



VICINITY PLAN & PROPOSED PROJECT



810 O Street, NW Washington DC

Proposed Planned Unit Development & Zoning Map Ammendment

DRAWING INDEX

A 00	Cover Sheet
A 01	Zoning Summary & Analysis
A 02	FAR, Parking & IZ Units summary
A 03	Zoning Map
A 04	Future Landuse Map
A 05	3D- Project images
A 06	3D- Project images
A 07	3D- Project images
A 08	3D- Project images
A 09	Site Plan
A 10	First Floor Plan
A 11	Second & Typical Floor Plan
A 12	Eighth Floor & Roof Plan
A 13	Penthouse Floor & Roof Plan
A 14	Parking 1 & 2 Floor Plan
A 15	Building Sections -East West
A 16	Building Sections - North South
A 17	Street Elevations - O Street & 9th Street
A 18	Street Elevations - Alley & South
A 19	Enlarged Building Elevation - O Street
A 20	Enlarged Building Elevation - 9th Street
A 21	Enlarged Building Elevation - South Elevation
A 22	Enlarged Building Elevation - Alley/ East Elevation
A 23	Projection computation
A 24	Rear yard & Court computation
L 01	Streetscape Plan
L 02	Roof Floor Plan
L 03	Green Area Ratio Plans
L 04	Green Area Ratio Scorecard
C00-C12	Civil Drawings
T01	Inbound Truck turning Diagram
T02	Outbound Truck turning Diagram
G 01	LEED Checklist

EXISTING SITE ZONING INFORMATION:

SITE ADDRESS: 810 O STREET NW
 SQUARE: 399
 LOT: 66
 LOT SIZE: 15,093 SF
 EXISTING ZONE: C-2-A
 PROPOSED ZONE: C-2-B

ZONING ANALYSIS

CRITERIA	C-2-B PUD	PROPOSED DESIGN	NOTES
Height - Feet	90'-0"	90'-0"	
Height - Stories	N/A	N/A	
Roof Structures			
Height	20' 0"	19'-3"	
Setback	1:1	1:1	
FAR	0.4/6000 sf	0.31/4822 sf	
Penthouse uses			
Residential		4822 sf	
Communal Recreation		1364 sf	
Mechanical		not enclosed	
FAR - Total	6.0	6.0	
Total area	90,558 sf	90,558 sf	
FAR - Retail	2.0	0.45	
Retail area	30,186 sf	6,900 sf	
GAR	0.3	0.303	
Lot Occupancy - Residential limit	80%	80%	
Rear Yard	15'-0"	15'-0"	
Side Yard	N/A	none	
Courts - Residential	Court width -25.88'	105.33'	Minimum width of open court 4" per foot of height measured from lowest level of court- 4"/77.66= 25.88' (see sheet A 23)
Parking - Residential	1:3 (22 spaces)	51 spaces	66 units/3 = 22 required
Parking - Retail	1/750 sf > 3,000 sf	5 spaces	Retail GFA -6900 sf Parking spaces: 6900-3000 /750 = 5.2 ~5
Parking - Bicycle	0	0	5% of required retail spaces- 0.05x5= 0.25 ~0
	22	22	Building code requirement 1 per 3 units- 66/3=22
Loading - Residential w/ > 50 units	1 berth @55' 1 platform @200sf 1 delivery @20'	1 berth @30' 1 platform @400sf 1 delivery @20'	Relief for berth size
Loading - Retail w/ 5,000-20,000 GSF	1 berth @30' 1 platform @100sf 0 delivery @20'	0 berth @30' 0 platform 1 delivery @20'	Relief for loading berth & platform

DCMR TITLE 11 Section+A2:C14	Requirements	Sheet number
2406.11a	Completed application form	Written app.
2406.11b	Zoning Plan: Map showing the location of the proposed project, the existing zoning for the subject site, the zoning of adjacent properties and any proposed change of zoning	A-03
2406.11c	Statement of purpose: A statement of the purposes and objectives of the project, including the proposed form of development and a detailed statement elucidating how the application meets the PUD evaluation standards in 2403	Written app.
2406.11d	Site plan: A general site, landscape and development plan indicating the proposed use, location, dimensions, number of stories, and height of each building and the exact area of the total site	A-09, A-01, C-1.04, L-01
2406.11e	Development Submissions: (1)	
2406.12a	Completed application form	Written app.
2406.12b	Detail Statement: A detailed statement as to the uses to be located in the project, including the location, number, size, and types of stores and residential uses.	Written app.
2406.12c	Site plan: A detailed site plan, showing the location and external dimensions of all buildings structures, utilities and other easments, walkways, driveways, plazas, arcades and any other open spaces.	A-09, A-10, C-1.04
2406.12d	Landscaping and Grading Plans:	L-01, C1.06
2406.12e	Floor Plans: Typical floor plans and architectural elevations for the building, section of the building and elevations of the entire square within which the project is located.	A-11 to A-22
2406.12f	Circulation Plans: A final detailed circulation plan showing all driveways and walkways, including widths, grades and curb cuts, as well as detailed parking and loading plans.	
2406.12g	Additional Information: Any other information needed to understand final design of the proposal, or information specifically requested by the Commission.	

BUILDING AREA SUMMARY

Floor	Retail Area (SF)	Residential Amenity (SF)	Total FAR area (SF)
1st Floor	6,900	2,008	11,209
2nd Floor			11,457
3rd Floor			11,457
4th Floor			11,480
5th Floor			11,480
6th Floor			11,480
7th Floor			11,480
8th Floor			10,515
TOTAL SF			90,558
Total SF allowed per 6.0 FAR			90,558
Site Area			15,093
Project FAR			6.00
Penthouse			
Penthouse Residential/Habitable			4,822
Penthouse Communal Recreation			1,364
Total			6,186
Penthouse Mechanical (2nd story)			PH not enclosed

PARKING SUMMARY

Parking Spaces	Required	Provided
Retail (6900 sf)	5	5
Residential	22	51 *
Total	27	56 *
Full size spaces	16	19
40% Compact spaces allowed	11	37 *
Total	27	56 *
*excludes 3 Tandem spaces & 12 Vault spaces		
Bike spaces	22	26
Accessible Parking Spaces (between 51 to 75 provided spaces, 3 Accessible Parking Spaces required)	3	3
Required Van space (1 for every 6 accesible space)	1	1

UNIT SUMMARY

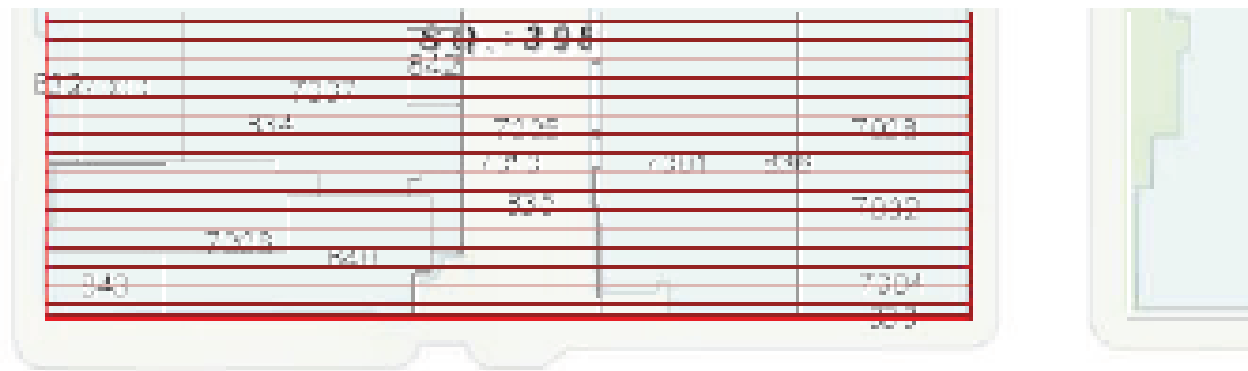
UNIT NAME	UNIT ID	UNIT SIZE	FLOORS									TOTAL UNITS	%	
			LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8	LEVEL 9			
1 BEDROOM														
A01	1BR	755 SF	0	1	1	1	1	1	1	1	1	0	7	10.6%
A02	1BR	836 SF	0	0	0	0	0	0	0	0	0	1	1	1.5%
A03	1BR	754 SF	0	0	0	0	0	0	0	0	0	1	1	1.5%
1 BEDROOM + DEN														
B01	1BR+D	977 SF	0	1	1	1	1	1	1	1	0	0	6	9.1%
B02	1BR+D	1047 SF	0	1	1	1	1	1	1	1	0	0	6	9.1%
B03	1BR+D	975 SF	0	1	1	1	1	1	1	1	0	0	6	9.1%
B04	1BR+D	1039 SF	0	1	1	1	1	1	1	1	1	0	7	10.6%
B05	1BR+D	738 SF	0	0	0	0	0	0	0	0	0	1	1	1.5%
B06	1BR+D	1256 SF	0	1	1	0	0	0	0	0	0	0	2	3.0%
2 BEDROOM														
C01	2BR	1300 SF	0	1	1	1	1	1	1	1	1	0	7	10.6%
C02	2BR	1274 SF	0	0	0	1	1	1	1	1	0	0	4	6.1%
C03	2BR	1070 SF	0	1	1	1	1	1	1	1	1	0	7	10.6%
C04	2BR	1542 SF	0	0	0	0	0	0	0	0	1	0	1	1.5%
C05	2BR	1250 SF	0	0	0	0	0	0	0	0	1	0	1	1.5%
C06	2BR	1422 SF	0	0	0	0	0	0	0	0	1	0	1	1.5%
C07	2BR	1147 SF	0	0	0	0	0	0	0	0	0	1	1	1.5%
C08	2BR	936 SF	0	0	0	0	0	0	0	0	0	1	1	1.5%
2 BEDROOM + DEN														
D01	2BR+D	1832 SF	0	1	1	1	1	1	1	1	0	0	6	9.1%
GRAND TOTAL: 66			0	9	9	9	9	9	9	9	8	4	66	100%

IZ SUMMARY

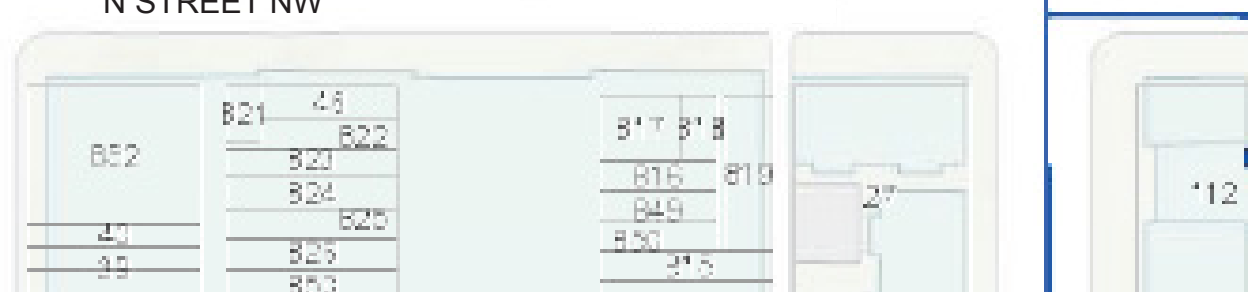
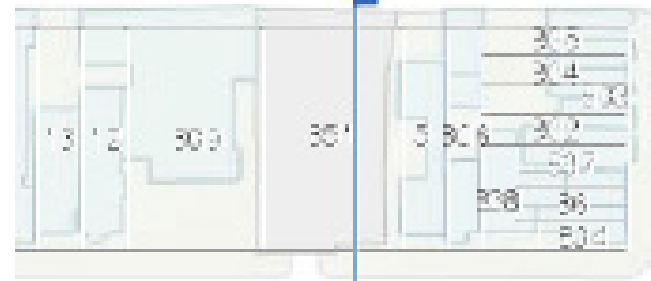
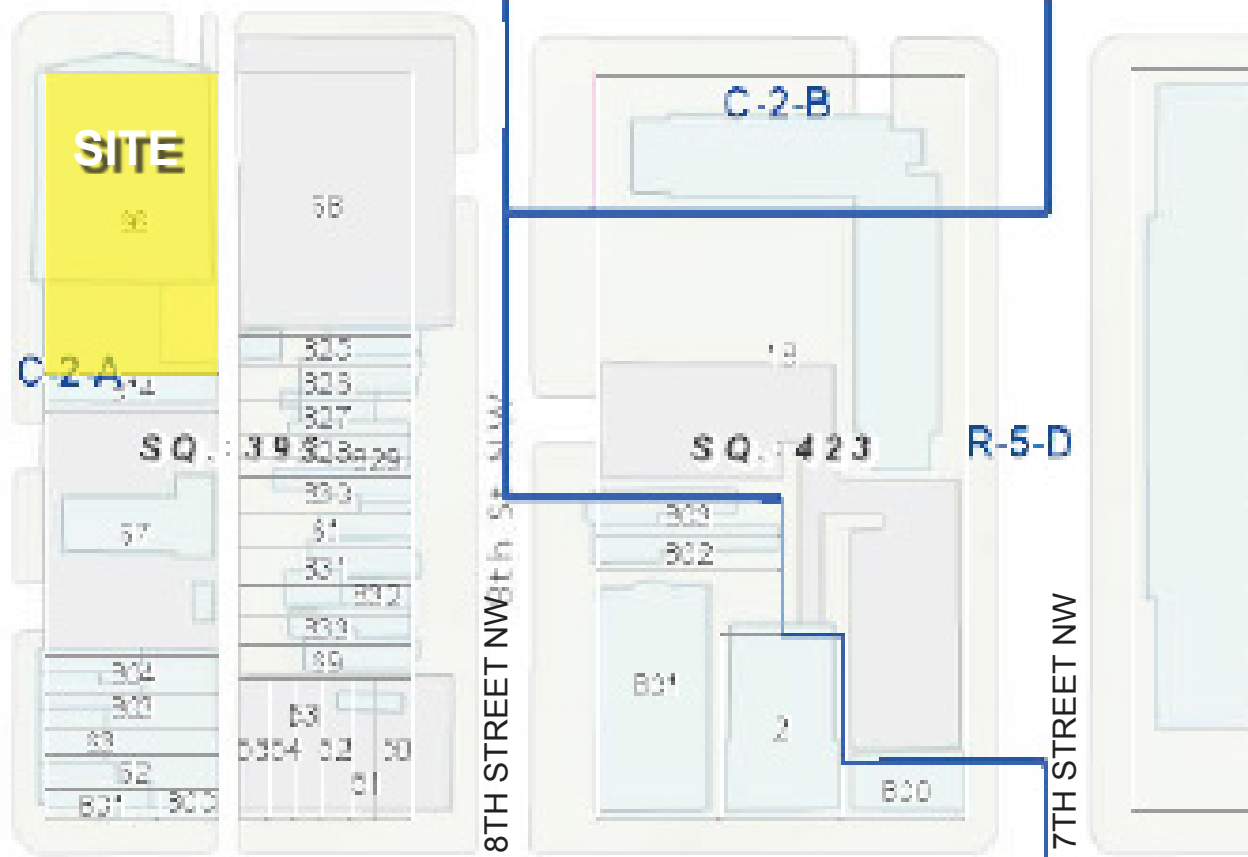
	Main building	Penthouse	Total
GFA Residential	82,403	4,822	87,225
NSF Residential	67,175	3,931	71,106
GFA Multiplier	18.48%		
8% GFA IZ Requirement	6,592	386	6,978
8% NSF IZ Requirement	5,374	314	5,688
1BR	50%		
2BR	50%		

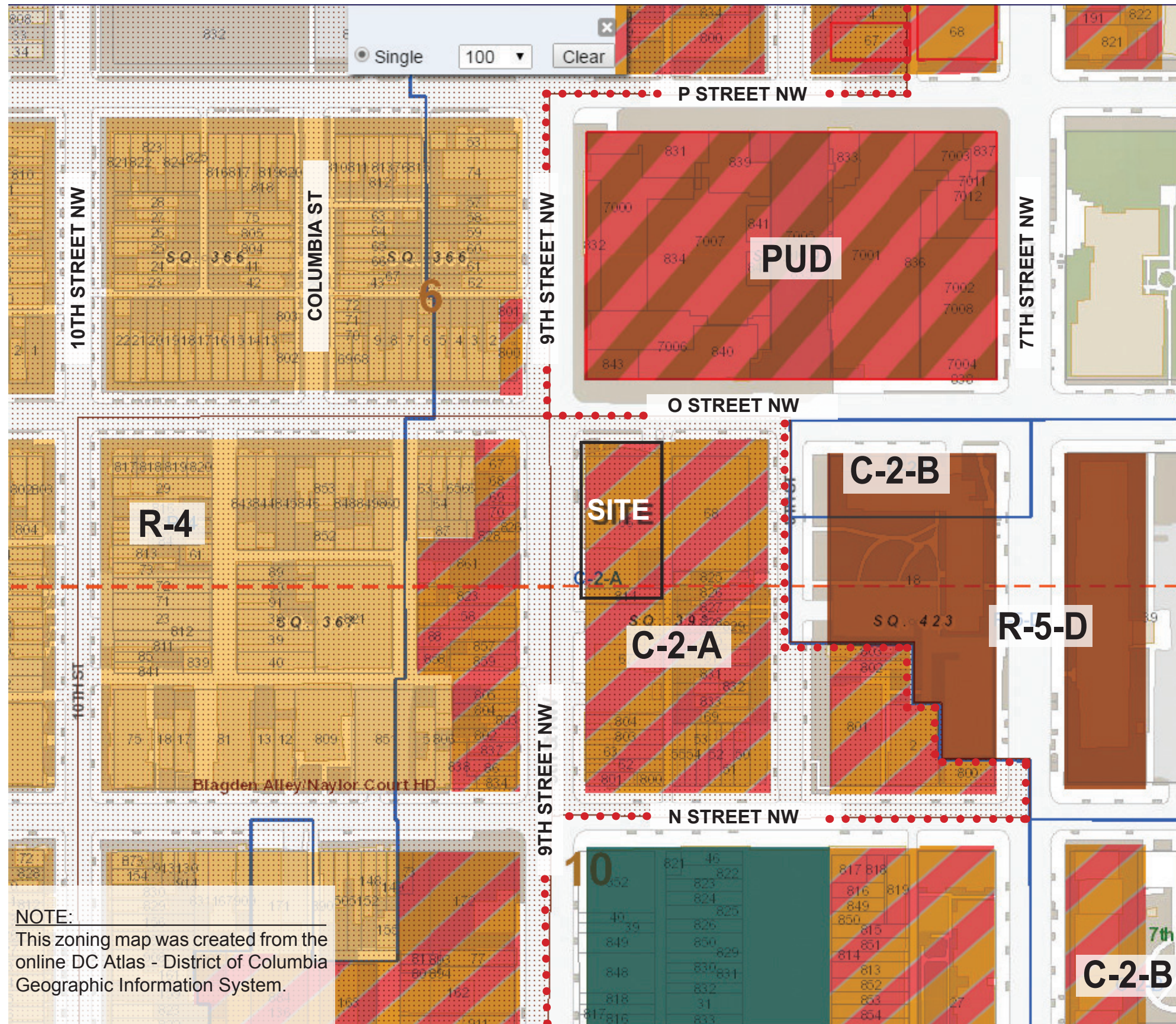
Unit	1BR		2BR		Total		AMI %
	NSF	GFA	NSF	GFA	NSF	GFA	
203							
204	1010	1197			1010	1197	80%
205	929	1101			929	1101	50%
207							
209							
303							
304	1010	1197			1010	1197	80%
307			976	1156	976	1156	80%
308							
309			1004	1190	1004	1190	80%
407			976	1156	976	1156	80%
408							
409							
Total	2,949	3,494	2,956	3,502	5,905	6,996	





 ZONING DISTRICTS





NOTE:
 This zoning map was created from the online DC Atlas - District of Columbia Geographic Information System.



HOTEL CAMBRIA

O STREET NW

PROPOSED PROJECT



A05 VIEW FROM O STREET NW LOOKING EAST

Gensler

04 OCTOBER 2016

810 O STREET NW

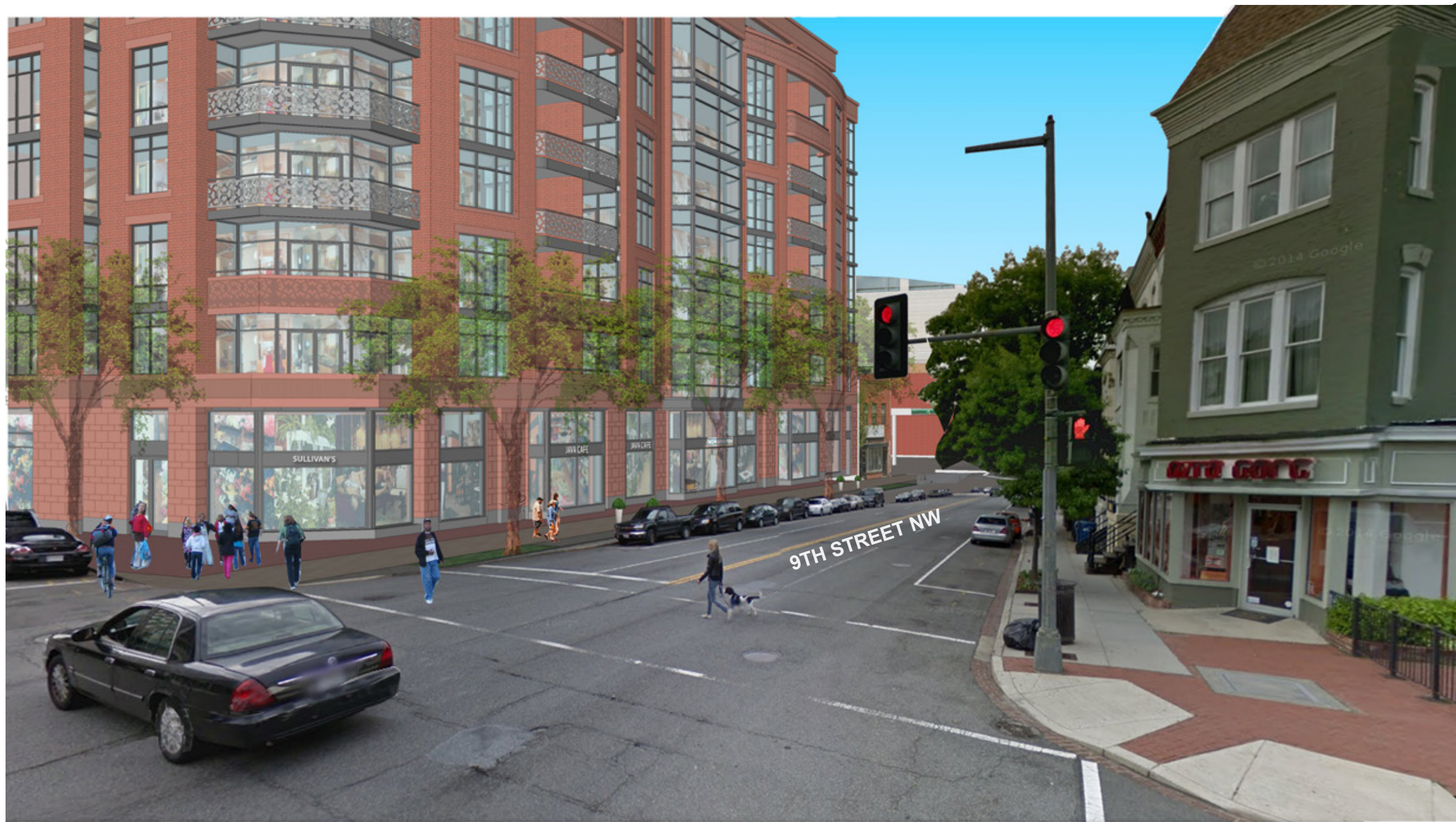
FOUR POINTS

HOTEL CAMBRIA

PROPOSED PROJECT

CONVENTION CENTER





A07 VIEW OF RETAIL BASE

Gensler

04 OCTOBER 2016

810 O STREET NW

FOUR POINTS

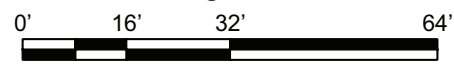






1

Note: Relative Elevations are based on a Measuring Point of ± 91.13 located at the level of the curb opposite the middle of the front of the building.

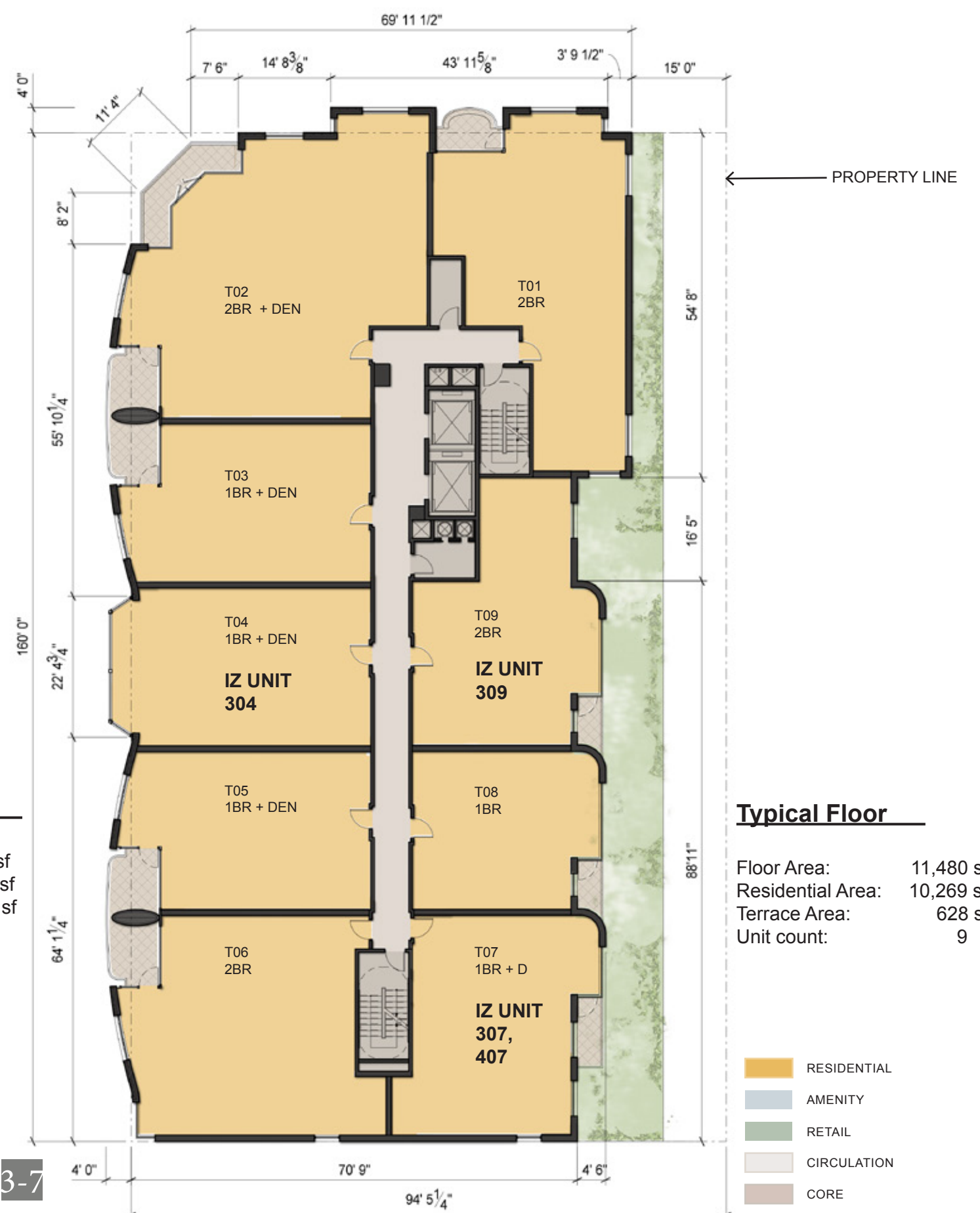


1st Floor

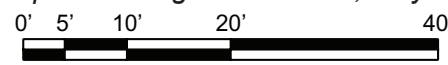
Floor Area:	11,209 sf
Lobby Area:	2,008 sf
Retail Area:	6,900 sf

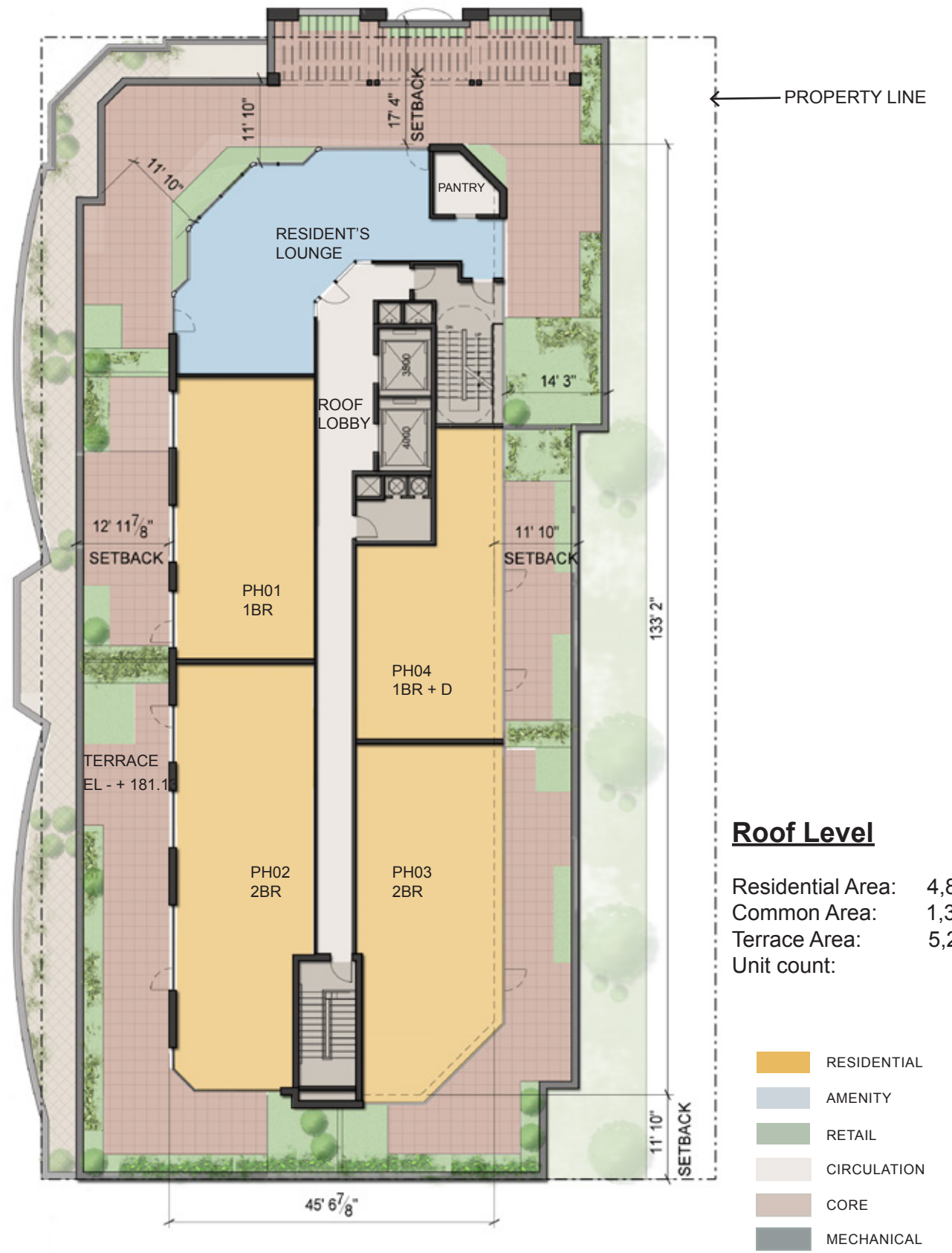
- RESIDENTIAL
- AMENITY
- RETAIL
- CIRCULATION
- CORE
- ➔ PEDESTRIAN ACCESS
- ➔ VEHICULAR ACCESS
- ➔ LOADING ACCESS

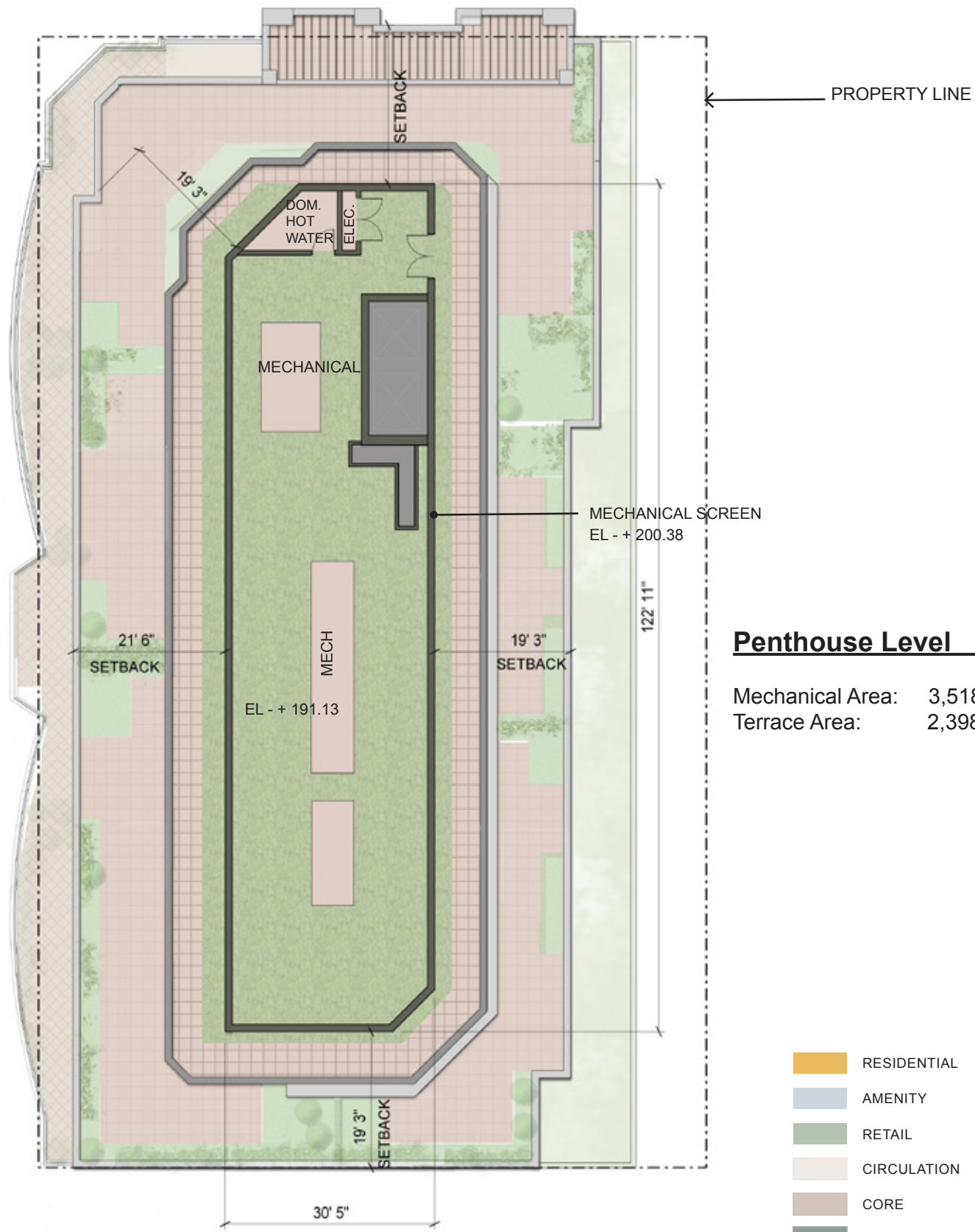




Note: The interior layout shown of the building is schematic. Changes to the layouts, not affecting the exterior envelop or square footage distribution, may occur.





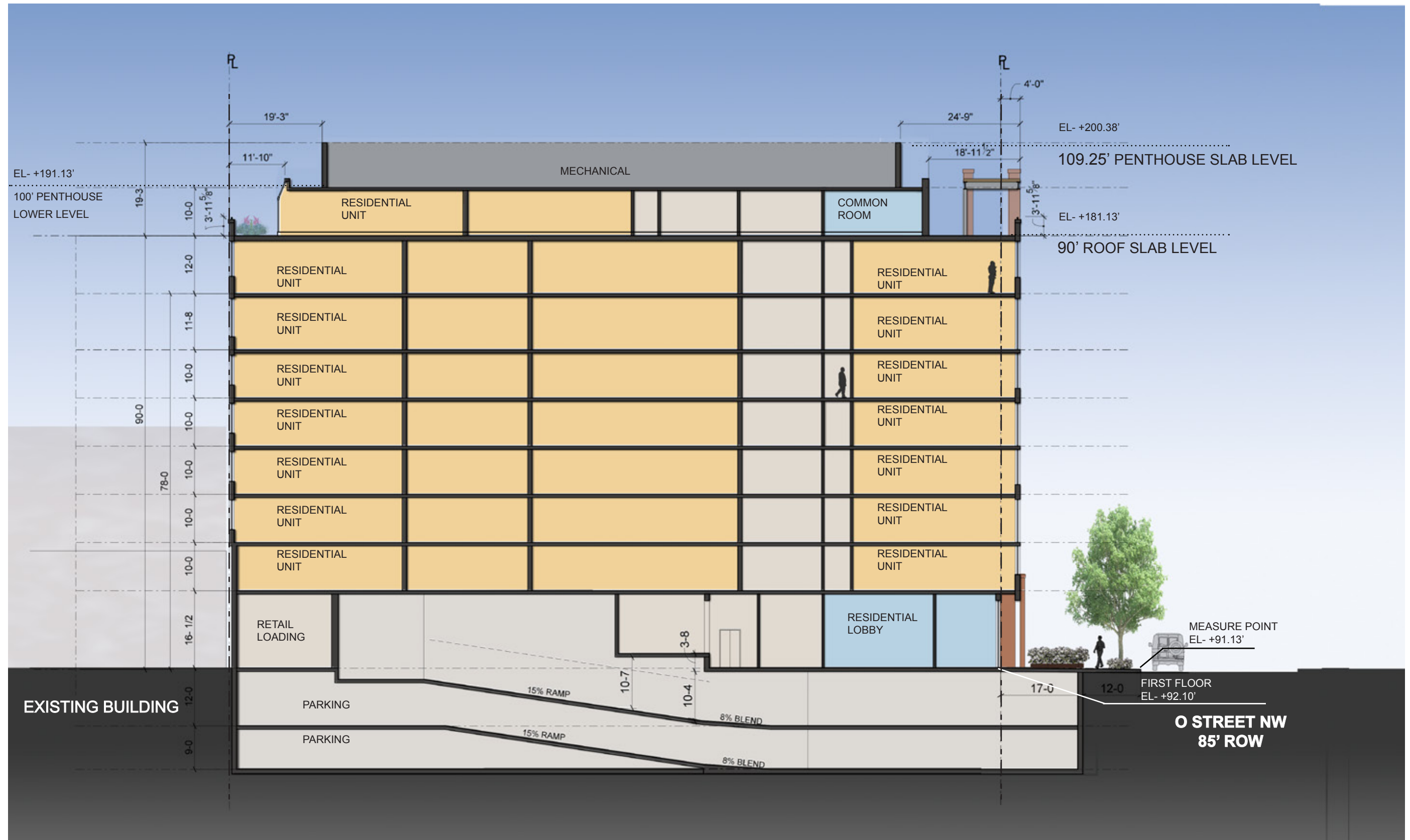


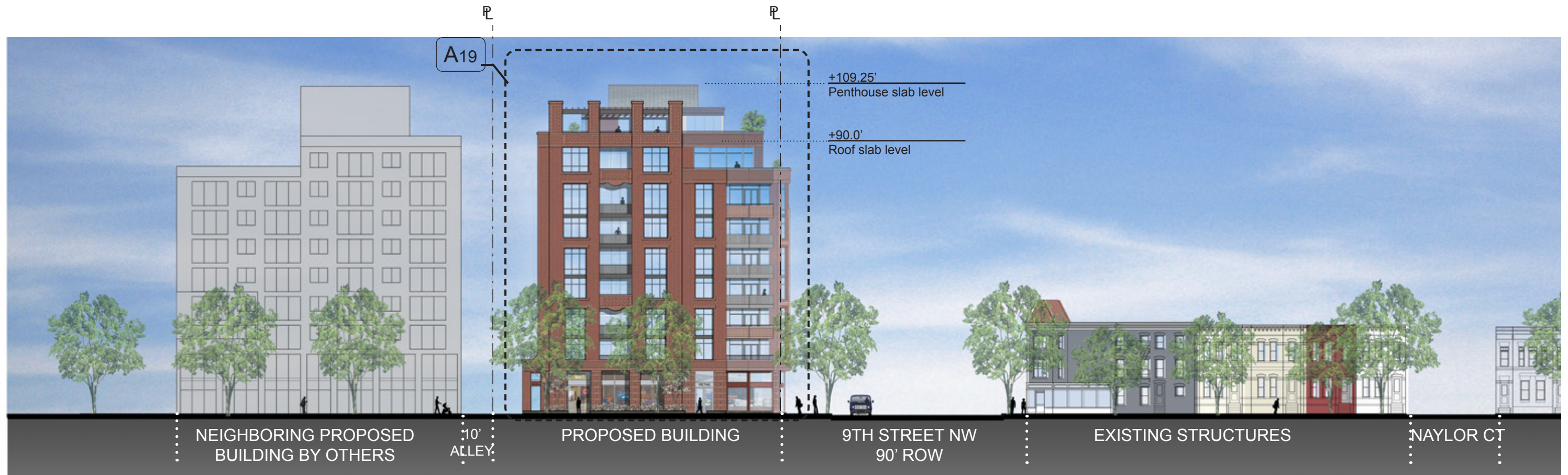
Penthouse Level

Mechanical Area: 3,518 sf
 Terrace Area: 2,398 sf

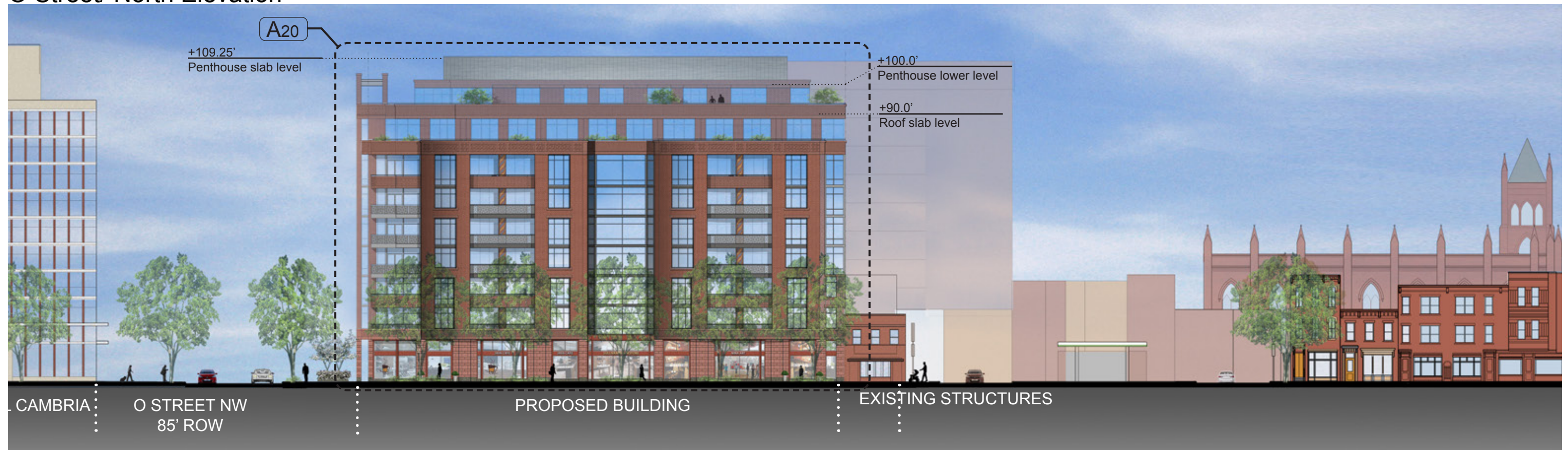
- RESIDENTIAL
- AMENITY
- RETAIL
- CIRCULATION
- CORE
- MECHANICAL



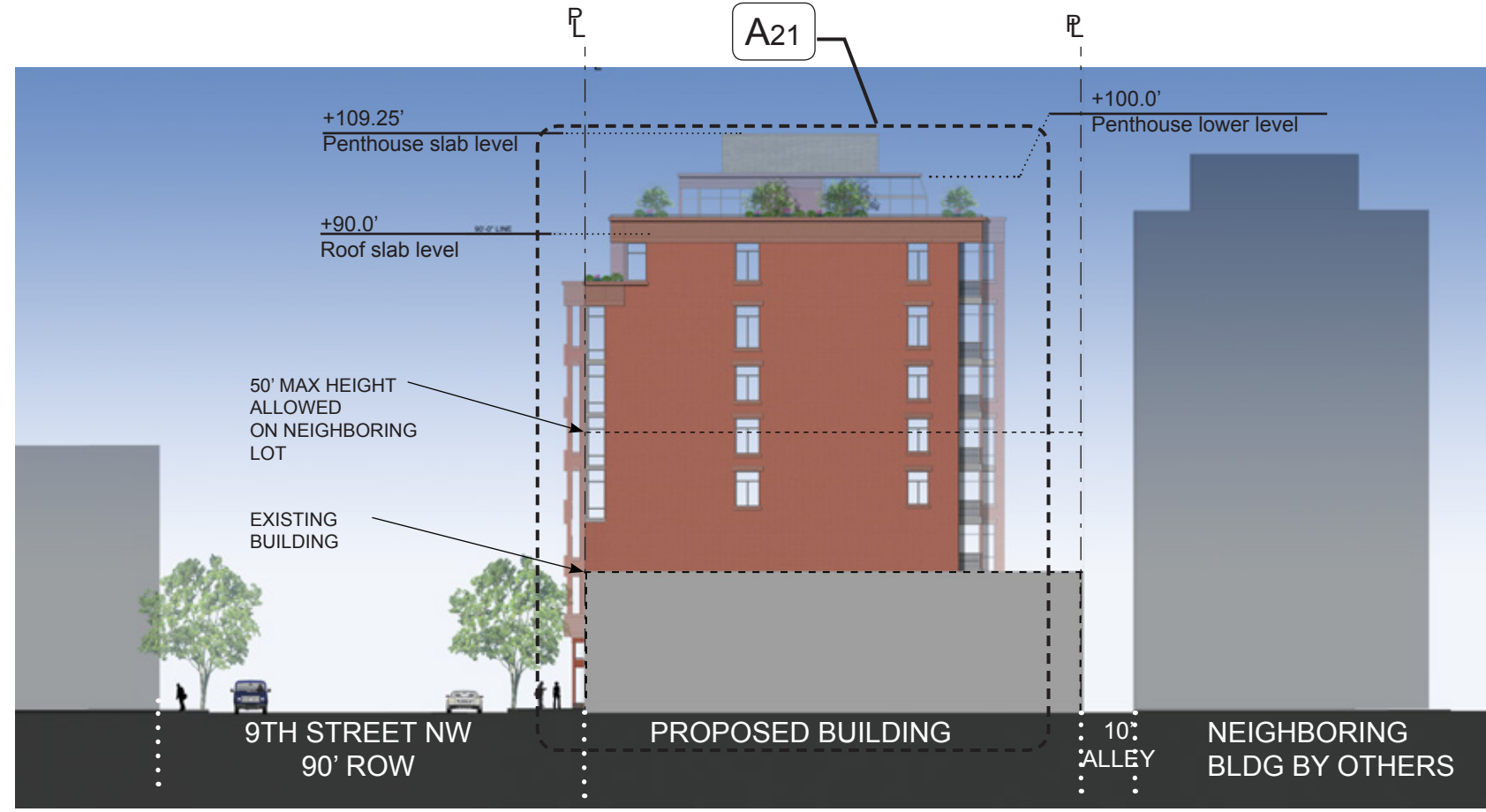




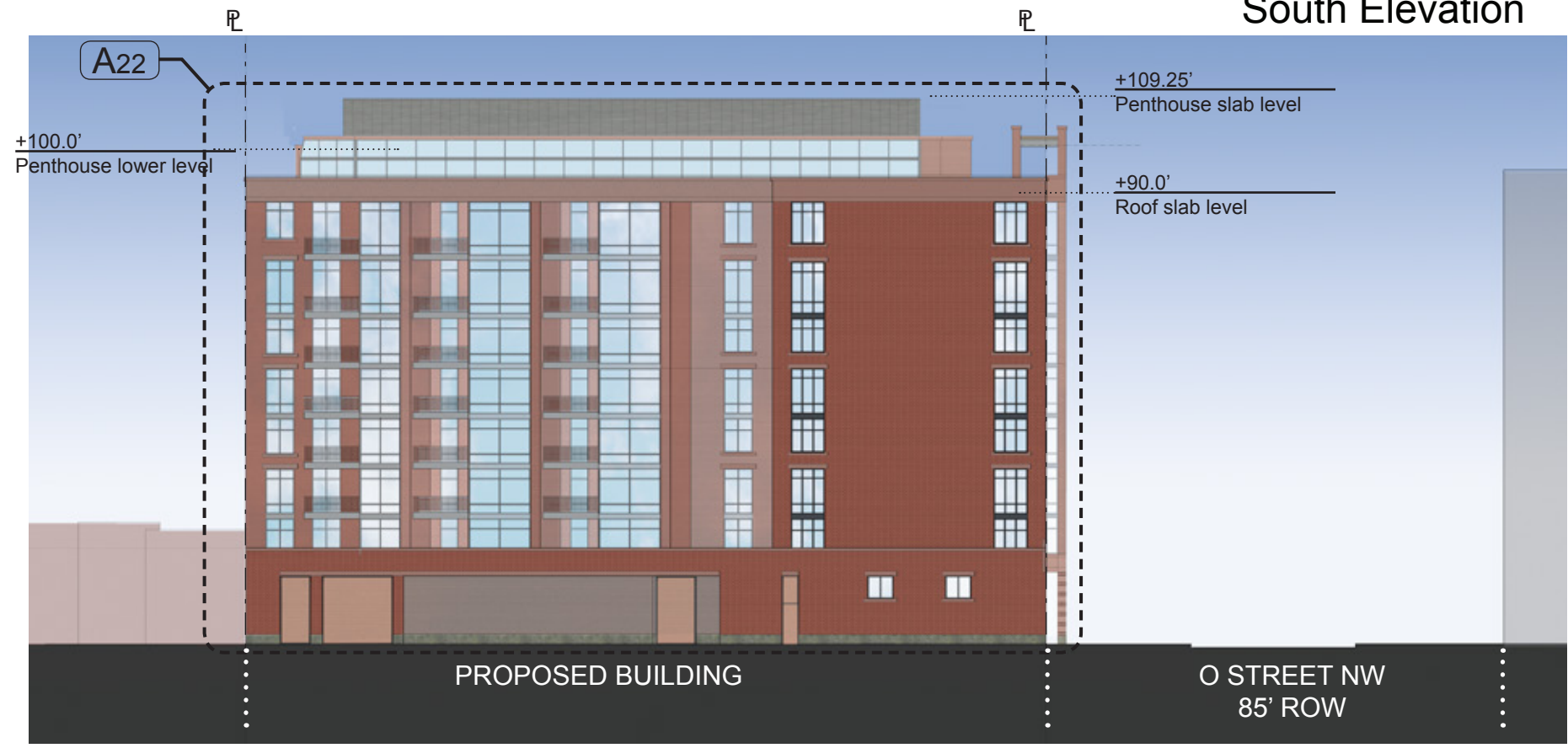
O Street/ North Elevation



9 Street/ West Elevation



South Elevation



Alley/East Elevation



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- ① Metal Panel screen, Silver Gray
- ② Tinted Precast- Pattern1 & 2
- ③ Tinted Precast Window head, sill, coping -Deep red
- ④ Brick Endicott Blend (Red smooth, medium ironspot light & dark)
- ⑤ Brick balcony divider Red smooth, blue, yellow glazed brick
- ⑥ Ornamental metal railing
- ⑦ Metal railing, trellis - Silver Gray
- ⑧ Stone Agra Brown
- ⑨ Stone Base Bursting stone
- ⑩ Metal painted match precast

A19 ENLARGED ELEVATION - O STREET







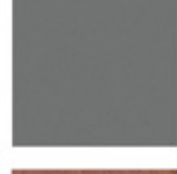
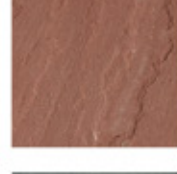
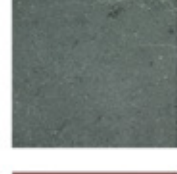



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Gensler

810 O STREET NW

FOUR POINTS

-  ① Metal Panel screen, Silver Gray
-  ② Tinted Precast- Pattern1 & 2
-  ③ Tinted Precast Window head, sill, coping -Deep red
-  ④ Brick Endicott Blend (Red smooth, medium ironspot light & dark)
-  ⑤ Brick balcony divider Red smooth, blue, yellow glazed brick
-  ⑥ Ornamental metal railing
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-  ⑨ Stone Base Bursting stone
-  ⑩ Metal painted match precast



810 O STREET NW



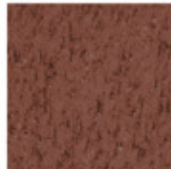





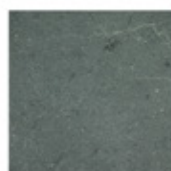



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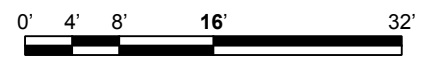
ENLARGED ELEVATION - 9TH STREET A 20





- 
①
 Metal Panel screen, Silver Gray
- 
②
 Tinted Precast- Pattern1 & 2
- 
③
 Tinted Precast Window head, sill, coping -Deep red
- 
④
 Brick
 Endicott Blend (Red smooth, medium ironspot light & dark)
- 
⑤
 Brick balcony divider
 Red smooth, blue, yellow glazed brick
- 
⑥
 Ornamental metal railing
- 
⑦
 Metal railing, trellis - Silver Gray
- 
⑧
 Stone
 Agra Brown
- 
⑨
 Stone Base
 Bursting stone
- 
⑩
 Metal
 painted match precast

A21 ENLARGED ELEVATION - SOUTH ELEVATION



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