



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, INC

ZONING COMMISSION
 District of Columbia

CASE NO. 09-06
 EXHIBIT NO. 16

2009-01-13-0112

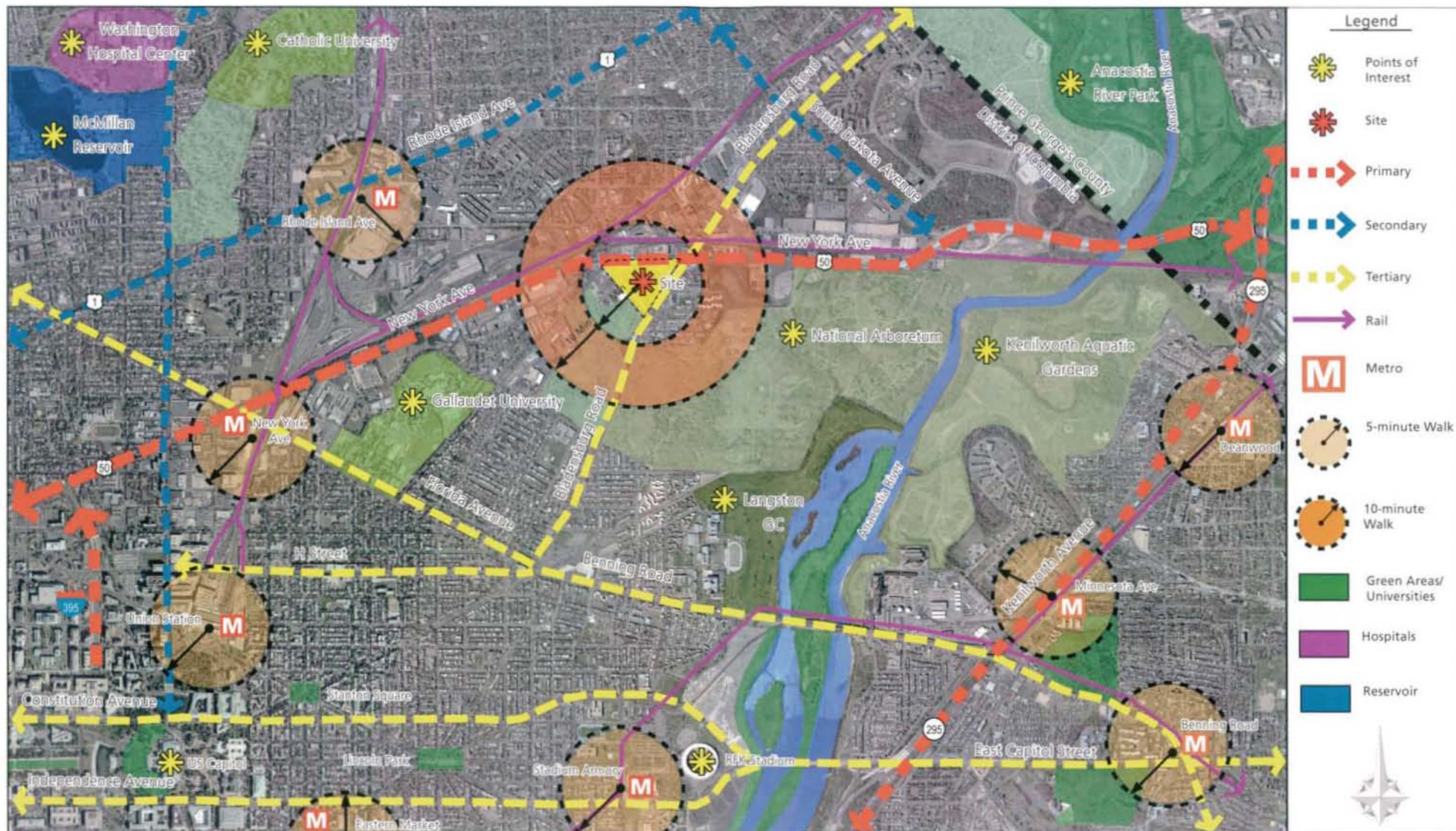
PUD Submission
 PUD Re-submission

March 25, 2009
 May 19, 2009

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Regional Analysis

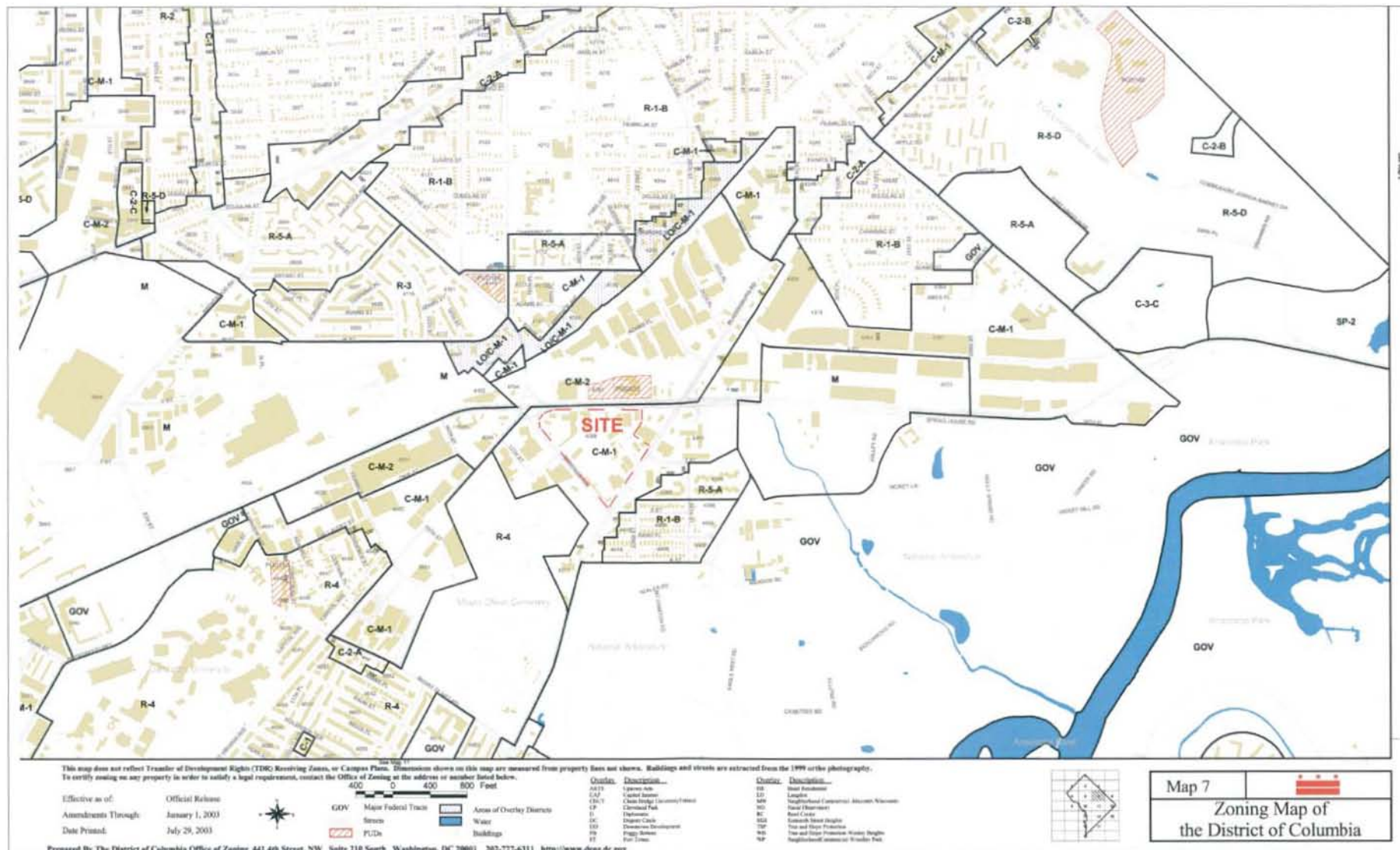
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A01

ARBOR PLACE



Aerial Site Photo



Existing

Zoning Maps

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A03

ARBOR PLACE

May 19, 2009



1 Bladenburg Road - Looking Southwest



2 Bladenburg Road - Looking Southwest



3 Bladenburg Road - Looking Southwest



4 Montana Avenue - Looking West



5 Montana Avenue - Looking Southwest



6 Montana Avenue - Looking West



7 Montana Avenue - Looking Northwest

Site Photos

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BRADLEY SITE DESIGN, INC. | TORTI GALLAS AND PARTNERS



Site Photos

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PUD ZONING SUMMARY

Arbor Place
5/19/2009
Lot Area = 697,874 sf (plus alley closing)

C-3-A PUD Required			Proposed			
FAR	4.5		2.46			
Min. Lot Area	15,000 s.f.		697,874 s.f (plus alley closing)			
Max. Height	90 ft.					
			To Roof	Embellish-ment	Total	
			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.	19 ft.	78 ft.
			C3	56 ft.	5 ft.	61 ft.
Lot Occupancy	75%		Approximately 53%			
Dwelling Units	N/A		1350-1420 units			
Roof Structures	One structure per building 1:1 Setback 18'-6" height limit		Relief requested for setbacks and multiple structures of varying heights			
C-3-A PUD Required			Proposed			
Parking	Retail	1 sp./300 s.f. over 3,000 s.f.	Gross Floor Area	Required	Provided	
			A block	47,623	149	146
			B block	22,260	64	73
			Total		213	219
	Residential	1 sp./2 dwelling units	Units	Required	Provided	
			A block	568	284	412
			B block	410	205	296
			C block	429	215	327
			Total		704	1035
Loading			Relief Requested to Provide Shared Loading			
			Uses	Required	Provided	
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	Residential	2 @ 20 ft	1 @ 20 ft.		
Retail (20k s.f - 30k s.f.)	2 berth @ 30 ft. + 2 100 s.f. platforms	A2 Retail (~22,500 s.f.)	1 @ 55 ft.	1 @ 55 ft.		
	1 space @ 20 ft.	Residential	2 @ 30 ft	1 @ 20 ft.		
Residential (> 50 units)	1 berth @ 55 ft. + 1 200 s.f. platforms		2 @ 20 ft			
	1 space @ 20 ft.	A3 Residential	@ 20 ft.		Shared	
			1 @ 20 ft.		1 @ 20 ft.	
		A4 Residential	1 @ 55 ft.		1 @ 55 ft.	
			1 @ 20 ft.		1 @ 20 ft.	
		B1 Retail (~22,300 s.f.)	1 @ 55 ft.	2 @ 55 ft.		
			2 @ 30 ft	1 @ 20 ft.		
		Residential	2 @ 30 ft			
		B2 Residential	1 @ 20 ft.		Shared	
		B3 Residential	1 @ 55 ft.		1 @ 55 ft.	
			1 @ 20 ft.		1 @ 30 ft.	
		C1 Residential	1 @ 55 ft.	1 @ 55 ft.		
			1 @ 20 ft.	1 @ 30 ft.		
			1 @ 20 ft.	1 @ 20 ft.		
		C2 Residential	1 @ 55 ft.		Shared	
			1 @ 20 ft.		1 @ 20 ft.	
		C3 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.	A Gar g.s.f.	Podium Gar./Util. g.s.f.	Total Units
Roof	4			361						
6	12			30,027	30,027					
5	10.67			30,027	30,027					
4	10.67			30,027	30,027					
3	10.67			30,027	30,027					
2	10.67			30,027	30,027					
1 / Ret.	20			37,105	4,112	25,051	7,942			
Garage			50	7,213					7,213	
Totals	78.68		50	194,814	154,247	25,051	7,942		7,213	159

A2										
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.	A Gar g.s.f.	Podium Gar./Util. g.s.f.	Total Units
Roof	4			361						
6	12			29,102	29,102					
5	10.67			29,102	29,102					
4	10.67			29,102	29,102					
3	10.67			29,102	29,102					
2	10.67			29,102	29,102					
1 / Ret.	20		48	43,137	2,992	22,572			17,573	
Totals	78.68		48	189,008	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.	Day Care / Health Club g.s.f.	A Gar g.s.f.	Podium Gar./Util. g.s.f.	Total Units
Roof	4			361						
5	12	54		23,086	22,876			210		
4	10.67	74		40,704	22,876			17,828		
3	10.67	72		46,300	22,876			23,424		
2	10.67	72		46,300	22,876			23,424		
1	10.67	72		46,456	23,032			23,424		
Ground	13	24	25	15,182				6,227	6,955	
Totals	71.68	368	25	218,389	114,536	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.	Day Care / Health Club g.s.f.	A Gar g.s.f.	Podium Gar./Util. g.s.f.	Total Units
Roof	4			809						
5	12			24,481	24,481					
4	10.67			24,481	24,481					
3	10.67			24,481	24,481					
2	10.67			24,481	24,481					
1	10.67			24,481	24,481					
Ground	12			1,491					1,491	
Totals	70.68		0	124,705	122,405	0			1,491	117

A Totals			726,915	539,690	47,623	7,942	96,537	33,231	568
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)		368							
A Res. Podium		25							
A Res. Surface / On Street Park.		19							
Total Spaces		412	146						
A Parking Ratios		0.73	sp/unit		3.07 sp/1,000 sf				

B1										
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.	Podium Gar./Util. g.s.f.	Total Units
Roof	4			361						
6	12			29,121	29,121					
5	10.67			29,121	29,121					
4	10.67			29,121	29,121					
3	10.67			29,121	29,121					
2	10.67			29,121	29,121					
1 / Ret.	20		47	43,359	3,611	22,260			17,488	
Totals	78.68		47	189,325	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.	Podium Gar./Util. g.s.f.	Total Units
Roof	4			361						
5	12			20,067	20,067					
4	10.67	23		20,570	20,067			503		
3	10.67	53		40,436	20,067			20,369		
2	10.67	74		43,491	20,067			23,424		
1	10.67	73		43,647	20,223			23,424		
Ground	12	17	8	12,891				5,686	7,205	
Totals	70.68	240	8	181,463	100,491	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.		B Garage g.s.f.	Podium Gar./Util. g.s.f.	Total Units
Roof	4			361						
5	12			26,426	26,426					
4	10.67			26,602	26,602					
3	10.67			26,602	26,602					
2	10.67			26,647	26,647					
1	10.67			26,691	26,691					
Ground	12		28	8,502					8,502	
Totals	70.68		28	141,831	132,968	0			8,502	143

B Totals			512,619	382,675	22,260	73,406	33,195	410
B Parking Summary			Ret. Park					
B Retail / Podium Park / B Garage			47					
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	73				
B Parking Ratios			0.72	sp/unit	3.28	sp/1,000 sf		

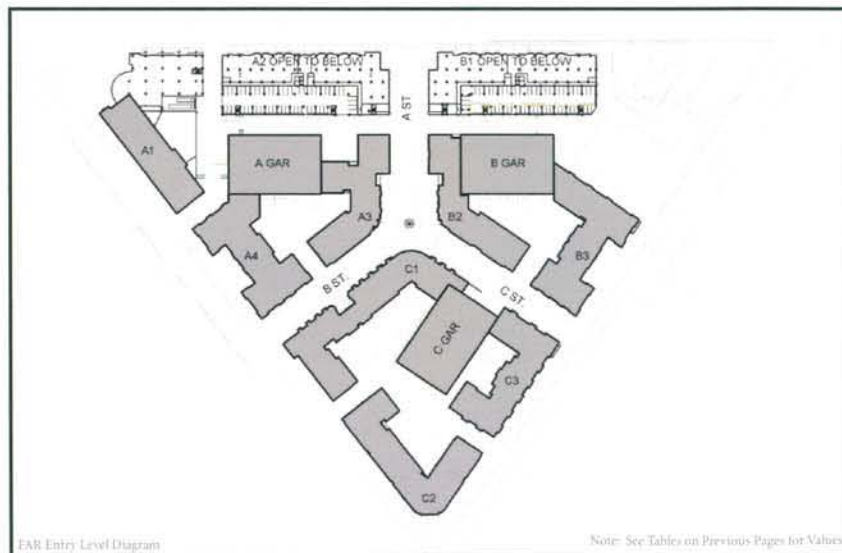
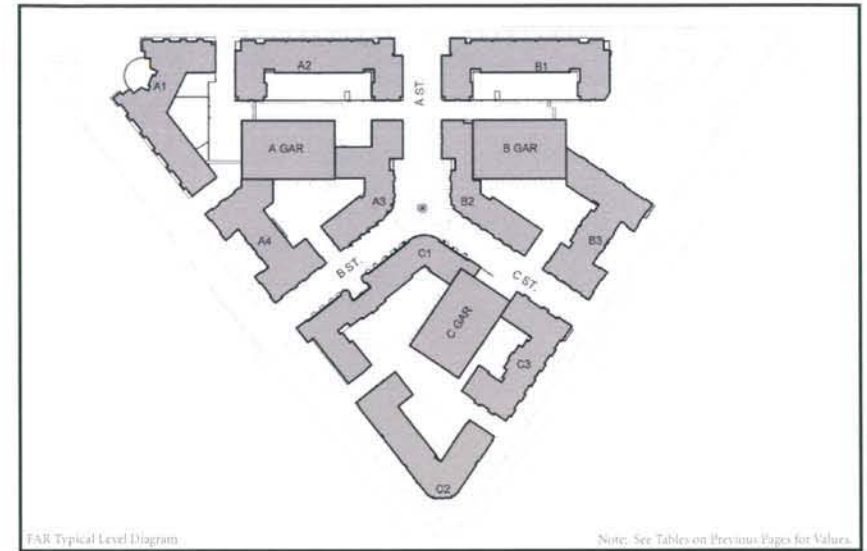
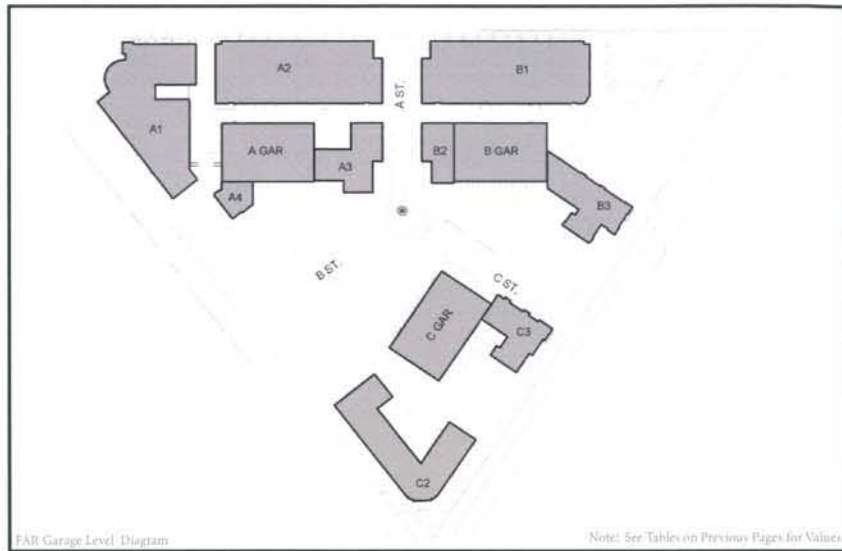
C1										
Floor	Height ft.	Above Grade Spaces	Podium Spaces	Zon. Gross g.s.f.	Res. Gross g.s.f.	Ret. Gross g.s.f.		C Garage g.s.f.	Podium Gar./Util. g.s.f.	Total Units
Roof	4			361						
5	12			30,968	30,968					
4	10.67			30,968	30,968					
3	10.67	71		31,471	30,968			503		
2	10.67	74		53,565	30,968			22,597		
1	10.67	61		53,689	31,508			22,181		
Totals	58.68	206	0	201,022	155,380	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.		C Garage g.s.f.	Podium Gar./Util. g.s.f.	Total Units
Roof	4			361						
5	12			27,193	27,193					
4	10.67			27,193	27,193					
3	10.67			27,193	27,193					
2	10.67			27,193	27,193					
1	10.67			27,193	27,193					
Ground	12		64	16,934					16,934	
Totals	70.68		64	153,260	135,965	0			16,934	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.		C Garage g.s.f.	Podium Gar./Util. g.s.f.	Total Units
Roof	4			361						
5	12			22,651	22,651					
4	10.667			22,651	22,651					
3	10.667			22,651	22,651					
2	10.667			22,651	22,651					
1	12			22,651	22,651					
Ground	10.667		20	6,749					6,749	
Totals	70.668		20	120,365	113,255	0		0	6,749	128

C Totals		474,647	404,600	0	45,281	23,683	429
C Parking Summary		Res. Park					
C Garage (2.5 levels, 76 sp/level)		206					
C Res. Podium		84					
C Res. Surface / On Street Park.		37					
C Total Spaces		327					
C Parking Ratios		0.76	sp/unit				

	Res. Park		Ret. Park	Zon. Gross	Res. Gross	Ret. Gross	Day Care / Health Club	A, B & C Garages	Podium Gar./Util.	Total Units
				<i>g.s.f.</i>	<i>g.s.f.</i>	<i>g.s.f.</i>	<i>g.s.f.</i>	<i>g.s.f.</i>	<i>g.s.f.</i>	
Project Totals	1035		219	1,714,182	1,326,965	69,883	7,942	215,224	90,110	1,407
	0.74 sp / unit			3.13 sp/1,000sf						
FAR	2.46									



Zoning Analysis Diagrams

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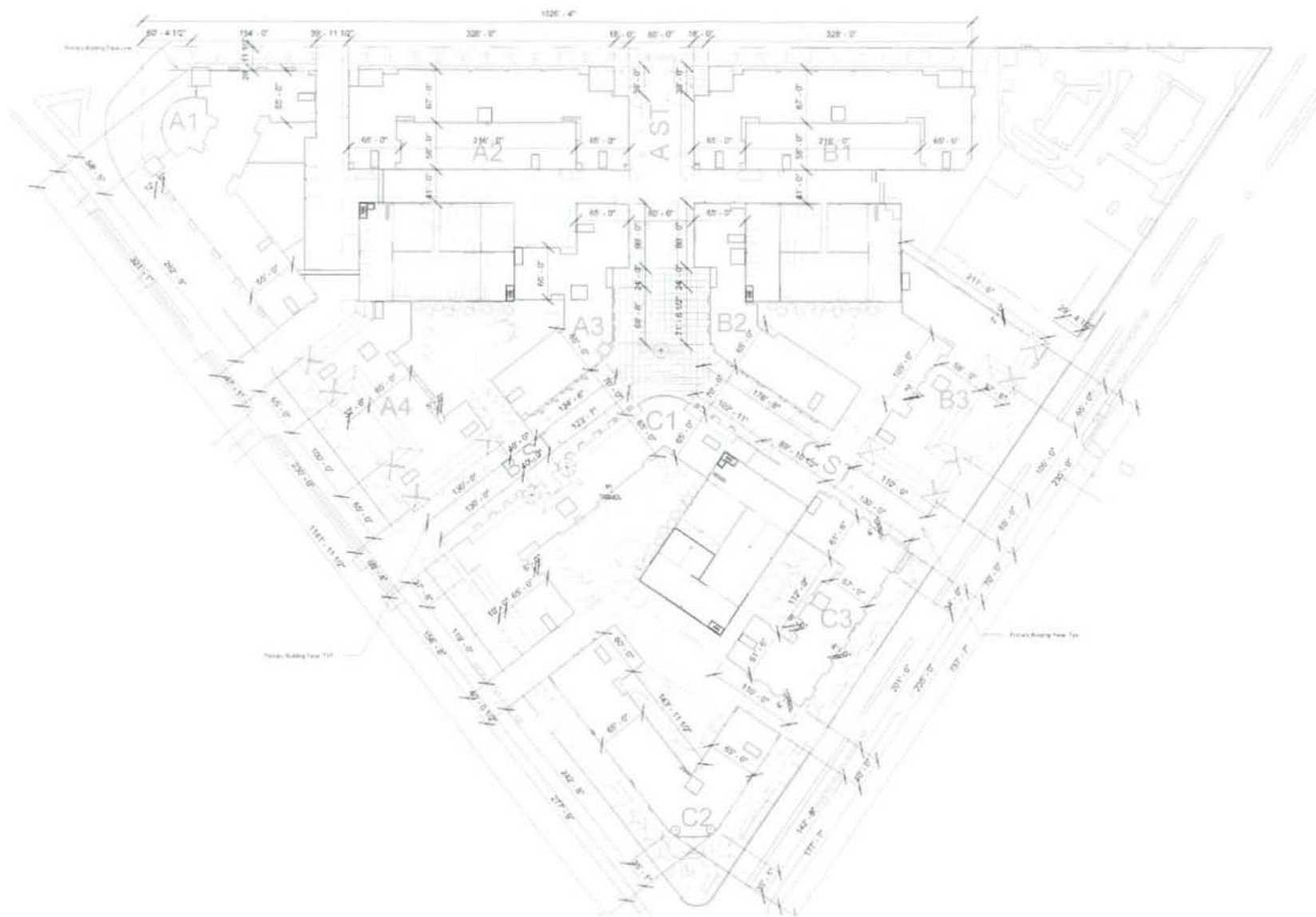
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Open Space Diagram

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A09

ARBOR PLACE



Building Dimension Plan

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A010



ARBOR PLACE



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

Massing Views in Conceptual Matter-of-Right Context

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ARBOR PLACE



View of Central Plaza Looking Southwest



View of Central Plaza Looking Northwest

Massing Views in Conceptual Matter-of-Right Context

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ARBOR PLACE

ARBOR PLACE



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ARBOR PLACE



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Typical Floor Plan

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A016

ARBOR PLACE





Victory Heights - Washington, DC



Highland Park - Washington, DC



Kenyon Square - Washington, DC



Arthur Capper - Washington, DC



Arthur Capper - Washington, DC

Torti Gallas and Partners, Inc. Mixed-Use and Multi-Family Projects

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A018

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ARBOR PLACE



Arlington East - Bethesda, MD



Strathmore Park - Bethesda, MD



Arlington East - Bethesda, MD



The Ellington - Washington, DC

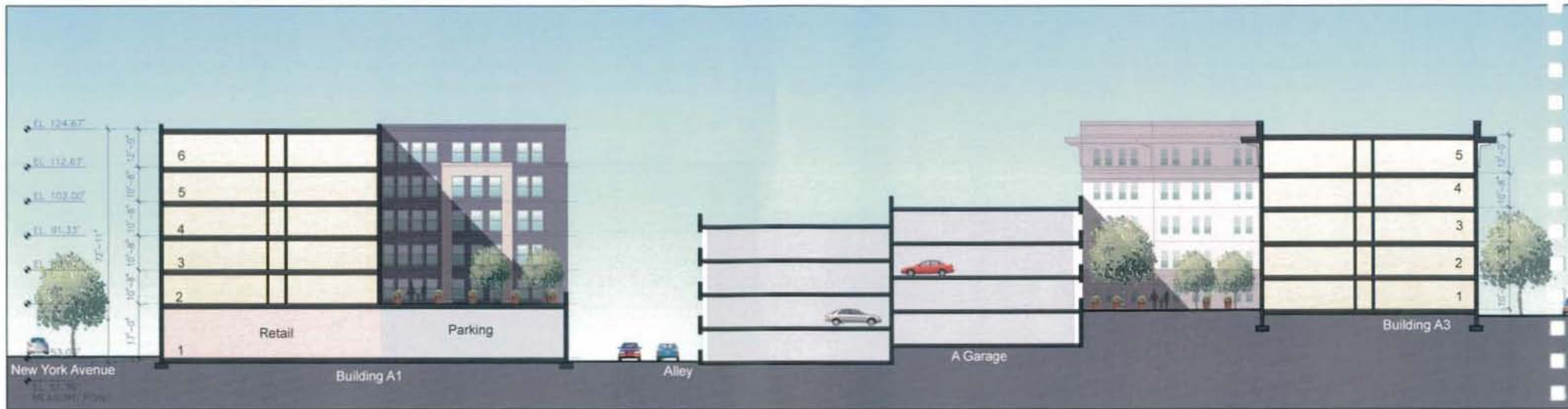
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A019

ARBOR PLACE



Section through A Block and C Block



Section through B Block

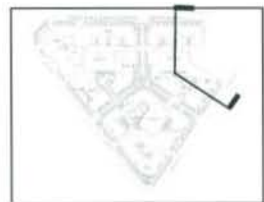
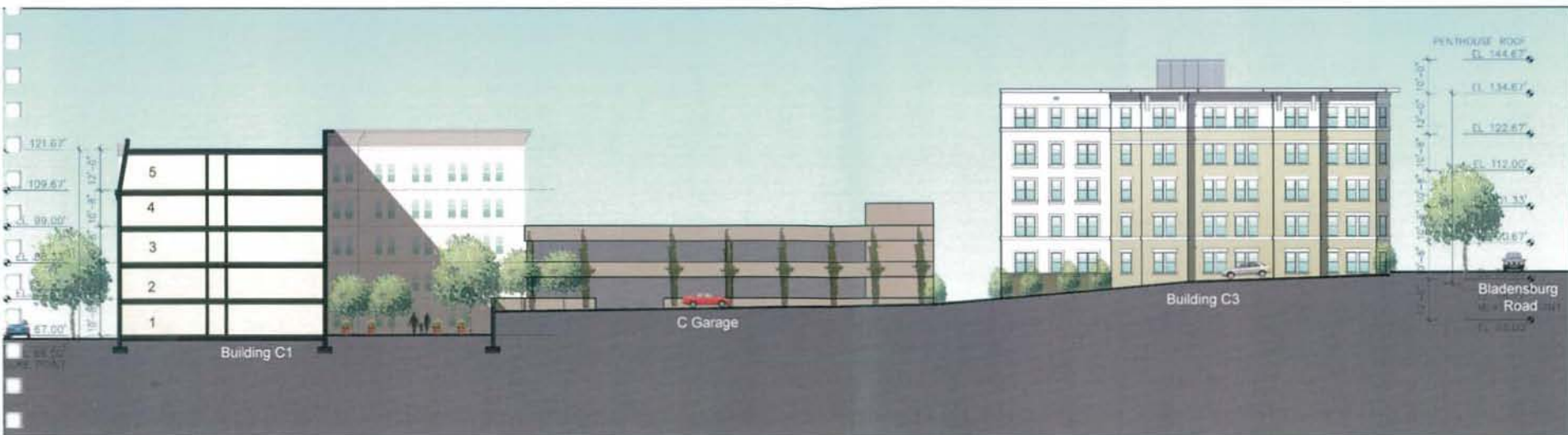
Site Sections

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A020

ARBOR PLACE

May 14, 2009



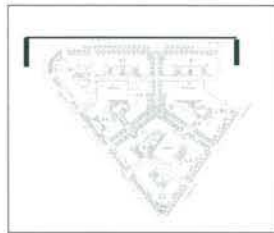
Site Sections

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A021

ARBOR PLACE

May 16, 2009



Elevations

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A022

ARBOR PLACE

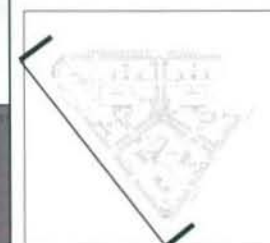
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New York Avenue



Montana Avenue



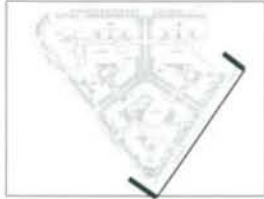
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Elevations

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A023

ARBOR PLACE



Bladensburg Road



B Street looking northwest



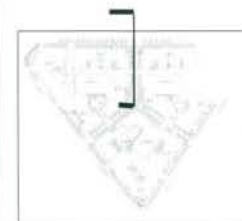
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Elevations

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A024

ARBOR PLACE



ARBOR PLACE



A Street looking east



C Street looking south west.



May 19, 2009

Elevations

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A026

ARBOR PLACE



C Street looking north east

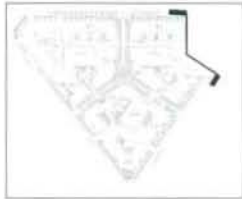


B Street looking south east

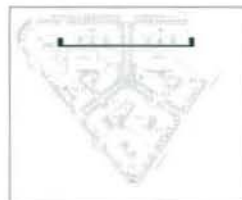


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ARBOR PLACE



East Alley Elevation of B3 and B2



Alley Elevation of A2 and B1



Elevations

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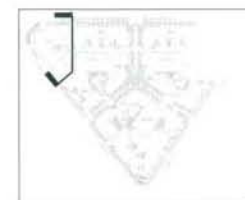
A028

May 16, 2009

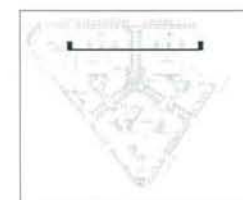
ARBOR PLACE



Alley Elevation of A1



Alley Elevation of A2 and B1



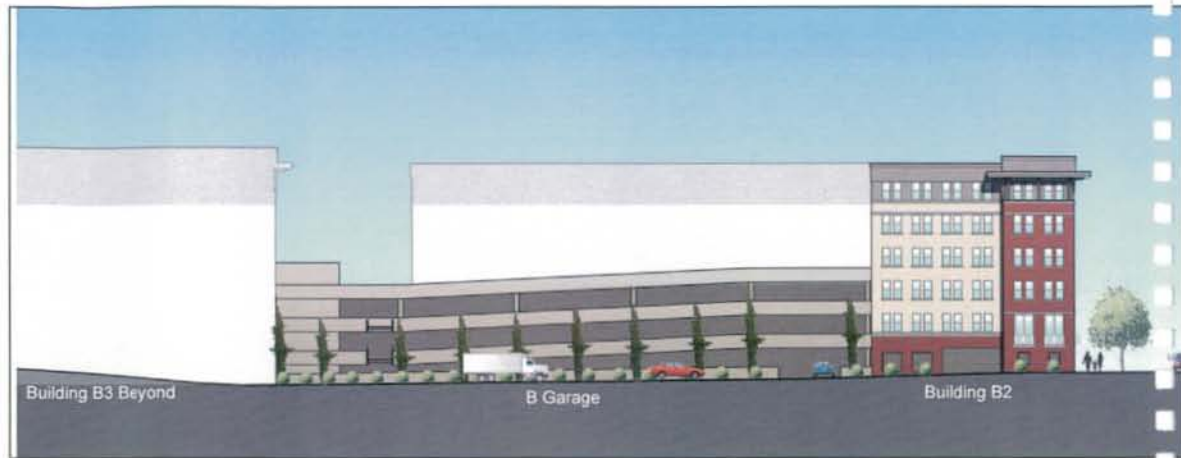
May 19, 2009

Elevations

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A029

ARBOR PLACE



Alley Elevation of B2 and A3



Courtyard Elevation of A4



May 14, 2009

Elevations



Alley Elevation of B2 and A3



Alley Elevation of B2 and A3



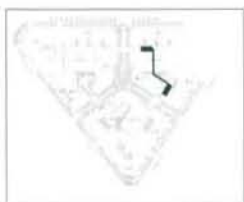
May 19, 2009

Elevations

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A031

ARBOR PLACE



Courtyard Elevation of B2



Courtyard Elevation of C1



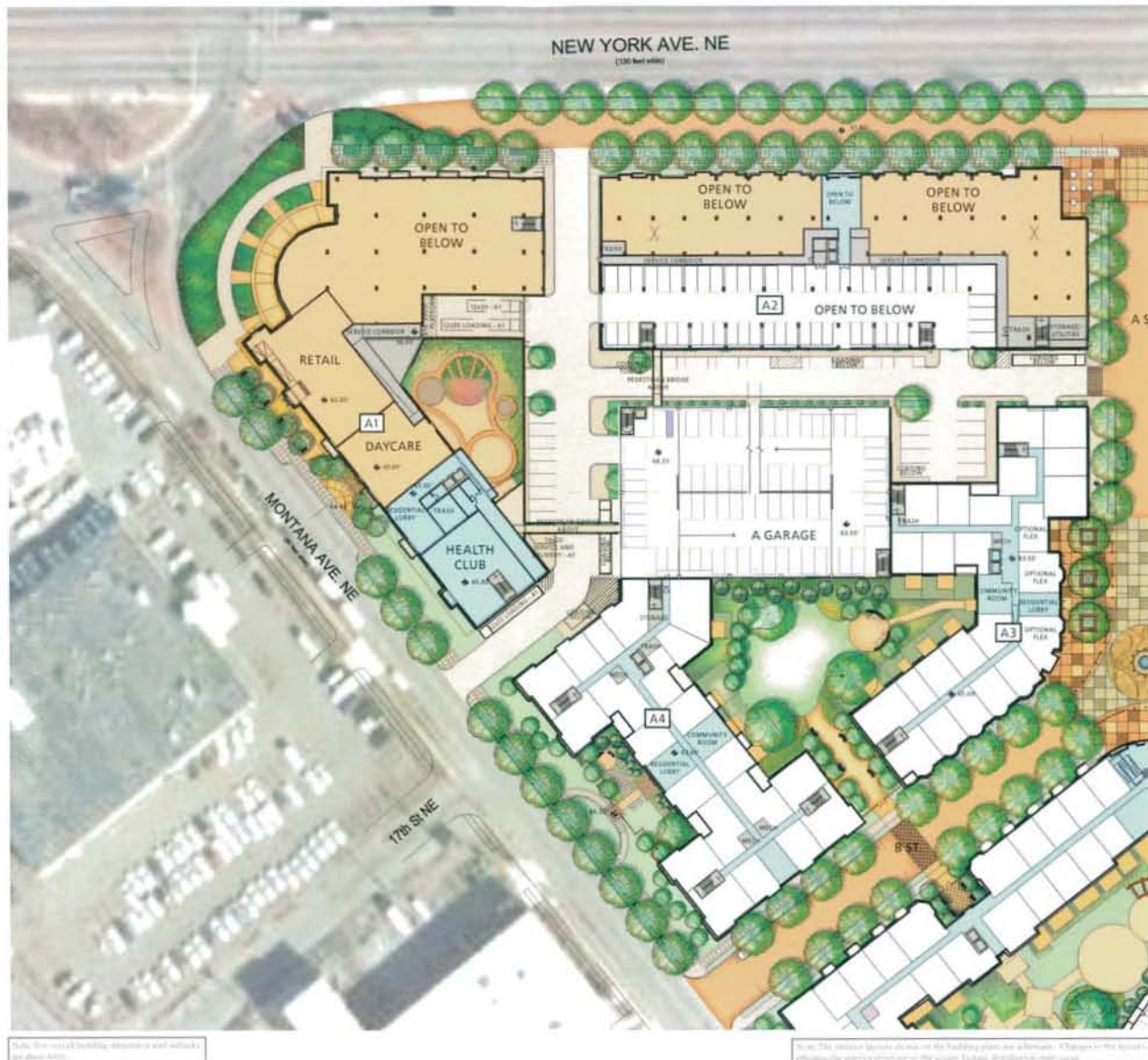
May 18, 2009

Elevations



ARBOR PLACE

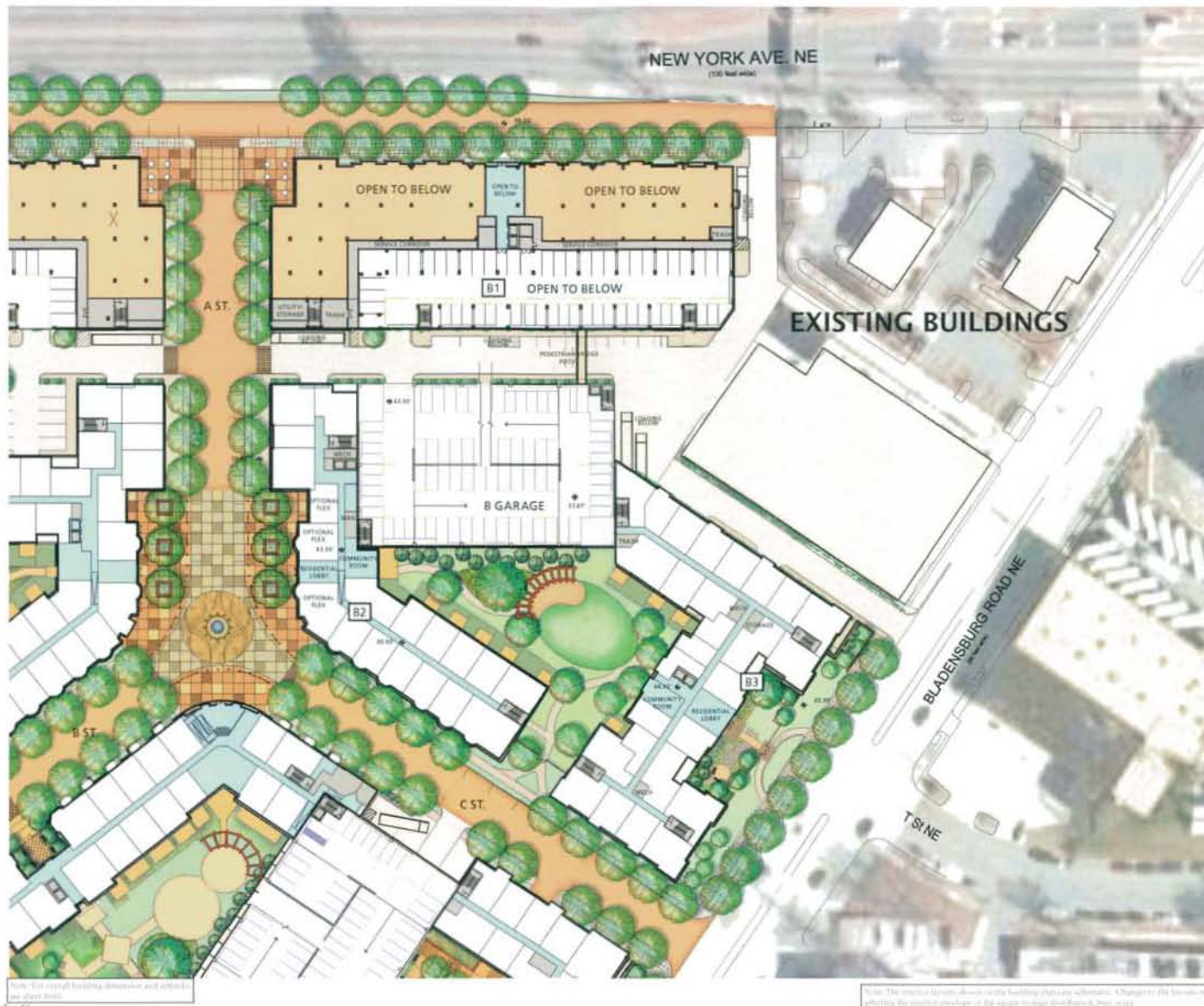




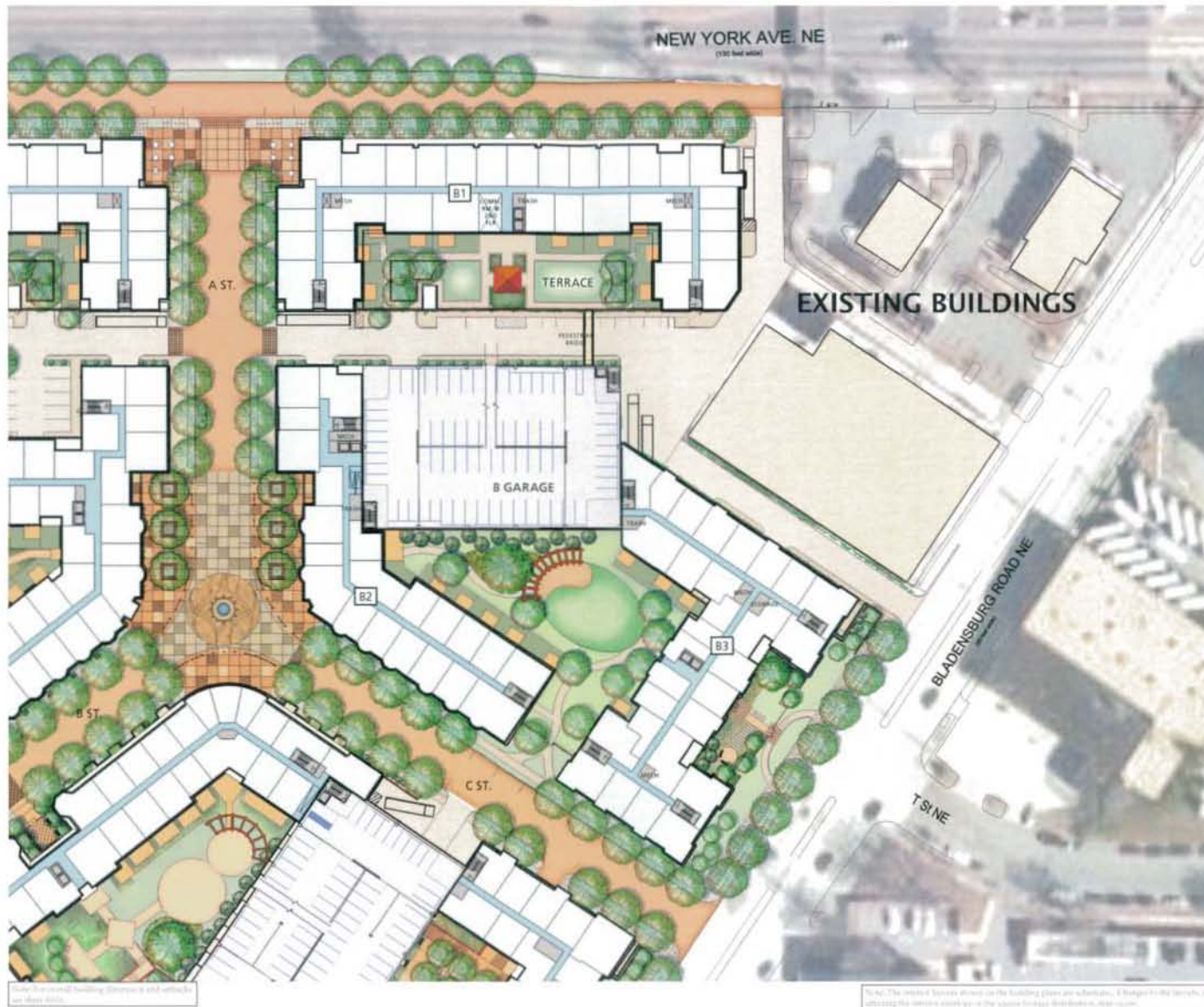
Ground Floor Plan: Block A



Typical Floor Plan: Block A



Ground Floor Plan: Block B



Typical Floor Plan: Block B



Garage Level Plan: Block C



Note: For overall building dimensions and setbacks see sheet A040.

Note: The interior spaces shown on the building plans are preliminary. Changes to the layout, not affecting the exterior envelope or the square footage distribution, may occur.

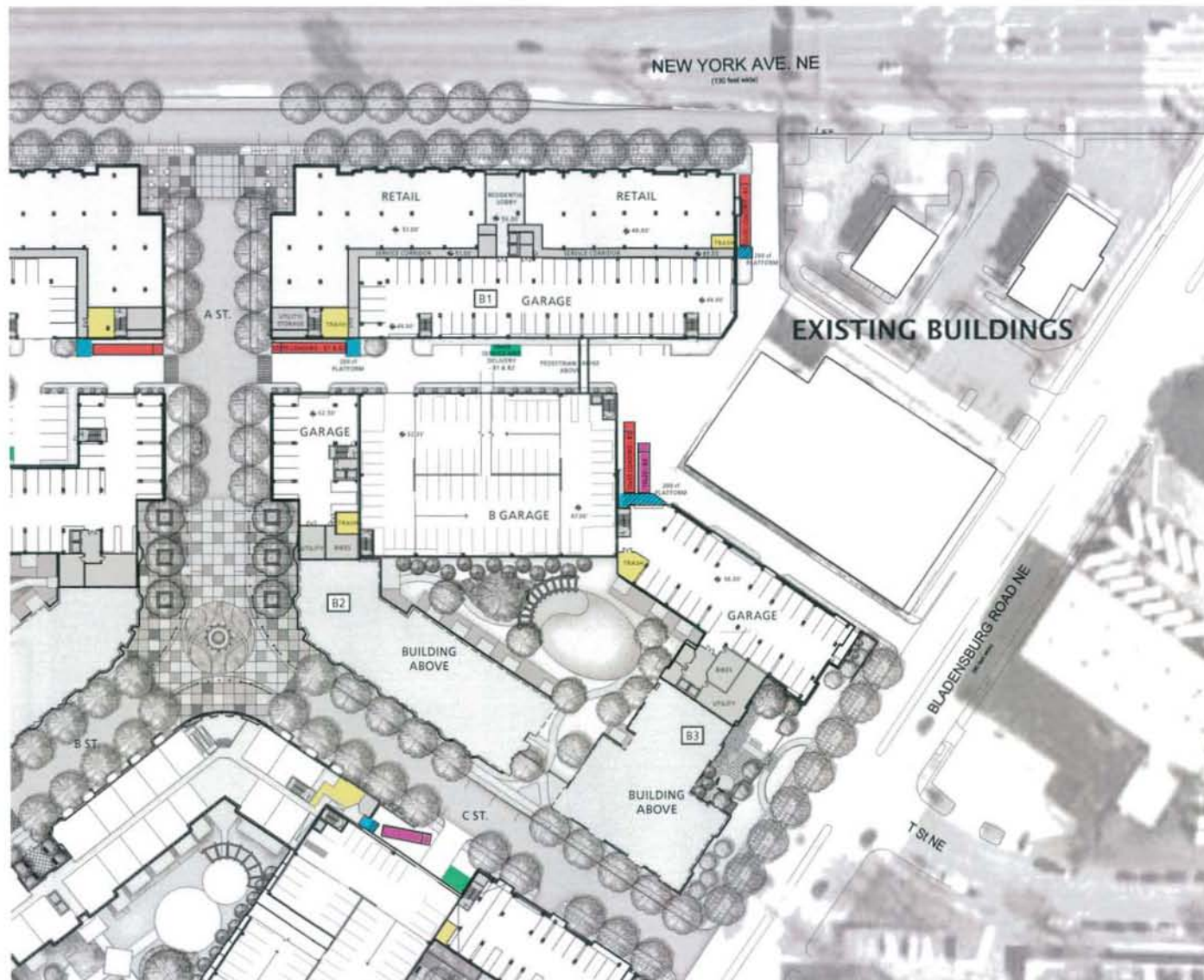


May 19, 2009

Ground Floor Plan: Block C

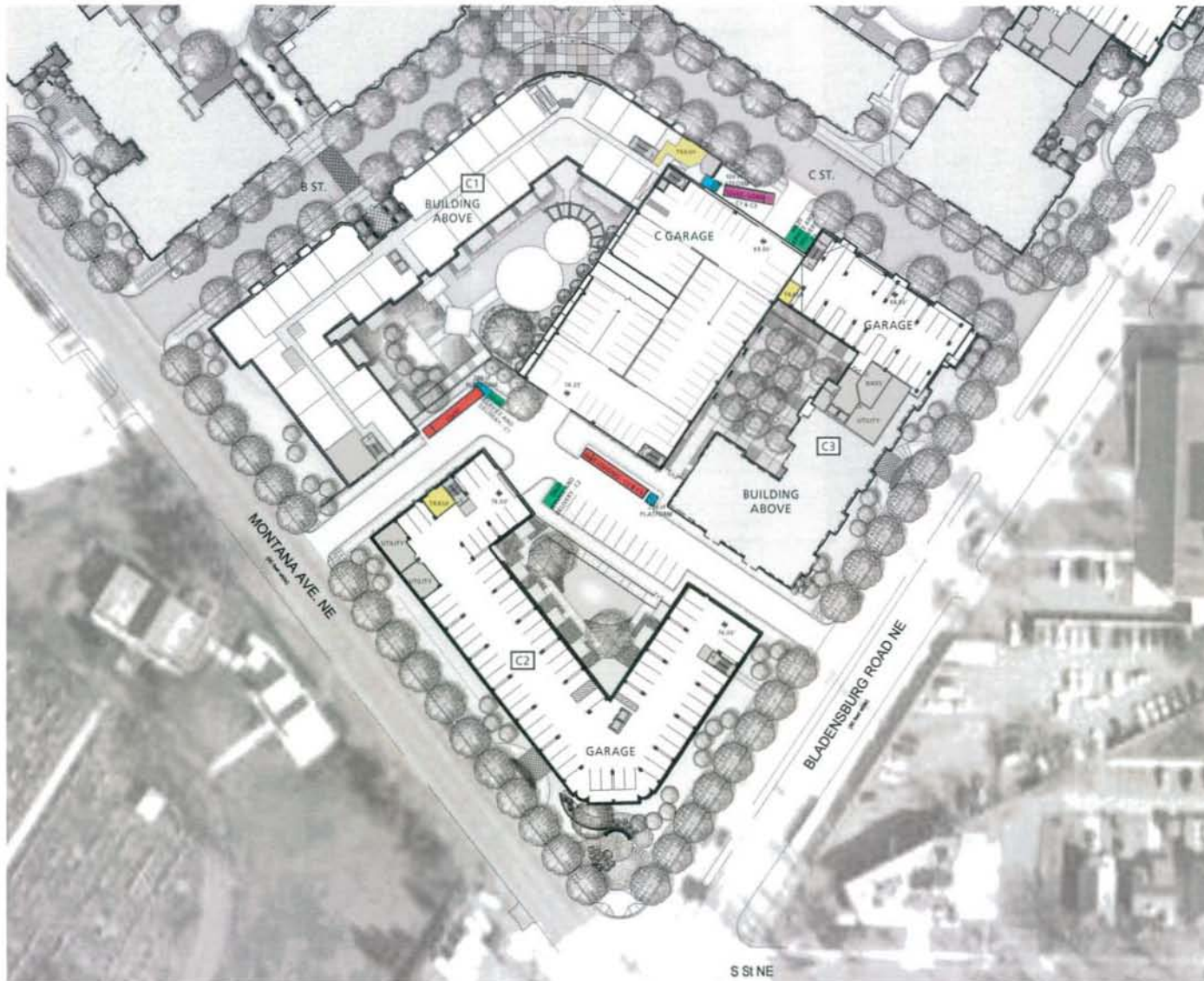


Typical Floor Plan: Block C



COLOR LEGEND	
■	12x55 TRUCK
■	12x30 TRUCK
■	10x20 SERVICE AND DELIVERY
■	LOADING PLATFORM
■	TRASH

LOADING DIAGRAM: Block B



LOADING DIAGRAM: Block C



Building A1 - Typical Bay



Building A1 - Main Brick



Building A1 - Accent Brick 1



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

Elevation - Typical Bays



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.



1" 2" 4" 8" 16"

Building A3 - Typical Bay (B2 Similar)

Building C1



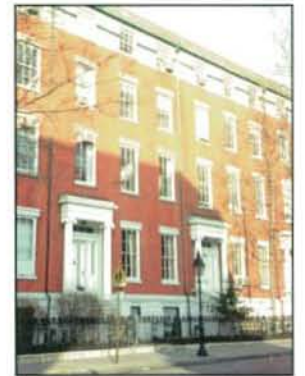
Buildings A3 & B2 - Main Brick



Bays with Porches



Building C1 - Brick



Townhomes with Stoops

Elevation - Typical Bays



Building C2 - Typical Bay

MATERIALS LEGEND

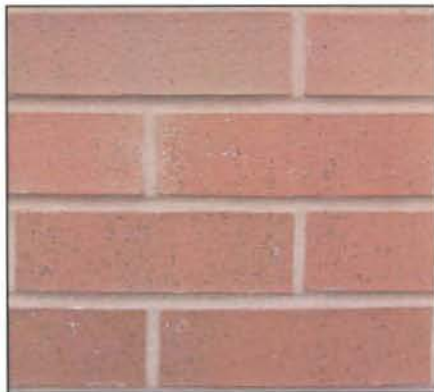
- 1 - Masonry w/ Precast Accents
(see below for colors)
- 2 - Fiber Cement Panels / Siding
- 3 - Cornice with Brackets
- 4 - Windows
- 5 - Decorative Railing
- 6 - Decorative Spandrel Panels

- 3
- 6
- 1
- 2
- 4
- 6
- 5
- 1

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



Building C3 - Typical Bay



Building C2 - Brick



Building C3 - Precedent



Buildings C3 - Main Brick

Elevation - Typical Bays



Building A3 and B3 - Typical Bay

MATERIALS LEGEND

- 1 - Masonry w/ Precast Accents
(see below for colors)
- 2 - Fiber Cement Panels / Siding
- 3 - Cornice
- 4 - Windows
- 5 - Decorative Railing
- 6 - Glass Doors at Private Terraces

3

2

4

6

5

1

2

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



Courtyard / Terrace Typical Bay (B2 shown, others sim.)



Building A3 and B3 Brick

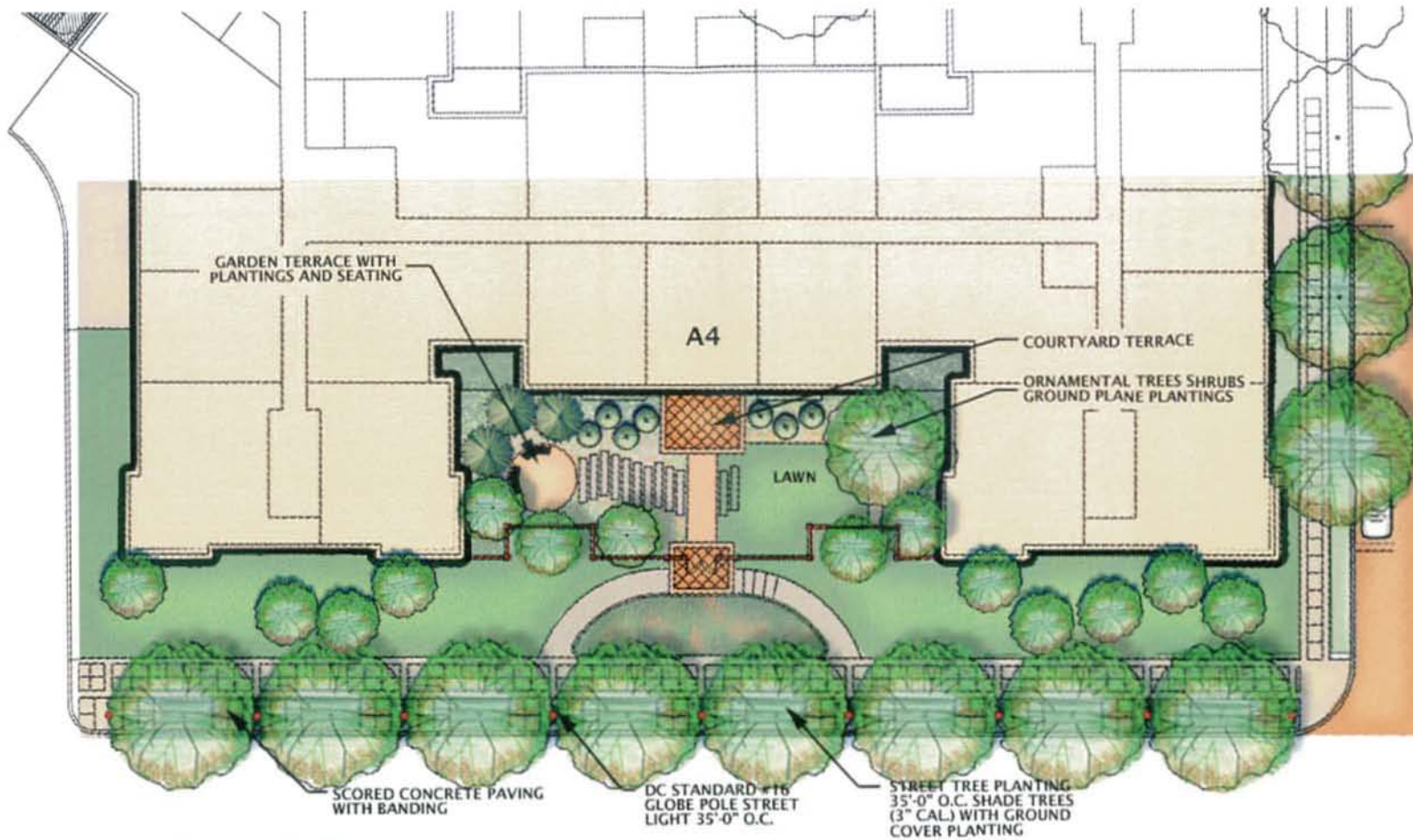


Building A3 and B3 - Precedent



Typical Courtyard Facade Precedent

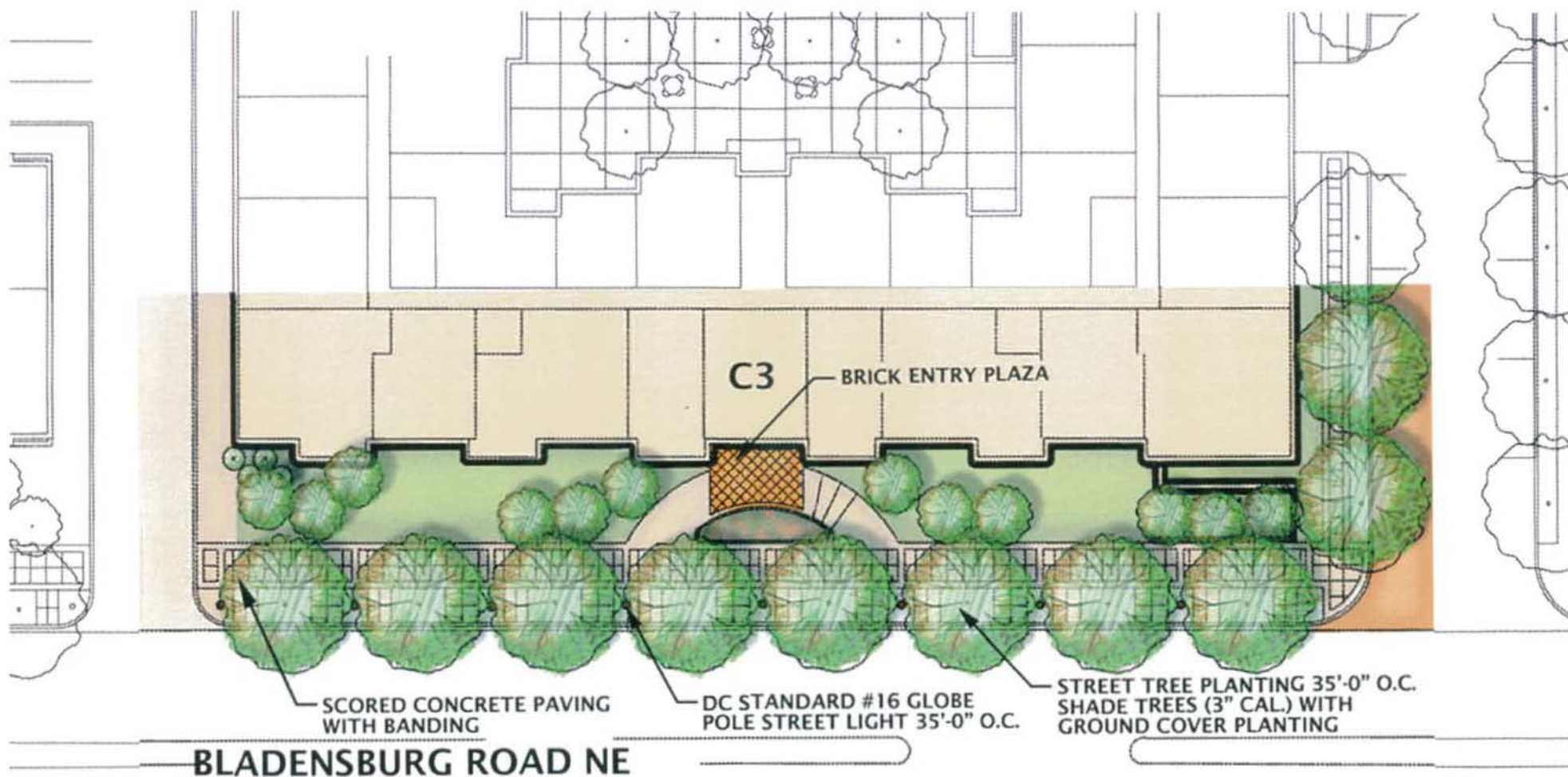
Elevation - Typical Bays



MONTANA AVENUE

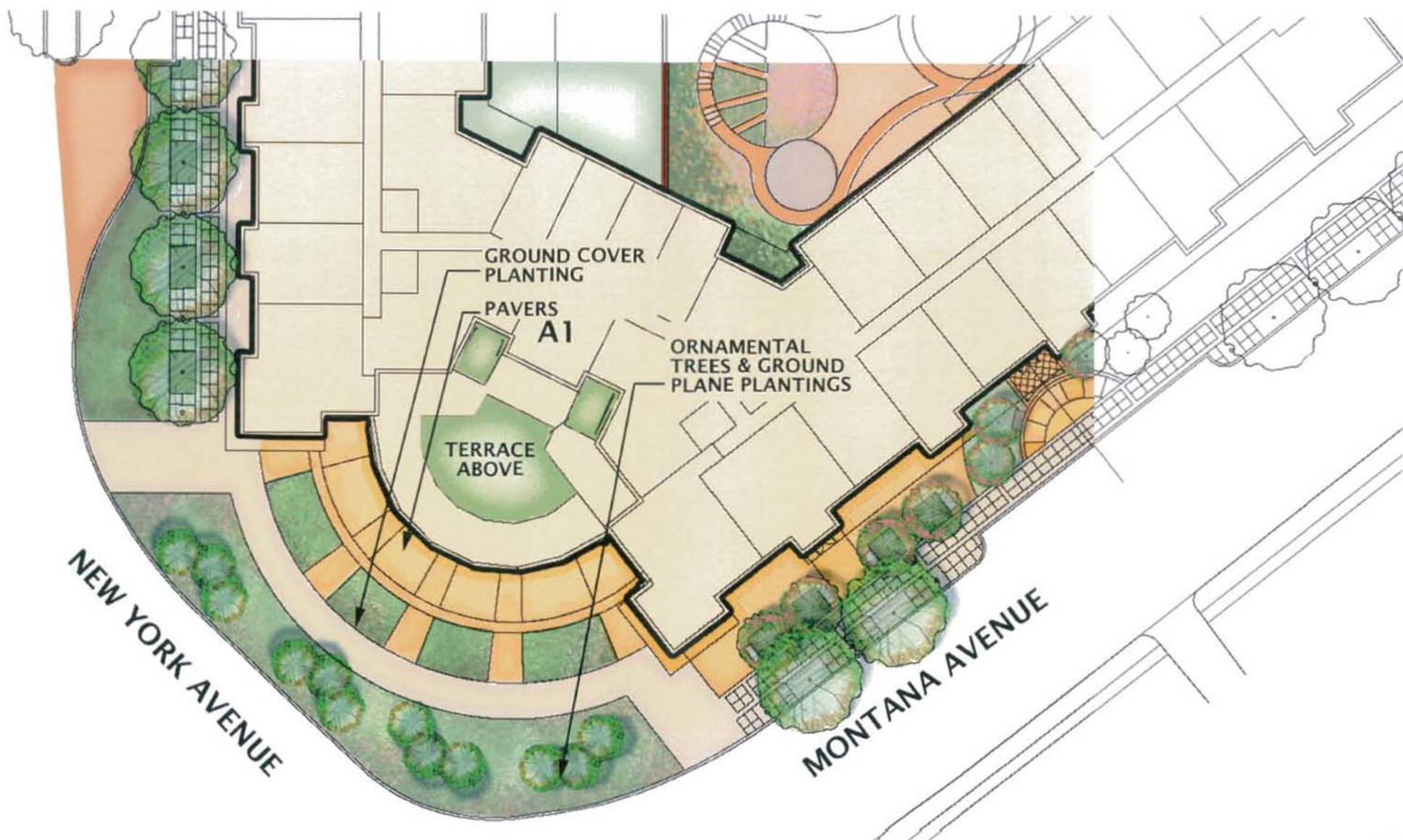
MONTANA AVENUE STREETScape

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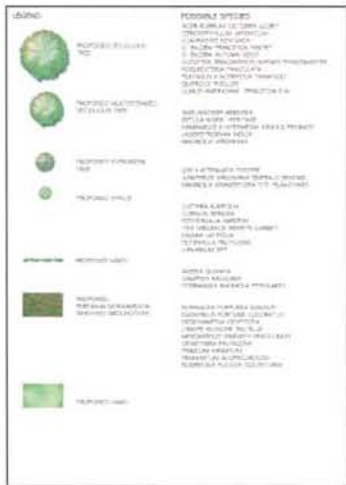




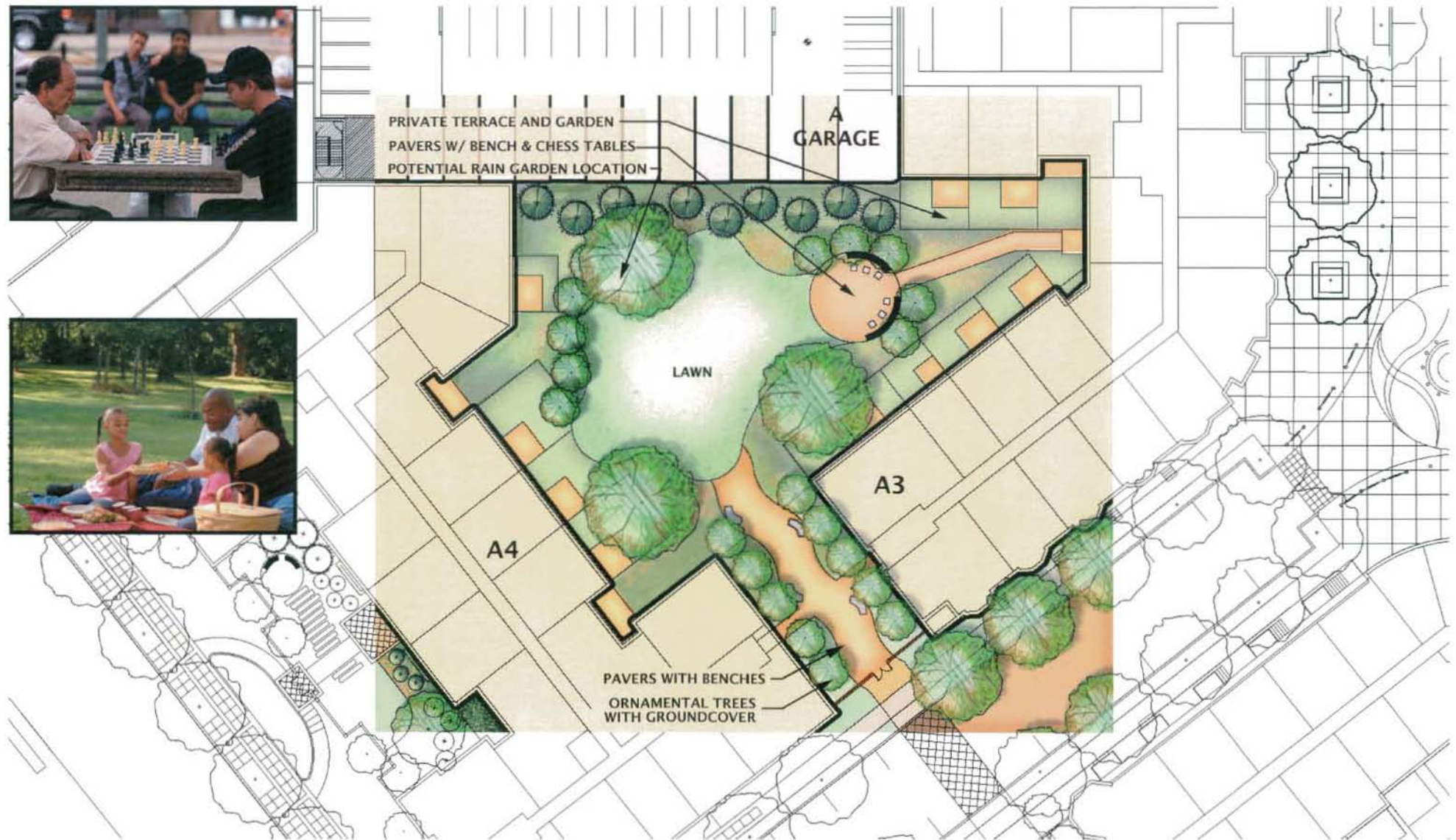
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MONTANA AND NEW YORK AVENUE ENTRY PLAZA AND STREETScape



May 19, 2009



A BLOCK - AMOEBA GARDEN

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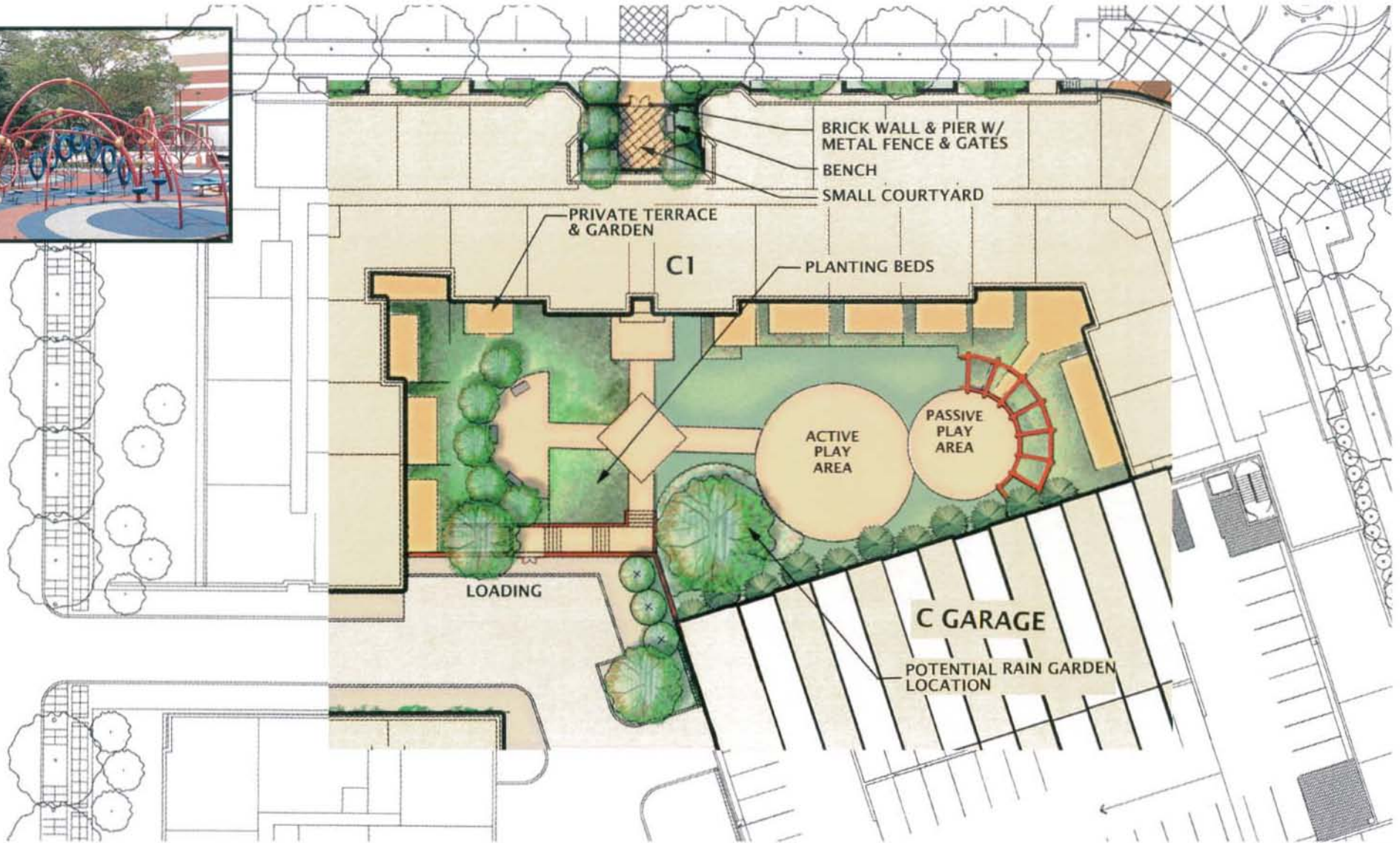


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BRADLEY SITE DESIGN, INC. | TORTI GALLAS AND PARTNERS

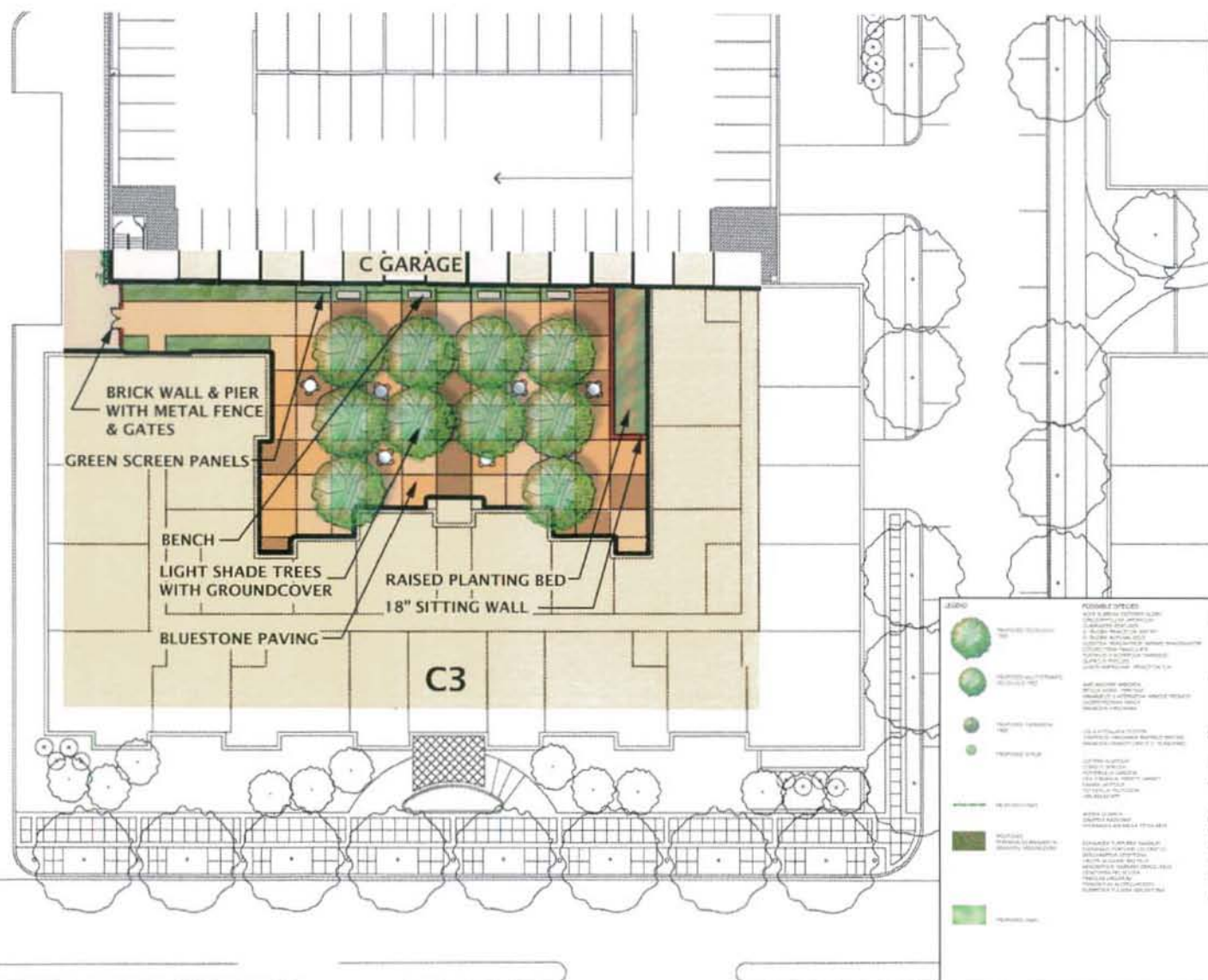
MAURICE WALTERS ARCHITECT P.C. | ABDO NEW YORK, P.C.
BRADLEY SITE DESIGN, INC. | TORTI GALLAS AND PARTNERS



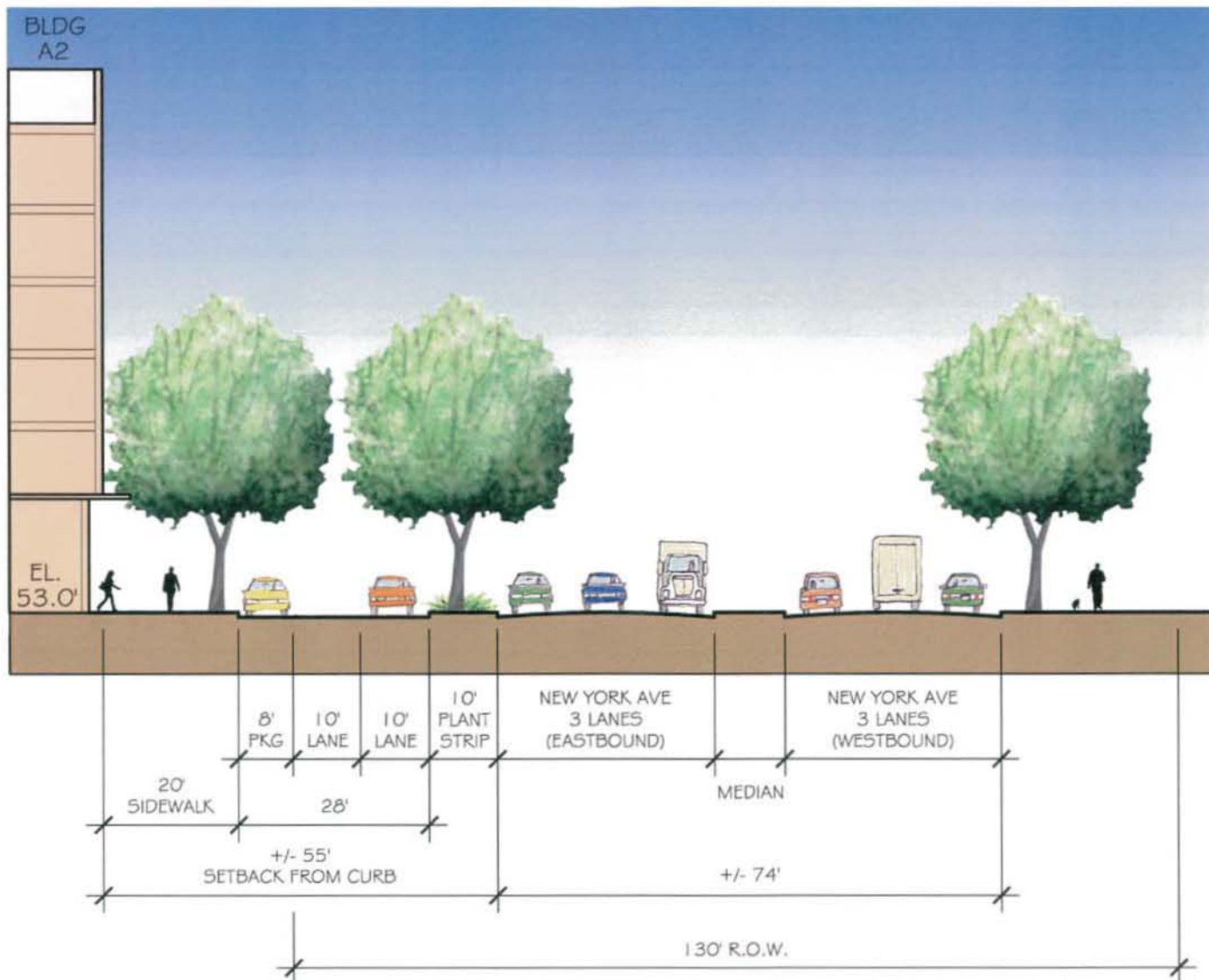
MONTANA AVE. NE



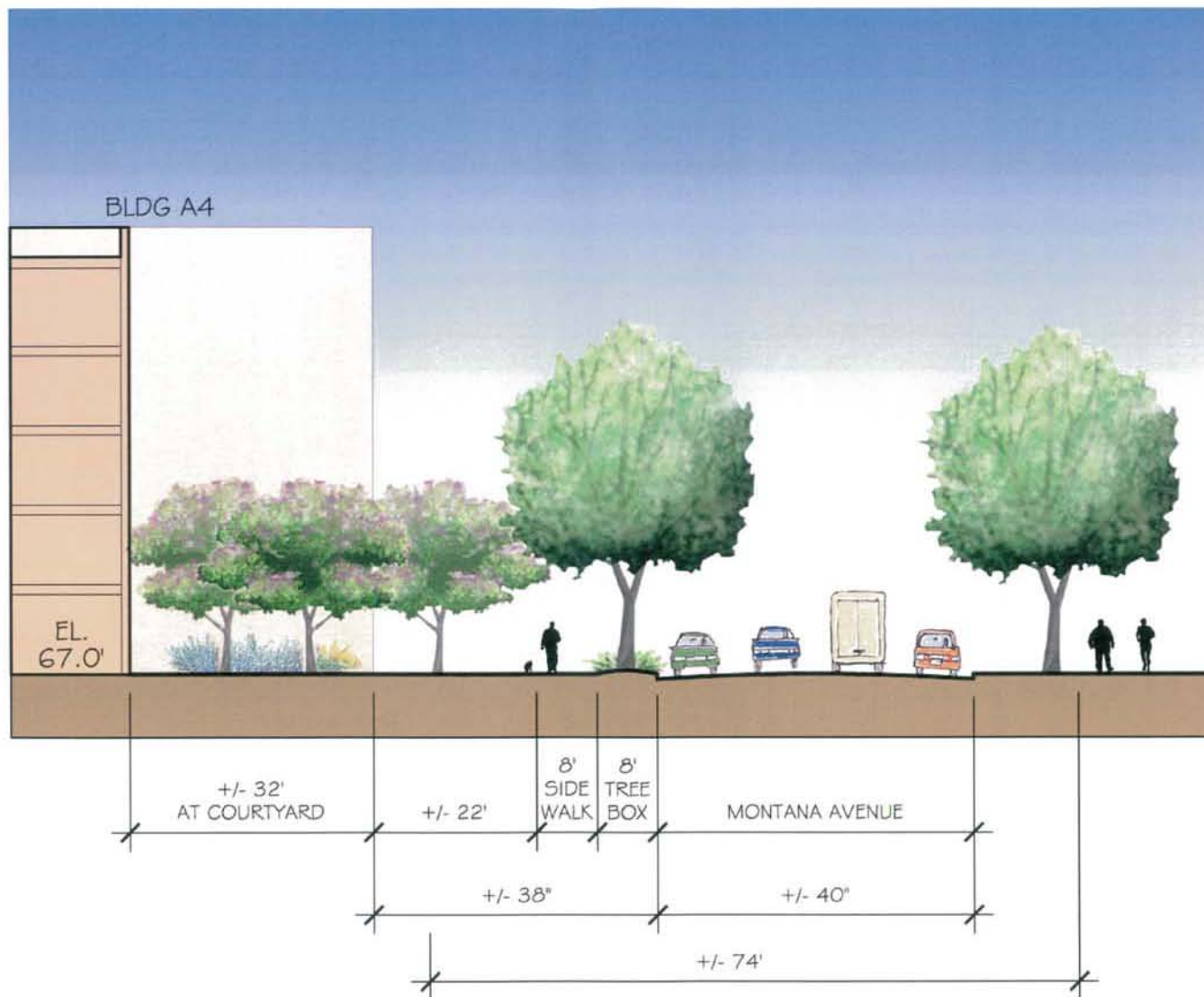
C BLOCK - EDEN GARDEN



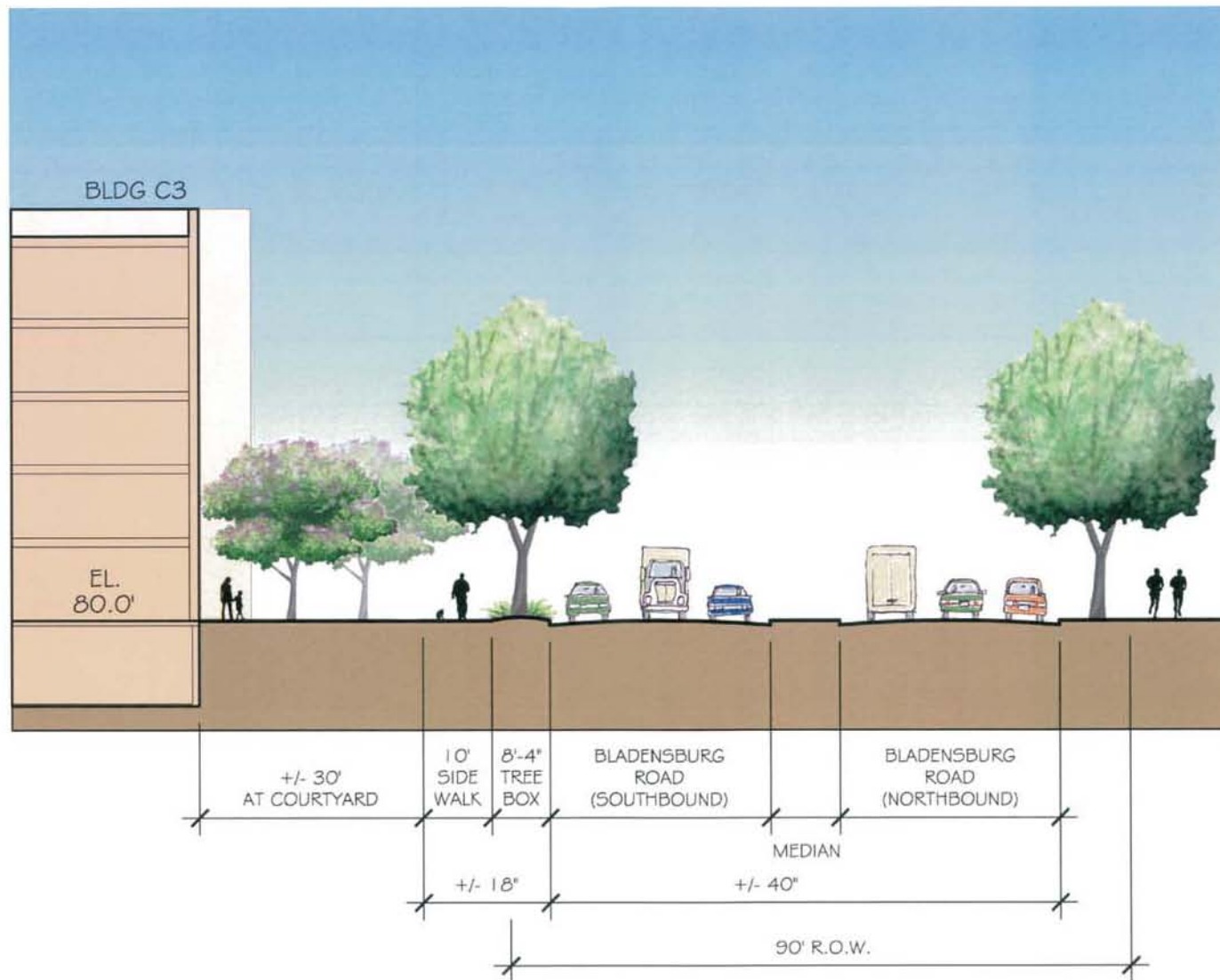
MAURICE WALTERS ARCHITECT, PC | ABDO NEW YORK, PC
BRADLEY SITE DESIGN, INC. | TORTI GALLAS AND PARTNERS



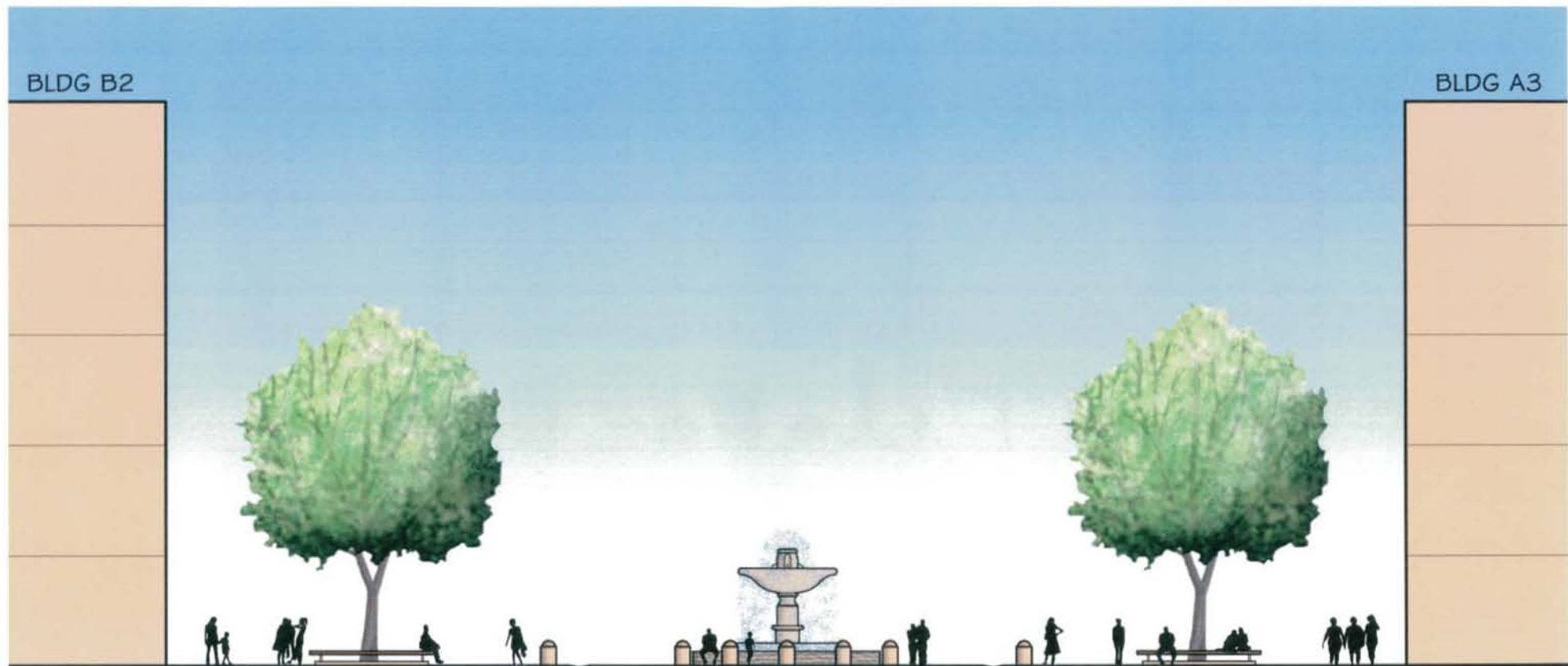
STREET SECTION: NEW YORK AVENUE



STREET SECTION: MONTANA AVENUE



STREET SECTION: BLADENBURG ROAD



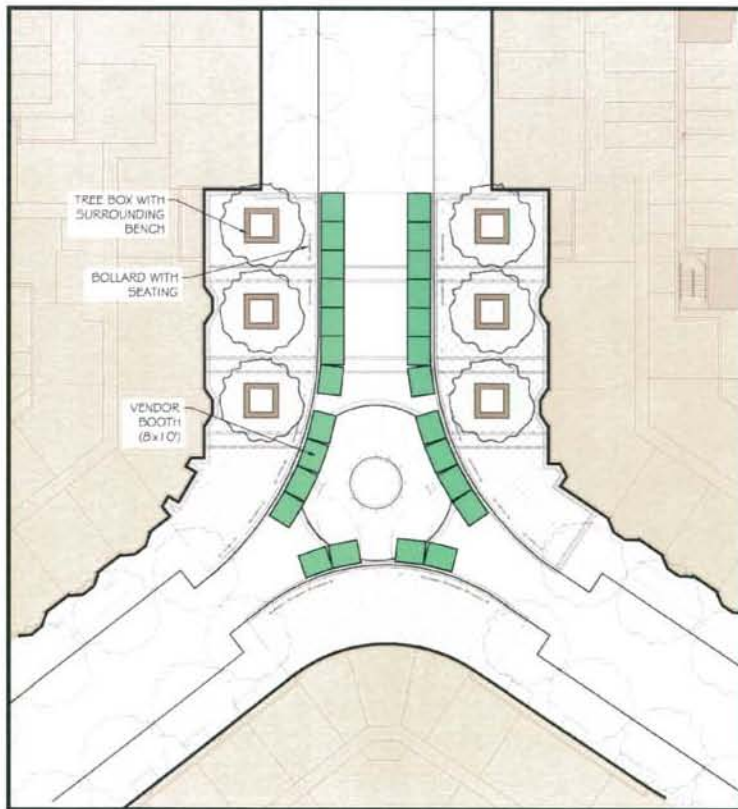
CENTRAL PLAZA SECTION

MAURICE WALTERS ARCHITECT, PC | ARDO NEW YORK, PC
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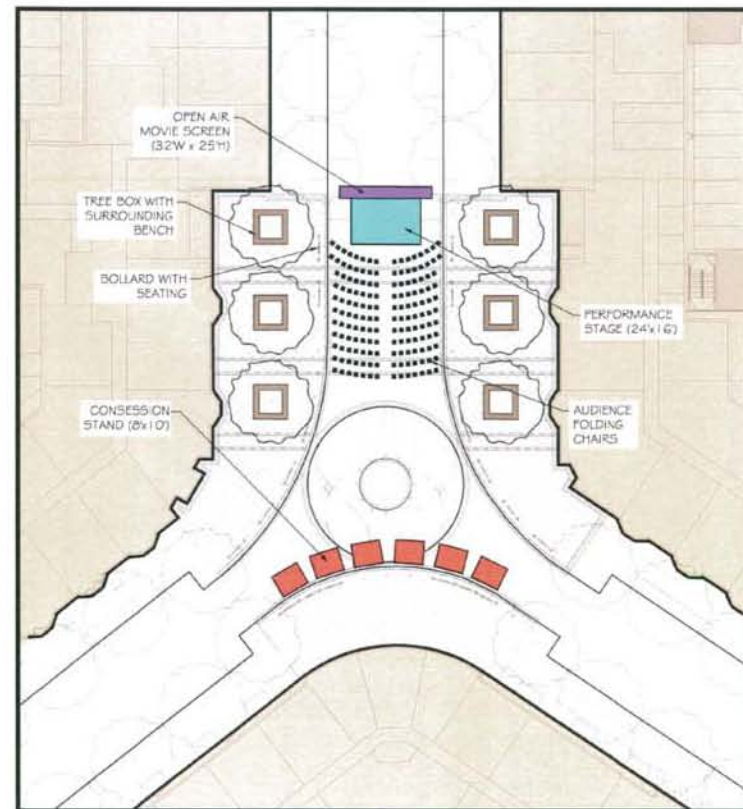
L16

ARBOR PLACE

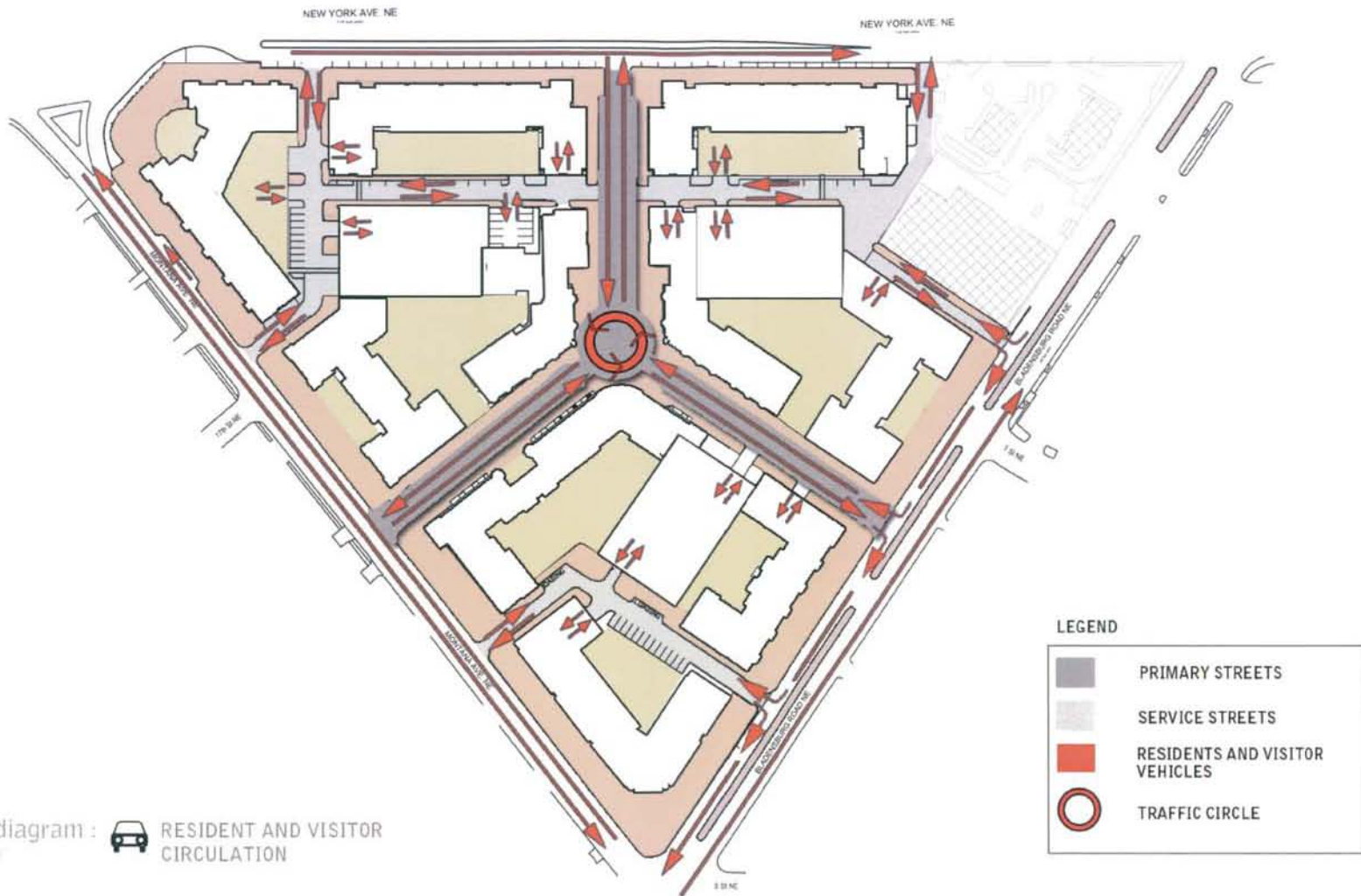
May 18, 2009



Farmers Market/Arts Festival



Performances/Open Air Cinema



RESIDENT AND VISITOR CIRCULATION

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BRADLEY SITE DESIGN, INC. | TORTI GALLAS AND PARTNERS

NEW YORK AVE. NE
(130 FEET WIDE)

NEW YORK AVE. NE
(130 FEET WIDE)

MATCH LINE

MONTANA AVE. NE
(90 FEET WIDE)

18 LOT COMPOSITE
641,845 SQUARE FEET
17.43 ACRES BY RECORD

18 LOT COMPOSITE
641,845 SQUARE FEET
17.43 ACRES BY RECORD

17th St NE
MATCH LINE
MATCH LINE

BLADENSBURG ROAD NE
(90 FEET WIDE)

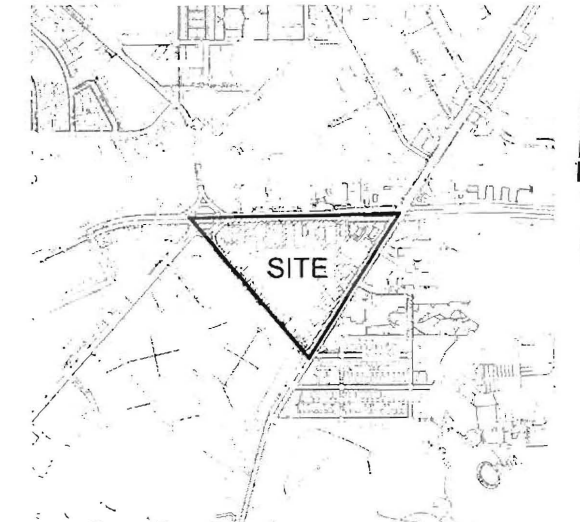
MONTANA AVE. NE
(90 FEET WIDE)

BLADENSBURG ROAD NE
(90 FEET WIDE)

18 LOT COMPOSITE
641,845 SQUARE FEET
17.43 ACRES BY RECORD

MATCH LINE
MATCH LINE

T St NE



VICINITY MAP

SHEET INDEX:

- C1.01 EXISTING CONDITIONS PLAN-OVERALL
- C1.01A EXISTING CONDITIONS PLAN-WEST
- C1.01B EXISTING CONDITIONS PLAN-EAST
- C1.01C EXISTING CONDITIONS PLAN-SOUTH
- C1.02 SEDIMENT AND EROSION CONTROL PLAN-OVERALL
- C1.02A SEDIMENT AND EROSION CONTROL PLAN-WEST
- C1.02B SEDIMENT AND EROSION CONTROL PLAN-EAST
- C1.02C SEDIMENT AND EROSION CONTROL PLAN-SOUTH
- C1.03 SITE PLAN-OVERALL
- C1.03A SITE PLAN-WEST
- C1.03B SITE PLAN-EAST
- C1.03C SITE PLAN-SOUTH
- C1.04 GRADING PLAN-OVERALL
- C1.04A GRADING PLAN-WEST
- C1.04B GRADING PLAN-EAST
- C1.04C GRADING PLAN-SOUTH
- C1.05 UTILITY PLAN-OVERALL
- C1.05A UTILITY PLAN-WEST
- C1.05B UTILITY PLAN-EAST
- C1.05C UTILITY PLAN-SOUTH
- C1.06 SEDIMENT AND EROSION CONTROL DETAILS
- C1.07 STORM WATER MANAGEMENT DETAILS

EXISTING CONDITION NOTES:

THE ARBOR PLACE DEVELOPMENT PROJECT IS LOCATED IN NORTHEAST WASHINGTON, D.C. AND IS BOUNDED BY NEW YORK AVENUE, BLADENSBURG ROAD, AND MONTANA AVENUE. NEW YORK AVENUE AND BLADENSBURG ROAD ARE MAIN THOROUGHFARES AND HAVE HIGH VOLUMES OF VEHICULAR TRAFFIC. MONTANA AVENUE IS A SIDE ROAD AND HAS LITTLE VEHICULAR TRAFFIC. THE TOPOGRAPHY OF THE 17.43 ACRE SITE SLOPES TO THE NORTH TOWARD NEW YORK AVENUE AS WELL AS EAST TOWARD THE INTERSECTION OF NEW YORK AVENUE AND BLADENSBURG ROAD. THERE ARE NO STEEP SLOPES ON THE SITE AND THE TOPOGRAPHY IS SUCH THAT AN AVERAGE SLOPE OF APPROXIMATELY 3.5% IS OBSERVED OVER THE SITE.

THERE ARE APPROXIMATELY TWENTY (20) EXISTING BUILDINGS ON THE SITE THAT ARE TO BE REMOVED DURING DEVELOPMENT. THE REMAINDER OF THE SITE IS BOTH PAVED AND UNPAVED AND IS PREDOMINANTLY USED AS A PARKING LOT. THE SITE IS SERVED BY A SEPARATE SEWER SYSTEM. WATER, SANITARY SEWER, AND STORM DRAIN SEWER ARE AVAILABLE ALONG ALL THREE FRONTAGES. A NEW STORM DRAIN SYSTEM WILL BE DESIGNED TO SERVE THE SITE AND WILL DRAIN TO AN EXISTING 84" STORM DRAIN IN NEW YORK AVENUE. WATER SERVICE WILL BE DESIGNED AND SHALL CONNECT TO EXISTING LINES IN NEW YORK AVENUE, MONTANA AVENUE, AND BLADENSBURG ROAD.

C1.01 EXISTING CONDITIONS PLAN - OVERALL



NEW YORK AVE. NE
(130 FEET WIDE)

MATCH LINE
MATCH LINE

N 88°36'50" E 764.91 REC

N 41°23'00" E 88.77 REC

L=63.44
R=45.00

MONTANA AVE. NE
(90 FEET WIDE)

18 LOT COMPOSITE
641,845 SQUARE FEET
17.43 ACRES BY RECORD

N 39°23'30" W 1170.66 REC

17th St NE

MATCH LINE
MATCH LINE

C1.01A EXISTING CONDITIONS PLAN - WEST



NEW YORK AVE. NE
(130 FEET WIDE)

MATCH LINE
MATCH LINE

18 LOT COMPOSITE
641,845 SQUARE FEET
17.43 ACRES BY RECORD

N 88°36'50" E 59.36 REC

S 34°30'25" E 536.59 REC

N 32°34'30" E 72.73 REC
N 34°30'25" W 26.53 REC
N 55°29'35" E 30.00 REC

N 32°34'30" E 172.51 REC

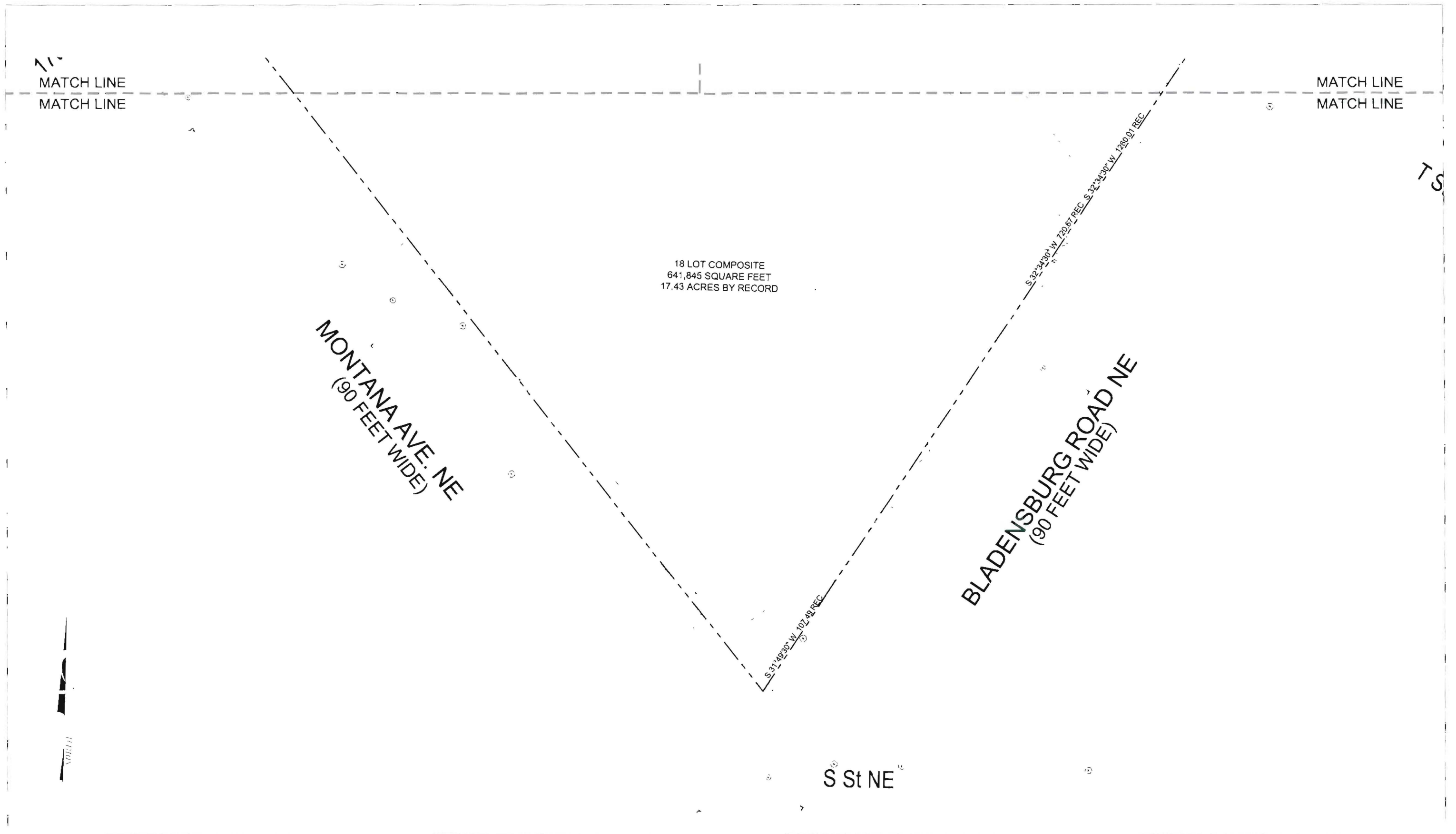
S 57°25'30" E 200.03 REC

N 88°36'50" E 1360.83 REC

BLADENBURG ROAD NE
(90 FEET WIDE)

MATCH LINE
MATCH LINE

C1.01B EXISTING CONDITIONS PLAN - EAST



C1.01C EXISTING CONDITIONS PLAN - SOUTH

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.

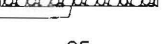
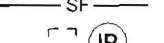
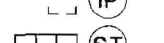
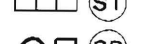
DUST CONTROL NOTES:

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



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 C106 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 (202-535-2249) 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

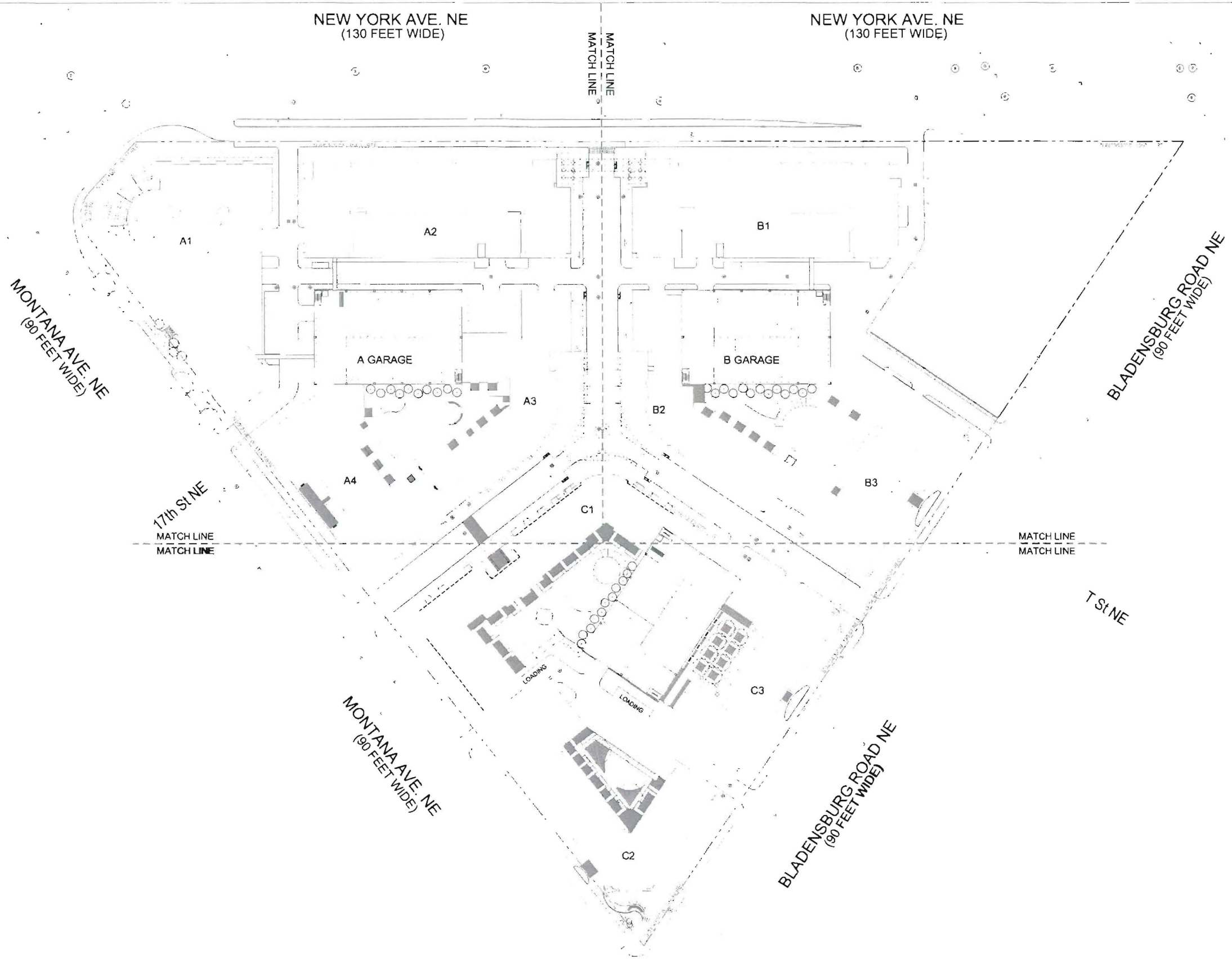
SEDIMENT TANK

SUMP PUMP

SEDIMENT TRAP

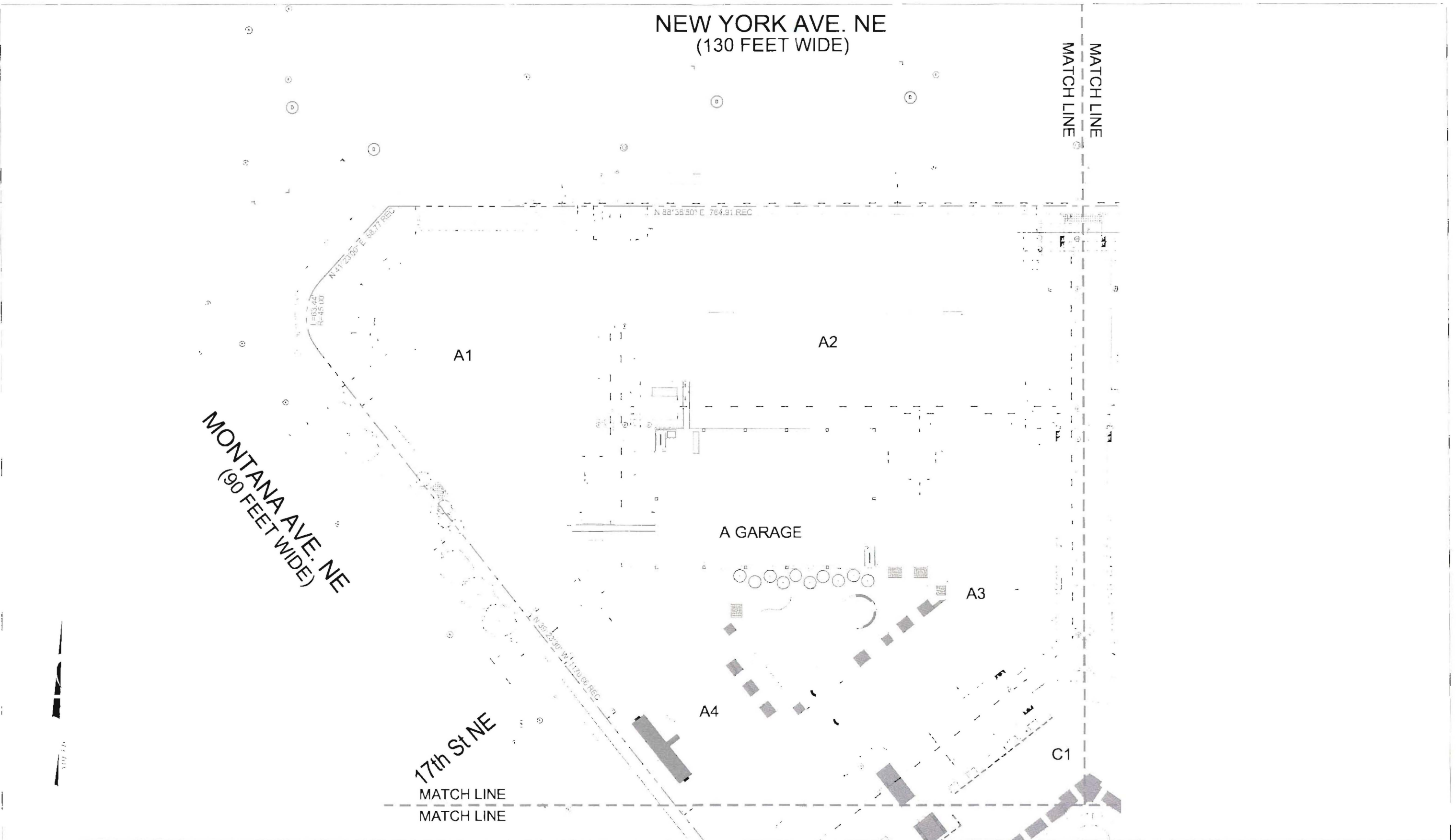
LIMIT OF DISTURBANCE

DOI: 10.1002/for



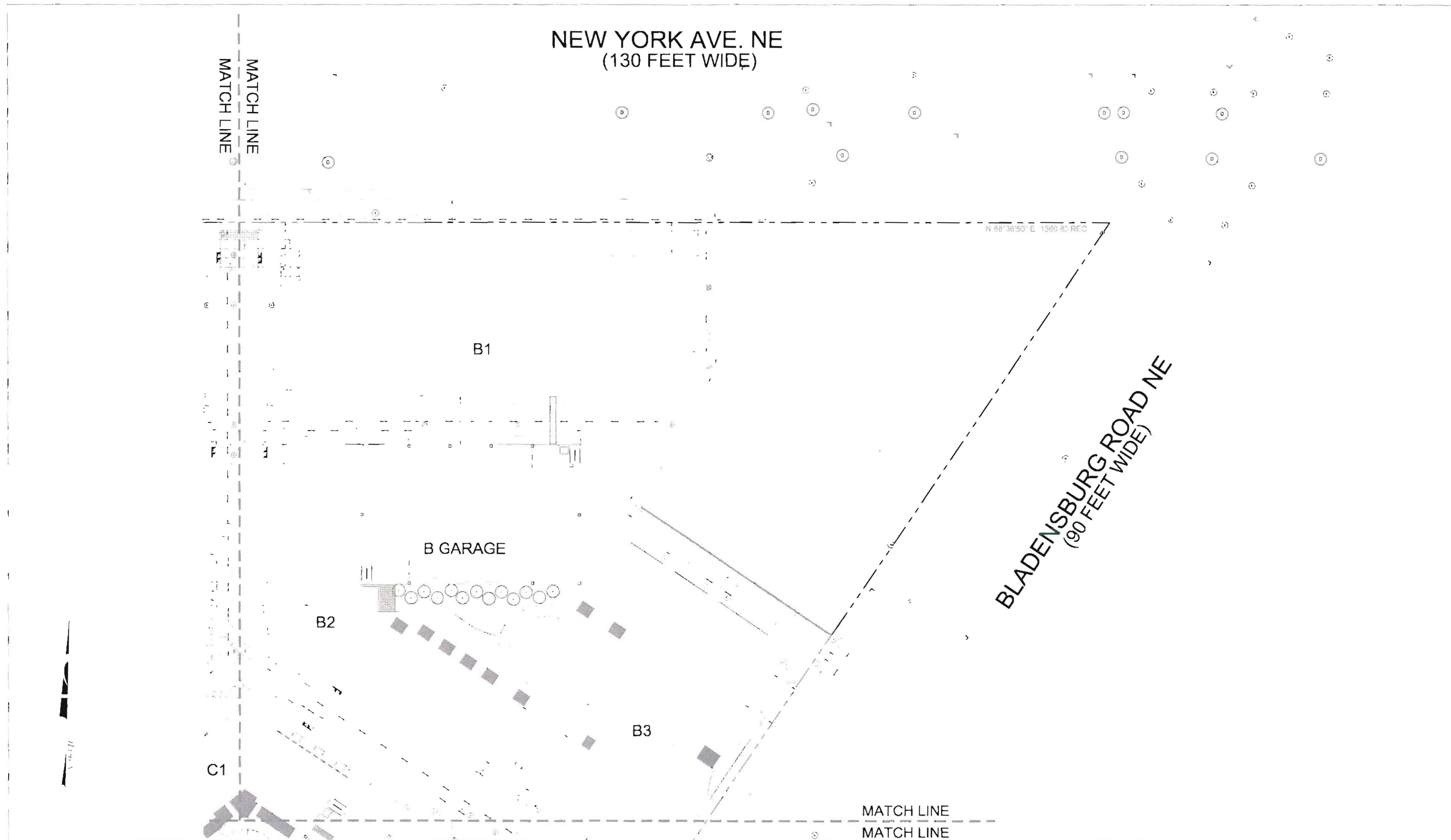
C1.03 OVERALL SITE PLAN





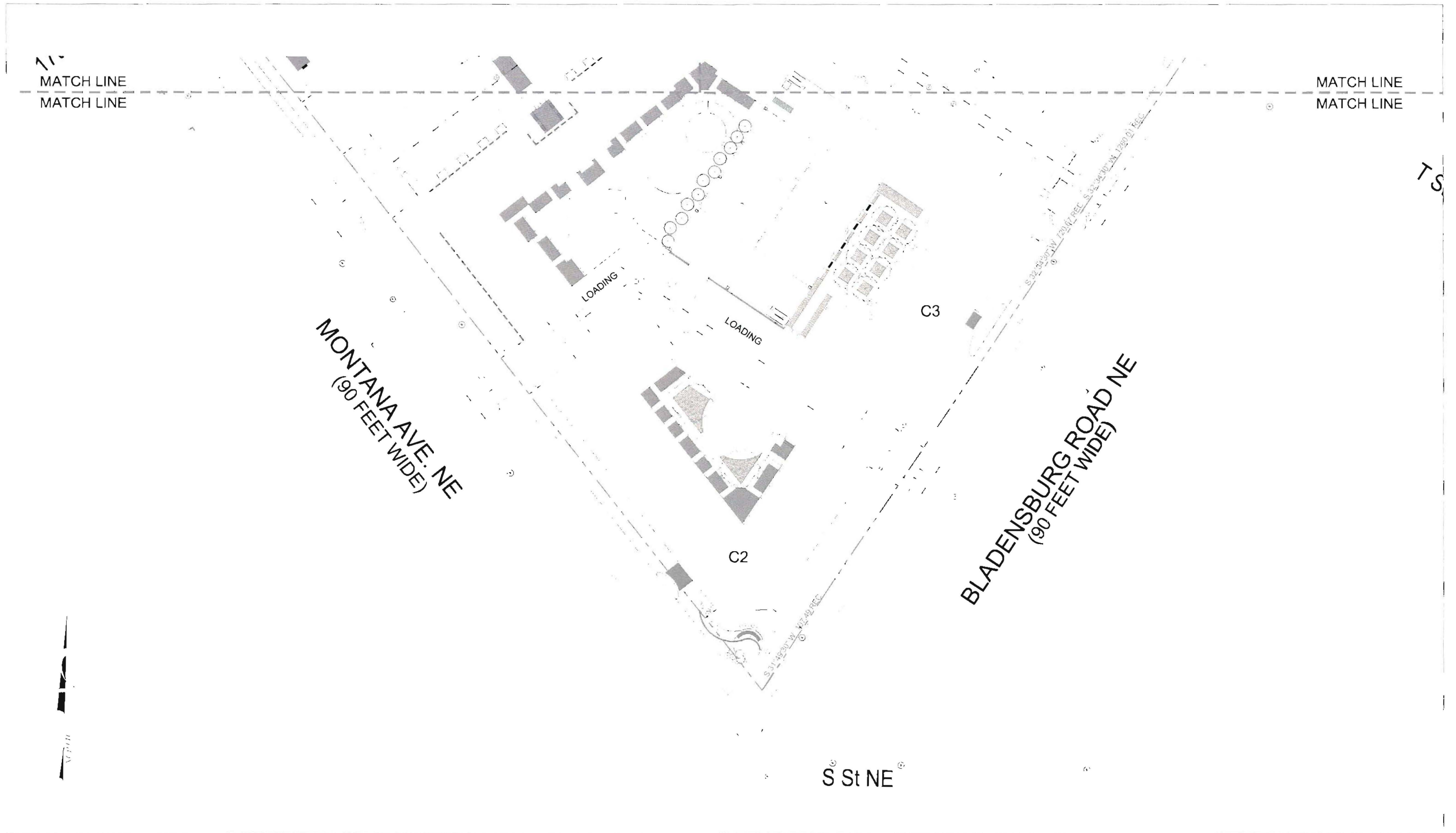
C1.03A SITE PLAN - WEST



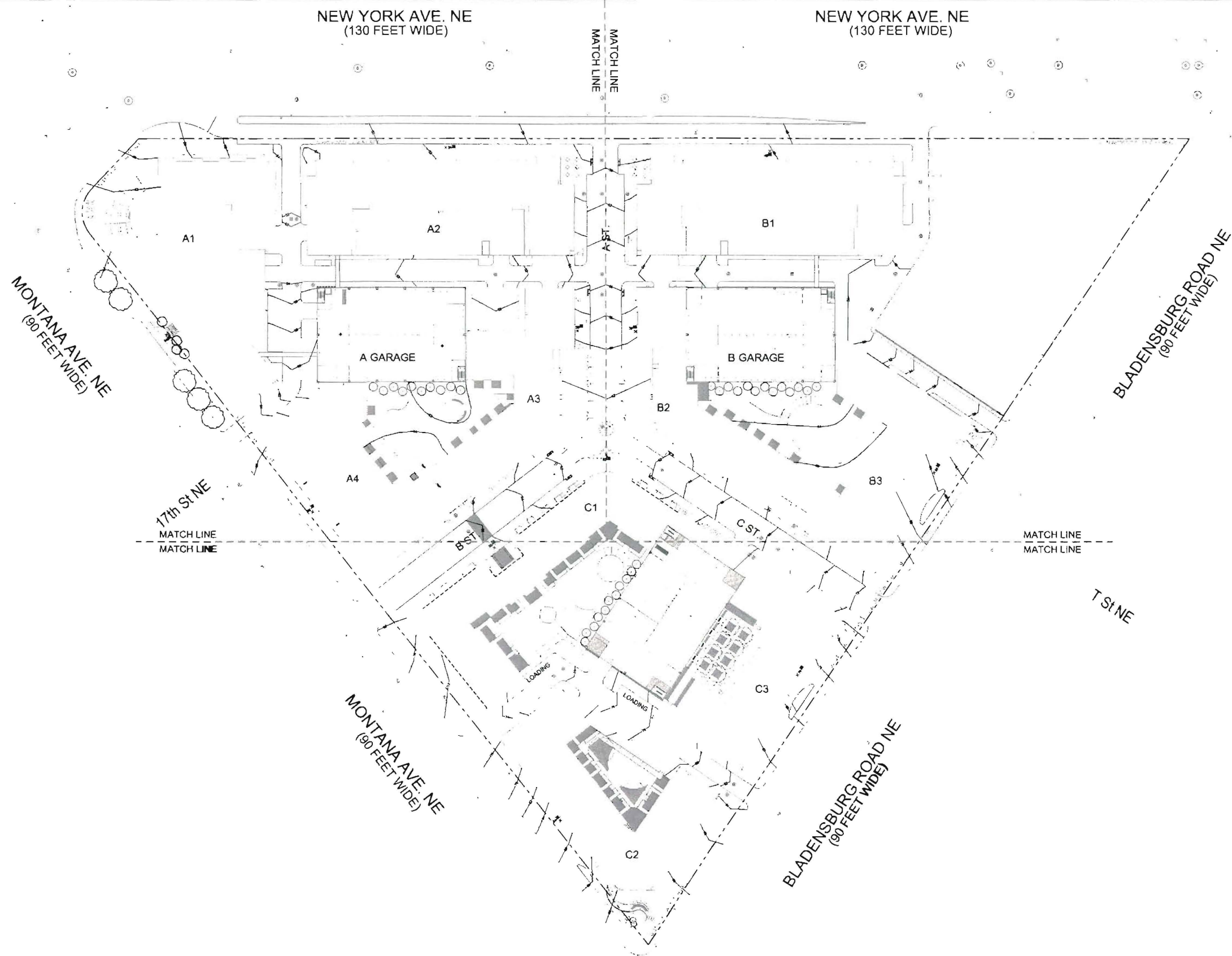


C1.03B SITE PLAN - EAST





C1.03C SITE PLAN - SOUTH



C1.04 OVERALL GRADING PLAN



NEW YORK AVE. NE
(130 FEET WIDE)

MATCH LINE
MATCH LINE

MONTANA AVE. NE
(90 FEET WIDE)

A1

A2

A ST.

A GARAGE

A3

A4

C1

17th St NE

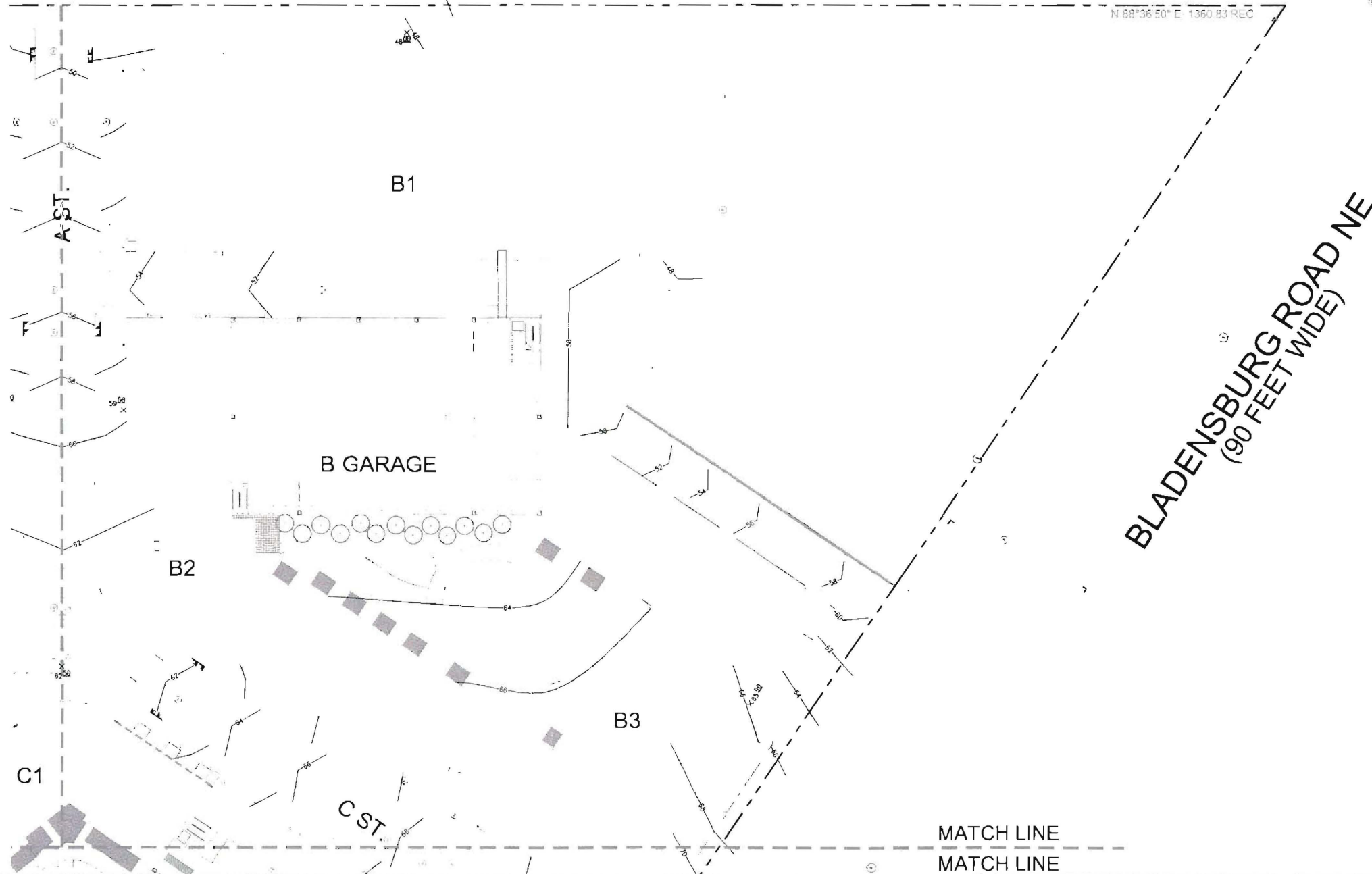
MATCH LINE
MATCH LINE

B ST.

C1.04A GRADING PLAN - WEST

NEW YORK AVE. NE
(130 FEET WIDE)

MATCH LINE
MATCH LINE

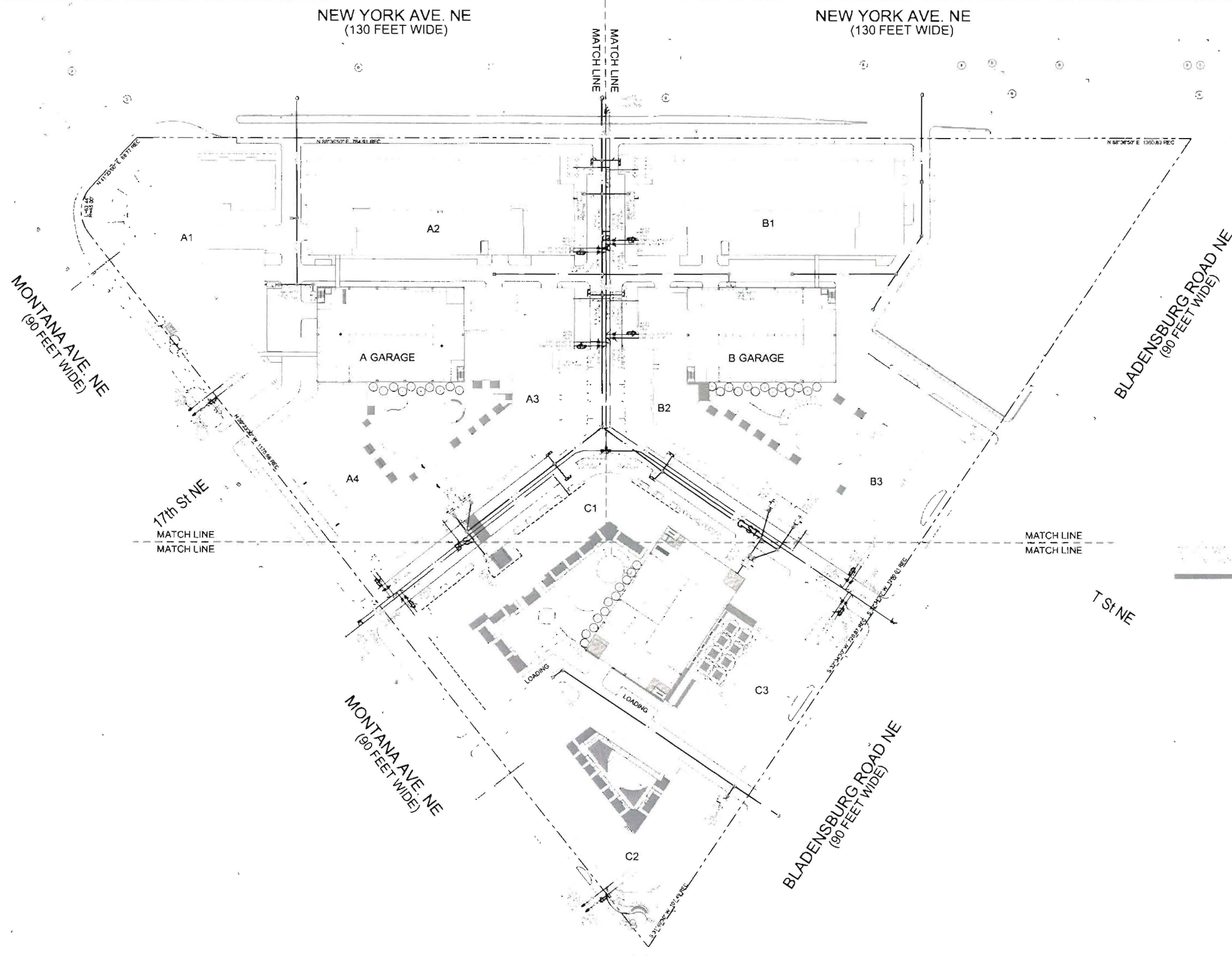


C1.04B GRADING PLAN - EAST

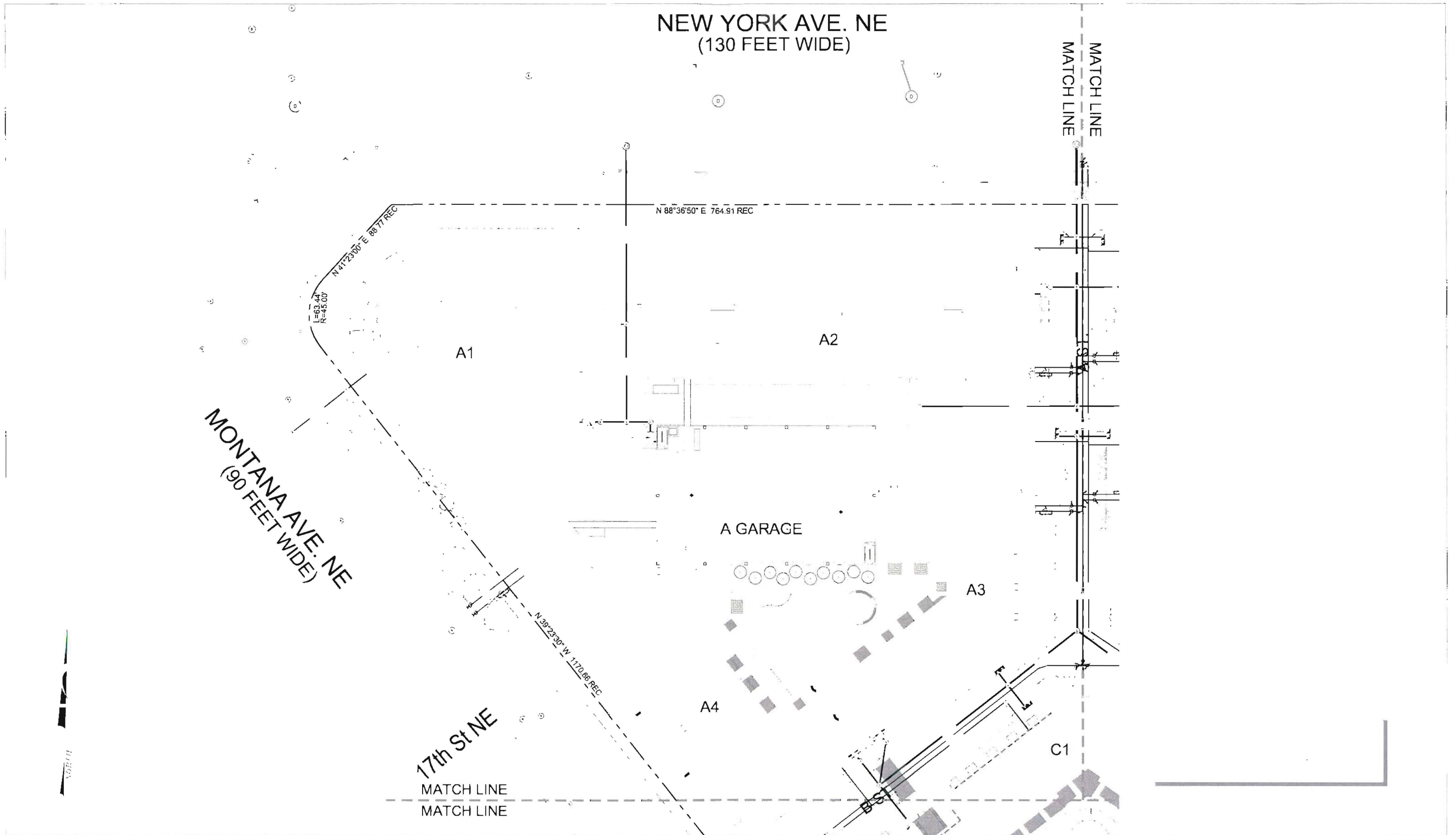


C1.04C GRADING PLAN - SOUTH





C1.05 UTILITY PLAN - OVERALL



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

B2

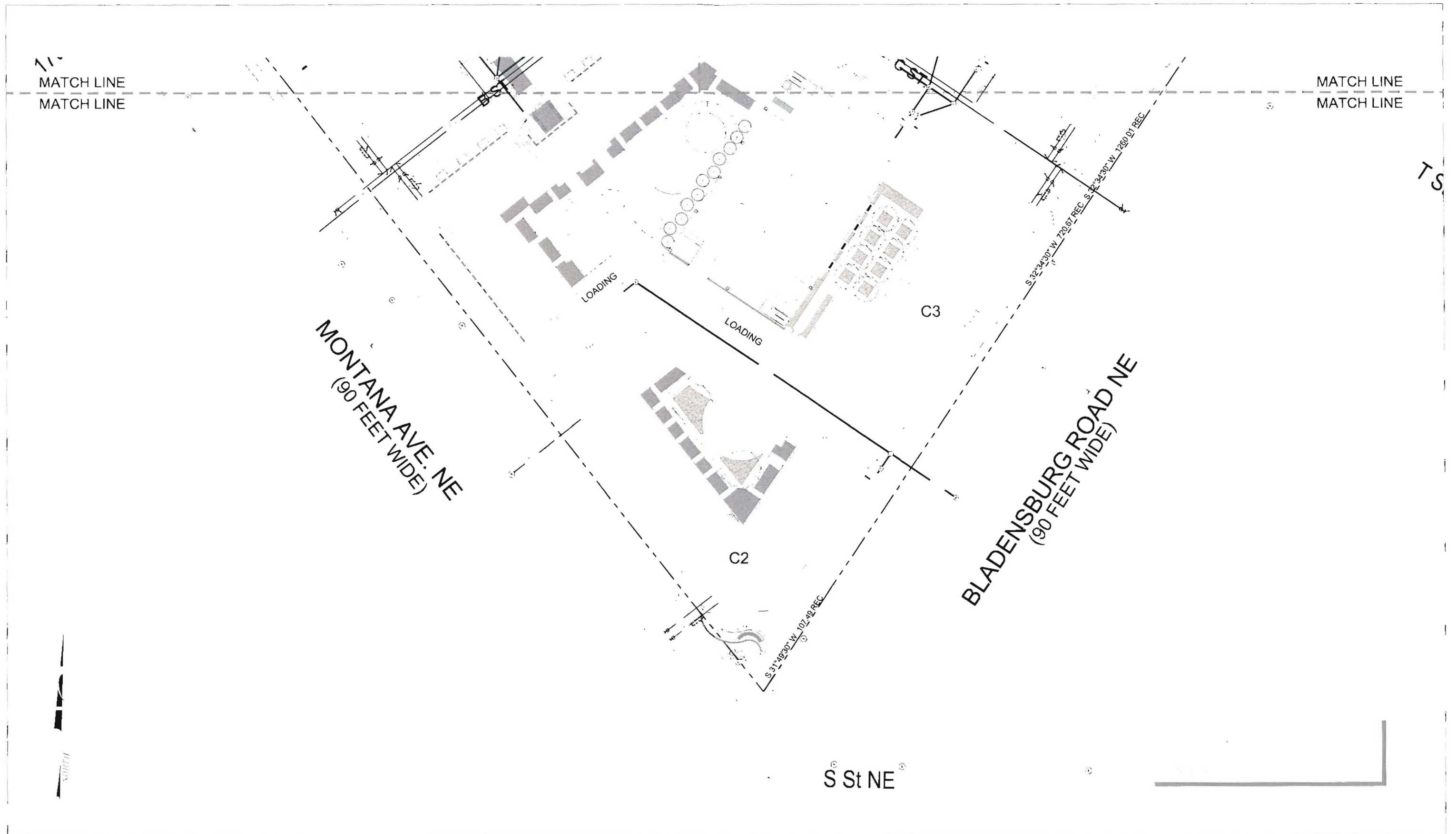
B3

C1

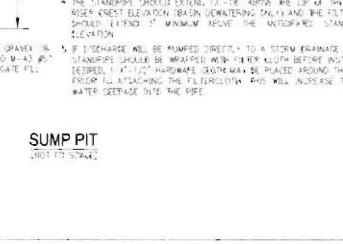
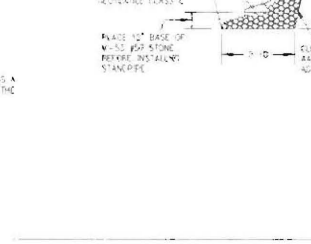
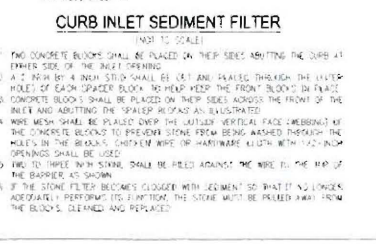
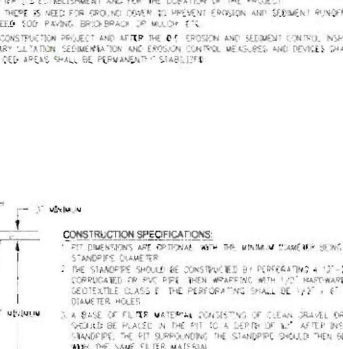
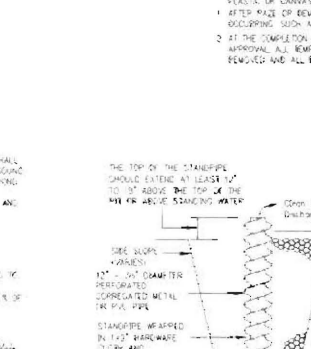
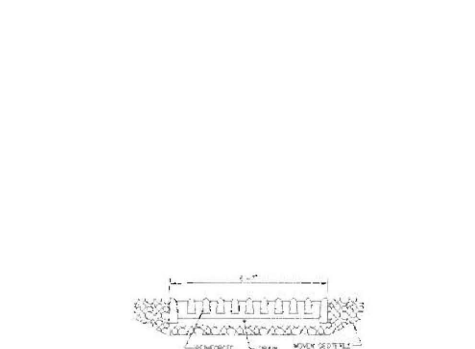
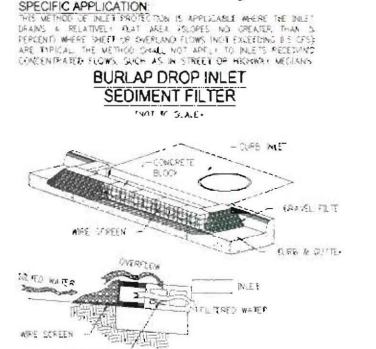
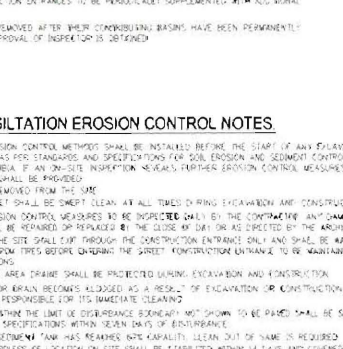
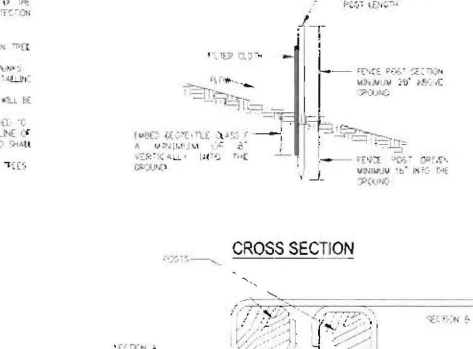
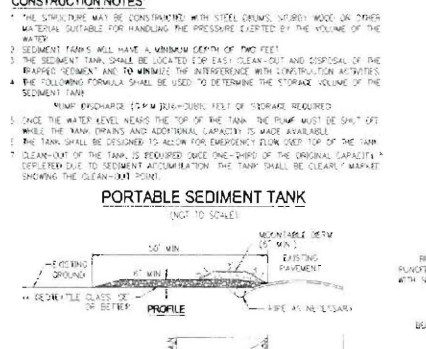
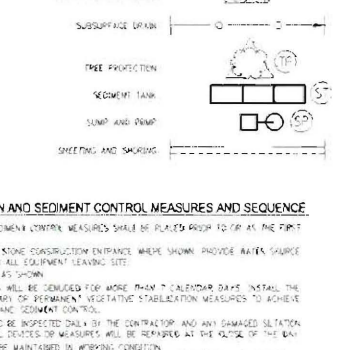
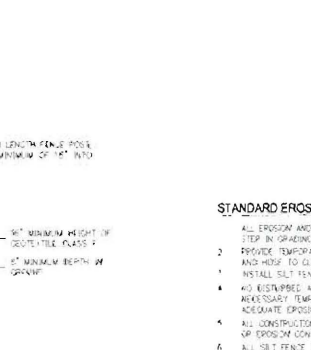
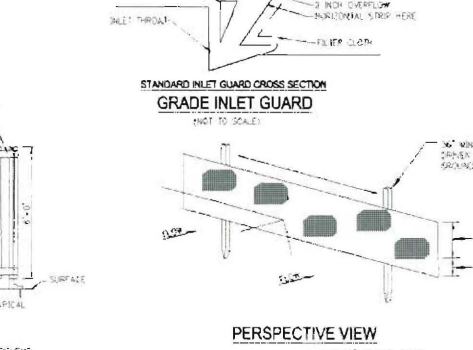
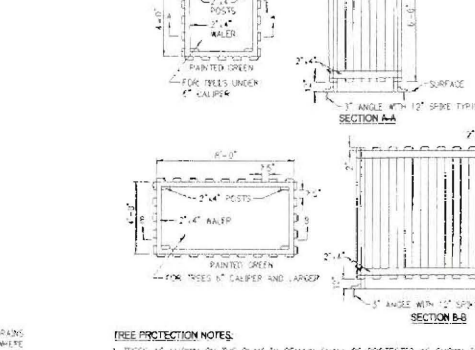
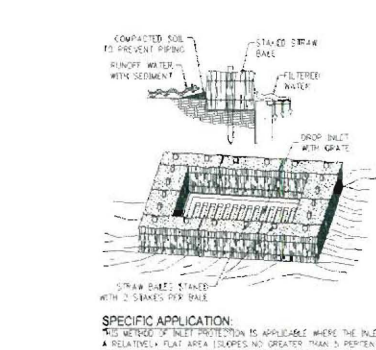
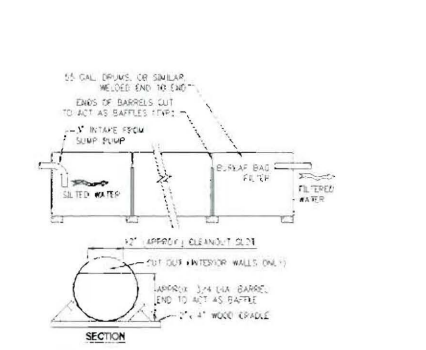
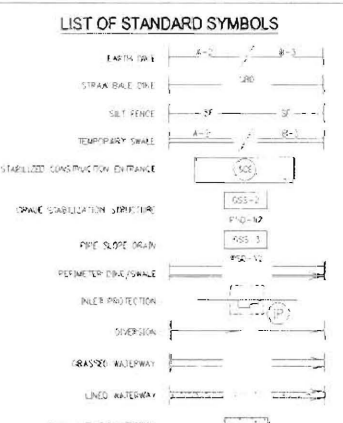
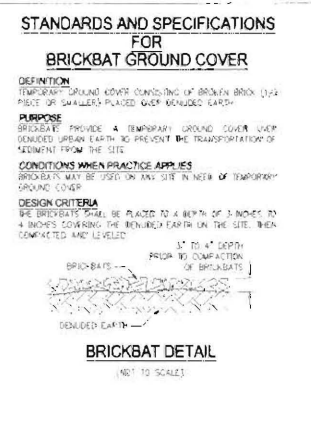
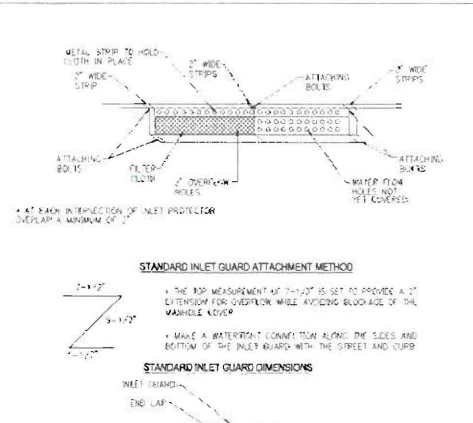
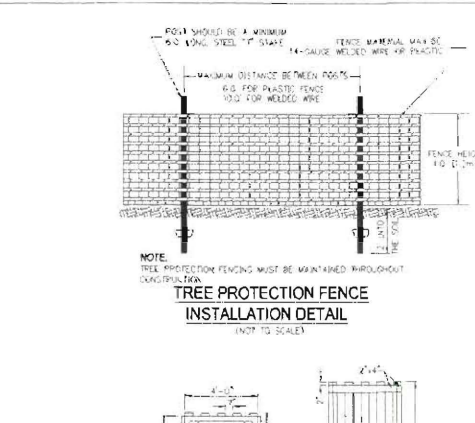
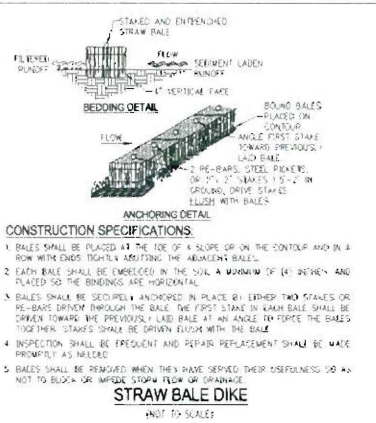
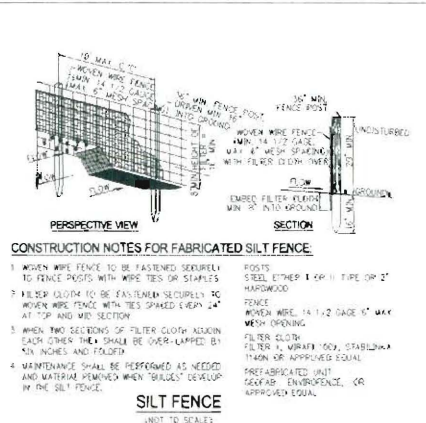
BLADENSBURG ROAD NE
(90 FEET WIDE)

MATCH LINE
MATCH LINE

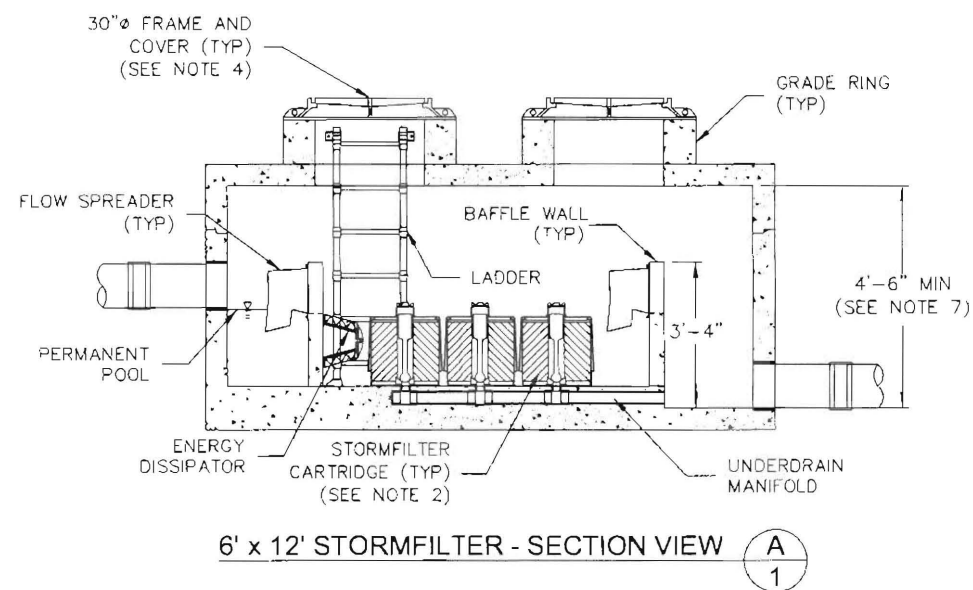
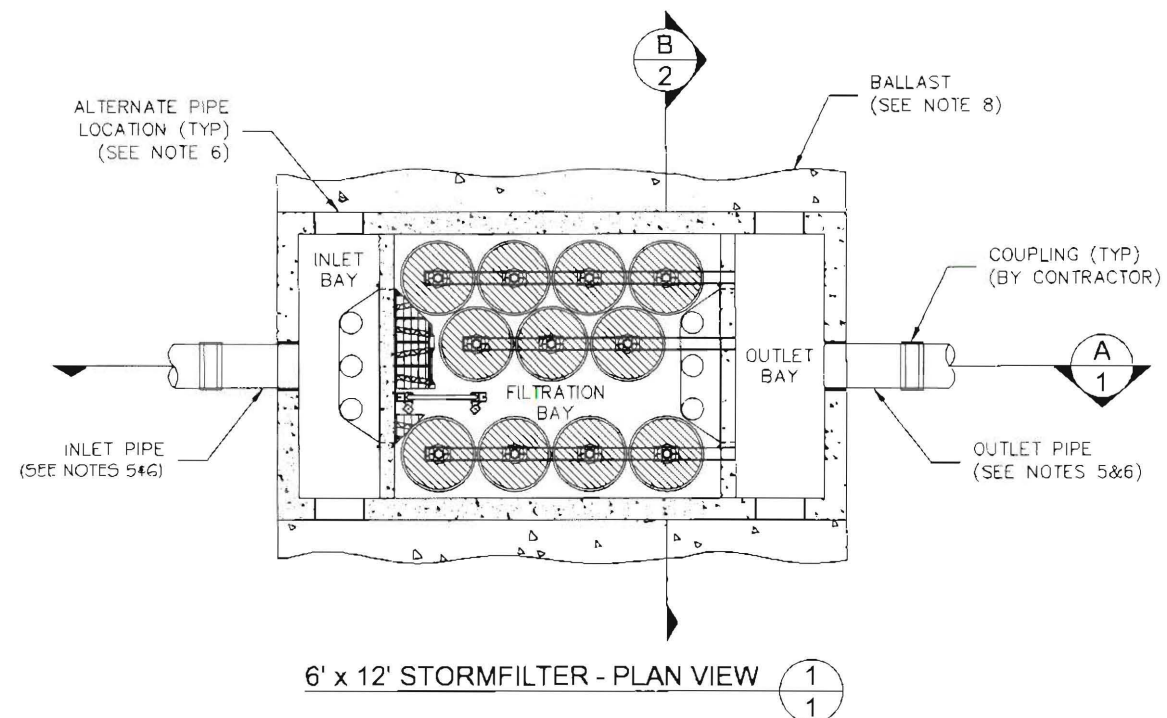
C1.05B UTILITY PLAN - EAST



C1.05C UTILITY PLAN - SOUTH

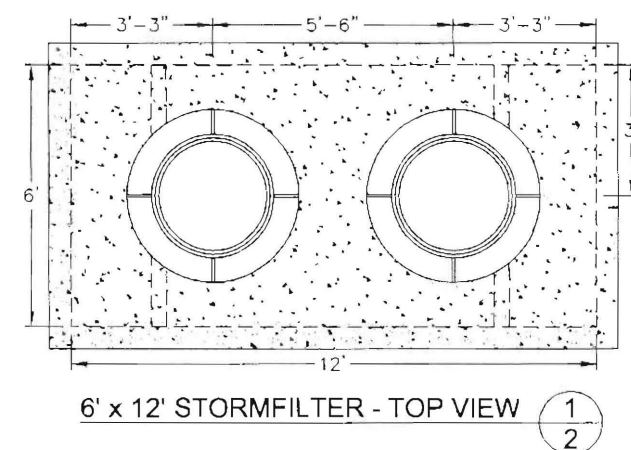
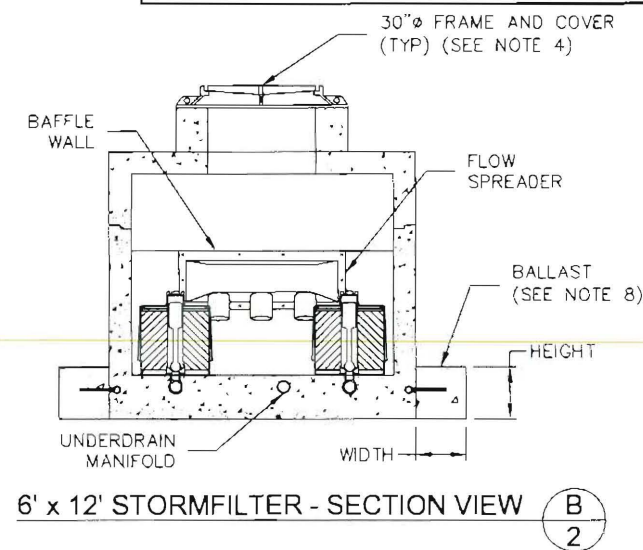


C1.06 SEDIMENT AND EROSION CONTROL DETAILS



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; ELKRIDGE, 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:	I.E.	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