



ZONING COMMISSION

CASE No. 06-02

EXHIBIT No. 33

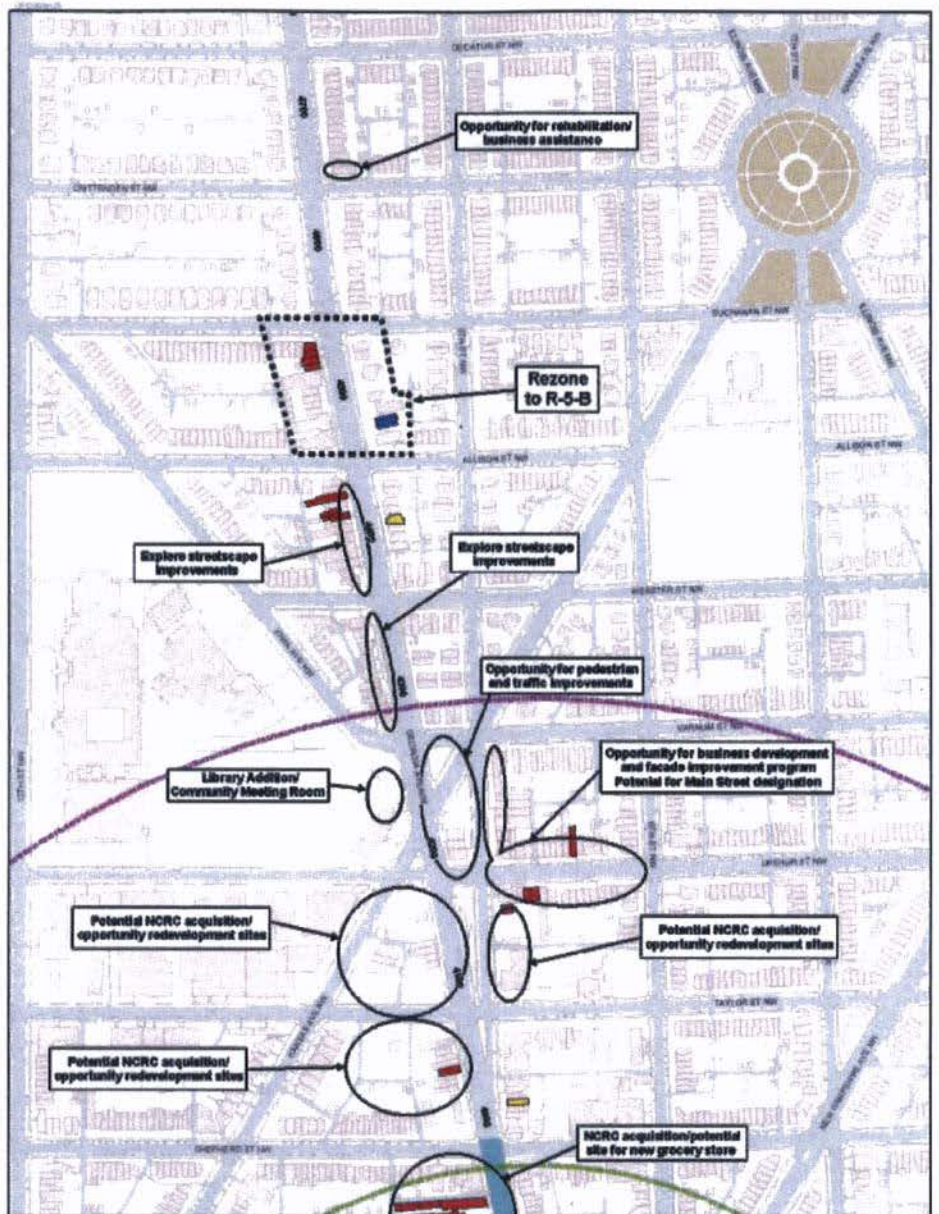
ZONING COMMISSION
District of Columbia
CASE NO.06-02
EXHIBIT NO.33



Butterfield House, Capitol Hill, D.C.



Ecco Park, Takoma Park, D.C.



Georgia Ave Corridor Revitalization - UPHUR



Government of the District of Columbia
 Anthony A. Williams, Mayor
 Office of Planning - December 8, 2004
 This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

- Commercial Vacant
- Vacant Land
- Residential Vacant
- Rezone to R-5-B
- Metro Station Entrances
- TOD - 10 Minute Walk
- TOD - 5 Minute Walk
- Proposed TIF
- Water
- National Parks

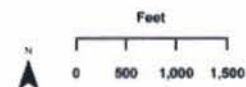




District of Columbia Generalized Land Use

Map 6

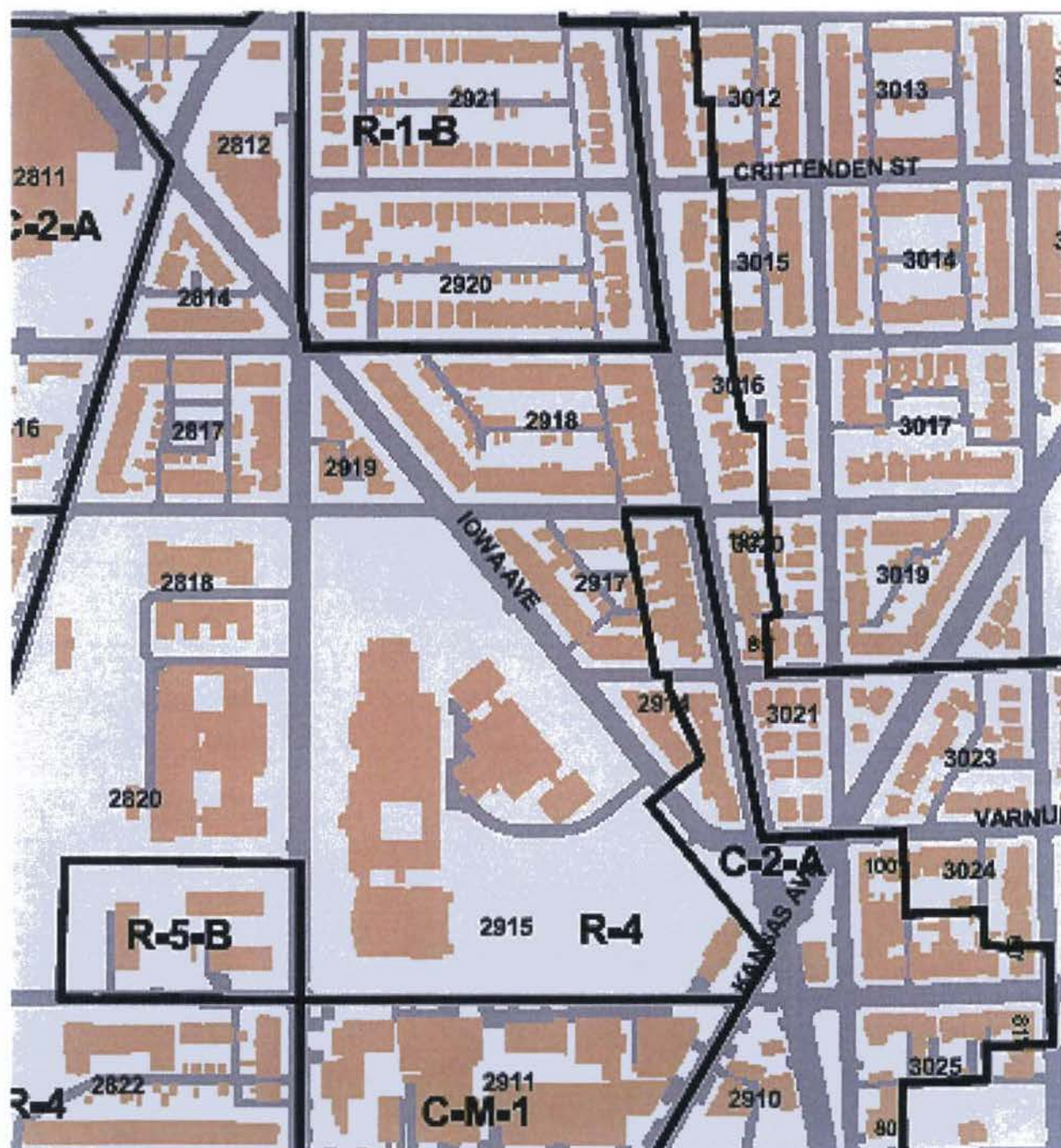
- Residential-Low Density
- Residential-Moderate Density
- Residential-Medium Density
- Residential-High Density
- Commercial-Low Density
- Commercial-Moderate Density
- Commercial-Medium Density
- Commercial-Medium-High Density
- Commercial-High Density
- Institutional
- Federal
- Local Public Facilities
- Parks, Recreation, and Open Space
- Production and Technical Employment
- Mixed Use
- Water
- NO DATA



Government of the
District of Columbia
Anthony A. Williams, Mayor

Office of Planning - March 4, 2005
801 North Capitol St NE Suite 4000
Washington DC 20002
<http://planning.dc.gov>

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The Portland Flats, 1129 Vermont Avenue, N.W.





Mount Vernon Flats, 904 New York Avenue, N.W.



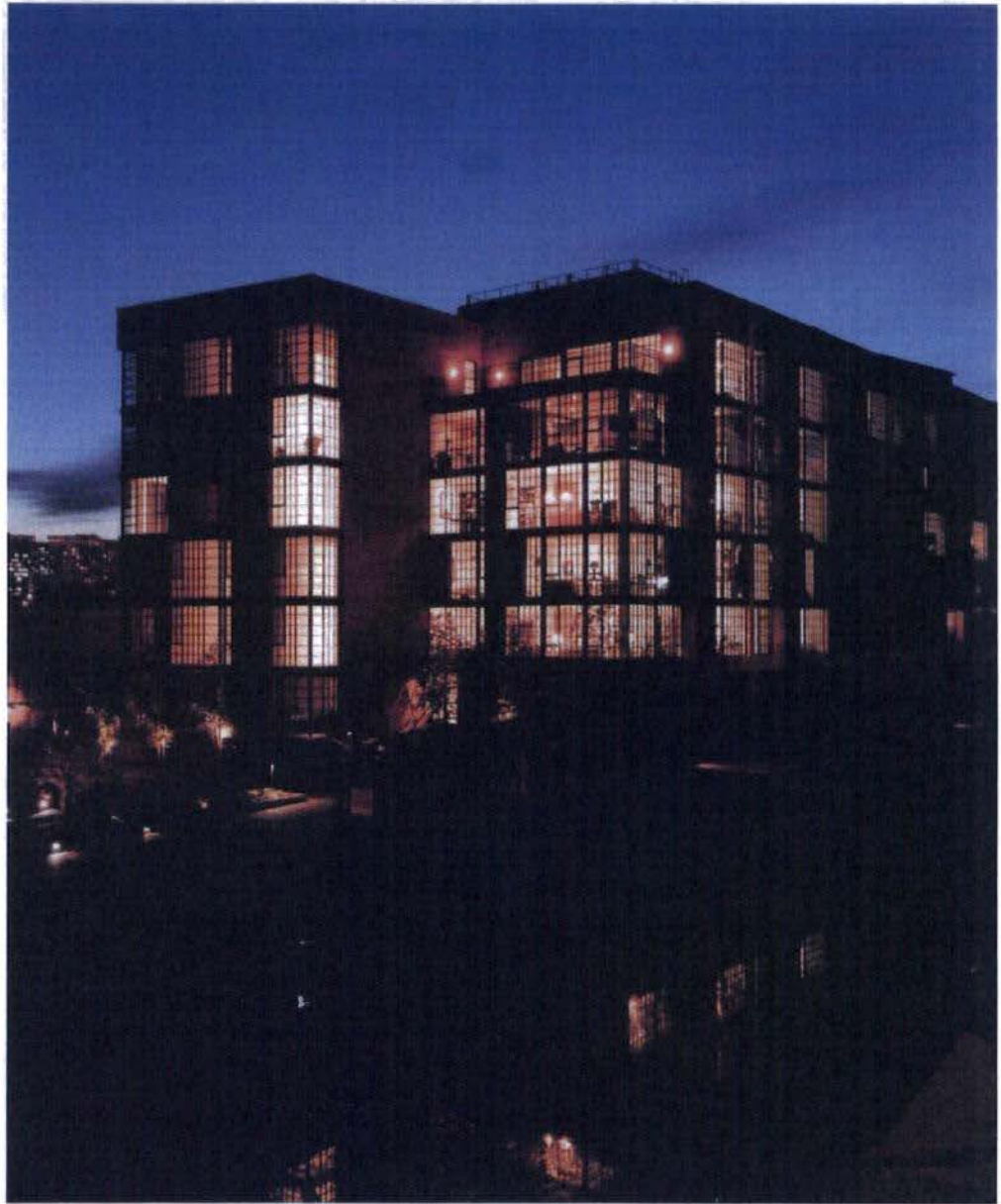
2001 16th Street, N.W.



Art Deco Majestic, 3200 16th Street, N.W.



3303 Water Street, N.W.



3303 Water Street, N.W.





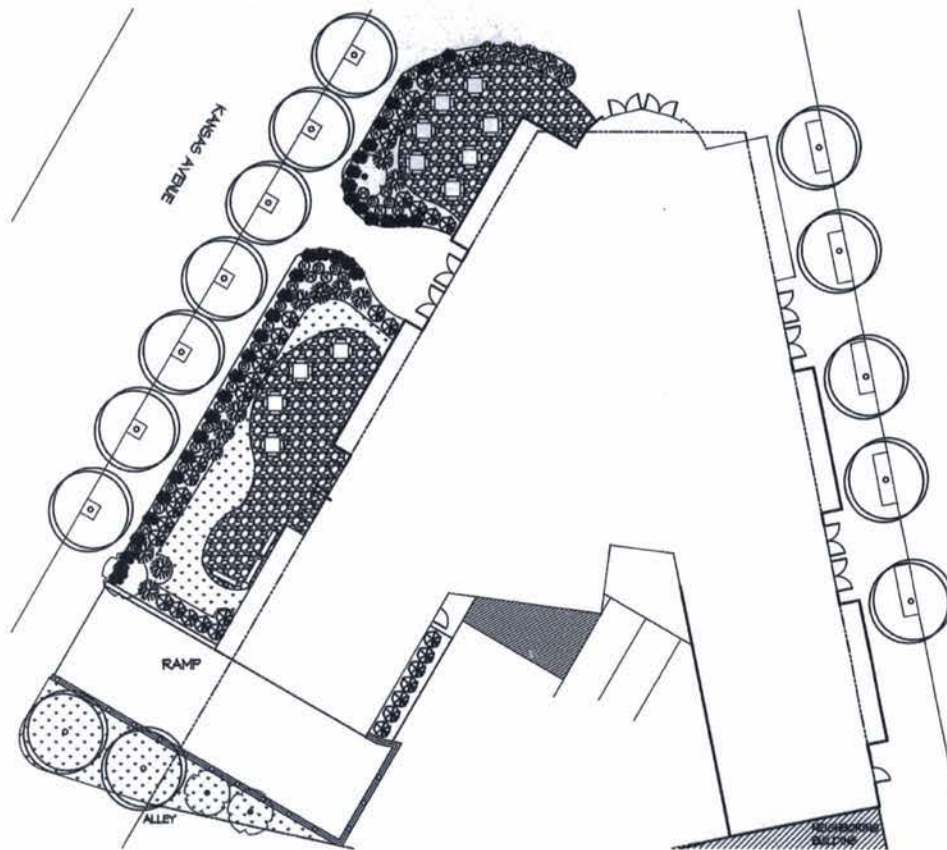
Georgetown Ritz Carlton



Georgetown Ritz Carlton



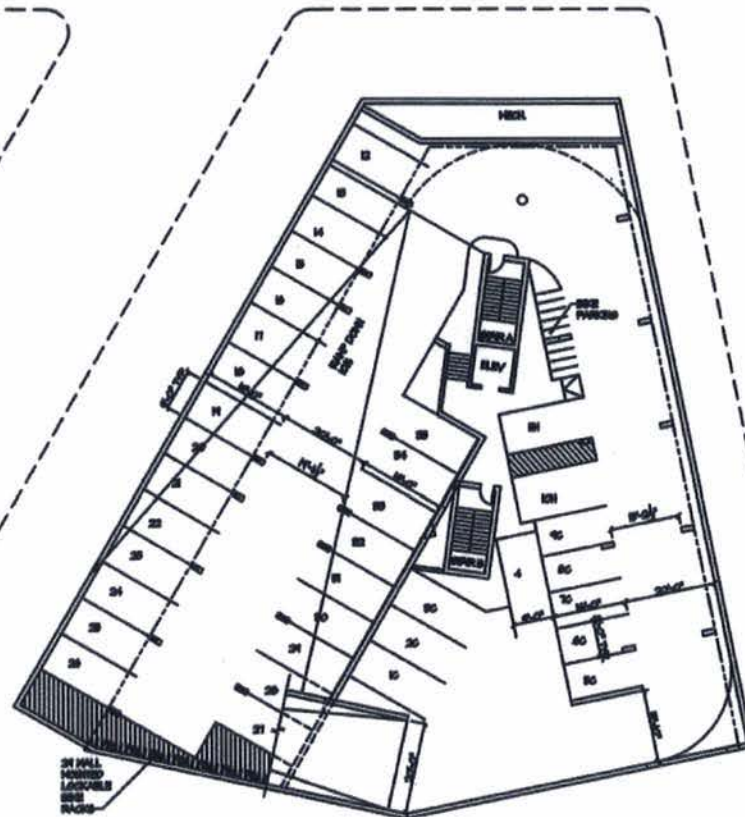
Langston Lofts



REDMONT ZONE
 BASED ON THE FISH AND HILLSIDE ASSOCIATION BAYSIDE
 CONSERVATION LANDSCAPING PROGRAM RECOMMENDED PLANT
 LIST

- HARDSCAPE:**
 CORLESTONE SET IN GRAVEL
- GRASSES:**
 ELYNA CANADENSIS - CANADA HED RYE
- HERBACEOUS PLANTS AND BIRDSNEEZE:**
 ASTER LAEVIS - SMOOTH BLUE ASTER
 ASTER NOVAE-ANGLIAE - NEW ENGLAND ASTER
 ASTER PILOSUS - WHITE HEATH ASTER
 VIOLA PEDATA - BIRD'S FOOT VIOLET
- SHRUBS AND TREES:**
 ARNICA ARBUTIFOLIA - RED CHERRYBERRY
 HAMMELIS VIRGINIANA - KITCH HAZEL
 TREES BRACHYPTERIS
 CORNUS FLORIDA - FLOWERING DOGWOOD
- TREES:**
 ACER RUBRUM - RED MAPLE

LANDSCAPE PLAN
 0 16
 4136 GEORGIA AVE



GENERAL NOTES

1. A STANDARD PARKING SPACE IS DIMENSIONS ARE 4' WIDE X 14' DEEP.
2. A COMPACT PARKING SPACE IS DIMENSIONS ARE 8' WIDE X 16' DEEP.
3. A MOTORCYCLE SPACE IS DIMENSIONS ARE 2' WIDE X 6' DEEP.

2 RETAIL PARKING SPACE AT GRADE
 4 RETAIL GARAGE PARKING SPACES
51 RESIDENTIAL GARAGE PARKING SPACES
 57 TOTAL ON SITE PARKING

PARKING LEVEL PLAN



4136 GEORGIA AVENUE



Green Design Features

- Develop building on site that was previously entirely covered with hardscape
- Construct building on previously developed site and in a community with a minimum density of 60,000 SF per acre net.
- Redevelop a brownfield site.
- Locate project within 1 / 4 mile of one or more stops for two or more public bus lines usable by building occupants.
- Provide covered storage facilities for bicycles for 15% or more of building occupants
- Size parking capacity to not exceed min. local zoning requirement and provide infrastructure and support programs to facilitate shared vehicle usage

Green Design Features

- Implement a storm water management plan that results in a 25% decrease in the volume of storm water runoff from the 2 year 24 hour design storm
- Place parking underground and provide a roof with a solar reflectance index of at least 29
- Provide a green roof for at least 50% of the roof area.
- Minimize light trespass from building and site and meet LEED LZ3 design criteria.
- Reduce potable water consumption for irrigation by 50% from a calculated mid summer baseline
- All Adhesives & Sealants used on the interior of the building shall comply with LEED low emitting materials standards
- All Paints & Coatings used on the interior of the building shall comply with LEED low emitting materials standards
- All Carpet systems used on the interior of the building shall comply with LEED low emitting materials standards

Green Design Features

- Provide individual lighting controls for 90% of building occupants to enable adjustment to suit individual task needs and preferences.
- Provide individual comfort controls for 50% of building occupants to enable adjustment to suit individual task needs and preferences.
- Achieve a min. glazing factor of 2% in a minimum of 75% of all regularly occupied areas.
- At least one principal participant of the project team shall be a LEED Accredited professional



FABRIC AWNING



BRICK



PRECAST CONCRETE
COLUMNS AND WINDOW SILL



DARK BRONZE AND DARK ALUMINUM
WINDOW FRAMES, LINTELS AND GUARDRAILS



4136 GEORGIA AVENUE
PLANNED UNIT DEVELOPMENT APPLICATION

MATERIAL PALETTE
6.22.2006





Hanson
The face of brick™

CENTURY PLUS
Limited Warranty



www.hansonbrick.com

Carolina
COLLECTION

DARK PALOMINO
WIRE CUT
Modular - Columbia 4

739



POTOMAC VALLEY BRICK
AND SUPPLY CO.

2 BRIDGES DRIVE
ROCKVILLE, MD 20850

CORPORATE: (301) 326-9800
ROCKVILLE: (301) 440-2999
WHEELING: (703) 266-8013
BALTIMORE: (410) 482-4700

IMPORTANT NOTICE

IT IS IMPOSSIBLE WITH ONLY A FEW BRICK TO ILLUSTRATE ALL COLORS, COLOR PERCENTAGES AND HARMLESS IMPERFECTIONS THAT MAY OCCUR IN A FULL BRICK SHIPMENT. THEREFORE, THIS SAMPLE IS INTENDED TO REPRESENT GENERAL COLOR RANGE AND TEXTURE ONLY.



This sample is presented as a general representation of the brick to be furnished. The wide variety of colors and textures inherent in the manufacturing of this product cannot be fully represented in a sample of this size. This brick will meet or exceed current ASTM standards.

