



ZONING COMMISSION

CASE No. 06-02

EXHIBIT No. 34

ZONING COMMISSION

District of Columbia

CASE NO.06-02

EXHIBIT NO.34



PASCO '05

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4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

2/22/2007





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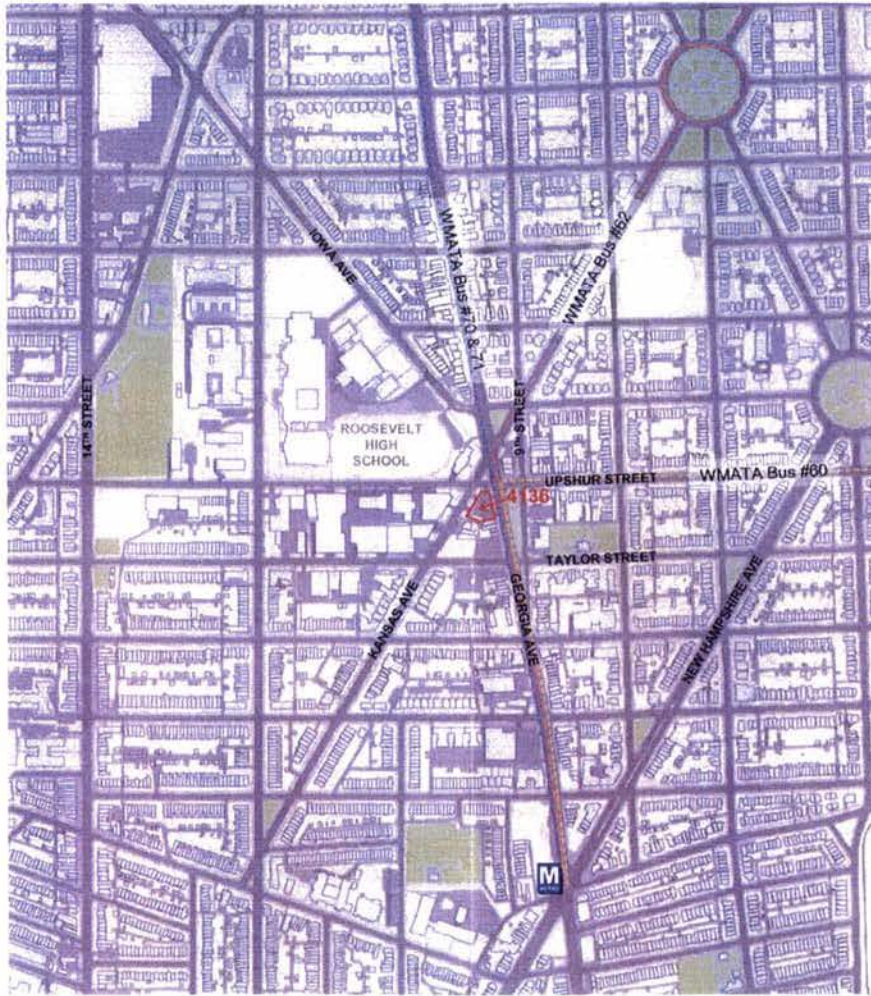


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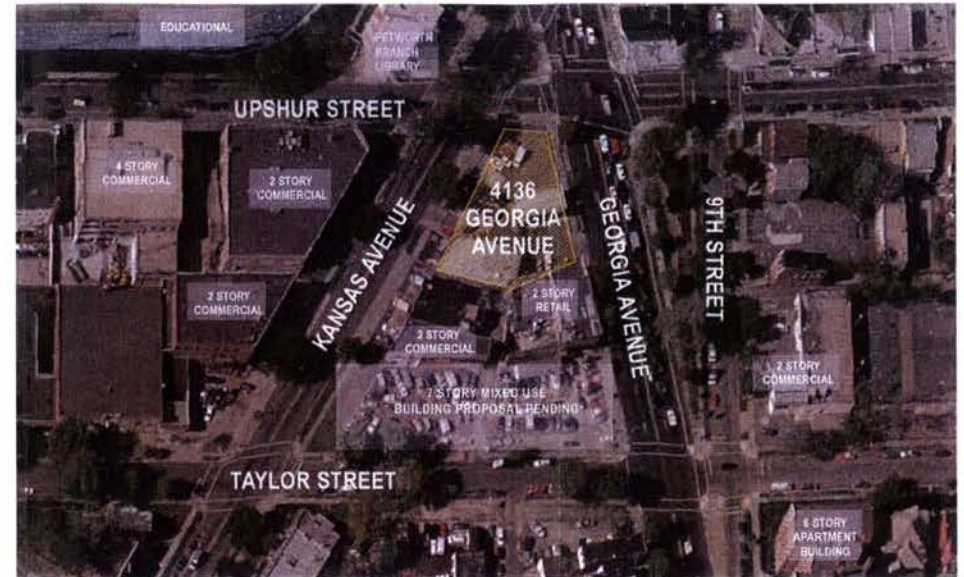
PLANNED UNIT DEVELOPMENT APPLICATION

6/22/2006





SITE CONTEXT PLAN



AERIAL SITE PLAN



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PLANNED UNIT DEVELOPMENT APPLICATION

CONTEXT AND AERIAL SITE PLAN





1 GEORGIA AVENUE

SITE

KANSAS AVENUE



2

GEORGIA AVENUE

SITE



3

SITE

KANSAS AVENUE



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NEIGHBORHOOD PHOTOS





4 GEORGIA AVENUE

← SITE →

GEORGIA AVENUE



5

TAYLOR STREET



6

KANSAS AVENUE

← TAYLOR STREET →

KANSAS AVENUE

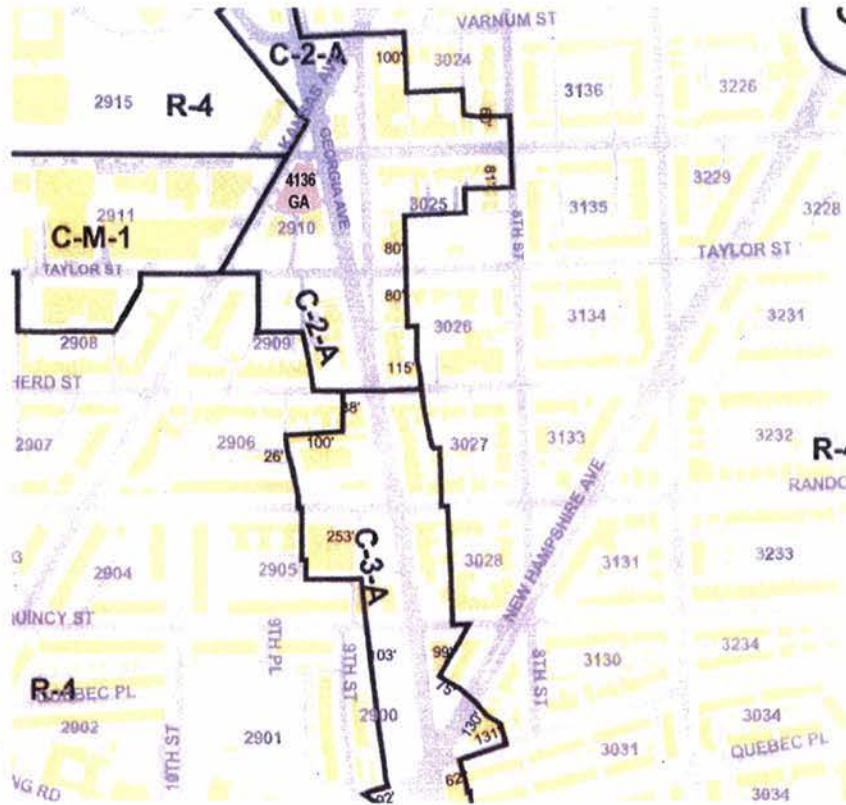


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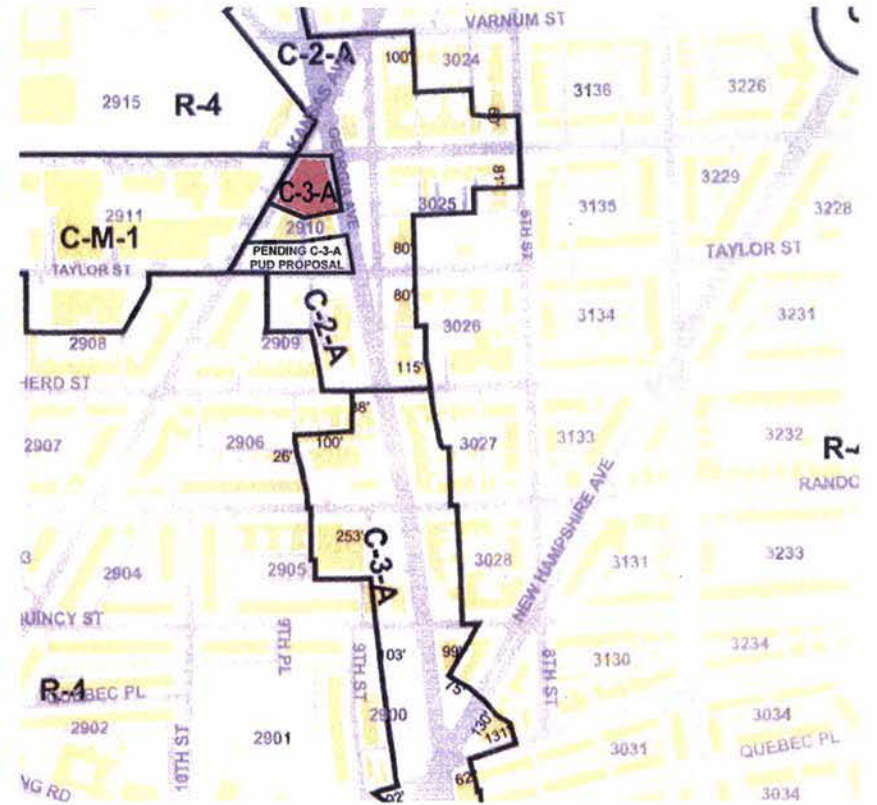
PLANNED UNIT DEVELOPMENT APPLICATION

NEIGHBORHOOD PHOTOS





EXISTING ZONING



PROPOSED ZONING



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EXISTING AND PROPOSED ZONING



Building SF Breakdown	
	Gross Floor Area
Garage Level	
Ground Floor	8,623
Second Floor	8,423
Third Floor	8,423
Fourth Floor	8,276
Fifth Floor	8,276
Sixth Floor	8,205
Seventh Floor	7,769
Roof Penthouse	
Total Building SF	57,995

Zone C-3-A		Required	Actual	
Lot SF=			13,648.37	(Note 1)
Allowable lot coverage		75% of 13648.37	10236	63% of 13648.37 = 8648 SF
Maximum Allowable Gross SF based on FAR 4.5			61,418	57,995
FAR C-2-A		Current	2.5	4.25 (Note 2)
FAR C-3-A (PUD)		Proposed	4.5	4.25 (Note 2)
FAR INCREASE			2.0	
Max Building Height			90' Max	75'-0"
# Floors				7
# Units				57 plus 3 retail units
Setbacks				
Rear Req'd	75'x 2.5" per ft high measured from center of Kansas Ave.	18.75'	56'-0"	
Side Req'd	If provided 75'x 2" per ft high	15'	23'-0"	
Loading				
Loading Berth>50 units		1 @ 55' deep	1 @ 30'-0" deep, requesting waiver	
Loading Dock		12' min. width	22'-0" width	
Loading Platform		200SF	231 SF	
Parking				
Residential	1 space per 2 residential units	57 units	29 spaces	30 Spaces
Commercial	1 space for ea 300 SF exceeding 3,000 SF	4884 SF -3000= 1884/300=	6 Spaces	7 Spaces
Total Spaces Required			35 Spaces	22 on site
				15 in public space
				37 total parking spaces provided
Note 1: This is the estimated size of the lot after the portion of the closed alley reverts to Lot 40. The current size of the lot is 13,142.87 sf				
Note 2: The FAR before the alley closing is 4.41, but is estimated to be 4.25 after the portion of the closed alley reverts to Lot 40.				



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PLANNED UNIT DEVELOPMENT APPLICATION

ZONING ANALYSIS

2/22/2007



CONDOMINIUMS	UNIT	CONDO SIZE	BUILDING
MATRIX	DESCRIPTION		TOTAL
Unit Number		s.f.	Units/Level
101	Retail	1,855	1
102	Retail	1,194	1
103	Retail	1,835	1
Sub total		4,884	3
201	2BR.	972	1
202	Studio	430	1
203	1BR.	831	1
204	1BR.	807	1
205	1BR. Junior	673	1
206	1BR. Junior	628	1
207	1BR.	785	1
208	1BR.	789	1
209	Studio	432	1
210* (Moderate to Low Income Unit)	2BR. Deluxe	1,317	1
Sub total		7,664	10
301	2BR.	972	1
302	Studio	430	1
303	1BR.	831	1
304	1BR.	807	1
305	1BR. Junior	673	1
306	1BR. Junior	628	1
307	1BR.	785	1
308	1BR.	789	1
309	Studio	432	1
310	2BR. Deluxe	1,317	1
Sub total		7,664	10
401	2BR.	972	1
402	Studio	430	1
403	1BR.	831	1
404* (Moderate to Low Income Unit)	1BR.	807	1
405	1BR. Junior	661	1
406	1BR. Junior	648	1
407	1BR.	790	1
408	1BR.	791	1
409	Studio	432	1
410	2BR. Deluxe	1,170	1
Sub total		7,532	10

501	2BR.	972	1
502	Studio	430	1
503* (Moderate to Low Income Unit)	1BR.	831	1
504	1BR.	807	1
505	1BR. Junior	661	1
506	1BR. Junior	648	1
507	1BR.	790	1
508	1BR.	791	1
509	Studio	432	1
510	2BR. Deluxe	1,170	1
Sub total		7,532	10
601	2BR.	800	1
602	Studio	430	1
603	1BR.	727	1
604	1BR.	974	1
605	2BR.	978	1
606	Studio	403	1
607	1BR.	682	1
608	Studio	432	1
609* (Moderate to Low Income Unit)	2BR.	922	1
Sub total		6,348	9
701	2BR.	800	1
702	Studio	430	1
703	1BR.	727	1
704	1BR.	974	1
705	2BR.	978	1
706	Studio	403	1
707	1BR.	682	1
708	2BR.	981	1
Sub total		5,975	8
Total Sellable SF		47,599	60
Compact Parking Space			10
Standard Parking Spaces			27
Total Parking Spaces			37



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PLANNED UNIT DEVELOPMENT APPLICATION

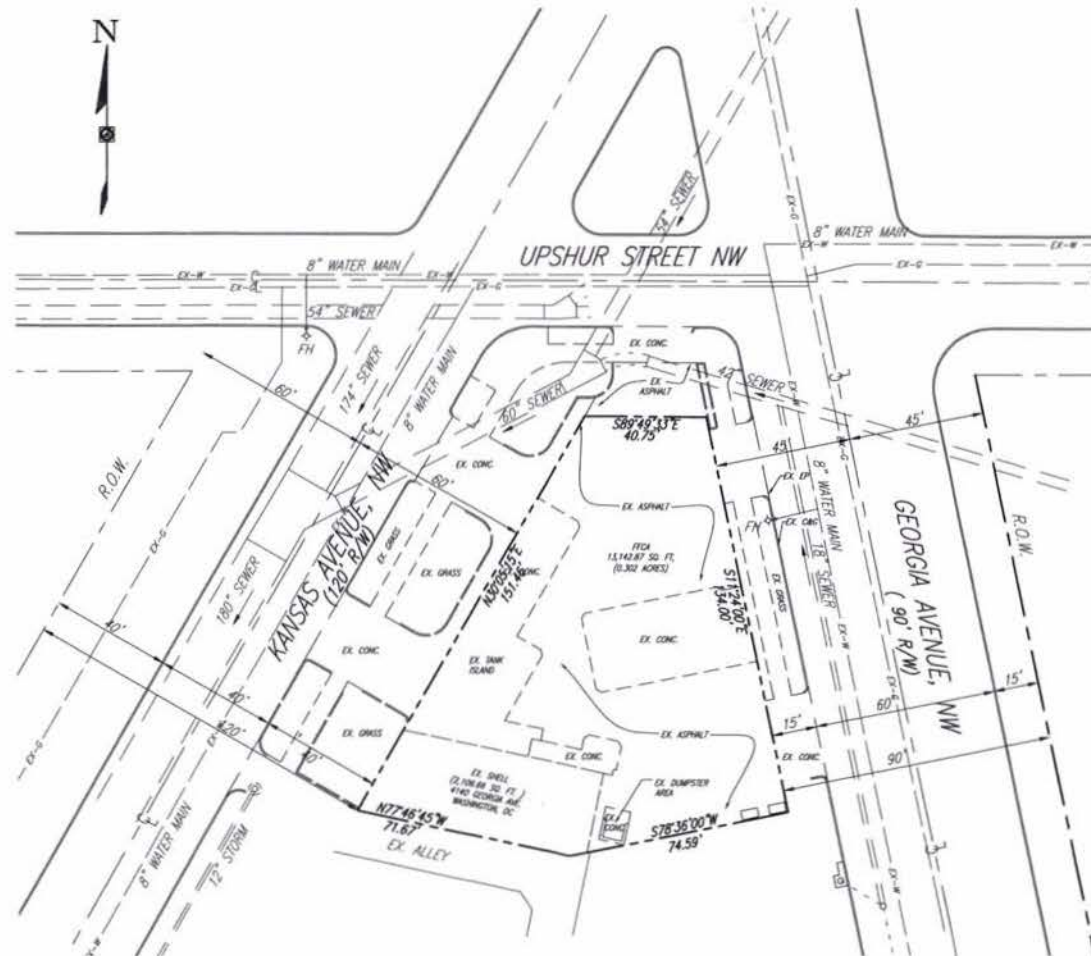
DEVELOPMENT AREA TABULATION

6/13/2006





VICINITY MAP
NTS

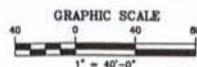


- NOTES:
1. SURVEY MONUMENT FROM PREVIOUS PROPERTY SURVEYS.
 2. BEARINGS DERIVED FROM PREVIOUS SURVEYS.
 3. NOTICE: FROM INSPECTION ON THE SITE THERE ARE NO CEMETERIES OR BURIAL GROUNDS LOCATED WITHIN THE TRACT AREA.
 4. THE SITE HAS ACCESS TO KANSAS AVENUE, UPSHUR STREET N.W. AND GEORGIA AVENUE, WHICH RIGHT-OF-WAY LINE EXTENDS TO THE PROPERTY LINE AT THE POINT OF ACCESS INDICATED HEREON.
 5. THERE ARE NO STRIPPED PARKING SPACES ON THE SITE. INCLUDES 0 HANDICAPPED SPACES; HOWEVER THERE IS SUFFICIENT PAVED AREA ON SITE TO ALLOW PARKING FOR 13 VEHICLES. DISTRICT REQUIREMENT: 1 SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA. THEREFORE, 2,104.68/300 = 7 SPACES REQUIRED.
 6. ALL DIMENSIONS ARE IN ALTA/ACSM REQUIREMENT DIMENSIONS.
 7. ZONING INFORMATION DERIVED FROM THE DISTRICT OF COLUMBIA ZONING ORDINANCE DATED JULY 1995. CURRENT ZONING ALLOWS FOR THE CURRENT USE.
 8. THIS PLAN HAS BEEN PREPARED FOR TITLE PURPOSES ONLY.
 9. GROSS BUILDING AREA = 2,104.68 SQUARE FEET
 10. EXISTING BUILDING HEIGHT = 1 STORY
 11. TOTAL LOT AREA = 13,142.87 SQUARE FEET (0.302 ACRES)
 12. BUILDING COVERAGE ON LOT = 16%
 13. THERE ARE NO ENCROACHMENTS EITHER ONTO OR OFF OF THIS SITE.



4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION



EXISTING CONDITIONS PLAN
SCALE: 1" = 40'

SHEET TITLE:

EXISTING CONDITIONS
PLAN



ADTEK ENGINEERS, INC.

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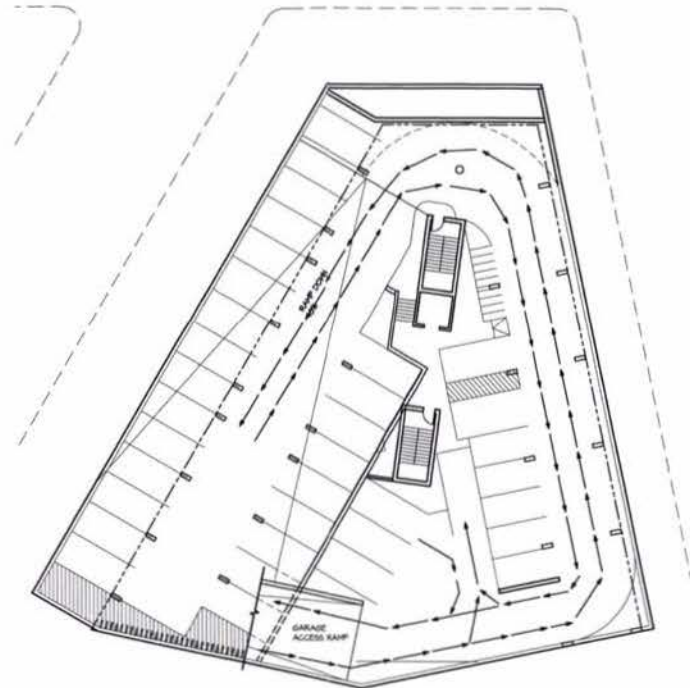
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C-8

DATE: 06-13-06



GROUND LEVEL



PARKING LEVEL

0 32
SCALE: 1/32" = 1'-0"



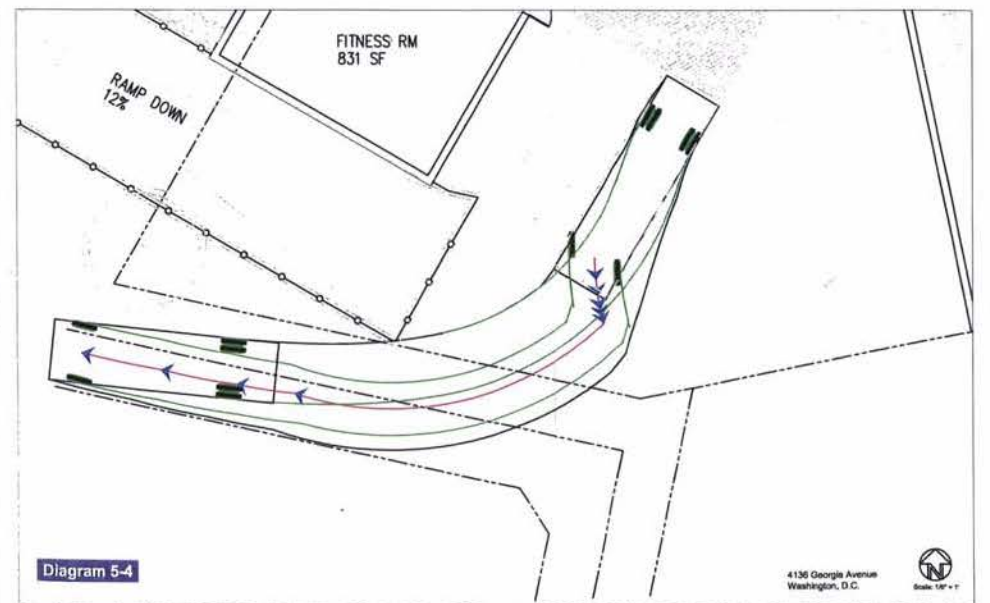
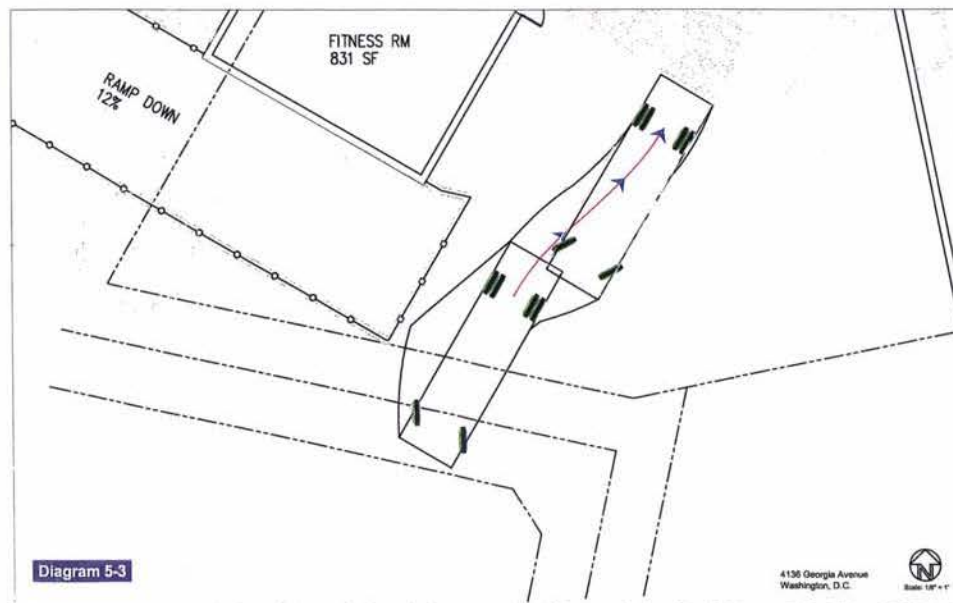
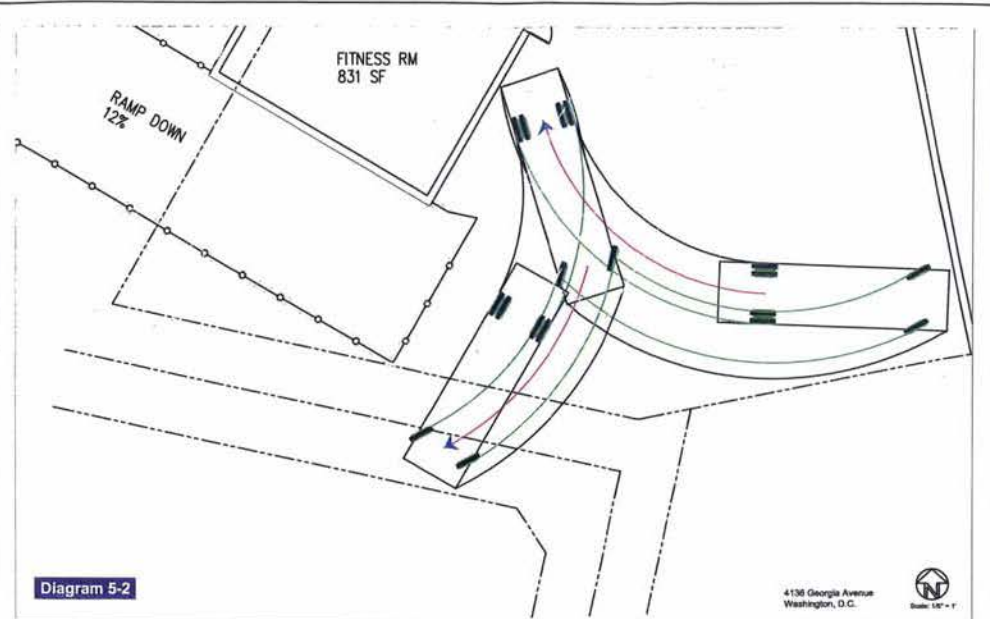
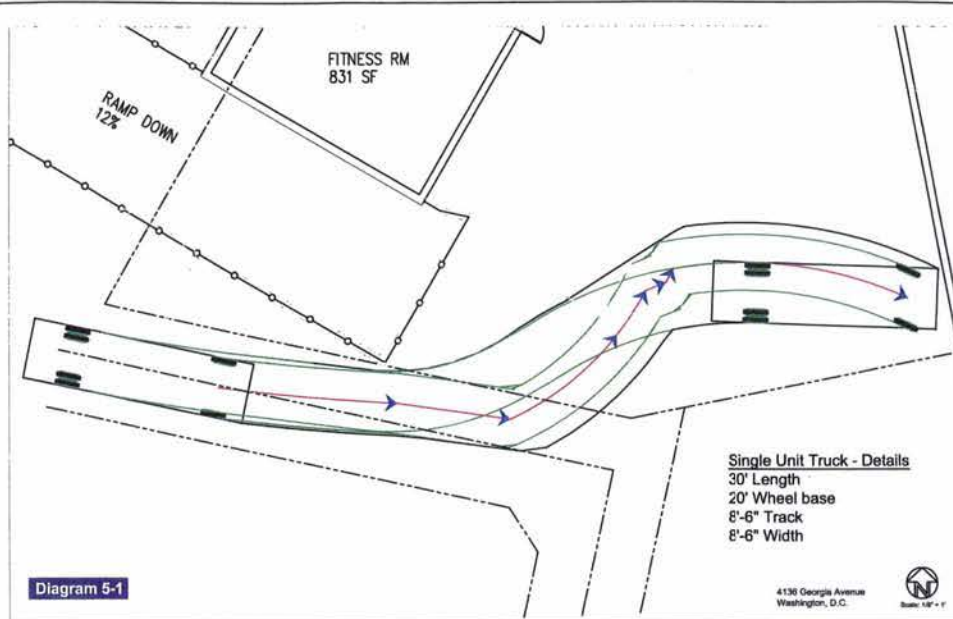
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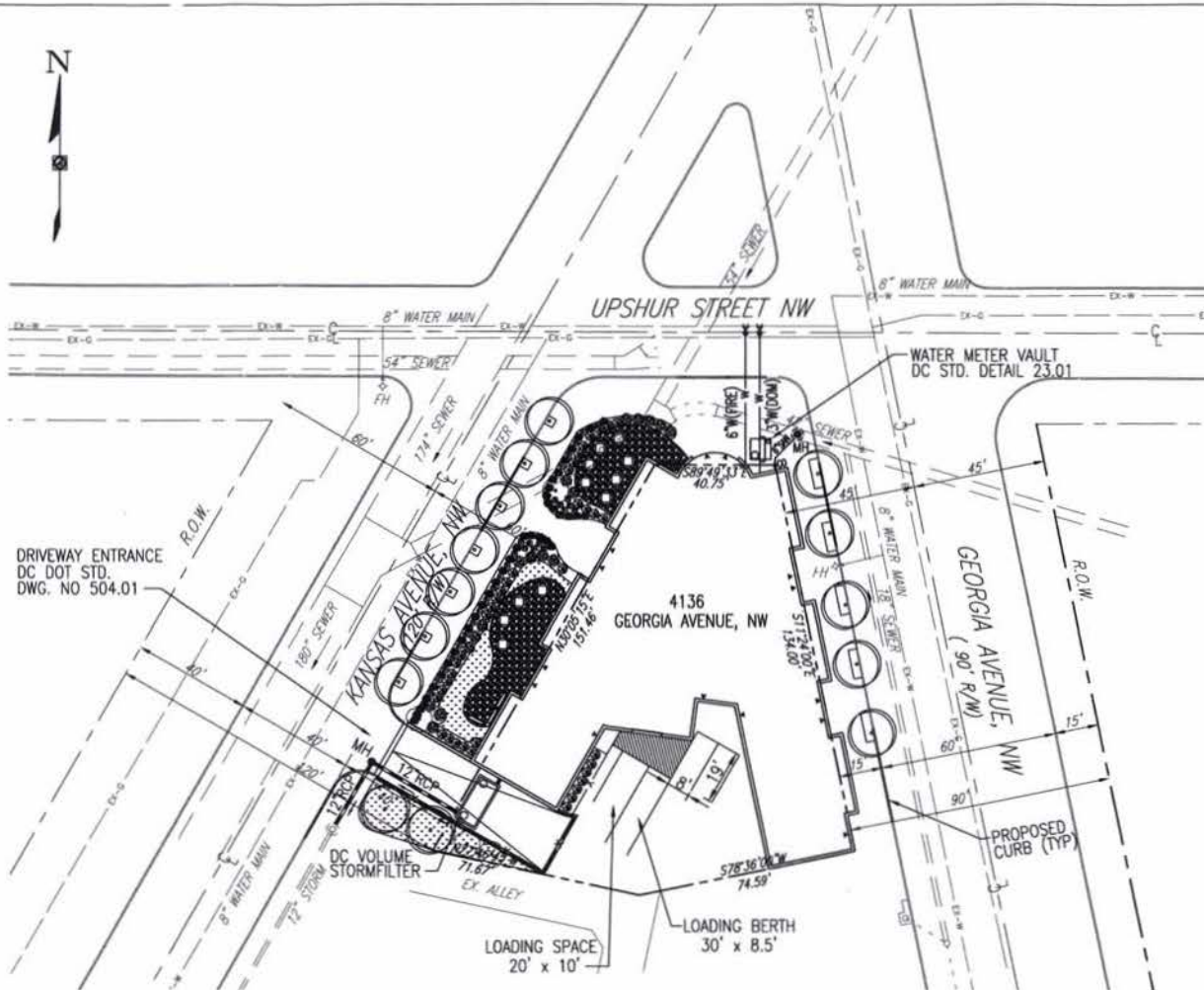
PLANNED UNIT DEVELOPMENT APPLICATION

CIRCULATION PLAN

2/22/2007







SITE AND UTILITY PLAN
SCALE: 1" = 40'

PLANTING LEGEND

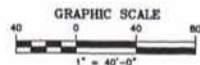
PLANTS NATIVE TO THE MID-ATLANTIC
FREIGHT ZONE
BASED ON THE FISH AND WILDLIFE ASSOCIATION BAYSCAPE
CONSERVATION LANDSCAPING RECOMMENDED PLANT LIST

	HEDICATED COLEOPTERES SET IN GRAVEL
	GRASS
	HERBACEOUS PLANTS AND BROADLEAVES
	ASTER LADYS - SMOOTH BLUE ASTER
	ASTER NOVAE-ANGLIAE - RED ENGLAND ASTER
	ASTER PLOID - WHITE HEATH ASTER
	VIOLA PIEDATA - BIRD'S FOOT VIOLET
	BURNING BUSH
	ARNICA MONTANA - RED CHERRYBERRY
	HAYSTACK VIRGINIANA - BITCH HAZEL
	THREE (SMALL) TREES
	CORNUS FLORIDA - FLOWERING DOGWOOD
	THREE (TALL) TREES
	ACER RUBRA - RED MAPLE



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PLANNED UNIT DEVELOPMENT APPLICATION



SHEET TITLE:

SITE AND UTILITY PLAN



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CIVIL, STRUCTURAL & GEOTECHNICAL ENGINEERING

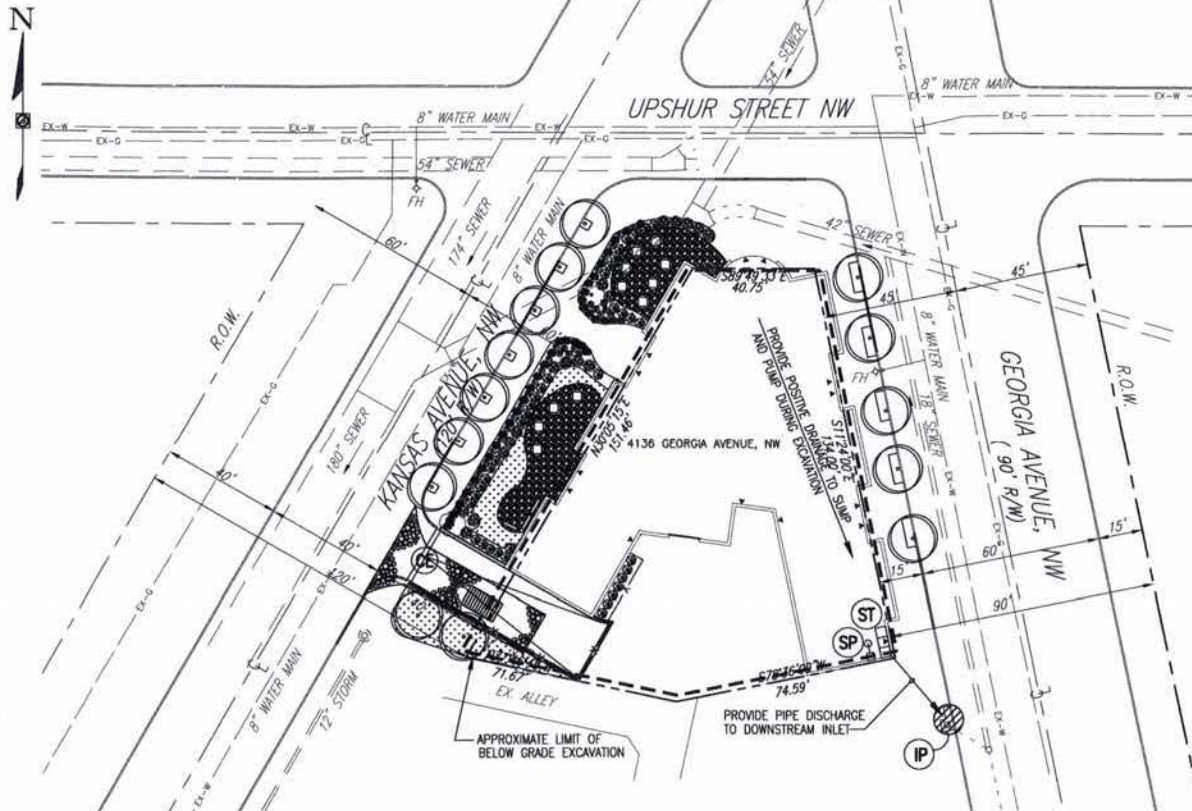
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C-11

DATE: 06-13-06



SEQUENCE OF CONSTRUCTION

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND SILT FENCE AS SHOWN ON PLAN.
2. EXCAVATE TO FINISHED BASEMENT ELEVATION. PROVIDE A SUMP PIT AND SEDIMENT TANK AS NECESSARY TO TRAP AND REMOVE SEDIMENT FROM CONSTRUCTION SITE.
3. INSTALL UNDERGROUND UTILITIES AND AREA DRAINS. PROVIDE INLET PROTECTION FOR AREA DRAINS. REMOVE SUMP PIT AND PORTABLE SEDIMENT TANK.
4. CONSTRUCT PROPOSED BUILDING.
5. CONSTRUCT NEW ASPHALT PARKING AREA, RETAINING WALL, SIDEWALKS AND STAIRWAYS.
6. AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED AND ALL DISTURBED AREAS HAVE BEEN STABILIZED, SEDIMENT CONTROLS SHALL BE REMOVED AND THE GROUND PERMANENTLY STABILIZED WITH VEGETATION UPON THE APPROVAL OF THE CITY INSPECTOR.

EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 40'

MAINTENANCE NOTES

1. THE SITE SUPERINTENDENT, OR HIS/HER REPRESENTATIVE, SHALL MAKE A VISUAL INSPECTION OF ALL MECHANICAL CONTROLS AND NEWLY STABILIZED AREAS (i.e., SEEDING AND MULCHING AND/OR SOODED AREAS) ON A DAILY BASIS, ESPECIALLY AFTER A HEAVY RAINFALL EVENT TO ENSURE THAT ALL CONTROLS ARE MAINTAINED AND PROPERLY FUNCTIONING. ANY DAMAGED CONTROLS SHALL BE REPAIRED PRIOR TO THE END OF THE WORK DAY INCLUDING RE-SEEDING AND MULCHING OR RE-SOODOING IF NECESSARY.
2. VEHICLE MAINTENANCE MEASURES: ALL CONSTRUCTION VEHICLES FORCROSSING FROM THE SITE SHALL BE WASHED AS NECESSARY TO ENSURE THAT SEDIMENT WILL NOT BE REMOVED FROM THE SITE. WASH WATER TO BE TRUCKED IN OR PROVIDED BY PUBLIC WATER SYSTEM.

PROJECT NARRATIVE

THE PROPERTY CONSISTS OF 13,143 SQ. FT. OR 0.302 ACRE. THE PROJECT IS LOCATED AT GEORGIA AVENUE IN NORTHWEST. THE PROPOSED BUILDING WILL BE FOUR WITH A PENTHOUSE LEVEL AND A BASEMENT LEVEL. ON-SITE PARKING WILL BE PROVIDED IN THE BASEMENT LEVEL. NEW WATER AND SEWER SERVICES WILL BE PROVIDED TO THE BUILDING. STORMWATER MANAGEMENT WATER QUANTITY AND QUALITY CONTROL MEASURES WILL BE PROVIDED. STORMWATER RUNOFF WILL BE TREATED AND STORED BY USE OF AN UNDERGROUND DC STORMFILTER.

TOTAL SITE AREA = 13,143 SQUARE FEET OR 0.302 ACRE
TOTAL DISTURBED AREA = 0.30 ACRE
TOTAL CUT = 6,000 CUBIC YARDS
TOTAL FILL = 50 CUBIC YARDS

NOTES

ALL WORK SHALL CONFORM TO THE DC DEPARTMENT OF HEALTH, ENVIRONMENTAL HEALTH ADMINISTRATION, BUREAU OF ENVIRONMENTAL QUALITY, WATERSHED PROTECTION DIVISION'S "2003 DISTRICT OF COLUMBIA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL".

STORMWATER MANAGEMENT STATEMENT & CALCULATIONS

THE SITE IS SURROUNDED BY DEVELOPED AREAS AND SERVED BY AN EXISTING NETWORK OF STORM DRAINAGE SYSTEMS OF ADEQUATE CAPACITY TO ACCOMMODATE RUNOFF FROM THE PROPOSED DEVELOPMENT.

PRE-DEVELOPED CONDITION
DRAINAGE AREA = 0.302 AC.
C=0.35 (MEADOW CONDITION)
T= 5 MINUTES
I₂ = 5.28 IN/HR; Q₂ = (0.35)(5.28 IN/HR)(0.302 AC) = 0.56 CFS
I₁₅ = 7.56 IN/HR; Q₁₅ = (0.35)(7.56 IN/HR)(0.302 AC) = 0.80 CFS

POST-DEVELOPED CONDITION
DRAINAGE AREA = 0.302 AC.
C_{ADJUST} = 0.70 (FROM TABLE A.1 - MEDIUM DENSITY APARTMENT)
T= 5 MINUTES
I₂ = 5.28 IN/HR; Q₂ = (0.70)(5.28 IN/HR)(0.302 AC) = 1.12 CFS
I₁₅ = 7.56 IN/HR; Q₁₅ = (0.70)(7.56 IN/HR)(0.302 AC) = 1.60 CFS

WATER QUANTITY VOLUME

$$V_q = (Q_{p15} - Q_{p2}) \times t_c \times 1.25$$

WHERE: V_q = WATER QUANTITY VOLUME (CF)
Q_{p15} = 15-YEAR PEAK FLOW (CFS)
Q_{p2} = 2-YEAR PEAK FLOW (CFS)
t_c = TIME OF CONCENTRATION (SECONDS)

$$V_q = (1.60 - 0.56) \times 300 \times 1.25 = 390 \text{ CF}$$

STORAGE PROVIDED BY STORMFILTER =

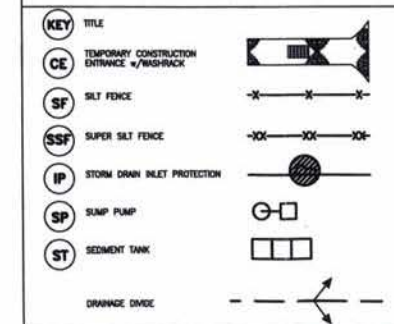
WATER QUALITY VOLUME

$$V_w = R \times \frac{A}{12}$$

WHERE: V_w = WATER QUALITY VOLUME TO BE TREATED (CF)
R = RUNOFF DEPTH (IN.), TABLE 2.2 DC SMM GUIDE BOOK
A = IMPERVIOUS AREA (SQ.FT.)
12 = CONVERSION FACTOR

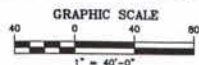
$$V_w = R \times \frac{A}{12} = 0.30 \times \frac{11,000}{12} = 275 \text{ CF}$$

EROSION AND SEDIMENT CONTROL LEGEND:



4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION



SHEET TITLE:

EROSION AND SEDIMENT
CONTROL PLAN

ADTEK ENGINEERS, INC.
CIVIL, STRUCTURAL & GEOTECHNICAL ENGINEERING

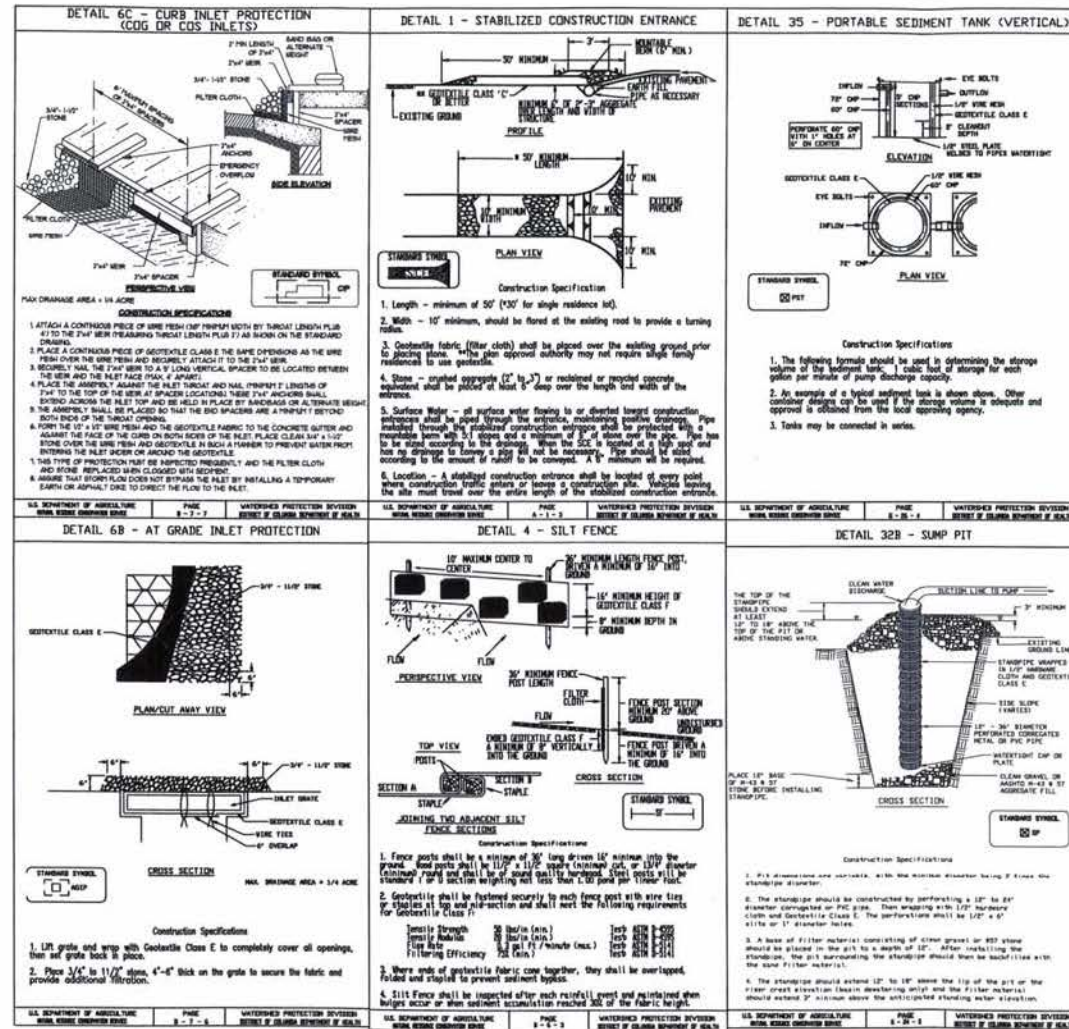
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C-12

DATE: 06-13-06



EROSION AND SEDIMENT CONTROL NOTES

- ALL SEDIMENT AND EROSION CONTROL DEVICES 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.
- ALL SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH THE MOST RECENT EDITION OF THE D.C.'s SOIL EROSION AND SEDIMENT CONTROL STD'S AND SPECS.
- PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. THE SEDIMENT CONTROL INSPECTOR REPRESENTING THE DISTRICT OF COLUMBIA SHALL MAINTAIN THE AUTHORITY TO REQUIRE ADDITIONAL SEDIMENT CONTROL MEASURES AS NECESSARY TO PREVENT THE INTRUSION OF SEDIMENT INTO STORM DRAIN SYSTEMS OR PUBLIC SPACE.
- ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS WILL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS. A VEHICLE WASH AREA SHALL BE PROVIDED ON-SITE. THE AREA MAY BE CONSTRUCTED OF RUBBLE OR OTHER HARD POROUS MATERIAL. A WORKING WATER HOSE MUST BE LOCATED IN THE AREA DURING ALL CONSTRUCTION ACTIVITY.
- SILT REMOVED FROM TRAPS SHALL BE PLACED AND STABILIZED ON DESIGNATED AREAS ON-SITE IN SUCH A MANNER THAT IT DOES NOT FOUL EXISTING OR PROPOSED STORM DRAINAGE SYSTEMS OR AREAS ALREADY STABILIZED.
- ALL WATER PUMPED FROM EXCAVATION DURING CONSTRUCTION SHALL BE PUMPED EITHER TO A SEDIMENT TANK AND/OR A SEDIMENT TRAP. WHEN A SEDIMENT TRAP/SEDIMENT TANK HAS REACHED 67% CAPACITY, THE CLEAN OUT OF SAME IS REQUIRED. NO WATER WILL BE PUMPED TO THE STORM DRAIN SYSTEM WITHOUT THE CONSENT OF THE SEDIMENT CONTROL INSPECTOR.
- ALL WATER DISCHARGED FROM THE SEDIMENT TANKS OR PUMPED FROM THE SITE MUST BE CLEAN AND FREE OF SEDIMENT.
- ALL DEBRIS IS TO BE REMOVED FROM SITE.
- ALLEY AND/OR STREETS/SIDEWALKS SHALL BE SWEEPED CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.
- ALL CATCH BASINS AND DRAIN AREAS SHALL BE PROTECTED DURING EXCAVATIONS AND CONSTRUCTION.
- IF ANY CATCH BASIN OR DRAIN BECOMES CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEANING.
- ANY STOCKPILING, REGARDLESS OF LOCATION, SHALL BE STABILIZED AND COVERED WITH PLASTIC OR CANVAS AFTER ITS ESTABLISHMENT AND FOR THE DURATION OF THE PROJECT.
- CONTRACTOR TO CONTROL DUST BLOWING AND MOVEMENT PER SECTION 44.0 - STANDARDS AND SPECIFICATIONS FOR DUST CONTROL OF D.C.'s SOIL EROSION AND SEDIMENT CONTROL STD'S AND SPECS.
- AFTER A RAZE OR DEMOLITION, THERE IS THE NEED FOR GROUND COVER SUCH AS SEED, SOO, PAVEMENT, BRICKBAT, OR MULCH TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING.



4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

SHEET TITLE:

EROSION AND SEDIMENT
CONTROL NOTES
& DETAILS



ADTEK ENGINEERS, INC.

CIVIL, STRUCTURAL & GEOTECHNICAL ENGINEERING

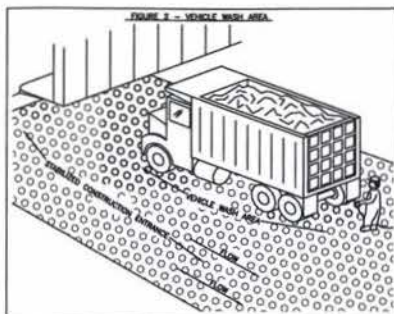
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ADTEK JOB NO.
050136

C-13

DATE: 06-13-06



STANDARDS AND SPECIFICATIONS
FOR
VEHICLE WASH AREA

DEFINITION
An on-site area where the tires and under-carriage of a vehicle can be washed.

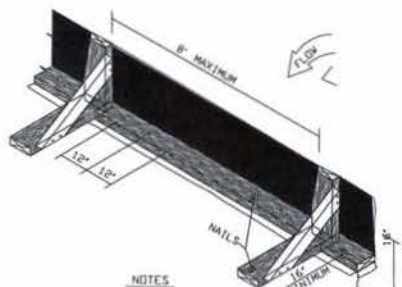
PURPOSE
The "Vehicle Wash Area" is provided to minimize the quantity of sediment deposited on public space by vehicles leaving the site.

CONSTRUCTION PRACTICE APPLIES
The "Vehicle Wash Area" shall be provided on any site where vehicles can enter onto unimproved surfaces.

DESIGN CRITERIA
The "Vehicle Wash Area" shall be provided on-site and drained on-site. The area may be constructed of rubber or other hard porous material. A working water hose must be located in the area during all construction activity.

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 SPRINKLING 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. DISPENSE WATER THROUGH NOZZLES ON SPRAY BAR AT 30 PSI (137.8 k Pa) MINIMUM. KEEP AREAS DAMP WITHOUT CREATING MIST OR FOGGING CONDITIONS SUCH AS FOGGING.
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 WETTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING MIST OR FOGGING CONDITIONS SUCH AS FOGGING.
 - C. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND SITE BOUNDARIES.



- NOTES**
1. All finished lumber shall be 2" X 4" minimum.
 2. A mastic seal shall be provided, as shown, to prevent sediment laden water escaping untreated beneath silt fence installation.
 3. Silt fence fabric shall be taut and securely stapled to face of upright supports.
 4. Nails used to secure boards to pavement shall be 20d X 4" minimum length.
 5. Application design and materials criteria shall be as stated in the Maryland Standards and Specifications for Soil Erosion and Sediment Control.
 6. Use SF/AP to designate an sediment control plan.

SILT FENCE INSTALLATION ON ASPHALT PAVEMENT

Section III: Permanent Seeding

Seeding grass and legumes to establish ground cover for a minimum period of one year on disturbed areas generally meeting low maintenance.

A. Seed Mixtures - Permanent Seeding

1. Select one or more of the species or mixtures listed in Table 42 for the appropriate Plant Hardiness Zone (from Figure 6) and one from the Permanent Seeding Turfgrass Table, along with appropriate rates and seeding rates. Seeding depth can be estimated using Table 43. If this Summary is not put on the construction plans and completed, then Table 42 must be put on the plans. Additional planting specifications for exceptional sites such as ditches, roadsides, or dunes or for special purposes such as wildlife or aesthetic treatment may be found in USDA-SCS Technical Field Office Guide, Section 342: Critical Area Planting. For special low maintenance areas, see Section IV Soil and V Turfgrass.
2. For sites having disturbed areas over 5 acres, the rates shown in this table shall be defined and the rates recommended by the soil testing agency shall be written in.
3. For areas meeting low maintenance, apply urea/ammonia fertilizer (46-0-0) at 3 1/2 lbs/1000 sq. ft. (150 lbs/acre), in addition to the above soil amendments shown in the table below, to be performed at the time of seeding.

Permanent Seeding Summary

Seed Mixtures (For Hardiness Zone 6a)				Fertilizer Rate (10-20-20)		Lime Rate	
No.	Species	Application Rate (lb/acre)	Seeding Depth (in)	N	P205	K2O	
3	100% Kentucky Bluegrass	125	3/4" - 1"	90 lbs/acre (2.0 lb/1000 sq. ft.)	175 lbs/acre (4.4 lb/1000 sq. ft.)	175 lbs/acre (4.4 lb/1000 sq. ft.)	2 tons/acre (90 lb/1000 sq. ft.)
				1/4" min	1000 lb/acre	1000 lb/acre	

1-42-10

March 2003

C. Sod Maintenance

1. In the absence of adequate rainfall, watering shall be performed daily or as often as necessary during the first week and in sufficient quantities to maintain moist soil to a depth of 4". Watering should be done during the heat of the day to prevent wilting.
2. After the first week, and watering is required as necessary to maintain adequate moisture content.
3. The first mowing of sod should not be attempted until the sod is firmly rooted. No more than 1/3 of the grass leaf shall be removed by the initial cutting or subsequent cuttings. Grass height shall be maintained between 2" and 3" unless otherwise specified.

Section IV - Turfgrass Establishment

Areas where turfgrass may be desired include lawns, parks, playgrounds, and commercial sites which will require a medium to high level of maintenance. Areas to receive sod shall be filled by diking or other approved methods to a depth of 2 to 4 inches, leveled and rolled to prepare a proper seedbed. Stones and debris over 1 1/2 inches in diameter shall be removed. The resulting seedbed shall be in such condition that future mowing of grasses will pose no difficulty.

Notes: Choose certified material. Certified material is the best guarantee of cultivar purity.

A. Turfgrass Mixtures

1. Kentucky Bluegrass - Full sun mixture - For use in areas that receive intensive management. Recommended Certified Kentucky Bluegrass Cultivar Seeding Rate: 1.5 to 2.0 pounds/1000 square feet. A minimum of three bluegrass cultivars should be chosen ranging from a minimum of 10% to a maximum of 35% of the mixture by weight.
2. Kentucky Bluegrass/Perennial Ryegrass - Full sun mixture - For use in full sun areas where rapid establishment is necessary and where full sun will receive medium to intensive management. Certified Perennial Ryegrass Cultivar/Certified Kentucky Bluegrass Seeding rate: 2 pounds mixture/1000 square feet. A minimum of 3 Kentucky Bluegrass Cultivars must be chosen, with each cultivar ranging from 10% to 35% of the mixture by weight.
3. Tall Fescue/Kentucky Bluegrass - Full sun mixture - For use in drought prone areas and/or areas receiving low to medium management in full sun to medium shade. Recommended mixture includes: certified Tall Fescue Cultivars

1-42-12

March 2003

Section IV - Soil: To provide quick cover on disturbed areas (2:1 grade or flatter).

A. General specifications

1. Chain of turfgrass and shall be Maryland or Virginia State Certified or Approved. Sod blocks shall be made available to the job foreman and inspector.
2. Sod shall be machine cut at a uniform soil thickness of 3/4", plus or minus 1/4", at the time of cutting. Measurements for thickness shall exclude top growth and thatch. Individual pieces of sod shall be cut to the suppliers width and length. Maximum allowable deviation from standard width and length shall be 5 percent. Broken paths and torn or uneven ends will not be acceptable.
3. Standard size sections of sod shall be strong enough to support their own weight and retain their size and shape when suspended vertically with a firm grasp on the upper 10 percent of the section.
4. Sod shall not be harvested or transplanted when moisture content (excessively dry or wet) may adversely affect its survival.
5. Sod shall be harvested, delivered, and installed within a period of 14 hours. Sod not transplanted within this period shall be approved by an agronomist or soil scientist prior to its installation.

B. Sod Installation

1. During periods of excessively high temperature or in areas having dry school, the sod shall be lightly irrigated immediately prior to laying the sod.
2. The first row of sod shall be laid in a straight line with subsequent rows placed parallel to and tightly wedged against each other. Lateral joints shall be staggered to promote more uniform growth and strength. Ensure that sod is not stretched or overlapped and that all joints are tamped tight in order to prevent voids, which would cause air drying of the roots.
3. Whenever possible, and shall be laid with the long edges parallel to the contour and with staggering joints. Sod shall be rolled and tamped, or otherwise secured to prevent slippage on slopes and to ensure solid contact between and roots and the underlying soil surface.
4. Sod shall be watered immediately following rolling or tamping until the underside of the new sod and soil surface below the sod are thoroughly wet. The operations of laying, tamping and irrigating for any piece of sod shall be completed within eight hours.

1-42-11

March 2003

95-100% certified Kentucky Bluegrass Cultivars 6-15% Seeding rate: 3 to 8 lbs/1000 sq. ft. One or more cultivars may be blended.

iv. Kentucky Bluegrass/Perennial Ryegrass - Shade Mixture - For use in areas with shade in bluegrass lawns. For establishment in high quality, intensively managed turf areas. Mixture includes: certified Kentucky Bluegrass Cultivars 50-60% and certified Perennial Ryegrass 40-50%. Seeding rate: 1 1/2-2 lbs/1000 square feet. A minimum of 3 Kentucky Bluegrass cultivars must be chosen, with each cultivar ranging from a minimum of 10% to a maximum of 35% of the mixture by weight.

Notes: Turfgrass varieties should be selected from those listed in the most current University of Maryland Publication, Agronomy Manual #77, "Turfgrass Cultivar Recommendations for Maryland".

B. Seed times of seeding

March 1 - April 30, August 15 - October 31

C. Irrigation

If soil moisture is deficient, supply new seedlings with adequate water for plant growth (1/2" - 1" every 3 to 4 days depending on soil texture) until they are firmly established. This is especially true when seedlings are made late in the planting season, in extremely dry or hot seasons, or on adverse sites.

D. Regulate and Maintenance

Inspect all seeded areas for failure and make necessary repairs, replacements, and seedlings within the planting season.

1. Once the vegetation is established, the site shall have 95% groundcover to be considered adequately established.
2. If the seed provides less than 40% ground cover, immediately following original time, fertilize, seedling preparation and seeding recommendation.
3. If the seed provides between 40% and 94% ground cover, overseeding and fertilizing using half of the rates originally applied may be necessary.
4. Maintenance fertilizer rates for permanent seedings are shown in Table 41.



4136 GEORGIA AVENUE
PLANNED UNIT DEVELOPMENT APPLICATION

4-SHEET TITLE:

EROSION AND SEDIMENT
CONTROL NOTES
& DETAILS



ADTEK ENGINEERS, INC.

CIVIL, STRUCTURAL & GEOTECHNICAL ENGINEERING

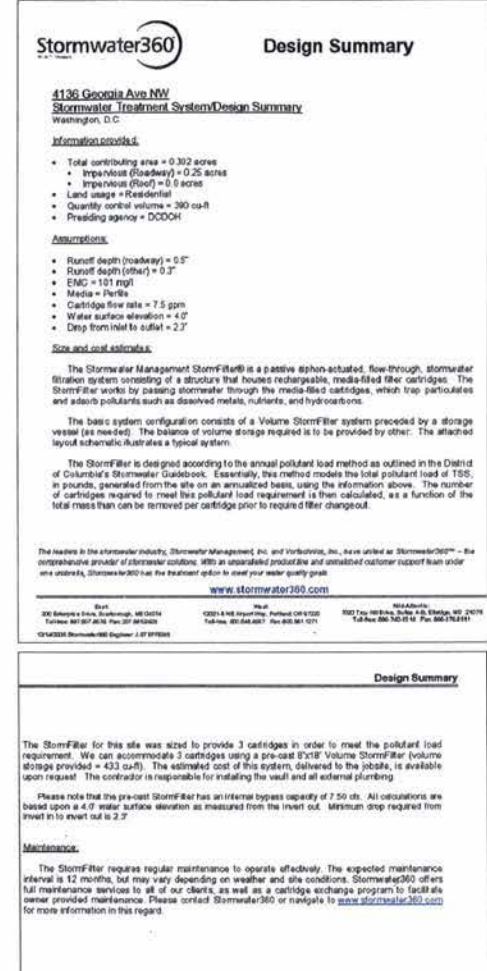
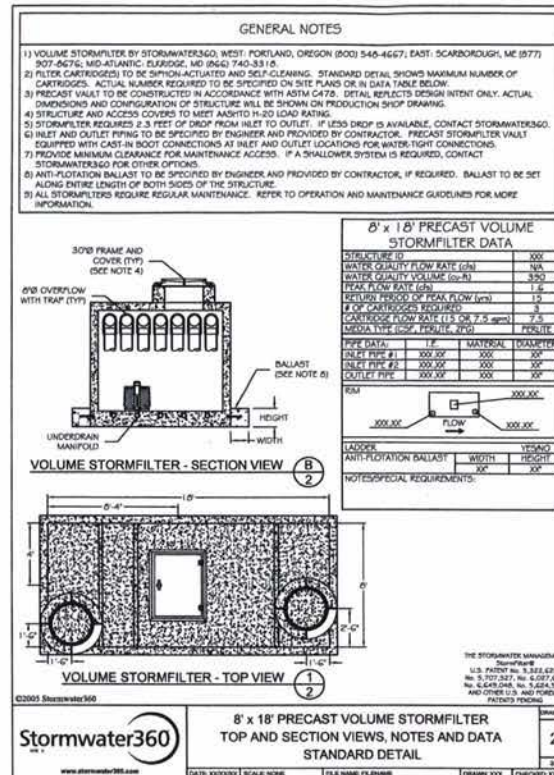
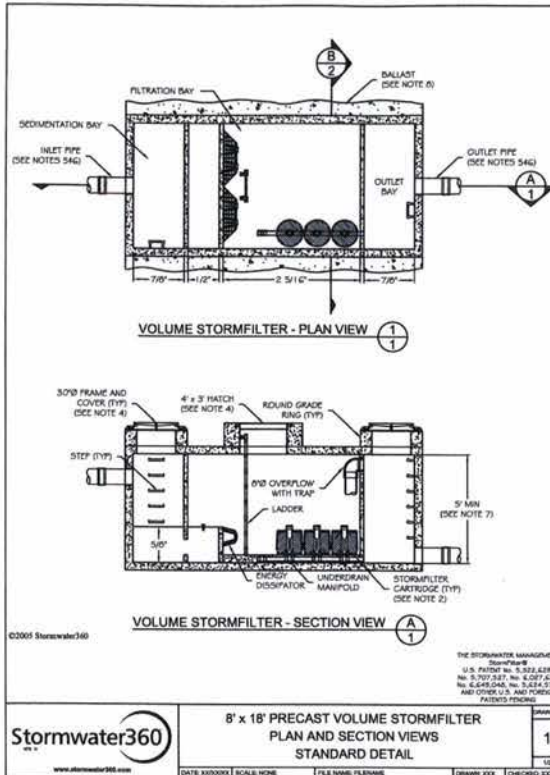
3251 Old Lee Highway, Suite 405
Fairfax, Virginia 22030
Phone: 703-691-4040 Fax: 703-691-4056
www.adtekengineers.com



ADTEK JOB NO.
050156

C-14

DATE: 06-13-06



4136 GEORGIA AVENUE
PLANNED UNIT DEVELOPMENT APPLICATION

SHEET TITLE:

STORMWATER MANAGEMENT
DETAILS



ADTEK ENGINEERS, INC.

CIVIL, STRUCTURAL & GEOTECHNICAL ENGINEERING

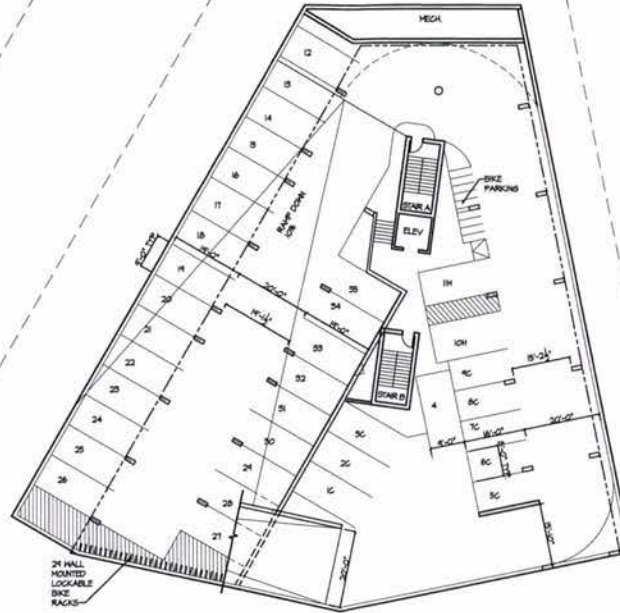
3251 Old Lee Highway, Suite 405
Fairfax, Virginia 22030
Phone: 703-691-4040 Fax: 703-691-4056
www.adtekengineers.com



ADTEK JOB NO: 0501156

C-15

DATE: 06-13-06



GENERAL NOTES

1. A STANDARD PARKING SPACE IS DIMENSIONS ARE 9' WIDE X 19' 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
 31 RESIDENTIAL GARAGE PARKING SPACES
 37 TOTAL ON SITE PARKING

0 32
 SCALE: 1/32" = 1'-0"



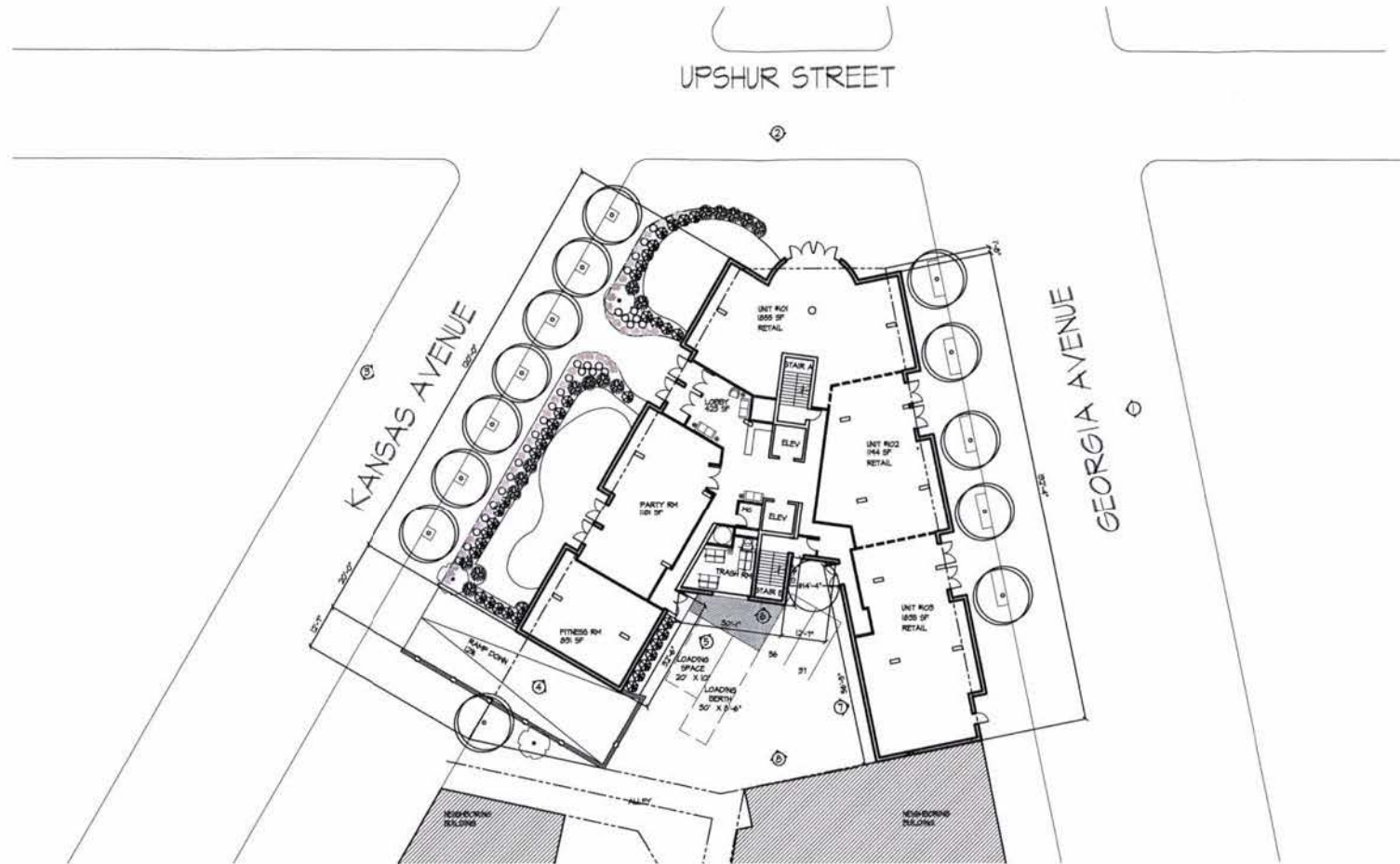
4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

GARAGE FLOOR PLAN

2/22/2007





NOTE: RETAIL SPACE MAY BE RECONFIGURED INTO ONE SPACE DEPENDING ON MARKET DEMAND

0 32
SCALE: 1/32" = 1'-0"



4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

GROUND FLOOR PLAN

2/22/2007





0 32
SCALE: 1/32" = 1'-0"



4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

SECOND AND THIRD FLOOR PLAN

6/22/2006





0 32
SCALE: 1/32" = 1'-0"



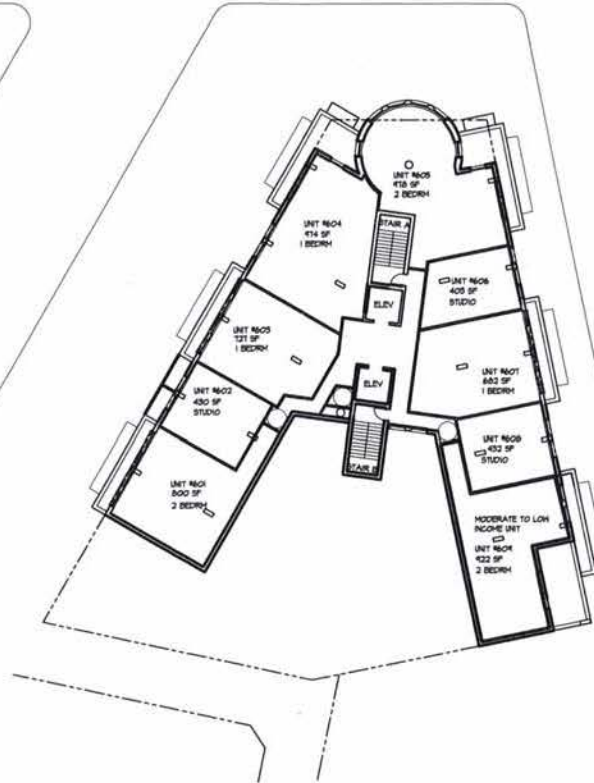
4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

FOURTH AND FIFTH FLOOR PLAN

6/22/2006





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SCALE: 1/32" = 1'-0"



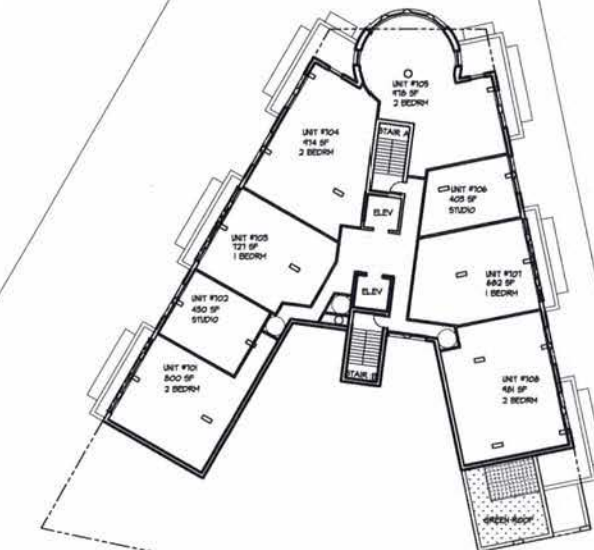
4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

SIXTH FLOOR PLAN

6/22/2006





0 32
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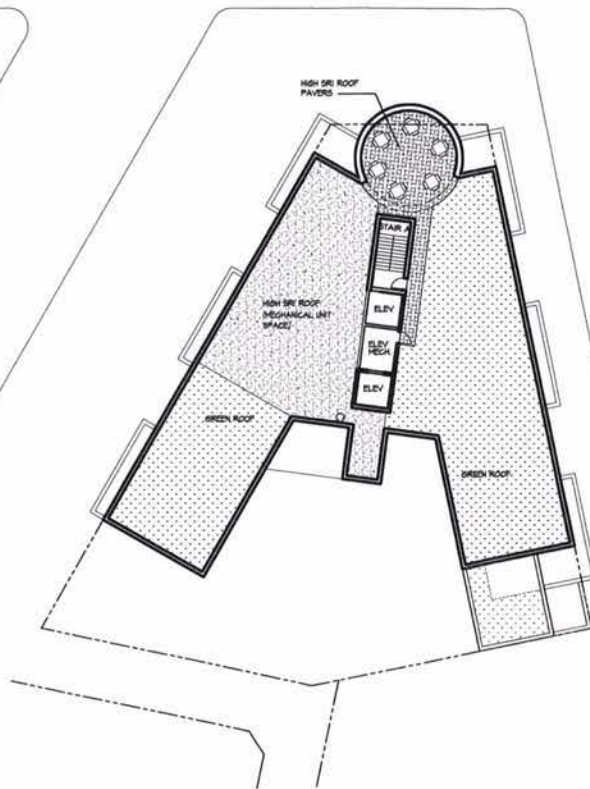
4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

SEVENTH FLOOR PLAN

2/22/2007





0 32
SCALE: 1/32" = 1'-0"



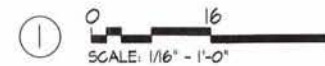
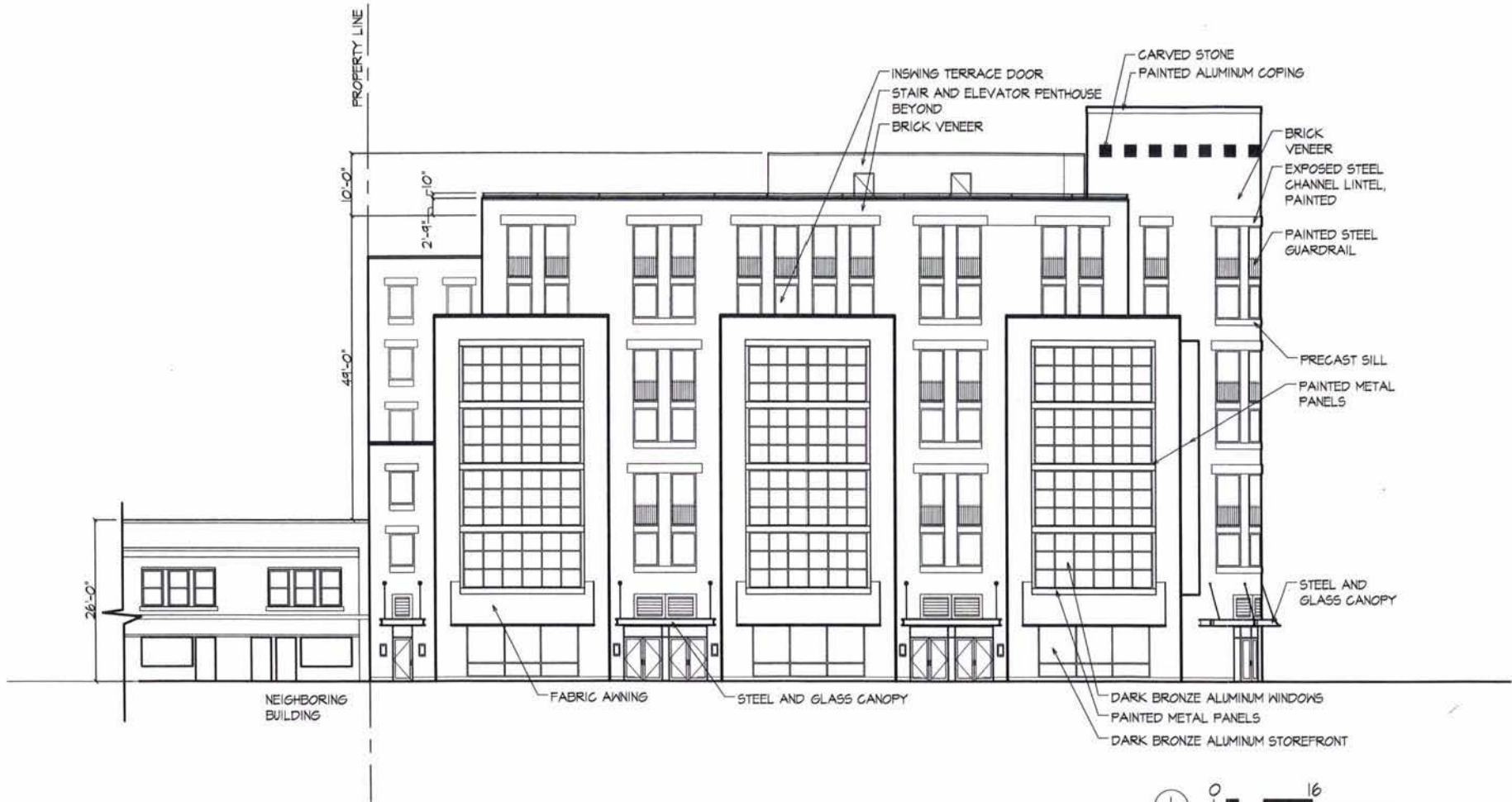
4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

ROOF PLAN

2/22/2007





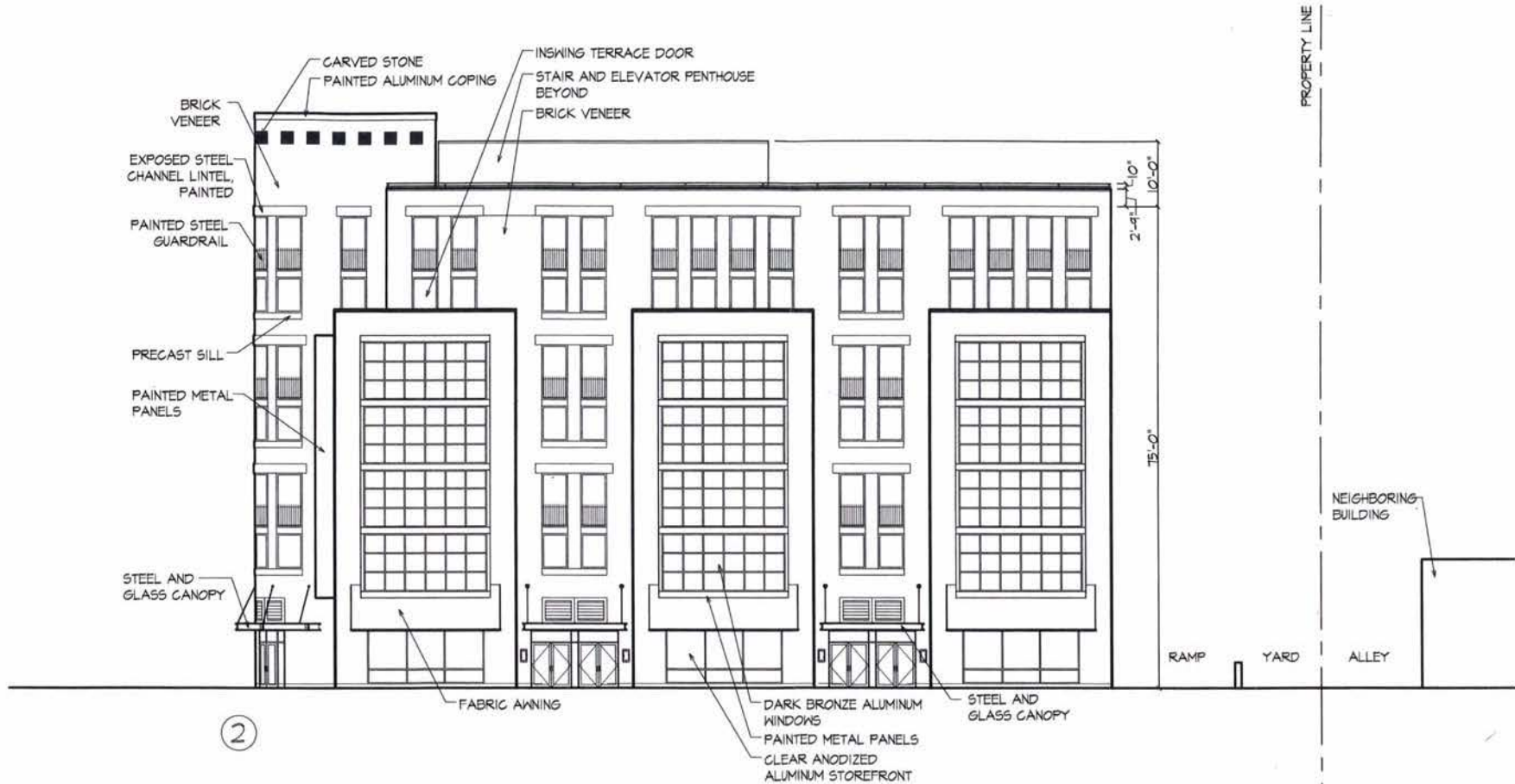
4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

GEORGIA AVENUE ELEVATION

2/22/2007





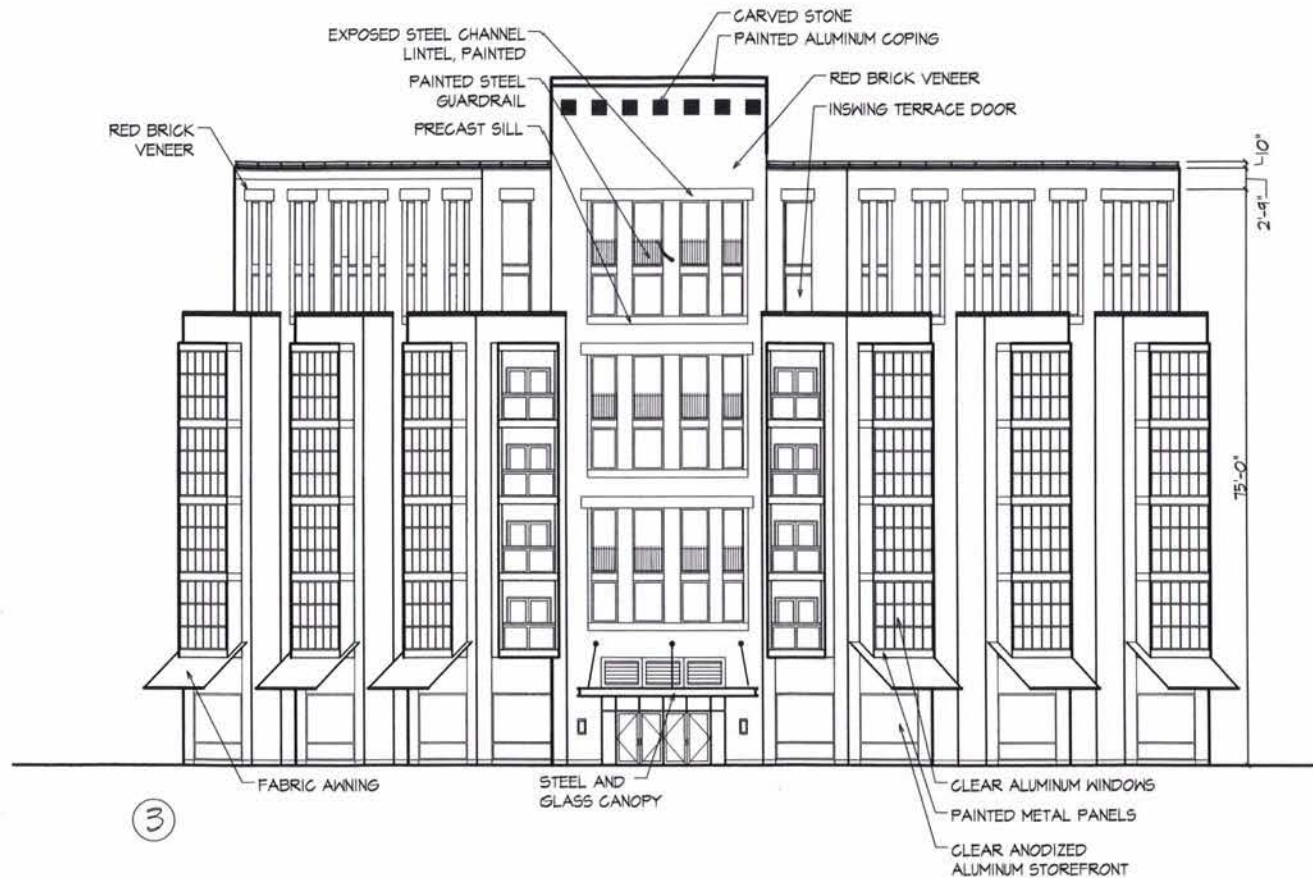
4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

KANSAS AVENUE ELEVATION

2/22/2007





0 16
SCALE: 1/16" = 1'-0"



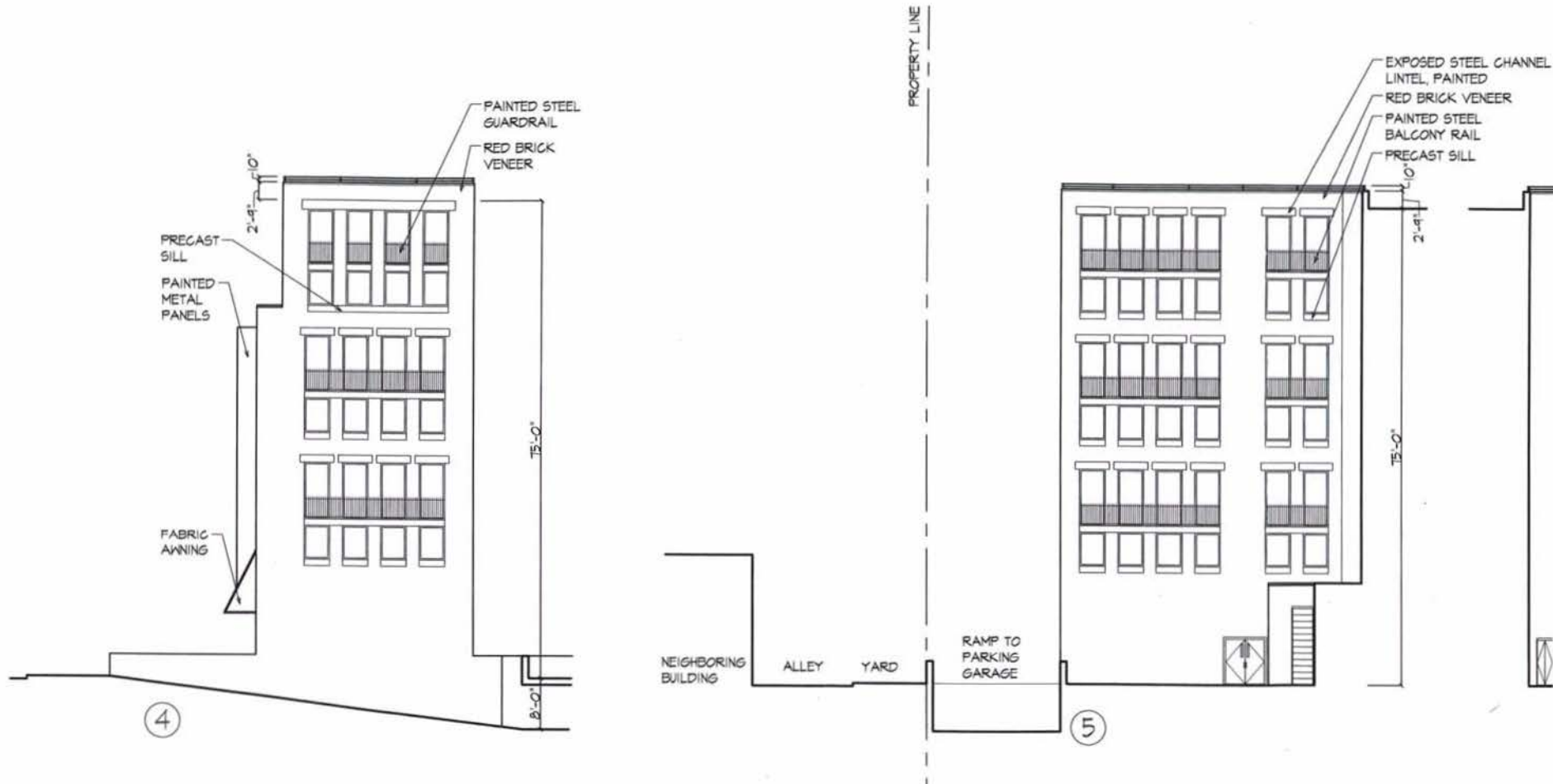
4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

UPSHUR STREET FACADE

6/22/2006





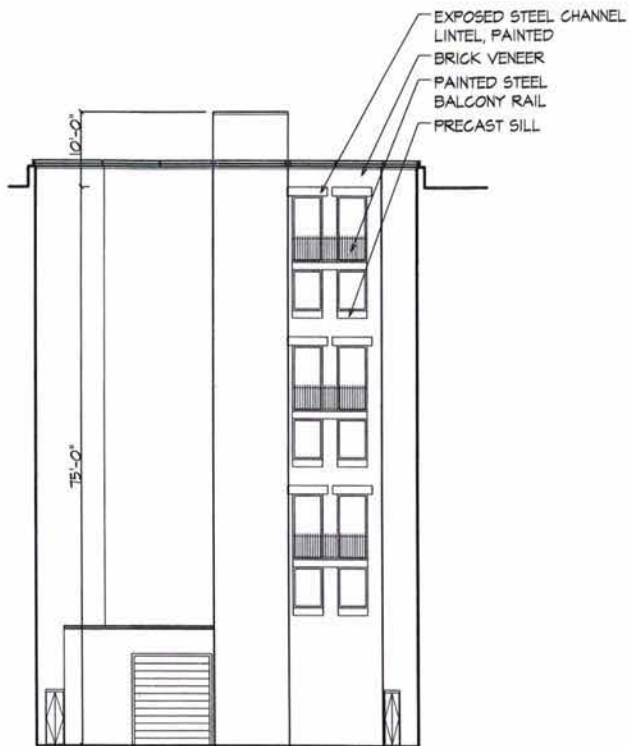
4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

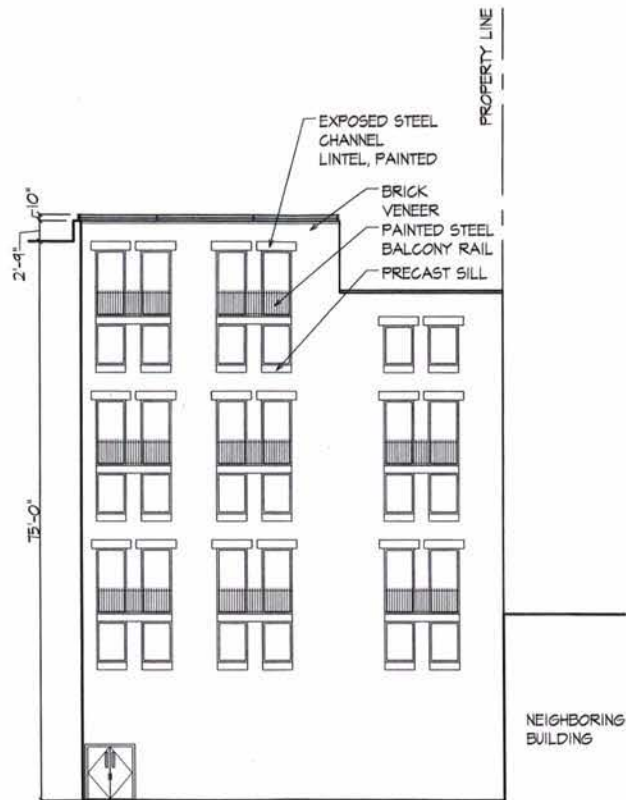
REAR YARD FACADES

6/22/2006

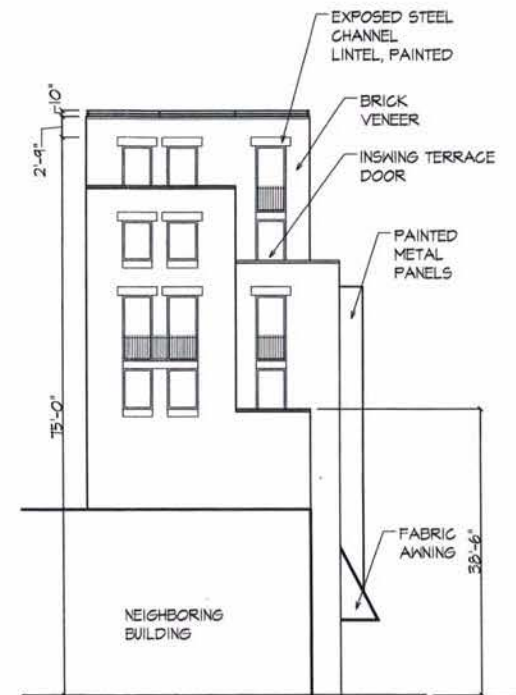




6



7



8

0 16
SCALE: 1/16" = 1'-0"



4136 GEORGIA AVENUE

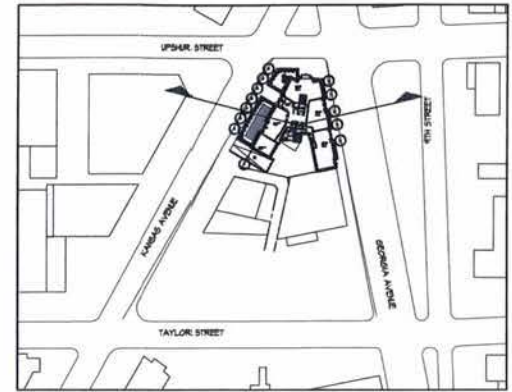
PLANNED UNIT DEVELOPMENT APPLICATION

REAR YARD FACADES

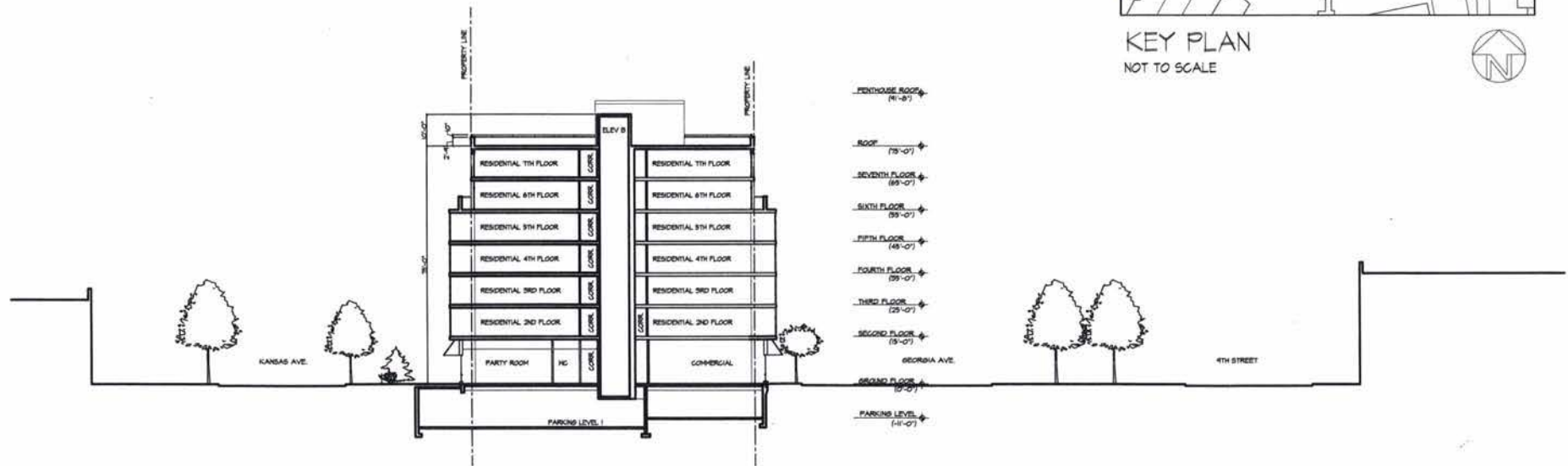
2/22/2007



28



KEY PLAN
NOT TO SCALE



4136 GEORGIA AVENUE

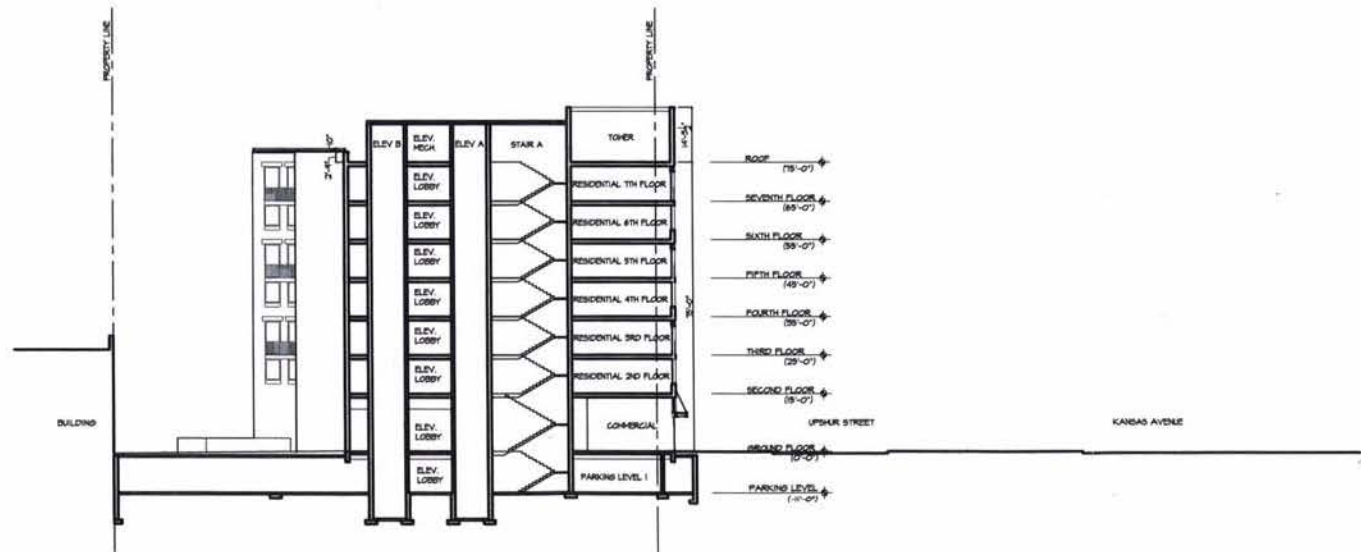
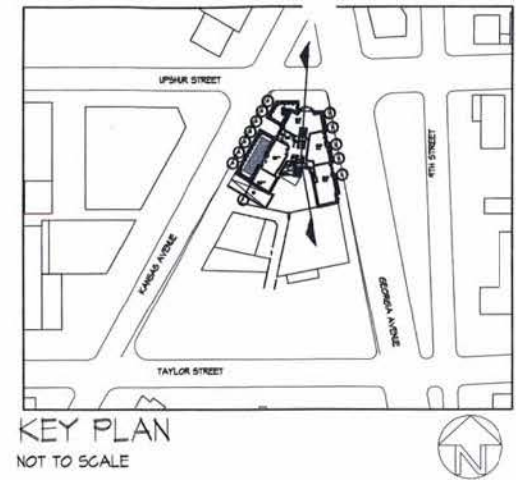
PLANNED UNIT DEVELOPMENT APPLICATION

EAST-WEST SITE SECTION

2/22/2007

0 32
SCALE: 1/32" = 1'-0"





0 32
SCALE: 1/32" = 1'-0"



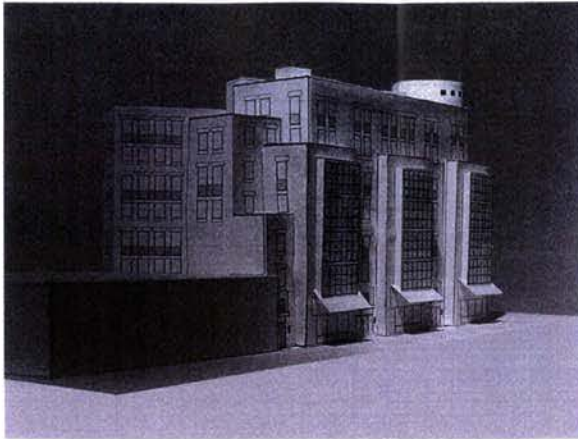
4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

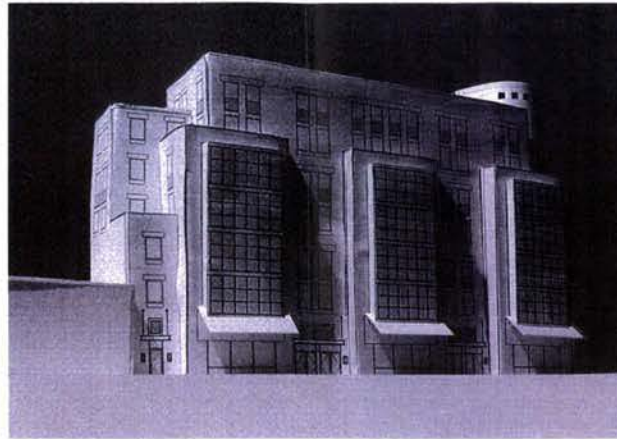
NORTH-SOUTH SITE SECTION

2/22/2007

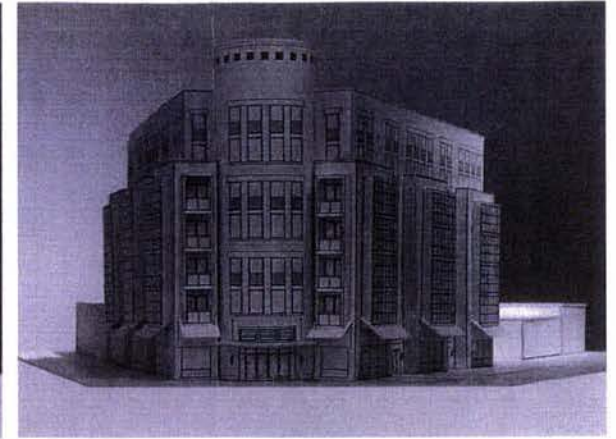




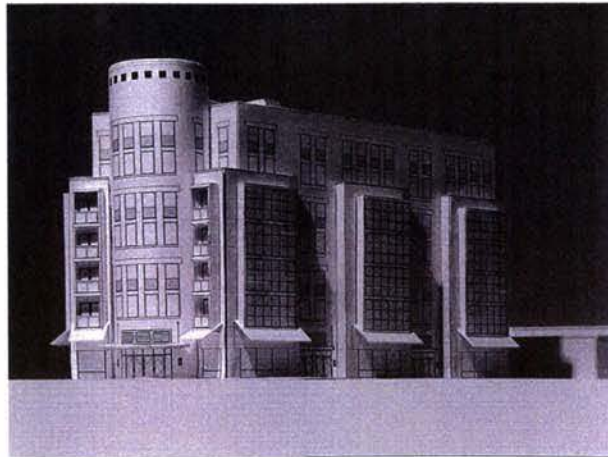
VIEW FROM SOUTHEAST ON GEORGIA AVENUE



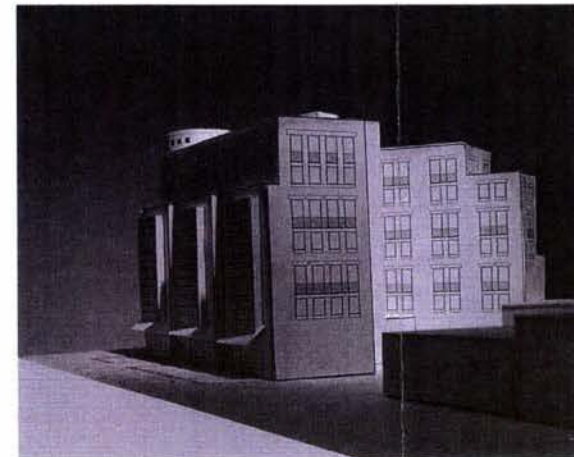
VIEW FROM EAST ON GEORGIA AVENUE



VIEW FROM NORTH ON UPSHUR STREET



VIEW FROM NORTHWEST ON UPSHUR STREET



VIEW FROM SOUTH ON KANSAS AVENUE



4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

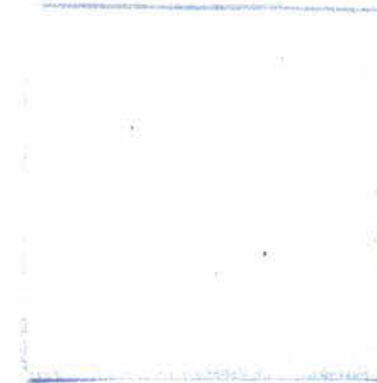
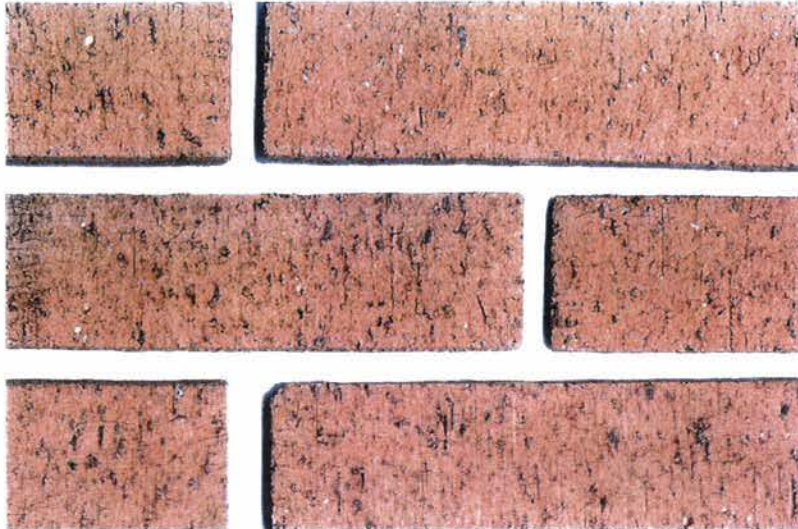
MODEL PHOTOS



FABRIC AWNING

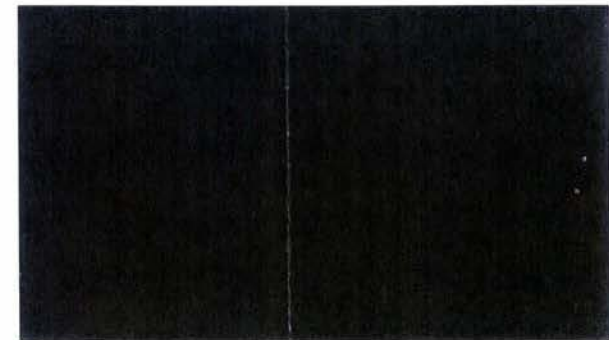


BRICK



PRECAST CONCRETE
COLUMNS AND WINDOW SILLS

DARK BRONZE ANNOIDIZED ALUMINUM
WINDOW FRAMES, LINTELS AND GUARDRAILS



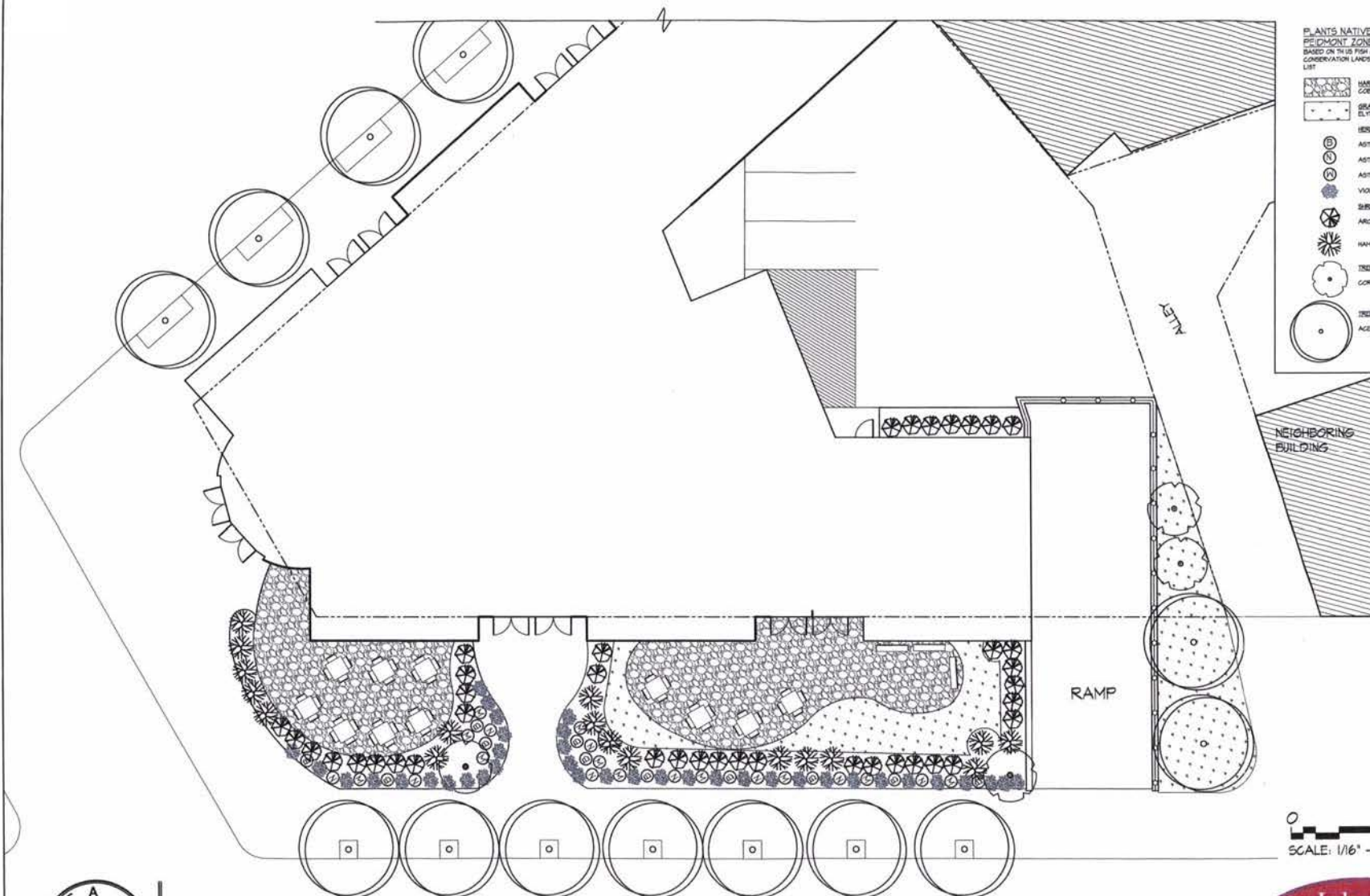
4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

GEORGIA AVENUE MATERIALS

2/22/2007





- PLANTS NATIVE TO THE MID-ATLANTIC
PIEDMONT ZONE
BASED ON THE FISH AND WILDLIFE ASSOCIATION BATS/LAKE
CONSERVATION LANDSCAPING PROGRAM RECOMMENDED PLANT
LIST
- HARDSCAPE:
COLESTONE SET IN GRAVEL
 - GRASSES:
ELYSIA CANADENSIS - CANADA WILD RYE
 - HERBACEOUS PLANTS AND GROUNDCOVERS:
ASTER LAEVIS - SMOOTH BLUE ASTER
ASTER NOVAE-ANGLIAE - NEW ENGLAND ASTER
ASTER FILIOSUS - WHITE HEATH ASTER
VIOLA PEDATA - BIRD'S FOOT VIOLET
 - SHRUBS (SHRUBS):
ARONIA ARBUTIFOLIA - RED CHOKEBERRY
HAMAMELIS VIRGINIANA - WITCH HAZEL
 - TREES (SMALL TREES):
CORNUS FLORIDA - FLOWERING DOGWOOD
 - TREES (TALL):
ACER RUBRA - RED MAPLE

0 16
SCALE: 1/16" = 1'-0"



4136 GEORGIA AVENUE
PLANNED UNIT DEVELOPMENT APPLICATION

LANDSCAPE PLAN
2/22/2007



Credit #	Credit Description	Implementation	LEED Point	Strategies to achieve points
SS Credit 1	Site Selection	Develop building on site that was previously entirely covered with hardscape	1	Achieved through site selection. No further action required.
SS Credit 2	Development Density	Construct building on previously developed site and in a community with a minimum density of 60,000 SF per acre net.	1	Achieved through site selection. No further action required.
SS Credit 3	Brownfield Redevelopment	Develop a site documented as contaminated per ASTM E1903-97	1	Remove contaminated verify that remaining soil is acceptable.
SS Credit 4.1	Alternative transportation: public transportation access	Locate project within 1/4 mile of one or more stops for two or more public bus lines usable by building occupants.	1	Achieved through site selection. No further action required.
SS Credit 4.2	Alternative transportation: bicycle storage and changing rooms	Provide covered storage facilities for bicycles for 15% or more of building occupants	1	Provide 29 lockable bicycle storage spaces. 2 restrooms with showers and lockers will be provided in the fitness room for the use of retail employee and building guests.
SS Credit 4.4	Parking Capacity	Size parking capacity to not exceed min. local zoning requirement and provide infrastructure and support programs to facilitate shared vehicle usage	1	install a carpool message board in the lobby mailroom.
SS Credit 5.3	Storm water design Quantity control	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	1	Green roof, landscaping at grade, underground storm water retention tank
SS Credit 7.1	Heat Island effect: non roof	Place parking underground and provide a roof with a solar reflectance index of at least 29.	1	Place parking underground. All roof areas at grade over parking to be white portland cement concrete (SRI 86-100), Open grid concrete pavers, and green roof system.
SS Credit 7.2	Heat Island effect: roof	Provide a green roof for at least 50% of the roof area.	1	Total roof sf= 8648 sf Total green roof sf= 4430 sf Remaining roof to be high SRI roof pavers and membrane
SS Credit 8	Light Pollution reduction	Minimize light trespass from building and site and meet LEED L23 design criteria. This requires that Exterior lighting be designed so that all site and building mounted luminaries produce a maximum initial luminance value of 0.20 horizontal and vertical	1	Study lighting and design to meet LEED criteria

WE Credit 1.1	Water Efficient Landscaping	Reduce potable water consumption for irrigation by 50% from a calculated mid summer baseline	1	Use native plant species that do not require irrigation and capture and recycle rain water in storm water retention tanks below grade for use in drought times.
WE Credit 1.2	Water Efficient Landscaping: no potable water use or no irrigation	no potable water use for irrigation	1	
EQ Credit 4.1	Low emitting Materials: Adhesives & Sealants	All Adhesives & Sealants used on the interior of the building shall comply with LEED low emitting materials standards	1	Specify low emitting Adhesives & Sealants that comply with the requirements of The South Coast Air Quality Management District (SCAQMD) Rule #1168 or the Green Seal Standard for Commercial Adhesives GS-36 requirements.
EQ Credit 4.2	Low emitting Materials: Paints & Coatings	All Paints & Coatings used on the interior of the building shall comply with LEED low emitting materials standards	1	Specify low emitting paints that do not exceed the VOC content limits established in Green Seal Standard GS-11 for architectural paints and GC-03 for anticorrosive and anti-rust paints. Specify low emitting wood coatings, finishes, stains and shellacs t
EQ Credit 4.3	Low emitting Materials: Carpet Systems	All Carpet systems used on the interior of the building shall comply with LEED low emitting materials standards	1	Specify low emitting Carpet systems. Specified carpet shall meet CRI Green Label indoor air quality carpet testing program for volatile organic compounds. The current criteria for the program are based on a maximum emission factor measured in mg/m ² · hr
EQ Credit 6.1	Controllability of systems: Lighting	provide individual lighting controls for 90% of building occupants to enable adjustment to suit individual task needs and preferences.	1	
EQ Credit 6.2	Controllability of systems: Thermal Comfort	provide individual comfort controls for 50% of building occupants to enable adjustment to suit individual task needs and preferences.	1	Operable windows. Individual HVAC controls in each unit.
EQ Credit 8.1	Daylight 75% of spaces	Achieve a min. glazing factor of 2% in a minimum of 75% of all regularly occupied areas.	1	
ID Credit 2	LEED Accredited Professional	At least one principal participant of the project team shall be a LEED Accredited professional	1	SGA project architect will be LEED Accredited Professional
Total LEED Points			19	



4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

LEED POINT BREAKDOWN

2/22/2007

