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May 7, 2007

Allison C. Prince
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VIA HAND DELIVERY

Ms. Carol Mitten, Chairperson
District of Columbia Zoning Commission
441 4th Street, Room 210
Washington, DC 20001

Re: Zoning Commission Case No. 06-02, Petworth Holdings L.L.C. (the "Applicant") Planned Unit Development ("PUD") and Rezoning Application to the Zoning Commission – 4136 Georgia Avenue, N.W. (the "Property") – Final Action Submission

Dear Chairperson Mitten and Members of the Commission:

At the April 9, 2007 proposed action meeting on the proposed 57-unit apartment building, the Commission approved Zoning Commission Case No. 06-02 but requested that the Applicant submit:

1. An alternate design for the tower and window mullion elements of the building; and

2. Additional information regarding the affordable housing program proposed for the project.

1. Design Changes

As requested, the Applicant has redesigned the tower element and the window mullions as shown on Exhibit A. Previously, the Applicant altered the design of the tower element and window mullions based on feedback received from the Zoning Commission at the March 1, 2007 hearing on the PUD. However at the April 9, 2007 proposed action meeting, the Commission requested that the Applicant return to some elements of its previous design. The design on the attached Exhibit A achieves such a request. The tower element has returned slightly to its original masonry-based foundation, yet has retained much of the open treatment requested by the Commission. The window mullions are altered to focus on openness and light by removing the metal

lattice work. The result is that the project both avoids the "fortress-like" appearance noted by the Commission at the March 1, 2007 hearing and institutes a more wide-open and inviting façade. The redesigned tower and mullions will have a light and attractive presence yet maintain an architectural richness, bringing prominence to the corner.

2. Affordable Unit Program

The Applicant proposes to include four (4) affordable units in the project of approximately 3,877 square feet. The affordable units will be available to potential residents with a household income that does not exceed 80% of the Washington D.C. Area Median Income ("**AMI**"). The Applicant will record a covenant in the land records requiring that the units remain affordable for not less than twenty (20) years. This program, and the language of Conditions 2 and 10 in the draft order submitted in the record as Exhibit 37 dealing with affordable housing, is modeled on the language in prior Zoning Commission orders regarding affordable housing in PUDs.

As stated in the Office of Planning's final report, dated Feb 16, 2007 and submitted into the record as Exhibit 28, the proposed amount of affordable housing would constitute 19.2 percent of the bonus density achieved through the PUD application, in excess of the fifteen (15) percent typically suggested by the Office of Planning. The application's proposed affordable housing would constitute 9.1 percent of the residential floor area, in excess of the minimum requirement of eight (8) percent mandated by the pending inclusionary zoning regulations.

The four affordable dwelling units are proposed to be spread throughout the building. No more than one will be located on each floor, with two of the units facing Kansas Avenue and two facing Georgia Avenue. The following units are to be affordable:

Unit 210 (2 BR Deluxe unit of 1,317 s.f.)
Unit 404 (1 BR unit of 807 s.f.)
Unit 503 (1 BR unit of 831 s.f.)
Unit 609 (2 BR unit of 922 s.f.)

The one deluxe two-bedroom unit is the largest unit available in the building and the other three units are standard one- and two-bedroom units in the project. None of the affordable units are proposed to be studios or junior one-bedrooms, which account for 37 percent of the units and are the smallest units proposed for the building. The Office of Planning viewed this dispersion of affordable units favorably.

In addition, due to a suggestion of ANC 4C, the Applicant has agreed to target the marketing efforts for the affordable units to Ward 4 residents. The Applicant will make every effort to keep Ward 4 residents informed about the selection process and the opportunities presented by the project.

We hope that with the revisions to the project design as detailed on Exhibit A and the further details provided on the affordable housing program, this small but important residential project will be allowed to be finalized.

Sincerely yours,

Allison C. Prince
Partner

Jeffrey C. Utz
Senior Associate

Attachments

cc: John Formant

Pillsbury
Winthrop
Shaw
Pittman LLP

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of this letter and enclosures were hand delivered or mailed to the addresses below on May 7, 2007.

Jeffrey Utz

Stephen Mordfin
Office of Planning
801 North Capitol Street, N.E.
4th Floor
Washington, D.C. 20001

ANC 4C (10 copies)
P.O. Box 60847
Washington, DC 20039-0847

Shanel Anthony, SMD 4C07
4409 Kansas Ave NW
Washington, DC 20011


BISCO '07

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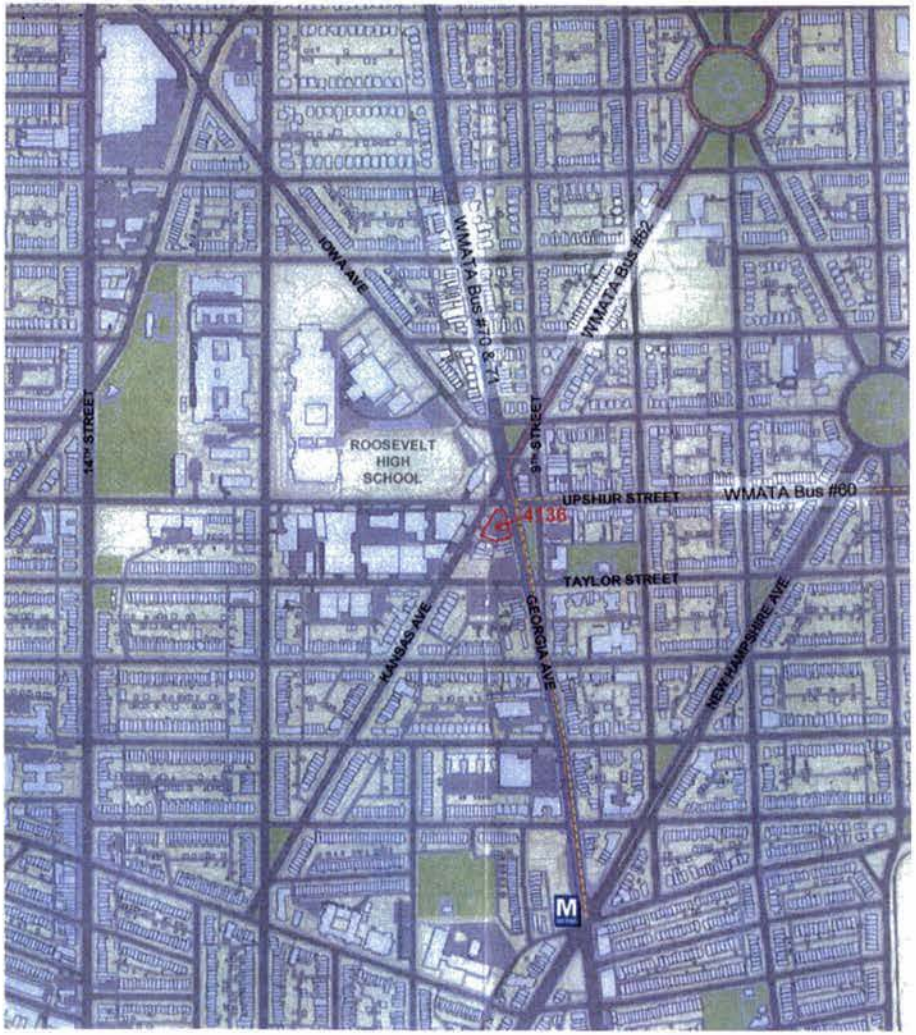


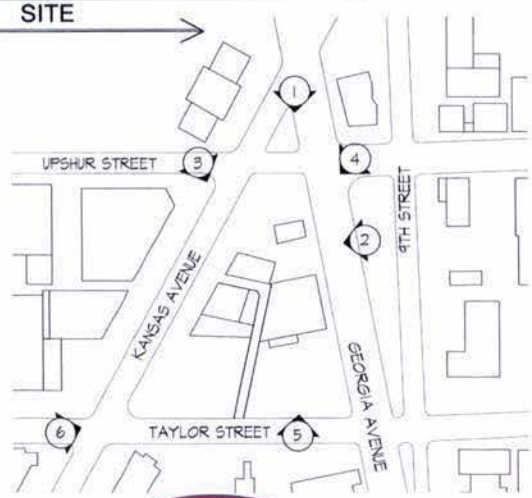
SITE CONTEXT PLAN

AERIAL SITE PLAN

1 GEORGIA AVENUE ← SITE → KANSAS AVENUE

2 GEORGIA AVENUE ← SITE →

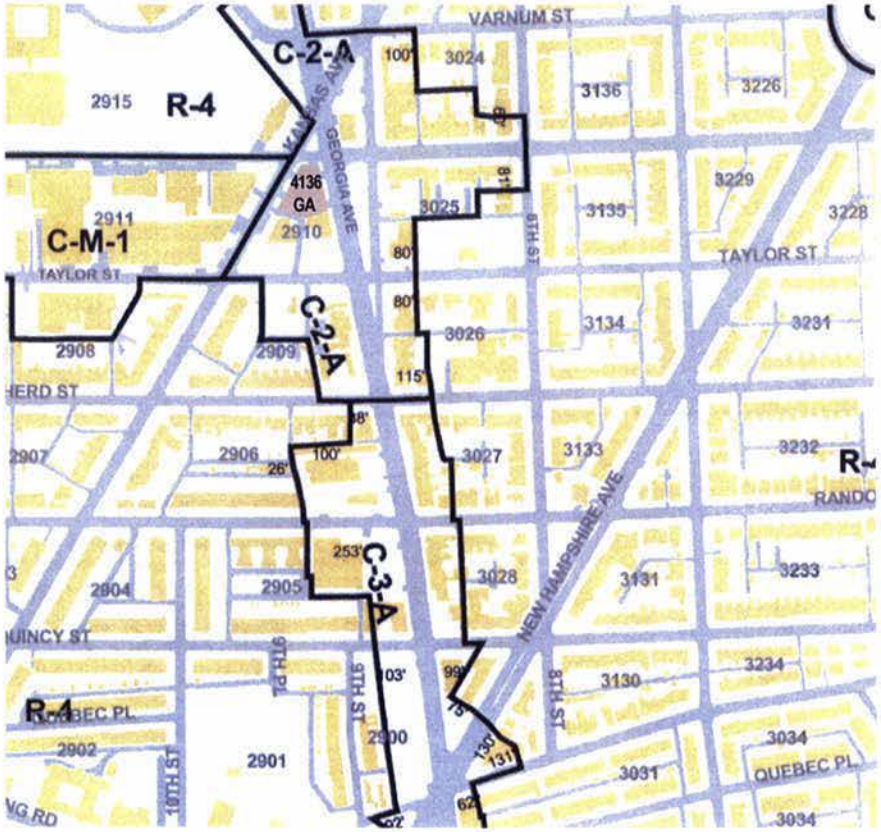
3 ← SITE KANSAS AVENUE →



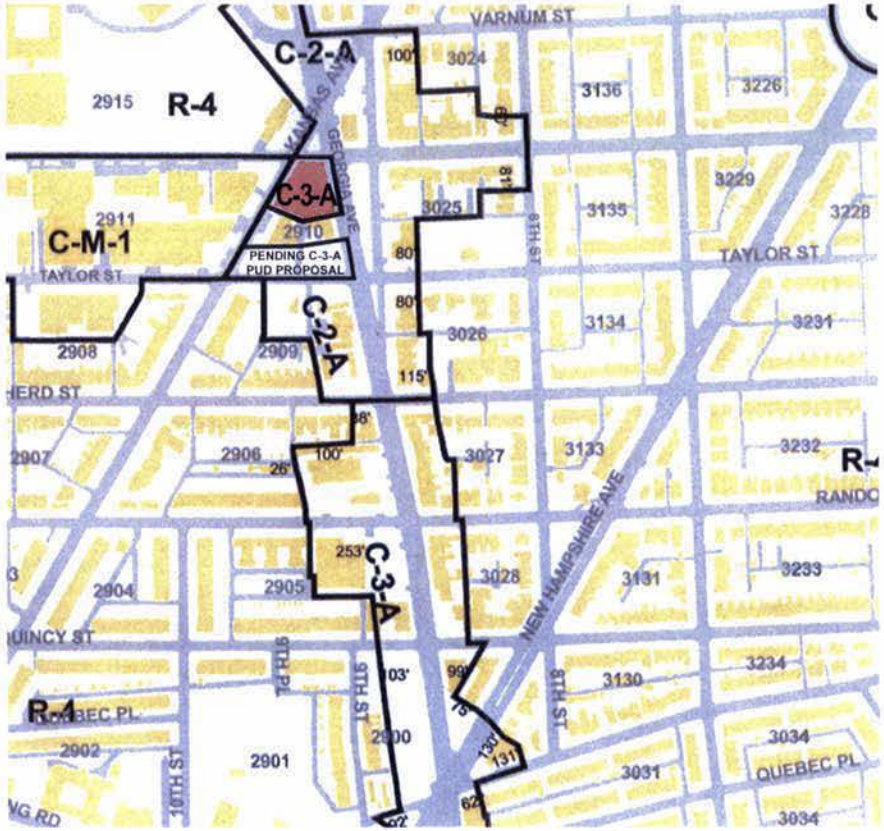
4 GEORGIA AVENUE ← SITE → GEORGIA AVENUE

5 TAYLOR STREET

6 KANSAS AVENUE ← TAYLOR STREET → KANSAS AVENUE



EXISTING ZONING

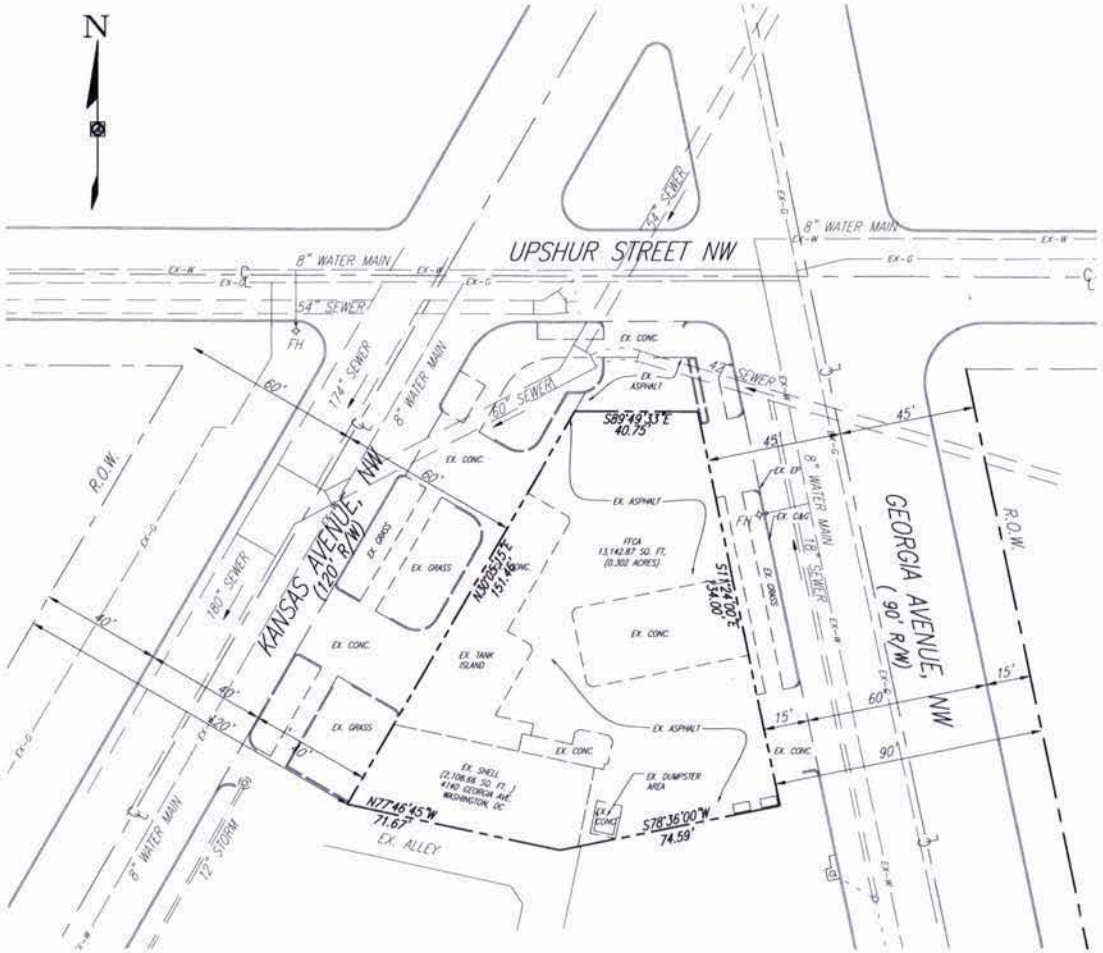


PROPOSED ZONING

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.				

CONDOMINIUMS MATRIX	UNIT DESCRIPTION	CONDO SIZE	BUILDING 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**



VICINITY MAP
NTS

NOTES:

1. SURVEY MEREMAN 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 STRIPED PARKING SPACES ON THE SITE; INCLUDES 0 HANDICAPPED SPACES; HOWEVER THERE IS SUFFICIENT PAVED AREA ON SITE TO ALLOW PARKING FOR 13 VEHICLES. DISTRICT REQUIRES 1 SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA. THEREFORE, 2,106.66/300 = 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 = 2,106.66 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'

S.G.A. ARCHITECTS, INC.

4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

GRAPHIC SCALE
40 0 40 80
1" = 40'-0"

SHEET TITLE:
EXISTING CONDITIONS PLAN

ADTEK ENGINEERS, INC.
CIVIL, STRUCTURAL & GEOTECHNICAL ENGINEERING
3251 Old Lee Highway, Suite 405
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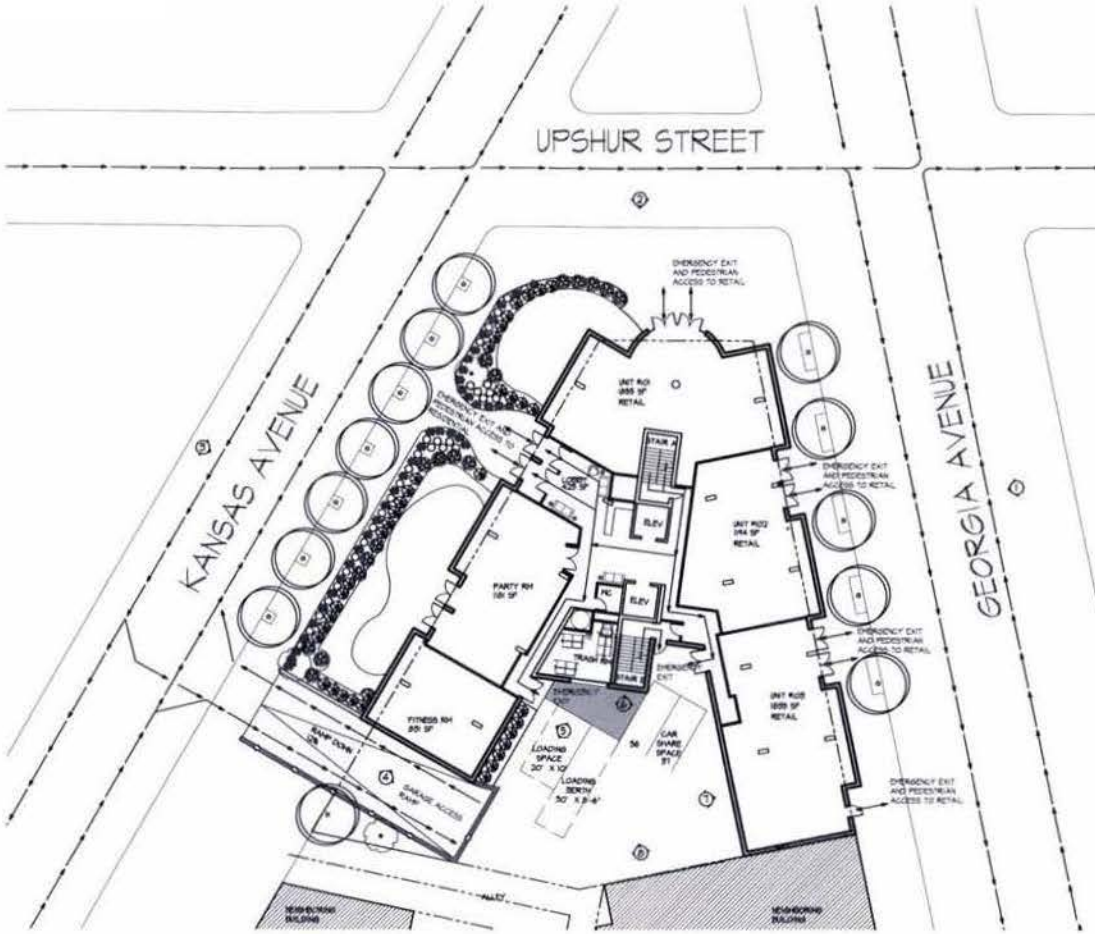
Phone: 703-691-4040 Fax: 703-691-4056
www.adtekengineers.com

John C. Formant
REAL ESTATE, INC.

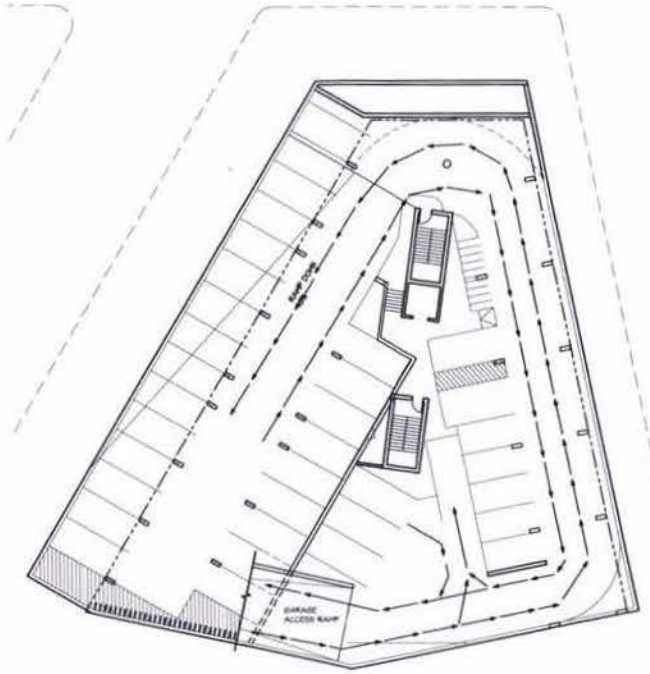
ADTEK JOB NO: 050156

C-8

DATE: 06-13-06



GROUND LEVEL



PARKING LEVEL

0 32

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

SGA COMPANIES, INC.

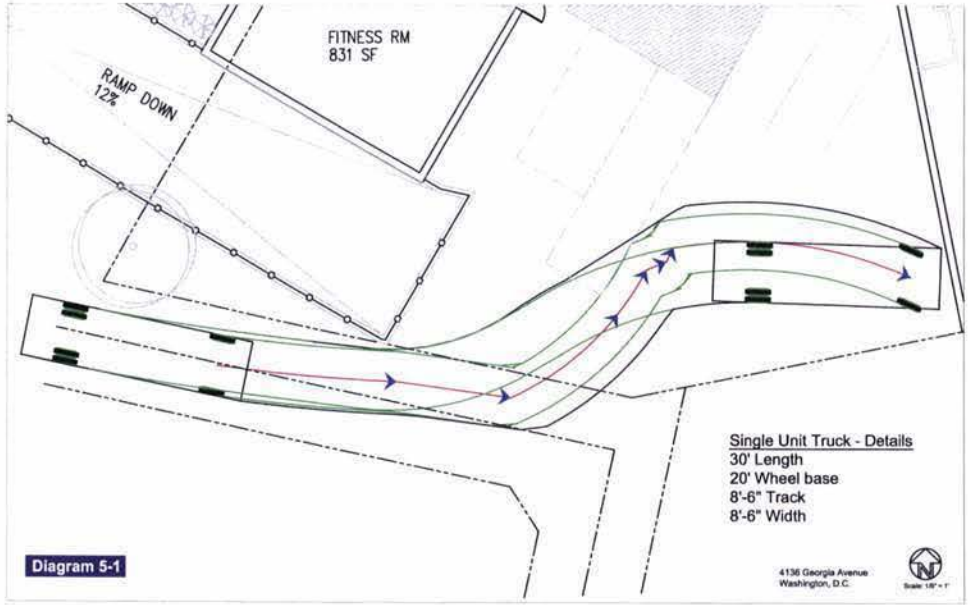
4136 GEORGIA AVENUE

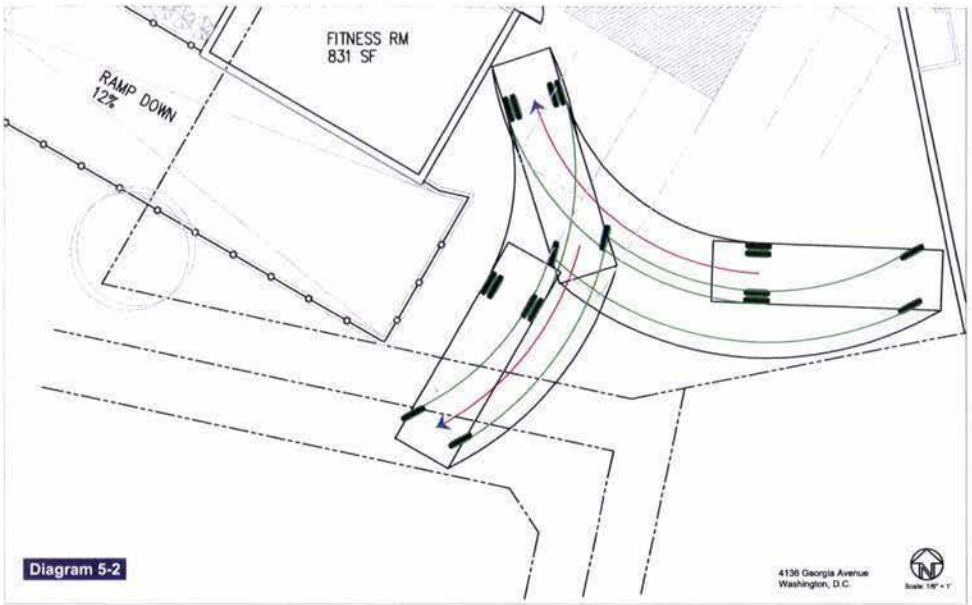
PLANNED UNIT DEVELOPMENT APPLICATION

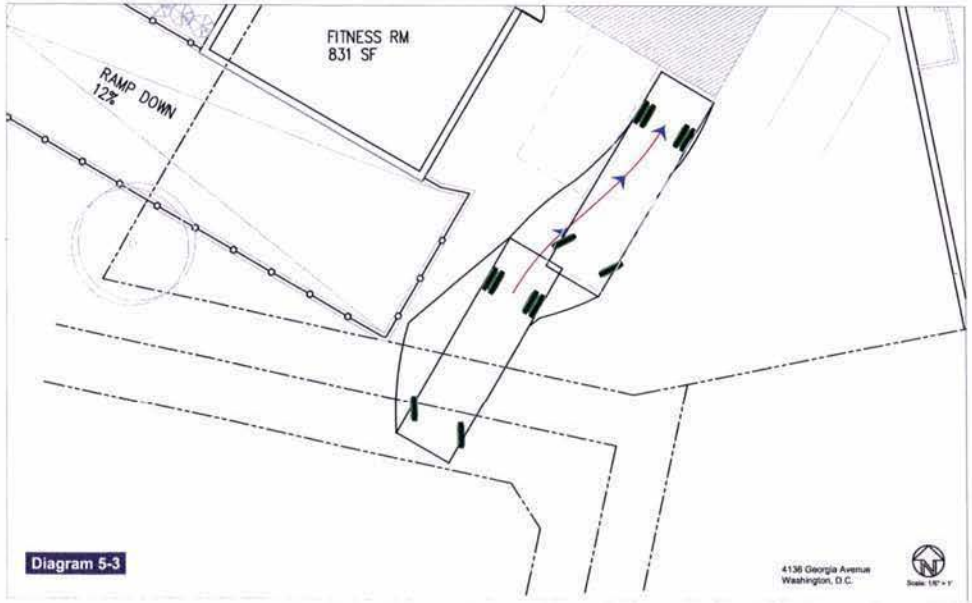
CIRCULATION PLAN

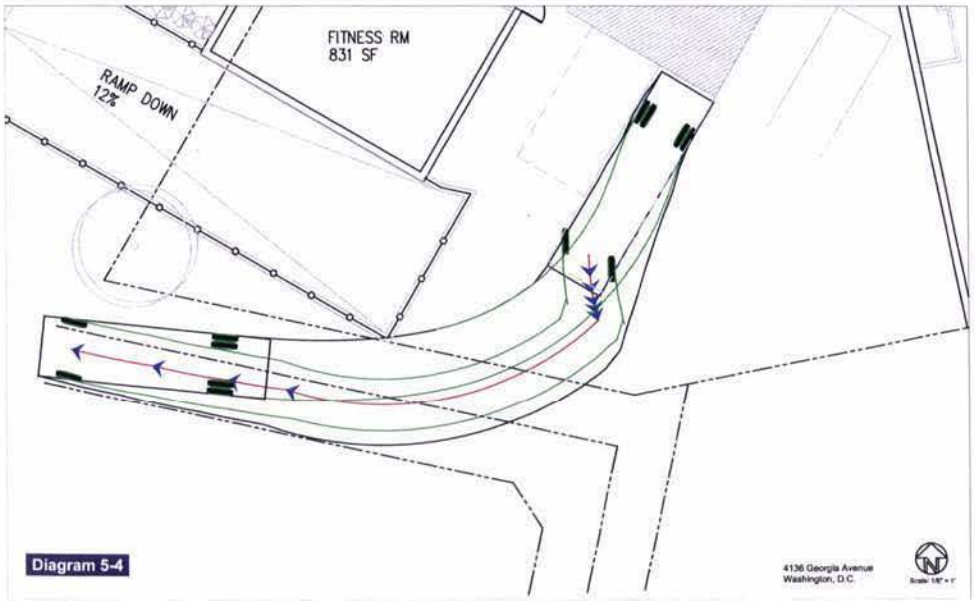
2/22/2007

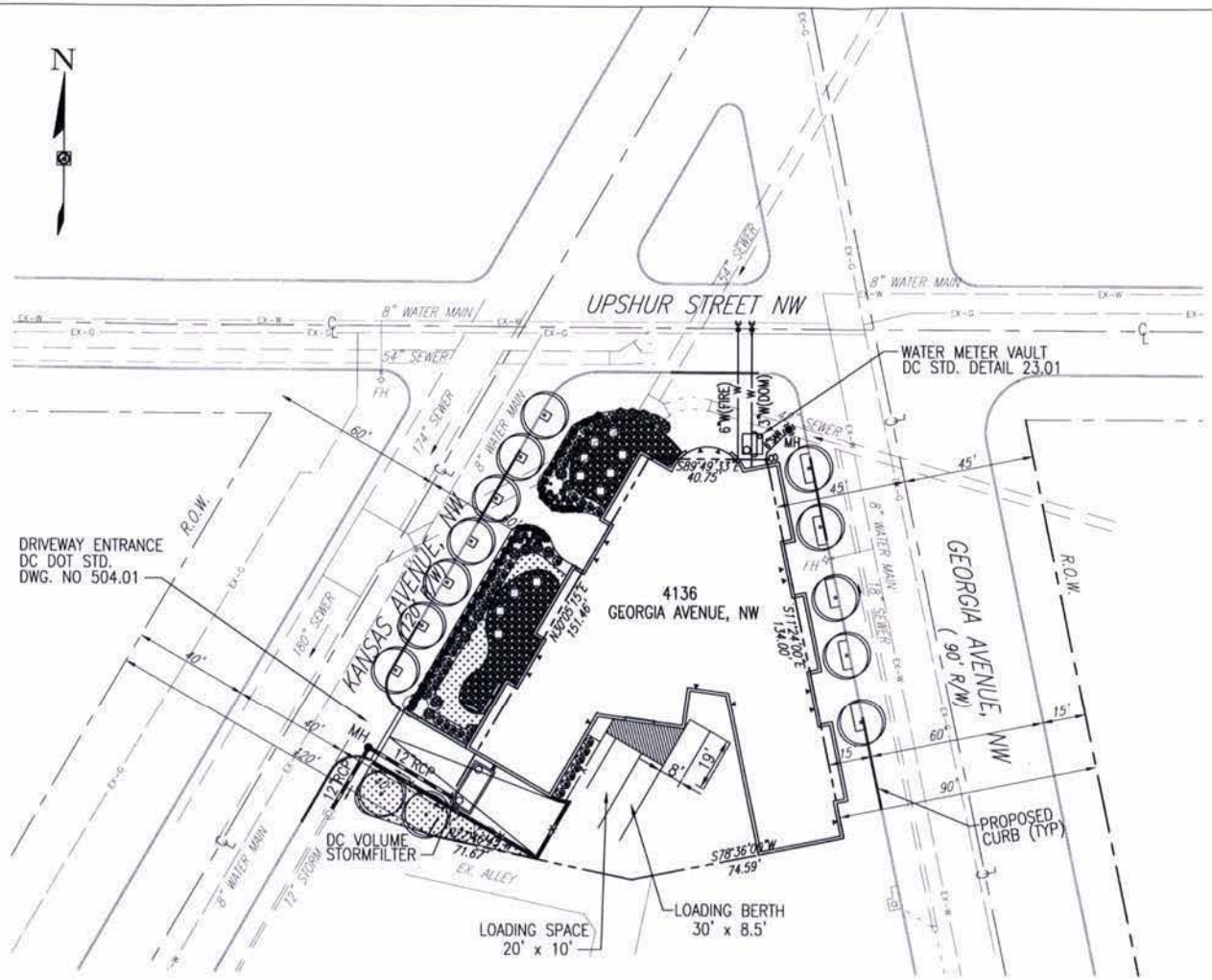
John C. Formant REAL ESTATE, INC.











SITE AND UTILITY PLAN
SCALE: 1" = 40'

PLANTING LEGEND

PLANTS NATIVE TO THE MID-ATLANTIC PEIDMONT ZONE
BASED ON TH US FISH AND WILDLIFE ASSOCIATION BAYSCAPE CONSERVATION LANDSCAPING PROGRAM RECCOMENDED PLANT LIST

HARDSCAPE:
COBLESTONE SET IN GRAVEL

GRASSES:
ELYTUS CANADENSIS - CANADA WILD RYE

HERBACEOUS PLANTS AND GROUNDCOVERS:
(B) ASTER LAEVIS - SMOOTH BLUE ASTER
(N) ASTER NOVAE-ANGLIAE - NEW ENGLAND ASTER
(W) ASTER PILOSUS - WHITE HEATH ASTER
VIOLA PEDATA - BIRD'S FOOT VIOLET

SHRUBS (MEDIUM):
ARONIA ARBUTIFOLIA- RED CHOKEBERRY
HAMAMELIS VIRGINIANA - WITCH HAZEL

TREES (SMALL-MEDIUM):
CORNUS FLORIDA- FLOWERING DOGWOOD

TREES (TALL):
ACER RUBRUM- RED MAPLE

4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

GRAPHIC SCALE
40 0 40 80
1" = 40'-0"

SHEET TITLE:
SITE AND UTILITY PLAN

ADTEK ENGINEERS, INC.
CIVIL, STRUCTURAL & GEOTECHNICAL ENGINEERING
3251 Old Lee Highway, Suite 405
Fairfax, Virginia 22030
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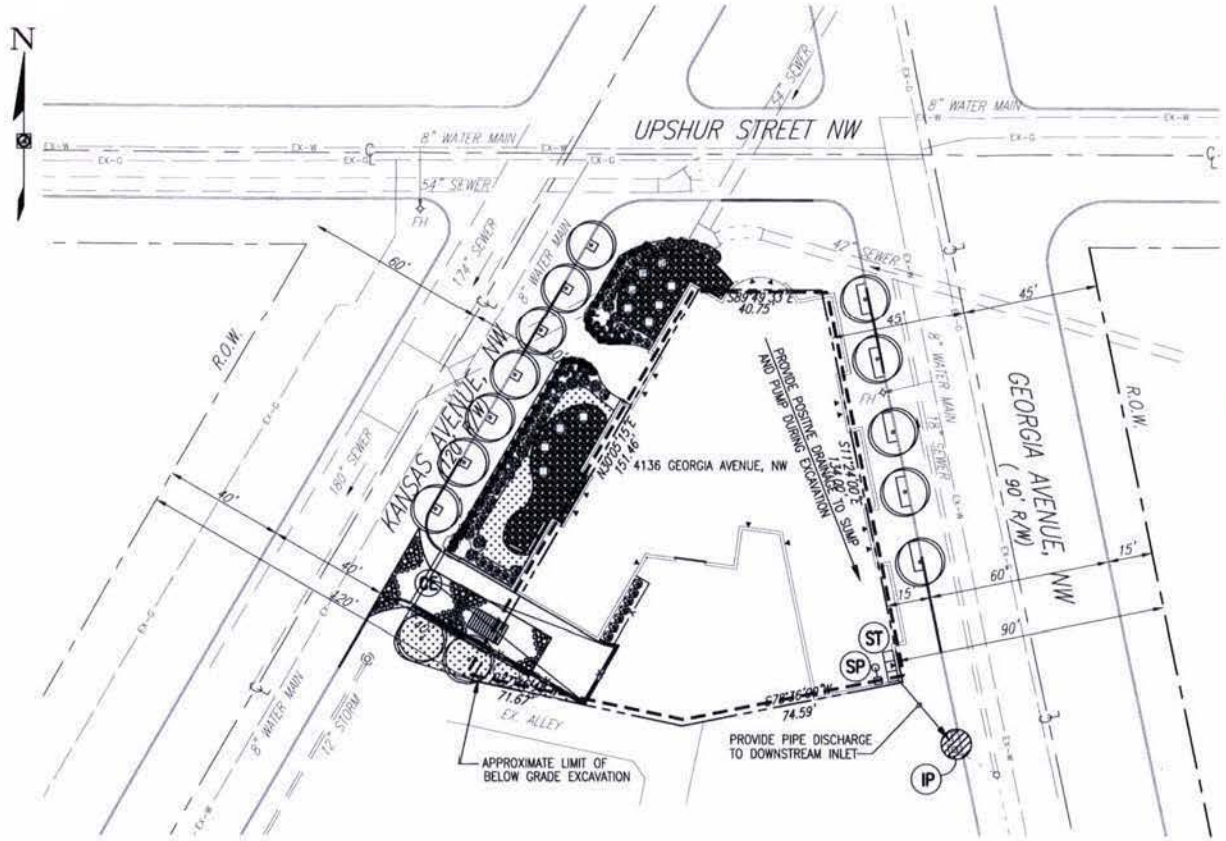
www.adtekengineers.com

John C. Formant REAL ESTATE, INC.

ADTEK JOB NO: 05011.56

C-11

DATE: 06-13-06



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 = 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 ACCOMODATE RUNOFF FROM THE PROPOSED DEVELOPMENT.

PRE-DEVELOPED CONDITION
DRAINAGE AREA = 0.302 Ac.
C=0.35 (MEADOW CONDITION)
Tc= 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)
Tc= 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

$Vw = \frac{R \times Ia}{12}$

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

$Vw = \frac{R \times Ia}{12} = \frac{0.30 \times 11,000}{12} = 275$ CF

WATER QUANTITY VOLUME

Vq = (Qp15 - Qp2) * tc * 1.25

WHERE: Vq = WATER QUANTITY VOLUME (CF)
Qp15 = 15-YEAR PEAK FLOW (CFS)
Qp15 = 15-YEAR PEAK FLOW (CFS)
tc = TIME OF CONCENTRATION (SECONDS)

Vq = (1.60 - 0.56) * 300 * 1.25 = 390 CF

STORAGE PROVIDED BY STORMFILTER =

EROSION AND SEDIMENT CONTROL LEGEND:

- KEY — TITLE
- CE — TEMPORARY CONSTRUCTION ENTRANCE w/WASHRACK
- SF — SILT FENCE
- SSF — SUPER SILT FENCE
- IP — STORM DRAIN INLET PROTECTION
- SP — SUMP PUMP
- ST — SEDIMENT TANK
- DRAINAGE DIVIDE

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 SODDED 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-SODDING 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.

S.G.A. ARCHITECTS, INC.

4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

GRAPHIC SCALE
40 0 40 80
1" = 40'-0"

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN

ADTEK ENGINEERS, INC.
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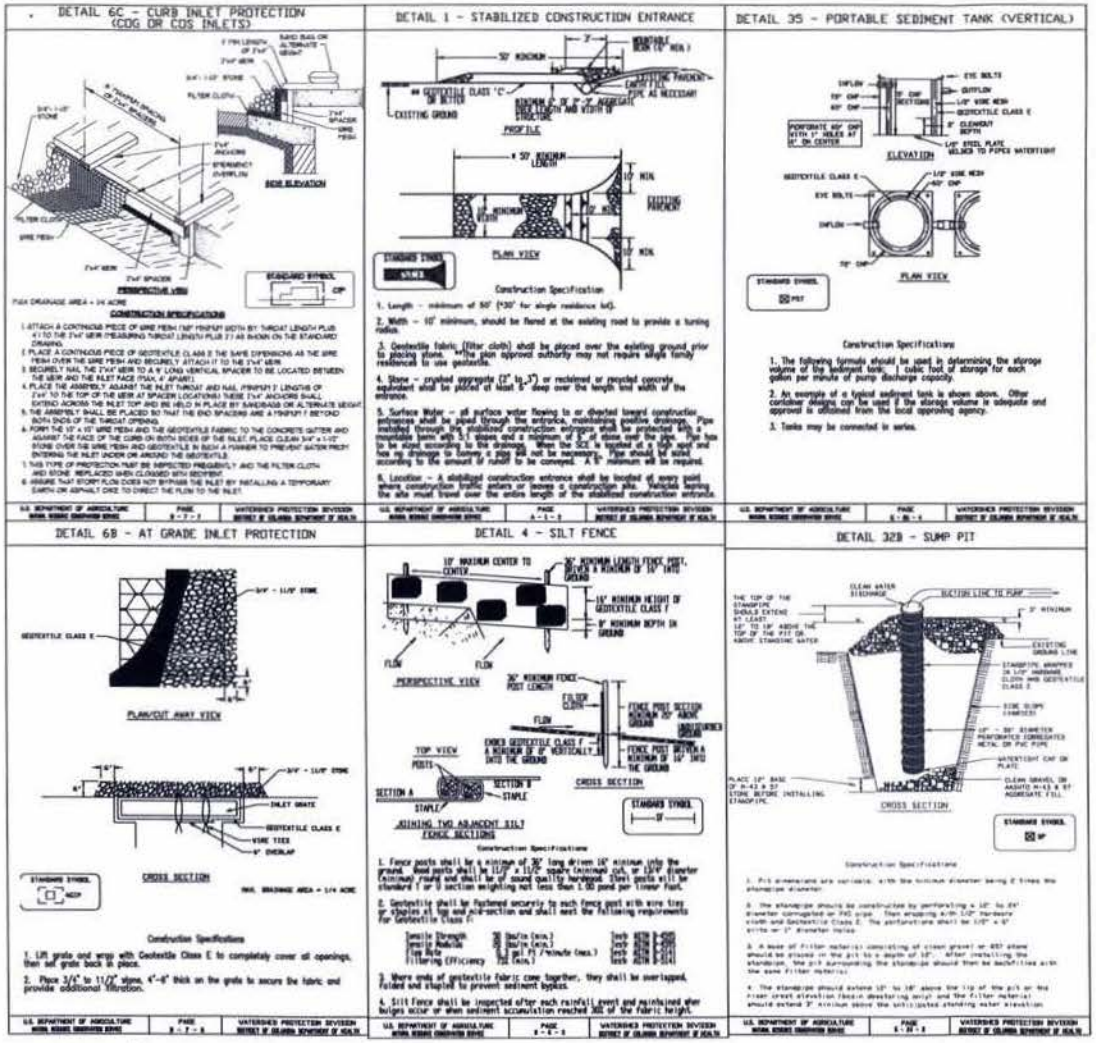
www.adtekengineers.com

John C. Formant Real Estate, Inc.

ADTEK JOB NO: 050115b

C-12

DATE: 06-13-06



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 SWEPT 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, SOD, PAVEMENT, BRICKBAT, OR MULCH TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING.

S.C.A. ARCHITECTS, INC.

4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

SHEET TITLE:
EROSION AND SEDIMENT CONTROL NOTES & DETAILS

ADTEK ENGINEERS, INC.
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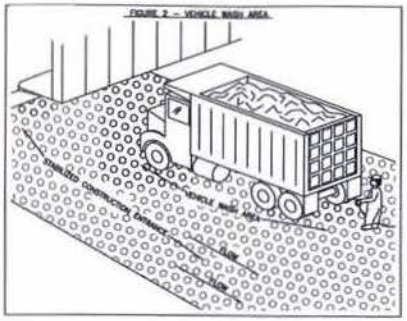
John C. Formant REAL ESTATE, INC.

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 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 SPRAYING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREAS.

4. THE CONTRACTOR SHALL IMPLEMENT STRICT DUST CONTROL MEASURES DURING ACTIVE CONSTRUCTION PERIODS ON-SITE. THESE CONTROL MEASURES WILL GENERALLY CONSIST OF WATER APPLICATIONS THAT SHALL BE APPLIED A MINIMUM OF ONCE PER DAY DURING DRY WEATHER OR MORE OFTEN AS REQUIRED TO PREVENT DUST EMISSIONS.

5. FOR WATER APPLICATION TO UNDISTURBED SOIL SURFACES, THE CONTRACTOR SHALL:

A. APPLY WATER WITH EQUIPMENT CONSISTING OF TANK, SPRAY BAR, PUMP WITH DISCHARGE PRESSURE GAUGE;

B. ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER;

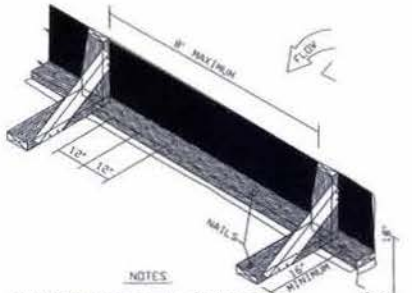
C. DISPERSE WATER THROUGH NOZZLES ON SPRAY BAR AT 20 PSI (137.8 K PA) MINIMUM. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.

6. FOR WATER APPLICATION TO SOIL SURFACES DURING DEMOLITION AND/OR EXCAVATION, THE CONTRACTOR SHALL:

A. APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND MIST NOZZLES;

B. LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA CAN BE WETTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.

C. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND SITE BOUNDARIES.



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 Mixtures - Permanent Seeding

i. Select one or more of the species or mixtures listed in Table 42 for the appropriate Plant Hardiness Zone (from Figure 6) and enter 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-SCS Technical Field Office Guide, Section 342- Critical Area Planting. For special lawn maintenance areas, see Sections IV Sod and V Turfgrass.

ii. For sites having disturbed area over 5 acres, the rates shown on this table shall be deleted and the rates recommended by the soil testing agency shall be written in.

iii. For areas receiving low maintenance, apply urea-form fertilizer (46-0-0) at 3 1/2 lbs/ 1000 sq. ft. (150 lbs/ac). 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 ___) (From Table 42)					Fertilizer Rate (10-20-20)			Lime Rate
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths	N	P205	K20	
3	[illegible]	125 15 10	3/1–5/15 or 8/15–11/15	1/4"min 2" max	90 lb/ac (2.0 lb/ 1000 sf)	175 lb/ac (4 lb/ 1000 sf)	175lb/ac (4 lb/ 1000 sf)	2 tons/ac (92 lb/ 1000 sf)

3-42-10

March 2003

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

A. General specifications

i. Class of turfgrass sod shall be Maryland or Virginia State Certified or Approved. Sod labels shall be made available to the Job Foreman and inspector.

ii. Sod shall be machine cut at 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 suppliers width and length. Maximum allowable deviation from standard widths and lengths shall be 3 percent. Broken pads and torn or uneven ends will not be acceptable.

iii. 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.

iv. Sod shall not be harvested or transplanted when moisture content (excessively dry or wet) may adversely affect its survival.

v. 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

i. During periods of excessively high temperature or in areas having dry subsoil, the subsoil shall be lightly irrigated immediately prior to laying the sod.

ii. 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.

iii. Wherever 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 sod roots and the underlying soil surface.

iv. 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.

3-42-11

March 2003

C. Sod Maintenance

i. 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.

ii. After the first week, and watering is required as necessary to maintain adequate moisture content.

iii. 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 seed shall be tilled by disking or other approved methods to a depth of 2 to 4 inches, leveled and raked 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.

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

A. Turfgrass Mixtures

i. 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.

ii. Kentucky Bluegrass/Perennial Rye - Full sun mixture - For use in full sun areas where rapid establishment is necessary and when 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.

iii. 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 mixture includes; certified Tall Fescue Cultivars 95- 100%, certified Kentucky Bluegrass Cultivars 0- 5%. Seeding rate: 5 to 8 lb/1000 sf. One or more cultivars may be blended.

iv. Kentucky Bluegrass/Fine Fescue - Shade Mixture - For use in areas with shade in Bluegrass lawns. For establishment in high quality, intensively managed turf area. Mixture includes; certified Kentucky Bluegrass Cultivars 30-40% and certified Fine Fescue 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.

Note: 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 seedings 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 seedings 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 reseedings within the planting season.

i. **Once the vegetation is established, the site shall have 95% groundcover to be considered adequately stabilized.**

ii. If the stand provides less than 40% ground coverage, reestablish following original lime, fertilizer, seedbed preparation and seeding recommendations.

iii. If the stand provides between 40% and 94% ground coverage, overseeding and fertilizing using half of the rates originally applied may be necessary.

iv. Maintenance fertilizer rates for permanent seedings are shown in Table 41.

3-42-12

March 2003

S·G·A ARCHITECTS, INC.

4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

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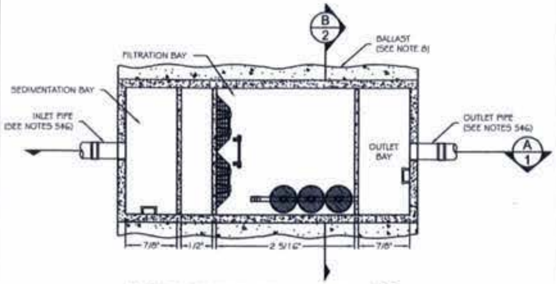
John C. Formant
REAL ESTATE, INC.

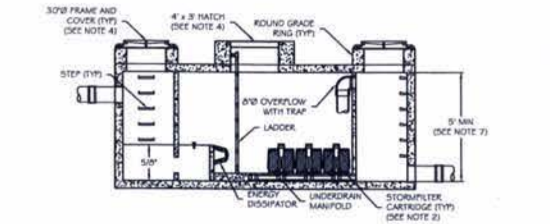
ADTEK JOB NO: 050136

C-14

DATE: 06-13-06



VOLUME STORMFILTER - PLAN VIEW (1/1)



VOLUME STORMFILTER - SECTION VIEW (A/1)

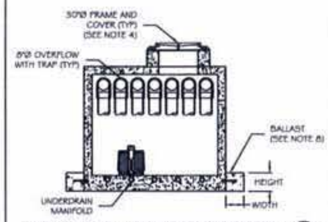
©2005 Stormwater360

THE STORMWATER MANAGEMENT StormFilter® U.S. PATENT No. 5,322,629, No. 5,707,527, No. 6,027,639 No. 6,649,048, No. 5,624,576, AND OTHER U.S. AND FOREIGN PATENTS PENDING

Stormwater360 www.stormwater360.com	8' x 18' PRECAST VOLUME STORMFILTER PLAN AND SECTION VIEWS STANDARD DETAIL	1
DATE: XXXXXXX SCALE: NONE	FILE NAME: FILENAME	DRAWN: XXX CHECKED: XXX

GENERAL NOTES

1) VOLUME STORMFILTER BY STORMWATER360; WEST: PORTLAND, OREGON (800) 548-4667; EAST: SCARBOROUGH, ME (877) 907-8676; MID-ATLANTIC: ELKRIDGE, MD (866) 740-3318.
2) FILTER CARTRIDGE(S) TO BE SIPHON-ACTUATED AND SELF-CLEANING. STANDARD DETAIL SHOWS MAXIMUM NUMBER OF CARTRIDGES. ACTUAL NUMBER REQUIRED TO BE SPECIFIED ON SITE PLANS OR IN DATA TABLE BELOW.
3) PRECAST VAULT TO BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478. DETAIL REFLECTS DESIGN INTENT ONLY. ACTUAL DIMENSIONS AND CONFIGURATION OF STRUCTURE WILL BE SHOWN ON PRODUCTION SHOP DRAWING.
4) STRUCTURE AND ACCESS COVERS TO MEET AASHTO H-20 LOAD RATING.
5) STORMFILTER REQUIRES 2.3 FEET OF DROP FROM INLET TO OUTLET. IF LESS DROP IS AVAILABLE, CONTACT STORMWATER360.
6) INLET AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR. PRECAST STORMFILTER VAULT EQUIPPED WITH CAST-IN BOOT CONNECTIONS AT INLET AND OUTLET LOCATIONS FOR WATER TIGHT CONNECTIONS.
7) PROVIDE MINIMUM CLEARANCE FOR MAINTENANCE ACCESS. IF A SHALLOWER SYSTEM IS REQUIRED, CONTACT STORMWATER360 FOR OTHER OPTIONS.
8) ANTI-FLOTATION BALLAST TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR, IF REQUIRED. BALLAST TO BE SET ALONG ENTIRE LENGTH OF BOTH SIDES OF THE STRUCTURE.
9) ALL STORMFILTERS REQUIRE REGULAR MAINTENANCE. REFER TO OPERATION AND MAINTENANCE GUIDELINES FOR MORE INFORMATION.



VOLUME STORMFILTER - SECTION VIEW (B/2)

8' x 18' PRECAST VOLUME STORMFILTER DATA

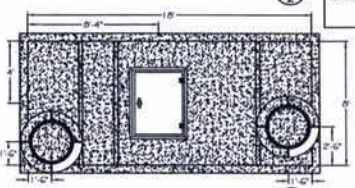
STRUCTURE ID	XXX
WATER QUALITY FLOW RATE (cfs)	N/A
WATER QUALITY VOLUME (cu-ft)	390
PEAK FLOW RATE (cfs)	1.6
RETURN PERIOD OF PEAK FLOW (yrs)	15
# OF CARTRIDGES REQUIRED	3
CARTRIDGE FLOW RATE (15 OR 7.5 gpm)	7.5
MEDIA TYPE (CSF, PERLITE, ZPG)	PERLITE

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1	XXX.XX'	XXX	XX"
INLET PIPE #2	XXX.XX'	XXX	XX"
OUTLET PIPE	XXX.XX'	XXX	XX"

RIM XXX.XX'
XXX.XX' FLOW XXX.XX'

LADDER		YES/NO
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	XX"	XX"

NOTES/SPECIAL REQUIREMENTS:



VOLUME STORMFILTER - TOP VIEW (1/2)

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THE STORMWATER MANAGEMENT StormFilter® U.S. PATENT No. 5,322,629, No. 5,707,527, No. 6,027,639 No. 6,649,048, No. 5,624,576, AND OTHER U.S. AND FOREIGN PATENTS PENDING

Stormwater360 www.stormwater360.com	8' x 18' PRECAST VOLUME STORMFILTER TOP AND SECTION VIEWS, NOTES AND DATA STANDARD DETAIL	2
DATE: XXXXXXX SCALE: NONE	FILE NAME: FILENAME	DRAWN: XXX CHECKED: XXX

For CSO Area Applications

Project Name: 4136 Georgia Ave NW
Date:

Input
Result

SITE CHARACTERISTIC INPUT	
Total Area (acres)	0.30
Impervious Area - Roof/Sidewalk (acres)	0.25
Impervious Area - Parking/Roadway (acres)	0.08
Quantity Control Volume - Vq (cu-ft)	390
Land Usage	Residential
Average Annual Rainfall (inches)	40

MASS LOAD CALCULATION	
Pretreatment Efficiency (percent)	30%
EMC of TSS (mg/l)	181
Average Annual Mass Load (lbs)	189
Mass Removed by Pretreatment (lbs)	57
Mass Load sent to Filters (lbs)	132
Mass Load removed by Filter (lbs)	94
Number of Filter Cartridges Required	3

WATER QUALITY CALCULATION	
Runoff Depth - Roof/Sidewalk (inches)	0.38
Runoff Depth - Parking/Roadway (inches)	0.50
Water Quality Volume - Vw (cu-ft)	275

SYSTEM DESIGN	
Volume StormFilter Vault	8x18
Live Storage Provided (cu-ft)*	433

STORAGE SUMMARY	
Total Live Storage Required (cu-ft)	390
Total Live Storage Provided (cu-ft)	433
Additional Live Storage Required (cu ft)	0
Diameter of Storage Pipe (in)**	24
Length of Storage Pipe Required (ft)	0

* Volume based on 4' WSE
**72" max

Stormwater360 — Design Summary

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

Information provided:

- Total contributing area = 0.302 acres
  - Impervious (Roadway) = 0.25 acres
  - Impervious (Roof) = 0.0 acres
- Land usage = Residential
- Quantity control volume = 390 cu-ft
- Presiding agency = DCDOH

Assumptions:

- Runoff depth (roadway) = 0.5"
- Runoff depth (other) = 0.3"
- EMC = 181 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 siphon-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 schematic 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 this pollutant load requirement is then calculated, as a function of the total mass than can be removed per cartridge prior to required filter changeout.

The leaders in the stormwater industry, Stormwater Management, Inc. and Vortechnics, Inc., have united as Stormwater360™ – the comprehensive provider of stormwater solutions. With an unparalleled product line and unmatched customer support team under one umbrella, Stormwater360 has the treatment option to meet your water quality goals.

www.stormwater360.com

Design Summary

The StormFilter for this site was sized to provide 3 cartridges in order to meet the pollutant load requirement. We can accommodate 3 cartridges using a pre-cast 8'x18' Volume StormFilter (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 4.0' water surface elevation as measured from the invert out. Minimum drop required from invert in 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.

S•G•A ARCHITECTS, INC.

4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

SHEET TITLE:

STORMWATER MANAGMENT DETAILS

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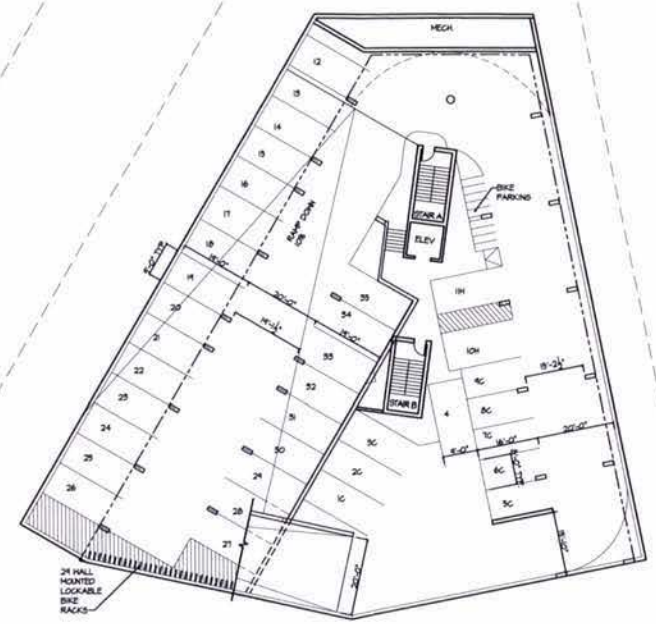
John C. Formant REAL ESTATE, INC.

ADTEK JOB NO: 0501.156

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 MOTORCYLE 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"

SGA COMPANIES, INC. 7508 WISCONSIN AVE. SUITE 400 BETHESDA MD 20814

4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

GARAGE FLOOR PLAN

5/4/2007

John C. Formant REAL ESTATE, INC.

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

0 32

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

SGA COMPANIES, INC

4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

GROUND FLOOR PLAN

5/4/2007

John C. Formant REAL ESTATE, INC.

0 32

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

4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

SECOND AND THIRD FLOOR PLAN

5/4/2007

0 32

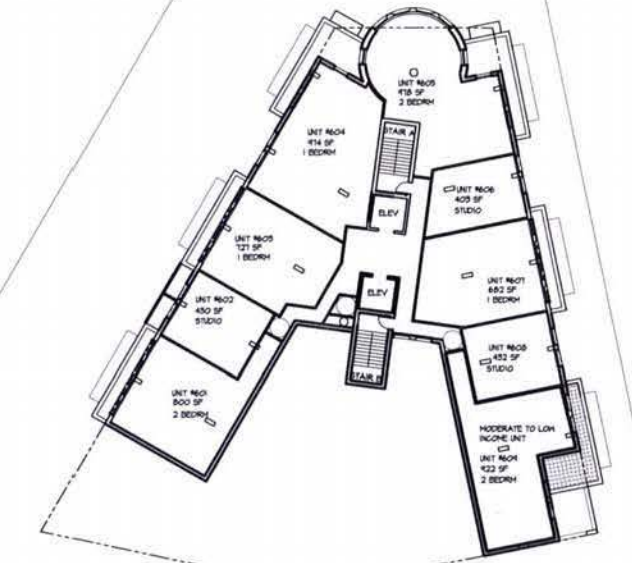
SCALE: 1/32" = 1'-0"

4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

FOURTH AND FIFTH FLOOR PLAN

5/4/2007



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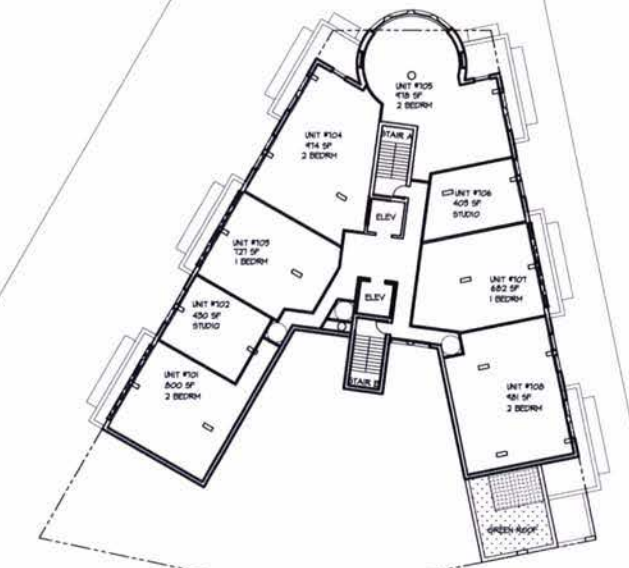
SCALE: 1/32" - 1'-0"



0 32

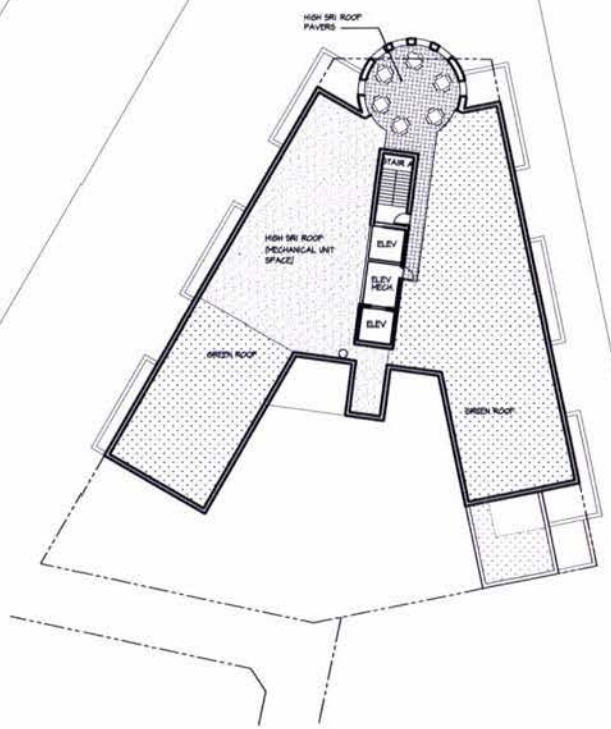
SCALE: 1/32" - 1'-0"

4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

SEVENTH FLOOR PLAN

5/4/2007



0 32

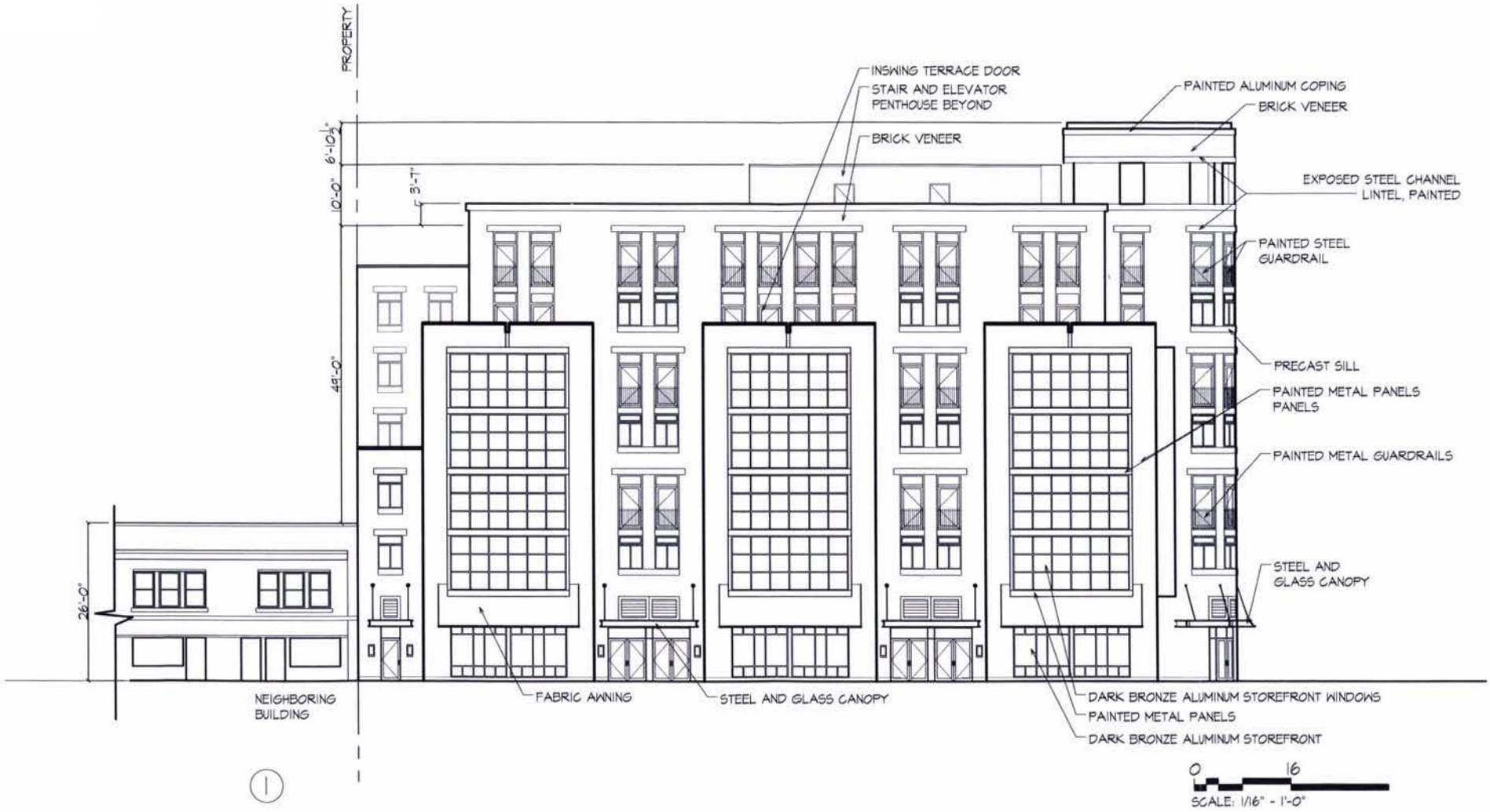
SCALE: 1/32" = 1'-0"

4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

ROOF PLAN

5/4/2007



SGA COMPANIES, INC

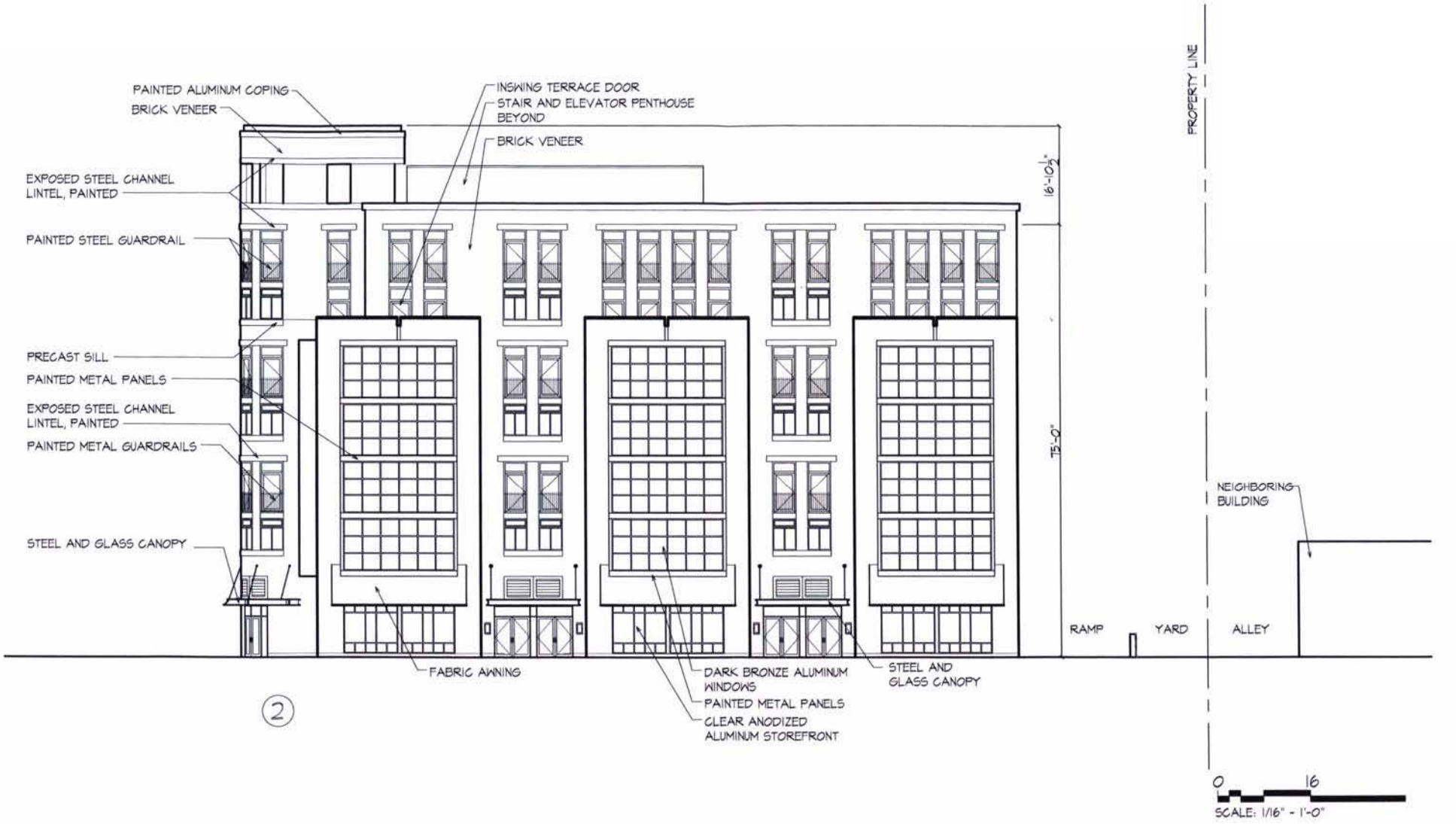
4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

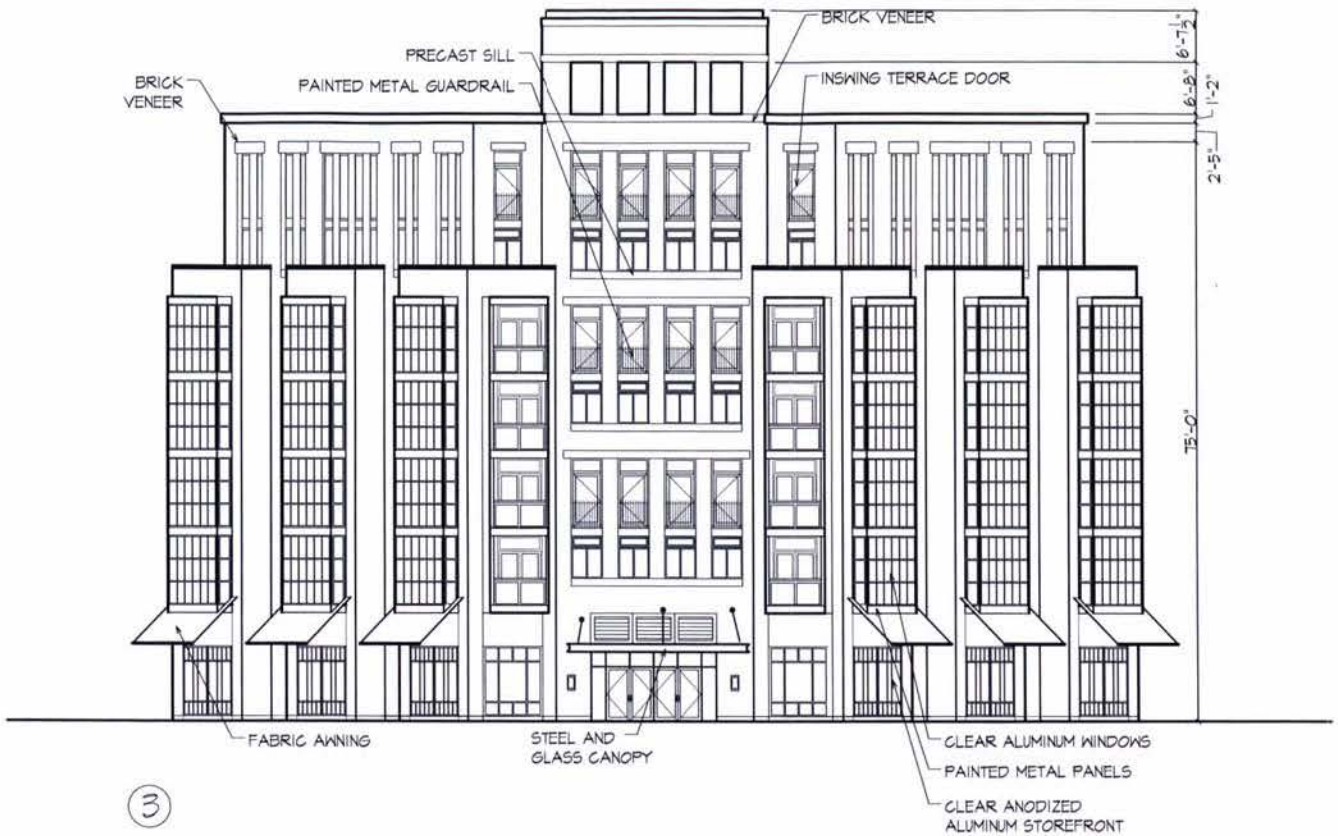
GEORGIA AVENUE ELEVATION

5/4/2007

John C. Formant REAL ESTATE, INC.


PAINTED ALUMINUM COPING
BRICK VENEER
EXPOSED STEEL CHANNEL LINTEL, PAINTED
PAINTED STEEL GUARDRAIL
PRECAST SILL
PAINTED METAL PANELS
EXPOSED STEEL CHANNEL LINTEL, PAINTED
PAINTED METAL GUARDRAILS
STEEL AND GLASS CANOPY
INSWING TERRACE DOOR
STAIR AND ELEVATOR PENTHOUSE BEYOND
BRICK VENEER
16'-10½"
75'-0"
FABRIC AWNING
DARK BRONZE ALUMINUM WINDOWS
PAINTED METAL PANELS
CLEAR ANODIZED ALUMINUM STOREFRONT
STEEL AND GLASS CANOPY
PROPERTY LINE
NEIGHBORING BUILDING
RAMP
YARD
ALLEY
0
16
SCALE: 1/16" - 1'-0"

2



0 16

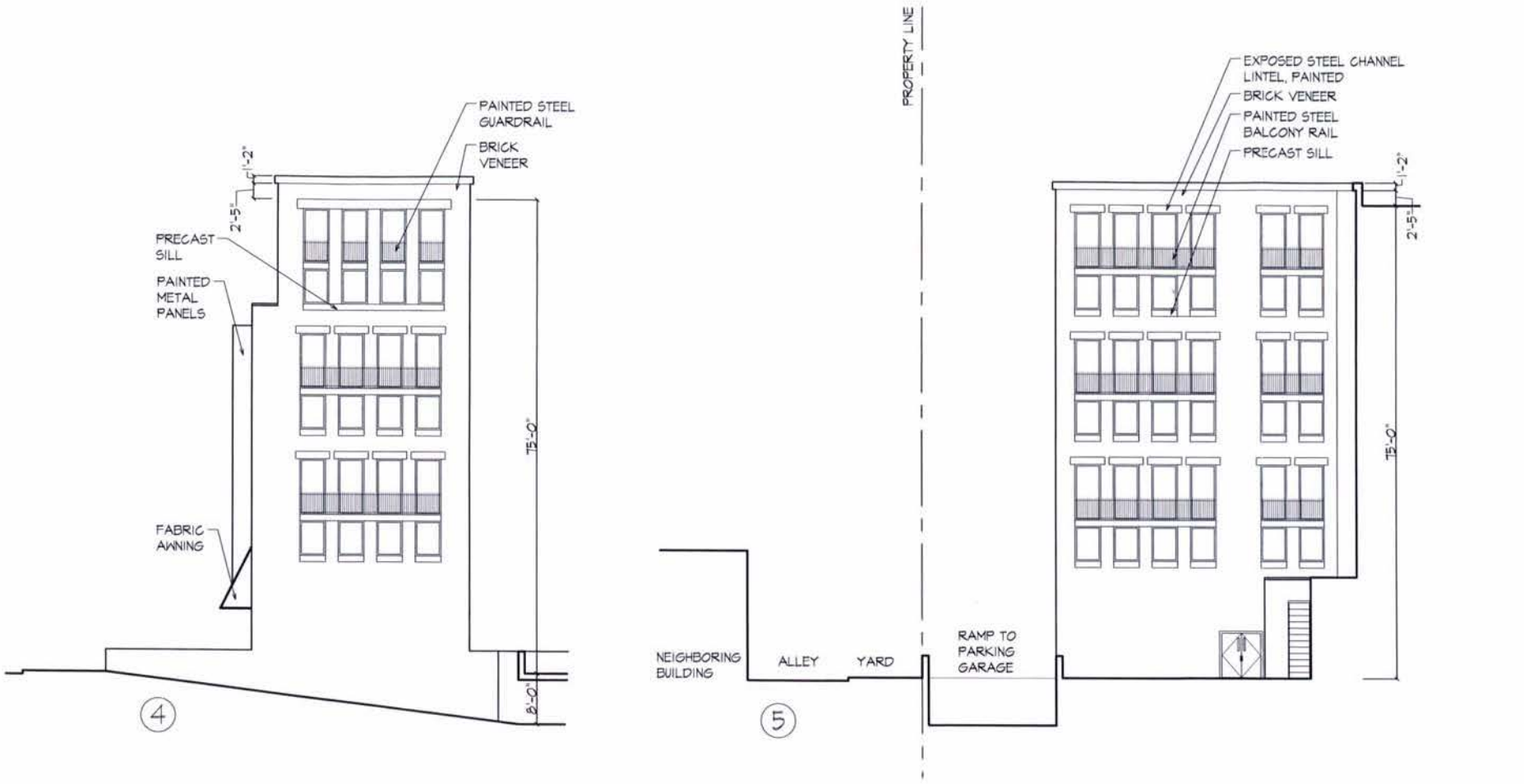
SCALE: 1/16" = 1'-0"

4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

UPSHUR STREET FACADE

5/4/2007

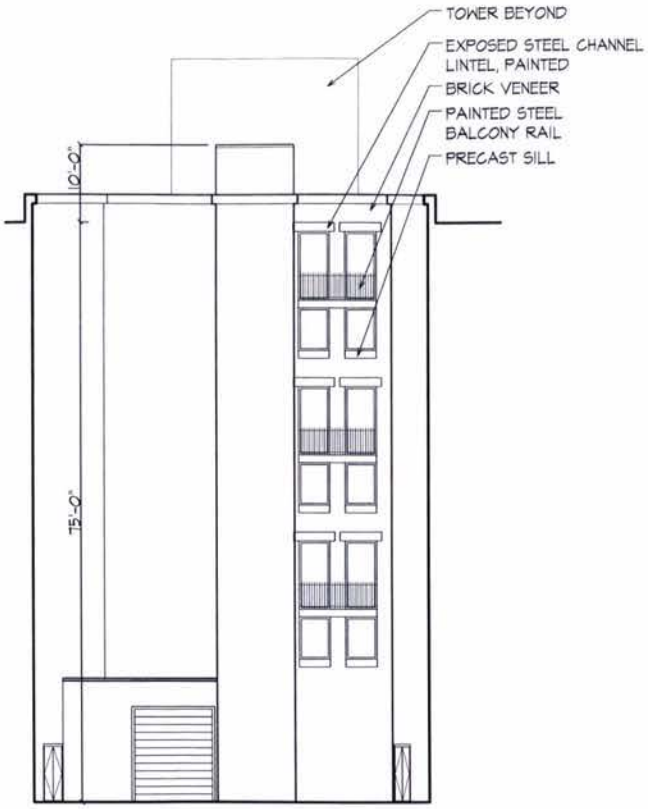


4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

REAR YARD FACADES

5/4/2007



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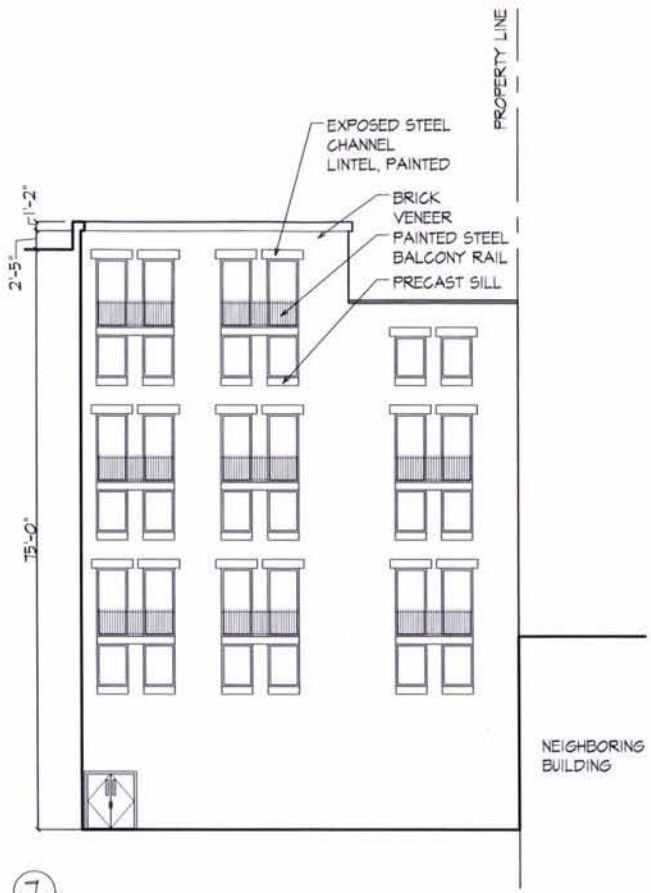

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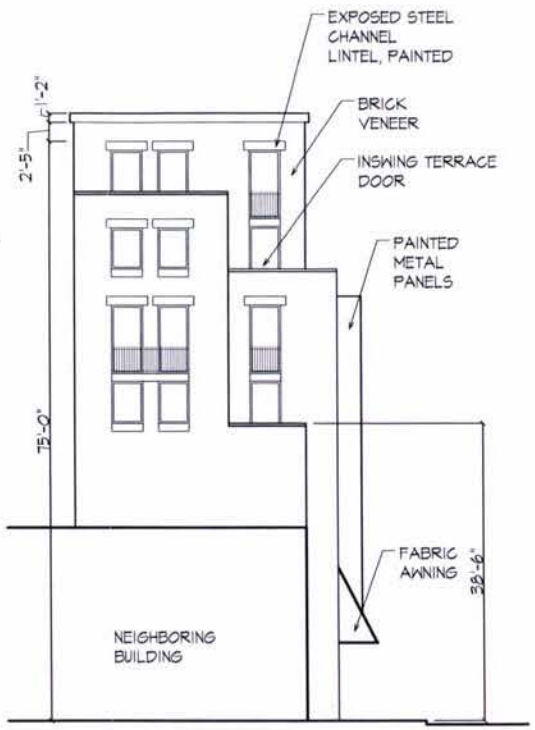


8

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

SGA COMPANIES, INC.

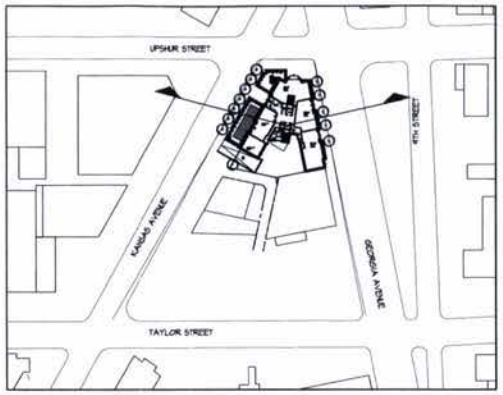
4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

REAR YARD FACADES

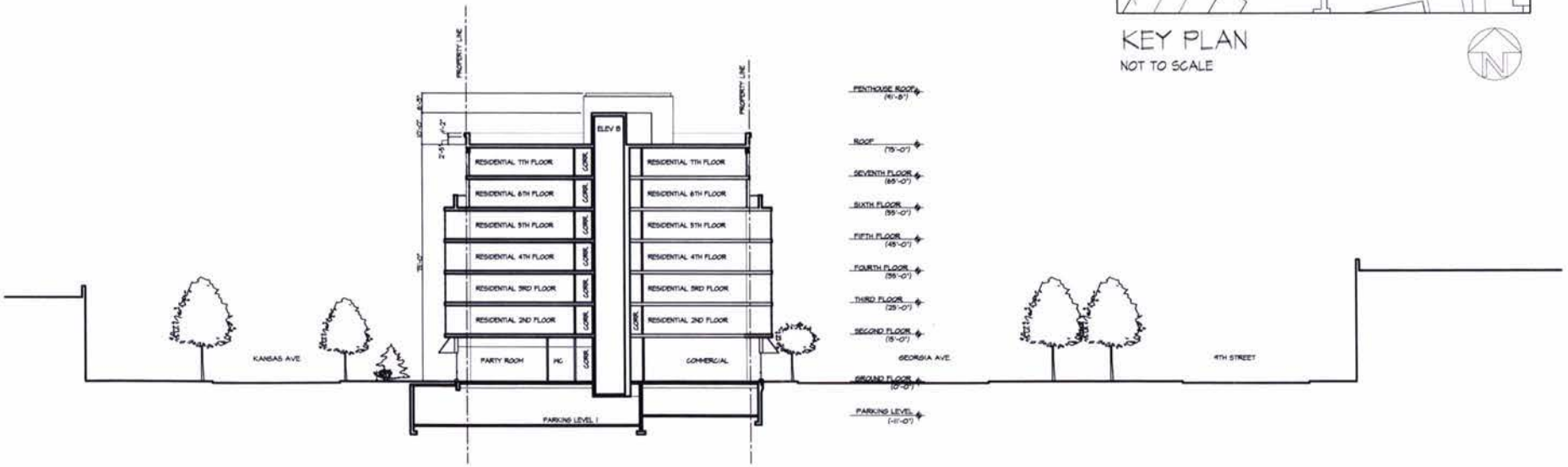
5/4/2007

John C. Formant REAL ESTATE, INC.



KEY PLAN

NOT TO SCALE



0 32

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

4136 GEORGIA AVENUE

PLANNED UNIT DEVELOPMENT APPLICATION

EAST-WEST SITE SECTION

5/4/2007

SGA COMPANIES, INC

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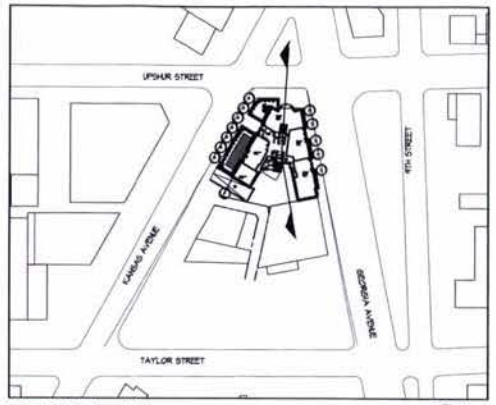
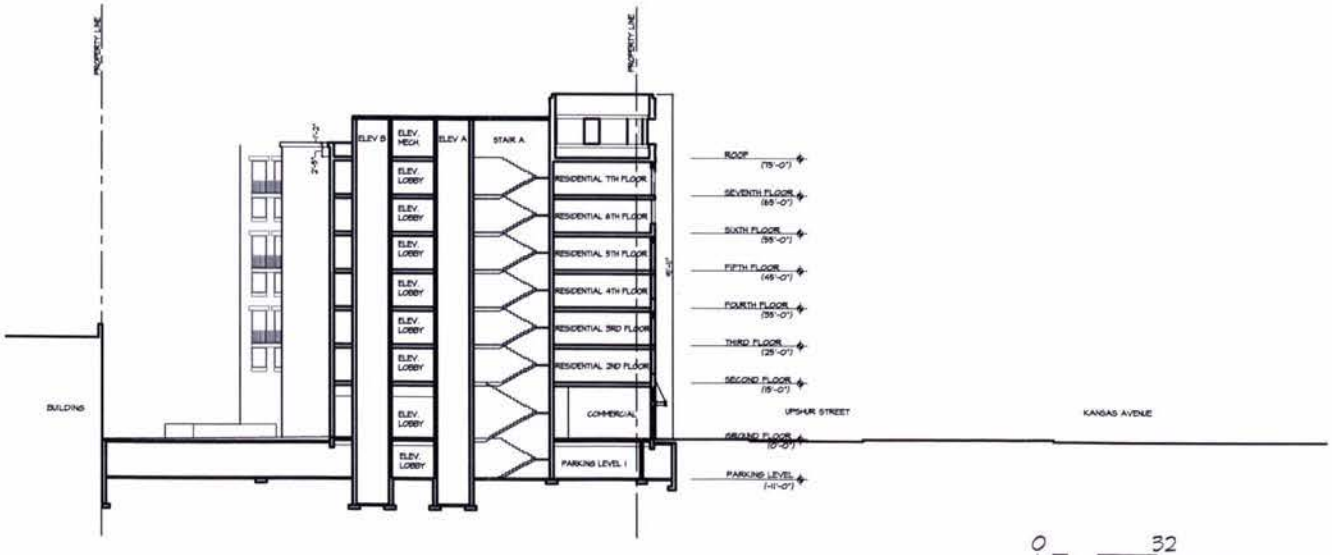


KEY PLAN

NOT TO SCALE



0 32

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

4136 GEORGIA AVENUE

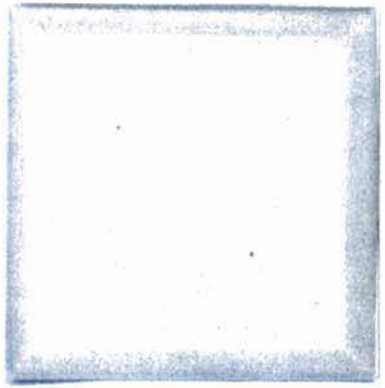
PLANNED UNIT DEVELOPMENT APPLICATION

NORTH-SOUTH SITE SECTION

5/4/2007

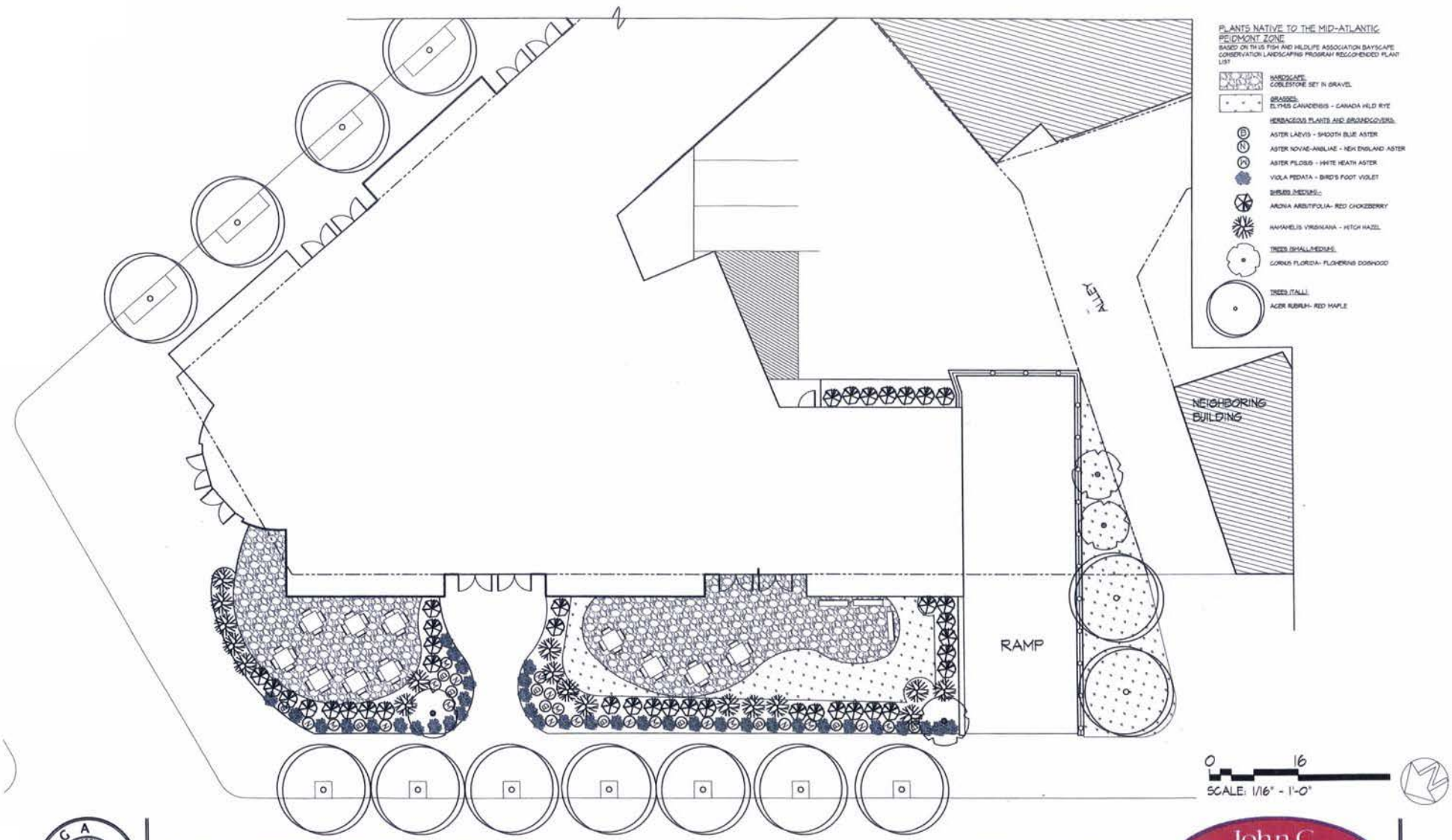
FABRIC AWNING

BRICK



PRECAST CONCRETE
COLUMNS AND WINDOW SILLS

DARK BRONZE ANNODIZED ALUMINUM
WINDOW FRAMES, LINTELS AND GUARDRAILS



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
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 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 andd 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. Induvidual 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**	