

THE HEIGHTS ON GEORGIA AVENUE

3232 GEORGIA AVENUE, NW
WASHINGTON, DC



PLANNED UNIT DEVELOPMENT AND ZONING MAP AMENDMENT PLANS
APRIL 15, 2009

GRIMM +
PARKER
ARCHITECTS

The Heights on Georgia Avenue

3232 GEORGIA AVENUE, NW
WASHINGTON, DC

Neighborhood Development Company

invest + develop + revitalize



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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

Symetra Design

ARCHITECT

Grimm + Parker Architects

CIVIL ENGINEER

AMT, LLC

COVER SHEET

PUD POST-HEARING
SUBMISSION

ZONING COMMISSION
District of Columbia

CASE NO. 08-26
EXHIBIT NO. 44

CS

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SITE CONTEXT PLAN

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A-0.2

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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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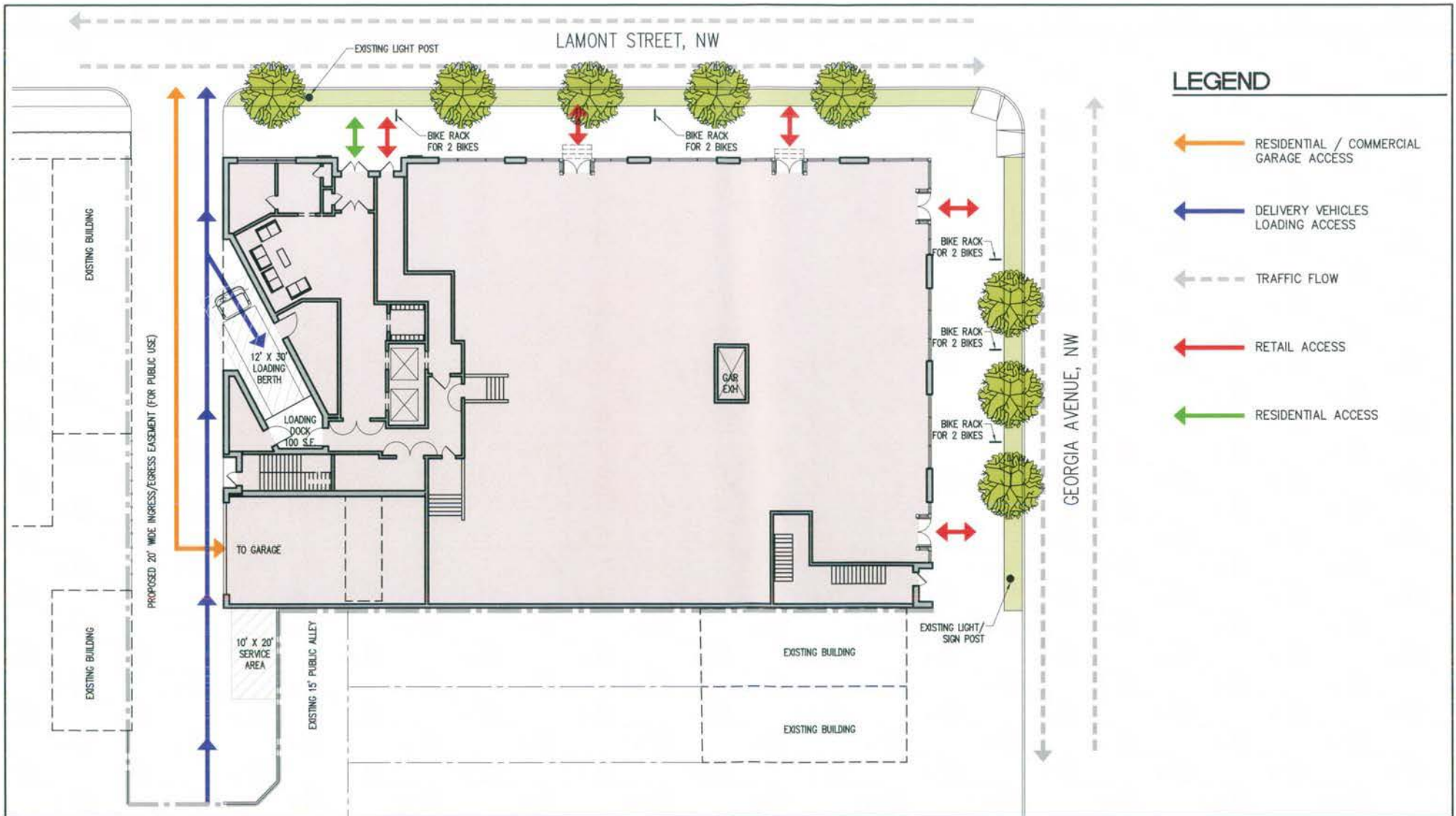
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SITE PHOTOS

PUD POST-HEARING
SUBMISSION

A-0.3

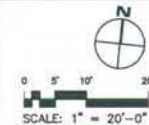
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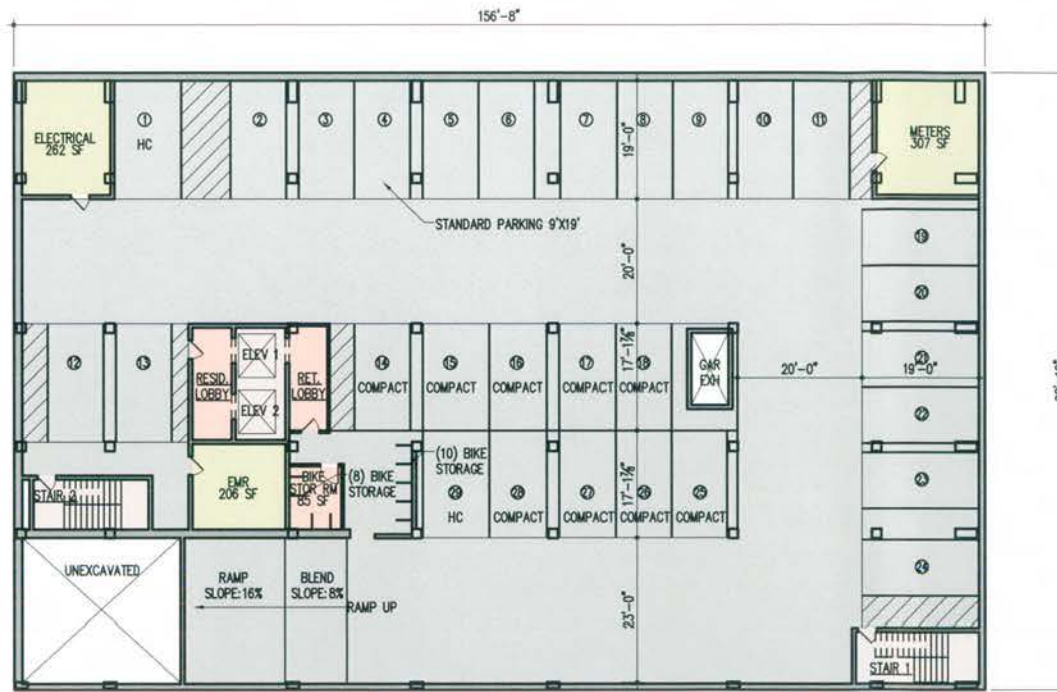
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SITE ACCESS AND CIRCULATION
A-0.4

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ZONING COMPLIANT PARKING TABULATIONS

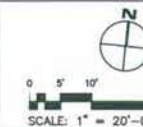
	REQUIRED/ALLOWED	PROPOSED
PARKING		
STANDARD		14 SPACES
ADA ACCESSIBLE		4 SPACES
COMPACT		11 SPACES
TOTAL	34 SPACES	29 SPACES

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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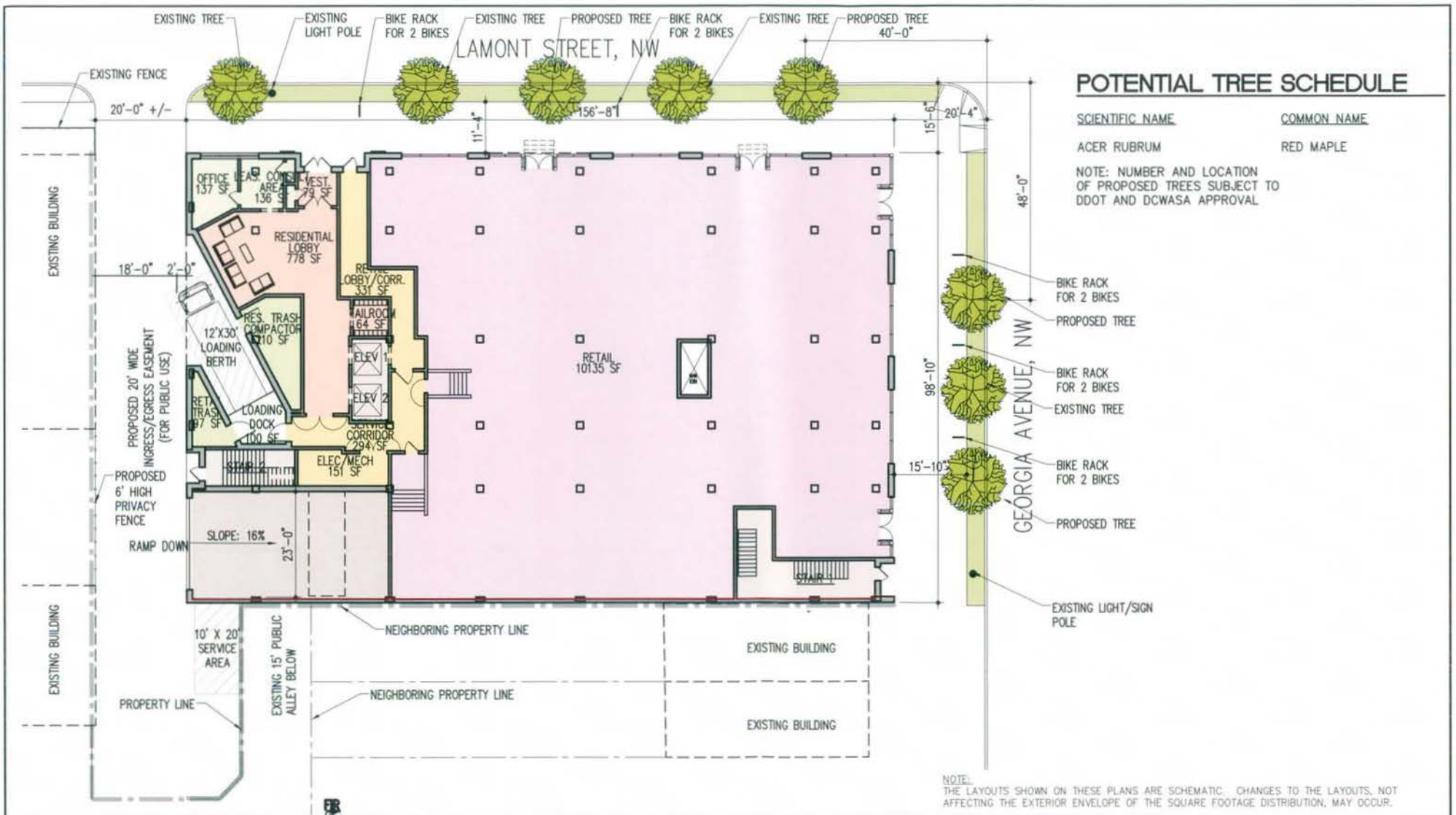


GARAGE PLAN

**PUD POST-HEARING
SUBMISSION**

A-1.0

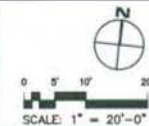
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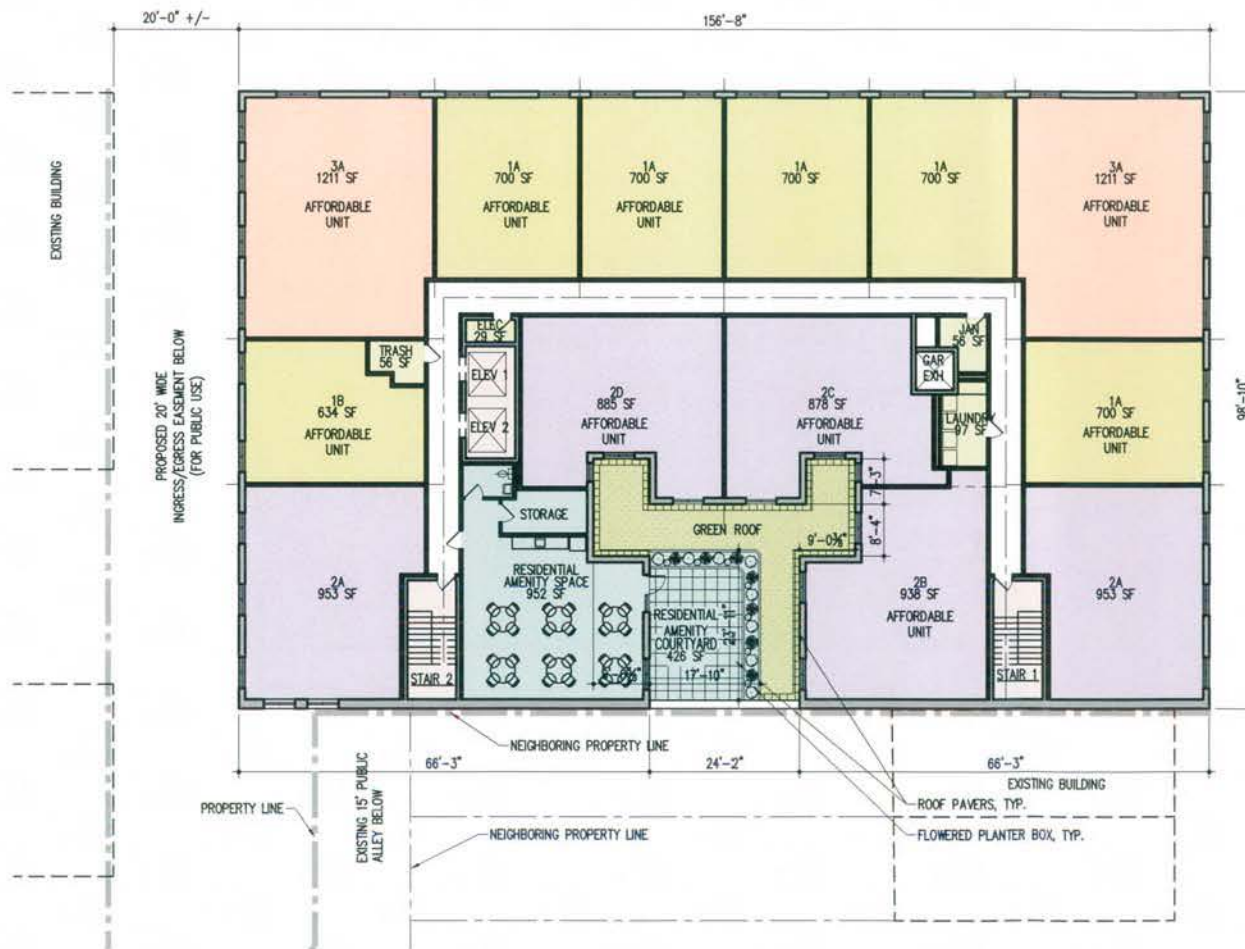
GROUND FLOOR PLAN

PUD POST-HEARING
 SUBMISSION

A-1.1

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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

RESIDENTIAL AMENITY	1358 SQ. FT.
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9 OF 13 UNITS ARE AFFORDABLE UNITS

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



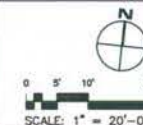
PLANTER BOX

NOTE:
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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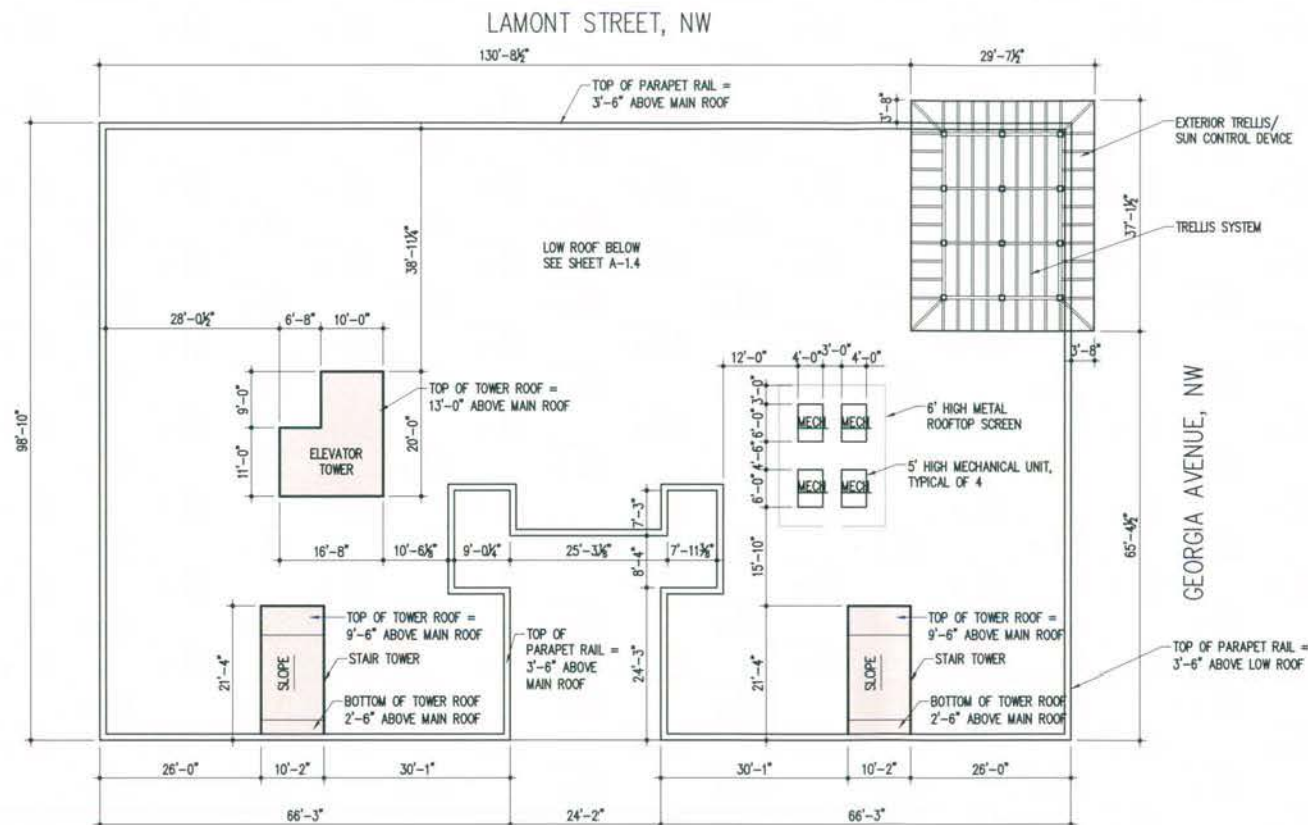


SECOND FLOOR PLAN

PUD POST-HEARING
SUBMISSION

A-12

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METAL ROOFTOP SCREEN



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

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NORTH ELEVATION - LAMONT ST

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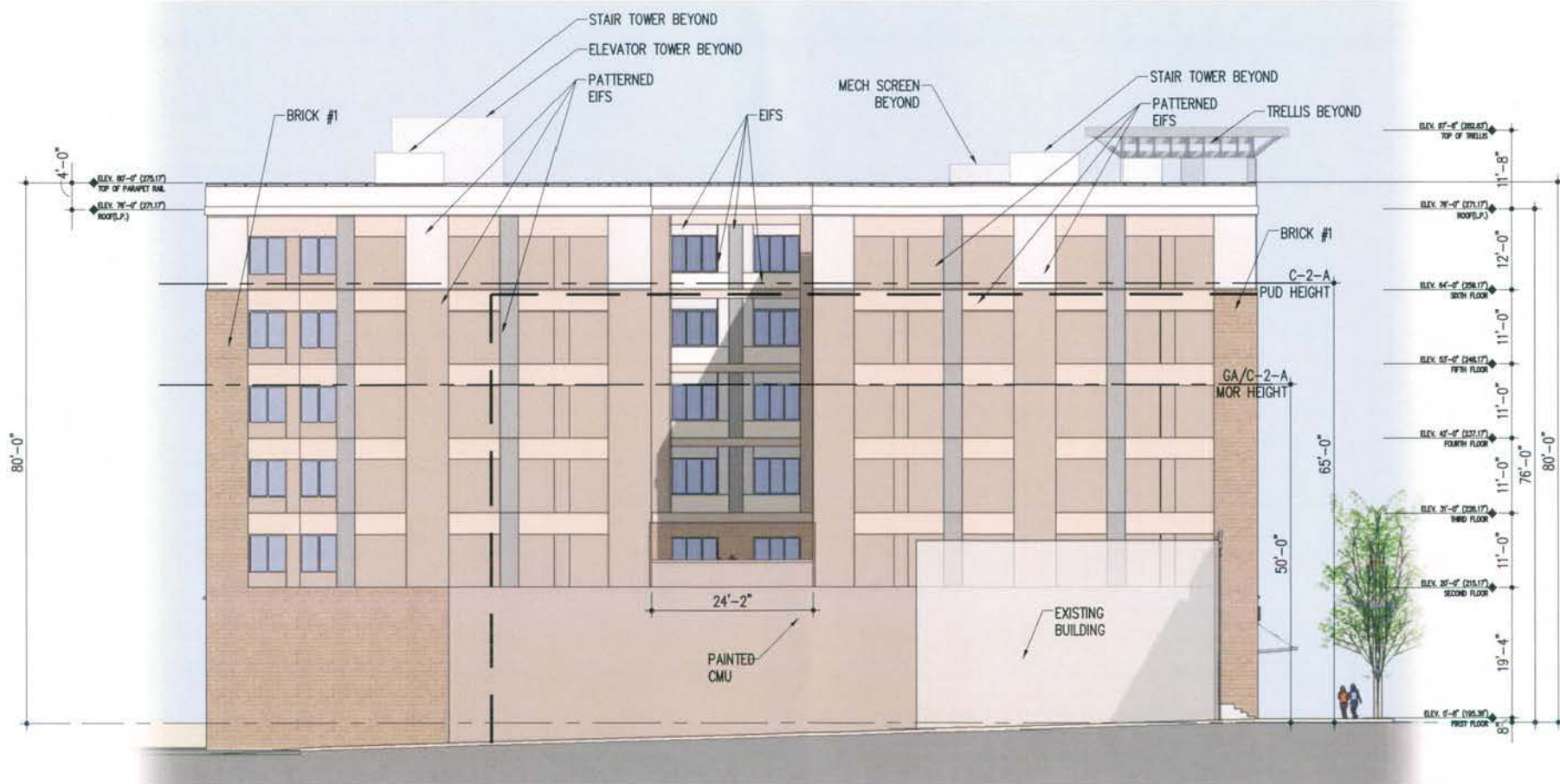
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SCALE: 1/16" = 1'-0"

WEST ELEVATION

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

SOUTH ELEVATION

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

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PERSPECTIVE VIEW

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LAMONT STREET PERSPECTIVE

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PERSPECTIVE VIEW

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AERIAL PERSPECTIVE VIEW

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PERSPECTIVE VIEW

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A-3.5

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RESIDENTIAL ENTRANCE DETAIL



HIGH DENSITY CMU



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

DETAILS

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TRELLIS DETAIL



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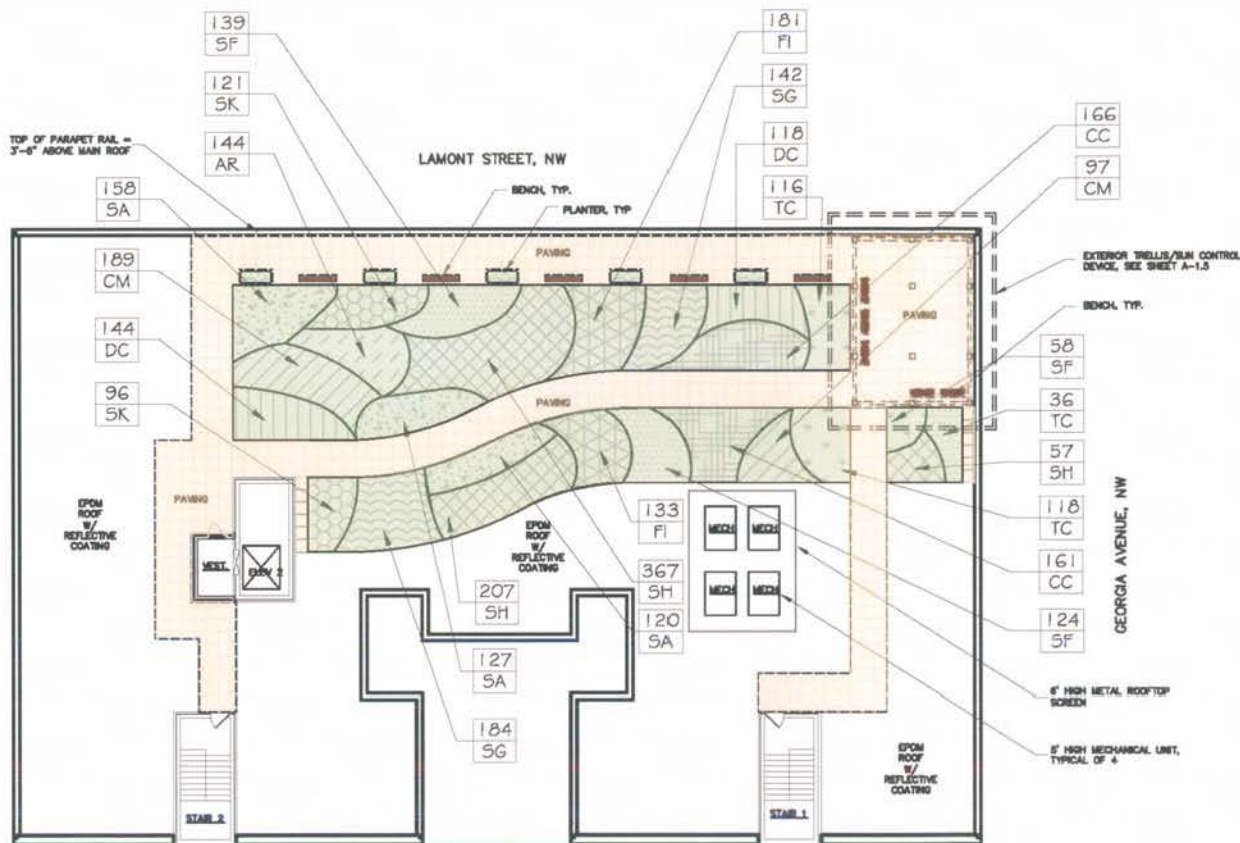
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SCALE: 1/16" = 1'-0"

DETAILS

PUD POST-HEARING
SUBMISSION

A-3.9

APRIL 15, 2009



PLANT SCHEDULE

GROUND COVERS CODE QTY BOTANICAL COMMON

	AR	144	<i>Agastache rupestris</i> / Threelobed Giant Hyssop
	CC	327	<i>Campanula rotundifolia</i> / Common Harebell
	CM	286	<i>Chrysopsis mariana</i> / Maryland Golden Aster
	DC	262	<i>Oenothera cooperi</i> / Purple Ice Plant
	FI	314	<i>Festuca idahoensis</i> / Idaho Fescue
	SG	326	<i>Santolina rosmarinifolia</i> / Green Lavender Cotton
	SA	406	<i>Sedum album</i> / Stonecrop
	SK	217	<i>Sedum spurius</i> "Summer Glory" / Summer Glory Spurius
	SF	321	<i>Sedum telephium</i> "Emperor's Waves" / Emperor's Waves Sedum
	SH	631	<i>Sporobolus heterolepis</i> / Prairie Dropseed
	TC	270	<i>Talinum calycinum</i> / Largeflower Portulaca

BENEFITS OF GREEN ROOF

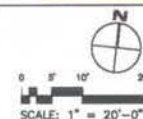
- ENERGY SAVINGS AND GLOBAL WARMING MITIGATION
- REDUCTION IN URBAN HEAT ISLAND EFFECT AND SMOG
- IMPROVED OCCUPANT COMFORT
- REDUCED STORMWATER RUN OFF

NOTE:
LANDSCAPE DESIGN IS SCHEMATIC. FINAL DESIGN MAY VARY SLIGHTLY, SUBJECT TO AVAILABILITY OF SPECIFIC PLANT SPECIES.

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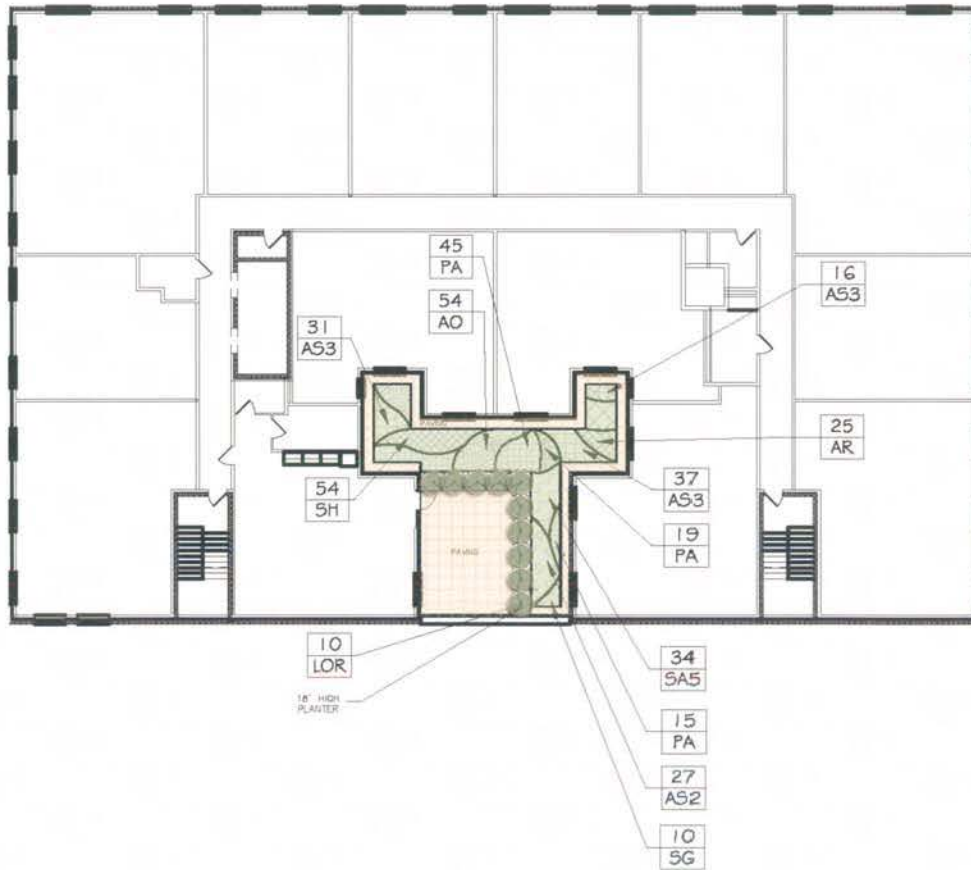
GREEN ROOF PLAN

POST-HEARING
SUBMISSION

L-101
APRIL 15, 2009

LAMONT STREET, NW

GEORGIA AVENUE, NW



PLANT SCHEDULE

SHRUBS

CODE BOTANICAL COMMON



LOR *Loropetalum chinense rubrum* "Ruby" / Dwarf Ruby Fringe Flower

GROUND COVERS

CODE BOTANICAL COMMON



AR *Agastache rupestris* / Threaded Giant Hyssop



AS2 *Andropogon scoparius* / Little Blue Stem



AO *Aster oblongifolius* / Fall Aster



AS3 *Astilbe chinensis taquetii* "Superba" / Fall Astilbe



HS *Helictotrichon sempervirens* / Blue Cat Grass



PA *Panicum amarum* "Dewey Blue" / Bitter Panic Grass



SG *Senecio roseaefolius* / Green Lavender Cotton



SAS *Scirpus autumnalis* / Autumn Moor Grass

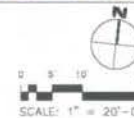


SH *Sporobolus heteropus* / Prairie Dropseed

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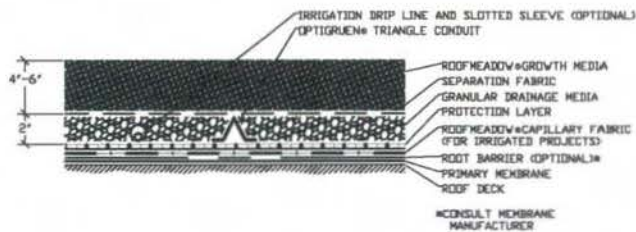
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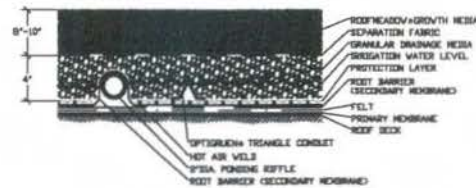
COURTYARD PLAN

POST-HEARING
SUBMISSION

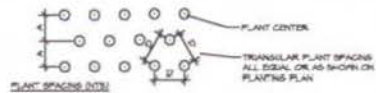
L-102
APRIL 15, 2009



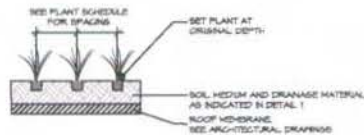
01 ROOFMEADOW SAVANNAH GREEN ROOF
NOT TO SCALE



02 ROOFMEADOW MEADOW GREEN ROOF
NOT TO SCALE



SPACING (\"/>



02 GREEN ROOF PLUG PLANTING
NOT TO SCALE

DETAIL - F&E