



ARBOR PLACE

ABDO NEW YORK, LLC

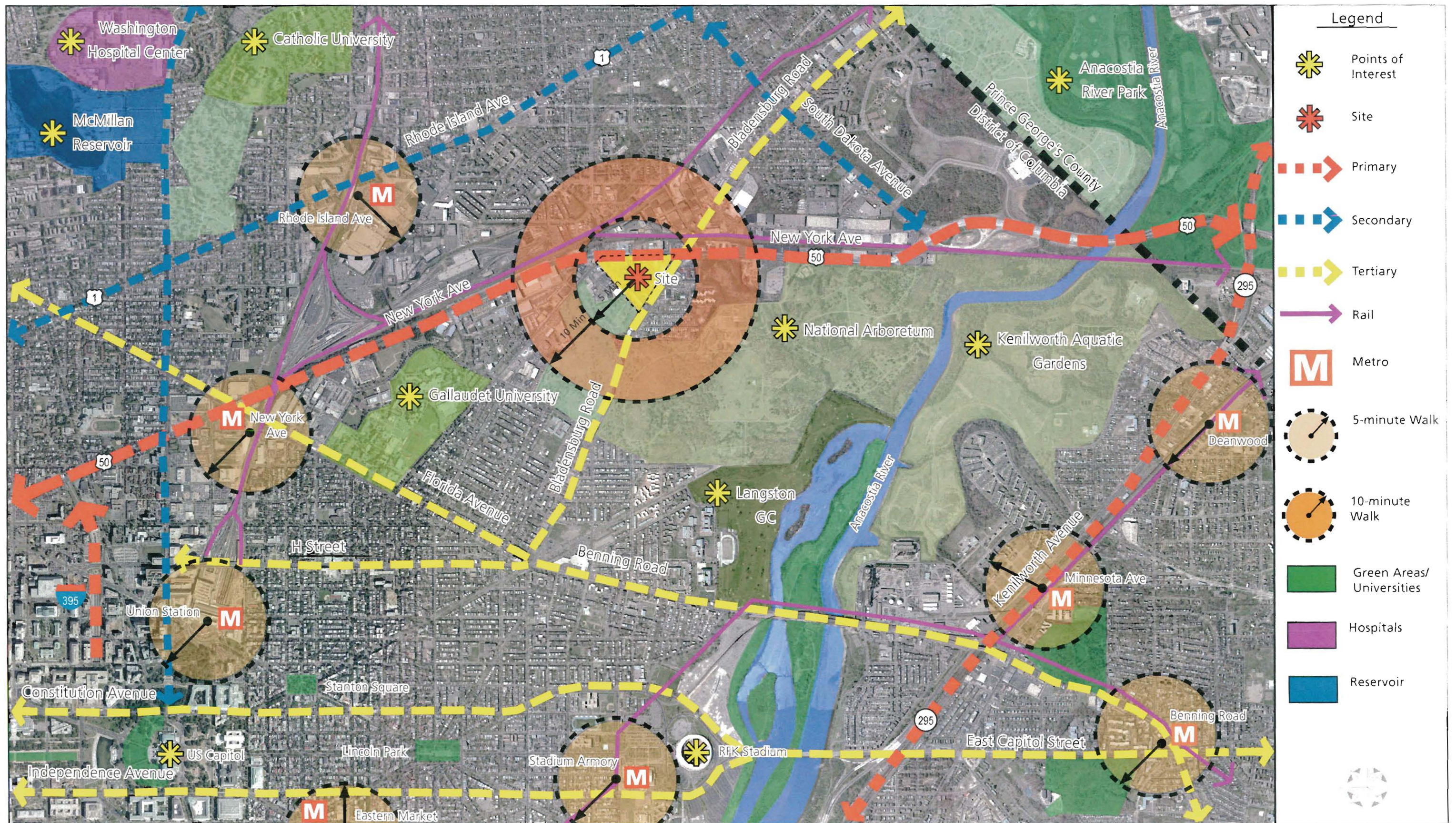
ARCHITECT: MAURICE WALTERS ARCHITECT, PC
ARCHITECT: TORTI GALLAS AND PARTNERS, INC
LAND USE COUNSEL: PILLSBURY WINTHROP SHAW PITTMAN, LLP
LANDSCAPE ARCHITECT: BRADLEY SITE DESIGN, INC
CIVIL ENGINEER: WILES MENSCH CORPORATION
TRAFFIC CONSULTANT: WELLS AND ASSOCIATES, LLC

ZONING COMMISSION
District of Columbia
CASE NO. 09-06
EXHIBIT NO. 6

Drawing Index

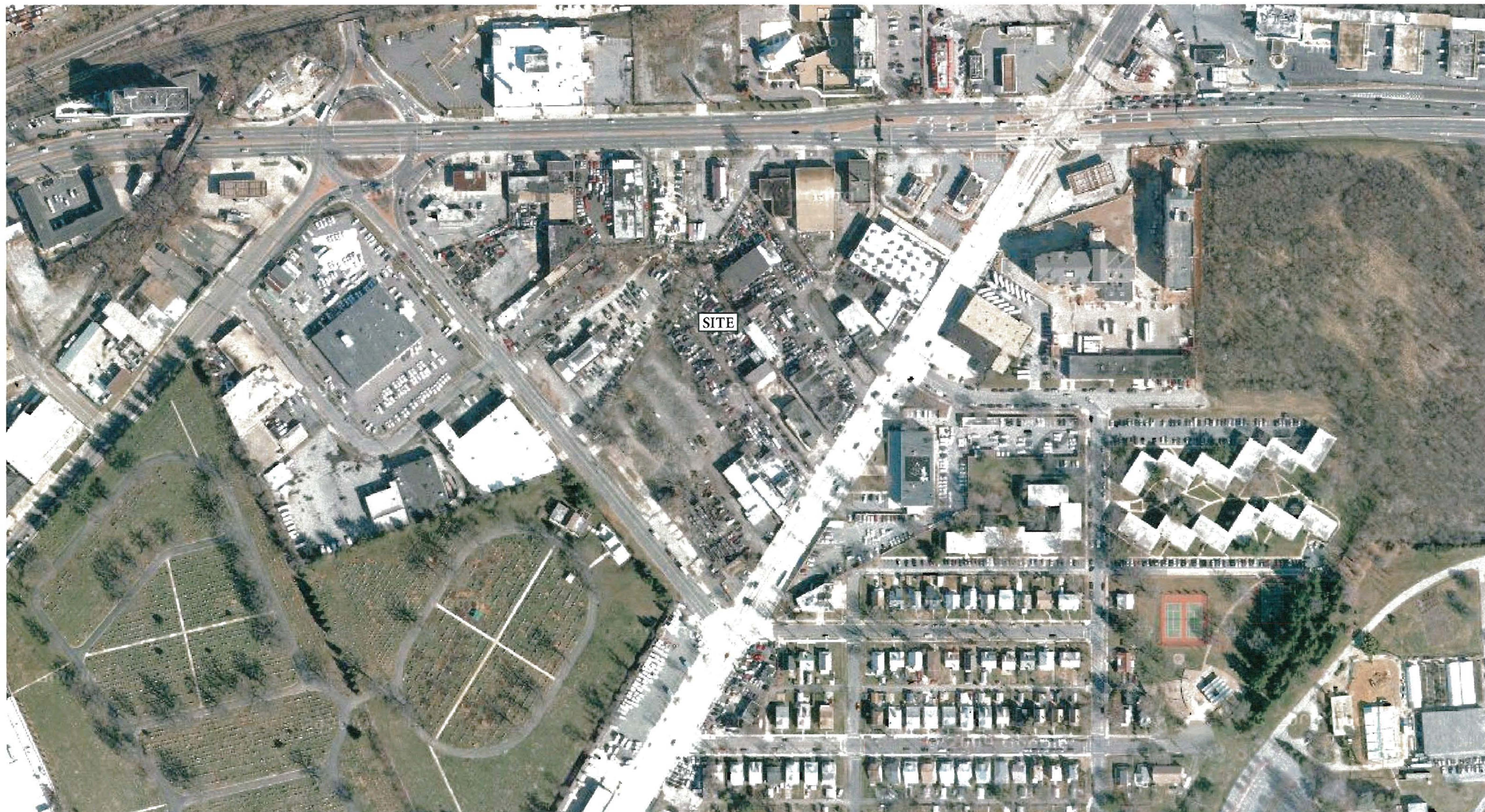
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Drawing Index



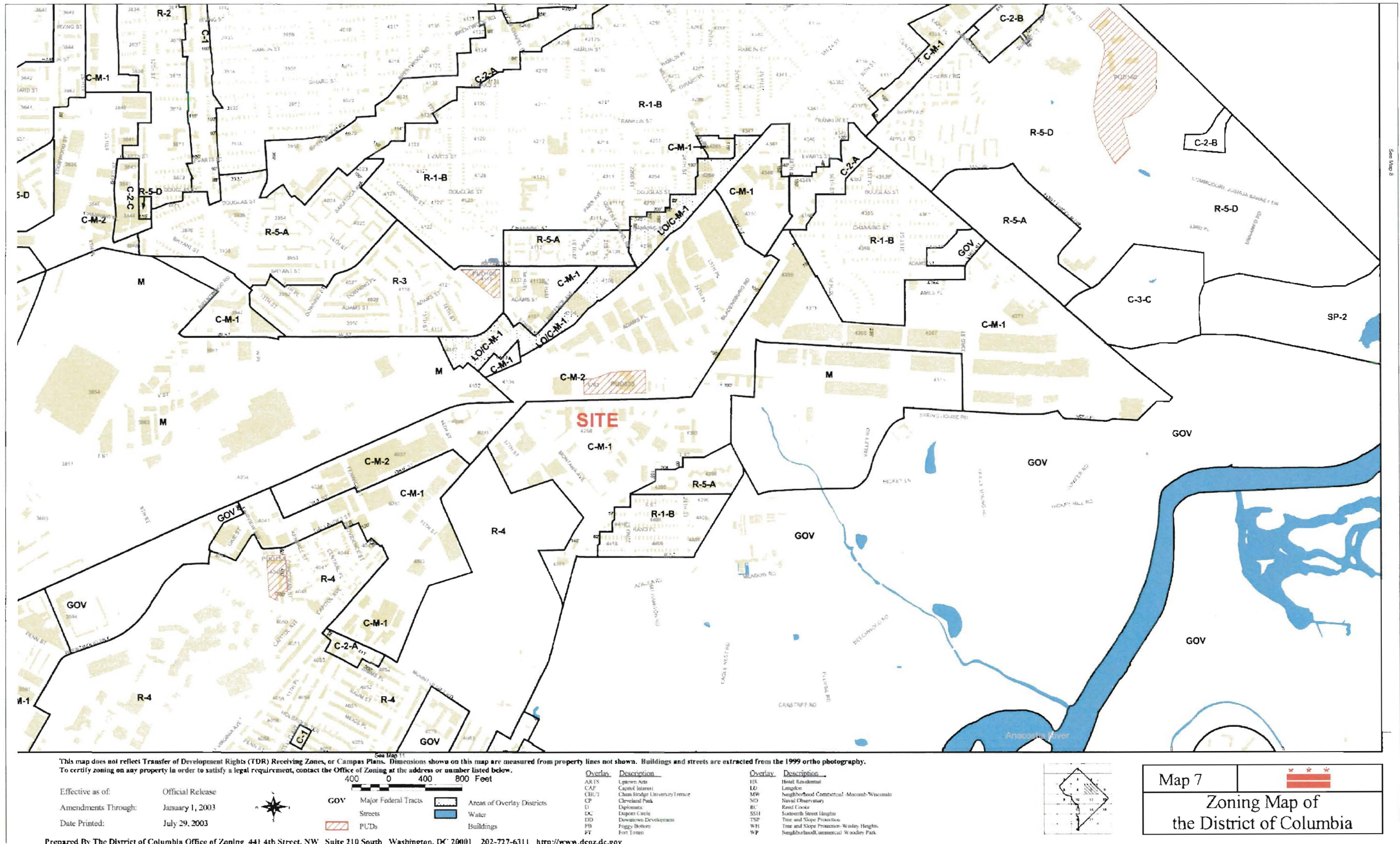
March 26, 2009

Regional Analysis

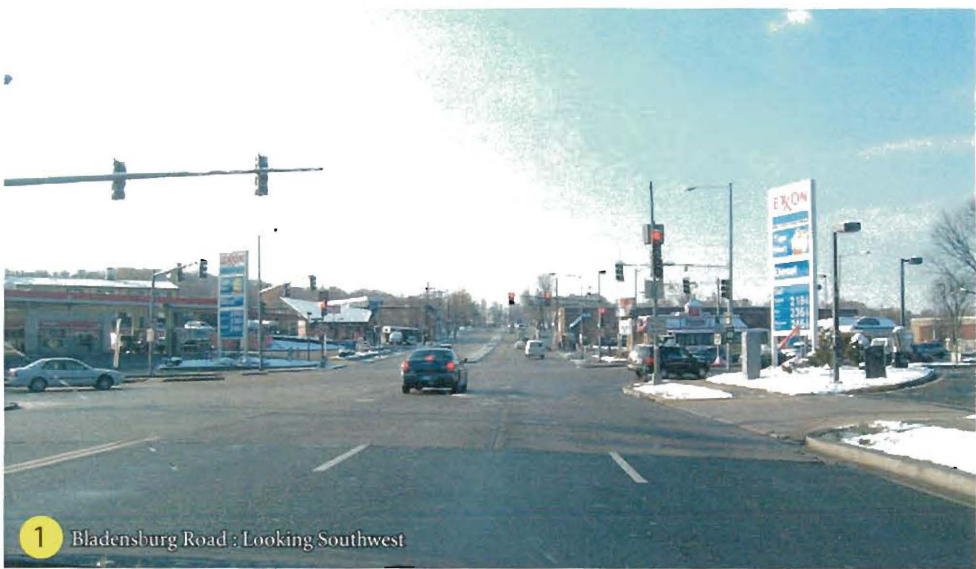
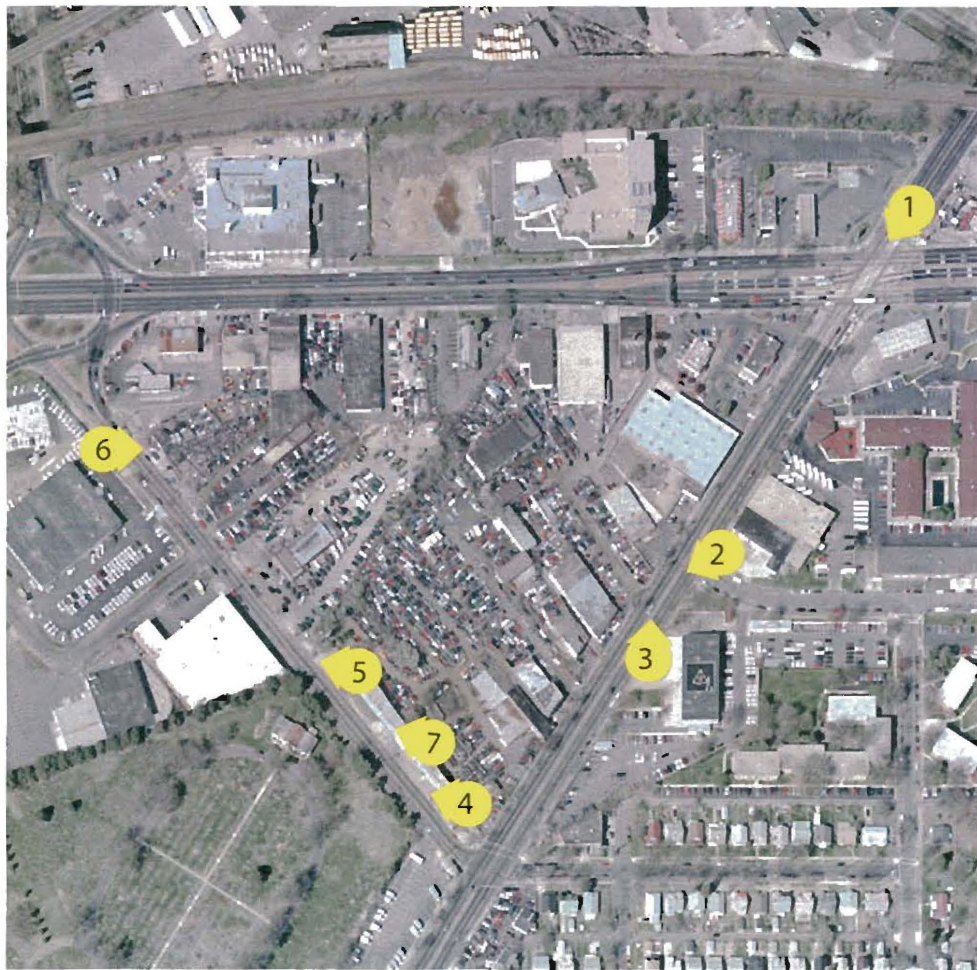


March 2, 2008

Aerial Site Photo



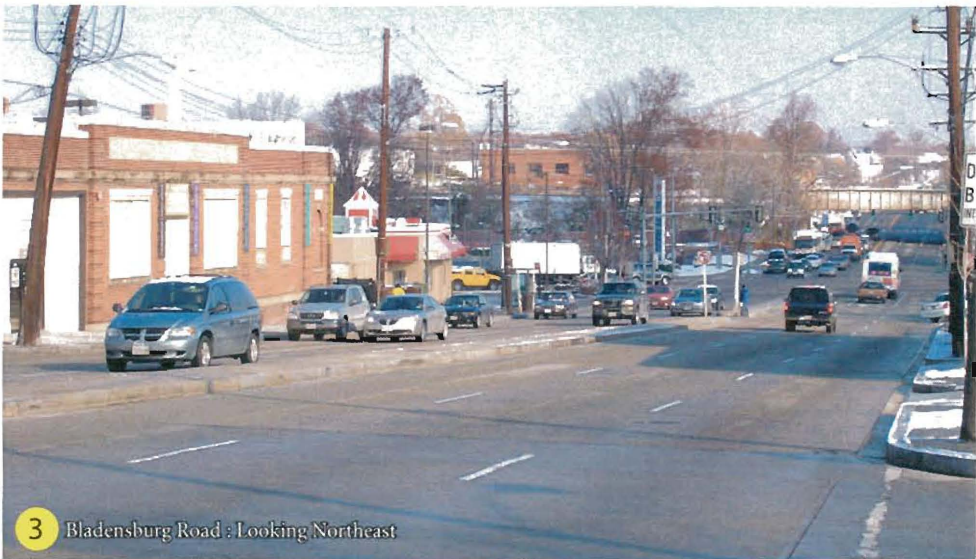
Zoning Maps



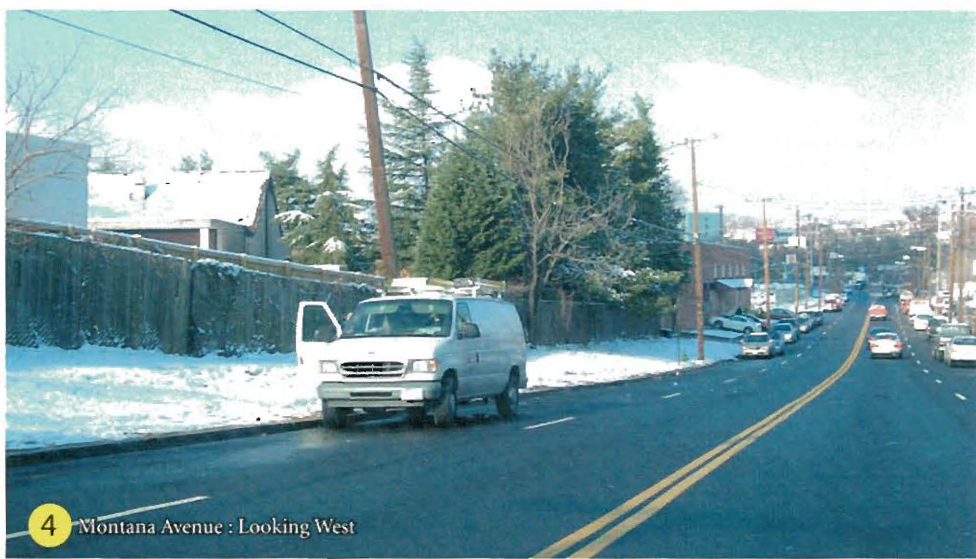
1 Bladensburg Road : Looking Southwest



2 Bladensburg Road : Looking Southwest



3 Bladensburg Road : Looking Northeast



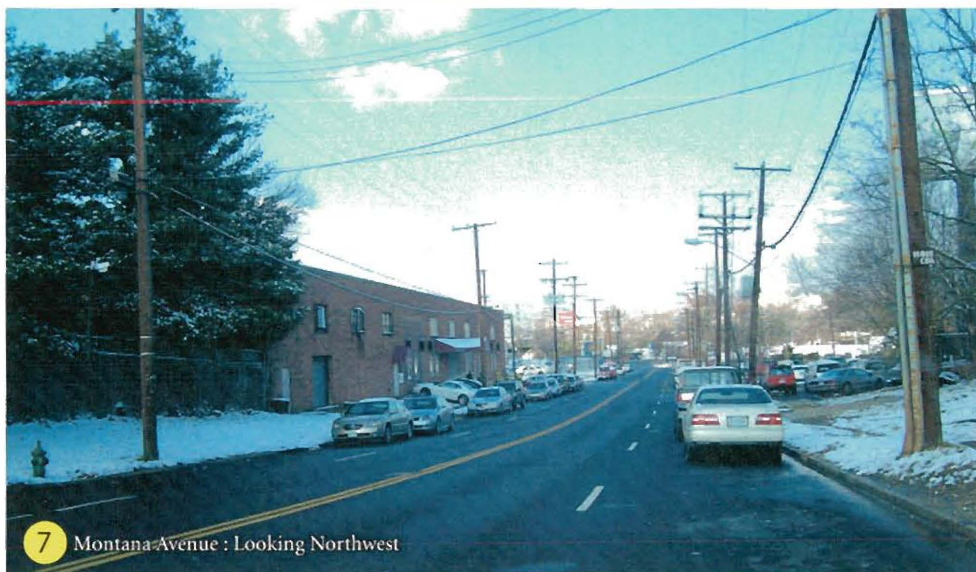
4 Montana Avenue : Looking West



5 Montana Avenue : Looking Northwest



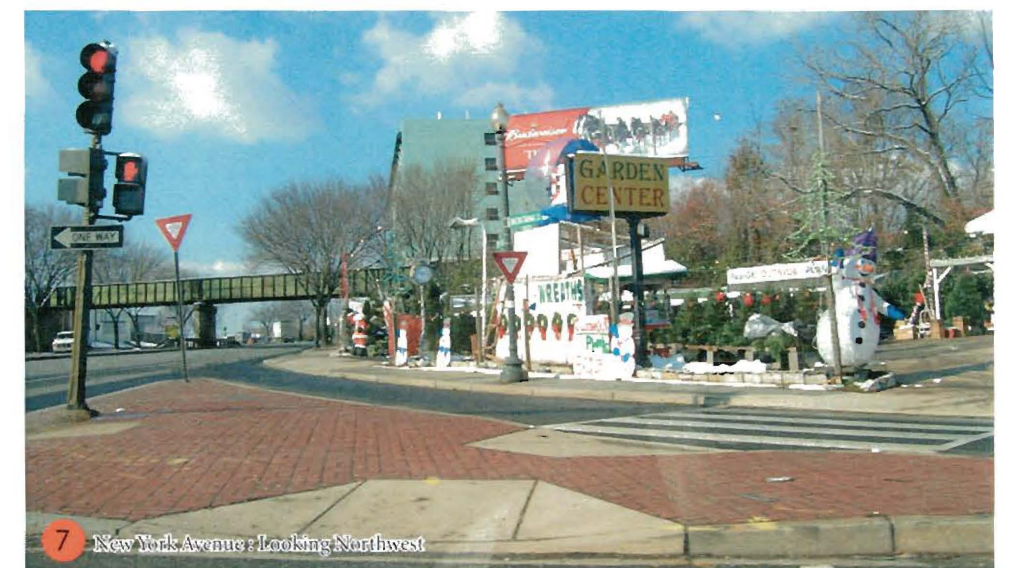
6 Montana Avenue : Looking East



7 Montana Avenue : Looking Northwest

Site Photos

MAURICE WALTERS ARCHITECT, PC | ARDO NEW YORK, PC
BRADLEY SITE DESIGN, INC. | FORT GALLAS AND PARTNERS



Site Photos

MAURICE WALTERS ARCHITECT, PC | ARDO NEW YORK, LLC
BRADLEY SITE DESIGN, INC. | TORTI GALLAS AND PARTNERS

A05

ARBOR PLACE

MAR 04 2017

Arbor Place
3/23/2009
Lot Area = 697,874 sf (plus alley closing)

	<u>C-3-A PUD Required</u>	<u>Proposed</u>																																												
FAR	4.5	2.43																																												
Min. Lot Area	15,000 s.f.	697,874 s.f (plus alley closing)																																												
Max. Height	90 ft.	<table><tr><th></th><th><u>To Roof</u></th><th><u>Embellish-ment</u></th><th><u>Total</u></th></tr><tr><td>A1</td><td>69 ft.</td><td>12 ft.</td><td>81 ft.</td></tr><tr><td>A2</td><td>73 ft.</td><td>13 ft.</td><td>86 ft.</td></tr><tr><td>A3</td><td>61 ft.</td><td>15 ft.</td><td>76 ft.</td></tr><tr><td>A4</td><td>57 ft.</td><td>5 ft.</td><td>62 ft.</td></tr><tr><td>B1</td><td>77 ft.</td><td>13 ft.</td><td>90 ft.</td></tr><tr><td>B2</td><td>61 ft.</td><td>4 ft.</td><td>65 ft.</td></tr><tr><td>B3</td><td>57 ft.</td><td>5 ft.</td><td>62 ft.</td></tr><tr><td>C1</td><td>56 ft.</td><td>14 ft.</td><td>70 ft.</td></tr><tr><td>C2</td><td>59 ft.</td><td>14 ft.</td><td>73 ft.</td></tr><tr><td>C3</td><td>56 ft.</td><td>5 ft.</td><td>61 ft.</td></tr></table>		<u>To Roof</u>	<u>Embellish-ment</u>	<u>Total</u>	A1	69 ft.	12 ft.	81 ft.	A2	73 ft.	13 ft.	86 ft.	A3	61 ft.	15 ft.	76 ft.	A4	57 ft.	5 ft.	62 ft.	B1	77 ft.	13 ft.	90 ft.	B2	61 ft.	4 ft.	65 ft.	B3	57 ft.	5 ft.	62 ft.	C1	56 ft.	14 ft.	70 ft.	C2	59 ft.	14 ft.	73 ft.	C3	56 ft.	5 ft.	61 ft.
	<u>To Roof</u>	<u>Embellish-ment</u>	<u>Total</u>																																											
A1	69 ft.	12 ft.	81 ft.																																											
A2	73 ft.	13 ft.	86 ft.																																											
A3	61 ft.	15 ft.	76 ft.																																											
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B1	77 ft.	13 ft.	90 ft.																																											
B2	61 ft.	4 ft.	65 ft.																																											
B3	57 ft.	5 ft.	62 ft.																																											
C1	56 ft.	14 ft.	70 ft.																																											
C2	59 ft.	14 ft.	73 ft.																																											
C3	56 ft.	5 ft.	61 ft.																																											
Lot Occupancy	75%	52-53%																																												
Dwelling Units	N/A	1350-1420 units																																												
Roof Structures	One structure per building 1:1 Setback 18'-6" height limit	<i>Relief requested for setbacks and multiple structures of varying heights</i>																																												

		<u>C-3-A PUD Required</u>		<u>Proposed</u>		
Parking						
Retail	1 sp./300 s.f. over 3,000 s.f.			<u>Gross Floor Area</u>	<u>Required</u>	<u>Provided</u>
		A block		47,623	149	146
		B block		22,260	64	74
		Total			213	220
				<u>Units</u>	<u>Required</u>	<u>Provided</u>
Residential	1 sp./2 dwelling units	A block		570	285	426
		B block		410	205	296
		C block		424	212	330
		Total			702	1052

Loading		Relief Requested to Provide Shared Loading			
		<u>Uses</u>		<u>Required</u>	<u>Provided</u>
Drug Store (5k - 20k s.f.)	1 berth @ 30 ft. + 100 s.f. platform	A1	Drug Store	1 @ 55 ft.	2 @ 55 ft.
	1 space @ 20 ft.		Retail (6,500 s.f.)	2 @ 30 ft	1 @ 30 ft.
Retail (5k - 20k s.f.)	1 berth @ 30 ft. + 100 s.f. platform	A2	Residential	2 @ 20 ft	1 @ 20 ft.
Retail (20k s.f - 30k s.f.)	2 berth @ 30 ft. + 2 100 s.f. platforms		s.f.)	1 @ 55 ft.	1 @ 55 ft.
Residential (> 50 units)	1 space @ 20 ft.	A3	Residential	2 @ 30 ft	1 @ 20 ft.
	1 berth @ 55 ft. + 1 200 s.f. platforms		2 @ 20 ft		
	1 space @ 20 ft.	A4	Residential	@ 20 ft.	Shared
			1 @ 20 ft.	1 @ 20 ft.	
		B1	Residential	1 @ 55 ft.	1 @ 55 ft.
			1 @ 20 ft.	1 @ 20 ft.	
	B2	Retail (~22,300 s.f.)	1 @ 55 ft.	2 @ 55 ft.	
			2 @ 30 ft	1 @ 20 ft.	
		Residential	2 @ 30 ft		
		B3	Residential	1 @ 20 ft.	Shared
		C1	Residential	1 @ 55 ft.	1 @ 55 ft.
			1 @ 20 ft.	1 @ 20 ft.	1 @ 20 ft.
		C2	Residential	1 @ 55 ft.	1 @ 30 ft.
			1 @ 20 ft.	1 @ 20 ft.	1 @ 20 ft.
		C3	Residential	1 @ 55 ft.	1 @ 55 ft.
			1 @ 20 ft.	1 @ 20 ft.	1 @ 20 ft.
			Residential	1 @ 55 ft.	1 @ 55 ft.
				1 @ 20 ft.	2 @ 20 ft.

A1									
Floor	Height ft.	Above Grade Spaces	Podium Spaces	Zon. Gross g.s.f.	Res. Gross g.s.f.	Ret. Gross g.s.f.	Day Care / Health Club g.s.f.	Gar./Util. g.s.f.	Total Units
6	4								
5	12			29,964	29,964				
4	10.667			29,964	29,964				
3	10.667			29,964	29,964				
2	10.667			29,964	29,964				
1 / Ret. Garage	20		50	37,105	4,112	25,051	7,942	6,614	
Totals	78.668		50	193,539	153,932	25,051	7,942	6,614	160

A2									
Floor	Height ft.	Above Grade Spaces	Podium Spaces	Zon. Gross g.s.f.	Res. Gross g.s.f.	Ret. Gross g.s.f.		Gar./Util. g.s.f.	Total Units
6	4								
5	12			29,102	29,102				
4	10.667			29,102	29,102				
3	10.667			29,102	29,102				
2	10.667			29,102	29,102				
1 / Ret.	20		48	43,137	2,992	22,572		17,573	
Totals	78.668		48	188,647	148,502	22,572		17,573	164

A3									
Floor	Height ft.	Above Grade Spaces	Podium Spaces	Zon. Gross g.s.f.	Res. Gross g.s.f.	Ret. Gross g.s.f.	A Gar g.s.f.	Gar./Util. g.s.f.	Total Units
5	4								
4	12	57		22,937	22,727		210		
3	10.667	76		40,555	22,727		17,828		
2	10.667	76		46,151	22,727		23,424		
1	10.667	76		46,151	22,727		23,424		
Ground	12	73		46,307	22,883		23,424		
	10.667	24	25	15,182			8,227	6,955	
Totals	70.668	382	25	217,283	113,791	0	96,537	6,955	128

A4									
Floor	Height ft.	Above Grade Spaces	Podium Spaces	Zon. Gross g.s.f.	Res. Gross g.s.f.	Ret. Gross g.s.f.		Gar./Util. g.s.f.	Total Units
5	4								
4	12			23,981	23,981				
3	10.667			23,981	23,981				
2	10.667			23,981	23,981				
1	12			23,981	23,981				
Ground	10.667			1,482				1,482	
Totals	70.668		0	121,387	119,905	0		1,482	118
A Totals				720,856	536,130	47,623		32,624	570
A Parking Summary		Res. Park		Ret. Park					
A Retail / Podium Parking				98					
A Ret. On Street / Alley Park.				48					
A Garage (5.0 levels, 76 sp/level)		382							
A Res. Podium		25							
A Res. Surface / On Street Park.		19							
Total Spaces		426		146					
A Parking Ratios		0.75 sp/unit		3.07 sp/1,000 sf					

Zoning Analysis 1

B1									
Floor	Height ft.	Above Grade Spaces	Podium Spaces	Zon. Gross g.s.f.	Res. Gross g.s.f.	Ret. Gross g.s.f.		Gar./Util. g.s.f.	Total Units
6	4			29,121	29,121				
5	12			29,121	29,121				
4	10.667			29,121	29,121				
3	10.667			29,121	29,121				
2	10.667			29,121	29,121				
1 / Ret.	20		48	43,359	3,611	22,260		17,488	
Totals	78.668		48	188,964	149,216	22,260		17,488	164

B2									
Floor	Height ft.	Above Grade Spaces	Podium Spaces	Zon. Gross g.s.f.	Res. Gross g.s.f.	Ret. Gross g.s.f.	B Garage g.s.f.	Gar./Util. g.s.f.	Total Units
5	4			20,418	20,418				
4	12			20,921	20,418				
3	10.667	24		40,787	20,418		503		
2	10.667	50		43,842	20,418		20,369		
1	10.667	76		43,998	20,574		23,424		
Ground	12	73		12,891			5,686		
Totals	70.668	240	8	182,857	102,246	0	73,406	7,205	103

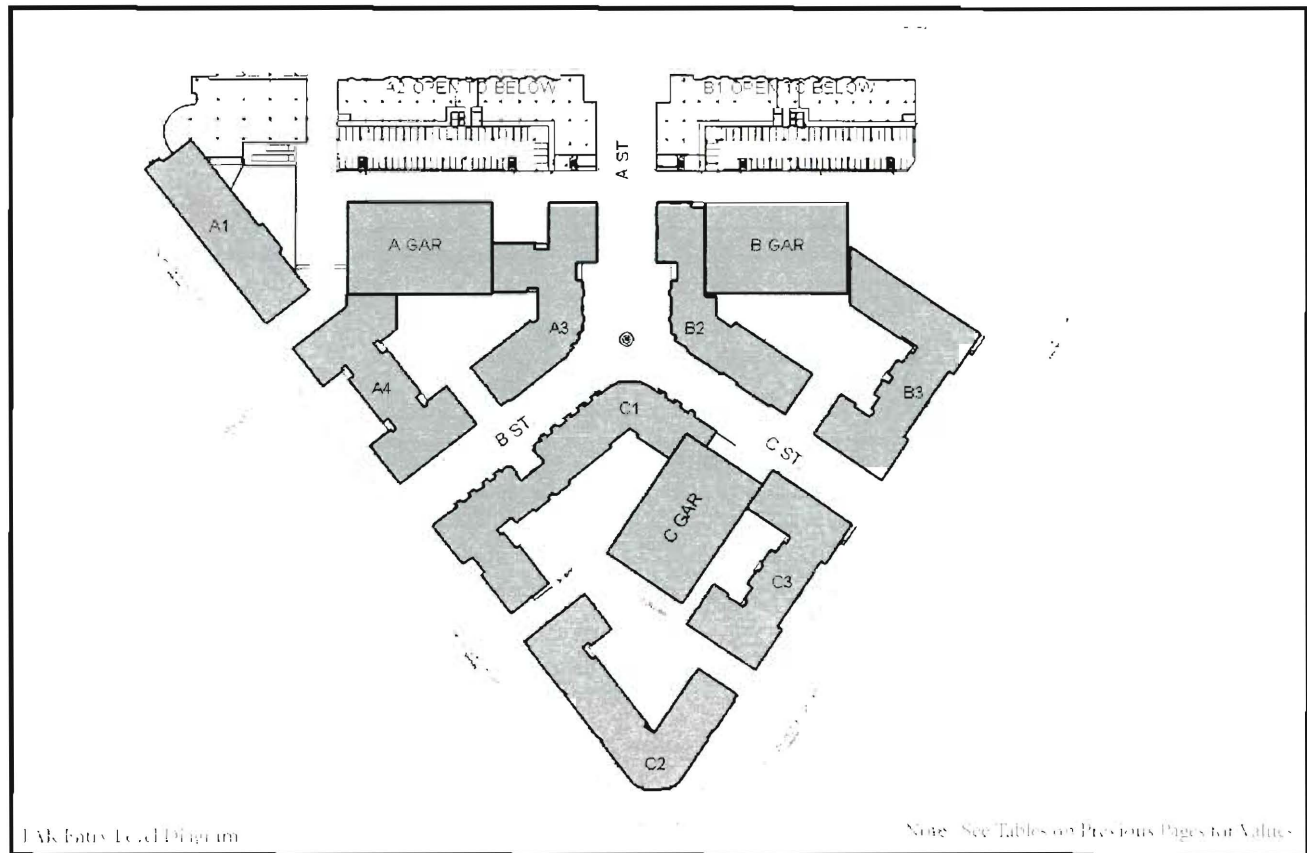
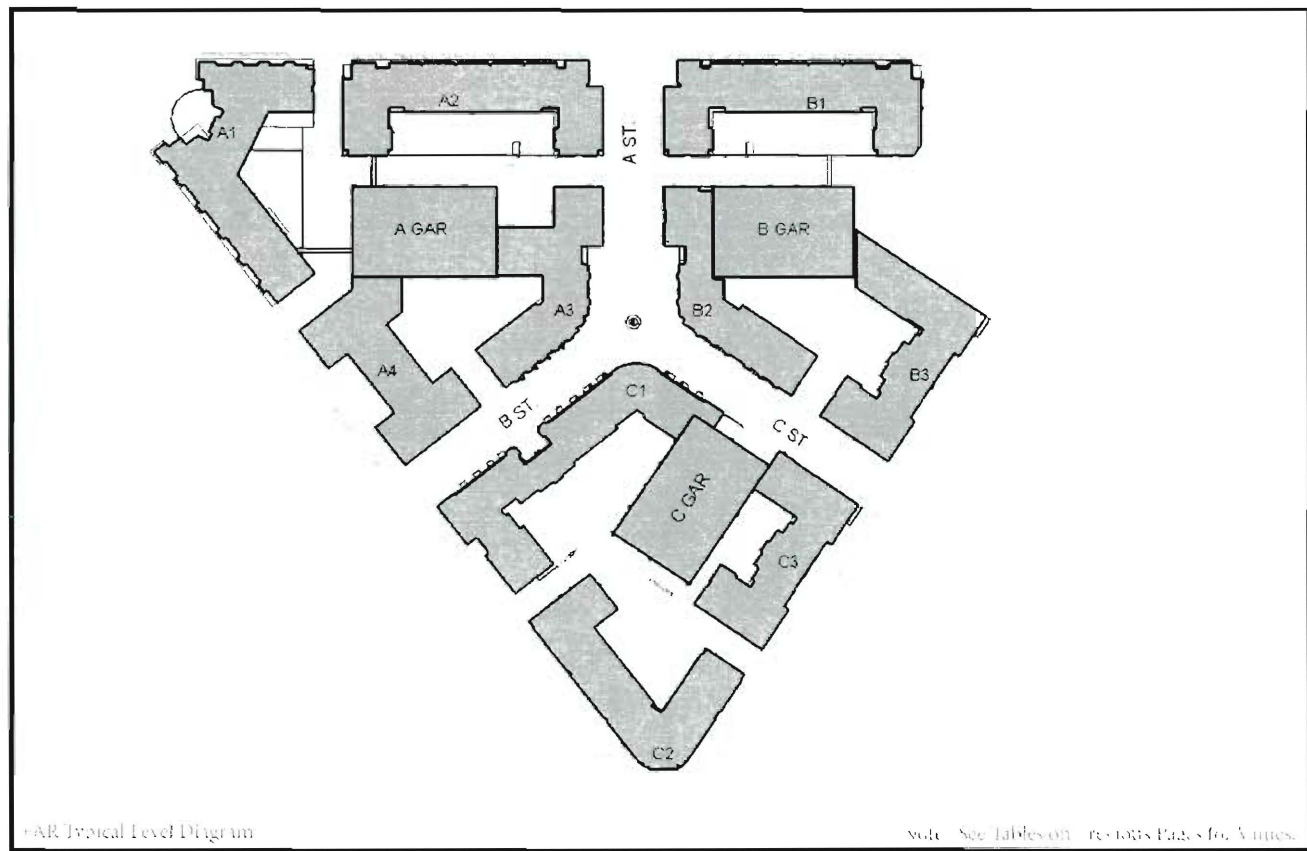
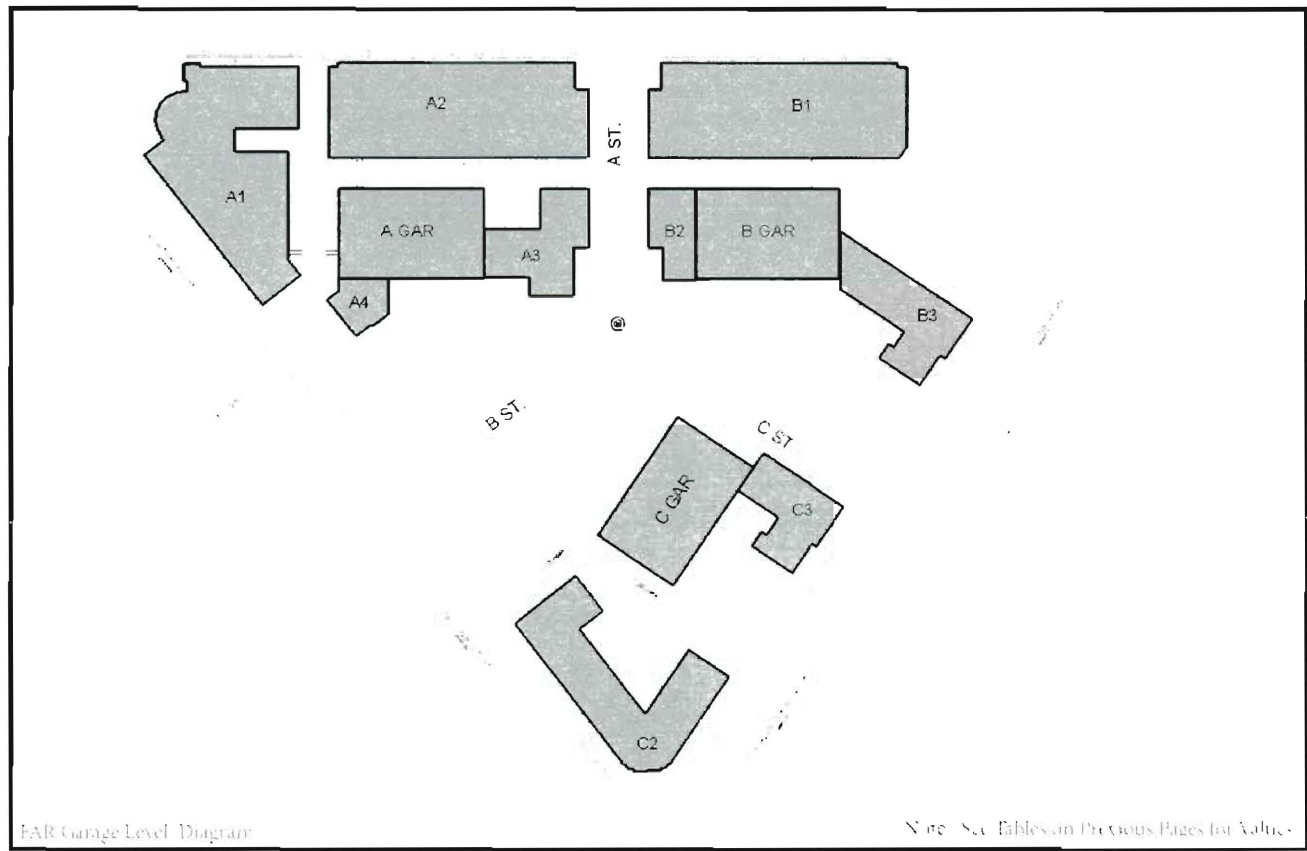
B3									
Floor	Height ft.	Above Grade Spaces	Podium Spaces	Zon. Gross g.s.f.	Res. Gross g.s.f.	Ret. Gross g.s.f.		Gar./Util. g.s.f.	Total Units
5	4			25,436	25,436				
4	12			25,436	25,436				
3	10.667			25,436	25,436				
2	10.667			25,436	25,436				
1	10.667			25,436	25,436				
Ground	12			8,085				8,085	
Totals	70.668		28	135,265	127,180	0		8,085	143
B Totals				507,086	378,642	22,260		32,778	410
B Parking Summary		Res. Park		Ret. Park					
B Retail / Podium Park./B Garage				48					
B Ret. On Street / Alley Park.				26					
B Gar (3.5 levels, 76 typ sp / level)		240							
B Res. Podium		36							
B Res. On Street Park.		20							
B Total Spaces		296		74					
B Parking Ratios		0.72		3.32		sp/unit sp/1,000 sf			

C1									
Floor	Height ft.	Above Grade Spaces	Podium Spaces	Zon. Gross g.s.f.	Res. Gross g.s.f.	Ret. Gross g.s.f.	C Garage g.s.f.	Gar./Util. g.s.f.	Total Units
	4								
5	12			30,860	30,860				
4	10.667			30,860	30,860				
3	10.667	71		31,363	30,860		503		
2	10.667	76		53,457	30,860		22,597		
1	12	62		53,581	31,400		22,181		
Totals	60.001	209	0	200,121	154,840	0	45,281	0	164

C2									
Floor	Height ft.	Above Grade Spaces	Podium Spaces	Zon. Gross g.s.f.	Res. Gross g.s.f.	Ret. Gross g.s.f.		Gar./Util. g.s.f.	Total Units
	4								
5	12			27,217	27,217				
4	10.667			27,217	27,217				
3	10.667			27,217	27,217				
2	10.667			27,217	27,217				
1	12			27,217	27,217				
Ground	10.667		64	16,935				16,935	
Totals	70.668		64	153,020	136,085	0		16,935	137

C3									
Floor	Height ft.	Above Grade Spaces	Podium Spaces	Zon. Gross g.s.f.	Res. Gross g.s.f.	Ret. Gross g.s.f.		Gar./Util. g.s.f.	Total Units
	4								
5	12			21,647	21,647				
4	10.667			21,647	21,647				
3	10.667			21,647	21,647				
2	10.667			21,647	21,647				
1	12			21,647	21,647				
Ground	10.667		20	6,749				6,749	
Totals	70.668		20	114,984	108,235	0		6,749	123
C Totals				468,125	399,160	0		23,684	424
C Parking Summary		Res. Park							
C Garage (2.5 levels, 76 sp/level)		209							
C Res. Podium		84							
C Res. Surface / On Street Park.		37							
C Total Spaces		330							
C Parking Ratios		0.78 sp/unit							

	Res. Park		Ret. Park	Zon. Gross g.s.f.	Res. Gross g.s.f.	Ret. Gross g.s.f.	Day Care g.s.f.	Gar./Util. g.s.f.	Total Units
Project Totals	1052		220	1,695,571	1,313,932	69,883	3,936	88,590	1,404
	0.75 sp / unit		3.15 sp/1,000sf						
FAR	2.43								



Zoning Analysis Diagrams

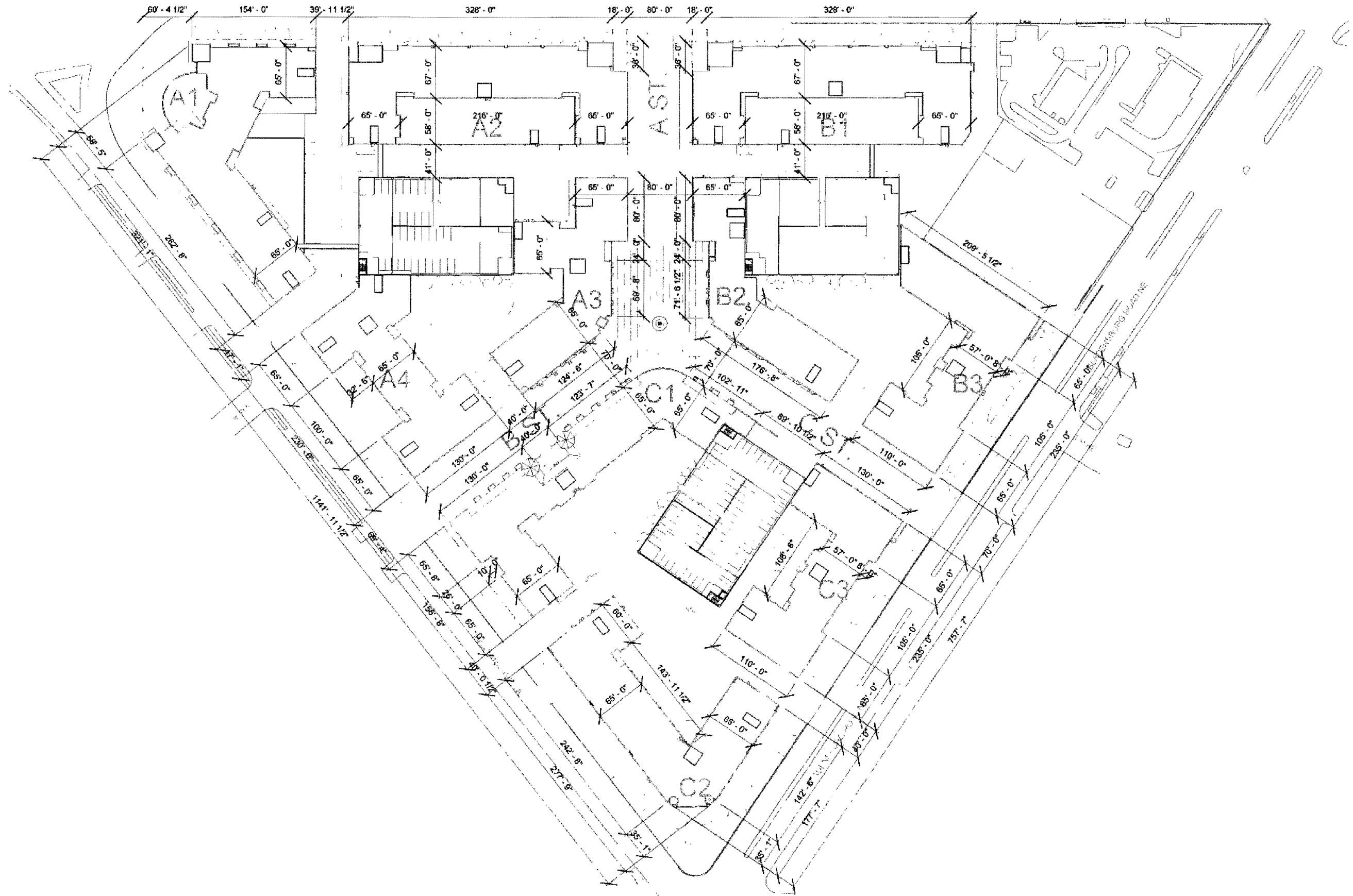


- Private Open Space
- Public Open Space on Private Land



March 23, 2009

Open Space Diagram



Building Dimension Plan

MAURICE WALTERS ARCHITECT, PC | ABDO NEW YORK, PC
BRADLEY SITE DESIGN, INC | TORTI GALLAS AND PARTNERS

A010

ARBOR PLACE



Sketch of C2 Building from the intersection of Bladensburg Road and Montana Avenue



Sketch of B3 and C3 Buildings from Bladensburg Road

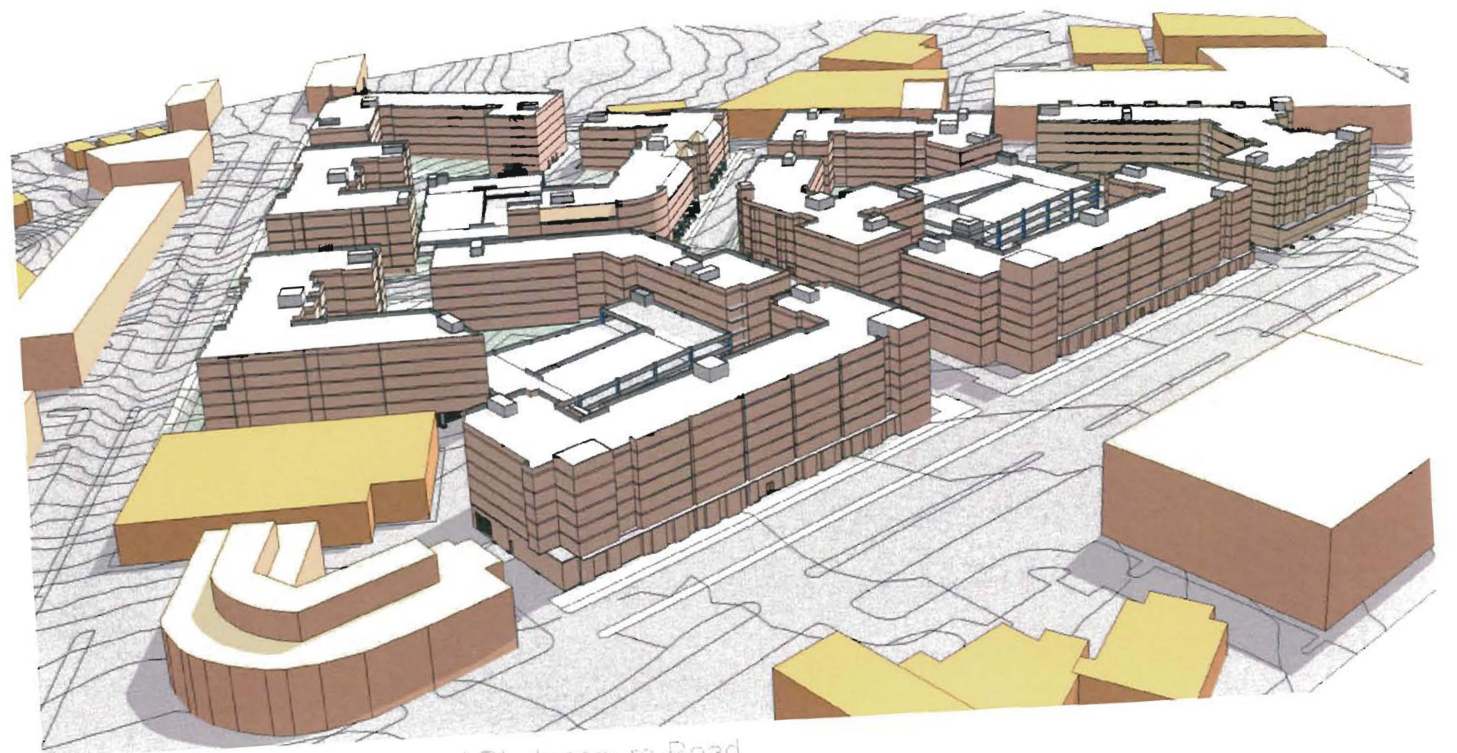


Sketch of A1 Building from the intersection of New York Avenue and Montana Avenue

Conceptual Sketches



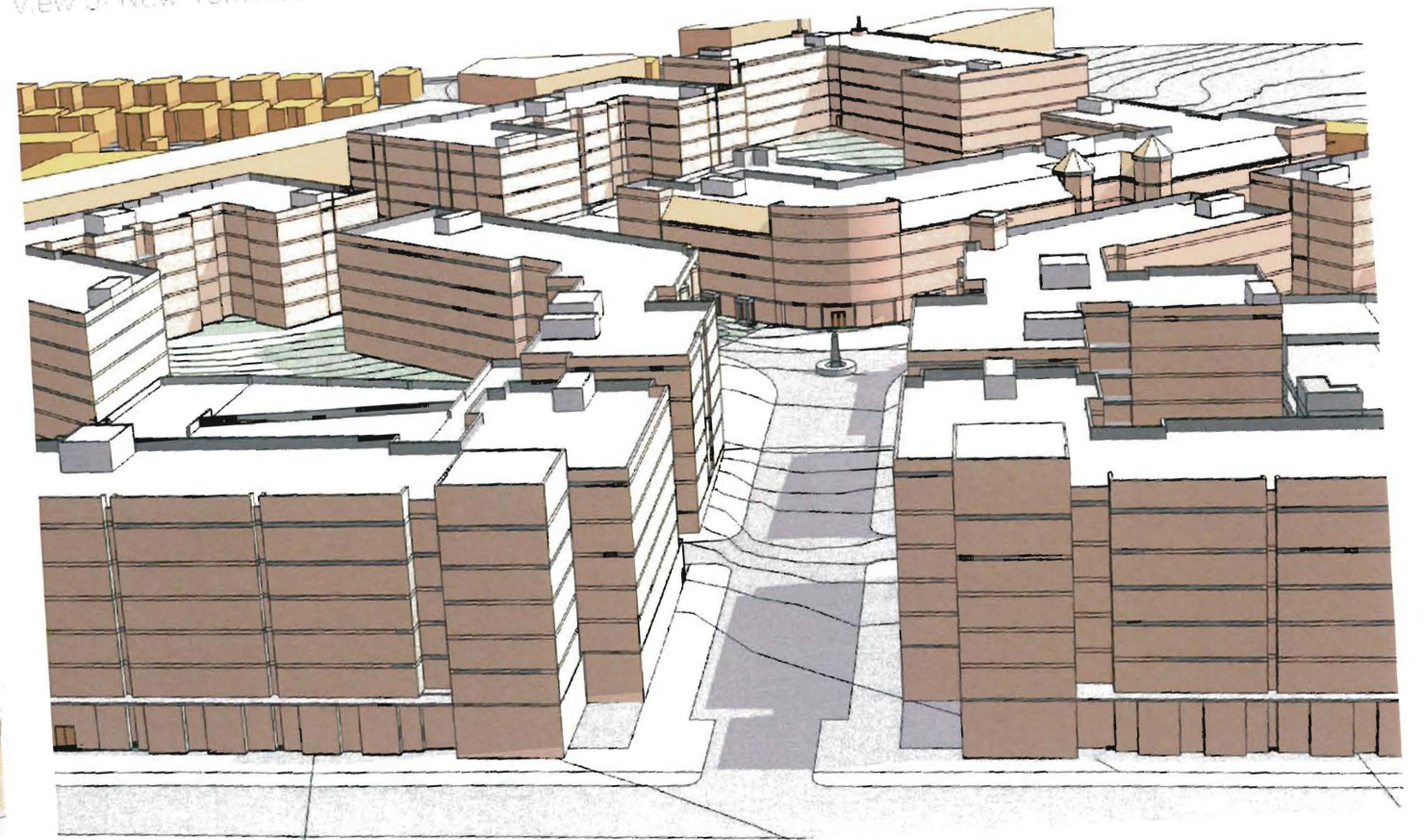
View of the Corner of New York Avenue and Montana Avenue



View of New York Avenue and Bladensburg Road



View of the Corner of Montana Avenue and Bladensburg Road



View from New York Avenue Looking Towards the Central Plaza

March 28, 2008

Massing Views in Conceptual Matter-of-Right Context

A012

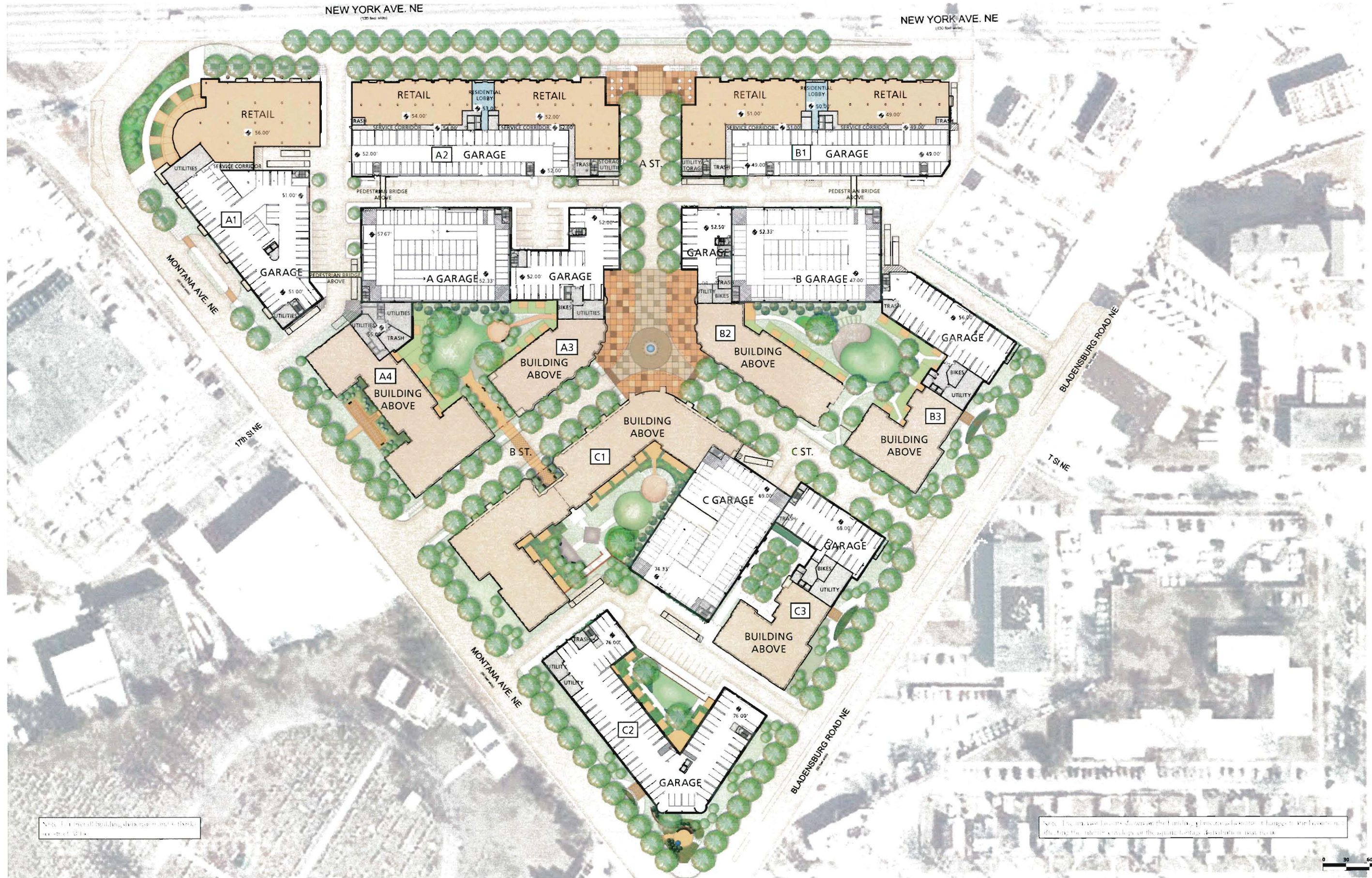


View of Central Plaza Looking Southwest

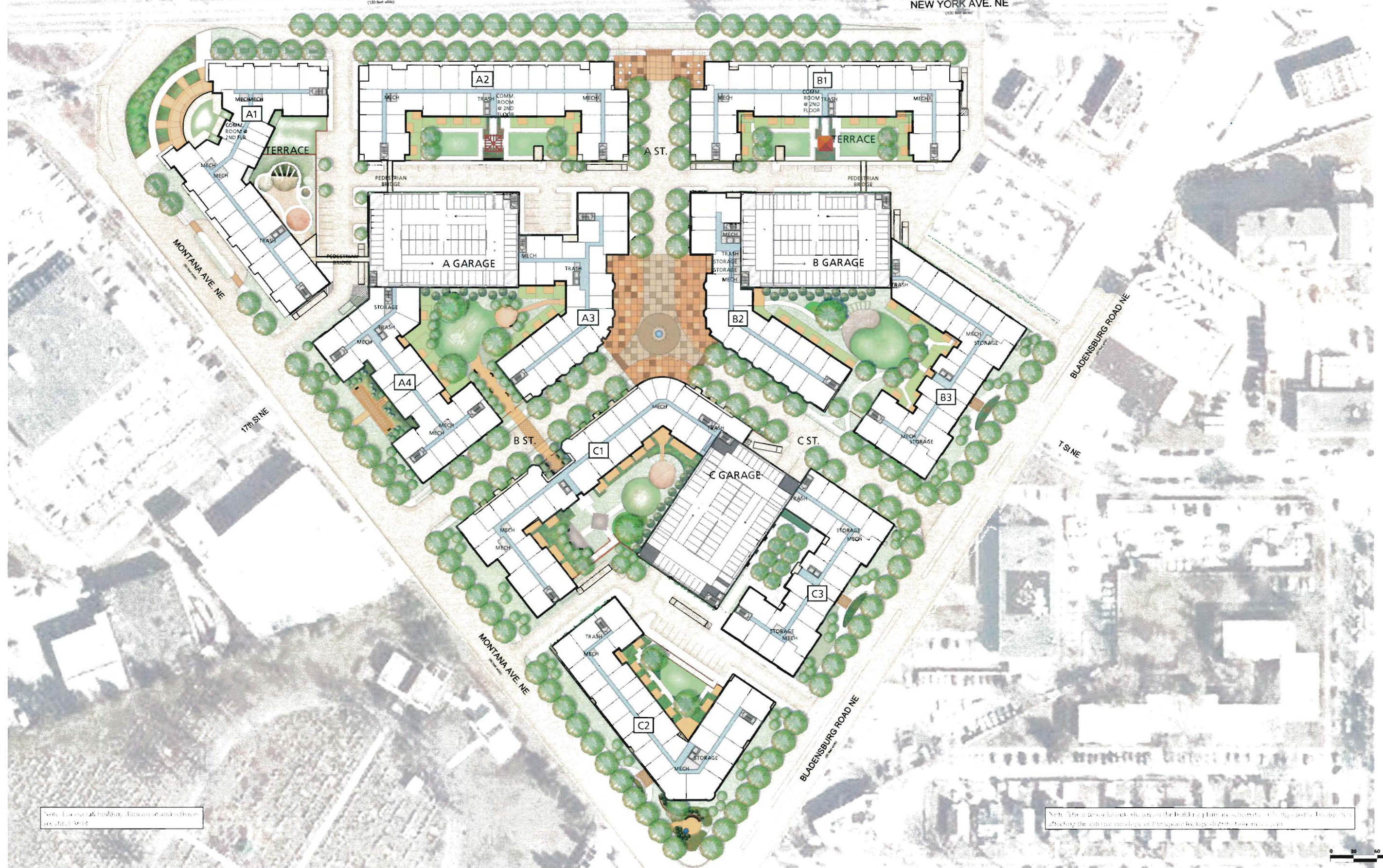


View of Central Plaza Looking Northwest

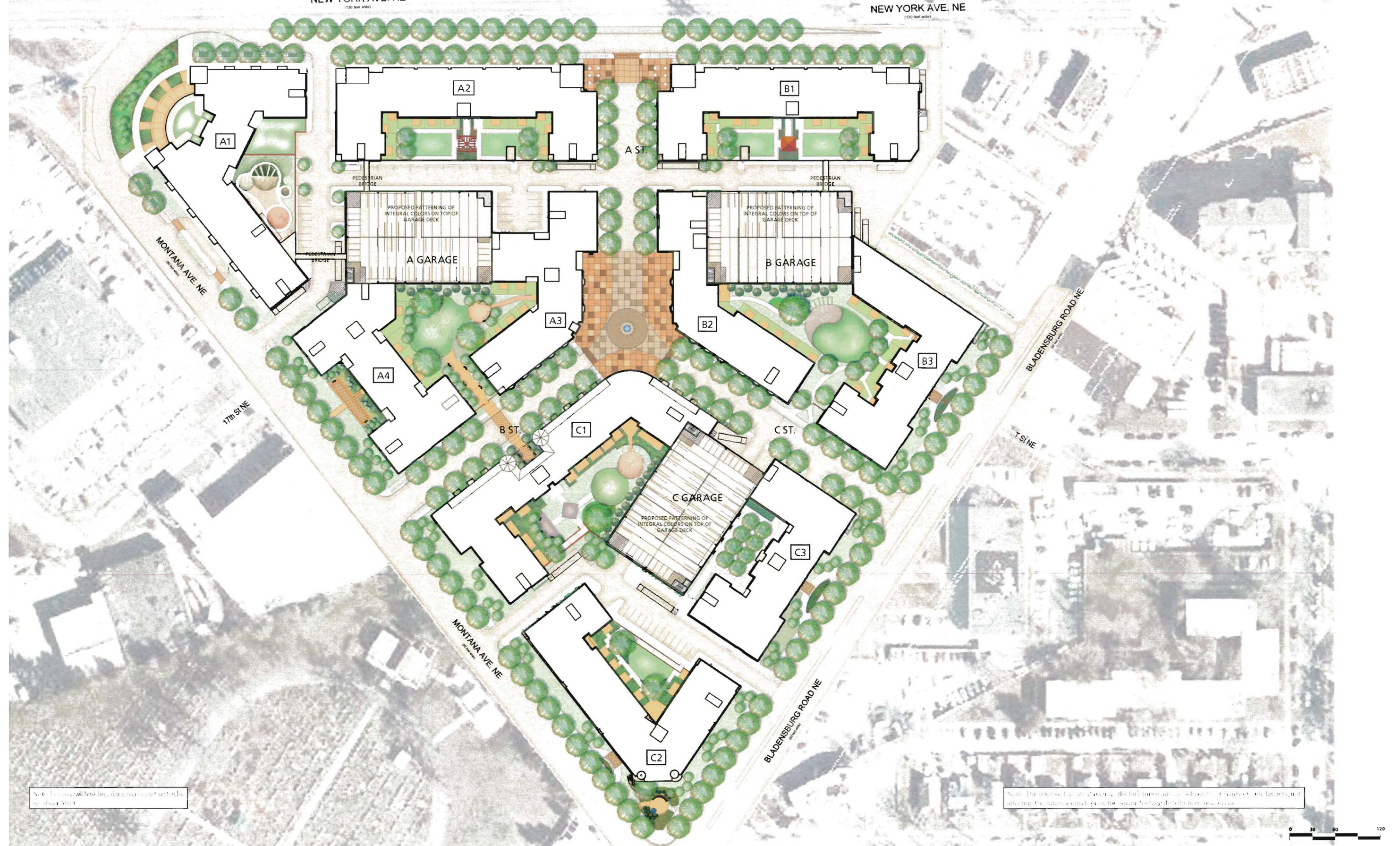
Massing Views in Conceptual Matter-of-Right Context



Garage Level Plan



Typical Floor Plan



Roof Plan



New York



New York



London



London

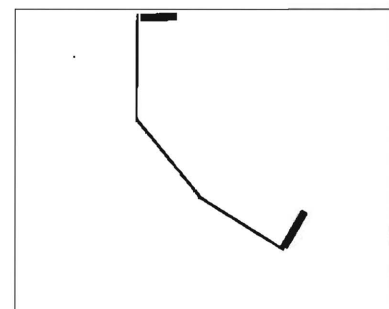
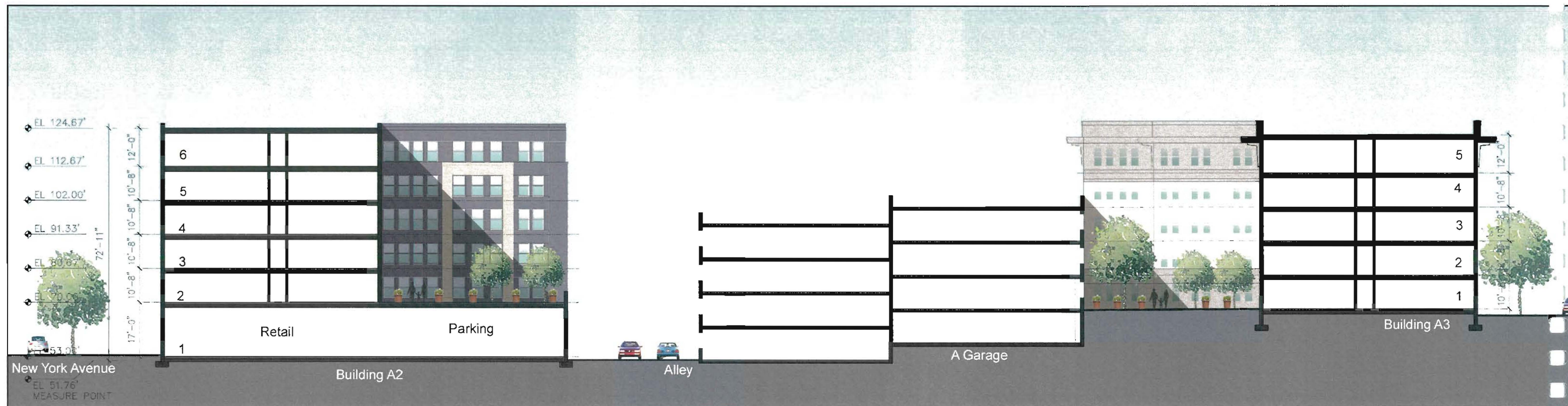


London

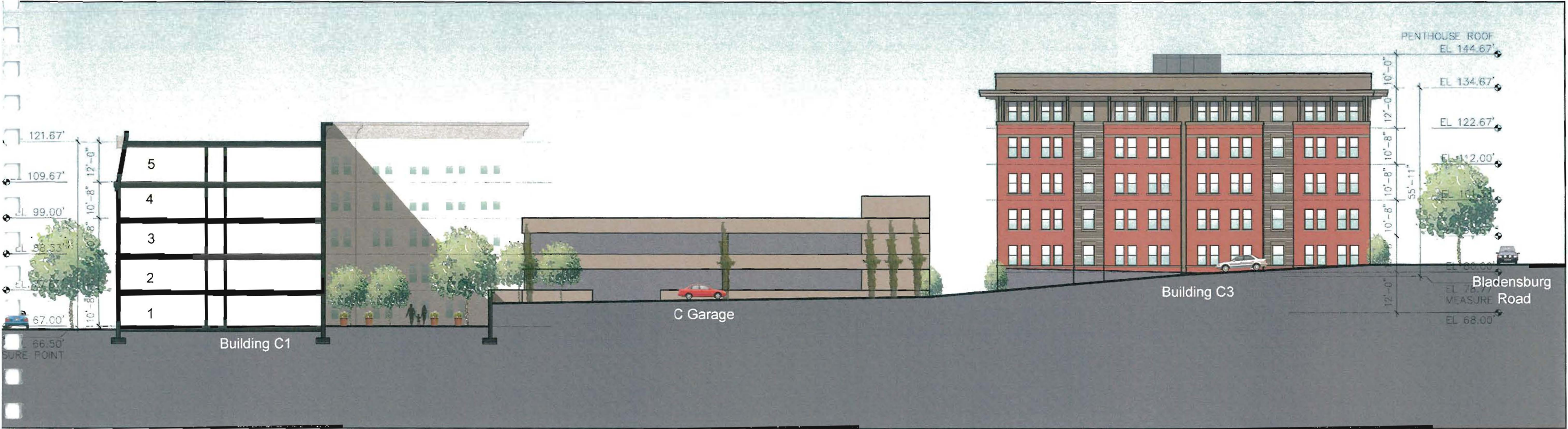
4 - 6 Story Housing Precedents



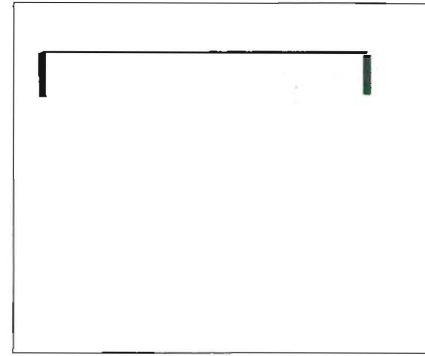
MAURICE WALTERS ARCHITECT, PC | ARDEN NEW YORK, LLC
BRADLEY SUE DESIGN, INC. | TORRE GALLAS AND PARTNERS



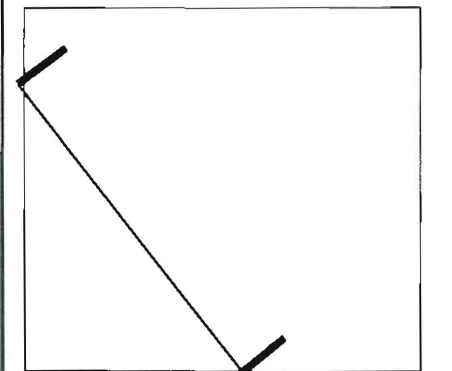
Site Sections



Site Sections



Elevations



Elevations

MAURICE WALLERS ARCHITECT, PC | ABDO NEW YORK, LLC
BRADLEY SITE DESIGN, INC. | TORI GALLAS AND PARTNERS

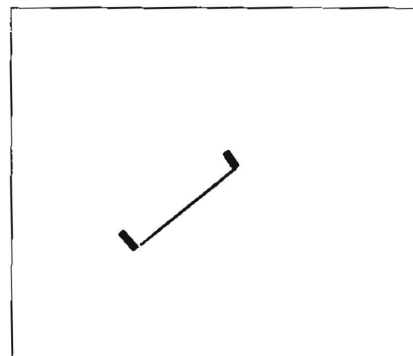
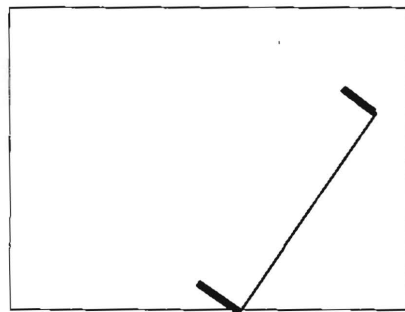
A023

March 25, 2019

ARBOR PLACE



Bladensburg Road



B Street looking northwest

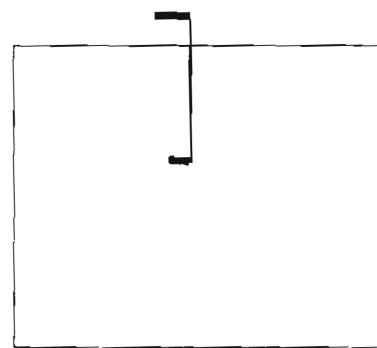
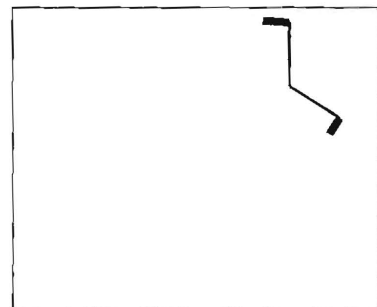


NOT TO SCALE

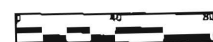
Elevations

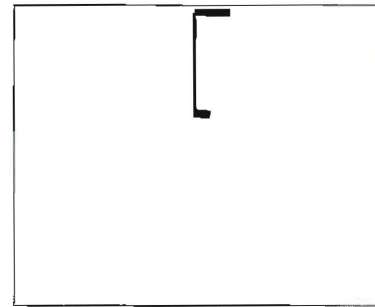


East Alley

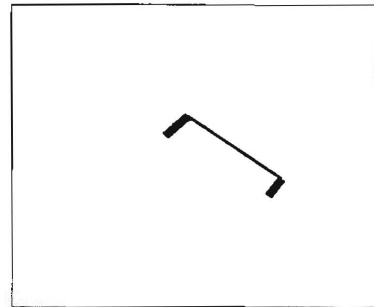


A Street looking west





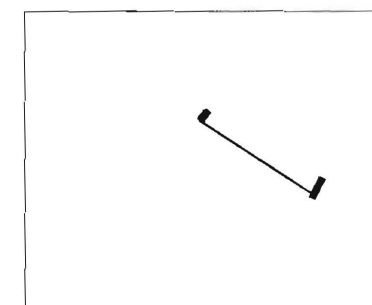
A Street looking east



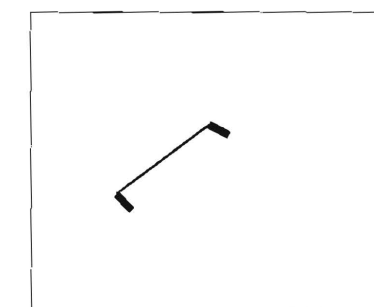
C Street looking south west



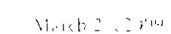
Elevations



Building B3



Building C1

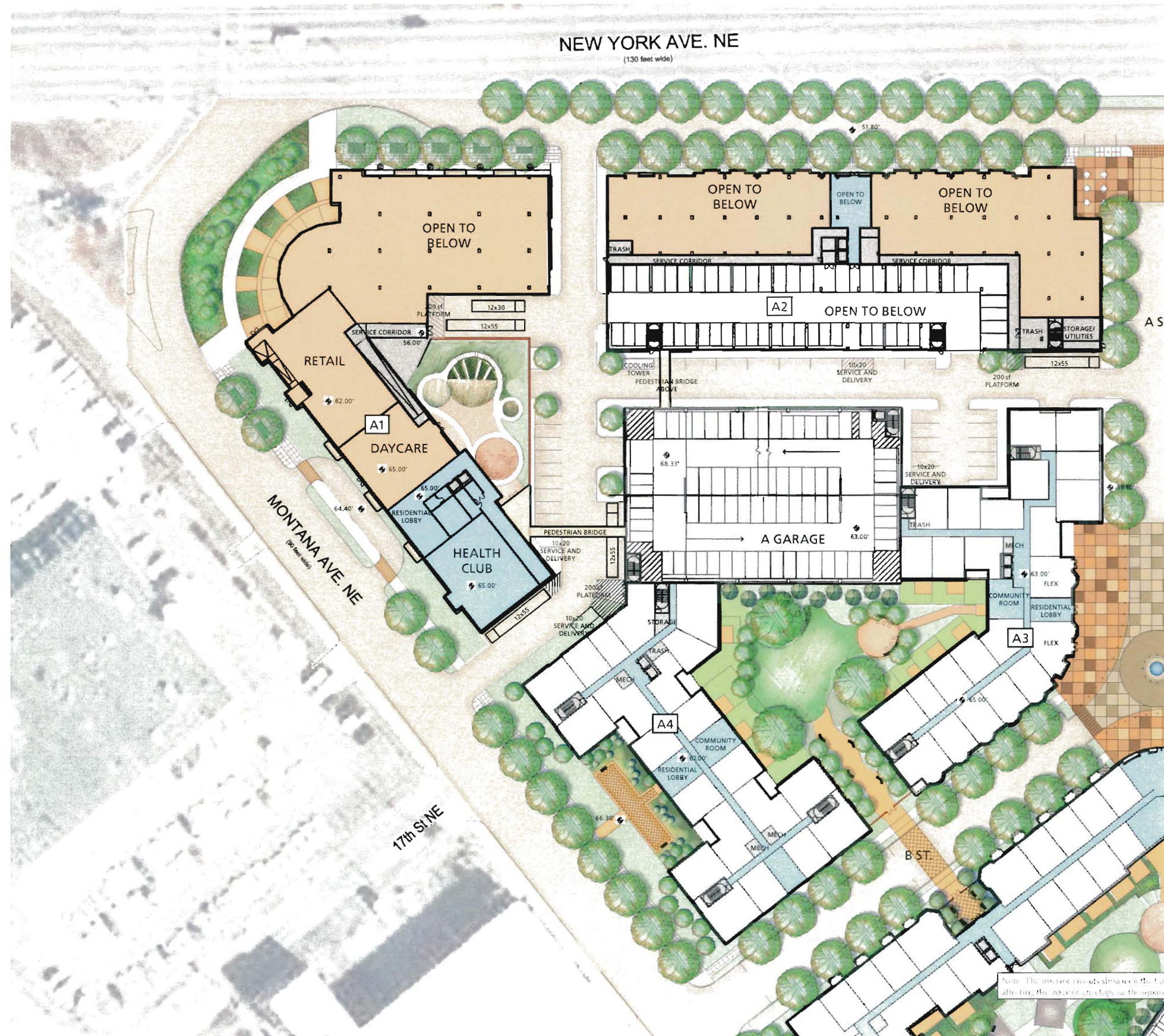


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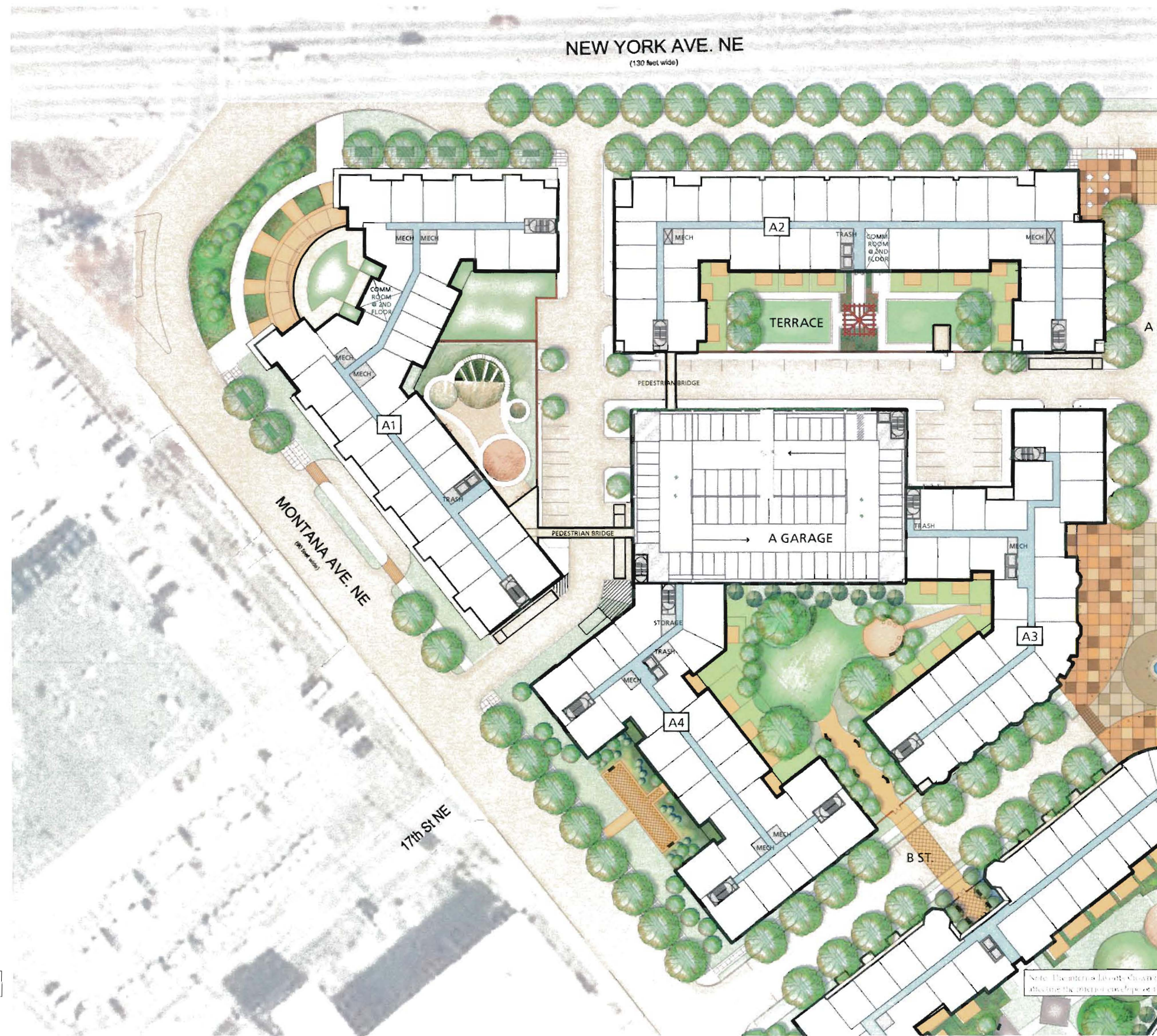
A027

ARBOR PLACE



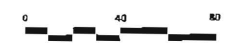


Ground Floor Plan: Block A



Notes: Floor levels, dimensions and setbacks are shown on sheet A030.

Note: The interior layout design is shown on sheet A030. The exterior layout is shown on sheet A030. The interior layout design is shown on sheet A030. The exterior layout is shown on sheet A030.



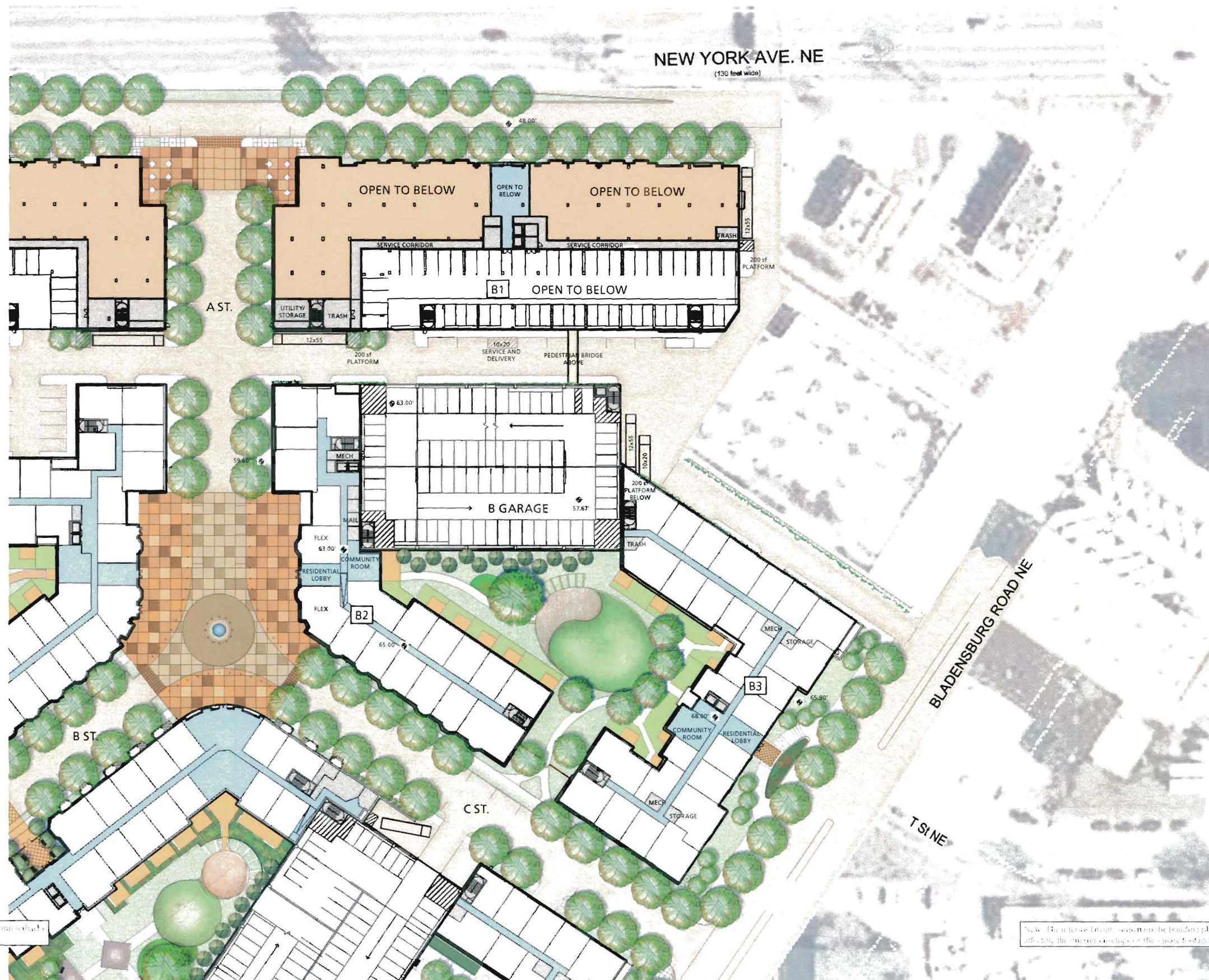
March 25, 2009

Typical Floor Plan: Block A

MAURICE WAITERS ARCHITECT, PC | ARDO NEW YORK, PC
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A030

ARBOR PLACE

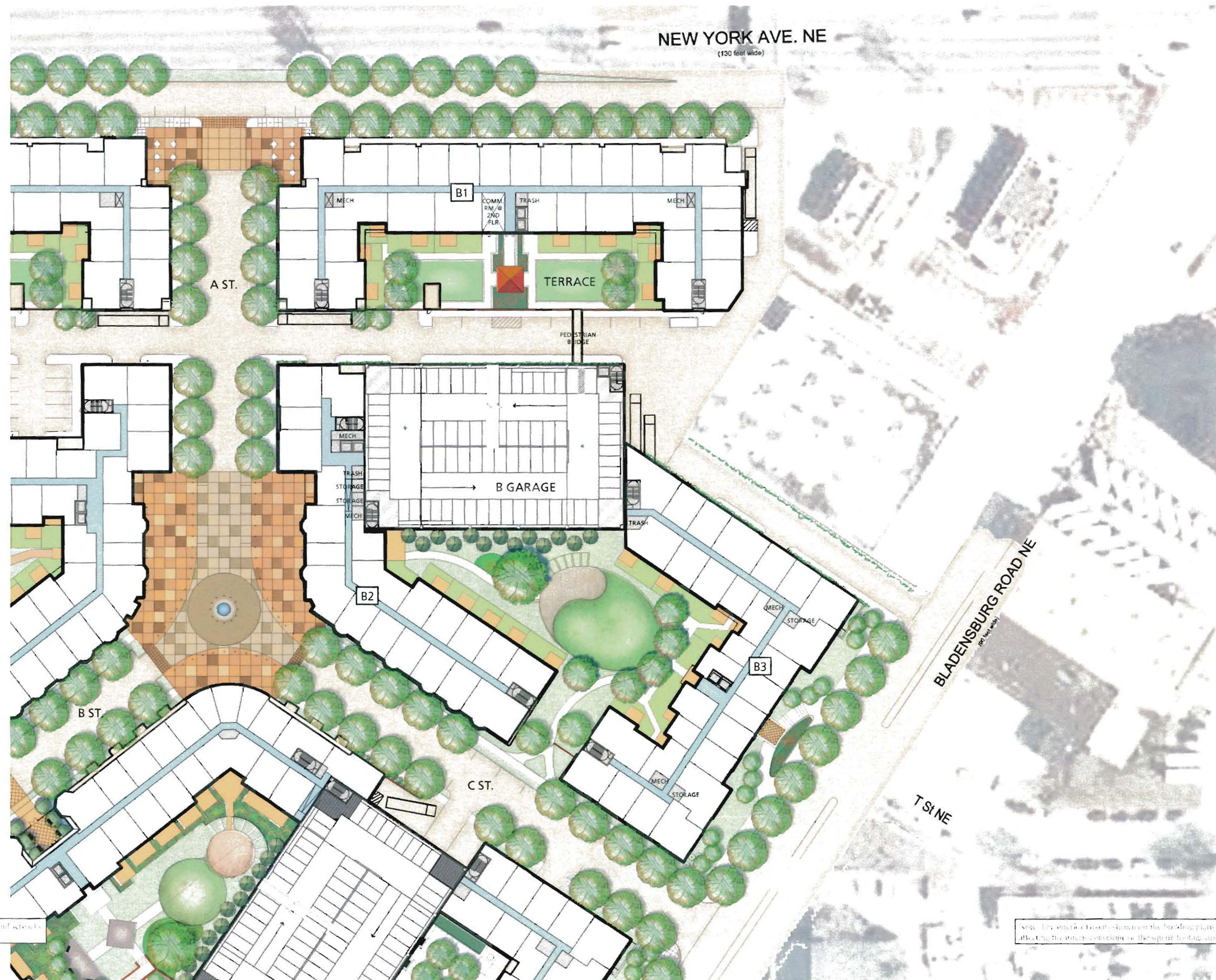


Note: Landscaping shown is illustrative only and subject to change.

Note: Building layout shown is illustrative only and subject to change. The layout shown is not intended to represent the final building design and is not intended to be used for construction purposes.

0 40 80
Feet
Map 2 of 3

Ground Floor Plan: Block B

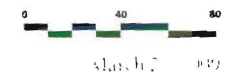


Typical Floor Plan: Block B



* Overall building dimensions and setbacks
 A-1

Note: The interior layouts shown on the final plans are schematic and subject to change and not affecting the exterior envelope of the square which defines the building footprint.



Garage Level Plan: Block C



Note: All interior dimensions are in feet and inches. See S.C. 1.1.1.1.

Note: The exterior layouts shown on the building plans are subject to change. The exterior layout shown on the site plan is for informational purposes only. The exterior layout shown on the site plan is for informational purposes only.

Ground Floor Plan: Block C



Note: For aerial photos, dimensions and setbacks are from 2014.

Note: The interior layout shown on the building plans are indicative of future plans and do not indicate the interior layout of the existing building.

0 40 80

March 27, 2014

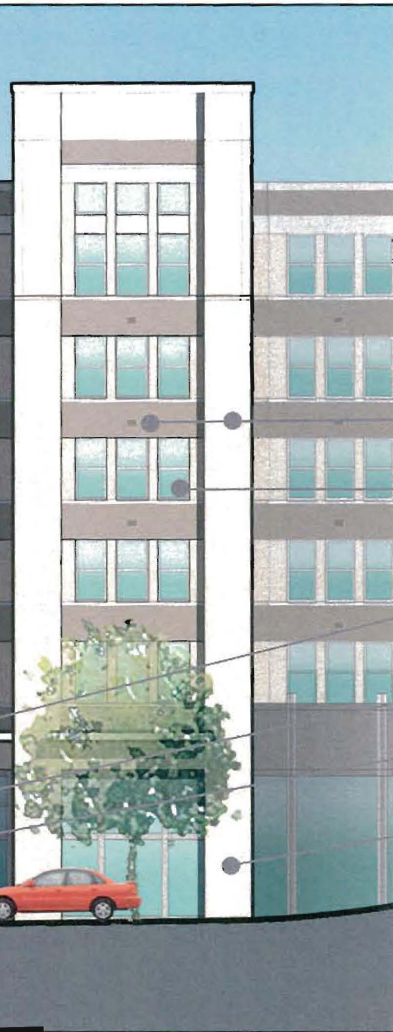
Typical Floor Plan: Block C



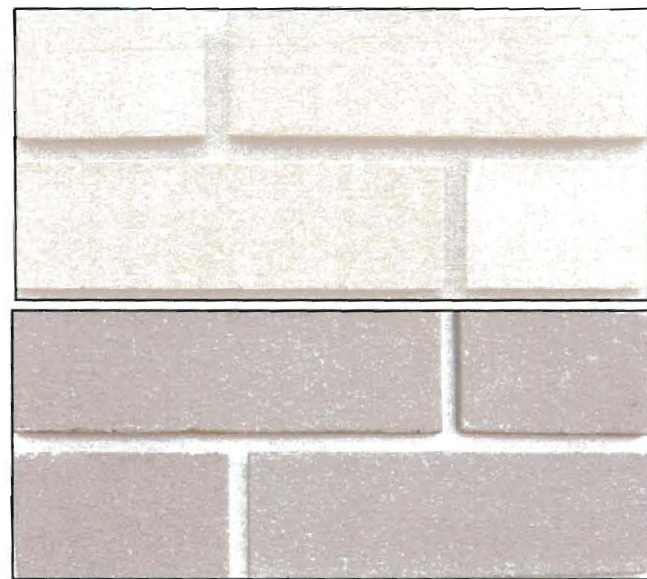
Building A1 - Typical Bay



Building A1 - Main Brick



Building A1 - Accent Brick



Building A1 - Accent Brick 1

MATERIALS LEGEND

- 1 - Masonry w/ Precast Accents
(see below for main colors and accent colors)
- 2 - Windows
- 3 - Aluminum and Glass Storefront
- 4 - Canopy / Signage Band
- 5 - Decorative Column Cover

1

2

4

3

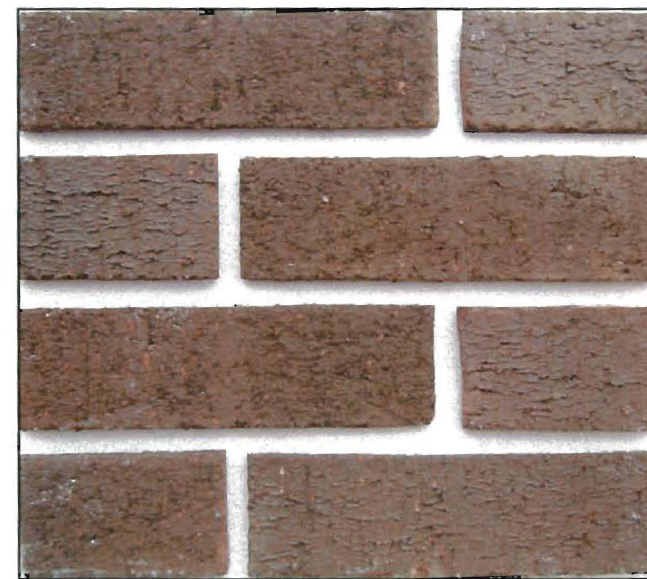
5

1

Sample materials are conceptual.
Actual color and manufacturer
are subject to availability.



Building A2 - Typical Bay (B1 Similar)



Buildings A2 & B1 - Accent Brick



Buildings A2 & B1 - Main Brick



MATERIALS LEGEND

- 1 - Masonry w/ Precast Accents
(see below for colors)
- 2 - Fiber Cement Panels / Siding
- 3 - Cornice with Brackets
- 4 - Windows
- 5 - Decorative Railing
- 6 - Covered Entry Porches
- 7 - Shingle Roofing

7

3

2

4

5

1

6

Sample materials are conceptual.
Actual color and manufacturer
are subject to availability.

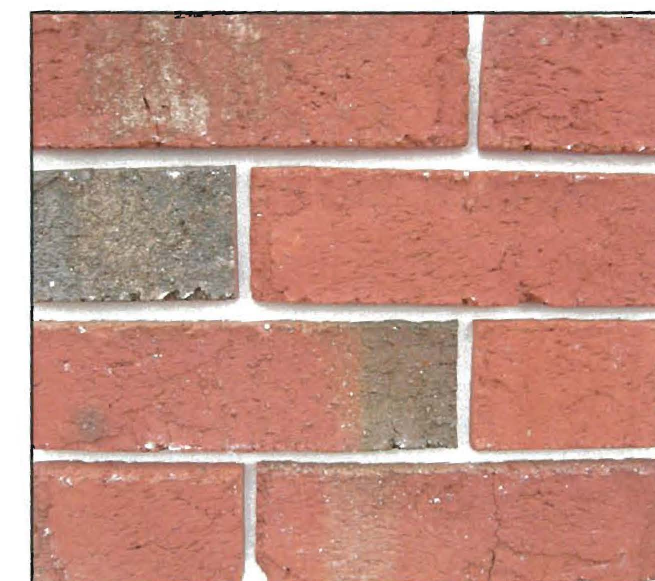
Building A3 - Typical Bay (B2 Similar)



Buildings A3 & B2 - Main Brick



Building C1



Building C1 - Brick

Typical Bay Detail



MATERIALS LEGEND

- 1 - Masonry w/ Precast Accents
(see below for colors)
- 2 - Fiber Cement Panels / Siding
- 3 - Cornice with Brackets
- 4 - Windows
- 5 - Decorative Railing
- 6 - Decorative Spandrel Panels

3

6

1

2

4

6

5

1

Sample materials are conceptual.
Actual color and manufacturer
are subject to availability.

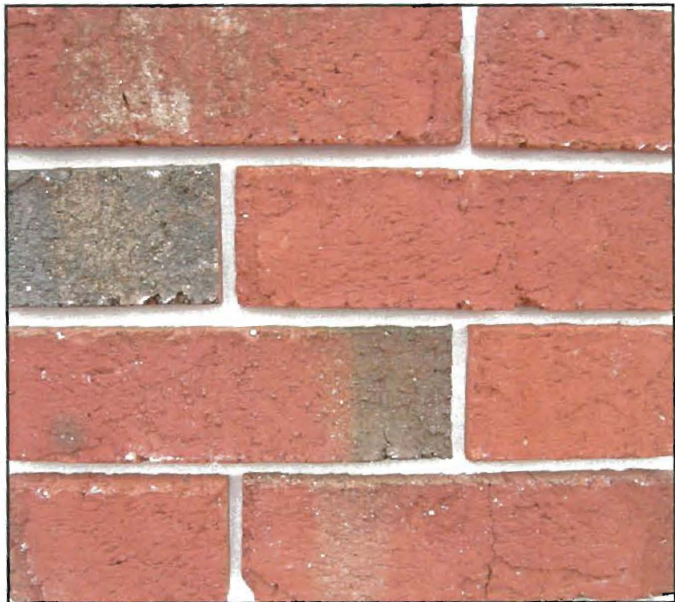


Building C2 - Typical Bay

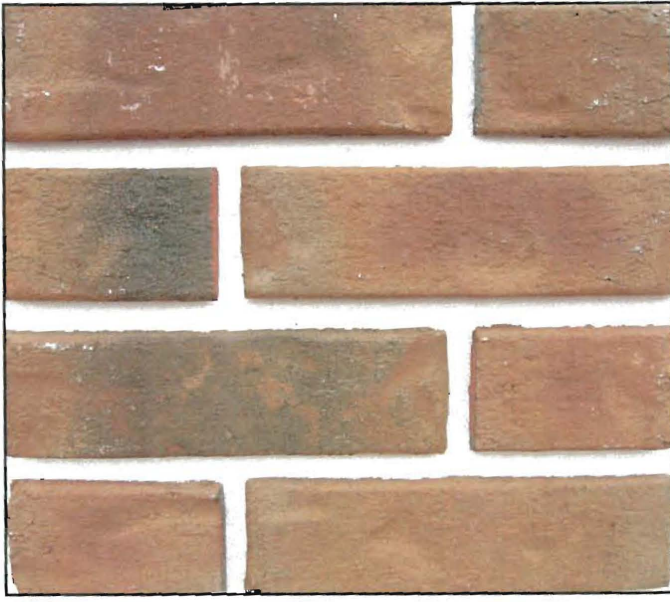
Building C3 - Typical Bay (Buildings A4 and B5 Similar)



Building C2 - Brick

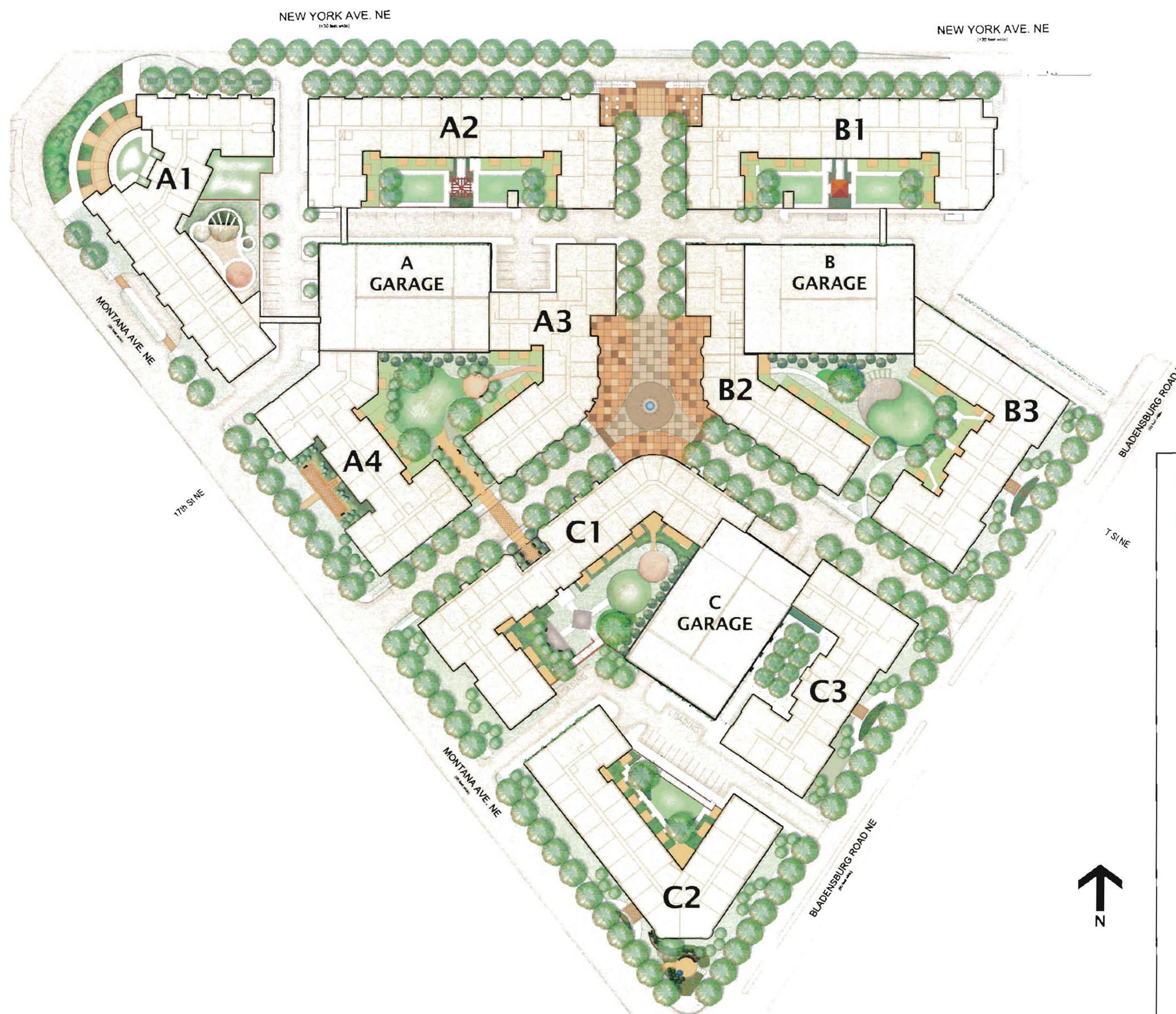


Building B5 - Brick



Main Brick

Typical Bay Detail



LEGEND		POSSIBLE SPECIES	
	PROPOSED DECIDUOUS TREE	ACER RUBRUM OCTOBER GLORY	CERATOPHYLLUM JAPONICUM
	PROPOSED MULTI-STEMMED DECIDUOUS TREE	CLADRAUTIS KENTUCKIA	G. BLOBA PRINCE OF SENTINEL
	PROPOSED EVERGREEN TREE	G. BLOBA PRINCE OF SENTINEL	G. BLOBA PRINCE OF SENTINEL
	PROPOSED SHRUB	QUERCUS PRINCE OF SENTINEL	QUERCUS PRINCE OF SENTINEL
	PROPOSED VINES	AMELANCHIER ALBOVARIA	BETULA NIGRA HERITAGE
	PROPOSED PERENNIAL/GRASS/GRAVEL	MAHONIA X INTERMEDIA ARNOLD PROMISE	ACERSTROMIA INDICA
	PROPOSED LAWN	MAGNOLIA VIRGINIANA	LEAF ATTENUATA FOSTER
		GINSENG VIRGINIANA EMERALD SEEDLING	MAGNOLIA GRANDIFLORA D.D. BLANCHARD
		GLADIOLUS ALBIFLORUS	CORNUS SERICEA
		POTENTILLA GARDNER	TEA VIRGINIANA HENRY GARNET
		VALERIANA LINDLEY	POTENTILLA FRUTICOSA
		VIOLARIA SP.	AXILIA QUINATA
		CAMPIDIS RADICANS	HYDRANGEA ANOMALA RETICULARIS
		COENOCLEA PURPUREA MAGNOLIA	FLORIBUNDUS FORTUNE CO. ORATIS
		DESCRAMPSIA DESPONDIA	LIPOPE MUSCARI BIG BLUE
		MUCANTHUS SHENSI GRACILIMUS	OPUNTIA FRUTICOSA
		MANIUM VIRGATUM	PRUNUS ALPINA GOLDEN
		RUBROXIA FLUIDA GOLDEN	

LANDSCAPE PLAN

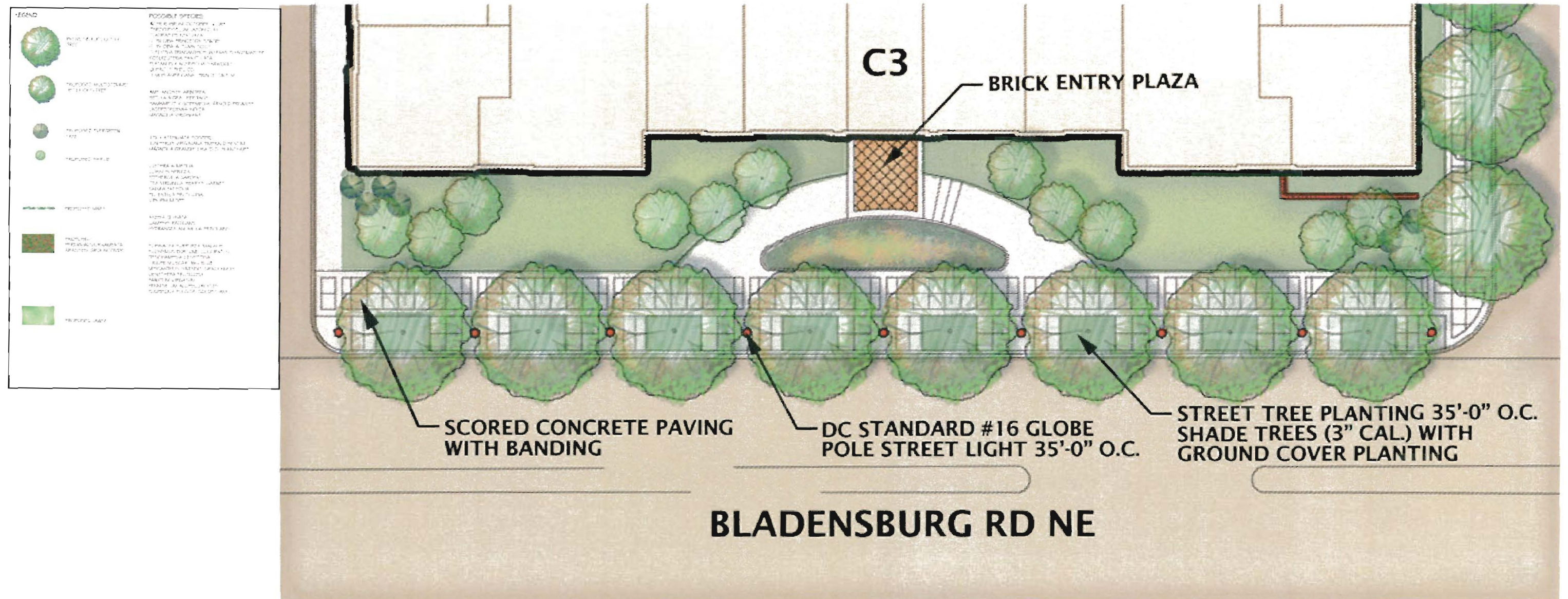
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BRADLEY SITE DESIGN, INC. | FORT GALLAS AND PARENTS

L01

ARBOR PLACE

March 2018





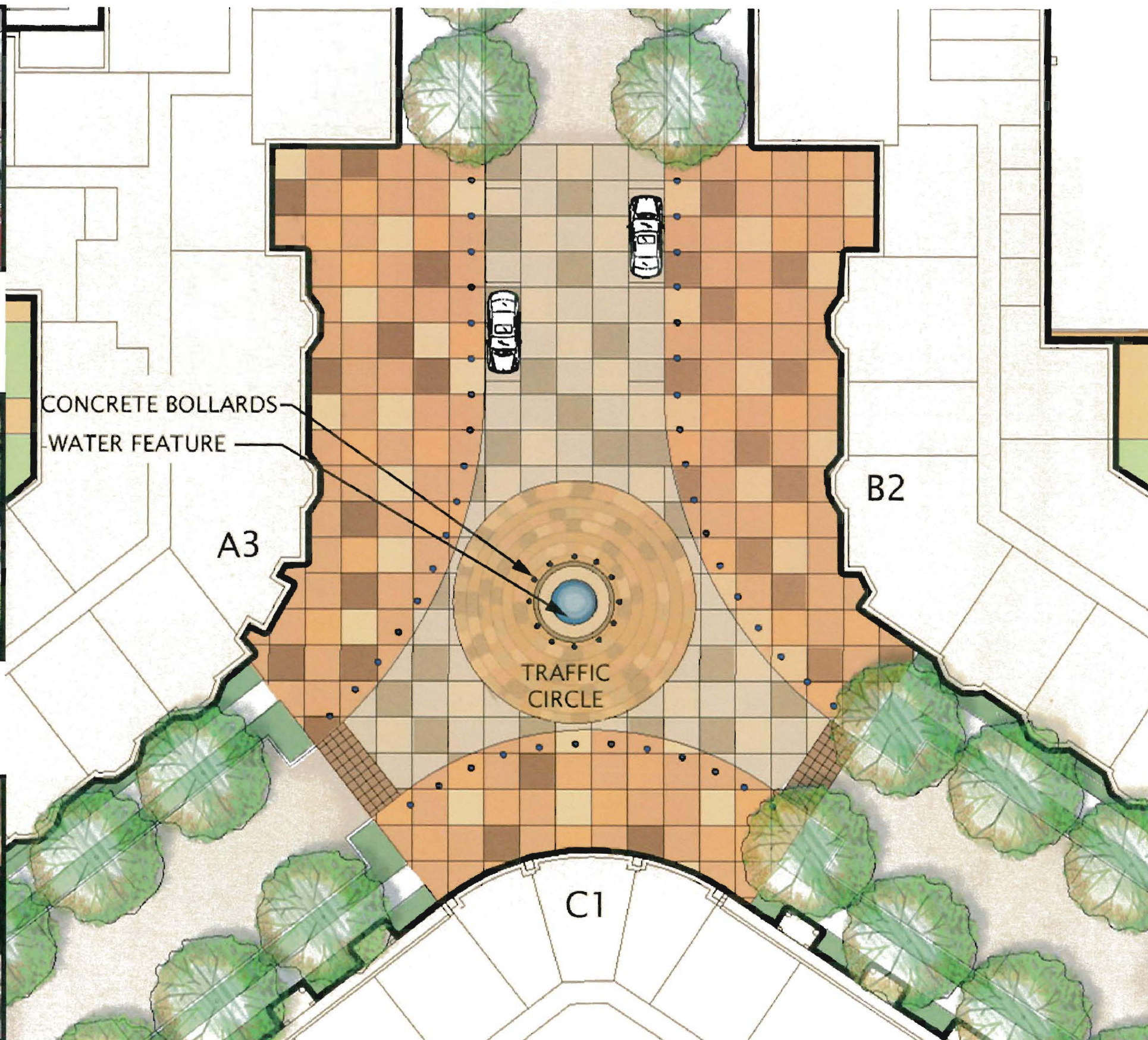
BLADENSBURG ROAD C3 ENTRY PLAZA AND STREETScape

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BRADLEY SILL DESIGN, INC | FORTI GALLAS AND PARTNERS

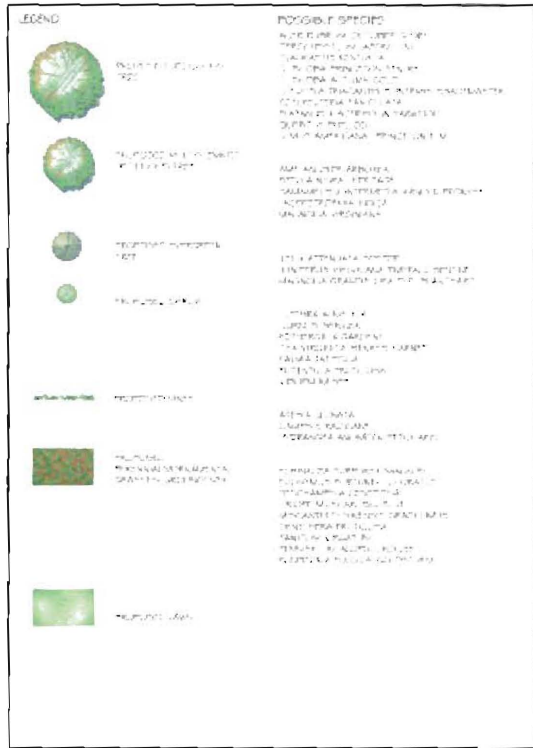
L04

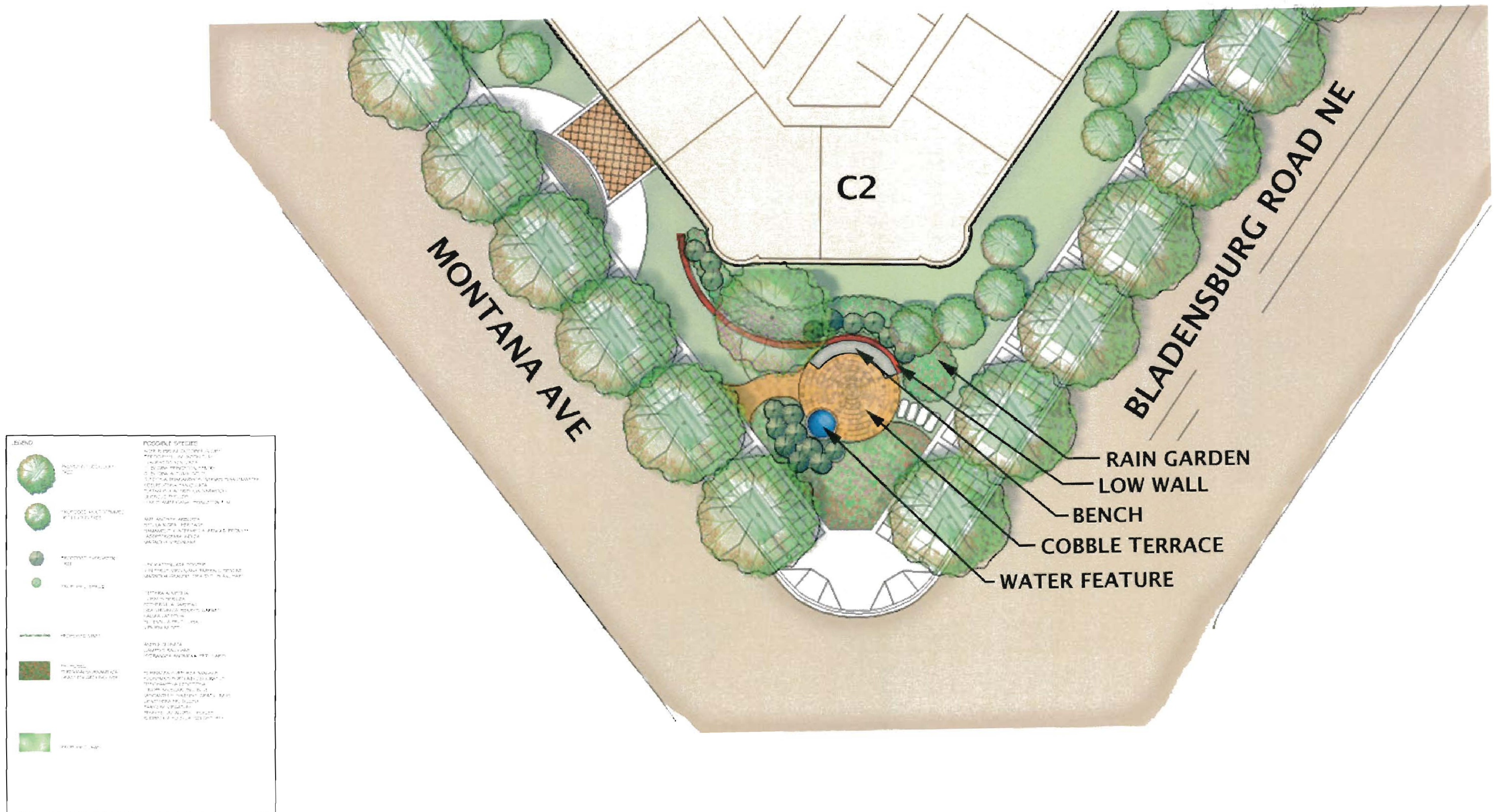
ARBOR PLACE

March 2, 2018



LEAGUE	
	POKCHONG (Chinese Kale) POKCHONG (Chinese Kale)
	POKCHONG (Chinese Kale) POKCHONG (Chinese Kale)
	POKCHONG (Chinese Kale) POKCHONG (Chinese Kale)
	POKCHONG (Chinese Kale) POKCHONG (Chinese Kale)
	POKCHONG (Chinese Kale) POKCHONG (Chinese Kale)
	POKCHONG (Chinese Kale) POKCHONG (Chinese Kale)
	POKCHONG (Chinese Kale) POKCHONG (Chinese Kale)



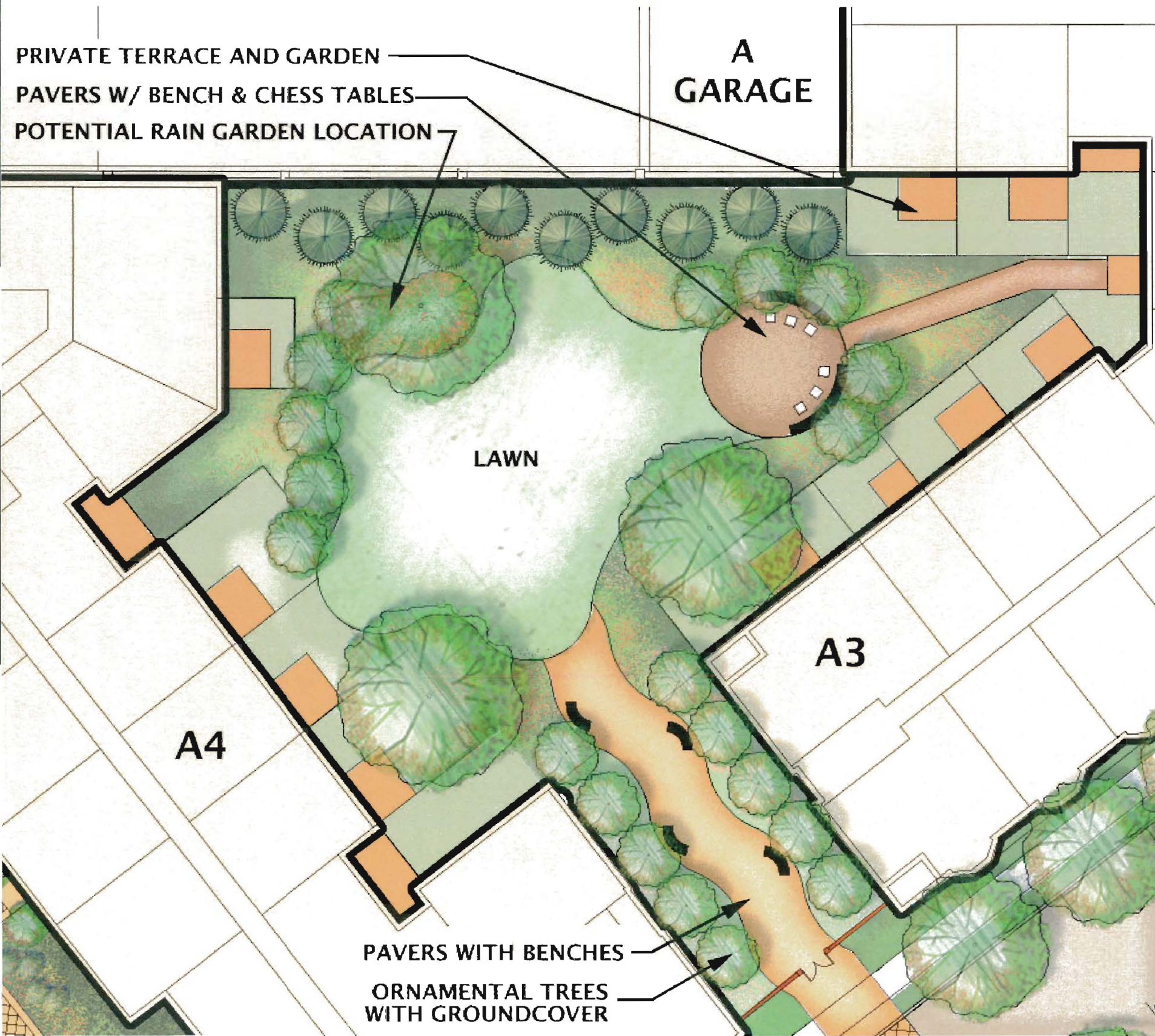
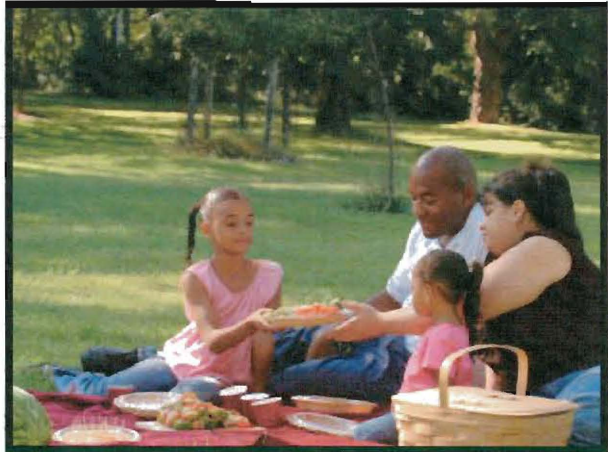


March 23, 2009

MONTANA AVENUE AND BLADENSBURG ROAD PLAZA AND STREETSCAPE

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ARBOR PLACE

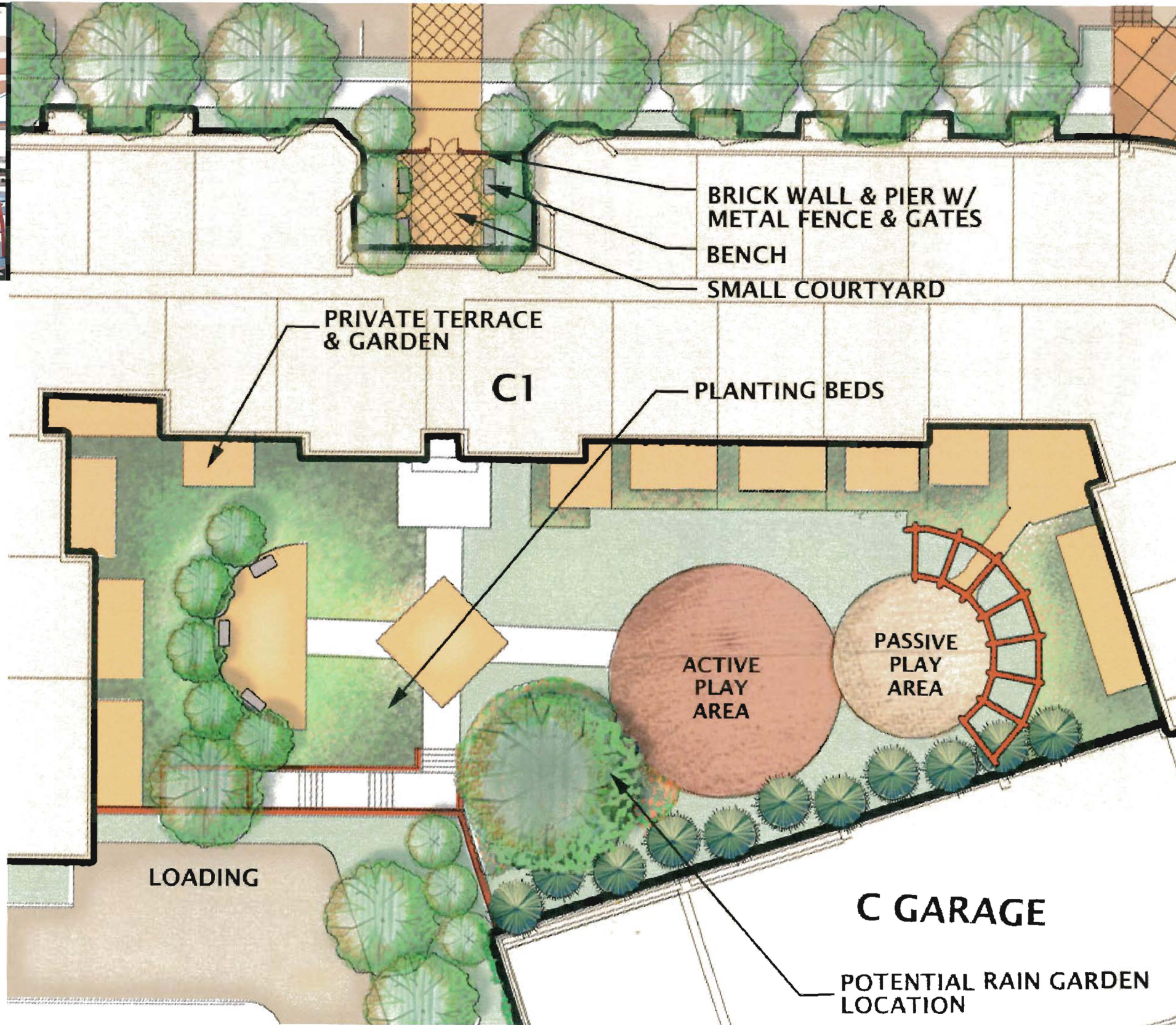


LEGEND	POSSIBLE SPECIES
	ADONIS, BIRCH, CORYLUS, ETC.
	ALNUS, BIRCH, CORYLUS, ETC.
	ALNUS, BIRCH, CORYLUS, ETC.
	ALNUS, BIRCH, CORYLUS, ETC.
	ALNUS, BIRCH, CORYLUS, ETC.
	ALNUS, BIRCH, CORYLUS, ETC.
	ALNUS, BIRCH, CORYLUS, ETC.
	ALNUS, BIRCH, CORYLUS, ETC.

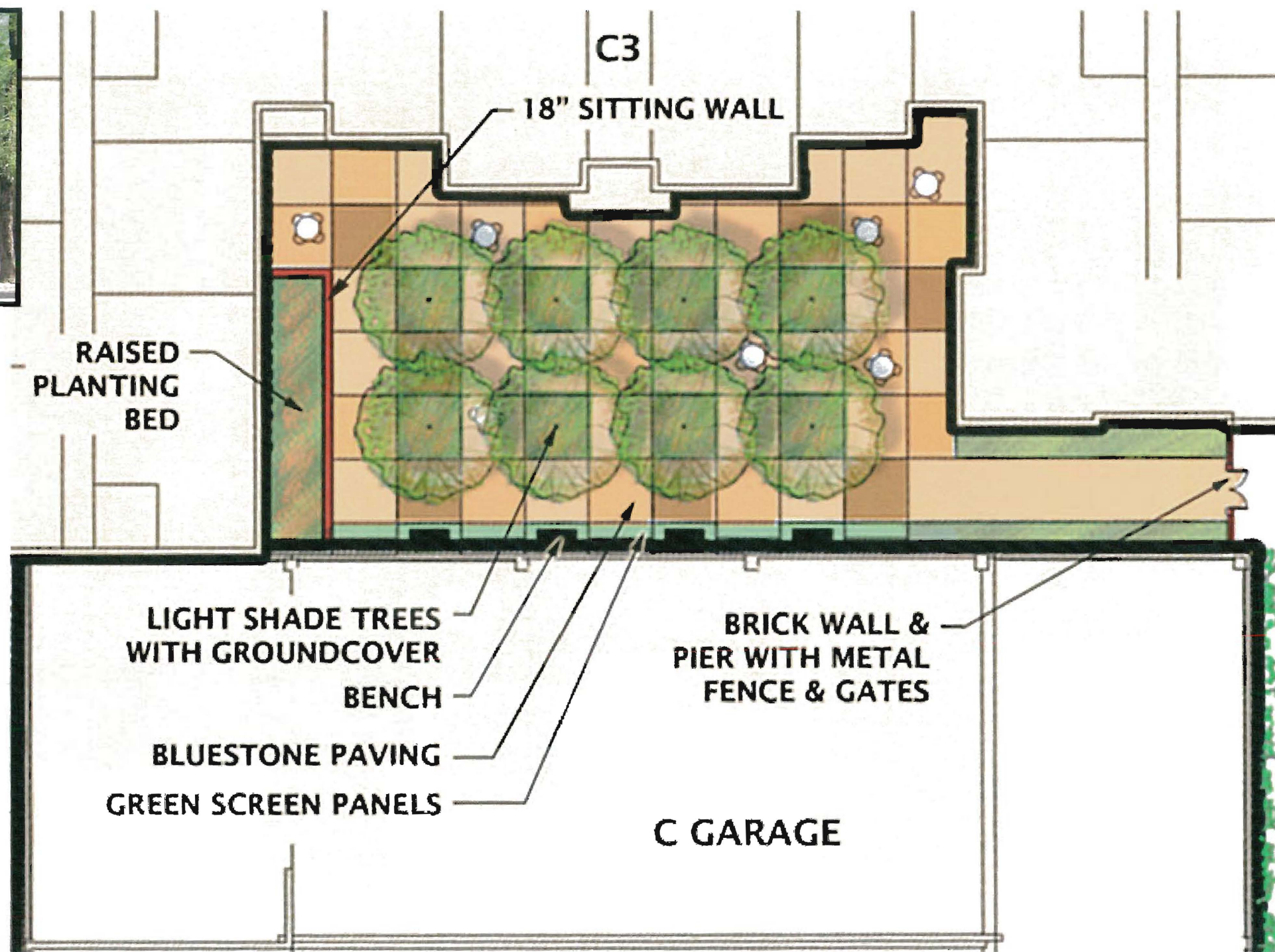
A POD - AMOEBA GARDEN

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BRADLEY SITE DESIGN, INC | FORT GALLAS AND PARTNERS

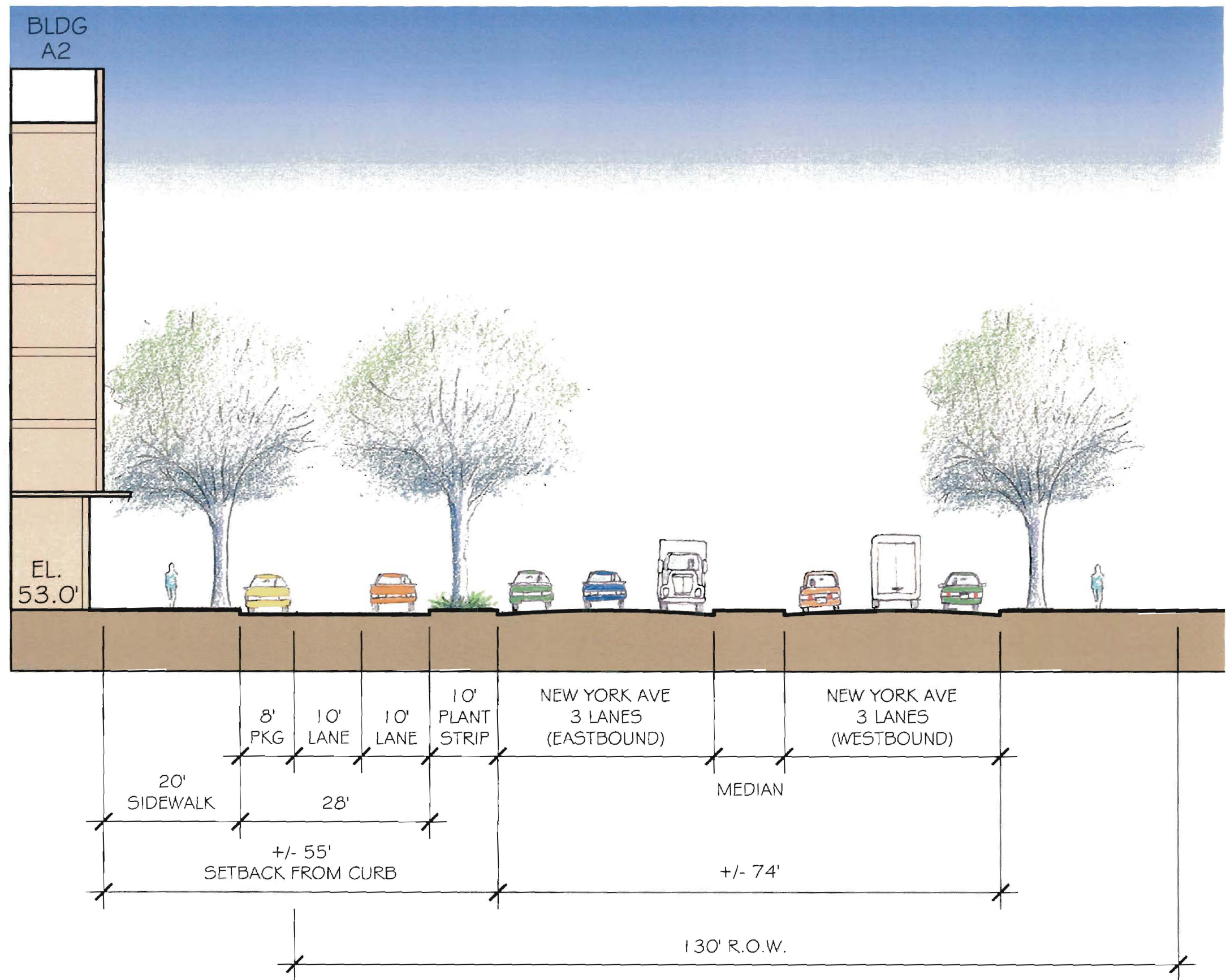




LEGEND	
	POSSIBLE SPECIES: ACER, BEECH, HEDERA, LARIX, PICEA, QUERCUS, TAXUS, YUCCA, etc.
	POSSIBLE SPECIES: ARUNDO, BAMBUSA, CORYLUS, FAGUS, ILEX, LIGULASTRUM, etc.
	POSSIBLE SPECIES: FESTUCA, PASTINACA, etc.
	POSSIBLE SPECIES: POTENTIAL RAIN GARDEN LOCATION

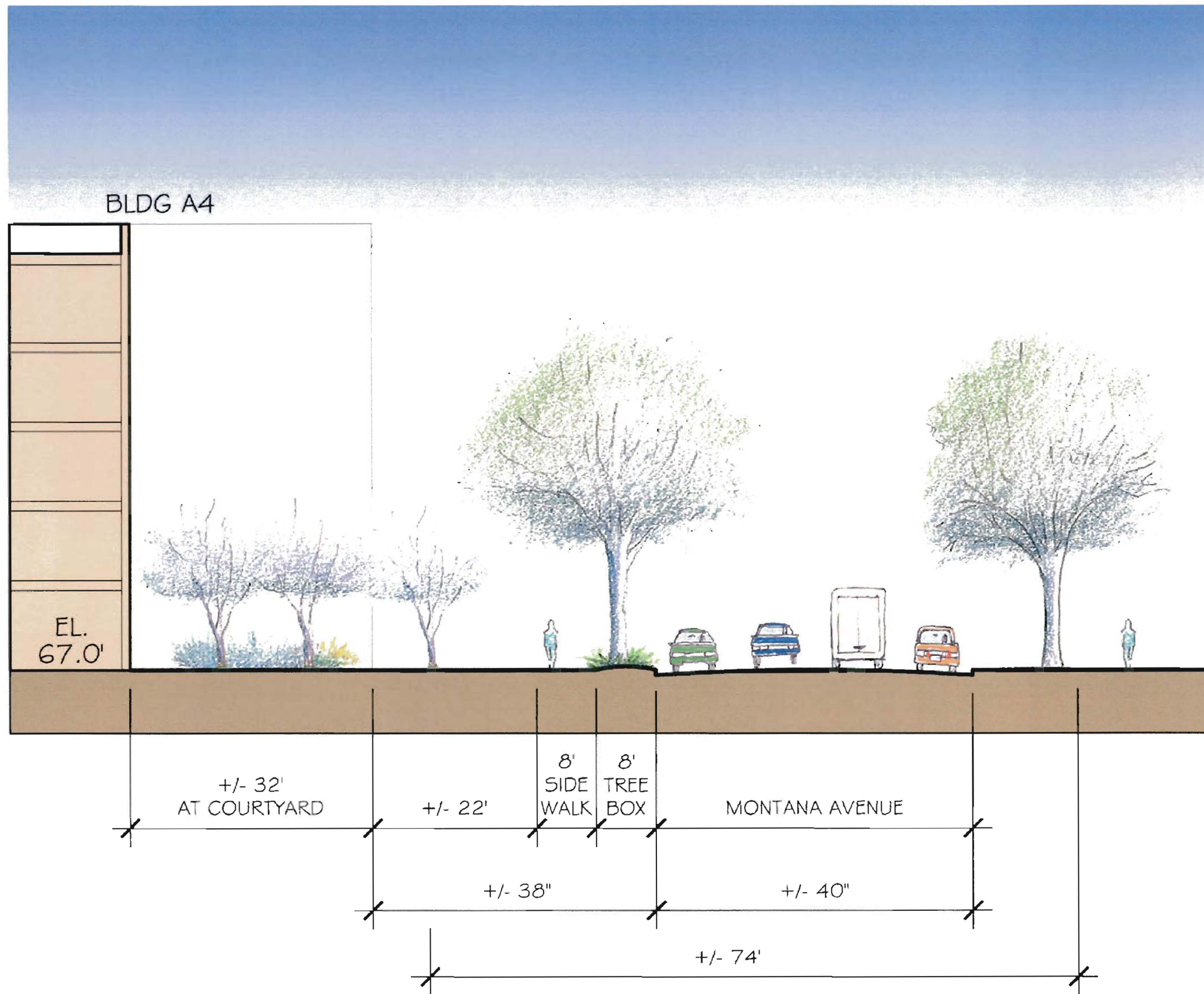


LEGEND	
	POSSIBLE SPECIES: 1. BIRCH, 2. MAPLE, 3. OAK, 4. PINE, 5. REDWOOD, 6. Sycamore, 7. Walnut, 8. Elm, 9. Ash, 10. Alder, 11. Willow, 12. Dogwood, 13. Magnolia, 14. Camellia, 15. Hydrangea, 16. Rose, 17. Lilac, 18. Forsythia, 19. Juniper, 20. Cedar, 21. Cypress, 22. Palm, 23. Bamboo, 24. Fern, 25. Moss, 26. Lichen, 27. Mushroom, 28. Insect, 29. Bird, 30. Squirrel, 31. Rabbit, 32. Fox, 33. Wolf, 34. Bear, 35. Deer, 36. Elk, 37. Moose, 38. Bison, 39. Buffalo, 40. Horse, 41. Cow, 42. Pig, 43. Sheep, 44. Goat, 45. Chicken, 46. Duck, 47. Goose, 48. Turkey, 49. Pheasant, 50. Quail, 51. Parrot, 52. Eagle, 53. Hawk, 54. Owl, 55. Crow, 56. Raven, 57. Jay, 58. Magpie, 59. Starling, 60. Finch, 61. Sparrow, 62. Wren, 63. Thrush, 64. Mockingbird, 65. Starling, 66. Finch, 67. Sparrow, 68. Wren, 69. Thrush, 70. Mockingbird, 71. Starling, 72. Finch, 73. Sparrow, 74. Wren, 75. Thrush, 76. Mockingbird, 77. Starling, 78. Finch, 79. Sparrow, 80. Wren, 81. Thrush, 82. Mockingbird, 83. Starling, 84. 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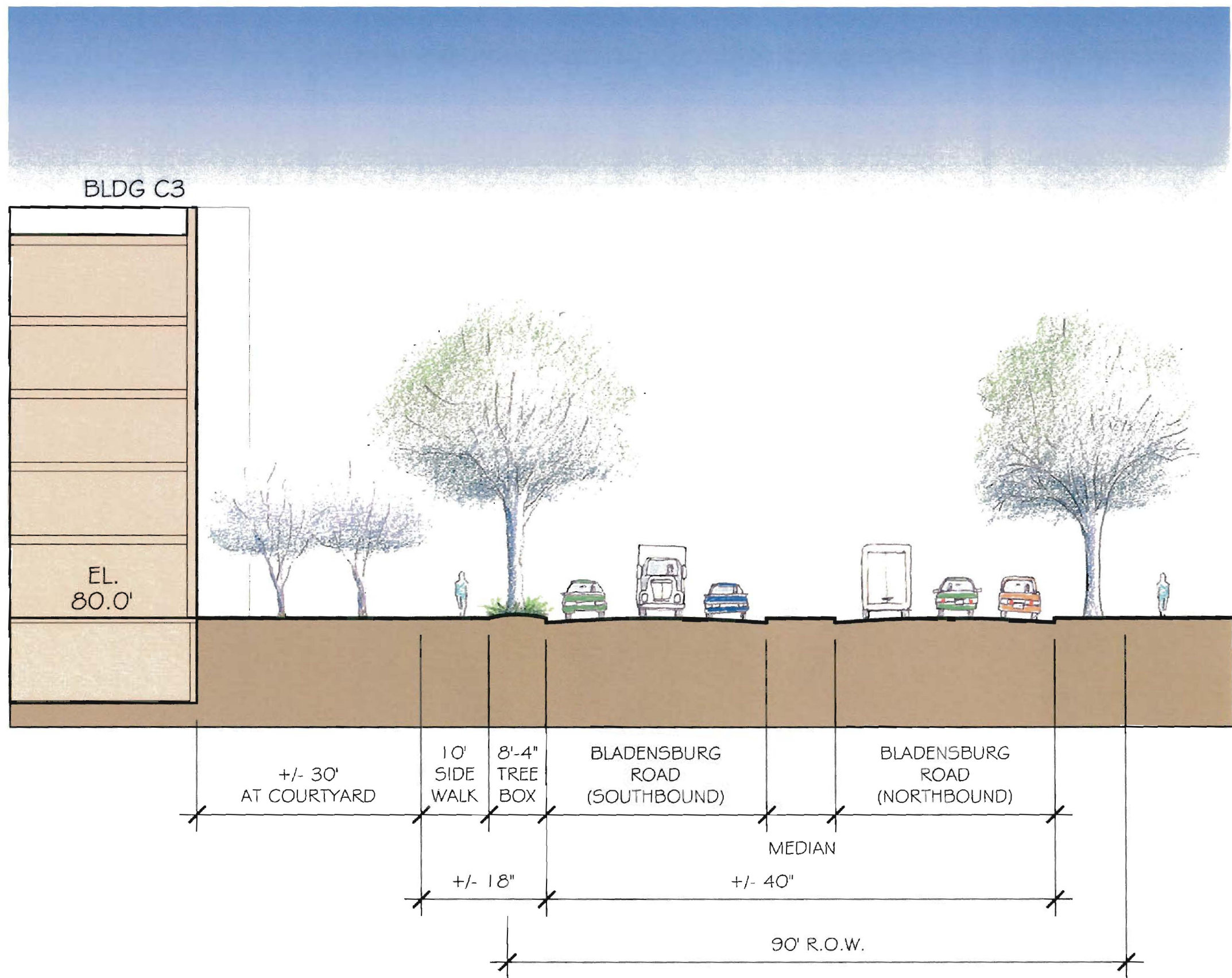


Street Section: New York Avenue

March 28, 2009



Street Section: Montana Avenue



Street Section: Bladensburg Road

Sheet 1 of 2



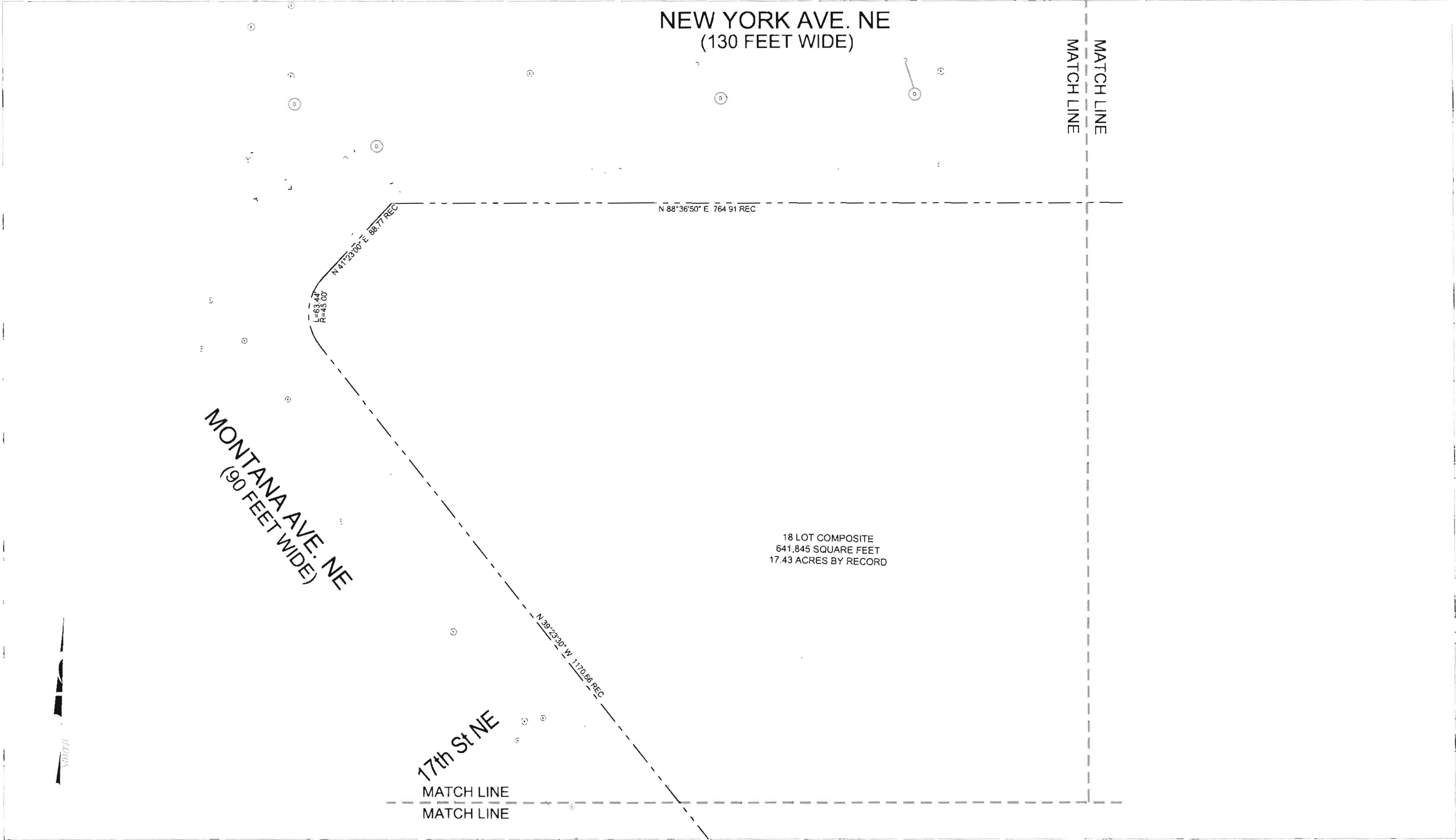
Pedestrian Public and Private Access

MAURICE WATERS ARCHITECT, PC | ARDEN, NEW YORK, PC
 BRADLEY SILL DESIGN, INC. | TORTI GALLAS AND PARTNERS

L016

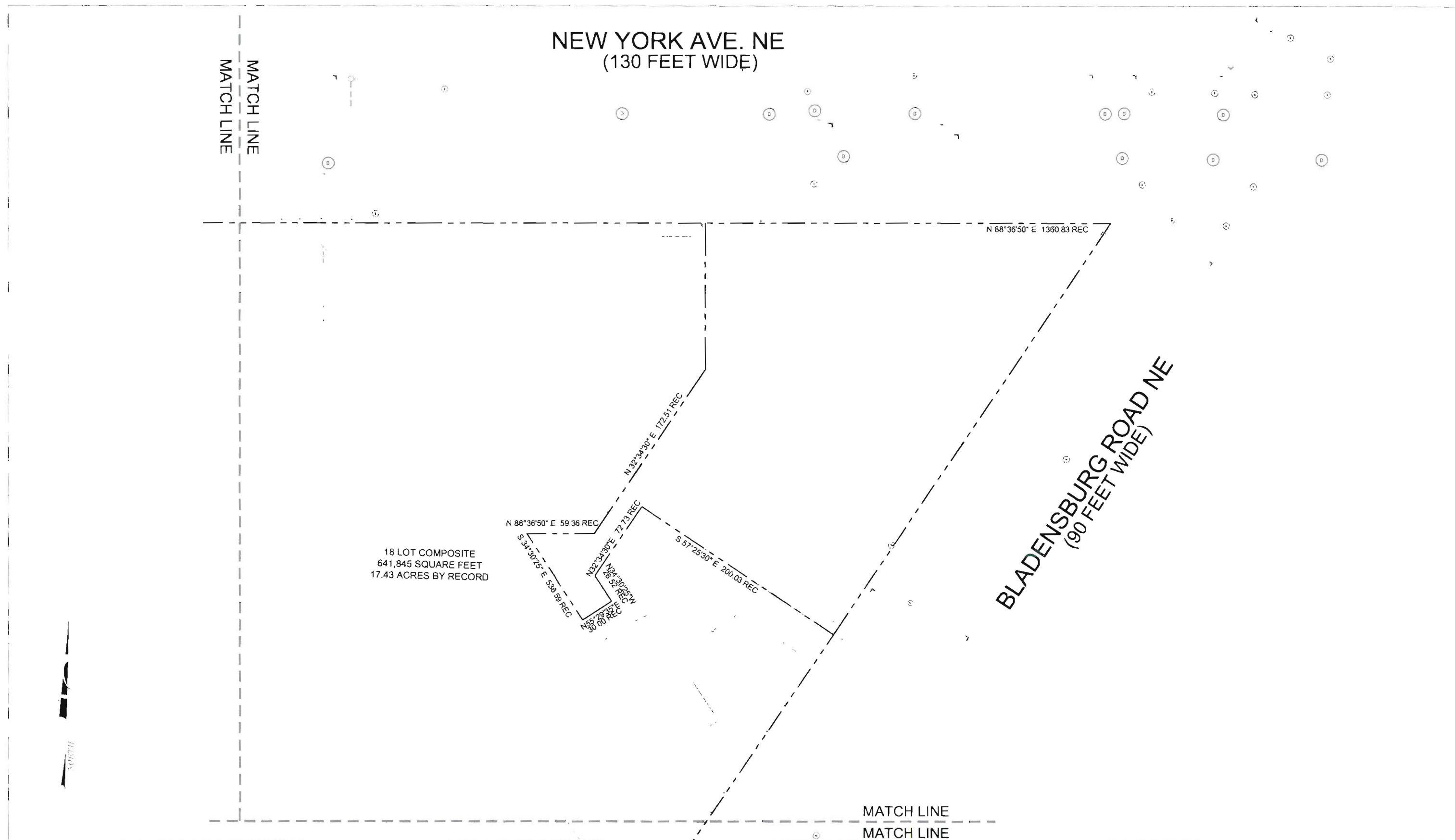
ARBOR PLACE

March 27, 2009

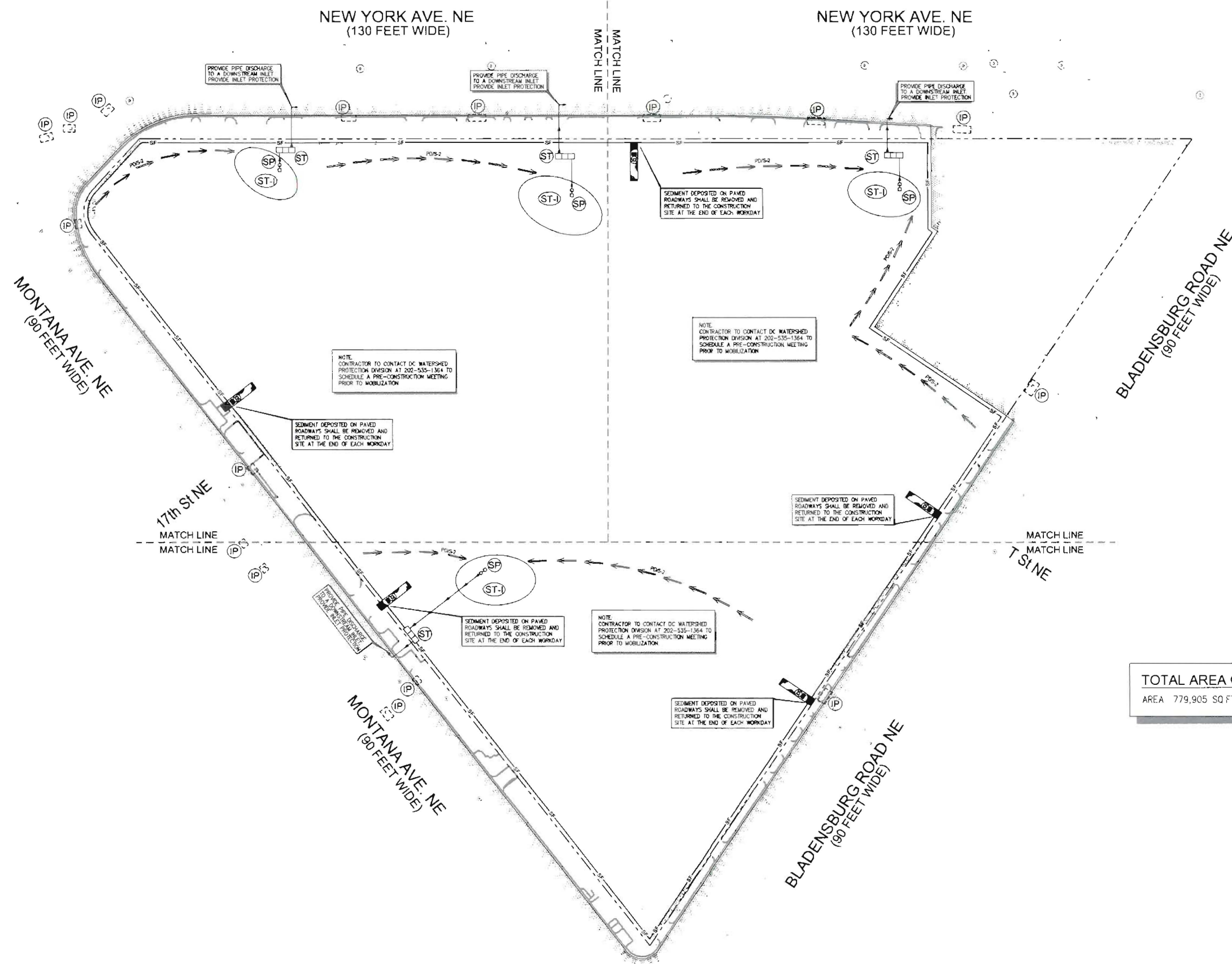


C1.01A EXISTING CONDITIONS PLAN - WEST





C1.01B EXISTING CONDITIONS PLAN - EAST



C1.02 SEDIMENT AND EROSION CONTROL PLAN - OVERALL

MARCH 23, 2009

NEW YORK AVE. NE (130 FEET WIDE)

MONTANA AVE. NE
(90 FEET WIDE)

17th St NE

MATCH LINE
MATCH LINE

MATCH LINE
MATCH LINE

PROVIDE PIPE DISCHARGE
TO A DOWNSTREAM INLET.
PROVIDE INLET PROTECTION

PROVIDE PIPE DISCHARGE
TO A DOWNSTREAM INLET.
PROVIDE INLET PROTECTION

NOTE:
CONTRACTOR TO CONTACT DC WATERSHED
PROTECTION DIVISION AT 202-535-1364 TO
SCHEDULE A PRE-CONSTRUCTION MEETING
PRIOR TO MOBILIZATION

SEDIMENT DEPOSITED ON PAVED
ROADWAYS SHALL BE REMOVED AND
RETURNED TO THE CONSTRUCTION
SITE AT THE END OF EACH WORKDAY

CONSTRUCTION AND STABILIZATION SEQUENCE:

1. INSTALL SEDIMENT AND EROSION CONTROL MEASURES INCLUDING STABILIZED CONSTRUCTION ENTRANCE, WASH RACK, INLET PROTECTION, SILT FENCE, STRAW BALE DIKE, AS INDICATED ON THIS SHEET. SEE SHEET C1.06 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 ITEMS AS INDICATED ON DEMOLITION 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 SALUTATION, SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE REMOVED.

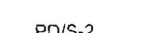
DUST CONTROL NOTES:

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.
2. THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL AND OTHER DELETERIOUS MATERIAL TO BE USED FOR ON-SITE DUST CONTROL.
3. THE CONTRACTOR SHALL SUPPLY WATER SPRAYING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREAS.
4. THE CONTRACTOR SHALL IMPLEMENT STRICT DUST CONTROL MEASURES DURING ACTIVE CONSTRUCTION PERIODS ON-SITE. THESE CONTROL MEASURES WILL GENERALLY CONSIST OF WATER APPLICATIONS THAT SHALL BE APPLIED A MINIMUM OF ONCE PER DAY DURING DRY WEATHER OR MORE OFTEN AS REQUIRED TO PREVENT DUST EMISSIONS.
5. FOR WATER APPLICATION TO UNDISTURBED SOIL SURFACES, THE CONTRACTOR SHALL:
 - A. APPLY WATER WITH EQUIPMENT CONSISTING OF TANK SPRAY BAR, PUMP WITH DISCHARGE PRESSURE GAUGE.
 - B. ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER.
 - C. DISPERSE WATER THROUGH NOZZLES ON SPRAY BAR AT 20 PSI (137.8 K PA) MINIMUM. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
6. FOR WATER APPLICATION TO SOIL SURFACES DURING DEMOLITION AND/OR EXCAVATION, THE CONTRACTOR SHALL:
 - A. APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE HOSES AND MIST NOZZLES.
 - B. LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA CAN BE MISTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
 - C. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND SITE BOUNDARIES.

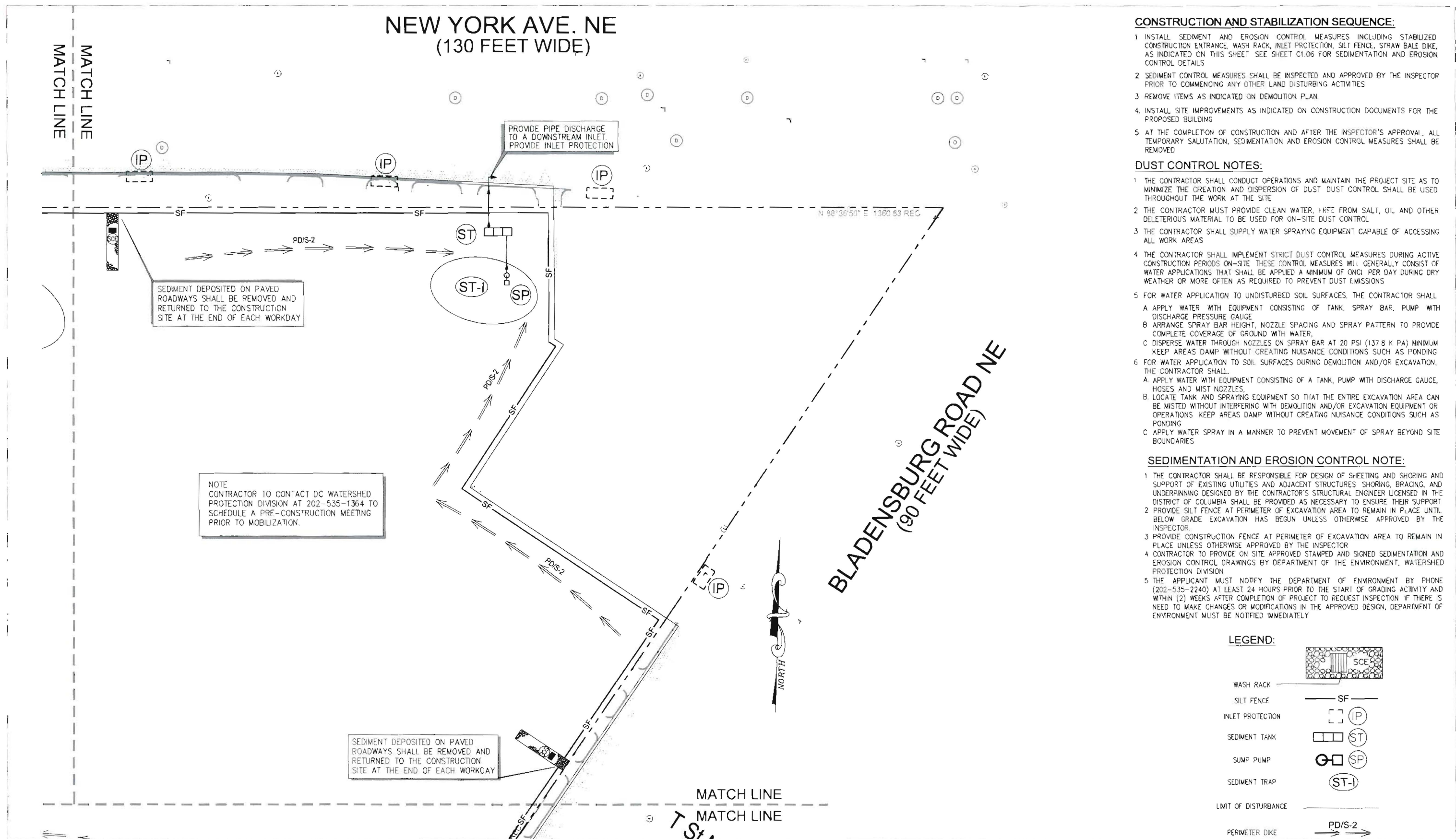
SEDIMENTATION AND EROSION CONTROL NOTE:

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 LICENSED 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 BEGUN 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 STAMPED AND SIGNED SEDIMENTATION AND EROSION CONTROL DRAWINGS BY DEPARTMENT OF THE ENVIRONMENT, WATERSHED PROTECTION DIVISION.
5. THE APPLICANT MUST NOTIFY THE DEPARTMENT OF ENVIRONMENT BY PHONE (202-535-2240) AT LEAST 24 HOURS PRIOR TO THE START OF GRADING ACTIVITY AND WITHIN (2) WEEKS AFTER COMPLETION OF PROJECT TO REQUEST INSPECTION IF THERE IS NEED TO MAKE CHANGES OR MODIFICATIONS IN THE APPROVED DESIGN, DEPARTMENT OF ENVIRONMENT MUST BE NOTIFIED IMMEDIATELY.

LEGEND:

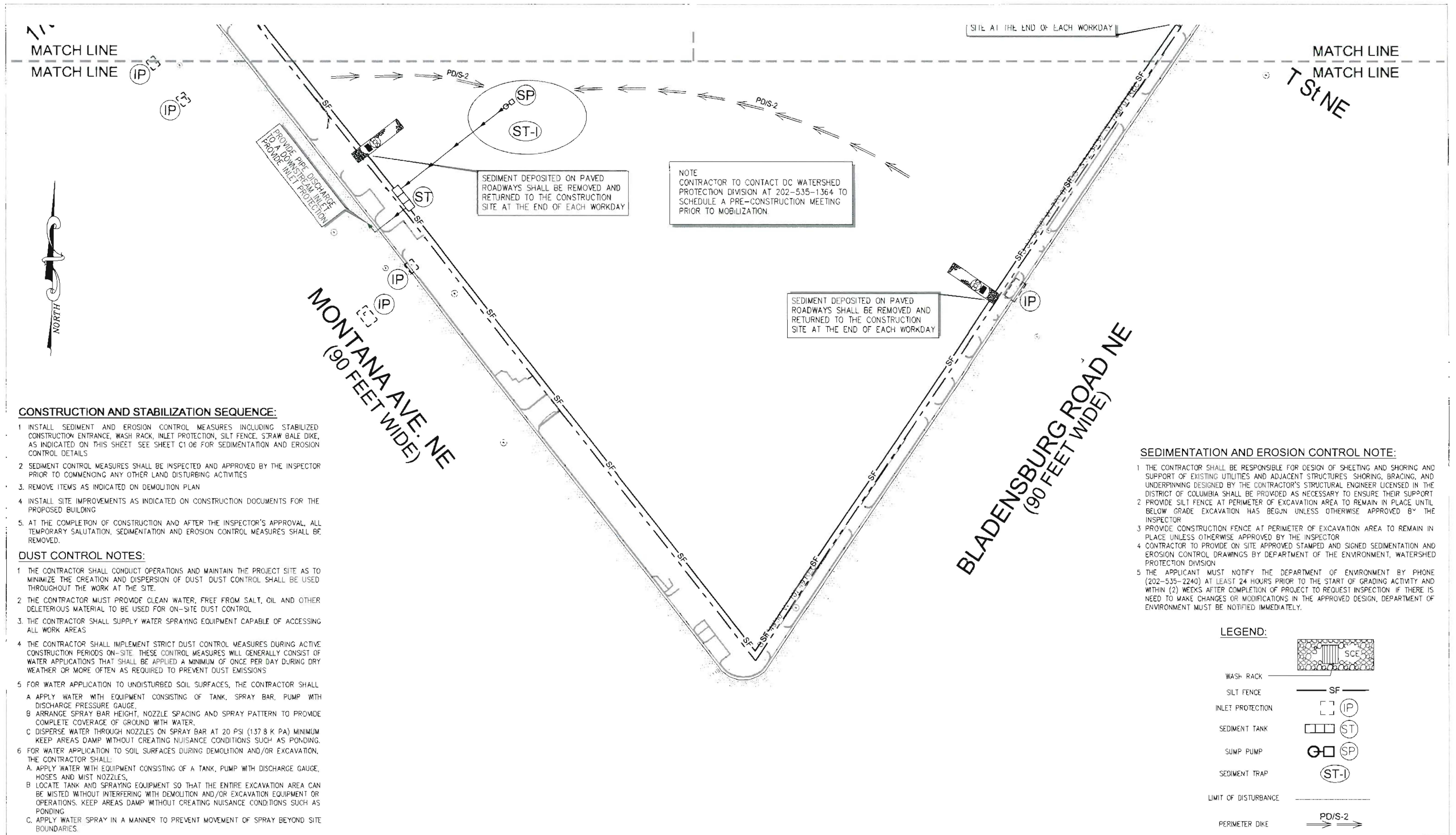
WASH RACK	
SILT FENCE	
INLET PROTECTION	
SEDIMENT TANK	
SUMP PUMP	
SEDIMENT TRAP	
LIMIT OF DISTURBANCE	
PERIMETER DIKE	

C1.02A SEDIMENT AND EROSION CONTROL PLAN - WEST



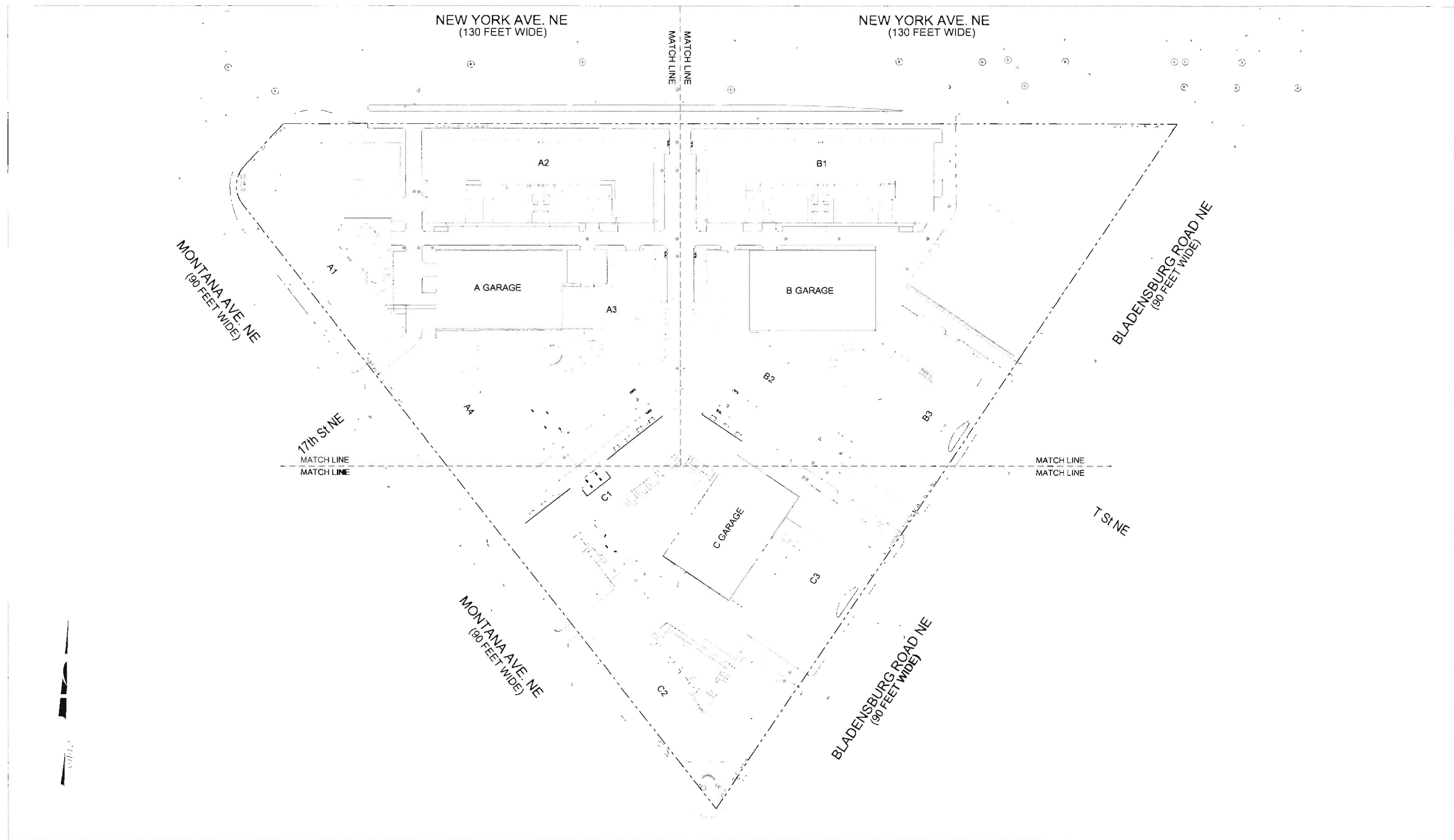
C1.02B SEDIMENT AND EROSION CONTROL PLAN - EAST

MARCH 23, 2009



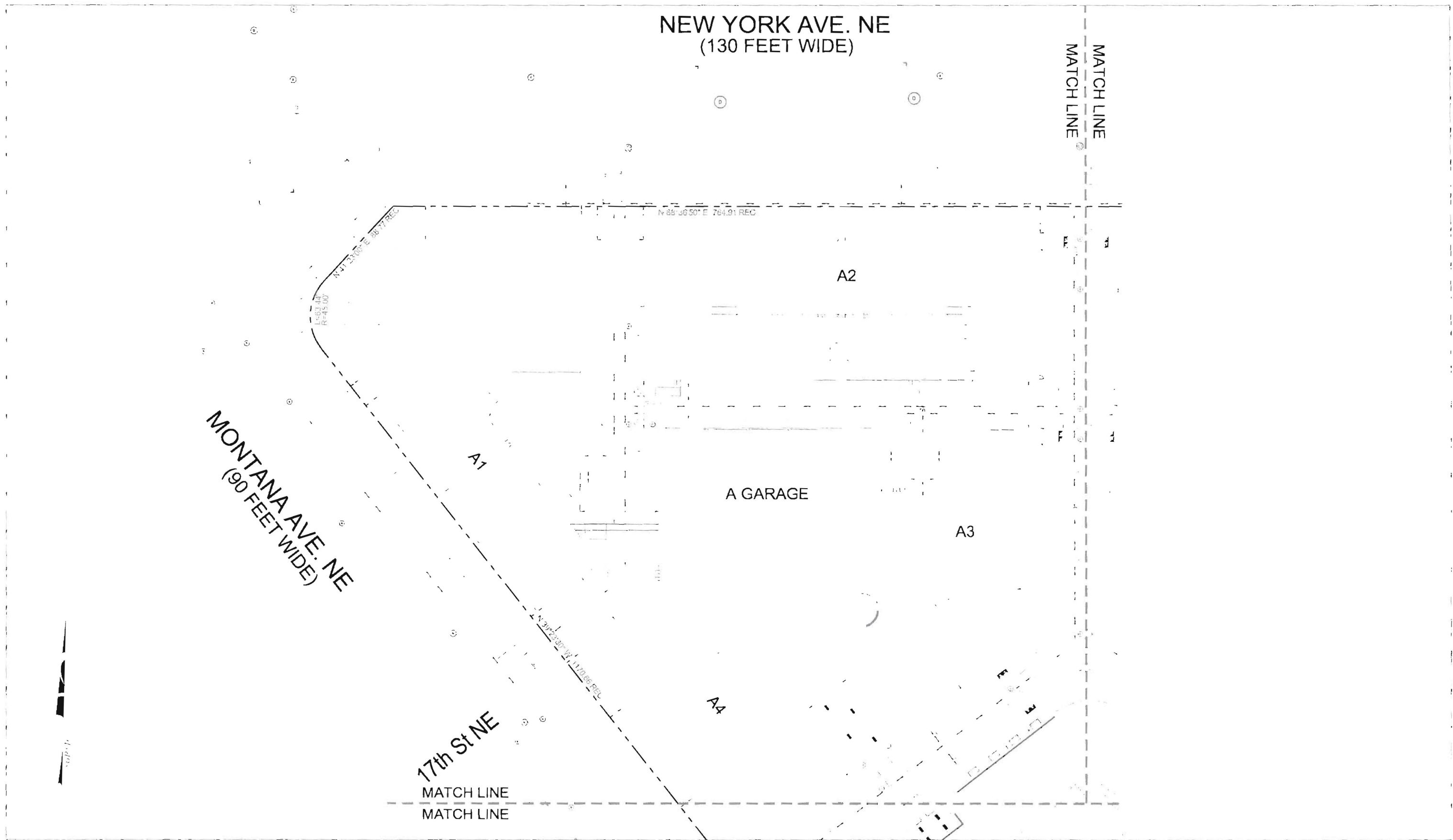
C1.02C SEDIMENT AND EROSION CONTROL PLAN - SOUTH

MARCH 27, 2009



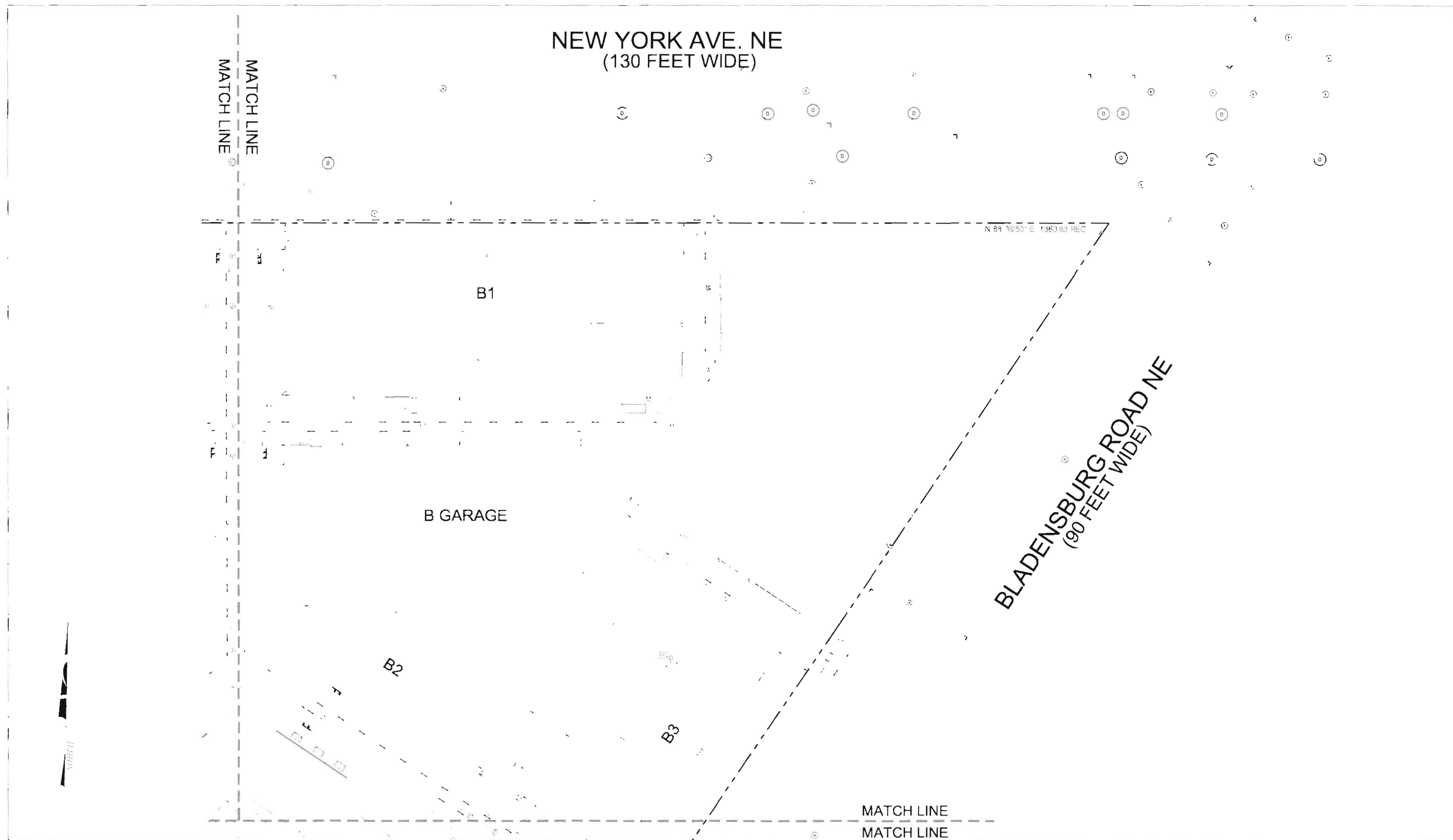
C1.03 OVERALL SITE PLAN



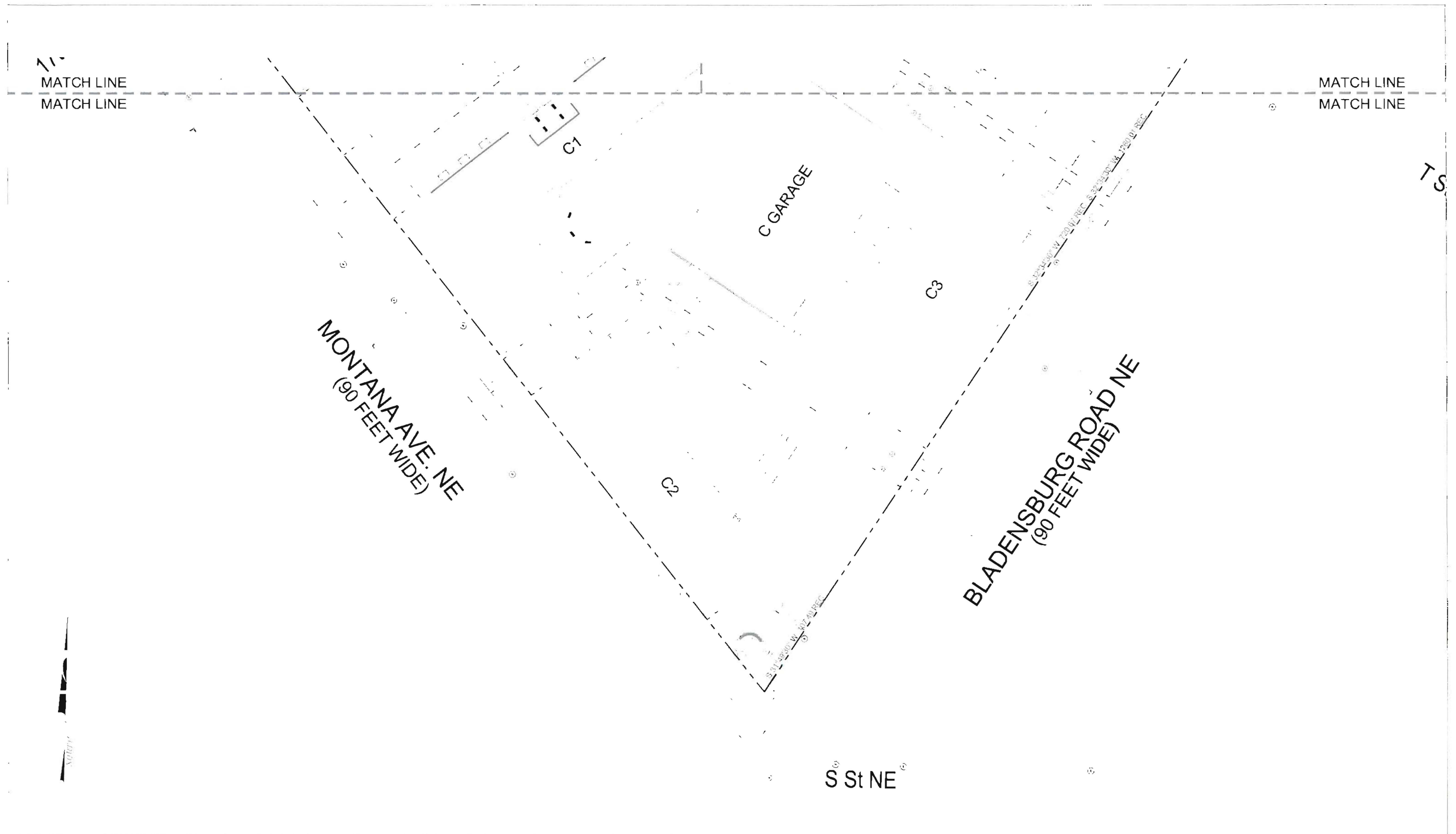


C1.03A SITE PLAN - WEST



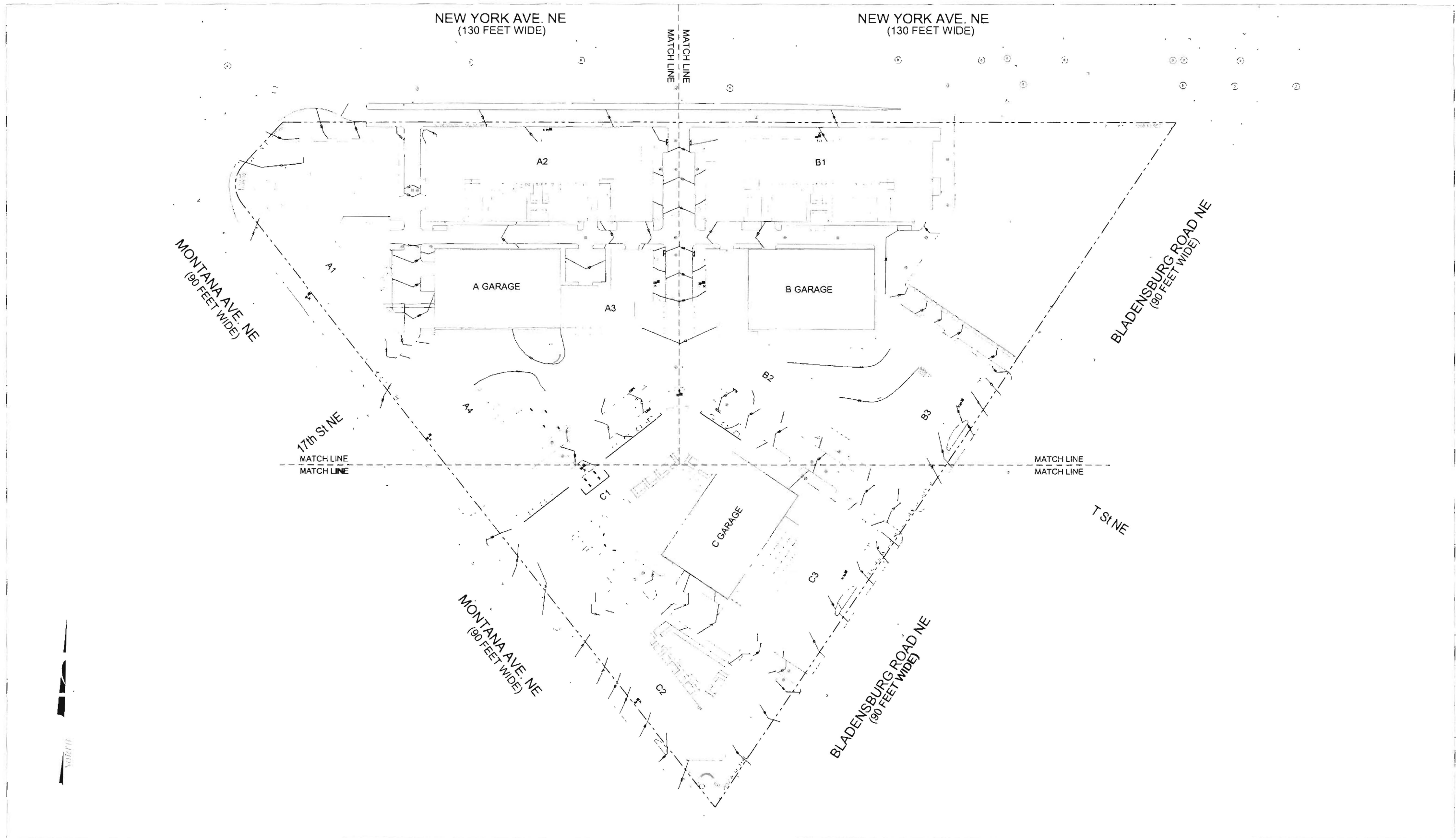


C1.03B SITE PLAN - EAST



C1.03C SITE PLAN - SOUTH





C1.04 GRADING PLAN

NEW YORK AVE. NE
(130 FEET WIDE)

MATCH LINE
MATCH LINE

A2

A GARAGE

A3

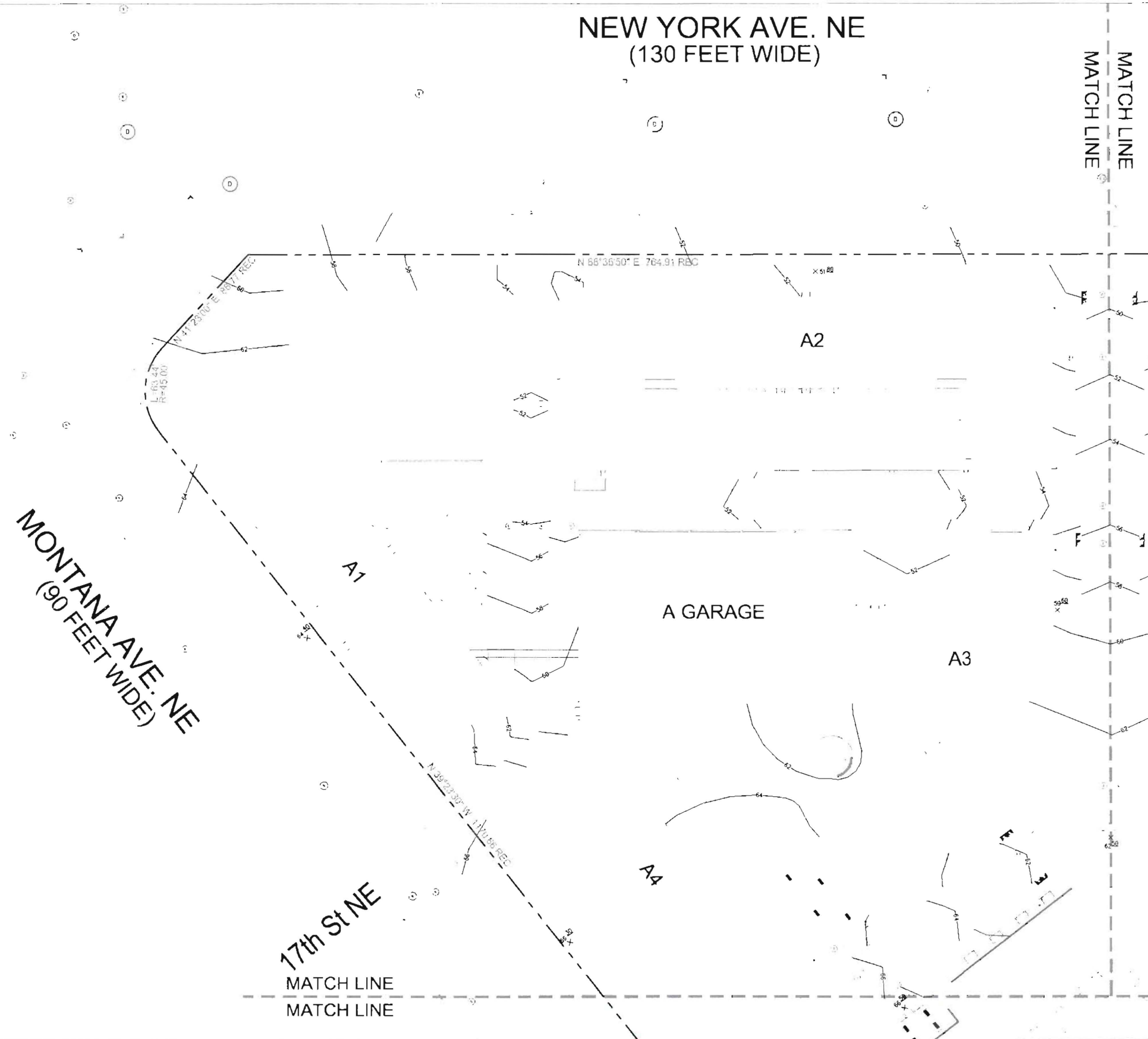
A4

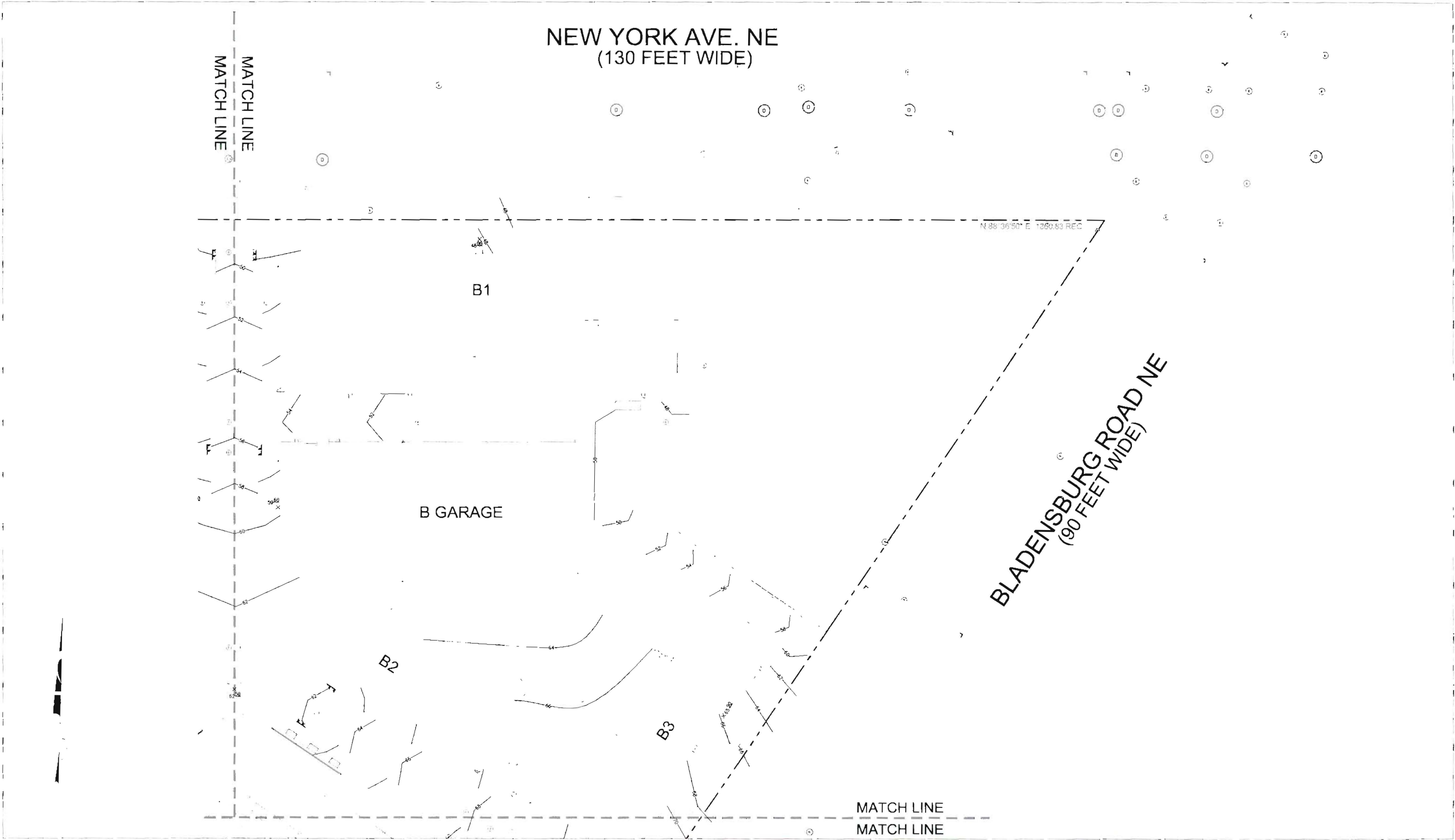
MONTANA AVE. NE
(90 FEET WIDE)

17th St NE

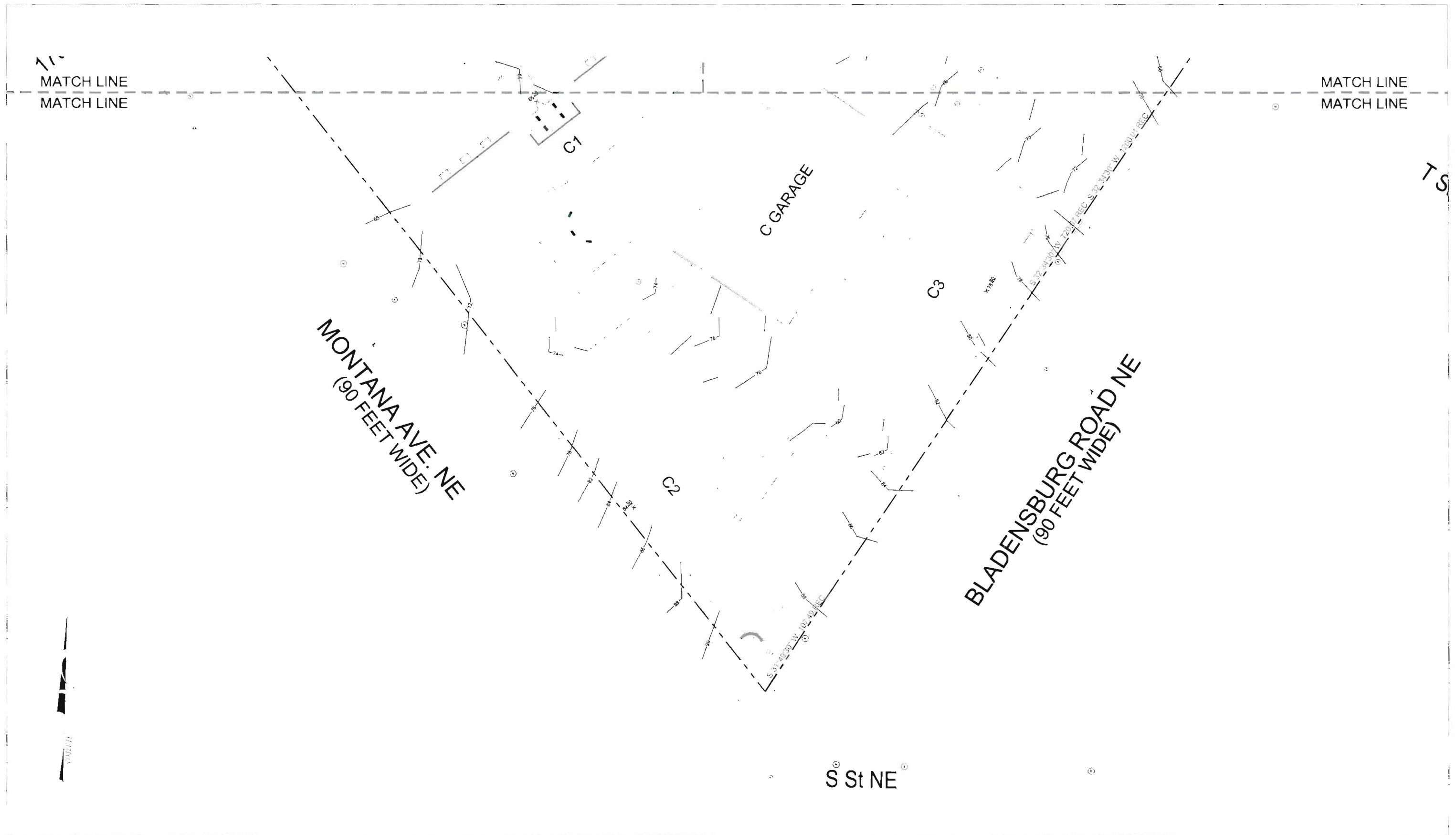
MATCH LINE
MATCH LINE

C1.04A GRADING PLAN - WEST

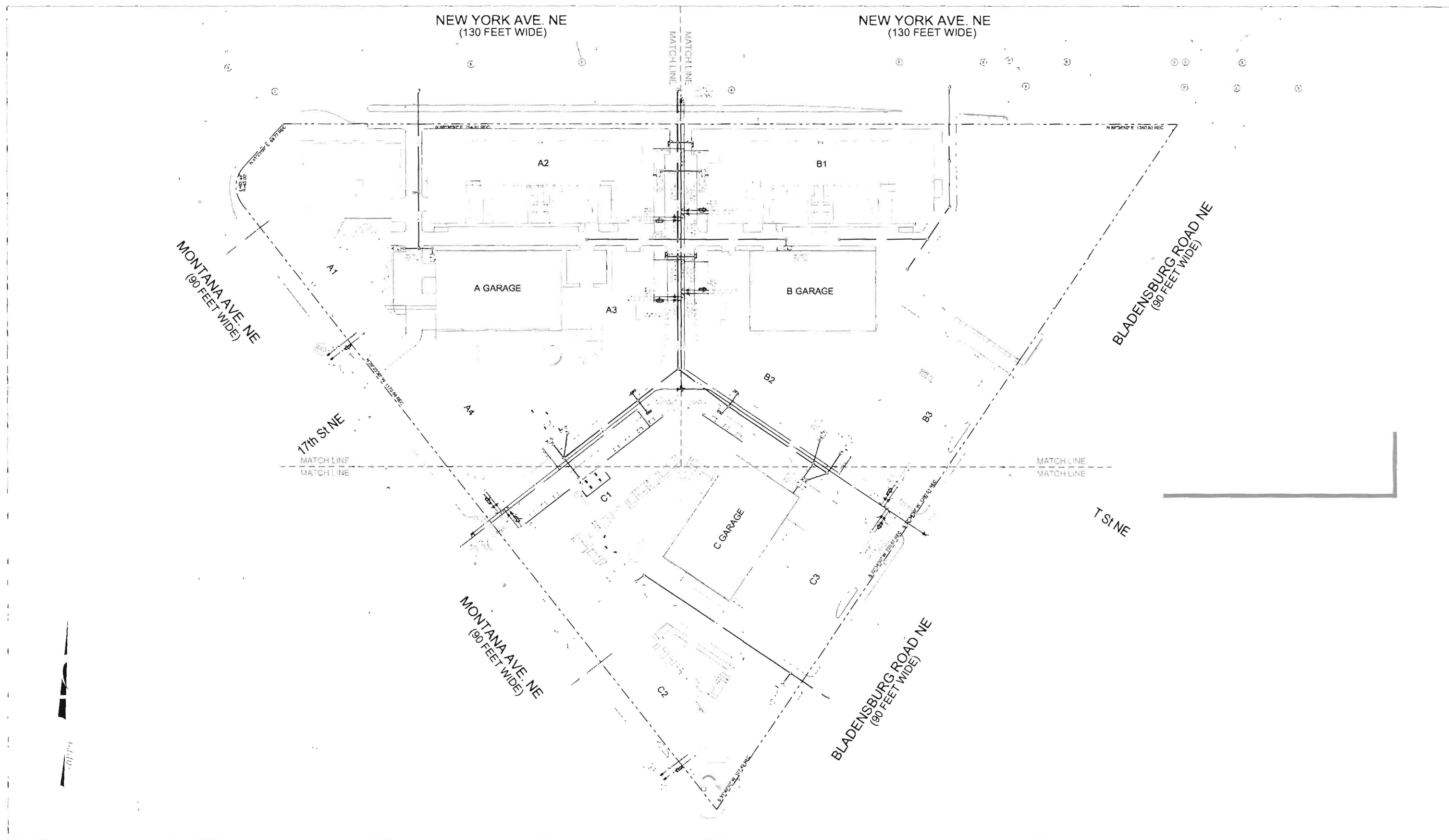




C1.04B GRADING PLAN - EAST



C1.04C GRADING PLAN - SOUTH



C1.05 UTILITY PLAN - OVERALL



NEW YORK AVE. NE
(130 FEET WIDE)

MATCH LINE
MATCH LINE

N 88°36'50" E 764.91 REC

A2

MONTANA AVE. NE
(90 FEET WIDE)

A1

A GARAGE

A3

17th St NE

MATCH LINE
MATCH LINE

N 39°23'30" W 1170.86 REC

A4

C1.05A UTILITY PLAN - WEST

NEW YORK AVE. NE
(130 FEET WIDE)

MATCH LINE
MATCH LINE

N 88°36'50" E 1360.83 REC

B1

B GARAGE

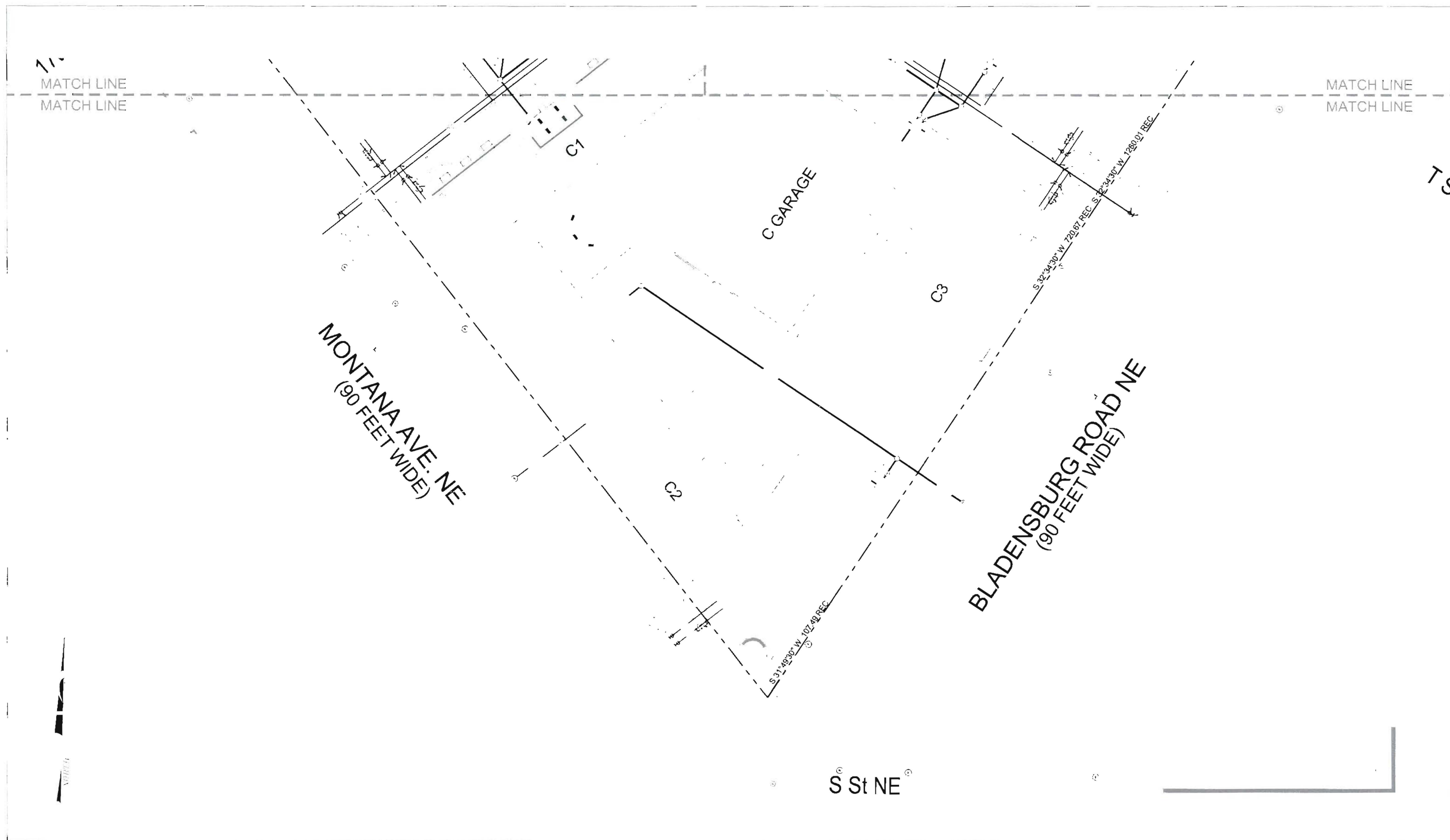
BLADENSBURG ROAD NE
(90 FEET WIDE)

B2

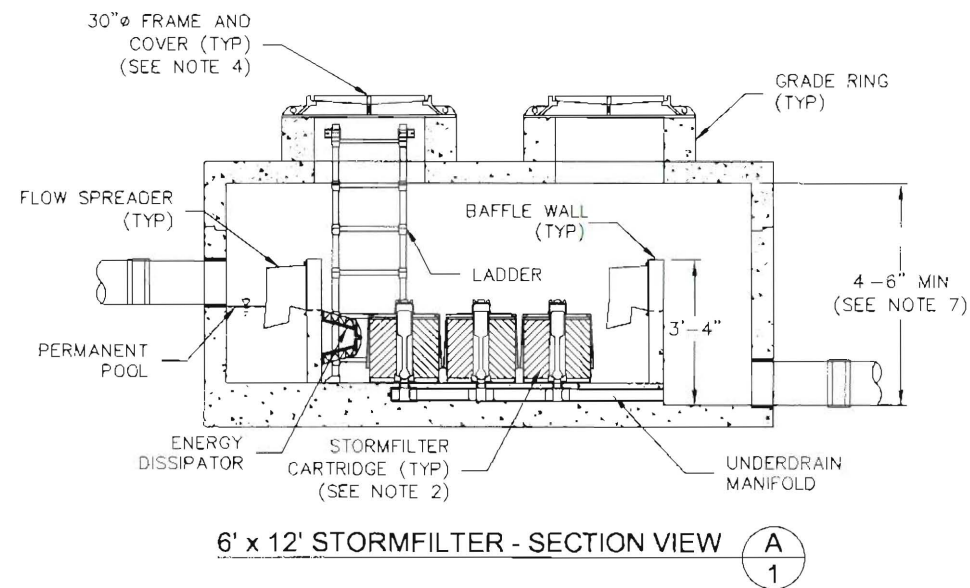
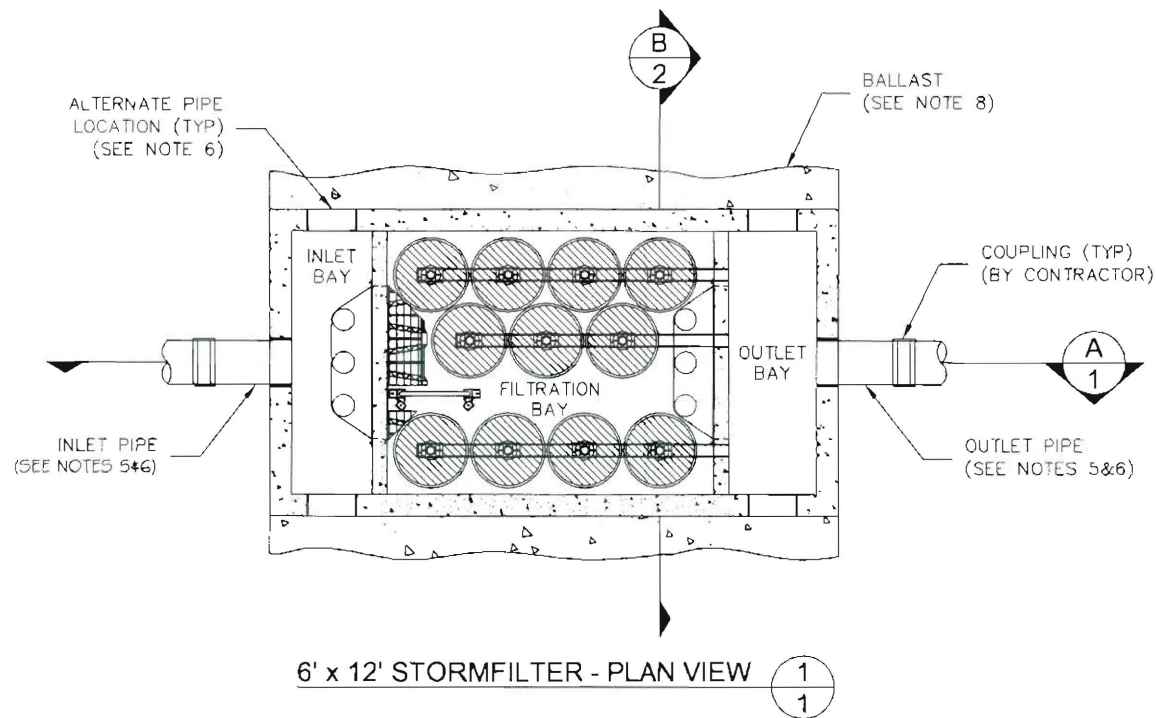
B3

MATCH LINE
MATCH LINE

C1.05B UTILITY PLAN - EAST

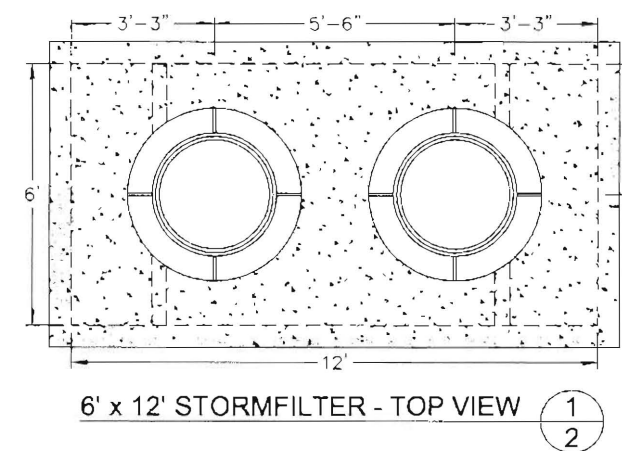
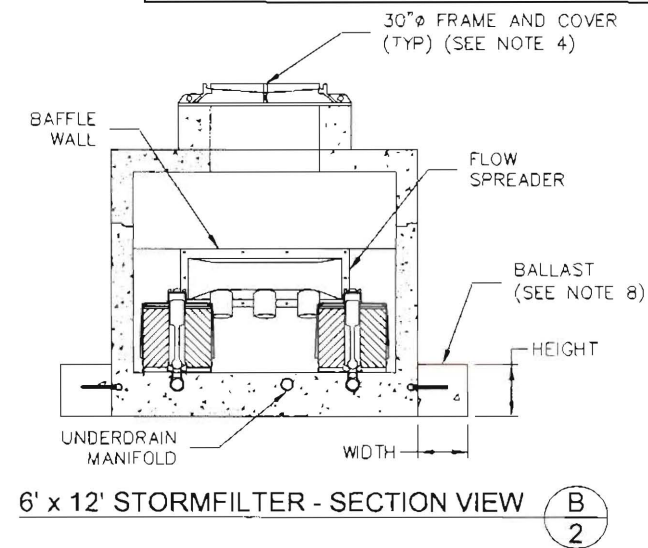


C1.05C UTILITY PLAN - SOUTH

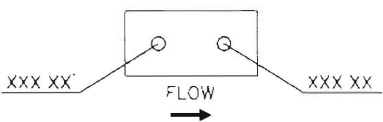


6' x 12' PRECAST STORMFILTER
PLAN AND SECTION VIEWS
STANDARD DETAIL

- GENERAL NOTES**
- 1) STORMFILTER BY CONTECH STORMWATER SOLUTIONS; PORTLAND, OR (800) 548-4667, SCARBOROUGH, ME (877) 907-8676; ELK RIDGE, MD (866) 740-3318
 - 2) FILTER CARTRIDGE(S) TO BE SIPHON-ACTUATED AND SELF-CLEANING. STANDARD DETAIL DRAWING SHOWS MAXIMUM NUMBER OF CARTRIDGES. ACTUAL NUMBER REQUIRED TO BE SPECIFIED ON SITE PLANS OR IN DATA TABLE BELOW
 - 3) PRECAST VAULT TO BE CONSTRUCTED IN ACCORDANCE WITH ASTM C857 AND C858. DETAIL DRAWING REFLECTS DESIGN INTENT ONLY. ACTUAL DIMENSIONS AND CONFIGURATION OF STRUCTURE WILL BE SHOWN ON PRODUCTION SHOP DRAWING
 - 4) STRUCTURE AND ACCESS COVERS TO MEET AASHTO H-20 LOAD RATING
 - 5) STORMFILTER REQUIRES 2.3 FEET OF DROP FROM INLET TO OUTLET. IF LESS DROP IS AVAILABLE, CONTACT CONTECH STORMWATER SOLUTIONS
 - 6) INLET AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR. PRECAST STORMFILTER VAULT EQUIPPED WITH EITHER CORED OPENINGS OR KNOCKOUTS AT INLET AND OUTLET LOCATIONS
 - 7) PROVIDE MINIMUM CLEARANCE FOR MAINTENANCE ACCESS. IF A SHALLOWER SYSTEM IS REQUIRED, CONTACT CONTECH STORMWATER SOLUTIONS FOR OTHER OPTIONS
 - 8) ANTI-FLOTATION BALLAST TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR, IF REQUIRED. BALLAST TO BE SET ALONG ENTIRE LENGTH OF BOTH SIDES OF THE STRUCTURE
 - 9) ALL STORMFILTERS REQUIRE REGULAR MAINTENANCE. REFER TO OPERATION AND MAINTENANCE GUIDELINES FOR MORE INFORMATION.



6' x 12' PRECAST STORMFILTER
TOP VIEW, SECTION VIEW AND NOTES
STANDARD DETAIL

6' x 12' PRECAST STORMFILTER DATA			
STRUCTURE ID			XXX
WATER QUALITY FLOW RATE (cfs)			X.XX
PEAK FLOW RATE (cfs)			X.XX
RETURN PERIOD OF PEAK FLOW (yrs)			XXX
# OF CARTRIDGES REQUIRED			XX
CARTRIDGE FLOW RATE (15 OR 7.5 gpm)			XX
MEDIA TYPE (CSF, PERLITE, ZPG)			XXXXX
PIPE DATA		IE	MATERIAL
DIAMETER			
INLET PIPE #1	XXX XX'	XXX	XX"
INLET PIPE #2	XXX XX'	XXX	XX"
OUTLET PIPE	XXX XX'	XXX	XX"
RIM			
			
LADDER			YES/NO
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		XX"	XX"
NOTES/SPECIAL REQUIREMENTS:			

C1.07 STORM WATER MANAGEMENT DETAILS