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3450 EADS STREET APARTMENT

Dated: 02/22/2017		1 BEDROOM														2 BED	TOTAL	UNIT GFA	FLOOR GROSS	
UNIT TYPES		1A	1A-1	1B	1C	1C-1	1D	1D-1	1E	1E-1	1F	1G	1G-1	1H	1H-1	2A				
GROSS UNIT SQUARE FOOTAGE		667	642	689	698	673	700	675	642	617	681	700	654	669	704	955				
RESIDENTIAL LEVELS																				
BASEMENT LEVEL		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,576
FIRST FLOOR		1	0	1	1	0	0	0	0	0	0	2	0	0	0	0	0	5	3,454	14,149
SECOND FLOOR		7	0	1	1	0	1	0	1	0	2	2	0	2	0	0	0	17	11,498	14,307
THIRD FLOOR		7	0	1	1	0	1	0	1	0	2	2	0	2	0	0	0	17	11,498	13,814
FOURTH FLOOR		7	0	1	1	0	1	0	1	0	2	0	2	2	0	0	0	17	11,406	13,714
FIFTH FLOOR		0	8	0	0	1	0	1	0	1	0	0	0	0	1	1	0	13	8,760	10,492
TOTAL UNITS		22	8	4	4	1	3	1	3	1	6	6	2	6	1	1	69	46,616	68,052	
TOTAL UNIT GSF		14,674	5,136	2,756	2,792	673	2,100	675	1,926	617	4,086	4,200	1,308	4,014	704	955	46,616			
TOTAL UNITS BY TYPE		69														69				
PERCENTAGE BY TYPE		100%														100%				

RESIDENTIAL EFFICIENCY		68.5%	
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PARKING	# SPACES
REAR GARAGE PARKING	17



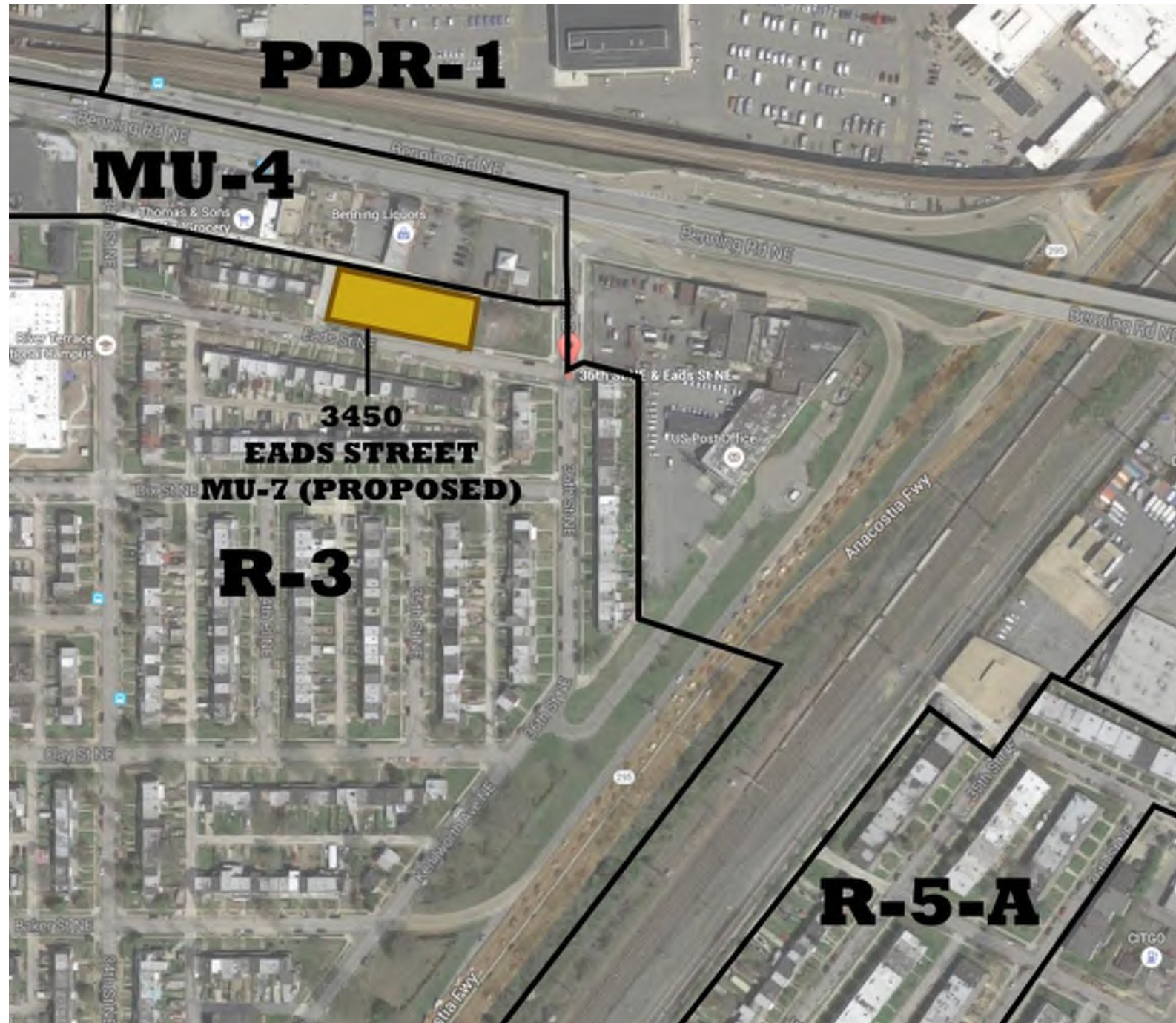
EADS STREET APARTMENTS

Unit Matrix

CS - 0.2

02.23.2017

ZONING AND VICINITY MAP



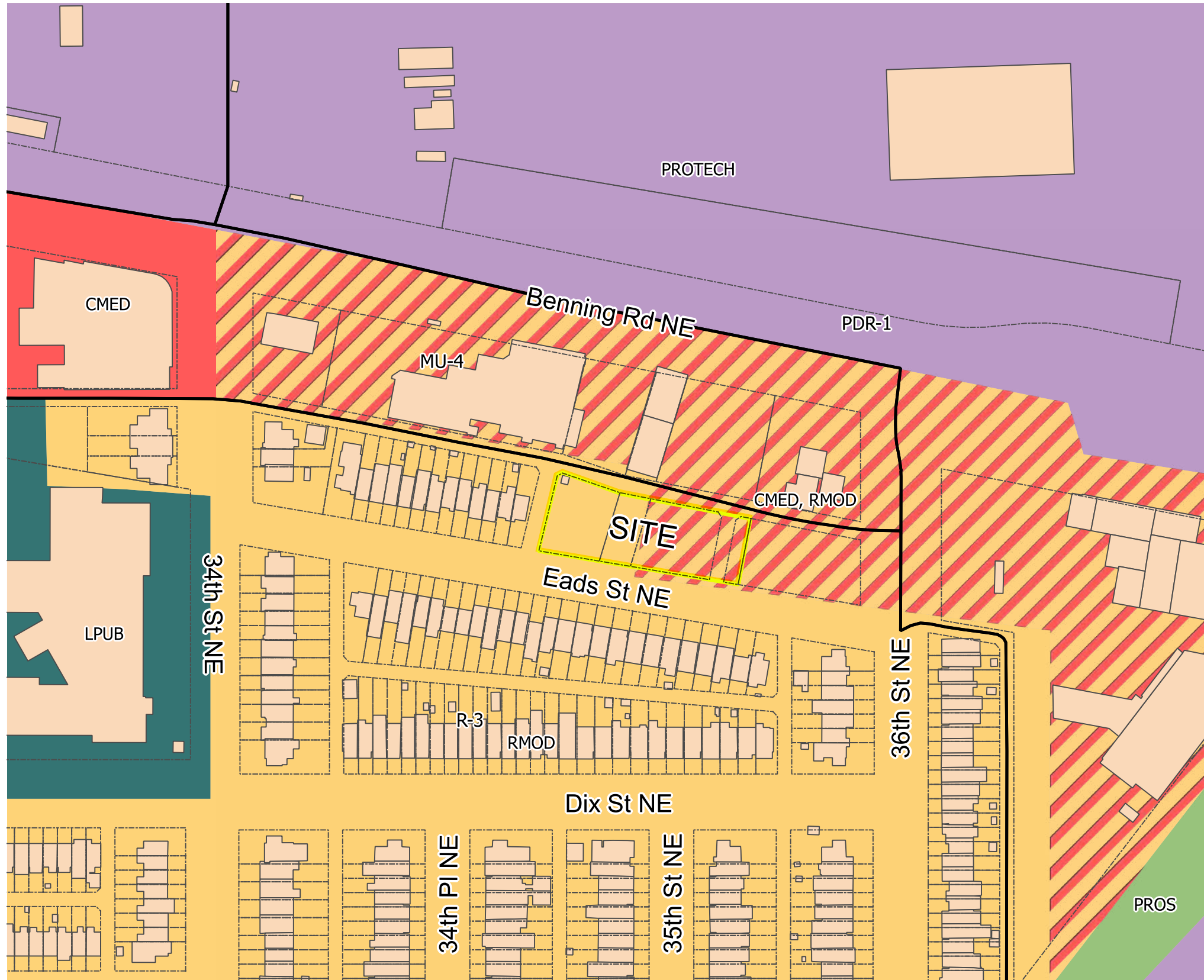
PROPERTY DETAILS

A	LOTS	SQUARE	LOT AREA
7	839, 840, 841, 842, AND PORTION OF PUBLIC ALLEY TO BE CLOSED	5017	17,863

	PROPOSED ZONING	SHOWN IN SUBMISSION
ZONING	MU-7	MU-7
FAR	5.76	3.81
MAX. HEIGHT	70 FT AS LIMITED BY HEIGHT ACT	57'-11"
MAX LOT OCCUPANCY	80% RES / 80% OTHER	81% RES (14,461 SQF) (RELIEF IS REQUESTED)
REAR YARD	TWO AND ONE-HALF INCHES (2.5 IN.) PER ONE FOOT (1FT) OF VERTICAL DISTANCE FROM THE MEAN FINISHED GRADE AT THE MIDDLE OF THE REAR OF THE STRUCTURE TO THE HIGHEST POINT OF THE MAIN ROOF OR PARAPET WALL, BUT NOT LESS THAN TWELVE FEET (12 FT.) REQUIRED BY SET BACK	ACTUAL REAR YARD VARIES BUT DOES NOT COMPLY (RELIEF IS REQUESTED)
SIDE YARD	IF SIDE YARD PROVIDED, 2 IN. WIDE FOR EACH FOOT OF HEIGHT OF BUILDING, BUT NOT LESS THAN 5 FT. REQUIRED SETBACK 9'-4"	ACTUAL SIDE YARD VARIES BUT DOES NOT COMPLY (RELIEF IS REQUESTED)
LOADING BERTH	1 LOADING BERTH @ 12' X 30' W/14'-0" VERTICAL CLEARANCE	1 LOADING BERTH @ 12' X 30' W/14'-0" VERTICAL CLEARANCE
LOADING PLATFORM	AT LEAST 100 SQF, 8 FT WIDE	8'-0" X 19'-9" = 152.75 SQF
PARKING MINIMUMS	1 PER 6 UNITS OF PUBLICLY ASSISTED HOUSING, RESERVED FOR THE ELDERLY, WITH 60% (42) OF THE UNITS RESERVED FOR SENIORS. *	7 SPACES REQUIRED
	1 PER 3 DWELLING UNITS, BASED ON REMAINING UNITS (38) NOT SERVING THE ELDERLY.	9 SPACES REQUIRED
	TOTAL	16 SPACES REQUIRED
PARKING SPACE SIZING	50% (8) OF THE REQUIRED SPACES MUST MEET THE MINIMUM FULL-SIZED PARKING SPACE STANDARDS.	8 FULL-SIZED SPACES AND 9 COMPACT SPACES
BIKE STORAGE	1 SPACE/3 DWELLING UNITS (LONG TERM) 1 SPACE/20 DWELLING UNITS (SHORT TERM) 20 LONG TERM BIKE SPACES REQUIRED 3 SHORT TERM BIKE SPACES REQUIRED	20 LONG TERM PROVIDED 3 SHORT TERM PROVIDED
GAR	0.25	0.25 (MINIMUM)







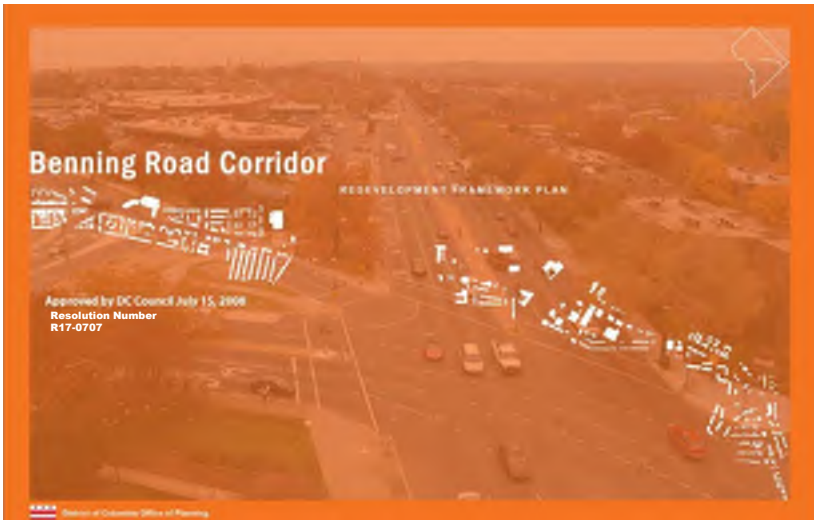
Legend

- Zoning District Boundaries
- Property Boundaries
- PUD Site
- Existing Buildings

Future Land Use Map

- CMED - Medium Density Commercial
- CMED, RMOD - Medium Density Comm., Moderate Density Res.
- RMOD - Moderate Density Residential
- LPUB - Local Public Facilities
- PROS - Parks, Recreation, and Open Space
- PROTECH - Production, Distribution, and Repair

Benning Road Corridor Plan Redevelopment Framework Plan



Boundary of Opportunity Site 2C as defined on page 51 of Benning Road Corridor Plan Redevelopment Framework Plan.

Boundary of Eads Street NE project site, as proposed.

Opportunity Site 2C - Proposed Use: "Potential development of mixed income housing with small retail and services to support the existing residential community" Pg. 54

PG. 51

Study Area 2 - Anacostia Avenue to 42nd Street NE

Opportunity Site 2C

These sites are located across the street from the Benning Road Pepero facility, between Anacostia Avenue and Marlborough Avenue. Current uses on the site include the Chateau nightclub, two liquor stores, a small strip mall, car service and filling stations, surface parking lots, etc. There is about 317,000 square feet of developable land with direct frontage onto Benning Road. These sites also abut the River Terrace community to the south. River Terrace is physically isolated from other surrounding neighborhoods, situated on a 1/4 mile between the Anacostia River, I-295, East Capitol Street (which takes on a highway quality at that point, and does not connect to local River Terrace streets), and Benning Road and the Pepero facility. Any redevelopment of these sites is limited by the isolation, and is therefore likely to occur in the longer term of 10-15 years or more. Development here should include mixed-use development consisting of retail and small office. Planned transportation initiatives, including new streetcar, improved access over the railroad and eventual streetcar will make it much easier for people outside River Terrace to utilize new retail and services there, and therefore make redevelopment more viable.

One major public amenity desired by the residents of River Terrace is an inter-generational recreation center. Such a facility should be considered for this site, ensuring that it can attract and support enough residents from other surrounding neighborhoods to make the project financially feasible and effective. This largely depends on future transit options for the corridor.

PG. 54

Study Area 2 - Anacostia Avenue to 42nd Street NE

Address	Owner	Parcel Size (sqft)	Current Zoning	Current Land Use	Proposed Use	Proposed Development Scale	Redevelopment Timeframe
3425 - 3435 Benning Road NE	1912 New York Ave LP & National Planning Corporation	40,200	C-2-A	Commercial	Potential development of mixed-income housing with small retail and services to support the existing residential community.	The current zoning will accommodate different types of residential and commercial use.	10-15 years
3435 - 3445 Benning Road NE	1912 New York Ave LP & National Planning Corporation	40,200	C-2-A	Commercial	Potential development of mixed-income housing with small retail and services to support the existing residential community.	The current zoning will accommodate different types of residential and commercial use.	10-15 years
3445 - 3461 Benning Road NE, Eads Street NE	Seresa Coleman, Byong K Choi, Maurice Jones, & District of Columbia	65,000	C-2-A & R-3	Commercial	Potential development of mixed-income housing with small retail and services to support the existing residential community.	The current zoning will accommodate different types of residential and commercial use.	10-15 years
3425 - 3435 Benning Road NE	3425 Benning Road LP	121,000	C-2-A	Commercial	Support low-income density mixed-use development.	To support low-income density mixed-use development is recommended.	10-15 years
3419 Benning Road NE	East River Park LP	391,256	C-2-A	Commercial	Proposed residential development with townhomes, shopping, and entertainment use and associated parking.	The existing zoning is sufficient to achieve the stated goals, however some additional height and density may be considered through the plan review of a Planned Unit Development permit for existing zoning.	5-15 years
4110-4120 42nd Street NE	DC of Anacostia & the District of Columbia	40,000	GDH & R-3	Commercial	The existing Ben & Gos Club community site could be located with 400 new units.	A zoning change to support low-income density mixed-use development will be required to support the proposed use.	5-15 years
4222 Benning Road NE	Howard Hilday	7,800	R-3-A	Commercial	Potential for small retail development with associated parking.	A zoning change to support low-income density mixed-use development will be required to accommodate the proposed use.	5-15 years

PG. 54

2 Anacostia Avenue to 42nd Street NE

Study Area 2 Opportunity Sites Matrix

Address	Owner	Parcel Size (sqft)	Current Zoning	Current Land Use	Proposed Use	Proposed Development Scale
2C 3443 - 3461 Benning Road NE, Eads Street NE	Seresa Coleman, Byong K Choi, Maurice Jones, & District of Columbia	65,000	C-2-A & R-3	Commercial	Potential development of mixed-income housing with small retail and services to support the existing residential community	The current zoning will accommodate different types of residential and commercial use.



EADS STREET APARTMENTS

Small Area Plan

A - 0.5

02.23.2017

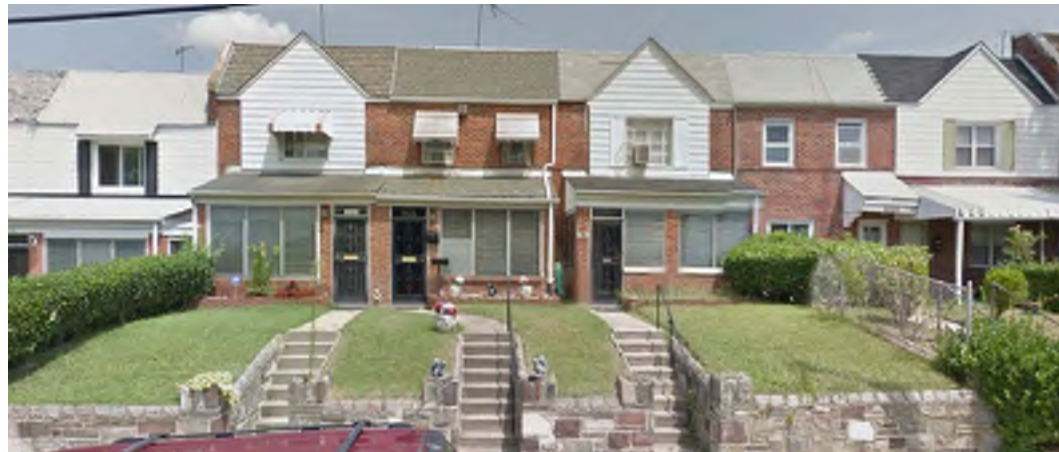
1 | EADS STREET ELEVATION LOOKING NORTH



2 | EADS STREET ELEVATION LOOKING SOUTH

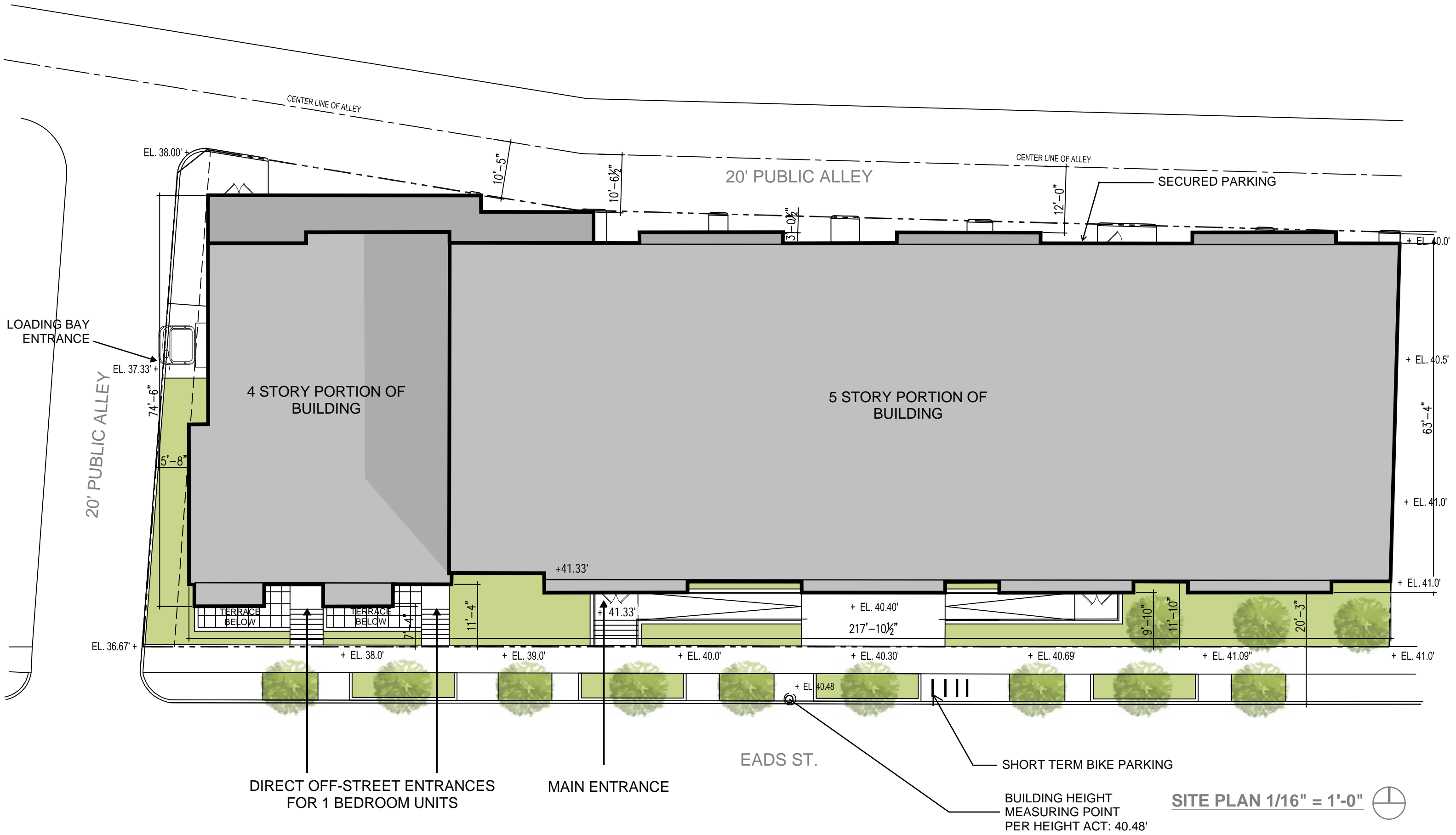


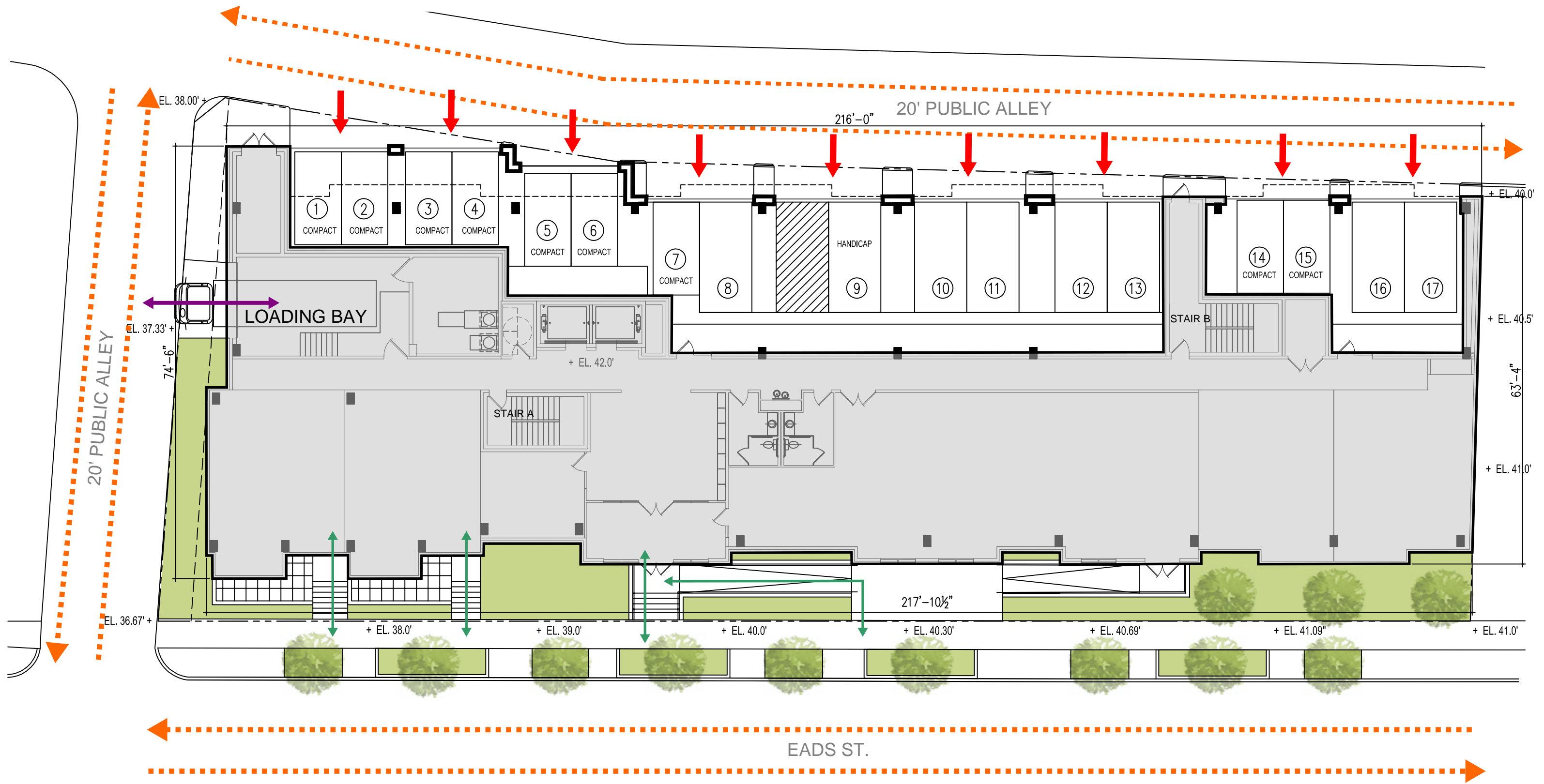
3 | EADS STREET TOWNHOMES



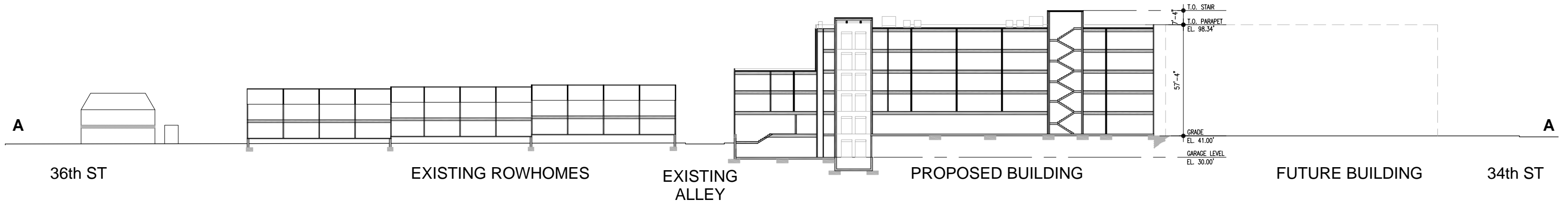
SITE CONTEXT



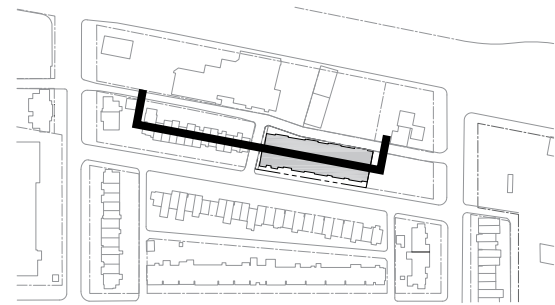




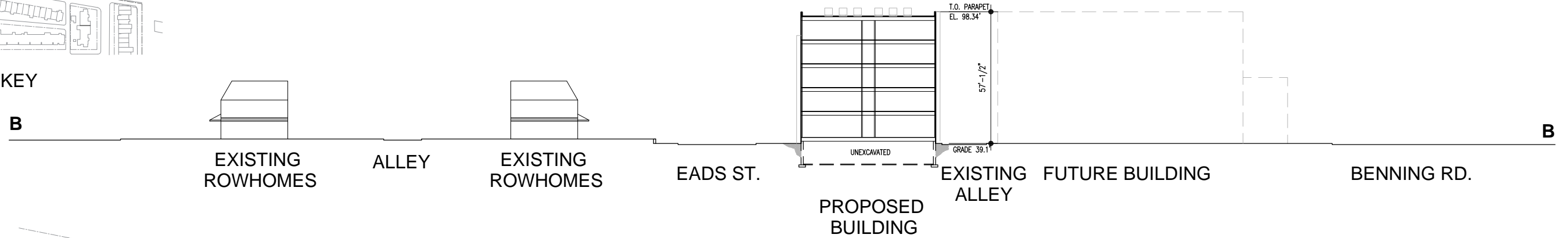
- Pedestrian Residential Access
- Secured Parking Access
- Delivery Vehicles Loading Access
- Traffic Flow



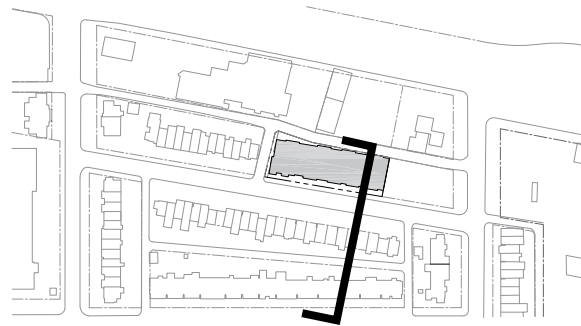
SITE SECTION A-A
EAST-WEST LOOKING NORTH
1" = 50'-0"



SITE SECTION A-A KEY

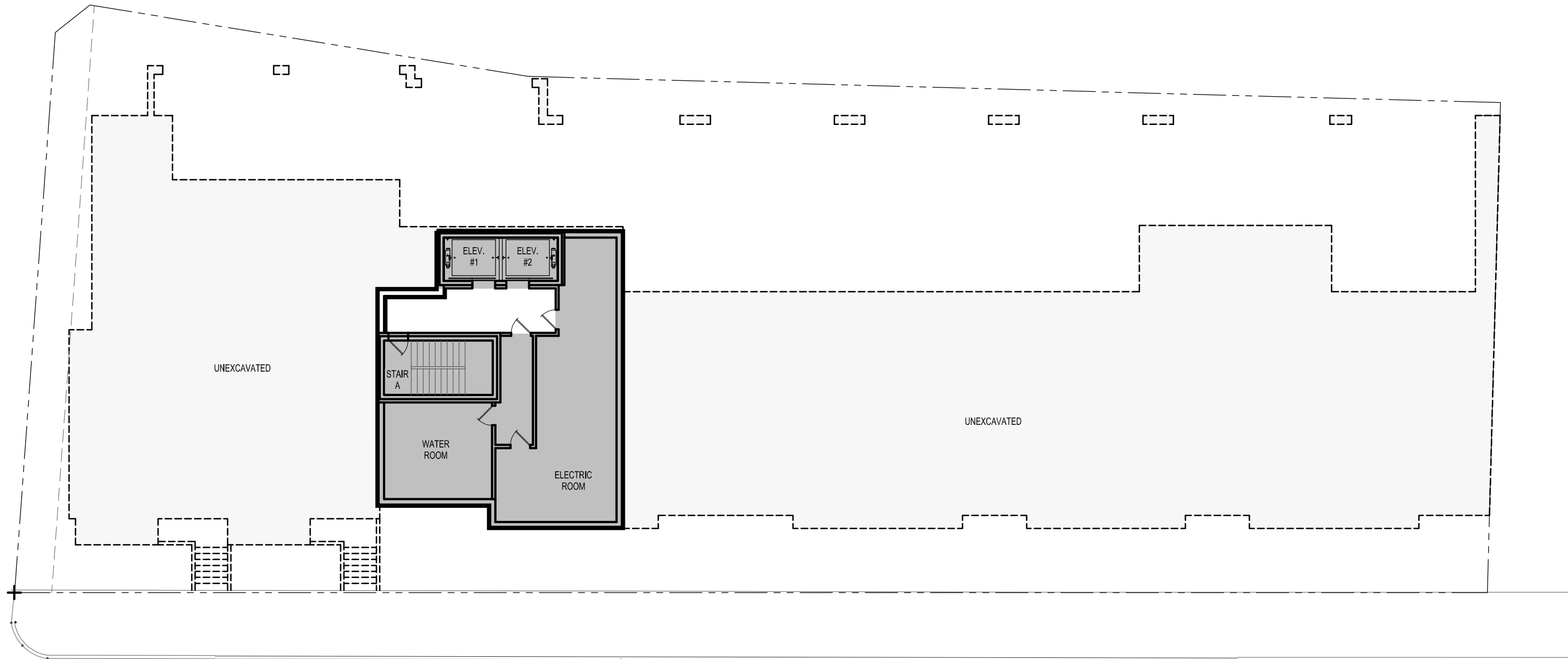


SITE SECTION B-B
NORTH-SOUTH LOOKING WEST
1" = 50'-0"



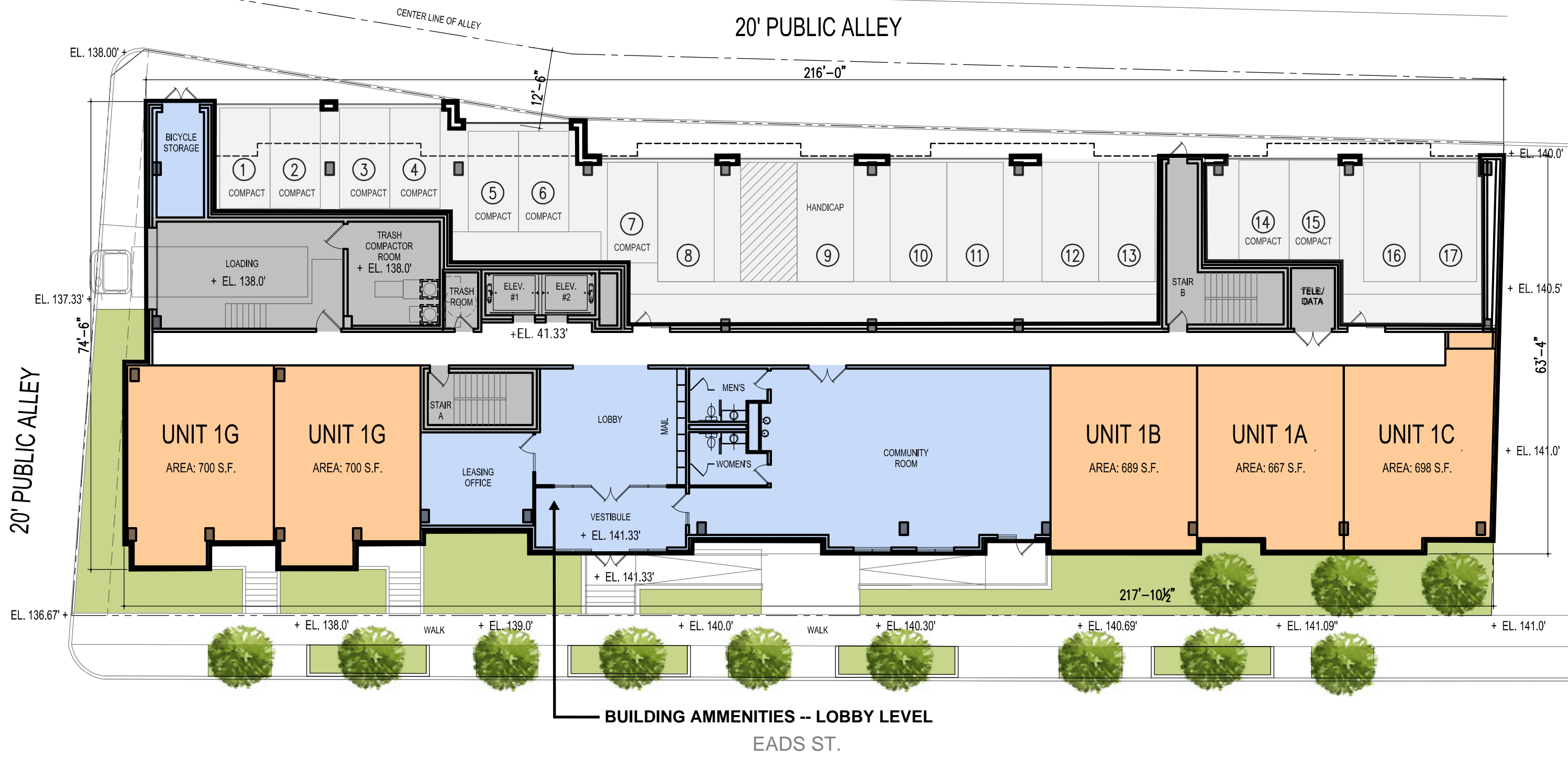
SITE SECTION B-B KEY



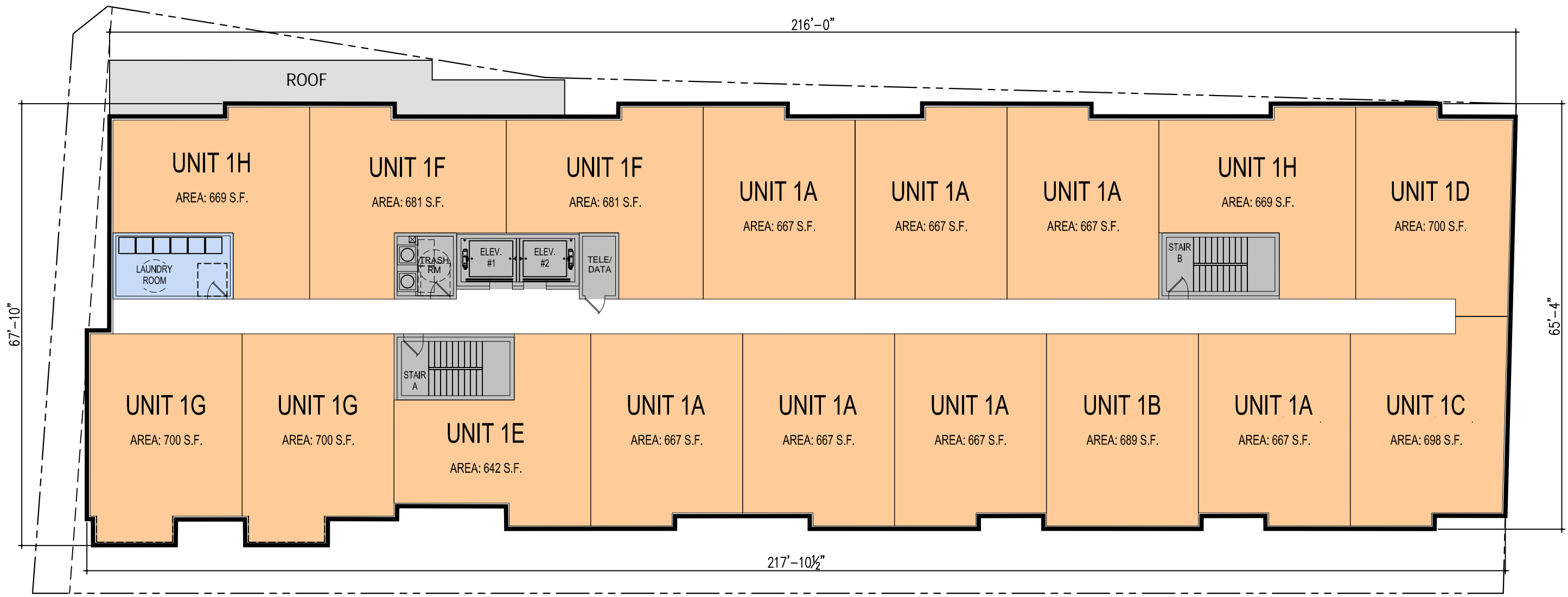


EADS ST.

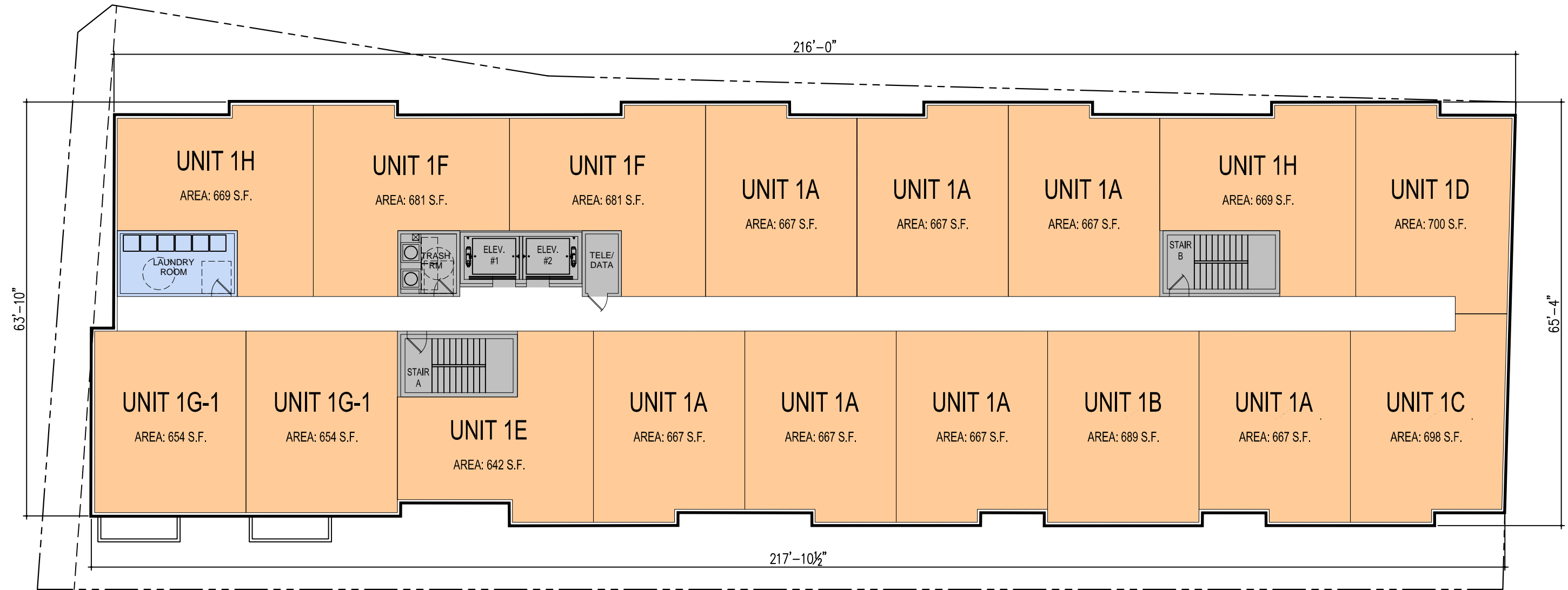
BASEMENT LEVEL PLAN 1/16" = 1'-0"



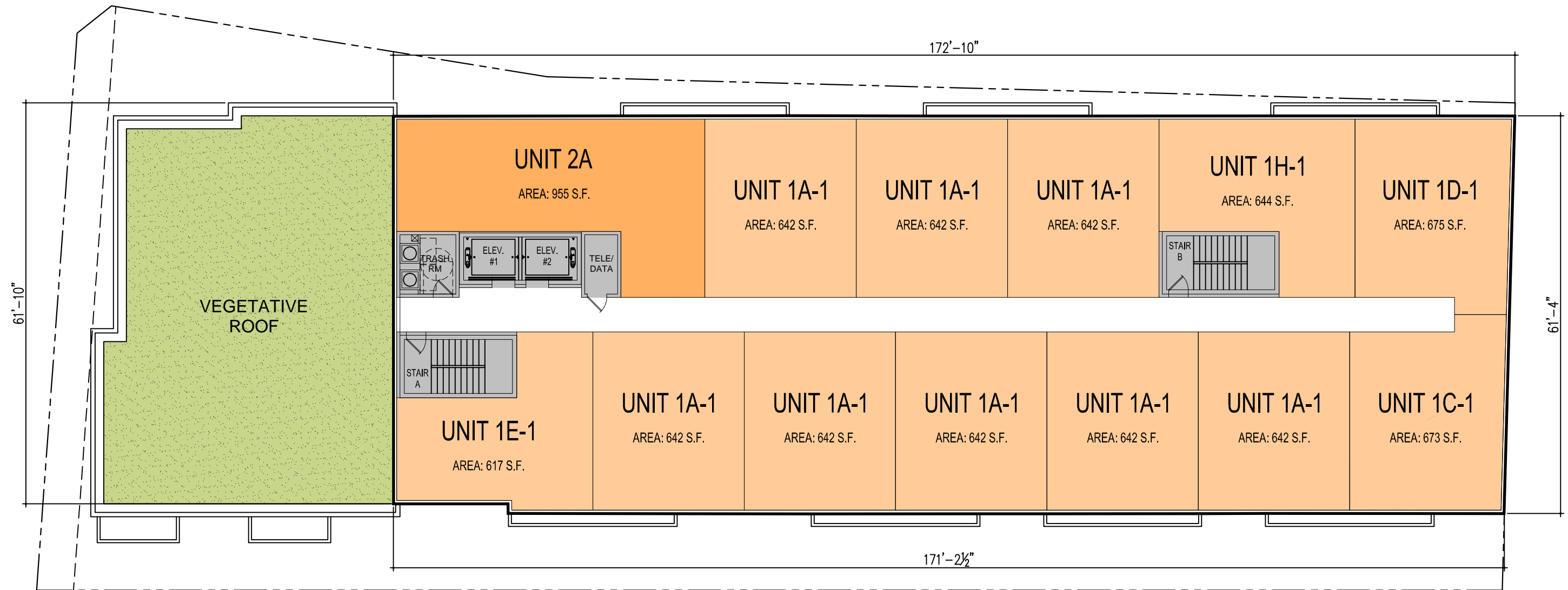
FIRST FLOOR PLAN 1/16" = 1'-0"



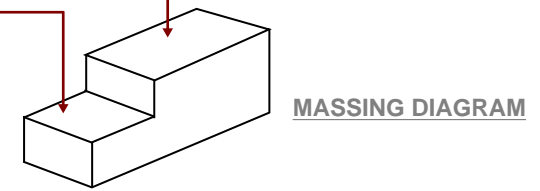
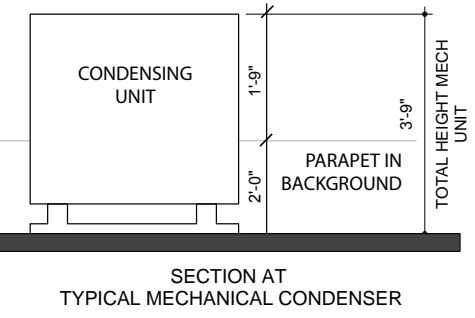
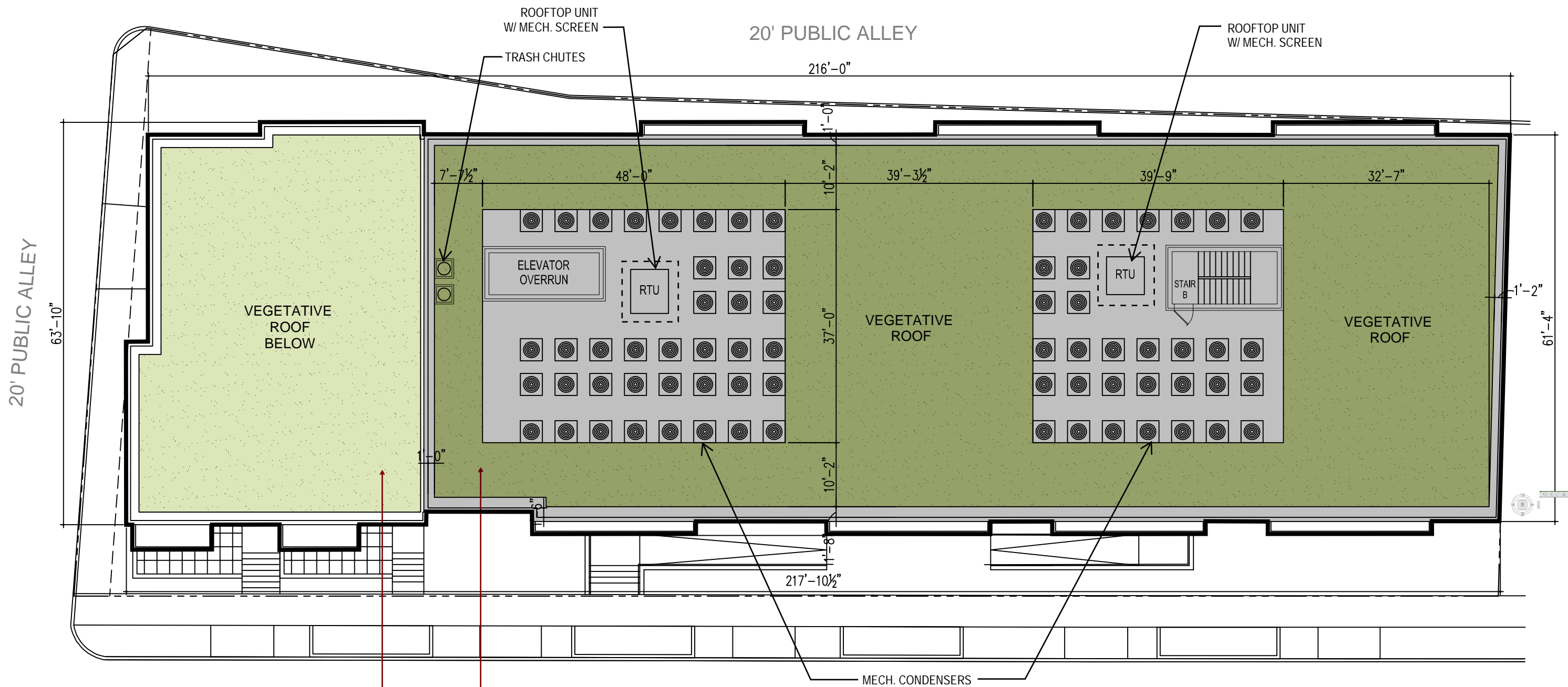
TYPICAL FOOR PLAN 1/16" = 1'-0"



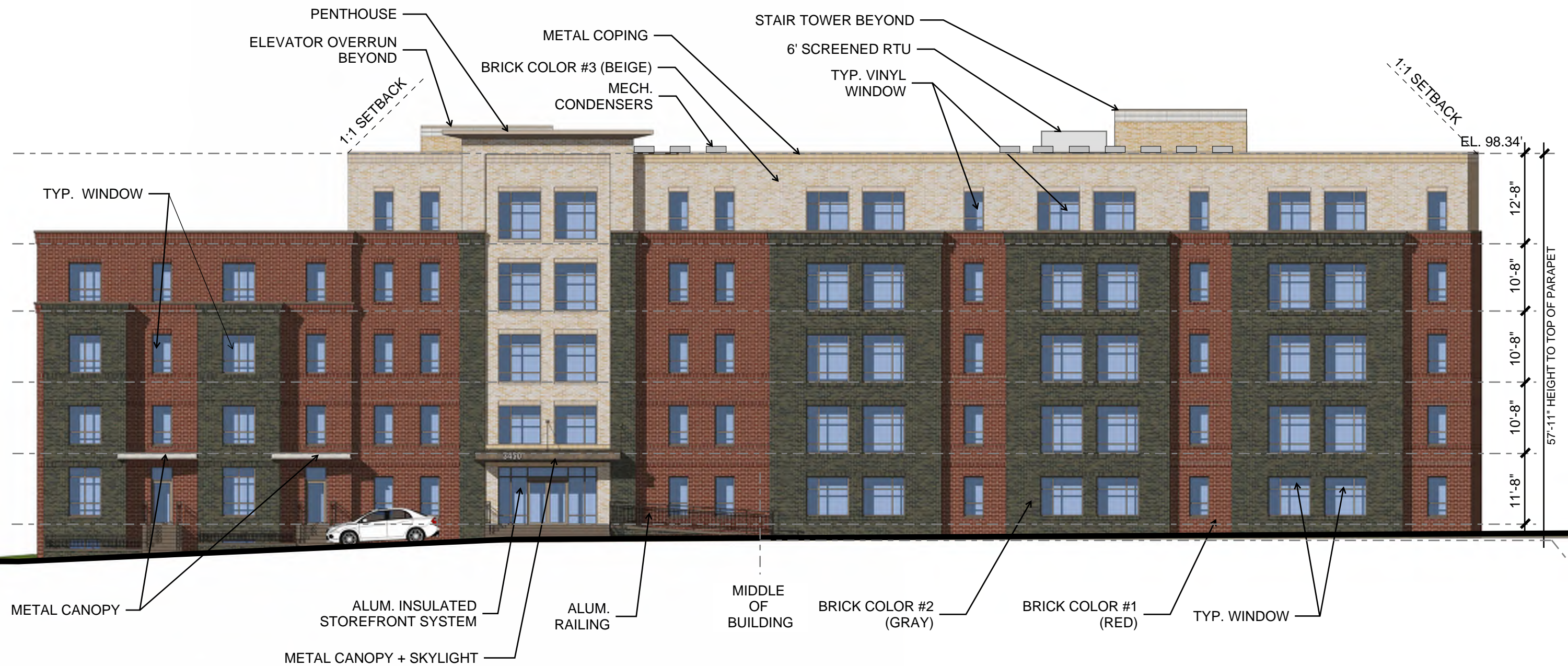
FOURTH FLOOR PLAN 1/16" = 1'-0"



FIFTH FLOOR PLAN 1/16" = 1'-0"

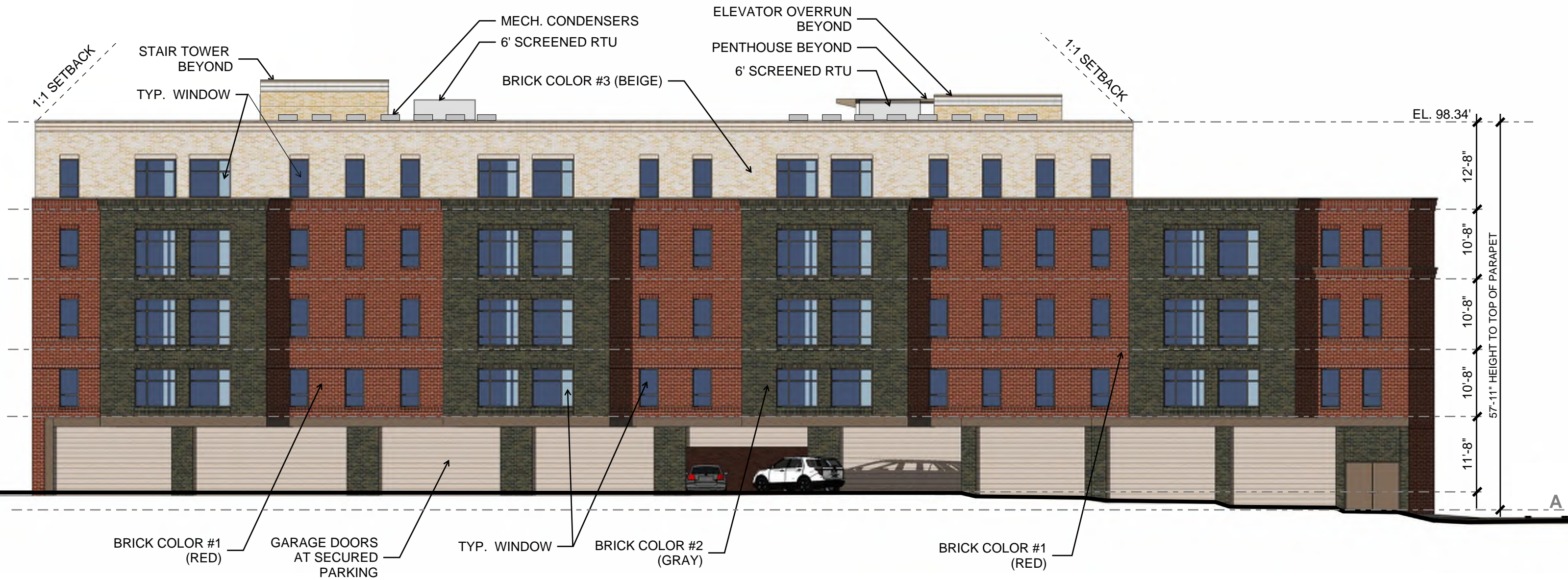


ROOF PLAN 1/16" = 1'-0"
 TOTAL VEGETATIVE ROOF AREA: 6800 S.F.



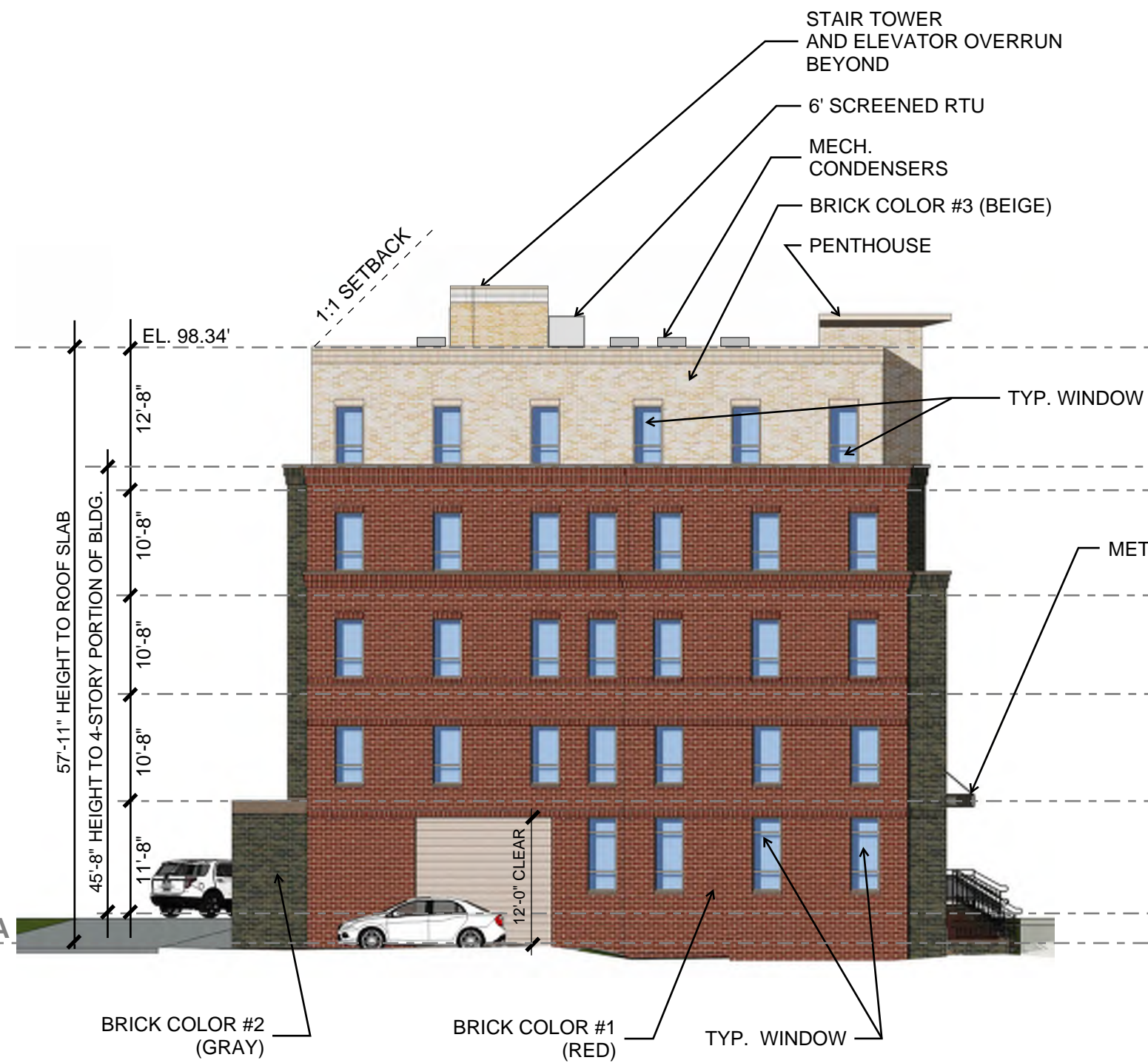
A - BUILDING HEIGHT MEASURING POINT = 40.48'

NOTE: PER THE 1910 HEIGHT ACT, MEASURED HEIGHT FROM TOP OF SIDEWALK TO TOP OF PARAPET IS 57'-11"

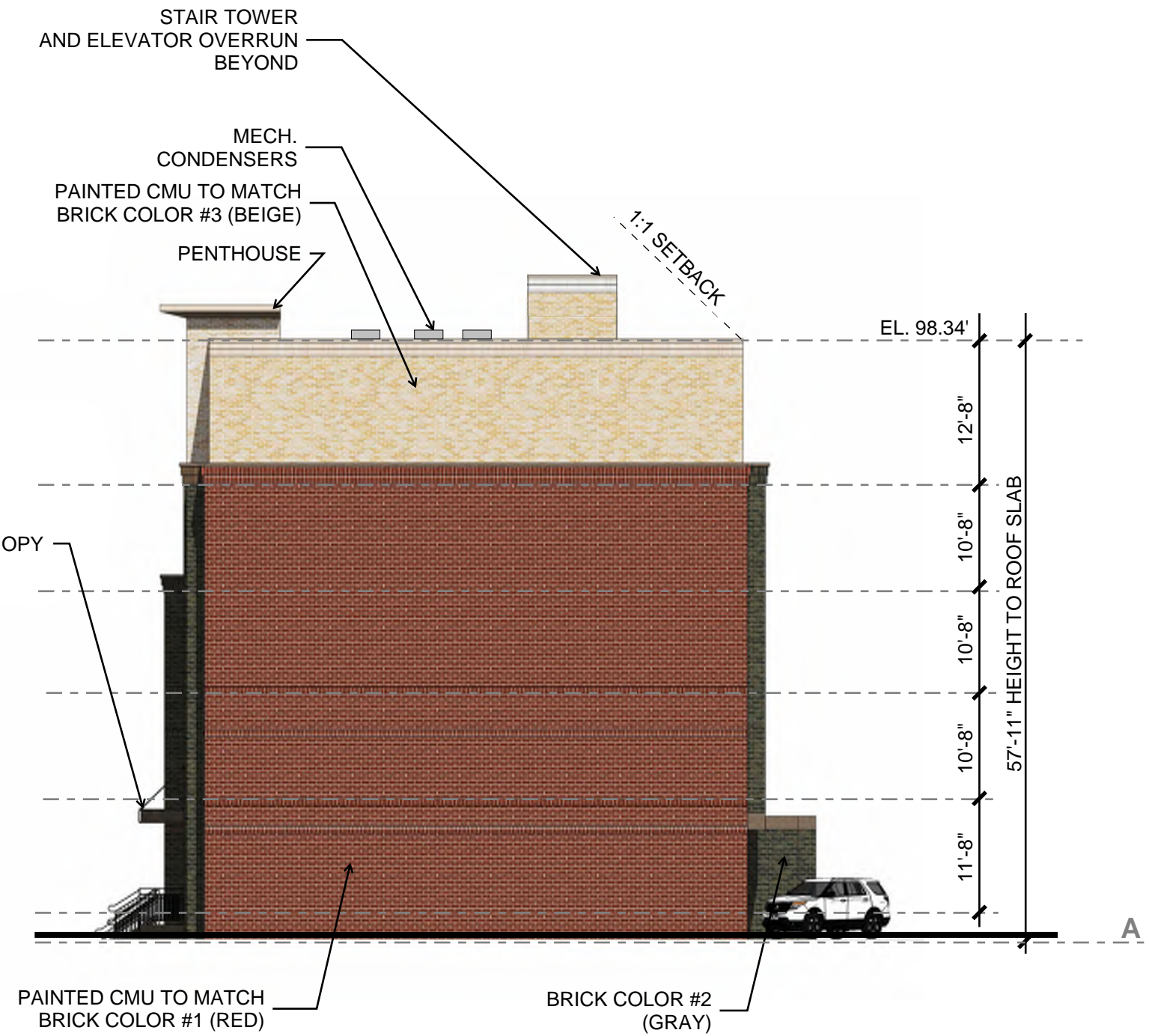


A - BUILDING HEIGHT MEASURING POINT = 40.48'

NOTE: PER THE 1910 HEIGHT ACT, MEASURED HEIGHT FROM TOP OF SIDEWALK TO TOP OF PARAPET IS 57'-11"



West Elevation



East Elevation

A - BUILDING HEIGHT MEASURING POINT = 40.48'

NOTE: PER THE 1910 HEIGHT ACT, MEASURED HEIGHT FROM TOP OF SIDEWALK TO TOP OF PARAPET IS 57'-11"