



KELSEY GARDENS DEVELOPMENT WASHINGTON, D.C. PROJECT TEAM

OWNER

KELSEY GARDENS PROPERTY COMPANY, LLC
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Development Data Chart

Total PUD Site Area	47,025 S.F. (1.08 acres)
Required Minimum for PUD (C-2-C)	15,000 S.F.
Proposed Gross Floor Area (g.f.a.)	
Residential	267,423
Retail	14,534
Total	282,119
Floor Area Ratio:	
Proposed	6.0 FAR
Permitted under C-2-C	6.0 FAR
Building Height:	
Proposed	90 feet
Permitted - C-2-C	90 feet
Minimum Lot Width and Lot Area	None Required or Provided
Lot Occupancy:	
Proposed	74 percent
Maximum Permitted - C-2-C	80 percent
Side Yard	None Required or Provided
Front Yard	Easement granted to government
Rear Yard	
Proposed	0'
Required	15'
Parking	
Proposed	184 Spaces
Required - C-2-C (1 per 4 units and 1 per 750 sf retail minus 3,000 sf)	81 Spaces
Loading Areas	
Required and Provided	One 15' x 30' Residential dock
Required and Provided	One 12' x 30' Retail dock

ADU (60% AMI) 54 Units
Market 207 Units
Residential / Office 7 Units
Retail 14,534 S.F.



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COVER SHEET

APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, DISTRICT OF COLUMBIA

KELSEY GARDENS PROPERTY COMPANY, L.L.C.

MDA.012C.00

ZONING COMMISSION
District of Columbia

CASE NO. 08-14
EXHIBIT NO. 7

F.A.R. Analysis

Scheme 12

AREAS PROVIDED	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor	8th Floor	9th Floor	TOTAL
MULTIFAMILY BUILDING GROSS AREA (no bumps)	31,123	35,088	35,088	35,088	35,088	26,726	26,726	23,811	23,141	271,813 GSF (no bumps)
Area of Bumps	329	664	664	664	477	477	477	362	362	4,396 GSF (bump area)
MULTIFAMILY BUILDING TOTAL GROSS AREA (with bumps)	31,452	35,752	35,752	35,752	35,565	27,203	27,203	24,173	23,503	276,209 GSF (with bumps)
Affordable Unit Net Area	8,123	9,274	9,274	9,274	9,274	9,274	9,274	8,000	7,900	43,147 ADD area (potential FAR TOTAL)
TOWNHOUSE GROSS AREA	3,374	3,374	3,374							10,122 GSF (3 stories)
Amenity - Recreation Area Lobby										6,500 Amenity area
Retail Area										14,534 Retail area
Market Rate Units		23	23	23	23	23	23	21	21	207 Market Rate Units
Affordable Dwelling Units		12	12	12	12	12	12	6	6	54 ADD Units
MULTIFAMILY BUILDING TOTAL UNITS										261 UNITS
Townhouse Units										7 Townhouse Units
TOTAL UNITS		12	37	37	37	33	31	31	25	268 TOTAL UNITS

Parking	Standard	Compact	Handicap	Total
Residential*	30	27		57
Retail**	12			12
Total	42	27	0	69

Provided	Standard	Compact	Handicap	Total
31	38	29	3	118
122	143	45	3	223
Total	38	124	4	166
Residential TH	12			12
Residential MF	32	118	4	154
Retail Provided	12	0	0	12
Monthly Parking Rate				0.50

*Residential Parking Requirement: 1 space per 4 units, maximum 40 percent
 **Retail Parking Requirement: 1 space for every 750 square feet excluding the first 3000 sq ft.

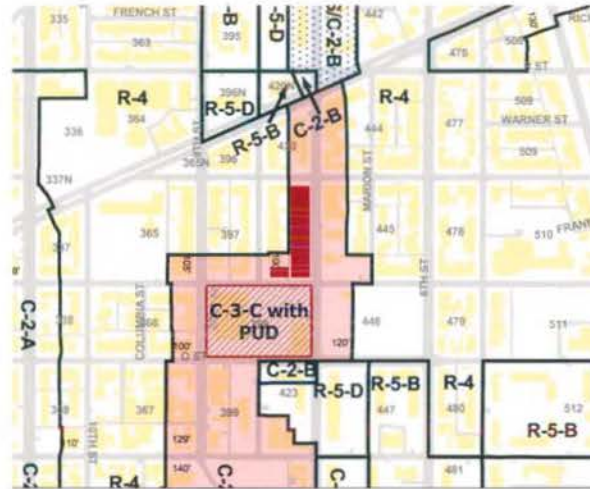
UNIT MIX

Scheme 12

MULTIFAMILY BUILDING

MARKET RATE UNITS										
Unit Type	Description	Area	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor	8th Floor
A1	1 Bed 1 Bath	600 Sqr Ft	0	4	4	4	4	4	4	4
A2	1 Bed 1 Bath	729 Sqr Ft	0	5	5	5	5	5	5	5
A3	1 Bed 1 Bath	684 Sqr Ft	0	2	2	2	2	2	2	2
A4	1 Bed 1 Bath	729 Sqr Ft	0	1	1	1	1	1	1	1
A5	1 Bed 1 Bath	691 Sqr Ft	0	1	1	1	1	1	1	1
B1	1 Bed 1 Bath Den	793 Sqr Ft	0	3	3	3	3	3	3	3
B2	1 Bed 1 Bath Den	820 Sqr Ft	0	0	0	0	1	2	2	2
B3	1 Bed 1 Bath Den	820 Sqr Ft	0	1	1	1	1	0	0	0
B4	1 Bed 1 Bath Den	840 Sqr Ft	0	0	0	0	1	1	1	1
C1	2 Bed 1 Bath	1035 Sqr Ft	0	4	4	4	4	4	4	4
C4	2 Bed 1 Bath	1065 Sqr Ft	0	1	1	1	0	0	0	0
C5	2 Bed 1 Bath	965 Sqr Ft	0	1	1	1	1	1	1	1
C6	2 Bed 1 Bath	1063 Sqr Ft	0	4	4	4	4	4	4	4
D1	2 Bed 1 Bath Den	1195 Sqr Ft	0	3	3	3	1	1	1	1
Subtotal			0	30	30	30	26	24	25	21
				207	207	207	79%	79%	79%	170,130
AFFORDABLE UNITS										
Unit Type	Description	Area	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor	8th Floor
A1	1 Bed 1 Bath	600 Sqr Ft	0	1	1	1	1	1	1	1
A2	1 Bed 1 Bath	568 Sqr Ft	0	1	1	1	1	1	1	1
C1	2 Bed 1 Bath	728 Sqr Ft	0	3	3	3	3	3	3	3
C3	2 Bed 1 Bath	748 Sqr Ft	1	0	0	0	0	0	0	0
E1	1 Bed 1 Bath	636 Sqr Ft	0	3	3	3	3	3	3	3
G1	4 Bed 1 Bath	1356 Sqr Ft	1	0	0	0	0	0	0	0
G2	4 Bed 1 Bath	1352 Sqr Ft	1	0	0	0	0	0	0	0
G3	4 Bed 1 Bath	1320 Sqr Ft	1	0	0	0	0	0	0	0
G4	4 Bed 1 Bath	1350 Sqr Ft	1	0	0	0	0	0	0	0
Subtotal			5	7	7	7	7	6	4	4
				207	207	207	207	207	207	207
				54	54	54	54	54	54	54
				21%	21%	21%	21%	21%	21%	21%
				13,143	13,143	13,143	13,143	13,143	13,143	13,143
				170,130	170,130	170,130	170,130	170,130	170,130	170,130
TOTALS										
Market Rate Unit Net Area		0	25,438	25,438	25,438	21,262	19,276	18,870	18,711	16,711
Affordable Unit Net Area		8,123	9,274	9,274	9,274	9,274	9,274	9,274	9,274	9,274
Net Residential Area		8,123	30,702	30,702	30,702	26,536	24,549	24,549	24,549	24,549
Net Retail Area		14,534								
Net Amenity + Lobby Area		6,500								
Total Net Area*		29,157	30,702	30,702	30,702	26,536	24,549	24,549	24,549	24,549
Gross Area Without Bumps		31,123	35,088	35,088	35,088	26,726	26,726	23,811	23,141	271,813
Area of Bumps		329	664	664	664	477	477	477	362	4,396
Gross Area**		31,452	35,752	35,752	35,752	27,203	27,203	24,288	23,503	276,209

*Residential, retail, utility and amenity net area only
 **Total building area is outside of wall



ZONING MAP
Scale 1"=300'

Summary	Area (sq.ft.)	%
Site Area for Multifamily + Townhouses	47,025	100.00
Site coverage Provided for Multifamily	34,497	73.36
FAR Provided		
Total Gross Area Multifamily + Townhouses combined Site Area	6.00	
MULTIFAMILY BUILDING GROSS AREA (no bumps)	271,813 GSF	
MULTIFAMILY BUILDING GROSS AREA (including bumps)	276,209 GSF	
TOWNHOUSES GROSS AREA	10,122 GSF	
TOTAL GROSS AREA Multifamily + Townhouses (no bumps)	281,935 GSF	

MULTIFAMILY UNITS PROVIDED	261 UNITS
TOWNHOUSES UNITS PROVIDED	7 UNITS
TOTAL UNITS PROVIDED Multifamily + Townhouses	268 UNITS
Site Area (in acres) Multifamily + Townhouses combined	1.0795
Units per Acre	248.25

SUMMARY		
COMBINED SITE AREA Multifamily + Townhouses	COMBINED TOTAL GROSS BUILDING AREA Multifamily + Townhouses	FAR
47,025	281,935	6.00

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02	COVER SHEET
03	VICINITY MAP
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A.02	GROUND FLOOR
A.03	SECOND FLOOR RESIDENTIAL
A.04	THIRD & FOURTH FLOOR RESIDENTIAL
A.05	FIFTH FLOOR RESIDENTIAL
A.06	SIXTH FLOOR RESIDENTIAL
A.07	SEVENTH FLOOR RESIDENTIAL
A.08	EIGHTH FLOOR RESIDENTIAL
A.09	NINTH FLOOR RESIDENTIAL
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C.03	UTILITY PLAN
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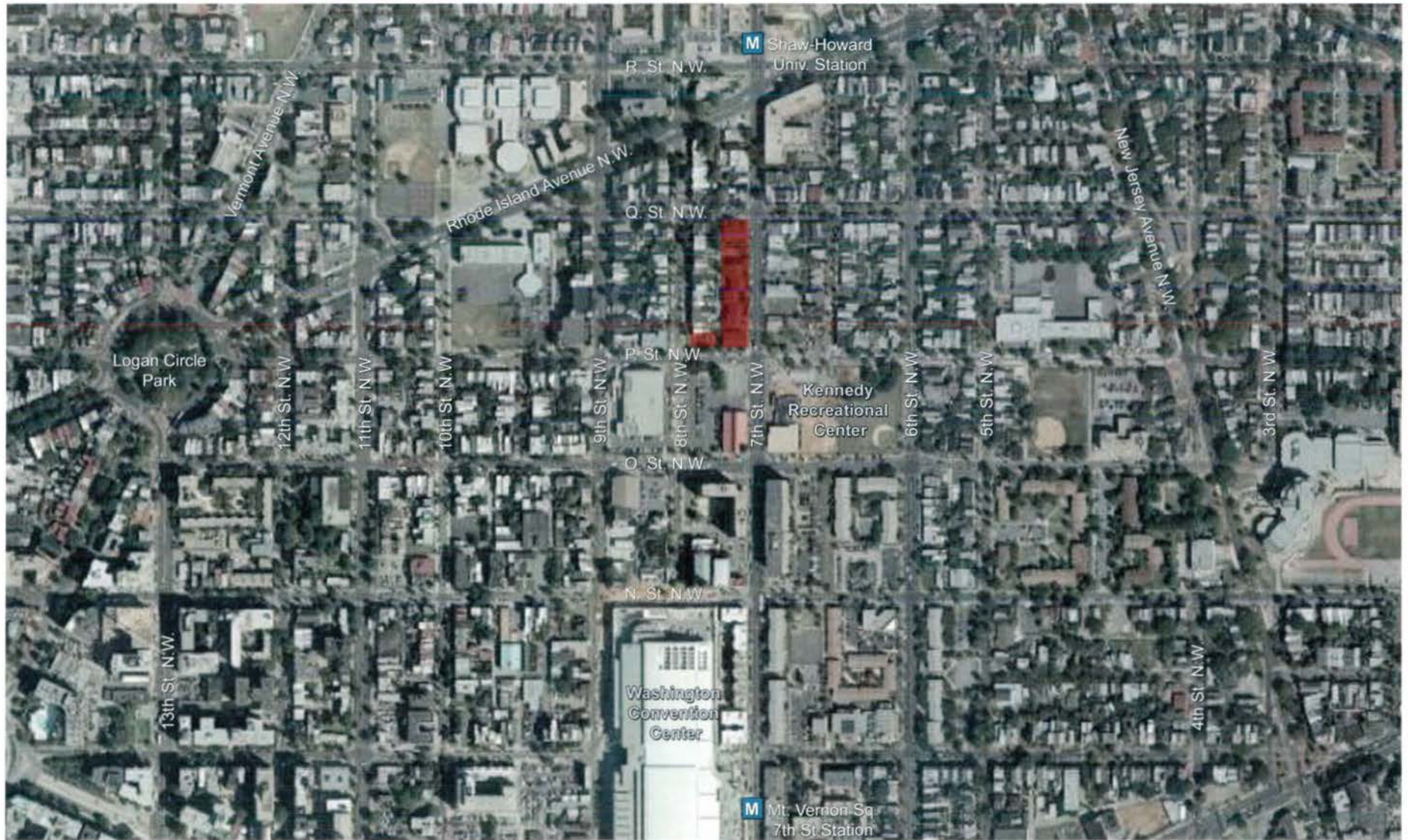
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VICINITY MAP

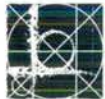
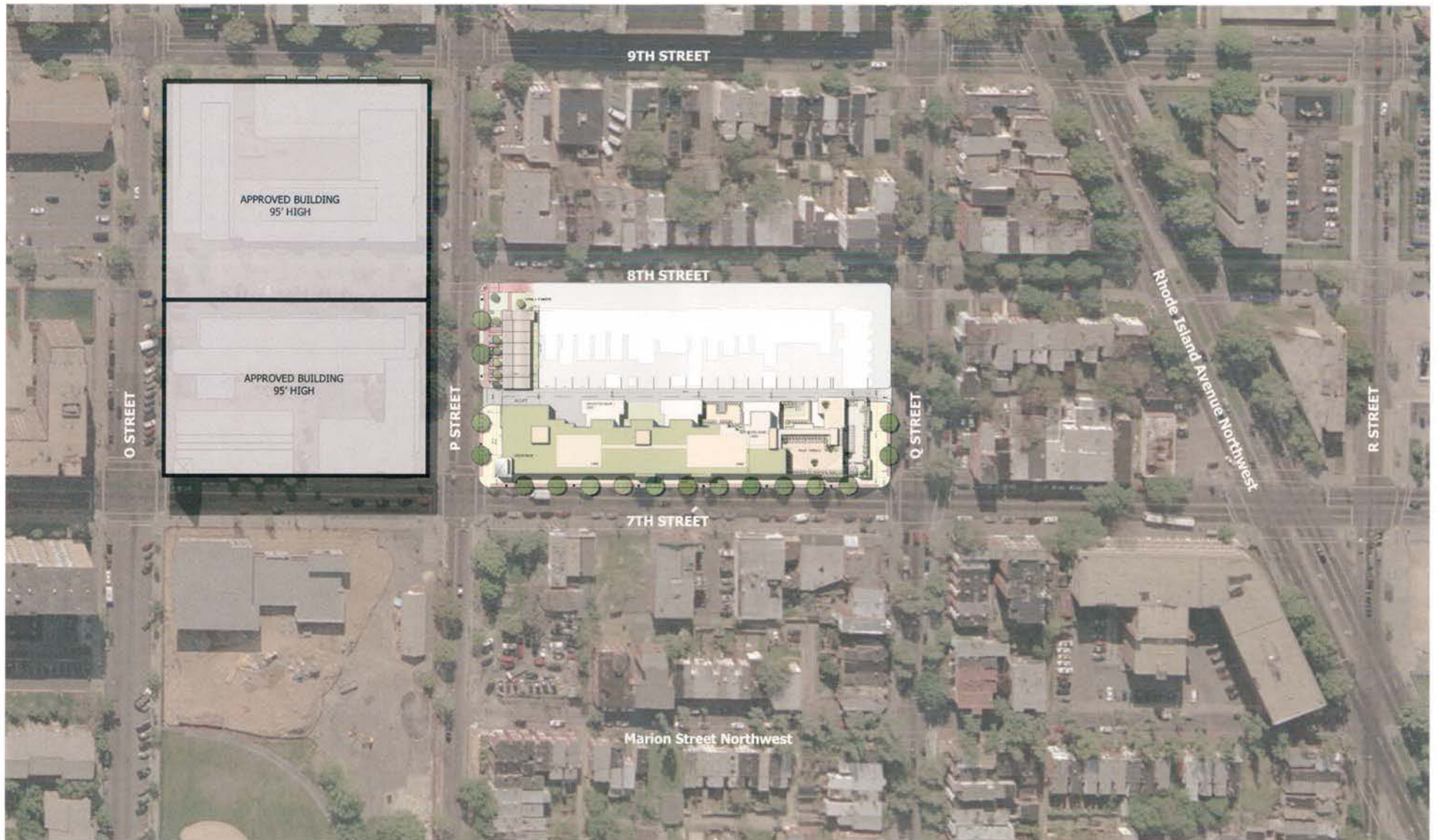
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03



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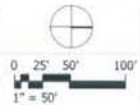
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SITE PLAN

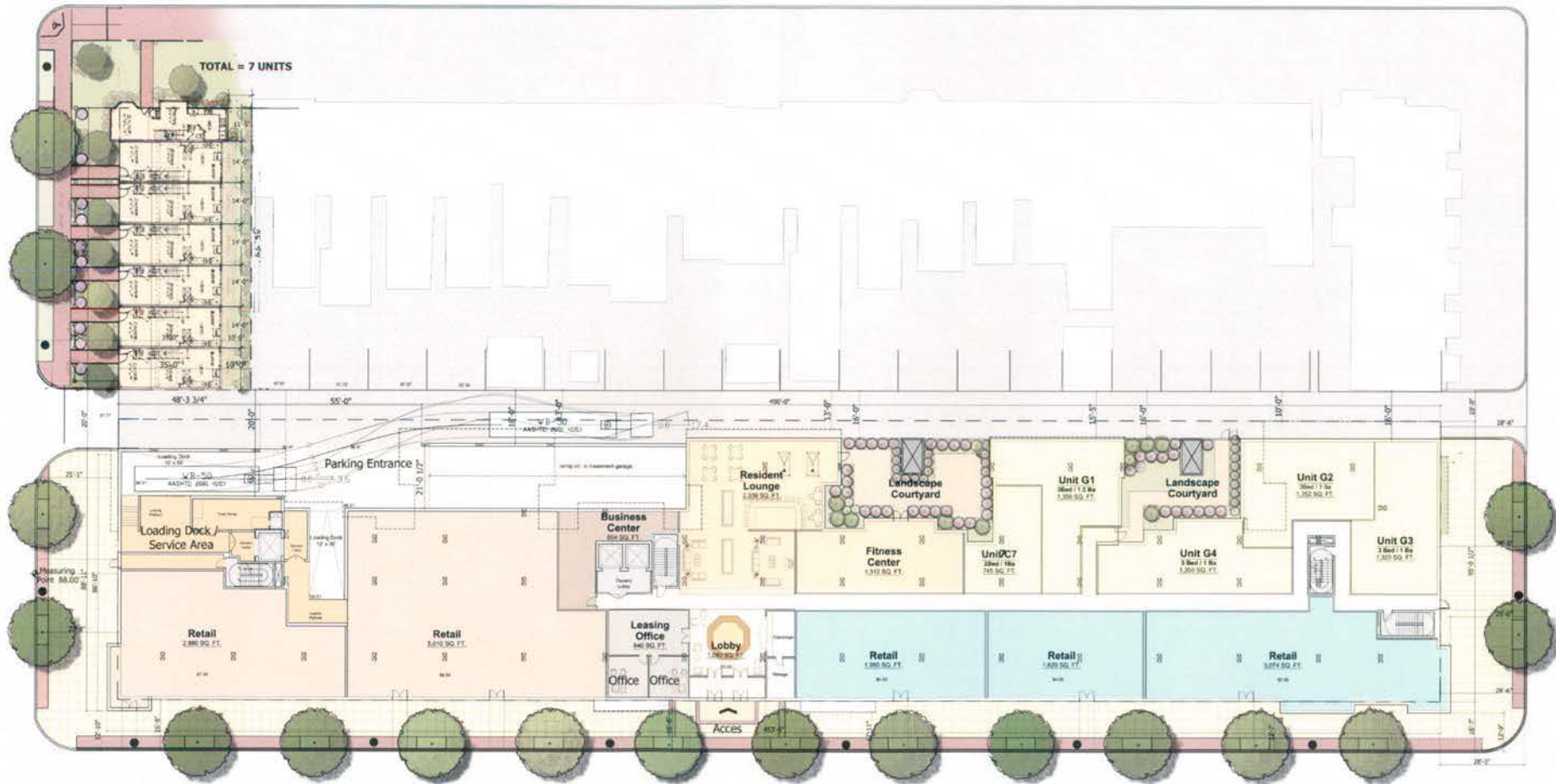
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WASHINGTON, D.C.

KELSEY GARDENS PROPERTY COMPANY, L.L.C.
MDR-012C-00



A.01



MARKET RATE UNITS = 0 UNIT
 AFFORDABLE UNITS = 5 UNITS
 TOTAL = 5 UNITS
 AMENITIES = 6,550 S.F.
 RETAIL = 14,696 S.F.



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FLOOR PLAN

GROUND FLOOR

APRIL 11, 2008

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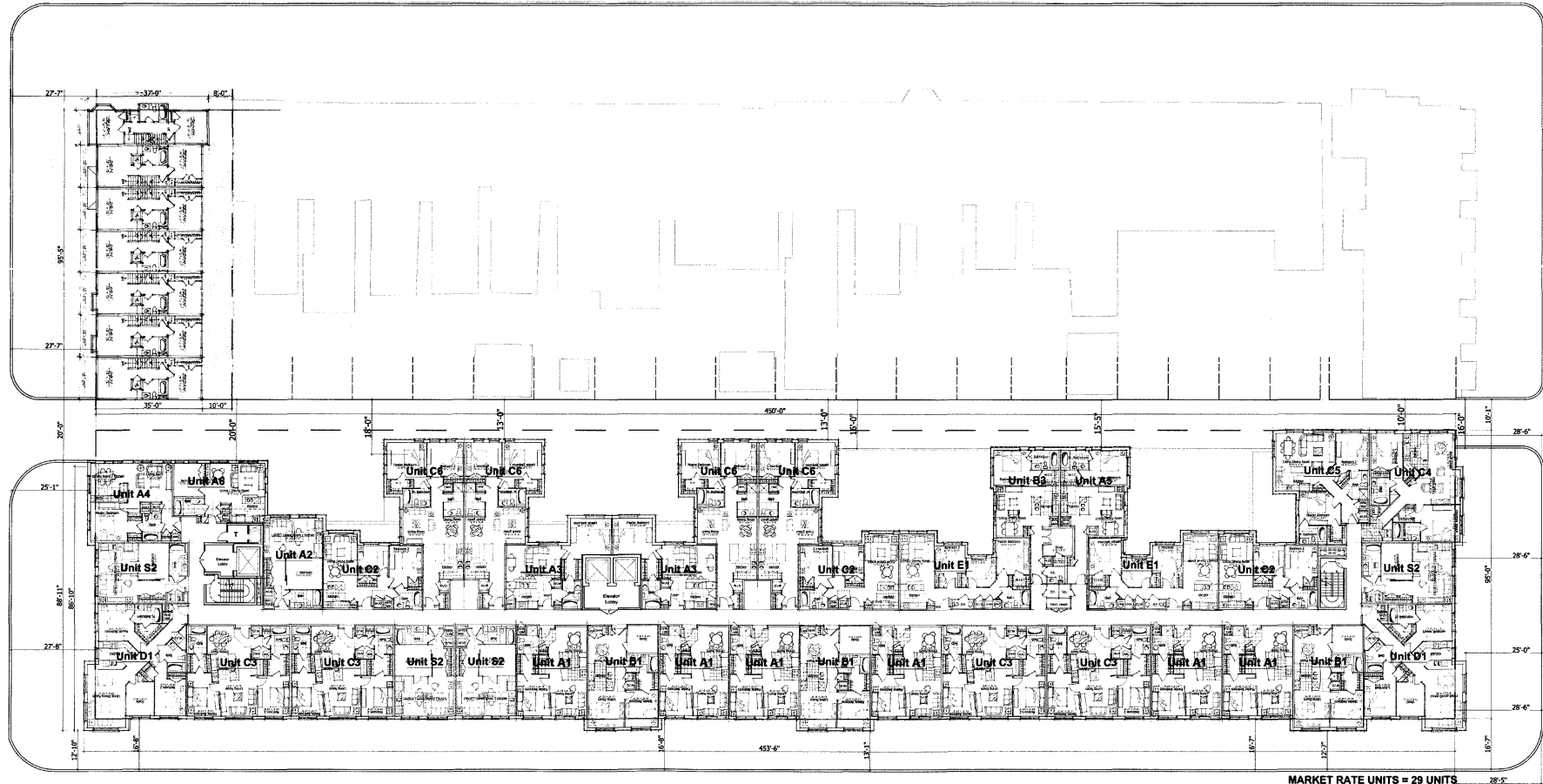
0' 8' 16' 32'
 1/16" = 1'

A.02

8TH STREET N.W.

P STREET N.W.

Q STREET N.W.



MARKET RATE UNITS = 29 UNITS
AFFORDABLE UNITS = 8 UNITS
TOTAL = 37 UNITS

2ND FLOOR TOTAL UNITS 37 PER FLOOR

7TH STREET N.W.



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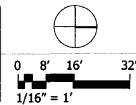
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FLOOR PLAN 2ND FLOOR

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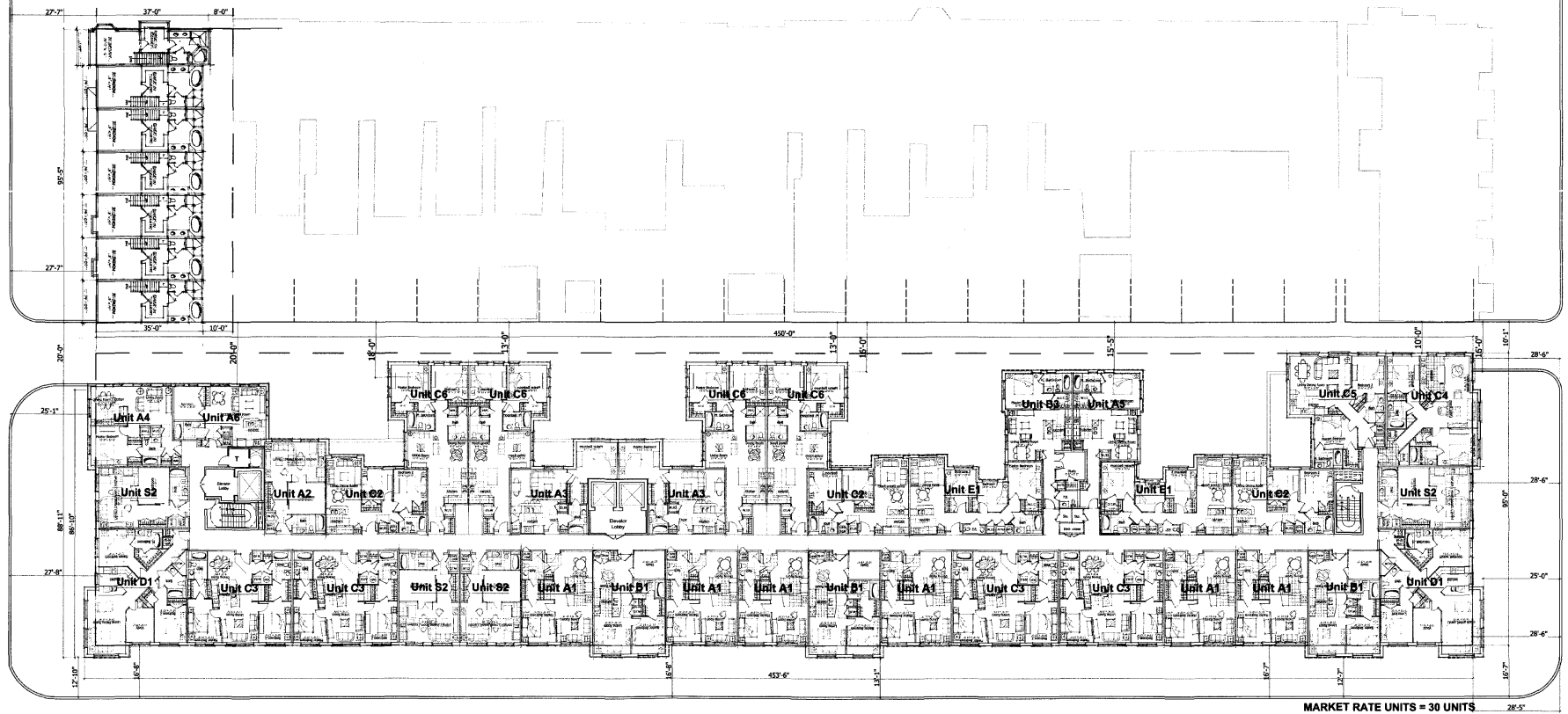
A.03

8TH STREET N.W.

3RD FLOOR PLAN ONLY

P STREET N.W.

Q STREET N.W.



MARKET RATE UNITS = 30 UNITS
AFFORDABLE UNITS = 7 UNITS
TOTAL = 37 UNITS

3RD & 4TH FLOOR TOTAL UNITS 37 PER FLOOR

7TH STREET N.W.



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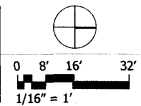
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FLOOR PLAN
3RD & 4TH FLOOR

APRIL 11, 2008

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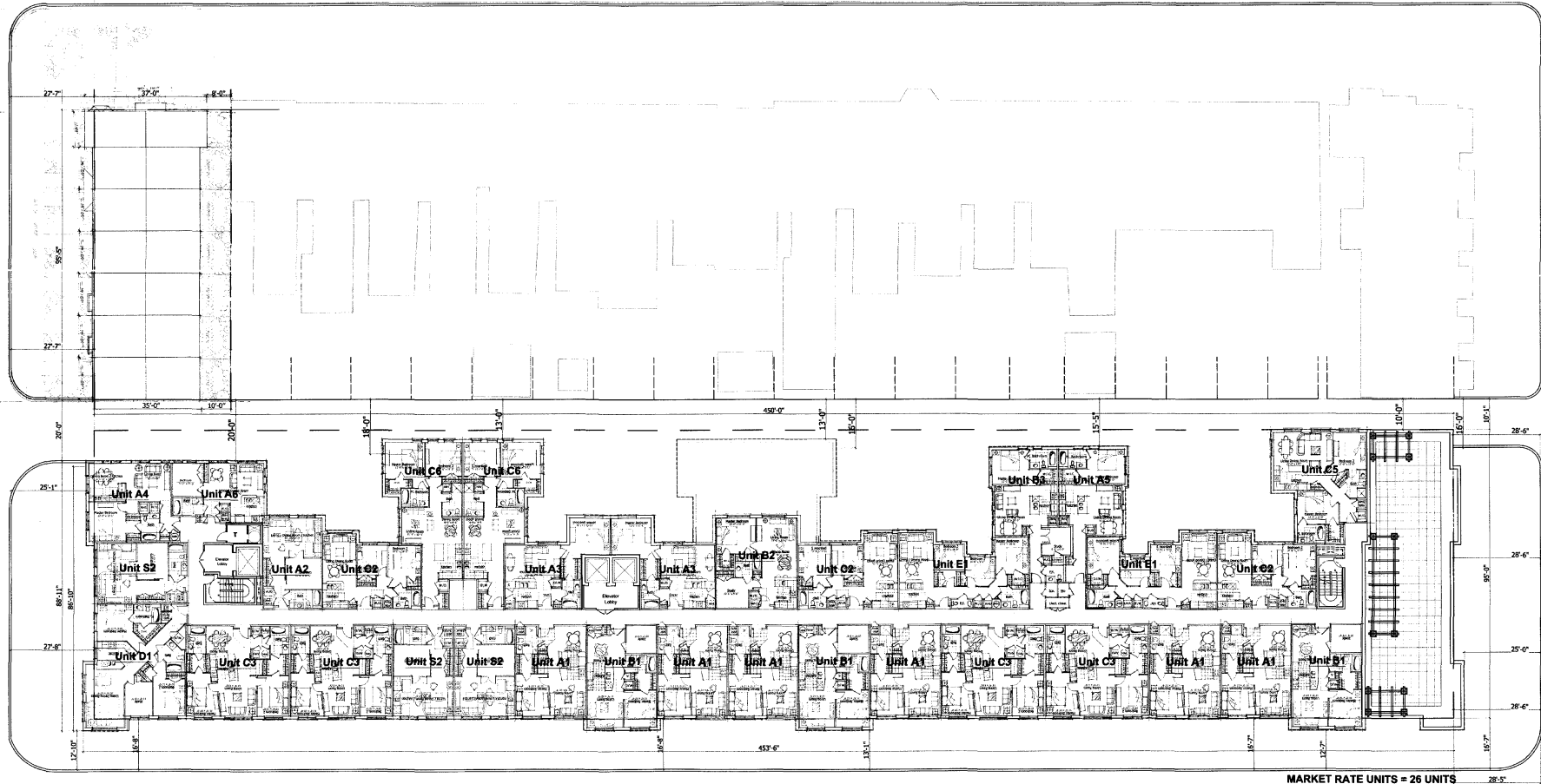


A.04

8TH STREET N.W.

P STREET N.W.

Q STREET N.W.



MARKET RATE UNITS = 26 UNITS
AFFORDABLE UNITS = 7 UNITS
TOTAL = 33 UNITS

7TH STREET N.W.

5TH FLOOR TOTAL UNITS 33 PER FLOOR



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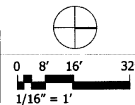
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FLOOR PLAN 5TH FLOOR

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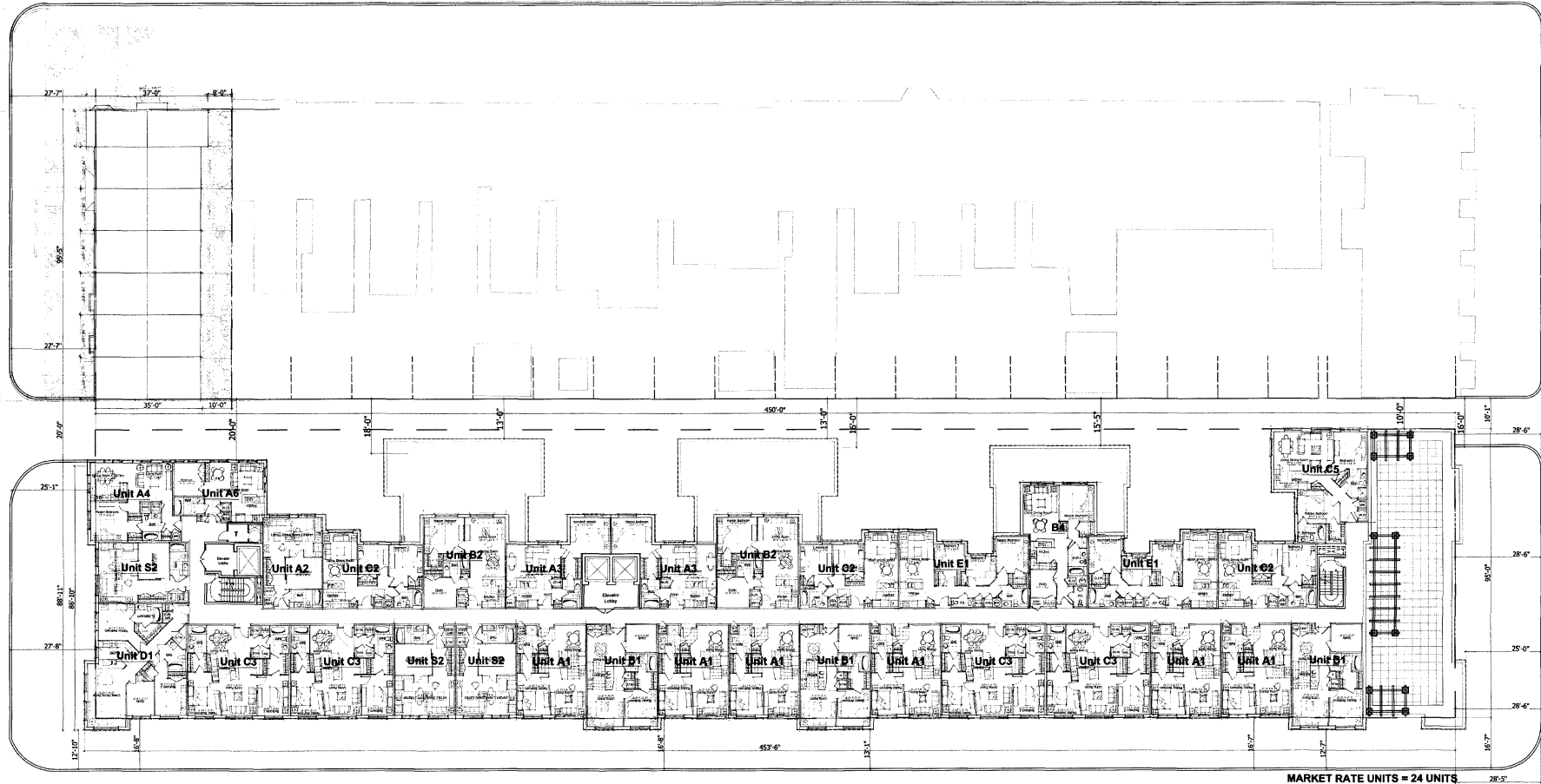


A.05

8TH STREET N.W.

P STREET N.W.

Q STREET N.W.



MARKET RATE UNITS = 24 UNITS
AFFORDABLE UNITS = 7 UNITS
TOTAL = 31 UNITS

7TH STREET N.W.

6TH FLOOR TOTAL UNITS 31 PER FLOOR



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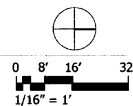
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FLOOR PLAN 6TH FLOOR

APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

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A.06

7TH STREET N.W.

RESIDENTS DEVELOPMENT
WASHINGTON, D.C.




A.07



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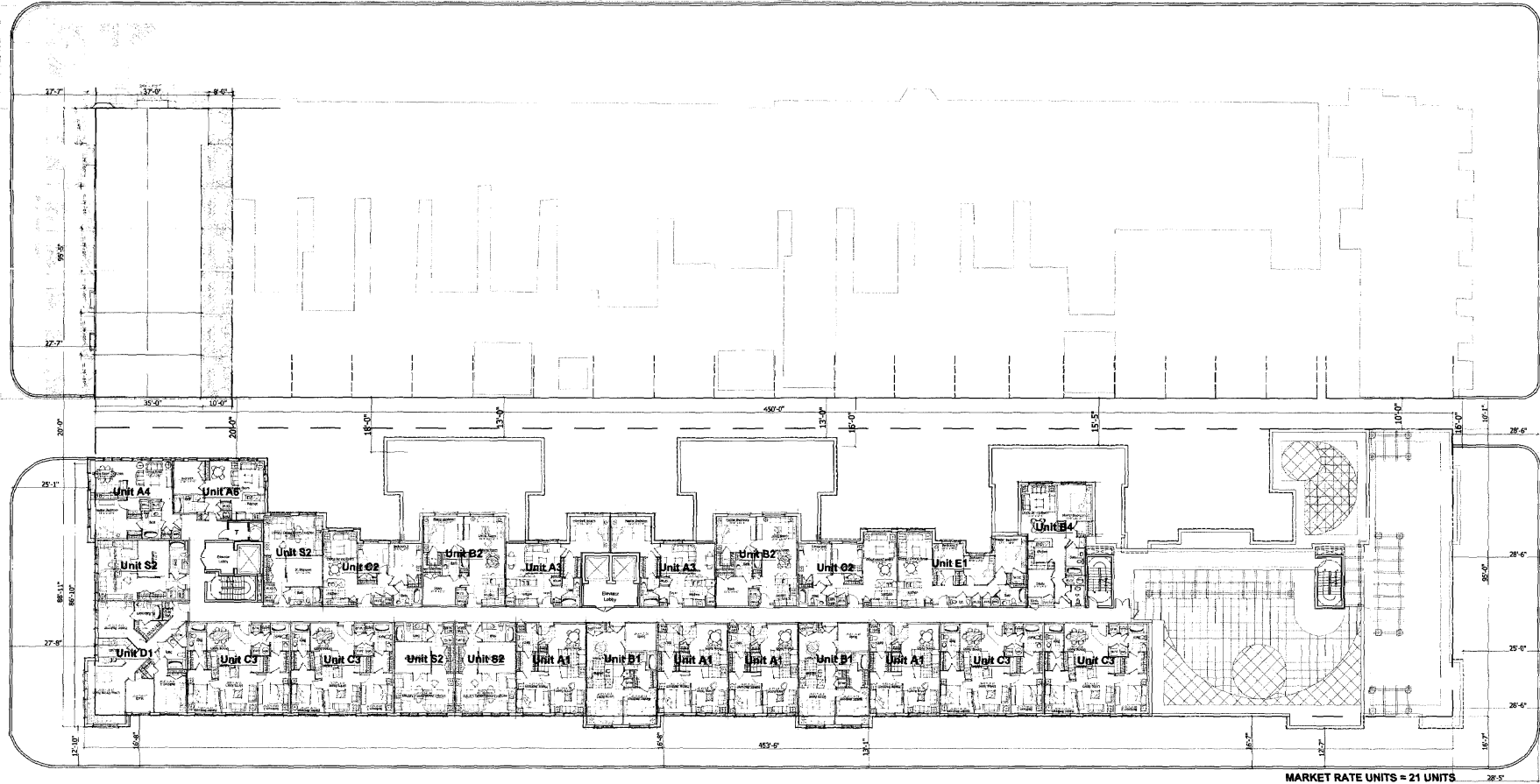
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KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

8TH STREET N.W.

P STREET N.W.

Q STREET N.W.



MARKET RATE UNITS = 21 UNITS
 AFFORDABLE UNITS = 4 UNITS
 TOTAL = 25 UNITS

8TH FLOOR TOTAL UNITS 25 PER FLOOR

7TH STREET N.W.



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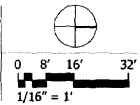
FLOOR PLAN 8TH FLOOR

APRIL 11, 2008

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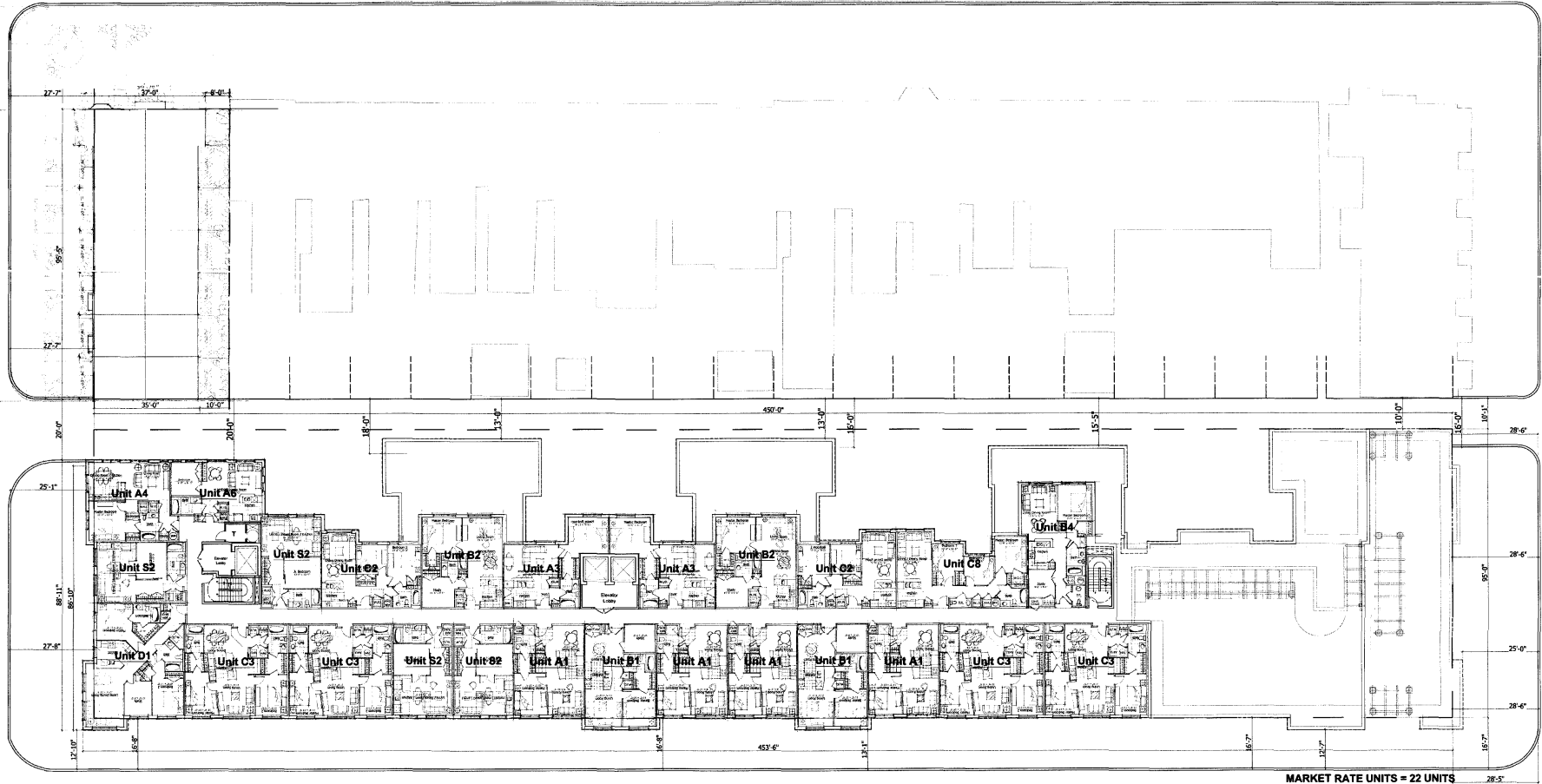


A.08

8TH STREET N.W.

P STREET N.W.

Q STREET N.W.



MARKET RATE UNITS = 22 UNITS
AFFORDABLE UNITS = 3 UNITS
TOTAL = 25 UNITS

9TH FLOOR TOTAL UNITS 25 PER FLOOR

7TH STREET N.W.



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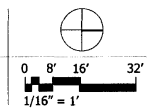
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able Housing Group, Inc.

FLOOR PLAN 9TH FLOOR

APRIL 11, 2008

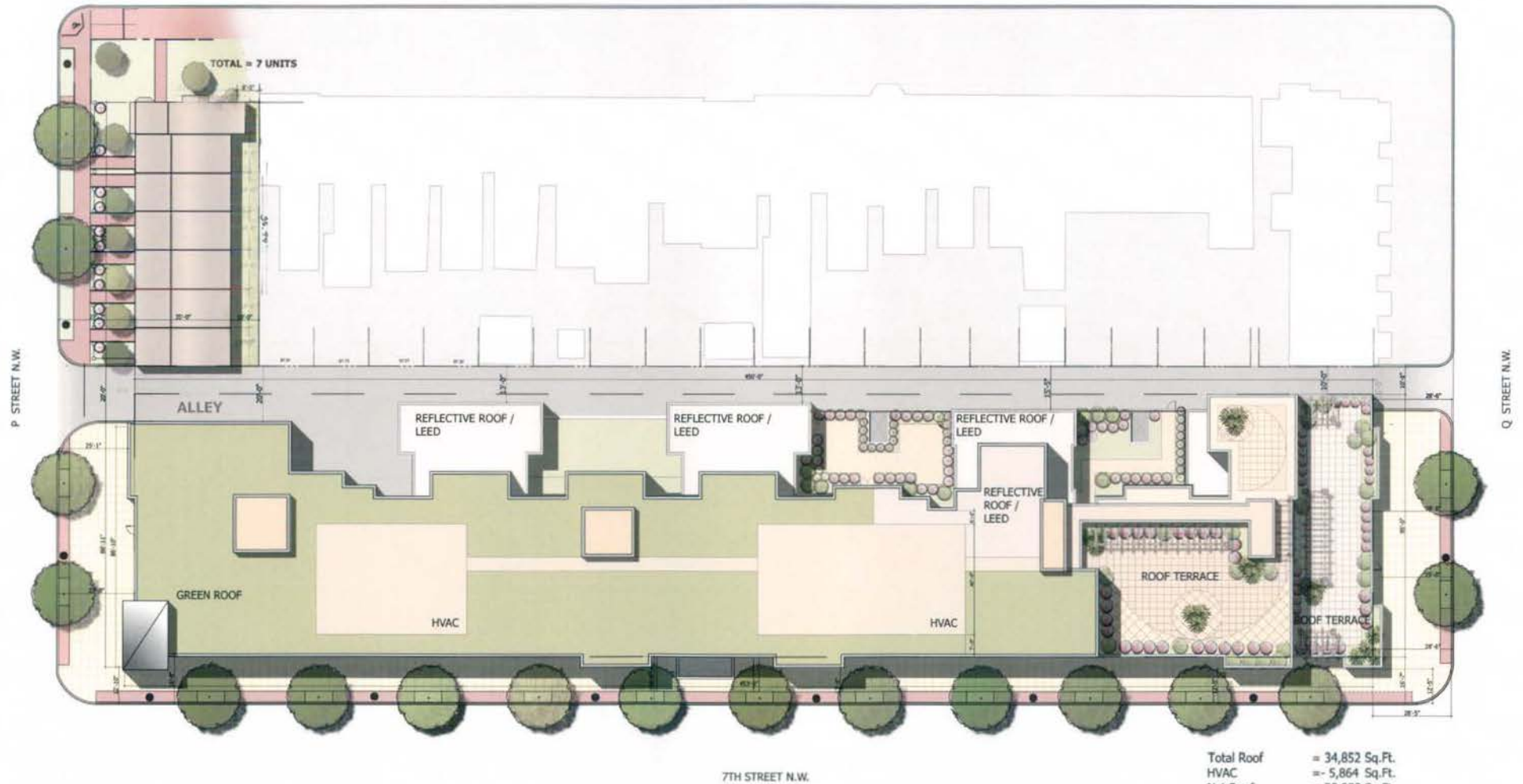
KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

KELSEY GARDENS PROPERTY COMPANY, L.L.C.
MDA.012C.00



A.09

8TH STREET N.W.



Total Roof = 34,852 Sq.Ft.
 HVAC = 5,864 Sq.Ft.
 Net Roof = 28,988 Sq.Ft.
 50% Net Roof = 14,494 Sq.Ft.



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GREEN ROOF PLAN

ROOF PLAN

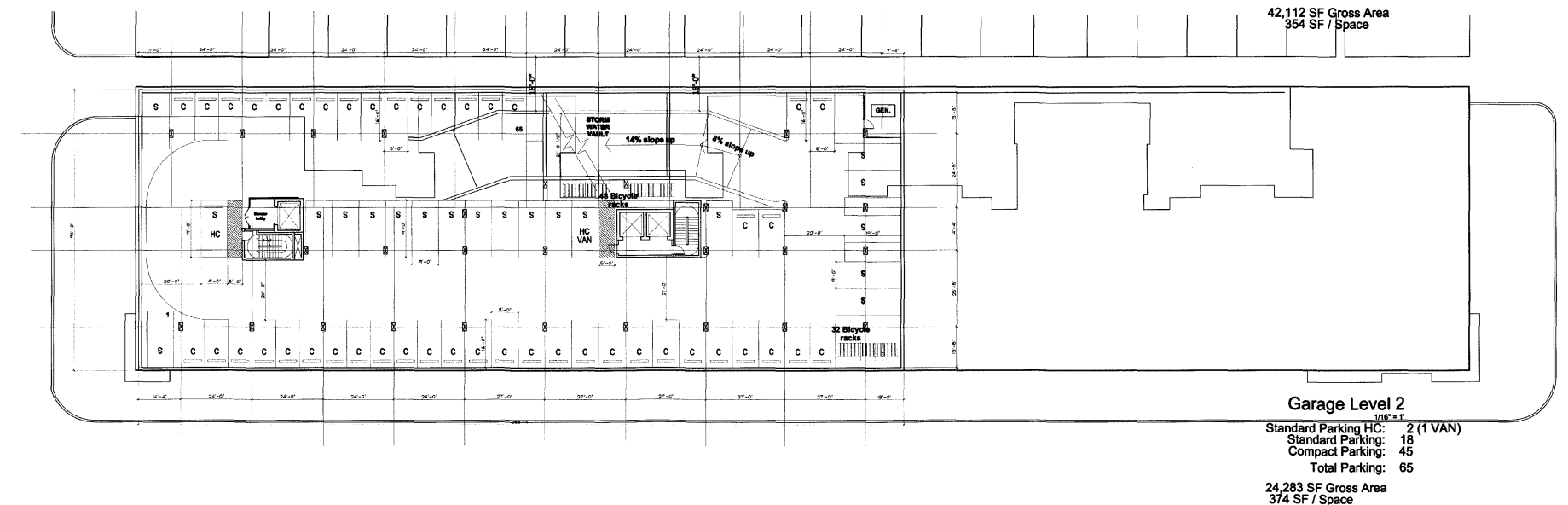
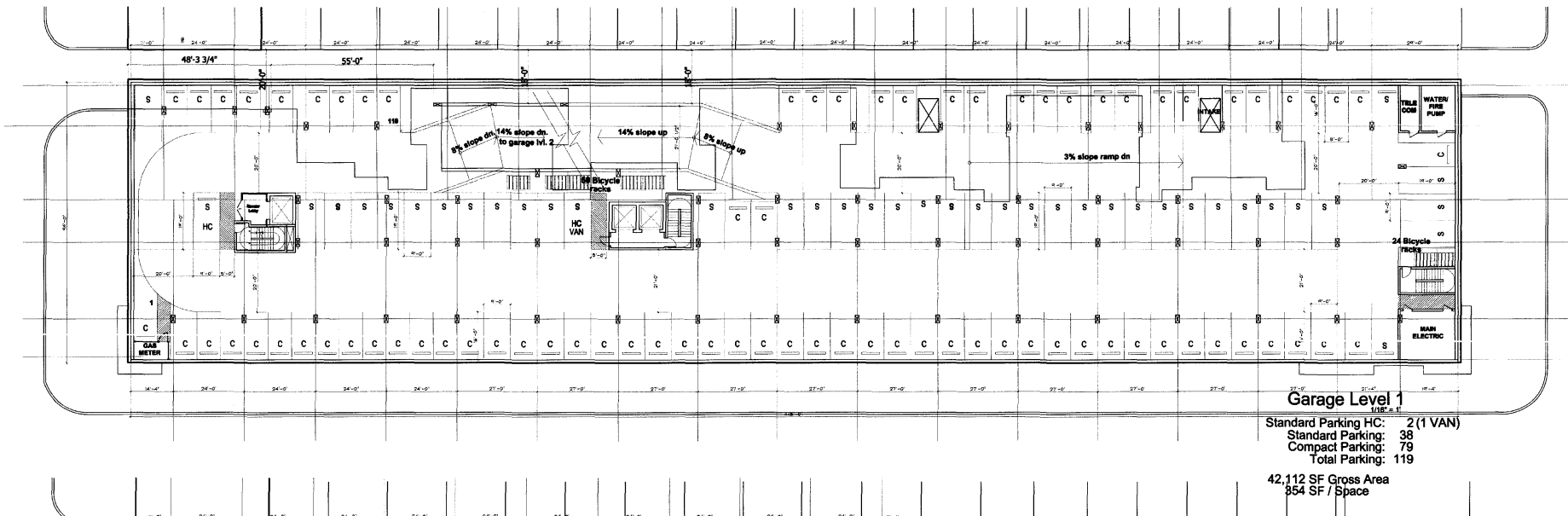
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A.10



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FLOOR PLAN GARAGE LEVELS

APRIL 11, 2008

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A.11



7th Street Elevation



P Street Elevation



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ELEVATIONS

APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

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0 8' 16' 32'
1/16" = 1'

A.12



Rear Elevation Alley



Q St. Elevation

ELEVATIONS

APRIL 11, 2008



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KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

KELSEY GARDENS PROPERTY COMPANY, L.L.C.
MDA.012C.00

0 8' 16' 32'
1/16" = 1'

A.13



8th Street Residential / Office Side Elevation



P Street Residential / Office Front Elevation



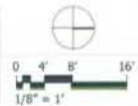
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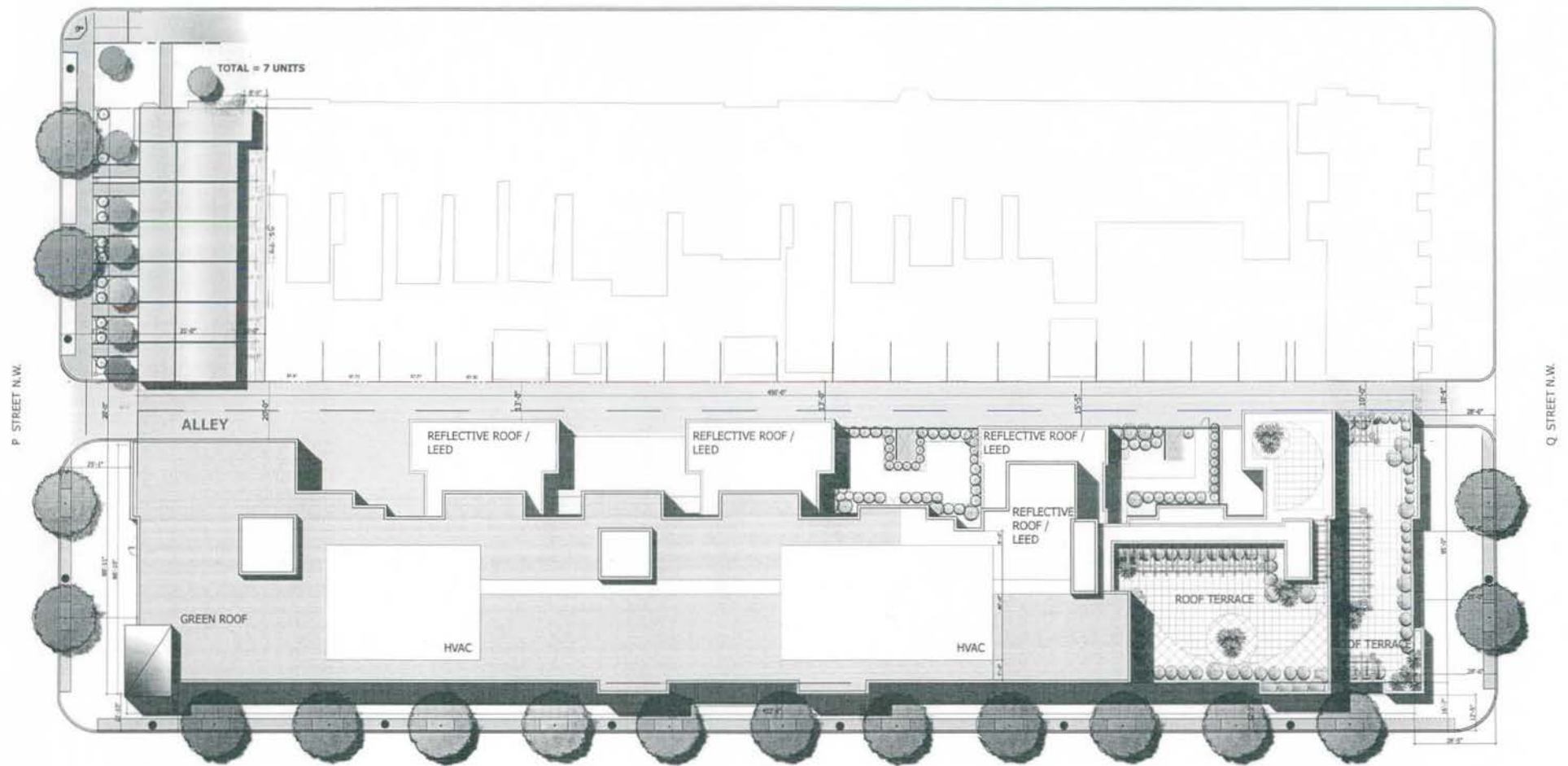
ELEVATIONS

APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.
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A.14



50% Net Roof = 14,494 Sq.Ft.



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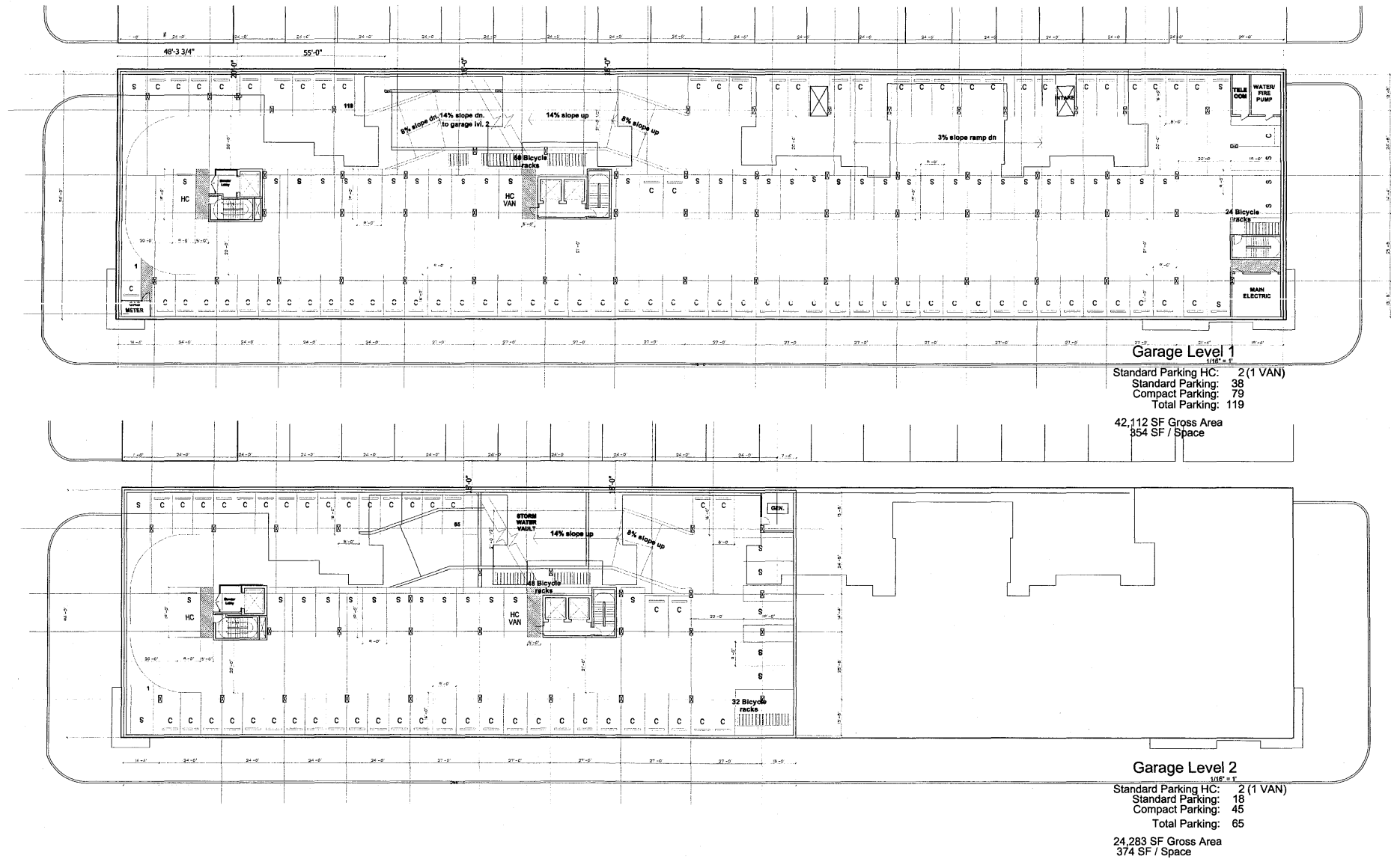
ROOF PLAN

APRIL 11, 2006

KELSEY GARDENS PROPERTY COMPANY, L.L.C.



A.10



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FLOOR PLAN GARAGE LEVELS

APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
 WASHINGTON, D.C.

KELSEY GARDENS PROPERTY COMPANY, L.L.C.
 MDA.012C.00

A.11



BEFORE

View from 7th street looking Southwest
to corner of 7th St. & Q St.



AFTER



BEFORE

View from corner of 7th St. & Q St.
looking Southwest



AFTER



LESSARD GROUP INC.

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SITE PERSPECTIVES

APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

KELSEY GARDENS PROPERTY COMPANY, L.L.C.
P&A 01/10/08

A.15



BEFORE

View from Q street looking South



AFTER



BEFORE

View from corner of P St. and 8th St.
looking Northeast



AFTER



LESSARD GROUP INC.
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SITE PERSPECTIVES

APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

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Before



After

View from corner of Q St. and 8th St.



Aerial View from corner of Q St. and 8th St.



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PERSPECTIVES

APRIL 11, 2008

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WASHINGTON, D.C.

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A.17



Aerial View 01



Aerial View 02



Aerial View 03



Aerial View 04



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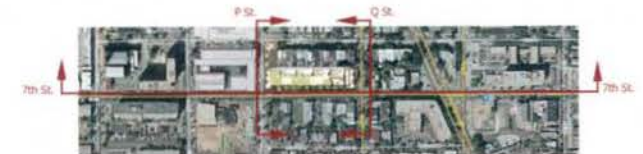
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AERIAL VIEWS

APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

KELSEY GARDENS PROPERTY COMPANY, L.L.C.
MDA 012C.00



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STREETSCAPE ELEVATIONS

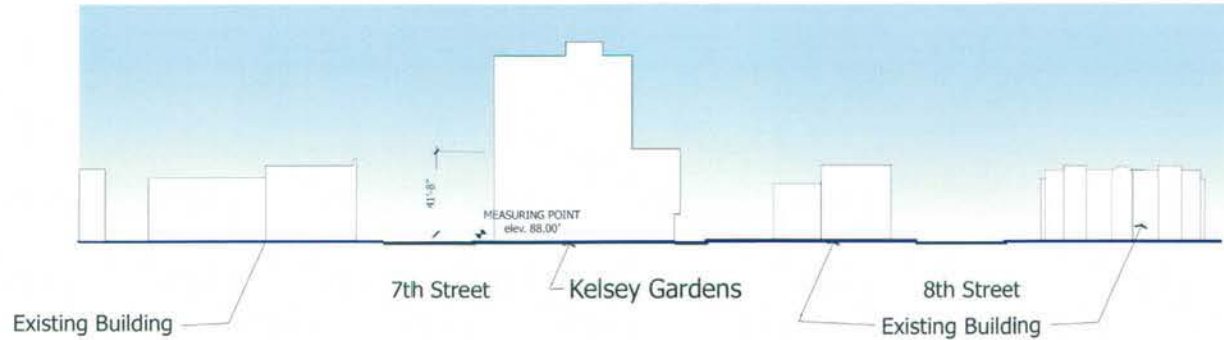
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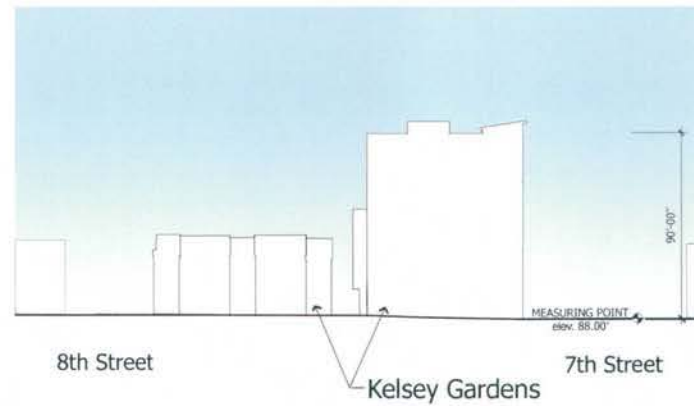
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MDA.012C.00



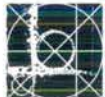
A.19



3. CROSS SECTION



4. P STREET



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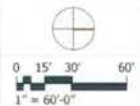
SITE SECTIONS

APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

KELSEY GARDENS PROPERTY COMPANY L.L.C.

MDA.012C.00



A.22



March 21, 10:00 AM



March 21, 12:00 PM



March 21, 2:00 PM



March 21, 4:00 PM



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SUN STUDY

APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
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A.23



July 21, 10:00 AM



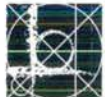
July 21, 12:00 PM



July 21, 2:00 PM



July 21, 4:00 PM



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SUN STUDY

APRIL 11, 2008

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KELSEY GARDENS PROPERTY COMPANY, L.L.C.
MDA.012C.00



A.24



September 21, 10:00 AM



September 21, 12:00 PM



September 21, 2:00 PM



September 21, 4:00 PM



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SUN STUDY

APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
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KELSEY GARDENS PROPERTY COMPANY, L.L.C.
PDRN 012C 00



A.25



December 21, 10:00 AM



December 21, 12:00 PM



December 21, 2:00 PM



December 21, 4:00 PM



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SUN STUDY

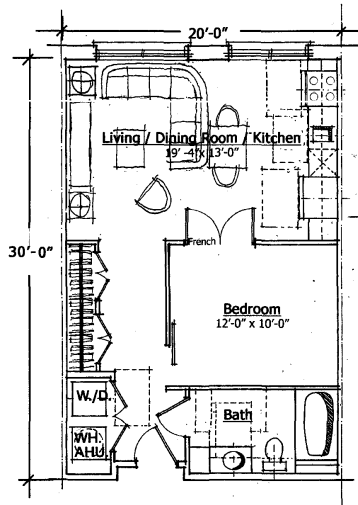
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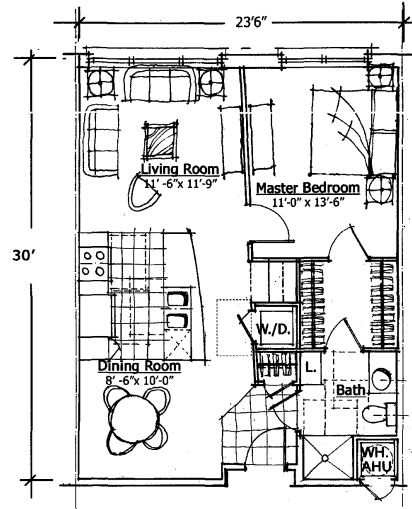
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MDA.012C.00



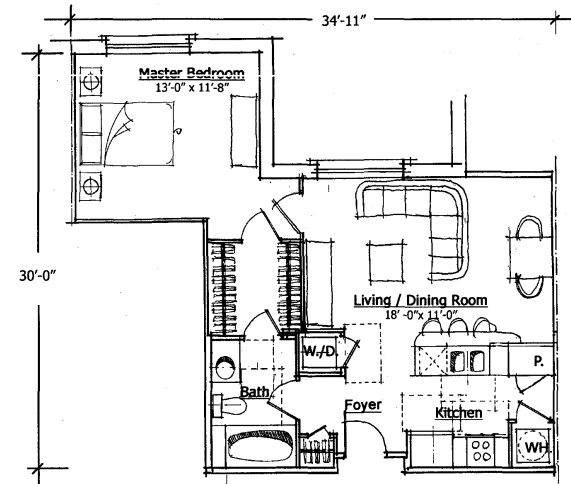
A.26



Unit S2
1 Bed / 1 Ba
600 Sq. Ft.



Unit A1
1 Bed / 1 Ba
705 Sq. Ft.



Unit A3
1 Bed / 1 Ba
684 Sq. Ft.



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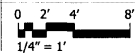
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UNIT PLANS

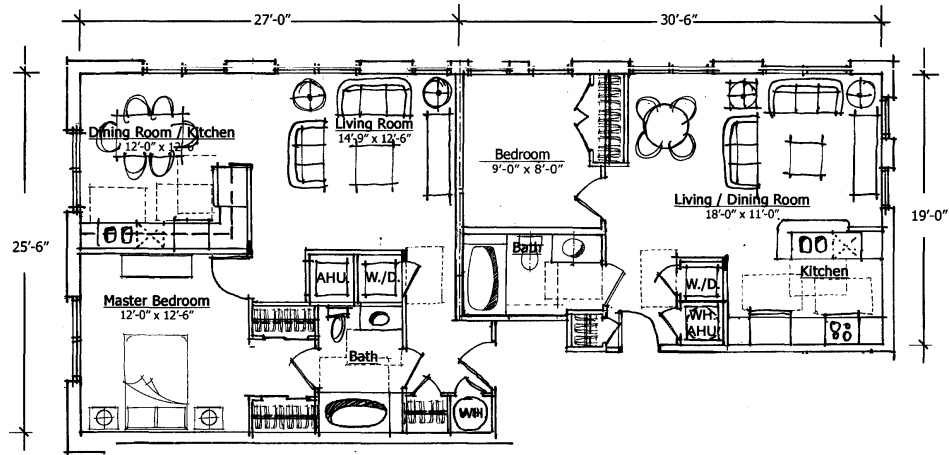
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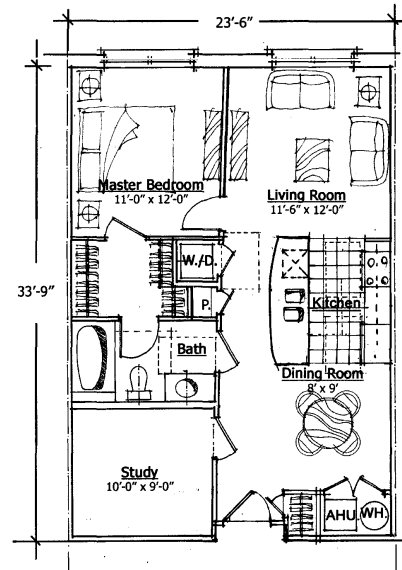
KELSEY GARDENS DEVELOPMENT, LLC
MDA.012C.00



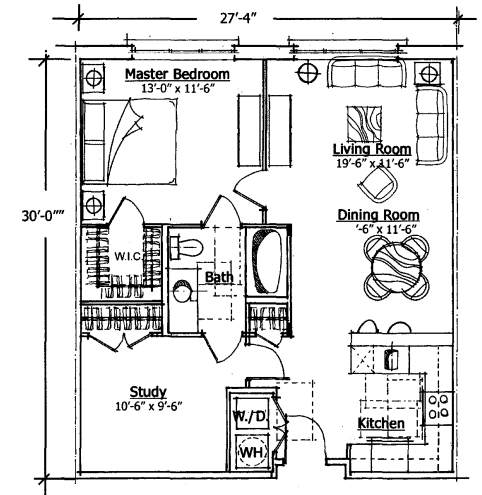
A.27



Unit A4
1 Bed / 1 Ba
728 Sq. Ft.



Unit B1
1 Bed / 1 Ba / Den
793 Sq. Ft.



Unit B2
1 Bed / Den
820 Sq. Ft.



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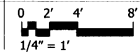
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UNIT PLANS

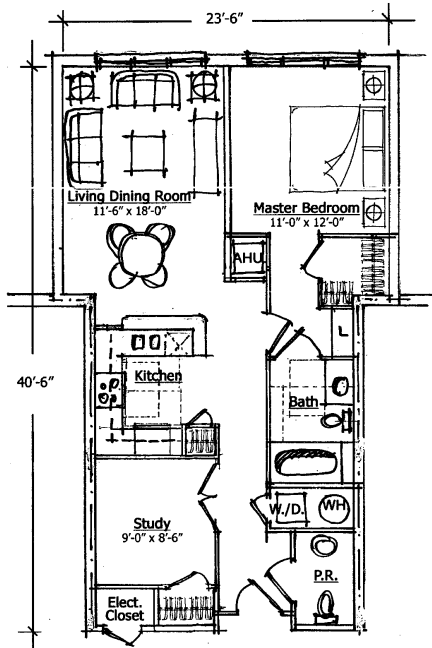
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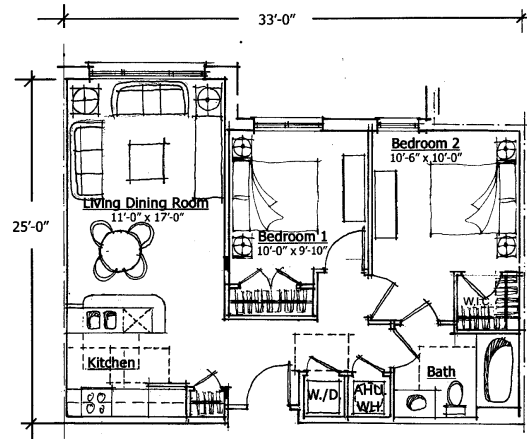
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MDA.012C.00



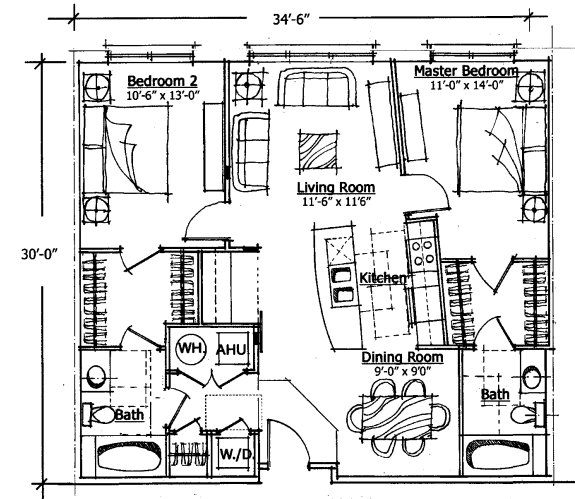
A.28



Unit B4
1 Bed / 1.5 Ba / Den
840 Sq. Ft.



Unit C2
2 Bed / 1 Ba
738 Sq. Ft.



Unit C3
2 Bed / 2 Ba
1,035 Sq. Ft.



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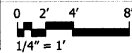
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UNIT PLANS

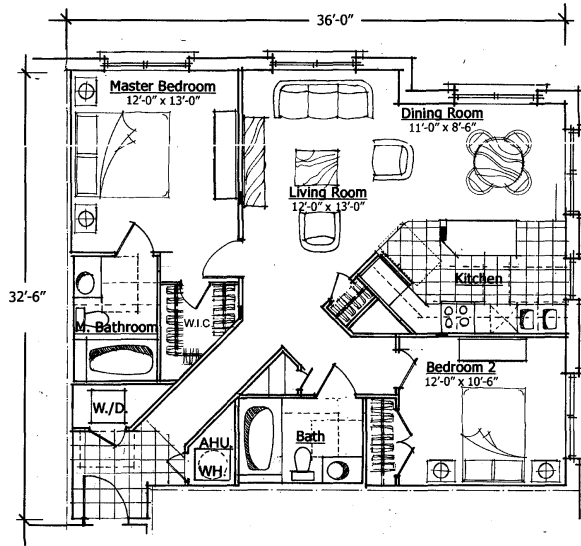
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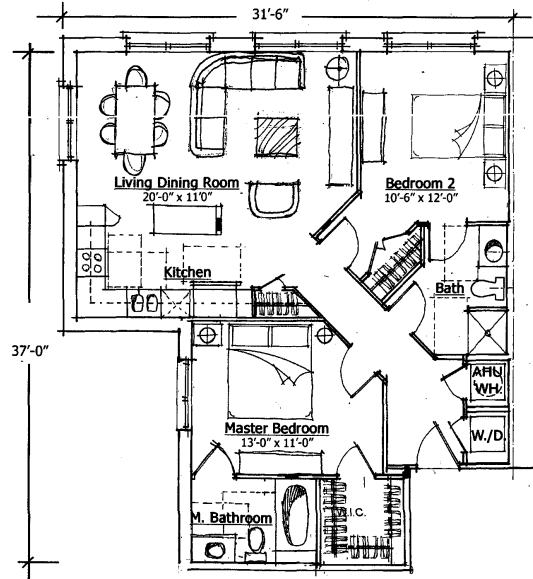
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MDA.012C.00



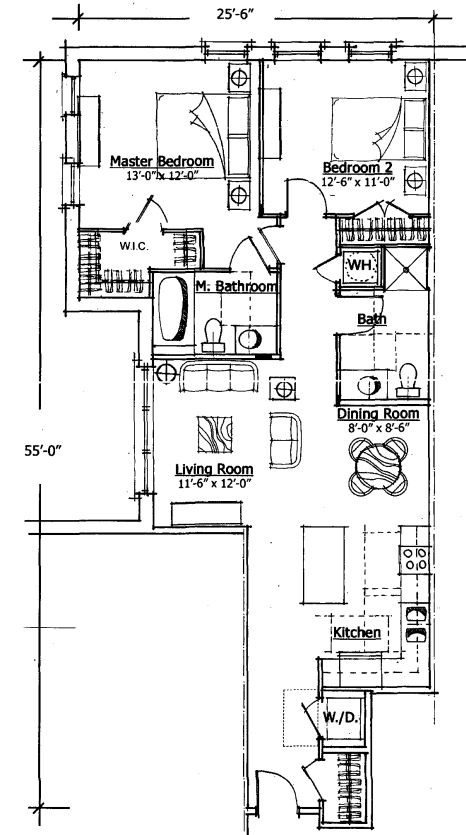
A.29



Unit C4
2 Bed / 2 Ba
1,065 Sq. Ft.



Unit C5
2 Bed / 2 Ba
955 Sq. Ft.



Unit C6
2 Bed / 2 Ba
1,063 Sq. Ft.



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UNIT PLANS

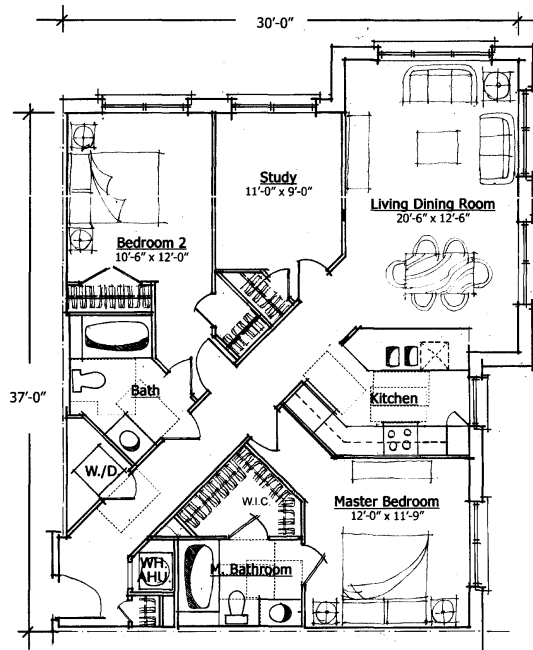
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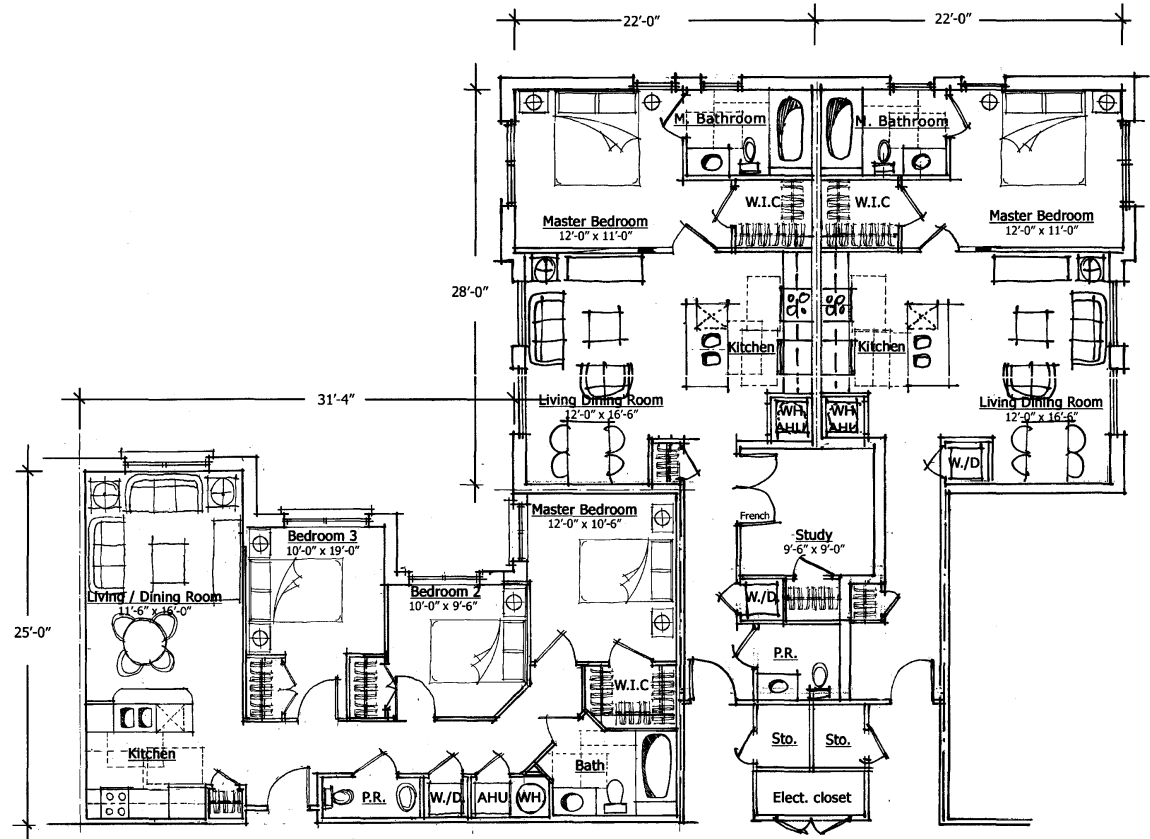
KELSEY GARDENS PROPERTY COMPANY, L.L.C.
MDA-012C-00

0' 2' 4' 8'
1/4" = 1'

A.30



Unit D1
2 Bed / 2 Ba / Den
1,195 Sq. Ft.



Unit E1
3 Bed / 1.5 Ba
946 Sq. Ft.

Unit B3
1 Bed / 1.5 Ba / Den
830 Sq. Ft.

Unit A5
1 Bed / 1 Ba
691 Sq. Ft.



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UNIT PLANS

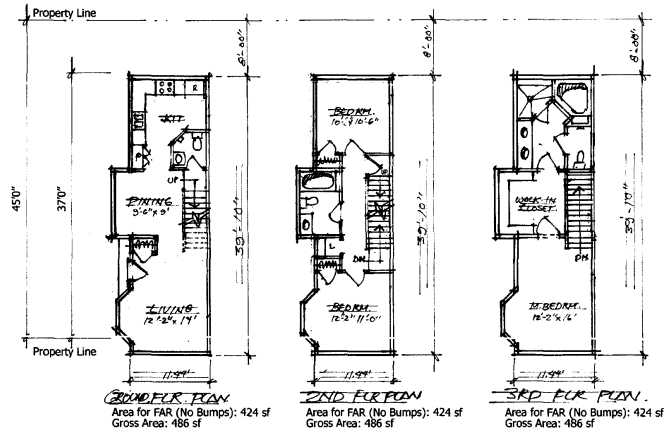
APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

KELSEY GARDENS PROPERTY COMPANY, L.L.C.
MDA.012C.00

0 2' 4' 8'
1/4" = 1'

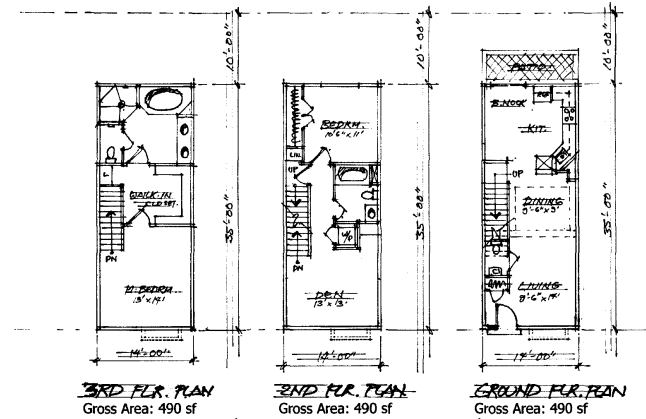
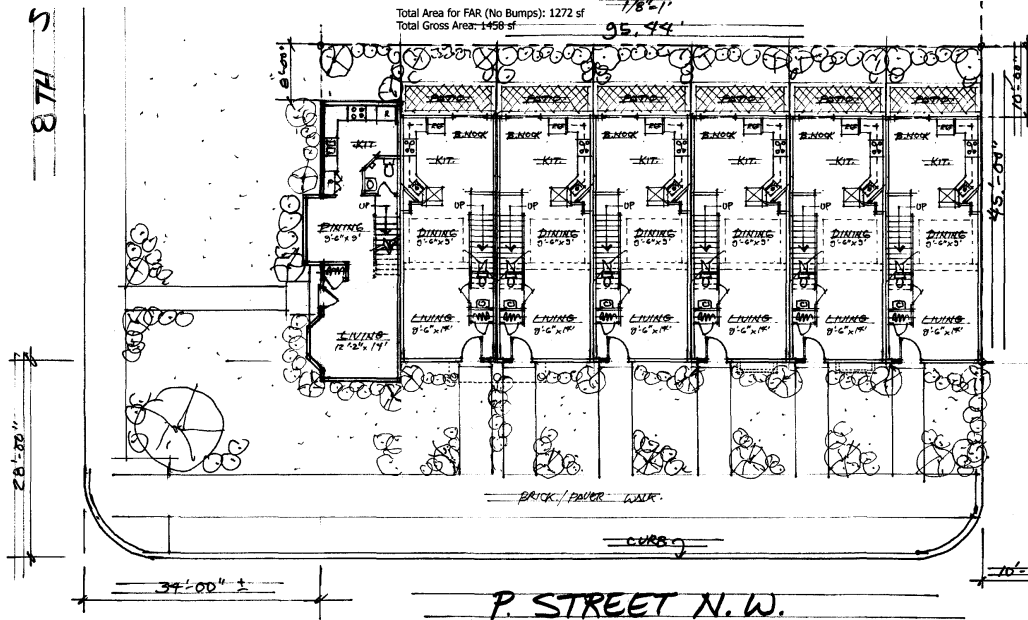
A.31



CORNER UNITS T.H.'s

Total Area for FAR (No Bumps): 1272 sf
Total Gross Area: 1458 sf

1/8" = 1'
95'-44"



INTERIOR UNITS T.H.'s

Total Gross Area: 1470 sf

Unit Type	Number of Units	Gross Area/Unit	Total Gross Area
18'x35' Townhouse	6 Units	1470 sf	8820 sf
11.44'x35' Townhouse	1 Units	1272 sf	1272 sf
Total	7 Units		10,092 sf



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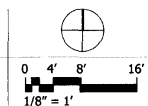
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FLOOR PLANS Residential Option

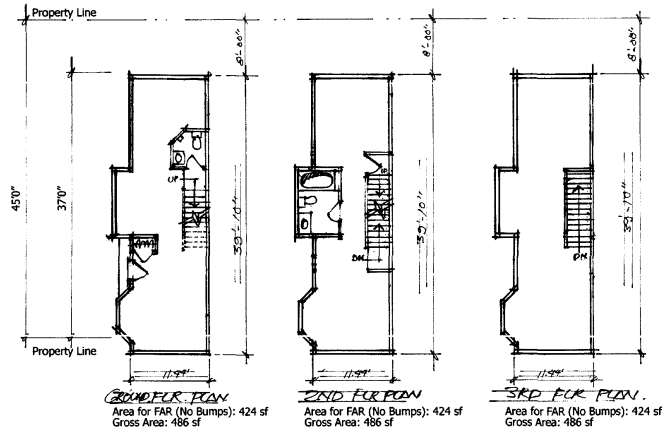
APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

KELSEY GARDENS PROPERTY COMPANY, L.L.C.
MDA.012C.00



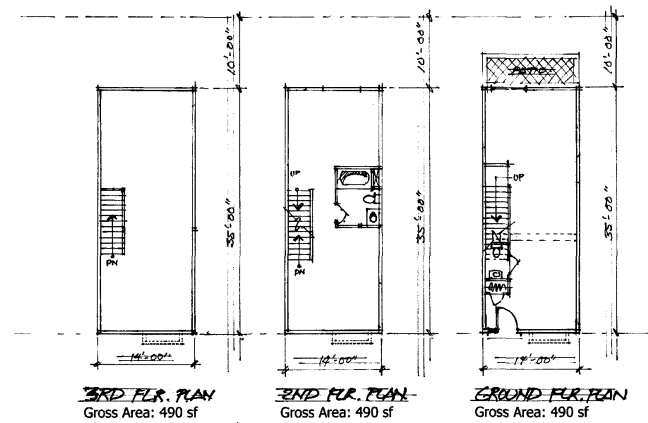
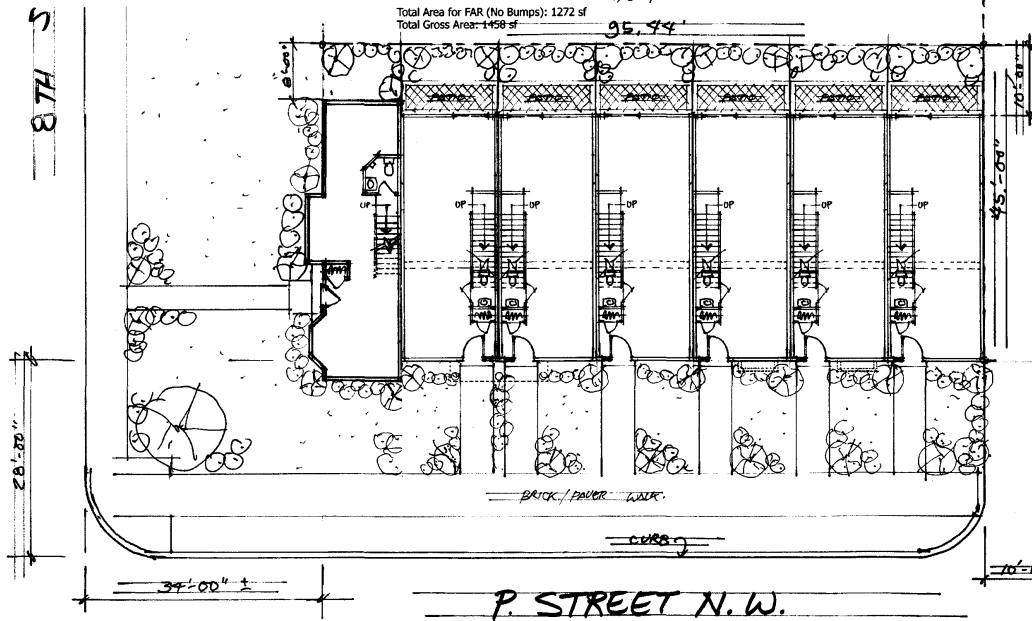
A.32



CORNER UNITS

Total Area for FAR (No Bumps): 1272 sf
Total Gross Area: 1458 sf

95'-44"



INTERIOR UNITS

Total Gross Area: 1470 sf

Unit Type	Number of Units	Gross Area/Unit	Total Gross Area
18'x35' Office	6 Units	1470 sf	8820 sf
11.44'x35' Office	1 Units	1272 sf	1272 sf
Total	7 Units		10,092 sf



LESSARD GROUP INC.
8521 LEESBURG PIKE, SUITE 700 | VIENNA, VA 22182

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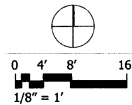
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FLOOR PLANS Office Option

APRIL 11, 2008

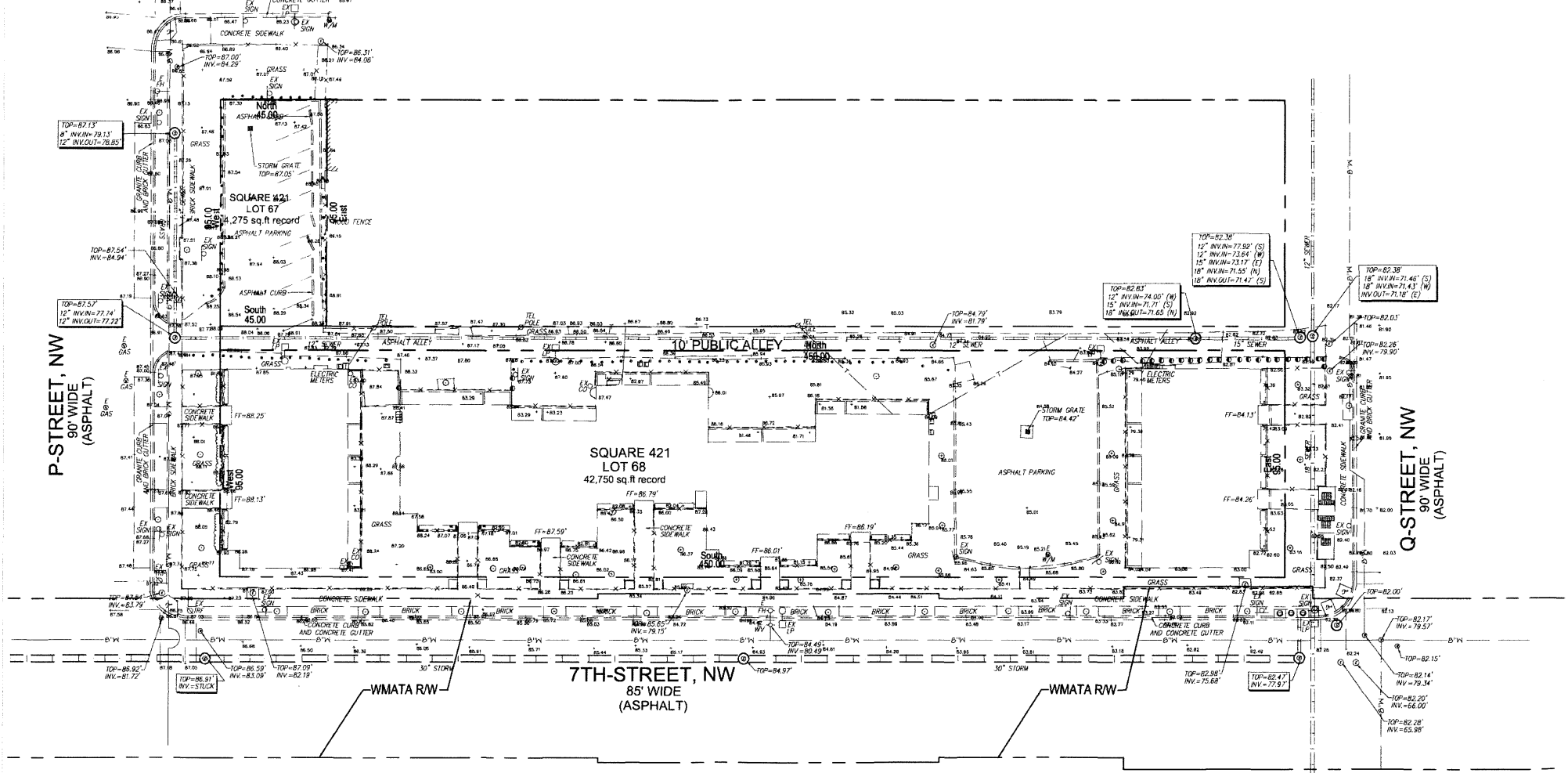
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A.33

8TH-STREET, NW
85' WIDE
(ASPHALT)



8TH-STREET, NW 85' WIDE (ASPHALT)

CONSTRUCTION AND STABILIZATION SEQUENCE:

1. INSTALL SEDIMENT AND EROSION CONTROL MEASURES INCLUDING STABILIZED CONSTRUCTION ENTRANCE, MAIN RACK, SILET PROTECTION, SILET FORCE, MAIN RACK, AND SILET PROTECTION. SILET FORCE SHALL BE AS INDICATED ON SHEET C-04. SEE SHEET C-04 FOR SEDIMENTATION AND EROSION CONTROL DETAILS.
2. SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO COMMENCING ANY OTHER LAND DISTURBING ACTIVITIES.
3. REMOVE REELS AS INDICATED ON DEMOLITION PLAN.
4. INITIAL SITE IMPROVEMENTS AS INDICATED ON CONSTRUCTION DOCUMENTS FOR THE PROPOSED BUILDING.
5. AT THE COMPLETION OF CONSTRUCTION AND AFTER THE INSPECTOR'S APPROVAL, ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE REMOVED.

SEDIMENTATION EROSION CONTROL NOTE:

- THE APPLICANT MUST NOTIFY THE DEPARTMENT OF HEALTH BY PHONE (202-435-2340) AT LEAST 24 HOURS PRIOR TO THE START OF DEMOLITION ACTIVITY AND WITHIN 24 HOURS AFTER COMPLETION OF PROJECT TO REQUEST INSPECTION. IF THERE IS A NEED TO HAVE CHANGES OR MODIFICATIONS IN THE APPROVED DESIGN, DEPARTMENT OF HEALTH MUST BE NOTIFIED IMMEDIATELY.
- SCHEDULE AND HOLD PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR 48 HOURS PRIOR TO ANY LAND DISTURBING ACTIVITY. CALL 202-435-2877 FOR APPOINTMENT.
- CONSTRUCTION DATES:**
- THE PROPOSED DEMOLITION WORK DUE TO COMMENCE IN FALL 2007 AND IS ANTICIPATED TO TAKE APPROXIMATELY 24 MONTHS.
 - EXACT BEGINNING AND END OF CONSTRUCTION IS TO BE ESTABLISHED BY THE OWNER.

NOTE:

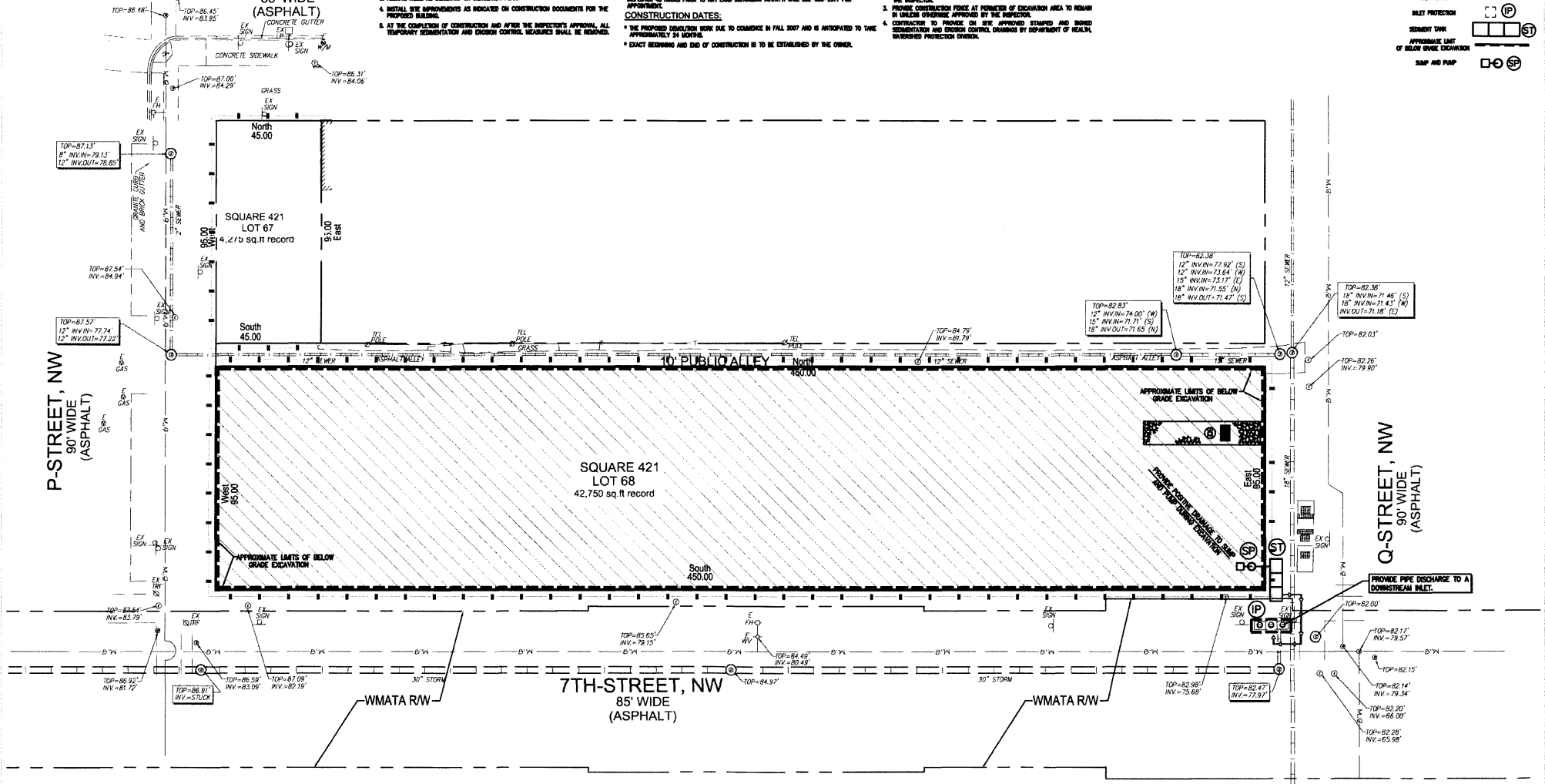
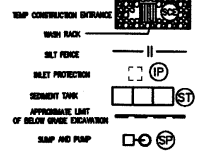
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN OF SHEETING AND BRACING AND SUPPORT OF EXISTING UTILITIES AND ADJACENT STRUCTURES. SHORING, BRACING, AND UNDERPINNING DESIGNED BY THE CONTRACTOR'S STRUCTURAL ENGINEER LOCATED IN THE DISTRICT OF COLUMBIA SHALL BE PROVIDED AS NECESSARY TO ENSURE THEIR SUPPORT.
2. PROVIDE SILET FORCE AT PERIMETER OF EXCAVATION AREA TO REMAIN IN PLACE UNTIL BELOW GRADE EXCAVATION HAS BEEN FULLY COMPLETED. APPROVED BY THE INSPECTOR.
3. PROVIDE CONSTRUCTION FENCE AS FORMER OF EXCAVATION AREA TO REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED. APPROVED BY THE INSPECTOR.
4. CONTRACTOR TO PROVIDE ON SITE APPROVED STAMPED AND SIGNED SEDIMENTATION AND EROSION CONTROL, DRAWING BY DEPARTMENT OF HEALTH, WASHINGTON PROTECTION DIVISION.

SEDIMENT AND EROSION CONTROL NARRATIVE:

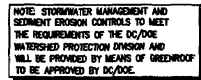
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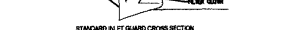
THE PROPOSED IMPROVEMENTS TO THE SITE INCLUDES THE PREPARATION AND DEMOLITION OF EXISTING SITE REELS FOR FUTURE BUILDING. THE WORK FOR THE NEW BUILDING SHALL INCLUDE NEW CONCRETE AND FIVE INCH DRAINAGE, SANITARY, STORM, GAS, ELECTRIC AND TELEPHONE SERVICES. NEW SIDEWALKS, TREES AND STREETLIGHTS FOR EXISTENT OF CONSTRUCTION ON P, Q AND 7TH-STREETS, NE.

LEGEND

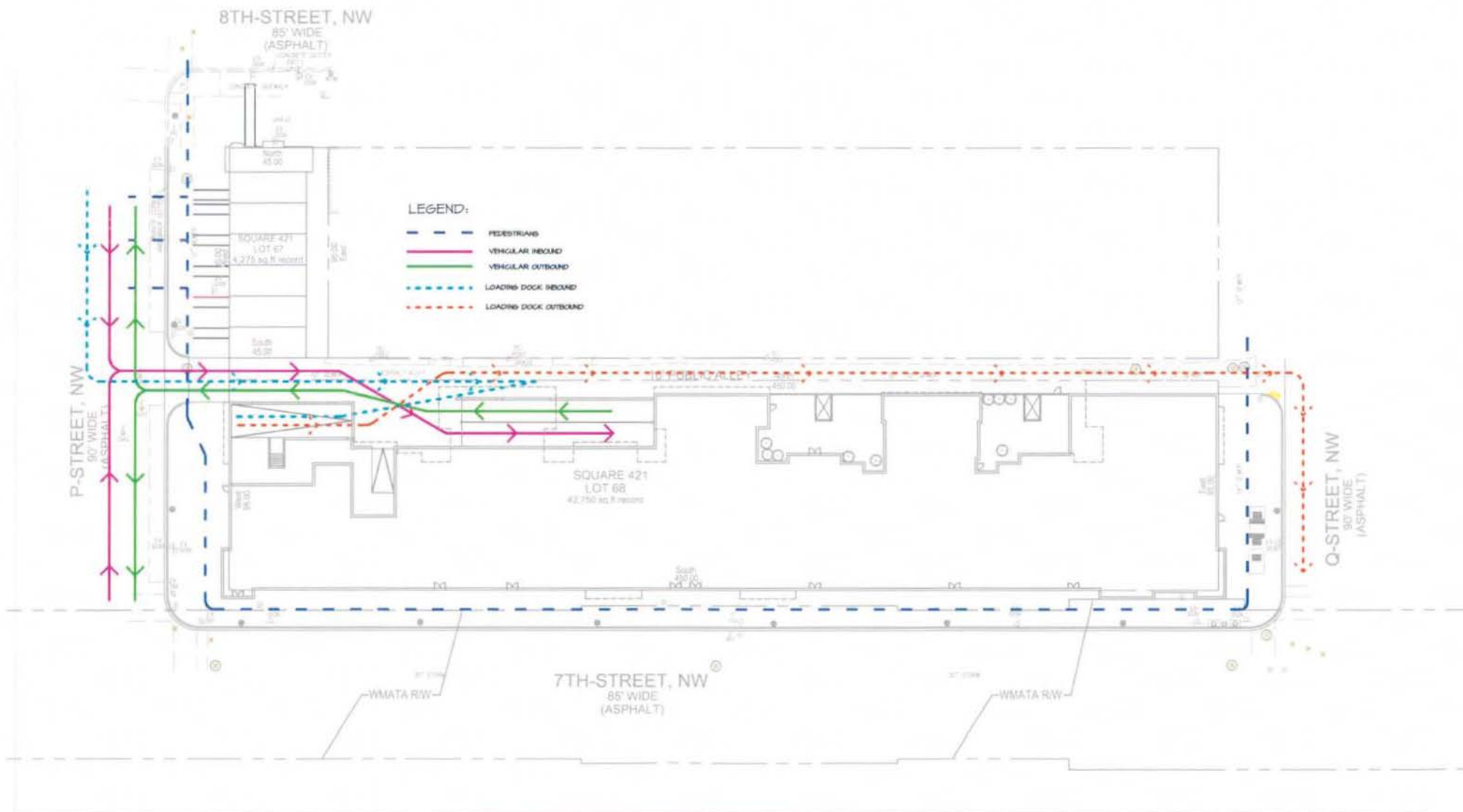


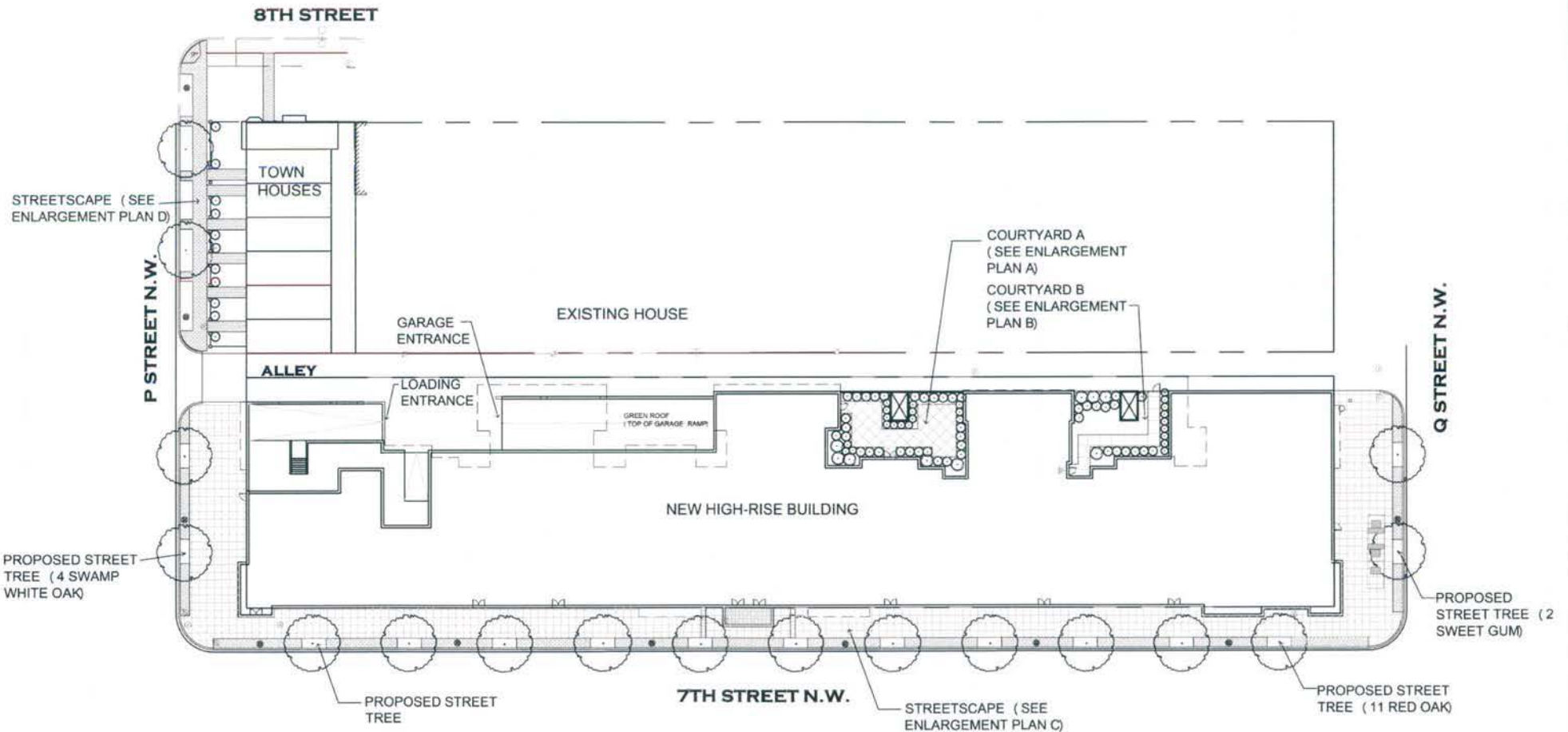
85' WIDE
(ASPHALT)
CONCRETE CURB

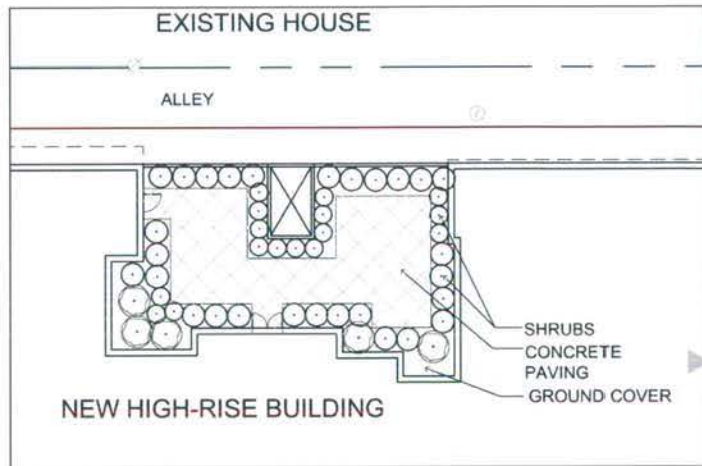




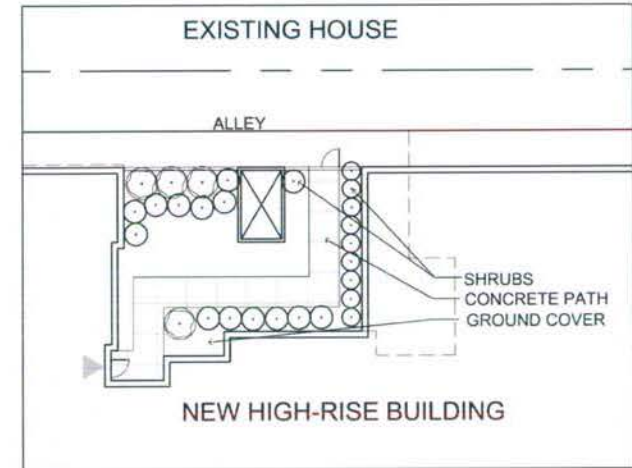
SUMP PIT



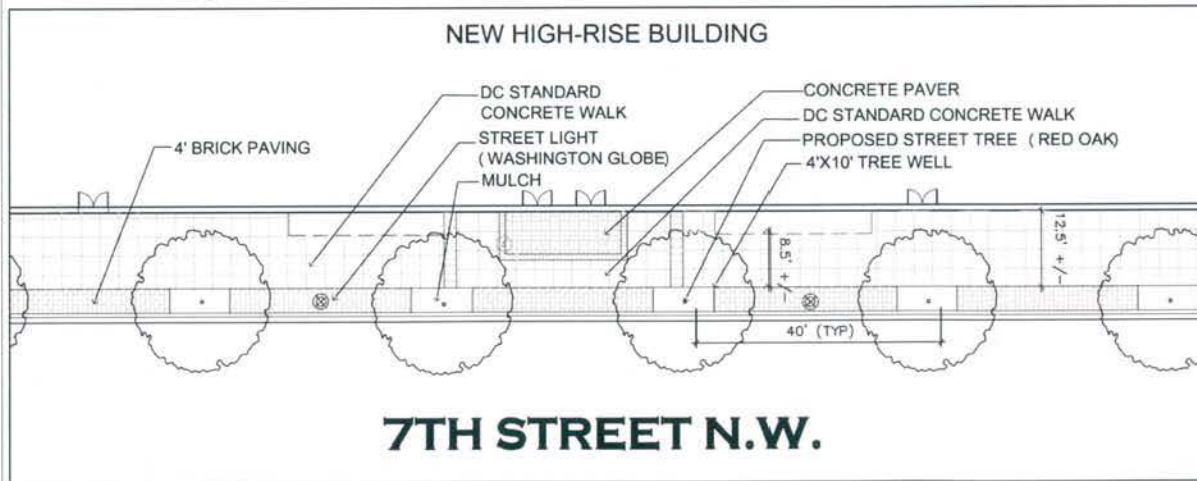




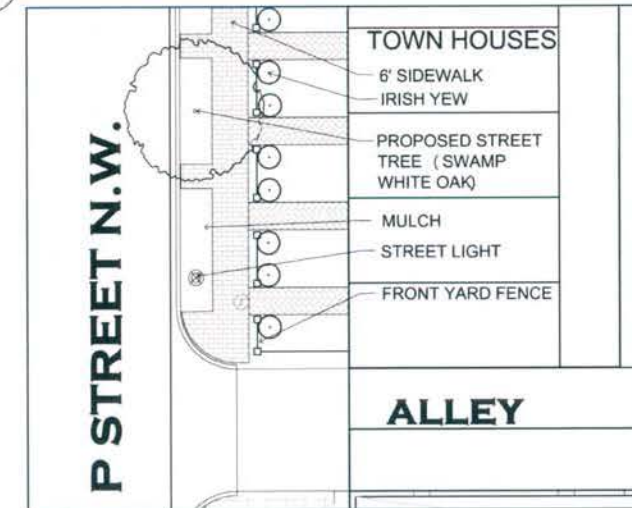
A COURTYARD A ENLARGEMENT PLAN



B COURTYARD B ENLARGEMENT PLAN



C 7 TH STREET LANDSCAPE PLAN



D P STREET N.W. LANDSCAPE PLAN

LANDSCAPE SCHEDULE (STREET TREE)

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<u>DECIDUOUS TREES</u>				
4	QUERCUS BICOLOR	SWAMP WHITE OAK	3-3 1/2" CAL.	B&B
11	QUERCUS RUBRA	RED OAK	3-3 1/2" CAL.	B&B
2	ULMUS PARVIFOLIA	SWEET GUM	3-3 1/2" CAL.	B&B
<u>SHRUBS</u>				
11	TAXUS BACCATA 'FASTIGIATA'	IRISH YEW	24"-36" HT.	B&B



7TH STREET TREE - RED OAK



P STREET TREE - SWAMP WHITE OAK



Q STREET TREE - SWEET GUM



UPRIGHT SHRUBS - IRISH YEW

COURTYARD PLANTING



HOSTA PLANTS



FOUNTAIN GRASS



FERNS



GROUND COVER - VINCA MINOR OR IVY

