

CONSOLIDATED PLANNED UNIT DEVELOPMENT

CHANNING PLACE

NORTHEAST WASHINGTON, DC

SUBMISSION DATE
JUNE 5, 2006

SHEET INDEX

DRAWING INDEX

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OWNER / DEVELOPER:
Douglas Development Corporation

LAND USE COUNSEL:
Holland & Knight, LLP

ARCHITECTS:
GTM Architects, Inc.

CIVIL ENGINEERS:
Dewberry & Davis LLC

TRAFFIC CONSULTANT:
OR George & Associates

MEP CONSULTANT:
TOLK, Inc.

ZONING COMMISSION
District of Columbia

CASE NO. 06-28
EXHIBIT NO. 19
EXHIBIT NO. 6

ZONING TABULATIONS

LOT DATA:

SQUARE:	3846	
ZONE:	CURRENTLY C-M-2	PROPOSED C-2-C
LOTS & SITE AREA:	LOT 74 LOT 854 LOT 855 LOT 857 LOT 858	11,723 s.f. (approx.) 13,176 s.f. (approx.) 22,540 s.f. (approx.) 49,386 s.f. (approx.) 4,307 s.f. (approx.) 101,132 s.f. (approx.)

GROSS FLOOR AREA

	BUILDING A	BUILDING B	BUILDING C	TOTAL
1st floor	24,725 gsf	26,557 gsf	15,705 gsf	66,987 gsf
2nd floor	19,667 gsf	26,210 gsf	15,705 gsf	61,582 gsf
3rd floor	24,776 gsf	26,213 gsf	15,705 gsf	66,694 gsf
4th floor	24,759 gsf	26,000 gsf	15,705 gsf	66,464 gsf
5th floor	20,851 gsf	26,000 gsf	15,705 gsf	62,556 gsf
6th floor	20,851 gsf	31,021 gsf	—	51,872 gsf
7th floor	20,851 gsf	31,040 gsf	—	51,891 gsf
8th floor	—	31,301 gsf	—	31,301 gsf
Roof	841 gsf	861 gsf	—	1,702 gsf
TOTAL PROVIDED	157,321 gsf	225,203 gsf	78,525 gsf	461,049 gsf

RESIDENTIAL RECREATION SPACE

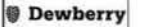
	BUILDING A	BUILDING B	BUILDING C	TOTAL
Courtyard / Side yard	5,123 gsf	6,794 gsf	—	11,917 gsf
Amenity (Indoor Recreation Space)	—	13,697 gsf	—	13,697 gsf
Rooftop	4,412 gsf	10,238 gsf	10,629 gsf	25,279 gsf
TOTAL PROVIDED	9,535 gsf	30,729 gsf	10,629 gsf	50,893 gsf

* FOR PURPOSES OF COUNTING F.A.R.:
GROSS FLOOR AREA DOES NOT INCLUDE: 1) BELOW GRADE PARKING OR 2) SPACES WITH
STRUCTURAL HEADROOM CLEARANCE LESS THAN 4'-0" ABOVE GRADE LEVEL

SITE REQUIREMENTS	REQUIRED / ALLOWED PUD	PROVIDED
MINIMUM LOT AREA	15,000 s.f.	101,132 s.f.
MINIMUM LOT WIDTH	---	---
FAR*	6.0	4.56
GROSS FLOOR AREA TOTAL	606,792 s.f.	461,049 s.f.
GROSS FLOOR AREA - RESIDENTIAL	---	338,641 s.f.
GROSS FLOOR AREA - RETAIL	---	12,079 s.f.
GROSS FLOOR AREA - LIVE /WORK	---	56,219 s.f.
LOT OCCUPANCY	80 %	68%
BUILDING HEIGHT	90' MAX.	80'-0" BLDG. A 80'-0" BLDG. B 50'-4" BLDG. C
PENTHOUSE HEIGHT	18'-6"	18'-6" MAX.
REAR YARD	15'	15'
SIDE YARD	13'- 3 1/2"	13'-6"
OPEN COURT WIDTH	26'-8"	79'-0"
PARKING	Residential: 71 spaces Retail: 10 spaces Office: 10 spaces 91 spaces	281 Spaces
LOADING BERTHS	1 @ 55' deep & 2 @ 30' deep	1 @ 55' deep & 2 @ 30' deep
LOADING DOCKS	1 @ 200 s.f. & 1 @ 100 s.f.	1 @ 200 s.f. & 1 @ 100 s.f.
SERVICE & DELIVERY	2 @ 20' deep	2 @ 20' deep
RESIDENTIAL RECREATION SPACE	50,797 s.f.	50,893 s.f.



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Holland - Knight
LLP



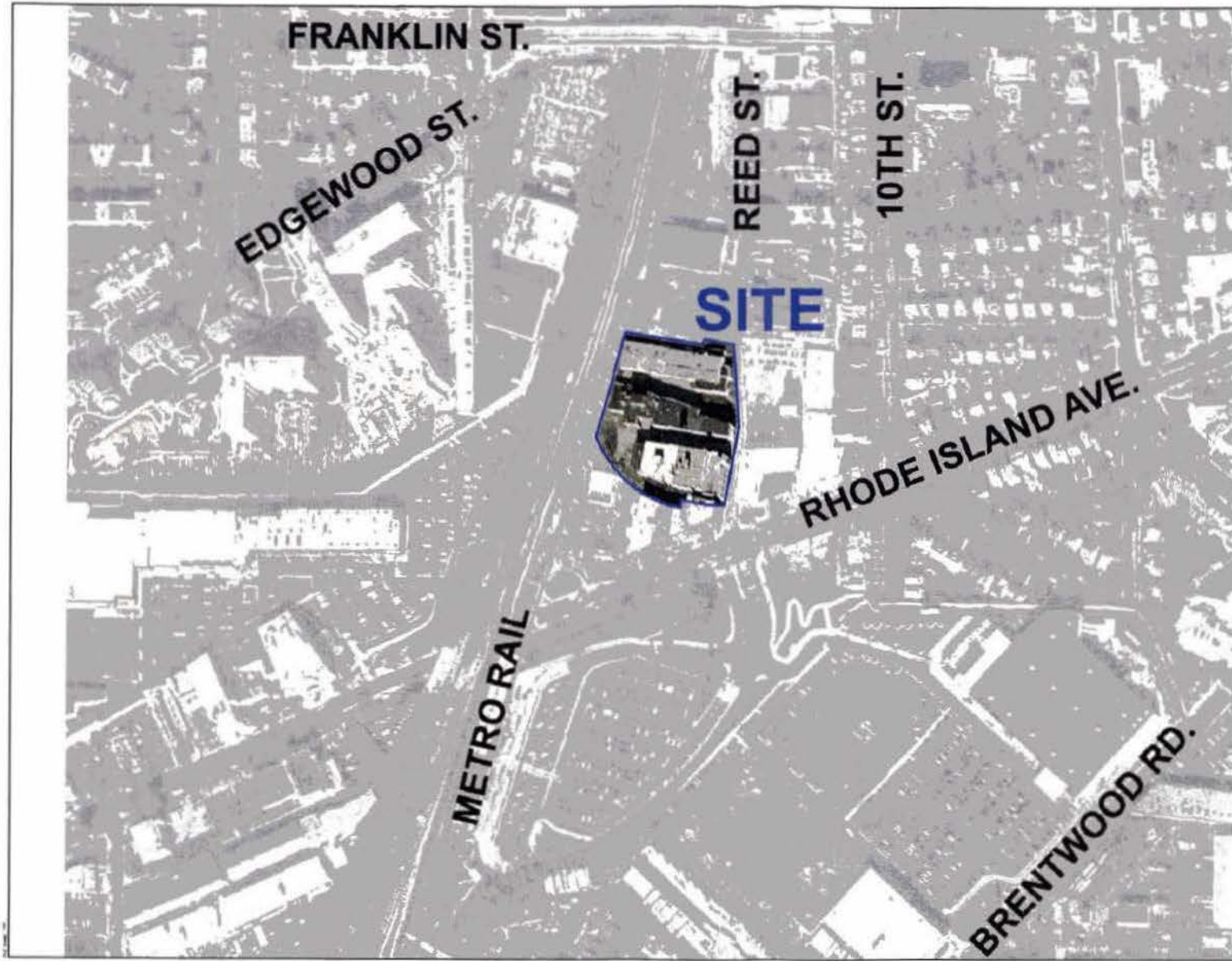
CHANNING PLACE, N.E.
BUILDING TABULATIONS

REVISIONS:

SEAL:

DRAWN BY: KCO
CHECKED BY: RJC
SCALE: AS NOTED
DATE: 6-5-06
PROJECT NO: 05.0284
DRAWING NO:

C.1



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 Douglas Development 1000 N. 10th St. Suite 100 Channing Place, N.E. Atlanta, GA 30309 Phone: 404.525.1000 Fax: 404.525.1001	
CHANNING PLACE, N.E. AERIAL MAP	
REVISIONS	
NO.	
DATE	
DRAWN BY:	
CHECKED BY:	
SCALE: AS NOTED	
DATE:	
PROJECT NO.: 05.0269	
DRAWING NO.: C2.01	



LOOKING SOUTH ALONG REED ST AT CHANNING PLACE



LOOKING WEST ALONG CHANNING PLACE



LOOKING EAST FROM REAR OF SITE



LOOKING NORTH ALONG REED STREET



PROPERTY LINE @ SOUTH SIDE OF BUILDING



LOOKING SOUTH ALONG REED ST



LOOKING EAST ALONG RHODE ISLAND AVE



LOOKING NORTH AT REED ST FROM RHODE ISLAND AVE



LOOKING WEST ALONG RHODE ISLAND AVE



AERIAL LOOKING NORTHEAST FROM METRO

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CHANNING PLACE, N.E.
NEIGHBORHOOD IMAGE BOARD

REVISIONS:

SEAL:

DRAWN BY: **EB**

CHECKED BY: **RJC**

SCALE: AS NOTED

DATE: 6-5-06

PROJECT NO: 05 0289

DRAWING NO:

C.4



1 VIEW FROM WEST
SCALE: NTS



2 VIEW FROM SOUTH
SCALE: NTS



3 VIEW FROM EAST
SCALE: NTS



4 VIEW FROM NORTH
SCALE: NTS

CHANNING PLACE, N.E.
AERIAL PHOTOGRAPHS

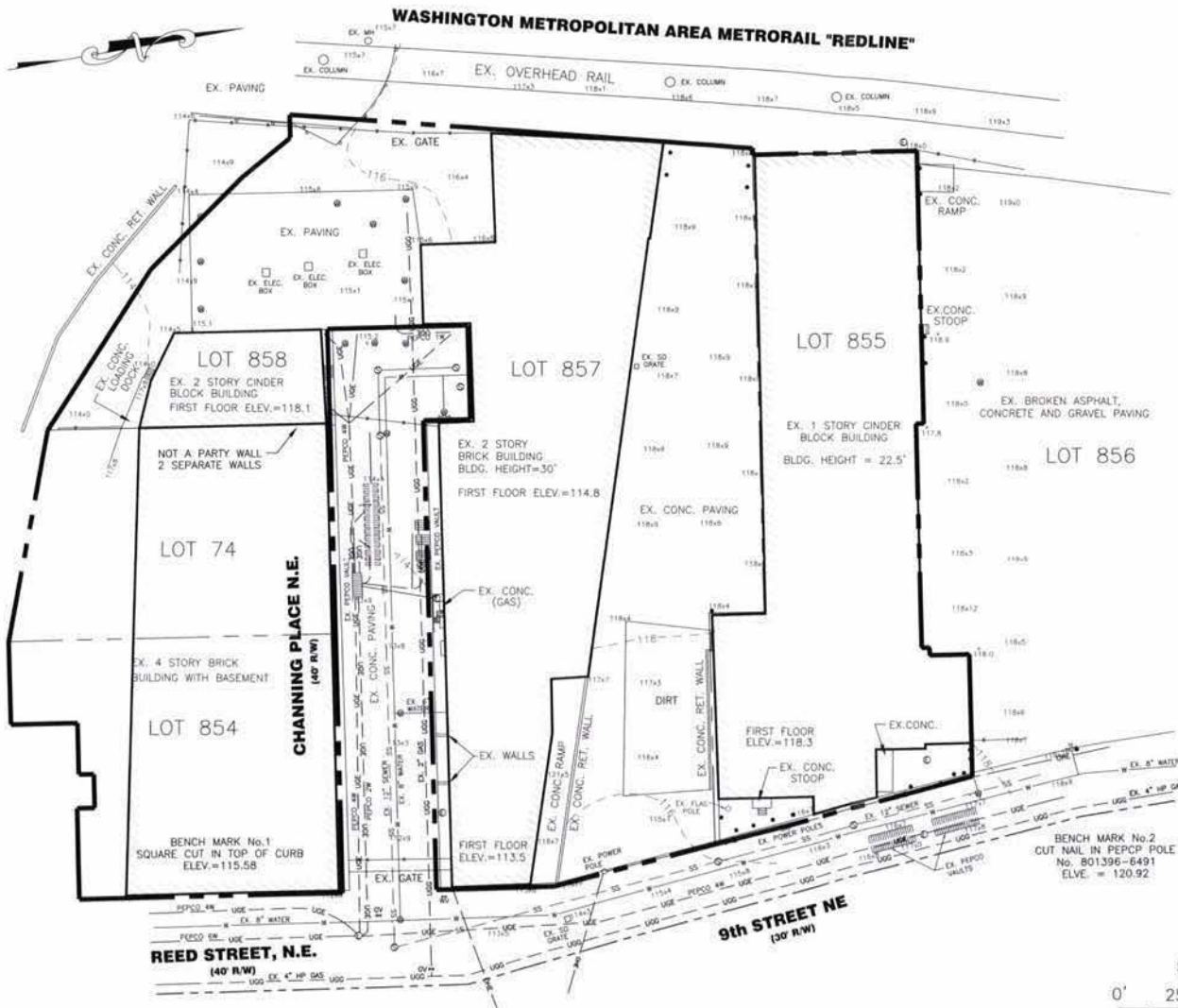
REVISIONS:

SEAL:

DRAWN BY: 
CHECKED BY: RJC
SCALE: AS NOTED
DATE: 6-5-06
PROJECT NO: 05.0284
DRAWING NO:

WASHINGTON METROPOLITAN AREA METRORAIL "REDLINE"

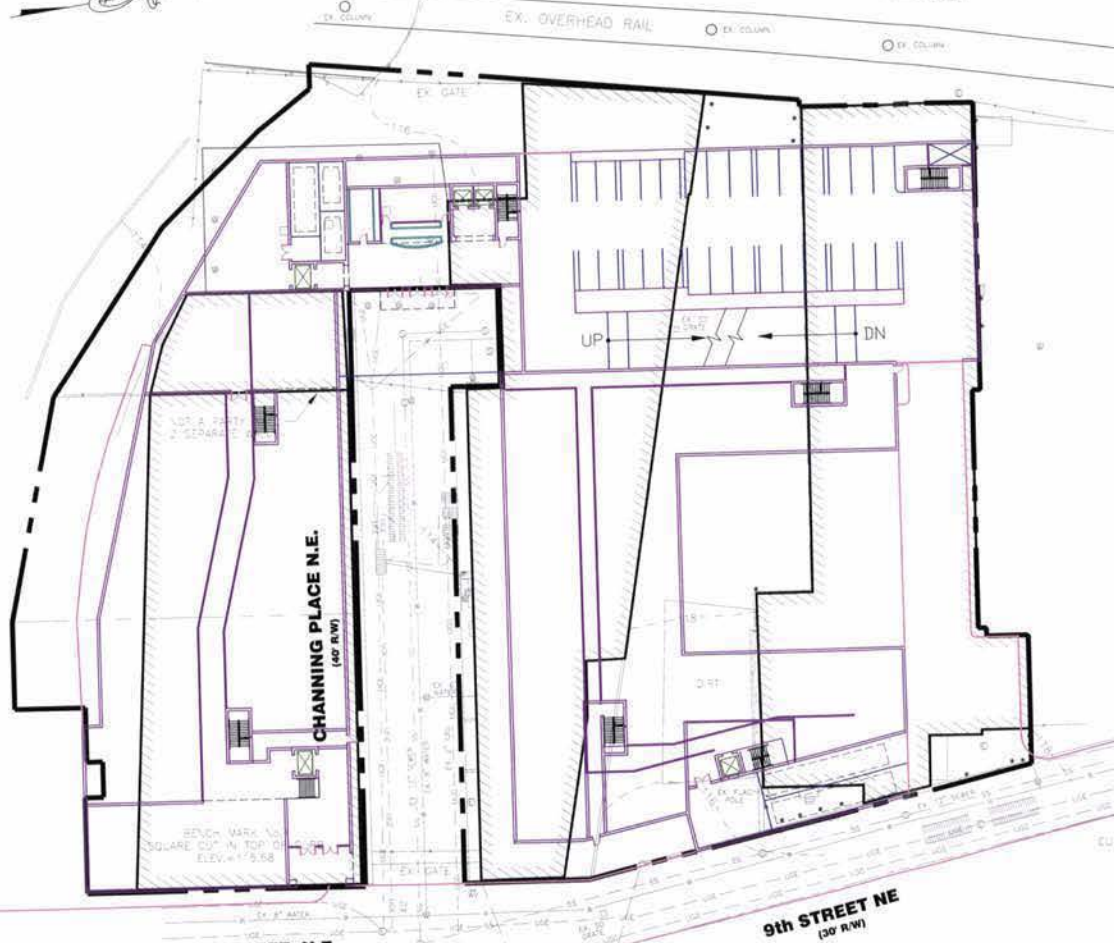
LEGEND



SCALE: 1"=50'



WASHINGTON METROPOLITAN AREA METRORAIL "REDLINE"



- ## LEGEND
- EX. FIRE HYDRANT
 - EX. WATER MANHOLE
 - EX. WATER VALVE
 - EX. SANITARY SEWER MANHOLE
 - EX. ELECTRIC MANHOLE
 - EX. GAS VALVE
 - EX. STEEL BOLLARD
 - EX. WATERMAIN
 - EX. SANITARY SEWER
 - EX. PERCO UNDERGROUND POWER CABLE
 - EX. UNDERGROUND GAS LINE
 - EX. OVERHEAD WIRE
 - EX. CHAIN LINK FENCE
 - EX. GUARD RAIL
 - EX. PROPERTY LINE
 - EX. BUILDING

SCALE: 1"=50'

0' 50' 100'

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Douglas Development

CHANNING PLACE, N.E.
SITE DEVELOPMENT PLAN

REVISIONS

SEAL

DRAWN BY:
CHECKED BY:
SCALE: AS NOTED
DATE:
PROJECT NO. 05.0289
DRAWING NO.

C6.01

CHANNING PLACE
GRADING PLAN

REVISIONS

SCALE

DRAWN BY

ABP

CHECKED BY

CPO

SCALE

AS NOTED

DATE

06-05-06

PROJECT NO.

05.0152

DRAWING NO.

C.8

WASHINGTON METROPOLITAN AREA METRORAIL "REDLINE"

LEGEND

	PROP. CONTOURS
	EX. WATERMAIN
	EX. SANITARY SEWER
	EX. PEPCO UNDERGROUND POWER CABLE
	EX. UNDERGROUND GAS LINE
	EX. OVERHEAD WIRE
	EX. CHAIN LINK FENCE
	EX. GUARD RAIL
	EX. PROPERTY LINE
	EX. BUILDING
	PROP. SAN. SEWER LINE
	PROP. WATER LINE
	PROP. STORM SEWER
	PROP. ELECTRIC LINE
	PROP. GAS LINE

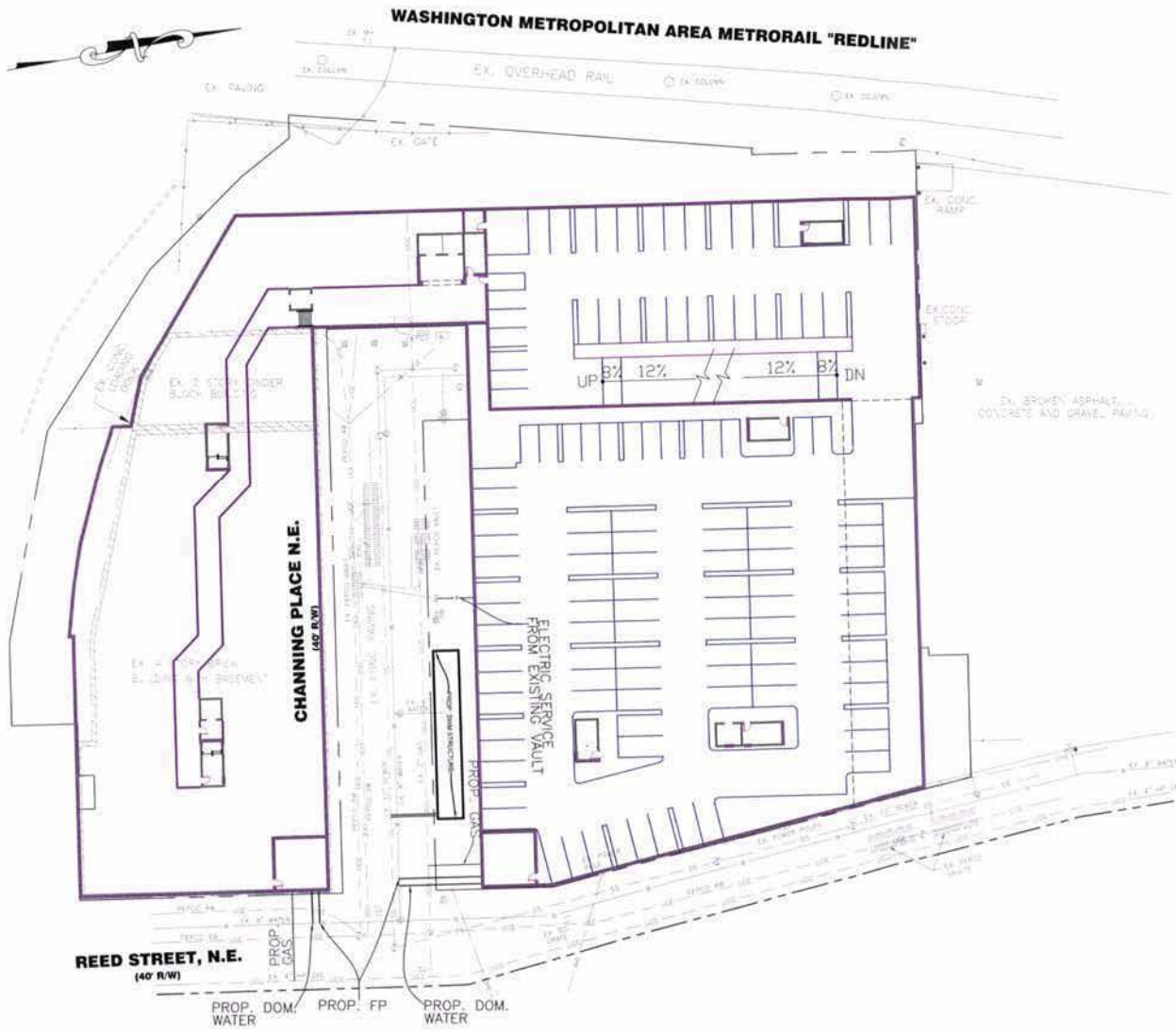
SCALE: 1"=50'

0' 50' 100'

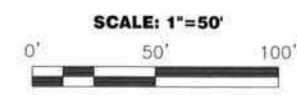
REED STREET, N.E.
(40' R/W)

CHANNING PLACE N.E.
(40' R/W)

UP 8% 12% 12% 8% DN



LEGEND	
	EX. FIRE HYDRANT
	EX. WATER MANHOLE
	EX. WATER VALVE
	EX. SANITARY SEWER MANHOLE
	EX. ELECTRIC MANHOLE
	EX. GAS VALVE
	EX. STEEL BOLLARD
	EX. WATERMAIN
	EX. SANITARY SEWER
	EX. PEPCO UNDERGROUND POWER CABLE
	EX. UNDERGROUND GAS LINE
	EX. OVERHEAD WIRE
	EX. CHAIN LINK FENCE
	EX. GUARD RAIL
	EX. PROPERTY LINE
	EX. BUILDING
	PROP. SAN. SEWER LINE
	PROP. WATER LINE
	PROP. STORM SEWER
	PROP. ELECTRIC LINE
	PROP. GAS LINE



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Holland+Knight
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CORPORATION

CHANNING PLACE
UTILITY PLAN

REVISIONS:

SCALE:

DRAWN BY: ABP
CHECKED BY: CPD
SCALE: AS NOTED
DATE: 06-05-06
PROJECT NO. 05.0152
DRAWING NO.

C.9

LEGEND

	EX. WATERMAIN
	EX. SANITARY SEWER
	EX. PEPCO UNDERGROUND POWER CABLE
	EX. UNDERGROUND GAS LINE
	EX. OVERHEAD WIRE
	EX. CHAIN LINK FENCE
	EX. GUARD RAIL
	EX. PROPERTY LINE
	EX. BUILDING
	PROP. SAN. SEWER LINE
	PROP. WATER LINE
	PROP. STORM SEWER
	PROP. ELECTRIC LINE
	PROP. GAS LINE

PROJECT NARRATIVE:

This project is located at intersection of Channing Pl and Reed Street in North-East DC. Total site area is approximately 2.34 Ac. Currently the site is fully developed. Proposed development consists of adding more storeys on existing building and construction of new retail/residential building. Site is located in combined sewer area. Stormwater management will be provided for the New Building & courtyard area via an underground filtration system as shown on this plan. Total roof area for new building and courtyard is approximately 1.16 Ac. Driveway is 0.17 Ac. Following is the computation for required volumes for water quality and quantity.

Water Quality Volume:

$$V_w = \frac{I_a \cdot R}{12}$$

Roof & Courtyard Driveway

Where,
I = Impervious Area = 50650 sf + 7500 sf
R = Runoff Depth (in.)

$$V_w = \frac{50650 \cdot 0.3}{12} + \frac{7500 \cdot 0.5}{12} = 1578 \text{ CF}$$

Water Quantity Volume:

$$V_q = (Q_{15-POST} - Q_{2-PRE}) \cdot t_c \cdot 1.25$$

$$Q_{15-POST} = CIA = 1 \cdot 7.56 \cdot 1.33 = 10.05 \text{ cfs}$$

$$Q_{2-PRE} = CIA = 1 \cdot 5.28 \cdot 1.33 = 7.02 \text{ cfs}$$

$$t_c = 5 \text{ min.} = 5 \cdot 60 \text{ sec.}$$

Therefore, required quantity volume

$$V_q = (10.05 - 7.02) \cdot 5 \cdot 60 \cdot 1.25$$

$$V_q = 1135 \text{ CF}$$

We will use the greater of V_w and V_q (i.e. 1578 CF) to size the filtration unit.

REVISIONS:

SEAL:

DRAWN BY: ABP

CHECKED BY: CPO

SCALE: AS NOTED

DATE: 06-05-06

PROJECT NO: 05.0152

DRAWING NO:

C.10

CHANNING PLACE STORMWATER CONCEPT PLAN

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WASHINGTON METROPOLITAN AREA METRORAIL "REDLINE"

SCALE: 1"=50'



REED STREET, N.E.
(40' R/W)

CHANNING PLACE N.E.
(40' R/W)

ELECTRIC SERVICE
FROM EXISTING VAULT

PROP. GAS

PROP. DOM. WATER
PROP. FP
PROP. DOM. WATER

UP 8% 12% 12% 8% DN

EX. BROOK ASPHALT
CONCRETE AND GRAVEL DRIVE

EX. CONDO
RAMP

EX. STONE

EX. STONE

EX. STONE

EX. STONE

EX. STONE

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EX. STONE

CHANNING PLACE EROSION & SEDIMENT CONTROL PLAN

REVISIONS:

SCALE:

DRAWN BY:

ABP

CHECKED BY:

CPO

SCALE:

AS NOTED

DATE:

06-05-06

PROJECT NO.

05.0152

DRAWING NO.

C.11

WASHINGTON METROPOLITAN AREA METRORAIL "REDLINE"

LEGEND

	PROP. CONTOURS
	PROP. SILT FENCE
	PROP. SILT FENCE ON ASPHALT
	STABILIZED CONSTRUCTION ENTRANCE
	EX. CHAIN LINK FENCE
	EX. GUARD RAIL
	EX. PROPERTY LINE
	EX. BUILDING
	PROP. SAN. SEWER LINE
	PROP. WATER LINE
	PROP. STORM SEWER
	PROP. ELECTRIC LINE
	PROP. GAS LINE

SCALE: 1"=50'

0' 50' 100'

REED STREET, N.E.
(40' R/W)

CHANNING PLACE N.E.
(40' R/W)

UP 8% 12% 12% 8% DN

CHANNING PLACE
CIRCULATION PLAN

REVISIONS:

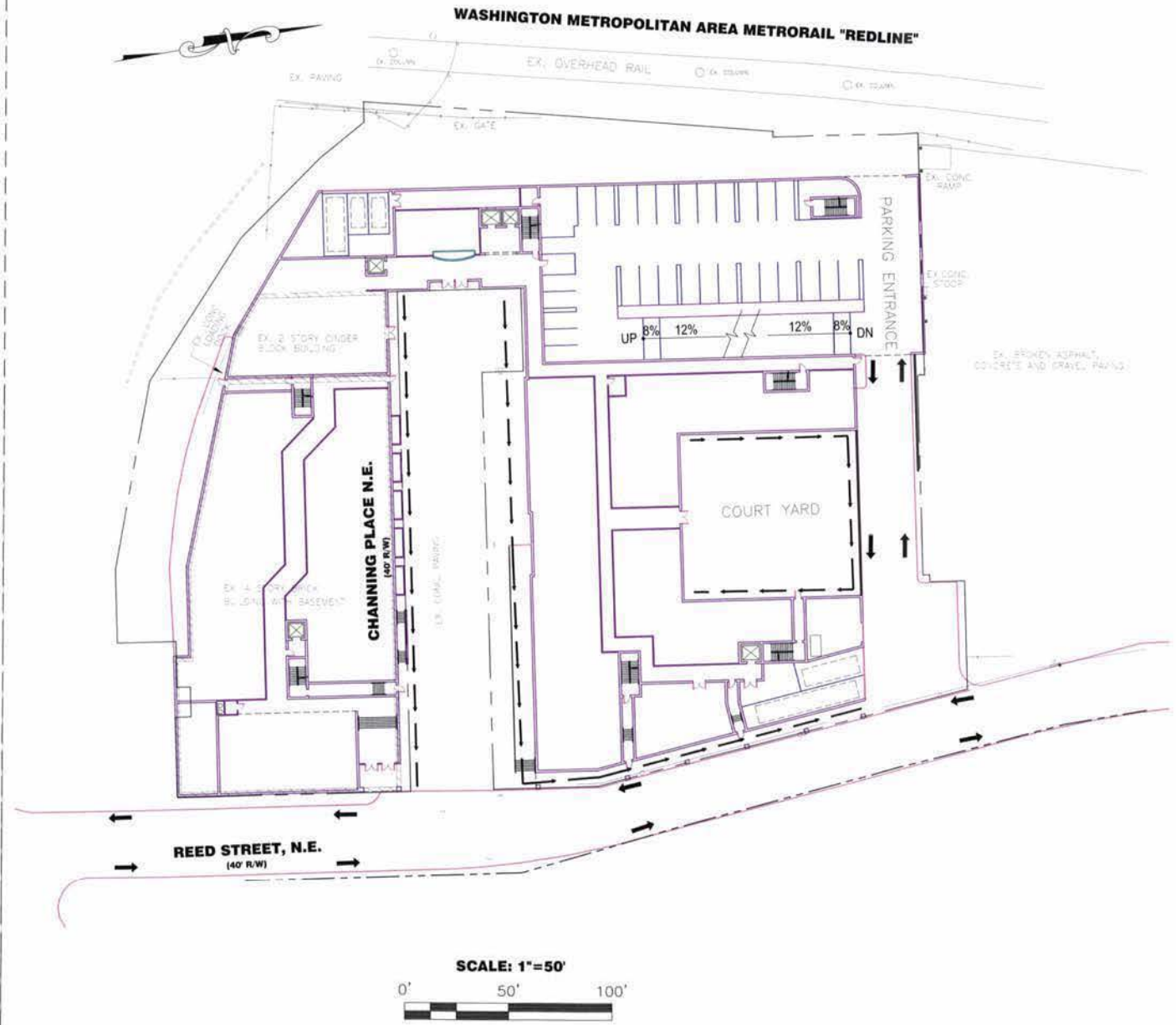
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SCALE: AS NOTED
DATE: 06-05-06
PROJECT NO: 05.0152
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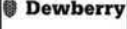
C.12

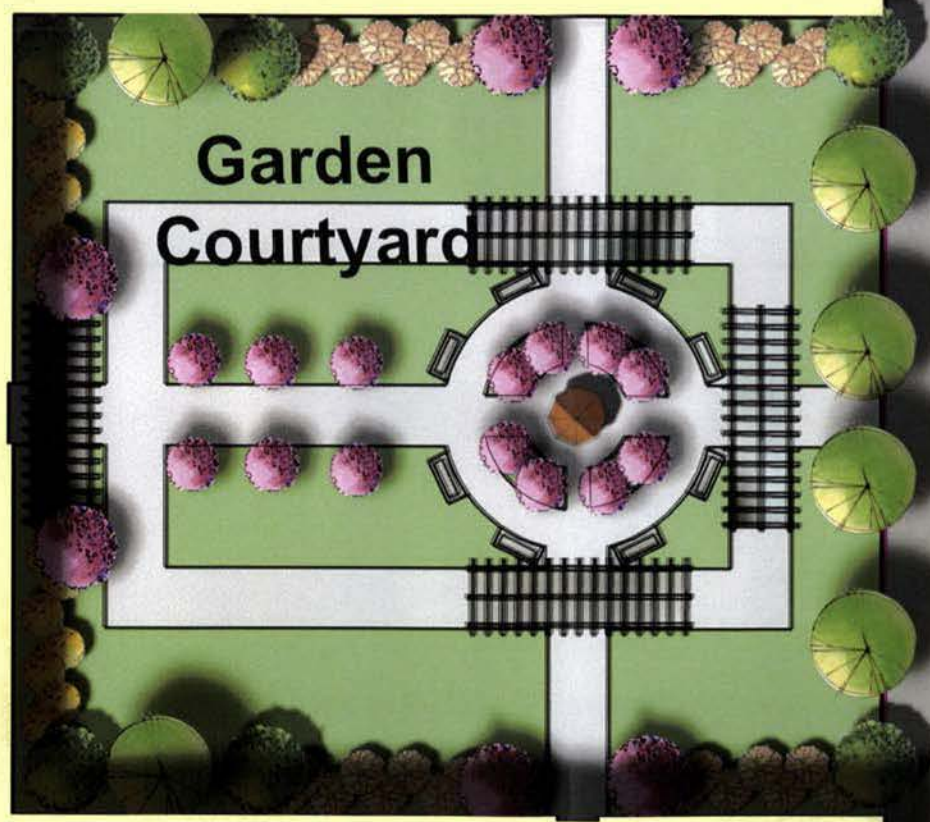
LEGEND

← ← ←	PEDESTRIAN CIRCULATION
← ← ←	TRAFFIC CIRCULATION
---	EX. PROPERTY LINE
---	EX. BUILDING





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CHANNING PLACE LANDSCAPE SITE PLAN	
REVISIONS:	
SEAL:	
DRAWN BY: NAB CHECKED BY: CHECKED SCALE: SCALE DATE: 6-05-06 PROJECT NO: PROJECT# DRAWING NO:	
L1.01	



GTN

GTH ARCHITECTS

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**Douglas
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CHANNINGPLACE
COURTYARD DETAIL

REVISIONS

SEAL

DRAWN BY: NAB

CHECKED BY: CHECKED

SCALE: SCALE

DATE: 6-05-06

PROJECT NO: PROJECT#

DRAWING NO:

L1.02



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Holland & Knight
 LLP

Douglas Development
 CONSULTANTS

**CHANNINGPLACE
 GREENROOF DETAIL**

REVISIONS:

TITLE:

DRAWN BY: NAB
 CHECKED BY: CHECKED
 SCALE: SCALE
 DATE: 6-05-06
 PROJECT NO: PROJECT#
 DRAWING NO:

L1.03



'October Glory' Red Maple
Acer rubrum
'October Glory'

H: 40-50' W: 35-40'

Shape: Rounded
Foliage: Dark green
Fall Foliage: Crimson
Flower: Red or orange
Fruit: Samara

Full sun for best performance
Prefers moist, acidic soils
Easy to establish
Tolerant of many conditions.

Last maple to color in fall.
Excellent choice as a shade or specimen tree.

Upright English Oak
Quercus f. robur 'Fastigiata'

H: 50-60' W: 10-15'

Shape: Upright, columnar
Foliage: Deep green
Fall Foliage: Yellow brown
Flower: White, fragrant
Fruit: Acorn

Full sun
Moist, well-drained soils
Low maintenance
Soil pH not critical

Distinctly columnar. Well suited for formal and street plantings.

'Bloodgood' London Planetree
Platanus acerifolia
'Bloodgood'

H: 170-100' W: 60-70'

Shape: Broadly pyramidal
Foliage: Green
Fall Foliage: Yellow brown
Flower: Non ornamental
Fruit: Syncarp

Full sun
Best in deep, moist, fertile soil
Highly adaptable
High pollution tolerance

Highly ornamental bark.
Extremely tolerant of urban conditions.

'Princeton' American Elm
Ulmus americana
'Princeton'

H: 60-80' W: 30-60'

Shape: Widely spreading
Foliage: Dark green
Fall Foliage: Yellow
Flower: Greenish red
Fruit: Samara

Full sun
Moist, fertile soil
pH adaptable
Soil salt tolerant

Noted for endurance and highly resistant to Dutch Elm Disease. Good choice for street tree.

seasonal interest

	jan	feb	march	april	may	june	july	aug	sept	oct	nov	dec
'October Glory' Red Maple <i>Acer rubrum</i> 'October Glory'												
Upright English Oak <i>Quercus f. robur 'Fastigiata'</i>												
'Bloodgood' London Planetree <i>Platanus acerifolia</i> 'Bloodgood'												
'Princeton' American Elm <i>Ulmus americana</i> 'Princeton'												

RED FLOWERS

BARK YEAR - ROUND

LASTING GREEN FOLIAGE

BARK YEAR - ROUND

ATTRACTIVE FORM AND HABIT

BALL-LIKE FRUIT

BALL-LIKE FRUIT

BALL-LIKE FRUIT

BALL-LIKE FRUIT

BALL-LIKE FRUIT

BALL-LIKE FRUIT

BALL-LIKE FRUIT

BALL-LIKE FRUIT

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White Fringetree
Chionanthus retusus

H: 10-15' W: 10-15'

Shape: Rounded
Foliage: Green
Fall Foliage: Yellow
Flower: White, fragrant
Fruit: Berry, dark blue

Full sun to partial shade
Prefers moist, deep, well-drained, acidic soils
Low maintenance
High pollution tolerance

May be used in mass plantings. A high tolerance of pollution and environmental conditions make this an excellent choice for urban areas.

American Yellowwood
Cladrastis kentukea

H: 10-15' W: 35-50'

Shape: Broadly rounded
Foliage: Bright green
Fall Foliage: Yellow
Flower: White, fragrant
Fruit: Pod

Full sun
Moist, deep, well-drained soils
Low maintenance
Protect from winter sun and wind

A medium sized tree valued for both foliage and floral display, it is an excellent choice for groupings or for specimen planting in areas of limited space.

Yoshino Cherry
Prunus yedoensis

H: 30-40' W: 30-40'

Shape: Oval, rounded
Foliage: Med. to dark green
Fall Foliage: Bronze or gold
Flower: Pink or white
Fruit: Black drupe

Full sun to partial shade
Prefers moist soils
Low maintenance
High pollution tolerance

Recognized for its floral display during the Cherry Blossom Festival in Washington DC.

Golden Raintree
Koelreuteria paniculata

H: 30-40' W: 25-30'

Shape: Rounded
Foliage: Bright green
Fall Foliage: Yellow
Flower: Bright yellow
Fruit: Papery capsule

Full sun
Pollution, drought, heat and wind tolerant
Neutral to alkaline pH
Moist, fertile soil

One of the few yellow-blooming ornamental trees producing 12-15" panicle clusters of small, bright yellow flowers.

'Basham Party' Crape Myrtle
Lagerstroemia indica 'Basham Party'

H: 21-25' W: 10-20'

Shape: Rounded
Foliage: Dark green
Fall Foliage: Orange red
Flower: Lavender pink
Fruit: Capsule

Full sun
Pollution, drought, heat and wind tolerant
Moist, well drained soil

Highly ornamental lavender pink summer flowers and attractive bark.

Thundercloud Plum
Prunus cerisefera 'Thundercloud'

H: 10-20' W: 10-20'

Shape: Upright spreading
Foliage: Purple
Fall Foliage: Bronze/purple
Flower: Single, pink, fragrant
Fruit: Drupe

Full sun
Drought tolerant
Well-drained, acidic soil
Prune after flowers

Retains its purple foliage throughout the growing season. Fragrant, pink flowers appear before leaves emerge in spring. Used extensively in mass plantings.

seasonal interest

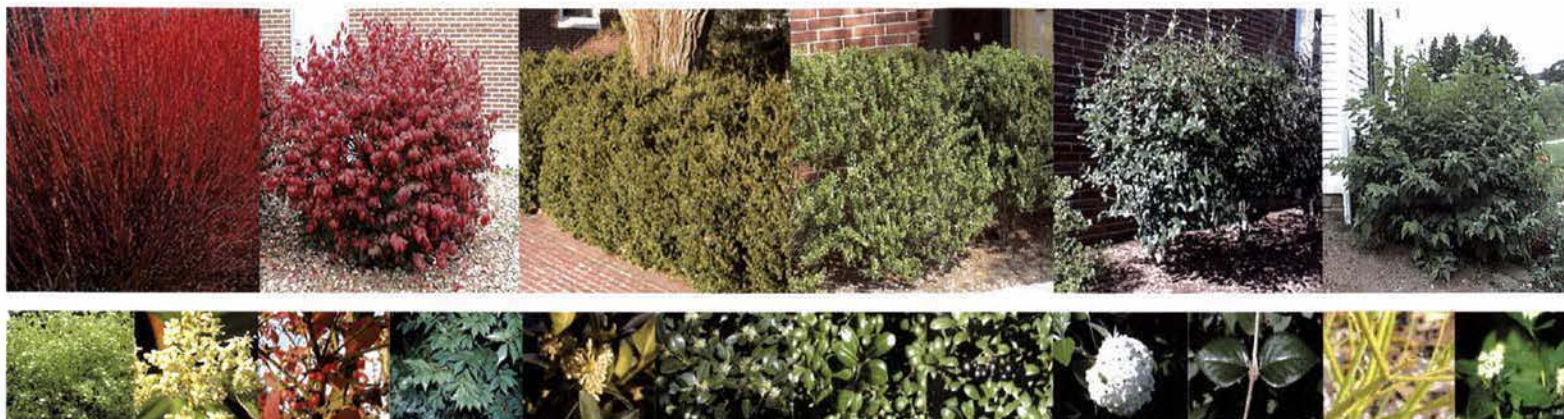
jan feb march april may june july aug sept oct nov dec

White Fringetree <i>Chionanthus retusus</i>	7.8.9											
American Yellowwood <i>Cladrastis kentukea</i>	7.8.9											
Yoshino Cherry <i>Prunus yedoensis</i>	7.8.9											
Golden Raintree <i>Koelreuteria paniculata</i>	7.8.9											
'Basham Party' Crape Myrtle <i>Lagerstroemia indica 'Basham Party'</i>	7.8.9											
Thundercloud Plum <i>Prunus cerisefera 'Thundercloud'</i>	7.8.9											

ATTRACTIVE FORM AND HABIT

ornamental trees

GTM 1001 J. L. ... 301.301.2000 301.301.2001 301.301.2002	
Dewberry Dewberry & Davis LLC 100 PERRY PARKWAY, SUITE 1 BETHESDA, MD 20817-2100 PHONE: 301.301.2000 FAX: 301.301.2001	
Holland-Knight LLP	
Douglas Development	
CHANNING PLACE PLANTING NOTES AND BLOOM SCHEDULE	
REGION:	
SCALE:	
DRAWN BY:	
CHECKED BY:	
SCALE: AS NOTED	
DATE:	
PROJECT NO. 05.0289	
DRAWING NO. 13.02	



Cardinal Red Twig Dogwood
Cornus sericea
'Cardinal'

H: 8-10' W: 8-10'

Shape: Rounded
Foliage: Dark green
Fall Foliage: Purple red
Flower: White
Fruit: White drupe

Full sun to partial shade
Tolerant of poorly-drained soils
Easily established
Remove old stems each year

Highly ornamental cherry red stems in winter. Good in mass plantings.

Dwarf Burning Bush
Euonymus alatus
'Compactus'

H: 6-8' W: 36-8'

Shape: Rounded
Foliage: Green
Fall Foliage: Crimson
Flower: Yellow green
Fruit: Red

Full sun to partial shade
pH adaptable
Very tolerant
Easily transplanted

Attractive habit and fall foliage. Useful in almost all settings.

'Green Gem' Boxwood
Buxus 'Green Gem'

H: 2-4' W: 2-4'

Shape: Low, compact
Foliage: Glossy green
Fall Foliage: Evergreen
Flower: Yellow fragrant
Fruit: Non ornamental capsule

Full sun to light shade
Prefers moist, cool soil w/
mulch around roots
Requires no pruning
Best in environments free
of extremes

Compact Japanese Holly
Ilex crenata 'Compacta'

H: 6-7' W: 6-7'

Shape: Rounded
Foliage: Lustrous green
Fall Foliage: Evergreen
Flower: Small white (male)
Fruit: Black drupes on female plants

Full sun to partial shade
Tolerant of conditions in
urban areas
Moist, slightly acidic, well-
drained soils.

**Requires very little pruning.
Useful for high quality
evergreen foliage.
Excellent as hedge, border
or mass planting.**

Burkwood Viburnum
Viburnum x burkwoodii

H: 8-10' W: 5-8'

Shape: Upright, multi-stem
Foliage: Green
Fall Foliage: Red
Flower: Fragrant white clusters
Fruit: Red to black drupe

Full sun
Drought tolerant
Best in well-drained, acidic soil
Pruning helps to maintain dense character

Highly ornamental and fragrant flowers open in early spring. Excellent for borders and edging.

Bud's Yellow Twig Dogwood
Cornus sericea
'Bud's Yellow'

H: 6-8' W: 8-10'

Shape: Rounded
Foliage: Dark green
Fall Foliage: Purple red
Flower: White
Fruit: White drupe

Full sun to partial shade
Tolerant of poorly-drained soils
Easily established
Remove old stems each year

Highly ornamental bright yellow stems in winter. Good in mass plantings. Very low maintenance.

seasonal interest

		jan	feb	march	april	may	june	july	aug	sept	oct	nov	dec
Central leafy begonia	14a		RED TWIGS		WHITE FLOWERS					PURPLE LEAVES		RED TWIGS	
Small burning bush	14a		WINKED TWIGS							BRIGHT RED FOLIAGE		WINKED TWIGS	
Tree leaf begonia	14a				FRAGRANT FLOWERS				EVERGREEN				
Tree leaf begonia	14a												
Central Japanese yew	14a			EVERGREEN								BLACK FRUIT	
Burned plum	14a				FRAGRANT WHITE FLOWERS				BLACK TO RED FRUIT			DARK RED FOLIAGE	
Red leafy begonia	14a												
Red leafy begonia	14a			YELLOW TWIGS		WHITE FLOWERS				PURPLE LEAVES		YELLOW TWIGS	

shrubs

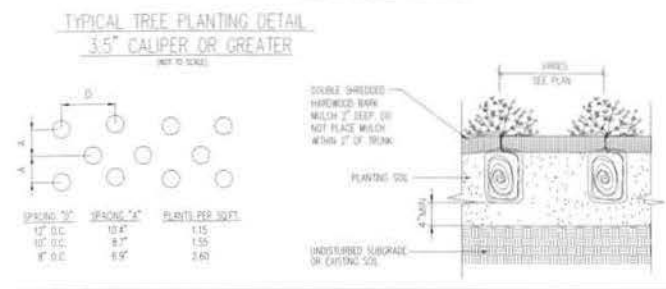
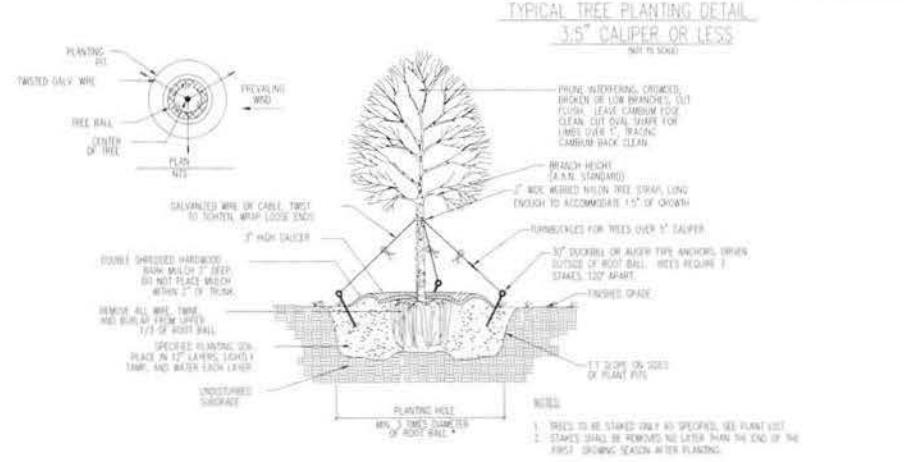
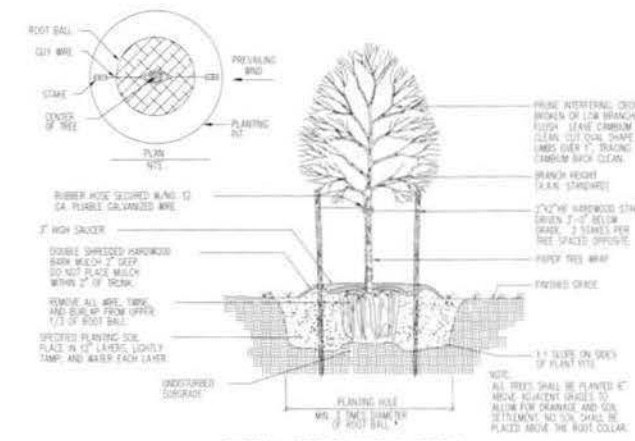
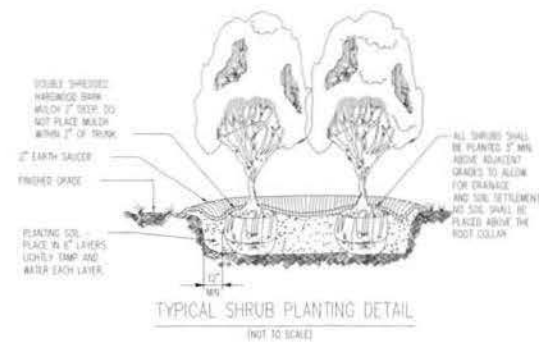
PLANTING GENERAL NOTES

- 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.
- 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-DC-VA.
- CALL WISE UTILITY AT 1-800-257-7777 TO MARK UTILITIES AT LEAST 48 HOURS PRIOR TO DIGGING.
- ALL PLANTING BEDS AND TREE LOCATIONS SHALL BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT BEFORE DIGGING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND COORDINATE THE PLANTINGS WITH ALL OF THE EXISTING UTILITIES. IF DISCREPANCIES OCCUR BECAUSE OF UTILITY LOCATIONS OR OTHER EXISTING CONDITIONS THE CONTRACTOR SHALL THEN NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY TO COORDINATE ANY NECESSARY ADJUSTMENTS.
- ALL PLANT MATERIAL SHALL BE LABELED BY THE NURSERY AND DELIVERED WITH THE 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 THE MATERIAL HAS BEEN PLANTED, BUT SHALL TAKE PLACE AS SOON THEREAFTER AS IS ADVISABLE UNDER STANDARD HORTICULTURAL PRACTICES.
- 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 THE RESULTS OF THE SOIL TESTS AND RECOMMENDATIONS BY THE TEST LABORATORY.
- IN CASE OF DISCREPANCIES BETWEEN QUANTITIES ON THE PLANT LIST AND THE PLAN, THE PLAN SHALL GOVERN.
- THE CONTRACTORS PERFORMING THE WORK ON THE SITE ARE RESPONSIBLE FOR PROTECTING EXISTING NATIVE AND NON-INVASIVE PLANTINGS DURING CONSTRUCTION.
- FOR TREE PRUNING AND CARE METHODS PLEASE REFER TO THE "NATIONAL ARBORIST STANDARDS", LATEST EDITION.

SEQUENCE OF CONSTRUCTION

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

SPACING "S"	SPACING "A"	PLANTS PER SQ. FT.
24"	36"	280
36"	48"	180
48"	60"	120
60"	72"	90
72"	84"	60



GTM

1101 14th Street, N.E.
Atlanta, GA 30309
Phone: 404.525.1101
Fax: 404.525.1102

Dewberry & Davis LLC
200 Peachtree Street, N.E.
Atlanta, GA 30309
Phone: 404.525.1101
Fax: 404.525.1102

Douglas Development
1101 14th Street, N.E.
Atlanta, GA 30309
Phone: 404.525.1101
Fax: 404.525.1102

CHANNING PLACE, N.E.

PLANTING DETAILS

REVISIONS

SCALE: AS NOTED

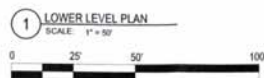
DATE: 05.02.89

PROJECT NO: L4.01

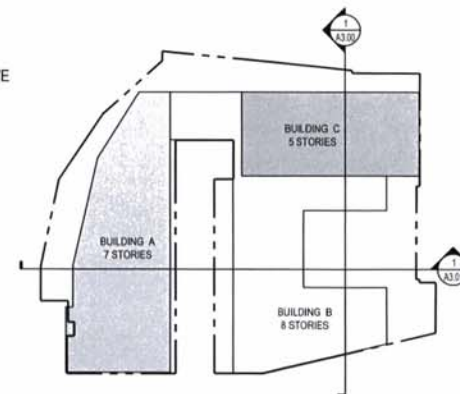


NOTES:

- 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	
	PARKING/LOADING
	BUILDING AMENITY
	GREEN SPACE AMENITY
	RESIDENTIAL
	LIVE/WORK
	RETAIL
	CORE /CIRCULATION
GROSS FLOOR AREA	
BUILDING A:	26,091 GSF
BUILDING B:	39,941 GSF
BUILDING C:	15,705 GSF
TOTAL:	81,737 GSF
PARKING SPACES: 120	



G T H
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(301)333-3000
(301)333-3001 FAX

Dewberry

Holland+Knight
LLP

Douglas
Development
CORPORATION

CHANNING PLACE, N.E. LOWER LEVEL PLAN

REVISIONS:

SEAL:

DRAWN BY: K.O.
CHECKED BY: R.J.C.
SCALE: AS NOTED
DATE: 6-5-06
PROJECT NO: 05.0284
DRAWING NO:

A1.00

CHANNING PLACE, N.E. FIRST FLOOR PLAN

REVISIONS:

SEAL:

DRAWN BY:

K.O.

CHECKED BY:

R.J.C.

SCALE:

AS NOTED

DATE:

6-5-06

PROJECT NO:

05.0284

DRAWING NO:

A1.01



NOTES:

- 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.
- P.O.M. (POINT OF MEASUREMENT) FOR BUILDING TAKEN AT CENTER OF CHANNING PLACE.

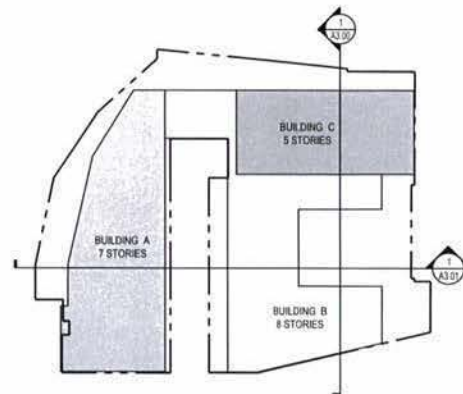
1 FIRST FLOOR PLAN

SCALE: 1" = 50'



2 KEY PLAN

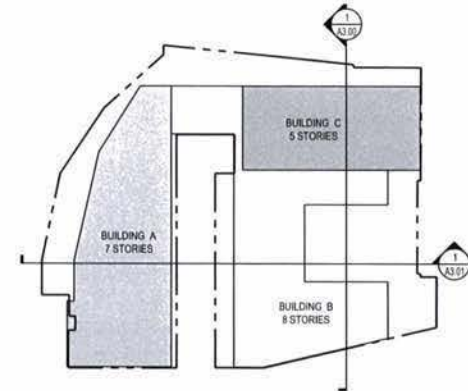
SCALE: NOT TO SCALE





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	
	PARKING/LOADING
	BUILDING AMENITY
	GREEN SPACE AMENITY
	RESIDENTIAL
	LIVE/WORK
	RETAIL
	CORE /CIRCULATION
GROSS FLOOR AREA	
BUILDING A:	19,667 GSF
BUILDING B:	26,210 GSF
BUILDING C:	15,705 GSF
TOTAL:	61,582 GSF
PARKING SPACES:	33

G T M
7725 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(703) 333-2000
(703) 333-2062 FAX

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LLP

Douglas
Development
CORPORATION

CHANNING PLACE, N.E. SECOND FLOOR PLAN

REVISIONS:

SEAL:

DRAWN BY: K.O.

CHECKED BY: R.J.C.

SCALE: AS NOTED

DATE: 6-5-06

PROJECT NO: 05.0284

DRAWING NO:

A1.02

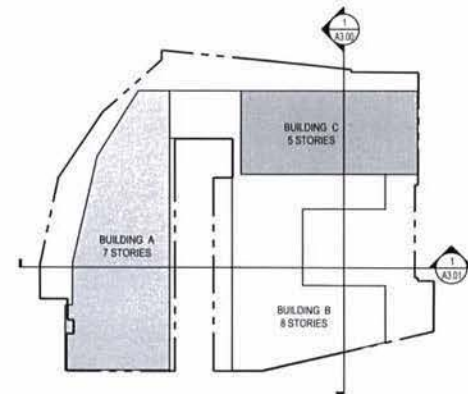


NOTES:

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	
	PARKING/LOADING
	BUILDING AMENITY
	GREEN SPACE AMENITY
	RESIDENTIAL
	LIVE/WORK
	RETAIL
	CORE /CIRCULATION
GROSS FLOOR AREA	
BUILDING A:	24,776 GSF
BUILDING B:	26,213 GSF
BUILDING C:	15,705 GSF
TOTAL:	66,694 GSF
PARKING SPACES: 33	



2 KEY PLAN
SCALE: NOT TO SCALE

GTM
7775 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(703) 333-3900
(202) 333-3962 FAX

Dewberry

Holland-Knight
LLP

Douglas Development
CORPORATION

CHANNING PLACE, N.E. THIRD FLOOR PLAN

REVISIONS:

SEAL:

DRAWN BY: KO

CHECKED BY: RJC

SCALE: AS NOTED

DATE: 6-5-06

PROJECT NO: 05.0284

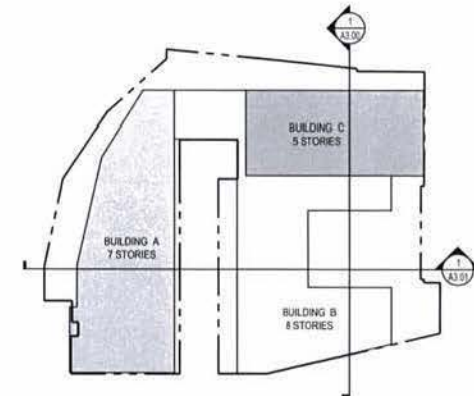
DRAWING NO:

A1.03



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.



2 KEY PLAN
SCALE: NOT TO SCALE

LEGEND	
	PARKING/LOADING
	BUILDING AMENITY
	GREEN SPACE AMENITY
	RESIDENTIAL
	LIVE/WORK
	RETAIL
	CORE /CIRCULATION
GROSS FLOOR AREA	
BUILDING A:	24,759 GSF
BUILDING B:	26,000 GSF
BUILDING C:	15,705 GSF
TOTAL:	66,464 GSF
PARKING SPACES: 33	

GTM
7735 OLD GEORGETOWN ROAD
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(703)333-2003 FAX

Dewberry

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CORPORATION

CHANNING PLACE, N.E. FOURTH FLOOR PLAN

REVISIONS:

SEAL:

A1.04

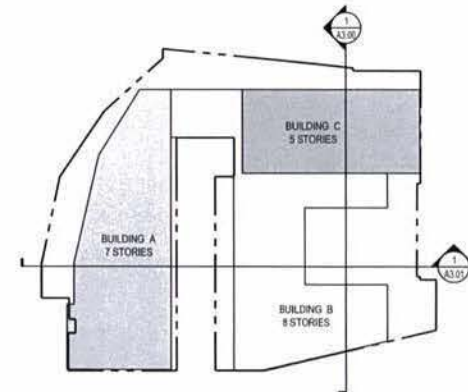


NOTES:

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	
	PARKING/LOADING
	BUILDING AMENITY
	GREEN SPACE AMENITY
	RESIDENTIAL
	LIVE/WORK
	RETAIL
	CORE /CIRCULATION
GROSS FLOOR AREA	
BUILDING A:	20,851 GSF
BUILDING B:	26,000 GSF
BUILDING C:	15,705 GSF
TOTAL:	62,556 GSF
PARKING SPACES: 33	



2 KEY PLAN
SCALE: NOT TO SCALE



G.T.H.
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(301)333-2800
(301)333-2868 FAX

Dewberry

Holland-Knight
LLP

Douglas
Development
CORPORATION

CHANNING PLACE, N.E. FIFTH FLOOR PLAN

REVISIONS:

SEAL:

DRAWN BY: K.O.

CHECKED BY: R.J.C.

SCALE: AS NOTED

DATE: 6-5-06

PROJECT NO: 05.0264

DRAWING NO:

A1.05

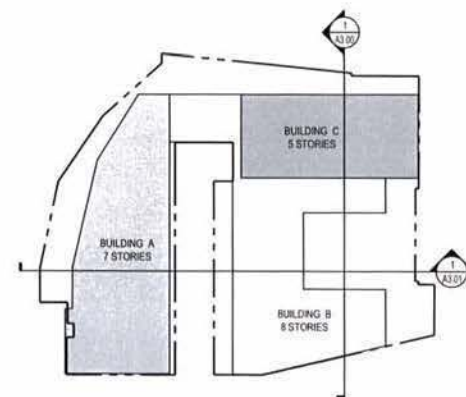


NOTES:

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	
	PARKING/LOADING
	BUILDING AMENITY
	GREEN SPACE AMENITY
	RESIDENTIAL
	LIVE/WORK
	RETAIL
	CORE /CIRCULATION
GROSS FLOOR AREA	
BUILDING A:	20,851 GSF
BUILDING B:	31,021 GSF
TOTAL:	51,872 GSF



2 KEY PLAN
SCALE: NOT TO SCALE

G.T.M.
7775 OLD GEORGETOWN ROAD
SUITE 200
BETHESDA, MD 20814
(301) 313-2000
(301) 313-2000 FAX

Dewberry

**Holland-Knight
LLP**

**Douglas
Development
CORPORATION**

CHANNING PLACE, N.E. SIXTH FLOOR PLAN

REVISIONS:

SEAL:

DRAWN BY: K.O.
CHECKED BY: R.J.C.
SCALE: AS NOTED
DATE: 6-5-06
PROJECT NO: 05 0284
DRAWING NO:

A1.06

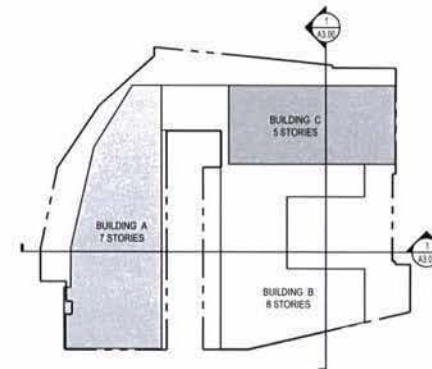


NOTES:

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	
	PARKING/LOADING
	BUILDING AMENITY
	GREEN SPACE AMENITY
	RESIDENTIAL
	LIVE/WORK
	RETAIL
	CORE /CIRCULATION
GROSS FLOOR AREA	
BUILDING A:	20,851 GSF
BUILDING B:	31,040 GSF
TOTAL:	51,891 GSF



2 KEY PLAN
SCALE: NOT TO SCALE



G.T.M.
7733 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(703)333-2000
(703)333-2001 FAX

Dewberry

Holland+Knight
LLP

Douglas Development
SUSTAINABLE

CHANNING PLACE, N.E. SEVENTH FLOOR PLAN

REVISIONS:	
SEAL:	
DRAWN BY:	K.O.
CHECKED BY:	R.J.C.
SCALE:	AS NOTED
DATE:	6-5-06
PROJECT NO.:	05.0284
DRAWING NO.:	

A1.07

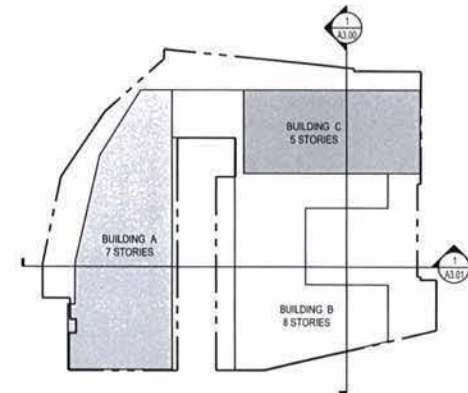


NOTES:

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	
	PARKING/LOADING
	BUILDING AMENITY
	GREEN SPACE AMENITY
	RESIDENTIAL
	LIVE/WORK
	RETAIL
	CORE /CIRCULATION
GROSS FLOOR AREA	
BUILDING B:	31,301 GSF
TOTAL:	31,301 GSF



2 KEY PLAN
SCALE: NOT TO SCALE



GTM

G T M
775 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(301) 313-2800
(301) 313-2863 FAX

Dewberry

Holland + Knight
LLP

Douglas
Development
CORPORATION

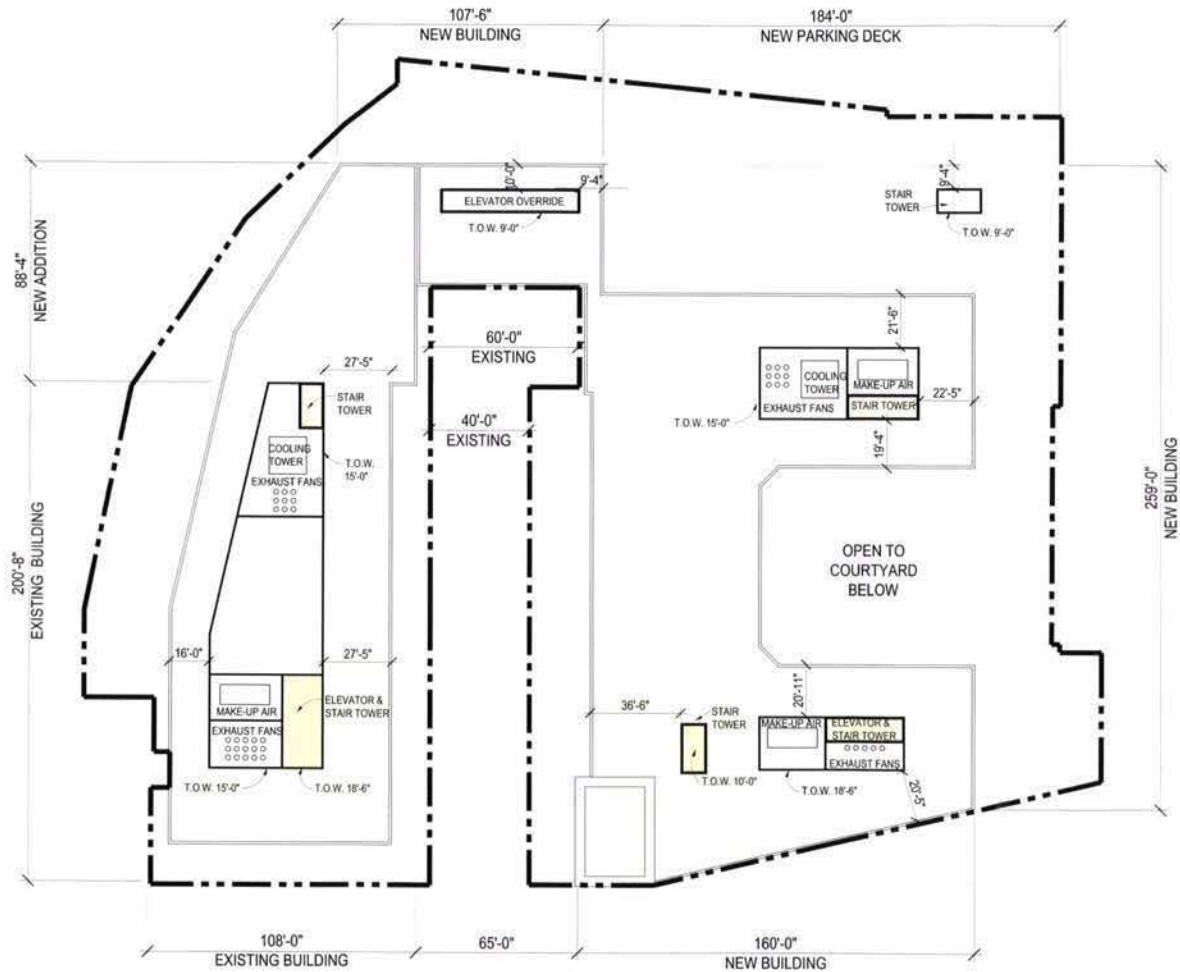
CHANNING PLACE, N.E. EIGHTH FLOOR PLAN

REVISIONS:

SEAL:

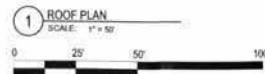
DRAWN BY: K.O.
CHECKED BY: R.J.C.
SCALE: AS NOTED
DATE: 6-5-06
PROJECT NO: 05.0284
DRAWING NO:

A1.08

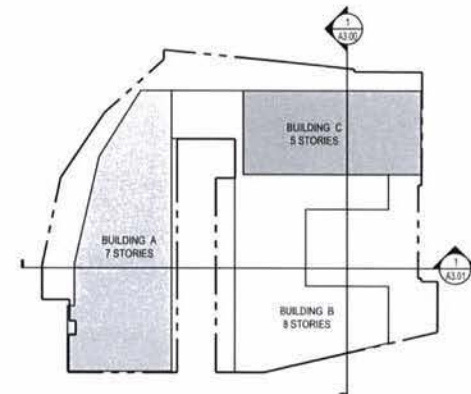


NOTES:

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	
	PARKING/LOADING
	BUILDING AMENITY
	GREEN SPACE AMENITY
	RESIDENTIAL
	LIVE/WORK
	RETAIL
	CORE /CIRCULATION
GROSS FLOOR AREA	
BUILDING A:	841 GSF
BUILDING B:	861 GSF
TOTAL:	1,702 GSF



G.T.M.
7775 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(301) 312-2000
(301) 312-2001 FAX

Dewberry

Holland + Knight
LLP

Douglas Development
CORPORATION

CHANNING PLACE, N.E. ROOF PLAN

REVISIONS:

SEAL:

DRAWN BY: K.O.
CHECKED BY: R.J.C.
SCALE: AS NOTED
DATE: 6-5-06
PROJECT NO: 05.028-9
DRAWING NO:

A1.09



1 NORTH CHANNING PLACE ELEVATION
SCALE: 1/32" = 1'-0"

0 16' 32' 64'

GTM

G.T.M.
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(301) 332-2000
(301) 332-2000 FAX

 **Dewberry**

Holland+Knight
LLP

 **Douglas**
Development
CORPORATION

CHANNING PLACE, N.E.
NORTH CHANNING PLACE
ELEVATION

REVISIONS:

SEAL:

DESIGNED BY:

RDB

DRAWN BY:

RJC

SCALE:

AS NOTED

DATE:

6-5-06

PROJECT NO:

05.0284

DRAWING NO:

A2.00



1 SOUTH CHANNING PLACE ELEVATION
SCALE: 1/32" = 1'-0"

0 16' 32' 64'

GTM

GTM
7735 OLD GEORGETOWN ROAD
SUITE 200
BETHESDA, MD 20814
(301)333-2000
(301)333-2001 FAX

 **Dewberry**

Holland-Knight
LLP

 **Douglas**
Development
CORPORATION

CHANNING PLACE, N.E.
SOUTH CHANNING PLACE
ELEVATION

REVISIONS:

SEAL:

DRAWN BY: KGG

CHECKED BY: RJC

SCALE: AS NOTED

DATE: 8-5-06

PROJECT NO: 05 02B4

DRAWING NO:

A2.01



1 REED STREET ELEVATION
SCALE: 1/32" = 1'-0"

0 16' 32' 64'

GTM

GTM
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(301)333-2000
(301)333-2001 FAX

Dewberry

Holland+Knight
LLP

Douglas
Development
CORPORATION

CHANNING PLACE, N.E.
REED STREET ELEVATION

REVISIONS:

SEAL

DRAWN BY:

BBG

CHECKED BY:

RJC

SCALE:

AS NOTED

DATE:

6-5-06

PROJECT NO:

05.0284

DRAWING NO:

A2.02



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

0 16' 32' 64'

GTM

GTM
7725 OLD GEORGETOWN ROAD
SUITE 200
BETHESDA, MD 20814
(301)333-3000
(301)333-3001 FAX

 **Dewberry**

Holland+Knight
LLP

 **Douglas**
Development
CORPORATION

CHANNING PLACE, N.E.
NORTH ELEVATION

REVISIONS:

SCALE:

DRAWN BY:
BDO

CHECKED BY:
RJC

SCALE:
AS NOTED

DATE:
6-5-06

PROJECT NO:
05.0284

DRAWING NO:

A2.03



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

0 16' 32' 64'

GTM

G T M
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(301)333-2000
(301)333-2001 FAX

 **Dewberry**

Holland+Knight
LLP

 **Douglas Development**
CORPORATION

CHANNING PLACE, N.E.
WEST ELEVATION

REVISIONS:

SEAL

DRAWN BY: **EDG**

CHECKED BY: **RJC**

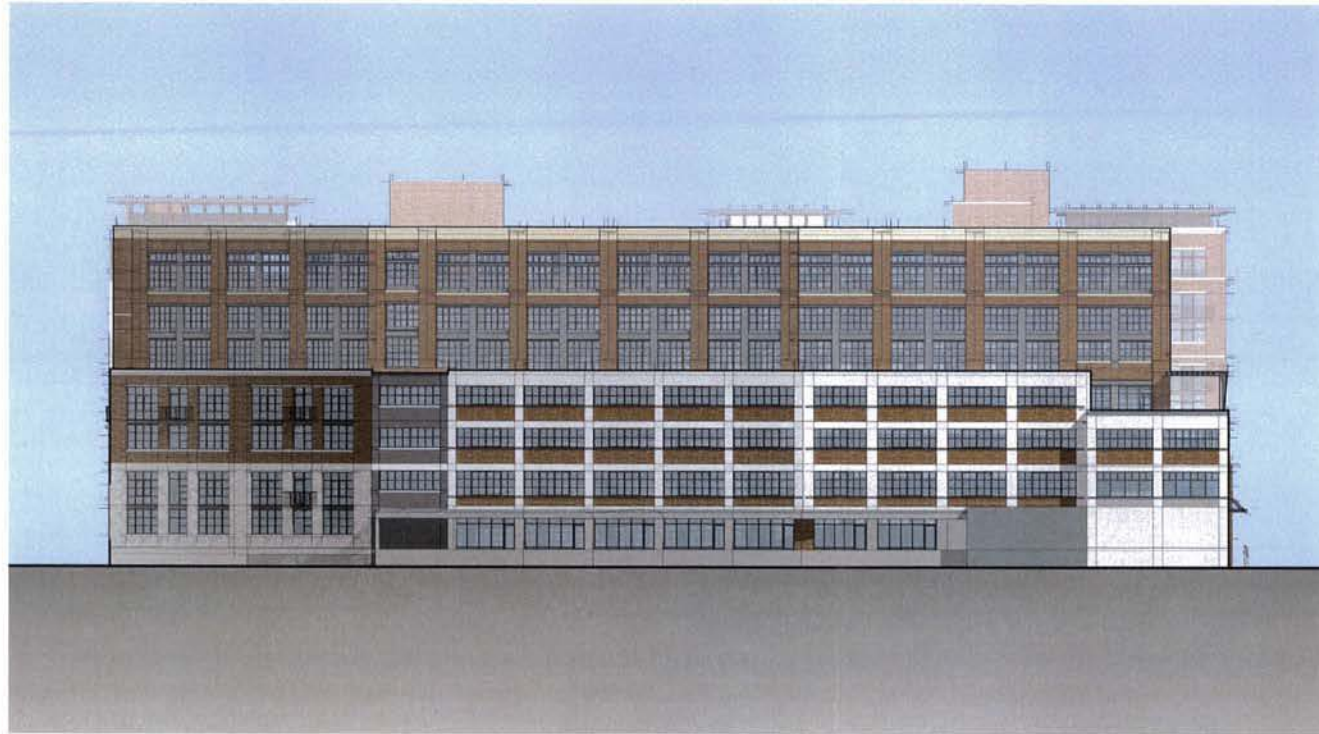
SCALE: **AS NOTED**

DATE: **6-5-06**

PROJECT NO: **05.0284**

DRAWING NO:

A2.04



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

0 16' 32' 64'

GTM

G T M
7775 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(301)333-2800
(301)333-2801 FAX

 **Dewberry**

Holland+Knight
LLP

 **Douglas**
Development
CORPORATION

CHANNING PLACE, N.E.
SOUTH ELEVATION

REVISIONS:

SCALE:

DRAWN BY:

BBG

CHECKED BY:

RJC

SCALE:

A5 NOTED

DATE:

6-5-06

PROJECT NO:

05.0289

DRAWING NO:

A2.05



PRECAST
CONCRETE TRIM,
CAPS, AND
CORNICES



STOREFRONT /
METAL PANELS



BRICK AT UPPER
RESIDENTIAL
UNITS



OVERSIZE
MASONRY UNIT
BASE



GTM

G T M
7775 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(301) 333-2000
(301) 333-2000 FAX

Dewberry

Holland+Knight
LLP

Douglas
Development
CORPORATION

CHANNING PLACE, N.E.
MATERIAL BOARD

REVISIONS:

SEAL

DRAWN BY: EBO
CHECKED BY: RJC
SCALE: AS NOTED
DATE: 6-5-06
PROJECT NO: 05.0264
DRAWING NO:

A2.06

CHANNING PLACE, N.E.
SECTION THROUGH METRORAIL

REVISIONS:

SCALE:

DRAWN BY:

K.O.

CHECKED BY:

R.J.C.

SCALE:

AS NOTED

DATE:

6-5-06

PROJECT NO:

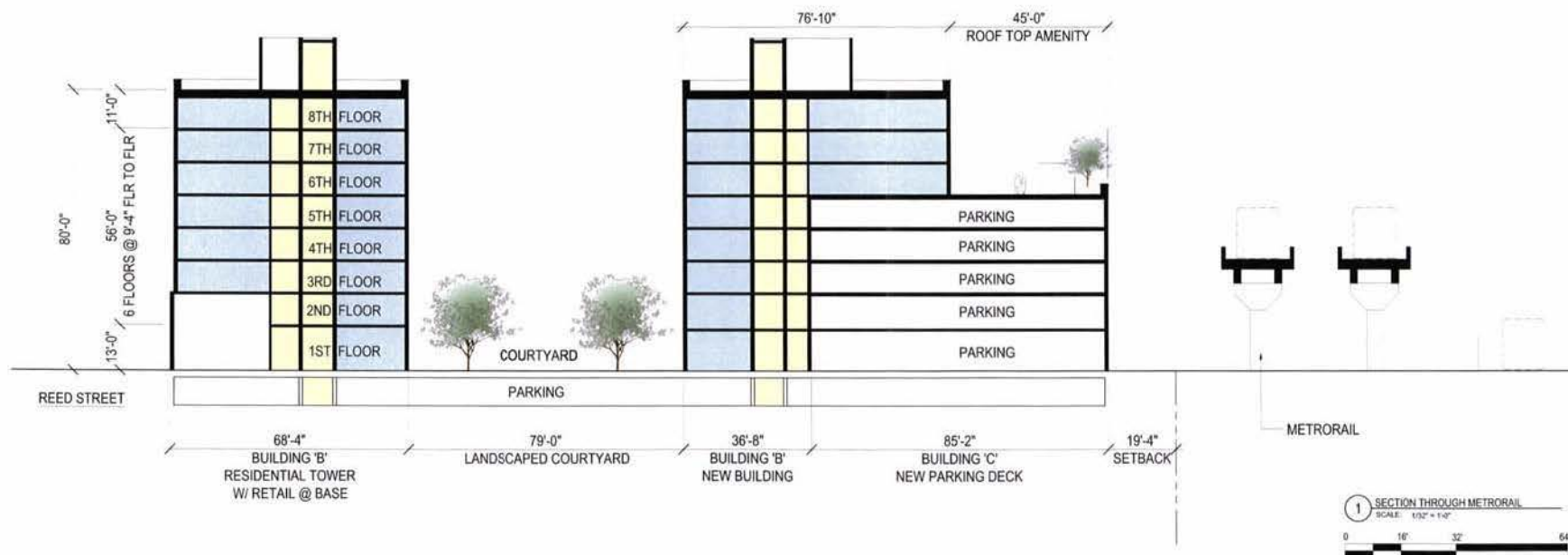
05-0284

DRAWING NO:

A3.00

LEGEND

- PARKING/LOADING
- BUILDING AMENITY
- GREEN SPACE AMENITY
- RESIDENTIAL
- LIVE/WORK
- RETAIL
- CORE /CIRCULATION



CHANNING PLACE, N.E.
SECTION THROUGH CHANNING PLACE

REVISIONS:

SEAL:

DRAWN BY:

K.O.

CHECKED BY:

R.J.C.

SCALE:

AS NOTED

DATE:

6-5-06

PROJECT NO:

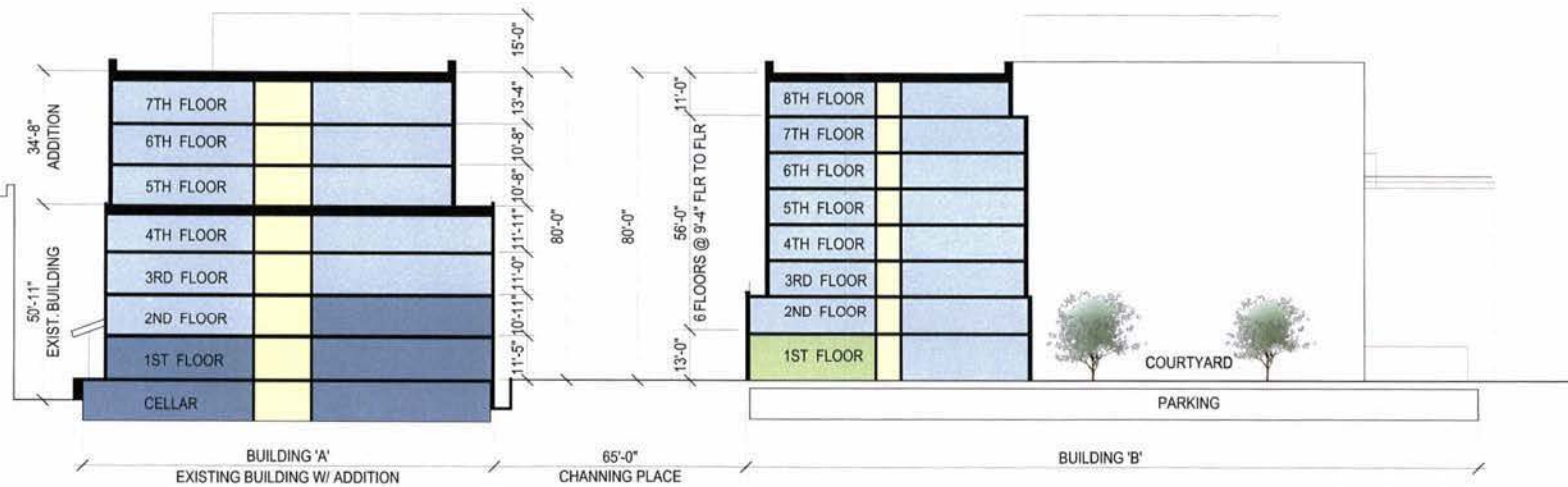
05.0284

DRAWING NO:

A3.01

LEGEND

- PARKING/LOADING
- BUILDING AMENITY
- GREEN SPACE AMENITY
- RESIDENTIAL
- LIVE/WORK
- RETAIL
- CORE /CIRCULATION



1 SECTION THROUGH CHANNING PLACE
SCALE: 1/32" = 1'-0"





1 AERIAL VIEW OF CHANNING PLACE
SCALE: NTS



2 VIEW ALONG CHANNING PLACE
SCALE: NTS



3 VIEW ALONG CHANNING PLACE
SCALE: NTS

GTM

GTM
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(301) 313-2000
(301) 313-2003 FAX

Dewberry

Holland+Knight
LLP

Douglas
Development
CORPORATION

CHANNING PLACE, N.E.
PERSPECTIVE VIEWS -
CHANNING PLACE

REVISIONS

SCALE

DRAWN BY: RJD
CHECKED BY: RJC
SCALE: AS NOTED
DATE: 6-5-06
PROJECT NO: 05.0284
DRAWING NO:

A4.00