ZONING COMMISSION
District of Columbia
CASE NO. 05-37
EXHIBIT NO. 90B

Capitol Place

Square 752, 2nd Street NE, Washington D.C. Station Holdings, LLC

Supplemental Prehearing Submission

Planned Unit Development (Exhibit A) - September 12, 2007

Cooke+Fox

ZONING COMMISSION
District of Columbia
CASE NO.05-37
EXHIBIT NO.90B

PROJECT TEAM

Station Holdings LLC
c/o: Louis Dreyfus Property Group

Architect:	Cook + Fox Architects LLP
MEP:	Tolk, Inc
Structural:	Tradjer-Cohen-Edelson Associates, Inc
Site Civil:	Edwards and Kelcey, Inc
Landscape:	Jack Curtis & Associates
Traffic:	Wells & Associates
Sustainable Design:	Viridian Energy & Environmental LLC
Sustainable Design Advocacy:	Terrapin Bright Green LLC
Zoning:	Holland + Knight LLP
Residential:	The Mayhood Group
Retail:	Street Sense

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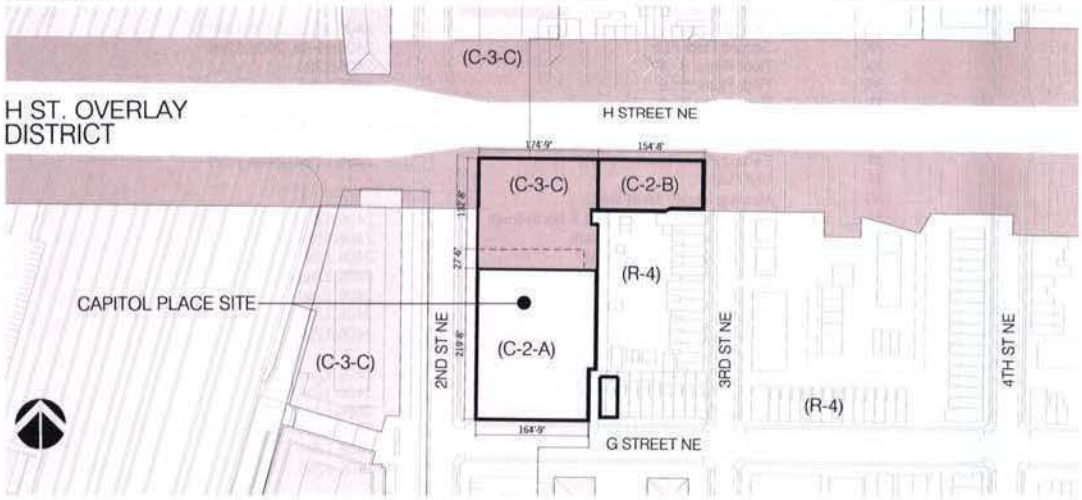
PROPOSED ZONING



SQUARE:	752			
EXISTING ZONING:	C2-A, C-2-B			
USE:	RETAIL/PROFESSIONSL OFFICE/ RESIDENTIAL			
PROPOSED ZONING:	**C-2-A**	**C-2-B**	**C-3-C**	**Site Total**
SITE AREA:	37,626 SF	11,190 SF	27,897 SF	76,713 SF
LOT OCCUPANCY:				
PROPOSED	76% COVERAGE	83% COVERAGE	65% COVERAGE	73% COVERAGE
ALLOWED	60% COVERAGE	80% COVERAGE	100% COVERAGE	77% COVERAGE
BUILDING HEIGHT:	65'- 0" MAX.	90'- 0" MAX.	110'- 0" MAX.	
PENTHOUSE HEIGHT:				18'- 6" MAX.
PENTHOUSE AREA:				.37 FAR MAX.
REAR YARDS:				15' REQUIRED - 45' PROVIDED
SIDE YARDS:				NONE

		REQUIRED	**PROPOSED**
PARKING:	COMMERCIAL:	54 SPACES	40 SPACES
	RESIDENTIAL: (302 UNITS)	114 SPACES	278 SPACES
	TOTAL	168 SPACES	318 SPACES (Note: Additional 60 non-zoning compliant tandem spaces = 378 Spaces Total - See Parking Plan - Drawing # 34)
LOADING:	COMMERCIAL:	NONE	1 BERTH @ 30'
			1 PLATFORM @ 200 SF
	RESIDENTIAL:	1 BERTH @ 55'	1 BERTH @ 55'
		1 PLATFORM @ 200 SF	1 PLATFORM @ 200 SF
		1 SERVICE SPACE @ 20'-0"	1 SERVICE SPACE @ 20'-0"

		PERMITTED (PUD)	**PROPOSED**
BUILDING AREA:	COMMERCIAL:	320,888 SF	23,748 GSF
		4.18 FAR	0.31 FAR
	RESIDENTIAL:	403,194 SF	379,446 GSF
		5.25 FAR	4.94 FAR
	TOTAL:	**403,194 SF**	**403,194 GSF**
		5.25 FAR	**5.25 FAR**

BUILDING ANALYSIS:

FLOOR	NON - FAR	COMMERCIAL	RESIDENTIAL	TOTAL GFA
MECH PENTHOUSE	9,331 SF			
FLOOR 10	-	-	8,917 GSF	8,917 GSF
FLOOR 9	-	-	17,365 GSF	17,365 GSF
FLOOR 8	-	-	18,793 GSF	18,793 GSF
FLOOR 7	-	-	31,513 GSF	31,513 GSF
FLOOR 6	404 SF	-	45,386 GSF	45,386 GSF
FLOOR 5	525 SF	-	52,745 GSF	52,745 GSF
FLOOR 4	637 SF	-	53,169 GSF	53,169 GSF
FLOOR 3	637 SF	2,343 GSF	51,101 GSF	53,444 GSF
FLOOR 2	637 SF	6,915 GSF	49,167 GSF	56,082 GSF
FLOOR 1	4,450 SF	16,519 SF	36,191 GSF	52,710 GSF
FLOOR P1	60,789 SF	-		
FLOOR P2	60,789 SF	-		
FLOOR P3	60,789 SF	-		
TOTAL BUILDING AREA		25,777 GSF	364,347 GSF	**390,124 GSF**

FAR:

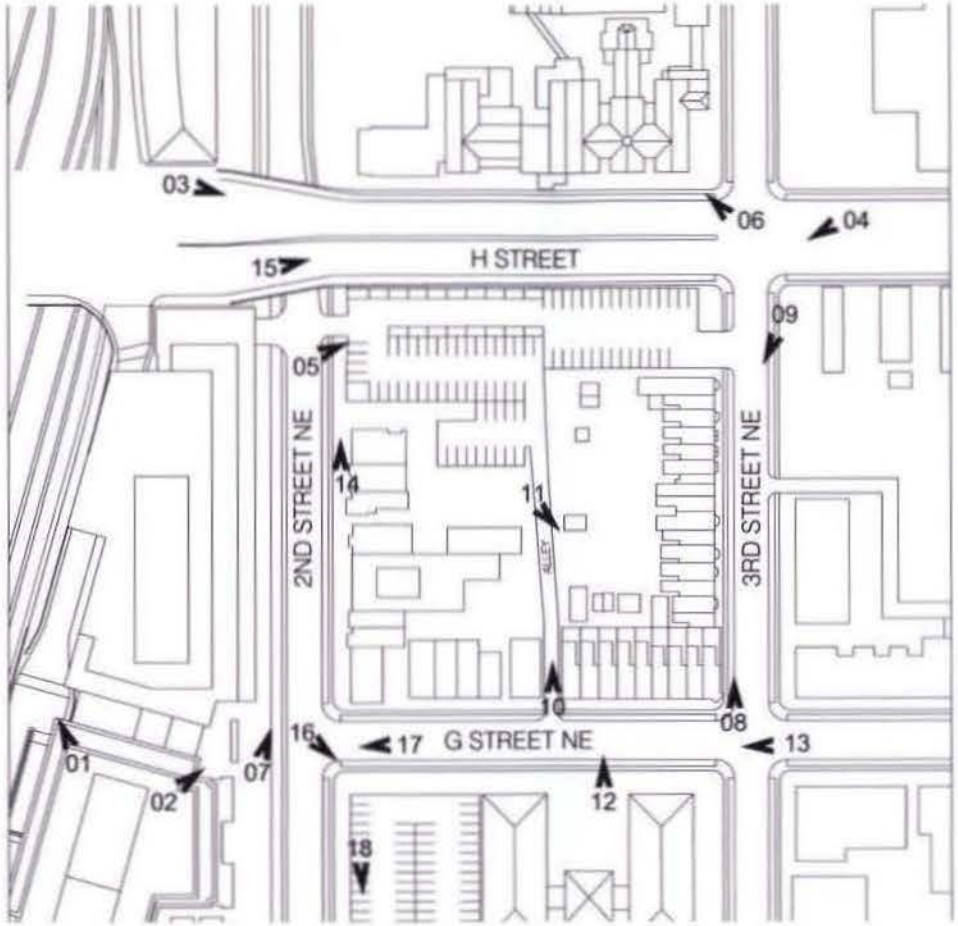
	COMMERCIAL	RESIDENTIAL	TOTAL BUILDING
	0.34 FAR	4.74 FAR	**5.08 FAR**


N. Capitol
1st
2nd
3rd
4th
5th
6th
7th
8th
9th
10th
11th
NE
NE
J
I
H St.
H Street NE
Revitalization
Corridor
G
F
E
D
C
Capitol Hill
Historic District

H Street

2nd Street

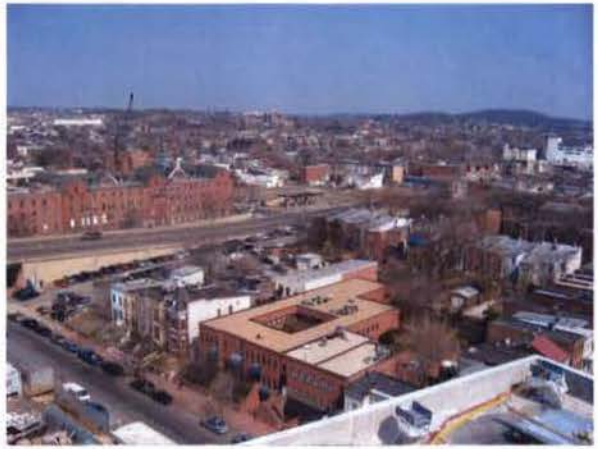
2nd Street



H Street

G Street

G Street



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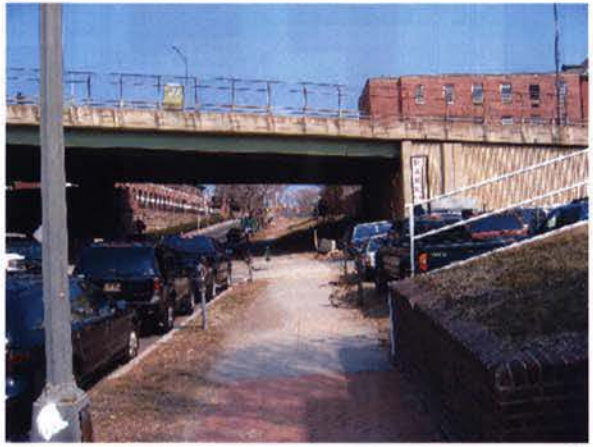

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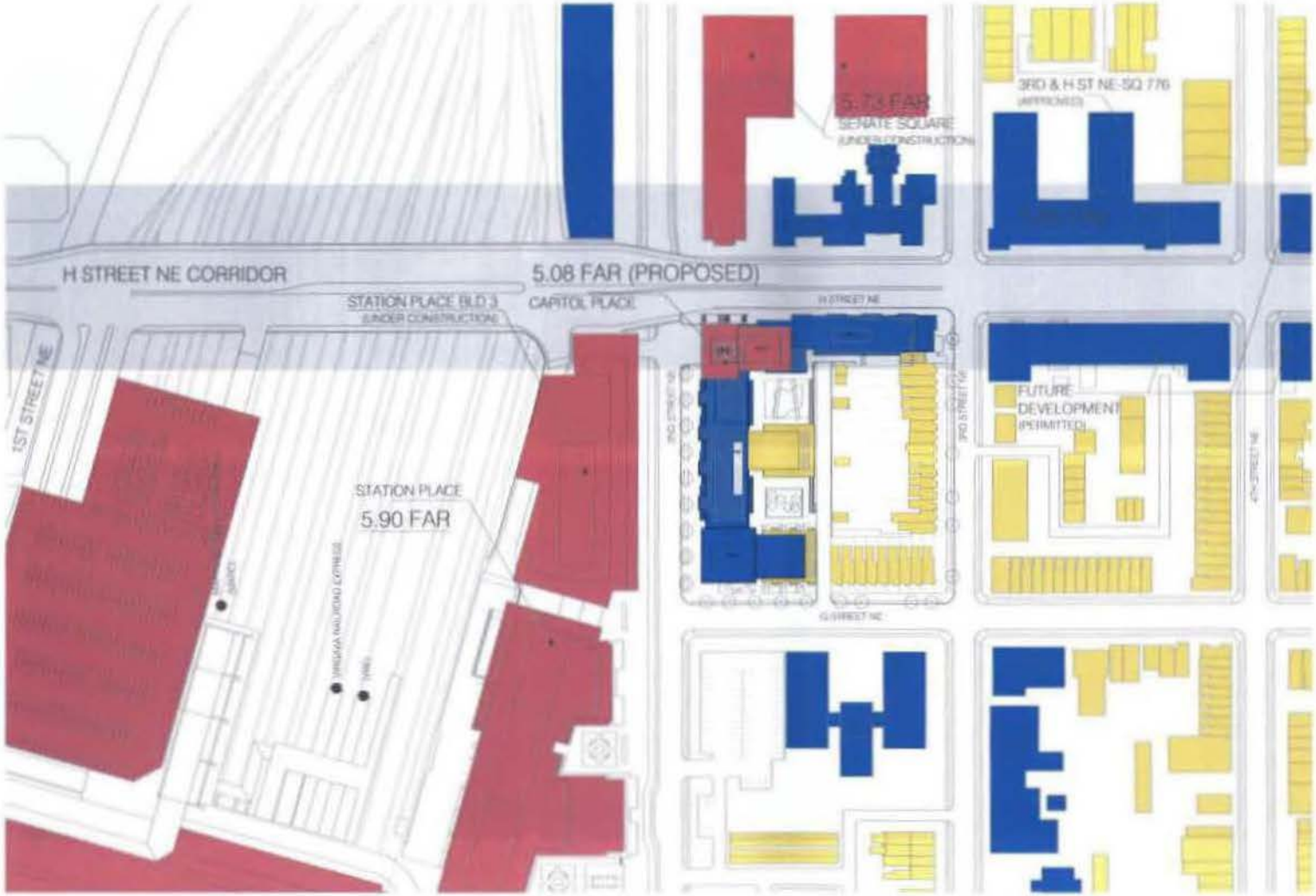
17 Rendering of approved Station Place building

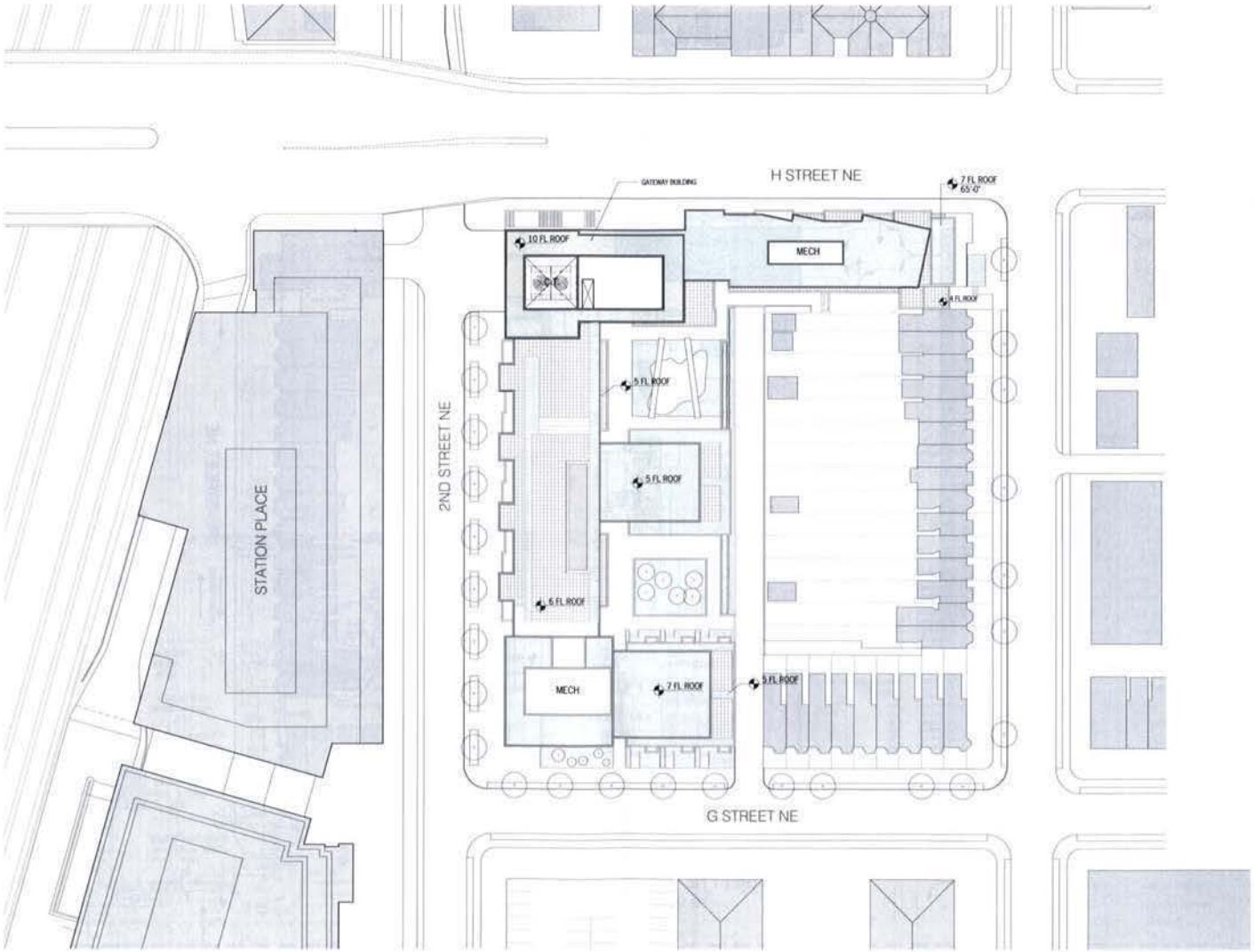
18



Capitol Place, 2nd Street, Washington D.C. Station Holdings LLC

P.U.D. SUBMISSION: SITE CONTEXT - BUILDING HEIGHTS

0' 64' N 9

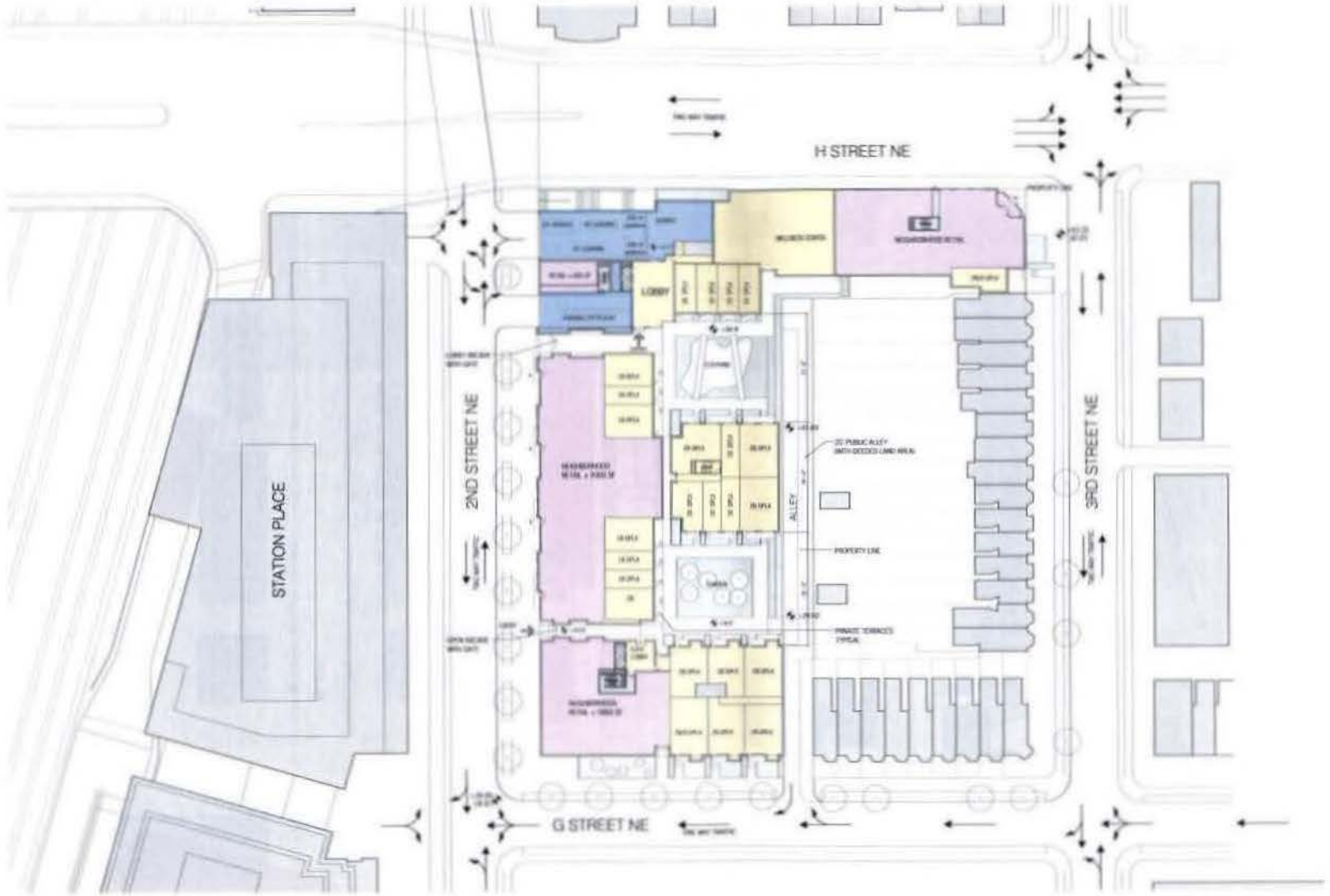


Capitol Place, 2nd Street, Washington D.C. Station Holdings LLC

P.U.D. SUBMISSION: SITE PLAN

ok+Fox Architects LLP
ptember 12, 2007

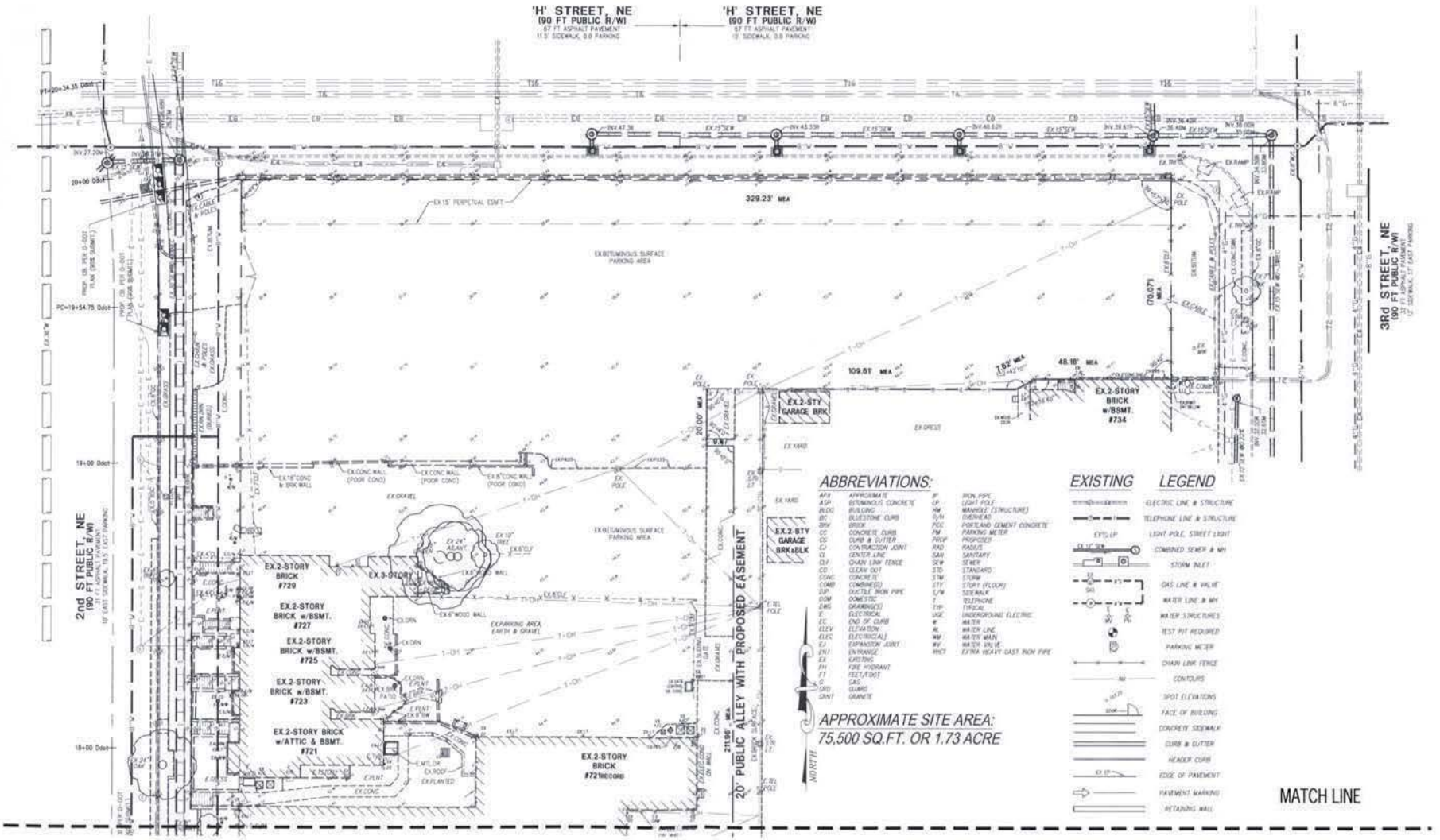
0' 64' N

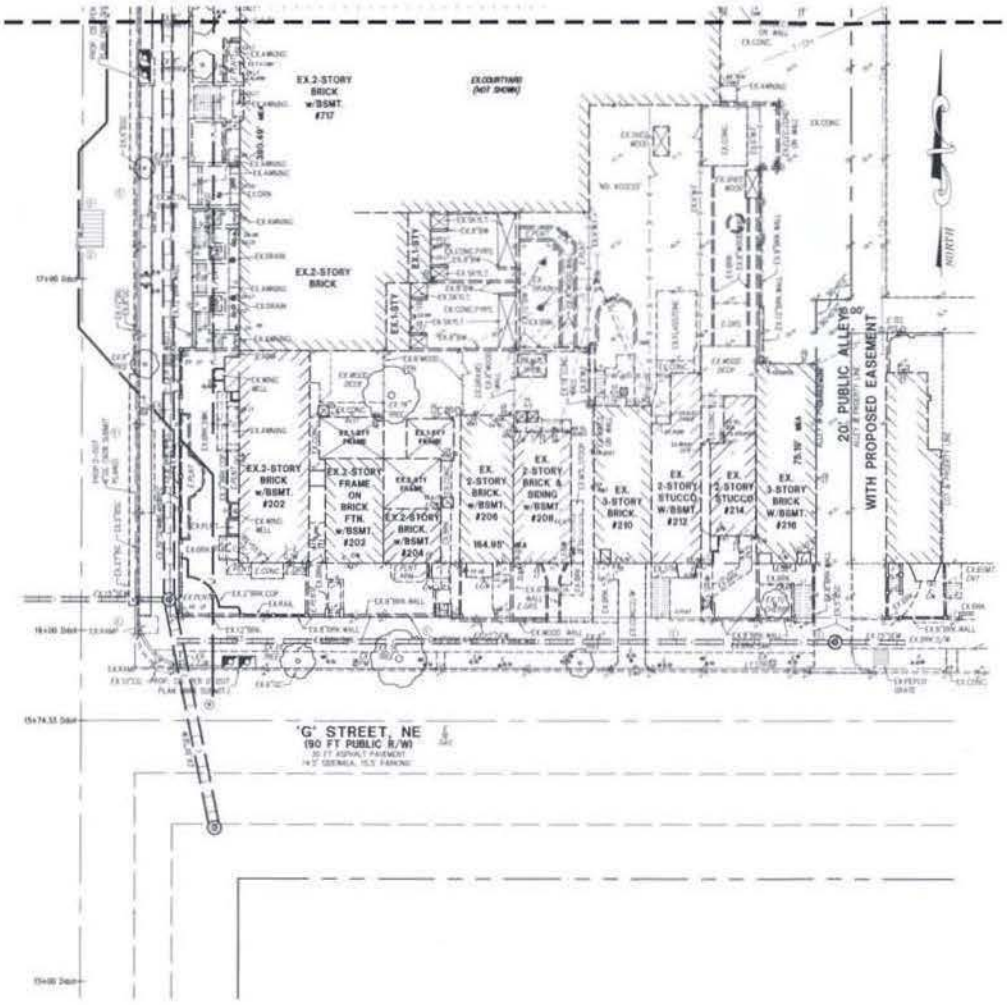


Capitol Place, 2nd Street, Washington D.C. Station Holdings LLC

P.U.D. SUBMISSION: TRAFFIC CIRCULATION

0' 64' N


'H' STREET, NE
(90 FT PUBLIC R/W)
67 FT ASPHALT PAVEMENT
11.5' SIDEWALK, 0.0 PARKING
'H' STREET, NE
(90 FT PUBLIC R/W)
67 FT ASPHALT PAVEMENT
12' SIDEWALK, 0.0 PARKING
3Rd STREET, NE
(90 FT PUBLIC R/W)
2nd STREET, NE
(90 FT PUBLIC R/W)
329.23' MEA
109.67' MEA
48.18' MEA
(70.07') MEA
EX.2-STY GARAGE BRK
EX.2-STORY BRICK w/BSMT. #734
EX.2-STY GARAGE BRK&BLK
EX.2-STORY BRICK #729
EX.3-STORY
EX.2-STORY BRICK w/BSMT. #727
EX.2-STORY BRICK w/BSMT. #725
EX.2-STORY BRICK w/BSMT. #723
EX.2-STORY BRICK w/ATTIC & BSMT. #721
EX.2-STORY BRICK #721
20' PUBLIC ALLEY WITH PROPOSED EASEMENT
EX.BITUMINOUS SURFACE PARKING AREA
EX.PARKING AREA EARTH & GRAVEL
EX.15' PERPETUAL EASMT
NORTH
ABBREVIATIONS:
APX APPROXIMATE
ASP BITUMINOUS CONCRETE
BLDG BUILDING
BC BLUESTONE CURB
BRK BRICK
CC CONCRETE CURB
CG CURB & GUTTER
CJ CONTRACTION JOINT
CL CENTER LINE
CLF CHAIN LINK FENCE
CO CLEAN OUT
CONC CONCRETE
COMB COMBINE(D)
DIP DUCTILE IRON PIPE
DOM DOMESTIC
DWG DRAWING(S)
E ELECTRICAL
EC END OF CURB
ELEV ELEVATION
ELEC ELECTRIC(AL)
EJ EXPANSION JOINT
ENT ENTRANCE
EX EXISTING
FH FIRE HYDRANT
FT FEET/FOOT
G GAS
GRD GUARD
GNT GRANITE
IP IRON PIPE
LP LIGHT POLE
MH MANHOLE (STRUCTURE)
O/H OVERHEAD
PCC PORTLAND CEMENT CONCRETE
PM PARKING METER
PROP PROPOSED
RAD RADIUS
SAN SANITARY
SEW SEWER
STD STANDARD
STM STORM
STY STORY (FLOOR)
S/W SIDEWALK
T TELEPHONE
TYP TYPICAL
UGE UNDERGROUND ELECTRIC
W WATER
WL WATER LINE
WM WATER MAIN
WV WATER VALVE
XHCI EXTRA HEAVY CAST IRON PIPE
APPROXIMATE SITE AREA:
75,500 SQ.FT. OR 1.73 ACRE
EXISTING LEGEND
ELECTRIC LINE & STRUCTURE
TELEPHONE LINE & STRUCTURE
LIGHT POLE, STREET LIGHT
COMBINED SEWER & MH
STORM INLET
GAS LINE & VALVE
WATER LINE & MH
WATER STRUCTURES
TEST PIT REQUIRED
PARKING METER
CHAIN LINK FENCE
CONTOURS
SPOT ELEVATIONS
FACE OF BUILDING
CONCRETE SIDEWALK
CURB & GUTTER
HEADER CURB
EDGE OF PAVEMENT
PAVEMENT MARKING
RETAINING WALL
MATCH LINE



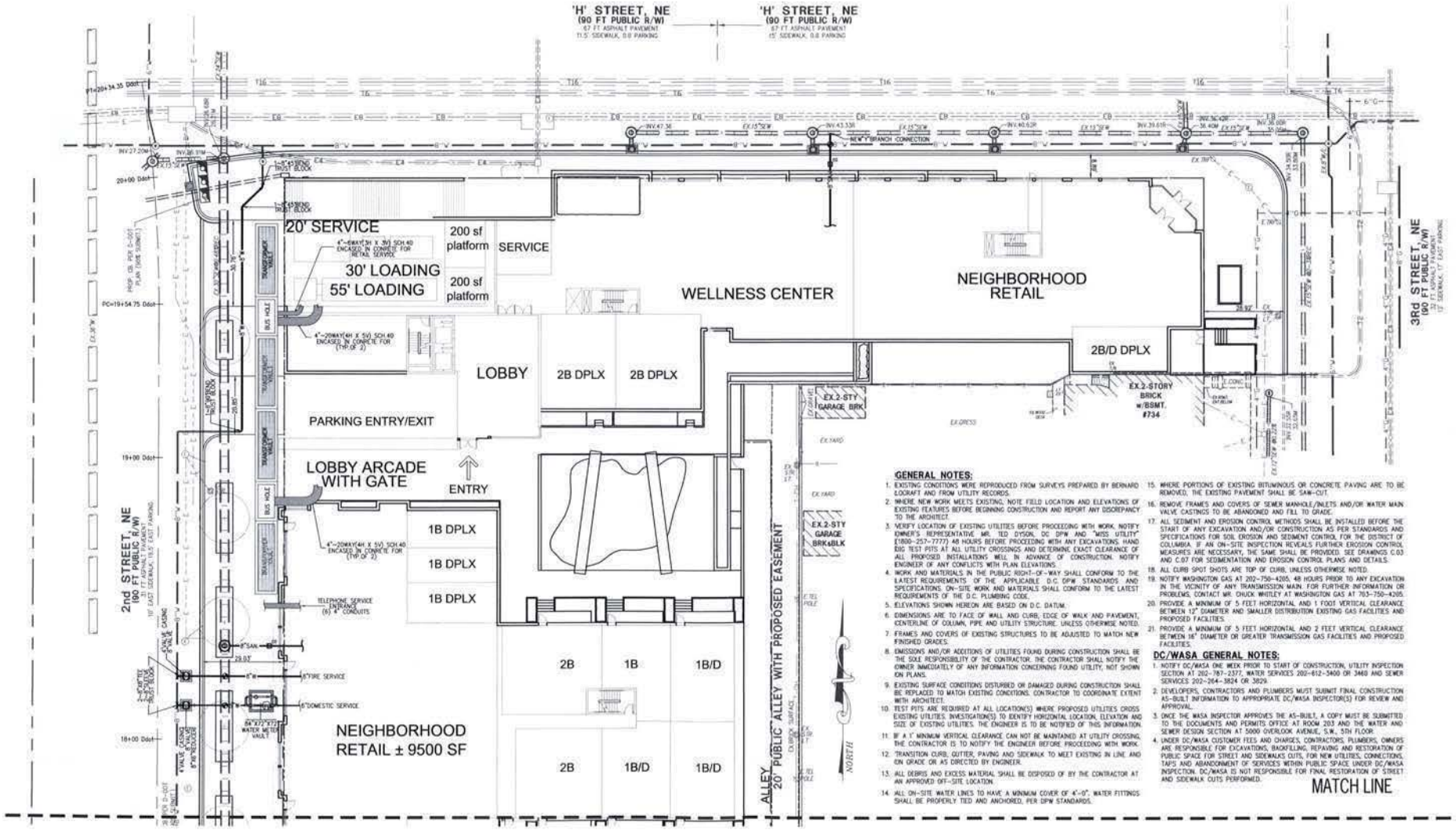
ABBREVIATIONS:

APX	APPROXIMATE	IP	IRON PIPE
ASP	BITUMINOUS CONCRETE	LP	LIGHT POLE
BLDG	BUILDING	MH	MANHOLE (STRUCTURE)
BC	BLUESTONE CURB	OVH	OVERHEAD
BRK	BRICK	PCC	PORTLAND CEMENT CONCRETE
CC	CONCRETE CURB	PM	PARKING METER
CG	CURB & GUTTER	PROP	PROPOSED
C	CONTRACTION JOINT	RAD	RADIUS
CL	CENTER LINE	SAN	SANITARY
CLF	CHAIN LINK FENCE	SEW	SEWER
CO	CLEAN OUT	STD	STANDARD
CONC	CONCRETE	STM	STORM
COND	CONDENSER	STY	STORY (FLOOR)
CIP	CAST IRON PIPE	S/W	SIDEWALK
DOM	DOMESTIC	T	TELEPHONE
DWG	DRAWING(S)	TYP	TYPICAL
E	ELECTRICAL	UGE	UNDERGROUND ELECTRIC
EC	END OF CURB	W	WATER
ELEV	ELEVATION	WL	WATER LINE
ELEC	ELECTRICAL	WM	WATER MAIN
EJ	EXPANSION JOINT	WV	WATER VALVE
ENT	ENTRANCE	XHD	EXTRA HEAVY CAST IRON PIPE
EX	EXISTING		
FH	FIRE HYDRANT		
FT	FEET/FOOT		
G	GAS		
GRD	GUARD		
GRAT	GRATE		

APPROXIMATE SITE AREA:
75,500 SQ.FT. OR 1.73 ACRE

EXISTING LEGEND

ELECTRIC LINE & STRUCTURE
TELEPHONE LINE & STRUCTURE
LIGHT POLE, STREET LIGHT
COMBINED SEWER & MH
STORM INLET
GAS LINE & VALVE
WATER LINE & MH
WATER STRUCTURES
TEST PIT REQUIRED
PARKING METER
CHAIN LINK FENCE
CONTOURS
SPOT ELEVATIONS
FACE OF BUILDING
CONCRETE SIDEWALK
CURB & GUTTER
HEADER CURB
EDGE OF PAVEMENT
PAVEMENT MARKING
RETAINING WALL

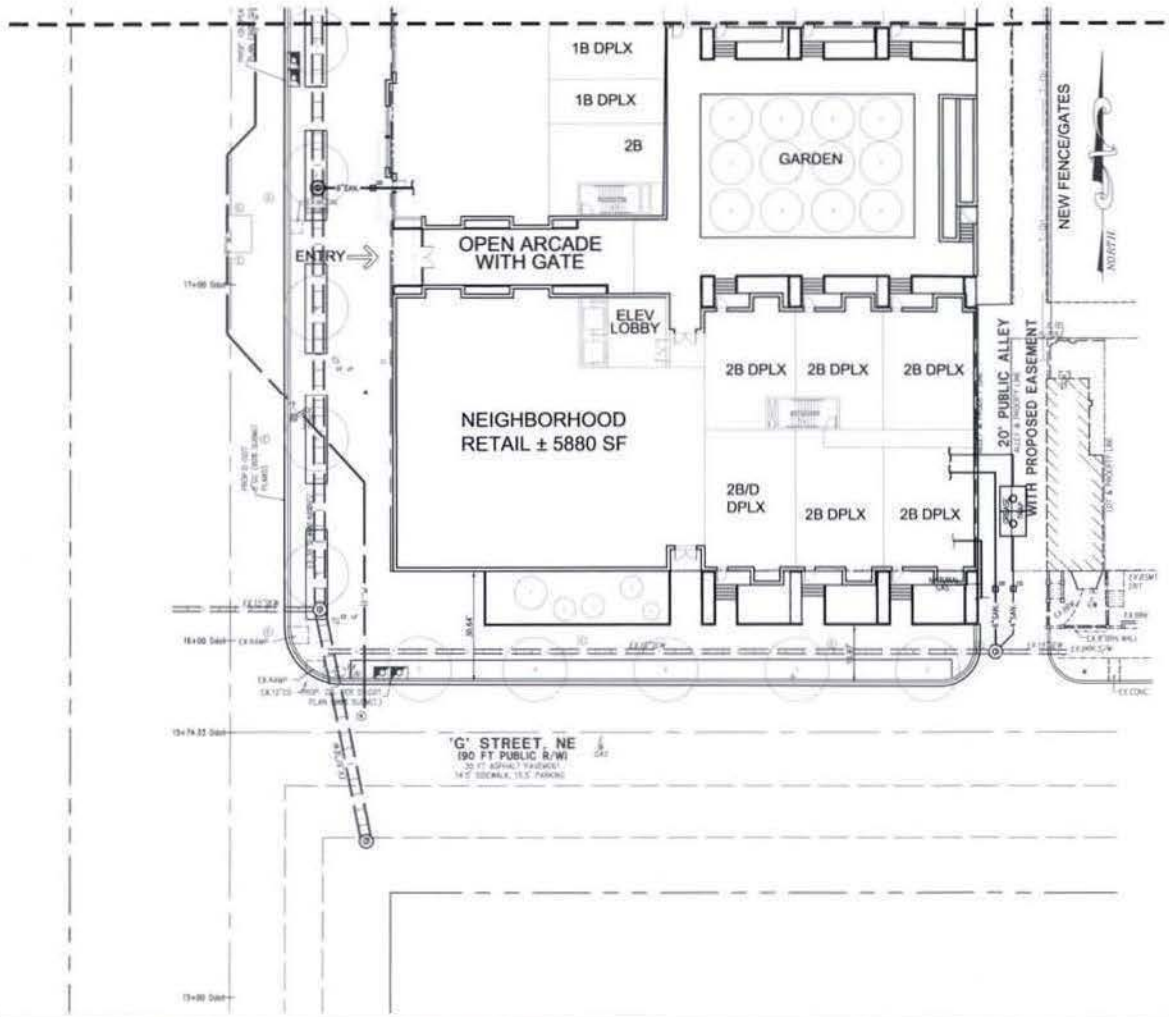


GENERAL NOTES:

1. EXISTING CONDITIONS WERE REPRODUCED FROM SURVEYS PREPARED BY BERNARD LOORAFT AND FROM UTILITY RECORDS.
2. WHERE NEW WORK MEETS EXISTING, NOTE FIELD LOCATION AND ELEVATIONS OF EXISTING FEATURES BEFORE BEGINNING CONSTRUCTION AND REPORT ANY DISCREPANCY TO THE ARCHITECT.
3. VERIFY LOCATION OF EXISTING UTILITIES BEFORE PROCEEDING WITH WORK. NOTIFY OWNER'S REPRESENTATIVE MR. TED DYSON, DC DPW AND "MISS UTILITY" (1800-257-7777) 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATIONS. HAND DIG TEST PITS AT ALL UTILITY CROSSINGS AND DETERMINE EXACT CLEARANCE OF ALL PROPOSED INSTALLATIONS WELL IN ADVANCE OF CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS WITH PLAN ELEVATIONS.
4. WORK AND MATERIALS IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE APPLICABLE D.C. DPW STANDARDS AND SPECIFICATIONS. ON-SITE WORK AND MATERIALS SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE D.C. PLUMBING CODE.
5. ELEVATIONS SHOWN HEREON ARE BASED ON D.C. DATUM.
6. DIMENSIONS ARE TO FACE OF WALL AND CURB, EDGE OF WALK AND PAVEMENT, CENTERLINE OF COLUMN, PIPE AND UTILITY STRUCTURE, UNLESS OTHERWISE NOTED.
7. FRAMES AND COVERS OF EXISTING STRUCTURES TO BE ADJUSTED TO MATCH NEW FINISHED GRADES.
8. EMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY OF ANY INFORMATION CONCERNING FOUND UTILITY, NOT SHOWN ON PLANS.
9. EXISTING SURFACE CONDITIONS DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED TO MATCH EXISTING CONDITIONS. CONTRACTOR TO COORDINATE EXTENT WITH ARCHITECT.
10. TEST PITS ARE REQUIRED AT ALL LOCATION(S) WHERE PROPOSED UTILITIES CROSS EXISTING UTILITIES. INVESTIGATION(S) TO IDENTIFY HORIZONTAL LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES. THE ENGINEER IS TO BE NOTIFIED OF THIS INFORMATION.
11. IF A 1' MINIMUM VERTICAL CLEARANCE CAN NOT BE MAINTAINED AT UTILITY CROSSING, THE CONTRACTOR IS TO NOTIFY THE ENGINEER BEFORE PROCEEDING WITH WORK.
12. TRANSITION CURB, GUTTER, PAVING AND SIDEWALK TO MEET EXISTING IN LINE AND ON GRADE OR AS DIRECTED BY ENGINEER.
13. ALL DEBRIS AND EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR AT AN APPROVED OFF-SITE LOCATION.
14. ALL ON-SITE WATER LINES TO HAVE A MINIMUM COVER OF 4'-0". WATER FITTINGS SHALL BE PROPERLY TIED AND ANCHORED, PER DPW STANDARDS.
15. WHERE PORTIONS OF EXISTING BITUMINOUS OR CONCRETE PAVING ARE TO BE REMOVED, THE EXISTING PAVEMENT SHALL BE SAW-CUT.
16. REMOVE FRAMES AND COVERS OF SEWER MANHOLE/INLETS AND/OR WATER MAIN VALVE CASTINGS TO BE ABANDONED AND FILL TO GRADE.
17. ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ON-SITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED. SEE DRAWINGS C.03 AND C.07 FOR SEDIMENTATION AND EROSION CONTROL PLANS AND DETAILS.
18. ALL CURB SPOT SHOTS ARE TOP OF CURB, UNLESS OTHERWISE NOTED.
19. NOTIFY WASHINGTON GAS AT 202-750-4205, 48 HOURS PRIOR TO ANY EXCAVATION IN THE VICINITY OF ANY TRANSMISSION MAIN. FOR FURTHER INFORMATION OR PROBLEMS, CONTACT MR. CHUCK WHITLEY AT WASHINGTON GAS AT 703-750-4205.
20. PROVIDE A MINIMUM OF 5 FEET HORIZONTAL AND 1 FOOT VERTICAL CLEARANCE BETWEEN 12" DIAMETER AND SMALLER DISTRIBUTION EXISTING GAS FACILITIES AND PROPOSED FACILITIES.
21. PROVIDE A MINIMUM OF 5 FEET HORIZONTAL AND 2 FEET VERTICAL CLEARANCE BETWEEN 16" DIAMETER OR GREATER TRANSMISSION GAS FACILITIES AND PROPOSED FACILITIES.

DC/WASA GENERAL NOTES:

1. NOTIFY DC/WASA ONE WEEK PRIOR TO START OF CONSTRUCTION, UTILITY INSPECTION SECTION AT 202-787-2377, WATER SERVICES 202-612-3400 OR 3460 AND SEWER SERVICES 202-264-3824 OR 3829.
2. DEVELOPERS, CONTRACTORS AND PLUMBERS MUST SUBMIT FINAL CONSTRUCTION AS-BUILT INFORMATION TO APPROPRIATE DC/WASA INSPECTOR(S) FOR REVIEW AND APPROVAL.
3. ONCE THE WASA INSPECTOR APPROVES THE AS-BUILT, A COPY MUST BE SUBMITTED TO THE DOCUMENTS AND PERMITS OFFICE AT ROOM 203 AND THE WATER AND SEWER DESIGN SECTION AT 5000 OVERLOOK AVENUE, S.W., 5TH FLOOR.
4. UNDER DC/WASA CUSTOMER FEES AND CHARGES, CONTRACTORS, PLUMBERS, OWNERS ARE RESPONSIBLE FOR EXCAVATIONS, BACKFILLING, REPAVING AND RESTORATION OF PUBLIC SPACE FOR STREET AND SIDEWALKS CUTS, FOR NEW UTILITIES, CONNECTIONS, TAPS AND ABANDONMENT OF SERVICES WITHIN PUBLIC SPACE UNDER DC/WASA INSPECTION. DC/WASA IS NOT RESPONSIBLE FOR FINAL RESTORATION OF STREET AND SIDEWALK CUTS PERFORMED.



MATCH LINE

NOTES:

1. ALL PROPOSED WORK TO BE CONSTRUCTED IN ACCORDANCE WITH LATEST STANDARDS AND SPECIFICATIONS OF THE DEPARTMENT OF PUBLIC WORKS – WATER AND SEWER UTILITY AUTHORITY.
2. CONTRACTOR TO BE RESPONSIBLE FOR DESIGN OF SHEETING AND SHORING AND SUPPORT OF EXISTING UTILITIES AND ADJACENT STRUCTURES. SHORING, BRACING AND UNDERPINNING, DESIGNED BY STRUCTURAL ENGINEER LICENSED IN DISTRICT OF COLUMBIA SHALL BE PROVIDED AS NECESSARY TO ENSURE THEIR SUPPORT.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING SIDEWALK, CURB AND GUTTER TO REMAIN OR TO REPLACE SIDEWALK, CURB AND GUTTER DAMAGED DURING CONSTRUCTION.
4. EXISTING FULL DEPTH PAVEMENT SECTION, CURB AND GUTTER TO BE REMOVED AND REPLACED TO EXTENT NECESSARY TO FACILITATE CONSTRUCTION OF NEW UTILITIES MATERIALS TO COMPLY WITH DC/DPW STANDARDS AND SPECIFICATIONS.

TEST PITS ARE REQUIRED AT ALL PROPOSED UTILITY CROSSINGS WITH ALL EXISTING UTILITY LINES TO DETERMINE THE EXACT HORIZONTAL LOCATION, ELEVATION AND SIZE OF THE EXISTING UTILITIES. A MINIMUM OF ONE FOOT VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN EXISTING AND PROPOSED UTILITIES. TEST PITS SHOULD BE COMPLETED PRIOR TO ORDERING ANY STRUCTURES OR PIPE MATERIALS. NOTIFY ENGINEER OF ANY CONFLICT WITH PROPOSED PLANS.

METER & METER TRANSMITTING DEVICES NOTES:

THE AUTHORITY HAS INSTALLED A FIXED NETWORK AUTOMATIC METER READING SYSTEM. THIS SYSTEM WILL ELIMINATE THE REQUIREMENT TO READ METERS MANUALLY. METERS INSTALLED BY WASA OR PRIVATE OWNERS OF METERS WILL NEED TO MEET THE FOLLOWING SPECIFICATIONS IN ORDER FOR WASA TO READ METERS AUTOMATICALLY:

1. METERS, INSTALLATIONS AND INSPECTIONS MUST COMPLY WITH ALL DCMP CODES AND SPECIFICATIONS.
2. ALL NEW METERS INSTALLED, INCLUDING PRIVATELY OWNED METERS MUST BE "TRUE ABSOLUTE ENCODER" TYPE METERS OR "DIRECT-READ" METERS THAT CONVERT METER READINGS TO DIGITAL PULSES FROM THE METER REGISTERS.
3. ALL METER REGISTERS SHOULD BE ABLE TO CONVERT ALL THE DIALS IN THE METER REGISTER TO DIGITAL PULSES.
4. THE METERS MUST MEASURE WATER IN 100 CUBIC FEET INCREMENTS. ALL NEW METERS MUST HAVE A METER READING TRANSMITTING UNIT ATTACHED TO THE METER REGISTERS, SEALED SO AS TO MAKE IT WATER TIGHT. THE TRANSMITTING UNIT SHOULD BE PROGRAMMABLE TO DCWASA'S FCC APPROVED RADIO FREQUENCY, AND COMPATIBLE WITH HEXAGRAM, INC. HARDWARE AND SOFTWARE.
5. ALL NEW METERS 3" OR GREATER MUST HAVE TEST PLUG IN THE METER.
6. ALL NEW METERING CONFIGURATIONS SHOULD HAVE STRAINER WHERE APPROPRIATE TO MANUFACTURER'S SPECIFICATIONS.

OUTSIDE LOCATIONS:

A. THE NEW METER LID MUST BE OF A COMPOSITION AND TENSILE STRENGTH SO AS TO PERMIT A RADIO SIGNAL TO PROPAGATE THROUGH THE METER LID AND SECURE THE METER PIT, AGAINST LIGHT VEHICLE TRAFFIC AND PEDESTRIAN FOOT TRAFFIC. LARGE METER INSTALLATIONS MUST HAVE METER LIDS THAT MAY WITHSTAND HEAVY VEHICLE TRAFFIC.

B. THE RADIO-TRANSMITTING DEVICE MUST BE SECURELY ANCHORED TO THE UNDERSIDE OF THE NEW TRANSMITTER FRIENDLY METER LID, SO AS TO PERMIT A RADIO SIGNAL TO COMMUNICATE WITH A DATA COLLECTION UNIT.

C. THE RADIO-TRANSMITTING DEVICE MAY ALSO BE INSTALLED THROUGH THE EXISTING CAST IRON METER LID OR A NEW CAST IRON METER LIDS SO AS PERMIT A SIGNAL TO COMMUNICATE WITH A DATA COLLECTION DEVICE AND POSE NO TRIPPING HAZARD.

APPROVED METERS, METER LIDS AND MTU CURRENTLY USED BY DCWASA:

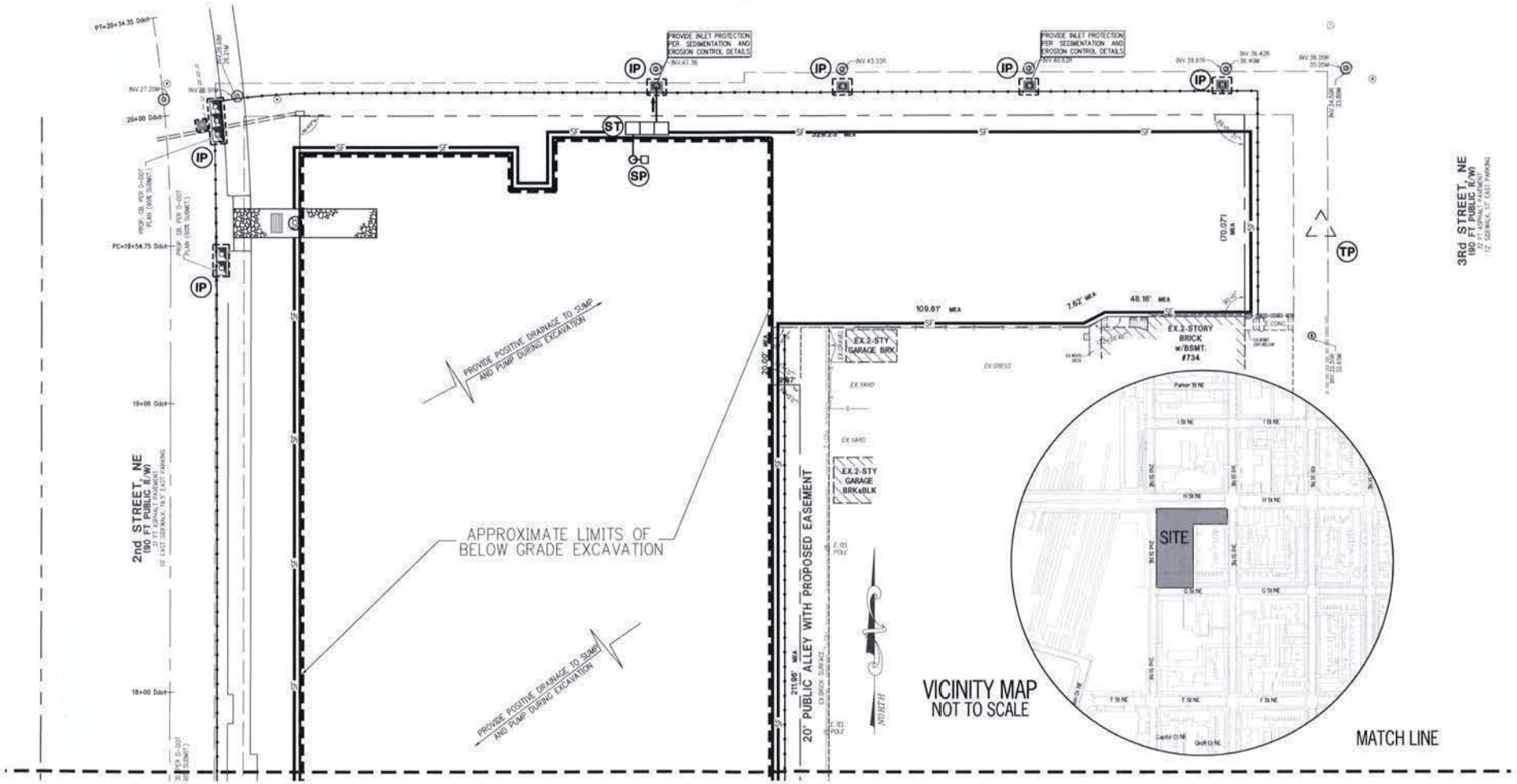
1. HEXAGRAM INC. METER TRANSMITTING UNIT.
2. ABB WATER METERS, INC. WITH MTU PERMANENTLY POTTED AT THE FACTORY – MODEL C3000 2"–8" COMPOUND METERS.
3. ARMORCAST INC.
   – METER LID 21 1/2". METER LID MAY NEED TO BE HEAVY DUTY CAST IRON WITH THE RADIO TRANSMITTING DEVICE INSTALLED THROUGH THE EXISTING CAST IRON METER LID TO ALLOW REMOVAL OF THE LARGER SIZE METERS.

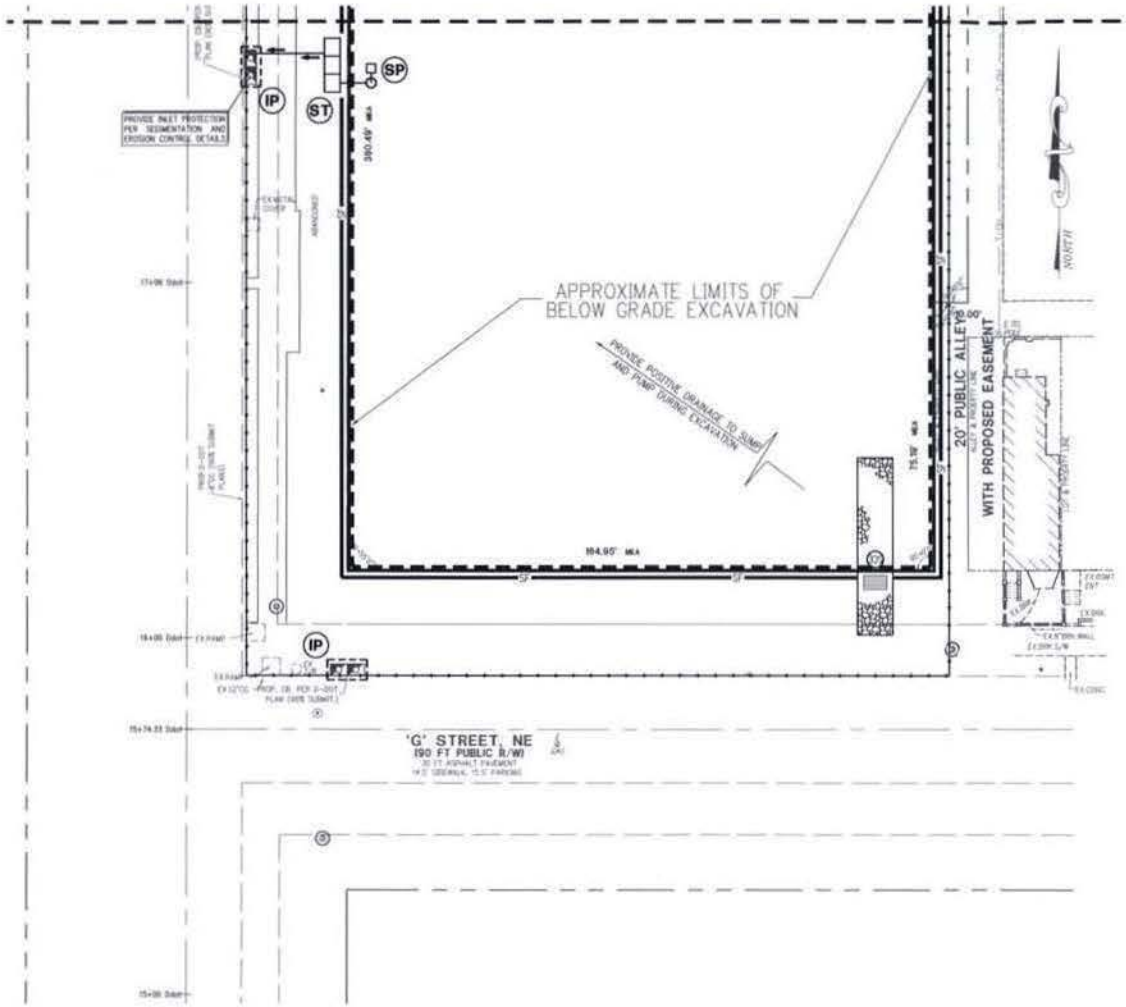
ESTIMATED PEAK FLOWS AND PIPE SIZES:

Fire Water Service:	1,250 GPM	6"diameter pipe
Domestic Water Service:	500 GPM	6"diameter pipe
Sanitary Sewer: Total project load:	2,745 drainage fixture units	(4) four separate 6"diameter outlets

STORMWATER MANAGEMENT NOTE:

STORMWATER MANAGEMENT TO BE PROVIDED BY MEANS OF A GREEN ROOF SYSTEM OR SIMILAR APPROVED STORMWATER MANAGEMENT DEVICE TO MEET THE REQUIREMENTS OF THE DISTRICT OF COLUMBIA, DEPARTMENT OF HEALTH AND ENVIRONMENTAL ADMINISTRATION WATERSHED PROTECTION DIVISION.


PROVIDE INLET PROTECTION PER SEDIMENTATION AND EROSION CONTROL DETAILS
IP
ST
SP
TP
2nd STREET, NE
(90 FT PUBLIC R/W)
3Rd STREET, NE
(90 FT PUBLIC R/W)
PROVIDE POSITIVE DRAINAGE TO SUMP AND PUMP DURING EXCAVATION
APPROXIMATE LIMITS OF BELOW GRADE EXCAVATION
20' PUBLIC ALLEY WITH PROPOSED EASEMENT
EX.2-STY GARAGE BRK
EX.2-STY GARAGE BRK&BLK
EX.2-STORY BRICK w/BSMT. #734
SITE
VICINITY MAP
NOT TO SCALE
NORTH
MATCH LINE



CONSTRUCTION AND STABILIZATION SEQUENCE:

1. INSTALL SEDIMENT AND EROSION CONTROL MEASURES INCLUDING STABILIZED CONSTRUCTION ENTRANCE, WASH RACK, INLET PROTECTION, SILT FENCE, STRAW BALE DIKE, AS INDICATED ON SHEET C.03. SEE SHEET C.07 FOR SEDIMENTATION AND EROSION CONTROL DETAILS.
2. SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO COMMENCING ANY OTHER LAND DISTURBING ACTIVITIES.
3. REMOVE ITEMS AS INDICATED ON DEMOLITION PLAN.
4. INSTALL SITE IMPROVEMENTS AS INDICATED ON CONSTRUCTION DOCUMENTS FOR THE PROPOSED BUILDING.
5. AT THE COMPLETION OF CONSTRUCTION AND AFTER THE INSPECTOR'S APPROVAL, ALL TEMPORARY SALLITATION, SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE REMOVED.

DUST CONTROL NOTES:

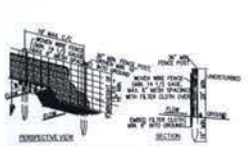
1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.
2. THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL AND OTHER DELETERIOUS MATERIAL TO BE USED FOR ON-SITE DUST CONTROL.
3. THE CONTRACTOR SHALL SUPPLY WATER SPRAYING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREAS.
4. THE CONTRACTOR SHALL IMPLEMENT STRICT DUST CONTROL MEASURES DURING ACTIVE CONSTRUCTION PERIODS ON-SITE. THESE CONTROL MEASURES WILL GENERALLY CONSIST OF WATER APPLICATIONS THAT SHALL BE APPLIED A MINIMUM OF ONCE PER DAY DURING DRY WEATHER OR MORE OFTEN AS REQUIRED TO PREVENT DUST EMISSIONS.
5. FOR WATER APPLICATION TO UNDISTURBED SOIL SURFACES, THE CONTRACTOR SHALL:
   - A. APPLY WATER WITH EQUIPMENT CONSISTING OF TANK, SPRAY BAR, PUMP WITH DISCHARGE PRESSURE GAUGE;
   - B. ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER;
   - C. DISPERSE WATER THROUGH NOZZLES ON SPRAY BAR AT 20 PSI (137.8 K PA) MINIMUM. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
6. FOR WATER APPLICATION TO SOIL SURFACES DURING DEMOLITION AND/OR EXCAVATION, THE CONTRACTOR SHALL:
   - A. APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND MIST NOZZLES;
   - B. LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA CAN BE MISTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
   - C. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND SITE BOUNDARIES.

SEDIMENTATION AND EROSION CONTROL NOTE:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN OF SHEETING AND SHORING AND SUPPORT OF EXISTING UTILITIES AND ADJACENT STRUCTURES. SHORING, BRACING, AND UNDERPINNING DESIGNED BY THE CONTRACTOR'S STRUCTURAL ENGINEER LICENSED IN THE DISTRICT OF COLUMBIA SHALL BE PROVIDED AS NECESSARY TO ENSURE THEIR SUPPORT.
2. PROVIDE SILT FENCE AT PERIMETER OF EXCAVATION AREA TO REMAIN IN PLACE UNTIL BELOW GRADE EXCAVATION HAS BEGUN UNLESS OTHERWISE APPROVED BY THE INSPECTOR.
3. PROVIDE CHAIN-LINK CONSTRUCTION FENCE AT PERIMETER OF EXCAVATION AREA TO REMAIN IN PLACE UNLESS OTHERWISE APPROVED BY THE INSPECTOR.
4. CONTRACTOR TO PROVIDE ON SITE APPROVED STAMPED AND SIGNED SEDIMENTATION AND EROSION CONTROL DRAWINGS BY DEPARTMENT OF HEALTH, WATERSHED PROTECTION DIVISION.
5. THE APPLICANT MUST NOTIFY THE DEPARTMENT OF HEALTH BY PHONE (202-535-2240) AT LEAST 24 HOURS PRIOR TO THE START OF GRADING ACTIVITY AND WITHIN (2) WEEKS AFTER COMPLETION OF PROJECT TO REQUEST INSPECTION. IF THERE IS NEED TO MAKE CHANGES OR MODIFICATIONS IN THE APPROVED DESIGN, DEPARTMENT OF HEALTH MUST BE NOTIFIED IMMEDIATELY.

LEGEND: PROPOSED

- TEMP. CONSTRUCTION ENTRANCE (SCE)
- WASH RACK
- SILT FENCE — SF
- INLET PROTECTION (IP)
- SEDIMENT TANK (ST)
- SUMP PUMP (SP)
- TREE PROTECTION (TP)
- APPROXIMATE LIMIT OF BELOW GRADE EXCAVATION FOR BUILDING STRUCTURE
- LIMIT OF DISTURBANCE



SILT FENCE

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE:

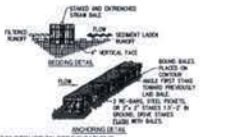
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGE" DEVELOP IN THE SILT FENCE.

POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD

FENCE: WOVEN WIRE, 14 1/2 GAGE 6" MAX. MESH OPENING

FILTER CLOTH: FILTER X, MIRAFI 100X, STABLINKA T140N OR APPROVED EQUAL

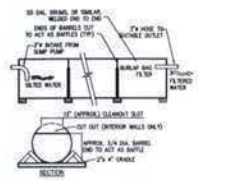
PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL



STRAW BALE DIKE

CONSTRUCTION SPECIFICATIONS:

1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THAT BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.



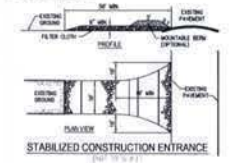
PORTABLE SEDIMENT TANK

CONSTRUCTION NOTES:

1. THE STRUCTURE MAY BE CONSTRUCTED WITH STEEL DRUMS, STURDY WOOD OR OTHER MATERIAL SUITABLE FOR HANDLING THE PRESSURE EXERTED BY THE VOLUME OF THE WATER.
2. SEDIMENT TANKS WILL HAVE A MINIMUM DEPTH OF TWO FEET.
3. THE SEDIMENT TANK SHALL BE LOCATED FOR EASY CLEAN-OUT AND DISPOSAL OF THE TRAPPED SEDIMENT AND TO MINIMIZE THE INTERFERENCE WITH CONSTRUCTION ACTIVITIES.
4. THE FOLLOWING FORMULA SHALL BE USED TO DETERMINE THE STORAGE VOLUME OF THE SEDIMENT TANK.

PUMP DISCHARGE (G.P.M.) X 3600=CUBIC FEET OF STORAGE REQUIRED.

5. ONCE THE WATER LEVEL NEARS THE TOP OF THE TANK, THE PUMP MUST BE SHUT OFF WHILE THE TANK DRAINS AND ADDITIONAL CAPACITY IS MADE AVAILABLE.
6. THE TANK SHALL BE DESIGNED TO ALLOW FOR EMERGENCY FLOW OVER TOP OF THE TANK.
7. CLEAN-OUT OF THE TANK IS REQUIRED ONCE ONE-THIRD OF THE ORIGINAL CAPACITY IS DEPLETED DUE TO SEDIMENT ACCUMULATION. THE TANK SHALL BE CLEARLY MARKED SHOWING THE CLEAN-OUT POINT.



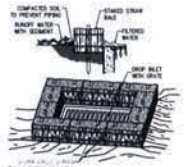
STABILIZED CONSTRUCTION ENTRANCE

CONSTRUCTION RAMP SPECIFICATION:

1. STONE SIZE– USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH– AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS– NOT LESS THEN SIX (6) INCHES.
4. WIDTH– TEN (10) FOOT MINIMUM, BUT NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS OCCUPY.
5. FILTER CLOTH– WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER– ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE– THE ENTRANCE SHALL BE MAINTAINED IN CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING– WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
10. ALL TRAFFIC LEAVING CONSTRUCTION ENTRANCE IS PLACED IN WITHIN OUR-PLANE AND NOT ON EXISTING SOIL OR TRAVELED WAY.

VEHICLE WASH DETAIL

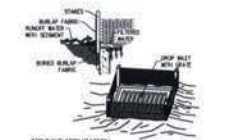
STRAW BALE DIKE



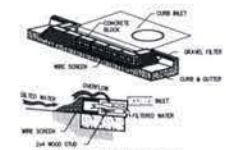
STRAW BALE DROP INLET SEDIMENT FILTER

SPECIFIC APPLICATION:

SIDE DEFENSE OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

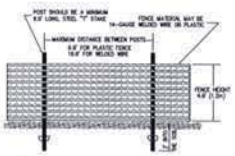


BURLAP DROP INLET SEDIMENT FILTER

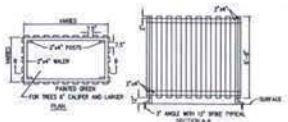


CURB INLET SEDIMENT FILTER

1. TWO CONCRETE BLOCKS SHALL BE PLACED ON THEIR SIDES ABUTTING THE CURB AT EITHER SIDE OF THE INLET OPENING.
2. A 2 INCH BY 4 INCH STUD SHALL BE CUT AND PLACED THROUGH THE OUTER HOLES OF EACH SPACER BLOCK TO HELP HOLD THE FRONT BLOCKS IN PLACE.
3. CONCRETE BLOCKS SHALL BE PLACED ON THEIR SIDES ACROSS THE FRONT OF THE INLET AND ABUTTING THE SPACER BLOCKS AS ILLUSTRATED.
4. WIRE MESH SHALL BE PLACED OVER THE OUTSIDE VERTICAL FACE (WEEPHOLE) OF THE CONCRETE BLOCKS TO PREVENT STONE FROM BEING WASHED THROUGH THE VOIDS IN THE BLOCKS. CHICKEN WIRE OR HARDWARE CLOTH WITH 1/2-INCH OPENINGS SHALL BE USED.
5. TWO TO THREE INCH STONE SHALL BE PILED AGAINST THE WIRE TO THE TOP OF THE BARRIER AS SHOWN.
6. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE BLOCKS, CLEANED AND REPLACED.



TREE PROTECTION FENCE INSTALLATION DETAIL

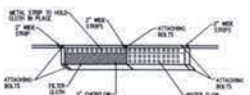


TREE PROTECTION NOTES:

1. TREES AS SHOWN ON THE PLAN TO REMAIN SHALL BE PROTECTED AS SHOWN TO PREVENT MECHANICAL INJURY. TREE PROTECTION MEASURES SHOULD BE AS CLOSE TO THE DRIP LINE OF THE TREE AS POSSIBLE AND AS SHOWN ON THE PLAN. FOR STREET TREES AT THE CURB, PROTECTION FENCING SHALL BE ERECTED AT EDGE OF PAVING.
2. BOARDS WILL NOT BE NAILED TO TREES DURING BUILDING OPERATIONS.
3. NO STORAGE OF EQUIPMENT OR CONSTRUCTION MATERIALS SHALL BE ALLOWED WITHIN TREE PROTECTION FENCING.
4. HEAVY EQUIPMENT OPERATORS WILL BE CAUTIONED TO AVOID DAMAGE TO EXISTING TREE TRUNKS AND ROOTS DURING LAND LEVELING OPERATIONS. TUNNEL UNDER ROOT SYSTEM WHEN INSTALLING UTILITY LINES, IF POSSIBLE.
5. TREE TRUNKS AND EXPOSED ROOTS AND LIMBS DAMAGED DURING EQUIPMENT OPERATIONS WILL BE CARED FOR AS PRESCRIBED BY A FORESTER OR LICENSED TREE EXPERT.
6. THE USE OF HEAVY EQUIPMENT IN ROOT SYSTEMS OF DESIRABLE TREES MUST BE AVOIDED TO PREVENT SOIL COMPACTION. ALL CONSTRUCTION SHOULD BE KEPT OUT OF THE DRIP LINE OF PROTECTED TREES. PROTECTIVE FENCING SHALL BE UTILIZED FOR TREES BEING RETAINED AND SHALL BE LOCATED AT THE DRIP LINE AND AS SHOWN ON THE PLAN.
7. DURING THE FIRST TWO SUMMERS FOLLOWING CONSTRUCTION, IT IS DESIRABLE THAT THE TREES RECEIVE ADEQUATE AMOUNTS OF WATER.

TYPICAL TREE PROTECTION FENCING

WASH RACK DETAIL



STANDARD INLET GUARD ATTACHMENT METHOD

STANDARD INLET GUARD DIMENSIONS

STANDARD INLET GUARD CROSS SECTION

GRADE INLET GUARD

STANDARDS AND SPECIFICATIONS FOR BRICKBAT GROUND COVER

DEFINITION

TEMPORARY GROUND COVER CONSISTING OF BROKEN BRICK (1/3 PIECE OR SMALLER) PLACED OVER DENUDED EARTH.

PURPOSE

BRICKBAT PROVIDES A TEMPORARY GROUND COVER OVER DENUDED URBAN EARTH TO PREVENT THE TRANSPORTATION OF SEDIMENT FROM THE SITE.

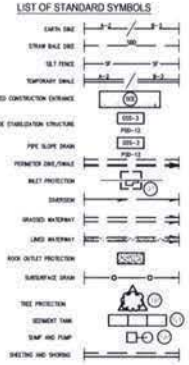
CONDITIONS WHERE PRACTICE APPLIES

BRICKBATS MAY BE USED ON ANY SITE IN NEED OF TEMPORARY GROUND COVER.

DESIGN CRITERIA

THE BRICKBATS SHALL BE PLACED TO A DEPTH OF 3 INCHES TO 4 INCHES COVERING THE DENUDED EARTH ON THE SITE, THEN COMPACTED AND LEVELED.

BRICKBAT DETAIL



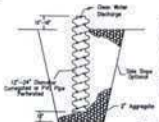
EROSION AND SEDIMENT CONTROL MEASURES AND SEQUENCE:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING.
2. PROVIDE TEMPORARY STONE CONSTRUCTION ENTRANCE AND WASH RACK WHERE SHOWN. PROVIDE WATER SOURCE AND HOSE TO CLEAN ALL EQUIPMENT LEAVING SITE.
3. INSTALL STRAW BALE DIKE AS SHOWN ON SEDIMENT AND EROSION CONTROL PLAN.
4. NO DISTURBED AREA SHALL BE EXPOSED FOR MORE THAN 7 CALENDAR DAYS. INSTALL THE NECESSARY TEMPORARY OR PERMANENT VEGETATIVE STABILIZATION MEASURES TO ACHIEVE ADEQUATE EROSION AND SEDIMENT CONTROL.
5. ALL CONSTRUCTION TO BE INSPECTED DAILY BY THE CONTRACTOR, AND ANY DAMAGED SILTATION OR EROSION CONTROL DEVICES OR MEASURES WILL BE REPAIRED AT THE CLOSE OF THE DAY.
6. ALL STRAW BALE DIKES TO BE MAINTAINED IN WORKING CONDITION.
7. STABILIZED CONSTRUCTION ENTRANCES TO BE PERIODICALLY SUPPLEMENTED WITH ADDITIONAL STONE AS NEEDED.
8. CONTROLS WILL BE REMOVED AFTER THEIR CONTRIBUTING BASINS HAVE BEEN PERMANENTLY STABILIZED.

SILTATION EROSION CONTROL NOTES:

1. ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ON-SITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED.
2. ALL DEBRIS TO TO BE REMOVED FROM THE SITE.
3. ALLEY AND / OR STREET SHALL BE SWEPT CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.
4. ALL SEDIMENT AND EROSION CONTROL MEASURES TO BE INSPECTED DAILY BY THE CONTRACTOR. ANY DAMAGED DEVICE OR MEASURE WILL BE REPAIRED OR REPLACED BY THE CLOSE OF DAY OR AS DIRECTED BY THE ARCHITECT.
5. ALL VEHICLES LEAVING THE SITE SHALL EXIT THROUGH THE CONSTRUCTION ENTRANCE ONLY AND SHALL BE WASHED DOWN TO REMOVE MUD FROM TIRES BEFORE ENTERING THE STREET. CONSTRUCTION ENTRANCE TO BE MAINTAINED IN GOOD WORKING CONDITIONS.
6. ALL CATCH BASINS AND AREA DRAINS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
7. IF ANY CATCH BASIN OR DRAIN BECOMES CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS IMMEDIATE CLEANING.
8. ALL DISTURBED AREAS WITHIN THE LIMIT OF DISTURBANCE BOUNDARY NOT SHOWN TO BE PAVED SHALL BE SEEDED OR SODDED AS PER D.C. SPECIFICATIONS WITHIN SEVEN DAYS OF DISTURBANCE.
9. WHEN SEDIMENT TRAP/SEDIMENT TANK HAS REACHED 67% CAPACITY, CLEAN OUT OF SAME IS REQUIRED.
10. ANY STOCKPILING, REGARDLESS OF LOCATION ON SITE SHALL BE STABILIZED WITHIN 14 DAYS AND COVERED WITH PLASTIC OR CANVAS, AFTER ITS ESTABLISHMENT AND FOR THE DURATION OF THE PROJECT.
11. AFTER RAZE OF DEMOS, SHORE IS NEED FOR GROUND COVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING SUCH AS SEED, SOD, PAVING, BRICKBRACK OR MULCH, ETC.
12. AT THE COMPLETION OF CONSTRUCTION PROJECT AND AFTER THE D.C. EROSION AND SEDIMENT CONTROL INSPECTION APPROVAL, ALL TEMPORARY SILTATION, SEDIMENTATION AND EROSION CONTROL MEASURES AND DEVICES SHALL BE REMOVED AND ALL DENUDED AREAS SHALL BE PERMANENTLY STABILIZED.

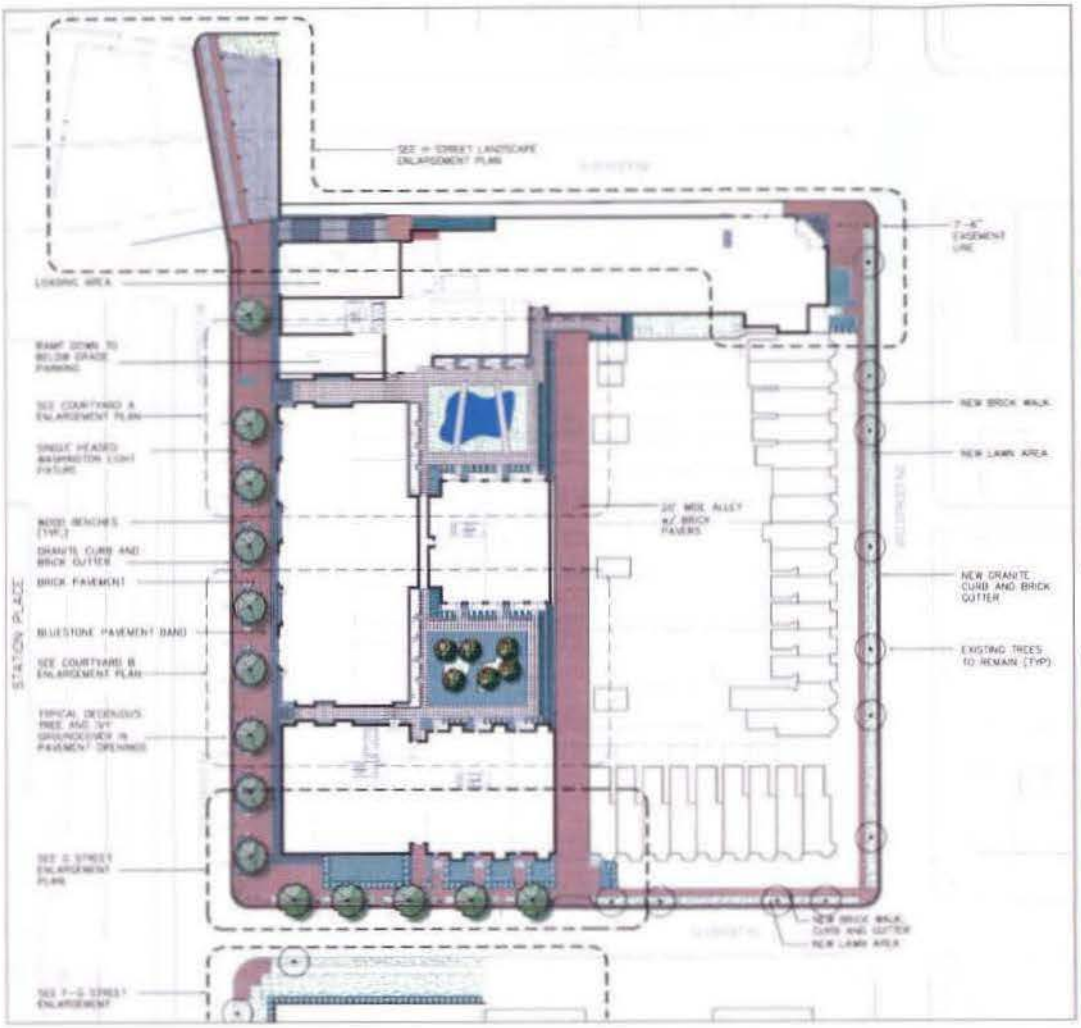
LIST OF STANDARD SYMBOLS



SUMP PIT

CONSTRUCTION SPECIFICATIONS:

1. PIT DIMENSIONS ARE OPTIONAL.
2. THE STANDPIPE SHOULD BE CONSTRUCTED BY PERFORATING A 12"-24" DIAMETER CORRUGATED OR PVC PIPE.
3. A BASE OF 3" AGGREGATE SHOULD BE PLACED IN THE PIT TO A DEPTH OF 12". AFTER INSTALLING THE STANDPIPE, THE PIT SURROUNDING THE STANDPIPE SHOULD THEN BE BACKFILLED WITH 2" AGGREGATE.
4. THE STANDPIPE SHOULD EXTEND 12"-18" ABOVE THE LIP OF THE PIT.
5. IF DISCHARGE WILL BE PUMPED DIRECTLY TO A STORM DRAINAGE SYSTEM, THE STANDPIPE SHOULD BE WRAPPED WITH FILTER CLOTH BEFORE INSTALLATION. IF DESIRED, 1/4"-1/2" HARDWARE CLOTH MAY BE PLACED AROUND THE STANDPIPE, PRIOR TO ATTACHING THE FILTERCLOTH. THIS WILL INCREASE THE RATE OF WATER SEEPAGE INTO THE PIPE.



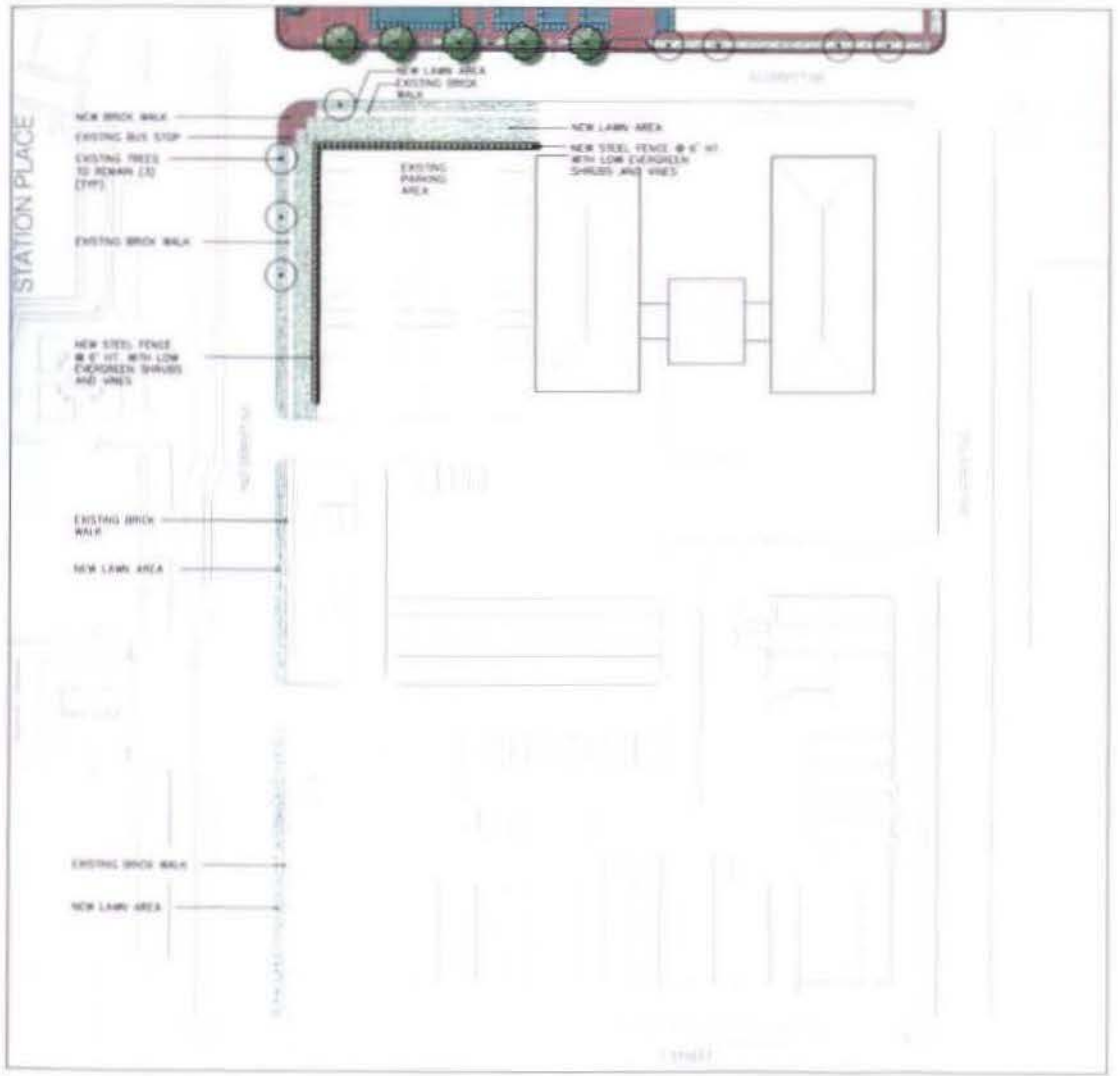
TYPICAL STREET TREE PLANTINGS

TYPICAL BRICK PAVEMENT

SINGLE GLOBE WASHINGTON LIGHT FIXTURE

WOOD BENCH

POTENTIAL OUTDOOR CAFE AREA at G AND 2ND STREET



TYPICAL BRICK PAVEMENT

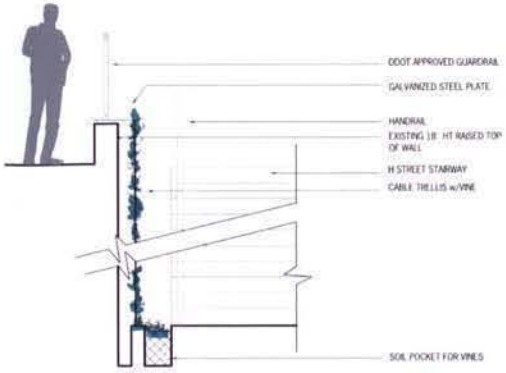
STEEL FENCE at EXISTING PARKING AREA

TYPICAL GRANITE PAVEMENT

GUARDRAILat BRIDGE

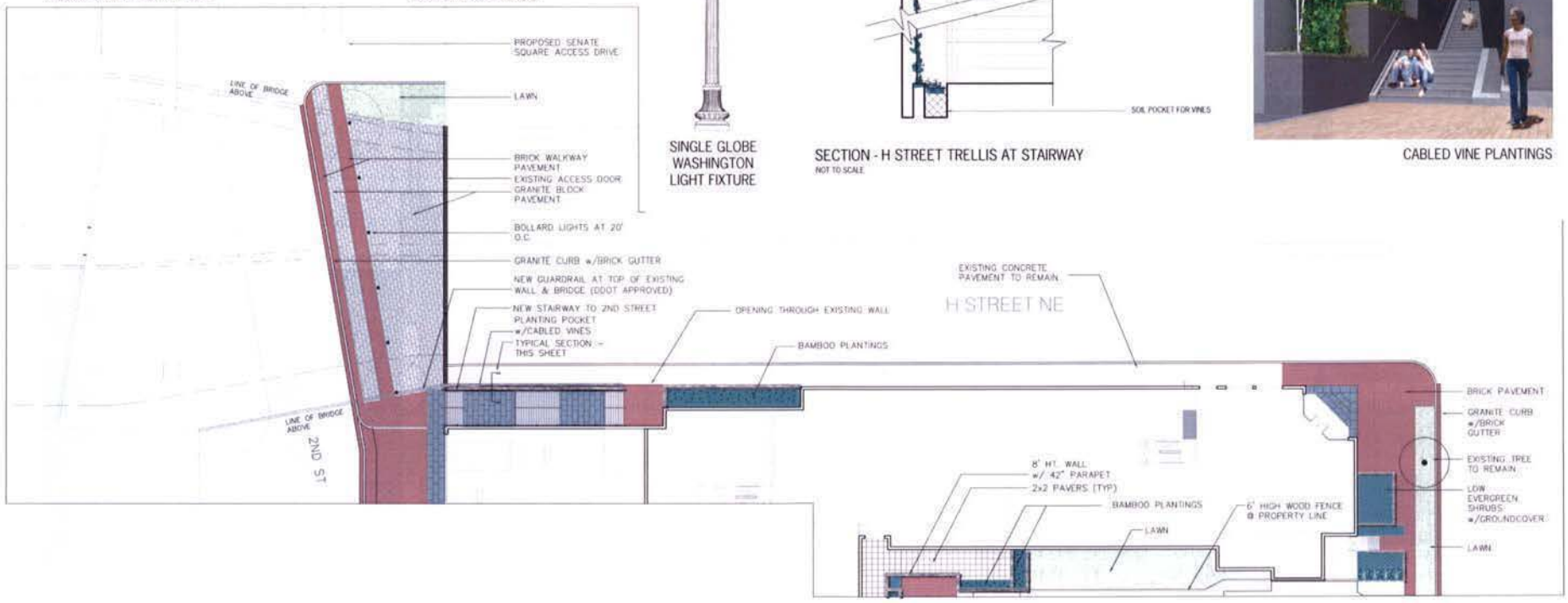
EVERGREEN SHRUBS

SINGLE GLOBE WASHINGTON LIGHT FIXTURE



SECTION - H STREET TRELLIS AT STAIRWAY
NOT TO SCALE

CABLED VINE PLANTINGS



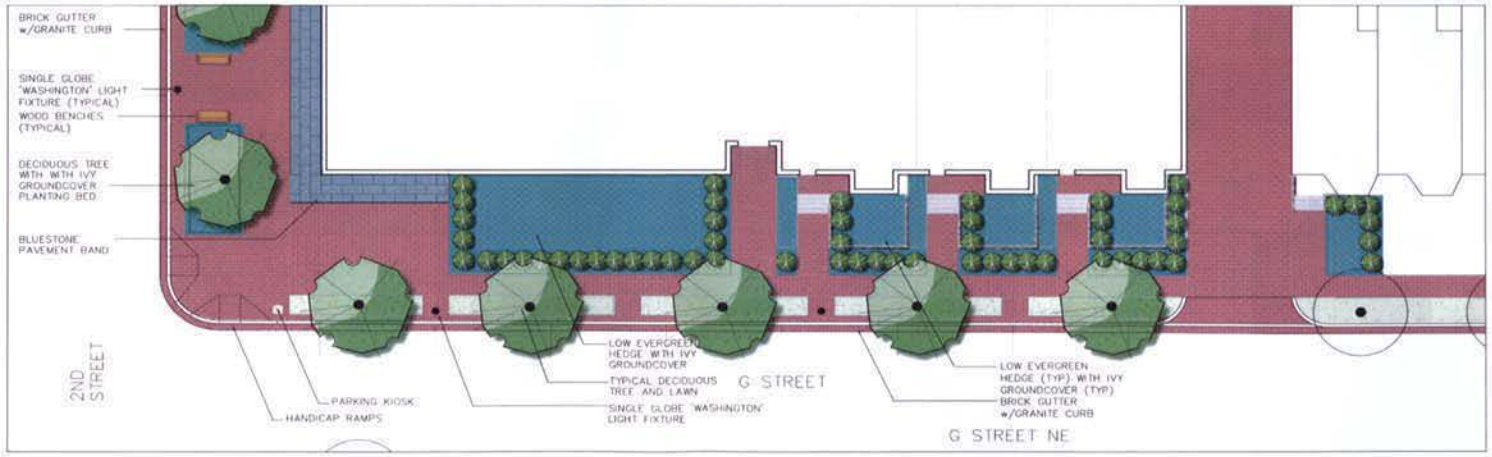
WOOD BENCH

TYPICAL STREET TREE AT G STREET

TYPICAL BRICK PAVEMENT

EVERGREEN SHRUBS

G STREET



SINGLE GLOBE WASHINGTON LIGHT FIXTURE

COURTYARD ENTRY
ARCADE - ENLARGEMENT PLAN

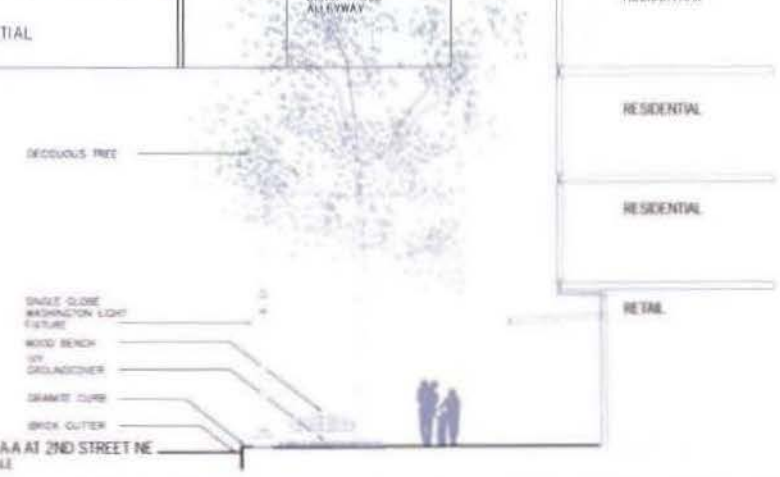
TYPICAL
BRICK PAVEMENT

TYPICAL STREET TREE
at 2nd STREET

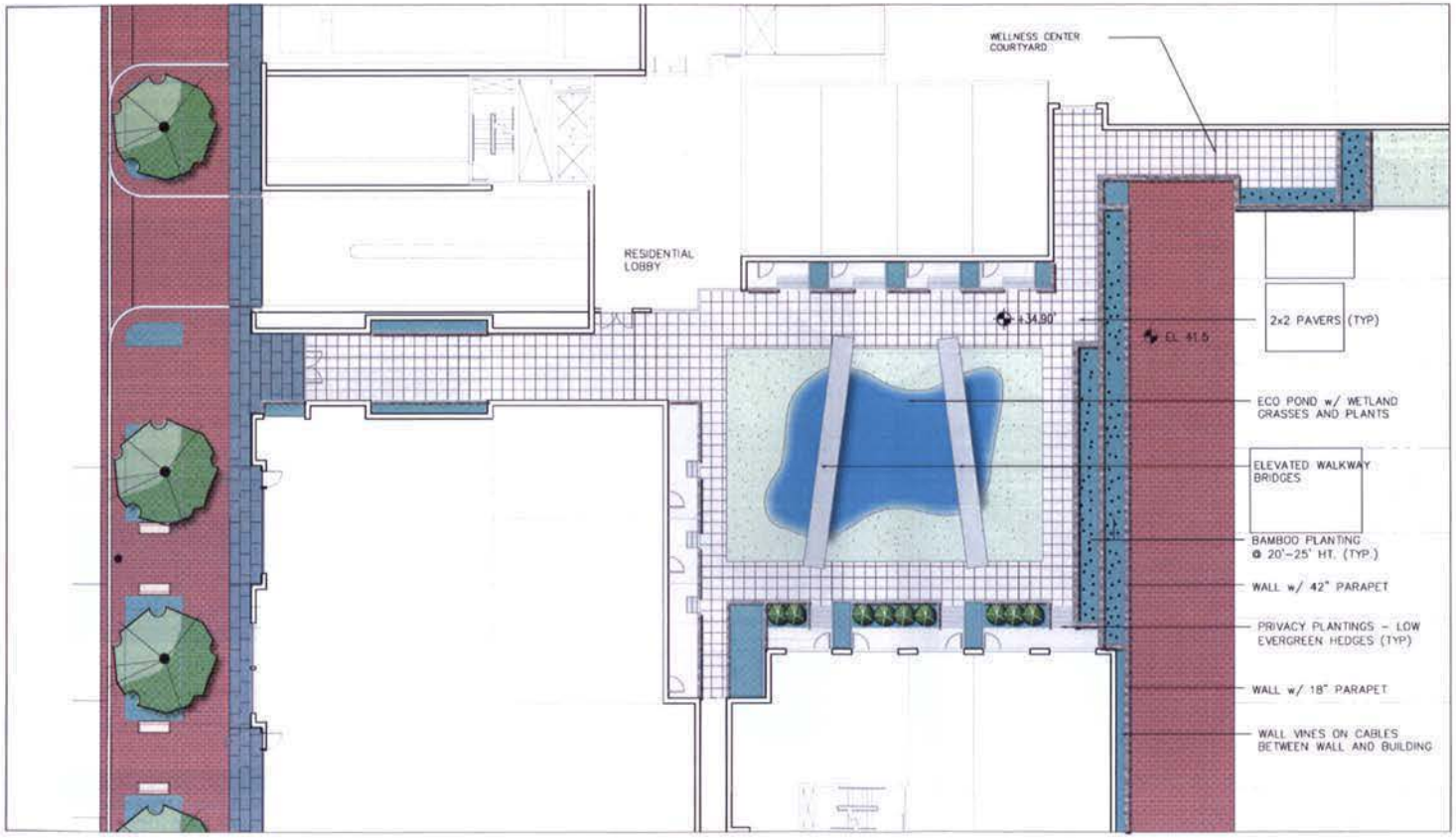
EVERGREEEN SHRUBS

WOOD BENCHES

SINGLE GLOBE
WASHINGTON
LIGHT FIXTURE



SECTION AA AT 2ND STREET NE
NOT TO SCALE



BAMBOO

ORNAMENTAL GRASSES

Likely Points	Sustainable Sites	Possible Points: 14 Points
9		
Required	Prereq 1	**Erosion & Sedimentation Control** — Required
1	Credit 1	**Site Selection** The project meets the following criteria: (1) Not on prime farmland. (2) Not on habitat for endangered species. (3) Not within 100 ft of wetlands. (4) Not on land that prior to acquisition was public parkland. (5) min 5 ft above the 100-year flood level. — 1
1	Credit 2	**Development Density** The project meets the following criteria: 60,000 sf/acre, equivalent to two-story townhouse neighborhood. — 1
	Credit 3	**Brownfield Redevelopment** Existing site is not declared a "brownfield" by the EPA. However, LEED, via a Credit Interpretation Ruling has accepted as equivalent an ASTM E 1903-97 Phase II Environmental Site Assessment performed for contaminated soils or asbestos abatement. Asbestos remediation should be performed following any generally excepted standard such as the Resource Conservation and Recovery Act (RCRA) and NESHAPS (National Emissions Standards for Hazardous Air Pollutants). Alternately, asbestos assessment could follow the EPA regulation 40CFR part 763. The project will review the criteria. — 1
1	Credit 4.1	**Alternative Transportation**, Public Transportation Access: Location within 1/2 mile of a commuter rail or 1/4 mile of at least two bus stations. The project is within ½ mile of Union Station Metro Station. — 1
1	Credit 4.2	**Alternative Transportation**, Bicycle Storage & Changing Rooms. Requirement: Covered bicycle storage for 15% of residents. The project will provide the required bicycle storage. (Note: No changing rooms are required in a residential building.) — 1
	Credit 4.3	**Alternative Transportation**, Alternative Fuel Refueling Stations (3% of Parking) The project will study the following alternative: - Provide alternate fuel vehicles & preferred parking for 3% of building occupants (not 3% of parking). Hybrids are acceptable. — 1
	Credit 4.4	**Alternative Transportation**, Parking Capacity: Do not exceed local parking requirements and reserve 5% of parking spaces for carpools. — 1
	Credit 5.1	**Reduced Site Disturbance**, Protect or Restore Open Space: Restore a minimum of 50% of the site area (excluding the building footprint) with native or adapted vegetation. — 1
	Credit 5.2	**Reduced Site Disturbance**, Development Footprint: Surpass the local zoning requirements for open space by 25%. — 1
1	Credit 6.1	**Stormwater Management**, 25% Reduction in Rate or Quantity. 25% of 2-year/24 hr storm, calculated for the entire project site, needs to be collected and, as much as possible, re-used. The water will be stored in the basement. The water will be stored in a cistern, located in the parking levels of the building. The water will be re-used for some or all of the following: cooling tower make-up, irrigation of the green roofs, pavement washing, flushing of the toilets. — 1
1	Credit 6.2	**Stormwater Management**, Treatment: Filter storm water from the entire site, or infiltrate the storm water off the entire site. Fertilize plants and maintain the building exterior with low phosphate products. — 1
1	Credit 7.1	**Landscape & Exterior Design to Reduce Heat Islands**, Non-Roof: Place min. 50% of parking underground OR provide high-albedo materials for at least 30% of the site's impervious, non-roof surfaces, OR shade at least 30% of these impervious surfaces. — 1
1	Credit 7.2	**Landscape & Exterior Design to Reduce Heat Islands**, Roof: Vegetated (green) roof for 50% of roof, or a combination of vegetated (green) roof + ENERGY STAR roofing for 75% of the roof. ENERGY STAR roofing has high reflectance and high emittance. The project will meet requirement with vegetated (green) roof. — 1
1	Credit 8	**Light Pollution Reduction:** Prevent interior lighting from spill outside building, prevent exterior lighting from trespassing property boundary, and provide appropriate cut-offs for exterior lighting To be pursued throughout the project by the lighting designer as the project develops. — 1

Likely Points	Water Efficiency	Possible Points: 5 Points
2		
1	Credit 1.1	**Water Efficient Landscaping**, Reduce by 50% Micro or drip irrigation, or retained storm water will be reviewed to meet the requirement. — 1
	Credit 1.2	**Water Efficient Landscaping**, No Potable Use or No Irrigation The point can also be obtained by installing no irrigation system for the green roof. (Temporary irrigation is allowed until the plants are established.) — 1
	Credit 2	**Innovative Wastewater Technologies** Point achievable with black water system, or if an extensive rain water collection system is used for toilet flushing in the entire building. — 1
1	Credit 3.1	**Water Use Reduction**, 20% Reduction The project will review use of low flow showerheads (2.0 gpm), kitchen sink lavatories of 1.5 gpm, bathroom lavatories of 1.5 gpm, and dual-flush toilets. — 1
	Credit 3.2	**Water Use Reduction**, 30% Reduction The project will use energy modeling to study building performance. — 1

Likely Points	Energy & Atmosphere	Possible Points: 17 Points
3		
Required	Prereq 1	**Fundamental Building Systems Commissioning** — Required
Required	Prereq 2	**Minimum Energy Performance** — Required
Required	Prereq 3	**CFC Reduction in HVAC&R Equipment** — Required
1	Credit 1.1	**Optimize Energy Performance**, 12.51% New The project will use energy modeling to study building performance — 1
1	Credit 1.2	**Optimize Energy Performance**, 17.51% New The project will use energy modeling to study building performance. — 1
	Credit 1.3	**Optimize Energy Performance**, 22.51% New — 1
	Credit 1.4	**Optimize Energy Performance**, 27.51% New — 1
		Optimize Energy Performance, 32.51% New — 1
		Optimize Energy Performance, 37.51% New — 1
		Optimize Energy Performance, 42.51% New — 1
		Optimize Energy Performance, 47.51% New — 1
	Credit 1.5	**Optimize Energy Performance**, 52.51% New — 1
		Optimize Energy Performance, 57.51% New — 1
		Renewable Energy, 5% Min. requirement is 2.51% of regulated energy cost (excluding plug loads, cooking, washing/drying, elevators, exterior lighting, occupant-installed lighting) — 1
	Credit 2.2	**Renewable Energy**, 10% — 1
	Credit 2.3	**Renewable Energy**, 20% — 1
1	Credit 3	**Additional Commissioning:** The project will engage independent commissioning agent. — 1
	Credit 4	**Ozone Depletion** No HCFCs or Halons — 1
	Credit 5	**Measurement & Verification** — 1
	Credit 6	**Green Power:** Two-year contract to provide 50% of the building power with renewable energy. — 1

Likely Points	Materials & Resources	Possible Points: 13 Points
6		
Required	Prereq 1	**Storage & Collection of Recyclables** — Required
	Credit 1.1	**Building Reuse**, Maintain 75% of Existing Shell Not applicable for the project. — 1
	Credit 1.2	**Building Reuse**, Maintain 100% of Shell Not applicable for the project. — 1
	Credit 1.3	**Building Reuse**, Maintain 100% Shell & 50% Non-Shell Not applicable for the project. — 1
1	Credit 2.1	**Construction Waste Management**, Divert 50% of C&D waste from landfill. The project will meet requirement. — 1
1	Credit 2.2	**Construction Waste Management**, Divert 75% of C&D waste from landfill The project will meet requirement. — 1
	Credit 3.1	**Resource Reuse**, Specify 5% Requires using salvaged materials (i.e. salvaged bricks, reclaimed wood) that make up 5% of all building materials (by cost). — 1
	Credit 3.2	**Resource Reuse**, Specify 10% — 1
1	Credit 4.1	**Recycled Content**, Specify 5% Percentages are based on cost. The project will use concrete and steel with recycled content. — 1
1	Credit 4.2	**Recycled Content**, Specify10% The project will review use of additional materials with recycled content. — 1
1	Credit 5.1	**Local/Regional Materials**, 20% Manufactured Locally The project will use a minimum of 20% of materials manufactured within 500 miles (by cost, excluding MEP). — 1
1	Credit 5.2	**Local/Regional Materials**, of 20% Above, 50% Harvested Locally — 1
	Credit 6	**Rapidly Renewable Materials:** 5% of building cost for materials only (excluding MEP) would have to be linoleum, cork, agrifiber, rapid-growth poplar and similar materials. — 1
	Credit 7	**Certified Wood:** 50% minimum of all wood-based materials (including wood used for construction) to be certified in accordance with the Forest Stewardship Council Guidelines. Percentage is based on cost. — 1

Likely Points	Indoor Environmental Quality	Possible Points: 15 Points
8		
Required	Prereq 1	**Minimum IAQ Performance** — Required
Required	Prereq 2	**Environmental Tobacco Smoke** (ETS) **Control** — Required
1	Credit 1	**Carbon Dioxide (CO_2) Monitoring of common areas (Lobby, Wellness Center) will meet criteria.** — 1
	Credit 2	**Increase Ventilation Effectiveness.** Diffusers have to be specified with an efficiency of 0.9 according to the calculation in Chapter 32 of the ASHRAE Handbook of Fundamentals. — 1
1	Credit 3.1	**Construction IAQ Management Plan**, During Construction The project will monitor HVAC protection, housekeeping, pathway interruption, source control, etc. during construction. — 1
	Credit 3.2	**Construction IAQ Management Plan**, Before Occupancy The project will attempt to perform a post construction flush out with outside air for a two week period prior occupancy. — 1
1	Credit 4.1	**Low-Emitting Materials**, Adhesives & Sealants Adhesives and sealants used through the project will comply with the criteria of this credit. — 1
1	Credit 4.2	**Low-Emitting Materials**, Paints Paints used through the project will comply with the criteria of this credit. — 1
1	Credit 4.3	**Low-Emitting Materials**, Carpet Carpets used through the project will comply with the criteria of this credit. — 1
	Credit 4.4	**Low-Emitting Materials**, Composite Wood No added urea formaldehyde. — 1
1	Credit 5	**Indoor Chemical & Pollutant Source Control** Entry grilles or grates to capture dirt. For areas with chemical processes (janitorial/storage): deck-to-deck partitions + separate exhaust. — 1
1	Credit 6.1	**Controllability of Systems**, Perimeter Operable windows for every 200 sqft of perimeter, including commercial areas (permanently occupied spaces only, excluding storage rooms). — 1
	Credit 6.2	**Controllability of Systems**, Non-Perimeter — 1
1	Credit 7.1	**Thermal Comfort**, Comply with ASHRAE 55-1992 Compliance with ASHRAE Standard 55-2004 is now acceptable. — 1
	Credit 7.2	**Thermal Comfort**, Permanent Monitoring System: Temperature, humidity — 1
	Credit 8.1	**Daylight & Views**, Daylight 75% of Spaces To be determined, based on the commercial areas. — 1
	Credit 8.2	**Daylight & Views**, Views for 90% of Spaces To be determined, based on the commercial areas. — 1

Likely Points	Innovation & Design Process	Possible Points: 5 Points
5		
1	Credit 1.1	**Innovation in Design**: Education Display of green design process and benefits. — 1
1	Credit 1.2	**Innovation in Design**: Integrated Pest Management + Green Housekeeping plan. — 1
1	Credit 1.3	**Innovation in Design:** Exemplary performance, such as but not limited to the following: Option 1: Exemplary savings of potable water (equivalent to 10% of water use for domestic purposes) Option 2: Exemplary recycled content (15% of the materials, excluding MEP, calculated by cost) Option 3: Exemplary storm water rate & quantity (retain 50% of the storm water instead of 25%) Option 4: 90% of waste is recycled instead of 75% — 1
1	Credit 1.4	**Innovation in Design**: TBD — 1
1		**LEED™ Accredited Professional** are part of the project design team — 1

Likely Points	Project Totals	Possible Points: 69 Points
33		

Certified 26-32 points **Silver** 33-38 points **Gold** 39-51 points **Platinum** 52-69 points

Capitol Place will meet requirements for LEED Certification

Note: Capitol place is committed to LEED - the project has met or will likelymeet requirements for all points indicated. final points may vary.

SUSTAINABLE SYSTEMS

"Biophilia...
is the innately emotional affiliation of human beings to other living organisms... life around us exceeds in complexity and beauty anything else humanity is ever likely to encounter."

Edward O. Wilson
The Biophilia Hypothesis

Responsible Construction
During construction erosion and sedimentation control measures are taken to prevent unnecessary damage to the site and to prevent increased storm runoff. Construction debris is disposed of appropriately and recycled if possible.

Healthy Indoor Air Quality in Units
Low VOC and non-toxic finishes and materials are specified where ever possible and unhealthy building products avoided. A high-performance air-conditioning system draws in and filters fresh outdoor air to every apartment.

Energy Efficiency
Energy Efficient lighting fixtures are designed to minimize added heat to indoor spaces and plumbing fixtures are water efficient. Energy Star equipment, appliances and a Heat Recovery System will contribute to the goal of 20% Less Energy use.

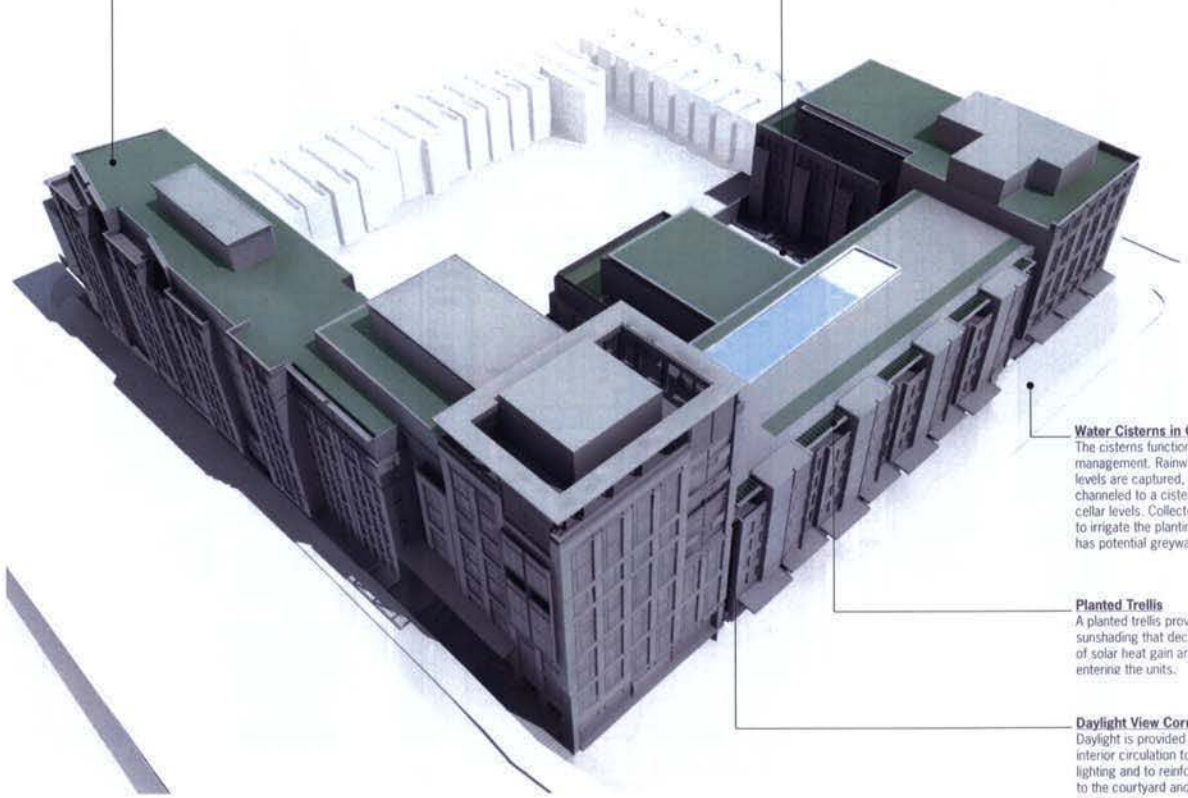
Clean, Modern and Sustainable Materials
A clean, modern palette is derived from natural and durable materials. Composite materials are encouraged, and a minimum of 50% of all wood used will be FSC (Forest Stewardship Council) Certified. Local masonry traditions are contrasted with concrete, glass and steel creating a modern aesthetic.

Native Landscaping
The landscaped courtyard provides examples of local vegetation chosen to improve the habitat and biodiversity of the landscaping. Composting, used to maintain the community gardens located in the courtyard of the building, is available on site from food scraps.

Daylight and Views
Light from the sun is diffused into occupied spaces, including corridors connecting residents to the surrounding environment. Indirect daylighting also reduces the need for artificial lighting thereby reducing the building's energy requirements.

Green Building
Building will achieve Leed Certification from U.S. Green Building Council (USGBC) and will promote and provide amenities for recycling, a health/wellness center and a green cleaning.

Alternative Transportation
The development is located within a half mile of Union Station and has access to the Bus Stops on 2nd Street, NE. A ZipCar station is also proposed to be located on the property.



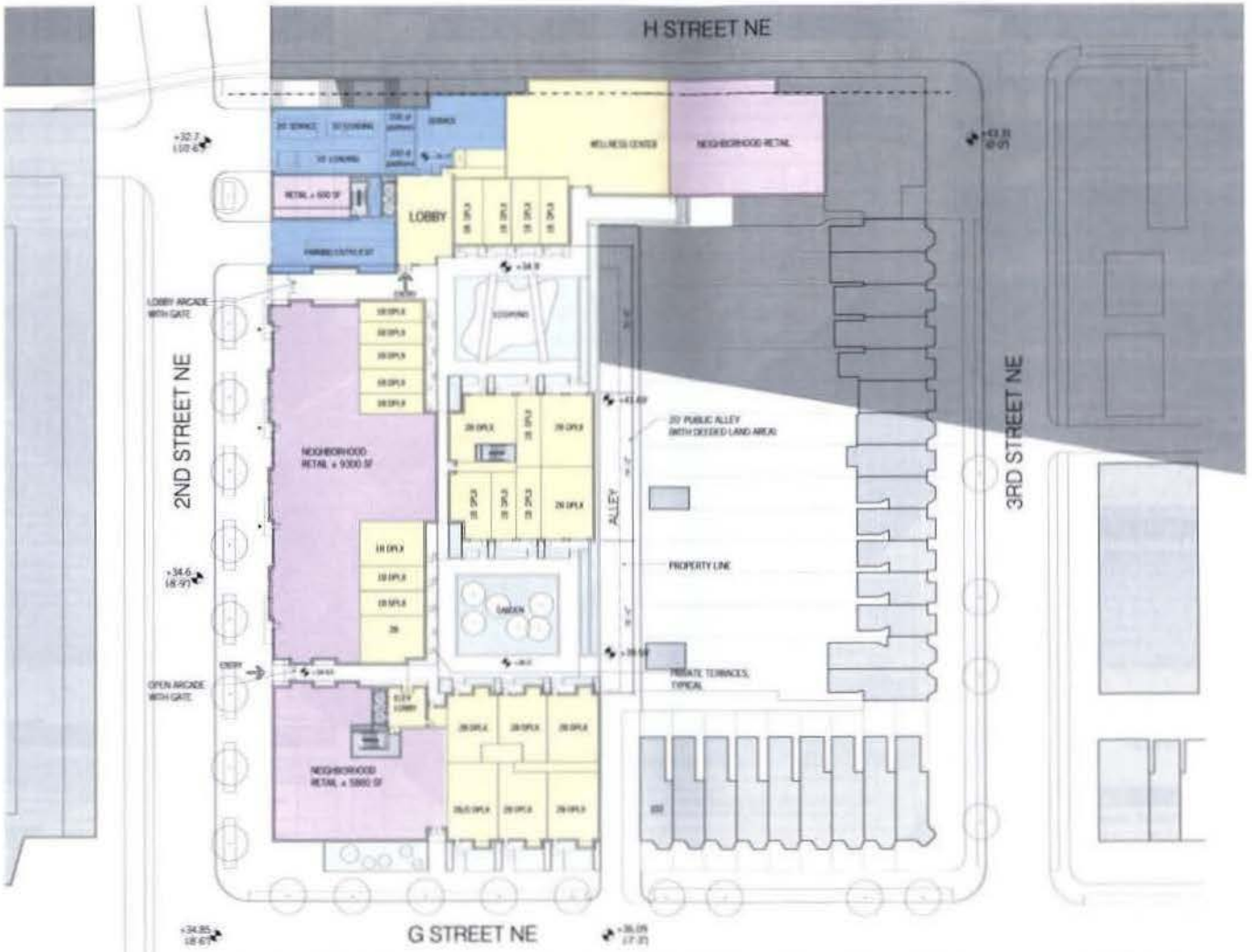
Terrace
The rooftop terrace uses high albedo pavers and vegetation planting which reduces heat island effect and aids in storm water management.

Landscaped Courtyard
The landscaped courtyard includes native species of vegetation, an Eco-Pond and community gardens.

Water Cisterns in Cellar Level
The cisterns function as storm water management. Rainwater from the roof levels are captured, collected, and channeled to a cistern located in the cellar levels. Collected water will be used to irrigate the planting on the site and has potential greywater applications.

Planted Trellis
A planted trellis provides natural sunshading that decreases the amount of solar heat gain and direct sunlight entering the units.

Daylight View Corridors
Daylight is provided at key areas to the interior circulation to provided natural lighting and to reinforce visual connection to the courtyard and surrounding environment.



NOTE:
THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.

Capitol Place, 2nd Street, Washington D.C. Station Holdings LLC

P.U.D. SUBMISSION: GROUND FLOOR PLAN - ELEVATION - 9' - 5"

0' 64' N 27

Cook+Fox Architects LLP
September 12, 2007

NOTE:
THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.

Capitol Place, 2nd Street, Washington D.C. Station Holdings LLC

P.U.D. SUBMISSION: SECOND FLOOR PLAN + 5' - 3"

Cook+Fox Architects LLP
September 12, 2007

0' 64' N

3RD FLOOR PLAN - ELEV 14'-11"

4TH FLOOR PLAN - ELEV 24'-7"

NOTE
THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR

5TH FLOOR PLAN - ELEV 34'-3"

6TH FLOOR PLAN - ELEV 43'-11"

NOTE:
THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.

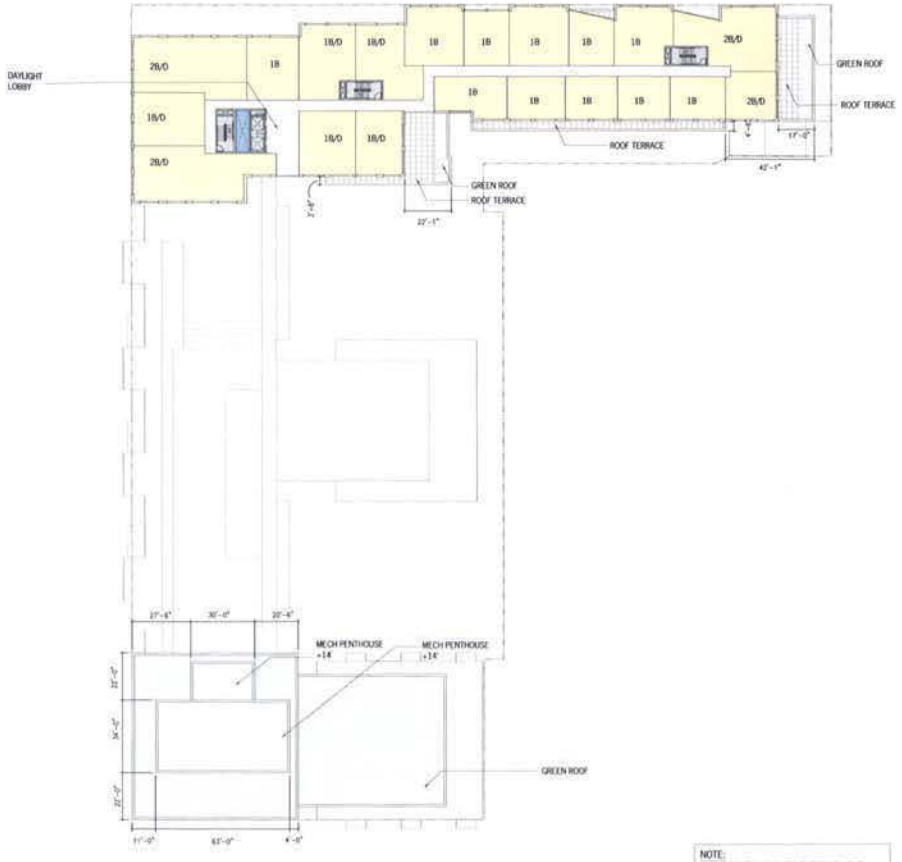
Capitol Place, 2nd Street, Washington D.C. Station Holdings LLC

P.U.D. SUBMISSION: FLOOR PLANS: 5-6

Cook+Fox Architects LLP
September 12, 2007

0' 64' N

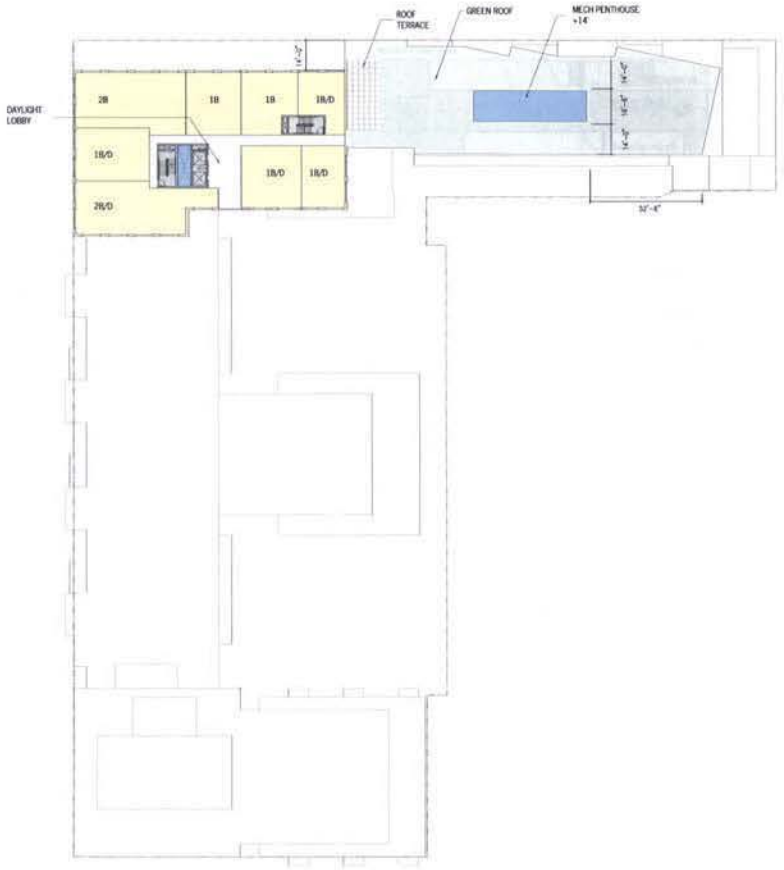
7TH FLOOR PLAN - ELEV 53'-7"



8TH FLOOR PLAN - ELEV 65'-3"

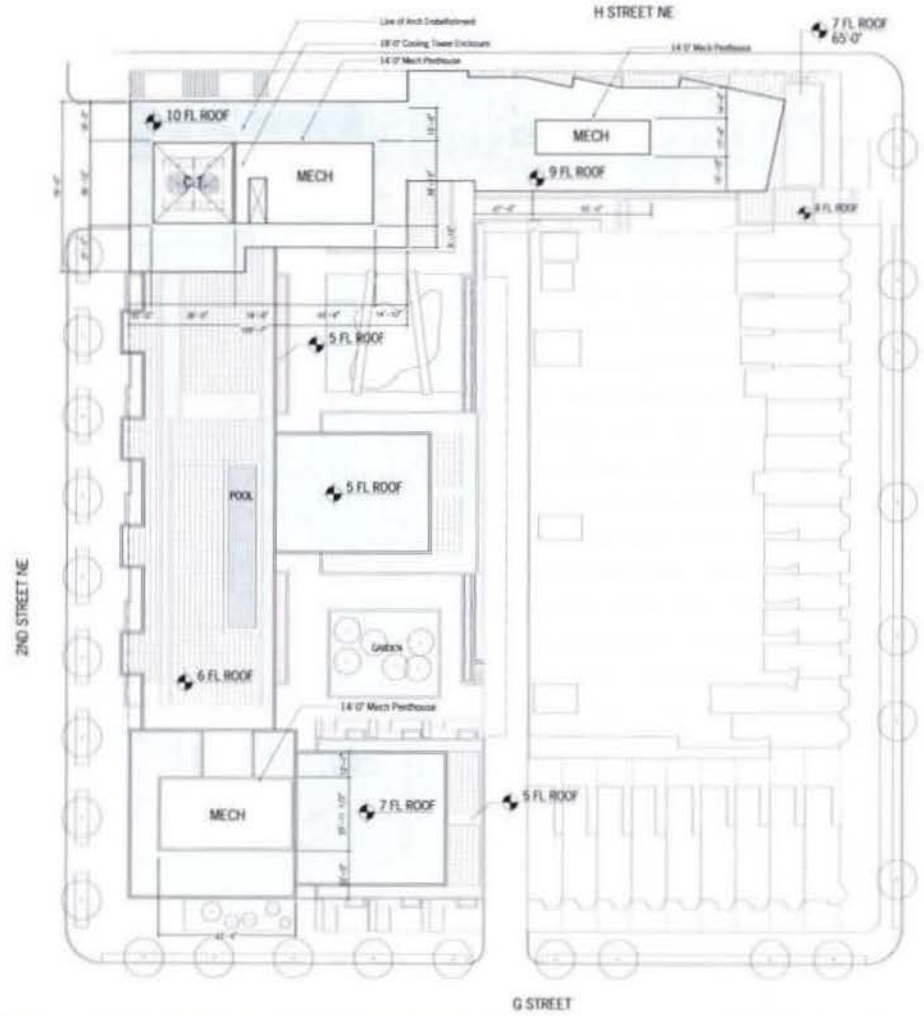
NOTE:
THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.

9TH FLOOR PLAN - ELEV 75'-11"



10TH FLOOR PLAN - ELEV 86'-7"

NOTE:
THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.



TOTAL ROOF AREA: 56,444 sf
GREEN ROOF AREA: 28,786 sf (51%)

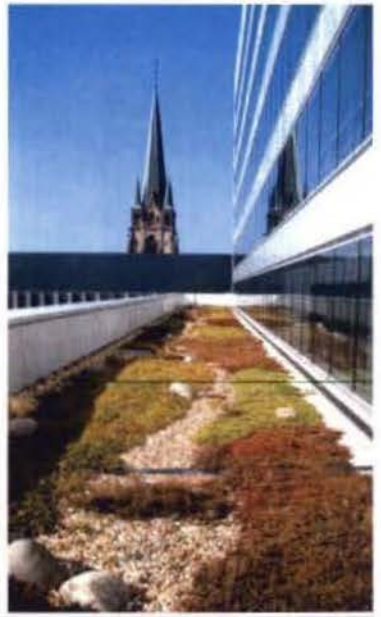
KEY

COMMERCIAL/RETAIL

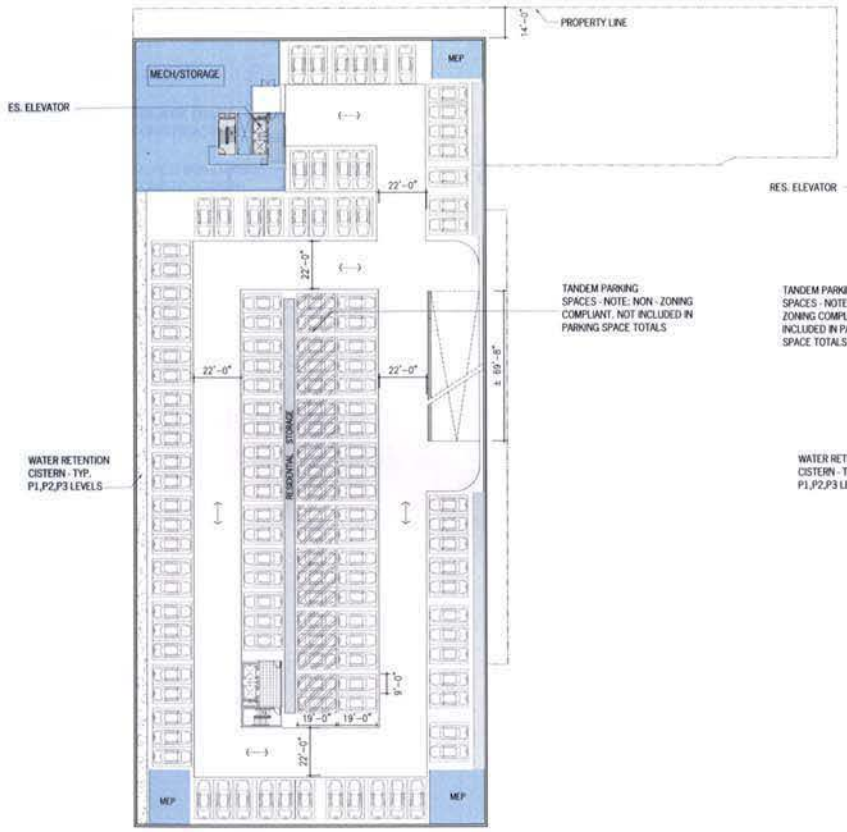
SERVICE

RESIDENTIAL

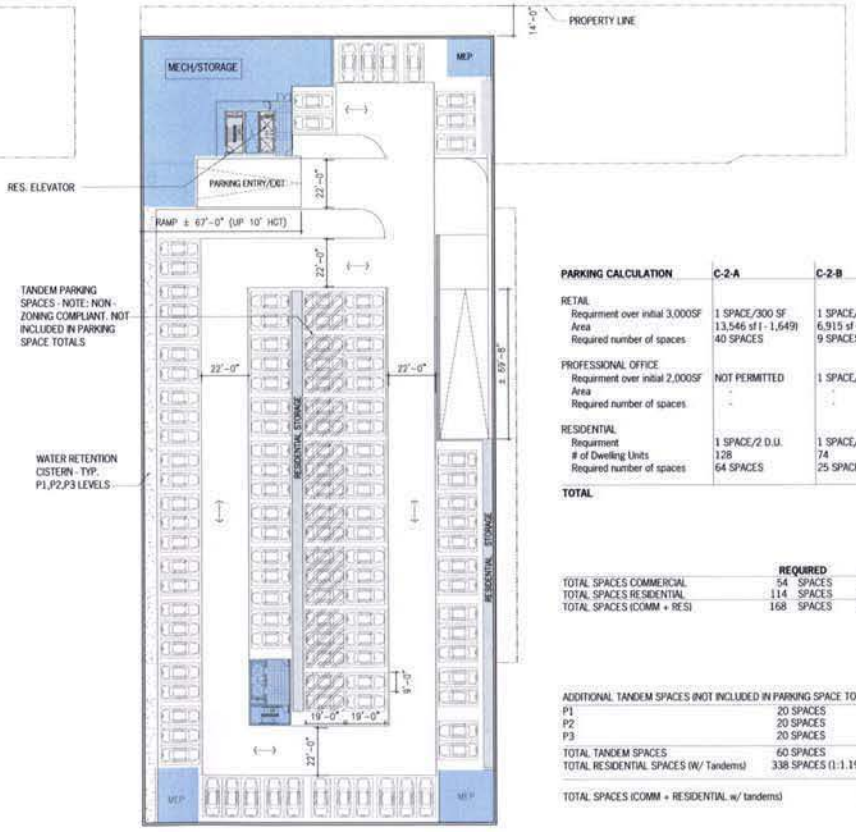
GARDEN

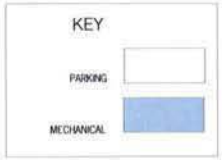


P2-3



P1





PARKING CALCULATION	C-2-A	C-2-B	C-3-C	Site Total
RETAIL				
Requirment over initial 3,000SF	1 SPACE/300 SF	1 SPACE/750 SF	1 SPACE/750 SF	
Area	13,546 sf (- 1,649)	6,915 sf (- 743)	2,973 sf (- 311)	
Required number of spaces	40 SPACES	9 SPACES	4 SPACES	53 SPACES
PROFESSIONAL OFFICE				
Requirment over initial 2,000SF	NOT PERMITTED	1 SPACE/1,800 SF	1 SPACE/1,800 SF	
Area	-	-	2,343 sf (- 198)	
Required number of spaces	-	-	1 SPACE	1 SPACE
RESIDENTIAL				
Requirment	1 SPACE/2 D.U.	1 SPACE/3 D.U.	1 SPACE/4 D.U.	
# of Dwelling Units	128	74	100	302
Required number of spaces	64 SPACES	25 SPACES	25 SPACES	114 SPACE
TOTAL				**168 SPACES**

	REQUIRED	PROPOSED
TOTAL SPACES COMMERCIAL	54 SPACES	40 SPACES
TOTAL SPACES RESIDENTIAL	114 SPACES	278 SPACES (1:0.92)
TOTAL SPACES (COMM + RESI	168 SPACES	318 SPACES

ADDITIONAL TANDEM SPACES (NOT INCLUDED IN PARKING SPACE TOTALS)	
P1	20 SPACES
P2	20 SPACES
P3	20 SPACES
TOTAL TANDEM SPACES	60 SPACES
TOTAL RESIDENTIAL SPACES (W/ Tandems)	338 SPACES (1:1.19)
TOTAL SPACES (COMM + RESIDENTIAL w/ tandems)	378 SPACES

Floor	Ground	2	3	4	5	6	7	8	9	10		
Unit Type											**Total Units**	**Total AH Units***
1 Bedroom: **1B**		2	12	11	11	10	10	13	9	3	**81**	
1 Bedroom/Den: **1B/D**		11	25	27	27	21	8	3	4	2	**128**	
1 BR-Duplex: **1B-DU**	14										**14**	
2 Bedroom: **2B**			4	4	4	2	2	3	4	3	**26**	
2 Bedroom/Den: **2B/D**	1	5	6	6	6	9	8	2			**43**	
2 BR- Duplex: **2B-DU**	9	1									**10**	
Total Units per Floor	**24**	**19**	**47**	**48**	**48**	**42**	**28**	**21**	**17**	**8**	**302**	**19**

Note: * Affordable Housing Units (AH) proposed at 15% of additional proposed building area under PUD process

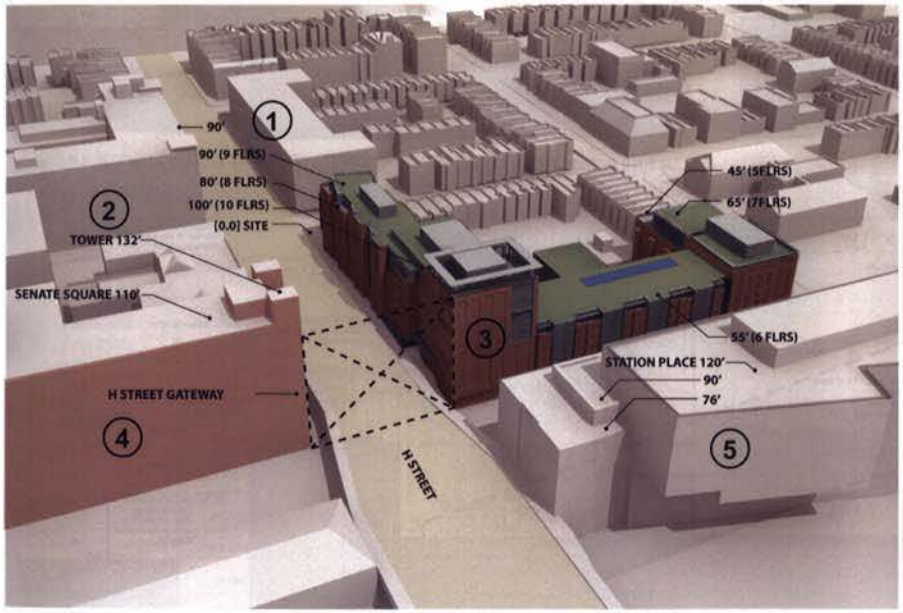
1 FUTURE DEVELOPMENT PERMITTED BY H STREET OVERLAY, 65' MAX. HEIGHT AS OF RIGHT

2 3RD & H STREETS NE SQUARE 776 APPROVED DEVELOPMENT

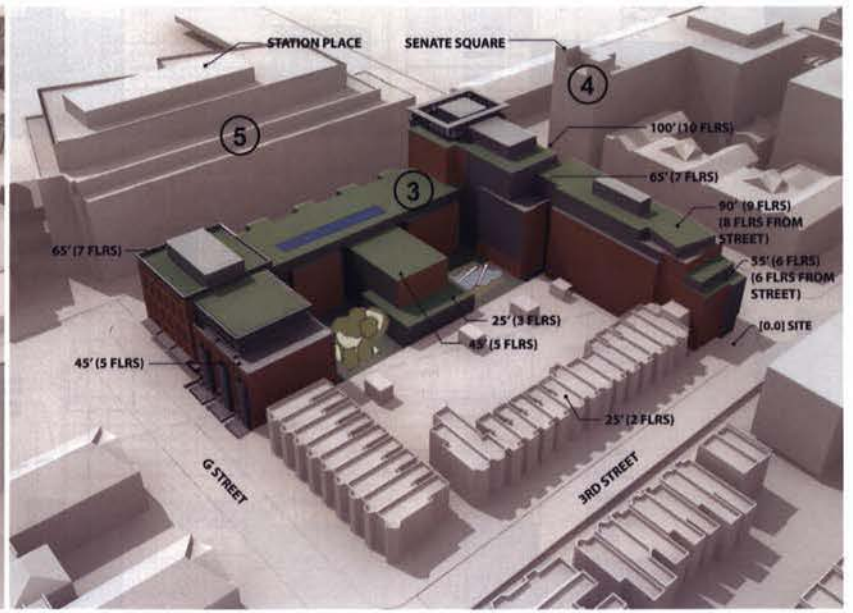
3 **CAPITOL PLACE**

4 SENATE SQUARE DEVELOPMENT (UNDER CONSTRUCTION)

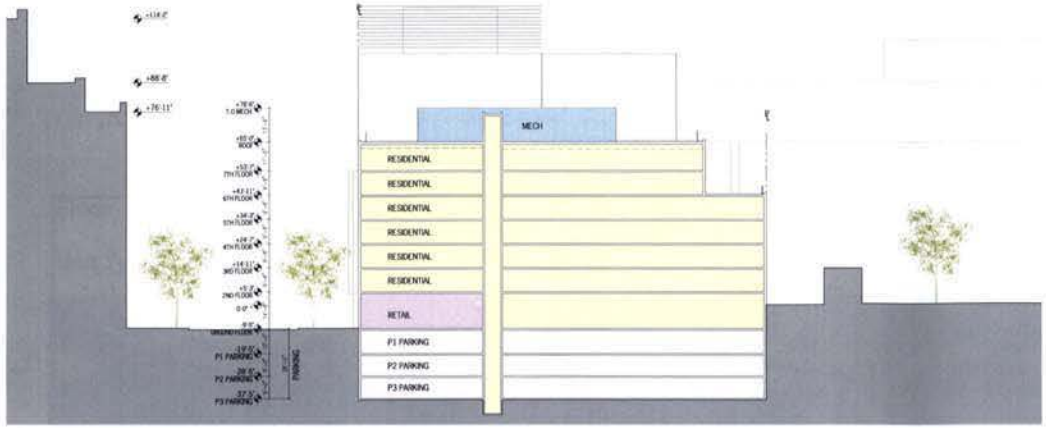
5 STATION PLACE BUILDING 3 (UNDER CONSTRUCTION)



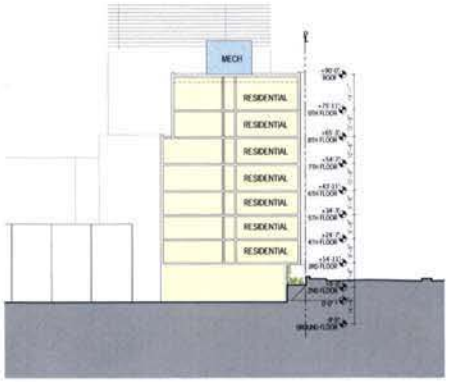
VIEW FROM NORTHWEST



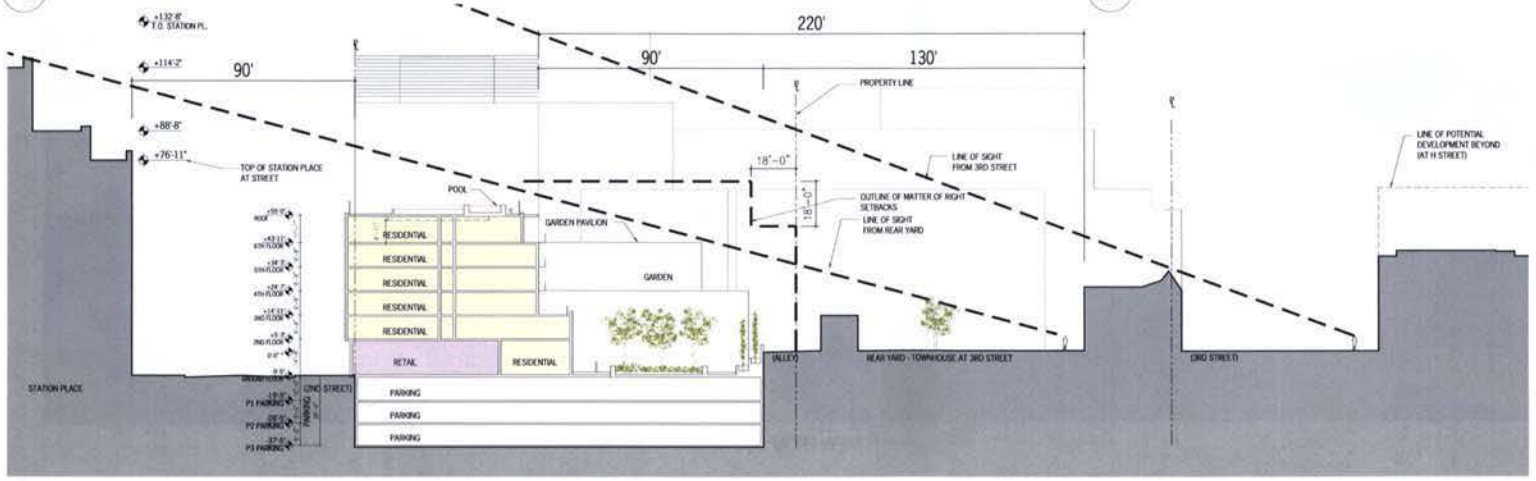
VIEW FROM SOUTHEAST



1 E-W SECTION THRU G ST PAVILION



2 N-S SECTION THRU H ST PAVILION



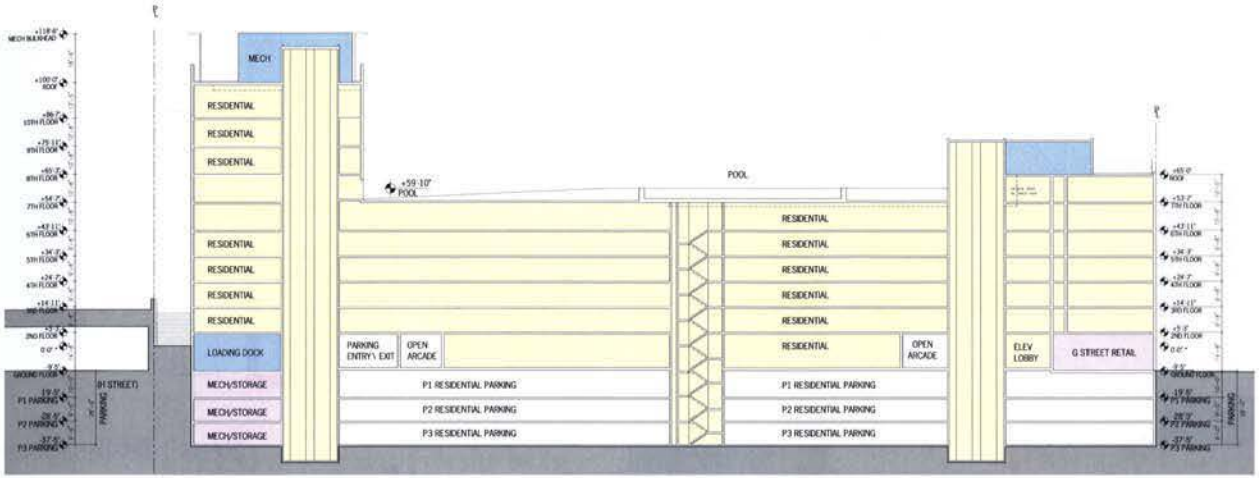
3 E-W SECTION THRU 2ND ST PAVILION

Capitol Place, 2nd Street, Washington D.C. Station Holdings LLC

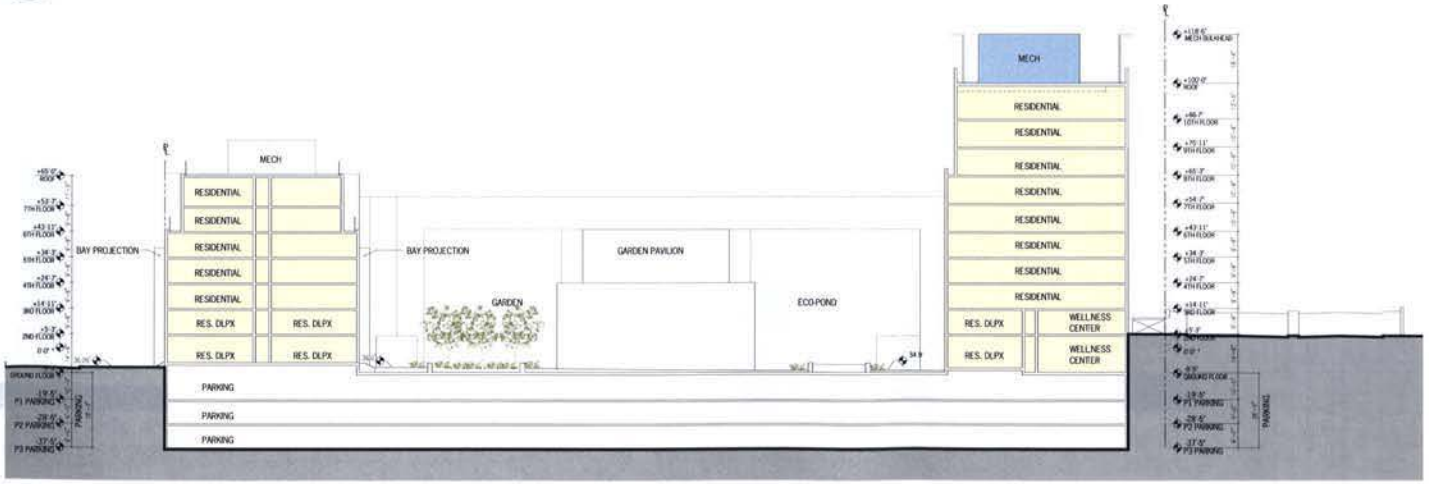
P.U.D. SUBMISSION: BUILDING SECTIONS: EAST - WEST & NORTH - SOUTH

0' 20' 40' 80'

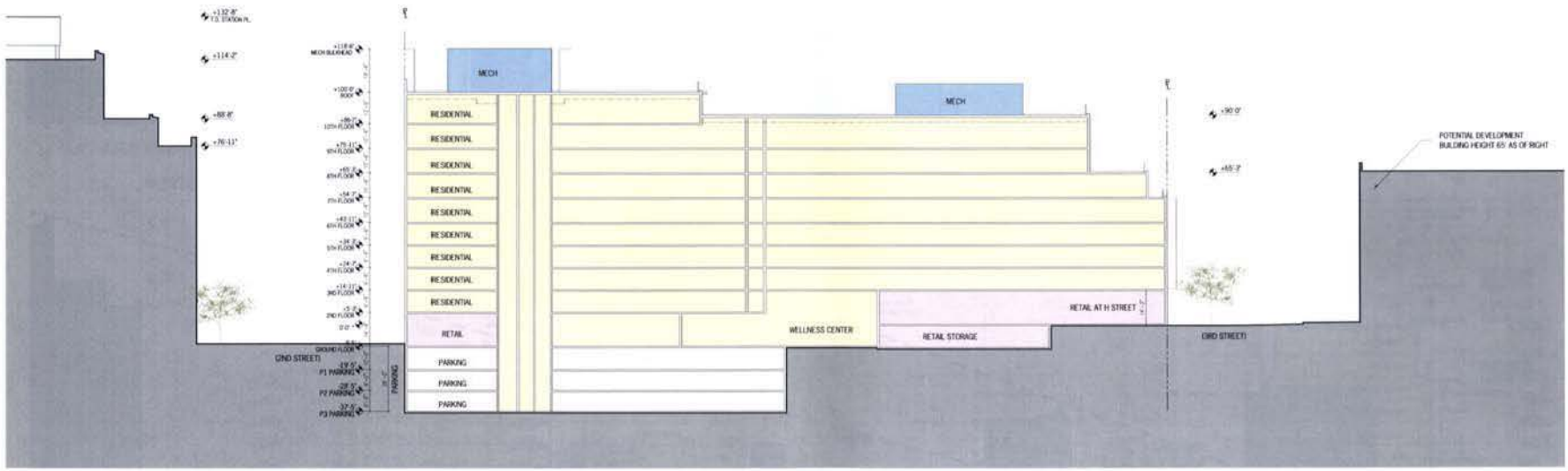
Cook+Fox Architects LLP
September 12, 2007



1 N-S SECTION THRU 2ND ST PAVILION / TOWER



2 N-S SECTION THRU COURTYARD



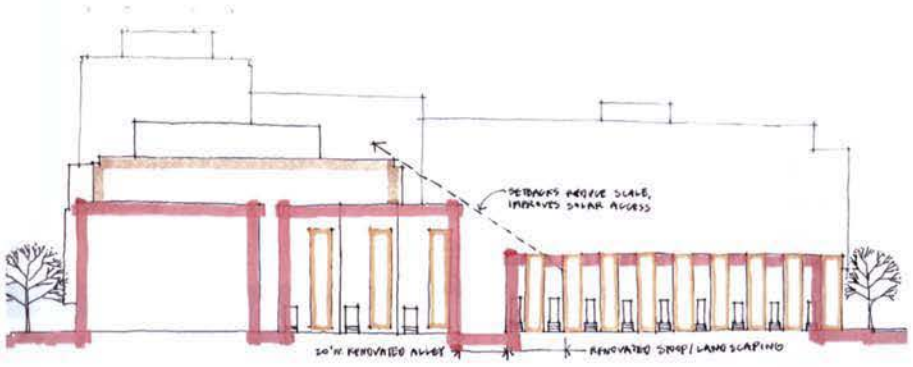
1 E-W SECTION THRU H ST PAVILION / TOWER

Capitol Place, 2nd Street, Washington D.C. Station Holdings LLC

P.U.D. SUBMISSION: BUILDING SECTIONS: EAST - WEST

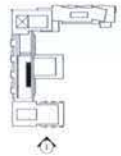
0' 20' 40' 80'

Cook+Fox Architects LLP
September 12, 2007



3A SOUTH ELEVATION CONCEPT- G STREET

3 SOUTH ELEVATION - G STREET



Capitol Place, 2nd Street, Washington D.C. Station Holdings LLC

PUD. SUBMISSION: BUILDING ELEVATIONS

0' 20' 40' 80'

Cook+Fox

Cook+Fox Architects LLP
October 12, 2007

2 WEST ELEVATION - 2ND STREET

1 NORTH ELEVATION - H STREET

Capitol Place, 2nd Street, Washington D.C. Station Holdings LLC

P.U.D. SUBMISSION: BUILDING ELEVATIONS

0' 20' 40' 80'

Cook+Fox Architects LLP
September 12, 2007

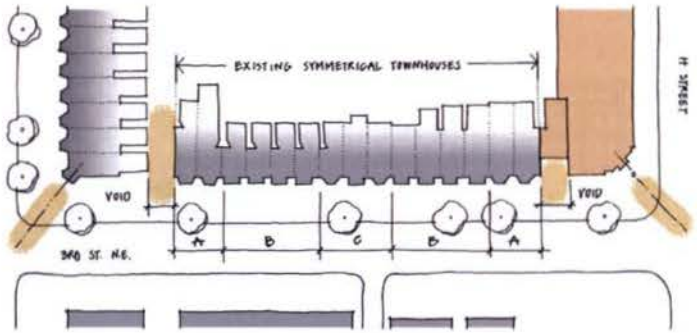
1 EAST ELEVATION - GARDEN COURTYARD

Capitol Place, 2nd Street, Washington D.C. Station Holdings LLC

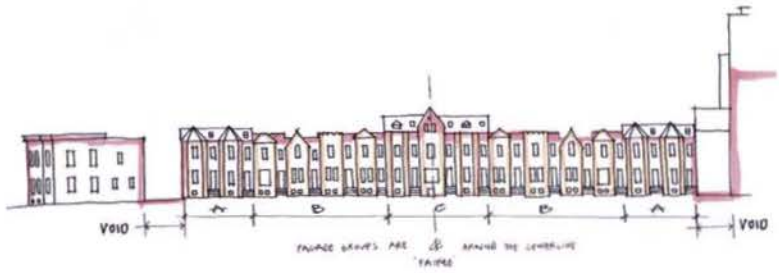
P.U.D. SUBMISSION: BUILDING ELEVATIONS

0' 20' 40' 80'

Cook+Fox Architects LLP
September 12, 2007



A 3RD STREET ANALYSIS DIAGRAM - PLAN



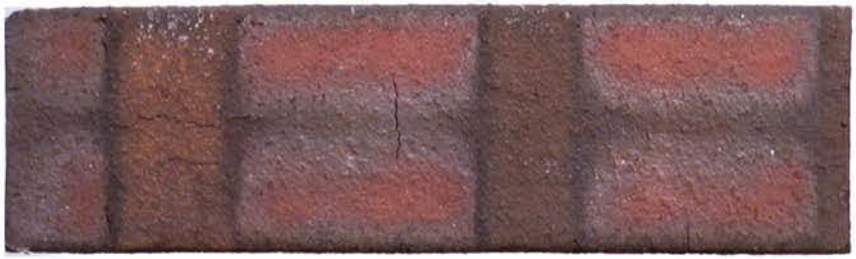
B 3RD STREET ANALYSIS DIAGRAM - ELEVATION

1 EAST ELEVATION - 3RD STREET

G ST PAVILION BRICK

WINDOW FRAME COLOR

G ST FACADE BRICK



WINDOW FRAME COLOR

STOREFRONT / BLDG BASE BRICK

STOREFRONT FRAME COLOR

2ND ST PAVILION BRICK

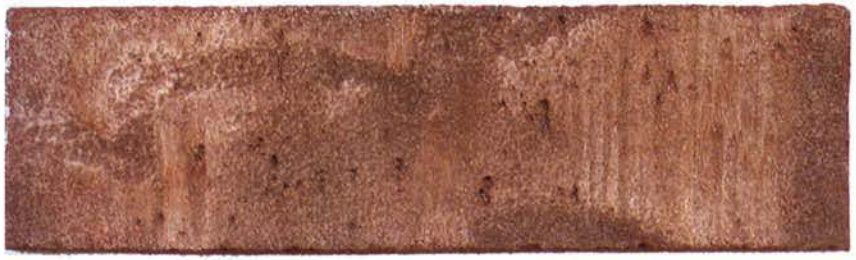
WINDOW FRAME COLOR

G ST PAVILION BRICK

WINDOW FRAME COLOR

STOREFRONT BASE BRICK

STOREFRONT FRAME COLOR



WINDOW FRAME COLOR

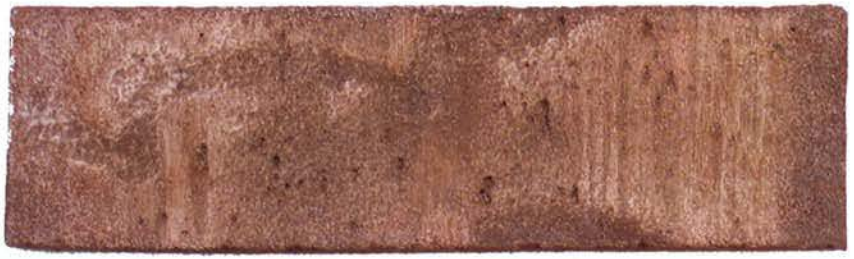
WINDOW FRAME COLOR

STOREFRONT FRAME COLOR

3RD ST FACADE BRICK

WINDOW FRAME COLOR

H ST PAVILION BRICK



WINDOW FRAME COLOR

STOREFRONT / BLDG BASE

STOREFRONT FRAME COLOR