

# INDEX

- 0001 COVER SHEET
- 0002 AERIAL PHOTO
- 0003 ZONING MAP
- 0004 SITE CONTEXT IMAGES
- 0005 FOREST HILLS NEIGHBORHOOD IMAGES

- A000 SITE PLAN
- A001 SITE ELEVATIONS
- A002 SITE ELEVATIONS
- A003 PROPOSED TRIPLE ROW HOUSE FRONT ELEVATION
- A004 PROPOSED TRIPLE ROW HOUSE ELEVATION
- A005 PROPOSED DOUBLE ROW HOUSE FRONT ELEVATION
- A006 PROPOSED DOUBLE ROW HOUSE ELEVATION
- A007 PROPOSED SINGLE FAMILY HOUSE FRONT ELEVATION
- A008 PROPOSED SINGLE FAMILY HOUSE ELEVATIONS
- A009 MASSING STUDY FACING WEST
- A010 MASSING STUDY FACING EAST
- A011 AERIAL RENDERING 1
- A012 AERIAL RENDERING 2

- L1 SITE PLAN: PARK, STREET TREES & GARDEN
- L2 SITE PLAN: TOWNHOUSES & SINGLE FAMILY RESIDENCE
- L3 LANDSCAPE IMAGES: HARDSCAPES & FURNISHINGS
- L4 PLANTING PLANS & IMAGES: PARKS, STREET TREES & GARDENS
- L5 PLANTING PLANS & IMAGES: TOWNHOUSES & SINGLE FAMILY HOMES

- C.01 CIVIL COVER SHEET
- C.02 EXISTING CONDITIONS / DEMOLITION PLAN
- C.03 SITE DEVELOPMENT PLAN
- C.04 GRADING PLAN
- C.05 STORMWATER MANAGEMENT PLAN
- C.06 EROSION AND SEDIMENT CONTROL PLAN
- C.07 UTILITY PLAN

# 3101 ALBEMARLE STREET NW

PLANNED UNIT DEVELOPMENT (PUD) APPLICATION  
 PUD APPLICATION 17 NOVEMBER 2017  
 WASHINGTON, DISTRICT OF COLUMBIA

## SITE TABULATIONS

**SITE AREA:** 47,626 SF OR 1.09 ACRES  
**PROPOSED AREA OF DEVELOPMENT:** 8,305 SF  
**REMAINING AREA OF LOT:** 39,321 SF

**ZONING:** CURRENT: R-8 PROPOSED: R-3

**TOTAL UNIT COUNT:** HOMES: 7

**DWELLING UNITS:**  
 EXISTING SINGLE FAMILY DWELLING: 1  
 PROPOSED SINGLE FAMILY DWELLINGS: 6

**BUILDING HEIGHT (MEASURED FROM BHMD TO HIGHEST POINT OF ROOF):**  
 ROWHOUSES: 34'  
 SINGLE FAMILY DWELLING: 30'  
 LANDMARK BUILDING: 44'

**TOTAL AREA OF BUILDINGS:**  
 PROPOSED DEVELOPMENT TOTAL AREA: 20,780 SF  
 LANDMARK BUILDING: 7,731 SF  
 TOTAL GROSS FLOOR AREA OF BUILDINGS: 28,511 GFA

**LOT OCCUPANCY:**  
 DEVELOPMENT TOTAL FOOTPRINT: 8,305 SF  
 LANDMARK HOUSE FOOTPRINT: 3,382 SF  
 TOTAL FOOTPRINT OF BUILDINGS: 11,687 SF  
 LOT OCCUPANCY: 25 % (11,687 SF / 47,626 SF)

**PARKING:**  
 GARAGE SPACES FOR PROPOSED ROWHOUSES: 6  
 GARAGE SPACES FOR PROPOSED SINGLE FAMILY DWELLING: 2  
 GARAGE SPACE FOR EXISTING STONE HOUSE: 1

**PERVIOUS AREA:** 71% (33,771 SF / 47,626 SF)

**GREEN SPACE:** 52% (25,000 SF / 47,626 SF)

	GFA	LOT OCCUPANCY
LANDMARK BUILDING LOT 23	7,731	15.00%
ROWHOUSE LOT A	3,300	59.87%
ROWHOUSE LOT B	3,300	59.56%
ROWHOUSE LOT C	3,300	27.33%
ROWHOUSE LOT D	3,300	33.38%
ROWHOUSE LOT E	3,300	39.94%
SINGLE FAMILY LOT F	4,280	33.90%



### APPLICANT

SOAPSTONE VALLEY VENTURES

### ARCHITECT

CHRISTIAN ZAPATKA ARCHITECT  
 1656 33RD STREET, NW  
 WASHINGTON, DC 20007  
 ATTN:  
 202.333.2735

### CIVIL ENGINEER

CAS Engineering - DC, LLC  
 1001 Connecticut Avenue, NW Suite 401  
 WASHINGTON, DC 20036  
 ATTN: David Landsman  
 202.333.2735

### LANDSCAPE ARCHITECT

DCA Landscape Architects, INC.  
 1315 Wisconsin Ave., NW  
 WASHINGTON, DC 20007  
 ATTN:  
 202.337.1160

SOAPSTONE  
 VALLEY  
 VENTURES

CHRISTIAN ZAPATKA  
 ARCHITECT, PLLC

1656 33rd STREET NW  
 WASHINGTON DC 20007  
 202 333 2735



CAS Engineering-DC, LLC  
 Attn: David C. Landsman, PE, Prof. LS  
 1001 Connecticut Avenue, NW, Suite 401  
 Washington, DC 20036  
 (202) 393-7200 phone  
 david@cas-dc.com



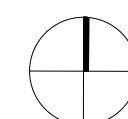
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 1315 Wisconsin Avenue, NW  
 Washington, D.C. 20007  
 202/337-1160 (tel.) 202/337-4630 (fax)

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 SQUARE: 2041 LOTS: 22, 23

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COVER  
 SHEET

0001

ZONING COMMISSION

DATE: NOVEMBER 17, 2017

District of Columbia  
 CASE NO. 17-22  
 EXHIBIT NO. 211

SCALE: 1/128" = 1'-0"



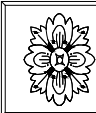
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**CHRISTIAN ZAPATKA  
ARCHITECT, PLLC**

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WASHINGTON DC 20007  
202 333 2735



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Washington, DC 20036  
(202) 393-7200 phone  
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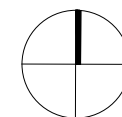
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AERIAL  
PHOTO

0002

DATE: NOVEMBER 17, 2017

SCALE: 1/128" = 1'-0"




**SOAPSTONE VALLEY VENTURES**

**CHRISTIAN ZAPATKA ARCHITECT, PLLC**

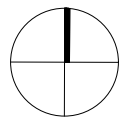
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STREET VIEW 4



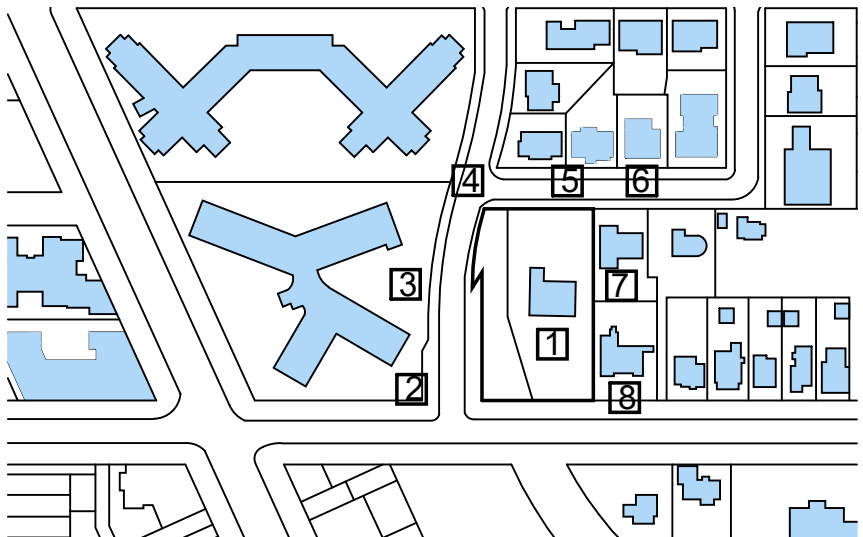
STREET VIEW 5



STREET VIEW 6



STREET VIEW 3



KEY PLAN



STREET VIEW 7



STREET VIEW 2



STREET VIEW 1



STREET VIEW 8

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	SITE CONTEXT IMAGES	0004
DATE: NOVEMBER 17, 2017		SCALE:



3020 ALBEMARLE STREET NW (FRONT)

3020 ALBEMARLE STREET NW (REAR)

3



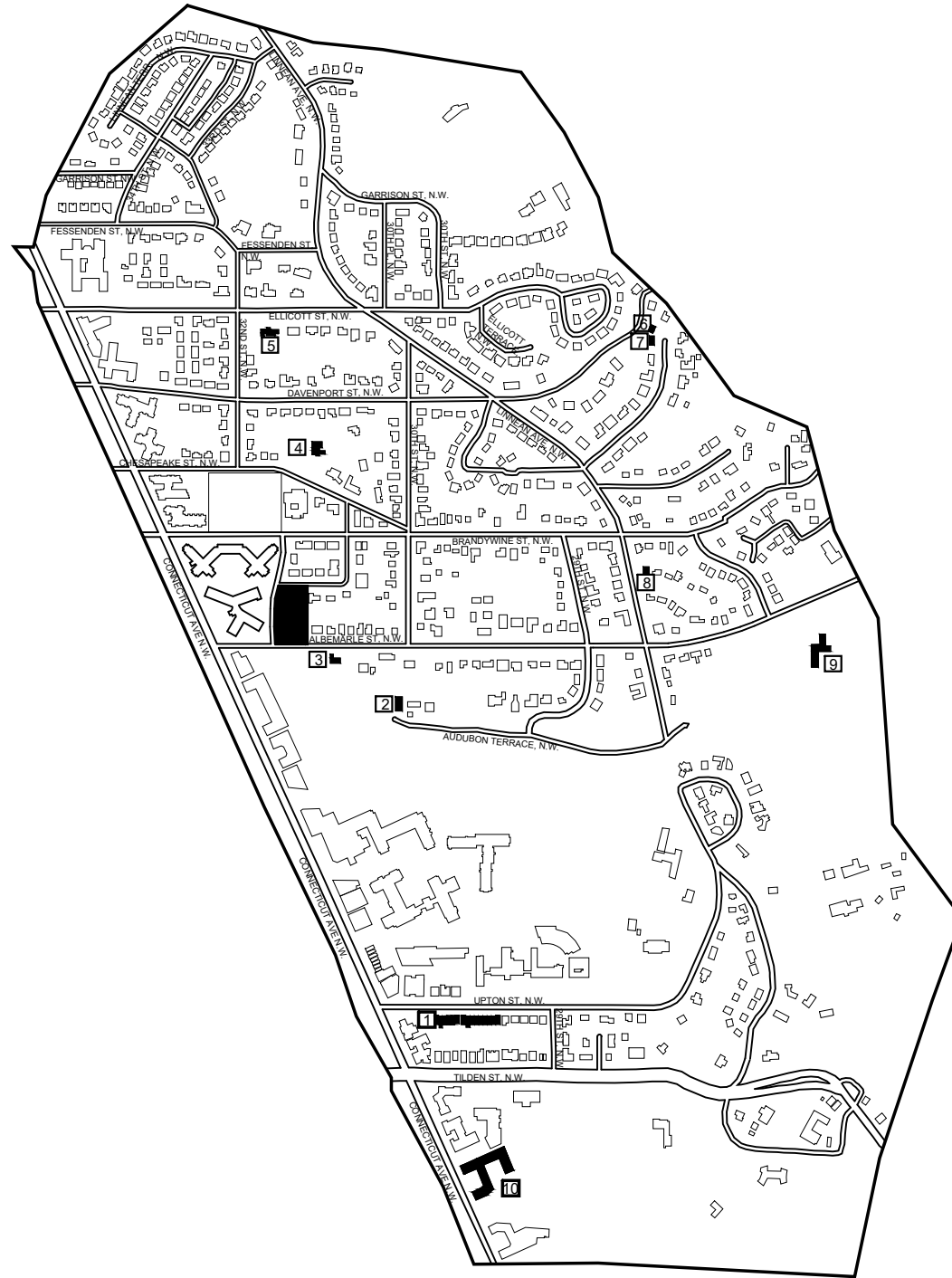
3005 AUDUBON TERRACE NW

2



2900 BLOCK OF UPTON STREET NW

1



NEIGHBORHOOD OF FOREST HILLS



3031 GATES ROAD NW

4



3134 ELLICOTT STREET NW

5



2805 CHESTERFIELD PLACE NW

6



2807 CHESTERFIELD PLACE NW

7



4545 LINNEAN AVENUE NW

8



2800 ALBEMARLE STREET NW

9



3801 CONNECTICUT AVENUE NW

10

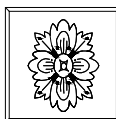
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FOREST HILLS  
NEIGHBORHOOD  
IMAGES

0005

DATE: NOVEMBER 17, 2017

SCALE:

APPLETON STREET, NW

ALBEMARLE STREET, NW

32ND STREET, NW



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WASHINGTON DC 20007  
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DATE: NOVEMBER 17, 2017		SCALE: 1/32" = 1'-0"