

CONSOLIDATED PLANNED UNIT DEVELOPMENT

6th & L STREET

1100 6TH STREET, NW WASHINGTON, DC

SUBMISSION DATE
APRIL 12, 2006

SHEET INDEX

DRAWING INDEX

C.1	ZONING PLAN AND TABULATION
C.2	CONTEXT PLAN WITH AERIAL OVERLAY
C.3	NEIGHBORHOOD IMAGE BOARD
C.4	LOCAL ARCHITECTURAL DETAILING
C.5	EXISTING CONDITIONS
C.6	SITE DEVELOPMENT PLAN
C.7	GRADING PLAN
C.8	UTILITY PLAN
C.9	STORMWATER CONCEPT PLAN
C.10	EROSION & SEDIMENT CONTROL PLAN
C.11	CIRCULATION PLAN
L.1	OVERALL LANDSCAPE PLAN
L.2	ILLUSTRATIVE COURTYARD & HISTORIC STRUCTURE
L.3	SITE CROSS SECTIONS
L.4	PLANTING NOTES & DETAILS
L.5	HARDSCAPE DETAILS & SITE FURNISHINGS
L.6	BLOOMING SCHEDULE

P.U.D. SECTION
REFERENCE

2406.11 (b); 2406.11 (e)
2406.11 (b)
2406.12 (g); 2406.11 (e)(7)
2406.12 (g); 2406.11 (e)(7)
2406.12 (d); 2406.11 (e)(5)
2406.12 (d); 2406.12 (c)
2406.12 (d)
2406.12 (c); 2406.11 (e)(6)
2406.12 (d); 2406.11 (e)(5)
2406.12 (d)
2406.12 (f); 2406.11 (e)(4)
2406.12 (d)
2406.12 (d)
2406.12 (e)
2406.12 (d)
2406.12 (d)
2406.12 (d)

ARCHITECTURAL DRAWINGS

A1.00	LOWER LEVEL PLAN
A1.01	FIRST FLOOR PLAN
A1.02	SECOND FLOOR PLAN
A1.03	THIRD FLOOR PLAN
A1.04	MEZZANINE LEVEL PLAN
A1.05	ROOF PLAN
A2.00	6TH STREET ELEVATION (NEW CONSTRUCTION 'EAST')
A2.01	L STREET ELEVATION
A2.02	L STREET GARAGE DOOR DETAIL
A2.03	COURTYARD ELEVATION - NEW CONSTRUCTION 'EAST'
A2.04	COURTYARD ELEVATION - NEW CONSTRUCTION 'WEST'
A3.00	PERSPECTIVE VIEWS - 6TH STREET
A3.01	PERSPECTIVE VIEWS - L STREET
A3.02	PERSPECTIVE VIEWS - COURTYARD

2406.12 (e); 2406.12 (f); 24.06.11 (e) (4)
2406.12 (e)
2406.12 (e)
2406.12 (e)
2406.12 (e)
2406.12 (e); 2406.12 (c)
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2406.12 (e)
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2406.12 (e)
2406.12 (e)
2406.12 (e)
2406.12 (e)
2406.12 (e)



OWNER / DEVELOPER:
Douglas Development Corporation

LAND USE COUNSEL:
Holland & Knight, LLP

ARCHITECTS:
GTM Architects, Inc.

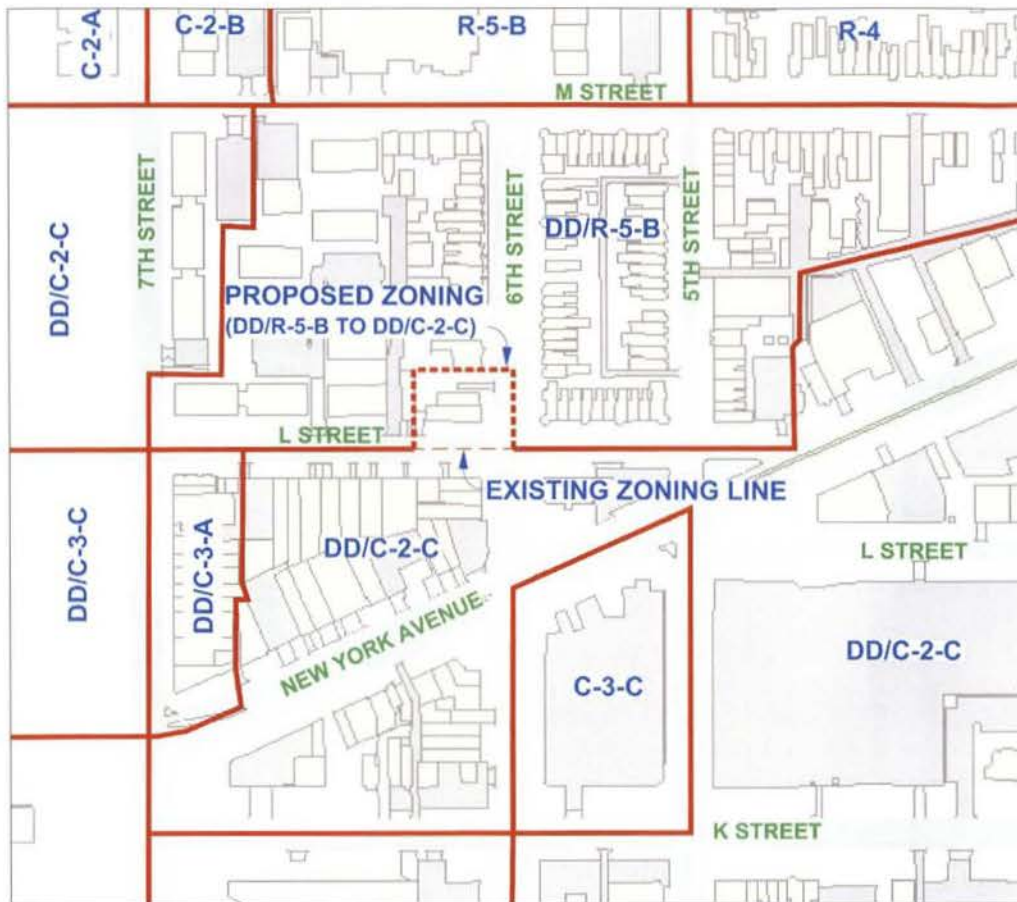
STRUCTURAL ENGINEERS:
Smislova, Kehnemul, & Associates, Inc.

CIVIL ENGINEERS:
A. Morton Thomas and Associates, Inc.

TRAFFIC CONSULTANT:
OR George & Associates

MEP CONSULTANT:
Schwartz Engineering, Inc.

ZONING COMMISSION
District of Columbia
ZONING COMMISSION
District of Columbia
CASE NO. 06-21
EXHIBIT NO. 4



LEGEND

- C-2-C** EXISTING ZONING
- EXISTING ZONING LINE TO BE REMOVED
- PROPOSED ZONING LINE

1 PROPOSED ZONING CHANGE AND VICINITY MAP
SCALE: NTS

ZONING TABULATIONS

LOT DATA

SQUARE:	449	
LOTS:	LOT 800	EXISTING 1 STORY HISTORIC RESIDENTIAL STRUCTURE W/ REAR 1 STORY ADDITION
	LOT 859	EXISTING 1 STORY COMMERCIAL BUILDING
	LOT 51	EXISTING VACANT LOT
	LOT 50	EXISTING VACANT LOT
ZONE:	CURRENTLY DD / R-5-B	PROPOSED DD / C-2-C
SITE AREA:	LOT 800	2,677 SF (approx.)
	LOT 859	2,130 SF (approx.)
	LOT 51	1,958 SF (approx.)
	LOT 50	1,847 SF (approx.)
	TOTAL	8,612 SF

SITE REQUIREMENTS

3 STORY RESIDENTIAL BUILDING + EXISTING HISTORIC RESIDENTIAL STRUCTURE
20 DWELLING UNITS
DD C-2-C / PUD

	REQUIRED / ALLOWED PUD	PROVIDED
MINIMUM LOT AREA:	15,000 SF	8,612 SF
MINIMUM LOT WIDTH:	N/A	80.98'
FAR:	6.0	2.56
GROSS FLOOR AREA RESIDENTIAL:	51,672 SF	22,047 SF
GROSS FLOOR AREA TOTAL:	51,672 SF	22,047 SF
LOT OCCUPANCY:	80%	100%
BUILDING HEIGHT:	90' MAX	45'-11" (115.42) (T1 ridge @ exist. historic house)
MEASURING HEIGHT: 0'-0" (69.50)		45'-11" (115.42) (T1 ridge @ new construction 'west')
		45'-3" (114.74) (T1 roof @ new construction 'west')
PENTHOUSE HEIGHT:	18'-6" SF	N/A
REAR YARD:	15'	NONE
SIDE YARD:	NONE REQUIRED	NONE
OPEN COURT WIDTH:	4" per foot of height not less than 15' (4" x 40'-8" = 13'-7")	17'-7" (CTYD A)
CLOSED COURT WIDTH:	4" per foot of height not less than 15' (4" x 40'-8" = 13'-7")	8'-0" (CTYD B)
CLOSED COURT AREA:	2 x square of width not less than 350 sf	188 SF (CTYD B)
PARKING:	1 per 4 dwelling units = 5 spaces	10 spaces
LOADING:	NONE REQUIRED if less than 50 dwelling units	NONE
RESIDENTIAL REC SPACE:	5% of residential GSF = 1,102 SF	1,424 SF
AFFORDABLE HOUSING:	15% of increased density = 982 SF	982 SF

NOTE:

* FOR PURPOSES OF COUNTING F.A.R.:
GROSS FLOOR AREA DOES NOT INCLUDE: 1) BAYS PROJECTING OVER PROPERTY LINE ON 6TH ST, 2) PARKING ACCESS RAMPS, AND 3) SPACES WITH STRUCTURAL HEADROOM CLEARANCE LESS THAN 4'-0" ABOVE GRADE LEVEL

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6TH & L ST., N.W.
ZONING PLAN AND
TABULATION

REVISIONS:

SEAL:

DRAWN BY: K.A.L.T.P.

CHECKED BY: CEH

SCALE: AS NOTED

DATE: 4-12-06

PROJECT NO: 05.0153

DRAWING NO:

C.1



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6TH & L ST, N.W.

CONTEXT PLAN WITH
AERIAL OVERLAY

REVISIONS

SEAL

DRAWN BY:

DEN

CHECKED BY:

SJD

SCALE:

AS SHOWN

DATE:

04/12/06

PROJECT NO:

05.0153

DRAWING NO:

C.2



1 1100 6TH ST EXISTING HISTORIC STRUCTURE:
JAMES ESSEX HOUSE



2 1100 6TH ST EXISTING HISTORIC STRUCTURE:
VIEW FROM L STREET



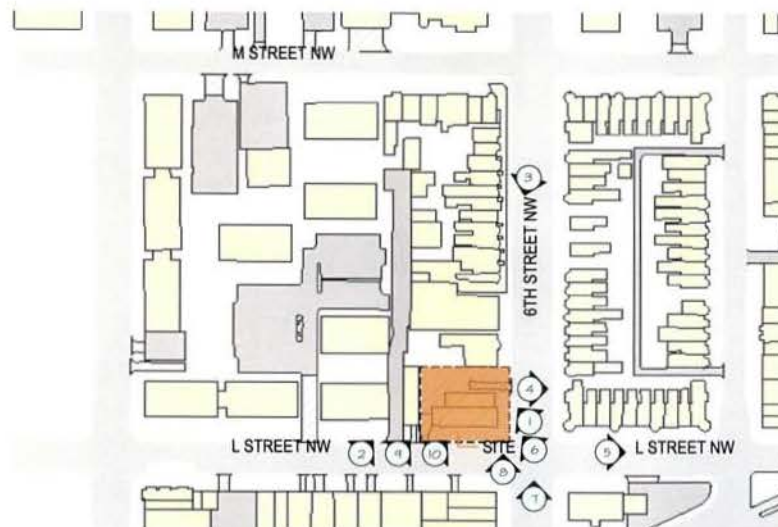
3 6TH ST EXISTING SITE CONTEXT



4 6TH ST NEIGHBORHOOD CONTEXT



10 1100 6TH ST EXISTING HISTORIC
STRUCTURE: DOOR & HEAD DETAIL



8 L ST NEIGHBORHOOD CONTEXT



11 1100 6TH ST EXISTING HISTORIC
STRUCTURE: VIEW FROM L ST



12 1100 6TH ST EXISTING HISTORIC STRUCTURE:
VIEW FROM L ST



7 6TH ST NEIGHBORHOOD CONTEXT



6 1100 6TH ST EXISTING HISTORIC
STRUCTURE: FRONT DOOR DETAIL

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DESIGN, AND CONSTRUCTION
MANAGEMENT

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LLP

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6TH & L ST., N.W. NEIGHBORHOOD IMAGE BOARD

REVISIONS:

SCALE:

DRAWN BY:
KAL/LTP

CHECKED BY:
CEH

SCALE:
AS NOTED

DATE:
4-12-06

PROJECT NO:
05.0153

DRAWING NO.

C.3



Neighborhood Context: Street and Treeline



Neighborhood Context: Urban Yards



Neighborhood Context: Fence Detail



Neighborhood Context: Decorative Detail



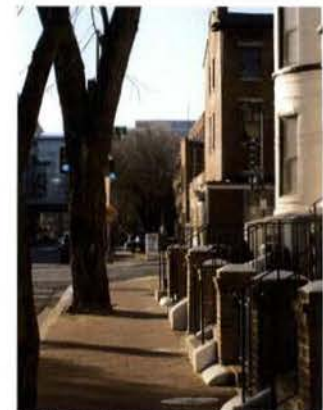
Neighborhood Context: Sidewalk and Street Entry



Neighborhood Context: Stairs to Residential Homes



Neighborhood Context: Fence Detail



Neighborhood Context: Sidewalk and Street Entry



Neighborhood Context: Sidewalk and Street Entry



Neighborhood Context: Sidewalk and Street Entry

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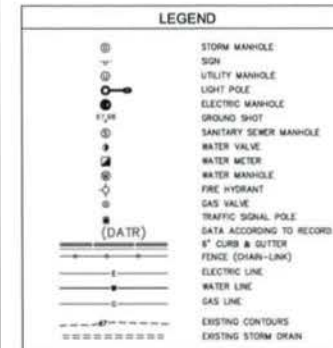
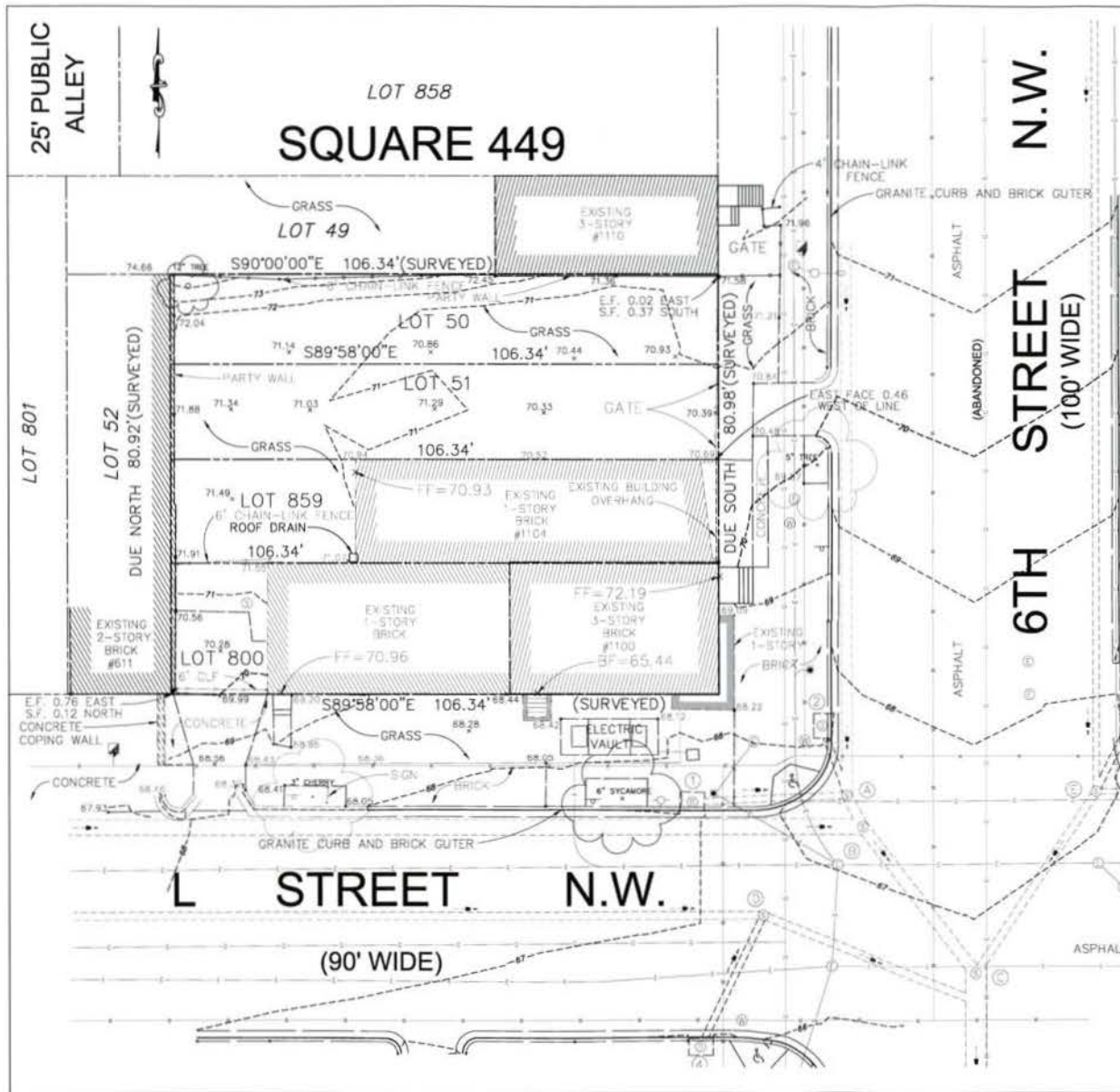
6TH & L ST., N.W.
LOCAL ARCHITECTURAL
DETAILING

REVISIONS:

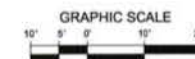
SEAL:

DRAWN BY: KAL/LTP
CHECKED BY: CEH
SCALE: AS NOTED
DATE: 4-12-06
PROJECT NO: 05.0153
DRAWING NO:

C.4



SANITARY SEWER TABULATION:	STORM DRAIN TABULATION:
① MANHOLE TOP= 67.42 INV. IN (A)=57.41 (DATA) INV. IN (B) NOT OBTAINED INV. IN (C) NOT OBTAINED INV. OUT=57.03 (DATA) ② MANHOLE TOP= 67.36 INV. IN (A) NOT OBTAINED INV. IN (B) NOT OBTAINED CENTERLINE INV.=56.83 (DATA) ③ MANHOLE TOP= 66.67 INV. IN (A)=56.22 (DATA) INV. IN (B)=56.77 (DATA) INV. IN (C)=56.81 (DATA) INV. OUT=56.08 (DATA) ④ MANHOLE TOP= 66.94 INV. IN (A)=57.07 (DATA) INV. IN (B) NOT OBTAINED INV. OUT=57.00 (DATA) ⑤ MANHOLE TOP= 67.21 INV. IN (A)=57.68 (DATA) INV. IN (B)=58.67 (DATA) INV. OUT=57.49 (DATA)	① INLET TOP=67.39 INVERT FILLED W/DEBRIS ② INLET TOP=66.15 INVERT FILLED W/DEBRIS ③ INLET TOP=67.81 INVERT FILLED W/DEBRIS ④ INLET TOP=66.42 INVERT FILLED W/DEBRIS



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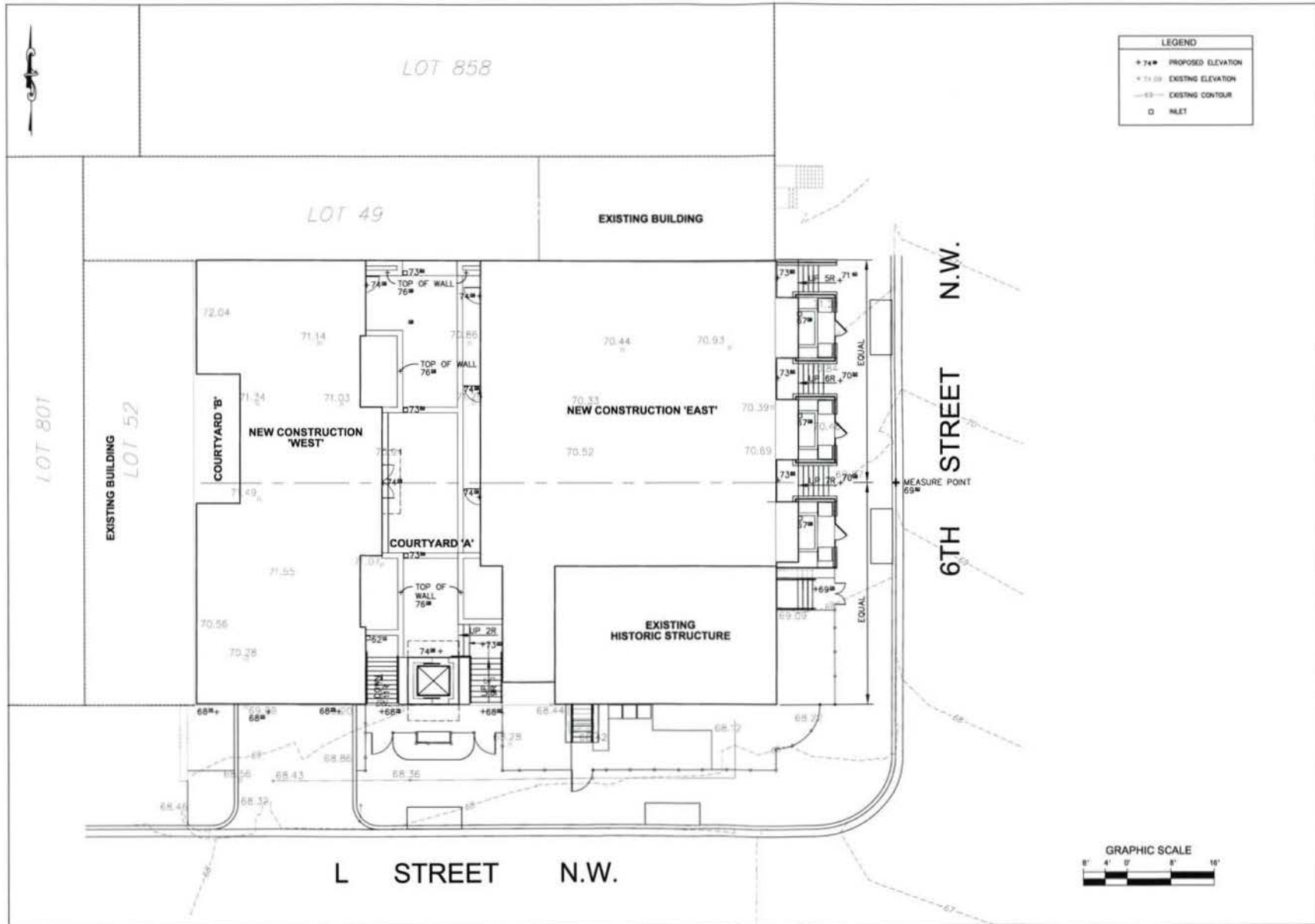
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6TH & L ST, N.W.
EXISTING CONDITIONS

REVISIONS:

SEAL

DRAWN BY: DEN
CHECKED BY: SJO
SCALE: AS SHOWN
DATE: 04/12/06
PROJECT NO: 05.0153
DRAWING NO: C.5



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**6TH & L ST, N.W.
GRADING PLAN**

REVISIONS:

NO.	DESCRIPTION

SEAL

DRAWN BY: DEN

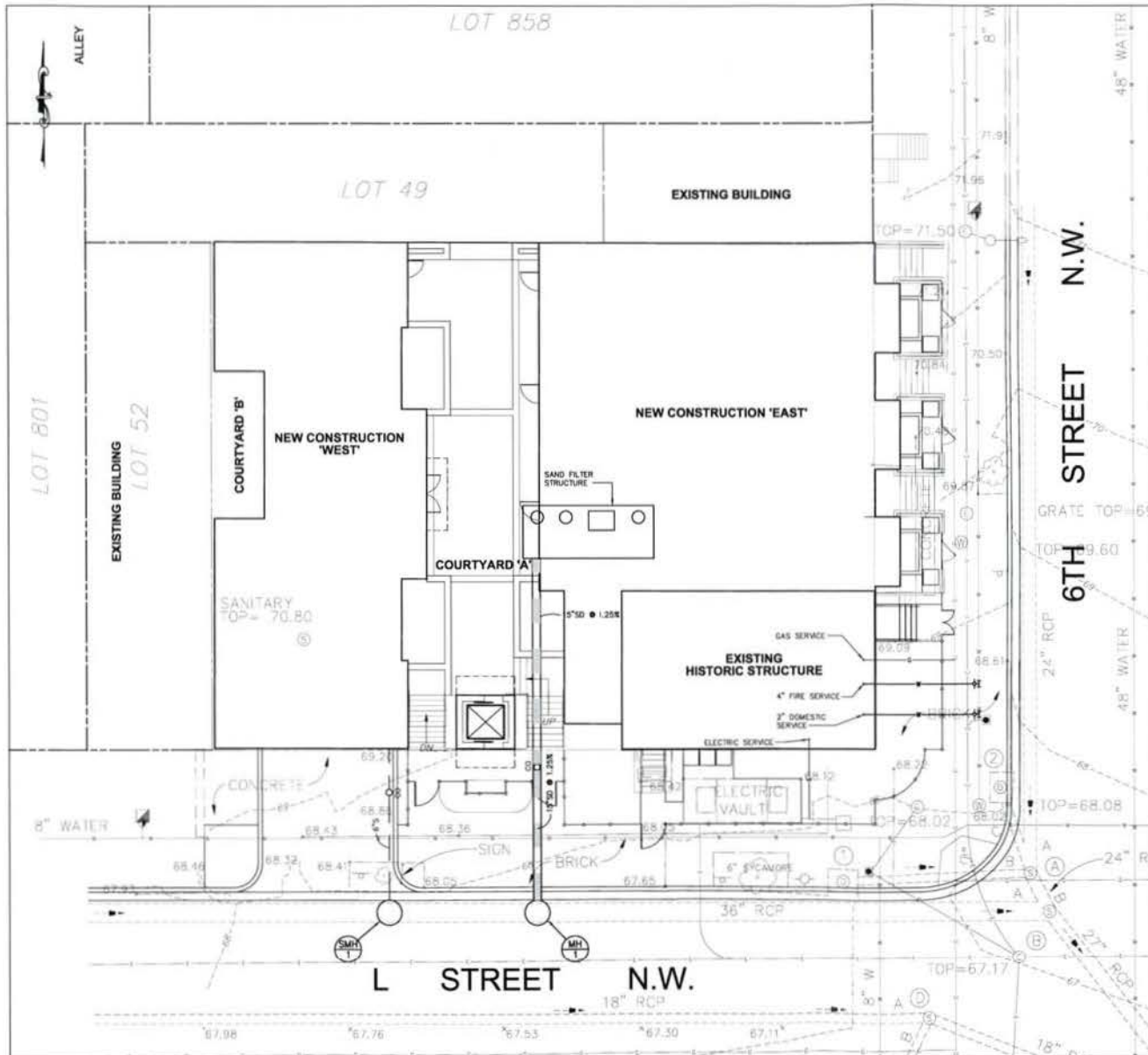
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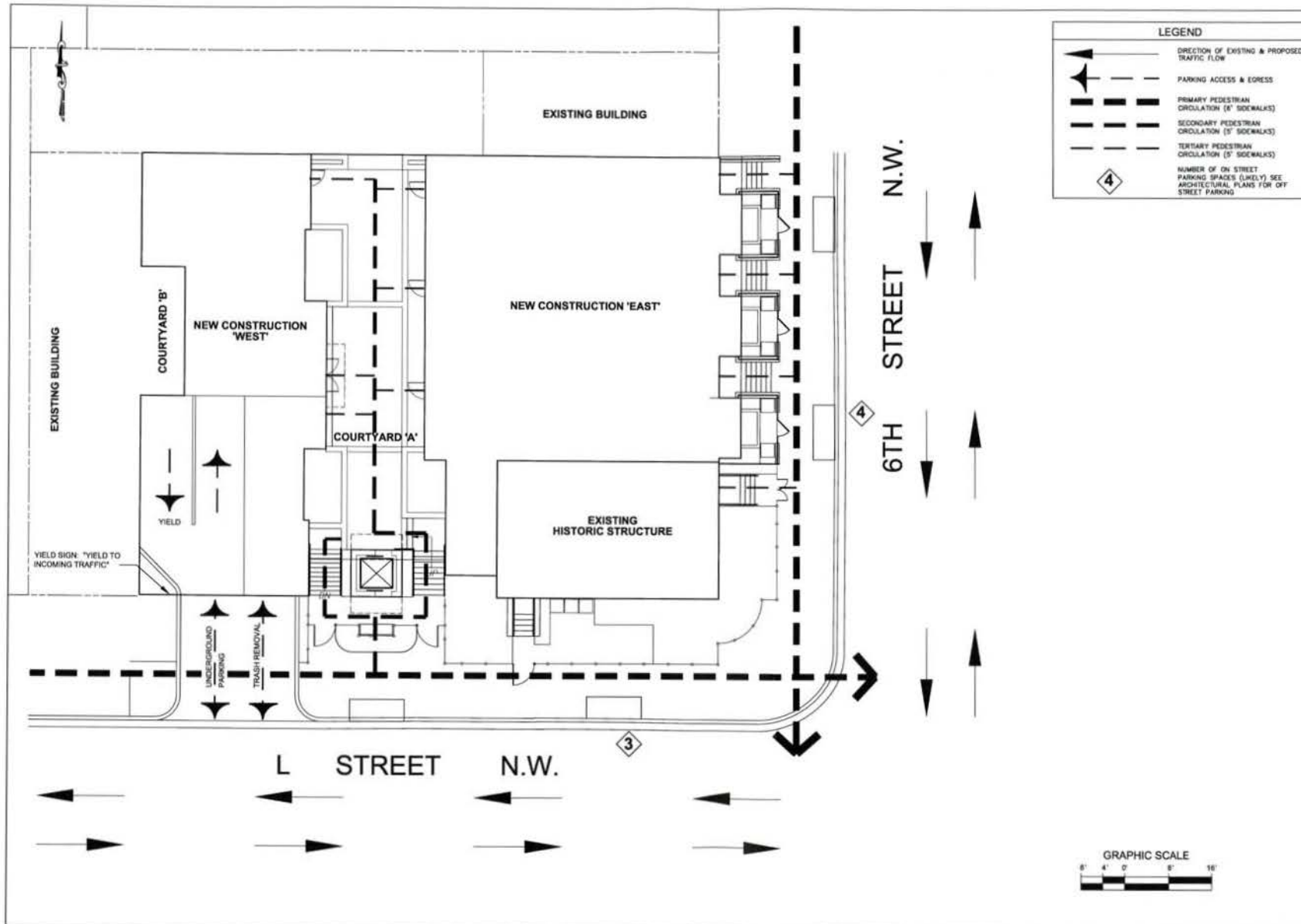
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DATE: 04/12/06

PROJECT NO.: 05.0153

DRAWING NO.: **C.7**





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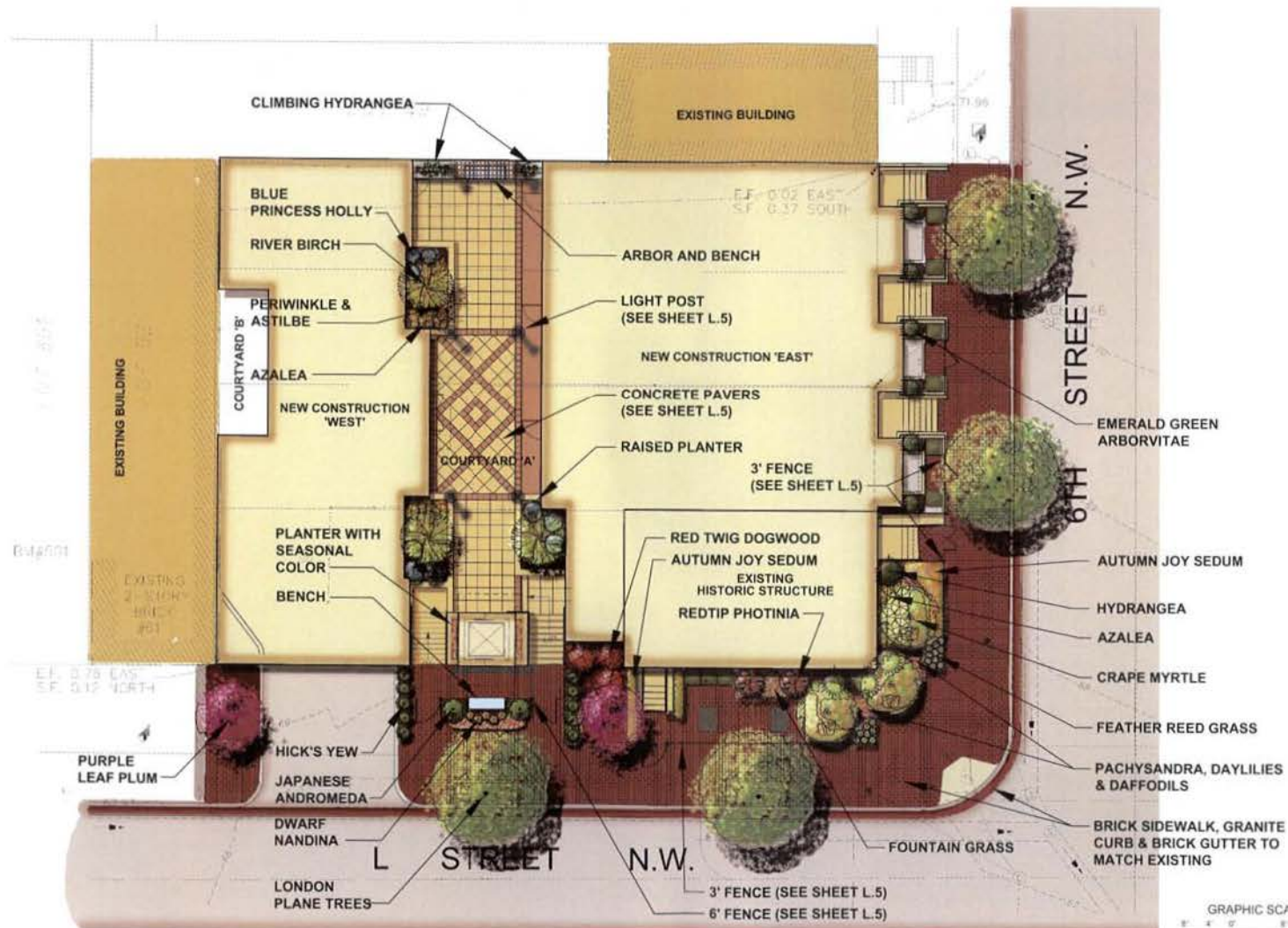
**6TH & L ST, N.W.
CIRCULATION PLAN**

REVISIONS:

NO.	DESCRIPTION

SEAL:

DRAWN BY: DEN
CHECKED BY: GJO
SCALE: AS SHOWN
DATE: 04/12/06
PROJECT NO.: 05-0153
DRAWING NO.: C.11



6TH & L ST, N.W.
 6TH & L ST, N.W.
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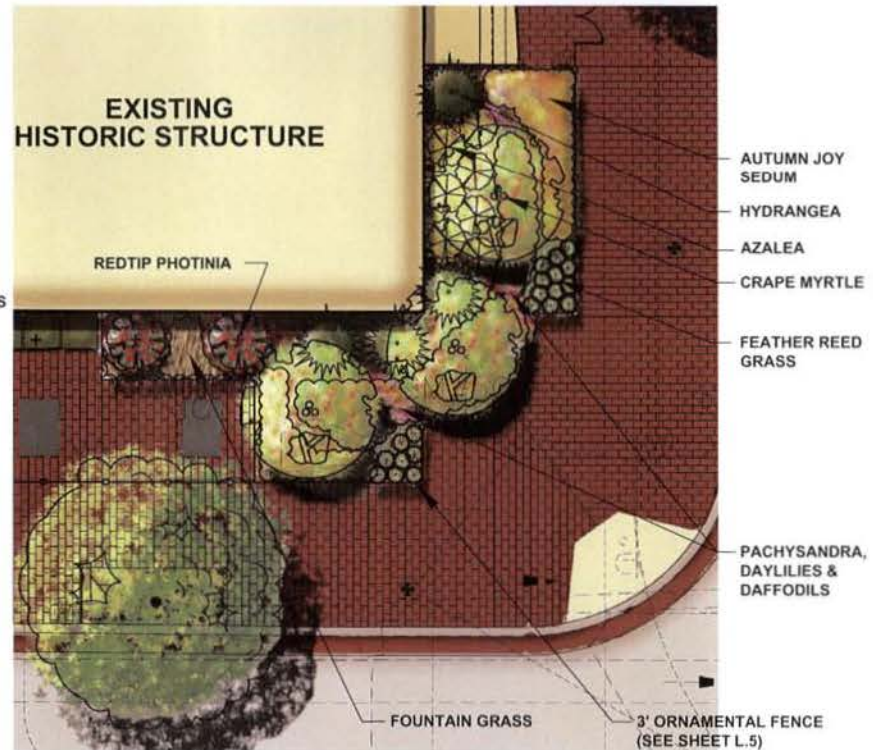
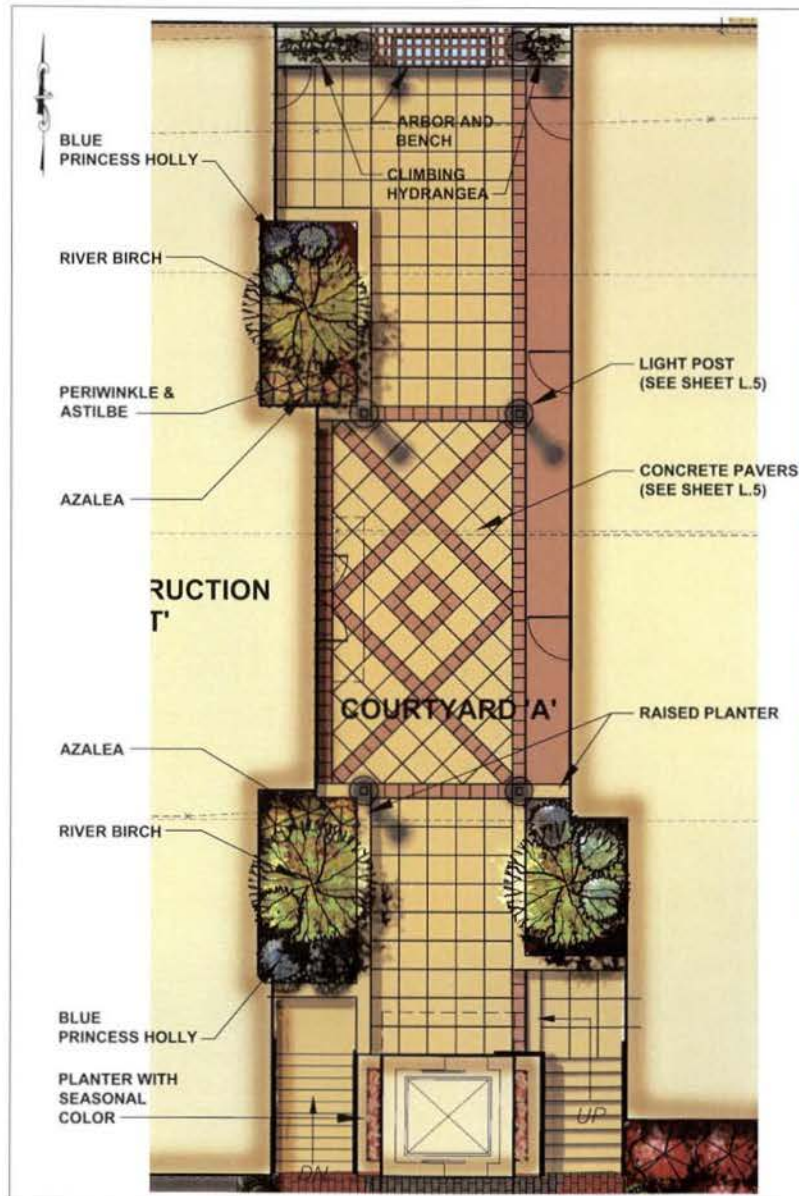
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 CORPORATION

6TH & L ST, N.W. OVERALL LANDSCAPE PLAN

REVISION

SCALE

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CHECKED BY	0-30
SCALE	AS SHOWN
DATE	04/22/06
PROJECT NO.	05-055
DRAWING NO.	L.1



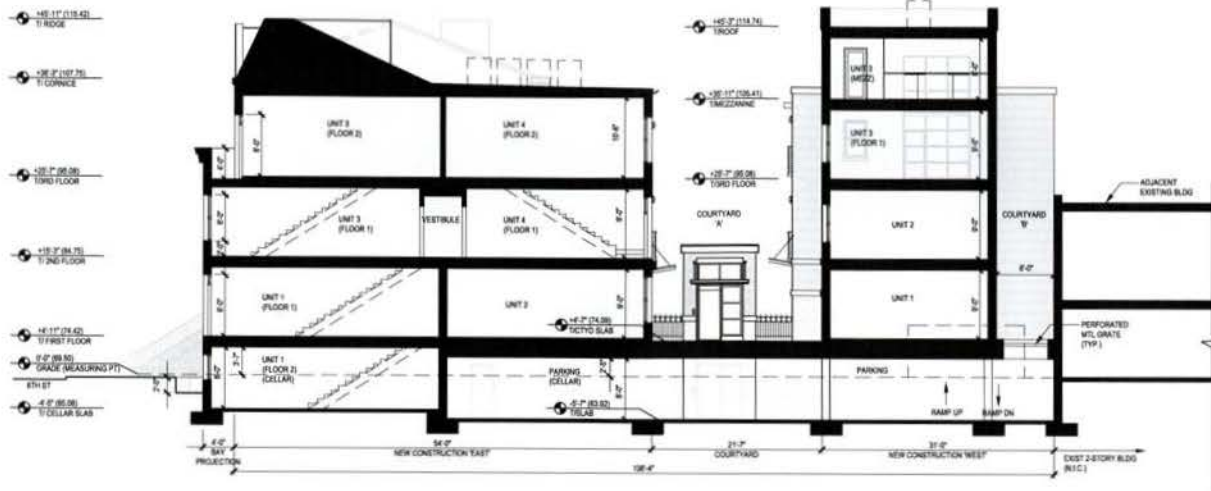
6TH & L ST., N.W.
 ILLUSTRATIVE COURTYARD
 AND HISTORIC STRUCTURE PLANS

DRAWN BY: DEN
 CHECKED BY: GUD
 SCALE: AS SHOWN
 DATE: 04/12/08
 PROJECT NO: 05.0553
 DRAWING NO: L2

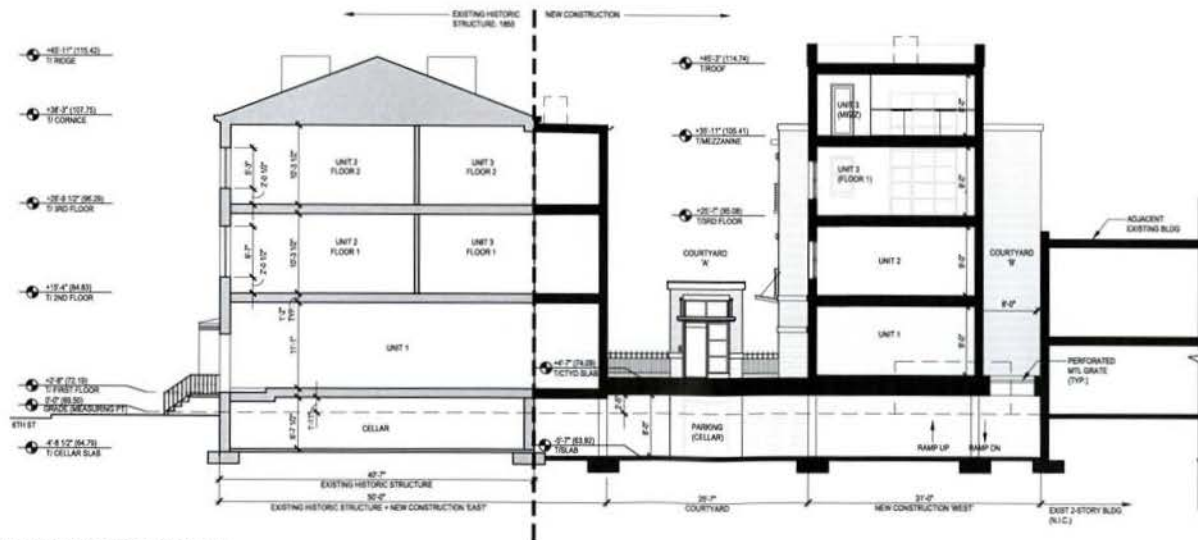
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 LLP

Douglas
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1 SITE CROSS SECTION AT NEW CONSTRUCTION
SCALE: 1/8" = 1'-0"



2 SITE CROSS SECTION AT HISTORIC STRUCTURE
SCALE: 1/8" = 1'-0"

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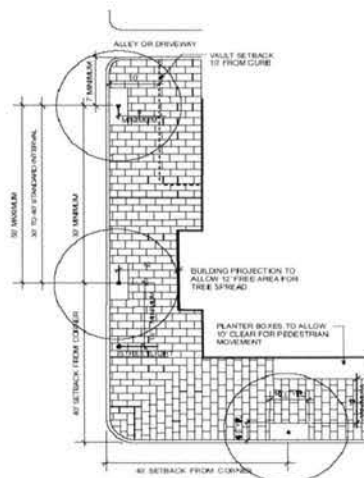
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6TH & L ST., N.W.
SITE CROSS SECTIONS

REVISIONS:

SEAL:

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SCALE: AS NOTED
DATE: 4-12-06
PROJECT NO: 05.0153
DRAWING NO: L3



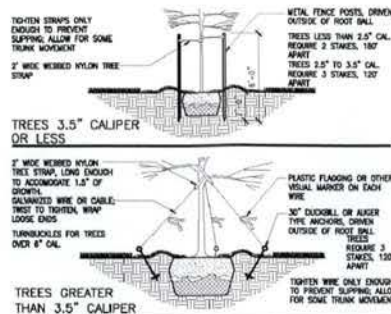
TREE INSTALLATION & SPECIFICATIONS
NOT TO SCALE

PLANTING GENERAL NOTES

1. THIS PLAN IS FOR TREE PROTECTION AND CONSERVATION PURPOSES ONLY, AND ANY OTHER INFORMATION SHOWN IS FOR REFERENCE ONLY. SEE SITE PLAN FOR INFORMATION ABOUT ALL LAYOUT, GRADING AND OTHER SITE IMPROVEMENTS.
2. All materials and planting procedures except as otherwise noted shall conform to the latest edition of "LANDSCAPE SPECIFICATION GUIDELINES" by the Landscape Contractors Association MD-DG-VA.
3. CALL MISS UTILITY AT 1-800-257-7777 TO MARK UTILITIES AT LEAST 48 HOURS BEFORE DIGGING.
4. All planting beds and tree locations shall be staked out by contractor and approved by the landscape architect before digging. It is the contractor's responsibility to locate and coordinate plantings with all existing utilities. If discrepancies occur because of utility locations or other existing conditions the contractor shall notify the landscape architect immediately to coordinate any necessary adjustments.
5. All plant material shall be labeled by the nursery and delivered with labels in place for inspection. Substitutions in plant species or size shall not be permitted except with the approval of the Landscape Architect. Pruning is not to occur until material has been planted, but shall take place as soon thereafter as is advisable under standard horticultural practices.
6. Representative soil samples from both in-situ soils and soils brought in from off-site shall be submitted to a state licensed testing laboratory. All amendments shall be made based upon results of the soil tests and recommendations by the test lab.
7. In case of discrepancies between quantities on the plant list and the plan, the plan shall govern.
8. The contractors performing work on the site are responsible for protecting existing native and Non-Invasive plantings during construction.
9. For tree pruning and care methods please refer to the NATIONAL ARBORIST STANDARDS, LATEST EDITION.

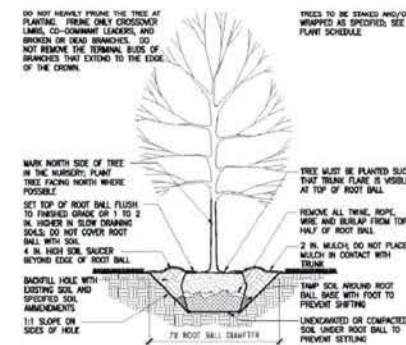
SEQUENCE OF CONSTRUCTION:

1. INSPECT SITE PRIOR TO BEGINNING OF PLANTING OPERATIONS AND NOTIFY CONTRACTING OFFICER'S REPRESENTATIVE (C.O.R.) OF ANY DISCREPANCIES OR CONDITIONS THAT WOULD PREVENT HEALTHY GROWTH OF PLANT MATERIAL.
2. COORDINATE PLANTING INSTALLATION WITH C.O.R. AND OTHER TRADES TO PREVENT CONFLICT WITH ONGOING CONSTRUCTION ACTIVITIES.
3. IF ANY DISCREPANCY OCCURS BETWEEN THE QUANTITIES CALLED FOR ON THE PLANT LIST AND THOSE INDICATED ON THE PLAN, THE GREATER QUANTITY WILL GOVERN.
4. IF SUBSTITUTIONS ARE NECESSARY (DUE TO AVAILABILITY OF SPECIFIED PLANT) CONTRACTOR MUST REQUEST WRITTEN APPROVAL FROM C.O.R. PRIOR TO PURCHASE OF MATERIAL.
5. PLANTING MUST MEET SIZE SPECIFICATIONS: HEIGHT, CALIPER AND SPREAD AS CALLED FOR IN THE PLANTING SCHEDULE. SIZES WILL MEET OR EXCEED MINIMUMS PER CODE.
6. INSTALL SHRUB AND GROUND COVER MASSES SHOWN ON THE PLAN WITH STAGGERED SPACING UNLESS OTHERWISE NOTED.
7. THE MARKING OF PLANT MATERIALS ON THE PLANTS ILLUSTRATES THE DESIGN INTENT. HOWEVER, ACTUAL INSTALLATION MAY VARY DUE TO EXISTING FIELD CONDITIONS. CONTRACTOR MUST RECEIVE C.O.R.'S APPROVAL FOR REVISED LOCATIONS PRIOR TO INSTALLATION.
8. PROVIDE AN EARTH RING ENCOMPASSING A 7' DIA. x 3" DEEP MULCHED AREA FOR EACH TREE (TYP.).
9. MULCH SHRUB MASSES WITH HARD WOOD MULCH A MINIMUM OF 1" DEEP (TYP.).
10. PLANTS ARE TO BE LOCATED BY SCALING OFF PLANS UNLESS OTHERWISE DIMENSIONED.

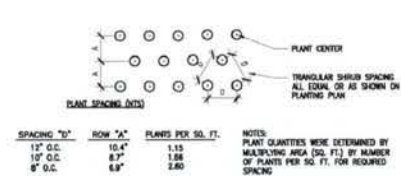


TREES GREATER THAN 3.5\" CALIPER
GENERAL NOTES:
1. TREES TO BE STAKED ONLY AS SPECIFIED, SEE PLANT SCHEDULE.
2. STAKES SHALL BE REMOVED NO LATER THAN THE END OF FIRST GROWING SEASON AFTER PLANTING.

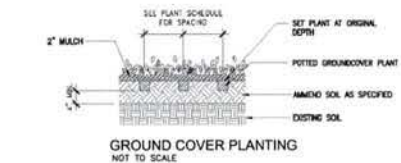
TREE STAKING
NOT TO SCALE



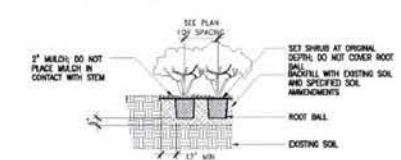
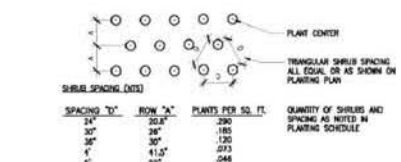
DECIDUOUS TREE PLANTING
NOT TO SCALE



GROUND COVER PLANTING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE

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CORPORATION

6TH & L ST, N.W.
PLANTING NOTES & DETAILS

REVISIONS:

SCALE:

DRAWN BY: DEN

CHECKED BY: GJO

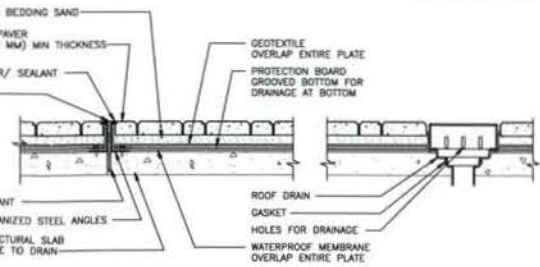
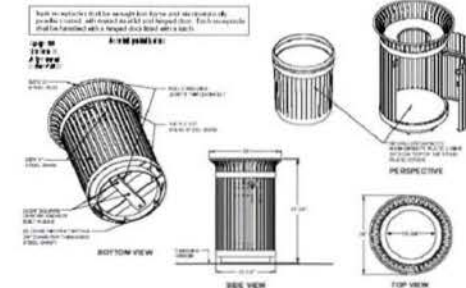
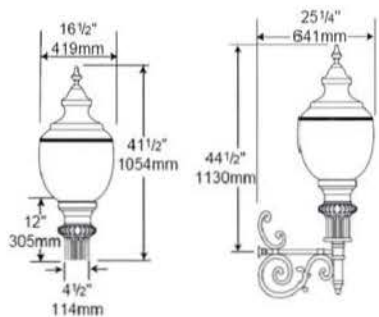
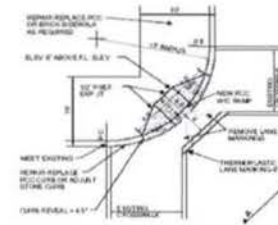
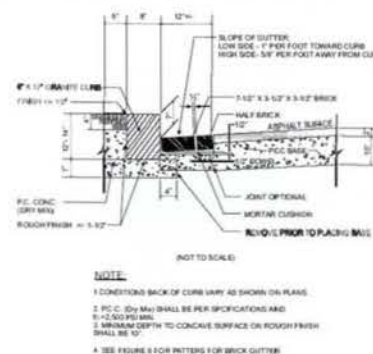
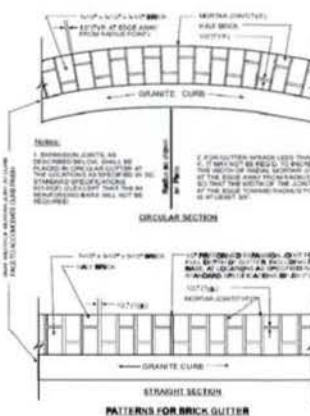
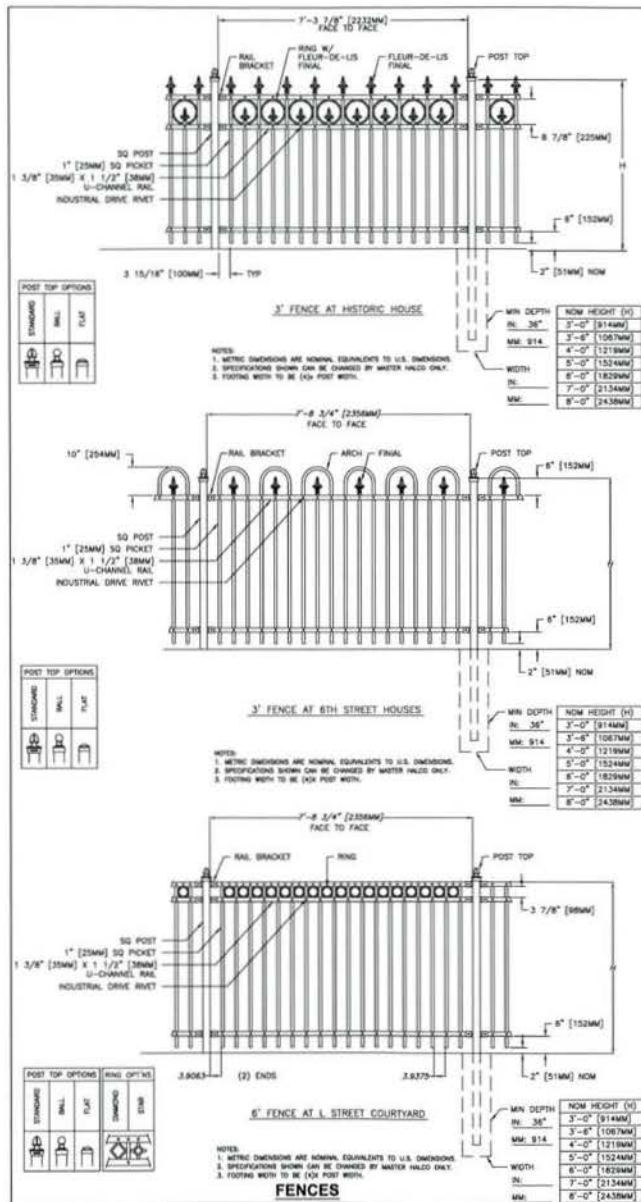
SCALE: AS SHOWN

DATE: 04/12/06

PROJECT NO: 05.0153

DRAWING NO:

L4



G.T.M. 1111111111

1700 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
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A MORTON THOMAS
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Holland-Knight
LLP

Douglas Development
CORPORATION

6TH & L ST, N.W.

**HARDSCAPE DETAILS &
SITE FURNISHINGS**

REVISIONS:

DATE:

DRAWN BY: DEN

CHECKED BY: GJO

SCALE: AS SHOWN

DATE: 04/12/06

PROJECT NO: 05.0153

DRAWING NO: **L5**

TREES



LONDON PLANE TREE



LONDON PLANE TREE



CRAPE MYRTLE



FLOWERS



PURPLE LEAF PLUM



RIVER BIRCH



ARBORVITAE

SHRUBS



RED TWIG DOGWOOD



BLUE PRINCESS HOLLY



AZALEA



AZALEA



HICK'S YEW



(BERRY)



MOUNTAIN LAUREL



FLOWERS



DWARF NANDINA



HYDRANGEA



GRASSES AND PERENNIALS



FEATHER REED GRASS



FOUNTAIN GRASS



AUTUMN JOY SEDUM



ASTILBE



VARIEGATED LIRIOPE



DAYLILIES



PERIWINKLE



DAFFODILS



DAFFODILS

Botanical Name	Common Name	Size	Remarks	SEASONAL INTEREST												CHARACTERISTICS				
				JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	INTERESTING BARK	SHOWY FLOWERS	FALL COLOR	WINTER INTEREST	
Trees																				
Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6' - 7' Ht.	Tall, narrowly pyramidal, with year-round emerald green foliage	EVER GREEN														X		X
Betula nigra 'Heritage'	River Birch	8' - 10' Ht.	Multi-stemmed tree with white / apricot color peeling bark	BARK YEAR - ROUND														X		X
Platanus acerifolia	London Plane Tree	2 1/2" - 3' cal.	Large tree with white / green / brown bark and persistent ball-like fruit in winter	BALL-LIKE FRUIT BARK YEAR - ROUND												X				
Lagerstroemia indica	Crape Myrtle	7' - 8' Ht.	Multi-stemmed tree with showy summer flowers and bark	BARK YEAR - ROUND VAR. CO. FLOWERS												X	X	X	X	
Prunus cerasifera atropurpurea	Purple Leaf Plum	2' - 2 1/2' cal.	Pink flowers in spring followed by burgundy foliage through autumn	PINK FLOWERS BURGUNDY LEAF COLOR														X		
Shrubs																				
Rhododendron sp. 'Tidorian'	Azalea (pink)	3 Gal.	Evergreen shrub, covered with flowers in spring	EVER GREEN VARIOUS CO. FLOWERS														X		
Ilex x meserveae 'Blue Princess'	Blue Princess Holly	3 Gal.	Medium evergreen shrub with glossy blue-green leaves and red berries in winter	RED BERRIES BLUE / GREEN EVER GREEN																X
Cornus sericea 'Cardinal'	Red Twig Dogwood	3 Gal.	Native shrub with stems that become a bright red accent in winter	RED TWIGS														X		X
Taxus x media 'Hicks'	Hick's Yew	24" - 30" Ht.	Upright, densely branching evergreen shrub	EVER GREEN																
Kalmia latifolia 'Olympic Fire'	Olympic Fire Mountain Laurel	5 Gal.	Medium / large evergreen shrub with unique white / pink flowers in early summer	EVER GREEN PINK/WHITE FLOW														X		
Nandina domestica 'Moon Bay'	Moon Bay Dwarf Nandina	3 Gal.	Small semi-evergreen shrub with red to green foliage	SEMI-EVER GREEN RED / GREEN LEAVES														X		X
Perennials and Grasses																				
Astilbe japonica	Astilbe	1 Gal.	Fern-like foliage with large flower spikes in late spring persisting through winter	PERSISTENT VEGETATION VAR. CO. FLOWERS														X		X
Hylotelephium x 'Herbstfreude'	Autumn Joy Sedum	1 Gal.	Pale green flower heads turning red / bronze in fall and persisting through winter	PERSISTENT VEGETATION														X	X	X
Hemerocallis sp.	Day Lily	1 Gal.	Large blooms in summer in a variety of colors	VAR. CO. FLOWERS														X		
Pennisetum alopecuroides	Fountain Grass	1 Gal.	Upright arching leaf blades with creamy white seed heads in autumn	PERSISTENT VEGETATION																X
Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal.	Medium tall upright grass with bronze plumes from June to Autumn	PERSISTENT VEGETATION BRONZE FLOWERS															X	X
Liriope muscari 'Variegata'	Variegated Liriope	1 Gal.	Ground cover with white / green leaves and lavender blossoms in summer	EVER GREEN LAVENDER FLOWERS																
Narcissus sp.	Daffodils	Bulb	Large blooms in spring in a variety of colors	VAR. CO. FLOWERS														X		
Vinca minor	Periwinkle	Rooted cuttings	Groundcover with glossy, deep evergreen leaves and periwinkle blue spring flower	EVER GREEN PERIWINKLE BLUE FLOWERS														X		



 G T M

 7730 OLD GEORGETOWN ROAD

 SUITE 100

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 EMAIL: AMT@AMT-DESIGN.COM

Holland-Knight
LLP


 Douglas Development

 CONSULTANTS INC.

6TH & L ST, N.W.
 BLOOMING SCHEDULE

REVISIONS:

SEAL:

DRAWN BY: DEN

 CHECKED BY: SJO

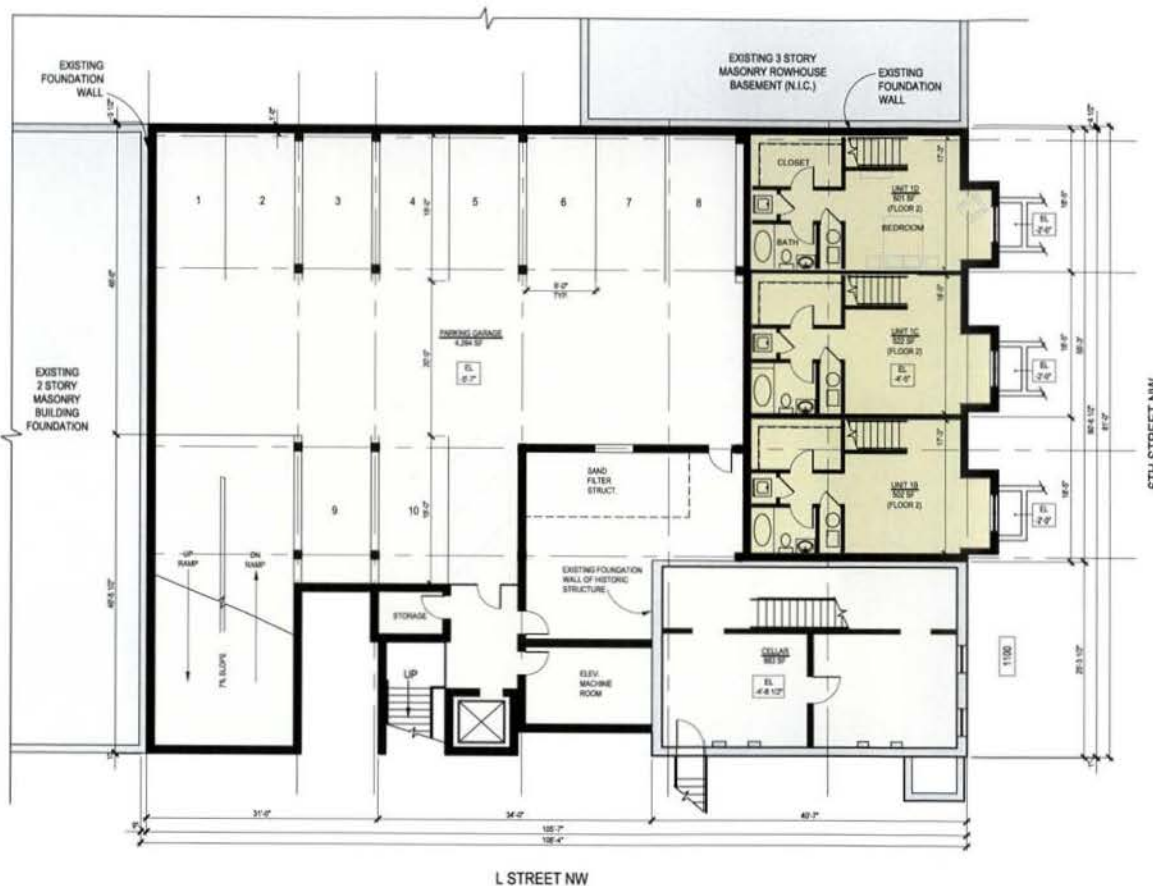
 SCALE: AS SHOWN

 DATE: 04/12/06

 PROJECT NO: 05.0153

 DRAWING NO:

L.6



1 LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0"



LOWER LEVEL DATA	BUILDING SUMMARY		TTL GSF COUNTED TOWARD F.A.R.
UNIT TYPES	# OF UNITS	GSF	GSF
1 BR	3	1,525	
1 BR + DEN	—	—	
1 BR EFFICIENCY	—	—	
2 BR	—	—	
TOTAL GSF RESIDENTIAL	3	1,525	
TOTAL PARKING/SERVICE	10 SPACES	5,610	
TOTAL GSF BASEMENT (HISTORIC STRUCTURE)	—	1,046	
TOTAL BLDG GSF		8,378	0 *

* FOR PURPOSES OF COUNTING F.A.R.:
GROSS FLOOR AREA DOES NOT INCLUDE: 1) BAYS PROJECTING OVER PROPERTY LINE ON 6TH ST, 2) PARKING ACCESS RAMPS, AND 3) SPACES WITH STRUCTURAL HEADROOM CLEARANCE LESS THAN 4'-0" ABOVE GRADE LEVEL.

NOTES:

1. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

LEGEND

- 1 BR
- PARKING/SERVICE
- CORE FACTOR

G.T.M.
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SUITE 400
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CORPORATION

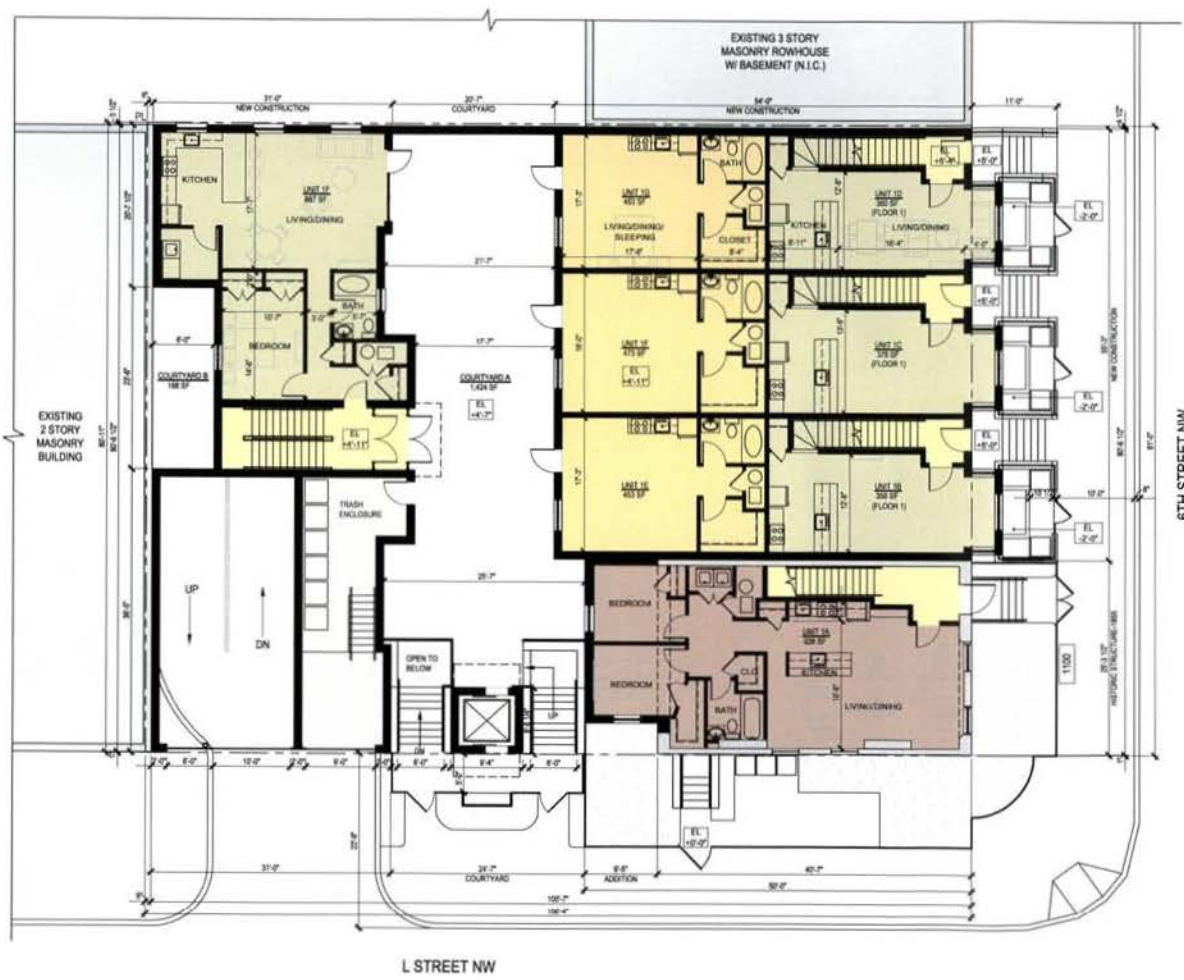
6TH & L ST., N.W.
LOWER LEVEL PLAN

REVISIONS:

DEAL:

DRAWN BY: KAL/LTP
CHECKED BY: GEH
SCALE: AS NOTED
DATE: 4-12-06
PROJECT NO: 05.0153
DRAWING NO:

A1.00



1 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

FIRST FLOOR DATA	BUILDING SUMMARY		TTL GSF COUNTED TOWARD F.A.R.
UNIT TYPES	# OF UNITS	GSF	GSF
1 BR	4	1,983	
1 BR + DEN			
1 BR EFFICIENCY	3	1,379	
2 BR	1	926	
TOTAL GSF RESIDENTIAL	8	4,288	
TRASH ENCLOSURE		450	
TOTAL BLDG GSF		6,924	
			6,792 *

* FOR PURPOSES OF COUNTING F.A.R.:
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NOTES:
1. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

LEGEND	
	1 BR
	2 BR
	1 BR EFFICIENCY
	SERVICE
	CORE FACTOR

GTM
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FAX: (214) 441-0300
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**Holland-Knight
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Development
CORPORATION**

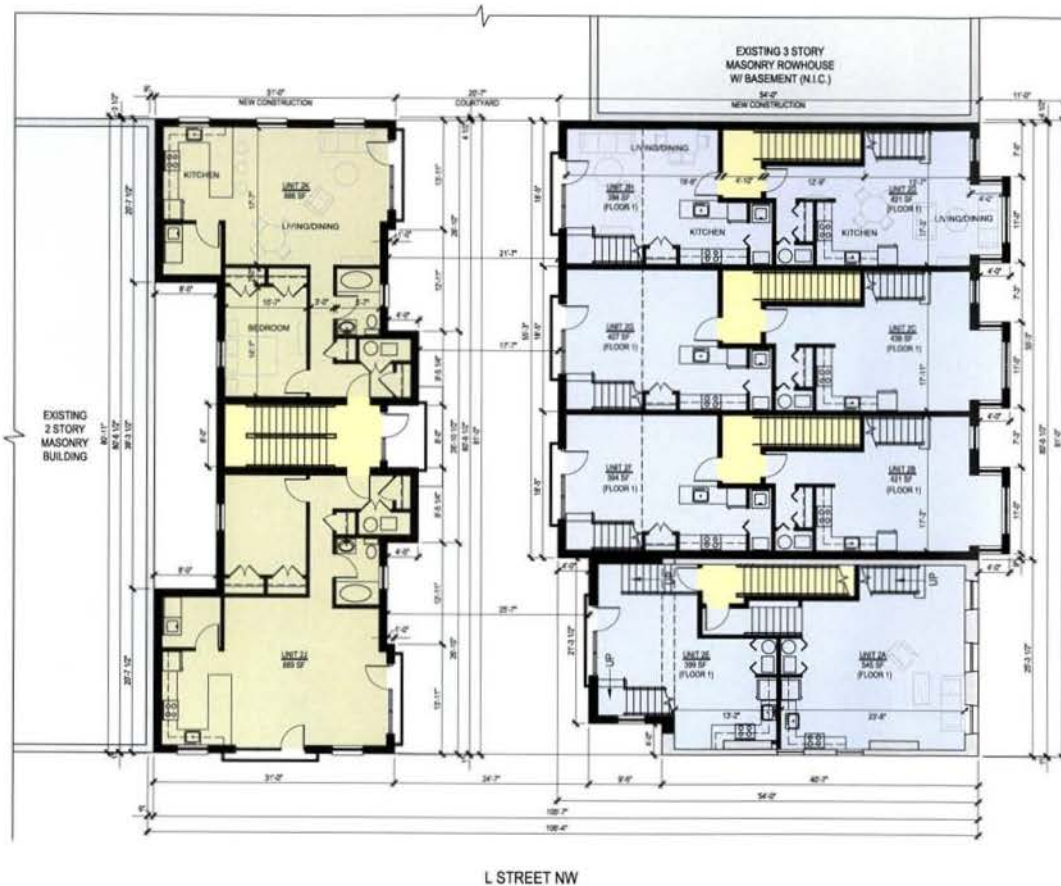
**6TH & L ST., N.W.
FIRST FLOOR PLAN**

REVISIONS:

SEAL:

DRAWN BY: KAL/LTP
CHECKED BY: CEH
SCALE: AS NOTED
DATE: 4-12-06
PROJECT NO: 05.0153
DRAWING NO:

A1.01



SECOND FLOOR DATA	BUILDING SUMMARY		TTL GSF COUNTED TOWARD F.A.R.
UNIT TYPES	# OF UNITS	GSF	GSF
1 BR	2	1,775	
1 BR + DEN	8	3,419	
1 BR EFFICIENCY	—	—	
2 BR	—	—	
TOTAL GSF RESIDENTIAL	10	5,194	7,164 *
TOTAL PARKING/SERVICE	—	—	
TOTAL BLDG GSF	—	7,296	

* FOR PURPOSES OF COUNTING F.A.R.:
GROSS FLOOR AREA DOES NOT INCLUDE: 1) BAYS PROJECTING OVER PROPERTY LINE ON 6TH ST. 2) PARKING ACCESS RAMPS, AND 3) SPACES WITH STRUCTURAL HEADROOM CLEARANCE LESS THAN 4'-0" ABOVE GRADE LEVEL.

NOTES:

1. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

LEGEND	
	1 BR + DEN
	1 BR
	CORE FACTOR

1 SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



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6TH & L ST., N.W.
SECOND FLOOR PLAN

REVISIONS:

SEAL:

DRAWN BY: KAL/ATP
CHECKED BY: CEH
SCALE: AS NOTED
DATE: 4-12-06
PROJECT NO: 05.0153
DRAWING NO:

A1.02



THIRD FLOOR DATA	BUILDING SUMMARY		TTL GSF COUNTED TOWARD F.A.R.
	# OF UNITS	GSF	GSF
1 BR	—	—	
1 BR + DEN	10	5,501	
1 BR EFFICIENCY	—	—	
2 BR	—	—	
TOTAL GSF RESIDENTIAL	10	5,501	
TOTAL PARKING/SERVICE	—	—	
TOTAL BLDG GSF	—	7,164	

* FOR PURPOSES OF COUNTING F.A.R.:
GROSS FLOOR AREA DOES NOT INCLUDE: 1) BAYS PROJECTING OVER PROPERTY LINE ON 6TH ST, 2) PARKING ACCESS RAMPS, AND 3) SPACES WITH STRUCTURAL HEADROOM CLEARANCE LESS THAN 4'-0" ABOVE GRADE LEVEL.

NOTES:

1. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

LEGEND
1 BR + DEN
CORE FACTOR

1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



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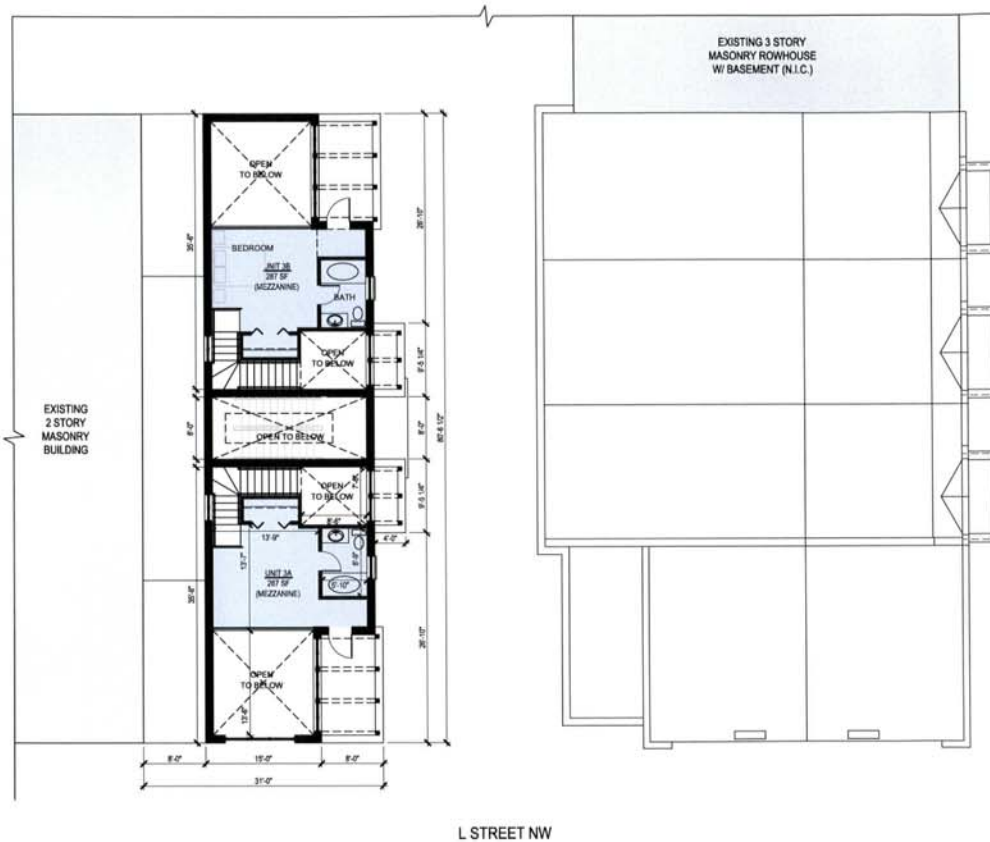
6TH & L ST., N.W.
THIRD FLOOR PLAN

REVISIONS:

SEAL:

DRAWN BY: KALA.TP
CHECKED BY: CEH
SCALE: AS NOTED
DATE: 4-12-06
PROJECT NO: 05.0153
DRAWING NO:

A1.03



1 MEZZANINE LEVEL PLAN
SCALE: 1/16" = 1'-0"



FOURTH FLOOR DATA	BUILDING SUMMARY		TTL GSF COUNTED TOWARD F.A.R.
	# OF UNITS	GSF	GSF
1 BR	—	—	
1 BR + DEN	2	574	
1 BR EFFICIENCY	—	—	
2 BR	—	—	
TOTAL GSF RESIDENTIAL	2	574	
TOTAL PARKING/SERVICE	—	—	
TOTAL BLDG GSF		927	927 *

* FOR PURPOSES OF COUNTING F.A.R.:
GROSS FLOOR AREA DOES NOT INCLUDE: 1) BAYS PROJECTING OVER PROPERTY LINE ON 6TH ST. 2) PARKING ACCESS RAMPS, AND 3) SPACES WITH STRUCTURAL HEADROOM CLEARANCE LESS THAN 4'-0" ABOVE GRADE LEVEL

NOTES:

1. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

LEGEND	
	1 BR + DEN

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Development
CORPORATION

6TH & L ST., N.W.
MEZZANINE LEVEL PLAN

REVISIONS:

SEAL:

DRAWN BY: KAL/LTP
CHECKED BY: CEH
SCALE: AS NOTED
DATE: 4-12-06
PROJECT NO: 05.0153
DRAWING NO:

A1.04

6TH & L ST., N.W.
6TH STREET ELEVATION
(NEW CONSTRUCTION 'EAST')

REVISIONS:

TOTAL

DRAWN BY: KAL/LTP
CHECKED BY: CEH
SCALE: AS NOTED
DATE: 4-12-06
PROJECT NO: 05.0153
DRAWING NO:

A2.00



1 6TH STREET ELEVATION (NEW CONSTRUCTION 'EAST')
SCALE: 1/4" = 3'-0"

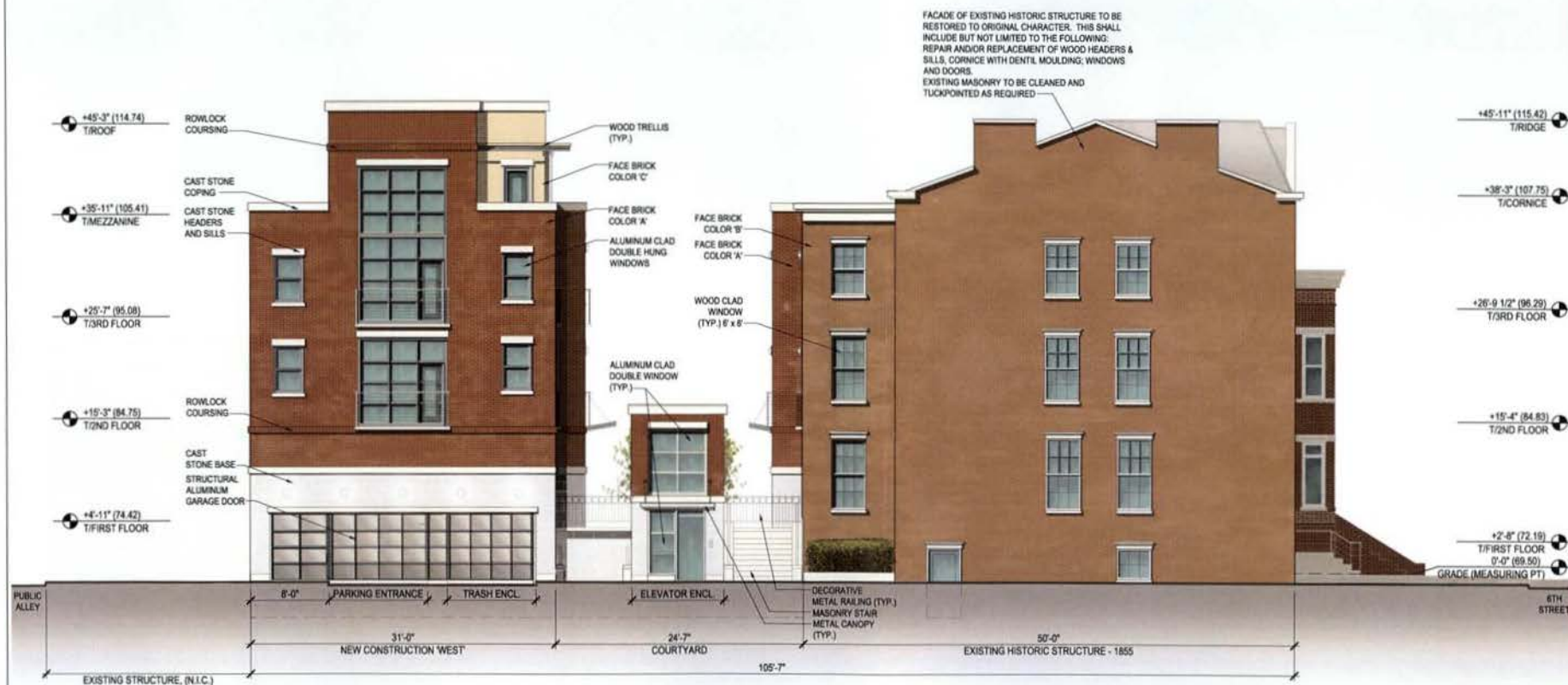
6TH & L ST., N.W.
L STREET ELEVATION

REVIEWS

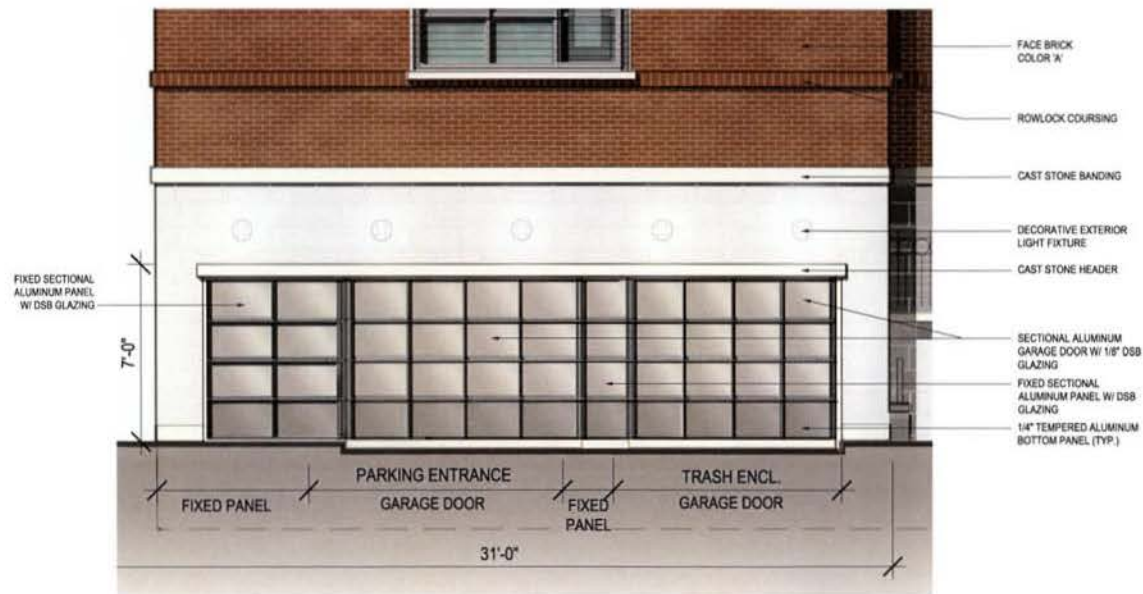
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DRAWN BY:	KAL/TP
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SCALE:	AS NOTED
DATE:	4-12-06
PROJECT NO:	05.0153
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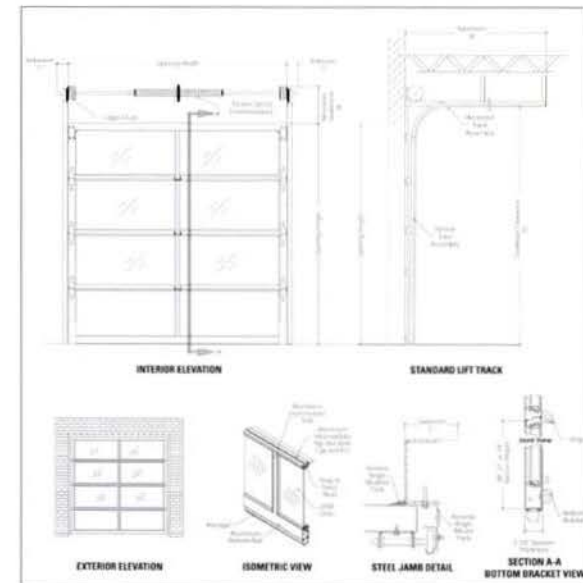
A2.01



1 L STREET ELEVATION
SCALE: 1" = 30'



1 L STREET GARAGE DETAIL
SCALE: NTS



2 GARAGE DOOR TYPICAL DETAIL
SCALE: NTS

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FAX: (202) 462-1001

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Development
CORPORATION

6TH & L ST., N.W.
L STREET
GARAGE DOOR DETAIL

REVISIONS:
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DEAL:

DRAWN BY: KAL/LTP
CHECKED BY: GEH
SCALE: AS NOTED
DATE: 4-12-06
PROJECT NO: 050153
DRAWING NO:

A2.02



1 COURTYARD ELEVATION - NEW CONSTRUCTION 'EAST'
 SCALE: 1/8" = 3'-0"

G T M
 7795 OLD GEORGETOWN ROAD
 SUITE 700
 BETHESDA, MD 20814
 (301)333-3000
 (301)333-3001 FAX

AMT

A. MORTON THOMAS
 AND ASSOCIATES, INC.
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 BOWTIE, MD 20814
 (301) 284-1500
 FAX (301) 284-1504
 WWW.AMTENGINEERS.COM

Holland+Knight
 LLP

Douglas
 Development
 DEVELOPMENT

6TH & L ST., N.W.
 COURTYARD ELEVATION
 NEW CONSTRUCTION 'EAST'

REVISIONS:

SEAL:

DRAWN BY: KALJA.TP
 CHECKED BY: CEH
 SCALE: AS NOTED
 DATE: 4-12-06
 PROJECT NO: 05.0153
 DRAWING NO:

A2.03



1 COURTYARD ELEVATION - NEW CONSTRUCTION WEST
SCALE: 1/8" = 1'-0"

G.T.H.
7795 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(301) 533-3000
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A. MONTGOMERY THOMAS
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DUBLIN, OH 43017
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FAX: 614.233.8801
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6TH & L ST., N.W.
COURTYARD ELEVATION
NEW CONSTRUCTION WEST

REVISIONS:

SEAL:

DRAWN BY: KAL/LTP
CHECKED BY: CEH
SCALE: AS NOTED
DATE: 4-12-06
PROJECT NO: 05.0153
DRAWING NO.

A2.04



1 CORNER OF 6TH STREET AND L STREET
SCALE: NTS



2 6TH STREET LOOKING NORTH
SCALE: NTS



3 6TH STREET ENTRY DETAIL
SCALE: NTS

G T M
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6TH & L ST., N.W.
PERSPECTIVE VIEWS
6TH STREET

REVISIONS:

SCALE:

DRAWN BY: KAL/ATP
CHECKED BY: CEH
SCALE: AS NOTED
DATE: 4-12-06
PROJECT NO: 05.0153
DRAWING NO:

A3.00



1 L STREET VIEW
SCALE: NTS



2 L STREET VIEW
SCALE: NTS

GTM

GTM
7775 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(301)533-2000
(301)533-2001 FAX

AMT

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6TH & L ST., N.W.
PERSPECTIVE VIEWS
L STREET

REVISIONS:
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SEAL:
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DRAWN BY: KAL/JTP
CHECKED BY: CEH
SCALE: AS NOTED
DATE: 4-12-06
PROJECT NO: 05.0153
DRAWING NO:

A3.01



1 AERIAL VIEW OF COURTYARD
SCALE: NTS



2 VIEW FROM COURTYARD
SCALE: NTS

GTM

GTM

7700 OLD GEORGETOWN ROAD
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BETHESDA, MD 20814
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2000 EIGHTH AVENUE

6TH & L ST., N.W.
PERSPECTIVE VIEWS
COURTYARD

REVISIONS:

SEAL:

DRAWN BY: KAL/LTP
CHECKED BY: GEH
SCALE: AS NOTED
DATE: 4-12-06
PROJECT NO: 05.0153
DRAWING NO:

A3.02