

Bowman
CONSULTING

PLAN STATUS		
DATE	DESCRIPTION	
MSD	MSD	MSD
DESIGN	DRAWN	CHECK
SCALE	PL. 1-40	
JOB No.	6001-01-002	
DATE	JULY 14, 2006	
FILE No.	6001-0-PLD-002	
SHEET	C-1.0	

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	250' CONTOUR	
	250' INTERMEDIATE CONTOUR	
	250' EDGE OF PAVEMENT	
	250' CURB AND GUTTER	
	250' TRANSITION FROM CO-6R TO CO-5E	
	250' PROPOSED HEADER CURB	
	250' PROPERTY LINE	
	250' DEPARTING PROPERTY LINE	
	250' LOT LINE	
	250' RIGHT-OF-WAY CENTERLINE	
	250' FLOOR PLAN	
	250' CLEARING AND GRADING (LIMITS OF DISTURBANCE)	
	250' TREE LINE	
	250' FLOW LINE OF SKID	
	250' STREAM	
	250' OVERLAND INLET PATTERN	
	250' FENCE LINE	
	250' EASEMENT	
	250' WATER LINE	
	250' WATER VALVE	
	250' REDUCER	
	250' SANITARY SEWER	
	250' STORM SEWER	
	250' CABLE TV	
	250' ELECTRIC SERVICE	
	250' TELEPHONE SERVICE	
	250' GAS LINE	
	250' OVERHEAD ELECTRIC	
	250' OVERHEAD TELEPHONE	
	250' SPOT ELEVATION	
	250' UTILITY POLE	
	250' SON	
	250' SANITARY SEWER CENTER	
	250' STORM DRAIN CENTER	
	250' WATER METER	
	250' FIRE HYDRANT	
	250' PARKING INDUCTOR	
	250' INDICATES THE NUMBER OF TIMES, TURNING SPACE	
	250' STREET LIGHT	
	250' VEHICLES PER DAY (TRAFFIC COUNT)	
	250' TEST PIT LOCATION	
	250' RECOMMENDED/REQUIRED	
	250' CRITICAL SLOPE	
	250' HANDICAP RAMP	
	250' STOP SIGN	
	250' STREET SIGN	
	250' TREE	
	250' BENCHMARK	
	250' ASPHALT TRAIL	
	250' CONCRETE SIDEWALK	
	250' HANDICAP PARKING SPACE (VAN)	
	250' RP RAP	
	250' SPOT GRADE	

ABBREVIATIONS

A	AREA OF ABC	I	RAINFALL INTENSITY
AASHTO	AMERICAN ASSOCIATION OF STATE HWY & TRANS. OFFICIALS	ID	INSIDE DIAMETER OR IDENTIFICATION
AC	ADJACENT	E	INVERT ELEVATION
AGGR	AGGREGATE	IN	INCH
AND	AND	INV	INVERT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	IP	IRON PIPE
APPROX	APPROXIMATE	IPF	IRON PIPE FOUND
ARCH	ARCHITECTURAL	IPS	IRON PIPE SET
ASPH	ASPHALT	J	JUNCTION BOX
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	JNT	JOINT
AWWA	AMERICAN WATER WORKS ASSOCIATION	K	SIGHT DISTANCE COEFFICIENT
B	BUILDING	Ka	COLLIMETER ENTRANCE LOSS COEFFICIENT
BC	BACK OF CURB	L	LENGTH
BF	BASEMENT FLOOR	LAT	LATERAL
BLDG	BUILDING	LGS	LIMITS OF CLEARING & GRADING
BMP	BEST MANAGEMENT PRACTICES (WATER QUALITY)	LF	LINEAR FEET
BOV	BLOW OFF VALVE	LL	LOWER LEVEL
BR	BRICK	LOS	LINE OF SIGHT
BS	BUILDING RESTRICTION LINE	LP	LOW POINT
BVC	BEGINNING VERTICAL CURVE ELEVATION	LS	LOADING SPACE
BVCS	BEGINNING VERTICAL CURVE STATION	LT	LEFT
BW	BOTTOM OF WALL	M	MONUMENT FOUND
C	CENTER CORRECTION ON VERTICAL CURVE	MAX	MAXIMUM
C	RUNOFF COEFFICIENT	MECH	MECHANICAL
C	CABLE TELEVISION	MH	MANHOLE
CATV	CURB AND GUTTER	M	MILE
CB	CATCH BASIN	MIN	MINIMUM
CBS	CALIFORNIA BEARING RATIO	MISC	MISCELLANEOUS
CC	CENTER TO CENTER	MPH	MILES PER HOUR
CFS	CUBIC FEET	MS	MEDIAN STRIP
CFS	CUBIC FEET PER SECOND	MSL	MEAN SEA LEVEL
CG(R)	CURB AND GUTTER (REVERSE SLOPE)	NA OR N/A	NOT APPLICABLE
CH	CHORD	NBL	NORTH BOUND LANE
CHRG	CHORD BEARING	NH	NOT FORMERLY
CP	CAST IRON PIPE	NFA	NET FLOOR AREA
CL	CENTERLINE OR CLASS	NO. OR #	NUMBER
S	CENTERLINE	OC	ON CENTER
CLR	CLEAR	ODJ	OBJECT
CM	CUBIC METERS	OD	OUTSIDE DIAMETER
CMF	CORRUGATED METAL PIPE	OVERHANG	OVERHANG
CMS	CUBIC METERS PER SECOND	O/H	OVERHEAD
CONT	CONTINUOUS	OHC	OVERHEAD CABLE
CONC	CONCRETE	OHE	OVERHEAD ELECTRIC
CS	CURB STOP	OHT	OVERHEAD TELEPHONE
COUNT	COUNT	P	PERMETER
CR	CURB	P&P	PLAN AND PROFILE
CY	CUBIC YARD	PC	POINT OF CURVATURE
D	DEPTH	PCC	POINT OF COMPOUND CURVE
DA	DRAINAGE AREA	PCCC	POINT OF CURVATURE TOP OF CURB
DB	DEED BOOK	PCEP	POINT OF CURVE EDGE OF PAVEMENT
DET	DETAIL	PFM	PUBLIC FACILITIES MANUAL
DI	DIAMETER	PG	PAGE
DP	DUCTILE IRON PIPE	PGL	POINT OF GRADE LINE
DS	DROP INLET	PI	POINT OF INTERSECTION
DST	DISTANCE	PL	PROPERTY LINE
DL	DOMESTIC LINE	PRC	POINT OF REVERSE CURVE
DM	DROP MANHOLE	PRELIM	PRELIMINARY
DOM	DOMESTIC	PROP	PROPOSED
DRIE	DRAINAGE AREA	PT	POINT OF TANGENCY
DSE	DOWN SPOUT	PVC	POINT OF VERTICAL CURVE
DL	DWELLING UNITS	PVI	POINT OF VERTICAL INTERSECTION
DWG	DRAWING	PVMT	PAVEMENT
D/W	DRAINWAY	PVRC	POINT OF VERTICAL REVERSE CURVE
DELTA	DELTA	PVT	POINT OF VERTICAL TANGENT
E	STATE OF SUPER ELEVATION	Q (cfs)	AMOUNT OF RUNOFF (FLOW RATE)
EA	EACH	R	RADIUS
EBL	EAST BOUND LANE	RCF	REINFORCED CONCRETE PIPE
EC	ENGINEER CONTROL	RD	ROAD OR ROOF DRAIN
ED	EDGE OF GUTTER	REINF	REINFORCED
EL	ELEVATION	REQD	REQUIRED
ELC	ELECTRIC	RET	RETAINING
ELEV	ELEVATION	REV	REVISION
ENG	ENGINEER	RGP	ROUGH GRADING PLAN
ENT	ENTRANCE	RMA	RESOURCE MANAGEMENT AREA
EOP	EDGE OF PAVEMENT	ROM	REMOTE OUTSIDE MONITOR
EQUIP	EQUIPMENT	RPA	RESOURCE PROTECTION AREA
ES	END SECTION	RR	RAILROAD
ESEM	EASEMENT	RT	RIGHT
ETD	EXISTING TO BE DEMOLISHED	RTE	ROUTE
ETR	EXISTING TO BE REBUILT	R/W	RIGHT OF WAY
ETRP	EXISTING TO BE REPLACED	S	SPEED OR SLOPE
EVCE	ENDING VERTICAL CURVE ELEVATION	SAN	SANITARY
EVCS	ENDING VERTICAL CURVE STATION	SBL	SOUTH BOUND LANE
EW	EXISTING	SCH	SCHEDULE
EX	EXISTING	SD	SIGHT DISTANCE
EXC	EXCAVATION	SEC	SECTION
F	FIRE LINE	SECT	SECTION
FAR	FLOOR AREA RATIO	SEW	SEWER
FCEA	FARREX COUNTY PARK AUTHORITY	SH	SHOULDER
FCS	FLOOR DRAIN	SP	SPACE OR SITE PLAN
FF	FIRST FLOOR	SPC	SPECIFICATIONS
FG	FINISH GRADE	STA	STATION
FH	FIRE HYDRANT	STD	STANDARD
FL	FLOOR LINE	STK	STACK
FND	FOUNDATION	STM	STORM
FOT	FLOOD PLAN	STR	STRUCTURE
FPS	FEET PER SECOND	SVC	SERVICE
FS	FIRE SERVICE OR FACTOR OF SAFETY	S/W	SIDEWALK
G	GAS	SMA	STORM WATER MANAGEMENT
GAR	GARAGE	SK	CROSS SLOPE
GA	GROSS FLOOR AREA	ST	SQUARE YARD
GR	GUARD RAIL OR GRATE INLET	T	TANGENT
H	HEAD	TB	TOP OF BANK OR TEST BORING
HC	HANDICAP	TL	TOP OF CURB
HB	HORIZONTAL BEND	TM	TIME OF CONCENTRATION
HOL	HYDRAULIC GRADE LINE	TEL	TELEPHONE
HORZ	HORIZONTAL	TEMP	TEMPORARY
HP	HIGH POINT	TH	TEST HOLE
HT	HAND TRAIL	TI	TEST PIT OR TREE PROTECTION
HV	HIGH	TR	TRANSFORMATION
HW	HEADWATER	TW	TOP OF WALL OR TAILWATER
		TRP	TYPICAL
		UG	UNDERGROUND
		UGE	UNDERGROUND ELECTRIC
		UGT	UNDERGROUND TELEPHONE
		USC	UNDERGROUND CABLE
		UL	UPPER LEVEL

Bowman
CONSULTING

Regional Consulting Group, Ltd.
2500 14th Avenue
Albuquerque, New Mexico 87104
Phone: (505) 241-2100
Fax: (505) 241-2101
www.bowmanconsulting.com
© 1999 Bowman Group, Inc.

NOTES, ABBREVIATIONS AND LEGEND

Rhode Island Avenue
DISTRICT OF COLUMBIA
WASHINGTON

PLAN STATUS

DATE DESCRIPTION
MSD MSD MSD
DESIGN DRAWING SHD
SCALE 1"=40'
JOB No. 6001-01-002
DATE JULY 14, 2006
FILE No. 6001-D-PUD-002
SHEET C-2-0



PLAN STATUS			
DATE	DESCRIPTION	DATE	DESCRIPTION
MSD	MSD	MSD	MSD
REVISION	REVISION	REVISION	REVISION
SCALE	1" = 1'-0"	SCALE	1" = 1'-0"
JOB No.	8001-01-002	JOB No.	8001-01-002
DATE	JULY 14, 2006	DATE	JULY 14, 2006
FILE No.	8001-01-002	FILE No.	8001-01-002
SHEET	C-3.0	SHEET	C-3.0

GRAPHIC SCALE

1" = 1'-0"





PLAN STATUS			
DATE	DESCRIPTION	DATE	DESCRIPTION
MSD	MSD	MSD	MSD
DESIGN	DESIGN	DESIGN	DESIGN
SCALE	1" = 1' = 10'	SCALE	1" = 1' = 10'
JOB No.	6001-01-002	JOB No.	6001-01-002
DATE	JULY 14, 2006	DATE	JULY 14, 2006
FILE No.	001-D-PUD-002	FILE No.	001-D-PUD-002



LEGEND

- + BOLLARD
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- TRAFFIC SIGNAL POLE
- GAS VALVE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- ELECTRIC MANHOLE
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE

DEMOLITION LEGEND

- ⊙ TEST PIT REQUIRED (EXACT LOCATION)
- E.S. EXISTING TO REMAIN
- E.D. EXISTING TO BE DEMOLISHED
- E.R.P. EXISTING TO BE REPLACED
- E.R.R. EXISTING TO BE RELOCATED
- LIMIT OF EXISTING CURB & GUTTER REMOVAL

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
EXISTING METRO PLATFORM

RHODE ISLAND AVENUE N.E.

EXISTING SANITARY SEWER

EXISTING STORM SEWER

GRAPHIC SCALE



Bowman
CONSULTING

Bowman Consulting Group, LLC
2115 Eastchase Avenue
Nashville, Virginia 22314
Phone: (703) 464-2100
Fax: (703) 464-2101
www.bowmanconsulting.com
© 2006 Bowman Consulting Group, LLC

EXISTING CONDITIONS AND DEMOLITION PLAN

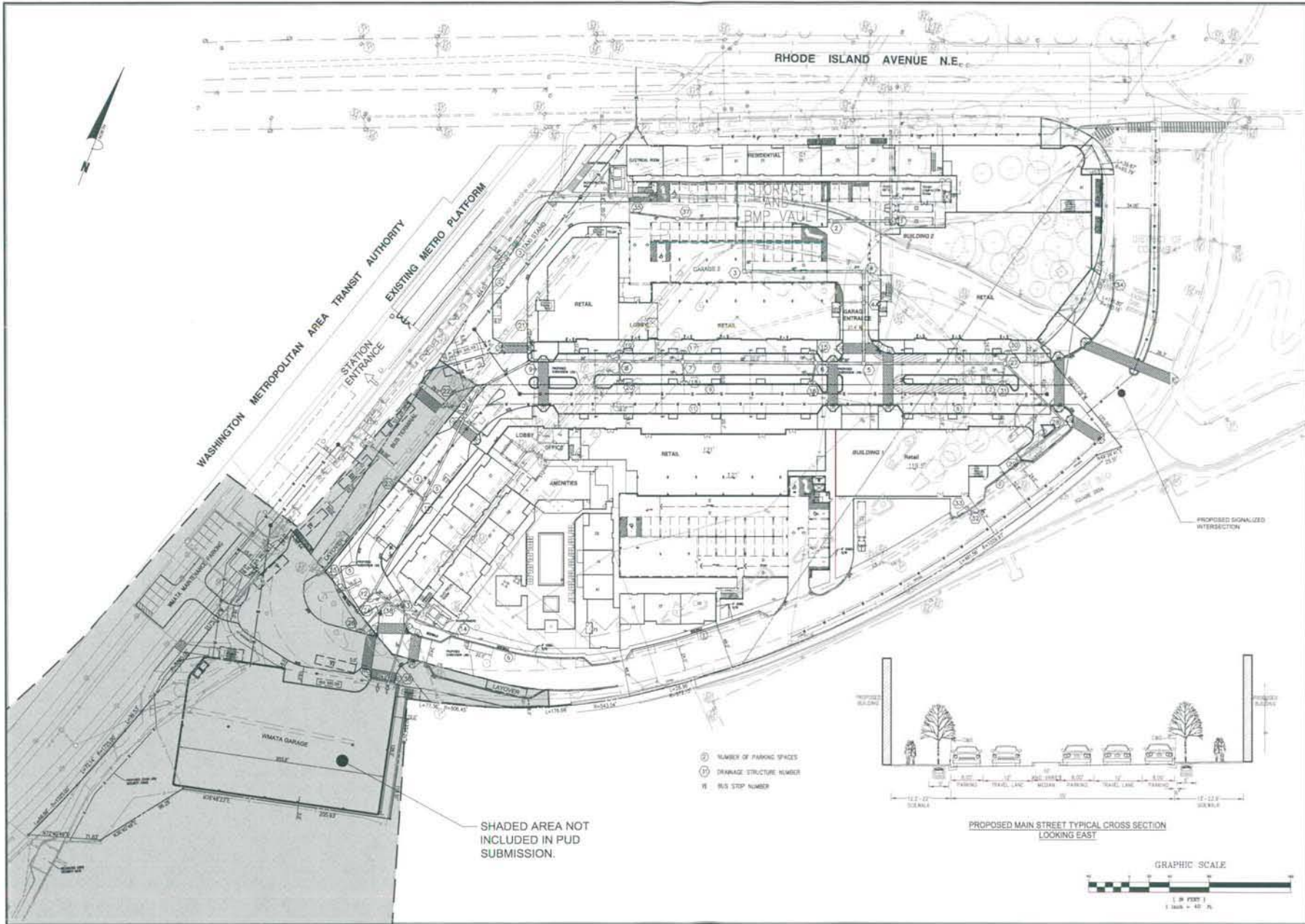
Rhode Island Avenue

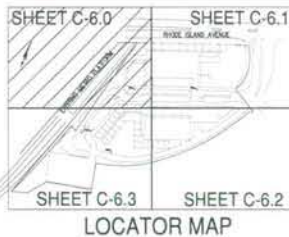
DISTRICT OF COLUMBIA
WASHINGTON

PLAN STATUS

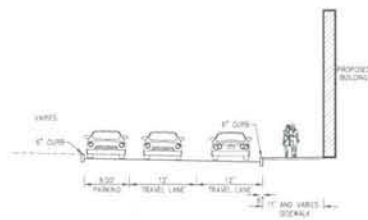
DATE	DESCRIPTION
MSD 2006	MSD 2006
SCALE 1" = 40'	DMS
JOB No. 6001-01-002	
DATE JULY 14, 2006	
FILE No. 6001-D-PUD-02	

SHEET C-4.0

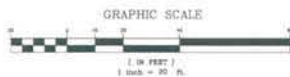




LOCATOR MAP

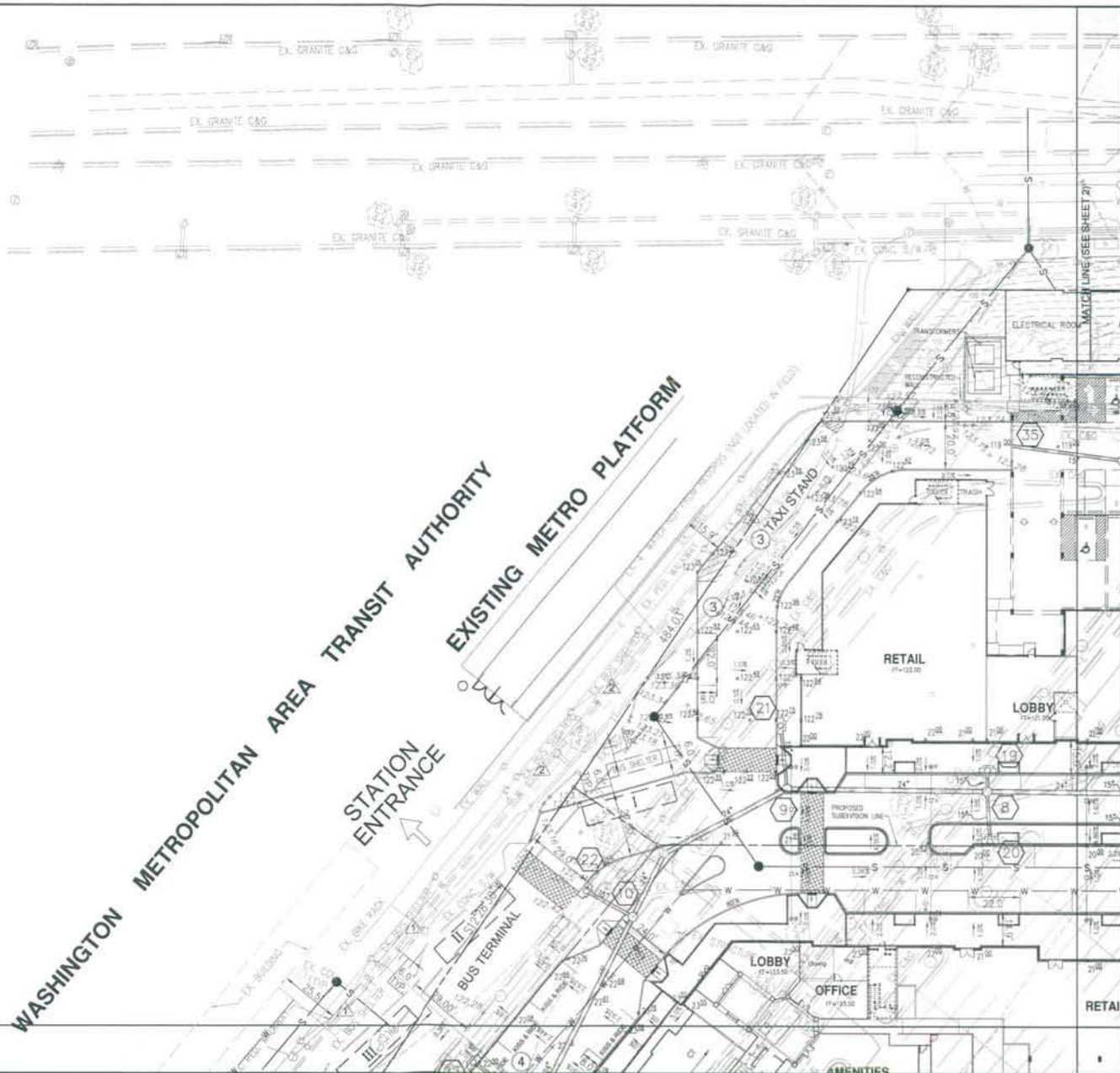


PROPOSED TAXI STAND TYPICAL CROSS SECTION
LOOKING NORTHEAST



MATCH LINE (SEE SHEET 4)

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
EXISTING METRO PLATFORM
STATION ENTRANCE
BUS TERMINAL



Bowman
CONSULTING

Bowman Consulting Group, LLC
1000 17th Street, NW
Washington, DC 20036
Phone: (202) 462-2100
Fax: (202) 462-2101
www.bowmanconsulting.com

DETAILED SITE DEVELOPMENT PLAN (SHEET 1 OF 4)

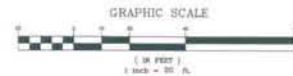
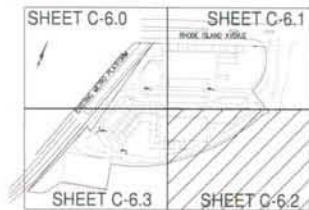
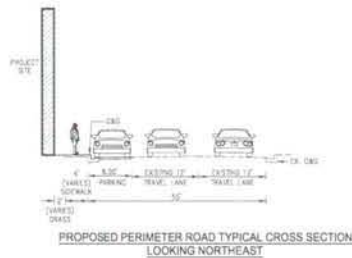
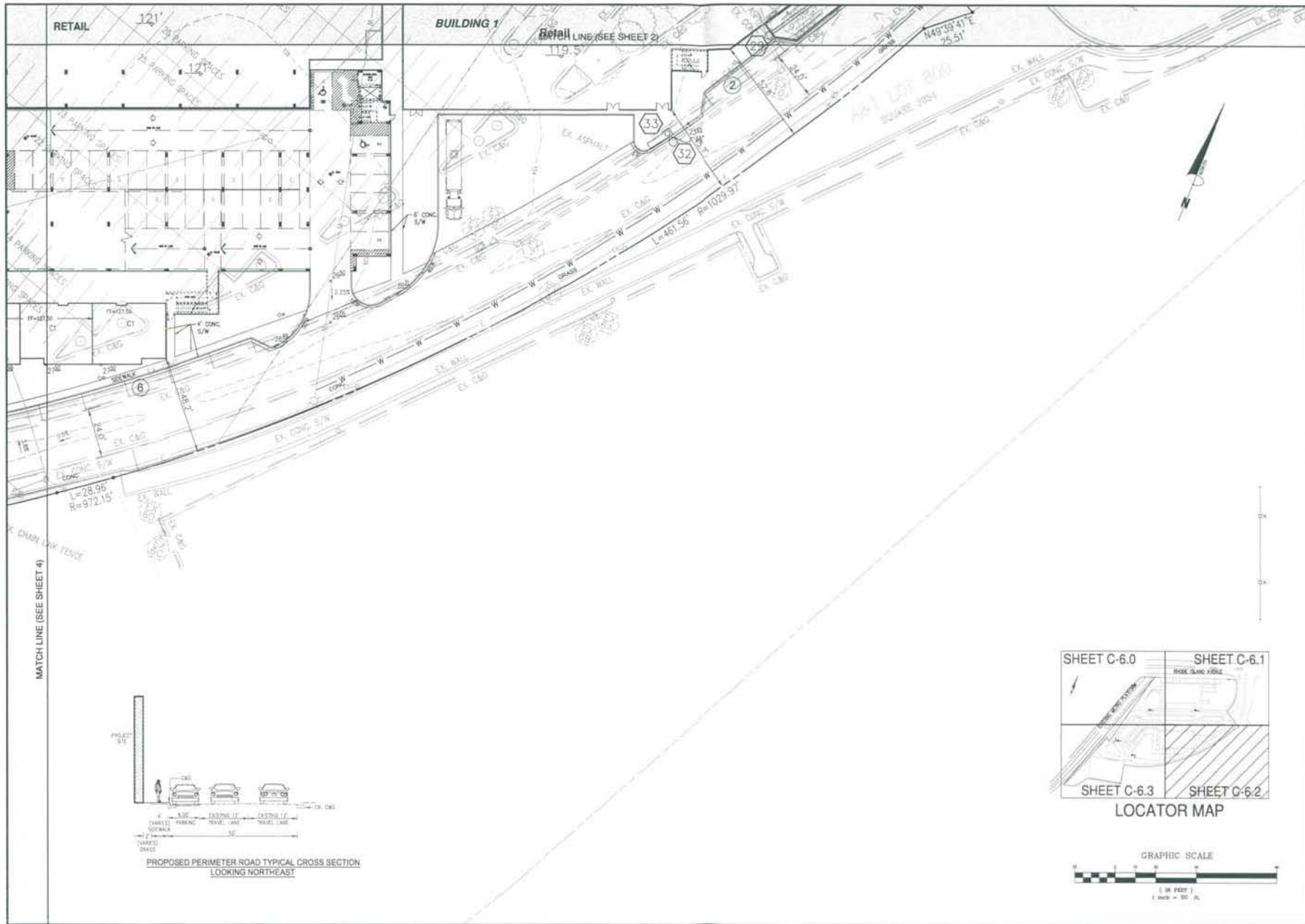
Rhode Island Avenue

DISTRICT OF COLUMBIA

WASHINGTON

PLAN STATUS

DATE	DESCRIPTION
MSD	MSD
DESIGN	DESIGN
SCALE	SCALE
JOB NO.	6001-01-002
DATE	JULY 14, 2006
FILE NO.	6001-D-PLD-002
SHEET	C-6.0

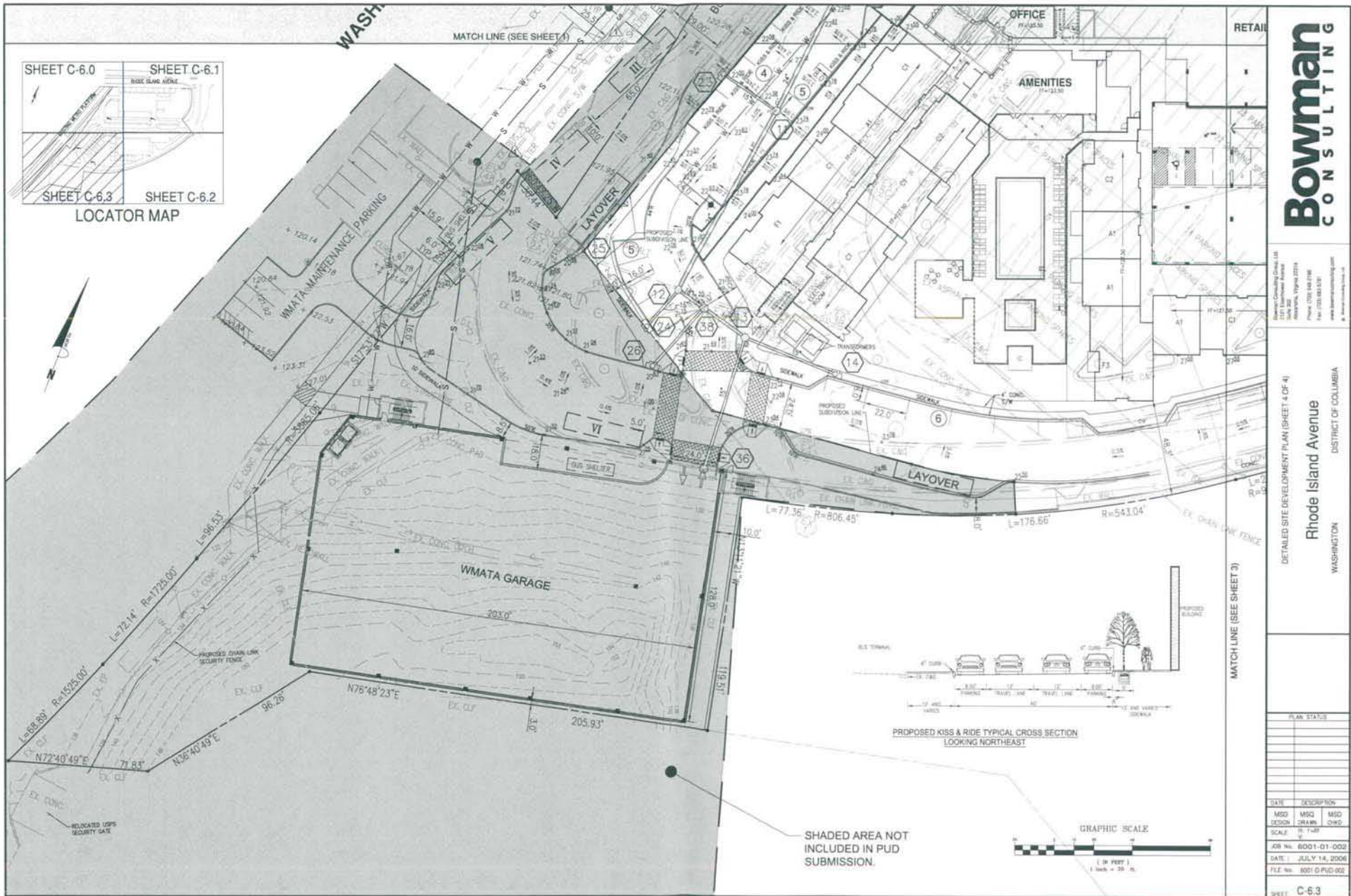


Bowman
CONSULTING

Bowman Consulting Group, LLC
1001 E. 1st Street
Suite 100
Annapolis, Maryland 21403
Phone: (410) 544-2100
Fax: (410) 544-2101
www.bowmanconsulting.com

DETAILED SITE DEVELOPMENT PLAN (SHEET 3 OF 4)
Rhode Island Avenue
DISTRICT OF COLUMBIA
WASHINGTON

PLAN STATUS	
DATE	DESCRIPTION
MSD	MSD
DESIGN	DESIGN
SCALE	1" = 1'-0"
JOB No.	6001-01-002
DATE	JULY 14, 2006
FILE No.	6001-01-002
SHEET	C-6.2



Bowman
CONSULTING

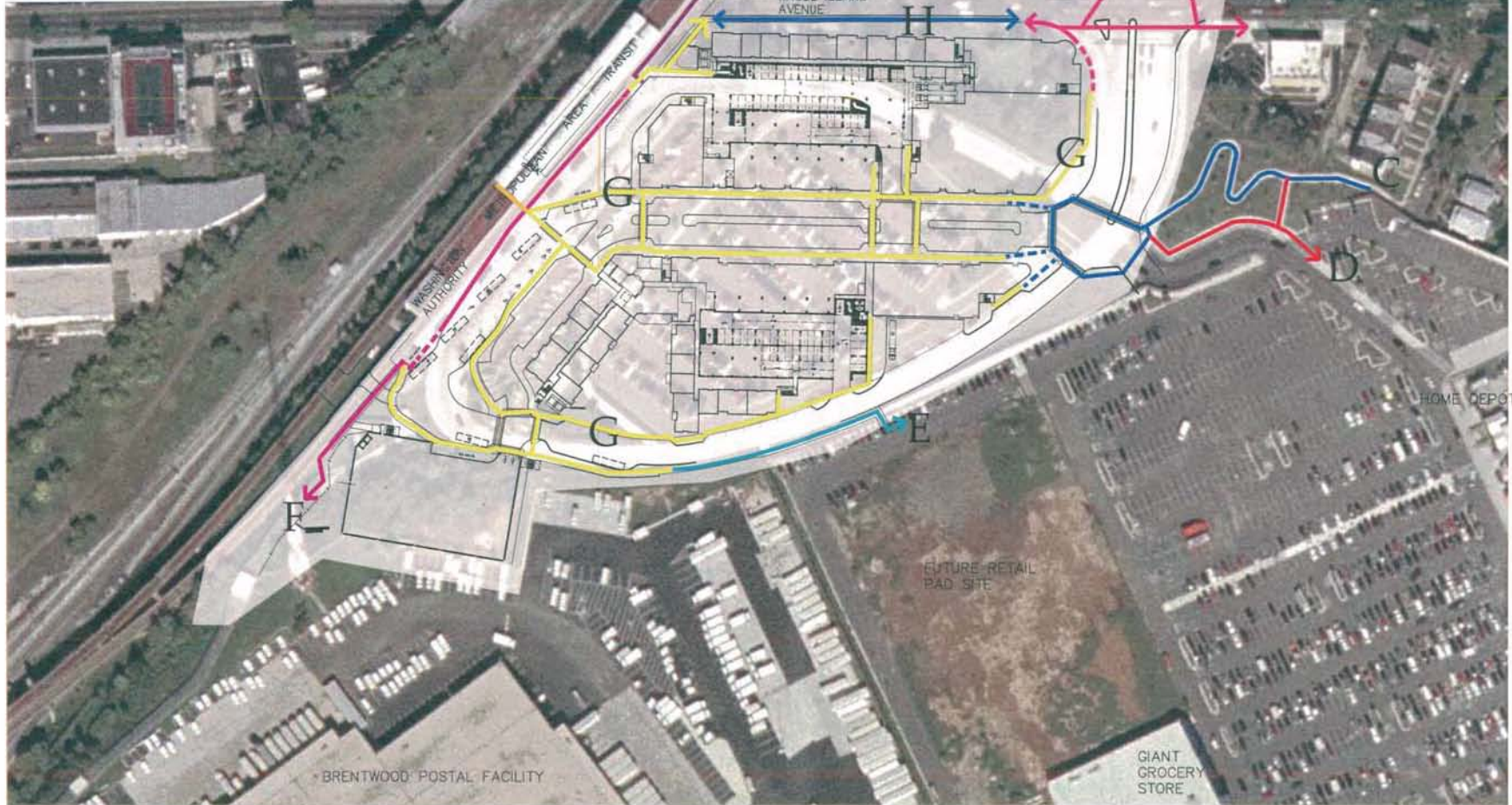
Bowman Consulting Group, LLC
1201 Eastman Avenue
Arlington, Virginia 22204
Phone (703) 544-2700
Fax (703) 544-5301
www.bowmanconsulting.com

DETAILED SITE DEVELOPMENT PLAN (SHEET 4 OF 4)
Rhode Island Avenue
DISTRICT OF COLUMBIA
WASHINGTON

DATE DESCRIPTION
MSD MSD MSD
DESIGN DRAIN CHWD
SCALE H 1"=30'
JOB No. 6001-01-002
DATE JULY 14, 2006
FILE No. 6001-D-PUD-002
SHEET C-6.3

PEDESTRIAN CONNECTIONS KEY*

- A - EXISTING PEDESTRIAN BRIDGE OVER RHODE ISLAND AVENUE (LOCATED BENEATH METRO RED LINE OVERPASS)
 - B - EXISTING CROSSWALK CONNECTIONS AT THE INTERSECTION OF RHODE ISLAND AVENUE AND REED STREET
 - C - EXISTING OFF SITE "SWITCHBACK" RAMPS
 - D - EXISTING OFF SITE SIDEWALK
 - E - EXISTING ADA RAMP
 - F - EXISTING SIDEWALK AND SECURITY GATES
 - G - PEDESTRIAN CIRCULATION INTERNAL TO SITE
 - H - RHODE ISLAND AVENUE SIDEWALK
- * SEE SHEET C-7.0B FOR FURTHER DESCRIPTIONS AND IMAGES



STUDIO39

Landscape Architects, P.C.

4001 Wisconsin Drive, Suite 100-10
Washington, D.C. 20007
Tel: 202.462.4400 Fax: 202.462.4401
Email: info@studio39.com

Rhode Island Ave. Metro
WASHINGTON, D.C.

A & R Development Corporation
&
Mid-City Urban

NO WARRANTY, USE AT YOUR OWN RISK
THIS PLAN AND ANY INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE USER OF THIS PLAN AND ANY INFORMATION CONTAINED HEREIN IS SOLELY RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION CONTAINED HEREIN.

REVISIONS:	
01.00.00.00	
02.00.00.00	
03.00.00.00	
04.00.00.00	
05.00.00.00	

PEDESTRIAN
CIRCULATION
PLAN

DESIGN: LUP/L
DRAWN: DL
CHECKED: LH

SCALE: 1"=50'-0"

PROJECT NO: 03006

DATE: 07/14/06

C-7.0A

PUD SUBMISSION



A EXISTING PEDESTRIAN BRIDGE OVER RHODE ISLAND AVENUE (LOCATED BENEATH METRO RED LINE OVERPASS) WILL REMAIN. THE BRIDGE PROVIDES A DIRECT PEDESTRIAN CONNECTION FROM THE METRO STATION TO THE NORTH SIDE OF RHODE ISLAND AVENUE.



B EXISTING CROSSWALK CONNECTIONS AT THE INTERSECTION OF RHODE ISLAND AVENUE AND REED STREET PROVIDE A SAFE MEANS OF PEDESTRIAN ACCESS TO NEIGHBORHOOD.



C EXISTING OFF SITE "SWITCHBACK" RAMPS PROVIDE ADA ACCESSIBLE PEDESTRIAN CONNECTION TO EAST SIDE OF ADJACENT "BIG BOX" SHOPPING CENTER.

D EXISTING OFF SITE SIDEWALK PROVIDES ADDITIONAL MEANS OF PEDESTRIAN CONNECTION TO EAST SIDE OF ADJACENT "BIG BOX" SHOPPING CENTER.



E EXISTING ADA RAMP PROVIDES OF PEDESTRIAN CONNECTION TO WEST SIDE OF ADJACENT "BIG BOX" SHOPPING CENTER.



F EXISTING SIDEWALK AND SECURITY GATES TO BE RECONFIGURED TO MAINTAIN A CONTROLLED ACCESS TO THE ADJACENT BRENTWOOD POSTAL FACILITY.



STUDIO39

Landscape Architecture, P.C.

2000 Connecticut Avenue, Suite 1000
Washington, D.C. 20004
Tel: 202.775.4400 Fax: 202.775.4400
Email: studio39@studio39.com

Rhode Island Ave. Metro
WASHINGTON, D.C.
A & R Development Corporation
Mid-City Urban

NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STUDIO39.

REVISIONS	
01.00.00	01.00.00
02.00.00	02.00.00
03.00.00	03.00.00
04.00.00	04.00.00
05.00.00	05.00.00

PEDESTRIAN
CONNECTIONS
ON SITE

DESIGN: LH/CL
DRAWN: CL
CHECKED: CH

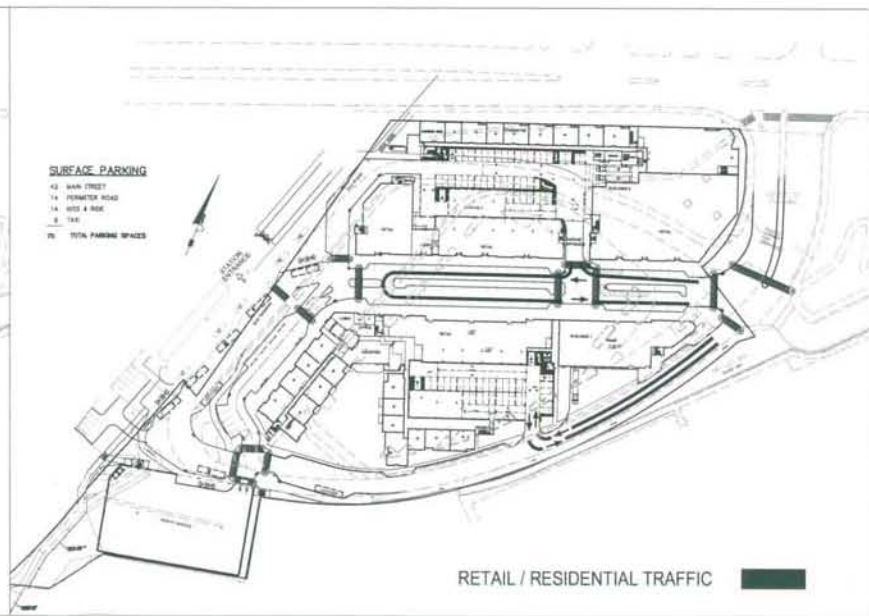
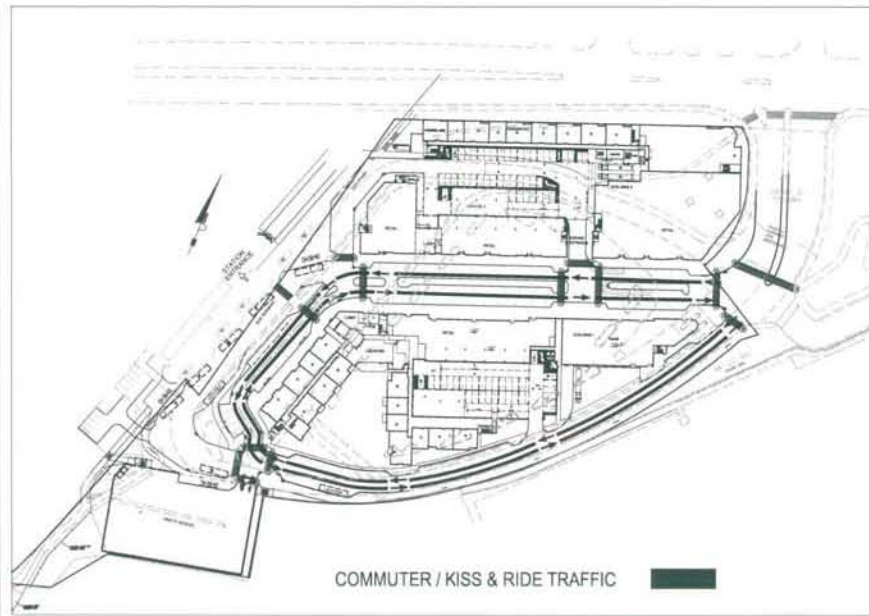
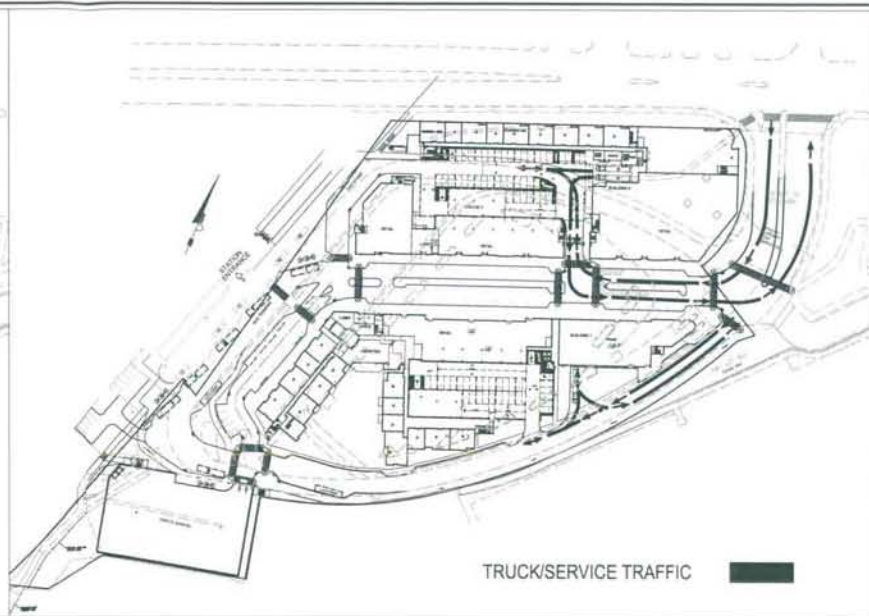
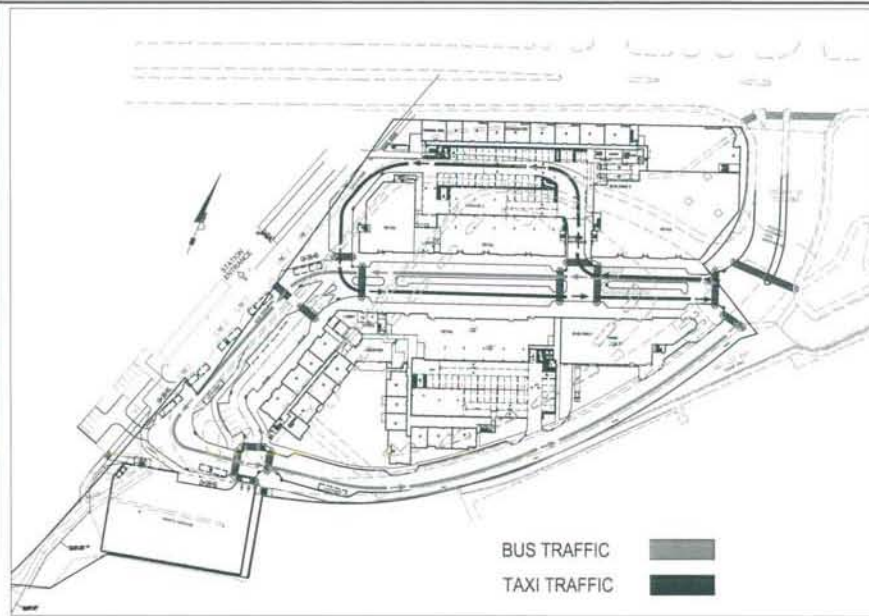
SCALE: N.T.S.



PROJECT NO: 03006
DATE: 07.14.06

C-7.0B

PUD SUBMISSION



SURFACE PARKING

42 BANK STREET

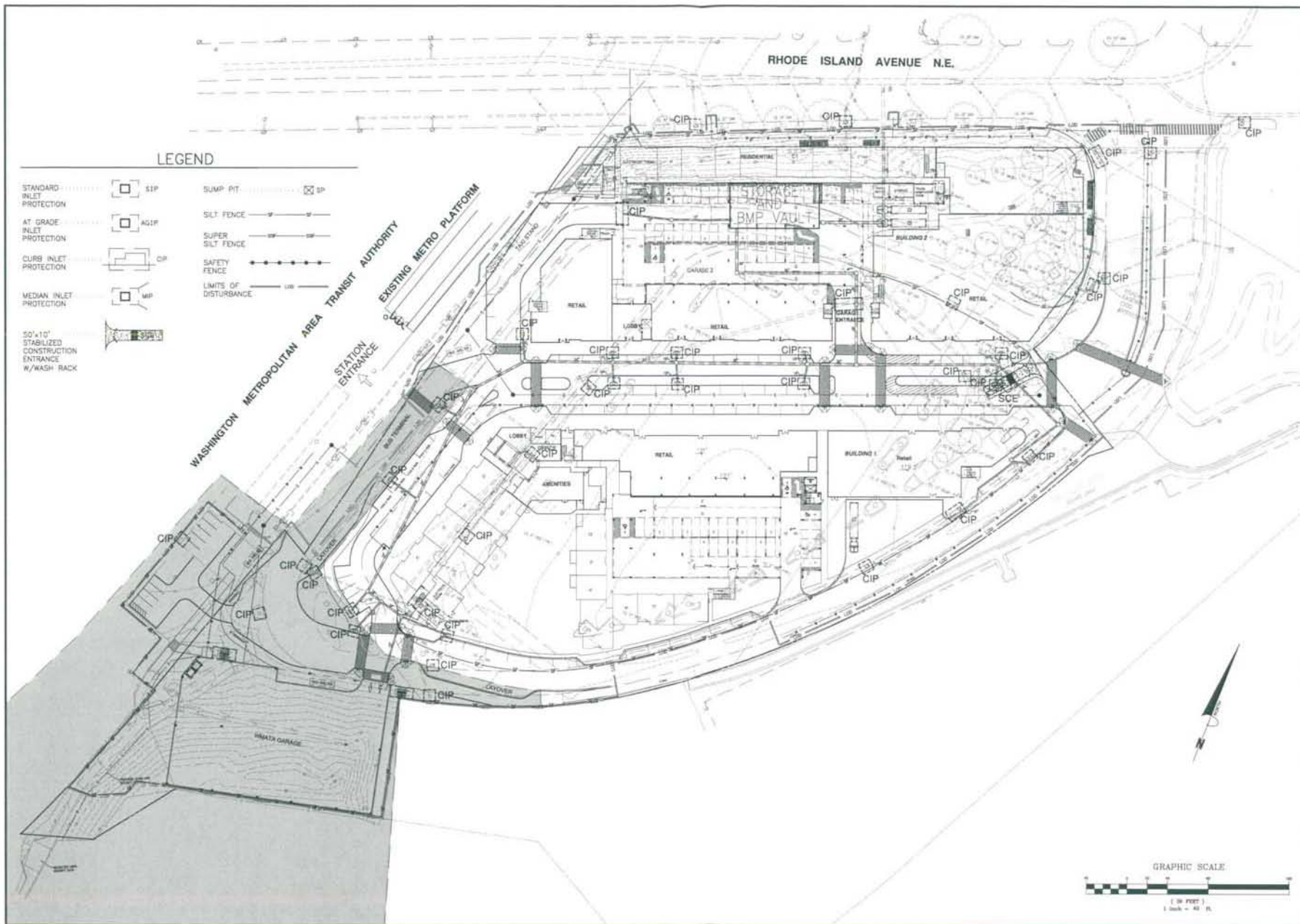
14 PERIMETER ROAD

14 MID & ADE

8 TRAIL

76 TOTAL PARKING SPACES

PLAN STATUS			
DATE	DESCRIPTION	DATE	DESCRIPTION
MSD	MSD	MSD	MSD
DESIGN	DESIGN	DESIGN	DESIGN
SCALE	1" = 100'	SCALE	1" = 100'
JOB No.	0001-01-002	JOB No.	0001-01-002
DATE	JULY 14, 2006	DATE	JULY 14, 2006
FILE No.	0001-D-PUD-002	FILE No.	0001-D-PUD-002



Computed Water Quality Volume

	square feet	acres
Total Site Area	352,456	8.78
Pervious Area	38,245	0.88
Impervious Area (vehicle related)	242,193	5.96
Impervious Area (all other)	102,018	2.34
WQv (vehicle related) = Area * 0.5 inches	10091	cubic feet
WQv (all other impervious) = Area * 0.3 inches	2550	cubic feet
Total	12642	cubic feet

Computed Detention Volume

$$Q = C/A \quad T_p = 5 \text{ minutes}$$

2-Year Runoff Pre-development

Runoff C value (city standard)	0.38	—
2-year storm intensity	5.28	in/hr
Total Site Area	8.78	acres
2-yr Runoff (Q_2) = C/A	16.23	cfs

15-Year Runoff Post-development

Runoff C value (post-development)	0.85	—
15-year storm intensity	7.56	in/hr
Total Site Area	8.78	acres
15-yr Runoff (Q_{15}) = C/A	56.09	cfs

Detention Volume Required

$$V_d = 300(Q_{15} - Q_2) \cdot T_p \cdot 1.25$$

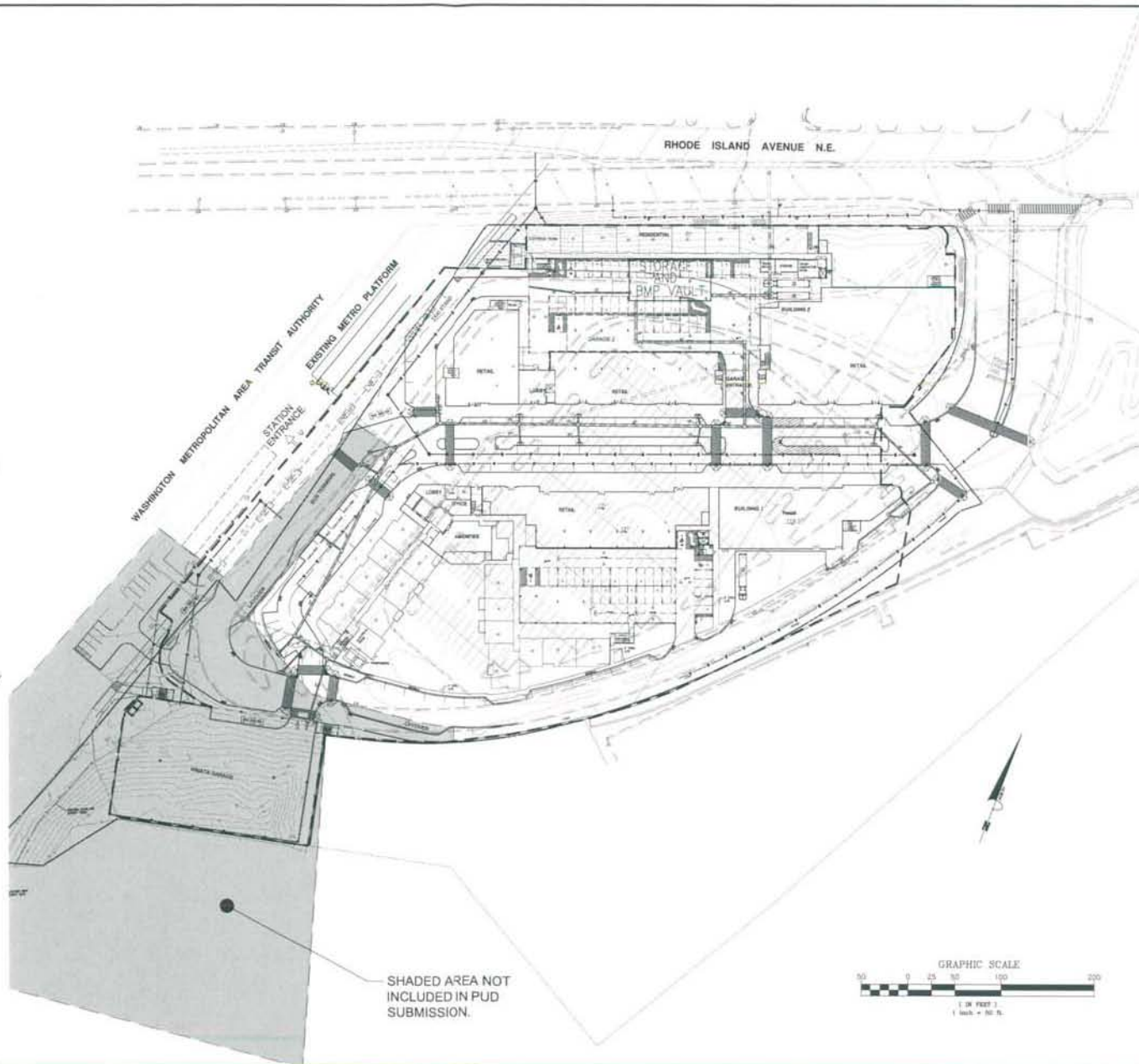
	14,949	cubic feet
--	--------	------------

Computed Storage Volume Required

$V_s = \text{Greater of}$	14,949	WQv (cft)
		12642

PROPOSED SEWER/WATER GENERATION

- # OF UNITS: 274
- ESTIMATE 80 GAL/PERSON/DAY
- TOTAL POPULATION (# UNITS X 2.5 PEOPLE/UNIT) = 685
- TOTAL AVERAGE DAILY FLOW GAL/DAY = 54,800 GAL/DAY
- PEAK FLOW (ASSUME PEAK FACTOR 6.0) = 328,800 GAL/DAY
- TOTAL PEAK FLOW: 328,800 GAL/DAY



SHADE AREA NOT
 INCLUDED IN PUD
 SUBMISSION.



RHODE ISLAND AVENUE N.E.

N88°28'00"E - 495.43'

LOT 1
134,060 SQ. FT.

DISTRICT OF COLUMBIA

LOT 2
167,711 SQ. FT.

LOT 3
86,511 SQ. FT.

A&T LOT 800
SQUARE 3854

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TAN	CHORD	CHORD BEARING
1	85.76	34°42'12"	38.87	25.57	39.26	S37°53'17"E
2	180.18	50°43'42"	141.87	75.87	127.21	S04°10'30"W
3	1,029.87	25°42'34"	461.56	234.72	437.77	S30°26'32"W
4	872.10	01°42'25"	28.85	14.48	28.85	S57°28'12"W
5	343.04	18°38'21"	116.88	68.12	175.88	S62°34'48"W
6	308.42	03°59'48"	77.36	38.71	77.37	S14°18'42"W
7	1,029.87	25°42'34"	461.56	234.72	437.77	S30°26'32"W
8	1,029.87	25°42'34"	461.56	234.72	437.77	S30°26'32"W
9	3,865.06	01°25'28"	86.52	48.27	86.52	N10°36'10"E
10	343.04	18°38'21"	116.88	68.12	175.88	S62°34'48"W
11	343.04	18°38'21"	116.88	68.12	175.88	S62°34'48"W
12	274.00	11°52'32"	52.83	28.52	52.72	S77°45'40"W

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

S62°47'25"E
30.44'

LOT 3
86,511 SQ. FT.

PORTION OF
PARCEL 130118

PORTION OF
PARCEL 130118

GRAPHIC SCALE

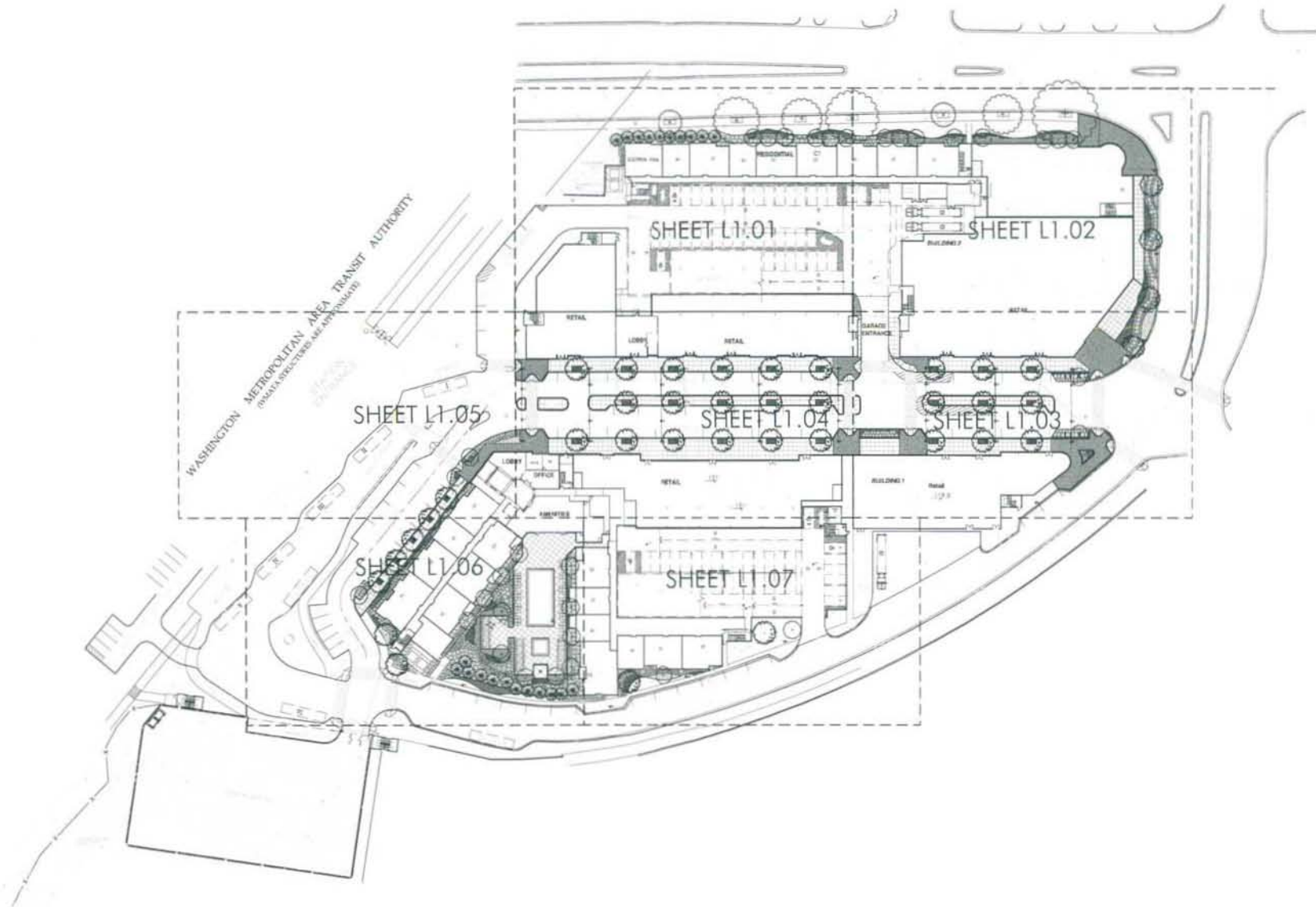


EXISTING AREA TABULATION

P1, 12/221	= 250,928 SQUARE FEET OR 5.87532 ACRES
P1, 12/222	= 57,198 SQUARE FEET OR 1.31286 ACRES
P1, 130/91	= 55,993 SQUARE FEET OR 1.28641 ACRES
TOTAL SITE	= 364,119 SQUARE FEET OR 8.45458 ACRES

PROPOSED AREA TABULATION

LOT 1	= 134,060 SQUARE FEET OR 3.07704 ACRES
LOT 2	= 167,711 SQUARE FEET OR 3.85013 ACRES
LOT 3	= 86,511 SQUARE FEET OR 1.97696 ACRES
TOTAL SITE	= 388,282 SQUARE FEET OR 8.90413 ACRES



STUDIO39

Landscape Architecture, P.C.

1000 Connecticut Ave., Suite 200
 Washington, D.C. 20037
 Tel: 202.775.4500 Fax: 202.775.4501
 Email: info@studio39.com

Rhode Island Ave. Metro
 WASHINGTON, D.C.

A & R Development Corporation
 &
 M&C City Urban

STATION	DATE
01.00.00	01.00.00
01.00.01	01.00.01
01.00.02	01.00.02
01.00.03	01.00.03
01.00.04	01.00.04

SITE
 PLAN



PROJECT NO. 0000
 DATE 07/14/06

L1.00

PLD PHASE 11 SUB

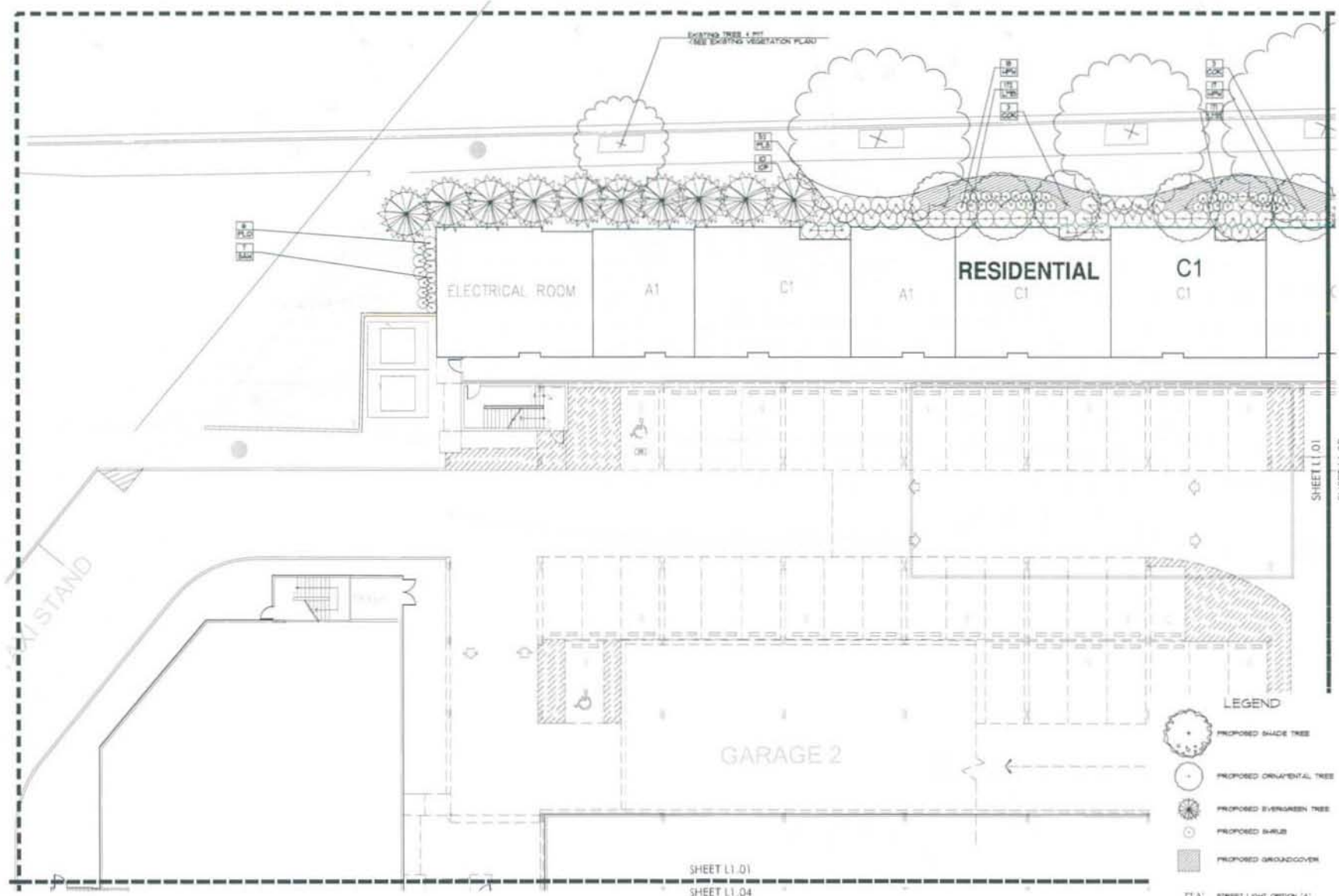
STUDIO39

Landscape Architecture, P.C.

1010 Connecticut Avenue, Suite 300
Washington, D.C. 20036
Tel: 202.778.8800 Fax: 202.778.8801
Email: landscape@studio39.com

Rhode Island Ave. Metro
WASHINGTON, D.C.

A & H Development Corporation
&
Mid-City Urban



SHEET L1.01

SHEET L1.02

LEGEND

- PROPOSED SHADE TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB
- PROPOSED GROUNDCOVER
- STREET LIGHT OPTION 'A'
- STREET LIGHT OPTION 'B'

REVISIONS

01	01/01/01
02	01/01/01
03	01/01/01
04	01/01/01
05	01/01/01

ENLARGEMENT
1

STATION: 1010
DRAWN: 01
CHECKED: 04

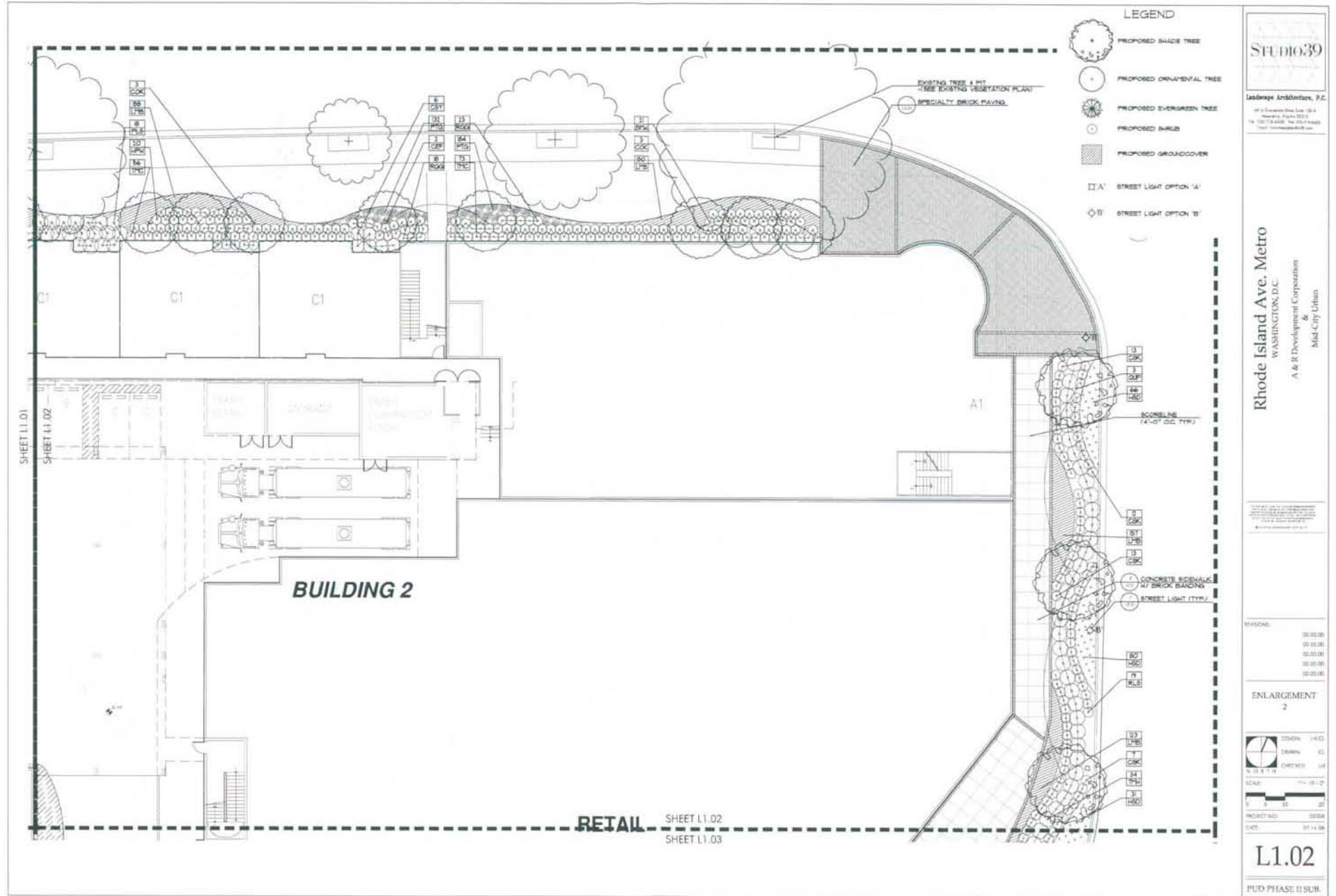
SCALE: 1" = 65'-0"

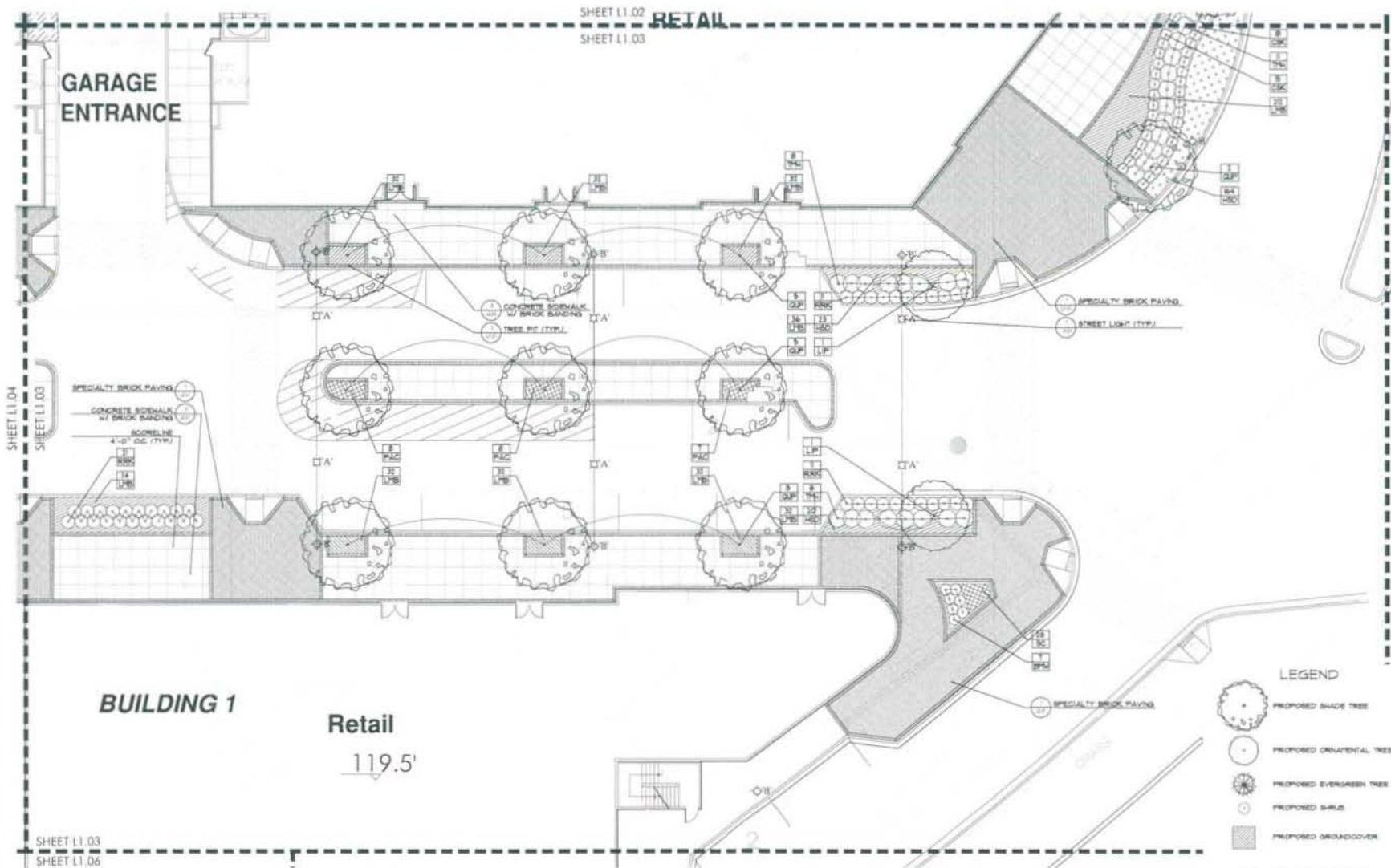
PROJECT NO: 03004

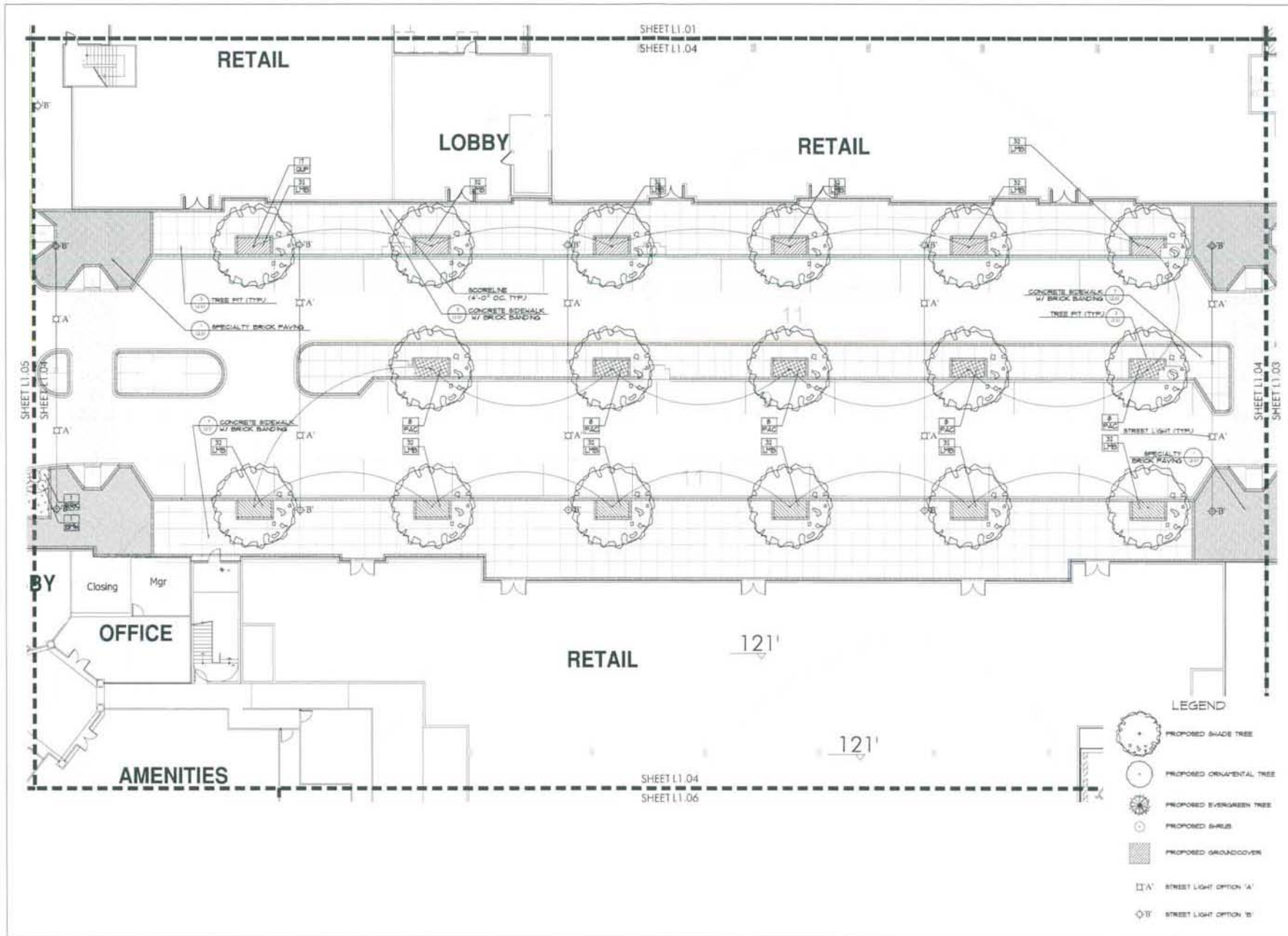
DATE: 07/14/04

L1.01

PUD PHASE II SUB.







STUDIO39
LANDSCAPE ARCHITECTURE, P.C.

4410 Connecticut Avenue, Suite 100
Washington, D.C. 20007
Tel: (202) 778-4410 Fax: (202) 778-4411
Email: studio39@studio39.com

Rhode Island Ave. Metro
WASHINGTON, D.C.

A & R Development Corporation
&
Mid-City Urban

HYPOTHESIS

10:00:00	10:00:00
10:00:00	10:00:00
10:00:00	10:00:00
10:00:00	10:00:00
10:00:00	10:00:00

ENLARGEMENT
4

SECTION: 1/8" = 1'-0"
PLAN: 1/8" = 1'-0"
SCALE: 1/8" = 1'-0"

PROJECT NO. 03004
DATE: 01/14/06

L1.04

PUD PHASE II SUB.

STUDIO39

Landscape Architecture, P.E.

475 Connecticut Avenue, Suite 300
 Bethesda, Maryland 20814
 Tel: 301.778.0000 Fax: 301.778.0001
 Email: info@studio39.com

Rhode Island Ave. Metro

WASHINGTON, D.C.

A & R Development Corporation

Mid-City Urban

NOT TO SCALE
 DATE: 08/11/10
 BY: [Signature]

REVISION	DATE
1	08/20/10
2	09/01/10
3	09/01/10
4	09/01/10
5	09/01/10

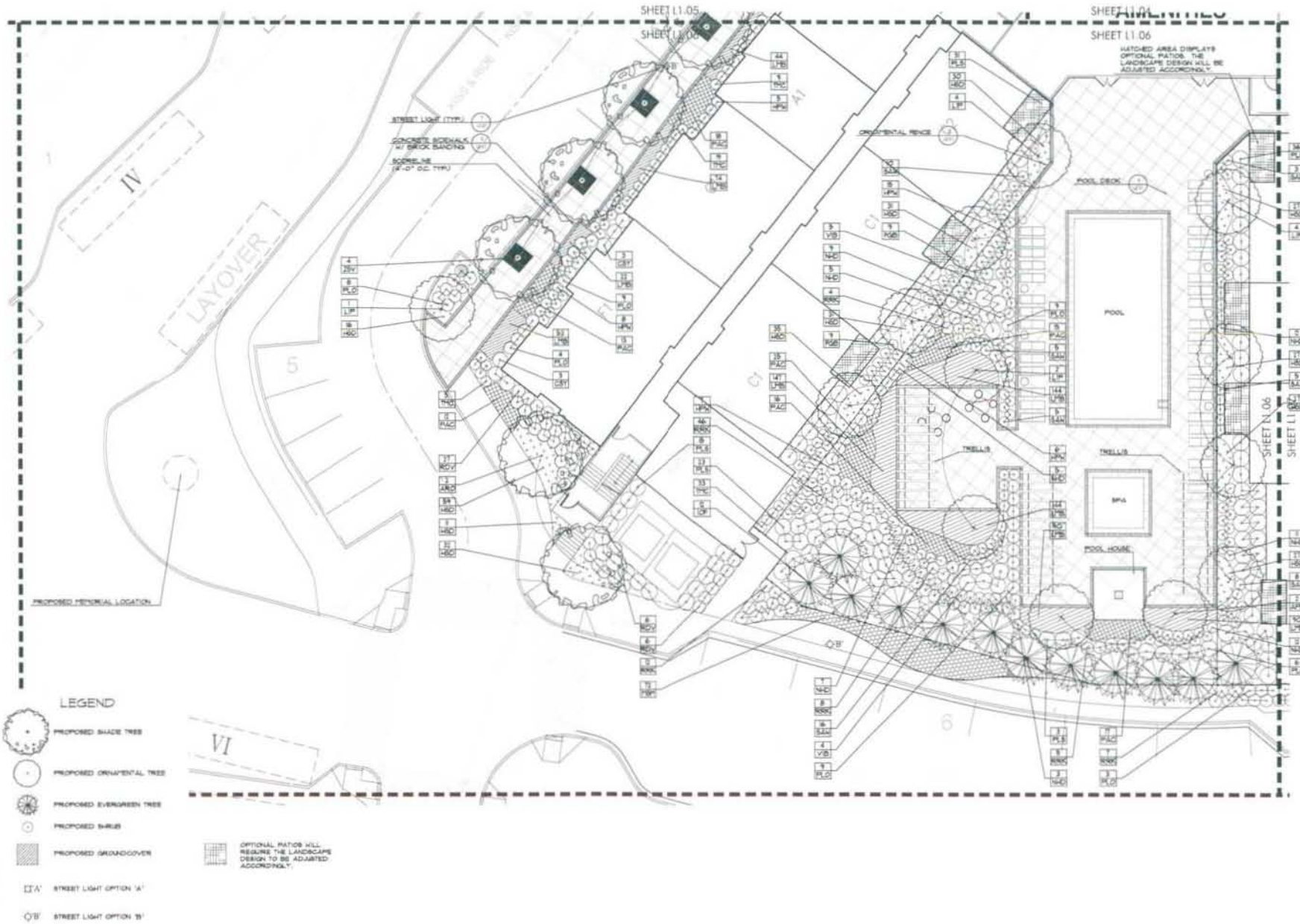
ENLARGEMENT
 6

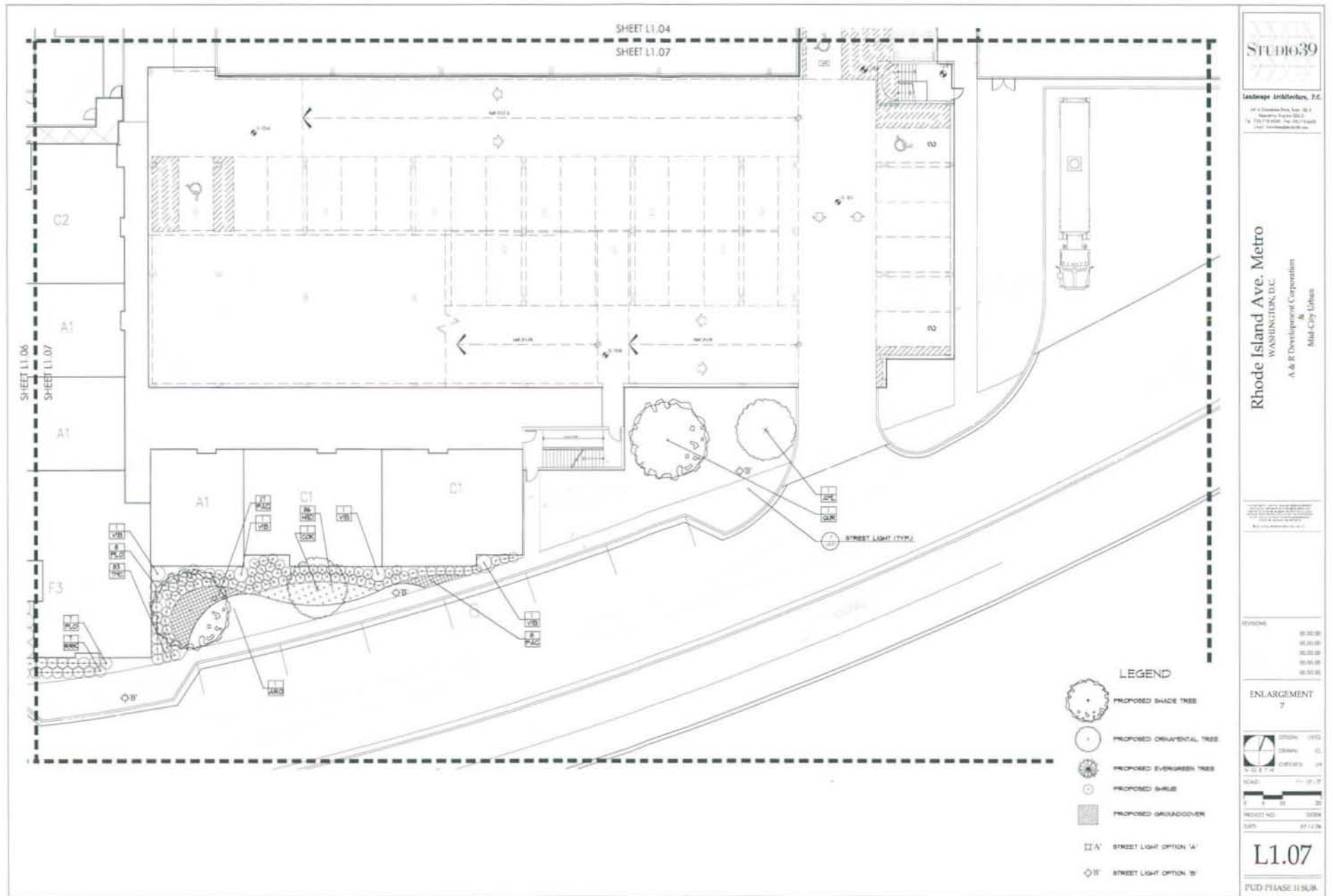


SCALE: 1" = 10'-0"
 PROJECT NO: 03004
 DATE: 07/11/10

L1.06

PUD PHASE II SUB.





STUDIO39

Landscape Architecture, P.C.

2010 Greenbelt Drive, Suite 100
 Bethesda, Maryland 20814
 Tel: 301.774.4100 Fax: 301.774.4101
 Email: info@studio39.com

Rhode Island Ave. Metro
 WASHINGTON, D.C.

A & H Development Corporation
 &
 Mid-City Urban

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF STUDIO39 AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF STUDIO39.

Revised:	06.08.09
	06.08.09
	06.08.09
	06.08.09
	06.08.09

EXISTING
 VEGETATION
 PLAN



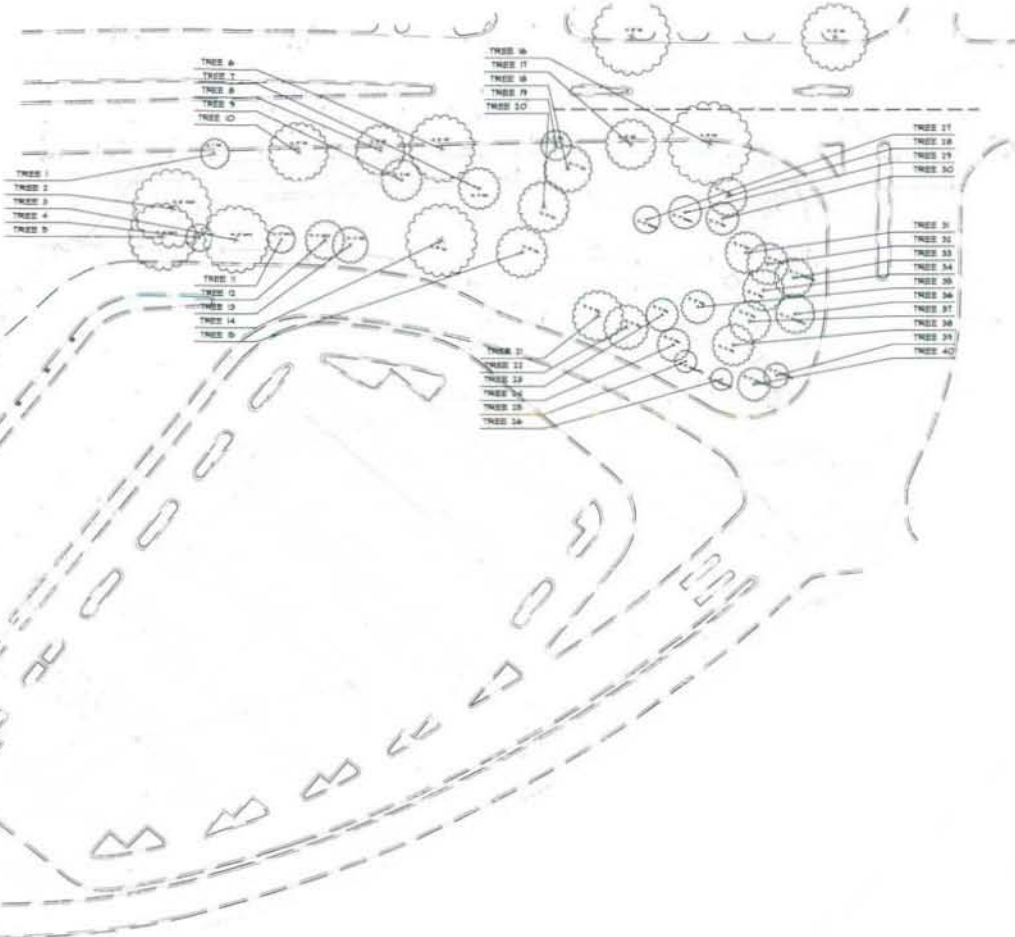
Scale: 1" = 40'-0"

PROJECT NO: 33006
 DATE: 07.10.09

L1.08

PUD PHASE II SUB

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
 (POLARIS STRUCTURES ARE APPROXIMATE)



KEY	GENUS NAME	SPECIES NAME	CAL PERM	ACTION
19022-1	<i>Samolus prolixus</i>	<i>uticus DSM</i>	37	ADD
19022-2	<i>Isotriaeta vivipara</i>	<i>terreus Linné</i>	38 ¹	REF1015
19022-3	<i>Aster sp.</i>	<i>None</i>	34 ²	REF1015
19022-4	<i>Aster sp.</i>	<i>None</i>	37 ¹	REF1015
19022-5	<i>Aster sp.</i>	<i>None</i>	34 ²	REF1015
19022-6	<i>Samolus prolixus</i>	<i>uticus DSM</i>	34 ²	ADD
19022-7	<i>Samolus sp.</i>	<i>uticus DSM</i>	34 ²	REF1015
19022-8	<i>Samolus prolixus</i>	<i>uticus DSM</i>	36 ²	ADD
19022-9	<i>Samolus sp.</i>	<i>uticus DSM</i>	36 ²	REF1015
19022-10	<i>Samolus prolixus</i>	<i>uticus DSM</i>	37 ¹	ADD
19022-11	<i>Aster sp.</i>	<i>None</i>	37 ¹	REF1015
19022-12	<i>Aster sp.</i>	<i>None</i>	34 ²	REF1015
19022-13	<i>Phlox sp.</i>	<i>Phlox</i>	35 ²	REF1015
19022-14	<i>Samolus sp.</i>	<i>uticus DSM</i>	36 ²	REF1015
19022-15	<i>Samolus sp.</i>	<i>uticus DSM</i>	36 ²	REF1015
19022-16	<i>Samolus prolixus</i>	<i>uticus DSM</i>	36 ²	ADD
19022-17	<i>Samolus prolixus</i>	<i>uticus DSM</i>	36 ²	ADD
19022-18	<i>Lupinusideris angustifolius</i>	<i>Samolus</i>	37 ¹	REF1015
19022-19	<i>Samolus prolixus</i>	<i>uticus DSM</i>	37 ¹	ADD
19022-20	<i>Samolus sp.</i>	<i>uticus DSM</i>	36 ²	REF1015
19022-21	<i>Agrostis alba</i>	<i>Samolus</i>	36 ²	REF1015
19022-22	<i>Agrostis alba</i>	<i>Samolus</i>	36 ²	REF1015
19022-23	<i>Phlox sp.</i>	<i>Phlox</i>	37 ¹	REF1015
19022-24	<i>Phlox sp.</i>	<i>Phlox</i>	37 ¹	REF1015
19022-25	<i>Phlox sp.</i>	<i>Phlox</i>	37 ¹	REF1015
19022-26	<i>Phlox sp.</i>	<i>Phlox</i>	37 ¹	REF1015
19022-27	<i>Phlox sp.</i>	<i>Phlox</i>	37 ¹	REF1015
19022-28	<i>Phlox sp.</i>	<i>Phlox</i>	37 ¹	REF1015
19022-29	<i>Phlox sp.</i>	<i>Phlox</i>	37 ¹	REF1015
19022-30	<i>Phlox sp.</i>	<i>Phlox</i>	37 ¹	REF1015
19022-31	<i>Phlox sp.</i>	<i>Phlox</i>	37 ¹	REF1015
19022-32	<i>Phlox sp.</i>	<i>Phlox</i>	37 ¹	REF1015
19022-33	<i>Phlox sp.</i>	<i>Phlox</i>	37 ¹	REF1015
19022-34	<i>Phlox sp.</i>	<i>Phlox</i>	37 ¹	REF1015
19022-35	<i>Phlox sp.</i>	<i>Phlox</i>	37 ¹	REF1015
19022-36	<i>Phlox sp.</i>	<i>Phlox</i>	37 ¹	REF1015
19022-37	<i>Phlox sp.</i>	<i>Phlox</i>	37 ¹	REF1015
19022-38	<i>Phlox sp.</i>	<i>Phlox</i>	37 ¹	REF1015
19022-39	<i>Phlox sp.</i>	<i>Phlox</i>	37 ¹	REF1015
19022-40	<i>Phlox sp.</i>	<i>Phlox</i>	37 ¹	REF1015
19022-41	<i>Phlox sp.</i>	<i>Phlox</i>	37 ¹	REF1015
19022-42	<i>Phlox sp.</i>	<i>Phlox</i>	37 ¹	REF1015
19022-43	<i>Phlox sp.</i>	<i>Phlox</i>	37 ¹	REF1015
19022-44	<i>Phlox sp.</i>	<i>Phlox</i>	37 ¹	REF1015
19022-45	<i>Phlox sp.</i>	<i>Phlox</i>	37 ¹	REF1015
19022-46	<i>Phlox sp.</i>	<i>Phlox</i>	37 ¹	REF1015
19022-47	<i>Phlox sp.</i>	<i>Phlox</i>	37 ¹	REF1015
19022-48	<i>Phlox sp.</i>	<i>Phlox</i>	37 ¹	REF1015
19022-49	<i>Phlox sp.</i>	<i>Phlox</i>	37 ¹	REF1015
19022-50	<i>Phlox sp.</i>	<i>Phlox</i>	37 ¹	REF1015

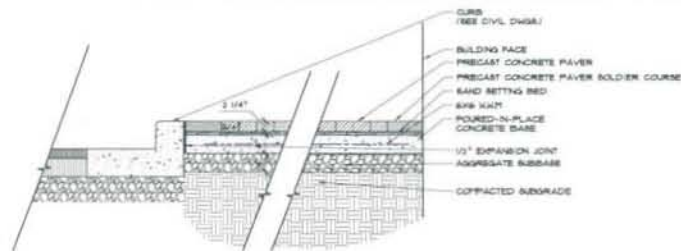
SHADE TREES								
GTY	KRT	GBAR	SPECIES	VARIETY	COPYRIGHT NAME	HEIGHT	COLUMN	REMARKS
3	AND	Aster	nubata	'October Glory'	October Glory Red Maple	14 - 6'	3 - 3 US*	RHS, full uniform crown, symmetrical branching, full specimen
37	QMP	Aster	philalis		White Oak	10 - 6'	3 - 3 US*	RHS, full uniform crown, symmetrical branching, full specimen
1	QMR	Ginkgo	nubata		Red Oak	14 - 6'	3 - 3 US*	RHS, full uniform crown, symmetrical branching, full specimen
9	ZBY	Zakura	serrata	'Village Green'	Village Green Zakura	14 - 6'	3 - 3 US*	RHS, full uniform crown, symmetrical branching, full specimen

ORNAMENTAL TREES								
GTY	KRT	GBAR	SPECIES	VARIETY	COPYRIGHT NAME	HEIGHT	COLUMN	REMARKS
1	JPL	Asplenium	laetevirens	'Lanark'	Lanark Asplenium	8 - 10'	1 US** ex.	RHS, multi-trunk, 3 cane stems, full symmetrical branching
3	JPM	Aster	pinnatifidus	'Woodstock'	Woodstock Japanese Maple	8 - 10'	1 US** ex.	RHS, uniform branching, full specimen
3	CPF	Cercis	cuneata	'Forest Pansy'	Forest Pansy Eastern Redbud	8 - 10'	1 US** ex.	RHS, multi-trunk, 3 cane stems, full symmetrical branching
9	QMK	Cornus	avariensis		Rosier Dogwood	8 - 10'	1 US** ex.	RHS, multi-trunk, 3 cane stems, full symmetrical branching
9	LP	Lagerflorweide	indica	'Pommes'	Pommes Lagerflorweide	8 - 10'	1 US** ex.	RHS, multi-trunk, 3 cane stems, full symmetrical branching

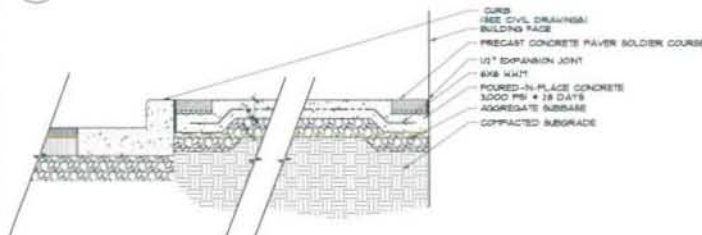
EVERGREEN TREES								
GTY	KRT	GBAR	SPECIES	VARIETY	COPYRIGHT NAME	HEIGHT	BREADTH	REMARKS
12	QF	Sci	x. stenocoma	'Reverie'	Reverie Holly	6 - 8'	3 - 10' - 3'	RHS, full to ground with good seasonal flush

SH-RUBS								
GTY	KRT	GBAR	SPECIES	VARIETY	COPYRIGHT NAME	HEIGHT	BREADTH	REMARKS
4	BTB	Camelia	serrata	'New Grand'	New Grand Camellia	8 - 14'	8 - 14'	3 gts, healthy, vigorous, well-maintained & established in container
16	QMC	Camelia	terminalis	'Kaseki'	Red Tang Dogwood	24 - 30"	8 - 14"	RHS, healthy, vigorous, well-maintained & established
15	QST	Camelia	terminalis	'Tuscany'	Tuscany Camellia	24 - 30"	24 - 30"	3 gts, healthy, vigorous, well-maintained & established in container
8	NQB	Fernoxylegia	grandifolia	'Blue Mist'	Blue Mist Fernoxylegia	8 - 8"	8 - 14"	3 gts, healthy, vigorous, well-maintained & established in container
16	UPH	Hesperaloe	peruviana	'Paw Paw'	Paw Paw Hesperaloe	8 - 8"	8 - 8"	3 gts, healthy, vigorous, well-maintained & established in container
14	NAD	Nandina	dumicola	'Harbour Dwarf'	Harbour Dwarf Nandina	8 - 8"	8 - 8"	3 gts, healthy, vigorous, well-maintained & established in container
19	PLD	Pinus	banksiana	'Ohio Legend'	Ohio Legend Cherry Laurel	8 - 14'	8 - 14'	3 gts, healthy, vigorous, well-maintained & established in container
14	PLD	Pinus	banksiana	'Superstar'	Star Laurel	8 - 14'	8 - 14'	RHS, healthy, vigorous, well-maintained & established
19	KCV	Podocarpus	noveboracensis	'Delaware Valley White'	Delaware Valley White	8 - 14'	8 - 14'	3 gts, healthy, vigorous, well-maintained & established in container
4	KSSG	Podocarpus	noveboracensis	'Seaside Girl'	Seaside Girl Laurel	8 - 8"	8 - 8"	3 gts, healthy, vigorous, well-maintained & established in container
16	MNR	Rosa	rugosa	'Rufdynd'	Red Knockout Rose	8 - 8"	8 - 14"	3 gts, healthy, vigorous, well-maintained & established in container
9	RLR	Rose	lutea	'Lolly Belle Rose'	Lolly Belle Rose	3 - 8"	8 - 8"	3 gts, healthy, vigorous, well-maintained & established in container
39	BAL	Spiraea	x. bumalda	'Anthony Manner Sprayer'	Anthony Manner Sprayer	8 - 14"	8 - 14"	3 gts, healthy, vigorous, well-maintained & established in container
178	TRC	Taxus	x. media	'Chadwick'	Chadwick Yew	8 - 14"	8 - 14"	RHS, healthy, vigorous, well-maintained & established
8	TRC	Taxus	x. media	'Mistral'	Mistral Yew	8 - 14"	8 - 14"	RHS, healthy, vigorous, well-maintained & established
3	VB	Viburnum	x. buxifolium		Buxifolium Viburnum	30 - 36"	8 - 14"	RHS, healthy, vigorous, well-maintained & established

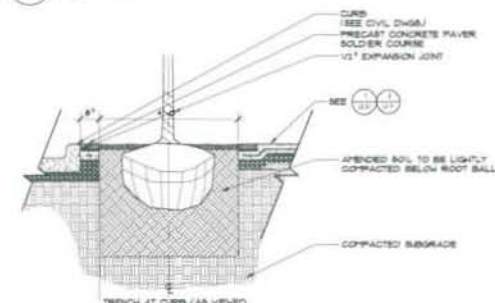
PERENNIALS/GROUNDCOVERS								
GTY	KRT	GBAR	SPECIES	VARIETY	COPYRIGHT NAME	RIBZ	COLOR	REMARKS
860	HD	Hebe	laevis	'Ballie D'One Daylight'	Ballie D'One Daylight	1 gtl.	pink yellow	16" ds., full specimen, healthy, vigorous, well-maintained & established
1792	LRP	Hosta	plantaginea	'Big Blue Liriope'	Big Blue Liriope	1 gtl.		31" ds., full specimen, healthy, vigorous, well-maintained & established
175	TRP	Lupinus	termis	'Flaming Light'	Flaming Light Lupinus	8 - 14"	8 - 14"	24" ds., full specimen, healthy, vigorous, well-maintained & established
14	PAC	Peperomia	capitata	'Casani'	Casani Peperomia	2 spec.		14" ds., full specimen, healthy, vigorous, well-maintained & established
175	TPG	Polka-dot	variegata	'Sweet Angel'	Sweet Angel Polka-dot	1 spec.		31" ds., full specimen, healthy, vigorous, well-maintained & established
76	AT	Tradescantia	virginiana	'Salem's Dream'	Salem's Dream Tradescantia	1 spec.	yellow	31" ds., full specimen, healthy, vigorous, well-maintained & established



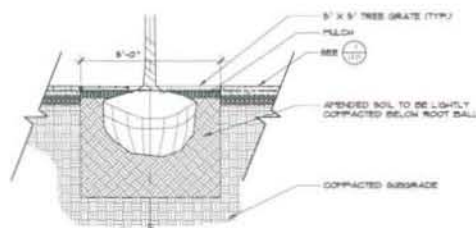
1 SPECIALTY PAVER SIDEWALK
12.01 Scale: 1" = 1'-0"



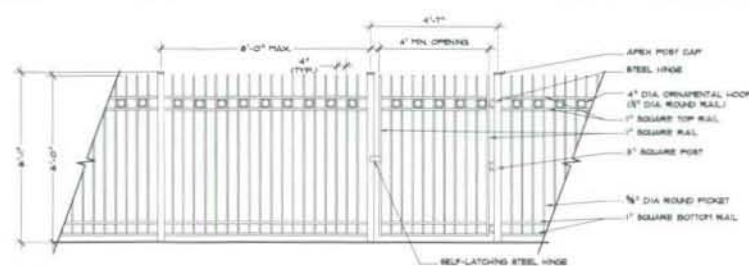
2 CONCRETE SIDEWALK
12.01 Scale: 1" = 1'-0"



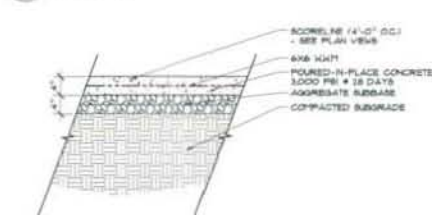
3 TREE PIT (TYP.)
12.01 Scale: 1/2" = 1'-0"



4 TREE PIT W/ GRATE
12.01 Scale: 1/2" = 1'-0"



5 ORNAMENTAL FENCE
12.01 Scale: 1/2" = 1'-0"



6 POOL DECK
12.01 Scale: 1" = 1'-0"

LIGHT SPECIFICATIONS: OPTION A: DOWNLIGHT LUMINAIRE
MODEL: RAB-LAMP 1000 (D-77 AM)
QUANTITY: PER PLAN
MANUFACTURER: BESA
COLOR: BLACK
CONTACT: TIM GUNTHER
PHONE: 301-432-3282
NOTE: INSTALLED PER MANUFACTURER'S RECOMMENDATIONS



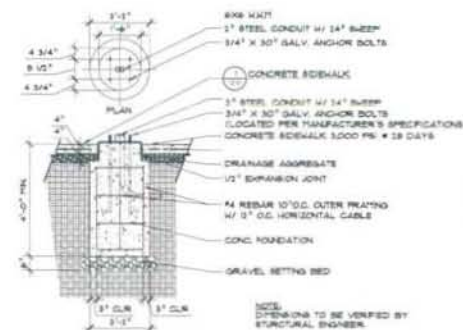
LIGHT SPECIFICATIONS: OPTION B-1: ESPRIMO UTILITY
MODEL: ESU-175AM-12 B & D (BIP SKAT OPTION)
QUANTITY: PER PLAN
MANUFACTURER: HOLIDAYNE
COLOR: BLACK
CONTACT: KEN KOTH
PHONE: 717-339-8374
NOTE: INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
SEE 6/12.01 FOR FOOTER



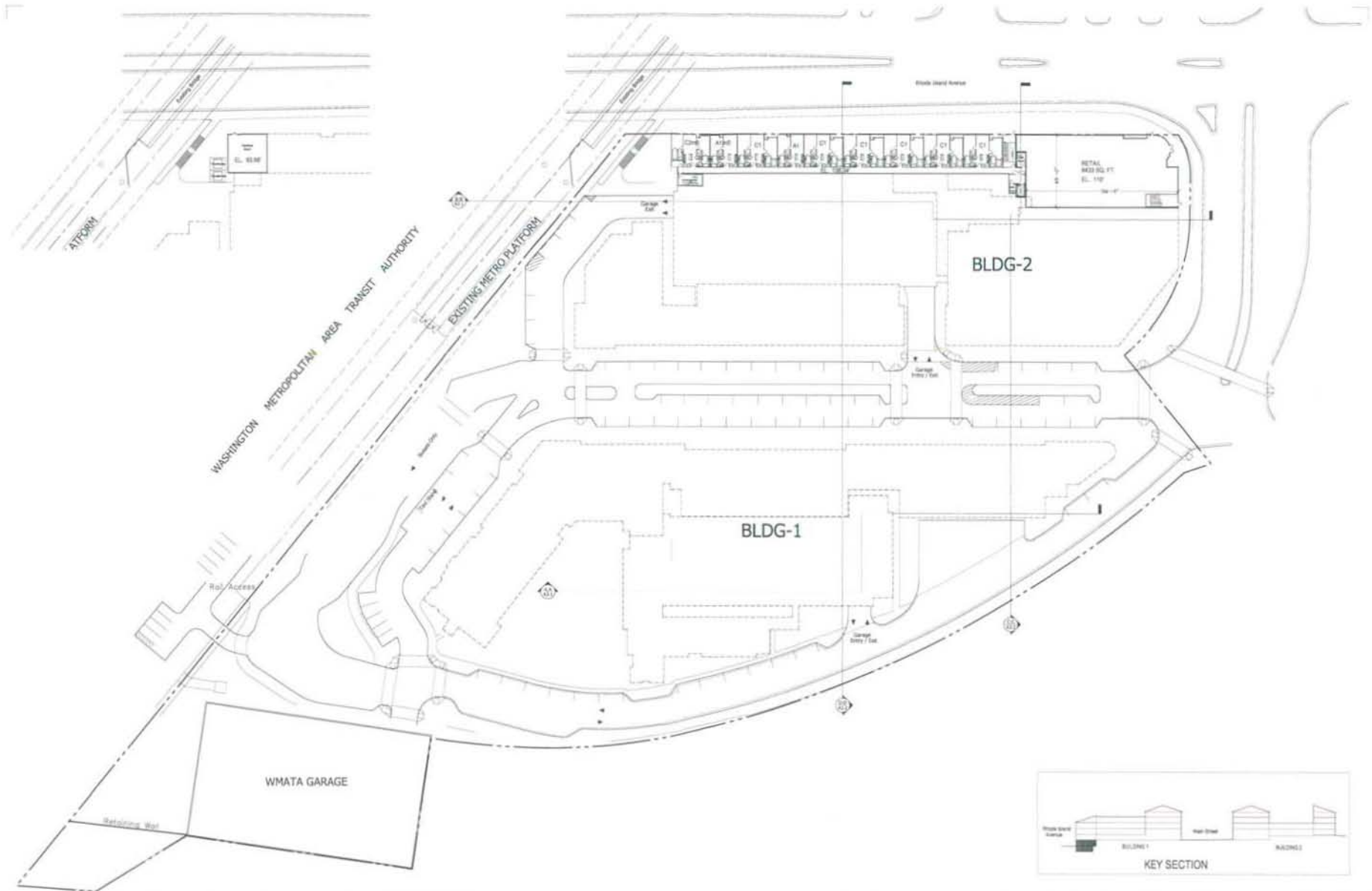
LIGHT SPECIFICATIONS: OPTION B-2: WASHINGTON POST LIGHT
MODEL: WA 175AM-12 B & D
QUANTITY: PER PLAN
MANUFACTURER: HOLIDAYNE
COLOR: BLACK
CONTACT: KEN KOTH
PHONE: 717-339-8374
NOTE: INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
SEE 6/12.01 FOR FOOTER



7 STREET LIGHT OPTIONS
12.01 Scale: N/A



8 STREET LIGHT FOOTER
12.01 Scale: 1/2" = 1'-0"



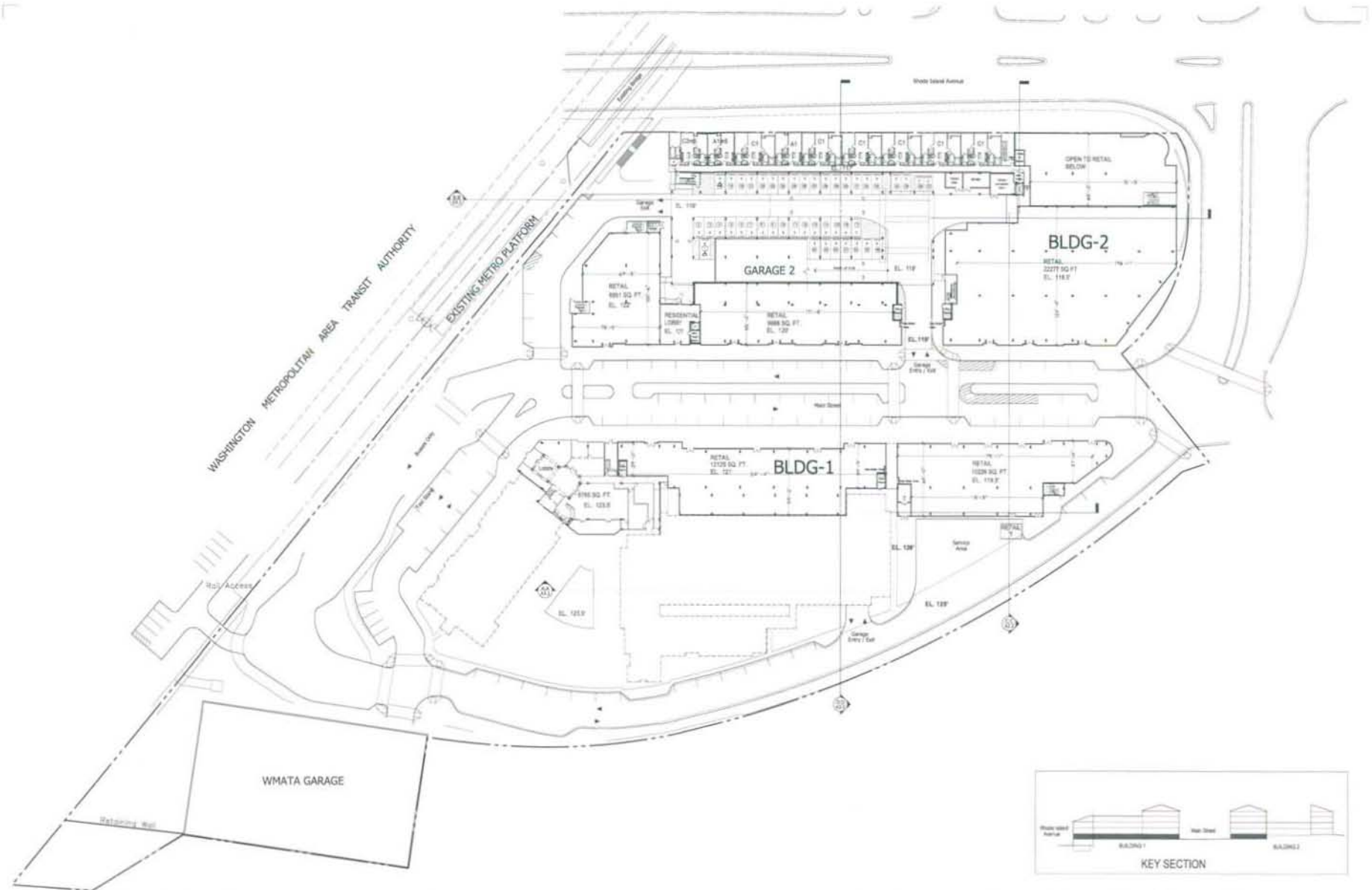
LESSARD GROUP INC.
 8521 LEBANON PIKE, SUITE 700 | VIENNA, VA 22182
 P: 703.760.6344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

Conceptual Plans Rhode Island Ave. JUNE 16, 2006

Rhode Island Avenue Metro
 Washington, DC
 A & R DEVELOPMENT - MID CITY URBAN
 ARD001&.06



A1.1



LESSARD GROUP INC.
8521 LEBURG PINE, SUITE 200 | VIENNA, VA 22182

P: 703.760.9344 | F: 703.760.9308 | WWW.LESSARDGROUP.COM

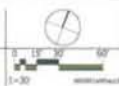
Conceptual Plans

Main Street Level

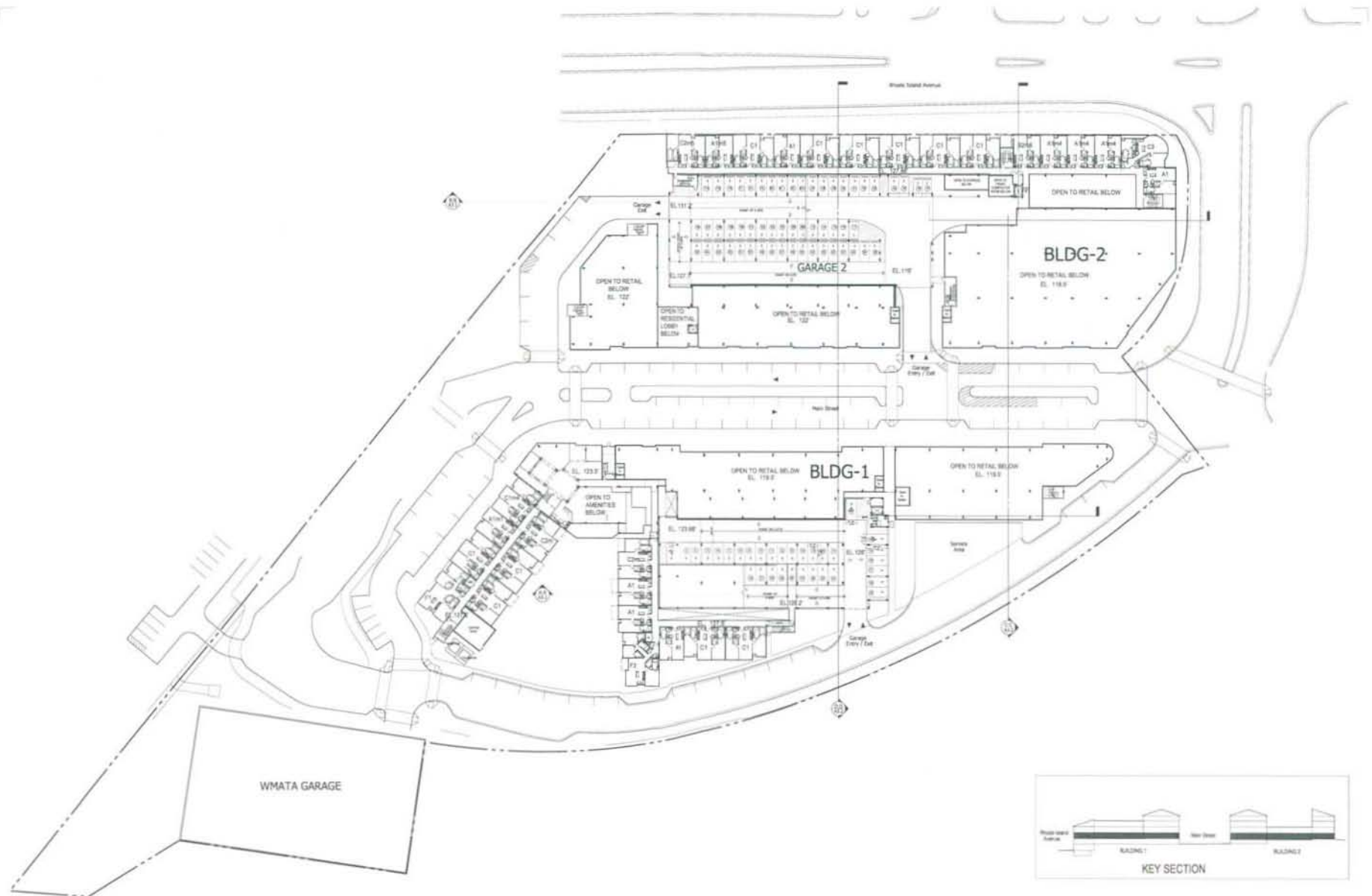
JUNE 16, 2006

Rhode Island Avenue Metro
Washington, DC

A & R DEVELOPMENT - MID CITY URBAN
ARC001A.DG



A1.2



LESSARD GROUP INC.
8021 LEEBURG POKE, SUITE 700 | VIENNA, VA 22182

P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

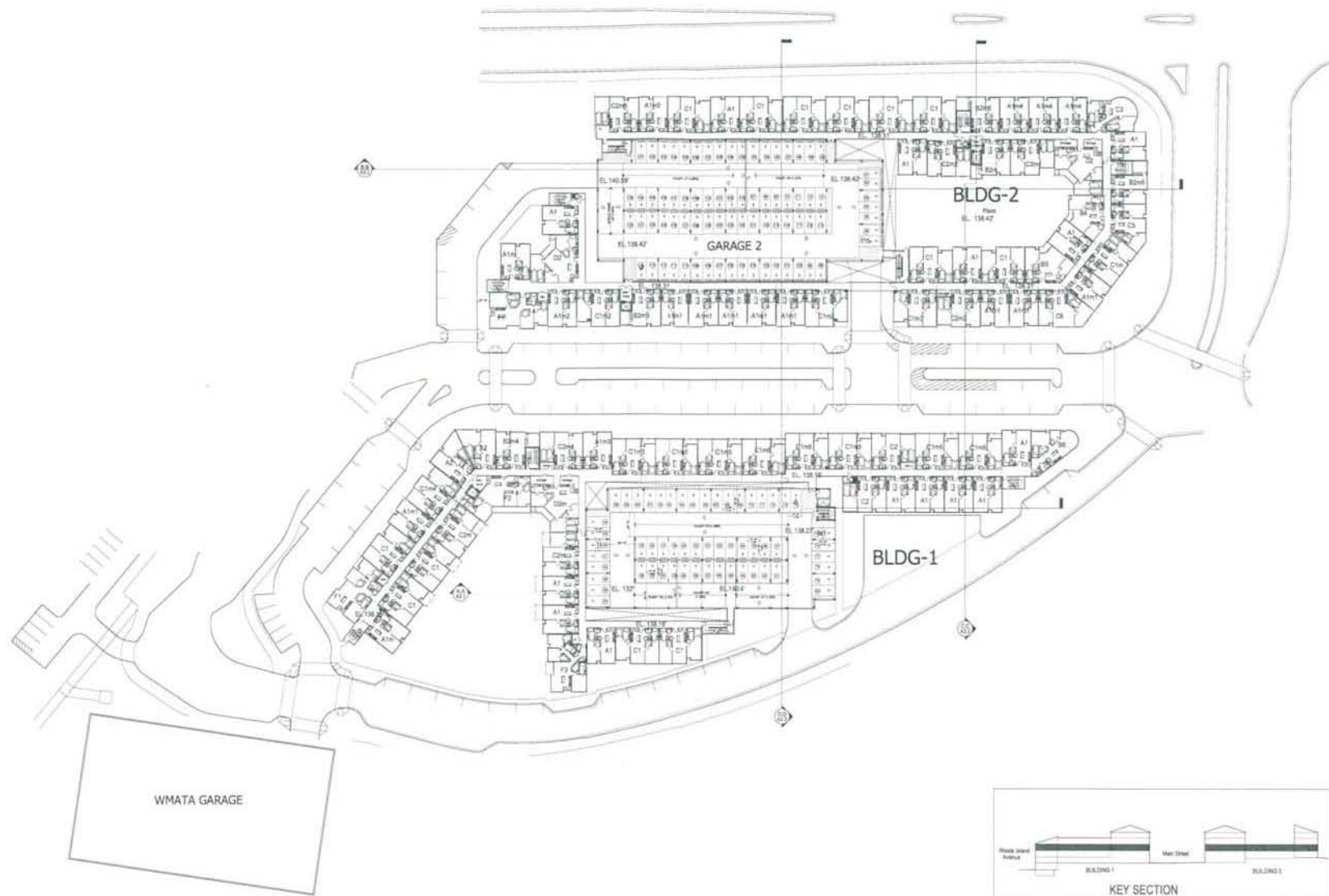
Conceptual Plans
Residential Level @ elevation 127.66'
JUNE 16, 2006

Rhode Island Avenue Metro
Washington, DC

A & R DEVELOPMENT - MID CITY URBAN
ARCHD 1A.00



A1.3



LESSARD GROUP INC.
 8521 LEEBURG PIKE, SUITE 700 / VIENNA, VA 22182

P: 703.760.9344 / F: 703.760.9338 / WWW.LESSARDGROUP.COM

THIS DOCUMENT IS THE PROPERTY OF LESSARD GROUP INC. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED WITHOUT THE WRITTEN PERMISSION OF LESSARD GROUP INC.

Conceptual Plans

2nd Residential Level

JUNE 16, 2006

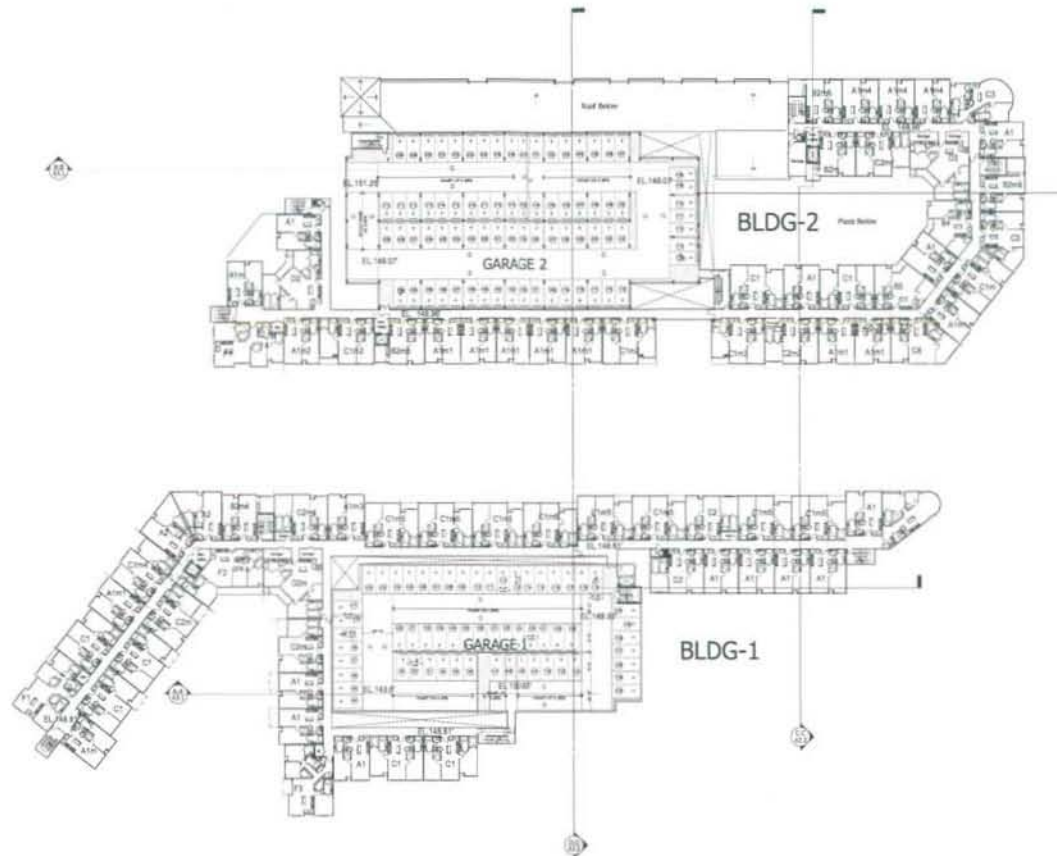
Rhode Island Avenue Metro
 Washington, DC

A & R DEVELOPMENT - MID CITY URBAN

AR0001A.00



A1.4



LESSARD GROUP INC.
8321 LEESBURG PIKE, SUITE 700 | VIENNA, VA 22182

P: 703.760.9344 | F: 703.760.9329 | WWW.LESSARDGROUP.COM

Information is provided for informational purposes only. It is not intended to constitute an offer of securities or any other financial product. Please consult your broker or financial advisor for more information.

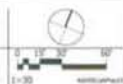
Conceptual Plans

3rd Residential Level

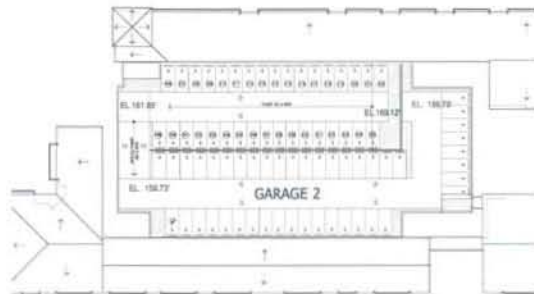
JUNE 16, 2006

Rhode Island Avenue Metro
Washington, DC

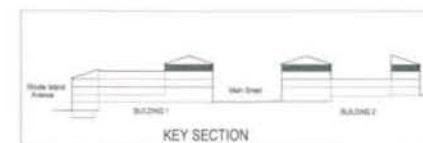
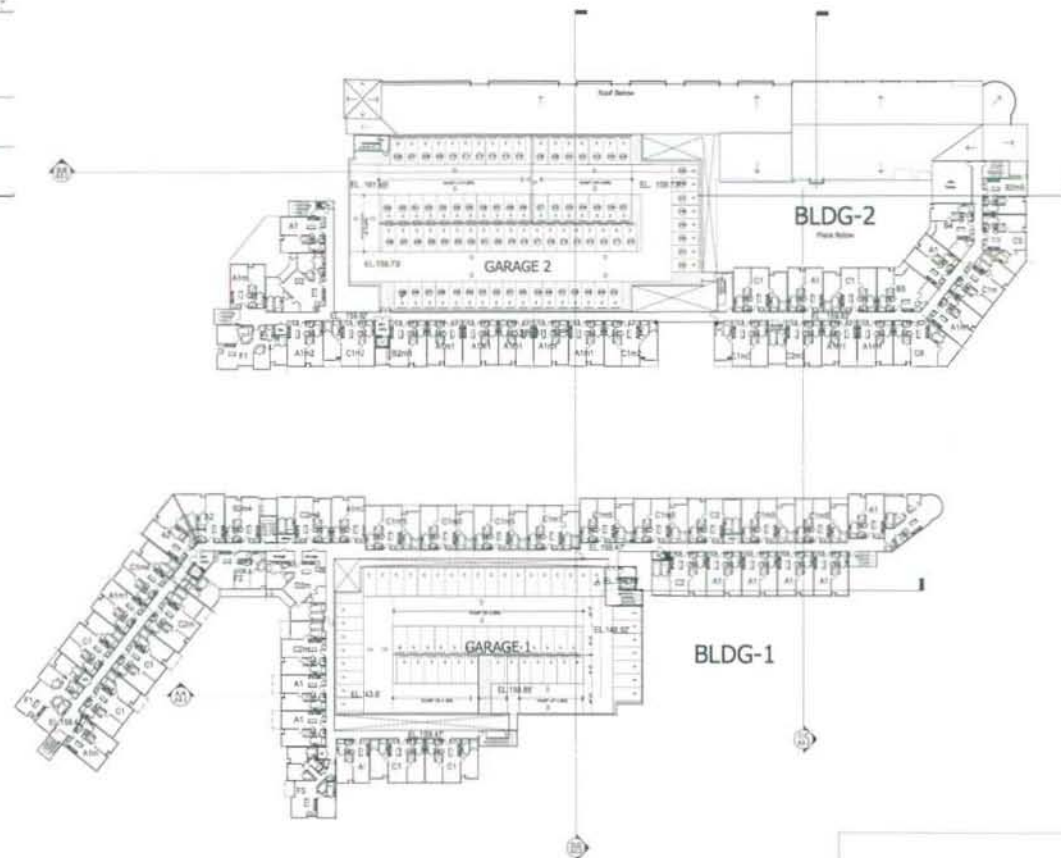
A & R DEVELOPMENT - MID CITY URBAN
ARC001a.00



A1.5



Partial Roof Level



LESSARD GROUP INC.
8521 LEESBURG PIKE, SUITE 700 | VIENNA, VA 22182

P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

THIS DOCUMENT IS THE PROPERTY OF LESSARD GROUP INC. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED WITHOUT THE WRITTEN PERMISSION OF LESSARD GROUP INC.

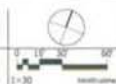
Conceptual Plans

4th Residential Level

JUNE 15, 2006

Rhode Island Avenue Metro
Washington, DC

A & R DEVELOPMENT - MID CITY URBAN
AR00014.00



A1.6



1 BLDG. 1 MAIN STREET ELEVATION



2 BLDG. 1 ELEVATION AS SEEN FROM METRO



3 BLDG. 1 SECONDARY ELEVATION



KEY PLAN



LESSARD GROUP INC.
4521 LEBLANC PARK BLVD. SUITE 100 | DENVER, CO 80231

T: 303.766.8344 | F: 303.766.8338 | WWW.LESSARDGROUP.COM

THIS DOCUMENT IS THE PROPERTY OF LESSARD GROUP INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF LESSARD GROUP INC.

Conceptual Elevations

Building One Elevations

DATE: 05.2024

Rhode Island Avenue Metro
Washington, DC

A & R DEVELOPMENT - MID-CITY URBAN

ARCHITECT



A2.1



LESSARD GROUP INC.
8021 LEBANON PIKE, SUITE 200 • VERNON, VA 22081

T: 703.765.0344 • F: 703.765.0320 • WWW.LESSARDGROUP.COM

Conceptual Elevations

Building One Elevations
JUNE 10, 2008

Rhode Island Avenue Metro

Washington, DC

A & R DEVELOPMENT • MID-CITY URBAN

ARCHITECT



A2.2



1 RHODE ISLAND AVENUE ELEVATION



2 BLDG. 2 SECONDARY ELEVATION



3 BLDG. 2 SECONDARY ELEVATION



KEY PLAN



LESSARD GROUP INC.
1001 LEBLANC Pkwy, Suite 700 | Vienna, VA 22180

P: 703.765.8344 | F: 703.765.8328 | www.lessardgroup.com

Architectural drawings are preliminary and subject to change without notice.

Conceptual Elevations

Building Two Elevations

SPR 16, 2008

Rhode Island Avenue Metro
Washington, DC

A & B DEVELOPMENT - MID CITY URBAN

ARCH 14.00



A2.3



BLDG. 2 MAIN STREET ELEVATION



BLDG. 2 ELEVATION AS SEEN FROM METRO



KEY PLAN



LESSARD GROUP INC.
8021 LESSARD DRIVE, SUITE 100 • VERNON, VA 22181

P: 703.760.0344 | F: 703.760.0328 | WWW.LESSARDGROUP.COM

CONCEPTUAL ELEVATIONS ARE NOT TO BE USED FOR CONSTRUCTION

Conceptual Elevations

Building Two Elevations

JUNE 15, 2006

Rhode Island Avenue Metro
Arlington, VA

A & B DEVELOPMENT - MID-CITY URBAN
ARCHITECTS PC



A2.4



3 PARTIAL ELEVATION
A2.3



2 PARTIAL ELEVATION
A2.3

ELEVATION KEY NOTES:	
1	ASPHALT SHINGLES
2	STANDING SEAM METAL ROOF
3	PYPON HOLDING
4	CULTURED STONE
5	STUCCO
6	HARDI PANEL
7	HARDI TRIM
8	VINYL SIDING FINISH
9	ALUMINUM RAILING
10	VINYL WINDOW
11	BALCONY SLIDING DOOR
12	PYPON WINDOW HEAD
13	CANVAS CANOPY
14	METAL CANOPY
15	CONDENSER GRILL
16	STONE WINDOW HEAD
17	CANAMOULD
18	PYPON BRACKET
19	PYPON DENTIL
20	CONCRETE
21	STOREFRONT WINDOW
22	PASCA
23	RAILING (OPTIONAL)



KEY PLAN



1 BLDG. 1 MAIN STREET ELEVATION
A2.3



LESSARD GROUP INC.
8521 LEEBURG PIKE, SUITE 700 | VIENNA, VA 22182

P: 703.750.5344 | F: 703.750.5328 | WWW.LESSARDGROUP.COM

Conceptual Elevations

Elevations Details

JUNE 16, 2006

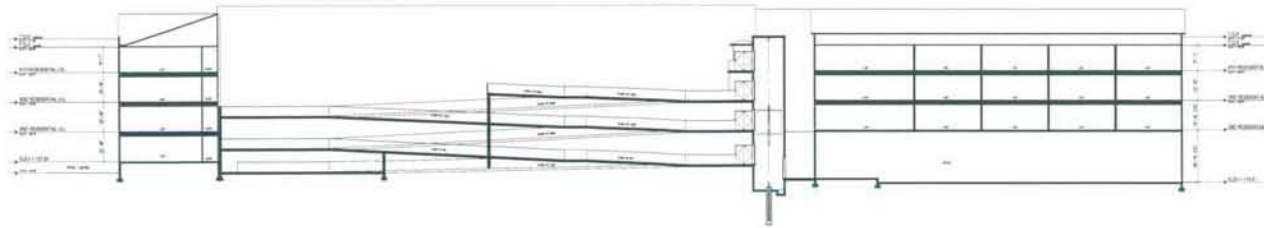
Rhode Island Avenue Metro
Washington, DC

A & R DEVELOPMENT - MID CITY URBAN

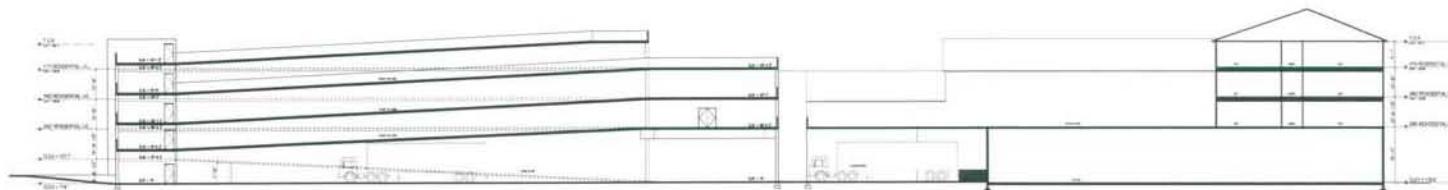
AR00014.00



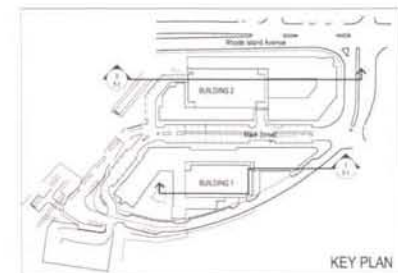
A2.5



1 BUILDING SECTION A : A



2 BUILDING SECTION B : B



KEY PLAN



LESSARD GROUP INC.
8321 LEBURG PIKE, SUITE 700 | VIENNA, VA 22182

P: 703.760.8344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

Conceptual Plans

Building Sections

JUNE 16, 2006

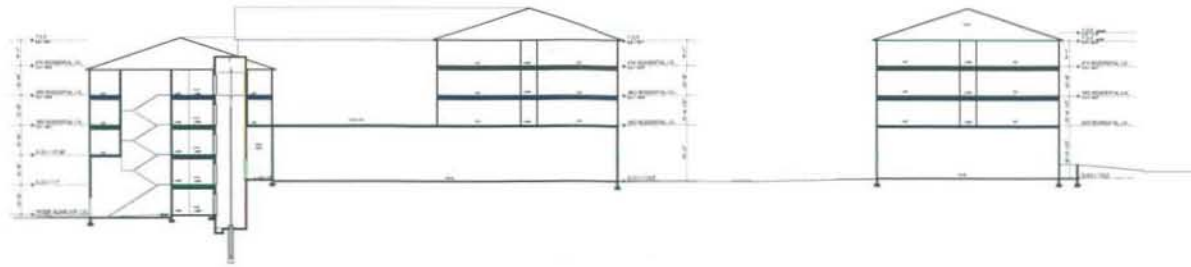
Rhode Island Avenue Metro
Washington, DC

A & R DEVELOPMENT - MID CITY URBAN

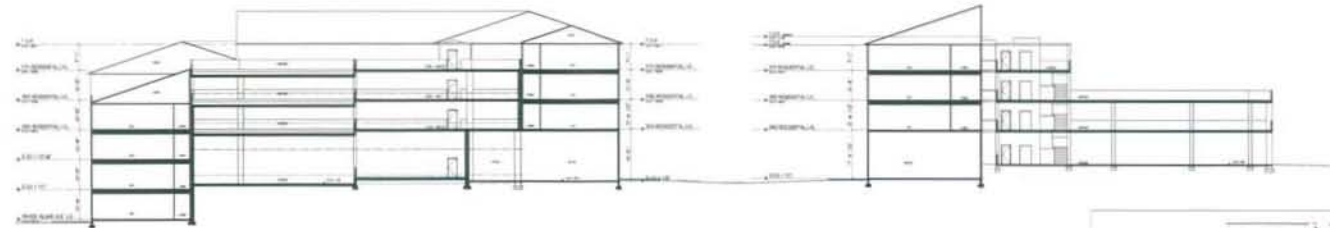
ARD001A.00



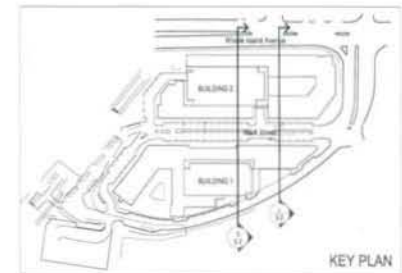
A3.1



1 BUILDING SECTION C : C



2 BUILDING SECTION D : D



KEY PLAN



LESSARD GROUP INC.
8521 LEESBURG PIKE, SUITE 700 | VIENNA, VA 22182

P: 703.760.9344 | F: 703.760.9338 | WWW.LESSARDGROUP.COM

© 2006 LESSARD GROUP INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF LESSARD GROUP INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM LESSARD GROUP INC.

Conceptual Plans

Building Sections
JUNE 16, 2006

Rhode Island Avenue Metro
Washington, DC

A & R DEVELOPMENT - MID CITY URBAN

ARC0014.00



A3.2



LESSARD GROUP INC.
9521 LEBURG PIKE, SUITE 700 | VIENNA, VA 22182

P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

Unit Plans

JUNE 16, 2006

Rhode Island Avenue Metro
Washington, DC

A & R DEVELOPMENT - MID CITY URBAN

ARD0014.00





LESSARD GROUP INC.
8521 LEBURG PINE, SUITE 700 | VIENNA, VA 22182

P: 703.750.9344 | F: 703.750.9328 | WWW.LESSARDGROUP.COM

Unit Plans

JUNE 18, 2006

Rhode Island Avenue Metro
Washington, DC

A & R DEVELOPMENT - MID CITY URBAN
AR0001a.00

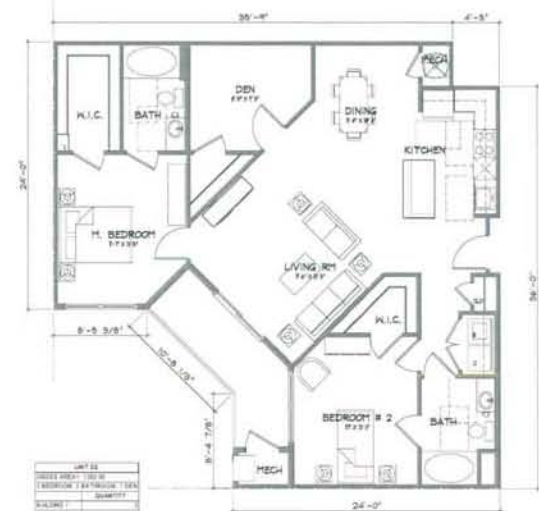




UNIT #1
GROSS AREA: 1544 SQ. FT.
1 BEDROOM / 2 BATHROOM
SUMMARY
SUMMARY
SUMMARY
TOTAL



UNIT #2
GROSS AREA: 1544 SQ. FT.
1 BEDROOM / 2 BATHROOM
SUMMARY
SUMMARY
SUMMARY
TOTAL



UNIT #3
GROSS AREA: 1544 SQ. FT.
1 BEDROOM / 2 BATHROOM
SUMMARY
SUMMARY
SUMMARY
TOTAL



UNIT #4
GROSS AREA: 1544 SQ. FT.
1 BEDROOM / 2 BATHROOM
SUMMARY
SUMMARY
SUMMARY
TOTAL



LESSARD GROUP INC.
8021 LEESBURG PIKE, SUITE 700 | VIENNA, VA 22182

P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

Unit Plans

JUNE 16, 2006

Rhode Island Avenue Metro
Washington, DC

A & R DEVELOPMENT - MID CITY URBAN

AR0001a.00

