

1444 IRVING STREET, NW
CONSOLIDATED PLANNED UNIT DEVELOPMENT
APPLICATION



NORTH ELEVATION



EAST ELEVATION

DEVELOPER

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MEP ENGINEERS

GHT

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LAND USE ATTORNEY

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EXHIBIT NO. 24

JANUARY 15, 2008

14TH STREET

DCUSA

1444 IRVING

IRVING

IRVING

HIGHLAND
PARK



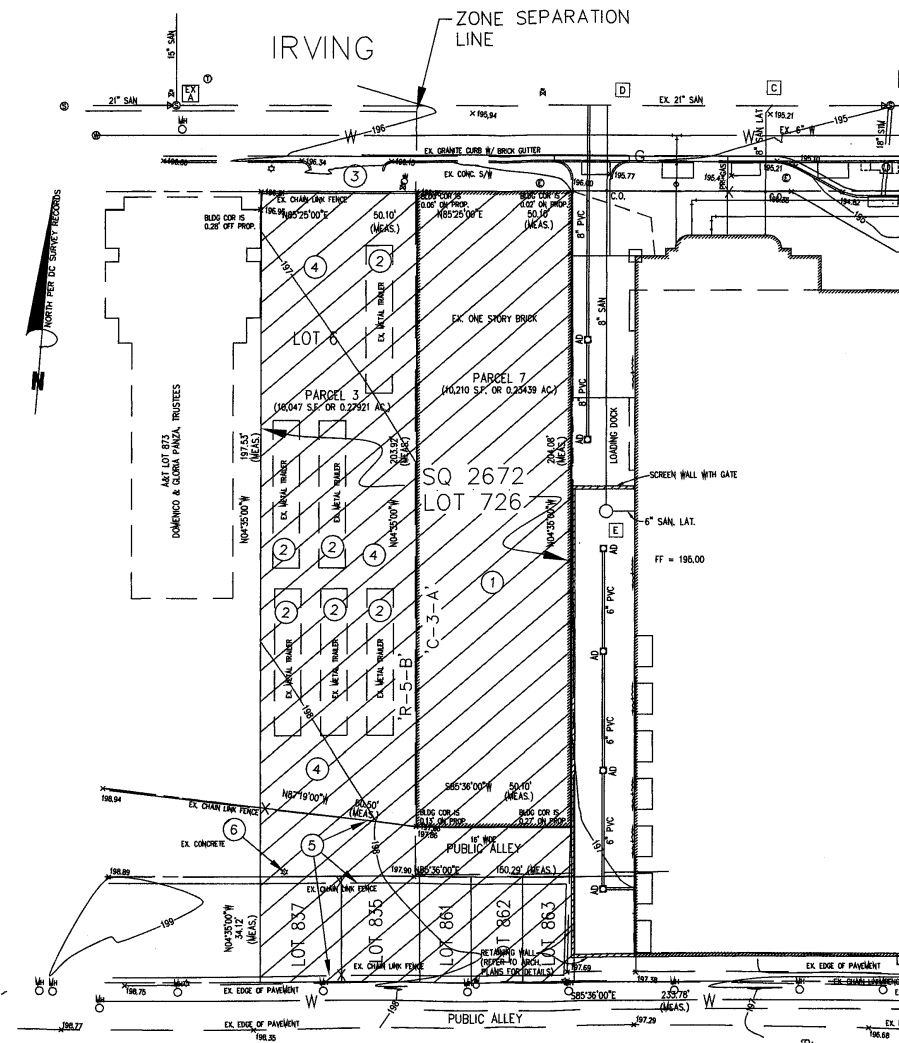
AERIAL PHOTO OF SITE

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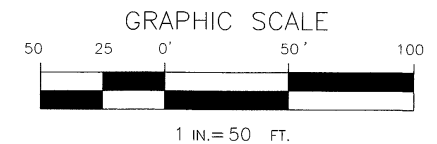


LOCATION MAP



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 AND DEMOLITION PLAN

SHEET 02

1444 IRVING STREET, NW

CONSOLIDATED PLANNED UNIT DEVELOPMENT APPLICATION

15 January 2008

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 COMMUNITY BASED RESIDENTIAL FACILITY 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: APPROX. 84

PARKING SPACES REQUIRED = 69

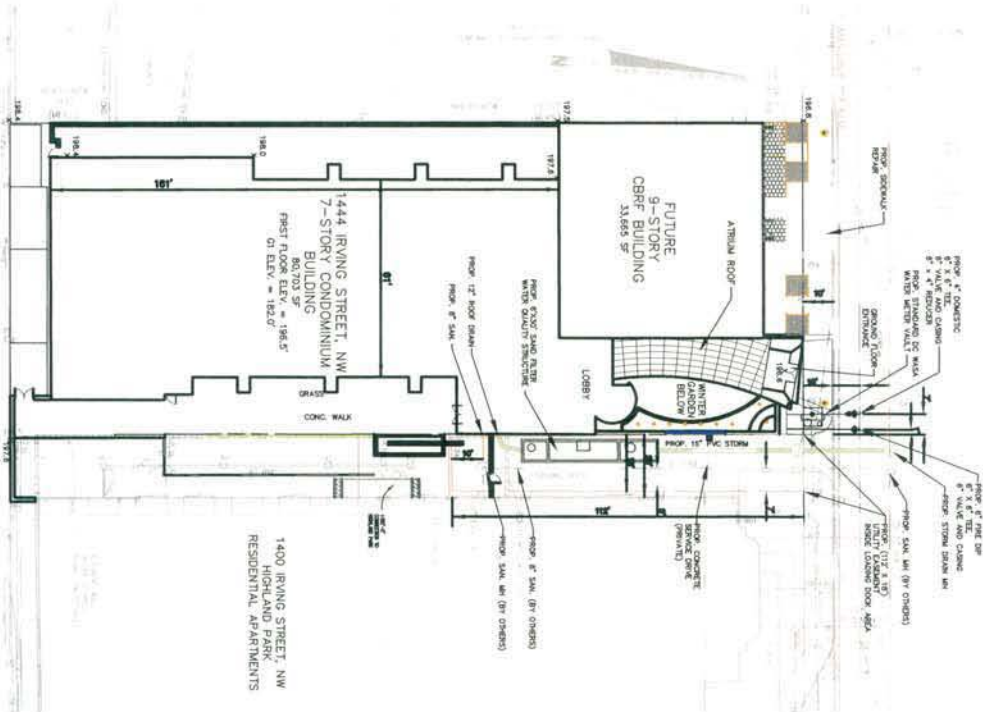
POTABLE WATER:

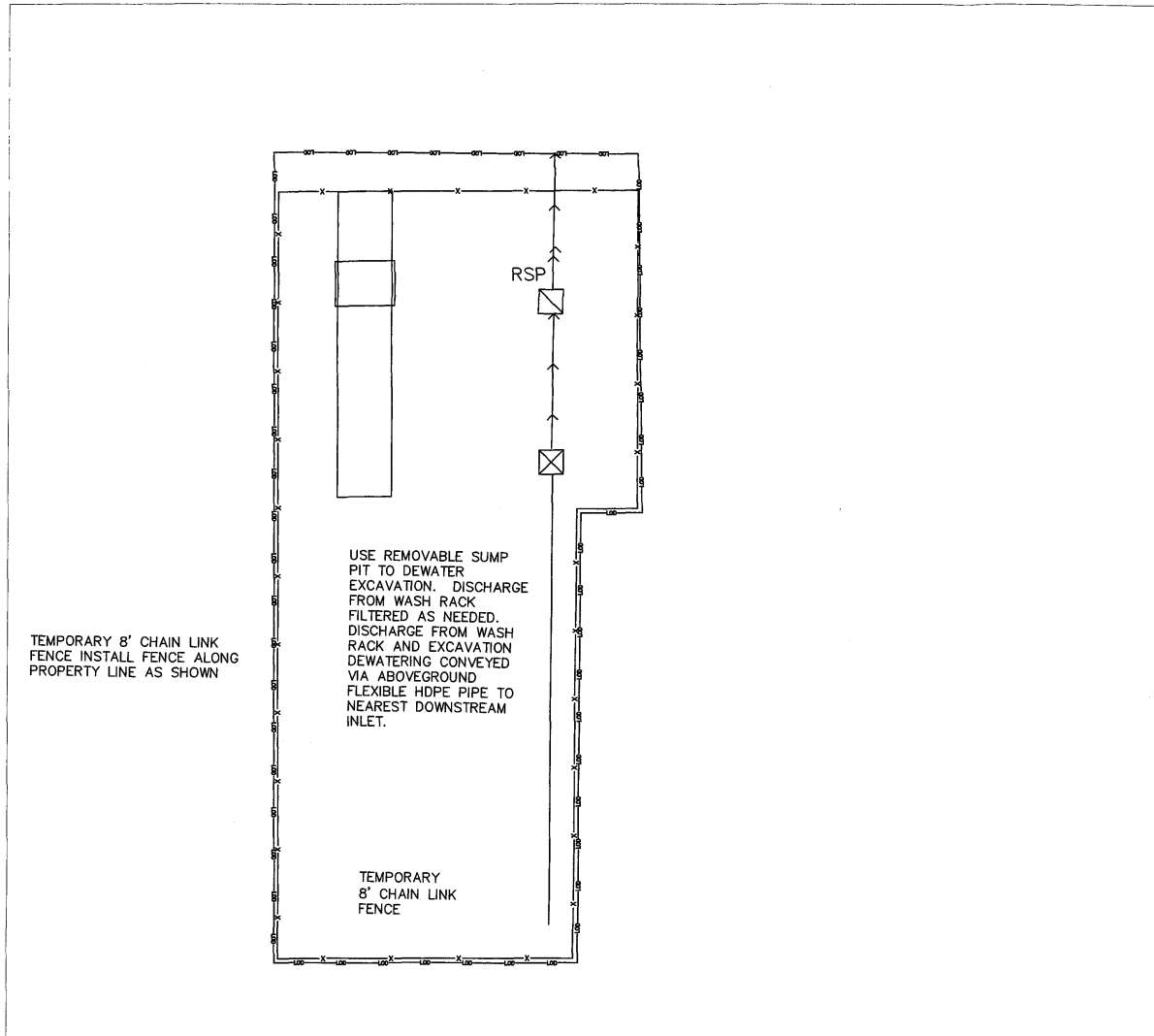
TOTAL DOMESTIC WATER FLOW PEAK DEMAND FROM WASA WORKSHEET BELOW

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	=	127.6

PROPOSED LEGEND

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





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

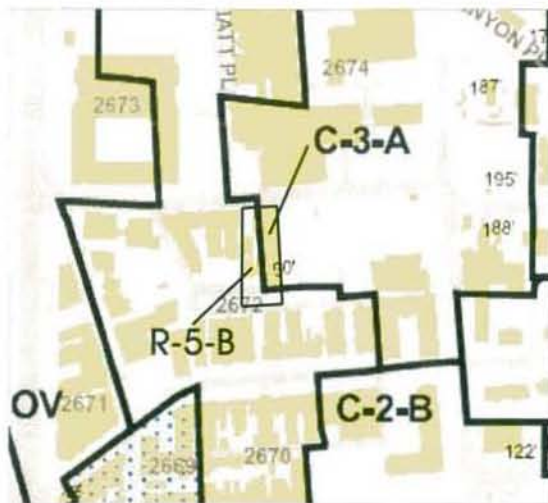
THIS PROJECT IS LOCATED AT 1444 IRVING STREET, NW THE PROPERTY IS ZONED C-3-A AND R-5-B. THIS PROJECT IS TO DEMOLISH THE EXISTING 1-STORY BUILDING AND ADJACENT ASPHALT PAVING AND CONSTRUCT A NEW 7-STORY CONDOMINIUM BUILDING WITH UNDERGROUND PARKING AND A 9-STORY CBRF BUILDING. THE CONSTRUCTION OF THE 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.

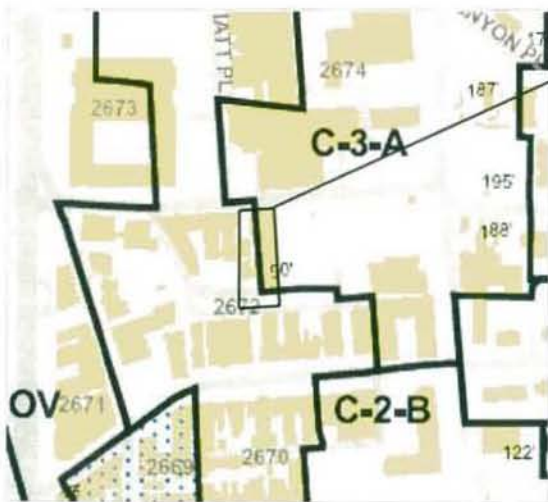
GRAPHIC SCALE



1 IN. = 50 FT.



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



C-3-A
(FOR
COMBINED
LOT)

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



3 SUBDIVISION PLAT
SCALE: 1" = 40'

Zoned C3A			
DONATELLI & KLEIN, INC.			
ZONING REVIEW			
ISSUE	ALLOWED/ REQUIRED	PROVIDED	Req'mt Met
SITE AREA	Market Rate Lot	20,013 square feet	
	CBRF Lot	5,402 square feet	
	(Lots combined with alley)	25,415 square feet	
FAR	4.5	114,368	
	CBRF	33,665	
	Market Rate	80,703	
	Total	114,368	
HEIGHT			
	CBRF: (90')	82'-4"	
	Market Rate: (90')	81'-8"	
REAR YARD	17'-0" feet	13'-0"	NC
LOT OCCUPANCY			
	CBRF	4,088	NC
	Market Rate Building	15,010	C
	75% = 19,097	18,253 sf w/ balconies	C
COURTS			
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	C
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	NC
At Open 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	NC
At Open Court A' (front) Floors 2-7	15' MIN; 4"/ft w/82'-4" SRO adjacent = 27'-5"	31'-0"	C
At Open Court B' (east) Floors 4-5	15' MIN; 59'-6" @setback = 238"=19'-10"	18'-4" max(main massing); 12'-8" @ balconies	NC
At Open Court C' (west) Floors 4-5	15' MIN; 58'-6" @setback = 234"=19'-6"	18'-4" max(main massing); 12'-7" @ balconies	NC
At Open Court Z (CBRF) Floors 2-9	15' MIN; 4"/ft w/82'-10" SRO adjacent = 331" = 27'-7"	28'-7"	C
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	NC
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	NC

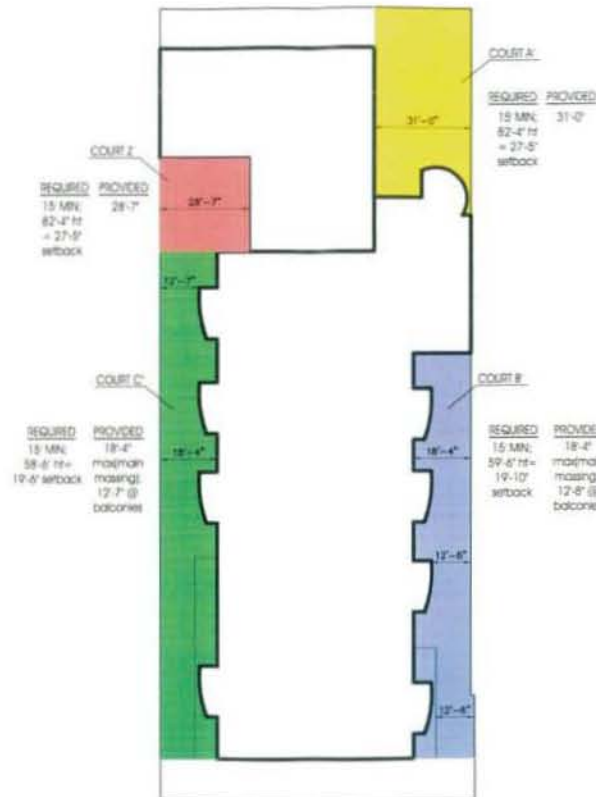
LOADING BERTH			
Market Rate	One space at 55' deep with 200 SF loading platform	One space at 30' deep with 200 SF loading platform	NC
CBRF	One space at 30' deep with 100 SF loading platform	No	NC
DELIVERY			
Market Rate	One space @ 20' deep	Yes	C
CBRF	One space @ 20' deep	No	NC
PARKING			
Market Rate	1 space for each 2 dwelling units (69÷2= 35 spaces)	84	C
CBRF	1 for each 10 beds (104÷10=10 spaces)	0	NC

KEY	
C	Conforming
NC	Non-conforming

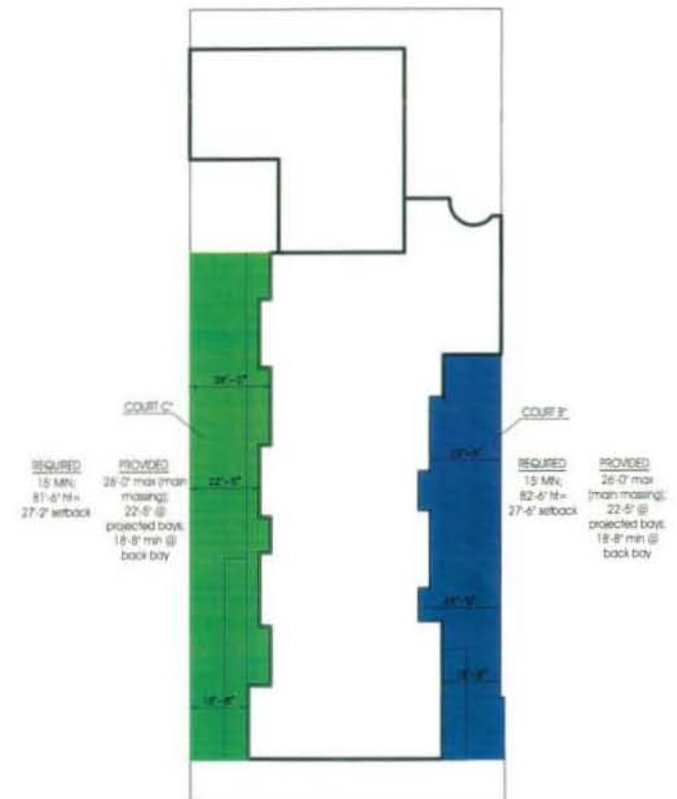
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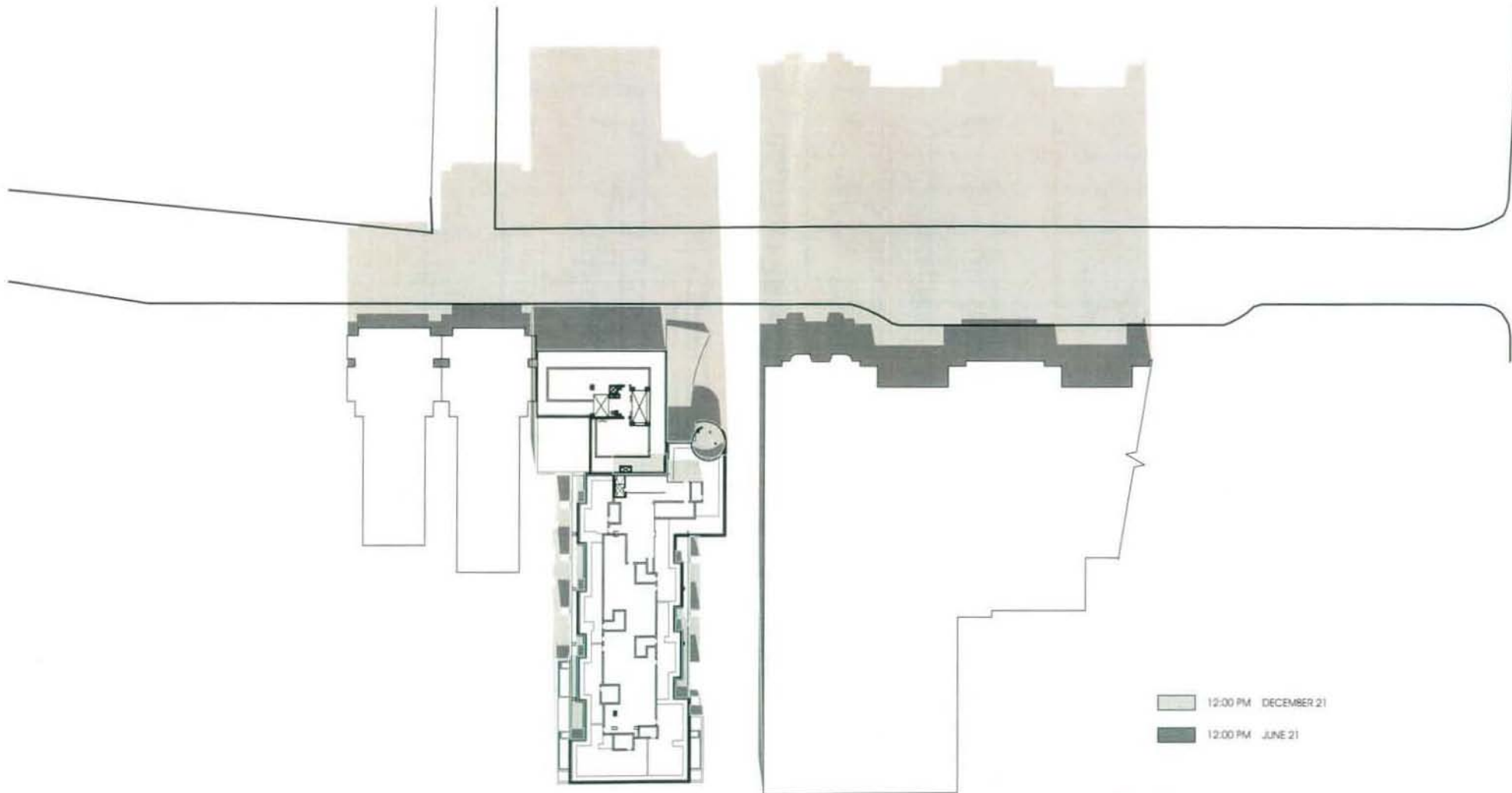
1 COURTS A, B, C AND REAR YARD SETBACKS
 SCALE: N.T.S.



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



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



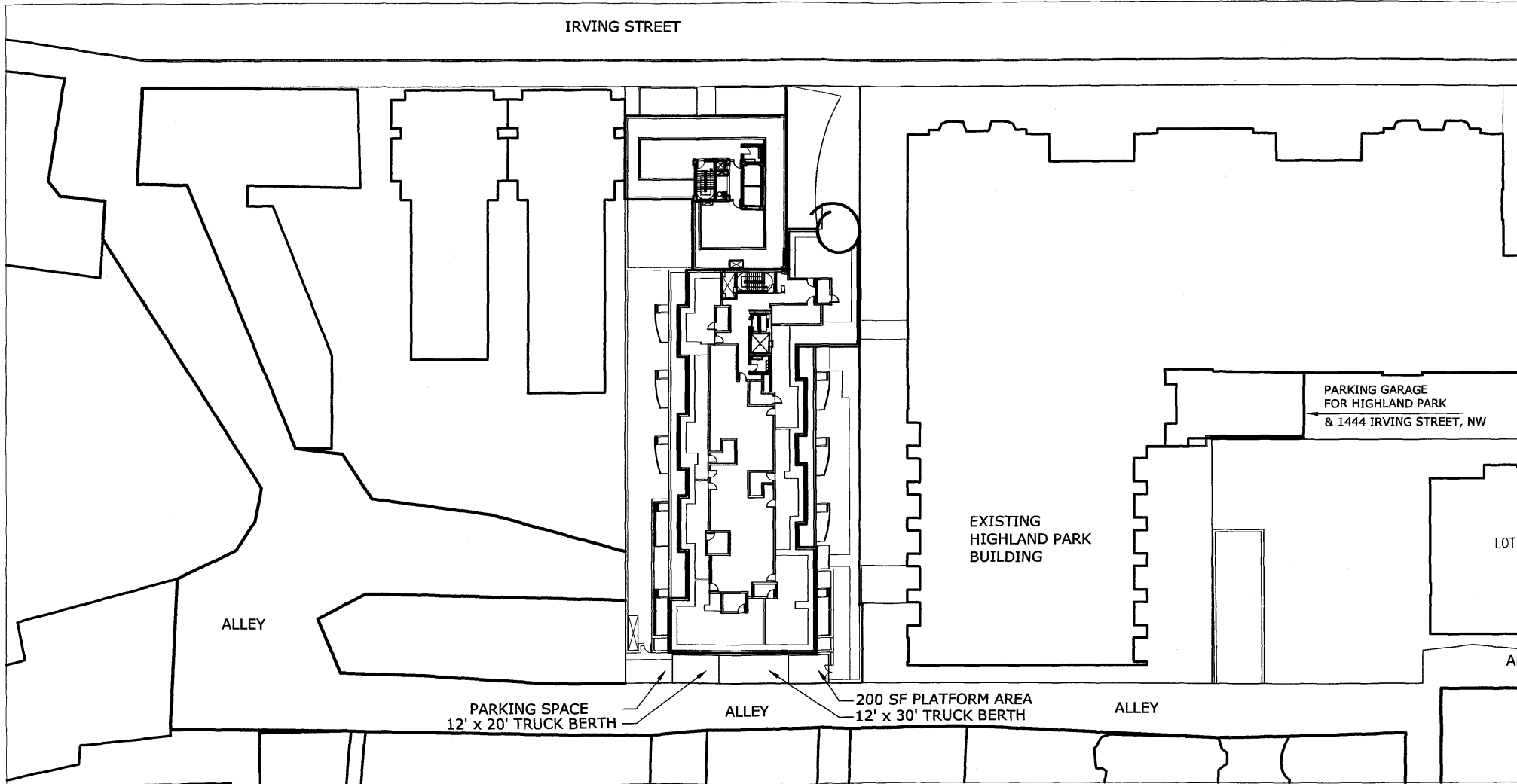
12:00 PM DECEMBER 21
12:00 PM JUNE 21

1 SHADOW STUDY
SCALE: NOT TO SCALE

SHADOW STUDY

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IRVING STREET



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

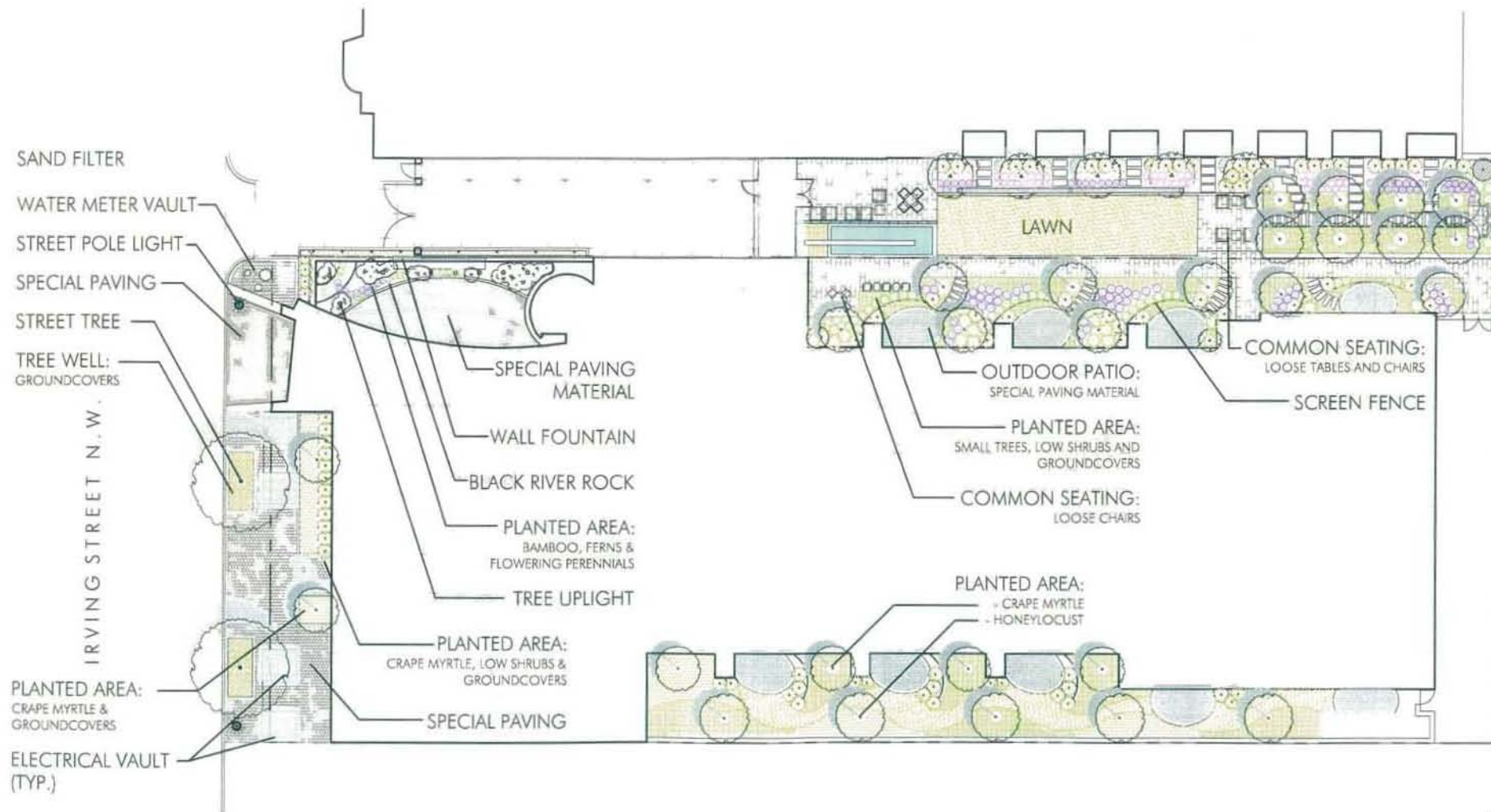
PROPOSED SITE PLAN

SHEET 09

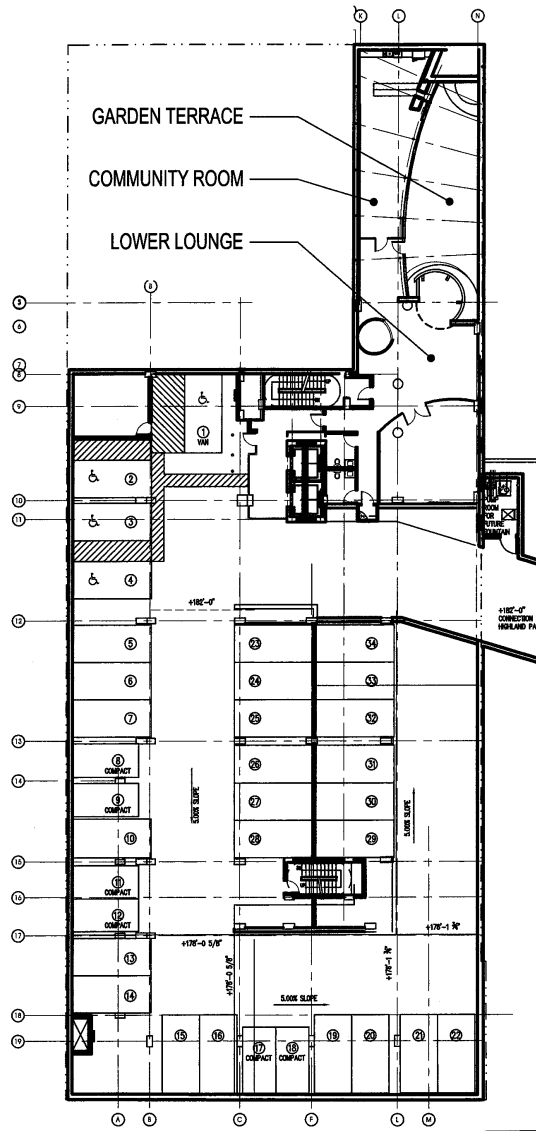
DONATELLI
DEVELOPMENT

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15 January 2008





LANDSCAPE PLANS



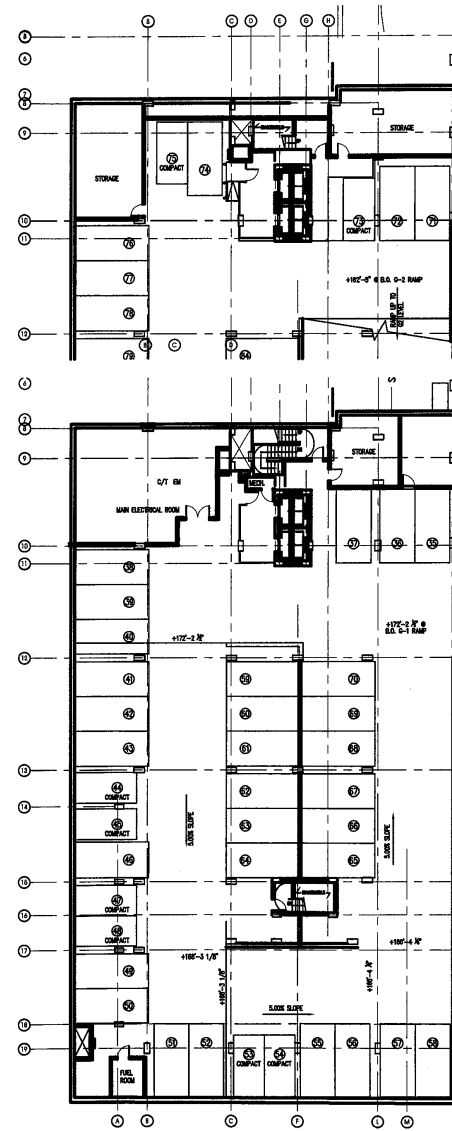
PARKING COUNT

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

PARKING COUNT

G-1	34
G-2	36
G-3	14
<u>TOTAL</u>	84

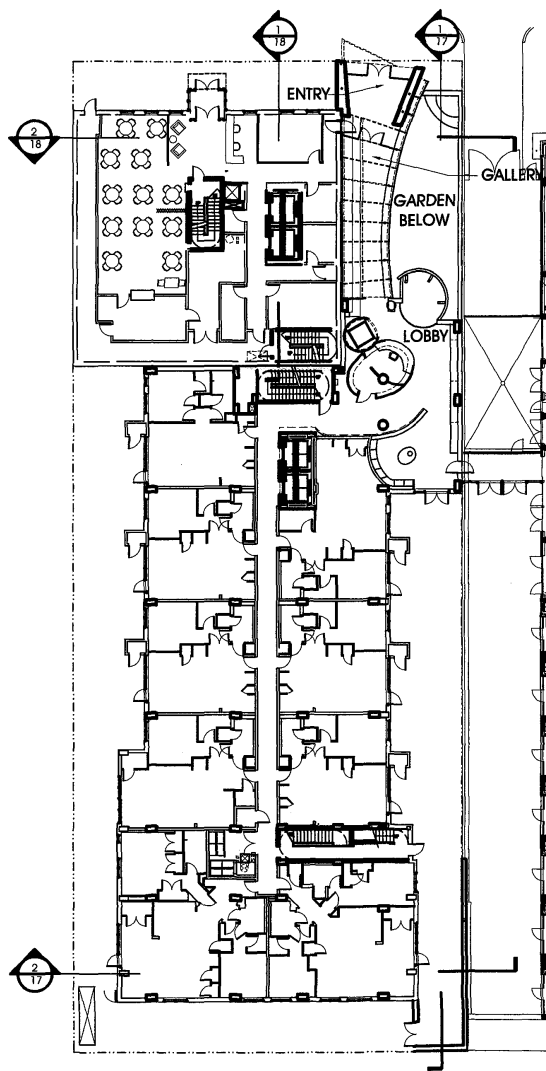
1 GARAGE PLAN - G-1
SCALE: 1" = 30'



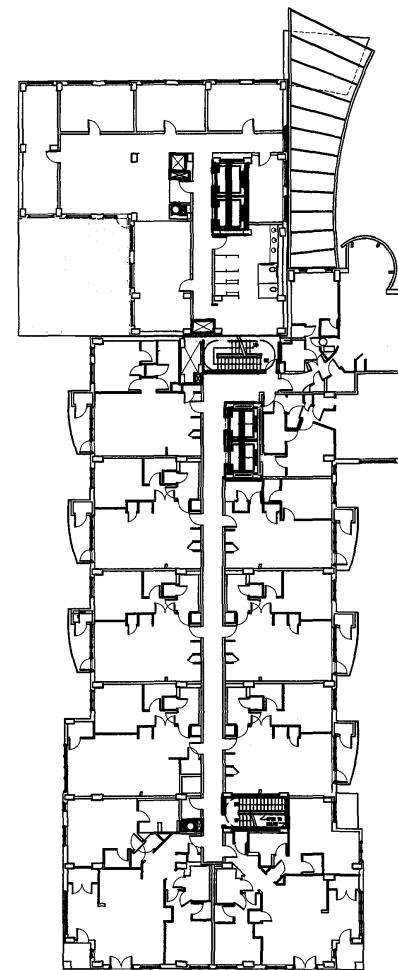
3 GARAGE PLAN - G-3
SCALE: 1" = 30'

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

GARAGE PLANS



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

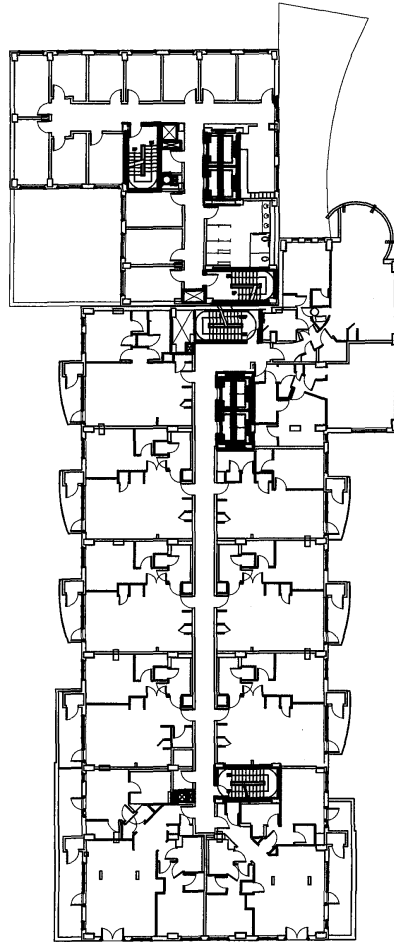


2 SECOND AND THIRD FLOOR PLAN
SCALE: 1/32" = 1'-0"

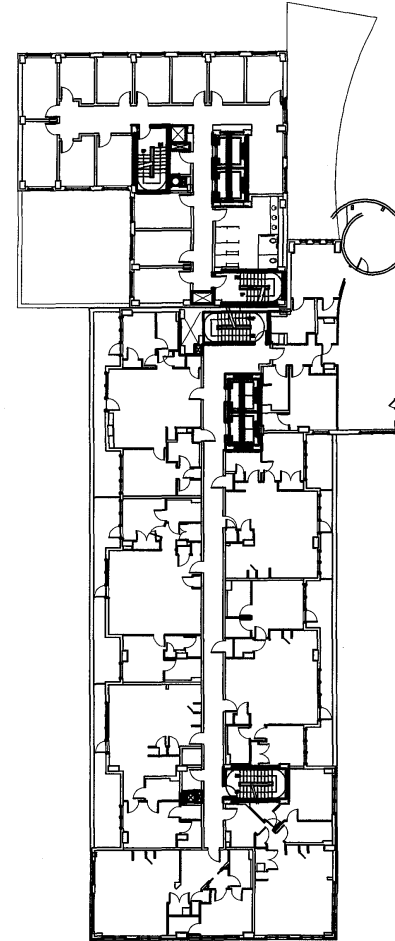
FLOOR PLANS: FIRST AND SECOND FLOOR

SHEET 12

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

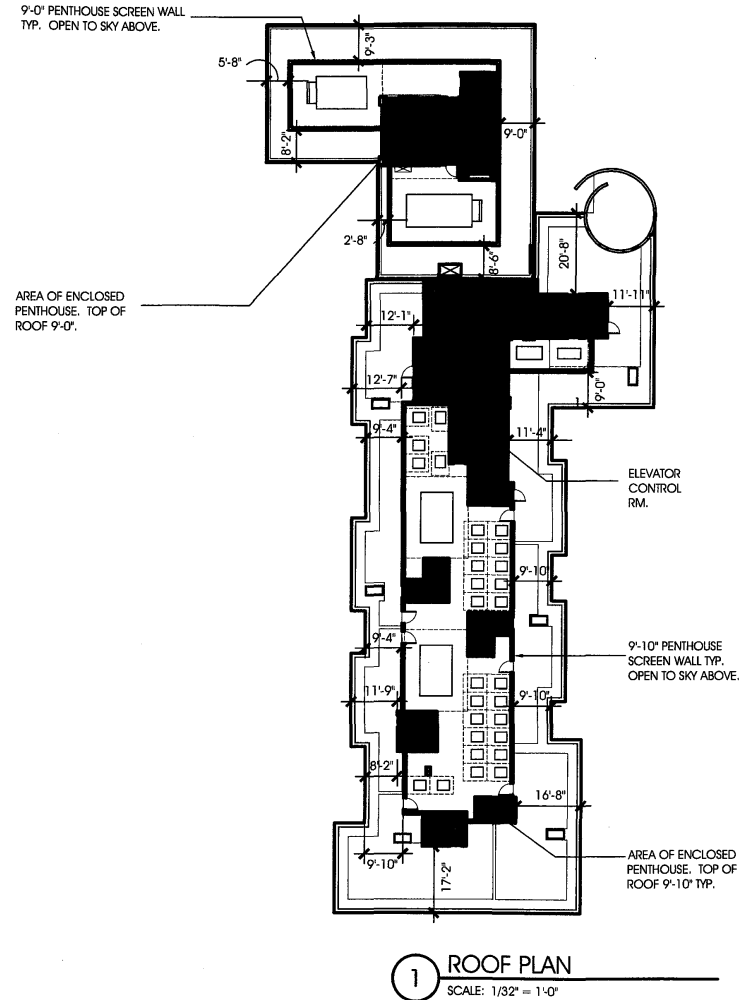


② SIXTH AND SEVENTH FLOOR PLAN
SCALE: 1/32" = 1'-0"

FLOOR PLANS: FOURTH FLOOR AND ROOF

SHEET 13

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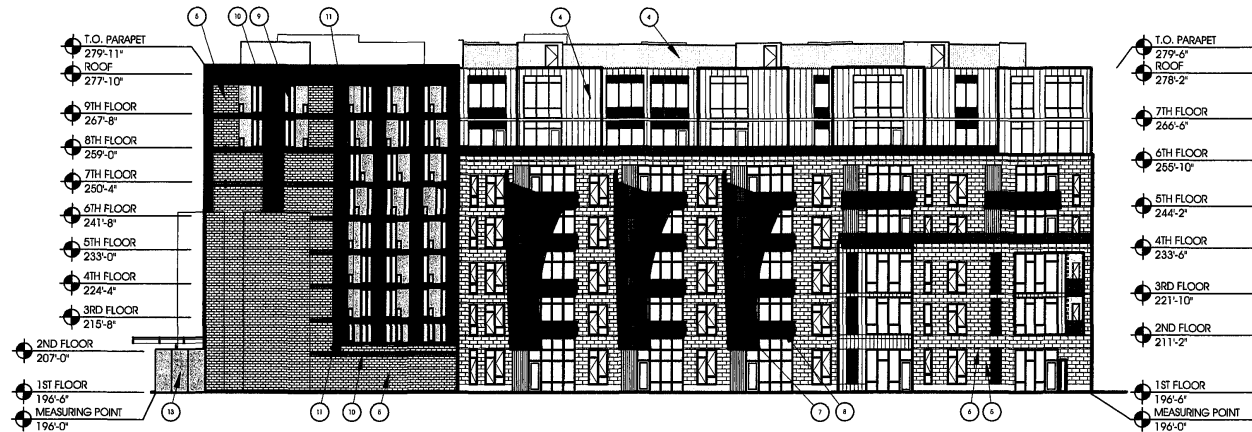
FLOOR PLAN: ROOF

SHEET 14

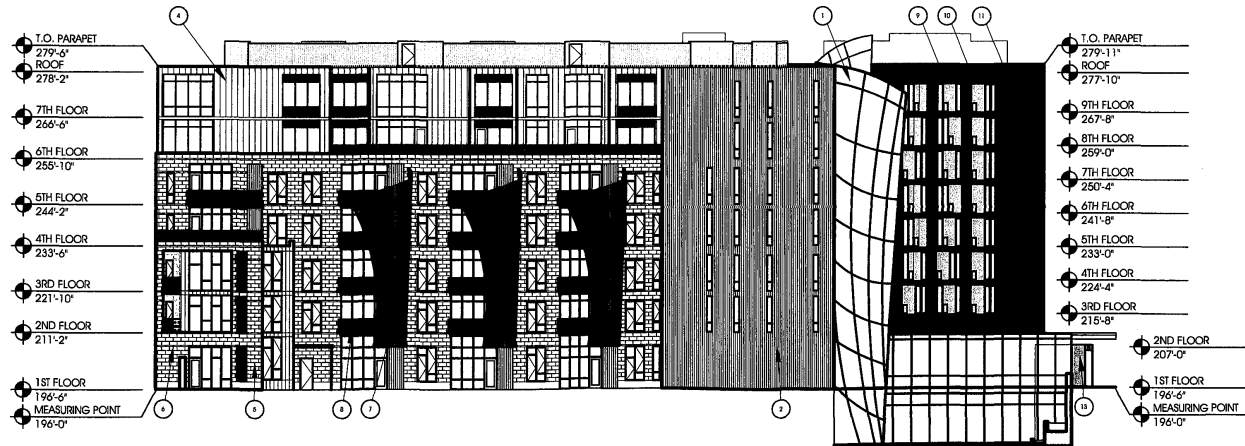
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DONATELLI
DEVELOPMENT

Hickok Cole
ARCHITECTS



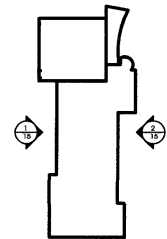
1 WEST ELEVATION - COMBINED
SCALE: 1/32" = 1'-0"



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

ELEVATION FINISHES KEY

- 1 CUSTOM CURTAINWALL SYSTEM
- 2 STONE VENEER FACADE
- 3 NOT USED
- 4 METAL PANEL SYSTEM
- 5 OVERSIZE MASONRY UNITS
- 6 MASONRY ACCENT COURSE
- 7 METAL MESH BALCONY SCREENS
- 8 ALUMINUM BARSTOCK RAILING
- 9 WINDOW WALL SYSTEM (ALLOY 6063 T5; FLUROPOLYMER COATING) W/COMPOSITE METAL PANELS (COIL-COATED FLUROPOLYMER COATING)
- 10 RUNNING BOND BRICK COURSING
FACE BRICK GRADE SW TYPE FBX
- 11 STACK BOND BRICK COURSING
FACE BRICK GRADE SW TYPE FBX
- 12 STONE BASE
- 13 STONE PANEL
- 14 GLASS BLOCK
- 15 DECORATIVE METAL FRAME

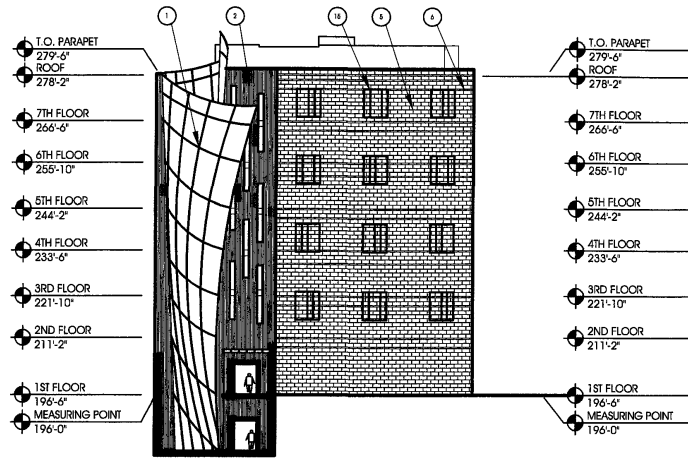


SITE MAP

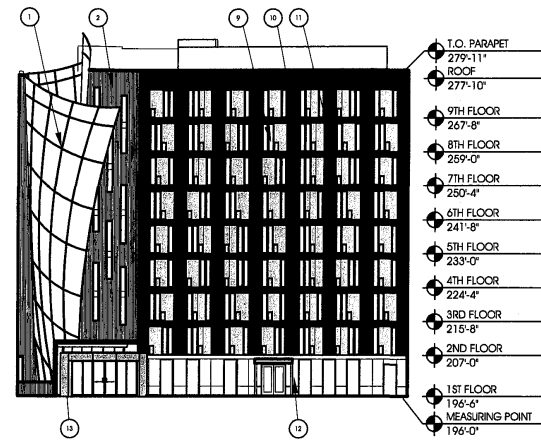
ELEVATIONS: EAST AND WEST

SHEET 15

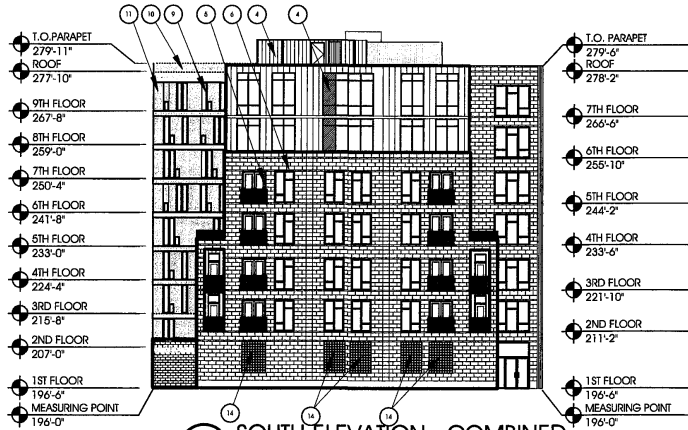
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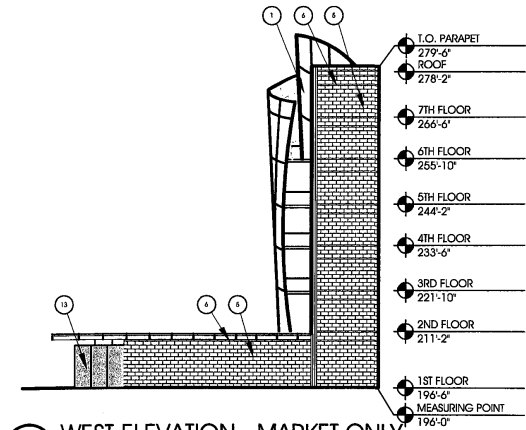
1 NORTH ELEVATION - MARKET ONLY
SCALE: 1/32" = 1'-0"



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



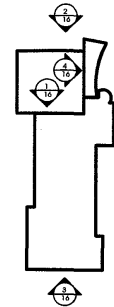
3 SOUTH ELEVATION - COMBINED
SCALE: 1/32" = 1'-0"



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

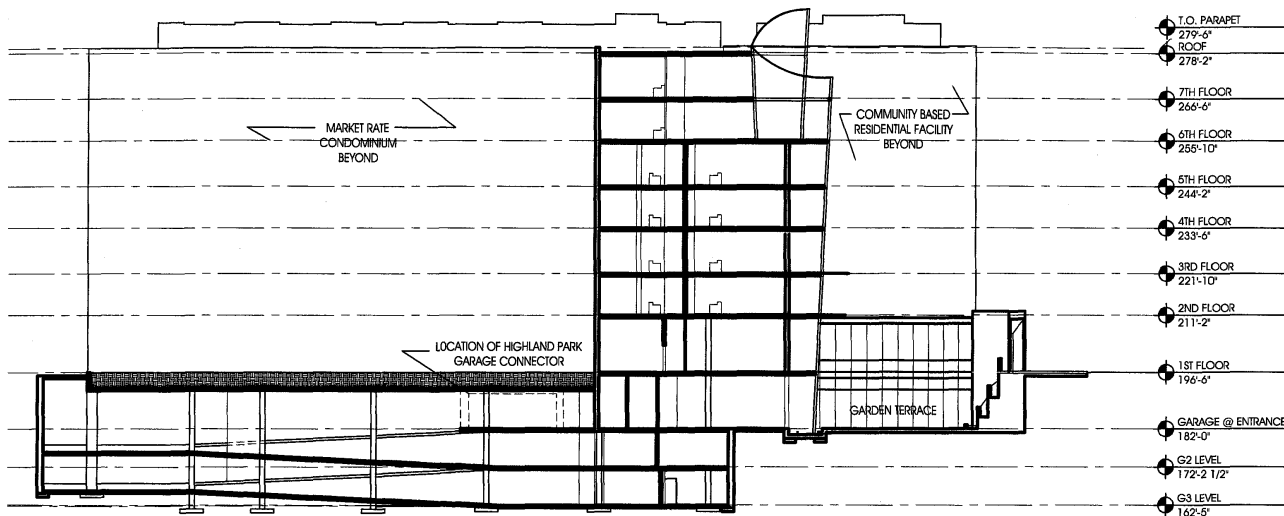
ELEVATION FINISHES KEY

- 1 CUSTOM CURTAINWALL SYSTEM
- 2 STONE VENEER FACADE
- 3 NOT USED
- 4 METAL PANEL SYSTEM
- 6 OVERSIZE MASONRY UNITS
- 6 MASONRY ACCENT COURSE
- 7 METAL MESH BALCONY SCREENS
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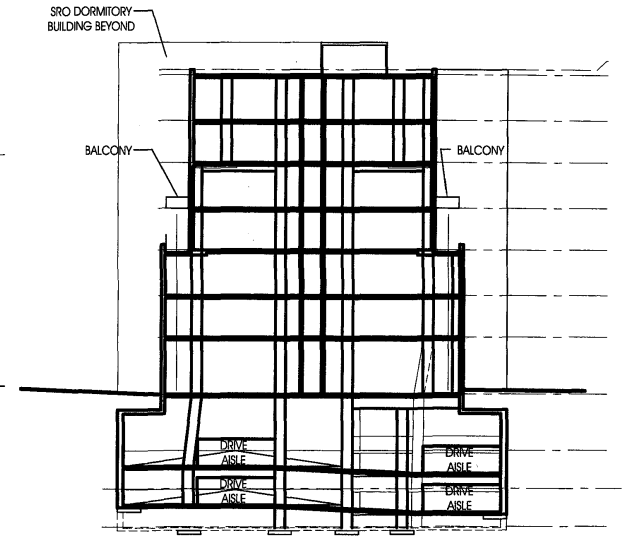


ELEVATIONS: NORTH AND SOUTH

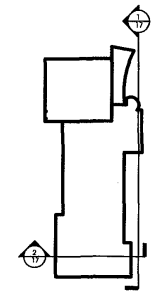
SHEET 16



1 SECTION: NORTH-SOUTH THROUGH SITE
SCALE: 1"= 32'



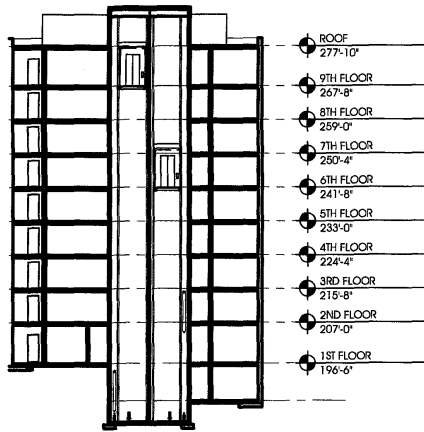
2 SECTION: EAST-WEST THROUGH SITE
SCALE: 1"= 32'



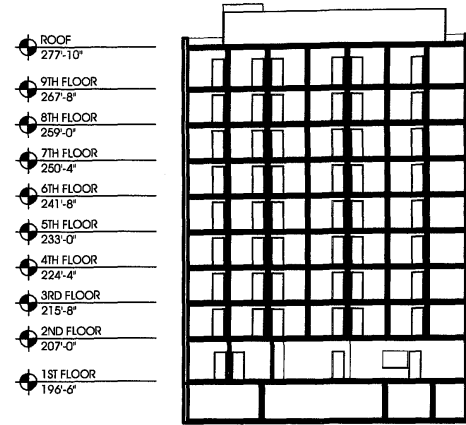
SITE MAP

BUILDING SECTIONS: MARKET RATE BUILDING

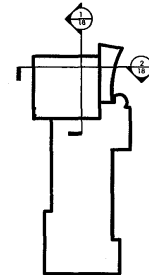
SHEET 17



1 SECTION: NORTH-SOUTH
THROUGH CBRF SITE
SCALE: 1"= 32'



2 SECTION: EAST-WEST
THROUGH CBRF SITE
SCALE: 1"= 32'



SITE MAP