



ZONING COMMISSION
District of Columbia
CASE NO.06-02
EXHIBIT NO.36A

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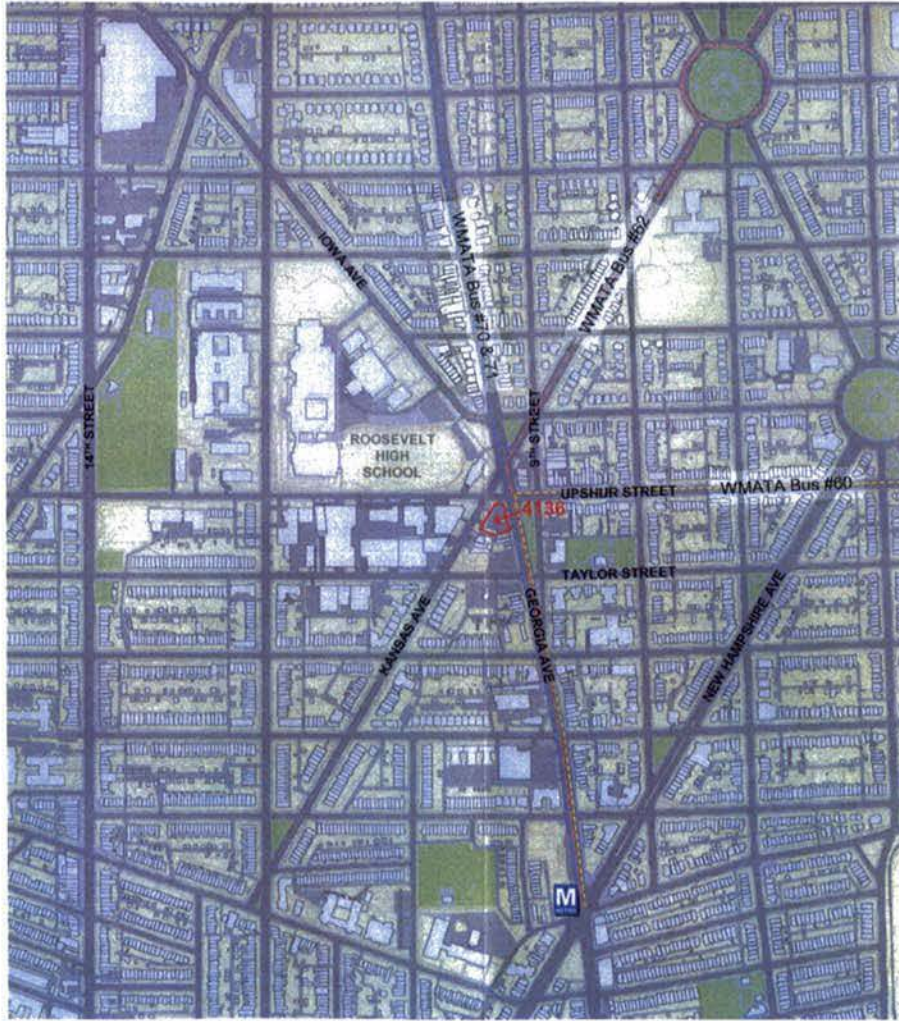


4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

2/22/2007





SITE CONTEXT PLAN



AERIAL SITE PLAN



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CONTEXT AND AERIAL SITE PLAN

2/22/2007





1 GEORGIA AVENUE

SITE

KANSAS AVENUE



2 GEORGIA AVENUE

SITE



3 SITE KANSAS AVENUE



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NEIGHBORHOOD PHOTOS

2/22/2001





4 GEORGIA AVENUE ← SITE → GEORGIA AVENUE



5 TAYLOR STREET



6 KANSAS AVENUE ← TAYLOR STREET → KANSAS AVENUE

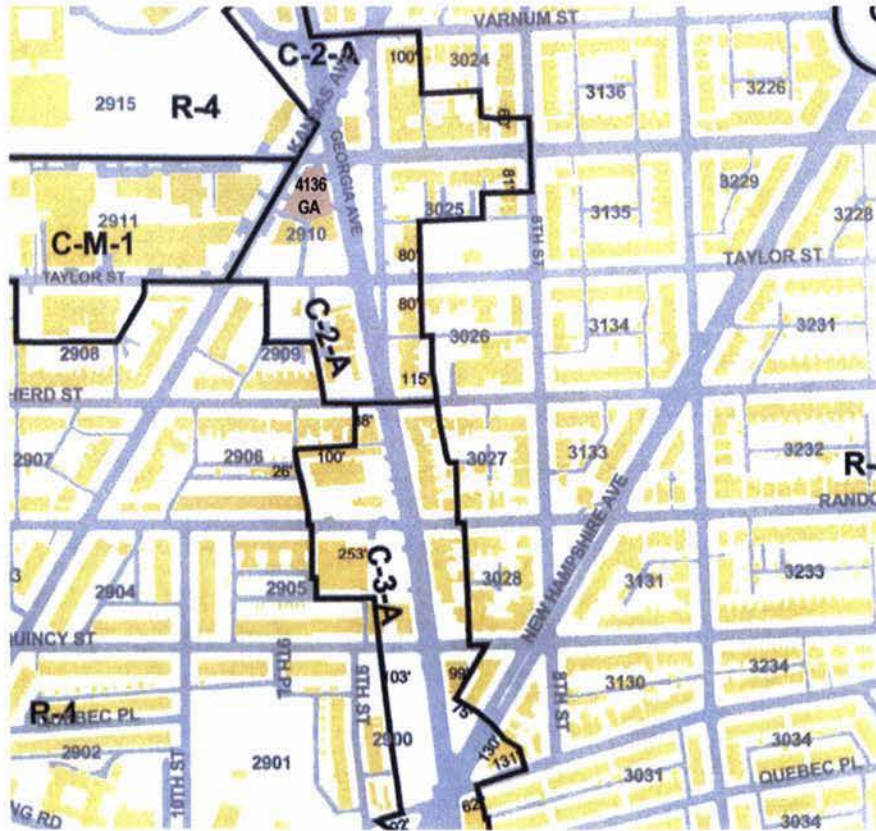


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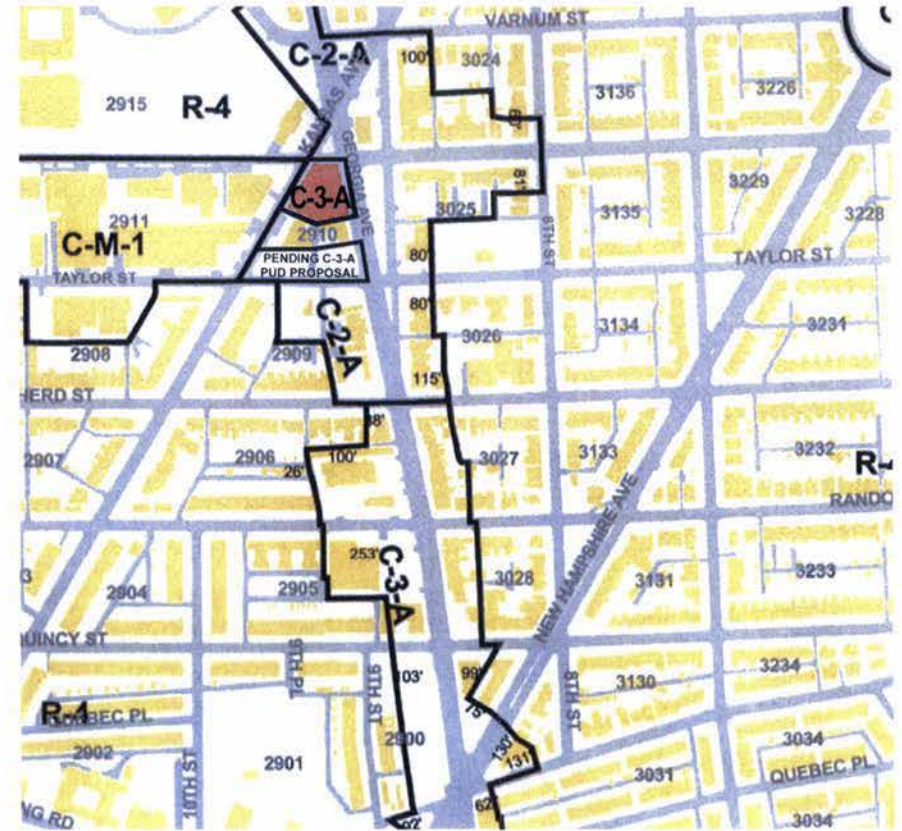
NEIGHBORHOOD PHOTOS

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EXISTING ZONING



PROPOSED ZONING



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EXISTING AND PROPOSED ZONING

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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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ZONING ANALYSIS

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CONDOMINIUMS MATRIX	UNIT DESCRIPTION	CONDO SIZE s.f.	BUILDING TOTAL Units/Level
Unit Number			
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

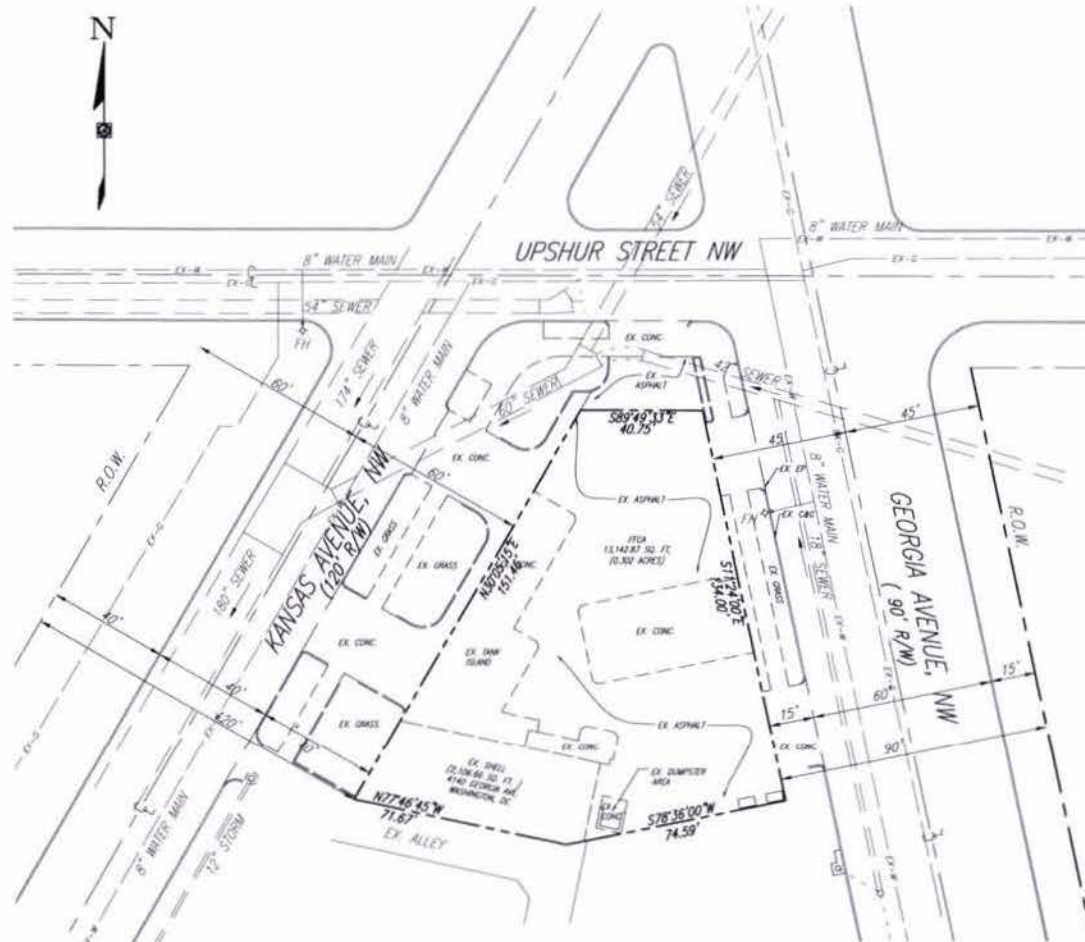
DEVELOPMENT AREA TABULATION

2/22/2007





VICINITY MAP
NTS



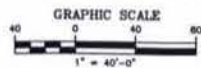
- NOTES:
1. SURVEY MEASUREMENTS FROM PREVIOUS PROPERTY SURVEYS.
 2. BEARINGS DERIVED FROM PREVIOUS SURVEYS.
 3. NOTICE: FROM INSPECTION ON THE SITE THERE ARE NO CEMETERIES OR BURIAL GROUNDS LOCATED WITHIN THE TRACT AREA.
 4. THE SITE HAS ACCESS TO KANSAS AVENUE, UPSHUR STREET NW AND GEORGIA AVENUE, WHICH RIGHT-OF-WAY LINE EXTENDS TO THE PROPERTY LINE AT THE POINT OF ACCESS INDICATED HEREON.
 5. THERE ARE NO STIMPED PARKING SPACES ON THE SITE, INCLUDED IS HANDICAPPED SPACES, HOWEVER THERE IS SUFFICIENT PARKED AREA ON SITE TO ALLOW PARKING FOR 13 VEHICLES. DISTRICT REQUIRES 1 SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA. THEREFORE, 2,106.86/300 = 7 SPACES REQUIRED.
 6. ALL DIMENSIONS ARE IN FEET/INCHES 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 = 2,106.86 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.

EXISTING CONDITIONS PLAN
SCALE: 1" = 40'



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PLANNED UNIT DEVELOPMENT APPLICATION



SHEET TITLE:

EXISTING CONDITIONS
PLAN



ADTEK ENGINEERS, INC.
CIVIL, STRUCTURAL & GEOTECHNICAL ENGINEERING

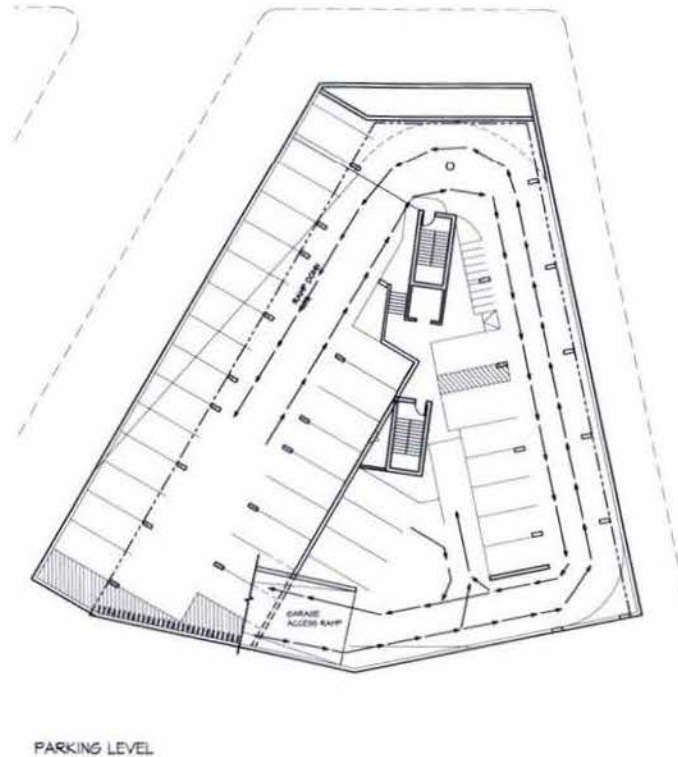
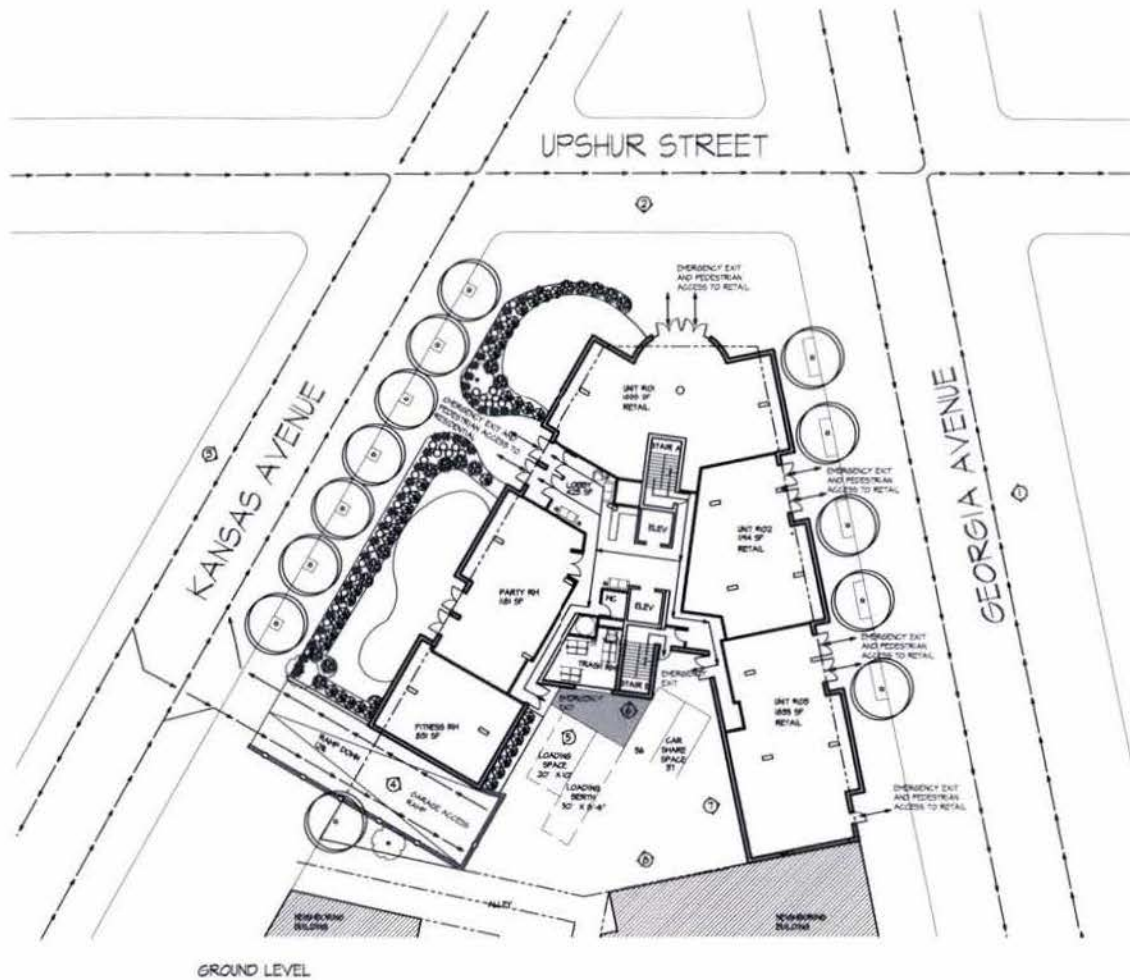
3251 Old Lee Highway, Suite 405
Fairfax, Virginia 22030
Phone: 703-691-4040 Fax: 703-691-4056
www.adtekengineers.com



ADTEK JOB NO.
0501156

C-8

DATE: 06-13-06



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



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PLANNED UNIT DEVELOPMENT APPLICATION

CIRCULATION PLAN

2/22/2007



3156 4136 Georgia Avenue\Drawings\3156 Sweep Area\Diagrams rev 05.26.06.dwg\DAO

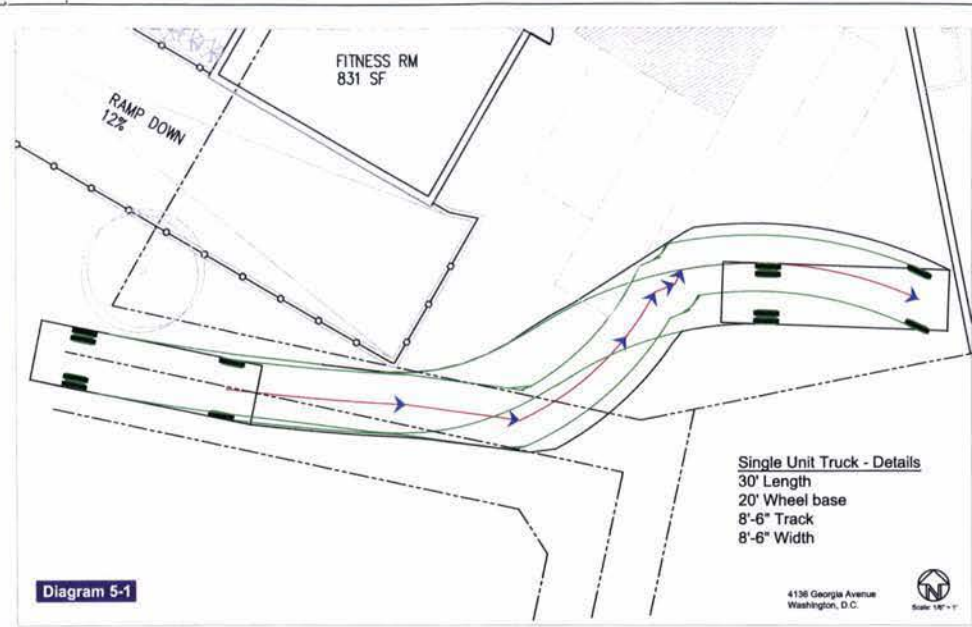


Diagram 5-1

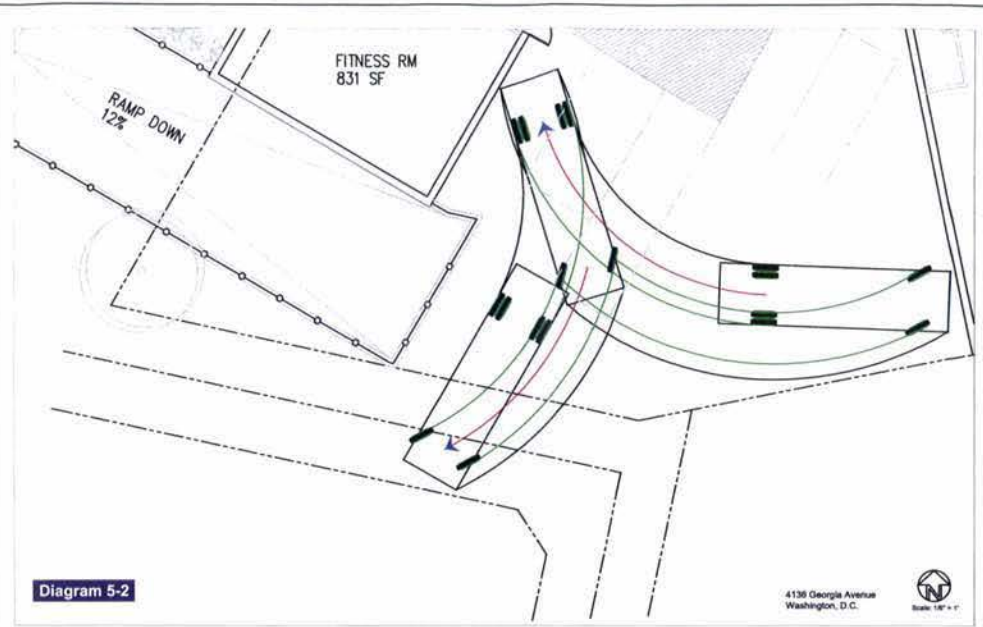


Diagram 5-2

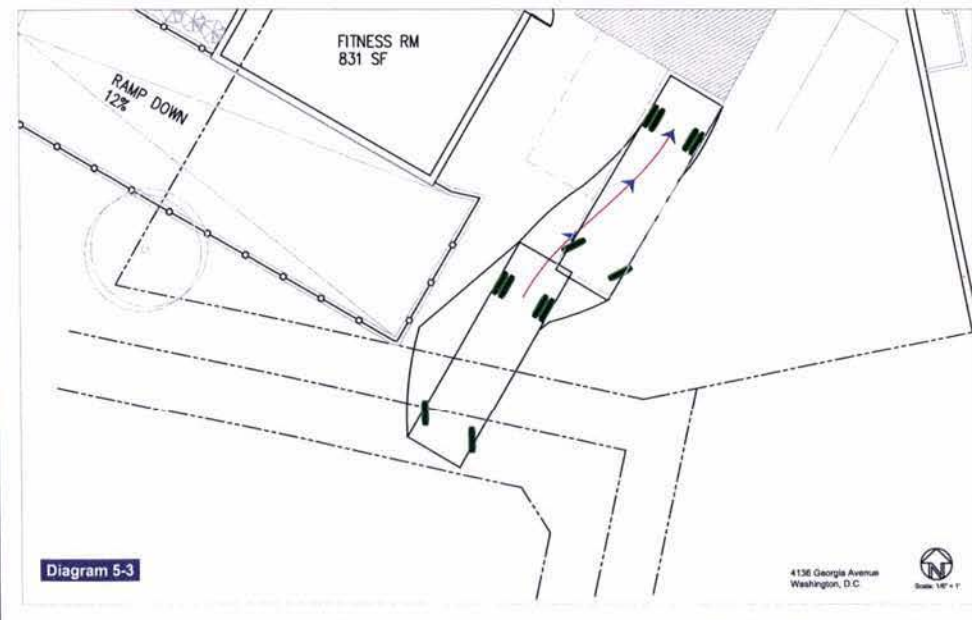


Diagram 5-3

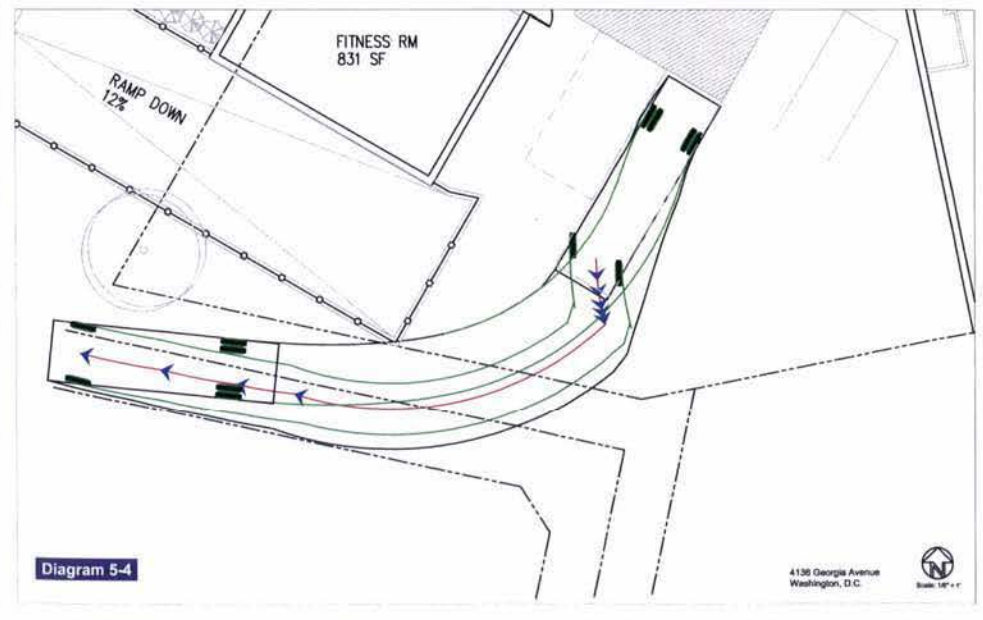
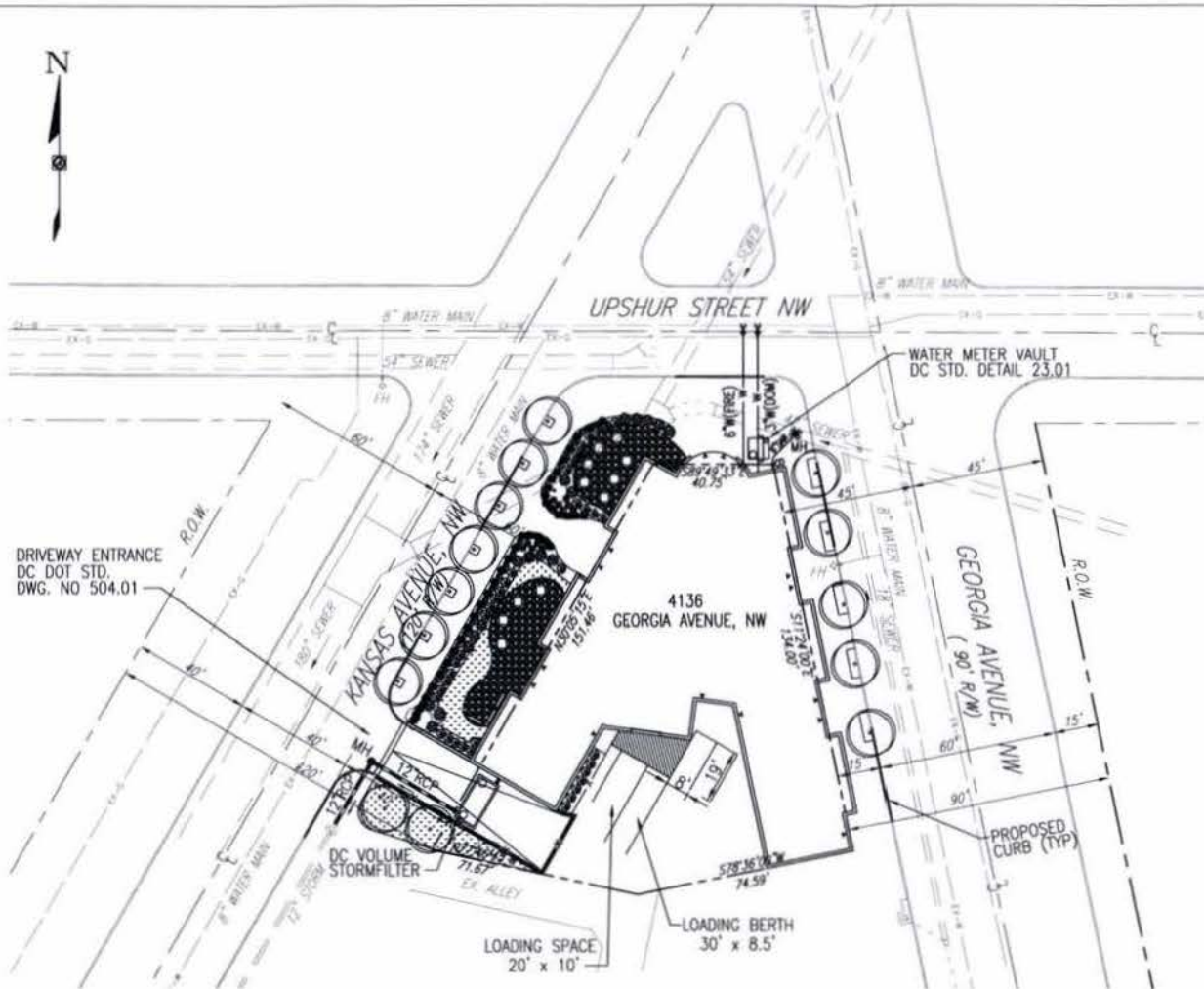


Diagram 5-4



SITE AND UTILITY PLAN
SCALE: 1" = 40'

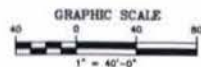
PLANTING LEGEND

PLANTS NATIVE TO THE MID-ATLANTIC REGIONAL ZONE BASED ON THE 1988 MID-ATLANTIC REGIONAL CONSERVATION LANDSCAPE PROGRAM RECOMMENDED PLANT LIST	
	LANDSCAPE COLLECTION SET IN GROUND
	SHRUBS ELDER CANADIAN - CANADA BLD BITE
	HERBACEOUS PLANTS AND GROUNDCOVERS
	ASTER LEAVES - SMOOTH BLUE ASTER
	ASTER LEAVES - ANGULAR - RED ENGLAND ASTER
	ASTER LEAVES - WHITE HEATH ASTER
	ASTER LEAVES - BIRD'S FOOT VIOLET
	ASTER LEAVES
	ASTER LEAVES - RED CHERRYBERRY
	ASTER LEAVES - WHITE HAZEL
	ASTER LEAVES - FLOWERING DOGWOOD
	ASTER LEAVES
	ASTER LEAVES - RED PINK



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PLANNED UNIT DEVELOPMENT APPLICATION



SHEET TITLE:

SITE AND UTILITY PLAN



ADTEK ENGINEERS, INC.

CIVIL, STRUCTURAL & GEOTECHNICAL ENGINEERING

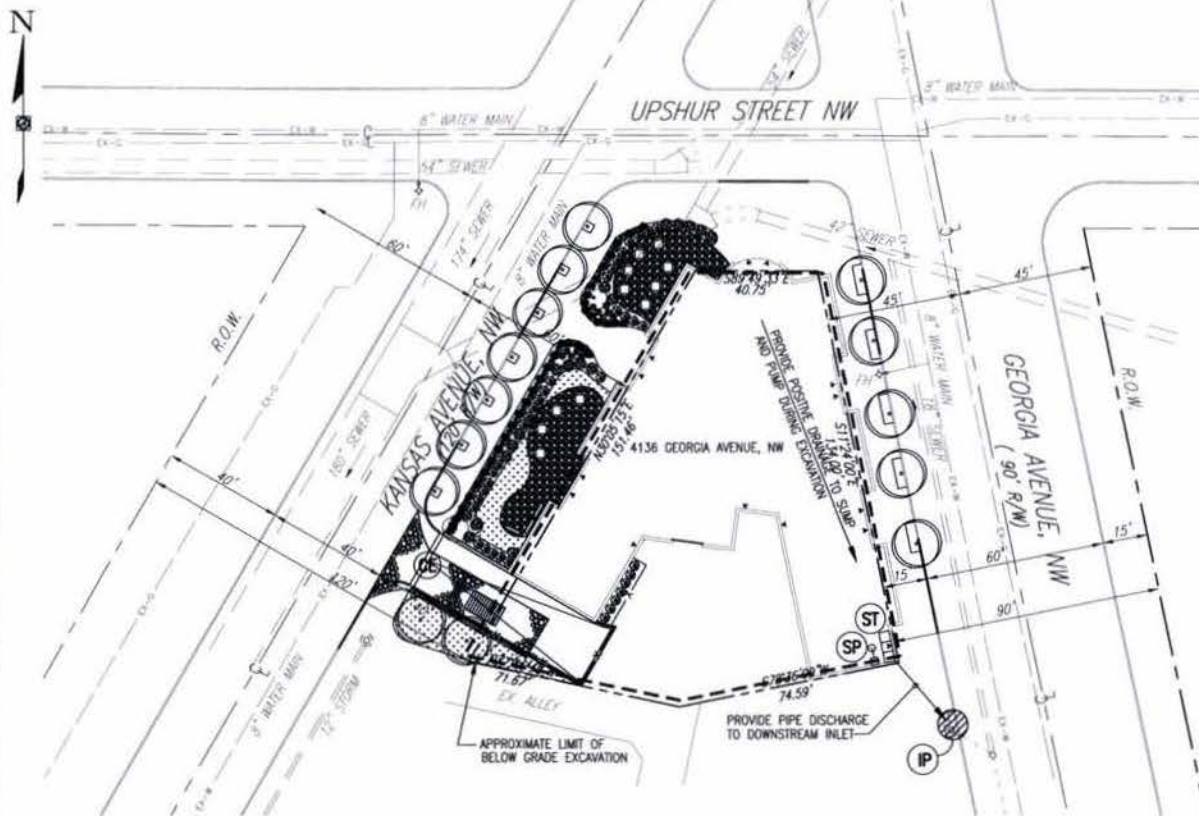
3251 Old Lee Highway, Suite 405
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C-11

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'

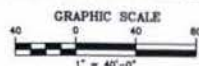
MAINTENANCE NOTES

1. THE SITE SUPERINTENDENT, OR HIS/HER REPRESENTATIVE, SHALL MAKE A VISUAL INSPECTION OF ALL MECHANICAL CONTROLS AND NEWLY STABILIZED AREAS (I.E. SEEDED AND MULCHED 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-SOODING IF NECESSARY.
2. VEHICLE MAINTENANCE MEASURES: ALL CONSTRUCTION VEHICLES EGRESSING 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.



4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION



SHEET TITLE:

EROSION AND SEDIMENT
CONTROL PLAN



ADTEK ENGINEERS, INC.

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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 SILT = 8,000 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=0.50 (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.
Cpost=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 QUALITY VOLUME

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

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

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

WATER QUANTITY VOLUME

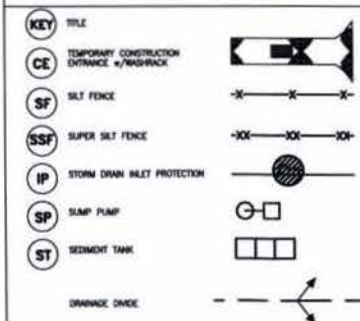
$$V_q = (Q_{p15} - Q_{p2}) \times t_c \times 1.25$$

WHERE:
V_q = WATER QUANTITY VOLUME (CFS)
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 =

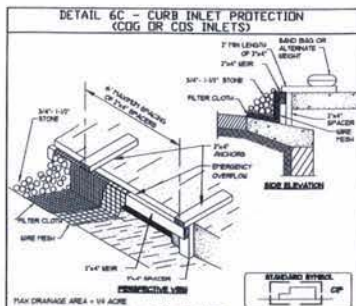
EROSION AND SEDIMENT CONTROL LEGEND:



ADTEK JOB NO: 050156

C-12

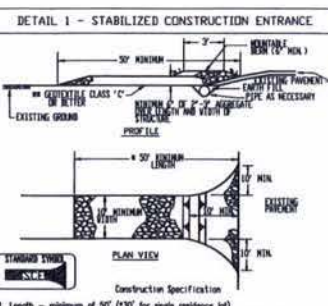
DATE: 06-13-06



CONSTRUCTION SPECIFICATIONS

1. ATTACH A CONTINUOUS PIECE OF WIRE FENCE (30\"/>

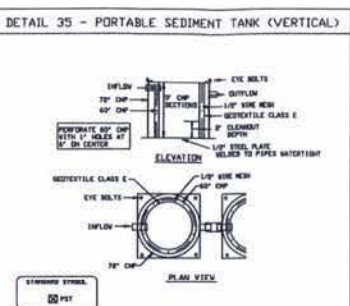
U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE



CONSTRUCTION SPECIFICATIONS

1. Length - minimum of 50' (30' for single residence lot).
2. Width - 12' minimum, should be flared at the existing road to provide a turning radius.
3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. *The state approved authority may not require single family residential to use geotextile.
4. Stone - crushed aggregate (2\"/>

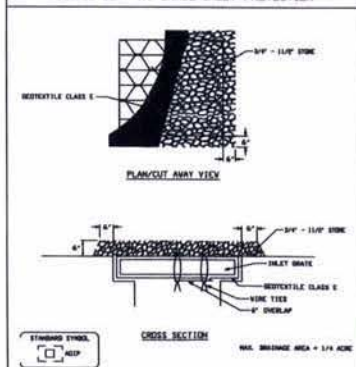
U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE



CONSTRUCTION SPECIFICATIONS

1. The following formula should be used in determining the storage volume of the sediment tank: 1 cubic foot of storage for each gallon per minute of pump discharge capacity.
2. An example of a typical sediment tank is shown above. Other container designs can be used if the storage volume is adequate and approved in advance from the local approving agency.
3. Tanks may be connected in series.

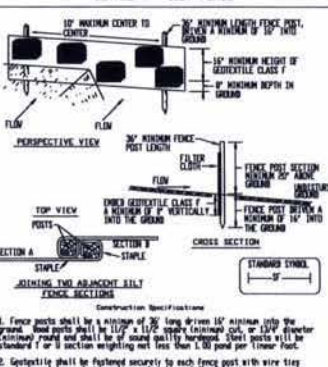
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NATURAL RESOURCES CONSERVATION SERVICE



CONSTRUCTION SPECIFICATIONS

1. Lift grade and wrap with Geotextile Class E to completely cover all openings, then nail fence back to posts.
2. Flow 2\"/>

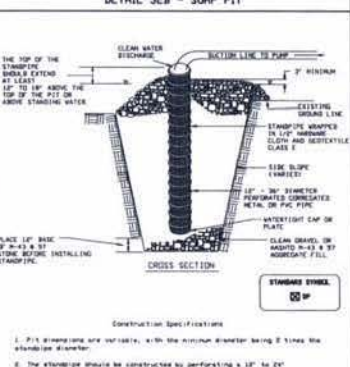
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CONSTRUCTION SPECIFICATIONS

1. Fence posts shall be a minimum of 30\"/>

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NATURAL RESOURCES CONSERVATION SERVICE



CONSTRUCTION SPECIFICATIONS

1. Pit diameter and depth shall be determined by the volume of water to be stored. The minimum diameter shall be 2' times the maximum depth.
2. The sump pit should be constructed by perforating a 12\"/>

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE

EROSION AND SEDIMENT CONTROL NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. ALL WATER DISCHARGED FROM THE SEDIMENT TANKS OR PUMPED FROM THE SITE MUST BE CLEAN AND FREE OF SEDIMENT.
8. ALL DEBRIS IS TO BE REMOVED FROM SITE.
9. ALLEY AND/OR STREETS/SIDEWALKS SHALL BE SWEEP CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.
10. ALL CATCH BASINS AND DRAIN AREAS SHALL BE PROTECTED DURING EXCAVATIONS AND CONSTRUCTION.
11. IF ANY CATCH BASIN OR DRAIN BECOMES CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEANING.
12. ANY STOCKPILING, REGARDLESS OF LOCATION, SHALL BE STABILIZED AND COVERED WITH PLASTIC OR CANVAS AFTER ITS ESTABLISHMENT AND FOR THE DURATION OF THE PROJECT.
13. 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.
14. 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
4 DETAILS

ADTEK ENGINEERS, INC.
CIVIL, STRUCTURAL & GEOTECHNICAL ENGINEERING

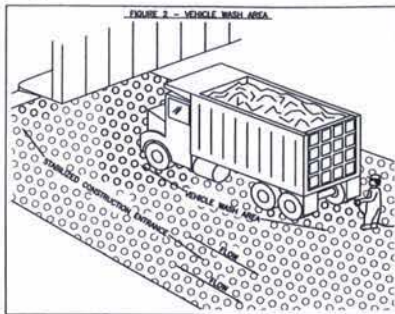
3251 Old Lee Highway, Suite 405
Fairfax, Virginia 22030
Phone: 703-691-4040 Fax: 703-691-4056
www.adtekengineers.com



ADTEK JOB NO.
050156

C-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.

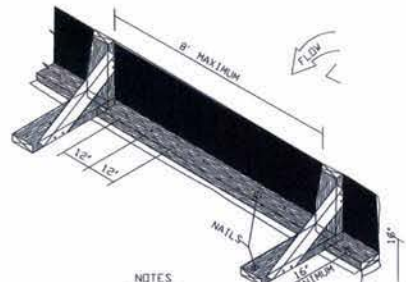
PURPOSE
THE "VEHICLE WASH AREA" IS PROVIDED TO MINIMIZE THE QUANTITY OF SEDIMENT DEPOSITED ON PUBLIC SPACE BY VEHICLES LEAVING THE SITE.

CONDITIONS WHERE PRACTICE APPLIES
THE "VEHICLE WASH AREA" WILL BE PROVIDED ON ANY SITE WHERE VEHICLES CAN ENTER ONTO UNIMPROVED SURFACES.

DESIGN CRITERIA
THE "VEHICLE WASH AREA" SHALL BE PROVIDED ON-SITE AND DRAINAGE 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 SPRAYING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREAS.
4. THE CONTRACTOR SHALL IMPLEMENT STRICT DUST CONTROL MEASURES DURING ACTIVE CONSTRUCTION PERIODS ON-SITE. THESE CONTROL MEASURES WILL GENERALLY CONSIST OF WATER APPLICATIONS THAT SHALL BE APPLIED A MINIMUM OF ONCE PER DAY DURING DRY WEATHER OR MORE OFTEN AS REQUIRED TO PREVENT DUST EMISSIONS.
5. FOR WATER APPLICATION TO UNDISTURBED SOIL SURFACES, THE CONTRACTOR SHALL:
 - A. APPLY WATER WITH EQUIPMENT CONSISTING OF TANK, SPRAY BAR, PUMP WITH DISCHARGE PRESSURE GAUGE.
 - B. ADJUST 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 x PSI) MINIMUM. KEEP AREAS DAMP WITHOUT CREATING HURDANCE CONDITIONS SUCH AS PONDING.
6. FOR WATER APPLICATION TO SOIL SURFACES DURING DEMOLITION AND/OR EXCAVATION, THE CONTRACTOR SHALL:
 - A. APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND 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 HURDANCE CONDITIONS SUCH AS PONDING.
 - 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 on 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 receiving low maintenance.

A. Seed Mixture - Permanent Seeding

1. Select one or more of the species or mixtures listed in Table 42 for the appropriate Plant Hardiness Zone (from Figure 4) and state them in the Permanent Seeding Summary below, along with application rates and seeding dates. Seeding depths 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 shorelines, streambanks, or dunes or for special purposes such as wildlife or aesthetic treatment may be found in USDA-ARS Technical Field Office Guide, Section 342-Critical Area Planting. For special lawn maintenance areas, see Sections IV Sod and V Turfgrass.
2. For sites having disturbed area over 5 acres, the rates shown in this table shall be deleted and the rates recommended by the soil testing agency shall be written in.
3. For areas receiving low maintenance, apply uniform fertilizer (46-0-0) at 3 1/2 lbs/1000 sq. ft. (170 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 Mixture (For Hardiness Zone _____)				Fertilizer Rate (10-20-20)			Lime Rate
No.	Species	Application Rate (lb/ac)	Seeding Date	Seeding Depth	N	P2O5	
3	100% Kentucky Bluegrass	120	3/15-4/15	1/4" min	90 lb/ac (2.0 tons/acre)	175 lb/ac (4.0 tons/acre)	2 tons/acre (20 tons/acre)

J-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 best 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 V - Turfgrass Establishment

Areas where turfgrass may be desired include lawns, parks, playgrounds, and commercial sites which will receive a medium to high level of maintenance. Areas to receive sod shall be filled by filling or other approved methods to a depth of 2 to 4 inches, leveled and rolled to prepare a proper seedbed. Stones and debris over 1/2 inches in diameter shall be removed. The resulting seedbed shall be in such condition that future mowing of grass 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 Cultivars 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 turf will receive medium to intensive management. Certified Perennial Ryegrass Cultivars/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 for areas receiving low to medium management in full sun to medium shade. Recommended mixtures include: certified Tall Fescue Cultivars

J-42-12

March 2003

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

A. General Specifications

1. Class of turfgrass and shall be Maryland or Virginia State Certified or Approved. Sod labels shall be made available to the job foreman and inspector.
2. Sod shall be machine cut to a uniform soil thickness of 3/4", plus or minus 1/4", at the time of cutting. Measurement for thickness shall exclude top growth and thatch. Individual pieces of sod shall be cut to the square with width and length. Maximum allowable deviation from standard width and length shall be 1 percent. Broken pads and torn or uneven edges 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 macerated when moisture content (excessively dry or wet) may adversely affect its survival.
5. Sod shall be harvested, delivered, and installed within a period of 36 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 subsoil, 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 butted tight in order to prevent voids, which would cause air drying of the roots.
3. Whenever possible, sod shall be laid with the long edges parallel to the contour and with staggering joints. Sod shall be rolled and tamped, pegged or otherwise secured to prevent slippage on slopes and to ensure solid contact between sods and the underlying soil surface.
4. Sod shall be watered immediately following rolling or tamping until the underside of the new sod pad 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.

J-42-11

March 2003

- 95-100%, certified Kentucky Bluegrass Cultivars 0-3%. Seeding rate: 3 to 8 lbs/1000 sq. ft. One or more cultivars may be blended.

10. 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 10-40% and certified Perennial Ryegrass 60-70%. Seeding rate: 1 1/2-3 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 Memo #77, "Turfgrass Cultivar Recommendations for Maryland".

B. Ideal 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 abnormally dry or hot seasons, or on adverse sites.

D. Repairs and Maintenance

Inspect all seeded areas for failures 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 stabilized.
2. If the stand provides less than 40% ground coverage, reestablish following original line, fertilizer, seedbed preparation and seed recommendations.
3. If the stand provides between 40% and 94% ground coverage, 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

SHEET TITLE:

EROSION AND SEDIMENT
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& DETAILS



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ADTEK JOB NO.
0501156

C-14

DATE: 06-13-06



8' x 18' PRECAST VOLUME STORMFILTER
PLAN AND SECTION VIEWS
STANDARD DETAIL

www.pharmworld2005.com

DATE: 11/10/2010	SCALE: 1000	FILE: 11/10/2010
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THE STEINWATER MANUFACTURING
STANDARD
U.S. PATENT NO. 5,522,629,
NO. 5,707,597, NO. 6,027,689
NO. 6,649,048, NO. 5,624,576
AND OTHER U.S. AND FOREIGN



8' x 18' PRECAST VOLUME STORMFILTER
TOP AND SECTION VIEWS, NOTES AND DATA
STANDARD DETAIL

www.abernethy1983.com

THE STOCKWATER MANAGING
Saw-Fixer®
U.S. PATENT Nos. 5,522,605
No. 5,707,527, No. 4,027,4
No. 4,649,046, No. 5,624,5
AND OTHER U.S. AND FOREIGN

SHEET TITLE:
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Design Summary

4136 Georgia Ave NW
Stormwater Treatment System Design Summary
Washington, D.C.

[Information.gov.sg](http://www.information.gov.sg)

- Total contributing area = 0.302 acres
- Impervious (Roadway) = 0.25 acres
- Impervious (Roof) = 0.05 acres
- Land usage = Residential
- Quantity control volume = 390 cu-ft
- Retention volume = 0.0001

Assumptions

- Runoff depths (roadway) = 0.5"
- Runoff depths (other) = 0.3"
- EMC = 101 mg/l
- Media = Perlite
- Cartridge flow rate = 7.5 gpm
- Water surface elevation = 4.0'
- Drop from inlet to outlet = 2.3'

Size and cost estimates.

The Stormwater Management StormFilter® is a passive spon-actuated, flow-through, stormwater filtration system consisting of a structure that houses rechargeable, media-filled filter cartridges. The StormFilter works by passing stormwater through the media-filled cartridges, which trap particulates and adsorb pollutants such as dissolved metals, nutrients, and hydrocarbons.

The basic system configuration consists of a Volume StormFilter system preceded by a storage vessel (as needed). The balance of volume storage required is to be provided by other. The attached layout diagram illustrates a typical system.

The StormFilter is designed according to the annual pollutant load method as outlined in the District of Columbia's Stormwater Guidebook. Essentially, this method models the total pollutant load of TSS, in pounds, generated from the site on an annualized basis, using the information above. The number of cartridges required to meet the pollutant load requirement is then calculated, as a function of the total mass that can be removed per cartridge prior to required filter change-out.

The leaders in the stormwater industry, Stormwater Management, Inc. and VerhoffPrint, Inc., have united as Stormwater200™ – the comprehensive provider of stormwater solutions. With an unparalleled product line and unparalleled customer support team under one umbrella, Stormwater200 has the treatment option to meet your water quality goals.

www.stormwater360.com

East	Mid	Mid-Atlantic
200 Enterprise Drive, Northborough, MA 01539 Tel: 508/387-2037 Fax: 508/387-2422	1200 E. 8th Street, Portland, ME 04102 Tel: 207/583-6667 Fax: 207/583-1271	300 Tracy Avenue, Suite A-2, Sharpsburg, MD 21760 Tel: 410/336-1451 Fax: 410-336-1741

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Design Summary

The StormFiler for this site was sized to provide 3 cartridges in order to meet the pollution load requirement. We can accommodate 3 cartridges using a pre-cast 6'x18' Volume StormFiler (volume storage provided = 433 cu-ft). The estimated cost of this system, delivered to the jobsite, is available upon request. The contractor is responsible for installing the vault and all external plumbing.

Please note that the pre-cast Stormfilter has an internal bypass capacity of 7.50 cfs. All calculations are based upon a 4' water surface elevation as measured from the inlet out. Minimum drop required from inlet to invert out is 2.3'.

Maintenance

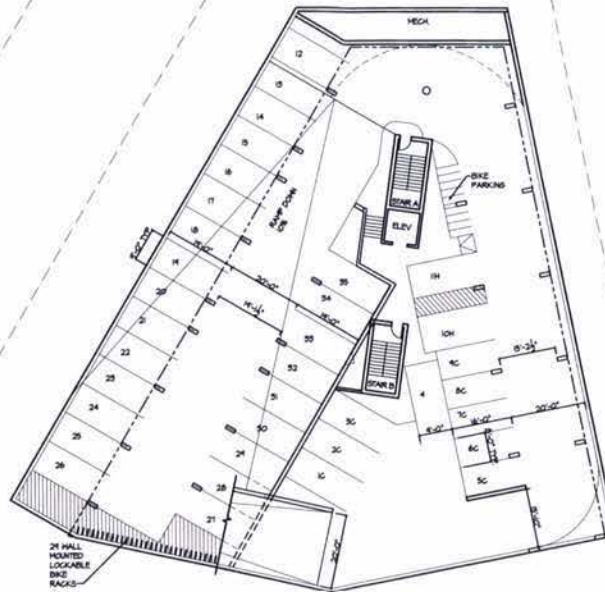
The StormFilter requires regular maintenance to operate effectively. The expected maintenance interval is 12 months, but may vary depending on weather and site conditions. Stormwater360 offers full maintenance services to all of our clients, as well as a cartridge exchange program to facilitate owner provided maintenance. Please contact Stormwater360 or navigate to www.stormwater360.com for more information in this regard.



ADTEK JOB NO: 35-2154

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.

- 1 SHARED CAR PARKING SPACE AT GRADE
- 1 RETAIL PARKING SPACE AT GRADE
- 4 RETAIL GARAGE PARKING SPACES
- 31 RESIDENTIAL GARAGE PARKING SPACES
- 37 TOTAL ON SITE PARKING



4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

GARAGE FLOOR PLAN

2/22/2007



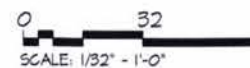


4136 GEORGIA AVENUE

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

2/22/2007





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



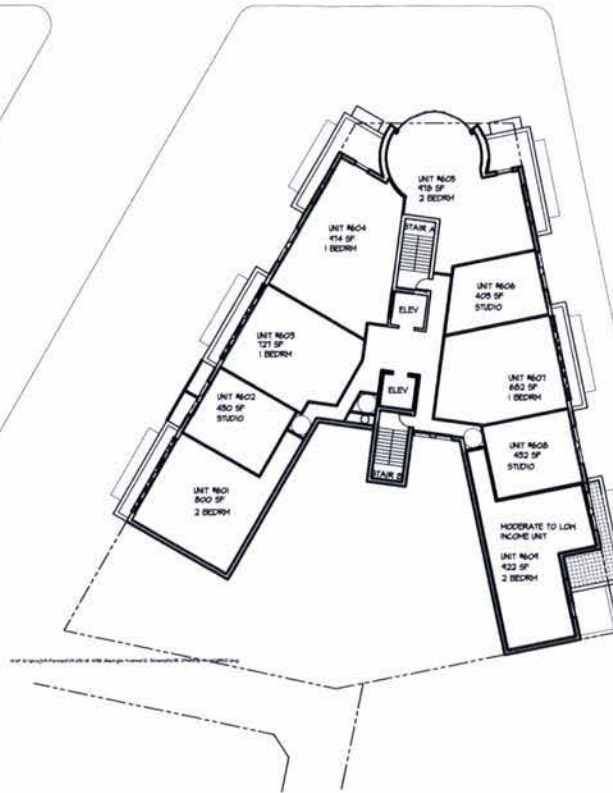
4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

FOURTH AND FIFTH FLOOR PLAN

2/22/2001





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



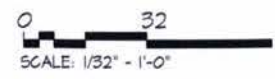
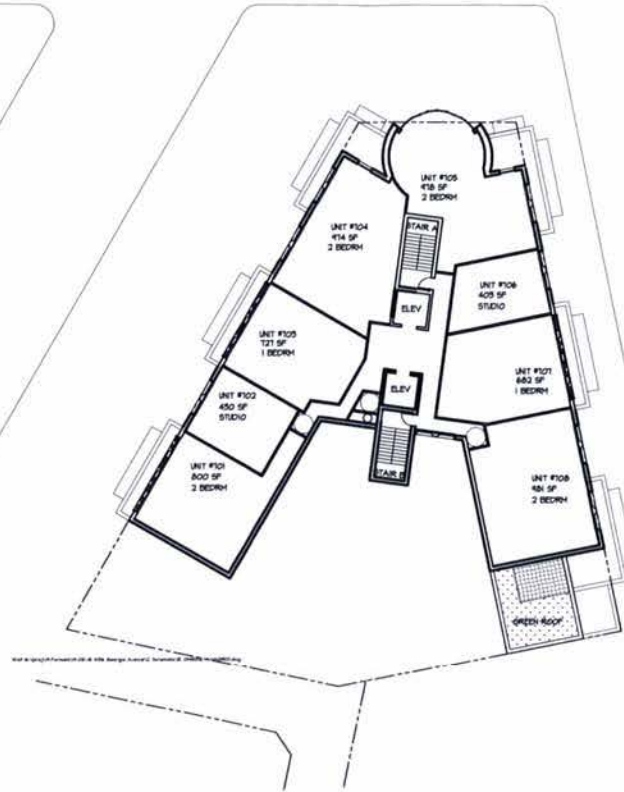
4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

SIXTH FLOOR PLAN

2/22/2007

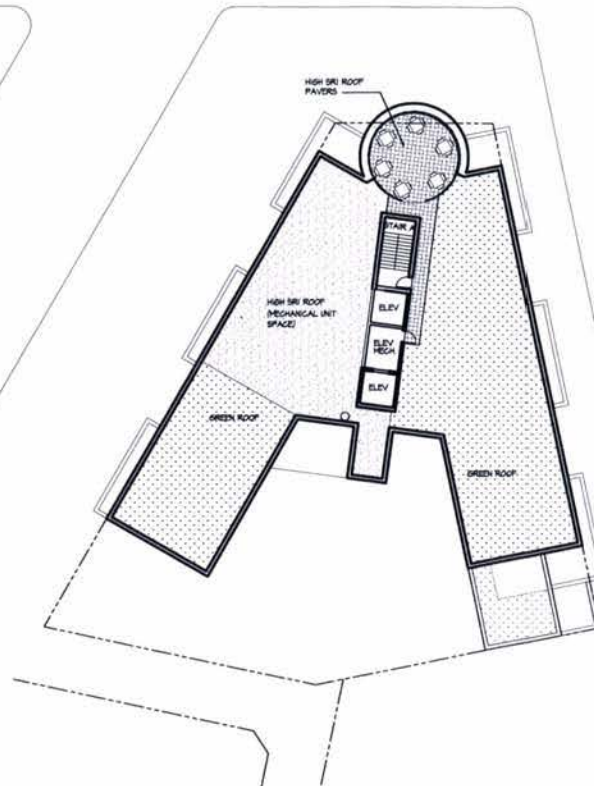




4136 GEORGIA AVENUE
 PLANNED UNIT DEVELOPMENT APPLICATION

SEVENTH FLOOR PLAN
 2/22/2007





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



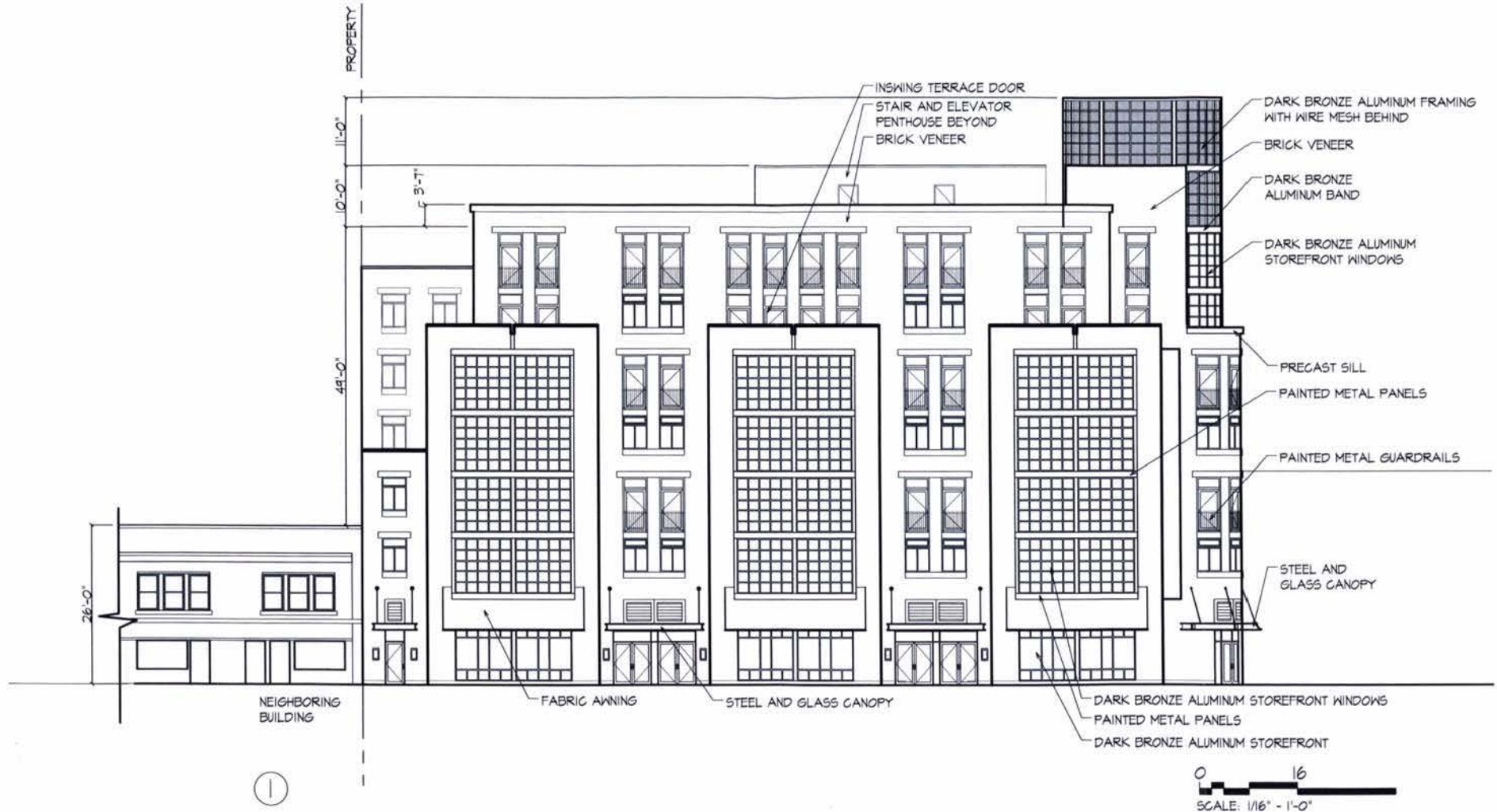
4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

ROOF PLAN

2/22/2007





4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

GEORGIA AVENUE ELEVATION

2/22/2007





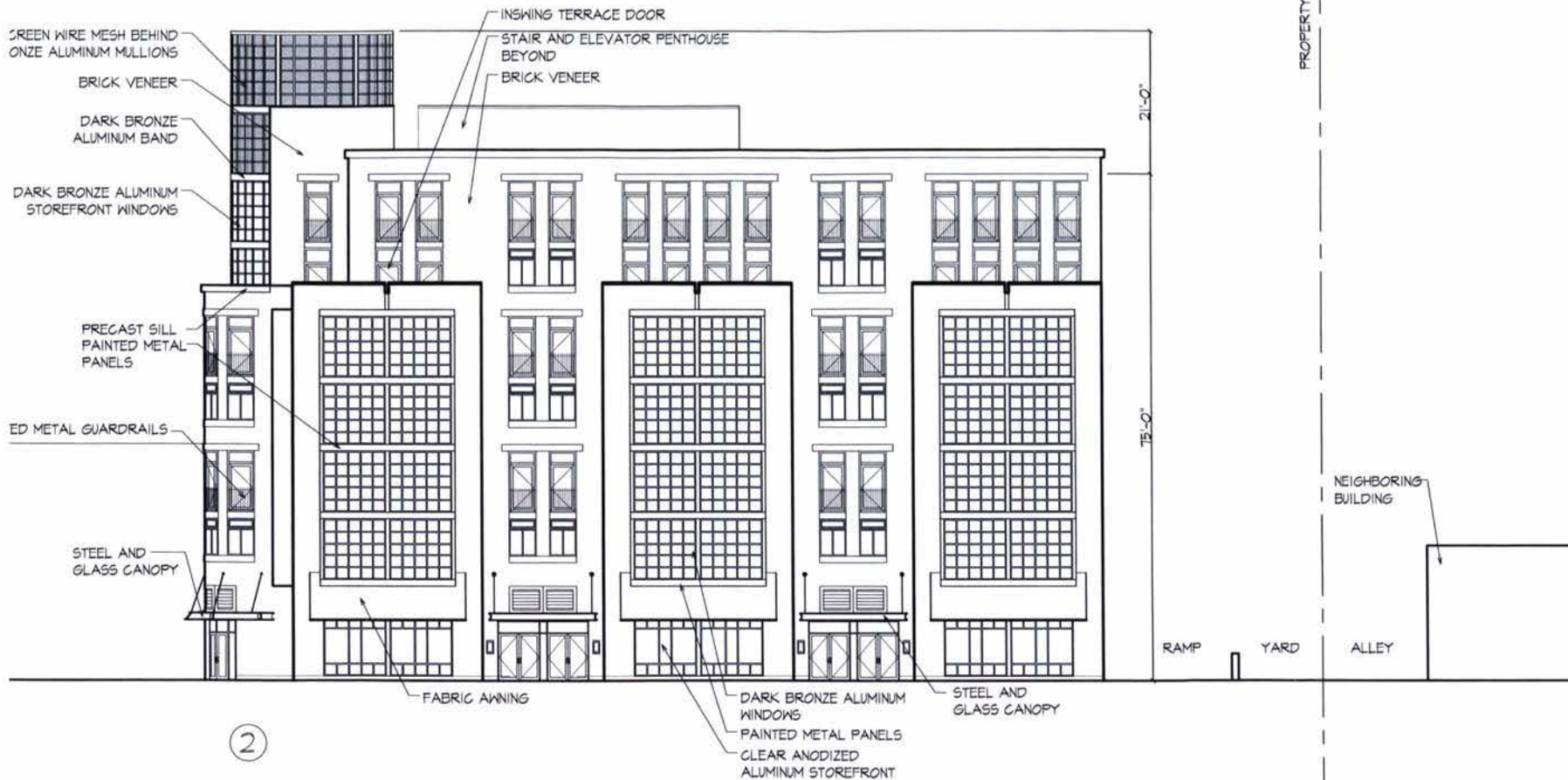
4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

NOT USED

2/22/2007





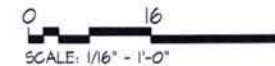
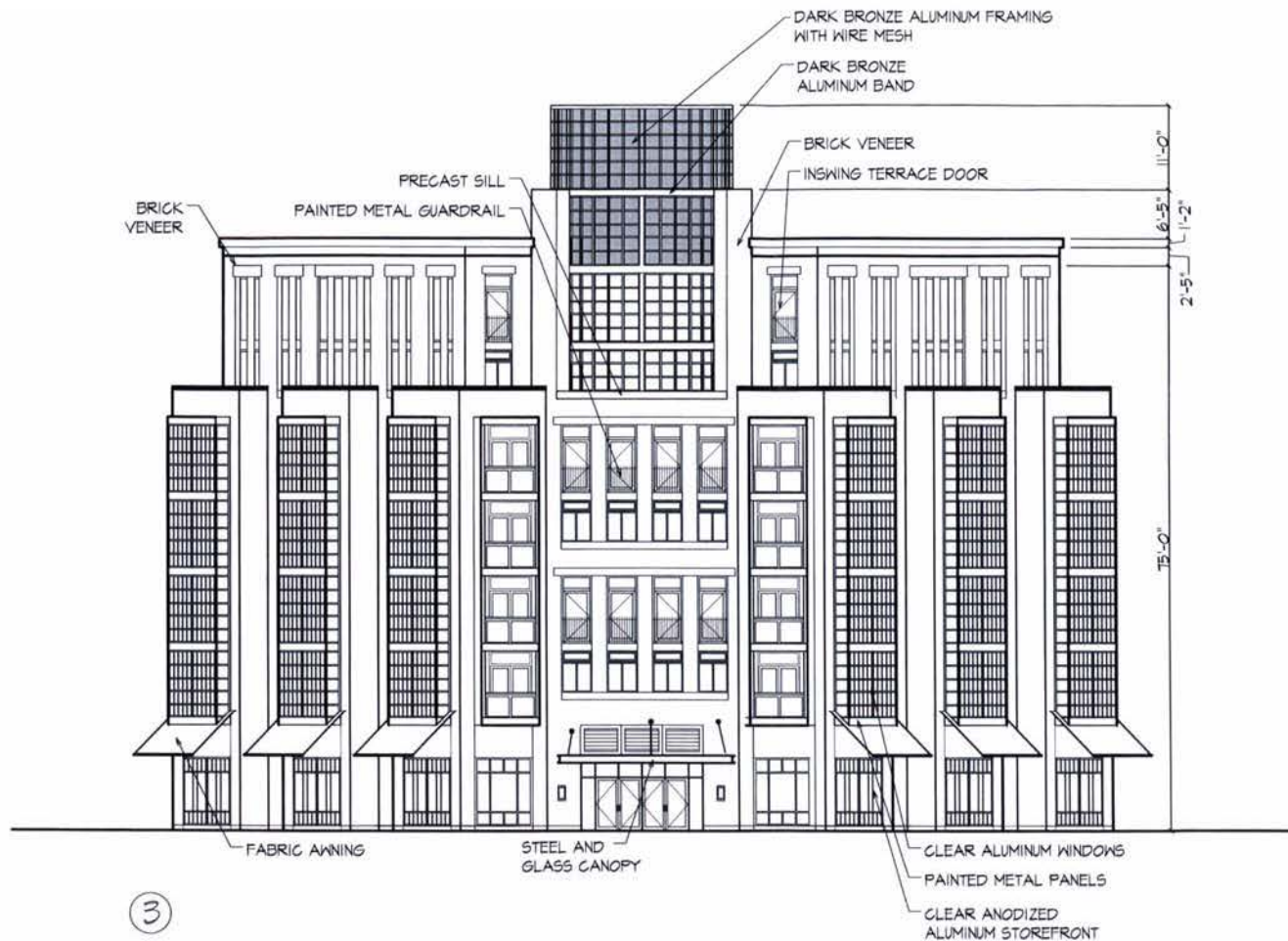
4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

KANSAS AVENUE ELEVATION

2/22/2007





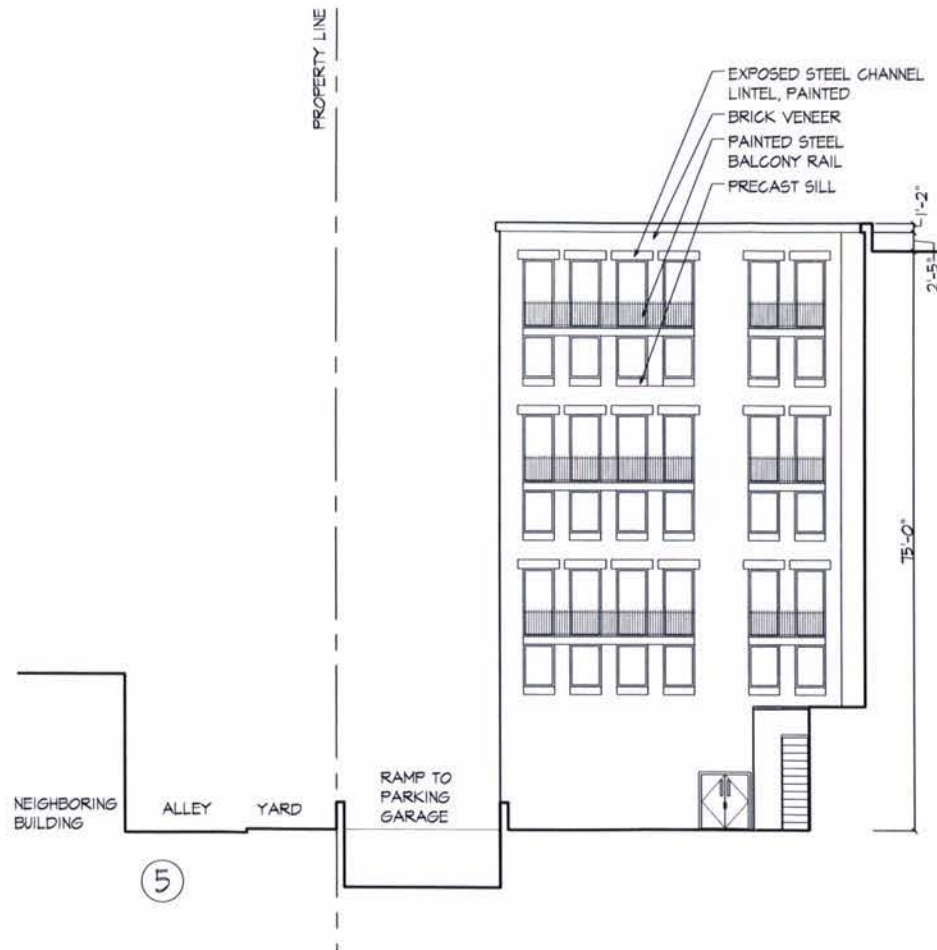
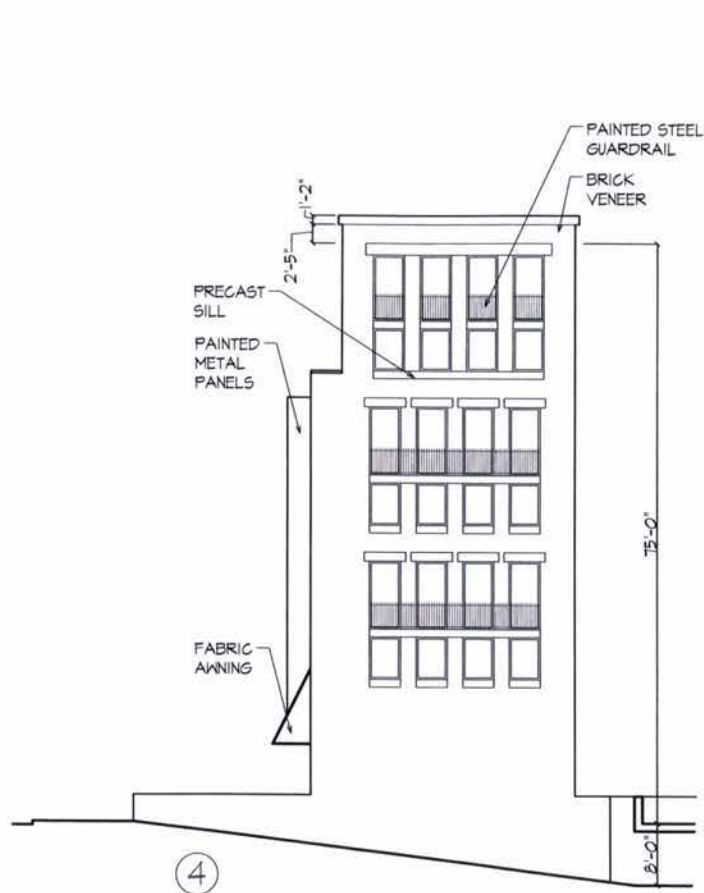
4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

UPSHUR STREET FACADE

2/22/2007





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



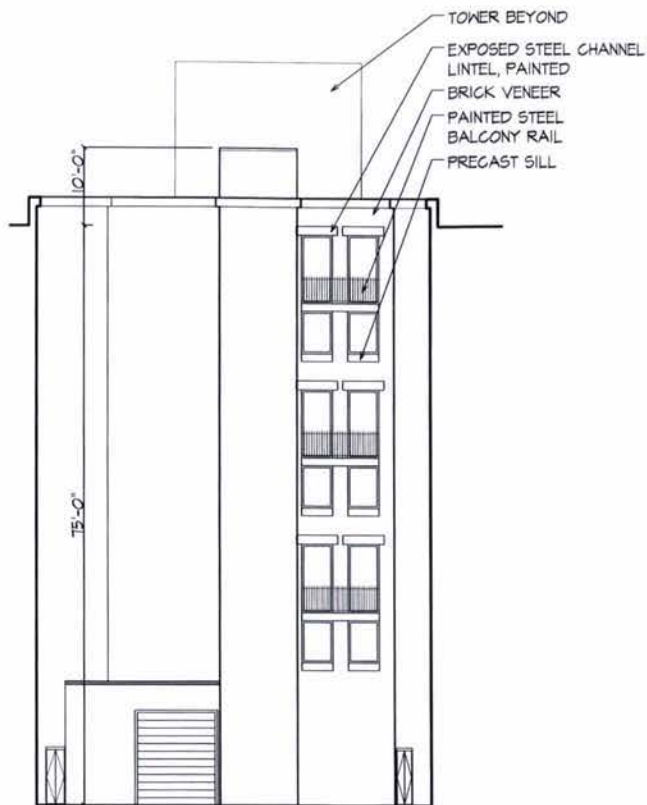
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PLANNED UNIT DEVELOPMENT APPLICATION

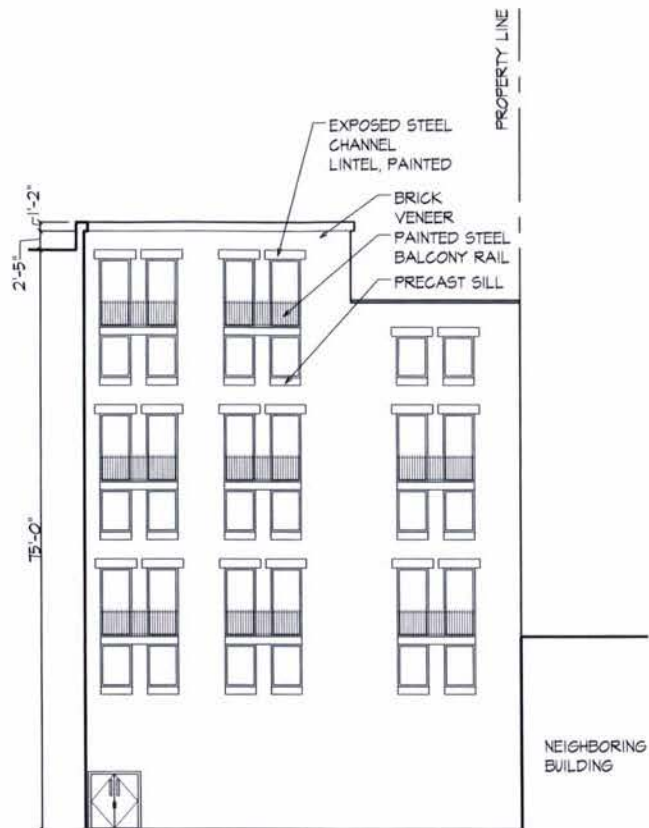
REAR YARD FACADES

2/22/2007

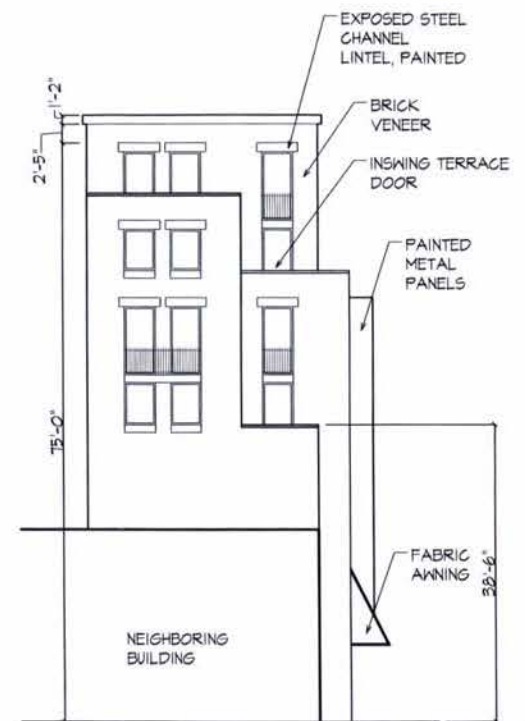




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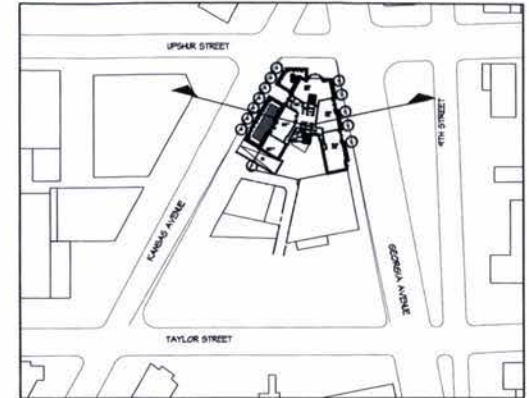
4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

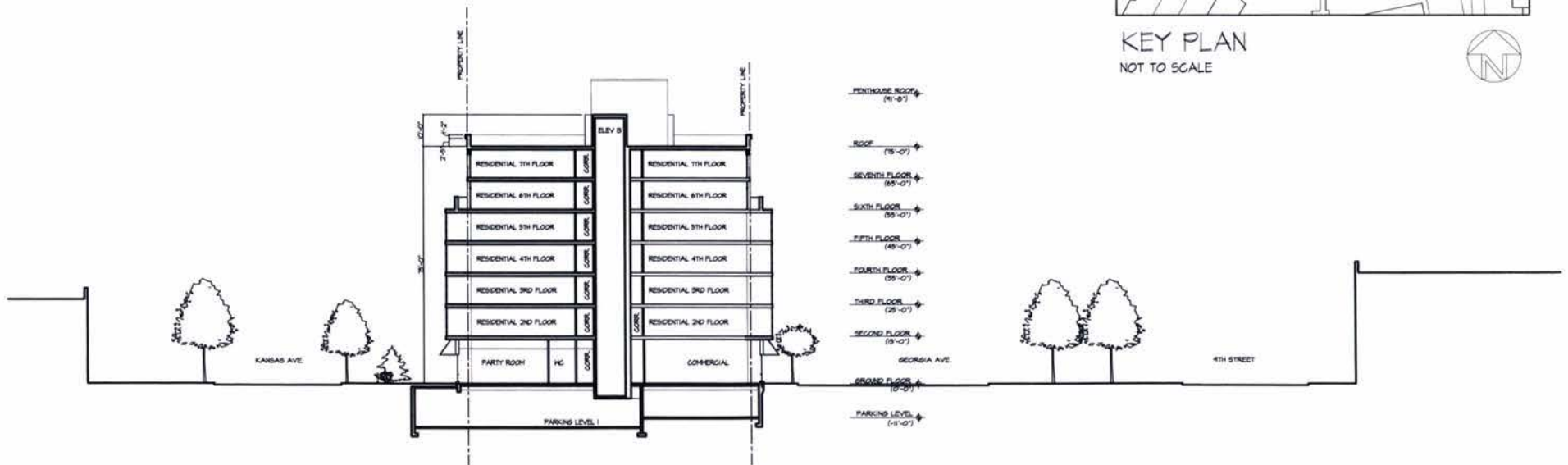
REAR YARD FACADES

2/22/2007





KEY PLAN
NOT TO SCALE



4136 GEORGIA AVENUE

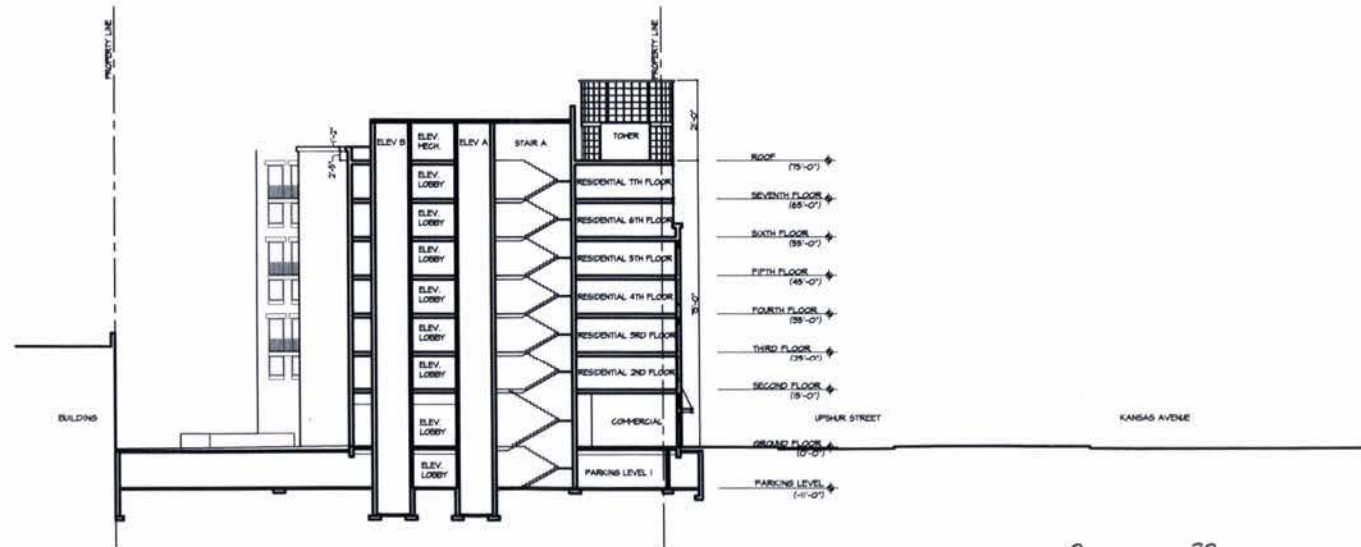
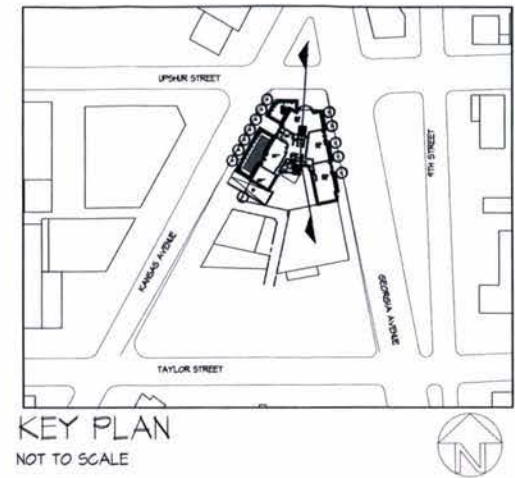
PLANNED UNIT DEVELOPMENT APPLICATION

EAST-WEST SITE SECTION

2/22/2007

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





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



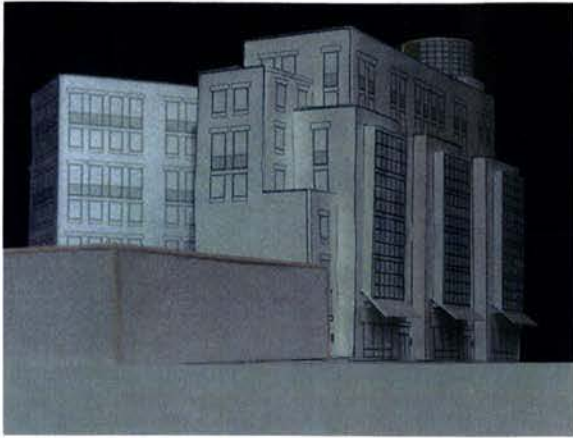
4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

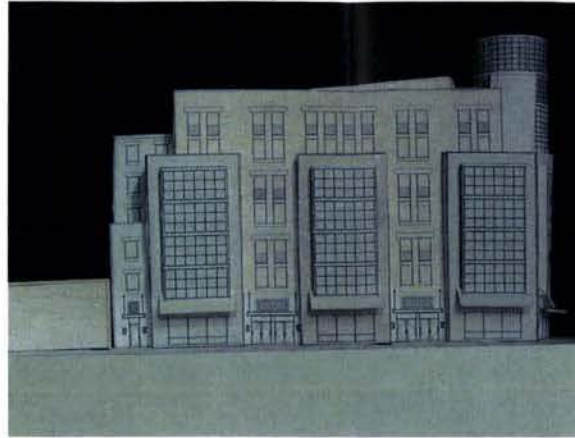
NORTH-SOUTH SITE SECTION

2/22/2007

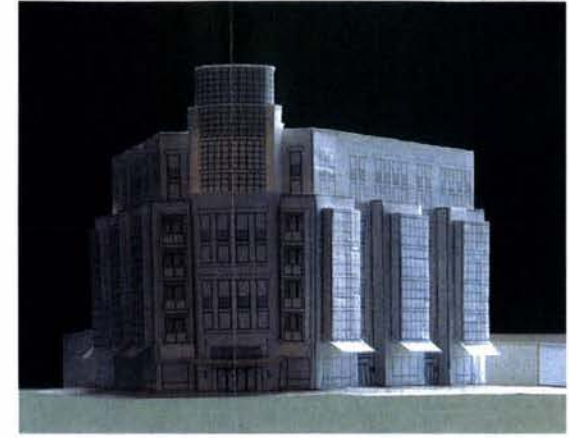




VIEW FROM SOUTHEAST ON GEORGIA AVENUE



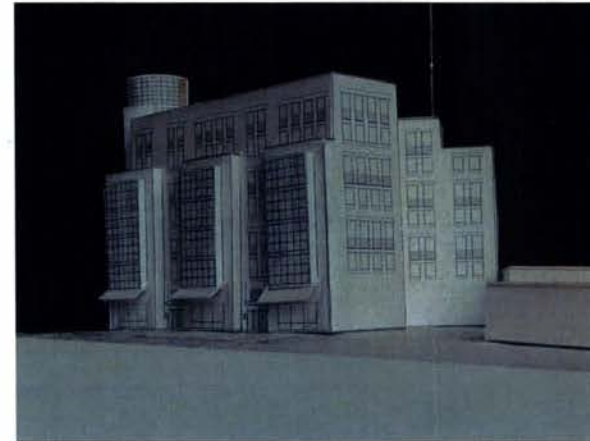
VIEW FROM EAST ON GEORGIA AVENUE



VIEW FROM NORTH ON UPSHUR STREET



VIEW FROM WEST ON KANSAS AVENUE



VIEW FROM SOUTH ON KANSAS AVENUE



4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

MODEL PHOTOS

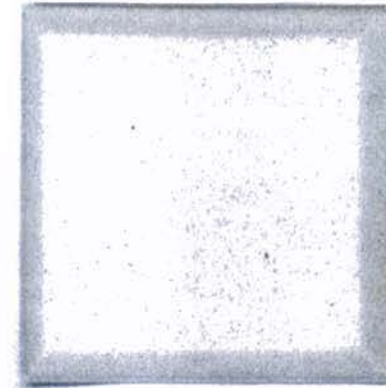
2/22/2007



FABRIC AWNING

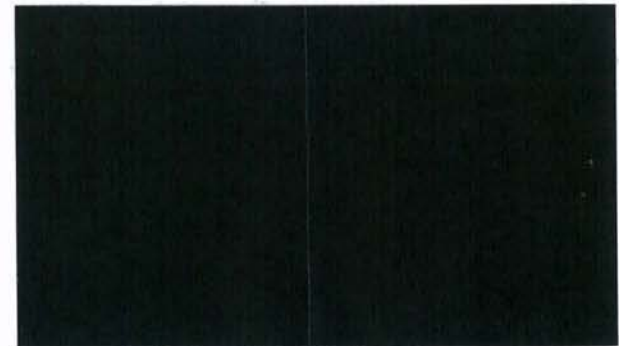


BRICK



PRECAST CONCRETE
COLUMNS AND WINDOW SILLS

DARK BRONZE ANNOXIDIZED ALUMINUM
WINDOW FRAMES, LINTELS AND GUARDRAILS



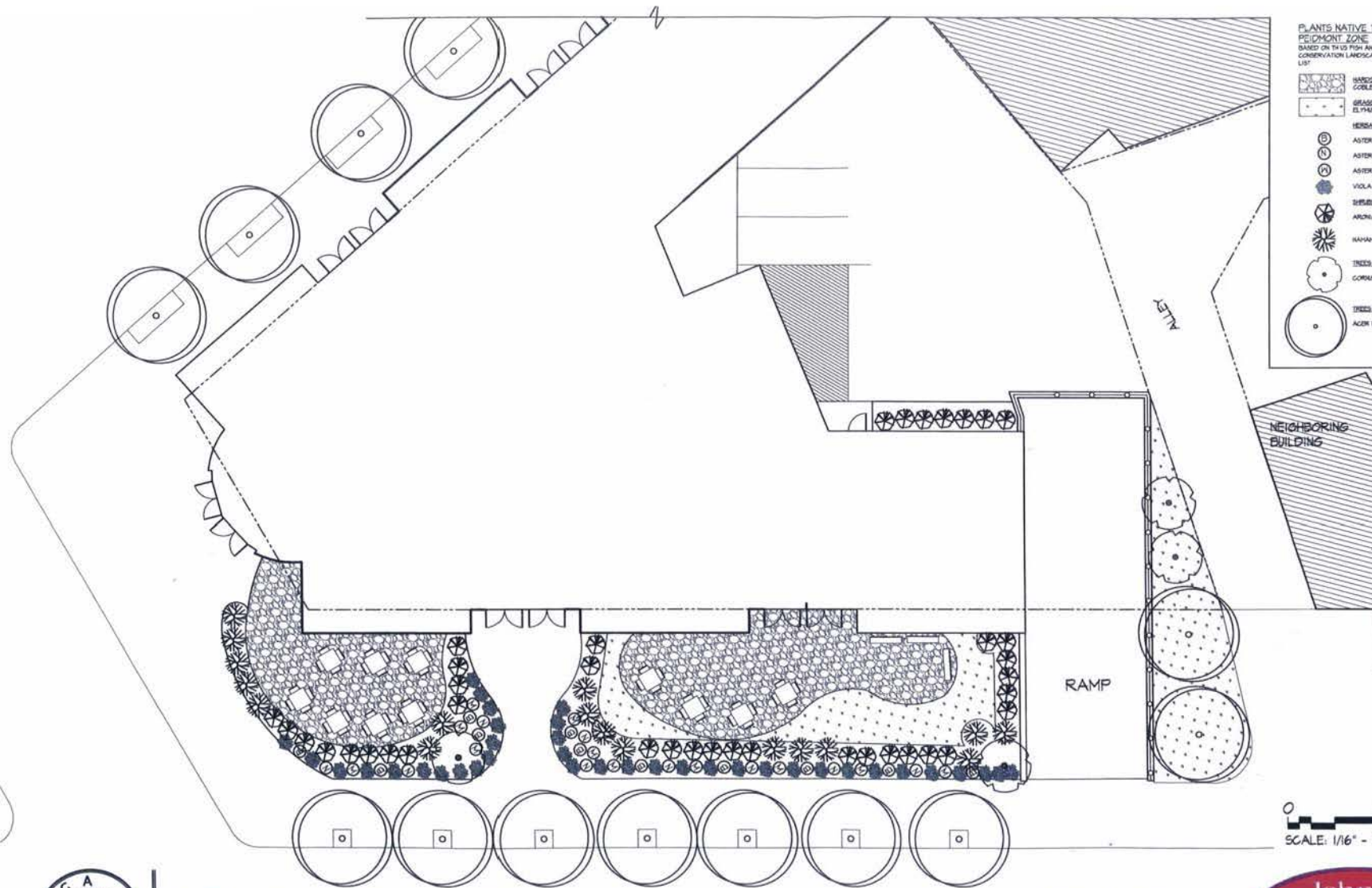
4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

GEORGIA AVENUE MATERIALS

2/22/2001





- PLANTS NATIVE TO THE MID-ATLANTIC
PELOMONT ZONE
BASED ON THE US FISH AND WILDLIFE ASSOCIATION BAYSIDE
CONSERVATION LANDSCAPING PROGRAM RECOMMENDED PLANT
LIST
- GROUNDCOVER:
COLESTONE SET IN GRAVEL
 - GRASSES:
ELIOT CANADENSIS - CANADA WILD RYE
 - HERBACEOUS PLANTS AND BROADLEAVES:
ASTOR LAEVIS - SMOOTH BLUE ASTER
ASTOR NOVAE-ANGLIAE - NEW ENGLAND ASTER
ASTOR PLOIDUS - WHITE HEATH ASTER
VIOLA PIEDATA - BIRD'S FOOT VIOLET
 - SHRUBS (MEDIUM):
ARONIA ARBUTIFOLIA - RED CHOKERBERRY
NANAEUS VIRGINIANA - HITCH HAZEL
 - TREES (SMALL/MEDIUM):
CORONIS FLORIDA - FLOWERING DOGWOOD
 - TREES (TALL):
AZOR RUBRA - RED MAPLE

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



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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
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	Set aside one space for a car share program.
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 and landscaping at grade
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 85-100). Open grid concrete pavers, and green roof system.

Credit #	Credit Description	Implementation	LEED Point	Strategies to achieve points
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	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 and waste water.
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 LED low emitting materials standards	1	Specify low emitting Adhesives & Sealants
EQ Credit 4.2	Low emitting Materials: Paints & Coatings	All Paints & Coatings used on the interior of the building shall comply with LED low emitting materials standards	1	Specify low emitting Paints & Coatings
EQ Credit 4.3	Low emitting Materials: Carpet Systems	All Carpet systems used on the interior of the building shall comply with LED low emitting materials standards	1	Specify low emitting Carpet systems
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	



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LEED POINT BREAKDOWN

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