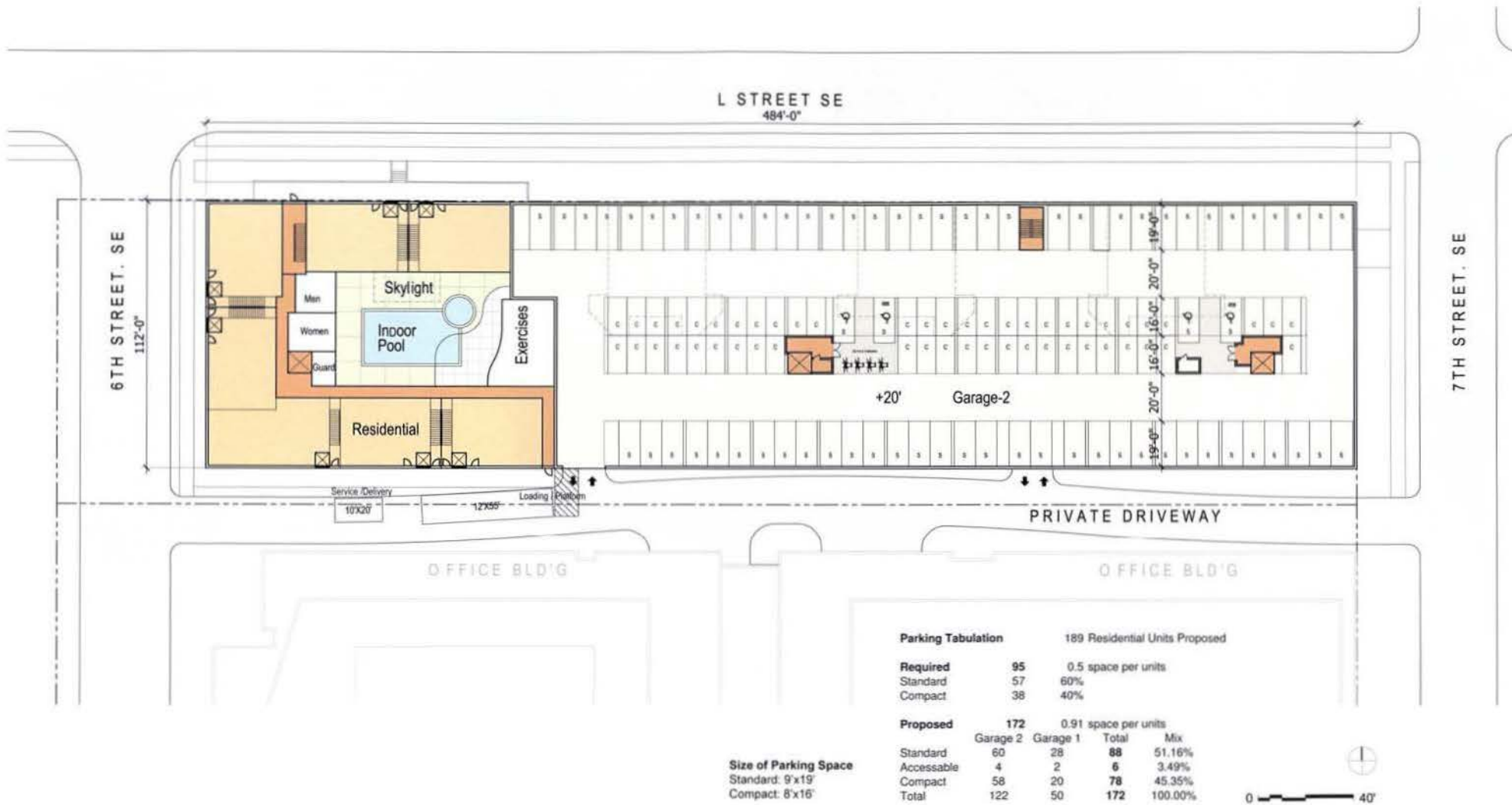




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WASHINGTON, DC

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.5A2



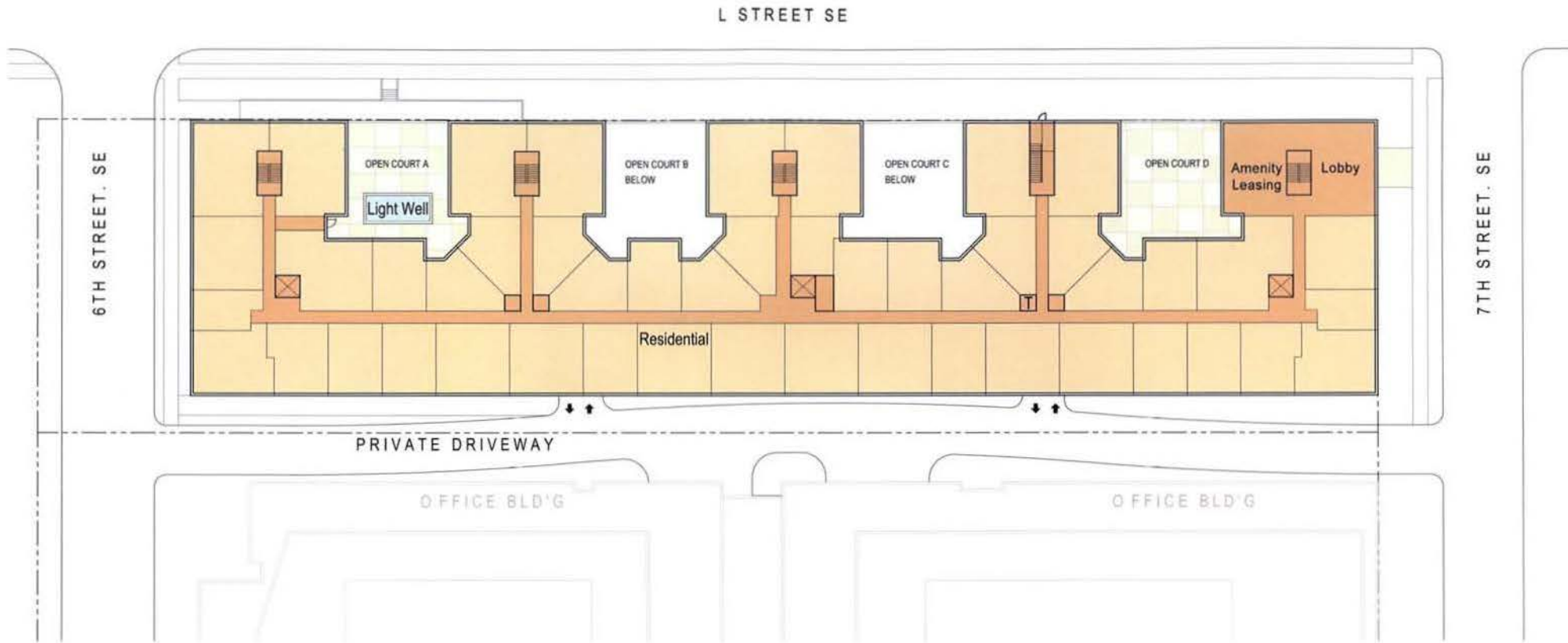
Parking Tabulation 189 Residential Units Proposed

Required	95	0.5 space per units
Standard	57	60%
Compact	38	40%

Proposed	172	0.91 space per units		
	Garage 2	Garage 1	Total	Mix
Standard	60	28	88	51.16%
Accessible	4	2	6	3.49%
Compact	58	20	78	45.35%
Total	122	50	172	100.00%

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





Unit Summation	
4 Bdrm:	4
3 Bdrm:	14
2 Bdrm:	71
1 Bdrm:	87
Efficiency:	13
Total:	189

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



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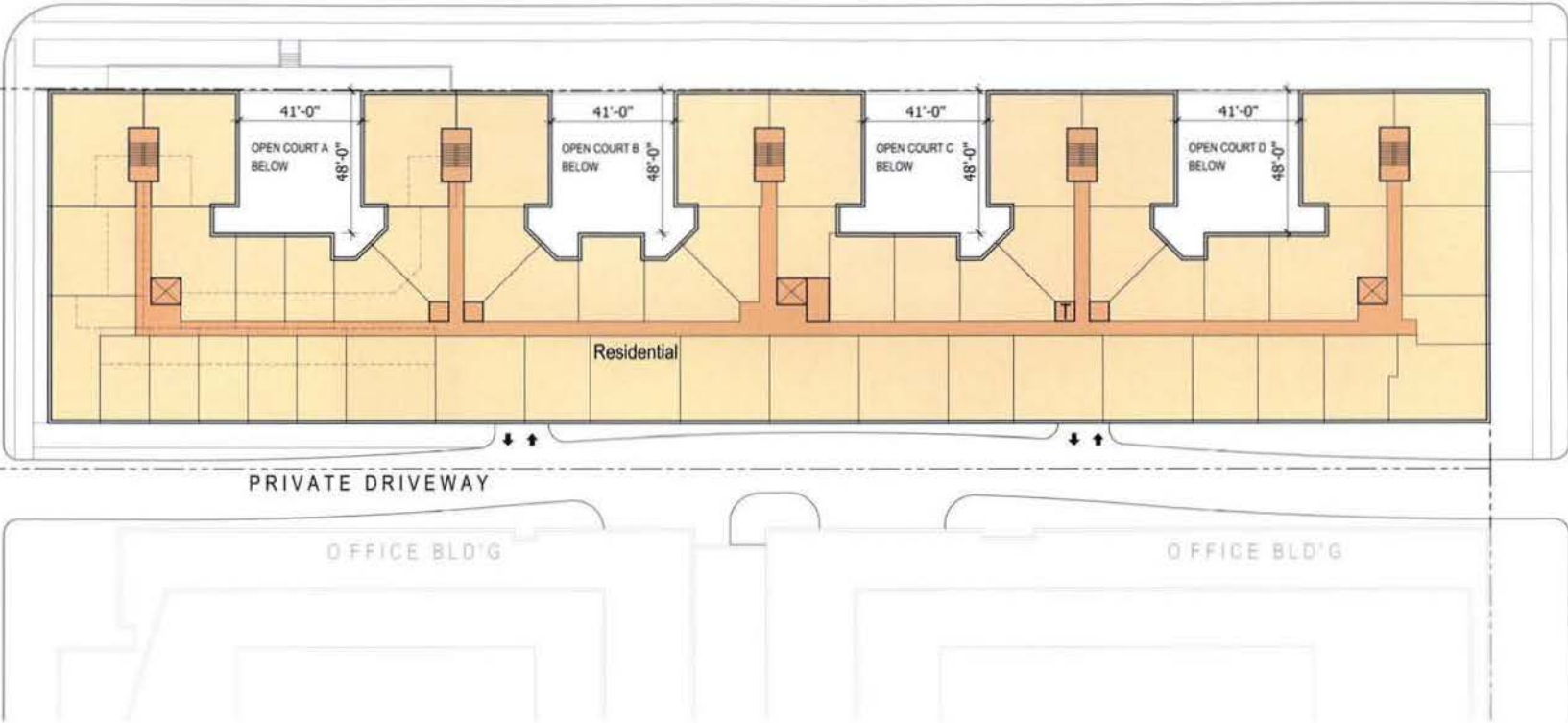
3.15



L STREET SE

7TH STREET, SE

6TH STREET, SE



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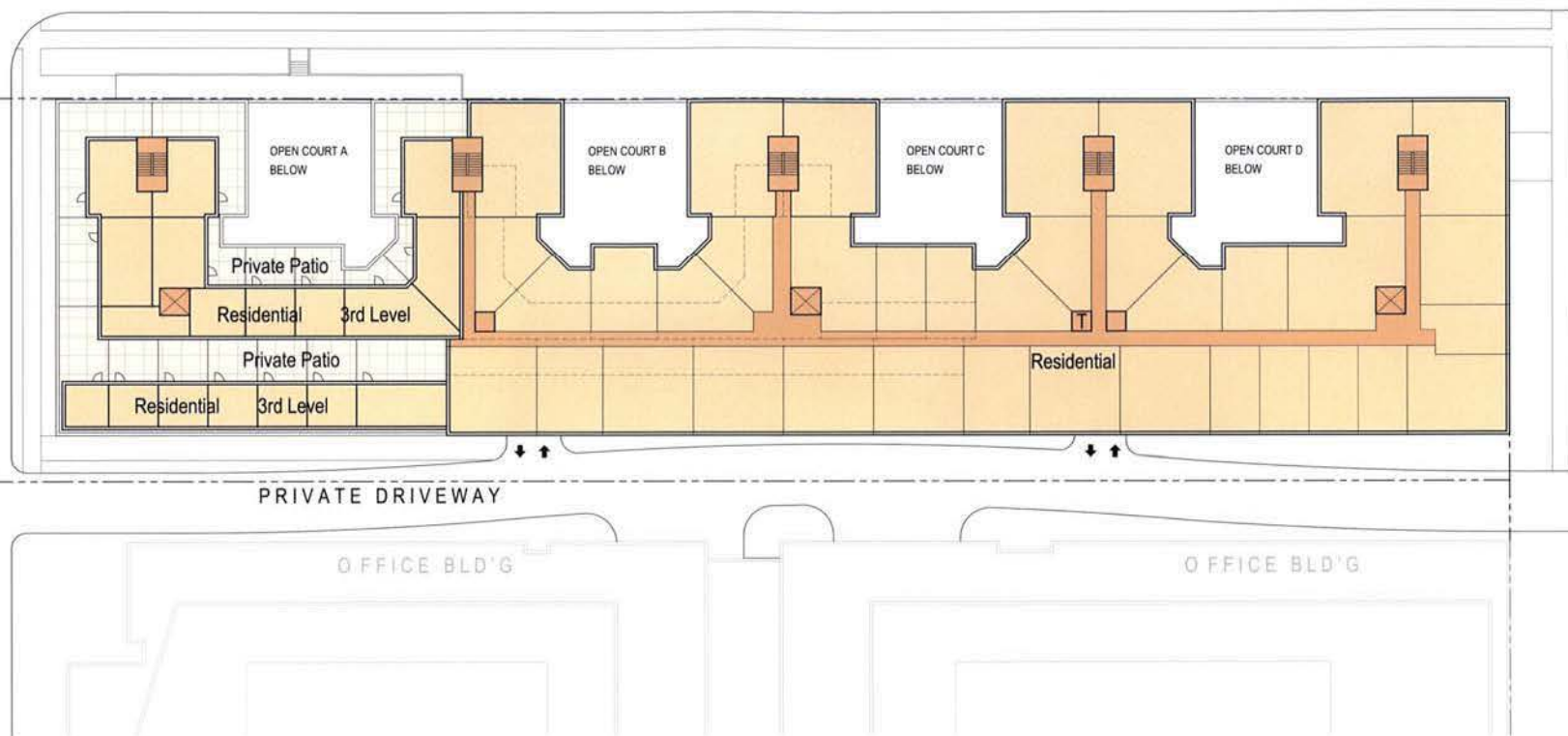
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L STREET SE

7TH STREET, SE

6TH STREET, SE



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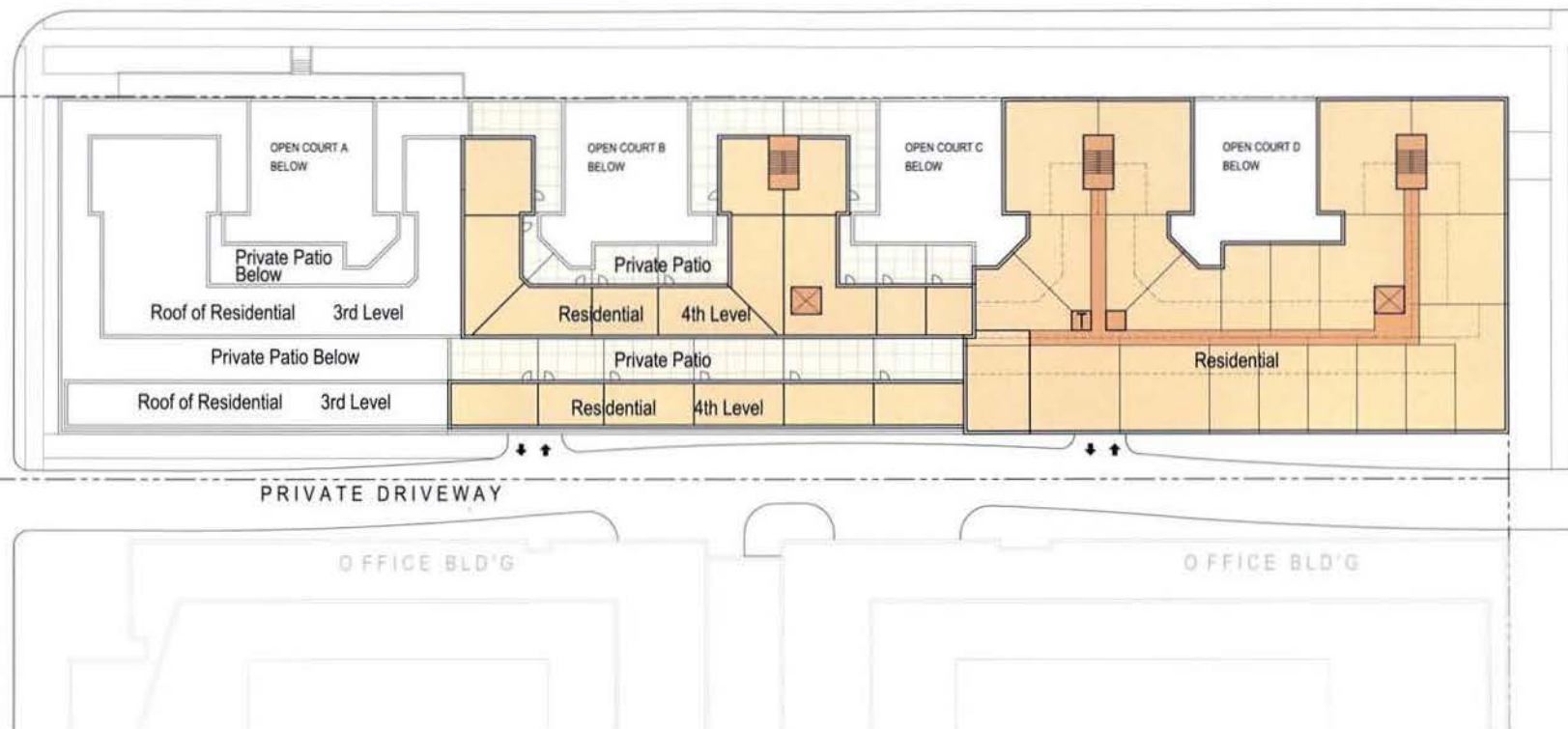
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L STREET SE

7TH STREET, SE

6TH STREET, SE



PRIVATE DRIVEWAY

OFFICE BLD'G

OFFICE BLD'G

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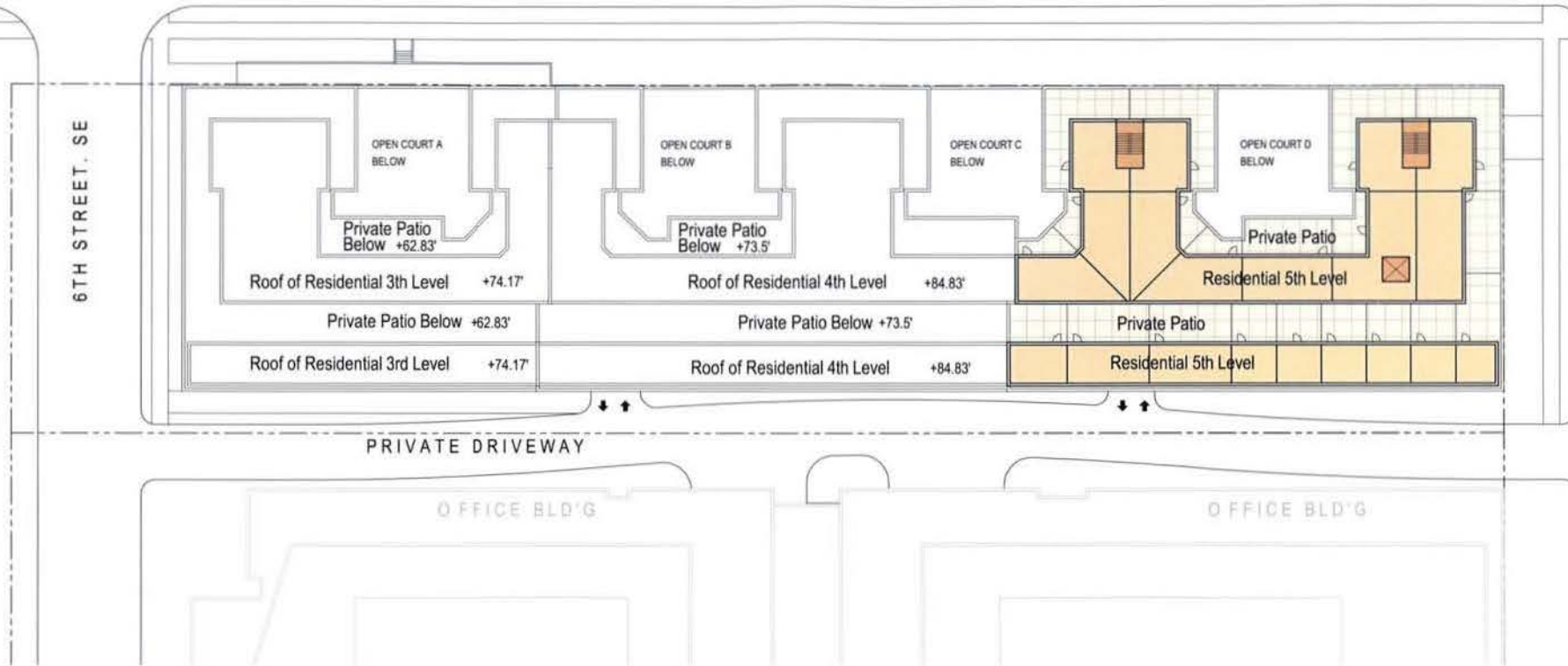
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PLANNED UNIT DEVELOPMENT SUBMISSION 3.18

L STREET SE

6TH STREET, SE

7TH STREET, SE



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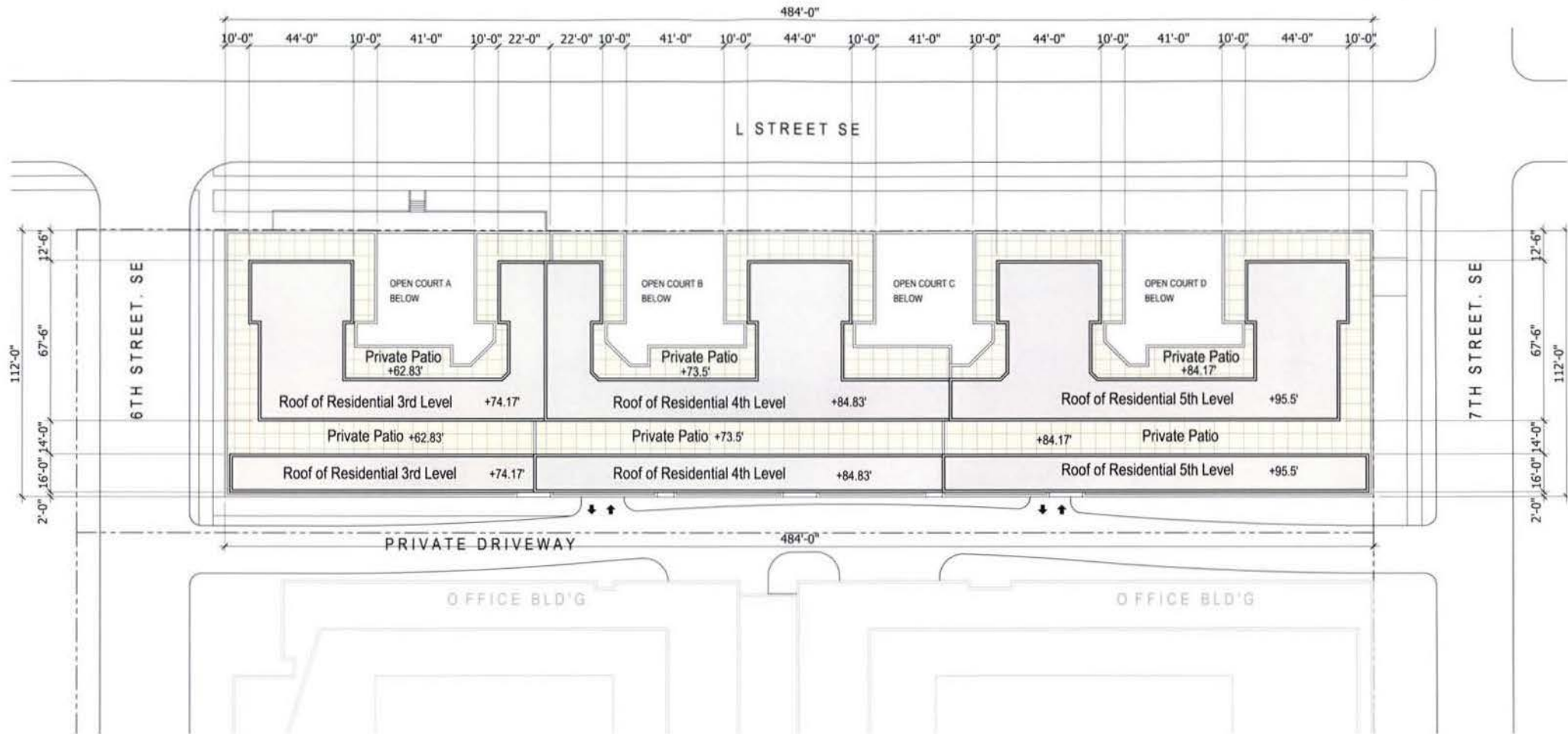
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3.20



SQUARE 769 - NORTH
RESIDENTIAL BUILDING
SECTION 4

SQUARE 882 / SQUARE 769

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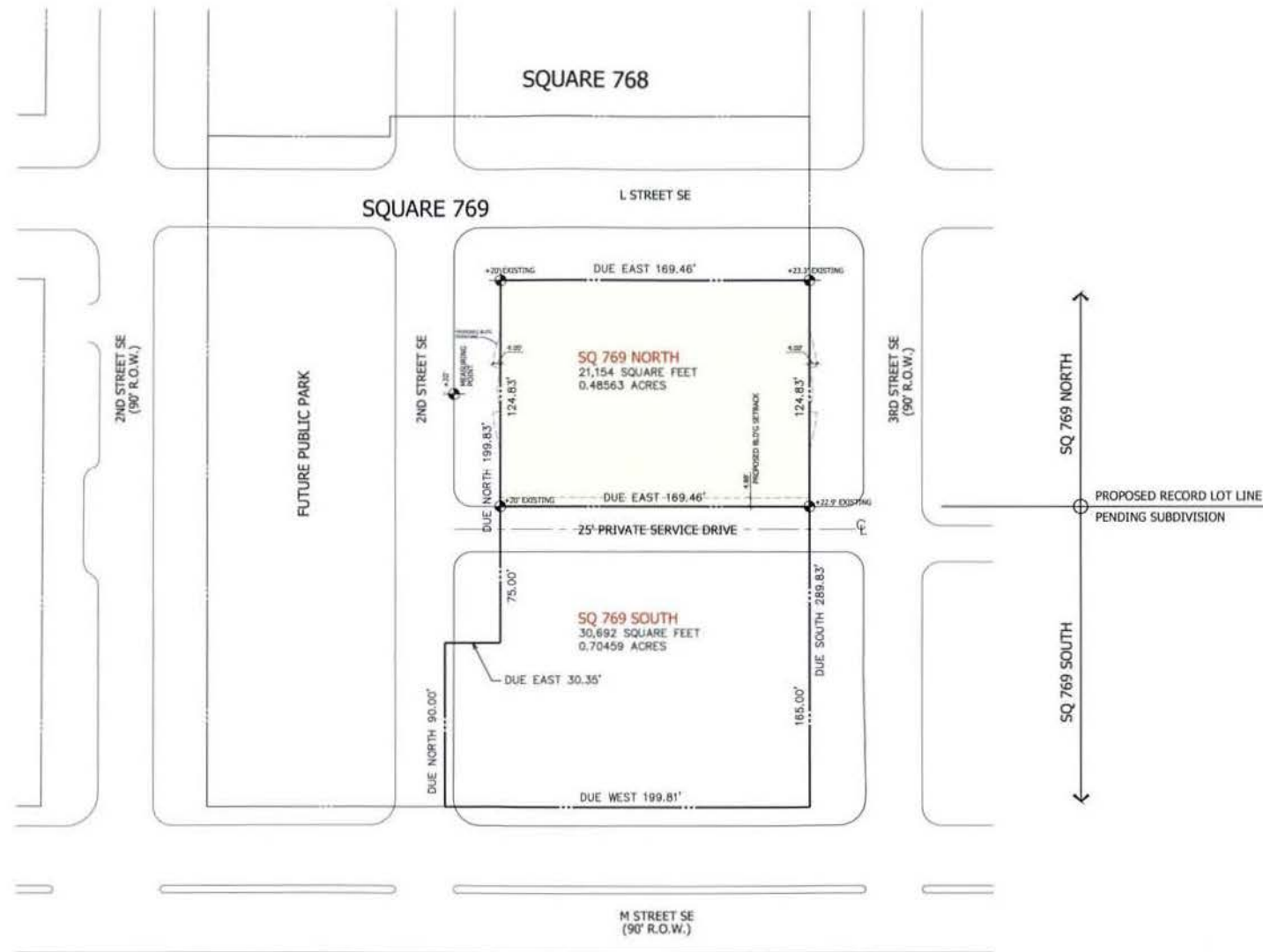


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PLANNED UNIT DEVELOPMENT SUBMISSION





1. VIEW WEST ALONG L STREET SE

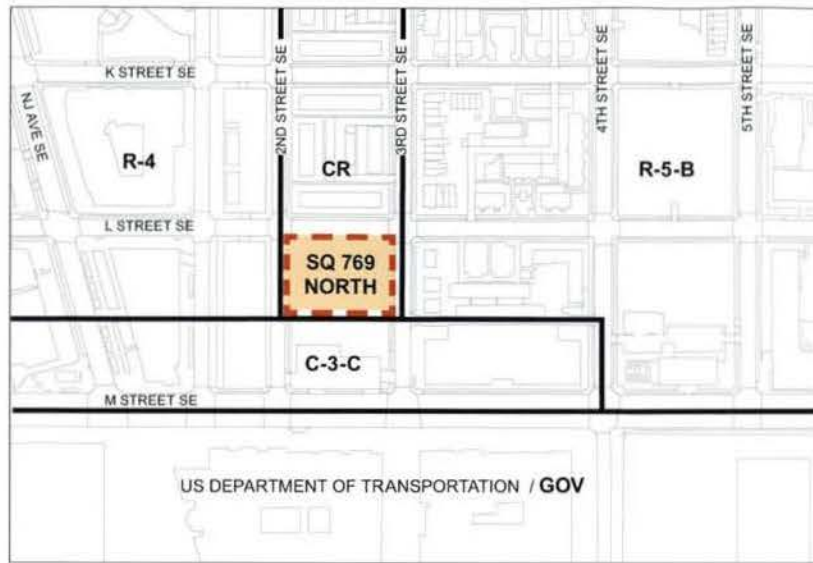


2. VIEW SOUTHEAST TOWARDS DEPARTMENT OF TRANSPORTATION



3. VIEW NORTHWEST TOWARDS COURTYARD MARRIOTT HOTEL





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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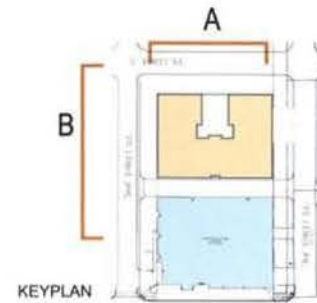




L STREET SE, ELEVATION A



2ND STREET SE, ELEVATION B



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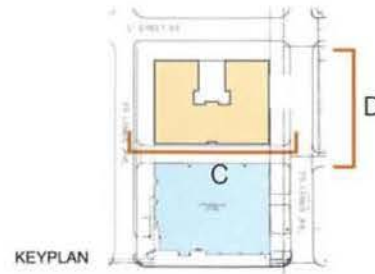




SERVICE DRIVE, ELEVATION C



3RD STREET SE, ELEVATION D



0 40'

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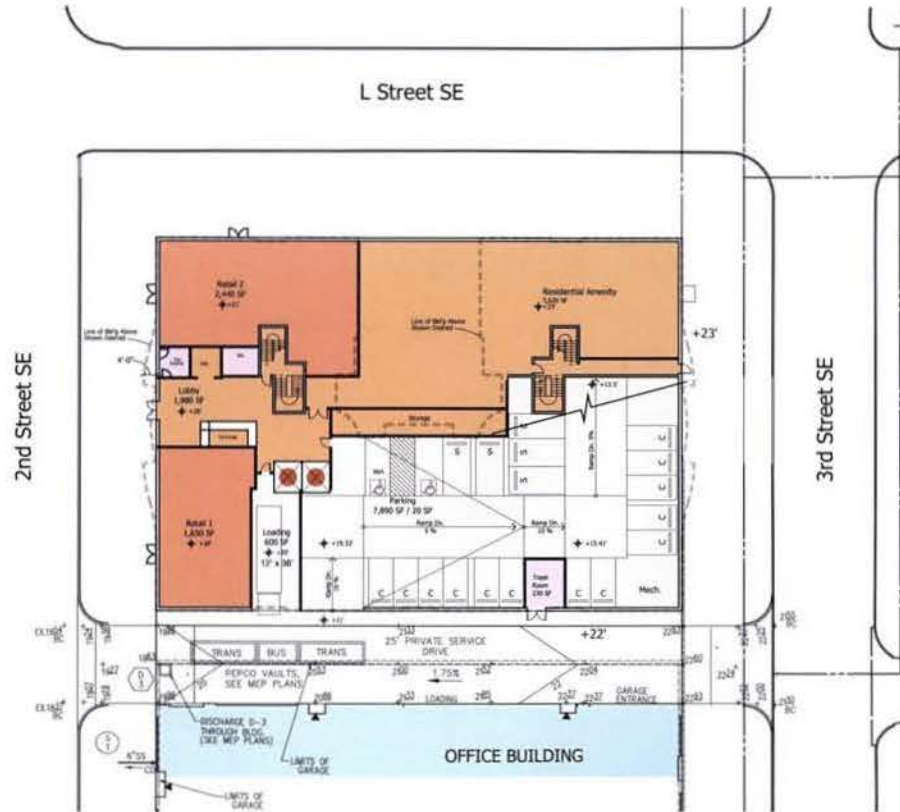
DETAIL 'B'



DETAIL 'A'

0 10'

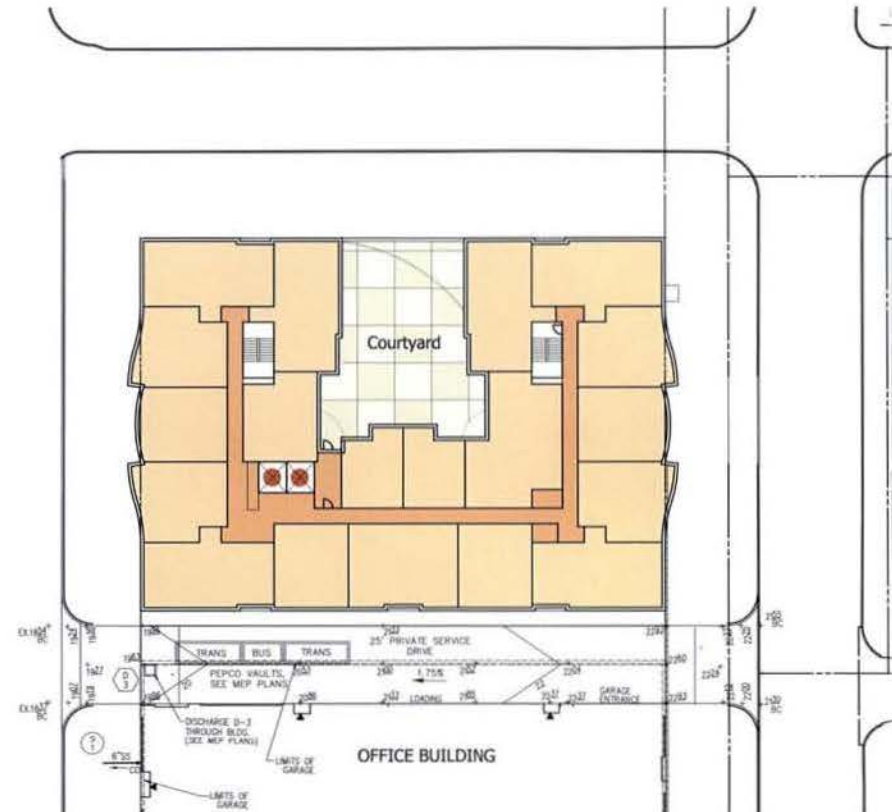




STREET LEVEL PLAN

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.



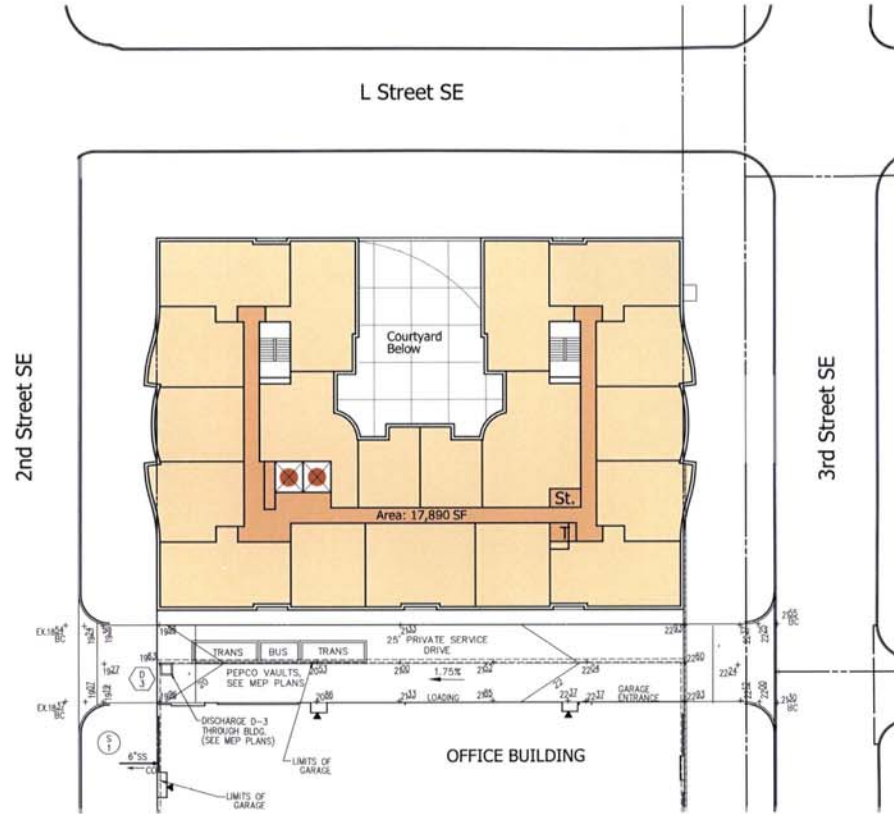
2ND LEVEL PLAN



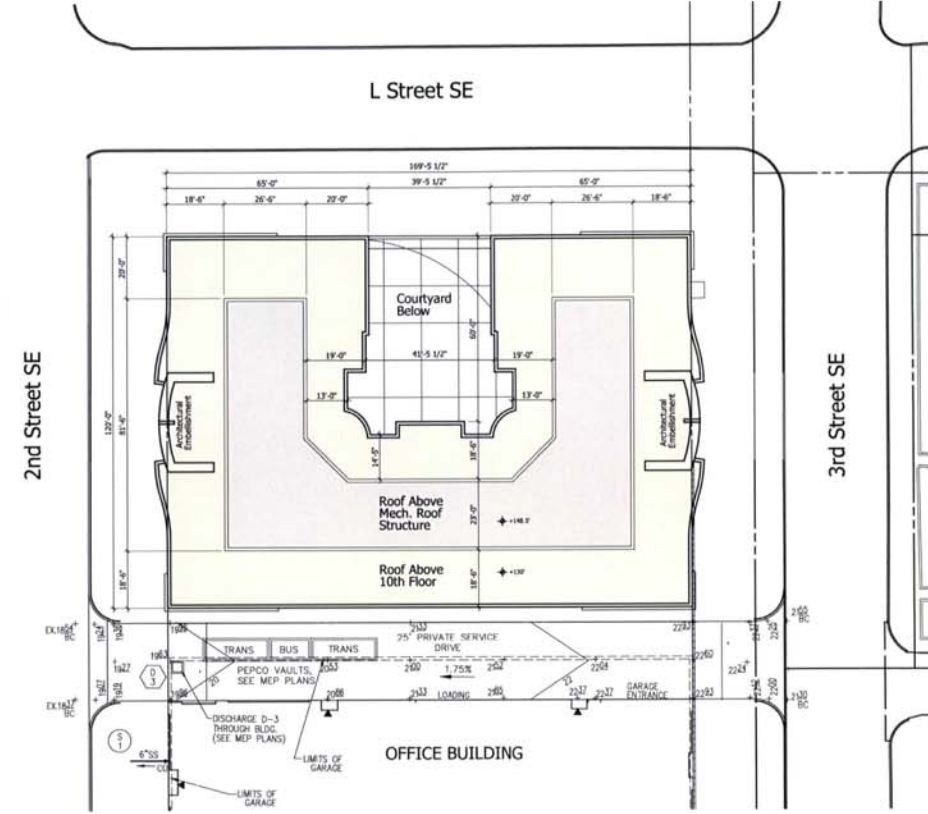
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TYPICAL LEVEL PLAN



ROOF PLAN



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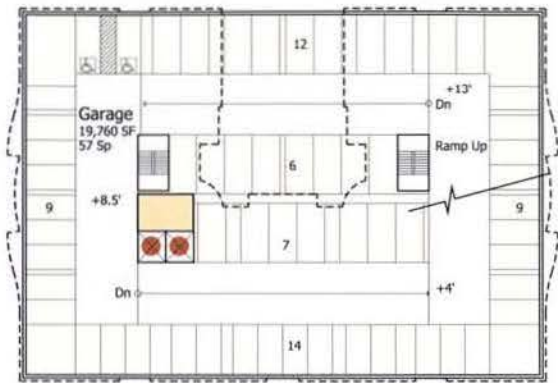
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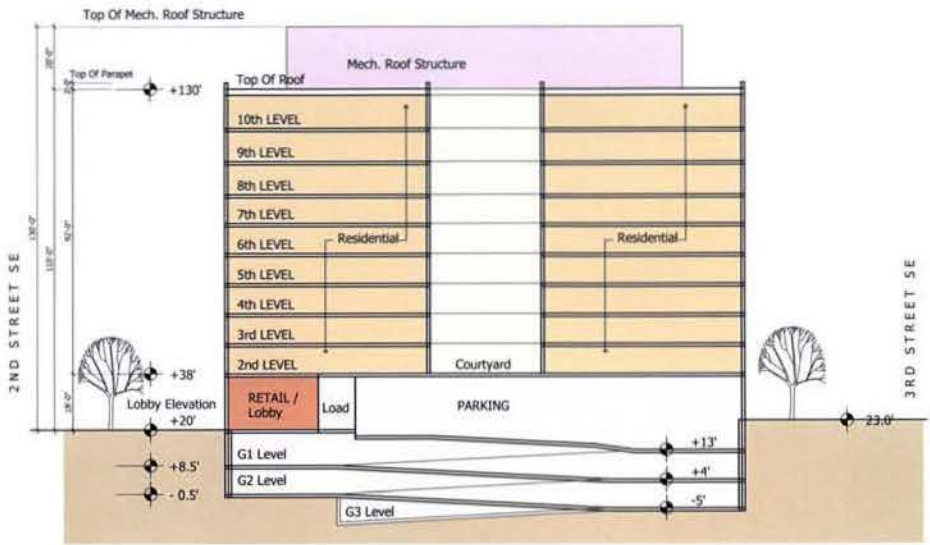
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GARAGE LEVEL PLAN

0 40'

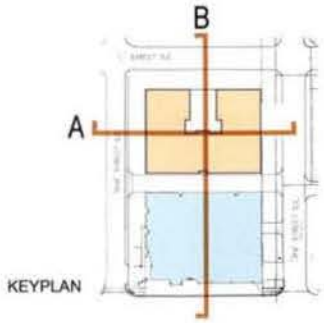


SECTION A

Parking Tabulation

Residential		171 Dwelling Units					Retail	4,090 SF	
Required	57	0.33 space per units					2 Sapces		
Standard	52	91%					Total 59 Spaces		
Compact	34	60%							
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	

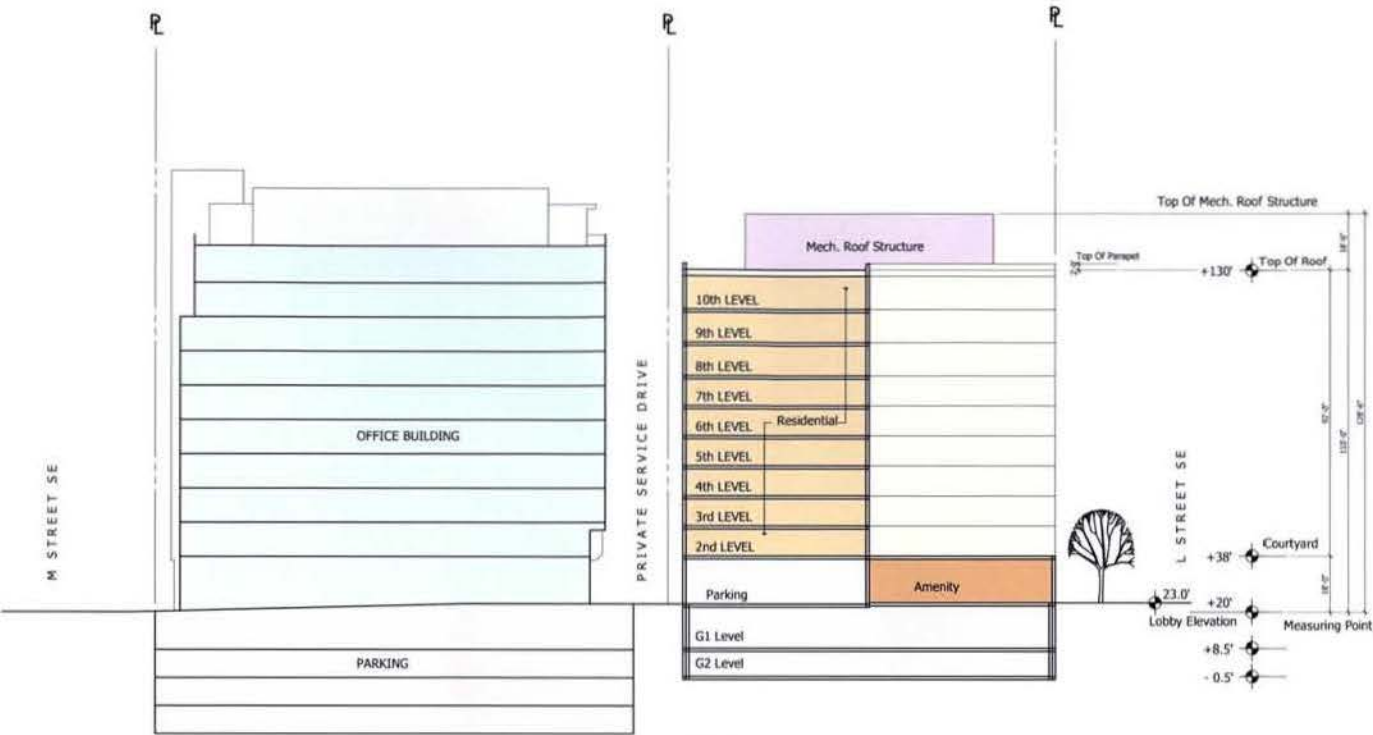
Size of Parking Space
Standard: 9'x19'
Compact: 8'x16'



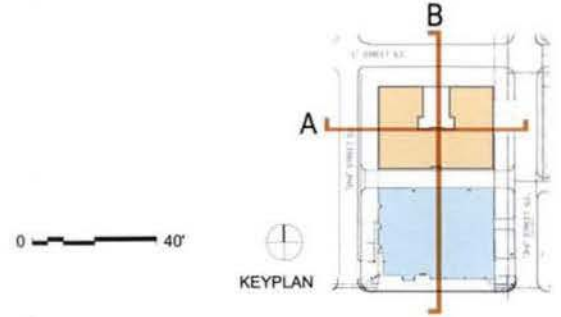
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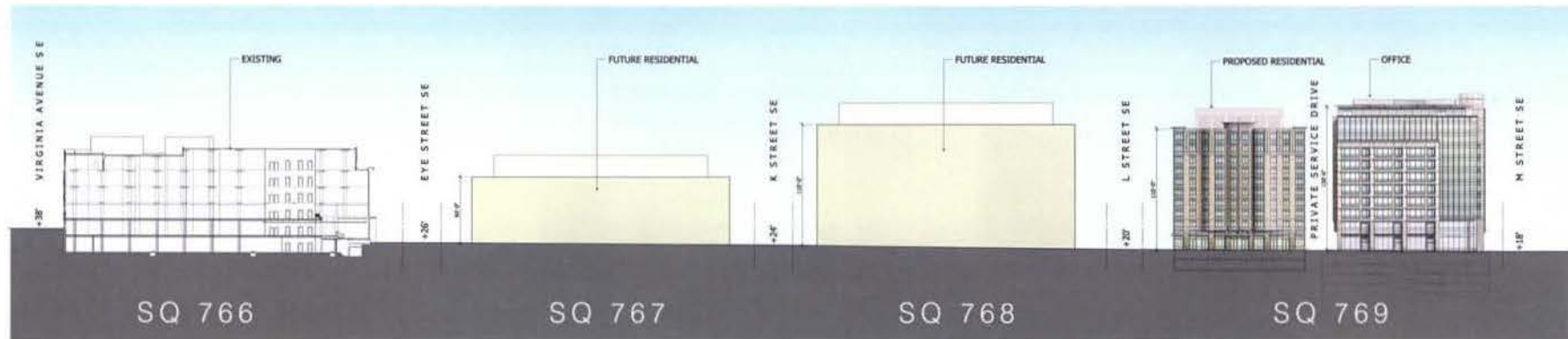
SECTION B



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CAPRIGHT, WOOD | LLP, INC.

PLANNED UNIT DEVELOPMENT SUBMISSION

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.

RETAIL
ENTRANCE

EXISTING UTILITIES POLE
TO REMAIN TYP. OF 2

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

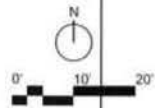
Potential Upright 3" Cal. Shade Trees

<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.



SQUARE 882 / SQUARE 769

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EDAW | AECOM

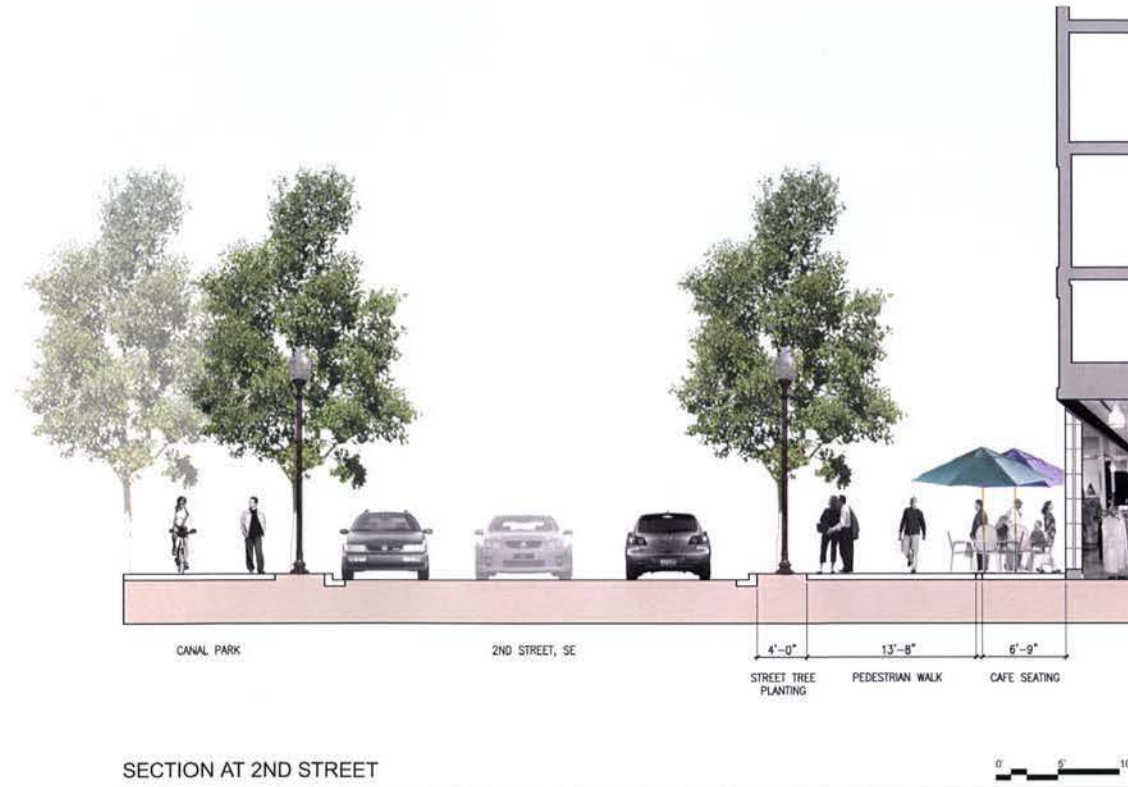


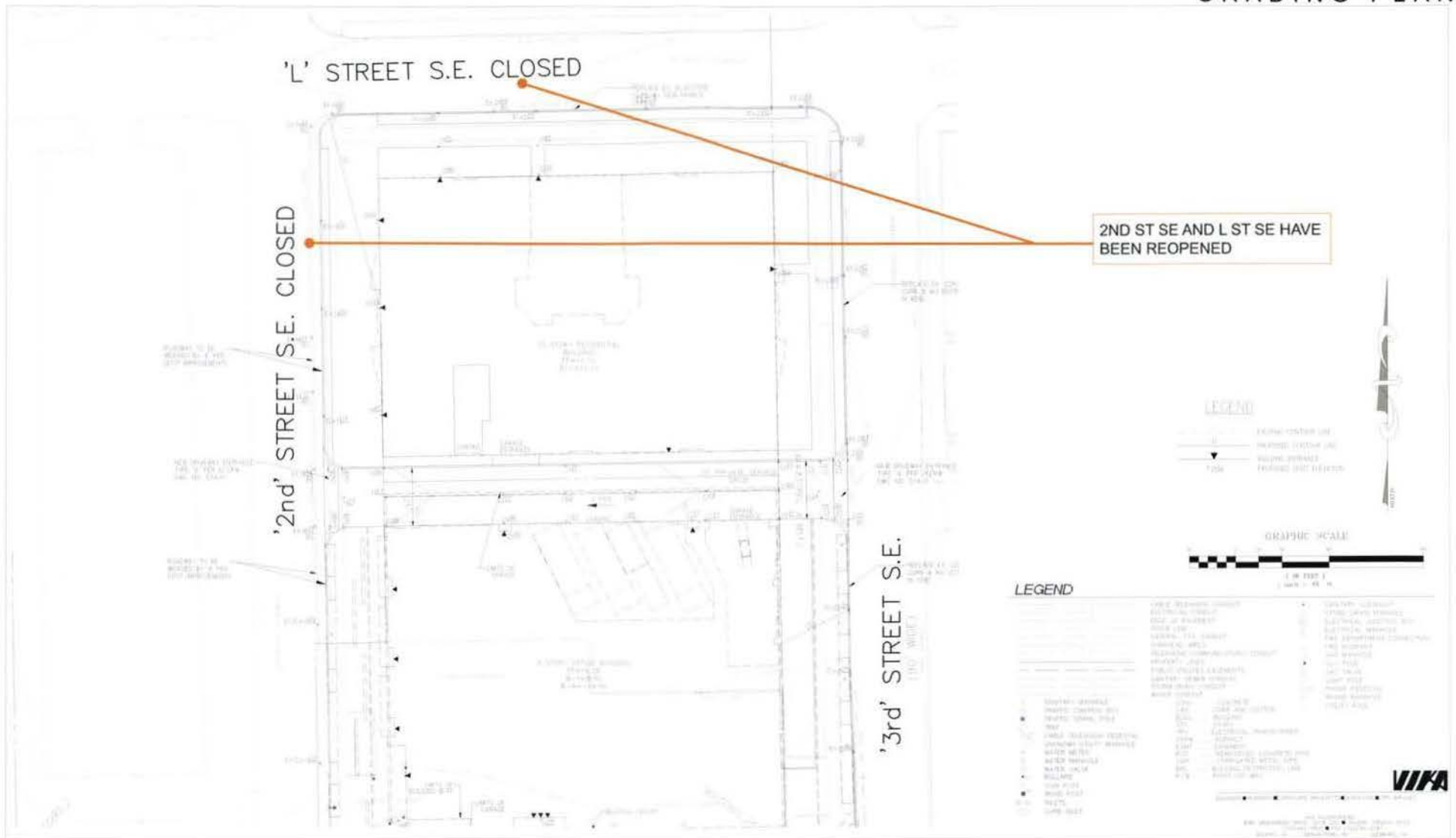
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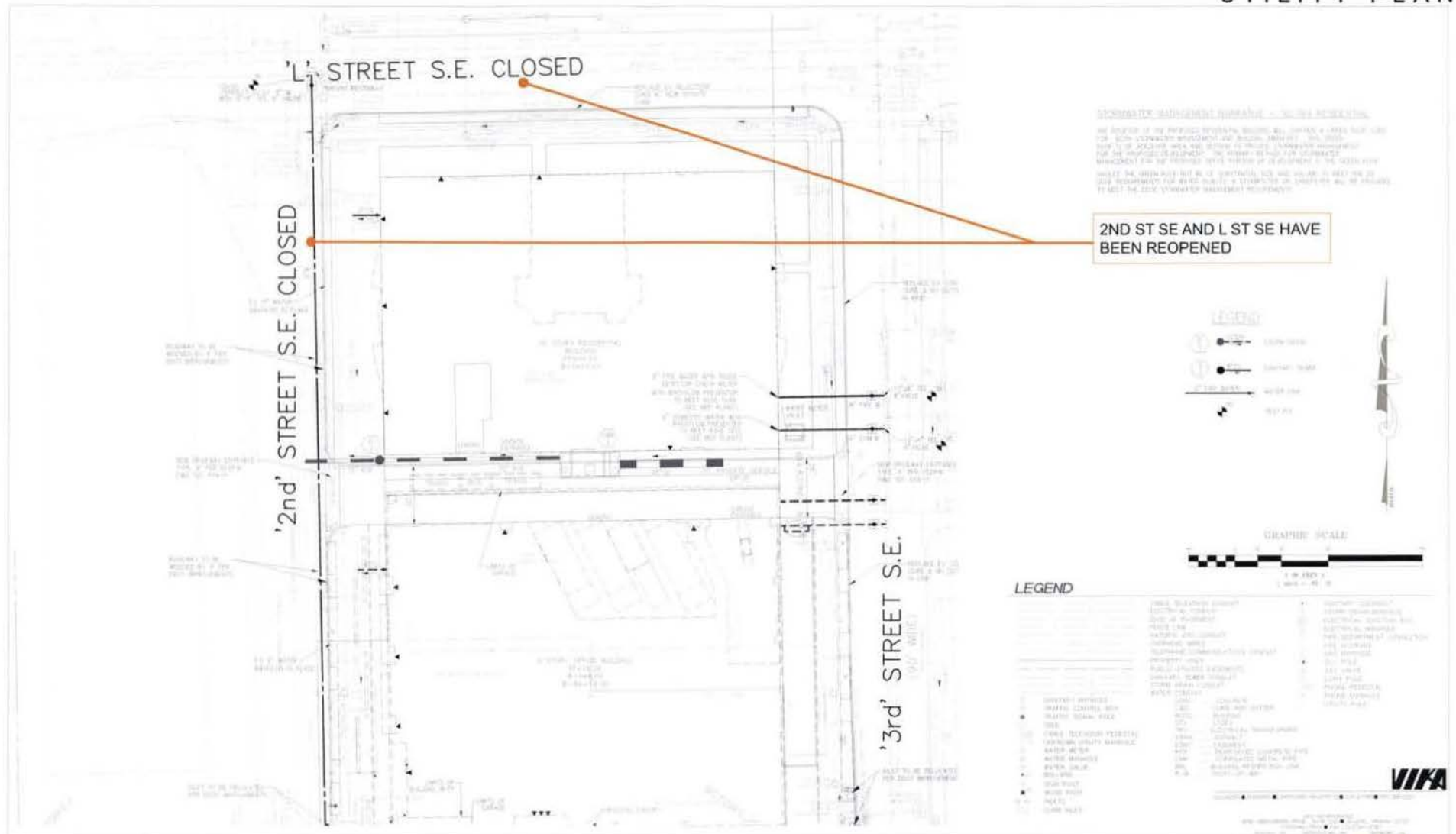
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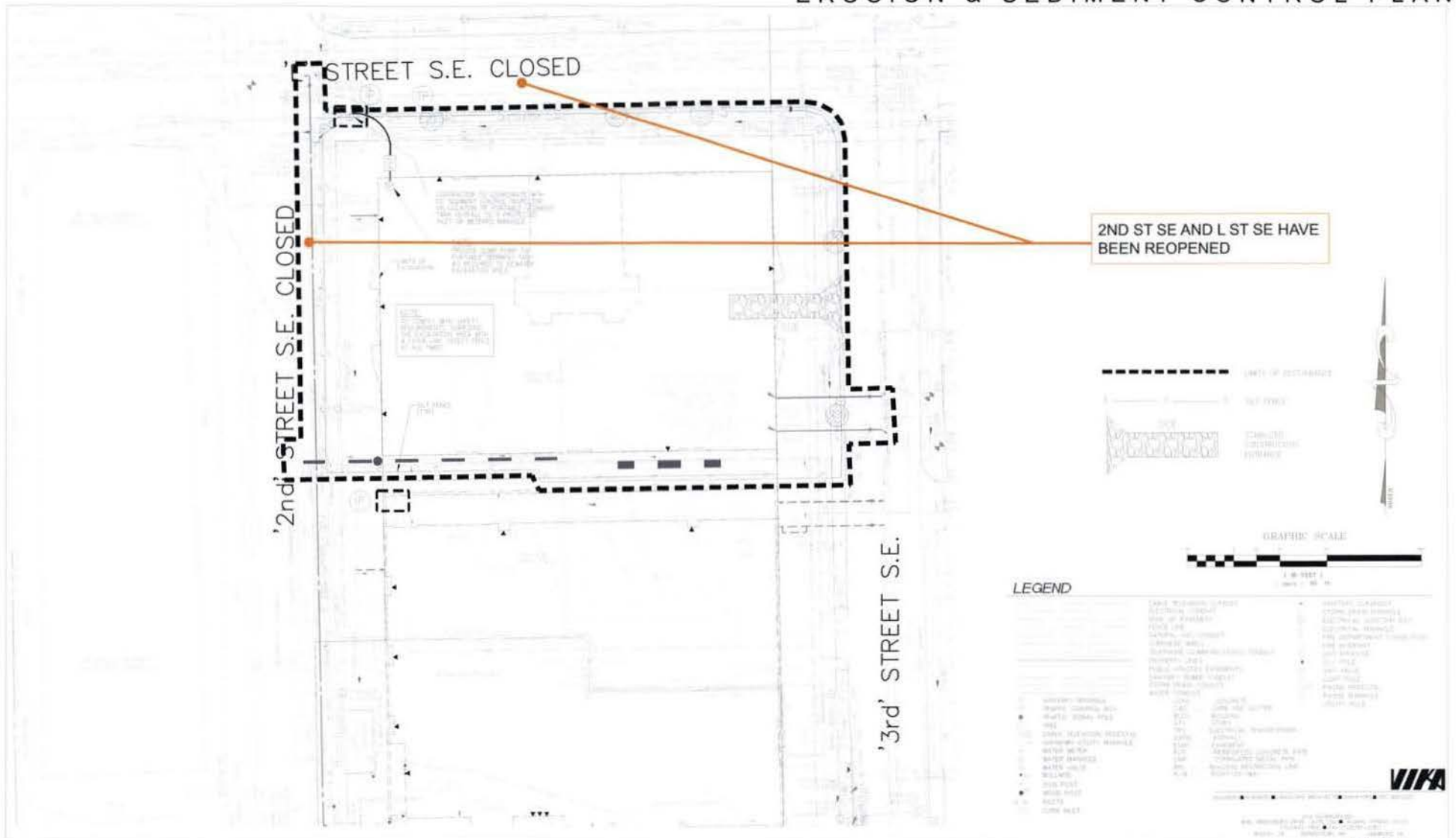
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- ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ON-SITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED
- ALL DEBRIS TO BE REMOVED FROM SITE
- ALLEY AND/OR STREET SHALL BE SWEEP CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION
- ALL CURB BASINS AND AREA DRAINS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION
- IF ANY CATCH BASIN OR DRAIN BECOMES CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEANNING
- CONTRACTOR SHALL CLEAN OUT SEDIMENT TANK WHEN 50% CAPACITY HAS BEEN REACHED
- ANY STOCKPILING, REGARDLESS OF LOCATION, SHALL BE ESTABLISHED AND COVERED WITH PLASTIC OR CANVAS, AFTER ITS ESTABLISHMENT AND FOR THE DURATION OF THE PROJECT
- AFTER RAZE OR DEMOS, THERE IS THE NEED FOR GRADING COVER TO PREVENT CROISSON AND SEDIMENT RUNOFF FROM OCCURRING, SUCH AS SEED, SOIL, PINE, GRASSHAWK OR MALCOLM, ETC.
- NEEDED ALL DISTURBED AREAS NOT COVERED BY PARAPETS, WALLS, BULKHEADS, AND PERMANENT STRUCTURES UPON COMPLETION OF ALL SITE WORK AS PER SEEDING SPECIFICATIONS.
- 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 FURTHER APART THAN 8 FEET, HAVE MEAN SPANNERS NO MORE THAN 1/2 INCH APART, AND A PLYWOOD SIGN IN FRONT WITH A MINIMUM OF 14 GAUGE WIRE SAFETY FENCE MUST BE MAINTAINED IN GOOD CONDITION AT ALL TIMES.

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