



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

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

SITE PHOTOS P Street N.W.

OCTOBER 13, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

KELSEY GARDENS PROPERTY COMPANY, L.L.C.

MDA.012C.00

PLANNING COMMISSION
District of Columbia
CASE NO. 08-14
EXHIBIT NO. 39A2

A.17



LESSARD GROUP INC.
8521 LEESBURG PIKE, SUITE 700 | VIENNA, VA 22182
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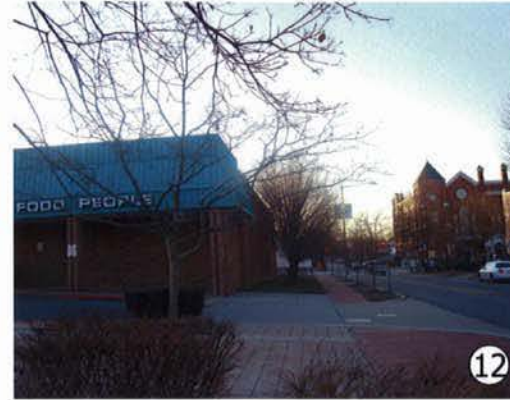
SITE PHOTOS 8th Street East

OCTOBER 13, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.
KELSEY GARDENS PROPERTY COMPANY, L.L.C.
MDA.912C.00



A.18



Residential Floor Plan



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

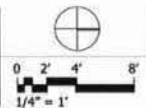
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SITE PHOTOS 8th Street West

OCTOBER 13, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

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



A.19



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

REVISION : SEP 15, 2008



LESSARD GROUP INC.
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SITE PERSPECTIVES

OCTOBER 13, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.
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MDA.012C.00

A.20



BEFORE

View from Q street looking South



AFTER



BEFORE

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



AFTER

REVISION : SEP 15, 2008



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SITE PERSPECTIVES

OCTOBER 13, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

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A-21



Aerial View 01



Aerial View 02



Aerial View 03



Aerial View 04



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AERIAL VIEWS

OCTOBER 13, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

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

A.23



O Street

P Street

Kelsey Gardens

Q Street

Rhode Island Ave.

R Street

7th STREET ELEVATION



8th Street

7th Street

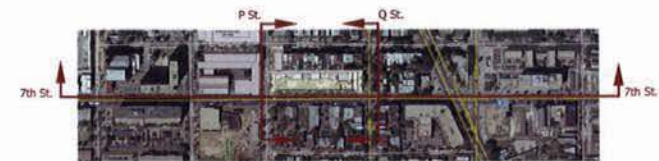
P STREET RESIDENTIAL/OFFICE ELEVATION



7th Street

8th Street

Q STREET ELEVATION



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STREETSCAPE ELEVATIONS

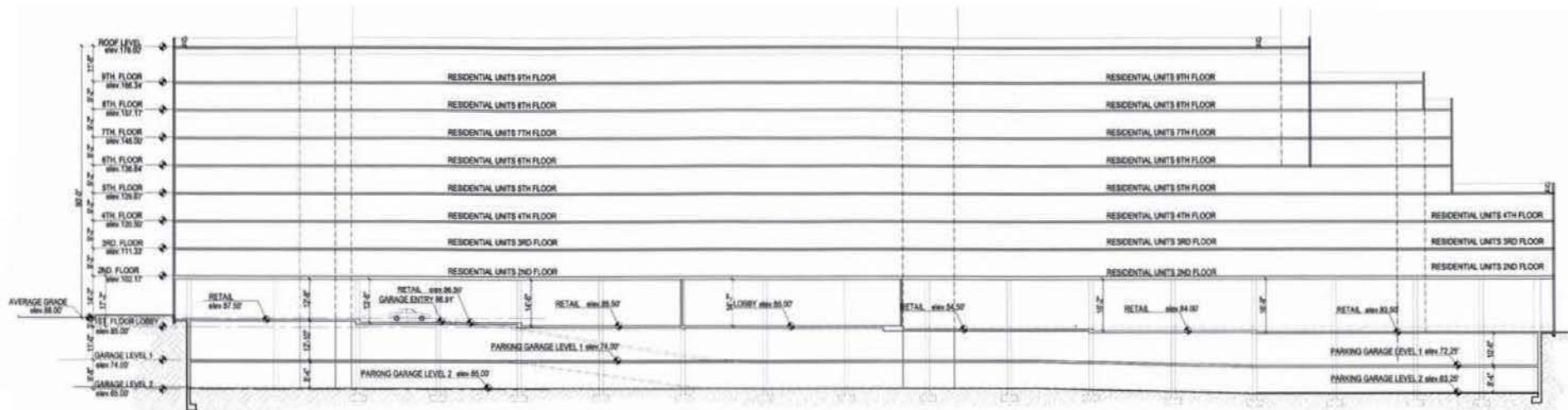
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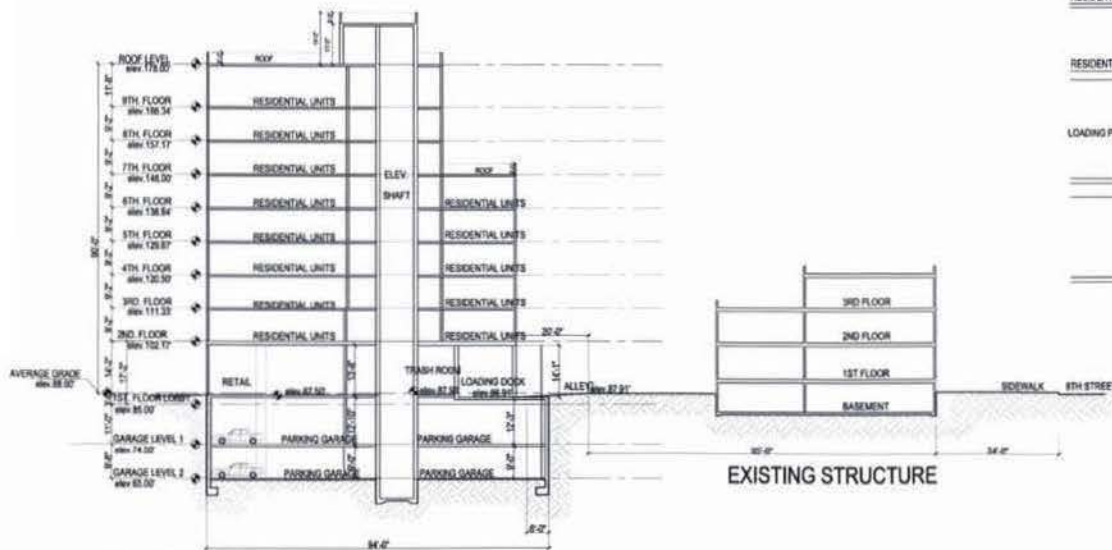


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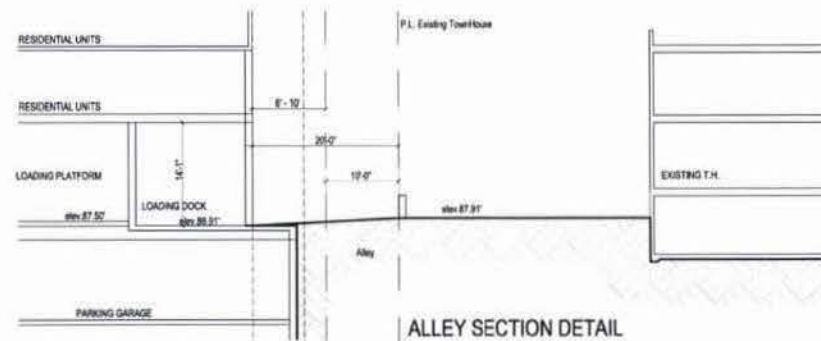


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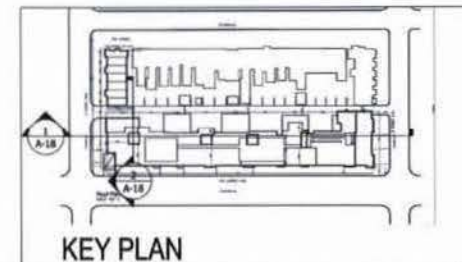
* 6' - 10' OWNER GRANTED EASEMENT TO GOVERNMENT*
(SEE SHEET A.02 FOR EASEMENT LOCATION)



2- BUILDING SECTION



ALLEY SECTION DETAIL



KEY PLAN



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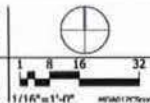
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BUILDING SECTION

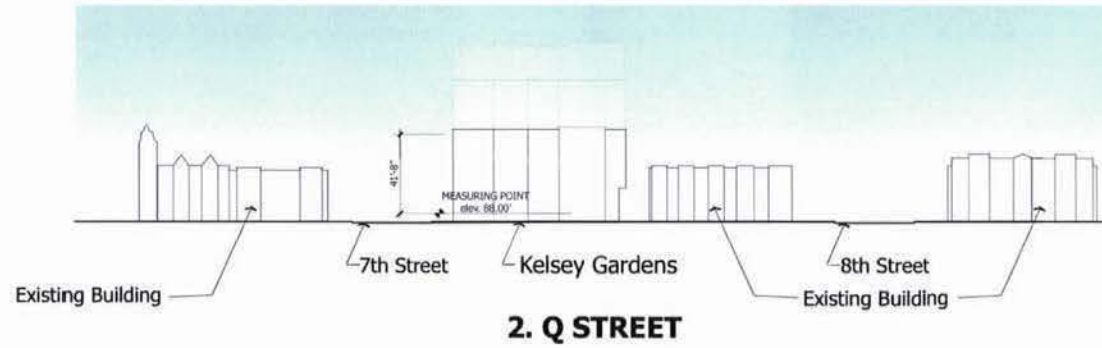
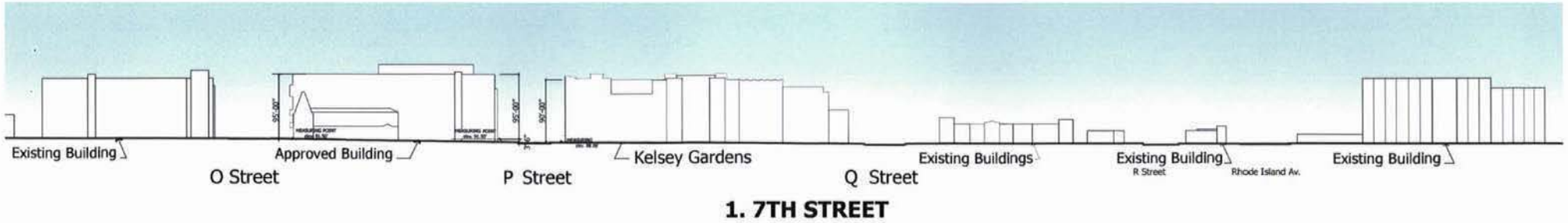
SEPTEMBER 15, 2008

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A.25



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SITE SECTIONS

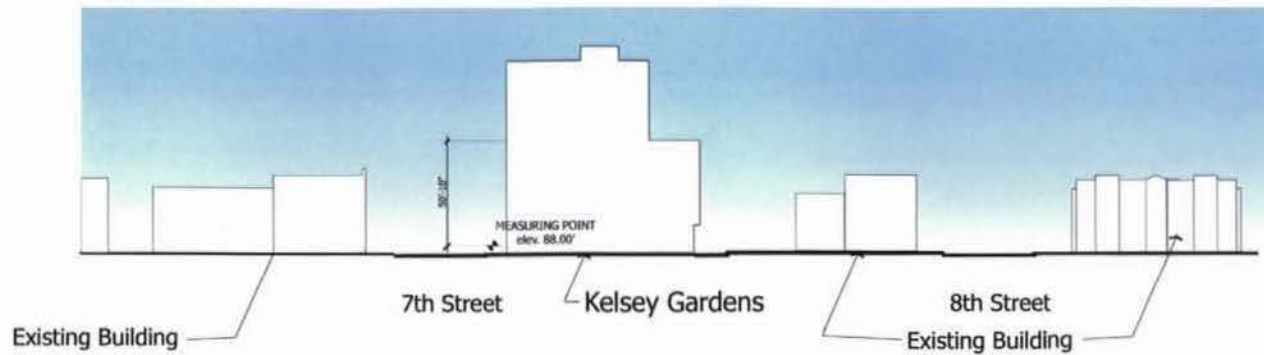
OCTOBER 13, 2008

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WASHINGTON, D.C.

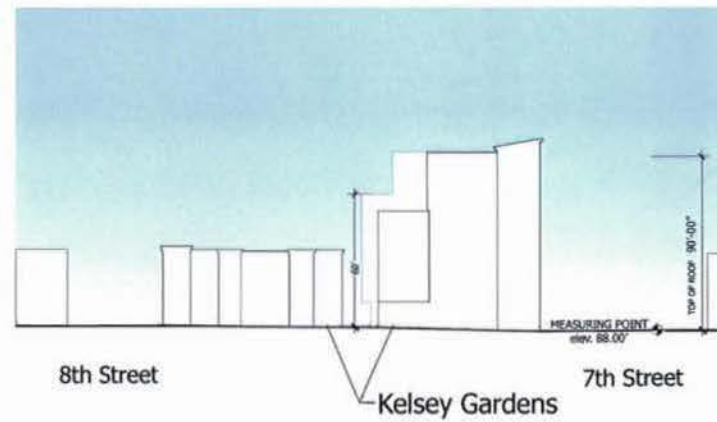
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A.26



3. CROSS SECTION



4. P STREET



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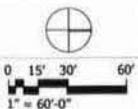
SITE SECTIONS

OCTOBER 13, 2008

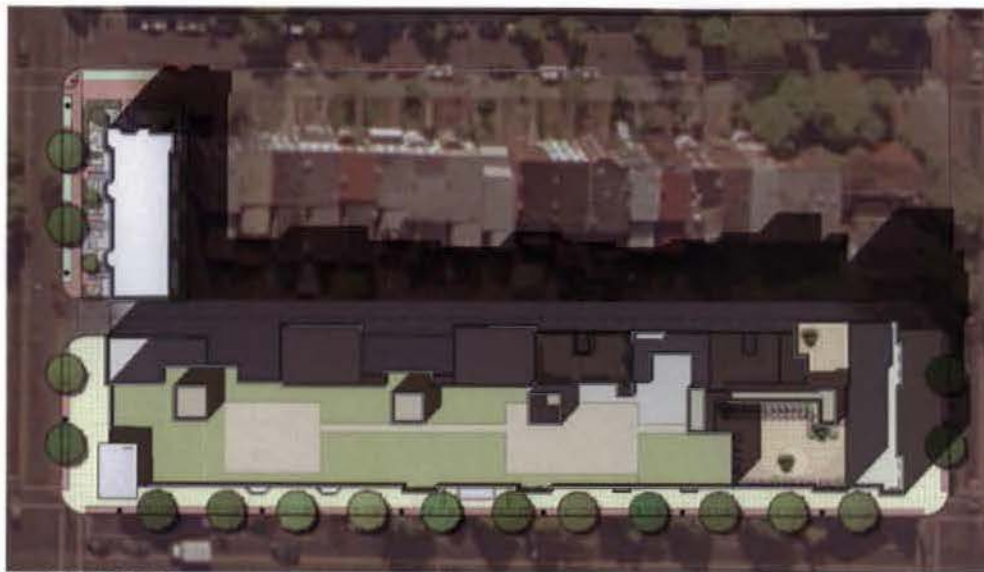
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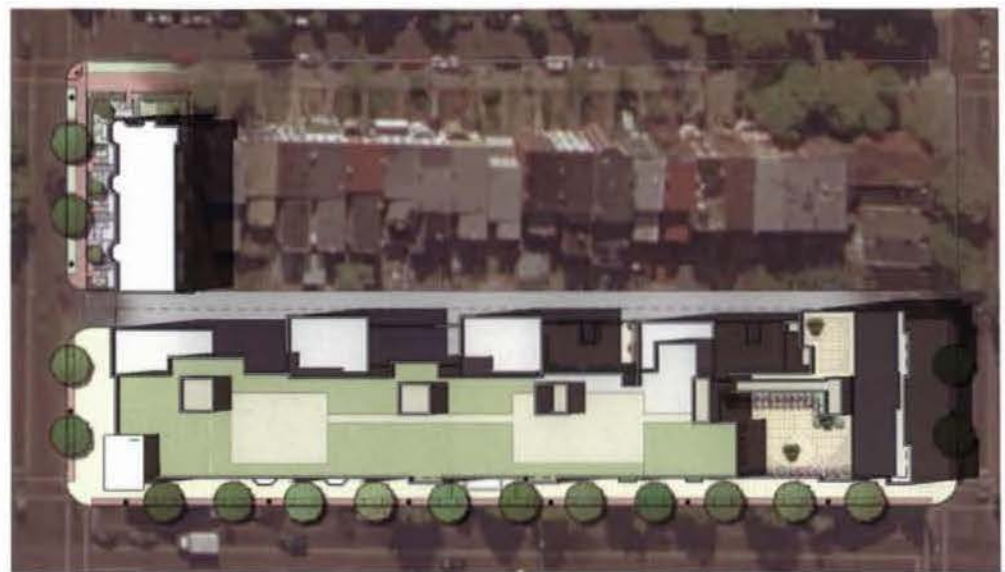
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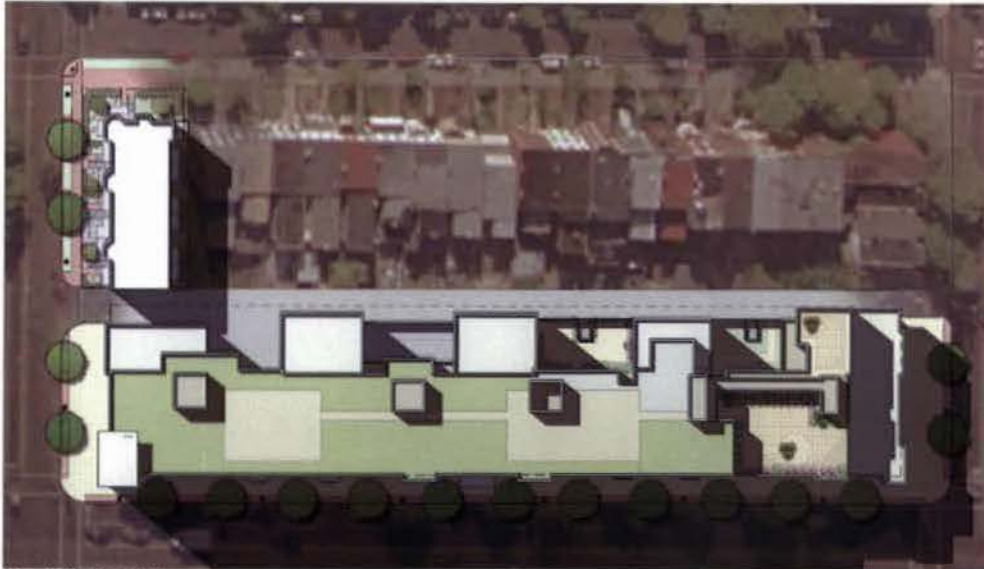
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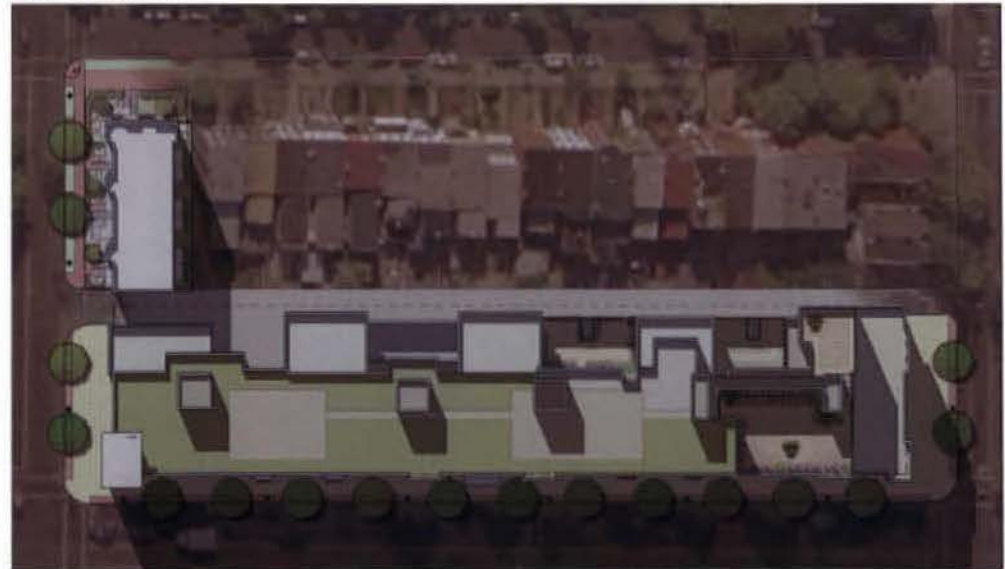
March 21, 10:00 AM



March 21, 12:00 PM



March 21, 2:00 PM



March 21, 4:00 PM



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SUN STUDY

OCTOBER 13, 2008

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WASHINGTON, D.C.

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HDA.912C.00



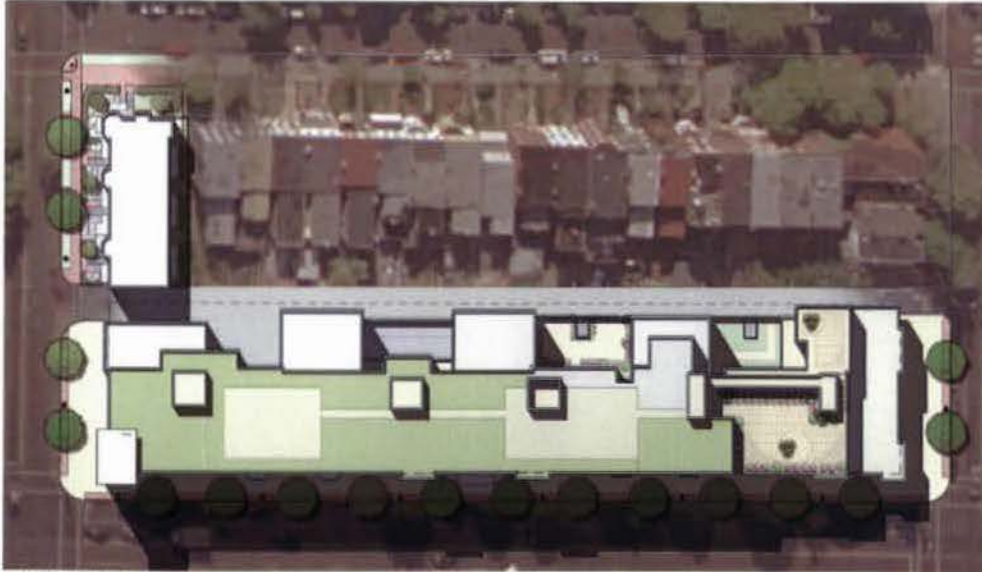
A.28



July 21, 10:00 AM



July 21, 12:00 PM



July 21, 2:00 PM



July 21, 4:00 PM



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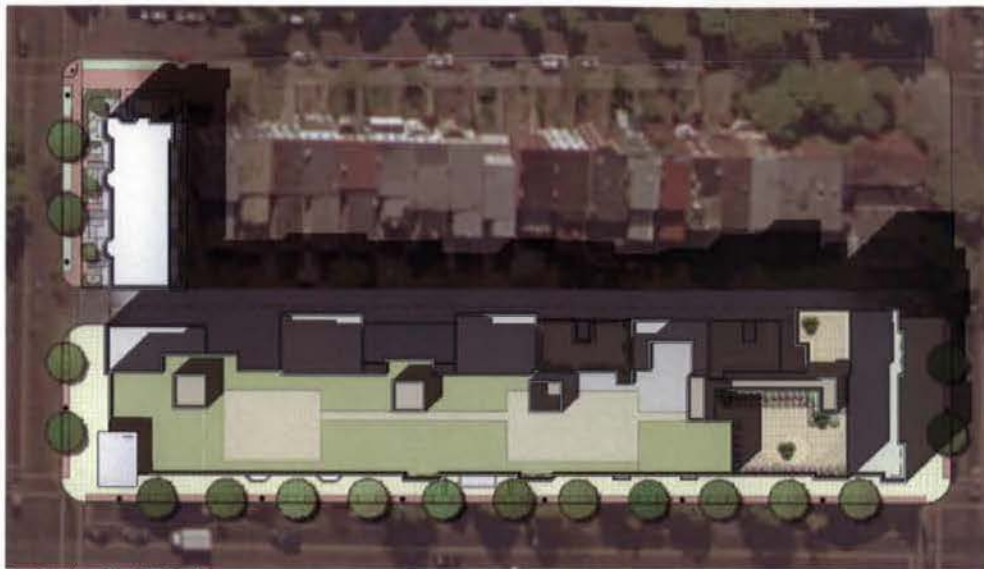
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KELSEY GARDENS PROPERTY COMPANY, L.L.C.
MDA.012C.00



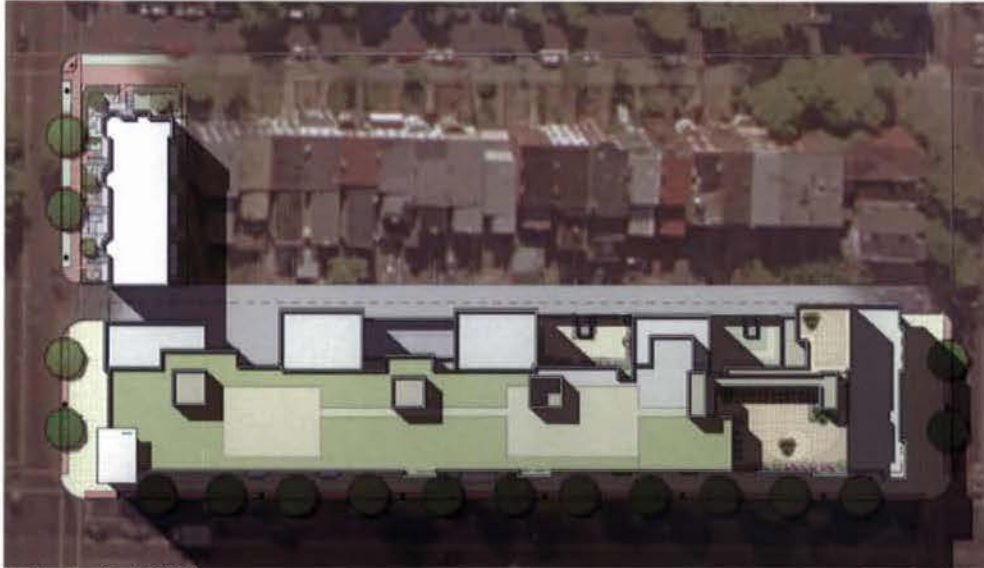
A.29



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

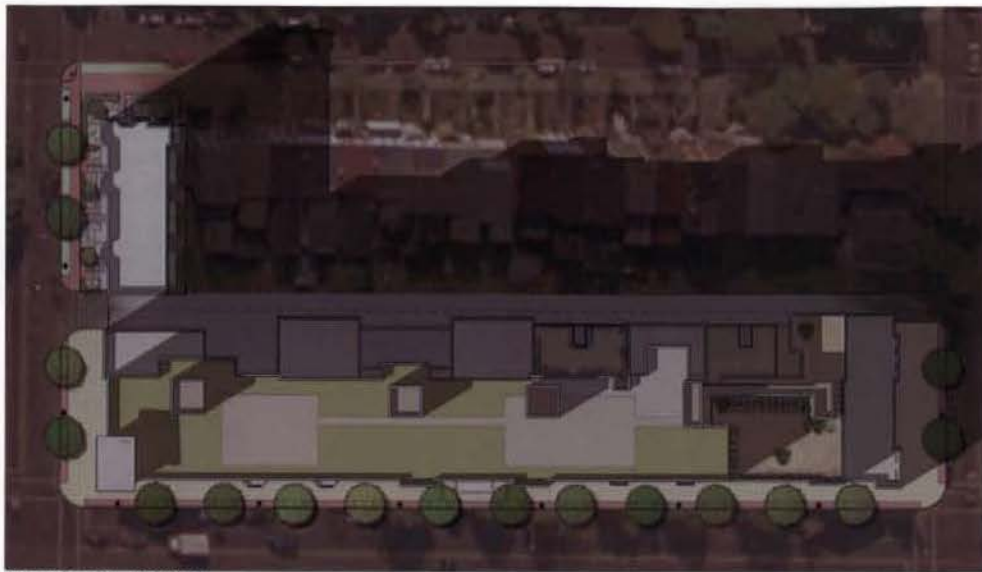
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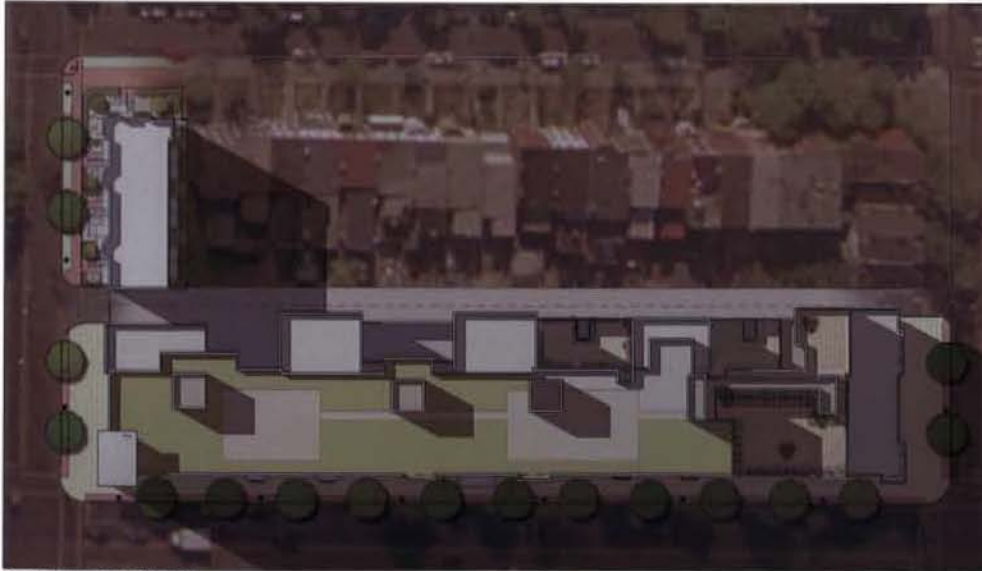
A.30



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

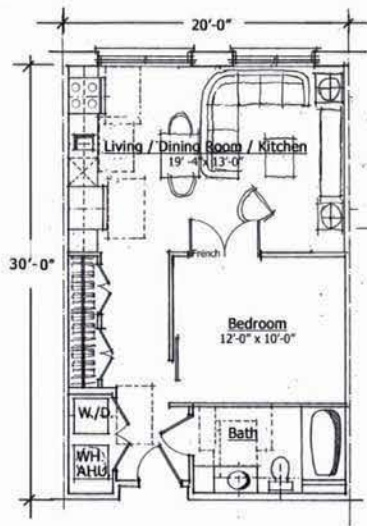
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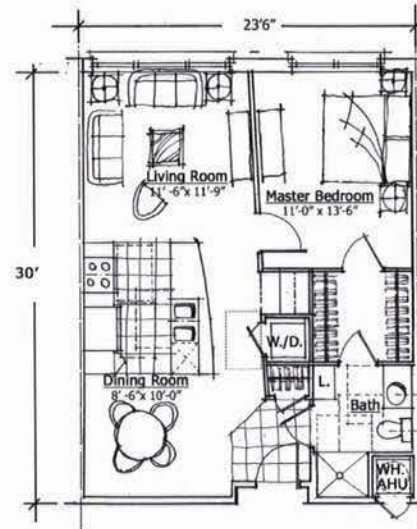
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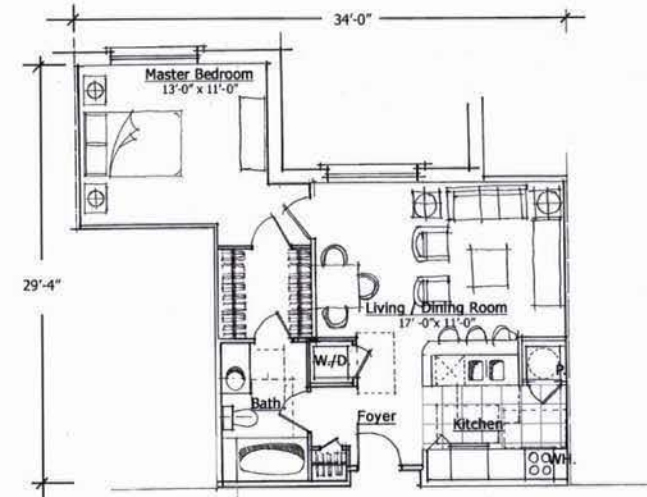
Unit S2
1 Bed / 1 Ba
600 Sq. Ft.



Unit S3
1 Bed / 1 Ba
576 Sq. Ft.



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



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



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UNIT PLANS

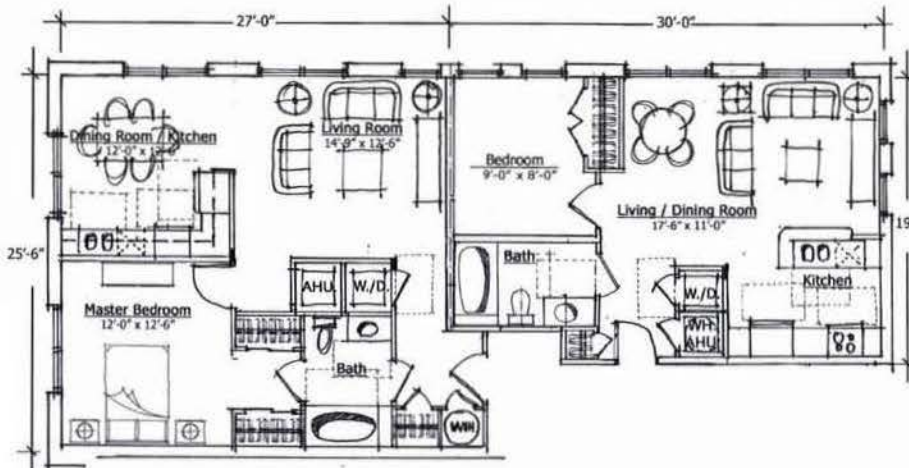
OCTOBER 13, 2008

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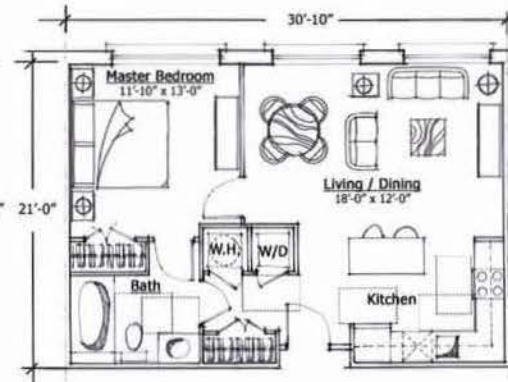
KELSEY GARDENS DEVELOPMENT, LLC
MDA-012C-00



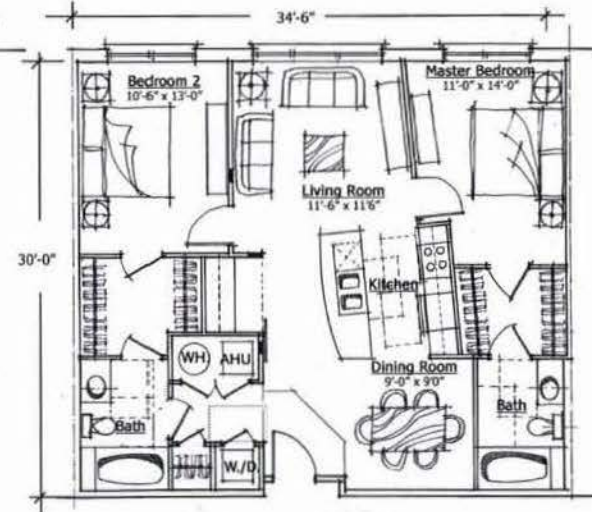
A.32



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



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



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



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UNIT PLANS

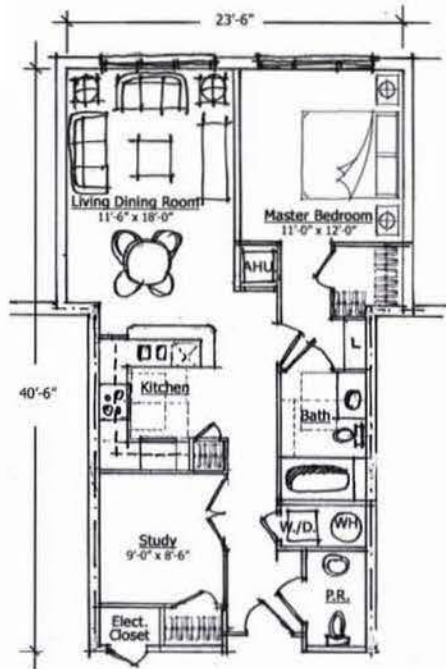
OCTOBER 13, 2008

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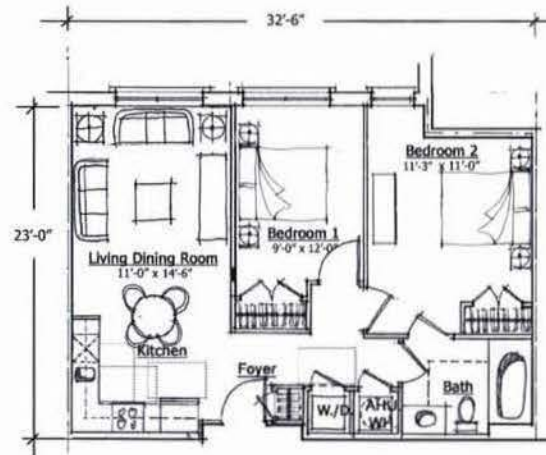
KELSEY GARDENS PROPERTY COMPANY, LLC
MDA.012C.00



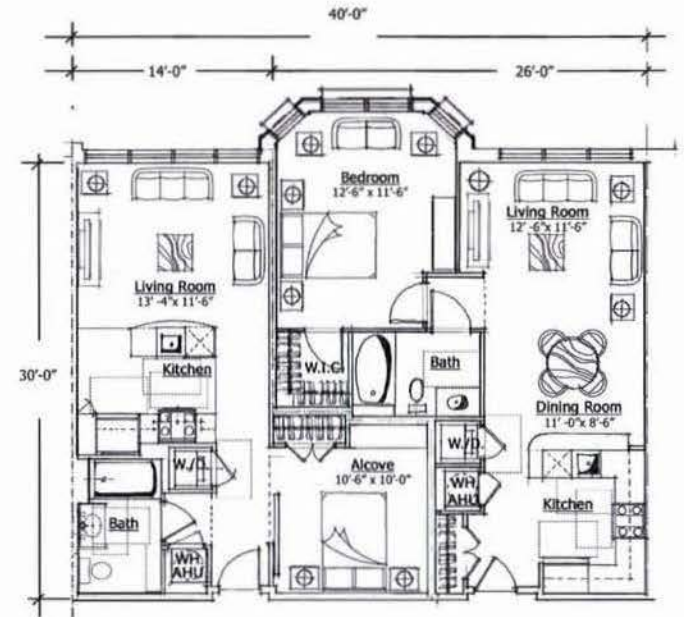
A.33



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



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



Unit S1
1 Bed / 1 Ba
552 Sq. Ft.

Unit A7
1 Bed / 1 Ba
648 Sq. Ft.



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UNIT PLANS

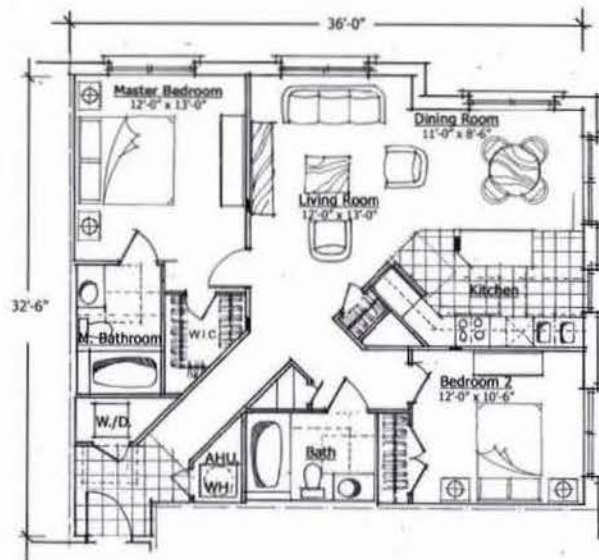
OCTOBER 13, 2008

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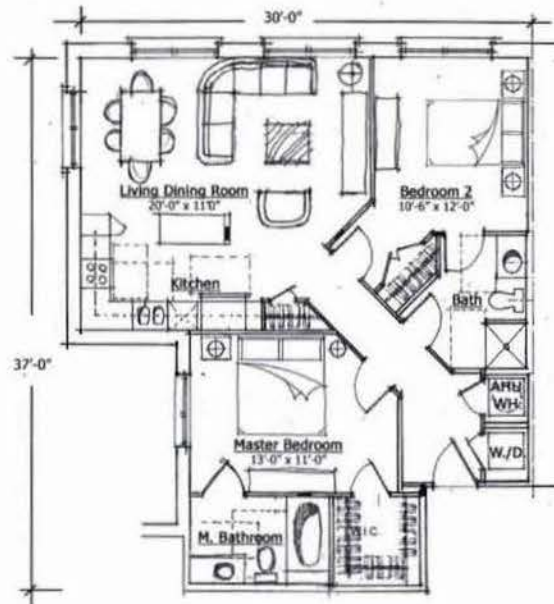
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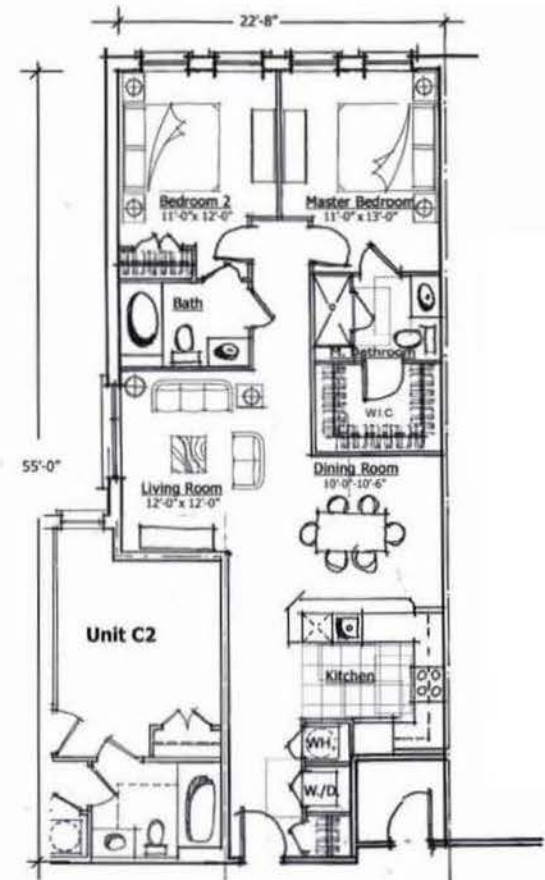
A.34



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



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



Unit C6
2 Bed / 2 Ba
1,094 Sq. Ft.



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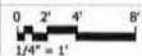
UNIT PLANS

OCTOBER 13, 2008

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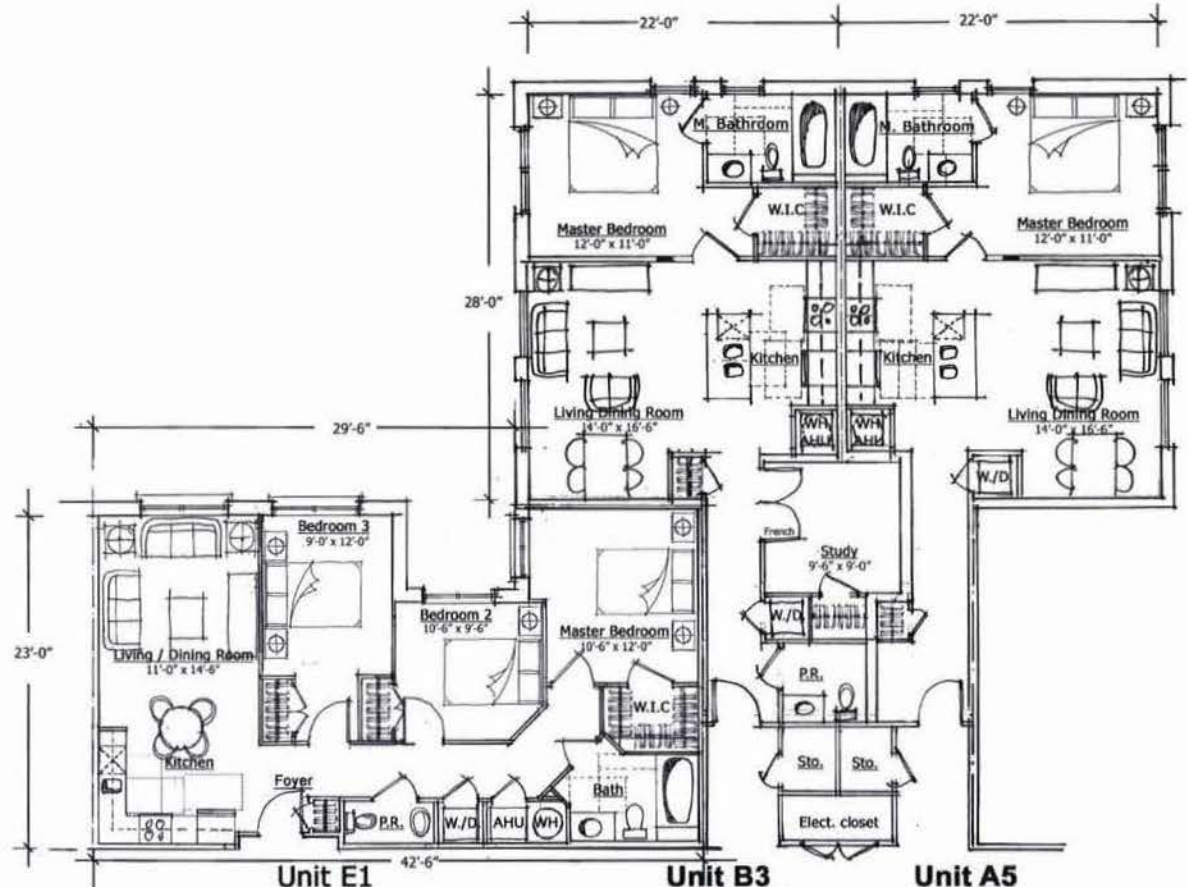
MDA-017C.00



A.35



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



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

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

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



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UNIT PLANS

OCTOBER 13, 2008

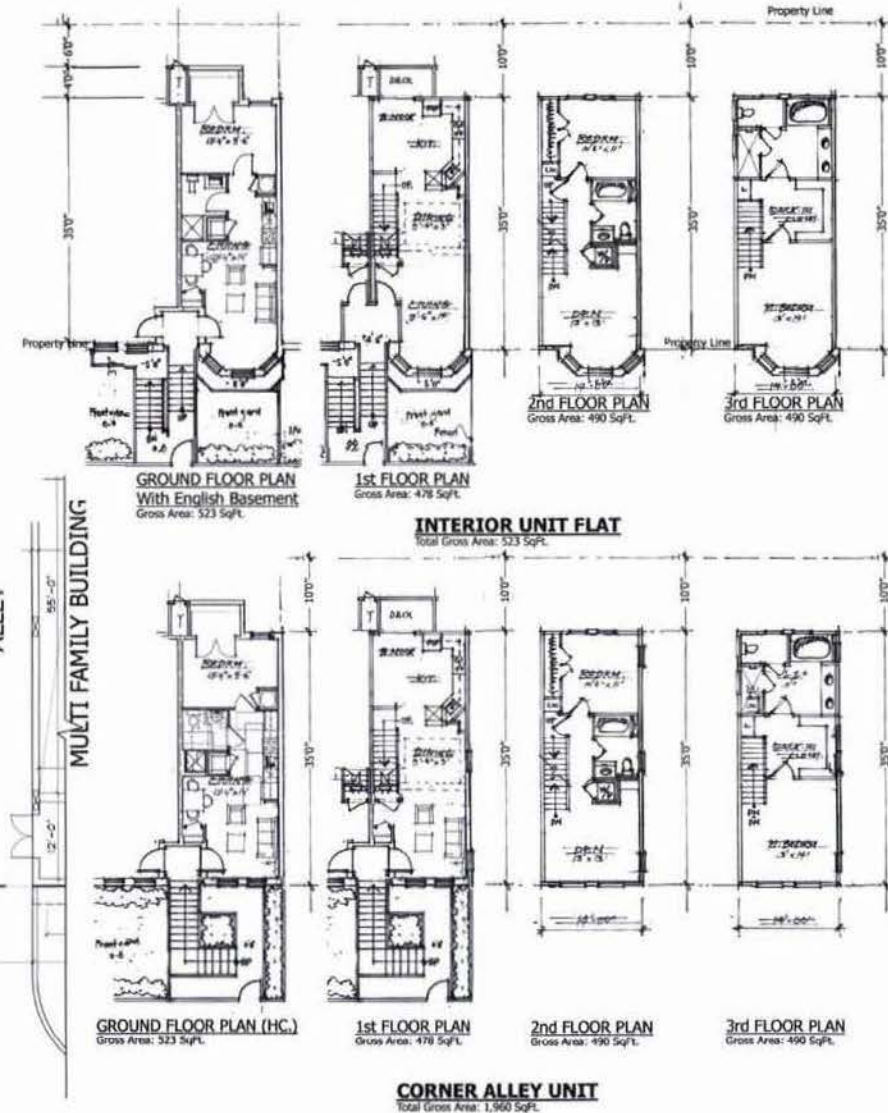
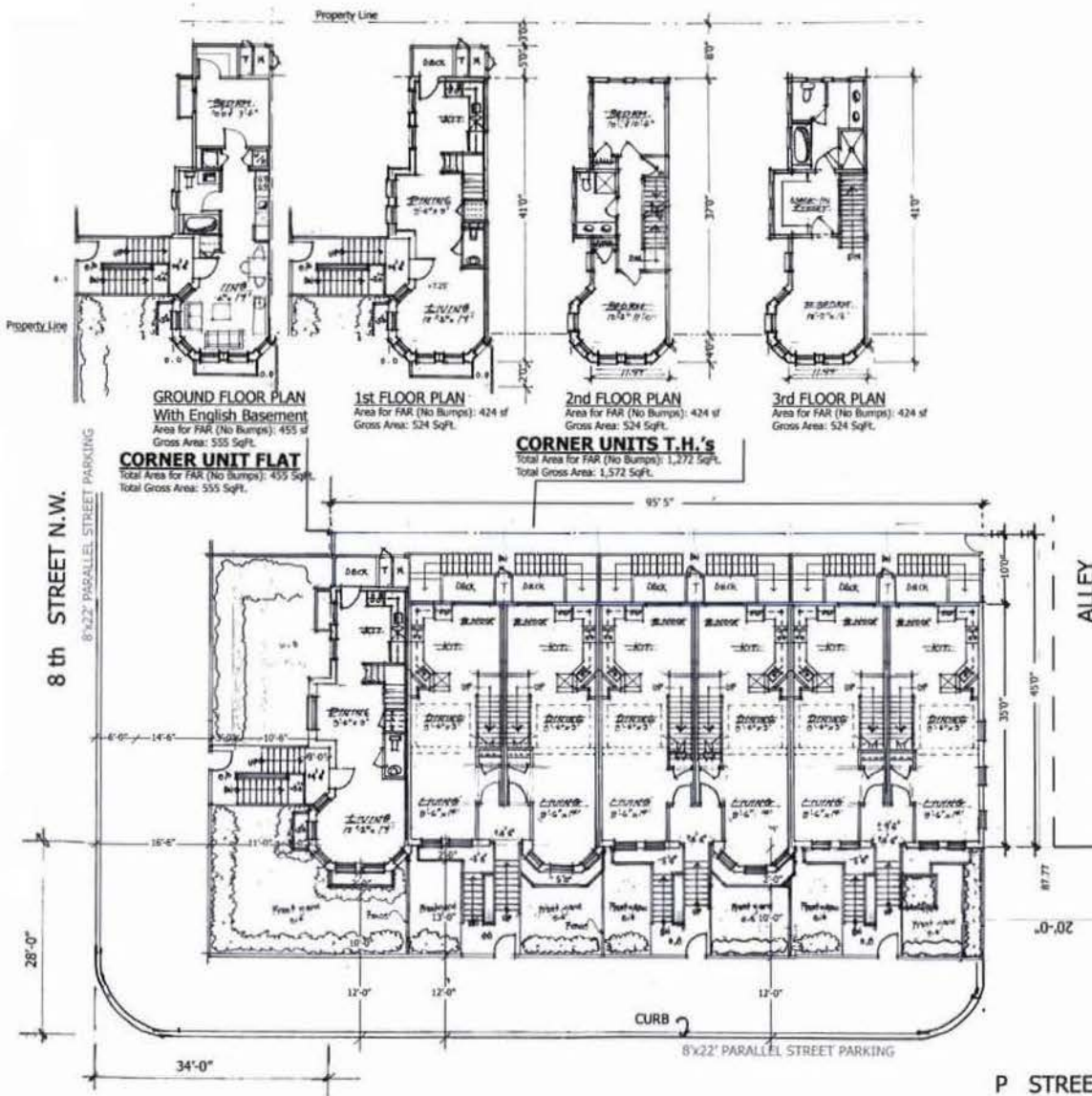
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A.36



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FLOOR PLANS Town Houses

October 13, 2008

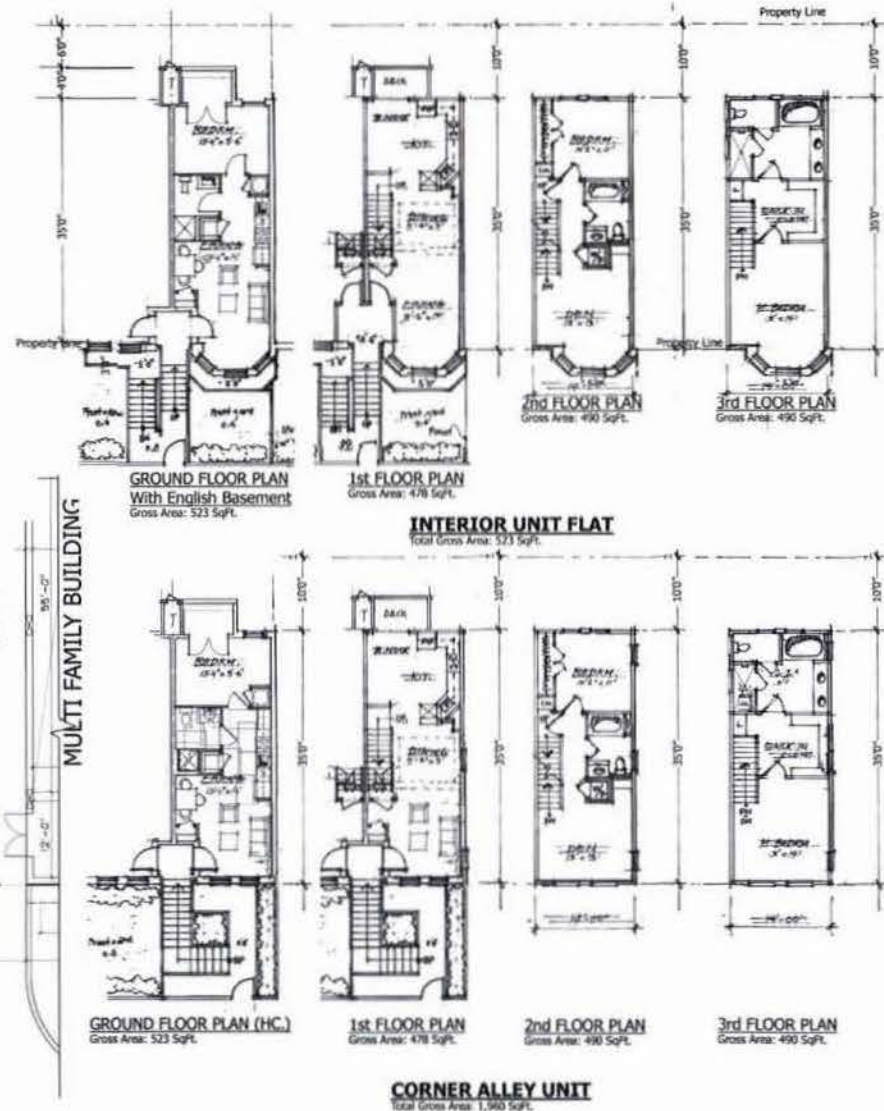
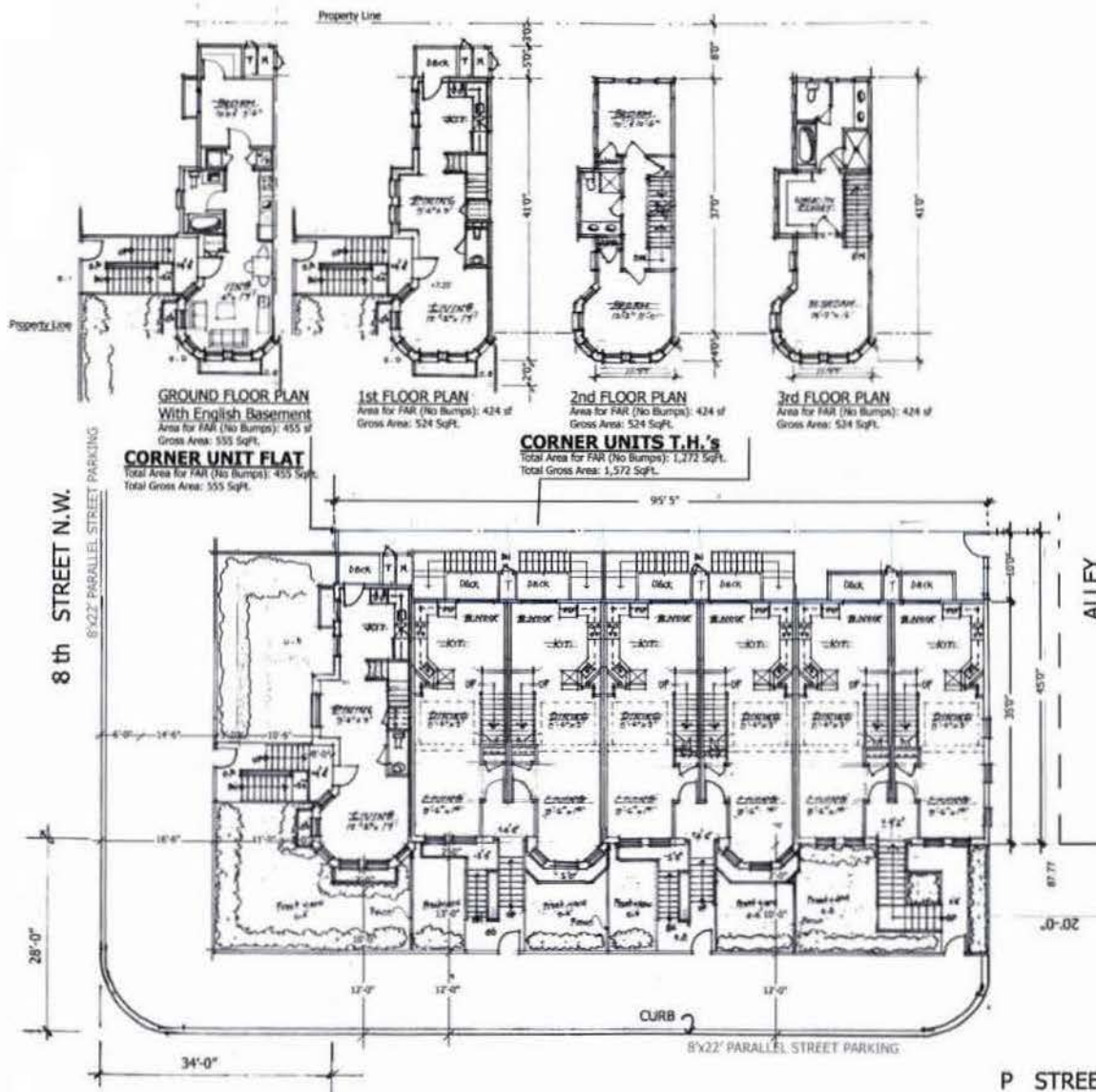
KELSEY GARDENS DEVELOPMENT
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A.37a



Alternative Handicapped Accessible Unit



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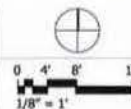
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FLOOR PLANS Town Houses

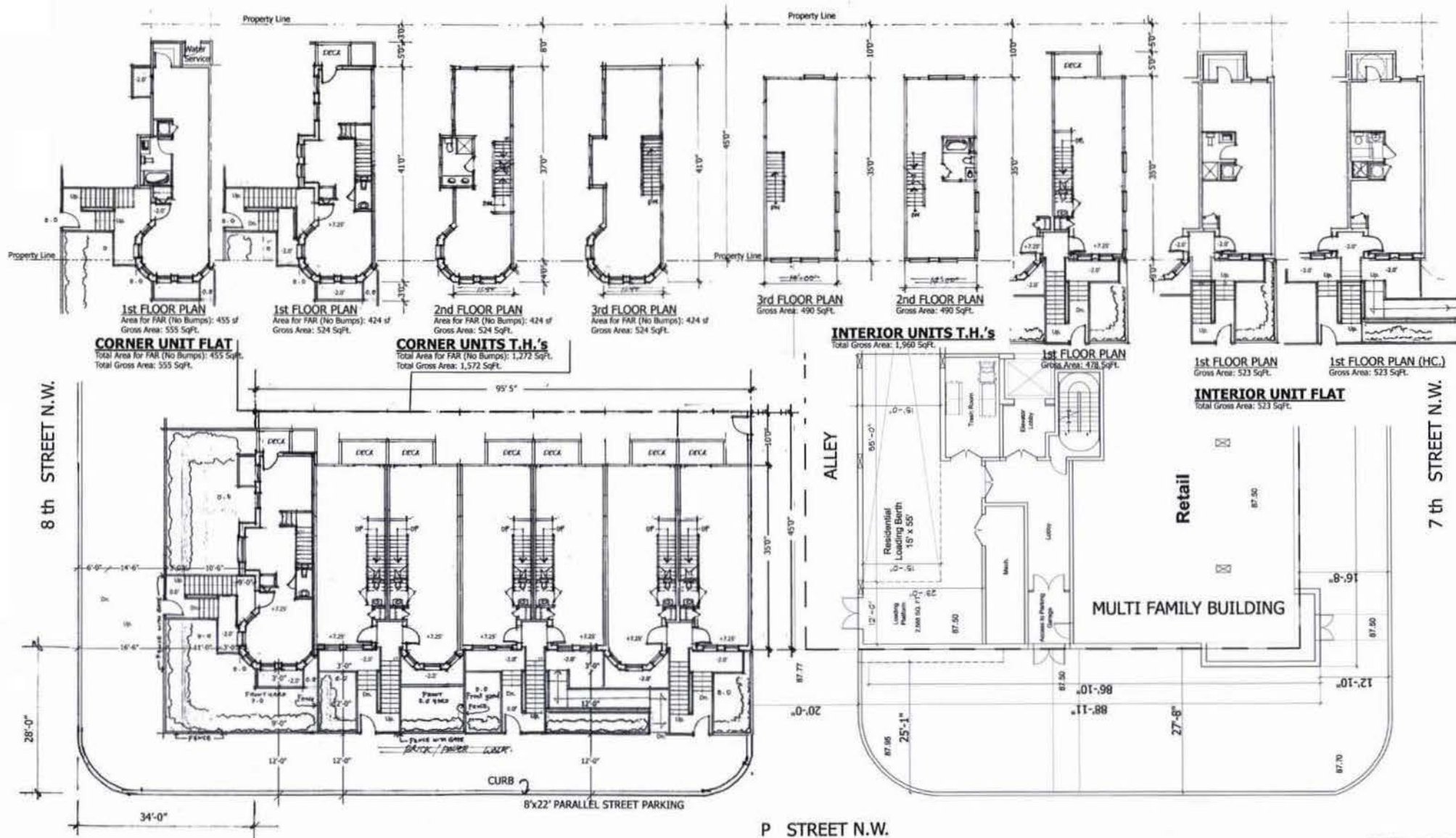
October 13, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

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



A.37b



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

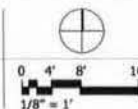
P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

FLOOR PLANS Office Option

September 15, 2008

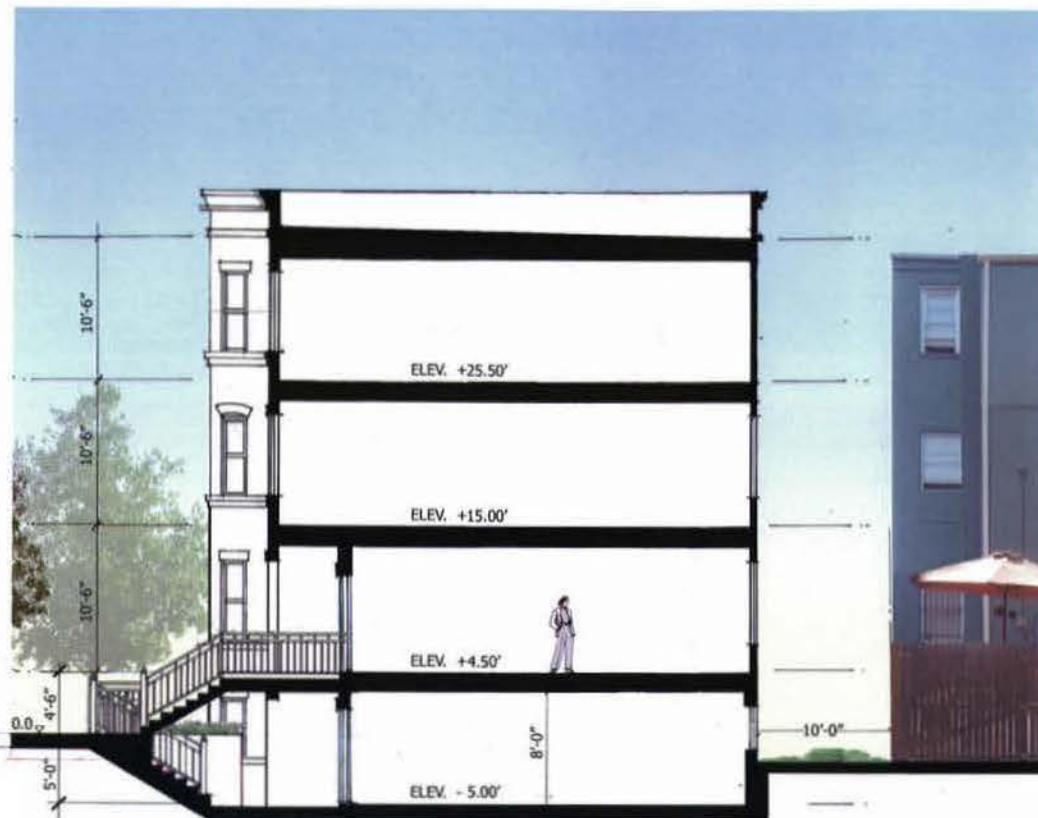
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WASHINGTON, D.C.

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MDA.012C.00

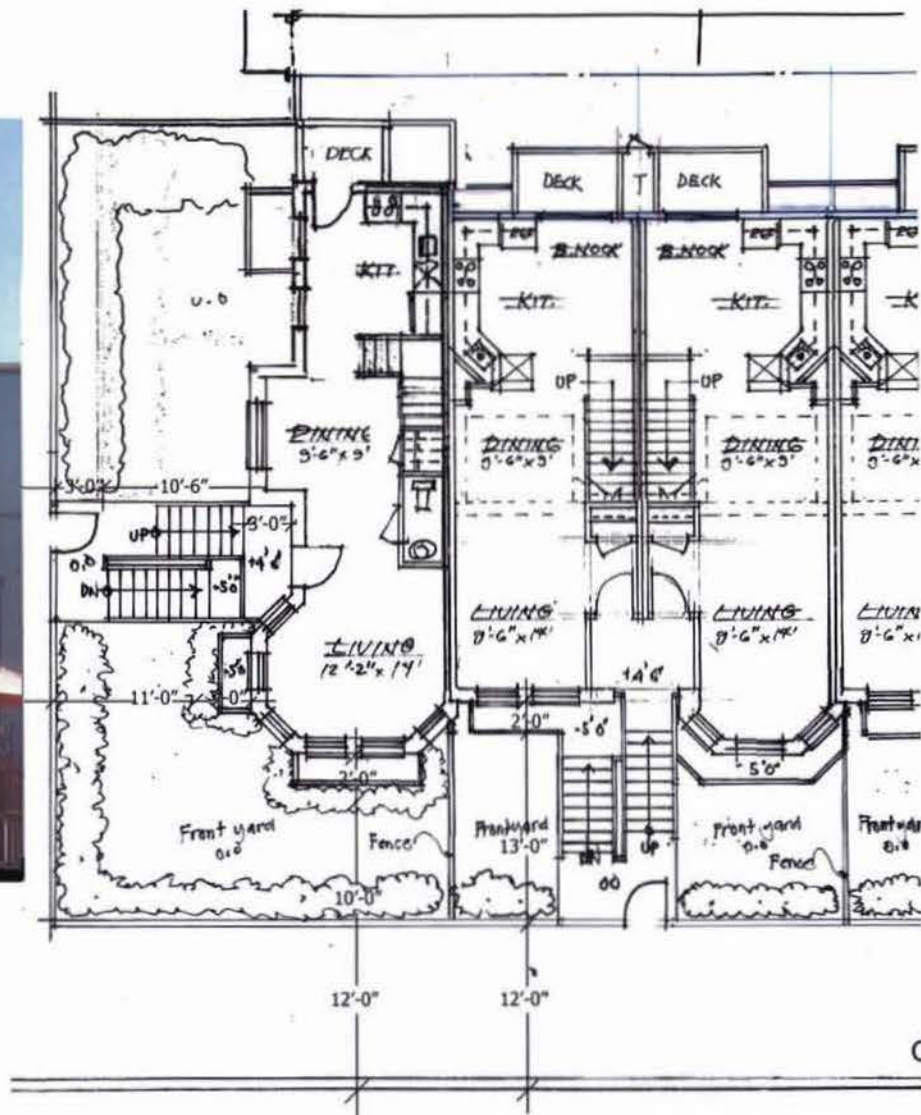


A.38

REVISION : SEP 15, 2008



Residential Section



Section
Town Houses

OCTOBER 13, 2008



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

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

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KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

KELSEY GARDENS PROPERTY COMPANY, L.L.C.
HOA.D12C.00

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

A.39

8TH-STREET, NW

85' WIDE
(ASPHALT)

P-STREET, NW
90' WIDE
(ASPHALT)

Q-STREET, NW
90' WIDE
(ASPHALT)

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

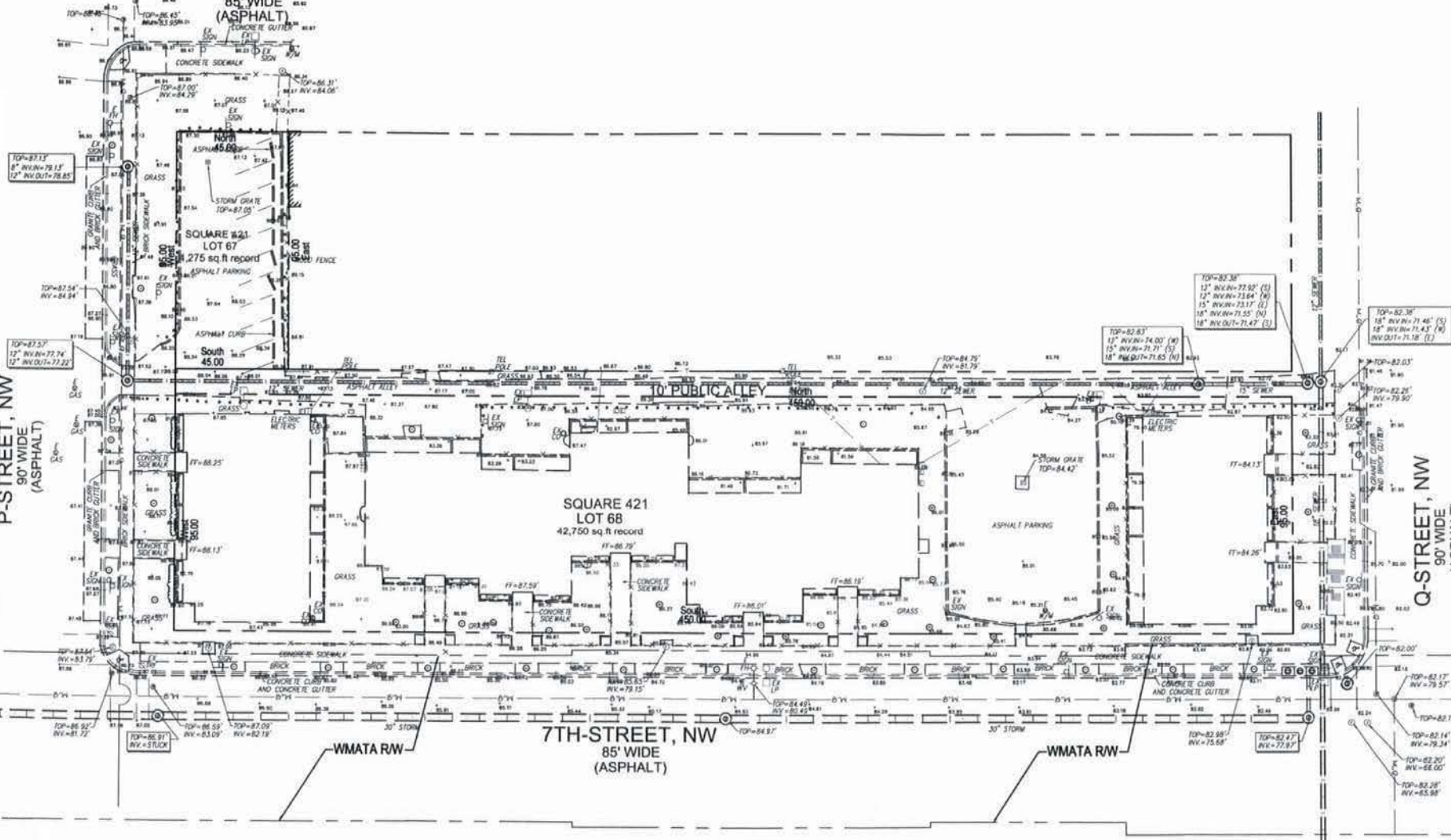
WMATA RW

WMATA RW

SQUARE 421
LOT 68
42,750 sq. ft. record

SQUARE 421
LOT 67
275 sq. ft. record

TO PUBLIC ALLEY



**WILES
MENSCH
CORPORATION**

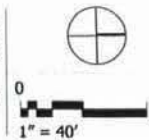
Planning, Engineering, Surveying & Landscape Architecture
11880 Sunrise Valley Drive Suite 200 Reston, Virginia 20191
(T) 703.391.7600 (F) 703.264.0595 www.wilesmensch.com

Existing Conditions Plan

OCTOBER 13, 2008

Kelsey Gardens
Washington, DC

Kelsey Gardens Property Company L.L.C.



C.01

CONSTRUCTION AND STABILIZATION SEQUENCE:

1. INSTALL SEGMENT AND EROSION CONTROL MEASURES INCLUDING STABILIZED CONSTRUCTION ENTRANCE, BUSH BACK, BUILT PROTECTION, SELF PROTECT, SLOPE PROTECT, AND BUILT PROTECTION. SEE SHEET C.01 FOR SEGMENTATION AND EROSION CONTROL DETAILS.
2. SEGMENT CONTROL MEASURES SHALL BE REVIEWED AND APPROVED BY THE INSPECTOR PRIOR TO COMMENCING ANY OTHER LAND DISTURBING ACTIVITIES.
3. MAINTAIN STORM AS INDICATED ON DEVELOPMENT 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 SEGMENTATION AND EROSION CONTROL MEASURES SHALL BE REMOVED.

SEDIMENTATION EROSION CONTROL NOTE:

THE APPLICANT MUST NOTIFY THE DEPARTMENT OF HEALTH BY PHONE (202-326-1245) AT LEAST 24 HOURS PRIOR TO THE START OF GRADING ACTIVITY AND RETURN (24 HOURS) AFTER COMPLETION OF PROJECT TO REQUEST INSPECTION. IF THERE IS NEED TO MAKE CHANGES OR MODIFICATIONS IN THE APPROVED DESIGN, DEPARTMENT OF HEALTH MUST BE NOTIFIED IMMEDIATELY.

SCHEDULE AND HOLD PRE-CONSTRUCTION MEETING WITH THE SEGMENT CONTROL INSPECTOR 48 HOURS PRIOR TO ANY LAND DISTURBING ACTIVITY. CALL 202-326-1245 FOR APPOINTMENT.

CONSTRUCTION DATES:

- THE PROPOSED DEVELOPMENT 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 SHIELDING AND SHORING AND SUPPORT OF EXISTING UTILITIES AND ADJACENT STRUCTURES. SHAPING, BRACING, AND UNDERPINNING DESIGNED BY THE CONTRACTOR'S STRUCTURAL ENGINEER LICENSED IN THE DISTRICT OF COLUMBIA SHALL BE PROVIDED AS NECESSARY TO ENSURE SLOPE SUPPORT.
2. PROVIDE SELF PROTECT AT PERIMETER OF EXCAVATION AREA TO REMAIN IN PLACE UNTIL BELOW GRADE EXCAVATION AND DESIGN UNLESS OTHERWISE APPROVED BY THE INSPECTOR.
3. PROVIDE CONSTRUCTION FENCE AT PERIMETER OF EXCAVATION AREA TO REMAIN IN PLACE UNLESS OTHERWISE APPROVED BY THE INSPECTOR.
4. CONTRACTOR TO PROVIDE ON SITE APPROVED STAMPS AND SIGNED SEGMENTATION AND EROSION CONTROL, ENDORSED BY DEPARTMENT OF HEALTH, INTERFERED PROTECTION DIVISION.

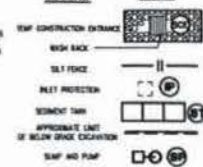
SEDIMENT AND EROSION CONTROL NARRATIVE:

PROJECT ADDRESS:

DESCRIPTION:

THE PROPOSED IMPROVEMENTS TO THE SITE INCLUDES SITE PREPARATION & DEMOLITION OF EXISTING SITE STORMS FOR FUTURE BUILDING. PROPOSED SITE WORK FOR THE NEW BUILDING SHALL INCLUDE NEW DOMESTIC AND FIRE WATER SERVICES, SANITARY, STORM, GAS, ELECTRIC AND TELEPHONE SERVICES. NEW SIDEWALKS, TREES AND STREETLIGHTS FOR EXTENT OF CONSTRUCTION ON P. 0 AND 7TH-STREET, NE.

LEGEND:



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

P-STREET, NW
90' WIDE
(ASPHALT)

Q-STREET, NW
90' WIDE
(ASPHALT)

SQUARE 421
LOT 68
42.750 sq ft record

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

WMATA R/W

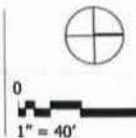
WMATA R/W

Existing Conditions Plan

OCTOBER 13, 2008

Kelsey Gardens
Washington, DC

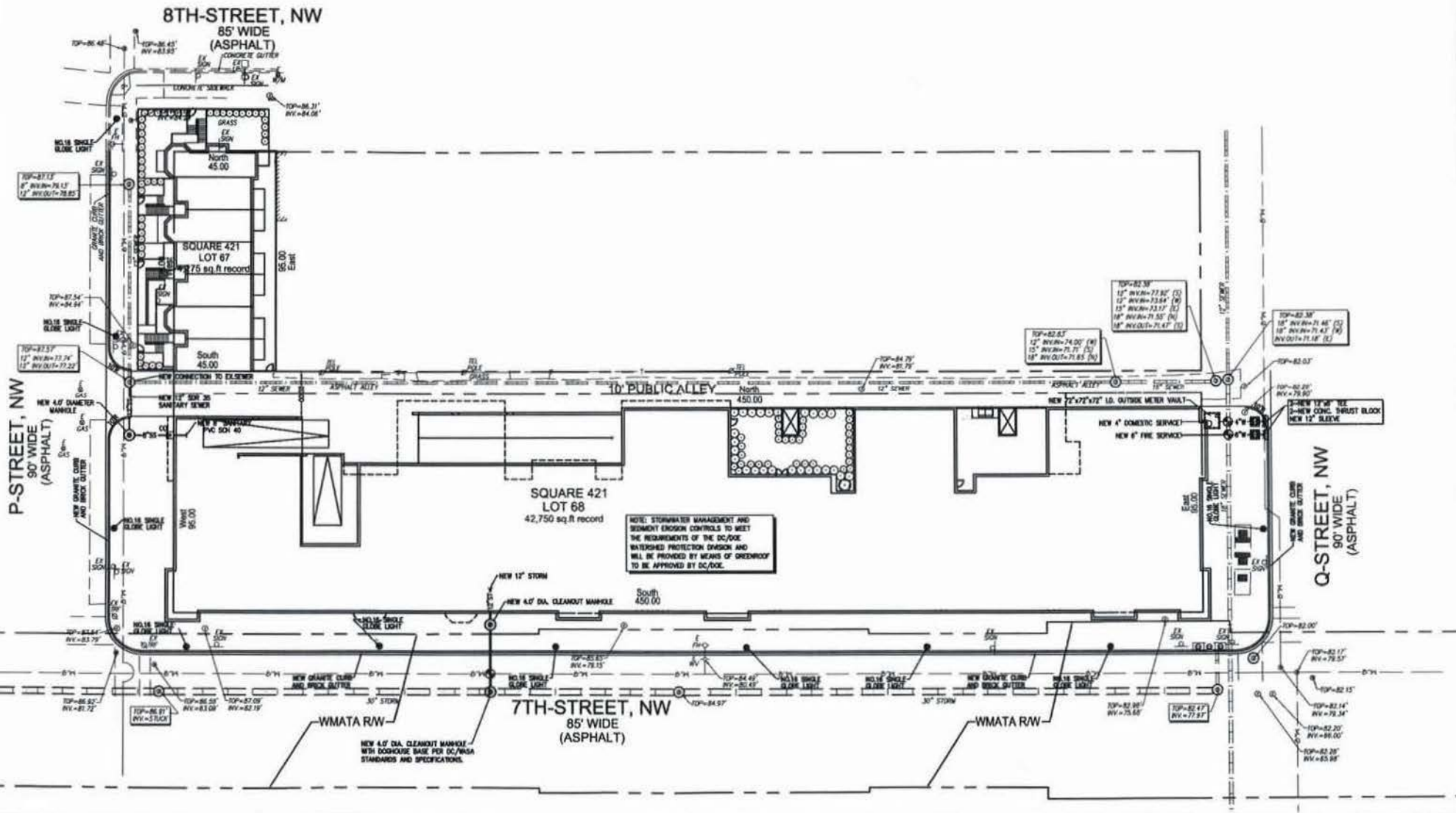
Kelsey Gardens Property Company L.L.C



C.02



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



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11860 Sunrise Valley Drive Suite 200 Reston, Virginia 20191
(T) 703.391.7600 (F) 703.264.0595 www.wilesmensch.com

Utility Plan

September 15, 2008

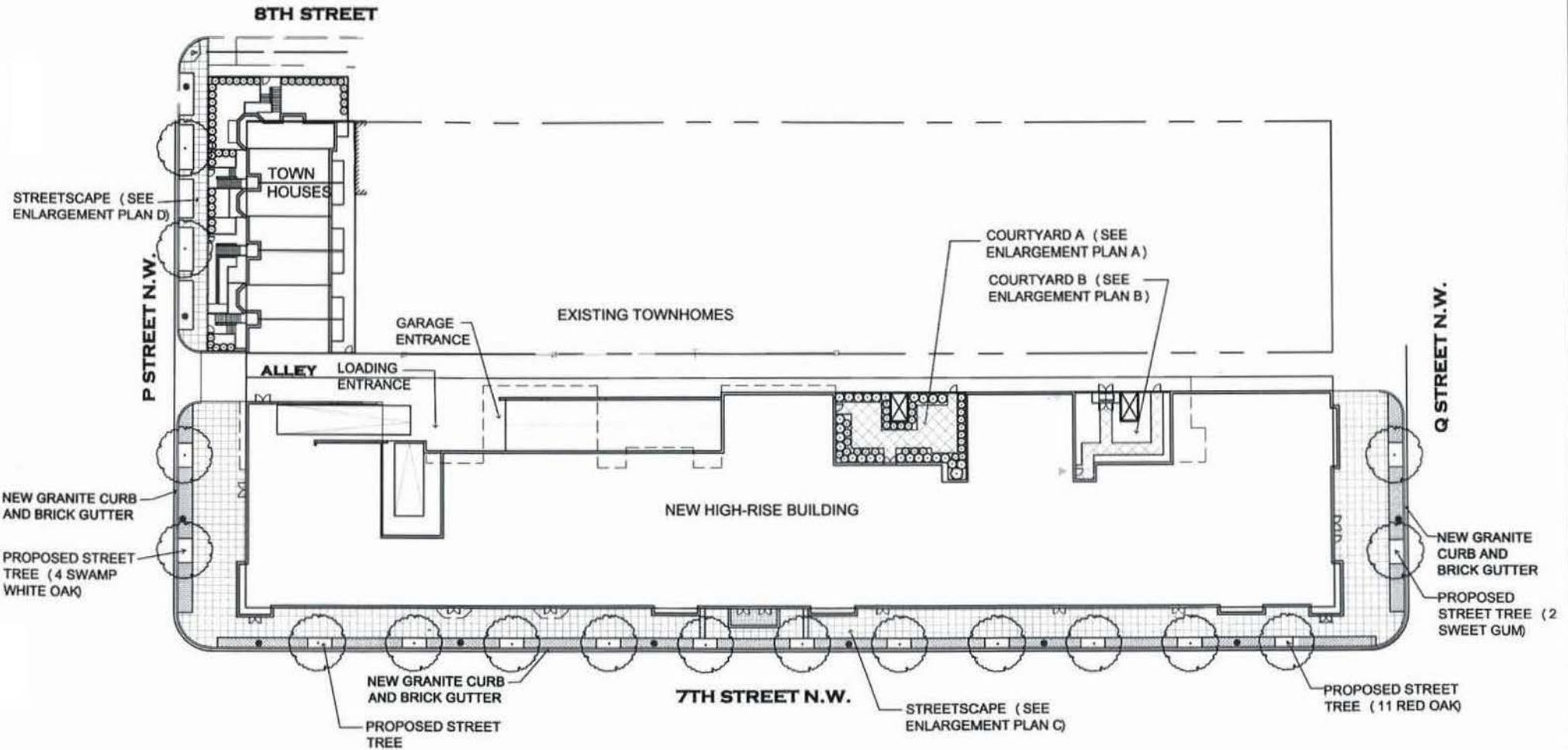
Kelsey Gardens Development
Washington, DC

Kelsey Gardens Property Company, L.L.C
MDA.012C.00



0
1" = 40'

C.03



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Conceptual Landscape Plan

OCTOBER 13, 2008

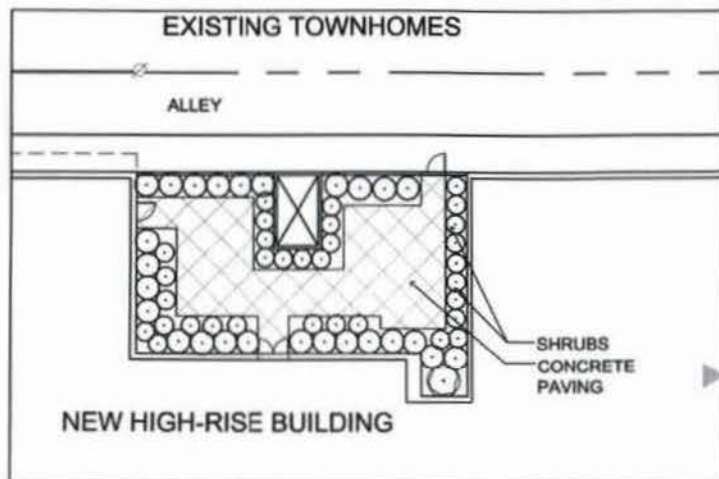
Kelsey Gardens Development
Washington, DC

Kelsey Gardens Property Company, L.L.C
MDA.012C.00

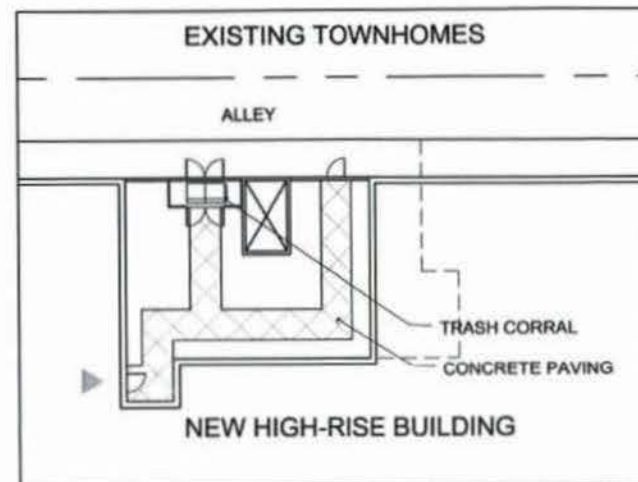


0
1" = 40'

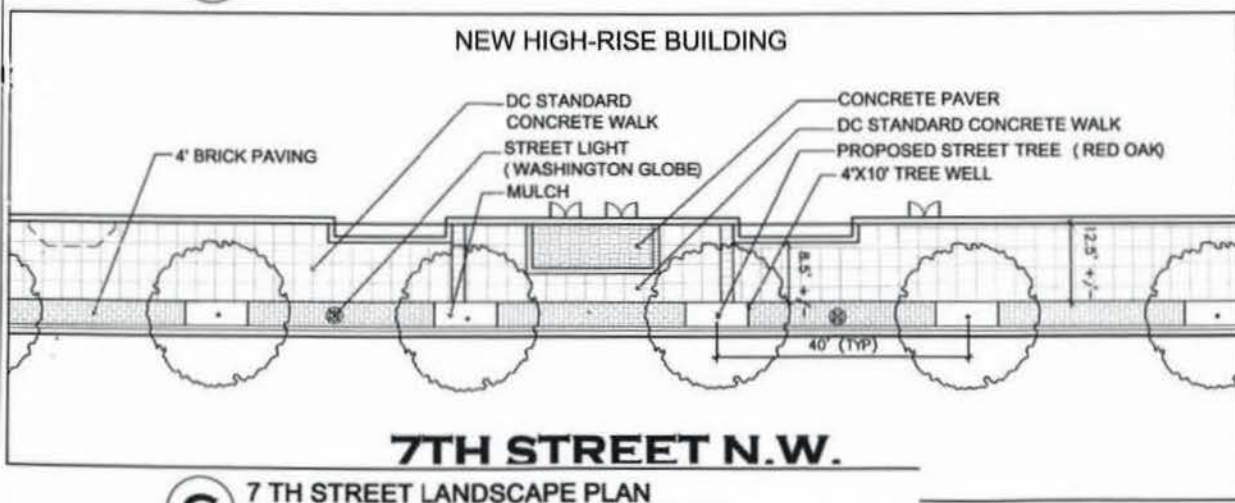
L.01



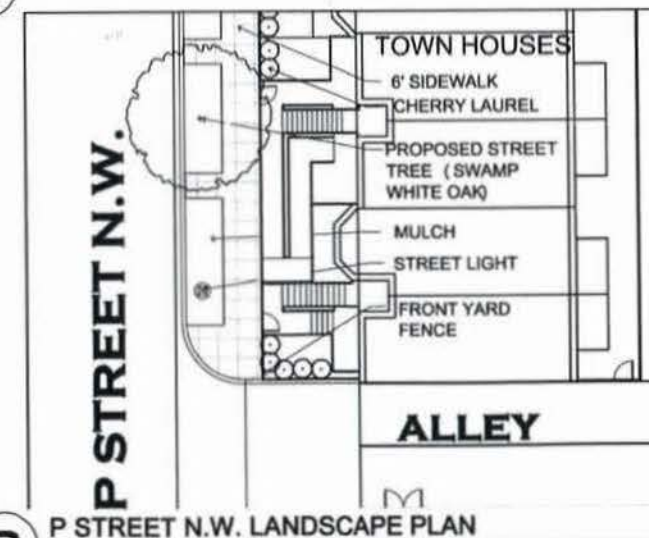
A COURTYARD A ENLARGEMENT PLAN



B COURTYARD B ENLARGEMENT PLAN



C 7TH STREET LANDSCAPE PLAN



D P STREET N.W. LANDSCAPE PLAN



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CORPORATION**

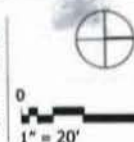
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Landscape Enlargement Plan

OCTOBER 13, 2008

Kelsey Gardens Development
Washington, DC

Kelsey Gardens Property Company, L.L.C.
MDA.012C.00



L.02