THE NON-PROFIT COMMUNITY DEVELOPMENT CORPORATION *of* WASHINGTON, D C , INC

npcdc

Consolidated
Planned Unit Development Application
For the Property at 2750 14th Street, NW

Submitted to the District of Columbia Zoning Commission
By the Non-Profit Community Development Corporation
Of Washington, DC, Inc.
On May 16, 2005

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District of Columbia
05-14
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1330 New Hampshire Avenue NW • Suite 111 • Washington, DC 20036
E-mail npcdcofdc@aol com
Tel 202-861-5839 • Fax 202-861-1240

A 501(C)(3) organization

ZONING COMMISSION
District of Columbia
CASE NO.05-14
EXHIBIT NO.5

Contents

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ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION FOR CONSOLIDATED APPROVAL OF A PLANNED UNIT DEVELOPMENT

Before filling out this form please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of the Zoning Regulations request is hereby made for consolidated Approval of a Planned Unit Development, details of which are as follows:

Square No.	Lot Nos.	Existing Zoning	Requested Zoning
2667	73	C-2-B	C-2-B

Address or description of the premises: 2750 14TH Street, NW

Area of the site: 24000 SF square feet or acres.

Baist Atlas No. ____, Page ____.

Brief description of the proposal: The proposed project is a 7-story building. It will include 56 residential condominiums; 20,000 SF of commercial space, 8,000 SF of which will be leased to a child care center; and 77 underground parking spaces. Half of the condominiums (28) will be affordable to families earning between 30% and 80% of AMI. NPCDC requests relief from the matter-of-right height limit to build up to ~~74~~ 75 feet.

The above information and attached documents are true to the best of my knowledge.

Owner's Signature — Date: May 13, 2005

Michelle R. Owens
Owner's Printed Name

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Person to be notified of all actions:

Walter Johnston — Name
202-861-5839 — Telephone Number

1330 New Hampshire Avenue, NW, #111; Washington, DC 20036 — Address / Zip Code

Certification of Minimum Area: I hereby certify that the land area involved in this application is a minimum of 15,000 SF pursuant to Section 2401 of the Zoning Regulations.

Owner's Signature

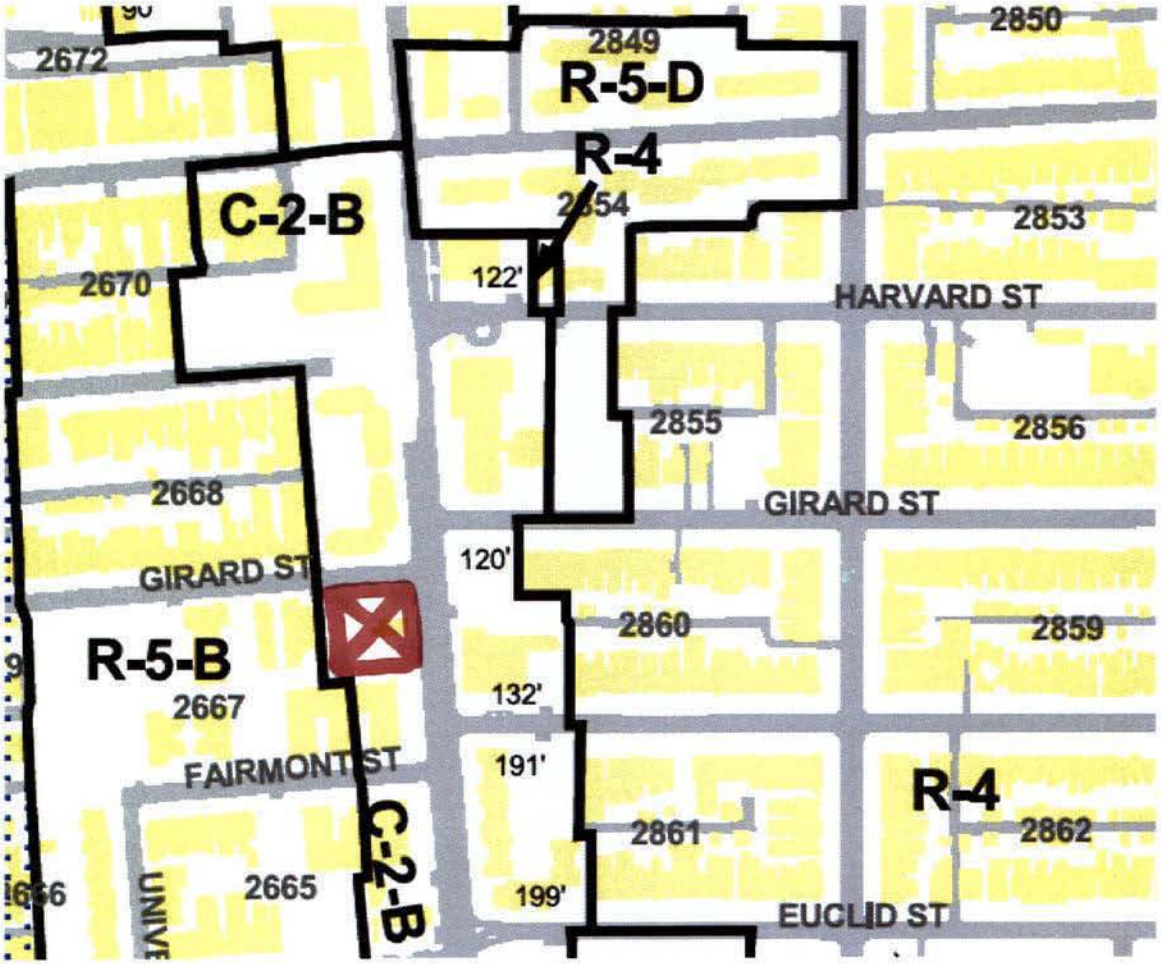
DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____ Z. C. Case No. _____

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ZONING MAP FOR PROPERTY AT 2750 14TH STREET, NW



The property is zoned C-2-B. NPCDC does not request a change in zoning.

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KEY

☒ 2750 14th Street, NW

Statement of Purpose, Objectives, and Uses

This section fully addresses the requirements of §2406 12(b) of the District of Columbia Municipal Regulations It partially addresses the requirements in §2406 11(c) The two sections that follow this one address the remainder of the requirements of §2406 11(c)

The Non-Profit Community Development Corporation of Washington, D.C., Inc. (NPCDC) is a District of Columbia not-for-profit corporation engaged in urban and neighborhood revitalization through the construction and renovation of housing throughout the District of Columbia. Since its inception in 1994, NPCDC has built and renovated over 350 units of housing, including apartments and single family homes, in such neighborhoods as Anacostia, Columbia Heights, Petworth, and upper Georgia Avenue NPCDC prides itself on undertaking construction and social challenges that intimidate conventional for-profit developers. By growing the base of clean, attractive, affordable housing in the District of Columbia, NPCDC is building better homes and better neighborhoods for District citizens.

Through an open competition held by the National Capital Revitalization Corporation (NCRC), NPCDC won the rights to develop the property located at 2750 14th Street, NW NCRC is the publicly chartered steward of many large vacant properties throughout the District. Its mission is to develop these properties in a way that promotes neighborhood revitalization. In furtherance of its mission, NCRC developed a master plan—based on extensive citizen participation—to revitalize the 14th Street corridor of Columbia Heights. The NCRC's competition awarded several parcels of land along the corridor to developers such as NPCDC who will implement this master plan. By awarding the land to NPCDC, NCRC will achieve several key goals.

- Creation of affordable housing
- Creation of attractive commercial space
- Development of a long-vacant property
- Neighborhood revitalization

The property is zoned C-5-B and contains 24,000 square feet. NPCDC plans to build a seven-story building with a gross floor area of 83,999 square feet. The development of the site is controlled substantially by a Land Disposition and Development Agreement (LDA). The LDA is recorded in the land records and encumbers NPCDC's title to the property. Under the terms of the LDA, NPCDC must develop the property for 56 residential condominiums, 20,000 square feet of retail and commercial space, and 77 underground parking spaces Of the 56 residential condominiums, 28 units must be designated as Affordable Dwelling Units (ADUs), restricted for sale to people who earn between 30 and 80 percent of the Area Median Income as defined by the United States Department of Housing and Urban Development. The remaining 28 condominiums have been designated as market-rate units

In conformance with the NCRC's goal of revitalizing the 14th Street corridor, NPCDC hopes to attract a vibrant mix of commercial tenants to the site. NPCDC has signed a 10-year lease with Urban Development Associates to run an 8,000 square foot child care center in the building.

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NPCDC would like to lease the remaining 12,000 square feet to tenants such as cafés and retailers which will attract residents during evening and weekend hours, thereby enhancing the liveliness of the neighborhood and increasing its safety NPCDC will also support a locally operating small business by setting aside $250,000 as a commercial rent subsidy, thereby making a positive contribution to locally owned and operated commerce in the neighborhood

Request for Relief from Matter-of-Right Height Limit

NPCDC requests relief from the 65-foot, matter-of-right height limit. NPCDC requests to build up to 74 25 feet This height is well below the 90-foot maximum allowed by §2405 1 NPCDC makes this request so that it can offer the higher ceilings that are being demanded by top quality commercial tenants and condominium purchasers. NPCDC must maximize its commercial rent and home sales prices so that it can subsidize the affordable condominiums and child care center it has agreed to via the LDA NPCDC has always recognized that in order to develop the property consistently with the terms of the LDA and its non-profit mission, the property requires a delicate financial balance of market rate residential units and ADUs in the residential space, combined with the mix of child care and traditional commercial uses in the commercial space.

NPCDC has begun many attempts to pre-lease its commercial space and pre-sell its residential units Unfortunately, in order to comply with the restrictive covenants of the LDA and fit as many residential and commercial units as it requires on the property, NPCDC had to make certain concession in the size and scale of the spaces

First, NPCDC had to design its commercial space with an eight foot ceiling in order to fit seven floors with two residential units on the ground floor and 54 residential units on the upper six floors Unfortunately, NPCDC, who focused principally on creating the residential units and creating the affordable mix, is now discovering that the majority of the premier commercial tenants desire commercial space with a twelve foot ceiling Many major market coffee shops, restaurants. and retailers have been unwilling to consider leasing the commercial space Alternatively, they have been willing to sign leases only on the condition that the spaces are redesigned with twelve foot ceilings Given the current eight foot ceiling limitation, the only serious interest NPCDC has had is from liquor stores, pawn shops, and check cashing establishments Clearly, from a neighborhood revitalization perspective, these establishments are lower quality tenants and are less than what NPCDC, NCRC, and the residents of Columbia Heights desire. Indeed, one could reasonably argue that if NPCDC has to rely on such establishments to make the project economically viable, then NPCDC will fail in its social mission to bring the neighborhood a catalyst for positive social change

Second, NPCDC has recognized that there will be some difficulty in selling its market-rate residential units In order to finance the development of the ADUs that are required by the restrictive covenants of the LDA, the market-rate units must sell for certain target prices. The restrictive covenants of the LDA on the property are unique because they require the highest concentration of ADUs in a project of its size; no other project subject to an LDA from the NCRC has such a high percentage (50 percent) of ADUs. As a result of this use restriction on the property. the project is entirely dependent on the full price of the market-rate units. NPCDC must create something with more panache to attract the progressive purchasers who would be willing to pay the sales price necessary to subsidize the affordable units required by the LDA. Higher ceilings in the residential units will provide just enough extra height to differentiate them in the real estate market and make them a superior place to live

Compliance with Evaluation Standards

This section addresses the requirement in §2406 11(c) that a detailed statement be provided which elucidates how the application meets the PUD evaluation standards in §2403

NPCDC's plan for 2750 14th Street, NW, site fulfills the NCRC's development goals and requirements In doing so, it also complies with the requirements of §2403 3 and §2403.4—providing favorable neighborhood impacts and achieving public policies related to the site

Section 2403 6 requires that the benefits of the proposed project be significantly greater than those that would likely result from development of the site under matter-of-right provisions If this building were built under the matter-of-right height limit, the development plan to provide 50 percent of the units as ADUs and to offer a mix of child care and top quality commercial tenants would fall into serious jeopardy

The following information is provided to show compliance with the requirements and standards of §2403 7-10

Urban Design and Architecture
The building is extremely well designed to meet both its commercial and residential uses. The ground floor is dedicated to commercial use, and its design makes the space both highly visible and easily accessible from the sidewalk. It facilitates NPCDC's goal of attracting tenants who will add vibrancy to the 14th Street corridor. As discussed, relief from the height requirement will further facilitate NPCDC's plan to attract such tenants, as well as to find purchasers for the market-rate residential condominiums

Effective and Safe Vehicular and Pedestrian Access and Other Transportation Concerns
The project will provide 77 underground parking spaces, which allows one space per residential condominium and another 21 spaces for commercial or residential use This number of parking spaces is almost 200% greater than the 26 spaces required by the zoning laws

In addition, the project utilizes the existing network of alleys, rather than creating new driveways Traffic from the building will be directed onto 15th Street

The site is well served by public transportation It sits directly on the 14th Street bus line, and the Columbia Heights metro station is three blocks to the north.

Housing and Affordable Housing
The project will provide a total of 56 residential condominiums Half of these condominiums will be sold at the market rate. The other half will be sold at prices affordable to families earning between 30 and 80 percent of the Area Median Income No other property subject to an NCRC land disposition agreement has such a high ratio of affordable units Notably, the affordable and market-rate units are interspersed and are indistinguishable from one another in terms of size and product The proposed building plan will create a mixed-income community that reflects the economic diversity of Columbia Heights

Social Services
NPCDC has signed a10-year lease with Urban Development Associates to run an 8,000 square foot child care center The operation of this center will help to alleviate a District-wide shortage of licensed child care providers

Environmental Benefits
NPCDC, at its own cost, has replaced a water main on Girard Street with an 8-inch pipe. This pipe is adjacent to but not on the 2750 14th Street property. Enlargement of this pipe corrects a current deficiency and benefits all of the property's neighbors

Other Public Benefits
NPCDC will install lighting at the rear of the building which will illuminate a dark alley. This lighting will increase public safety

In addition, NPCDC has set aside $250,000 which it will use to subsidize the commercial rent of a locally operating small business This subsidy will allow a community business to relocate to top-quality, highly visible and easily accessible commercial space.

Per the requirements of §2403.12, Table 1 on the following page summarizes the public benefits the project provides and shows how these benefits are superior to those that might be realized from a matter-of-right development

Table 1: Public Benefits Summary

Public Benefit Category	How Project Provides Benefit	How Project Is Superior to Matter of Right Development
Design	Unique mix of affordable and market-rate condominiums and commercial space that will contribute to neighborhood revitalization	A building built within the matter-of-right height limit would almost certainly not be able to afford to offer 50 percent of the units as ADUs nor would it be able to offer subsidized space for child care and a local small business
Traffic and transportation	• 77 parking spaces • Utilizes existing traffic alleys	Parking exceeds zoning requirements by almost 200%.
Housing	56 condominiums total • 28 market-rate • 28 affordable to families who earn 30%-80% of AMI	A building built within the matter-of-right height limit would almost certainly not be able to afford to offer 50 percent of the units as ADUs.
Social services	NPCDC has signed a10-year lease with Urban Development Associates to run an 8,000 square foot child care center	A building built within the matter-of-right height limit would almost certainly not be able to afford to lease almost half its commercial space to a child care provider. The child care center will help alleviate a District-wide shortage of licensed child care providers.
Environmental benefits	NPCDC will replace a non-compliant water main adjacent to the property at its own cost, benefiting site neighbors	We do not know whether a matter-of-right building would offer alley lighting. We do know that it is extremely unlikely that another developer would subsidize the rent of a local small business or be as responsive as NPCDC to the needs of the needs of the neighborhood
Other public benefits	• Alley lighting • $250,000 rent subsidy for local small business tenant	

Per the requirements of §2403 11, Table 2 below shows the degree to which the proposed building complies with matter-of-right development standards, as well as the specific relief from these standards which NPCDC requests

Table 2: Conformance with Standards of §2403

Criterion	**Value**
Extent of compliance with standards and requirements of matter-of-right development	Complies in every way except height
Specific relief requested	Relief from the 65-foot, matter-of-right height limit. NPCDC requests to build up to 74.25 feet. This height is well below the 90-foot maximum allowed by §2405.1.

Tabulation of Development Data Required by §2406.11(d)

The table below addresses the requirements of §2406 11(d) Note that the information on circulation plans and topography can be found in the attached architectural drawings.

Table 3: Tabulation of Development Data

Development Dimension	Value
Area of lot	24,000 SF
Dimensions of lot	150 0' x 160 0'
Percentage of lot occupancy	55%
Gross floor area for building	83,999 SF
Floor area ratio for building	3.50
Gross floor area for residential use	73,662 SF
Gross floor area for commercial use	10,337 SF
Floor area ratio for residential use	3 07
Floor area ratio for commercial use	0.43
Circulation plan	See attached plans
Existing topography	See attached plans
Potable water	160 gal/min peak flow[1]
Sanitary sewage	350 gal/hr average[1]
Storm sewage	2 65 cfs for 2-year event[1]

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[1] These quantities have been accepted by DCRA, DOH, and DC WASA per the approved building permit

Notice of Intent to File Planned Unit Development Application

On the following pages are copies of (1) a memorandum notifying interested parties of NPCDC's intent to file a Permitted Use Development application for the property at 2750 14th Street, NW, and (2) a list of all neighbors within 200 feet of the property

In compliance with §2406 7-§2406.9, NPCDC mailed this memorandum on May 12, 2005, to all the neighbors within 200 feet of 2750 14th Street, NW, as well as to ANC 1-B and the Columbia Heights Civic Association.

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THE NON-PROFIT COMMUNITY DEVELOPMENT CORPORATION OF WASHINGTON, DC INC

npcdc

May 12, 2005

MEMORANDUM

TO: **Property Owner within 200 feet of 2750 14th Street N.W.**

FROM: Walter Johnston

RE: Notification of NPCDC's intent to file a Planned Unit Development application for the Heights of Columbia.

I am writing to advise you that NPCDC will file a Planned Unit Development application to the District of Columbia Zoning Commission. The application seeks a height variance for NPCDC's property at 2750 14th Street, NW This request for a Planned Unit Development is the same as the height variance request that NPCDC made to the Board of Zoning Adjustment (BZA) on February 4, 2005, and was approved on April 12, 2005. The Zoning Commission will meet initially on this request on May 23, 2005.

As you know, NPCDC will develop this 24,000-square-foot site with a mixed-use, seven-story building that will include a total of 56 affordable and market-rate condominiums; 20,000 square feet of commercial space; and 77 underground parking spaces.

If you have any questions, please don't hesitate to call me at 202-861-5839

Thank you

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Cc: anc 1b
Columbia Heights South civic

1330 New Hampshire Avenue NW • Suite 111 • Washington DC 20036
E-mail npcdcofdc@aol.com
Tel 202 861 5839 • Fax 202 861-1240

A 501(C)(3) organization

LEON D RAWLINGS
1360 GIRARD ST NW
WASHINGTON, DC 20009-6951

LEGG MASON REALTY SERVICE INC C/O FIRST
PO BOX 560807
DALLAS, TX 75356-0807

DISTRICT OF COLUMBIA
1133 N CAPITOL ST NE
WASHINGTON, DC 20002-7561

FPE LP
EAGLE POINT ENTERPRISES LLC
1 CITY CTR 4TH FLOOR
PORTLAND, ME 04101

NEW FAIRMONT L.P.
8081 WOLFTRAP RD
VIENNA, VA 22182-5182

NEW FAIRMONT L.P
8081 WOLFTRAP RD
VIENNA, VA 22182-5182

D C R L A
801 N CAPITOL ST NE
WASHINGTON, DC 20002-4202

PARCEL FIVE ASSOCIATES
C/O HORNING BROTHERS
1350 CONNECTICUT AVE NW STE 800
WASHINGTON, DC 20036-1733

PARCEL FIVE ASSOCIATES
C/O HORNING BROTHERS
1350 CONNECTICUT AVE NW STE 800
WASHINGTON, DC 20036-1733

1415 GIRARD STREET NW ASSOCIATES
C/O OAKES MGMT INC
4274 E CAPITOL ST NE
WASHINGTON, DC 20019-4493

1429 GIRARD STREET NW COOP ASSOC INC
C/O WASHINGTON LAND CO
1804 T ST NW
WASHINGTON, DC 20009-7126

1419 GIRARD STREET LLC
1133 EUCLID ST NW
WASHINGTON, DC 20009-4837

THOMAS P SPIER
1421 GIRARD ST NW
WASHINGTON, DC 20009-4611

PHILIP V ROBEY
1423 GIRARD ST NW
WASHINGTON, DC 20009-4611

COLUMBIA HGTS VILLAGE APARTMENT LP
CLARK REALTY CAPITAL LLC
2 BETHESDA METRO CTR STE 250
BETHESDA, MD 20814-5333

DISTRICT OF COLUMBIA
NON-TAXABLE

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Plat of Survey and Architectural Drawings

Attached are a plat of the survey as well as architectural drawings The information in these documents serves to address the requirements of §2406.11(d), §2406.11(e)(4), §2406.11(e)(5), §2406 12(c), §2406.12(d), §2406 12(e), and §2406.12(f).

Note that drainage for the site will be handled by a stormwater management filter which complies with all DC regulatory requirements.

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DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., September 8, 2003

Plat for Building Permit of SQUARE 2667 LOT 849

Scale: 1 inch = 30 feet Recorded in Book A&T Page 3697-H

Receipt No. 06817

Furnished to: WILLIAM

For Surveyor, D.C.

By: L.M.A. VTJ

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: F. William Morris 9-10-03

F. William Morris Carla J. Morris

(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.

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1 A-302 EAST ELEVATION
SCALE: 1/8" = 1'-0"

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ARCHITECT OF RECORD
MORRIS ARCHITECTS
1150 17th St., N.W. WASHINGTON, DC 20036

DEVELOPER
NON-PROFIT COMMUNITY DEVELOPMENT CORPORATION OF WASHINGTON, DC
1330 New Hampshire Avenue, NW
Suite 117
Washington, DC

PROJECT NAME
THE HEIGHTS OF COLUMBIA
2750 14th Street, N.W.
Washington, DC

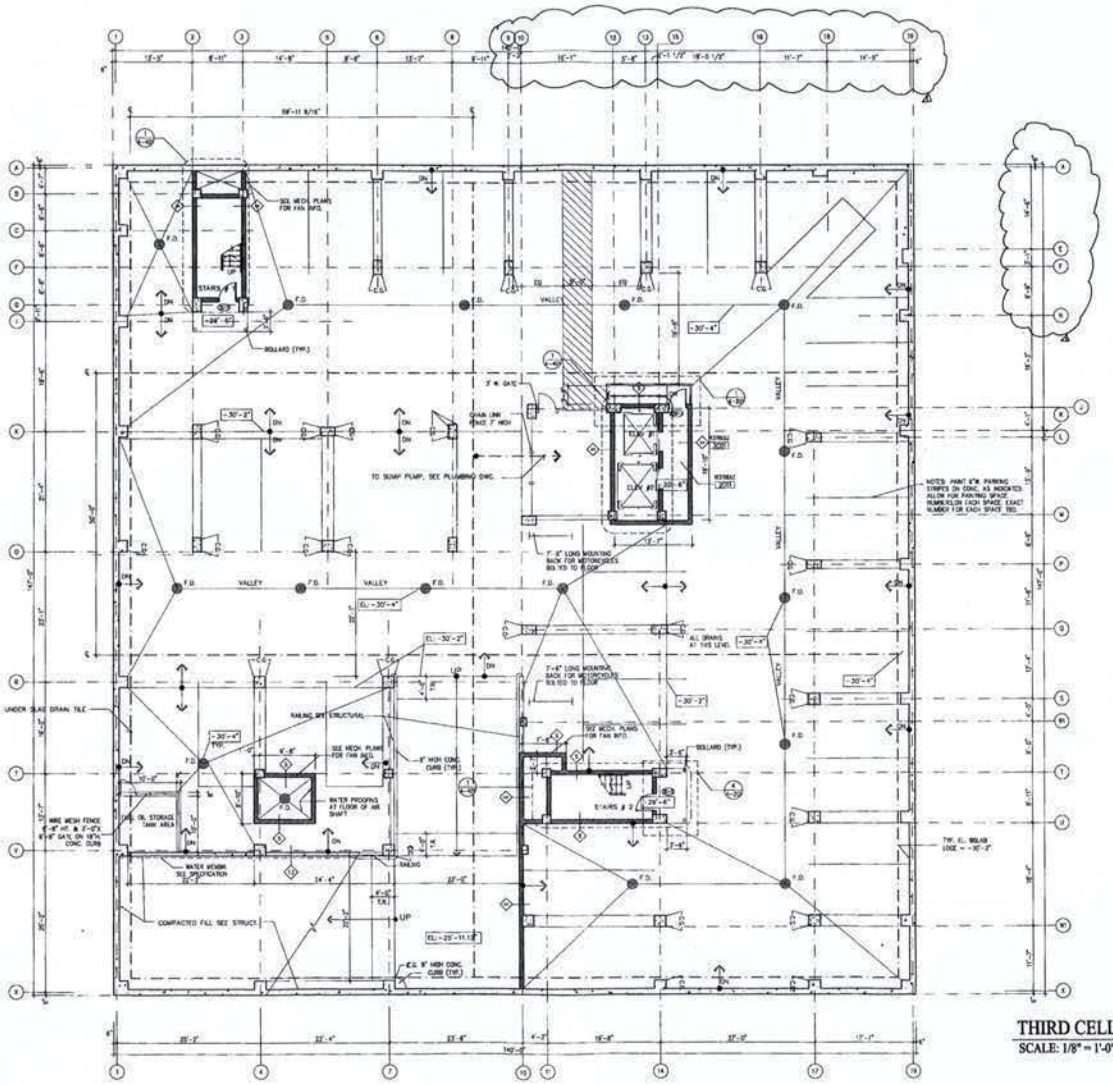
DATE
JUNE 13, 2005

JOB NUMBER
0316

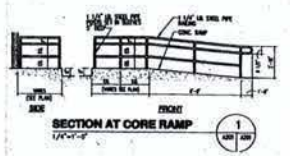
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EAST ELEVATION

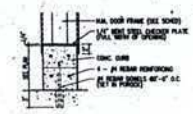
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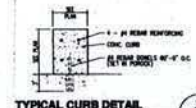
THIRD CELLAR PLAN
SCALE: 1/8" = 1'-0"



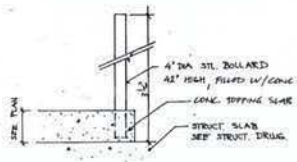
SECTION AT CORE RAMP 1/4"=1'-0" (1 A201 / A201)



CURB AT DOOR OPENINGS 1 1/2"=1'-0" (2 A201 / A201)



TYPICAL CURB DETAIL 1 1/2"=1'-0" (3 A201 / A201)



TYPICAL CURB DETAIL WITH BOLLARD 1 1/2"=1'-0" (4 A-201)

NOTE: T.R.- TRANSITION RAMP
SLOPE= 7½%
TYPICAL (INTERIOR) PARKING
RAMP SLOPE = 15%

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DEVELOPER
NON-PROFIT COMMUNITY DEVELOPMENT CORPORATION OF WASHINGTON, DC
1330 NEW HAMPSHIRE AVENUE, NW. SUITE 111
WASHINGTON, DC

PROJECT NAME
THE HEIGHTS OF COLUMBIA
2750 14 th STREET, N.W.
WASHINGTON, DC

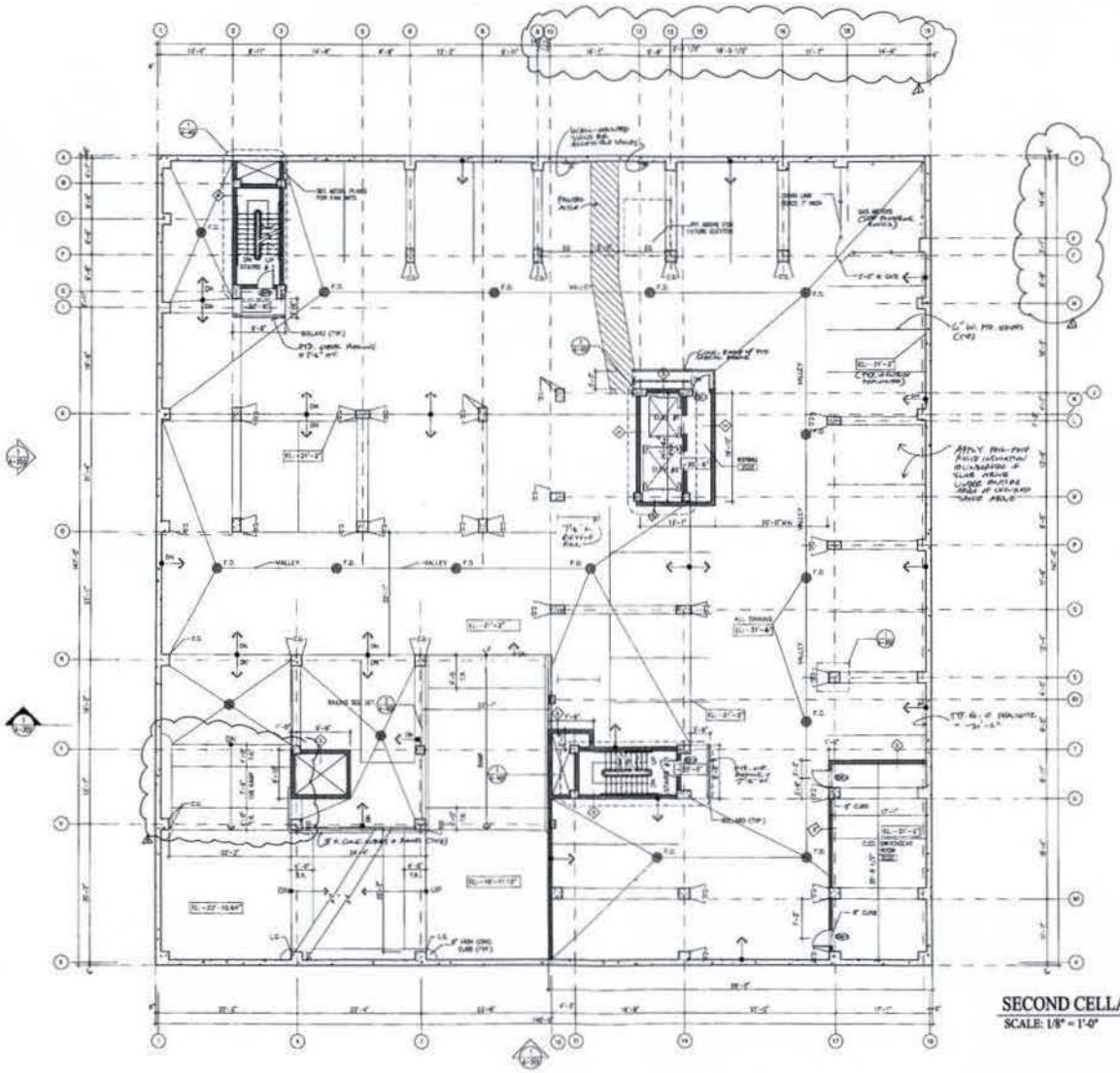
DATE
JUNE 13 2003

JOB NUMBER
0316

SCALE

DRAWING TITLE
THIRD CELLAR PLAN

SHEET NUMBER
A-201



CORNER GUARDS ARE AT COLUMN CORNERS AS PER LOCATION OF COLUMN AND TRAFFIC PATTERN... SEE PLANS FOR LOCATIONS.



DETAIL OF CORNER GUARD(TYP.)
SCALE: 1/2" = 1'-0"

NOTE:
T.R.- TRANSITION RAMP
SLOPE= 7½%
TYPICAL (INTERIOR) PARKING
RAMP SLOPE = 15%

SECOND CELLAR PLAN
SCALE: 1/8" = 1'-0"

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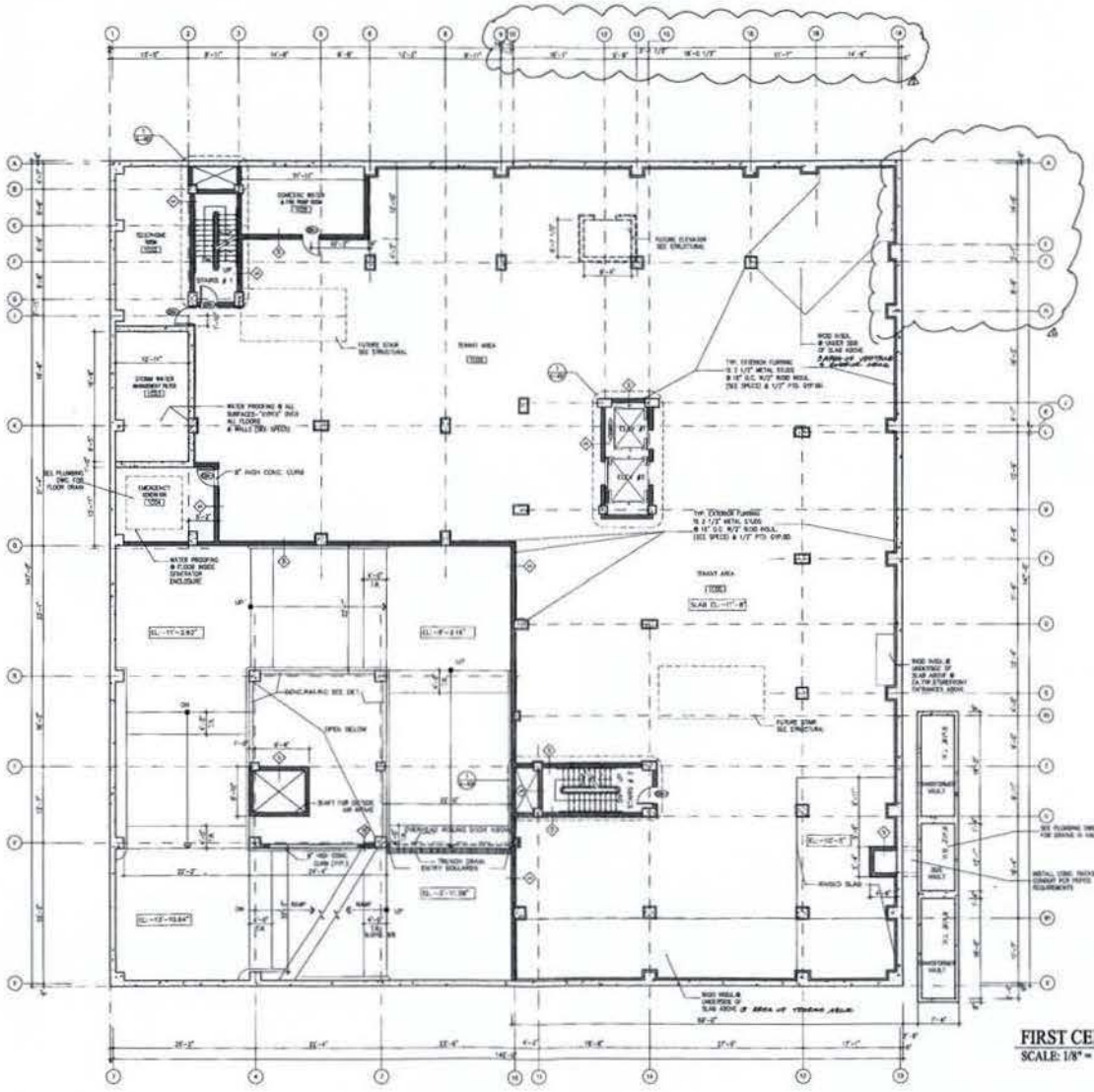
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APR 13 2005

JOB NUMBER
0316

SCALE

DRAWING TITLE
SECOND CELLAR PLAN

SHEET NUMBER
A.202



NOTE:
T.R.- TRANSITION RAMP
SLOPE= 7½%
TYPICAL (INTERIOR) PARKING
RAMP SLOPE = 15%
TYPICAL (EXTERIOR) PARKING
RAMP SLOPE = 12%
T.R.- TRANSITION RAMP
(EXTERIOR) SLOPE= 6%

FIRST CELLAR PLAN
SCALE: 1/8" = 1'-0"

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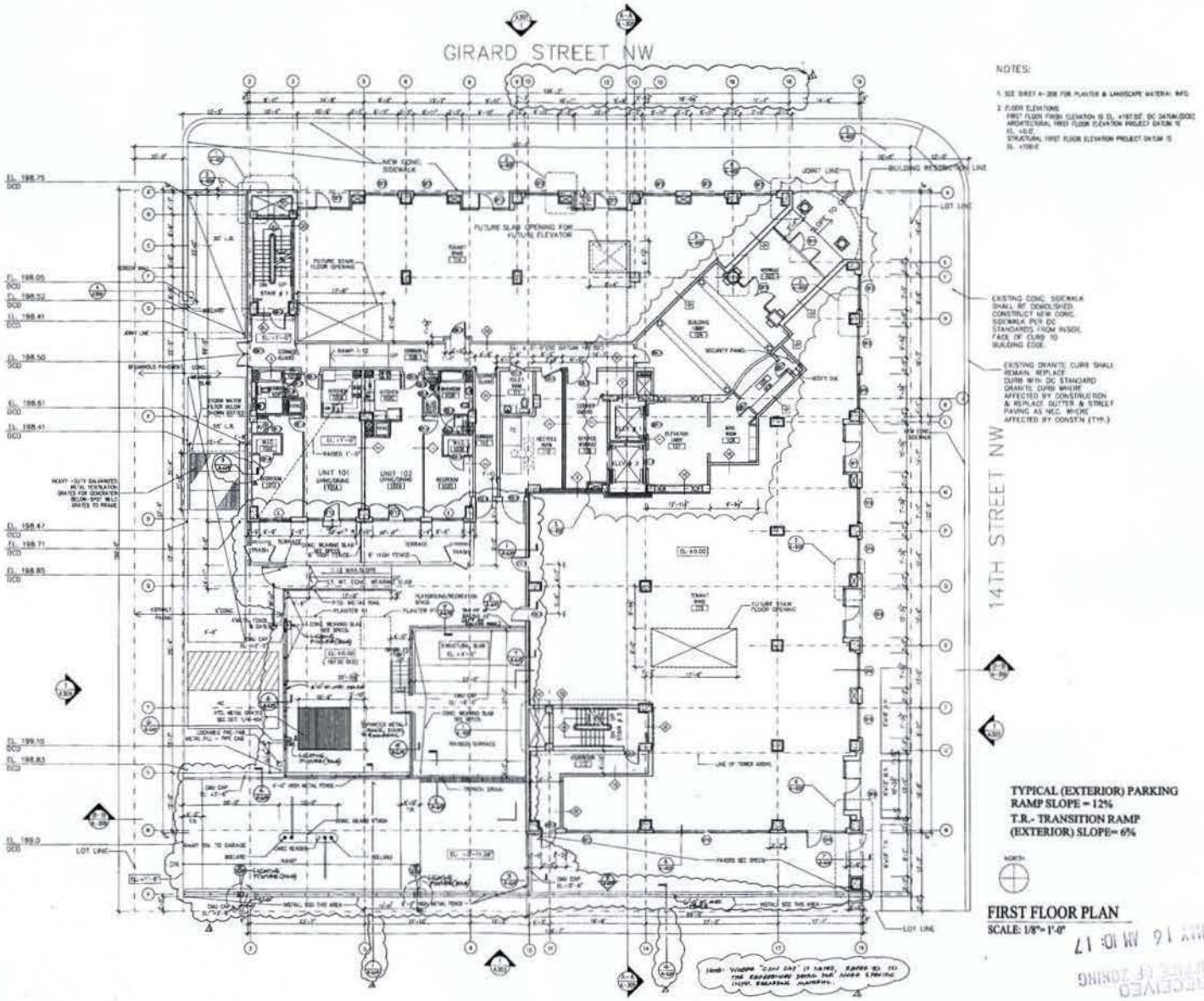
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SCALE

DRAWING TITLE
FIRST CELLAR PLAN

SHEET NUMBER
A-203



FIRST FLOOR PLAN

SCALE: 1/8"= 1'-0"

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1300 NEW HAMPSHIRE AVENUE, N.W. SUITE 111 WASHINGTON, DC

PROJECT NAME
THE HEIGHTS OF COLUMBIA
2750 14th STREET, N.W. WASHINGTON, DC

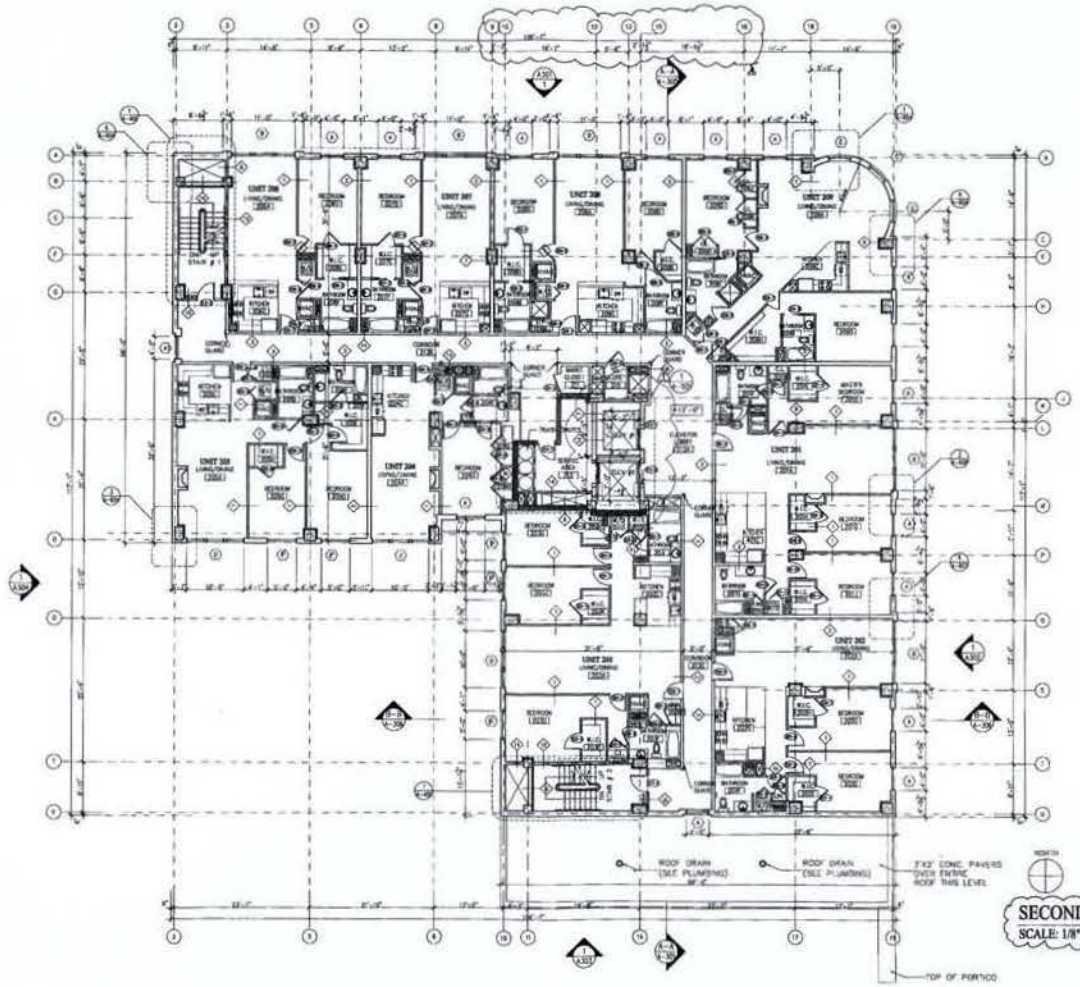
DATE: JUNE 13 2003

JOB NUMBER: 0316

SCALE:

DRAWING TITLE: FIRST FLOOR PLAN

SHEET NUMBER: A-204



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

CREATE BASE PLAN ATTACHED BY DIVISION FROM MARKUP SHEETS.

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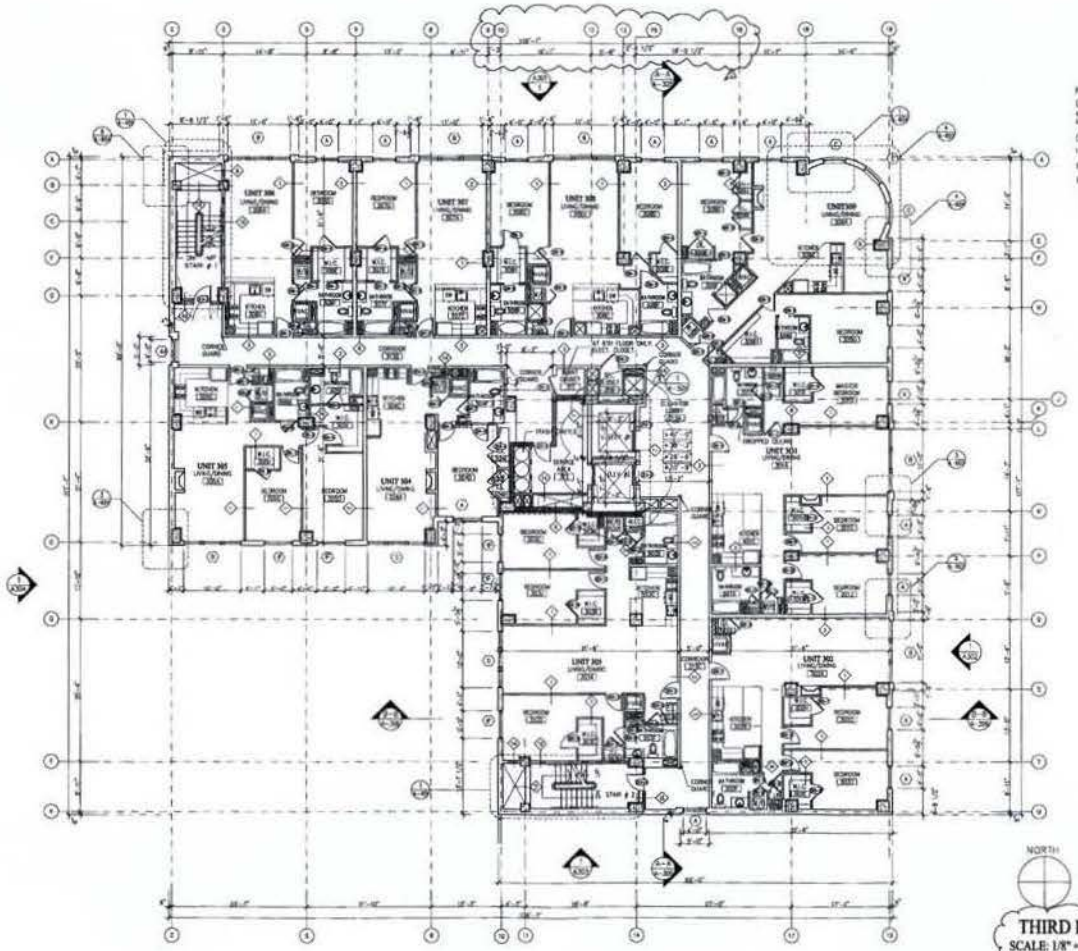
DATE
JUNE 13 2003

JOB NUMBER
0316

SCALE

DRAWING TITLE
SECOND FLOOR PLAN

SHEET NUMBER
A-205



THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

EXTERIOR FLOOR PLAN APPROVED BY CHANGES INSIDE INDIVIDUAL UNITS

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2750-54 "S" STREET, N.W. WASHINGTON, DC

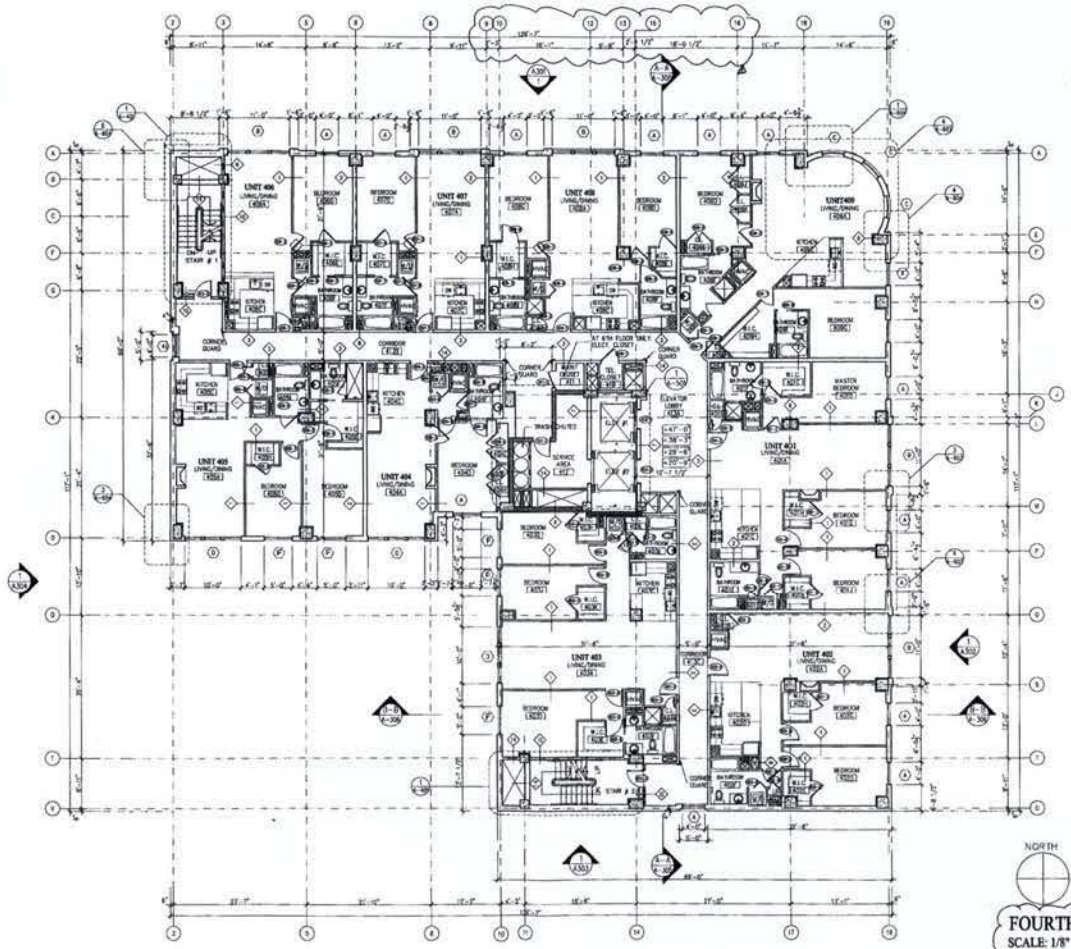
DATE
JUNE 13 2003

JOB NUMBER
0316

SCALE

DRAWING TITLE
THIRD FLOOR PLAN

SHEET NUMBER
A-206



FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

Corner Bldg. Plans Approved by Owners Initial Dwelling Units

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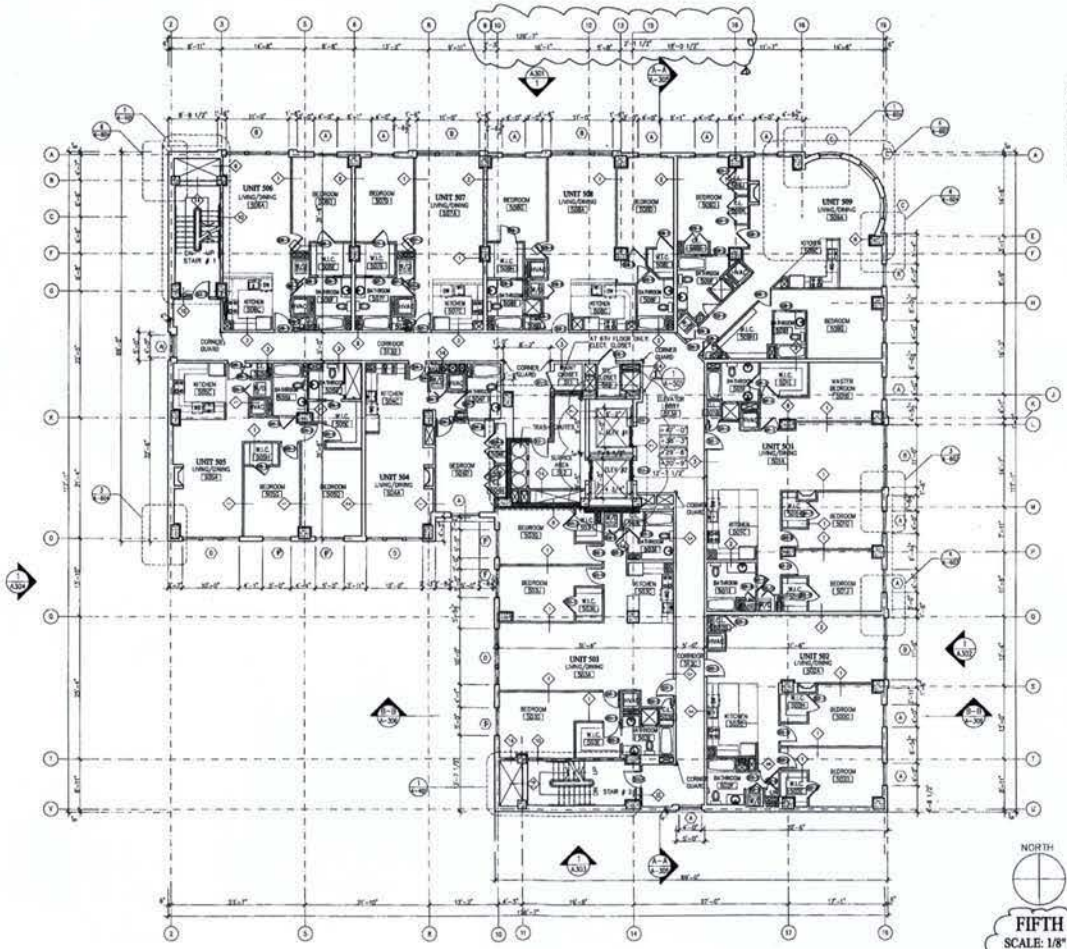
DATE
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JOB NUMBER
0316

SCALE

DRAWING TITLE
FOURTH FLOOR PLAN

SHEET NUMBER
A-206a



KEYED NOTES:

AT FLOORS 3 THROUGH 6 THIS ROOM IS " MAINTENANCE CLOSET"
AT 6TH FLOOR IT IS " ELEC. CLOSET".

GENERAL NOTES:

1. INSTALL ONE CO DETECTOR IN EACH DWELLING UNIT
2. SEE 2/A-501 FOR SIXTH FLOOR CORE PLAN
3. ALL TEL. &ELEC. CLOSETS SHALL HAVE 3/4" IN. PLYWOOD PANEL MOUNTED ON WALL SIZE PER EQUIP REQUIREMENT. PLYWOOD SHALL BE FIRE RETARDANT. LAG INTO STUDS. BLOCKING AS REQ.

NORTH

FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

ENTIRE FLOOR PLAN APPROVED BY CABARET LISTING DWELLING UNITS

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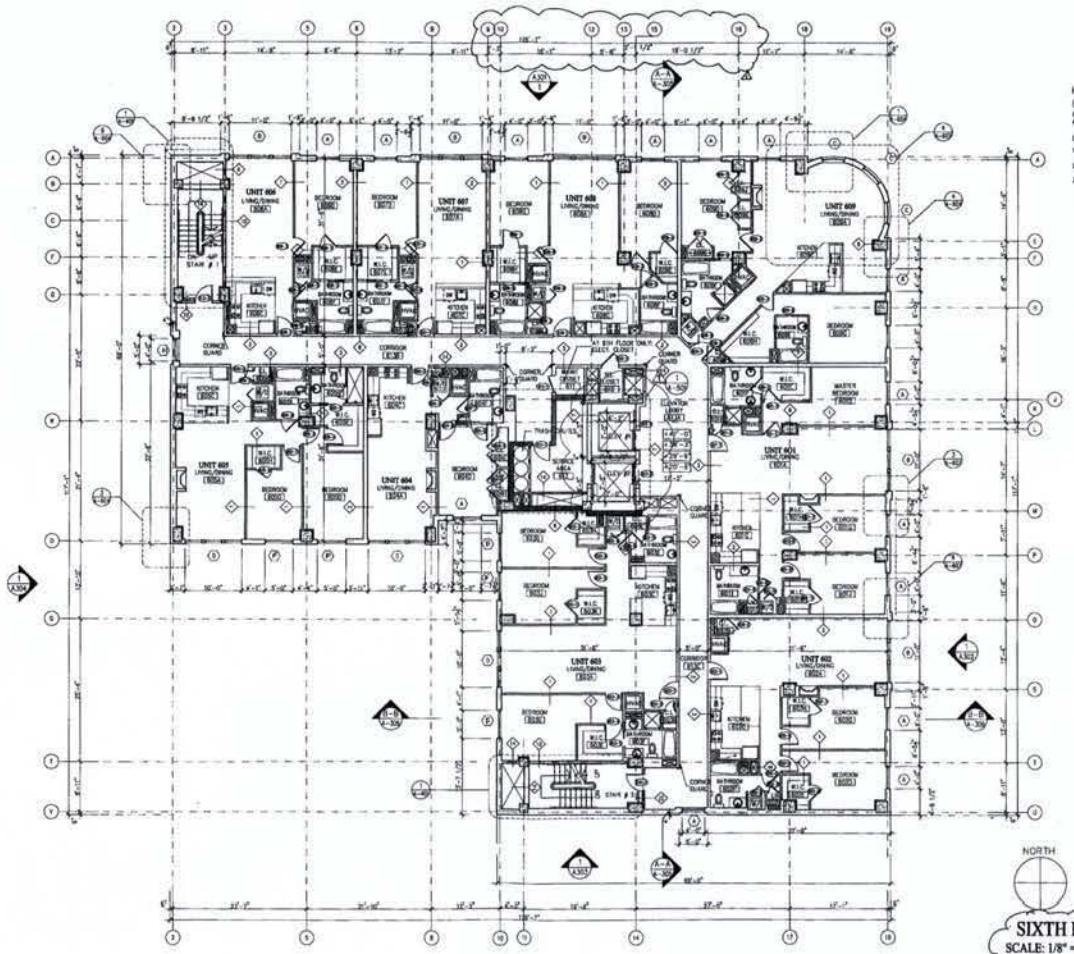
DATE
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JOB NUMBER
0316

SCALE

DRAWING TITLE
FIFTH FLOOR PLAN

SHEET NUMBER
A-206b



SIXTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

REVISE FLOOR PLAN ATTACHED TO CHANGES WITHIN DWELLING UNITS

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WASHINGTON, DC

PROJECT NAME
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2750 14TH STREET, N.W.
WASHINGTON, DC

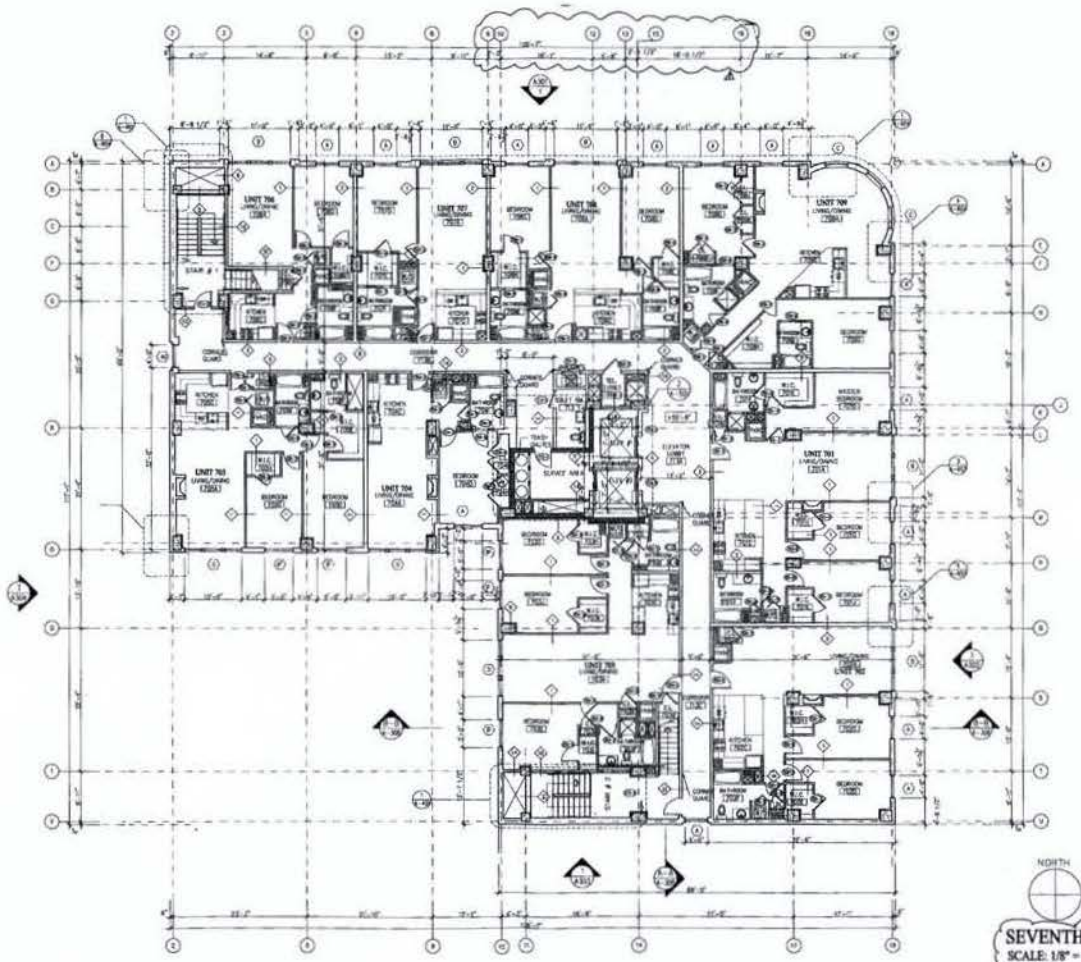
DATE
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JOB NUMBER
0316

SCALE

DRAWING TITLE
SIXTH FLOOR PLAN

SHEET NUMBER
A-206c



NORTH

SEVENTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

REVISED ROOF PLAN APPROVED BY ZONING WITH DRAWING UNITS

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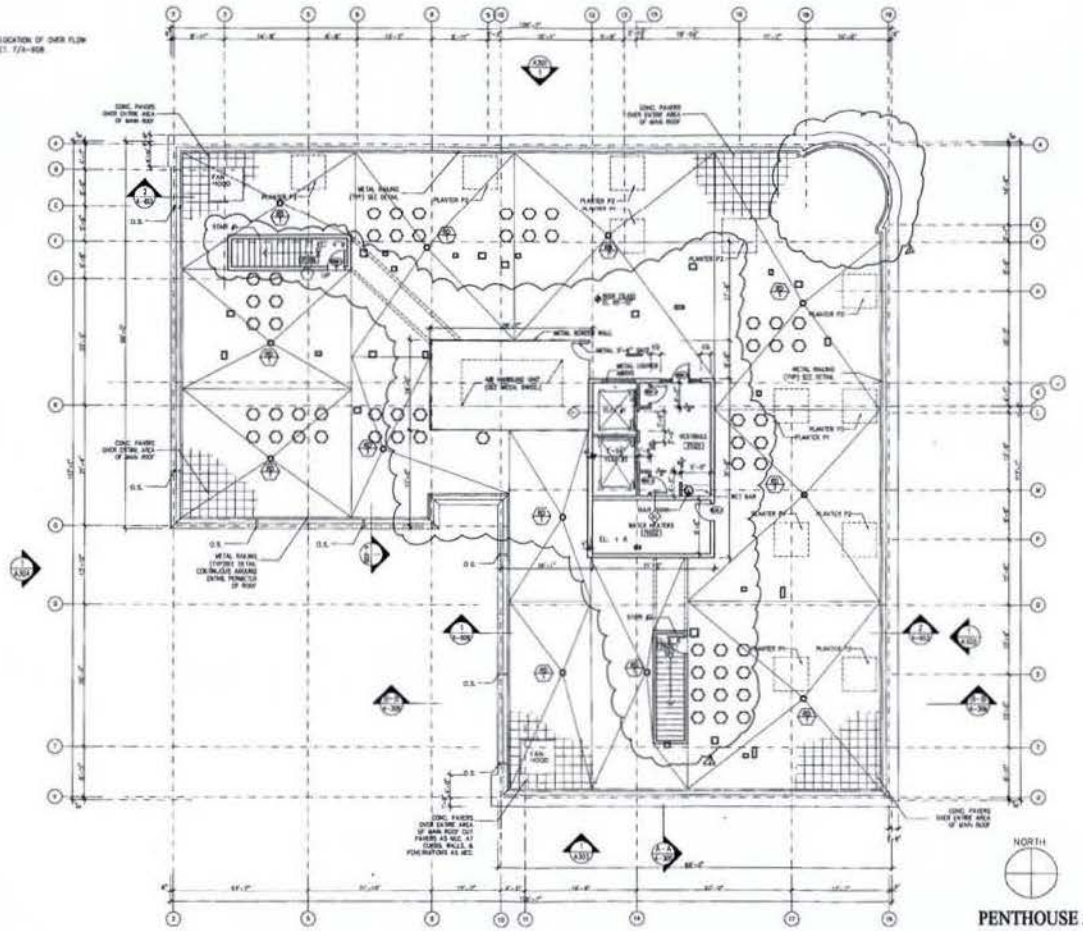
SCALE

DRAWING TITLE
SEVENTH FLOOR PLAN

SHEET NUMBER
A-207

NOTES:

1. D.S. INDICATES LOCATION OF OVER FLOW SCUPPER SEE DET. 7/A-408



PENTHOUSE AND MAIN ROOF PLAN
SCALE: 1/8" = 1'-0"

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JOB NUMBER
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SCALE

DRAWING TITLE
PENTHOUSE AND MAIN ROOF PLAN

SHEET NUMBER
A-208



1 A-301 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

A ENTIRE ELEVATION IS REVISED

GENERAL NOTES:
1. INTAKE LOUVERS BEHIND AWNINGS EXTEND TO FULL WIDTH & HIGHT OF AWNING. SEE DETAIL 2/A-606

2. CONTINUOUS SOFT JOINT AT ALL WINDOW HEADS. SEE DETAIL ELEVATIONS A-607

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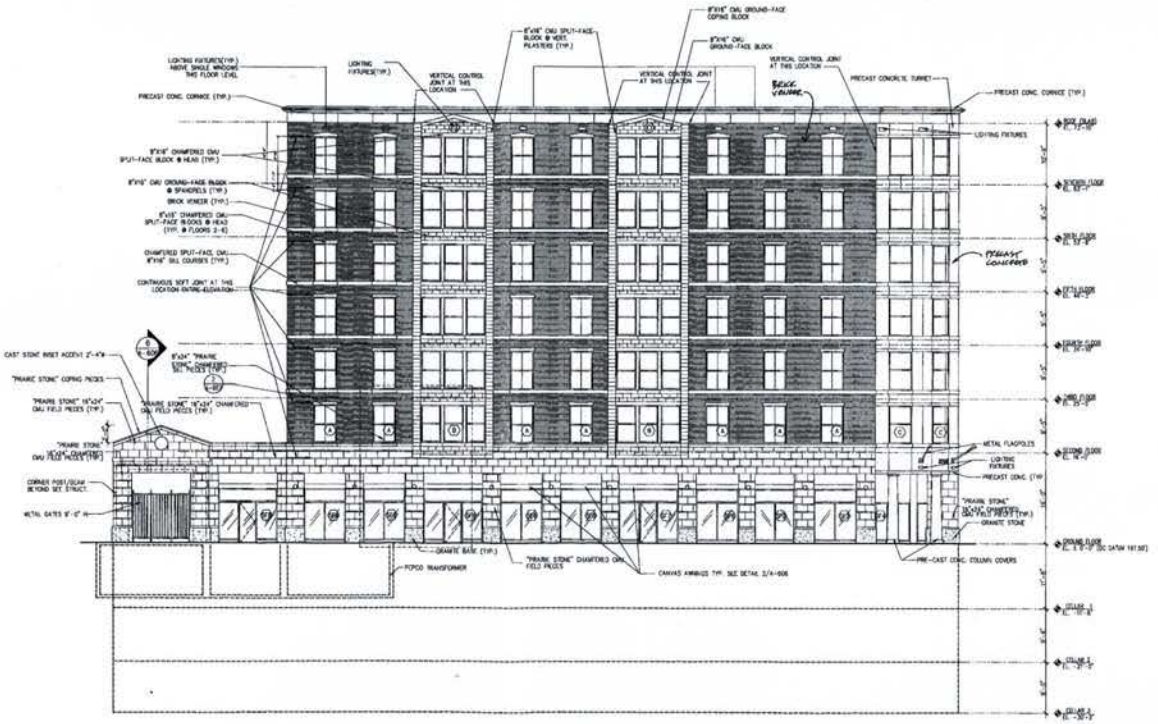
DATE
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JOB NUMBER
0316

SCALE

DRAWING TITLE
NORTH ELEVATION

SHEET NUMBER
A-301



1 A-302 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"

EXTERIOR SIGNAGE IS REVISED.

GENERAL NOTES:

1. INTAKE LOUVERS BEHIND AWNINGS EXTEND TO FULL WIDTH & HIGHT OF AWNING. SEE DETAIL 2/A-606

2. CONTINUOUS SOFT JOINT AT ALL WINDOW HEADS. SEE DETAIL ELEVATIONS A-607

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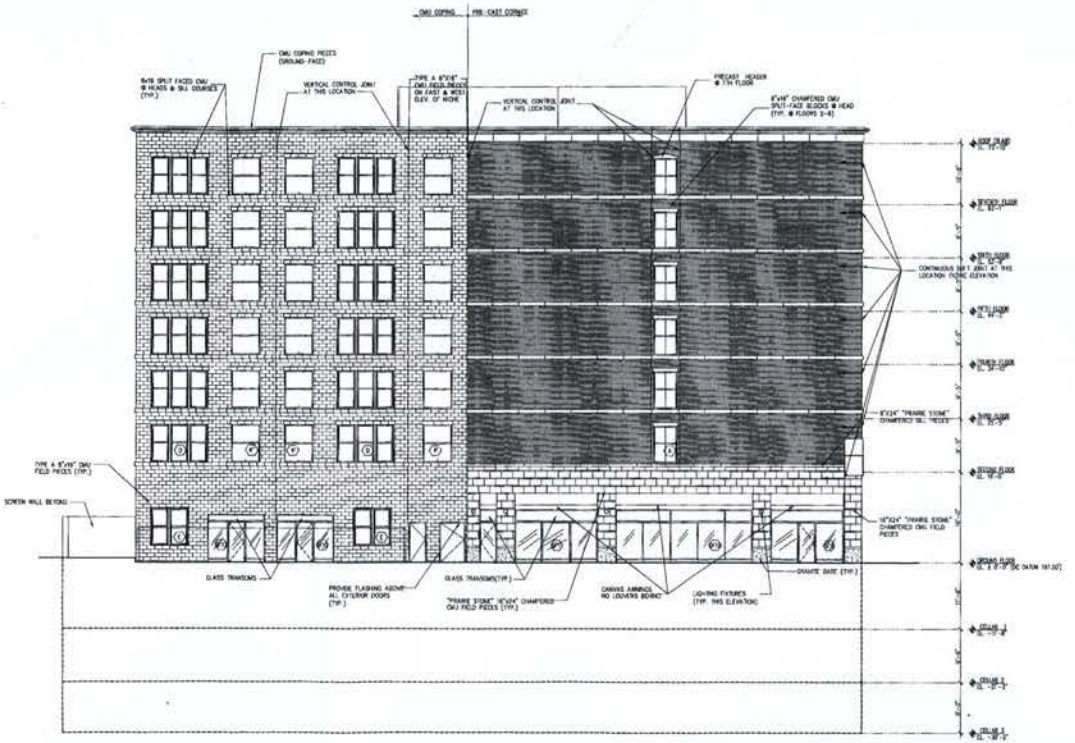
DATE
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JOB NUMBER
0316

SCALE

DRAWING TITLE
EAST ELEVATION

SHEET NUMBER
A-302



1 A-303 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"

REAR ELEVATION IS REVERSED

GENERAL NOTES:
1. INTAKE LOUVERS BEHIND AWNINGS EXTEND TO FULL WIDTH & HIGHT OF AWNING. SEE DETAIL 2/A-606

2. CONTINUOUS SOFT JOINT AT ALL WINDOW HEADS. SEE DETAIL ELEVATIONS A-607

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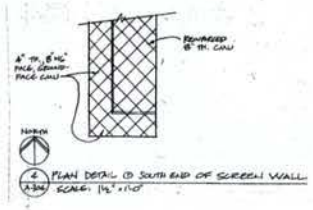
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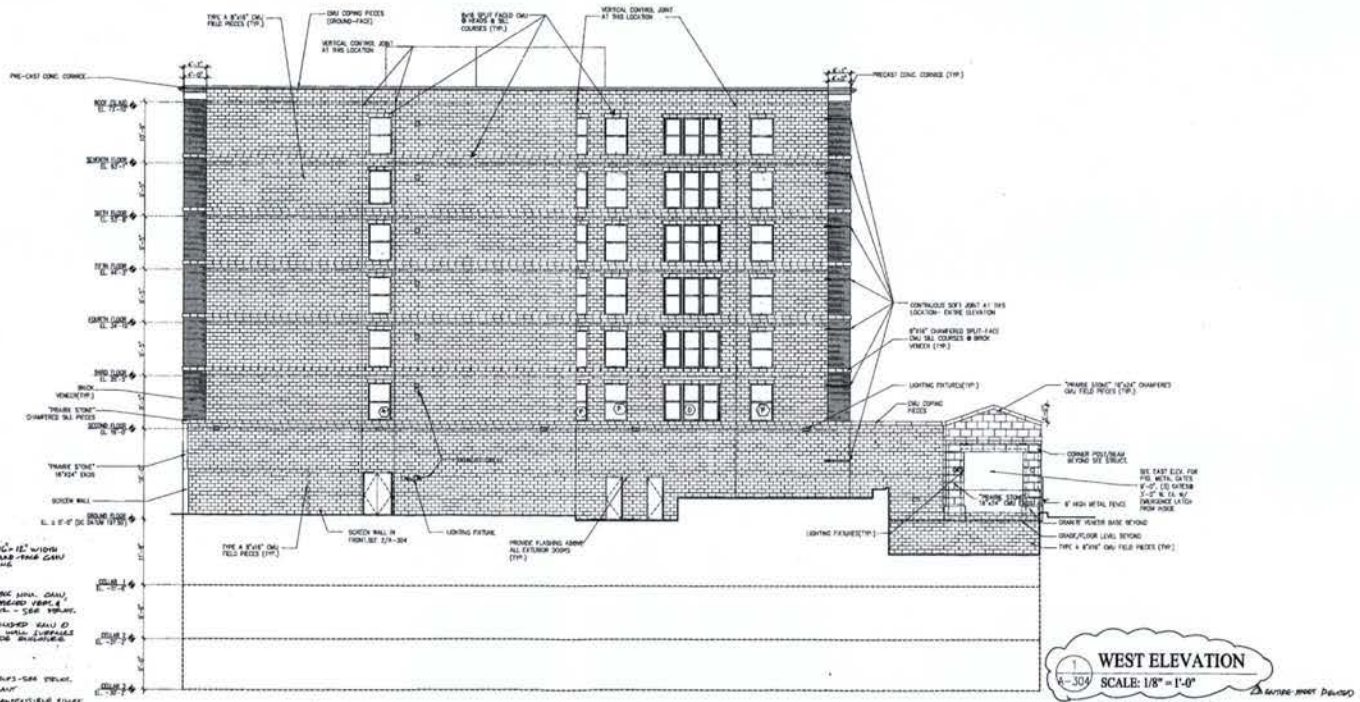
SCALE

DRAWING TITLE
SOUTH ELEVATION

SHEET NUMBER
A-303



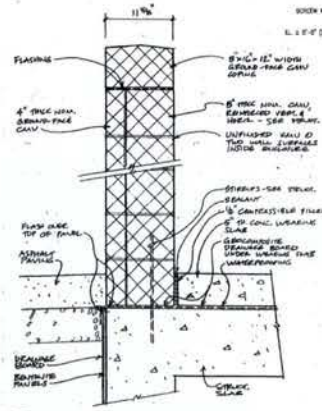
2 / A-304 PLAN DETAIL @ SOUTH END OF SCREEN WALL
SCALE: 1½" = 1'-0"



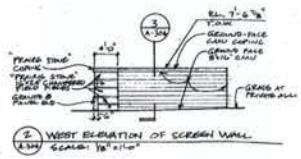
1 / A-304 WEST ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES:
1. INTAKE LOUVERS BEHIND AWNINGS EXTEND TO FULL WIDTH & HIGHT OF AWNING. SEE DETAIL 2/A-606

2. CONTINUOUS SOFT JOINT AT ALL WINDOW HEADS. SEE DETAIL ELEVATIONS A-607



3 / A-304 SECTION @ SCREEN WALL
SCALE: 1½" = 1'-0"



2 / A-304 WEST ELEVATION OF SCREEN WALL
SCALE: 1½" = 1'-0"

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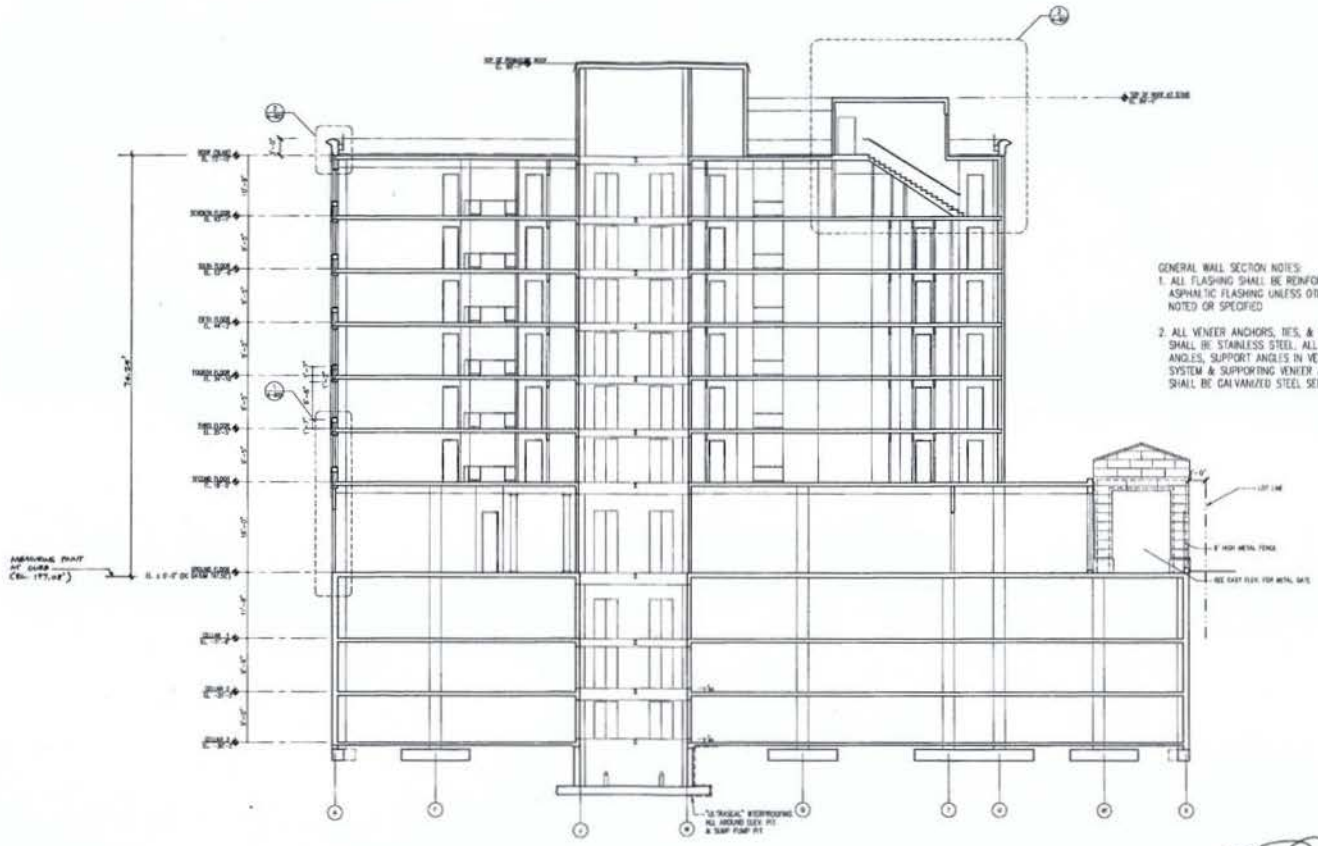
DATE
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SCALE

DRAWING TITLE
WEST ELEVATION

SHEET NUMBER
A-304



GENERAL WALL SECTION NOTES:
1. ALL FLASHING SHALL BE REINFORCED ASPHALTIC FLASHING UNLESS OTHERWISE NOTED OR SPECIFIED
2. ALL VENEER ANCHORS, TIES, & PINS SHALL BE STAINLESS STEEL. ALL RELIEF ANGLES, SUPPORT ANGLES IN VENEER WALL SYSTEM & SUPPORTING VENEER APPLICATIONS SHALL BE GALVANIZED STEEL SEE SPECS.

SECTION A-A
SCALE: 1/8"=1'-0"

ENTIRE SHEET IS REVISED.

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DRAWING TITLE
SECTION A-A

SHEET NUMBER
A-305