



## LIST OF DRAWINGS

<b>CS-0.1</b>	COVER SHEET
<b>CS-0.2</b>	UNIT MATRIX
<b>A-0.1</b>	ZONING PL. AND TABULATIONS
<b>A-0.2</b>	NEIGHBORHOOD CONTEXT PLAN
<b>A-0.3</b>	SITE CONTEXT PLAN
<b>A-0.4</b>	LAND USE PLAN
<b>A-0.5</b>	SMALL AREA PLAN
<b>A-0.6</b>	SITE CONTEXT IMAGES
<b>A-0.7</b>	SITE PLAN
<b>A-0.8</b>	SITE ACCESS AND CIRCULATION
<b>A-0.9</b>	SITE SECTION
<b>A-0.10</b>	SITE ELEVATION
<b>A-1.1</b>	BASEMENT LEVEL PLAN
<b>A-1.2</b>	FIRST FLOOR PLAN
<b>A-1.3</b>	TYPICAL FLOOR PLAN
<b>A-1.4</b>	FOURTH FLOOR PLAN
<b>A-1.5</b>	FIFTH FLOOR PLAN
<b>A-1.6</b>	ROOF PLAN
<b>A-2.1</b>	SOUTH ELEVATION
<b>A-2.2</b>	NORTH ELEVATION
<b>A-2.3</b>	SIDE ELEVATIONS
<b>A-3.1</b>	SITE CONTEXT PERSPECTIVE 1
<b>A-3.2</b>	SITE CONTEXT PERSPECTIVE 2
<b>A-3.3</b>	SITE CONTEXT PERSPECTIVE 3
<b>A-3.4</b>	PERSPECTIVE 1
<b>A-3.5</b>	PERSPECTIVE 2
<b>A-3.6</b>	PERSPECTIVE 3
<b>A-3.7</b>	TYPICAL WALL DETAIL
<b>A-3.8</b>	MAIN ENTRY DETAIL
<b>A-3.9</b>	MATERIAL BOARD
<b>A-4.1</b>	BUILDING SECTION
<b>LA-1.1</b>	LANDSCAPE PLAN
<b>LA-1.2</b>	LANDSCAPE DETAILS
<b>LA-1.3</b>	GAR CALCULATIONS
<b>C-1.1</b>	EXISTING CONDITIONS PLAN
<b>C-1.2</b>	SITE GRADING PLAN
<b>C-1.3</b>	UTILITY PLAN
<b>C-1.4</b>	STORMWATER MANAGEMENT
<b>C-1.5</b>	SEDIMENT CONTROL PLAN
<b>T-1.1</b>	TRUCK TURNING RADIUS DIAGRAM
<b>T-1.2</b>	TRUCK TURNING RADIUS DIAGRAM
<b>GC-1.1</b>	GREEN COMMUNITIES CHECKLIST
<b>GC-1.2</b>	GREEN COMMUNITIES CHECKLIST
<b>GC-1.3</b>	GREEN COMMUNITIES CHECKLIST
<b>GC-1.4</b>	GREEN COMMUNITIES CHECKLIST
<b>GC-1.5</b>	GREEN COMMUNITIES CHECKLIST
<b>GC-1.6</b>	GREEN COMMUNITIES CHECKLIST



# 3450 EADS STREET APARTMENT

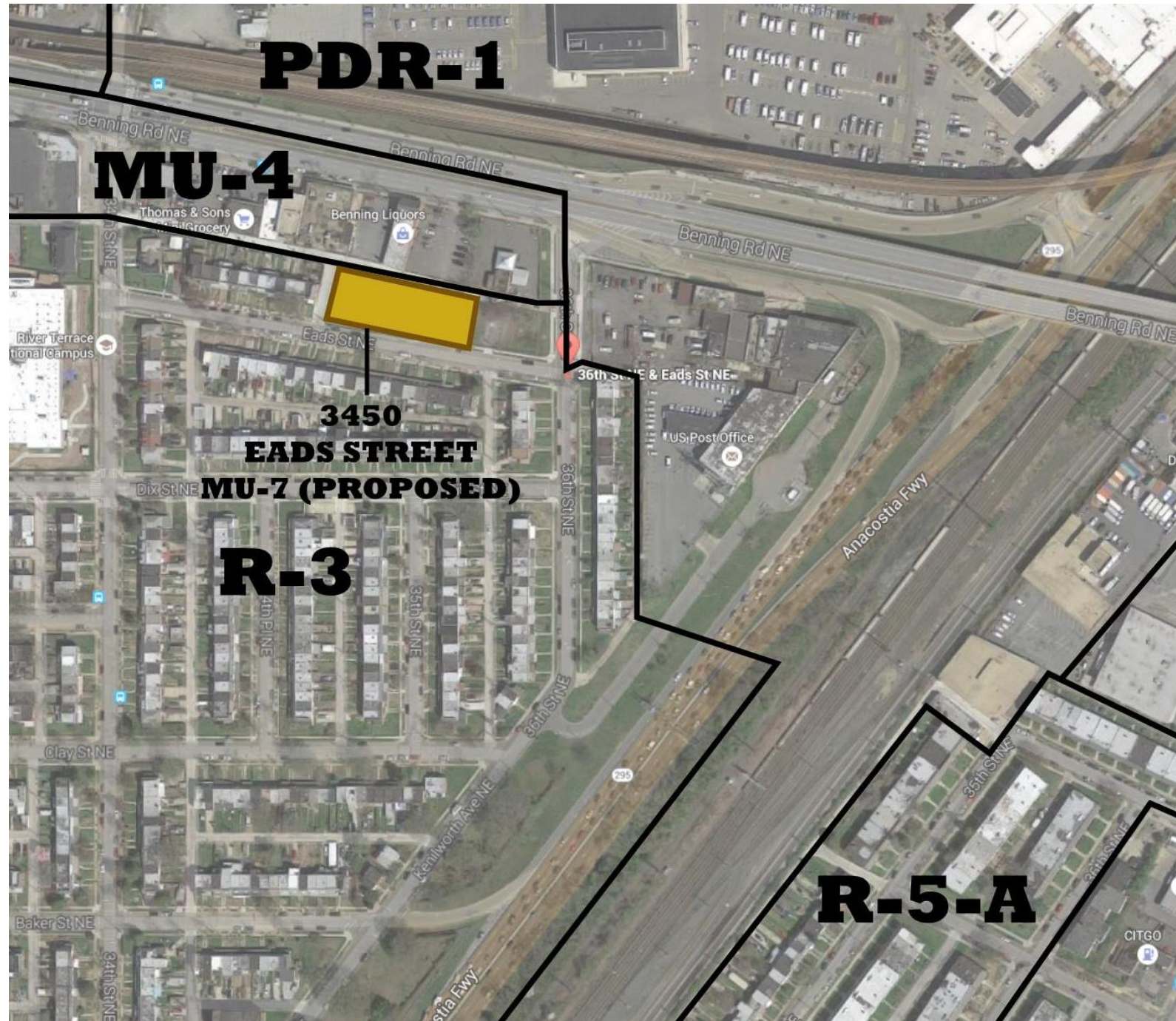
Dated: 04/04/2017		1 BEDROOM															TOTAL	UNIT GFA	FLOOR GROSS		
UNIT TYPES	1A	1A-1	1B	1C	1C-1	1D	1D-1	1E	1E-1	1F	1G	1G-1	1H	1H-1	1J	1K					
GROSS UNIT SQUARE FOOTAGE	667	642	689	698	673	700	675	642	617	681	700	654	669	704	463	563					
RESIDENTIAL LEVELS																					
BASEMENT LEVEL	0	0	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%	
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PARKING	# SPACES
REAR GARAGE PARKING	17



## ZONING AND VICINITY MAP



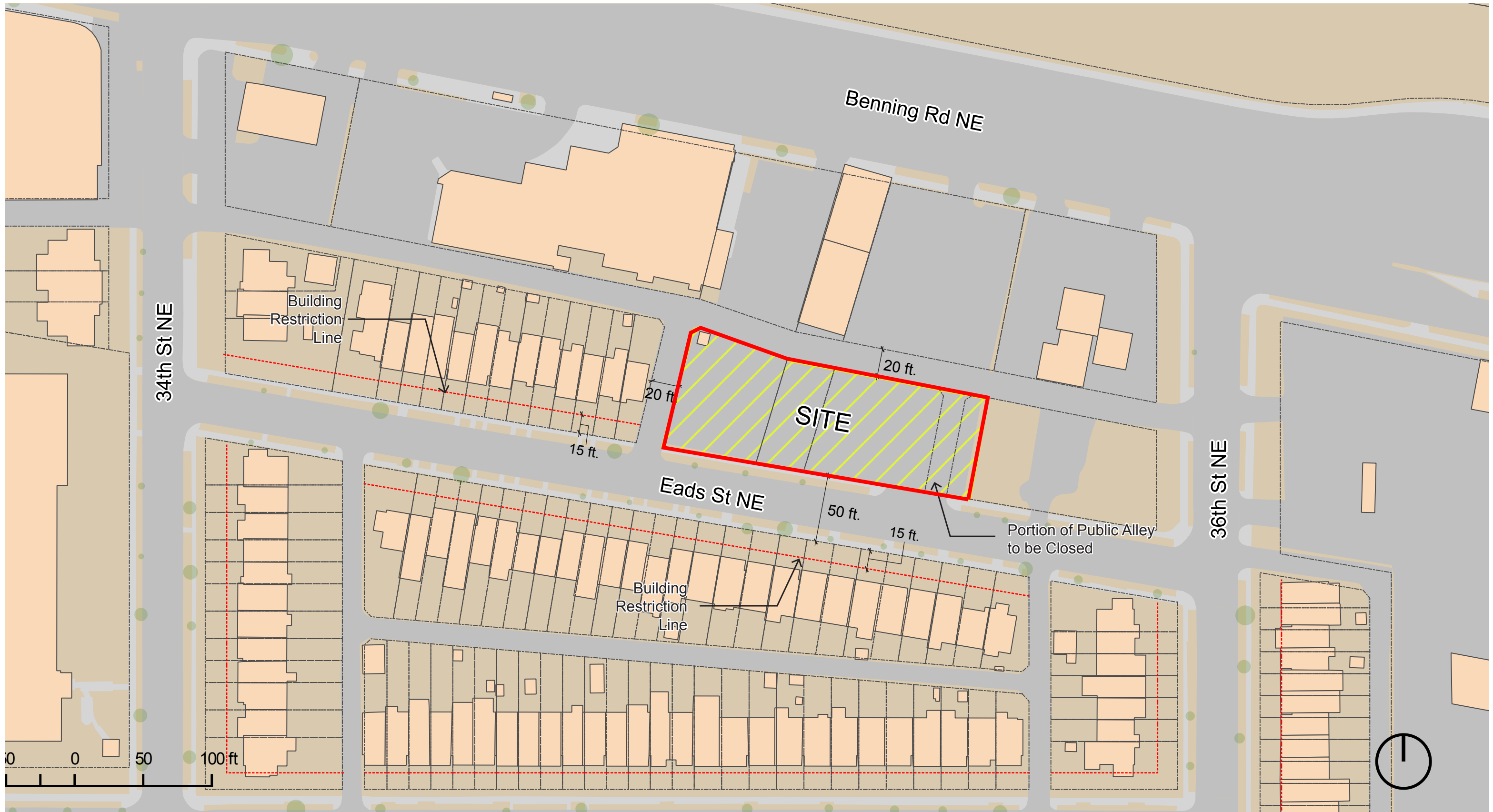
## PROPERTY DETAILS

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

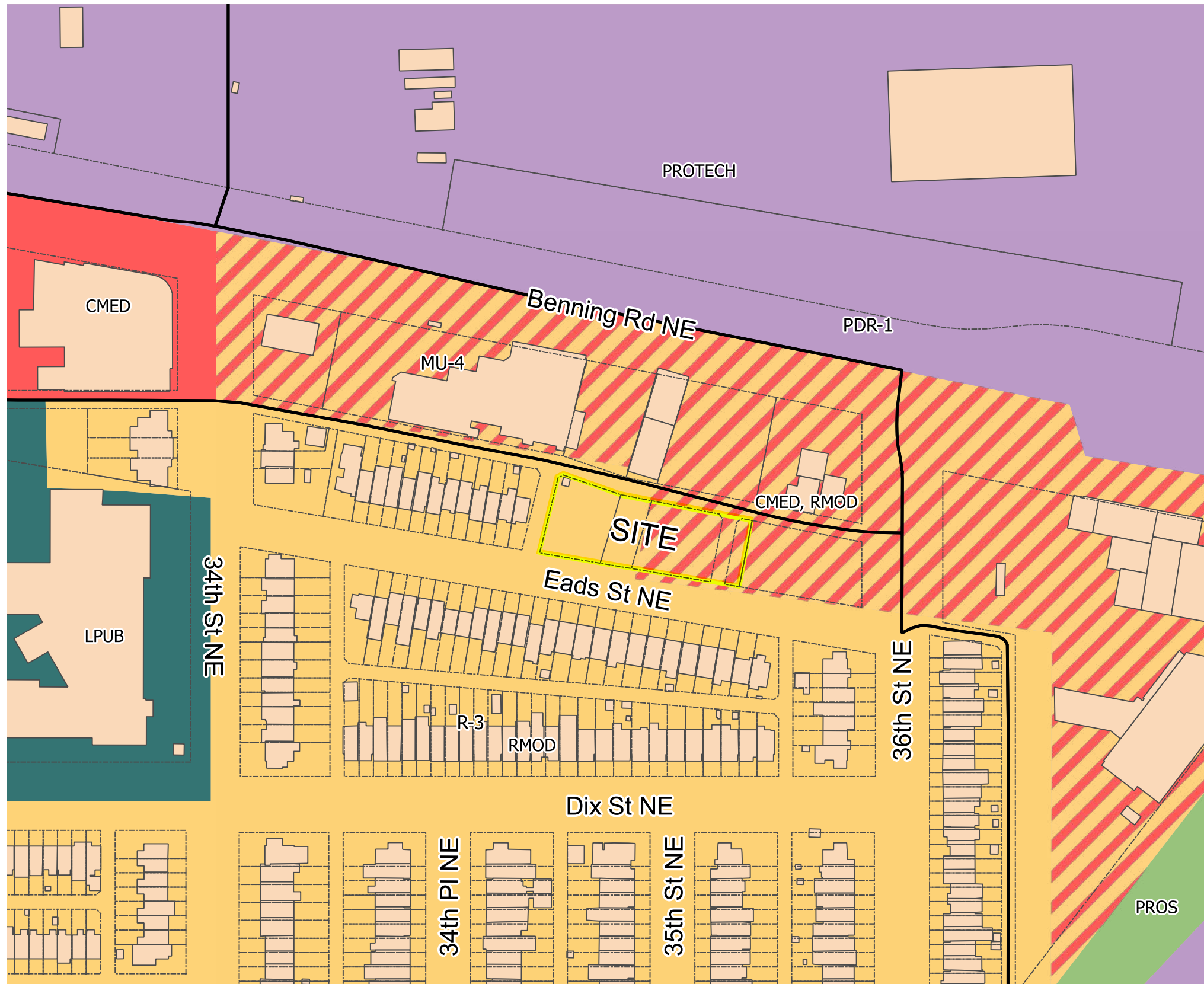
	PROPOSED ZONING	SHOWN IN SUBMISSION
ZONING	MU-5-A	MU-5-A
FAR	5.04	3.81
MAX. HEIGHT	70 FT AS LIMITED BY HEIGHT ACT	57'-11"
MAX LOT OCCUPANCY	80% RES / 80% OTHER	80% RES (14,284 SF)
REAR YARD	FIFTEEN FEET, MEASURED FROM THE CENTER LINE OF THE ALLEY, BELOW A HORIZONTAL PLANE 25 FT IN HEIGHT, AND MEASURED FROM THE REAR LOT LINE FOR THAT PORTION ABOVE THE 25 FT HORIZONTAL PLANE	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. 12 SPACES REQUIRED	17 SPACES
PARKING SPACE SIZING	50% (6) 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
BIKE STORAGE	1 SPACE/3 DWELLING UNITS (LONG TERM) 1 SPACE/20 DWELLING UNITS (SHORT TERM) 23 LONG TERM BIKE SPACES REQUIRED 4 SHORT TERM BIKE SPACES REQUIRED	23 LONG TERM PROVIDED 4 SHORT TERM PROVIDED
GAR	0.3 (MINIMUM)	0.35
ROOF STRUCTURES	PER SUBTITLE C, CHAPTER 15	RELIEF IS REQUESTED









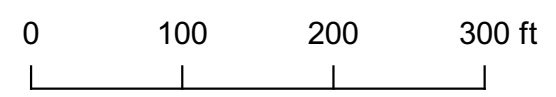
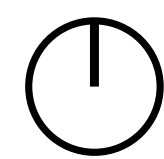


**Legend**

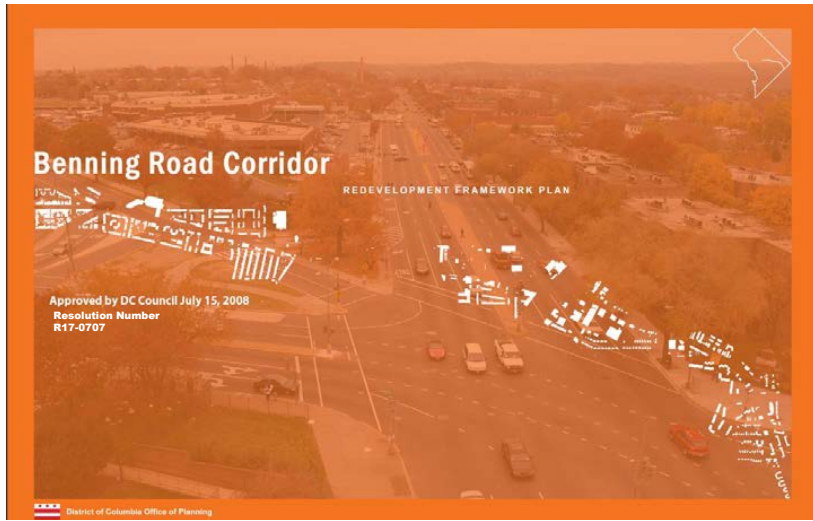
- Zoning District Boundaries
- Property Boundaries
- PUD Site
- Existing Buildings

**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

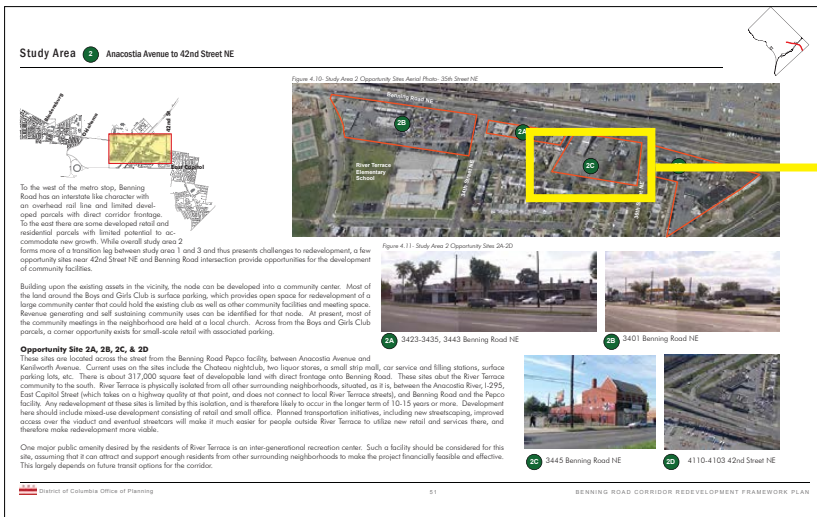


Boundary of Opportunity Site 2C as defined on page 51 of Benning Road Corridor Plan Redevelopment Framework Plan.

Boundary of Eads Street NE project site, as proposed.

*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



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, 3423-3425 Benning Road NE	1912 New York Ave LP & National Planning Corporation	40,200	C-2A	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
3423-3399 Benning Road NE, 3322-3228 Benning Road NE	Head Office Benning Real Estate	90,750	C-2A	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	Seres 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
3421 Benning Road NE	3421 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 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 or other zoning.	5-15 years
4110-4102 42nd Street NE	DC of Anacostia & the District of Columbia	40,000	UD-1 & B-2	Commercial	The zoning for Ben & Gals 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
4202 Benning Road NE	Howard Hillyer	7,600	B-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

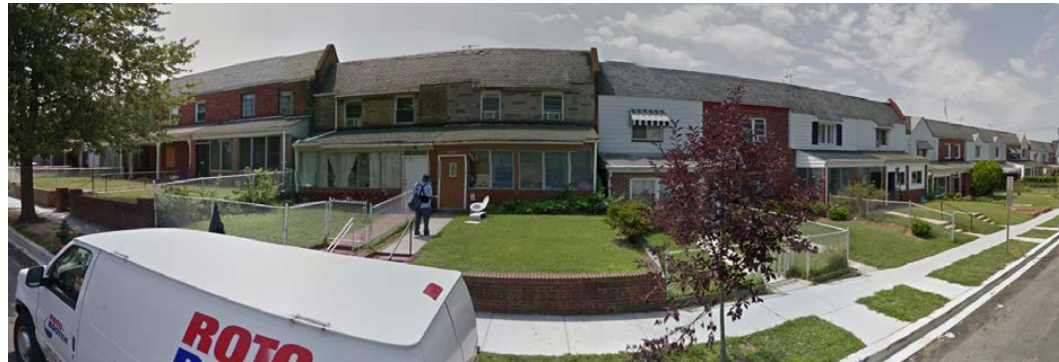
Address	Owner	Parcel Size (sqft)	Current Zoning	Current Land Use	Proposed Use	Proposed Development Scale
3443 - 3461 Benning Road NE, Eads Street NE	Seres Coleman, Byong K Choi, Maurice Jones, & District of Columbia	65,000	C-2-A & R-3	Commercial	Potential development of mixed-income housing with small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



1 | EADS STREET ELEVATION LOOKING NORTH



2 | EADS STREET ELEVATION LOOKING SOUTH



3 | EADS STREET TOWNHOMES



### SITE CONTEXT

