



DISTRICT OF COLUMBIA
A PLANNED UNIT DEVELOPMENT

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MODIFICATION TO A CONSOLIDATED PLANNED UNIT
DEVELOPMENT APPROVED PURSUANT TO ZONING
COMMISSION CASE NO. 07-26

DRAWING INDEX

--	COVER SHEET
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A.01	SHAW & CITY MARKET AT O PHASE 1 (COMPLETED)
--	PAGE HAS BEEN INTENTIONALLY LEFT BLANK
A.02	CONFORMANCE WITH ZONING ORDER
A.03	APPROVED & PROPOSED PUD MASSING COMPARISON IN EXISTING / BUILT CONTEXT
A.04	APPROVED & PROPOSED PUD MASSING COMPARISON IN EXISTING / BUILT CONTEXT
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A.05	APPROVED & PROPOSED PUD MASSING COMPARISON IN EXISTING / BUILT CONTEXT
A.06	APPROVED & PROPOSED ELEVATION - NORTH
A.07	APPROVED & PROPOSED ELEVATION - WEST
A.08	APPROVED ROOF PLAN
A.09	PROPOSED ROOF PLAN
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A.10	APPROVED & PROPOSED PUD WALL SECTION - WEST
A.11	2% MAIN ROOF HEIGHT INCREASE
A.12	ROOFTOP AMENITY CONNECTIVITY

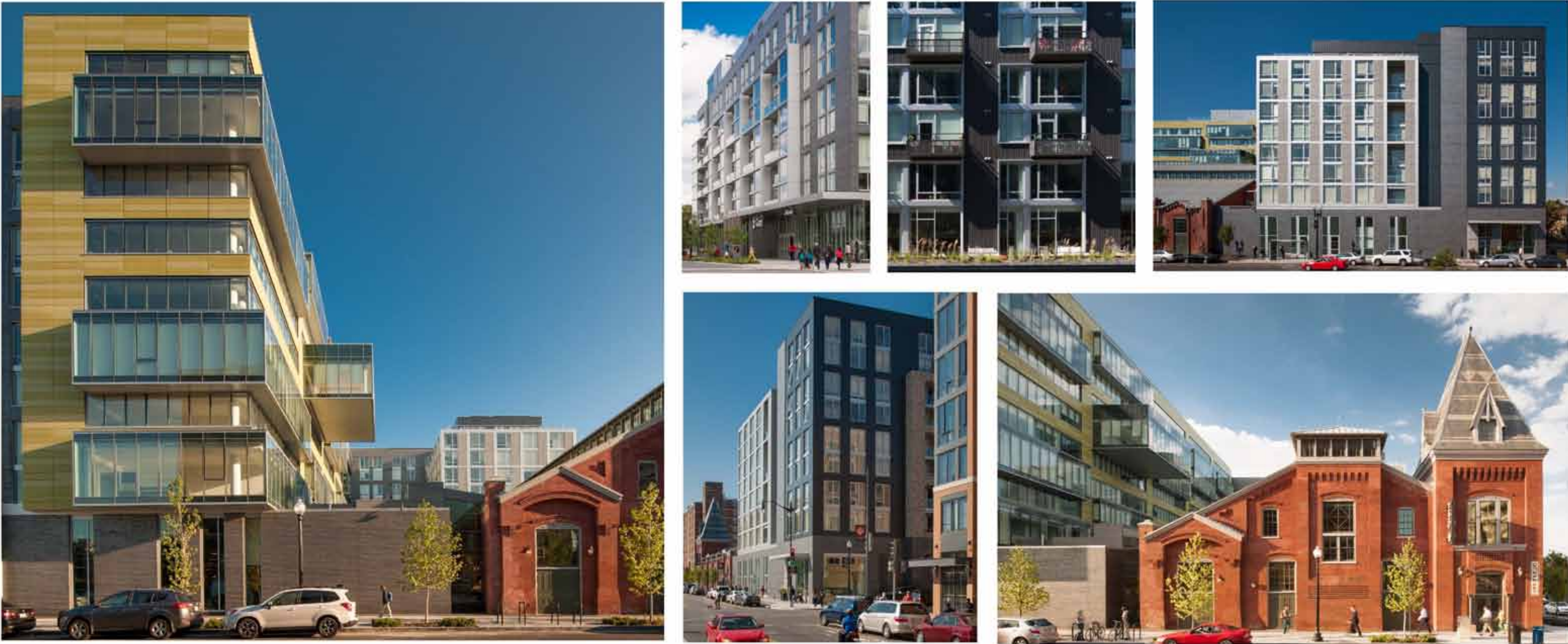
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SHAW



PHASE 1 OF THE MARKET AT O STREET IS NOW REACHING COMPLETION, PROVIDING, IN ADDITION TO 407 NEW MARKET-RATED DWELLING UNITS, 90 AFFORDABLE SENIOR HOUSING UNITS, A NEW HOTEL, A NEW SUPERMARKET AND RETAIL FOR THE NEIGHBORHOOD. THE ARCHITECTURE IS INSPIRED BY THE DIVERSE SCALE AND CHARACTER OF HISTORIC SHAW.

CITY MARKET AT O



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REQUESTED MODIFICATIONS REMAIN IN COMPLIANCE PER CONDITIONS 1, 2 & 3 OF ZONING OF

	PUD	Previously Built & New Proposed PUD
Total FAR	5.15	5.15
Total Sq.Ft.	770,780	770,780

	PUD	Previously Built & New Proposed PUD
Market Units	500-600	540-560
Affordable Units approx.	80 (approx.)	90
Total Units	580-680	630-650



1. VIEW FROM 9TH & P STREETS



APPROVED PUD MASSING

PROPOSED PUD MASSING

THESE DRAWINGS ILLUSTRATE THE PROPOSED MODIFICATIONS TO THE APPROVED MASSING AS SEEN FROM THE STREET WITH EXISTING CONTEXT, INCLUDING PREVIOUS PHASES OF APPROVED PUD.

ILLUSTRATIONS ON PAGES A.03, A.04 AND A.05 DEPICT VIEWS OF THE BUILDING FROM 5 LOCATIONS. THE MODIFICATIONS HAVE MINIMAL IMPACT ON VIEWS OF THE BUILDING FROM THE PUBLIC STREET.





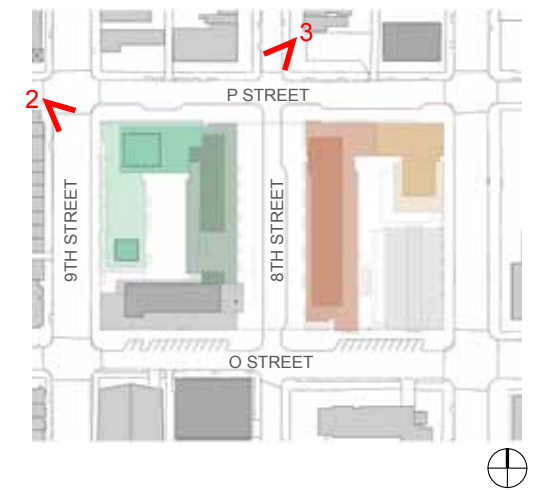
2. VIEW FROM 9TH STREET LOOKING SOUTH



3. VIEW FROM 8TH & P STREETS

APPROVED PUD MASSING

PROPOSED PUD MASSING



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4. VIEW FROM 9TH STREET LOOKING NORTH

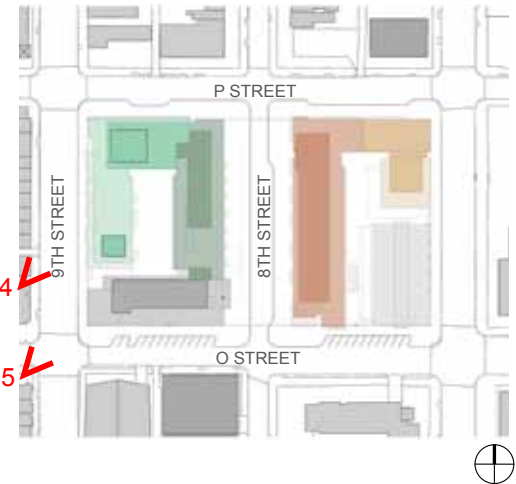


5. VIEW FROM 9TH & O STREETS

APPROVED PUD MASSING



PROPOSED PUD MASSING





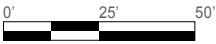
APPROVED PUD ELEVATION

NO ELEVATOR ACCESS TO THE ROOF
IN THE APPROVED ROOF PLAN (SEE
PAGE A.08).



PROPOSED ELEVATION

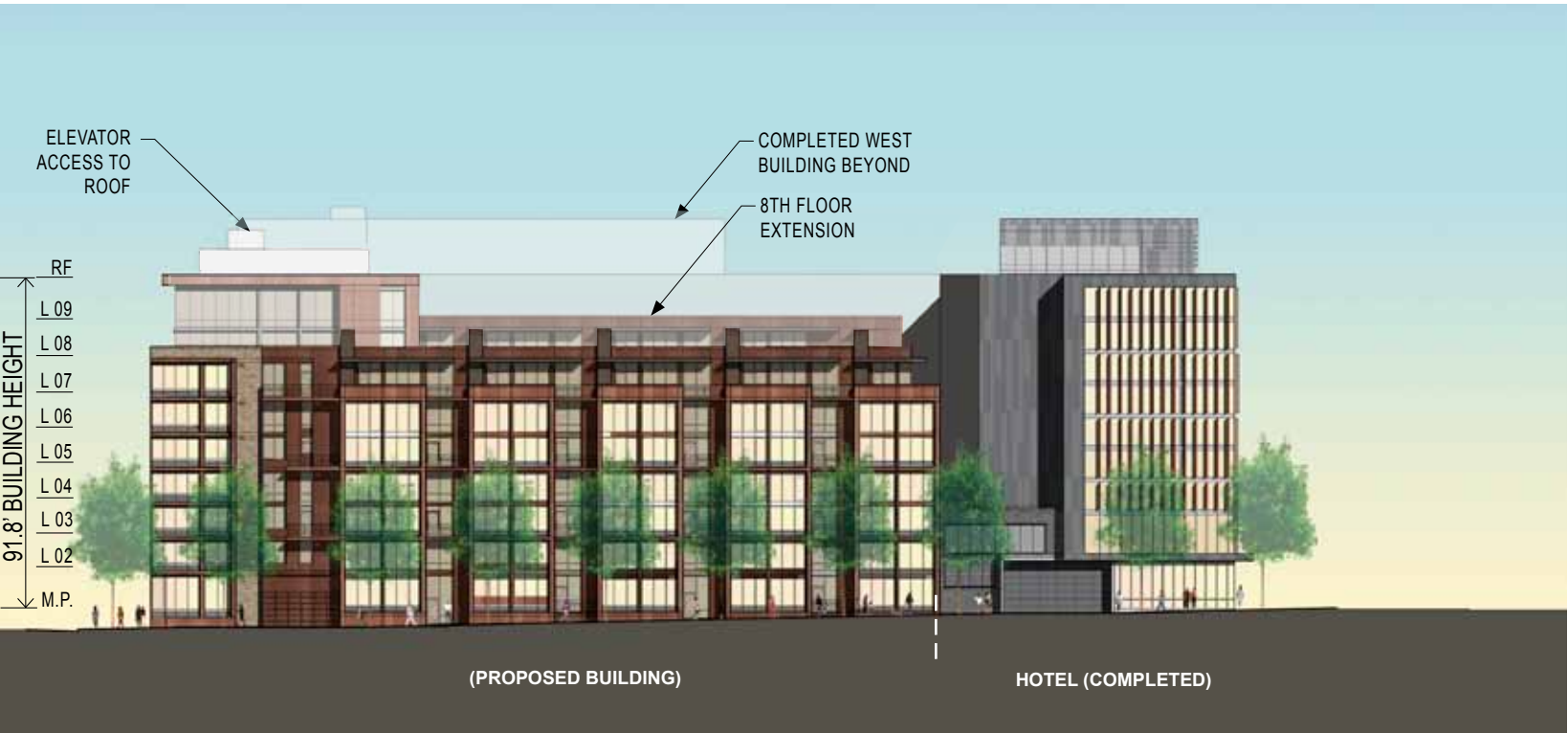
NEW ELEVATOR PROVIDES FOR ADA
ACCESS TO THE ROOF.





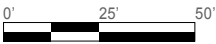
APPROVED PUD ELEVATION

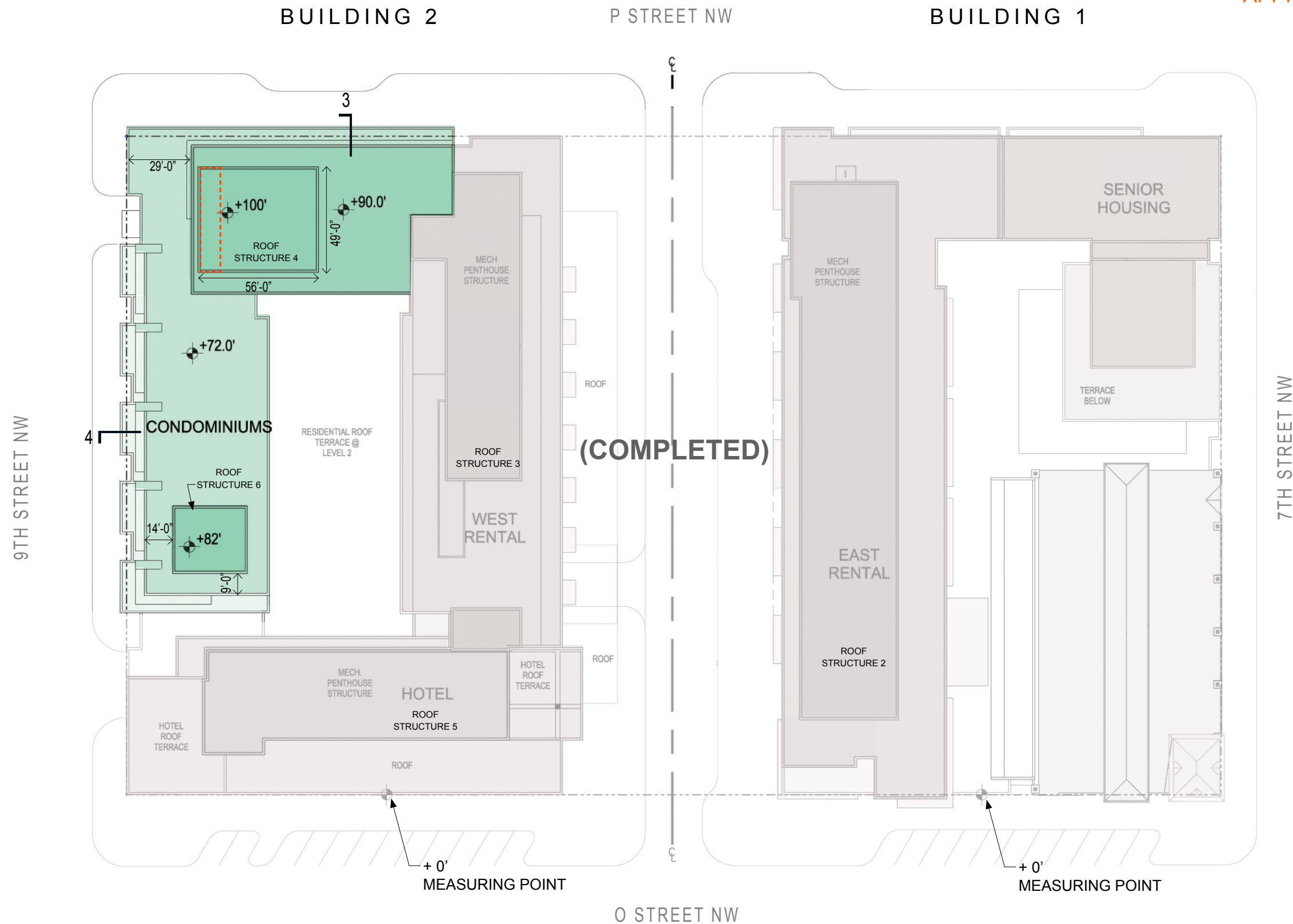
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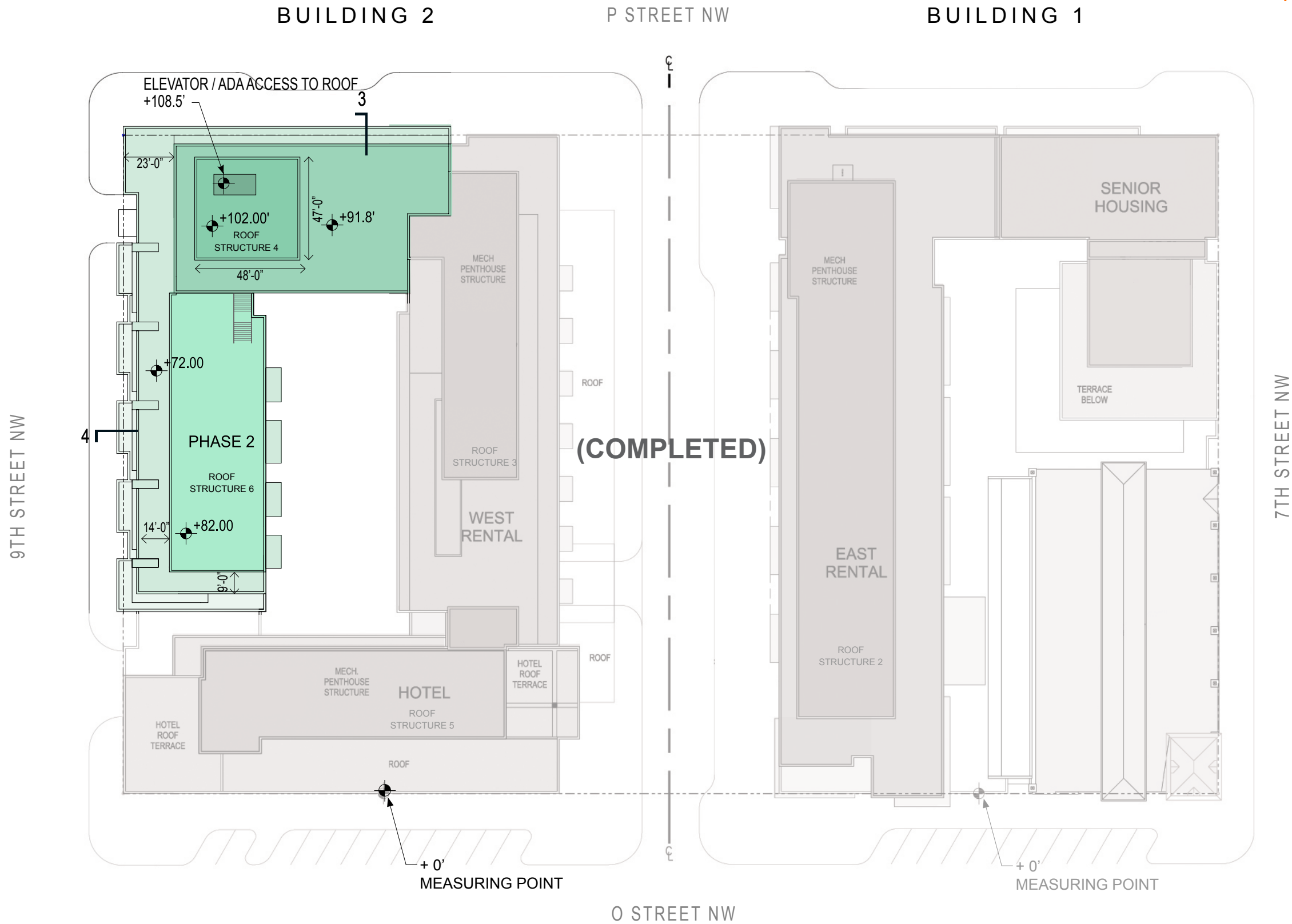


 APPROVED NON COMPLIANT ROOF STRUCTURE SETBACK

NOTES:

1. ALL SPOT ELEVATIONS ARE TAKEN RELATIVE TO THE MEASURING POINT OF 0'. THE ACTUAL ELEVATION ABOVE SEA LEVEL OF THE MEASURING POINT IS +91.5'.
2. THE MEASURING POINT IS TAKEN AT GRADE AT THE CENTER OF EACH BUILDING PER DCMR TITLE II SECTION 2517.4





NON COMPLIANT ROOF
STRUCTURE SETBACK ELIMINATED

IN RESPONSE TO THE ZONING COMMISSION'S COMMENTS AT THE SETDOWN HEARING OF JUNE 26TH 2014, THE DESIGN OF THE PROPOSED ROOF STRUCTURE 4 AND ELEVATOR CORE LOCATION HAS BEEN MODIFIED TO ALLOW FOR THE 1:1 SETBACK REQUIREMENT TO BE MET. ROOF STRUCTURE 4 AND THE PROPOSED ELEVATOR POP UP HAS BEEN MODIFIED SO THAT THE ENTIRE ROOF STRUCTURE IS NOW COMPLIANT WITH THE 1:1 ZONING SETBACK MAKING THE ROOF STRUCTURE LESS NOTICEABLE FROM PUBLIC VIEW THAN IN THE ORIGINALLY APPROVED PUD. ENABLING THE ELEVATORS, LOCATED AT THE NORTH WEST CORNER OF THE BUILDING TO RUN UP TO THE ROOF WILL ALLOW FOR RESIDENT ACCESS AND THE NECESSARY ADA ACCESSIBILITY TO THE PLANNED ROOFTOP AMENITIES.

NOTES:

1. ALL SPOT ELEVATIONS ARE TAKEN RELATIVE TO THE MEASURING POINT OF 0'. THE ACTUAL ELEVATION ABOVE SEA LEVEL OF THE MEASURING POINT IS +91.5'.

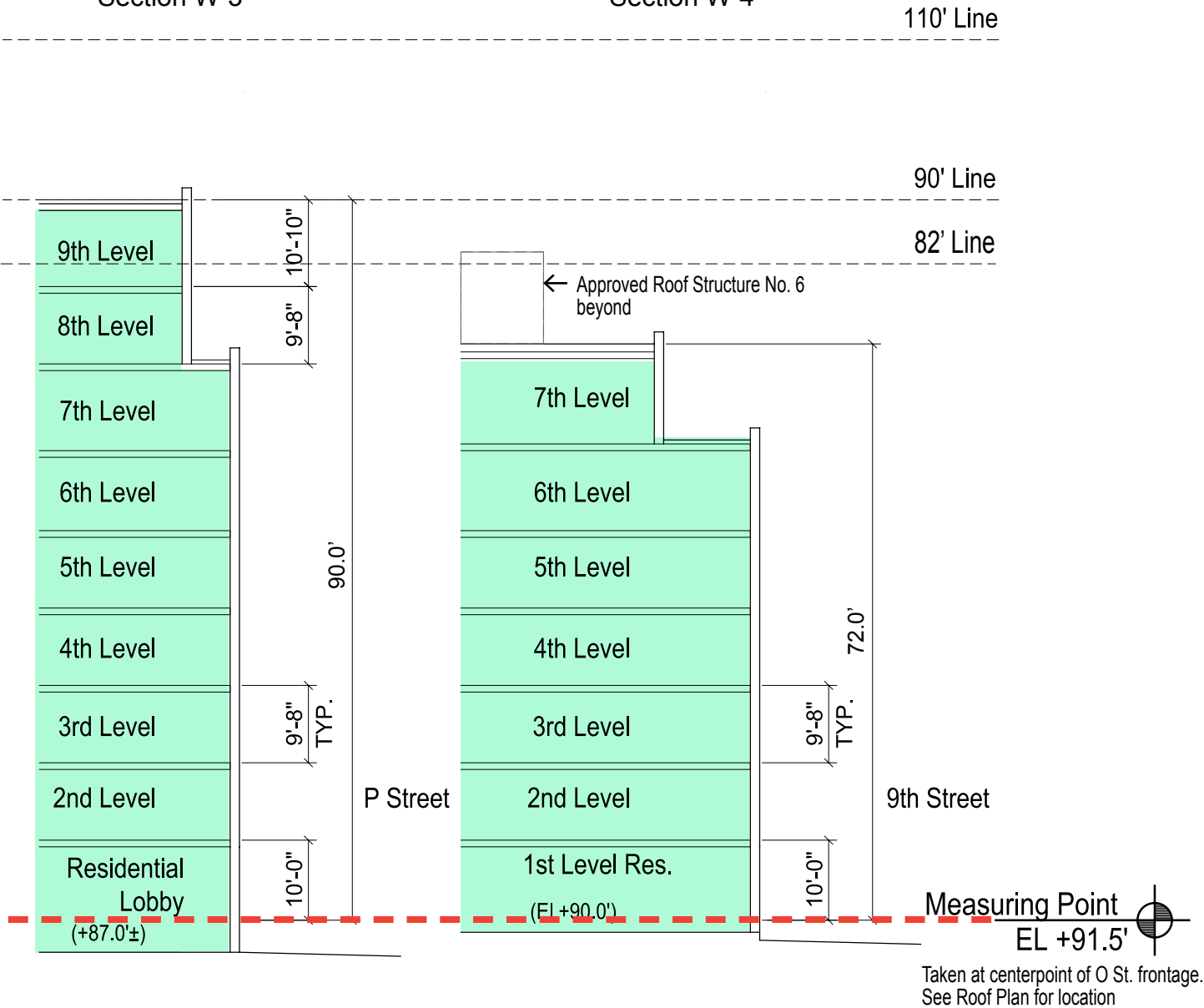
2. THE MEASURING POINT IS TAKEN AT GRADE AT THE CENTER OF EACH BUILDING PER DCMR TITLE II SECTION 2517.4

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APPROVED PUD WALL SECTIONS

APPROVED
WEST
RESIDENTIAL A
Section W-3

APPROVED
WEST
RESIDENTIAL A
Section W-4



Condo Building - North

Typical Floor:

9'-0" Clear ceiling height

8'-0" Kitchen and bath
ceiling height

Condo Building - West

Typical Floor:

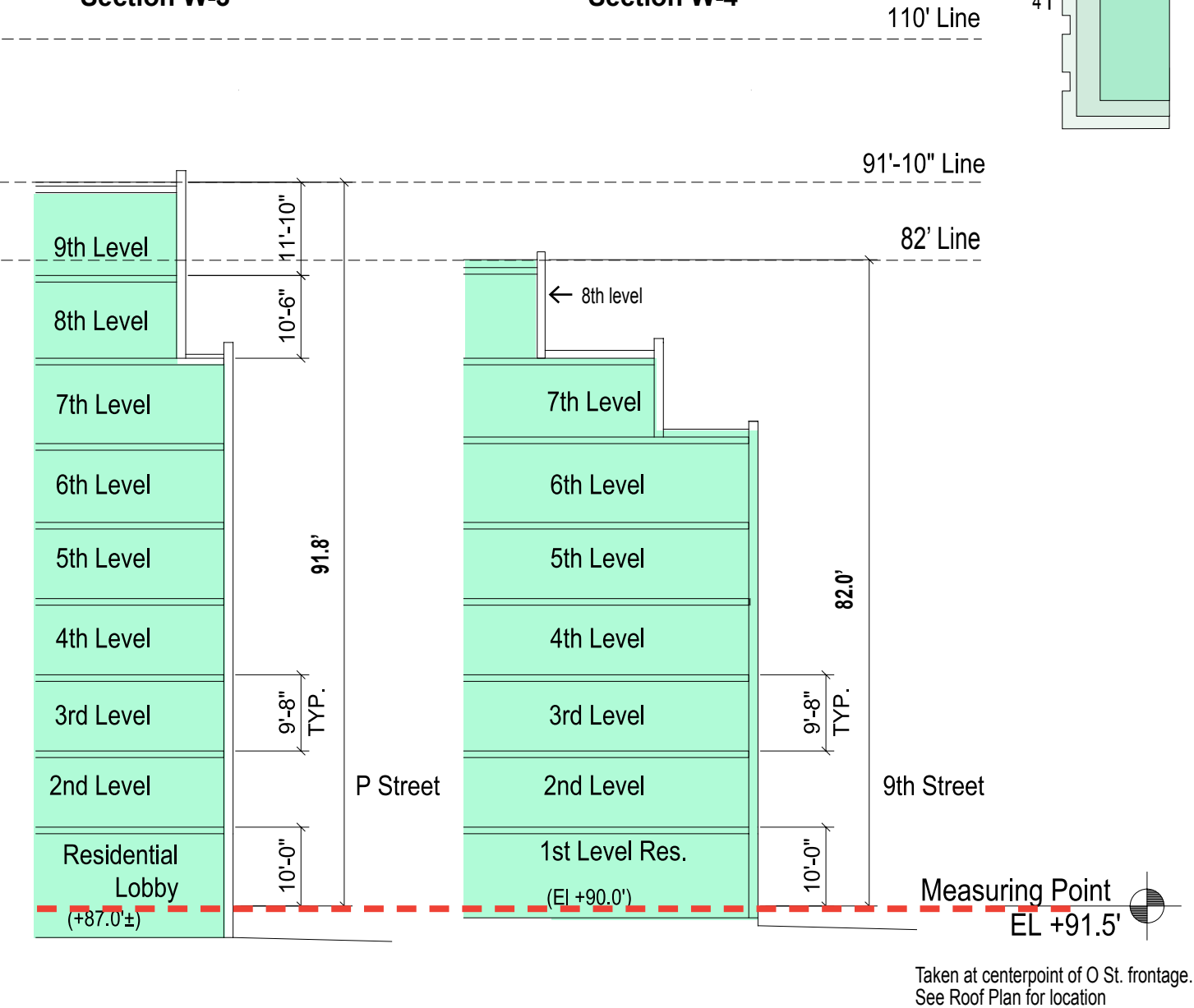
9'-0" Clear ceiling height

8'-0" Kitchen and bath
ceiling height

PROPOSED PUD WALL SECTIONS

PROPOSED
WEST
RESIDENTIAL A
Section W-3

PROPOSED
WEST
RESIDENTIAL A
Section W-4



Phase 2 Rental Building - North

Typical Floor:

9'-0" Clear ceiling height

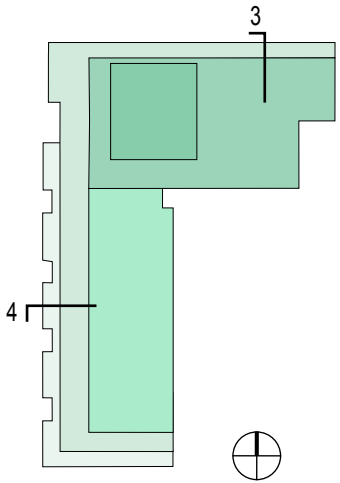
8'-0" Kitchen and bath
ceiling height

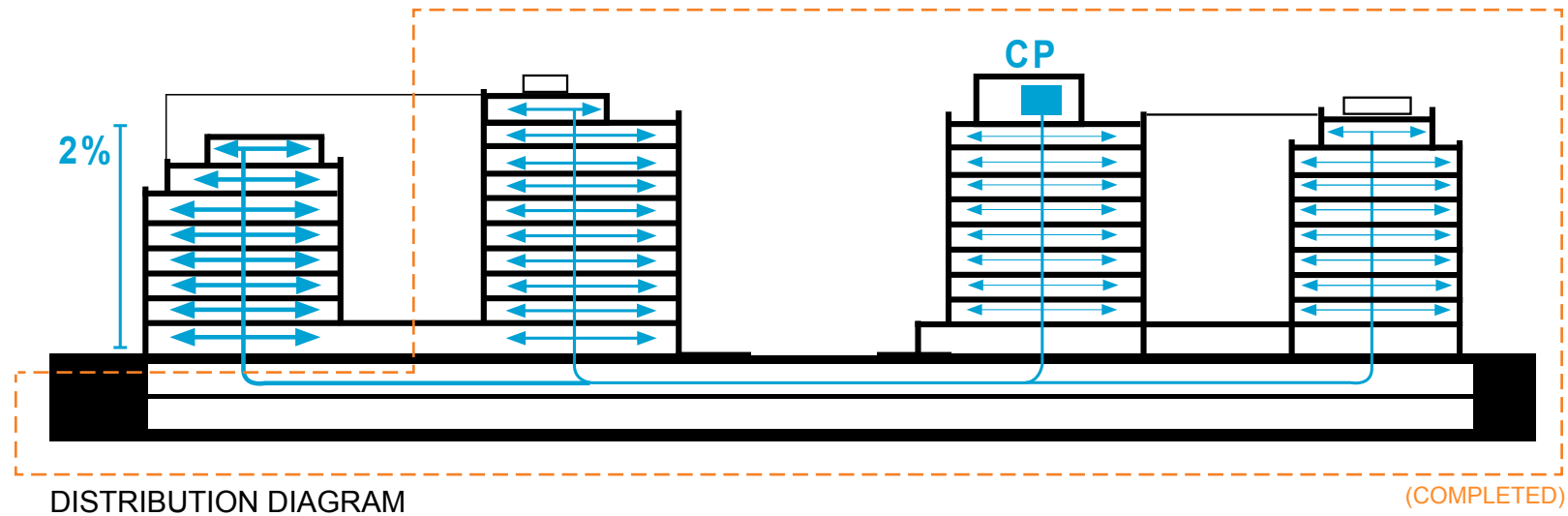
Phase 2 Rental Building - West

Typical Floor:

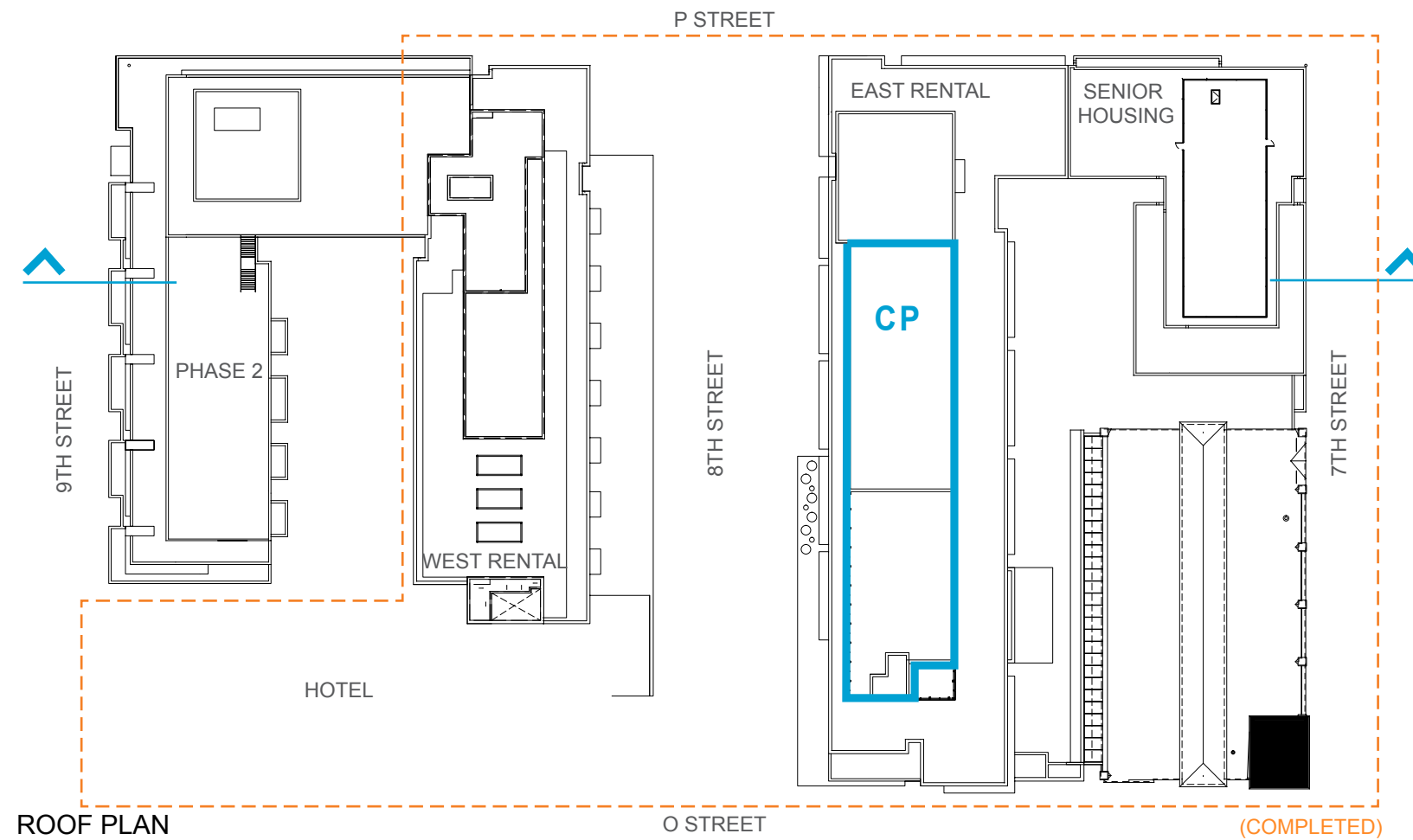
9'-0" Clear ceiling height

8'-0" Kitchen and bath
ceiling height





THE CONSOLIDATED CENTRAL PLANT (CP), BUILT IN THE PREVIOUS PHASE, ELIMINATES THE NEED FOR FUTURE MECHANICAL SYSTEMS ON REMAINING ROOFTOPS. HOWEVER, THE DISTANCE BETWEEN THE CENTRALIZED MECHANICAL SYSTEM AND THE FUTURE WEST BUILDING REQUIRES LARGER PIPING OVER TOP FLOOR CEILINGS TO PROPERLY SERVE THE NEW BUILDING SPACES. A 2% HEIGHT INCREASE WILL ACCOMMODATE THE SPACE NEEDED FOR THE LARGER PIPING.

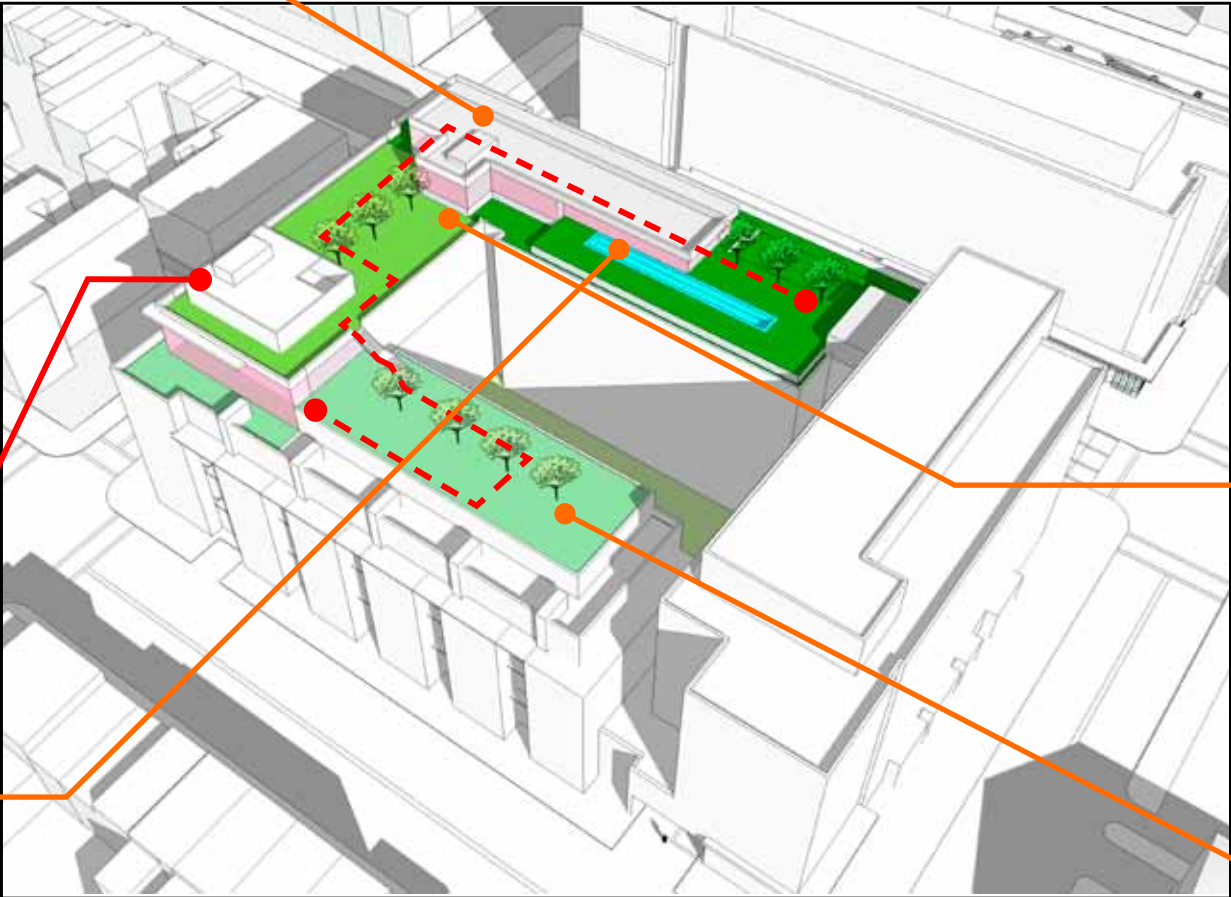


UTILIZING THE CENTRAL PLANT CONSTRUCTED IN PHASE 1 TO SUPPLY UTILITIES FOR THE PROPOSED BUILDING ENABLES PROVISION OF SIGNIFICANT ROOFTOP AMENITY SPACE AND OUTDOOR ACCESS UNINTERRUPTED BY MECHANICAL EQUIPMENT.

EXISTING AMENITIES AT THE COMPLETED WEST RENTAL BUILDING



PROPOSED VERTICAL
CIRCULATION.
ACCESS TO ROOF
AMENITIES



THE CURRENT PROPOSED DESIGN INTENT
ENVISIONS AN ACTIVE AND UNIFIED SEQUENCE
OF OUTDOOR SPACES FOR RESIDENTIAL AMENITY
USE COVERING ALL OF BUILDING 2 ROOFTOPS.

AMENITY POSSIBILITIES

