RHODE ISLAND AVENUE METRO

RHODE ISLAND AVENUE
WASHINGTON, DC

PROJECT TEAM

ARCHITECT

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E-MAIL: rdperkins@rtoengineers.com

STRUCTURAL ENGINEER

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SILVER SPRING, MD 20910
TEL: 301.562.1820
FAX: 301.588.1980
CONTACT: ALI TAHBAZ, PE
Email: ATAHBAZ@TAEBINCO.COM

FAR CALCULATIONS				6/15/2006
GROSS SITE AREA				308,342
	Residential Areas	Amenity & Lobby	Retail Areas	Total G.S.F.
BUILDING 1 — Main Street	17,544	6,759	22,351	46,654
2nd level	43,720			43,720
3rd level	43,720			43,720
4th level	43,720			43,720
	148,704	6,759	22,351	177,814
BUILDING 2 — Whole Island	11,286		8,433	19,719
Main Street	12,131	1,394	38,219	52,744
Elev. 127'	17,211			17,211
2nd level	52,470			52,470
3rd level	40,205			40,205
4th level	31,319			31,319
	164,621	1,394	47,649	213,724
Total Bldg 1+2	313,325	8,153	70,000	391,544
RESID. AND RETAIL FAR	0.87		0.19	1.06
GARAGE 1 — Main Street	14,253			14,253
2nd level	20,177			20,177
3rd level	19,394			19,394
4th level	590			590
	54,414	0	0	54,414
GARAGE 2 — Main Street	19,793			19,793
Mezzanine	12,133			12,133
2nd level	26,267			26,267
3rd level	26,267			26,267
4th level	26,267			26,267
Roof Level	4,076			4,076
	114,803	0	0	114,803
Total Garage 1+2	168,219	0	0	168,219
GARAGE FAR				0.46
Residential FAR	321,544			0.87
Non-residential FAR	239,219			0.65
Total FAR	560,763			1.52

BUILDING 1

Unit Type	N.S.F.	# of Bedrooms	# of Baths	Elev 100.34'		Main Street level	Elev. 127.66'	Floor 2	Floor 3	Floor 4	Total
A1	715.12	1BR	1				4	11	11	11	37
A2	845.71	1BR	1				0	3	3	2	8
B2	855.14	1BR+DEN	1				0	1	1	1	3
B6	1,054.03	1BR+DEN	1.5				0	1	1	1	3
C1	1,040.98	2BR	2				6	14	14	14	48
C2	896.19	2BR	2				2	5	5	5	17
D2	1,350.80	2BR+DEN	2				0	1	1	1	3
F1	1,364.92	3BR	2				1	1	1	1	4
F3	1,431.00	3BR	2				0	1	1	1	3
F5	1,451.71	3BR	2				1	1	1	1	4
			Total	0	0	0	14	38	38	38	128

BUILDING 2

Unit Type	N.S.F.	# of Bedrooms	# of Baths	Elev 100.34'		Main Street level	Elev. 127.66'	Floor 2	Floor 3	Floor 4	Total
A1	715.12	1BR	1	2	2	0	20	17	17	17	89
B2	855.14	1BR+DEN	1			1	4	4	2	1	11
B4	930.59	1BR+DEN	1				1	1	1	1	3
B6	1,034.33	1BR+DEN	1				1	1	1	1	3
C1	1,040.98	2BR	2	6	6	6	12	8	8	8	48
C2	896.19	2BR	2	1	1	1	4	2	1	1	10
C3	1,118.36	2BR	2			1	1	1			3
C6	986.52	2BR	2				1	1	1	1	3
C8	1121.36	2BR	2				1	1	1	1	3
D2	1,350.80	2BR+DEN	2				1	1	1	1	4
F1	1,364.92	3BR	2				1	1	1	1	4
			Total	9	9	10	46	37	29	26	166

TOTAL BUILDING 1 + BUILDING 2

Unit Type	N.S.F.	# of Bedrooms	# of Baths	Elev 100.34'	Main Street level	Elev 127.66'	Floor 2	Floor 3	Floor 4	Total	Total	%		Your program
A1	715.12	1BR	1	2	2	10	31	28	24	97	139	35.4%	46.3%	47%
A2	845.71	1BR	1	0	0	0	2	2	2	6		2.2%		
B2	855.14	1BR+DEN	1	0	0	1	5	5	3	14		3.1%		
B4	930.59	1BR+DEN	1	0	0	0	1	1	1	3		1.1%		
B6	1,034.33	1BR+DEN	1	0	0	0	1	1	1	3		1.1%		
B8	1,054.03	1BR+DEN	1.5	0	0	0	1	1	1	3		1.1%		
C1	1,040.98	2BR	2	6	6	12	26	22	20	90	134	32.8%	48.9%	48%
C2	896.19	2BR	2	1	1	3	9	7	6	27		9.9%		
C3	1,118.36	2BR	2	0	0	1	1	1	0	3		1.1%		
C6	986.52	2BR	2	0	0	0	1	1	1	3		1.1%		
C8	1121.36	2BR	2	0	0	0	1	1	1	3		1.1%		
D2	1,350.80	2BR+DEN	2	0	0	0	3	3	2	8		2.9%		
F1	1,364.92	3BR	2	0	0	1	2	2	2	7		2.6%		
F3	1,431.00	3BR	2	0	0	0	1	1	1	3	14	1.1%	5.1%	5%
F5	1,451.71	3BR	2	0	0	1	1	1	1	4		1.5%		
			Total	9	9	19	56	48	39	274	274	100.0%	100%	

Provided Parking Summary

Level	Metro Kiss & Ride	Metro WMATA	BLDG 1	BLDG 2	Private Main St Short Term	Private Perimeter Short Term	Taxi Drop	Total
Main Street	14			44	42	14	6	120
127.66' Level		100	32	32				164
2nd Res. Level		100	67	77				234
3rd Res. Level			58	77				135
4th Res. Level				76				76
Roof Level				13				13
	14	200	147	322	42	14	6	745

SHEET NO.	DWG. TITLE
COVER SHEET 1 OF 56 DRAWINGS	
A1.00	COVER SHEET
CIVIL DRAWINGS 12 OF 56 DRAWINGS	
C-1.0	COVER SHEET
C-2.0	NOTES ABBREVIATIONS AND LEGEND
C-3.0	CONTEXTUAL PLAN
C-4.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C-5.0	OVERALL SITE DEVELOPMENT PLAN
C-6.0	DETAILED SITE DEVELOPMENT PLAN (SHEET 1 OF 4)
C-6.1	DETAILED SITE DEVELOPMENT PLAN (SHEET 2 OF 4)
C-6.2	DETAILED SITE DEVELOPMENT PLAN (SHEET 3 OF 4)
C-6.3	DETAILED SITE DEVELOPMENT PLAN (SHEET 4 OF 4)
C-7.0	EROSION AND SEDIMENT CONTROL PLAN
C-8.0	UTILITY USAGE COMPUTATION PLAN
C-9.0	PRELIMINARY SUBDIVISION PLAT
LANDSCAPE DRAWINGS 14 OF 56 DRAWINGS	
	COVER SHEET
L1.00	SITE PLAN
L1.00A	SITE PLAN
L1.01	ENLARGEMENT 1
L1.02	ENLARGEMENT 2
L1.02A	ENLARGEMENT 2A
L1.03	ENLARGEMENT 3
L1.04	ENLARGEMENT 4
L1.05	ENLARGEMENT 5
L1.06	ENLARGEMENT 6
L1.07	ENLARGEMENT 7
L1.08	EXISTING VEGETATION PLAN
L1.09	EXISTING & PROPOSED PLANT LIST
L1.10	PLANT DETAILS

Architectural Drawings 18 OF 56 DRAWINGS	
A1.1	RHODE ISLAND AVENUE LEVEL
A1.2	MAIN STREET LEVEL
A1.3	RESIDENTIAL LEVEL AT ELEVATION 127.66'
A1.4	2ND RESIDENTIAL LEVEL
A1.5	3RD RESIDENTIAL LEVEL
A1.6	4TH RESIDENTIAL LEVEL
A2.1	ELEVATION DETAILS
A2.2	BUILDING ONE ELEVATIONS
A2.3	BUILDING ONE ELEVATIONS
A2.4	BUILDING TWO ELEVATIONS
A2.5	BUILDING TWO ELEVATIONS
A3.1	BUILDING SECTIONS
A3.2	BUILDING SECTIONS
A4.1	UNIT PLANS
A4.2	UNIT PLANS
A4.3	UNIT PLANS

Transportation Drawings 12 OF 56 DRAWINGS	
T1.1	KEY ACCESS CONSIDERATION
T1.2	EXISTING PEDESTRIAN MOVEMENTS
T1.3	AREA RESEARCH AND GEOGRAPHIC USAGE
T1.4	FUTURE SITE CIRCULATION PLAN
T1.5	SITE PLAN DIMENSIONS FOR PERSPECTIVE
T1.6	PROJECT BUILD-OUT 2006-09 PEAK HOUR BUS TRAFFIC
T1.7	PROJECT BUILD-OUT 2006-09 PEAK HOUR TAXI TRAFFIC
T1.8	PROJECT BUILD-OUT 2006-09 PEAK HOUR COMMUTER GARAGE TRAFFIC
T1.9	PROJECT BUILD-OUT 2006-09 PEAK HOUR SHARED PARKING TRAFFIC
T1.10	PROJECT BUILD-OUT 2006-09 PEAK HOUR BICYCLE AND BIKE TRAFFIC
T1.11	PROJECT BUILD-OUT 2006-09 PEAK HOUR TRUCK TRAFFIC
T1.12	PROJECT BUILD-OUT 2006-09 PEAK HOUR PEDESTRIAN TRAFFIC
T1.13	PROJECT BUILD-OUT 2006-09 PEAK HOUR COMBINED TRAFFIC AT PEDESTRIAN PEAK HOUR

ZONING COMMISSION
District of Columbia
CASE NO. 04-24A
EXHIBIT NO. 12A

ZONING COMMISSION
District of Columbia
CASE NO.04-24A
EXHIBIT NO.12A1

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Cover Sheet

JUNE 12, 2006
REVISED OCTOBER 5, 2006

Rhode Island Avenue Metro
Washington, DC

A & R DEVELOPMENT - MID CITY URBAN
ARD001a.00

A1.0

PLANNED UNIT DEVELOPMENT (PUD)
RHODE ISLAND AVENUE METRO
WASHINGTON (N.E.), D.C.

ZONING TABULATION

ADDRESS: RHODE ISLAND AVENUE METRO STATION, NE
WASHINGTON, DC
PROPERTY ID: PORTION OF PARCEL 131 (LOT 233 AND PORTIONS OF LOTS 234 AND 235)

SITE AREA: 368,282 SF (8.45 AC.)

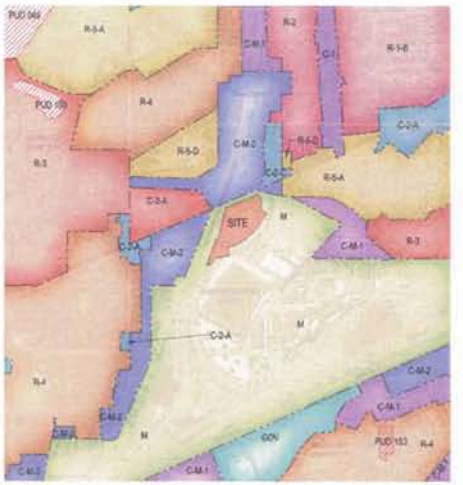
EXISTING ZONE: M

PROPOSED ZONE: C-2-B

OVERALL LOT OCCUPANCY:
BLDG AREA (WMATA GARAGE NOT INCLUDED):
(159,089 / 368,282) = 43.2%

YARD SETBACKS:
MIN. REAR = 45.67'
MIN. SIDE = 3.10'
MIN. FRONT = 0.00'

SEE ARCHITECTURAL PLANS FOR ADDITIONAL TABULATIONS.



ZONING MAP
SCALE: 1"=800'

VICINITY MAP
SCALE: 1"=800'

SHEET INDEX

CIVIL ENGINEERING DRAWINGS (BY BOWMAN CONSULTING GROUP):

C-1.0	COVER SHEET
C-2.0	NOTES, ABBREVIATIONS AND LEGEND
C-3.0	CONTEXTUAL PLAN
C-3.1	ILLUSTRATIVE PLAN
C-4.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C-5.0	OVERALL SITE DEVELOPMENT PLAN
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C-8.0	UTILITY USAGE COMPUTATION PLAN
C-9.0	PRELIMINARY SUBDIVISION PLAT

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(703) 548-2188

NOTE:

ALL SITE PLANS AND LANDSCAPE PLANS ARE SUBJECT TO REVISION. THE DEVELOPER RESERVES THE RIGHT TO MAKE CHANGES WITHOUT NOTICE, IN ELEVATIONS, DIMENSIONS, CONTOURS, ETC., INCLUDING THE SIZING, LOCATION, CREATION, OR ELIMINATION OF ANY PATIO, DECK, RETAINING WALL, OR OTHER LOT FEATURES. WHEN REQUIRED, APPROVAL OF ANY REVISION TO SITE AND LANDSCAPE PLANS WILL BE OBTAINED FROM THE APPROPRIATE LOCAL JURISDICTION.

Bowman CONSULTING

COVER SHEET
Rhode Island Avenue
WASHINGTON DISTRICT OF COLUMBIA

PLAN STATUS	
10-5-06	REVISION

DATE	DESCRIPTION

MSD DESIGN	MSD DRAWN	MSD CHKD
SCALE	H: 1"=40' V:	
JOB No.	6001-01-002	
DATE	JULY 14, 2006	
FILE No.	6001-0-PUD-002	
SHEET	C-1.0	

LEGEND

EXISTING	DESCRIPTION	PROPOSED
300	INDEX CONTOUR	300
310	INTERMEDIATE CONTOUR	310
CK 1.1	EDGE OF PAVEMENT	PROP. E.P.
CK 1.1	CURB AND GUTTER	C&G
	TRANSITION FROM CG-5R TO CG-6	C&G REVERSED C&G
	PROPOSED HEADER CURB	
	PROPERTY LINE	
	DEPARTING PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY	
	CENTERLINE	
	FLOOD PLAIN	
	CLEARING AND GRADING (LIMITS OF DISTURBANCE)	
	TREE LINE	
	FLOW LINE OF SWALE	
	STREAM	
	OVERLAND RELIEF PATHWAY	
	FENCE LINE	
	EASEMENT	
CK 8" W/V	WATER LINE	8" DIP W/V
CK W/V	WATER VALVE	
	REDUCER	
CK 8" SAN	SANITARY SEWER	8" SAN
CK 18" RCP	STORM SEWER	18" RCP
	CABLE TV	CATV
	ELECTRIC SERVICE	
	TELEPHONE SERVICE	
	GAS LINE	
OH	OVERHEAD ELECTRIC	OHE
OHT	OVERHEAD TELEPHONE	OHT
300.00	SPOT ELEVATION	26.00
	UTILITY POLE	
	SIGN	
	SANITARY SEWER IDENTIFIER	A
	STORM DRAIN IDENTIFIER	1
	WATER METER	
	FIRE HYDRANT	
	PARKING INDICATOR (INDICATES THE NUMBER OF TYPICAL PARKING SPACES)	
	STREET LIGHT	
	VEHICLES PER DAY (TRAFFIC COUNT)	2,515 VPD
	TEST PIT LOCATION RECOMMENDED/REQUIRED	
	CRITICAL SLOPE	
	HANDICAP RAMP	
	STOP SIGN	
	STREET SIGN	
	TREE	
	BENCHMARK	BM # 31.45 ELEV. 100.00
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	HANDICAP PARKING SPACE (VAN)	VAN
	RIP RAP	
+ 110.40	SPOT GRADE	+ 110.00

ABBREVIATIONS

A	AREA OF ARC
AASHTO	AMERICAN ASSOCIATION OF STATE HWY & TRANSP OFFICIALS
AC	ACRE
ADJ	ADJACENT
AGGR	AGGREGATE
AHD	AHEAD
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
B	BREADTH
BC	BACK OF CURB
BF	BASEMENT FLOOR
BLDG	BUILDING
BM	BENCHMARK
BMP	BEST MANAGEMENT PRACTICES (WATER QUALITY)
BOV	BLOW OFF VALVE
BRG	BEARING
BRL	BUILDING RESTRICTION LINE
BVCE	BEGINNING VERTICAL CURVE ELEVATION
BVCS	BEGINNING VERTICAL CURVE STATION
BW	BOTTOM OF WALL
c/e	CENTER CORRECTION ON VERTICAL CURVE
C	RUNOFF COEFFICIENT
C&G	CABLE TELEVISION
CATV	CURB AND GUTTER
CB	CATCH BASIN
CBR	CALIFORNIA BEARING RATIO
CC	CENTER TO CENTER
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CG(R)	CURB AND GUTTER (REVERSE SLOPE)
CH	CHORD
CHBRG	CHORD BEARING
CIP	CAST IRON PIPE
CL	CENTERLINE OR CLASS
℄	CENTERLINE
C/A	CENTERLINE
CLR	CLEAR
CM	CUBIC METERS
CMP	CORRUGATED METAL PIPE
CMS	CUBIC METERS PER SECOND
CN	RUNOFF CURVE NUMBER
CONT	CONTINUOUS
CO	CLEAN OUT
CONC	CONCRETE
CS	CURB STOP
CT	COURT
CTN	CENTERLINE
CY	CUBIC YARD
D	DEPTH
DA	DRAINAGE AREA
DB	DEED BOOK
DET	DETAIL
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DI	DROP INLET
DIST	DISTANCE
DL	DOMESTIC LINE
DM	DROP MANHOLE
DOM	DOMESTIC
DR	DRIVE
DRN	DRAINAGE AREA
DS	DOWN SPOUT
DU	DWELLING UNITS
DWG	DRAWING
D/W	DRIVEWAY
Δ	DELTA
E	RATE OF SUPER ELEVATION
EA	EACH
EBL	EAST BOUND LANE
EC	EROSION CONTROL
EG	EDGE OF GUTTER
EGL	ENERGY GRADIENT LINE
EL	ELEVATION
ELEC	ELECTRIC
ELEV	ELEVATION
ENGR	ENGINEER
ENT	ENTRANCE
EP	EDGE OF PAVEMENT
EQUIP	EQUIPMENT
ES	END SECTION
ESMT	EASEMENT
ETD	EXISTING TO BE DEMOLISHED
ETR	EXISTING TO REMAIN
ETRL	EXISTING TO BE RELOCATED
ETRP	EXISTING TO BE REPLACED
EVCE	ENDING VERTICAL CURVE ELEVATION
EVCS	ENDING VERTICAL CURVE STATION
EW	END WALL
EX	EXISTING
EQC	ENVIRONMENTAL QUALITY CORRIDOR
F	FIRE LINE
FAR	FLOOR AREA RATIO
FC	FACE OF CURB
FCPA	FAIRFAX COUNTY PARK AUTHORITY
FCWA	FAIRFAX COUNTY WATER AUTHORITY
FD	FLOOR DRAIN
FF	FIRST FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FND	FOUNDATION
FOY	FOYER
FP	FLOOD PLAIN
FPS	FEET PER SECOND
FS	FIRE SERVICE OR FACTOR OF SAFETY
FT	FOOT / FEET
G	GAS
GAR	GARAGE
GFA	GROSS FLOOR AREA
GR	GUARD RAIL OR GRATE INLET
H	HEAD
HC	HANDICAP
HB	HORIZONTAL BEND
HGL	HYDRAULIC GRADE LINE
HORZ	HORIZONTAL
HP	HIGH POINT
HR	HAND RAIL
HT	HEIGHT
HW	HEADWATER
I	RAINFALL INTENSITY
ID	INSIDE DIAMETER OR IDENTIFICATION
IE	INVERT ELEVATION
IN	INCH
INV	INVERT
IP	IRON PIPE
IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
JB	JUNCTION BOX
JNT	JOINT
K	SIGHT DISTANCE COEFFICIENT
Ke	CULVERT ENTRANCE LOSS COEFFICIENT
L	LENGTH
LAT	LATERAL
LOD	LIMITS OF CLEARING & GRADING
LF	LINEAR FEET
LL	LOWER LEVEL
LOS	LINE OF SIGHT
LP	LOW POINT
LS	LOADING SPACE
LT	LEFT
M	MONUMENT FOUND
MAX	MAXIMUM
MECH	MECHANICAL
MH	MANHOLE
MI	MILE
MIN	MINIMUM
MISC	MISCELLANEOUS
MPH	MILES PER HOUR
MS	MEDIAN STRIP
MSL	MEAN SEA LEVEL
NA OR N/A	NOT APPLICABLE
NBL	NORTH BOUND LANE
N/F	NOW OR FORMERLY
NFA	NET FLOOR AREA
NO. OR #	NUMBER
OC	ON CENTER
OBJ	OBJECT
OD	OUTSIDE DIAMETER
OH	OVERHANG
O/H	OVERHEAD
OHC	OVERHEAD CABLE
OHE	OVERHEAD ELECTRIC
OHT	OVERHEAD TELEPHONE
P	PERIMETER
P&P	PLAN AND PROFILE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PCTC	POINT OF CURVATURE TOP OF CURB
PCEP	POINT OF CURVE EDGE OF PAVEMENT
PFM	PUBLIC FACILITIES MANUAL
PG	PAGE
PGL	POINT OF GRADE LINE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
℄	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PRELIM	PRELIMINARY
PROP	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVRC	POINT OF VERTICAL REVERSE CURVE
PVT	POINT OF VERTICAL TANGENT
Q (cfs)	AMOUNT OF RUNOFF (FLOW RATE)
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROAD OR ROOF DRAIN
REINF	REINFORCED
REQD	REQUIRED
RET	RETAINING
REV	REVISION
RGP	ROUGH GRADING PLAN
RMA	RESOURCE MANAGEMENT AREA
ROM	REMOTE OUTSIDE MONITOR
RPA	RESOURCE PROTECTION AREA
RR	RAILROAD
RT	RIGHT
RTE	ROUTE
R/W	RIGHT OF WAY
S	SPEED OR SLOPE
SAN	SANITARY
SBL	SOUTH BOUND LANE
SCH	SCHEDULE
SD	SIGHT DISTANCE
SEC	SECTION
SECT	SECTION
SEW	SEWER
SF	SQUARE FEET
SH	SHOULDER
SP	SPACE OR SITE PLAN
SPEC	SPECIFICATIONS
STA	STATION
STD	STANDARD
STK	STACK
STM	STORM
STR	STRUCTURE
SVC	SERVICE
S/W	SIDEWALK
SWM	STORM WATER MANAGEMENT
Sx	CROSS SLOPE
SY	SQUARE YARD
T	TANGENT
TB	TOP OF BANK OR TEST BORING
TC	TOP OF CURB
Tc	TIME OF CONCENTRATION
TEL	TELEPHONE
TEMP	TEMPORARY
TH	TEST HOLE
TP	TEST PIT OR TREE PROTECTION
TRANSP	TRANSPORTATION
TW	TOP OF WALL OR TAILWATER
TYP	TYPICAL
UG	UNDERGROUND
UGE	UNDERGROUND ELECTRIC
UGT	UNDERGROUND TELEPHONE
UGC	UNDERGROUND CABLE
UL	UPPER LEVEL

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Fax: (703) 803-0261
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NOTES, ABBREVIATIONS AND LEGEND

Rhode Island Avenue

WASHINGTON DISTRICT OF COLUMBIA

PLAN STATUS	
DATE	DESCRIPTION
MSD DESIGN	MSQ DRAWN / MSD CHKD
SCALE	H: 1"=40' V:
JOB No.	6001-01-002
DATE :	JULY 14, 2006
FILE No.	6001-D-PUD-002
SHEET	C-2.0

CONTEXTUAL PLAN

Rhode Island Avenue

WASHINGTON DISTRICT OF COLUMBIA

Bowman Consulting Group, Ltd.
2121 Eisenhower Avenue
Suite 302
Alexandria, Virginia 22314

Phone: (703) 548-2188
Fax: (703) 683-5791

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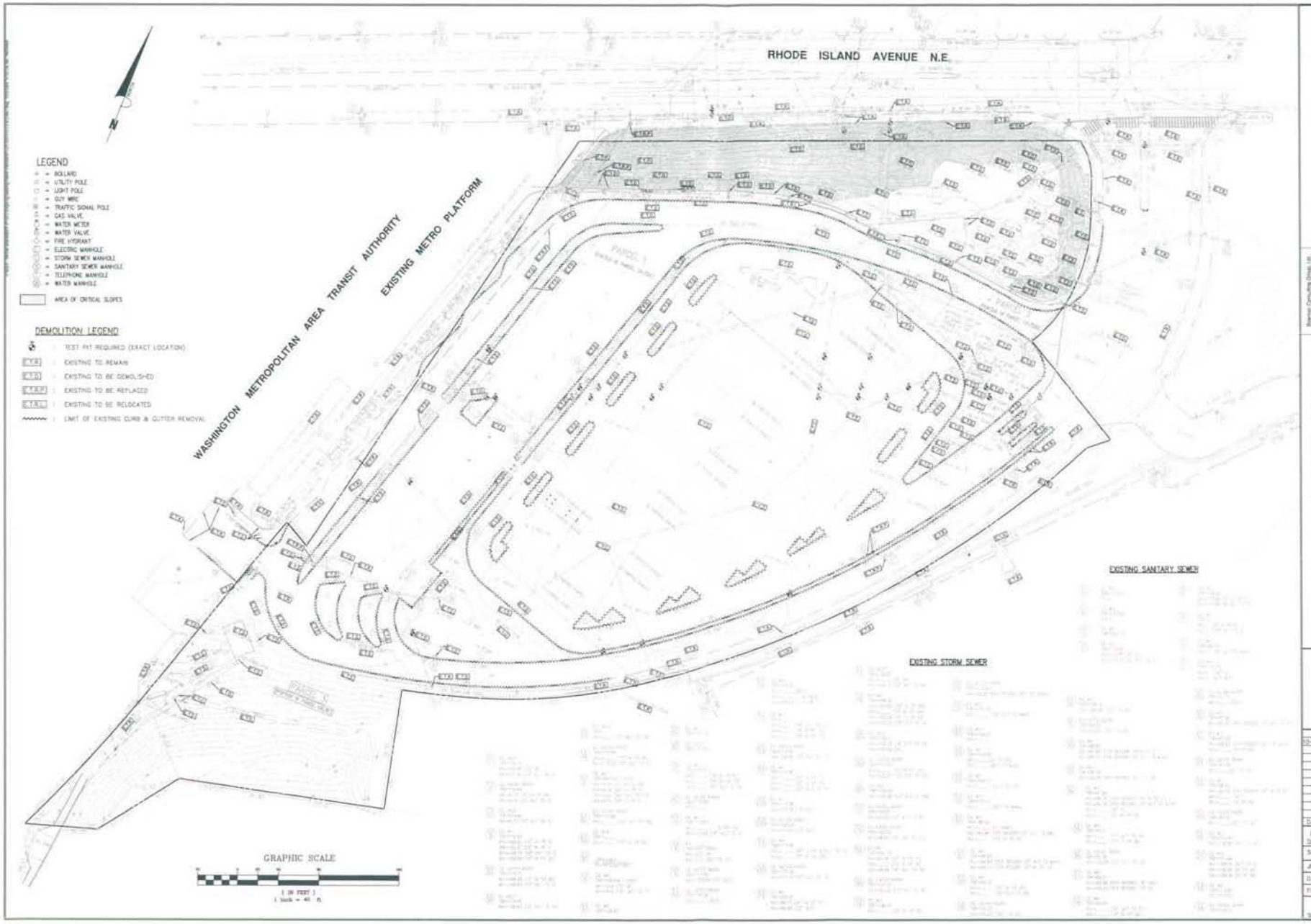
SHEET	C-3.0
FILE No.	6001-D-PUD-200
DATE	JULY 14, 2006
JOB No.	60001-01-0002
SCALE	1" = 1'-0"
DESIGN	MRD
DRAWN	MRD
CHKD	

DATE	DESCRIPTION

PLAN STAGE



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EXISTING CONDITIONS AND DEMOLITION PLAN

Rhode Island Avenue

WASHINGTON DISTRICT OF COLUMBIA

PLAN STATUS	
03-5-06	REVISION

DATE	DESCRIPTION

MSD DESIGN	MSO DRAWN	MSO CHKD
SCALE	1"=40'	

JOB No. 6001-01-002

DATE : JULY 14, 2006

FILE No. 6001-D-PLG-002

SHEET C-4.0

RHODE ISLAND AVENUE N.E.

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

EXISTING METRO PLATFORM

STATION ENTRANCE

STORAGE AND BMP VAULT

RETAIL

LOBBY

GARAGE 2

BUILDING 2

BUILDING 1

OFFICE

AMENITIES

PROPOSED SIGNALIZED INTERSECTION

SHADED AREA NOT INCLUDED IN PUD SUBMISSION.

(2) NUMBER OF PARKING SPACES

(3) DRAINAGE STRUCTURE NUMBER

(B) BUS STOP NUMBER

PROPOSED MAIN STREET TYPICAL CROSS SECTION
LOOKING EAST

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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OVERALL SITE DEVELOPMENT PLAN

Rhode Island Avenue

WASHINGTON DISTRICT OF COLUMBIA

PLAN STATUS	
10-5-06	REVISION

DATE	DESCRIPTION
MSD DESIGN	MSD DRAWN	MSD CHKD

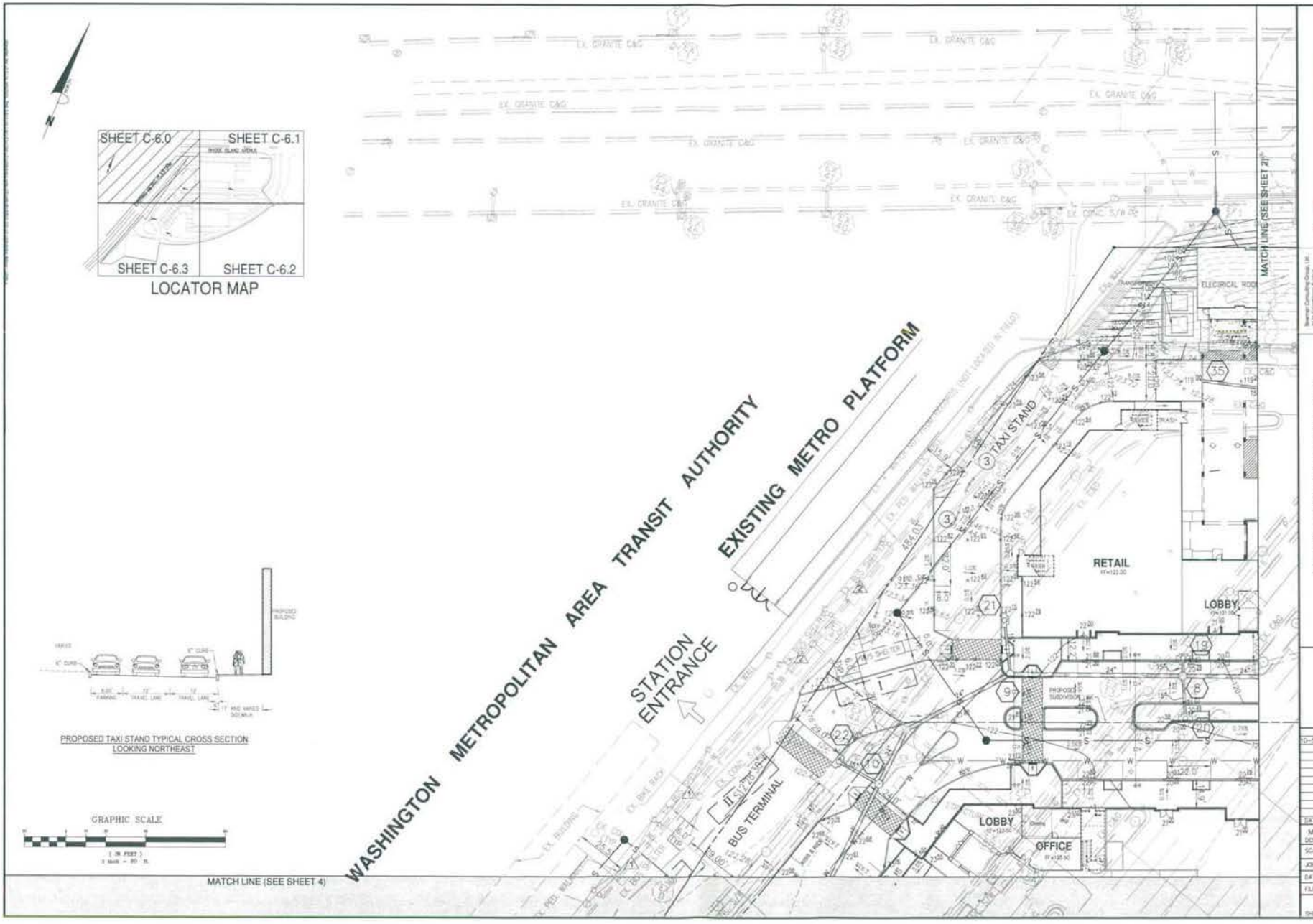
SCALE 1" = 40'

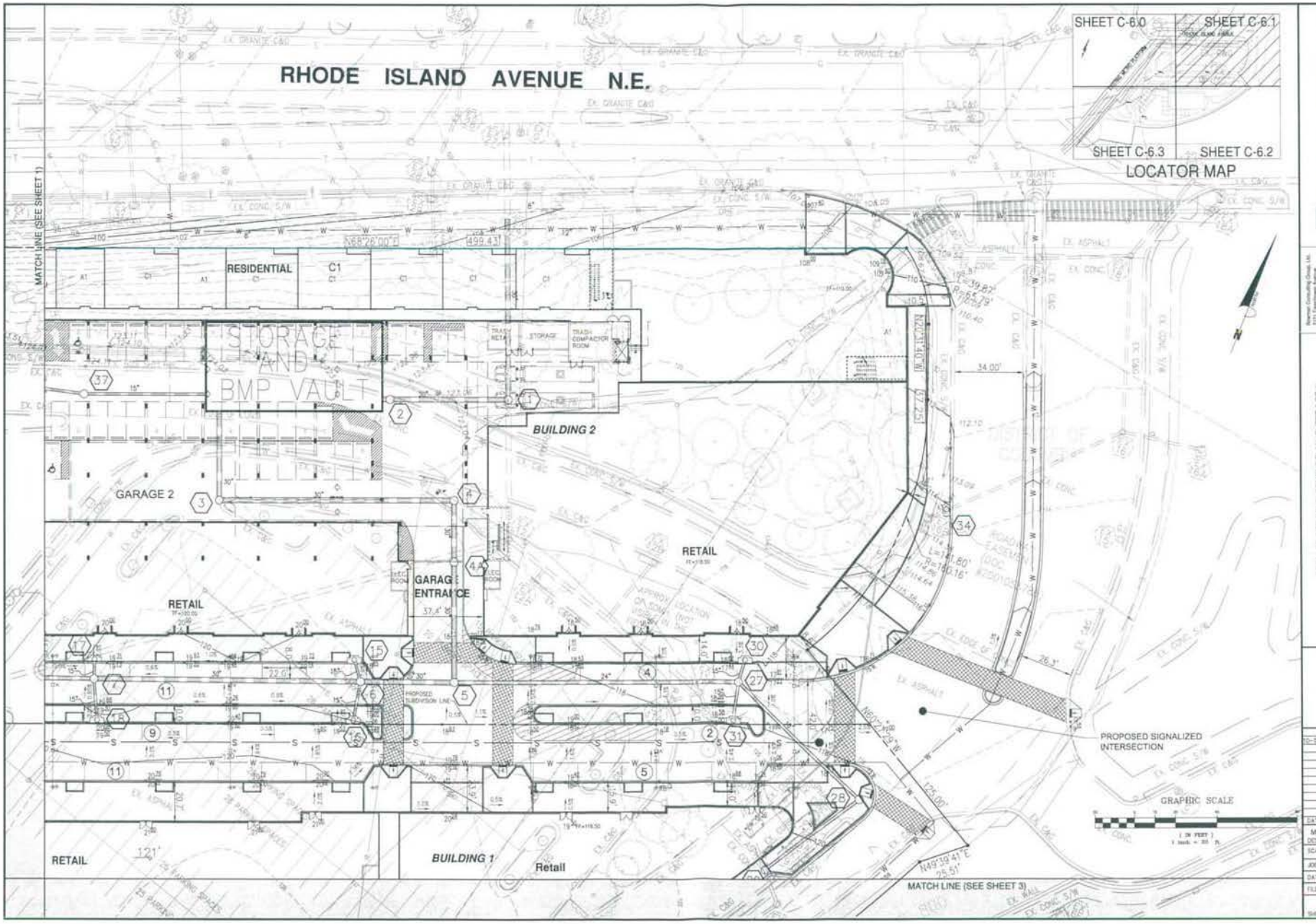
JOB No. 6001-01-002

DATE JULY 14, 2006

FILE No. 6001.0-PUD-002

SHEET C-5.0


SHEET C-6.0
SHEET C-6.1
SHEET C-6.3
SHEET C-6.2
LOCATOR MAP
EX. GRANITE C&G
EX. CONC. S/W
WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
EXISTING METRO PLATFORM
STATION ENTRANCE
TAXI STAND
BUS TERMINAL
RETAIL
LOBBY
OFFICE
ELECTRICAL ROOM
TRASH
PROPOSED SUBDIVISION
MATCH LINE (SEE SHEET 2)
MATCH LINE (SEE SHEET 4)
PROPOSED TAXI STAND TYPICAL CROSS SECTION
LOOKING NORTHEAST
GRAPHIC SCALE
Bowman CONSULTING
DETAILED SITE DEVELOPMENT PLAN (SHEET 1 OF 4)
Rhode Island Avenue
WASHINGTON
DISTRICT OF COLUMBIA
PLAN STATUS
REVISION
DATE
DESCRIPTION
MSQ DESIGN
MSQ DRAWN
MSQ CHKD
SCALE
JOB No. 6001-01-002
DATE : JULY 14, 2008
FILE No. 6001-0-PUD-002
SHEET C-6.0



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DETAILED SITE DEVELOPMENT PLAN (SHEET 2 OF 4)

Rhode Island Avenue

WASHINGTON DISTRICT OF COLUMBIA

PLAN STATUS	
10-5-06	REVISION
DATE	DESCRIPTION

MSD DESIGN	MSQ DRAWN	MSD CHKD
SCALE	H: 1=20 V:	
JOB No.	6001-01-002	
DATE	JULY 14, 2006	
FILE No.	6001 D PUD 002	
SHEET	C-6.1	

MATCH LINE (SEE SHEET 2)

MATCH LINE (SEE SHEET 4)

PROPOSED PERIMETER ROAD TYPICAL CROSS SECTION
LOOKING NORTHEAST

SHEET C-6.0 | SHEET C-6.1 | SHEET C-6.3 | SHEET C-6.2

LOCATOR MAP

GRAPHIC SCALE

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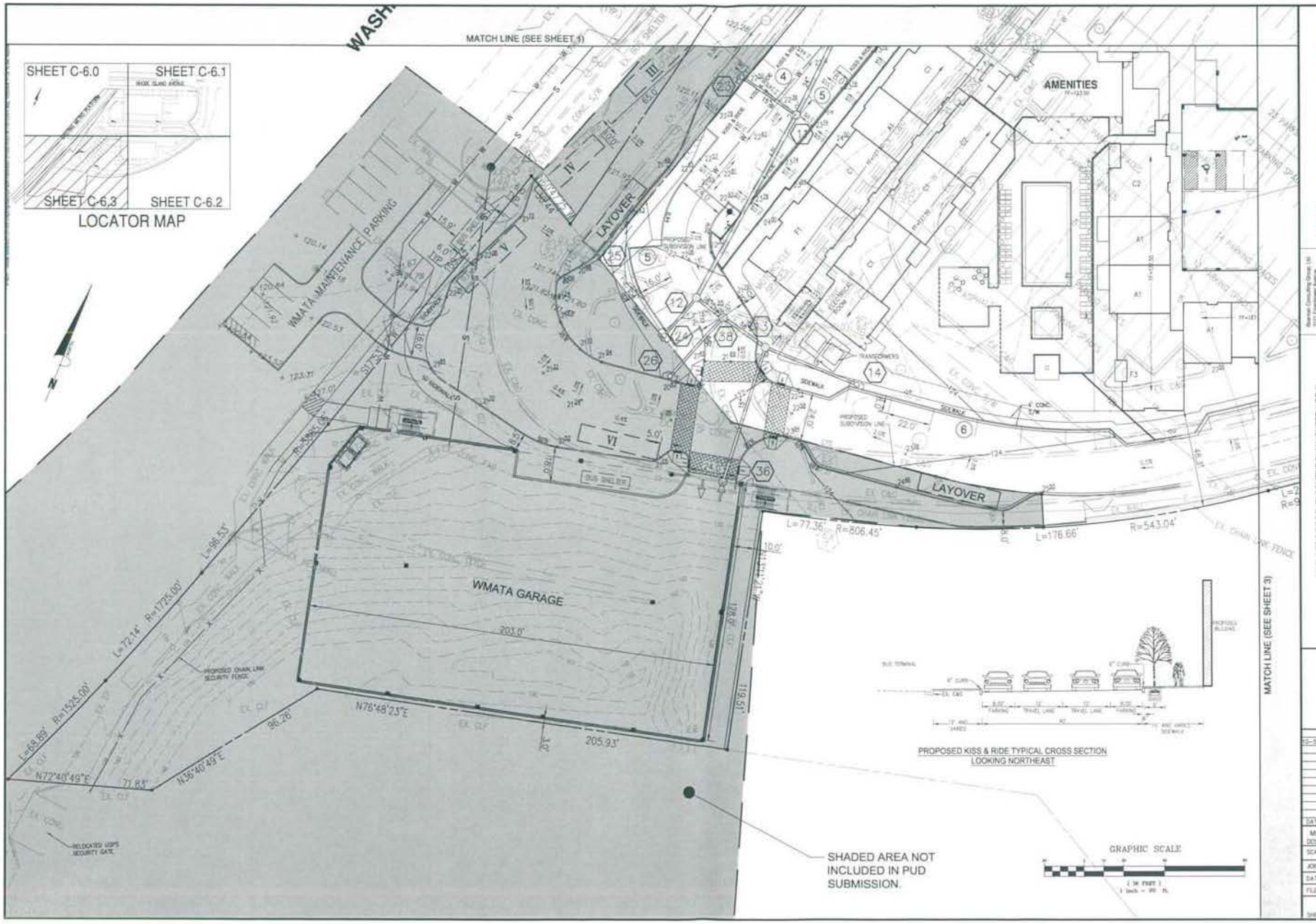
DETAILED SITE DEVELOPMENT PLAN (SHEET 3 OF 4)

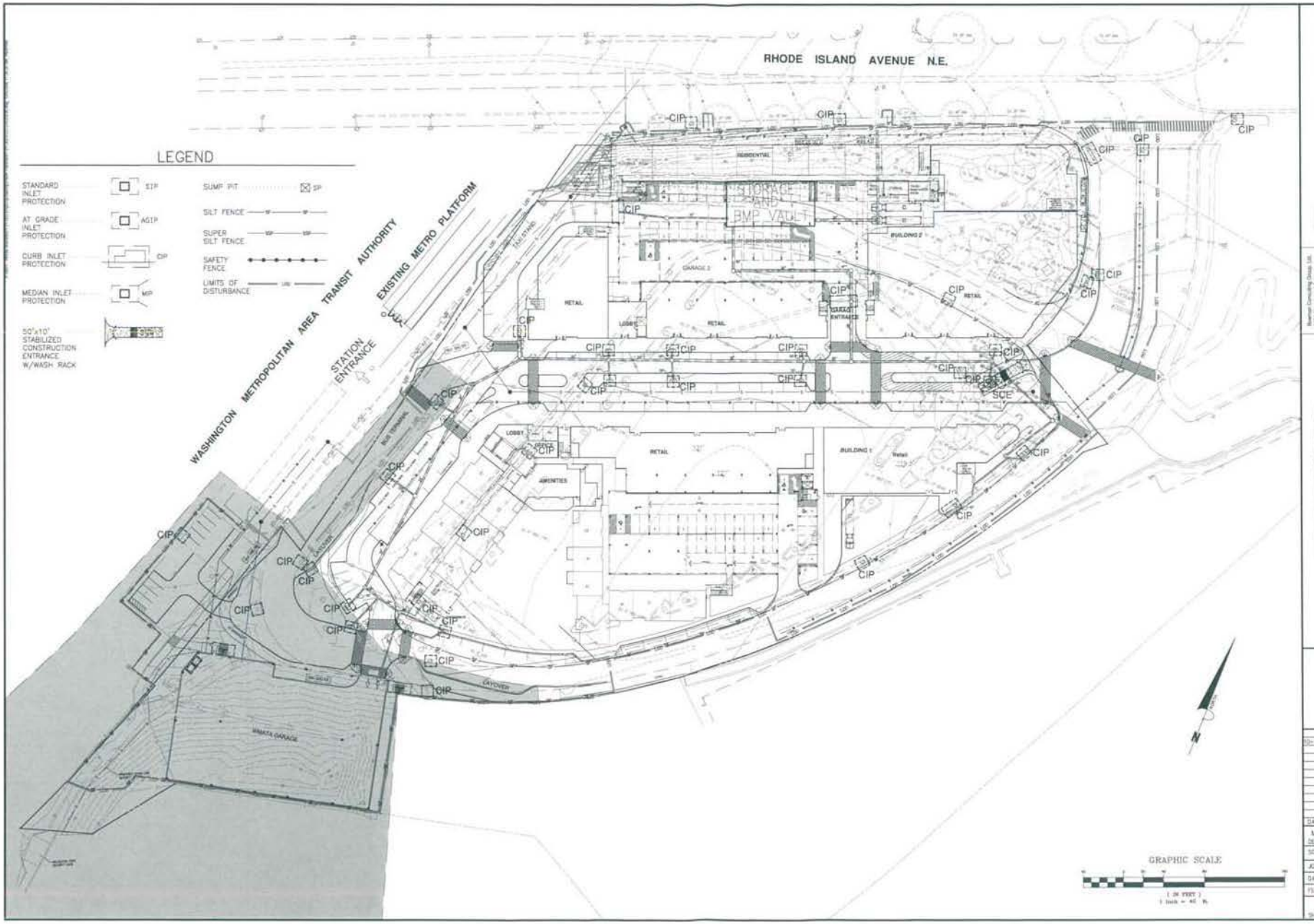
Rhode Island Avenue

WASHINGTON DISTRICT OF COLUMBIA

PLAN STATUS	
10-5-06	REVISION

DATE	DESCRIPTION	
MSD DESIGN	MSD DRAWN	MSD CHKD
SCALE	H: 1"=20' V:	
JOB No.	6001-01-002	
DATE	JULY 14, 2006	
FILE No.	6001-D-PUD-002	
SHEET	C-6.2	


MATCH LINE (SEE SHEET 1)
SHEET C-6.0
SHEET C-6.1
SHEET C-6.3
SHEET C-6.2
LOCATOR MAP
AMENITIES
WMATA MAINTENANCE PARKING
LAYOVER
WMATA GARAGE
203.0'
205.93'
119.51'
N76°48'23"E
N72°40'49"E
N36°40'49"E
71.83'
96.26'
L=68.89' R=1525.00'
L=72.14' R=1725.00'
L=96.53'
L=77.36' R=806.45'
L=176.66'
R=543.04'
PROPOSED CHAIN LINK SECURITY FENCE
RELOCATED USPS SECURITY GATE
SHADED AREA NOT INCLUDED IN PUD SUBMISSION.
PROPOSED KISS & RIDE TYPICAL CROSS SECTION
LOOKING NORTHEAST
GRAPHIC SCALE
MATCH LINE (SEE SHEET 3)
Bowman CONSULTING
DETAILED SITE DEVELOPMENT PLAN (SHEET 4 OF 4)
Rhode Island Avenue
WASHINGTON
DISTRICT OF COLUMBIA
PLAN STATUS
10-5-06 REVISION
DATE DESCRIPTION
MSD DESIGN
MSD DRAWN
MSD CHKD
SCALE
JOB No. 6001-01-002
DATE : JULY 14, 2006
FILE No. 6001-D-PUD-002
SHEET C-6.3



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EROSION AND SEDIMENT CONTROL PLAN

Rhode Island Avenue

WASHINGTON DISTRICT OF COLUMBIA

PLAN STATUS	
10-5-06	REVISION
DATE	DESCRIPTION

MSD DESIGN	MSD DRAWN	MSD CHKD
SCALE	H: 1"=40' V:	

JOB No. 6001-01-002

DATE : JULY 14, 2006

FILE No. 6001-D-PUD-002

SHEET C-7.0

Computed Water Quality Volume

	square feet	acres
Total Site Area	382,456	8.78
Pervious Area	38,245	0.88
Impervious Area (vehicle related)	242,193	5.56
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 = CIA Tc = 5 minutes

2-Year Runoff Pre-development

Runoff C value (city standard)	0.35	–
2-year storm intensity	5.28	in/hr
Total Site Area	8.78	acres
2-yr Runoff (Q_2) = CIA	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}) = CIA	56.09	cfs

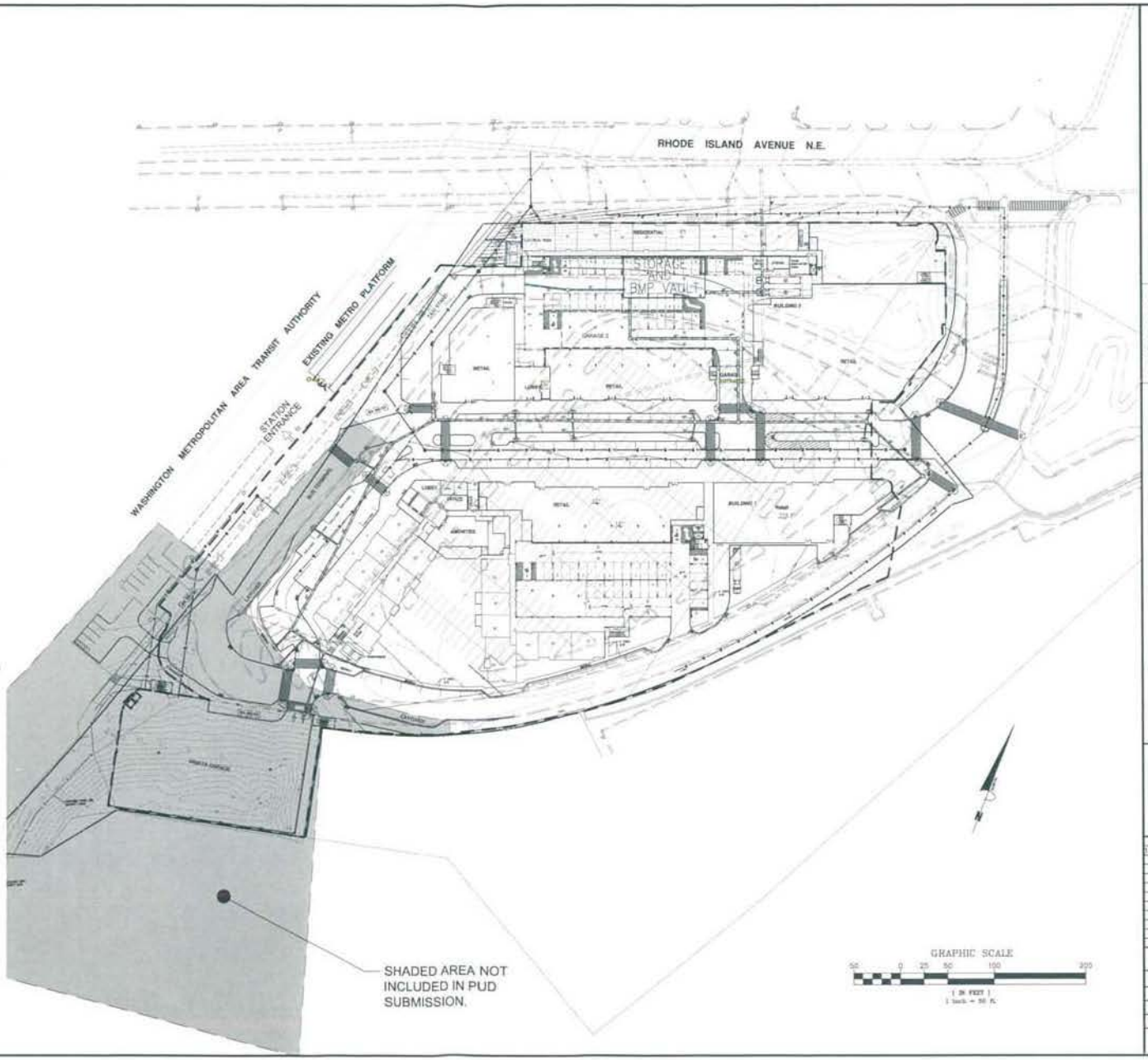
Detention Volume Required

Vd = $300(Q_{15} - Q_2)^{1.25}$	14,949	cubic feet

Computed Storage Volume Required

		WQv (cf)
Vs = Greater of	**14,949**	12642

PROPOSED SEWER/WATER GENERATION
A. # OF UNITS: 274
B. ESTIMATE 80 GAL/PERSON/DAY
C. TOTAL POPULATION (# UNITS X 2.5 PEOPLE/UNIT) = 685
D. TOTAL AVERAGE DAILY FLOW GAL/DAY = 54,800 GAL/DAY
E. PEAK FLOW (ASSUME PEAK FACTOR 6.0) = 328,800 GAL/DAY
F. TOTAL PEAK FLOW: 328,800 GAL/DAY



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UTILITY USAGE COMPUTATIONS

Rhode Island Avenue

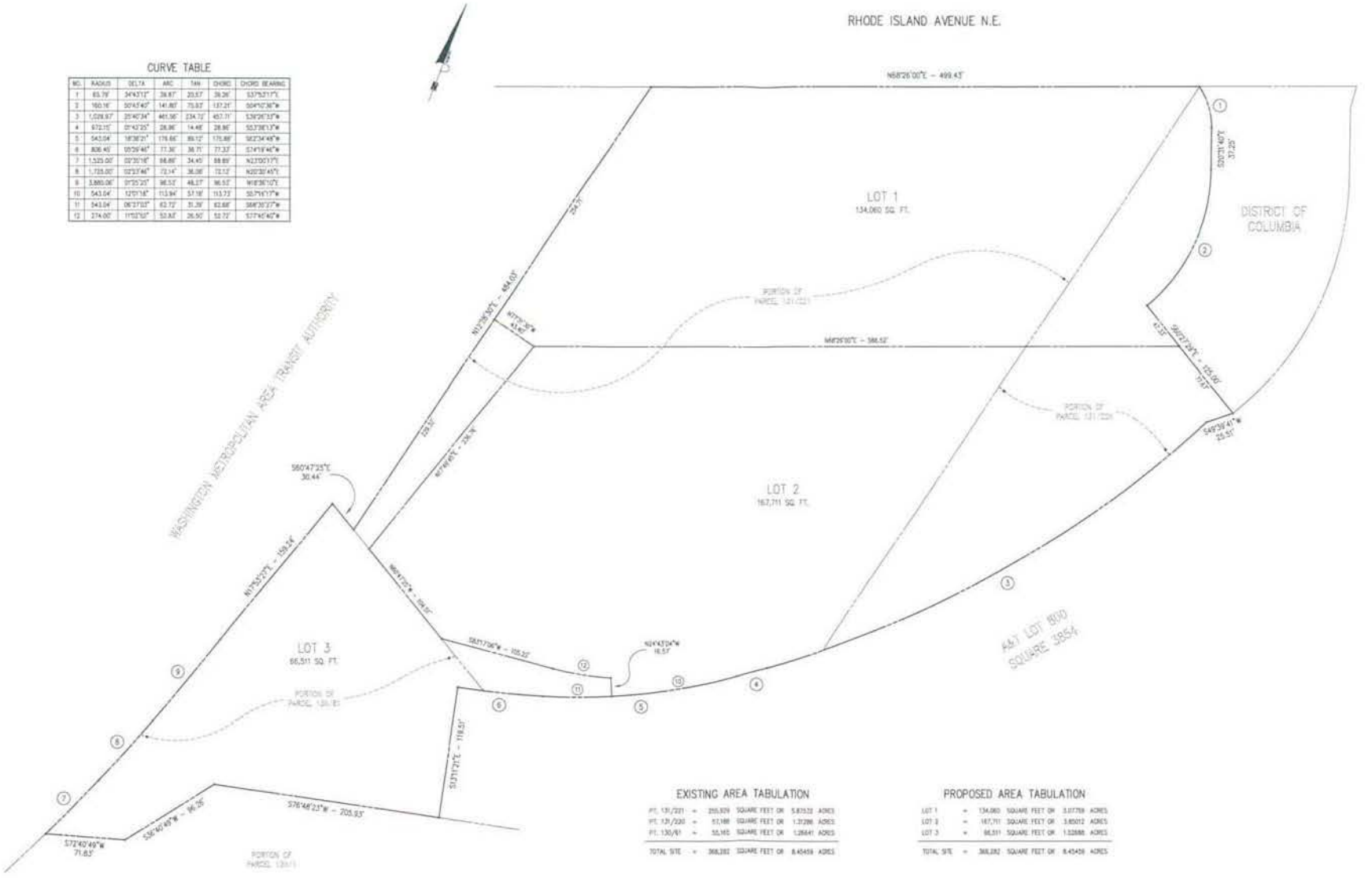
WASHINGTON DISTRICT OF COLUMBIA

PLAN STATUS	
10-3-06	REVISION

DATE	DESCRIPTION	
MSG DESIGN	MSG DRAWN	MSD CHKD
SCALE	N 1=40	
JOB No.	6001-01-002	
DATE	JULY 14, 2006	
FILE No.	6001-D-PUD-002	
SHEET	C-8.0	

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TAN	CHORD	CHORD BEARING
1	63.79'	34°43'12"	38.87'	20.07'	38.28'	S37°53'11"E
2	160.16'	50°45'40"	141.80'	75.83'	137.21'	S04°10'36"W
3	1,028.97'	25°40'34"	461.56'	234.72'	457.71'	S30°26'13"W
4	672.15'	01°42'25"	28.86'	14.43'	28.86'	S03°38'13"W
5	543.04'	18°38'21"	176.66'	89.12'	175.88'	S02°34'48"W
6	806.45'	05°29'46"	77.36'	38.71'	77.33'	S14°18'46"W
7	1,525.00'	02°30'18"	66.86'	34.43'	66.85'	N23°03'17"E
8	1,725.00'	02°23'46"	72.14'	36.08'	72.13'	N20°33'45"E
9	3,860.06'	01°25'23"	96.53'	48.27'	96.53'	N18°36'10"E
10	543.04'	12°01'18"	113.94'	57.18'	113.73'	S07°16'17"W
11	543.04'	06°27'03"	62.72'	31.39'	62.68'	S04°30'27"W
12	274.00'	11°53'02"	52.83'	26.50'	52.72'	S17°45'40"W



EXISTING AREA TABULATION

PT. 131/221	=	255,929	SQUARE FEET OR	5.87532	ACRES
PT. 131/220	=	57,188	SQUARE FEET OR	1.31286	ACRES
PT. 130/81	=	55,165	SQUARE FEET OR	1.26641	ACRES
TOTAL SITE	=	368,282	SQUARE FEET OR	8.45459	ACRES

PROPOSED AREA TABULATION

LOT 1	=	134,060	SQUARE FEET OR	3.07759	ACRES
LOT 2	=	167,711	SQUARE FEET OR	3.85012	ACRES
LOT 3	=	66,511	SQUARE FEET OR	1.52688	ACRES
TOTAL SITE	=	368,282	SQUARE FEET OR	8.45459	ACRES

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PRELIMINARY SUBDIVISION PLAT

Rhode Island Avenue

WASHINGTON DISTRICT OF COLUMBIA

PLAN STATUS	
10-5-06	REVISION

DATE	DESCRIPTION

MSD DESIGN	MSQ DRAWN	MSD CHKD

SCALE H: 1"=40' V:

JOB No. 6001-01-002

DATE : JULY 14, 2006

FILE No. 6001-D-PUD-002

SHEET C-9.0

RHODE ISLAND AVE. METRO

WASHINGTON, D.C.

PUD SUBMISSION SET
PHASE II

July 14, 2006

Revised October 5th, 2006

CLIENT
A & R DEVELOPMENT
614 10TH STREET, N.W., SUITE 400
WASHINGTON, D.C. 20004
TEL: (202) 347-2053
FAX: (202) 347-0024
CONTACT: RAMES MEADOWS

MID CITY URBAN, LLC
SILVERSPRING METRO PLAZA I
8403 COLESVILLE RD., SUITE 400
SILVERSPRING, MD 20910
TEL: (301) 562-1799
FAX: (301) 562-1660
CONTACT: VICK S. SAHS

ARCHITECT
LEZAMO URBAN INC.
8021 LEESBURG PIKE, SUITE 700
VIENNA, VA 22182
TEL: (703) 790-9344 EXT. 3609
FAX: (703) 790-9329
CONTACT: JOANNA BOROWSKA

CIVIL ENGINEER
BOHMAN CONSULTING
2121 EISENHOWER AVE
ALEXANDRIA, VA 22314
TEL: (703) 548-2188
FAX: (703) 683-5791
CONTACT: SCOTT DELGADO

VICINITY MAP
NOT TO SCALE

LANDSCAPE ARCHITECT

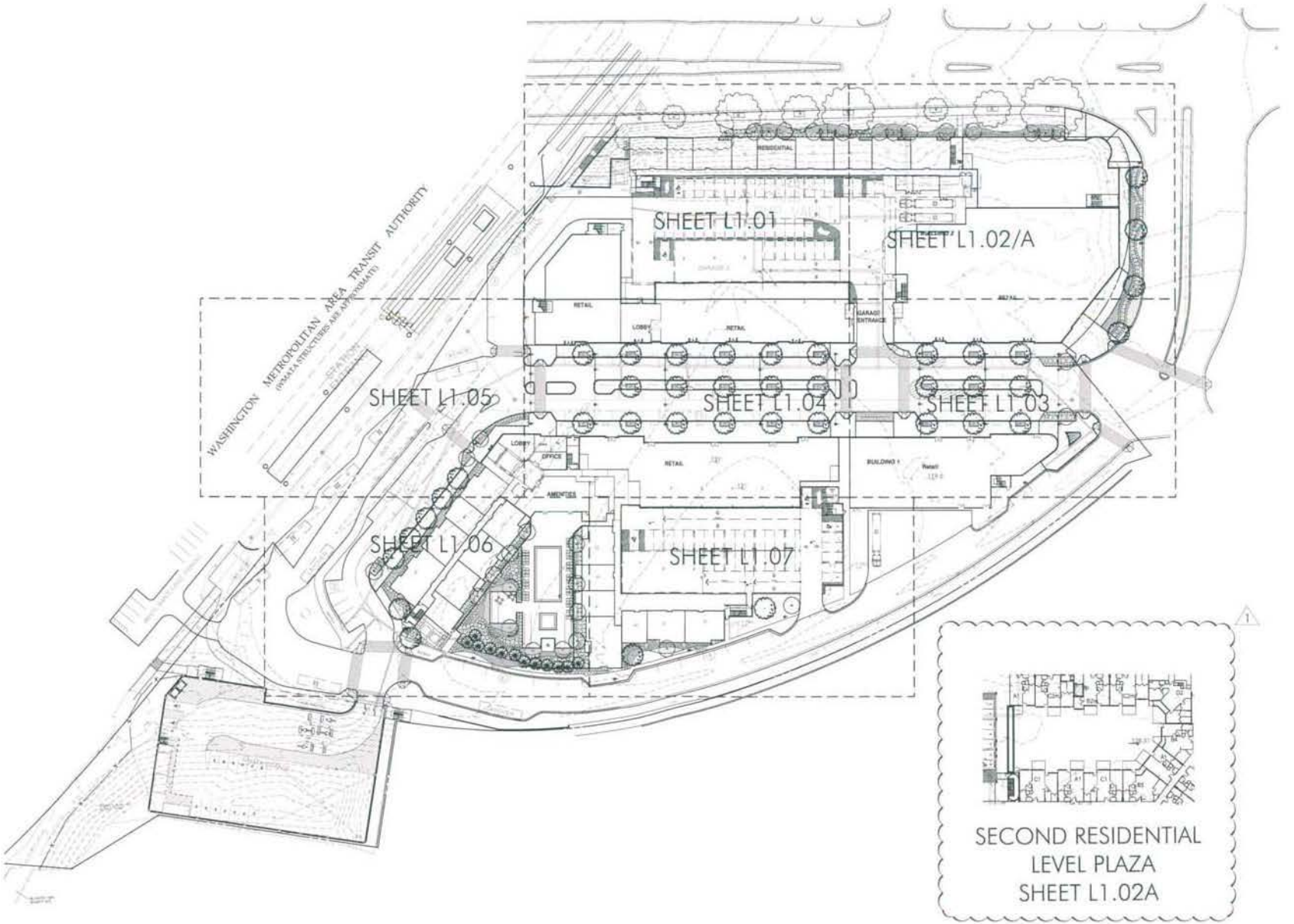
STUDIO39
Landscape Architecture, P.C.
6414 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VIRGINIA 22310
TEL: (703) 719-6520
FAX (703) 719-6522
CONTACT: LOREN HELGASON

SHEET INDEX

SHEET NUMBER	SHEET TITLE
L1.00	SITE PLAN
L1.00A	SITE PLAN
L1.01	ENLARGEMENT 1
L1.02	ENLARGEMENT 2
L1.02A	ENLARGEMENT 2A
L1.03	ENLARGEMENT 3
L1.04	ENLARGEMENT 4
L1.05	ENLARGEMENT 5
L1.06	ENLARGEMENT 6
L1.07	ENLARGEMENT 7
L1.08	EXISTING VEGETATION PLAN
L1.09	EXISTING & PROPOSED PLANT LIST
L1.10	PLANT DETAILS
L2.01	SITE DETAILS & PRODUCT INFORMATION

REVISION INDEX

REVISION DATE	REVISED ITEM DESCRIPTION
1 10-05-06	Remove plant selection, Green Roof clarification plan, add dimensions from sheet L1.00A to all enlargement plans



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WASHINGTON, D.C.

A & R Development Corporation

&

Mid-City Urban

REVISIONS

1 REVISION 12.02.04

SITE PLAN

DESIGN

DRAWN

CHECKED

NORTH

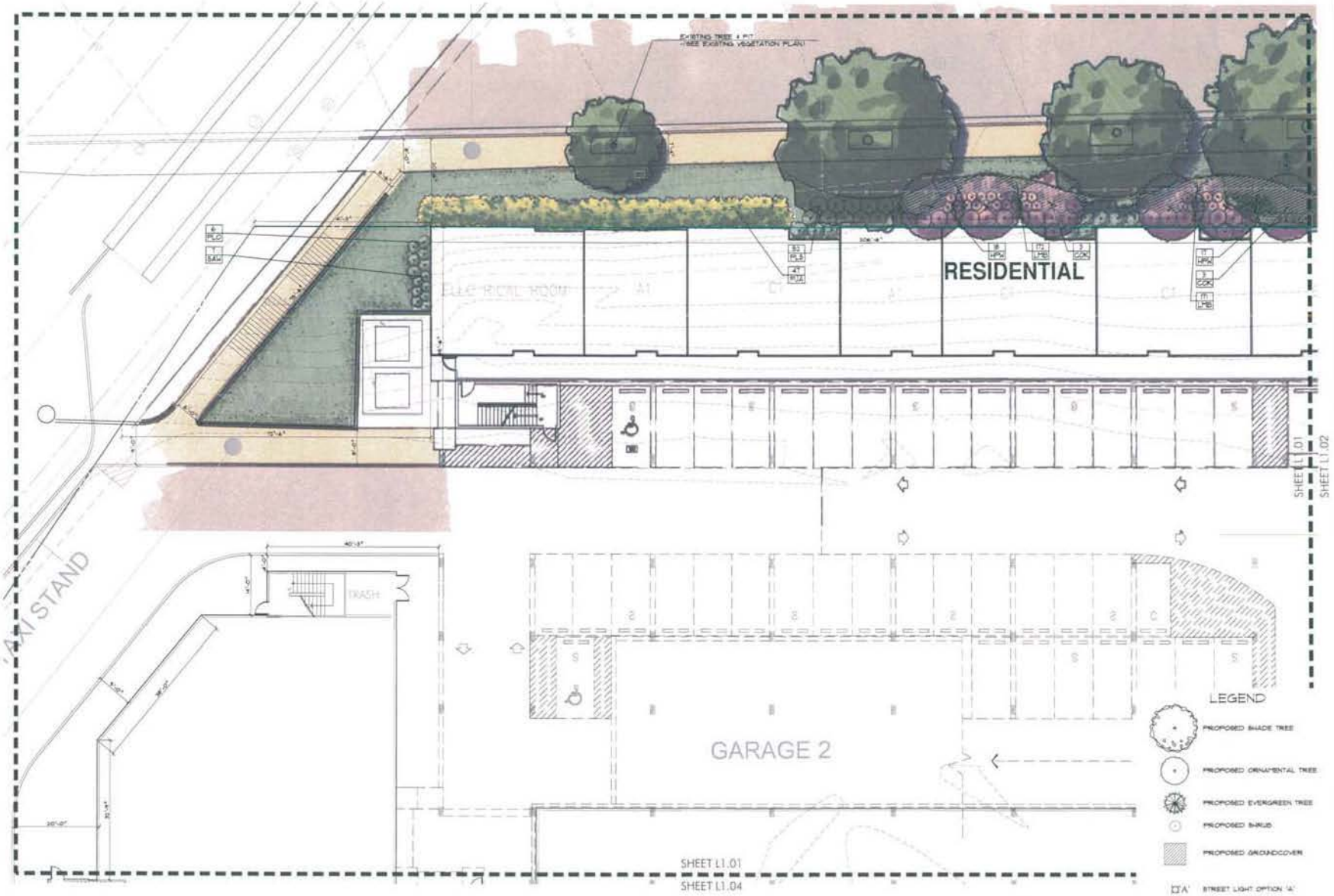
SCALE

PROJECT NO.

DATE

L1.00

PUD PHASE II SUB.



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REVISIONS
1 REVISION 12.05.04

ENLARGEMENT
1

NORTH

DESIGN: LA/D
DRAWN: CL
CHECKED: JP

SCALE: 1"=10'-0"

PROJECT NO. 03004

DATE: 12.05.04

L1.01

PUD PHASE II SUB.

LEGEND

OPEN SPACE
63,975 SQUARE FEET

+

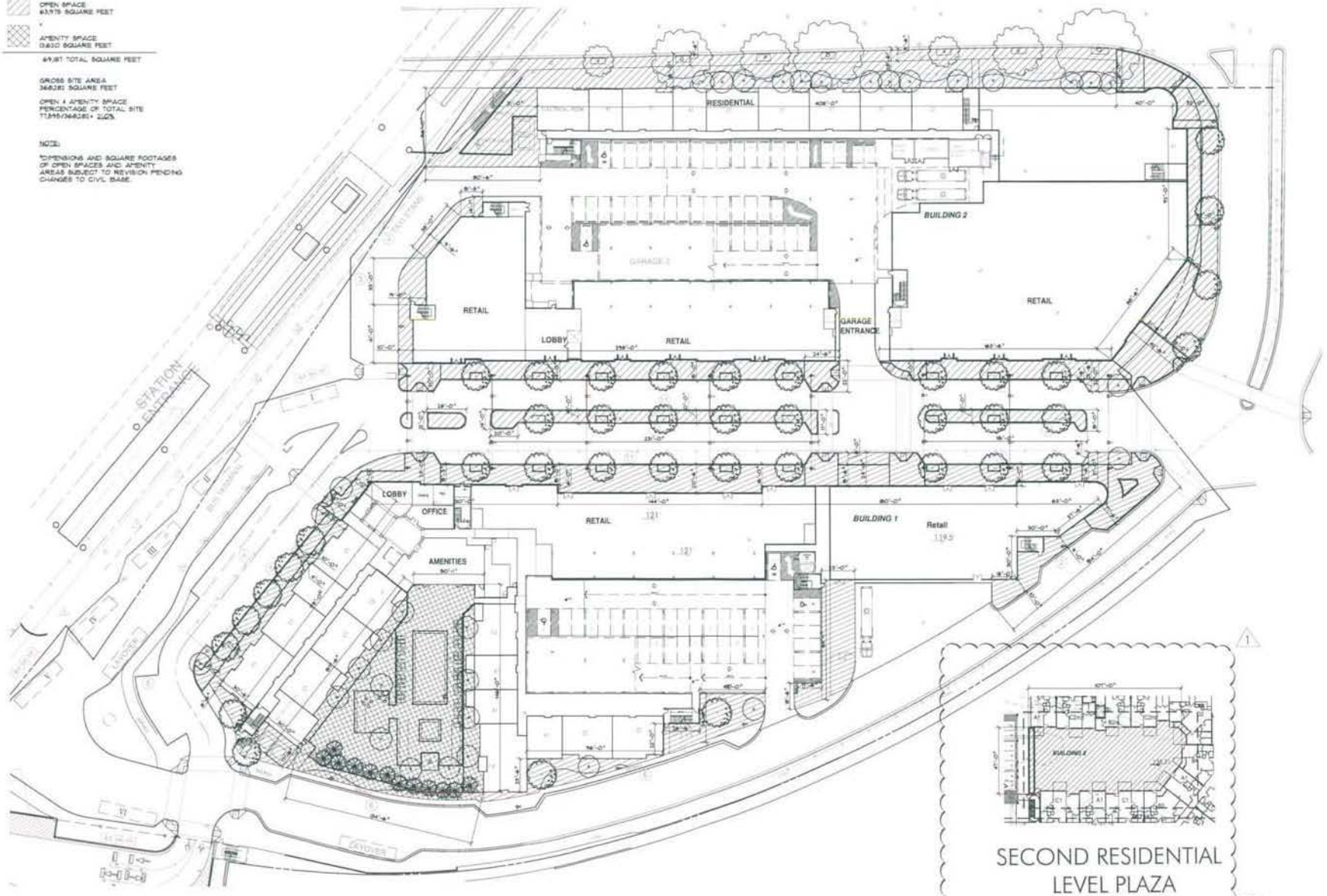
AMENITY SPACE
5,630 SQUARE FEET

69,181 TOTAL SQUARE FEET

GROSS SITE AREA
368,281 SQUARE FEET

OPEN + AMENITY SPACE
PERCENTAGE OF TOTAL SITE
71,845/368,281 = 20%

NOTE:
*DIMENSIONS AND SQUARE FOOTAGES OF OPEN SPACES AND AMENITY AREAS SUBJECT TO REVISION PENDING CHANGES TO CIVIL BASE.



NOTE:
-DIMENSIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
-NOT FOR CONSTRUCTION.

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Mid-City Urban

REVISIONS:
1 REVISION 12.05.06

SITE PLAN

DESIGN
DRAWN
CHECKED
SCALE
PROJECT NO.
DATE 12.05.06

L1.00A

PUD PHASE II SUB.

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REVISIONS:
REVISION

ENLARGEMENT
2

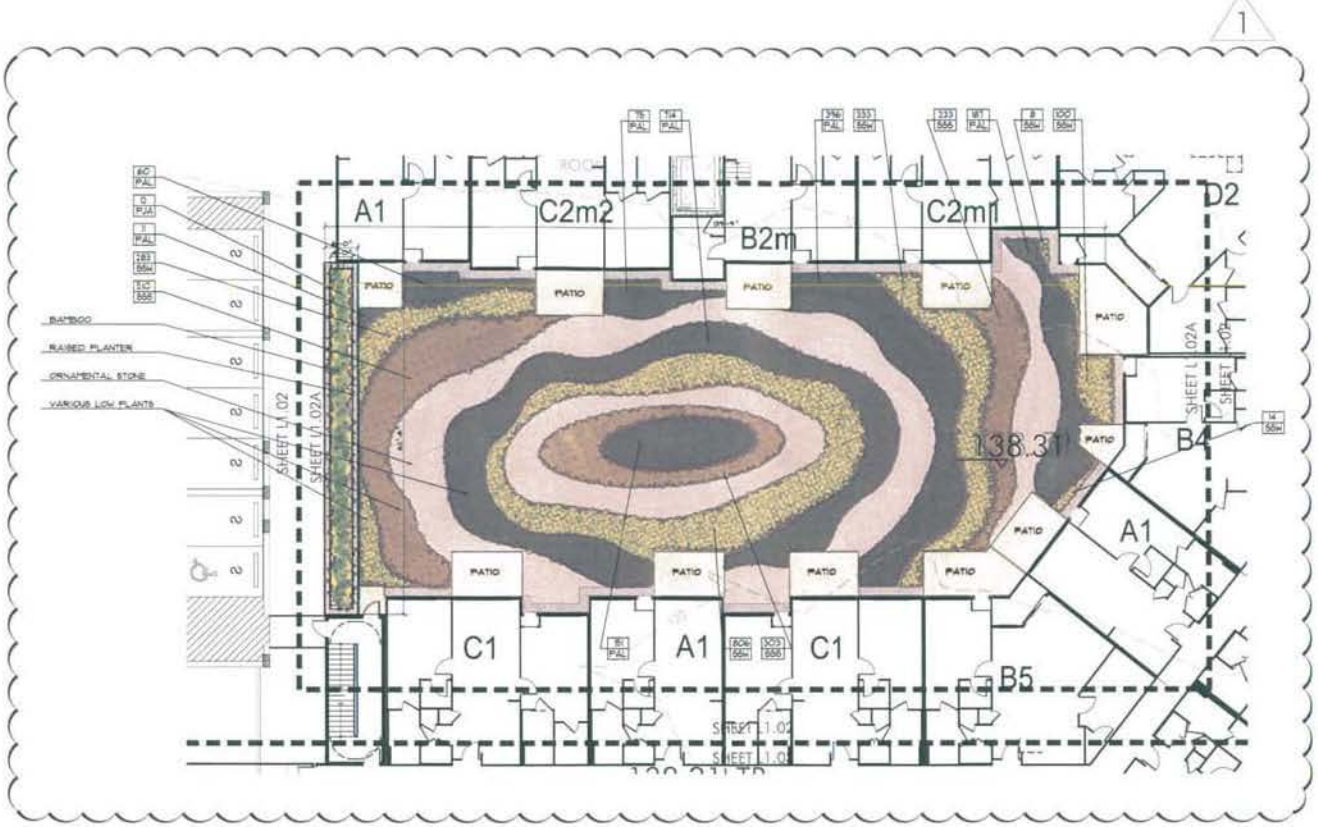
DESIGN
DRAWN
CHECKED
NORTH
SCALE
PROJECT NO.
DATE

L1.02

PUD PHASE II SUB.

LEGEND

- PROPOSED SHRUB
- PROPOSED GROUNDCOVER 'A'
- PROPOSED GROUNDCOVER 'B'
- PROPOSED GROUNDCOVER 'C'
- PROPOSED ORNAMENTAL STONE



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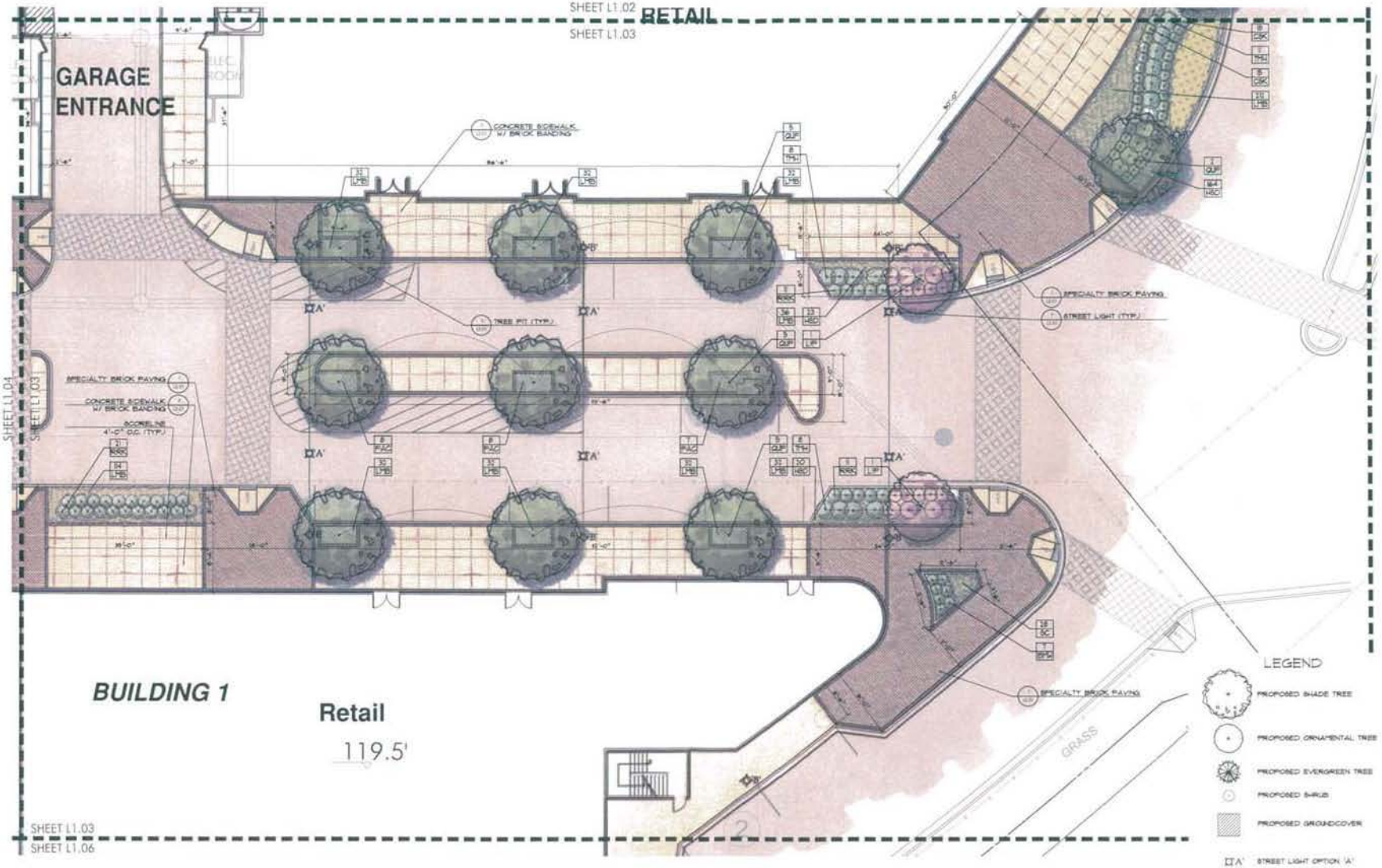
REVISIONS:
1 REVISION 10.03.06

ENLARGEMENT
2A

NORTH
DESIGN: (H.C)
DRAWN: (C)
CHECKED: (H)
SCALE: 1"= 10' - 0"
0 5 10 20
PROJECT NO: 03009
DATE: 10.03.06

L1.02A

PUD PHASE II SUB.



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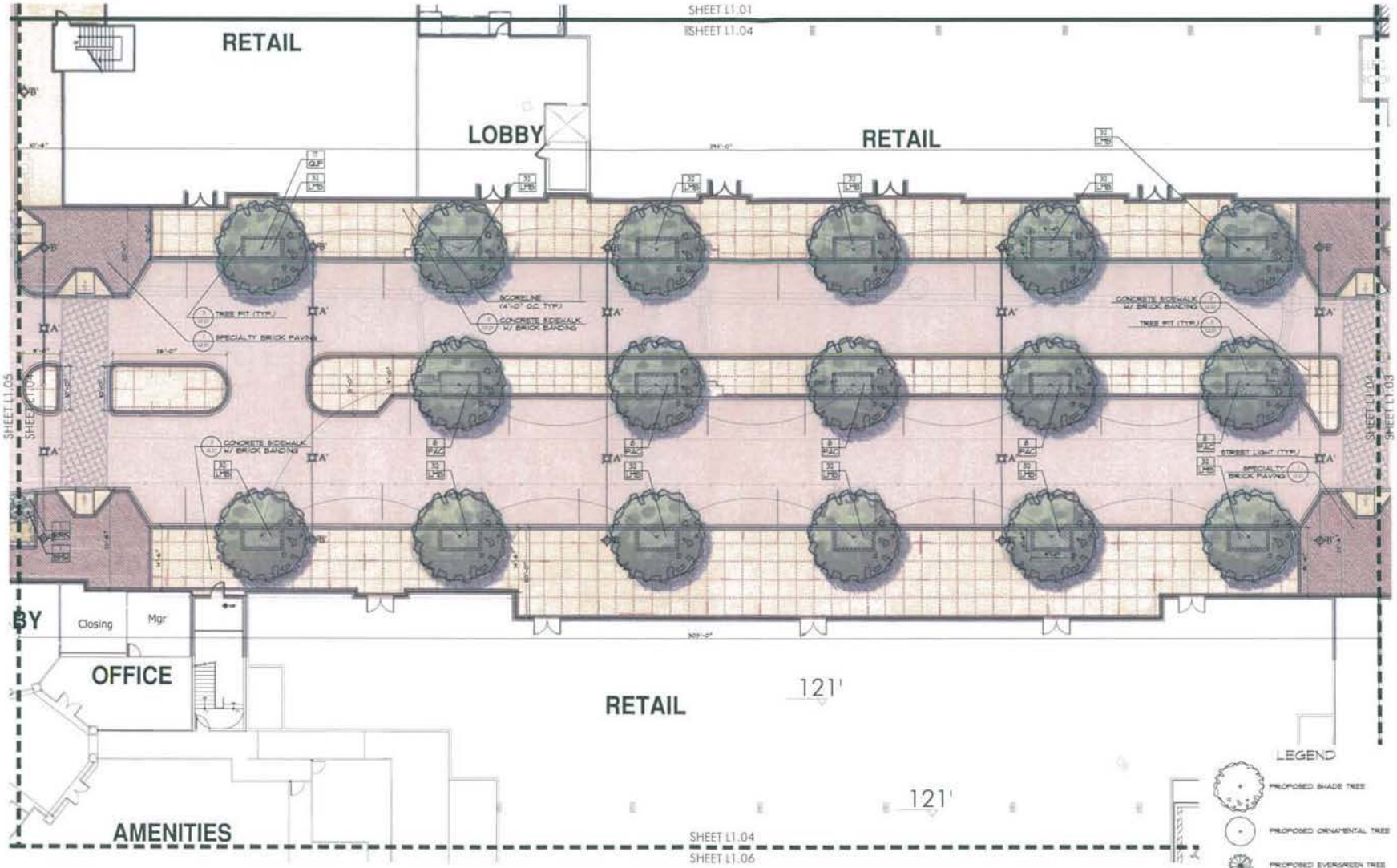
REVISIONS:
1 REVISION 10.03.08

ENLARGEMENT 3

NORTH
DESIGN: JWG
DRAWN: CL
CHECKED: JP
SCALE: 1"= 10'-0"
PROJECT NO: 03006
DATE: 10.03.08

L1.03

PUD PHASE II SUB.



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&

Mid-City Urban

REVISIONS:

ENLARGEMENT 4

DESIGN: DVCL

DRAWN: CL

CHECKED: JH

NORTH

SCALE: 1"= 10' - 0"

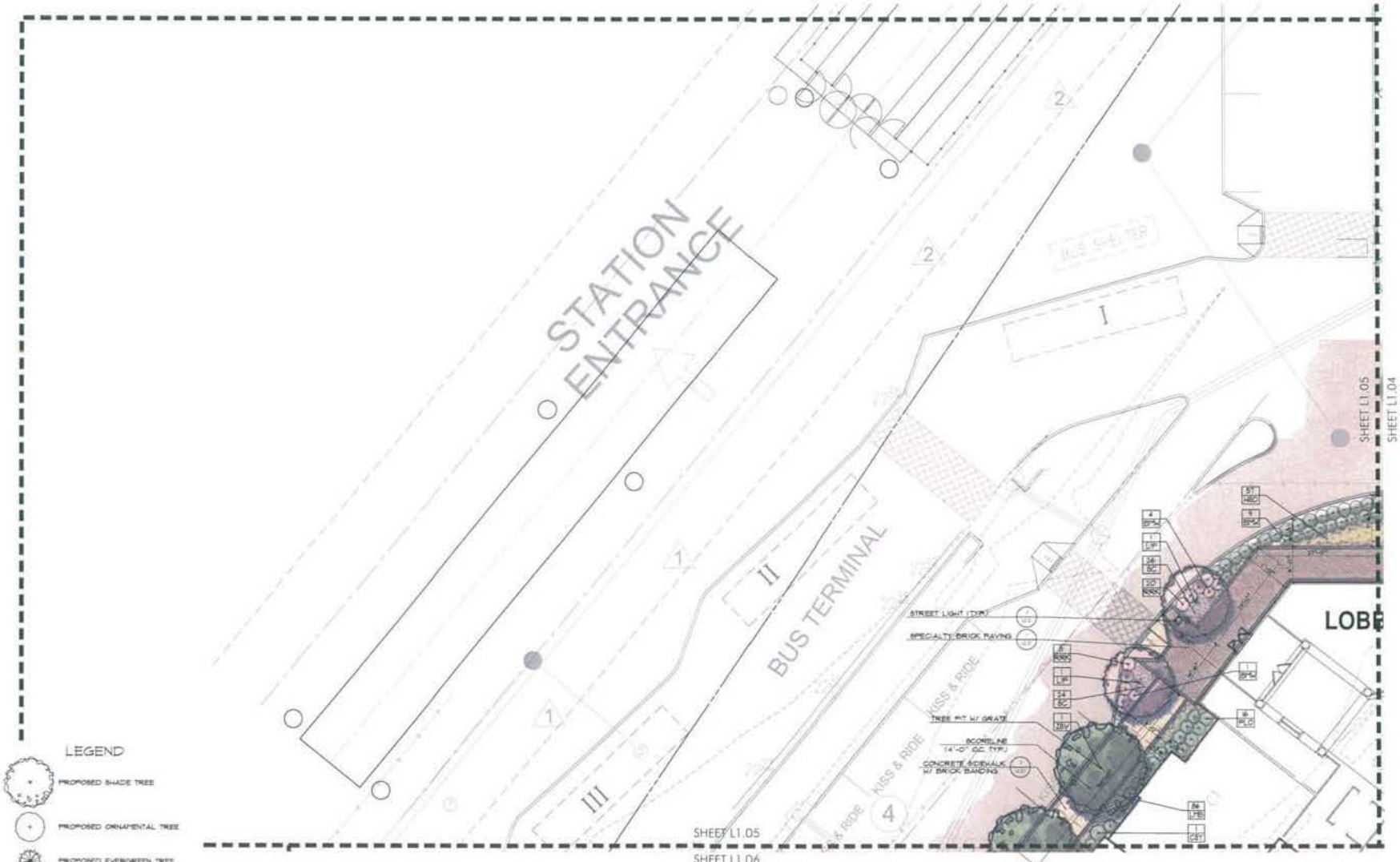
0 5 10 30

PROJECT NO: 03004

DATE: 10.03.06

L1.04

PUD PHASE II SUB.



LEGEND

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

NOTE:
- DIMENSIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
- NOT FOR CONSTRUCTION.

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REVISIONS:
1 REVISION 10.03.08

ENLARGEMENT
5

DESIGN: JH/CI
DRAWN: CI
CHECKED: JH

NORTH

SCALE: 1"= 10'-0"

0 5 10 20

PROJECT NO. 03006

DATE: 10.03.08

L1.05

PUD PHASE II SUB.

LEGEND

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

OPTIONAL PATIOS WILL REQUIRE THE LANDSCAPE DESIGN TO BE ADJUSTED ACCORDINGLY.

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REVISIONS
1 REVISION 12.02.04

ENLARGEMENT
6

NORTH

DESIGN: JA/CJ
DRAWN: CJ
CHECKED: JH

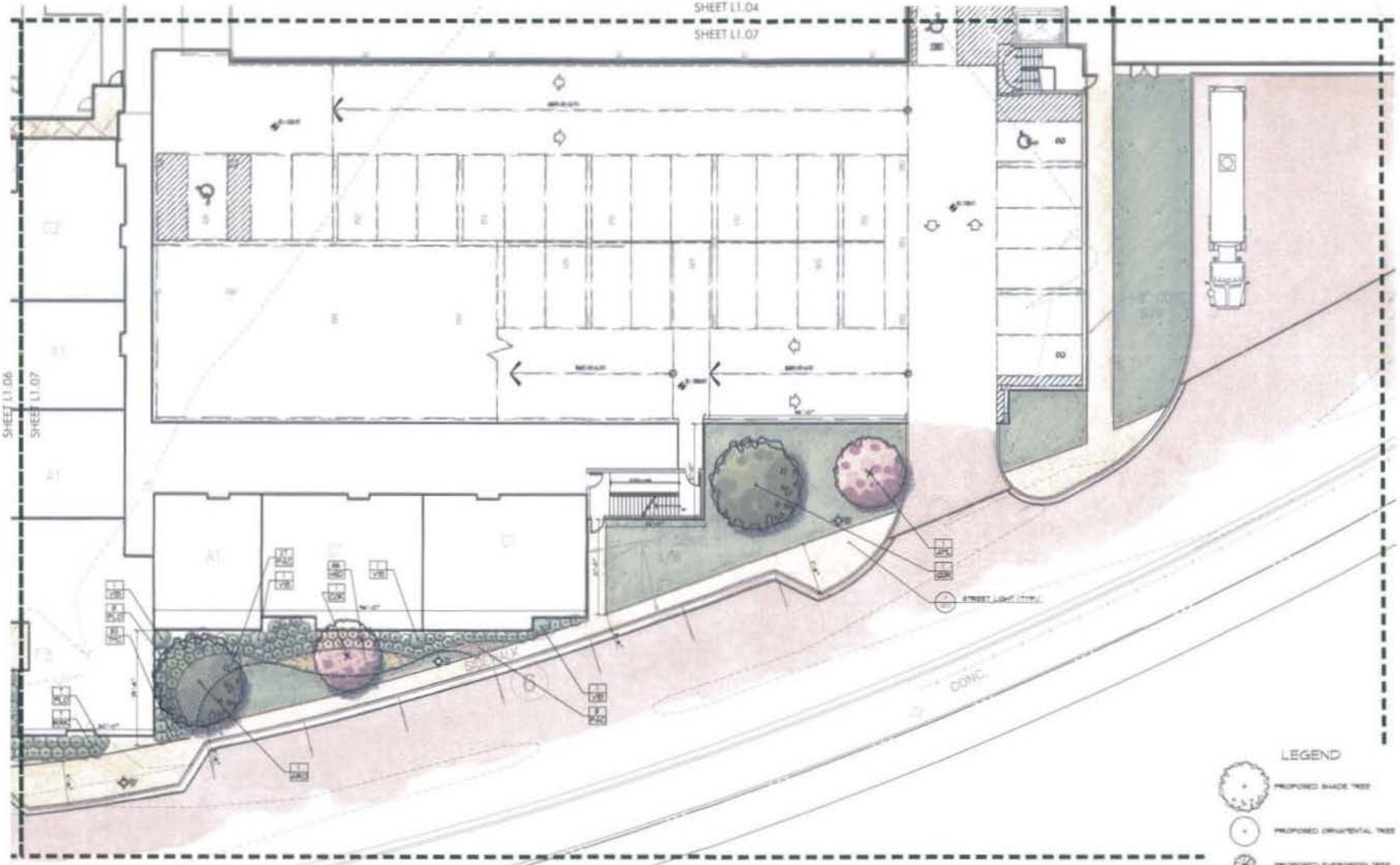
SCALE: 1"= 10'-0"

0 5 10 20

PROJECT NO: 03004
DATE: 10.05.04

L1.06

PUD PHASE II SUB.



LEGEND

- PROPOSED SHADE TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB
- PROPOSED GROUNDCOVER
- 'A' STREET LIGHT OPTION 'A'
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REVISIONS
1 REVISION

ENLARGEMENT
7

NORTH

SCALE 1"= 10'-0"

PROJECT NO.

DATE

L1.07

PUD PHASE II SUB.