



PUD PHASE 2 SUBMISSION (JUNE 2014)

**LIST OF DRAWINGS**

- 1: COVER SHEET
- 2: ZONING CHART
- 3: SITE CONTEXT (EXISTING)
- 4: DETAILED SITE CONTEXT (EXISTING)
- 5: SITE CONTEXT IMAGES (EXISTING)
- 6: ILLUSTRATIVE SITE PLAN (PROPOSED)
- 7: YARD DIAGRAM & CALCULATIONS
- 8: SITE ACCESS AND CIRCULATION DIAGRAM
- 9: UNIT MIX CHART
- 10: GARAGE PLAN AND PARKING TABULATIONS
- 11: FIRST FLOOR PLAN
- 12: SECOND FLOOR PLAN
- 13: TYPICAL FLOOR PLAN (3RD - 5TH)
- 14: SIXTH FLOOR PLAN
- 15: ROOF PLAN
- 16: EAST ELEVATION (MLK AVE)
- 17: SOUTH AND NORTH ELEVATIONS
- 18: WEST ELEVATION (ALLEY)
- 19: PERSPECTIVE VIEWS - FROM MLK AVE
- 20: PERSPECTIVE VIEWS - MAIN ENTRY
- 21: PERSPECTIVE VIEWS - LIVE/WORK UNIT ENTRY
- 22: PERSPECTIVE VIEWS - ROOF TERRACE
- 23: FACADE DETAILS
- 24: TYPICAL BUILDING SECTION
- 25: BUILDING SECTION THROUGH RAMP
- 26-29: GREEN COMMUNITIES CHECKLIST
- 30: STREETSCAPE PLAN & DETAILS
- 31: STREETSCAPE SECTION
- 32: ROOF TERRACE PLAN & DETAILS
- 33: CIVIL COVER SHEET
- 34: EXISTING CONDITIONS PLAN
- 35: SEDIMENTATION & EROSION CONTROL PLAN
- 36: PROPOSED SITE PLAN
- 37: GRADING PLAN
- 38: UTILITY PLAN
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- 40: SEDIMENT & EROSION CONTROL NOTES
- 41: STORMWATER MANAGEMENT

**PROJECT TEAM**

OWNER: FOUR POINTS, LLC  
ARCHITECT: GRIMM + PARKER ARCHITECTS  
BUILDER: BOZZUTO CONSTRUCTION COMPANY  
CIVIL ENGINEER: BOWMAN CONSULTING  
MEP: ADVANCED CONSULTING ENGINEERING  
STRUCTURAL: SK&A ENGINEERING  
TRAFFIC CONSULTANT: GOROVE/SLADE ASSOC.  
ZONING ATTORNEY: HOLLAND & KNIGHT



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	PUD REQUIRED / ALLOWED	APPROVED PHASE 1	PROPOSED MODIFIED
PARCEL SQUARE	5785 A		
ZONING	C-3-A		
LOT SIZE (sf)	-	25,300	23,976
BUILDING FOOTPRINT (sf)	-	10,850	11,366
LOT COVERAGE	75% MATTER-OF-RIGHT 80% INCLUSIONARY ZONING	43%	47%
BUILDING HEIGHT	65'	60'	65'
RESIDENTIAL GSF	-	65,000	68,263
RETAIL/OFFICE GSF	-	0	0
TOTAL GSF ALL USES	-	65,000	68,263
NUMBER OF RESIDENTIAL UNITS	-	65 (10% +/-)	71
F.A.R. (FLOOR AREA RATIO)	4.0 F.A.R. AT C-3-A DISTRICT 4.5 F.A.R. ALLOWED UNDER PUD	2.57	2.85
NUMBER OF PARKING SPACES	1 PER 2 UNITS	33 (1 PER 2)	26 (1 PER 2.5)
NUMBER OF BIKE SPACES	1 PER 3 UNITS	22 (1 PER 3)	37 (1 PER 2)
LOADING BERTH LENGTH (ft)	55'	30'	30'
LOADING PLATFORM AREA (sf)	200	200	100
NUMBER OF DELIVERY/LOADING SPACES	1	NONE	NONE
COURT - WIDTH	NOT LESS THAN 12'	-	NO COURT PROVIDED
COURT - AREA	NOT LESS THAN 250 SF	-	NO COURT PROVIDED
REAR YARD	2 1/2 INCHES WIDE FOR EACH FOOT OF BUILDING HEIGHT, BUT NOT LESS THAN 12 FEET	-	38.76' AVERAGE; SEE YARD DIAGRAMS & CALCULATIONS
FRONT YARD	NONE	NONE	VARIES FROM 3' TO 8' +/-
SIDE YARD	2 INCHES WIDE FOR EACH FOOT OF BUILDING HEIGHT, BUT NOT LESS THAN 6 FEET	-	7' @ SOUTHWEST SIDE 30' @ NORTHEAST SIDE
ROOF STRUCTURES	MECHANICAL ONLY - SEE ROOF PLAN		



## NEIGHBORHOOD SERVICES & LANDMARKS

1. Savoy Elementary School
2. Thurgood Marshall PCS
3. Excel Academy PCS
4. Salvation Army
5. Bethuel Christian
6. Union Temple Baptist
7. St. Phillips Episcopal
8. Whitman-Walker Clinic
9. Neighborhood Pharmacy
10. Fire Department & EMS
11. DC Human Services
12. DC Food Program
13. Frederick Douglas National Historic Site
14. New DC Government Offices
15. Anacostia Playhouse
16. Big Chair Café
17. Uniontown Bar & Grill
18. Martha's Outfitters
19. Children of Mine Recreation Center
20. Mama's Kitchen & Pizza
21. Social Security Administration, Far SE  
Family Strengthening Collaborative & DC  
Central Kitchen











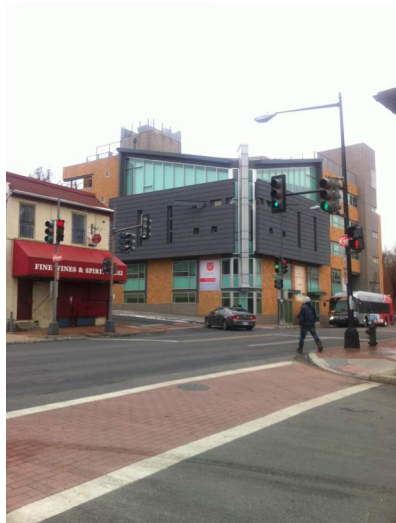
VIEW LOOKING NORTH ON CORNER OF CHICAGO AVE AND MLK AVE



VIEW LOOKING NORTHWEST ON MAPLE VIEW TO MLK AVE



VIEW LOOKING SOUTH ON INTERSECTION OF PLEASANT ST AND MLK AVE



VIEW 1- NO. 4 SALVATION ARMY



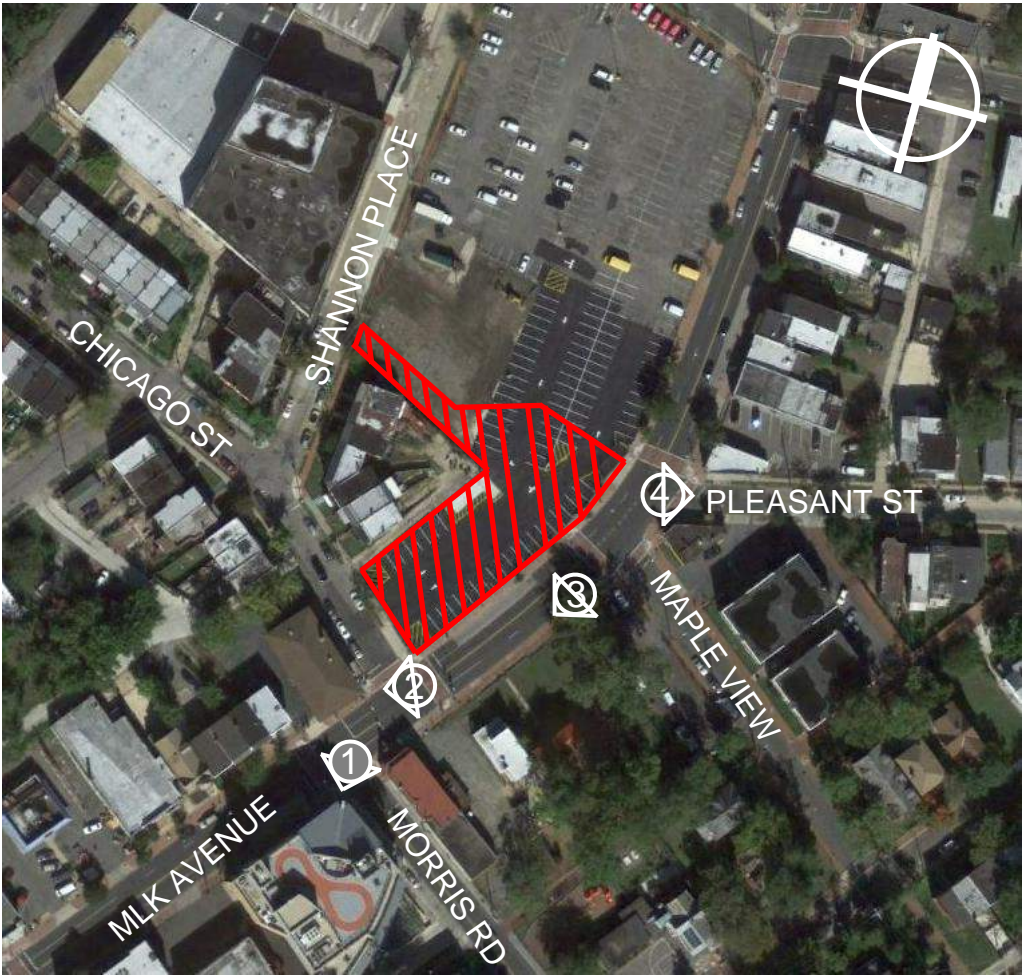
VIEW 2 - NO. 8 WHITMAN WALKER CLINIC



VIEW 3 - LOOKING SOUTH EAST ON MLK







VIEW 4 - BIKE SHARE ON PLEASANT ST

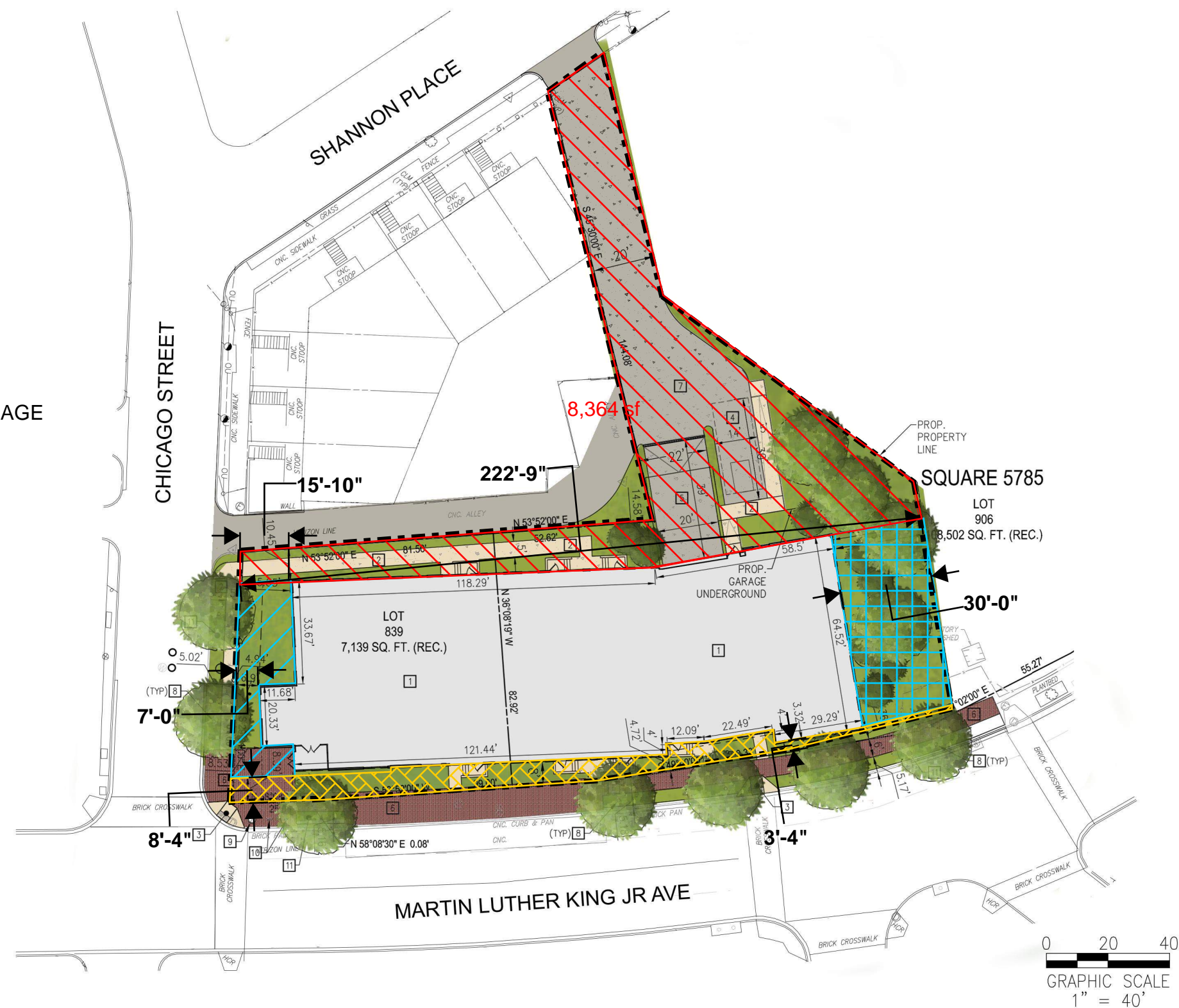











-  REAR YARD
-  SIDE YARD (SOUTHWEST)
-  SIDE YARD (NORTHEAST)
-  FRONT YARD

REAR YARD CALCULATIONS:  
 8,634 SF DIVIDED BY 222'-9" = 38.76' AVERAGE





-  VEHICULAR CIRCULATION - RESIDENT AND VISITOR
-  TRUCK CIRCULATION
-  PEDESTRIAN ACCESS
-  LIVE/WORK ACCESS
-  MAIN ENTRY









PARKING TABULATIONS

VEHICULAR PARKING	
PARKING SPACE TYPE	PROPOSED
STANDARD 9'X19'	17
HANDICAP 8'X19'	1
COMPACT 8'X16'	8
TOTAL	26 CAR SPACES
BIKE STORAGE	37 BIKE SPACES

PARKING & DRIVABLE AREA

UTILITY ROOMS

CIRCULATION

