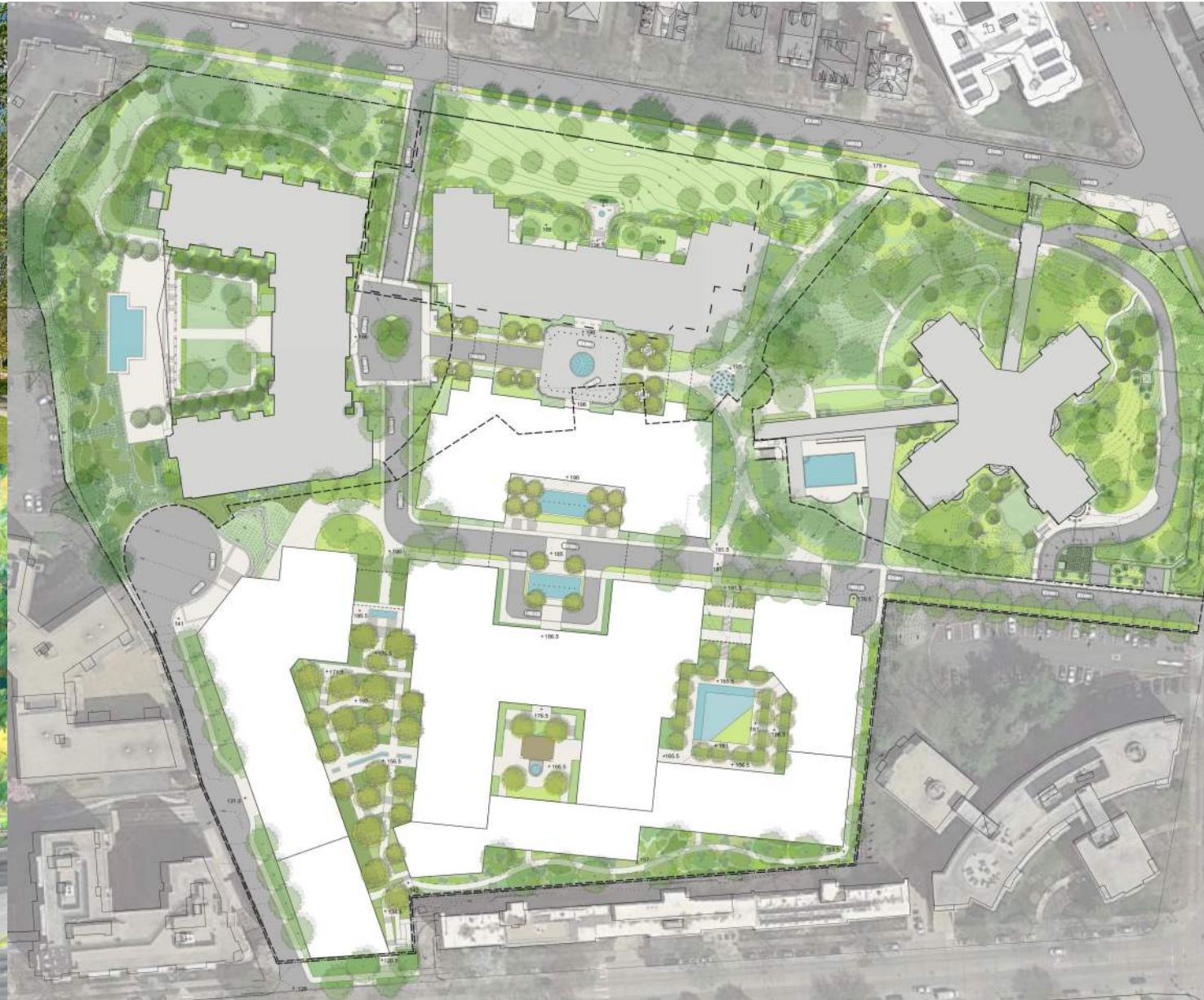


WARDMAN PARK WASHINGTON, DC

STAGE 1 PUD APPLICATION
JUNE 23, 2016

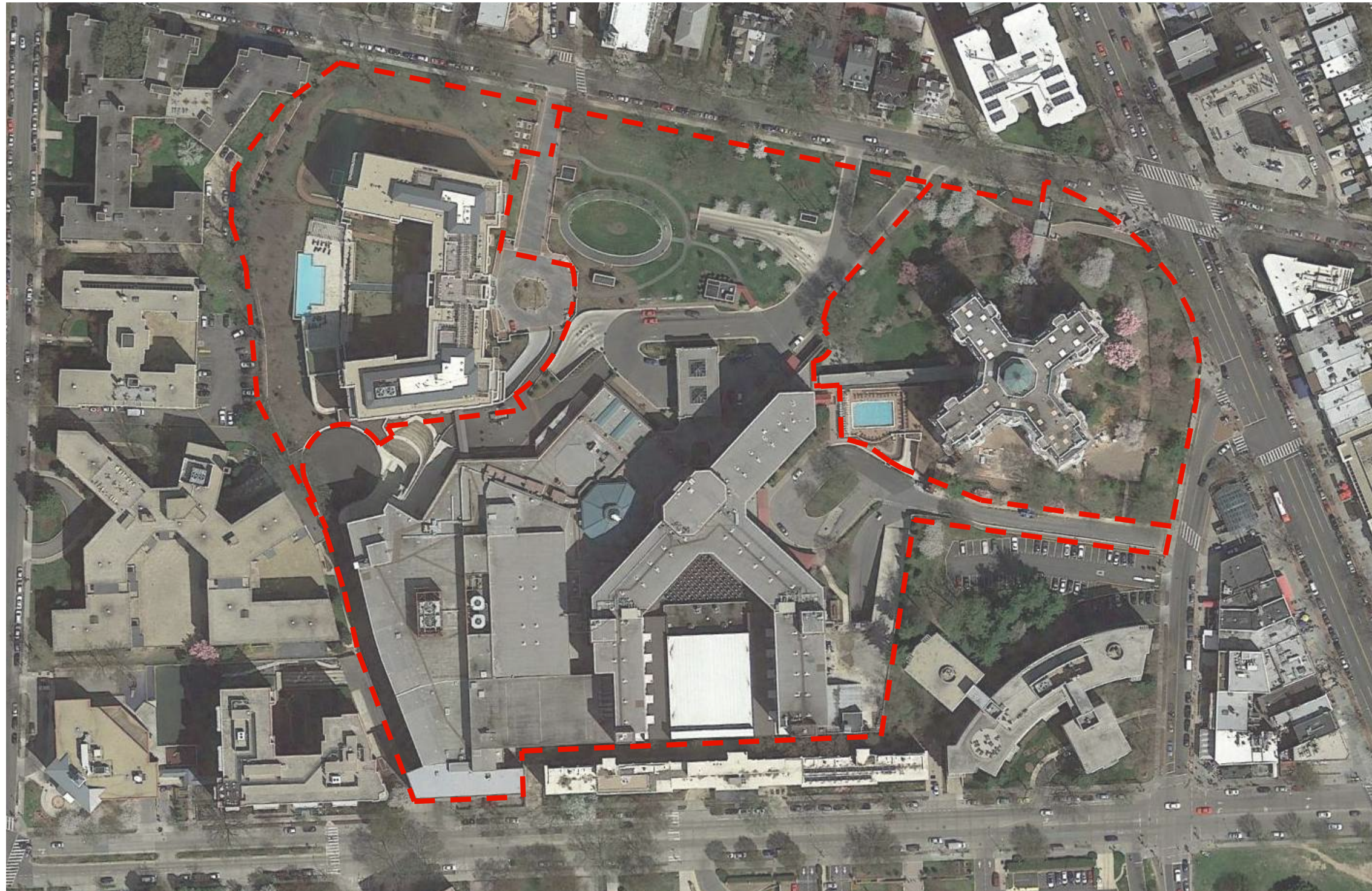


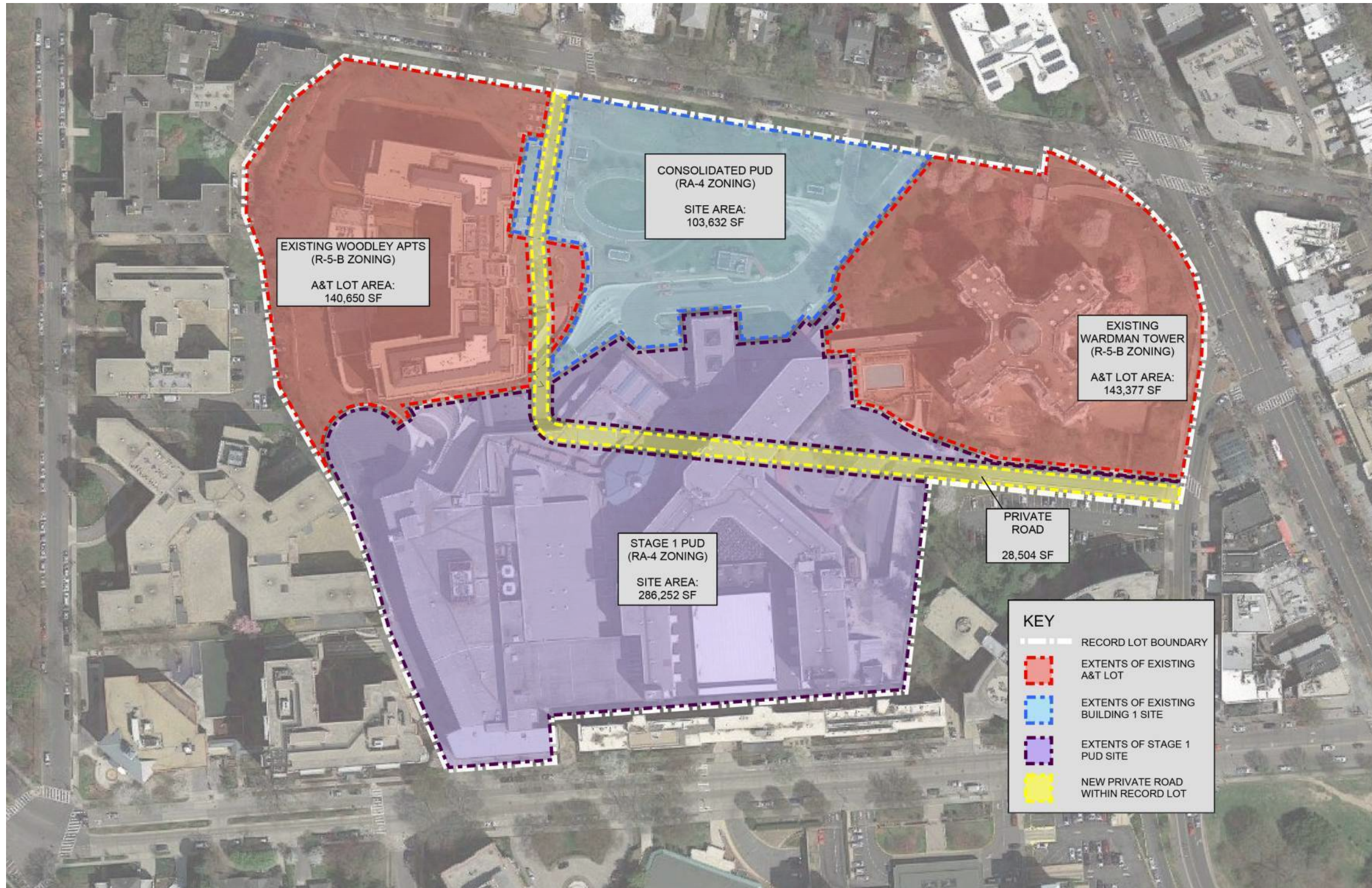
SHEET INDEX

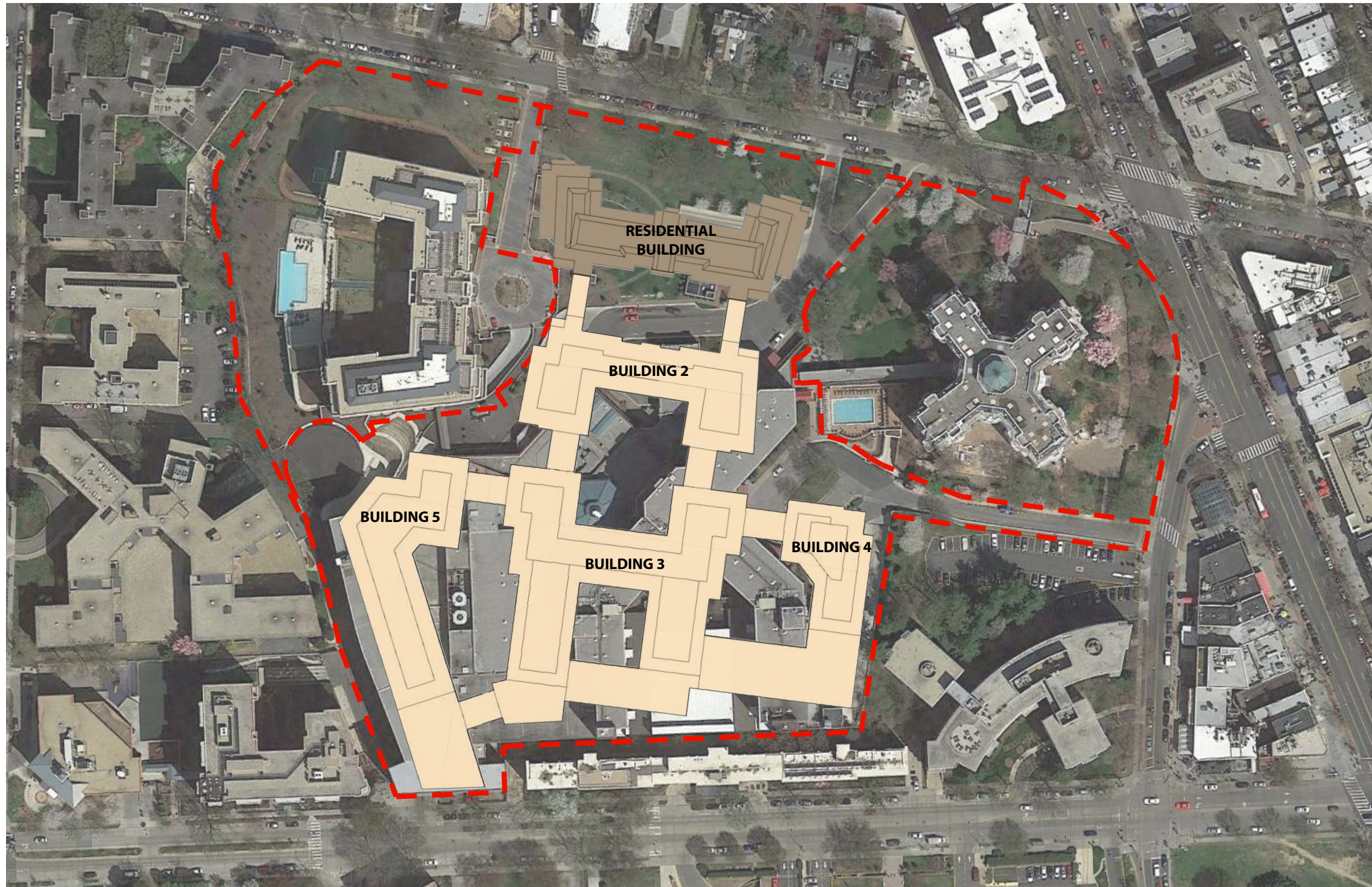
A.00 COVER SHEET
A.01 SHEET INDEX
A.02 EXISTING SITE AERIAL
A.03 PROPOSED A&T LOT BOUNDARIES
A.04 PROPOSED SITE PLAN
A.05 SITE AXON
A.06 CIRCULATION PLAN
A.07 SITE PERSPECTIVE: EXISTING
A.08 SITE PERSPECTIVE: PROPOSED
A.09 SITE PERSPECTIVE: EXISTING
A.10 SITE PERSPECTIVE: PROPOSED
A.11 FLOOR PLAN: ELEV. +126'-6"
A.12 FLOOR PLAN: ELEV. +136'-6"
A.13 FLOOR PLAN: ELEV. +146'-6"
A.14 FLOOR PLAN: ELEV. +156'-6"
A.15 FLOOR PLAN: ELEV. +166'-6"
A.16 FLOOR PLAN: ELEV. +176'-6"
A.17 FLOOR PLAN: ELEV. +186'-6"
A.18 FLOOR PLAN: LVL 1 - ELEV. +196'-6"
A.19 FLOOR PLAN: LVL 2 - ELEV. +207'-10"
A.20 FLOOR PLAN: LVL 3 - ELEV. +217'-10"
A.21 FLOOR PLAN: LVL 4 - ELEV. +227'-10"
A.22 FLOOR PLAN: LVL 5 - ELEV. +237'-10"
A.23 FLOOR PLAN: LVL 6 - ELEV. +247'-10"
A.24 FLOOR PLAN: LVL 7 - ELEV. +257'-10"
A.25 FLOOR PLAN: LVL 8 - ELEV. +269'-2"
A.26 PENTHOUSE: ELEV. +282'-0"
A.27 ROOF PLAN
A.28 SITE SECTION A-A
A.29 SITE SECTIONS B-B; C-C; D-D
A.30 SITE SECTIONS E-E; F-F
A.31 ZONING ANALYSIS

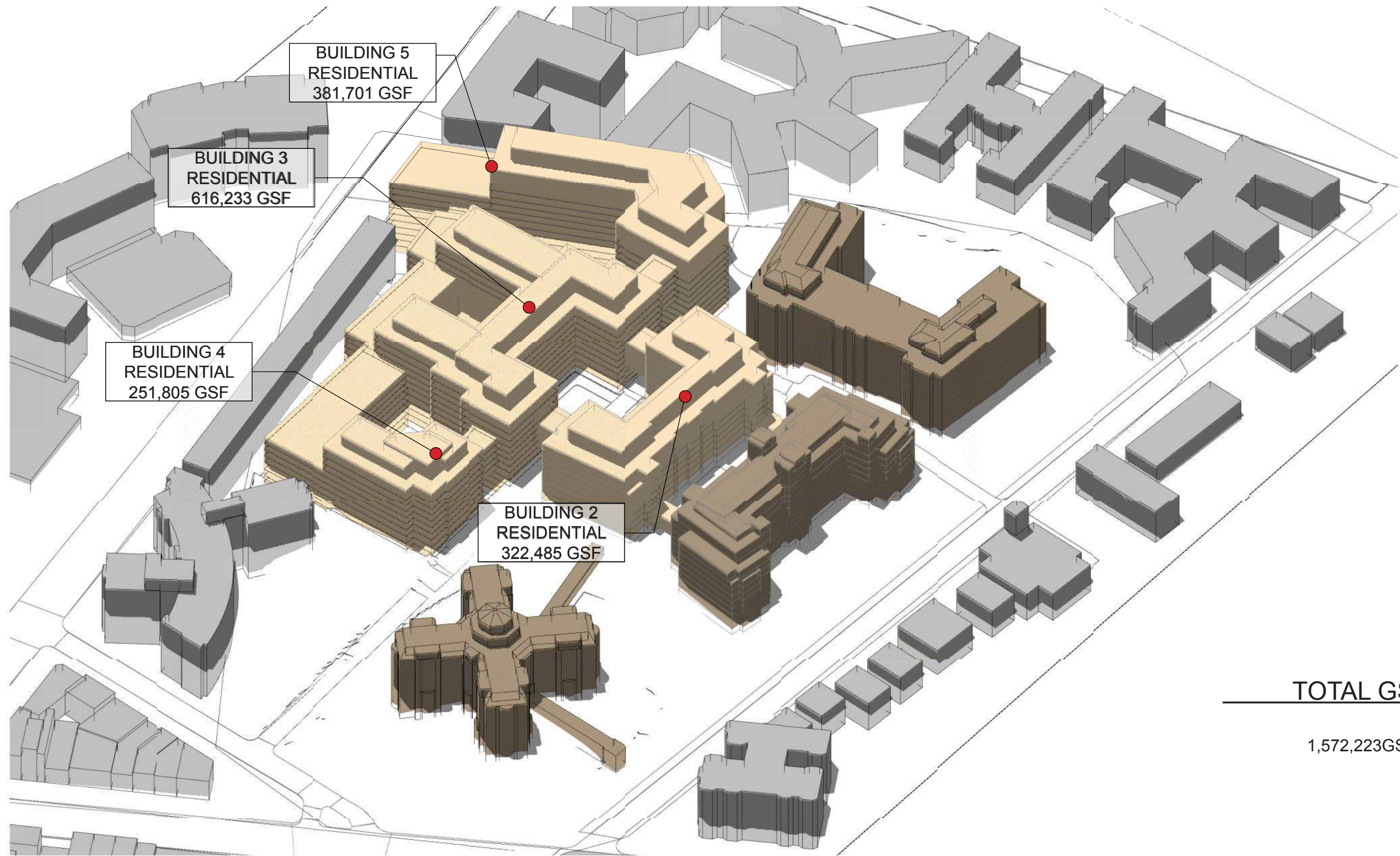
L.01 EXISTING LANDSCAPE PLAN
L.02 OVERALL LANDSCAPE PLAN
L.03 LANDSCAPE PLAN - NORTH
L.04 LANDSCAPE PLAN -SOUTH
L.05 SECTION A
L.06 SECTION B
L.07 SECTION C
L.08 SECTION D
L.09 SECTION E
L.10 SECTION F

CIV.0001 COVER SHEET
CIV.0110 OVERALL EXISTING CONDITIONS PLAN
CIV.0111 EXISTING CONDITIONS (1 OF 2)
CIV.0112 EXISTING CONDITIONS (2 OF 2)
CIV.0120 OVERALL EROSION AND SEDIMENT CONTROL PLAN
CIV.0121 EROSION AND SEDIEMET CONTROL PLAN (1 OF 2)
CIV.0122 EROSION AND SEDIEMET CONTROL PLAN (2 OF 2)
CIV.0140 OVERALL SITE PLAN
CIV.0141 SITE PLAN (1 OF 2)
CIV.0142 SITE PLAN (2 OF 2)
CIV.0150 OVERALL UTILITY PLAN
CIV.0151 UTILITY PLAN (1 OF 2)
CIV.0152 UTILITY PLAN (2 OF 2)
CIV.0160 OVERALL GRADING PLAN
CIV.0161 GRADING PLAN (1 OF 2)
CIV.0162 GRADING PLAN (2 OF 2)
CIV.0510 EROSION AND SEDIMENT CONTROL NOTES
CIV.0520 EROSION AND SEDIMENT CONTROL DETAILS
CIV.0710 OVERALL STORMWATER MANAGEMENT PLAN









BUILDING 5
RESIDENTIAL
381,701 GSF

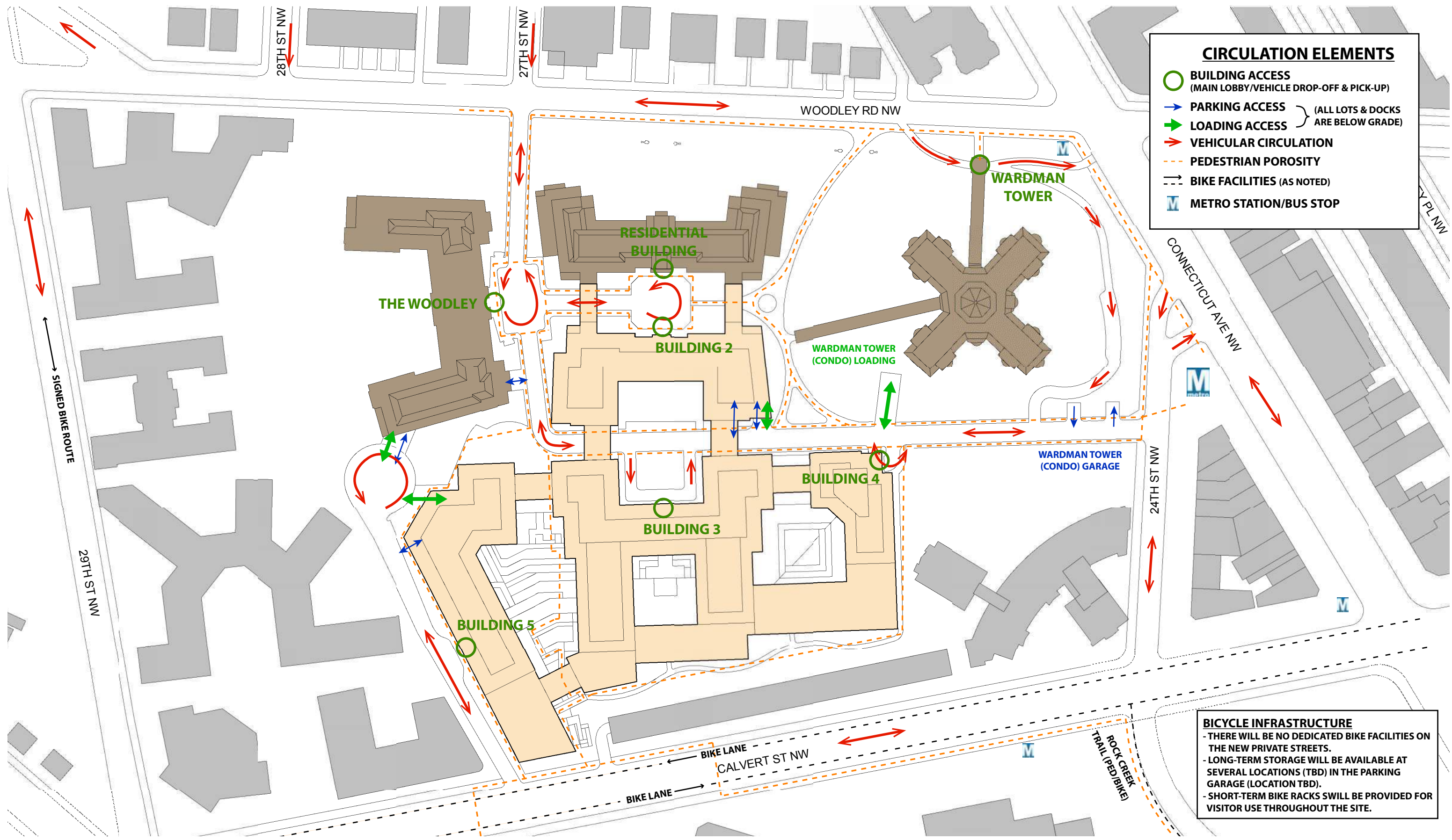
BUILDING 3
RESIDENTIAL
616,233 GSF

BUILDING 4
RESIDENTIAL
251,805 GSF

BUILDING 2
RESIDENTIAL
322,485 GSF

TOTAL GSF

1,572,223GSF



CIRCULATION ELEMENTS

- **BUILDING ACCESS**
(MAIN LOBBY/VEHICLE DROP-OFF & PICK-UP)
- ➔ **PARKING ACCESS**
- ➔ **LOADING ACCESS** (ALL LOTS & DOCKS ARE BELOW GRADE)
- ➔ **VEHICULAR CIRCULATION**
- - - **PEDESTRIAN POROSITY**
- - - **BIKE FACILITIES (AS NOTED)**
- M **METRO STATION/BUS STOP**

BICYCLE INFRASTRUCTURE

- THERE WILL BE NO DEDICATED BIKE FACILITIES ON THE NEW PRIVATE STREETS.
- LONG-TERM STORAGE WILL BE AVAILABLE AT SEVERAL LOCATIONS (TBD) IN THE PARKING GARAGE (LOCATION TBD).
- SHORT-TERM BIKE RACKS SWILL BE PROVIDED FOR VISITOR USE THROUGHOUT THE SITE.



A.07

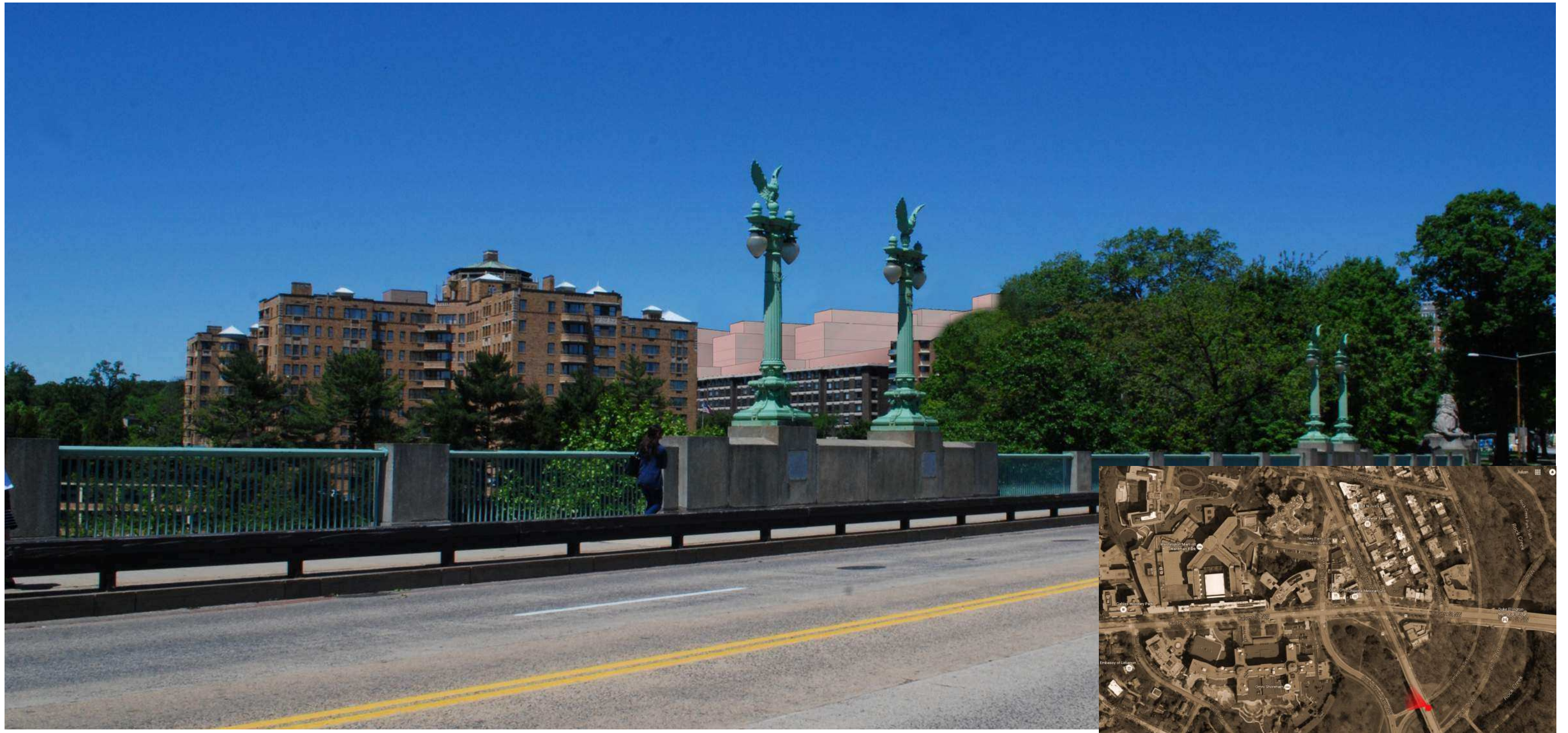
SITE PERSPECTIVE: EXISTING

23 JUNE 2016

**WARDMAN PARK
STAGE 1 PUD SUBMISSION**

DESIGN ARCHITECT: DAVID M SCHWARZ ARCHITECTS
MASTER PLANNER: GENSLER
LANDSCAPE ARCH: LEMON BROOKE
CIVIL ENGINEER: BOWMAN CONSULTING
TRAFFIC CONSULTANT: GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY: GOULSTON & STORRS





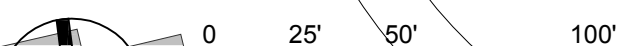






EL. +126'-6"

- RESIDENTIAL - PROPOSED
- PENTHOUSE
- EXISTING BUILDING WITHIN RECORD LOT
- NEW PARKING
- EXISTING PARKING (WOODLEY APTS)
- EXISTING PARKING (NORTH LAWN)
- LOADING AREA
- PARKING ENTRY



A.11

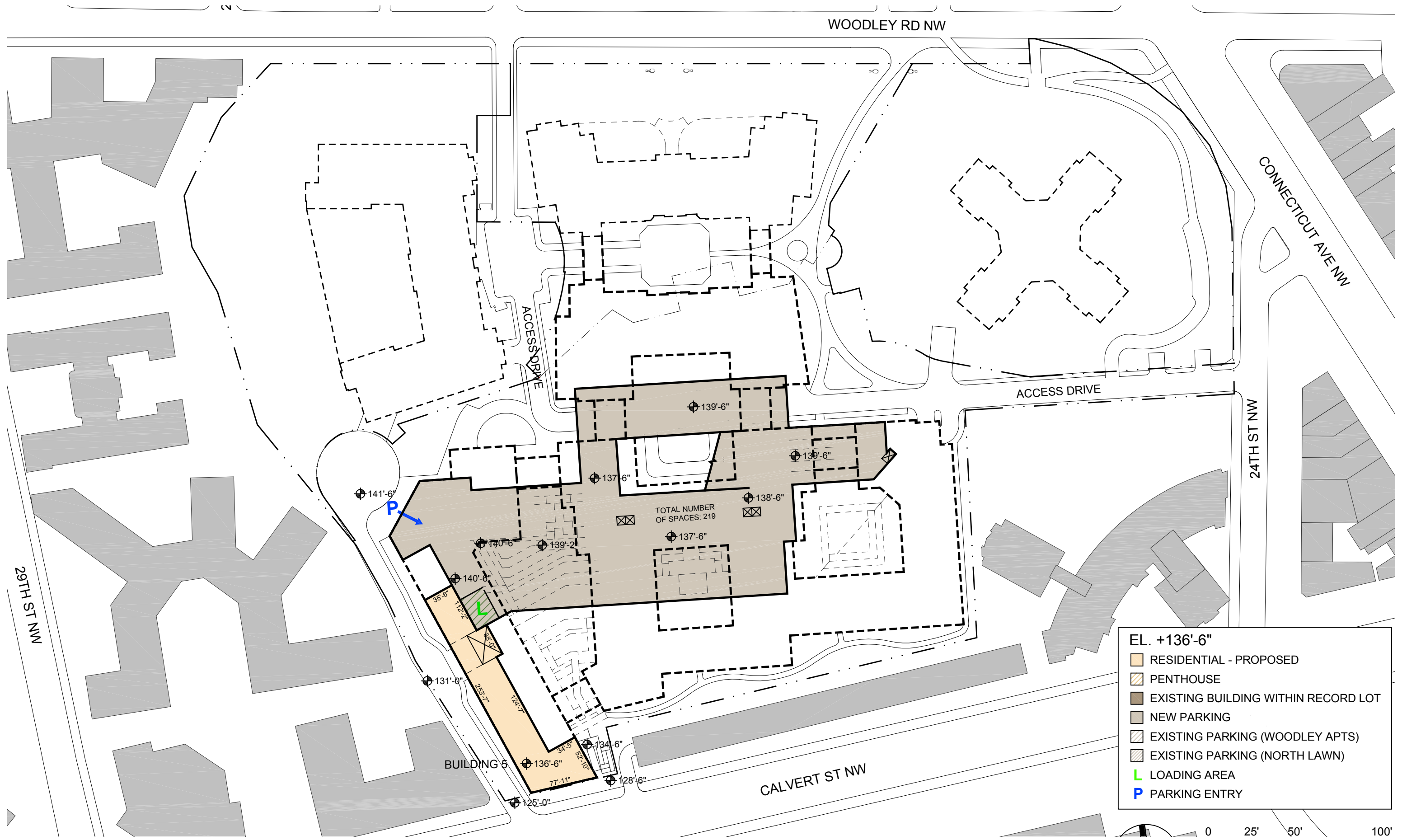
FLOOR PLAN: ELEV. +126'-6"

23 JUNE 2016

**WARDMAN PARK
STAGE 1 PUD SUBMISSION**

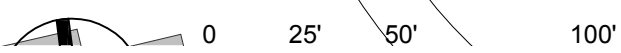
DESIGN ARCHITECT: DAVID M SCHWARZ ARCHITECTS
 MASTER PLANNER: GENSLER
 LANDSCAPE ARCH: LEMON BROOKE
 CIVIL ENGINEER: BOWMAN CONSULTING
 TRAFFIC CONSULTANT: GOROVE/SLADE ASSOCIATES
 LAND USE ATTORNEY: GOULSTON & STORRS





EL. +136'-6"

- RESIDENTIAL - PROPOSED
- PENTHOUSE
- EXISTING BUILDING WITHIN RECORD LOT
- NEW PARKING
- EXISTING PARKING (WOODLEY APTS)
- EXISTING PARKING (NORTH LAWN)
- L LOADING AREA
- P PARKING ENTRY



WOODLEY RD NW

CONNECTICUT AVE NW

ACCESS DRIVE

ACCESS DRIVE

24TH ST NW

29TH ST NW

CALVERT ST NW

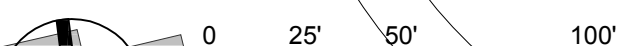
TOTAL NUMBER OF SPACES: 199

BUILDING 3

BUILDING 5

EL. +146'-6"

- RESIDENTIAL - PROPOSED
- PENTHOUSE
- EXISTING BUILDING WITHIN RECORD LOT
- NEW PARKING
- EXISTING PARKING (WOODLEY APTS)
- EXISTING PARKING (NORTH LAWN)
- LOADING AREA
- PARKING ENTRY



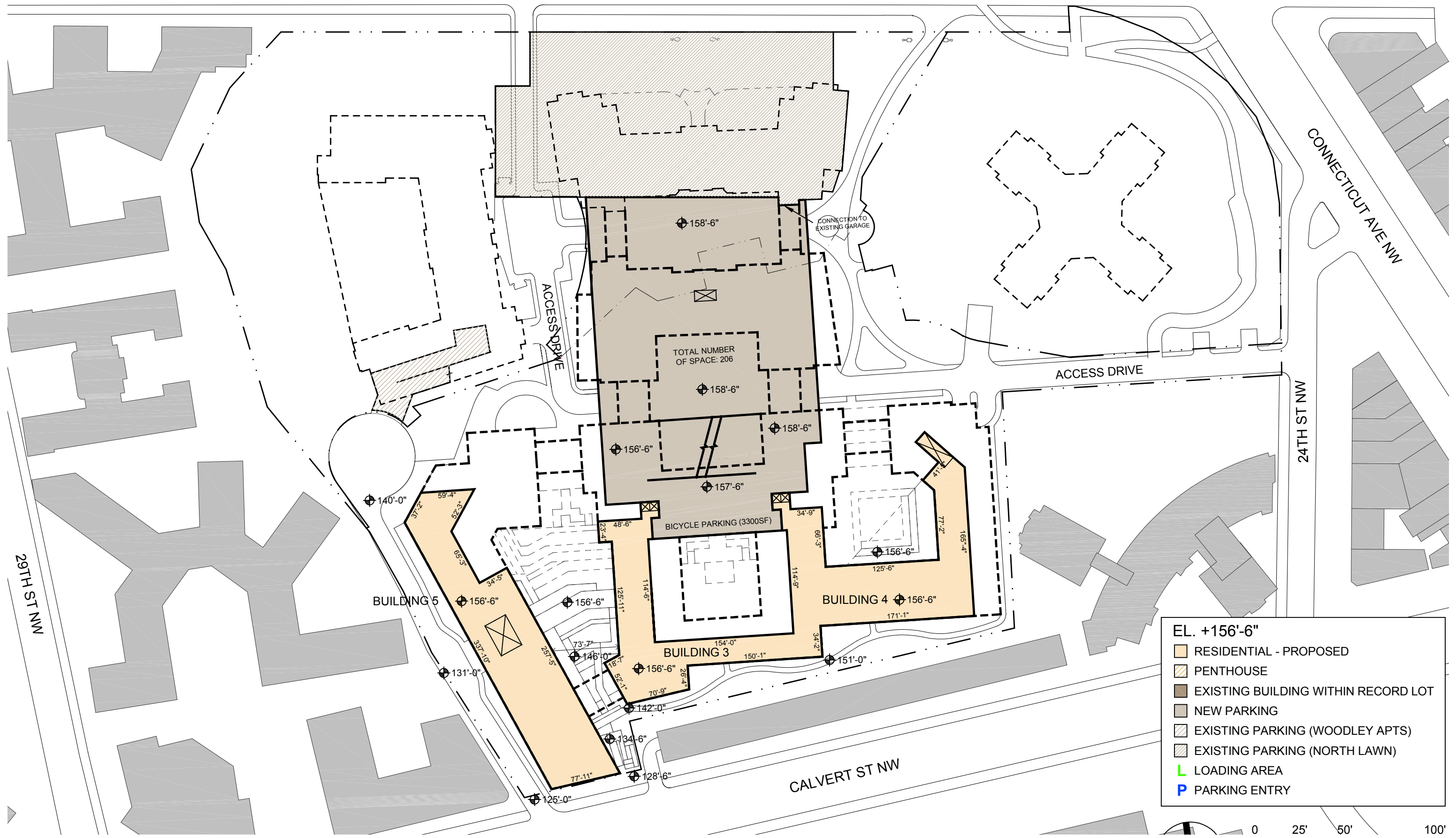
WOODLEY RD NW

CONNECTICUT AVE NW

29TH ST NW

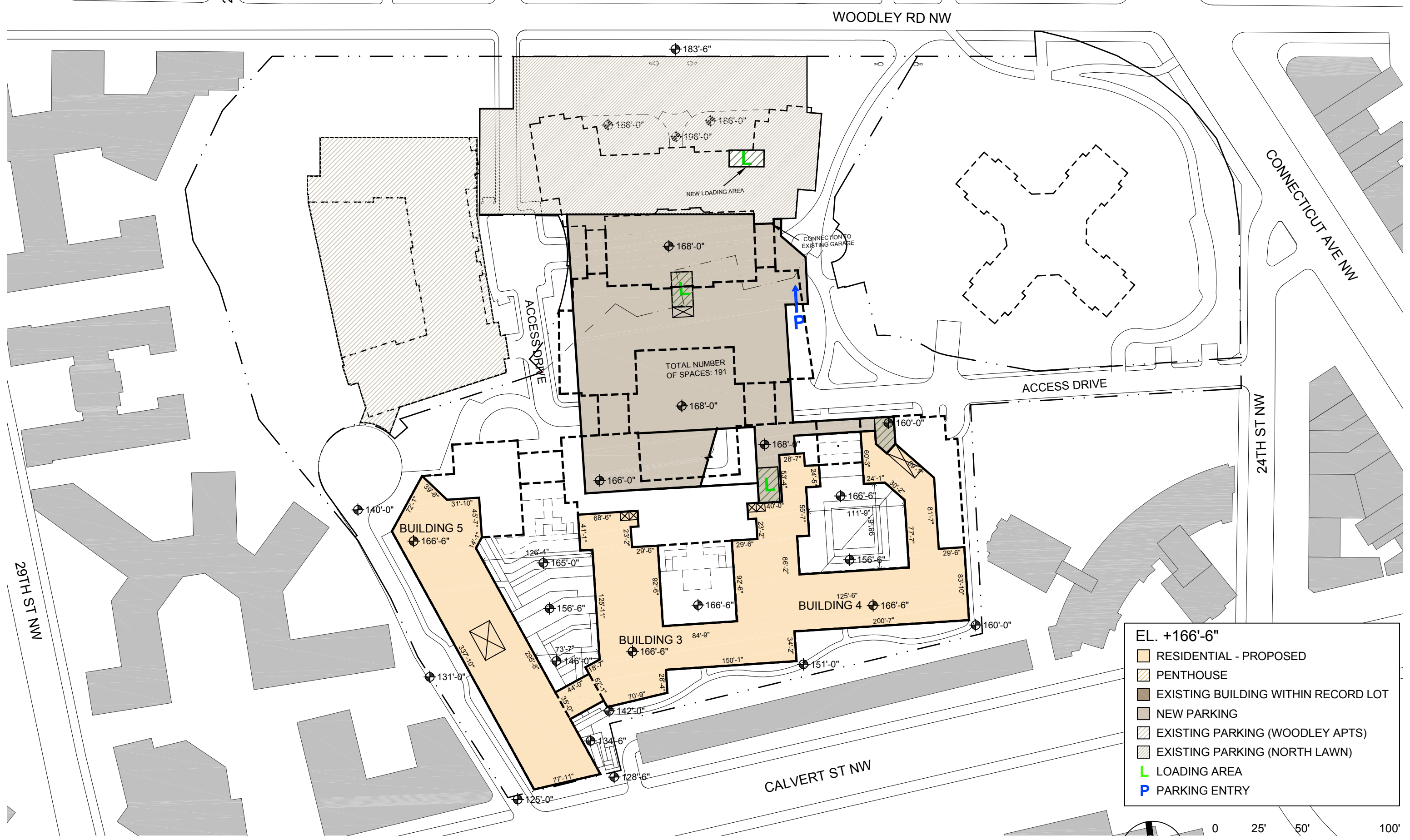
24TH ST NW

CALVERT ST NW



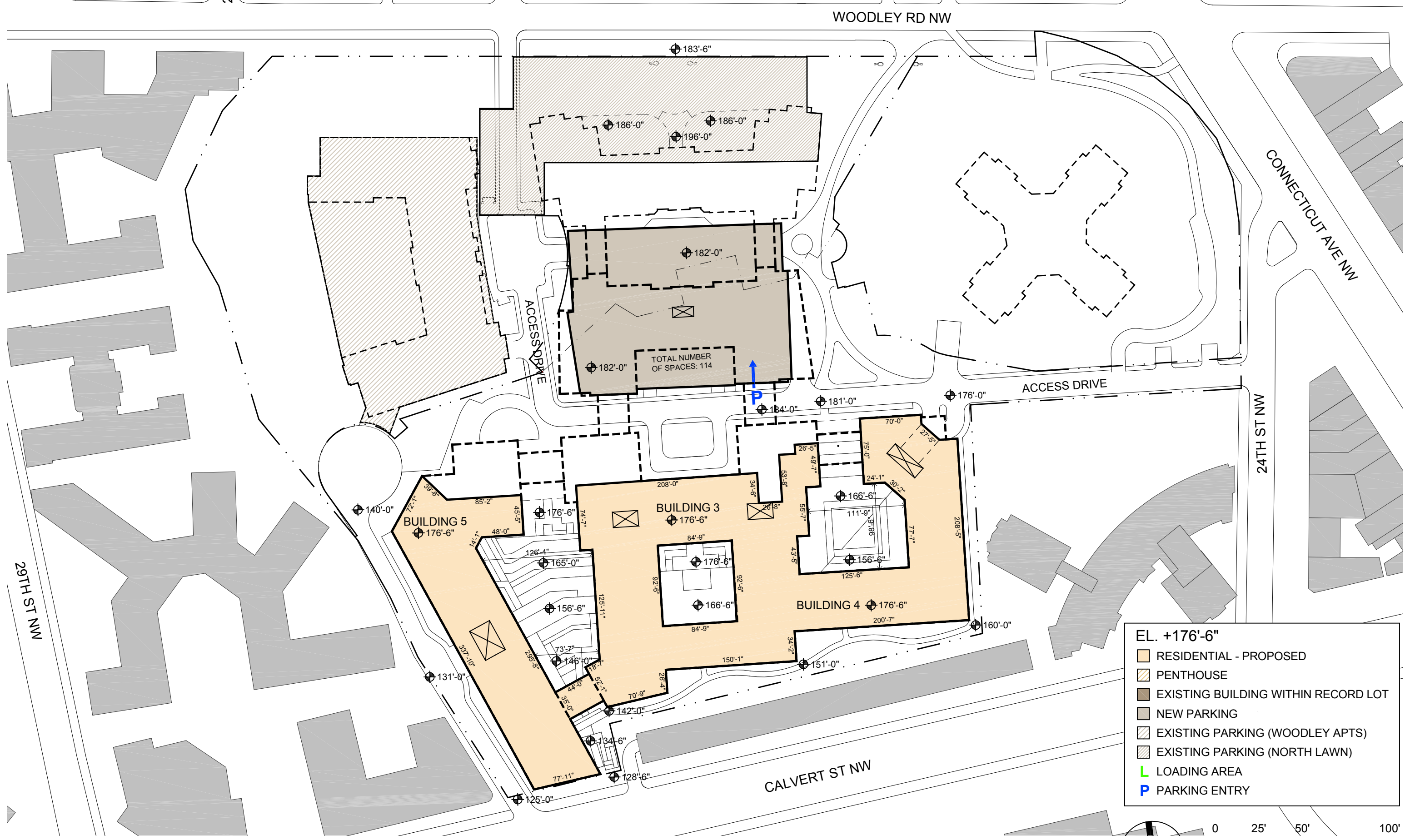
EL. +156'-6"

- RESIDENTIAL - PROPOSED
- PENTHOUSE
- EXISTING BUILDING WITHIN RECORD LOT
- NEW PARKING
- EXISTING PARKING (WOODLEY APTS)
- EXISTING PARKING (NORTH LAWN)
- LOADING AREA
- PARKING ENTRY



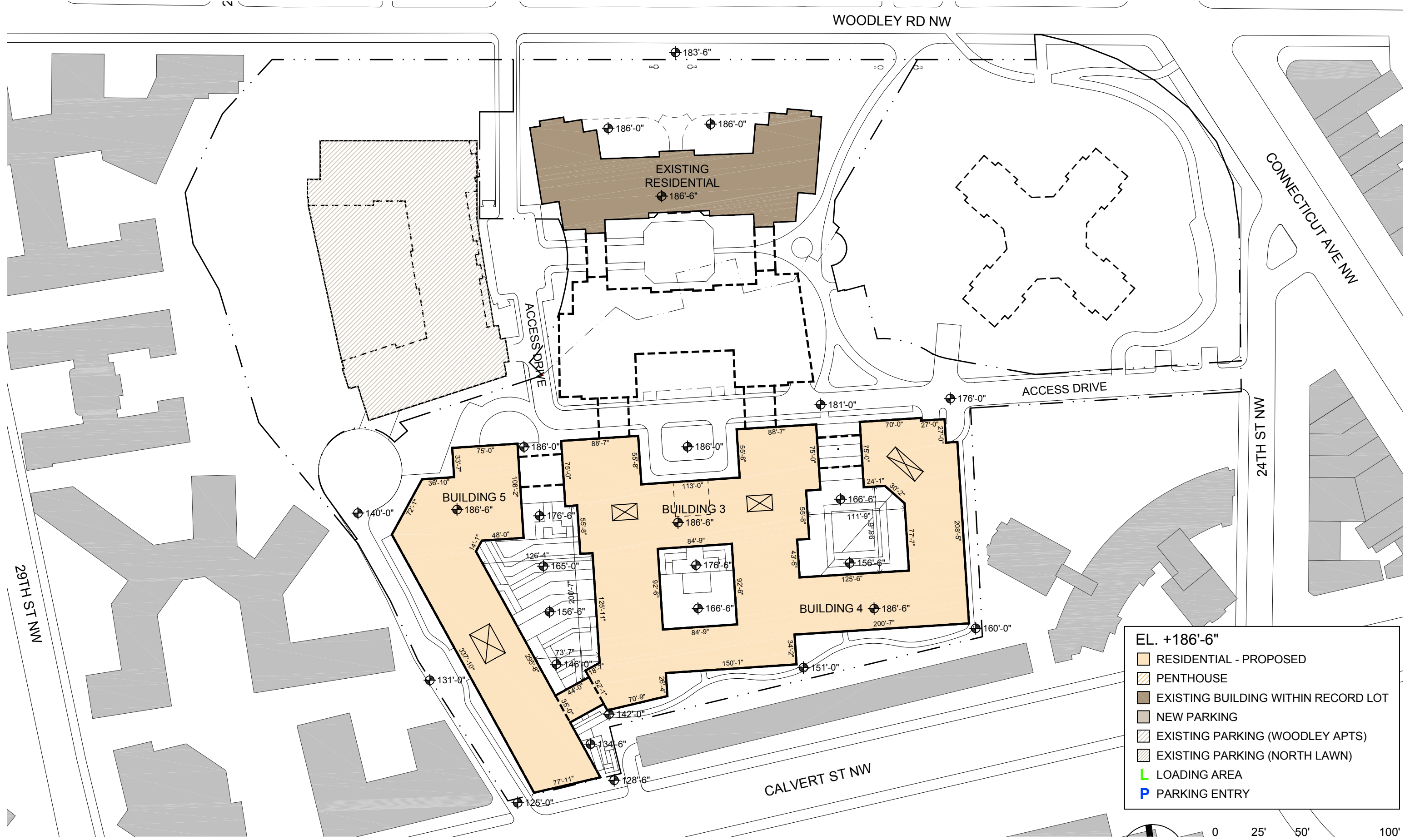
EL. +166'-6"	
	RESIDENTIAL - PROPOSED
	PENTHOUSE
	EXISTING BUILDING WITHIN RECORD LOT
	NEW PARKING
	EXISTING PARKING (WOODLEY APTS)
	EXISTING PARKING (NORTH LAWN)
	LOADING AREA
	PARKING ENTRY





EL. +176'-6"

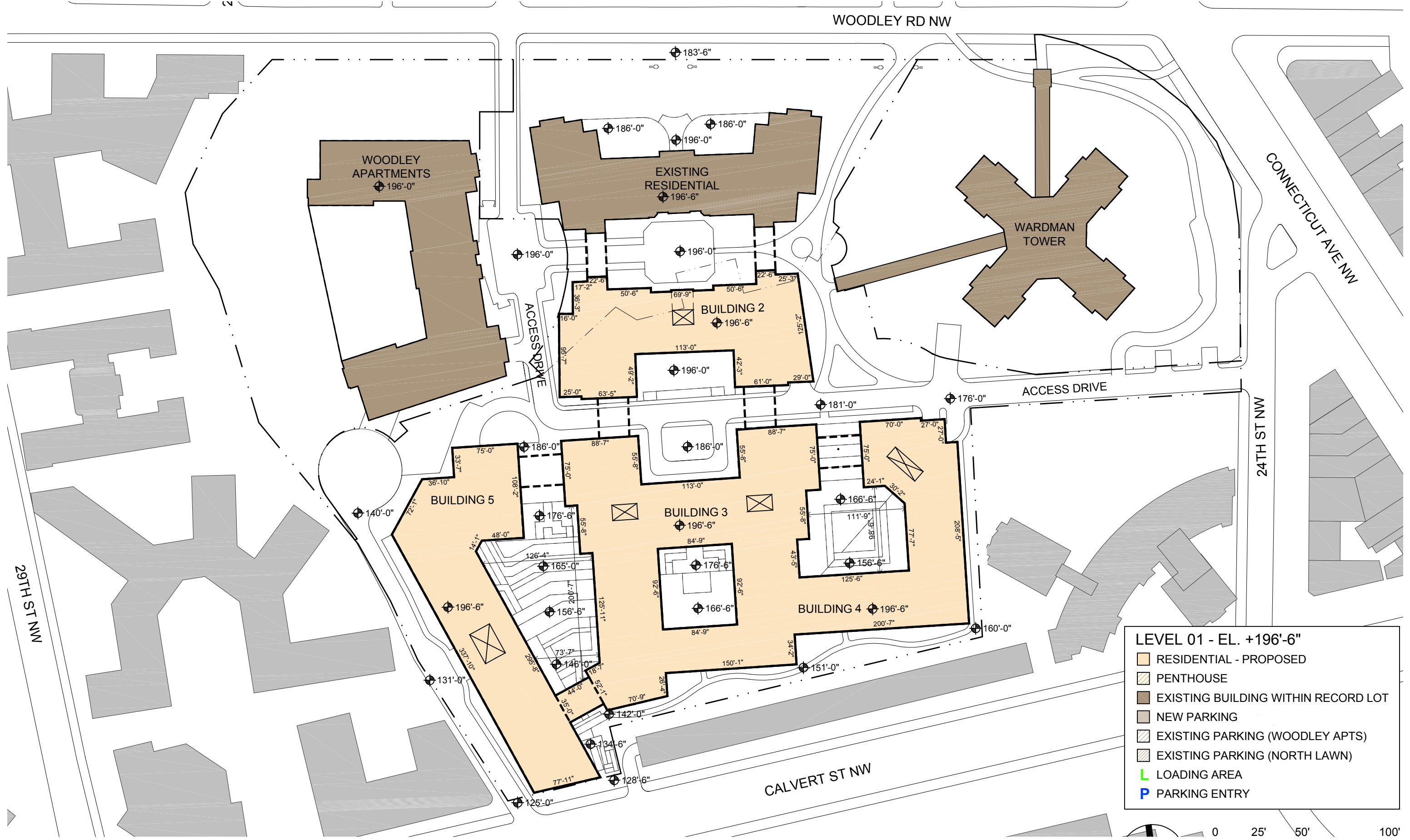
- RESIDENTIAL - PROPOSED
- PENTHOUSE
- EXISTING BUILDING WITHIN RECORD LOT
- NEW PARKING
- EXISTING PARKING (WOODLEY APTS)
- EXISTING PARKING (NORTH LAWN)
- L LOADING AREA
- P PARKING ENTRY



EL. +186'-6"

- RESIDENTIAL - PROPOSED
- PENTHOUSE
- EXISTING BUILDING WITHIN RECORD LOT
- NEW PARKING
- EXISTING PARKING (WOODLEY APTS)
- EXISTING PARKING (NORTH LAWN)
- L LOADING AREA
- P PARKING ENTRY

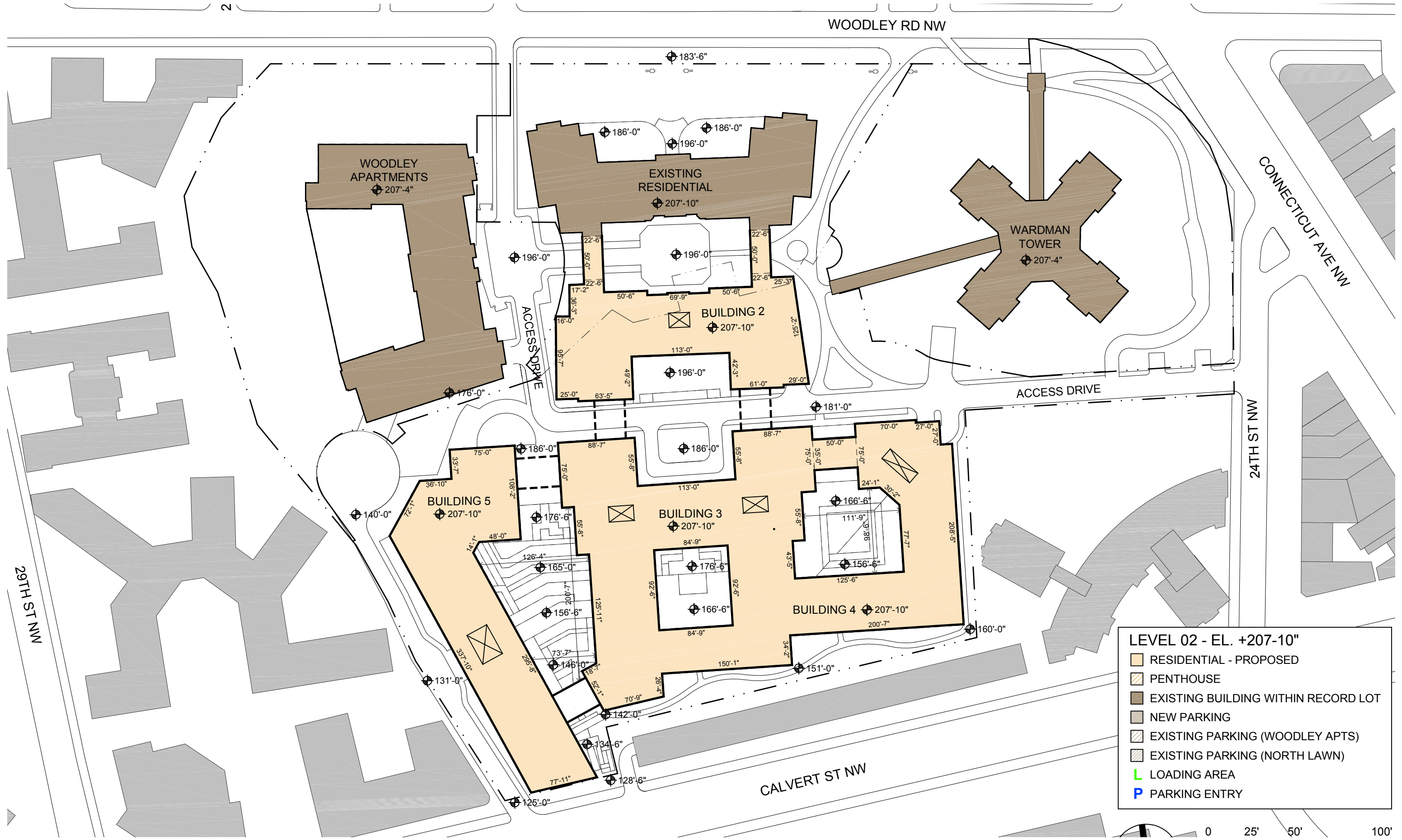




LEVEL 01 - EL. +196'-6"

- RESIDENTIAL - PROPOSED
- PENTHOUSE
- EXISTING BUILDING WITHIN RECORD LOT
- NEW PARKING
- EXISTING PARKING (WOODLEY APTS)
- EXISTING PARKING (NORTH LAWN)
- L LOADING AREA
- P PARKING ENTRY





LEVEL 02 - EL. +207'-10"

- RESIDENTIAL - PROPOSED
- PENTHOUSE
- EXISTING BUILDING WITHIN RECORD LOT
- NEW PARKING
- EXISTING PARKING (WOODLEY APTS)
- EXISTING PARKING (NORTH LAWN)
- LOADING AREA
- PARKING ENTRY



A.19

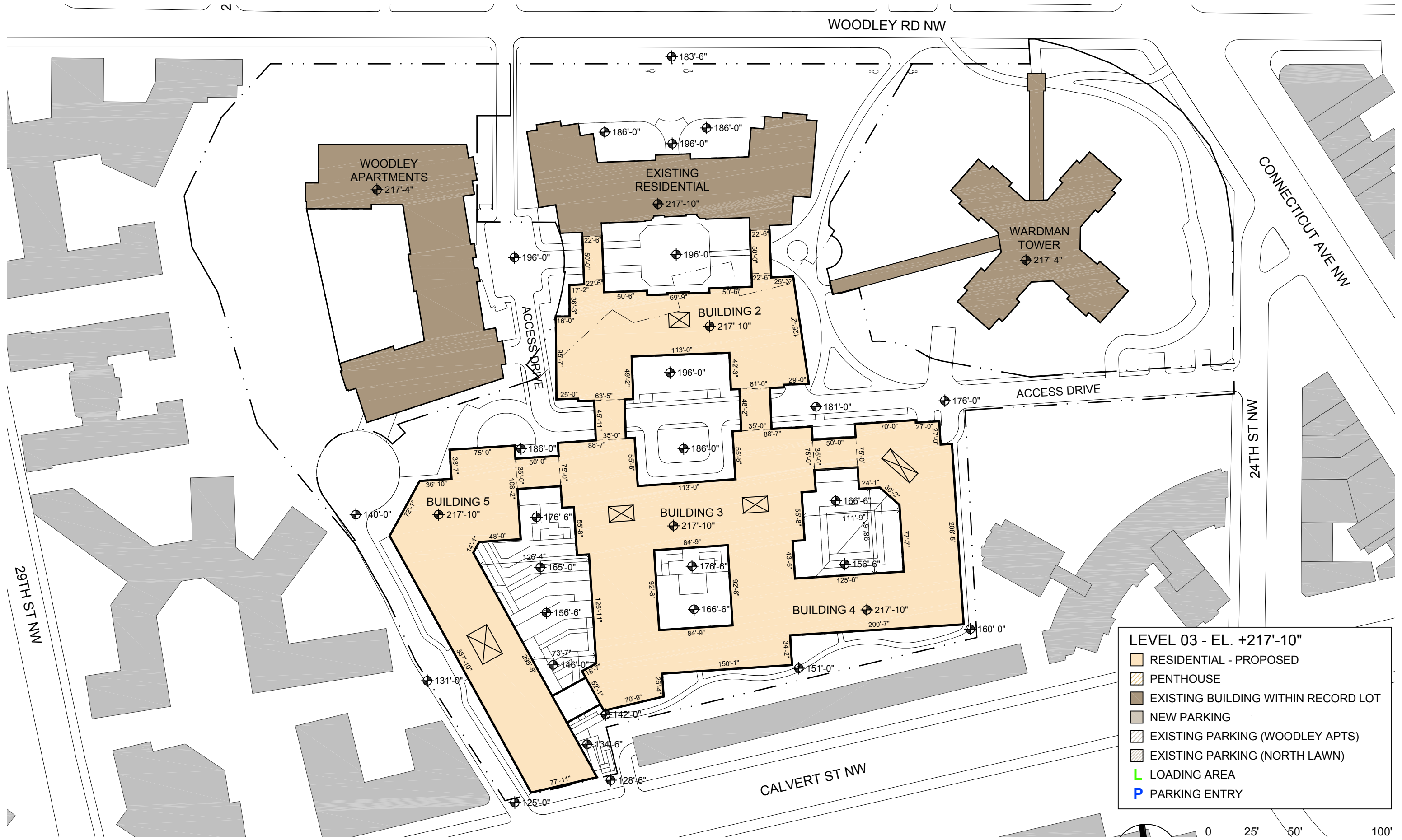
FLOOR PLAN: LVL 2 - ELEV +207'-10"

23 JUNE 2016

**WARDMAN PARK
STAGE 1 PUD SUBMISSION**

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 MASTER PLANNER: GENSLER
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 TRAFFIC CONSULTANT: GOROVE/SLADE ASSOCIATES
 LAND USE ATTORNEY: GOULSTON & STORRS

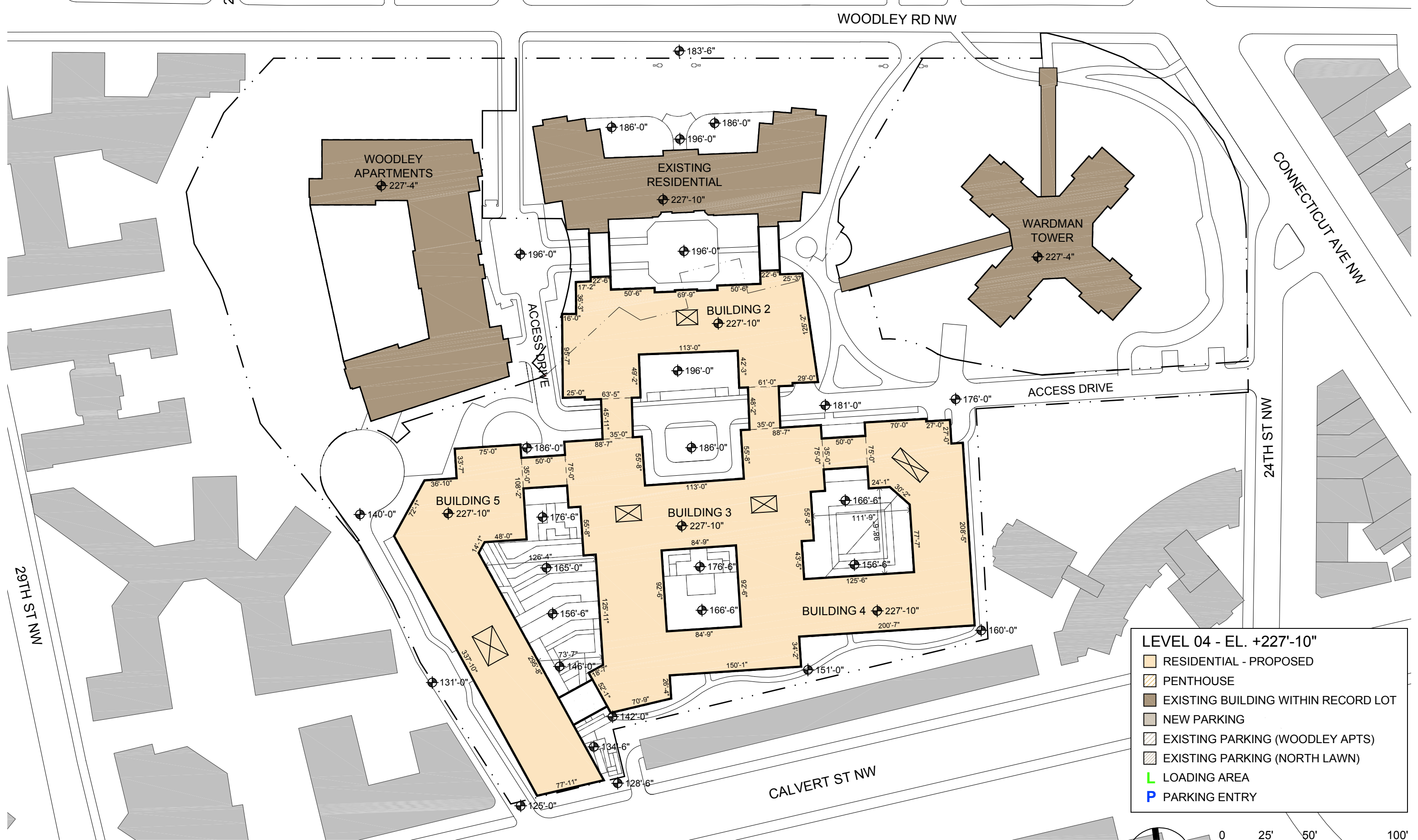




LEVEL 03 - EL. +217'-10"

- RESIDENTIAL - PROPOSED
- PENTHOUSE
- EXISTING BUILDING WITHIN RECORD LOT
- NEW PARKING
- EXISTING PARKING (WOODLEY APTS)
- EXISTING PARKING (NORTH LAWN)
- LOADING AREA
- PARKING ENTRY





LEVEL 04 - EL. +227'-10"

- RESIDENTIAL - PROPOSED
- PENTHOUSE
- EXISTING BUILDING WITHIN RECORD LOT
- NEW PARKING
- EXISTING PARKING (WOODLEY APTS)
- EXISTING PARKING (NORTH LAWN)
- L LOADING AREA
- P PARKING ENTRY



A.21

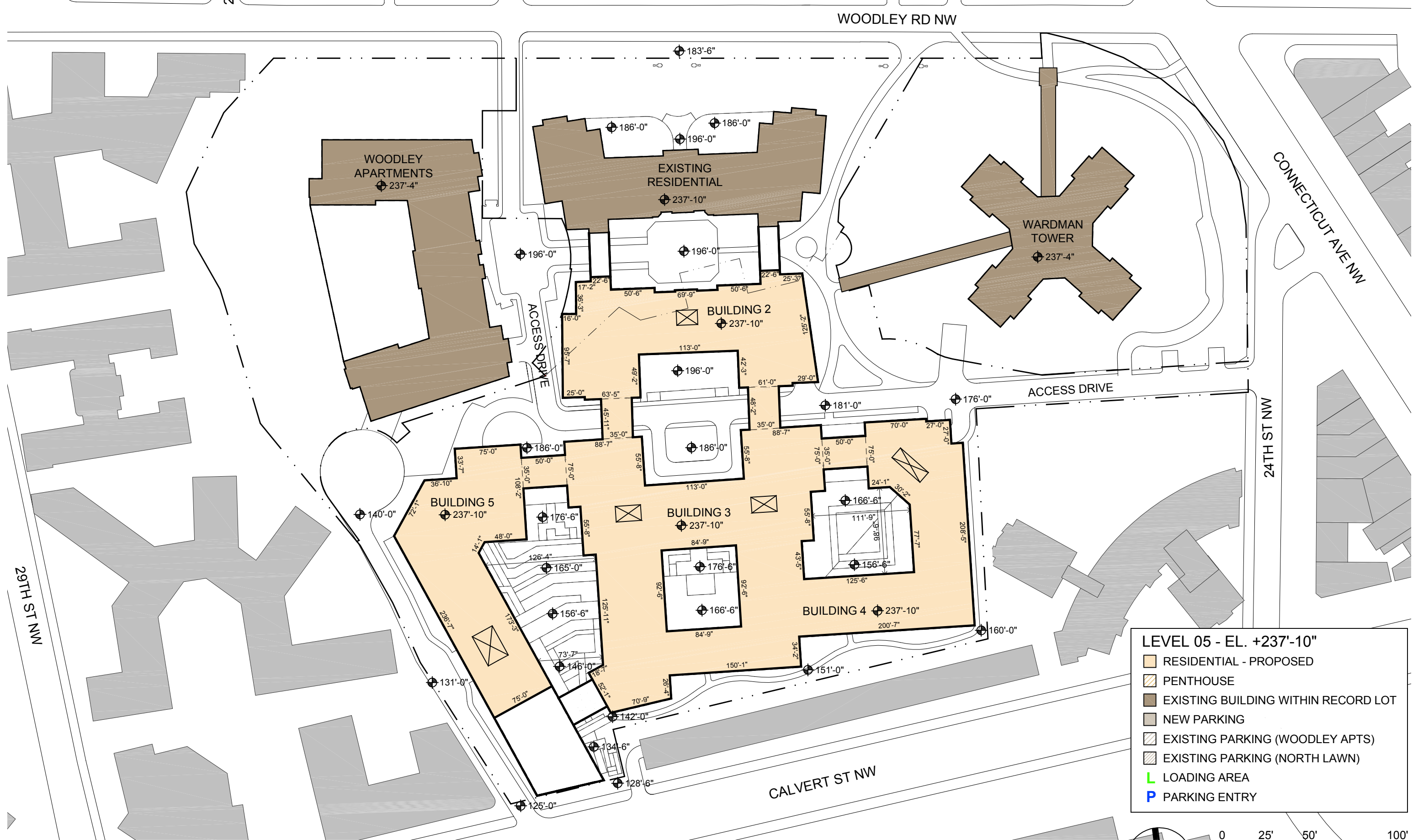
FLOOR PLAN: LVL 4 - EL. +227'-10"

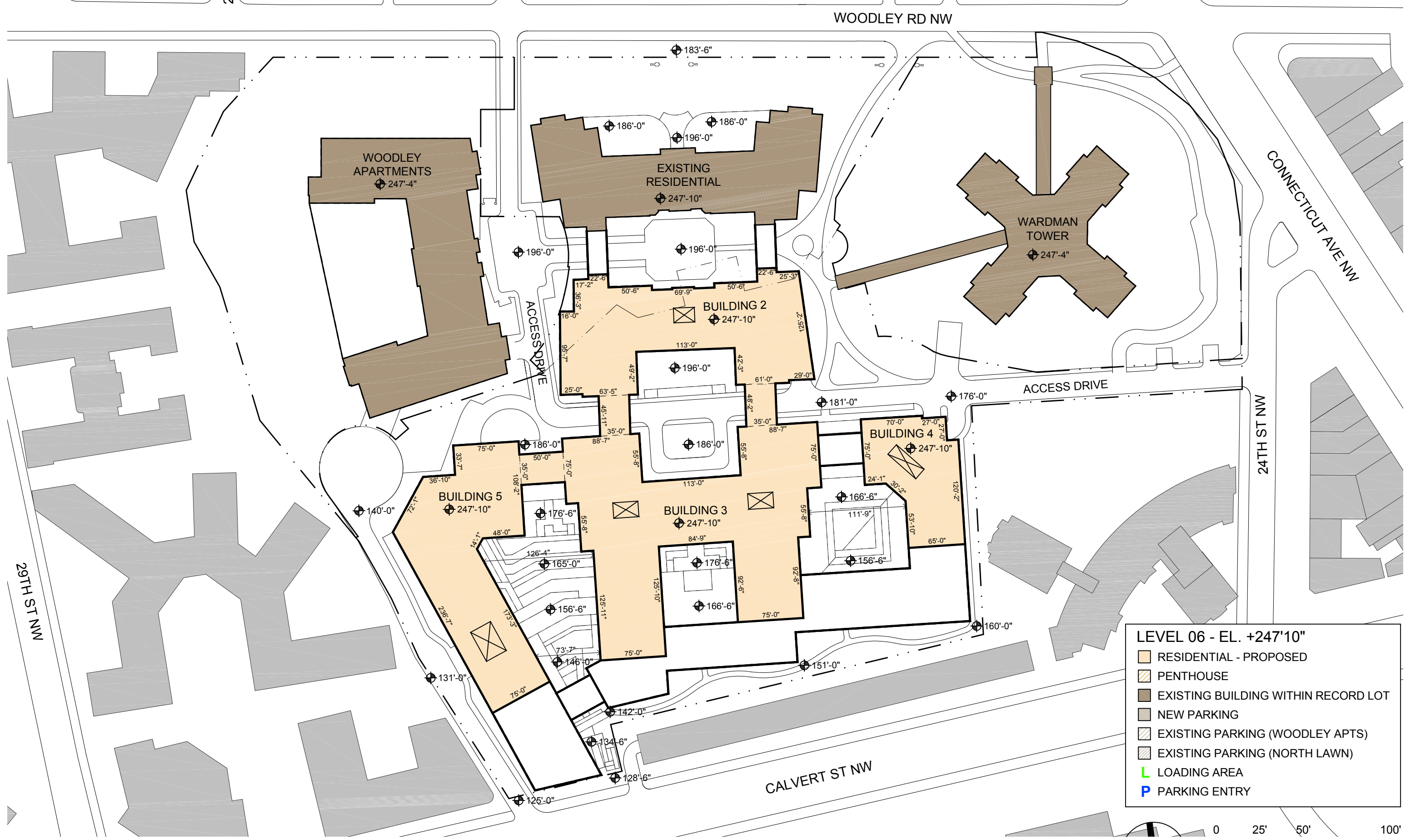
23 JUNE 2016

**WARDMAN PARK
STAGE 1 PUD SUBMISSION**

DESIGN ARCHITECT: DAVID M SCHWARZ ARCHITECTS
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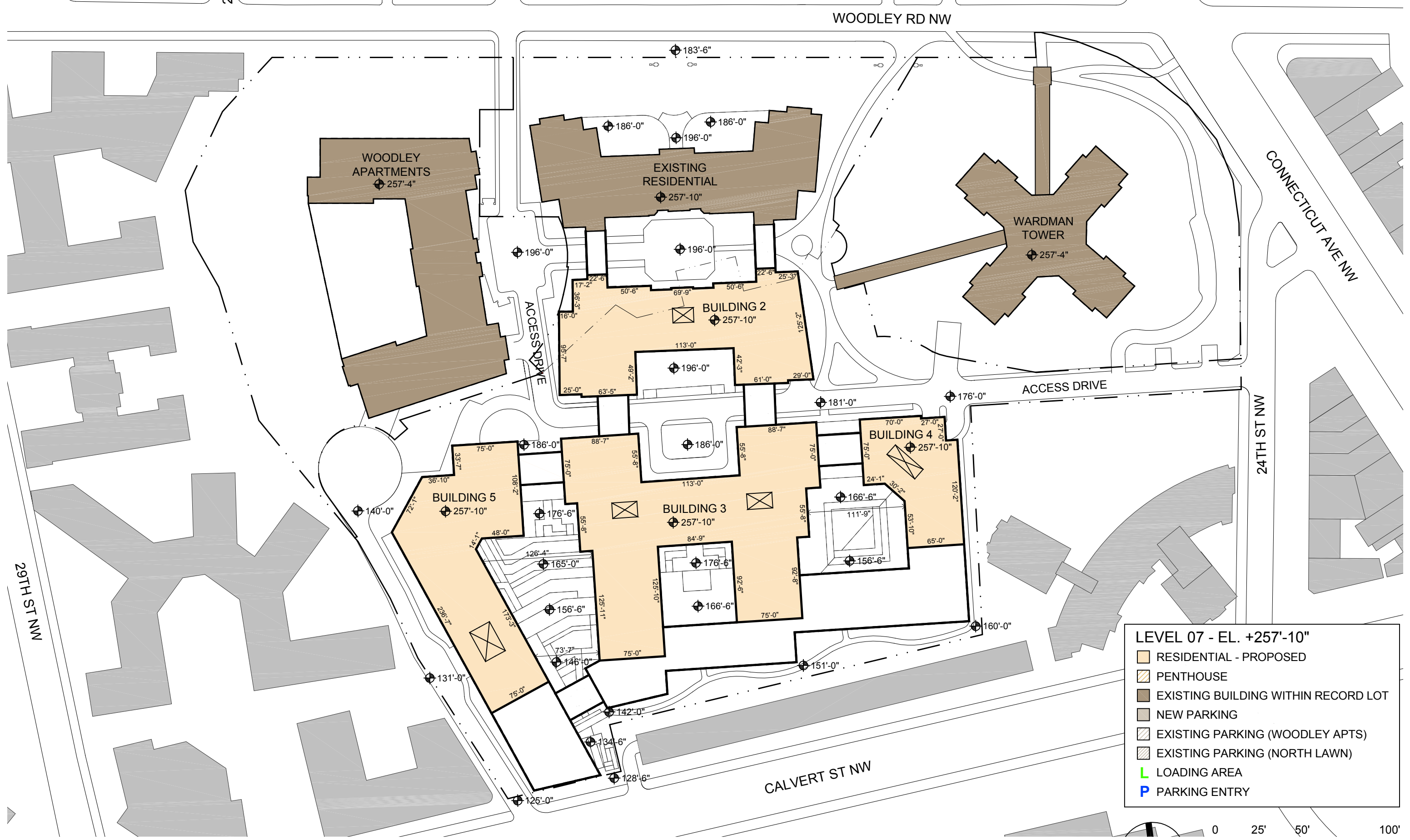




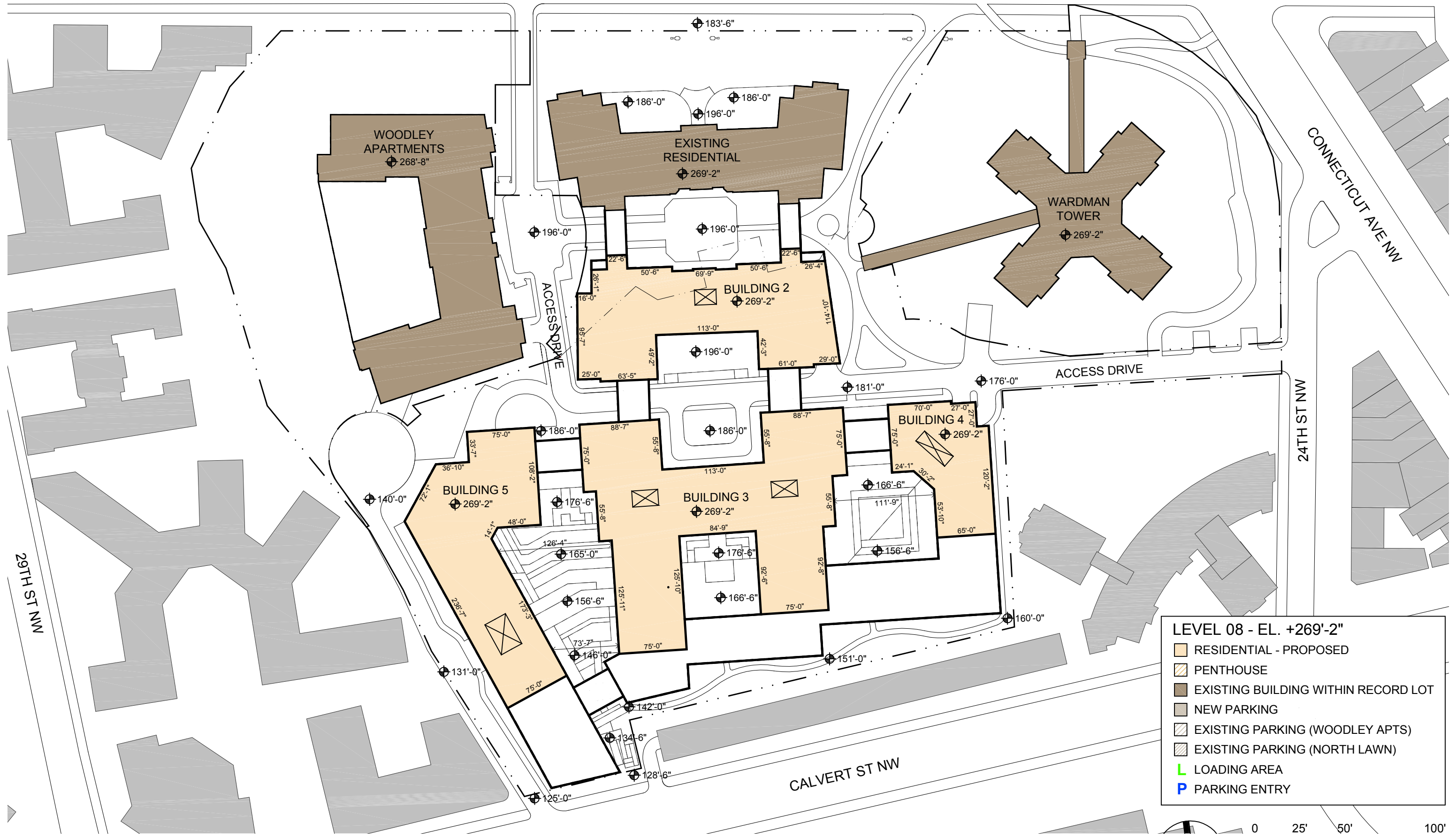
LEVEL 06 - EL. +247'10"

- RESIDENTIAL - PROPOSED
- PENTHOUSE
- EXISTING BUILDING WITHIN RECORD LOT
- NEW PARKING
- EXISTING PARKING (WOODLEY APTS)
- EXISTING PARKING (NORTH LAWN)
- L LOADING AREA
- P PARKING ENTRY





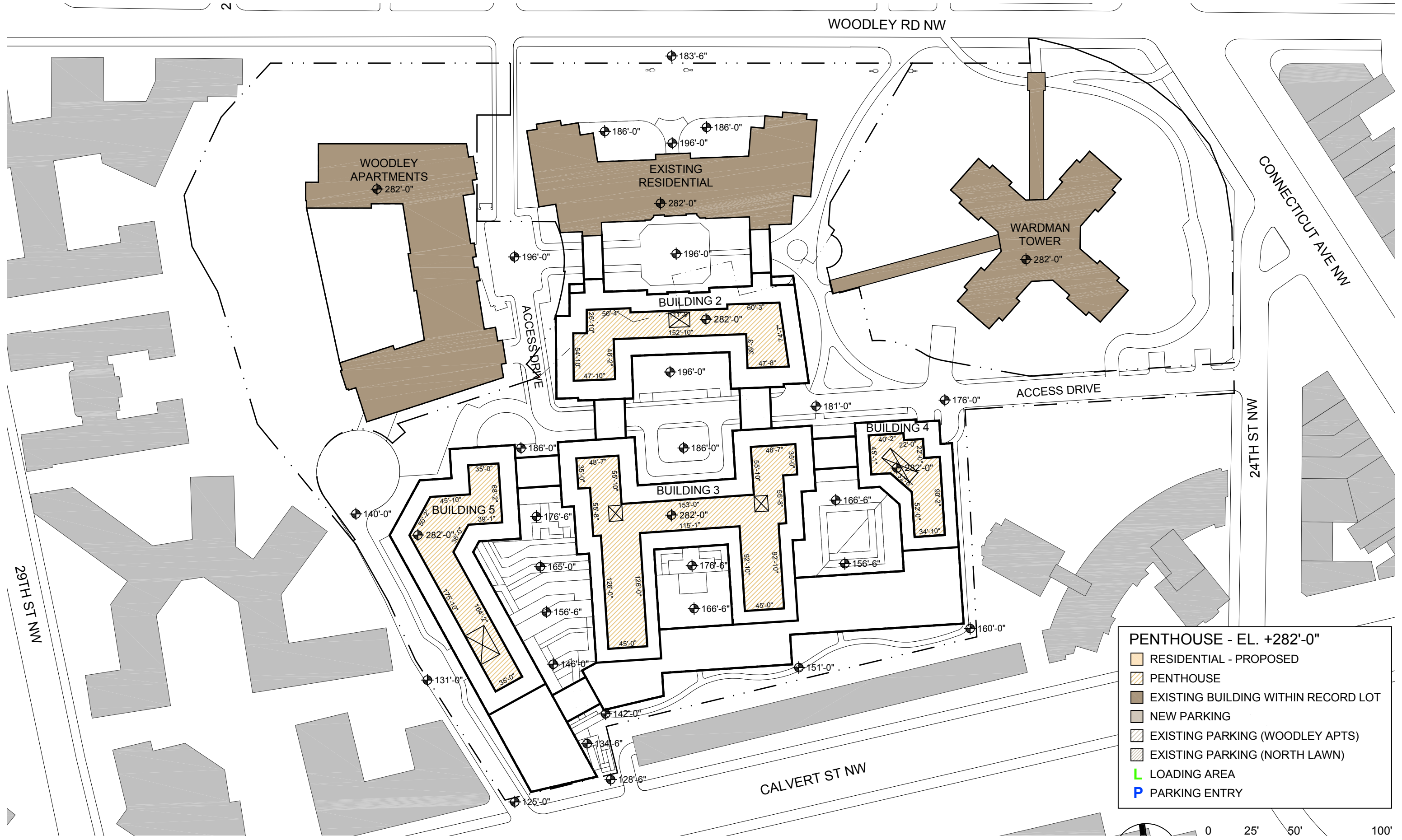
WOODLEY RD NW



LEVEL 08 - EL. +269'-2"

- RESIDENTIAL - PROPOSED
- PENTHOUSE
- EXISTING BUILDING WITHIN RECORD LOT
- NEW PARKING
- EXISTING PARKING (WOODLEY APTS)
- EXISTING PARKING (NORTH LAWN)
- L LOADING AREA
- P PARKING ENTRY



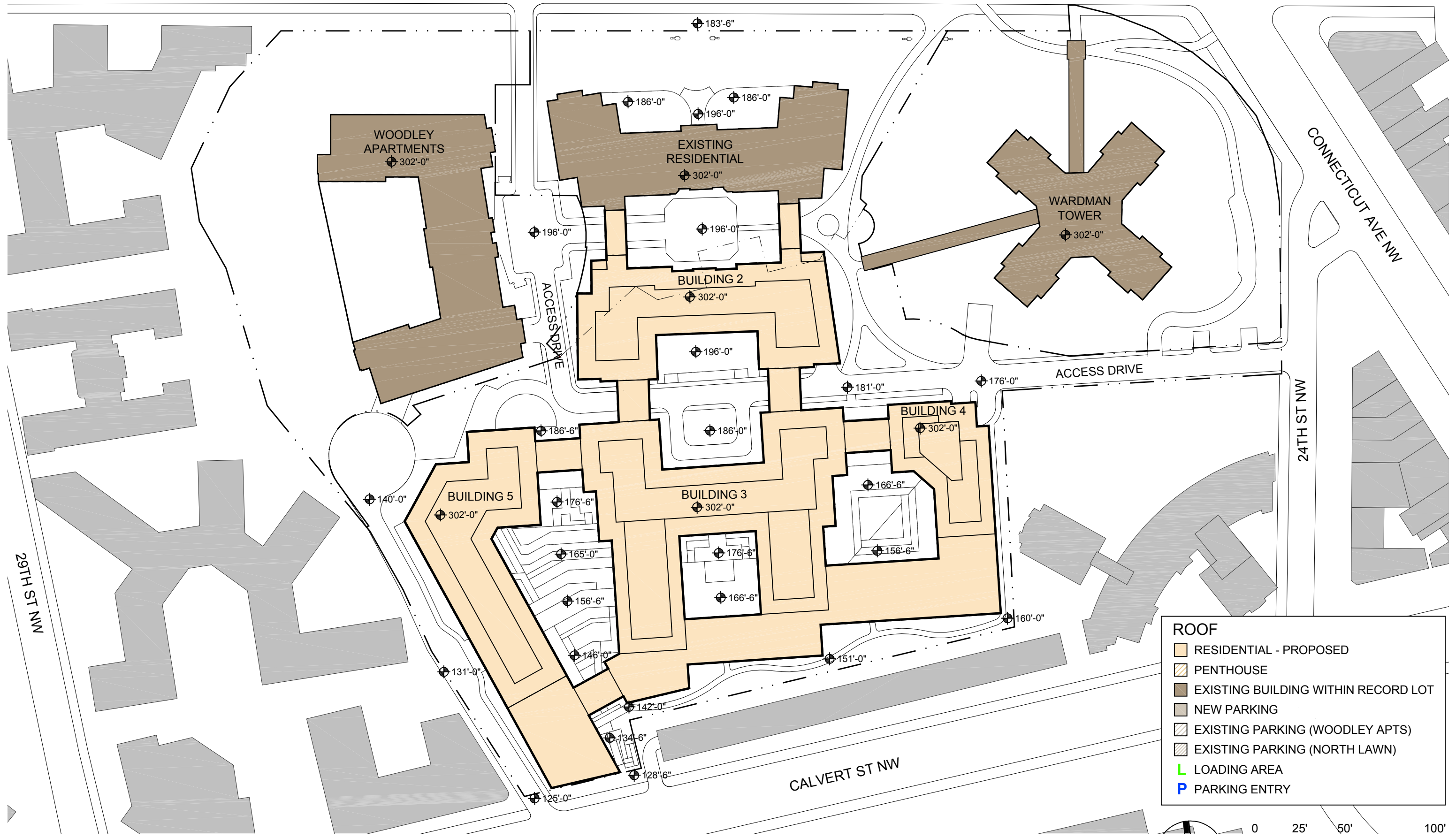


PENTHOUSE - EL. +282'-0"

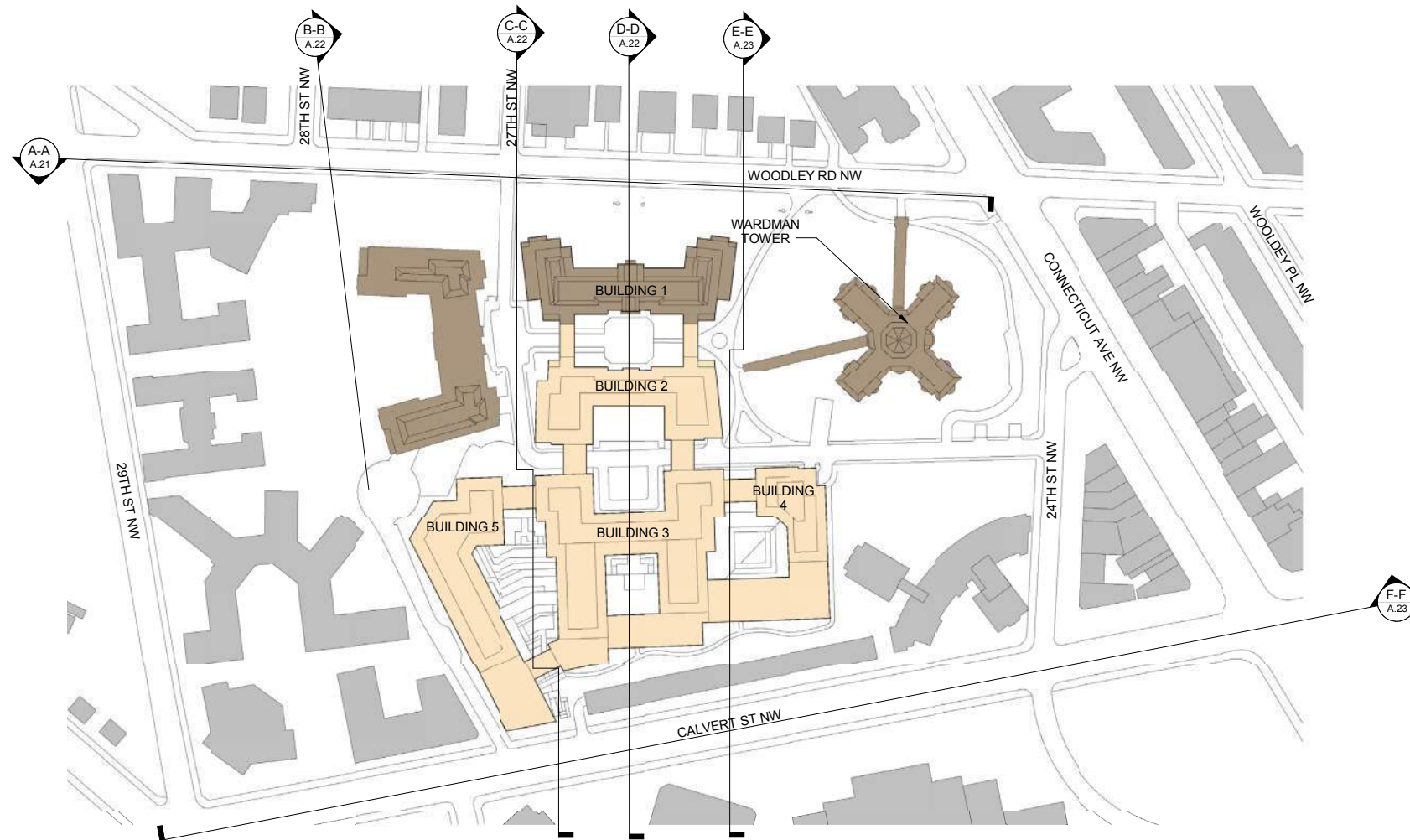
- RESIDENTIAL - PROPOSED
- PENTHOUSE
- EXISTING BUILDING WITHIN RECORD LOT
- NEW PARKING
- EXISTING PARKING (WOODLEY APTS)
- EXISTING PARKING (NORTH LAWN)
- L LOADING AREA
- P PARKING ENTRY



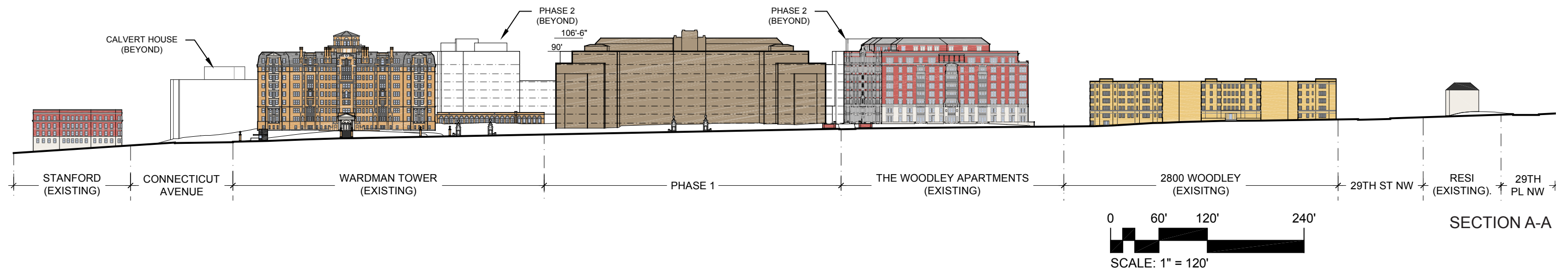
WOODLEY RD NW



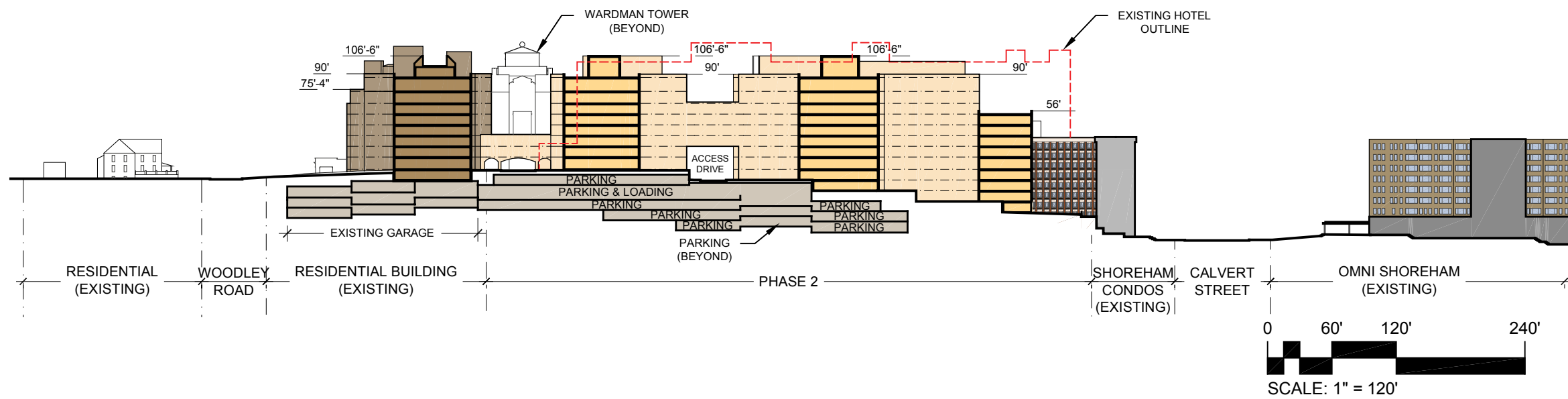
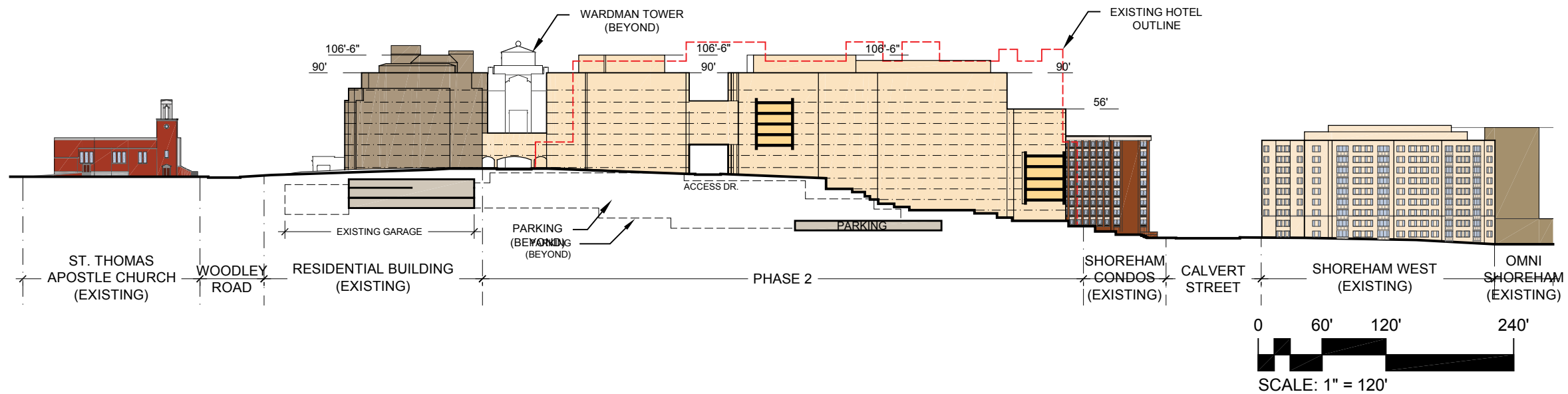
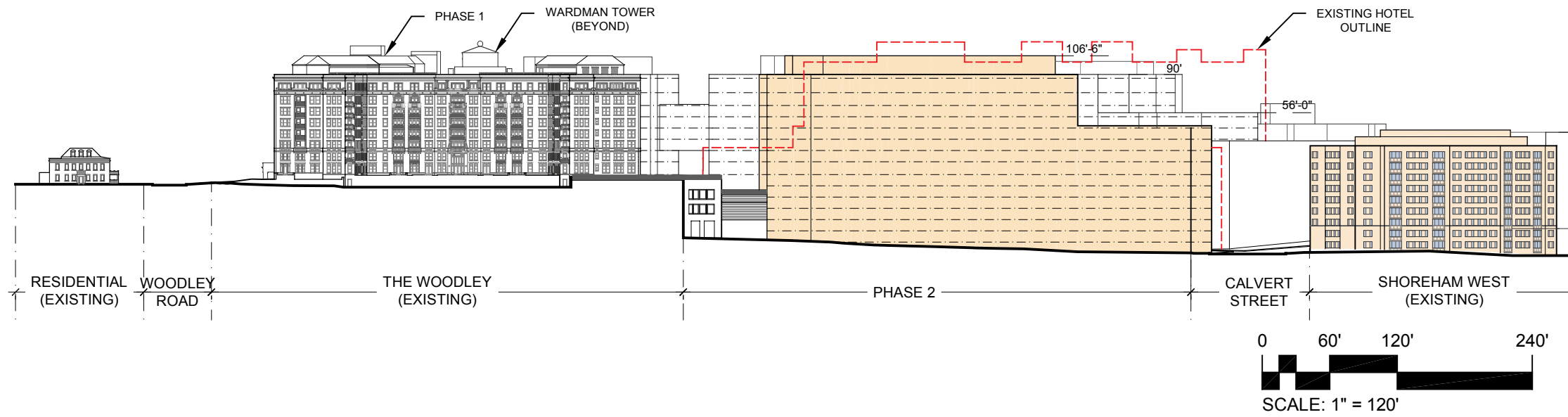
ROOF	
	RESIDENTIAL - PROPOSED
	PENTHOUSE
	EXISTING BUILDING WITHIN RECORD LOT
	NEW PARKING
	EXISTING PARKING (WOODLEY APTS)
	EXISTING PARKING (NORTH LAWN)
	LOADING AREA
	PARKING ENTRY

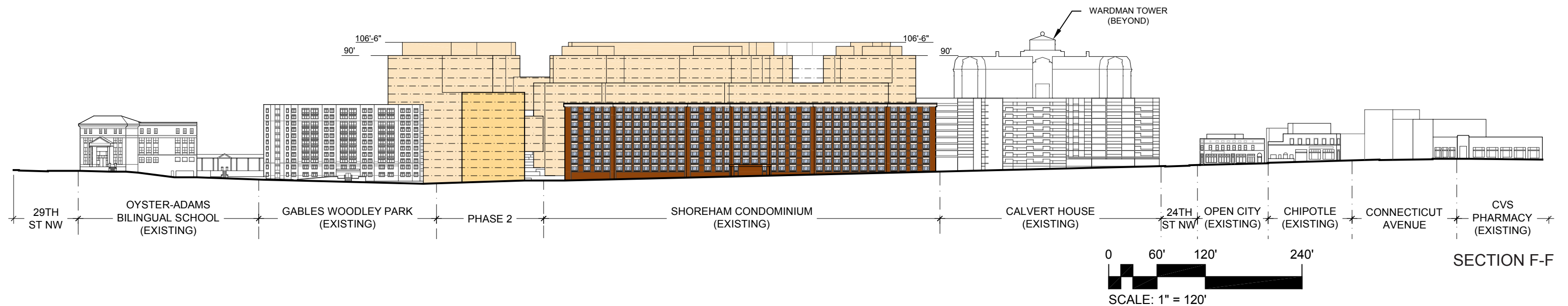
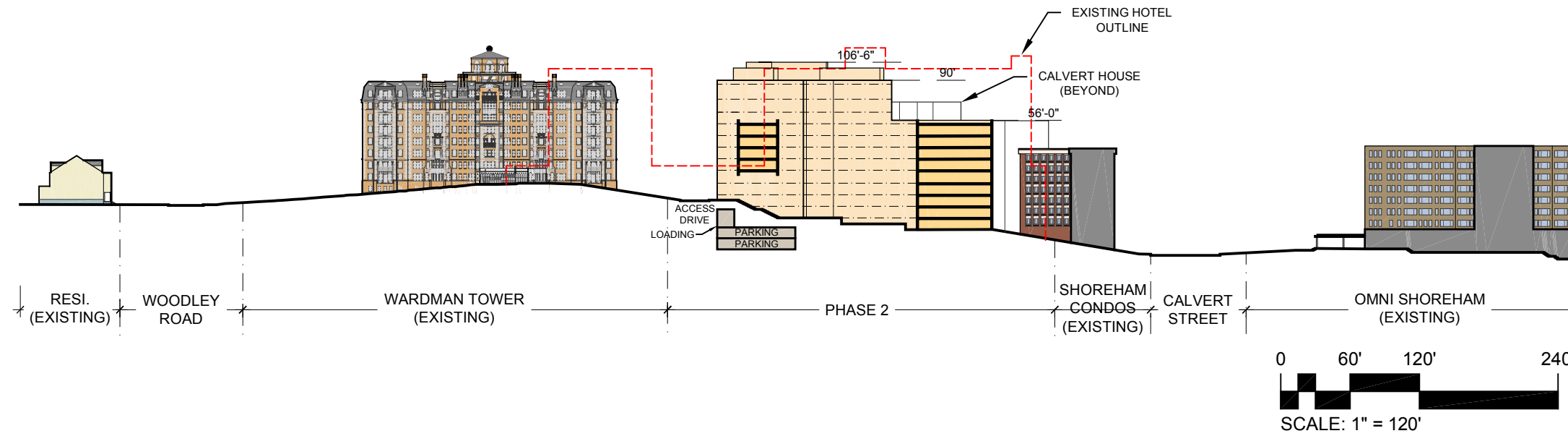


KEY PLAN



SECTION A-A





	NEW A&T LOT		REMAINDER OF PARCEL								TOTAL		ZONING REGULATION
	RESIDENTIAL BUILDING		BUILDINGS 2-5		WARDMAN TOWER (EXISTING)		WOODLEY (EXISTING)		TOTAL		ALLOWED/REQUIRED	PROVIDED	
	ALLOWED/REQUIRED	PROVIDED	ALLOWED/REQUIRED	PROVIDED	ALLOWED/REQUIRED	PROVIDED	ALLOWED/REQUIRED	PROVIDED	ALLOWED/REQUIRED	PROVIDED			
USE		Residential		Residential		Residential		Residential		Residential		Residential	
CURRENT ZONING		R-5-B		R-5-B/R-5-D		R-5-B		R-5-B		R-5-B/R-5-D		R-5-B/R-5-D	
PROPOSED ZONING		RA-4		RA-4		RA-2		RA-2		RA-2/RA-4		RA-2/RA-4	
SITE AREA													
ACRES		2.38		6.57		3.29		3.23		13.09		16.12	
SQUARE FEET		103,632 †††		286,252 †††		143,377		140,650 †††		570,279 †††		673,911 †††	
BUILDING FOOTPRINT (SF)	77,724	28,834		154,306		26,222		37,759		218,287		247,121	
LOT OCCUPANCY	75.00%	27.82%		22.90%		3.89%		5.60%		32.39%		36.67%	Subtitle F, 304.1
GROSS FLOOR AREA (SF)	522,305	235,101	1,442,710	1,572,223	258,079	177,854	253,170	283,214	1,953,959	2,033,291	2,476,264	2,268,392	
FAR	5.04 *	2.27	5.04 *	5.49	1.80	1.24	1.80	2.01	3.43 **	3.57	3.67 **	3.37	Subtitle F, 302.1
PENTHOUSE													
HEIGHT	20'-0"	20'-0"	20'-0"	20'-0"	NA	NA	NA	NA	20'-0"	20'-0"	20'-0"	20'-0"	Subtitle F, 303.2
AREA	41,453	11,873	228,112	37,778	NA	NA	NA	NA	228,112	37,778	269,564	49,651	Subtitle C, 1503.1
FAR	0.4	0.11	0.4	0.07	NA	NA	NA	NA	0.4	0.07	0.4	0.07	Subtitle C, 1503.1
SETBACK	20'-0"	20'-0"	20'-0"	20'-0" MIN.	NA	NA	NA	NA	20'-0"	20'-0" MIN.	20'-0"	20'-0" MIN.	Subtitle C, 1502.1
YARD SETBACKS													
FRONT	NA	55'-8"	NA	NA	NA	NA	NA	NA	NA	NA	NA	55'-8"	Subtitle B, 304.4
REAR	30'-0"	NA	30'-0"	35'-9"	NA	NA	NA	NA	30'-0"	35'-9"	30'-0"	35'-9"	Subtitle F, 305.1
SIDE	4'-0" ***	NA	4'-0" ***	13'-1" MIN.	NA	NA	NA	NA	4'-0" ***	13'-1" MIN.	4'-0" ***	13'-1" MIN.	Subtitle F, 306.1
OPEN COURTS													
WIDTH	30'-0"	42'-6"	30'-0"	53'-0"	NA	NA	NA	NA	22'-6"	53'-0"	NA	NA	Subtitle F, 202.1
CLOSED COURTS													
WIDTH	NA	NA	30'-0"	85'-0"	NA	NA	NA	NA	30'-0"	85'-0"	NA	NA	Subtitle F, 202.1
AREA (SF)	NA	NA	1,800	8,519	NA	NA	NA	NA	1,800	8,519	NA	NA	Subtitle F, 202.1
BUILDING HEIGHT	90'-0"	90'-0"	90'-0"	90'-0"	NA	NA	NA	NA	90'-0"	90'-0"	90'-0"	90'-0"	Subtitle X, 303.7
PARKING STALLS	20 †	251 ††	254 †	929	NA	NA	NA	NA	254 †	929	274 †	1180	Subtitle C, 701.5
LOADING													
LOADING BERTH	1	1	1	3	NA	NA	NA	NA	1	3	2	4	Subititle C, 901.1
LOADING PLATFORM	1	1	1	3	NA	NA	NA	NA	1	3	2	4	Subititle C, 901.1
SERVICE LOADING SPACE	1	1	1	1	NA	NA	NA	NA	1	1	2	2	Subititle C, 901.1
BICYCLE PARKING STALLS													
LONG-TERM	40	40	277	278	NA	NA	NA	NA	277	278	317	318	Subtitle C, 802.1
SHORT-TERM	6	6	63	63	NA	NA	NA	NA	63	63	69	69	Subtitle C, 802.1

NOTES

- * Includes 20% Bonus for Inclusionary Zoning per Subtitle C, 1002.3 and compounded by an additional 20% per Subtitle X, 303.3 and 303.4
- ** Blended FAR based on mixed zoning
- *** If provided; otherwise not required
- † 50% reduction per Subtitle C, 702.1
- †† Stalls previously used by hotel become available for use by Phase 2 building
- ††† Excludes area of private road