CAPITAL CHILDREN'S MUSEUM

220 H STREET, NE

WASHINGTON, DC

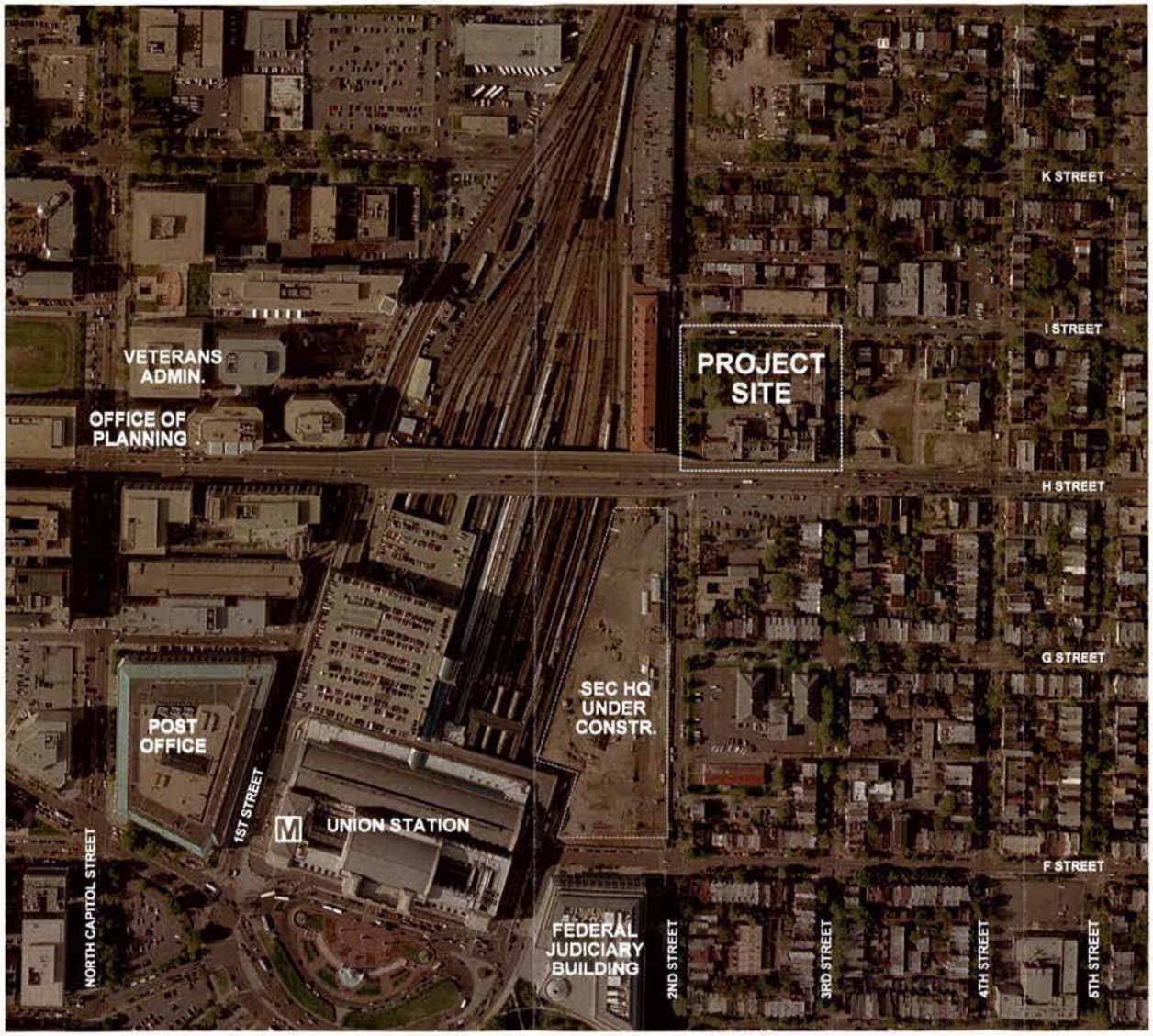
A PLANNED UNIT DEVELOPMENT



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ZONING COMMISSION
District of Columbia
CASE NO.04-22
EXHIBIT NO.4F


K STREET
I STREET
H STREET
G STREET
F STREET
PROJECT SITE
VETERANS ADMIN.
OFFICE OF PLANNING
SEC HQ UNDER CONSTR.
POST OFFICE
1ST STREET
UNION STATION
NORTH CAPITOL STREET
FEDERAL JUDICIARY BUILDING
2ND STREET
3RD STREET
4TH STREET
5TH STREET

AREA TABULATIONS

NEW BUILDING

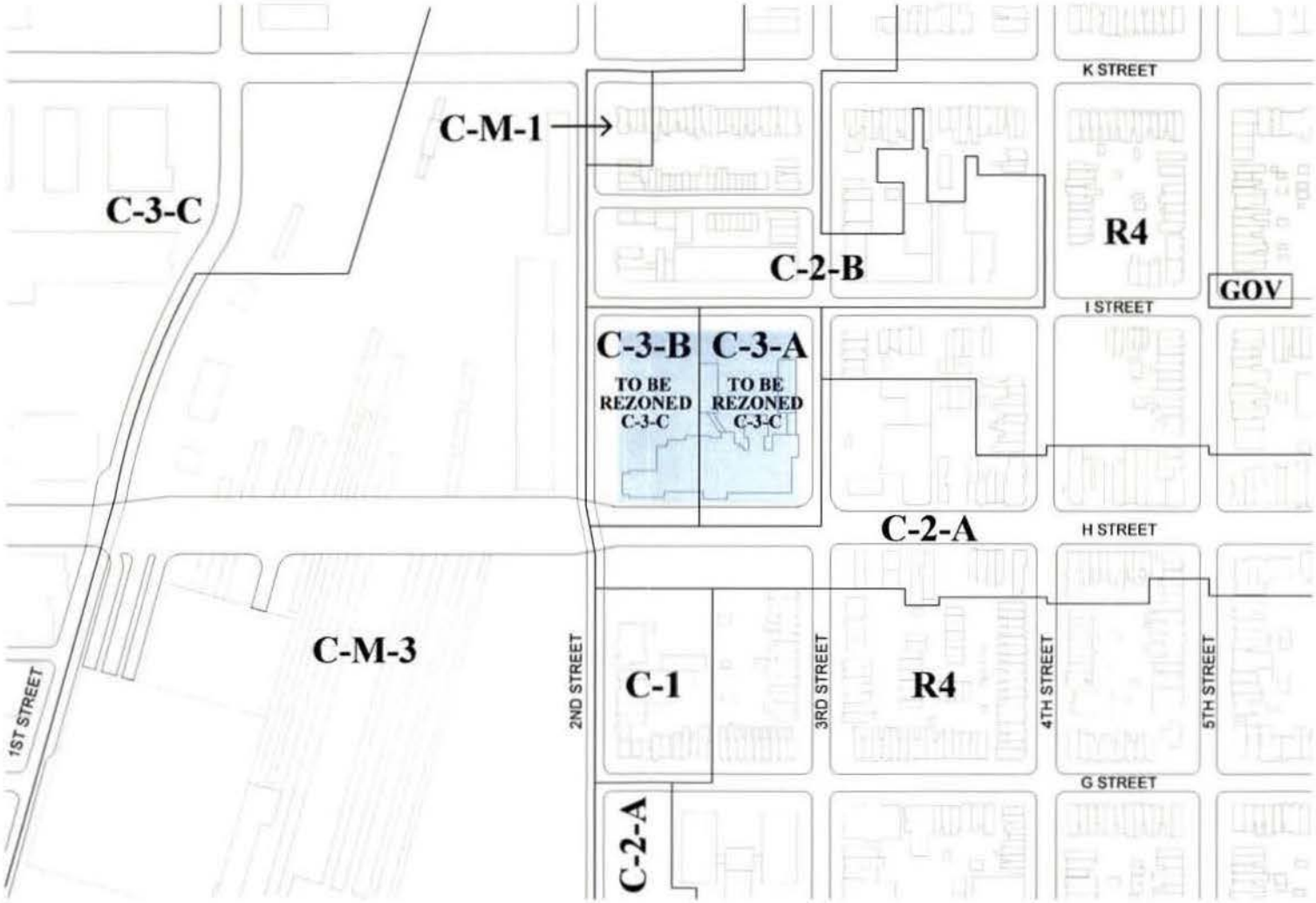
LEVEL	RETAIL	RESIDENTIAL AREA	RESIDENTIAL SERVICE	NUMBER OF UNITS	TOTAL FAR BY FLOOR
Garage/Loading Above Grade			6,454 SF		6,454 SF
First Floor		3,154 SF		28	3,154 SF
Second Floor		41,056 SF		30	41,056 SF
Third Floor		44,968 SF		38	44,968 SF
Fourth Floor		46,318 SF		38	46,318 SF
Fifth Floor		46,318 SF		38	46,318 SF
Sixth Floor		46,318 SF		38	46,318 SF
Seventh Floor		46,318 SF		38	46,318 SF
Eighth Floor		46,318 SF		38	46,318 SF
Ninth Floor		46,318 SF		38	46,318 SF
Tenth Floor		46,318 SF		38	46,318 SF
Eleventh Floor		46,318 SF		38	46,318 SF
Twelfth Floor		46,318 SF		38	46,318 SF
SUBTOTAL		506,039 SF		approx. 445	**512,494 SF**
EXISTING CAPITAL CHILDREN'S MUSEUM BUILDING		81,980 SF		approx. 55	**81,980 SF**
EXISTING AMENITY BUILDING		4,660 SF			**4,660 SF**
TOTAL				approx. 500	**599,134 SF**

Residential Affordable: 19, 852 SF of the Residential Area listed above is devoted to affordable Residential Use

Parking Levels Below Grade: 167, 498 SF of Parking Levels Below Grade are provided. This area is not included in the FAR Area

ZONING TABULATIONS

	C-3-A Zoning Requirements	**C-3-B Zoning Requirements**	**C-3-C Zoning Requirements**	**Project Design**
Floor Area Ratio ("FAR")	4.0 (2.5 non-residential) **PUD Guidelines** 4.5 (3.0 non-residential)	5.0 (4.0 non-residential) **PUD Guidelines** 5.5 (4.5 non-residential)	6.5 residential or non-residential **PUD Guidelines** 8.0 residential or non-residential	599,134 SF of residential use **TOTAL FAR = 5.72**
Building Height	65 feet **PUD Guidelines** 90 feet	70 feet **PUD Guidelines** 90 feet	90 feet **PUD Guidelines** 130 feet	Existing Capital Children's Museum Bldg. - 64 feet (from 3rd street) / New Building 110' feet from I Street
Lot Occupancy (for residential uses)	75%	100%	100%	65%
Rear Yard	2.5 inches per foot of height from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, but not less than 12 feet. 23 feet required.	2.5 inches per foot of height from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, but not less than 12 feet. 23 feet Required	2.5 inches per foot of height from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, but not less than 12 feet. 23 feet Required	45 feet
Residential Recreation Space	15% of gross floor area devoted to residential use	10% of gross floor area devoted to residential use	10% of gross floor area devoted to residential use	58, 802 SF
Parking (Residential Use)	One for each two dwelling units **238 spaces**	One for each four dwelling units **119 spaces**	One for each four dwelling units **119 spaces**	**500 Parking Spaces**


K STREET
C-M-1
C-3-C
R4
C-2-B
GOV
I STREET
C-3-B
TO BE REZONED C-3-C
C-3-A
TO BE REZONED C-3-C
C-2-A
H STREET
C-M-3
1ST STREET
2ND STREET
C-1
3RD STREET
R4
4TH STREET
5TH STREET
G STREET
C-2-A



View of H Street Facing South



View of 3rd Street Facing East



View of H Street Facing South



View of 3rd Street Facing East



View of I Street Facing North



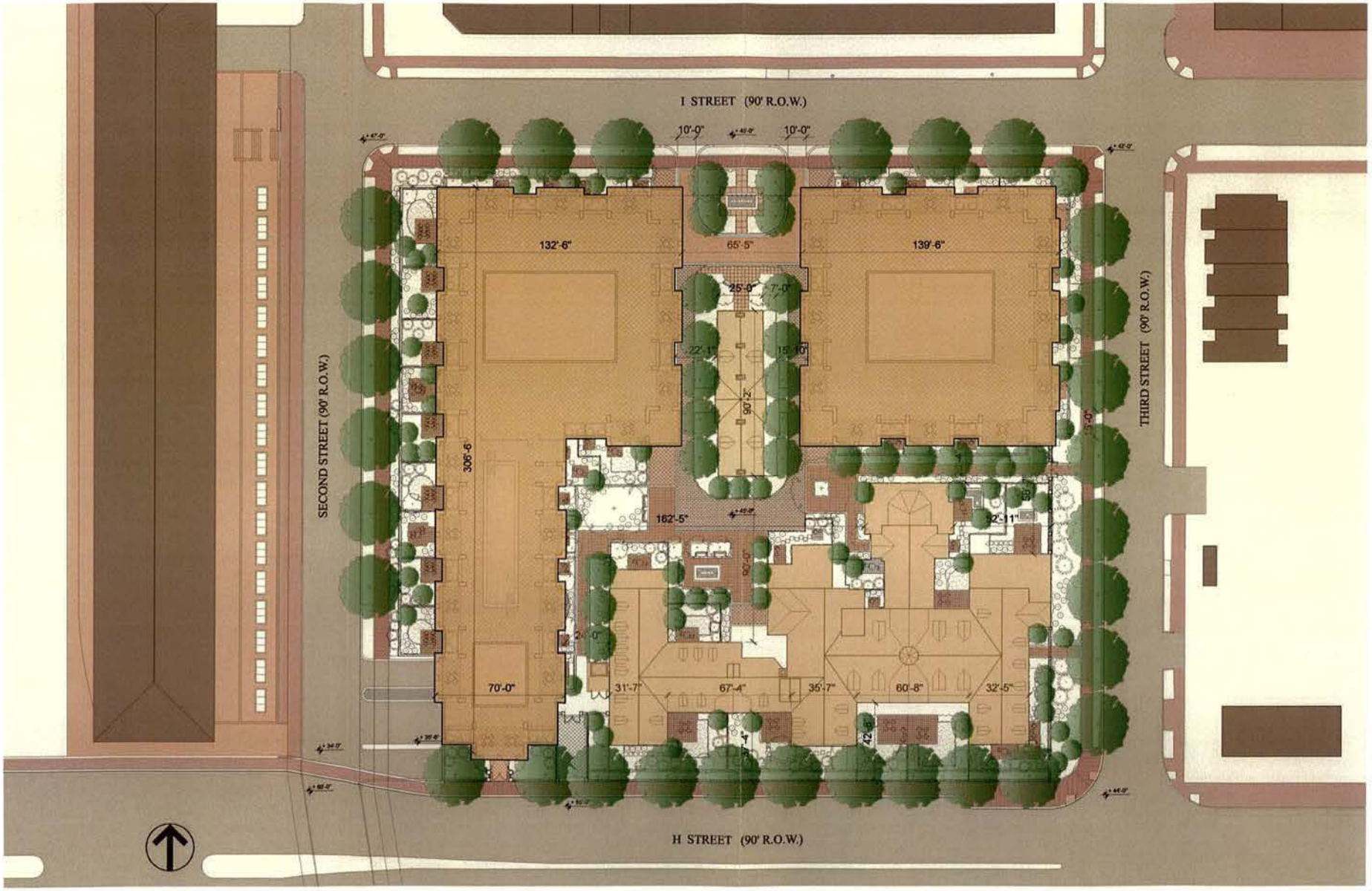
View of 2nd Street Facing West



View of I Street Facing North



View of 2nd Street Facing West



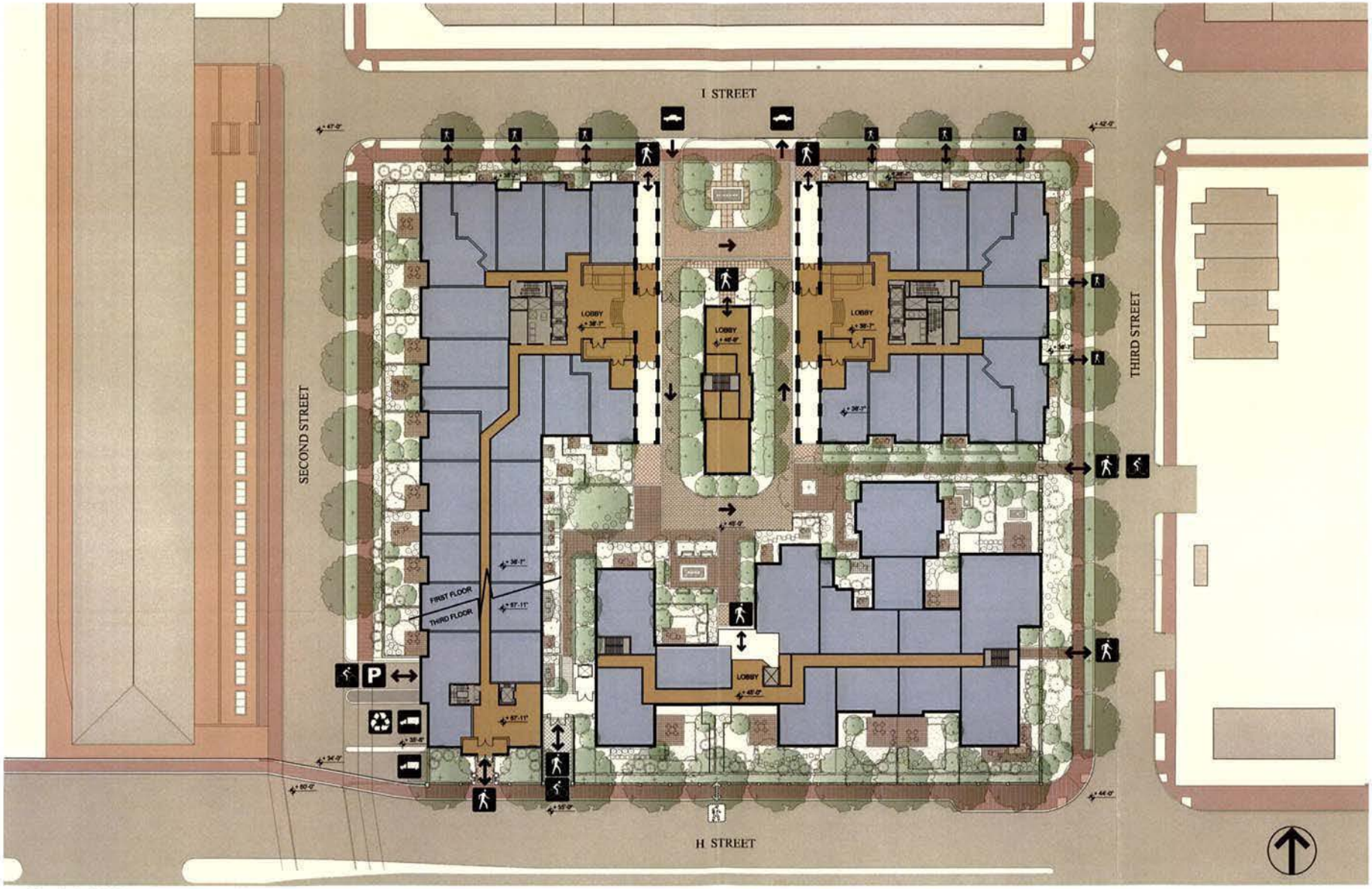
Site Plan

10

0 50 100 200

Capital Children's Museum Site

ESOCOFF & ASSOCIATES | architects

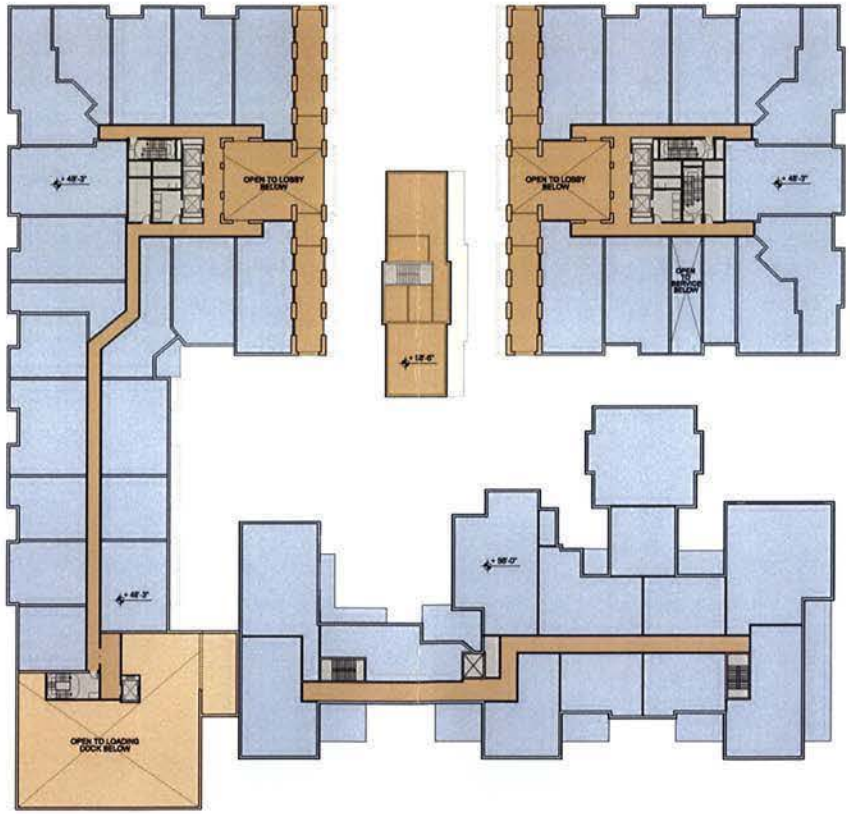


Capital Children's Museum Site

Ground Floor/Entry Plan

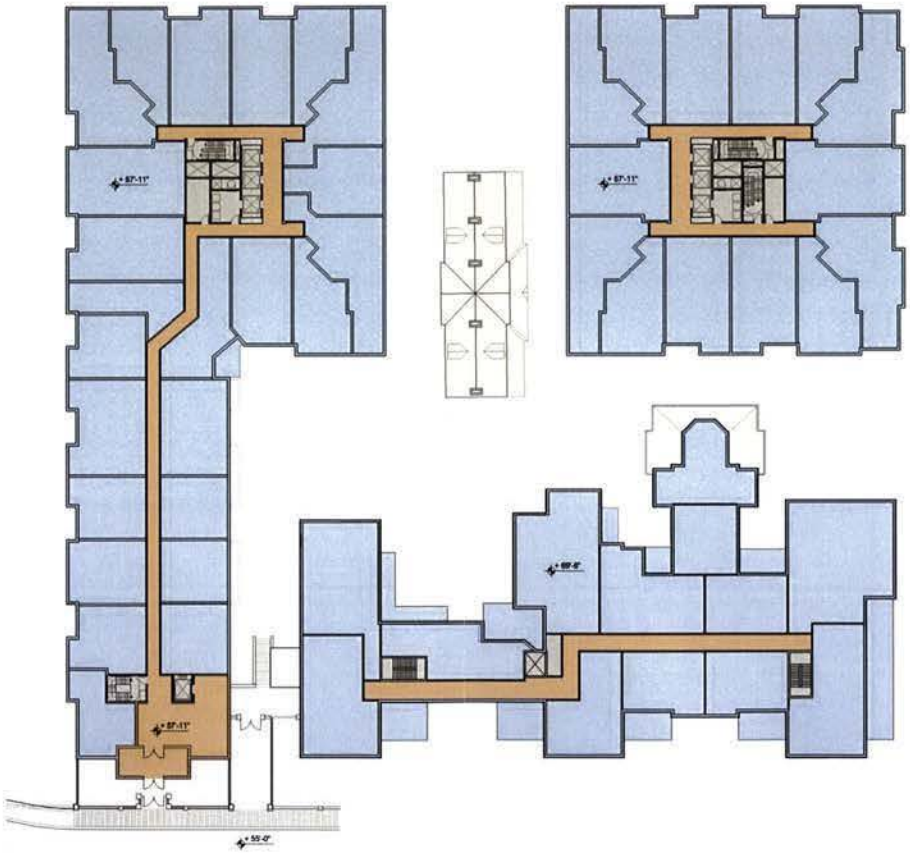
ESOCOFF & ASSOCIATES | architects

0 50 100 200



Second Floor Plan

0 50 100 200

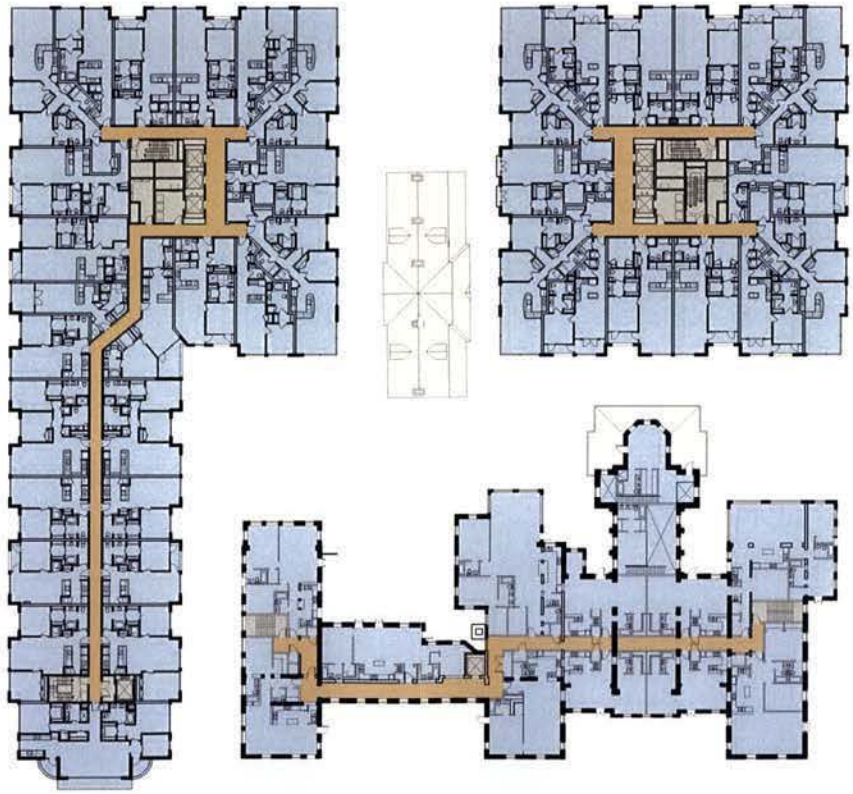


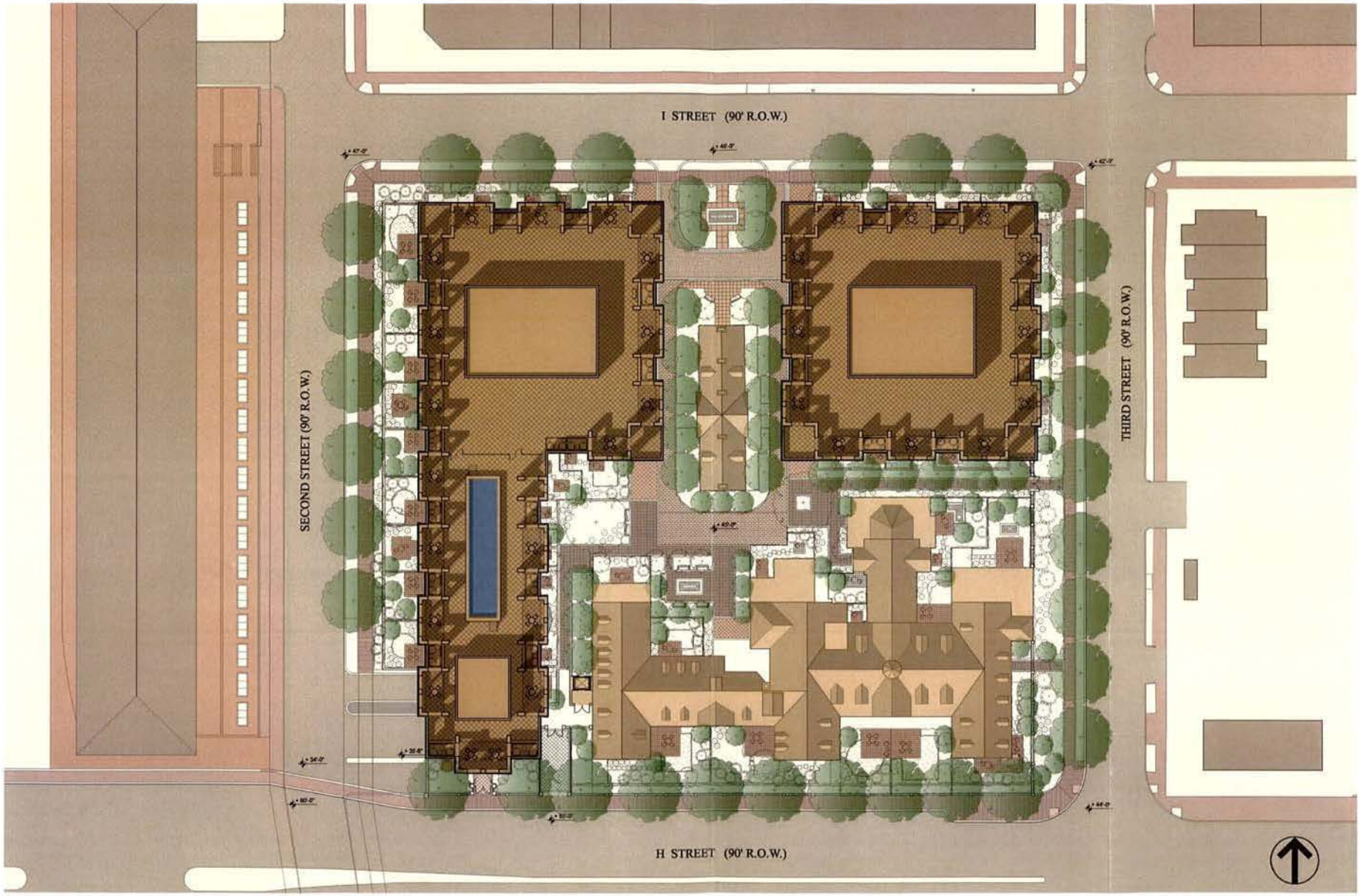
Capital Children's Museum Site

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0 50 100 200

Third Floor Plan



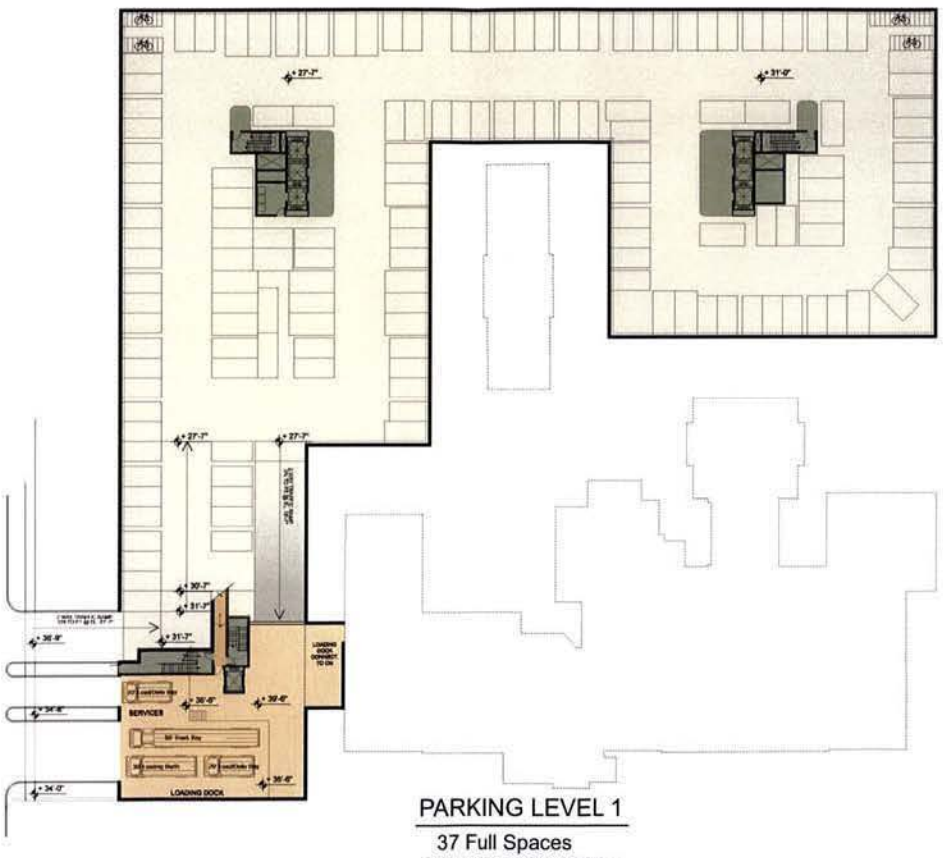


Capital Children's Museum Site

Roof Plan

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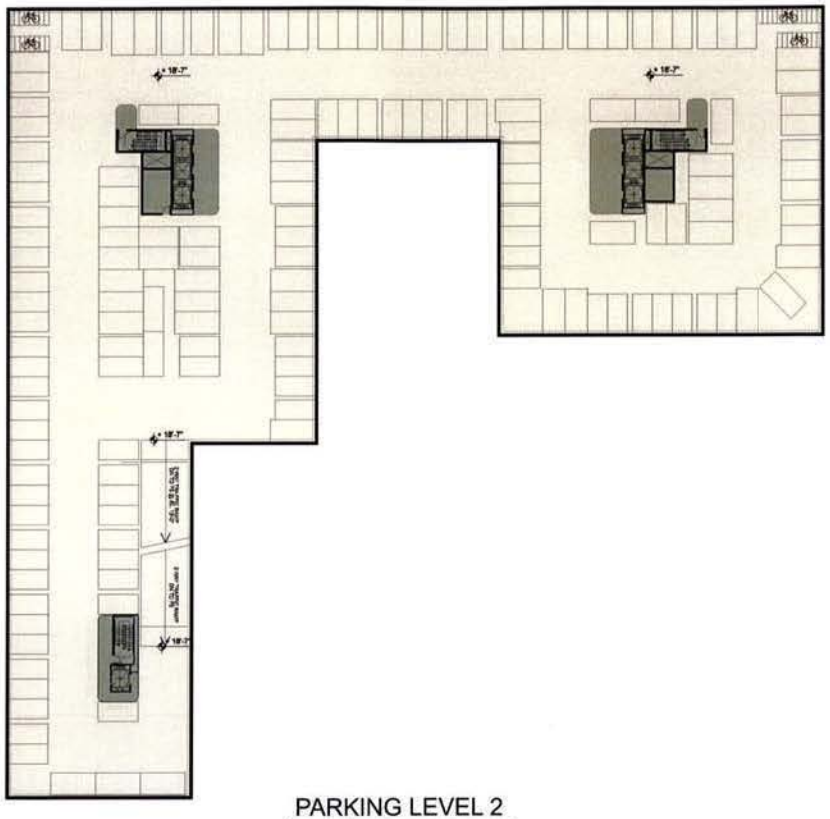
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PARKING LEVEL 1

37 Full Spaces
111 Compact Spaces
148 Total P1 Spaces

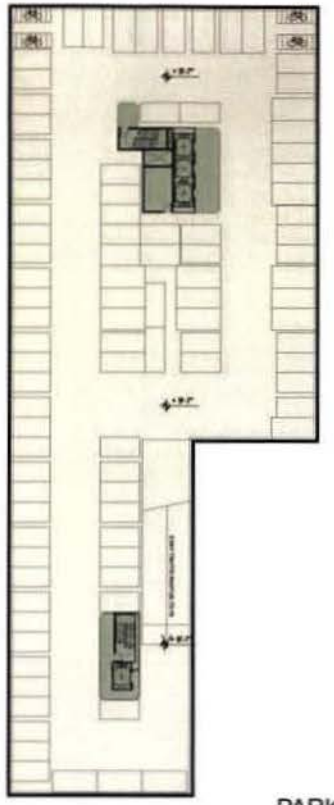
500 Total Spaces All
Parking Levels



PARKING LEVEL 2

37 Full Spaces
125 Compact Spaces
162 Total P2 Spaces

500 Total Spaces All
Parking Levels



PARKING LEVEL 3

21 Full Spaces
73 Compact Spaces
94 Total P3 Spaces

500 Total Spaces All
Parking Levels



PARKING LEVEL 4

23 Full Spaces
73 Compact Spaces
96 Total P4 Spaces

500 Total Spaces All
Parking Levels



Composite Third Street Elevation

0 25 50 100


118'-6"
T.O. P.H.
110'-0"
T.O. ROOF



Composite Second Street Elevation

0 25 50 100



Capital Children's Museum Site

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0 25 50 100

Composite H Street Elevation



ABDO DEVELOPMENT

Existing Building - Restored 3rd Street Elevation

0 16 32 64



ABDO DEVELOPMENT

Capital Children's Museum Site

ABDO DEVELOPMENT

0 16 32 64

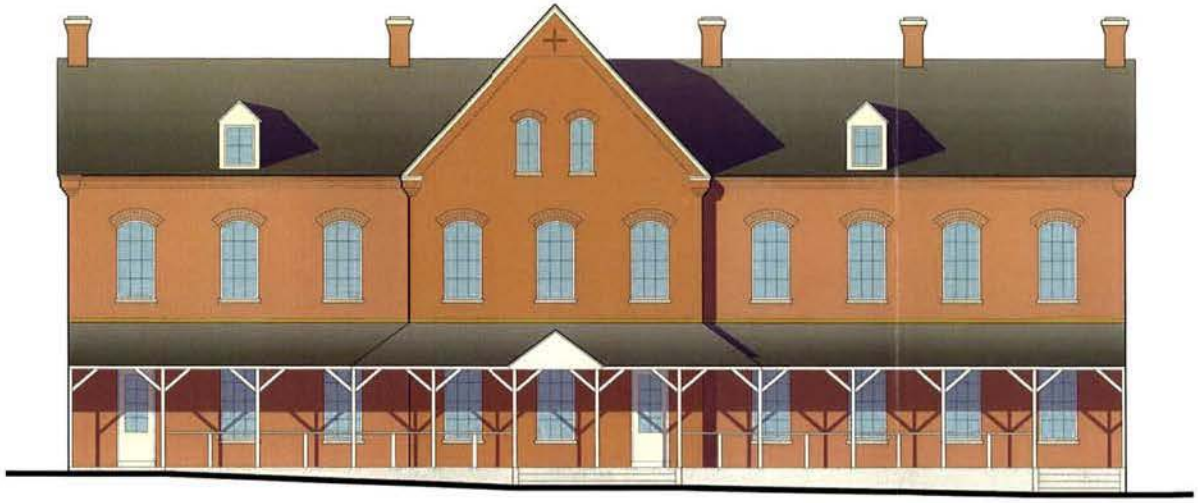
Existing Building - Restored Courtyard Elevation



ABDO DEVELOPMENT

Existing Building - Restored H Street Elevation

0 16 32 64

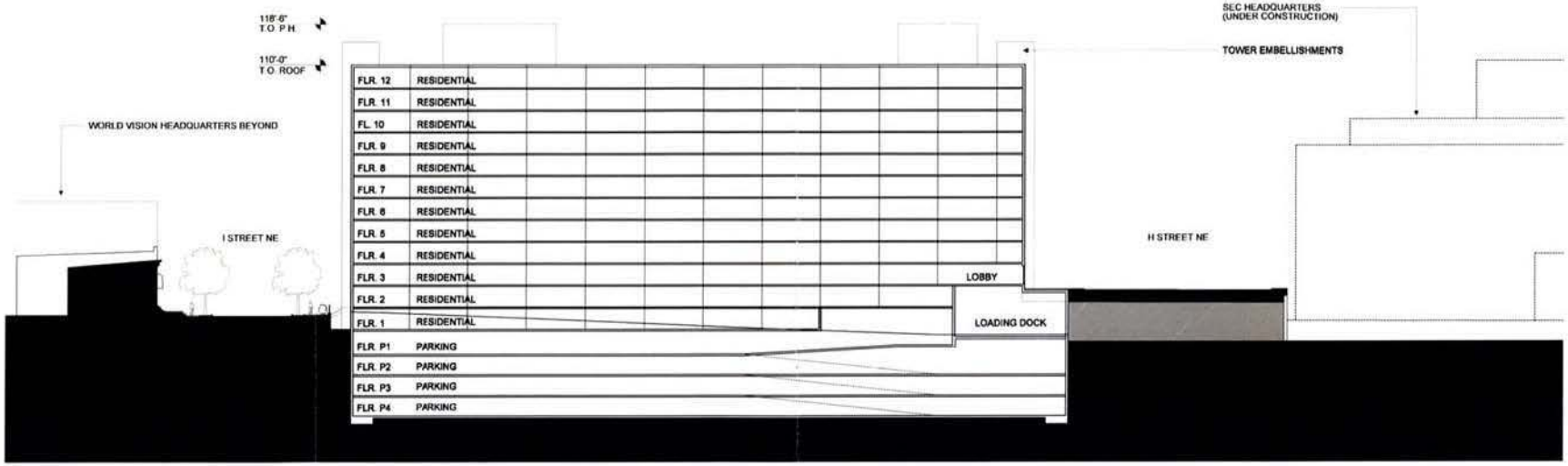


East Elevation



Updated North Elevation

ABDO DEVELOPMENT

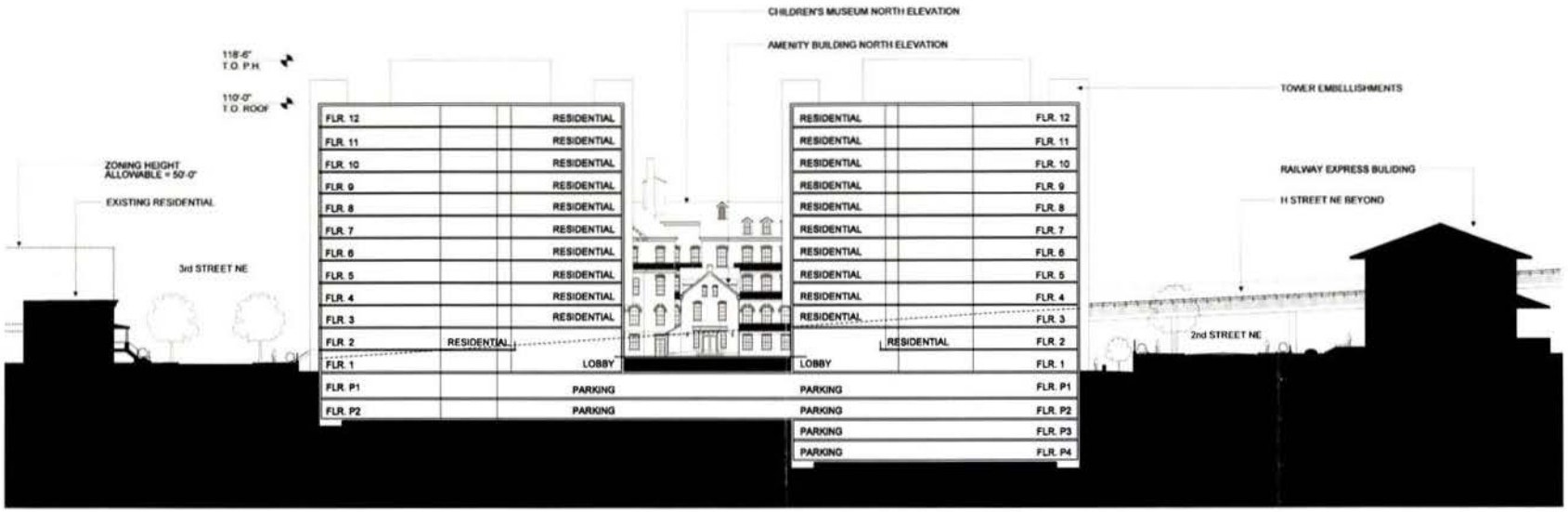


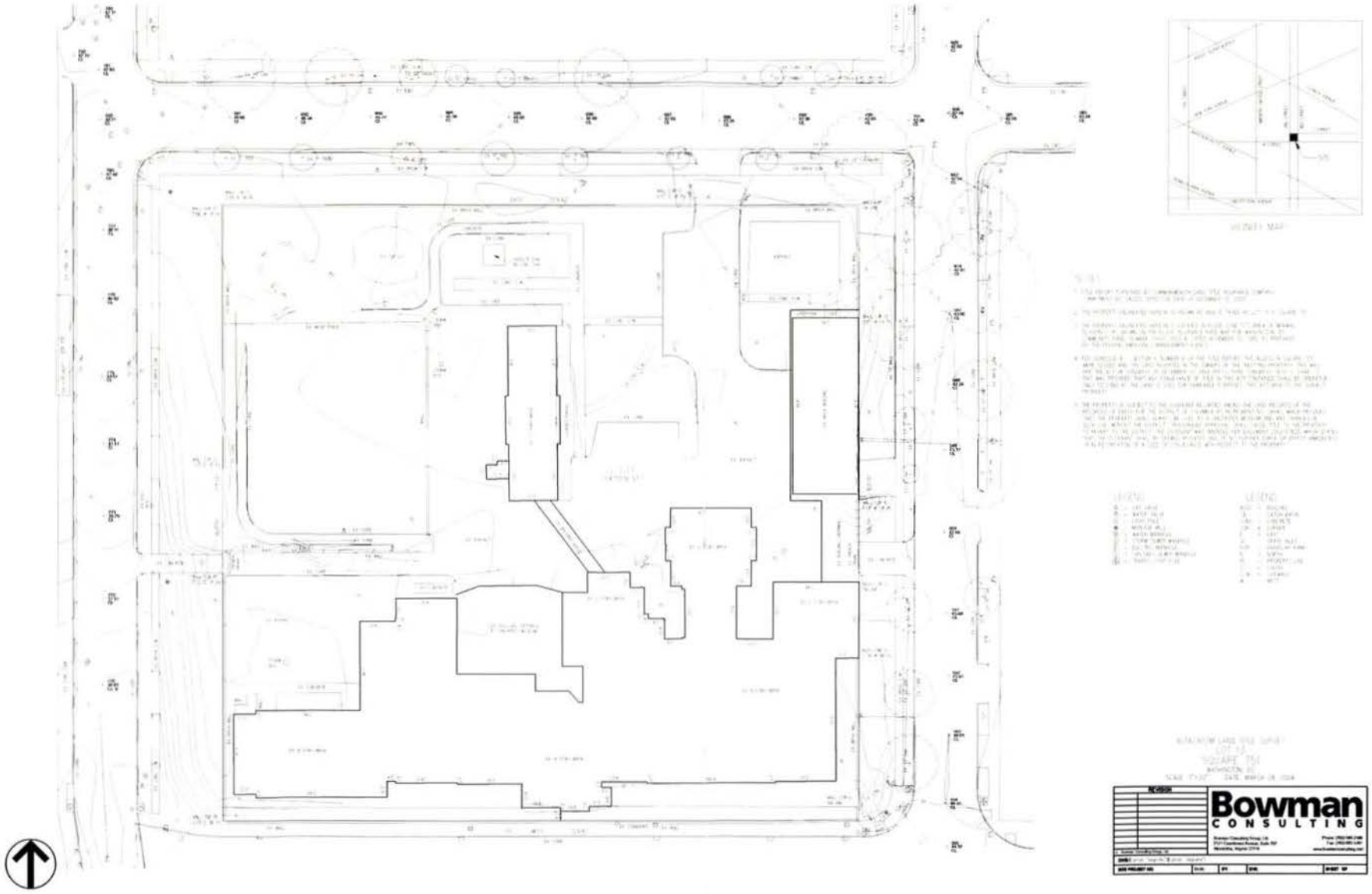
North-South Section Looking East

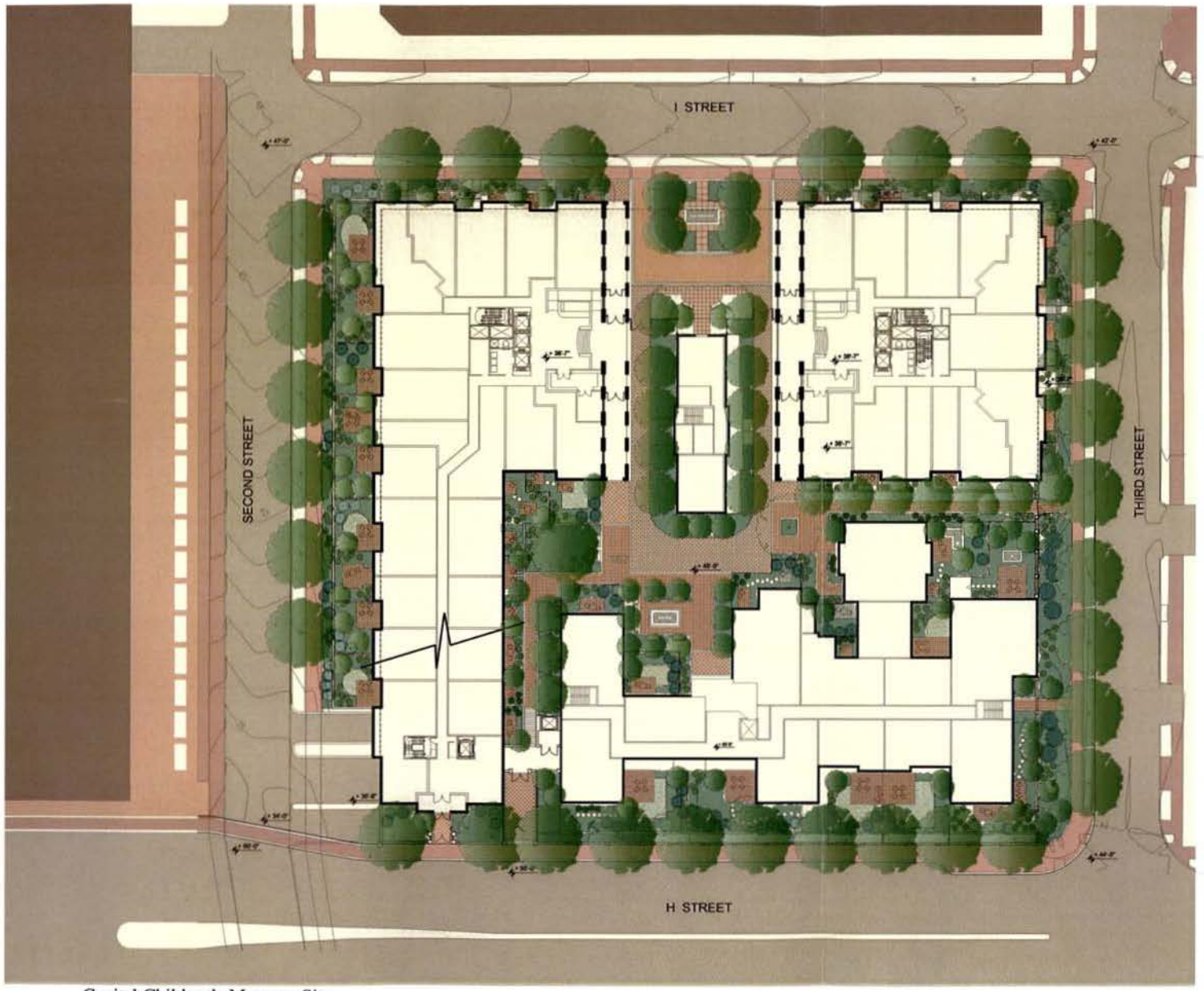
0 50 100 200

Capital Children's Museum Site

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CHILDREN'S MUSEUM NORTH ELEVATION
AMENITY BUILDING NORTH ELEVATION
118'-6" T.O. P.H.
110'-0" T.O. ROOF
TOWER EMBELLISHMENTS
ZONING HEIGHT ALLOWABLE = 50'-0"
EXISTING RESIDENTIAL
3rd STREET NE
RAILWAY EXPRESS BULIDING
H STREET NE BEYOND
2nd STREET NE
FLR. 12 RESIDENTIAL
FLR. 11 RESIDENTIAL
FLR. 10 RESIDENTIAL
FLR. 9 RESIDENTIAL
FLR. 8 RESIDENTIAL
FLR. 7 RESIDENTIAL
FLR. 6 RESIDENTIAL
FLR. 5 RESIDENTIAL
FLR. 4 RESIDENTIAL
FLR. 3 RESIDENTIAL
FLR. 2 RESIDENTIAL
FLR. 1 LOBBY
FLR. P1 PARKING
FLR. P2 PARKING
RESIDENTIAL FLR. 12
RESIDENTIAL FLR. 11
RESIDENTIAL FLR. 10
RESIDENTIAL FLR. 9
RESIDENTIAL FLR. 8
RESIDENTIAL FLR. 7
RESIDENTIAL FLR. 6
RESIDENTIAL FLR. 5
RESIDENTIAL FLR. 4
RESIDENTIAL FLR. 3
RESIDENTIAL FLR. 2
LOBBY FLR. 1
PARKING FLR. P1
PARKING FLR. P2
PARKING FLR. P3
PARKING FLR. P4


Bowman
CONSULTING
0
50
100
200



LEGEND		POSSIBLE SPECIES:
	PROPOSED DECIDUOUS TREE	STREET TREES: ACER SACCHARUM PLATANUS X ACERIFOLIA QUERCUS PHELLOS QUERCUS SHUMARDII TREES INTERIOR TO SITE: FAGUS SYLVATICA GLEDITSIA TRIACANTHOS INERMIS CLADRASTIS KENTUKEA
	PROPOSED MULTISTEMMED DECIDUOUS TREE	BETULA NIGRA 'HERITAGE' LAGERSTROEMIA INDICA MAGNOLIA VIRGINIANA
	PROPOSED EVERGREEN TREE	ILEX X ATTENUATA 'FOSTERI' ILEX X 'NELLIE STEVENS' THUJA X 'GREEN GIANT' TSUGA CANADENSIS
	PROPOSED SHRUB	VIBURNUM X PRAGENSE ITEA VIRGINICA 'HENRY'S GARNET' FOTERGILLA MINOR 'MOUNT AIRY' MAHONIA BEALEI
	PROPOSED VINES	HYDRANGEA ANOMOLA 'PETIOLARIS' AKEBIA QUINATA
	PROPOSED PERENNIALS	LIRIOPE MUSCARI 'BIG BLUE' GERANIUM MACRORRHIZUM 'INGWERSEN'S VARIETY' RUDBECKIA FULGIDA 'GOLDSTURM'
	PROPOSED LAWN	

NOTE: FINAL SELECTION OF PLANT SPECIES AND PAVING MATERIALS ARE TO BE DETERMINED.

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., August 13, 2004

Plat for Building Permit of SQUARE 751 LOT 13

Scale: 1 inch = 50 feet Recorded in Book 176 Page 95

Receipt No. 13810

Furnished to: SHAW PITTMAN

Surveyor, D.C.

By: L.M.A.

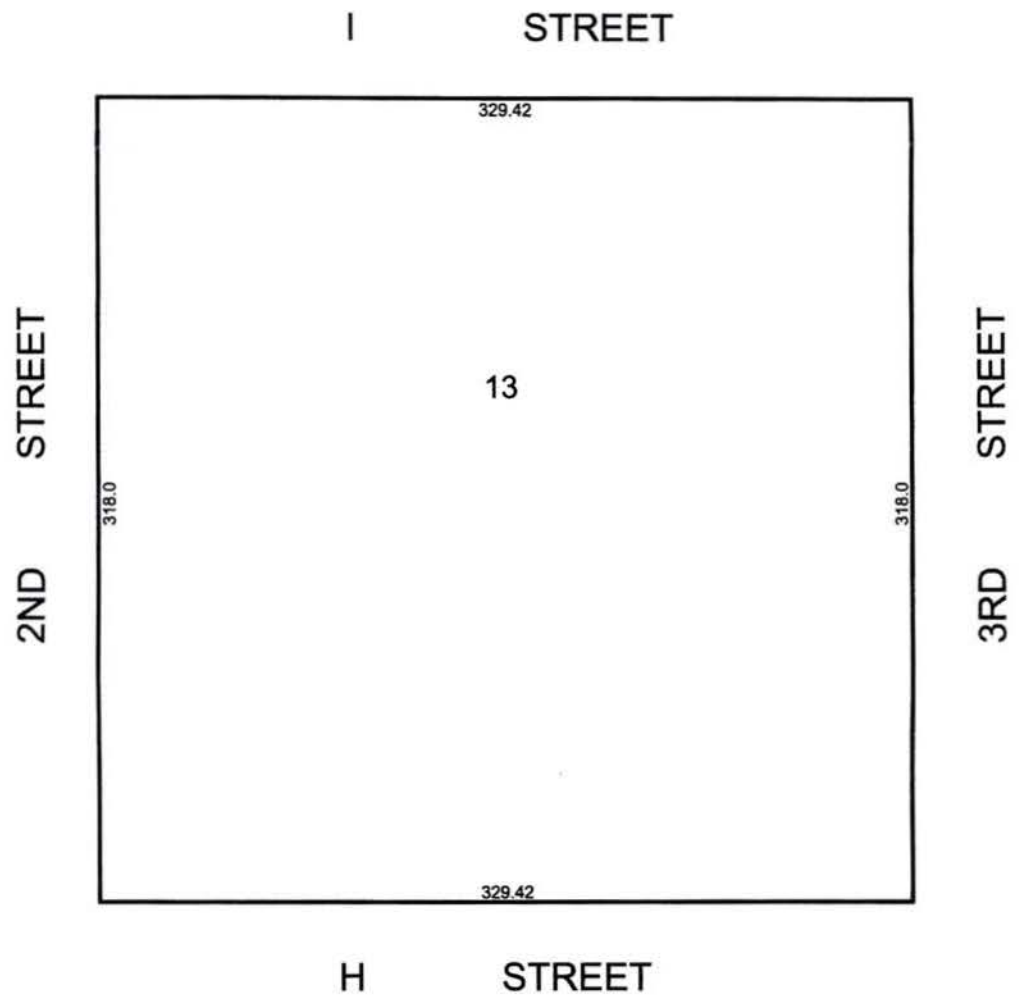
I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat;and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: _____

_____

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



SO-13810(2004)