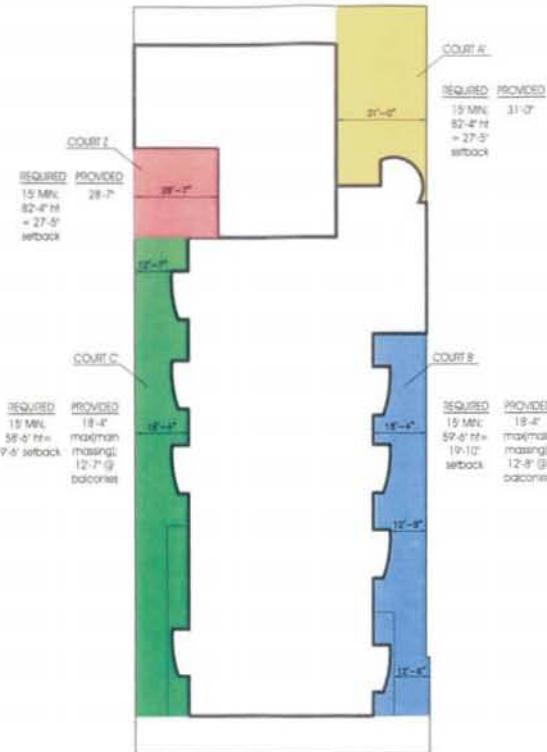
1444 IRVING STREET, NW
CONSOLIDATED PLANNED UNIT DEVELOPMENT

SHEET07

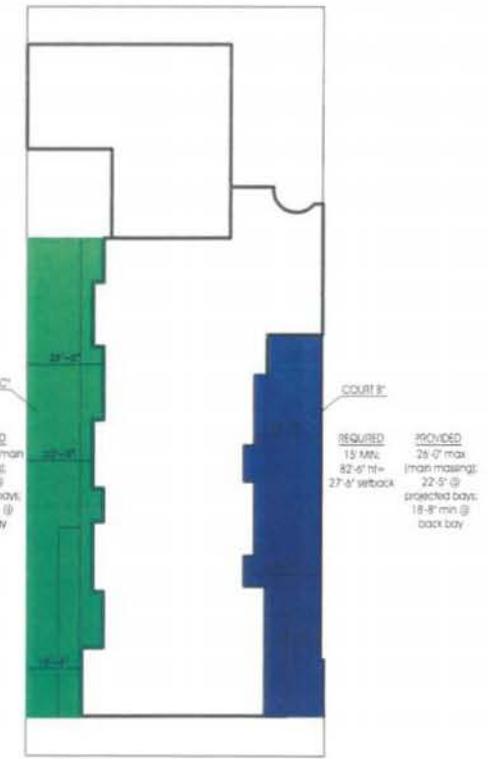




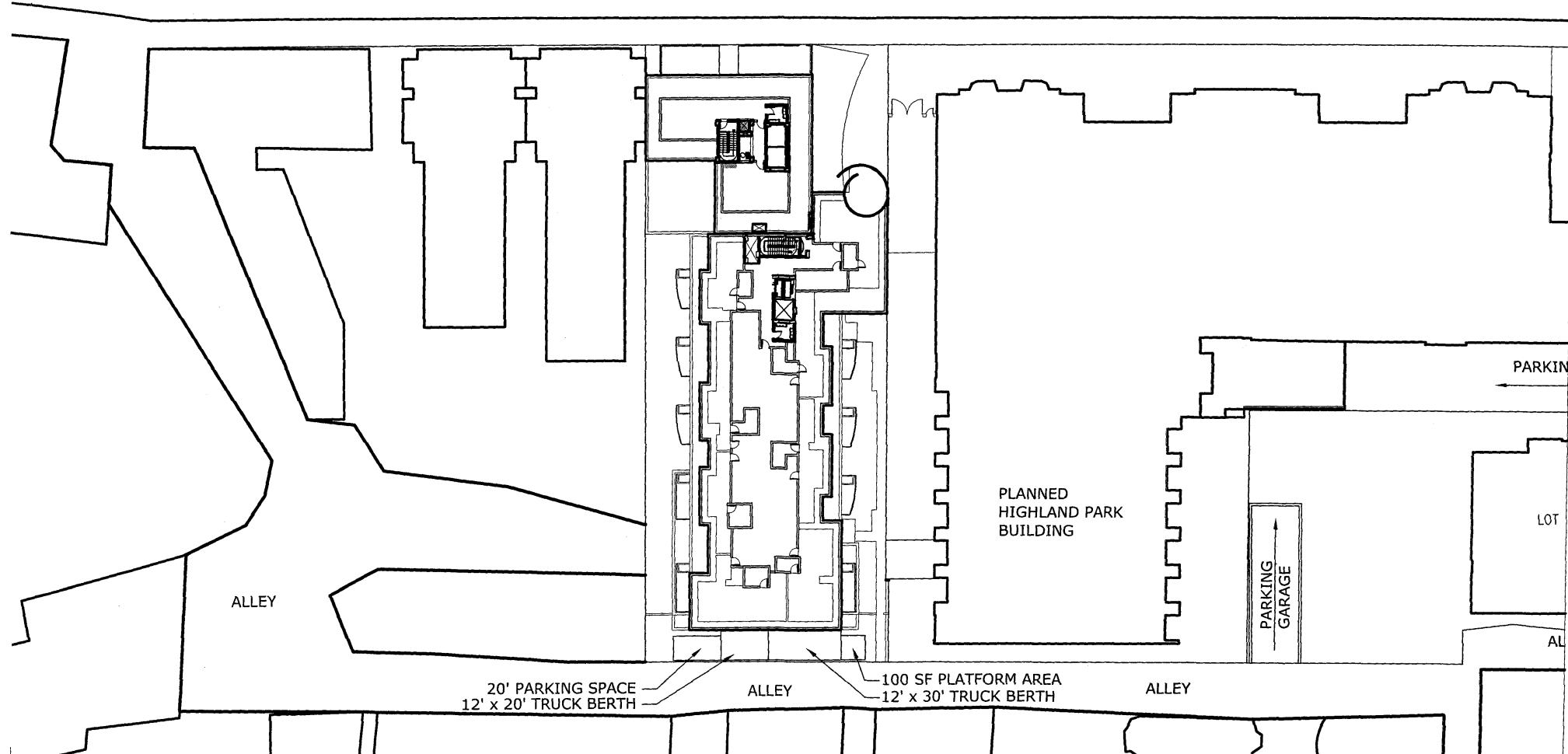
1 COURTS A, B, C AND
REAR YARD SETBACKS
SCALE: N.T.S.



COURTS A', B', C'
AND Z SETBACKS



3 COURTS B" AND C" SETBACKS
SCALE: N.T.S.



1 PROPOSED SITE PLAN WITH LOADING BERTHS

SCALE: 1' = 40'

PROPOSED SITE PLAN

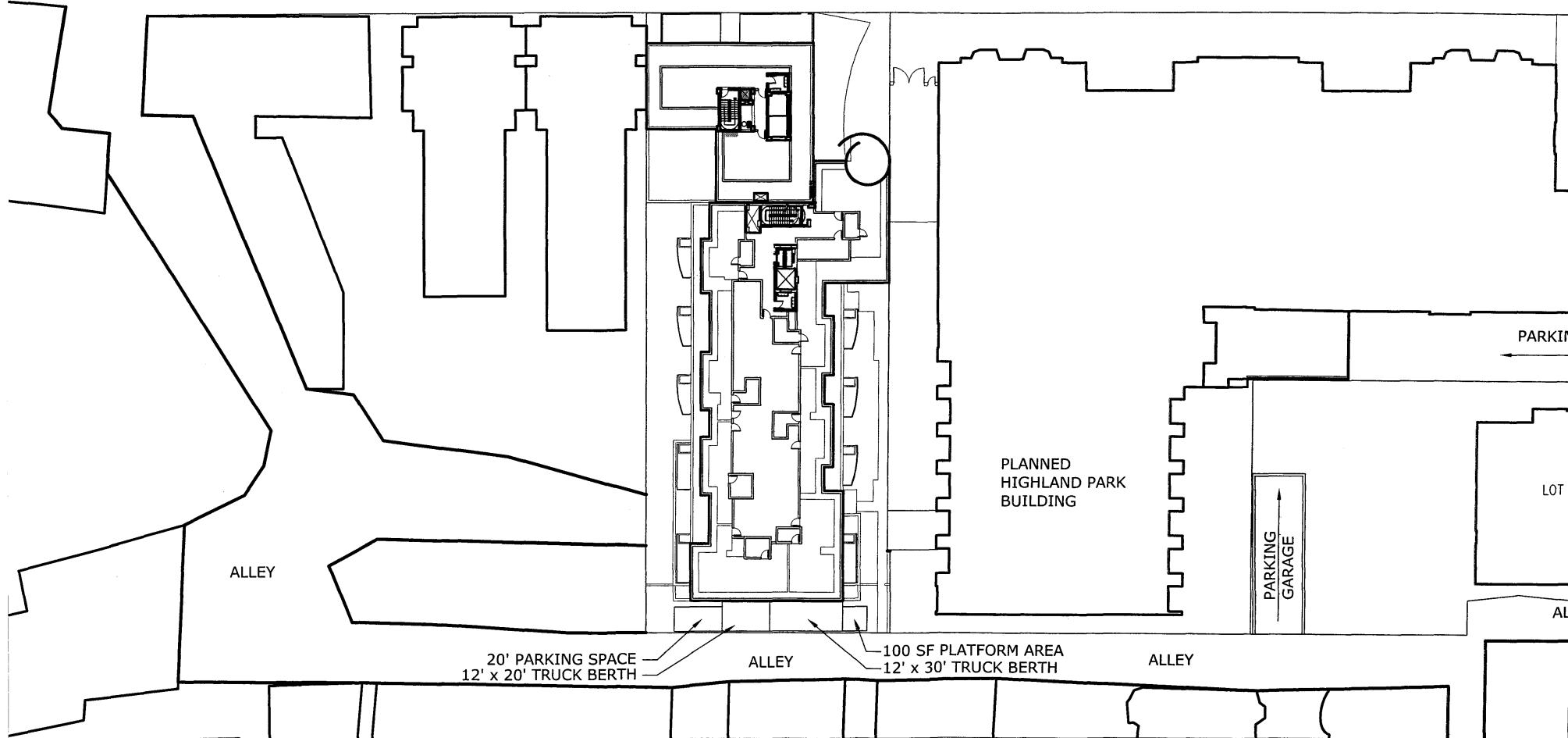
SHEET 08

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DEVELOPMENT

1444 IRVING STREET, NW
CONSOLIDATED PLANNED UNIT DEVELOPMENT

Hickok Cole
ARCHITECTS

IRVING STREET



① PROPOSED SITE PLAN WITH LOADING BERTHS
SCALE: 1' = 40'

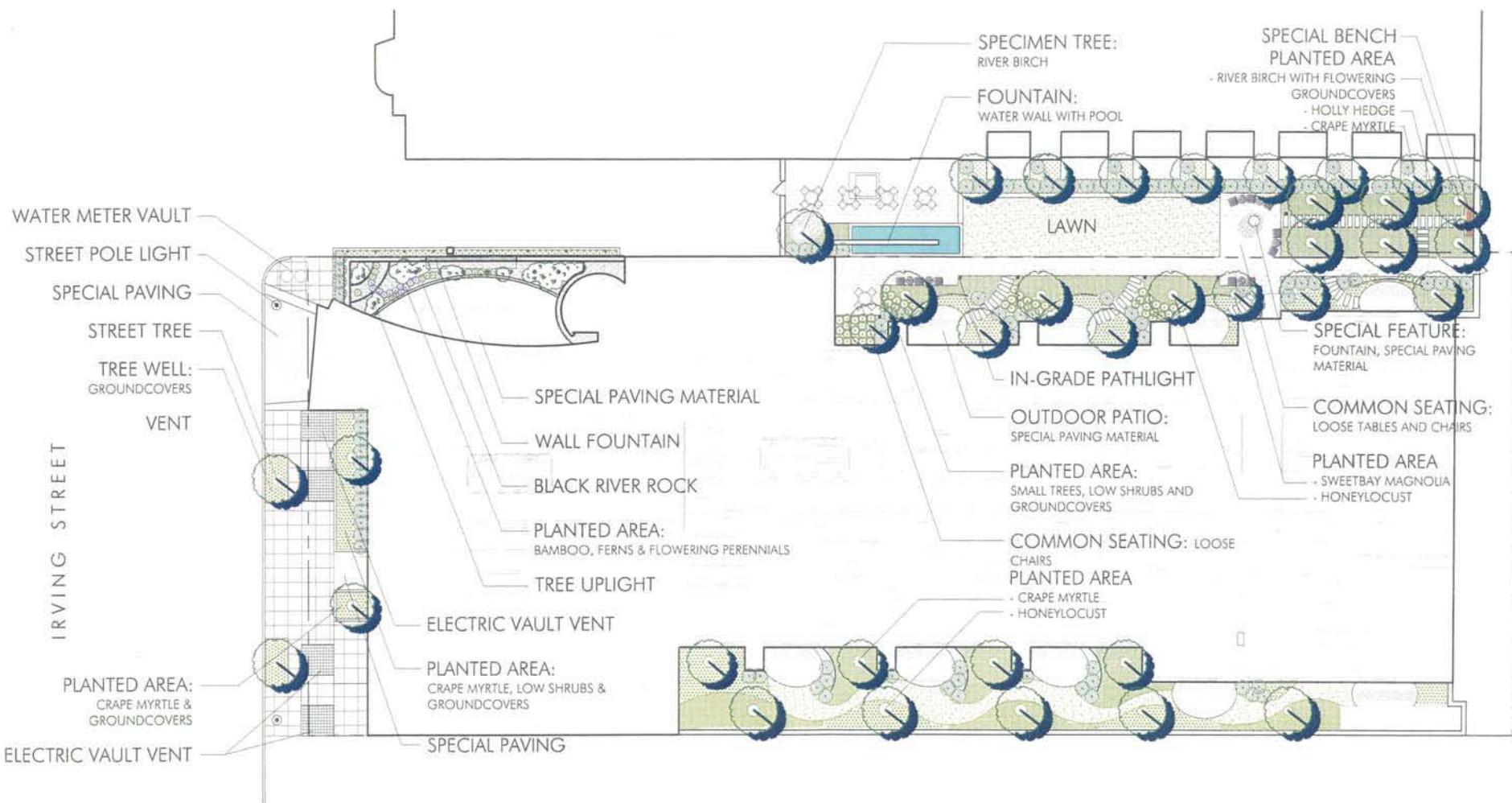
PROPOSED SITE PLAN

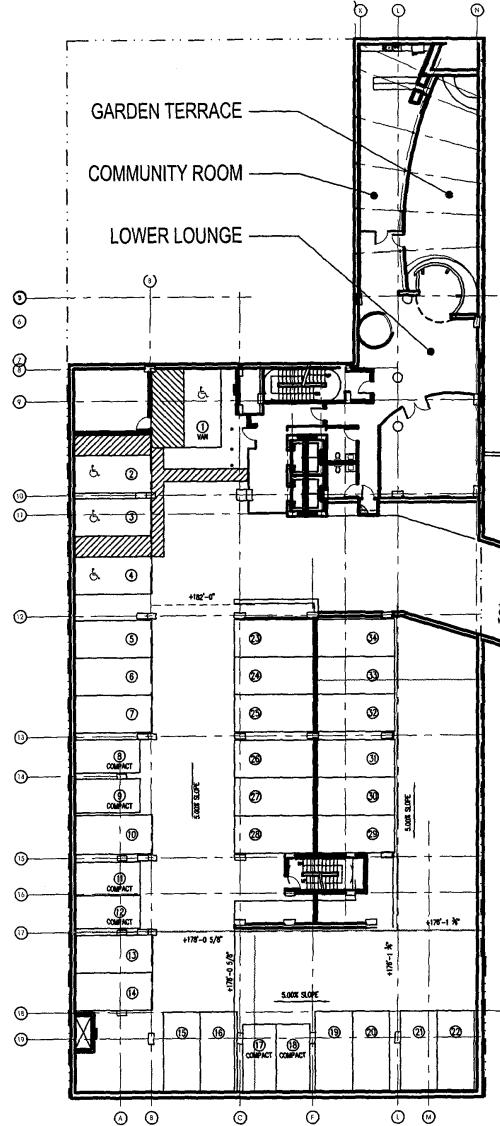
SHEET 08

DONATELLI
DEVELOPMENT

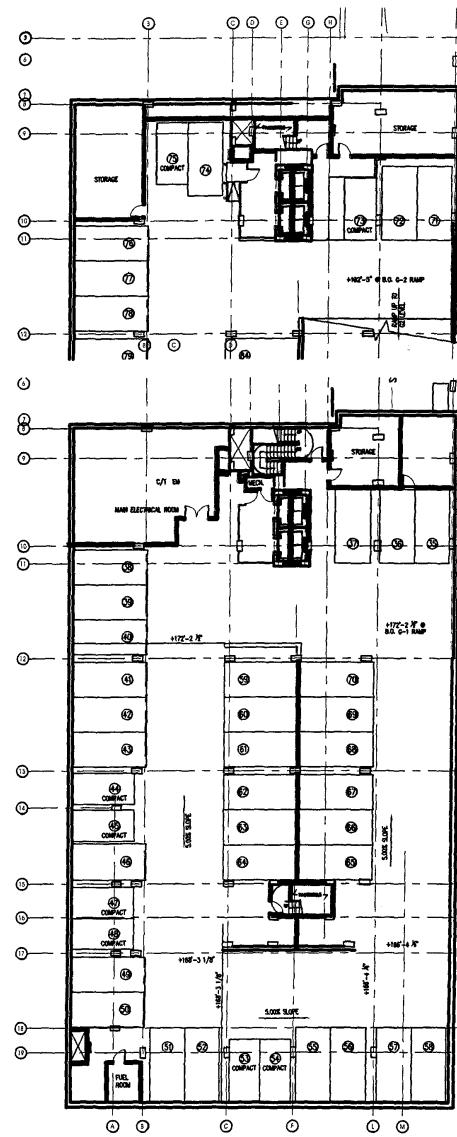
1444 IRVING STREET, NW
CONSOLIDATED PLANNED UNIT DEVELOPMENT

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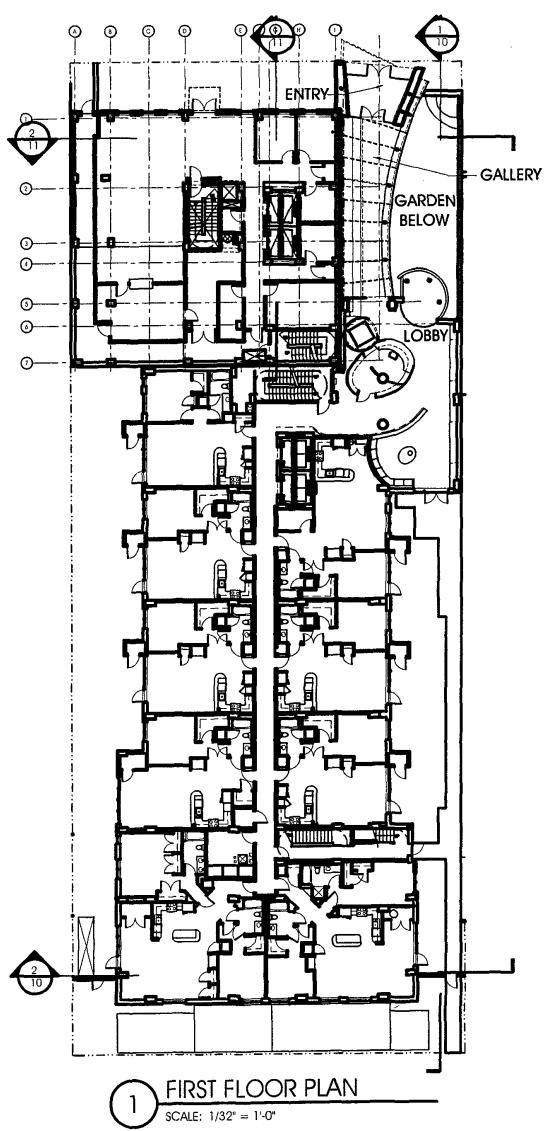


GARAGE PLANS



1444 IRVING STREET, NW CONSOLIDATED PLANNED UNIT DEVELOPMENT

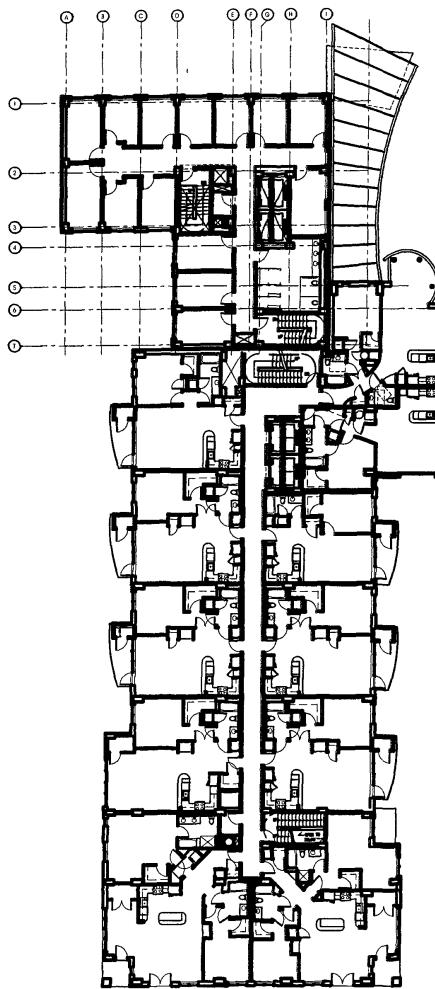
SHEET 10



FLOOR PLANS: FIRST AND SECOND FLOOR

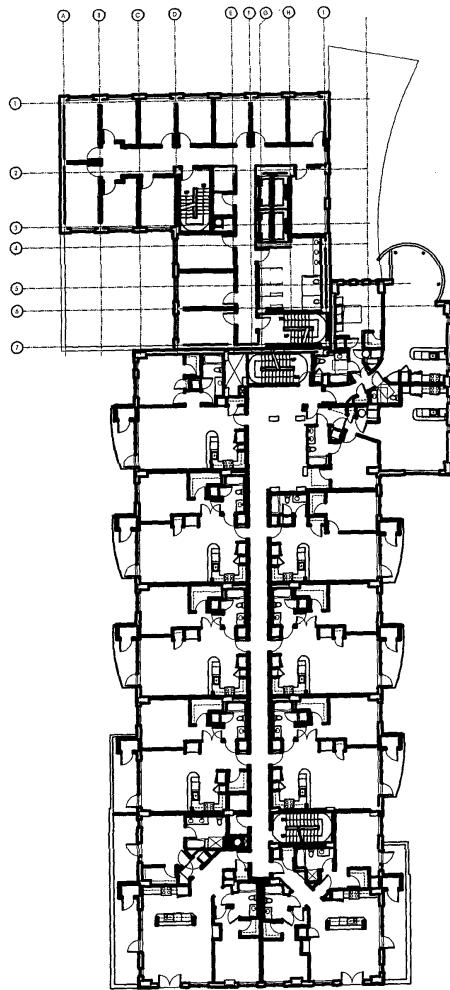
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DEVELOPMENT

1444 IRVING STREET, NW
CONSOLIDATED PLANNED UNIT DEVELOPMENT

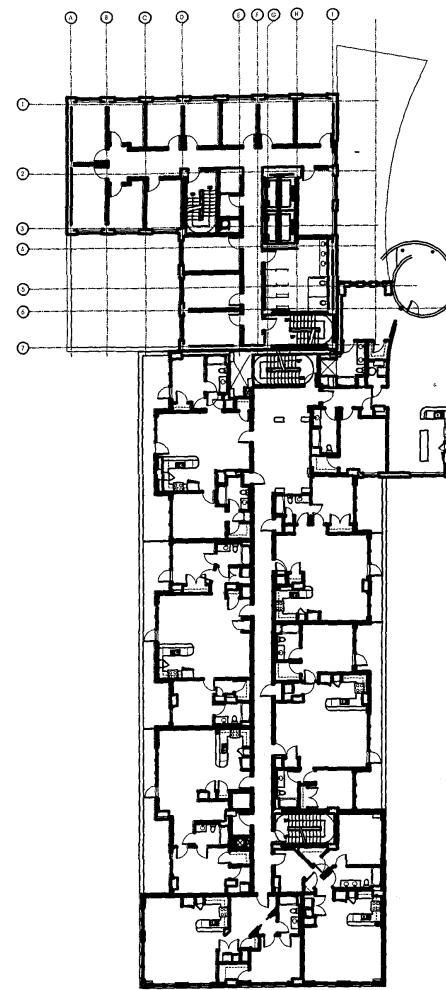


SHEET 11

Hickok Cole
ARCHITECTS



1 FOURTH AND FIFTH FLOOR PLAN
SCALE: 1/32" = 1'-0"



2 SIXTH AND SEVENTH FLOOR PLAN
SCALE: 1/32" = 1'-0"

FLOOR PLANS: FOURTH AND FIFTH FLOORS; SIXTH AND SEVENTH FLOORS

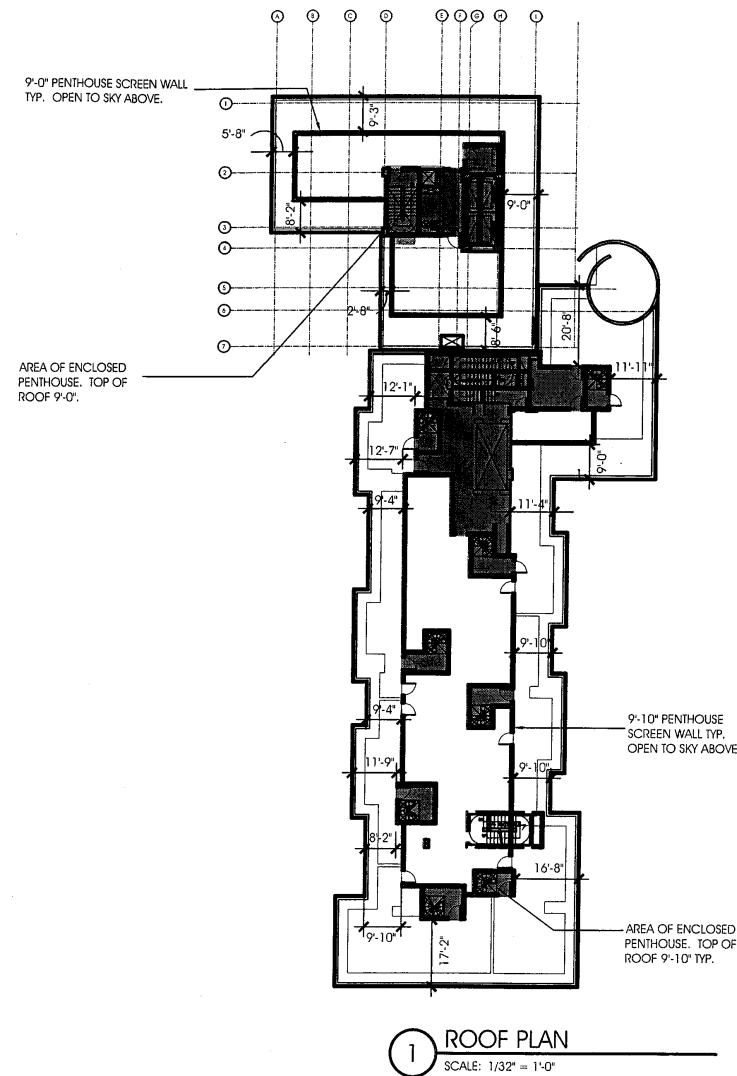
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1444 IRVING STREET, NW
CONSOLIDATED PLANNED UNIT DEVELOPMENT

SHEET 12

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1 ROOF PLAN

SCALE: 1/32" = 1'-0"

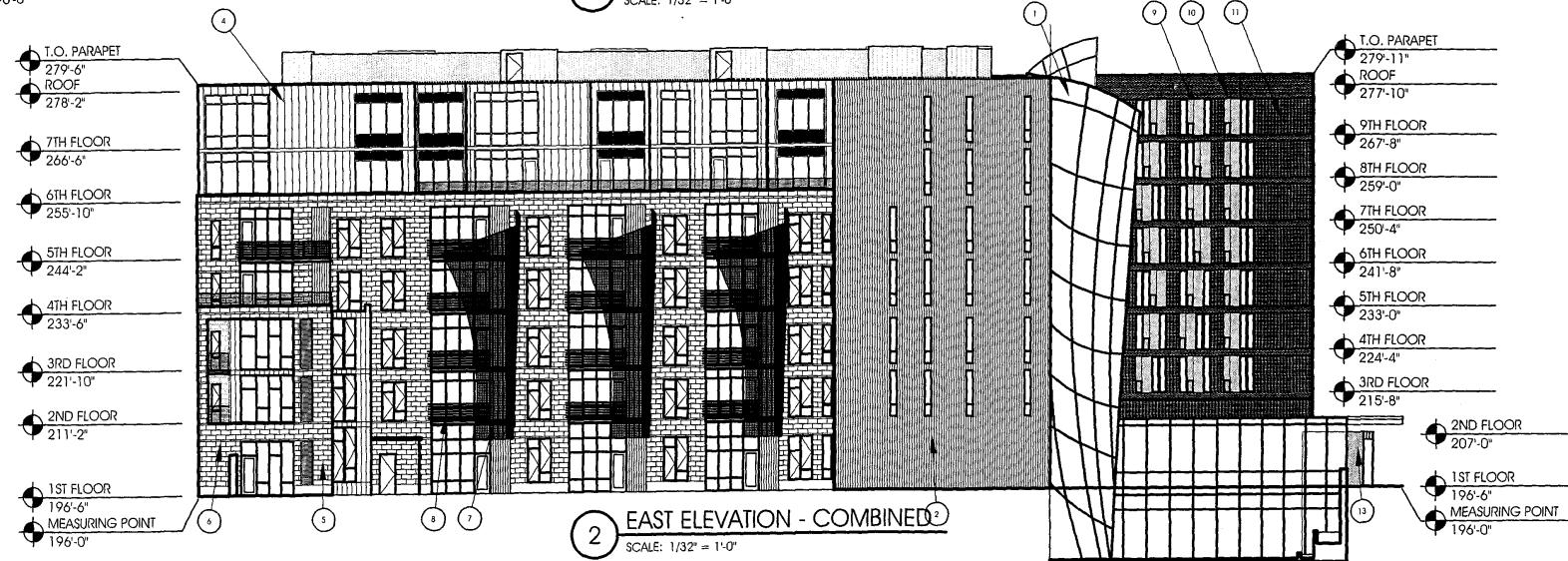
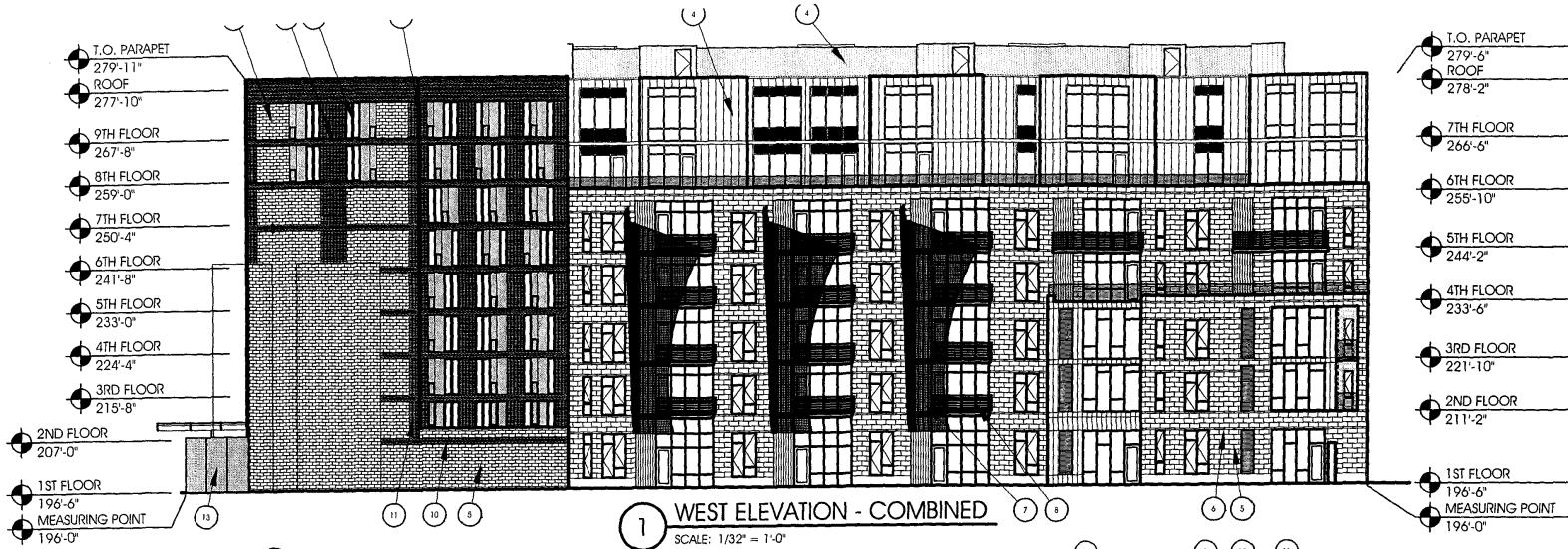
FLOOR PLAN: ROOF

SHEET 13

1444 IRVING STREET, NW
CONSOLIDATED PLANNED UNIT DEVELOPMENT

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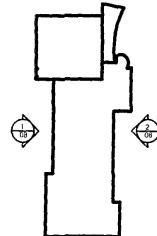
ELEVATIONS: EAST AND WEST

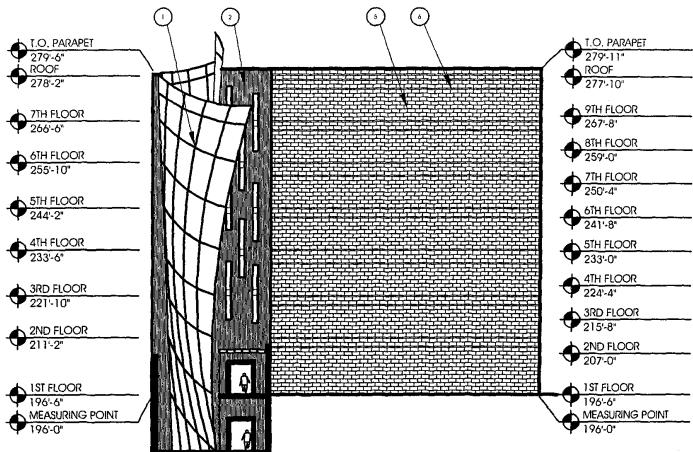
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DEVELOPMENT

1444 IRVING STREET, NW CONSOLIDATED PLANNED UNIT DEVELOPMENT

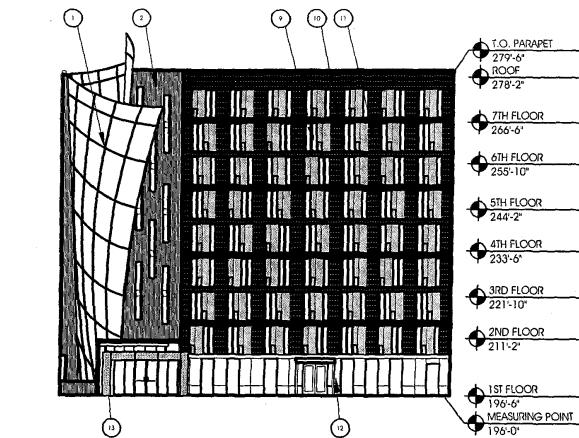
SHEET 14

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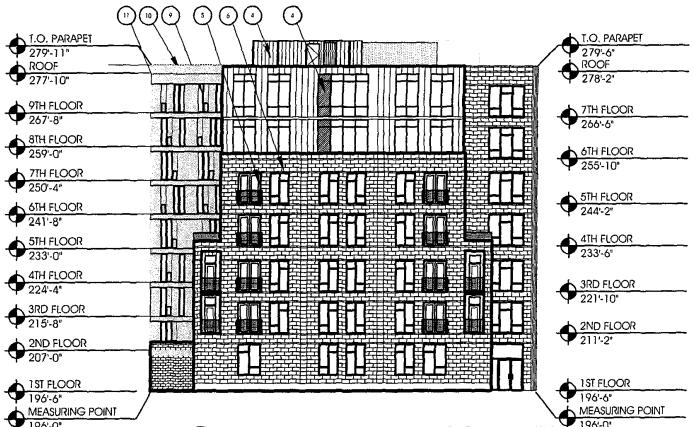




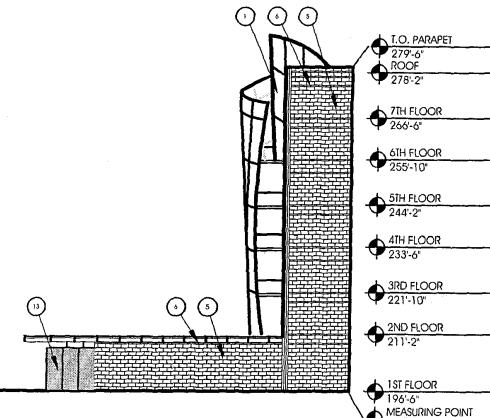
1 NORTH ELEVATION - MARKET ONLY



2 NORTH ELEVATION - COMBINED

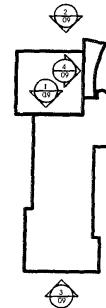


3 SOUTH ELEVATION - COMBINED



4 WEST ELEVATION - MARKET ONLY

ELEVATION FINISHES KEY	
1	CUSTOM CURTAINWALL SYSTEM
2	STONE VENEER FAÇADE
3	METAL STOREFRONT SYSTEM
4	METAL PANEL SYSTEM
5	OVERSIZE MASONRY UNITS
6	MASONRY ACCENT COURSE
7	METAL MESH BALCONY SCREENS
8	ALUMINUM BARSTOCK RAILING
9	METAL FRAME WINDOW
10	RUNNING BOND BRICK COURSING
11	STACK BOND BRICK COURSING
12	STONE BASE
13	SLATE



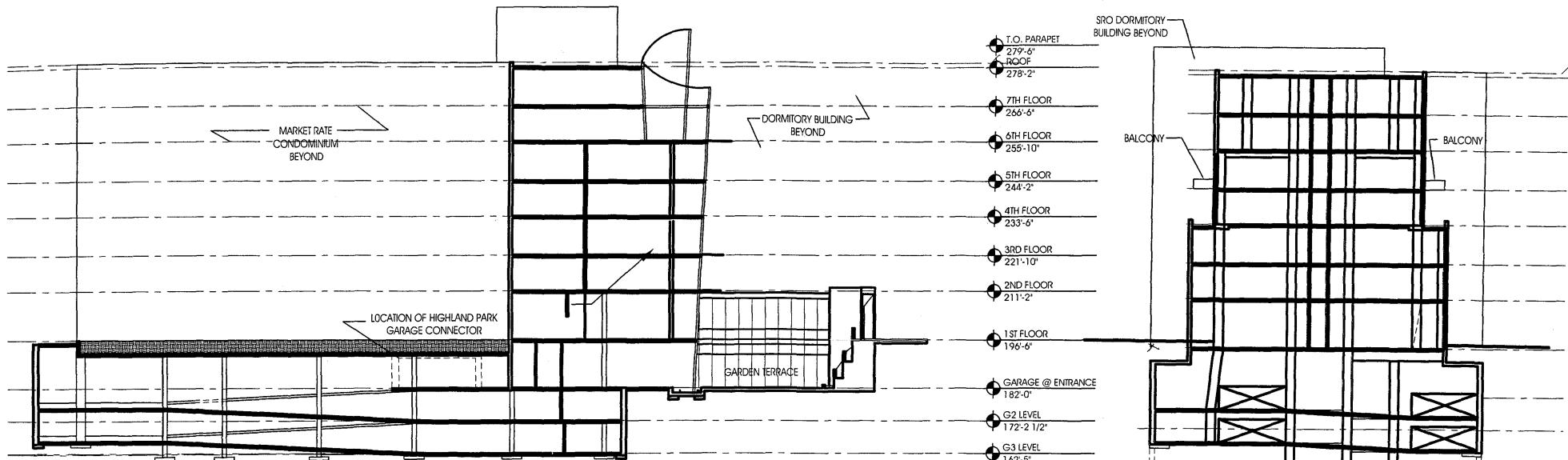
ELEVATIONS: NORTH AND SOUTH

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1444 IRVING STREET, NW
CONSOLIDATED PLANNED UNIT DEVELOPMENT

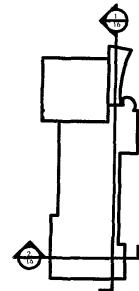
SHEET 15

Hickok Cole
ARCHITECTS



1
SCALE: 1' = 30'

2
SCALE: 1' = 30'



SITE MAP

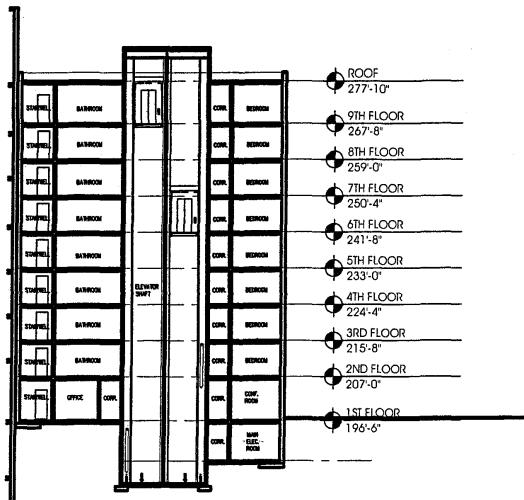
BUILDING SECTIONS: MARKET RATE BUILDING

SHEET 16

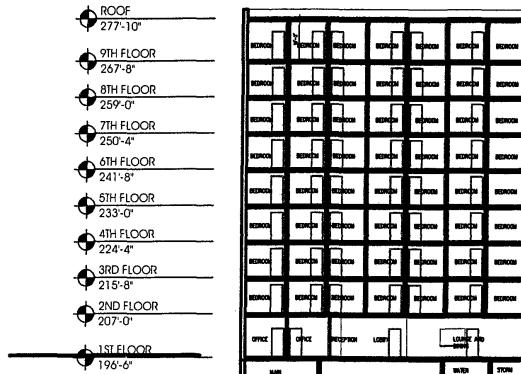
1444 IRVING STREET, NW CONSOLIDATED PLANNED UNIT DEVELOPMENT

DONATELLI
DEVELOPMENT

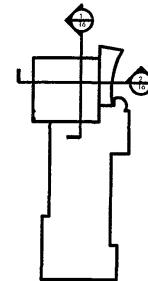
Hickok Cole
ARCHITECTS



SECTION: NORTH-SOUTH
THROUGH DORMITORY SITE
1
SCALE: 1' = 30'



SECTION: EAST-WEST
THROUGH DORMITORY SITE
2
SCALE: 1' = 30'



SITE MAP

BUILDING SECTIONS: DORMITORY BUILDING

SHEET 17

DONATELLI
DEVELOPMENT

1444 IRVING STREET, NW
CONSOLIDATED PLANNED UNIT DEVELOPMENT

Hickok Cole
ARCHITECTS