The Residences at Georgia Avenue - 4100 Georgia Avenue, NW
WASHINGTON, D.C.

TABLE OF CONTENTS

Context Map	2
Existing Aerial Photo	3
Contextual Photos	4-5
Existing and Proposed Zoning Maps	6
Tabulation of Development Data	7
Circulation Plan	8
Existing Conditions Grading Plan	9
Proposed Grading Plan	10
Utility Plan	11
Sediment & Erosion Control Plan	12
Garage Floor Plan	13
Ground Floor Plan	14
Second Floor Plan	15
Typical Floor Plan (Floors 3-7)	16
Roof Plan	17
Unit Floor Plans	18-19
Building Elevations	20-22
Site Sections	23
Landscape Plan	24
Space Saver Details	25
Site Context Plan	26
Perspective Views	27-28
Finishes	29
Hardie Products Details	30

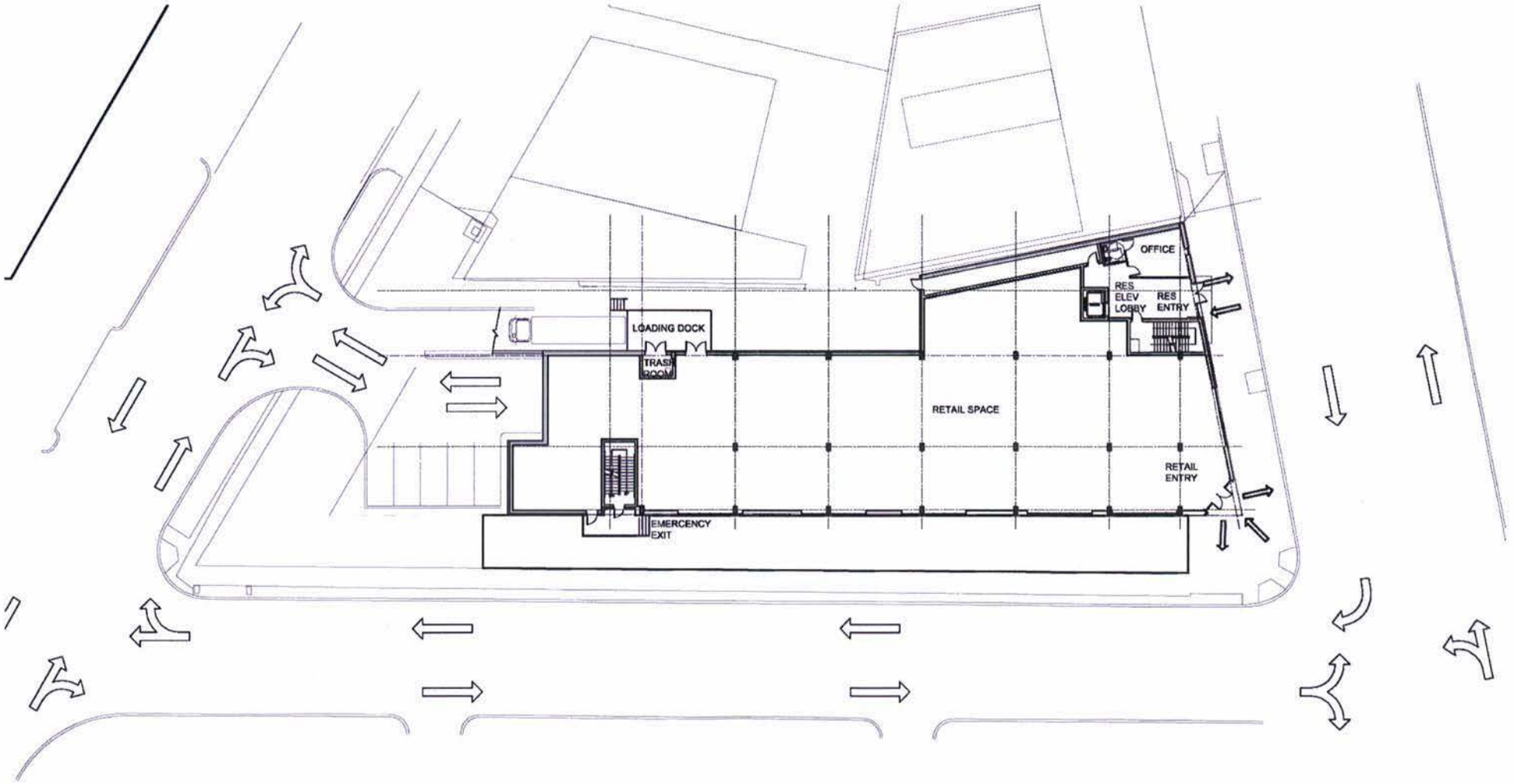
NDC The Residences at Georgia Avenue
NeighborhoodDevelopmentCompany

4100 Georgia Avenue NW

Wiencek + Associates
Architects + Planners, PC

CONSOLIDATED PUD APPLICATION

ZONING COMMISSION
District of Columbia
CASE NO.05-19
EXHIBIT NO.31A



NDC The Residences at Georgia Avenue
NeighborhoodDevelopmentCompany

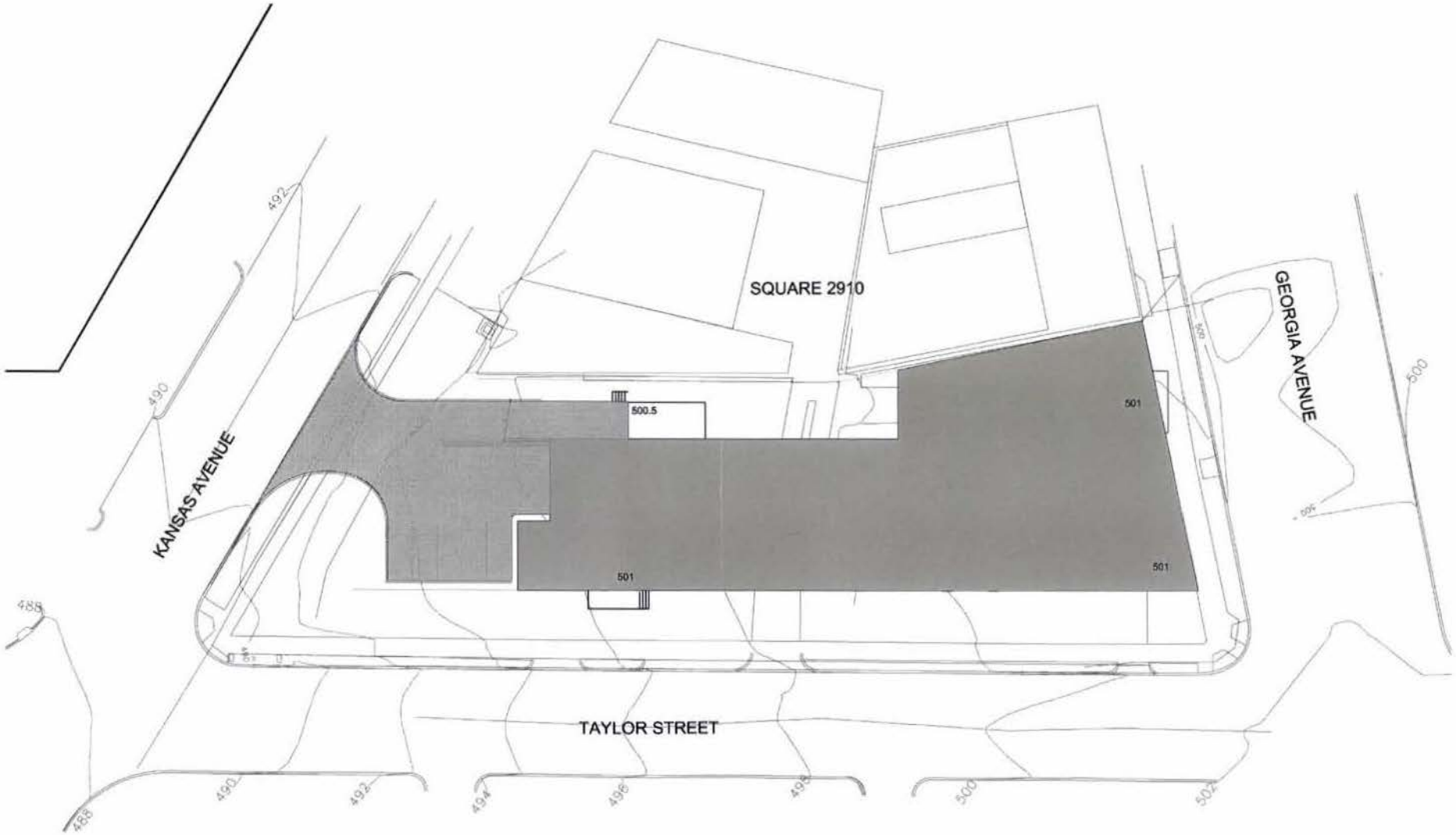
Wiencek + Associates
Architects + Planners, PC

4100 Georgia Avenue NW

0 15 30 60
SCALE: 1" = 30'

November 9, 2005
Revised February 22, 2006

Circulation Plan



NDC The Residences at Georgia Avenue
NeighborhoodDevelopmentCompany

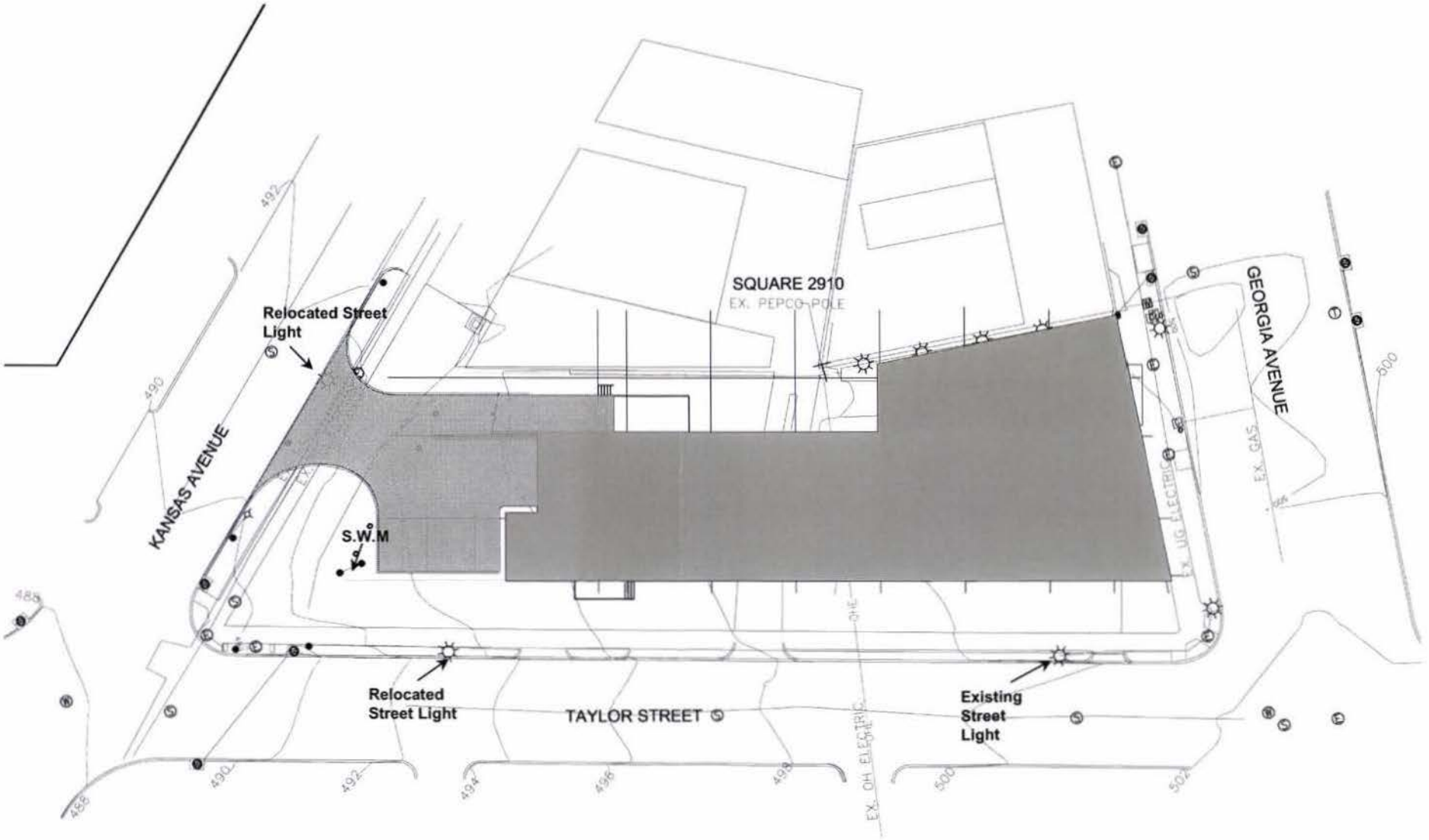
Wiencek + Associates
Architects + Planners, PC

4100 Georgia Avenue NW

SCALE: 1" = 30'

Proposed Grading Plan

November 9, 2005
Revised February 22, 2006



NDC The Residences at Georgia Avenue
NeighborhoodDevelopmentCompany

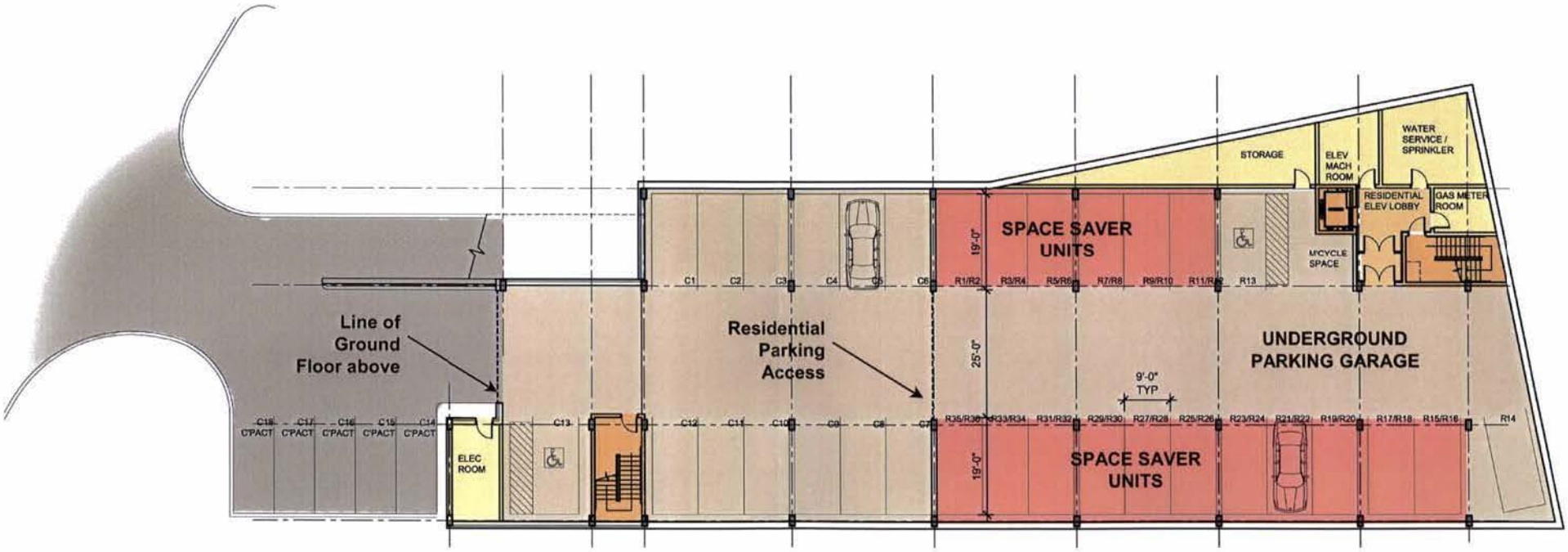
4100 Georgia Avenue NW

Wiencek + Associates
Architects + Planners, PC

SCALE: 1" = 30'

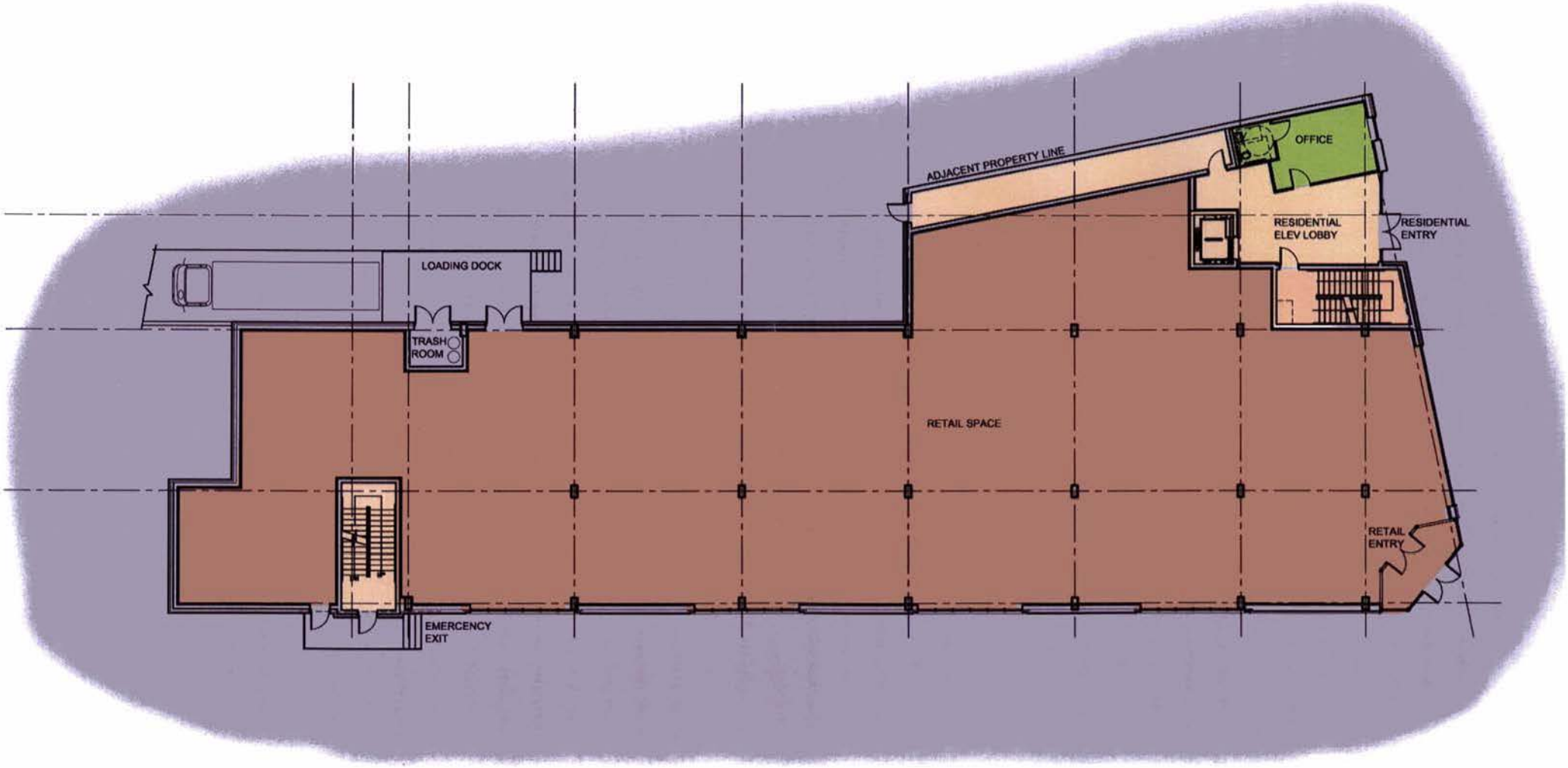
November 9, 2005
Revised February 22, 2006

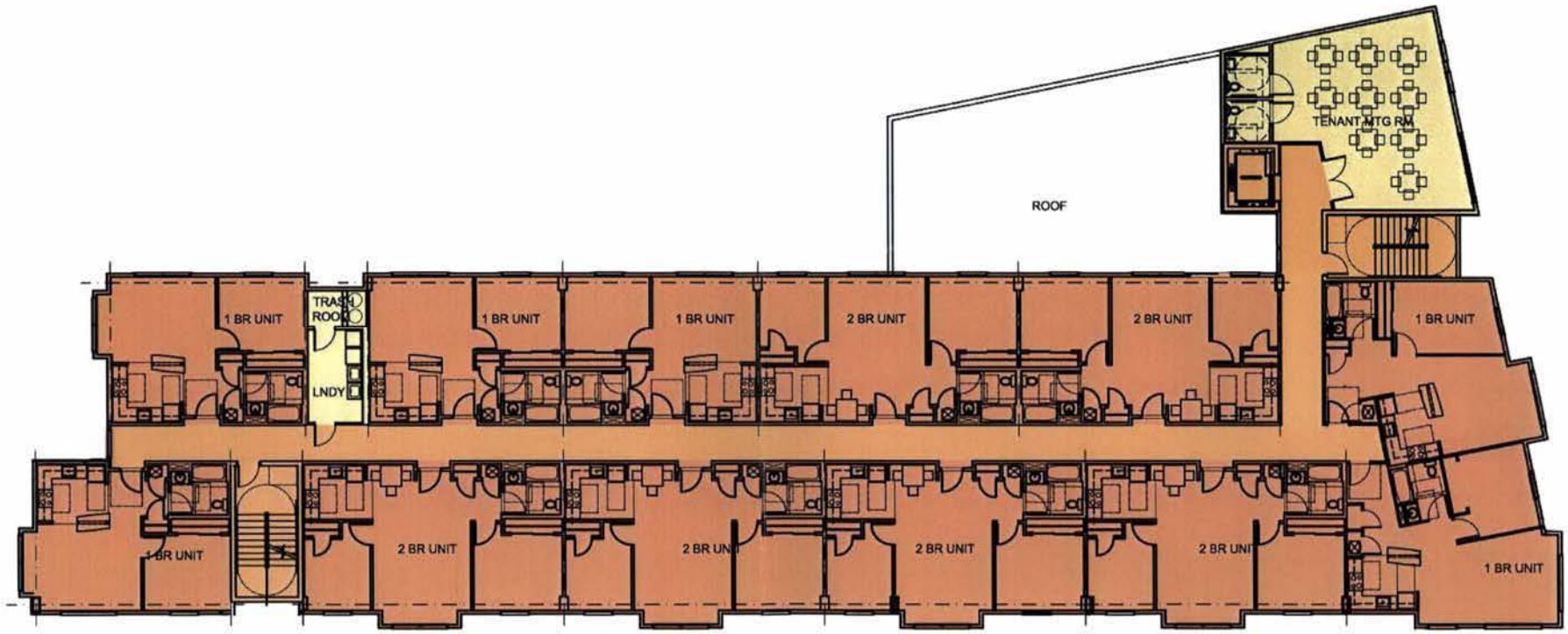
Utility Plan



Residential Spaces = 36
Retail Spaces = 18

Total = 54


ADJACENT PROPERTY LINE
OFFICE
RESIDENTIAL ELEV LOBBY
RESIDENTIAL ENTRY
LOADING DOCK
TRASH ROOM
RETAIL SPACE
RETAIL ENTRY
EMERCENCY EXIT



NDC The Residences at Georgia Avenue
NeighborhoodDevelopmentCompany

4100 Georgia Avenue NW

Wiencek + Associates
Architects + Planners, PC

November 9, 2005
Revised February 22, 2006

Second Floor Plan

General Concept Notes:

Structural
- Concrete column structure with cast in place flooring
- Fire partitions at stairs and elevator to be rated masonry walls
- All other walls to be steel stud

Mechanical
- Split system gas fired units in each apartment unit. Condensing units will be on roof.
- Split system zoned gas fired units for retail space. Condensing units will be on roof
- Corridor ventilation with R.T.U

Electrical
- New service to building from Kansas St.
- Work with Pepco to bury overhead line currently running through site.
- New electrical service to each unit per code
- New telephone and cable in each unit

Plumbing
- New gas and water to site tapped off lines in Georgia Ave.
- Water heaters in each unit
- Gas to run to each unit for operation of HVAC and range

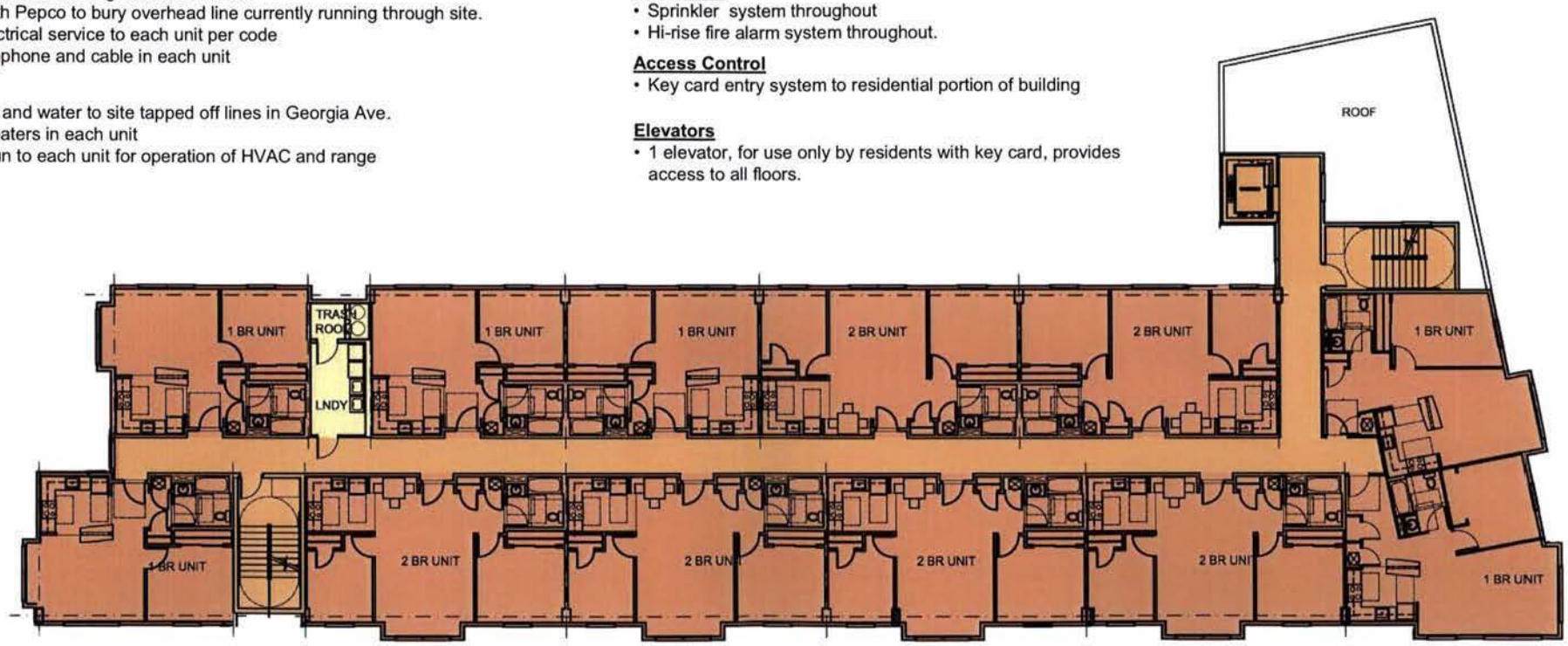
Finishes
- Carpet with pad in all corridors
- Ceramic tile in lobby and elevator lobbies.
- Carpet in all bedrooms and living rooms
- Vinyl in all bathrooms and kitchens

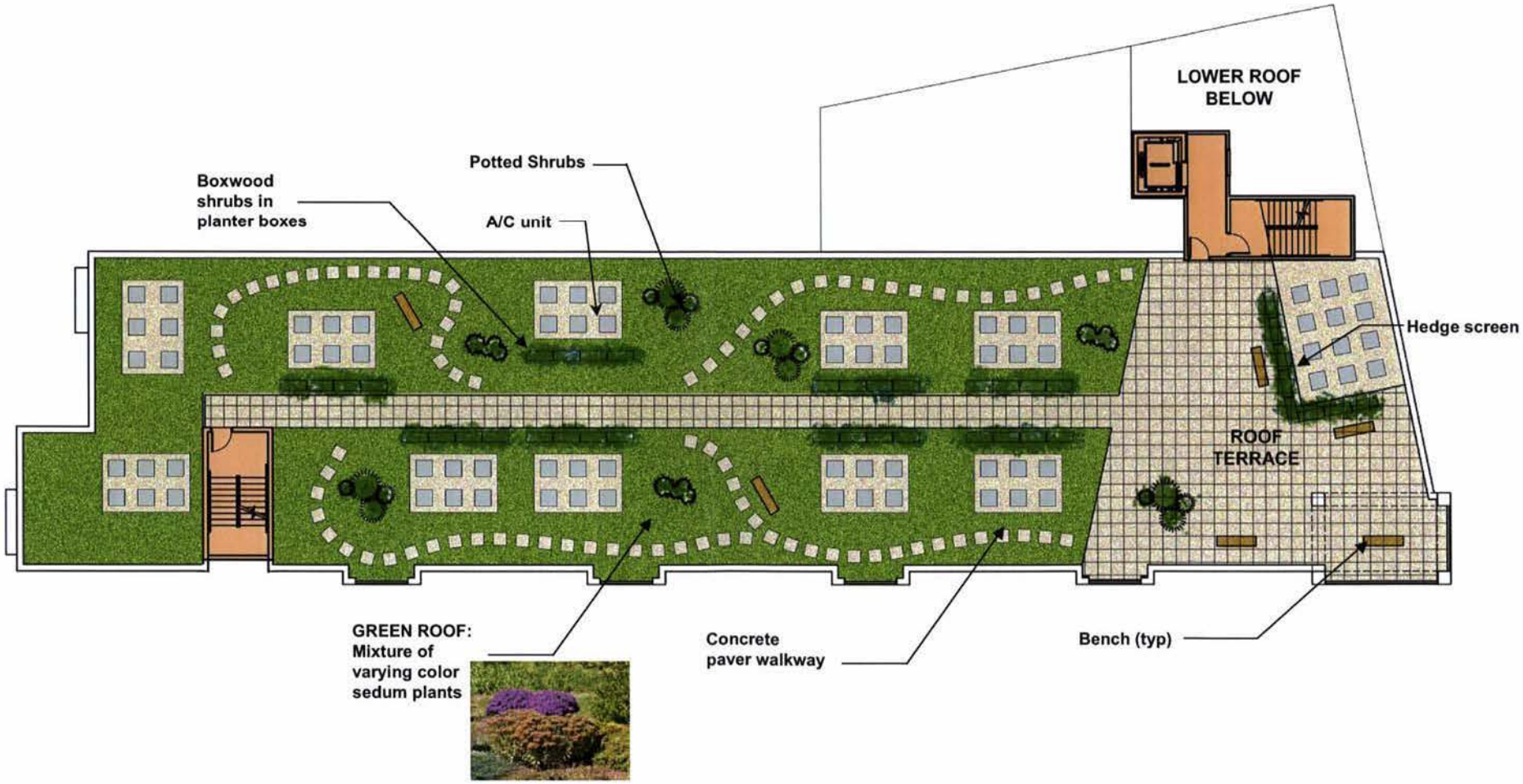
Windows and Doors
- Levered hardware on all doors
- Single hung windows in all apartment units
- New mini-blinds on all unit windows
- All windows and glass to be double glazed low E-glass

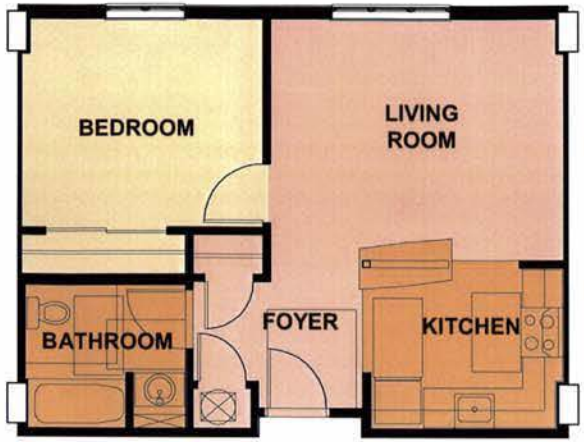
Life Safety
- Sprinkler system throughout
- Hi-rise fire alarm system throughout.

Access Control
- Key card entry system to residential portion of building

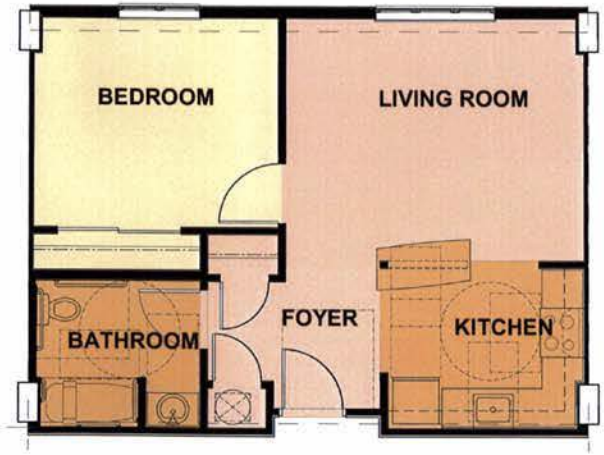
Elevators
- 1 elevator, for use only by residents with key card, provides access to all floors.




LOWER ROOF BELOW
Potted Shrubs
Boxwood shrubs in planter boxes
A/C unit
Hedge screen
ROOF TERRACE
GREEN ROOF: Mixture of varying color sedum plants
Concrete paver walkway
Bench (typ)

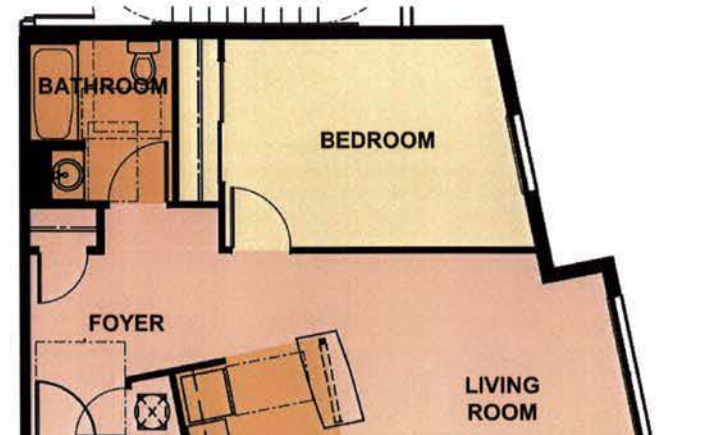


TYPICAL 1-BEDROOM UNIT (587 nsf)

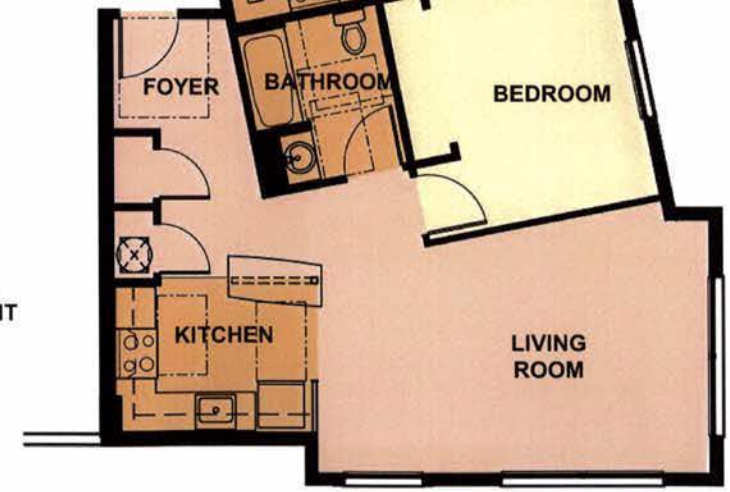


1-BEDROOM BARRIER-FREE UNIT (611 nsf)

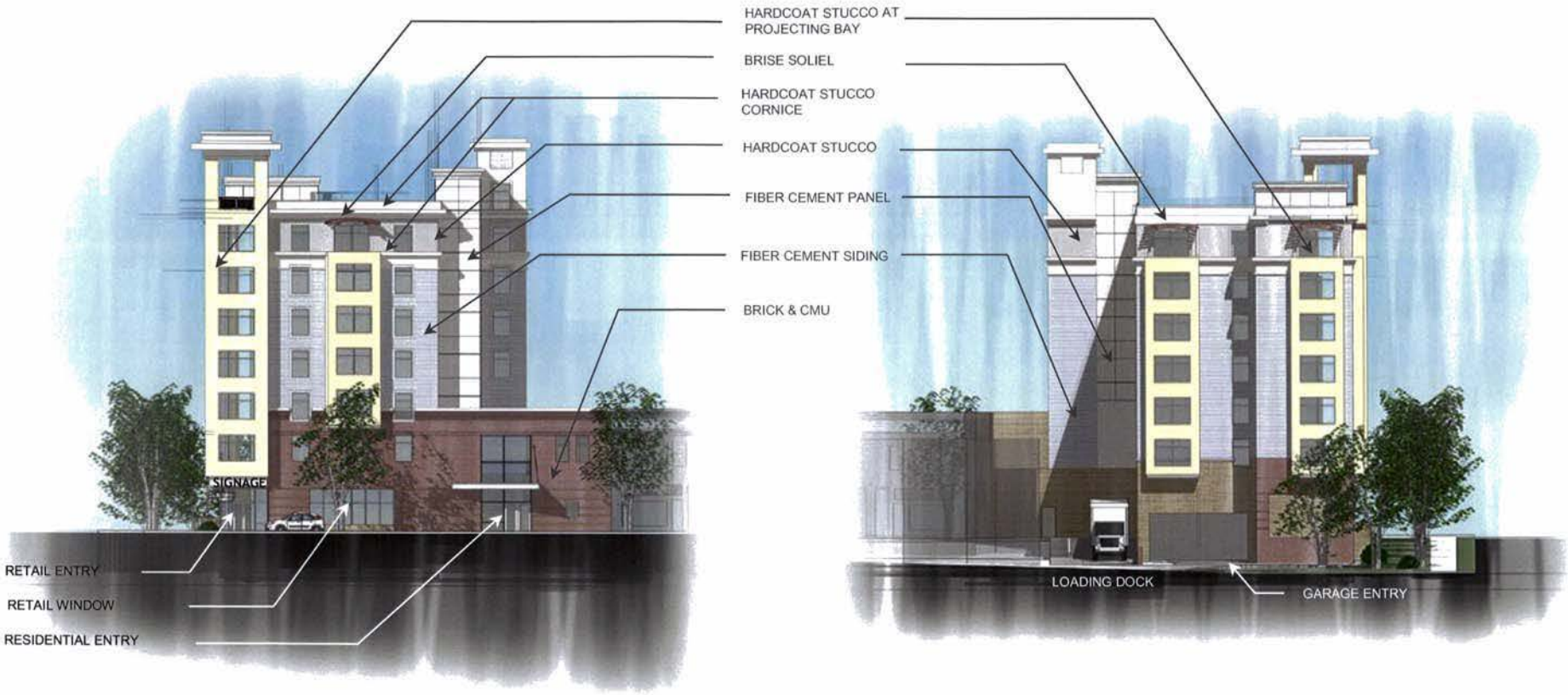
1-BEDROOM CORNER UNIT (633 nsf)



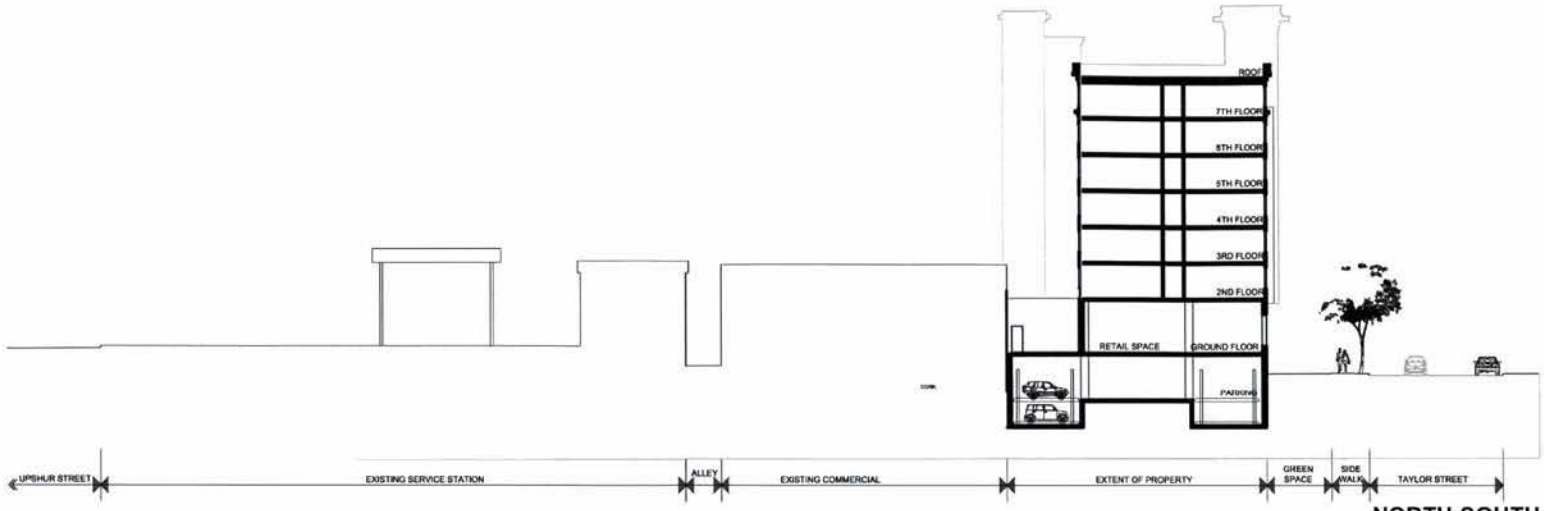
1-BEDROOM CORNER UNIT (655 nsf)



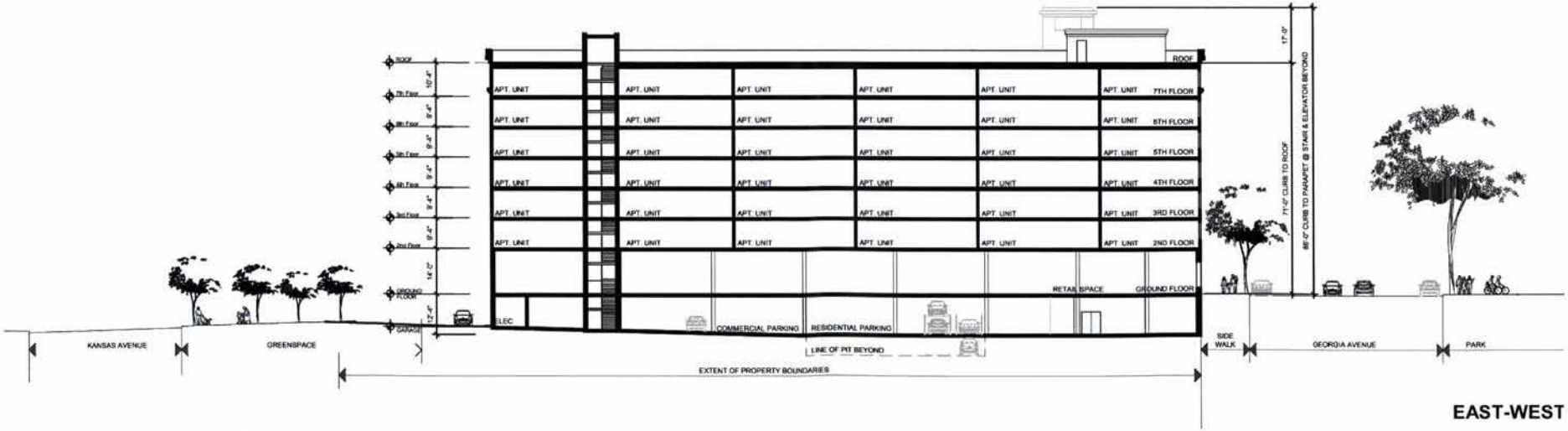
HARDCOAT STUCCO AT PROJECTING BAY
BRISE SOLIEL
FIBER CEMENT SIDING
PROFILED HARDCOAT STUCCO CORNICE
METAL RAILING
HARDCOAT STUCCO
CORNER OVERLOOK
ROOF TERRACE
SIGNAGE
RETAIL ENTRY
ARTICULATED BRICK & CMU BASE WITH BANDED ACCENT BRICK


HARDCOAT STUCCO AT PROJECTING BAY
BRISE SOLIEL
HARDCOAT STUCCO CORNICE
HARDCOAT STUCCO
FIBER CEMENT PANEL
FIBER CEMENT SIDING
BRICK & CMU
SIGNAGE
RETAIL ENTRY
RETAIL WINDOW
RESIDENTIAL ENTRY
LOADING DOCK
GARAGE ENTRY

HARDCOAT STUCCO
HARDCOAT STUCCO CORNICE
FIBER CEMENT SIDING



NORTH-SOUTH



EAST-WEST

NDC The Residences at Georgia Avenue
NeighborhoodDevelopmentCompany

Wiencek + Associates
Architects + Planners, PC

4100 Georgia Avenue NW

November 9, 2005
Revised February 22, 2006

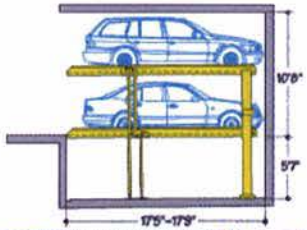
Site Sections

SpaceSaver Model 440

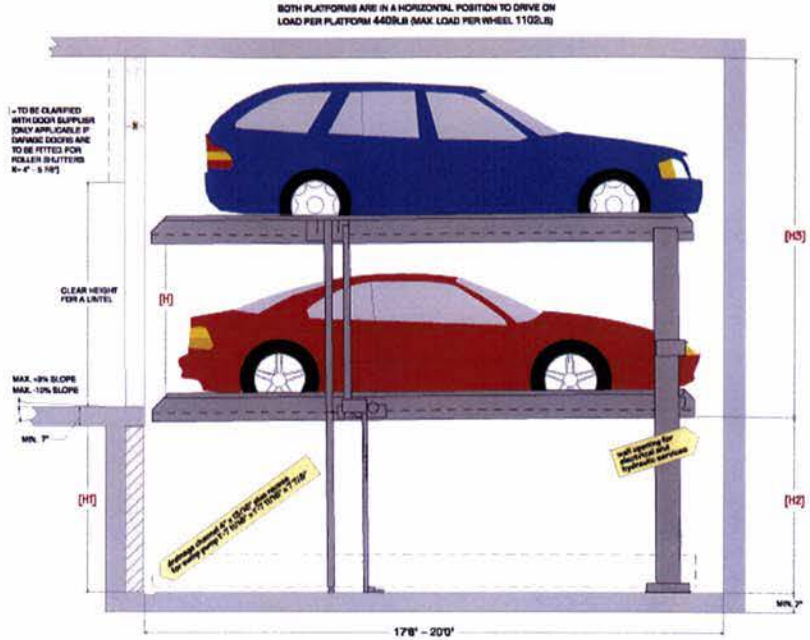
Double your current parking capacity by using the SpaceSaver Model 440 with its unique pit design. This revolutionary device enables you to turn one parking place into two. The electrohydraulically operated drive-on platform is designed to lift a vehicle, lock it firmly and safely into position, allowing another car to park directly beneath the first. The pit enables you to access the upper platform without removing the car from the lower platform. The SpaceSaver Model 440 can handle all types of passenger cars, SUVs and light trucks. Different platform heights and widths are available, as well as double-width units.

SpaceSaver Model 440 features:

- capacity to lift cars weighing up to 4,600 lbs.
- up to 100% more parking spaces
- 1 parking space
  = 2 parking levels
  = cost savings
- available in single (2 cars) and double units (4 cars)
- high level of operating and functional safety
- proven low wear hydraulics
- low maintenance costs



Operation requires key. Sensors detecting people in the way shut off operation



Model	car height upper level	car height lower level	[H] platform distance unloaded	[H1] pit depth front	[H2] pit depth rear	pit length minimum	[H3] entrance level height above
Economy-size SpaceSaver 440-170/165	4'11"	4'11"	5'1"	5'7"	5'5"	17'6"	10'8"
Mid-size SpaceSaver 440-185/180	5'5"	5'5"	5'7"	6'1"	5'11"	17'6"	11'8"
Full-size SpaceSaver 440-200/195	5'11"	5'11"	6'0"	6'7"	6'5"	17'6"	12'8"

Space Saver Parking Units

NDC The Residences at Georgia Avenue
NeighborhoodDevelopmentCompany

4100 Georgia Avenue NW

Wiencek + Associates
Architects + Planners, PC

Perspective Board

February 22, 2006

NDC The Residences at Georgia Avenue
NeighborhoodDevelopmentCompany

4100 Georgia Avenue NW

Wiencek + Associates
Architects + Planners, PC

Perspective Board

February 6, 2005
Revised February 22, 2006

BRICK – CAROLINA COLLECTION
OLD BEAUFORT 345 (MODULAR SIZE)

ACCENT BRICK
REDLAND BRICK INC. HARMAR PLANT
#850 MODULAR LIGHT BUFF MATT

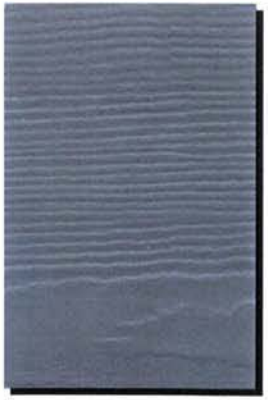
ARCHITECTURAL MASONRY UNITS
COLOR: TRENWYTH BUTTERSCOTCH
TEXTURE: SPLIT-FACE

HARD COAT STUCCO
COLOR: #108 MANOR WHITE
TEXTURE: SANDPEBBLE FINE

HARD COAT STUCCO
COLOR: #132 MOUNTAIN FOG
TEXTURE: SANDPEBBLE FINE

HARD COAT STUCCO
COLOR: #103 NATURAL WHITE
TEXTURE: TERRA NEO

FIBER CEMENT PANEL
SKY GRAY



FIBER CEMENT SIDING
BOOTHBAY BLUE

Hardiplank® *Lap Siding*

James Hardie Building Products

INSTALLATION INSTRUCTIONS - PRIMEPLUS® SEALER AND PRIMER & COLORPLUS® TECHNOLOGY TREATED PRODUCTS — EFFECTIVE DECEMBER 2005

SELECT CEDARMILL® • SMOOTH • COLONIAL SMOOTH® • COLONIAL ROUGHSAWN® • BEADED CEDARMILL® BEADED SMOOTH • STRAIGHT-EDGE SHINGLE PLANK

IMPORTANT: FAILURE TO INSTALL AND FINISH THIS PRODUCT IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND JAMES HARDIE'S WRITTEN APPLICATION INSTRUCTIONS MAY LEAD TO PERSONAL INJURY, AFFECT SYSTEM PERFORMANCE, VIOLATE LOCAL BUILDING CODES, AND VOID THE PRODUCT ONLY WARRANTY.

STORAGE & HANDLING:

Store flat and keep dry and covered prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints. Carry planks on edge. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product.

⚠ CUTTING INSTRUCTIONS

GENERAL REQUIREMENTS:

- Hardiplank® lap siding can be installed over braced wood or steel studs spaced a maximum of 24" o.c. or directly to minimum 7/16" thick OSB sheathing*. Hardiplank lap siding can also be installed over foam insulation up to 1" thick. Irregularities in framing, sheathing and/or foam insulation can mirror through the finished application.
- A Weather-resistive barrier is required in accordance with local building code requirements. The weather resistive barrier must be appropriately installed with penetration and junction flashings in accordance with local building code requirements. James Hardie will assume no responsibility for water infiltration.
- Install James Hardie® products with a minimum 6" clearance to the finished grade on the exterior of the building or in accordance with local building codes if greater than 6" is required (fig. 3).
- Maintain a minimum 2" clearance between James Hardie products and roofs, decks, paths, steps and driveways (figs. 4 & 5).
- Maintain a 1/4" clearance between James Hardie products and horizontal flashing (fig. 6).
- Install kickout flashing at roof-wall junctions. (fig 7.) Ensure gutters have end caps and do not terminate against siding and trim.
- Adjacent finished grade must slope away from the building in accordance with local building codes - typically a minimum of 6" in the first 10'.
- Do not install James Hardie products, such that they may remain in contact with standing water.

Figure 1 — Double Wall Construction / Single Wall Construction

INSTALLATION:

Figure 2

Install a 1 1/4" starter strip to ensure a consistent plank angle (Figure 1).

JOINT TREATMENT - OPTION 1

JOINT TREATMENT - OPTION 2 (Not applicable to ColorPlus® Finish)

Install factory finished edges together at butt joints. For other jointing options, refer to local building code or NER-405.

* If only nailed to sheathing, plank can be a maximum 5-1/4" wide and must be nailed with 2" ring shank x 0.120" HD x 1.5" long corrosion resistant nails.

**Not required by local building code. ***Apply caulk in accordance with caulk manufacturer's written application instructions.

WARNING: AVOID BREATHING SILICA DUST

CLEARANCES

Install siding and trim products in compliance with local building code requirements for clearance between the bottom edge of the siding and the adjacent finished grade.

Figure 3

Maintain a minimum 2" clearance between James Hardie® products and decks, paths, steps and driveways.

Figure 4

At the junctions of the roof and vertical surfaces, flashing and counterflashing shall be provided per the roofing manufacturer's instructions. Provide a 2" clearance between the roofing and the bottom edge of the siding and trim.

Figure 5

Maintain a 1/4" clearance between the bottom of James Hardie® products and horizontal flashing. Do not caulk gap.

Figure 6

Figure 7

KICKOUT FLASHING

Because of the volume of water that can pour down a sloped roof, one of the most critical flashing details occurs where a roof intersects a sidewall. The roof must be flashed with step flashing. Where the roof terminates, install a kickout to deflect water away from the siding (figure 7).

It is best to install a full rubberized asphalt flashing on the wall before the subfascia and trim boards are nailed in place, and then come back to install the kickout.

Figure 7, Kickout Flashing: To prevent water from dumping behind the siding and the end of the roof intersection, bend a small "kickout" from metal flashing to divert water running down the roof away from the siding.

FASTENER REQUIREMENTS**

FACE NAILING

Corrosion Resistant Nails (galvanized or stainless steel)

- 6d (0.113" shank x 0.267" HD x 2" long)
- Siding nail (0.099" shank x 0.221" HD x 2" long)
- Siding nail (0.091" shank x 0.221" HD x 1-1/2" long)*

Corrosion Resistant Screws

- Ribbed Wafer-head or equivalent (No. 8-18 x 0.323" HD x 1-5/8" long) Screws must penetrate 1/4" or 3 threads into metal framing.

Corrosion Resistant Fasteners

- ET & F pin (0.100" shank x 0.257" HD x 1-1/2" long)

Figure 8

BLIND NAILING**

Corrosion Resistant Nails (galvanized or stainless steel)

- Siding nail (0.099" shank x 0.221" HD x 5-1/4" long)
- 11ga. roofing nail (0.121" shank x 0.371" HD x 1-1/4" long)

Corrosion Resistant Screws

- Ribbed Wafer-head or equivalent (No. 8-18 x 0.323" HD x 1 5/8" long) Screws must penetrate 1/4" or 3 threads into metal framing.

Corrosion Resistant Fasteners

- ET & F Panelfast™ (0.102" shank x 0.312" HD x 1-1/2" long)

Figure 9

Laminate sheet to be removed immediately after installation of each course.

* The illustration (figure 7) and associated text was reprinted with permission of THE JOURNAL OF LIGHT CONSTRUCTION. For subscription information call (800) 375-5367 or visit www.jlconline.com.

* Where face nailing to OSB sheets must be no greater than 9 1/4" wide, and fasteners must be 10" o.c. or less.

** Also see General Fastening Requirements.

GENERAL FASTENING REQUIREMENTS

Fasteners must be corrosion resistant, galvanized, or stainless steel. Electro galvanized are acceptable but may exhibit premature corrosion. James Hardie recommends the use of quality, hot dipped galvanized nails. James Hardie is not responsible for the corrosion resistance of fasteners. Stainless steel fasteners are recommended when installing James Hardie® products near the ocean, large bodies of water, or in very humid climates.

- Consult applicable code compliance report for correct fasteners type and placement to achieve specified design wind loads and shear values.
- NOTE: Published shear values and wind loads may not be applicable to all areas where Local Building Codes have specific jurisdiction. Consult James Hardie Technical Services if you are unsure of applicable compliance documentation.
- Drive fasteners perpendicular to siding and framing.
- Fastener heads should fit snug against siding (no air space). (Fig. A)
- Do not over drive nail heads or drive nails at an angle.
- If nail is countersunk, caulk nail hole and add a nail. (Fig. B)
- Under driven nails should be hit flush to the plane with a hammer.
- **Do not use aluminum fasteners, staples, or clipped head nails.**

Snug Flush — figure A — Countersunk, Caulk & add nail — figure B — do not under drive nails — DO NOT STAPLE

PNEUMATIC FASTENING

James Hardie products can be hand nailed or fastened with a pneumatic tool. Pneumatic fastening is highly recommended. Set air pressure so that the fastener is driven snug with the surface of the siding. A flush mount attachment on the pneumatic tool is recommended. This will help control the depth the nail is driven. If setting the nail depth proves difficult, choose a setting that under drives the nail. Drive under driven nails snug with a smooth faced hammer.

CUT EDGE TREATMENT

Caulk, paint or prime all field cut edges.

CAULKING

For best results use a latex sealant that complies with either ASTM C834 or ASTM C920 (Grade NS, Class 25). Caulking must be applied in accordance with the caulking manufacturer's written instructions.

PAINTING

James Hardie products must be painted.* 100% acrylic topcoats are recommended. Do not paint when wet. For application rates refer to paint manufacturers specifications.

Back-rolling is recommended if the siding is sprayed within 180 days for primed product and 90 days for unprimed.

COLORPLUS® TECHNOLOGY CAULKING, TOUCH-UP & LAMINATE

- Touch up nicks, Scrapes and nail heads using the ColorPlus® technology touch up pen. Touch-up paint should be used sparingly. If large areas require touch-up, replace the damaged area with new Hardiplank® lap siding with ColorPlus technology.
- Laminate sheet must be removed immediately after installation of each course.
- Terminate non-factory cut edges into trim where possible, and caulk. Color matched caulks are available from your ColorPlus dealer.
- Treat all other non-factory cut edges using the ColorPlus technology edge coaters, available from your ColorPlus™ product dealer.

Fiber Cement Examples

James Hardie® Building Products

10901 Elm Avenue Fontana, CA 92337

The ColorPlus™ Collection

by JAMES HARDIE®

Express Limited Finish Warranty

1. LIMITED WARRANTY COVERAGE - FINISH: James Hardie Building Products, Inc. ("Hardie") warrants (for installation within the U.S. and its trust territories, as well as Canada) to the purchaser and all transferees prior to and including the first owner of the structure to which the product is applied and the first transferee of such structure (each a "covered person") that when manufactured and finished, The ColorPlus finished siding products are free from defects in material, manufacture and finishing processes. When used for its intended purpose, properly installed and maintained according to Hardie's published installation instructions, The ColorPlus Collection, for a period of 15 years (products with a stain finish for 10 years) from the date of purchase: **(a)** will not peel **(b)** will not crack, and **(c)** will not chip. James Hardie, as its sole liability and in lieu of any direct, indirect or consequential damages will, during the first year, reimburse the covered person for reasonable fees for paint and labor (an amount not to exceed $1.00 per square foot). During the 2nd through 15th year, the warranty payment shall be reduced by 6.67% such that after the 15th year no warranty shall be applicable. With stained finished products, during the 2nd through 10th year, the warranty shall be reduced by 10% such that after the 10th year, no warranty shall be applicable. Hardie's replacement of the defective Product or granting of a refund pursuant to Section 1 of this Warranty SHALL BE THE SOLE EXCLUSIVE REMEDY available to the covered person with respect to any defect. Hardie will not refund or pay any costs in connection with labor or accessory materials.

2. CONDITIONS OF WARRANTY: Hardie's liability hereunder to the covered person shall be subject to the following terms and conditions:

A. The claimant must provide proof that he/she is a covered person.

B. The Product must be stored according to the manufacturer's instructions at all times between purchase and installation. As more fully described in the instructions, any products received by a covered person which are not covered and dry should not be installed. Installation of wet product may void this Warranty.

C. The Product must be installed according to Hardie's printed installation instructions and all building codes adopted by federal, state or local governments or government agencies and applicable to the installation. Failure to install and finish the product per the manufacturer's published instructions does affect Product performance and may void this Warranty.

D. The covered person must provide written notice to James Hardie Building Products, Inc. within 10 days after discovery of any claimed defect or failure covered by this Warranty and before beginning any permanent repair. The notice must describe the location and details of the defect and such information as is necessary for Hardie to investigate the claim. Photos of the product, showing the defect or failure are not only helpful, but also must accompany the notice, when appropriate.

E. Upon discovery of a possible defect or failure, the covered person must immediately, and at the covered person's own expense, provide for protection of all property that could be affected until the defect or failure is remedied. Before any permanent repair to the Product, the covered person must allow Hardie or Hardie's agent to enter the property and structure where the Product is installed, and examine, photograph and take samples of the Product.

3. EXCLUSIONS: This Warranty does not cover damage or defects resulting from, or in any way attributable to: (a) the improper storage, shipping, handling or installation of the Product (including, without limitation, failure of the Product to be installed in strict compliance with the terms and conditions set forth in Section 2 (c) of this warranty) and/or improper installation of studs or other accessories; (b) neglect; (c) abuse; (d) misuse; (e) repair or alteration; (f) settlement or structural movement and/or movement of materials to which the Product is attached; (g) damage from incorrect design or construction of the structure; (h) exceeding the maximum designed wind loads; (i) acts of God including, but not limited to, hurricanes, tornados, floods, earthquakes, severe weather or other natural phenomena, (including, but not limited to, unusual climate conditions); (j) efflorescence or performance of any paints and/or coatings which are not Hardie and/or Hardie affiliated applied; (k) growth of mold, mildew, fungi, bacteria, or any organism on any surface of the siding (whether on the exposed or unexposed surfaces) and in this respect, ANY CLAIMS OF DAMAGE CAUSED BY MOLD OR MILDEW ARE EXPRESSLY EXCLUDED; (l) lack of proper maintenance; and (m) any cause other than manufacturing defects attributable to Hardie.

4. DISCLAIMER:
The statements in this Warranty constitute the only warranty extended by Hardie for the Product. HARDIE DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED **WARRANTIES OF MERCHANTABILITY** OR FITNESS FOR A PARTICULAR PURPOSE, EXCEPT WHERE PRODUCT PURCHASE IS SUBJECT TO CONSUMER PRODUCT WARRANTY LAW, IN WHICH INSTANCES THE DURATION OF ANY APPLICABLE IMPLIED WARRANTIES ARE LIMITED TO THE FIRST ELAPSE OF THE WARRANTY PERIOD PROVIDED ABOVE, OR SUCH SHORTER PERIOD AS APPLICABLE LAW PERMITS OR REQUIRES. Some states do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you.
NO OTHER WARRANTY WILL BE MADE BY OR ON BEHALF OF THE MANUFACTURER OR THE SELLER OR BY OPERATION OF LAW OR BY USAGE OF TRADE OR COURSE OF DEALING WITH RESPECT TO THE PRODUCT OR ITS INSTALLATION, STORAGE, HANDLING, MAINTENANCE, USE, REPLACEMENT OR REPAIR. This Warranty gives you specific legal rights and you may also have other rights which vary from state to state.

5. EXCLUSION OF INCIDENTAL AND CONSEQUENTIAL DAMAGES: IN NO EVENT SHALL HARDIE BE LIABLE FOR ANY INCIDENTAL, SPECIAL, INDIRECT, OR CONSEQUENTIAL DAMAGES, WHETHER RESULTING FROM NONDELIVERY OF THE PRODUCT, FROM THE USE, MISUSE, OR INABILITY TO USE THE PRODUCT OR FROM DEFECTS IN THE PRODUCT. Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation may not apply to you.

6. MODIFICATIONS AND ALTERATIONS OF PRODUCT: Hardie shall have no responsibility hereunder for defective Product subjected to further processing or alteration after shipment.

7. SETTLEMENT OF CLAIM: Any refund or material replacement by Hardie pursuant to Section 3 hereof shall constitute a full settlement and release of all claims of any covered person hereunder for damages or other relief, and shall be a complete bar to any litigation filed subsequently to the covered person's acceptance of such an agreement.

8. MODIFICATION OR DISCONTINUATION OF PRODUCTS: Hardie reserves the right to modify, or discontinue, (whether completely or partially) any of its products without notice and shall not be liable as a result of such modification or discontinuation.

James Hardie®
1-800-9-HARDIE
50 year material warranty
15 year color warranty

JH91674SL 04/03

Hardie Products Details