

THE HEIGHTS ON GEORGIA AVENUE

3232 GEORGIA AVENUE, NW
WASHINGTON, DC

2008 DEC 22 PM 4:23

NeighborhoodDevelopmentCompany

invest + develop + revitalize



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PLANNED UNIT DEVELOPMENT AND ZONING MAP AMENDMENT PLANS
DECEMBER 19, 2008

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
Symetra Design

ARCHITECT
Grimm + Parker Architects

CIVIL ENGINEER
AMT, LLC

ZONING COMMISSION
District of Columbia

CASE NO. 08-26

EXHIBIT NO. 17

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PARKER
ARCHITECTS

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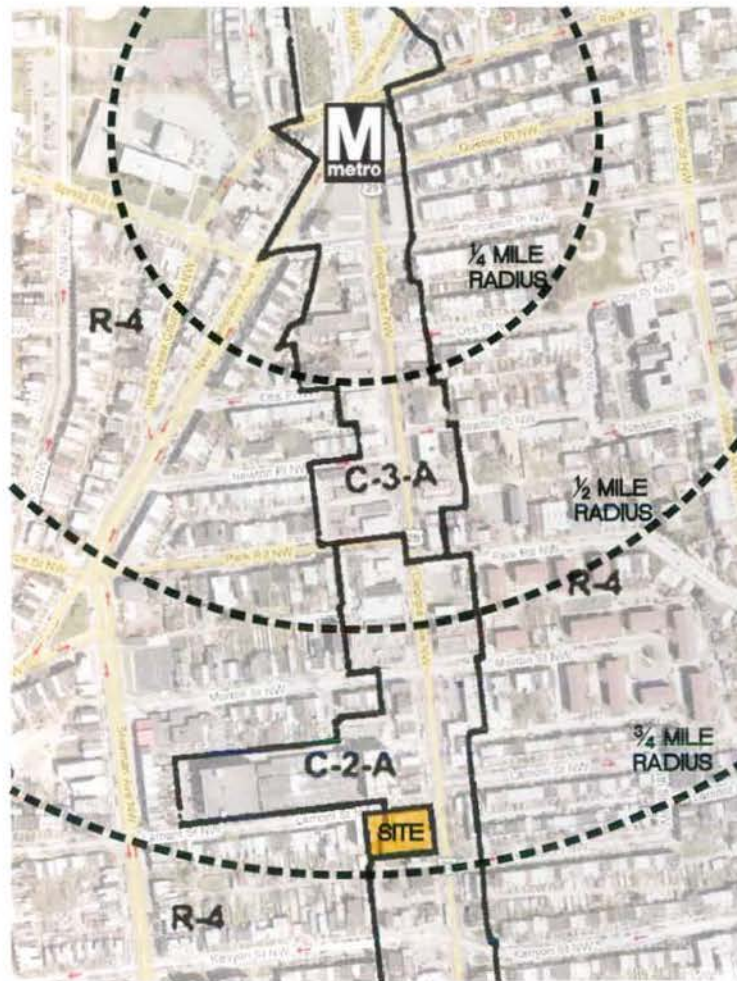
COVER SHEET

PRE-HEARING
SUBMISSION

CS

DECEMBER 19, 2008

ZONING AND VICINITY MAP



ZONING TABULATIONS

CURRENT ZONING: R4 & GA/C-2-A
PROPOSED ZONING: GA/C-2-B

	REQUIRED/ALLOWED UNDER PUD STANDARDS	PROPOSED
FAR	6.0	4.54
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 @ 100 SQ. FT. FOR RETAIL & RES.
SERVICE/DELIVERY	1 @ 10'x20' FOR RESIDENTIAL	10'x20'
PARKING	34 SPACES	29 SPACES

UNIT MIX + BUILDING AREA CHART

RESIDENTIAL	UNIT TYPES		1A	1B	2A	2B	2C	2D	3A	TOTAL	
	UNIT SQUARE FOOTAGES		700	634	953	938	878	885	1,211		
	BEDS AND BATHS		1B/1BA	1B/1BA	2B/2BA	2B/2BA	2B/1BA	2B/2BA	3B/2BA		
	THE HEIGHTS ON GEORGIA AVE										
	UNITS PER FLOOR									UNITS/FLOOR	AREA/FLOOR*
	GROUND FLOOR									12	3,895
	SECOND FLOOR		5	1	2	1	1	1	2	13	14,423
	THIRD FLOOR		5	1	2	2	1	1	2	14	14,423
	FOURTH FLOOR		5	1	2	2	1	1	2	14	14,423
	FIFTH FLOOR		5	1	2	2	1	1	2	14	14,423
SIXTH FLOOR		5	1	2	2	1	1	2	14	14,423	
TOTALS									TOTAL		
TOTAL UNITS		25	5	10	5	5	5	10	TOTAL UNITS	TOTAL GSF AREA	
TOTAL SQUARE FOOTAGE		17,500	2,170	9,530	8,452	4,390	4,425	12,110	69,567	75,100	
NUMBER OF UNITS		30			29			10	69	75.3%	
UNIT MIX		43%			42%			14%	100%	EFFICIENCY	
BUILDING / LOT SUMMARY											
LOT SIZE (SF)										19,191	
GSF (RESIDENTIAL)										75,100	
GSF (RETAIL)										10,955	
TOTAL GSF										87,055	
FAR (RESIDENTIAL)										3.97	
FAR (RETAIL)										0.57	
FAR (TOTAL)										4.54	

LOT SIZE (SF)	19,191
GSF (RESIDENTIAL)	76,100
GSF (RETAIL)	10,955
TOTAL GSF	87,055
FAR (RESIDENTIAL)	3.97
FAR (RETAIL)	0.57
FAR (TOTAL)	4.54

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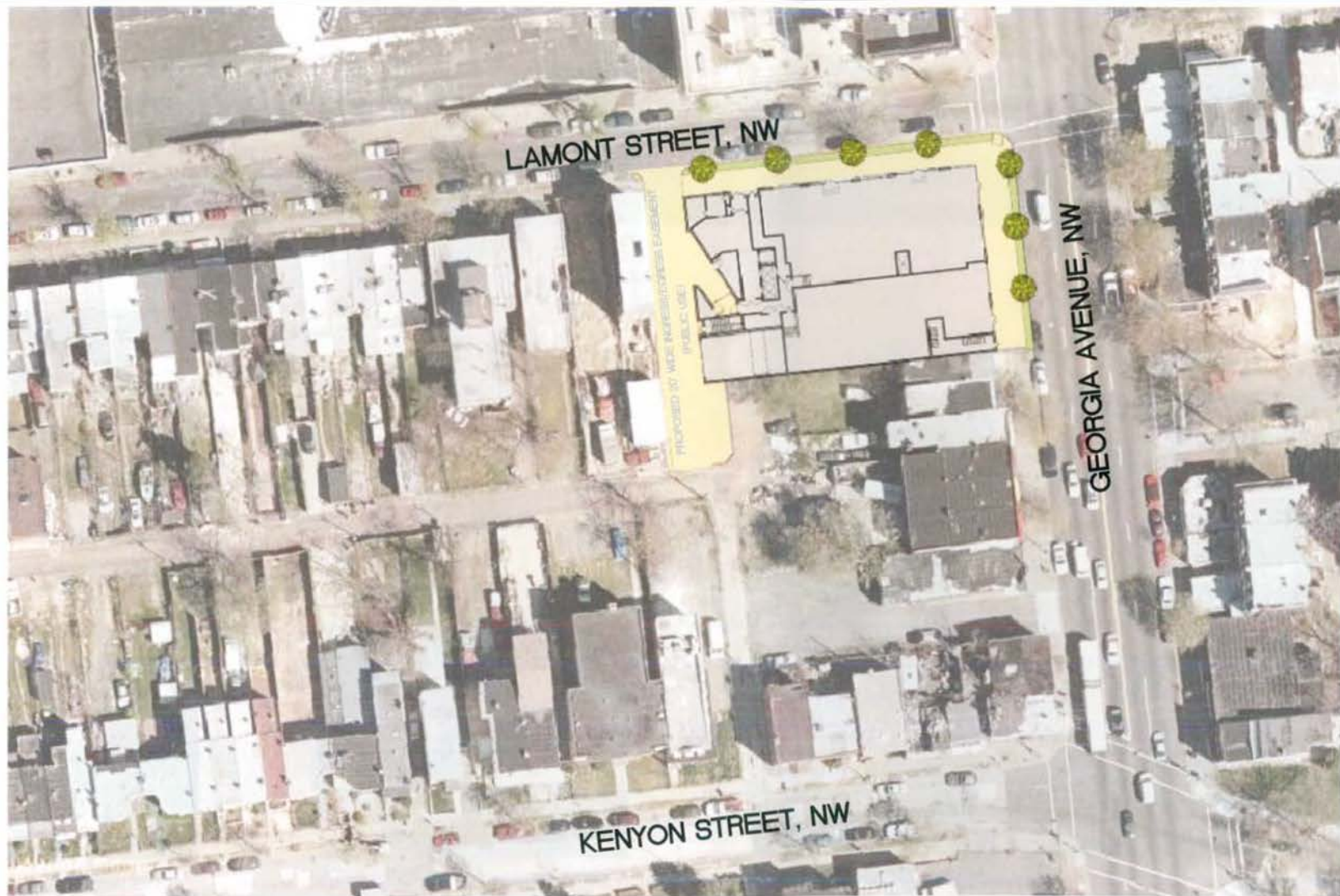
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ZONING PLAN AND TABULATIONS A-0.1

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SITE CONTEXT PLAN

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A-0.2

DECEMBER 19, 2008



① GEORGIA AVE. - VIEW WEST



② LAMONT ST. - VIEW SOUTH



③ GEORGIA AVE. - VIEW EAST



④ GEORGIA AVE. - VIEW WEST



SITE CONTEXT

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SITE PHOTOS

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A-0.3

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LAMONT STREET, NW

LEGEND

-  RESIDENTIAL / COMMERCIAL GARAGE ACCESS
-  DELIVERY VEHICLES LOADING ACCESS
-  TRAFFIC FLOW
-  RETAIL ACCESS
-  RESIDENTIAL ACCESS

GEORGIA AVENUE, NW

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

12' X 30' LOADING BERTH

LOADING DOCK
100 S.F.

TO GARAGE

10' X 20' SERVICE AREA

EXISTING 15' PUBLIC ALLEY

GAR
EXH

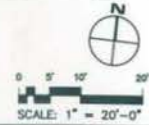
EXISTING BUILDING

EXISTING BUILDING

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The Heights on Georgia Avenue

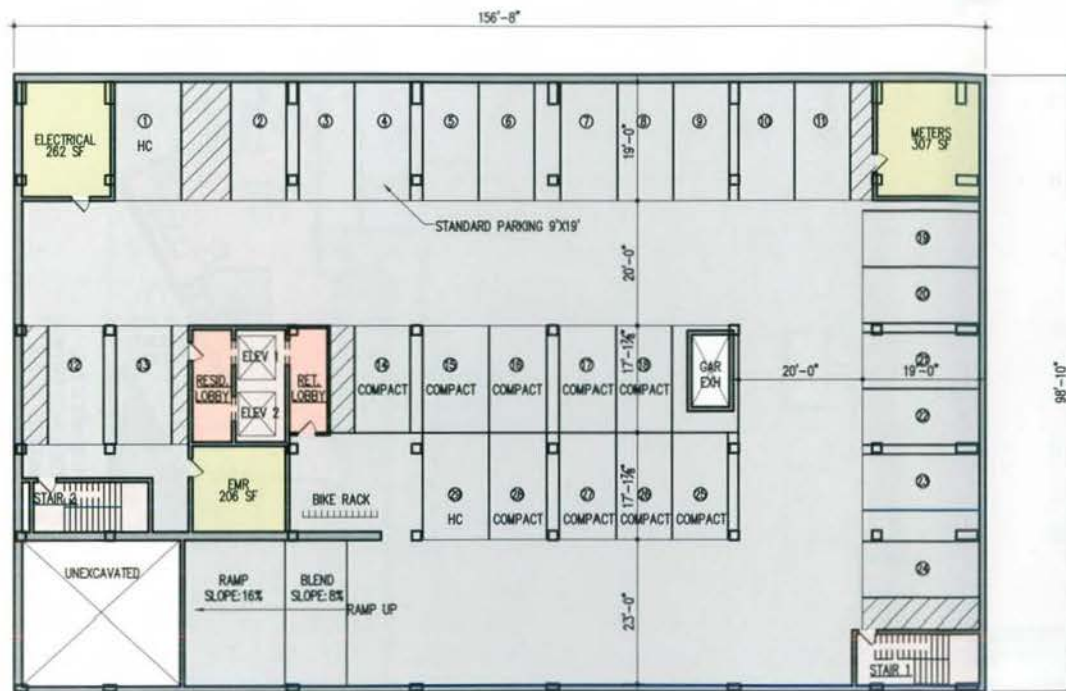
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SITE ACCESS AND CIRCULATION
A-0.4

PRE-HEARING
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ZONING COMPLIANT PARKING TABULATIONS

	REQUIRED/ALLOWED	PROPOSED
PARKING		
STANDARD		14 SPACES
ADA ACCESSIBLE		4 SPACES
COMPACT		11 SPACES
TOTAL	34 SPACES	29 SPACES

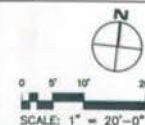
NOTE:
THE LAYOUTS SHOWN ON THESE PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OF THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.

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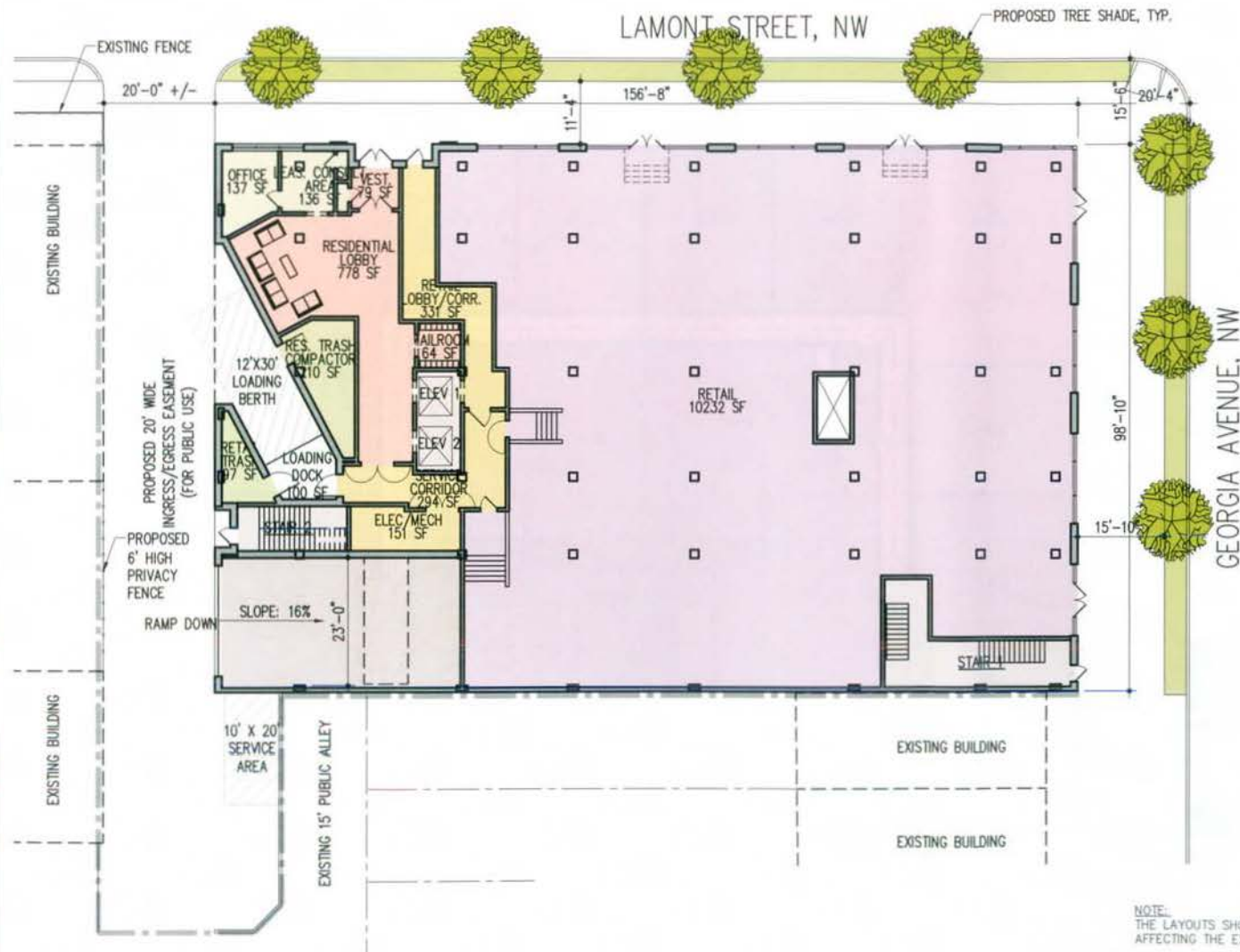


GARAGE PLAN

PRE-HEARING
SUBMISSION

A-10

DECEMBER 19, 2008



POTENTIAL TREE SCHEDULE

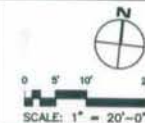
SCIENTIFIC NAME	COMMON NAME
PLATANUS ACERIFOLIA	LONDON PLANETREE
QUERCUS PHELLOS	WILLOW OAK
ZELKOVA SERRATA	GREEN VASE ZELKOVA

NOTE:
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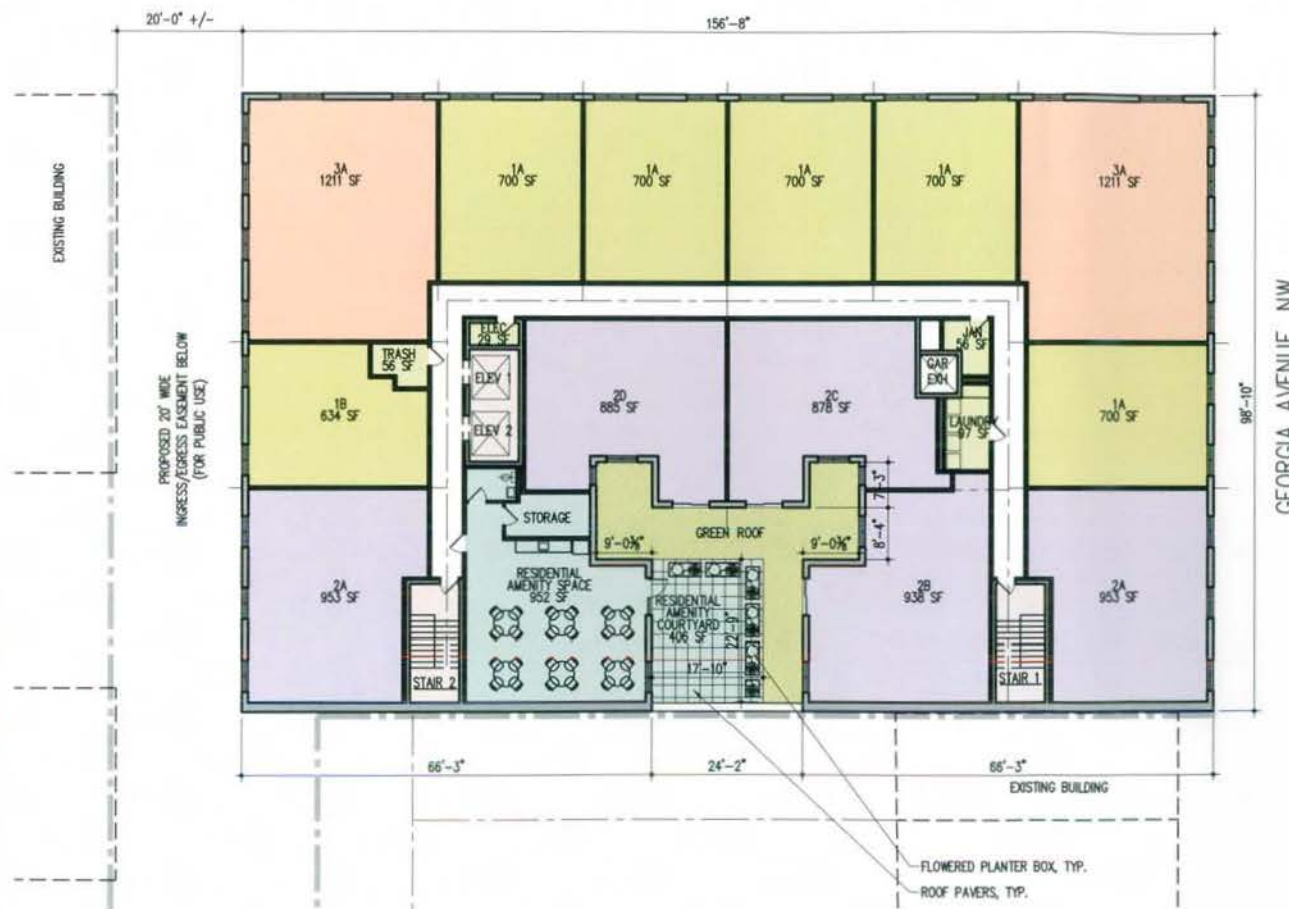
GROUND FLOOR PLAN

PRE-HEARING
SUBMISSION

A-1.1

DECEMBER 19, 2008

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

RESIDENTIAL AMENITY	1358 SQ. FT.
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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

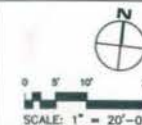
NOTE:
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SECOND FLOOR PLAN

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A-12

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UNIT LEGEND



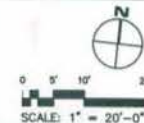
1 BEDROOM	6 UNITS/FLOOR X 5	30 UNITS
2 BEDROOM	6 UNITS/FLOOR X 5 - 1 UNIT	29 UNITS
3 BEDROOM	2 UNITS/FLOOR X 5	10 UNITS
TOTAL		69 UNITS

NOTE:
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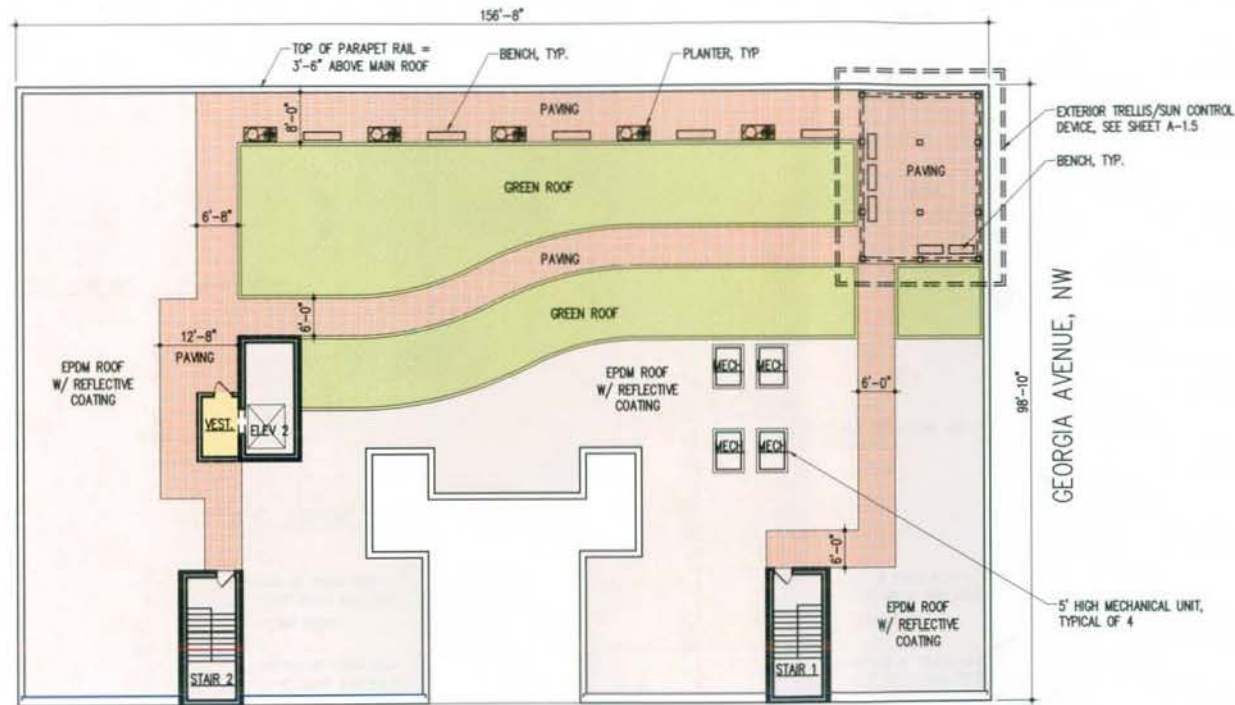


TYPICAL FLOOR PLAN (FLRS 3-6)
A-13

PRE-HEARING
SUBMISSION

DECEMBER 19, 2008

LAMONT STREET, NW



BENEFITS OF GREEN ROOF

- ENERGY SAVINGS AND GLOBAL WARMING MITIGATION
- REDUCTION IN URBAN HEAT ISLAND EFFECT AND SMOG
- IMPROVED OCCUPANT COMFORT
- REDUCED STORMWATER RUN OFF



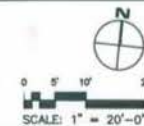
PHOTOS OF GREEN ROOF

NOTE:
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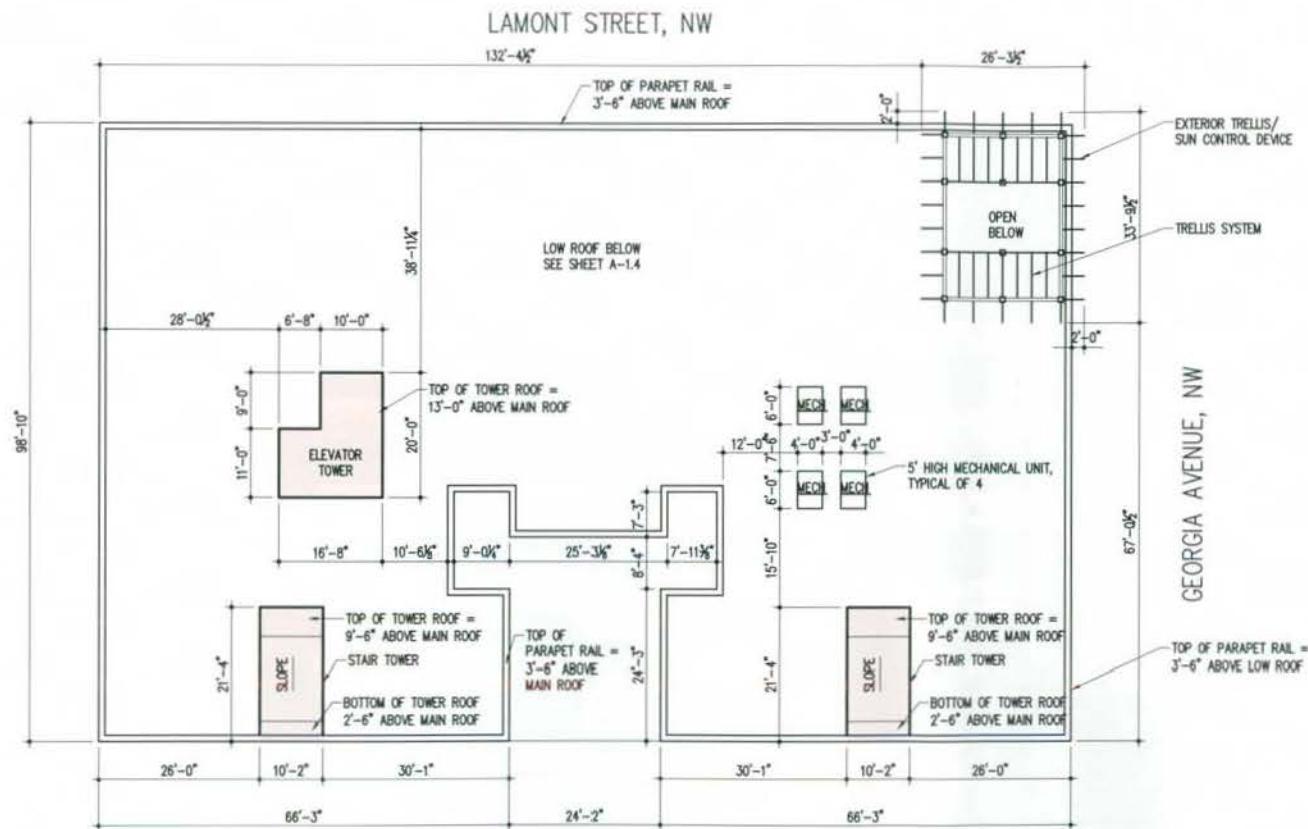


LOW ROOF PLAN

PRE-HEARING
SUBMISSION

A-14

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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

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

NORTH ELEVATION - LAMONT ST
A-2.2

PRE-HEARING
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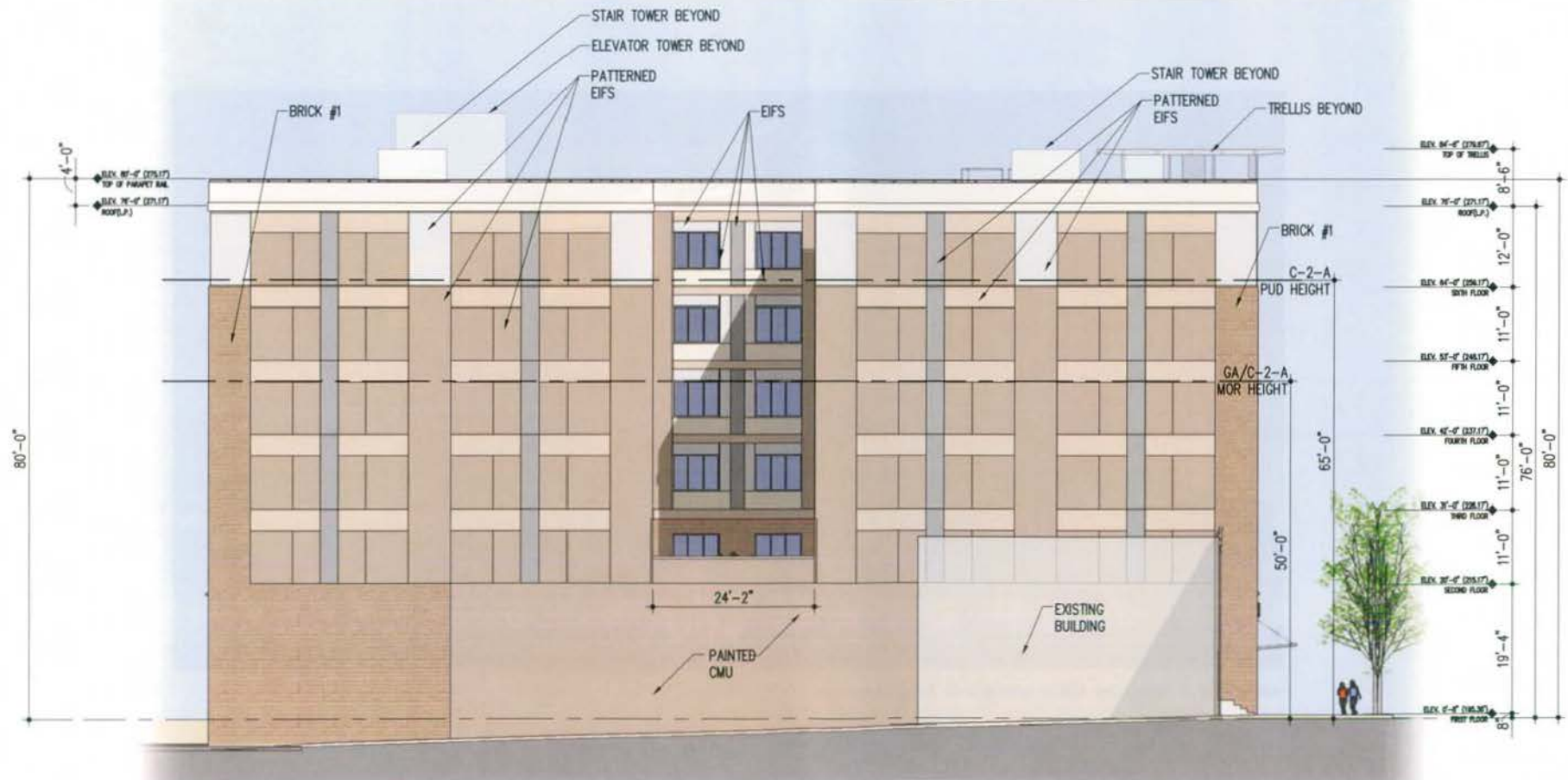
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SCALE: 1/16" = 1'-0"

WEST ELEVATION

PRE-HEARING
SUBMISSION

A-23

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

SOUTH ELEVATION

PRE-HEARING
SUBMISSION

A-2.4

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

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PERSPECTIVE VIEW

PRE-HEARING
SUBMISSION

A-3.1

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LAMONT STREET PERSPECTIVE

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PERSPECTIVE VIEW

PRE-HEARING
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A-3.2

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GEORGIA AVENUE PERSPECTIVE
ONE BLOCK AWAY VIEW AT KENYON ST

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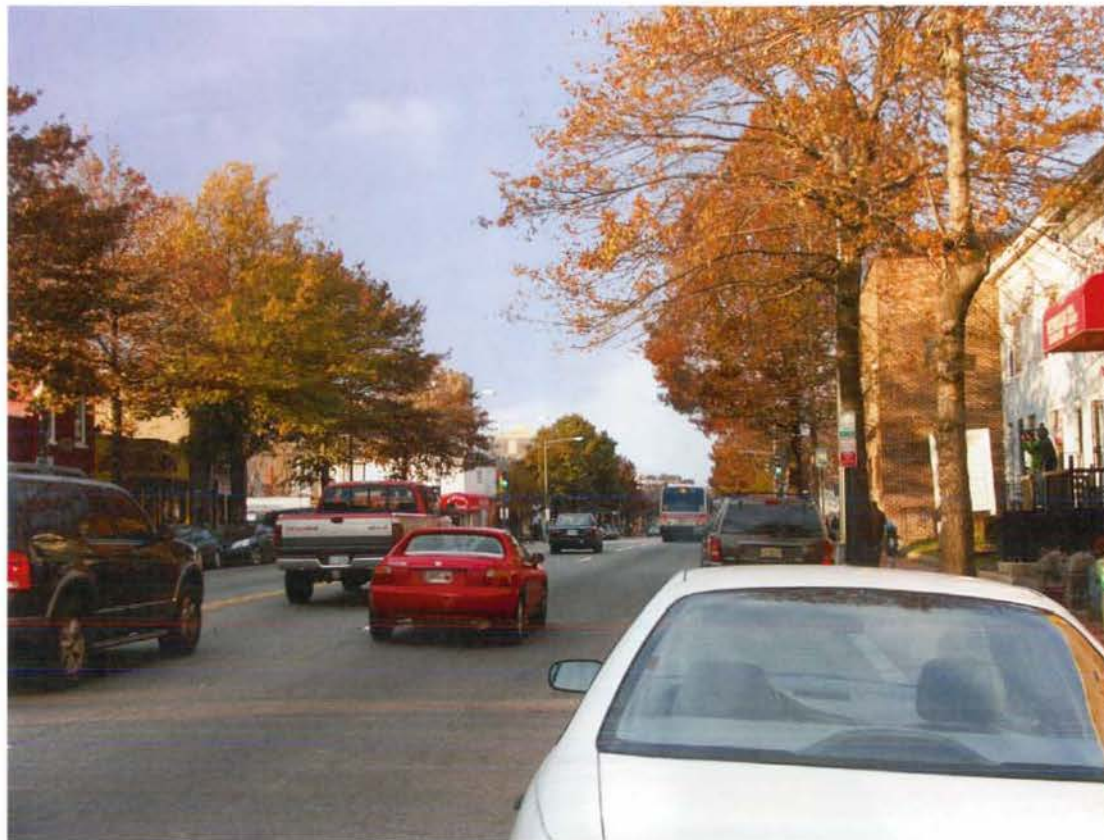
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PERSPECTIVE VIEW

PRE-HEARING
SUBMISSION

A-3.3

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GEORGIA AVENUE PERSPECTIVE
TWO BLOCK AWAY VIEW AT IRVING ST

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PERSPECTIVE VIEW

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A-3.4

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AERIAL PERSPECTIVE VIEW

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PERSPECTIVE VIEW

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A-3.5

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TYPICAL WINDOW / WALL DETAIL



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

DETAILS

PRE-HEARING
SUBMISSION

A-3.6

DECEMBER 19, 2008

RESIDENTIAL ENTRANCE DETAIL



ALUMINUM WINDOW

EIFS

ARCHITECTURAL VENT SCREEN

BRICK #1

HIGH DENSITY CMU

ENTRANCE CANOPY

INSULATED ALUMINUM
STOREFRONT SYSTEM



HIGH DENSITY CMU



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

DETAILS

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SUBMISSION

A-3.7

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RETAIL ENTRANCE DETAIL



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

DETAILS

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A-3.8

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TRELLIS DETAIL



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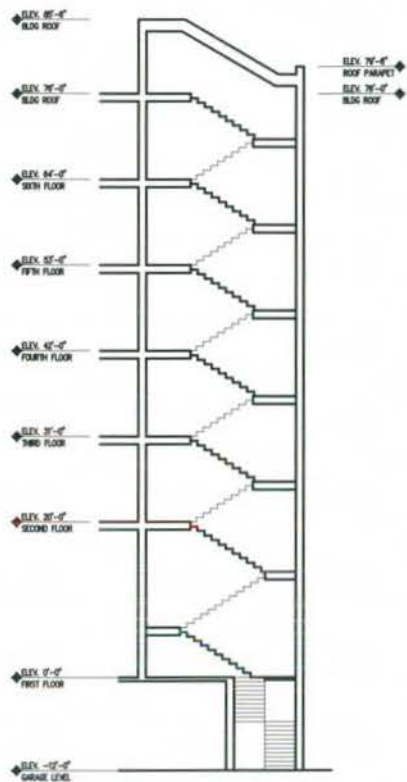
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DETAILS

PRE-HEARING
SUBMISSION

A-3.9

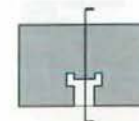
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STAIR SECTION AT SOUTH WALL



KEY



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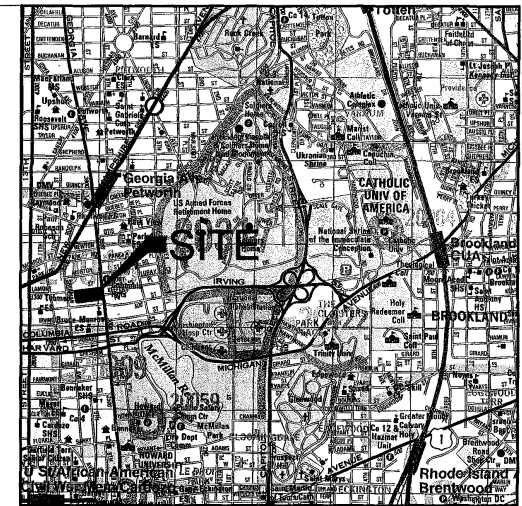
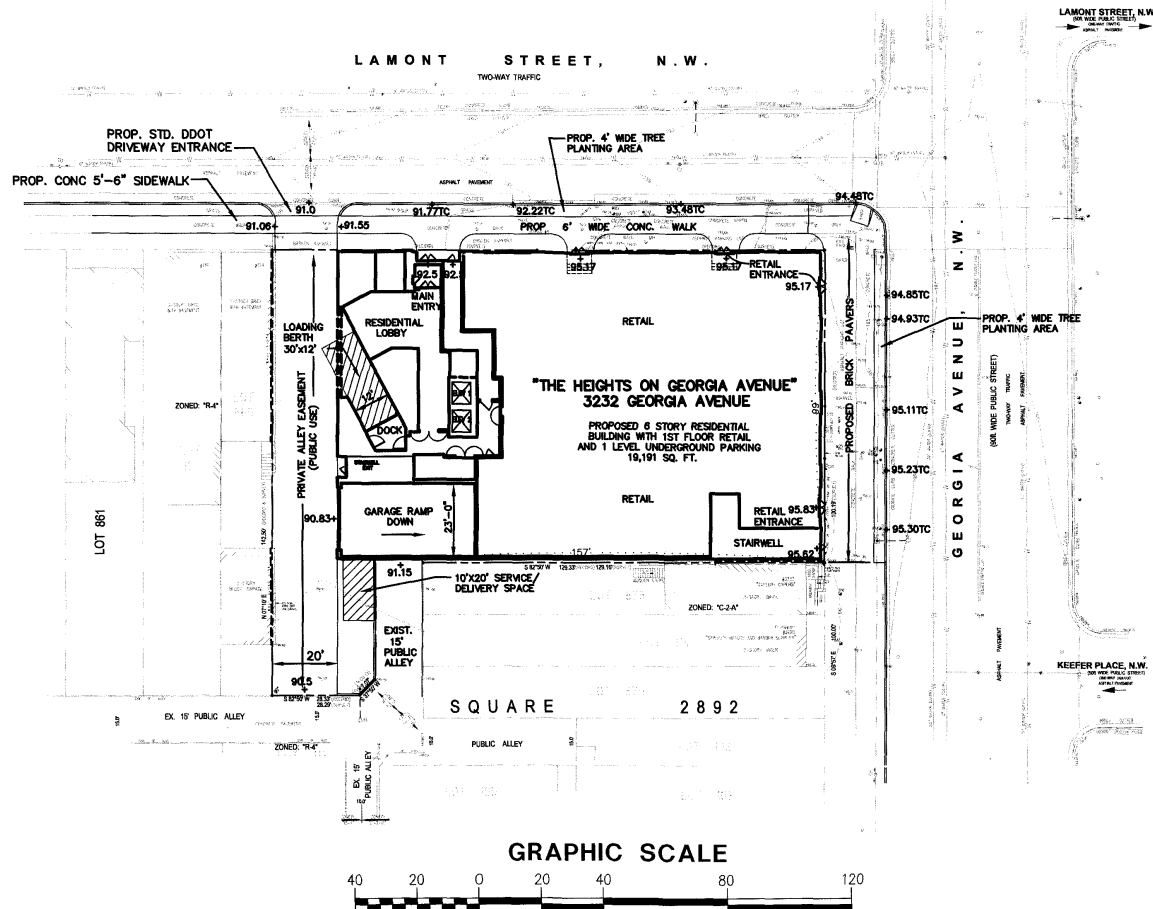
0 4' 8' 16'
SCALE: 1/16" = 1'-0"

BUILDING SECTION

PRE-HEARING
SUBMISSION

A-4.2

DECEMBER 19, 2008



VICINITY MAP
SCALE: 1"=200'

LOT TABULATION NOTES:

1. PROPOSED LOT IS COMPRISED OF EXISTING LOTS 98, 903, 904 908 AND 911 AND CLOSURE OF A 15' FOOT WIDE PUBLIC ALLEY FOR A LENGTH OF APPROXIMATELY 157 FEET.
2. TOTAL LOT AREA = 19,191 SF.
3. AN ALLEYWAY CLOSING PLAT AND A SUBDIVISION PLAT WILL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
4. EXISTING ZONING CLASSIFICATION IS C2-A FOR EXISTING 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 PRIVATE ALLEY WILL PROVIDE FOR GENERAL 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 400
WASHINGTON, D.C. 20002
PHONE: (202) 399-4545 FAX: (202) 269-9051

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The Heights on Georgia Avenue

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SITE PLAN

C2.0

PUD SUBMISSION

DECEMBER 11, 2008

LEGEND

EX. PROPERTY LINE

BUILDING LINE

CURB AND GUTTER

94.0 +

PROPOSED SPOT ELEVATION

192

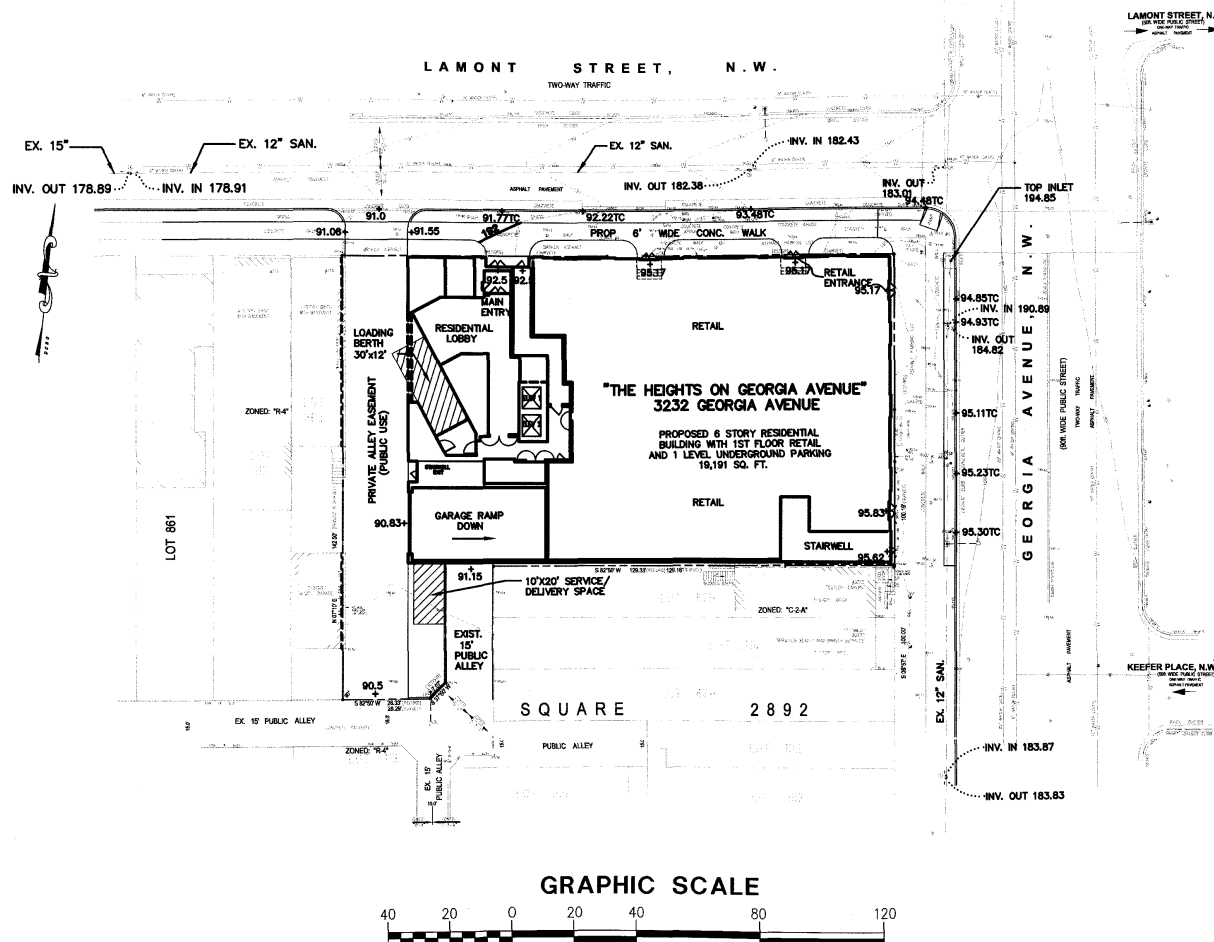
PROPOSED CONTOUR

LOT TABULATION NOTES:

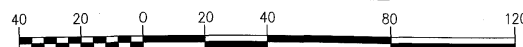
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GENERAL NOTES:

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 PRIVATE ALLEY WILL PROVIDE FOR GENERAL PUBLIC INGRESS AND EGRESS, AS WELL AS ACCESS TO PARKING GARAGE AND LOADING SPACES.



GRAPHIC SCALE



(IN FEET)

1 inch = 40 feet

AMT, LLC

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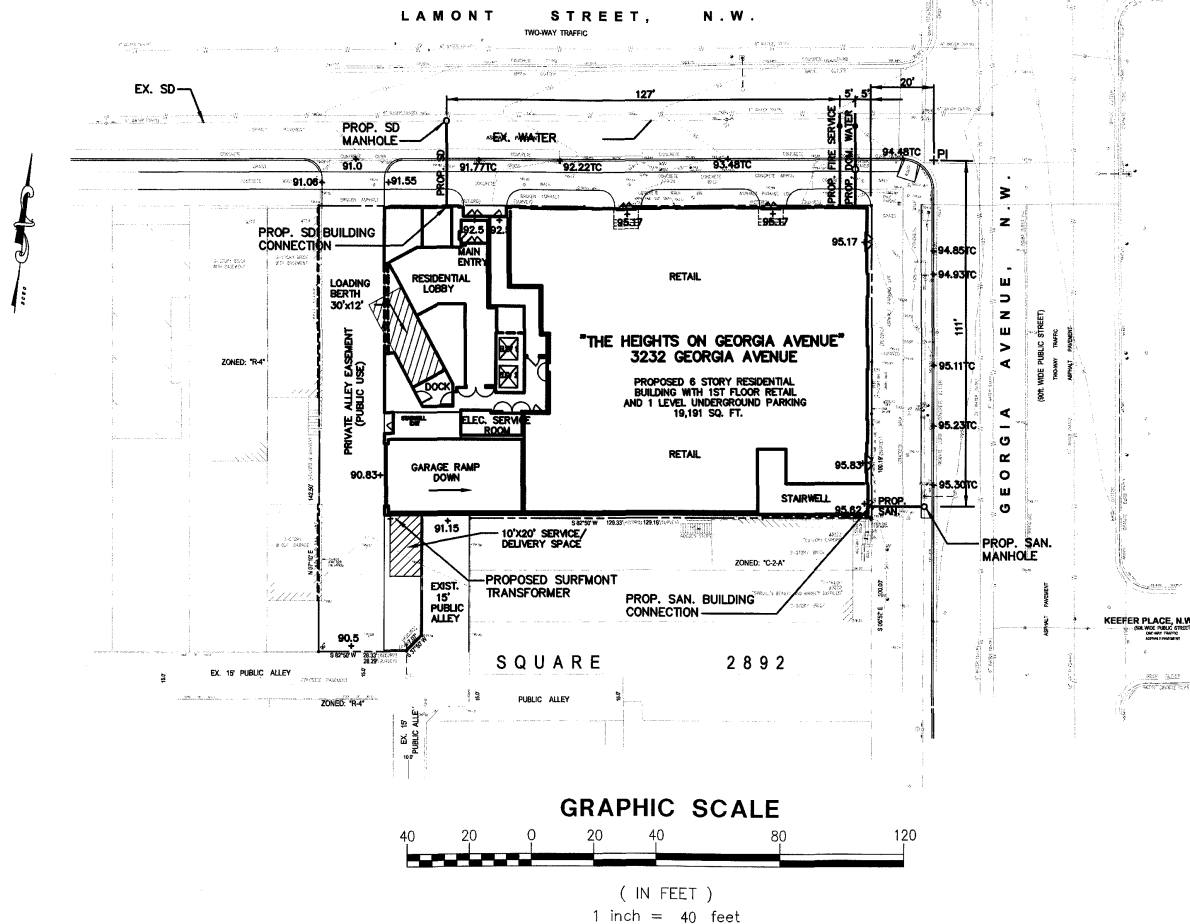
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SITE GRADING PLAN

PUD SUBMISSION

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DECEMBER 11, 2008



GENERAL UTILITY NOTES:

- ALL WATER, SEWER AND STORM DRAIN CONNECTIONS WILL BE CONSTRUCTED IN ACCORDANCE WITH DC WASA STANDARDS AND SPECIFICATIONS.
- UTILITY INFORMATION DEPICTED HEREON HAS BEEN COMPILED BY FIELD SURVEYS CONDUCTED BY A. MORTON THOMAS & ASSOCIATES AND FROM AVAILABLE RECORDS. CONTRACTOR SHALL CONFIRM LOCATION AND DEPTHS OF EXISTING UTILITIES BEFORE MAKING ANY CONNECTIONS.
- CALL "MISS UTILITY" AT (202) 265-7177, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING ANY WORK..
- OBTAIN ALL REQUIRED PUBLIC SPACE PERMITS, ARRANGE AND DOCUMENT ANY AND ALL REQUIRED INSPECTIONS AND CONSTRUCTION APPROVALS.
- (a). NOTIFY DC WASA ONE WEEK PRIOR TO START OF CONSTRUCTION, UTILITY INSPECTION SECTION AT 202-787-4299, WATER SERVICES 202-612-3400 OR 3460 AND SEWER SERVICES 202-264-3824 OR 3829.
(b). DEVELOPERS, CONTRACTORS, AND PLUMBERS MUST SUBMIT FINAL CONSTRUCTION AS-BUILT INFORMATION TO THE APPROPRIATE DCWASA INSPECTOR(S) FOR REVIEW AND APPROVAL, UPON COMPLETION OF NEW AND EXISTING UTILITIES TO BE ABANDONED IN PUBLIC SPACE, CONTRACTOR MUST SUBMIT TO WASA, AS-BUILT DRAWINGS MUST SHOW DIMENSION, ELEVATION, RELOCATION OF ANY WASA UTILITIES AND PERTINENT INFORMATION.
(c). ONCE THE DC WASA INSPECTOR APPROVES THE AS-BUILTS, A COPY MUST BE SUBMITTED TO THE DOCUMENTS AND PERMITS OFFICE AND THE WATER AND SEWER DESIGN SECTION ON THE 5TH FLOOR AT 5000 OVERLOOK AVE., S.W.
- UNDER DC WASA POLICY FOR CUSTOMER FEES AND CHARGES, CONTRACTORS, PLUMBERS, AND OWNERS ARE RESPONSIBLE FOR EXCAVATION, BACKFILLING, REPAVING, AND RESTORATION OF PUBLIC SPACE FOR STREET AND SIDEWALK CUTS FOR NEW UTILITIES, CONNECTIONS, TAPS, AND ABANDONMENT SERVICES UNDER DC WASA INSPECTION IN THE PUBLIC SPACE. DC WASA IS NOT RESPONSIBLE FOR FINAL RESTORATION OF STREET AND SIDEWALK CUTS PERFORMED BY THE DEVELOPER.
- NOTIFY WASHINGTON GAS LIGHT COMPANY (703) 750-1000, AT LEAST 72 HOURS PRIOR TO ANY DEMOLITION, TO HAVE GAS MAIN AND SERVICE LOCATIONS MARKED.
- ALL CONSTRUCTION WITHIN PUBLIC SPACE/RIGHTS OF WAY SHALL BE IN ACCORDANCE WITH THE DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES, LATEST EDITION.
- LOCATIONS OF EXISTING WATER AND SEWER CONNECTIONS ARE APPROXIMATE. CONTRACTOR TO LOCATE, ABANDON, AND CAP EXISTING SANITARY CONNECTION AT THE SEWER MAIN AND REMOVE AND CAP EXISTING DOMESTIC WATER SERVICE CONNECTION AT THE WATER MAIN, PER DC-WASA PROCEDURES.
- EXACT DEPTHS OF EXISTING WATER MAIN, EXISTING GAS, AND EXISTING TELEPHONE LINES ARE UNCERTAIN. CONTRACTOR TO TEST PIT CROSSINGS TO DETERMINE EXACT DEPTHS BEFORE ANY EXCAVATIONS FOR NEW CONNECTION.
11. - PROPOSED " ROOF DRAIN CONNECTION SHALL BE SCHEDULE 40 PVC
- PROPOSED " SANITARY SERVICE SHALL BE SCHEDULE 40 PVC PIPE.
- PROPOSED FIRE SERVICE SHALL BE " DUCTILE IRON PIPE.
- PROPOSED DOMESTIC WATER SHALL BE " TYPE K COPPER.
- FIRE SERVICE SHALL HAVE AN INSIDE DETECTOR CHECK VALVE AND BACKFLOW PREVENTION DEVICE CONFORMING TO ASSE 1048
- DOMESTIC WATER SERVICE SHALL HAVE A " OUTSIDE METER AND VAULT LOCATED 2 FEET BEHIND FACE OF CURB. DOMESTIC WATER LINE SHALL HAVE AN INSIDE BACKFLOW PREVENTION DEVICE CONFORMING TO ASSC 1015 OR 1013.
- WATER SERVICES SHALL ENTER SIDE WALL OF BUILDING 2 FEET ABOVE BASEMENT FLOOR ELEVATION.
- REFERENCE DRAWINGS:
SANITARY: C-14-N.W., D-14-N.W.
WATER: C-14-N.W., D-14-N.W.
- DC PLUMBING CODE FOR UTILITY SERVICES ARE APPLICABLE.
- CONTRACTOR TO SALVAGE EXISTING WATER METERS AND RETURN TO WASA.

AMT, LLC
PROFESSIONAL ENGINEERS & LAND SURVEYORS
10 G STREET, N.E. SUITE 430
WASHINGTON, D.C. 20002
PHONE: (202) 269-4545 FAX: (202) 269-5051

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The Heights on Georgia Avenue

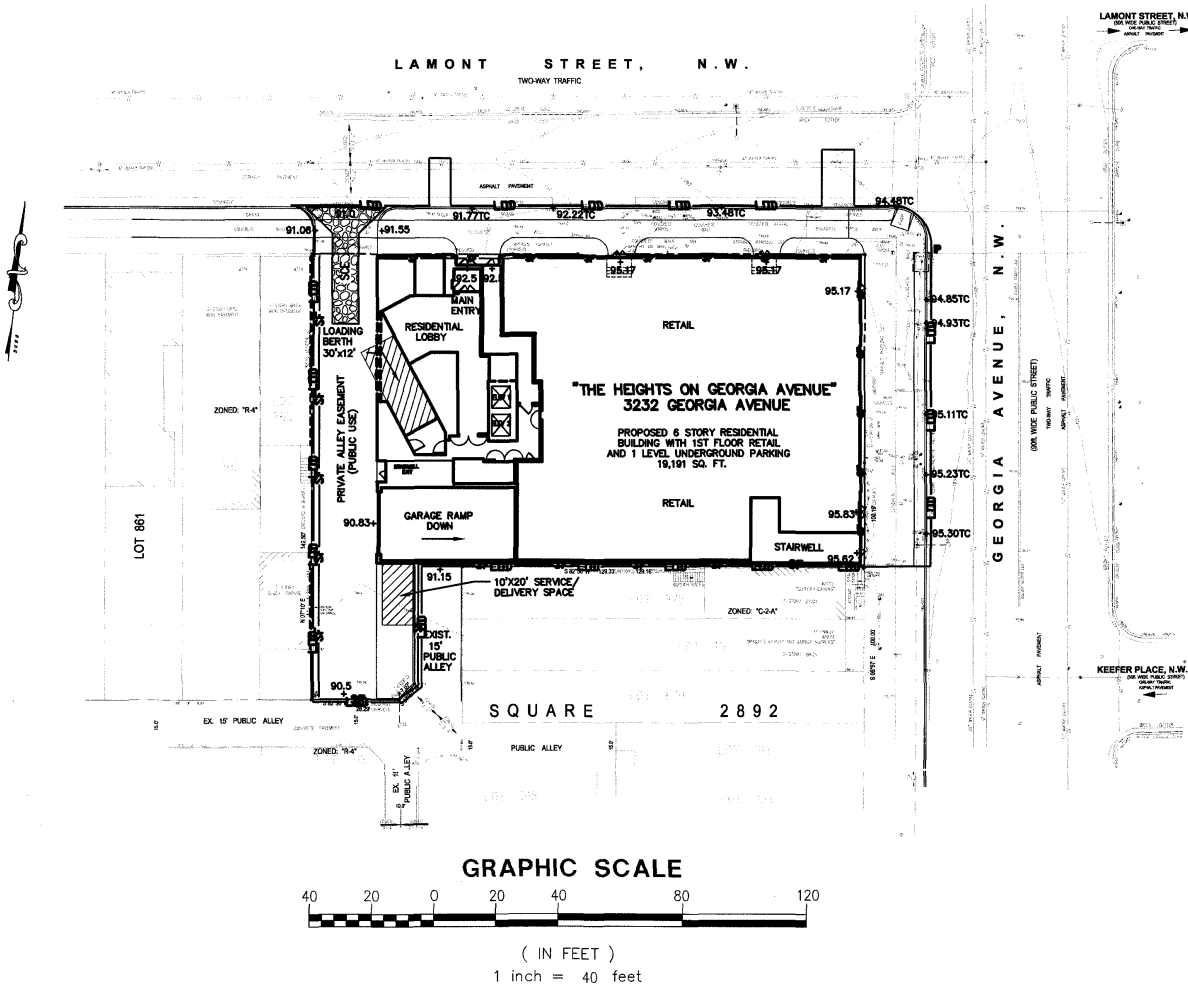
3232 GEORGIA AVENUE, NW
WASHINGTON, DC

SITE UTILITY PLAN

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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

-  LIMIT OF DISTURBANCE
-  SILT FENCE
-  INLET PROTECTION

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EROSION & SEDIMENT CONTROL PLAN

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