

THE HEIGHTS ON GEORGIA AVENUE

3232 GEORGIA AVENUE, NW
WASHINGTON, DC



PLANNED UNIT DEVELOPMENT AND ZONING MAP AMENDMENT PLANS
OCTOBER 3, 2008

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PARKER
ARCHITECTS

The Heights on Georgia Avenue

3232 GEORGIA AVENUE, NW
WASHINGTON, DC

NeighborhoodDevelopmentCompany

invest • develop • revitalize



LIST OF DRAWINGS

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DEVELOPMENT TEAM

OWNER / DEVELOPER

Georgia and Lamont, Limited Partnership
a joint venture between
The Neighborhood Development Company & MiCasa Inc.

LAND USE COUNSEL

Holland + Knight, LLP

TRAFFIC CONSULTANT

Symmetra Design

ARCHITECT

Grimm + Parker Architects

CIVIL ENGINEER

AMT, LLC

ZONING COMMISSION
District of Columbia

CASE NO. 08-26

EXHIBIT NO. 6

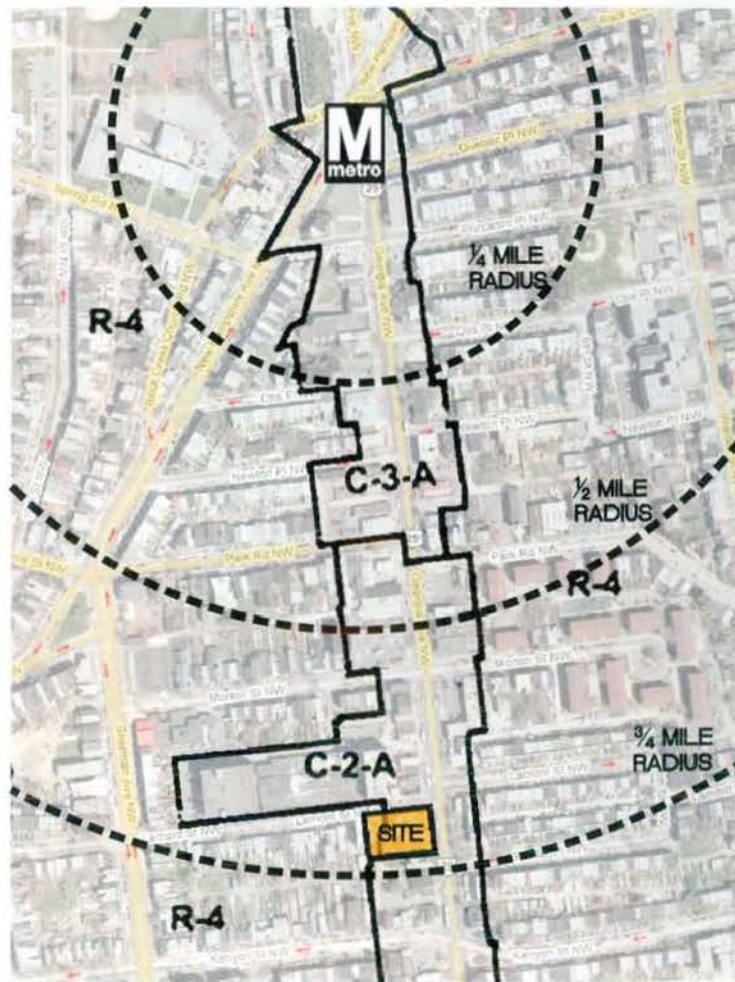
COVER SHEET

CS

PUD SUBMISSION

OCTOBER 3, 2008

ZONING AND VICINITY MAP



ZONING TABULATIONS

CURRENT ZONING:
PROPOSED ZONING:

R4 & GA/C-2-A
GA/C-2-B

	REQUIRED/ALLOWED UNDER PUD STANDARDS	PROPOSED
FAR	6.0	4.51
MINIMUM LOT AREA	15,000 SQ. FT.	19,191 SQ. FT.
MAXIMUM HEIGHT	90 FT.	80 FT. TO TOP OF PARAPET RAIL
LOT OCCUPANCY	80%	79%
COURT - WIDTH AREA	20 FT. 800 SQ. FT.	24 FT. 2 IN. 1028 SQ. FT.
REAR YARD	15 FT.	20 FT.
SIDE YARD	NONE REQ'D.	NONE PROVIDED
LOADING BERTH	1 @ 12'x30' FOR RETAIL 1 @ 12'x55' FOR RESIDENTIAL	1 @ 12'x30' FOR RETAIL & RES.
LOADING PLATFORM	1 @ 100 SQ. FT. FOR RETAIL 1 @ 200 SQ. FT. FOR RESIDENTIAL	1 @ 120 SQ. FT. FOR RETAIL & RES.
SERVICE/DELIVERY	1 @ 10'x20' FOR RESIDENTIAL	1 @ 11'x30"
PARKING	33 SPACES	29 SPACES

UNIT MIX + BUILDING AREA CHART

RESIDENTIAL	UNIT TYPES		1A	1B	2A	2B	2C	2D	3A	TOTAL	BUILDING LOT SUMMARY	LOT SIZE (SF)	19,191
	UNIT SQUARE FOOTAGES		700	634	953	938	878	885	1,211			GSF (RESIDENTIAL)	75,905
	BEDS AND BATHS		16/16A	18/18A	25/28A	25/28A	25/18A	25/28A	38/28A			GSF (RETAIL)	10,560
	THE HEIGHTS ON GEORGIA AVE											TOTAL GSF	86,465
	UNITS PER FLOOR								UNITS/FLOOR	AREA/FLOOR*			
	GROUND FLOOR								0	3,790			
	SECOND FLOOR								13	14,423			
	THIRD FLOOR								14	14,423			
	FOURTH FLOOR								14	14,423			
	FIFTH FLOOR								14	14,423			
SIXTH FLOOR								14	14,423				
TOTALS										TOTAL		FAR (RESIDENTIAL)	3.96
TOTAL UNITS		25	5	10	8	5	5	10	TOTAL UNITS	TOTAL GSF AREA	FAR (RETAIL)	0.55	
TOTAL SQUARE FOOTAGE		11,000	3,175	9,530	8,442	4,390	4,425	12,110		75,905	FAR (TOTAL)	4.51	
NUMBER OF UNITS		30			29			10	69	78.5%			
UNIT MIX		43%			42%			14%	100%	EFFICIENCY			

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ZONING PLAN AND TABULATIONS
A-0.1

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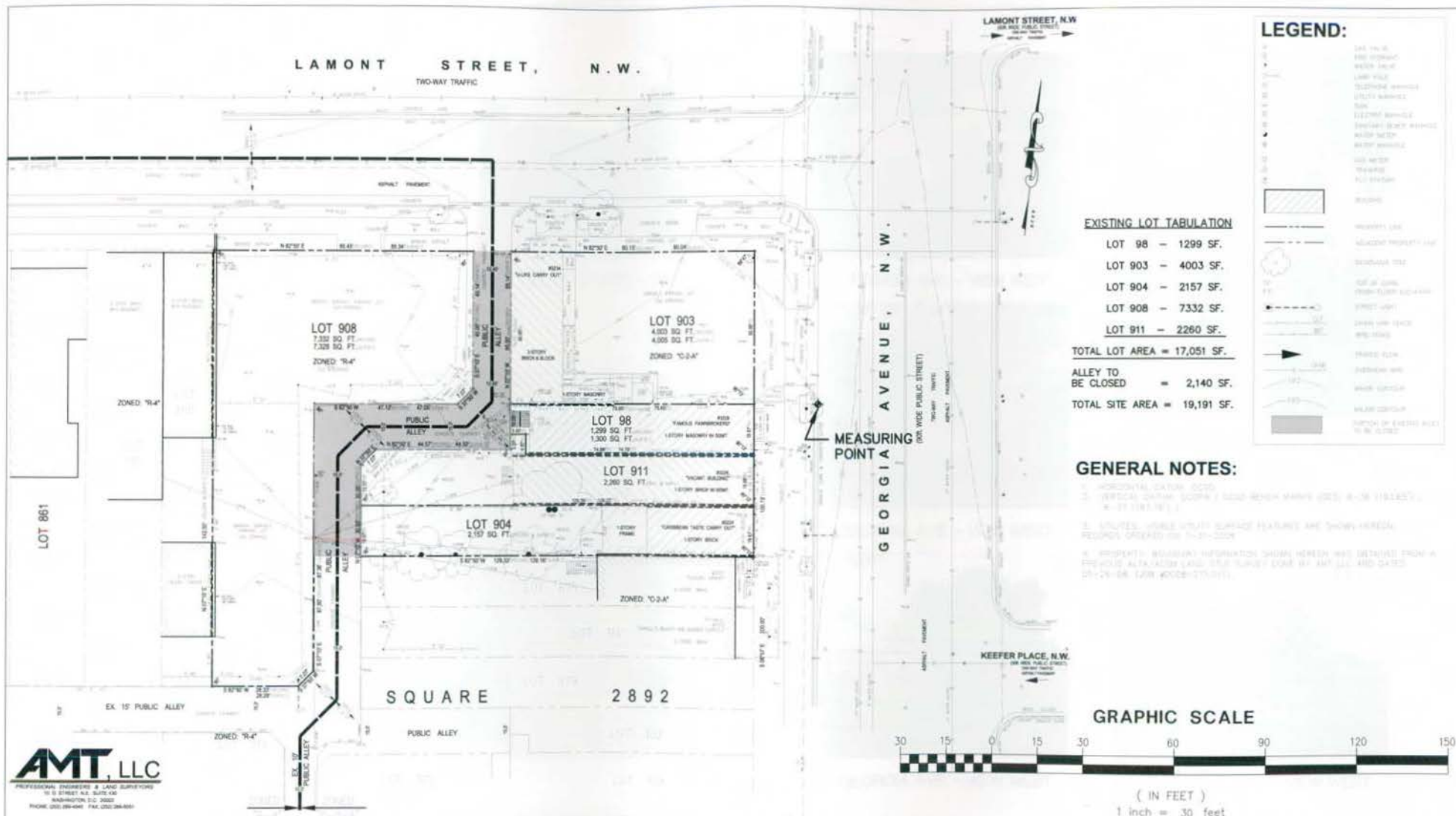
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SITE CONTEXT PLAN

A-0.2

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① LAMONT ST. - VIEW SOUTH



② GEORGIA AVE. - VIEW EAST



③ GEORGIA AVE. - VIEW WEST



⑤ LAMONT ST. - VIEW WEST



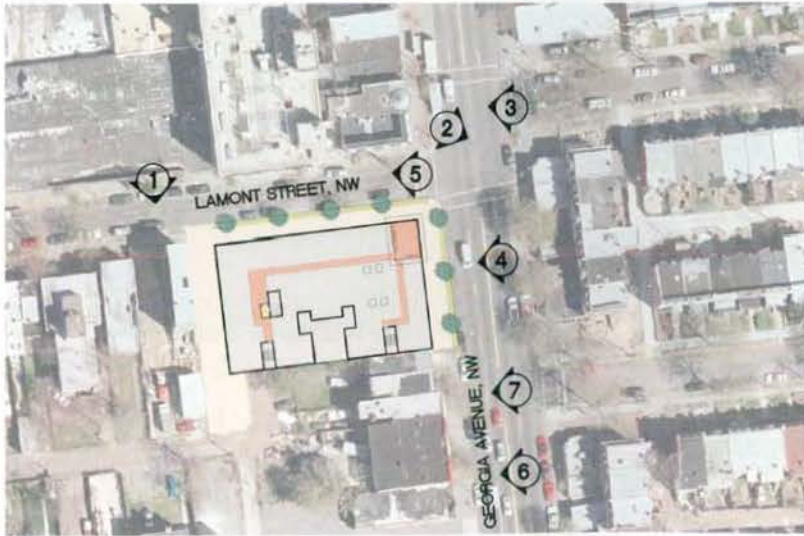
④ GEORGIA AVE. - VIEW WEST



⑥ GEORGIA AVE. - VIEW WEST



⑦ GEORGIA AVE. - VIEW WEST



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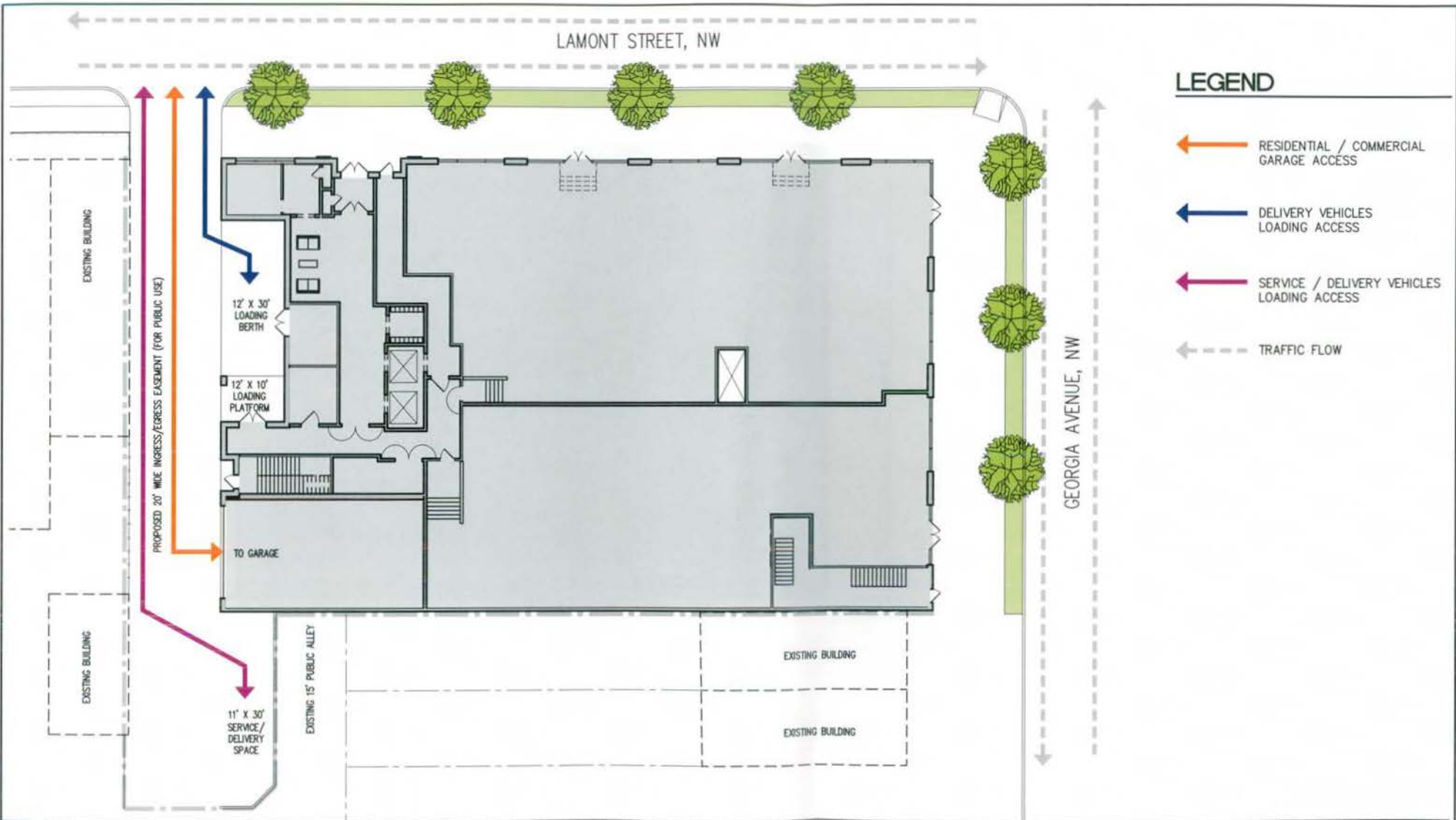
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SITE PHOTOS

PUD SUBMISSION

A-0.3

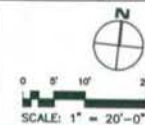
OCTOBER 3, 2008



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The Heights on Georgia Avenue

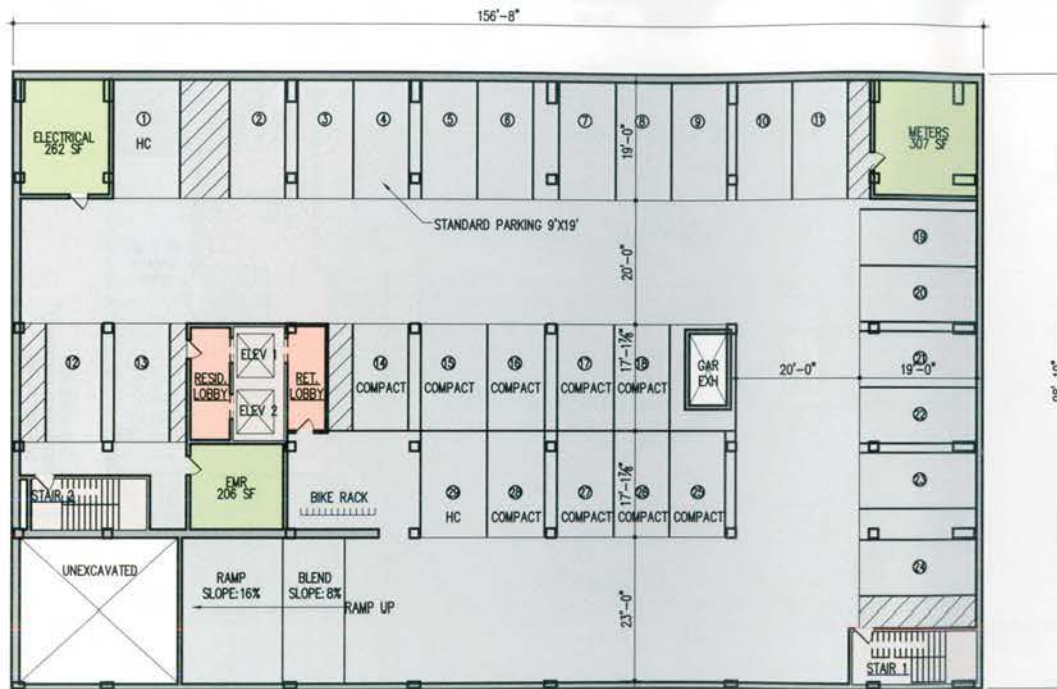
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SITE ACCESS AND CIRCULATION
A-0.4

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ZONING COMPLIANT PARKING TABULATIONS

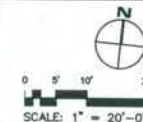
	REQUIRED/ALLOWED	PROPOSED
PARKING		
STANDARD		14 SPACES
ADA ACCESSIBLE		4 SPACES
COMPACT		11 SPACES
TOTAL	33 SPACES	29 SPACES

NOTE:
THE INTERIOR LAYOUTS SHOWN ON THESE PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS,
NOT AFFECTING THE EXTERIOR ENVELOPE OF THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.

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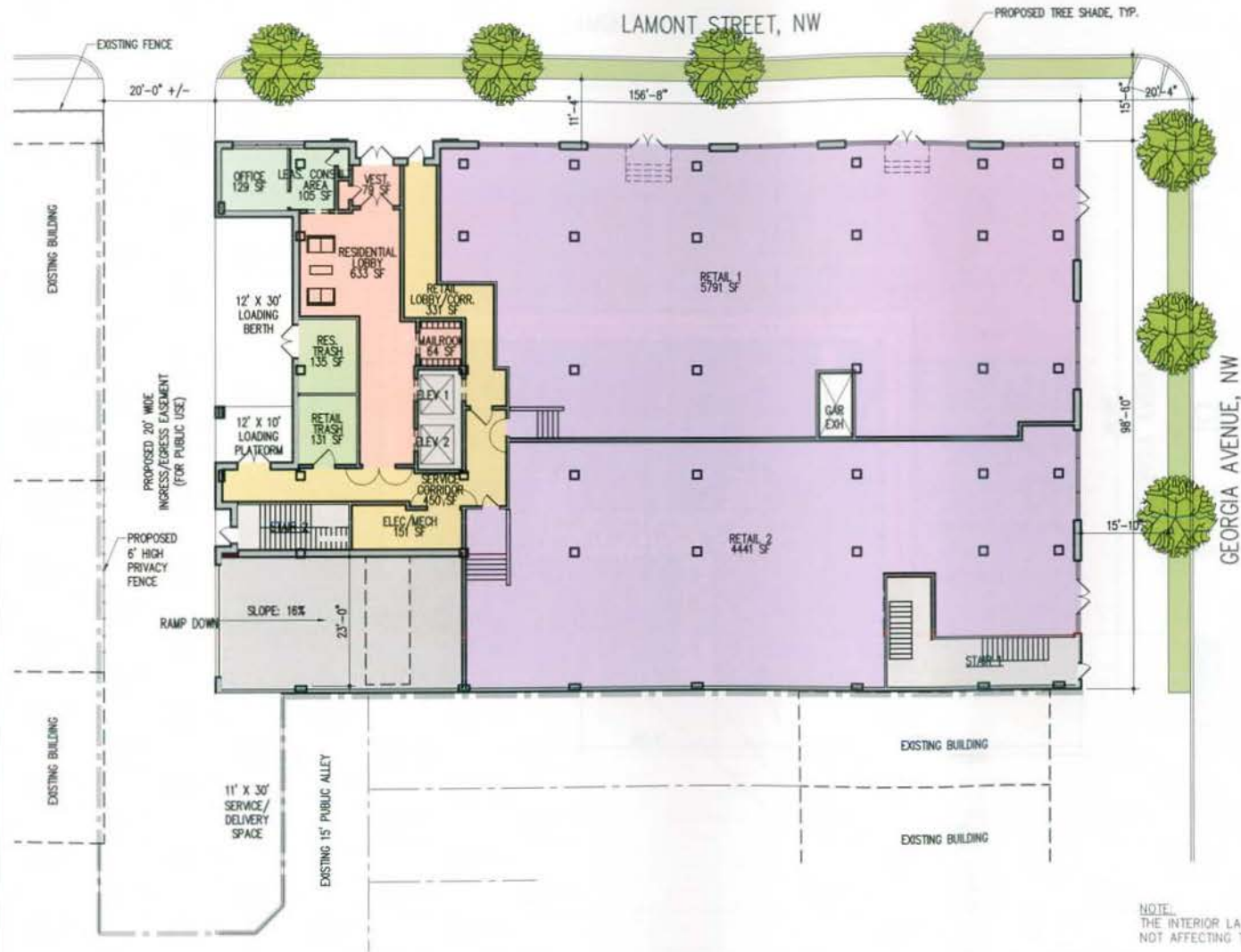


GARAGE PLAN

PUD SUBMISSION

A-1.0

OCTOBER 3, 2008



POTENTIAL TREE SCHEDULE

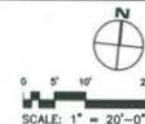
SCIENTIFIC NAME	COMMON NAME
PLATANUS ACERIFOLIA	LONDON PLANETREE
QUERCUS PHELLOS	WILLOW OAK
ZELKOVA SERRATA	GREEN VASE ZELKOVA

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GROUND FLOOR PLAN

A-1.1

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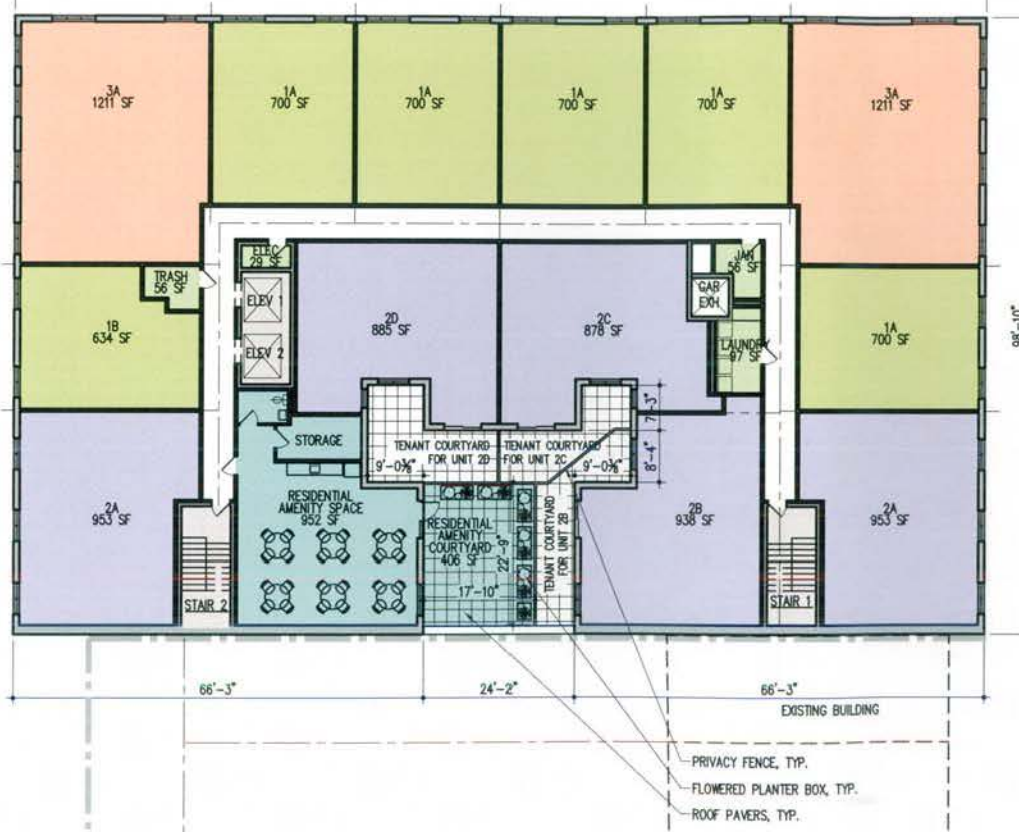
LAMONT STREET, NW

20'-0" +/-

156'-8"

EXISTING BUILDING

PROPOSED 20' WIDE
INGRESS/EGRESS EASEMENT BELOW
(FOR PUBLIC USE)



UNIT LEGEND

1 BEDROOM	6 UNITS/FLOOR X 5	30 UNITS
2 BEDROOM	6 UNITS/FLOOR X 5 - 1 UNIT	29 UNITS
3 BEDROOM	2 UNITS/FLOOR X 5	10 UNITS
TOTAL		69 UNITS
RESIDENTIAL AMENITY		1358 SQ. FT.

COURT TABULATIONS

	REQUIRED/ALLOWED	PROPOSED
WIDTH (CLOSED)	4"/FT. OF HT. NOT LESS THAN 15' 4"/FT. X 60 FT. = 20 FT.	24 FT. 2 IN.
AREA (CLOSED)	2 X SQ. OF COURT WIDTH, NOT LESS THAN 350 SQ. FT. 2 X (20 FT) ² = 800 SQ. FT.	1028 SQ. FT.



ROOF PAVERS



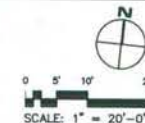
PLANTER BOX

NOTE:
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SECOND FLOOR PLAN

A-12

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LAMONT STREET, NW

UNIT LEGEND

1 BEDROOM	6 UNITS/FLOOR X 5	30 UNITS
2 BEDROOM	6 UNITS/FLOOR X 5 - 1 UNIT	29 UNITS
3 BEDROOM	2 UNITS/FLOOR X 5	10 UNITS
TOTAL		69 UNITS

PROPOSED 20' WIDE
INGRESS/EGRESS EASEMENT BELOW
(FOR PUBLIC USE)



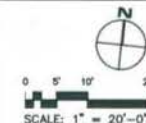
GEORGIA AVENUE, NW

NOTE:
THE INTERIOR LAYOUTS SHOWN ON THESE PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS,
NOT AFFECTING THE EXTERIOR ENVELOPE OF THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.

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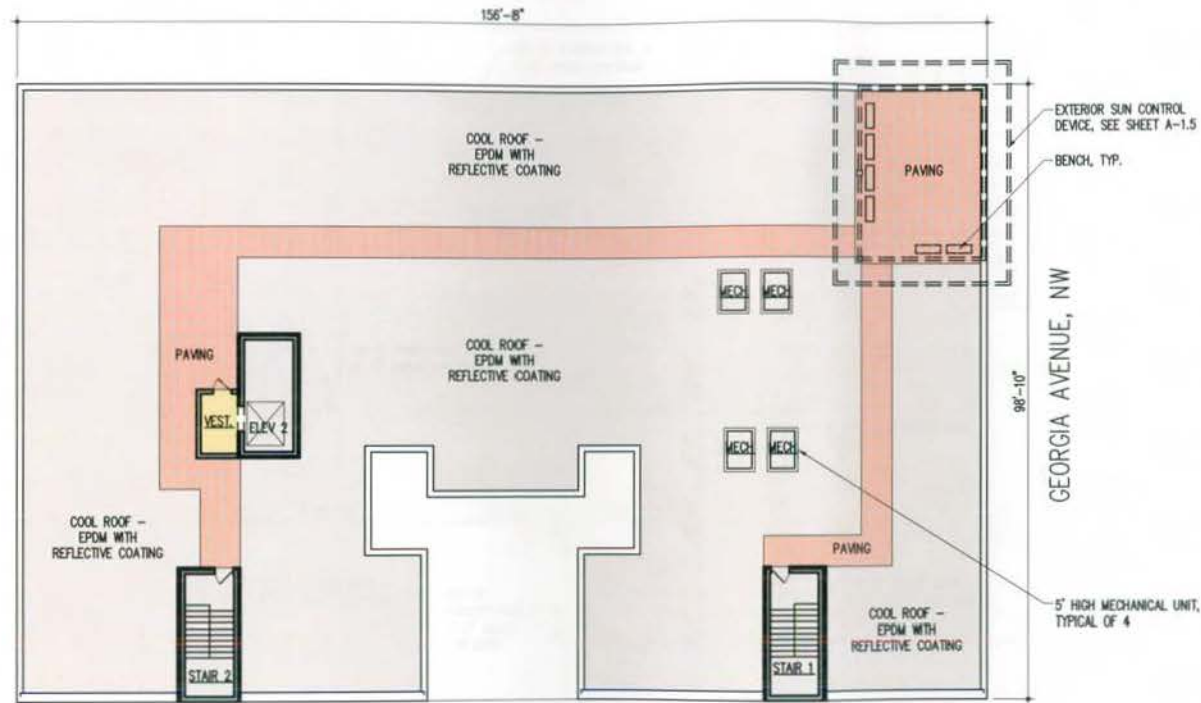


TYPICAL FLOOR PLAN (FLRS 3-6)
A-13

PUD SUBMISSION

OCTOBER 3, 2008

LAMONT STREET, NW



BENEFITS OF COOL ROOF

- ENERGY SAVINGS AND GLOBAL WARMING MITIGATION
- REDUCTION IN URBAN HEAT ISLAND EFFECT AND SMOG
- IMPROVED OCCUPANT COMFORT
- COMPLY WITH CODES AND GREEN BUILDING PROGRAMS



PHOTOS OF COOL ROOF

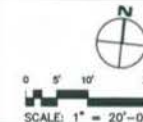
NOTE:

1. TOTAL COOL ROOF IS APPROXIMATELY 11,120 SF.
2. THE INTERIOR LAYOUTS SHOWN ON THESE PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OF THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.

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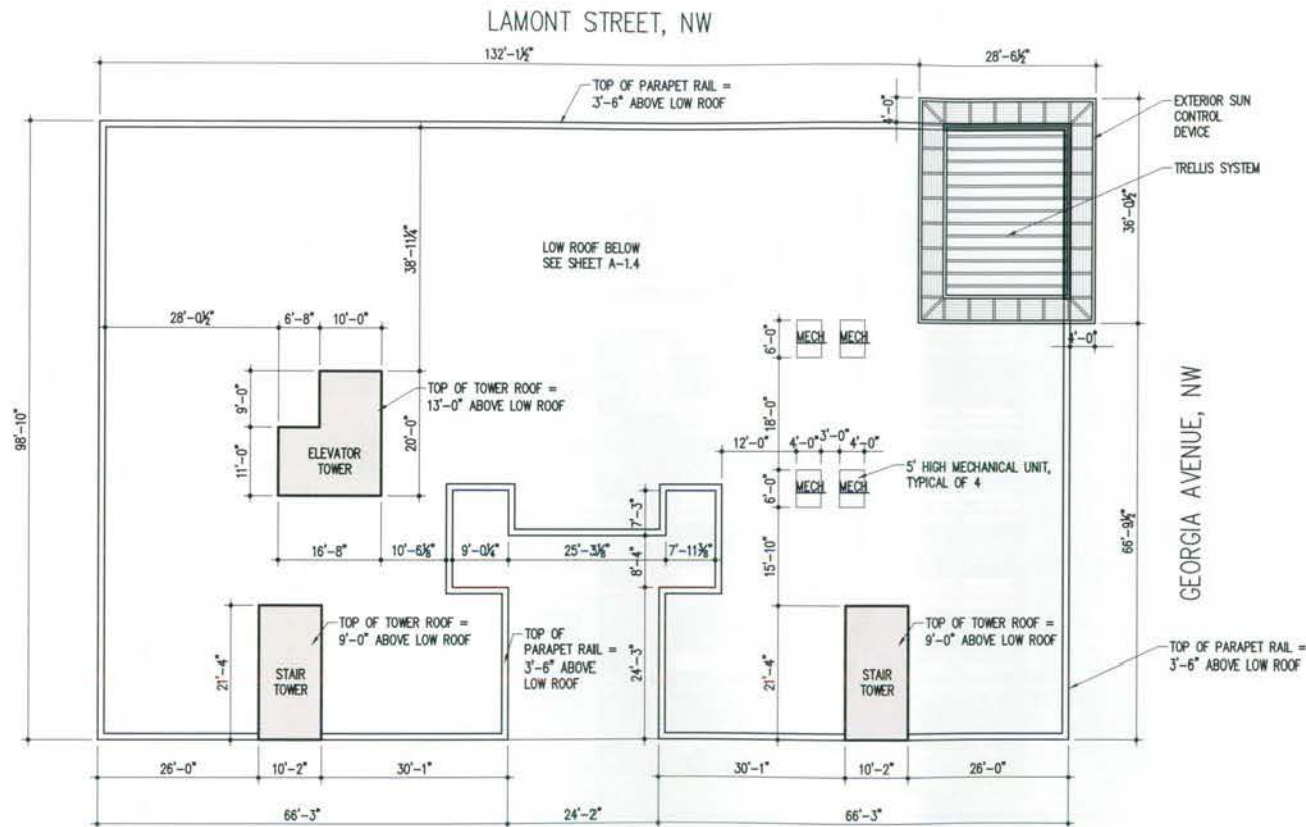


LOW ROOF PLAN

A-14

PUD SUBMISSION

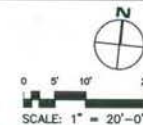
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HIGH ROOF PLAN

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A-15

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COMPLIANCE WITH GEORGIA AVENUE OVERLAY DISTRICT REQUIREMENTS

- 1328.2 BUILDING WILL BE CONSTRUCTED TO ALL PROPERTY LINES ABUTTING PUBLIC STREETS.
- 1328.5 53% OF THE SURFACE AREA OF THE GEORGIA AVENUE WALL AT THE GROUND LEVEL IS PROPOSED TO ENTRANCES TO COMMERCIAL USES W/ DISPLAY WINDOWS HAVING CLEAR/LOW EMISSIVITY GLASS.
- 1328.7 INDIVIDUAL PUBLIC ENTRANCES ARE DIRECTLY ACCESSIBLE FROM THE PUBLIC SIDEWALK.
- 1328.8 DISTANCES BETWEEN ENTRANCES ARE LESS THAN 40 FT. FOR THE LINEAR FRONTAGE OF THE BUILDING.
- 1328.9 THE GROUND FLOOR LEVEL IS PROPOSED TO HAVE A UNIFORM CLEAR FLOOR-TO-CEILING HEIGHT OF 15 FT. 4 IN., WHICH EXCEEDS THE MINIMUM REQUIREMENT.



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0 4' 8' 16'
SCALE: 1/16" = 1'-0"

EAST ELEVATION - GEORGIA AVE
A-21

PUD SUBMISSION

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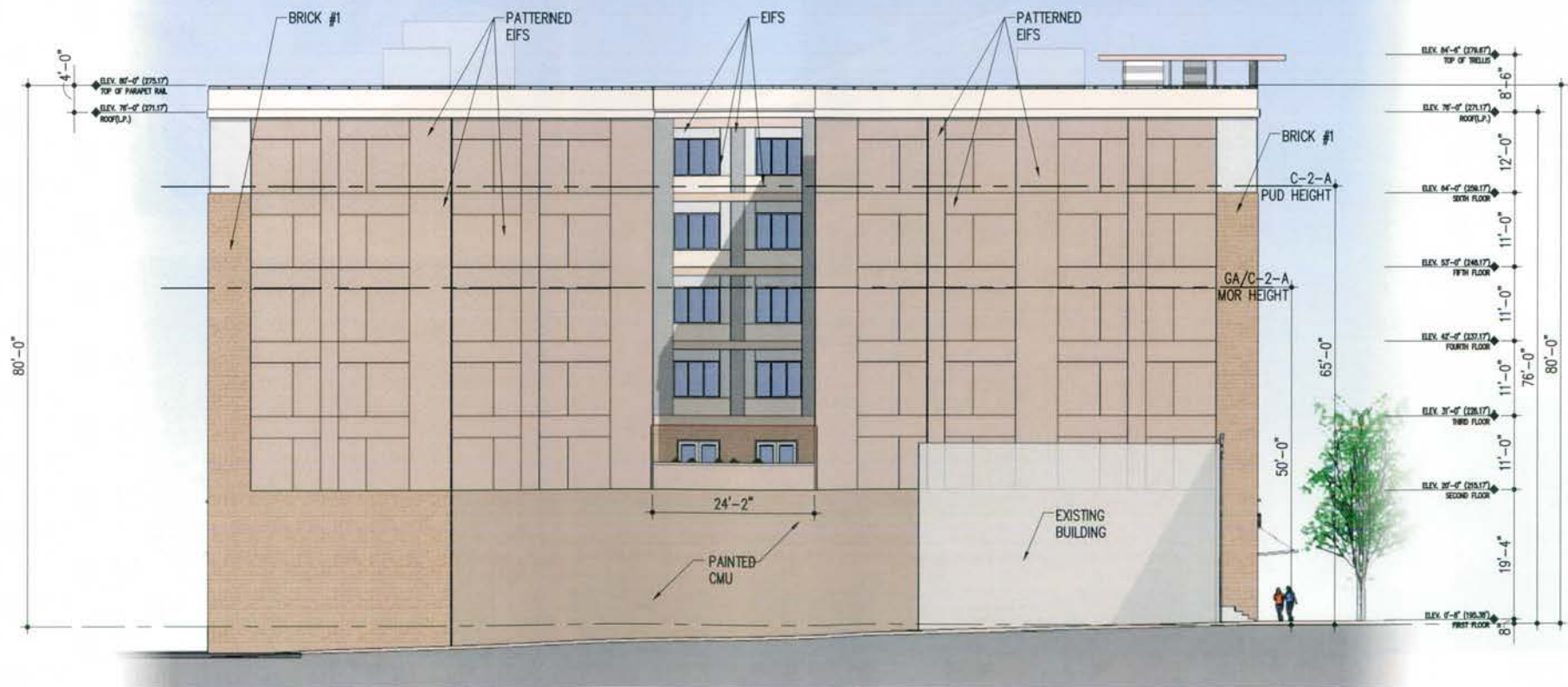
3232 GEORGIA AVENUE, NW
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0 4' 8' 16'
SCALE: 1/16" = 1'-0"

NORTH ELEVATION - LAMONT ST
A-2.2

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0 4' 8' 16'
SCALE: 1/16" = 1'-0"

SOUTH ELEVATION

PUD SUBMISSION

A-24

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AERIAL VIEW



LAMONT STREET PERSPECTIVE



PERSPECTIVE AS SEEN FROM GEORGIA AVE./LAMONT ST. INTERSECTION

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PERSPECTIVE VIEWS

A-3.1

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EIFS

EIFS

HIGH DENSITY VENEER CMU

BRICK #2

BRICK #1



EIFS (EXTERIOR INSULATION AND FINISH SYSTEMS)



HIGH DENSITY VENEER CMU



BRICK #2



BRICK #1

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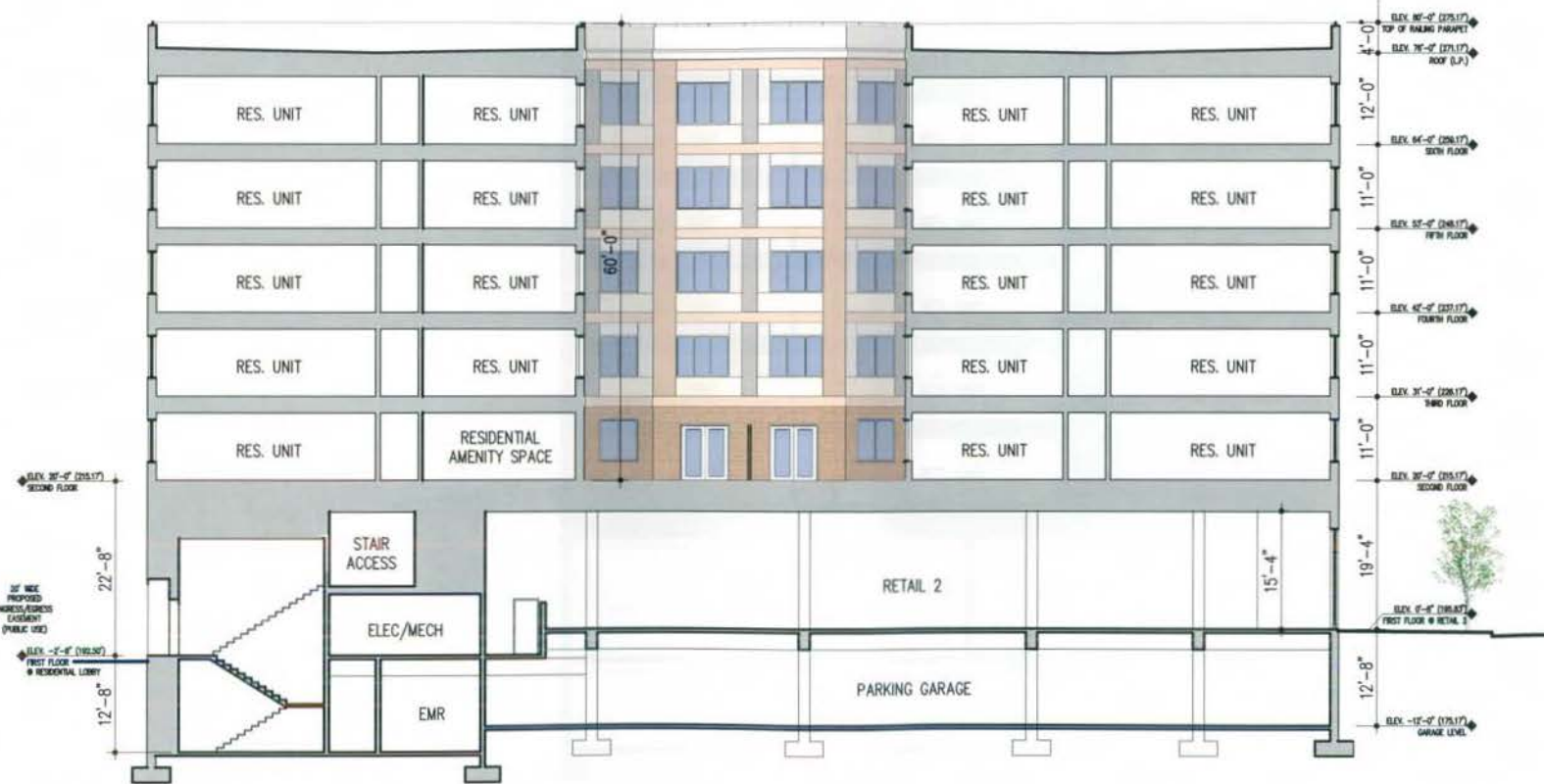
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MATERIALS

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A-3.2

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0' 4' 8' 16'
SCALE: 1/16" = 1'-0"

BUILDING SECTION

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A-4.1

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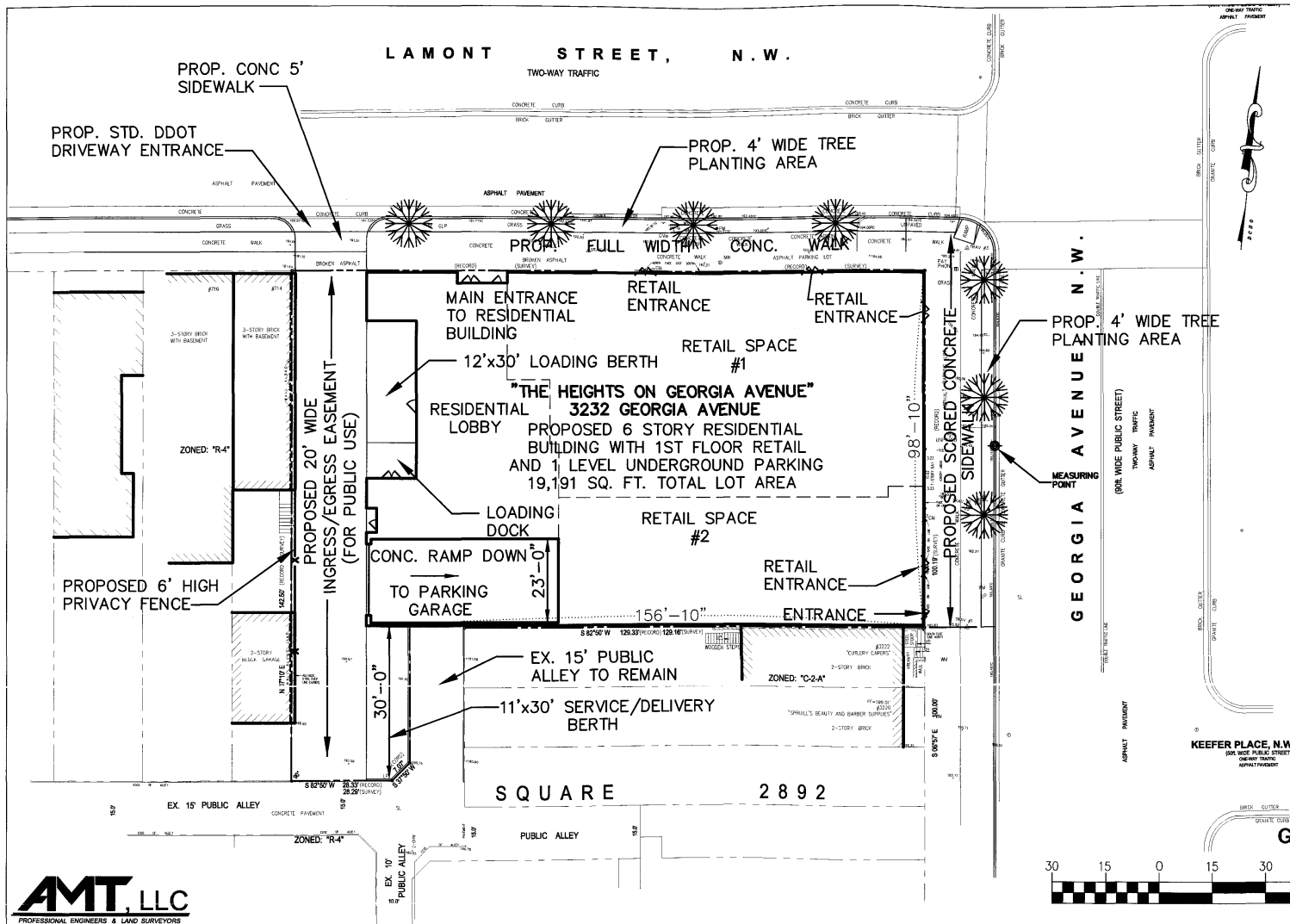
0 4' 8' 16'
SCALE: 1/16" = 1'-0"

BUILDING SECTION

PUD SUBMISSION

A-4.2

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LOT TABULATION NOTES:

1. PROPOSED LOT IS COMPRISED OF EXISTING LOTS 98, 903, 904 908 AND 911 AND CLOSURE OF A PORTION OF A 15 FOOT WIDE PUBLIC ALLEY FOR A LENGTH OF APPROXIMATELY 157 FEET = 2140 SF.
2. TOTAL LOT AREA = 19,191 SF.
3. EXISTING ZONING CLASSIFICATION IS C-2-A FOR LOTS FRONTING OF GEORGIA AVENUE AND R-4 FOR LOT 908 FRONTING ON LAMONT STREET.

GENERAL NOTES:

1. STREETSCAPE DESIGN WILL COMPLY WITH GEORGIA AVENUE/PETWORTH MASTER PLAN AND DDOT DETAILS AND SPECIFICATIONS.
2. UNDERGROUND PARKING GARAGE WILL PROVIDE 29 VEHICLE SPACES.
3. PROPOSED 20 FOOT EASEMENT WILL PROVIDE FOR PUBLIC INGRESS AND EGRESS, AS WELL AS ACCESS TO PARKING GARAGE AND LOADING SPACES.

AMT, LLC
PROFESSIONAL ENGINEERS & LAND SURVEYORS
10 G STREET, N.E., SUITE 450
WASHINGTON, D.C. 20002
PHONE: (202) 398-4545 FAX: (202) 398-0051

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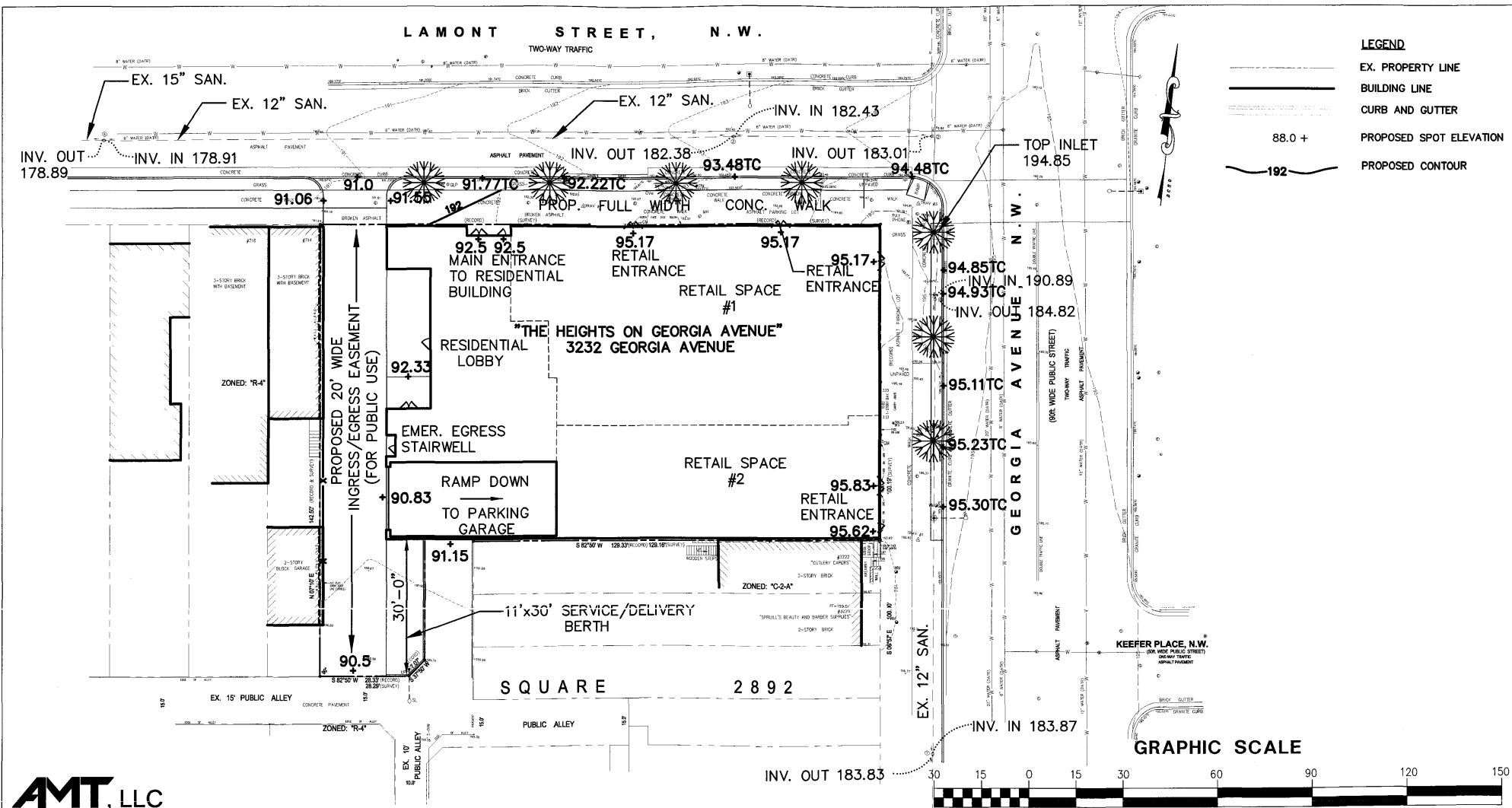
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SITE PLAN

PUD SUBMISSION

C2.0

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PROFESSIONAL ENGINEERS & LAND SURVEYORS
10 G STREET, N.E. SUITE 430
WASHINGTON, D.C. 20002
PHONE: (202) 398-4545 FAX: (202) 398-0051

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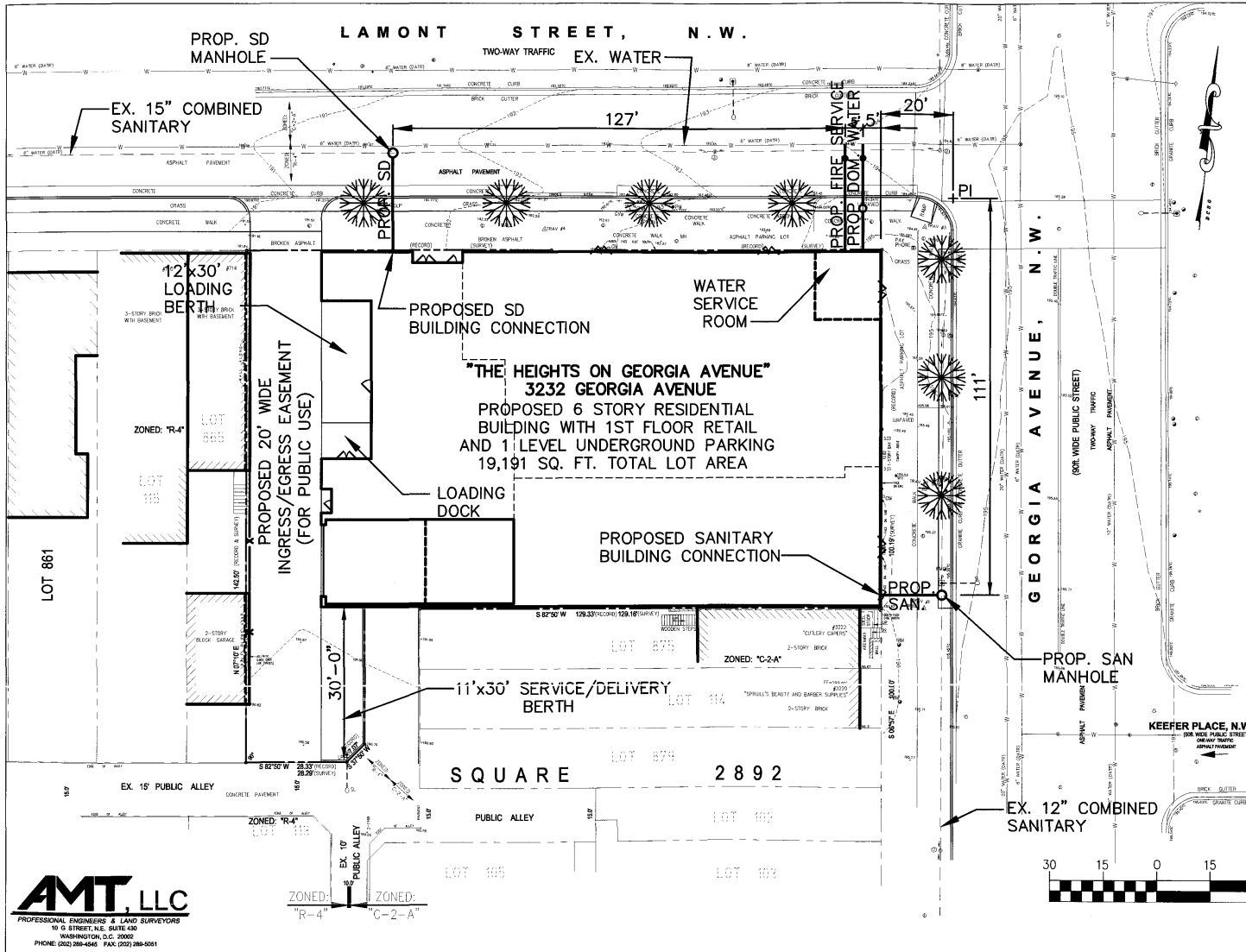
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SITE GRADING PLAN

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AMT, LLC
PROFESSIONAL ENGINEERS & LAND SURVEYORS
10 G STREET, N.E., SUITE 430
WASHINGTON, D.C. 20002
PHONE: (202) 288-4446 FAX: (202) 288-5081

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GRAPHIC SCALE



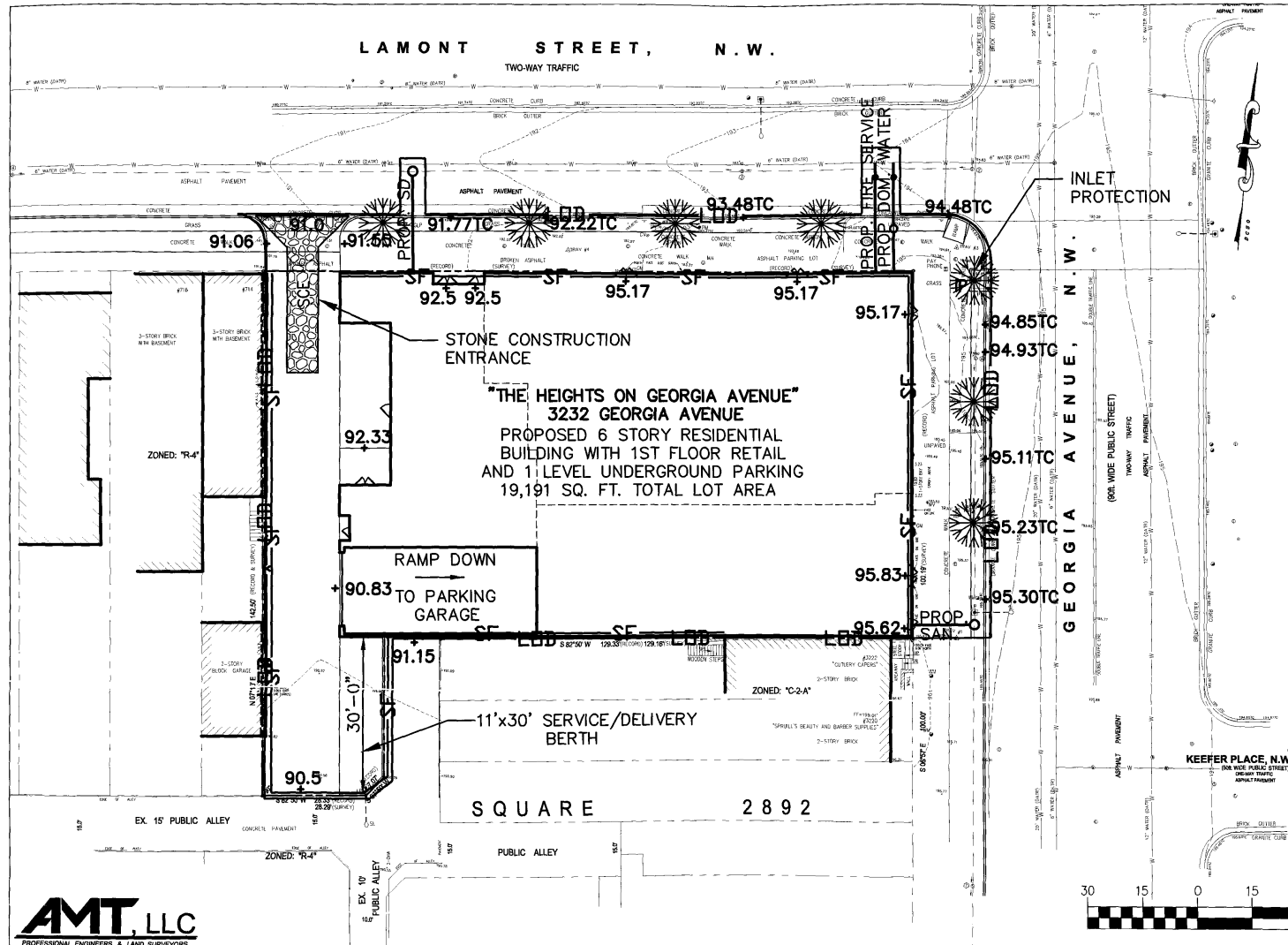
CONCEPT SITE UTILITY PLAN

C2.2

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LAMONT STREET, N.W.
TWO-WAY TRAFFIC



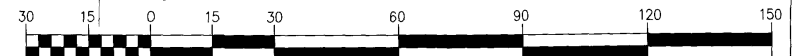
STANDARD EROSION AND SEDIMENT CONTROL SEQUENCE

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING. PROVIDE TEMPORARY STONE CONSTRUCTION ENTRANCE WHERE SHOWN.
2. PROVIDE WATER SOURCE AND HOSE TO CLEAN ALL EQUIPMENT LEAVING SITE.
3. INSTALL SILT FENCE AS SHOWN.
4. NO DISTURBED AREA WILL BE DENuded FOR MORE THAN 7 CALENDAR DAYS. INSTALL THE NECESSARY TEMPORARY OR PERMANENT VEGETATIVE STABILIZATION MEASURES TO ACHIEVE ADEQUATE EROSION AND SEDIMENT CONTROL.
5. ALL CONSTRUCTION TO BE INSPECTED DAILY BY THE CONTRACTOR, AND ANY DAMAGED SILTATION OR EROSION CONTROL DEVICES OR MEASURES WILL BE REPAIRED AT THE CLOSE OF THE DAY.
6. ALL SILT FENCE TO BE MAINTAINED IN WORKING CONDITION.
7. STABILIZED CONSTRUCTION ENTRANCES TO BE PERIODICALLY SUPPLEMENTED WITH ADDITIONAL STONE AS NEEDED.
8. CONTROLS CAN BE REMOVED AFTER THEIR CONTRIBUTING AREAS HAVE BEEN PERMANENTLY STABILIZED, AND APPROVAL OF INSPECTOR IS OBTAINED.

LEGEND

- LDB — LIMIT OF DISTURBANCE
- SF — SILT FENCE
- [] IP INLET PROTECTION

GRAPHIC SCALE



(IN FEET)
1 inch = 30 feet

AMT, LLC
PROFESSIONAL ENGINEERS & LAND SURVEYORS
100 G STREET, N.E., SUITE 400
WASHINGTON, D.C. 20002
PHONE (202) 338-4444 FAX (202) 338-9001

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CONCEPT EROSION & SEDIMENT
CONTROL PLAN

C3.0

PUD SUBMISSION

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