

1444 IRVING STREET, NW
CONSOLIDATED PLANNED UNIT DEVELOPMENT
APPLICATION

DEVELOPER
COLUMBIA HEIGHTS VENTURES PARCEL 26, LLC
7200 WISCONSIN AVENUE SUITE 310
BETHESDA, MD 20814
301.654.0700

RECEIVED
D.C. OFFICE OF ZONING
7/15/2008



NORTH ELEVATION



EAST ELEVATION

ARCHITECT
HICKOK COLE ARCHITECTS

1023 31st STREET, NW
WASHINGTON, DC 20007
202.667.9776

LANDSCAPE ARCHITECT

PARKER RODRIGUEZ, INC.
101 NORTH UNION STREET SUITE 320-4
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 & KNIGHT, LLP
2099 PENNSYLVANIA AVENUE, NW SUITE 100
ZONING COMMISSION WASHINGTON, DC 20006
District of Columbia
202.955.3000

CASE NO.

07-02
24

EXHIBIT NO.

JANUARY 15, 2008



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LOCATION MAP

EXISTING CONDITIONS AND DEMOLITION PLAN

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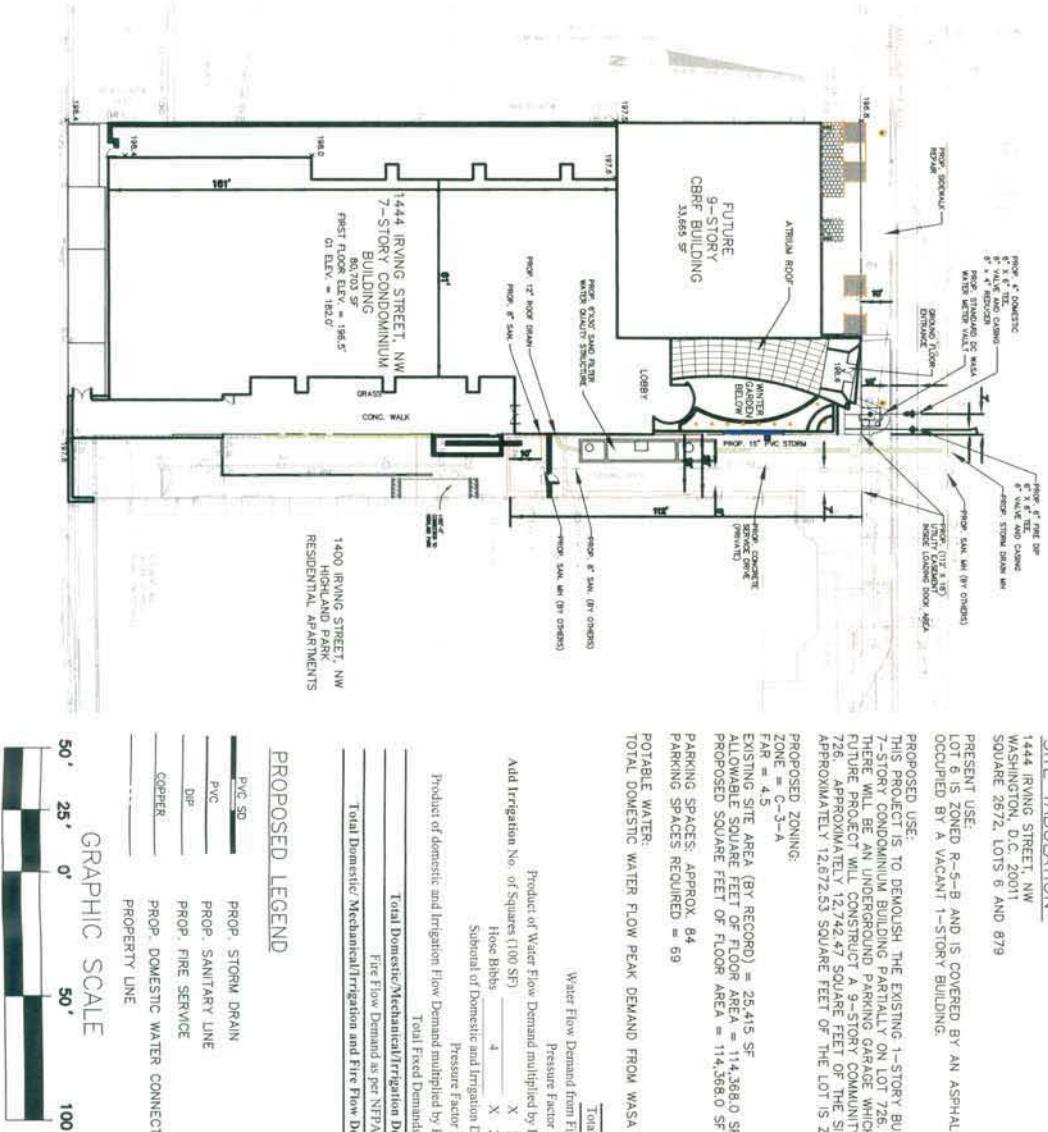
SHEET 02

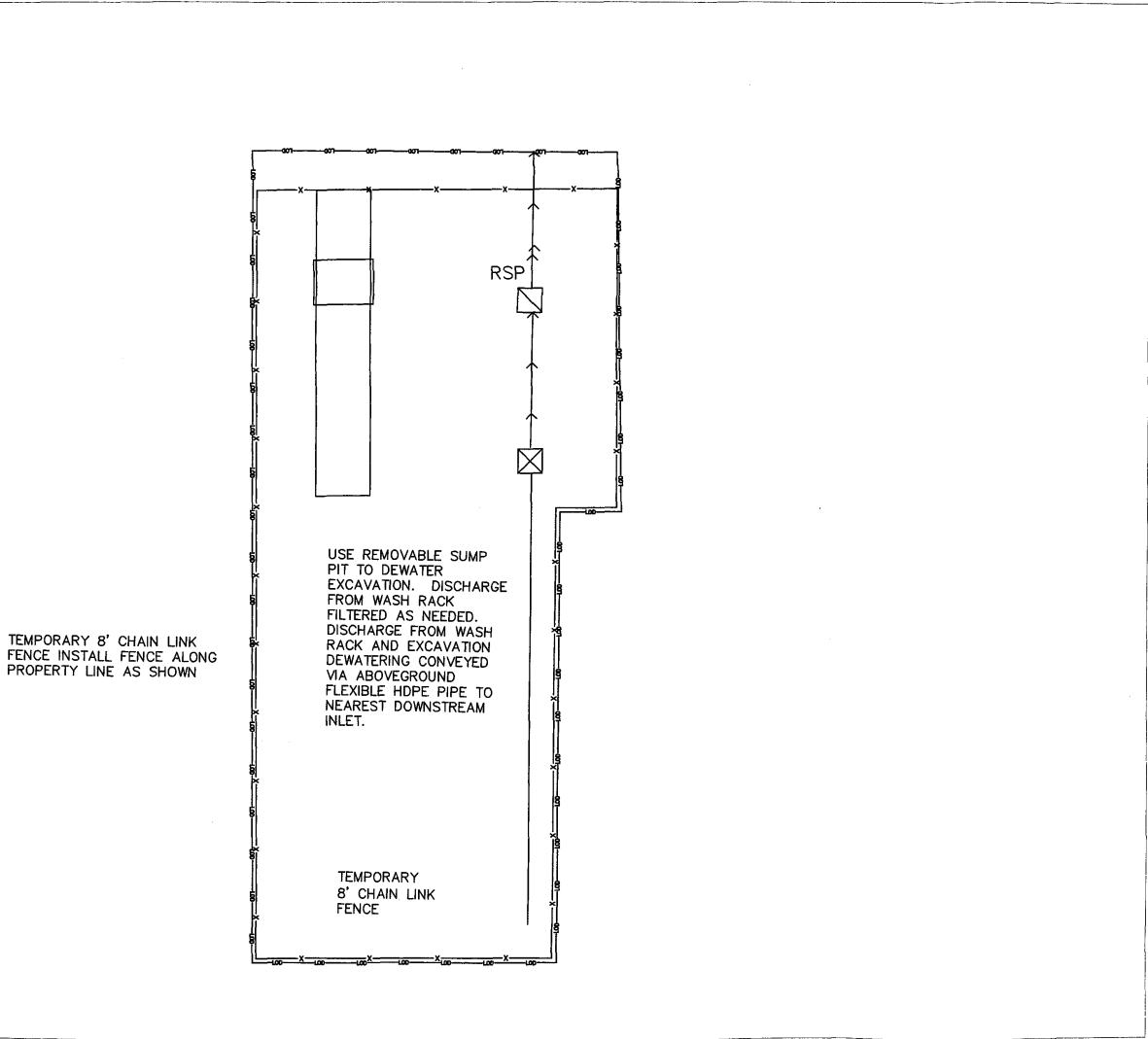
DEMOLITION KEYNOTES

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



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LEGEND

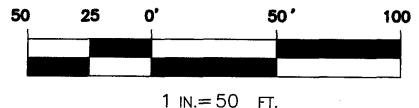
	STABILIZED CONSTRUCTION ENTRANCE (SCE)
	VEHICLE WASH RACK
	PORTABLE SEDIMENT TANK
	REMOVABLE SUMP PIT
	FLEXIBLE HDPE PIPE
	LIMIT OF DISTURBANCE
	SILT FENCE
	6' TEMPORARY CHAIN LINK CONSTRUCTION FENCE
	PROPOSED BUILDING OUTLINE

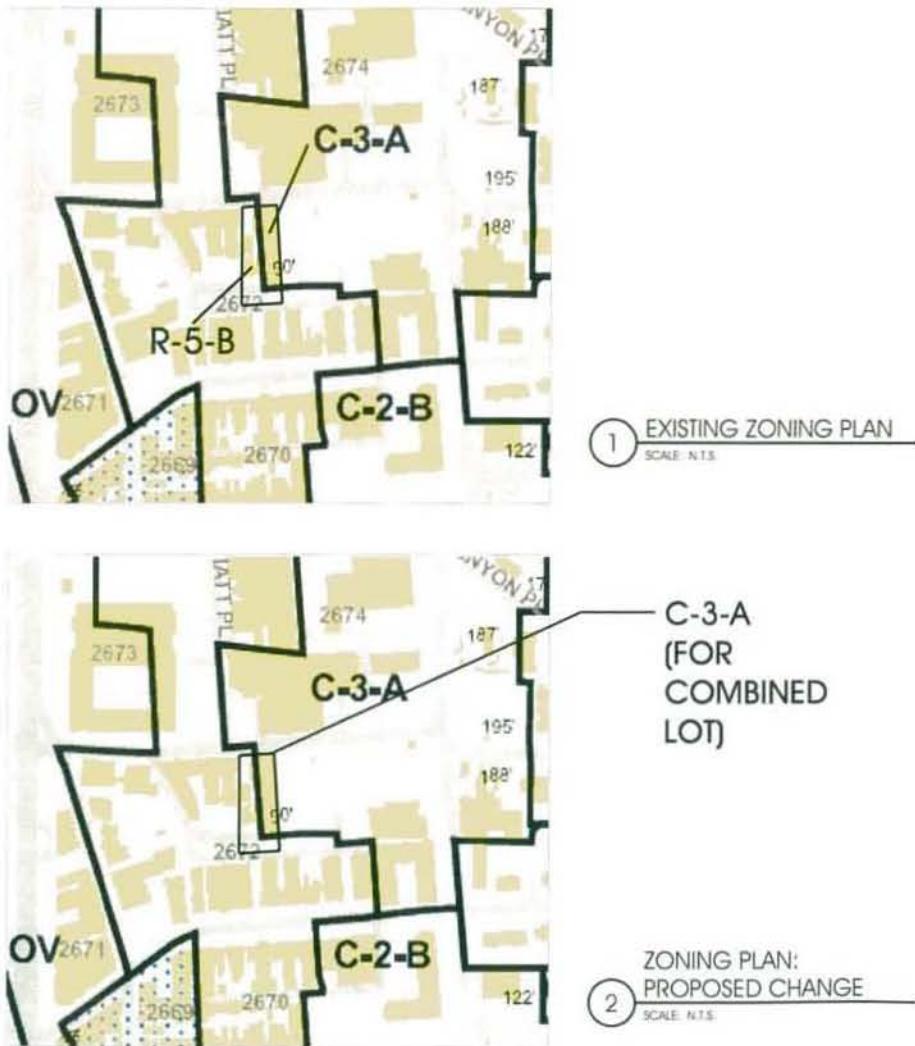
PROJECT NARRATIVE

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





SUBDIVISION PLAT AND EXISTING & PROPOSED ZONING PLANS

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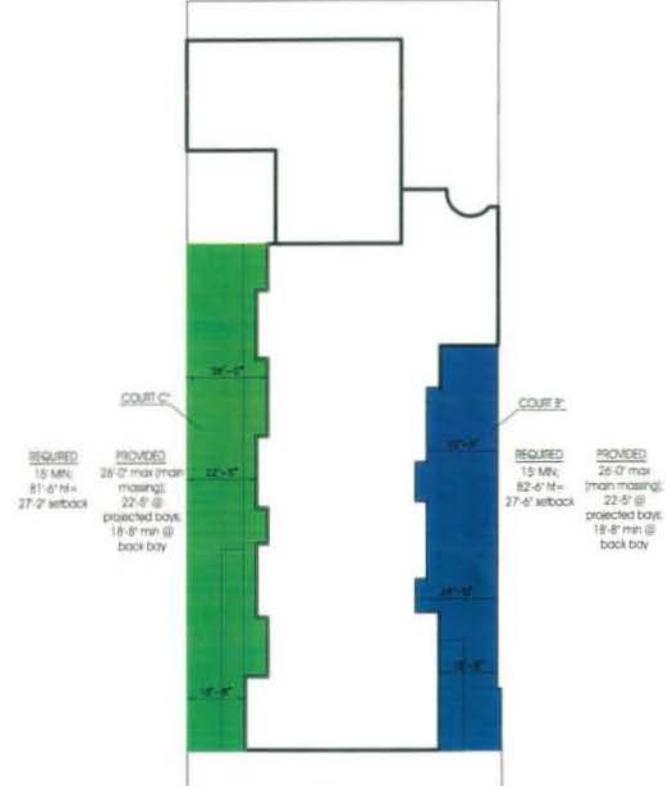
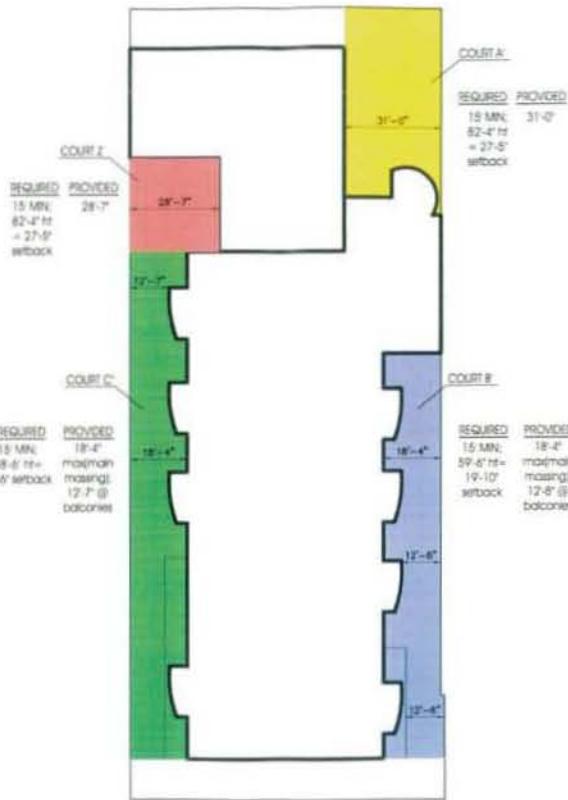
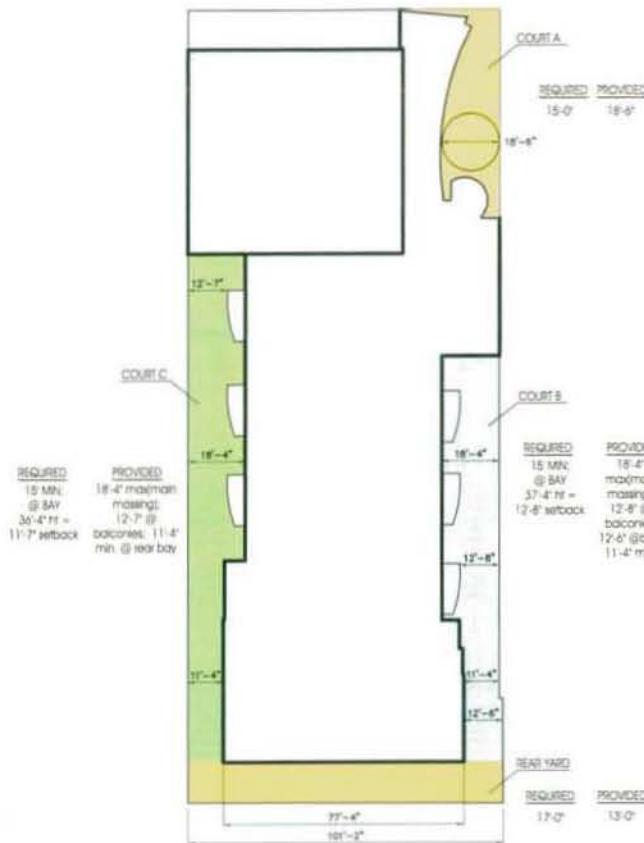
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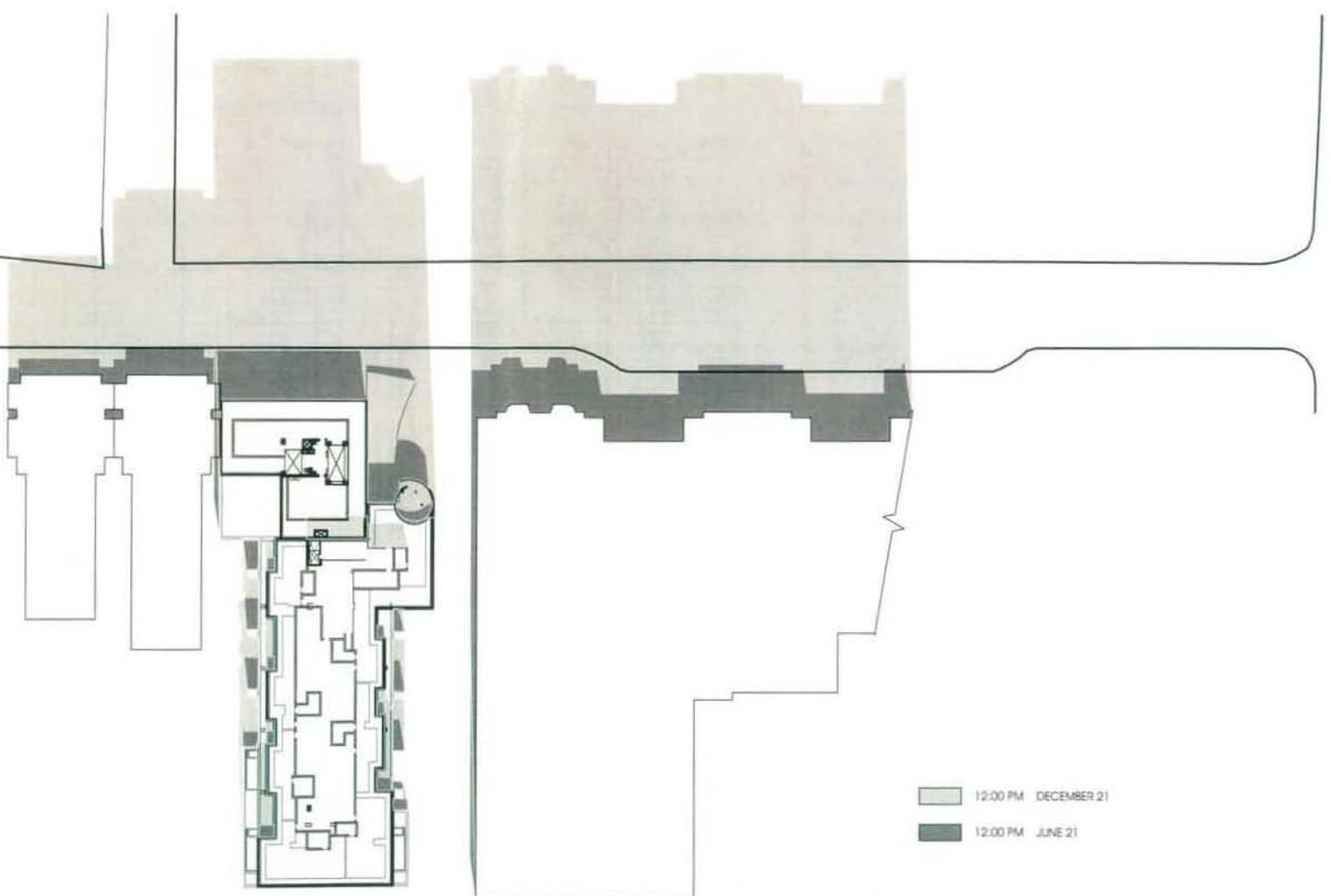
SHEET 05

Zoned C3A			
DONATELLI & KLEIN, INC.			
ZONING REVIEW			
ISSUE	ALLOWED/ REQUIRED	PROVIDED	Req'mt Met
SITE AREA	Market Rate Lot CBRF Lot (Lots combined with alley)	20,013 square feet 5,402 square feet 25,415 square feet	
FAR	4.5 CBRF Market Rate	114,368 33,665 80,703	
	Total	114,368	
HEIGHT	CBRF: (90') Market Rate: (90')	82'-4" 81'-8"	
REAR YARD	17'-0" feet	13'-0"	NC
LOT OCCUPANCY			
CBRF	4,088	4,511	NC
Market Rate Building	15,010	13,185	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





1 SHADOW STUDY
SCALE: NOT TO SCALE

SHADOW STUDY

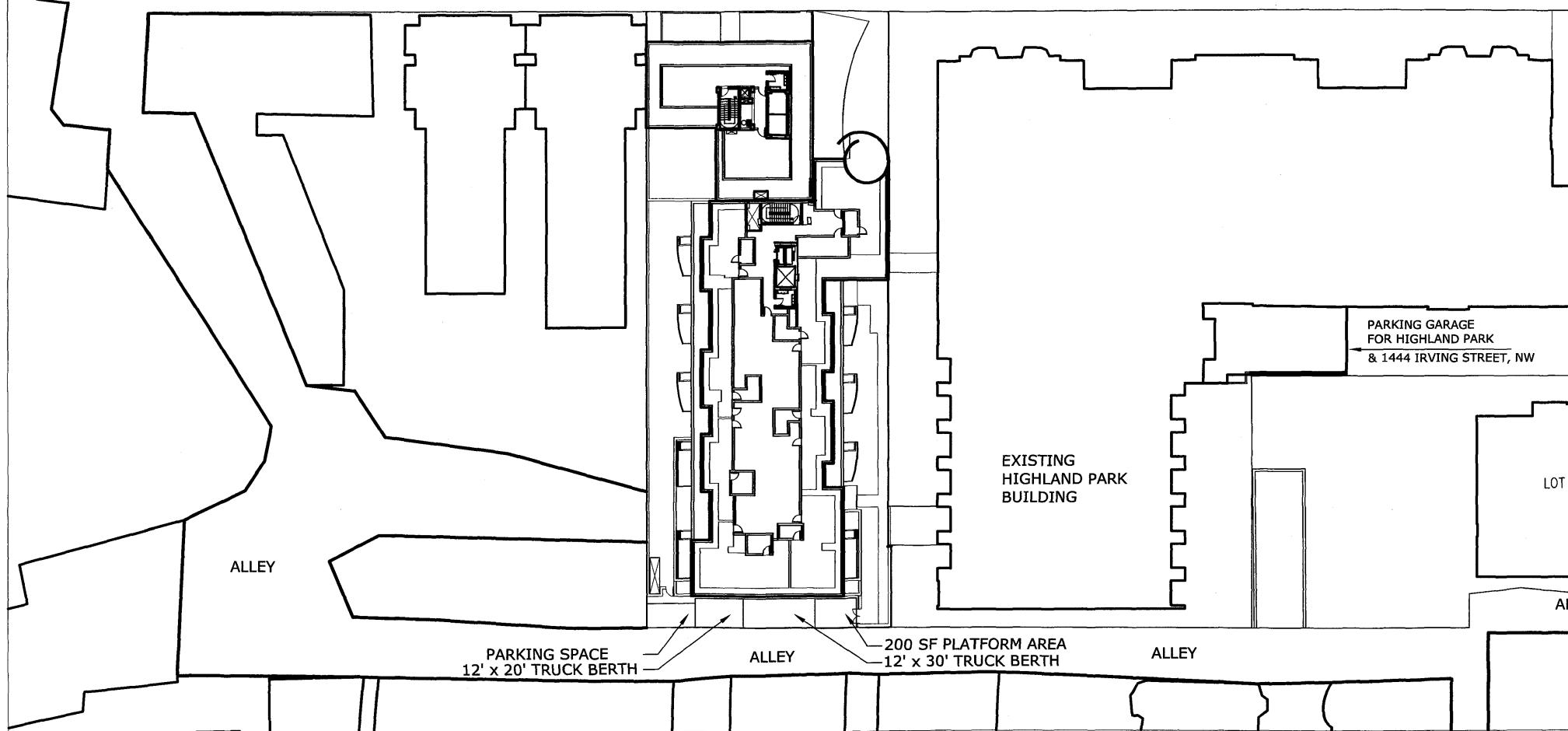
SHEET 08

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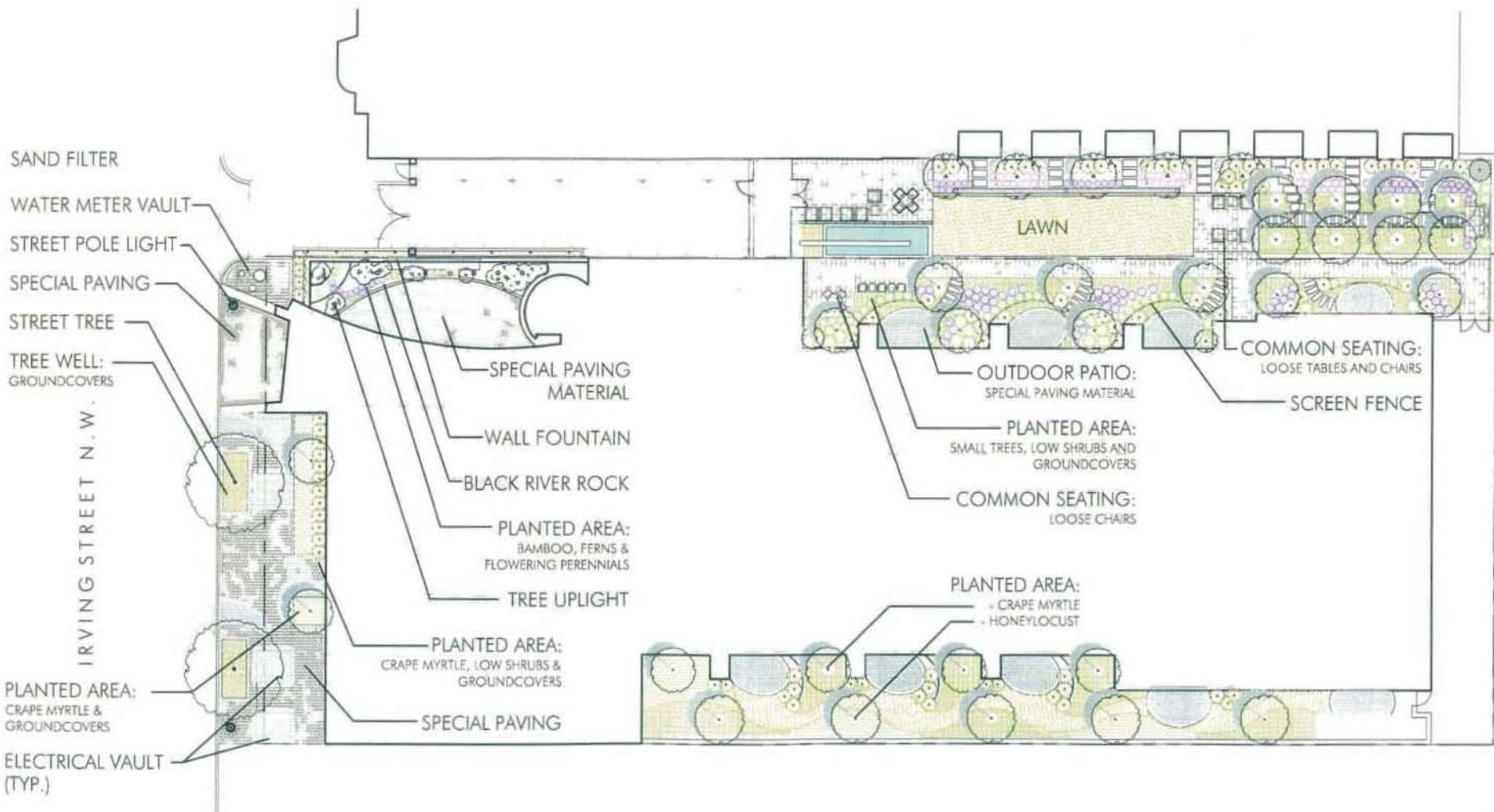
IRVING STREET



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LANDSCAPE PLANS



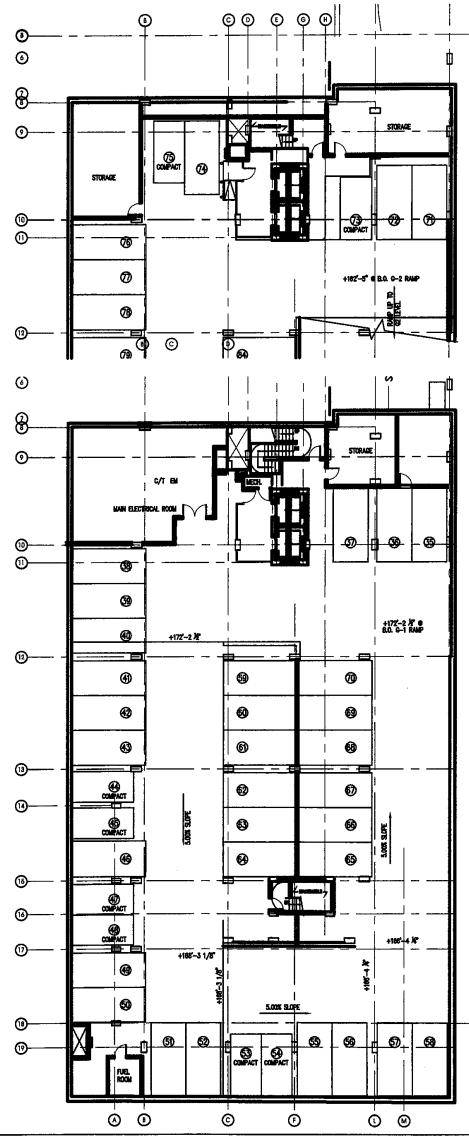
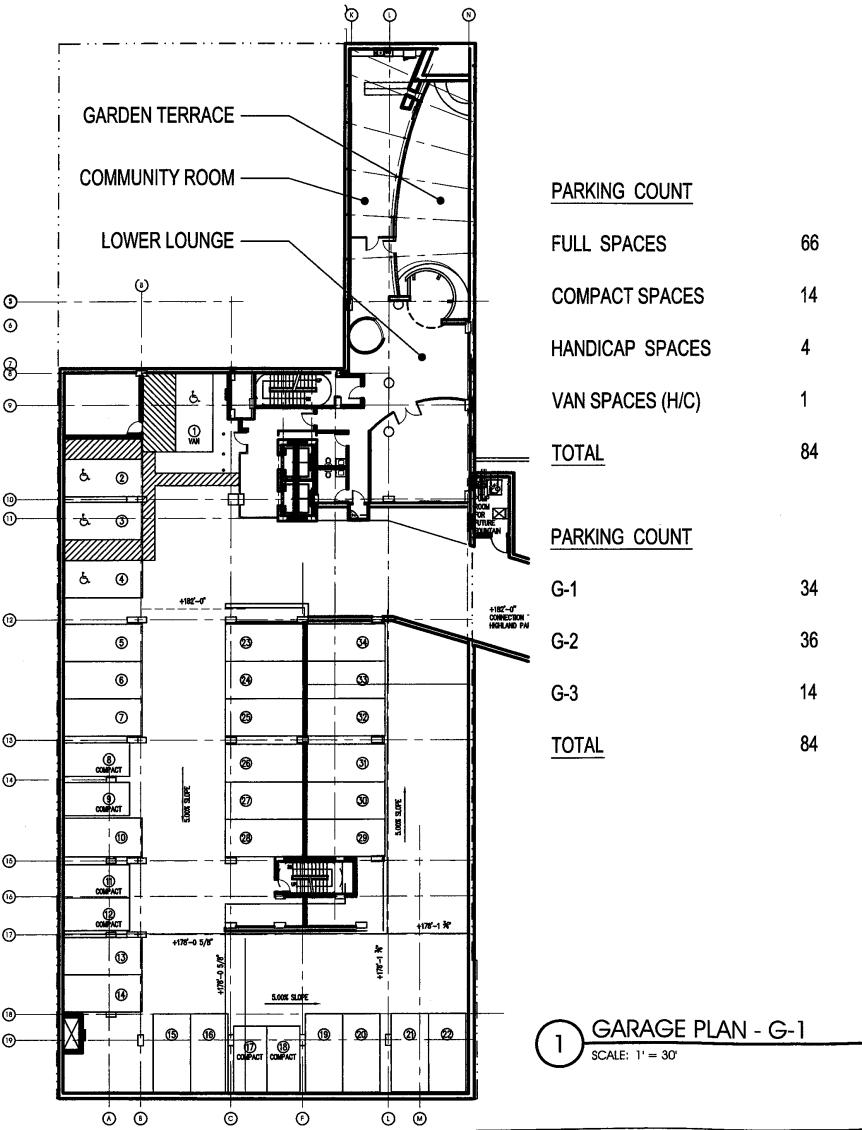
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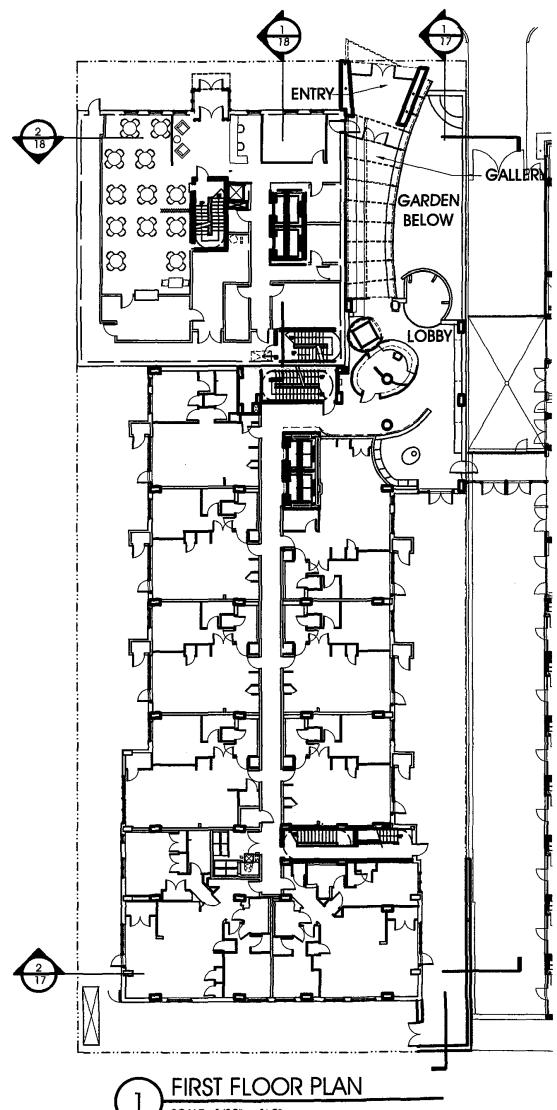
SHEET 10



GARAGE PLANS

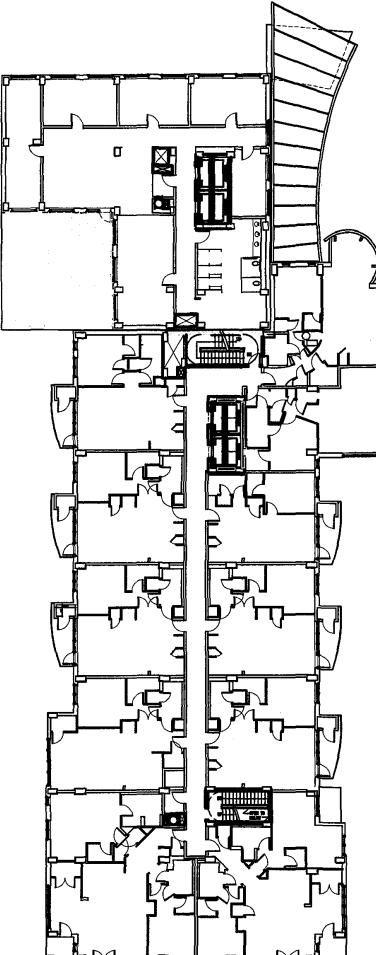


3 GARAGE PLAN - G-3
SCALE: 1' = 30'



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

FLOOR PLANS: FIRST AND SECOND FLOOR



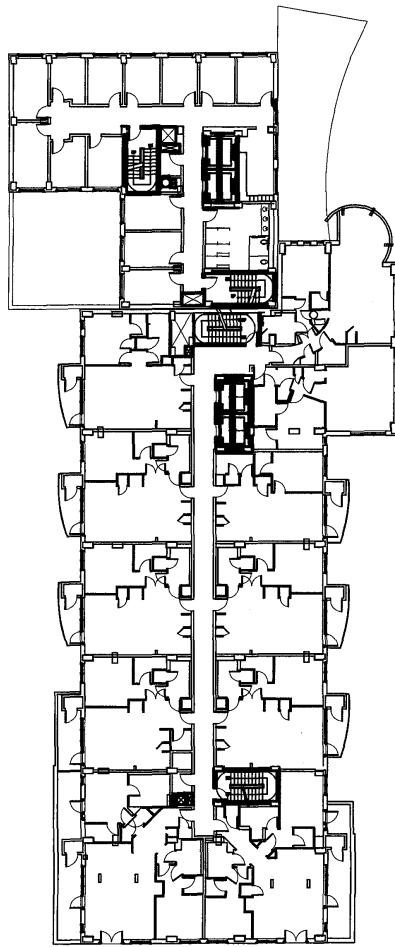
2 SECOND AND THIRD FLOOR PLAN
SCALE: 1/32" = 1'-0"

SHEET 12

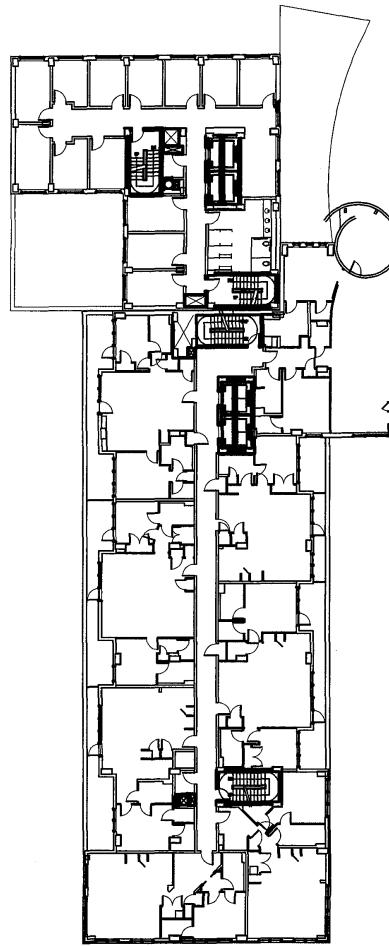
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1 FOURTH AND FIFTH FLOOR PLAN
SCALE: 1/32" = 1'-0"



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

FLOOR PLANS: FOURTH FLOOR AND ROOF

SHEET 13

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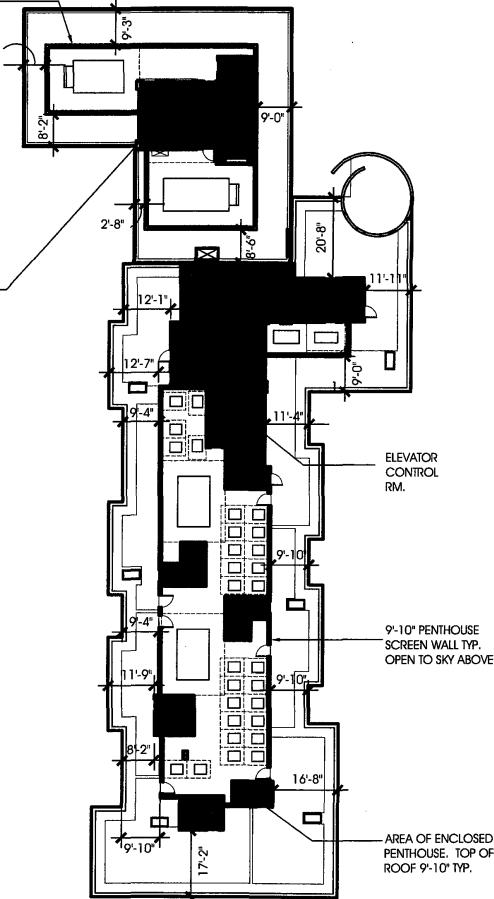
9'-0" PENTHOUSE SCREEN WALL
TYP. OPEN TO SKY ABOVE.

AREA OF ENCLOSED
PENTHOUSE. TOP OF
ROOF 9'-0".

ELEVATOR
CONTROL
RM.

9'-10" PENTHOUSE
SCREEN WALL TYP.
OPEN TO SKY ABOVE.

AREA OF ENCLOSED
PENTHOUSE. TOP OF
ROOF 9'-10" TYP.



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

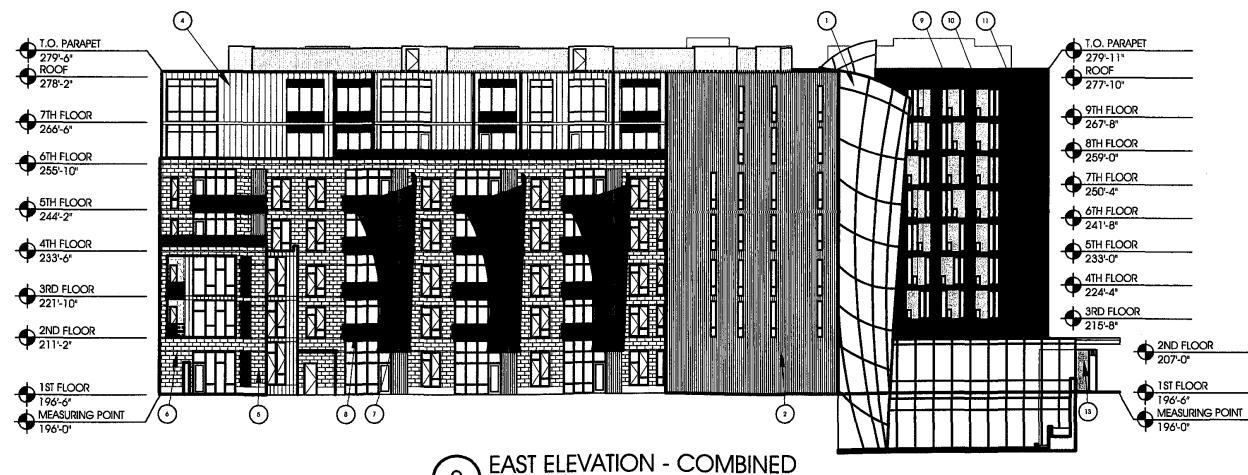
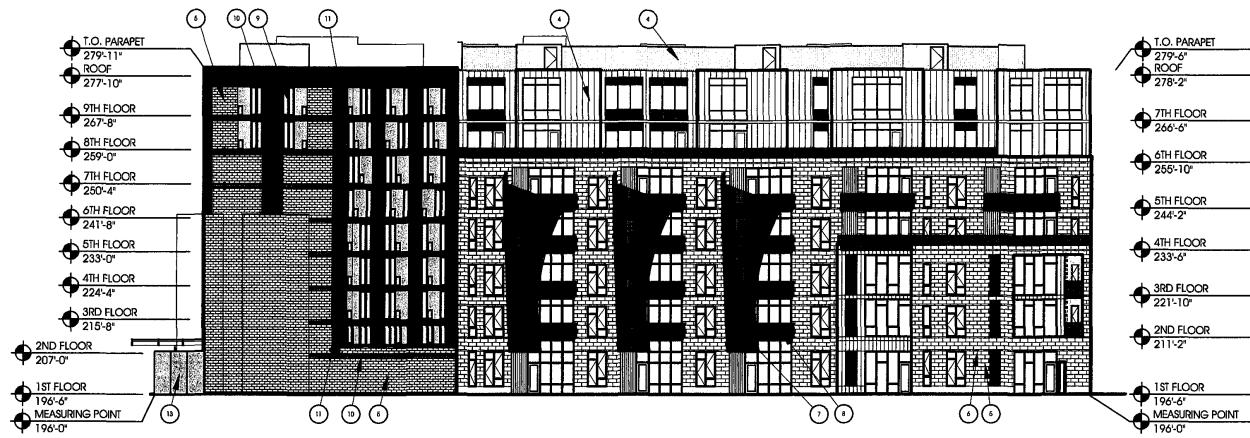
FLOOR PLAN: ROOF

SHEET 14

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ELEVATIONS: EAST AND WEST

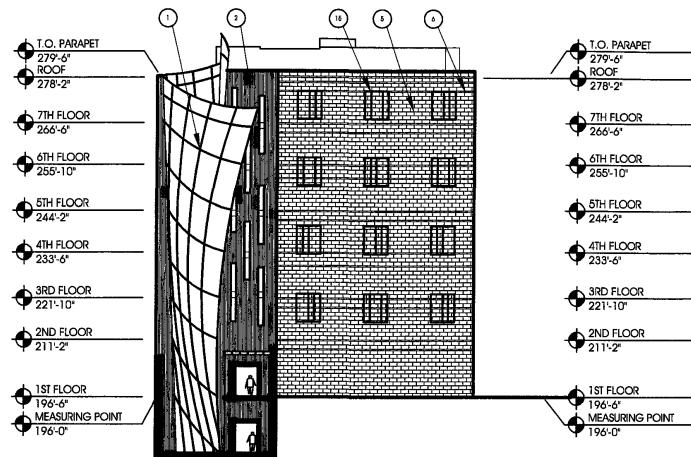
SITE MAP

SHEET 15

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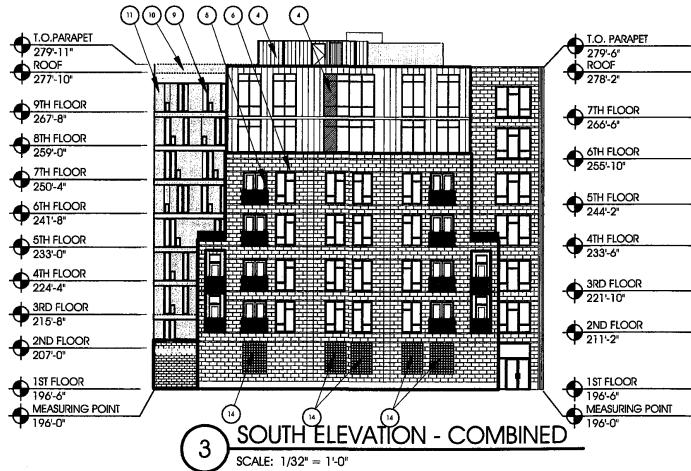
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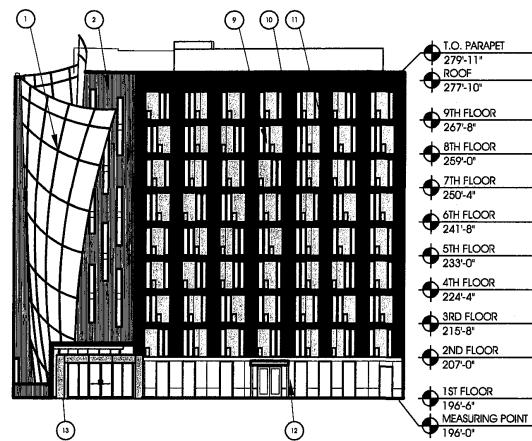
1 NORTH ELEVATION - MARKET ONLY

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



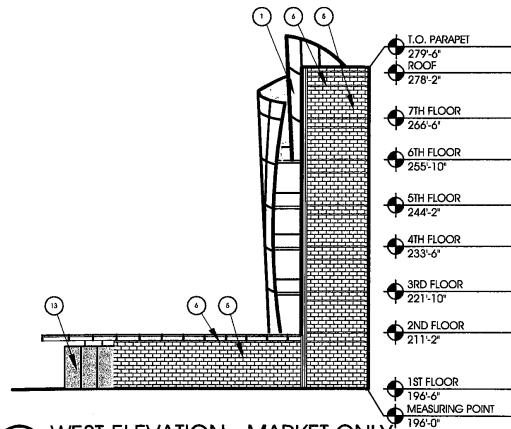
3 SOUTH ELEVATION - COMBINED

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



2 NORTH ELEVATION - COMBINED

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

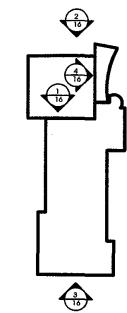


4 WEST ELEVATION - MARKET ONLY

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

ELEVATION FINISHES KEY

- 1 CUSTOM CURTAINWALL SYSTEM
- 2 STONE VENEER FACADE
- 3 NOT USED
- 4 METAL PANEL SYSTEM
- 5 OVERRSIZE 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

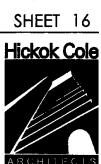


ELEVATIONS: NORTH AND SOUTH

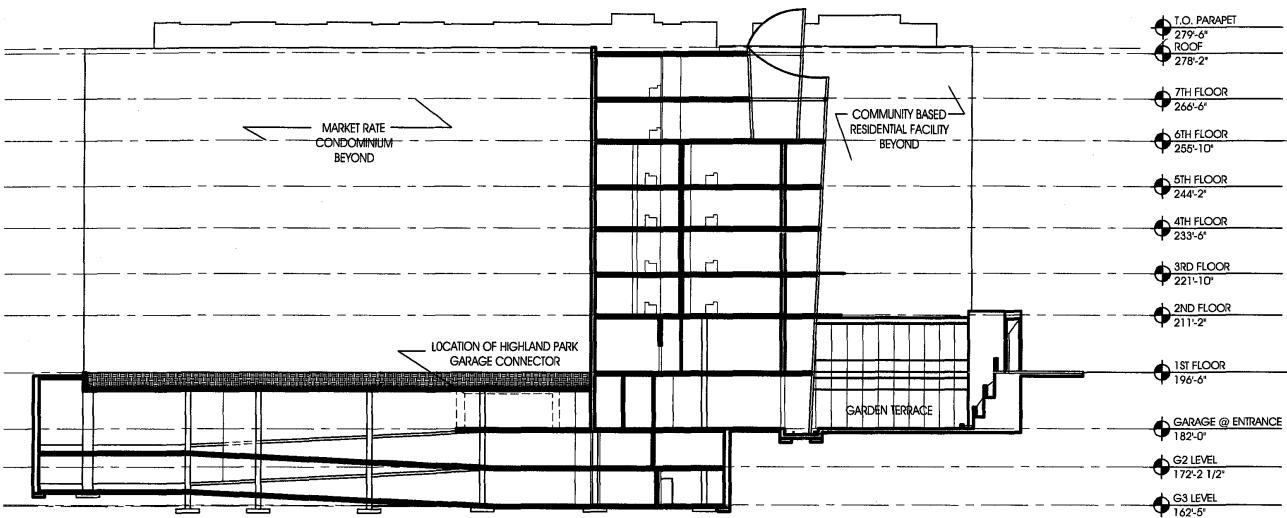
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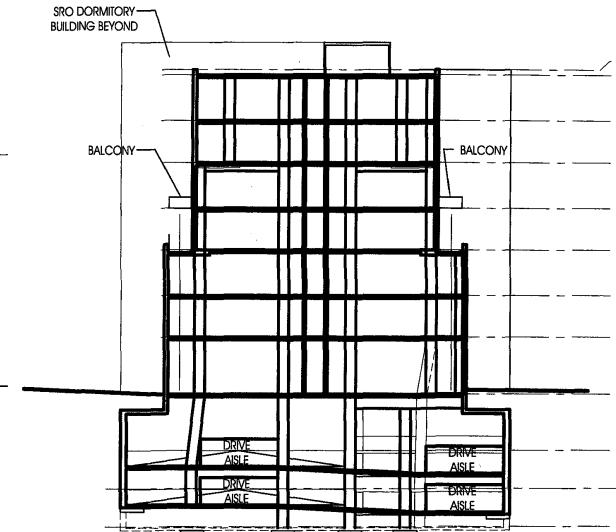


SHEET 16



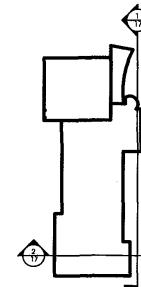
1 SECTION: NORTH-SOUTH THROUGH SITE

SCALE: 1"= 32'



2 SECTION: EAST-WEST THROUGH SITE

SCALE: 1"=32'



SITE MAP

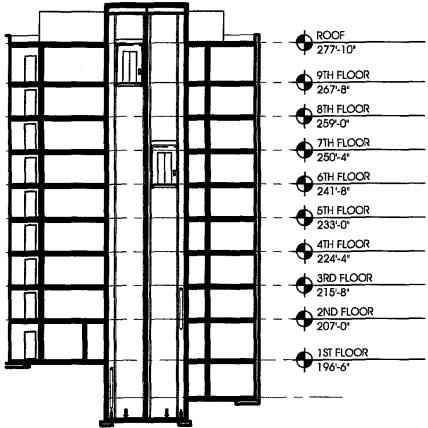
BUILDING SECTIONS: MARKET RATE BUILDING

SHEET 17

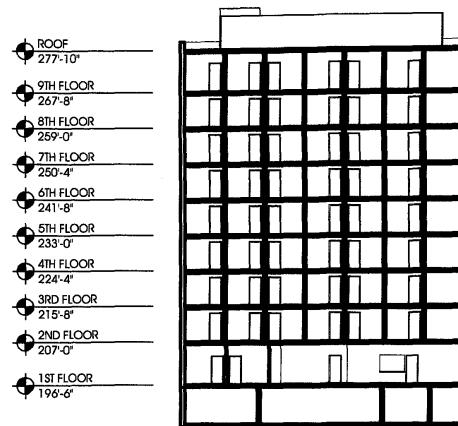
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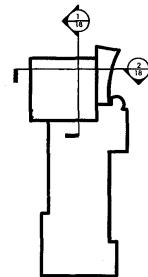
Hickok Cole
ARCHITECTURE



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



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



SITE MAP

BUILDING SECTIONS: CBRF BUILDING

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