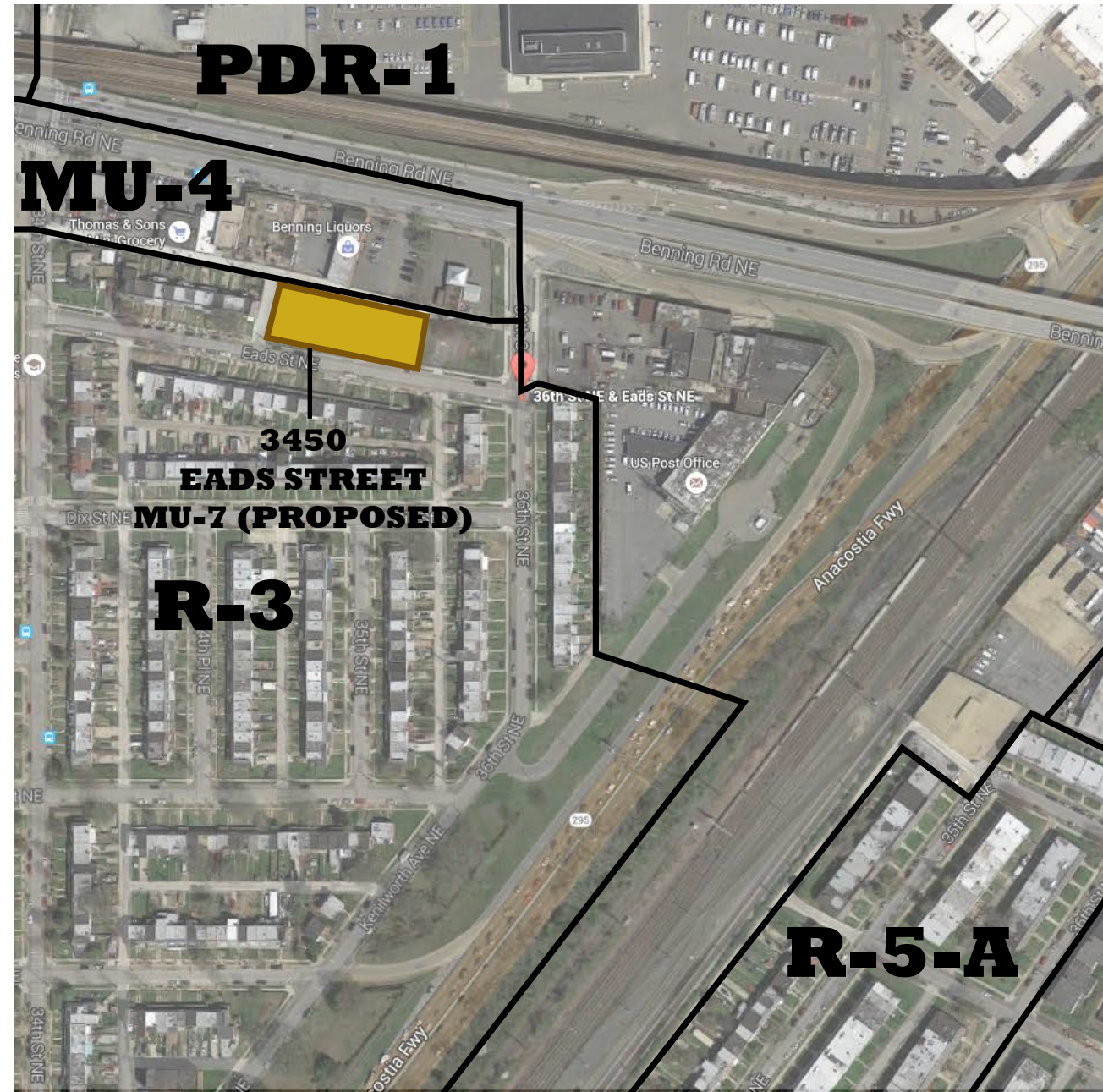




## LIST OF DRAWINGS

CS	COVER SHEET
A-0.1	ZONING PLAN AND TABULATIONS
A-0.2	NEIGHBORHOOD CONTEXT PLAN
A-0.3	SITE CONTEXT PLAN
A-0.4	LAND USE PLAN
A-0.5	SMALL AREA PLAN
A-0.6	SITE CONTEXT IMAGES
A-0.7	SITE PLAN
A-0.8	SITE ACCESS AND CIRCULATION DIAGRAM
A-0.9	SITE SECTIONS
A-0.10	SITE ELEVATIONS
A-1.1	PARKING LEVEL PLAN
A-1.2	FIRST FLOOR PLAN
A-1.3	SECOND AND THIRD FLOOR PLAN
A-1.4	FOURTH FLOOR PLAN
A-1.5	FIFTH FLOOR PLAN
A-1.6	ROOF PLAN
A-2.1	SOUTH ELEVATION - EADS STREET
A-2.2	NORTH ELEVATION - ALLEY ELEVATION
A-2.3	SIDE ELEVATIONS
A-3.1	PERSPECTIVE FROM SOUTHEAST
A-3.2	PERSPECTIVE FROM SOUTHWEST
A-3.3	PERSPECTIVE FROM SOUTHEAST 2
A-3.4	PERSPECTIVE FROM SOUTHWEST 2
A-3.5	PERSPECTIVE FROM SOUTHEAST 3
A-3.6	PERSPECTIVE FROM NORTHWEST
A-3.7	TYPICAL WALL DETAIL
A-3.8	MAIN ENTRY DETAIL
A-4.1	BUILDING SECTION
LA-1.1	LANDSCAPE PLAN
LA-1.2	LANDSCAPE DETAILS
LA-1.3	GAR CALCULATIONS
C-1.1	EXISTING CONDITIONS PLAN
C-1.2	SITE GRADING PLAN
C-1.3	UTILITY PLAN
C-1.4	STORMWATER MANAGEMENT PLAN
C-1.5	SEDIMENT CONTROL PLAN
T-1.1	TRUCK TURNING RADIUS DIAGRAM
T-1.2	TRUCK TURNING RADIUS DIAGRAM
GC-1.1	GREEN COMMUNITIES CHECKLIST
GC-1.2	GREEN COMMUNITIES CHECKLIST
GC-1.3	GREEN COMMUNITIES CHECKLIST
GC-1.4	GREEN COMMUNITIES CHECKLIST
GC-1.5	GREEN COMMUNITIES CHECKLIST
GC-1.6	GREEN COMMUNITIES CHECKLIST

# ZONING AND VICINITY MAP



# PROPERTY DETAILS

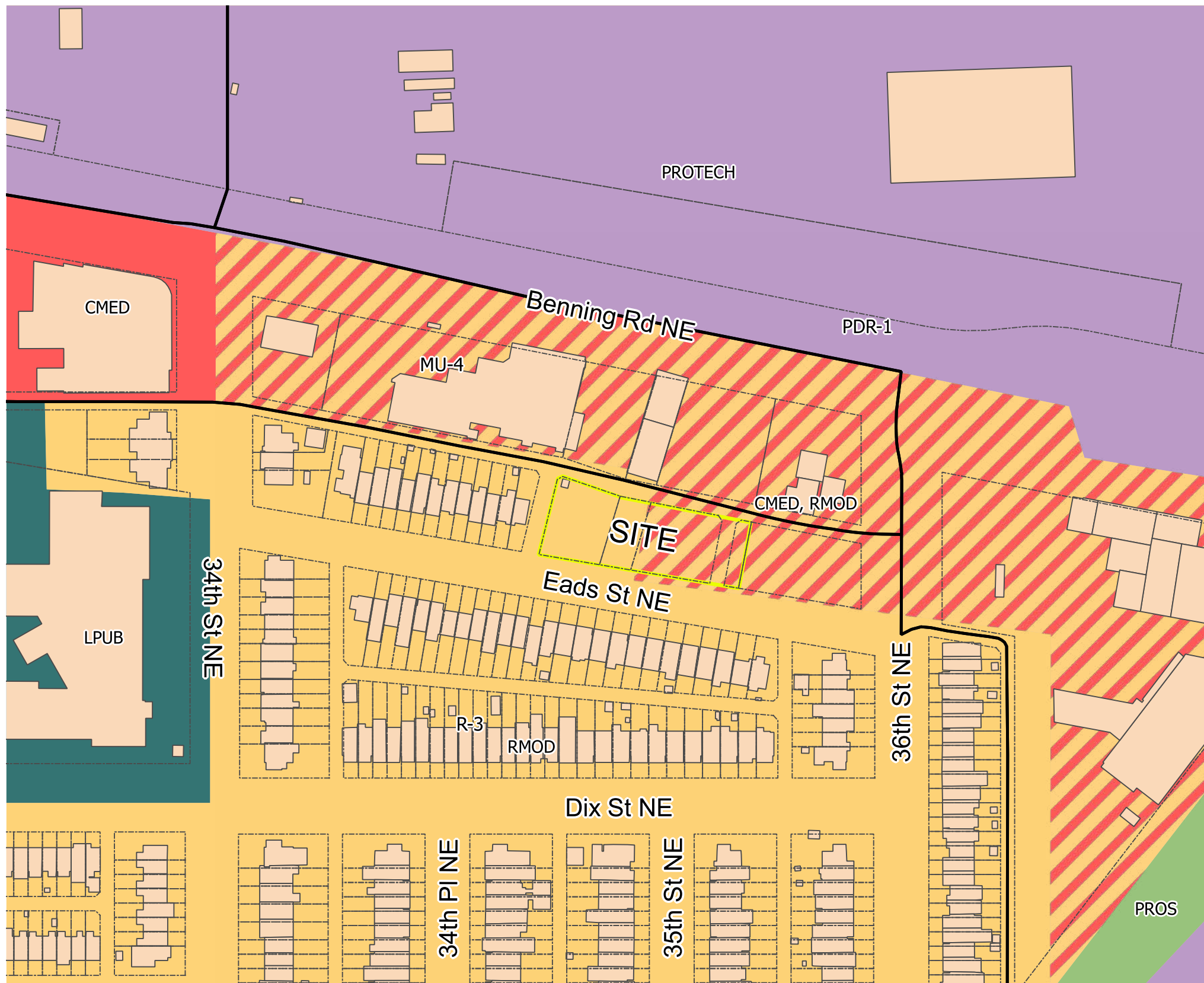
WARD	LOTS	SQUARE	LOT AREA
7	839, 840, 841, 842 AND PORTION OF PUBLIC ALLEY TO BE CLOSED	5017	17,863

## ZONING TABULATIONS

	PROPOSED ZONING	SHOWN IN SUBMISSION
ZONING	MU-7	MU-7
FAR	5.76	3.81
MAX. HEIGHT	70 FT AS LIMITED BY HEIGHT ACT	56 FT
MAX LOT OCCUPANCY	80% RES / 80% OTHER	81% RES (14,461 SF) (RELIEF IS REQUESTED)
REAR YARD	TWO AND ONE-HALF INCHES (2.5 IN.) PER ONE FOOT (1 FT.) 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 SETBACK OF 12'-5"	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	@ LEAST 100 SF 8FT WIDE	8'-0" x 19'-9"
PARKING	18 SPACES REQUIRED: 1 PER 3 DWELLING UNITS AFTER THE FIRST 4 UNITS	22 GARAGE 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)





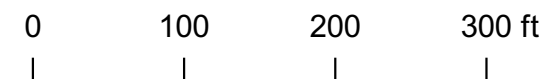
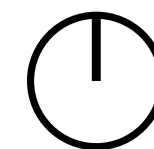


**Legend**

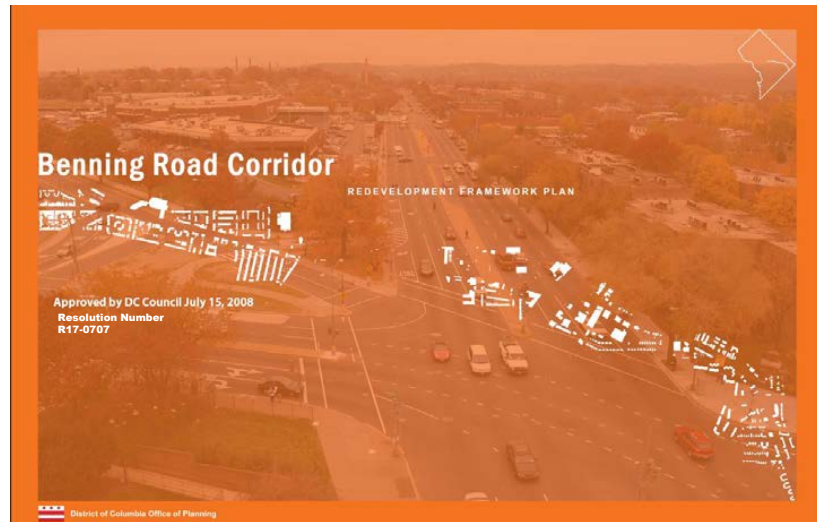
- Zoning District Boundaries
- Property Boundaries
- PUD Site
- Existing Buildings

**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



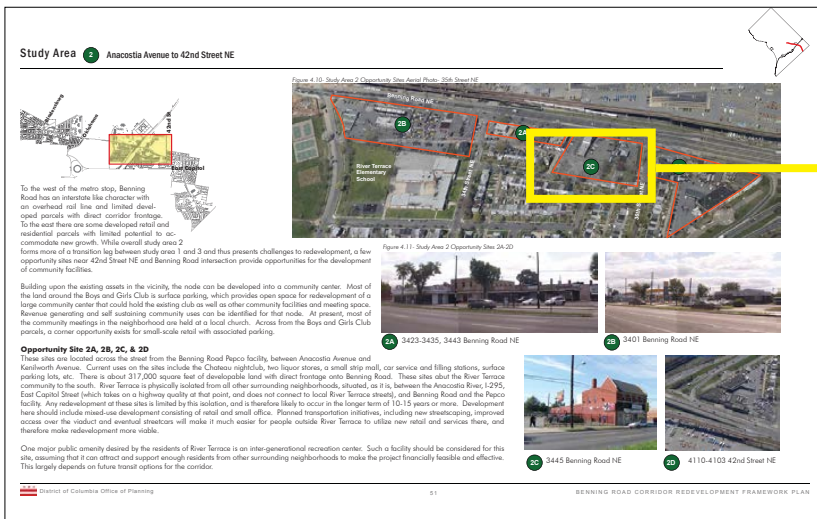
# Benning Road Corridor Plan Redevelopment Framework Plan



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

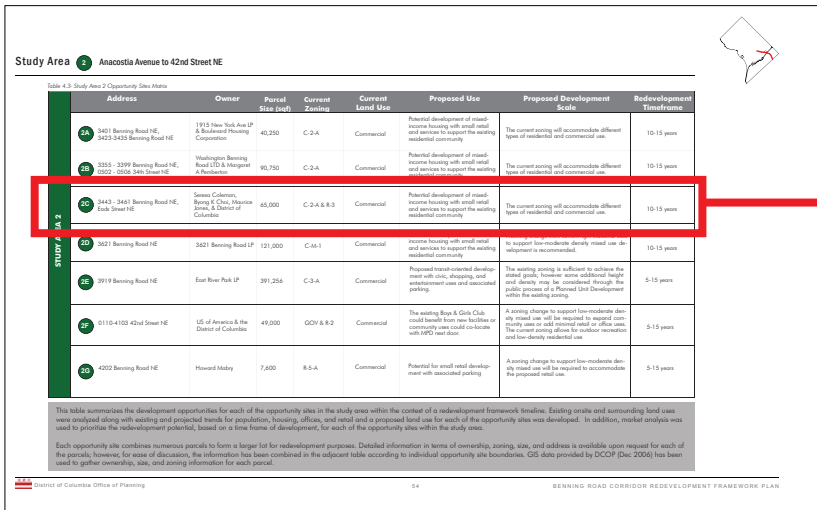
Boundary of Eads Street NE project site, as proposed.

PG. 51



**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



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.