



SQ 882-SOUTH / 600 M STREET SE



SQ 769 NORTH



SQ 882-NORTH / 601 L STREET SE

SQUARE 882 SQUARE 769

WASHINGTON, DC

ARTHUR CAPPER | CARROLLSBURG

PREHEARING STATEMENT STAGE TWO APPLICATION FOR A PLANNED UNIT DEVELOPMENT

01 DECEMBER 2008

APPLICANT

CAPPER CARROLLSBURG VENTURE, LLC
DISTRICT OF COLUMBIA HOUSING AUTHORITY

DEVELOPER

FOREST CITY | WASHINGTON
MID-CITY URBAN LLC

ARCHITECTS

SHALOM BARANES ASSOCIATES
LESSARD GROUP

LANDSCAPE ARCHITECT

EDAW | AECOM

TRAFFIC CONSULTANT

GOROVE / SLADE ASSOCIATES, INC.

CIVIL ENGINEER

VIKA INCORPORATED

ZONING COMMISSION

District of Columbia

CASE NO. 03-12G/03-13G

EXHIBIT NO. 20A1

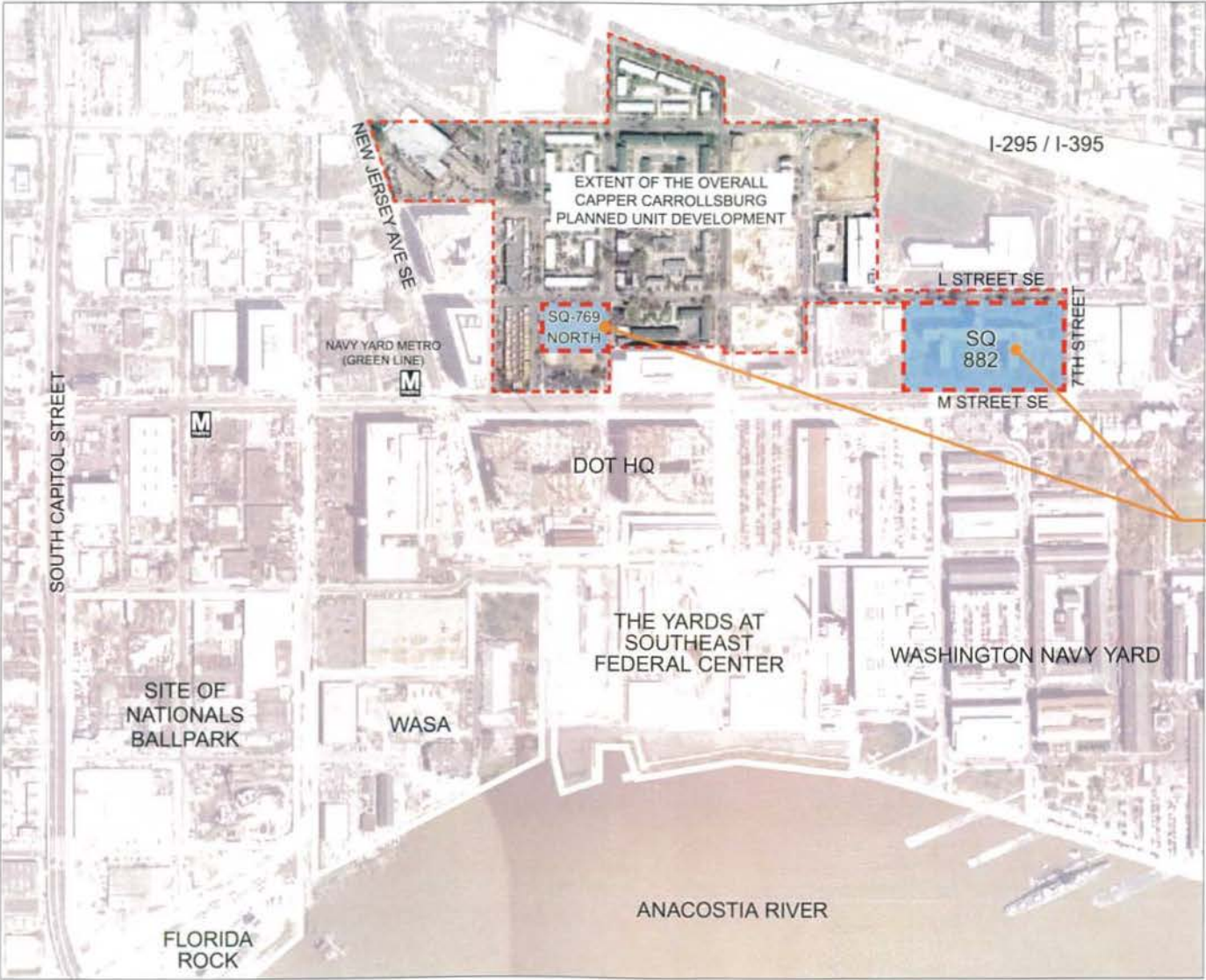
ZONING COMMISSION
District of Columbia

CASE NO. 0312/0313G

EXHIBIT NO. 20

LAND USE COUNSEL
HOLLAND & KNIGHT, LLP

DEC 5 PM 2:02
OFFICE OF ZONING



SECOND STAGE PUD
APPLICATION BOUNDRIES



SQUARE 882 / SQUARE 769

CAPPER CARROLLSBURG VENTURE, LLC

shalom baranes associates architects

CAPPER/CARROLLSBURG OVERALL ANALYSIS

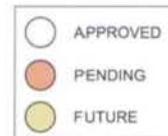
SITE PLAN DEVELOPMENT DATA APRIL 18, 2005

Square	Proposed Use	Number of Stories	Bldg. Height (Feet)	Number of Units	SF of Office: retail	Square Dimensions	Building Area (sq/foot)	Percentage of Lot Occupancy	Building SF	Square SF	FAR
739	Residential Apartments	8 to 13	85 to 130	322	3038	148'0" x 224'0"	17,776	0.71	5725.0	1,700.14	0.34
767	Residential Apartments	8	85	147	86	148'0" x 224'0"	33,368	0.39	34,000	8,148.97	0.32
768	Residential Apartments	11	110	295	73	148'0" x 224'0"	31,365	0.47	35,420	10,147.81	0.46
769 - A	Residential Apartments	10	110	171	34	148'0" x 224'0"	31,365	0.34	34,000	8,148.97	0.32
769 - B	Office	10	110	171	34	148'0" x 224'0"	31,365	0.34	34,000	8,148.97	0.32
769 total									68,000	16,297.94	0.64
797	Residential Townhomes/Attached Units	3 to 4	30-45	48	11	148'0" x 224'0"	17,776	0.40	20,000	4,912.16	1.30
798	Residential Townhomes/Attached Units	3 to 4	30-45	70	17	148'0" x 224'0"	27,732	0.60	30,000	7,407.41	1.40
799	Residential Townhomes/Attached Units	3 to 4	30-45	47	9	148'0" x 224'0"	17,776	0.38	20,000	4,912.16	1.30
800	Residential Townhomes/Attached Units	3 to 4	30-45	48	11	148'0" x 224'0"	17,776	0.40	20,000	4,912.16	1.30
824	Residential Townhomes/Attached Units	3 to 4	30-45	42	11	148'0" x 224'0"	17,776	0.37	20,000	4,912.16	1.28
825	Residential Townhomes/Attached Units	3 to 4	30-45	36	14	148'0" x 224'0"	17,776	0.32	20,000	4,912.16	1.25
S-825-A	Residential Townhomes/Attached Units	3 to 4	30-45	12	3	148'0" x 224'0"	17,776	0.10	20,000	4,912.16	0.33
S-825-B	Residential Townhomes/Attached Units	3 to 4	30-45	12	3	148'0" x 224'0"	17,776	0.10	20,000	4,912.16	0.33
S-825 total									40,000	9,824.32	0.66
N-853 (Part)	School	3	30	75	75	148'0" x 224'0"	33,368	0.40	40,000	9,824.32	1.21
880	Residential Senior Apartments	4	50	162	162	148'0" x 224'0"	33,368	0.70	33,368	8,148.97	0.37
881 West	Community Center	2	30	30	30	148'0" x 224'0"	33,368	0.08	30,000	7,407.41	0.09
882-A	Residential Apartments	4 to 5	60	180	36	148'0" x 224'0"	33,368	0.10	40,000	9,824.32	0.17
882-B	Office	4 to 5	60	180	36	148'0" x 224'0"	33,368	0.10	40,000	9,824.32	0.17
882 total									80,000	19,648.64	0.34
Total									708,302	177,900	3.32

1. Revisions to data from 5/27/03 Preliminary PUD submission due to DOT request to make One Stop a public strip.
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 DOT request to make One Stop a public strip 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.

SITE PLAN DEVELOPMENT DATA DECEMBER 1, 2008

Square	Proposed Use	Number of Stories	Bldg. Height (Feet)	Total Number of Units	ACC Rental Units	SF of Office	SF of Retail	SF of Residential	SF of Civic	Building Area (footprint)	Percentage of Lot Occupancy	Building SF	Square SF	FAR	Road Parking	Office/Retail Parking
739	Residential Apartments	8 to 13	85 to 130	322	36	0	0	9200	43073	51,730	0.73	43073	10,702.79	0.08	290	
767	Residential Apartments	8	85	147	86	0	0	6000	176215	30,368	0.76	182215	36,813.36	4.58	132	
768	Residential Apartments	11	110	295	73	0	0	6000	36902	30,368	0.76	39402	36,813.36	9.30	265	
769 - A	Residential Apartments	10	110	171	34	0	0	4390	177,330	20,410		181420				152
769 - B	Office	10	130			223,522	10,660			23,600		234162				150
769 total						223,522	14,790	177,330		44,210	0.80	415,802	48,114.38	8.46		
797	Residential Townhomes/Attached Units	3 to 4	30-45	48	11	0	0	85,308		25,631	0.61	85308	42,936.38	1.84	45	
798	Residential Townhomes/Attached Units	3 to 4	30-45	70	17	0	0	102,364		36,622	0.90	102364	77,413.75	1.22	63	
799	Residential Townhomes/Attached Units	3 to 4	30-45	47	9	0	0	70,661		26,721	0.46	70661	35,635.75	1.21	41	
800	Residential Townhomes/Attached Units	3 to 4	30-45	48	21	0	0	83,086		23,408	0.51	83086	44,247.66	1.43	28	
824	Residential Townhomes/Attached Units	3 to 4	30-45	42	11	0	0	36,750		21,604	0.56	36750	36,363.53	1.44	34	
825	Residential Townhomes/Attached Units	3 to 4	30-45	36	14	0	0	76,464		30,476	0.82	76464	48,345.29	1.58	49	
S-825-A	Residential Townhomes/Attached Units	3 to 4	30-45	12	3	0	0	18426		9,845		18426				15
S-825-B	Residential Apartments	4	45	138	138	0	0	112389		29,710		112389				33
S-825 total						0	0	130815		30,555	0.80	130,815	60,983.60	2.15		
N-853 (Part)	School	3				0			48400	22,960	0.38	48400	58,417.20	0.83		
880	Residential Senior Apartments	4	50	162	162	0	0	132385		32,888	0.73	132385	44,917.35	2.97	27	
881 West	Community Center	2	30			0			28500	17,400	0.48	28500	36,356.76	0.78		
882-A	Residential Apartments	4 to 5	60	180	36	0	0	189168		47,624		189168				172
882-B	Office	4 to 5	60			484,790	15,000			28,741		484790				204
882 total						484,790	15,000	189,168		107,265	0.88	668,349	158,215.82	4.38		
Totals				1747	695	708,302	51,000	2,052,315	77,900	534,024	0.61	2,889,517	870,871	3.32	1346	434



CAPPER/CARROLLSBURG OVERALL PLAN



CAPPER / CARROLLSBURG PUD

CAPPER CARROLLSBURG VENTURE, LLC

shalom baranes associates architects

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SQUARE 769

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SQUARE 882
BACKGROUND/OVERALL SITE
SECTION 1

SQUARE 882 /

WASHINGTON, DC

CAPPER CARROLLSBURG VENTURE, LLC

shalom baranes associates

architects

01 DECEMBER 2008 0004/001 00000 | 000 40

PUD PRE-HEARING STATEMENT SUBMISSION



SQUARE 882-SOUTH IMAGES



SQUARE 882-NORTH IMAGES



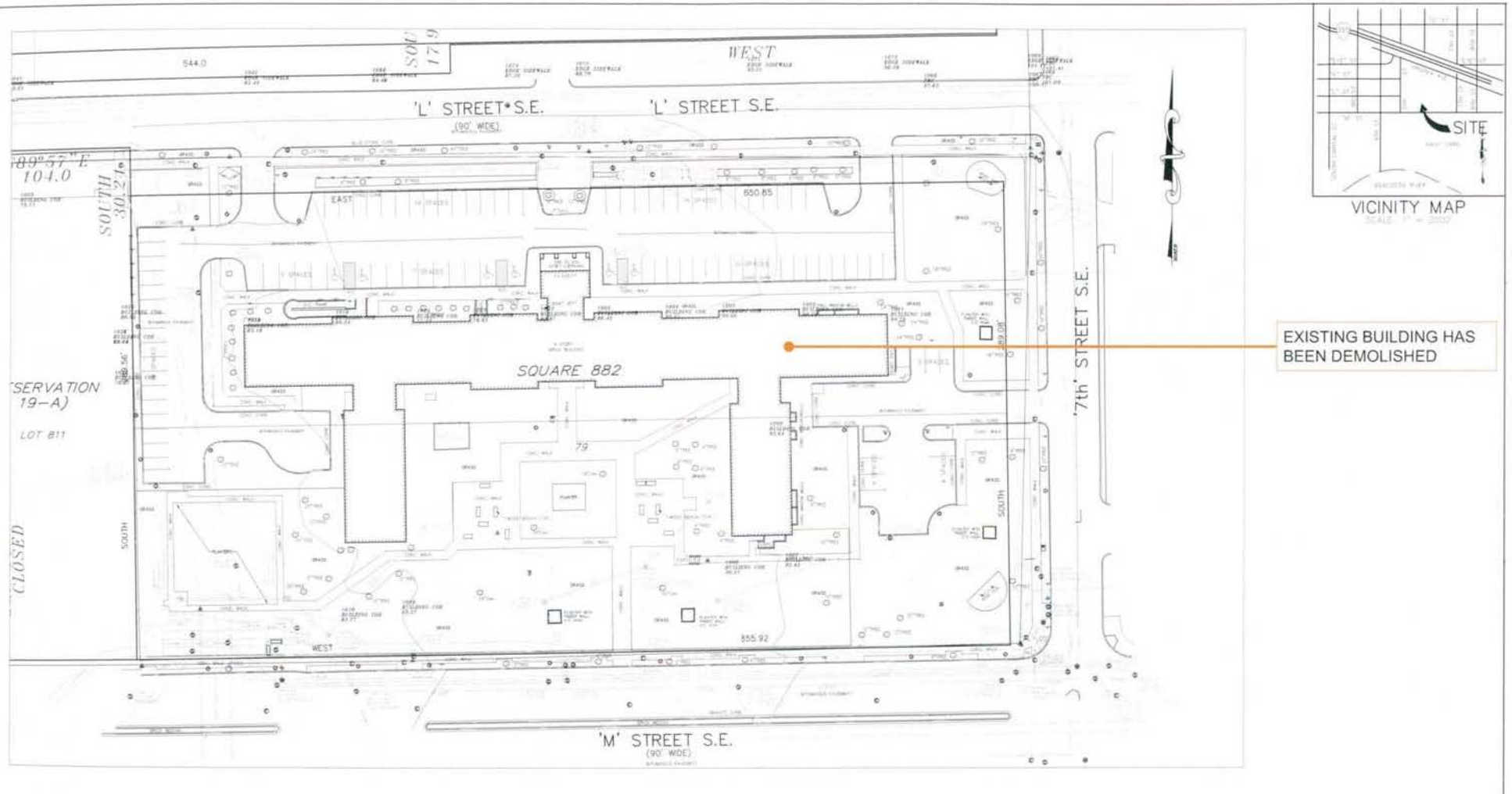
SQUARE 882 / SQUARE 767

CAPPER CARROLLSBURG VENTURE, LLC

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EXISTING SITE SURVEY

2406.12(c)



SQUARE 882 /

CAPPER CARROLLSBURG VENTURE, LLC

VIVA
shalom baranes associates architects

WASHINGTON, DC 01 DECEMBER 2008. 004/1911. 02398 / 004. PC

PUD PRE-HEARING STATEMENT SUBMISSION 1.2

SITE PHOTOGRAPHS

2406.12(g)



1. VIEW WEST ALONG M STREET SE



2. VIEW NE TOWARDS MARINE BARRACKS



3. VIEW SE TOWARDS NAVY YARD



4. VIEW EAST ALONG M STREET SE



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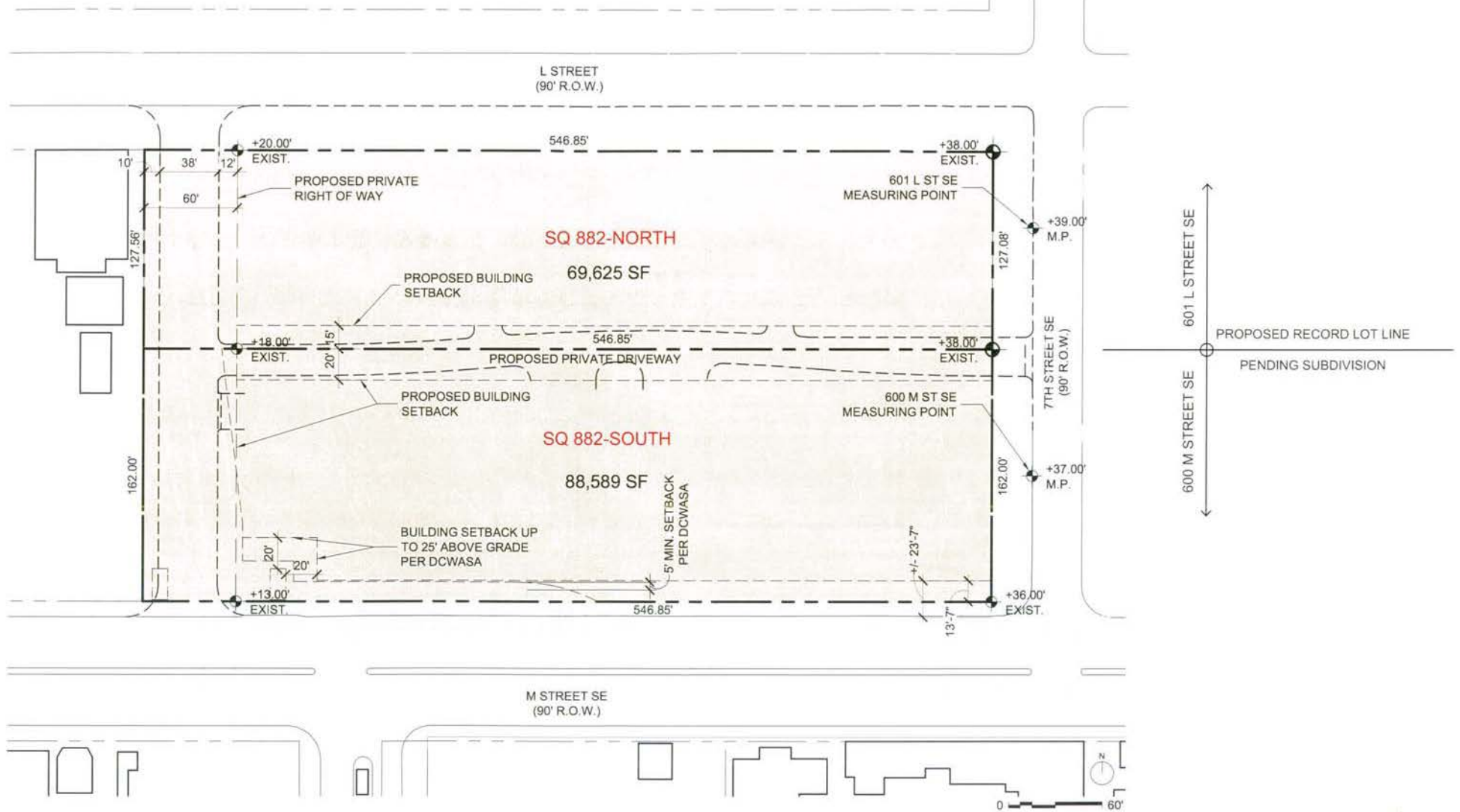
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PUD PRE-HEARING STATEMENT SUBMISSION

1.8

PROPOSED SITE SUBDIVISION

2406.12(g)



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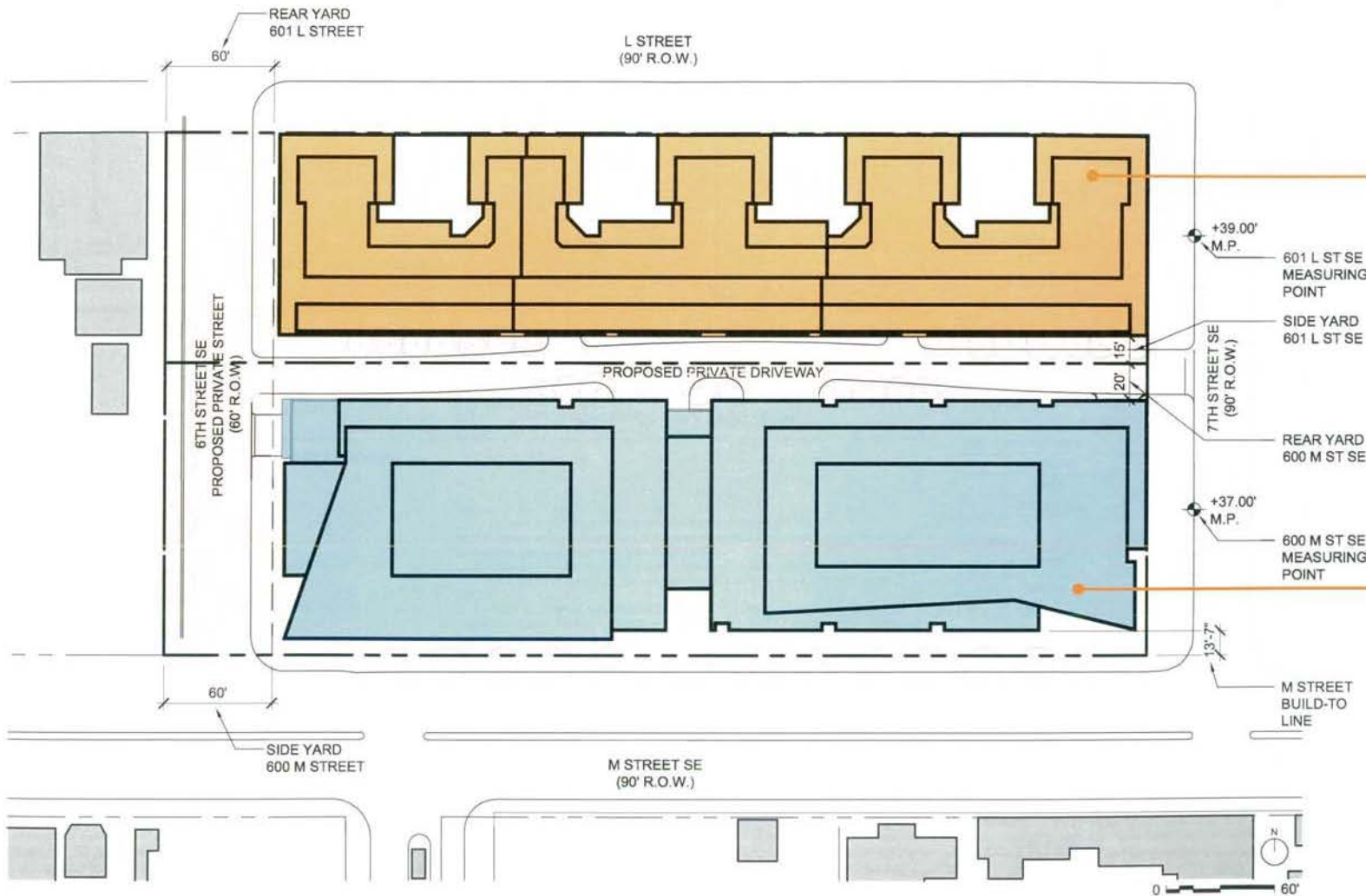
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PUD PRE-HEARING STATEMENT SUBMISSION 1.9

PROPOSED DEVELOPMENT PLAN

2406.11(d)



RESIDENTIAL SQ 882-NORTH (REFER TO SECTION 3)

- 5 STORIES / 60' HEIGHT
- 189 UNITS +/-
- 2 LEVELS OF BELOW-GRADE PARKING

OFFICE/RETAIL SQ 882-SOUTH (REFER TO SECTION 2)

- 8-10 STORIES / 92' HEIGHT
- 499,780 TOTAL GFA
- 484,780 GFA OFFICE
- 15,000 GFA RETAIL MIN.
- 2 LEVELS OF BELOW-GRADE PARKING

SQUARE 882 /

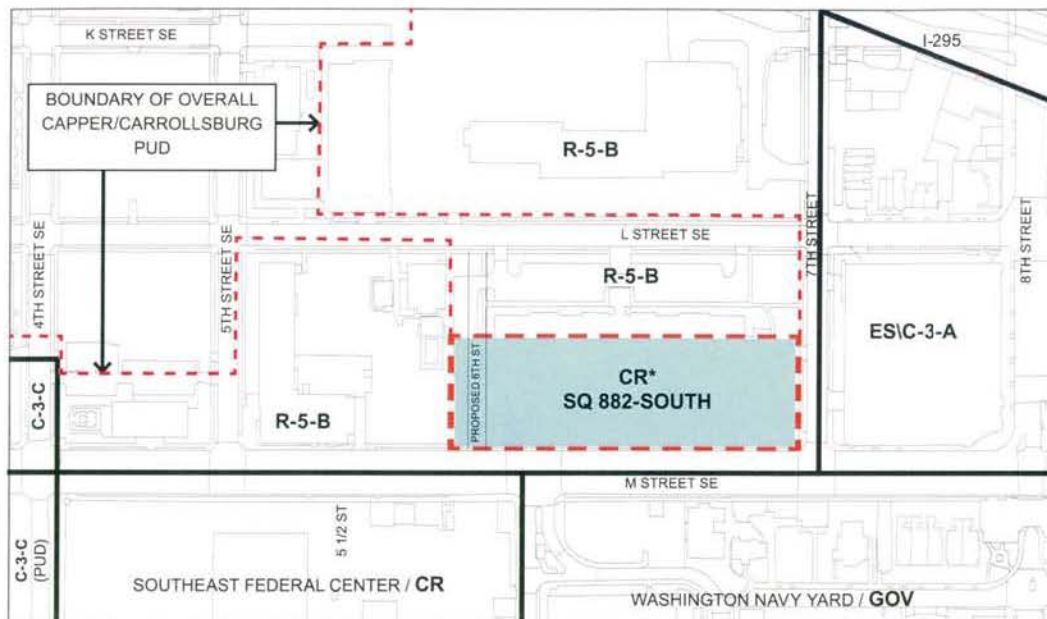
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PUD PRE-HEARING STATEMENT SUBMISSION 1.10



* TO BE REMAPPED PER STAGE ONE PUD APPROVAL

Notes:

1. A rear yard is not required for a non-residential building (§636).
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. An open court is not required, but if provided, must be a minimum of 2.5 inches per foot of the height of the court, but not less than 6 feet for a non-residential building (§638).
4. A closed court is not required, but if provided must have a minimum width of 2.5 inches per foot of the height of the court, but not less than 12 feet for a non-residential building. The minimum closed court area is twice the square of the required width (§638).
5. In excess of 2,000 square feet, 1 space per 1,800 square feet of gross floor area (§2101).
6. In excess of 3,000 square feet, 1 space per 750 square feet of gross floor area.
7. Office loading with more than 200,000 square feet of gross floor area=3 berths at 30 feet deep and 1 service/delivery space at 20 feet deep (§2201), 100 SF loading platform.
8. Retail loading is not required because the retail gross floor area is less than 10% of the entire office gross floor area and cellar floor area (§2201).
9. Bicycle parking spaces shall be provided at least equal to 5% of the number of automobile parking spaces. (§2119.2).
10. The "Build-To" line for M Street established by the existing office building in Square 800. (UD-1.0 of the Guidelines)

OFFICE DEVELOPMENT DATA

2406.11(e)

ZONE:	CR
SQUARE:	882-SOUTH
LOTS:	PENDING SUBDIVISION
SITE AREA:	88,589 +/- SF

	REQUIRED/ ALLOWED AS MATTER OF RIGHT	REQUIRED/ ALLOWED UNDER PUD STANDARDS	APPROVED IN FIRST STAGE	PROPOSED IN SECOND STAGE
USE	OFFICE/RETAIL		OFFICE/RETAIL	OFFICE/RETAIL
HEIGHT	90'	110'	90'	92'
TOTAL FAR	6.0	8.0		5.64
NON-RESIDENTIAL FAR	3.0	4.0		5.64
GROSS FLOOR AREA			RETAIL 15,000 SF MIN. TOTAL 496,000 SF	RETAIL 15,000 SF MIN. TOTAL: 499,780 SF
M STREET SETBACK			NOTE 10	13' - 7" NOTE 10
LOT OCCUPANCY	100%			65%
PUBLIC SPACE	10% (8,859 SF)			11,480 SF
REAR YARD	NOTE 1			20'
SIDE YARD	NOTE 2			60' (23' MIN.)
OPEN COURT	NOTE 3			
CLOSED COURT	NOTE 4			

ROOF STRUCTURES

HEIGHT	18'-6"	18'-6"
AREA	0.37 FAR	32,778 SF MAX
SETBACKS	1:1	1:1 (18'-6")

PARKING

OFFICE	NOTE 5	400	268 MIN.
RETAIL	NOTE 6		16 MIN.
TOTAL		400	284 MIN.

BICYCLE PARKING

	NOTE 9		14 MIN.
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LOADING

OFFICE	NOTE 7		3 - 12' X 30' MIN. 1 - 10' X 20' MIN.
RETAIL	NOTE 8		
TOTAL	3 - 12' X 30' 1 - 10' X 20' 3 - 100 SF LOADING PLATFORM		3 - 12' X 30' MIN. 1 - 10' X 20' MIN 3 - 100 SF LOADING PLATFORM

RETAIL REQUIREMENTS

RETAIL GFA		15,000 SF	15,000 SF MIN.
RETAIL CEILING HEIGHT		14'	14'

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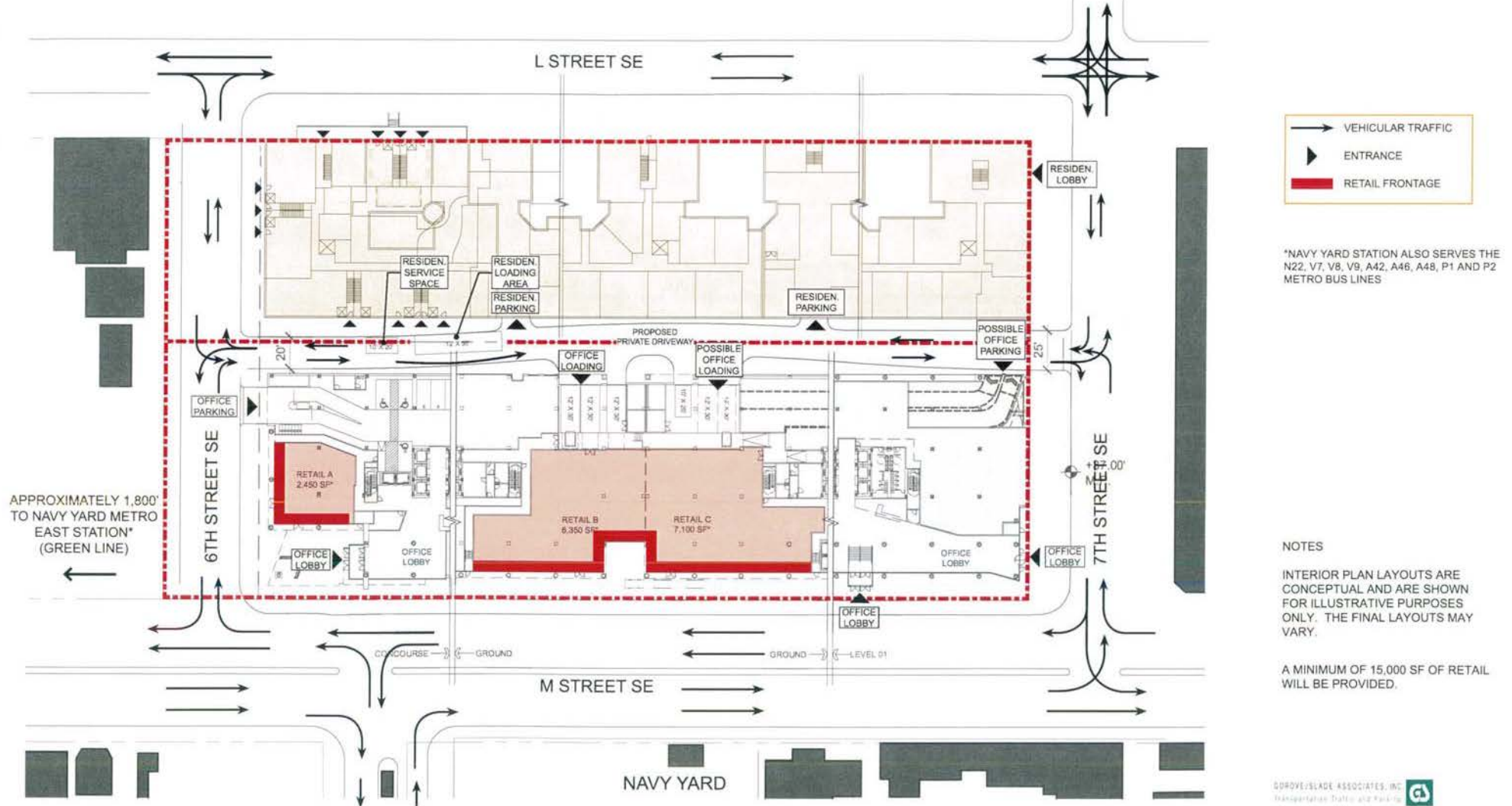
CAPPER CARROLLSBURG VENTURE, LLC

shalom baranes associates architects

PUD PRE-HEARING STATEMENT SUBMISSION 1.11

SITE CIRCULATION PLAN

2406.11(f)



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CAPPER CARROLLSBURG VENTURE, LLC

GOROVE/SLADE ASSOCIATES, INC.
Transportation Traffic and Parking



shalom baranes associates

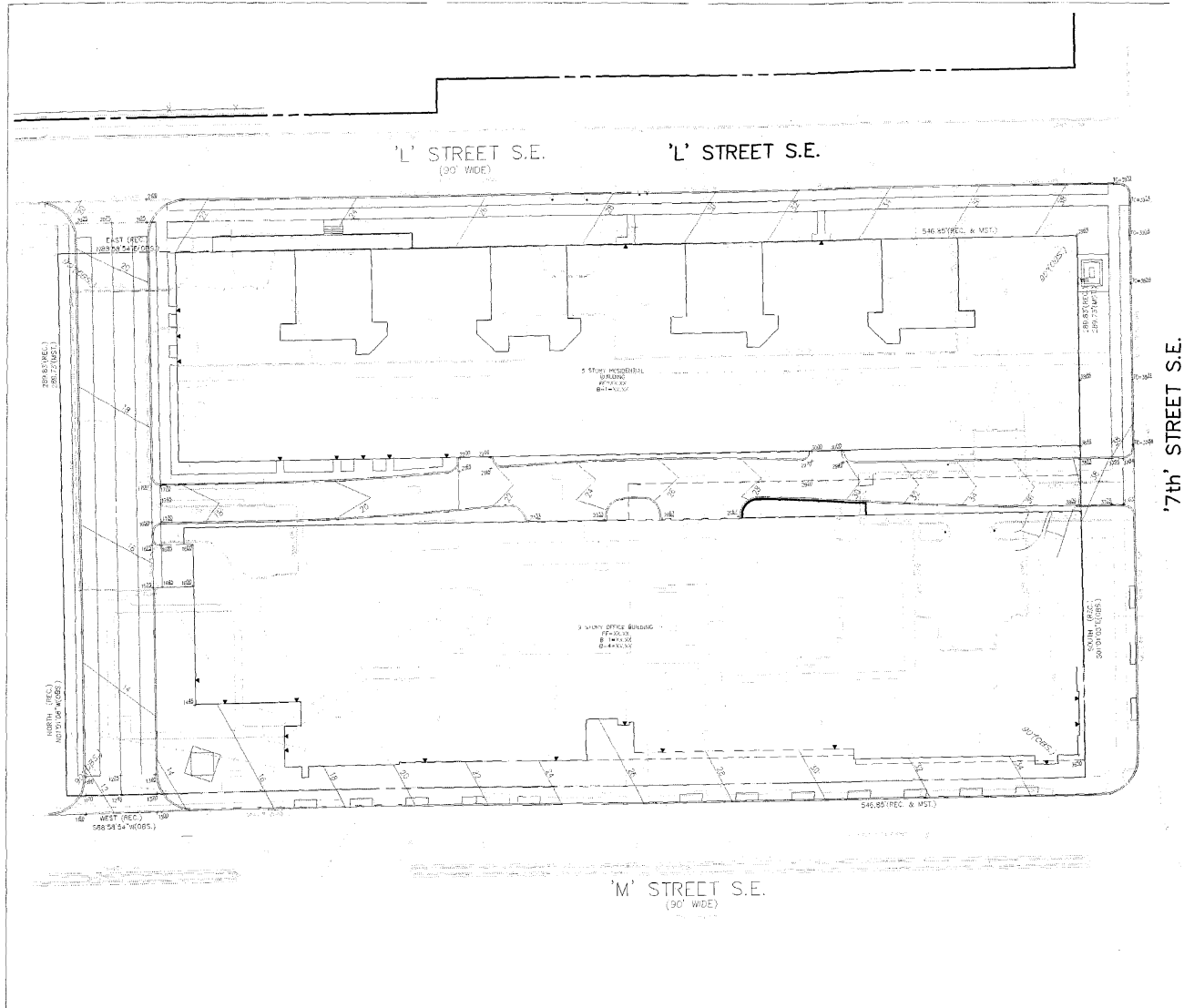
architects

PUD PRE-HEARING STATEMENT SUBMISSION

1.12

PROPOSED GRADING PLAN

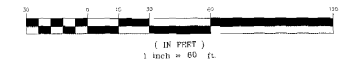
2406.12(d)



LEGEND



GRAPHIC SCALE



LEGEND

- Sanitary Manhole - Traffic Control Pole - Flagpole - Tree - Cable Television Pedestal - Unknown Utility Manhole - Water Meter - Water Main/Valve - Water Valve - Ballard - Sign Post - Rock Post - Inlets - Curb Inlet	- Cable Television Conduit - Electrical Conduit - Edge of Pavement - Fence Line - Natural Gas Conduit - Overhead Wires - Telephone/Communications Conduit - Property Lines - Public Utilities Easements - Sanitary Sewer Conduit - Storm Drain Conduit - Water Conduit - Concrete - Grass - Curbs and Gutters - Building - Sty - Trv - Asph - Esph - Basement - Reinforced Concrete Pipe - Corrugated Metal Pipe - Building Restriction Line - Right-of-Way	- Sanitary Cleanout - Storm Drain Manhole - Electrical Junction Box - Electrical Manhole - Pipe Department Connection - Hydrant - Gas Manhole - Oil Pole - Gas Valve - Light Pole - Phone Hicestal - Phone Manhole - Utility Pole
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ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

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CAPPER CARROLLSBURG VENTURE, LLC

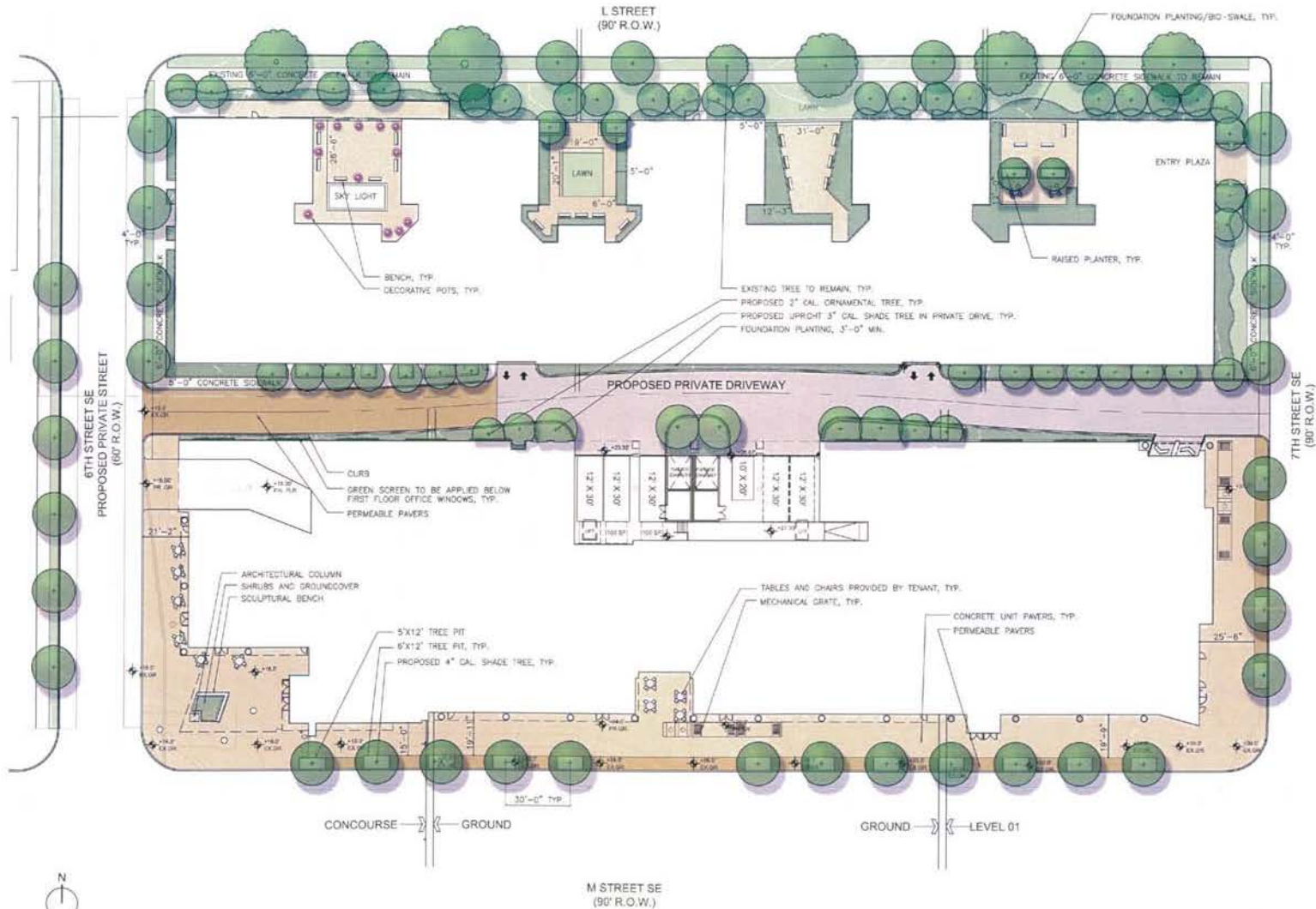
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PUD PRE-HEARING STATEMENT SUBMISSION 1.13

LANDSCAPE PLAN

2406.12(d)

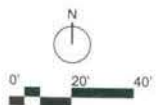


POTENTIAL TREE SCHEDULE	
Scientific name	Common Name

Potential 4" Cal. Shade Trees	
Platanus acerifolia	London Planetree
Quercus phellos	Willow Oak
Zelkova serrata 'Green Vase'	Green Vase Zelkova

Potential Upright 3" Cal. Shade Trees	
Ginkgo biloba (male)	Ginkgo
Acer rubrum 'Columnar'	Columnar Red Maple
Quercus robur 'Fastigiata'	Upright English Oak

Potential 2" Cal. Ornamental Trees	
Cercis canadensis	Eastern Redbud
Lagerstroemia indica	Crape Myrtle
Prunus serrulata 'Kwanzan'	Kwanzan Cherry



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PUD PRE-HEARING STATEMENT SUBMISSION 1.14

6TH STREET & M STREET SECTIONS

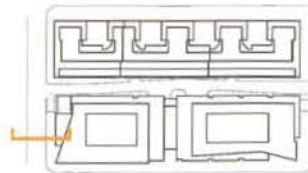
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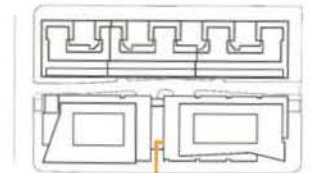
SECTION AT PRIVATE 6TH STREET



SECTION AT M STREET



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L STREET & PRIVATE DRIVEWAY SECTIONS

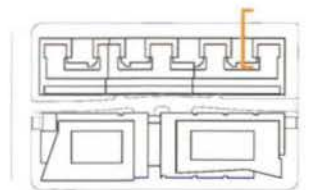
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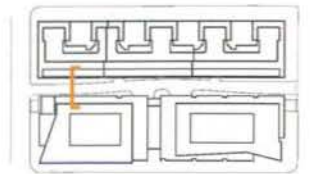
SECTION AT L STREET



SECTION AT PRIVATE DRIVEWAY



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1.16

2406.12(g)

Project Name: Copper Carrollsburg
Project Address: 600 M Street SE, Washington, DC

* THIS IS A PRELIMINARY LEED SCORECARD INDICATING A POSSIBLE COMBINATION OF POINTS TO ACHIEVE CERTIFIED LEVEL FOR THIS PROJECT. ACTUAL POINTS ACHIEVED ARE SUBJECT TO CHANGE.

	Yes	No	Sustainable Sites	15 Points
9	2	4		
Y			Prereq 1 Construction Activity Pollution Prevention	Required
1			Credit 1 Site Selection	
1			Credit 2 Development Density & Community Connectivity	
1			Credit 3 Brownfield Redevelopment	
1			Credit 4.1 Alternative Transportation: Public Transportation Access	
			Credit 4.2 Alternative Transportation: Bicycle Storage & Changing Rooms	
1			Credit 4.3 Alternative Transportation: Low-Emitting and Fuel-Efficient Vehicles	
		1	Credit 4.4 Alternative Transportation: Parking Capacity	
		1	Credit 5.1 Site Development: Protect or Restore Habitat	
1			Credit 5.2 Site Development: Maximize Open Space	
		1	Credit 6.1 Stormwater Design: Quantity Control	
		1	Credit 6.2 Stormwater Design: Quality Control	
1			Credit 7.1 Heat Island Effect, Non-Roof	
1			Credit 7.2 Heat Island Effect, Roof	
	1		Credit 8 Light Pollution Reduction	
1			Credit 9 Tenant Design & Construction Guidelines	
Yes	T	No		
2	1	2	Water Efficiency	5 Points
1			Credit 1.1 Water Efficient Landscaping: Reduce by 50%	
		1	Credit 1.2 Water Efficient Landscaping: No Potable Use or No Irrigation	
1		1	Credit 2 Innovative Wastewater Technologies	
			Credit 3.1 Water Use Reduction: 20% Reduction	
			Credit 3.2 Water Use Reduction: 30% Reduction	
Yes	T	No		
5	1	6	Energy & Atmosphere	14 Points
Y			Prereq 1 Fundamental Commissioning of the Building Energy Systems	Required
Y			Prereq 2 Minimum Energy Performance	Required
Y			Prereq 3 Fundamental Refrigerant Management	Required
4		2	Credit 1 Optimize Energy Performance	1 to 8
			☐ 10.5% New Buildings or 3.5% Existing Building Renovations	
			☐ 14% New Buildings or 7% Existing Building Renovations	
			☐ 17.5% New Buildings or 10.5% Existing Building Renovations	
4			☒ 21% New Buildings or 14% Existing Building Renovations	
			☐ 24.5% New Buildings or 17.5% Existing Building Renovations	
			☐ 28% New Buildings or 21% Existing Building Renovations	
			☐ 31.5% New Buildings or 24.5% Existing Building Renovations	
			☐ 35% New Buildings or 28% Existing Building Renovations	
			Credit 2 On-Site Renewable Energy	
			Credit 3 Enhanced Commissioning	
1			Credit 4 Enhanced Refrigerant Management	
		1	Credit 5.1 Measurement & Verification - Base Building	
		1	Credit 5.2 Measurement & Verification - Tenant Sub-metering	
			Credit 6 Green Power	

Materials & Resources						11 Points		
						Prereq 1	Storage & Collection of Recyclables	Required
						Credit 1.1	Building Reuse: Maintain 25% of Existing Walls, Floors & Roof	1
						Credit 1.2	Building Reuse: Maintain 50% of Existing Walls, Floors & Roof	1
						Credit 1.3	Building Reuse: Maintain 75% of Interior Non-Structural Elements	1
						Credit 2.1	Construction Waste Management: Divert 50% from Disposal	1
						Credit 2.2	Construction Waste Management: Divert 75% from Disposal	1
						Credit 3	Materials Reuse: 1%	1
						Credit 4.1	Recycled Content: 10% (post-consumer + ½ pre-consumer)	1
						Credit 4.2	Recycled Content: 20% (post-consumer + ½ pre-consumer)	1
						Credit 5.1	Regional Materials: 10% Extracted, Processed & Manufactured Regional	1
						Credit 5.2	Regional Materials: 20% Extracted, Processed & Manufactured Regional	1
						Credit 6	Certified Wood	1
Yes	No							
7	1	4				Indoor Environmental Quality	11 Points	
						Prereq 1	Minimum IAQ Performance	Required
						Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required
						Credit 1	Outdoor Air Delivery Monitoring	1
						Credit 2	Increased Ventilation	1
						Credit 3	Construction IAQ Management Plan: During Construction	1
						Credit 4.1	Low-Emitting Materials: Adhesives & Sealants	1
						Credit 4.2	Low-Emitting Materials: Paints & Coatings	1
						Credit 4.3	Low-Emitting Materials: Carpet Systems	1
						Credit 4.4	Low-Emitting Materials: Composite Wood & Agrifiber Products	1
						Credit 5	Indoor Chemical & Pollutant Source Control	1
						Credit 6	Controllability of Systems: Thermal Comfort	1
						Credit 7	Thermal Comfort: Design	1
						Credit 8.1	Daylight & Views: Daylight 75% of Spaces	1
						Credit 8.2	Daylight & Views: Views for 90% of Spaces	1
Yes	No							
3	2					Innovation & Design Process	5 Points	
						Credit 1.1	Innovation in Design: 7.1 Heat Island Effect; 100% Parking underground	1
						Credit 1.2	Innovation in Design: Green Housekeeping	1
						Credit 1.3	Innovation in Design:	1
						Credit 1.4	Innovation in Design:	1
						Credit 2	LEED® Accredited Professional	1
Yes	No							
26	27					Totals (pre-certification estimates)	61	

Certified: 23 to 27 points. Silver: 28 to 33 points. Gold: 34 to 44 points. Platinum: 45 to 61 points.

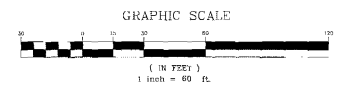
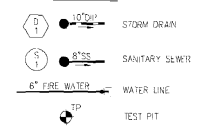
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THE ROOF TOP OF THE PROPOSED OFFICE BUILDING WILL CONTAIN A GREEN ROOF USED FOR BOTH STORMWATER MANAGEMENT AND BUILDING ANNUITIES. THIS GREEN ROOF IS OF ADEQUATE AREA AND SECTION TO PROVIDE STORMWATER MANAGEMENT FOR THE PROPOSED DEVELOPMENT. THE PRIMARY METHOD FOR STORMWATER MANAGEMENT FOR THE PROPOSED OFFICE (PORTION OF) DEVELOPMENT IS THE GREEN ROOF.

SHOULD THE GREEN ROOF NOT BE OF SUBSTANTIAL SIZE AND VOLUME TO MEET THE DC DDOE REQUIREMENTS FOR WATER QUALITY, A STORMFILTER OR SANDFILTER WILL BE PROVIDED TO MEET THE DDOE STORMWATER MANAGEMENT REQUIREMENTS.

THE PROPOSED INCIDENTAL BUILDING ROOFTOP RUNOFF WILL BE COLLECTED AND DISCHARGED INTO A NEW VOLUME STORMFILTER TO BE PROVIDED WITHIN THE PRIVATE 25' WIDE ALLEY TO THE SOUTH. THIS STORMFILTER SYSTEM WILL BE THE PRIMARY METHOD FOR STORMWATER MANAGEMENT FOR THIS PROJECT. THE WESTERN MOST PORTION OF THE PRIVATE ALLEY WILL POSSIBLY BE PAVED WITH PERMEABLE PAVERS TO PROVIDE LOW IMPACT DEVELOPMENT TREATMENT FOR STORMWATER MANAGEMENT FOR THE ALLEY.

THE PROPOSED PRIVATE 6TH STREET WILL BE GRADED TO SLOPE TO THE WEST TO PROVIDE DRAINAGE ALONG THE WESTERN CURB WHERE IT WILL BE POSSIBLE TO PROVIDE DRAIN INLETS TO CAPTURE THE RINNOFF. THE EASTERN PORTION OF THE ROADWAY IS SUB-TENDED BY THE EXISTING LARGE STORM TUNNEL AND THEREFORE IT WILL NOT BE POSSIBLE TO PROVIDE ANY INLETS AT THIS LOCATION. THESE PROPOSED DRAIN INLETS WILL BE WATER QUALITY INLETS MEET THE ODOT AND DCWASA STANDARDS FOR STORMWATER MANAGEMENT.



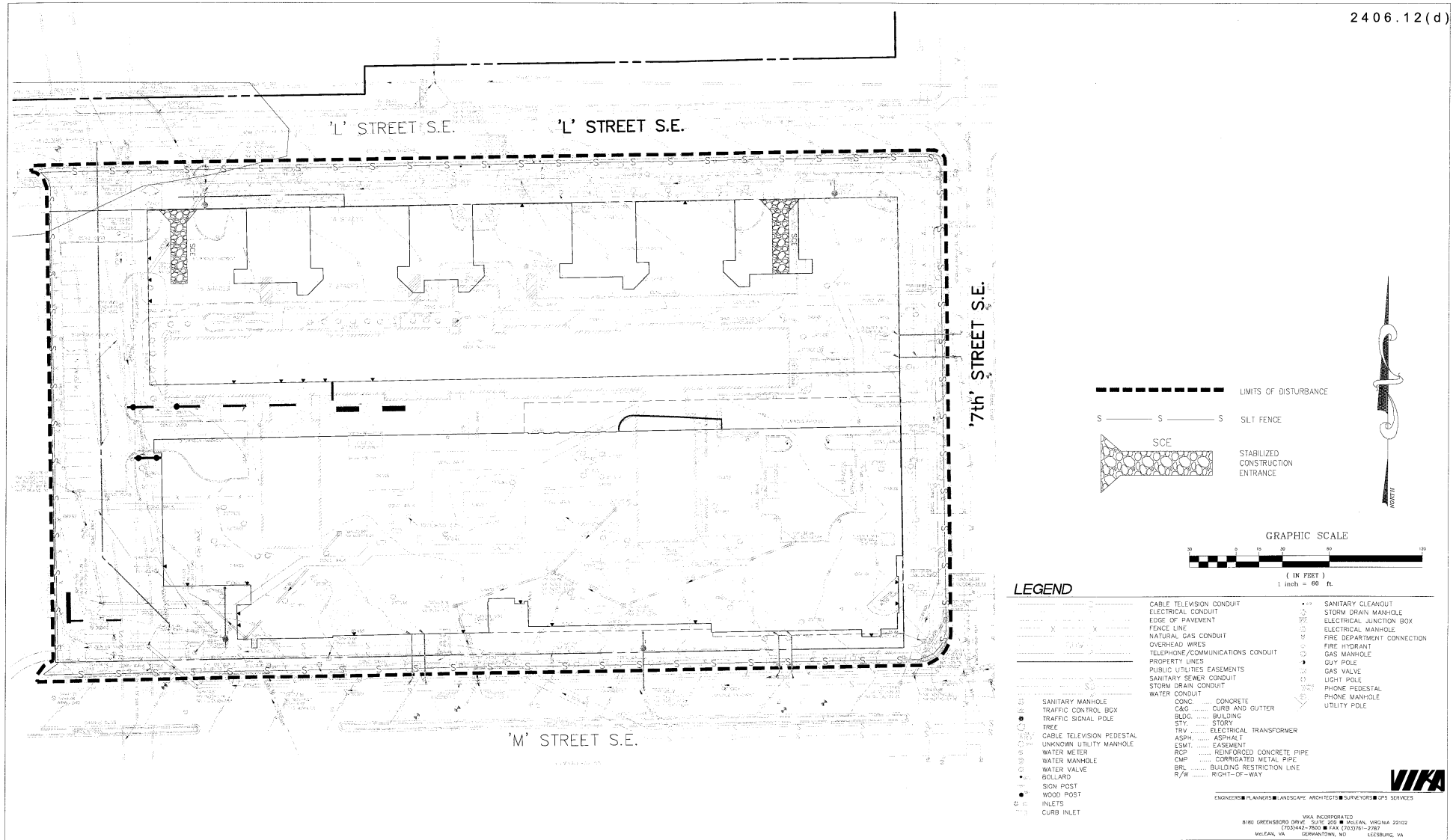
CARF TELEVISION CONDUIT
ELECTRICAL CONDUIT
EDGE OF PAVEMENT
FENCE LINE
NATURAL GAS CONDUIT
OVERHEAD WIRES
TELEPHONE/COMMUNICATIONS CONDUIT
PROPERTY LINES
PUBLIC UTILITIES EASEMENTS
SANITARY SEWER CONDUIT
STORM DRAIN CONDUIT
WATER CONDUIT
CONC. CONCRETE
C&G CURB AND GUTTER
BVG BUILDING
STY STORY
TRU ELECTRICAL TRANSFORMER
ASPH. ASPHALT
ESMT EASEMENT
RCP REINFORCED CONCRETE PIPE
CMP CORRUGATED METAL PIPE
BRI BUILDING RESTRICTION INF.
R/W RIGHT-OF-WAY

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

WIKI INCORPORATED
8100 GREENSBORO DRIVE SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
MCLEAN, VA GREENSBORO, VA

EROSION AND SEDIMENT CONTROL PLAN

2406.12(d)



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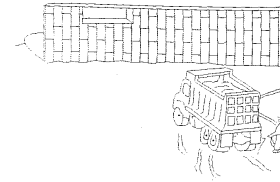
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1.19

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 FLOODING;
 - D. 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 SOIL BEYOND THE SITE BOUNDARIES.

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 SWEEPED 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 ITS 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, 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.

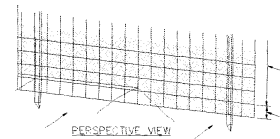
PURPOSE: THE VEHICLE WASH IS PROVIDED TO MINIMIZE THE QUANTITY OF SEDIMENT DEPOSITED ON DISTRICT OF COLUMBIA ROADS BY VEHICLES LEAVING THE SITE.

CONDITION WHERE PRACTICE 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 RIBBLE OR OTHER HARD FORDOUS MATERIAL. A WORKING WATER HOSE MUST BE LOCATED IN THE AREA DURING ALL CONSTRUCTION ACTIVITIES.

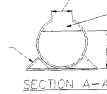
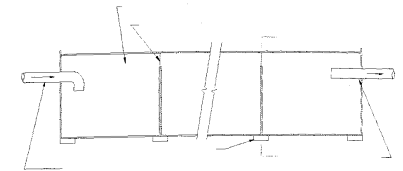
WASHING-WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO U.S. NATIONAL ASSOCIATION ROADS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

VEHICLE WASH AREA
NOT TO SCALE



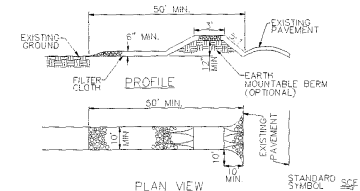
CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

FABRICATED SILT FENCE



1. CLEAN OUT THE SEDIMENT TANK WHEN ONE THRU (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 SEVENTEEN TIMES THE PUMP DISCHARGE IN GALLONS PER MINUTE. PUMP DISCHARGE (G.P.M.) $\times$ 16 = 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 REGRADED 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 24 (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 AROUND 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.

STABILIZED CONSTRUCTION ENTRANCE

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 matted 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 thatch.
 - c. Standard size sections of sod shall be strong enough to support their own weight and retain 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 transported 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 transported 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 rolling, 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 laying, 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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(703)442-7800 ■ FAX (703)761-2782
MILEAN, VA GREENSBORO, VA

SQUARE 882-SOUTH
600 M STREET SE
OFFICE BUILDING
SECTION 2



KEYPLAN

SQUARE 882 /

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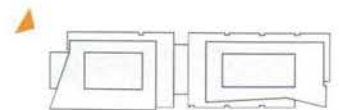


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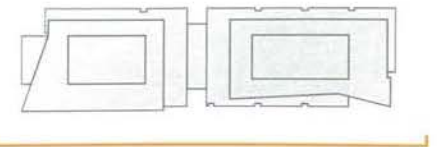
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KEYPLAN

SOUTH ELEVATION

2406.12(e)



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PUD PRE-HEARING STATEMENT SUBMISSION 2.5

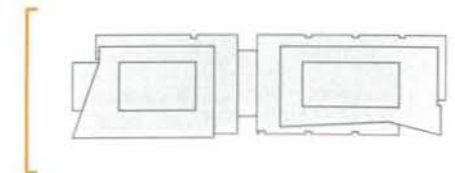
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WEST TOWER | WEST ELEVATION

2406.12(e)



0 40'



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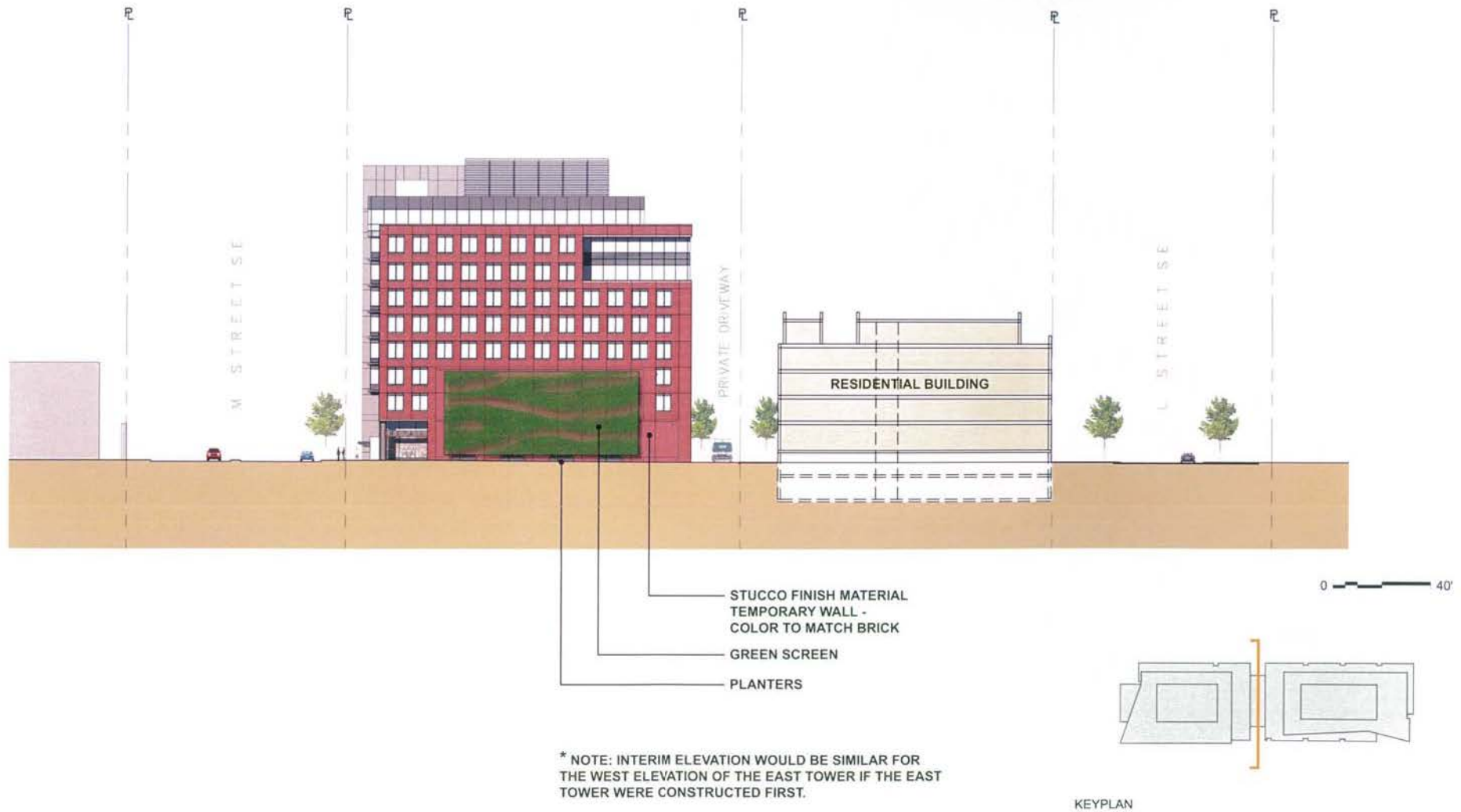
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WEST TOWER | EAST INTERIM ELEVATION*

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2.8

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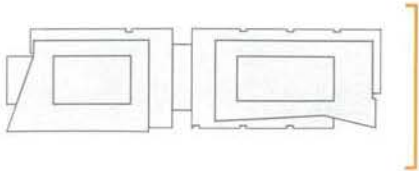


EAST TOWER | EAST ELEVATION

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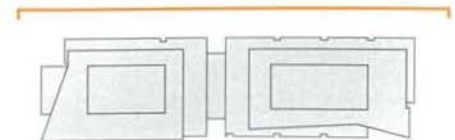
0 40'



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NORTH ELEVATION

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01 DECEMBER 2008 2406.12(e) 2.11

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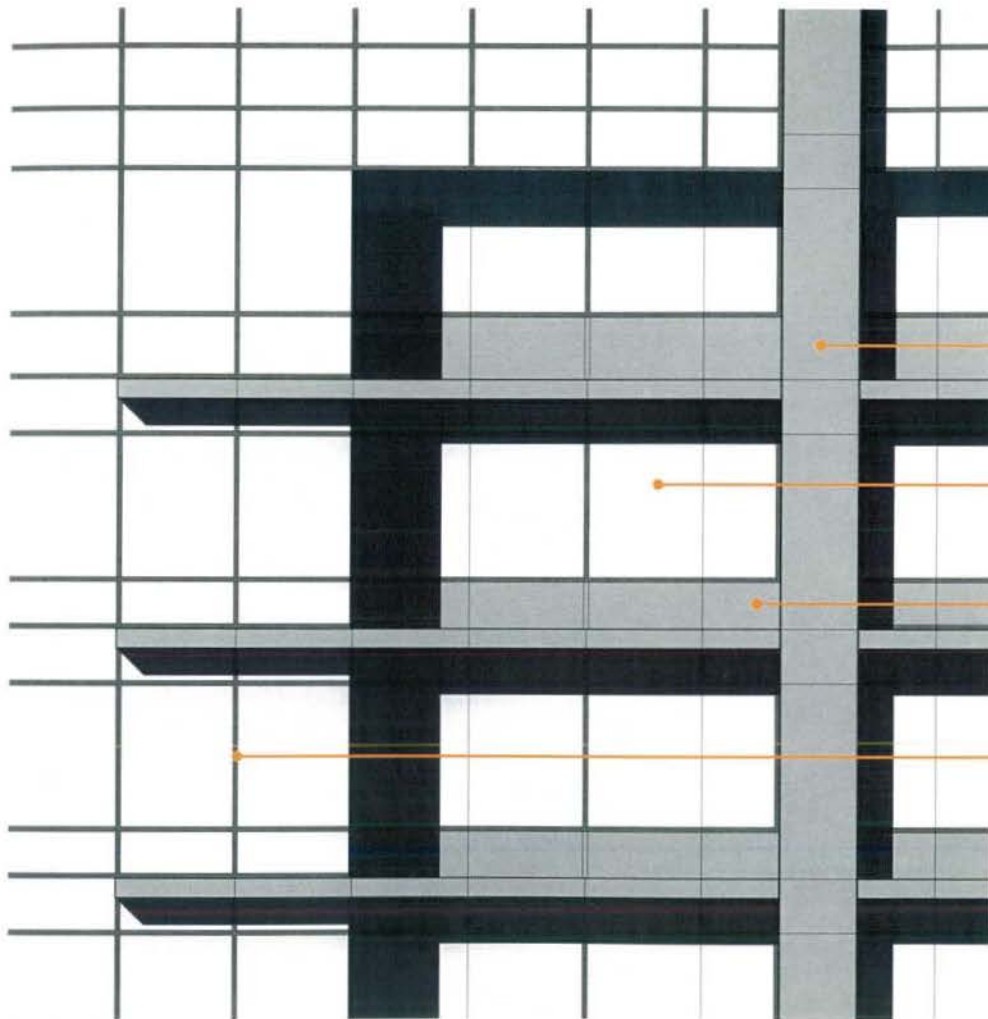
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PUD PRE-HEARING STATEMENT SUBMISSION

2.11

CURTAIN WALL / WINDOW WALL DETAIL

2406.12(e)



ALUMINUM PANEL SYSTEM

CLEAR, LOW-E GLASS

ALUMINUM PANEL SYSTEM

ALUMINUM CURTAINWALL SYSTEM

SCALE: 3/16" = 1'-0"



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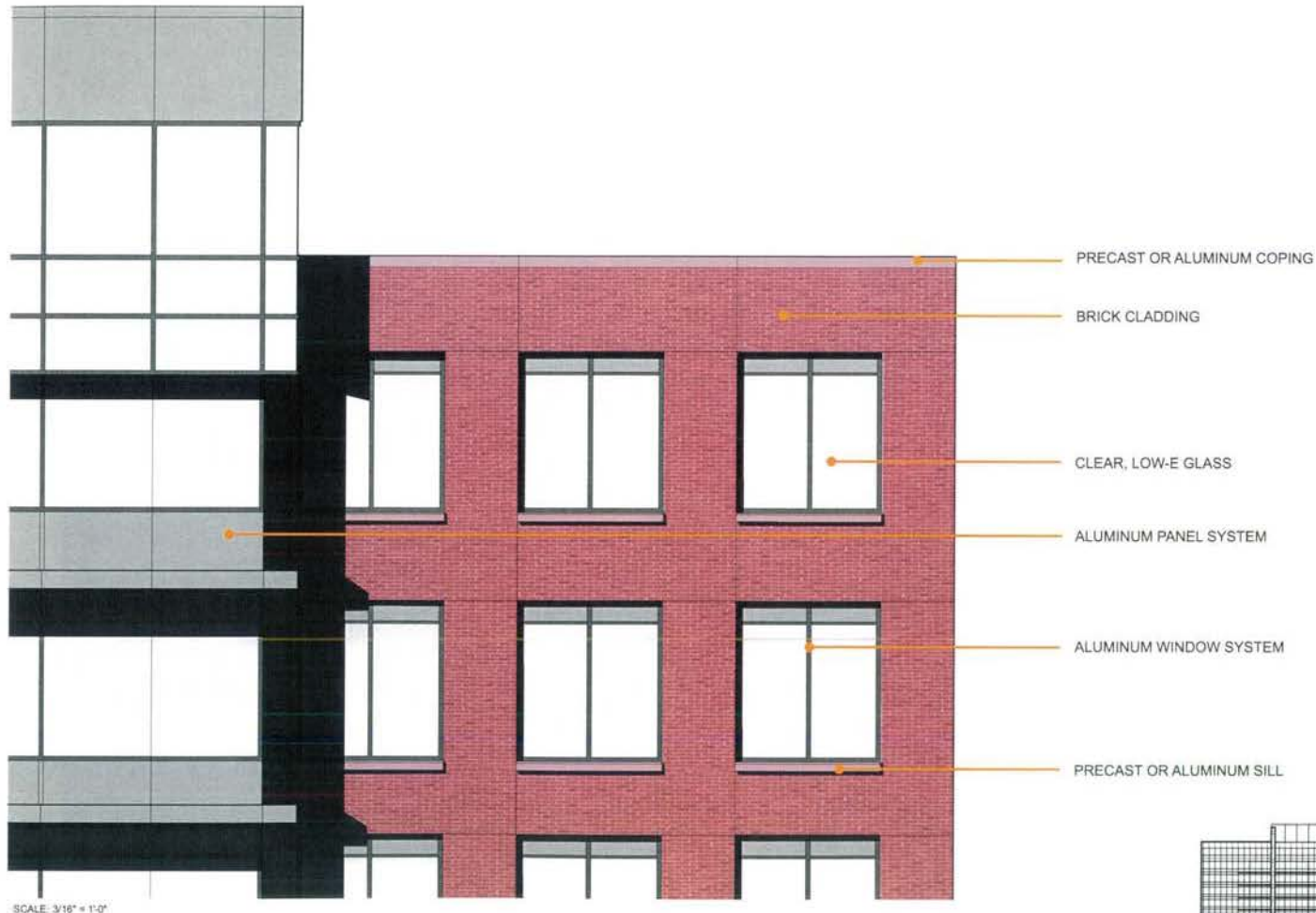
CAPPER CARROLLSBURG VENTURE, LLC

shalom baranes associates architects

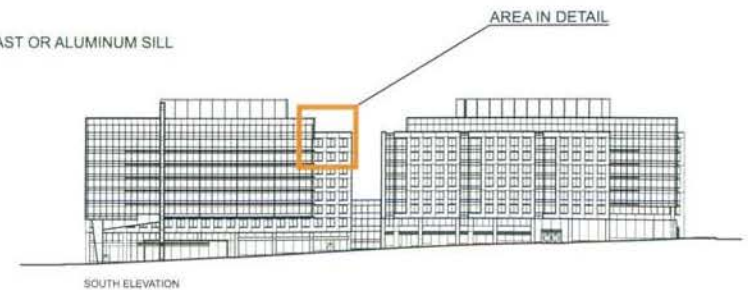
PUD PRE-HEARING STATEMENT SUBMISSION 2.12

BRICK / PUNCHED OPENINGS DETAIL

2406.12(e)



SCALE: 3/16" = 1'-0"



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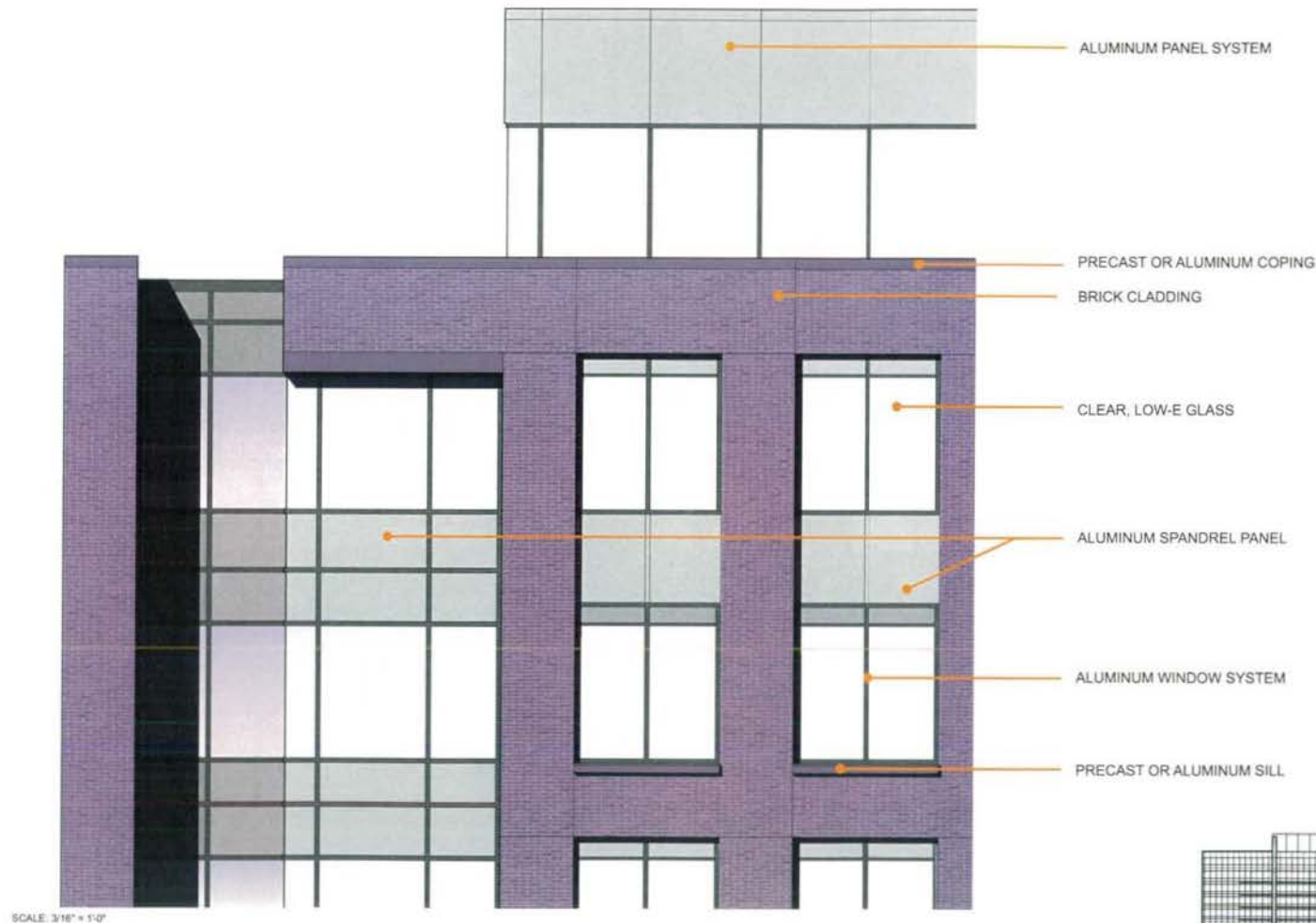
CAPPER CARROLLSBURG VENTURE, LLC

shalom baranes associates architects

PUD PRE-HEARING STATEMENT SUBMISSION 2.13

BRICK / WINDOW WALL DETAIL

2406.12(e)



SCALE: 3/16" = 1'-0"



SOUTH ELEVATION

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2.14

BRICK / WINDOW WALL DETAIL

2406.12(e)



AREA IN DETAIL



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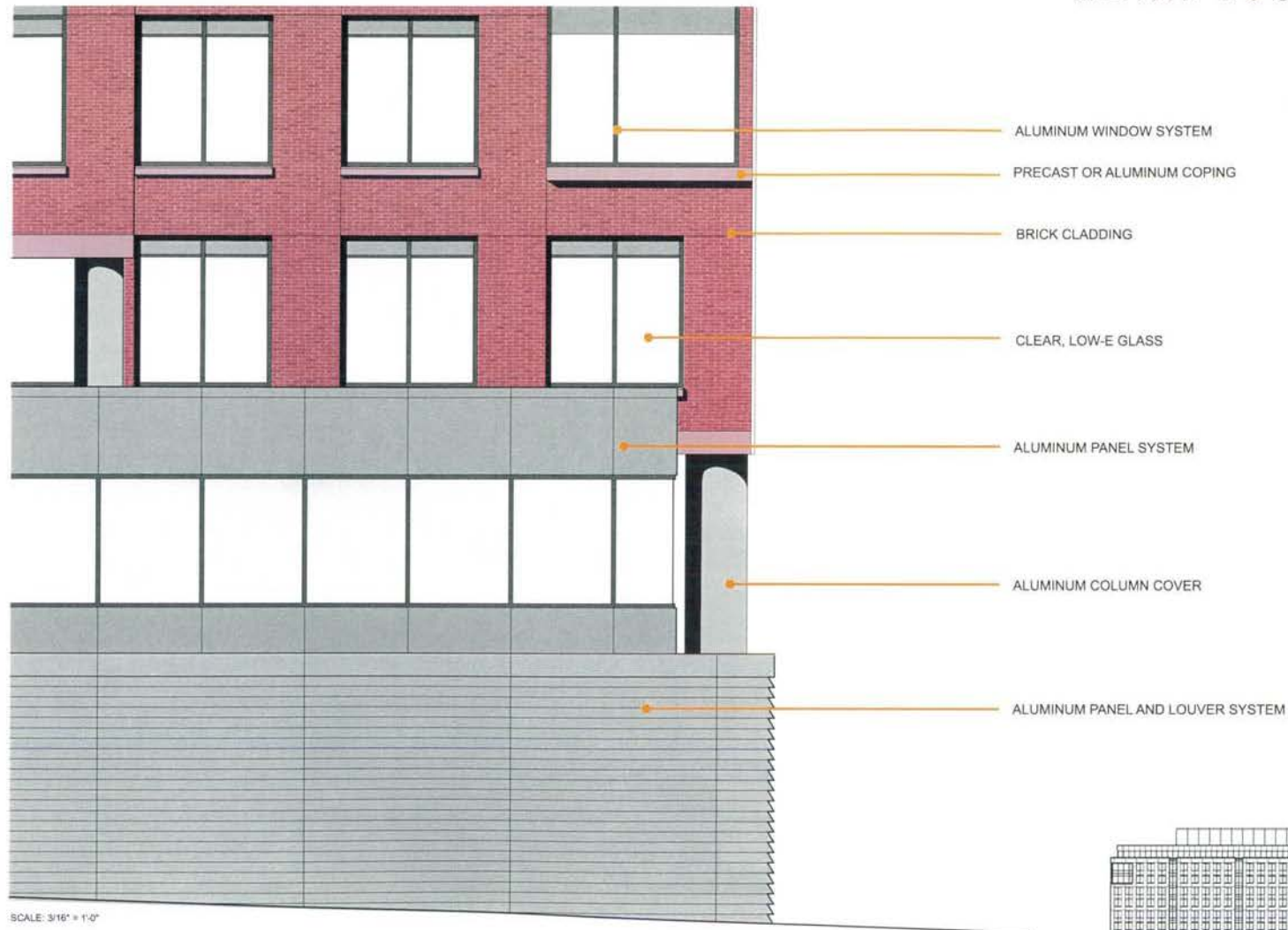
architects

PUD PRE-HEARING STATEMENT SUBMISSION

2.15

METAL LOUVER / PANEL DETAIL

2406.12(e)



NORTH ELEVATION

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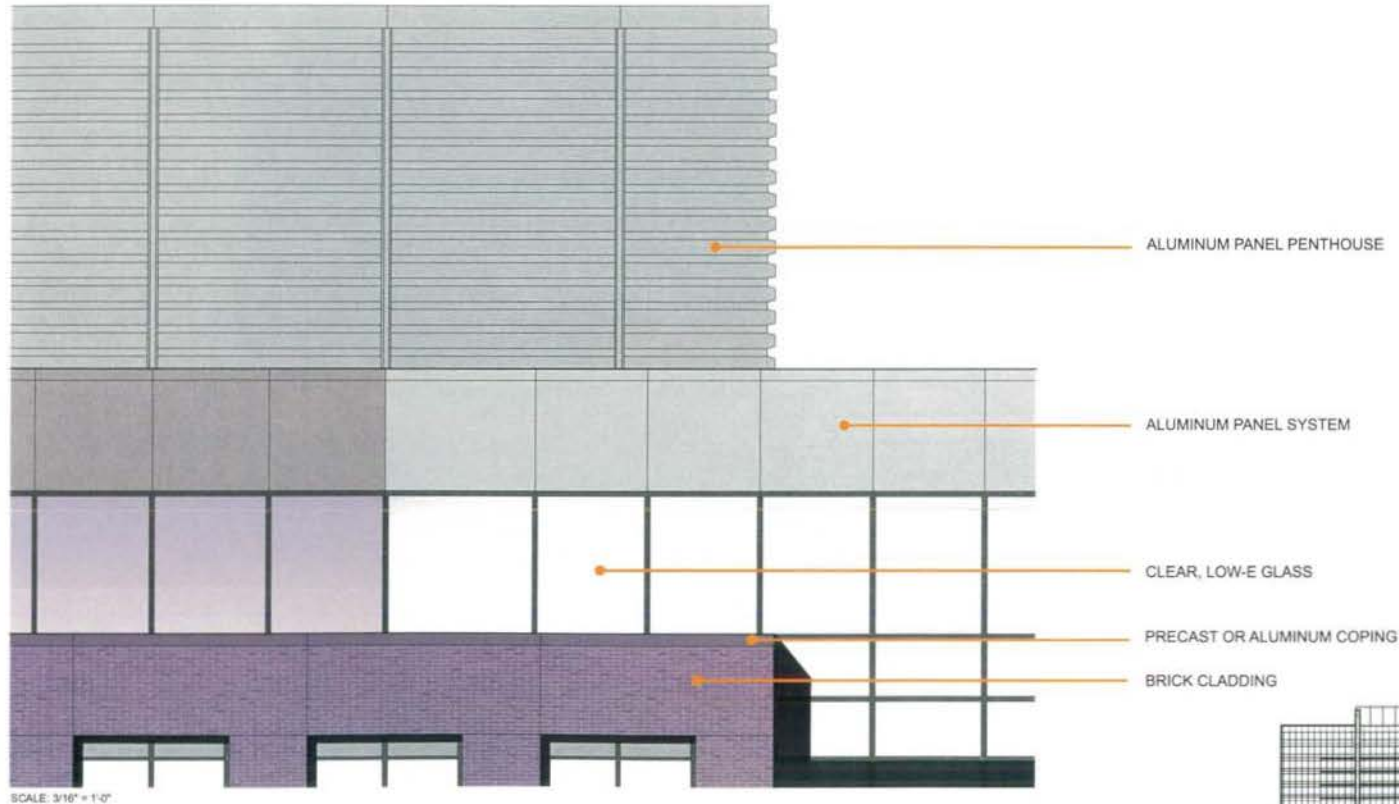
architects

PUD PRE-HEARING STATEMENT SUBMISSION

2.16

MECHANICAL PENTHOUSE DETAIL

2406.12(e)



SCALE: 3/16" = 1'-0"



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PUD PRE-HEARING STATEMENT SUBMISSION

2.17

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