

LOWER SHERMAN AVENUE REDEVELOPMENT **PUD DOCUMENT**

MAY 1, 2015

BARRY PLACE PARTNERS, LLC



NILES BOLTON ASSOCIATES

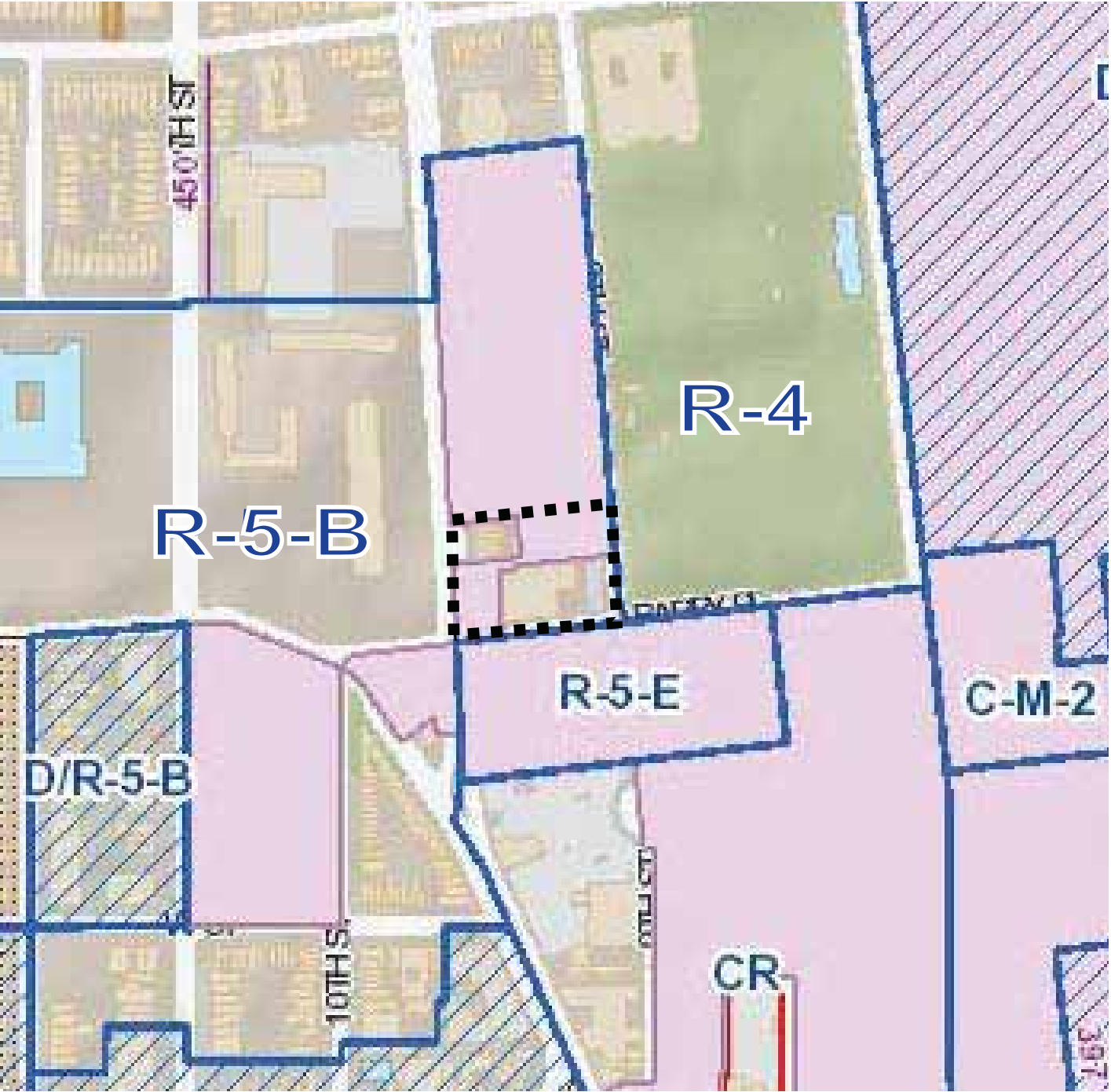
ZONING COMMISSION
CITY OF COLUMBIA
CASE NO. 14-21
EXHIBIT NO. 3A.1

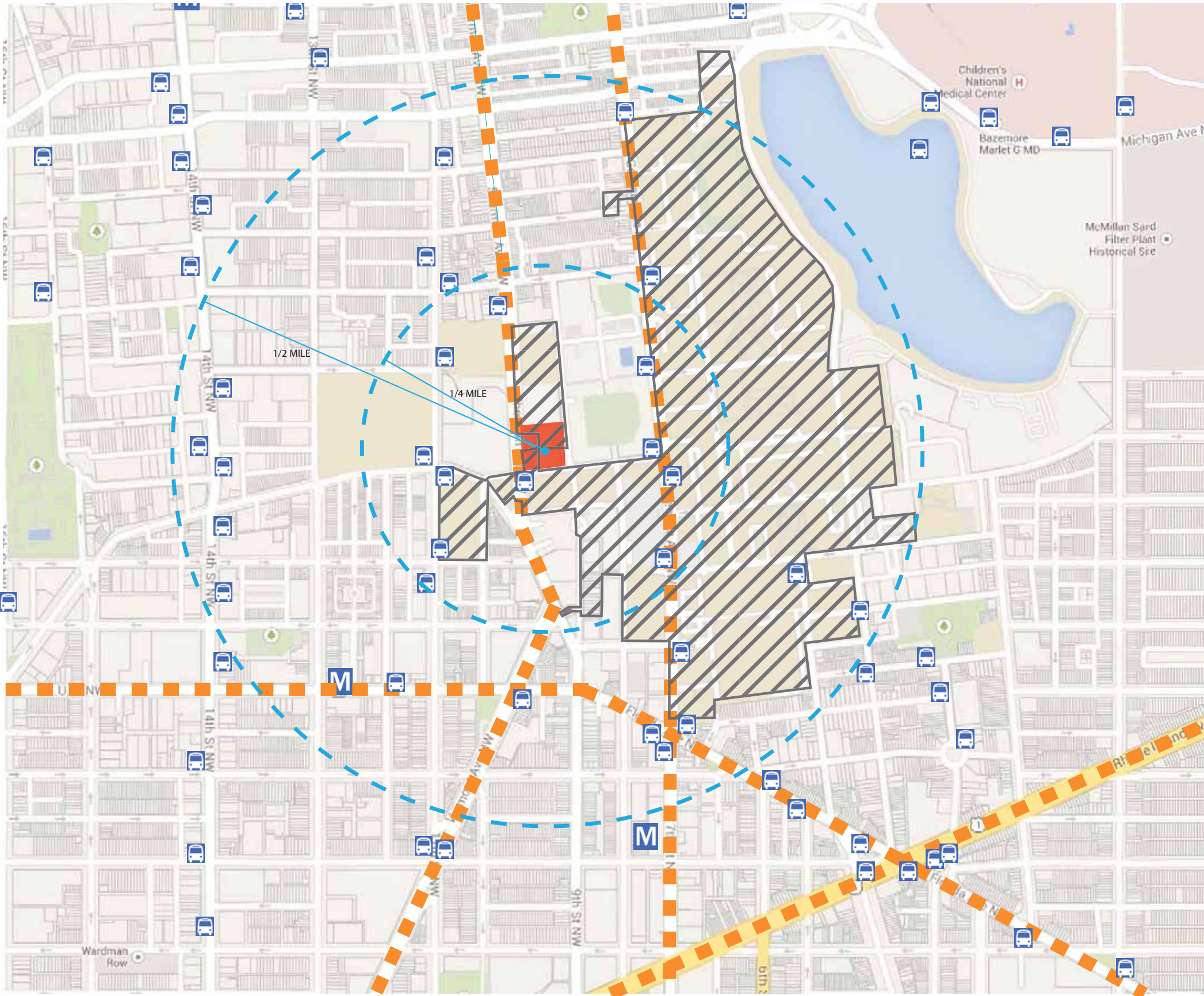
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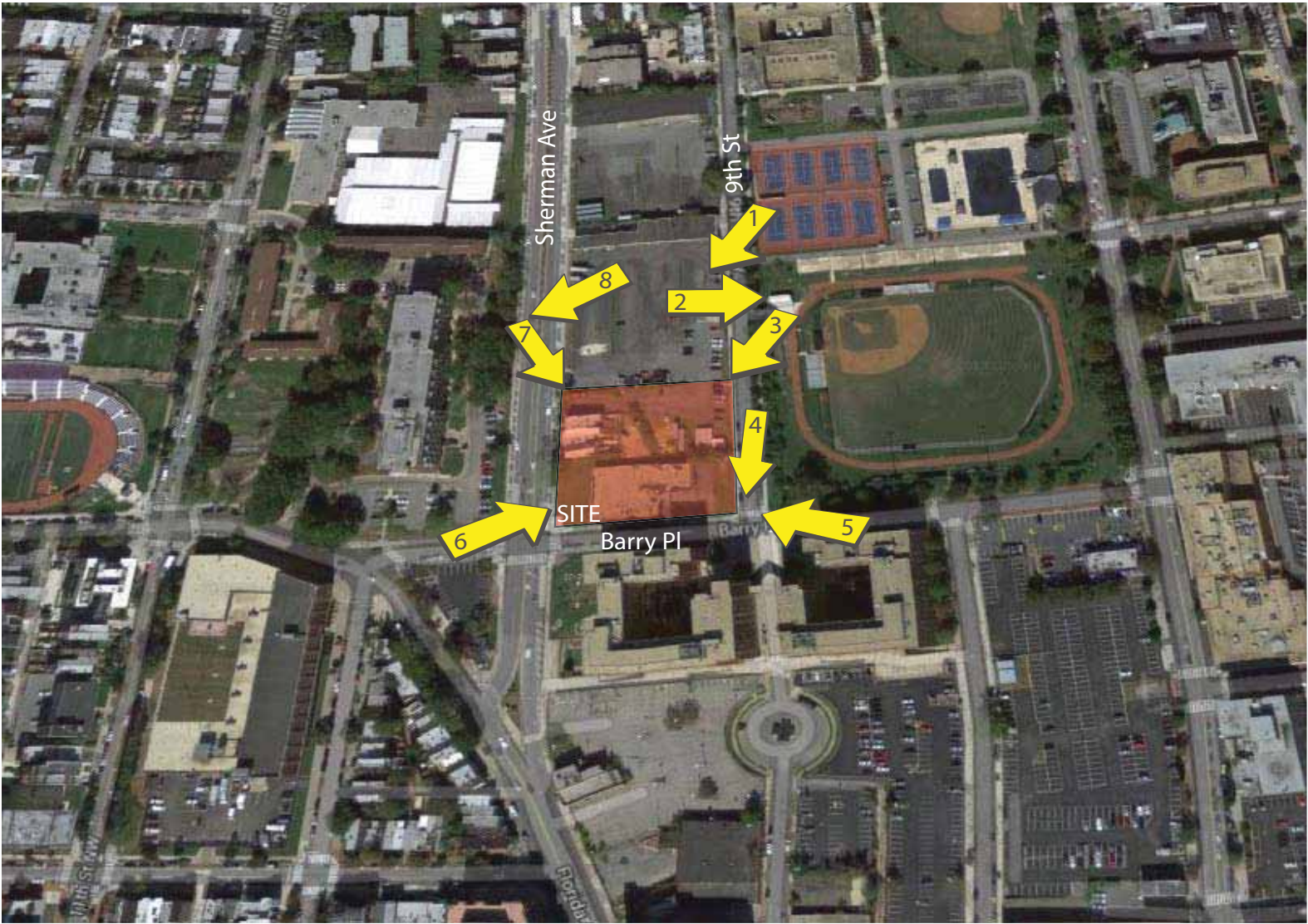
■ ZONE BOUNDARIES

- ZONE DISTRICTS
- ▨ OVERLAYS DISTRICTS
- HOWARD UNIVERSITY CAMPUS PLAN
- ⋯ SUBJECT SITE





-  SITE
-  HOWARD UNIVERSITY CAMPUS
-  PRIMARY ROADS
-  WALKING RADII
-  BUS STOPS
-  METRO STATION



ZONING INFORMATION				
		EXISTING ZONING R-5-B	PROPOSED ZONING C-2-B / PUD	PROVIDED
FAR		1.8	3.5 / 6.0 PUD	5.00 FAR
			1.5 Commercial / 2.0 PUD	4.04 FAR Residential 0.20 FAR Commerical
Lot Size		58,797 SF		
Lot Occupancy		60%	100% at other uses	Largest Mixed Use Level
			58,797 SF x 1 = 58,797 SF	54,764 SF (93%)
			80% at residential use	Typical Residential Level
			58,797 SF x .80 = 47,038 SF	42,945 SF (73%)
Building Height		50 feet	65 feet (90 feet PUD)	80'-0"
Structure Above Roof			One continuous Structure (411.3)	3 elevator overrides, 1 Stair, and 1 Sky Terrace Roof
Penthouse Setback		1:1 Setback		
Dwelling Units		n/a	n/a	319 (+/- 10%)
Rear Yard		none?	15 ft. minimum (to centerline of street abutting rear) DMCR 774.11	25 ft. from centerline of 9th Street
Side yard		none?	none required: if provided 2 inches/ft. of height not < 8 feet 11 DMCR 535	none
Closed Court	Width		Min. width is 4"/ft. of height res not < 15 ft.	82 ft.
			(61 ft. height) x (4") = 20'-3" minimum width.	
	Area		Min. area is twice square of req'd width and not < 350 sf	11,411 SF
			2 x (20ft x 20ft) = 800 sf minimum area	
Parking	Residential		.33 space/dwelling unit, min 60% full size 319/3 = 106 minimum (min 64 full size)	144 Spaces
	Retail		1 space for every 750 sf over 3,000 = 11 minimum	
Bicycle Parking			1 per 3 dwelling units. (106)	118 in covered bike storage
Loading			1 loading berth @ 12' x 30' 1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20'	2 loading berths @ 12' x 30' 1 Platform @ 900 sf 1 service/delivery @ 10' x 20'

BUILDING INFORMATION		
TOTAL GROSS BUILDING AREA		AREA CONTRIBUTING TO FAR (.45 APPLIED TO CELLAR)
LEVEL	TYPE	
LEVEL P1	OFFICE	483 GSF
	PARKING	17,570 GSF
	RESIDENTIAL	7,165 GSF
SUB-TOTAL		25,218 GSF
LEVEL 1	PARKING	27,199 GSF
	RESIDENTIAL	16,531 GSF
	RETAIL	11,034 GSF
SUB-TOTAL		54,764 GSF
LEVEL 2	RESIDENTIAL	42,612 GSF
LEVEL 3	RESIDENTIAL	42,945 GSF
LEVEL 4	RESIDENTIAL	42,945 GSF
LEVEL 5	RESIDENTIAL	42,945 GSF
LEVEL 6	RESIDENTIAL	42,312 GSF
RESIDENTIAL TOTAL		237,455 GSF
COMMERCIAL & RETAIL TOTAL		11,517 GSF
PARKING TOTAL		44,769 GSF
GRAND TOTAL		293,741 GSF

NOTE: FOR GAR COMPUTATION SEE CIVIL PLAN
NOTE: FOR IZ CALCULATION SEE PAGE 12

LEED-Mid-Rise Multi-Family Rating System 2008

Project Name: Sherman Ave Apartments, Barry Place Partners, LLC

Project Location: Washington DC

Yes	?	No		
3	5	3	Innovative and Design Process (ID)	11 Points

Y			Perq. 1.1	Mandatory	Integrated Project Planning, Preliminary rating	
Y			Perq. 1.2	Mandatory	Energy Expertise in Mid-Rise	
1			Credit 1.3		Integrated Project Planning, Professional credential	1
1			Credit 1.4		Integrated Project Planning, Design charrette	1
		1	Credit 1.5		Integrated Project Planning, Building orientation	1
1			Credit 1.6		Trades Training for Mid-Rise	1
Y			Perq. 2.1	Mandatory	Quality Management for Durability, Durability planning	
Y			Perq. 2.2	Mandatory	Quality Management for Durability, Quality management	
	3		Credit 2.3		Quality Management for Durability, Third party inspection	3
	1		Credit 3.1		Innovative / Regional Design, Innovation #1	1
	1		Credit 3.2		Innovative / Regional Design, Innovation #2	1
		1	Credit 3.3		Innovative / Regional Design, Innovation #3	1
			Credit 3.4		Innovative / Regional Design, Innovation #4	1

Yes	?	No		
7	2	2	Location and Linkages (LL)	10 Points

			Credit 1		Led-ND Neighborhood	10
2			Credit 2		Site Selection	2
		1	Credit 3.1		Preferred Locations, Edge development site	1
2			Credit 3.2		Preferred Locations, Infill site	2
		1	Credit 3.3		Preferred Locations, Brownfield Redevelopment	1
1			Credit 4.1		Infrastructure, existing infrastructure	1
1			Credit 5.1		Community Resources, Basic community services	1
	1		Credit 5.2		Community Resources, Extensive community services	2
	1		Credit 5.3		Community Resources, Outstanding resources	3
1			Credit 6.1		Access to Open Space	1

Yes	?	No		
18		2	Sustainable Sites (SS)	21 Points

Y			Credit 1.1	Mandatory	Site Stewardship, Erosion control during construction	
1			Credit 1.2		Site Stewardship, Minimize disturbed area	1
Y			Perq. 2.1	Mandatory	Landscaping, No invasive plants	
1			Credit 2.2		Landscape, Basic landscape design	1
1			Credit 2.3		Landscape, Limit conventional turf	2
2			Credit 2.4		Landscape, Drought tolerant plants	1
			Credit 2.5		Landscape, Reduce irrigation by 20%	3
		1	Credit 3.1		Local Heat Island Effect, Reduce site heat island effect	1
1			Credit 3.2		Local Heat Island Effect, Reduce roof heat island effect	1
2			Credit 4.1		Surface Water Management, Permeable lot	2
			Credit 4.2		Surface Water Management, Permanent erosion controls	1
2			Credit 4.3		Surface Water Management, Storm quality control	2
			Credit 5		Non-Toxic Pest Control	2
			Credit 6.1		Compact Development, Moderate 10 units per acre	2
			Credit 6.2		Compact Development, High 20 units per acre	3
4			Credit 6.3		Compact Development, Very high 40 units per acre	4
2		1	Credit 7.1		Public Transit	2
1			Credit 7.2		Covered Bicycle Storage	1
1			Credit 7.3		Parking Capacity, Low-emitting and fuel efficient vehicles	1

Yes	?	No		
9		9	Water Efficiency (WE)	15 Points

		5	Credit 1.1		Water Reuse, Offset total demand by 10%	5
2			Credit 2.1		Irrigation System, high efficiency system	2
		2	Credit 2.2		Irrigation System, reduce overall irrigation by 45%	2
1			Credit 3.1		Indoor Water Use, High efficiency Fixtures	3
4		2	Credit 3.2		Indoor Water Use, Very high efficiency Fixtures	6
2			Credit 3.3		Water Efficient Appliances	2

Yes	?	No		
7		32	Energy and Atmosphere (EA)	38 Points

Y			Perq. 1.1	Mandatory	Minimum Energy Performance	
Y			Perq. 1.2	Mandatory	Reduce Envelope Leakage	
6		30	Credit 1.3		Optimize Energy Performance	34
		2	Credit 7.1		Water Heating, Efficient distribution system	2
			Credit 7.2		Water Heating, Pipe insulation	1
Y			Perq. 11.1	Mandatory	Refrigerant Charge Test	
1			Credit 11.2		Appropriate HVAC refrigerants	1

Yes	?	No		
7		32	Energy and Atmosphere (EA)	38 Points

Y			Perq. 1.1	Mandatory	Minimum Energy Performance	
Y			Perq. 1.2	Mandatory	Reduce Envelope Leakage	
6		30	Credit 1.3		Optimize Energy Performance	34
		2	Credit 7.1		Water Heating, Efficient distribution system	2
			Credit 7.2		Water Heating, Pipe insulation	1
Y			Perq. 11.1	Mandatory	Refrigerant Charge Test	
1			Credit 11.2		Appropriate HVAC refrigerants	1

Yes	?	No		
7	6	2	Materials & Resources (MR)	16 Points

Y			Perq. 1.1	Mandatory	Material-Efficient Framing, Waste factor in framing order	
	1		Credit 1.2		Material-Efficient Framing, Detail framing documents	1
1			Credit 1.3		Material-Efficient Framing, Detailed cut list and lumber Order	1
	3		Credit 1.4		Material-Efficient Framing, Framing efficiencies	3
			Credit 1.5		Material-Efficient Framing, Off-site fabrication	4
Y			Perq. 2.1	Mandatory	Environmentally Preferable Products, Certified tropical woods	
3	2	2	Credit 2.2		Environmentally Preferable Products, Preferred products	8
Y			Perq. 3.1	Mandatory	Waste Management, Waste management planning	
3			Credit 3.2		Waste Management, Waste reduction	3

Yes	?	No		
4	6	8	Indoor Environmental Quality (IEQ)	21 Points

			Credit 1		Energy Star with Indoor Air Package	13
Y			Perq. 2.1	Mandatory	Combustion Venting, Basic combustion venting measures	
		1	Credit 3		Moisture Control, Moisture load control	1
Y			Perq. 4.1	Mandatory	Outdoor Air Ventilation, Basic outdoor air ventilation	
		2	Credit 4.2		Outdoor Air Ventilation, Enhanced outdoor air ventilation	2
		1	Credit 4.3		Outdoor Air Ventilation, Third-party performance testing	1
Y			Perq. 5.1	Mandatory	Local Exhaust, Basic local exhaust	
	1		Credit 5.2		Local Exhaust, Enhance local exhaust	1
	1		Credit 5.3		Local Exhaust, Third party testing	1
Y			Perq. 6.1	Mandatory	Distribution of Space Heating and Cooling, Load calculations	
		1	Credit 6.2		Distribution of Space Heating and Cooling, Return air flow	1
		1	Credit 6.3		Distribution of Space Heating and Cooling, Third party test	2
Y			Perq. 7.1	Mandatory	Air Filtering, Good filters (MERV 8)	
	1		Credit 7.2		Air Filtering, Better filters (MERV 10)	1
		1	Credit 7.3		Air Filtering, Best filters (MERV 13)	2
1			Credit 8.1		Contaminant Control, Control during Construction	1
	1	1	Credit 8.2		Contaminant Control, Indoor control	2
	1		Credit 8.3		Contaminant Control, Pre-occupancy flush	1
Y			Perq. 9.1	Mandatory	Radon Protection, High radon risk area	
	1		Credit 9.2		Radon Protection, Moderate radon risk area	1
Y			Perq. 10.1	Mandatory	Garage Pollutant Protection, No HVAC in garage	
2			Credit 10.2		Garage Pollutant Protection, Minimize pollutants from garage	2
			Credit 10.3		Garage Pollutant Protection, Exhaust fan	1
			Credit 10.4		Garage Pollutant Protection, Detached garage	3
1			Credit 11.1		Environmental Tobacco Smoke Reduction	2
			Credit 11.2		Environmental Tobacco Smoke Prohibition	2

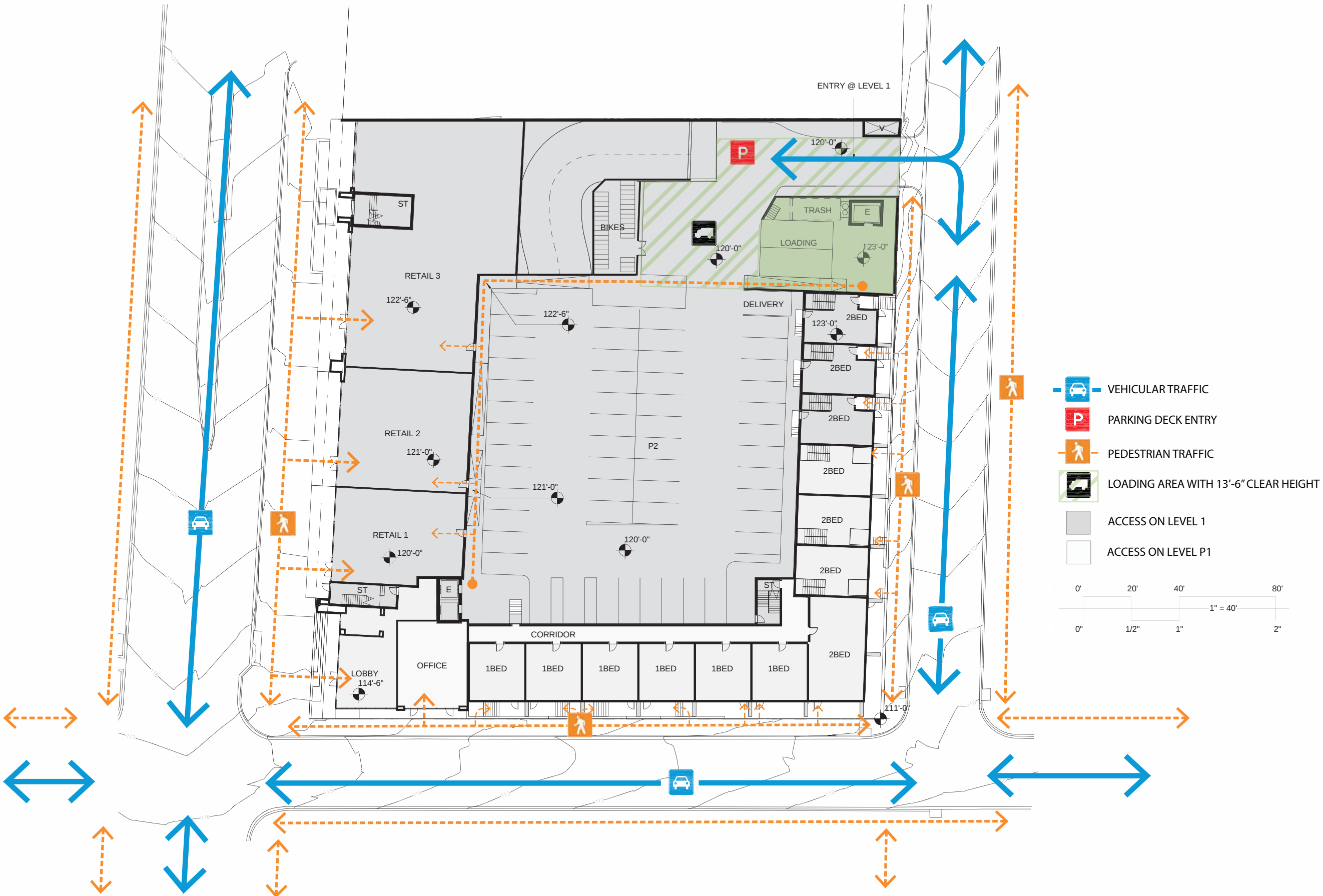
Yes	?	No		
3			Awareness and Education (AE)	3 Points

Y			Credit 1.1	Mandatory	Education of the Homeowner/Tenant, Basic operations training	
1			Credit 1.2		Education of the Homeowner/Tenant, Enhanced training	1
1			Credit 1.3		Education of the Homeowner/Tenant, Public awareness	1
1			Credit 2.1		Education of Building Manager	1

Yes	?	No		
58	19	58	Project Totals (pre-certification estimates)	
Certified 35-49 points Silver 50-64 points Gold 65-79 points Platinum 80-136 points				

10	Home size adjustment
25	Basic Certification level based on home size adjusment
40	Silver Certification level based on home size adjusment
55	Gold Certification level based on home size adjustment
70	Platinum Certification level based on home size adjustment

The LEED points shown here are approximate and subject to change as the project develops





SW



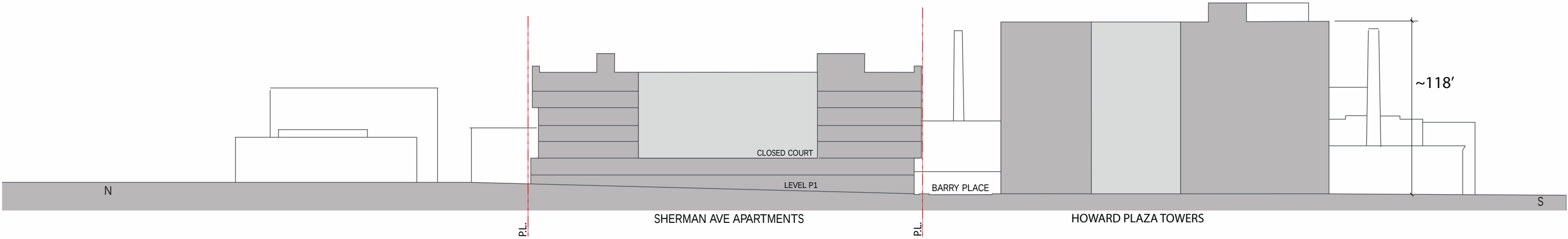
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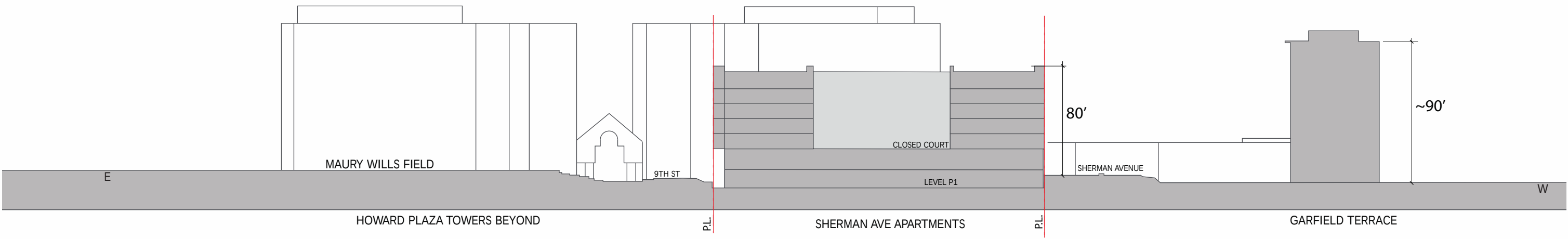
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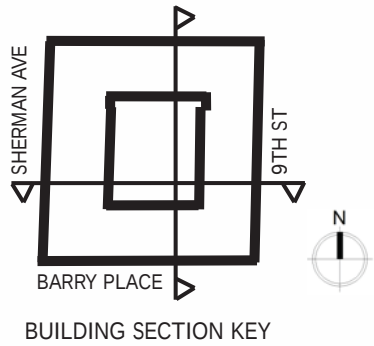
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LONGITUDINAL SECTION



LATITUDINAL SECTION



UNITS	QUANTITY							TOTAL CT	TOTAL %
Level	P-1	L-1	L-2	L-3	L-4	L-5	L-6		
Studio			28	31	31	31	31	152	48%
1-Bedroom	7	7	17	21	21	21	21	115	36%
2-Bedroom	6		7	10	10	10	9	52	16%
	13	7	52	62	62	62	61	319	100%

NOTE: PRELIMINARY UNIT MIX, SUBJECT TO CHANGE.



LEVEL 06



LEVEL 03-05



LEVEL 02



LEVEL 01



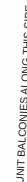
LEVEL P1

Building Area Legend

- AMENITY
- CORE
- OFFICE
- PARKING
- RESIDENTIAL
- RETAIL
- SERVICE
- TERRACE



UNIT BALCONIES ALONG THIS SIDE



UNIT BAL CONIES ALONG TINGGISE

11

11

TOTAL: 32 IZ UNITS (at least 10% of Residential sq ft)

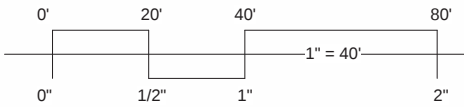
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ch

q ft each

22,759 Total IZU sq ft (10% of Total Residential)

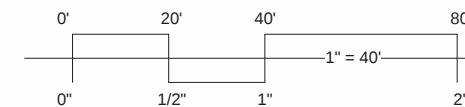
237,611 Total Residential sq ft

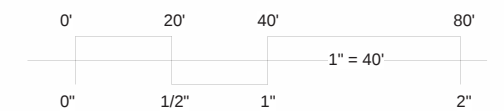


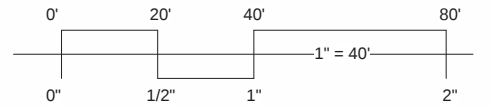
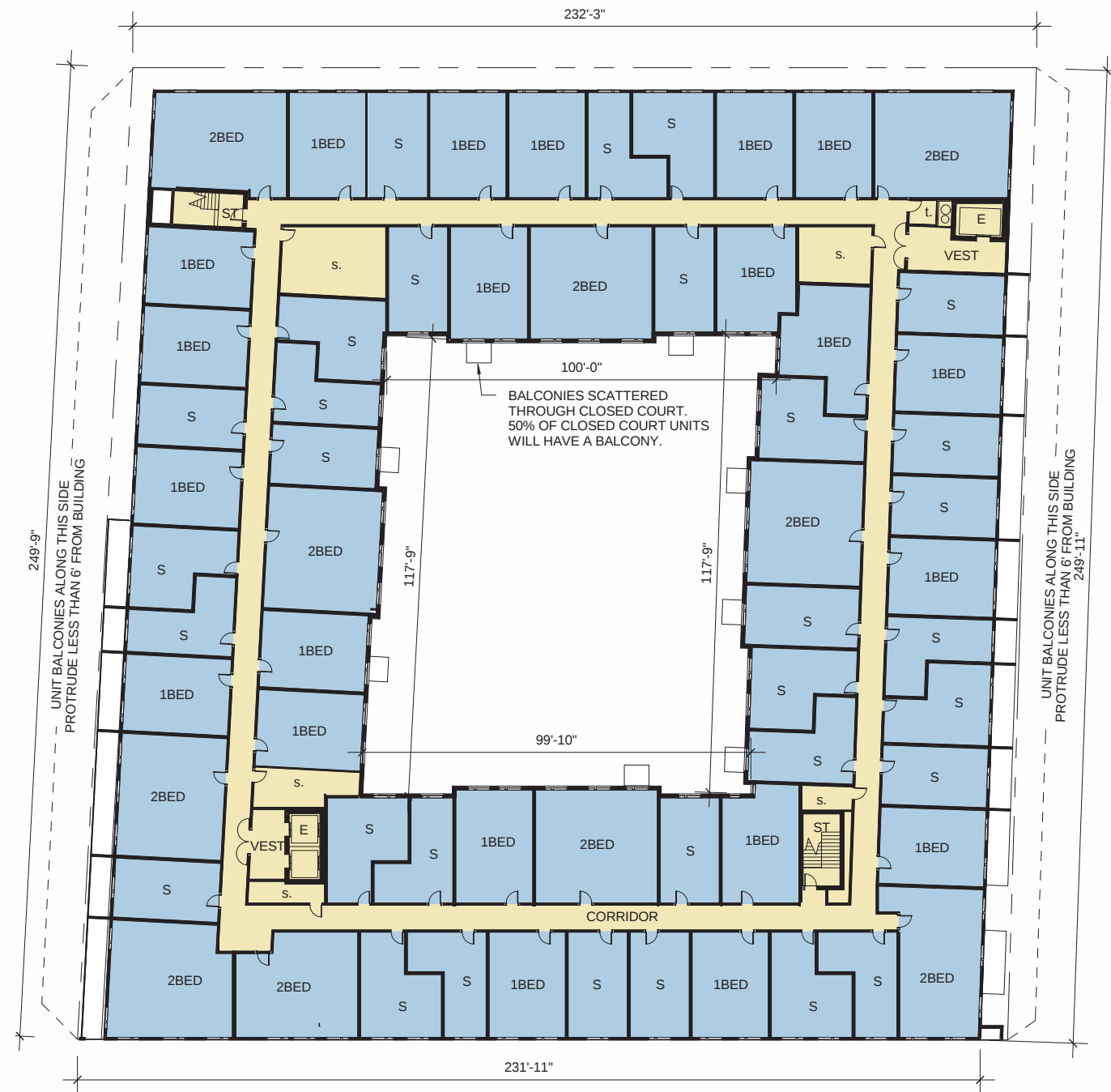
NOTE: The interior layouts shown are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.



SCALE= 1:40



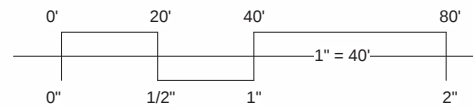
**NILES BOLTON ASSOCIATES**



NOTE: The interior layouts shown are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.



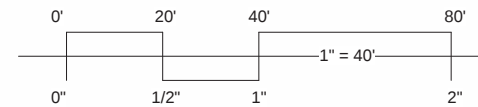
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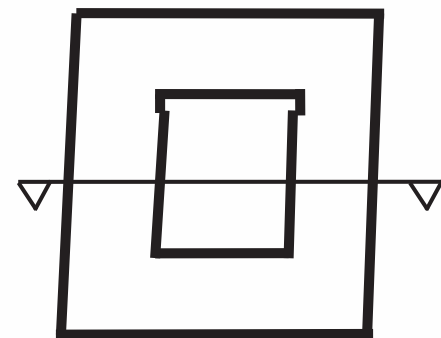
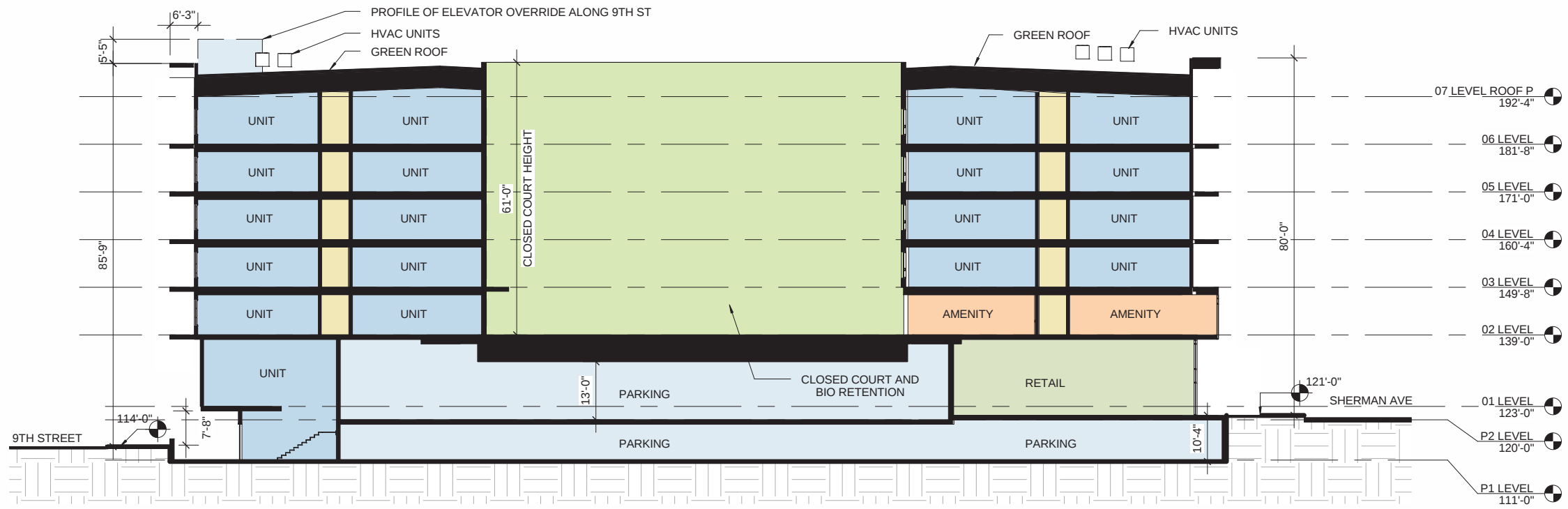


NOTE: The interior layouts shown are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.



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BUILDING SECTION KEY



SCALE= 1:30



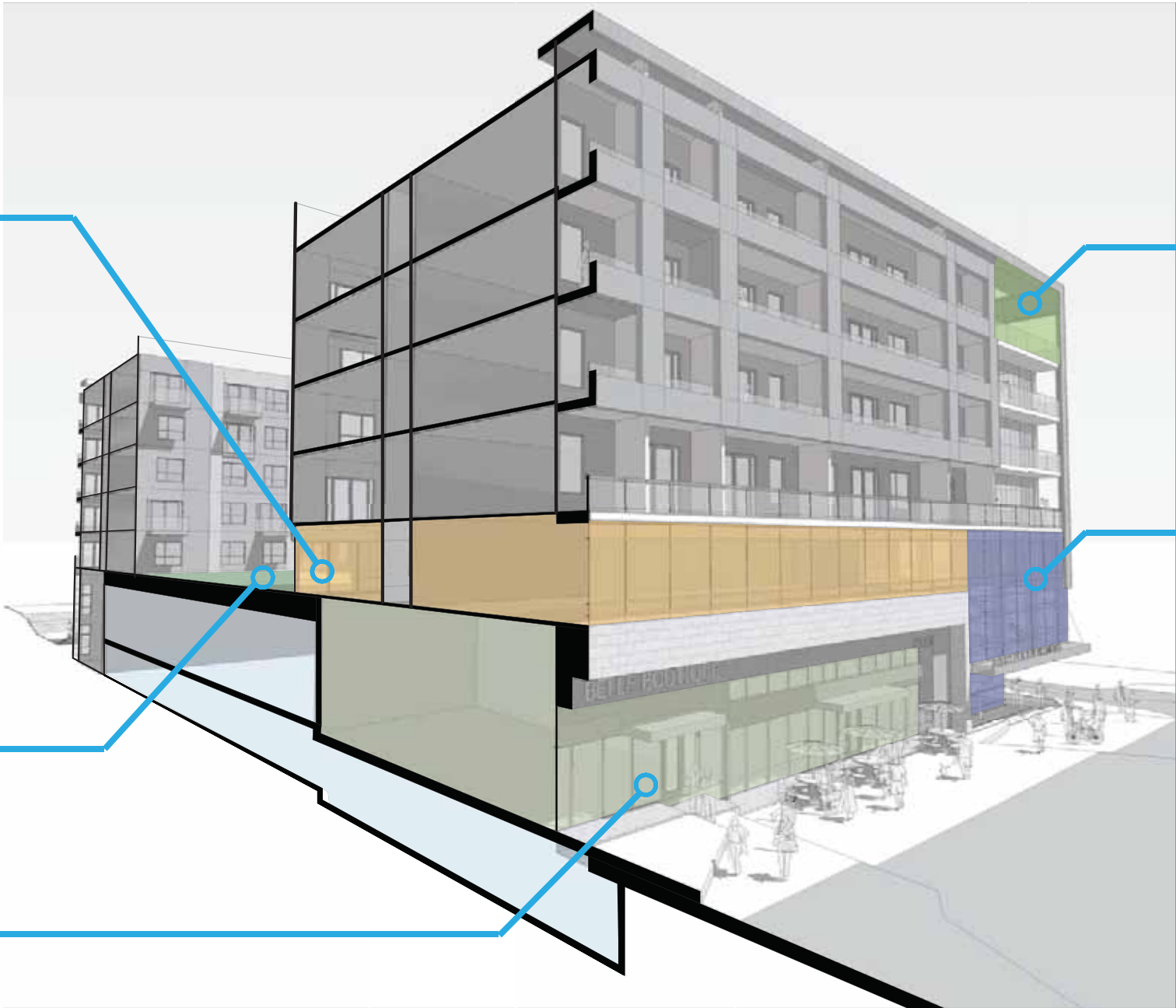
BUSINESS CENTER EXAMPLE



CLOSED COURT EXAMPLE



RETAIL EXAMPLE



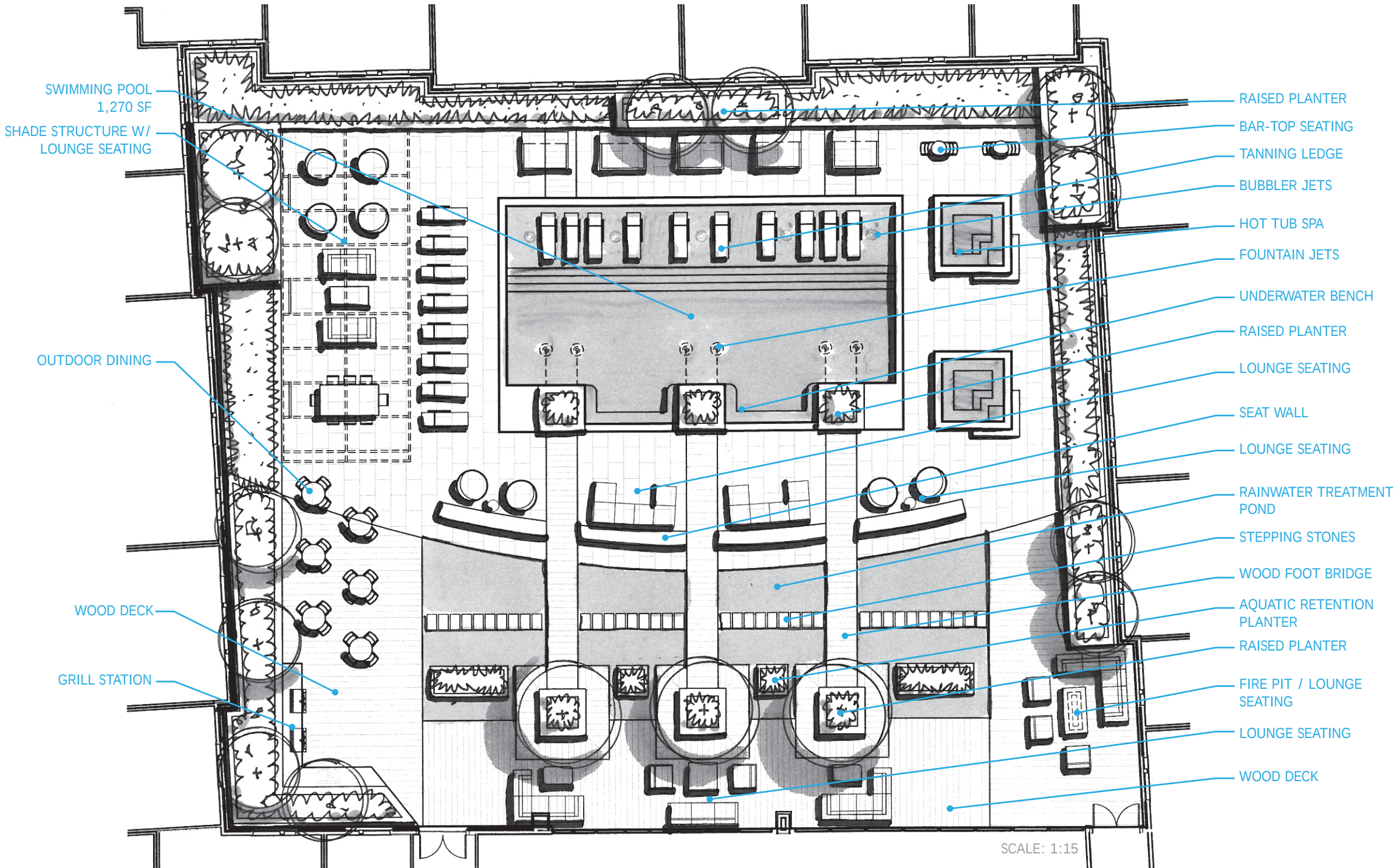
SKY TERRACE EXAMPLE



LEASING CENTER EXAMPLE

- BUILDING FEATURES
- RETAIL
- LEASING OFFICE
- SKY TERRACE
- PARKING LEVELS
- CLOSED COURT

SAMPLE IMAGES





EAST ELEVATION



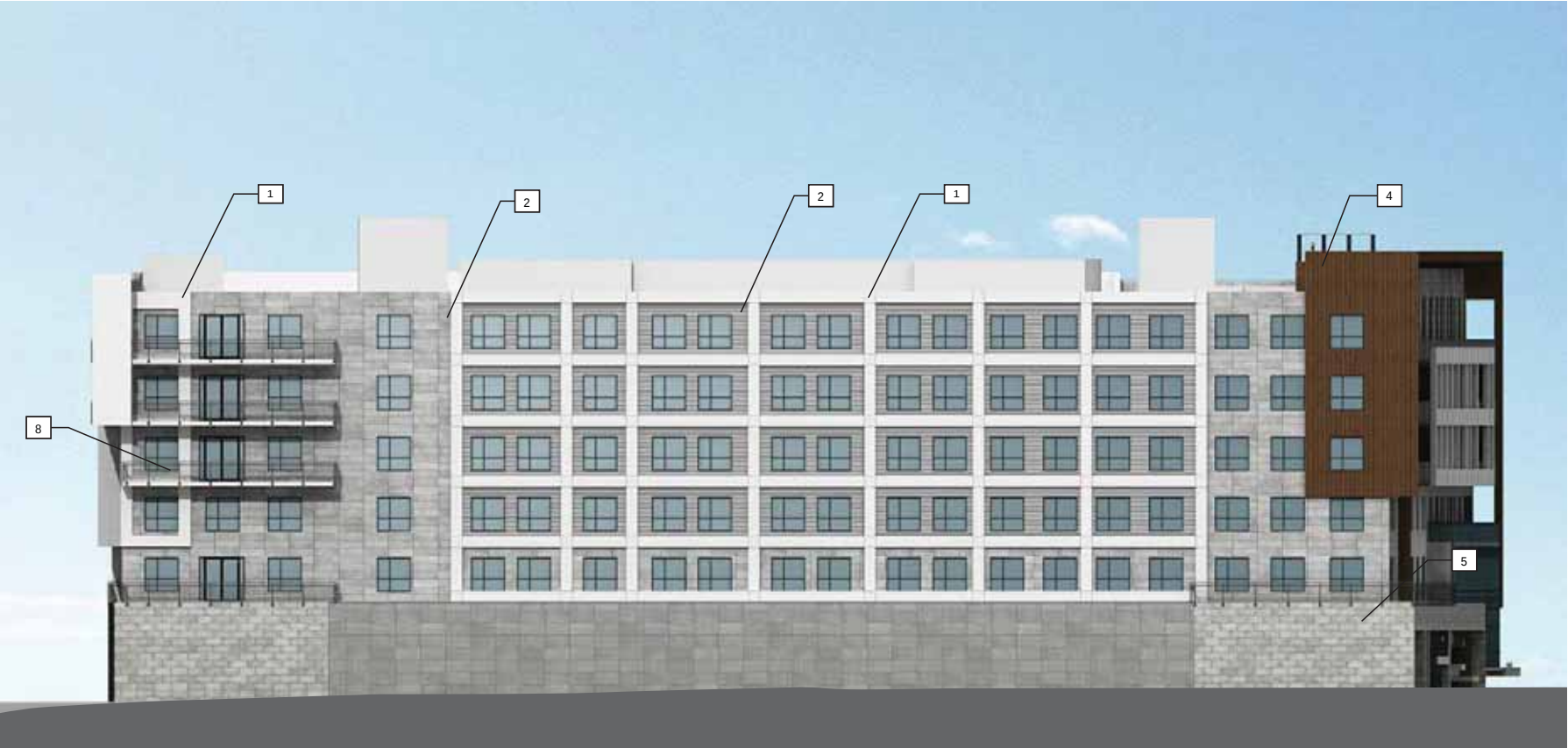
SOUTH ELEVATION

- Material Legend**
- 1. Cementious Panel Light Gray
 - 2. Cementious Panel Medium Gray
 - 3. Cementious Panel Dark Gray
 - 4. Cementious Panel Wood Printed
 - 5. Cast Stone
 - 6. Curtain Wall
 - 7. Storefront
 - 8. Metal Railing
 - 9. Glass Railing
 - 10. Green Wall

SCALE= NOT TO SCALE



WEST ELEVATION



NORTH ELEVATION

- Material Legend**
- 1. Cementitious Panel Light Gray
 - 2. Cementitious Panel Medium Gray
 - 3. Cementitious Panel Dark Gray
 - 4. Cementitious Panel Wood Printed
 - 5. Cast Stone
 - 6. Curtain Wall
 - 7. Storefront
 - 8. Metal Railing
 - 9. Glass Railing
 - 10. Green Wall

SCALE= NOT TO SCALE



1



4



7



10



2



5



8



3



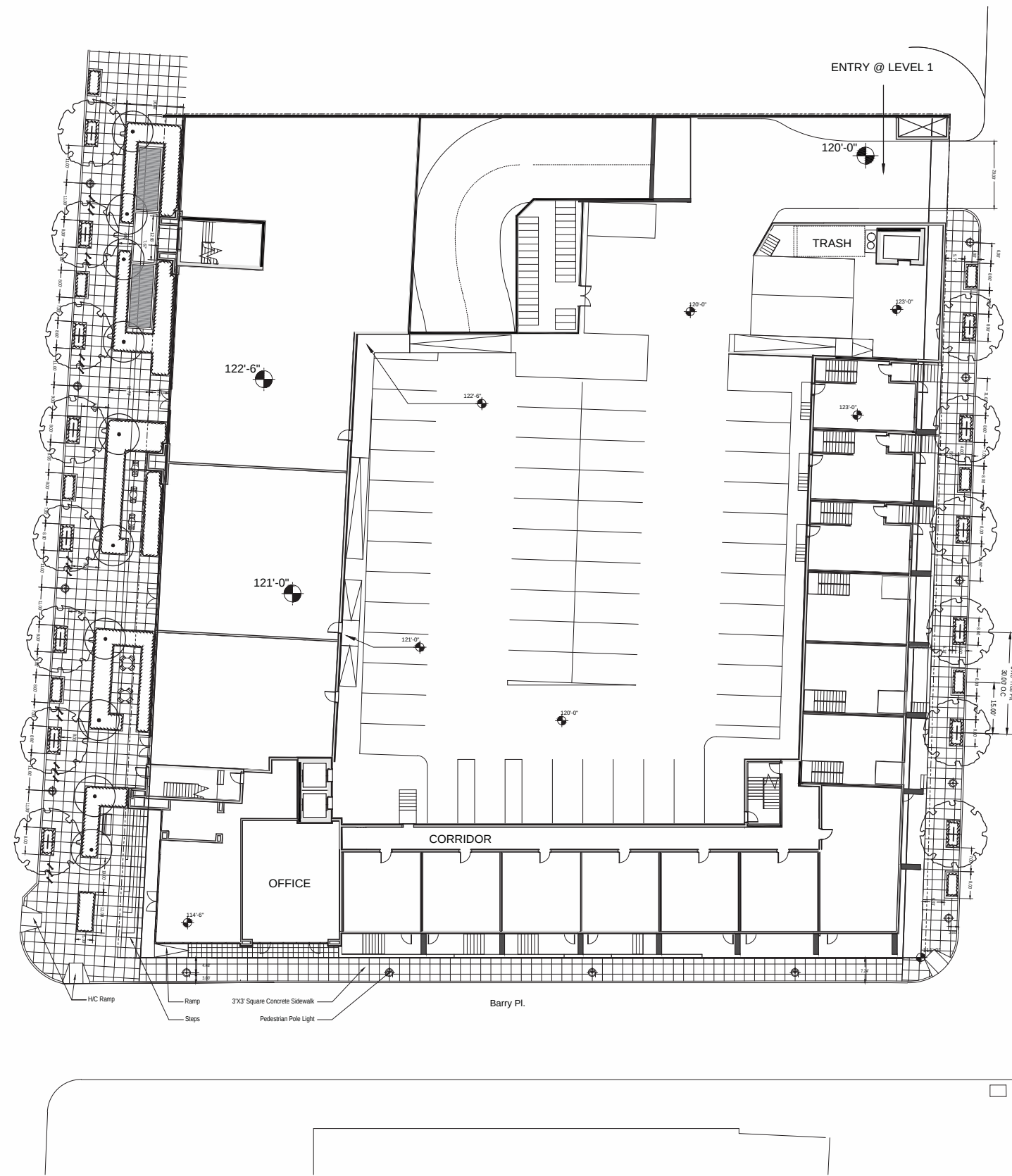
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9

Material Legend

- 1. Cementious Panel Light Gray
- 2. Cementious Panel Medium Gray
- 3. Cementious Panel Dark Gray
- 4. Cementious Panel Wood Printed
- 5. Cast Stone
- 6. Curtain Wall
- 7. Storefront
- 8. Metal Railing
- 9. Glass Railing
- 10. Green Wall



1

SCALE: 1" = 20'-0"



SCALE: 1" = 20'-0"



SCALE: 1" = 20'-0"