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LIST OF DRAWINGS

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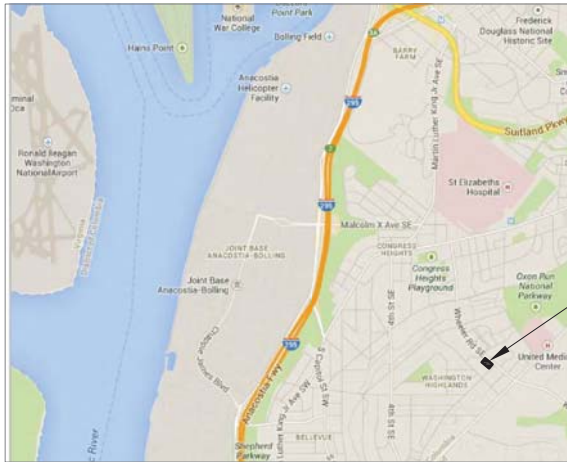
PLANNED UNIT DEVELOPMENT APPLICATION- 4129-4131 WHEELER ROAD SE

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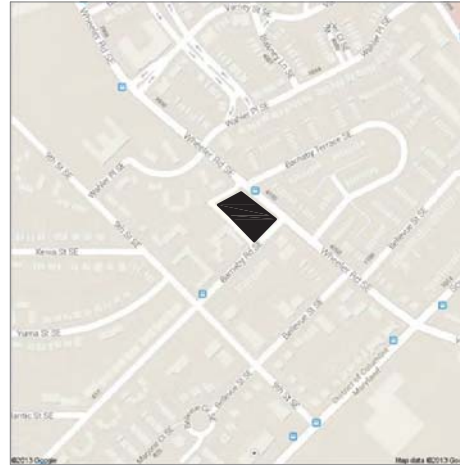
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COVER



AREA SITE MAP



ENLARGED VICINITY MAP



EXISTING SITE LOCATION
(AT THE CORNER OF WHEELER ROAD AND BARNABY STREET SE)

PROJECT NARRATIVE

THE EXISTING PROPERTY IS LOCATED IN SQUARE 5925, LOT 820 & 821 AT THE CORNER WHEELER ROAD AND BARNABY STREET SE, WASHINGTON DC.

CURRENTLY, THE PROPERTY CONSISTS OF A (1) ONE STORY COMMERCIAL BUILDING (LOT 821) AND A VACANT LOT (LOT 820) IN DEVELOPMENT FOR A (1) ONE STORY COMMERCIAL BUILDING.

THE PROPOSED DEVELOPMENT, AS OUTLINED FURTHER IN THIS PACKAGE, REFLECTS THE FLOURISHING AND RAPIDLY CHANGING NEIGHBORHOOD OF WARD 8 IN SOUTHEAST WASHINGTON DC. THE MIXED-USE PROJECT WILL BEGIN WITH THE MERGER OF BOTH LOTS AND DEMOLITION OF THE EXISTING STRUCTURES. OUR TEAM ENVISIONS THE MIXED USE TO ENCOMPASS A SMALL RETAIL GROCERY / CONVENIENCE STORE DELICATESSEN, RELOCATION FOR EXISTING RETAIL BUSINESSES, AS WELL AS HIGHLY DESIRED MULTI-FAMILY RESIDENTIAL UNITS.

THE CITY BLOCK OF THE PROJECT IS STRATEGICALLY LOCATED ALONG MAJOR TRANSIT BUS ROUTES AND WITHIN A 15-20 MINUTE WALKING DISTANCE TO (2) TWO GREEN LINE METRO STATIONS. THE PROJECT WILL ENCOURAGE PEDESTRIAN AND BICYCLE FRIENDLY COMMUTING WITH OUR PROVISIONS FOR BIKE RACKS, WIDE SIDEWALKS AND ALSO ECO-RESPONSIBLY DESIGN BY ADDING STREET TREES FOR SHADE POROUS PAVEMENT AND MULTIPLE GREEN ROOF AREAS. THE SITE WILL ALSO HAVE THE ABILITY TO ACCOMMODATE (25) TWENTY FIVE OFF STREET PARKING SPACES AND A STREET ACCESSED LOADING AREA.

THE RESIDENTIAL COMPONENT WILL PROVIDE A FAVORABLE MIX OF ONE, TWO AND THREE BEDROOM UNITS WITH EACH TYPE HAVING A UNIQUE CHARACTERISTIC DESIGN AND MEET ADAAG / ANSI 117 REQUIREMENTS FOR BOTH TYPE A AND B UNITS. ALL THE UNITS WILL HAVE A COMBINATION OF PATIOS, VERANDAS AND / OR JULIET BALCONIES, AS WELL AS ACCESS TO THE ROOF TOP TERRACE AMENITIES. THE BUILDING FACILITIES WILL INCLUDE: LARGE ENTRY LOBBY WITH IN-SITE BUILDING MANAGEMENT STAFF AND RECEPTION AREA. RESIDENT ACCESS TO A CONFERENCE ROOM AND BUSINESS CENTER, ADDITIONALLY THE DEVELOPMENT WILL PROVIDE RESIDENTS WITH A GATHERING SPACE TO RENT ALONG WITH A ROOF TOP ENCLOSED SEATING AREA, CHILDREN'S PLAYGROUND, FITNESS / YOGA STUDIO AND A PET SITTING AREA.

THE BUILDING CONSTRUCTION AND ALL RESIDENTIAL UNITS WILL INCORPORATE ECO-FRIENDLY DESIGN: FROM LOW 'E' GLAZING, ENERGY STAR APPLIANCES, EFFICIENT HVAC AND LIGHTING, THE USE OF LOW OFFGASING MATERIALS (CARPET, PAINT, CAULKING AND WOOD PRODUCTS) TO THE USE OF RENEWABLE CONSTRUCTION MATERIALS (CONCRETE, WOOD FRAMING, BRICK, POROUS PAVING). HIGH EFFICIENT ELEVATORS, COLLECTION AND REUSE OF WATER TO MAINTAIN THE GREEN ROOF AND PATIO AREAS.

ALL OF THE BUILDING FEATURES ARE DESIGNED TO PROMOTE A HEALTHY AND ACTIVE LIFESTYLE FOR THE RESIDENTS AND PROMOTE A POSITIVE CHANGE TO THE EXISTING COMMUNITY.



PROJECT DESCRIPTION/ SITE VICINITY

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SITE CONTEXT AERIAL PLAN

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ALLEY BEHIND EXISTING RETAIL
7



ALLEY BEHIND EXISTING RETAIL
8



RIGHT OF WAY LOOKING THROUGH EMPTY
LOT AT EXISTING RETAIL SIDE ELEVATION
9



BIRD EYE AERIAL FOR 'THE OVERLOOK' MULTI-FAMILY
FRONT ENTRY ELEVATION
10



REAR ELEVATION FOR 'THE OVERLOOK' MULTI-FAMILY
11



AT REAR ALLEY / SIDE RETAIL
LOOKING TOWARDS WHEELER ROAD
6



FRONT ENTRY FOR 'THE OVERLOOK' MULTI-FAMILY
12



CORNER WHEELER ROAD & BARNABY STREET
LOOKING TOWARD RETAIL REAR ALLEY
5



NEW MULTI-FAMILY WHEELER ROAD
13



CORNER OF RETAIL AT WHEELER ROAD
LOOKING DOWN BARNABY STREET
4



EXISTING RETAIL FRONT ELEVATION
3



EXISTING RETAIL FRONT ELEVATION
2



EXISTING RETAIL & EMPTY LOT
1



NEW MULTI-FAMILY WHEELER ROAD
14



CONTEXT SITE PHOTOS

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ZONING ANALYSIS (SQUARE 5925, LOTS 820 & 821)			
REQUIREMENT	C-3-A MATTER OF RIGHT	C-3-A PUD GUIDELINES	PUD PROJECT - PROVIDED
FAR	4.0 (2.5 COMMERCIAL)	4.0 (3.0 COMMERCIAL)	3.81
GROSS FLOOR AREA	32,104 SF SITE X 4.0 = FAR 128,416 SF FAR TOTAL (80,260 SF COMMERCIAL TOTAL)	32,104 SF SITE X 4.5 = FAR 144,468 SF FAR TOTAL (96,312 SF COMMERCIAL TOTAL)	122,363.75 SF FAR TOTAL (INCL. PENTHOUSE) (14,738 SF COMMERCIAL TOTAL)
BUILDING HEIGHT	65'-0"	90'-0"	68'-0"
LOT OCCUPANCY	100% (75% RESIDENTIAL)	100% (75% RESIDENTIAL)	59% RESIDENTIAL (FLOORS 2 THRU 6) 67.5% COMMERCIAL (FLOOR 1)
REAR YARD	2 1/2 IN/FT OF HEIGHT NOT LESS THAN 12'-0"	2 1/2 IN/FT OF HEIGHT NOT LESS THAN 12'-0"	20'-0"
SIDE YARD	2 IN/FT OF HEIGHT NOT LESS THAN 6'-0"	2 IN/FT OF HEIGHT NOT LESS THAN 6'-0"	15'-0"
PARKING	85 SPACES	85 SPACES	25 SPACES
LOADING AREA - RETAIL			
BERTH:	1 @ 30'-0" DEEP	1 @ 30'-0" DEEP	
PLATFORM:	1 @ 100 SF	1 @ 100 SF	
DELIVERY:	1 @ 20 FEET DEEP	1 @ 20 FEET DEEP	
LOADING AREA - RESIDENTIAL			
BERTH:	1 @ 55'-0" DEEP	1 @ 55'-0" DEEP	1 @ 55'-0" DEEP
PLATFORM:	1 @ 200 SF	1 @ 200 SF	1 @ 200 SF
DELIVERY:	1 @ 20 FEET DEEP	1 @ 20 FEET DEEP	1 @ 20 FEET DEEP



ZONING ANALYSIS

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CATEGORY	ADDITIONAL INFORMATION
GENERAL SITE - CONSTRUCTION	OVER VIEW
Recycling Trash (Paper)	Secondary Dumpster on site – confirmation ticket provided
Recycling Existing Building Demolition	Off site dumped – confirmation ticket provided
Regional Material Selections	Project materials bought within 500 miles of site
GENERAL SITE – PROJECT COMPLETION	OVERVIEW
Storm Water Filtration System	To manage site water overflow from porous pavement
Condensate / Water collection	To be used for watering green patio / roof areas
Recycling Area - Residents	Set Area for recycling
Regional Material Selections	Project materials bought within 500 miles of site
Bike Rack Area	Set aside area for 30 covered bike storage (residents / retail employees)
Porous Pavement	Used for all on-site parking spaces
Exterior Lighting – Fluorescent / LED	Surface mounted
BUILDING CONSTRUCTION	OVERVIEW
Double Paned Glass Windows	Low 'E' w/ certifications
SIP Wall Construction	Wood Insulated Panels
Insulation	Meeting current R Values
Exterior Lighting – Fluorescent / LED	Surface mounted
Steel Framing	Recycled Content
Brick / Masonry	Exterior Cladding
Elevator	Energy Efficient
Building Energy Efficiency Performance	Meets EPA's multifamily high-rise program (MFHR)
Recycled Content Materials	All attempts will be made to purchase recycled content materials

CATEGORY (...CONTINUED)	ADDITIONAL INFORMATION (...CONTINUED)
INTERIORS – UNITS	OVERVIEW
Low / No VOC Paint	Throughout unit
Low / No VOC adhesives and sealants	Throughout unit
Lighting – Fluorescent / LED	Recessed / pendants
Energy Star Appliances	Refrigerator / DW / Stove / Microwave / W/D Water Heater / Bathroom – Kitchen Exhaust Fans
Low Flow / Water Saving Conservation Fixtures	Faucet / Toilet / Tub- Shower Fixture
HVAC with Energy Efficient- SEER	Meets Green Community / DCRA Green Initiatives
Ventilation System	Providing adequate fresh air per ASHRAE
Clothes Dryer Exhaust	Rigid duct to outside
Carpet	Green Label
Granite Countertops	
Hardwood Flooring	
Wood Kitchen Cabinets	Meeting environmental standards
Front Doors	Insulated
INTERIORS – BUILDING	OVERVIEW
Low / No VOC Paint	Throughout building
Low / No Adhesives / Sealants	Throughout building
Lighting – Fluorescent / LED	Recessed / pendants
Smart Meters	PEPCO standard
Low Flow / Water Saving Fixtures	Faucet / Toilet / Water Fountain
HVAC with Energy Efficient- SEER	Meets Green Community / DCRA Green Initiatives – HERS guidelines for efficiency
Carpet	Green Label
BUILDING AMENITIES	OVERVIEW
Green Roof	Native Plants / Incorporated into storm water management plan
Direct Access to Metro Bus	Bus stop at Wheeler / Barnaby Street
Efficient Irrigation and Water Re-use	Used to water / maintain the green patio / roof areas / tying in condensate grey water to help irrigation



OVERVIEW 'GREEN' CONSTRUCTION COMPONENTS

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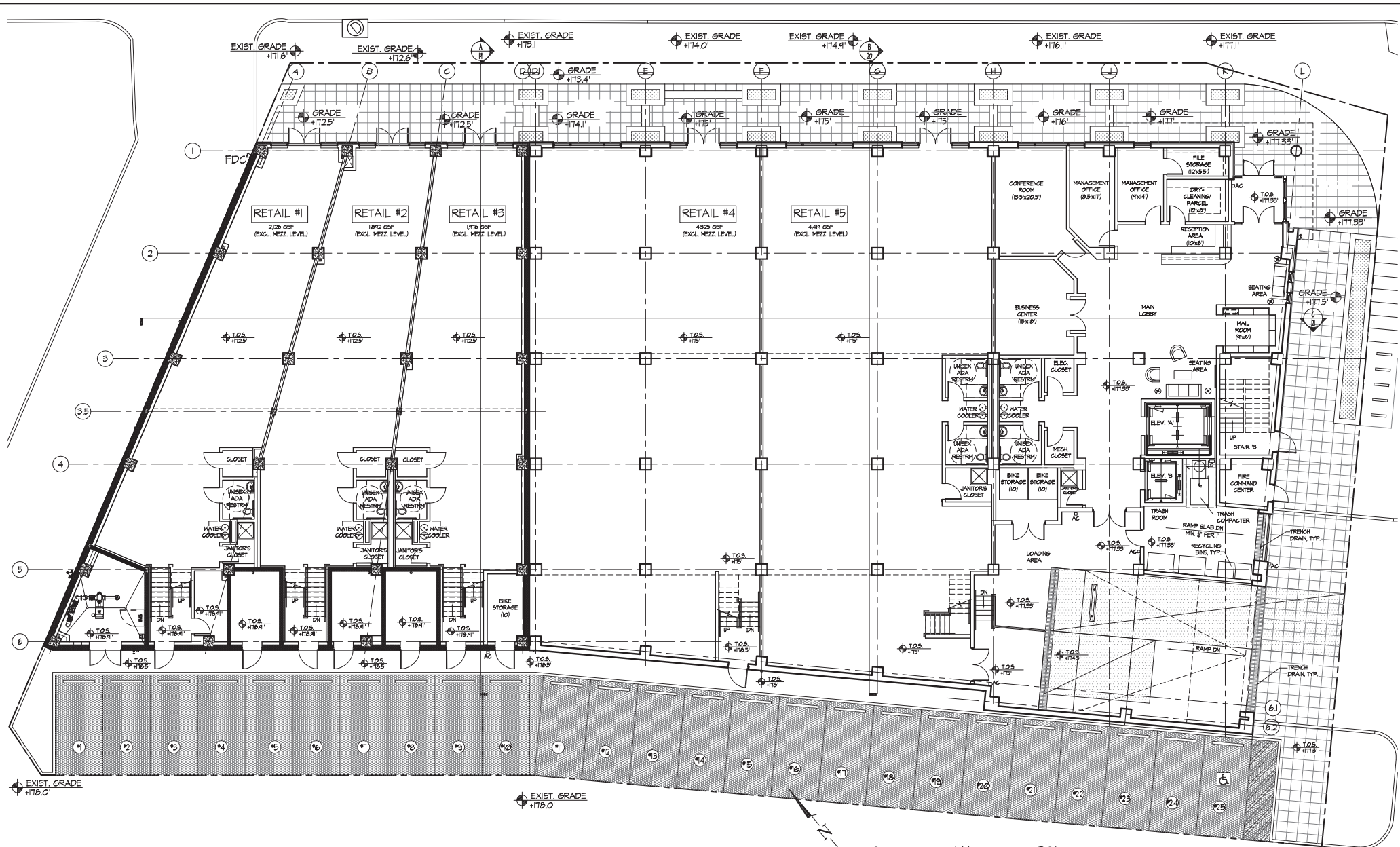
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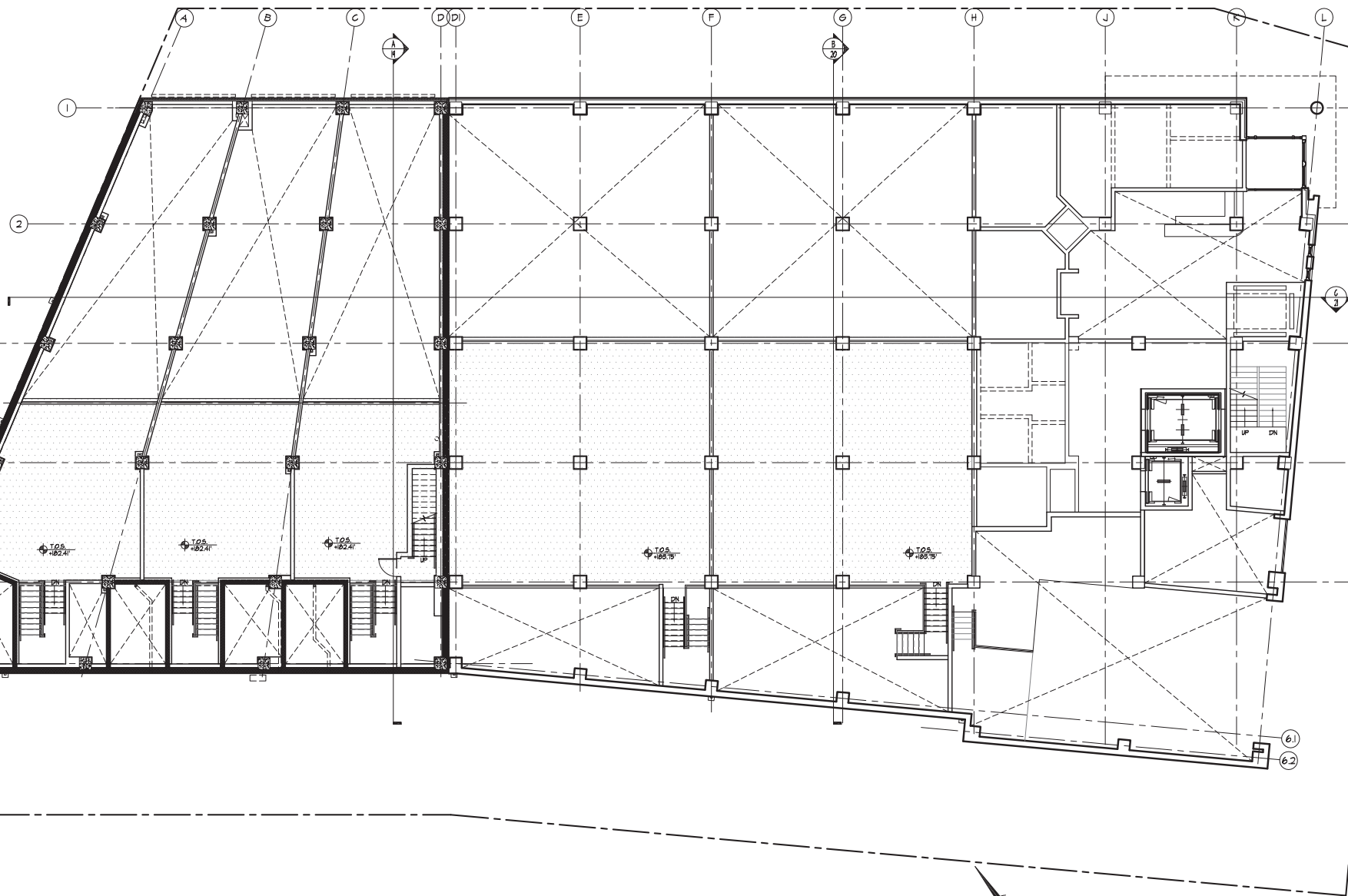
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GROUND LEVEL FLOOR PLAN

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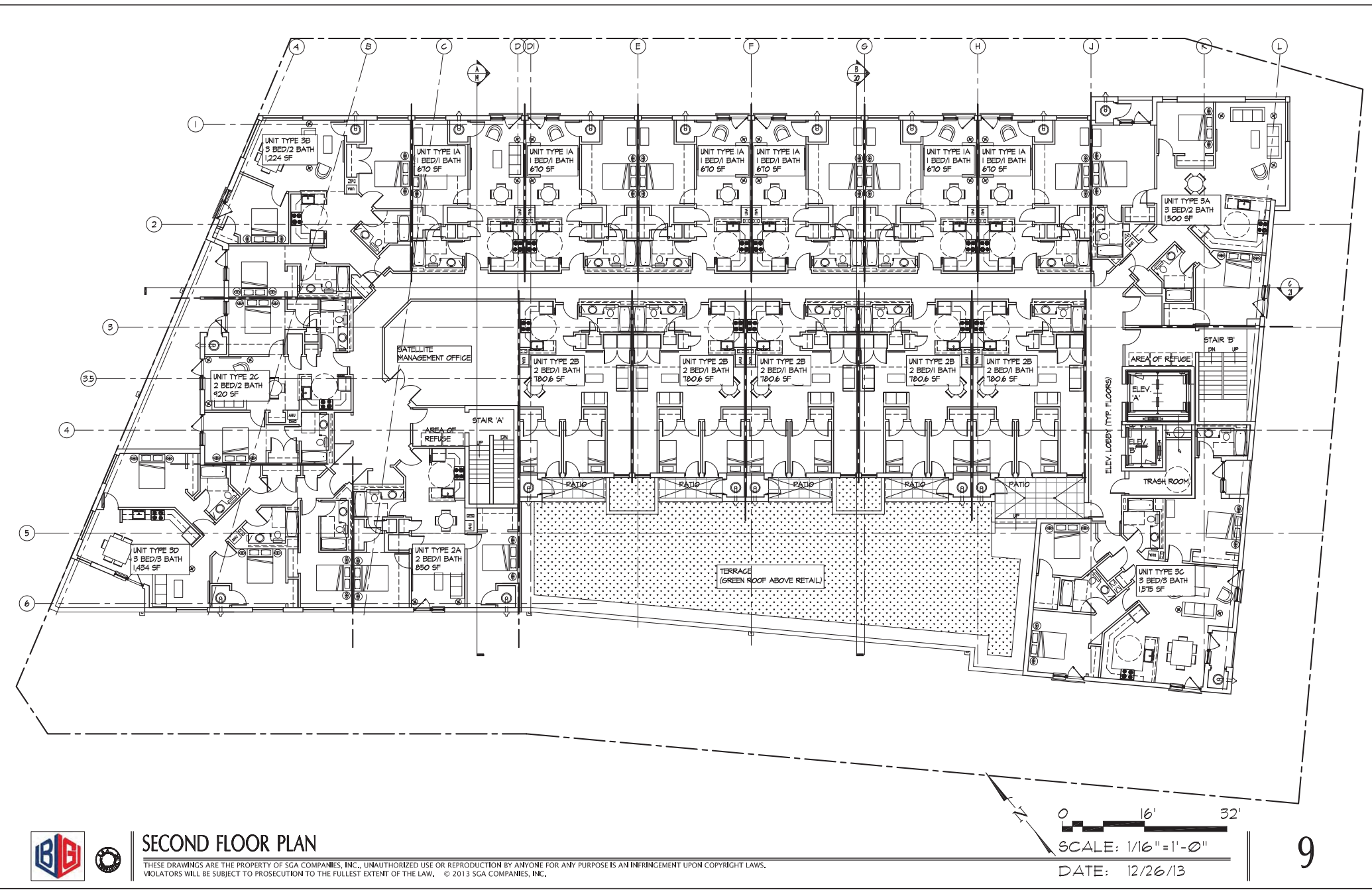
MEZZANINE LEVEL FLOOR PLAN

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0 16' 32'

SCALE: 1/16" = 1'-0"

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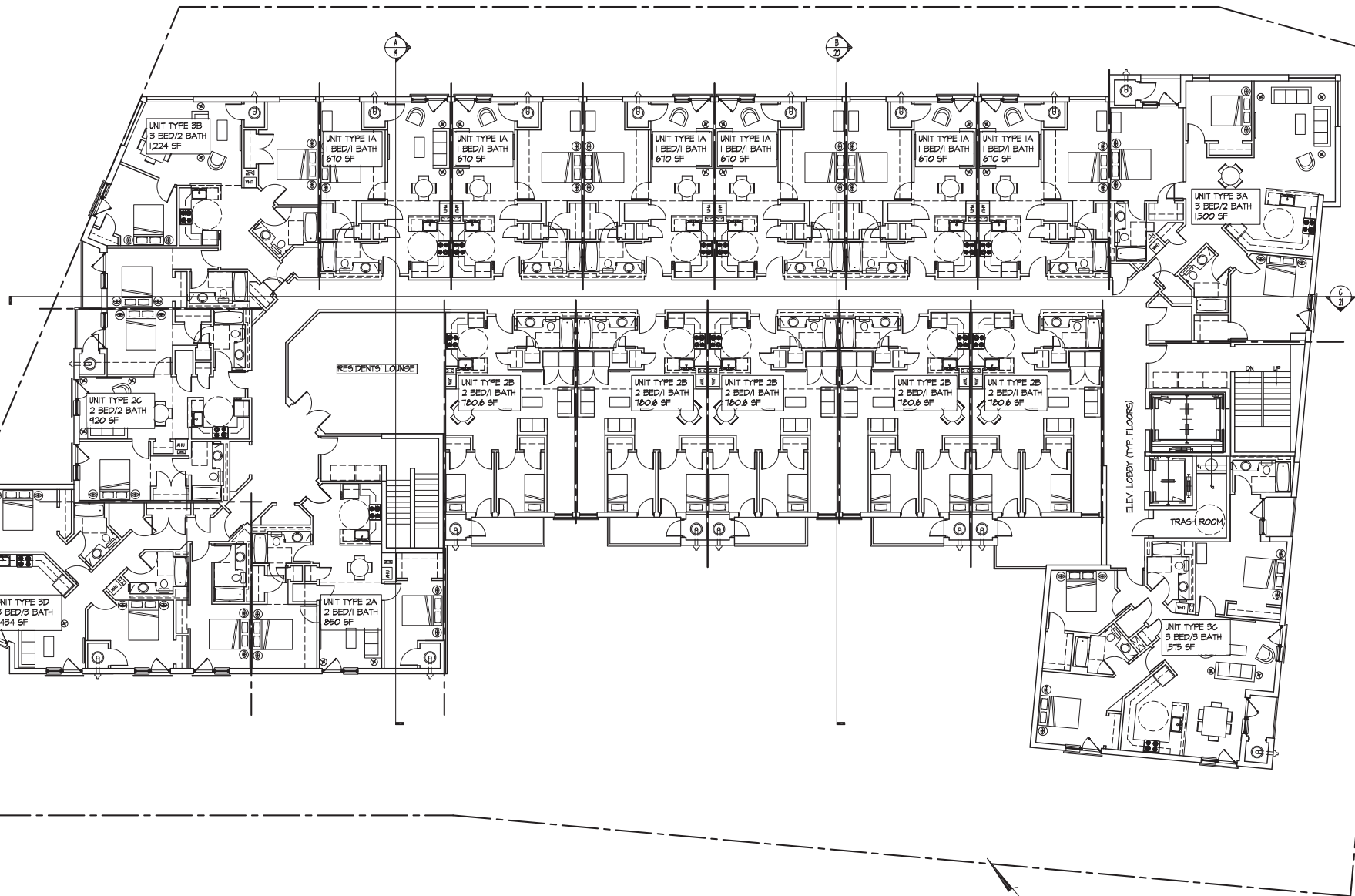


SECOND FLOOR PLAN

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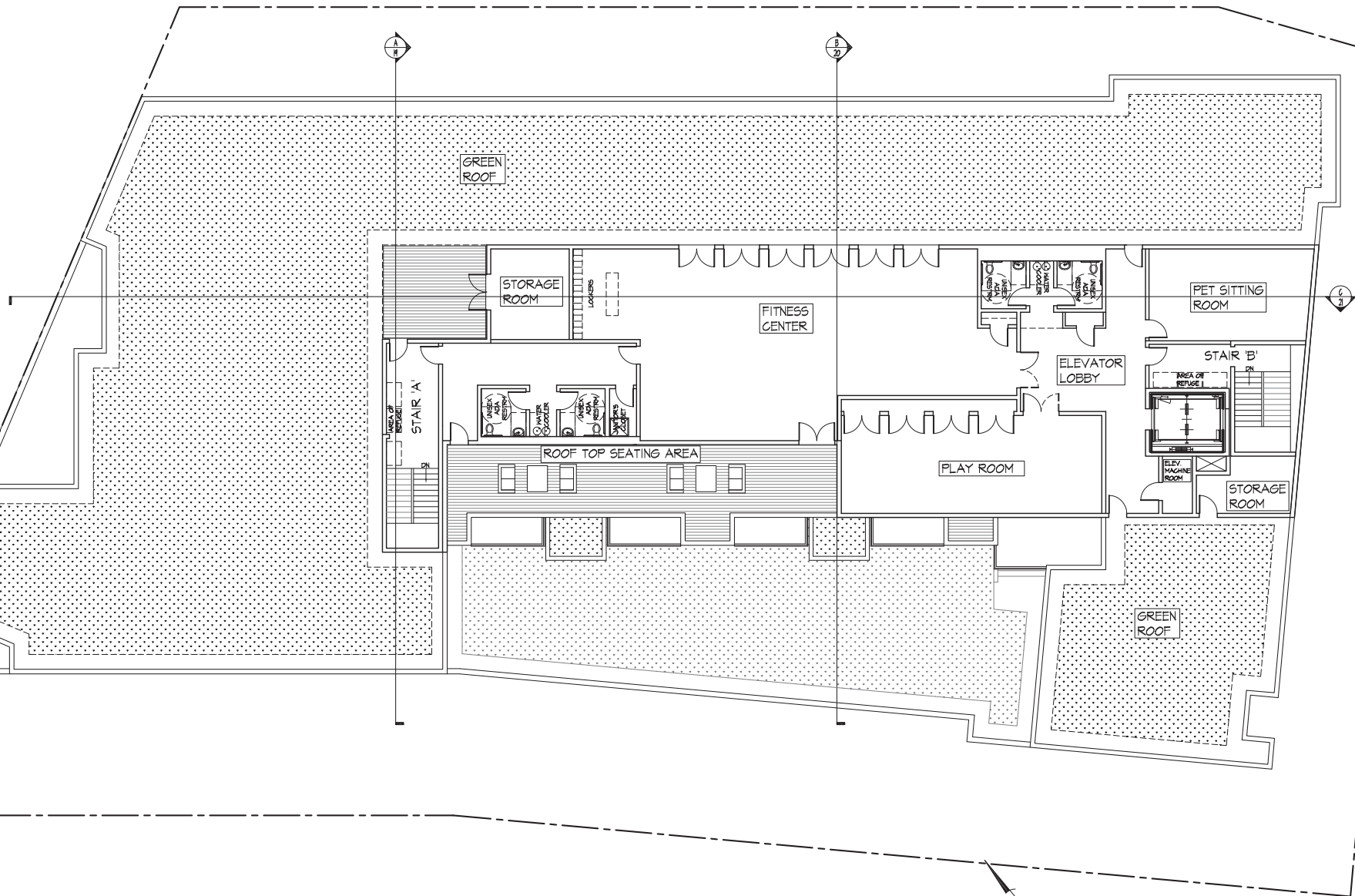
3RD THRU 6TH FLOOR PLAN, TYPICAL

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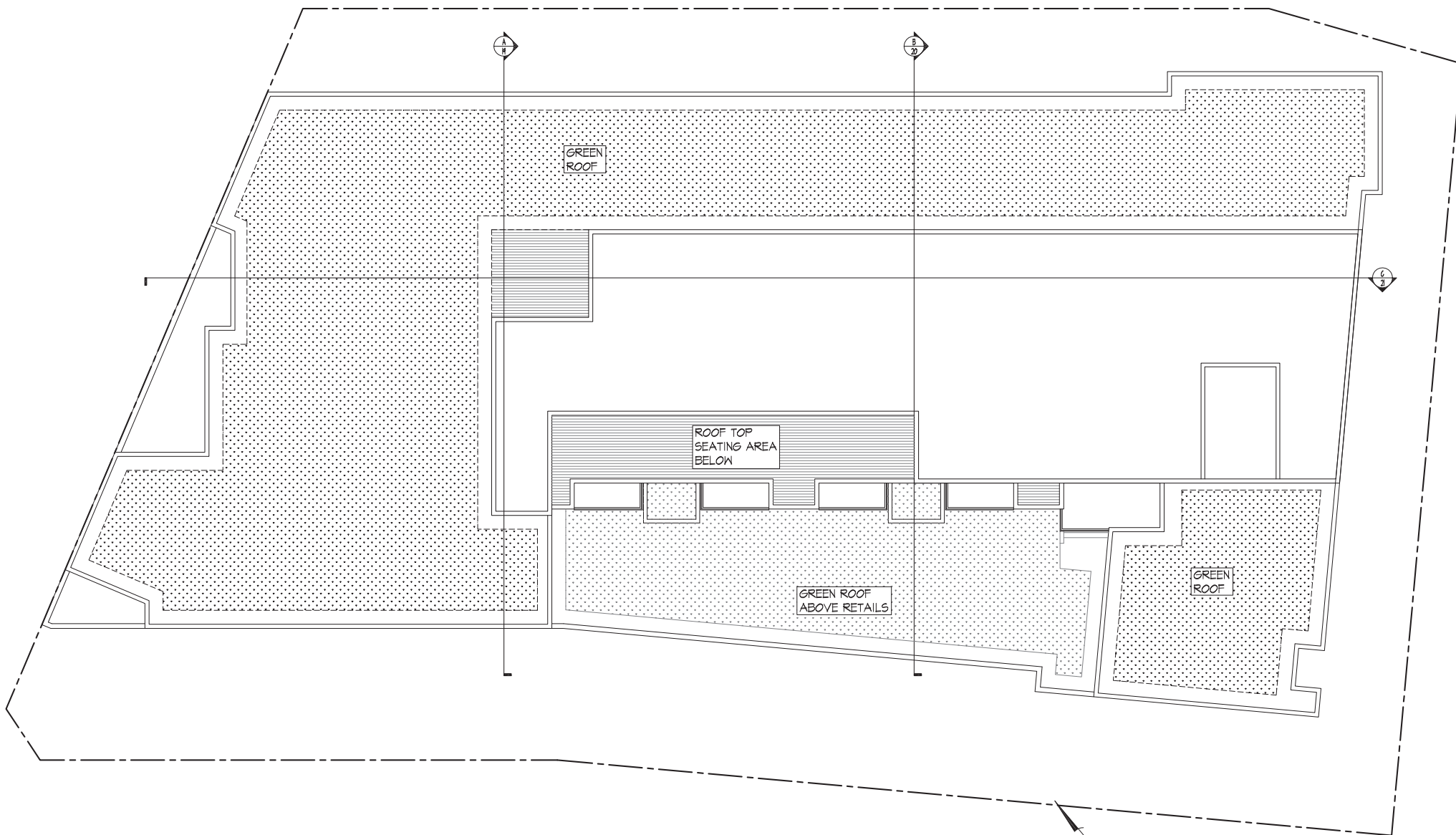
PENTHOUSE FLOOR PLAN

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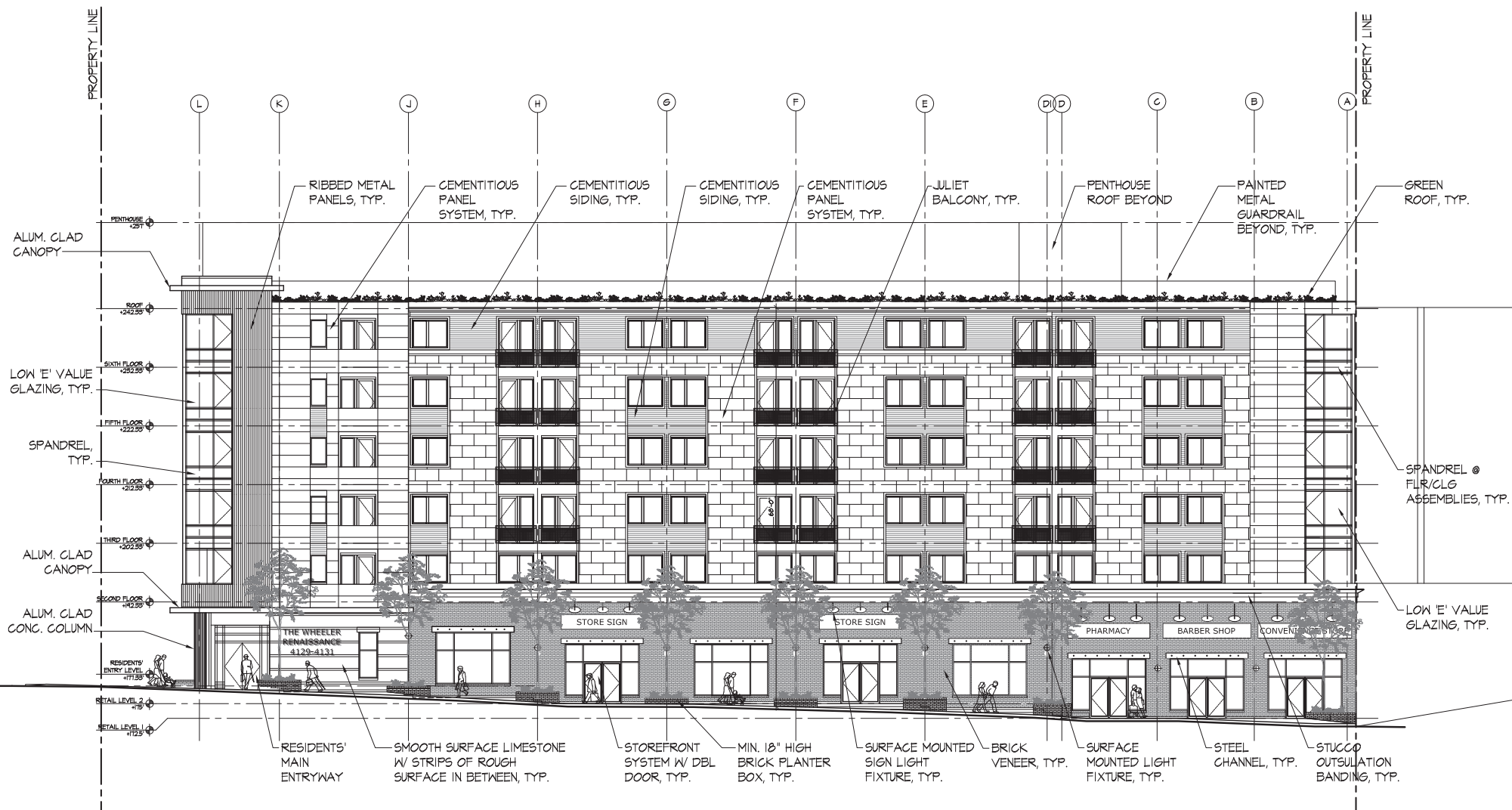
'GREEN' ROOF PLAN

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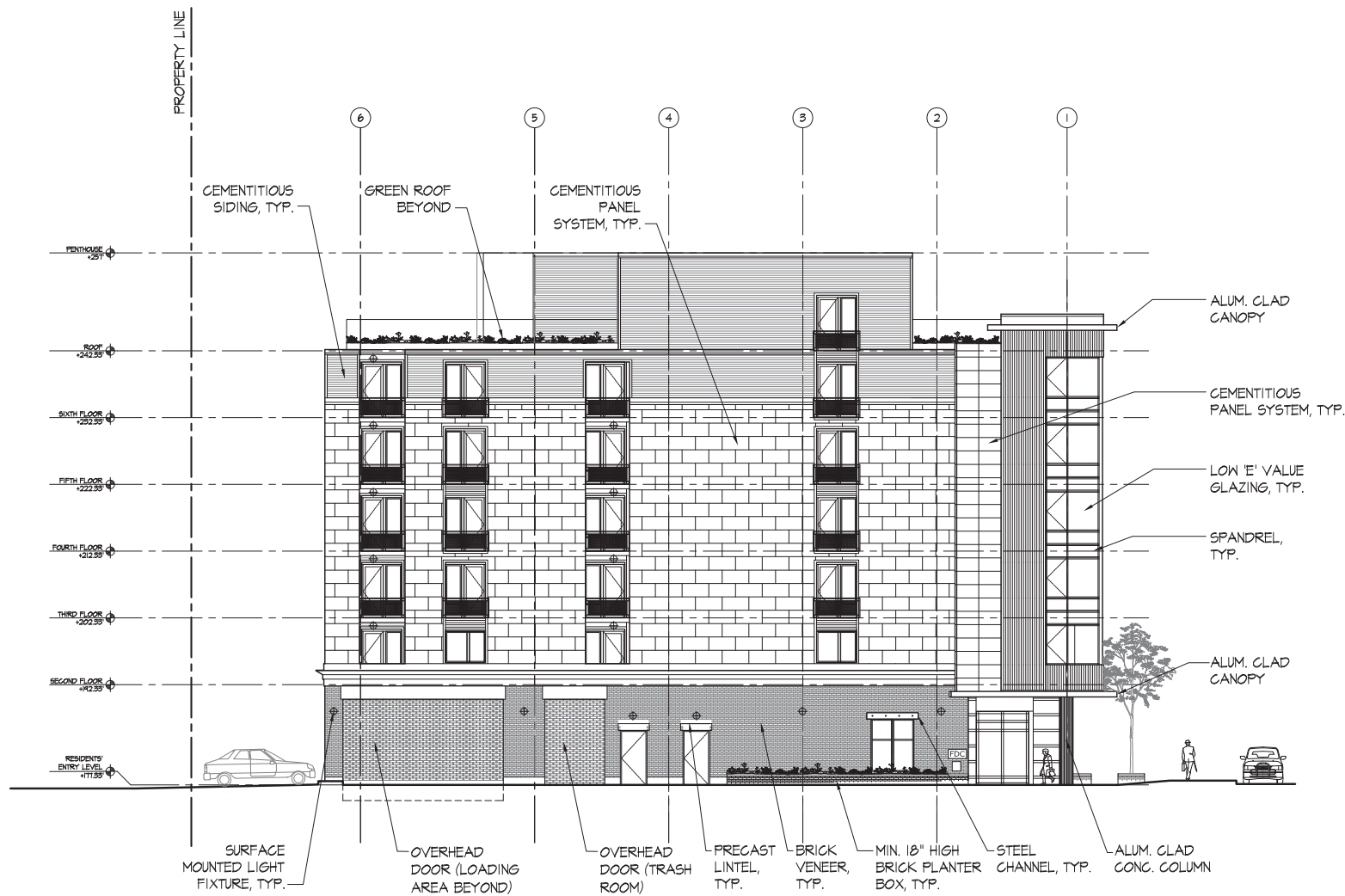
NORTH BUILDING ELEVATION

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EAST BUILDING ELEVATION

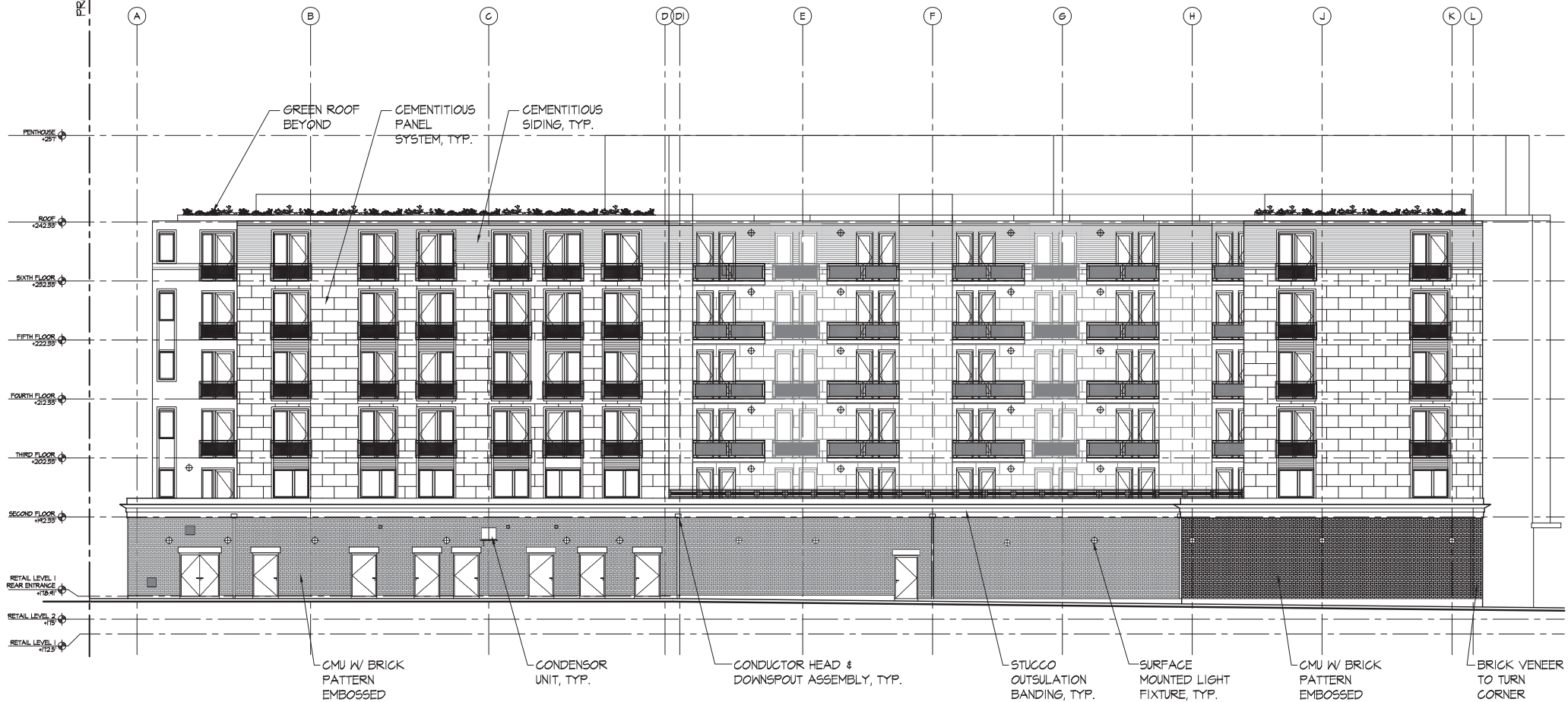
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PROPERTY LINE



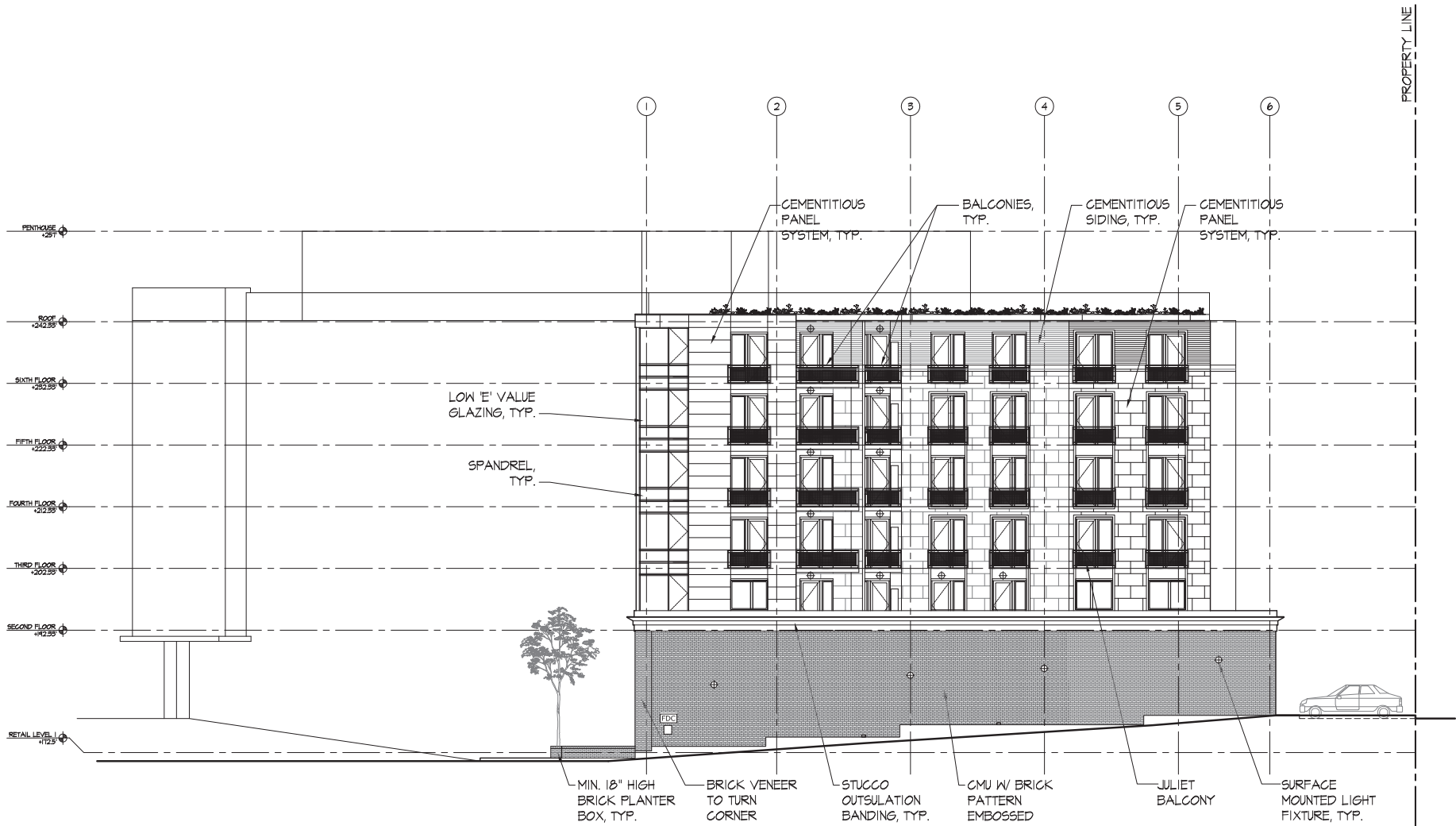
SOUTH BUILDING ELEVATION

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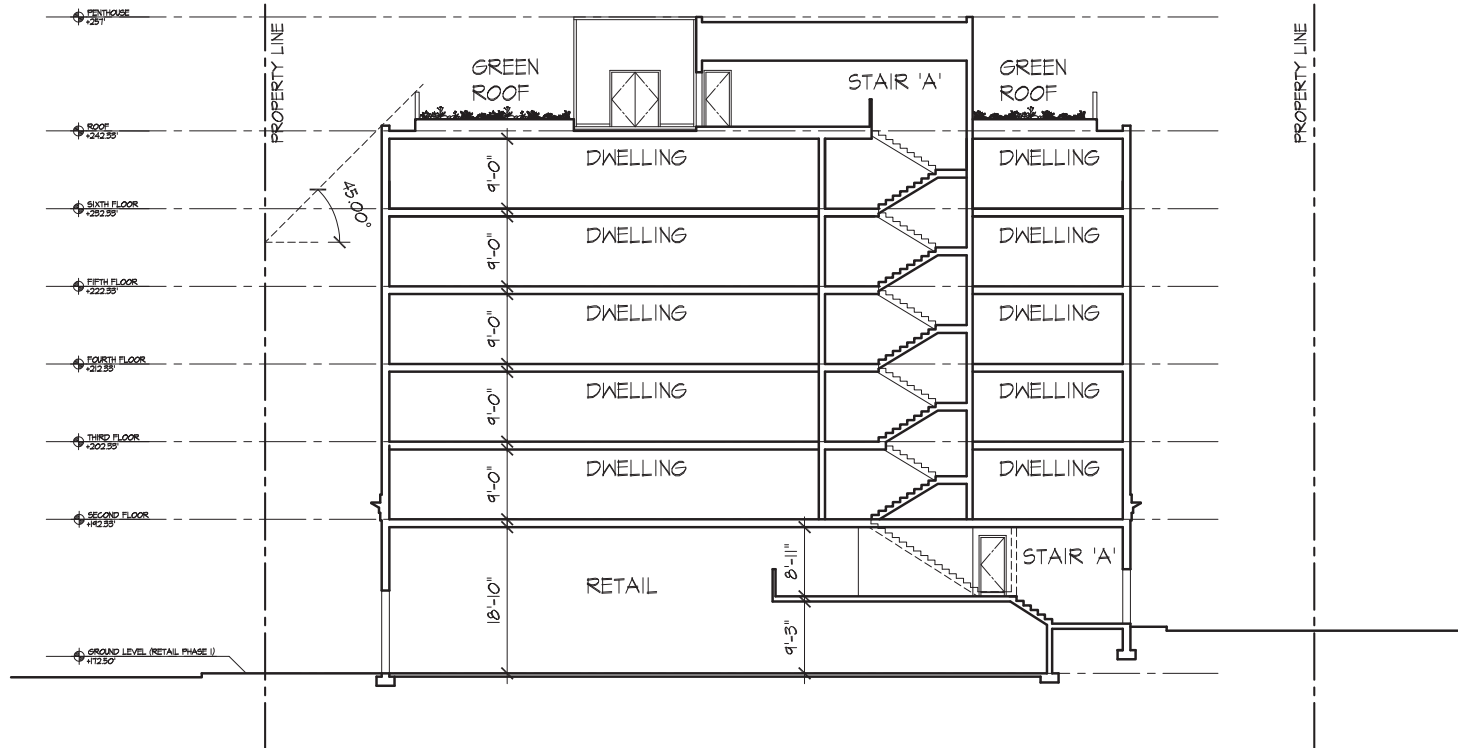
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WEST BUILDING ELEVATION

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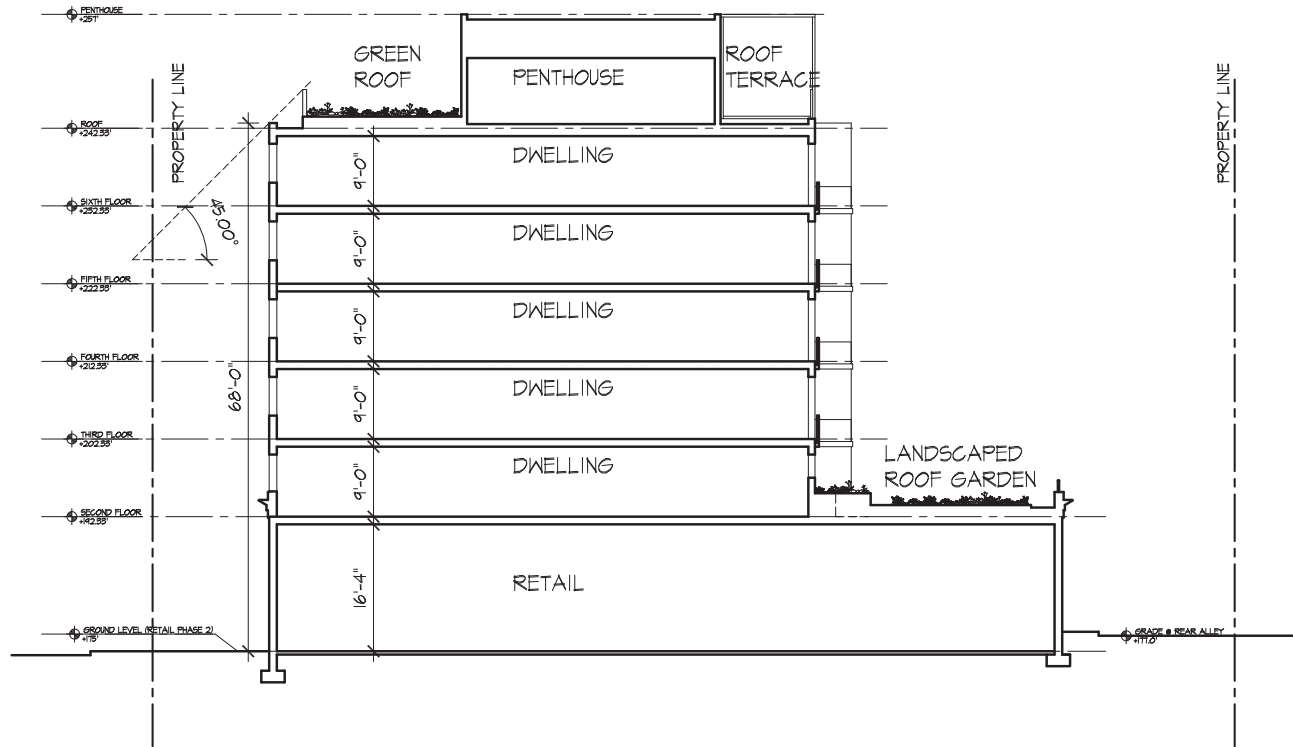
BUILDING SECTION 'A'

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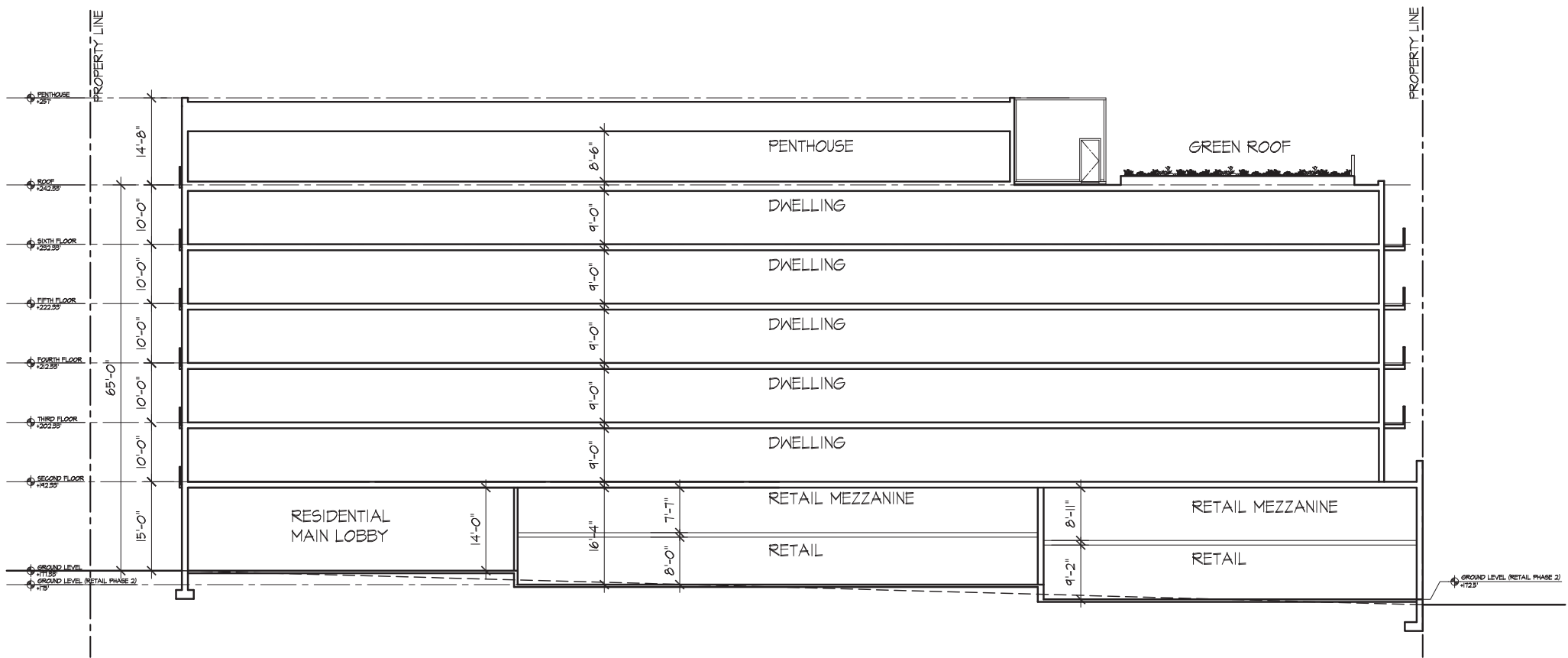
BUILDING SECTION 'B'

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BUILDING SECTION 'C'

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ENLARGED PARTIAL FRONT ELEVATION AT RESIDENTIAL ENTRY

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