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# 3RD AND H STREETS NE-SQUARE 776

STUART INVESTMENT COMPANY  
TORTI GALLAS AND PARTNERS, INC.

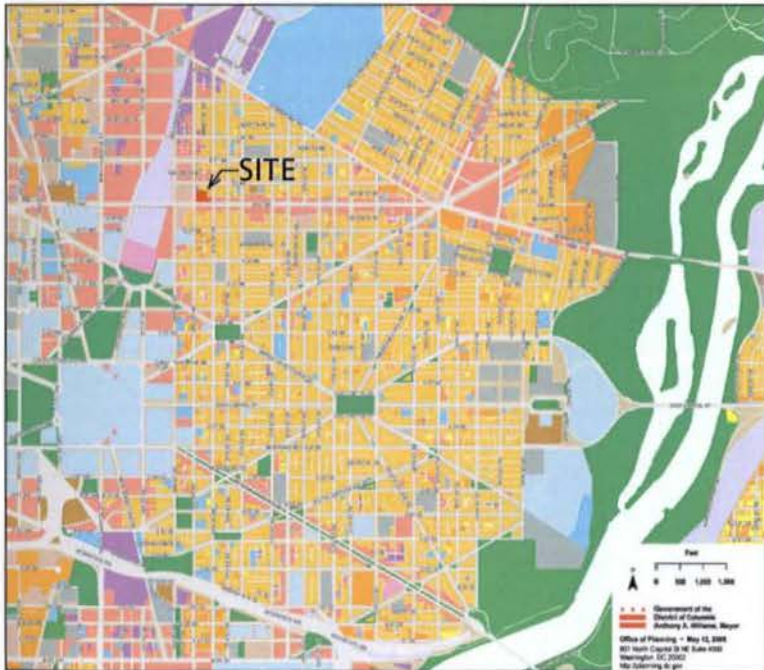


|                         |           |
|-------------------------|-----------|
| ISSUED:                 |           |
| APPLICATION             | 1/06/2006 |
| REVISIONS:              |           |
| REVISED SUBMISSION      | 4/20/2006 |
| SUPPLEMENTAL SUBMISSION | 6/16/2006 |
| REVISED                 | 7/6/2006  |
| REVISED (Approved PUD)  | 10/5/2006 |
| MODIFICATION            | 8/31/2009 |

ZONING COMMISSION  
District of Columbia

CASE NO. 06-01B  
EXHIBIT NO. 5

ZONING COMMISSION  
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EXHIBIT NO. 5



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|                         |           |
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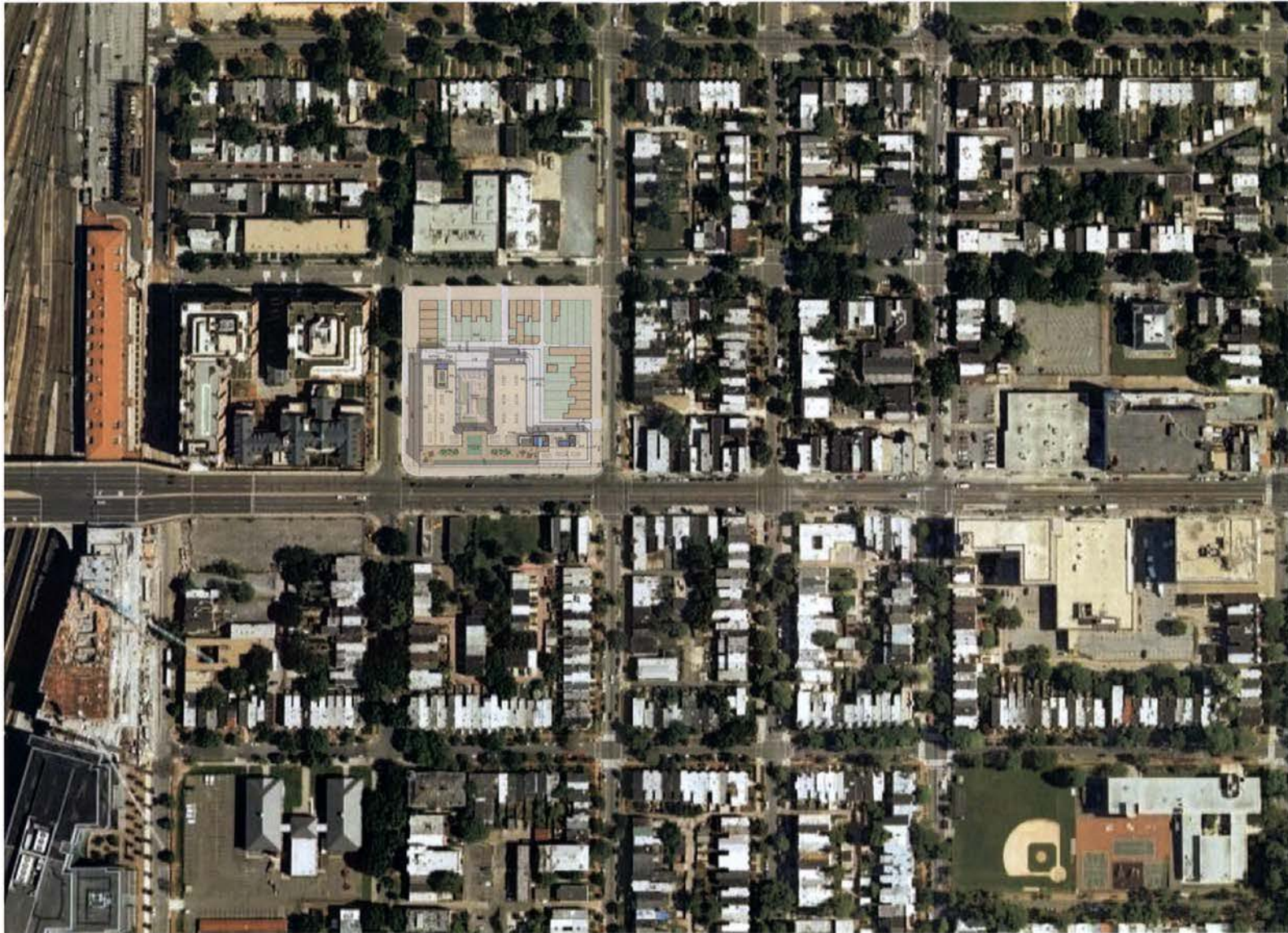
## Regional Analysis

STUART INVESTMENT COMPANY  
TORTI GALLAS AND PARTNERS, INC.

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G01

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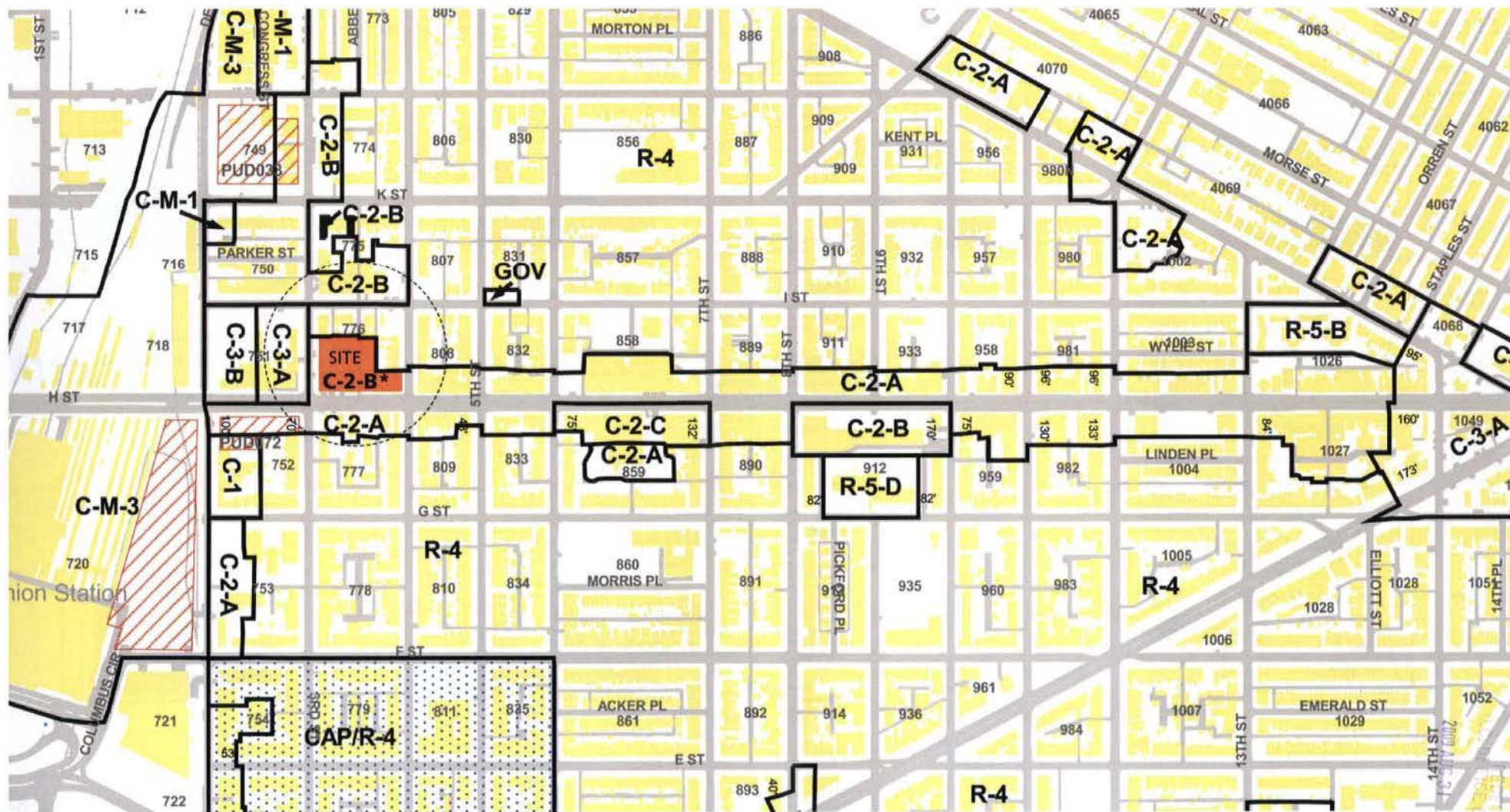
## Aerial Site Plan

 STEUART INVESTMENT COMPANY  
 TORTI GALLAS AND PARTNERS, INC.

August 31, 2009

G02

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\* Per ZC Orders 04-27 (H Street Overlay, March 10, 2006) and 06-01 (Original PUD approval, October 12, 2007).

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## Zoning Map For H Street Corridor

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## PUD Zoning Analysis

Torti Gallas and Partners

### 3rd & H Street NE

Zoning: C-2-B PUD  
Surveyed Lot Area: 60,870 sf

Note: This analysis reflects text and map amendments to 11DCMR reported in the Corrected Notice of Proposed Rulemaking, Z.C. Case No. 04-27 (CNRM 4-27)

|                                  | Zoning Requirements                                                                                                                                | Proposed in PUD                                                                    |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| F.A.R.                           | 3.5 per 11 DCMR (771.2)<br>1.5 Other Permitted Uses                                                                                                | 6.0 - per 11 DCMR (2405.2)-Allowable<br>4.2 - Proposed                             |
| Lot Occupancy                    | 80% per 11 DCMR (772.1)<br>Optional Increase Allowable under 11 DCMR 2405.4                                                                        | Provided as req'd                                                                  |
| Allowable Development Footprint  | 60,870 x 80% = 48,696 sf                                                                                                                           | 41,220 sf at 2nd Floor<br>67.7%                                                    |
| Allowable Building Area          | 60,870 x 6.0 = 365,220 sf                                                                                                                          |                                                                                    |
| <b>Overall Building</b>          |                                                                                                                                                    |                                                                                    |
|                                  | First                                                                                                                                              | 52,150                                                                             |
|                                  | Second                                                                                                                                             | 41,220                                                                             |
|                                  | Third                                                                                                                                              | 40,020                                                                             |
|                                  | Fourth                                                                                                                                             | 41,220                                                                             |
|                                  | Fifth                                                                                                                                              | 39,450                                                                             |
|                                  | Sixth                                                                                                                                              | 36,100                                                                             |
|                                  | Total Building Area                                                                                                                                | 250,160 sf GFA                                                                     |
|                                  | FAR Provided                                                                                                                                       | 4.20                                                                               |
| <b>Retail Allowable Area</b>     |                                                                                                                                                    |                                                                                    |
|                                  | 60,870 x 1.5 = 90,305 sf                                                                                                                           |                                                                                    |
|                                  | Retail - Grocery                                                                                                                                   | 41,390                                                                             |
|                                  | Retail - East End                                                                                                                                  | 2,065                                                                              |
|                                  | Total Retail for parking                                                                                                                           | 43,455 sf GFA                                                                      |
|                                  | Internal Loading Dock                                                                                                                              | 3,000                                                                              |
|                                  | Total Retail with Loading                                                                                                                          | 46,455 sf GFA                                                                      |
|                                  | FAR Provided                                                                                                                                       | 0.8                                                                                |
| <b>Allowable Roof Structure:</b> |                                                                                                                                                    |                                                                                    |
|                                  | Roof F.A.R. Supplement per 11 DCMR (411.7)                                                                                                         | 3,000 sf provided                                                                  |
|                                  | 37 x 60,870 = 22,522 sf                                                                                                                            |                                                                                    |
| Building Height                  | 65 ft per 11 DCMR (770.1)*<br>90 ft per 11 DCMR 2405.1 permitted<br>* additional 5'-0" of building height allowable<br>See H Street Overlay below. | Total Height: 75'-0"<br>75'-0" to top of roof, plus<br>3'-0" to top of parapet     |
| Stories, no limit                |                                                                                                                                                    | 6 Stories                                                                          |
| Rear Yard                        | 15 ft per 11 DCMR (774.1)                                                                                                                          | 11 DCMR 774.11<br>Measured from C.L. of<br>3rd Street NE R.O.W.<br>45'-0" Provided |
| Side Yard                        | None required<br>per 11 DCMR 775.5                                                                                                                 | None Provided                                                                      |

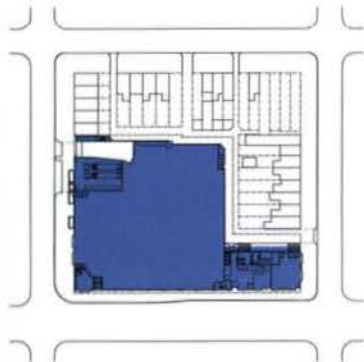
## Zoning Requirements

## Proposed in PUD

|                           |                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                               |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Courtyards                | Min. Width: 4" per ft of height<br>per 11 DCMR (774.1)<br>Measured from base of court to parapet of court                                                                                                                                                                                                                                                                                    | Provided as req'd<br>See Diagrams on G06                                                                                                                                                                                                                                                                                                      |
| Dwelling Units            | NA                                                                                                                                                                                                                                                                                                                                                                                           | 212 units*<br>6% Studio<br>70% 1 BR<br>6% 1BR + Den<br>18% 2 BR<br>*unit mix preliminary and subject to adjustments in final design                                                                                                                                                                                                           |
| Inclusionary Zoning Units | 8% of the residential gross floor area, per Chapter 26 as adopted                                                                                                                                                                                                                                                                                                                            | 8% of residential gross floor area                                                                                                                                                                                                                                                                                                            |
| Parking Requirement       | Per 11 DCMR (2101.1)<br>Residential:<br>0.33 space per D.U.<br>.33 x 212 = 70 spaces<br>Min. 60% of required to be full size (11 DCMR 2115.2)<br>70 x .6 = 42 full size required                                                                                                                                                                                                             | 146 Res. Spaces Provided<br>at 7 spaces per dwelling unit                                                                                                                                                                                                                                                                                     |
| Loading                   | per 11 DCMR (2201.1)<br><b>Residential:</b><br>1 berth @ 55' deep<br>1 platform @ 200 sf<br>1 service space @ 20' deep<br><b>Retail:</b><br><b>Grocery:</b><br>1 berth @ 30' deep<br>1 platform @ 100 sf<br>1 berth @ 55' deep<br>1 platform @ 200 sf<br>1 service space @ 20' deep<br><b>Other Retail:</b><br>2,100 sf GFA < 5,000 sf<br>No Loading or Service Space Req'd per 11DCMR2201.1 | <b>Residential:</b><br>1 berth @ 55' deep<br>1 platform @ 200 sf<br>1 service space @ 20' deep<br><b>Grocery:</b><br>2 berth @ 55' deep<br>2 platform @ 200 sf (inside Store)<br>1 service space @ 20' deep<br><b>Other Retail:</b><br>1 berth @ 55' deep<br>1 platform @ 200 sf<br>1 service space @ 20' deep<br>All Shared with Residential |
| Penthouse                 | One continuous structure<br>1:1 Setback                                                                                                                                                                                                                                                                                                                                                      | <b>Relief Requested for Number of Structures and Elevator Penthouse Setbacks</b><br>See Drawing A05 (Roof Plan)                                                                                                                                                                                                                               |

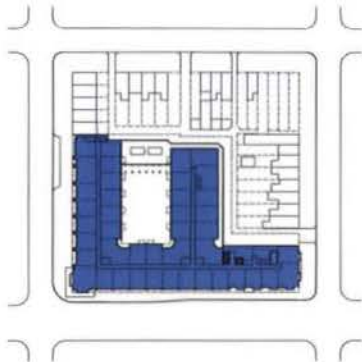
## H Street NE Neighborhood Commercial Overlay District (HS), Sub-district Residential Uses (HS-H) HS Design Requirements per 11 DCMR 1324 (as amended in CNRM 4-27)

|                                  |                                                                                                                                    |                                                                                                                                           |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Build-to Requirement             | 75% of Streetwall build-to R.O.W. Property Line, to a Height of 25'-0" per 11 DCMR 1324.2 (as amended in CNRM 4-27)                | 4'-0" Setback from H Street R.O.W. requested per 11 DCMR 1325.1 (as amended in CNRM 4-27) as Special Exception<br><b>Relief Requested</b> |
| Display Window Requirement       | 50% of Ground Level Wall Surface devoted to display windows and entrances per 11 DCMR 1324.8 (as amended in CNRM 4-27)             | Provided as required                                                                                                                      |
| Entry Location                   | Individual Commercial Entries and Residential Lobby Entry located on H Street NE per 11 DCMR 1324.10 (as amended in CNRM 4-27)     | Provided as required                                                                                                                      |
| Entry Spacing                    | Provide Bldg./Commercial Entrances every 40'-0" on Average for Linear Frontage per 11 DCMR 1324.11 (as amended in CNRM 4-27)       | 330' + 40' = 8 Entrances Req'd<br>4 Provided<br><b>Relief Requested</b>                                                                   |
| Min. Ground Floor Ceiling Height | Minimum floor-to-ceiling height of 14'-0" per 11 DCMR 1324.12 (as amended in CNRM 4-27)                                            | Provided as required                                                                                                                      |
| Additional Building Height       | Minimum clear floor height of 14'. An additional 5 feet of building height permitted per 11 DCMR 1324.13 (as amended in CNRM 4-27) | Not using additional height                                                                                                               |



**A1** GFA GROUND FLOOR  
52,150 SF

1" = 180'-0"



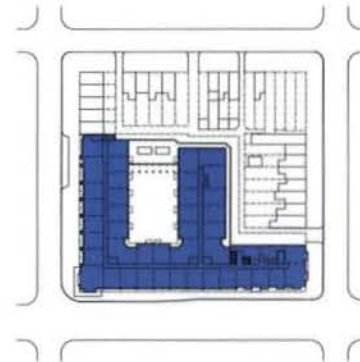
**B1** GFA 2ND FLOOR  
41,220 SF

1" = 180'-0"



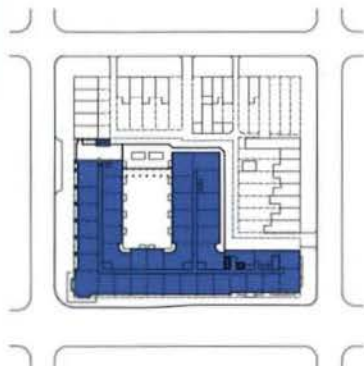
**C1** GFA 3RD FLOOR  
40,020 SF

1" = 180'-0"



**D1** GFA 4TH FLOOR  
41,220 SF

1" = 180'-0"



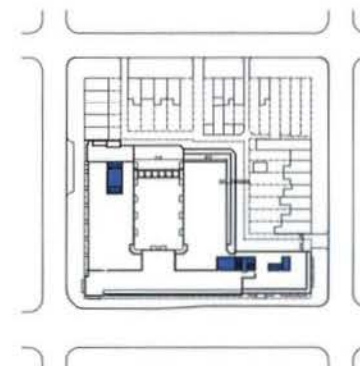
**A2** GFA 5TH FLOOR  
39,450 SF

1" = 180'-0"



**B2** GFA 6TH FLOOR  
36,100 SF

1" = 180'-0"



**D2** GFA ROOF STRUCTURES  
3,000 SF

1" = 180'-0"

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F.A.R. Diagrams

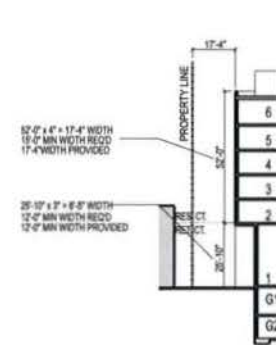
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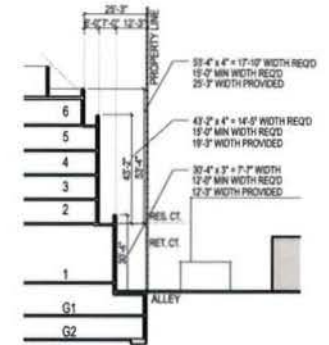
G05

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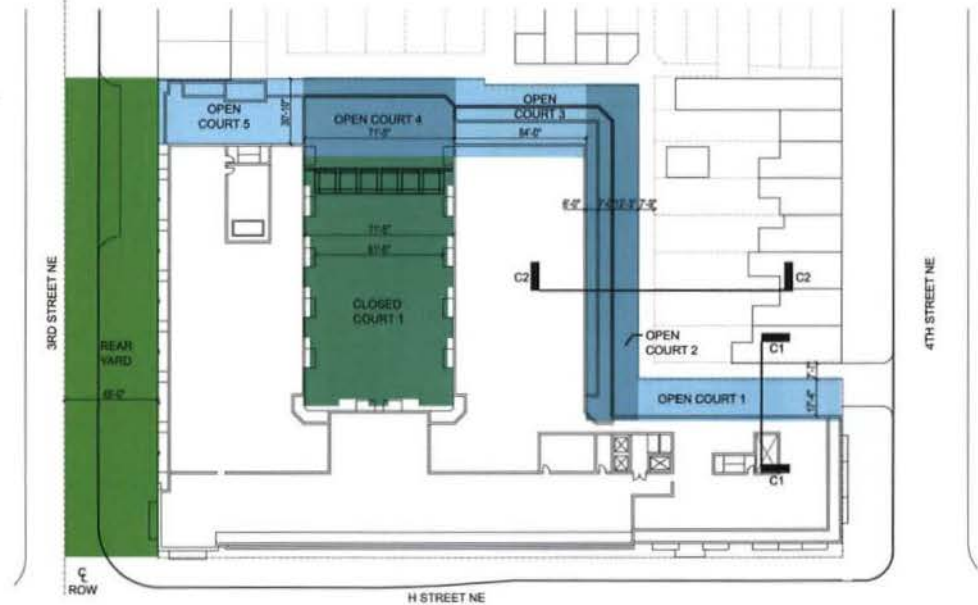
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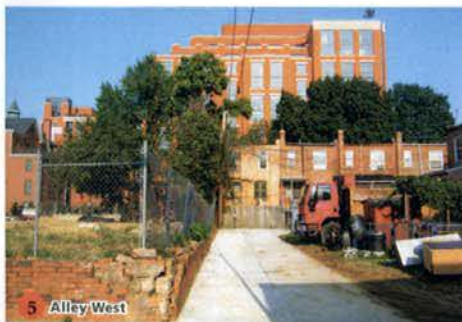
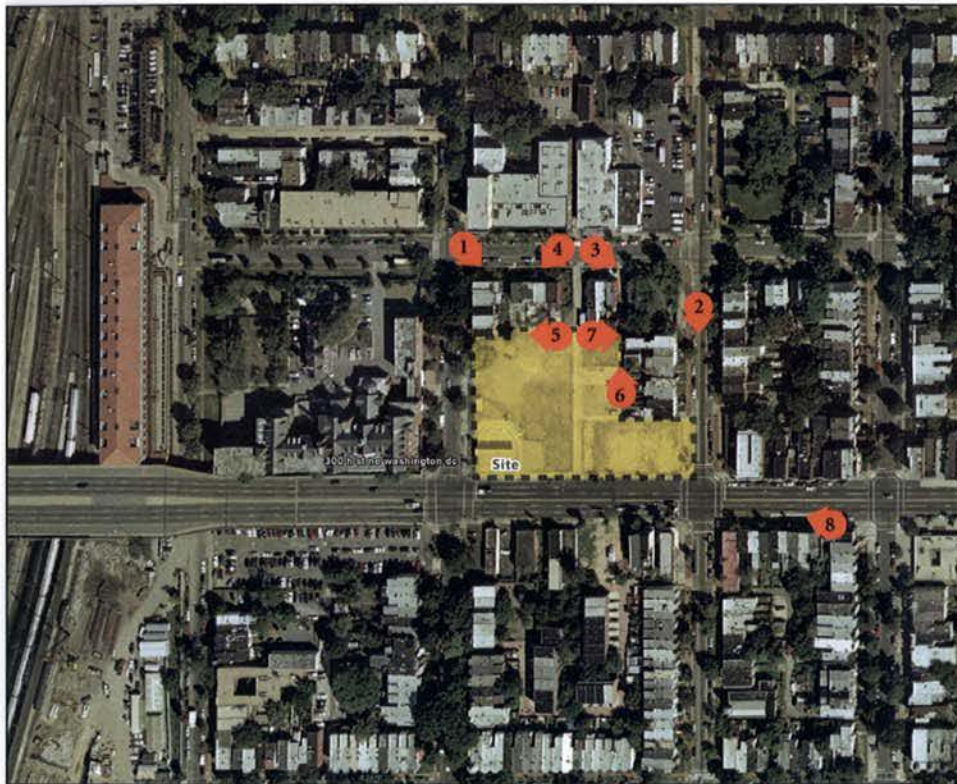
**C1 COURT 1 SECTION** 1" = 50'-0"



**C2 COURT 2 SECTION** 1" = 50'-0"



**C3 YARDS & COURTS** 1" = 60'-0"



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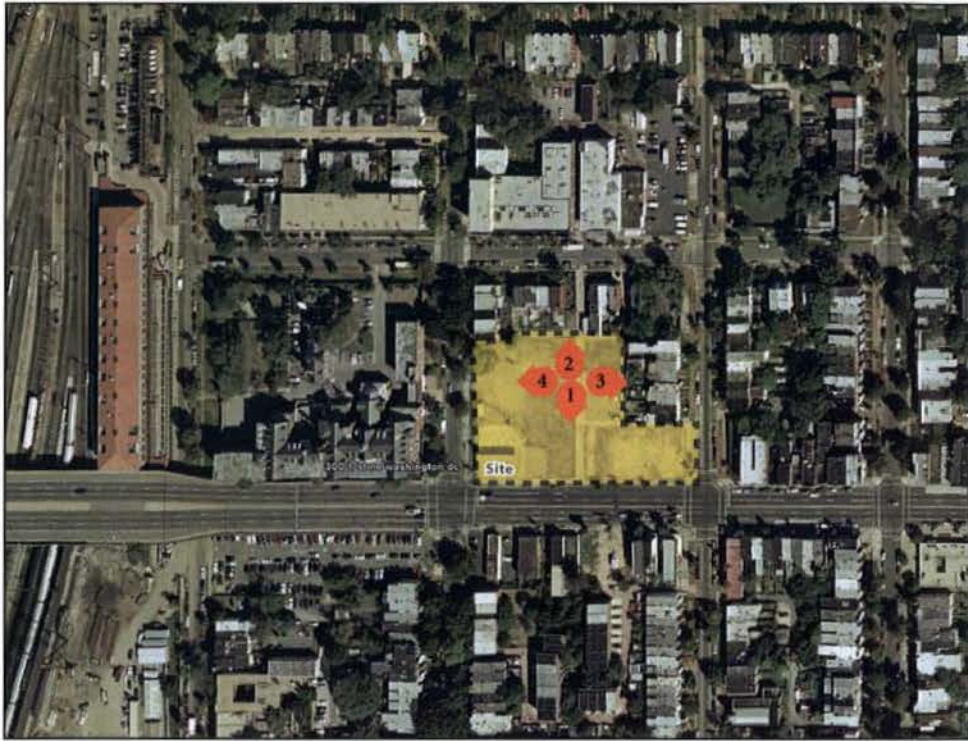
## Site Photos

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G07

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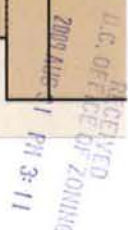
## Site Photos

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G08

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— MEASURE POINT FOR BUILDING HEIGHT  
LOCATED ON T.O. CURB AT H STREET CENTER  
FRONT OF BUILDING

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A01

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## Second-Fourth Floor Plan

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A02

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## Fifth Floor Plan

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Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

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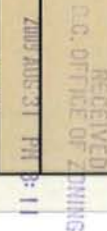
## Sixth Floor Plan

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A04

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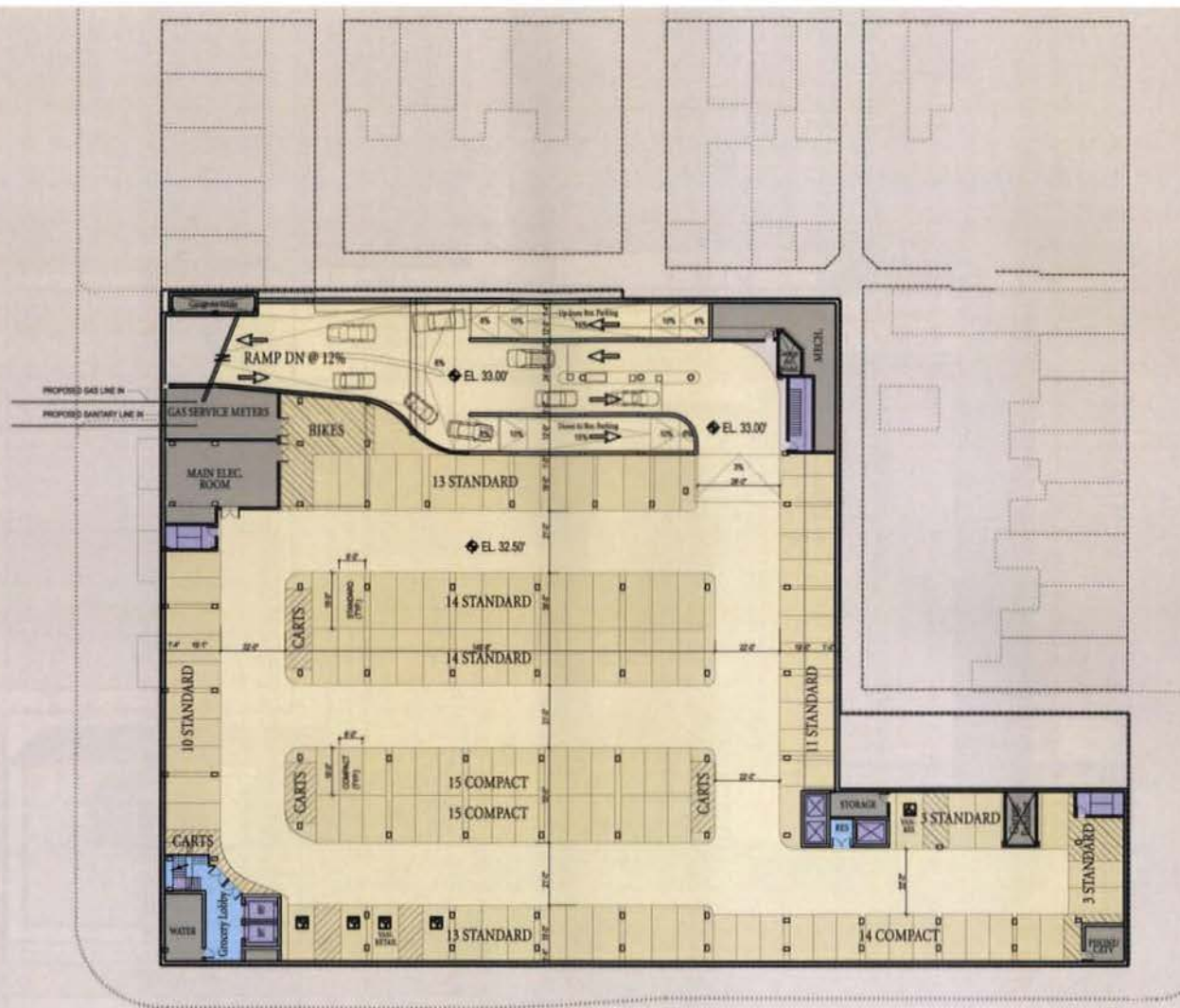
### Roof Plan

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P1 LEVEL PARKING-  
 2 VAN ACCESSIBLE SPACES  
 3 ACCESSIBLE SPACES  
 76 STANDARD SPACES  
 44 COMPACT SPACES  
 125 TOTAL P1 PARKING SPACES



Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

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## Parking Level - P1

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RESIDENTIAL PARKING-  
3 ACCESSIBLE SPACES  
98 STANDARD SPACES  
44 COMPACT SPACES  
145 TOTAL P2 PARKING SPACES



Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

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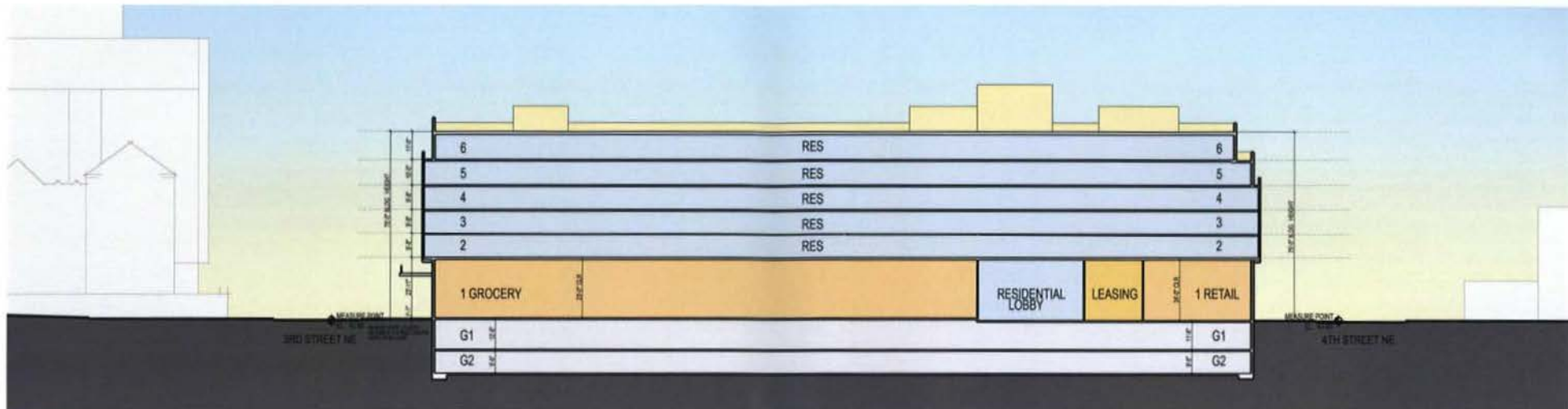
## Parking Level - P2

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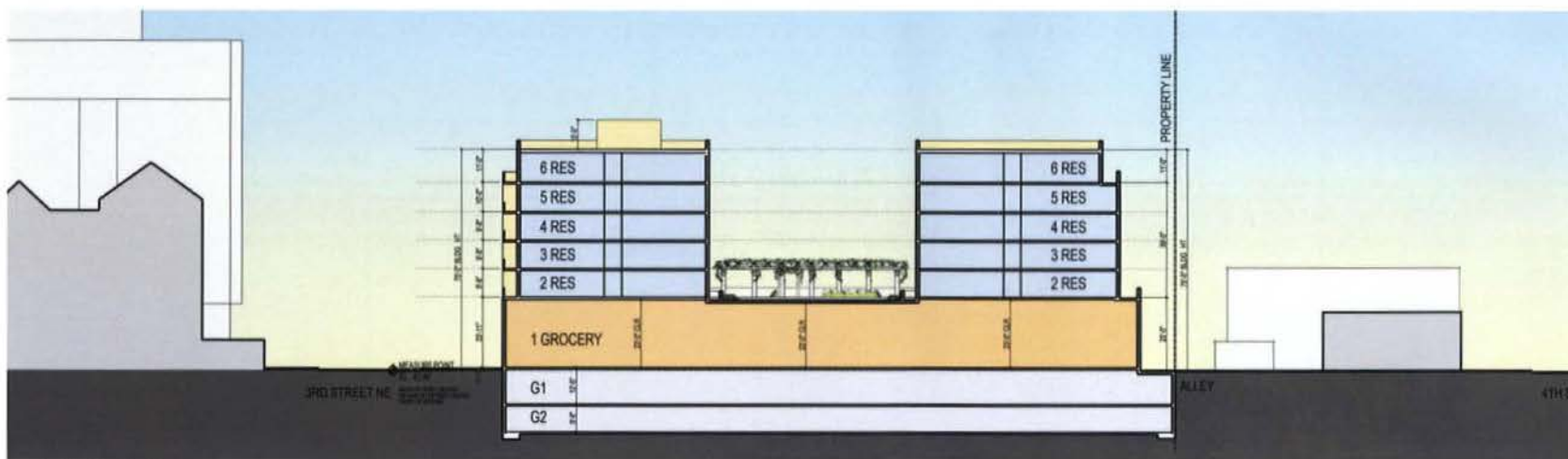
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Longitudinal Section 1



Longitudinal Section 2



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## Building Sections

STUART INVESTMENT COMPANY  
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KEY PLAN

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South Elevation (H Street)



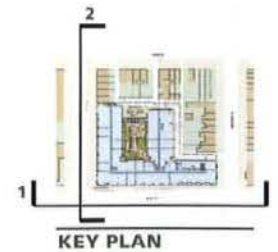
West Elevation (3rd Street)



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## Building Elevations

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North Elevation from Alley



North Elevation from Eye Street



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## Building Elevations

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East Elevation from Alley



East Elevation from 4th Street



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## Building Elevations

STUART INVESTMENT COMPANY  
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Partial South Elevation at SW Corner



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## Enlarged Partial Elevations

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Partial South Elevation at Residential Entrance

## MATERIALS LEGEND

- 1 Masonry
- 2 Aluminum Storefront System
- 3 Metal canopy
- 4 Windows & doors
- 5 Decorative railing
- 6 Decorative metal roll-up door
- 7 Louver

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# MATERIALS LEGEND

- 1 Masonry
- 2 Aluminum Storefront System
- 3 Metal canopy
- 4 Windows & doors
- 5 Decorative railing
- 6 Decorative metal roll-up door
- 7 Louver



Partial West Elevation at NW Corner



Partial West Elevation at SW Corner



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## Enlarged Partial Elevations

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# MATERIALS LEGEND

- 1 Masonry
- 2 Aluminum Storefront System
- 3 Metal canopy
- 4 Windows & doors
- 5 Decorative railing
- 6 Decorative metal roll-up door
- 7 Louver



Partial East Elevation at SE Corner



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## Partial Enlarged Elevation

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SPANDREL  
PANELS/  
WINDOWS



CANOPY/RAILINGS

STOREFRONT



MASONRY ACCENT

ACCENT BRICK



BRICK

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WINDOWS



CANOPY/RAILINGS



STOREFRONT



MASONRY ACCENT

ACCENT BRICK



BRICK

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## Exterior Palette-East Wing

STUART INVESTMENT COMPANY  
TORTI GALLAS AND PARTNERS, INC.

August 31, 2009

A17

3RD AND H STREETS NE-SQUARE 776

# LEED® Credit Scorecard

LEED-NC Green Building Rating System, version 2.2, final version

## 3rd and H Streets, NE PUD

Steuart Investment Company; Torti Gallas and Partners



### 32 14 23 Total Project Score Possible Points 69

Certified 26 to 32 points Silver 33 to 38 points Gold 39 to 51 points Platinum 52 or more points

#### 8 3 3 Sustainable Sites Possible Points 14

| Y | ? | N |            |                                                                    |   |
|---|---|---|------------|--------------------------------------------------------------------|---|
| Y |   |   | Prereq 1   | Construction Activity Pollution Prevention                         | 1 |
| 1 |   |   | Credit 1   | Site Selection                                                     | 1 |
| 1 |   |   | Credit 2   | Development Density & Community Connectivity                       | 1 |
| 1 |   |   | Credit 3   | Brownfield Redevelopment                                           | 1 |
| 1 |   |   | Credit 4.1 | Alternative Transportation: Public Transportation Access           | 1 |
| 1 |   |   | Credit 4.2 | Alternative Transportation: Bicycle Storage & Changing Rooms       | 1 |
|   | 1 |   | Credit 4.3 | Alternative Transportation: Low Emitting & Fuel Efficient Vehicles | 1 |
|   |   | 1 | Credit 4.4 | Alternative Transportation: Parking Capacity                       | 1 |
|   | 1 |   | Credit 5.1 | Site Development: Protect or Restore Habitat                       | 1 |
|   |   | 1 | Credit 5.2 | Site Development: Maximize Open Space                              | 1 |
|   |   | 1 | Credit 6.1 | Stormwater Design: Quantity Control                                | 1 |
| 1 |   |   | Credit 6.2 | Stormwater Design: Quality Control                                 | 1 |
| 1 |   |   | Credit 7.1 | Heat Island Effect: Non-Roof                                       | 1 |
| 1 |   |   | Credit 7.2 | Heat Island Effect: Roof                                           | 1 |
|   |   | 1 | Credit 8   | Light Pollution Reduction                                          | 1 |

#### 3 1 1 Water Efficiency Possible Points 5

| Y | ? | N |            |                                                              |   |
|---|---|---|------------|--------------------------------------------------------------|---|
| 1 |   |   | Credit 1.1 | Water Efficient Landscaping: Reduce by 50%                   | 1 |
| 1 |   |   | Credit 1.2 | Water Efficient Landscaping: No Potable Use or No Irrigation | 1 |
|   |   | 1 | Credit 2   | Innovative Wastewater Technologies                           | 1 |
| 1 |   |   | Credit 3.1 | Water Use Reduction: 20% Reduction                           | 1 |
|   | 1 |   | Credit 3.2 | Water Use Reduction: 30% Reduction                           | 1 |

#### 2 4 11 Energy & Atmosphere Possible Points 17

| Y | ? | N |            |                                                          |   |
|---|---|---|------------|----------------------------------------------------------|---|
| Y |   |   | Prereq 1   | Fundamental Commissioning of the Building Energy Systems |   |
| Y |   |   | Prereq 2   | Minimum Energy Performance                               |   |
| Y |   |   | Prereq 3   | CFC Reduction in HVAC&R Equipment                        |   |
| 2 |   |   | Credit 1.1 | Optimize Energy Performance: 14% New / 7% Existing       | 2 |
|   | 2 |   | Credit 1.2 | Optimize Energy Performance: 21% New / 14% Existing      | 2 |
|   |   | 2 | Credit 1.3 | Optimize Energy Performance: 28% New / 21% Existing      | 2 |
|   |   | 2 | Credit 1.4 | Optimize Energy Performance: 35% New / 28% Existing      | 2 |
|   |   | 2 | Credit 1.5 | Optimize Energy Performance: 42% New / 35% Existing      | 2 |
|   |   | 1 | Credit 2.1 | On-Site Renewable Energy: 2.5%                           | 1 |
|   |   | 1 | Credit 2.2 | On-Site Renewable Energy: 7.5%                           | 1 |
|   |   | 1 | Credit 2.3 | On-Site Renewable Energy: 12.5%                          | 1 |
|   | 1 |   | Credit 3   | Enhanced Commissioning                                   | 1 |
|   | 1 |   | Credit 4   | Enhanced Refrigerant Management                          | 1 |
|   | 1 |   | Credit 5   | Measurement & Verification                               | 1 |
|   | 1 |   | Credit 6   | Green Power                                              | 1 |

#### 3 3 7 Materials & Resources Possible Points 13

| Y | ? | N |            |                                                                    |   |
|---|---|---|------------|--------------------------------------------------------------------|---|
| Y |   |   | Prereq 1   | Storage & Collection of Recyclables                                |   |
|   |   | 1 | Credit 1.1 | Building Reuse: Maintain 75% of Existing Walls, Floors & Roof      | 1 |
|   | 1 |   | Credit 1.2 | Building Reuse: Maintain 95% of Existing Walls, Floors & Roof      | 1 |
|   |   | 1 | Credit 1.3 | Building Reuse: Maintain 50% of Interior Non-Structural Elements   | 1 |
|   | 1 |   | Credit 2.1 | Construction Waste Management: Divert 50% from Disposal            | 1 |
|   |   | 1 | Credit 2.2 | Construction Waste Management: Divert 75% from Disposal            | 1 |
|   |   | 1 | Credit 3.1 | Materials Reuse: 5%                                                | 1 |
|   |   | 1 | Credit 3.2 | Materials Reuse: 10%                                               | 1 |
|   | 1 |   | Credit 4.1 | Recycled Content: 10% (post-consumer + 1/2 pre-consumer)           | 1 |
|   |   | 1 | Credit 4.2 | Recycled Content: 20% (post-consumer + 1/2 pre-consumer)           | 1 |
|   | 1 |   | Credit 5.1 | Regional Materials: 10% Extracted, Processed & Manufactured Region | 1 |
|   |   | 1 | Credit 5.2 | Regional Materials: 20% Extracted, Processed & Manufactured Region | 1 |
|   |   | 1 | Credit 6   | Rapidly Renewable Materials                                        | 1 |
|   | 1 |   | Credit 7   | Certified Wood                                                     | 1 |

#### 12 2 1 Indoor Environmental Quality Possible Points 15

| Y | ? | N |            |                                                             |   |
|---|---|---|------------|-------------------------------------------------------------|---|
| Y |   |   | Prereq 1   | Minimum IAQ Performance                                     |   |
| Y |   |   | Prereq 2   | Environmental Tobacco Smoke (ETS) Control                   |   |
| 1 |   |   | Credit 1   | Outdoor Air Delivery Monitoring                             | 1 |
|   |   | 1 | Credit 2   | Increased Ventilation                                       | 1 |
| 1 |   |   | Credit 3.1 | Construction IAQ Management Plan: During Construction       | 1 |
| 1 |   |   | Credit 3.2 | Construction IAQ Management Plan: Before Occupancy          | 1 |
| 1 |   |   | Credit 4.1 | Low-Emitting Materials: Adhesives & Sealants                | 1 |
| 1 |   |   | Credit 4.2 | Low-Emitting Materials: Paints                              | 1 |
| 1 |   |   | Credit 4.3 | Low-Emitting Materials: Carpet                              | 1 |
|   | 1 |   | Credit 4.4 | Low-Emitting Materials: Composite Wood & Agrifiber Products | 1 |
|   |   | 1 | Credit 5   | Indoor Chemical & Pollutant Source Control                  | 1 |
| 1 |   |   | Credit 6.1 | Controllability of Systems: Lighting                        | 1 |
| 1 |   |   | Credit 6.2 | Controllability of Systems: Thermal Comfort                 | 1 |
| 1 |   |   | Credit 7.1 | Thermal Comfort: Design                                     | 1 |
| 1 |   |   | Credit 7.2 | Thermal Comfort: Verification                               | 1 |
| 1 |   |   | Credit 8.1 | Daylight & Views: Daylight 75% of Spaces                    | 1 |
| 1 |   |   | Credit 8.2 | Daylight & Views: Views for 90% of Spaces                   | 1 |

#### 4 1 Innovation & Design Process Possible Points 5

| Y | ? | N |            |                                                  |   |
|---|---|---|------------|--------------------------------------------------|---|
| 1 |   |   | Credit 1.1 | Innovation in Design: Green Educational Program  | 1 |
| 1 |   |   | Credit 1.2 | Innovation in Design: Green Housekeeping Program | 1 |
| 1 |   |   | Credit 1.3 | Innovation in Design: Water Efficient Appliances | 1 |
|   | 1 |   | Credit 1.4 | Innovation in Design: ?                          | 1 |
| 1 |   |   | Credit 2   | LEED™ Accredited Professional                    | 1 |

Sustainable Design Consulting, LLC

©2009 Torti Gallas and Partners, Inc. | 1200 Spring Street, 4th floor, Silver Spring, Maryland 20910 | 301.596.4700

## Conceptual LEED Scorecard

STEUART INVESTMENT COMPANY  
TORTI GALLAS AND PARTNERS, INC.

August 31, 2009

A18

3RD AND H STREETS NE-SQUARE 776

# Civil Drawings

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3RD STREET, N.E.

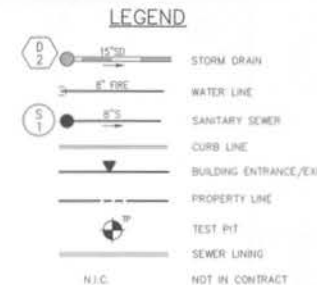
300 H STREET NE  
FUTURE 8-STORY RESIDENTIAL  
BUILDING WITH GROCERY  
STORE ON GROUND FLOOR  
FF=45.00

H STREET, N.E.  
90' WIDE

4TH STREET, N.E.



VICINITY MAP  
SCALE: 1" = 1000'



NOTE: TO THE SCOPE OF WORK UTILITY  
INSTALLATION IN CONJUNCTION WITH THE  
IN STREET REHABILITATION, THE  
AVAILABILITY SUP WILL BE ISSUED AS  
PART OF THE FULL BUILDING  
CONSTRUCTION PER DOWNSIDE.

**GENERAL NOTES:**

- THE BUILDING INFORMATION (DIMENSIONS, UTILITY CONNECTIONS, ETC.) SHOWN ON THIS PLAN WAS TAKEN FROM PLANS PREPARED BY:  
TORTI GALLAS AND PARTNERS, INC.  
ARCHITECT  
DATE: 06/25/2009
- THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE MOST CURRENT APPROVED ARCHITECT / MEP PLANS AND COORDINATE SAME WITH SITE PLAN, PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
- THE CONTRACTOR IS TO VERIFY THAT THE RELOCATION OF ANY UTILITY IN CONFLICT WITH PROPOSED WORK HAS BEEN COMPLETED, INCLUDING UTILITY RELOCATIONS AND CUT WELDS.
- IF THE CONTRACTOR HAS ANY QUESTIONS AS TO THE NATURE, METHOD, OR DETAIL OF THE PERFORMANCE OF HIS WORK OR THE CONTRACT DOCUMENTS, HE SHOULD CONTACT THE ARCHITECT AT 202-781-4200 PRIOR TO COMMENCING WORK. THE ARCHITECT'S ACCEPTANCE OF ANY REVISIONS OR INTERPRETATIONS MADE BY THE CONTRACTOR OR HIS SUBCONSULTANTS.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" FOR MARKING LOCATIONS OF EXISTING UTILITIES AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST ATTEMPT TO LOCATE LOCATIONS AND ELEVATIONS OF THE UTILITIES BY USING TEST PITS BY HAND AT 15'-100'-400' PRIOR TO COMMENCING WORK. THE ARCHITECT'S ACCEPTANCE OF ANY REVISIONS OR INTERPRETATIONS MADE BY THE CONTRACTOR OR HIS SUBCONSULTANTS.

- IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY VWA CAPITAL, LLC, IMMEDIATELY OF ANY EXISTING AND/OR ADDITIONAL UTILITIES FOUND BY ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE.
- GRADING SHALL BE DONE IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE.
- THE CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS TO STRUCTURES, WHEN NECESSARY, TO MEET EXISTING CONDITIONS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- ALL EXISTING UTILITIES AND STRUCTURES NOT SHOWN TO BE REMOVED ARE TO REMAIN AND PRESERVED AS FUNCTIONAL.
- REPAIRS TO UTILITIES OR PROPERTY DAMAGED AS A RESULT OF THE CONTRACTOR'S NEGLIGENCE OR METHOD OF OPERATION MUST BE MADE AT THE CONTRACTOR'S EXPENSE BEFORE PROCEEDING WITH CONSTRUCTION.

**GENERAL ROADWAY PAVING CONSTRUCTION NOTES**

- ALL ROADWAY WORK WILL BE PERFORMED IN ACCORDANCE WITH DODOT STANDARDS AND SPECIFICATIONS.
- ALL EXISTING UTILITIES WILL BE ADJUSTED TO GRADE AS NECESSARY BY THE CONTRACTOR.
- STABLE SUBGRADE IS DEFINED AS THAT SOLID, UNDISTURBED EARTH CAPABLE OF SUPPORTING STREET LOADS WITHOUT DAMAGING SETTLEMENT AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
- WHERE UNSTABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE MADE STABLE BY COMPACTION OR REPLACEMENT, AS REQUIRED.
- CONTRACTOR TO PROVIDE ROADWAY UNDERDRAINS PER GEOTECHNICAL DESIGNER IF REQUIRED.
- ALL EXISTING CURB AROUND THE SITE IS TO BE EVALUATED ON ITS CONDITION BY THE CONTRACTOR AND SOOT INSPECTOR PRIOR TO AND AFTER CONSTRUCTION TO DETERMINE THE EXTENTS OF EXISTING CURB TO BE REPLACED.

**TEST PIT NOTE:**

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION, ELEVATIONS, AND SIZES OF EX-UTILITIES BY USING TEST PITS BY HAND AT ALL POINTS OF CONNECTION AND AT ORIGIN/ENDS. RESULTS FROM THESE TEST PITS SHALL BE SUBMITTED TO THE ARCHITECT FIVE (5) WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION AND/OR ORDERING MATERIALS.

**COORDINATION NOTES:**

- IF VWA CAPITAL IS NOT PROVIDING STAKEOUT SERVICE, THE CONTRACTOR IS TO ESTABLISH AND CHECK ALL HORIZONTAL AND VERTICAL CONTROLS TO BE USED WITH THIS PROJECT. IN ADDITION, THE CONTRACTOR IS TO COMPUTE THE LAYOUT OF THE ENTIRE PLAN IN ADVANCE OF BEGINNING ANY WORK ASSOCIATED WITH THE SUBJECT PLANS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE MOST CURRENT APPROVED ARCHITECTURAL/MEP PLANS AND COORDINATE SAME WITH THE SITE PLAN, PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF CONSTRUCTION WITH THE FOLLOWING UTILITY COMPANIES SERVING THE SITE: PEPCO, VERIZON, WASHINGTON GAS, DISTRICT CABLE SYSTEM.
- CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH THE DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY (DCWSA) FOR TAPPING TESTS AND DETERMINING THE EXTENT OF WORK (FOR WATER CONNECTION) TO BE ACCOMPANIED BY DCWSA.
- CONTRACTOR TO COORDINATE WITH THE OFFICE OF THE DC SURVEYOR TO ENGAGE A SURVEYOR LICENSED BY THAT OFFICE TO PREPARE A WALKLOCK SURVEY AS REQUIRED BY THE DC CODE IN ADVANCE OF PLACING CONCRETE ASSOCIATED WITH THE FOUNDATION.

- IF NOTIFIED DOWNSIDE ONE WEEK PRIOR TO START OF CONSTRUCTION, UTILITY INSPECTION SECTION AT 202-781-4200, WATER SERVICES 202-692-3400 OR 3400 AND SEWER SERVICES 202-264-3424 OF 300.
- EXISTING WATER CONNECTIONS TO BE ABANDONED (1" OR SMALLER) ARE TO BE PLUGGED AT THE MAIN PER DOWNSIDE STANDARD CRITERIA.
- EXISTING WATER CONNECTIONS TO BE REMOVED (1" OR LARGER) ARE TO BE REMOVED AT THE WATER MAIN PER DOWNSIDE STANDARD CRITERIA.
- DEVELOPERS, CONTRACTORS, AND PLUMBERS MUST SUBMIT FINAL CONSTRUCTION AS-BUILT INFORMATION TO THE APPROPRIATE DOWNSIDE INSPECTOR(S) FOR REVIEW AND APPROVAL, UPON COMPLETION OF NEW UTILITIES IN PUBLIC SPACE, APPLICANT MUST SUBMIT THESE DRAWINGS. ALL-BUILT DRAWINGS MUST SHOW ELEVATION, LOCATION, RELOCATION OF ANY DOWNSIDE UTILITIES AND PERTINENT INFORMATION.
- ONCE THE DOWNSIDE INSPECTOR APPROVES THE AS-BUILT, A COPY MUST BE SUBMITTED TO THE DOCUMENTS AND PERMITS OFFICE AND THE WATER AND SEWER DESIGN SECTION AT 5000 OVERLOOK AVE., S.W., 5TH FLOOR.
- ALL NEW WORK MUST BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF PUBLIC WORKS (DOWNSIDE) AND THE DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY (DCWSA).
- CONTRACTOR TO OBTAIN BIDS FROM PEPCO APPROVED SUBCONTRACTORS FOR ALL ELECTRICAL WELDS, MANHOLES, AND CONNECTIONS. REFER TO PLANS BY PEPCO & ASSOCIATES FOR ACTUAL LOCAL/DETAILS AND SPECIFICATIONS OF ALL ELECTRICAL SERVICES.

CALL "MISS UTILITY" AT  
1-800-257-7777  
48 Hours Before Start of Construction

**VWA CAPITAL**  
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • GPS SERVICES  
VWA CAPITAL, LLC  
4400 MASSACHUSETTS AVENUE, NW SUITE 110 • WASHINGTON, DC 20002  
PHONE: 202-244-6142 • FAX: 202-244-6143  
WWW.VWACAPITAL.COM

PROJECT COORDINATOR: SCHIEL, CHARLES  
E-MAIL: charles@vwacapital.com

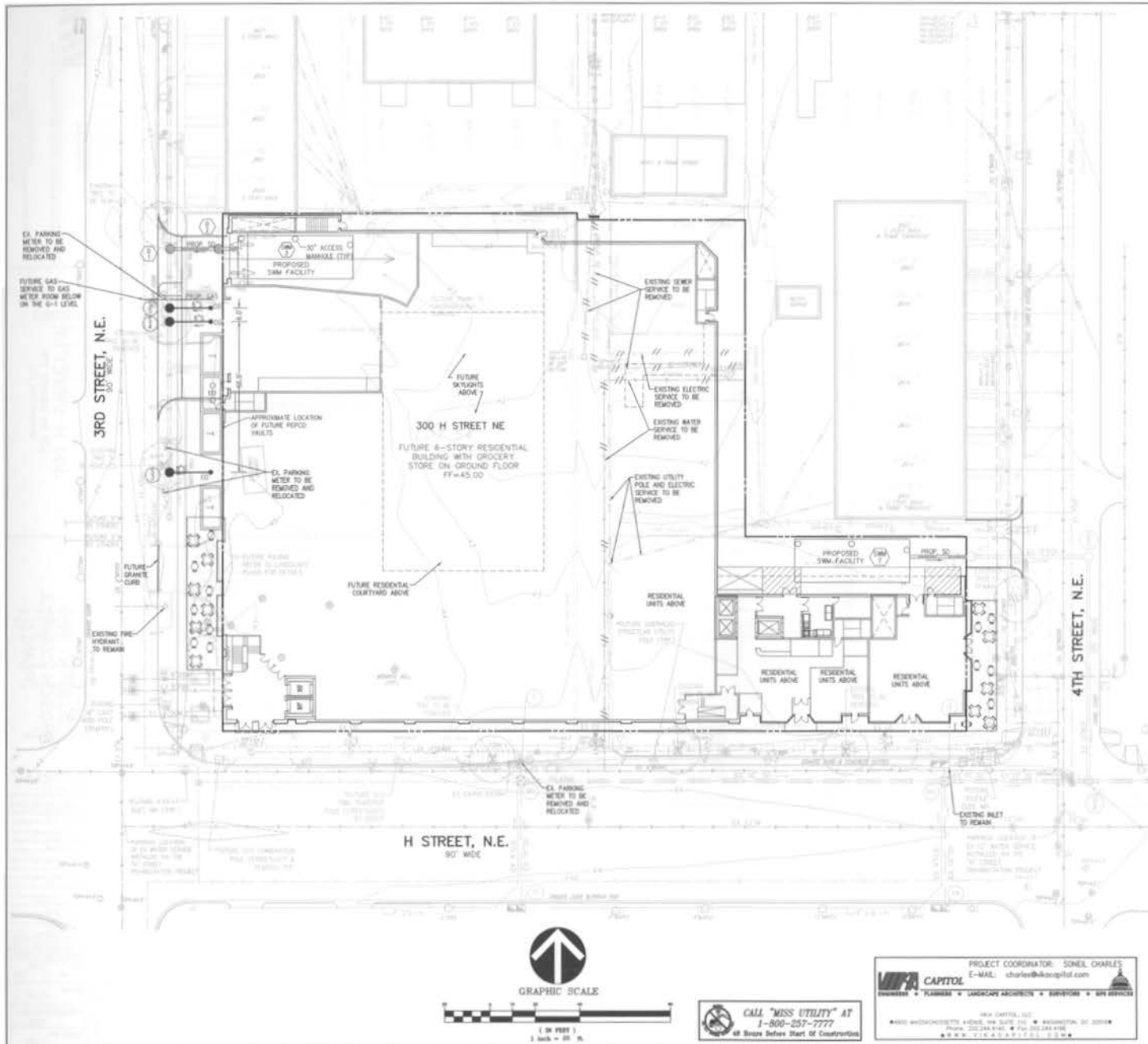
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300 H STREET NE  
LOT 54 SQUARE 776  
WASHINGTON, D.C.

SITE PLAN

VWA REVISIONS

| NO. | DATE     | BY | CHKD | APP'D |
|-----|----------|----|------|-------|
| 1   | 07/01/09 | SC | DWN  | CAD   |



**VIFA**  
 VISIONARY INFRASTRUCTURE ARCHITECTS  
 1000 K STREET, N.E.  
 WASHINGTON, D.C. 20002  
 TEL: 202.244.4141 FAX: 202.244.4142  
 WWW.VIFA-DC.COM

**300 H STREET NE**  
**LOT 54 SQUARE 776**  
 WASHINGTON, D.C.

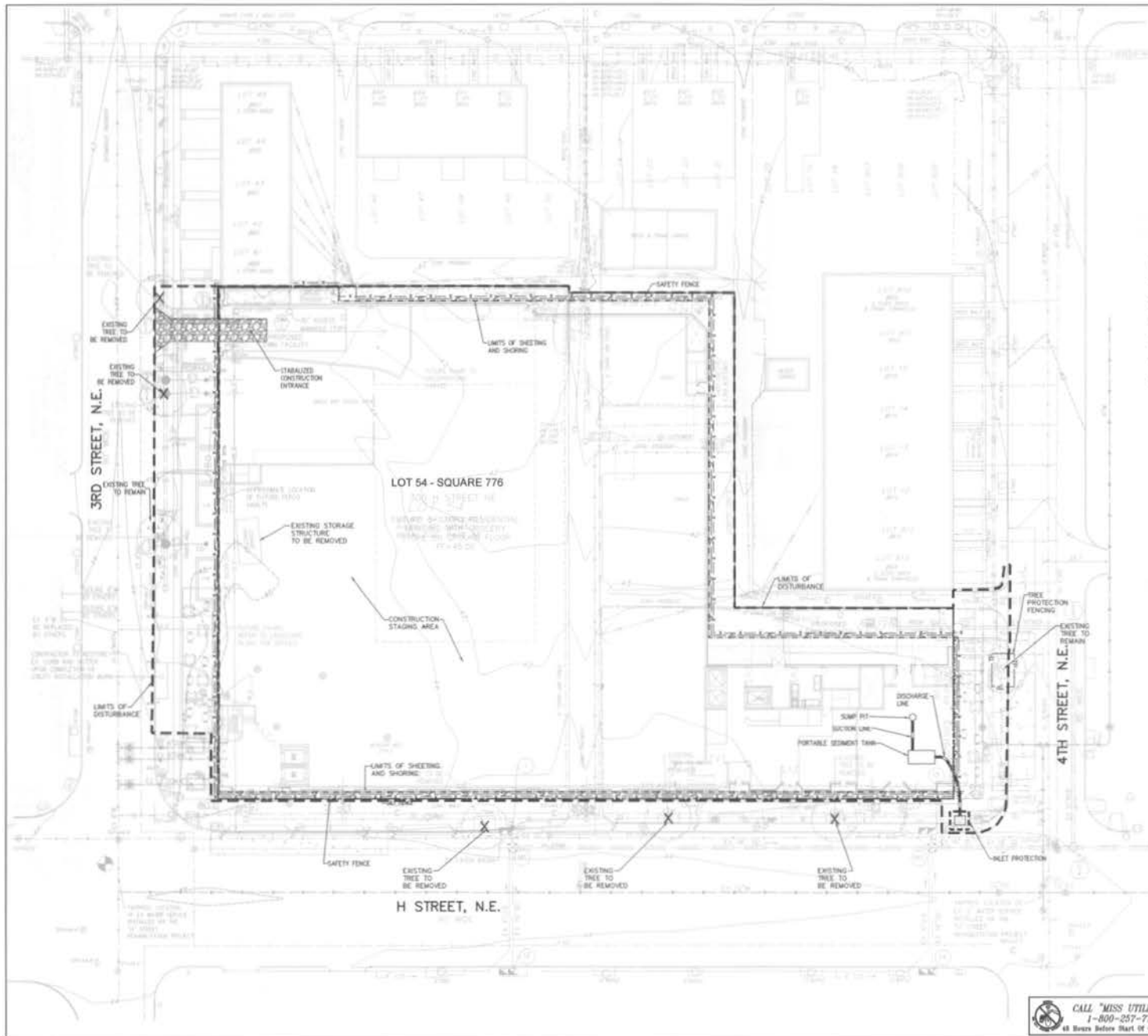
**GRADING AND UTILITY PLAN**

| VIFA REVISIONS |                      |          |
|----------------|----------------------|----------|
| NO.            | DESCRIPTION          | DATE     |
| 1              | ISSUED FOR PERMIT    | 07/10/09 |
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**CAPITOL**  
 PROJECT COORDINATOR: SONEL CHARLES  
 E-MAIL: charles@capitol.com  
 1000 K STREET, N.E.  
 WASHINGTON, D.C. 20002  
 TEL: 202.244.4141 FAX: 202.244.4142  
 WWW.CAPITOL-DC.COM

CALL "MISS UTILITY" AT  
 1-800-257-7777  
 48 Hours Before Start of Construction





VICINITY MAP  
SCALE: 1" = 1000'

- SEDIMENT AND EROSION CONTROL SEQUENCE OF CONSTRUCTION**
1. NOTIFY THE D.C. SEDIMENT AND EROSION CONTROL INSPECTOR 3 BUSINESS DAYS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
  2. MEETING WITH THE OWNER'S REPRESENTATIVE SHALL BE HELD PRIOR TO THE START OF ANY CONSTRUCTION.
  3. INSTALL ALL SEDIMENT CONTROL DEVICES.
  4. PROCEED WITH EXCAVATION AND UTILITY CONSTRUCTION ACTIVITIES.
  5. PERMANENTLY STABILIZE DISTURBED AREAS. REBUILD EXISTING CURB AND GUTTER AND SIDEWALK AS NECESSARY. PATCH EXISTING PAVEMENT.
  6. FLOW ALL NEW AND EXISTING STORM DRAIN PIPES AND STRUCTURES TO ENSURE SUD SYSTEM IS FREE OF SEDIMENT.
  7. REMOVE SEDIMENT AND EROSION CONTROL DEVICES UPON APPROVAL FROM THE D.C. SEDIMENT AND EROSION CONTROL INSPECTOR AND THE OWNER'S REPRESENTATIVE.
  8. PERMANENTLY STABILIZE ANY REMAINING DISTURBED AREAS.

**SEDIMENT AND EROSION CONTROL NARRATIVE**  
AREA OF SITE: ~ 80,870 SQ. FT. (1.40 ACRES)  
EXISTING CONDITIONS: GRASS/GRAVEL LOT  
FUTURE DEVELOPMENT: 8-STORY RETAIL/RESIDENTIAL  
APPROX. QUANTITY OF DISTURBED AREA: ~68,768 SQ. FT.

DUE TO THE TOPOGRAPHY OF THE DISTURBED AREA(S) AND THE EXTENT OF THE CONSTRUCTION ACTIVITIES, THE PRIMARY SEDIMENT AND EROSION CONTROL MEASURE FOR THE UTILITY INSTALLATION IS THE EXCAVATED SOIL FROM THE UTILITY TRENCH AREAS. ALL TRENCHES ARE TO BE COVERED WITH METAL PANELS AT THE END OF EVERY WORK DAY.

**STORMWATER MANAGEMENT NARRATIVE**

AS PART OF THE FUTURE DEVELOPMENT, STORMFILTERS OR STRUCTURAL SANDFILTERS WILL BE PROVIDED BENEATH THE FUTURE UNDERGROUND GARAGE RAMP AND IN THE REAR RETAIL/RESIDENTIAL LOADING AREA. THESE STORMWATER MANAGEMENT FACILITIES WILL BE SIZED TO TREAT THE FIRST 0.5" OF RAINFALL (ROOFTOP) FROM THE SITE AREA FOR WATER QUALITY AND WATER QUANTITY CONTROL, WHERE NECESSARY.

**LEGEND**

- LIMITS OF DISTURBANCE
- TP --- TP --- TREE PROTECTION
- SF --- SF --- SILT FENCE
- X --- X --- SAFETY FENCE
- X --- X --- TREE TO BE REMOVED
- [ ] [ ] --- INLET PROTECTION



**PROJECT COORDINATOR:** SORIEL CHARLES  
E-MAIL: [charles@kccapital.com](mailto:charles@kccapital.com)

**SCALE:** 1" = 20'

**PROJECT/FILE NO:** 1369

**SHEET NO:** C-5

CALL "MISS UTILITY" AT  
1-800-257-7777  
48 Hours Before Start of Construction

**VKA**  
ARCHITECTS • LANDSCAPE ARCHITECTS • ENGINEERS • SURVEYORS • SITE SERVICES

**300 H STREET NE  
LOT 54 SQUARE 776  
WASHINGTON, D.C.**

**SEDIMENT AND EROSION CONTROL PLAN**

**VKA REVISIONS**

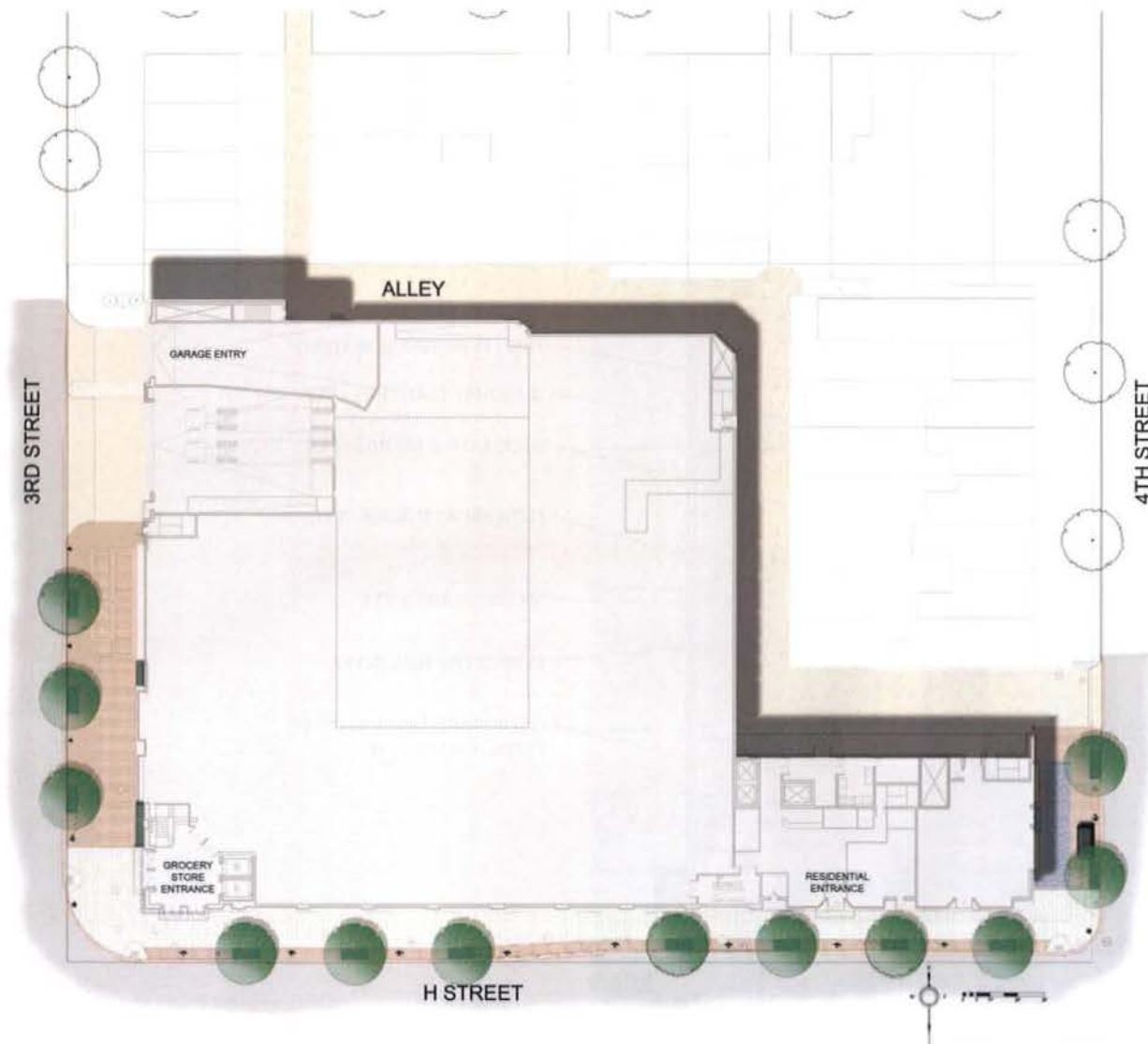
| NO. | DATE     | BY | CHKD | DESCRIPTION |
|-----|----------|----|------|-------------|
| 1   | 07-20-09 | SC | DWN  | DES.        |
| 2   | 07-20-09 | SC | DWN  | DES.        |
| 3   | 07-20-09 | SC | DWN  | DES.        |
| 4   | 07-20-09 | SC | DWN  | DES.        |
| 5   | 07-20-09 | SC | DWN  | DES.        |
| 6   | 07-20-09 | SC | DWN  | DES.        |
| 7   | 07-20-09 | SC | DWN  | DES.        |
| 8   | 07-20-09 | SC | DWN  | DES.        |
| 9   | 07-20-09 | SC | DWN  | DES.        |
| 10  | 07-20-09 | SC | DWN  | DES.        |
| 11  | 07-20-09 | SC | DWN  | DES.        |
| 12  | 07-20-09 | SC | DWN  | DES.        |
| 13  | 07-20-09 | SC | DWN  | DES.        |
| 14  | 07-20-09 | SC | DWN  | DES.        |
| 15  | 07-20-09 | SC | DWN  | DES.        |
| 16  | 07-20-09 | SC | DWN  | DES.        |
| 17  | 07-20-09 | SC | DWN  | DES.        |
| 18  | 07-20-09 | SC | DWN  | DES.        |
| 19  | 07-20-09 | SC | DWN  | DES.        |
| 20  | 07-20-09 | SC | DWN  | DES.        |

**REAL REVISIONS 07-20-09  
PDD REVISIONS 07-20-09  
DATE: JULY 2009  
DES. SC DWN CAD  
SCALE: 1" = 20'  
PROJECT/FILE NO: 1369  
SHEET NO: C-5**



# Landscape Drawings

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## SITE DESCRIPTION

### H STREET

TREES: LONDON PLANE PER H STREET INITIATIVE STREETSCAPE STANDARDS

LIGHTING: DUAL TEAR-DROP LIGHTS PER H STREET INITIATIVE STREETSCAPE STANDARDS

PAVING: SCORED CONCRETE PAVEMENT FROM BUILDING FACE TO EDGE OF TREE PITS, BRICK PAVING FROM TREEPIT EDGE TO GRANITE CURB PER H STREET INITIATIVE STREETSCAPE STANDARDS, SPECIAL PAVING TREATMENT AT BUILDING ENTRANCES

SITE FURNISHINGS: BICYCLE RACKS, TRANSIT SHELTERS, TRASH RECEPTACLES, AND BENCHES PER H STREET INITIATIVE STREETSCAPE STANDARDS

### 3RD STREET

TREES: WILLOW OAK PER H STREET INITIATIVE STREETSCAPE STANDARDS

LIGHTING: SINGLE WASHINGTON GLOBE PER H STREET INITIATIVE STREETSCAPE STANDARDS

PAVING: BRICK PAVING W/ GRANITE CURB PER H STREET INITIATIVE STREETSCAPE STANDARDS, SPECIAL PAVING TREATMENT AT BUILDING ENTRANCES, CONCRETE GARAGE AND LOADING ENTRY APRON

SITE FURNISHINGS: BICYCLE RACKS, TRASH RECEPTACLES, AND BENCHES PER H STREET INITIATIVE STREETSCAPE STANDARDS

### 4TH STREET

TREES: WILLOW OAK PER H STREET INITIATIVE STREETSCAPE STANDARDS

LIGHTING: SINGLE WASHINGTON GLOBE PER H STREET INITIATIVE STREETSCAPE STANDARDS

PAVING: BRICK PAVING W/ GRANITE CURB PER H STREET INITIATIVE STREETSCAPE STANDARDS, SPECIAL PAVING TREATMENT AT BUILDING ENTRANCES, CONCRETE ALLEY APRON

SITE FURNISHINGS: BICYCLE RACKS, TRANSIT SHELTERS, TRASH RECEPTACLES, AND BENCHES PER H STREET INITIATIVE STREETSCAPE STANDARDS

### ALLEYS

PAVING: POURED IN PLACE CONCRETE

LIGHTING: COBRAHEAD

NOTE: LANDSCAPING AND STREETSCAPE IS CURRENTLY BEING EXECUTED AS PART OF DC'S GREAT STREETS INITIATIVE. APPLICANT TO REPAIR/REPLACE LANDSCAPING AND STREETSCAPE ELEMENTS DAMAGED DURING CONSTRUCTION AND INSTALL NEW PAVING ON AREAS INSIDE PROPERTY LINE. LANDSCAPE ELEMENTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

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LO1



Date : June 30, 2006

REVISED JULY 2009

## 3RD AND H STREET SITE DESCRIPTION

leeandassociates, inc.  
38 eye street nw. washington dc 20001  
202.466.6666 1.202.466.4232  
www.leeandassociatesinc.com



# Traffic/Circulation

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Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

©2009 Torti Gallas and Partners, Inc. | 1100 Spring Street, 4th floor, Silver Spring, Maryland 20910 301.588.4400

## Circulation Plan

STUART INVESTMENT COMPANY  
TORTI GALLAS AND PARTNERS, INC.

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August 31, 2009

T01

3RD AND H STREETS NE-SQUARE 776