APPLICATION TO THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA FOR PHASE 1 - SECOND STAGE P.U.D. APPLICATION EXHIBIT A.

APRIL 18, 2005



APPLICANT
CAPPER / CARROLLSBURG VENTURE, LLC
8403 COLESVILLE ROAD, SUITE 400
SILVER SPRING, MD 20910
PH: 301/562-1616
FX: 301/562-1660

OWNER
DISTRICT OF COLUMBIA HOUSING AUTHORITY
1133 NORTH CAPITOL STREET, NE
WASHINGTON, DC 20002-7599
PH: 202/535-1500
FX: 202/535-1740

LAND USE COUNSEL
HOLLAND & KNIGHT
2099 PENNSYLVANIA AVE., NW, STE. 100
WASHINGTON, DC 20006-6801
PH: 202/955-3000
FX: 202/955-5564

CIVIL ENGINEER
VIKA
8180 GREENSBORO DRIVE, STE. 200
MCLEAN, VA 22102
PH: 703/442-7800
FX: 703/761-2787

TRAFFIC CONSULTANT
O.R. GEORGE & ASSOCIATES
10210 GREENBELT ROAD, STE. 310
LANHAM, MD 20706-2218
PH: 301/794-7700
FX:

LANDSCAPE ARCHITECT
EDAW, INC.
601 PRINCE STREET
ALEXANDRIA, VA 22314
PH: 703/836-1414
FX: 703/549-5869

MASTER PLANNER
TORTI GALLAS AND PARTNERS, INC.
1300 SPRING STREET, STE. 400
SILVER SPRING, MD 20910
PH: 301/588-4800
FX: 301/650-2255

DEVELOPER OF LOW-RISE RESIDENTIAL
EAKIN / YOUNGENTOB ASSOCIATES
1000 WILSON BLVD., STE.2720
ARLINGTON, VA 22209
PH: 703/525-5565
FX: 703/525-6915

ARCHITECT OF LOW-RISE RESIDENTIAL
THE LESSARD ARCHITECTURAL GROUP
8521 LEESBURG PIKE, SUITE 700
VIENNA, VA 22182
PH: 703/760-9344
FX: 703/760-9328

DEVELOPER OF COMMUNITY CENTER
DC HOUSING AUTHORITY
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WASHINGTON, DC 20002-7599
PH: 202/535-1500
FX: 202/535-1740

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FX: 301/650-2255

LANDSCAPE ARCHITECT OF COMMUNITY CENTER
PARKER RODRIGUEZ
101 N. UNION STREET, STE. 320
ALEXANDRIA, VA 22314-3002
PH: 703/548-5010
FX: 703/548-6280

CAPPER / CARROLLSBURG DWELLINGS

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CAPPER CARROLLSBURG VENTURE, LLC / DCHA
TORTI GALLAS AND PARTNERS

ZONING COMMISSION
District of Columbia
CASE NO.03-12A/03-13A
EXHIBIT NO.5

ZONING COMMISSION
CASE No. 03-12A/03-13A
EXHIBIT No. 5

APPLICATION TO THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA FOR PHASE 1 - SECOND STAGE P.U.D. APPLICATION EXHIBIT A.

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TORTI GALLAS AND PARTNERS

ZONING COMMISSION
CASE No. 03-12A/03-13A
EXHIBIT No. 5

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C-3.1	Erosion Control Plan
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Community Center

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Low-Rise Residential Dimensional Elevations

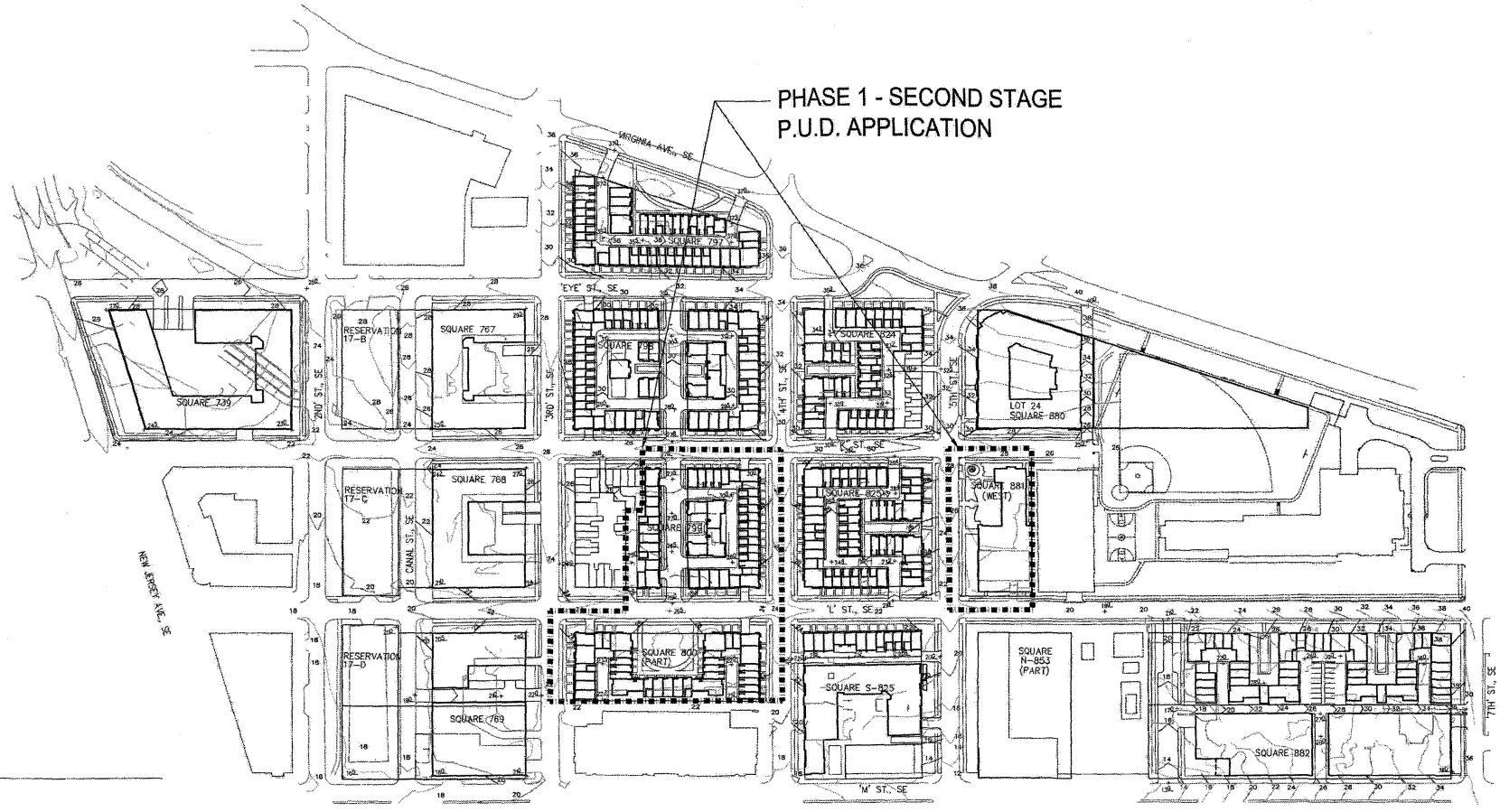
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ZONING COMMISSION
CASE No. 03-12A/03-13A
EXHIBIT No. 5

LIST OF DRAWINGS

APRIL 18, 2005

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LEGEND

- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- +29.6 PROPOSED SPOT ELEVATION
- BUILDING LINE
- PROPERTY LINE

SQUARE	AREA	
739	70,732.58 SQ. FT.	1.624 ACRES
767	63,148.47 SQ. FT.	1.450 ACRES
768	64,737.30 SQ. FT.	1.486 ACRES
769	82,238.59 SQ. FT.	1.888 ACRES
797	42,508.38 SQ. FT.	0.976 ACRES
798	65,663.69 SQ. FT.	1.507 ACRES
799	42,055.74 SQ. FT.	0.966 ACRES
800	44,247.66 SQ. FT.	1.016 ACRES
824	39,363.53 SQ. FT.	0.904 ACRES
825	49,345.29 SQ. FT.	1.133 ACRES
S-825	60,983.60 SQ. FT.	1.400 ACRES
N-853	48,943.62 SQ. FT.	1.124 ACRES
880 (LOT 24)	44,917.35 SQ. FT.	1.031 ACRES
881	36,356.76 SQ. FT.	0.835 ACRES
882	158,215.62 SQ. FT.	3.632 ACRES

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

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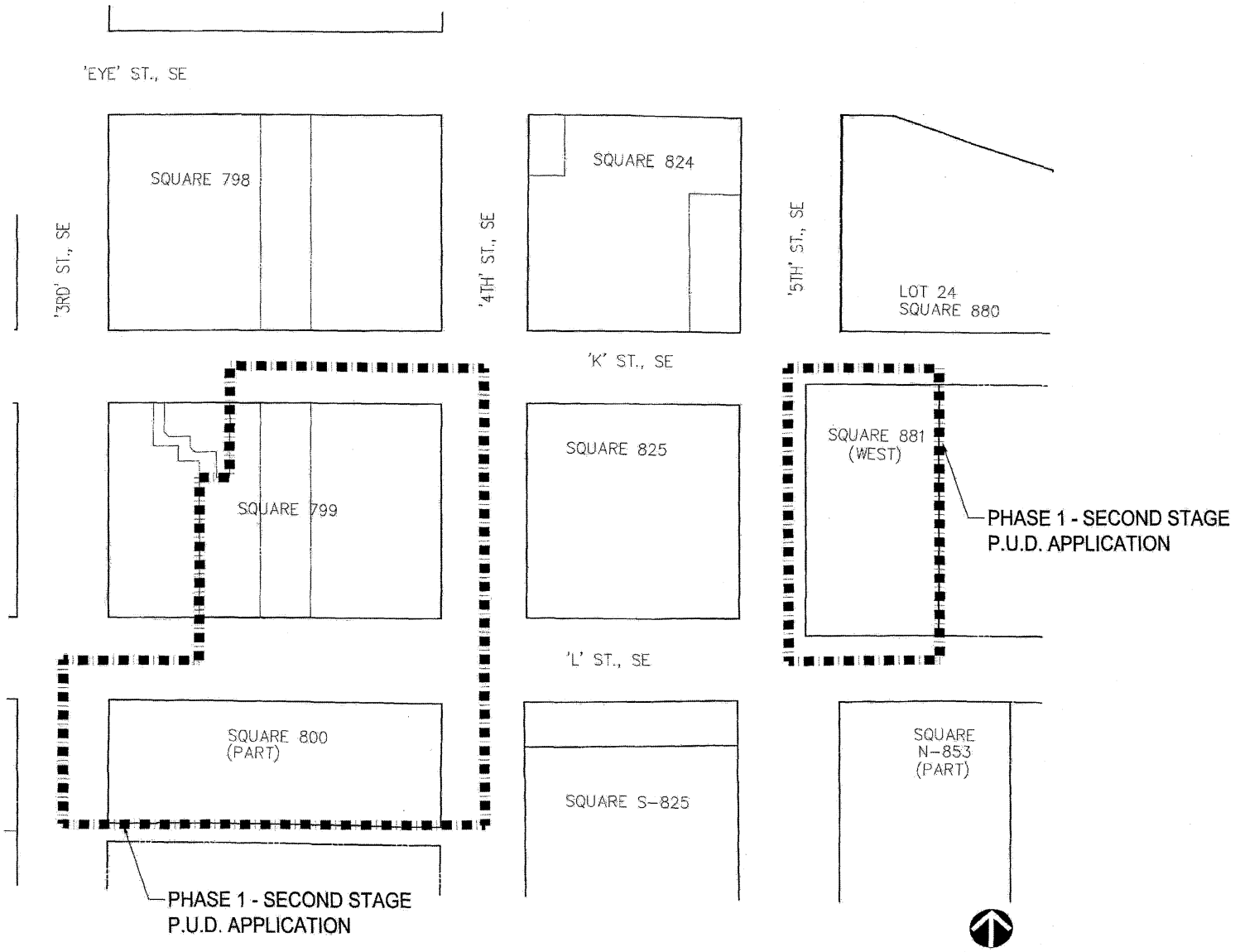
VIKA

OVERALL GENERAL SITE PLAN

April 18, 2005

CAPPER / CARROLLSBURG DWELLINGS

C-1.0



PHASE 2 CONSOLIDATED P.U.D. LIMITS =
122,660.16 S.F. / 2.816 ACRES

SQUARE	AREA	
799	42,055.74 SQ. FT.	0.966 ACRES
800	44,247.66 SQ. FT.	1.016 ACRES
881	36,356.76 SQ. FT.	0.835 ACRES

GRAPHIC SCALE

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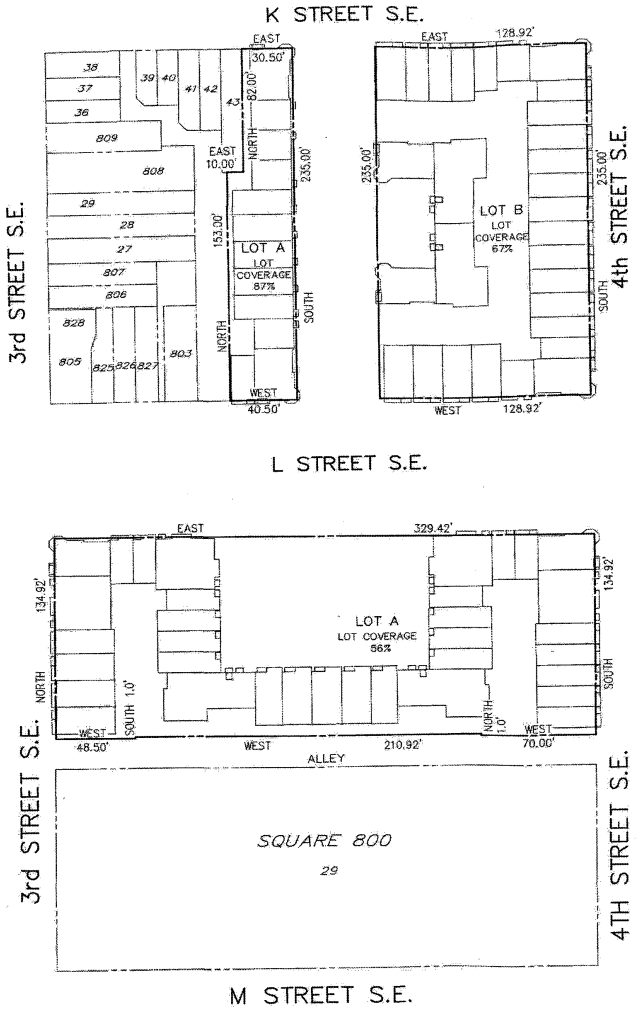
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PLAT PLAN

April 18, 2005

CAPPER / CARROLLSBURG DWELLINGS

C-1.1



SQUARE 799
AREA TABULATION:

LOT A	8,698 SQ. FT. OR	0.19967 ACRES
LOT B	30,296 SQ. FT. OR	0.69551 ACRES
TOTAL AREA	38,994 SQ. FT. OR	0.89518 ACRES

SQUARE 800
AREA TABULATION:

LOT A	44,234 SQ. FT. OR	1.01548 ACRES
TOTAL AREA	44,234 SQ. FT. OR	1.01548 ACRES

GRAPHIC SCALE

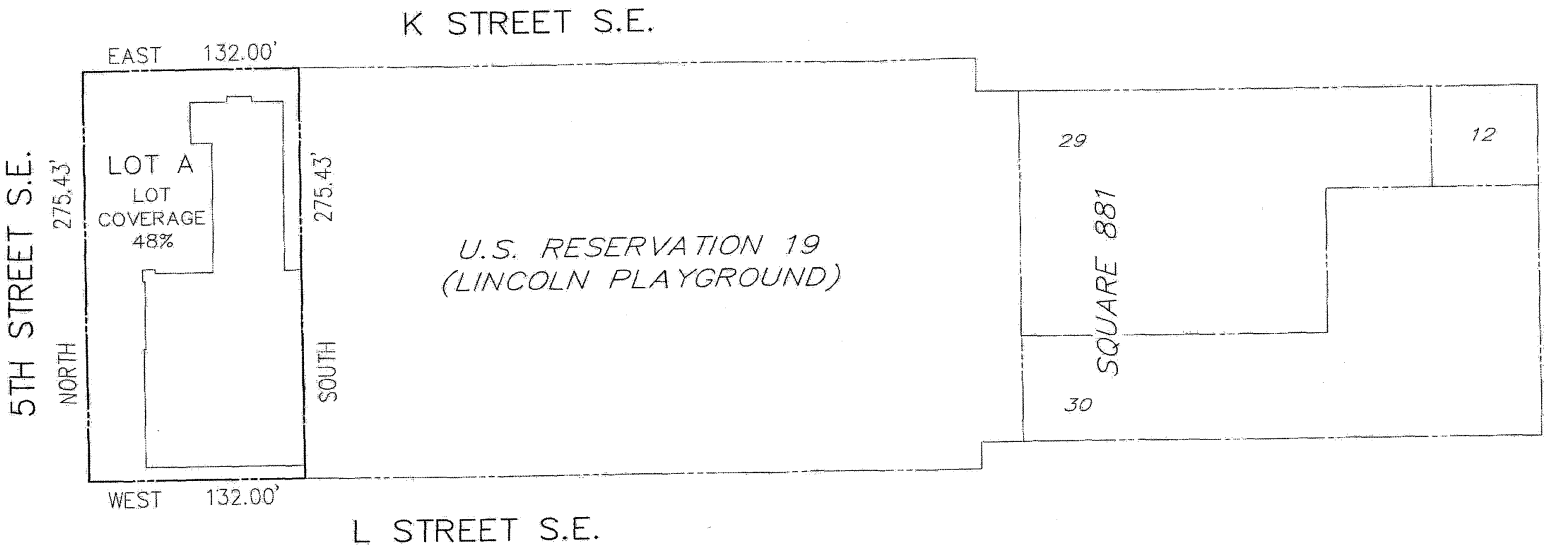
THEORETICAL LOT LAYOUT - SQUARES 799 AND 800

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C-1.2



SQUARE W–881
AREA TABULATION:

LOT A	36,357 SQ. FT. OR 0.83464 ACRES
TOTAL AREA	36,357 SQ. FT. OR 0.83464 ACRES

GRAPHIC SCALE

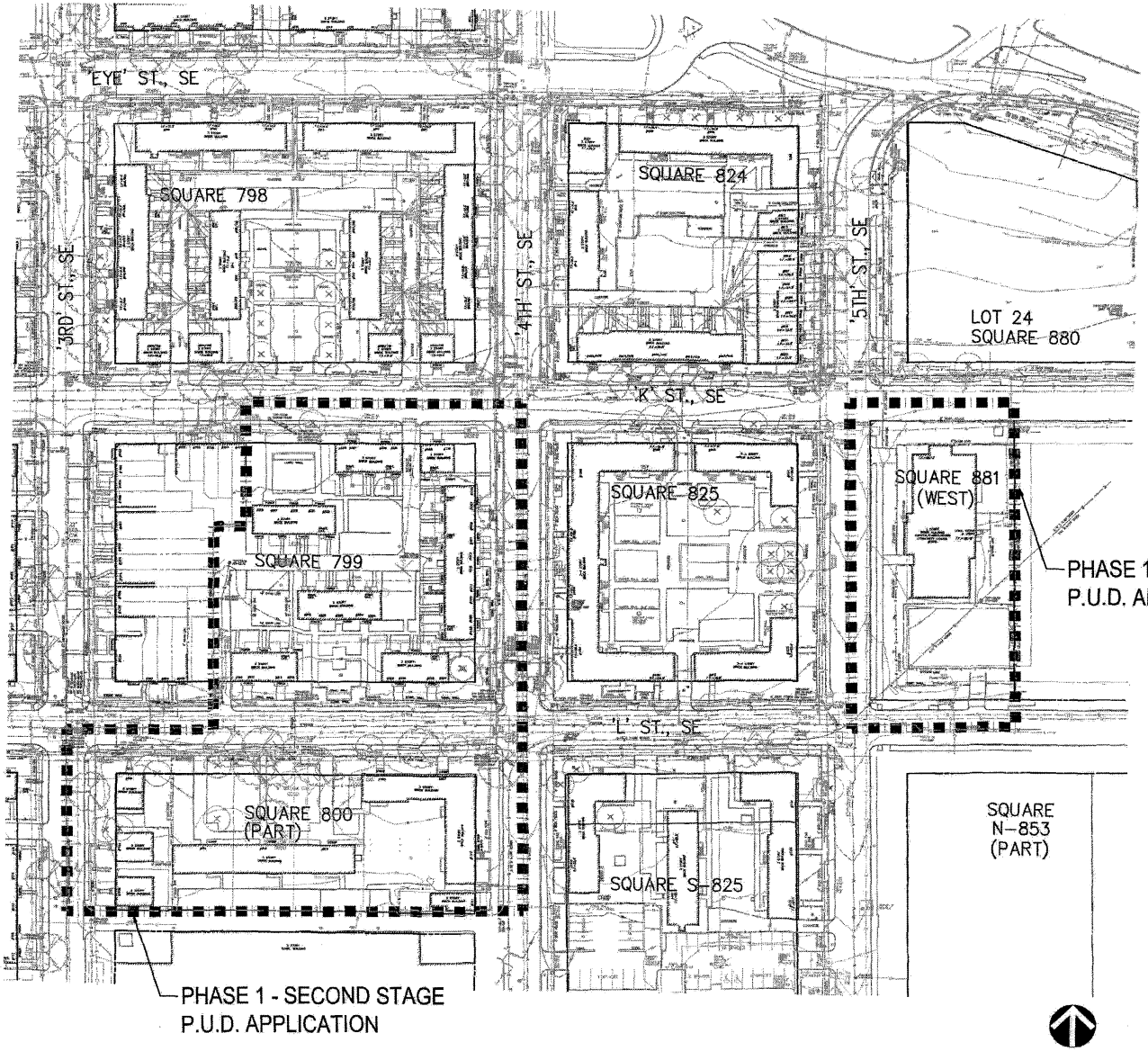
THEORETICAL LOT LAYOUT - SQUARE 881

April 18, 2005

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C-1.3



LEGEND

- BUILDING LINE
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT

GRAPHIC SCALE

(20 FEET)
1 inch = 40 ft.

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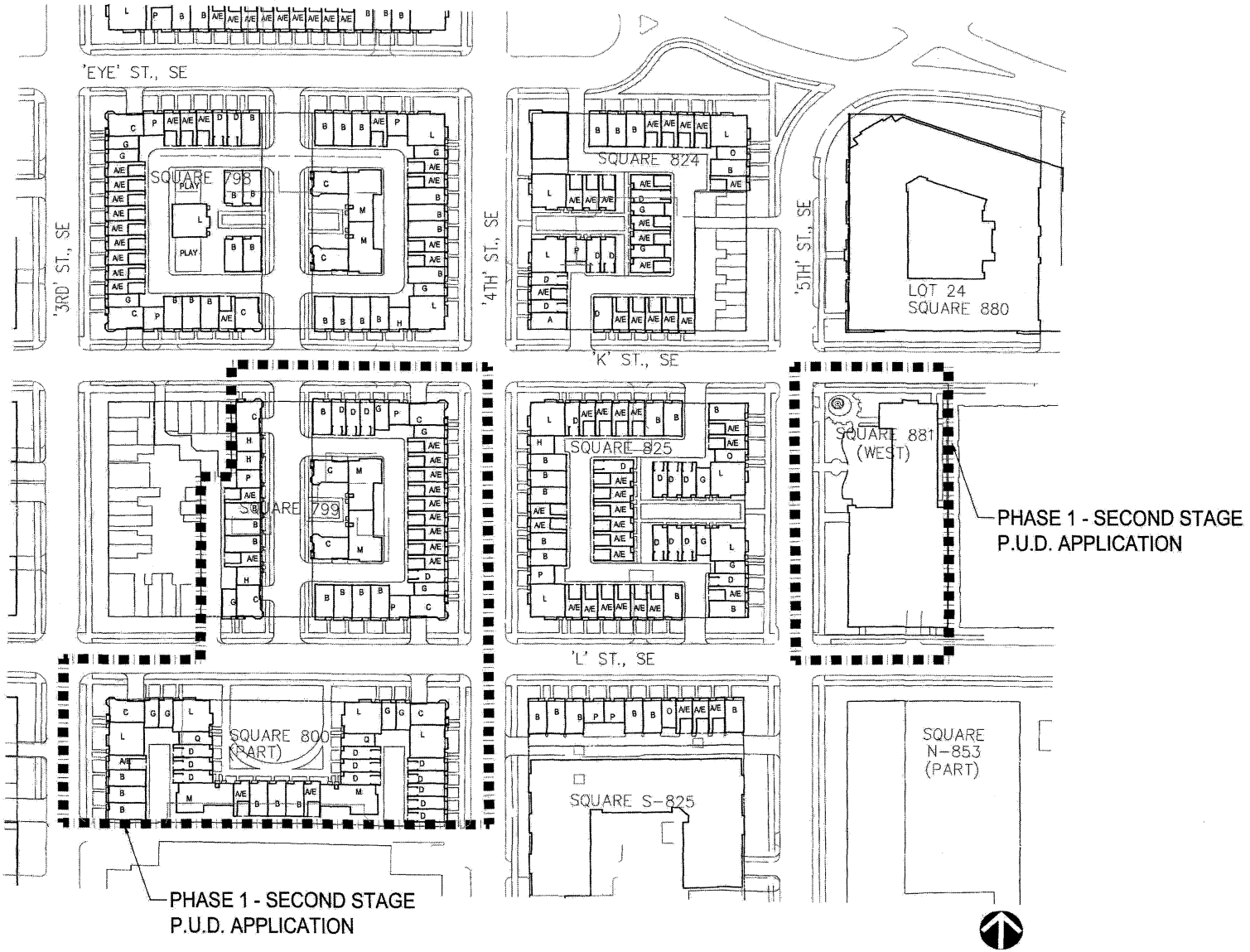
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EXISTING CONDITIONS PLAN

April 18, 2005

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C-1.4



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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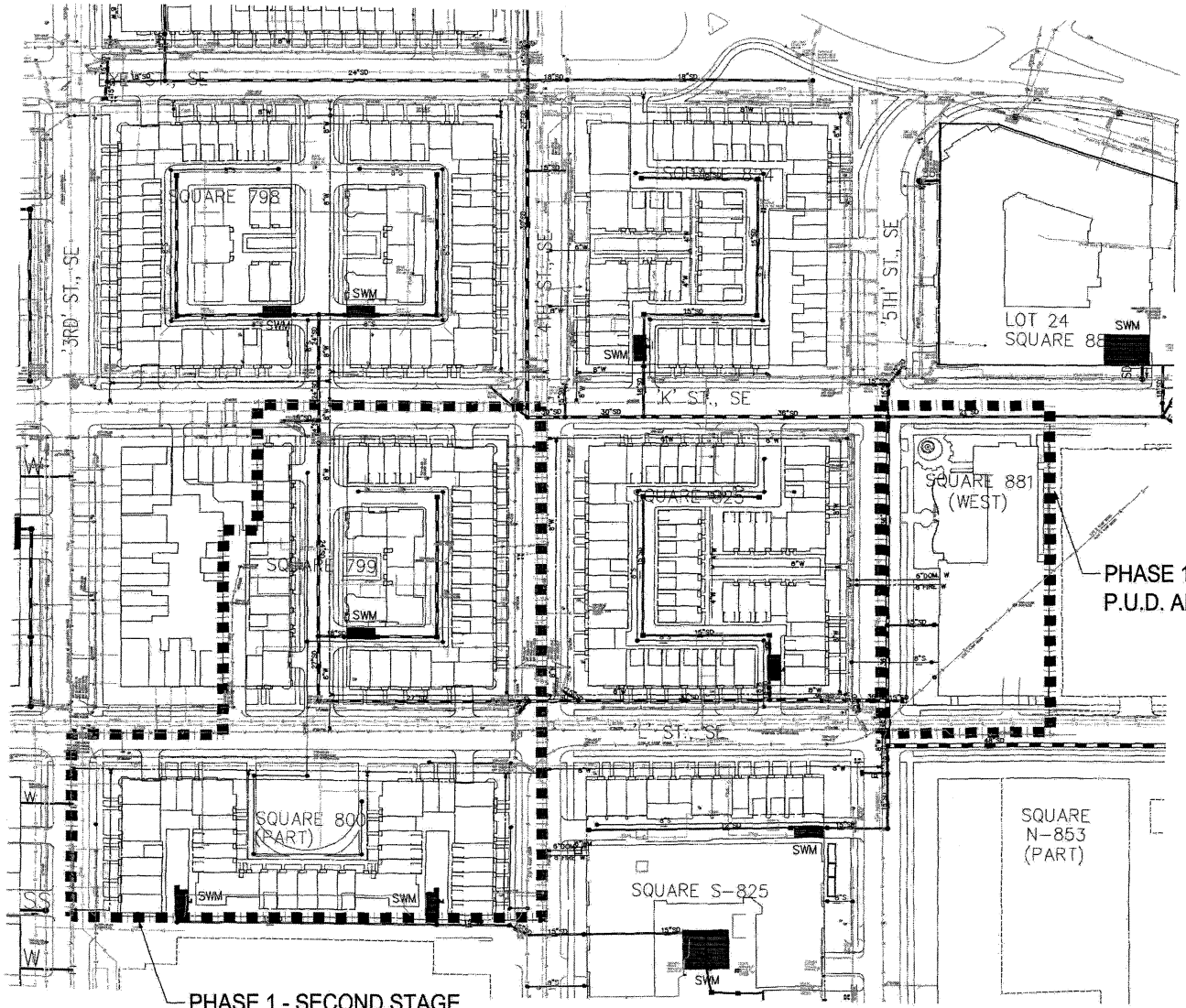
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GENERAL SITE PLAN

April 18, 2005

CAPPER / CARROLLSBURG DWELLINGS

C-2.0



STORMWATER MANAGEMENT NARRATIVE

STORMWATER MANAGEMENT FOR THIS PROJECT WILL BE IMPLEMENTED ON EACH SQUARE INDIVIDUALLY WITHIN THE ENTIRE P.U.D. LIMITS. FOR THE SITES THAT HAVE PROPOSED OFFICE OR APARTMENT BUILDINGS, THE PRIMARY STORMWATER MANAGEMENT TREATMENT SYSTEM WILL BE A STRUCTURAL SAND FILTER LOCATED WITHIN THE GARAGE OR BELOW THE ON-SITE ENTRY DRIVE. THESE SYSTEMS WILL PROVIDE BOTH WATER QUALITY AND QUANTITY CONTROL. FOR THE SITES THAT INCLUDE TOWNHOMES A COMBINATION OF TREATMENT SYSTEMS WILL BE UTILIZED. THE PROPOSED SWM ALTERNATIVES HAVE BEEN SELECTED WITH LOW IMPACT DEVELOPMENT (LID) TECHNIQUES IN MIND AND WILL INCLUDE: BIORETENTION AREAS (WHERE PRACTICAL & FEASIBLE DEPENDING ON THE SOILS), FILTERA STRUCTURES (BIORETENTION TREE BOX FILTERS), STORMFILTERS OR OTHER STRUCTURAL BMP, OR OTHER LID PRACTICES AS DETERMINED TO BE FEASIBLE ON EACH INDIVIDUAL SQUARE.

ESTIMATE OF QUANTITIES (PER SECTION 2406.11(e)(6)

ESTIMATED ANNUAL WATER CONSUMPTION: 91 D.U. x 350 GDP x 365 DAYS = 11,625,250 GPY.

ESTIMATED ANNUAL SANITARY SEWER FLOWS: 80 GPCD x 2.5 PPDU x 91 D.U. x 365 DAYS = 6,643,000 GPY.

ESTIMATED 15 YR. PEAK STORM WATER FLOWS: Q15 = C x 115 X A = 0.90 x 7.56 IN/HR x 3.086 AC. = 21.00 CFS

LEGEND

- STORM DRAIN
- SANITARY SEWER
- WATER LINE
- SWM BMP STRUCTURE
- ELECTRICAL CONDUIT
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- BUILDING LINE
- EDGE OF PAVEMENT
- PROPERTY LINES
- FENCE LINE

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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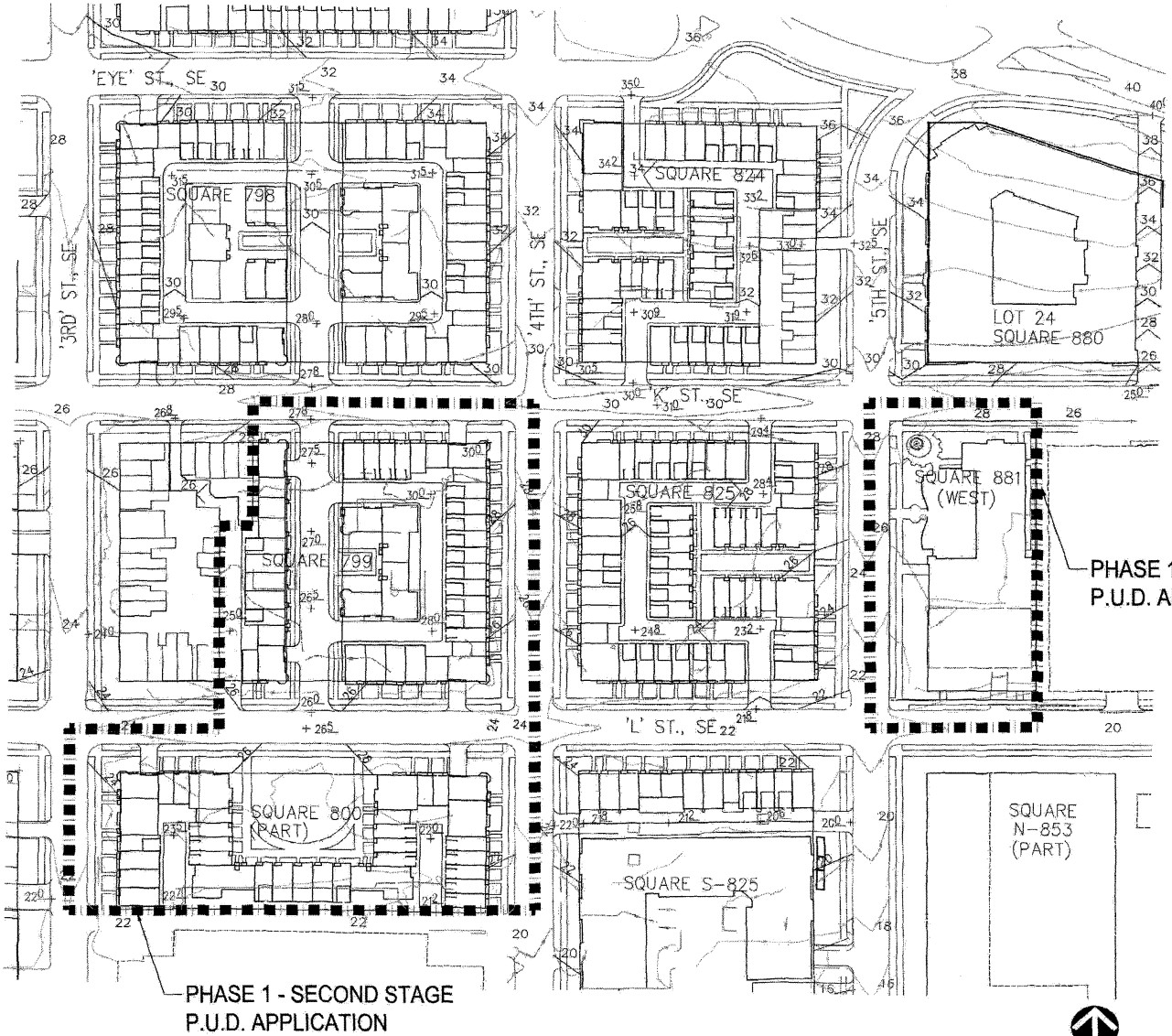
VIKA

UTILITY PLAN

April 18, 2005

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C-2.1



LEGEND

EXISTING CONTOUR LINE

PROPOSED CONTOUR LINE

PROPOSED SPOT ELEVATION

GRAPHIC SCALE

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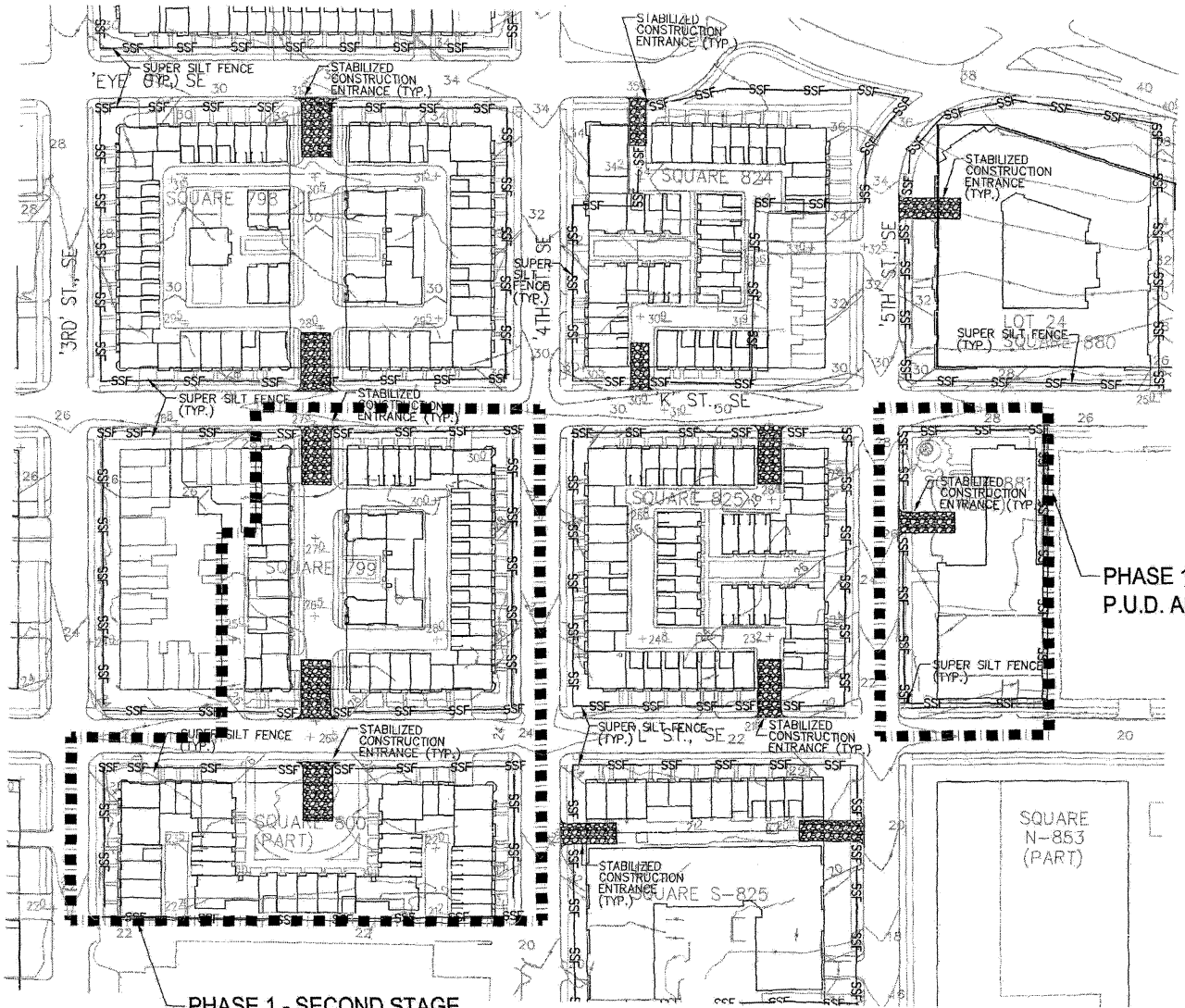
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GRADING PLAN

April 18, 2005

CAPPER / CARROLLSBURG DWELLINGS

C-2.2



LEGEND

LIMITS OF P.U.D.

SUPER SILT FENCE

STABILIZED CONSTRUCTION ENTRANCE

GRAPHIC SCALE

EROSION CONTROL PLAN

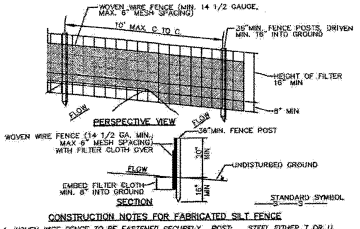
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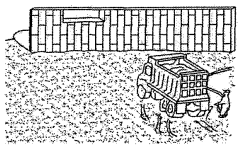
C-3.1



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH WIRE TIES OR STAPLES.
   POST: STEEL EITHER T OR U TYPE OR 2" HARDWOOD
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
   FENCE: WOVEN WIRE, 14 1/2 GA. W/ MAX 6" MESH OPENING
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
   FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
   FABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

1 C-5 FABRICATED SILT FENCE
NOT TO SCALE



STANDARDS AND SPECS FOR VEHICLE WASH AREA

DEFINITION: AN ON-SITE AREA WHERE TIRES AND UNDER CARRIAGE OF A VEHICLE CAN BE WASHED.

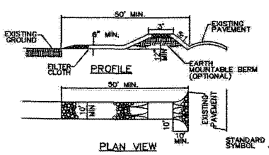
PURPOSE: THE VEHICLE WASH IS PROVIDED TO MINIMIZE THE QUANTITY OF SEDIMENT DEPOSITED ON DISTRICT OF COLUMBIA ROADS BY VEHICLES LEAVING THE SITE.

CONDITION WHERE PRACTICE APPLIES: THE VEHICLE WASH AREA WILL BE REQUIRED ON ANY SITE WHERE VEHICLES CAN ENTER INTO UNIMPROVED SURFACES.

DESIGN CRITERIA: THE "VEHICLE WASH AREA" SHALL BE PROVIDED ON-SITE. THE AREA MAY BE CONSTRUCTED OF RUBBLE OR OTHER HARD POROUS MATERIAL. A WORKING WATER HOSE MUST BE LOCATED IN THE AREA DURING ALL CONSTRUCTION ACTIVITIES.

WASHING-WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO U.S. NATIONAL ARBORETUM ROADS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

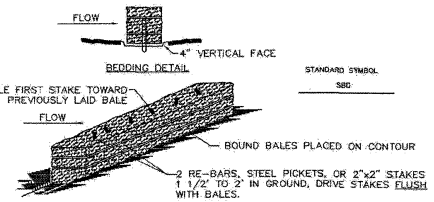
5 C-5 VEHICLE WASH AREA
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE-USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH-AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THICKNESS-NOT LESS THAN SIX (6) INCHES.
4. WIDTH-TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH-WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER-ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE-THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO DISTRICT OF COLUMBIA ROADS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO DISTRICT OF COLUMBIA ROADS MUST BE REMOVED IMMEDIATELY.
8. WASHING-WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO DISTRICT OF COLUMBIA ROADS WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

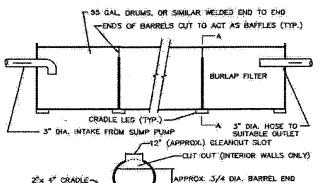
2 C-5 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF FOUR INCHES (4"), AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

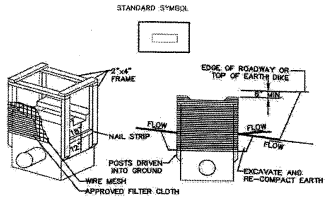
6 C-5 STRAW BALE DIKE
NOT TO SCALE



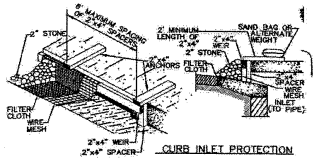
NOTES:

1. CLEAN OUT THE SEDIMENT TANK WHEN ONE THIRD (1/3) FILLED WITH SILT.
2. STEEL DRUMS ARE USED AS AN EXAMPLE DUE TO THEIR READY AVAILABILITY. ANY TANKS MAY BE USED PROVIDING THAT THE VOLUME IN CUBIC FEET EQUALS SIXTEEN TIMES THE PUMP DISCHARGE IN GALLONS PER MINUTE. PUMP DISCHARGE (G.P.M.) x 16=CUBIC FOOT STORAGE
3. ALL SEDIMENT COLLECTED IN THE TANK SHALL BE DISPOSED OF BY A METHOD APPROVED BY THE ARCHITECT.

3 C-5 PORTABLE SEDIMENT TANK DETAIL
NOT TO SCALE



SWALE INLET PROTECTION



CURB INLET PROTECTION

CONSTRUCTION SPECIFICATIONS

A. MATERIALS
1. WOODEN FRAME IS TO BE CONSTRUCTED OF 2"x4" CONSTRUCTION GRADE LUMBER.
2. WIRE MESH MUST BE OF SUFFICIENT STRENGTH TO SUPPORT FILTER FABRIC AND STONE FOR CURB INLETS, WITH WATER FULLY IMPOUNDED AGAINST IT.
3. FILTER CLOTH MUST BE OF A TYPE APPROVED FOR THIS PURPOSE, RESISTANT TO SUNLIGHT WITH SIEVE SIZE, EOS, 40-85, TO ALLOW SUFFICIENT PASSAGE OF WATER AND REMOVAL OF SEDIMENT.
4. STONE IS TO BE 2" IN SIZE AND CLEAN, SMOE FINES WOULD CLOG THE CLOTH.

B. CURB INLET PROTECTION
1. ATTACH A CONTINUOUS PIECE OF WIRE MESH (30" MIN WIDTH BY THROAT LENGTH PLUS 4') TO THE 2"x4" WIER (MEASURING THROAT LENGTH PLUS 2') AS SHOWN ON THE STANDARD DRAWING.
2. PLACE A PIECE OF APPROVED FILTER CLOTH (40-85 SIEVE) OF THE SAME DIMENSIONS AS THE WIRE MESH OVER THE WIRE MESH AND SECURELY ATTACH TO THE 2"x4" WEIR
3. SECURELY NAIL THE 2"x4" WEIR TO 8" LONG VERTICAL SPACERS TO BE LOCATED BETWEEN THE WEIR AND INLET FACE (MAX 8' APART).
4. PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL (MINIMUM 2' LENGTHS OF 2"x4" TO THE TOP OF THE WEIR AT SPACER LOCATIONS. THESE 2"x4" ANCHORS SHALL EXTEND ACROSS THE INLET TOP AND BE HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHT.
5. THE ASSEMBLY SHALL BE PLACED SO THAT THE END SPACERS ARE A MINIMUM OF 1' BEYOND BOTH ENDS OF THE THROAT OPENING.
6. FORM THE WIRE MESH AND FILTER CLOTH TO THE CONCRETE GUTTER AND AGAINST THE FACE OF CURB ON BOTH SIDES OF THE INLET. PLACE CLEAN 2" STONE OVER THE WIRE MESH AND FILTER CLOTH IN SUCH A MANNER AS TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE FILTER CLOTH.
7. THIS TYPE OF PROTECTION MUST BE INSPECTED FREQUENTLY AND THE FILTER CLOTH AND STONE REPLACED WHEN CLOGGED WITH SEDIMENT.
8. ASSURE THAT STORM FLOW DOES NOT BYPASS INLET BY INSTALLING TEMPORARY EARTH OR ASPHALT DIKES DIRECTING FLOW INTO INLET.

C. A SWALE, DITCHLINE OR YARD INLET PROTECTION.
1. EXCAVATE COMPLETELY AROUND INLET TO A DEPTH OF 18" BELOW NOTCH ELEVATION.
2. DRIVE 2"x4" POST 1' INTO GROUND AT FOUR CORNERS OF INLET. PLACE NAIL STRIPS BETWEEN POSTS ON ENDS OF INLET. ASSEMBLE TOP PORTION OF 2"x4" FRAMING USING OVERLAP JOINT SHOWN. TOP OF FRAME (WEIR) MUST BE 4" BELOW EDGE OF ROADWAY ADJACENT TO INLET.
3. STRETCH WIRE MESH TIGHTLY AROUND FRAME AND FASTEN SECURELY. ENDS MUST MEET AT POST. STRETCH FILTER CLOTH TIGHTLY OVER WIRE MESH. THE CLOTH MUST EXTEND FROM TOP OF FRAME TO 18" BELOW INLET NOTCH ELEVATION. FASTEN SECURELY TO FRAME. ENDS MUST MEET AT POST, BE OVERLAPPED AND FOLDED, THEN FASTENED DOWN.
4. BACKFILL AROUND INLET IN COMPACTED 6" LAYERS UNTIL LAYER OF EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.
5. IF THE INLET IS NOT IN A LOW POINT, CONSTRUCT A PACKED EARTH DIKE IN THE DITCH LINE BELOW IT. THE TOP OF THIS DIKE IS TO BE AT LEAST 8" HIGHER THAN THE TOP OF FRAME (WEIR).
6. THIS STRUCTURE MUST BE INSPECTED FREQUENTLY AND THE FILTER FABRIC REPLACED WHEN CLOGGED.

4 C-5 INLET PROTECTION
NOT TO SCALE

EROSION AND SEDIMENT CONTROL
STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.
2. THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL AND OTHER DELETERIOUS MATERIAL TO BE USED FOR ON-SITE DUST CONTROL.
3. THE CONTRACTOR SHALL SUPPLY WATER SPRAYING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREAS.
4. THE CONTRACTOR SHALL IMPLEMENT STRICT DUST CONTROL MEASURES DURING ACTIVE CONSTRUCTION PERIODS ON-SITE. THESE CONTROL MEASURES WILL GENERALLY CONSIST OF WATER APPLICATIONS THAT SHALL BE APPLIED A MINIMUM OF ONCE PER DAY DURING DRY WEATHER OR MORE OFTEN AS REQUIRED TO PREVENT DUST EMISSIONS.
5. FOR WATER APPLICATION TO UNDISTURBED SOIL SURFACES, THE CONTRACTOR SHALL:

A. APPLY WATER WITH EQUIPMENT CONSISTING OF TANK, SPRAY BAR, PUMP WITH DISCHARGE PRESSURE GAUGE;
B. ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER;
C. DISPERSE WATER THROUGH NOZZLES ON SPRAY BAR AT 20 PSI (137.8 K Pa) MINIMUM. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING;

6. FOR WATER APPLICATION TO SOIL SURFACES DURING DEMOLITION AND/OR EXCAVATION, THE CONTRACTOR SHALL:

A. APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND MIST NOZZLES;
B. LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA CAN BE MISTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING;
C. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND THE SITE BOUNDARIES.

EROSION CONTROL NOTES

1. ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ON-SITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED.
2. ALL DEBRIS TO BE REMOVED FROM SITE.
3. ALLEY AND/OR STREET SHALL BE SWEPT CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.
4. ALL CATCH BASINS AND AREA DRAINS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
5. IF ANY CATCH BASIN OR DRAIN BECOMES CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEANING.
6. CONTRACTOR SHALL CLEAN OUT SEDIMENT TANK WHEN 33% CAPACITY, HAS BEEN REACHED.
7. ANY STOCKPILING, REGARDLESS OF LOCATION, SHALL BE STABILIZED AND COVERED WITH PLASTIC OR CANVAS, AFTER IT'S ESTABLISHMENT AND FOR THE DURATION OF THE PROJECT.
8. AFTER RAZE OR DEMOS, THERE IS THE NEED FOR GROUND COVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING, SUCH AS SEED, SOD, PAVE, BRICKBAT OR MULCH, ETC.
9. RESEED ALL DISTURBED AREAS NOT COVERED BY PAVEMENTS, WALLS, BUILDINGS, AND PERMANENT STRUCTURES UPON COMPLETION OF ALL SITE WORK AS PER SEEDING SPECIFICATIONS.
10. ALL SEDIMENT TRAPS MUST BE SURROUNDED WITH A WELDED WIRE SAFETY FENCE. THE FENCE MUST BE AT LEAST 42 INCHES HIGH, HAVE POSTS SPACED NO FARTHER APART THAN 8 FEET, HAVE MESH OPENINGS NO GREATER THAN 2 INCHES IN WIDTH AND 4 INCHES IN HEIGHT WITH A MINIMUM OF 14 GAUGE WIRE. SAFETY FENCE MUST BE MAINTAINED IN GOOD CONDITION AT ALL TIMES.

SOD ESTABLISHMENT (VEGETATIVE STABILIZATION)

To provide quick cover on disturbed areas which will be maintained with equipment (2:1 grade or flatter).

1. General Specifications
   a. Class of turfgrass sod shall be Maryland or Virginia State Certified, or Maryland or Virginia State approved sod.
   b. Sod shall be machine cut at a uniform thickness of 3/4", plus or minus 1/4", at the time of cutting. Measurement for thickness shall exclude top growth and thatch.
   c. Standard size sections of sod shall be strong enough to support their own weight and retain their size and shape when suspended vertically with a firm grasp on the upper 10 percent of the section.
   d. Individual pieces of sod shall be cut to the suppliers width and length. Maximum allowable deviation from standard widths and lengths shall be 5 percent. Broken pads and torn or uneven ends will not be acceptable.
   e. Sod shall not be harvested or transplanted when moisture content (excessively dry or wet) may adversely affect its survival.
   f. Sod shall be harvested, delivered, and installed within a period of 36 hours. Sod not transplanted within this period shall be inspected and approved prior to its installation.
   g. Sod labels shall be made available to the job foreman and inspector.
2. Sod Installation
   a. During periods of excessively high temperature the soil shall be lightly irrigated immediately prior to laying the sod.
   b. The first row of sod shall be laid in a straight line with subsequent rows placed parallel to and tightly wedged against each other. Lateral joints shall be staggered to promote more uniform growth and strength. Ensure that sod is not stretched or overlapped and that all joints are butted tight in order to prevent voids which would cause air drying of the roots.
   c. On sloping areas where erosion may be a problem, sod shall be laid with the long edges parallel to the contour and with staggering joints. Secure the sod by netting, tamping and pegging or other approved methods.
   d. As sodding is completed in any one section, the entire area shall be rolled or tamped to ensure solid contact of roots with soil surface. Sod shall be watered immediately after rolling or tamping until the underside of the new sod pad and soil surface below the sod are thoroughly wet. The operations of rolling, tamping and irrigating for any piece of sod shall be completed within eight hours.
3. Sod Maintenance
   a. In the absence of adequate rainfall, watering shall be performed daily or as often as necessary during the first week and in sufficient quantities to maintain moist soil to a depth of 4". Watering should be done during the heat of the day to prevent wilting.
   b. After the first week, sod shall be watered as necessary to maintain adequate moisture and ensure establishment.
   c. First mowing should not be attempted until sod is firmly rooted. No more than 1/3 of the grass leaf shall be removed by the initial cutting or subsequent cuttings. Grass height shall be maintained between 2" and 3" unless otherwise specified.

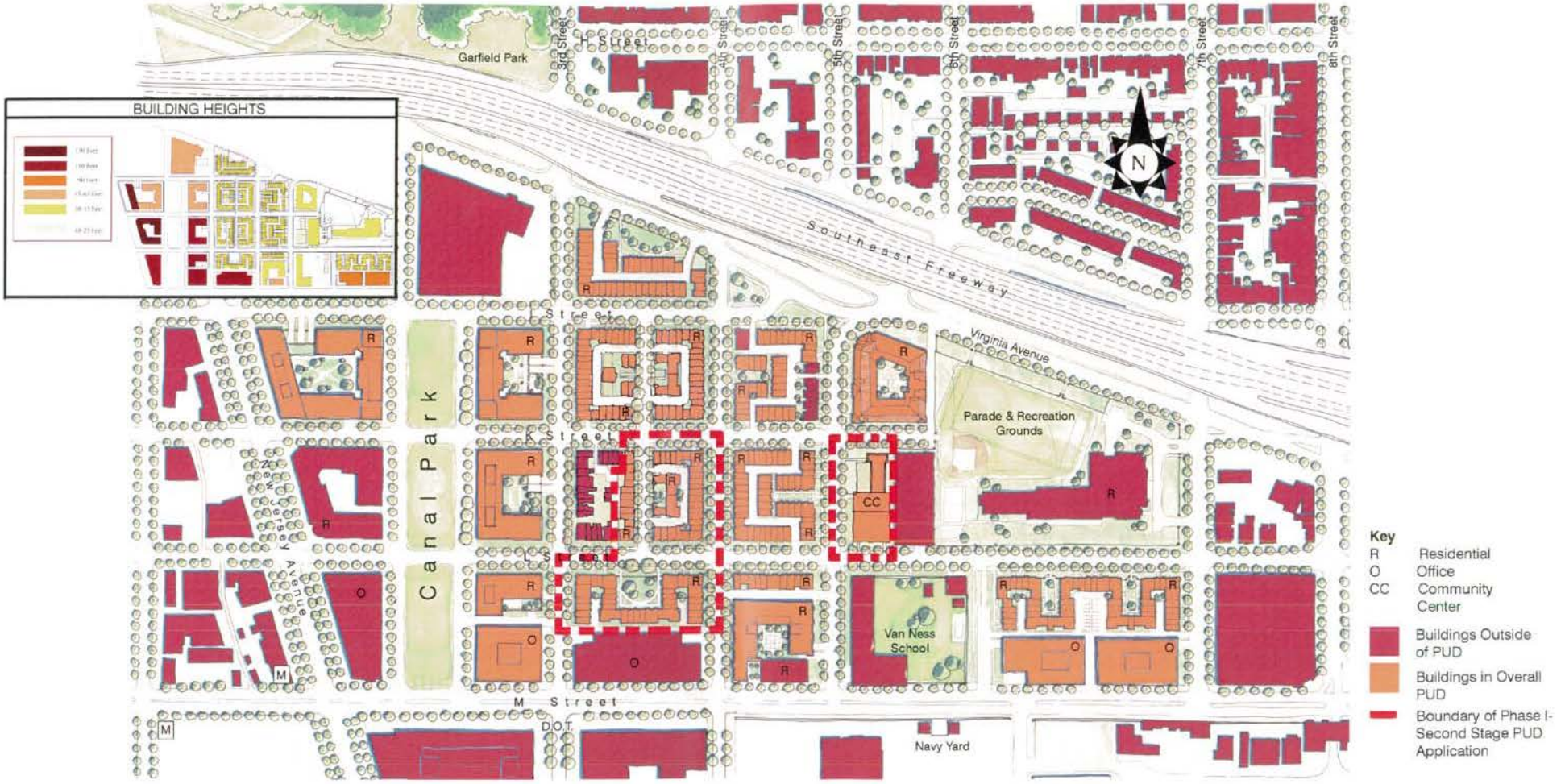
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EROSION CONTROL NOTES

April 18, 2005

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C-3.2



ILLUSTRATIVE SITE PLAN

APRIL 18, 2005

CAPPER CARROLLSBURG VENTURE LLC / DCHA
TORTI GALLAS AND PARTNERS

CAPPER / CARROLLSBURG DWELLINGS

S-3.0



3.0.1 Building Height Diagram



3.0.2 Building Program Diagram

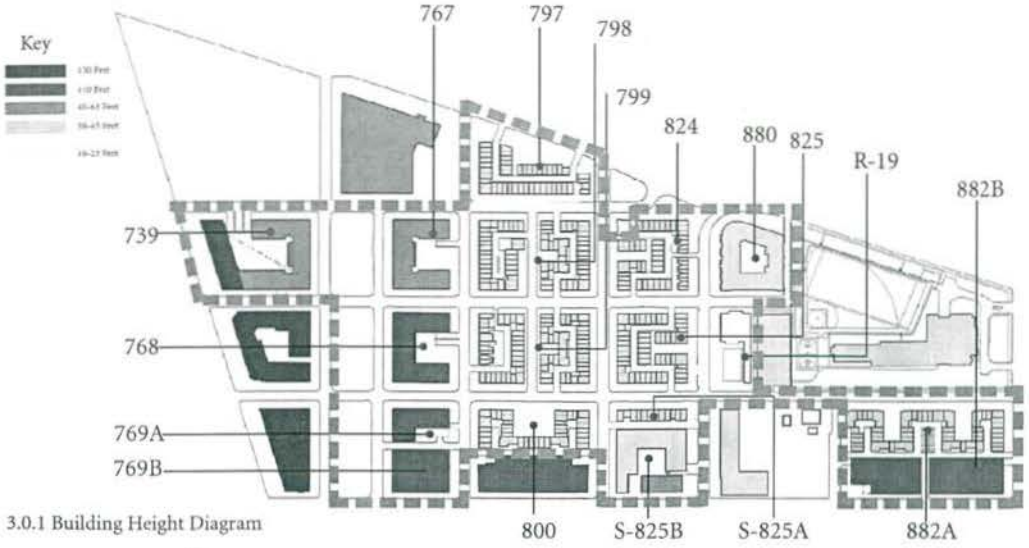
Square	Proposed Use	Number of Stories	Bldg. Height (Feet)	Number of units	Sf of Office, retail	Square Dimensions	Building Area (footprint)	Percentage of Lot Occupancy	Building SF	Square SF	FAR
739	Residential Apartments	6 to 13	65 to 130	322	6000	varies - see plan	51,735	0.73	430013	70,732.79	6.08
767 (1)	Residential Apartments	6	65	147	6000	392.42' x 235.0'	30,368	0.48	182210	63,148.47	2.89
768 (1)	Residential Apartments	11	110	295	6000	varies - see plan	30,368	0.47	334052	64,737.30	5.16
769 - A (1)	Residential Apartments	11	110	107	3000		15,446		169906		
769 - B (1)	Office	11	110		236,000		23,600		236,000		
769 total (1)							39,046	0.47	405,906	82,238.59	4.94
797(2)	Residential Townhomes/ Stacked Units	3 to 4	30-45	48		varies - see plan	27,995	0.66	80,966	42,508.38	1.90
798 (3)	Residential Townhomes/ Stacked Units	3 to 4	30-45	68		329.42' x 235.0'	41,324	0.63	118,310	65,663.69	1.80
799 (3)	Residential Townhomes/ Stacked Units	3 to 4	30-45	45		varies - see plan	27,786	0.66	79,237	42,055.74	1.88
800(2)	Residential Townhomes/ Stacked Units	3 to 4	30-45	46		varies - see plan	24,746	0.56	69,917	44,247.66	1.58
824(2)	Residential Townhomes/ Stacked Units	3 to 4	30-45	42		210.6' x 235.0'	23,937	0.61	70,009	39,363.53	1.78
825(2)	Residential Townhomes/ Stacked Units	3 to 4	30-45	58		209.98' x 235.0'	32,966	0.67	96,127	49,345.29	1.95
S-825-A(2)	Residential Townhomes/ Stacked Units	3 to 4	30-45	12			7,596		22,035		
S-825-B (4)	Residential: Senior Apartments	8	45	198			31,034		164,176		
S-825 total						210.45' x 290.15'	38,630	0.63	186,211	60,983.80	3.05
N-853 (Part)	School	3		N/A			22,560	0.46	49,400	48,943.62	1.01
880 (4)	Residential Senior Apartments	4	50	162		varies - see plan	32,668	0.73	133,285	44,917.35	2.97
881 West (5)	Community Center	2	35	N/A		(132'-0"x275'-4")	17,400	0.48	28,500	36,356.76	0.78
882-A	Residential Townhomes/ Stacked Units	3 to 4	30-45	75		245'-8" x 171'-6"	39,924		131,288		
882-B	Office	9 to 10	110		496,000	245'-8" x 148'-3"	45,090		496000		
882 total					496,000		85,014	0.54	627,288	158,215.82	3.96
Total				1625	753000		611,557	0.67	2,891,431	913,458.39	3.17

1. Revisions to data from 5.27.03 Preliminary PUD submission due to DDOT request to make 2nd Street a public street.
2. Revisions to data from 5.27.03 Preliminary PUD submission due to refinement of unit designs and adjustments of unit types throughout the project
3. Revisions to data from 5.27.03 Preliminary PUD submission due to DDOT request to make 3rd Place a public street and the Zoning Commission's instruction to retain existing lots in private ownership
4. Revisions to data from 5.27.03 Preliminary PUD submission due to refinement of Senior Building design
5. Revisions to data from 5.27.03 Preliminary PUD submission due to enlargement of Community Center to accommodate potential future program expansion for community offices

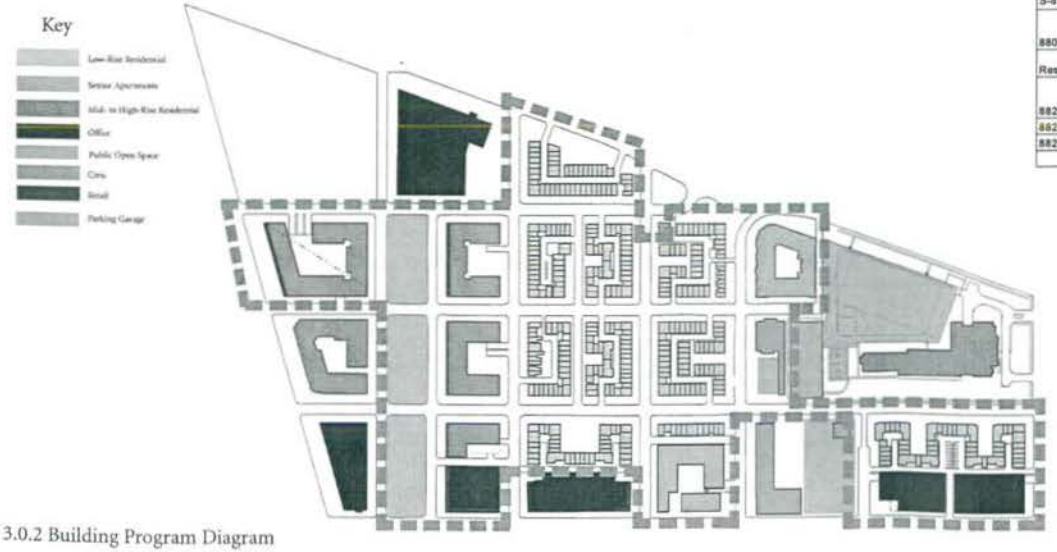
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SITE PLAN DEVELOPMENT DATA

APRIL 18, 2005



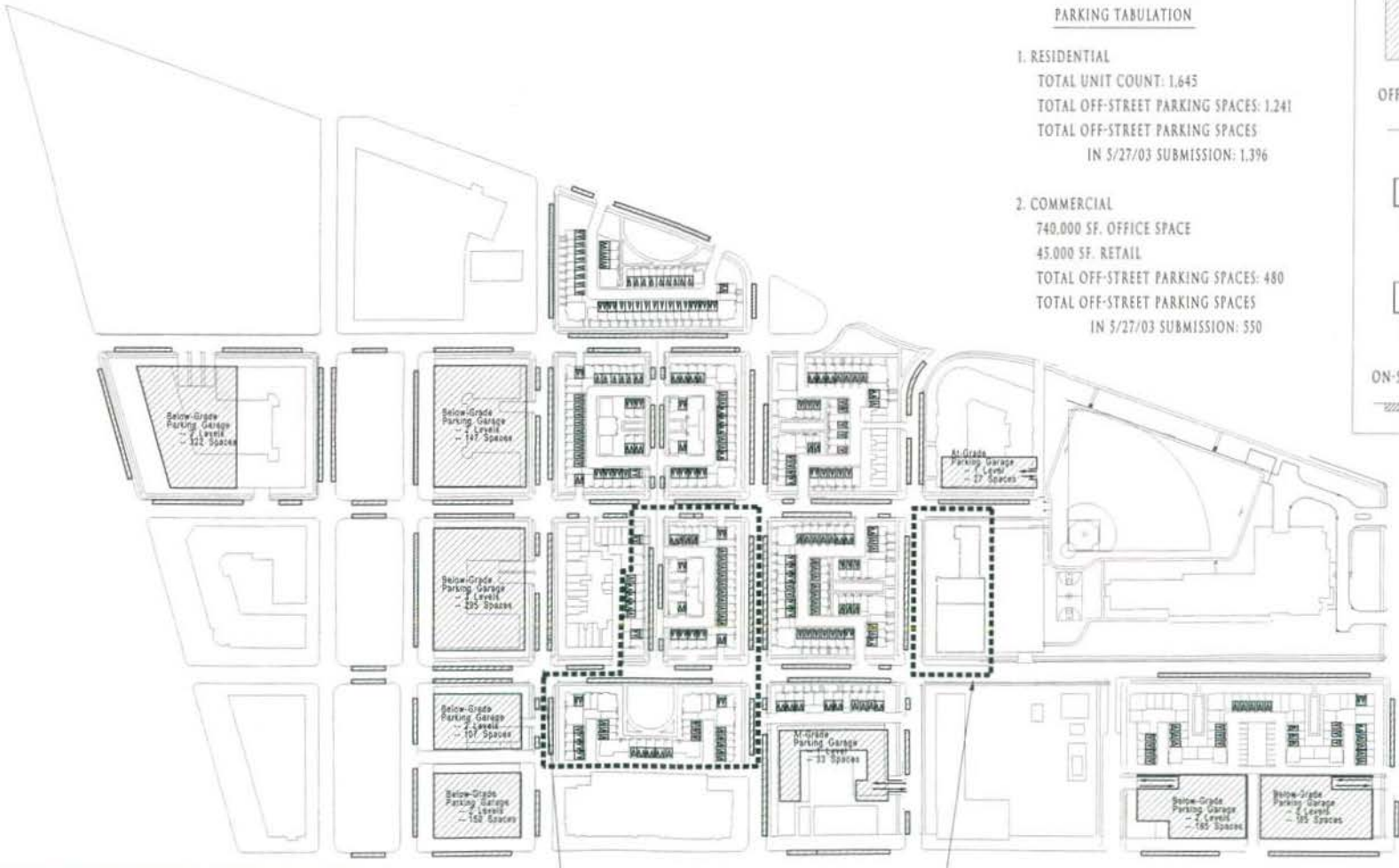
3.0.1 Building Height Diagram



3.0.2 Building Program Diagram

Square	Proposed Use	Number of Stories	Bldg. Height (Feet)	Number of units	SF of Office, retail	Square Dimensions			Building SF	Square SF	FAR
739	Residential Apartments	6 to 13	65 to 130	322	6000	varies - see plan	51735	0.73	430013	70732.79	6.08
767	Residential: Apartments	6	65	147	6000	392.42' x 235.0'	30368	0.39	182210	77412.97	2.35
768	Residential: Apartments	11	110	295	6000	varies - see plan	30368	0.38	334052	79001.8	4.23
769 - A	Residential: Apartments	11	110	107	3000		15448		169906		
769 - B	Office	11	110		236,000		23,600		236,000		
769 total							39,046	0.40	405,906	97303.54	4.17
797	Residential: Townhomes/ Stacked Units	3 to 4	30-45	47		varies - see plan	25788	0.61	94,972	42508.38	2.23
798	Residential: Townhomes/ Stacked Units	3 to 4	30-45	75		329.42' x 235.0'	41384	0.53	141,422	77413.69	1.83
799	Residential Townhomes/ Stacked Units	3 to 4	30-45	60		329.42' x 235.0'	34492	0.52	122,055	66738.71	1.83
800	Residential: Townhomes/ Stacked Units	3 to 4	30-45	46		varies - see plan	23752	0.54	77,966	44247.66	1.76
824	Residential: Townhomes/ Stacked Units	3 to 4	30-45	41		210.6' x 235.0'	22512	0.57	29,732	39363.53	0.76
825	Residential: Townhomes/ Stacked Units	3 to 4	30-45	57		209.98' x 235.0'	31188	0.63	61,284	49345.29	1.24
S-825-A	Residential: Townhomes/ Stacked Units	3 to 4	30-45	13			7035		25,411		
S-825-B	Residential: Senior Apartments	8	45	198			32592		166,717		
S-825 total						210.45' x 290.15'	39627	0.65	192,128	60983.6	3.15
880	Residential: Senior Apartments	4	50	162		varies - see plan	32582	0.73	128053	44917.35	2.85
Reservation 19	Community Center					132'-0" x 275'-4"	18000	0.49	18000	36551	0.49
882-A	Residential: Townhomes/ Stacked Units										
882-B	Office	9 to 10	110		496,000	245'-8" x 148'-3"	45090		496000		
882 total					496,000		85014	0.54	627,288	158215.6	3.96

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PARKING KEY

PARKING GARAGE

OFF-STREET PARKING SPACES

SINGLE - DETAIL

DUAL - DETAIL

ON-STREET PARKING SPACES

PARKING TABULATION

1. RESIDENTIAL
   - TOTAL UNIT COUNT: 1,645
   - TOTAL OFF-STREET PARKING SPACES: 1,241
   - TOTAL OFF-STREET PARKING SPACES IN 5/27/03 SUBMISSION: 1,396

2. COMMERCIAL
   - 740,000 SF. OFFICE SPACE
   - 45,000 SF. RETAIL
   - TOTAL OFF-STREET PARKING SPACES: 480
   - TOTAL OFF-STREET PARKING SPACES IN 5/27/03 SUBMISSION: 550

NOTES

1. THE RESIDENTIAL PARKING COUNT INCLUDES A REDUCTION OF 25 SPACES BECAUSE OF THE REVISED LAYOUT OF SQUARES 788 AND 789 AND THE REQUEST OF AN ADDITIONAL 130 SPACE REDUCTION FOR UNIT TYPES A, D, AND E.
2. THE COMMERCIAL PARKING COUNT IS BASED ON A COMMERCIAL PARKING RATIO OF 1 SPACE PER 1500 SF. IF THE AMOUNT OF COMMERICAL SPACE IN SQUARE 882 IS REDUCED, THE OFF-STREET PARKING WILL BE REDUCED COMMENSURATELY.

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SCALE: 1"=80'-0"

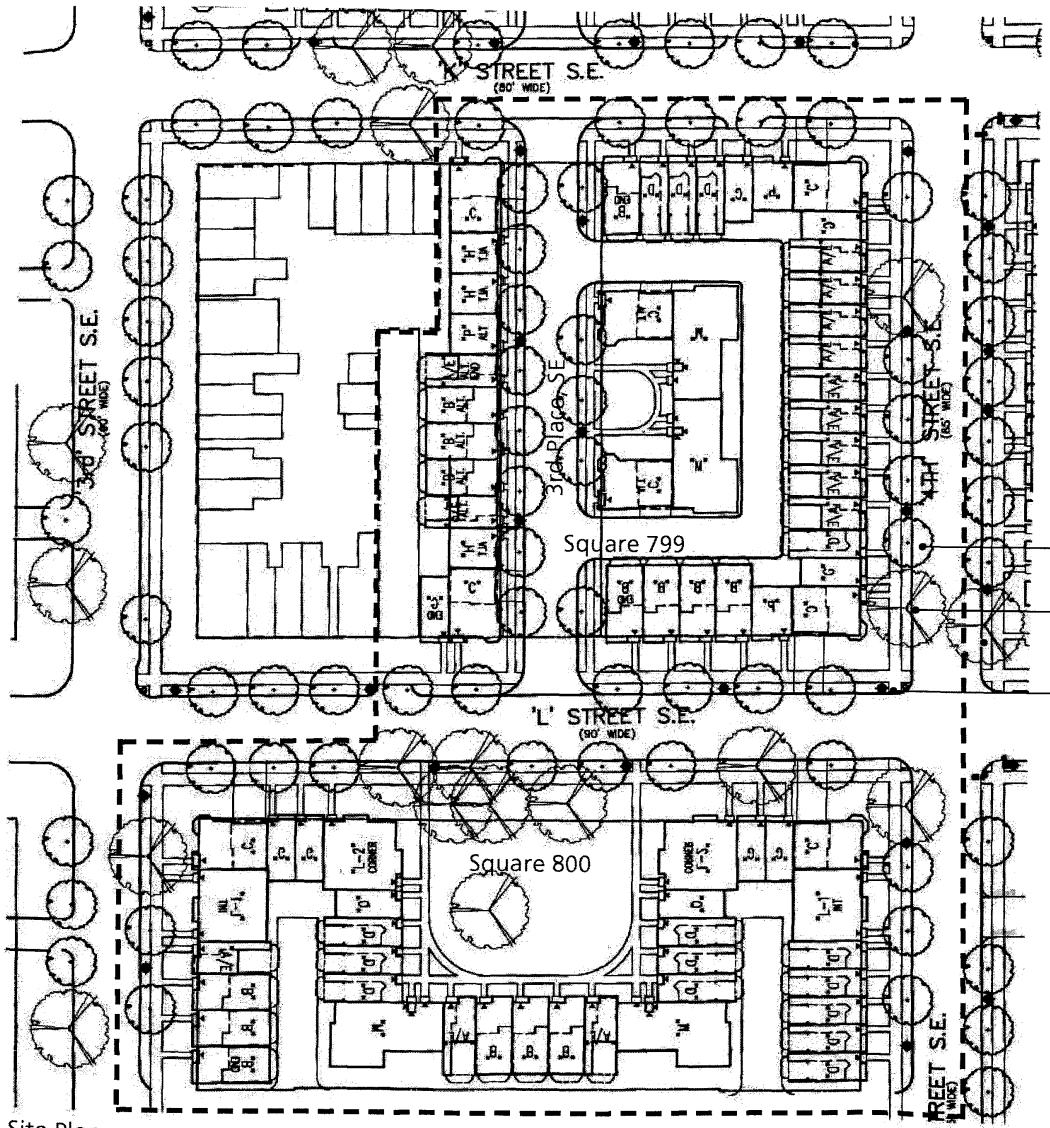
PARKING PLAN

APRIL 18, 2003

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T-3.0



Site Plan

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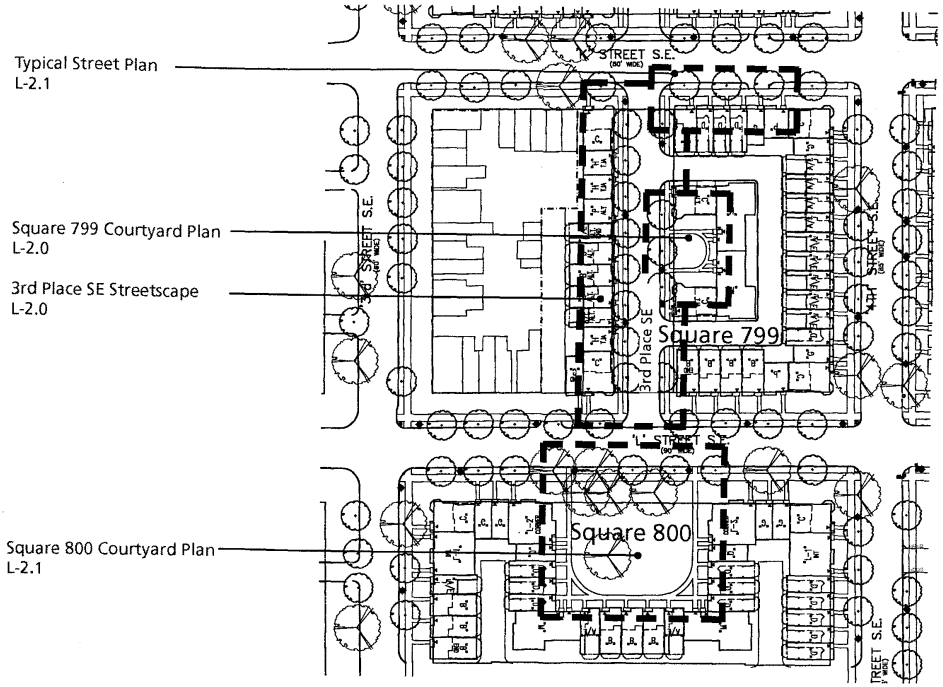
These plans are in conformance with the General Landscape Plan (L-1.0) dated May 27, 2003 which is part of the "Submission for Pre-Hearing Statement for a Preliminary Planned Unit Development, Exhibit A, Case No. 03-12"

0 30 60 90 120 150

LANDSCAPE AND LIGHTING PLAN

Botanical Name	Common Name	Installed Size	Root	Notes
Shade Trees				
Acer rubrum	Red Maple	4" cal.	B&B	L Street
Acer rubrum 'October Glory'	Red Maple 'October Glory'	4" cal.	B&B	7th Street
Acer saccharum	Sugar Maple	4" cal.	B&B	2nd Street
Fraxinus pennsylvanica 'Patmore'	Patmore Green Ash	4" cal.	B&B	
Platanus x acerfolia	London Plane Tree	4" cal.	B&B	Eye Street
Quercus accutissima	Sawtooth Oak	4" cal.	B&B	
Quercus phellos	Willow Oak	4" cal.	B&B	M Street
Quercus rubra	Red Oak	4" cal.	B&B	Virginia Ave
Quercus shumardii	Shumard Oak	4" cal.	B&B	3rd Street
Tilia cordata	Green Spire Linden	6" cal.	B&B	5th Street
Ornamental Trees				
Amelanchier x grandiflora 'Forest Prince'	Forest Prince Serviceberry	2.5 - 3" cal.	B&B	
Betula nigra 'Heritage'	Heritage River Birch	2.5 - 3" cal.	B&B	
Cercis canadensis	Redbud	2.5 - 3" cal.	B&B	
Chionanthus virginicus	White Fringetree	2.5 - 3" cal.	B&B	
Cladrastis kentukea	American Yellowood	2.5 - 3" cal.	B&B	
Halesia tetraptera	Silverbell	2.5 - 3" cal.	B&B	
Magnolia virginiana	Sweetbay Magnolia	2.5 - 3" cal.	B&B	
Evergreen Shrubs / Small Trees				
Ilex glabra	Inkberry Holly	18" - 24"	B&B or Cont.	
Ilex glabra 'Shamrock'	Densa Inkberry Holly	18" - 24"	B&B or Cont.	
Juniperus virginiana 'Manhattan Blue'	Manhattan Blue Juniper	18" - 24"	B&B or Cont.	
Kalmia latiflolia	Mountain-laurel	18" - 24"	B&B or Cont.	
Leucothoe fontanesiana	Leucothoe	18" - 24"	B&B or Cont.	
Rhodedendron caroliniana	Carolina Rhodedendron	18" - 24"	B&B or Cont.	
Deciduous Shrubs				
Aronia arbutifolia	Red Chokeberry	18" - 24"	B&B or Cont.	
Fothergilla gardenii 'Mr. Airy'	Mt. Airy Fothergilla	18" - 24"	B&B or Cont.	
Hydrangea arborescens	Smooth Hydrangea	18" - 24"	B&B or Cont.	
Ilex verticulata 'Red Sprite'	Red Sprite Winterberry Holly	18" - 24"	B&B or Cont.	
Itea virginica 'Henry's Garnet'	Henry's Garnet Virginia Sweetspire	18" - 24"	B&B or Cont.	
Rhodedendron atlanticum	Coastal Azalea	18" - 24"	B&B or Cont.	
Rhodedendron calendulaceum	Flame Azalea	18" - 24"	B&B or Cont.	
Rhus aromatica	Fragrant Sumac	18" - 24"	B&B or Cont.	
Vibernum dentatum	Arrowwood Vibernum	18" - 24"	B&B or Cont.	
Groundcovers				
Cotoneaster divaricatus 'Coral Berry'	Bayberry Cotoneaster	8"	p.p - 1qt.	
Euonymus fortunei	Wintercreeper Euonymus	8"	p.p - 1qt.	
Hypernicum densiflorum	Dense Hypernicum	8"	p.p - 1qt.	
Juniperus horizontalis 'Bar Harbor'	Bar Harbor Spreading Juniper	8"	p.p - 1qt.	
Juniperus horizontalis 'Plumosa'	Andora Juniper	8"	p.p - 1qt.	
Liriope spicata	Creeping Liriope	8"	p.p - 1qt.	

Plant List



Key Plan

These plans are in conformance with the General Landscape Plan (L-1.0) dated May 27, 2003 which is part of the "Submission for Pre-Hearing Statement for a Preliminary Planned Unit Development, Exhibit A, Case No. 03-12"

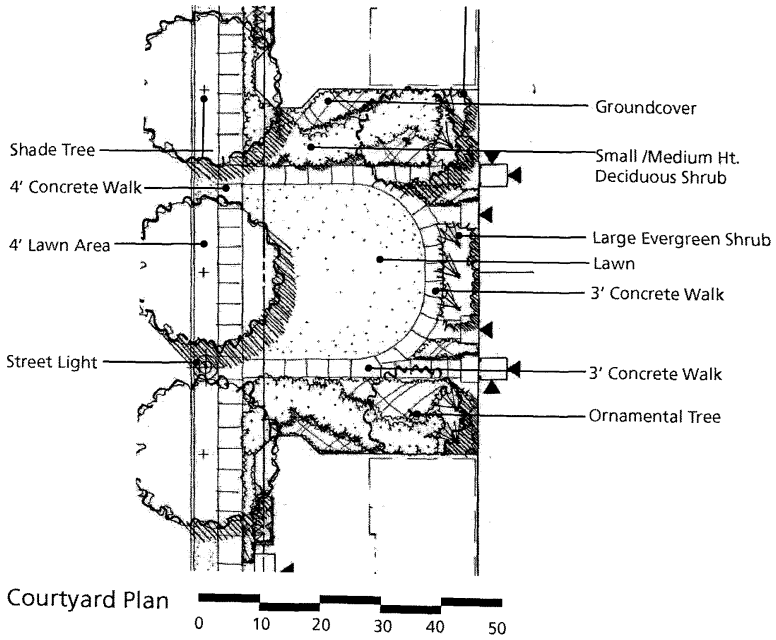
PLANT SCHEDULE AND KEY PLAN

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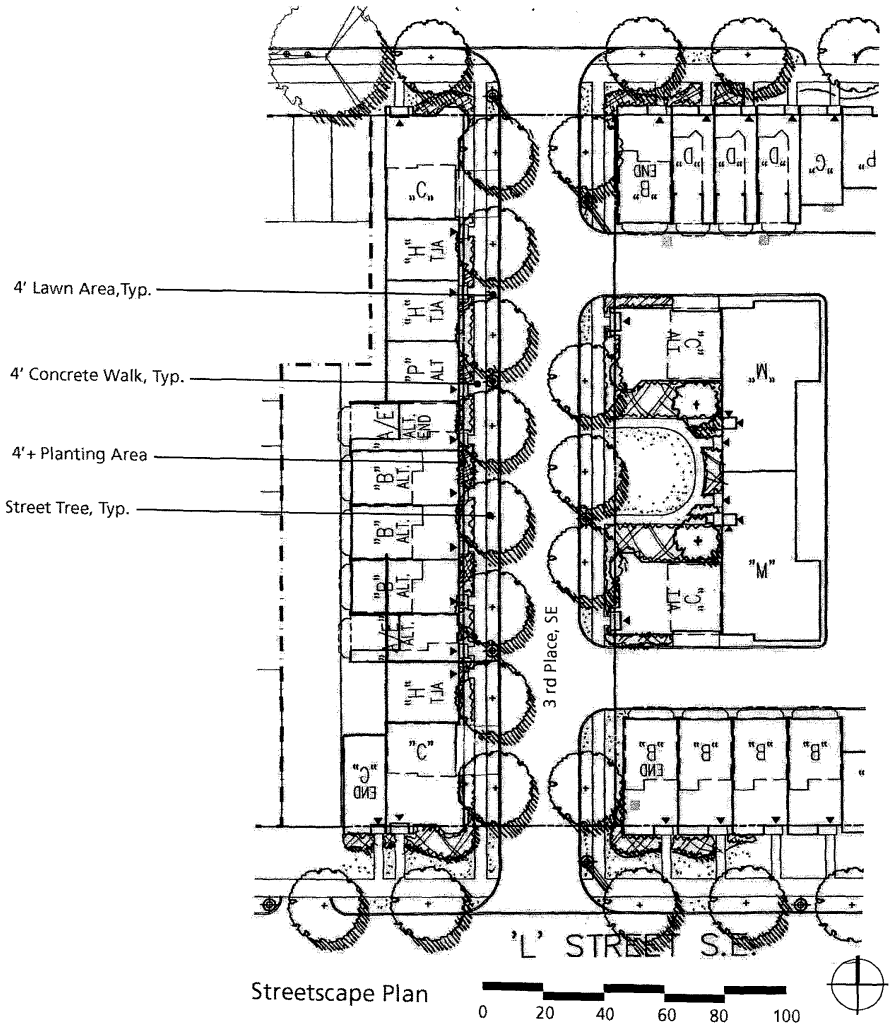
CAPPER / CARROLLSBURG VENTURE, LLC / DCHA
EDAW, INc.

April 18, 2005

CAPPER / CARROLLSBURG DWELLINGS L-1.1



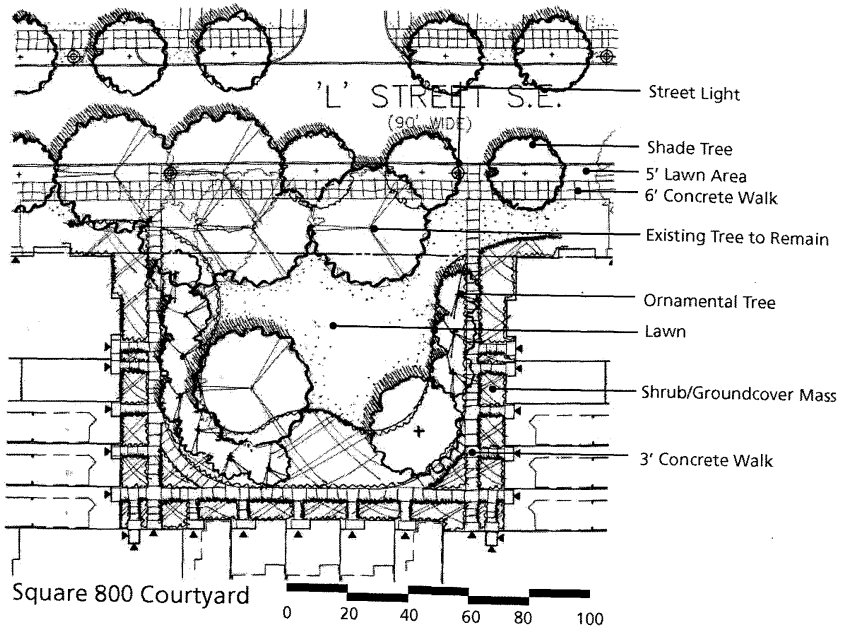
Courtyard Plan



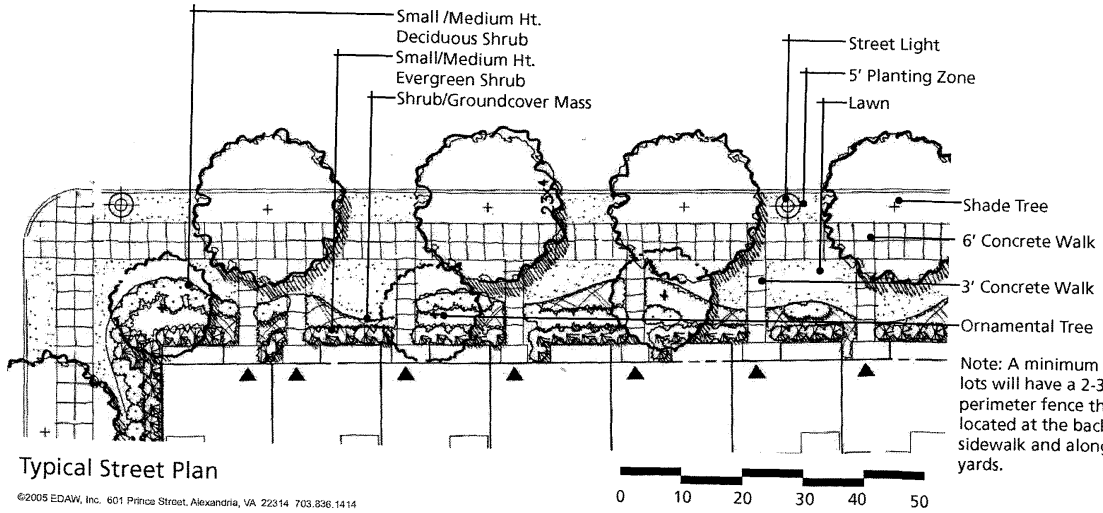
Streetscape Plan

SQUARE 799 COURTYARD/3rd PLACE STREETSCAPE PLAN

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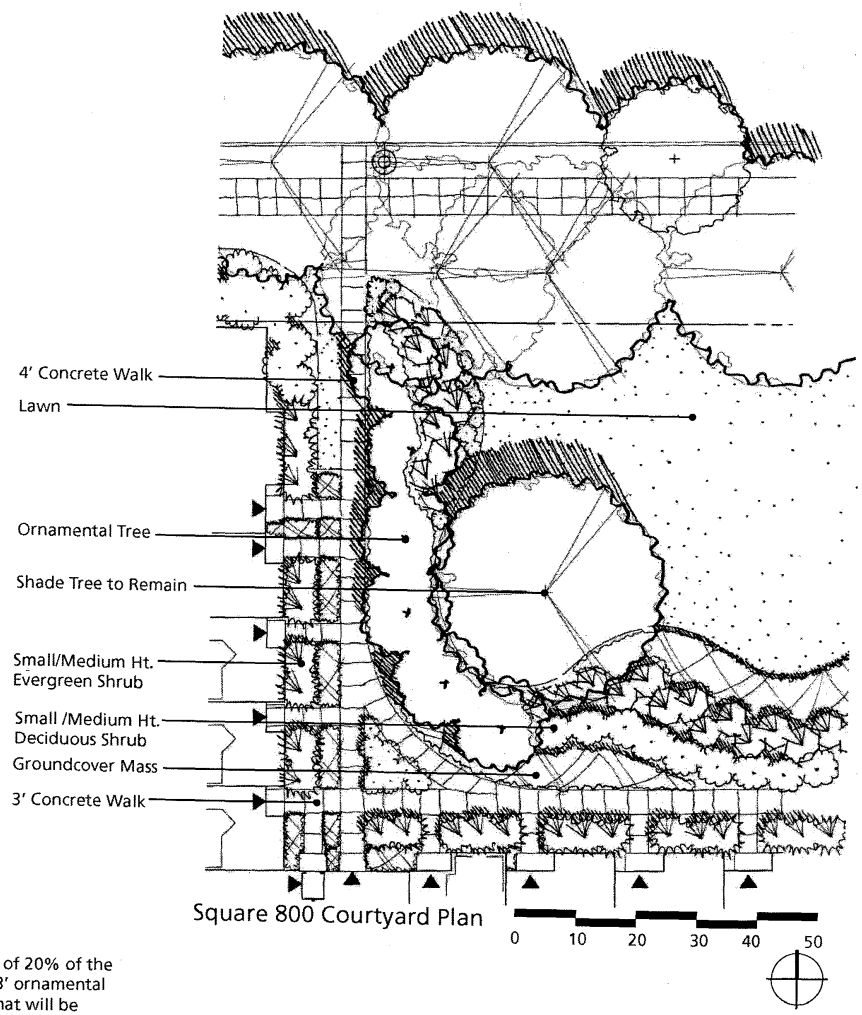


Square 800 Courtyard



Typical Street Plan

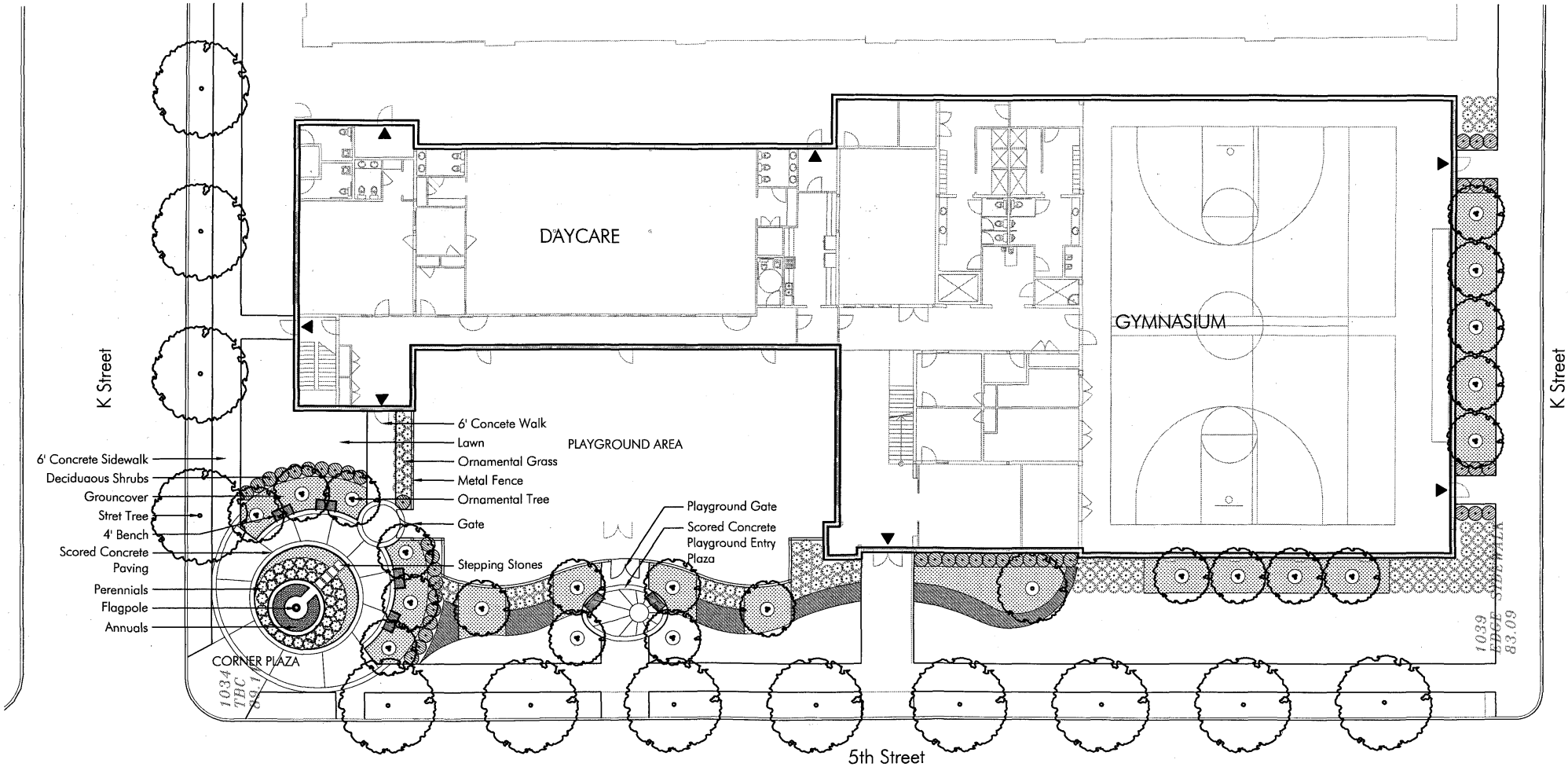
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Square 800 Courtyard Plan

Note: A minimum of 20% of the lots will have a 2-3' ornamental perimeter fence that will be located at the back of the public sidewalk and along the side yards.

SQUARE 800 COURTYARD/TYP. STREET PLAN



April 18, 2005

CAPPER COMMUNITY CENTER - LANDSCAPE PLAN

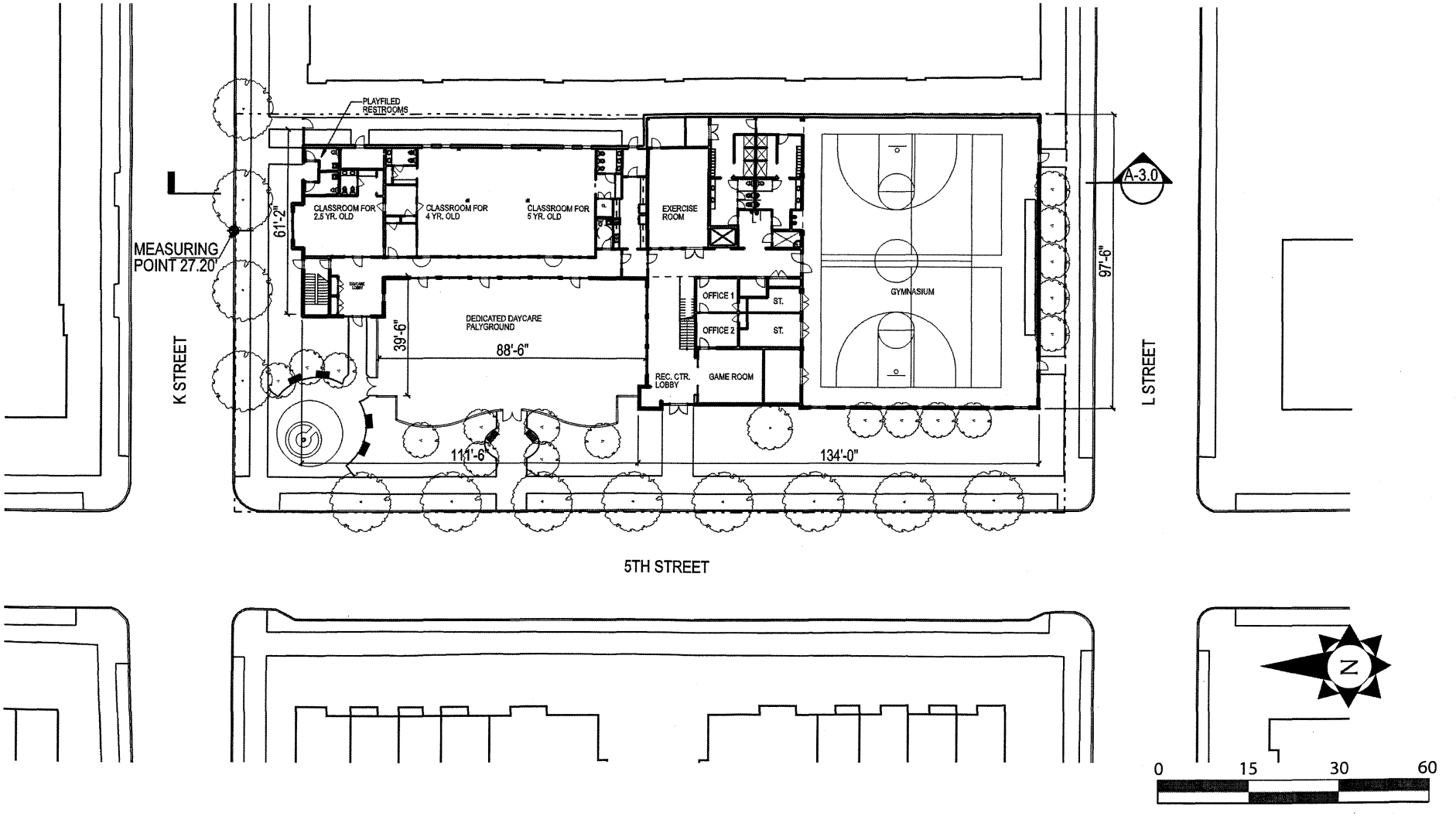
0' 20' 40' 80'

N

L-3.0

PARKERRODRIGUEZ, INC.
Planning
Urban Design
Landscape Architecture

101 North Union Street Suite 320, Alexandria, VA, 22314
p:703.548.5010 f:703.548.6280 www.parkerrodriguez.com



COMMUNITY CENTER FIRST FLOOR PLAN 1:32-0

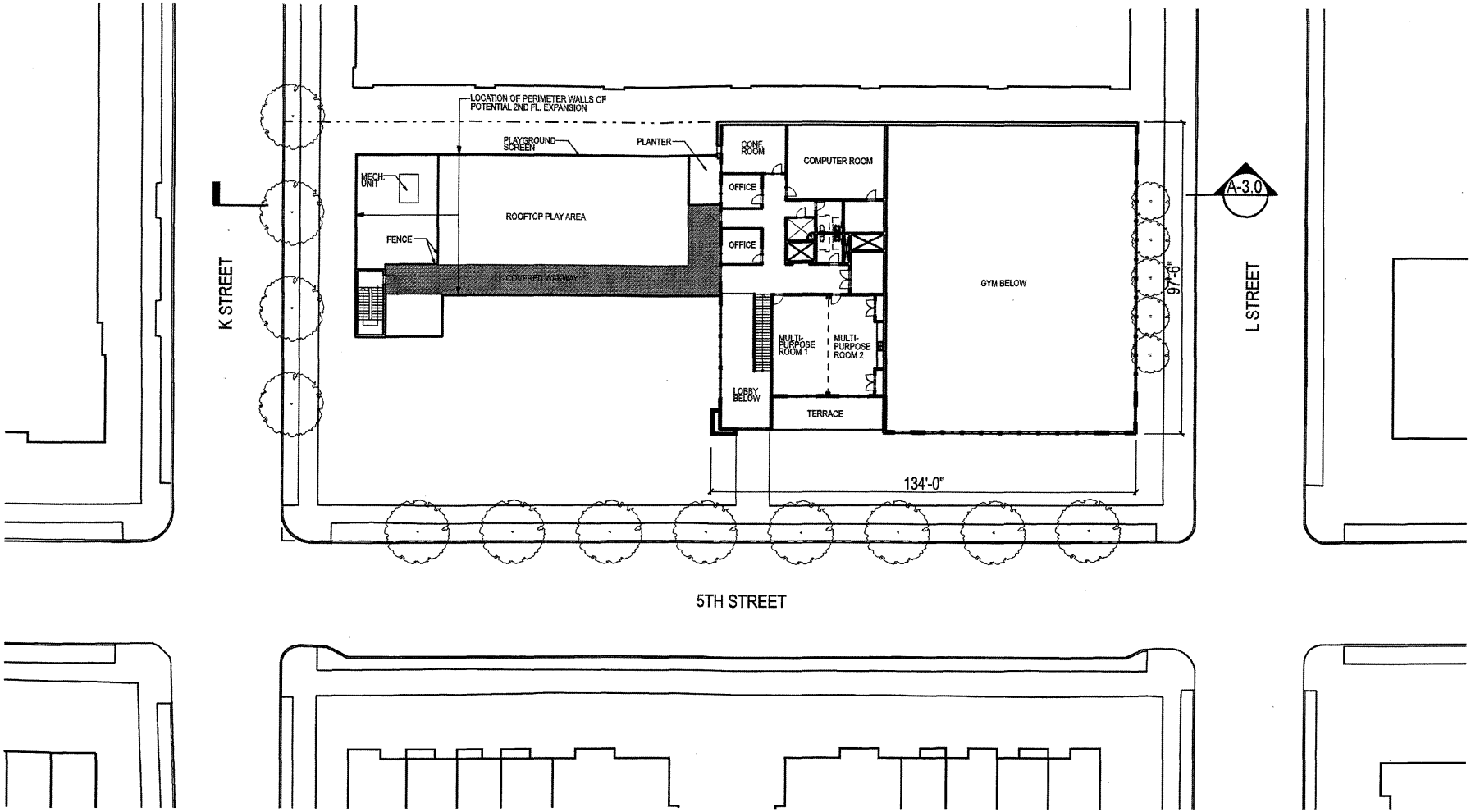
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A-1.0



COMMUNITY CENTER SECOND FLOOR PLAN 1:32-0

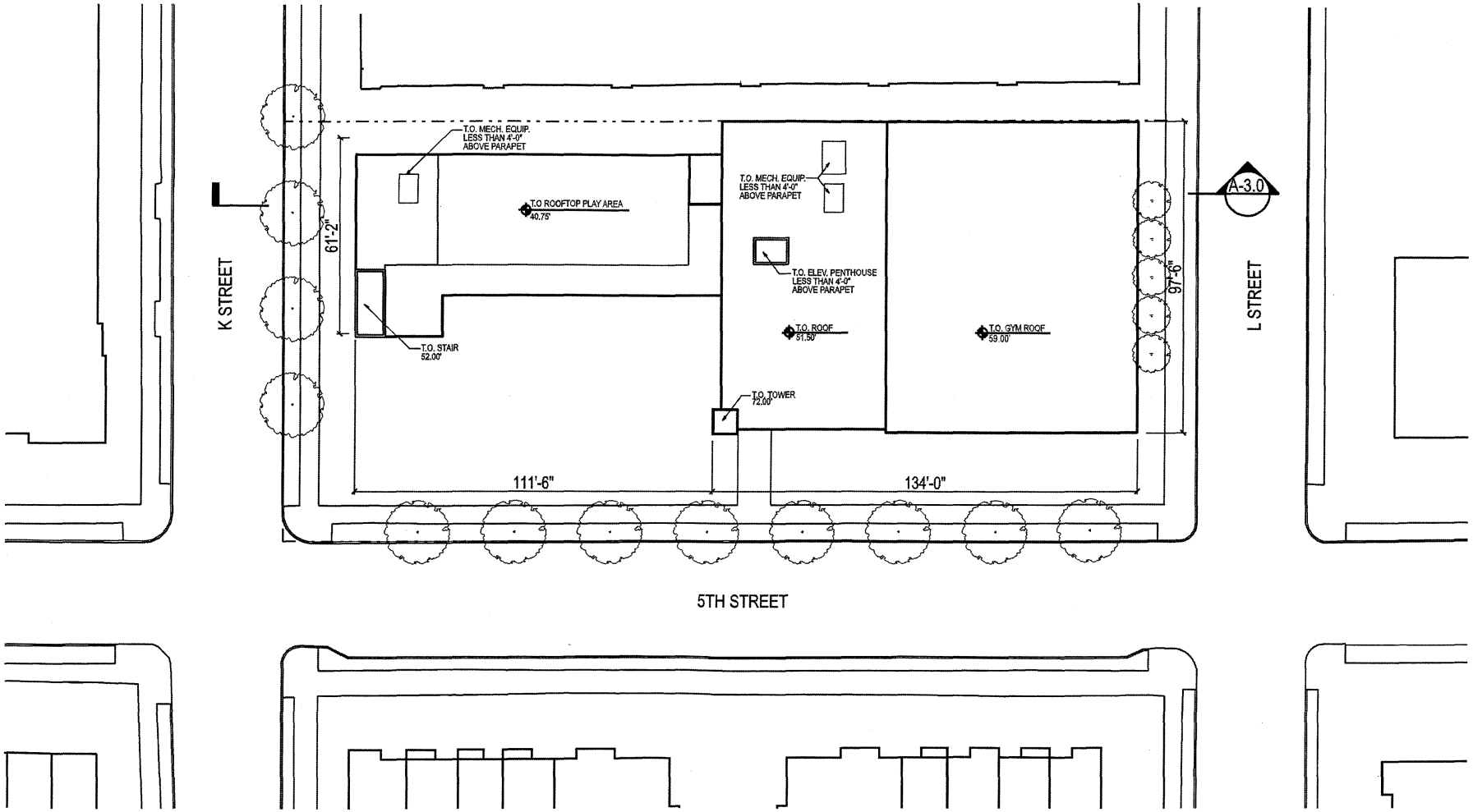
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A-1.1



COMMUNITY CENTER ROOF PLAN 1:32-0

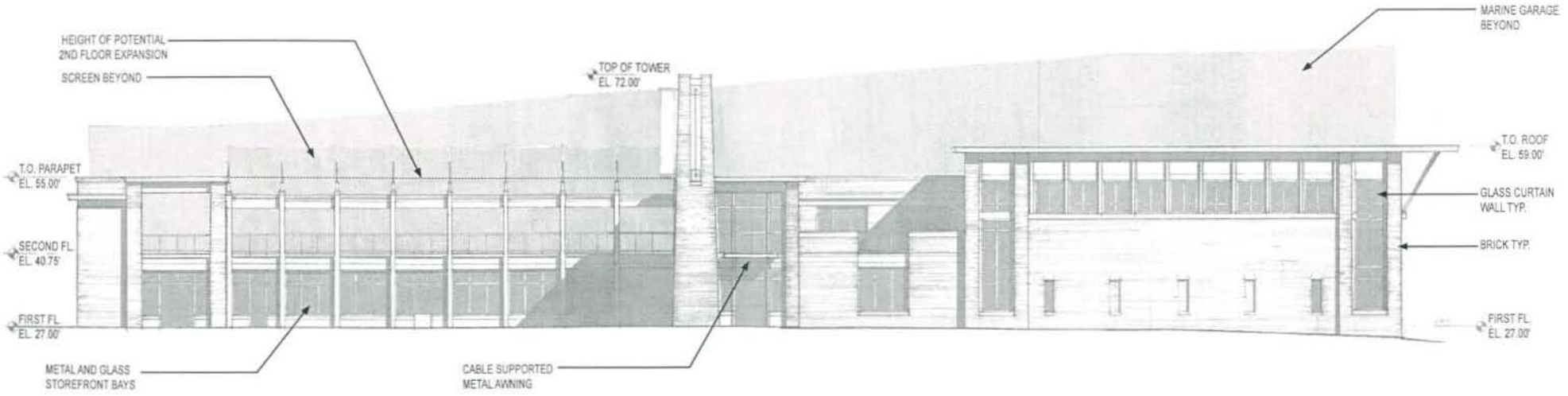
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A-1.2

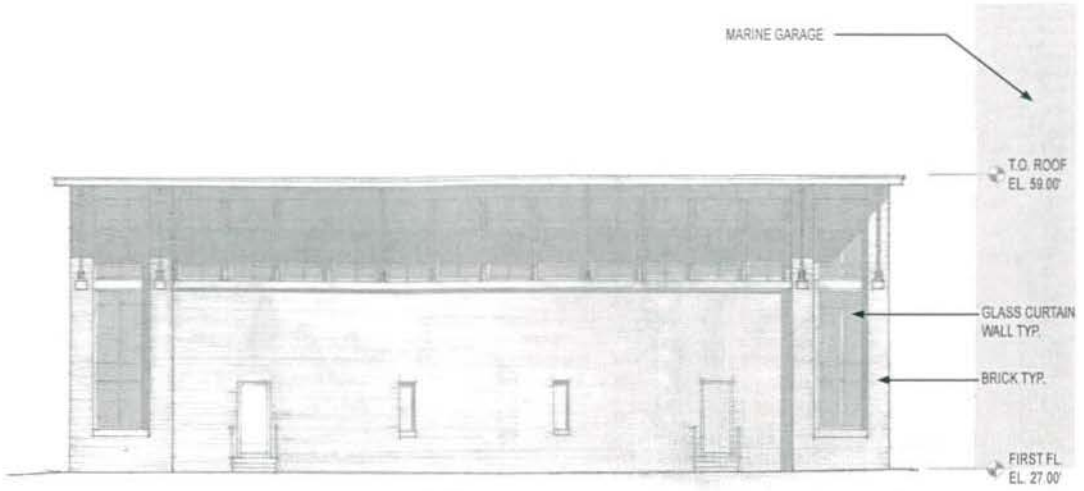


0 5 20 40

COMMUNITY CENTER-5TH STREET ELEVATION 1:16-0

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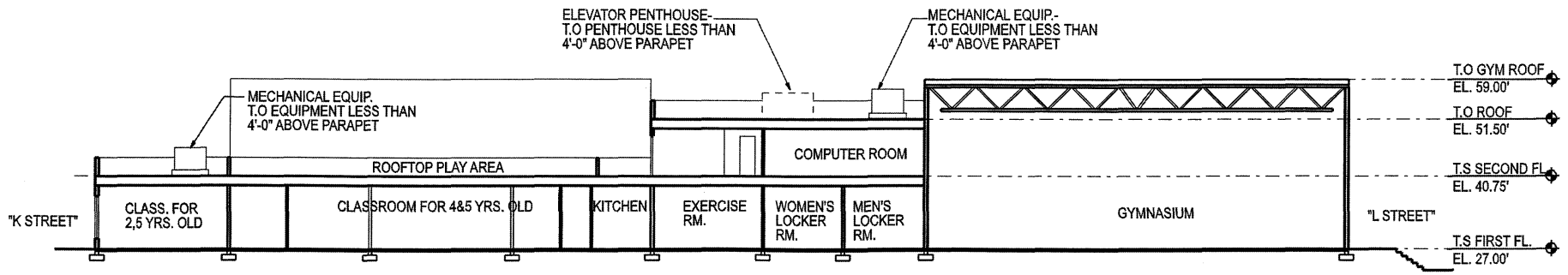
COMMUNITY CENTER-L STREET ELEVATION 1:16-0



COMMUNITY CENTER-K STREET ELEVATION 1:16-0



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0 10 20 40 80

COMMUNITY CENTER LONGITUDINAL SECTION 1:20-0

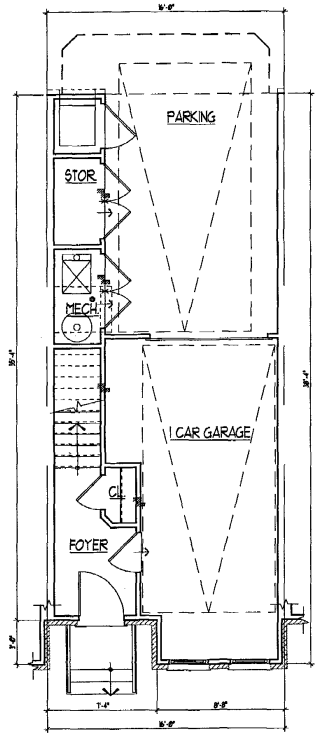
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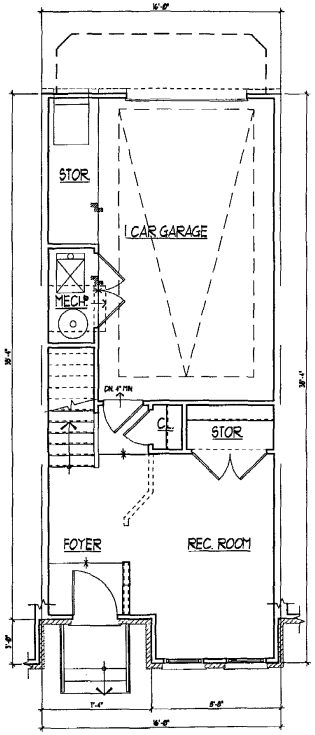
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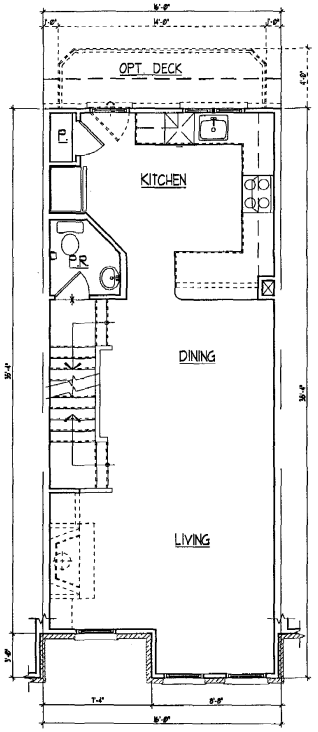
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Ground Floor Plan

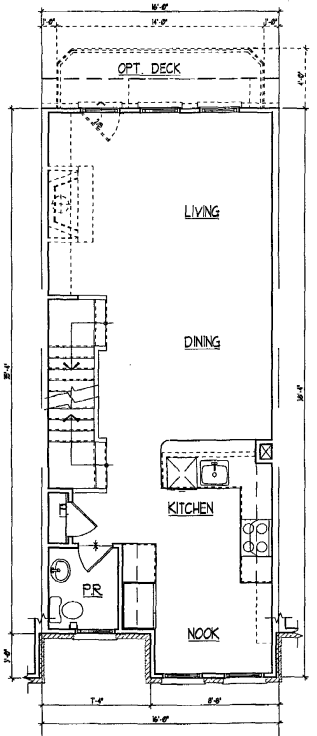


Opt. Ground Floor Plan



Second Floor Plan

Kitchen Rear



Alt. Second Floor Plan

Kitchen Front

Unit A Floor Plans

Scale 1/8" = 1'-0"

April 18, 2005

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A-4.0

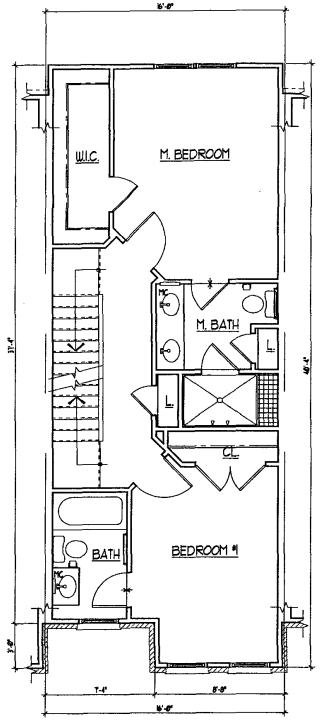
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LESSARD GROUP INC.

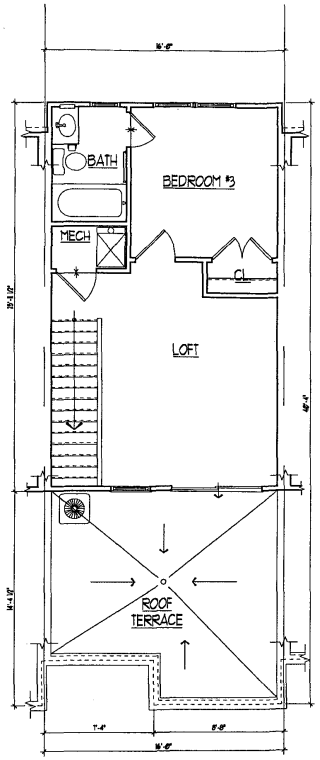
8521 LEESBURG PIKE, SUITE 700

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Third Floor Plan



Opt. Loft Floor Plan

Unit A Floor Plans

Scale 1/8" = 1'-0"

April 18, 2005

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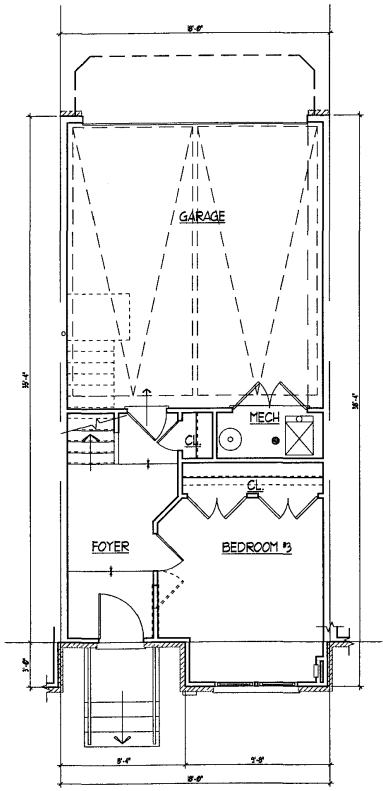
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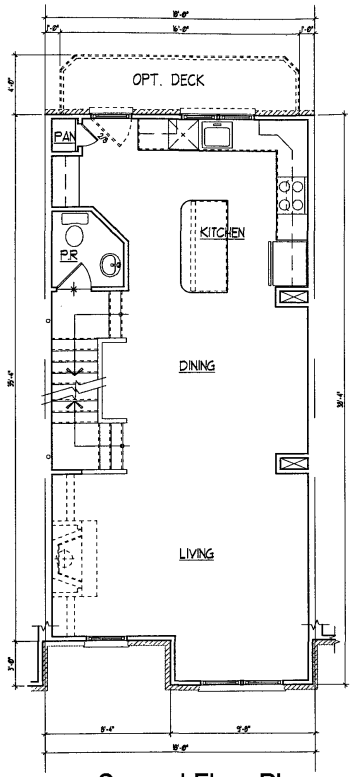
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CAPPER / CARROLLSBURG DWELLINGS

A-4.1

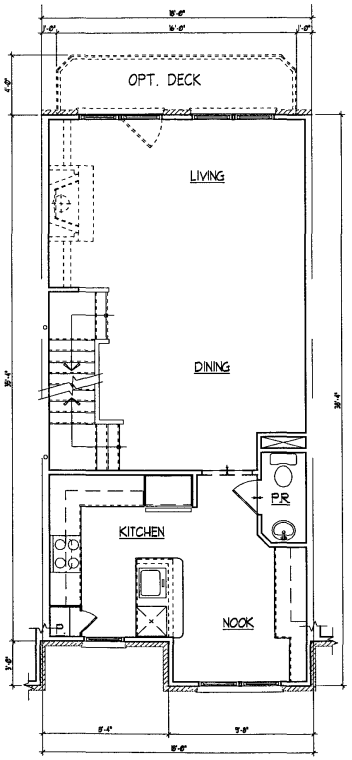


Ground Floor Plan



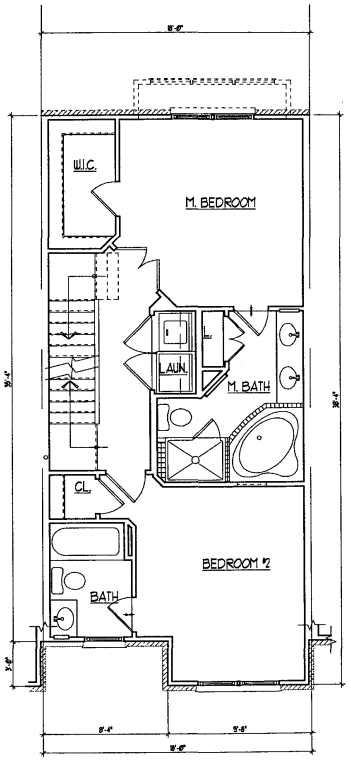
Second Floor Plan

KITCHEN FRONT



Alt. Second Floor Plan

KITCHEN FRONT



Third Floor Plan

Unit B Floor Plans

Scale 1/8" = 1'-0"

April 18, 2005

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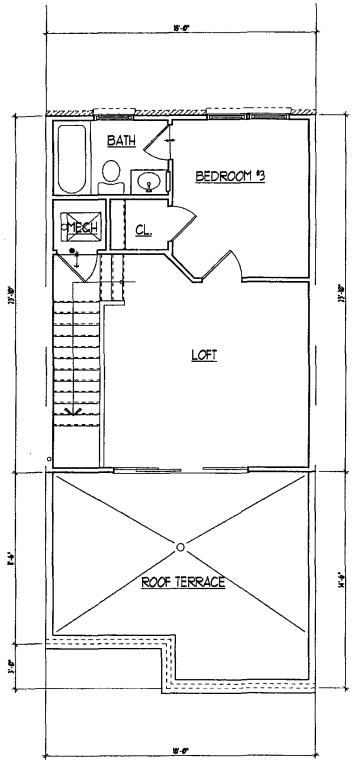
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CAPPER / CARROLLSBURG DWELLINGS

A-4.2



Opt. Loft Floor Plan

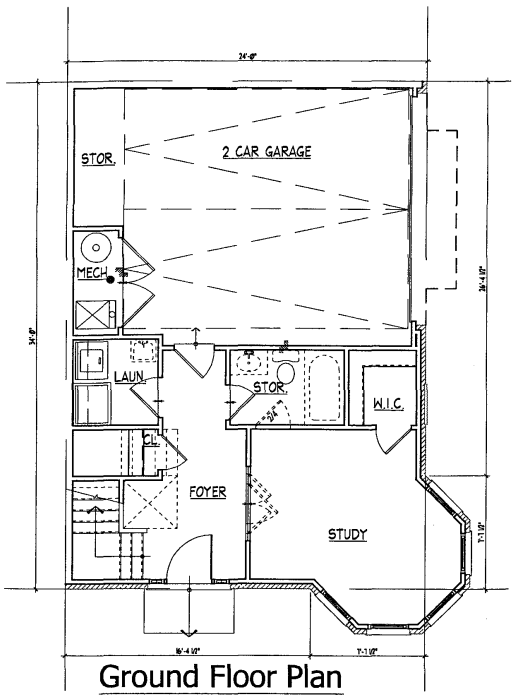
Unit B Floor Plans

Scale 1/8" = 1'-0"
April 18, 2005

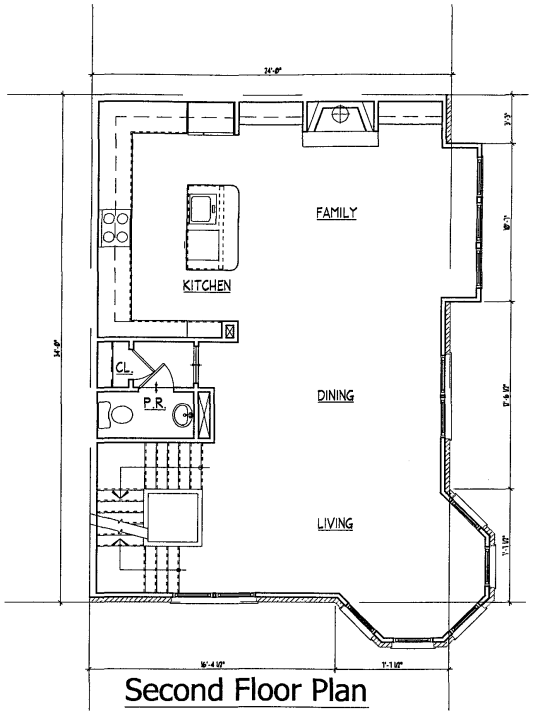
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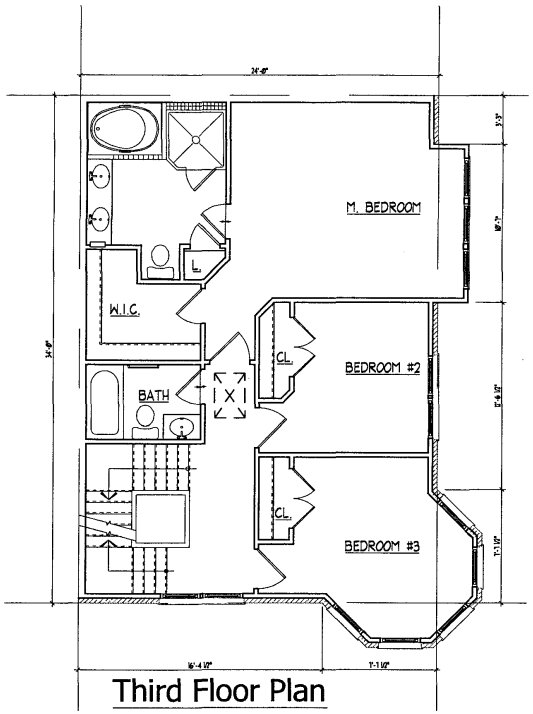
A-4.3



Ground Floor Plan



Second Floor Plan



Third Floor Plan

Unit C Floor Plans

Scale 1/8" = 1'-0"

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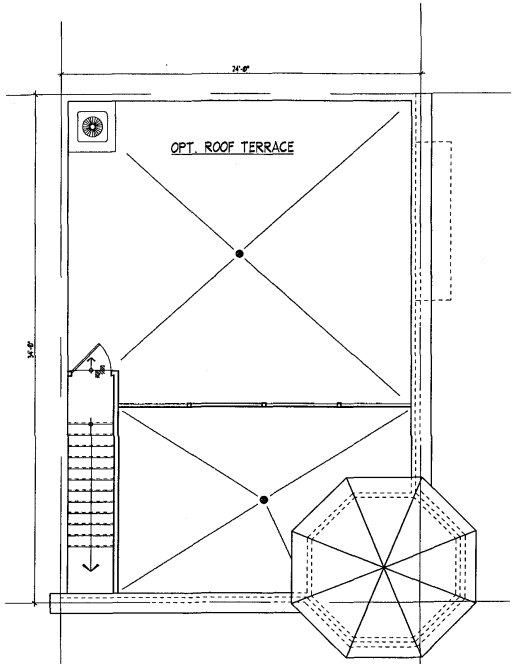
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A-4.4



Opt. Roof Terrace Plan

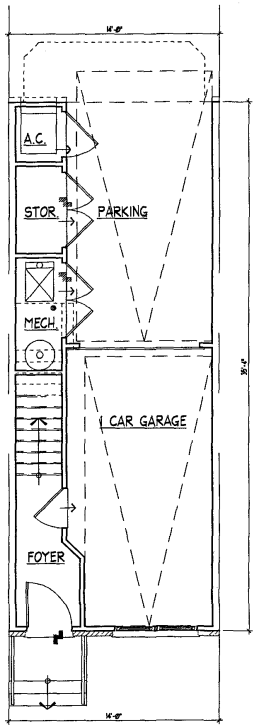
Unit C Floor Plans

Scale 1/8" = 1'-0"
April 18, 2005

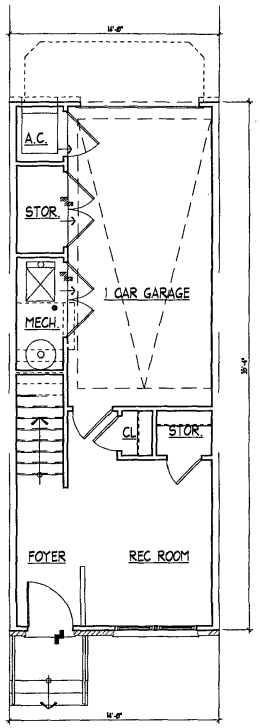
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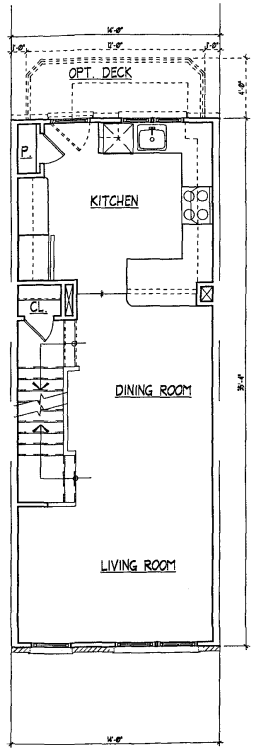
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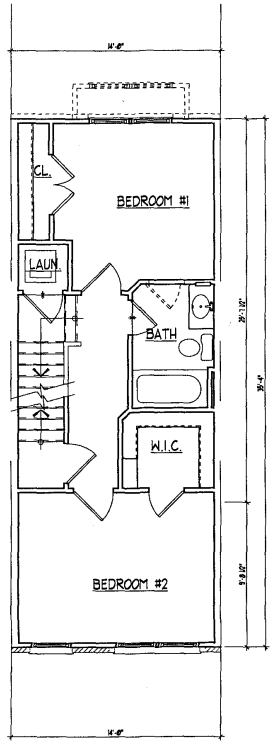
Ground Floor Plan



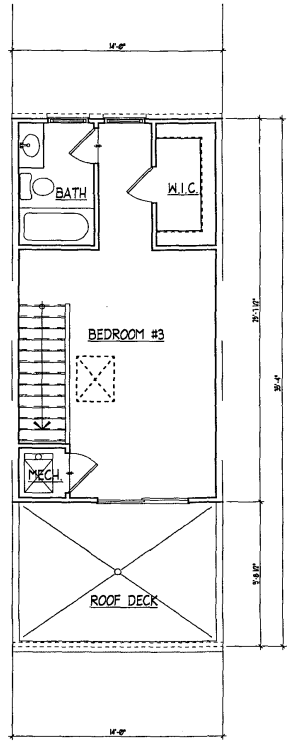
Alt. Ground Floor Plan



Second Floor Plan



Third Floor Plan



Opt. Loft Floor Plan

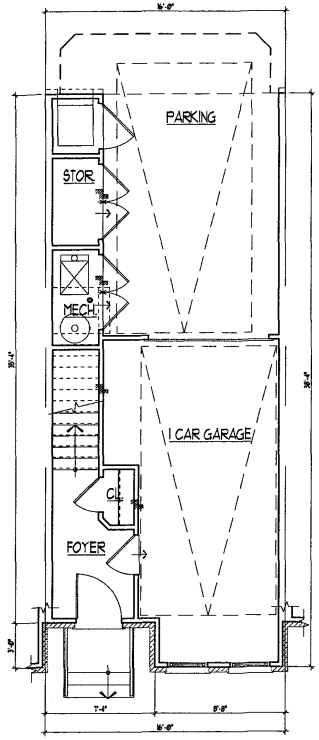
Unit D Floor Plans

Scale 1/8" = 1'-0"
April 18, 2005

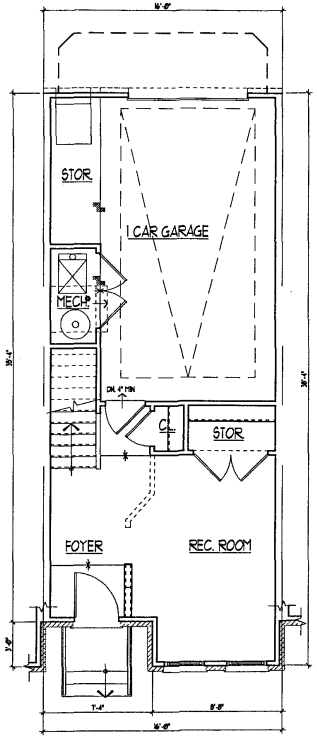
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CAPPER / CARROLLSBURG DWELLINGS

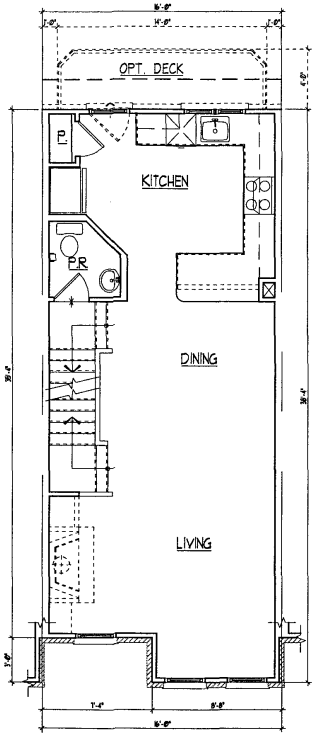
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Ground Floor Plan

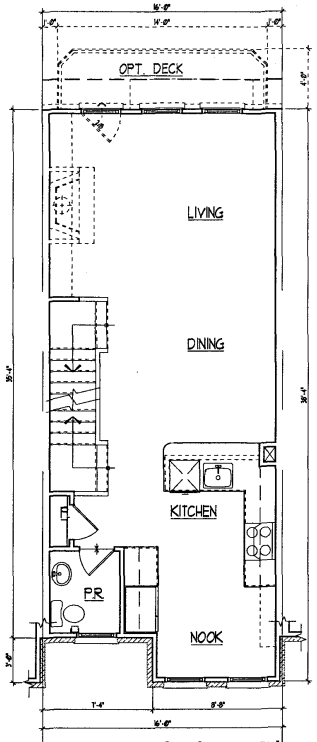


Opt. Ground Floor Plan



Second Floor Plan

Kitchen Rear



Alt. Second Floor Plan

Kitchen Front

Unit E Floor Plans

Scale 1/8" = 1'-0"

April 18, 2005

EAKIN / YOUNGENTOB ASSOCIATES INC.

LESSARD GROUP INC.

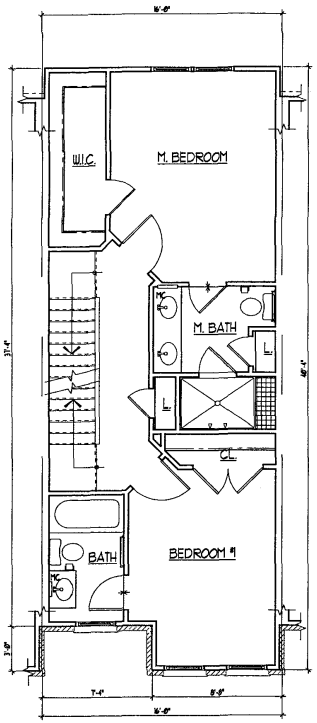
8521 LEESBURG PIKE, SUITE 700

VIENNA, VA 22182

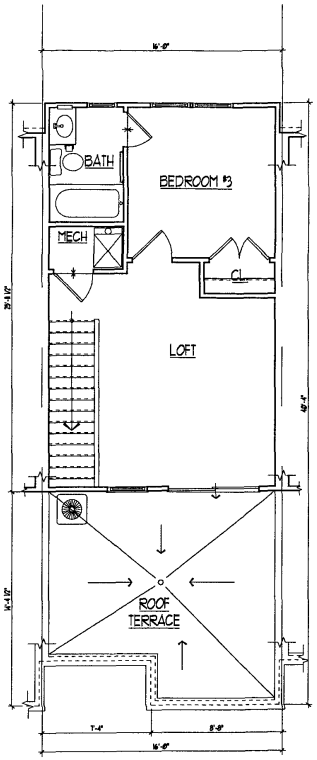
P:703.760.9344 F:703.356.0126

CAPPER / CARROLLSBURG DWELLINGS

A-4.7



Third Floor Plan



Opt. Loft Floor Plan

Unit E Floor Plans

Scale 1/8" = 1'-0"

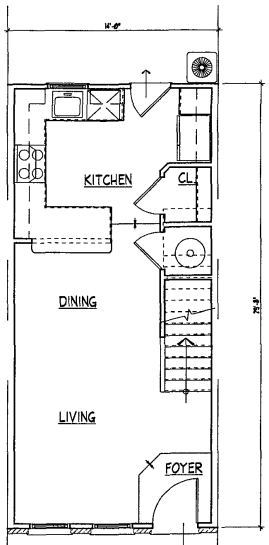
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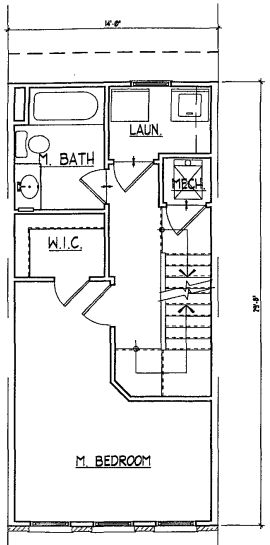
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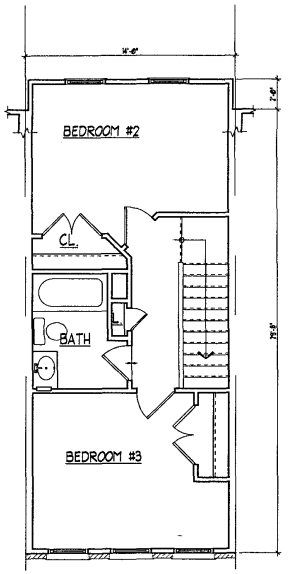
A-4.8



Ground Floor Plan



Second Floor Plan



Third Floor Plan

Unit G Floor Plans

Scale 1/8" = 1'-0"

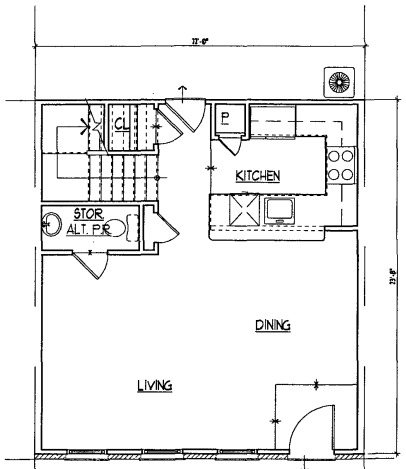
April 18, 2005

EAKIN / YOUNGENTOB ASSOCIATES INC.

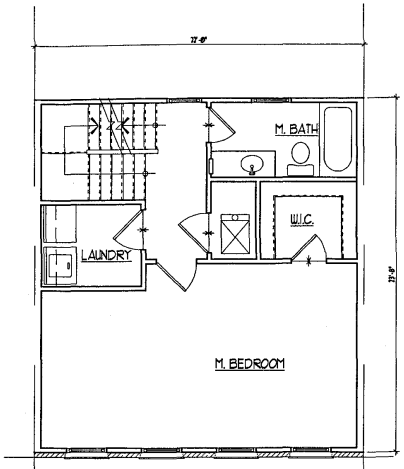
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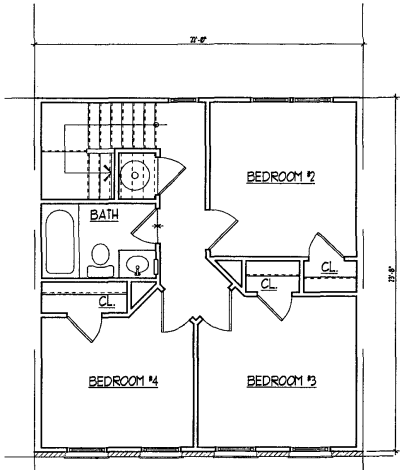
A-4.9



Ground Floor Plan



Second Floor Plan



Third Floor Plan

Unit H Floor Plans

Scale 1/8" = 1'-0"

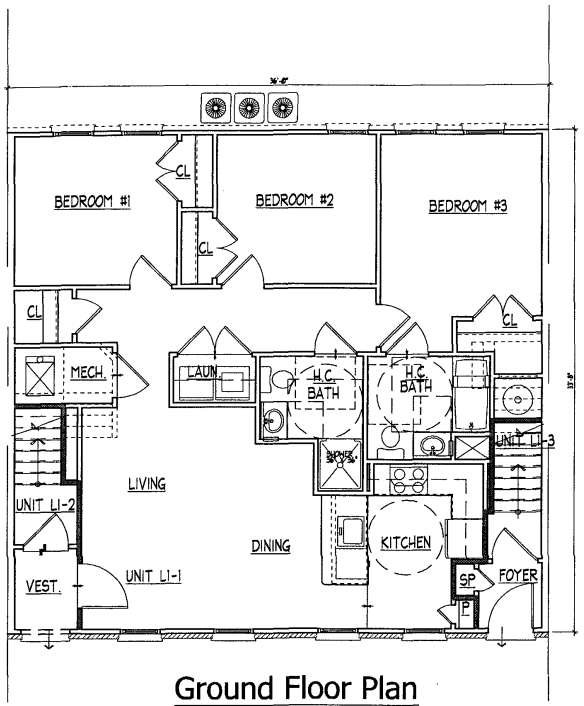
April 18, 2005

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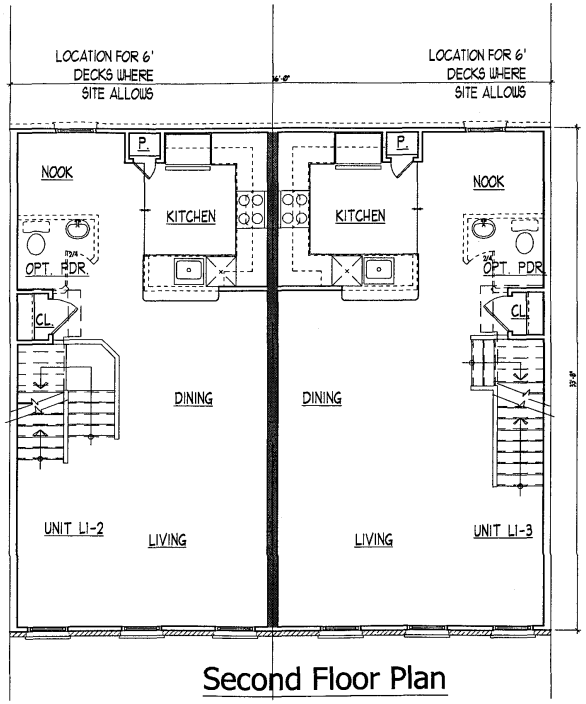
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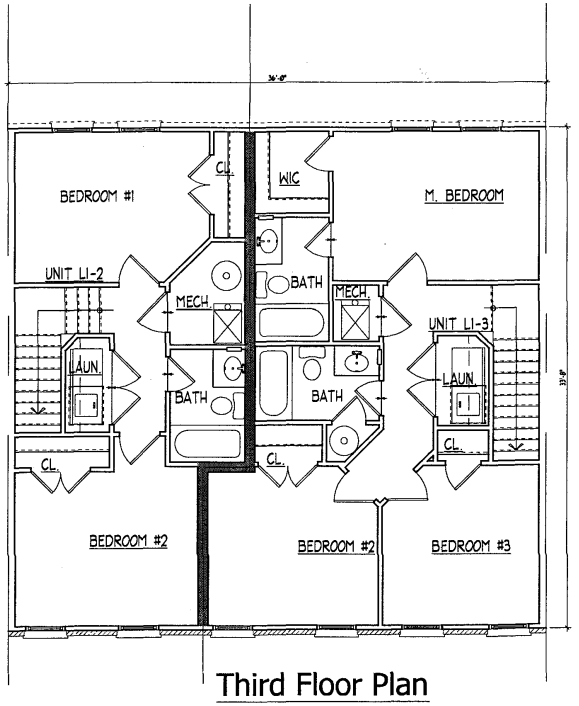
A-4.10



Ground Floor Plan



Second Floor Plan



Third Floor Plan

Unit L1 Floor Plans

Scale 1/8" = 1'-0"

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A-4.11



Ground Floor Plan

Second Floor Plan

Third Floor Plan

Unit L2 Floor Plans

Scale 1/8" = 1'-0"

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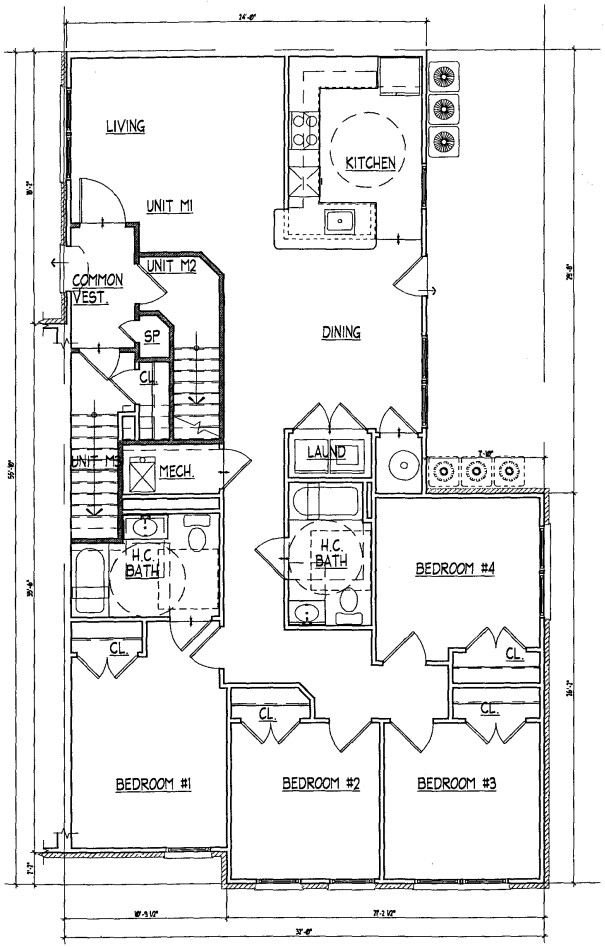
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VIENNA, VA 22182

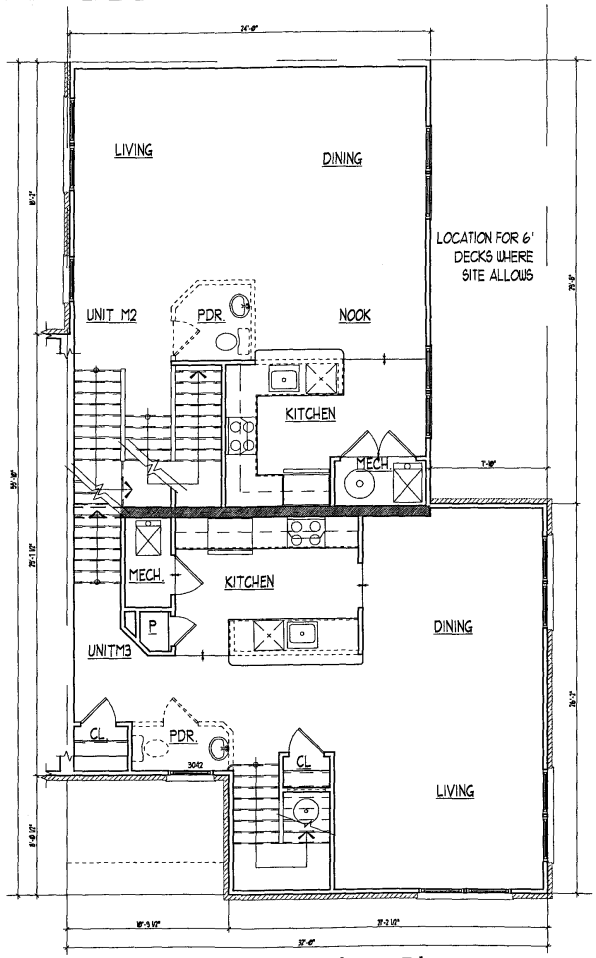
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CAPPER / CARROLLSBURG DWELLINGS

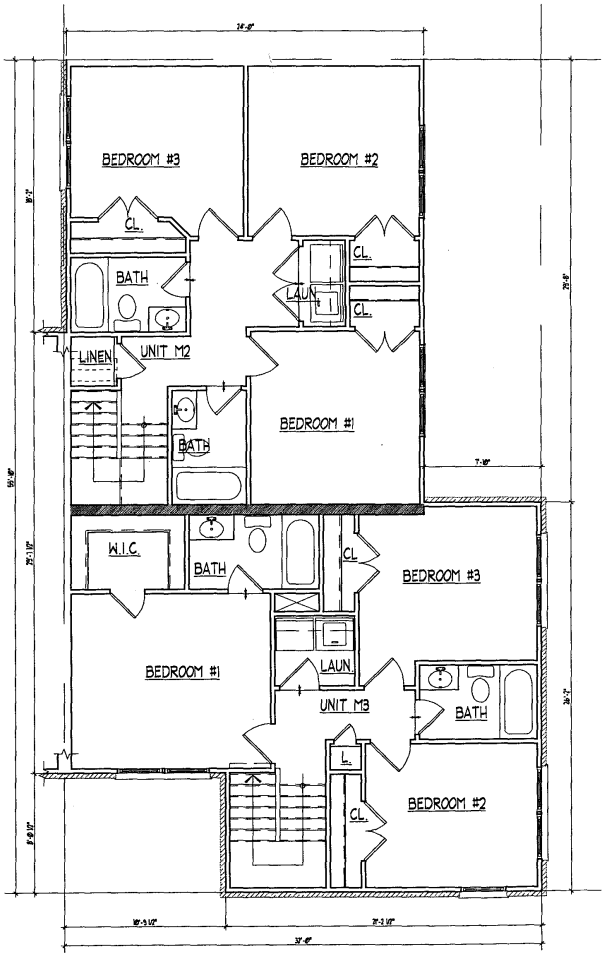
A-4.12



Ground Floor Plan



Second Floor Plan



Third Floor Plan

Unit M Floor Plans

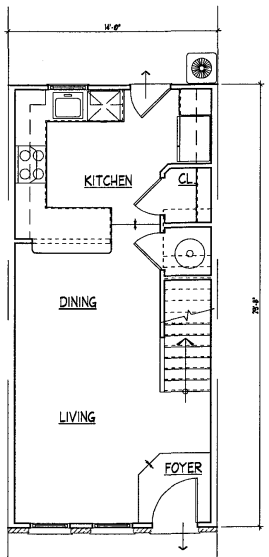
Scale 1/8" = 1'-0"

April 18, 2005

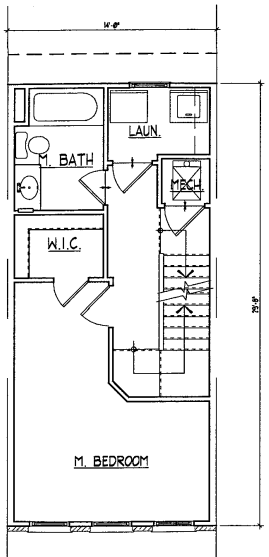
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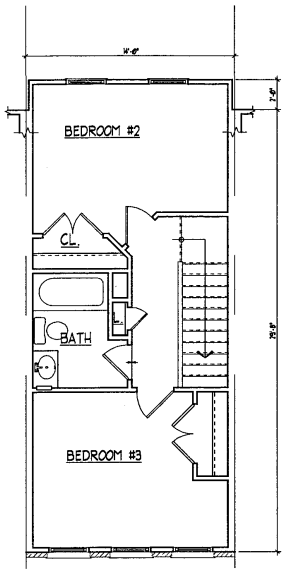
A-4.13



Ground Floor Plan



Second Floor Plan



Third Floor Plan

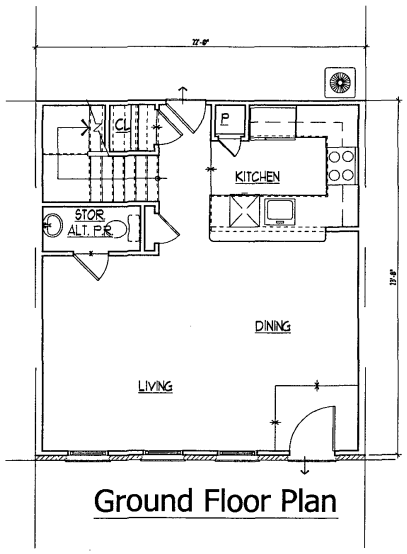
Unit O Floor Plans

Scale 1/8" = 1'-0"
Apr. 22, 2005

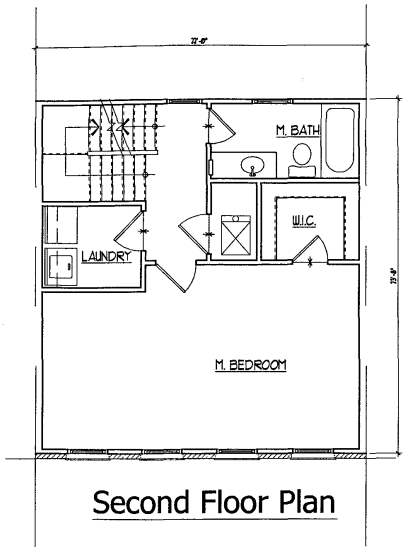
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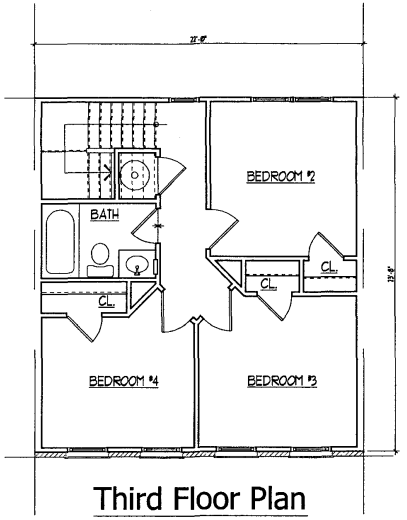
A-4.14



Ground Floor Plan



Second Floor Plan



Third Floor Plan

Unit P Floor Plans

Scale 1/8" = 1'-0"
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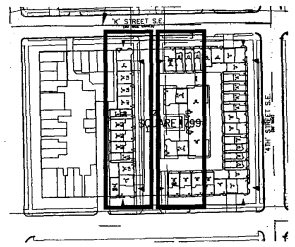
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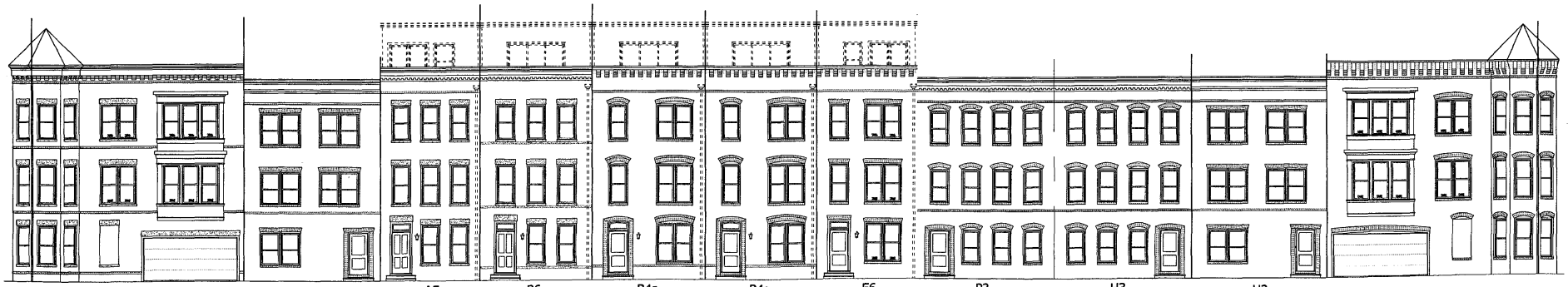


Court Yard

3rd Place

Square 799





3rd Place

Square 799

Building Elevations

Scale 1/16" = 1'-0"

April 18, 2005

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A-5.0



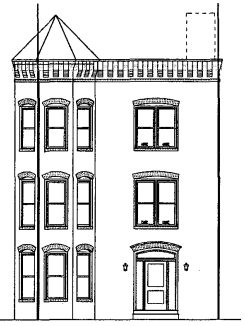
4th Street

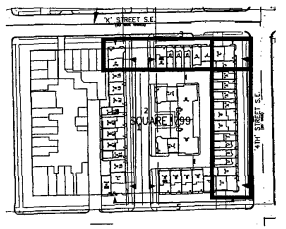
Square 799



K Street

Square 799





Building Elevations

Scale 1/16" = 1'-0"

April 18, 2005

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LESSARD GROUP INC.

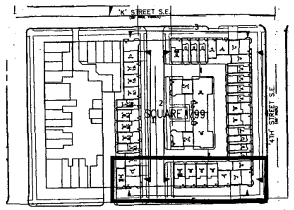
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CAPPER / CARROLLSBURG DWELLINGS

A-5.1





L Street

Square 799

Building Elevations

Scale 1/16" = 1'-0"

April 18, 2005

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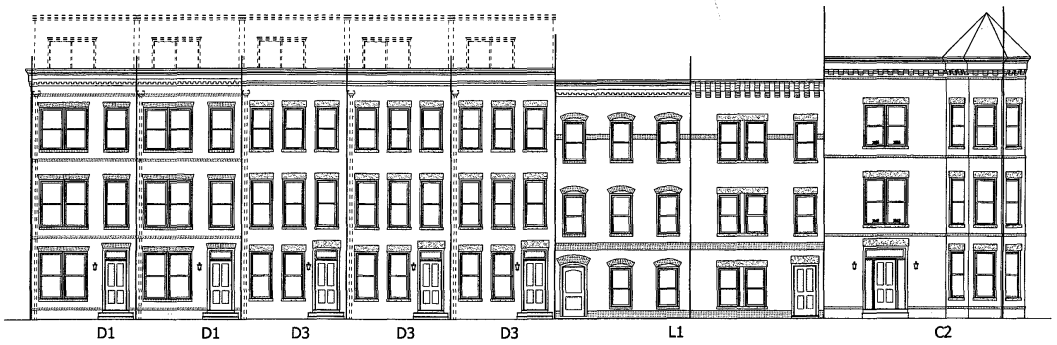
CAPPER / CARROLLSBURG DWELLINGS

A5.2



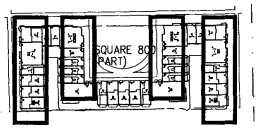
L Street Court Yard

Square 800



4 th Street

Square 800





3rd Street

Square 800



L Street Court Yard

Square 800

Building Elevations

Scale 1/16" = 1'-0"

April 18, 2005

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CAPPER / CARROLLSBURG DWELLINGS

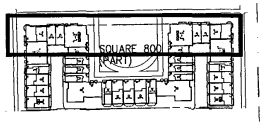
A-5.3

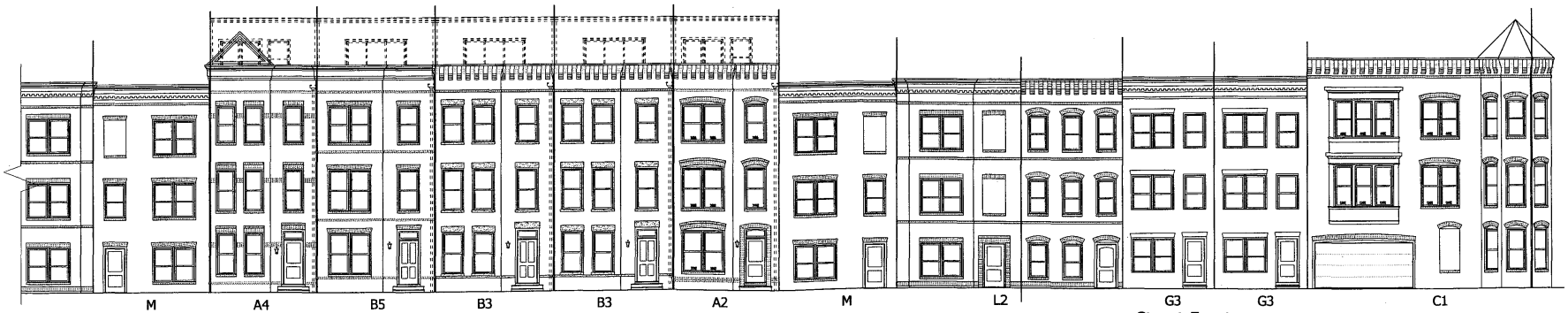


Street Front

L Street

Square 800





Court Yard

L Street

Square 800

Building Elevations

Scale 1/16" = 1'-0"

April 18, 2005

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LESSARD GROUP INC.

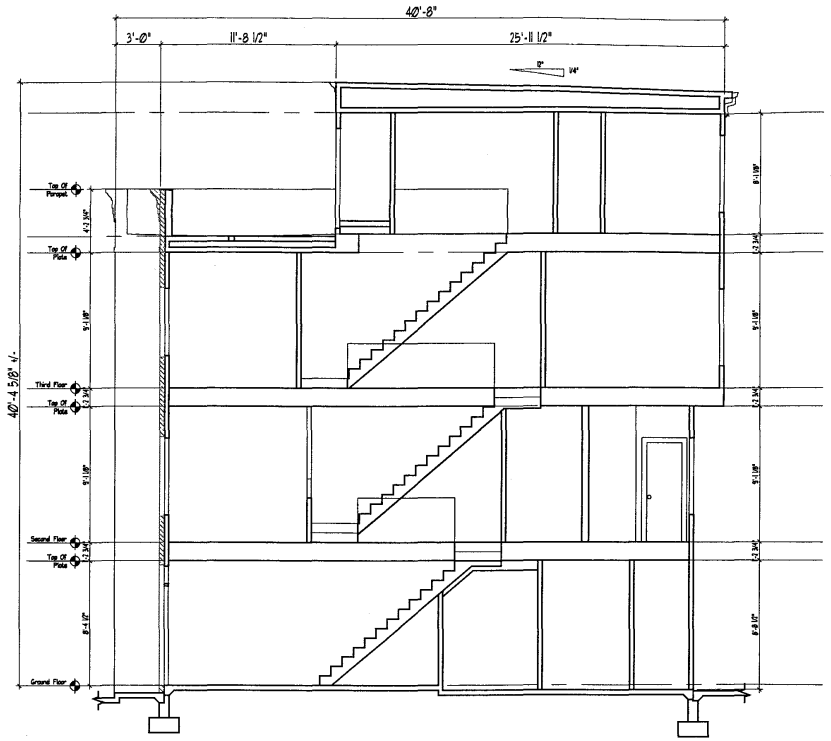
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VIENNA, VA 22182

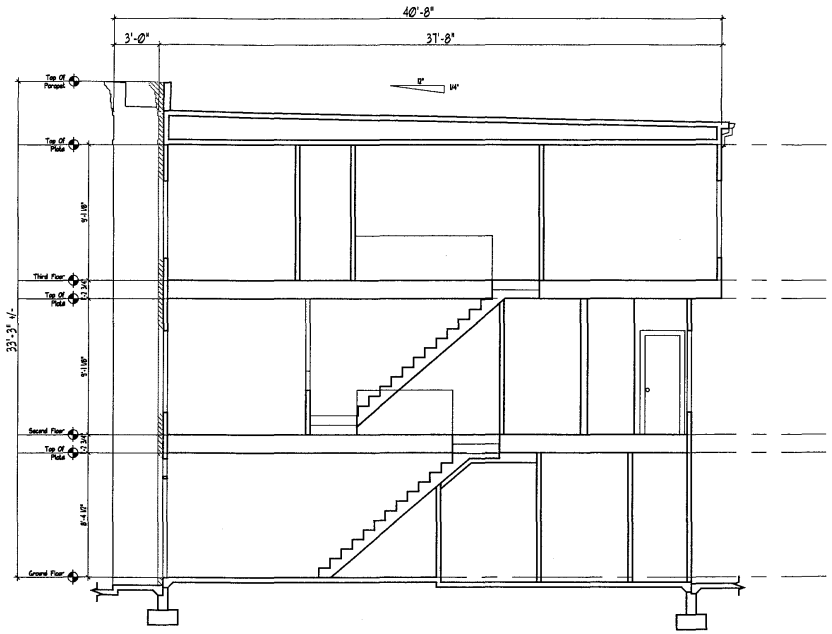
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CAPPER / CARROLLSBURG DWELLINGS

A-5.4



Units A & E w/ Loft



Units A & E w/o Loft

Unit A & E Building Sections

Scale 1/8" = 1'-0"

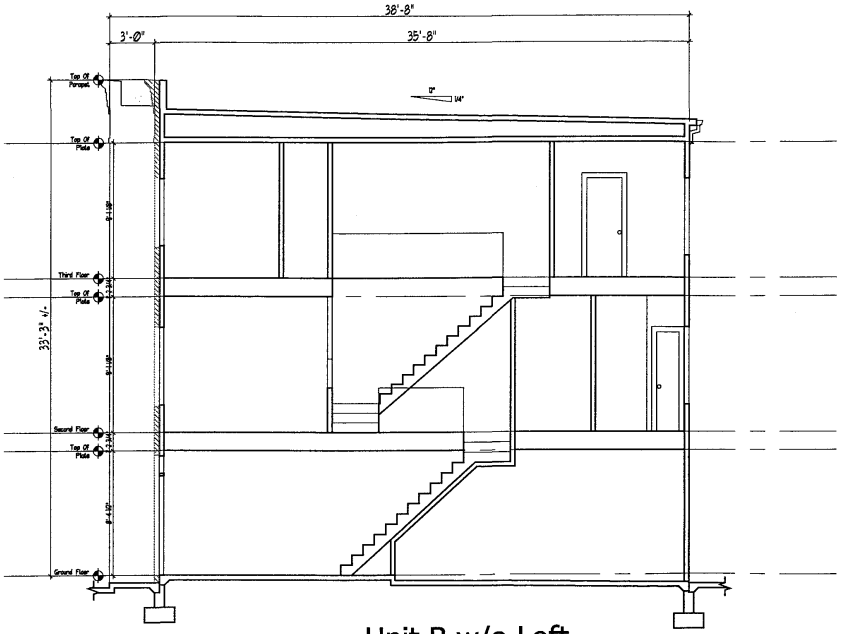
April 18, 2005

EAKIN / YOUNGENTOB ASSOCIATES INC.

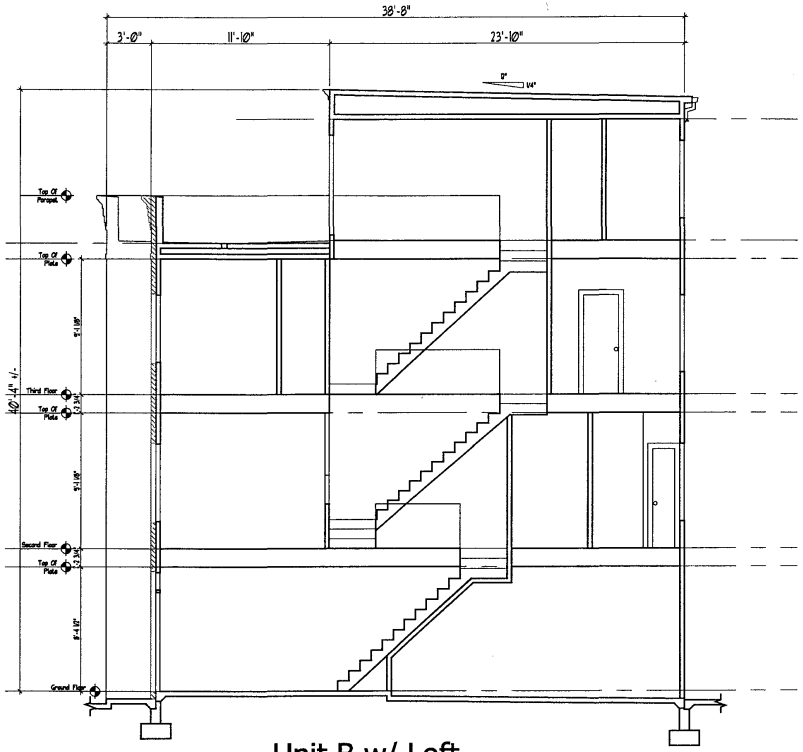
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A-6.0



Unit B w/o Loft



Unit B w/ Loft

Unit B Building Section

Scale 1/8" = 1'-0"

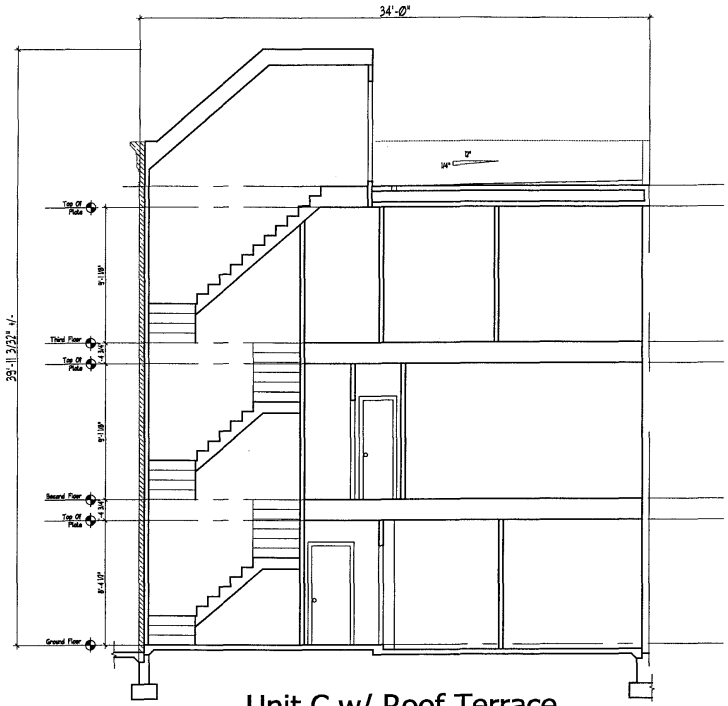
April 18, 2005

EAKIN / YOUNGENTOB ASSOCIATES INC.

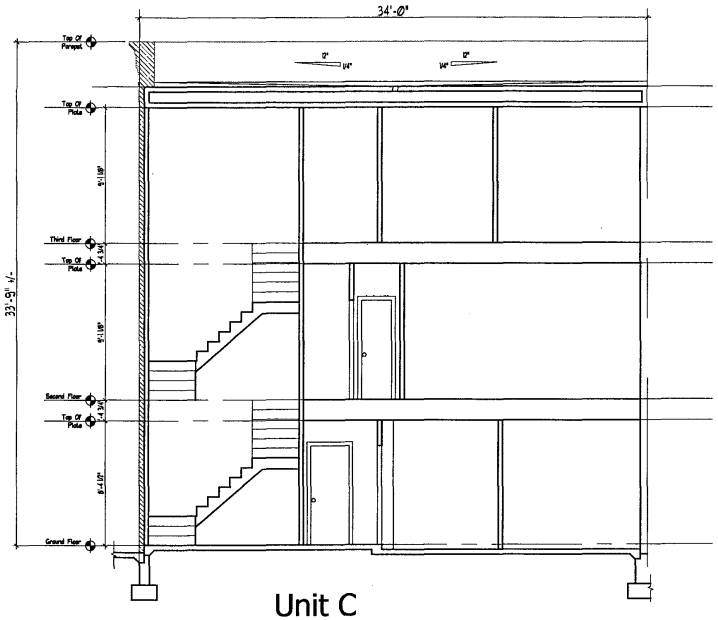
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CAPPER / CARROLLSBURG DWELLINGS

A-6.1



Unit C w/ Roof Terrace



Unit C

Unit C Building Section

Scale 1/8" = 1'-0"

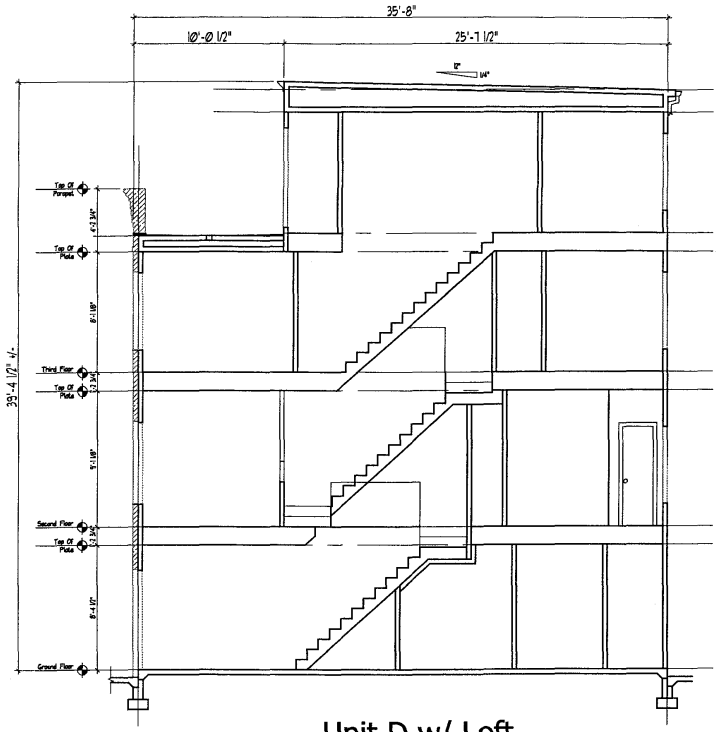
April 18, 2005

EAKIN / YOUNGENTOB ASSOCIATES INC.

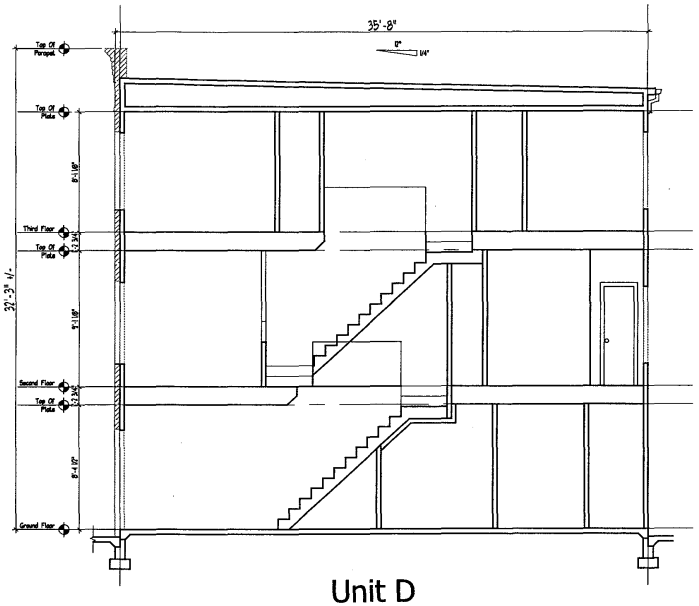
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CAPPER / CARROLLSBURG DWELLINGS

A-6.2



Unit D w/ Loft



Unit D

Unit D Building Section

Scale 1/8" = 1'-0"

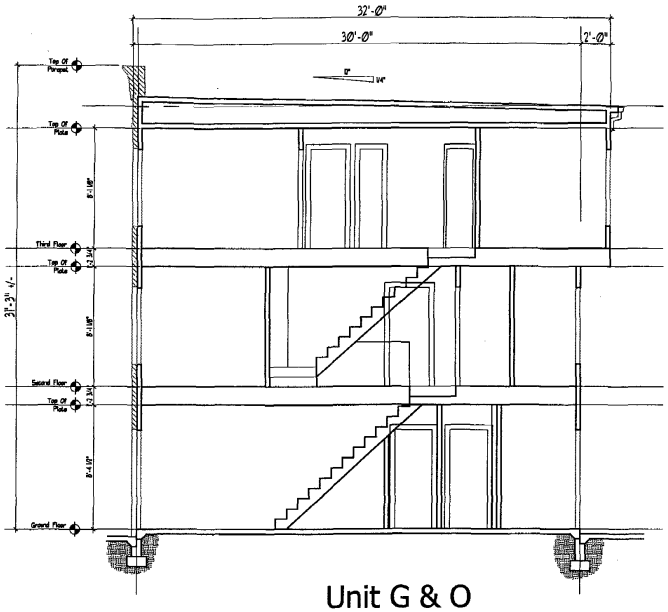
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A-6.3



Unit G & O

Units G & O Building Section

Scale 1/8" = 1'-0"

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LESSARD GROUP INC.

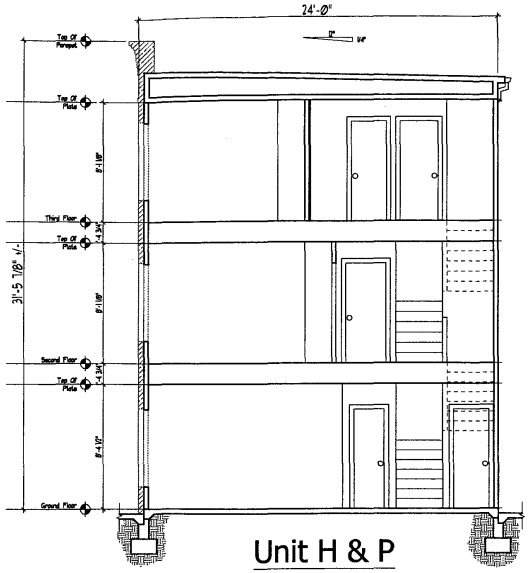
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A-6.4



Unit H & P

Unit H & P Building Section

Scale 1/8" = 1'-0"

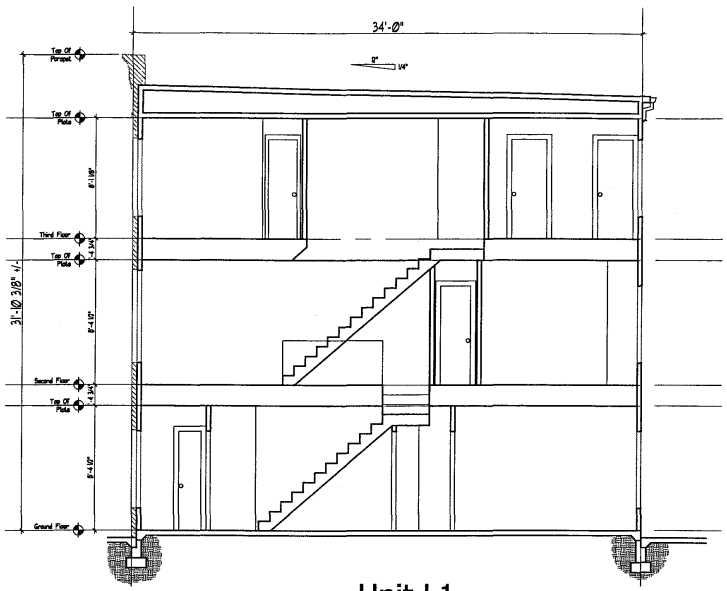
April 18, 2005

EAKIN / YOUNGENTOB ASSOCIATES INC.

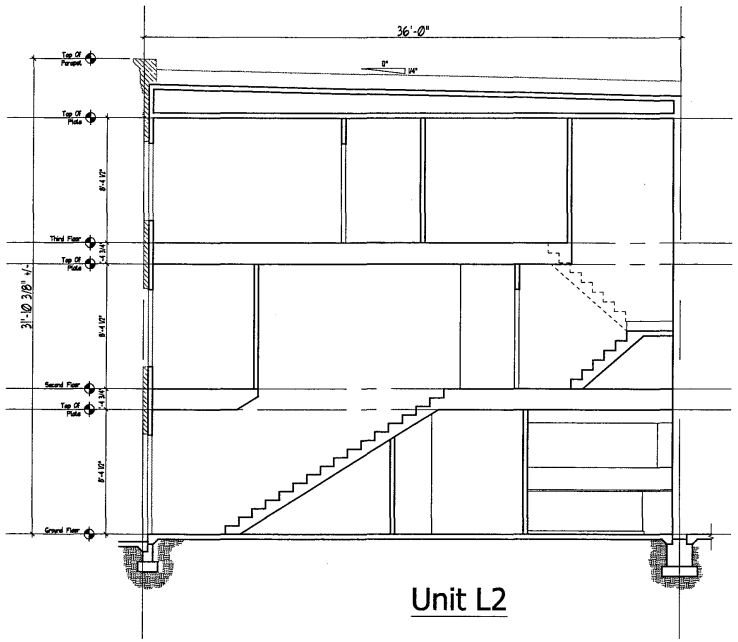
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CAPPER / CARROLLSBURG DWELLINGS

A-6.5



Unit L1



Unit L2

Unit L1 & L2 Building Sections

Scale 1/8" = 1'-0"

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A-6.6

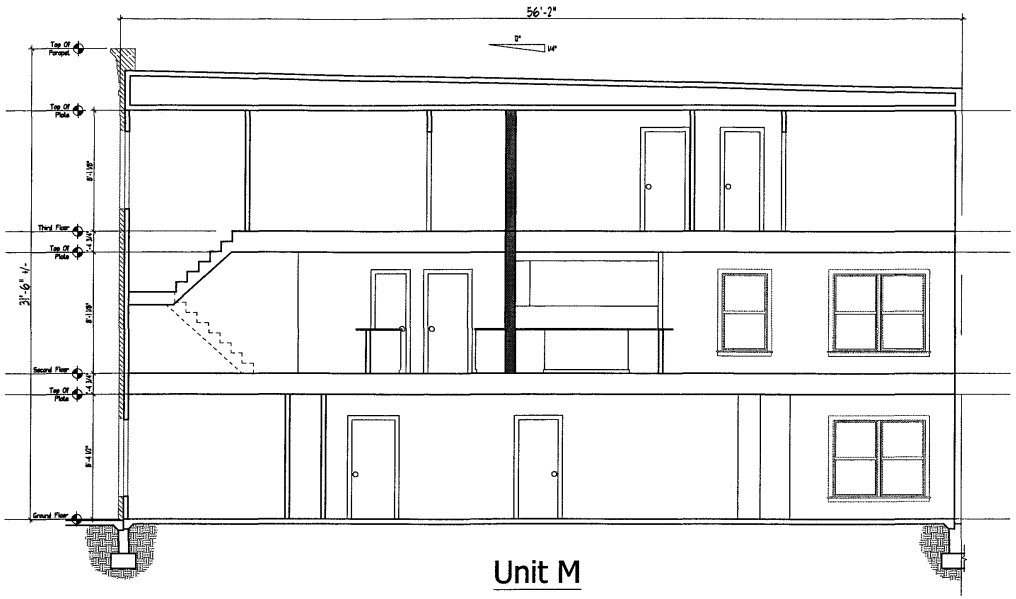
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Unit M

Unit M Building Section

Scale 1/8" = 1'-0"

April 18, 2005

EAKIN / YOUNGENTOB ASSOCIATES INC.

LESSARD GROUP INC.

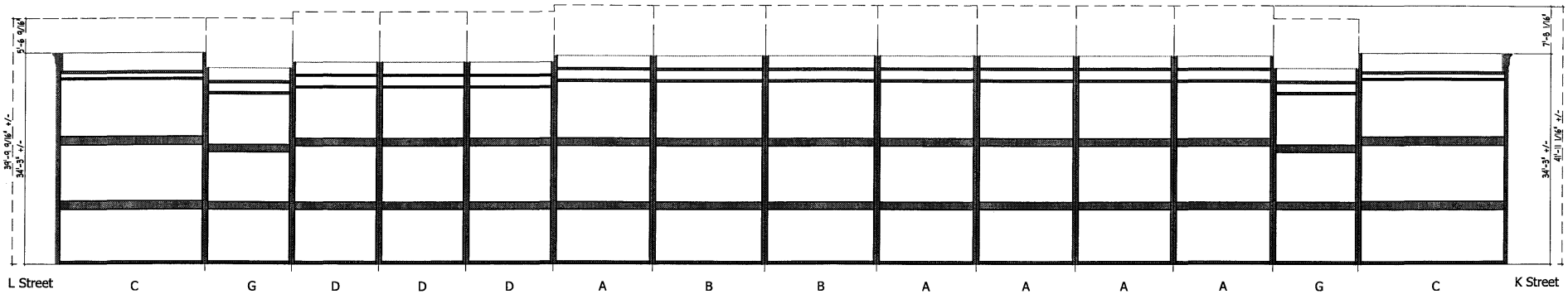
8521 LEESBURG PIKE, SUITE 700

VIENNA, VA 22182

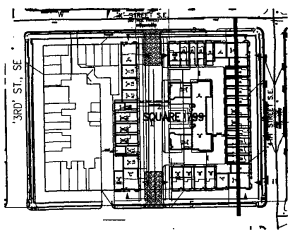
P:703.760.9344 F:703.356.0126

CAPPER / CARROLLSBURG DWELLINGS

A-6.7



4th Street Section Square 799



Building Strip Sections

Scale 1/16" = 1'-0"

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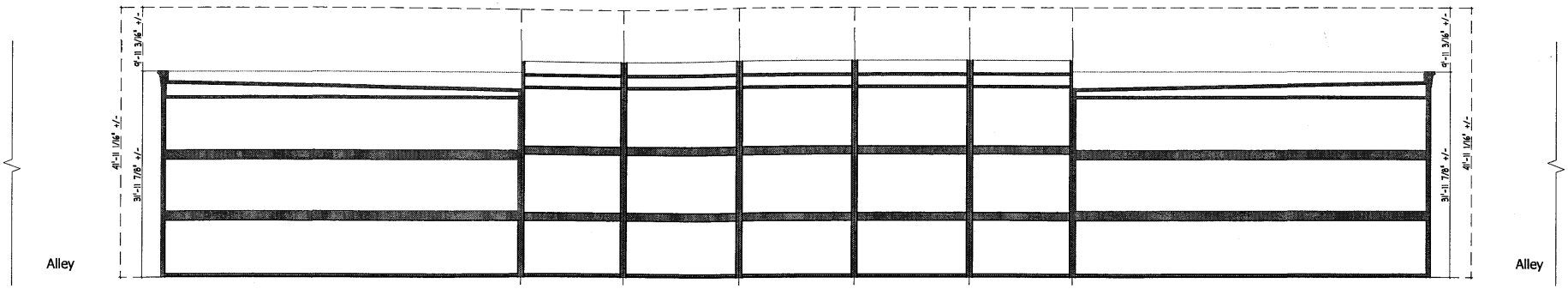
8521 LEESBURG PIKE, SUITE 700

VIENNA, VA 22182

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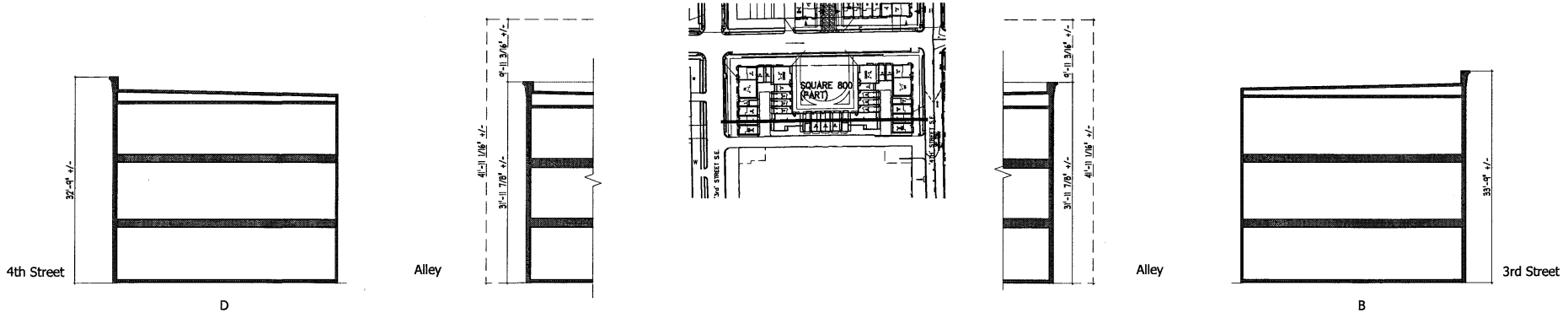
CAPPER / CARROLLSBURG DWELLINGS

A-6.8



n Square 800

L Street Section Square 800



L Street Section Square 800

L Street Section Square 800

Building Strip Sections

Scale 1/16" = 1'-0"

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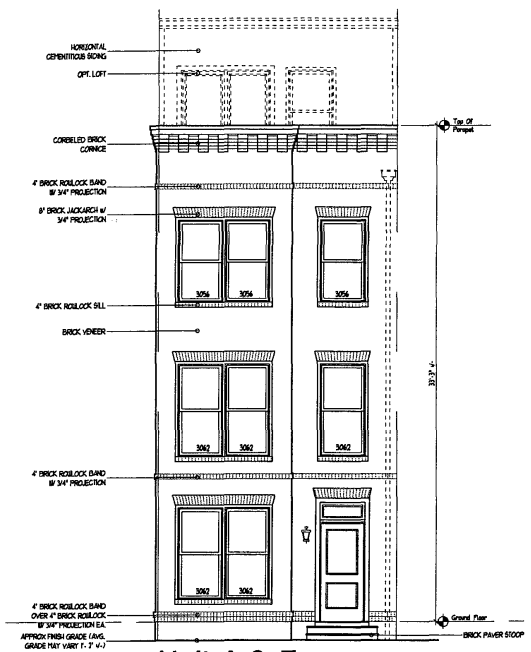
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VIENNA, VA 22182

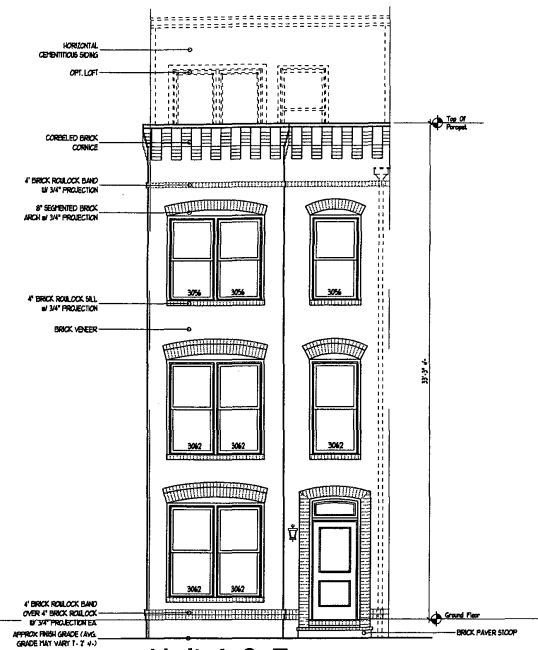
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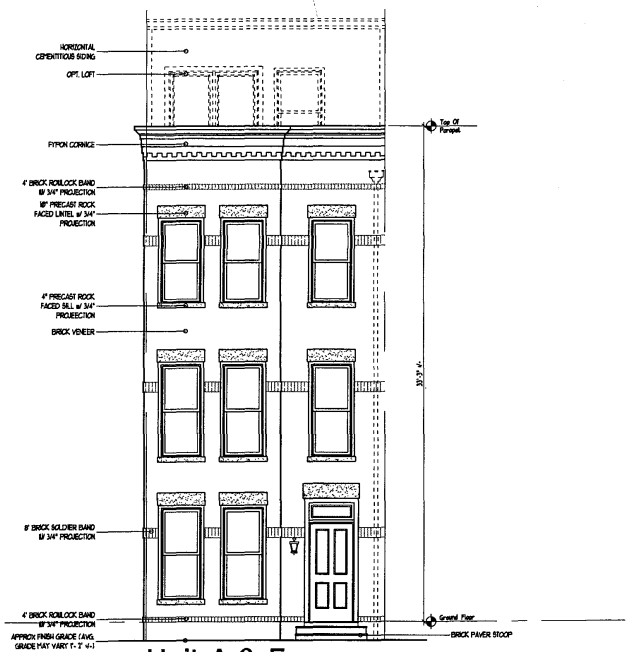
A-6.9



Unit A & E



Unit A & E



Unit A & E

Typical Unit A & E Elevations

Scale 1/8" = 1'-0"

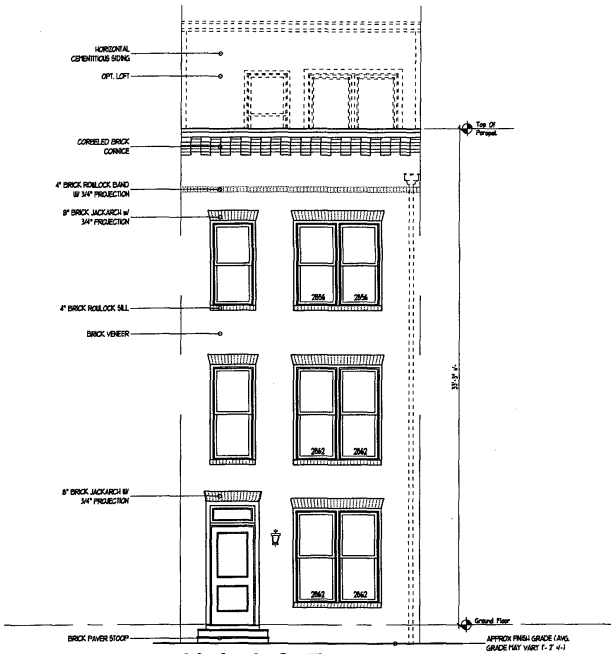
April 18, 2005

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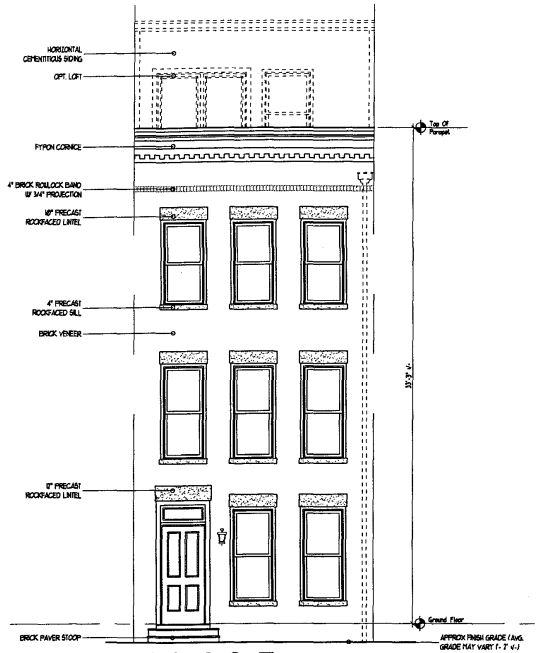
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P:703.760.9344 F:703.356.0126

CAPPER / CARROLLSBURG DWELLINGS

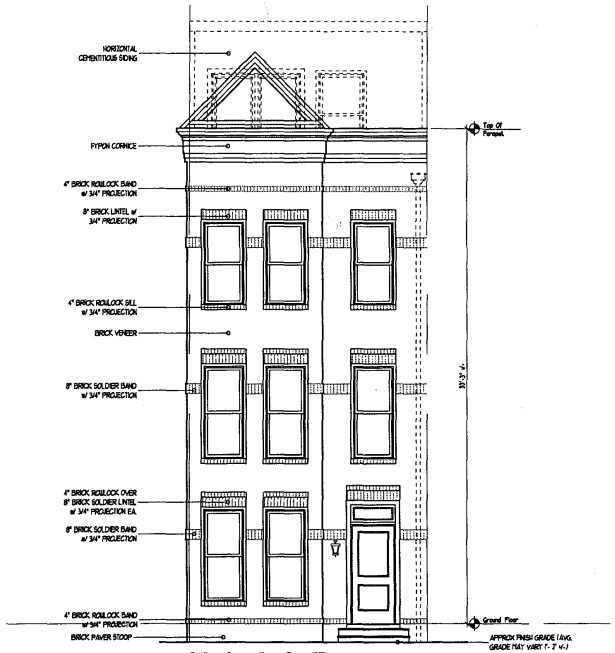
A-7.0



Unit A & E



Unit A & E



Unit A & E

Typical Unit A & E Elevations

Scale 1/8" = 1'-0"

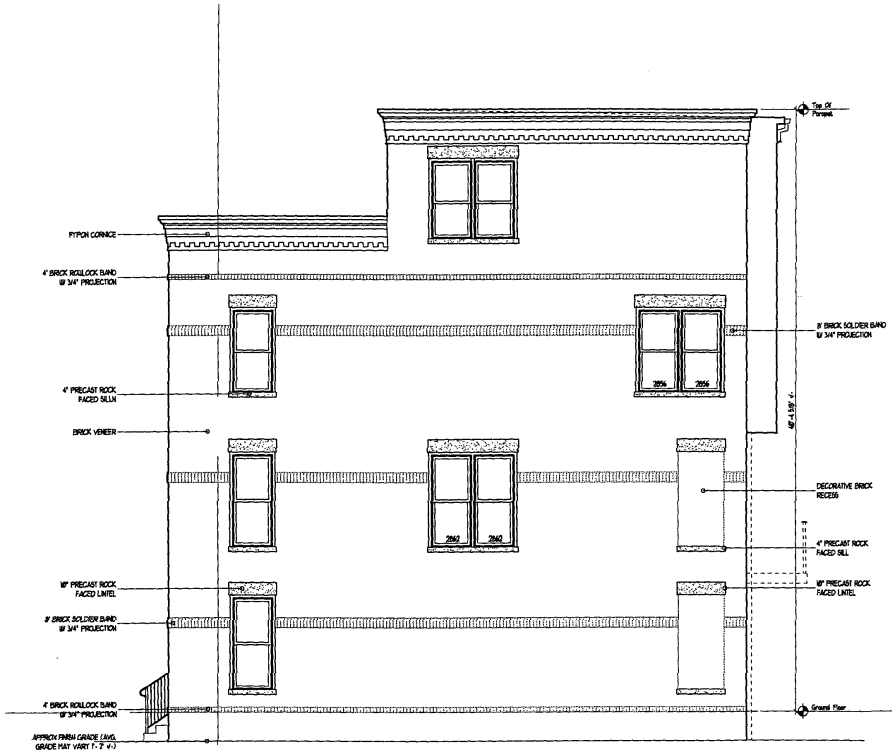
April 18, 2005

EAKIN / YOUNGENTOB ASSOCIATES INC.

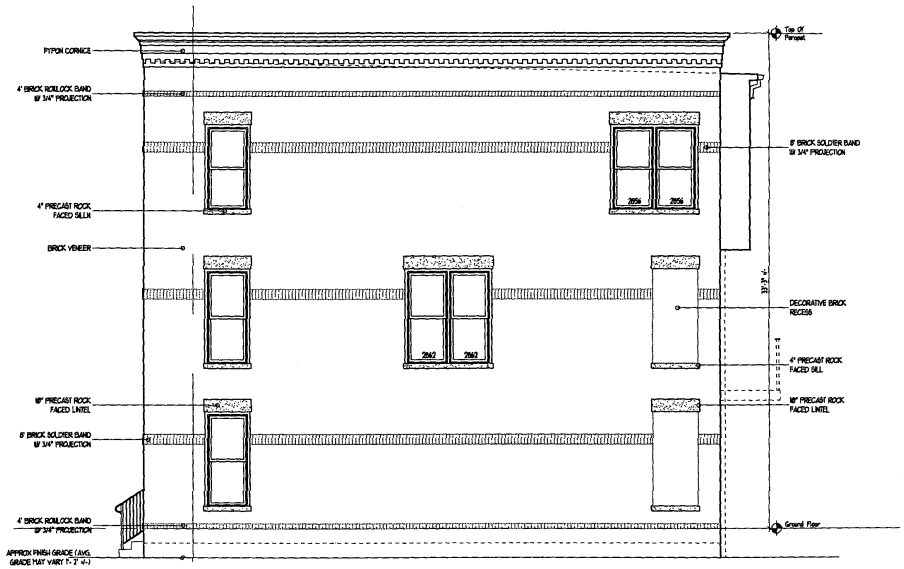
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CAPPER / CARROLLSBURG DWELLINGS

A-7.1



UNIT A & E w/ LOFT



UNIT A & E

Typical Unit A & E Elevations

Scale 1/8" = 1'-0"

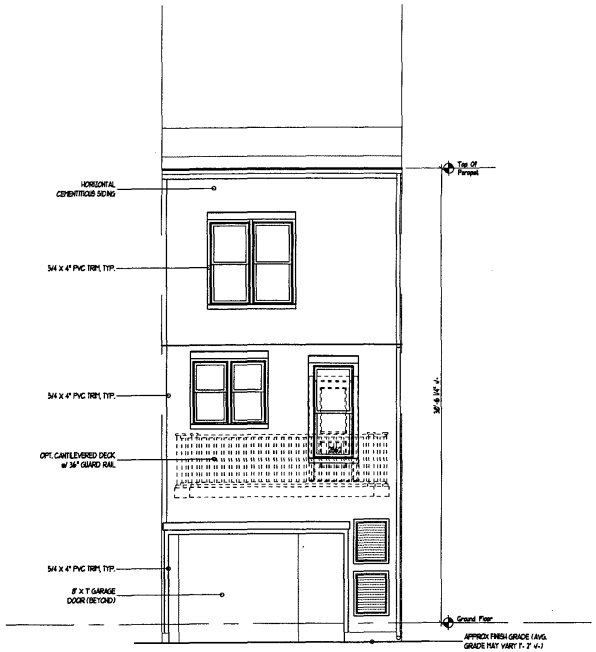
April 18, 2005

EAKIN / YOUNGENTOB ASSOCIATES INC.

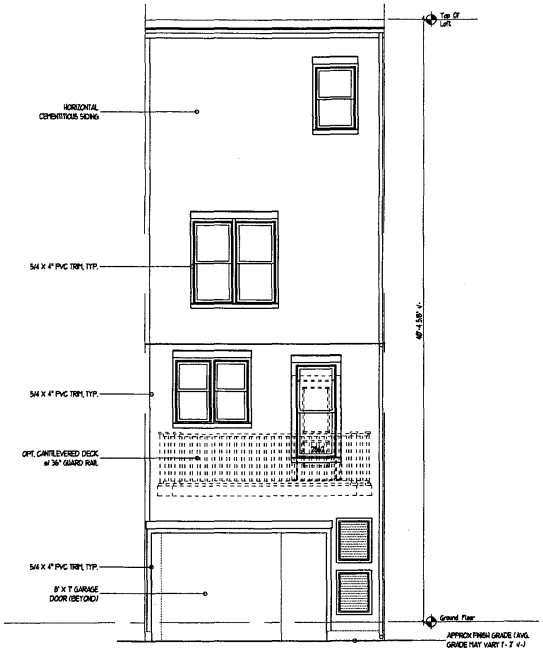
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CAPPER / CARROLLSBURG DWELLINGS

A-7.2



Unit A Rear



Unit A Rear w/ Loft

Typical Unit A & E Elevations

Scale 1/8" = 1'-0"

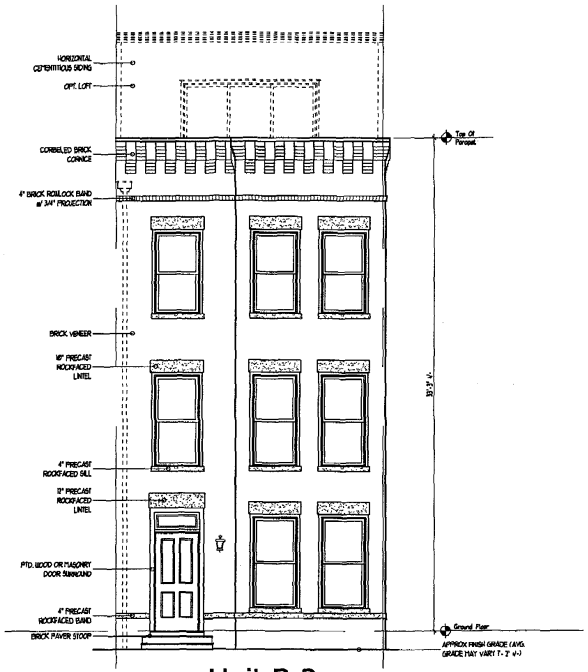
April 18, 2005

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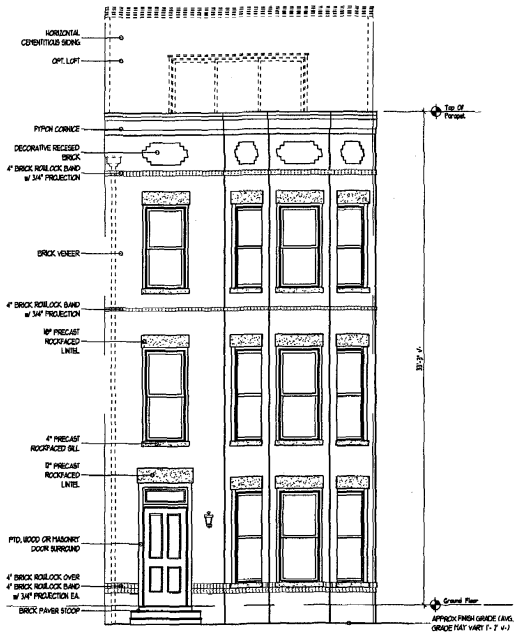
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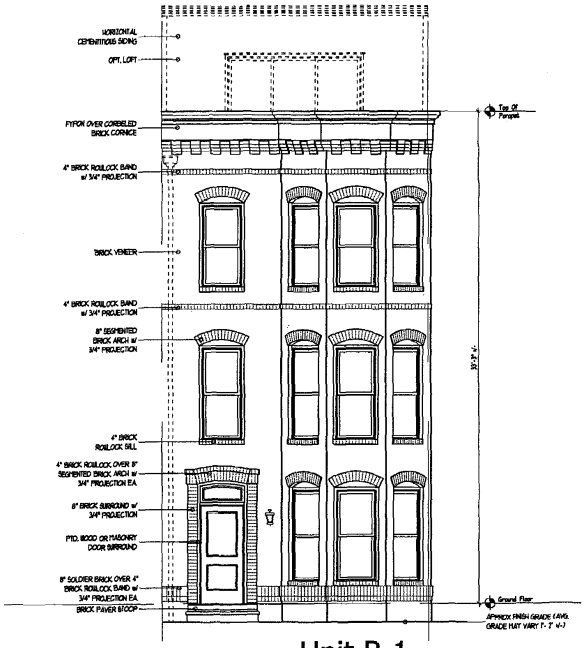
A-7.3



Unit B-3



Unit B-2



Unit B-1

Typical Unit B Elevations

Scale 1/8" = 1'-0"

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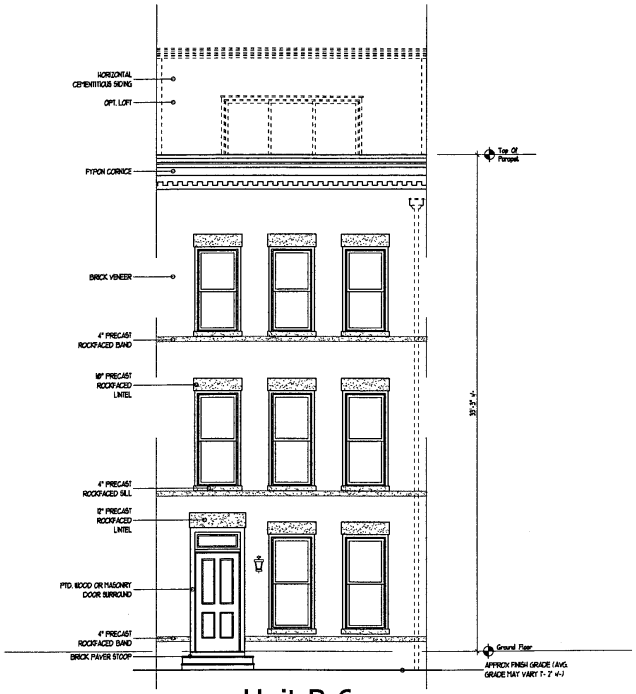
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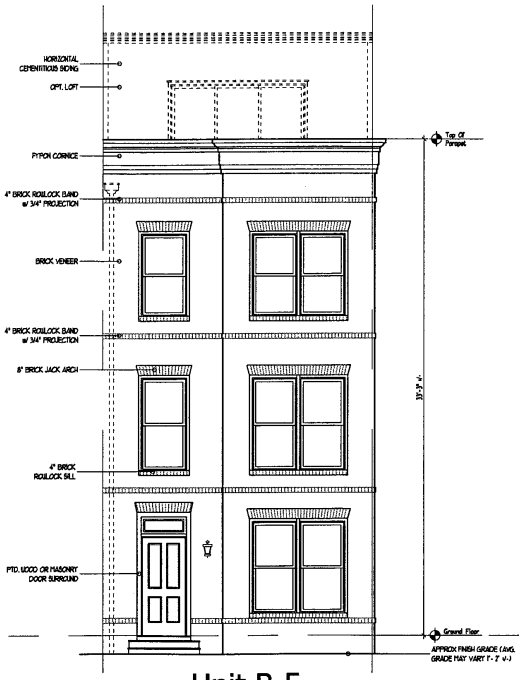
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CAPPER / CARROLLSBURG DWELLINGS

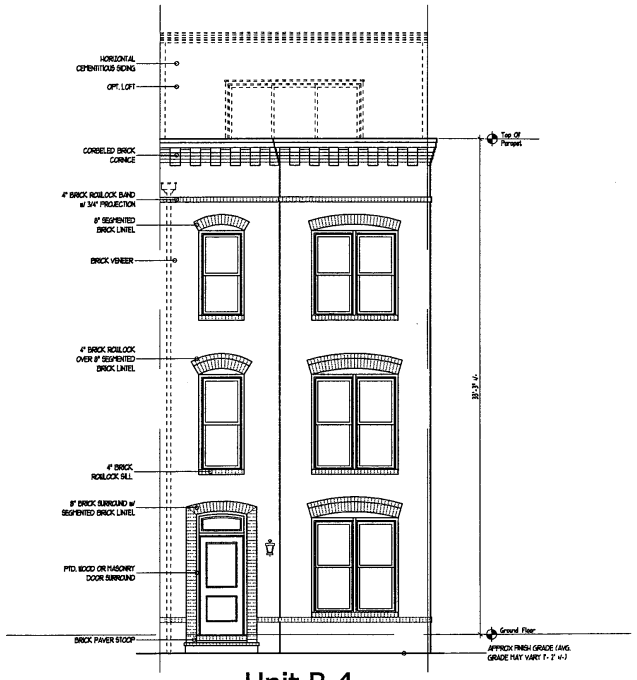
A-7.4



Unit B-6



Unit B-5



Unit B-4

Typical Unit B Elevations

Scale 1/8" = 1'-0"

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A-7.5



Unit B w/ Loft



Typical Unit B Elevations

Scale 1/8" = 1'-0"

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CAPPER / CARROLLSBURG DWELLINGS

A-7.6

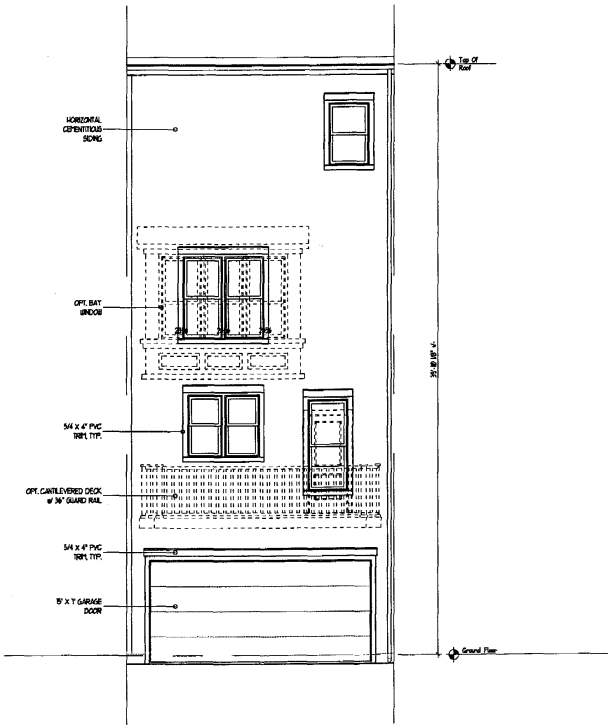
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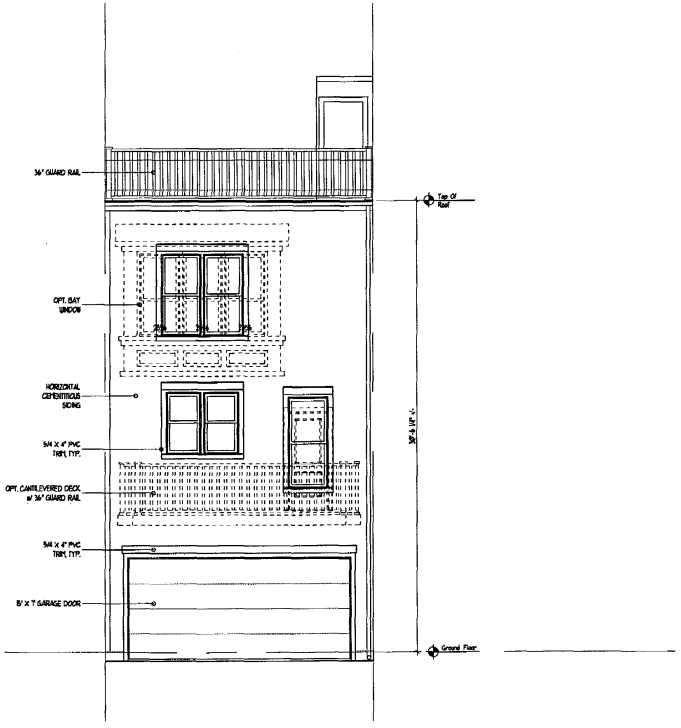
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UNIT B REAR w/ LOFT



UNIT B REAR

Typical Unit B Elevations

Scale 1/8" = 1'-0"

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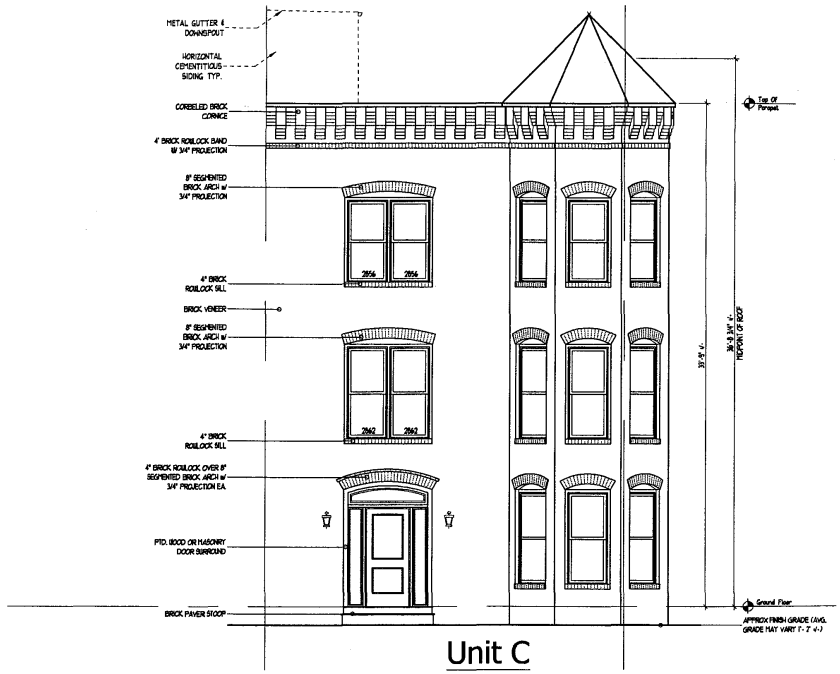
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CAPPER / CARROLLSBURG DWELLINGS

A-7.7



Unit C



Unit C

Typical Unit C Elevations

Scale 1/8" = 1'-0"

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CAPPER / CARROLLSBURG DWELLINGS

A-7.8





Typical Unit C Elevations

Scale 1/8" = 1'-0"

April 18, 2005

CAPPER / CARROLLSBURG DWELLINGS

A-7.9

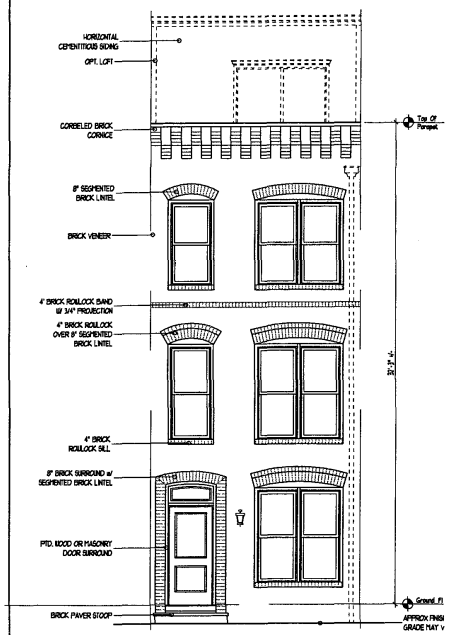
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LESSARD GROUP INC.

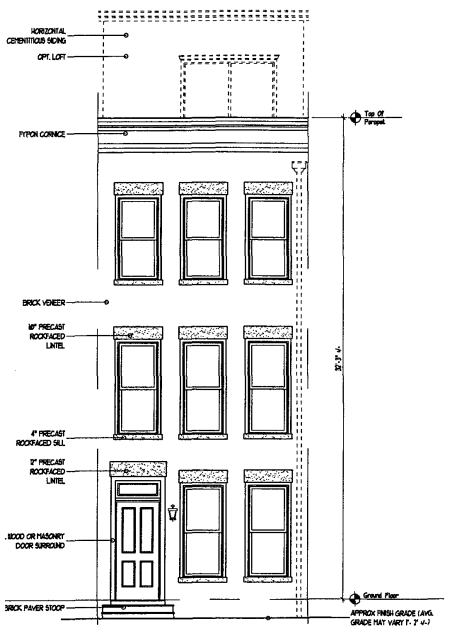
8521 LEESBURG PIKE, SUITE 700

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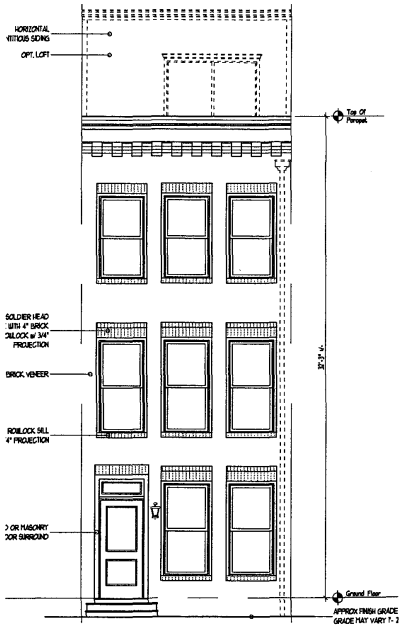
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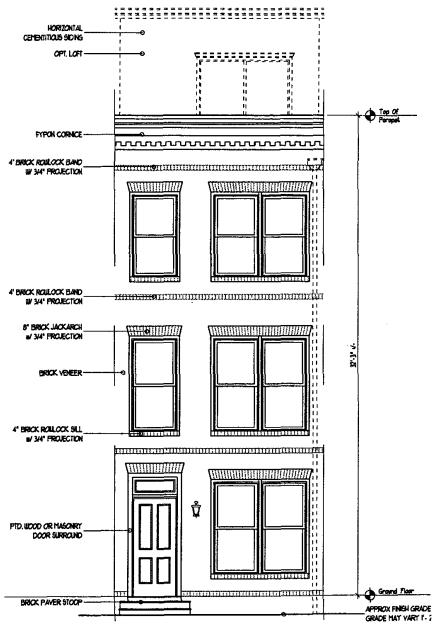
Unit D-4



Unit D-3



Unit D-2



Unit D-1

Typical Unit D Elevations

Scale 1/8" = 1'-0"

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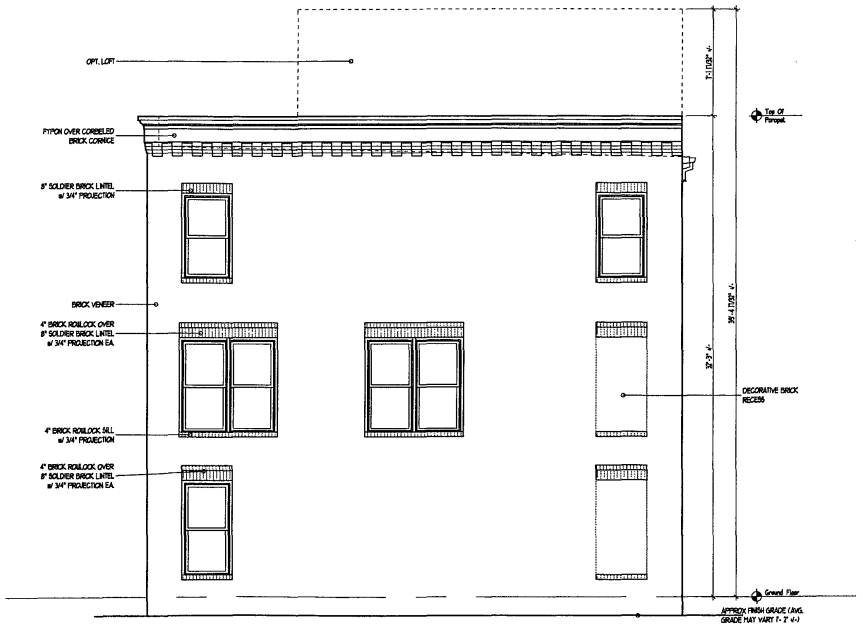
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CAPPER / CARROLLSBURG DWELLINGS

A-7.10



Unit D

Typical Unit D Elevations

Scale 1/8" = 1'-0"

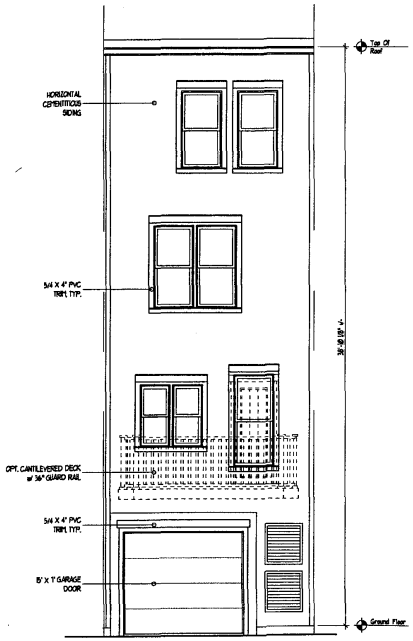
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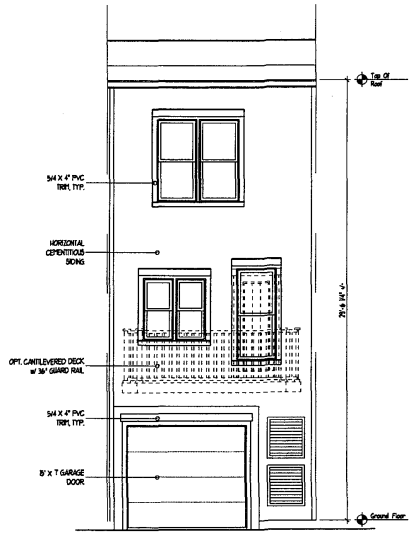
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CAPPER / CARROLLSBURG DWELLINGS

A-7.11





Typical Unit D Elevations

Scale 1/8" = 1'-0"

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CAPPER / CARROLLSBURG DWELLINGS

A-7.12

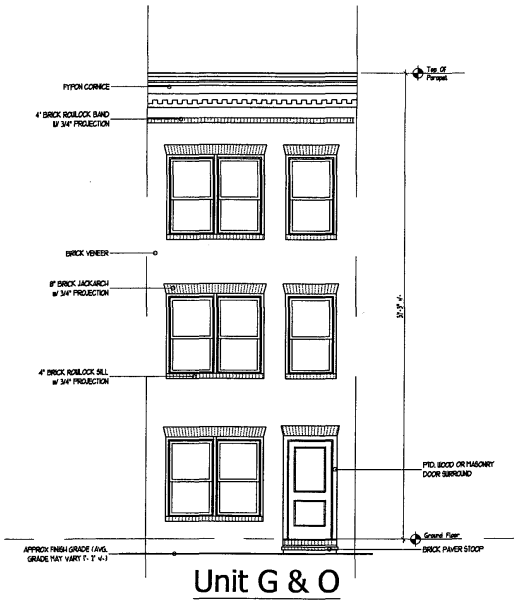
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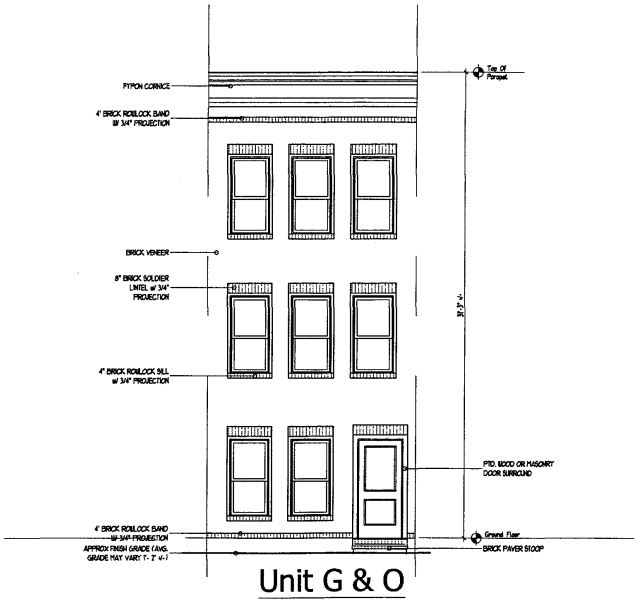
LESSARD GROUP INC.

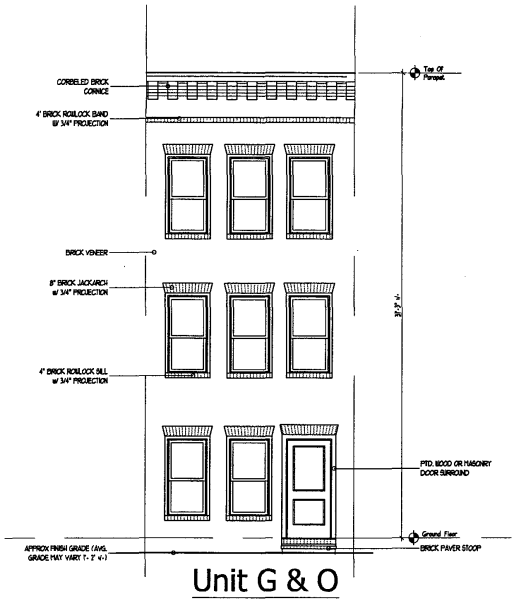
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Typical Units G & O Elevations

Scale 1/8" = 1'-0"

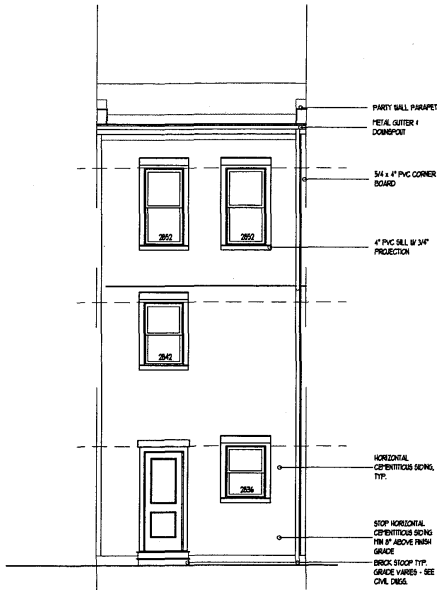
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CAPPER / CARROLLSBURG DWELLINGS

A-7.13



Typical Units G & O Elevations

Scale 1/8" = 1'-0"

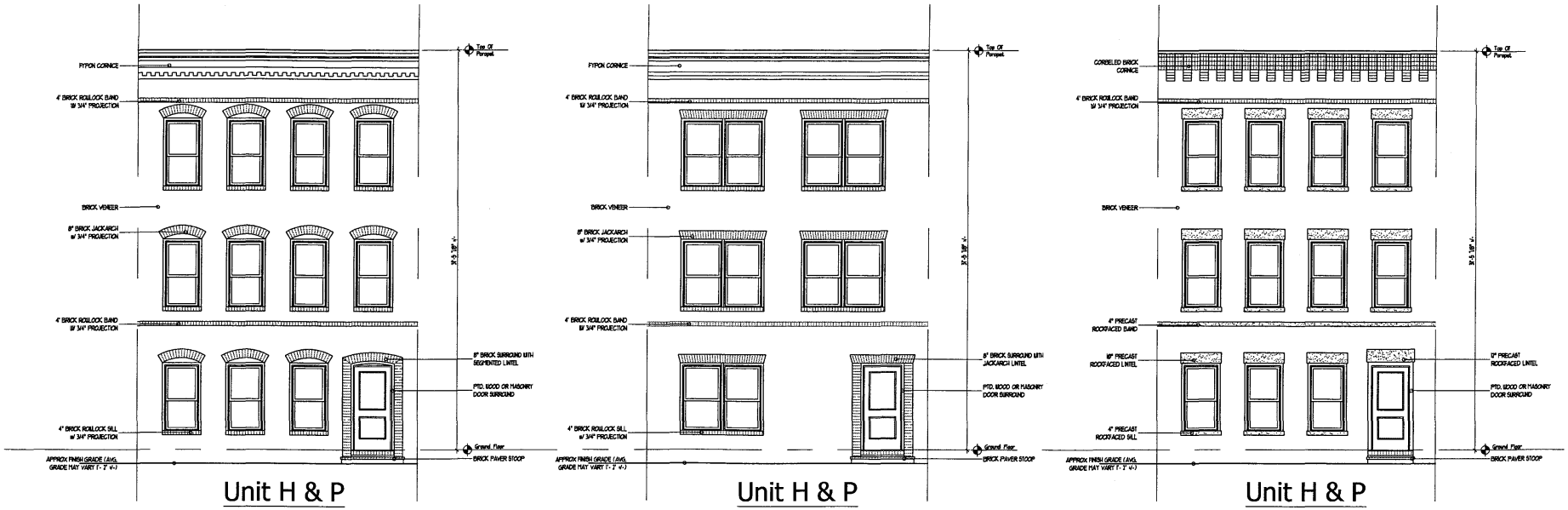
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CAPPER / CARROLLSBURG DWELLINGS

A-7.14

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Unit H & P

Unit H & P

Unit H & P

Typical Unit H & P Elevations

Scale 1/8" = 1'-0"

April 18, 2005

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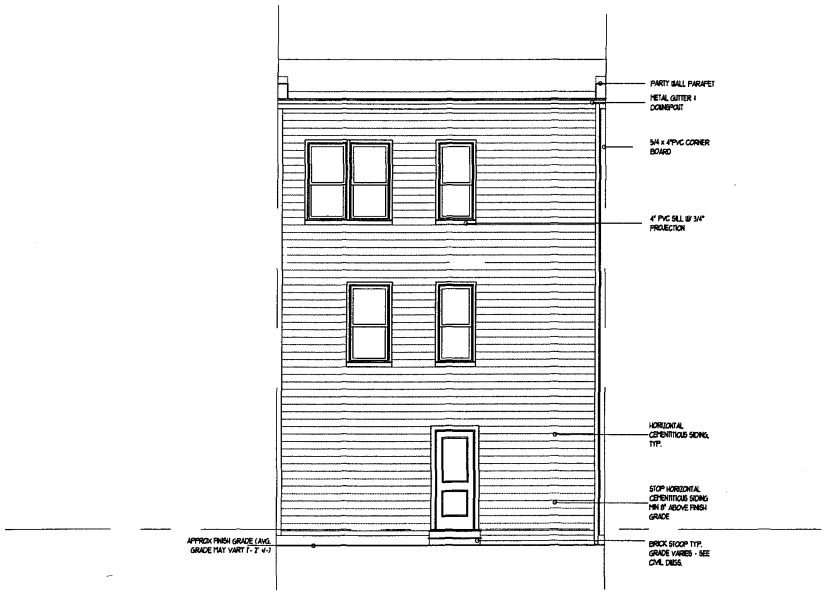
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CAPPER / CARROLLSBURG DWELLINGS

A-7.15



Typical Unit H & P Elevations

Scale 1/8" = 1'-0"

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A-7.16

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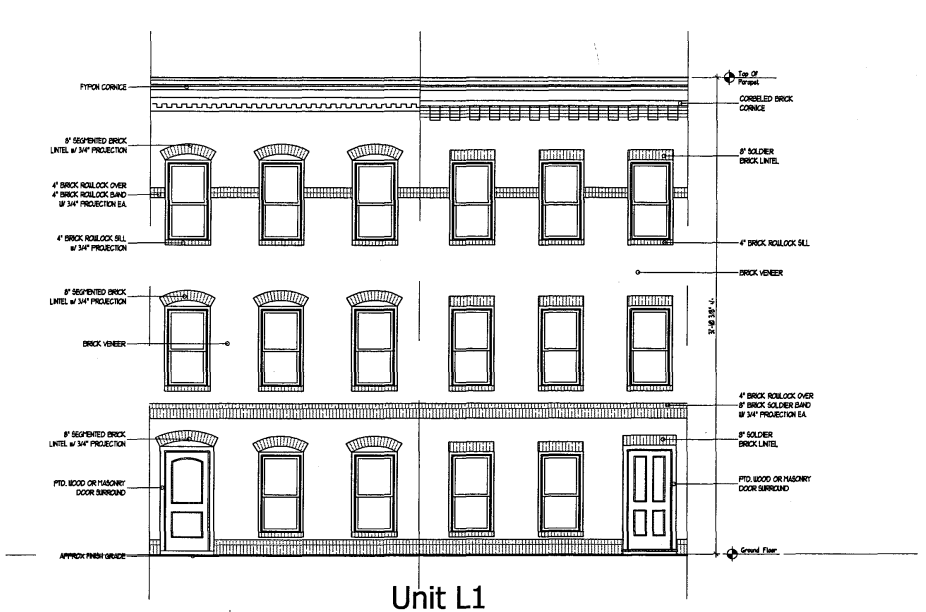
8521 LEESBURG PIKE, SUITE 700

VIENNA, VA 22182

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Unit L1



Unit L1



Typical Unit L1 Elevations

Scale 1/8" = 1'-0"

April 18, 2005

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CAPPER / CARROLLSBURG DWELLINGS

A-7.17



Unit L2



Unit L2

Typical Unit L2 Elevations

Scale 1/8" = 1'-0"

April 18, 2005

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LESSARD GROUP INC.

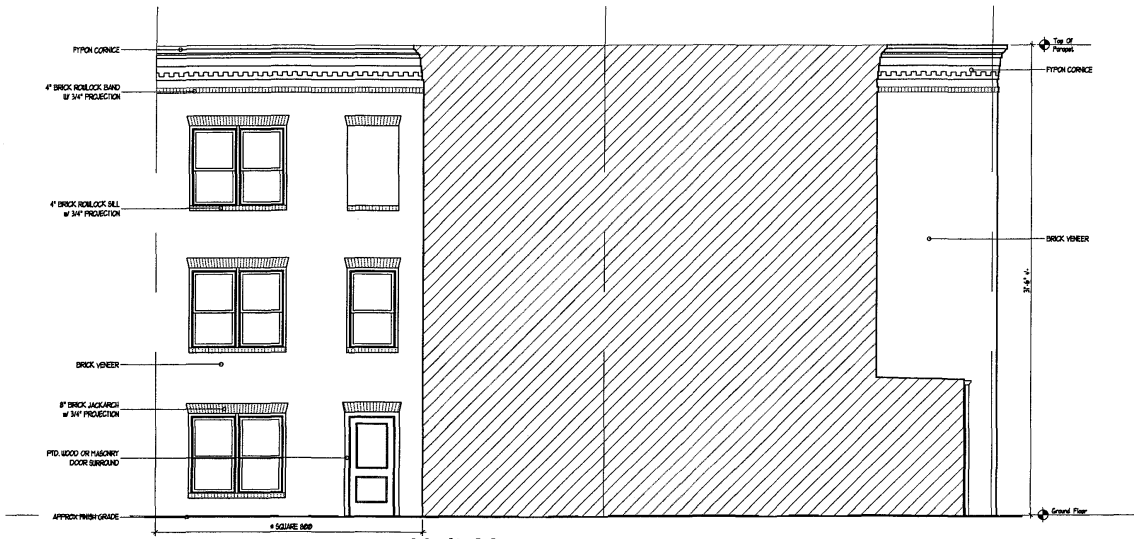
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CAPPER / CARROLLSBURG DWELLINGS

A-7.18



Unit M



Unit M

Typical Unit M Elevations

Scale 1/8" = 1'-0"

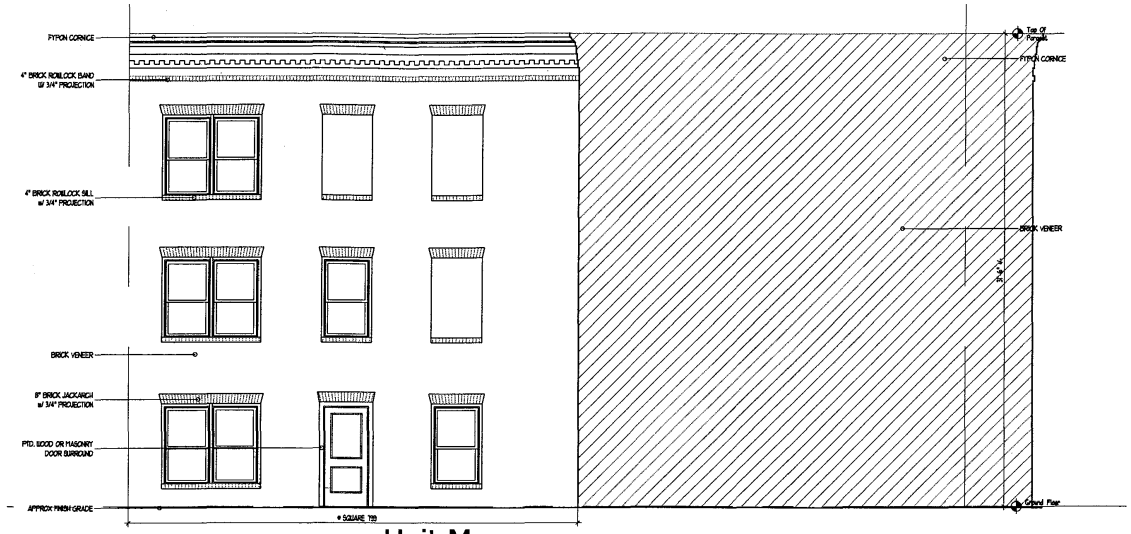
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A-7.19



Unit M



Typical Unit M Elevations

Scale 1/8" = 1'-0"

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CAPPER / CARROLLSBURG DWELLINGS

A-7.20