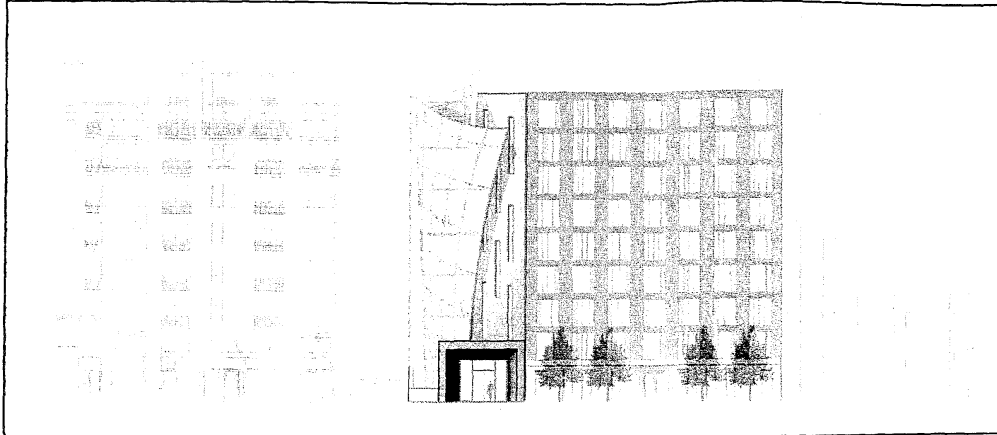
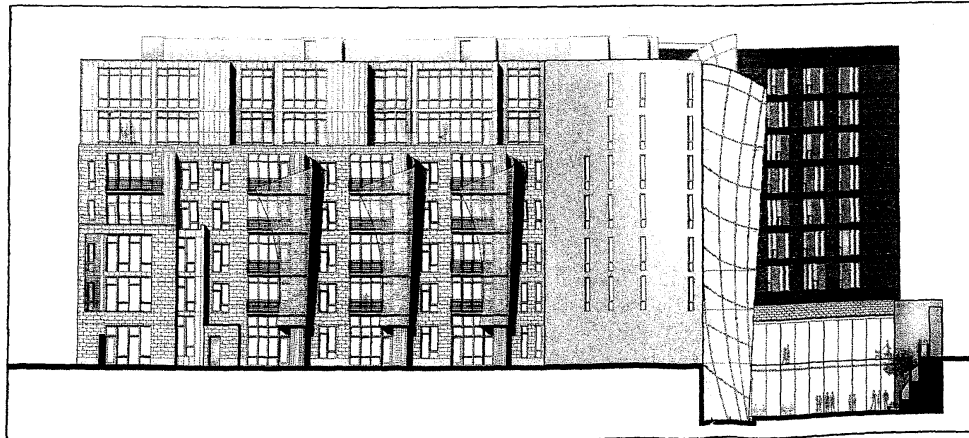


**1444 IRVING STREET, NW  
CONSOLIDATED PLANNED UNIT DEVELOPMENT  
APPLICATION**



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

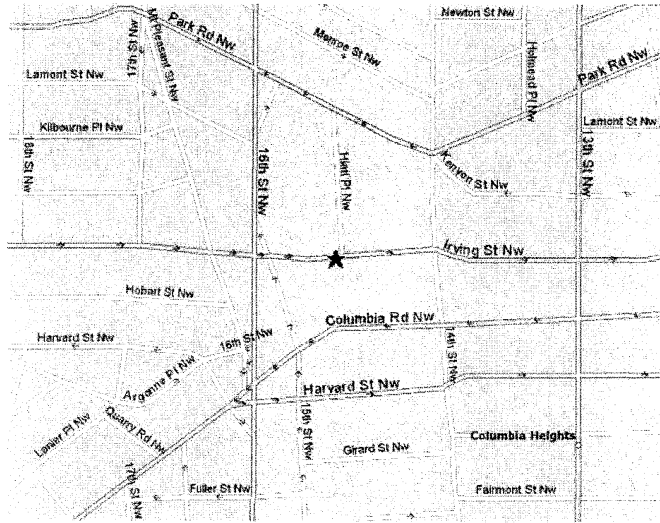
**MEP ENGINEERS**

**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

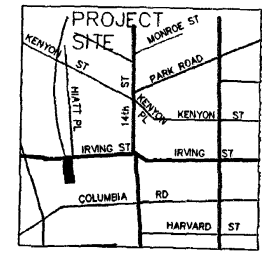
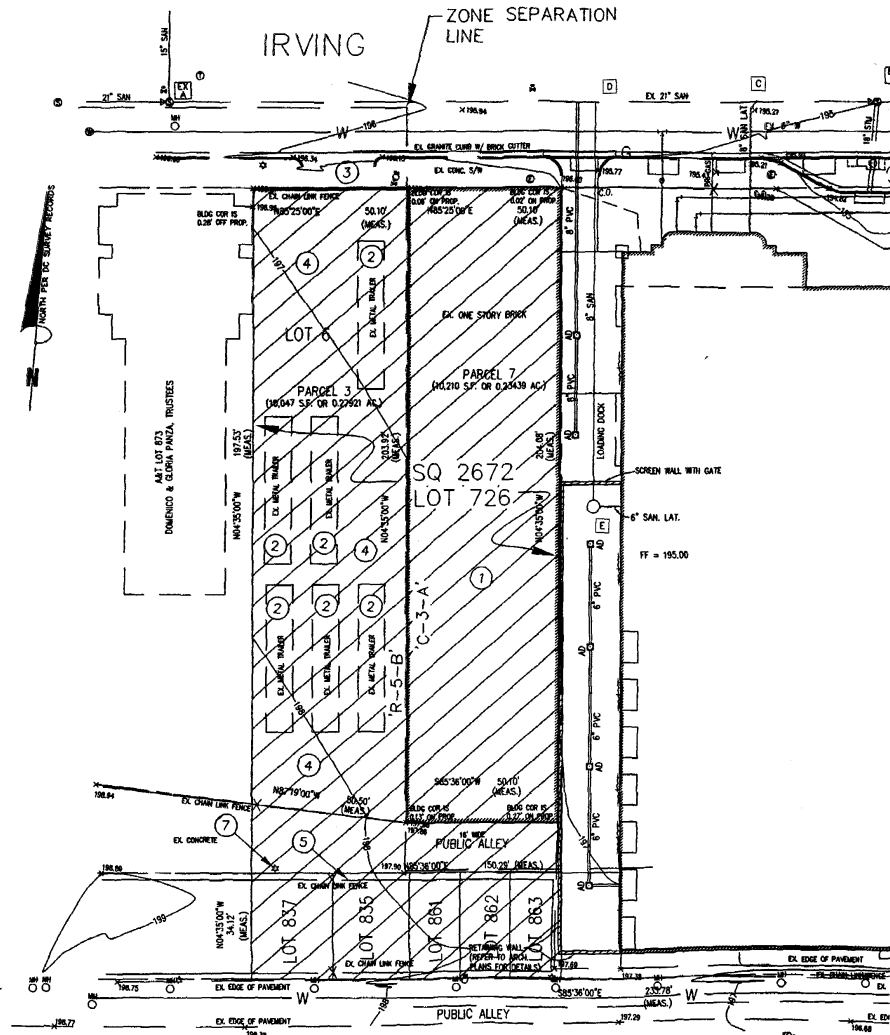
SEPTEMBER 13, 2006



LOCATION MAP

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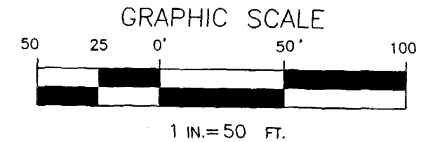
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LOCATION MAP  
SCALE 1" = 1000'

#### DEMOLITION KEYNOTES

- ① DEMOLISH 1-STORY BRICK BUILDING
- ② REMOVE METAL TRAILERS
- ③ DEMOLISH DRIVEWAY ENTRANCE
- ④ REMOVE ASPHALT SURFACE
- ⑤ REMOVE FENCE (WITHIN PROPERTY LINES)
- ⑥ REMOVE POLE LIGHT



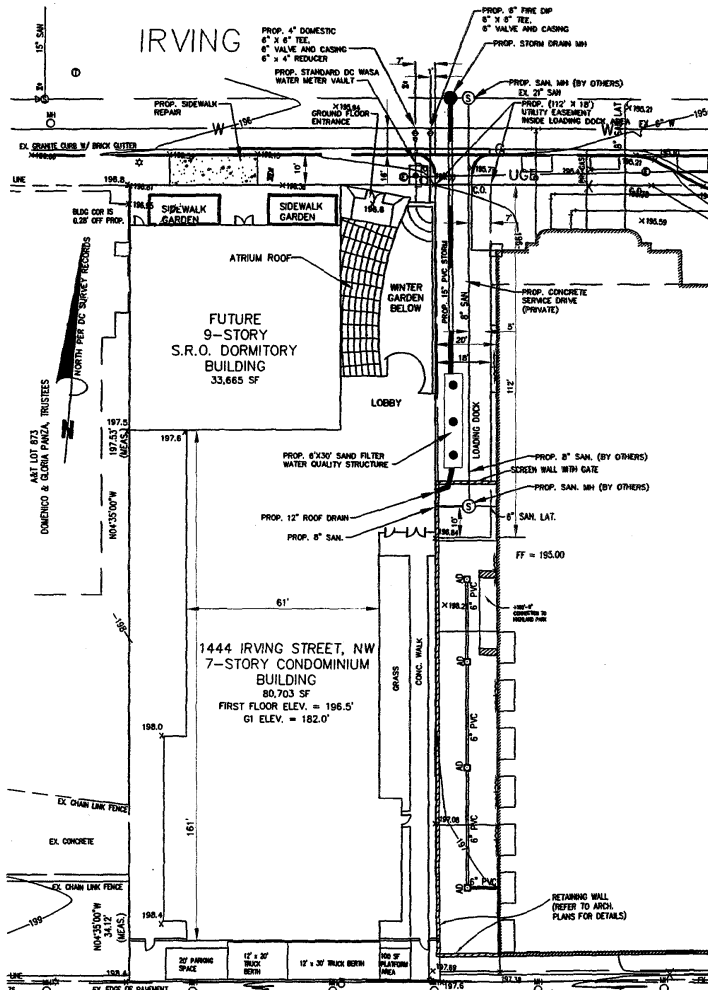
EXISTING CONDITIONS & DEMOLITION PLAN - CIVIL

SHEET 02

**DONATELLI**  
DEVELOPMENT

1444 IRVING STREET, NW  
CONSOLIDATED PLANNED UNIT DEVELOPMENT





# 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

Total Fixture Value	=	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
Hose Bibbs	X	2.0
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.

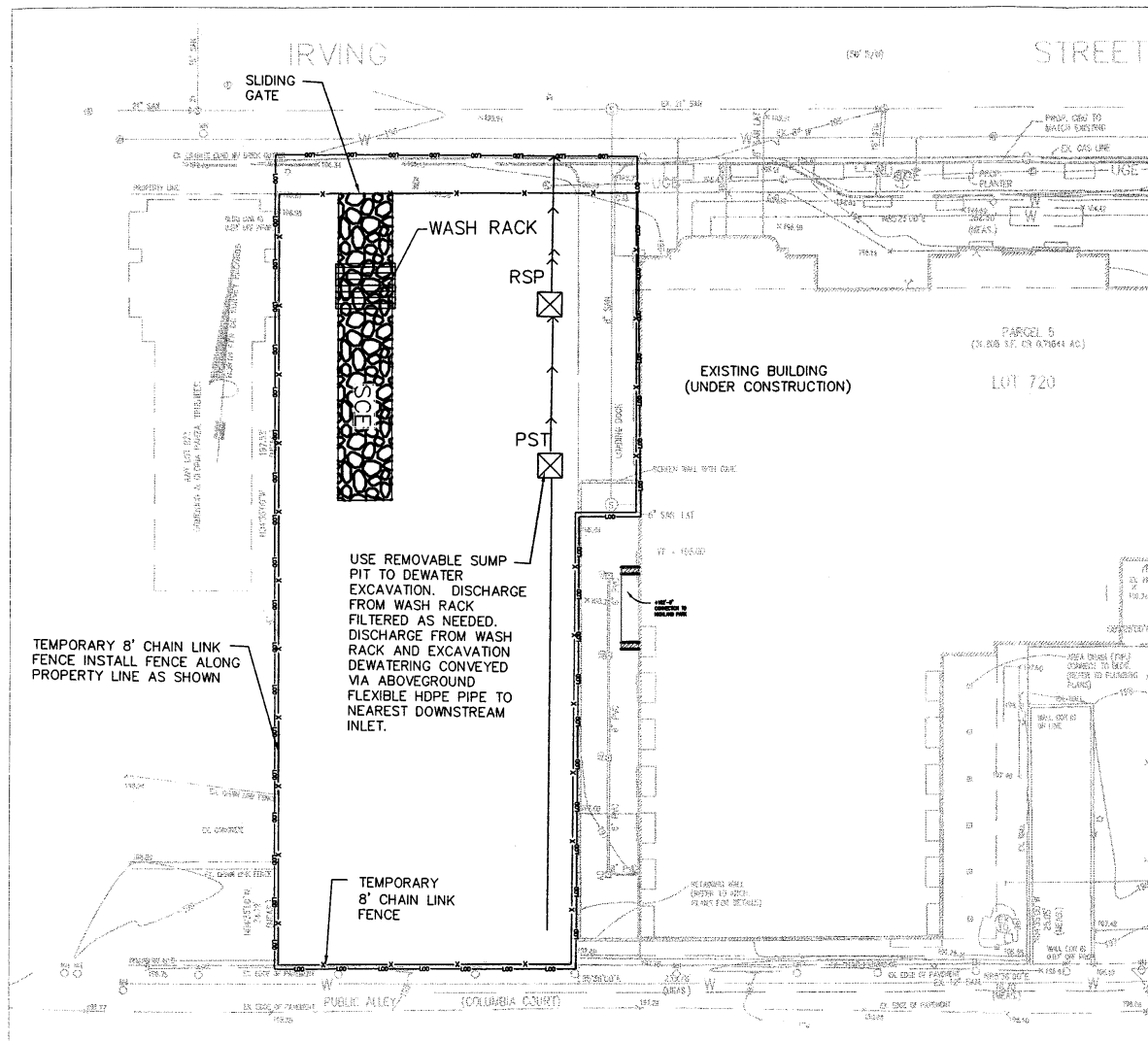
SITE IMPROVEMENTS CONCEPT PLAN - CIVIL

# 1444 IRVING STREET, NW CONSOLIDATED PLANNED UNIT DEVELOPMENT

**DONATELLI**  
DEVELOPMENT

SHEET 03





#### LEGEND

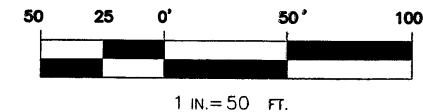
	STABILIZED CONSTRUCTION ENTRANCE (SCE)
	VEHICLE WASH RACK
PST	PORTABLE SEDIMENT TANK
RSP	REMOVABLE SUMP PIT
	FLEXIBLE HDPE PIPE
	LIMIT OF DISTURBANCE
	SILT FENCE
	6' TEMPORARY CHAIN LINK CONSTRUCTION FENCE
	PROPOSED BUILDING OUTLINE

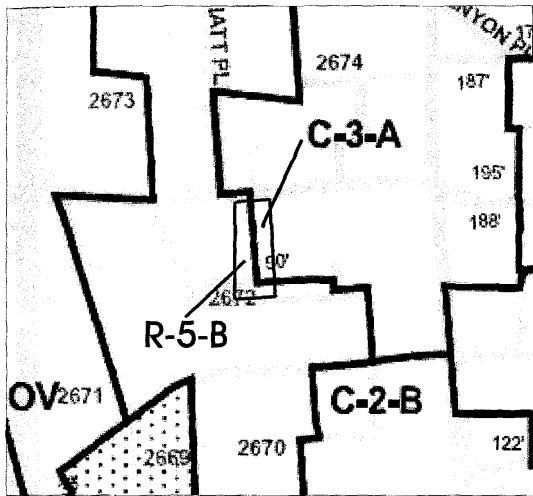
#### PROJECT NARRATIVE

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.

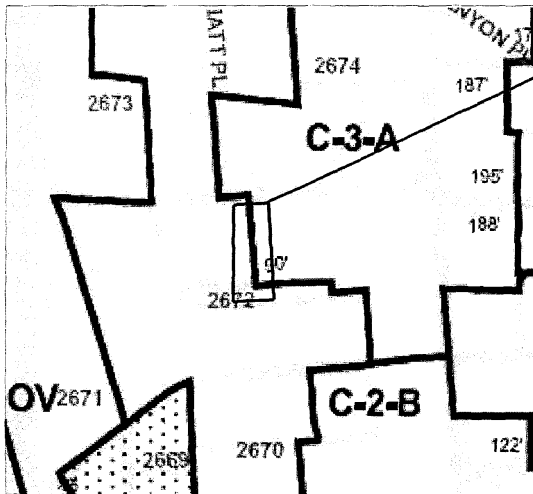
THIS PLAN IS FOR EROSION & SEDIMENT CONTROL PURPOSES ONLY. EROSION & SEDIMENT CONTROL WILL BE STRICTLY ENFORCED.

#### GRAPHIC SCALE

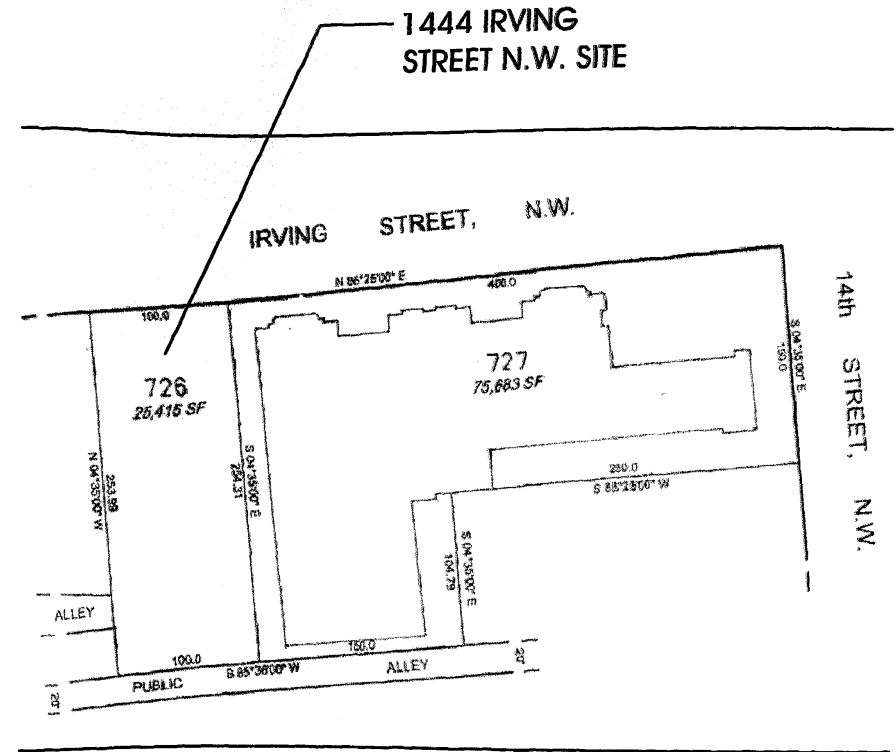




1 EXISTING ZONING PLAN  
SCALE: N.T.S.



2 ZONING PLAN:  
PROPOSED CHANGE  
SCALE: N.T.S.



3 SUBDIVISION PLAT  
SCALE: 1" = 40'

# 1444 IRVING STREET, NW CONSOLIDATED PLANNED UNIT DEVELOPMENT

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

<b>COURTS</b>		
At Open Court A (front) Lower Terrace Level and First Floor Front	15' MIN; 4" per foot w/15' height front entry = 5'	18'-6" dia. circle fits into space
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
<b>LOADING</b>		
Market Rate	One space at 12' x 30' with 10' x 10' loading platform	Yes
SRO/Dormitory		No
<b>DELIVERY</b>		
Market Rate	Delivery: one 12'X20'	Yes
SRO/Dormitory		No
<b>PARKING</b>		
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

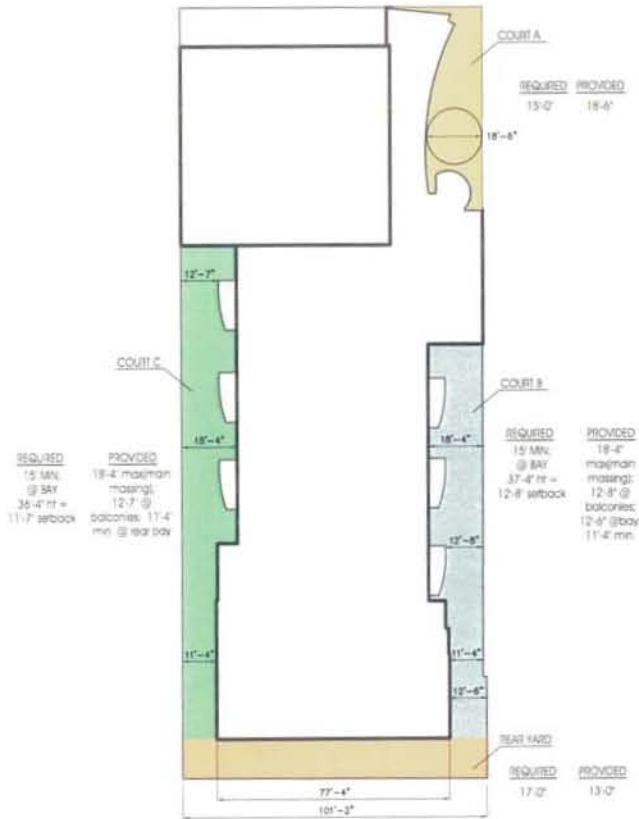
DEVELOPMENT DATA

## 1444 IRVING STREET, NW CONSOLIDATED PLANNED UNIT DEVELOPMENT

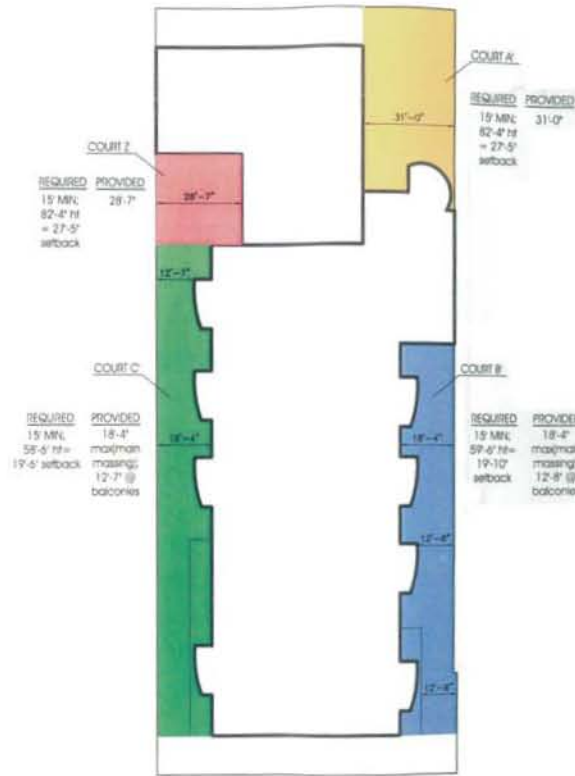


SHEET 06

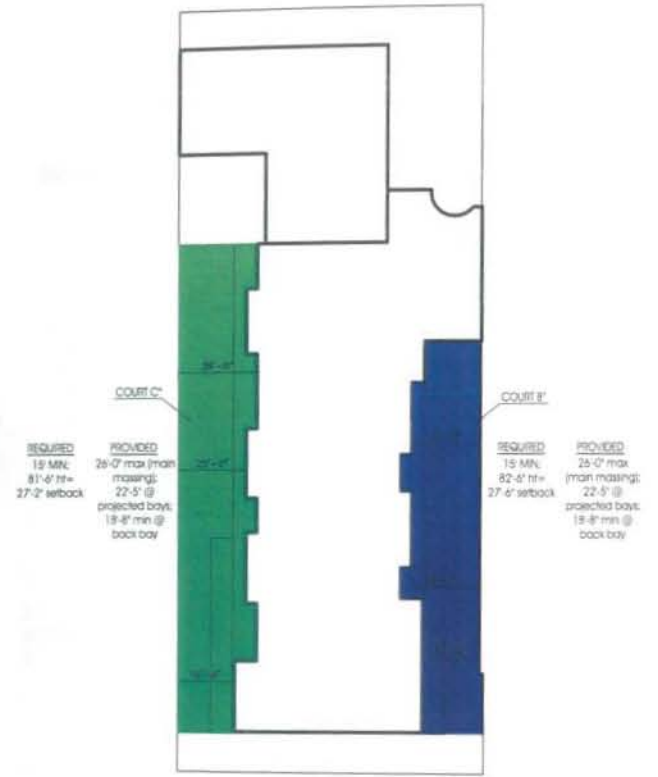




1 COURTS A, B, C AND REAR YARD SETBACKS  
SCALE: N.T.S.

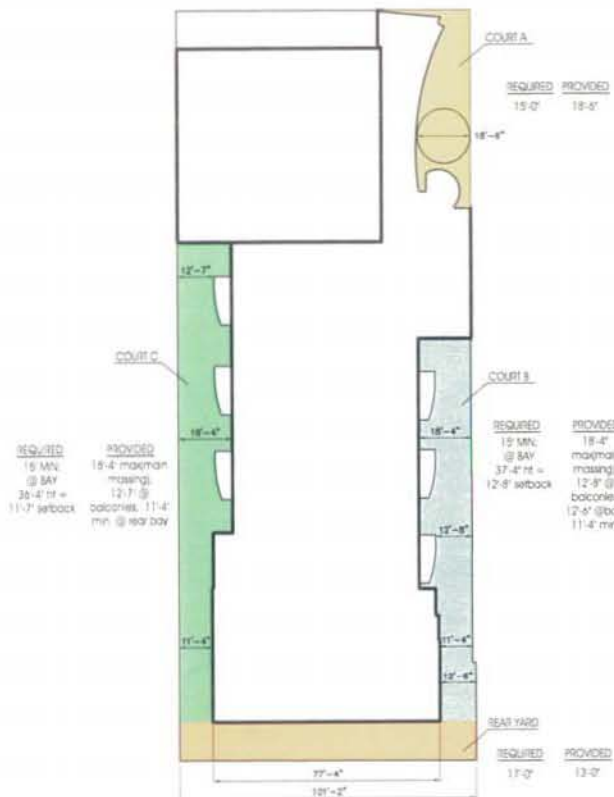


2 COURTS A', B', C' AND Z SETBACKS  
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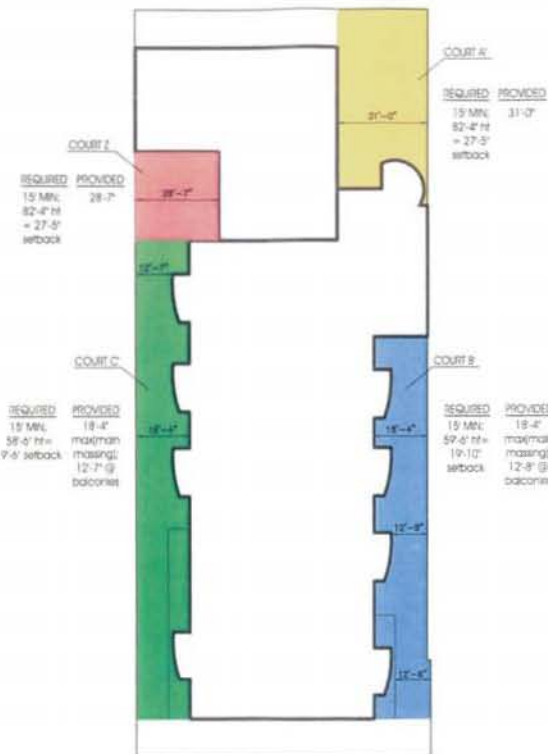


3 COURTS B' AND C' SETBACKS  
SCALE: N.T.S.

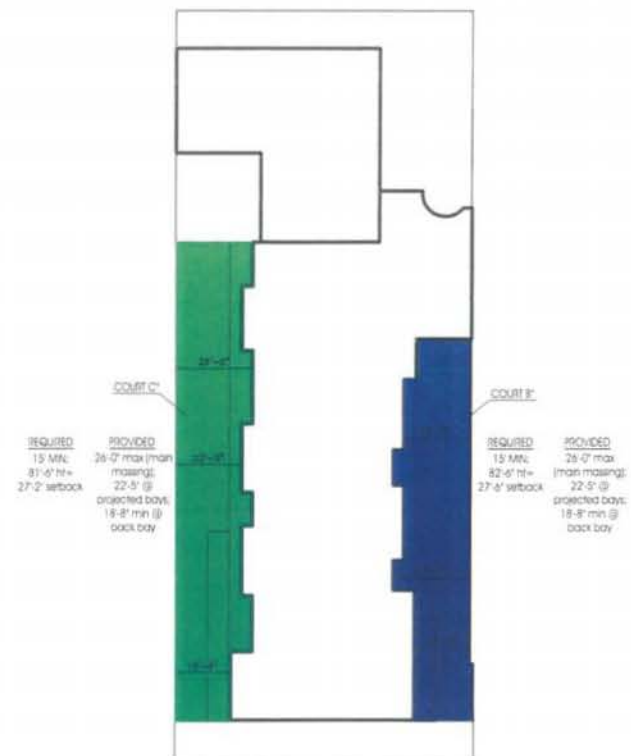




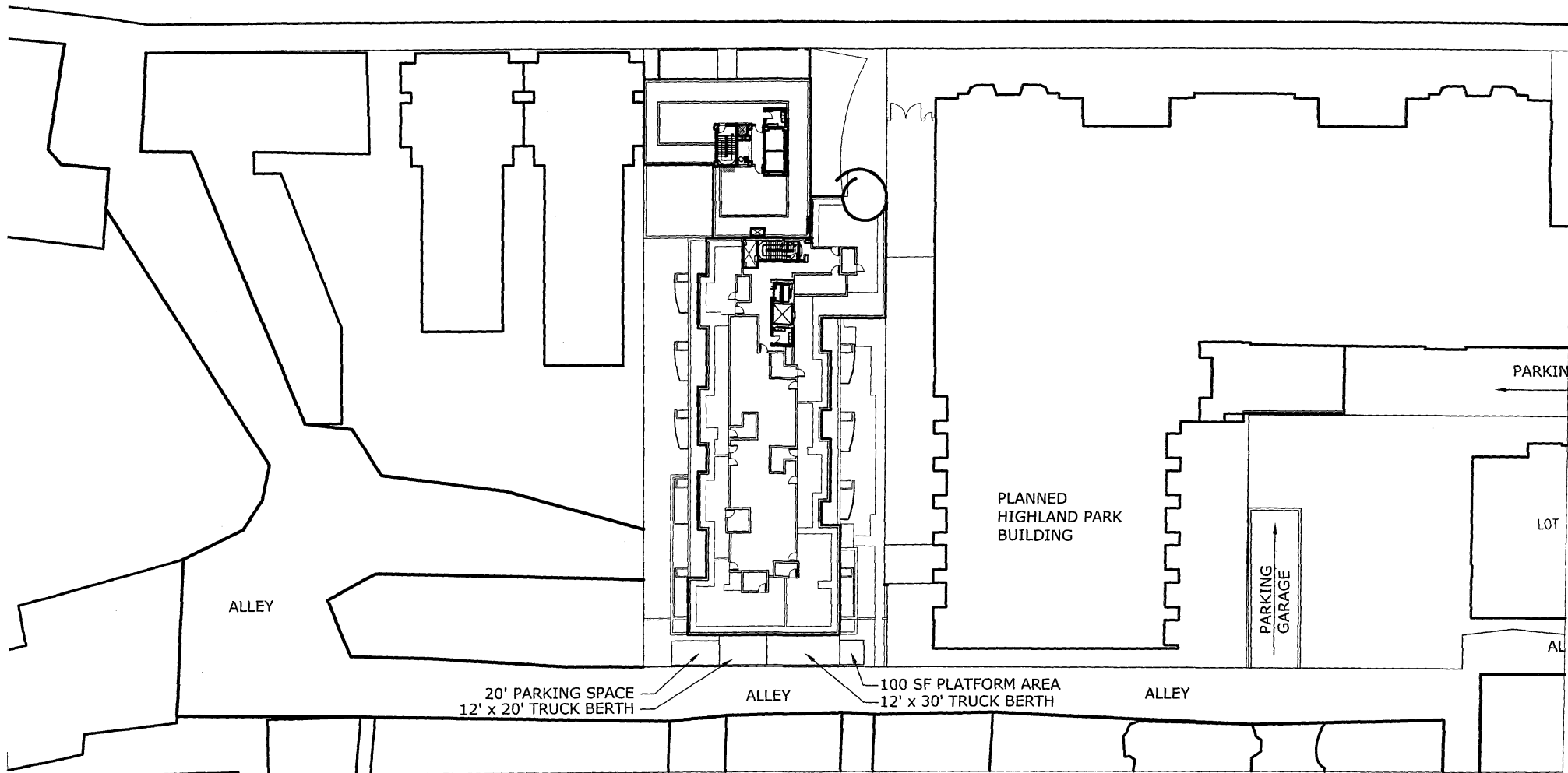
1 COURTS A, B, C AND REAR YARD SETBACKS  
SCALE: N.T.S.



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



3 COURTS B'' AND C'' SETBACKS  
SCALE: N.T.S.

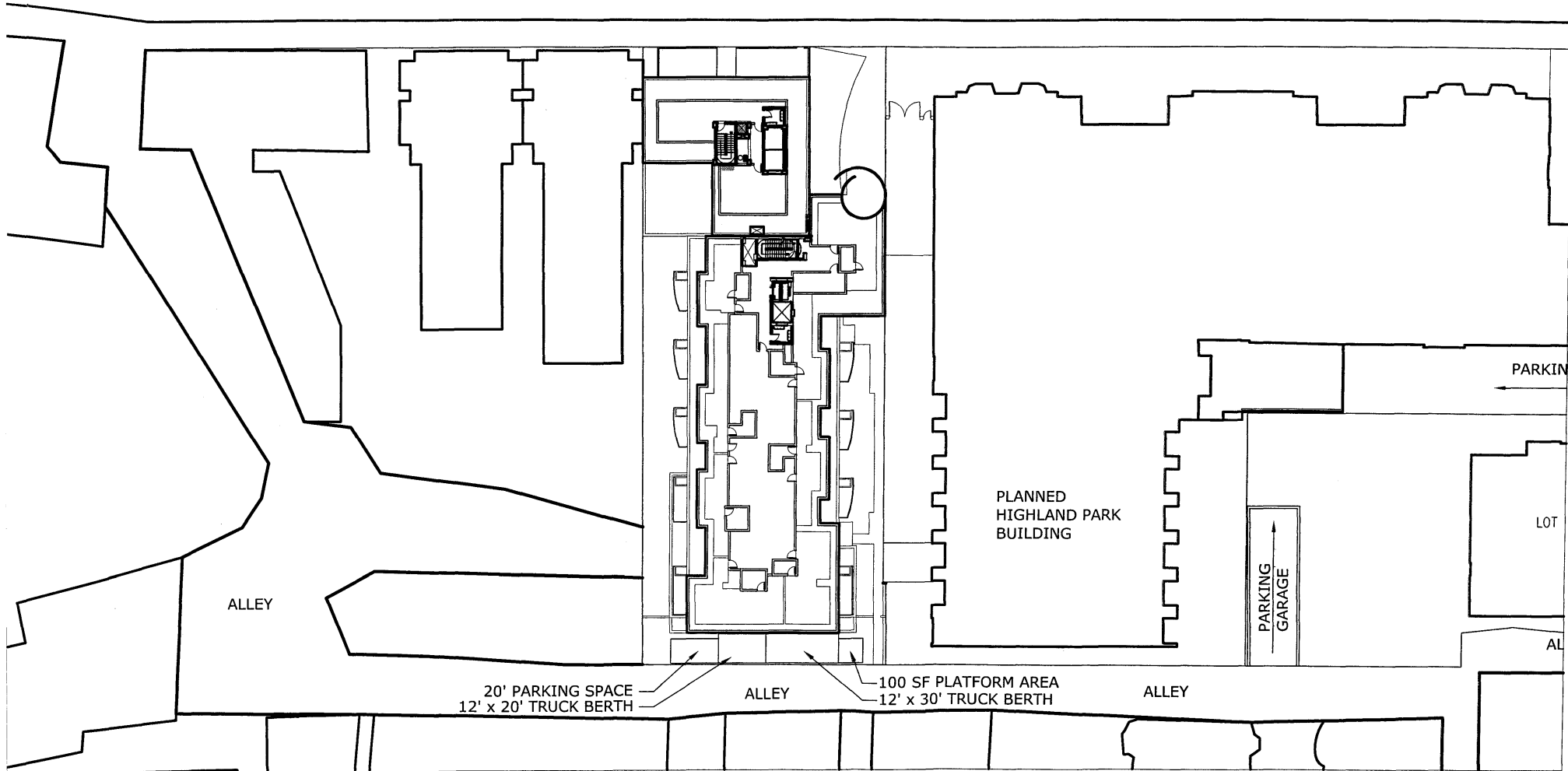


1 PROPOSED SITE PLAN WITH LOADING BERTHS  
SCALE: 1" = 40'

PROPOSED SITE PLAN

SHEET 08

IRVING STREET



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

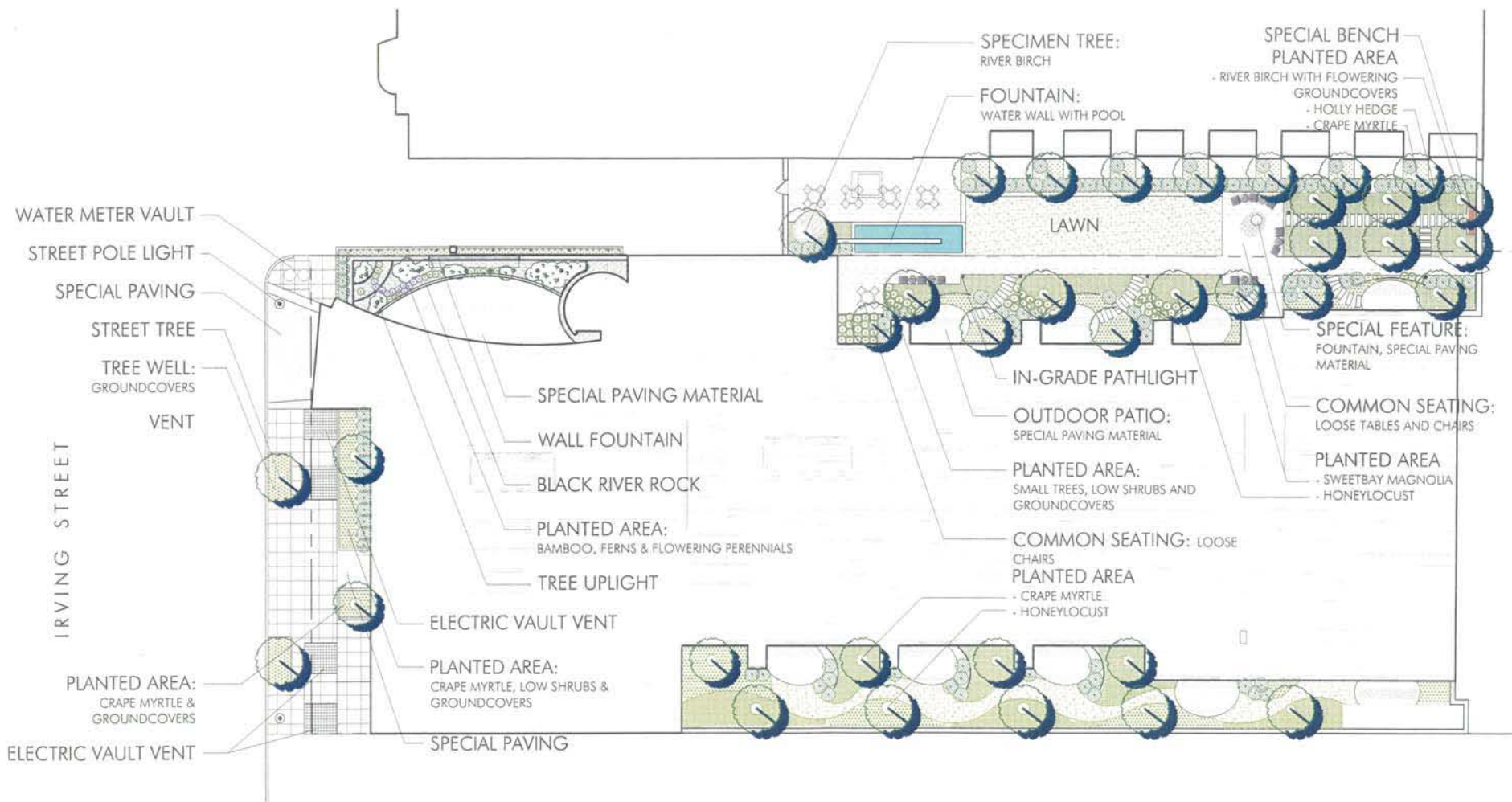
PROPOSED SITE PLAN

1444 IRVING STREET, NW  
CONSOLIDATED PLANNED UNIT DEVELOPMENT

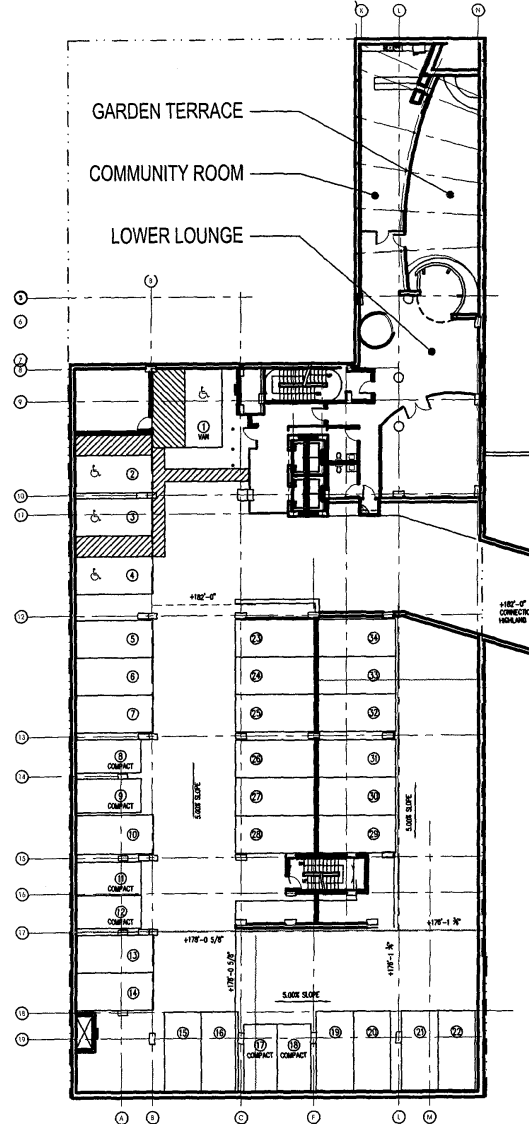
**DONATELLI**  
DEVELOPMENT

SHEET 08

**Hickok Cole**  
ARCHITECTS



1444 IRVING STREET, NW  
CONSOLIDATED PLANNED UNIT DEVELOPMENT

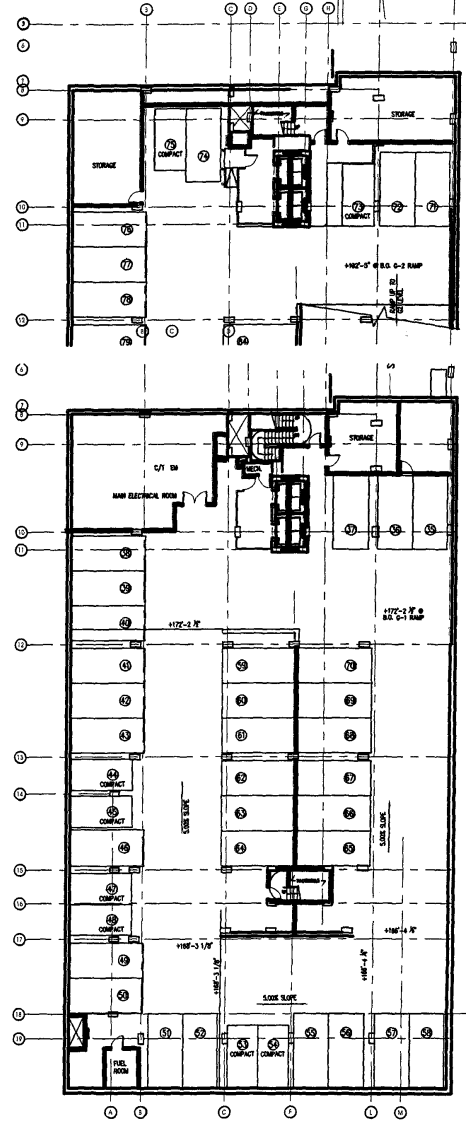


PARKING COUNT	
FULL SPACES	66
COMPACT SPACES	14
HANDICAP SPACES	4
VAN SPACES (H/C)	1
<b>TOTAL</b>	<b>84</b>

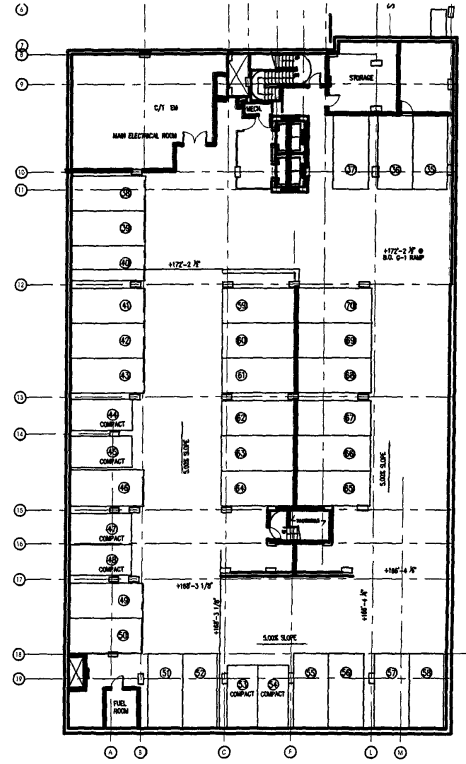
  

PARKING COUNT	
G-1	34
G-2	36
G-3	14
<b>TOTAL</b>	<b>84</b>

1 GARAGE PLAN - G-1  
SCALE: 1" = 30'



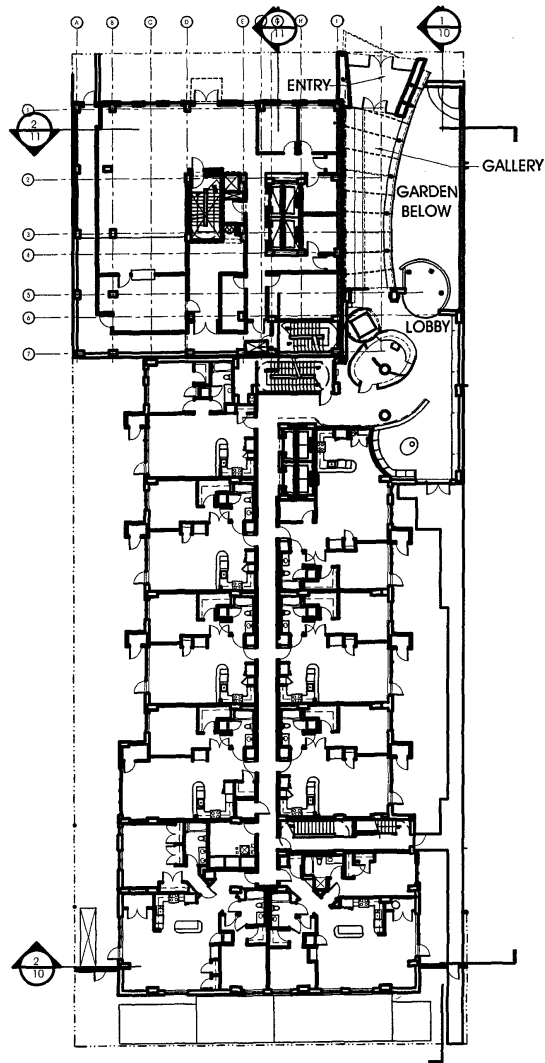
3 GARAGE PLAN - G-3  
SCALE: 1" = 30'



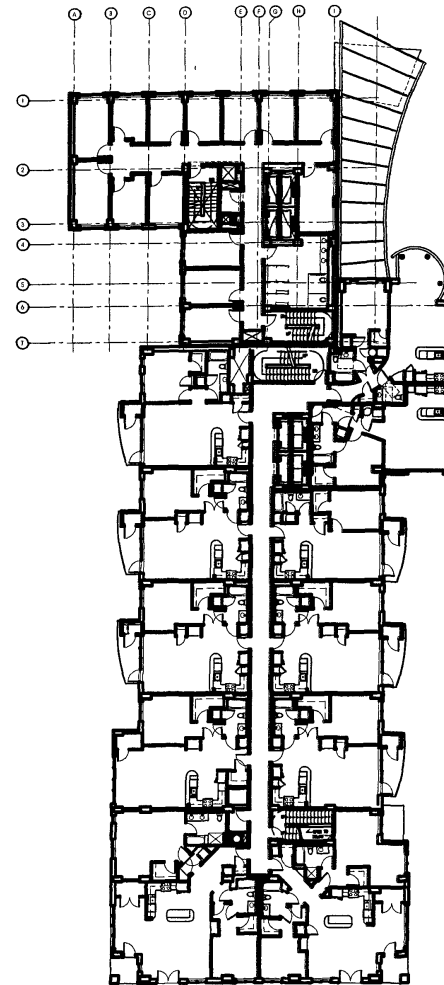
2 GARAGE PLAN - G-2  
SCALE: 1" = 30'

GARAGE PLANS

SHEET 10



1 FIRST FLOOR PLAN  
SCALE: 1/32" = 1'-0"



2 SECOND AND THIRD FLOOR PLAN  
SCALE: 1/32" = 1'-0"

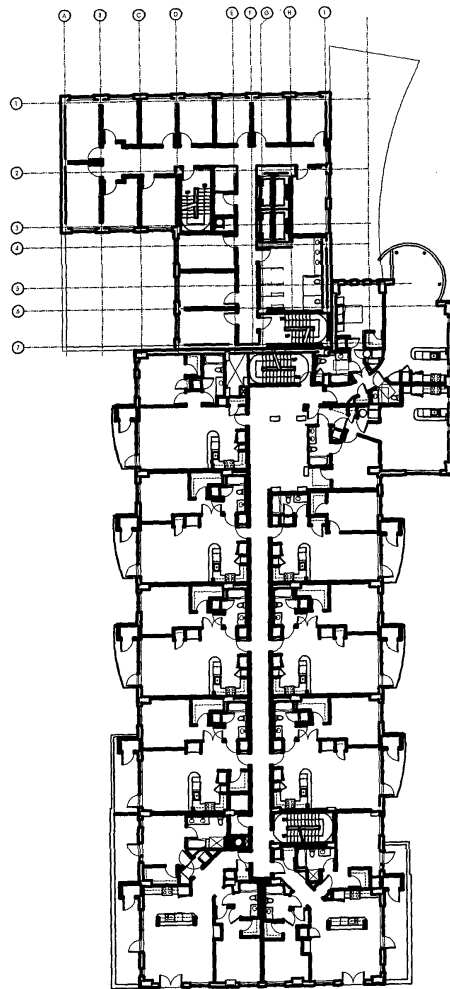
FLOOR PLANS: FIRST AND SECOND FLOOR

# 1444 IRVING STREET, NW CONSOLIDATED PLANNED UNIT DEVELOPMENT

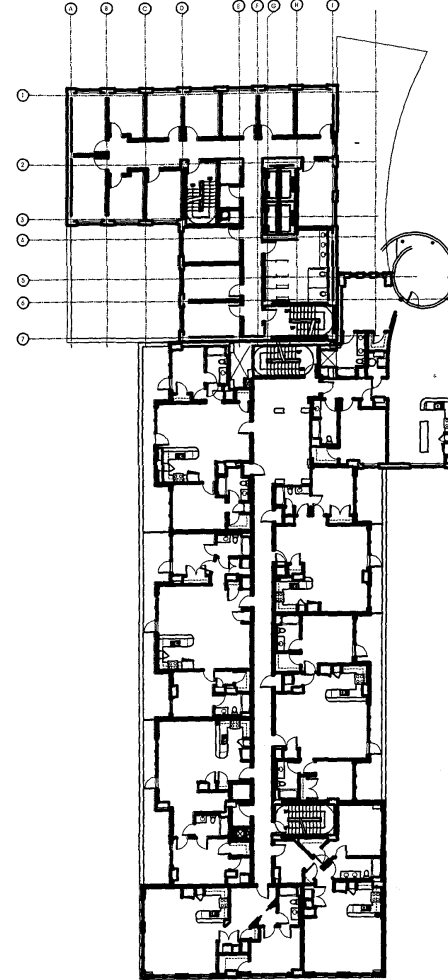
**DONATELLI**  
DEVELOPMENT

SHEET 11





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



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

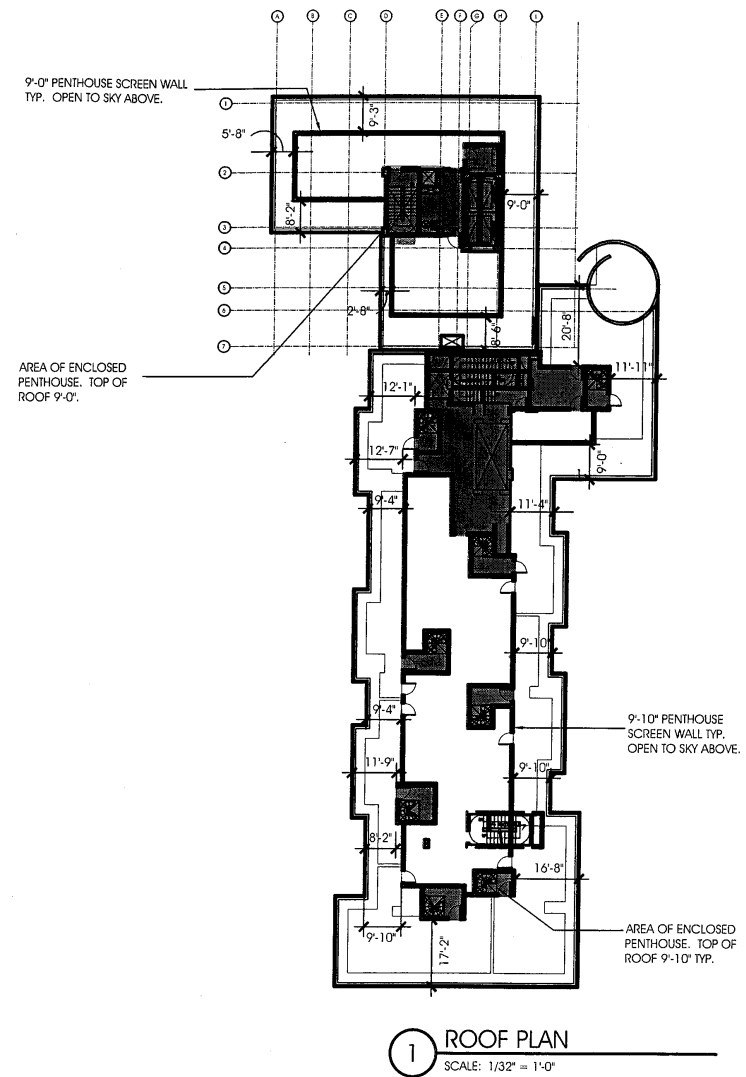
FLOOR PLANS: FOURTH AND FIFTH FLOORS; SIXTH AND SEVENTH FLOORS

SHEET 12

**DONATELLI**  
DEVELOPMENT

1444 IRVING STREET, NW  
CONSOLIDATED PLANNED UNIT DEVELOPMENT





FLOOR PLAN: ROOF

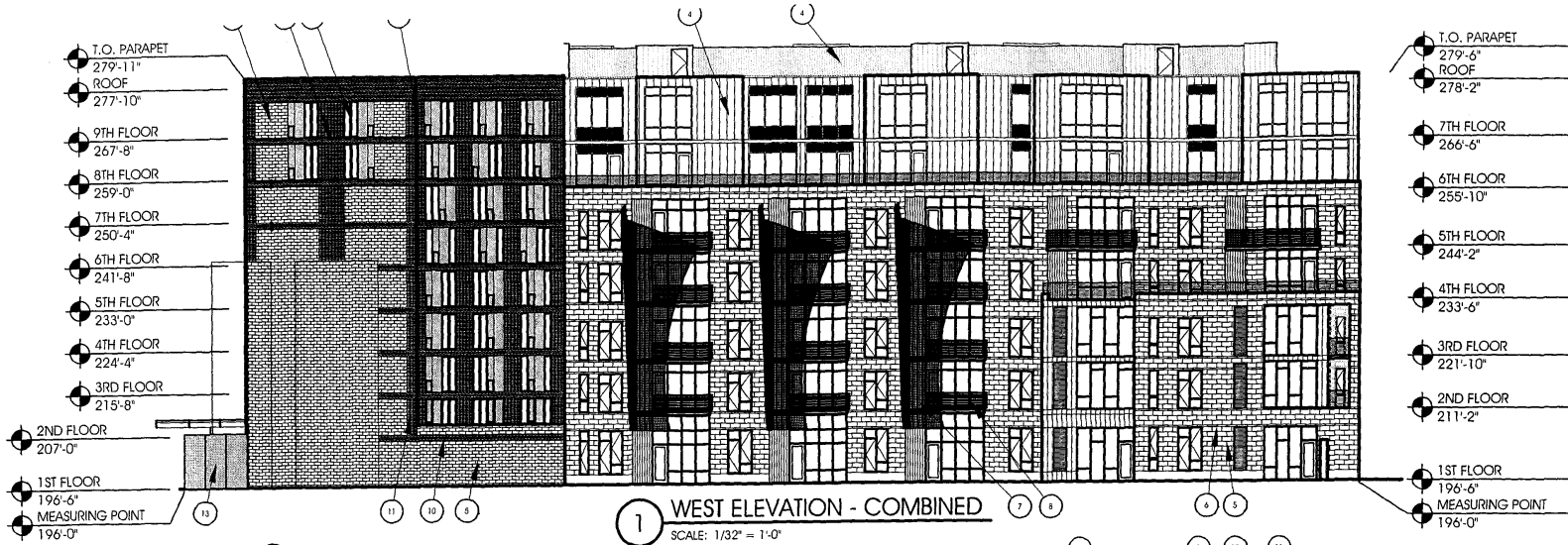
SHEET 13



# 1444 IRVING STREET, NW CONSOLIDATED PLANNED UNIT DEVELOPMENT

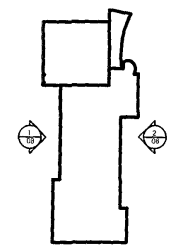
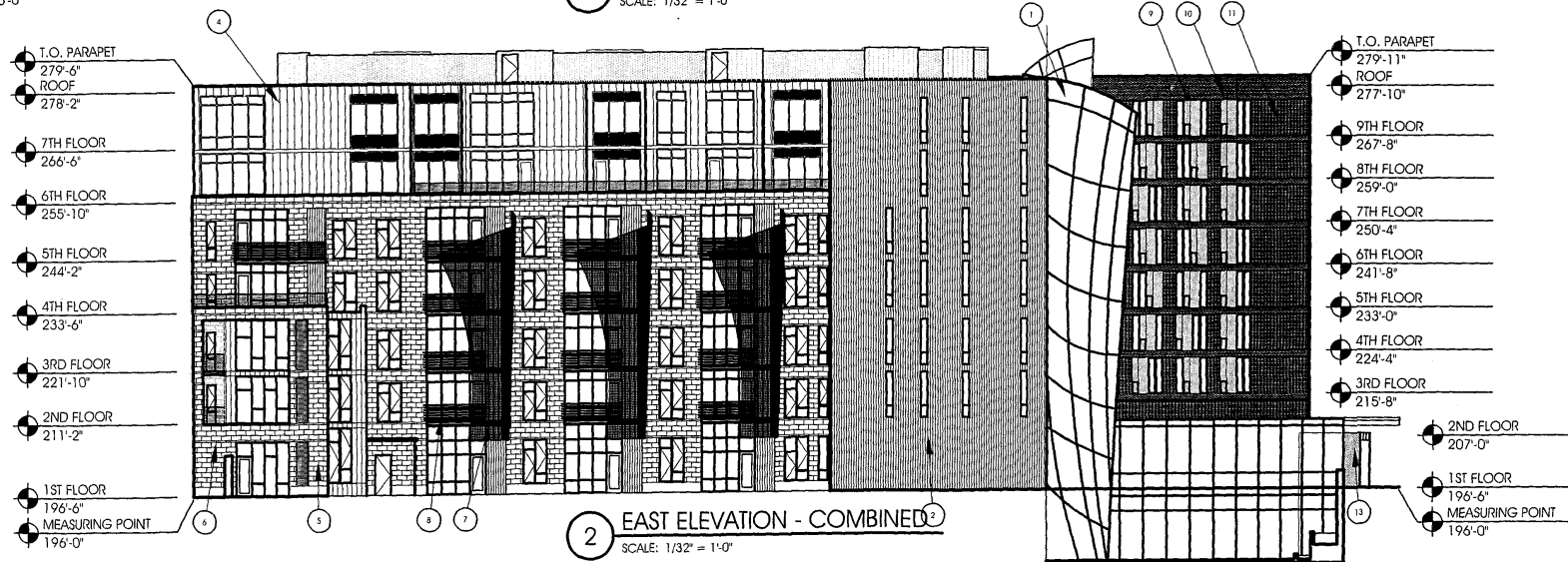






**ELEVATION FINISHES KEY**

- 1 CUSTOM CURTAINWALL SYSTEM
- 2 STONE VENEER FACADE
- 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



SITE MAP

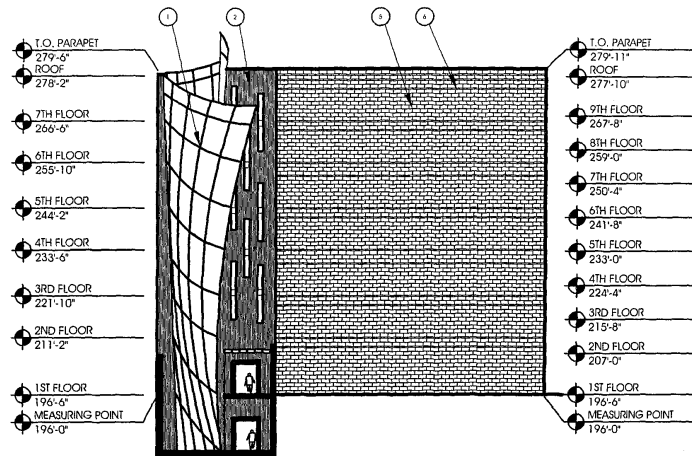
ELEVATIONS: EAST AND WEST

SHEET 14

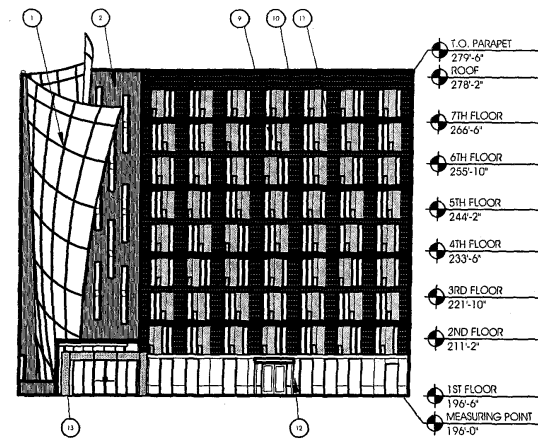


# 1444 IRVING STREET, NW CONSOLIDATED PLANNED UNIT DEVELOPMENT

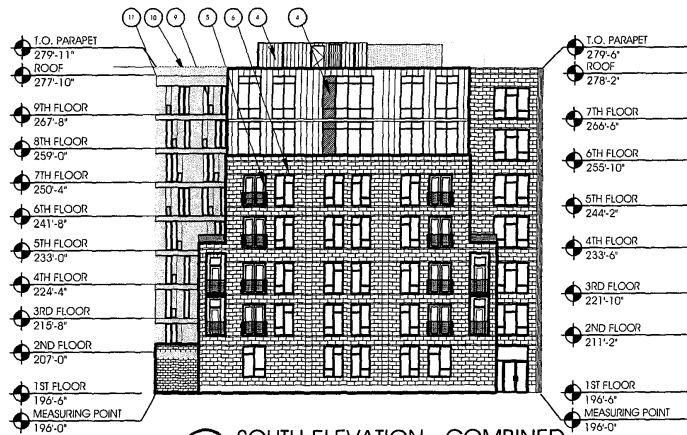




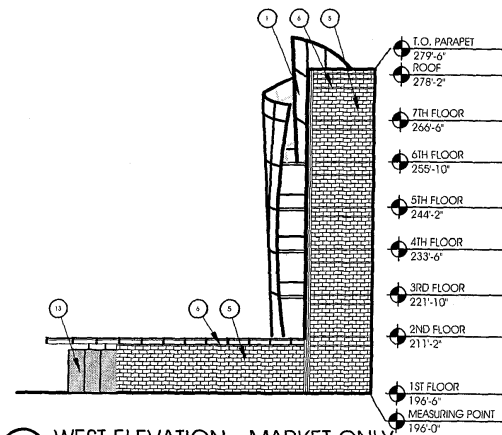
**1 NORTH ELEVATION - MARKET ONLY**  
SCALE: 1/32" = 1'-0"



**2 NORTH ELEVATION - COMBINED**  
SCALE: 1/32" = 1'-0"



**3 SOUTH ELEVATION - COMBINED**  
SCALE: 1/32" = 1'-0"



**4 WEST ELEVATION - MARKET ONLY**  
SCALE: 1/32" = 1'-0"

## ELEVATION FINISHES KEY

- 1 CUSTOM CURTAINWALL SYSTEM
- 2 STONE VENEER FACADE
- 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



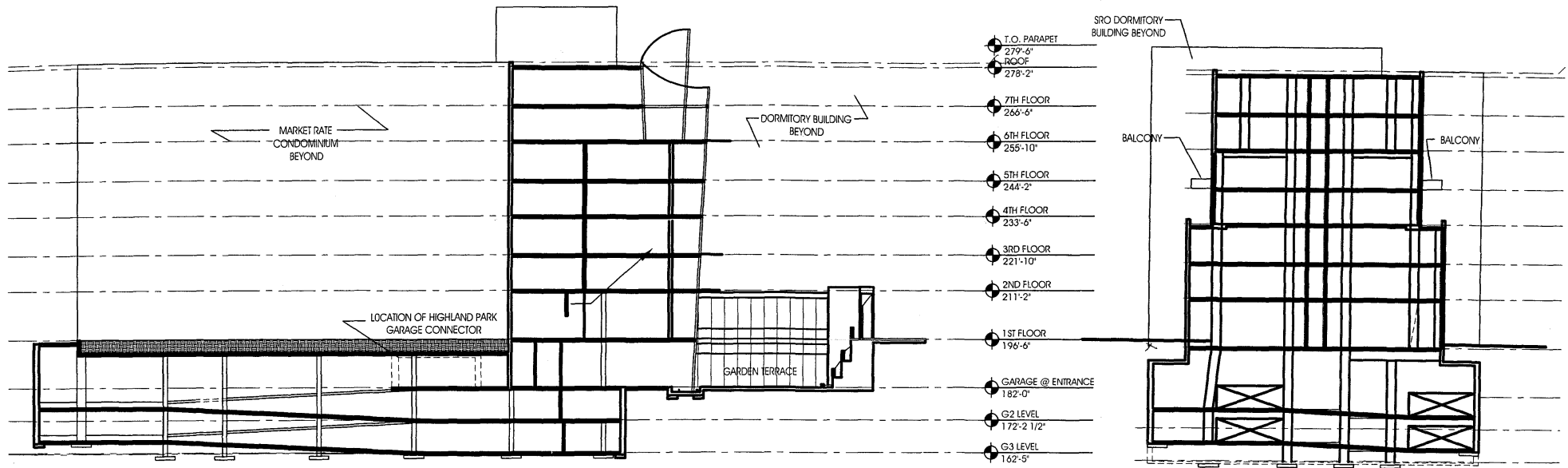
ELEVATIONS: NORTH AND SOUTH

SHEET 15

**DONATELLI**  
DEVELOPMENT

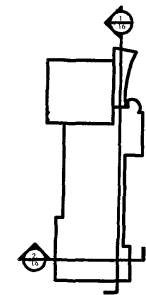
# 1444 IRVING STREET, NW CONSOLIDATED PLANNED UNIT DEVELOPMENT





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

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

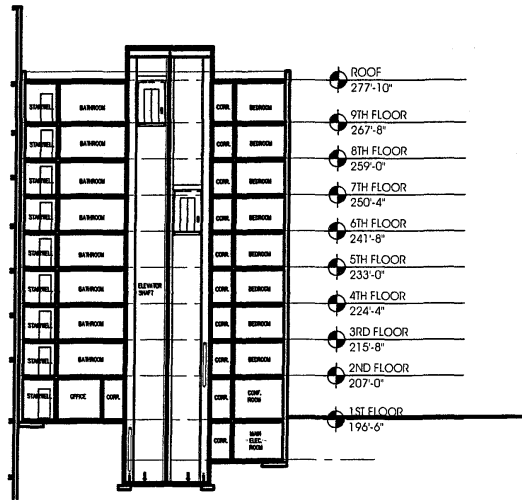


SITE MAP

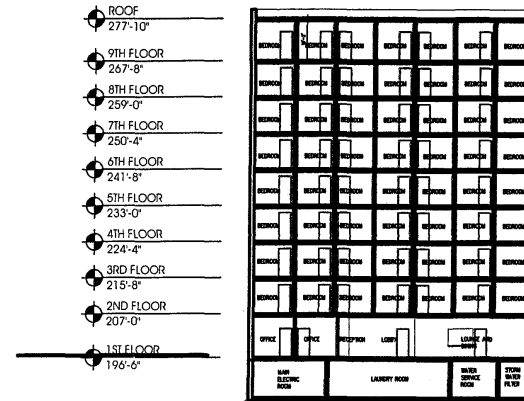
BUILDING SECTIONS: MARKET RATE BUILDING

SHEET 16

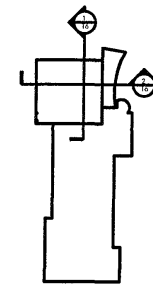
# 1444 IRVING STREET, NW CONSOLIDATED PLANNED UNIT DEVELOPMENT



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

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