



KELSEY GARDENS DEVELOPMENT WASHINGTON, D.C. PROJECT TEAM

OWNER

KELSEY GARDENS PROPERTY COMPANY, LLC.
8521 LEESBURG PIKE | SUITE 750
VIENNA, VA 22182
TEL: 703.770.3680 FAX: 703.770.3681
CONTACT: CARLOS VAZQUEZ
CARLOSVAZQUEZ@MET-DEV.COM

ARCHITECT

LESSARD GROUP, INC.
8521 LEESBURG PIKE | SUITE 700
VIENNA, VA 22182
TEL: 703.760.9344 FAX: 703.760.9328
CONTACT: STEVE GANG
STEVEG@LESSARDGROUP.COM

ATTORNEY

ARNOLD & PORTER LLP
555 12th STREET NW
WASHINGTON, D.C. 20004
TEL: 202.942.5640
CONTACT: CYNTHIA GIORDANO
CYNTHIAGIORDANO@APORTER.COM

CIVIL ENGINEER

WILES MENSCH CORPORATION
11860 SUNRISE VALLEY DR. | SUITE 200
RESTON, VA 20191
TEL: 703.391.7500 FAX: 703.264.0595
CONTACT: MARCELO LOPEZ
MLOPEZ@WILESMENSCH.COM

LANDSCAPE ARCHITECT

WILES MENSCH CORPORATION
11860 SUNRISE VALLEY DR. | SUITE 200
RESTON, VA 20191
TEL: 703.391.7500 FAX: 703.264.0595
CONTACT: NA YU
NYU@WILESMENSCH.COM

LEED CONSULTANT

GREEN SHAPE LLC
1001 CONNECTICUT AVE, NW | SUITE 704
WASHINGTON, D.C.
TEL: 202.521.8702
CONTACT: HOLLY JAMESON CARR
HOLLYCARR@GREENSHAPE.COM

TRANSPORTATION ENGINEER

O R. GEORGE & ASSOCIATES, INC.
10210 GREENBELT ROAD | SUITE 310
LANHAM, MD 20706
TEL: 301.794.7700
CONTACT: GEORGE OSBORN
GOSBORN@ORGEENGINEERING.COM

STRUCTURAL ENGINEER

TADGER-COHEN-EDLSON ASSOCIATES, INC.
1109 SPRING ST.
SILVER SPRING, MD 20910
TEL: 301.587.1820
CONTACT: ALI TAHBAZ
ATAHBAZ@TADGERCO.COM

Development Data Chart	
Total PUD Site Area	47,025 S.F. (1.08 acres)
Required Minimum for PUD (C-2a)	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-2a	6.0 FAR
Building Height	
Proposed	90 feet
Permitted under C-2a	90 feet
Minimum Lot Width and Lot Area	None Required or Provided
Lot Occupancy	
Proposed	74 percent
Maximum Permitted under C-2a	80 percent
Side Yard	None Required or Provided Easement granted to government
Rear Yard	
Proposed	0'
Required	15'
Parking	
Proposed	240 Spaces
Required under C-2a (1 per 4 units and 1 per 750 sq ft retail units 3,000 sq ft)	81 Spaces
Loading Area	
Required and Provided	One 15' x 55' Bay
Required and Provided	One 12' x 30' Bay

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

ZONING COMMISSION
District of Columbia

CASE NO. 08-14

EXHIBIT NO. 18

REVISION 2 : JULY 06, 2008
REVISION 1 : JUNE 27, 2008



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

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

COVER SHEET

APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

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

ZONING COMMISSION
District of Columbia
CASE NO.08-14
EXHIBIT NO.18

01

KELSEY GARDENS DEVELOPMENT

P.A.R. Analysis

11-Apr-08

Schedule 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)	31,125	35,064	35,064	35,064	35,075	35,726	35,726	23,911	23,141	271,813 GSF (net bumps)
Area of Bumps	2,398	564	564	564	477	477	477	382	382	4,396 GSF (bump area)
MULTIFAMILY BUILDING TOTAL GROSS AREA (with bumps)	33,523	35,628	35,628	35,628	35,552	36,203	36,203	24,293	23,523	276,209 GSF (with bumps)
Affordable Unit Net Area	5,770	5,774	5,774	5,774	5,774	5,774	5,774	2,800	2,800	43,307 ADD'NAL AFFORDABLE UNIT GROSS AREA
TOWNHOUSE GROSS AREA	3,374	3,374	3,374							10,122 GSF (7 townh)
Amenity + Recreation Area: Lobby		6,550								6,550 Amenity area
Retail Area		14,534								14,534 Retail area
Market Rate Units		1	30	30	30	29	29	24	21	207 Market Rate Units
Affordable Dwelling Units		4	37	37	37	33	33	25	25	54 ADD Units
MULTIFAMILY BUILDING TOTAL UNITS										261 UNITS
Townhouse Units										7 Townhouse Units
TOTAL UNITS		12	37	37	37	33	31	25	25	268 TOTAL UNITS

Parking	Standard	Compact	Handicap	Total
Residential**	38	21		59
Retail**	10	0	0	10
Total	48	21	0	69

Provided	Standard	Compact	Handicap	Total
Residential	38	21		59
Retail	10	0	0	10
Total	78	150	4	240

Residential TH	14			14
Residential MF	52	132	4	150
Retail Provided	10	0	0	10
Multifamily Parking Ratio				8.72

**Residential Parking Requirement: 1 space per 4 units (25 min).

Maximum 40 percent compact spaces

**Retail Parking Requirement: 1 space for every 100 square feet excluding the first 3,000 sq ft

KELSEY GARDENS DEVELOPMENT

UNIT MIX

11-Apr-08

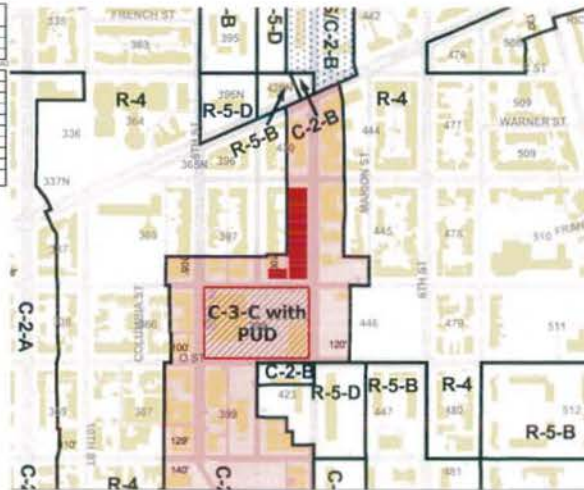
Schedule 18

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
B2	1 Junior Bedroom	600	0	0	0	0	0	0	0	0
A1	1 Bed 1Bx	795	0	0	0	0	0	0	0	0
A3	1 Bed 1Bx	884	0	2	2	2	2	2	2	2
A4	1 Bed 1Bx	728	0	1	1	1	1	1	1	1
A5	1 Bed 1Bx	881	0	1	1	1	1	1	1	1
B1	1 Bed 1 Bx Den	793	0	2	2	2	2	2	2	2
B2	1 Bed 1 Bx Den	620	0	0	0	0	0	0	0	0
B3	1 Bed 1 Bx Den	830	0	1	1	1	1	1	1	1
B4	1 Bed 1 Bx Den	846	0	0	0	0	0	0	0	0
C3	2 Bed 2Bx	1035	0	4	4	4	4	4	4	4
C4	2 Bed 2Bx	1065	0	1	1	1	1	1	1	1
C5	2 Bed 2Bx	985	0	1	1	1	1	1	1	1
C6	2 Bed 2Bx	1063	0	4	4	4	4	4	4	4
C7	2 Bed 2Bx	745	0	0	0	0	0	0	0	0
D1	2 Bed 2Bx Den	1195	0	2	2	2	2	2	2	2
Subtotal			1	30	30	30	26	24	24	21
AFFORDABLE UNITS										
Unit Type	Description	Area	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor	8th Floor
A2	1 Bed 1Bx	600	0	1	1	1	1	1	1	1
A6	1 Bed 1Bx	564	0	1	1	1	1	1	1	1
C3	2 Bed 1Bx	728	0	3	3	3	3	3	3	3
C6	2 Bed 1Bx	655	0	0	0	0	0	0	0	0
E1	2 Bed 1Bx	946	0	2	2	2	2	2	2	2
G1	1 Bed 2Bx	1206	1	0	0	0	0	0	0	0
G2	1 Bed 2Bx	1202	1	0	0	0	0	0	0	0
G3	1 Bed 2Bx	1202	1	0	0	0	0	0	0	0
G4	1 Bed 2Bx	1206	1	0	0	0	0	0	0	0
Subtotal			4	7	7	7	7	7	7	4
TOTALS			5	37	37	37	33	31	31	25
Market Rate Unit Net Area		141	21,176	24,176	24,176	19,136	19,276	18,201	18,111	15,530
Affordable Unit Net Area		5,770	5,774	5,774	5,774	5,774	5,774	5,774	5,774	4,307
Net Residential Area		8,123	26,950	26,950	26,950	24,910	24,549	24,549	24,549	19,837
Net Retail Area		14,534								14,534
Net Amenities + Lobby Area		6,550								6,550
Total Net Area*		27,207	26,450	26,450	26,450	24,410	24,549	24,549	24,549	219,479
Gross Area Without Bumps		31,125	35,064	35,064	35,064	35,075	35,726	35,726	23,911	271,813
Area of Bumps		2,398	564	564	564	477	477	477	382	4,396
Gross Area**		33,523	35,628	35,628	35,628	35,552	36,203	36,203	24,293	276,209

*Residential incl. lobby and amenity net area sum

**Total building area is inclusive 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)			
Area of 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

SHEET NO.	TITLE
COVERS	
01	COVER SHEET
02	COVER SHEET
03	VELOCITY MAP
ARCHITECTURAL DRAWINGS	
SITE PLAN	
A.01	SITE PLAN
MULTIFAMILY	
FLOOR PLANS	
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
A.10	GREEN ROOF PLAN
A.11	GARAGE FLOOR PLAN
ELEVATIONS & PERSPECTIVES	
A.12	W/F FRONT & SIDE ELEVATIONS
A.13	R/F REAR & SIDE ELEVATIONS
A.14	T/F FRONT & SIDE ELEVATIONS
A.15	PERSPECTIVE VIEWS - BEFORE & AFTER
A.16	PERSPECTIVE VIEWS - BEFORE & AFTER
A.17	PERSPECTIVES
A.18	AERIAL VIEWS
SECTIONS	
A.19	STREET SCENE - FTH ST, FTH & G ST
A.20	W/F SECTIONS
A.21	SITE SECTIONS
A.22	SITE SECTIONS
SITE CONTEXT	
A.23	SUN STUDY - MARCH
A.24	SUN STUDY - JULY
A.25	SUN STUDY - SEPTEMBER
A.26	SUN STUDY - DECEMBER
MULTIFAMILY	
UNIT PLANS	
A.27	UNIT PLANS
A.28	UNIT PLANS
A.29	UNIT PLANS
A.30	UNIT PLANS
A.31	UNIT PLANS
TOWNHOUSES	
FLOOR PLANS	
A.32	TH FLOOR PLANS RESIDENTIAL
A.33	TH FLOOR PLANS OFFICE
CIVIL DRAWINGS	
C.01	EXISTING CONDITIONS
C.02	SEWER/STORMWATER AND EROSION CONTROL PLAN
C.03	UTILITY PLAN
C.04	SEWER/STORMWATER AND EROSION CONTROL DETAILS
C.05	COPIATION PLAN
LANDSCAPE DRAWINGS	
L.01	CONCEPTUAL LANDSCAPE PLAN
L.02	LANDSCAPE ENLIGHTENMENT PLAN
L.03	LANDSCAPE PLANTING SCHEDULE

REVISION 2 : JULY 08, 2008

REVISION 1 : JUNE 27, 2008



LESSARD GROUP INC.
8521 LEEBURG PIKE, SUITE 700 - VIENNA, VA 22182

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

© 2007 by Lessard Group Inc. All rights reserved. This document is the property of Lessard Group Inc. and is not to be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without prior written permission from Lessard Group Inc.

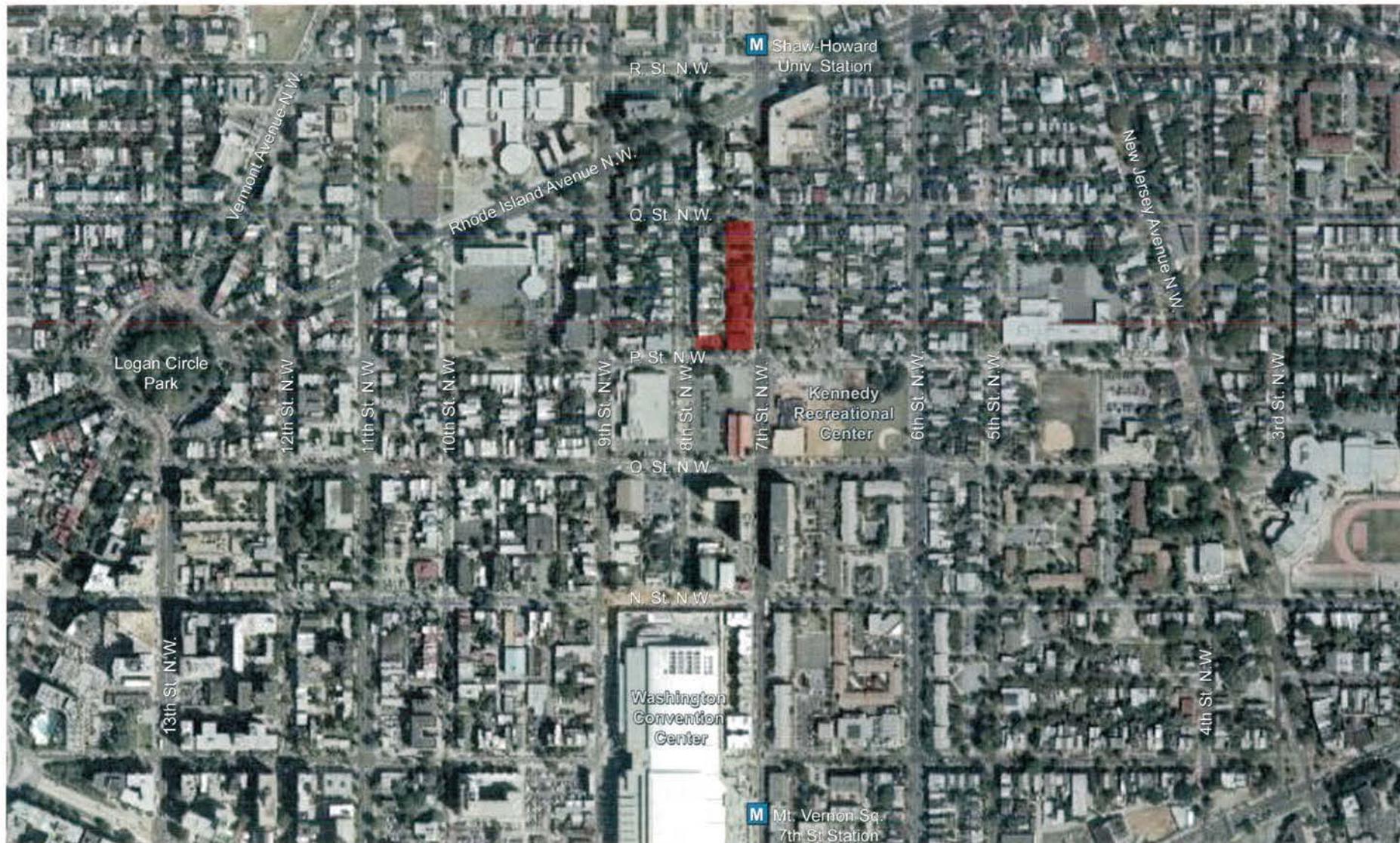
COVER SHEET

APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

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

02



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

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

VICINITY MAP

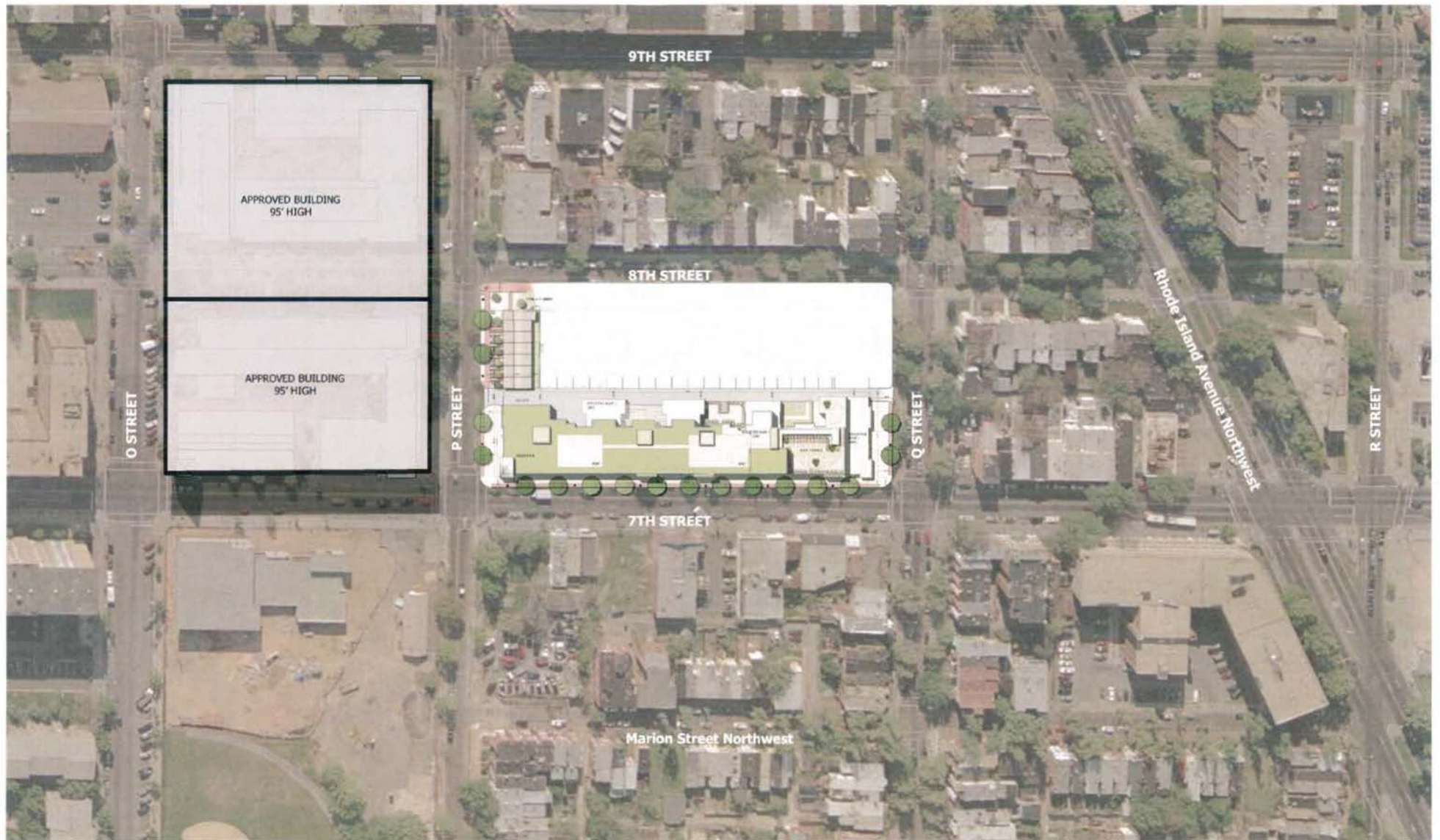
APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

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



03



REVISION: JUNE 27, 2008



LESSARD GROUP INC.
8521 LEESBURG PIKE, SUITE 200 - VIENNA, VA 22182

P: 703.760.0344 F: 703.760.0328 WWW.LESSARDGROUP.COM

SITE PLAN

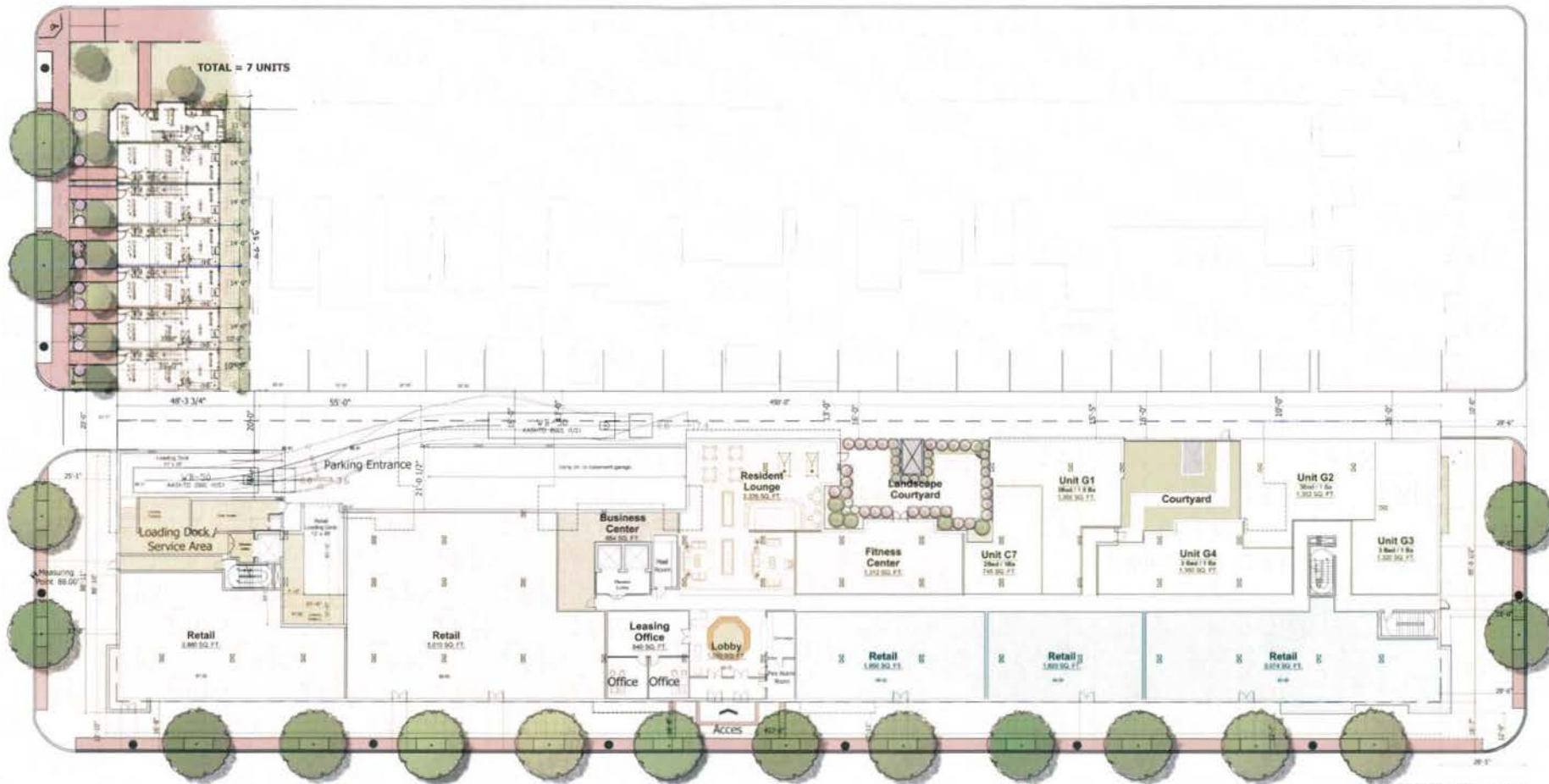
APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

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



A.01



MARKET RATE UNITS = 1 UNIT
AFFORDABLE UNITS = 4 UNITS

TOTAL = 5 UNITS
AMENITIES = 6,550 S.F.
RETAIL = 14,696 S.F.

REVISION 2 : JULY 08, 2008
REVISION 1 : JUNE 27, 2008



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

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

FLOOR PLAN GROUND FLOOR

APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

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

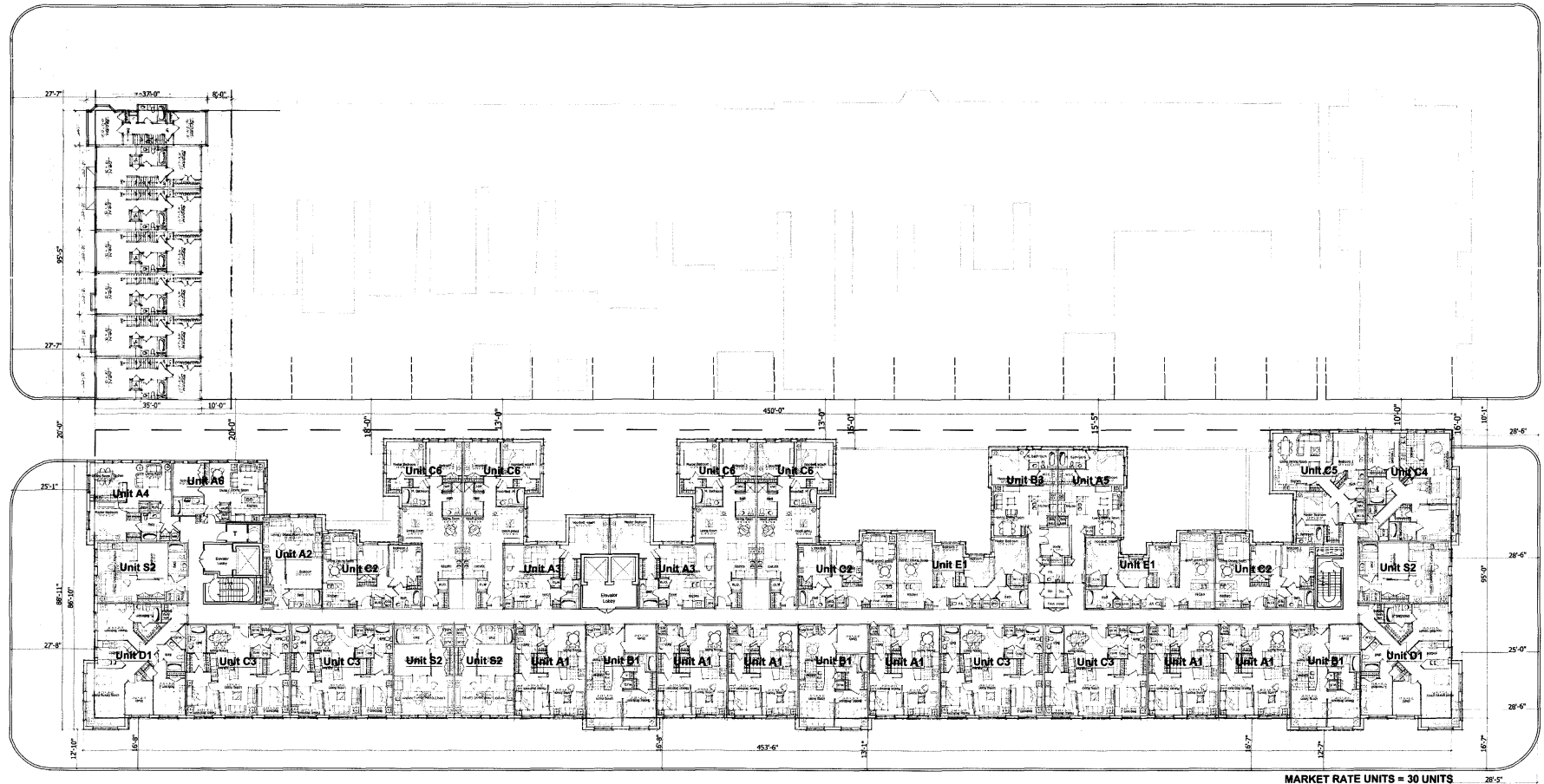


A.02

8TH STREET N.W.

P STREET N.W.

Q STREET N.W.



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

2ND FLOOR TOTAL UNITS 37 PER FLOOR

7TH STREET N.W.

REVISION 2 : JULY 08, 2008
REVISION 1 : JUNE 27, 2008



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

P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

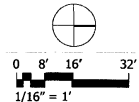
© 2008 THE LESSARD ARCHITECTURAL GROUP INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF THE LESSARD ARCHITECTURAL GROUP INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE LESSARD ARCHITECTURAL GROUP INC.

FLOOR PLAN 2ND FLOOR

APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

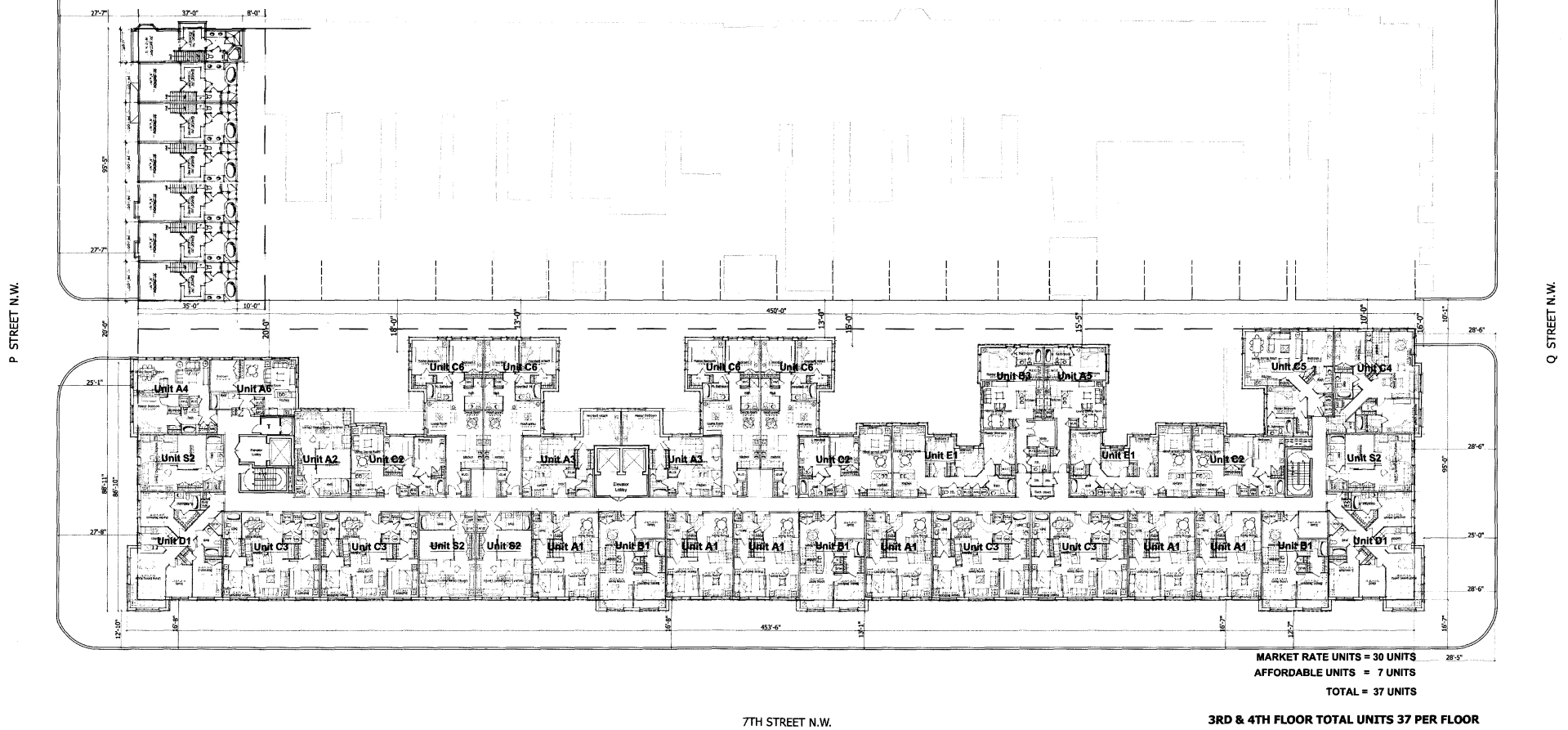
KELSEY GARDENS PROPERTY COMPANY, L.L.C.
MDA.012C.00



A.03

8TH STREET N.W.

3RD FLOOR PLAN ONLY



7TH STREET N.W.



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

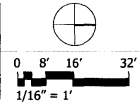
P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

FLOOR PLAN
 3RD & 4TH FLOOR

APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
 WASHINGTON, D.C.

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

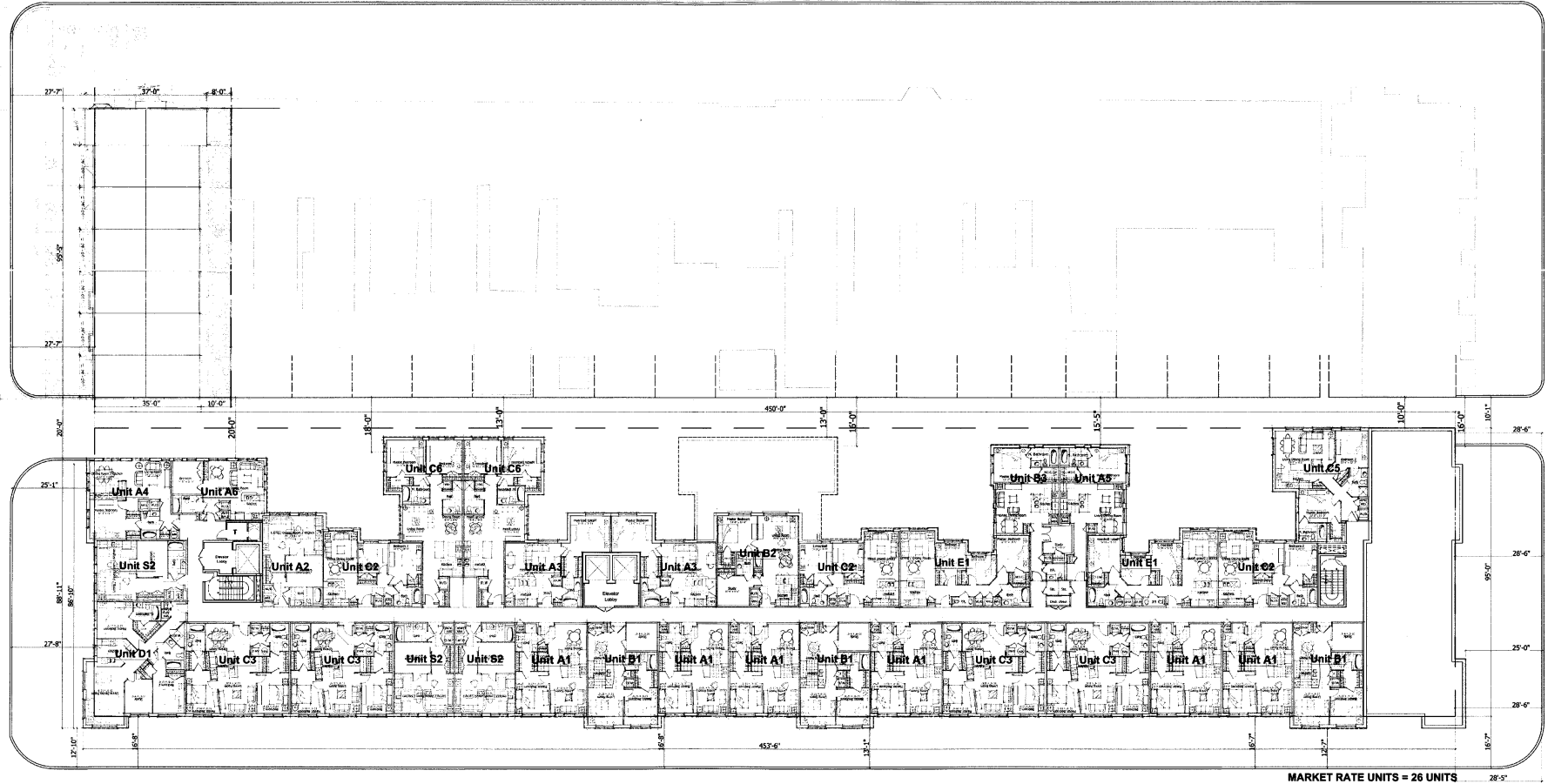


A.04

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

REVISION : JUNE 27, 2008



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

P: 703.760.9344 | F: 703.760.9328 WWW.LESSARDGROUP.COM

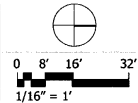
© 2008 THE LESSARD ARCHITECTURAL GROUP INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF THE LESSARD ARCHITECTURAL GROUP INC. AND IS NOT TO BE REPRODUCED, COPIED OR DISTRIBUTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION AND CONSENT OF THE LESSARD ARCHITECTURAL GROUP INC.

FLOOR PLAN 5TH FLOOR

APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

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

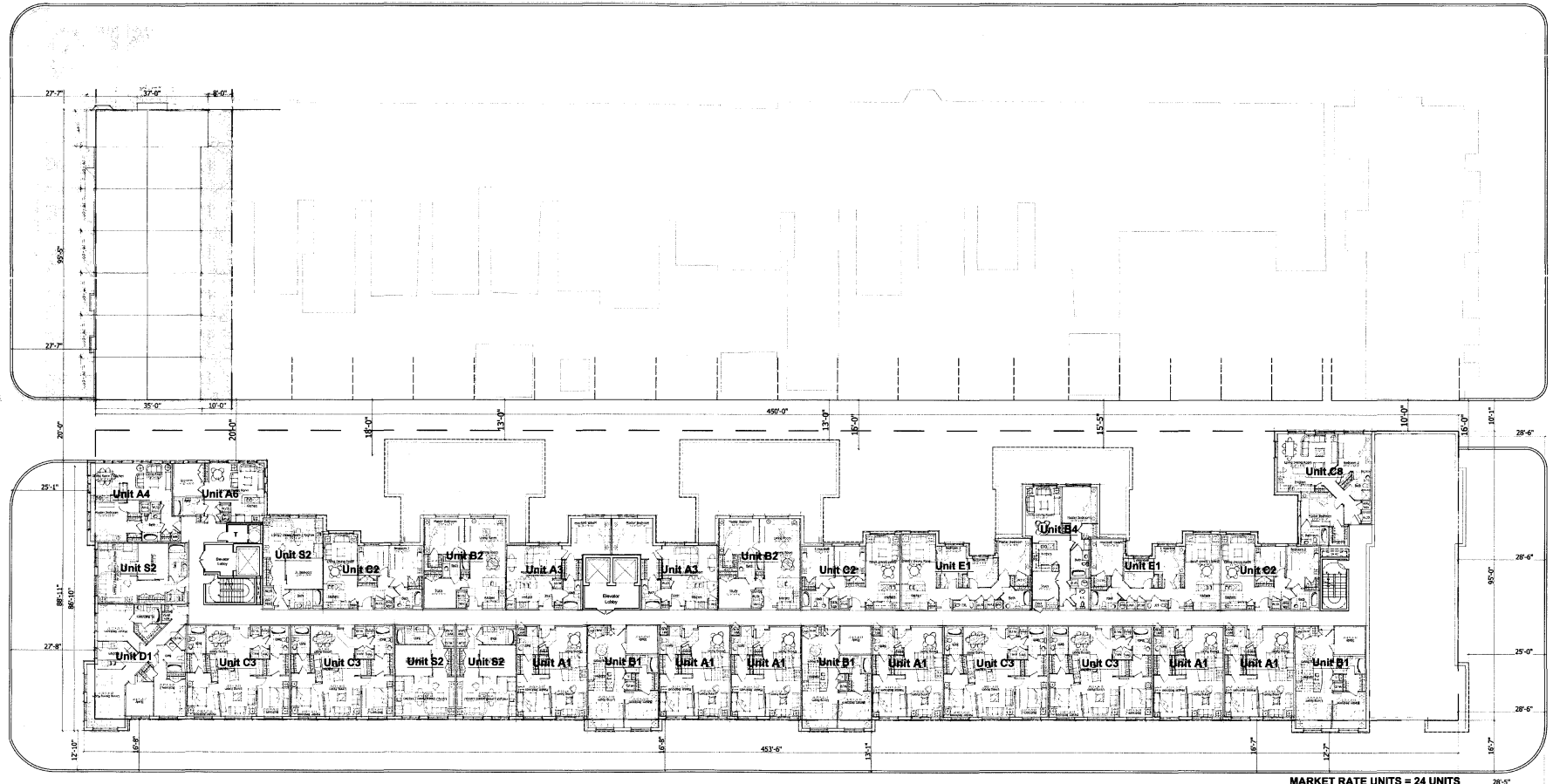


A.05

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.

7TH FLOOR TOTAL UNITS 31 PER FLOOR

REVISION 2 : JULY 08, 2008
REVISION 1 : JUNE 27, 2008



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

P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

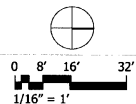
© 2008 THE LESSARD ARCHITECTURAL GROUP INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF THE LESSARD ARCHITECTURAL GROUP INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION AND CONSENT OF THE LESSARD ARCHITECTURAL GROUP INC.

FLOOR PLAN 7TH FLOOR

APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

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

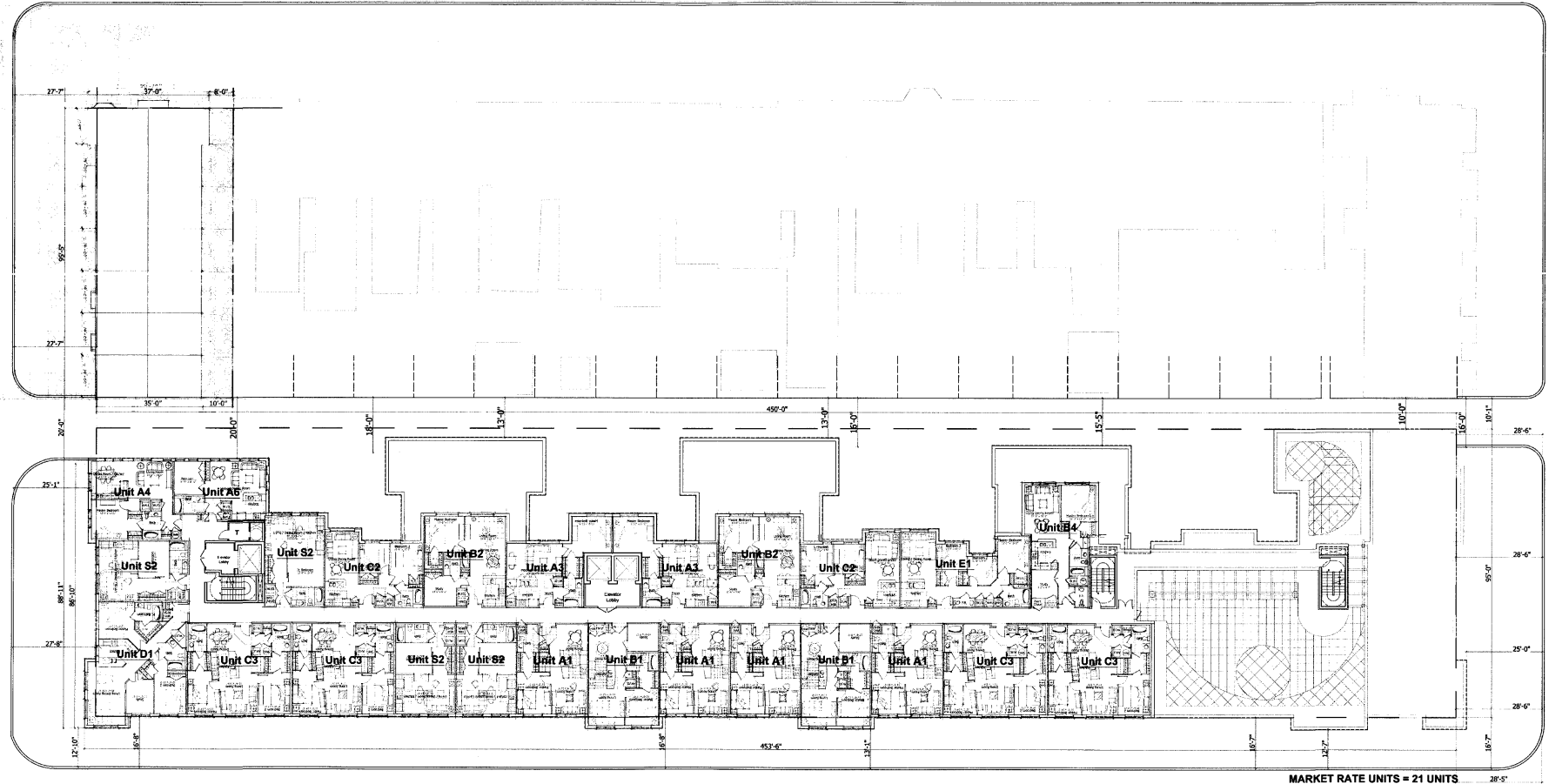


A.07

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.

REVISION : JUNE 27, 2008



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

P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

© 2008 THE LESSARD ARCHITECTURAL GROUP INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF THE LESSARD ARCHITECTURAL GROUP INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE LESSARD ARCHITECTURAL GROUP INC.

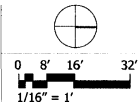
FLOOR PLAN 8TH FLOOR

APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

KELSEY GARDENS PROPERTY COMPANY, L.L.C.

MDA.012C.00

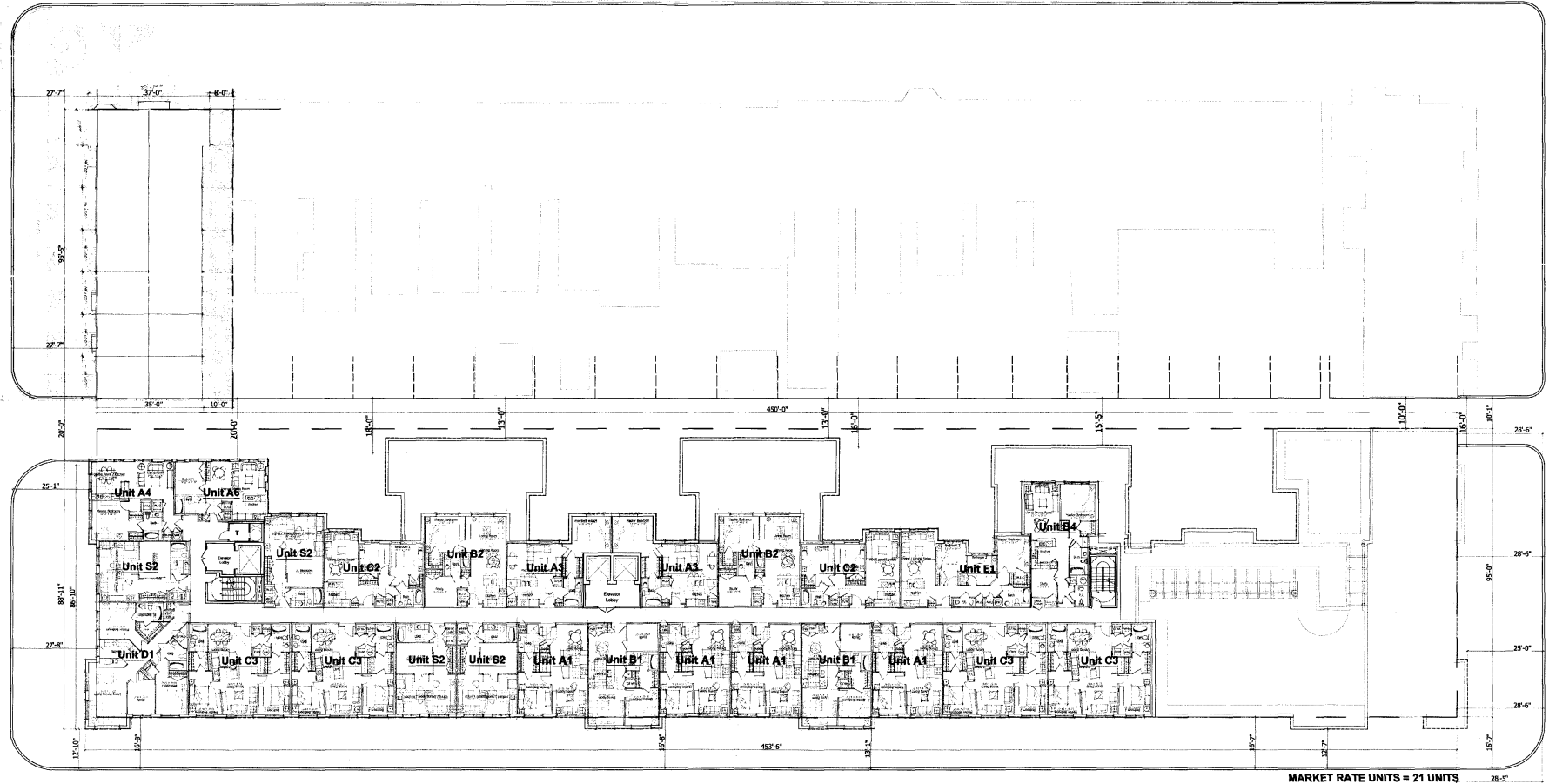


A.08

8TH STREET N.W.

P STREET N.W.

Q STREET N.W.



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

7TH STREET N.W.

9TH FLOOR TOTAL UNITS 25 PER FLOOR

REVISION 2 : JULY 08, 2008
REVISION 1 : JUNE 27, 2008



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

P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

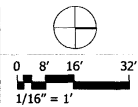
© 2008 THE LESSARD ARCHITECTURAL GROUP INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF THE LESSARD ARCHITECTURAL GROUP INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE LESSARD ARCHITECTURAL GROUP INC.

FLOOR PLAN 9TH FLOOR

APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

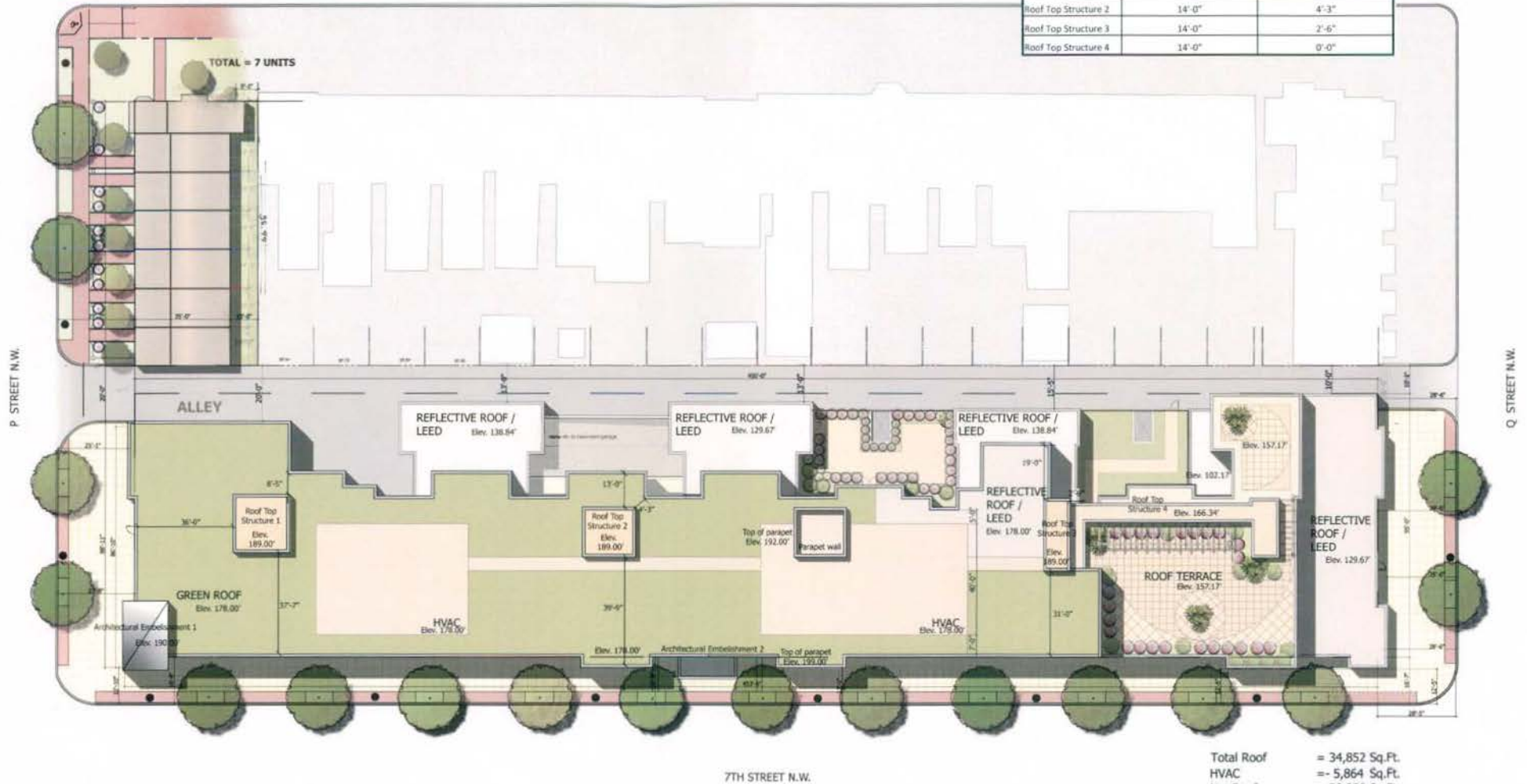
KELSEY GARDENS PROPERTY COMPANY, L.L.C.
MDA.012C.00



A.09

8TH STREET N.W.

DESCRIPTION	MIN. REQUIRED SETBACK TO NEAREST BUILDING EDGE	PROVIDED SETBACK TO NEAREST BUILDING EDGE
Roof Top Structure 1	14'-0"	8'-5"
Roof Top Structure 2	14'-0"	4'-3"
Roof Top Structure 3	14'-0"	2'-6"
Roof Top Structure 4	14'-0"	0'-0"



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

REVISION : JUNE 27, 2008



LESSARD GROUP INC.
 8521 LEESBURG PIKE, SUITE 700 / VIENNA, VA 22182
 P: 703.760.9344 / F: 703.760.9328 WWW.LESSARDGROUP.COM

GREEN ROOF PLAN

ROOF PLAN

APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
 WASHINGTON, D.C.

KELSEY GARDENS PROPERTY COMPANY, L.L.C.

MDA.012C.00



A.10



Rear Elevation Alley



Q St. Elevation

REVISION : JUNE 27, 2008



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

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

ELEVATIONS

APRIL 11, 2008

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



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

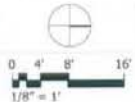
P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

ELEVATIONS

APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

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



A.14



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

SITE PERSPECTIVES

APRIL 11, 2008



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

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

© 2008 LESSARD GROUP INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF LESSARD GROUP INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM LESSARD GROUP INC. THE CONTENT OF THIS DOCUMENT IS SUBJECT TO CHANGE WITHOUT NOTICE.

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

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

A.15



BEFORE

View from Q street looking South



AFTER



BEFORE

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



AFTER

SITE PERSPECTIVES

APRIL 11, 2008



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

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

© 2008 THE LESSARD GROUP INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF THE LESSARD GROUP INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS STRICTLY PROHIBITED.

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

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



Before



After

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



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



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

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

© 2006 LESSARD GROUP INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF LESSARD GROUP INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT IS STRICTLY PROHIBITED. A RELEASE FROM LIABILITY IS HEREBY GRANTED TO LESSARD GROUP INC. FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY ANY PARTY AS A RESULT OF THE USE OF THIS DOCUMENT.

PERSPECTIVES

APRIL 11, 2006

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

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

A.17



Aerial View 01



Aerial View 02



Aerial View 03



Aerial View 04



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

P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

AERIAL VIEWS

APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.
KELSEY GARDENS PROPERTY COMPANY, L.L.C.
MDA.012C.00

A.18



O Street

P Street

Kelsey Gardens

Q Street

Rhode Island Ave.

R Street

7th STREET ELEVATION



8th Street

7th Street

P STREET RESIDENTIAL/OFFICE ELEVATION



7th Street

8th Street

Q STREET ELEVATION



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

P: 703.760.9344 | F: 703.760.9328 WWW.LESSARDGROUP.COM

© 2008 LESSARD GROUP INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF LESSARD GROUP INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM LESSARD GROUP INC.

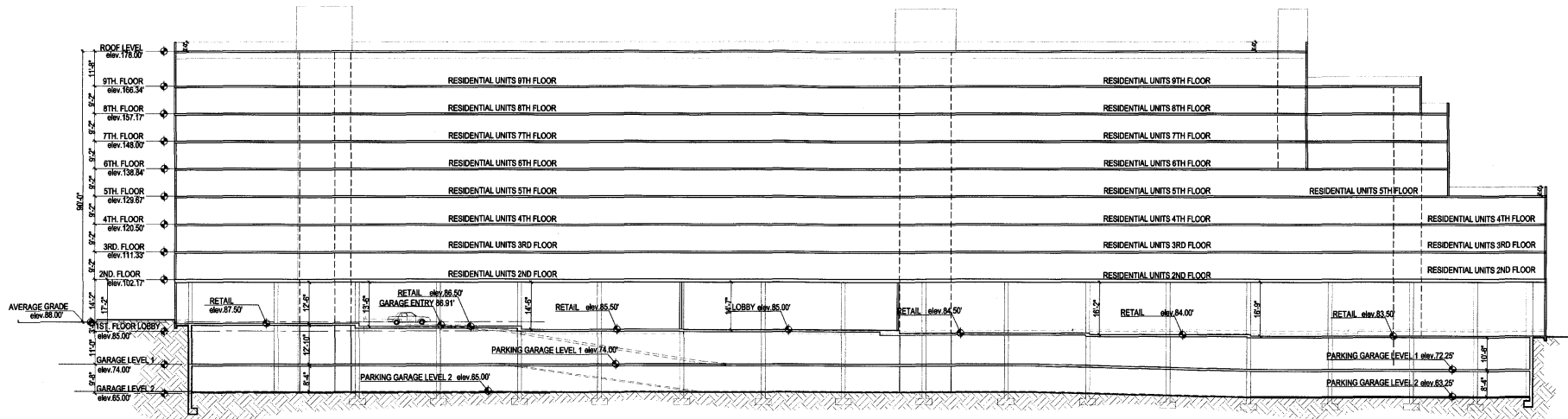
STREETSCAPE ELEVATIONS

APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.
KELSEY GARDENS PROPERTY COMPANY L.L.C.
MDA.012C.00

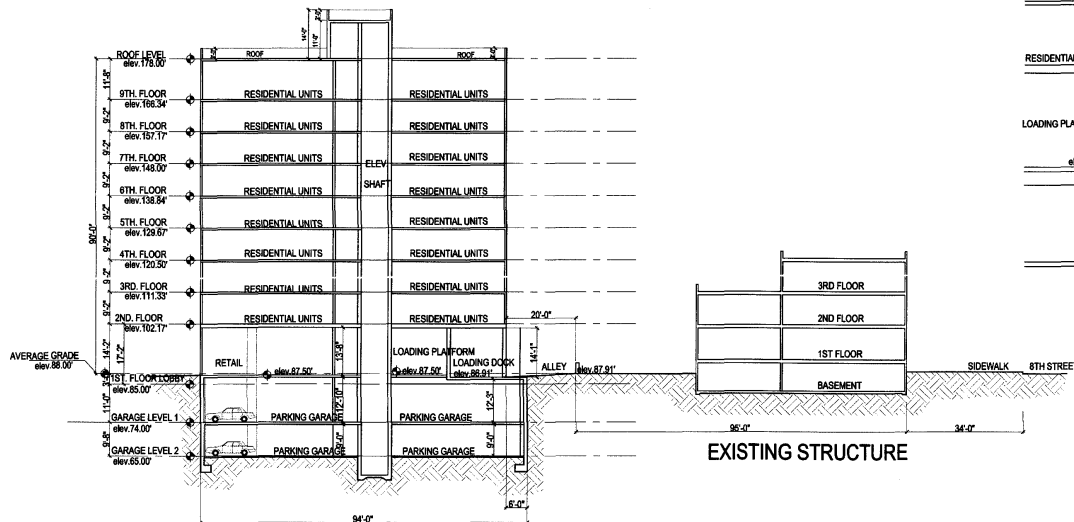


A.19

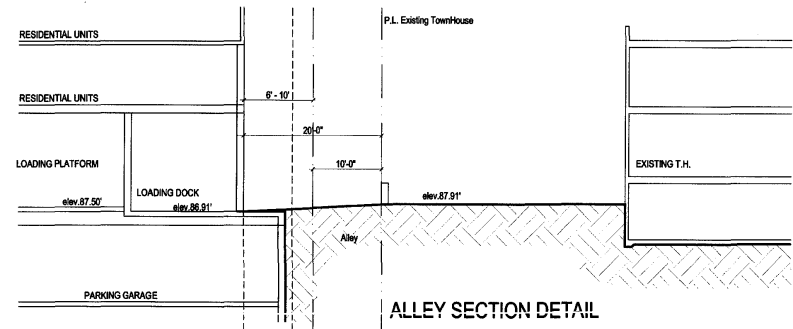


1-BUILDING SECTION

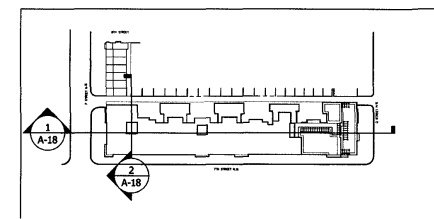
"6' - 10' OWNER GRANTED EASEMENT TO GOVERNMENT"
(SEE SHEET A.02 FOR EASEMENT LOCATION)



2-BUILDING SECTION



ALLEY SECTION DETAIL



KEY PLAN

REVISION : JUNE 27, 2008



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

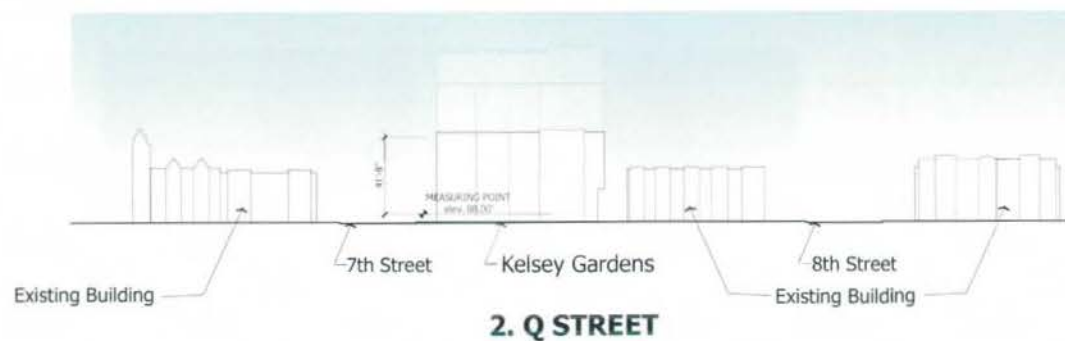
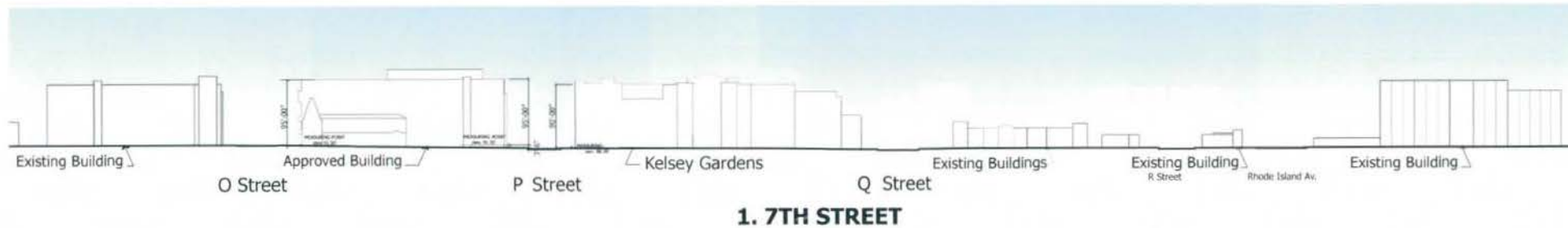
P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

SECTIONS MULTI FAMILY BUILDING

APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.
KELSEY GARDENS PROPERTY COMPANY, L.L.C.
MDA.012C.00

A.20



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

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

LESSARD GROUP INC. AND ITS AFFILIATES ARE NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED IN ANY MANNER THAT COULD BE DEEMED A VIOLATION OF ANY APPLICABLE LAW, REGULATION OR CONTRACT. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED IN ANY MANNER THAT COULD BE DEEMED A VIOLATION OF ANY APPLICABLE LAW, REGULATION OR CONTRACT.

SITE SECTIONS

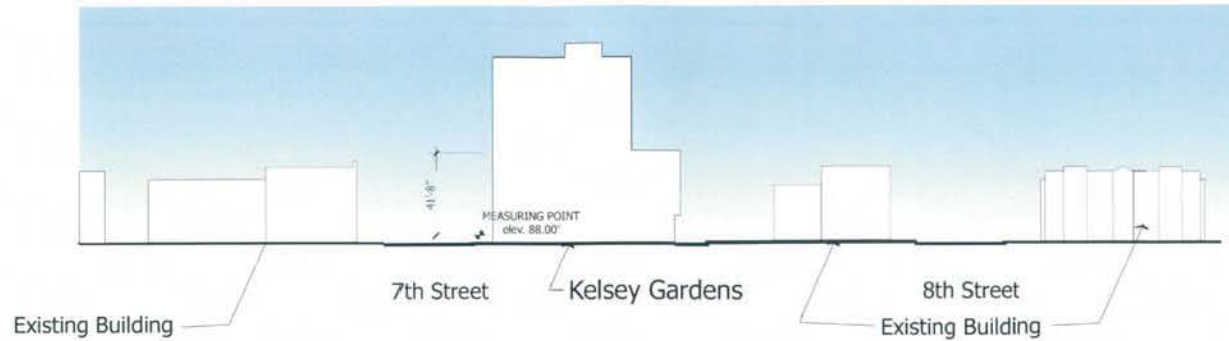
APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

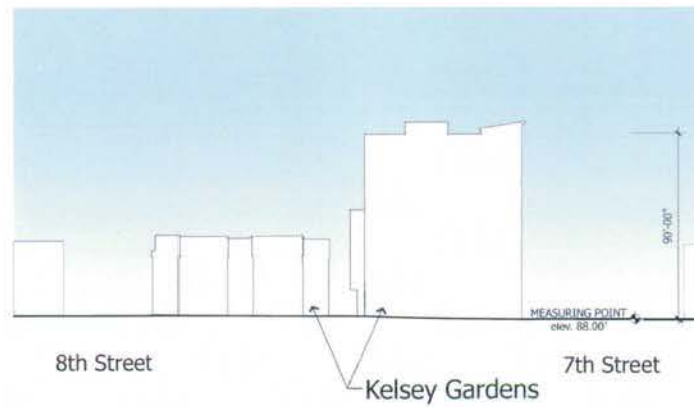
KELSEY GARDENS PROPERTY COMPANY L.L.C.
MDA.012C.00



A.21



3. CROSS SECTION



4. P STREET



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

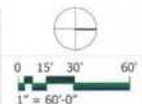
P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

THIS DOCUMENT IS THE PROPERTY OF LESSARD GROUP INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT PERMISSION IN WRITING FROM LESSARD GROUP INC., NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

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

REVISION : JULY 06, 2008



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

P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

© 2008, THE LESSARD GROUP INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF LESSARD GROUP INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM LESSARD GROUP INC. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS STRICTLY PROHIBITED.

SUN STUDY

APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

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



A.23



July 21, 10:00 AM



July 21, 12:00 PM



July 21, 2:00 PM



July 21, 4:00 PM

REVISION : JULY 08, 2008



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

P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

© 2008 LESSARD GROUP INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF LESSARD GROUP INC. AND IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED WITHOUT THE WRITTEN PERMISSION OF LESSARD GROUP INC. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED IN ANY MANNER THAT COULD BE DEEMED A VIOLATION OF ANY APPLICABLE LAW OR REGULATION.

SUN STUDY

APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.
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

REVISION : JULY 06, 2008



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

P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

© 2008 Lessard Group Inc. All rights reserved. This document is the property of Lessard Group Inc. and is not to be distributed, copied, or otherwise used without the written consent of Lessard Group Inc. The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service. Please consult your broker for more information.

SUN STUDY

APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

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



A.25



December 21, 10:00 AM



December 21, 12:00 PM



December 21, 2:00 PM



December 21, 4:00 PM

REVISION: JULY 06, 2008



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

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

© 2008 The Lessard Group Inc. All rights reserved. This document is the property of Lessard Group Inc. and is not to be distributed, copied, or used in any way without the written consent of Lessard Group Inc. The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service. The information contained herein is not to be used in any way without the written consent of Lessard Group Inc.

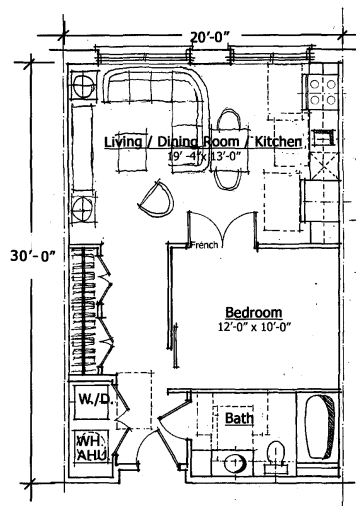
SUN STUDY

APRIL 11, 2008

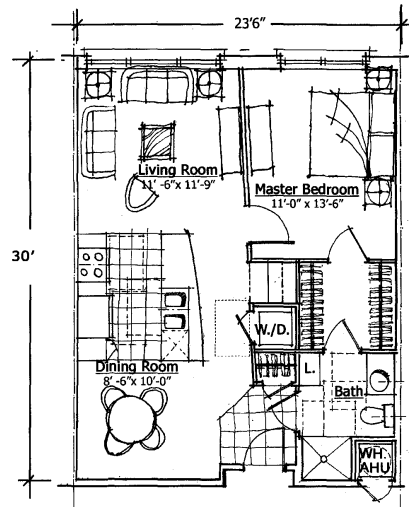
KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.
KELSEY GARDENS PROPERTY COMPANY, L.L.C.
MOA.012C.00



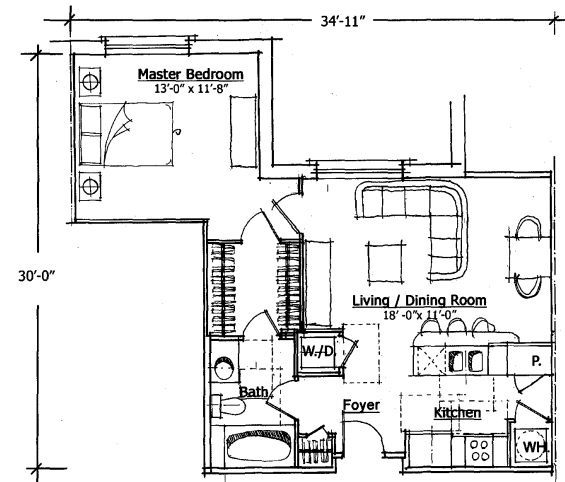
A.26



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.



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

P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

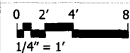
© 2008 THE LESSARD ARCHITECTURAL GROUP INC. EXPRESSLY DISCLAIMS ITS CONVEYANCE OF ANY RIGHTS OR INTERESTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED OR
USED IN ANY FORM OR MANNER WITHOUT THE WRITTEN PERMISSION AND CONSENT OF THE LESSARD ARCHITECTURAL GROUP INC.

UNIT PLANS

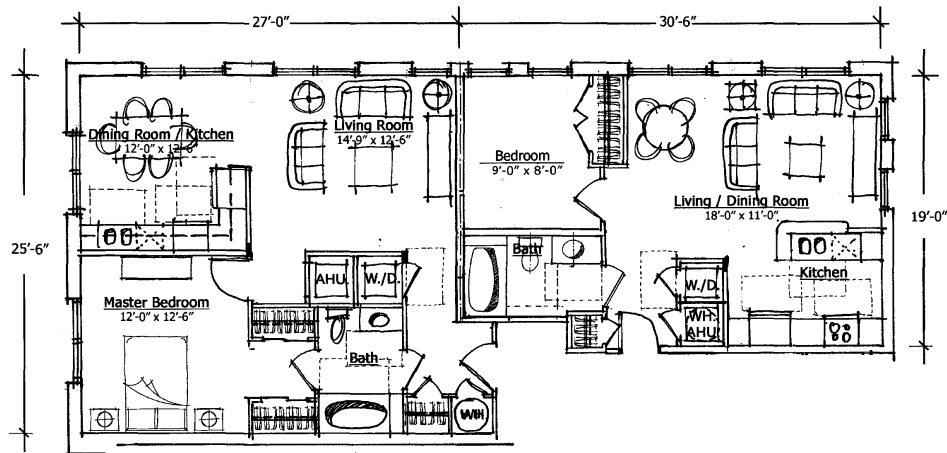
APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

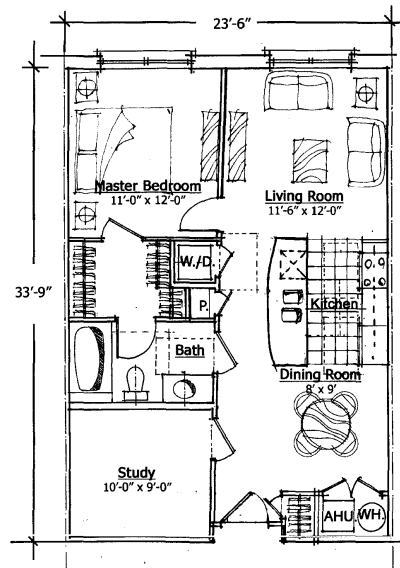
KELSEY GARDENS DEVELOPMENT, LLC
MDA.012C.00



A.27

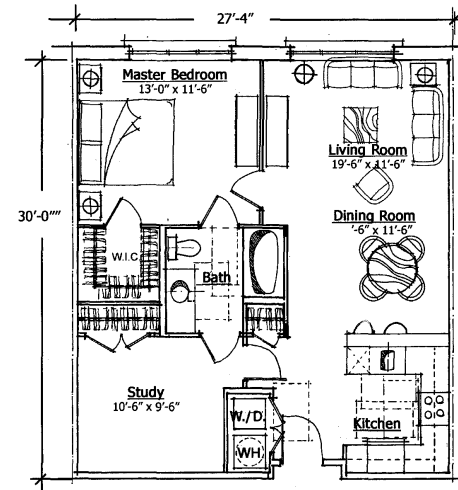


Unit A4
1 Bed / 1 Ba
728 Sq. Ft.



Unit A6
1 Bed / 1 Ba
568 Sq. Ft.

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



Unit B2
1 Bed / Den
820 Sq. Ft.



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

P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

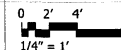
© 2018 THE LESSARD INFRASTRUCTURAL GROUP INC. SUNDREY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED OR
DISTRIBUTED IN ANY MANNER OR FOR ANY PURPOSES, AND ARE NOT TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE WRITTEN PERMISSION AND CONSENT OF THE LESSARD INFRASTRUCTURAL GROUP INC.

UNIT PLANS

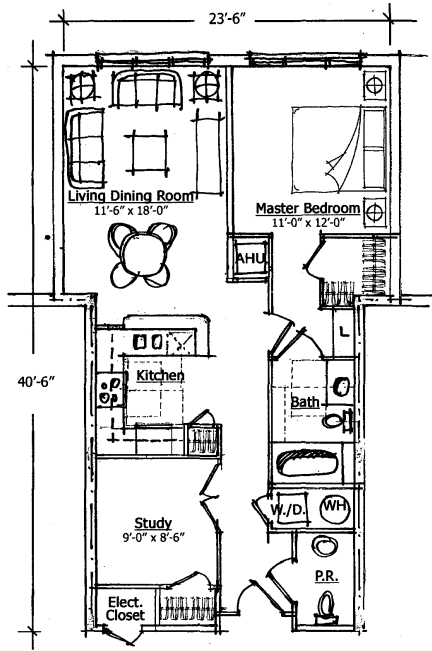
APRIL 11, 2018

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

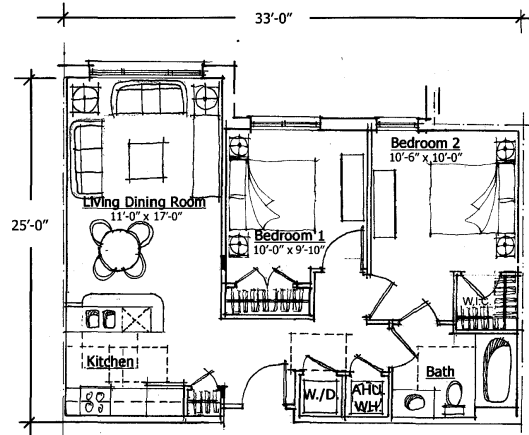
KELSEY GARDENS PROPERTY COMPANY, LLC
MDA.012C.00



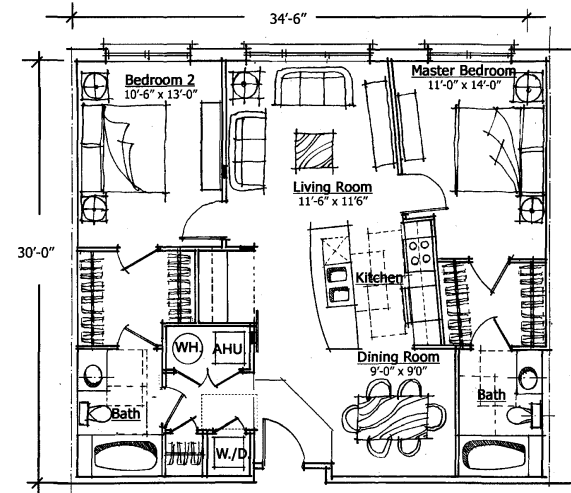
A.28



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.



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

P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

© 2008 THE LESSARD ARCHITECTURAL GROUP, INC. ALL RIGHTS RESERVED. IT IS THE POLICY OF LESSARD ARCHITECTURAL GROUP, INC. THAT ALL RIGHTS RESERVED IN THESE PLANS, THESE PLANS ARE NOT TO BE REPRODUCED, COPIED OR
COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE LESSARD ARCHITECTURAL GROUP, INC.

UNIT PLANS

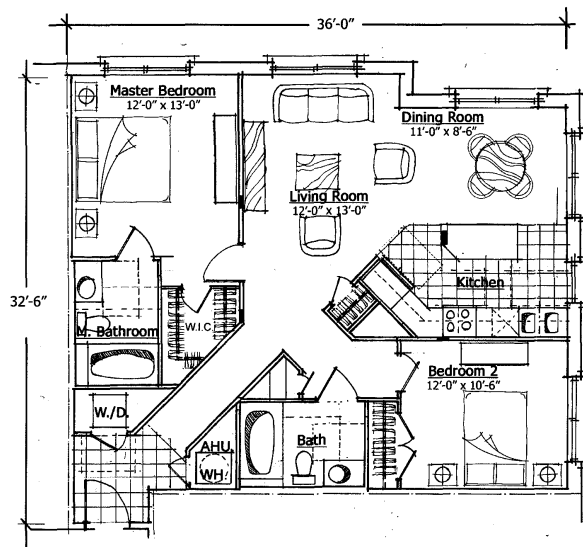
APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

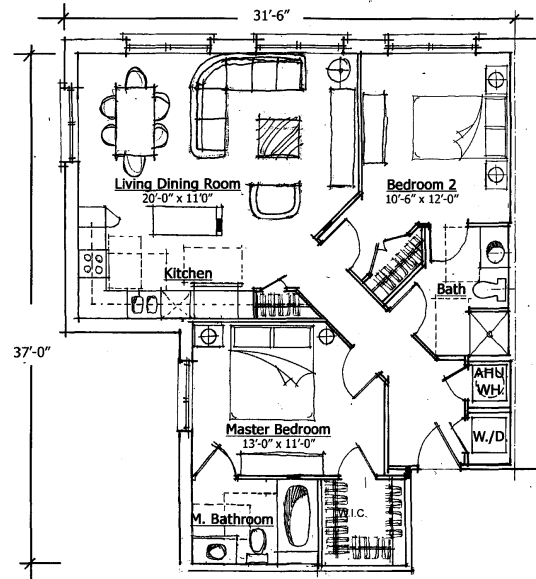
KELSEY GARDENS PROPERTY COMPANY, L.L.C.
MDA.012C.00

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

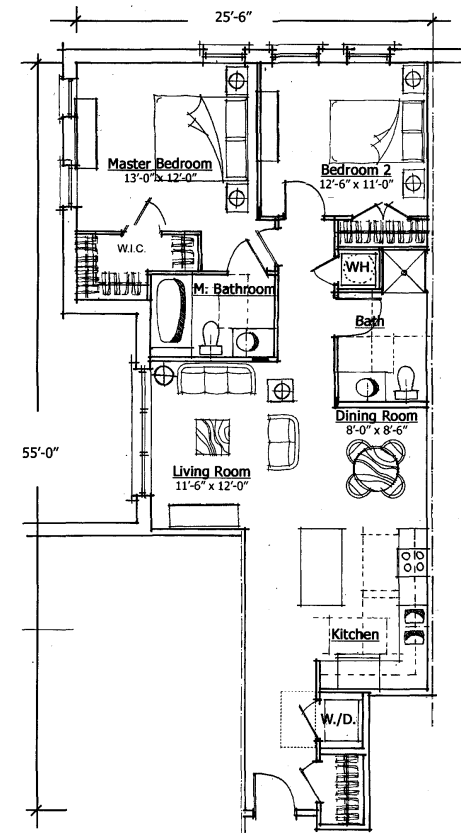
A.29



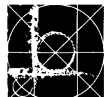
Unit C4
2 Bed / 2 Ba
1,065 Sq. Ft.



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



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



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

P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

© 2011 THE LESSARD ARCHITECTURAL GROUP INC. EXCEPT WHERE SHOWN OTHERWISE, ALL RIGHTS ARE RESERVED. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED OR
COPIED IN ANY FORM OR BY ANY MEANS, WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE LESSARD ARCHITECTURAL GROUP INC.

UNIT PLANS

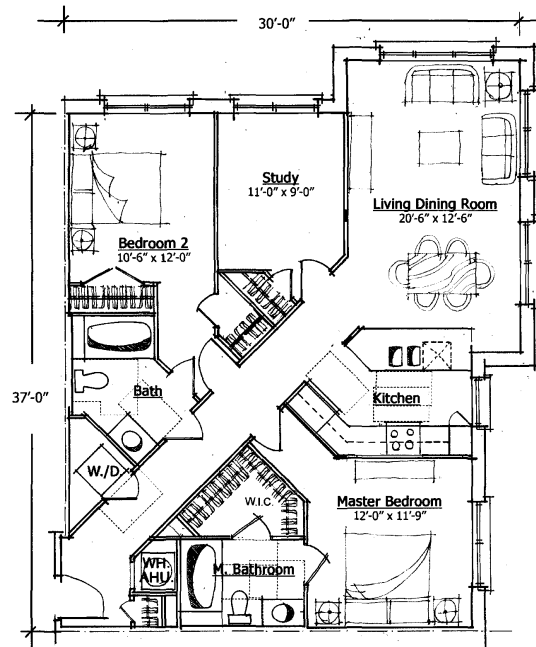
APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

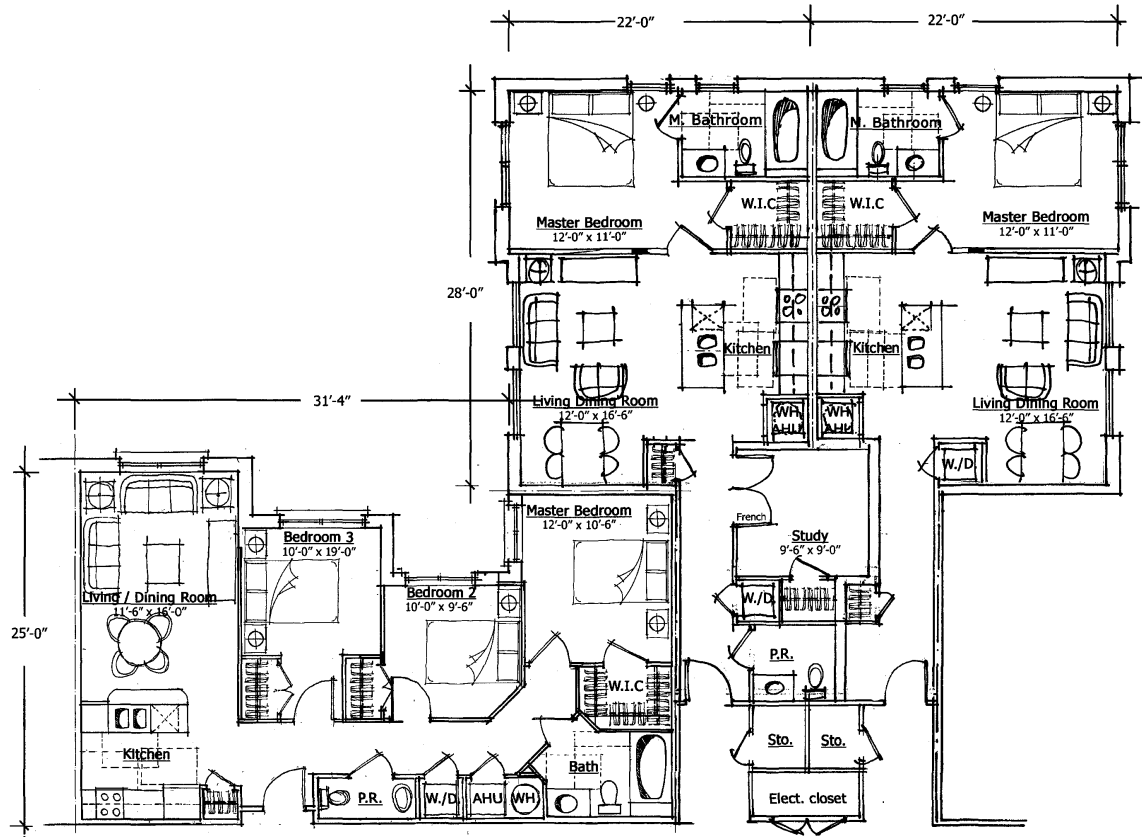
KELSEY GARDENS PROPERTY COMPANY, L.L.C.
MDA.012C.00

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

A.30



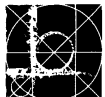
Unit D1
2 Bed / 2 Ba / Den
1,195 Sq. Ft.



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.



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

P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

© 2008 THE LESSARD ARCHITECTURAL GROUP, INC. EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPRIETARY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED OR
COPIED IN ANY FORM OR BY ANY MEANS, WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE LESSARD ARCHITECTURAL GROUP, INC.

UNIT PLANS

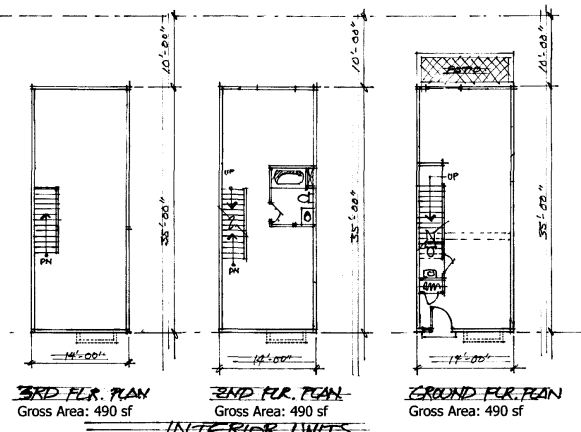
APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

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

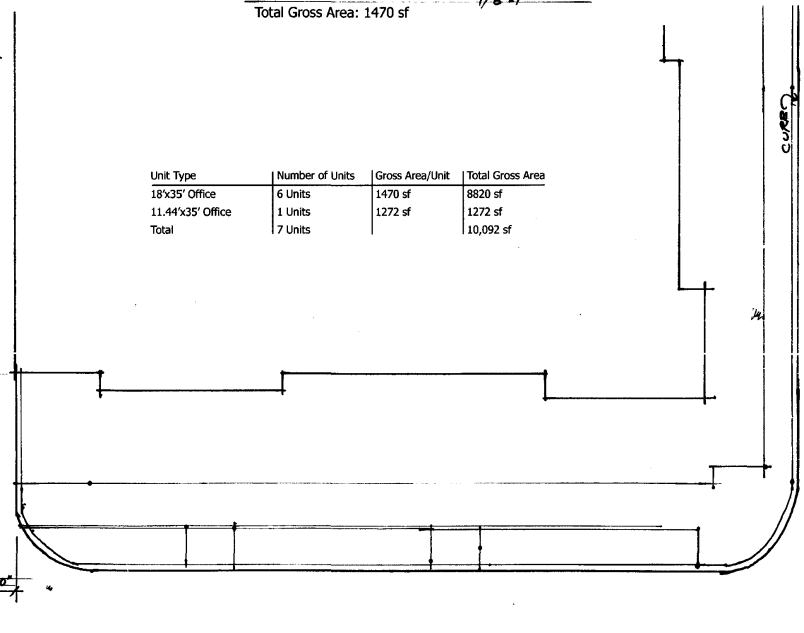
0 2' 4' 8'
1/4" = 1'

A.31



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



APRIL 11, 2008

A.33

8TH-STREET, NW

85' WIDE
(ASPHALT)

P-STREET, NW
90' WIDE
(ASPHALT)

Q-STREET, NW
90' WIDE
(ASPHALT)

SQUARE 421
LOT 67
42,75 sq.ft record

SQUARE 421
LOT 68
42,75 sq.ft record

7TH-STREET, NW
85' WIDE
(ASPHALT)

EXISTING CONDITIONS PLAN

APRIL 11, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, DC

KELSEY GARDENS PROPERTY COMPANY LLC

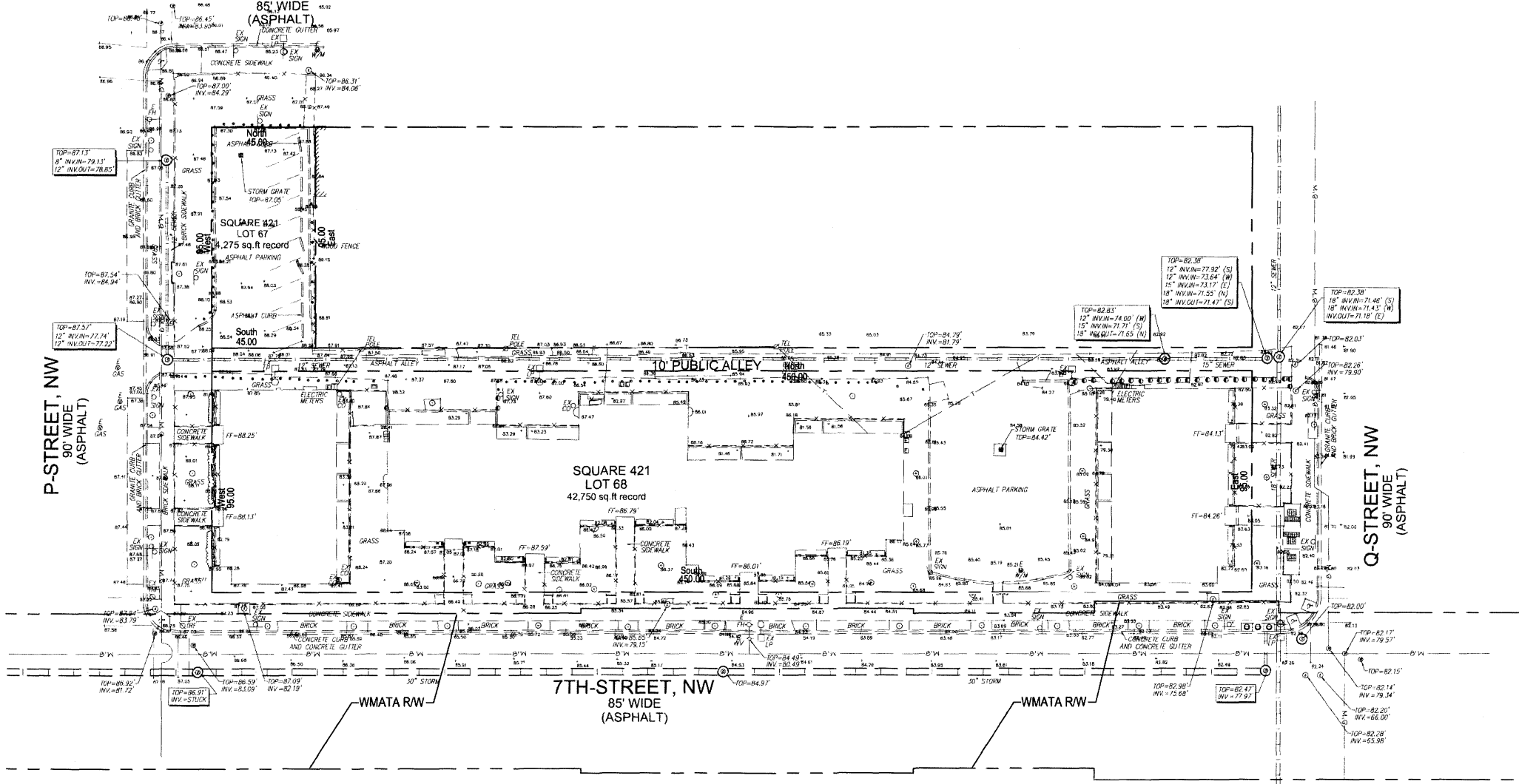
SCALE: 1" = 40'

C.01

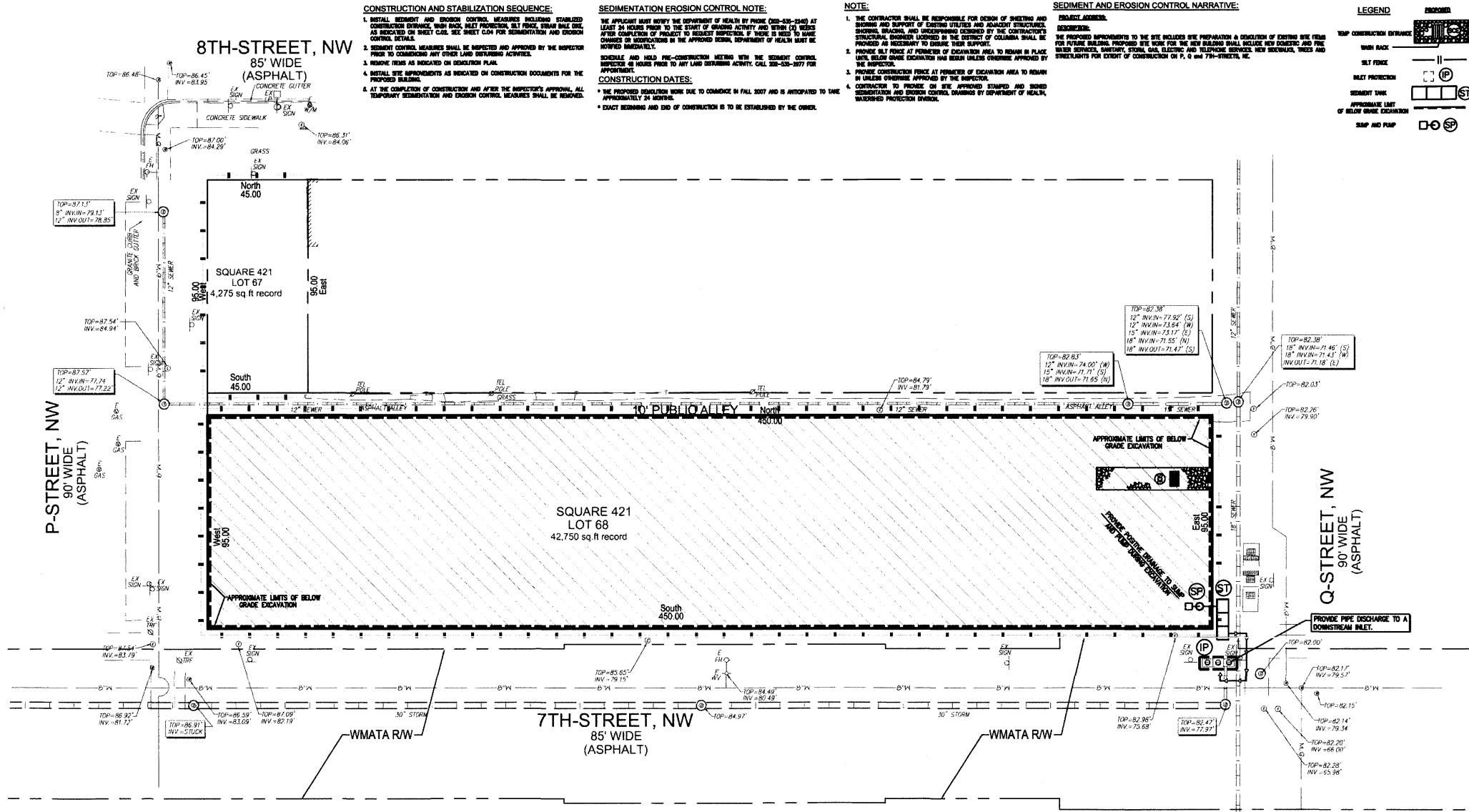


**WILES
MENSCH
CORPORATION**

Planning, Engineering, Surveying & Landscape Architecture
11860 Sunrise Valley Drive Suite 200 Reston, Virginia 20191
(T) 703.391.7600 (F) 703.264.0595 www.wilesmensch.com



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



CONSTRUCTION AND STABILIZATION SEQUENCE:

1. INSTALL SEDIMENT AND EROSION CONTROL MEASURES INCLUDING STABILIZED CONSTRUCTION ENTRANCE, WASH RACK, INLET PROTECTION, SILT FENCE, DRAIN DRAINAGE, AS INDICATED ON SHEET C-01. SEE SHEET C-01 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 TREES AS INDICATED ON EXISTENCE PLAN.
4. INSTALL 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 (202-438-2345) AT LEAST 24 HOURS PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITY AND RETURN (1) WITHIN 48 HOURS AFTER COMPLETION OF PROJECT TO REQUEST INSPECTION. IF THERE IS NEED TO MAKE CHANGES TO APPROVED PLAN, THE 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 202-438-2345 FOR APPOINTMENT.
- CONSTRUCTION DATES:**
- THE PROPOSED SEDIMENTATION WORK DUE TO COMMENCE IN FALL 2007 AND IS ANTICIPATED TO TAKE APPROXIMATELY 34 WEEKS.
 - EXACT BEGINNING AND END OF CONSTRUCTION IS TO BE ESTABLISHED BY THE OWNER.

NOTE:

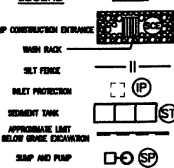
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN OF SHEETING AND SHORING AND SUPPORT OF EXISTING UTILITIES AND ADJACENT STRUCTURES. SHORING, BRACING, AND UNDERPINNING DESIGNED BY THE CONTRACTOR'S STRUCTURAL ENGINEER LOCATED IN THE DISTRICT OF COLUMBIA SHALL BE PROVIDED AS NECESSARY TO ENSURE THEIR SUPPORT.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

SEDIMENT AND EROSION CONTROL NARRATIVE:

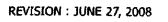
PROJECT ADDRESS:
KELSEY GARDENS DEVELOPMENT
WASHINGTON, DC

THE PROPOSED IMPROVEMENTS TO THE SITE INCLUDE SITE PREPARATION & INSTALLATION OF EXISTING SITE FROM FOR FUTURE BUILDING. PROPOSED SITE WORK FOR THE NEW BUILDING SHALL INCLUDE NEW DRAINAGE AND FIVE INLET SERVICES, SANITARY, STORM, GAS, ELECTRIC AND TELEPHONE SERVICES, NEW SIDEWALKS, TREES AND STREETLIGHTS FOR EXTENT OF CONSTRUCTION ON P, Q AND 7TH-STREETS, NE.

LEGEND



85' WIDE
(ASPHALT)

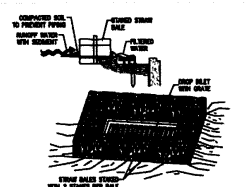


UTILITY PLAN

KELSEY GARDENS DEVELOPMENT
WASHINGTON, DC



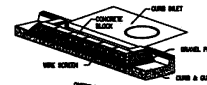
C.03



STRAW BALE DROP INLET SEDIMENT FILTER
(NOT TO SCALE)



STRAW BALE DROP INLET SEDIMENT FILTER
(NOT TO SCALE)



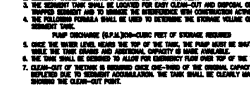
STRAW BALE DROP INLET SEDIMENT FILTER
(NOT TO SCALE)



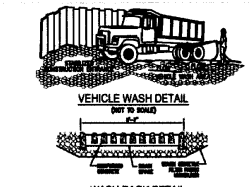
STRAW BALE DROP INLET SEDIMENT FILTER
(NOT TO SCALE)



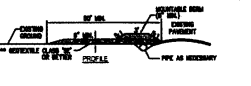
STRAW BALE DROP INLET SEDIMENT FILTER
(NOT TO SCALE)



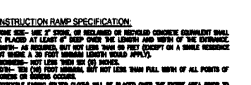
STRAW BALE DROP INLET SEDIMENT FILTER
(NOT TO SCALE)



VEHICLE WASH DETAIL
(NOT TO SCALE)



VEHICLE WASH DETAIL
(NOT TO SCALE)



VEHICLE WASH DETAIL
(NOT TO SCALE)



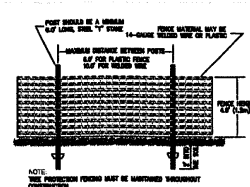
VEHICLE WASH DETAIL
(NOT TO SCALE)



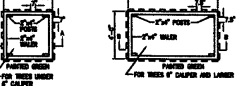
VEHICLE WASH DETAIL
(NOT TO SCALE)



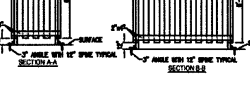
VEHICLE WASH DETAIL
(NOT TO SCALE)



TREE PROTECTION FENCE INSTALLATION DETAIL
(NOT TO SCALE)



TREE PROTECTION FENCE INSTALLATION DETAIL
(NOT TO SCALE)



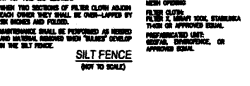
TREE PROTECTION FENCE INSTALLATION DETAIL
(NOT TO SCALE)



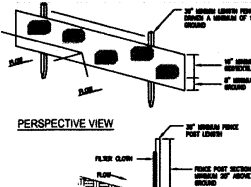
TREE PROTECTION FENCE INSTALLATION DETAIL
(NOT TO SCALE)



TREE PROTECTION FENCE INSTALLATION DETAIL
(NOT TO SCALE)



TREE PROTECTION FENCE INSTALLATION DETAIL
(NOT TO SCALE)



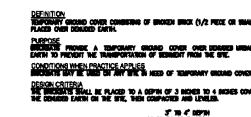
PERSPECTIVE VIEW
(NOT TO SCALE)



PERSPECTIVE VIEW
(NOT TO SCALE)



PERSPECTIVE VIEW
(NOT TO SCALE)



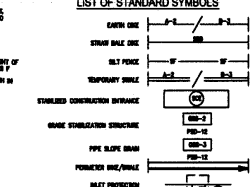
PERSPECTIVE VIEW
(NOT TO SCALE)



PERSPECTIVE VIEW
(NOT TO SCALE)



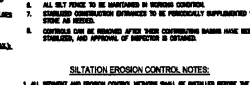
PERSPECTIVE VIEW
(NOT TO SCALE)



CROSS SECTION
(NOT TO SCALE)



CROSS SECTION
(NOT TO SCALE)



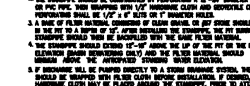
CROSS SECTION
(NOT TO SCALE)



CROSS SECTION
(NOT TO SCALE)



CROSS SECTION
(NOT TO SCALE)



CROSS SECTION
(NOT TO SCALE)



TOP VIEW
(NOT TO SCALE)



TOP VIEW
(NOT TO SCALE)



TOP VIEW
(NOT TO SCALE)



TOP VIEW
(NOT TO SCALE)

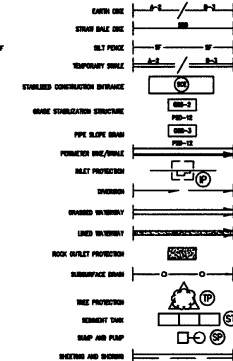


TOP VIEW
(NOT TO SCALE)



TOP VIEW
(NOT TO SCALE)

LIST OF STANDARD SYMBOLS



STANDARD EROSION AND SEDIMENT CONTROL MEASURES AND SEQUENCE

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
7. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
8. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
10. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
11. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
12. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
13. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
14. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
15. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
16. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
17. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
18. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
19. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
20. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.

SILTATION EROSION CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
7. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
8. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
10. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
11. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
12. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
13. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
14. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
15. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
16. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
17. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
18. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
19. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.
20. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED.

8TH-STREET, NW

85' WIDE
(ASPHALT)

LEGEND:

- PEDESTRIANS
- VEHICULAR INBOUND
- VEHICULAR OUTBOUND
- LOADING DOCK INBOUND
- LOADING DOCK OUTBOUND

SQUARE 421
LOT 67
4,276 sq ft record

Square 421
Lot 68
42,750 sq ft record

SQUARE 421
LOT 68
42,750 sq ft record

7TH-STREET, NW
85' WIDE
(ASPHALT)

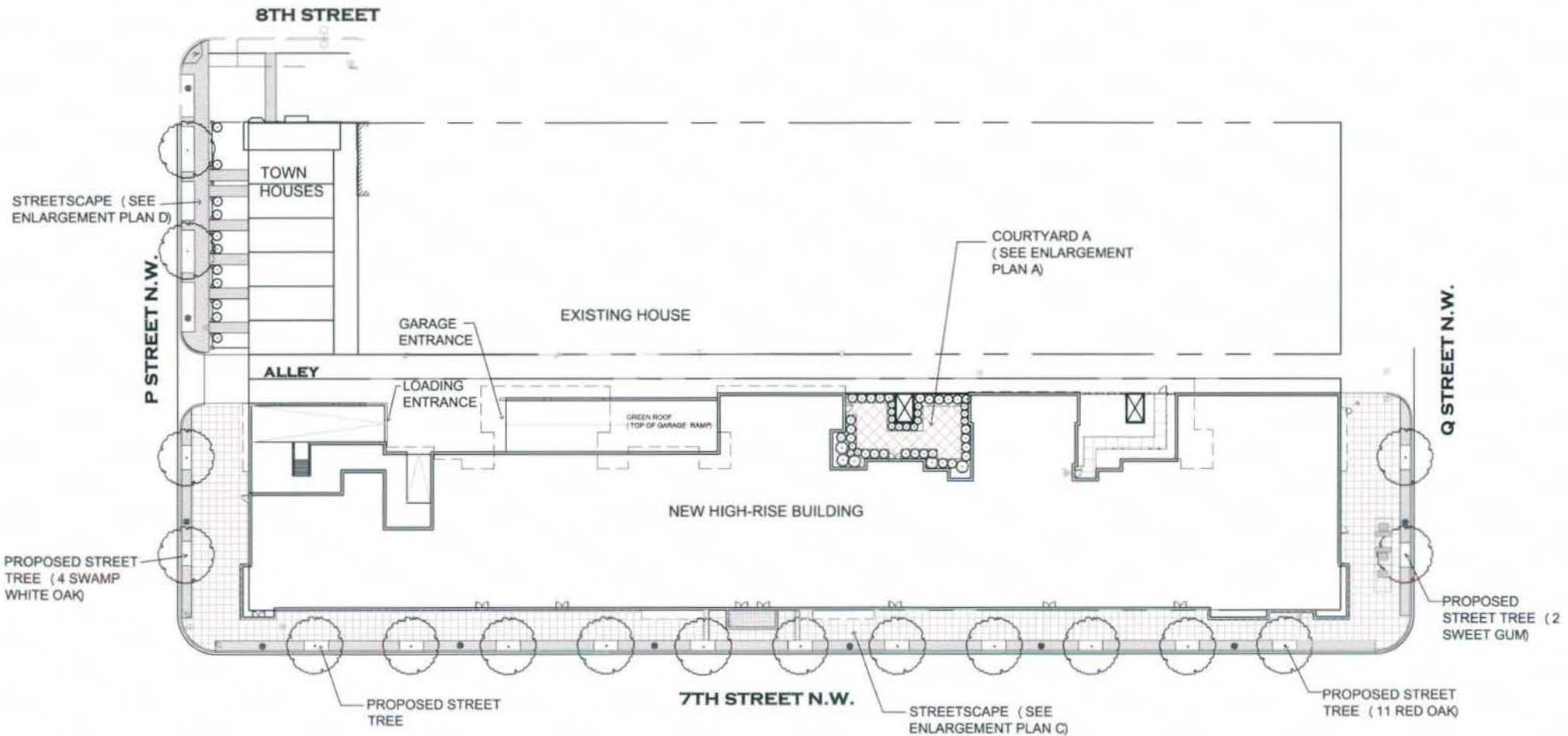
Q-STREET, NW
90' WIDE
(ASPHALT)

WMATA R/W

WMATA R/W

P-STREET, NW
90' WIDE
(ASPHALT)





REVISION : JUNE 27, 2008



**WILES
MENSCH
CORPORATION**

Planning, Engineering, Surveying & Landscape Architecture
11860 Sunrise Valley Drive Suite 200 Reston, Virginia 20191
(T) 703.391.7800 (F) 703.264.0595 www.wilesmensch.com

LANDSCAPE PLAN

APRIL 11, 2008

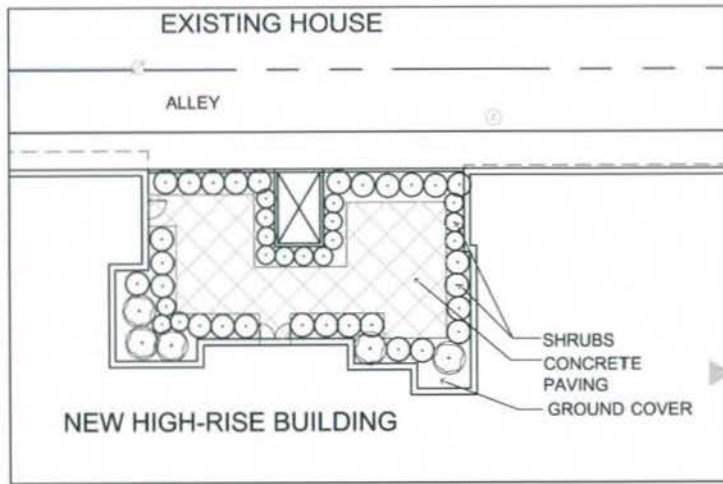
KELSEY GARDENS DEVELOPMENT
WASHINGTON, DC

KELSEY GARDENS PROPERTY COMPANY LLC

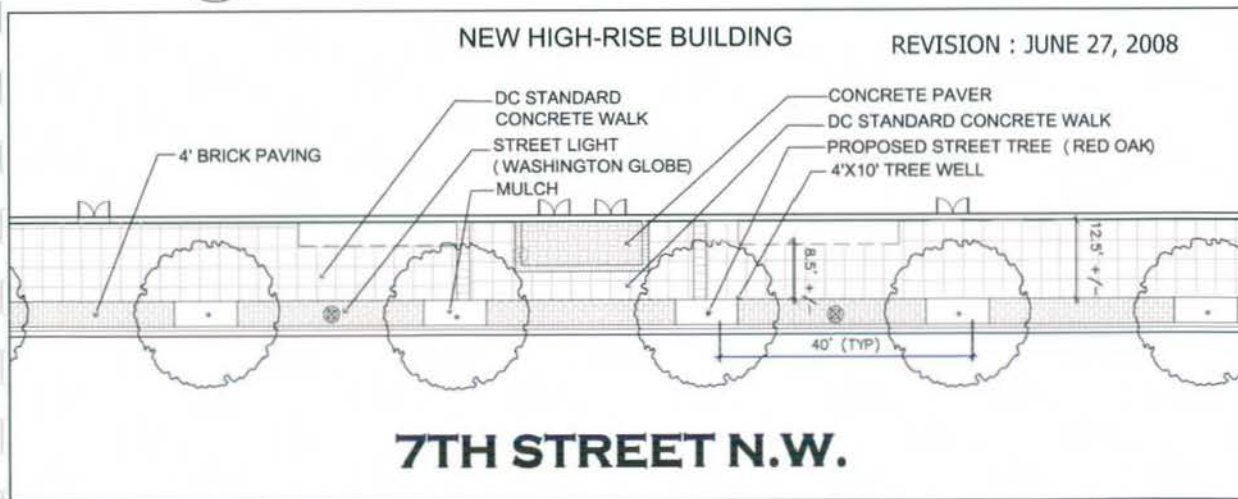


SCALE: 1" = 40'

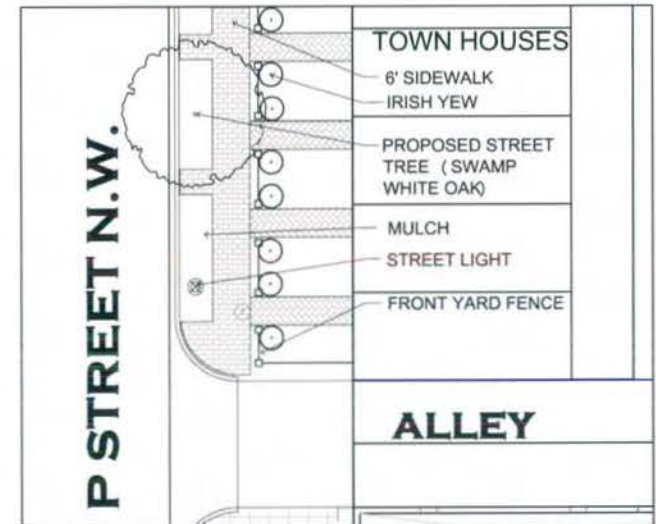
L.01



A COURTYARD A ENLARGEMENT PLAN



C 7 TH STREET LANDSCAPE PLAN



D P STREET N.W. LANDSCAPE PLAN

REVISION : JUNE 27, 2008

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

