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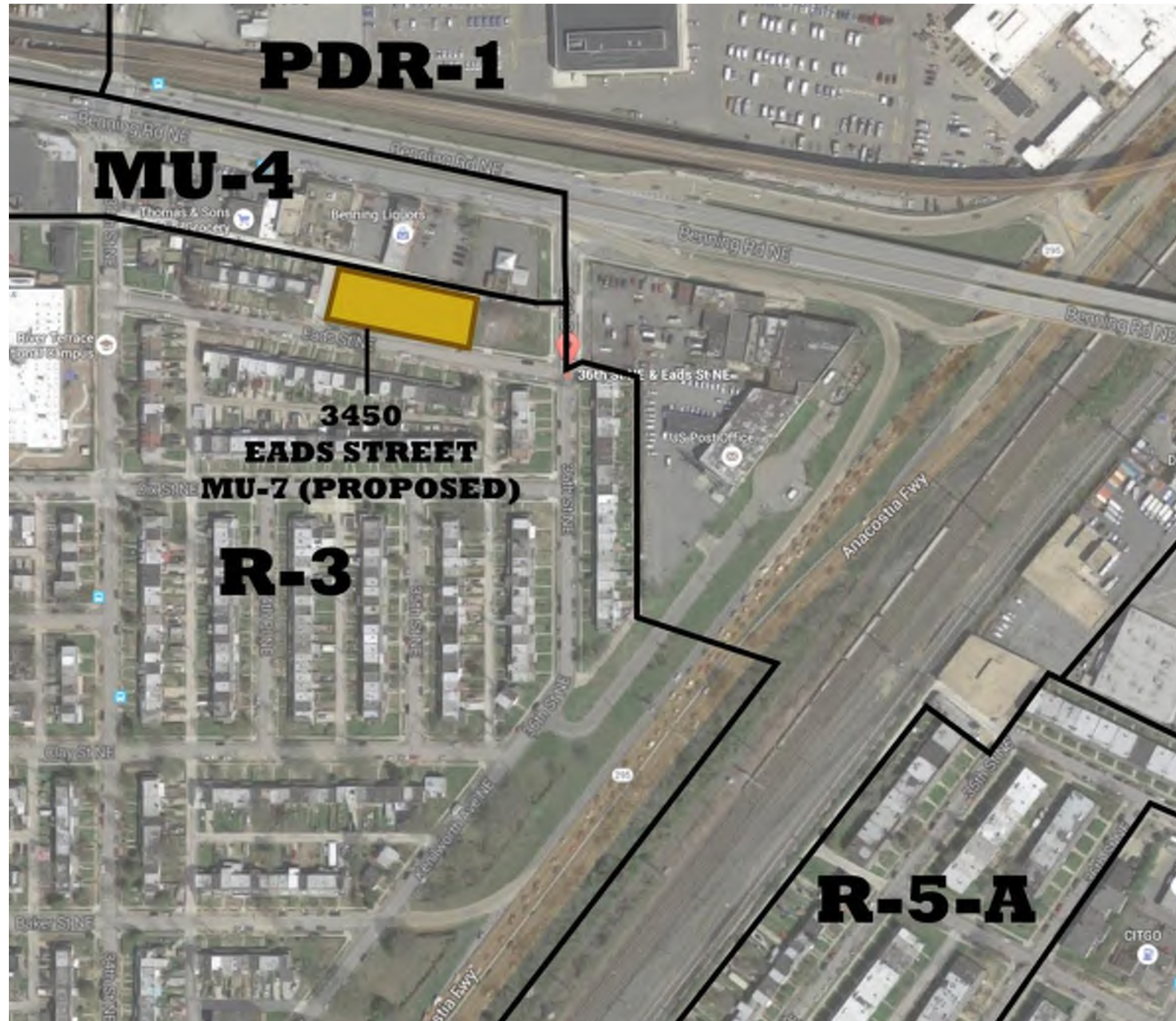
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3450 EADS STREET APARTMENT

Dated: 04/04/2017		1 BEDROOM															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	1J	1K					
GROSS UNIT SQUARE FOOTAGE	667	642	689	698	673	700	675	642	617	681	700	654	669	704	463	563					
RESIDENTIAL LEVELS																					
BASEMENT LEVEL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,526	
FIRST FLOOR	1	0	1	1	0	0	0	0	0	0	2	0	0	0	0	0	0	0	5	3,454	14,094
SECOND FLOOR	7	0	1	1	0	1	0	1	0	2	2	0	2	0	0	0	0	0	17	11,498	13,811
THIRD FLOOR	7	0	1	1	0	1	0	1	0	2	2	0	2	0	0	0	0	0	17	11,498	13,811
FOURTH FLOOR	7	0	1	1	0	1	0	1	0	2	0	2	2	0	0	0	0	0	17	11,406	13,710
FIFTH FLOOR	0	8	0	0	1	0	1	0	1	0	0	0	0	1	1	1	0	0	14	8,831	10,525
TOTAL UNITS	22	8	4	4	1	3	1	3	1	6	6	2	6	1	1	1			70	46,687	67,477
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	463	563			46,687		
TOTAL UNITS BY TYPE																70					
PERCENTAGE BY TYPE																100%					
RESIDENTIAL EFFICIENCY			69.2%																		
PARKING	# SPACES																				
REAR GARAGE PARKING			17																		

ZONING AND VICINITY MAP



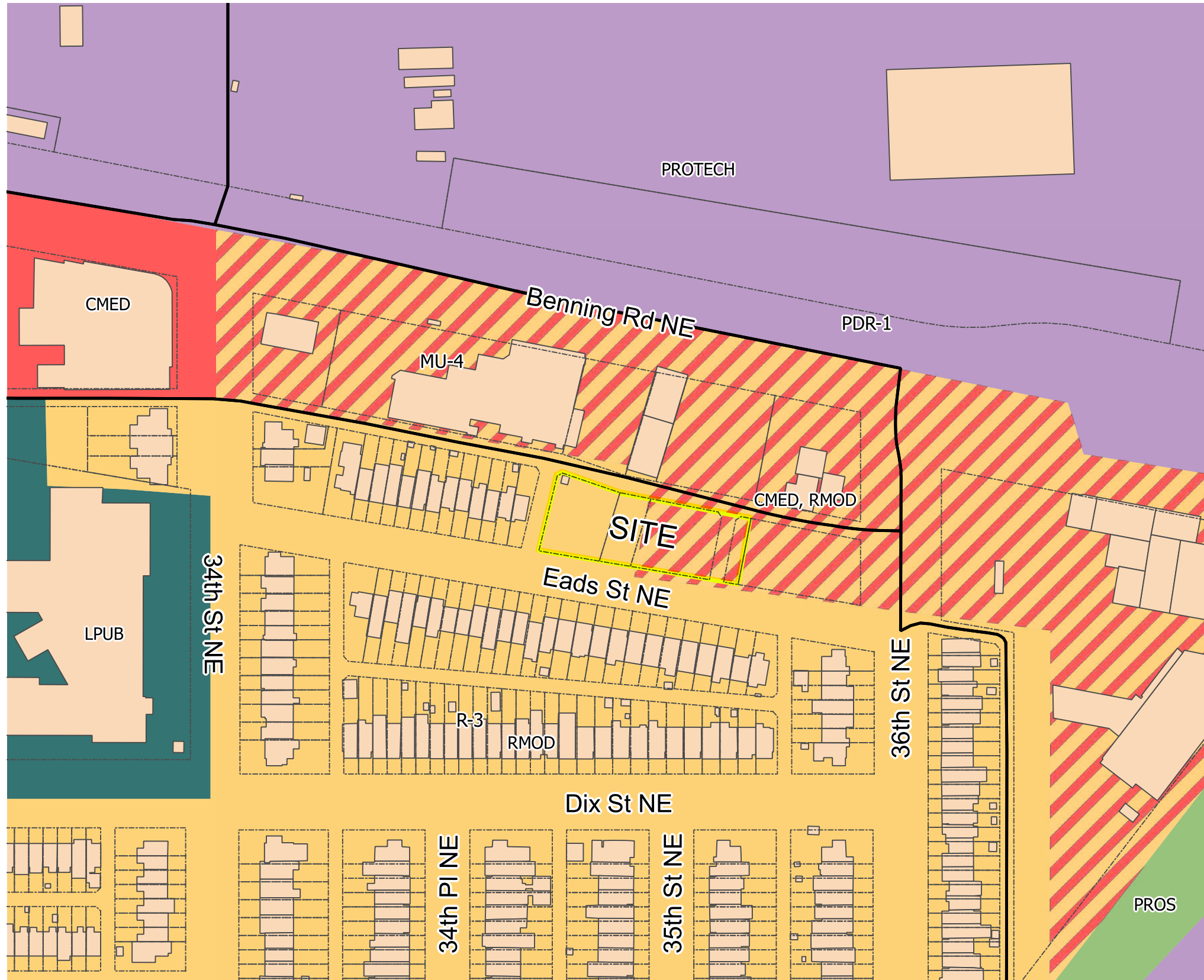
PROPERTY DETAILS

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	80% RES (14,284 SF)
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 SERVICE/DELIVERY SPACE @ 20'	1 LOADING BERTH @ 12' X 30' W/12'-0" VERTICAL CLEARANCE (RELIEF IS REQUESTED)
LOADING PLATFORM	AT LEAST 100 SQF, 8 FT WIDE	12'-0" x 8'-4" (100 SF)
PARKING MINIMUMS	1 PER 6 UNITS OF PUBLICLY ASSISTED HOUSING, RESERVED FOR THE ELDERLY, WITH 60% (42) OF THE UNITS RESERVED FOR SENIORS. *	9 SPACES REQUIRED
	1 PER 3 DWELLING UNITS, BASED ON REMAINING UNITS (38) NOT SERVING THE ELDERLY.	5 SPACES REQUIRED
	TOTAL	14 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
PARKING ACCESS	SET BACK ALL VEHICULAR ENTRANCES AT LEAST 12' FROM CENTER LINE OF ADJACENT ALLEY	ACTUAL SETBACK VARIES (RELIEF IS REQUESTED)
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)
ROOF STRUCTURES	PER SUBTITLE C, CHAPTER 15	RELIEF IS REQUESTED







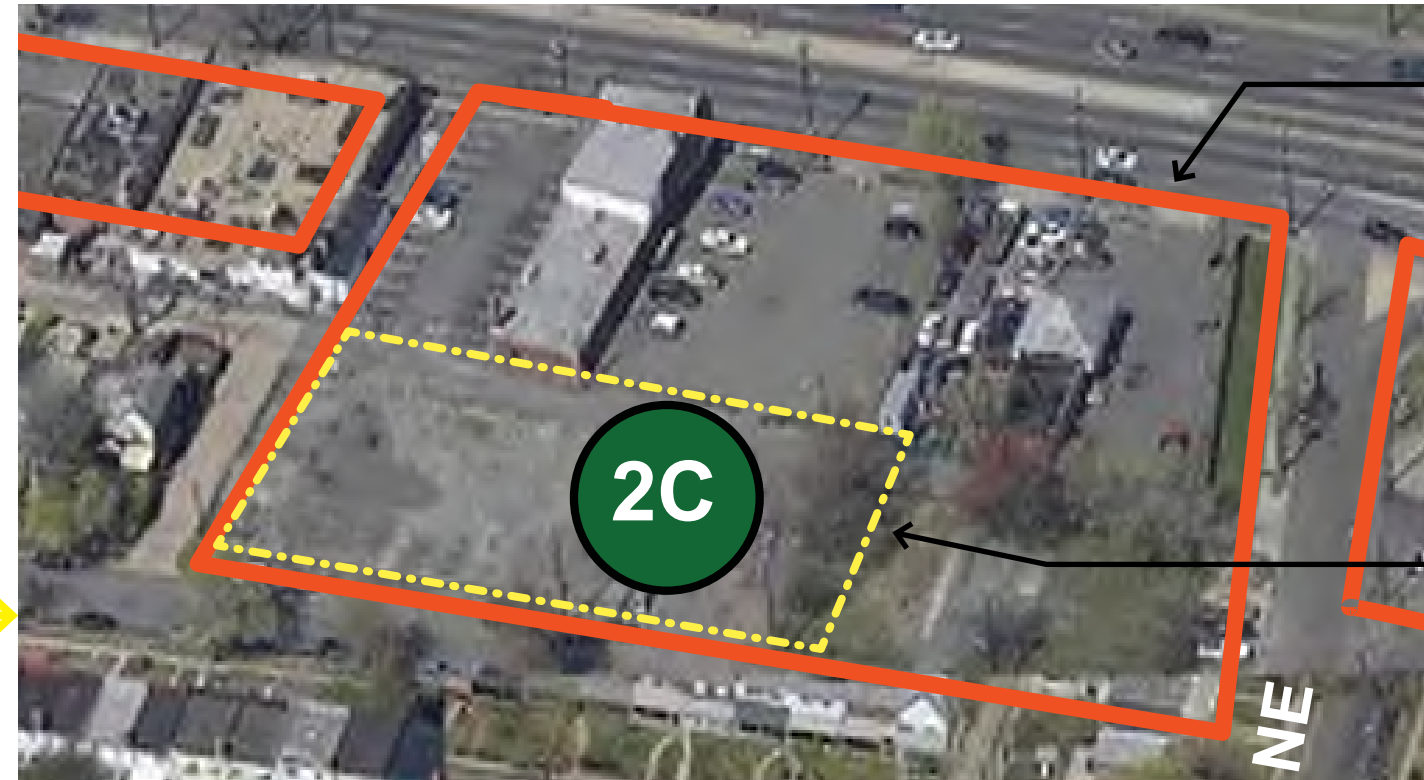
Legend

- 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.

PG. 51

Study Area 2 Anacostia Avenue to 42nd Street NE

Opportunity Site 2A, 2B, 2C, & 2D

These sites are located across the street from the Benning Road Pezzo 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 all 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 Pezzo 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.

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. 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 Benning Road NE, 3425-3428 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
3429 - 3399 Benning Road NE, 3322 - 3228 Benning Road NE	Real Estate of Benning, Inc./DCI	90,750	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
3443 - 3441 Benning Road NE, Eads Street NE	Seresia 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
3423 Benning Road NE	3423 Benning Road LP	121,000	C-2-A	Commercial	Intense housing with small retail and services to support the existing residential community.	To support low-moderate density mixed-use development is recommended.	10-15 years
3919 Benning Road NE	East River Park LP	391,256	C-2-A	Commercial	Proposed residential development with retail, 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 process of a Planned Unit Development permit for existing zoning.	5-15 years
4110-4102 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' street view.	A zoning change to support low-moderate density mixed-use will be required to support the proposed use.	5-15 years
4222 Benning Road NE	Howard Hilday	7,000	R-3-A	Commercial	Potential for small retail development with associated parking.	A zoning change to support low-moderate density mixed-use 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	Seresia 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

04.14.2017

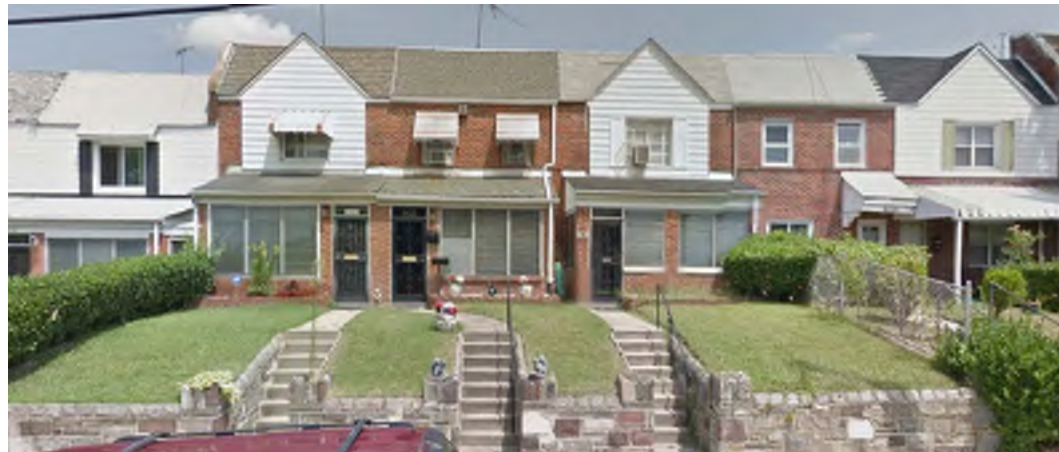
1 | EADS STREET ELEVATION LOOKING NORTH



2 | EADS STREET ELEVATION LOOKING SOUTH

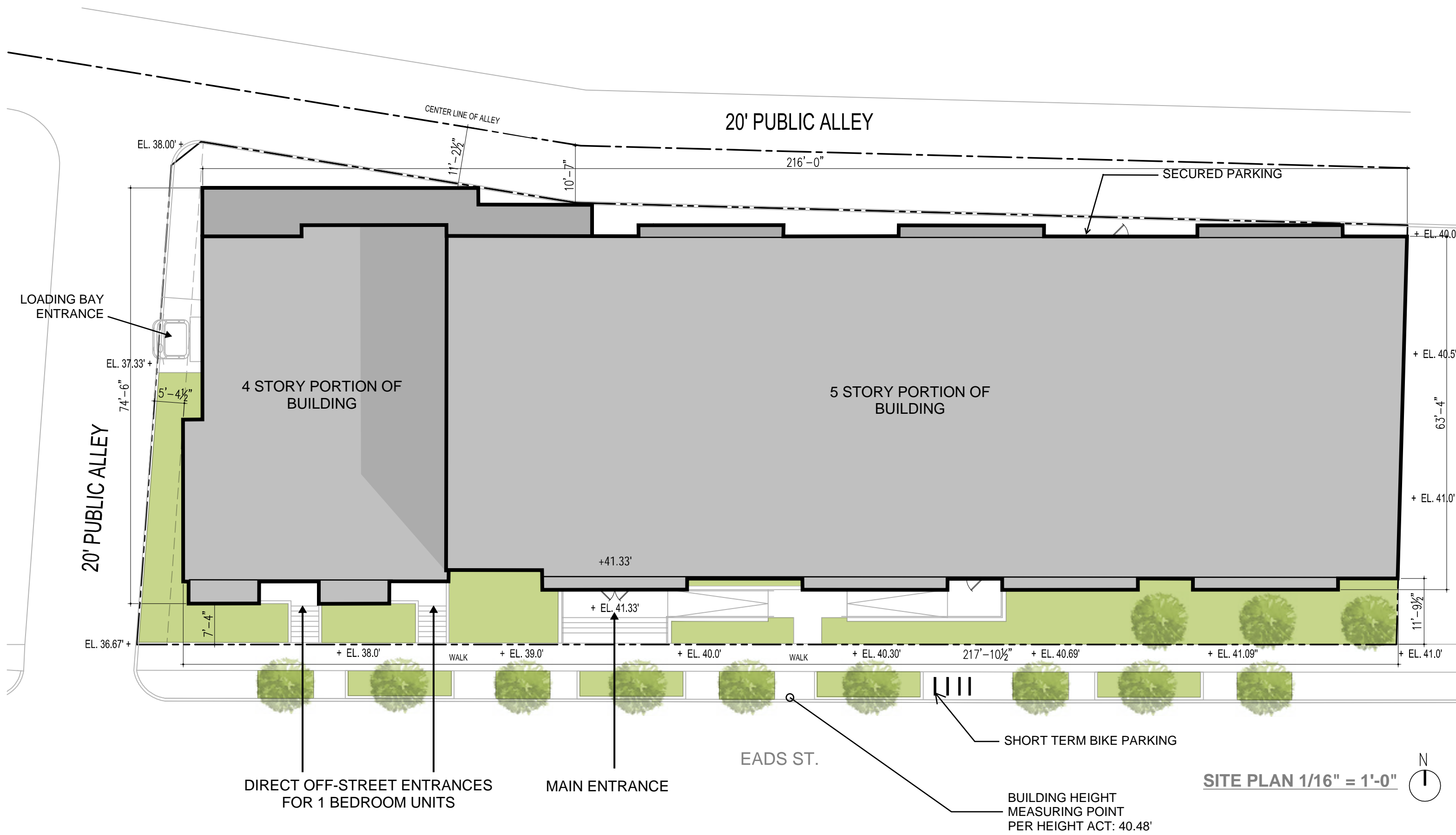


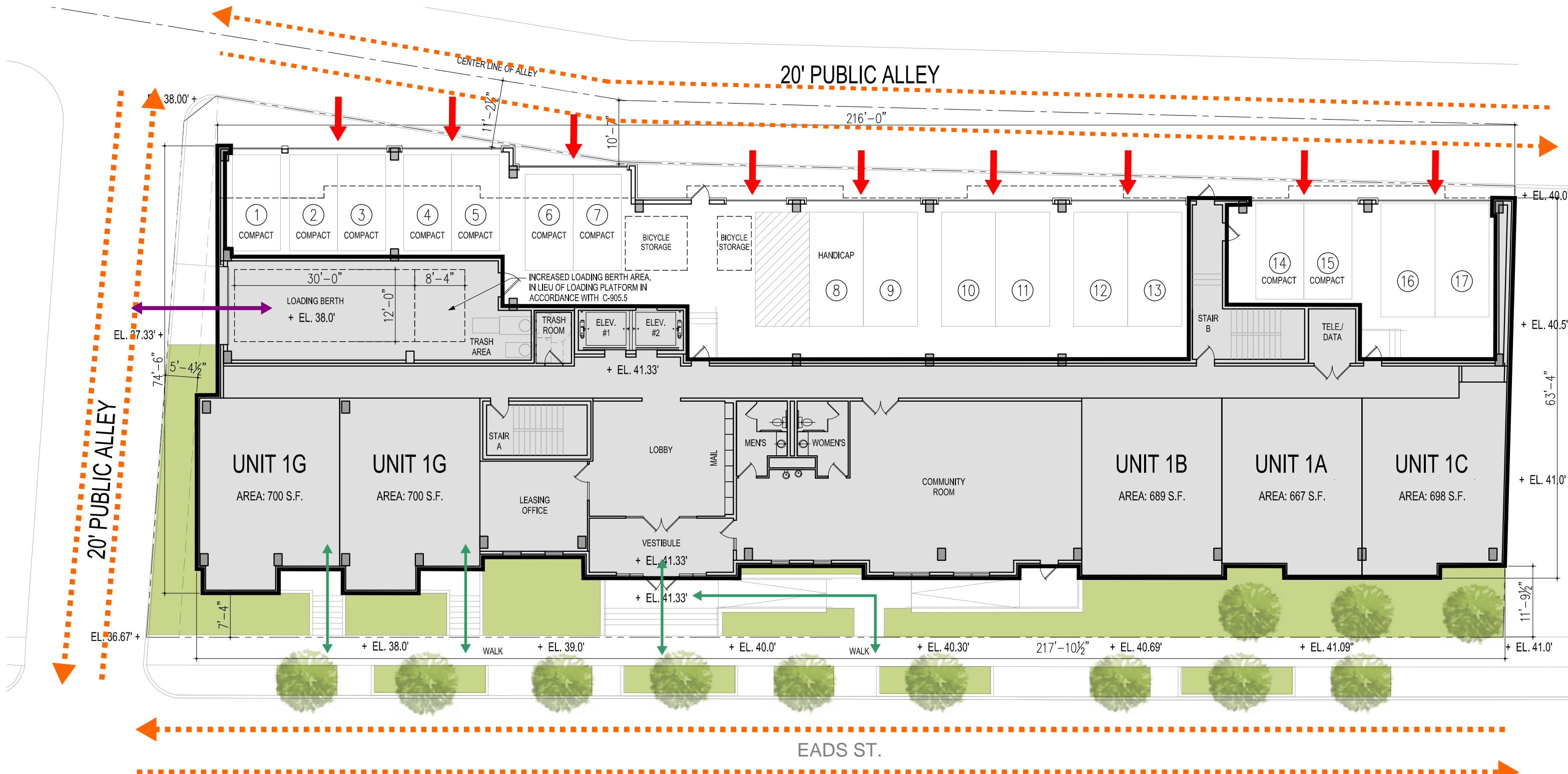
3 | EADS STREET TOWNHOMES



SITE CONTEXT

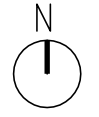






- ← Pedestrian Residential Access
- ← Secured Parking Access
- ← Delivery Vehicles Loading Access
- ⋯ Traffic Flow

SITE ACCESS PLAN 1/16" = 1'-0"

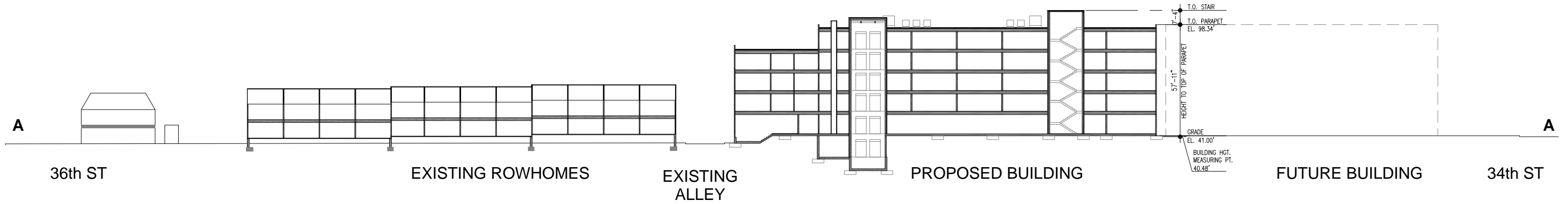


EADS STREET APARTMENTS

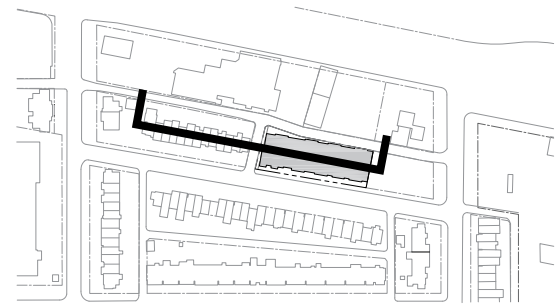
Site Access and Circulation Diagram

A - 0.8

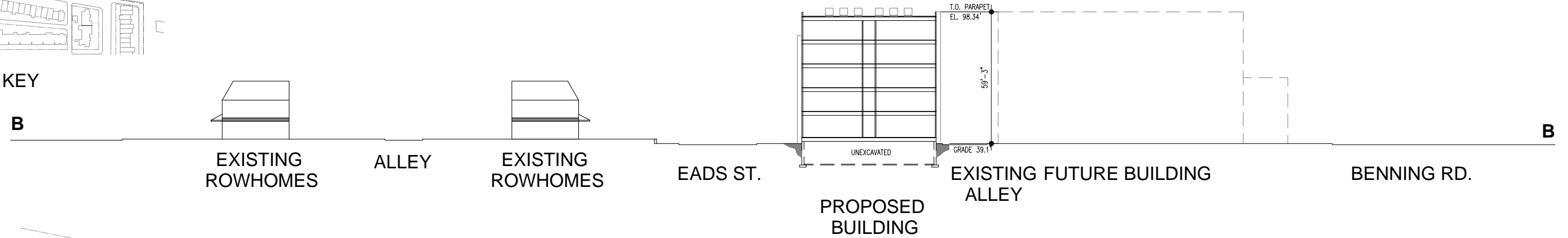
04.14.2017



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



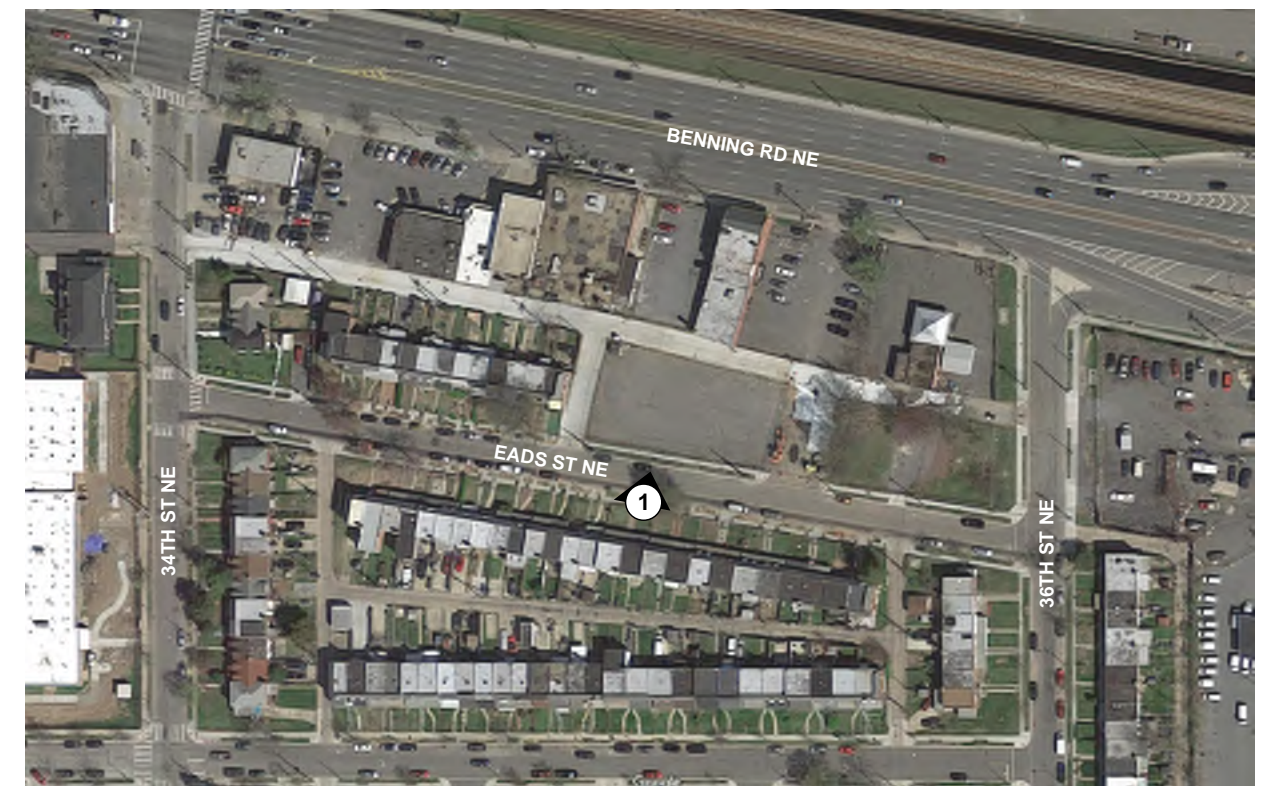
SITE SECTION A-A KEY

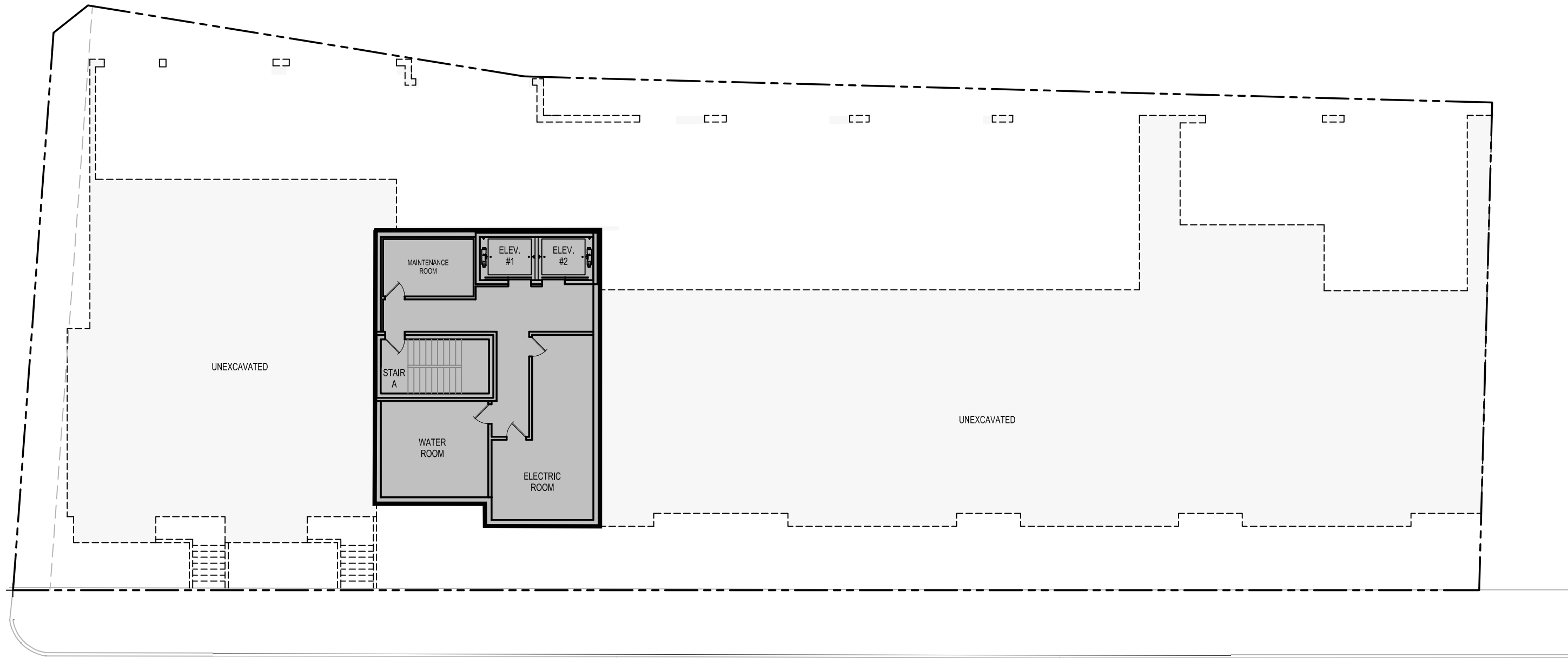


SITE SECTION B-B
NORTH-SOUTH LOOKING WEST
1" = 50'-0"



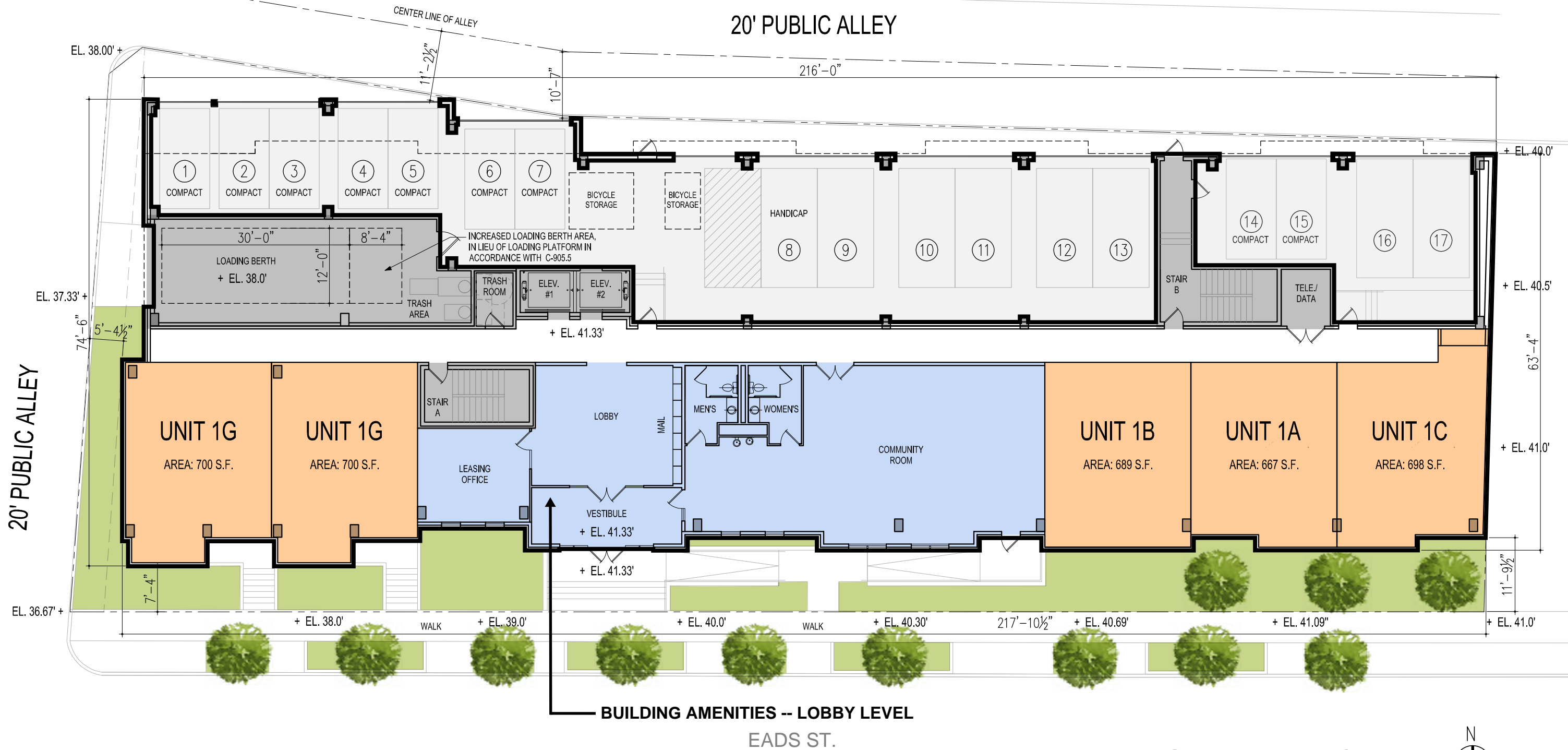
SITE SECTION B-B KEY

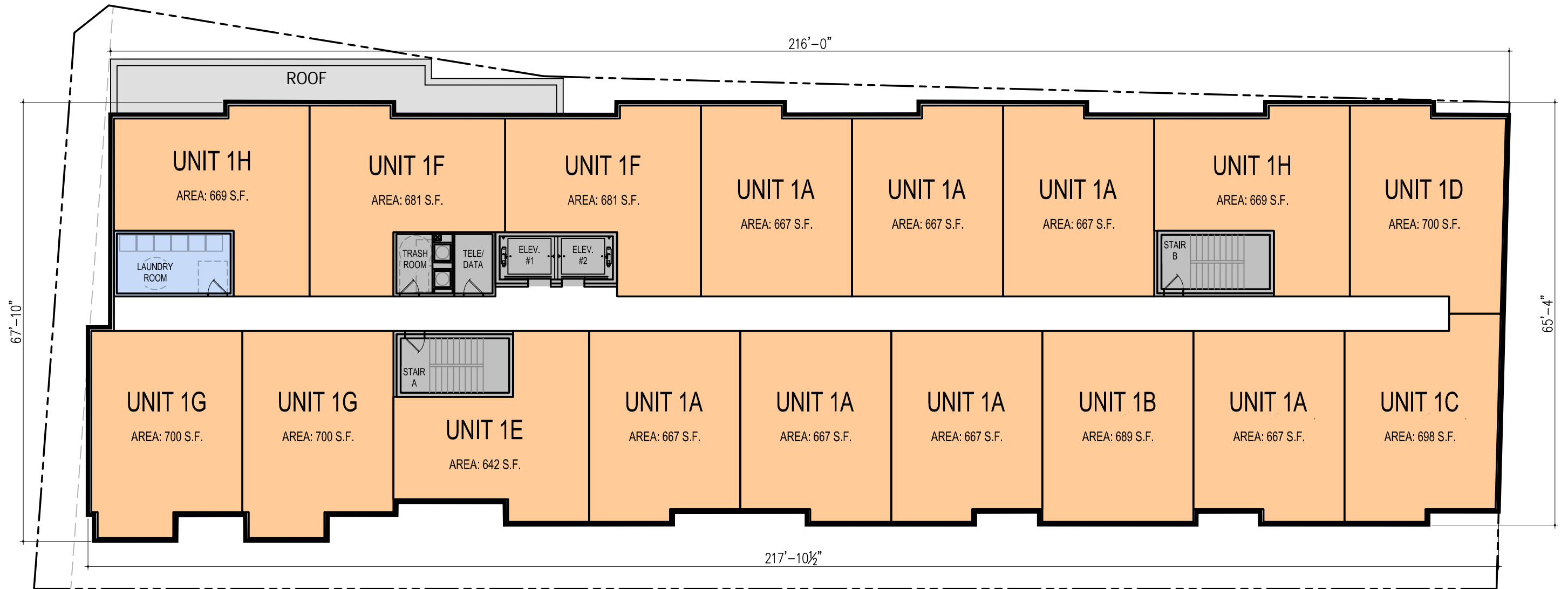




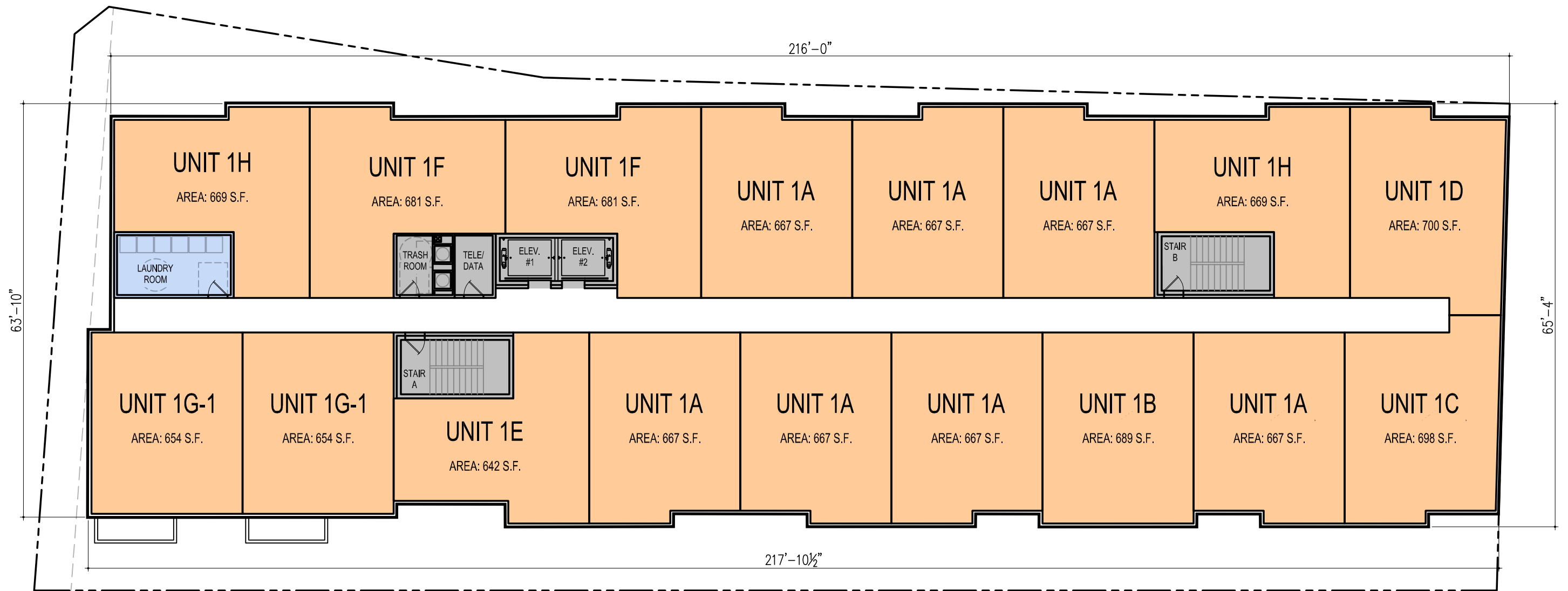
EADS ST.

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

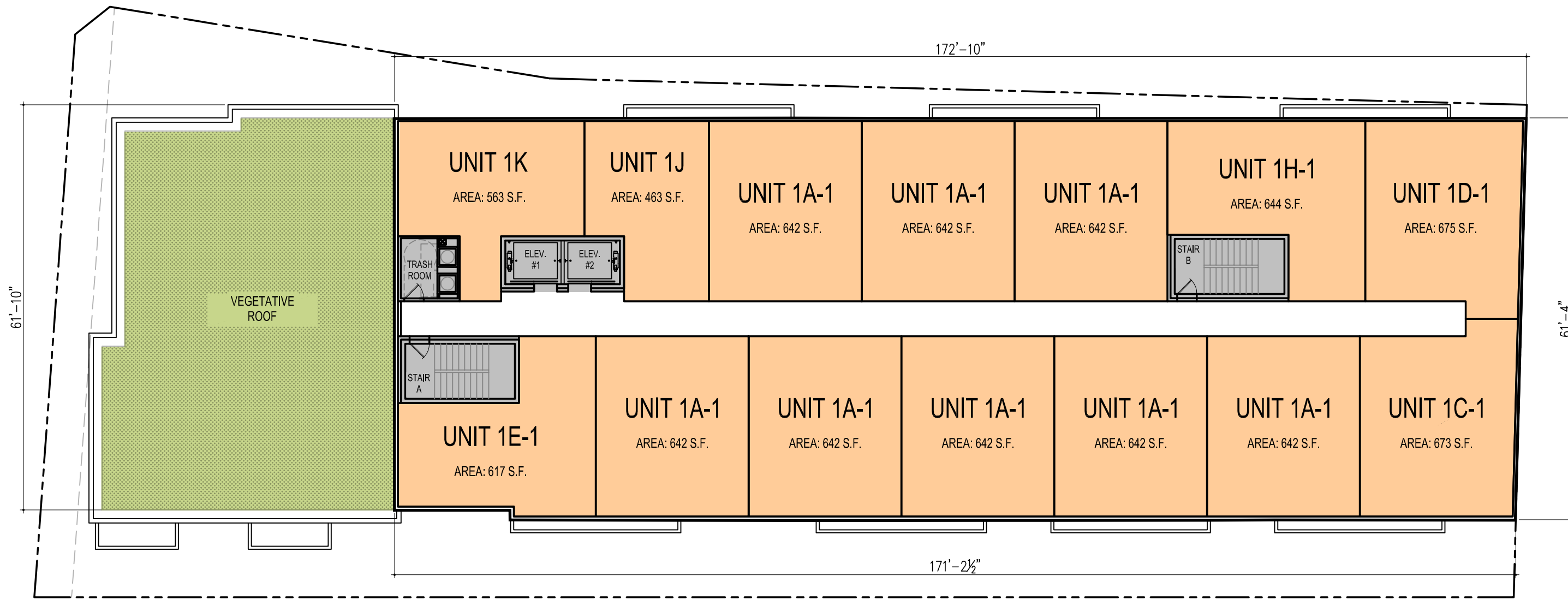




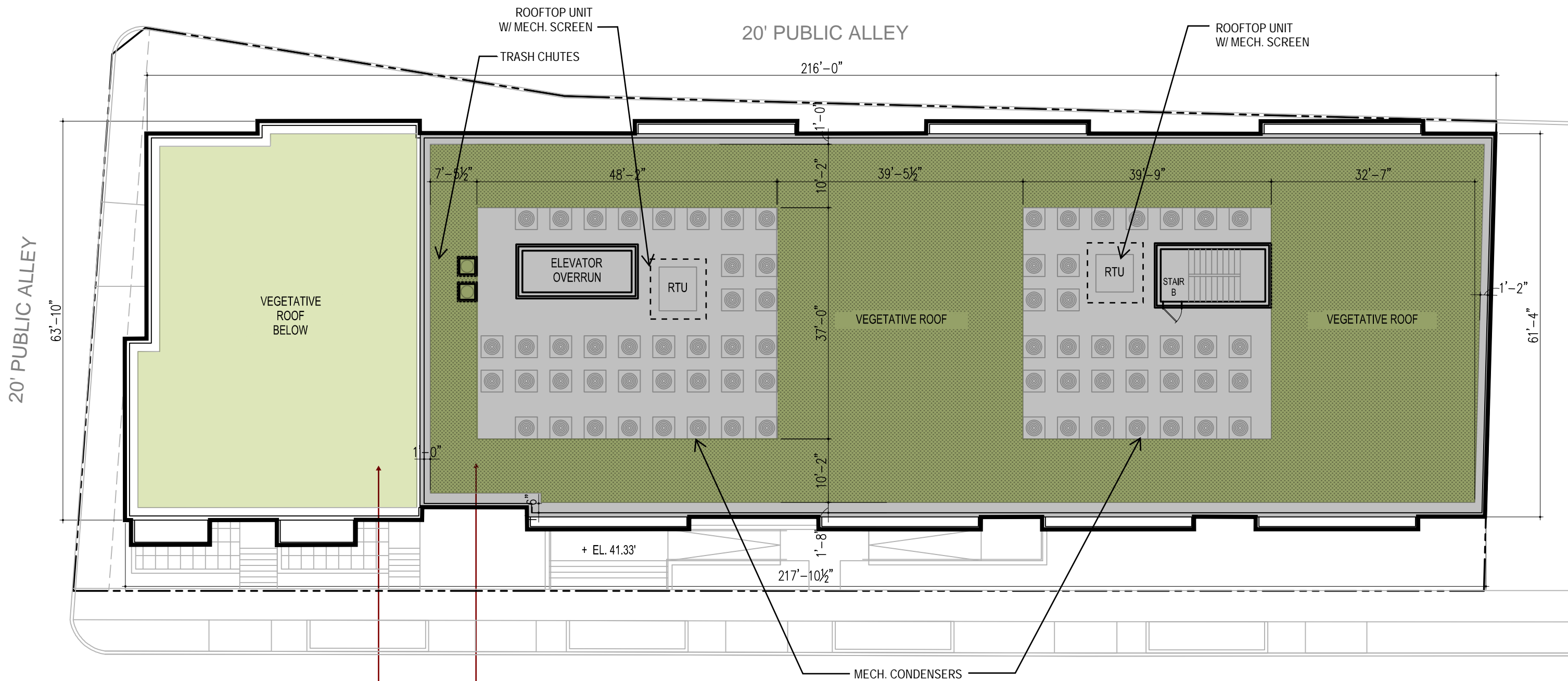
SECOND & THIRD FLOOR PLAN 1/16" = 1'-0" 



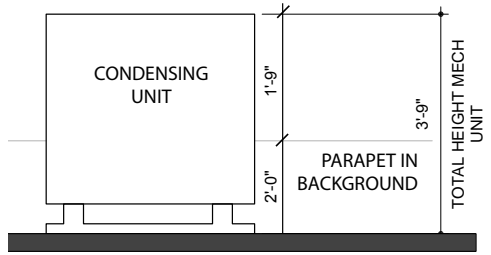
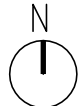
FOURTH FLOOR PLAN 1/16" = 1'-0" 



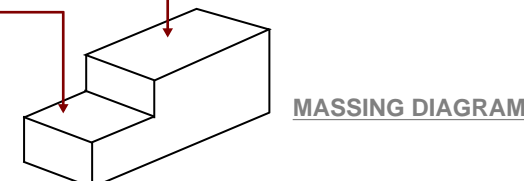
FIFTH FLOOR PLAN 1/16" = 1'-0" 



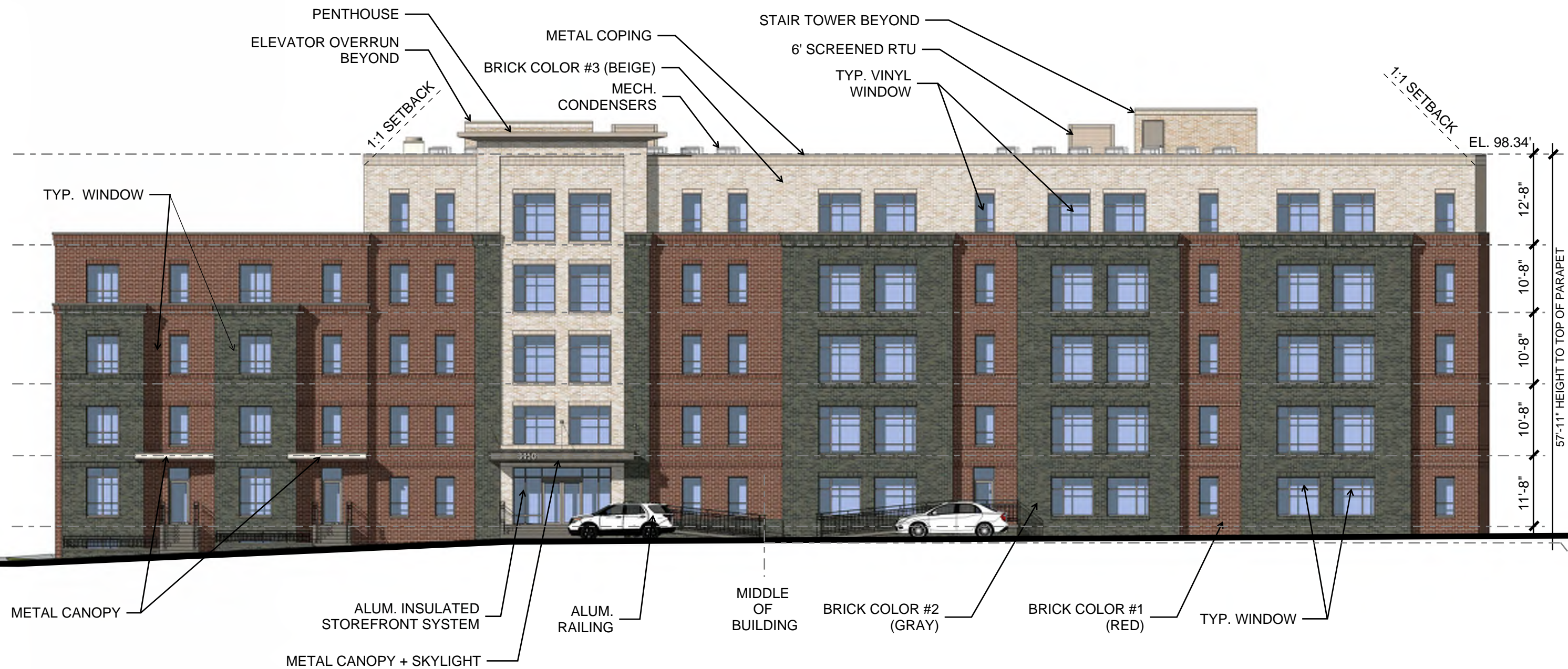
ROOF PLAN 1/16" = 1'-0"
 TOTAL VEGETATIVE ROOF AREA: 6800 S.F.



SECTION AT TYPICAL MECHANICAL CONDENSER

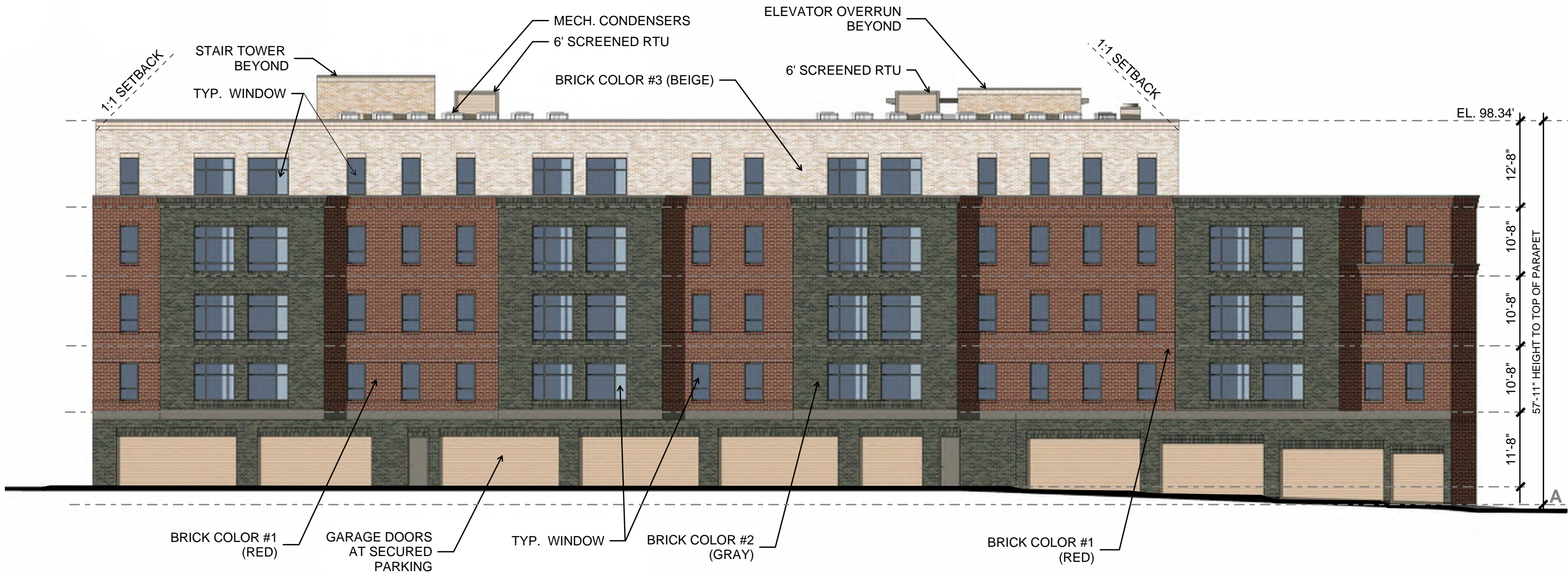


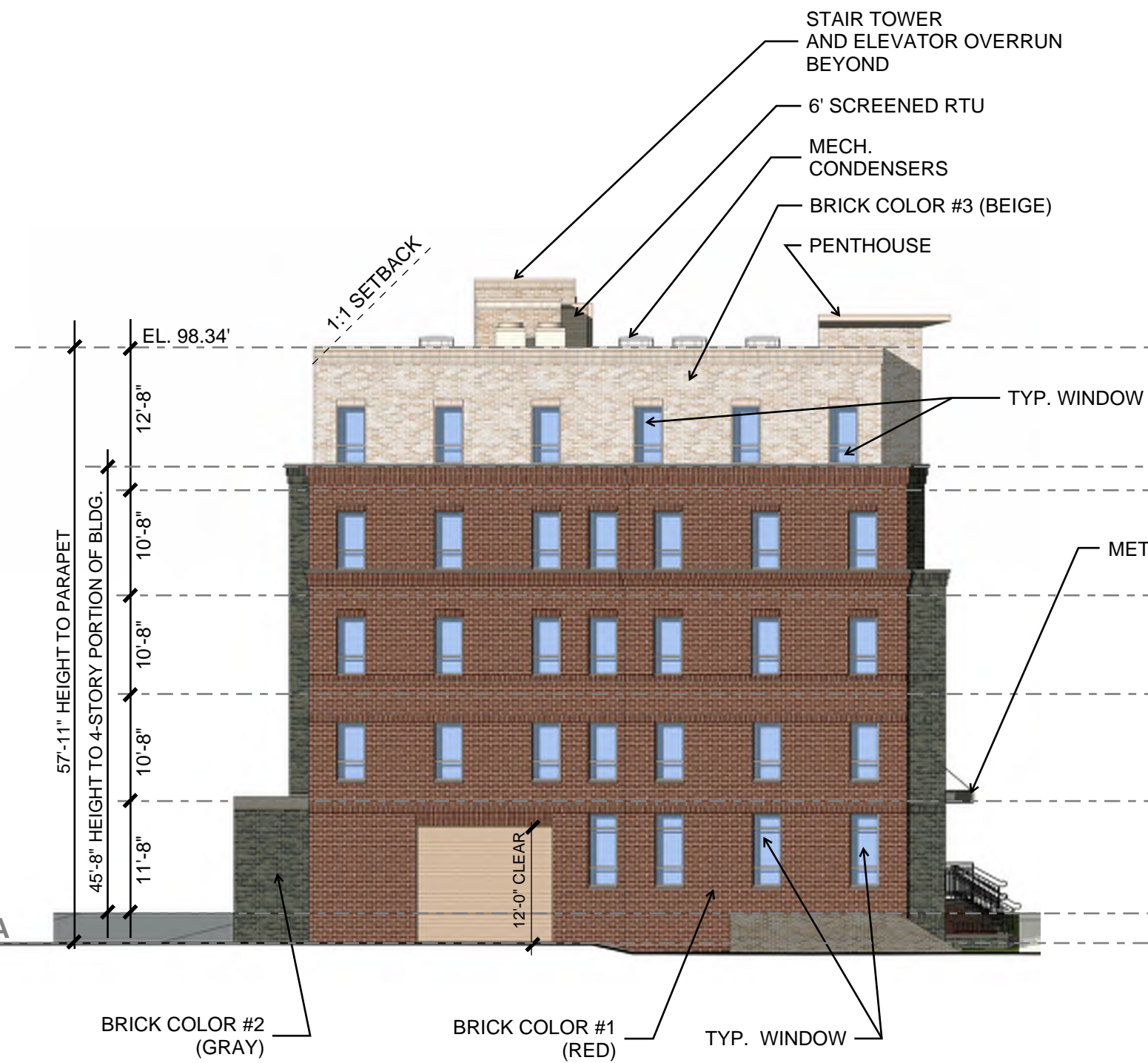
MASSING DIAGRAM



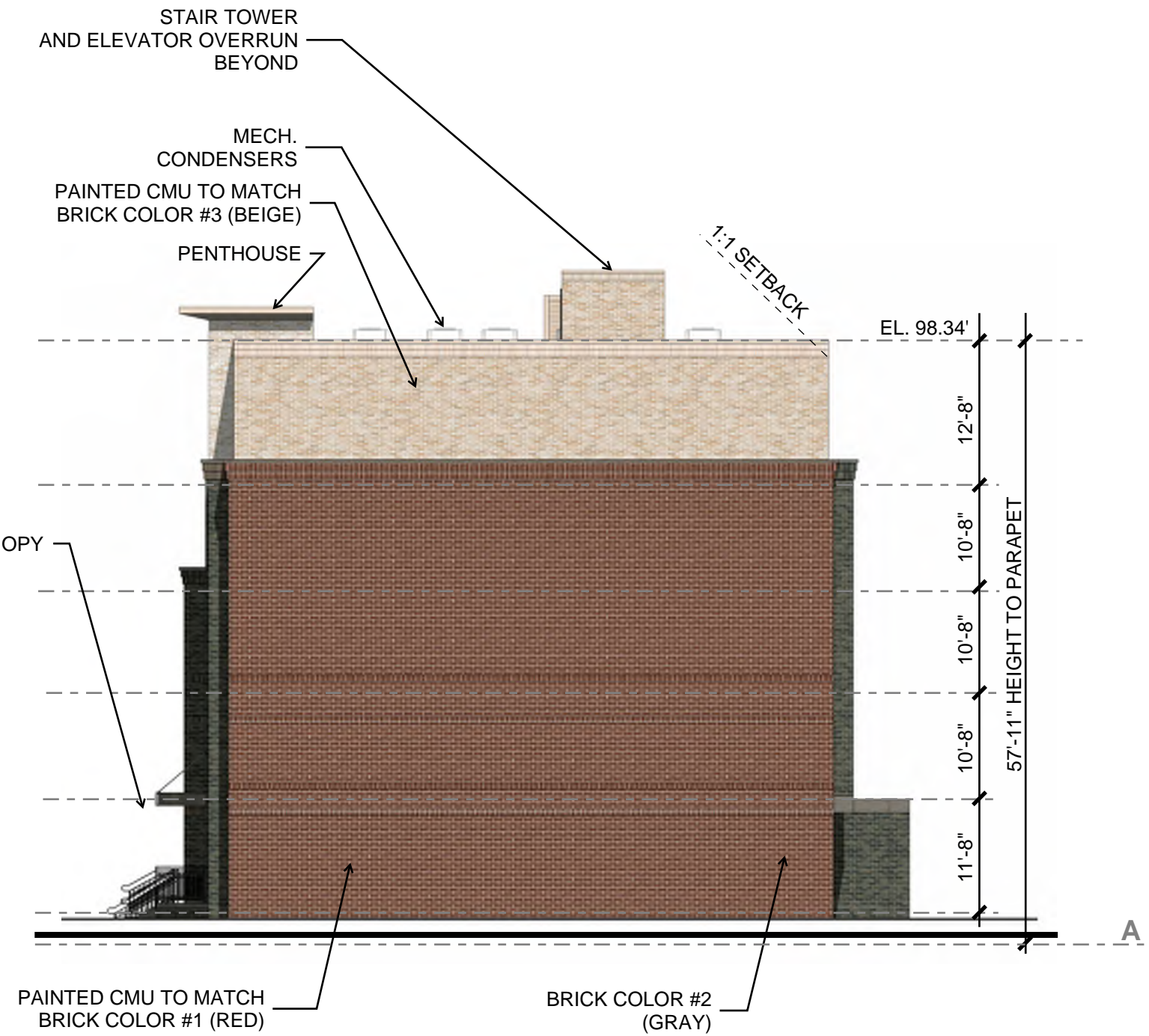
A - BUILDING HEIGHT MEASURING POINT = 40.48'

NOTE: BUILDING HEIGHT SHALL BE THE VERTICAL DISTANCE MEASURED FROM THE LEVEL OF THE CURB, OPPOSITE THE MIDDLE OF THE FRONT OF THE BUILDING TO THE HIGHEST POINT OF THE ROOF OR PARAPET.





West Elevation



East Elevation

A - BUILDING HEIGHT MEASURING POINT = 40.48'

NOTE: BUILDING HEIGHT SHALL BE THE VERTICAL DISTANCE MEASURED FROM THE LEVEL OF THE CURB, OPPOSITE THE MIDDLE OF THE FRONT OF THE BUILDING TO THE HIGHEST POINT OF THE ROOF OR PARAPET.









BRICK COLOR #3 (BEIGE)
THIN BRICK AT 5TH
FLOOR WINDOW SILL
AND ABOVE.

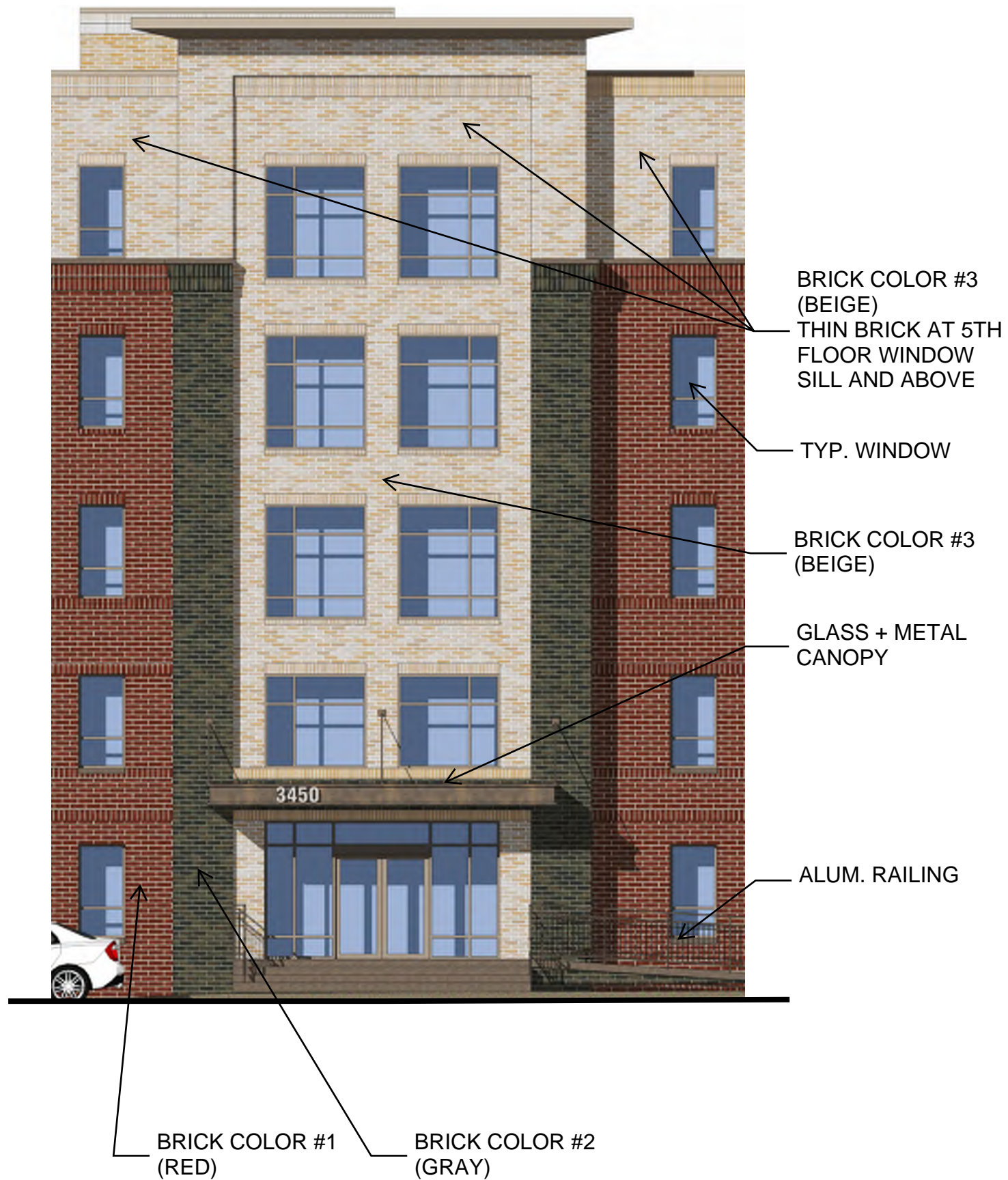
BRICK COLOR #2 (GRAY)

BRICK COLOR #1 (RED)

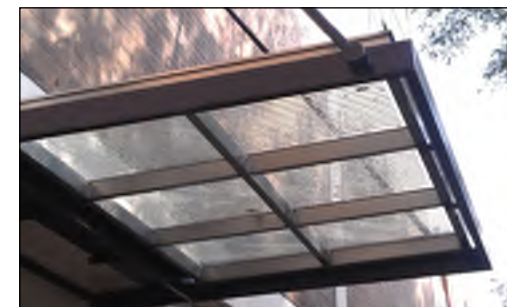
TYP. WINDOW

ENLARGED AREA

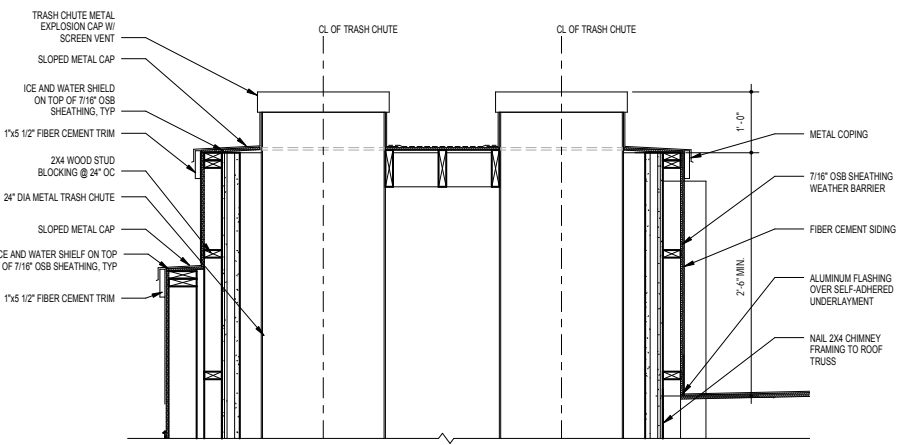
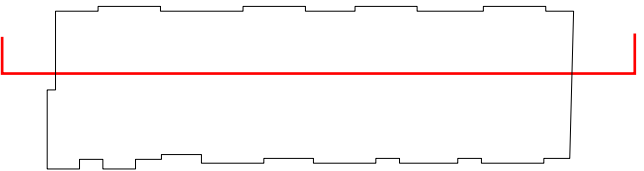
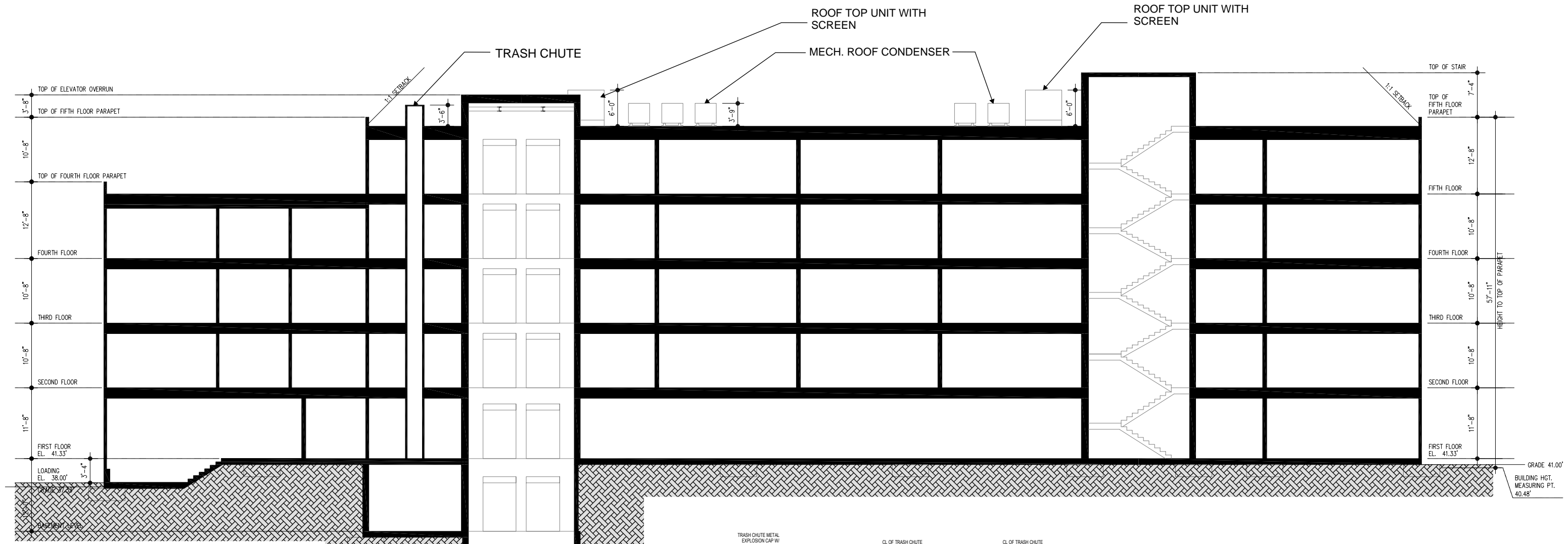




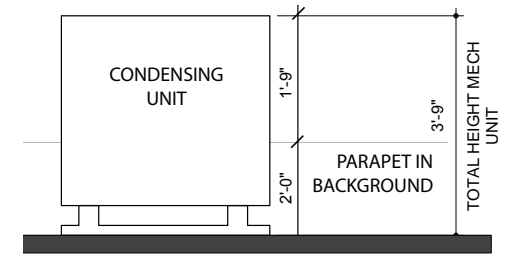
CANOPY PRECEDENTS



FRONT ELEVATION



SECTION AT TRASH CHUTE CAP



SECTION AT TYPICAL MECHANICAL CONDENSER