ZONING COMMISSION
District of Columbia
Case 02-04
Exhibit 37



NEW EAST CAPITOL

Senior Apartment Building

Washington, DC

PUD Submission
April 25, 2002

ZONING COMMISSION
District of Columbia
CASE NO.02-04
EXHIBIT NO.37

A&R DEVELOPMENT CORP. (Developer)
650 Pennsylvania Avenue, SE
Suite 430
Washington, DC 20003
(202) 546-9033
Contact: John Kirkland

A.R.T. MANAGEMENT INC. (Property Manager)
101 Center Place
Suite A
Baltimore, MD 21222
(410) 288-3446
Contact: Sam Lowery

ARNOLD & PORTER (Zoning Attorney)
555 Twelfth Street, NW
Washington, DC 20004-1206
(202) 942-5840
Contact: Cynthia Giordano

BEN DYER ASSOCIATES, INC. (Civil Engineer)
11721 Woodmore Road
Mitchellville, MD 20721
(301) 430-2000
Contact: Kevin Caillouet

DISTRICT OF COLUMBIA HOUSING AUTHORITY
1133 N. Capitol Street, NE
Washington, DC 20002-7599
(202) 535-2563
Contact: Bernie Tetreault

DORACON CONTRACTING, INC. (Contractor)
3500 Biddle Street
Baltimore, MD 21213
(410) 558-0600
Contact: Ron Lipscomb

THE EDGECOMBE GROUP (Landscape Architect)
3415 Hamilton Street
Suite 6
Hyattsville, MD 20782
(301) 864-0042
Contact: Leland Edgecombe

EHLERT/BRYAN, INC. (Structural Engineer)
1451 Dolley Madison Boulevard
Suite 220
McLean, VA 22101
(703) 827-9552
Contact: Wayne Bryan

ENCON GROUP INC. (MEP Engineer)
10605 Concord Street, Suite 307
Kensington, MD 20895
(301) 949-5900
Contact: Didier Follain-Grisell

HARKINS BUILDER (Contractor)
2201 Warwick Way
Marriottsville, MD 21104
(410) 750-2600
Contact: Dave Miller

THE HENSON COMPANY (Developer)
P.O. Box 26469
Baltimore, MD 21207
(410) 367-8001
Contact: Dan Henson

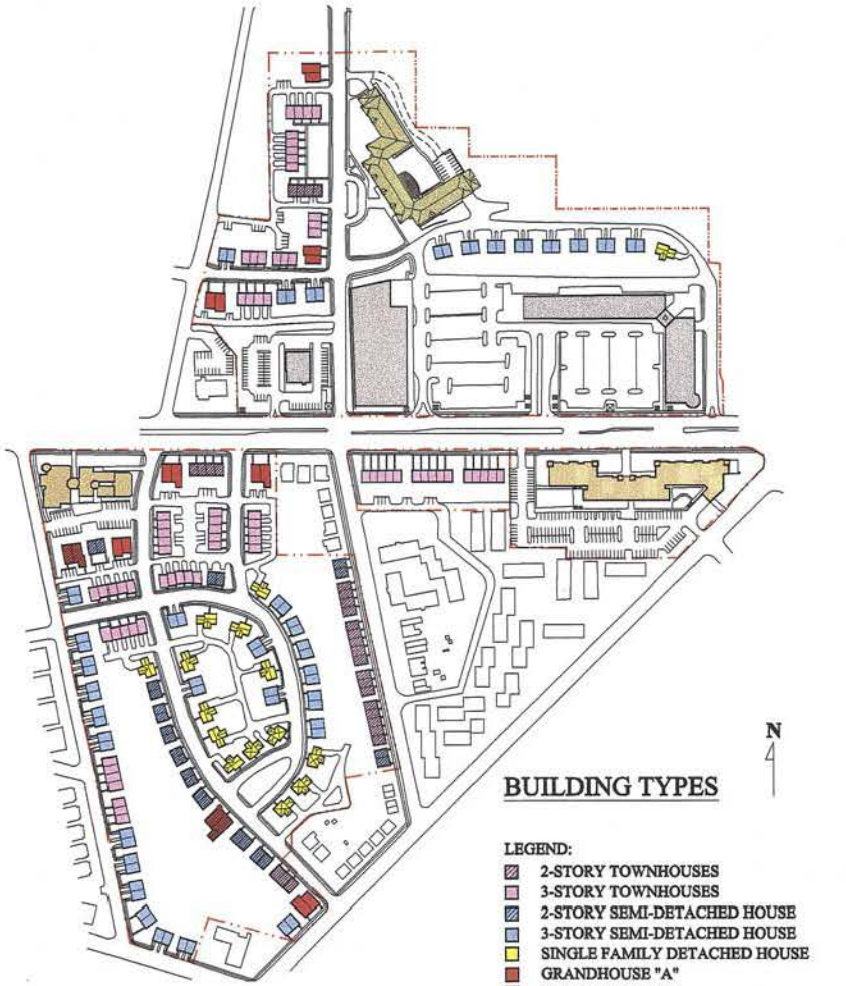
KOZERA & ASSOCIATES (Geo-technical)
1408 Bare Hills Road
Suite 200
Baltimore, MD 21209
(410) 823-1060
Contact: Dave Kozera

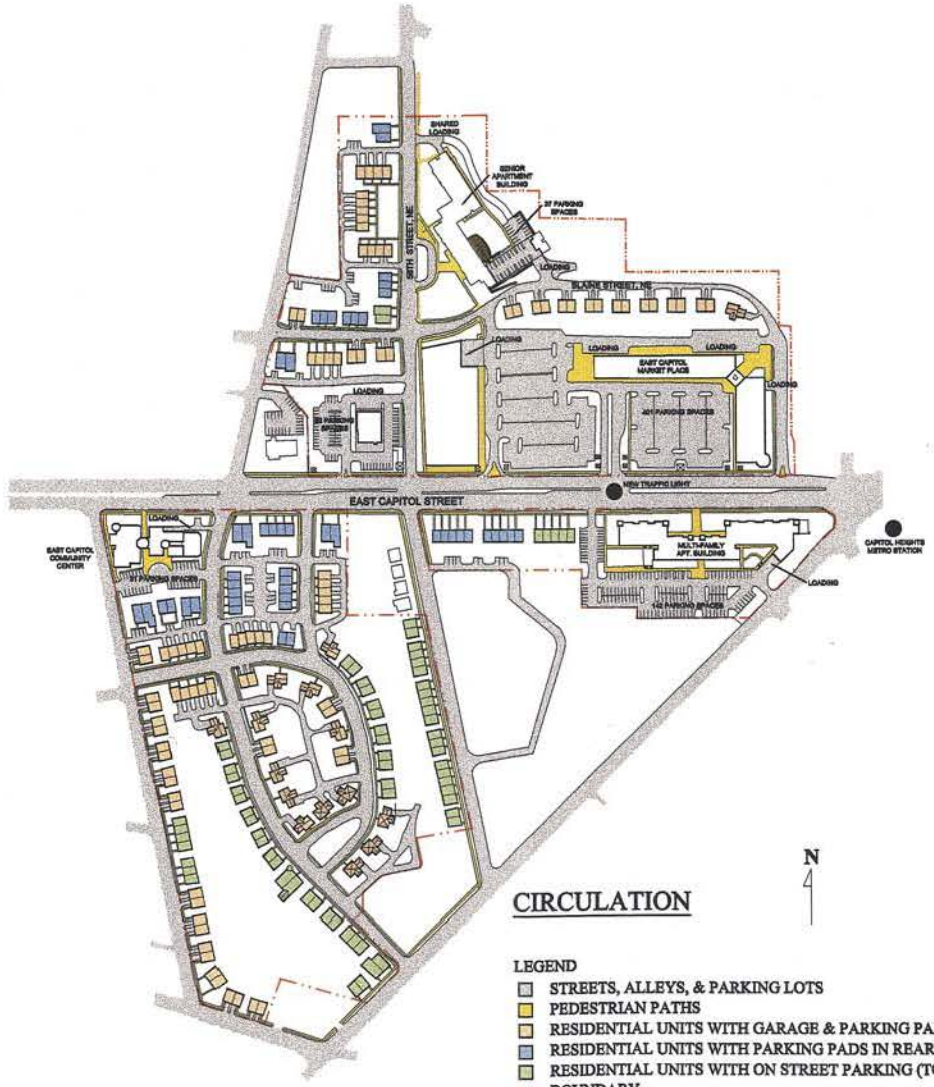
SORG AND ASSOCIATES, P.C. (Residential Architect)
2000 S Street, NW
Washington, DC 20009
(202) 393-6445
Contact: Catherine Moore

TABLE OF CONTENTS

SENIOR APARTMENT BUILDING

Building Identification Plan
Circulation Plan
Site Plan
Unit Plan
Ground Floor Plan
Terrace Level Floor Plan
First Floor Plan
Second Floor Plan
Third Floor Plan
Building Sections
Exterior Elevations


N
BUILDING TYPES
LEGEND:
2-STORY TOWNHOUSES
3-STORY TOWNHOUSES
2-STORY SEMI-DETACHED HOUSE
3-STORY SEMI-DETACHED HOUSE
SINGLE FAMILY DETACHED HOUSE
GRANDHOUSE "A"
GRANDHOUSE "B"
MULTI-FAMILY APARTMENT BUILDING
SENIOR APARTMENT BUILDING
EAST CAPITOL MARKET PLACE
EAST CAPITOL COMMUNITY CENTER
BOUNDARY


SHARED LOADING
SENIOR APARTMENT BUILDING
37 PARKING SPACES
LOADING
59TH STREET, NE
BLAINE STREET, NE
LOADING
LOADING
LOADING
EAST CAPITOL MARKET PLACE
LOADING
401 PARKING SPACES
NEW TRAFFIC LIGHT
EAST CAPITOL STREET
LOADING
EAST CAPITOL COMMUNITY CENTER
97 PARKING SPACES
MULTI-FAMILY APT. BUILDING
LOADING
CAPITOL HEIGHTS METRO STATION
N
CIRCULATION
LEGEND
STREETS, ALLEYS, & PARKING LOTS
PEDESTRIAN PATHS
RESIDENTIAL UNITS WITH GARAGE & PARKING PAD (TOTAL: 106)
RESIDENTIAL UNITS WITH PARKING PADS IN REAR (TOTAL: 59)
RESIDENTIAL UNITS WITH ON STREET PARKING (TOTAL: 77)
BOUNDARY

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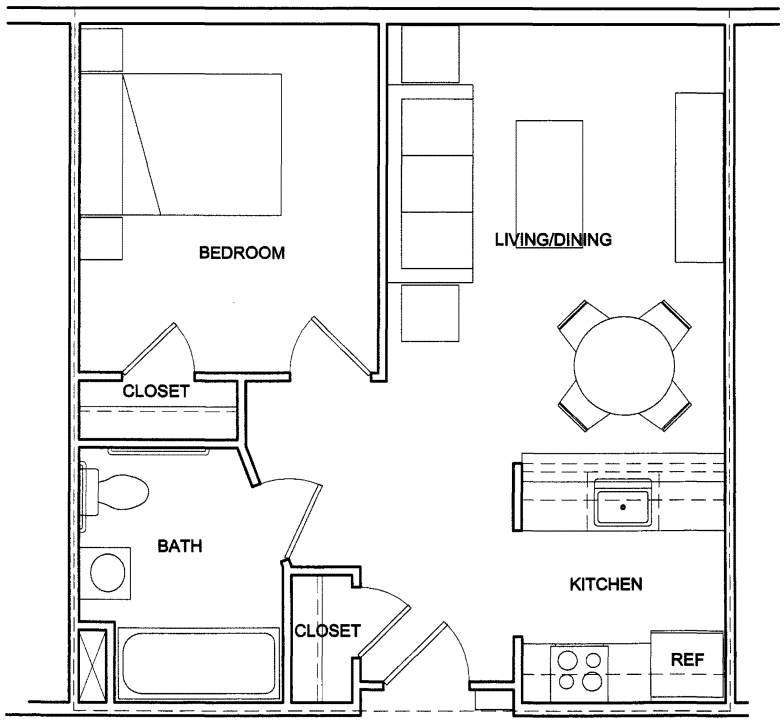
A & R/THC, LLC. for the District of Columbia Housing Authority

04/25/02



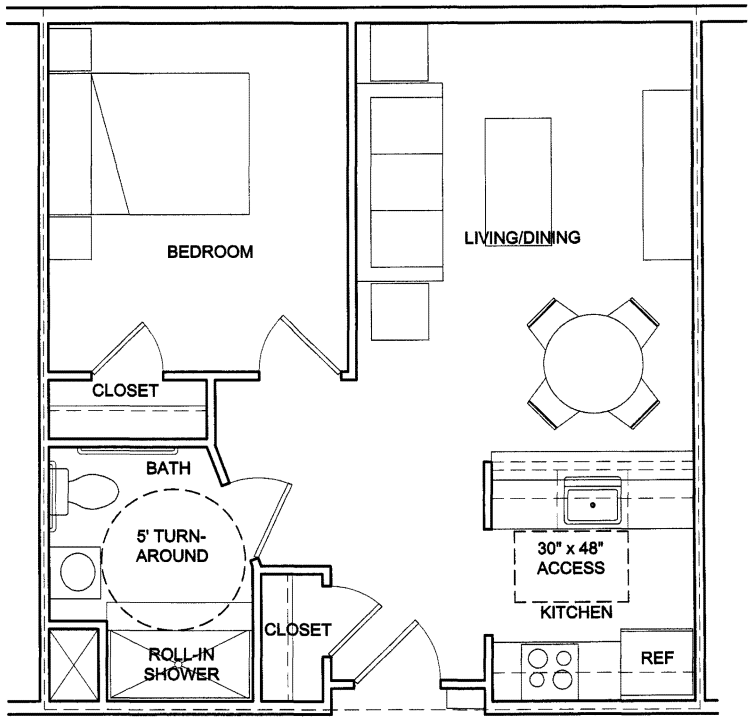
SORG
ARCHITECTS

SITE PLAN
SCALE: 1:30



TYPICAL UNIT - 565 SF (GROSS)

SCALE: 1/4" = 1'-0"



ACCESSIBLE UNIT - 565 SF (GROSS)

SCALE: 1/4" = 1'-0"

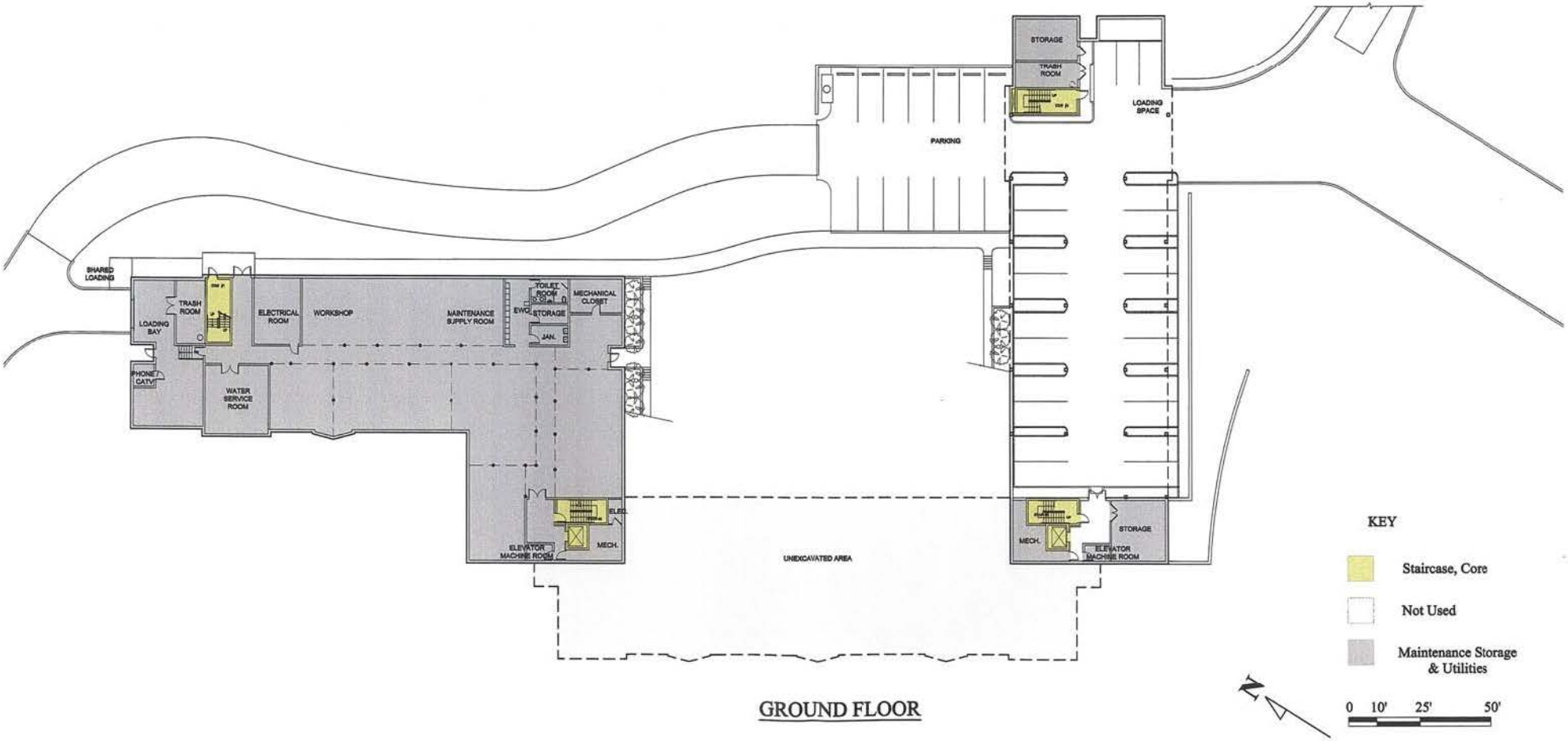
NEW EAST CAPITOL - Senior Apartment Building

Washington, D.C.

A & R/THC, LLC. for the District of Columbia Housing Authority

04/25/02

TOTAL GROSS SQUARE FOOTAGE	135,900 S.F.
GROUND FLOOR GROSS SQUARE FOOTAGE	14,288 S.F.
TOTAL UNITS	152
PARKING SPACES	37



GROUND FLOOR

SORG ARCHITECTS

FLOOR PLAN
SCALE VARIES

NEW EAST CAPITOL - Senior Apartment Building

Washington, D.C.

A & R/THC, LLC. for the District of Columbia Housing Authority
04/25/02

TOTAL GROSS SQUARE FOOTAGE	135,900 S.F.
TERRACE FLOOR GROSS SQUARE FOOTAGE	23,900 S.F.
TOTAL UNITS	152
TOTAL UNITS TERRACE FLOOR	27



KEY

- One Bedroom Units
- Common Area
- Staircase, Core
- Maintenance Storage & Utilities
- Not Used

0 10' 25' 50'

TERRACE FLOOR

SORG ARCHITECTS

FLOOR PLAN
SCALE VARY

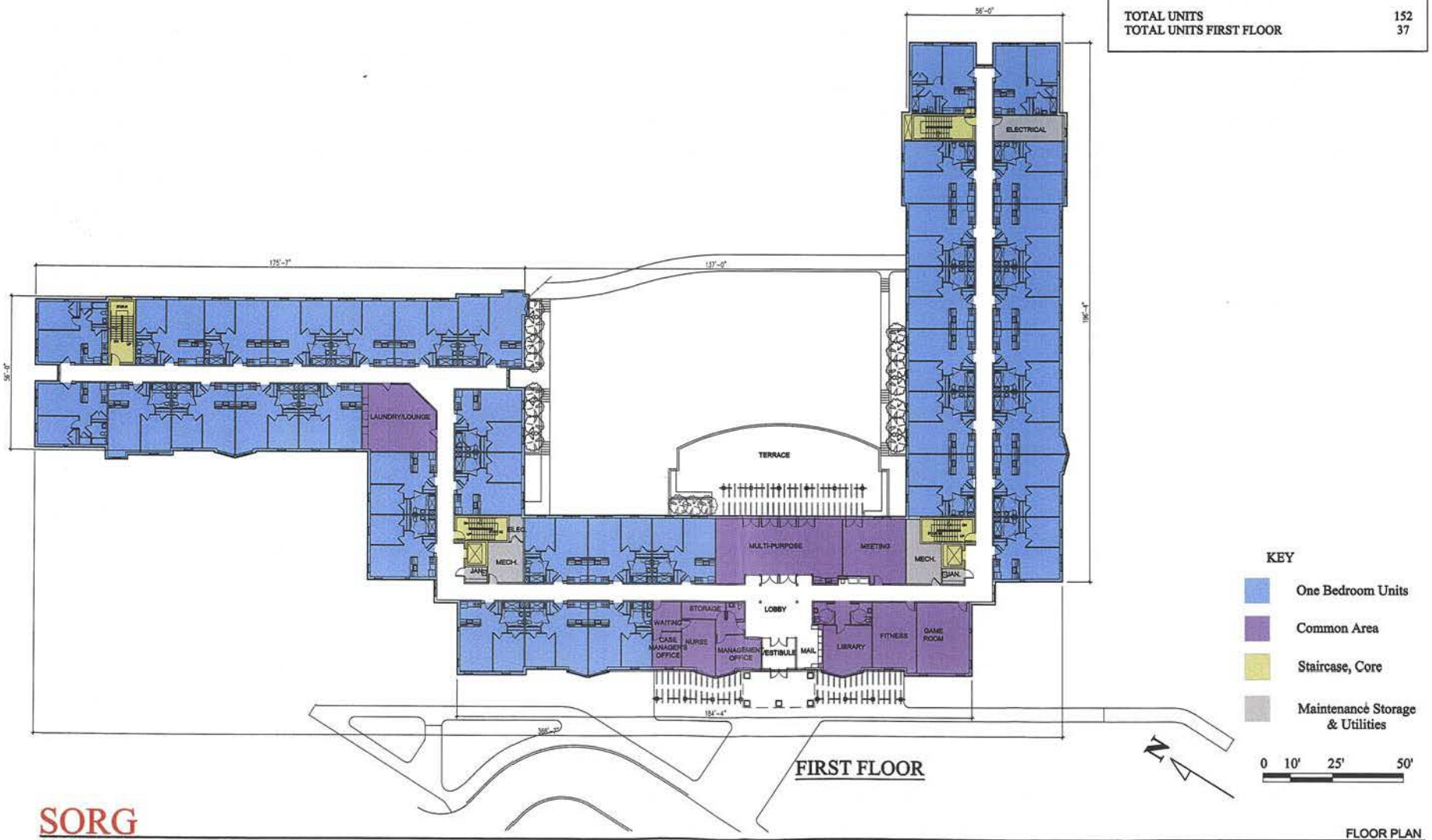
NEW EAST CAPITOL - Senior Apartment Building

Washington, D.C.

A & R/THC, LLC. for the District of Columbia Housing Authority

04/25/02

TOTAL GROSS SQUARE FOOTAGE	135,900 S.F.
FIRST FLOOR GROSS SQUARE FOOTAGE	32,970 S.F.
TOTAL UNITS	152
TOTAL UNITS FIRST FLOOR	37



SORG ARCHITECTS

FLOOR PLAN
SCALE VARIES

NEW EAST CAPITOL - Senior Apartment Building

Washington, D.C.

A & R/THC, LLC. for the District of Columbia Housing Authority
04/25/02

TOTAL GROSS SQUARE FOOTAGE	135,900 S.F.
SECOND FLOOR GROSS SQUARE FOOTAGE	33,040 S.F.
TOTAL UNITS	152
TOTAL UNITS SECOND FLOOR	45



SECOND FLOOR

KEY

- One Bedroom Units
- Common Area
- Staircase, Core
- Maintenance Storage & Utilities

0 10' 25' 50'

SORG ARCHITECTS

FLOOR PLAN
SCALE VARIES

NEW EAST CAPITOL - Senior Apartment Building

Washington, D.C.

A & R/THC, LLC. for the District of Columbia Housing Authority
04/25/02

TOTAL GROSS SQUARE FOOTAGE	135,900 S.F.
THIRD FLOOR GROSS SQUARE FOOTAGE	31,730 S.F.
TOTAL UNITS	152
TOTAL UNITS THIRD FLOOR	43



THIRD FLOOR

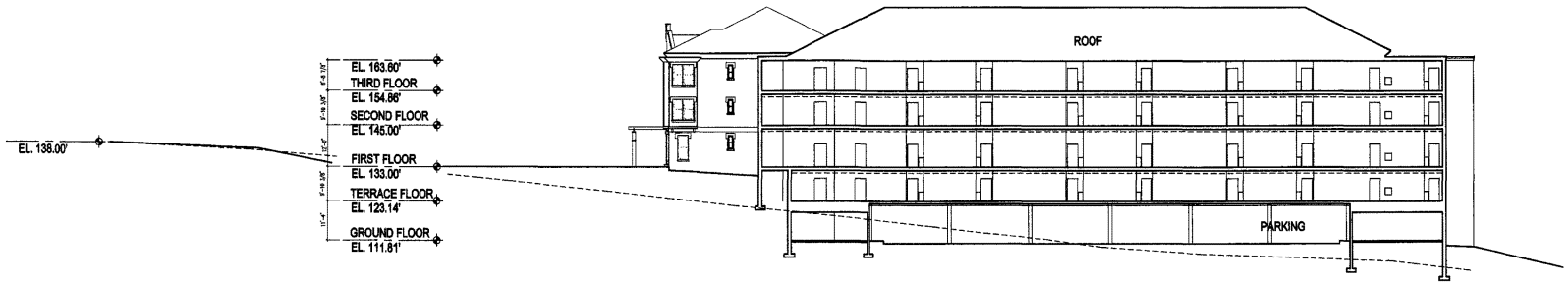
KEY

- One Bedroom Units
- Common Area
- Staircase, Core
- Maintenance Storage & Utilities

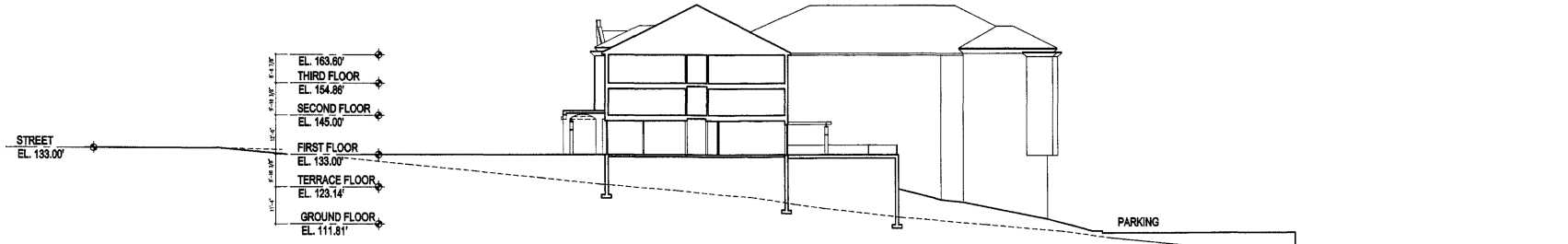
0 10' 25' 50'

SORG
ARCHITECTS

FLOOR PLAN
SCALE VARIES

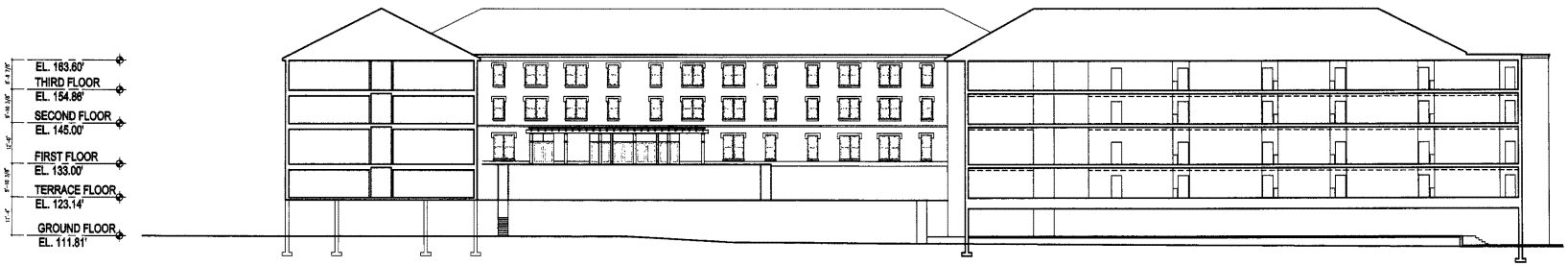


SECTION



SECTION

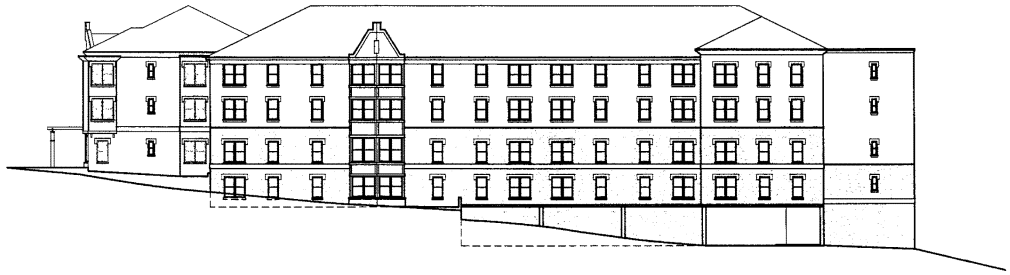
0 10' 25' 50'


EL. 163.60'
THIRD FLOOR
EL. 154.86'
SECOND FLOOR
EL. 145.00'
FIRST FLOOR
EL. 133.00'
TERRACE FLOOR
EL. 123.14'
GROUND FLOOR
EL. 111.81'
0 10' 25' 50'

SECTION



58th STREET ELEVATION



BLAINE STREET ELEVATION