



**LIST OF DRAWINGS**

- 1: COVER SHEET
- 2: ZONING CHART
- 3: SITE CONTEXT (EXISTING)
- 4: DETAILED SITE CONTEXT (EXISTING)
- 5: SITE CONTEXT IMAGES (EXISTING)
- 6: ILLUSTRATIVE SITE PLAN (PROPOSED)
- 7: YARD DIAGRAM & CALCULATIONS
- 8: SITE ACCESS AND CIRCULATION DIAGRAM
- 9: UNIT MIX CHART
- 10: GARAGE PLAN AND PARKING TABULATIONS
- 11: FIRST FLOOR PLAN
- 12: SECOND FLOOR PLAN
- 13: TYPICAL FLOOR PLAN (3RD - 5TH)
- 14: SIXTH FLOOR PLAN
- 15: ROOF PLAN
- 16: EAST ELEVATION (MLK AVE)
- 17: SOUTH AND NORTH ELEVATIONS
- 18: WEST ELEVATION (ALLEY)
- 19: PERSPECTIVE VIEWS - FROM MLK AVE
- 20: PERSPECTIVE VIEWS - MAIN ENTRY
- 21: PERSPECTIVE VIEWS - LIVE/WORK UNIT ENTRY
- 22: PERSPECTIVE VIEWS - ROOF TERRACE
- 23: PERSPECTIVE VIEW - LOOKING EAST
- 24: PERSPECTIVE VIEW - SOUTH EAST CORNER
- 25: PERSPECTIVE VIEW - LOOKING SOUTHEAST
- 26: FACADE DETAILS
- 27: LIVE / WORK UNITS
- 28: TYPICAL BUILDING / ELEVATOR SECTION
- 29: BUILDING SECTION THROUGH RAMP
- 30-33: GREEN COMMUNITIES CHECKLIST
- 34-35: GREEN COMMUNITIES / LEED COMPARISON
- 36: STREETSCAPE PLAN & DETAILS
- 37: STREETSCAPE SECTION
- 38: ROOF TERRACE PLAN & DETAILS
- 39: CIVIL COVER SHEET
- 40: EXISTING CONDITIONS PLAN
- 41: SEDIMENTATION & EROSION CONTROL PLAN
- 42: PROPOSED SITE PLAN
- 43: GRADING PLAN
- 44: UTILITY PLAN
- 45: SEDIMENT & EROSION CONTROL DETAILS
- 46: SEDIMENT & EROSION CONTROL NOTES
- 47: STORMWATER MANAGEMENT

**PROJECT TEAM**

OWNER: FOUR POINTS, LLC  
ARCHITECT: GRIMM + PARKER ARCHITECTS  
BUILDER: BOZZUTO CONSTRUCTION COMPANY  
CIVIL ENGINEER: BOWMAN CONSULTING  
MEP: ADVANCED CONSULTING ENGINEERING  
STRUCTURAL: SK&A ENGINEERING  
TRAFFIC CONSULTANT: GOROVE/SLADE ASSOC.  
ZONING ATTORNEY: HOLLAND & KNIGHT



	PUD REQUIRED / ALLOWED	APPROVED PHASE 1	PROPOSED MODIFIED
PARCEL SQUARE	5785 A		
ZONING	C-3-A		
LOT SIZE (sf)	-	25,300	23,976
BUILDING FOOTPRINT (sf)	-	10,850	11,366
COVERAGE	75%	43%	47%
BUILDING HEIGHT	65'	60'	65'
RESIDENTIAL GSF	-	65,000	68,263
RETAIL/OFFICE GSF	-	0	0
TOTAL GSF ALL USES	-	65,000	68,263
NUMBER OF RESIDENTIAL UNITS	-	65	71
F.A.R. (FLOOR AREA RATIO)	4.0 FAR @ C-3-A DISTRICT 4.5 FAR ALLOWED @ ENTIRE PUD	2.57	2.85
NUMBER OF PARKING SPACES	1 PER 2 UNITS	33 (1 PER 2)	26 (1 PER 2.5)
NUMBER OF BIKE SPACES	1 PER 3 UNITS	22 (1 PER 3)	37 (1 PER 2)
LOADING BERTH LENGTH (ft)	55'	30'	30'
LOADING PLATFORM AREA (sf)	200	200	100
NUMBER OF DELIVERY/LOADING SPACES	1	NONE	NONE
COURT - WIDTH	NOT LESS THAN 12'	-	NO COURT PROVIDED
COURT - AREA	NOT LESS THAN 250 SF	-	NO COURT PROVIDED
REAR YARD	NOT LESS THAN 12'	-	38.76' AVERAGE; SEE YARD DIAGRAMS & CALCULATIONS
FRONT YARD	NONE	NONE	VARIES FROM 3.86' TO 6' +/-
SIDE YARD	NOT LESS THAN 8'	-	6.7' @ SOUTHWEST SIDE 30' @ NORTHEAST SIDE
ROOF STRUCTURES	MECHANICAL ONLY - SEE ROOF PLAN		



## NEIGHBORHOOD SERVICES & LANDMARKS

1. Savoy Elementary School
2. Thurgood Marshall PCS
3. Excel Academy PCS
4. Salvation Army
5. Bethuel Christian
6. Union Temple Baptist
7. St. Phillips Episcopal
8. Whitman-Walker Clinic
9. Neighborhood Pharmacy
10. Fire Department & EMS
11. DC Human Services
12. DC Food Program
13. Frederick Douglas National Historic Site
14. New DC Government Offices
15. Anacostia Playhouse
16. Big Chair Café
17. Uniontown Bar & Grill
18. Martha's Outfitters
19. Children of Mine Recreation Center
20. Mama's Kitchen & Pizza
21. Social Security Administration, Far SE  
Family Strengthening Collaborative & DC  
Central Kitchen











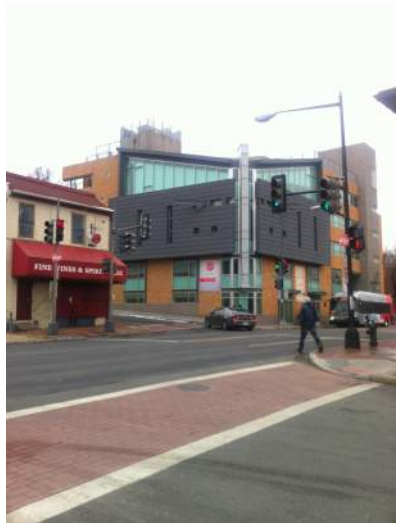
VIEW LOOKING NORTH ON CORNER OF CHICAGO AVE AND MLK AVE



VIEW LOOKING NORTHWEST ON MAPLE VIEW TO MLK AVE



VIEW LOOKING SOUTH ON INTERSECTION OF PLEASANT ST AND MLK AVE



VIEW 1- NO. 4 SALVATION ARMY



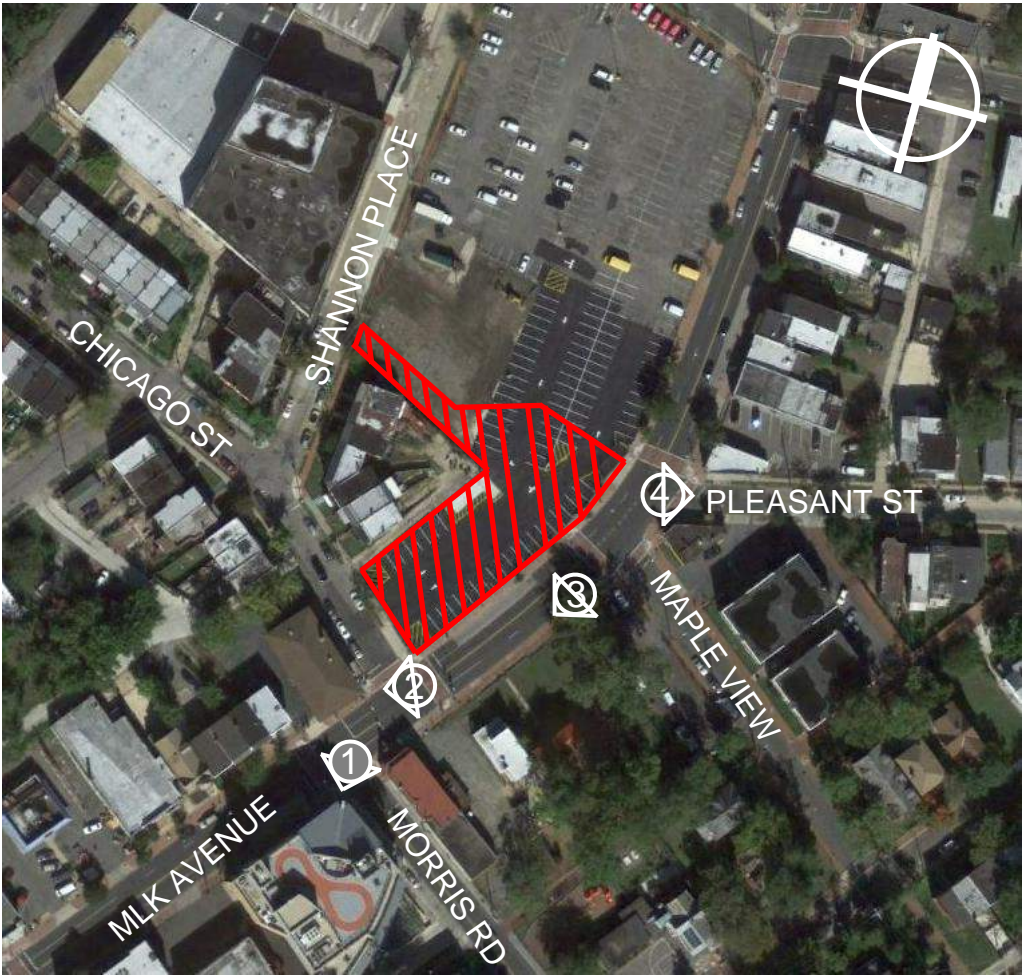
VIEW 2 - NO. 8 WHITMAN WALKER CLINIC



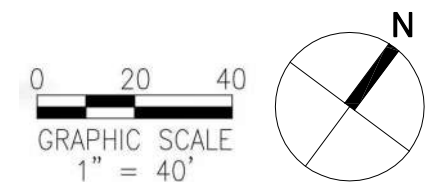
VIEW 3 - LOOKING SOUTH EAST ON MLK







VIEW 4 - BIKE SHARE ON PLEASANT ST

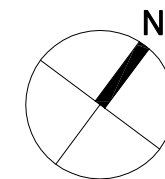
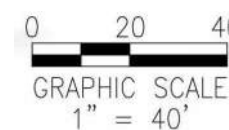
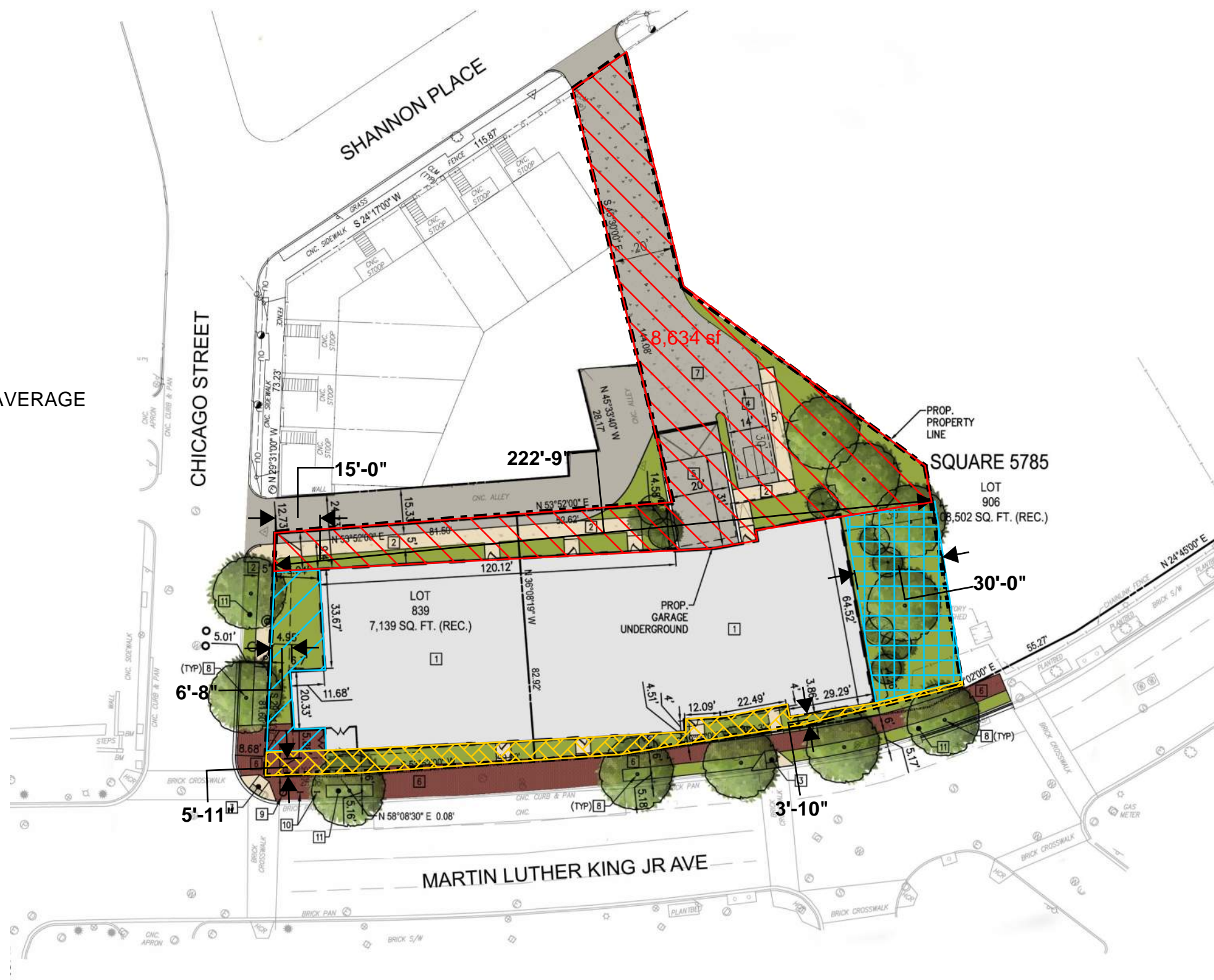











-  REAR YARD
-  SIDE YARD (SOUTHWEST)
-  SIDE YARD (NORTHEAST)
-  FRONT YARD

REAR YARD CALCULATIONS:  
 8,634 SF DIVIDED BY 222'-9" = 38.76' AVERAGE





-  VEHICULAR CIRCULATION - RESIDENT AND VISITOR
-  TRUCK CIRCULATION
-  PEDESTRIAN ACCESS
-  LIVE/WORK ACCESS
-  MAIN ENTRY





2255 MLK Jr Avenue, SE				UPDATED ON 05/28/2014												
RESIDENTIAL		MID-RISE MULTI-FAMILY BUILDING														
	UNIT TYPES	S1	S1-HC	1A	1A-1	1A-2	1B	1B-HC	1B-1	2A	2A-2	2A-2-HC	2B	TOTAL		
	UNIT GROSS SQUARE FOOTAGES	588	588	694	673	675	716	716	696	921	962	962	984			
	BEDS AND BATHS	ST/1BA	ST/1BA	1B/1BA	1B/1BA	1B/1BA	1B/1BA	1B/1BA	1B/1BA	2B/1BA	2B/2BA	2B/2BA	2BA/2BA			
	UNITS PER FLOOR													UNITS/FLOOR	NET/FLOOR	GSF/FLOOR *
	FIRST FLOOR	1	0	0	0	6	0	0	0	2	0	0	0	9	6,480	11,366
	SECOND FLOOR	0	1	8	0	0	0	1	0	2	0	0	1	13	9,682	11,689
	THIRD FLOOR	1	0	8	0	0	1	0	0	0	1	1	1	13	9,764	11,772
	FOURTH FLOOR	1	0	8	0	0	0	1	0	0	2	0	1	13	9,764	11,772
	FIFTH FLOOR	1	0	8	0	0	1	0	0	0	2	0	1	13	9,764	11,772
	SIXTH FLOOR	1	0	0	6	0	0	0	1	0	2	0	0	10	7,246	9,892
	TOTAL RESIDENTIAL	5	1	32	6	6	2	2	1	4	7	1	4	71	52,700	68,263
		7%	1%	45%	8%	8%	3%	3%	1%	6%	10%	1%	6%			
		8%		69%						23%				EFFICIENCY 77.2% (N.I. PARKING)		
													TOTAL UFAS UNITS			
NUMBER OF UNITS BY BEDROOMS	6		49						16				71	4	6%	

\* GSF DOES NOT INCLUDE AREA OF BRICK



AFFORDABLE UNITS

5 STUDIO UNITS

42 1-BR UNITS

10 2-BR UNITS

TOTAL: 57 UNITS (80%)

TOTAL AREA OF AFFORDABLE UNITS: 41,644SF



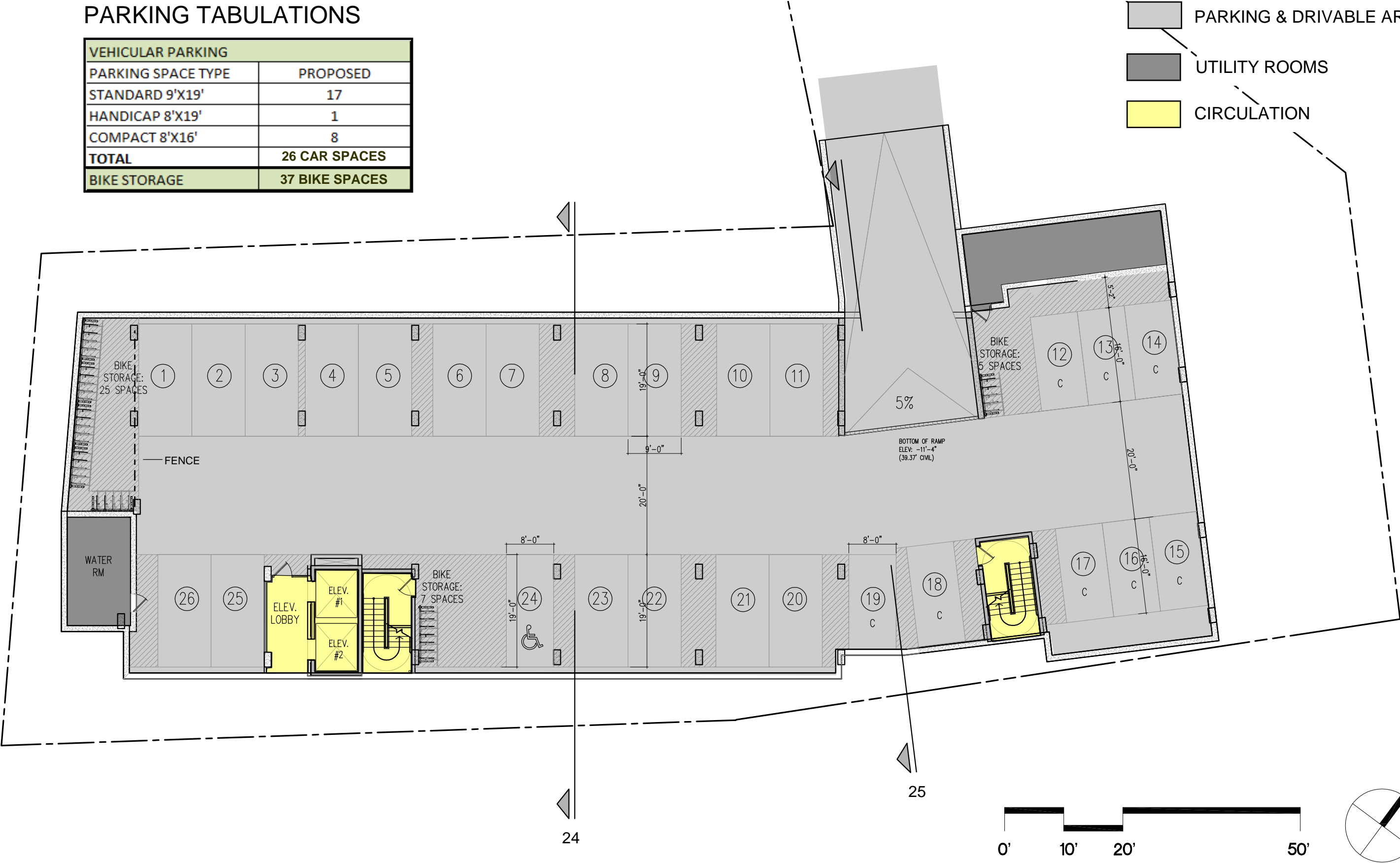
PARKING TABULATIONS

VEHICULAR PARKING	
PARKING SPACE TYPE	PROPOSED
STANDARD 9'X19'	17
HANDICAP 8'X19'	1
COMPACT 8'X16'	8
TOTAL	26 CAR SPACES
BIKE STORAGE	37 BIKE SPACES

PARKING & DRIVABLE AREA

UTILITY ROOMS

CIRCULATION





- ▶ MAIN BUILDING ENTRY
- ▶ LIVE/WORK UNIT ENTRY

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- AMENITY
- SERVICE
- CIRCULATION
- ▶ AFFORDABLE UNIT

