

**DISTRICT OF COLUMBIA : APPLICATION FOR REVIEW
+ APPROVAL OF A STAGE ONE PLANNED UNIT
DEVELOPMENT+ RELATED MAP AMENDMENT TO THE
D.C. ZONING COMMISSION**

ARCHITECT: SHALOM BARANES ASSOCIATES
DEVELOPER: EDENS
LAND USE COUNSEL: GOULSTON AND STORRS
CIVIL ENGINEER: BOHLER ENGINEERING
TRAFFIC CONSULTANT: GOROVE SLADE
LANDSCAPE ARCHITECT: MAYAN RYKIEL



1270 4TH ST NE WASHINGTON, DC

PUD APPLICATION 2015 JAN 27

DRAWING INDEX

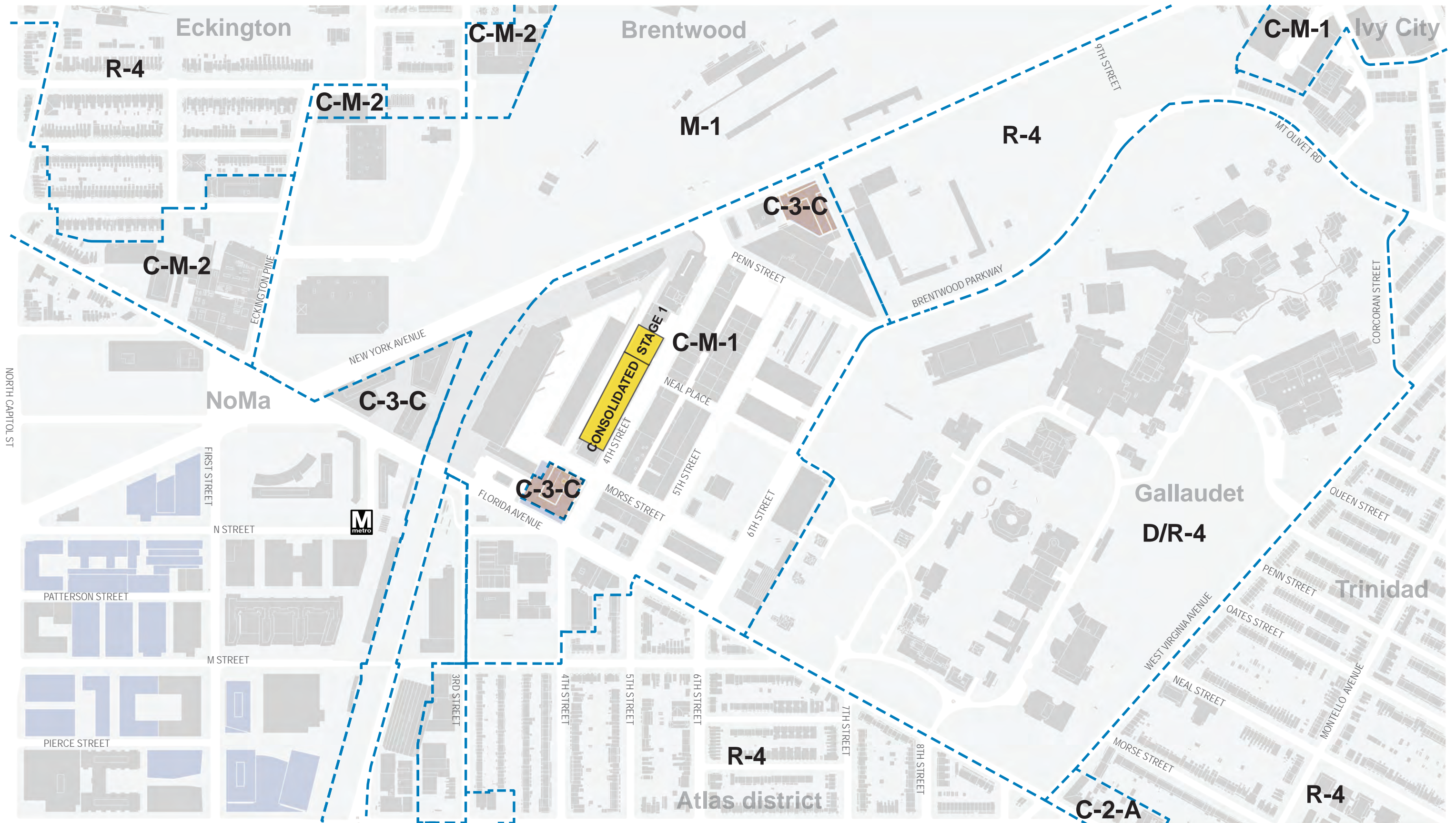
--	COVER SHEET
D1	DRAWING INDEX
D2	CITY ZONING PLAN
D3	NEAL PLACE EXTENSION
S1	SITE PHOTOGRAPHS
A1	B1 GARAGE PLAN AND GROUND PLAN (INTERIM)
A2	B1 GARAGE PLAN AND GROUND PLAN (FINAL)
A3	SECTION THROUGH NEAL PLACE
A4	SECOND FLOOR, TYPICAL, AND ROOF PLANS
A5	PERSPECTIVE
A6	PERSPECTIVE
A7	PERSPECTIVE
Z1	ZONING TABULATIONS



The Study Area - 1938, *The Washington Post*, 1938



fig.3.06 (source: Wymer Collection, *Evening Star*, Historical Society of Washington D.C., 1949)

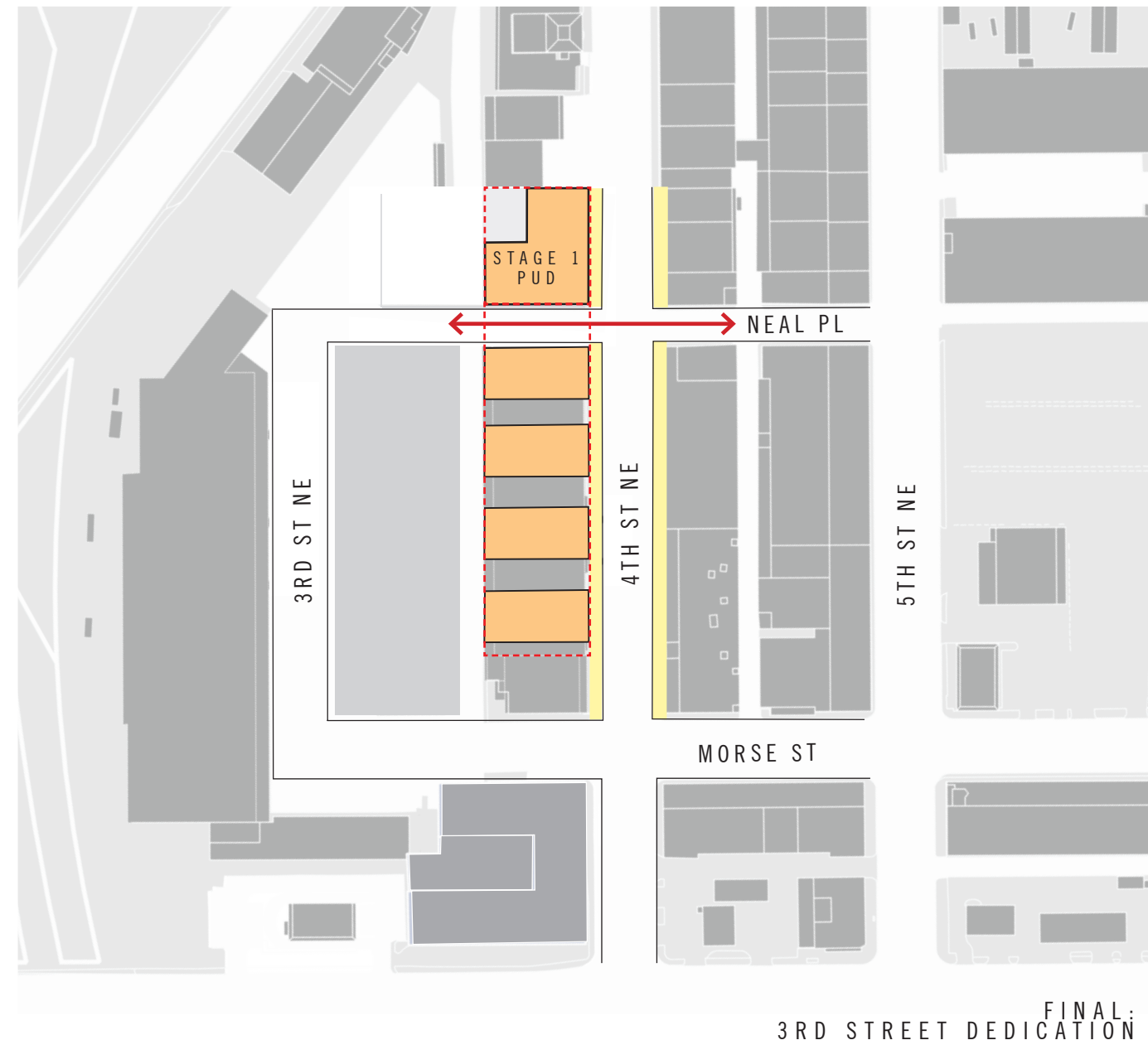
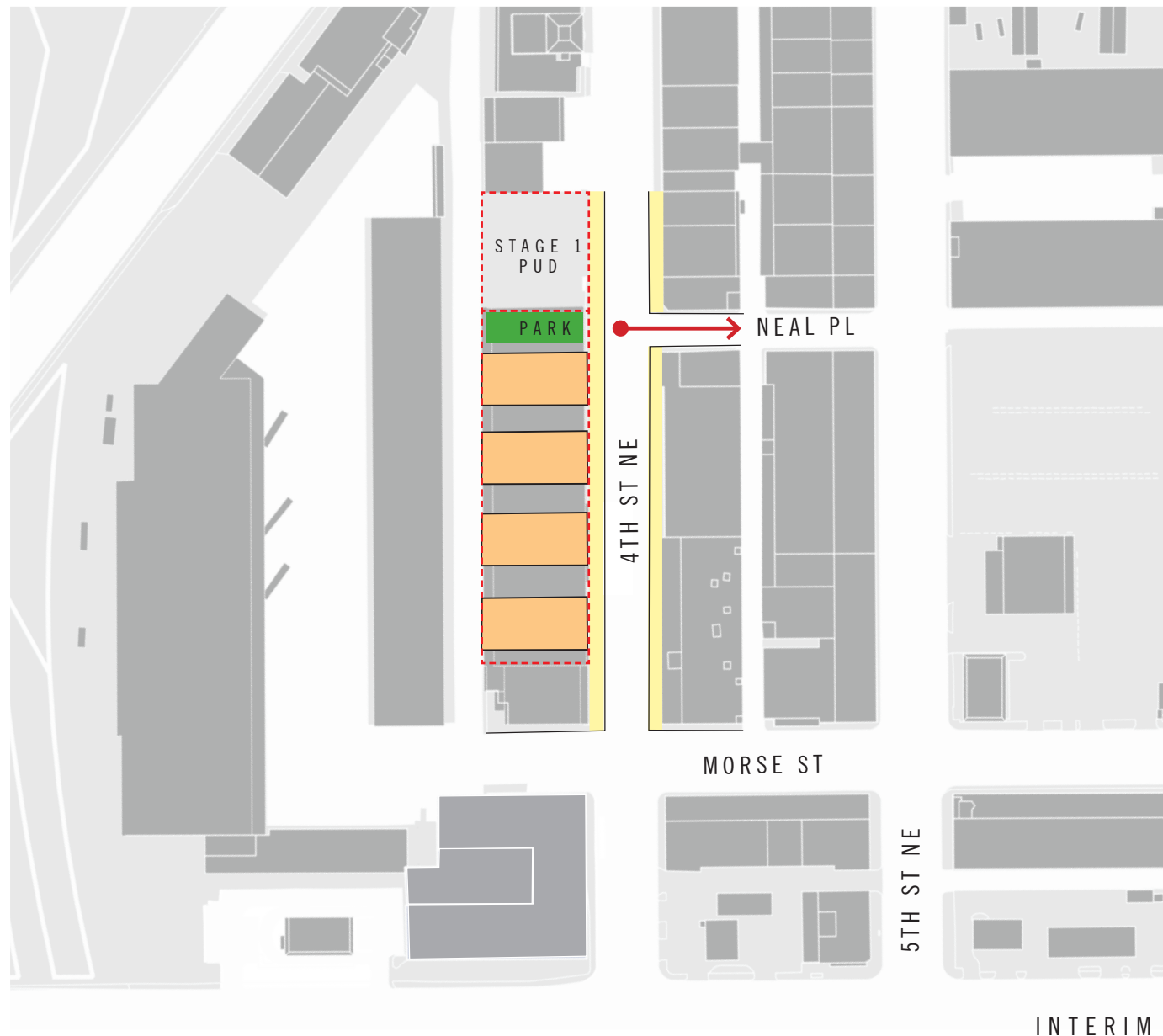


SITE BOUNDARY
 FUTURE DEVELOPMENT
 APPROVED PUD W/IN MARKET
 ZONE BOUNDARY

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CITY ZONING PLAN D2





1



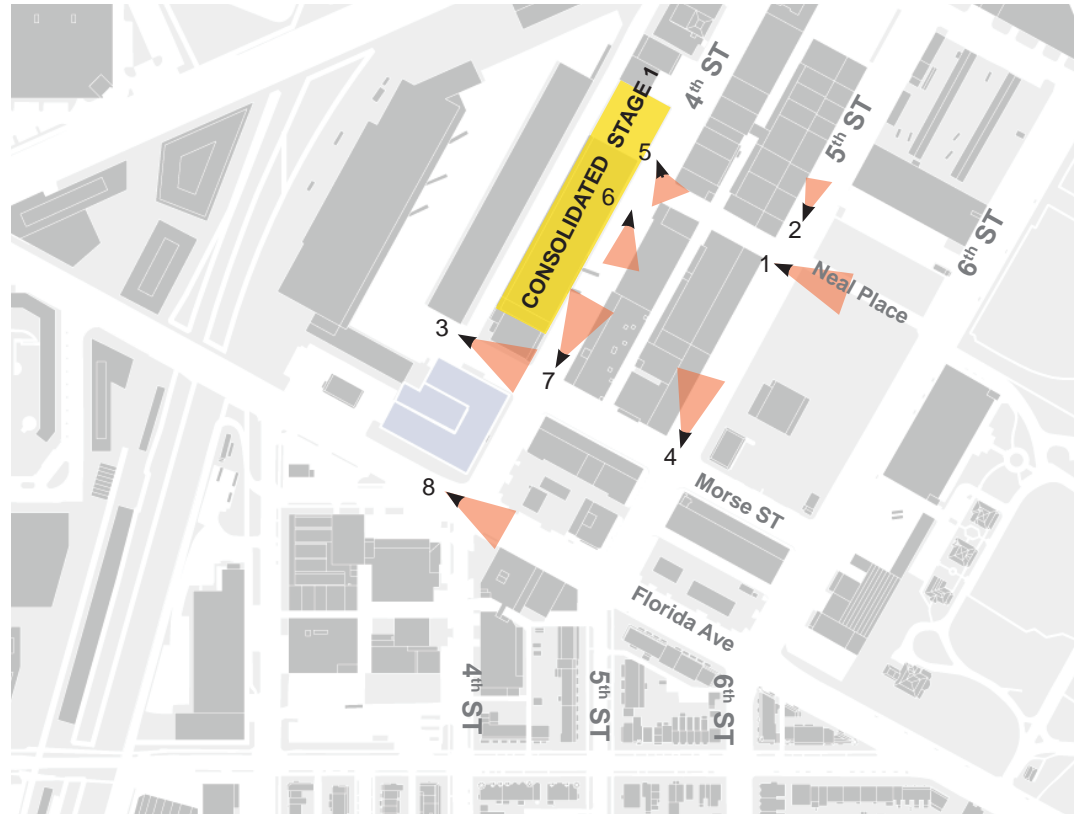
2



3



4



LOADING ZONES



6



ALLEYS



5



8



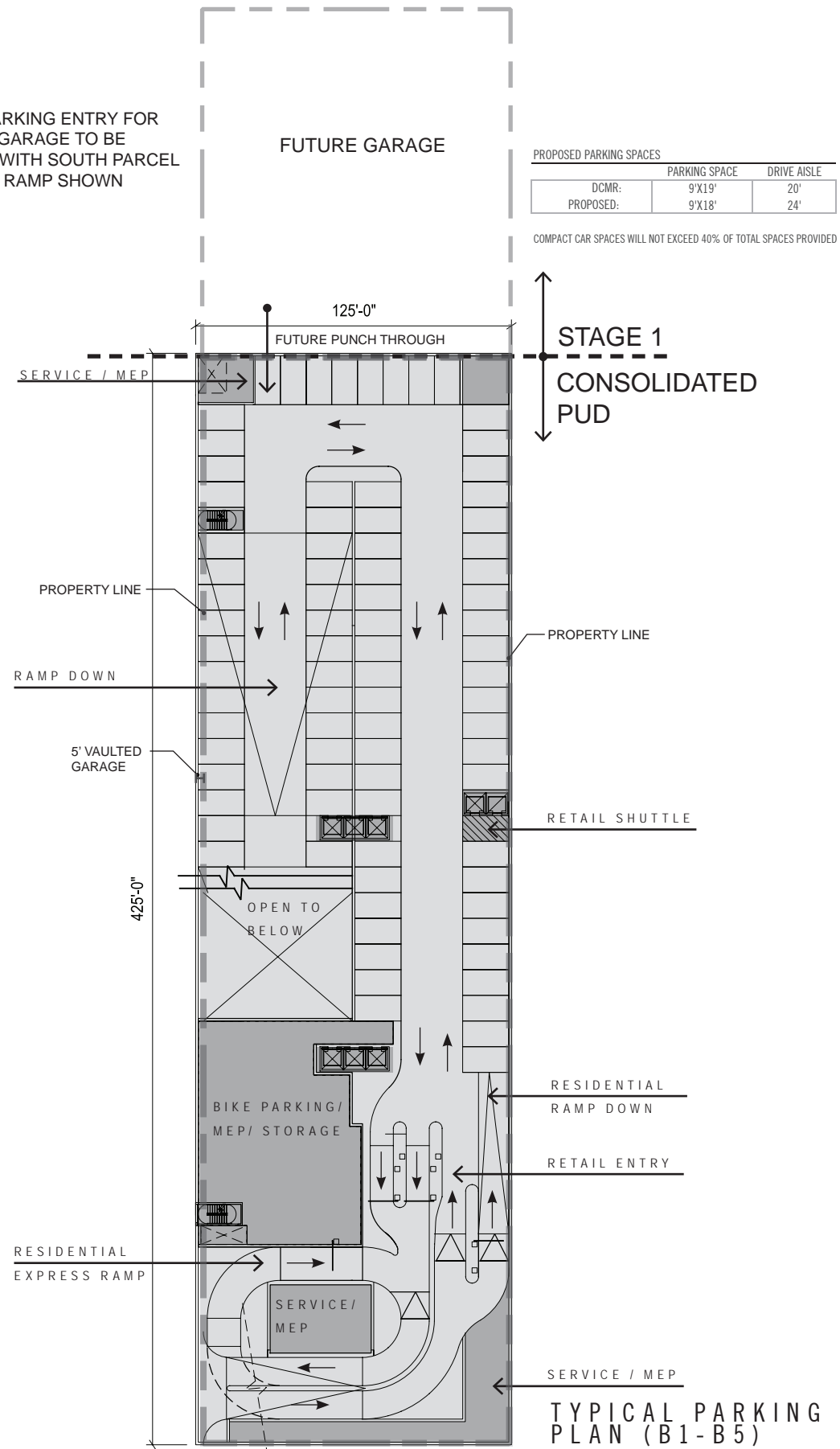
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SITE PHOTOGRAPHS

S1

NOTE: PARKING ENTRY FOR FUTURE GARAGE TO BE SHARED WITH SOUTH PARCEL PARKING RAMP SHOWN

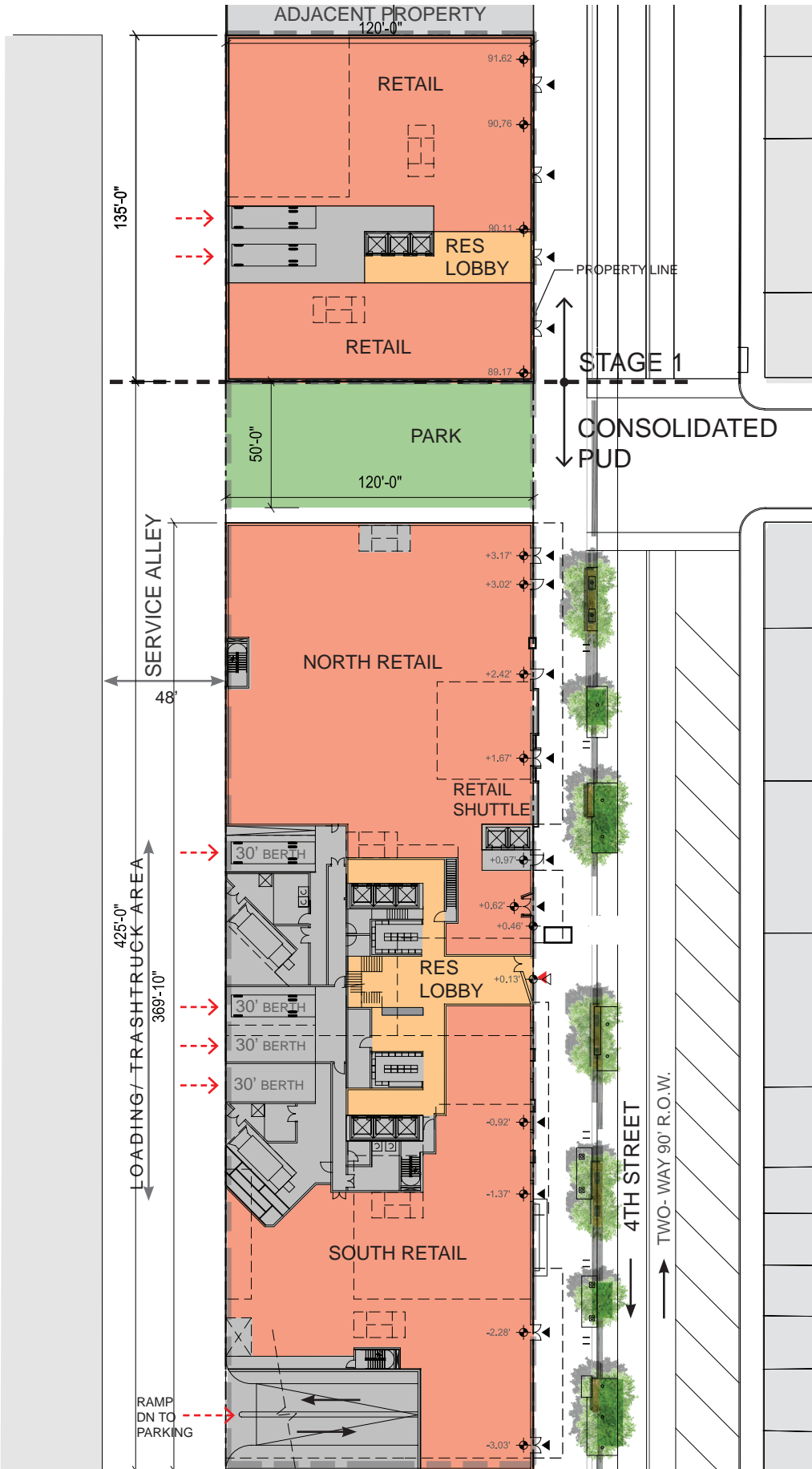


PROPOSED PARKING SPACES

	PARKING SPACE	DRIVE AISLE
DCMR:	9'X19'	20'
PROPOSED:	9'X18'	24'

COMPACT CAR SPACES WILL NOT EXCEED 40% OF TOTAL SPACES PROVIDED

TYPICAL PARKING PLAN (B1-B5)

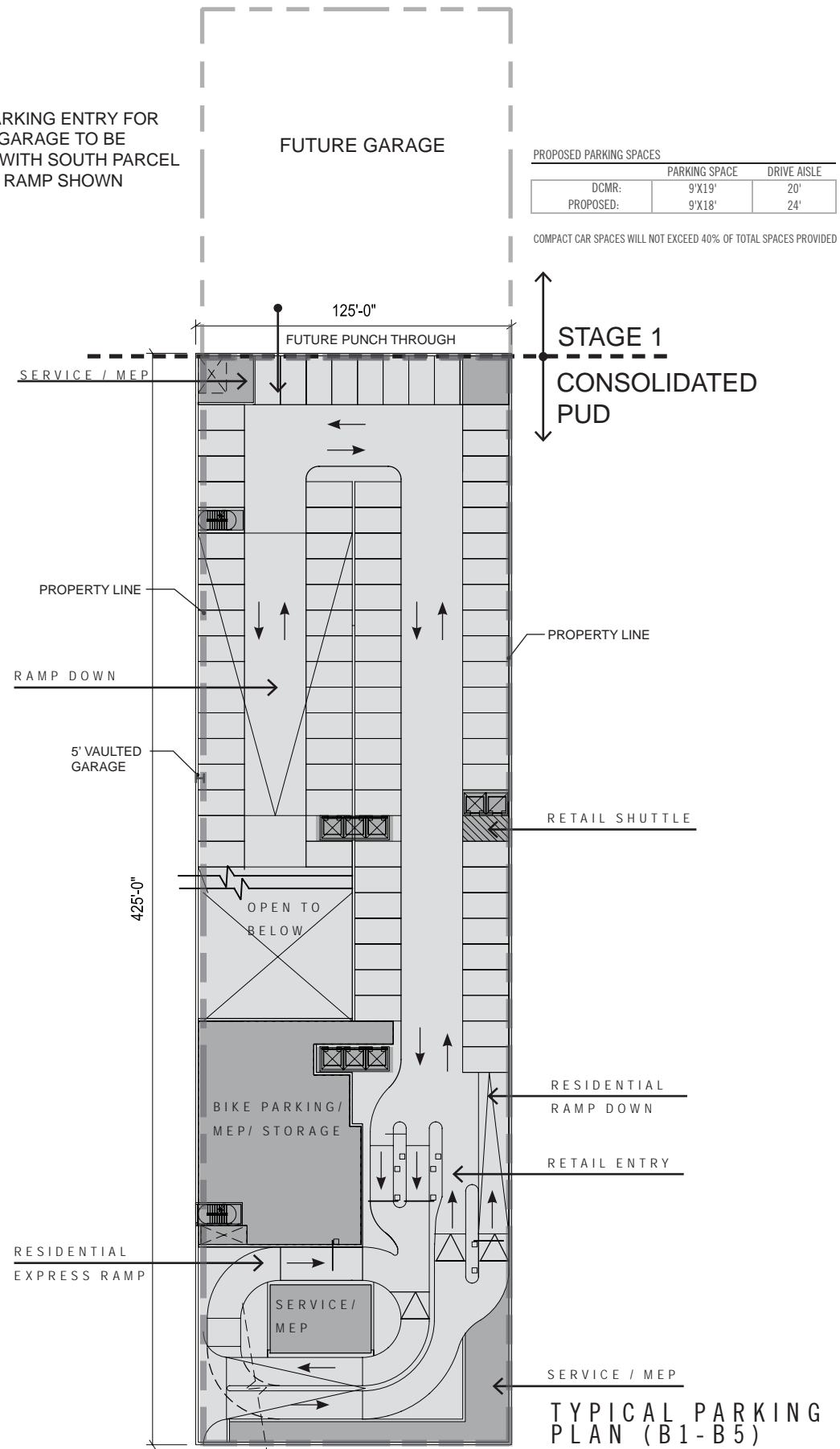


GROUND PLAN

- NOTES:
1. REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.
 2. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, OUTDOOR SPACE, STAIRS, BALCONY AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
 3. ALL SPOT ELEVATIONS ARE RELATIVE TO THE MEASURING POINT +84.28' TAKEN AT THE CENTER OF THE 4TH STREET CURB, ASSUMED FOR THESE DRAWINGS TO BE +0'-0".

- LEGEND
- CORE / SERVICE
 - RETAIL
 - NORTH RESIDENTIAL
 - SOUTH RESIDENTIAL
 - COMMON AREAS
 - PARKING
 - PROPERTY LINE
 - DIRECTION OF TRAFFIC FLOW
 - VEHICULAR ENTRANCE / EXIT
 - PEDESTRIAN RESIDENTIAL ENTRANCE / EXIT
 - PEDESTRIAN RETAIL ENTRANCE / EXIT
 - CANOPIES

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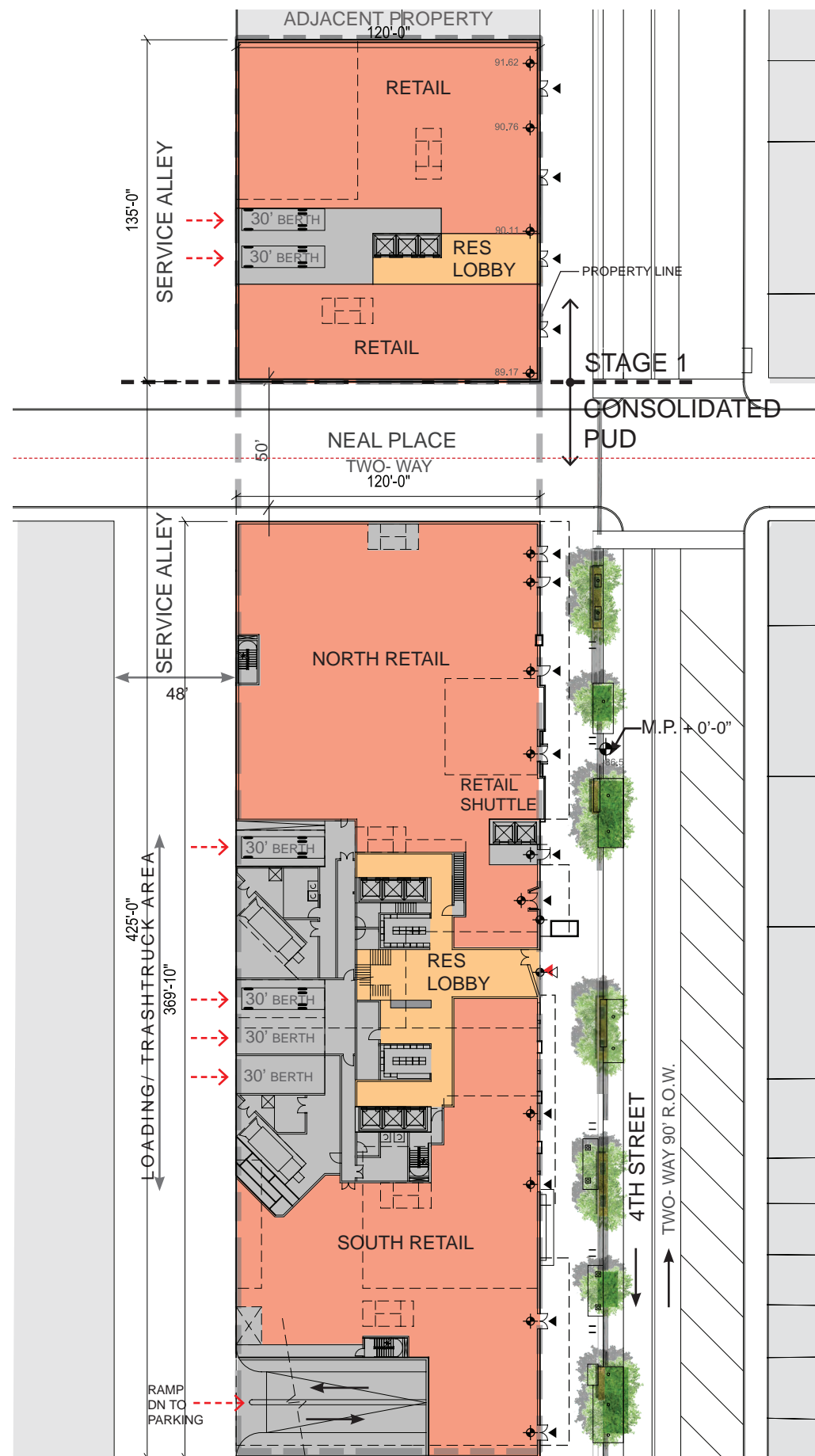


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PUD APPLICATION 2015 JAN 27

B1 GARAGE PLAN AND GROUND FLOOR PLAN (FINAL)

A2

NOTES:

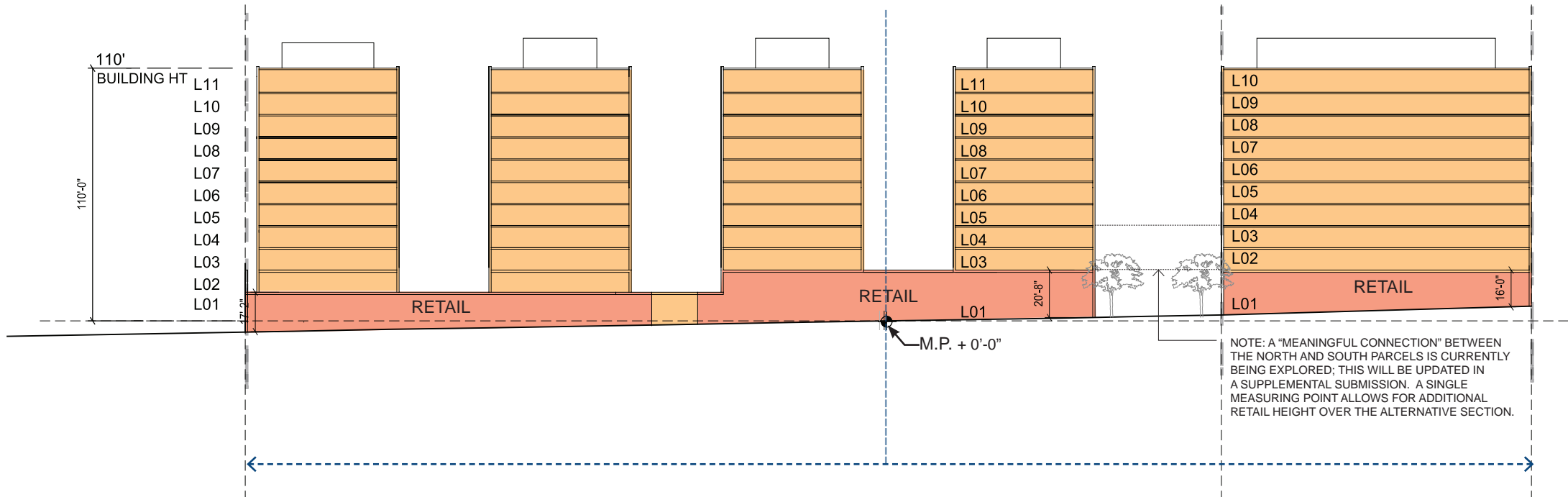
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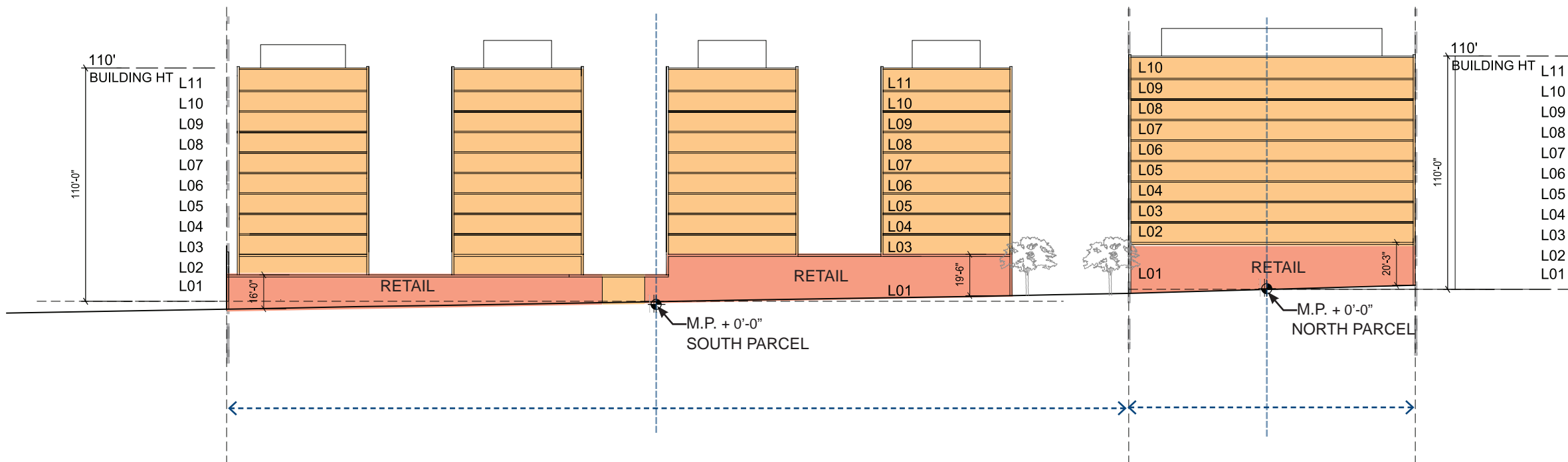
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LEGEND

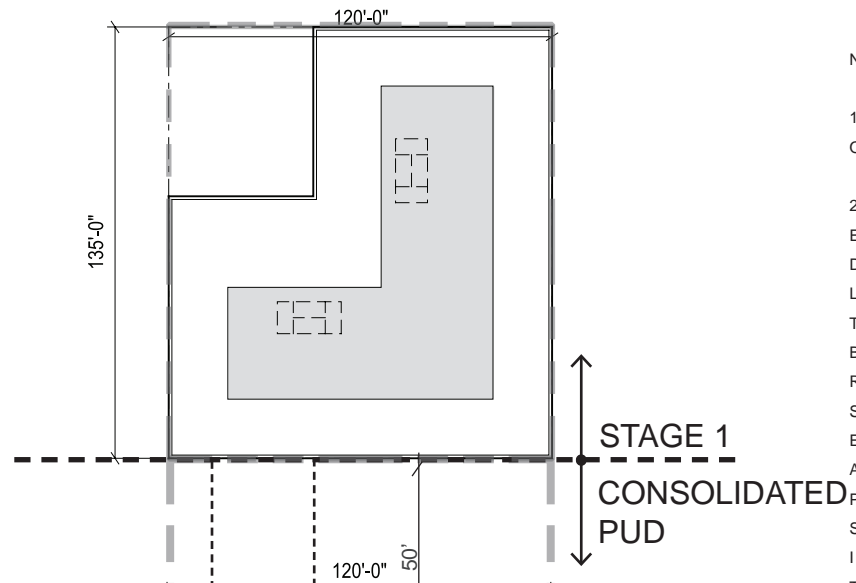
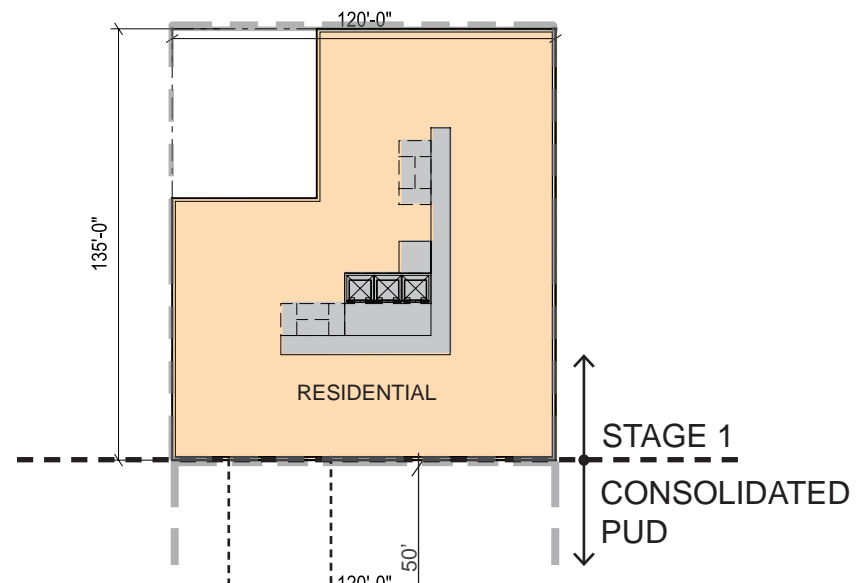
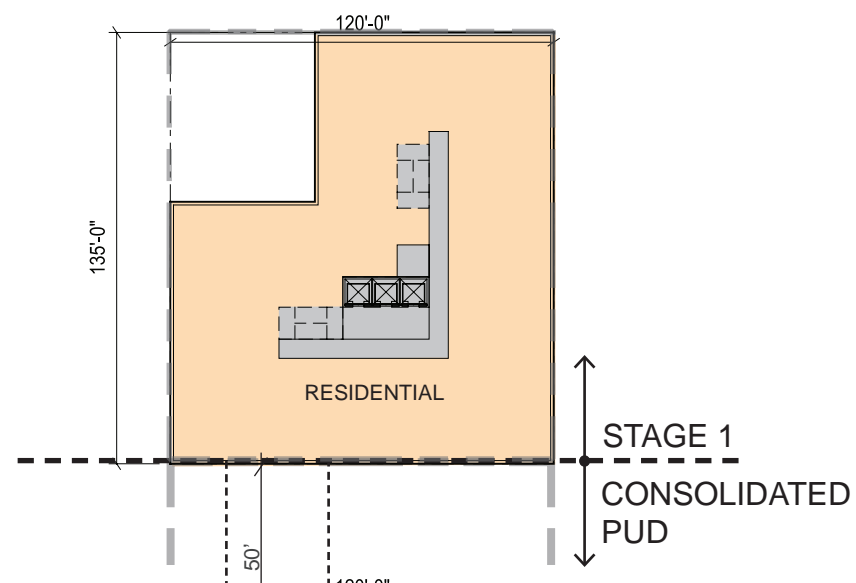
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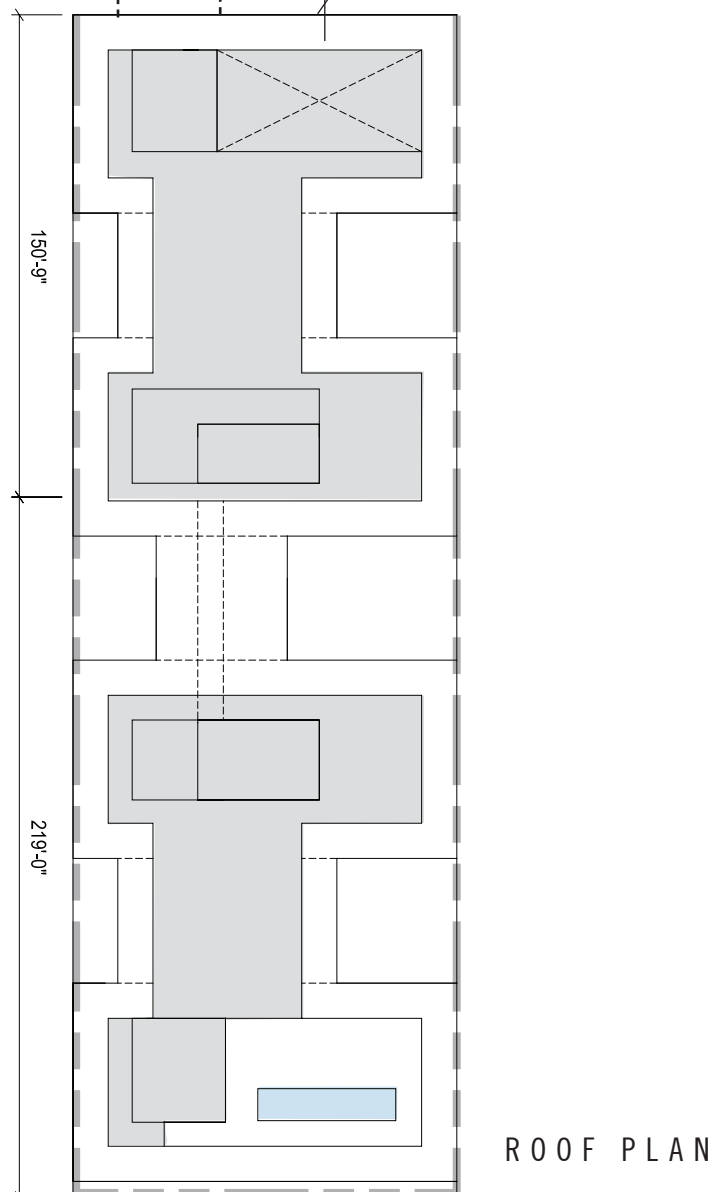
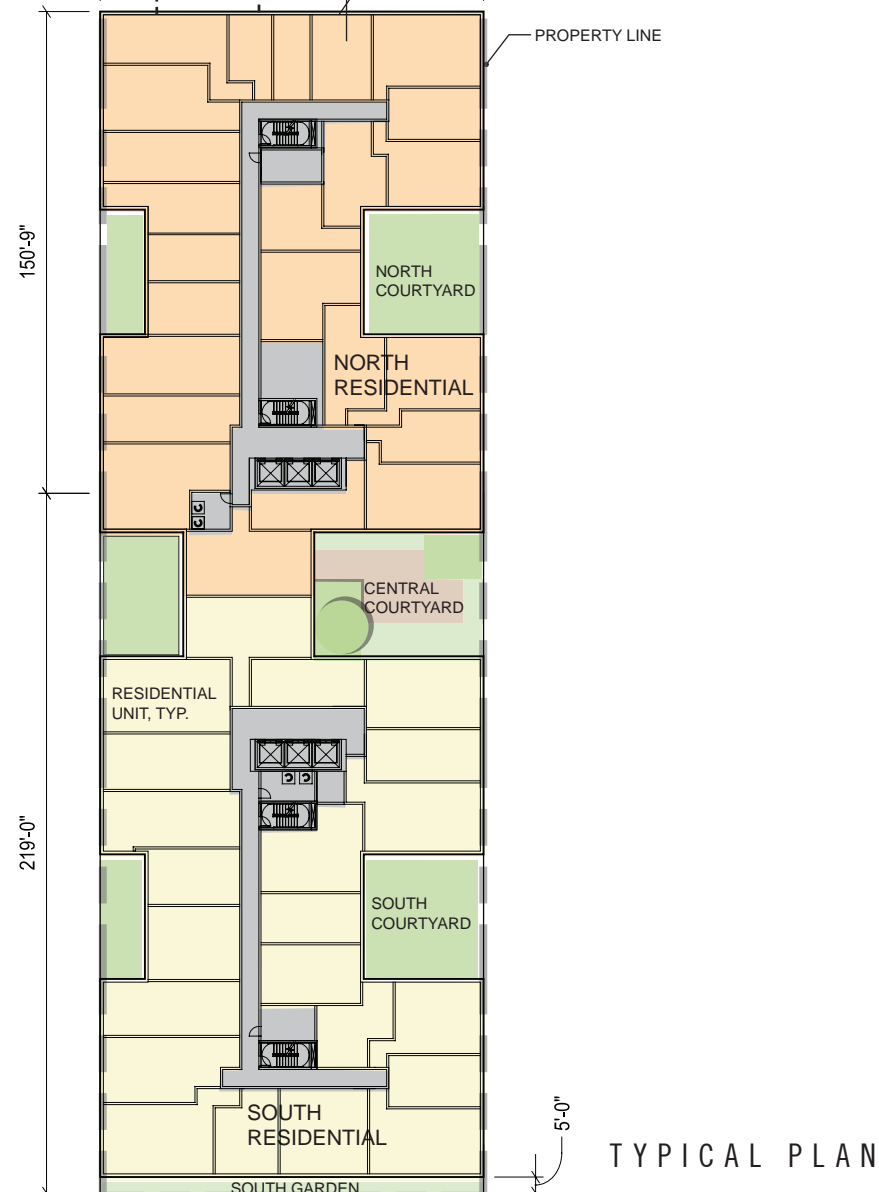
SECTION THROUGH NEAL PLACE



ALTERNATIVE SECTION THROUGH NEAL PLACE (TWO PARCELS)



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PUD APPLICATION 2015 JAN 27



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PERSPECTIVE: FINAL CONDITION

A 5