

SQUARE 769 - NORTH
RESIDENTIAL BUILDING
SECTION 4

SQUARE 882 / SQUARE 769

WASHINGTON, DC

25 JUNE 2008

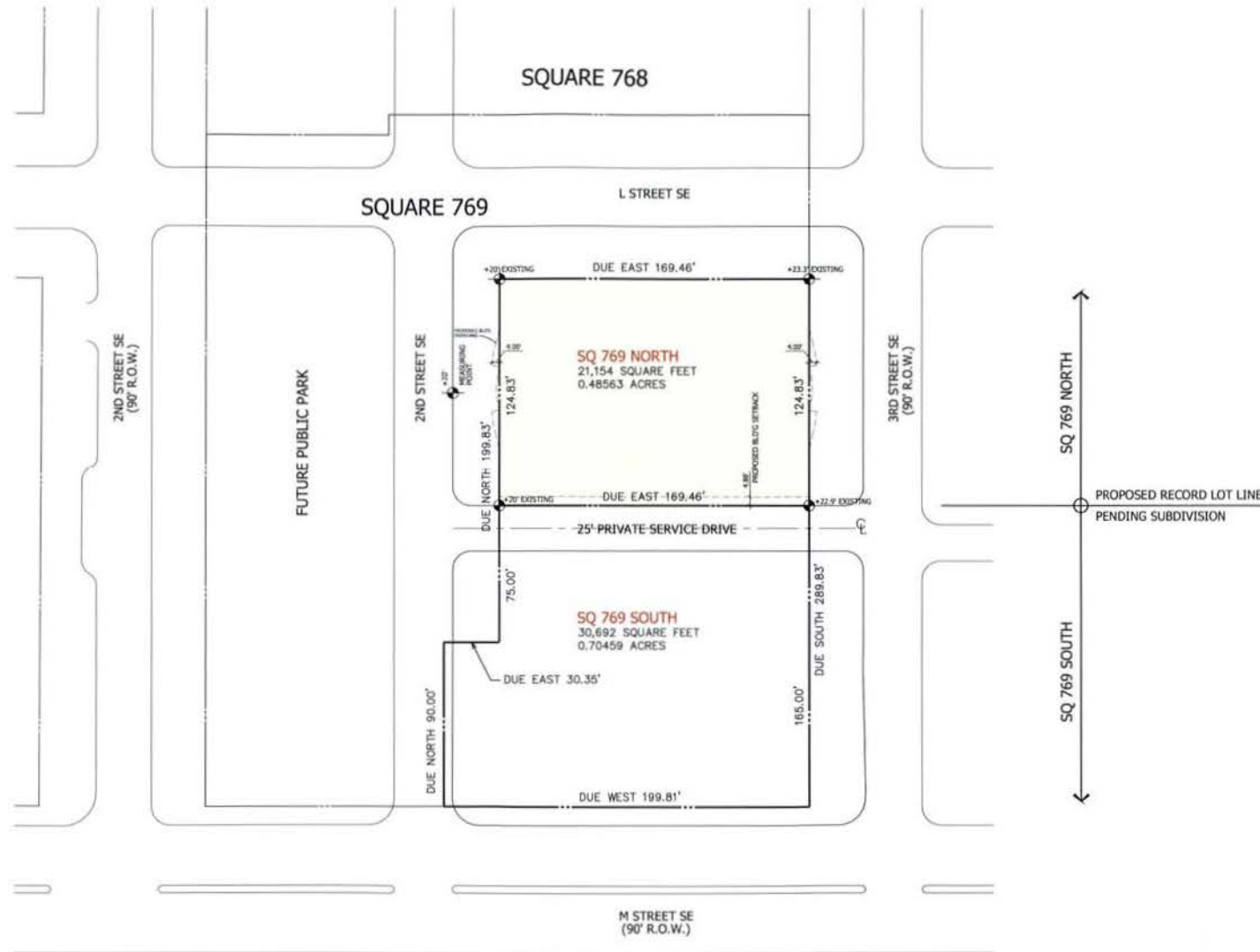
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CAPPER CARROLLSBURG VENTURE, LLC

PLANNED UNIT DEVELOPMENT SUBMISSION



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



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1. VIEW WEST ALONG L STREET SE



2. VIEW SOUTHEAST TOWARDS DEPARTMENT OF TRANSPORTATION



3. VIEW NORTHWEST TOWARDS COURTYARD MARRIOTT HOTEL



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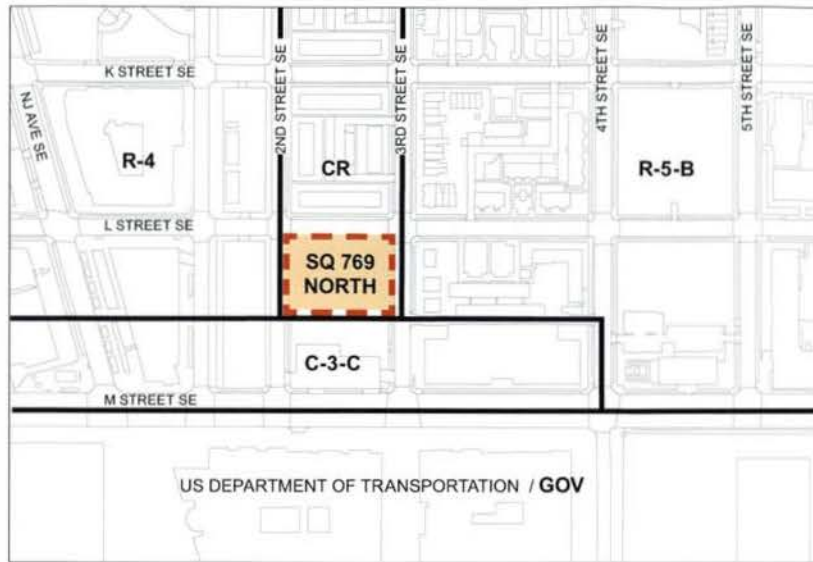
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Notes:

1. 3" per foot of height of residential building, but no less than 12'.
2. A side yard is not required, but if provided must be a minimum of 3 inches per foot of building height, but not less than 8 feet (§637).
3. 3" per foot of height of court; minimum of 10 ft.
4. 4" per foot of height of court; minimum of 15 ft.
5. 1 space per 3 dwelling units.
6. In excess of 3,000 square feet, 1 space per 750 square feet of gross floor area.
7. Multiple dwelling with 50 or more units in all districts require (1) 12'x55' loading berth, (1) 10' x20' service/delivery loading space, and (1) 200 sf platform.
8. Retail loading is not required because the retail gross floor area is less than 5,000 sf.

RESIDENTIAL DEVELOPMENT DATA

ZONE:	CR
SQUARE:	769-NORTH
LOTS:	PENDING SUBDIVISION
SITE AREA:	21,154 SF

	REQUIRED/ ALLOWED AS MATTER OF RIGHT	REQUIRED/ ALLOWED UNDER PUD STANDARDS	APPROVED IN FIRST STAGE	PROPOSED IN SECOND STAGE
USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
HEIGHT	90'	110'	110'	110'
TOTAL FAR	6.0	8.0		8.58
NON-RESIDENTIAL FAR	3.0	4.0	3,000 SF	4,090 SF
GROSS FLOOR AREA			169,906 SF	181,420 SF
LOT OCCUPANCY	75%			96%
PUBLIC SPACE	10% (2,115 SF)			NONE
REAR YARD	NOTE 1			4.8'
SIDE YARD	NOTE 2			0
OPEN COURT	NOTE 3			39.5' X 60'
CLOSED COURT	NOTE 4			NONE

ROOF STRUCTURES

HEIGHT	18'-6"	18'-6"
AREA	0.37 FAR	6,600 SF
SETBACKS	1:1	18'-6"

PARKING

RESIDENTIAL	NOTE 5 (57)	150
RETAIL	NOTE 6 (2)	2
TOTAL	(59)	152

BICYCLE PARKING

NOTE 9	8 MIN.
--------	--------

LOADING

RESIDENTIAL	NOTE 7	(1) 12' X 38'
RETAIL	NOTE 8	NONE
TOTAL	(1) 12' X 55' (1) 10' X 20' (1) 200 SF PLATFORM	(1) 12' X 38'

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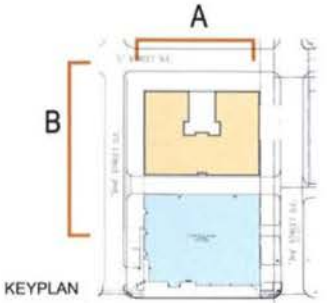




L STREET SE, ELEVATION A



2ND STREET SE, ELEVATION B



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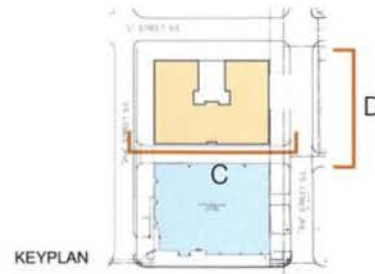




SERVICE DRIVE, ELEVATION C



3RD STREET SE, ELEVATION D



0 40'

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DETAIL 'B'



DETAIL 'A'

0 10'



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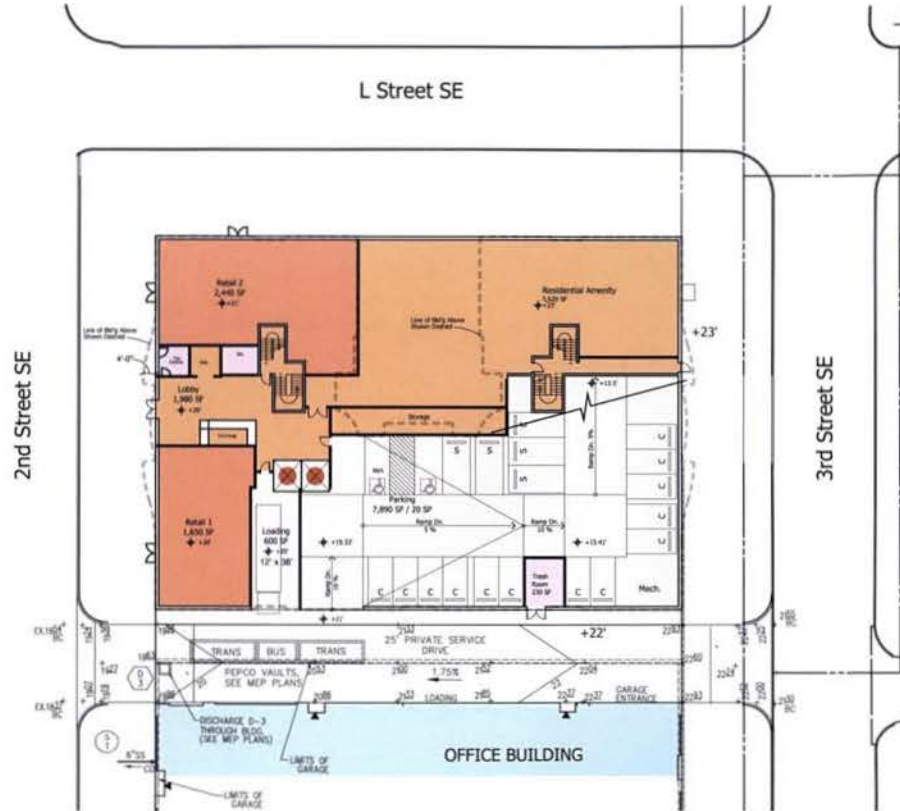
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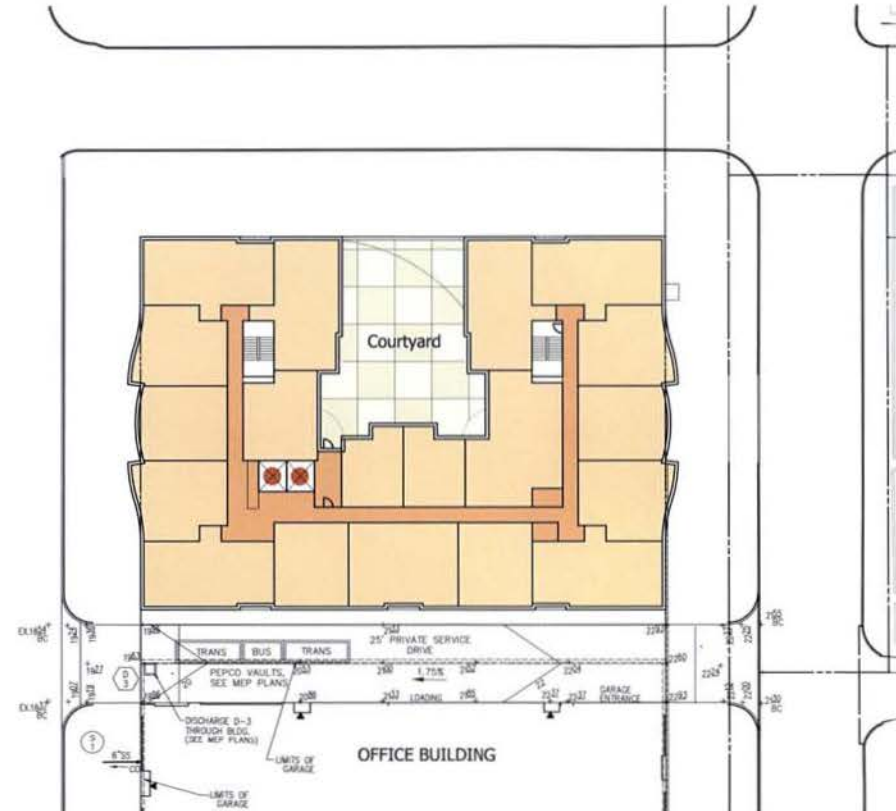




STREET LEVEL PLAN

Unit Summation	
2 Bdrm.	72
1 Bdrm.	99
Total	171

NOTE: INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.



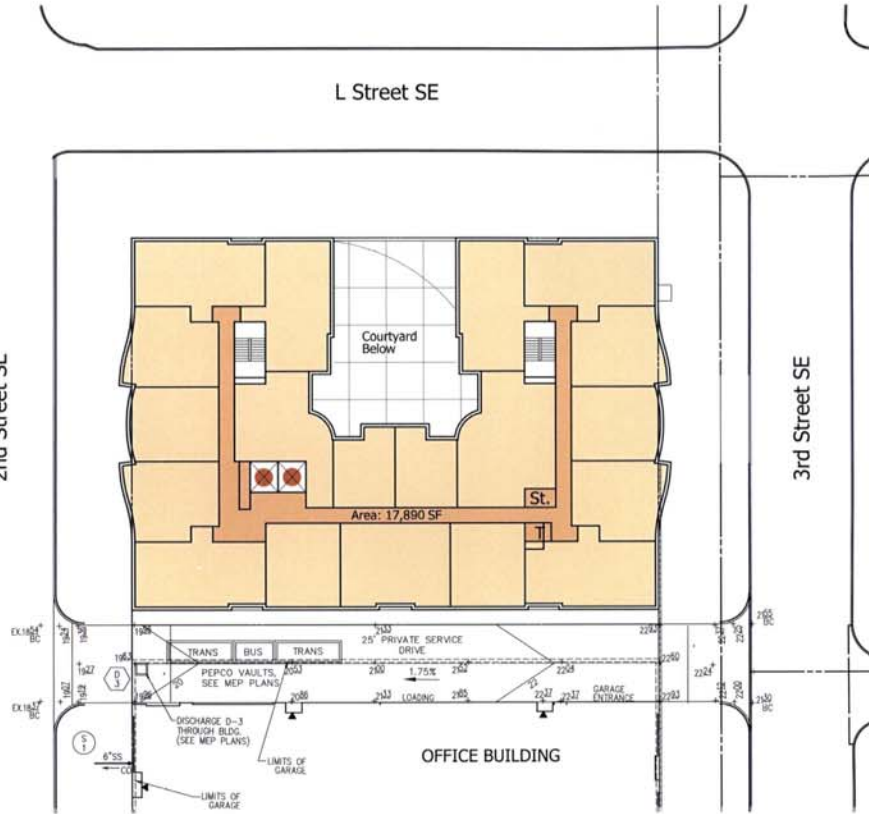
2ND LEVEL PLAN



2nd Street SE

L Street SE

3rd Street SE

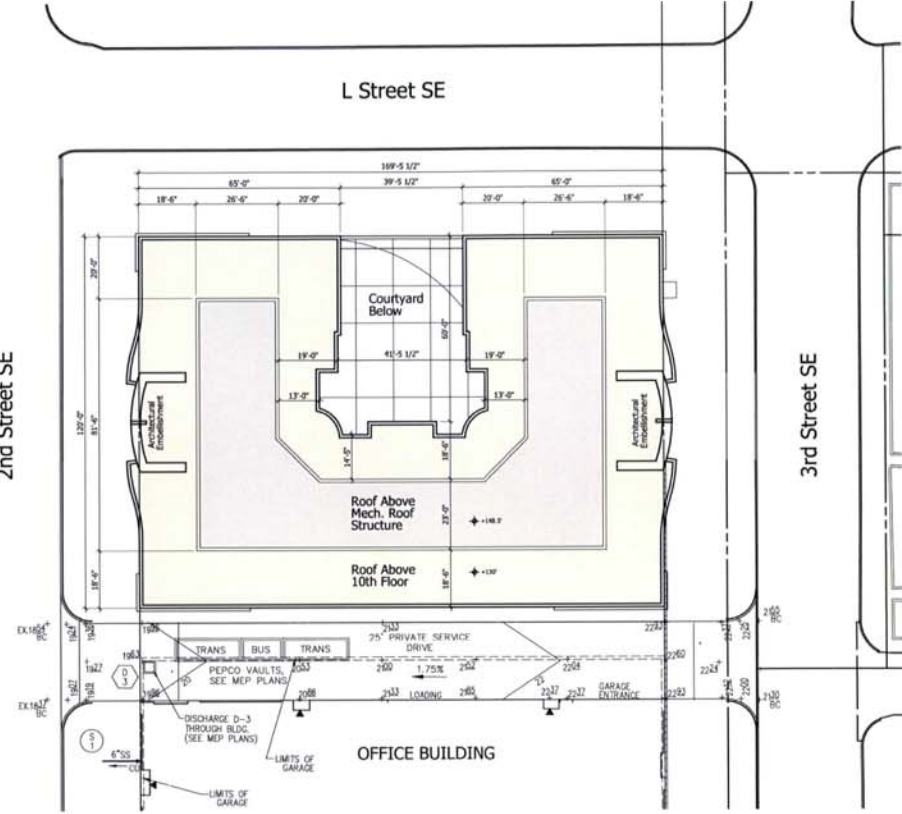


TYPICAL LEVEL PLAN

2nd Street SE

L Street SE

3rd Street SE



ROOF PLAN



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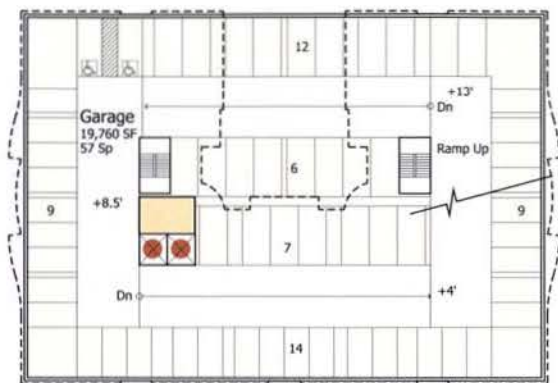
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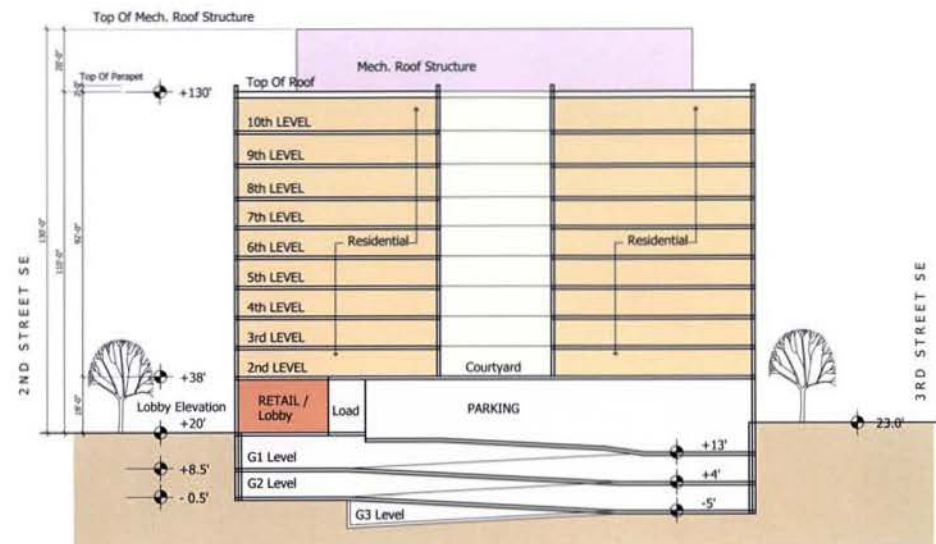
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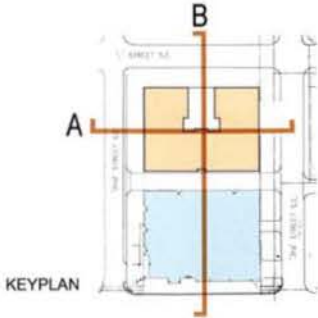
GARAGE LEVEL PLAN



SECTION A

Parking Tabulation		Residential				Retail	
		171 Dwelling Units				4,090 SF	
Required	57	0.33 space per units				2 Sapces	
Standard	52	91%					
Compact	34	60%				Total 59 Spaces	
Proposed		150 0.89 space per units				2 Sapces	
	Garage 3	Garage 2	Garage 1	1st Level	Total	Mix	
Standard	9	23	23	4	59	38.82%	
Accessible		2	2	2	6	3.95%	
Compact	9	32	32	14	87	57.24%	
Total		57	57	20	152	100.00%	
						Total 152 Spaces	

Size of Parking Space
Standard: 9'x19'
Compact: 8'x16'

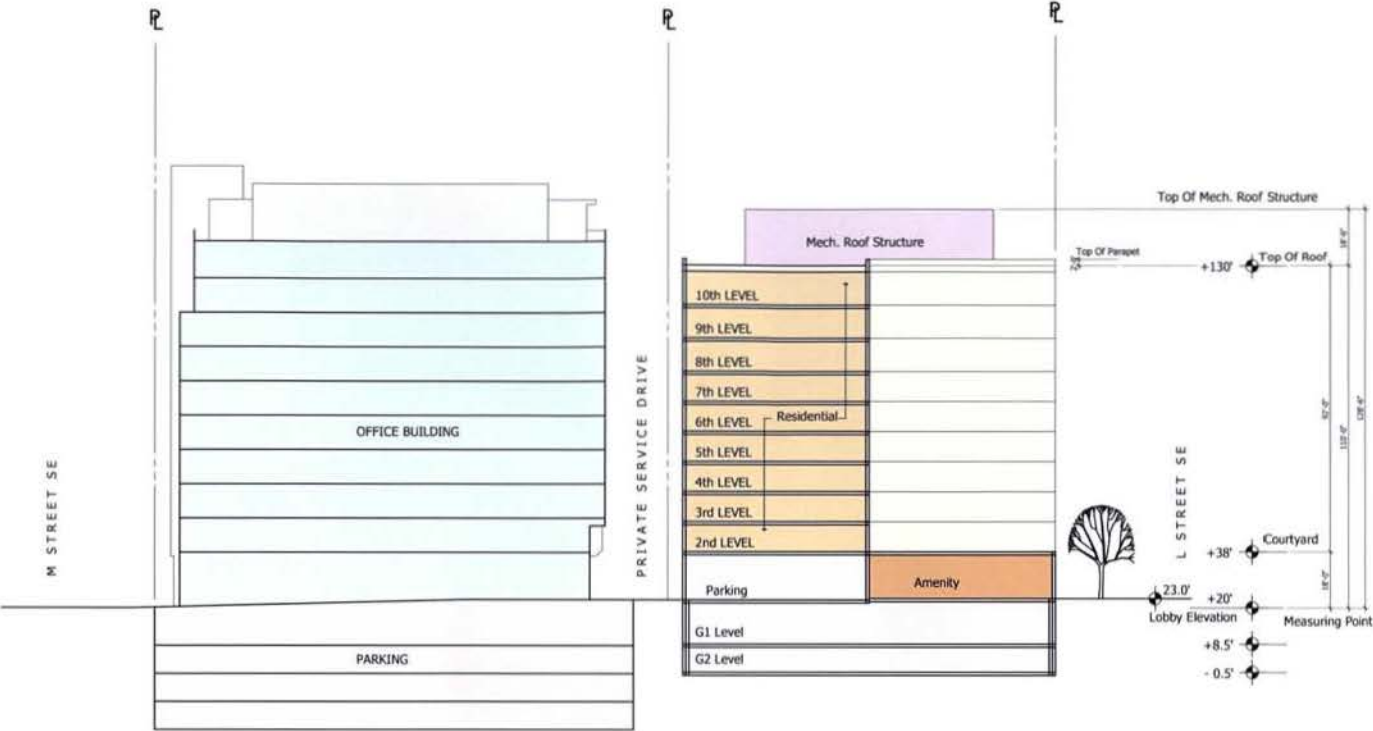


KEYPLAN

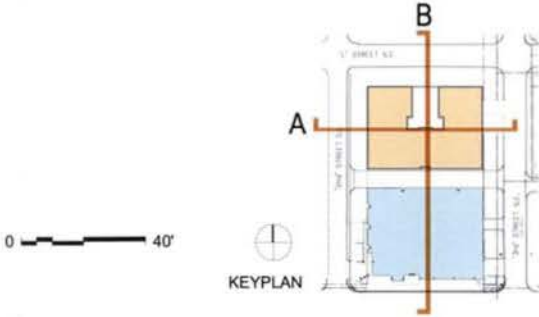
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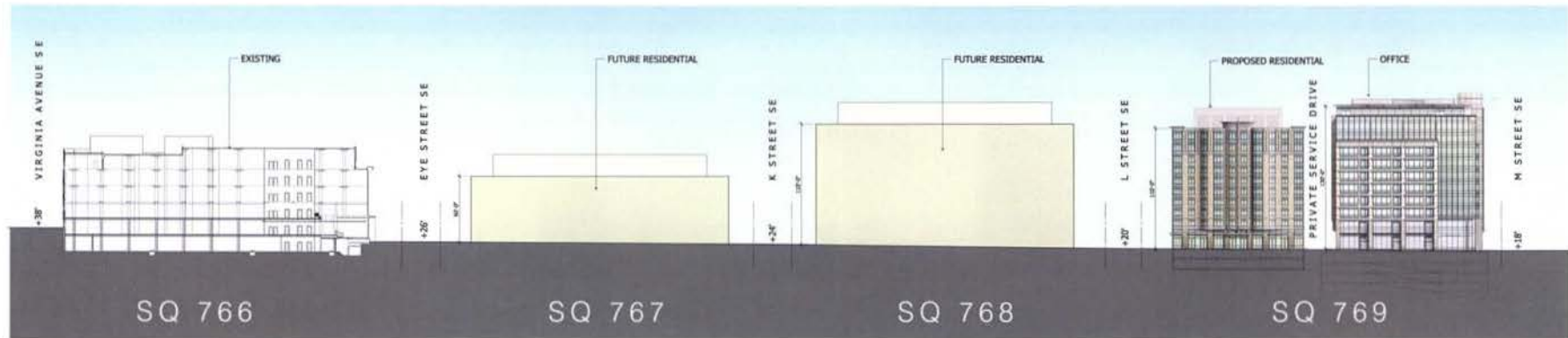
SECTION B



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L Street SE

Canal Park

2nd Street SE

3rd Street SE

COBBLESTONE
PERMEABLE
PAVERS
CONCRETE PAVING, TYP.
INLAID STONE BAND, TYP.
6" WIDE STONE BAND, TYP.
PRECAST CONCRETE
OR STONE PAVERS, TYP.

EXISTING UTILITIES POLE
TO REMAIN TYP. OF 2

RETAIL
ENTRANCE

TABLES AND CHAIRS
PROVIDED BY TENANT, TYP.
BENCH, TYP.
4'X10' TREE PIT, TYP.

RESIDENTIAL
LOBBY

RETAIL
ENTRANCE

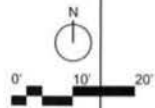
Loading
600 SF
+20'

RAISED PLANTER, TYP.

PROPOSED 4" CAL. SHADE TREE, TYP.
PROPOSED 2" CAL. ORNAMENTAL TREE, TYP.
FOUNDATION PLANTING, TYP.

POTENTIAL TREE SCHEDULE	
Scientific name	Common Name
Potential 4" Cal. Shade Trees	
<i>Platanus acerifolia</i>	London Planetree
<i>Quercus phellos</i>	Willow Oak
<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova
Potential Upright 3" Cal. Shade Trees	
<i>Ginkgo biloba</i> (male)	Ginkgo
<i>Acer rubrum</i> 'Columnar'	Columnar Red Maple
<i>Quercus robur</i> 'Fastigiata'	Upright English Oak
Potential 2" Cal. Ornamental Trees	
<i>Cercis canadensis</i>	Eastern Redbud
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Prunus serrulata</i> 'Kwanzan'	Kwanzan Cherry

EXISTING TREE TO
REMAIN, TYP.



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EDAW | AECOM

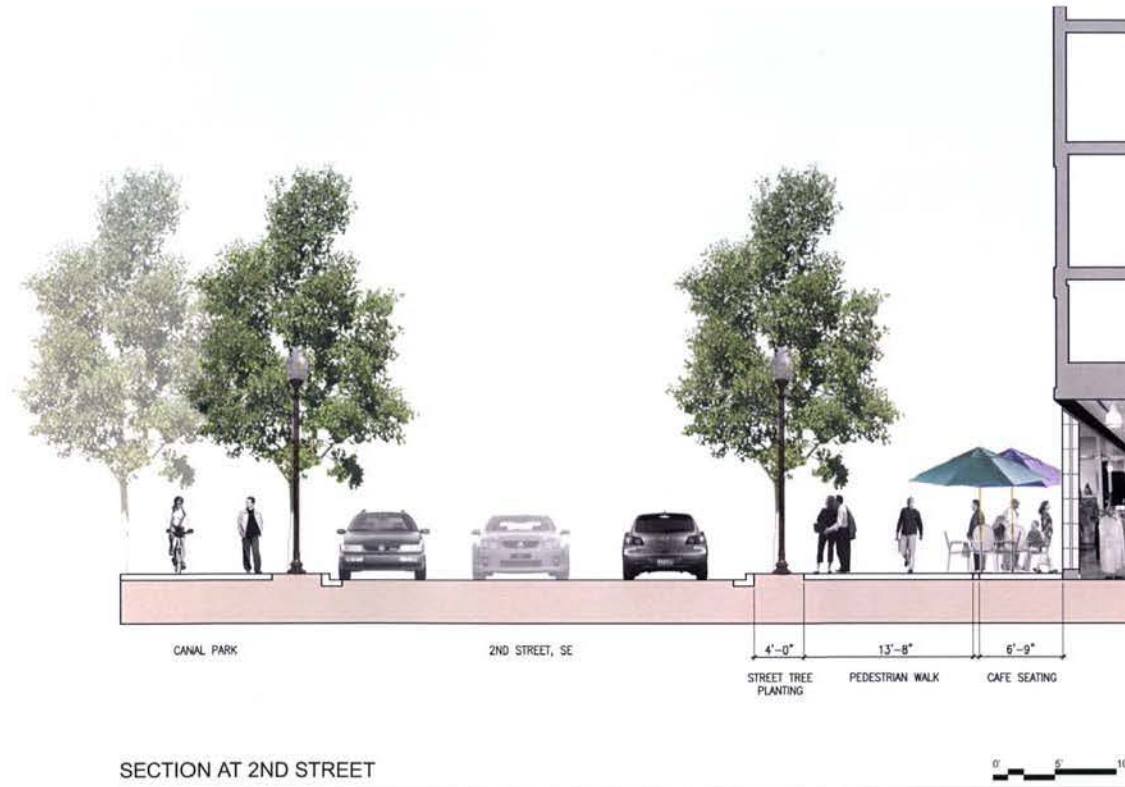


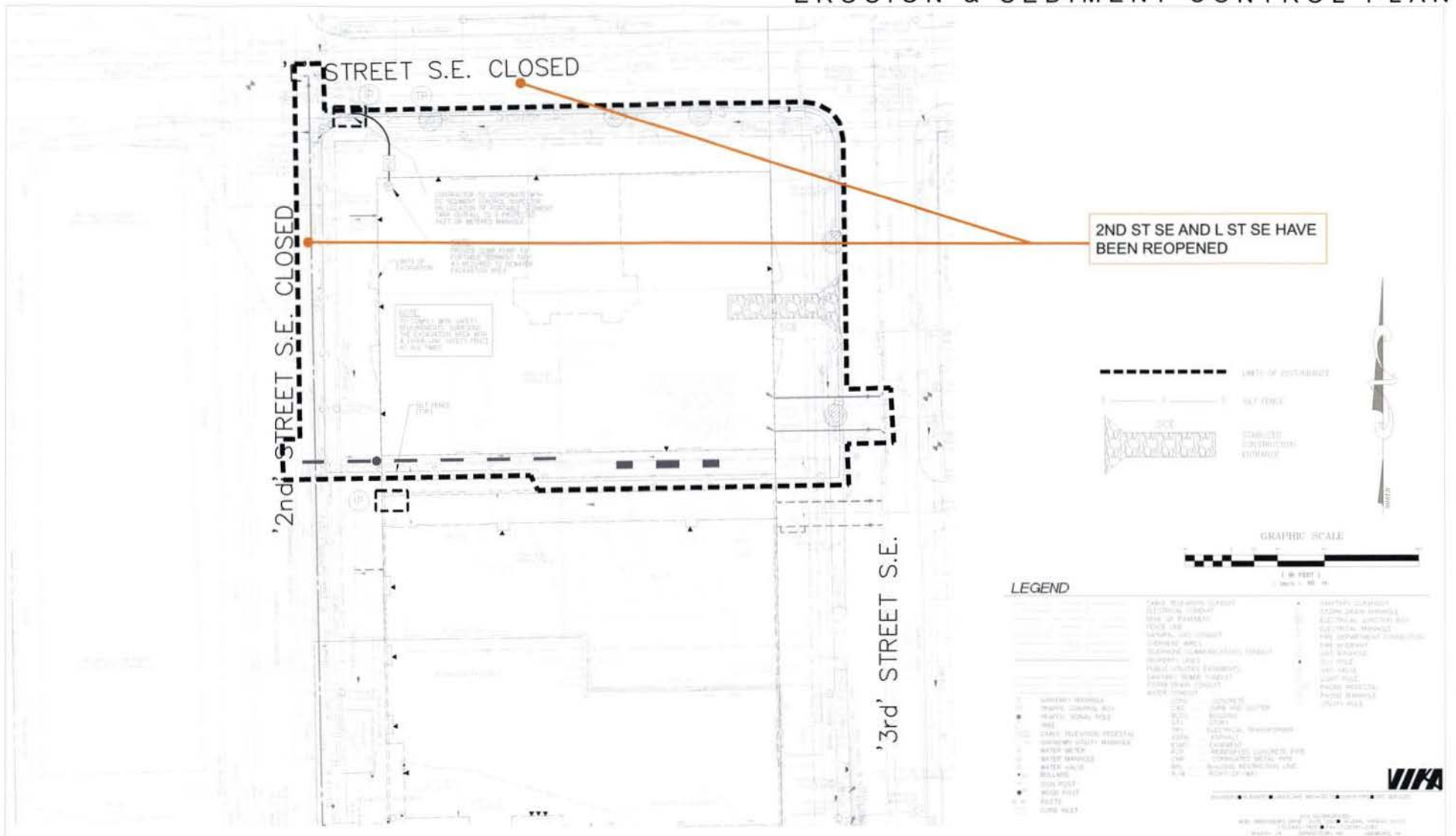
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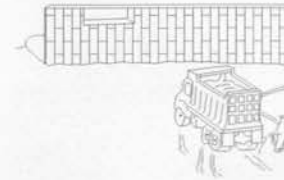
1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE AS TO MINIMIZE THE CREATION AND SUPERSEAL OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.
2. THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL, AND OTHER DELETERIOUS MATERIAL TO BE USED FOR ON-SITE 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 A TANK, PUMP, BAR, PUMP WITH DISCHARGE PRESSURE GAUGE,
 - B. ADJUST SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER;
 - C. DISPENSE WATER THROUGH NOZZLES ON SPRAY BAR AT 20 PSI (13.8 K Pa) MINIMUM. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS FLOODING.
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 FLOODING;
 - C. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND THE SITE BOUNDARIES.

SOIL ESTABLISHMENT (VEGETATIVE STABILIZATION)

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

1. General Specifications
 - A. Seed of hardiness and shall be hardiness or Virginia State Certified, or Maryland or Virginia State approved seed.
 - B. Seed shall be applied out 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 mulch.
 - C. Standard size seedlings of seed shall be strong enough to support their own weight when their size and shape when suspended vertically with a firm grip on the upper 10 percent of the section.
 - D. Introduce plants of seed and shall be cut to the supplies width and height. Maximum allowable deviation from standard widths and heights shall be 5 percent. Broken roots and torn or uneven seeds will not be acceptable.
 - E. Seed shall not be transplanted or transported when moisture content (necessary dry or wet) may adversely affect its survival.
 - F. Seed shall be installed, delivered, and installed within a period of 16 hours. Seed not transplanted within this period shall be installed and approved prior to its installation.
 - G. Seed labels shall be made available for the job foreman and inspector.
2. Seed Installation
 - A. During periods of excessively high temperature the seed shall be lightly irrigated immediately prior to laying the seed.
 - B. The first row of seed shall be laid in a straight line with subsequent rows placed parallel to and tightly wedged against each other. Spacing joints shall be staggered to promote even uniform growth and strength. Ensure that seed is not stretched or compressed and that all joints are bolted tight in order to prevent seeds which could cause air flow at the joints.
 - C. On sloping areas where erosion may be a problem, seed shall be laid with the long edges parallel to the contour and with staggering joints. Secure the seed by rolling, tamping and pegging or other approved methods.
 - D. As seeding is completed in any one section, the entire area shall be rolled or tamped to ensure good contact of seeds with soil surface. Seed shall be watered immediately after laying or tamping until the underside of the seed mat is wet and not surface below the seed is thoroughly wet. The operations of rolling, tamping and pegging for all joints of seed shall be completed within eight hours.

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 SWEEP 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 75% CAPACITY HAS BEEN REACHED.
7. ANY STOCKPILING, REGARDLESS OF LOCATION, SHALL BE STABILIZED AND COVERED WITH PLASTIC OR CANVAS, AFTER ITS ESTABLISHMENT AND FOR THE DURATION OF THE PROJECT.
8. AFTER GRAZE OR DEMOL, THERE IS THE NEED FOR GROUND COVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING, SUCH AS SEED, SOIL, 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.



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

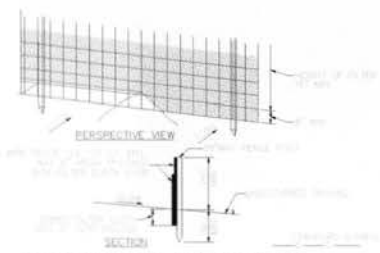
PURPOSE: THE VEHICLE WASH IS PROVIDED TO MINIMIZE THE QUANTITY OF SEDIMENT DEPOSITED ON DISTRICT OF COLUMBIA ROADS BY VEHICLES LEAVING THE SITE.

CONDITION WHERE PRACTICE APPLIED: THE VEHICLE WASH AREA WILL BE REQUIRED ON ANY SITE WHERE VEHICLES CAN ENTER WITH UNWASHED 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 ARBITRATION ROADS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

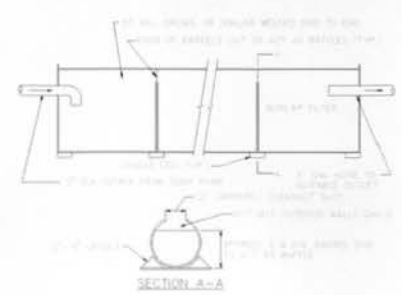
VEHICLE WASH AREA
NOT TO SCALE



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

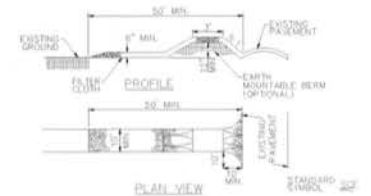
1. FABRICATED SILT FENCE SHALL BE CONSTRUCTED OF 1/2" X 1/2" X 1/2" GALVANIZED STEEL OR EQUIVALENT.
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FABRICATED SILT FENCE
NOT TO SCALE



1. CLEAN OUT THE SEDIMENT TANK WHEN ONE THIRD (1/3) FILLED WITH SOLIDS.
2. STEEL DRUMS ARE USED AS AN EXAMPLE DUE TO THEIR READY AVAILABILITY. ANY TANKS MAY BE USED PROVIDED THAT THE VOLUME IS CUBIC FEET EQUALS SEVENTEEN TIMES THE PUMP DISCHARGE IN GALLONS PER MINUTE. PUMP DISCHARGE (G.P.M.) = 10-CUBIC FOOT STORAGE.
3. ALL SEDIMENT COLLECTED IN THE TANK SHALL BE DISPOSED OF BY A METHOD APPROVED BY THE ARCHITECT.

PORTABLE SEDIMENT TANK DETAIL
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 30 FEET (EXCEPT ON RESIDENCE LOT WHERE A 20 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS-NOT LESS THAN 24 (6) INCHES.
4. WIDTH-TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FILL WIDTH AT POINTS WHERE INCREAS OR EXPANS 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 FOR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
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 MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

ENGINEER: [Signature] ARCHITECT: [Signature] SURVEYOR: [Signature] GPS SERVICES

NEW REQUIREMENTS
8100 GREENSBORO DRIVE SUITE 200 WASHINGTON, DC 20015
TEL: 202-462-1111 FAX: 202-462-1112
WWW.CAPPERCARROLLSBURGVENTURE.COM



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