

# BZA Application No. 21379

3700 14<sup>th</sup> Street, NW  
December 3, 2025



**Applicant**

*Washington Real Estate Development, Inc.*  
Ritesh Matta

**Zoning Attorney**

*Sullivan & Barros, LLP*  
Alexandra Wilson

**Project Architect**

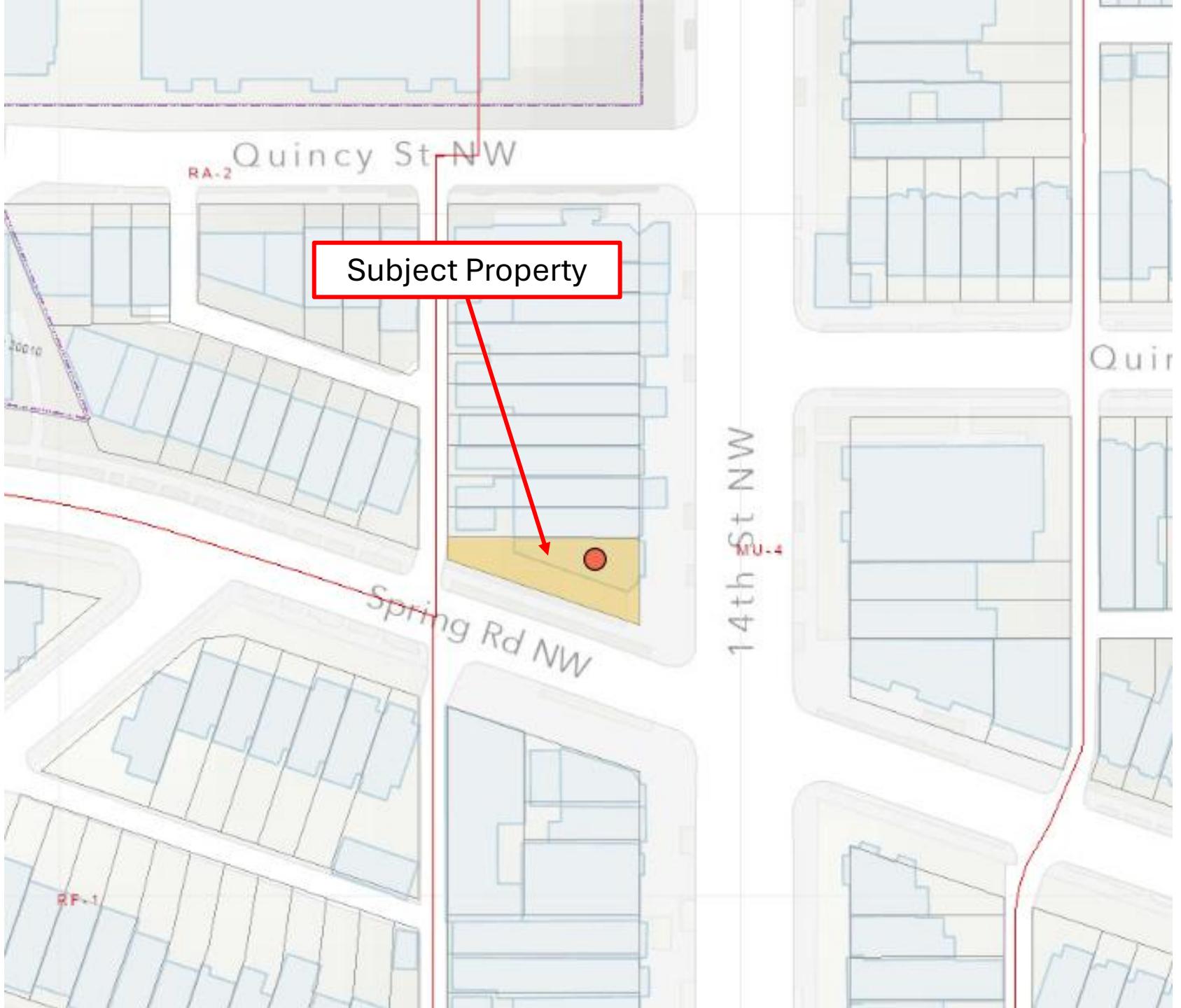
*Dagmawit Georekidan*  
EXHIBIT NO. 29

## Overview and Requested Relief

- The Property, located in the MU-4 zone, is currently improved with a small one-story + cellar commercial building.
- The Applicant is proposing to maintain the existing structure and construct a vertical addition and a small rear addition, resulting in a building with five stories, a penthouse, and a cellar with 9 residential units and no commercial space.
- The Project is permitted as a matter-of-right except the Applicant cannot provide two required parking spaces.
- Accordingly, the Project requires special exception relief from C-701.5 pursuant to C-703.2 from the parking requirements for two parking spaces.

## Community & Agency Support

- The Office of Planning recommends approval.
- ANC 4C voted unanimously in support.
- ANC 1D (across the street) voted unanimously in support.
- DDOT recommends approval.





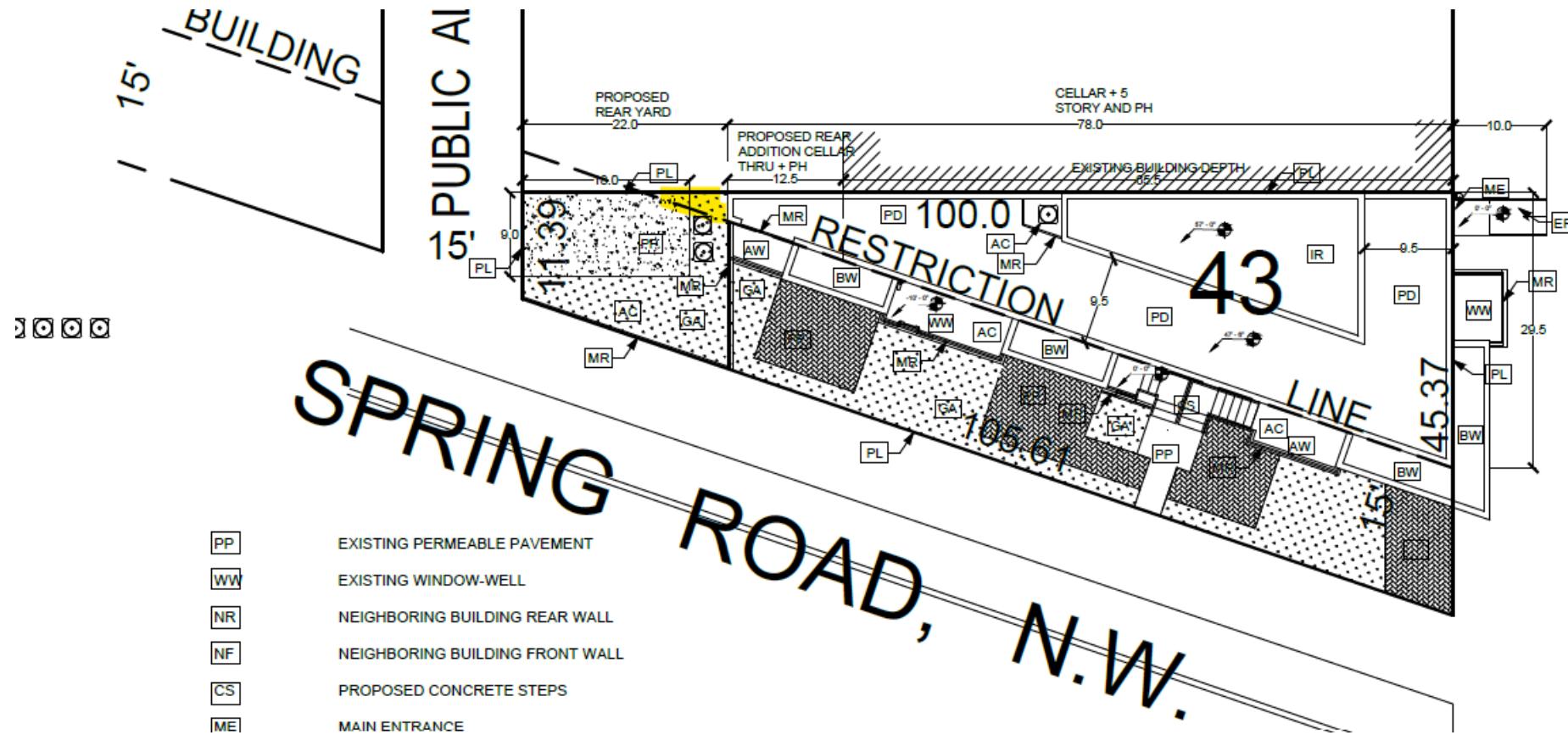


**Subj. Property**  
3700 14th Street, NW



# 14th STREET

**SPRING ROAD, N.W.**



## **The Application Meets the General Special Exception Requirements of X-901.2**

**The special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely the use of neighboring property.**

The use itself and the proposed Building bulk and density is permitted as a matter-of-right in the MU-4 zone. As the Property has a Walk Score of 90 and is located close to amenities such as grocery stores, restaurants, shops, and relatively close to the metro, it is anticipated that future residents are unlikely to have cars.

## The Applicant Meets the Specific Special Exception Requirements of C-703.2

<p><b>(a) Due to the physical constraints of the property, the required parking spaces cannot be provided either on the lot or within six hundred feet (600 ft.) of the lot in accordance with Subtitle C § 701.8;</b></p>	<p>DDOT and the Public Space committee do not permit parking within a Building Restriction Line. The existing building occupies the available non-public space, and the Applicant is maintaining the existing building footprint. Accordingly, there is no physical way to provide parking legally. All parking lots within 600 feet are dedicated to their own respective residential and commercial uses.</p>
<p><b>(b) The use or structure is particularly well served by mass transit, shared vehicle, or bicycle facilities;</b></p>	<p>The Property is well served by mass transit, including multiple bus lines and a bus stop directly in front of the Property, along 14th Street. It is also located approximately one-half mile of both the Columbia Heights and Petworth Metros. The Property is just over the one-half mile distance from the respective metros; accordingly, it is just shy of the 50% reduction for the required number of vehicle parking spaces. Added 9 ST bike spaces per ANC request.</p>
<p><b>(c) Land use or transportation characteristics of the neighborhood minimize the need for required parking spaces;</b></p>	<p>As described directly above in (b), the Property is well-served by transportation. Moreover, the Property is walking distance to amenities such as grocery stores, restaurants, and shops. The Property has a Walk Score of 90 and is considered a “Walker’s Paradise.” Accordingly, the characteristics of the neighborhood minimize the need for the required parking spaces.</p>
<p><b>Section C-703.3 Any reduction in the required number of shall be only for the amount that the applicant is physically unable to provide, and shall be proportionate to the reduction in parking demand demonstrated by the applicant.</b></p>	<p>The reduction in the required number of parking spaces (two spaces) is only for the amount the Applicant is physically unable to provide. Regarding demand for parking, as discussed above, the Applicant anticipates that the transportation characteristics and amenities in the neighborhood will likely attract residents without cars</p>

# 3700 14TH ST NW WASHINGTON, DC

LOT: 0043

SQUARE: 2692

9 UNITS APARTMENT  
BIULDING

PROJECT CODE -

OWNER  
WASHINGTON REAL ESTATE  
DEVELOPMENT INC

OWNER ADDRESS  
41649 WHITE YARROW CT  
ASHBURN VA 20148

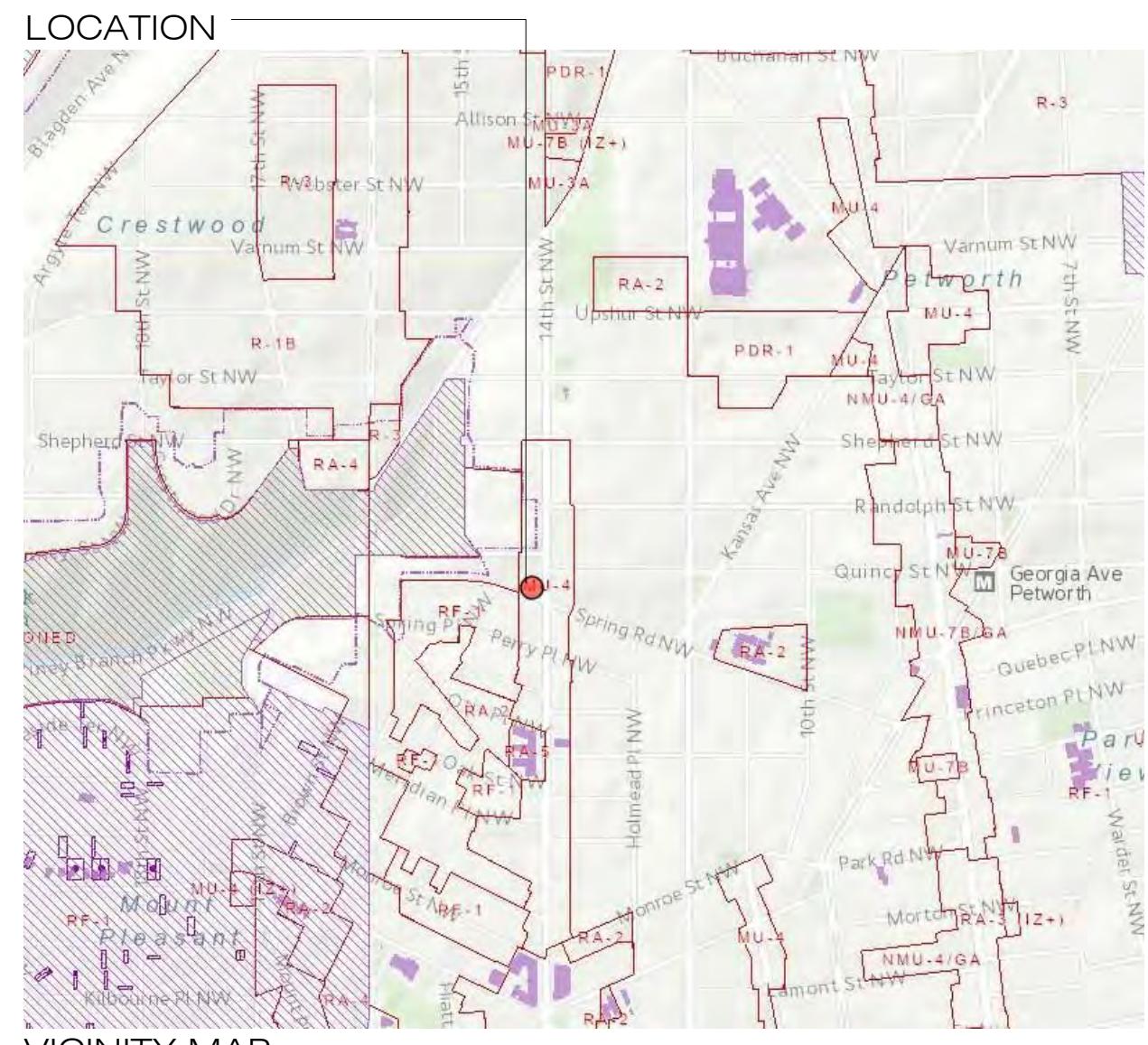
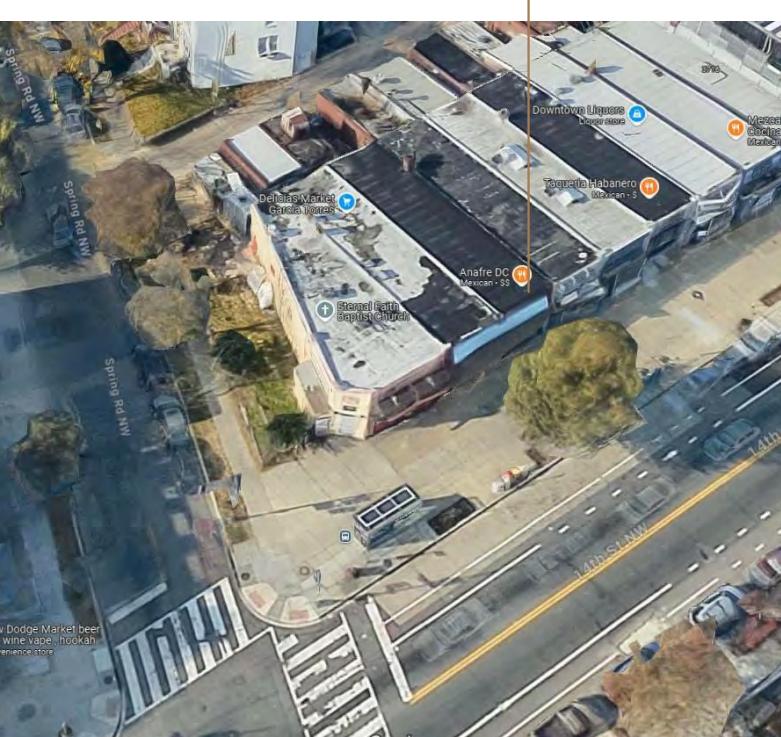
PROPERTY ADDRESS  
3700 14TH ST NW  
WASHINGTON DC 20010

Square, Suffix, Lot  
2692 0043

FRONT PHOTO



ARIAL PHOTO



VICINITY MAP



## SYMBOLS

- PLAN DETAIL REFERENCE
- ELEVATION REFERENCE
- SECTION REFERENCE

- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN

- NEW BRICK WALL

- NEW CMU WALL

- NEW STUD WALL

## ABBREVIATIONS

DOOR DESIGNATION	DOOR
WINDOW DESIGNATION	WINDOW
PARTITION TYPE	PARTITION
KEY NOTE	KEY
ROOM NUMBER	ROOM
Fixture TYPE	Fixture
ELEVATION MARKER	ELEVATION
INTERIOR ELEVATION DESIGNATION	INTERIOR ELEVATION
ROOF SLOPE DIRECTION	ROOF SLOPE

AFF	ABOVE FINISH FLOOR	MAT	MATERIAL
AA	ALL AROUND	MAX	MAXIMUM
ACOUS	ACOUSTICAL	MC	MILLWORK CONTRACTOR
ACT	ACOUSTICAL CEILING TILE	MDF	MEDIUM DENSITY FIBERBOARD
ADJ	ADJUSTABLE	MDO	MEDIUM DENSITY OVERLAY
ANOD	ANODIZED	MECH	MECHANICAL
ALUM	ALUMINUM	MIC	MICRO
BOARD	BOARD	MIS	MISCELLANEOUS
BOD	BOD	MUDG	MUDGING
BS	BOTH SIDES	MO	MASONRY OPENING
<	CENTER LINE	MTD	MOUNTED
CLG	CEILING	MTL	METAL
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
CONT	CONTINUOUS	OPP	OPPOSITE
DIA	DIA	PLYWD	PLYWOOD
DIM	DIMENSION	POL	POLISHED
DN	DOWN	PTD	PAINTED
DOUG	DOUGLAS	RCP	REFLECTED CEILING PLAN
DR	DOOR	RND	ROUND
DTL	DETAIL	RO	ROUGH OPENING
DWG	DRAWING	SC	SOLID CORE
ELEC	ELECTRICAL	SIM	SIMILAR
ELEV	ELEVATION	SHT	SHEET
EQ	EQUAL	STD	STAINED
EQUIP	EQUIPMENT	STL	STEEL
EXT	EXISTING	STOR	STORAGE
FF	FINISH FLOOR	TEL	TELEPHONE
FIXT	FIXTURE	TYPE	TYPE
FLR	FLOOR	TME	TO MATCH EXISTING
FLR	FLOOR	UN	UNLESS OTHERWISE NOTED
GFI	GFI	VCT	VINYL COMPOSITION TILE
GC	GENERAL CONTRACTOR	VERT	VERTICAL
GL	GLAZING	VEN	VENeer
GYP	GYPSUM	VIF	VINYL IN FIELD
GWB	GYPSUM WALL BOARD	VWC	VINYL WALL COVERING
HDWR	HARDWARE	W/	WITH
HM	HOLLOW METAL		

## SCOPE OF WORKS

ADDITION, ALTERATION AND REPAIR.

CONVERTING AN EXISTING CELLAR AND 1 STORY COMMERCIAL BUILDING TO RESIDENTIAL FLATS.  
-REAR ADDITION CELLAR THRU 5TH FLOOR AND PENTHOUSE.  
-SECOND FLOOR TO FIFTH FLOOR VERTICAL ADDITION ON THE EXISTING BUILDING.  
-TO UNDERPIN PORTION OF THE EXISTING BUILDING.  
-TO CONSTRUCT NEW FOOTINGS FOR THE PROPOSED REAR ADDITION  
-TO CONSTRUCT BAY WINDOW PROJECTIONS TO FRONT AND SIDE OF THE BUILDING.  
-TO CONSTRUCT WINDOW WELLS IN FRONT OF THE BUILDING

## PROJECT DESIGN TEAM

-IKECHEKWE AGBIM  
iagbim@gmail.com  
202-276-7796

-KHALID LAMAAFI  
allatmep@gmail.com  
512-621-2406

-MAKAZO ENGINEERING, LLC  
NASIR B. SIRAJ, PE, PHD  
nas@makazoengineering.com  
202-853-2110

-DAGMAWI GEBREKIDAN  
dagi.abebe@gmail.com  
571-225-7211

## SHEET LIST

SHEET NUMBER	SHEET NAME
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000	COVER SHEET
A100	SITE PLAN AND ZONING CALCS
A101	EXISTING PLANS
A102	PROPOSED FLOOR PLANS
A103	PROPOSED FLOOR PLANS
A104	PROPOSED FLOOR PLANS
A105	SITE SECTION AND GRADE PLANE CALCULATION
A201	PROPOSED ELEVATIONS
A202	PROPOSED ELEVATIONS
A203	PROPOSED BUILDING SECTION
A302	AREA PLANS
GAR01	GAR SITE PLANS
GAR02	SCORECARD AND CALLOUT
GAR03	GAR NOTED AND DETAILS

## GENERAL NOTES / ZONING CODE ANALYSIS

3700 14TH ST NW  
WASHINGTON, DC  
ZONING DISTRICT MU-4  
USE GROUP R - 2  
LOT 0043  
SQUARE 2692

REQUIREMENT	EXISTING	ALLOWABLE / REQUIRED	PROPOSED
LOT OCCUPANCY	47%	60%	56%
HEIGHT	12 FT	50 FT	47'-6"
F.A.R.	0.5	2.5	2.5
SIDEYARD WIDTH	0' 0"	0' 0"	0' 0"
REAR YARD SETBACK	44'-6"	NA	22'-0"
PARKING	0	2	0
FRONT YARD	N/A	NO REQUIREMENT	N/A
DWELLING UNITS	N/A	N/A	9



## 3700 14TH ST NW

DISTRICT OF COLUMBIA

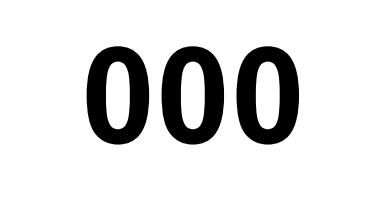
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## COVER SHEET

000



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AS INDICATED  
FEB 2025  
**SITE PLAN  
AND ZONING  
CALCS**

**A100**

3700 14th ST NW

## ZONING AND FAR CALCULATIONS

ZONING DISTRICT	MU-4
ADDRESS	3700 14TH ST NW
EXISTING	PROPOSED
NUMBER OF DWELLING UNITS	0 9
LOT AREA	2838 2838
TOTAL FOOTPRINT	1200 1609
LOT OCCUPANCY %	42.28 56.69
REAR SETBACK	34.5 22
FRONT SETBACK	0 0
RIGHT SIDE SETBACK (FACING BLDG)	0 0
LEFT SIDE SETBACK (FACING BLDG)	0 0
NUMBER OF STORIES	1 5+PH
BUILDING HEIGHT	12 50
PARKING	0 0
PERVIOUS SURFACE %	57.72 43.31

## FAR CALCULATION

LEVEL	EXISTING SF	PROPOSED SF	SPACES <6'2" SHAFT RM HT	PROJECTIONS		FAR APPLICABL E AREA
				PROJECTIONS	FAR APPLICABL E AREA	
CELLAR	1200	1490	0	0	80	1330
FIRST	1200	1490	80	0	80	1360
SECOND	0	1490	50	0	80	1360
THIRD		1490	50	0	80	1360
FOURTH		1490	50	0	80	1360
FIFTH		1490	50	0	80	1360
PENTHOUSE		350	27	0	323	
TOTAL (GFA)	2400	9290	0	0	7093	

FAR 2.5

## VEHICLE PARKING REQUIREMENTS

LEVELS	NO. OF UNITS	TYPE A (85%)	TYPE B(15%)	NO. OF UNITS
CELLAR	1	1	1	9
FIRST	2	1	0	5
SECOND	2	2	0	0.33
THIRD	2	2	0	1.65
FOURTH	2	2	0	
FIFTH	0	0	0	
TOTAL	9	8	1	2

EXEMPTIONS

MULTIPLIER

REQUIRED

PROVIDED

## ADA REQUIREMENTS

LEVELS	NO. OF UNITS	TYPE A (85%)	TYPE B(15%)
CELLAR	1	1	1
FIRST	2	1	0
SECOND	2	2	0
THIRD	2	2	0
FOURTH	2	2	0
FIFTH	0	0	0
TOTAL	9	8	1

## OCCUPANT LOAD CALCULATION

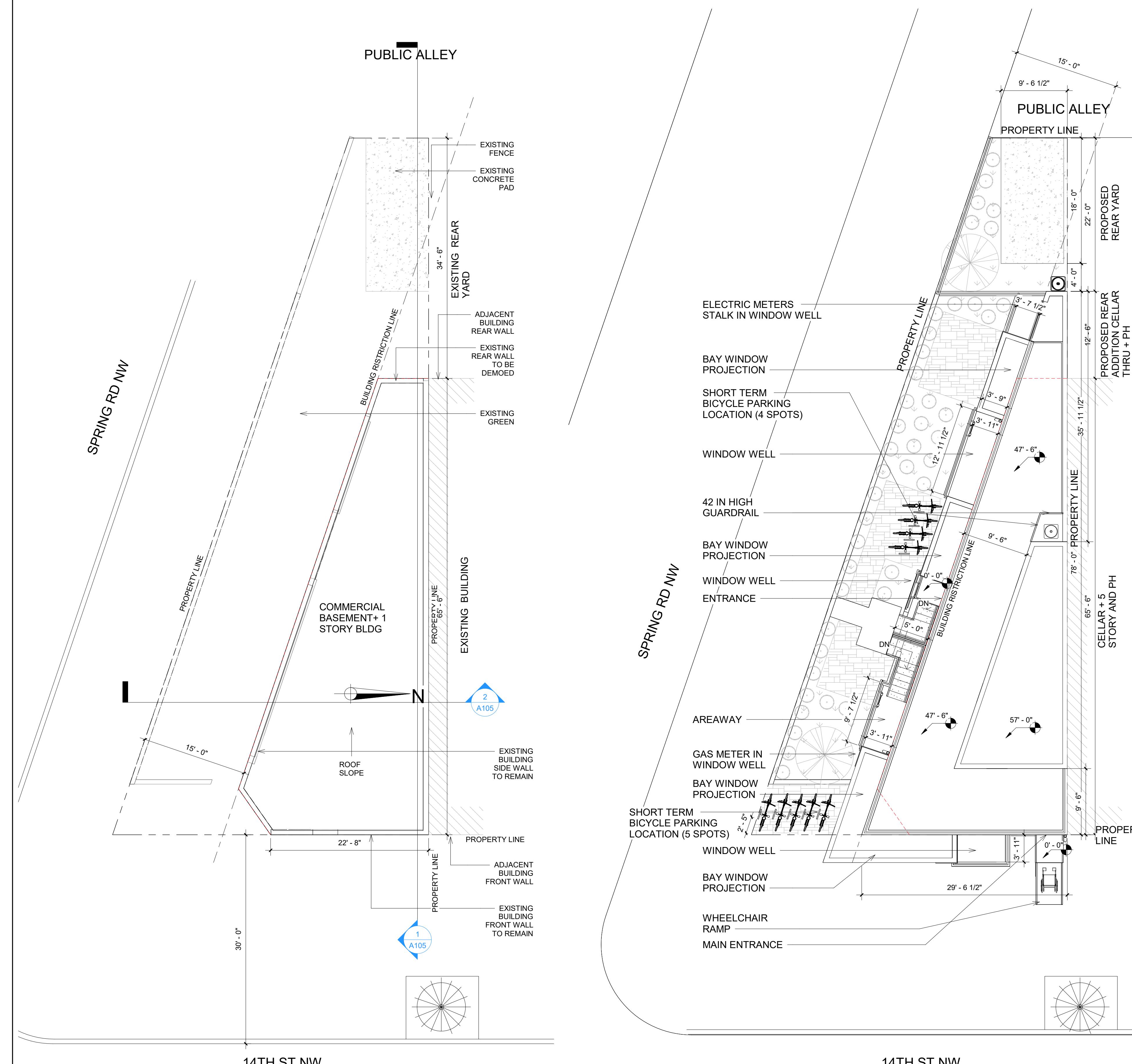
LEVELS	GSF	RESIDENTIAL OCCUPANCY	AREA PER OCCUPANT	OCCUPANT
CELLAR	1490	R-2	200	7
FIRST	1490	R-2	200	7
SECOND	1490	R-2	200	7
THIRD	1490	R-2	200	7
FOURTH	1490	R-2	200	7
FIFTH	1490	R-2	200	7
PENTHOUSE	350	R-2	200	2
PRIVATE ROOF DECK	820	R-2	200	4
TOTAL	51			

## EXIT REQUIREMENTS

LEVELS	OCCUPANTS	AREA PER OCCUPANT	EGRESS WIDTH PER OCCUPANT		
			STAIR(IN)	DOOR(IN)	REQUIRED
CELLAR	7	200	0.2	0.15	1.49
FIRST	7	200	0.2	0.15	1.49
SECOND	7	200	0.2	0.15	1.49
THIRD	7	200	0.2	0.15	1.49
FOURTH	7	200	0.2	0.15	1.49
FIFTH	7	200	0.2	0.15	1.49
PENTHOUSE	2	200	0.2	0.15	0.35
PRIVATE ROOF DECK	4	200	0.2	0.15	0.62
TOTAL	10.11	7.58	72	72	72

## NUMBER OF EXITS

LEVELS	REQUIRED	PROVIDED	ALLOWABLE TRAVEL DISTANCE (FT)	ACTUAL TRAVEL DISTANCE (FT)
			STAIR	DOOR
CELLAR	2	2	250	250
FIRST	2	2	250	250
SECOND	2	2	250	250
THIRD	2	2	250	250
FOURTH	2	2	250	250
PENTHOUSE	2	2	250	250



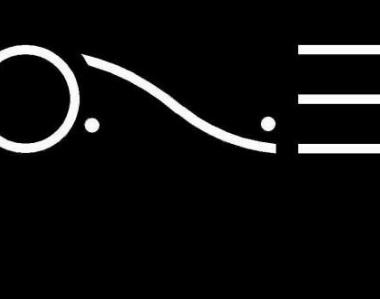
5 SITE PLAN EXISTING  
1/8" = 1'-0"

1 SITE PLAN  
1/8" = 1'-0"

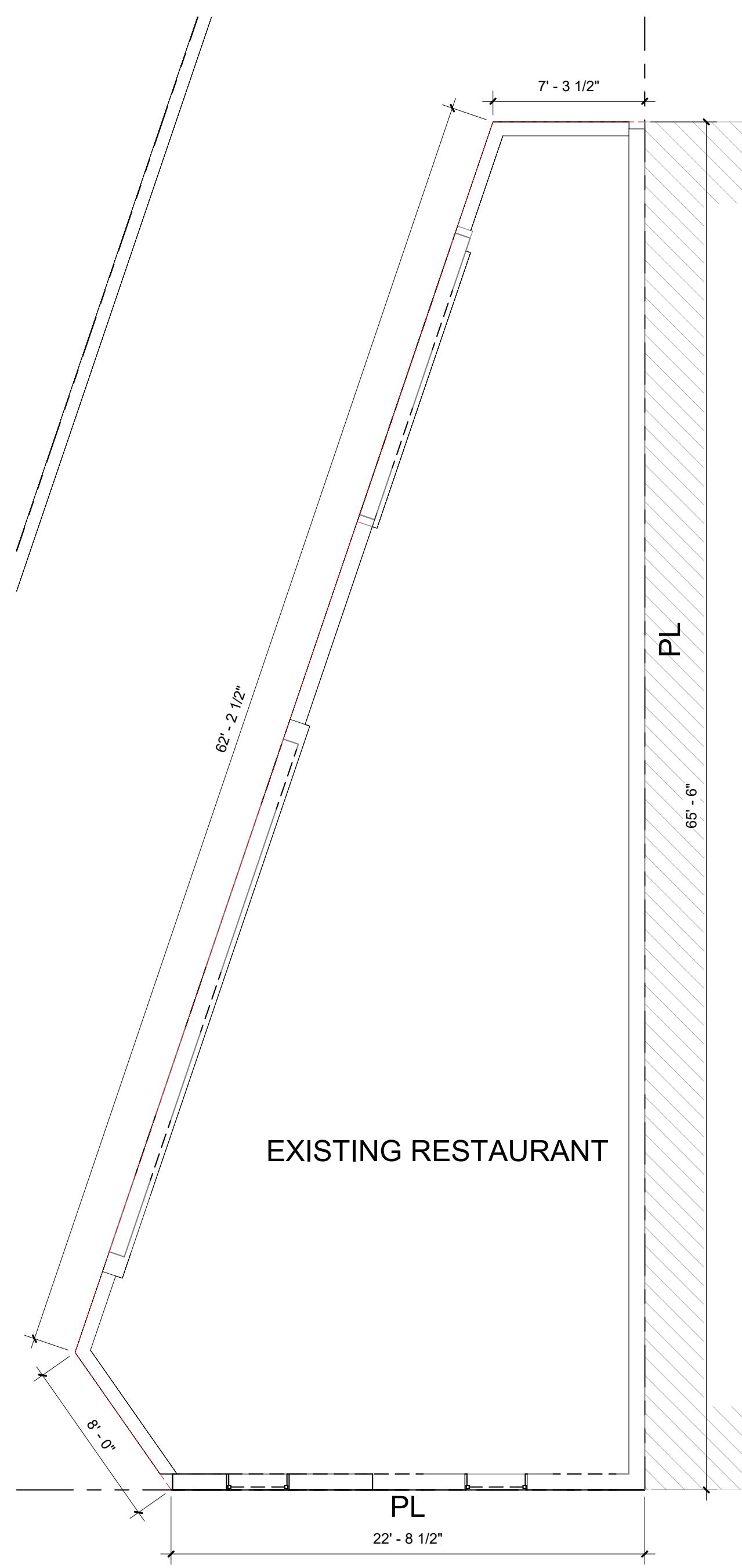
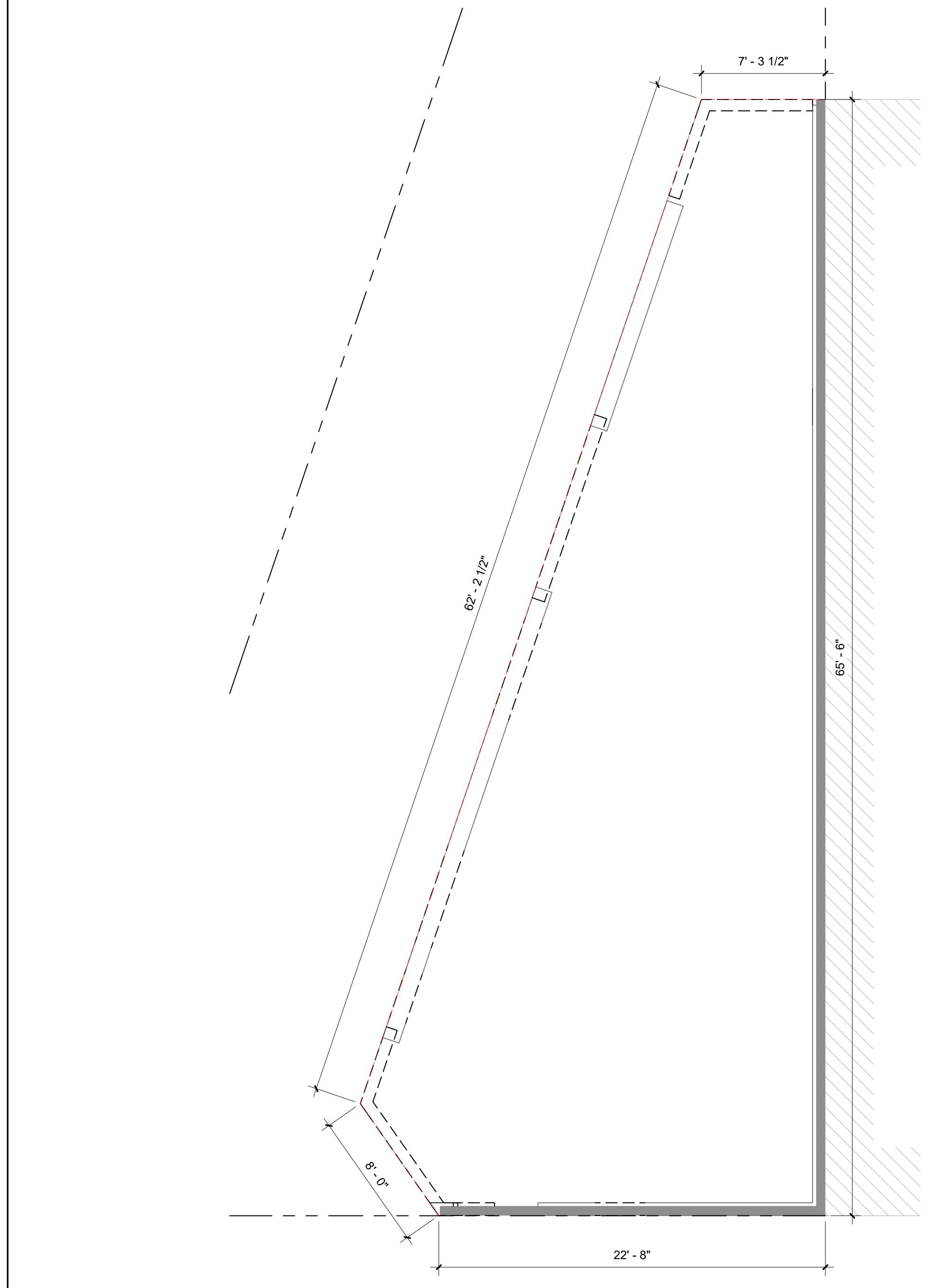
**A100**

# 3700 14TH ST NW

DISTRICT OF COLUMBIA  
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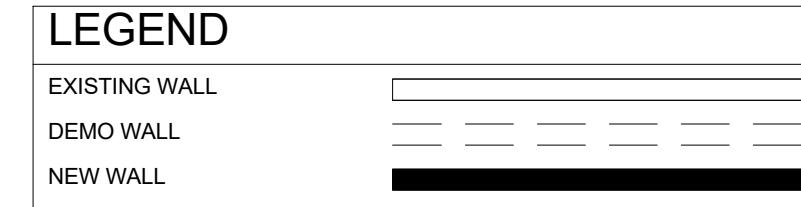
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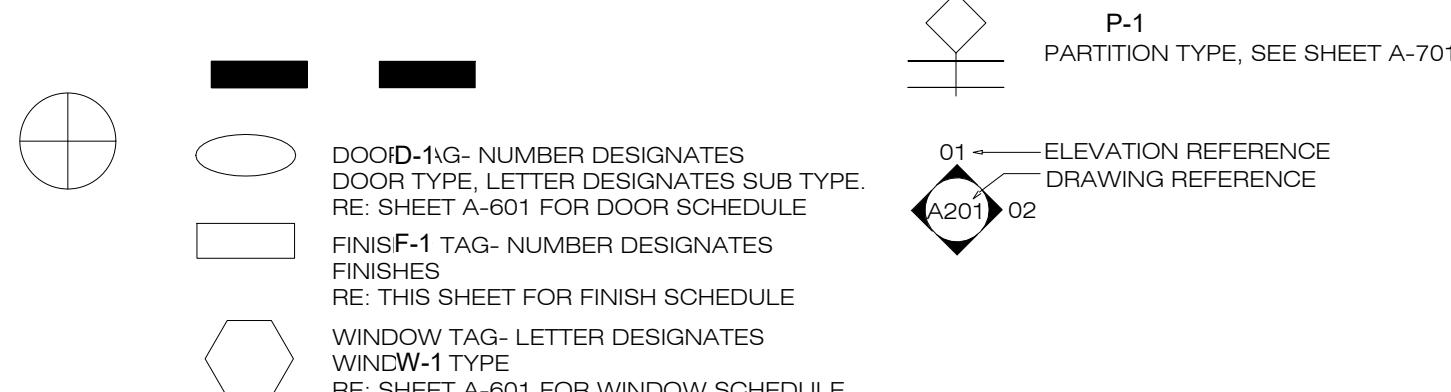
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## LEGEND | SCHEDULES

ROOM FINISH SCHEDULE					
MARK NO.	FLOOR	BASE	WALLS	CEILING	REMARKS
F-1	Wood	Wood	GPWB-PNT	GPWB-PNT	
F-2	Tile	Vinyl	GPWB-PNT	GPWB-PNT	
F-3	Paver	--	--	--	
F-4	Wood Deck *	--	--	--	* Stain
F-5	Concrete	--	--	exposed	



## CONSTRUCTION PLAN SYMBOLS



## GENERAL NOTES

- A. ALL DIMENSIONS ARE TO FACE OF FINISHED PARTITION, U.N.O. REFER TO ENLARGED PLANS AND/OR ELEVATIONS FOR ADDITIONAL DIMENSIONS AS REQUIRED.
- B. ALL NEW DOORS SHALL BE LOCATED AT A DISTANCE OF 4' MEASURED FROM THE NEAREST ADJACENT PARTITION TO THE INSIDE EDGE OF ANY CONSTRUCTION, PER ANSI / ADA REQUIREMENTS.
- C. ALL LATCHSETS SHALL BE INSTALLED WITH THE LEVER AT A HEIGHT AS NOTED ON SHEET A-601. BUT IN NO CASE SHALL BE HIGHER THAN 48" A.F.F.
- D. ALL PARTITIONS SHALL BE TYPE P-1 U.N.O. SEE SHEET A-002 FOR PARTITION TYPES.
- E. PROVIDE BLOCKING FOR MILLWORK AS REQUIRED FOR PROPER SUPPORT. REFER TO ELEVATIONS FOR ADDITIONAL INFO.

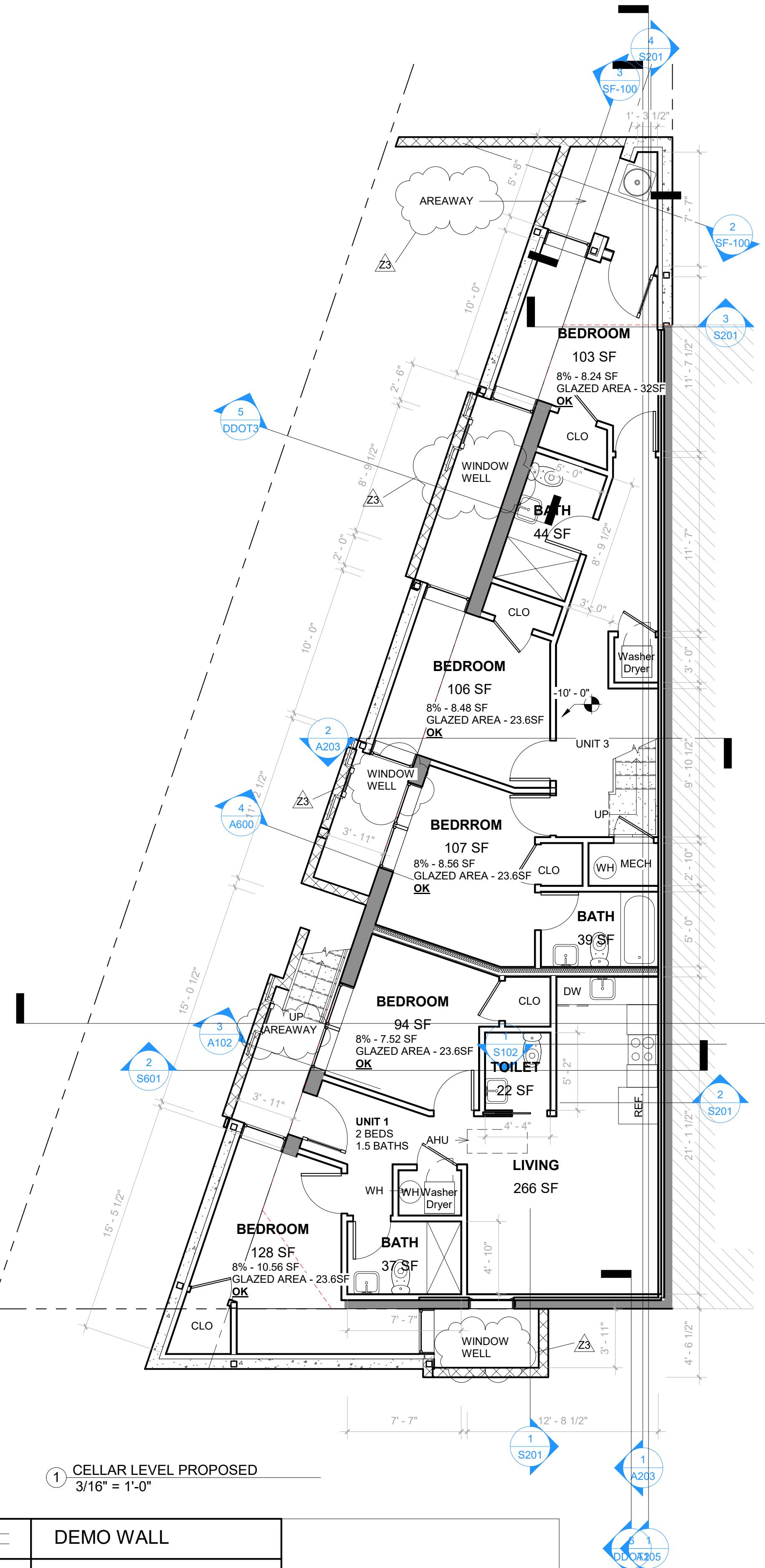
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DISTRICT OF COLUMBIA

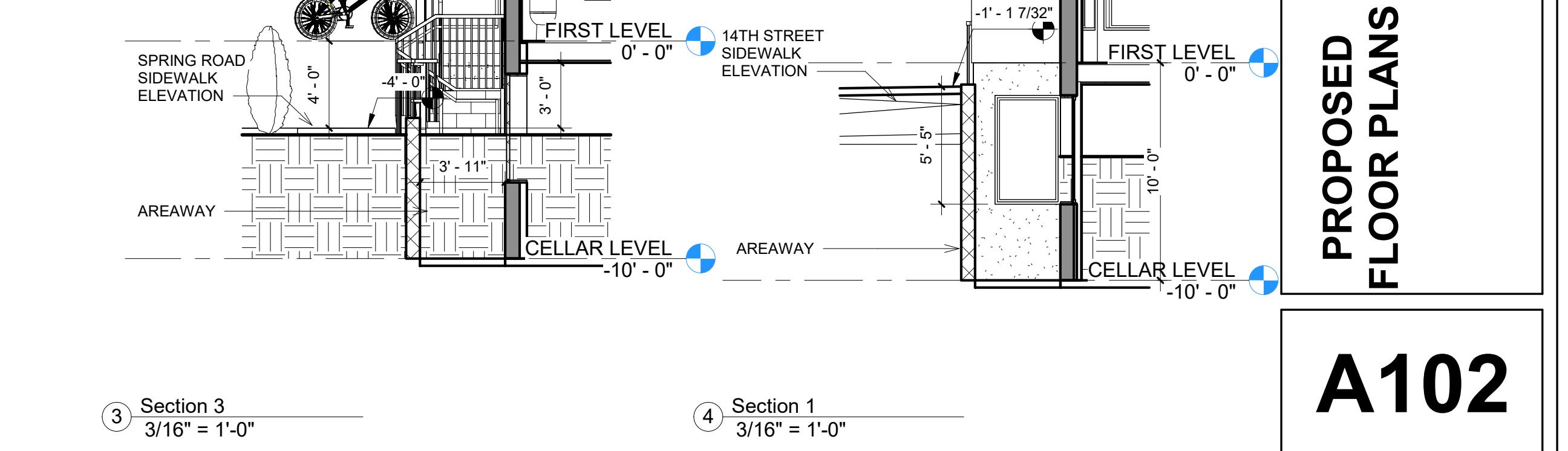
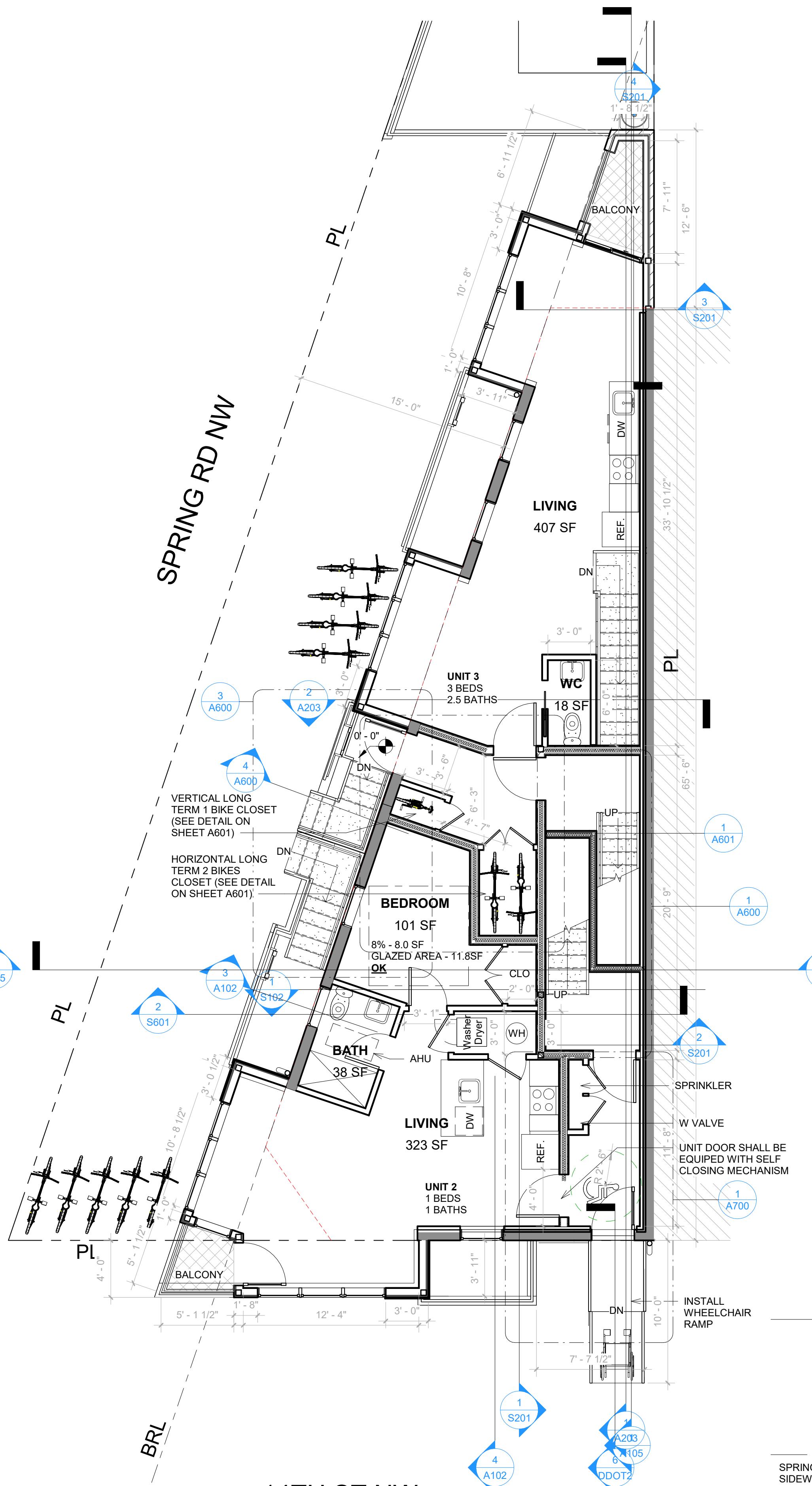
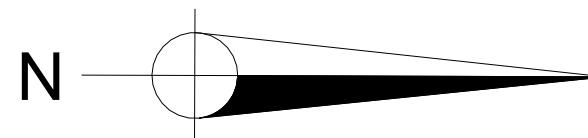
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## PROPOSED FLOOR PLANS

A102



---	DEMO WALL
=====	NEW WALL
	NEW BRICK WALL
	NEW CONCRETE WALL
=====	EXISTING WALL
○---○	DOOR TO BE REMOVED



## GENERAL NOTES

- A. GENERAL CONTRACTOR TO PERFORM SITE VISIT PRIOR TO BID. QUESTIONS AND ISSUES TO BE REPORTED TO ONE DESIGN SERVICES PRIOR TO SUBMITTAL OF BID TO TENANT.
- B. DIMENSIONS ARE FROM FINISH TO FINISH.
- C. ALL WOOD USED FOR BLOCKING IN NONRATED WALLS SHALL BE FIRE TREATED. ALL MATERIAL IN RATED WALLS SHALL MATCH RATED UL ASSEMBLY TYPE.
- D. ALL CONFLICTS WITH THESE DOCUMENTS OCCURRING DURING CONSTRUCTION TO BE REPORTED TO ONE DESIGN SERVICES.
- E. CONSTRUCTION CHANGES TO THESE DOCUMENTS ARE TO BE PROVIDED TO THE OWNER AND ARCHITECT AFTER COMPLETION OF CONSTRUCTION, IN THE FORM OF A RED-LINED AS-BUILT SET OF DRAWINGS. NO MORE THAN 30 DAYS AFTER THE COMPLETION DATE.
- F. FIRE TAPE & CAULK ALL PENETRATIONS IN RATED PARTITIONS, INCLUDING THOSE AROUND EXTRUDED ELEMENTS.
- G. ALL GLAZING IN HAZARDOUS LOCATIONS AS DEFINED BY IBC2406.3 SHALL BE SAFETY GLAZING.
- H. WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN IBC TABLE 803.9.
- I. TYPICAL CEILING & WALL FINISH IS PTD GYP, FLOOR IS HARDWOOD OR TILE WHERE INDICATED.
- J. BATHTUBS AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN-SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE.
- K. ALL ABOVE BATH TUB WALLS AND BUILT-IN SHOWER BOX WALLS TO BE CLADDED WITH CERAMIC TILES WITH PVC WATER PROOFING SHEET UNDERLAY, CERAMIC GROUTING ALSO TO BE WATER PROOFED.
- L. ANTI-SLIP TAPE SHALL BE APPLIED TO ALL COMMON AREA STEPS. COEFFICIENT OF FRICTION (COF) FOR FLAT FLOORING SURFACES SHALL BE 0.5, RAMPS 0.8 AND 0.42 FOR WET AREAS.

## GREEN BUILDING NOTES

- A. ALL FENESTRATION TO HAVE MAX U-FACTOR OF 0.35, MAX SHGC OF 0.36.
- B. ALL EXTERIOR DOORS TO HAVE MAX UFACTOR OF 0.35.
- C. U-FACTORS AND SHGC OF FENESTRATION DETERMINED IN ACCORDANCE WITH N.F.R.C. 200.
- D. EXTERIOR INSULATION AT ENTIRE THERMAL ENVELOPE TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS
- E. PENETRATION TO MEET AAMA/WDMA/CSA 101/I.S.2/A440 OR DOES NOT EXCEED CODE LIMITS PER N.F.R.C. 400.

## FIRE STOP LOCATION NOTES

- JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTANCE-RATED WALLS, FLOOR OR FLOOR/CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED FIRE-RESISTANT JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL, FLOOR OR ROOF IN OR BETWEEN WHICH THE SYSTEM IS INSTALLED.
- LOCATIONS WHERE FIRESTOP ARE REQUIRED AT THE INTERSECTIONS OF FIRE-RESISTANCE-RATED ASSEMBLIES, ESSENTIALLY MEANING FIRESTOP NEED TO BE INSTALLED AT PLACES WHERE DIFFERENT FIRE-RATED WALLS, FLOOR OR CEILINGS MEET EACH OTHER, LIKE CORNERS, JUNCTIONS, AND CHANGES IN DIRECTION; THIS INCLUDES AREAS LIKE CONSTRUCTION JOINTS AND EXPANSION JOINTS WITHIN FIRE-RATED ASSEMBLIES.
- LOCATIONS WHERE FIRE STOP IS REQUIRED BUT NOT LIMITED TO
  - a. WALL-TO-WALL JUNCTIONS
  - b. FLOOR-TO-WALL INTERSECTIONS
  - c. CEILING-TO-WALL JUNCTIONS
  - d. EXPANSION JOINTS WITHIN FIRE-RATED ASSEMBLIES
  - e. CONSTRUCTION JOINTS WITHIN FIRE-RATED ASSEMBLIES
- METHODS
  - 1. FIRESTOP SEALANT: USED FOR SMALL GAPS AROUND PIPES AND CABLES, OFTEN APPLIED WITH A CAULKING GUN.
  - 2. FIRESTOP COLLARS: RIGID COLLARS INSTALLED AROUND PIPES WHERE THEY PASS THROUGH WALLS OR FLOORS.
  - 3. FIRESTOP WRAPS OR BANDS: FLEXIBLE MATERIALS WRAPPED AROUND LARGER PENETRATIONS LIKE INSULATED PIPES OR BUNDLES OF CABLES.
  - 4. FIRESTOP BOARDS: LARGER, RIGID PANELS USED FOR LARGER OPENINGS OR WHERE MULTIPLE PENETRATIONS OCCUR.

NOTE:  
ALL STAIRWAY IDENTIFICATION SIGNS MUST STATE THE FOLLOWING  
• FLOOR LEVEL/STORY  
• DIRECTION TO  
• DIRECTIONS TO EXIT AND AVAILABILITY  
• AVAILABILITY OF ROOF ACCESS  
• AVAILABILITY OF RAMP

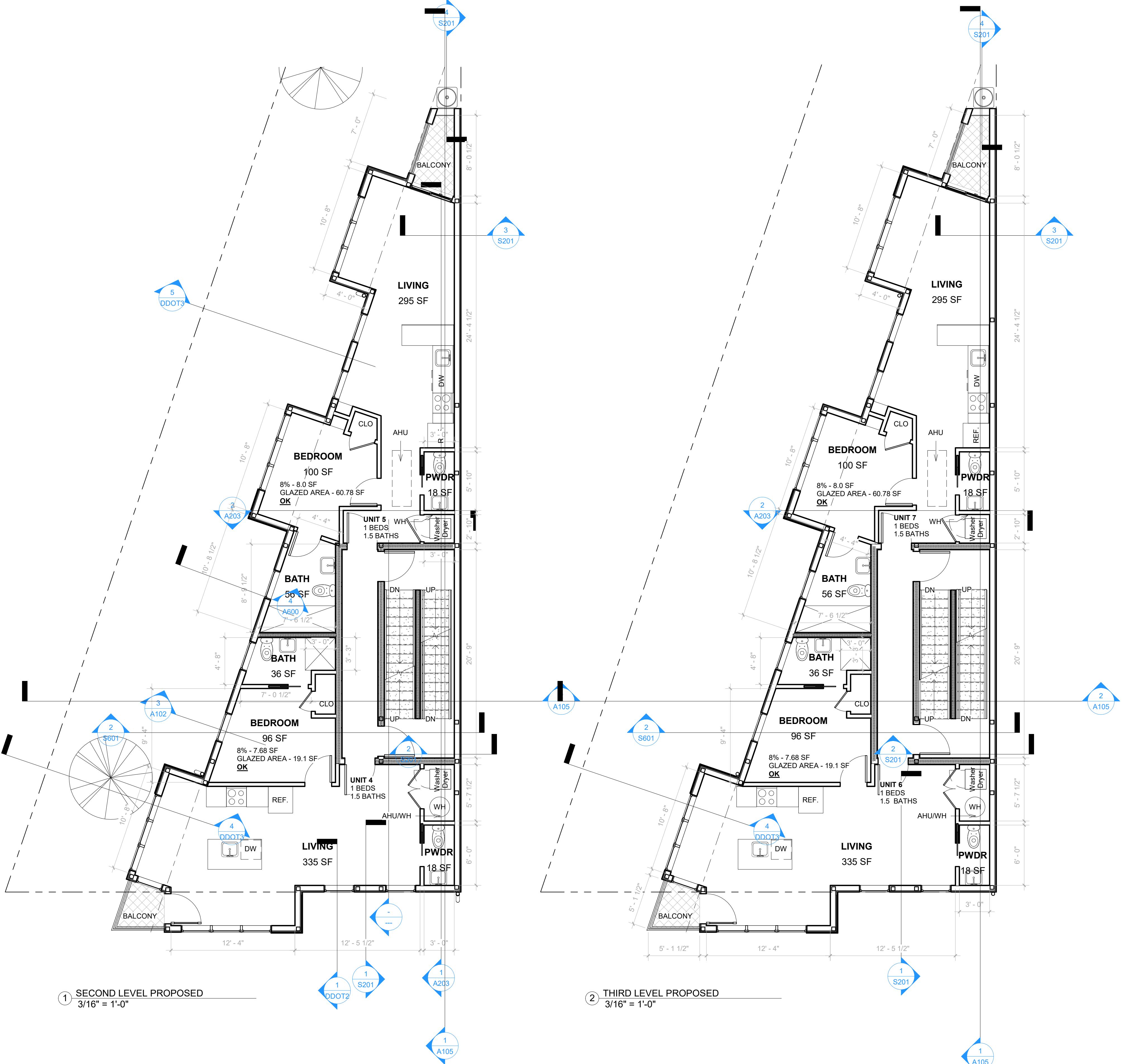
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- A. ALL FENESTRATION TO HAVE MAX U-FACTOR OF 0.35, MAX SHGC OF 0.36.
- B. ALL EXTERIOR DOORS TO HAVE MAX U-FACTOR OF 0.35.
- C. U-FACTORS AND SHGC OF FENESTRATION DETERMINED IN ACCORDANCE WITH N.F.R.C. 200.
- D. EXTERIOR INSULATION AT ENTIRE THERMAL ENVELOPE TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS

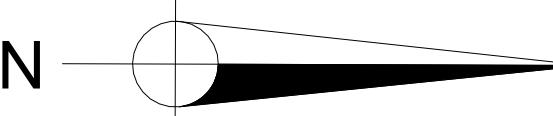
FENESTRATION TO MEET AAMA/WDMA/CSA 101/I.S.2/A440 OR DOES NOT EXCEED CODE LIMITS PER N.F.R.C. 400.

## FIRE STOP LOCATION NOTES

- JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTANCE-RATED WALLS, FLOOR OR ROOF/CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED FIRE-RESISTANT JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL, FLOOR OR ROOF IN OR BETWEEN WHICH THE SYSTEM IS INSTALLED.
- LOCATIONS WHERE FIRESTOPS ARE REQUIRED AT THE INTERSECTIONS OF FIRE-RESISTANCE RATED ASSEMBLIES, ESSENTIALLY MEANING FIRESTOPs NEED TO BE INSTALLED AT PLACES WHERE DIFFERENT FIRE-RATED WALLS, FLOORS, OR CEILINGS MEET EACH OTHER, LIKE CORNERS, JUNCTIONS, AND CHANGES IN DIRECTION. THIS INCLUDES AREAS LIKE CONSTRUCTION JOINTS AND EXPANSION JOINTS WITHIN FIRE-RATED ASSEMBLIES.
- LOCATIONS WHERE FIRESTOPs IS REQUIRED BUT NOT LIMITED TO
  - WALL-TO-WALL JUNCTIONS
  - FLOOR-TO-WALL JUNCTIONS
  - CEILING-TO-WALL JUNCTIONS
  - EXPANSION JOINTS WITHIN FIRE-RATED ASSEMBLIES
  - CONSTRUCTION JOINTS WITHIN FIRE-RATED ASSEMBLIES
- METHODS
  1. FIRESTOP SEALANT: USED FOR SMALL GAPS AROUND PIPES AND CABLES, OFTEN APPLIED WITH A CAULKING GUN
  2. FIRESTOP COLLARS: RIGID COLLARS INSTALLED AROUND PIPES WHERE THEY PASS THROUGH WALLS OR FLOORS
  3. FIRESTOP WRAPS OR BANDS: FLEXIBLE MATERIALS WRAPPED AROUND LARGER PENETRATIONS LIKE INSULATED PIPES OR BUNDLES OF CABLES.
  4. FIRESTOP BOARDS: LARGER, RIGID PANELS USED FOR LARGER OPENINGS OR WHERE MULTIPLE PENETRATIONS OCCUR.

AR LEGEND  
3/16" = 1'-0"

-----	DEMO WALL
=====	NEW WALL
	NEW BRICK WALL
XXXXX	NEW CONCRETE WALL
=====	EXISTING WALL
----	DOOR TO BE REMOVED



PROPOSED  
FLOOR PLANS

A103

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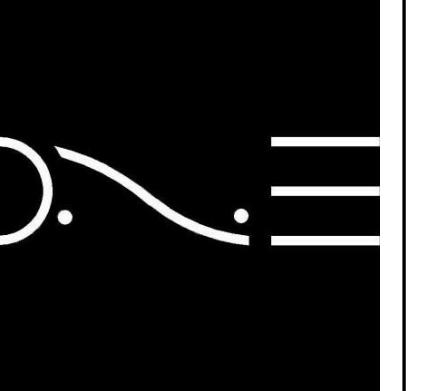
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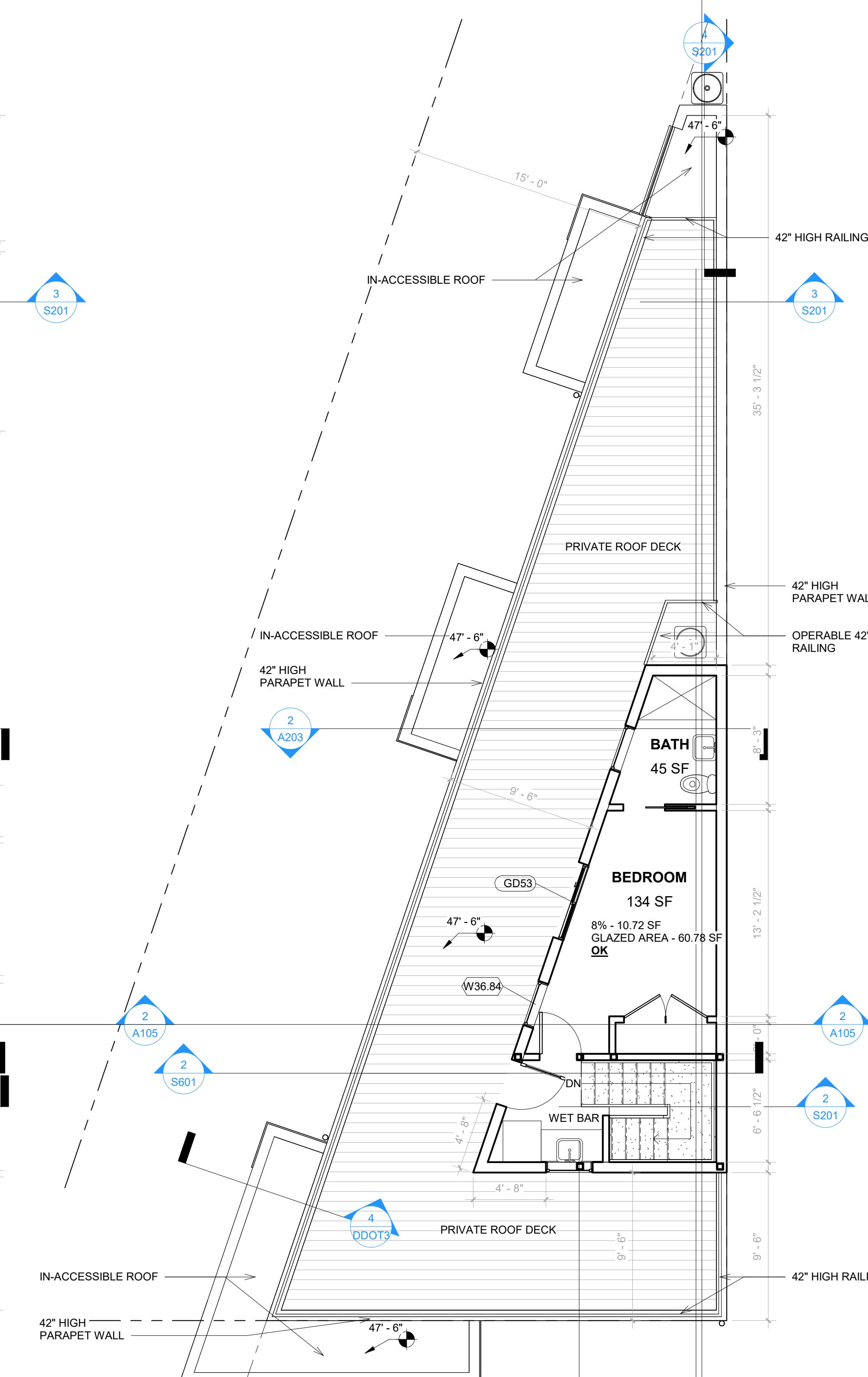
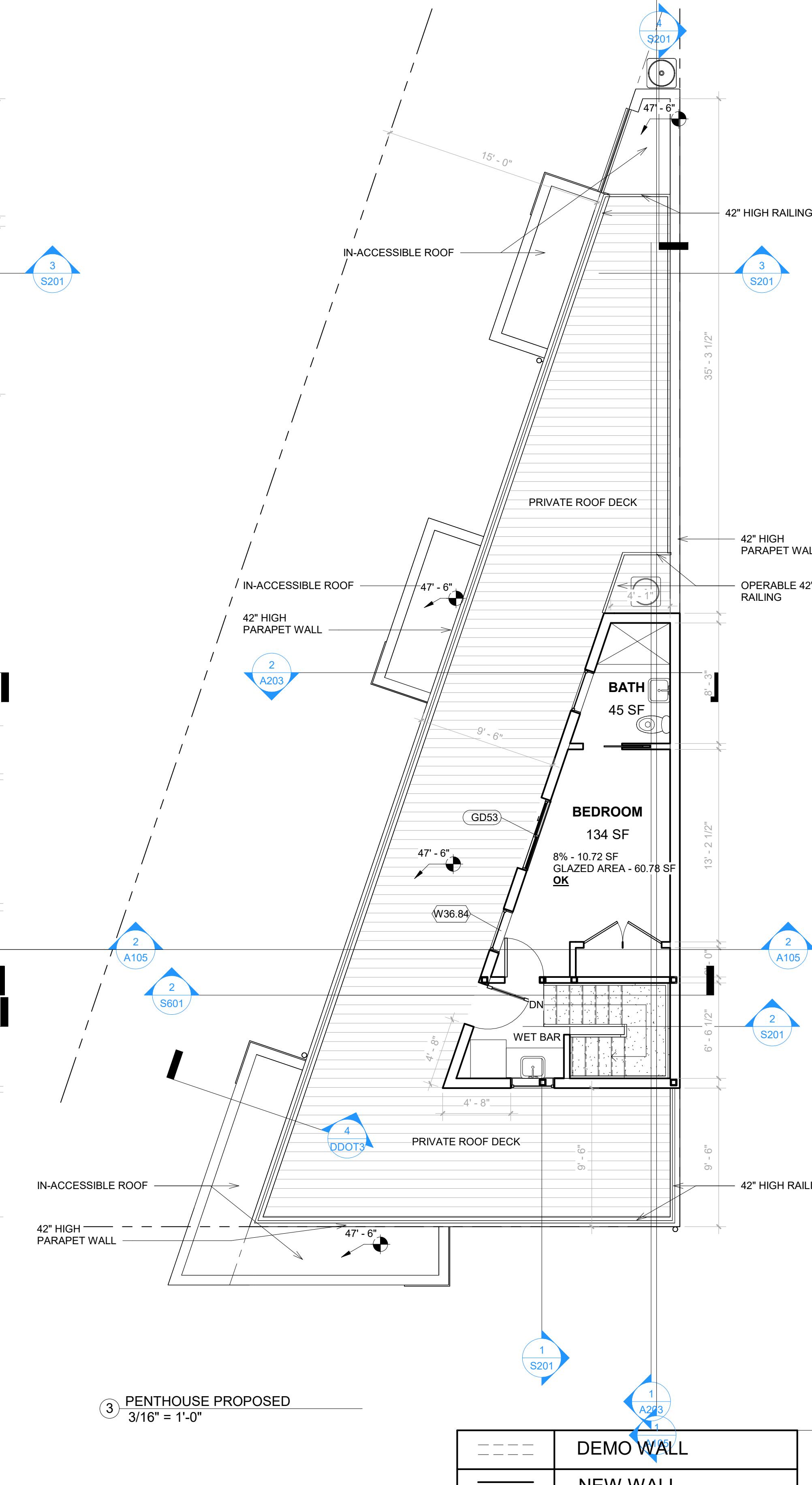
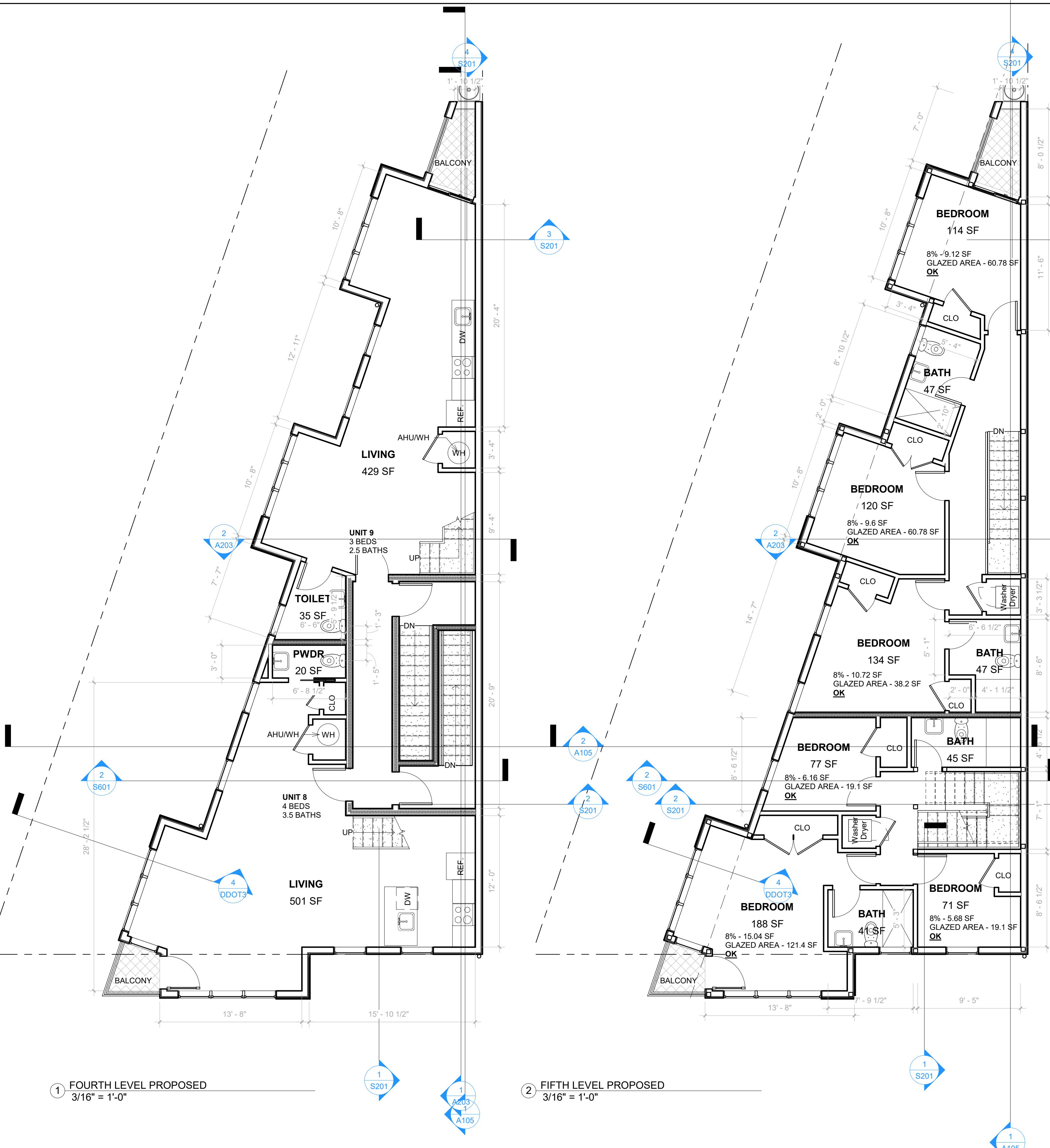
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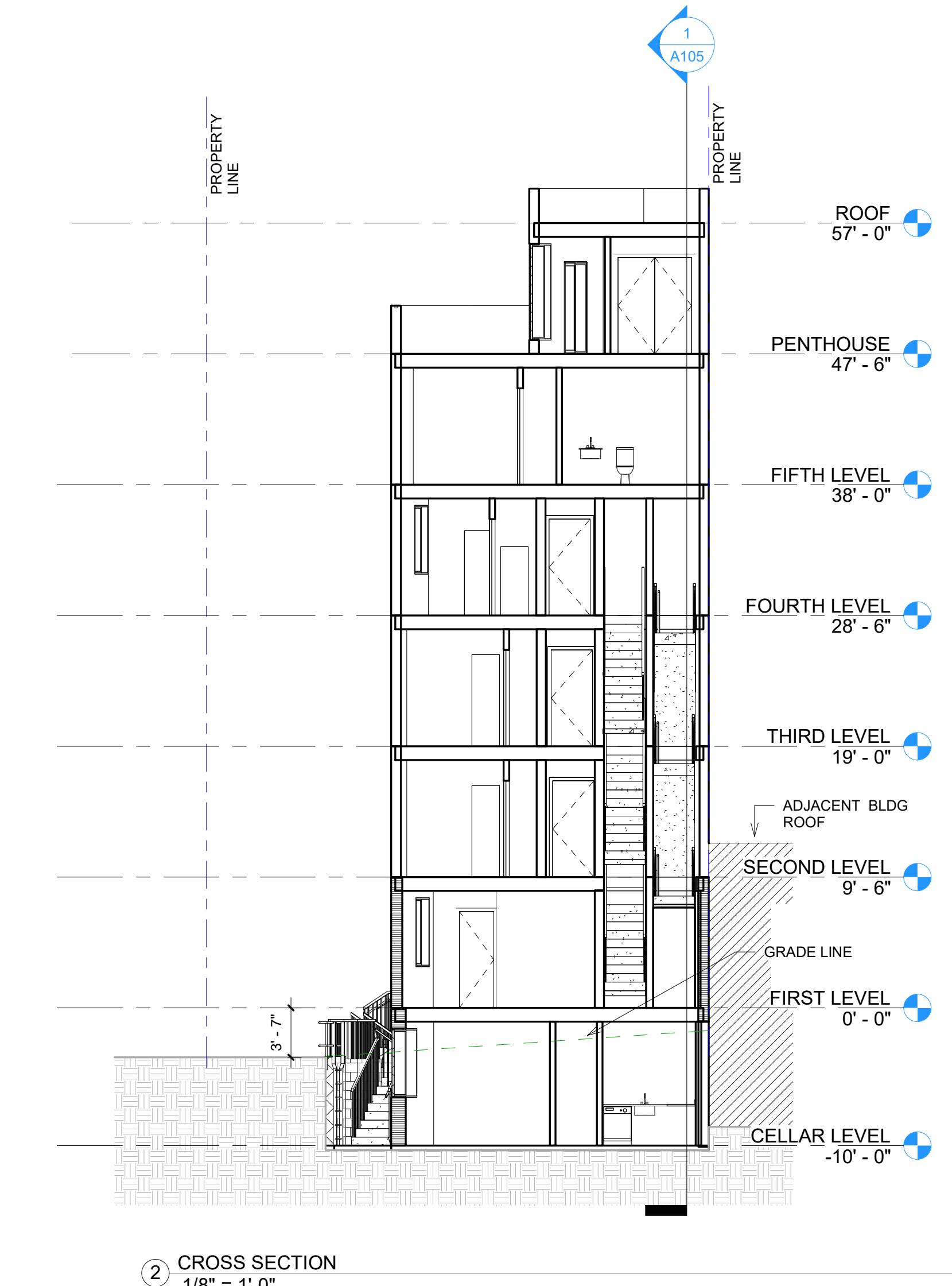
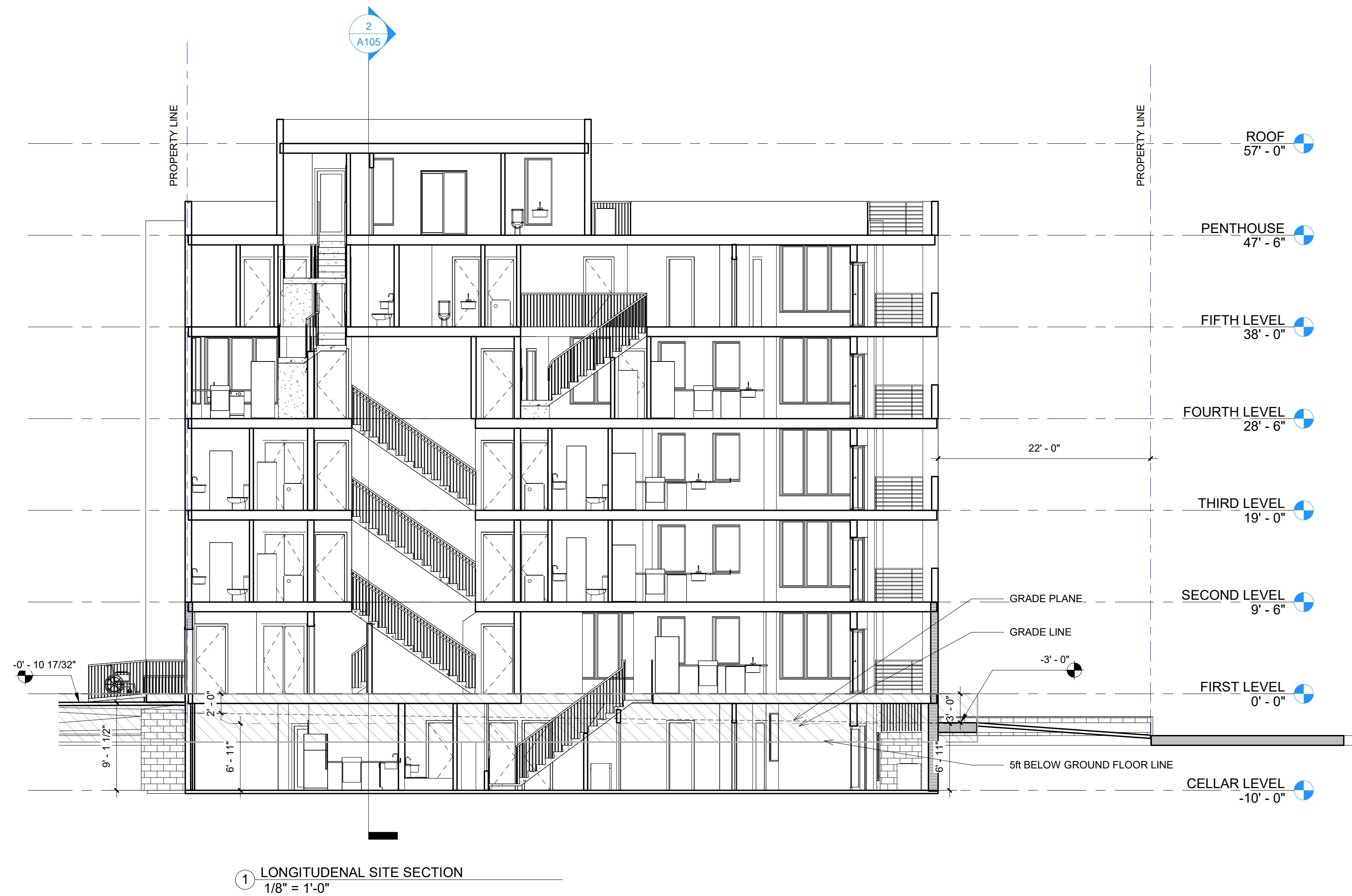
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PROPOSED FLOOR PLANS

A104

-----	DEMO WALL
=====	NEW WALL
=====	NEW BRICK WALL
=====	NEW CONCRETE WALL
=====	EXISTING WALL
-----	DOOR TO BE REMOVED





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ELEVATION AT BUILDING FRONT FAÇADE MID POINT - 2FT 0IN  
ELEVATION AT BUILDING REAR WALL MID POINT - 3FT 0IN  
PROJECTION BELOW THE 5FT FROM GROND FLOOR LINE - NONE

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ALE AS INDICATED  
UE DATE FEB 2025

# SITE SECTION AND GRADE PLANE CALCULATION

# A105



**3700 14TH ST NW**

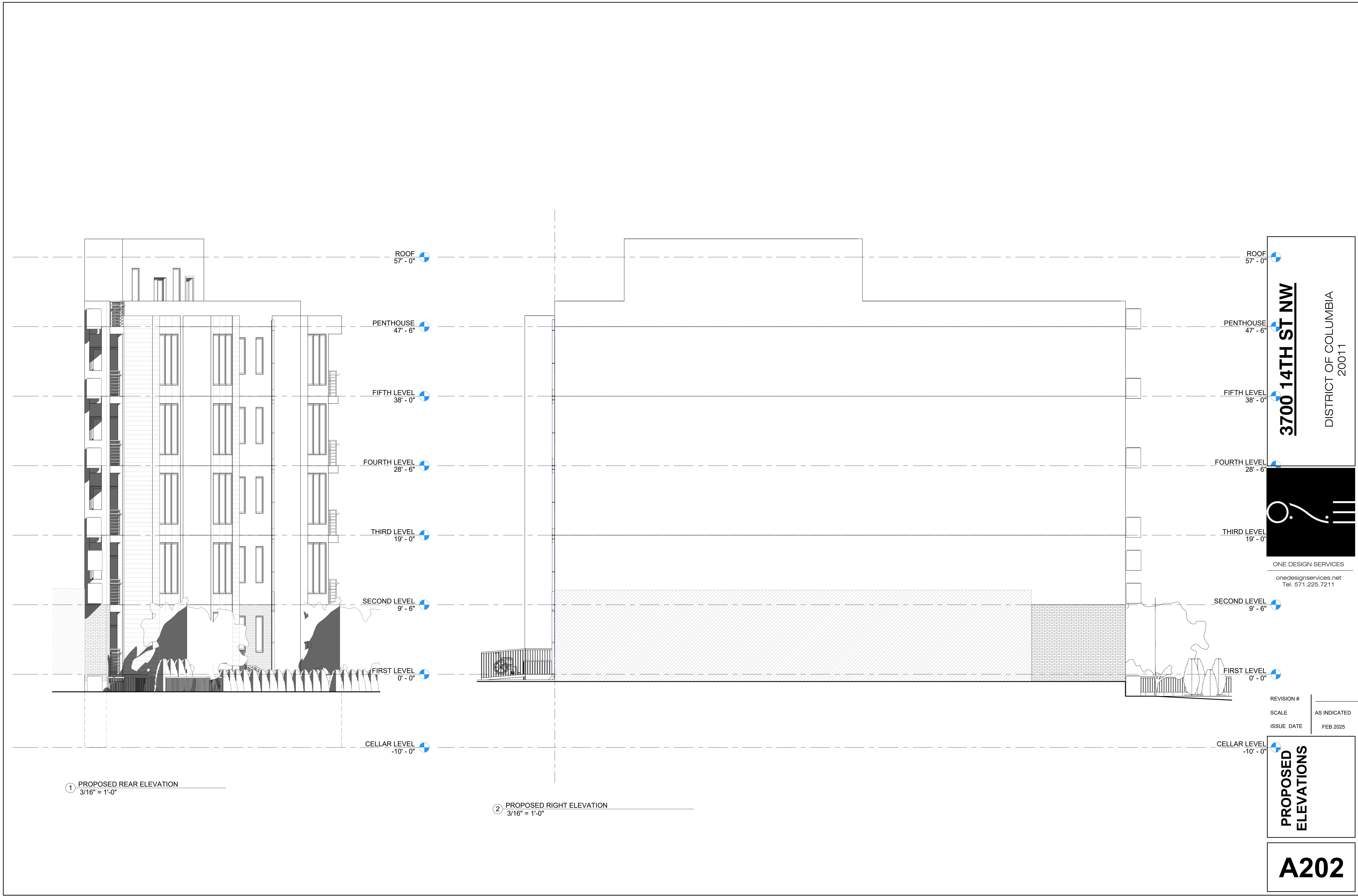
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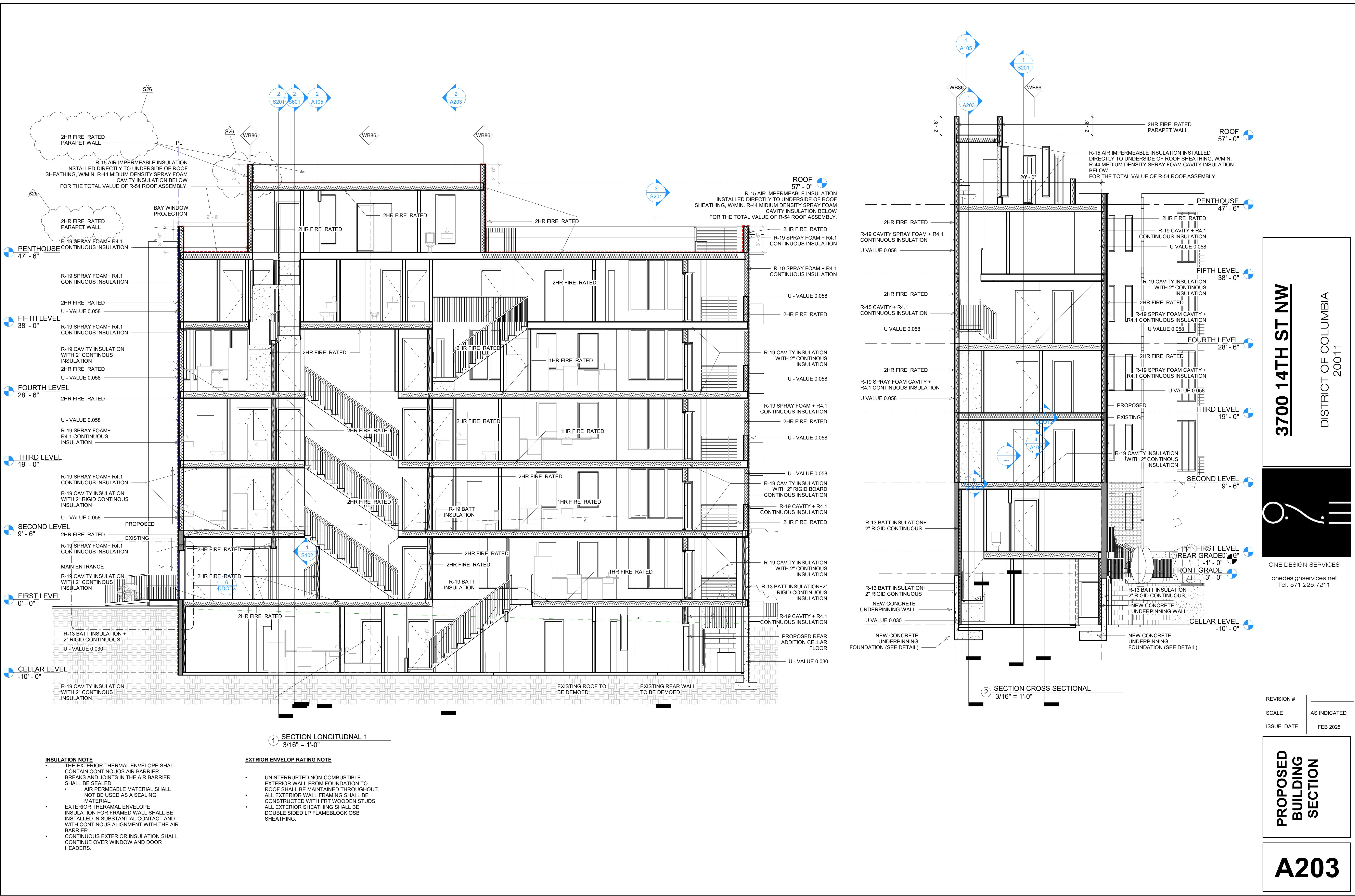
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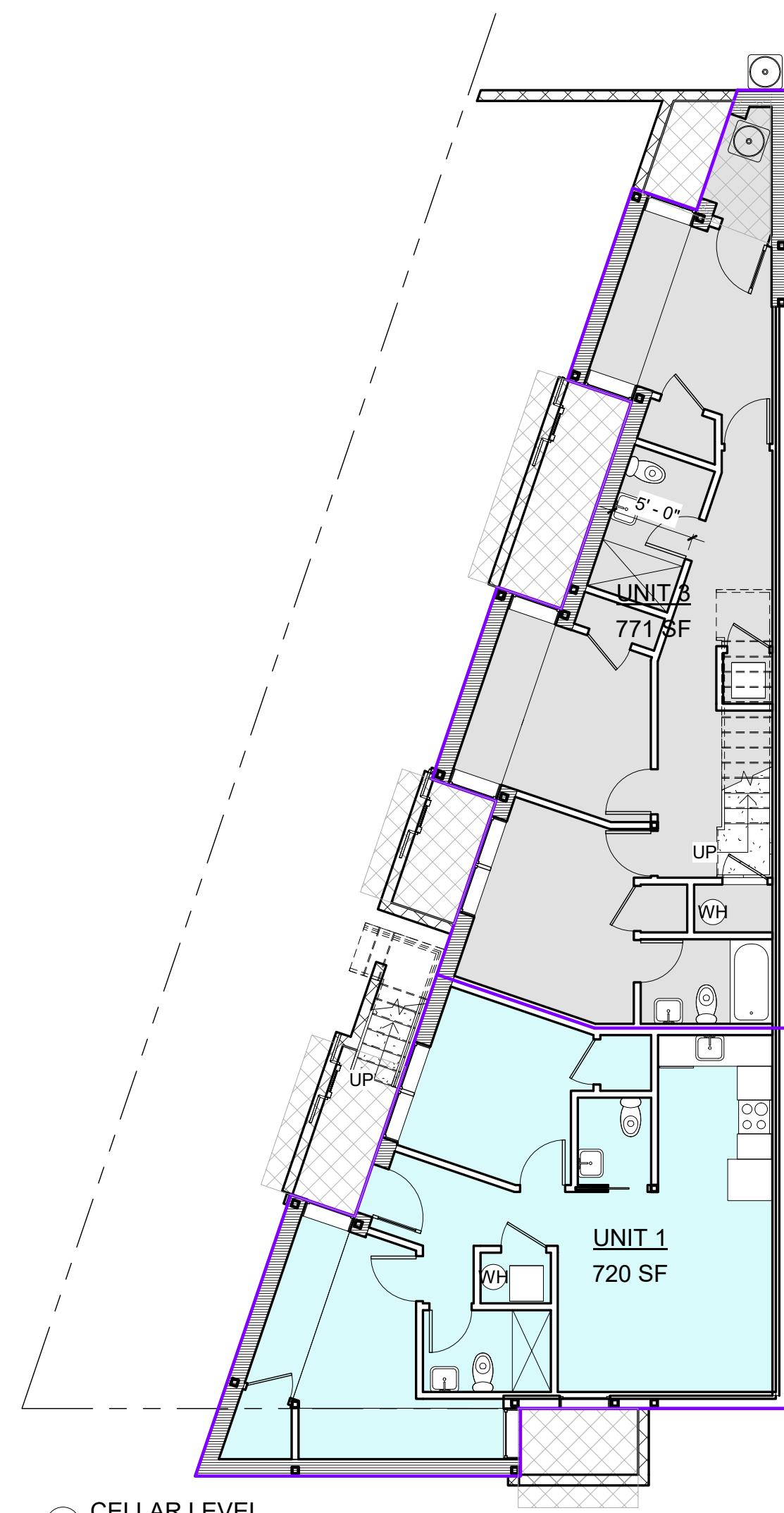
VISION #	_____
SALE	AS INDICATED
DATE	FEB 2025

# PROPOSED ELEVATIONS

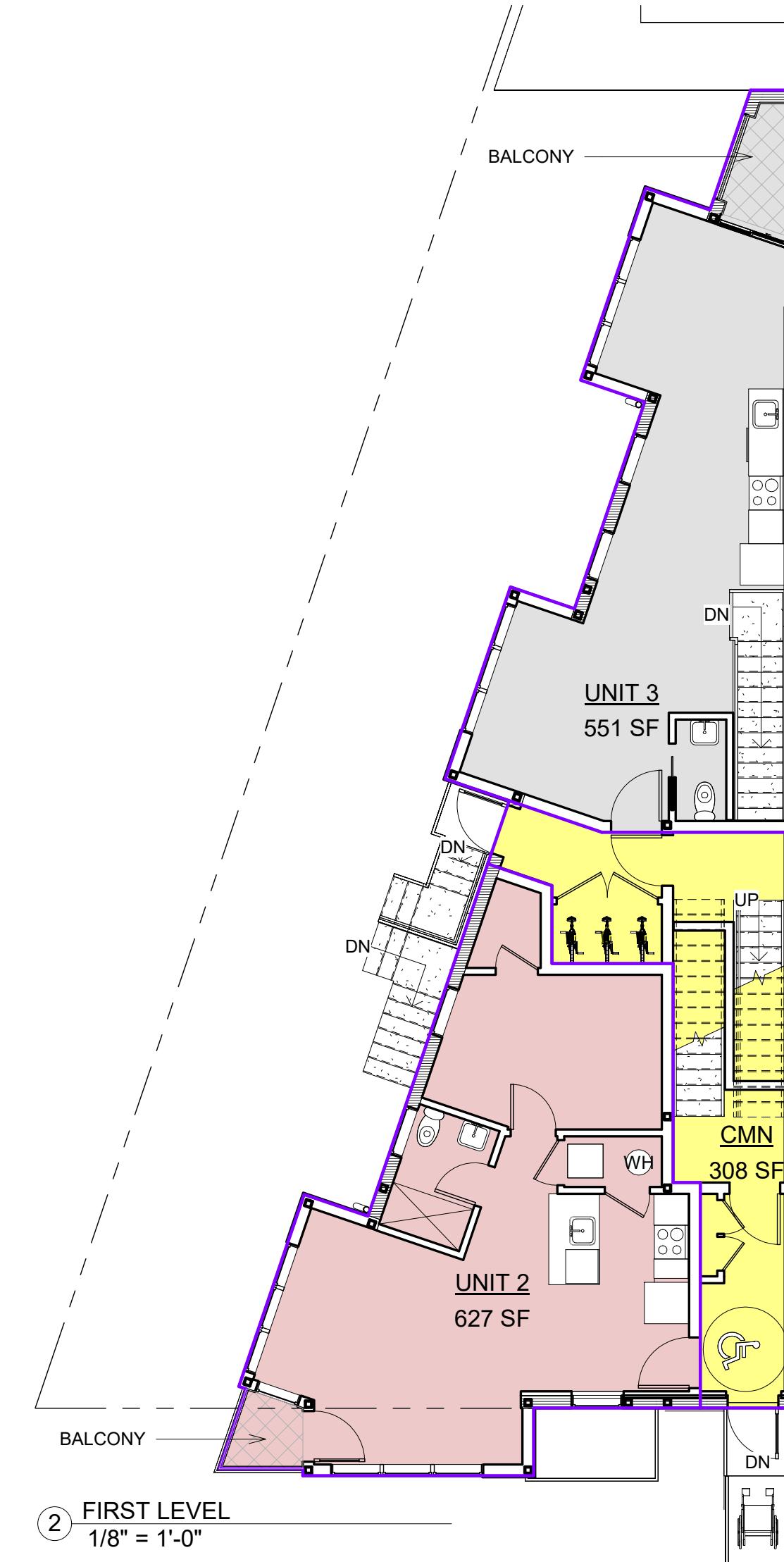
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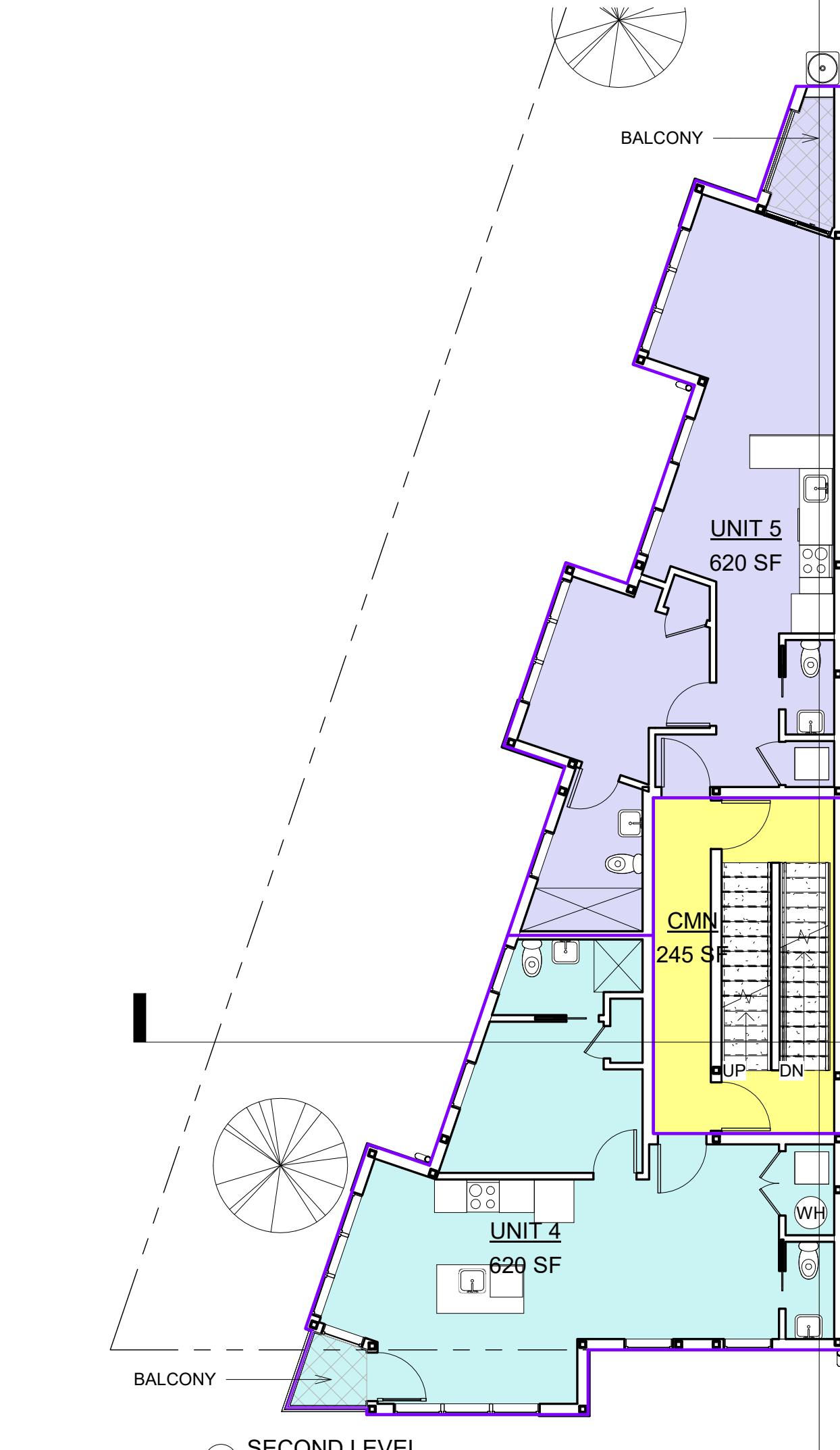




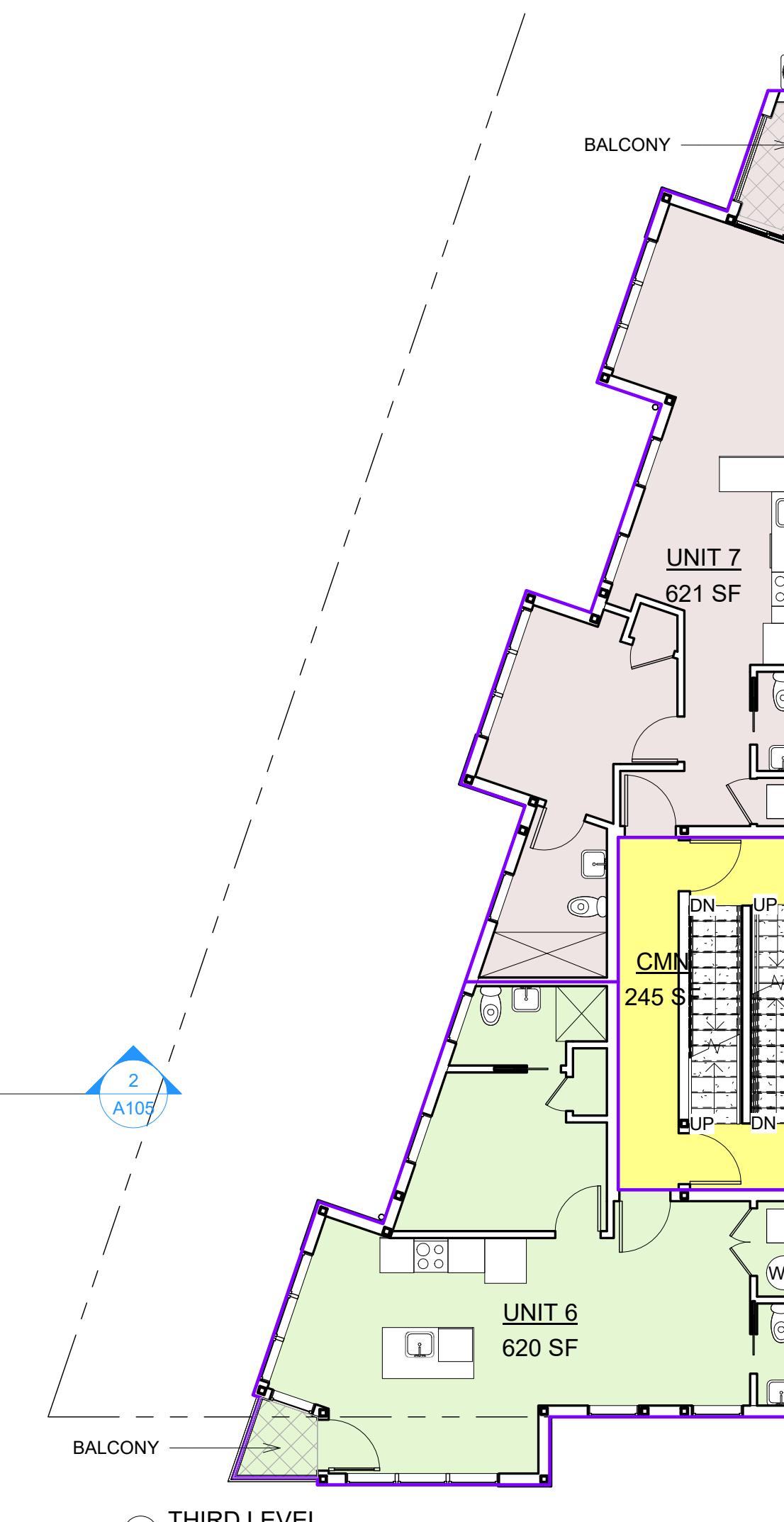
① CELLAR LEVEL  
1/8" = 1'-0"



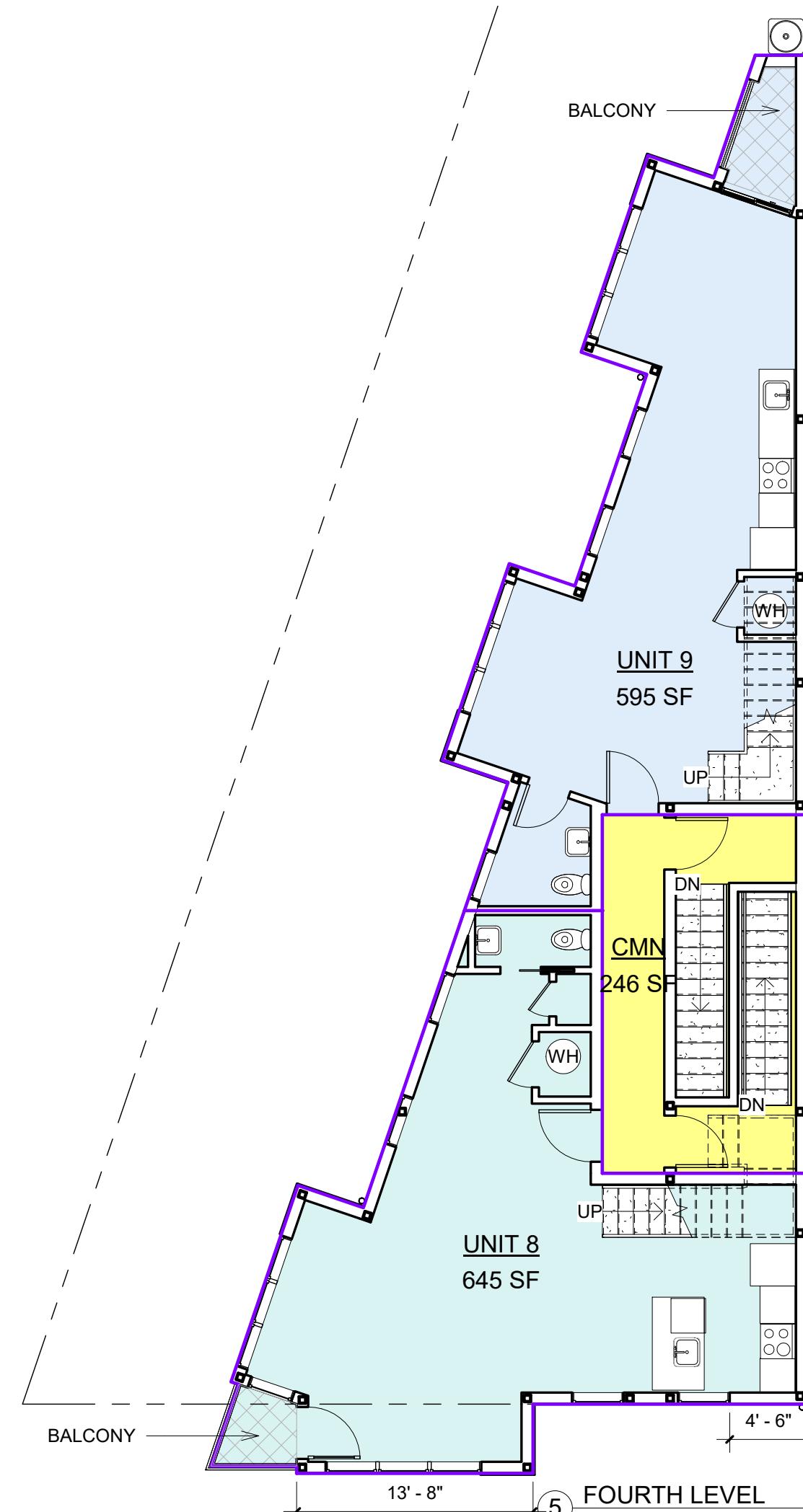
② FIRST LEVEL  
1/8" = 1'-0"



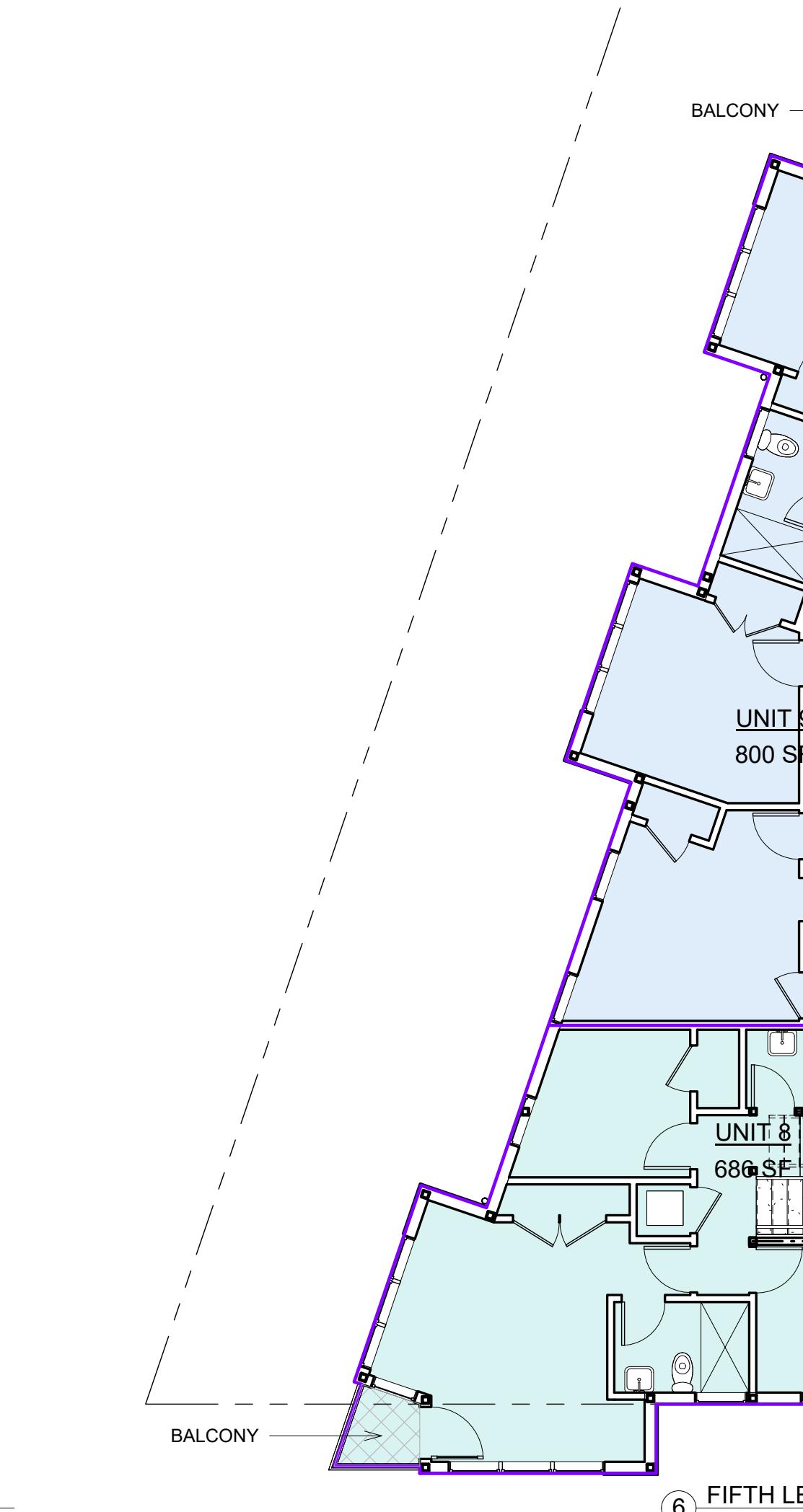
③ SECOND LEVEL  
1/8" = 1'-0"



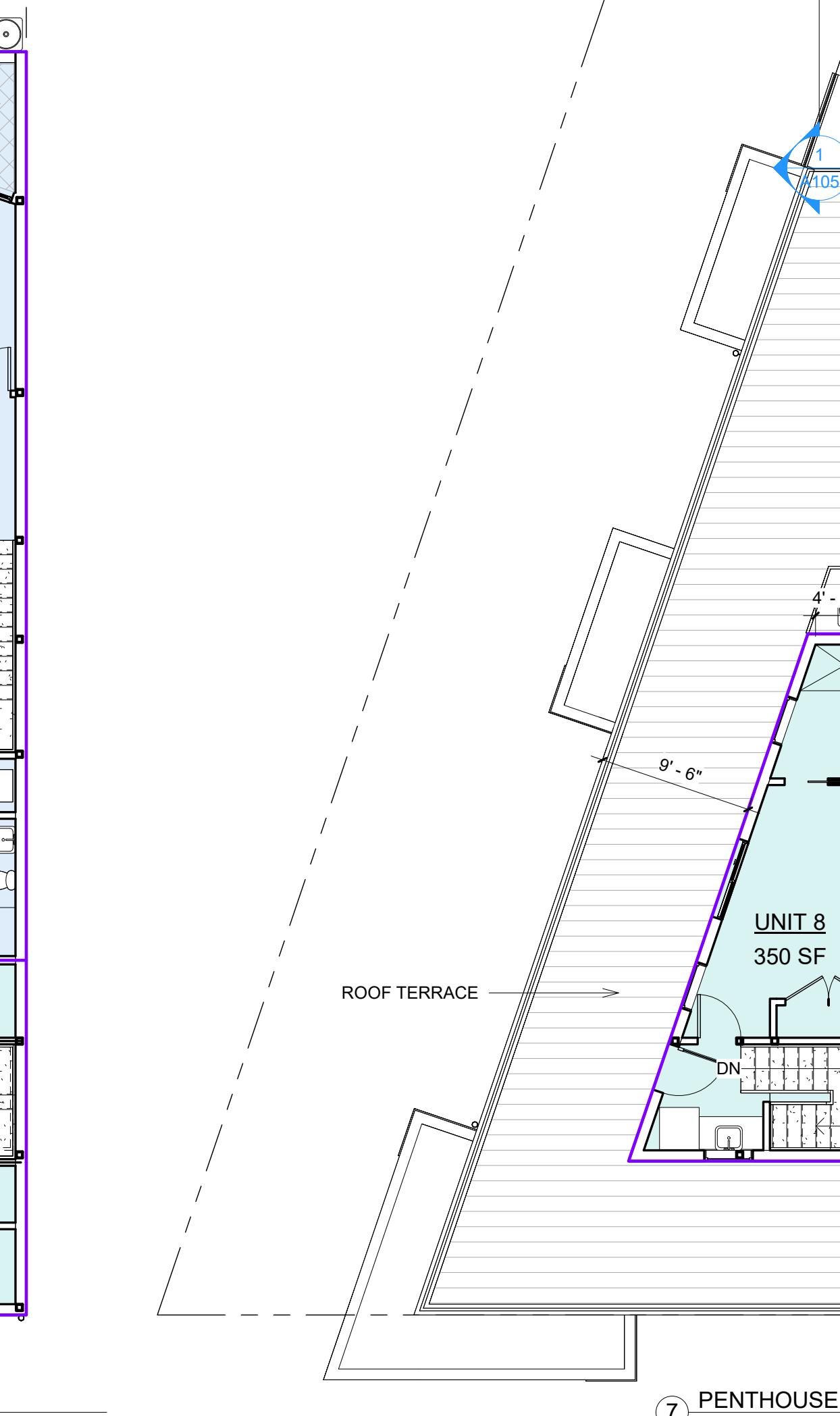
④ THIRD LEVEL  
1/8" = 1'-0"



⑤ FOURTH LEVEL  
1/8" = 1'-0"



⑥ FIFTH LEVEL  
1/8" = 1'-0"

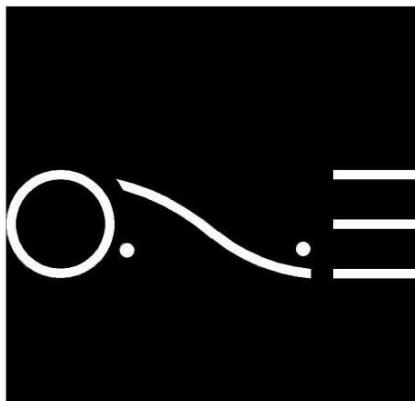


⑦ PENTHOUSE  
1/8" = 1'-0"

Area Schedule (Rentalable)		
Name	Level	Area
CMN	FIRST LEVEL	308 SF
CMN	SECOND LEVEL	245 SF
CMN	THIRD LEVEL	245 SF
CMN	FOURTH LEVEL	246 SF
UNIT 1	CELLAR LEVEL	720 SF
UNIT 2	FIRST LEVEL	627 SF
UNIT 3	CELLAR LEVEL	771 SF
UNIT 3	FIRST LEVEL	551 SF
UNIT 4	SECOND LEVEL	620 SF
UNIT 5	SECOND LEVEL	620 SF
UNIT 6	THIRD LEVEL	620 SF
UNIT 7	THIRD LEVEL	621 SF
UNIT 8	FOURTH LEVEL	645 SF
UNIT 8	FIFTH LEVEL	686 SF
UNIT 8	PENTHOUSE	350 SF
UNIT 9	FOURTH LEVEL	595 SF
UNIT 9	FIFTH LEVEL	800 SF

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AREA PLANS

**A302**

ADDITIONAL BIKE PARKING REQUIREMENTS  
(PER D.C. MUNICIPAL REGULATIONS)  
\*NON-APPLICABLE SECTIONS NOT SHOWN FOR CLARITY

#### 1214 BIKE PARKING REQUIREMENTS FOR RESIDENTIAL BUILDINGS

1214.1 ALL EXISTING RESIDENTIAL BUILDINGS WITH EIGHT (8) OR MORE UNITS SHALL PROVIDE SECURE BIKE PARKING SPACES FOR THE STORAGE OF BICYCLES IN OPERABLE CONDITION.

1214.2 EACH EXISTING RESIDENTIAL BUILDING COVERED BY § 1214.1 SHALL PROVIDE A REASONABLE NUMBER OF BIKE PARKING SPACES WITHIN THIRTY (30) DAYS AFTER WRITTEN REQUEST FROM ONE (1) OR MORE TENANTS OR PROPERTY OWNERS. A REASONABLE NUMBER SHALL BE DEFINED AS THE LESSER OF EITHER:  
(A) ONE (1) BIKE PARKING SPACE FOR EACH THREE (3) RESIDENTIAL UNITS; OR  
(B) ENOUGH BIKE PARKING TO MEET THE REQUESTED DEMAND.

1214.3 IF A COMPLAINT OF NONCOMPLIANCE WITH THIS REQUIREMENT IS FILED WITH THE DISTRICT DEPARTMENT OF TRANSPORTATION (DDOT) BY ONE OR MORE RESIDENTS, DDOT SHALL FACILITATE DISCUSSIONS BETWEEN THE PARTIES TO DETERMINE THE NUMBER OF BIKE PARKING SPACES THAT THE RESIDENTIAL BUILDING WILL PROVIDE IF THE RESIDENT(S) AND RESIDENTIAL BUILDING CANNOT REACH AN AGREEMENT, DDOT SHALL MAKE A DETERMINATION OF THE NUMBER OF BIKE PARKING SPACES THAT THE RESIDENTIAL BUILDING SHALL PROVIDE.

1214.4 ALL NEW RESIDENTIAL BUILDINGS WITH EIGHT (8) OR MORE UNITS SHALL HAVE AT LEAST ONE (1) SECURE BIKE PARKING SPACE FOR EACH THREE (3) RESIDENTIAL UNITS.

1214.5 ALL SUBSTANTIALLY REHABILITATED BUILDINGS WITH EIGHT (8) OR MORE UNITS SHALL HAVE AT LEAST ONE (1) SECURE BIKE PARKING SPACE FOR EACH THREE (3) RESIDENTIAL UNITS OR THE SAME NUMBER OF SECURE PARKING SPACES AS WERE IN THE BUILDING BEFORE THE REHABILITATION, WHICHEVER IS GREATER.

1214.6 WHERE IT CAN BE DEMONSTRATED THAT PROVIDING SUFFICIENT BIKE PARKING SPACES REQUIRED UNDER 1214.2 OR 1214.4 IS NOT PHYSICALLY PRACTICAL, THAT UNDUE ECONOMIC HARSHSHIP WOULD RESULT FROM STRICT COMPLIANCE WITH THE REGULATION OR THAT THE NATURE OF THE BUILDING USE IS SUCH THAT BIKE PARKING SPACES WOULD NOT BE USED, THE DISTRICT DEPARTMENT OF TRANSPORTATION BIKE PROGRAM OFFICE MAY GRANT, UPON WRITTEN APPLICATION OF THE OWNER OF THE BUILDING, AN APPROPRIATE EXEMPTION OR REDUCED LEVEL OF COMPLIANCE. IN SUCH CASES, THE BIKE PROGRAM OFFICE SHALL ISSUE TO THE BUILDING OWNER A WRITTEN CERTIFICATE DOCUMENTING THE EXEMPTION OR REDUCED LEVEL OF COMPLIANCE.

1214.7 ANY RESIDENTIAL BUILDINGS THAT HAVE BEEN EXEMPTED FROM THE REQUIREMENTS OF THIS SECTION DUE TO THE NATURE OF THE USE OF THE BUILDING SHALL PROVIDE A MINIMUM NUMBER OF BIKE PARKING SPACES EQUAL TO AT LEAST FIVE PERCENT (5%) OF THE NUMBER OF PEOPLE EMPLOYED IN THE BUILDING OR ONE (1) SPACE, WHICHEVER IS GREATER.

1214.8 A RESIDENTIAL BUILDING SHALL BE DEEMED NEW OR SUBSTANTIALLY REHABILITATED IF THE BUILDING PERMIT IS ISSUED ON OR AFTER THE DATE OF THE PUBLICATION OF THESE RULES.

#### 1215 BIKE PARKING IN RESIDENTIAL BUILDINGS: SPACE REQUIREMENTS

1215.1 IF POSSIBLE, ALL REQUIRED BIKE PARKING SPACES IN A RESIDENTIAL BUILDING SHALL BE LOCATED WITHIN THE BUILDING.

1215.2 IF BIKE PARKING SPACES MUST BE LOCATED OUTSIDE OF THE BUILDING, THE SPACES SHALL BE SECURE, COVERED, AND ADJACENT TO THE BUILDING.

1215.3 INTERIOR BIKE PARKING SPACES SHALL BE LOCATED NO LOWER THAN THE FIRST CELLAR LEVEL OR THE FIRST COMPLETE PARKING LEVEL BELOW GRADE, AND NO HIGHER THAN THE FIRST ABOVE-GRADE LEVEL.

1215.4 SPACES SHALL BE AVAILABLE TO EMPLOYEES, RESIDENTS, AND OTHER BUILDING OCCUPANTS.

1215.5 REQUIRED BIKE PARKING SHALL BE PROVIDED AS RACKS OR LOCKERS.

1215.6 INTERIOR BIKE RACKS FOR REQUIRED PARKING SHALL BE PROVIDED IN A PARKING GARAGE OR A BIKE STORAGE ROOM.

1215.7 NA

1215.8 FOR A BIKE ROOM WITH SOLID WALLS, THE ENTIRETY OF THE INTERIOR OF THE BIKE ROOM SHALL BE VISIBLE FROM THE ENTRY DOOR. A MOTION-ACTIVATED SECURITY LIGHT ENCLOSED IN A TAMPER-PROOF HOUSING SHALL BE PROVIDED IN EACH BIKE ROOM, UNLESS OTHERWISE ILLUMINATED IN SUCH A MANNER AS TO ALLOW THE BICYCLES TO BE CLEARLY VISIBLE.

1215.9 NA

1215.10 EACH REQUIRED BIKE PARKING SPACE SHALL BE DIRECTLY ACCESSIBLE BY MEANS OF AN AISLE OF A MINIMUM WIDTH OF FORTY-EIGHT INCHES (48 IN.) AND HAVE A MINIMUM VERTICAL CLEARANCE OF SEVENTY-FIVE INCHES (75 IN.). AISLES SHALL BE KEPT CLEAR OF OBSTRUCTIONS AT ALL TIMES.

1215.11 BIKE PARKING SPACES SHALL ALLOW THE BICYCLES TO BE PLACED HORIZONTALLY ON THE FLOOR OR GROUND. IN ADDITION, VERTICAL BIKE SPACE RACKS MAY BE UTILIZED PROVIDED THEY SUPPORT THE BICYCLE WITHOUT THE BICYCLE BEING SUSPENDED. BIKE PARKING SPACES MAY NOT EXCLUSIVELY CONSIST OF VERTICAL BIKE SPACE RACKS.

1215.12 EACH REQUIRED BIKE PARKING SPACE SHALL BE A MINIMUM WIDTH OF TWENTY-FOUR INCHES (24 IN.), AND SHALL BE:  
(A) A MINIMUM OF SEVENTY-TWO INCHES (72 IN.) IN LENGTH IF THE BICYCLES ARE TO BE PLACED HORIZONTALLY; OR A MINIMUM OF FORTY INCHES (40 IN.) IN LENGTH IF THE BICYCLES ARE TO BE PLACED VERTICALLY.

#### ADDITIONAL BIKE PARKING REQUIREMENTS (PER DDOT BIKE PARKING GUIDE)

**SIGNS**  
WHEN BIKE PARKING SPACES ARE REQUIRED, SIGNS MUST BE POSTED IN A PROMINENT PLACE AT EACH ENTRANCE TO THE BUILDING OR STRUCTURE STATING WHERE BIKE PARKING SPACES ARE LOCATED. THE SIGN MUST HAVE A WHITE BACKGROUND WITH BLACK LETTERING THAT IS AT LEAST 2 INCHES IN HEIGHT.

**MAINTENANCE**  
A PROPERTY OWNER SHALL PROVIDE AND MAINTAIN ALL REQUIRED BIKE PARKING SPACES FOR AS LONG AS THE STRUCTURE THAT THE BIKE PARKING SPACES ARE DESIGNED TO SERVE EXISTS. MAINTENANCE OF REQUIRED BIKE PARKING SPACES SHALL INCLUDE KEEPING ALL RACKS AND SPACES CLEAR OF SNOW, ICE, AND ANY OTHER OBSTRUCTIONS.

**BIKE RACK DESIGN**  
THERE ARE A VARIETY OF DESIGNS FOR BIKE RACKS PRODUCED BY MANY MANUFACTURERS. BIKE RACKS CAN BE PURCHASED AS SINGLE UNITS, WITH A CAPACITY OF LOCKING 2 BIKES (ONE ON EACH SIDE), OR AS MULTIPLE UNITS ATTACHED TOGETHER, WITH A LARGER CAPACITY. HOWEVER, NOT ALL MANUFACTURED BIKE RACKS MEET THE DISTRICT'S STANDARDS. COMMON RACK STYLES THAT ARE ACCEPTABLE INCLUDE THE "INVERTED U" AND "POST AND RING" RACKS. CUSTOM DESIGNS AND "ARTISTIC" RACKS CAN ALSO BE USED, PROVIDED THEY MEET THE FOLLOWING PERFORMANCE CRITERIA FOR BIKE RACKS AND ARE APPROVED BY DDOT. PRODUCT ADVERTISING IS NOT PERMITTED ON CUSTOM BIKE RACKS.

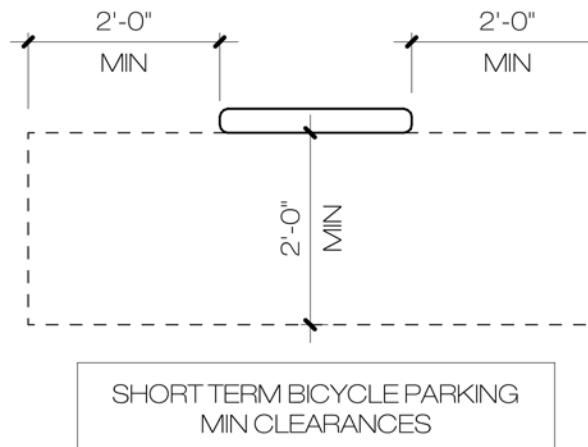
**BIKE RACK REQUIREMENTS**  
BIKE RACKS MUST MEET THE FOLLOWING REQUIREMENTS:  
1) THE FRAME AND ONE WHEEL CAN BE LOCKED TO THE RACK WITH A SECURE U-SHAPED LOCK ("U-LOCK") WITHOUT REMOVING A WHEEL FROM THE BICYCLE.  
2) THE FRAME CAN BE SUPPORTED IN AT LEAST TWO PLACES SO IT CANNOT BE PUSHED OVER OR EASILY FALL.  
3) THE RACK MUST BE SECURELY ANCHORED.

THE FOLLOWING ARE ADDITIONAL FEATURES OF ACCEPTABLE BIKE RACKS:  
1) THE RACK IS INSTALLED ON A PERMANENT FOUNDATION (E.G. CONCRETE PAD) TO ENSURE STABILITY.  
2) IT IS SECURED WITH TAMPER-PROOF NUTS, IF SURFACE MOUNTED.  
3) THE RACK DESIGN KEEPS BOTH BIKE WHEELS ON THE GROUND (EXCEPT FOR THE PORTION OF LONG-TERM BIKE PARKING RACKS THAT MAY BE VERTICAL).  
4) IT CAN SUPPORT A VARIETY OF BIKE SIZES AND FRAME SHAPES.  
5) THE DIAMETER OF LOCKING POLE IS BETWEEN 1.5 INCHES AND 2.5 INCHES.  
6) GALVANIZED OR STAINLESS STEEL RACKS ARE RECOMMENDED (AND REQUIRED FOR RACKS ON PUBLIC PROPERTY). OUTDOOR RACKS MUST ALSO BE COATED WITH PVC OR THERMOPLASTIC.

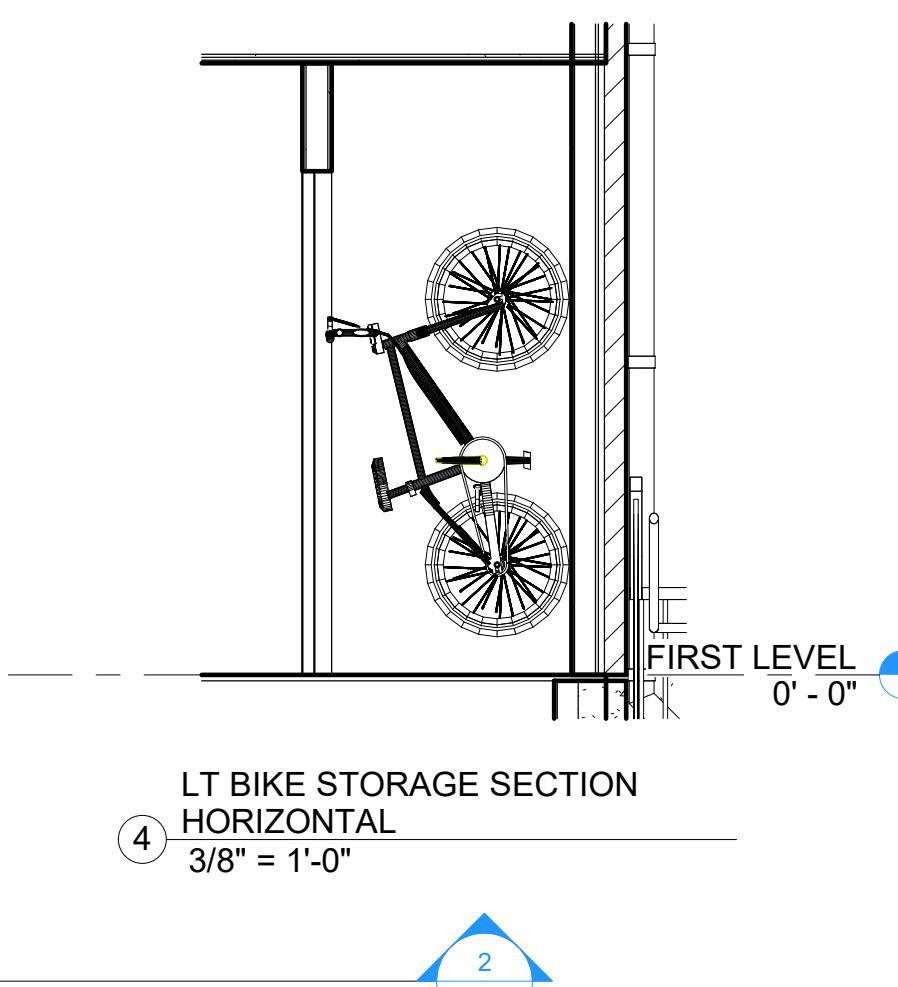
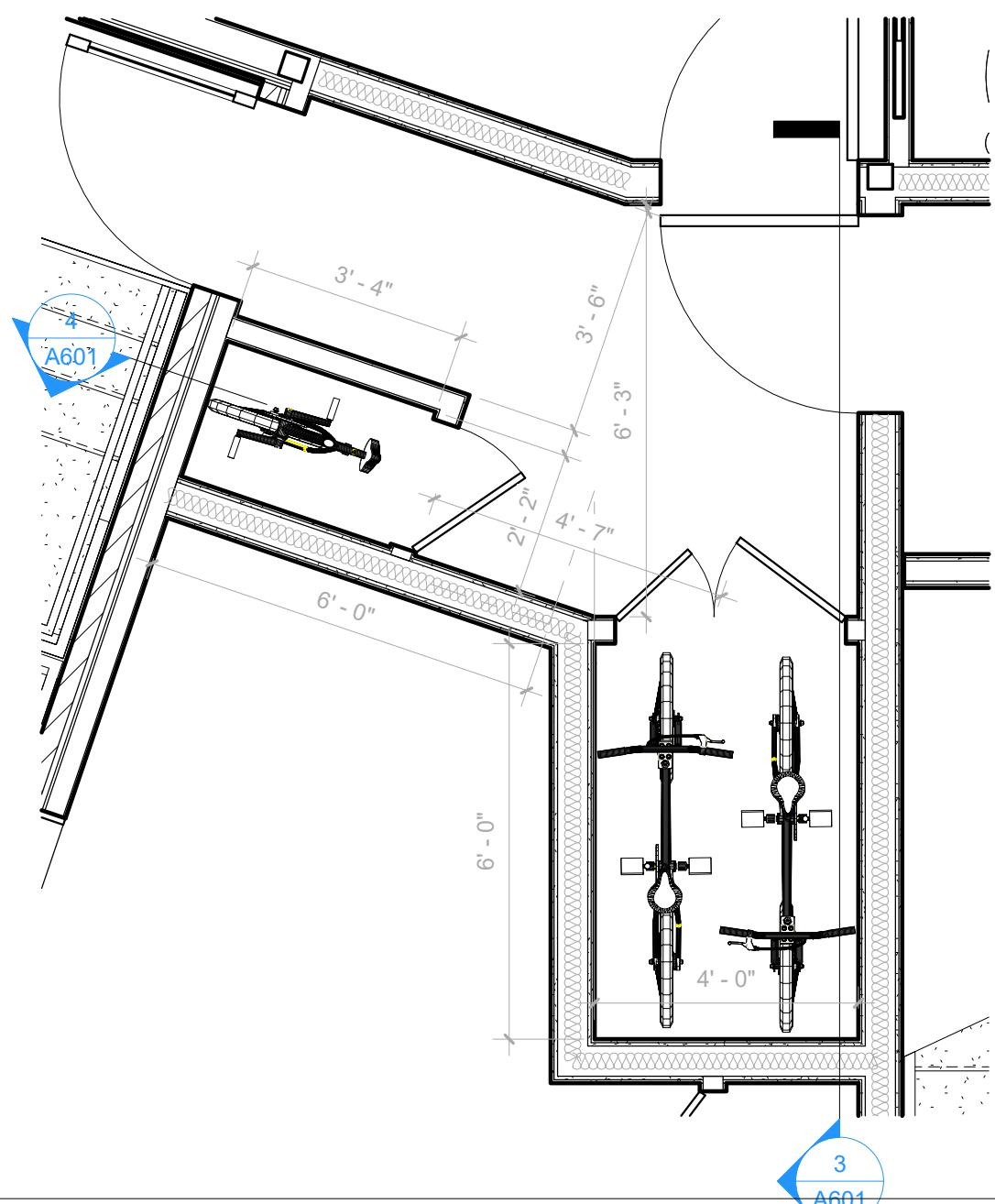
**LONG-TERM BIKE PARKING**  
A MINIMUM OF 50 PERCENT OF REQUIRED LONG-TERM BIKE PARKING SPACES SHALL ALLOW THE BICYCLES FOR BE PLACED HORIZONTALLY ON THE FLOOR OR GROUND WITHOUT THE BICYCLE BEING SUSPENDED. INDOOR PARKING IS PREFERRED BUT MAY NOT ALWAYS BE FEASIBLE. IN THESE CASES, IF BIKE PARKING SPACES MUST BE LOCATED OUTSIDE OF THE BUILDING, THE SPACES SHALL BE SECURE, COVERED, AND ADJACENT TO THE BUILDING.

**LOCATION AND LEVEL**  
1) BIKE PARKING MUST BE DESIGNED FOR CONVENIENT DAILY USE, NOT SIMPLY FOR SHORT-TERM STORAGE OF BICYCLES. ALL REQUIRED LONG-TERM BIKE PARKING SPACES MUST BE LOCATED WITHIN THE BUILDING FOR WHICH THEY ARE REQUIRED.  
2) REQUIRED LONG-TERM BIKE PARKING MUST BE NO LOWER THAN THE FIRST CELLAR LEVEL OR THE FIRST COMPLETE PARKING LEVEL BELOW GROUND, AND NO HIGHER THAN THE FIRST ABOVE-GROUND LEVEL.

**BIKE ROOMS**  
WHERE LONG-TERM PARKING IS PROVIDED IN A BIKE ROOM, THE ROOM SHALL HAVE SOLID WALLS OR FLOOR-TO-CEILING FENCING. THE ROOM SHALL HAVE LOCKED DOORS. THE ENTIRE ROOM MUST BE VISIBLE FROM THE ENTRY DOOR. A MOTION-ACTIVATED SECURITY LIGHT IN A TAMPER-PROOF CASE MUST BE PROVIDED IN EACH BIKE ROOM.



## 2 SHORT TERM BIKE PARKING



## 1 LONG TERM BIKE STORAGE CALLOUT

#### BICYCLE PARKING REQUIREMENTS

(FROM DMCR TITLE 11 ZONING SUBTITLE C8)

\*NON-APPLICABLE SECTIONS NOT SHOWN FOR CLARITY

#### 802 MINIMUM NUMBER OF BIKE PARKING SPACES

802.1 ALL RESIDENTIAL USES WITH EIGHT (8) OR MORE DWELLING UNITS AND NON-RESIDENTIAL USES WITH FOUR THOUSAND SQUARE FEET (4,000 SQ. FT.) OR MORE OF GROSS FLOOR AREA SHALL PROVIDE BIKE PARKING SPACES AS FOLLOWS:

TABLE C 802.1 MIN NUMBER SPACES PER USE:

#### REQUIRED

RESIDENTIAL, MULTIPLE DWELLING UNIT LONG-TERM SPACES 1 SPACE FOR EACH 3 DWELLING UNITS SHORT-TERM SPACES 1 SPACE FOR EACH 20 DWELLING UNITS

#### PROVIDED

RESIDENTIAL, 15 UNITS 5 SPACES 1 SPACE

802.2 - 802.10 NOT APPLICABLE

#### 803 RULES OF CALCULATION

803.1 ALL BIKE PARKING STANDARDS SHALL BE CALCULATED ON THE BASIS OF GROSS FLOOR AREA, EXCEPT FOR RESIDENTIAL USES, WHICH BASE BIKE PARKING STANDARDS ON THE NUMBER OF DWELLING UNITS.

803.2 NOT APPLICABLE

803.3 CALCULATIONS OF BIKE PARKING SPACES THAT RESULT IN A FRACTIONAL NUMBER OF ONE-HALF (0.5) OR MORE SHALL BE ROUNDED UP TO THE NEXT CONSECUTIVE WHOLE NUMBER. ANY FRACTIONAL RESULT OF LESS THAN ONE-HALF (0.5) SHALL BE ROUNDED DOWN TO THE PREVIOUS CONSECUTIVE WHOLE NUMBER.

#### 804 SHORT-TERM BIKE PARKING SPACE REQUIREMENTS

804.1 REQUIRED SHORT-TERM BIKE PARKING SPACES SHALL BE LOCATED EITHER ON THE SAME LOT AS THE USE THEY ARE INTENDED TO SERVE OR ON PUBLIC SPACE WITHIN TWENTY FEET (20 FT.) OF THE LOT. A USE PROVIDING SHORT-TERM BIKE PARKING ON ADJACENT PUBLIC SPACE MUST OBTAIN APPROVAL OF A PUBLIC SPACE APPLICATION UNDER TITLE 24 DMCR.

804.2 REQUIRED SHORT-TERM BIKE PARKING SPACES SHALL BE LOCATED WITHIN ONE-HUNDRED AND TWENTY FEET (120 FT.) OF A PRIMARY ENTRANCE TO THE BUILDING THEY SERVE.

804.3 AREAS DEVOTED TO SHORT-TERM BIKE PARKING ON PRIVATE PROPERTY SHALL BE SURFACED AND MAINTAINED WITH AN ALL-WEATHER SURFACE CONFORMING TO THE REQUIREMENTS OF SUBTITLE C § 713.

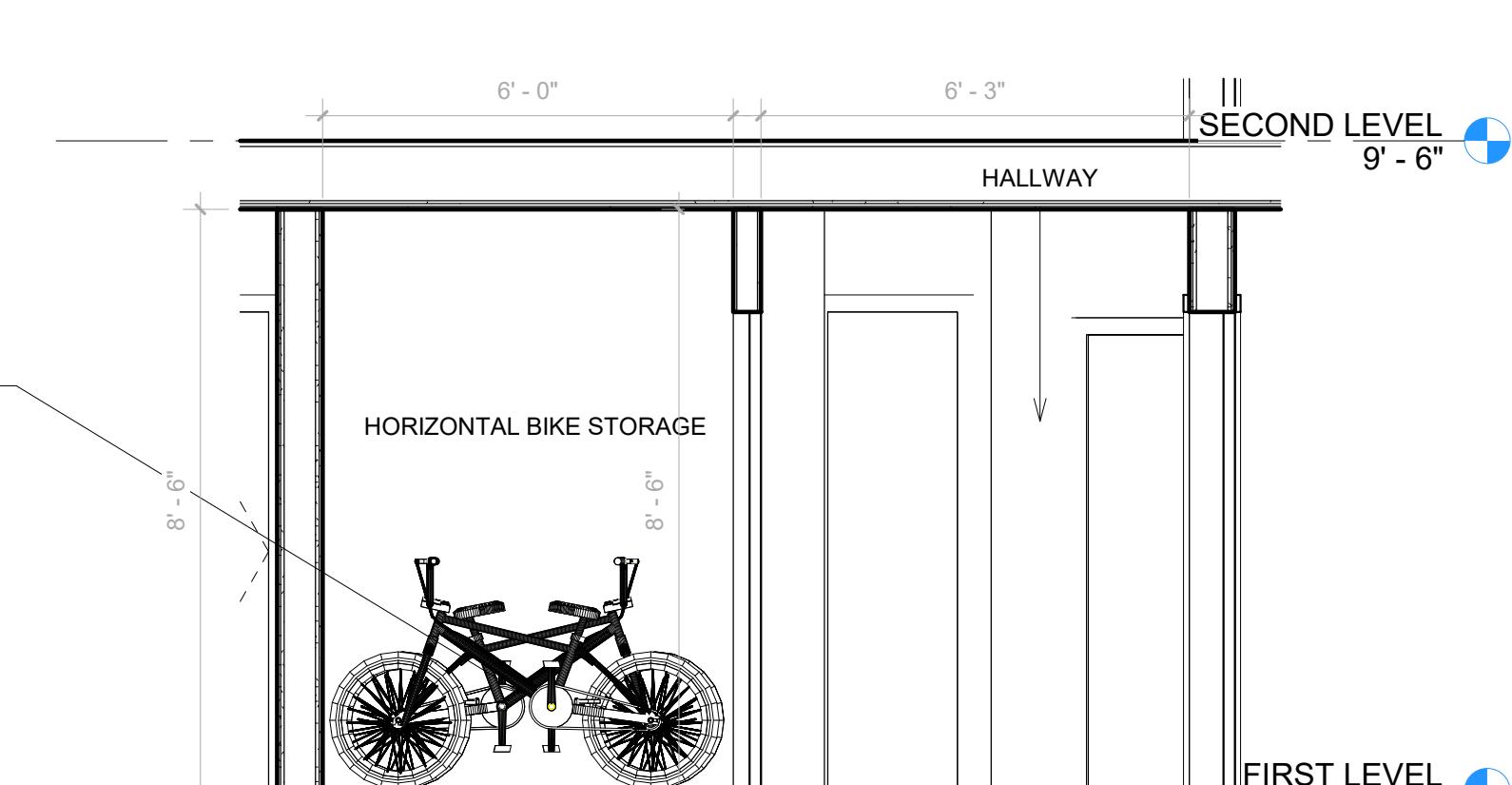
804.4 REQUIRED SHORT-TERM BIKE PARKING SPACES SHALL BE PROVIDED AS BIKE RACKS THAT MEET THE STANDARDS OF SUBTITLE C § 801.3.

804.5 AN AISLE AT LEAST FOUR FEET (4 FT.) WIDE BETWEEN ROWS OF BIKE PARKING SPACES AND THE PERIMETER OF THE AREA DEVOTED TO BIKE PARKING SHALL BE PROVIDED. AISLES SHALL BE KEPT CLEAR OF OBSTRUCTIONS AT ALL TIMES. WHERE THE BIKE PARKING IS ON OR ADJACENT TO A SIDEWALK, THE AISLE MAY EXTEND INTO THE RIGHT-OF-WAY.

804.6 REQUIRED SHORT-TERM BIKE PARKING SPACES SHALL BE PROVIDED IN A CONVENIENT, WELL-LIT LOCATION THAT CAN BE VIEWED FROM THE BUILDING. THE SPACES ARE INTENDED TO SERVE. REQUIRED SHORT-TERM BIKE PARKING SPACES SHALL BE AVAILABLE FOR SHOPPERS, CUSTOMERS, COMMUTERS, MESSENGERS, AND ALL OTHER VISITORS TO THE SITE.

806 NOT APPLICABLE

807 NOT APPLICABLE



## 3 LT BIKE STORAGE SECTION

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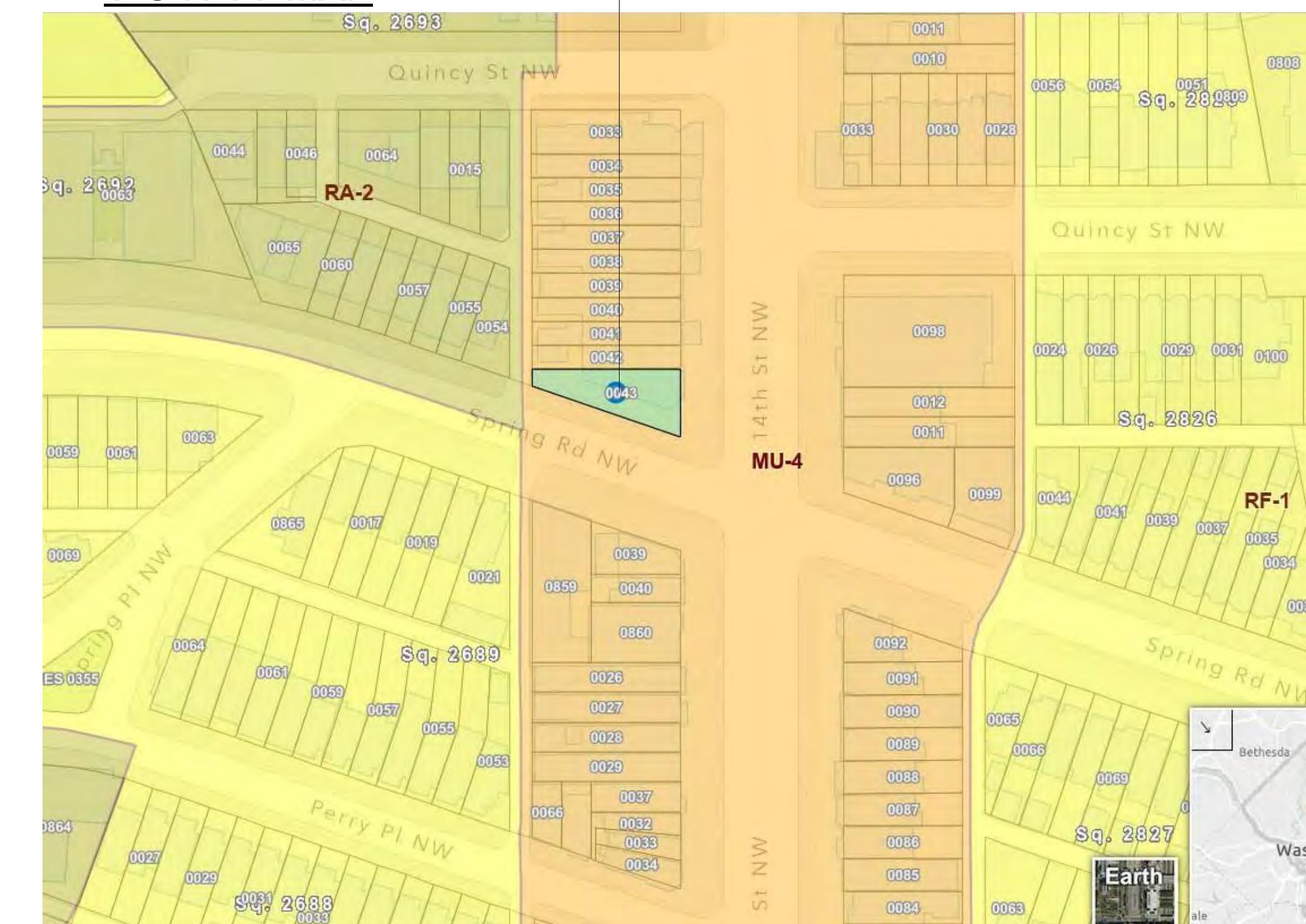
**BIKE  
STORAGE  
DETAIL**

**A601**

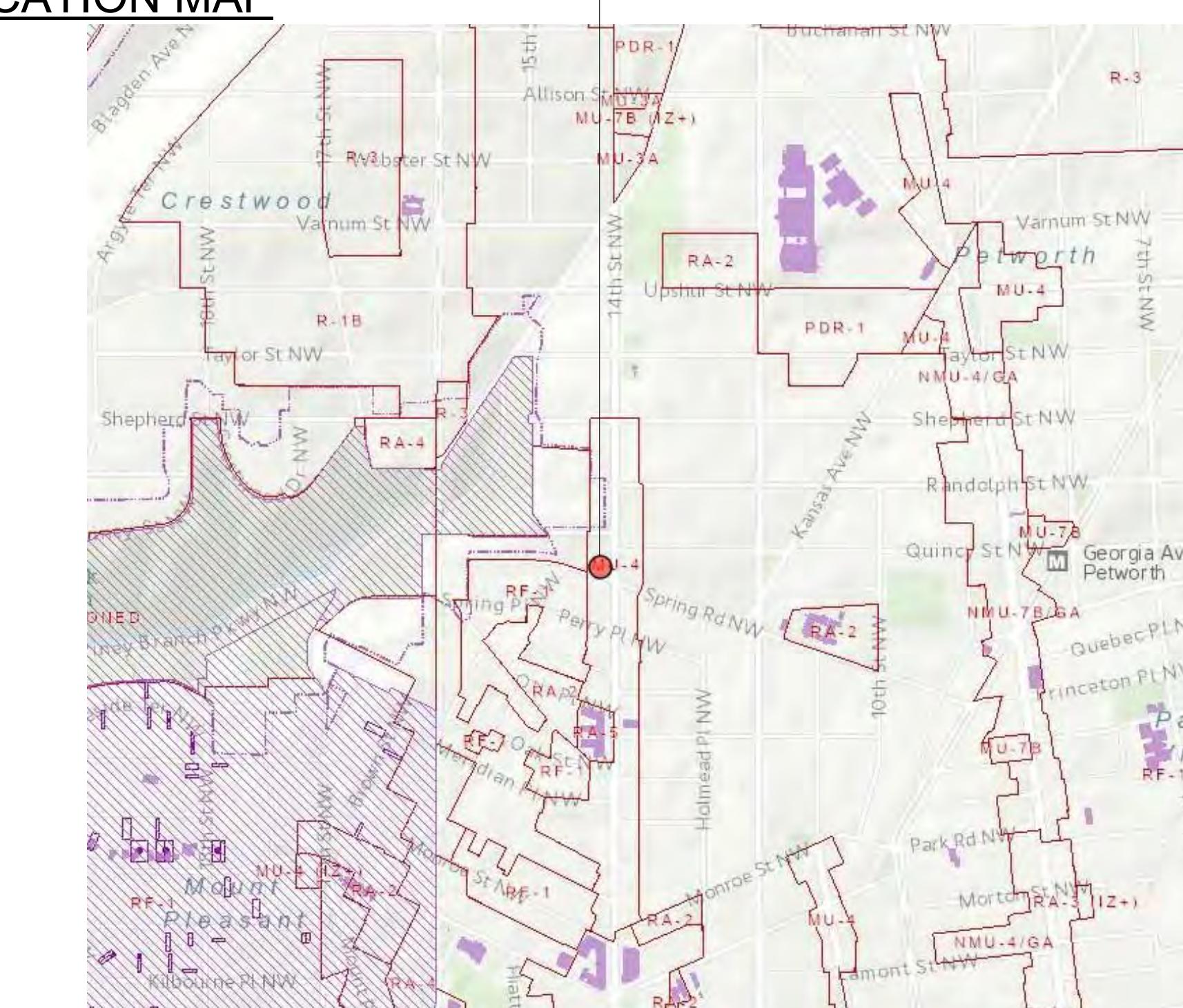
## PROJECT DESCRIPTION

UPGRADE THE LANDSCAPE OF AN EXISTING SEMI-DETACHED COMMERCIAL UNIT. THE PROPOSED BUILDING HAS 9 UNITS FROM CELLAR TO FIFTH FLOORS AND PENTHOUSE. SIDEYARD TO BE UPGRADED AND DEVELOPED TO ACCOMODATE ON GRADE PATIOS AND GREEN AREA, GRASS, SHRUBS AND TREES.

## VICINITY MAP

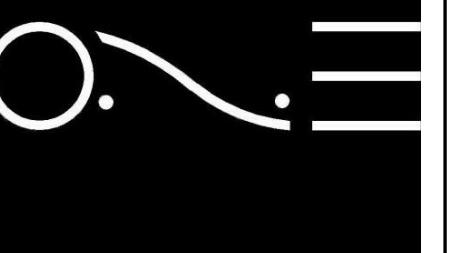


## LOCATION MAP



## 3700 14TH ST NW

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FEB 2025

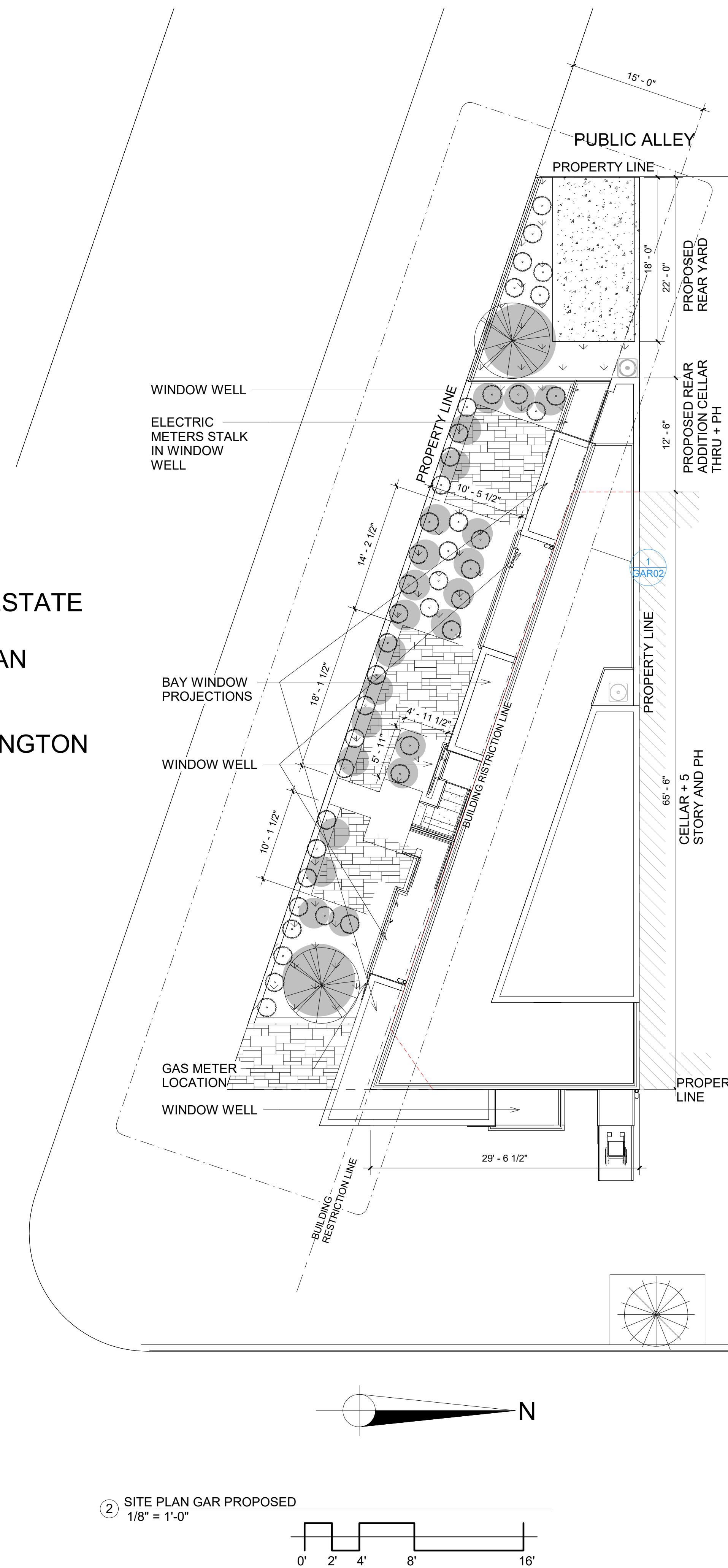
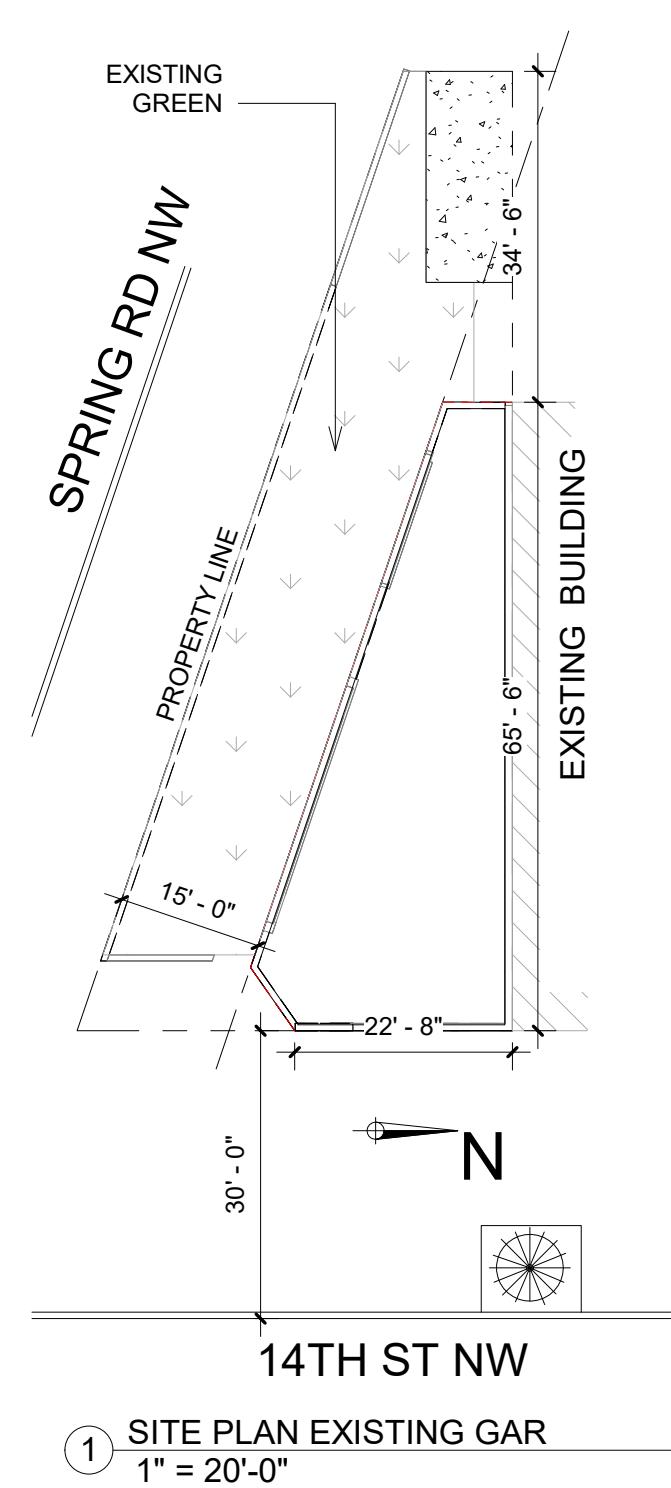
## GAR SITE PLANS

**GAR01**

## PROJECT INFORMATION

PROJECT NAME: 3700 14th ST NW  
PROJECT OWNERS NAME: WASHINGTON REAL ESTATE  
DEVELOPMENT INC  
PROJECT CONTACT INFO.: DAGMAWI GEBREKIDAN  
dagi.abebe@gmail.com  
571.225.7211

PROJECT ADDRESS: 3700 14TH ST NW WASHINGTON  
DC 20010  
SQUARE: 2692  
LOT: 0043  
ZONE DISTRICT: MU-4  
GREEN AREA RATIO: 0.3  
FLOOR AREA RATIO: 2.5 (3.0 WITH IZ)  
HEIGHT: 50FT  
LOT OCCUPANCY: 60%



## DRAWING INDEX

- GAR1: GAR COVER PAGE
- GAR2: GAR SCORESHEET AND CALLOUT
- GAR3: GAR NOTES AND DETAILS

Green Area Ratio Scoresheet			
Address	3700 14TH ST NW	Square	Lot
	2692	43	MU-4
Other			
Lot area (sf)	2,838	Minimum Score	0.3
Multiplier		GAR Score	0.300
Lot size (enter this value first) * 2,838 0.3 SCORE: 0.300			
<b>Landscape Elements</b>			
	Square Feet	Factor	Total
<b>A</b> Landscaped areas (select one of the following for each area)			
1 Landscaped areas with a soil depth < 24"	square feet	0.30	82.5
2 Landscaped areas with a soil depth ≥ 24"	square feet	0.60	161.4
3 Bioretention facilities	square feet	0.40	-
<b>B</b> Plantings (credit for plants in landscaped areas from Section A)			
1 Groundcovers, or other plants < 2' height	square feet	Native Bonus square feet	
2 Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants	# of plants	108.8
3 New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees	# of trees	113.4
4 New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees	# of trees	-
5 Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees	# of trees	-
6 Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees	# of trees	-
7 Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees	# of trees	-
8 Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees	# of trees	-
9 Vegetated wall, plantings on a vertical surface	square feet	square feet	-
<b>C</b> Vegetated or "green" roofs			
1 Over at least 2" and less than 8" of growth medium	square feet	square feet	-
2 Over at least 8" of growth medium	square feet	square feet	-
<b>D</b> Permeable Paving***			
1 Permeable paving over 6" to 24" of soil or gravel	square feet	0.40	232.0
2 Permeable paving over at least 24" of soil or gravel	square feet	0.50	-
<b>E</b> Other			
1 Enhanced tree growth systems***	square feet	0.40	-
2 Renewable energy generation	square feet	0.50	-
3 Approved water features	square feet	0.20	-
<b>F</b> Bonuses	sub-total of sq ft =	2,146	
1 Native plant species	square feet	0.10	102.2
2 Landscaping in food cultivation	square feet	0.10	-
3 Harvested stormwater irrigation	square feet	0.10	-
Green Area Ratio numerator = 850			
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score. Total square footage of all permeable paving and enhanced tree growth. 232			

#### GAR REQUIREMENTS

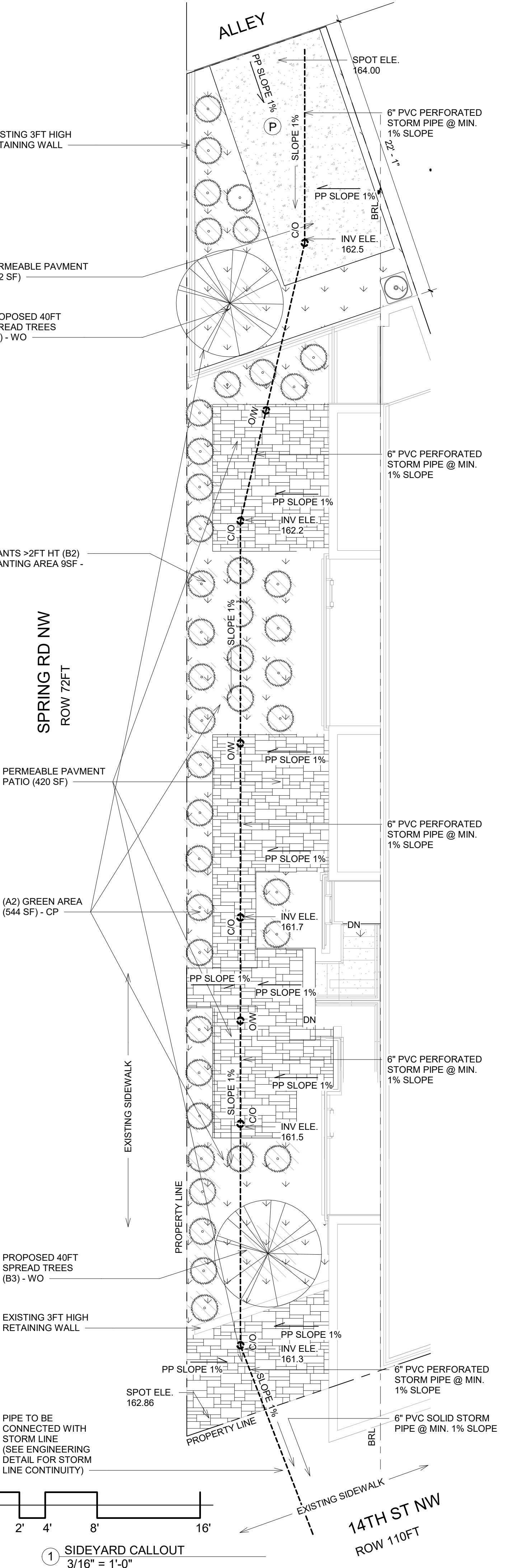
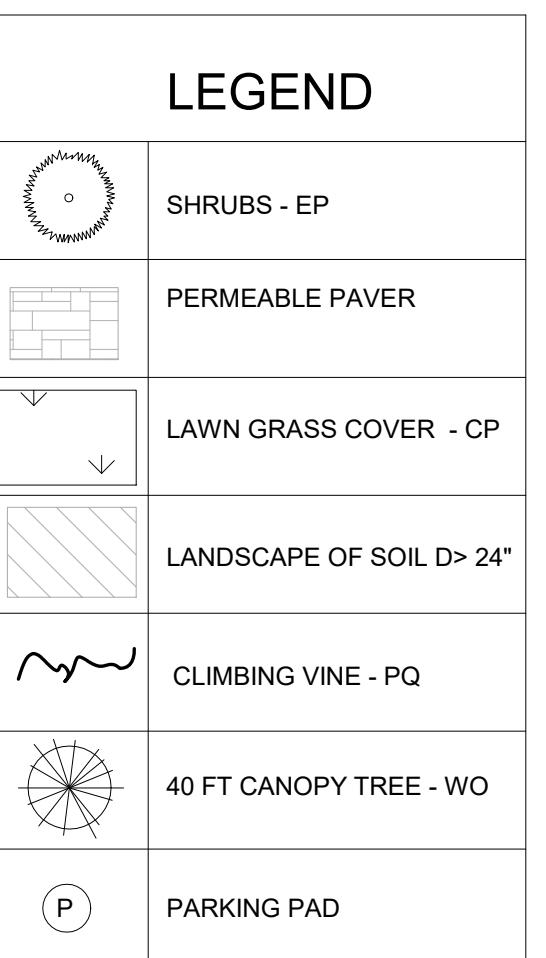
GROSS SITE AREA 2838 SQ.FT  
PUBLIC R.O.W. (DEDUCTION) 0 SQ.FT.  
ADJUSTED GROSS AREA 2838 SQ.FT.

ZONING: MU-4

GAR REQUIRED 0.3  
GAR PROVIDED 0.3

#### NOTE

- THE PROPERTY OWNER IS REQUIRED TO MAINTAIN THE LOT'S MINIMUM GAR SCORE THROUGH APPROPRIATE STEWARDSHIP AND MAINTENANCE OF LANDSCAPE ELEMENTS AFTER THE PROPERTY IS GRANTED ITS CERTIFICATE OF OCCUPANCY.
- ALL NEW PLANT MATERIALS MUST MEET THE STANDARDS IN THE ANLA AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2014)
- TREES AND SHRUBS MUST HAVE A SPECIES IDENTIFICATION TAG FROM THE NURSERY TO REMAIN ON 2 OF EACH PLANTED SPECIES UNTIL THE LANDSCAPE CHECKLIST IS SIGNED. TAGS MAY BE REMOVED AFTER FINAL INSPECTION TO PREVENT GIRDLING.



Planting Schedule											
Symbol	Species (Common name)	Quantity	Planting Size	Type	Spacing	GAR Category	Landscape Coverage (sq.ft.)	Native	Multiplier	Native Bonus Credit	Comments
WO	Quercus phellos(Willow Oak)	2	3 gal.	cont.	As shown	B(3)	100	Yes	0.5	50	Healthy Clown
CP	Carex pennsylvanica (Pennsylvania sedge)	544 SF	2"	Plug	12"o.c.	B(1)	544	Yes	0.2	108.8	Full to ground
EP	Echinacea purpurea (Coneflower)	23	3 Gal.container	Shrub	Min 3'	B(2)	207	Yes	0.3	62.1	Full to ground
	Total						851				220.9

#### SPECIFICATIONS FOR PLANTING

- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND UTILITY LOCATIONS. THE PROJECT LANDSCAPE ARCHITECT PRIOR TO THE PLANTING MUST APPROVE ADJUSTMENTS TO LOCATIONS OF PLANT MATERIAL DUE TO FIELD CONDITIONS. ANY SUBSTITUTIONS IN PLANT MATERIAL AND SIZES SPECIFIED WILL NOT BE ACCEPTED, UNLESS APPROVED BY PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL SHALL CONFORM THE AMERICAN STANDARD FOR NURSERY, LATEST EDITION, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. ALL PLANTS MUST BE FREE FROM INJURY, INSECT INFESTATIONS AND DISEASE. ALL PLANT MATERIAL MUST BE INSPECTED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING. THE CONTRACTOR SHALL PHONE AT LEAST THREE (3) DAYS PRIOR TO INSTALLATION FOR INSPECTION OF THE MATERIAL AND FOR INSPECTION OF THE PLANTING OPERATION.
- ALL PLANT MATERIAL MUST BEAR ORIGINAL NURSERY TAGS INDICATING THE GENUS, SPECIES AND IF APPLICABLE, CULTIVARS AND VARIETY. ALL TAGS SHALL BE REMOVED AFTER THE PROJECT LANDSCAPE ARCHITECT HAS INSPECTED THE PLANT MATERIAL.
- TEST SOIL DRAINAGE BEFORE PLANTING. DIG A HOLE AS DEEP AS YOUR PLANTING HOLE AND FILL WITH WATER. IF WATER DRAINS AT A RATE LESS THAN ONE INCH PER HOUR, INSTALL DRAINAGE TO CARRY WATER AWAY FROM THE PLANTING HOLE BASE, OR MOVING OR RAISING THE PLANTING SITE (BERM CONSTRUCTION).
- EXAMINE SOIL FOR COMPACTION BEFORE PLANTING. IF SOILS ARE COMPACTED IN AN AREA WHERE A GROUP OF PLANTS ARE TO BE INSTALLED, INCORPORATE SEVERAL INCHES OF A COMBINATION OF ORGANIC MATERIALS SUCH AS COMPOSTED YARD WASTE, FINELY SHREDDED PINE BARK MULCH (SUPERFINES) OR SHREDDED, COMPOSTED LEAF MULCH (LEAF-GRO) AND TILL TO A DEPTH OF TWELVE (12) TO EIGHTEEN (18) INCHES OVER THE ENTIRE AREA. DO NOT TILL IF PLANTING IS WITHIN A TREE PRESERVATION AREA. APPLY THE ORGANIC MATTER AT A RATE OF ONE-QUARTER ORGANIC MATTER TO THREE-QUARTERS EXISTING SOIL. DO NOT INCORPORATE SMALL QUANTITIES OF SAND - COMPACTION WILL INCREASE AND DRAINAGE DECREASES FOR SINGLE TREE PLANTINGS, BACKFILL PLANTING HOLES WITH UNAMENDED SOIL. INCREASE THE WIDTH OF THE TOP OF THE PLANTING HOLE IN AREA WHERE SOIL HAS BEEN COMPACTED. DO NOT INCORPORATE ORGANIC MATTER SUCH AS PEAT MOSS INTO BACKFILL FOR INDIVIDUAL PLANTING HOLES.
- TWO (2) TO THREE (3) INCHES OF MULCH SHALL BE PLACED OVER THE TREE-PLANTING PIT, BUT SHALL BE KEPT THREE (3) TO FOUR (4) INCHES AWAY FROM THE TRUNK OF THE TREE OR CROWNS OF SHRUBS. DO NOT ALLOW MULCH TO TOUCH THE TRUNKS OF TREES OR CROWNS OF SHRUBS. USE MULCH THAT IS COMPATIBLE WITH THE TYPE OF PLANT USED. AVOID MULCH THAT HAS NOT BEEN NITROGEN COMPOSTED, AS THE PH OF THE SOIL COULD CHANGE AS THE MULCH DEGRADES. PINE BARK MULCH WILL NOT CHANGE THE PH OF THE SOIL AS IT DEGRADES. THIS IS THE BEST TYPE OF MULCH FOR USE WITH PERENNIALS. IN MULCHING PERENNIALS, USE NO MORE THAN 1-2". FOR MEDITERRANEAN TYPE OF PERENNIALS, SUCH AS LAVENDER, OR FOR PEONIES OR IRIS, USE NO MULCH AT ALL.
- REMOVE TAGS AND LABELS FROM TREES AND SHRUBS TO PREVENT GIRDLING BRANCHES AND TRUNKS.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR FROM THE DATE OF ACCEPTANCE TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION. IN THE EVENT THAT A PLANT DIES OR IN THE JUDGMENT OF THE PROJECT LANDSCAPE ARCHITECT, FAILS TO FLOURISH; THE CONTRACTOR SHALL REPLACE IN ACCORDANCE WITH THE ABOVE NOTED SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PLANTS DURING THIS ONE-YEAR WARRANTY PERIOD. THIS MAINTENANCE SHALL INCLUDE PROVIDING WATER ON A WEEKLY BASIS WHEN NATURAL RAINFALL IS LESS THAN ONE INCH A WEEK. DRIP IRRIGATION SYSTEMS AND WATER RESERVOIR DEVICES CAN FACILITATE WATERING. ROOT BALLS OF TREES SHOULD BE SLOWLY AND THOROUGHLY SOAKED AT TIME OF WATERING. FOR PLANTING BEDS (I.E., TREES, SHRUBS AND PERENNIALS), WATER SLOWLY AND DEEPLY PUTTING DOWN 1"-2" OF WATER IN A 6-12 HOUR PERIOD. THIS SHOULD GIVE A PENETRATION OF 12"-18" DEPTH.
- PLANT MATERIAL SHALL NOT BE STORED ON SITE FOR A PERIOD LONGER THAN 3 DAYS FROM THE TIME OF DELIVERY.
- ALL PLANT MATERIAL SHALL BE PROTECTED FROM DRYING DURING TRANSPORTATION AND DURING STORAGE ON SITE. ANY PLANT THAT IS NOT PLANTED ON THE DAY OF DELIVERY WILL BE PLACED IN A HOLDING AREA. THE TREE OR SHRUB WILL BE STORED VERTICALLY AND ITS ROOTS WILL BE COVERED WITH A MOISTURE HOLDING MEDIUM (WOOD CHIPS, SAW-DUST, ECT.) UNTIL PLANTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE PLANTING PLAN.

#### SOIL AMENDMENT:

- All soils in planting beds that will be disturbed by this project will be amended as needed.
- The area shall be cleared entirely of all plant material, brush, debris, and trash and grubbed to a depth of six to twelve inches in order to leave a surface entirely free of any protruding stumps, roots, rhizomes, trash or debris. The area shall be compacted to the least extent necessary to stabilize the site. In order to accomplish this, only tracked equipment shall be used for working the area. The surface layer shall be made to meet the following standards to a minimum depth of six inches either by amending the existing soils or by the addition of top soil meeting the following specifications:

#### A. Imported Topsoil

- Loamy, friable soil, containing a minimum of 2.0 percent by dry weight organic matter; free from subsoil, refuse, roots, heavy or stiff clay, stones larger than 25 mm (1 in.), noxious seeds, sticks, brush, litter, and other deleterious substances; suitable for the germination of seeds and the support of vegetative growth. The pH value shall be between 6.0 and 6.5.
- Soil Texture: loam soil with the following particle size distribution.

#### Approximate Particle Distribution Imported Topsoil

Gravel	Less than 10%
Coarse to medium sand	30-65%
Fine sand	5-20%
Very fine sand	0-20%
Silt	15-25%
Clay	15-25%

#### B. Existing Topsoil

- Existing topsoil from the site may be used if it meets the requirements for imported topsoil or if approved by a landscape architect certified arborist. Provide a minimum of one soil sample with accompanying soil test report for each topsoil type found at the site.

REVISION #  
SCALE  
ISSUE DATE

AS INDICATED  
FEB 2025

**SCORECARD AND CALL OUT**

**GAR02**

**3700 14TH ST NW**  
DISTRICT OF COLUMBIA  
20011

onedesignservices.net  
Tel. 571.225.7211

## Maintenance Management Program

### SOILS AND AMENDMENTS

#### DECOMPACTION

- DECOMPACT TOPSOIL BY TILLING OR SUBSOILING AND INCORPORATING COMPOST THROUGHOUT THE DEPTH OF COMPACTED SOIL. DO NOT TILL SOILS UNDERNEATH EXISTING TREES; INSTEAD CONSIDER PRACTICES SUCH AS MULCHING UNDER THE CANOPY OR AIR TILLING TO AMELIORATE COMPACTION RATE AND APPLICATION SCHEDULE.
- MULCH – APPLY YEARLY OR AS NECESSARY TO REPLACE DECOMPOSED MULCH.
- COMPOST – APPLY COMPOST YEARLY AT A DEPTH OF 1-2 INCHES. COARSE TEXTURED SAND AND CLAY SOILS REQUIRE GREATER COMPOST ADDITION THAN LOAMY SOILS. THE ORGANIC MATTER CONTENT OF THE CHOSEN COMPOST WILL INFLUENCE THE DEPTH APPLIED.
- FERTILIZER – APPLY FERTILIZER ONLY AFTER INCORPORATING COMPOST INTO TOPSOIL AND CONDUCTING A SOIL TEST. THIS WILL AVOID OVER APPLICATION OF NUTRIENTS, AS COMPOST ITSELF WILL INCREASE THE NUTRIENT CONTENT.

#### MATERIAL SOURCE

- COMPOST SHOULD BE WELL DECOMPOSED MATERIAL, STABLE, FREE OF WEEDS, CONTAMINANTS AND FOUL odORS. COMPOST MAY BE DERIVED FROM YARD WASTE (DECOMPOSED LEAVES, GRASS CLIPPINGS, BRANCHES) OR FOOD WASTE.
- MULCH CAN BE DERIVED FROM ORGANIC SOURCES SUCH AS SHREDDED BARK, OR LEAF MULCH.

### NEW AND EXISTING PLANTINGS

#### ALL PLANTINGS

- PROVIDE SUPPLEMENTAL WATERING IF RAINFALL IS LESS THAN 1 INCH PER WEEK DURING THE FIRST TWO GROWING SEASONS.
- CONDUCT WEEDING AS NECESSARY TO REDUCE COMPETITION BETWEEN WEEDS AND PLANTINGS FOR NUTRIENTS, SOIL MOISTURE, AND SUNLIGHT.
- REPLACE MULCH EVERY 2-3 YEARS, OR AS NECESSARY TO RECOMMENDED DEPTH (SEE BELOW).
- MONITOR THE PLANTINGS FOR DISEASE OR STRESS AND MODIFY CULTURAL PRACTICE AS NECESSARY. EMPLOY AN INTEGRATED PEST MANAGEMENT (IPM) APPROACH IF POSSIBLE.
- REMOVE DEAD PLANT MATERIAL AND REPLANT IN THE NEXT APPROPRIATE GROWING SEASON.

#### TREES AND SHRUBS

- FOR TREES, INSTALL SLOW LEAK WATERING BAGS OR TREE BUCKETS DURING THE FIRST TWO GROWING SEASONS. WATER AS NECESSARY TO SUPPLEMENT PRECIPITATION IF LESS THAN 1 INCH PER WEEK. REMOVE WATERING BAGS OR TREE BUCKETS AFTER PLANTS HAVE ESTABLISHED.
- INSPECT TREES FOR SIGNS OF DEAD, DISEASED, OR CROSSING BRANCHES AND PRUNE ACCORDINGLY.
- REMOVE HAZARD LIMBS FROM ESTABLISHED TREES. NEVER REMOVE MORE THAN 20% OF THE TREE CANOPY DURING PRUNING ACTIVITIES IN ANY YEAR.
- SPREAD MULCH AT A MAXIMUM 3 INCH DEPTH AND ENSURE MULCH IS NOT AGAINST THE TRUNK OF THE TREE.
- MAINTAIN TREE HEALTH BY LIMITING ALL GRADE CHANGES AND OTHER SOIL DISTURBANCE UNDERNEATH THE TREE'S CRITICAL ROOT ZONE.

#### PERENNIALS AND GROUNDCOVERS

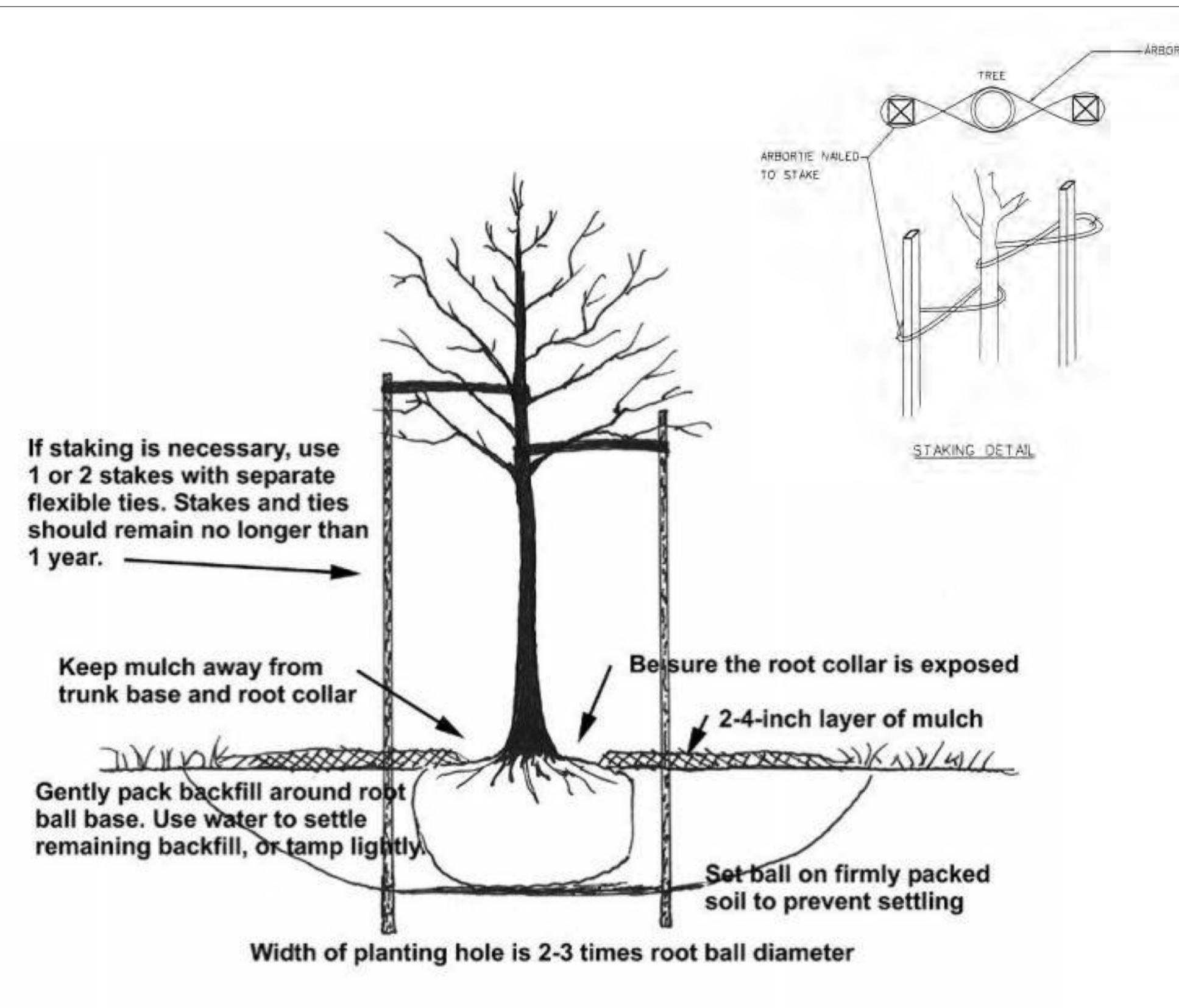
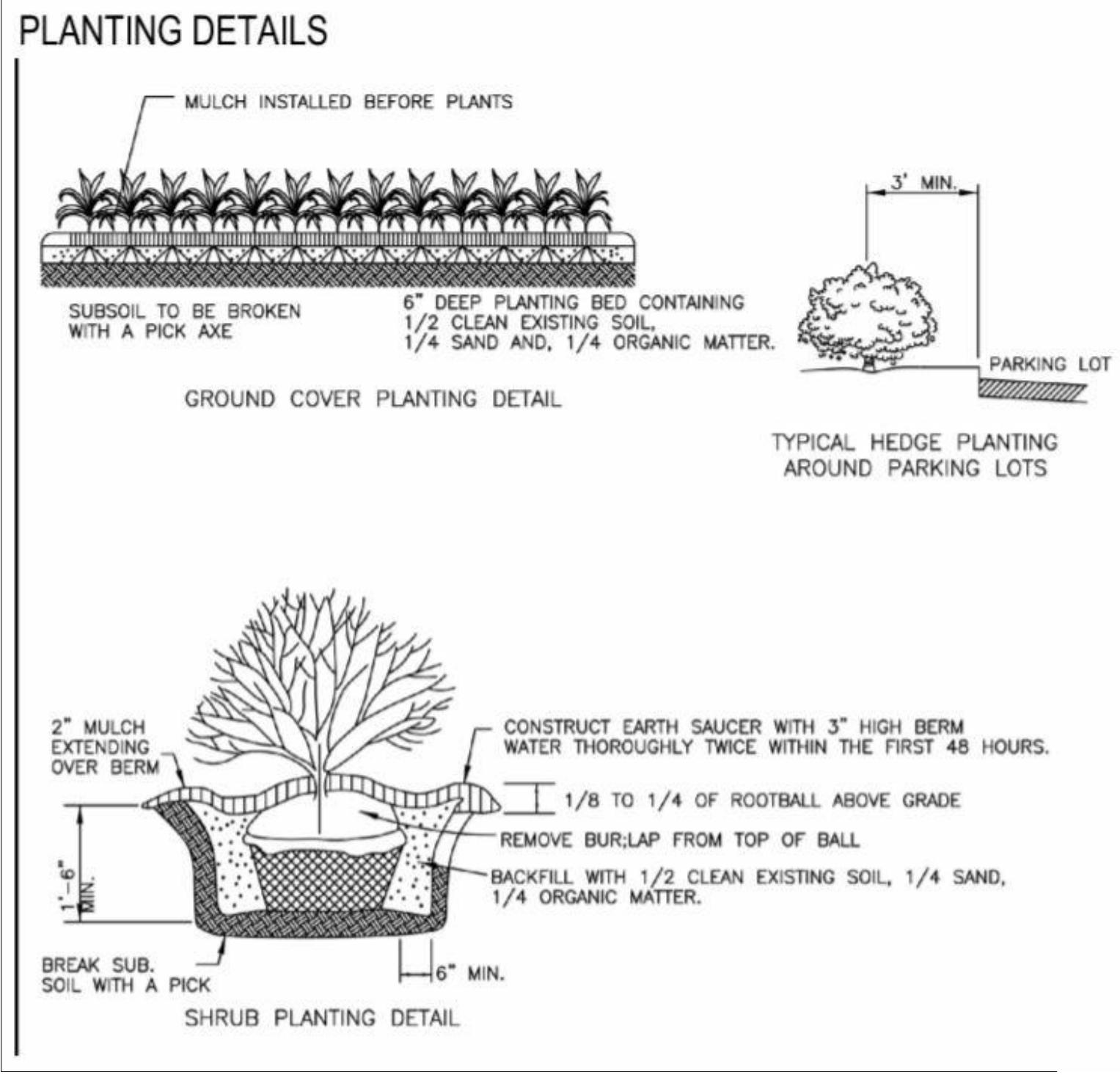
- IN THE EARLY SPRING, DEADHEAD TOP GROWTH FROM PERENNIALS AND WARM SEASON GRASSES.
- PERIODICALLY DIVIDE PERENNIALS AS NECESSARY TO ENCOURAGE REJUVENATED GROWTH.
- SPREAD MULCH AT A MAXIMUM 2 INCH DEPTH.

#### TURFGRASS

- APPLY LIME AND FERTILIZER ONLY AS SOIL TEST RESULTS INDICATE.
- TO REDUCE WEED GERMINATION, MAINTAIN TURFGRASS AT AN INCREASED HEIGHT. NEVER MOW MORE THAN ONE THIRD OF THE GRASS HEIGHT. MAINTAINING GRASS CLIPPINGS IN PLACE AFTER MOWING REDUCES FERTILIZER REQUIREMENTS.
- REGULARLY MONITOR AND OVERSEED BARE SPOTS TO PREVENT WEED ESTABLISHMENT.
- IN LATE FALL, CORE AERATE AND TOPDRESS WITH ORGANIC MATTER.

#### Typical Maintenance Tasks for Permeable Paving Practices

Frequency	Maintenance Task
After installation	For the first 6 months following Construction, the practice and Contributing Drainage Area (CDA) should be inspected at least twice a week after storm events that exceed ½ inch of rainfall. Stabilized any failing areas that may be depositing sediment on to the pavement areas
Once every 1-2 months during the growing season	Mow the grass in a vegetated permeable pavement application.
As Needed	Stabilize the CDA to prevent erosion Remove any soil or sediment deposit on Pavement Replace or repair any pavement surfaces that are degenerating or spalling
2-4 times a year	Mechanically sweep pavement with standard street sweeper
Annually	Conduct a maintenance inspection Spot weed for grass applications
Once every 2-3 Years	Remove any accumulated sediment in pretreatment areas and inflow areas
If clogged	Conduct maintenance using a regenerative street sweeper or vacuum sweeper. Replace any joint materials



TREE PLANTING DETAIL N.T.S



BLU 80 mm

DESCRIPTION: Paver TEXTURE: Smooth

PALLET OVERVIEW		
I	A	C
B	A	B
I	A	C



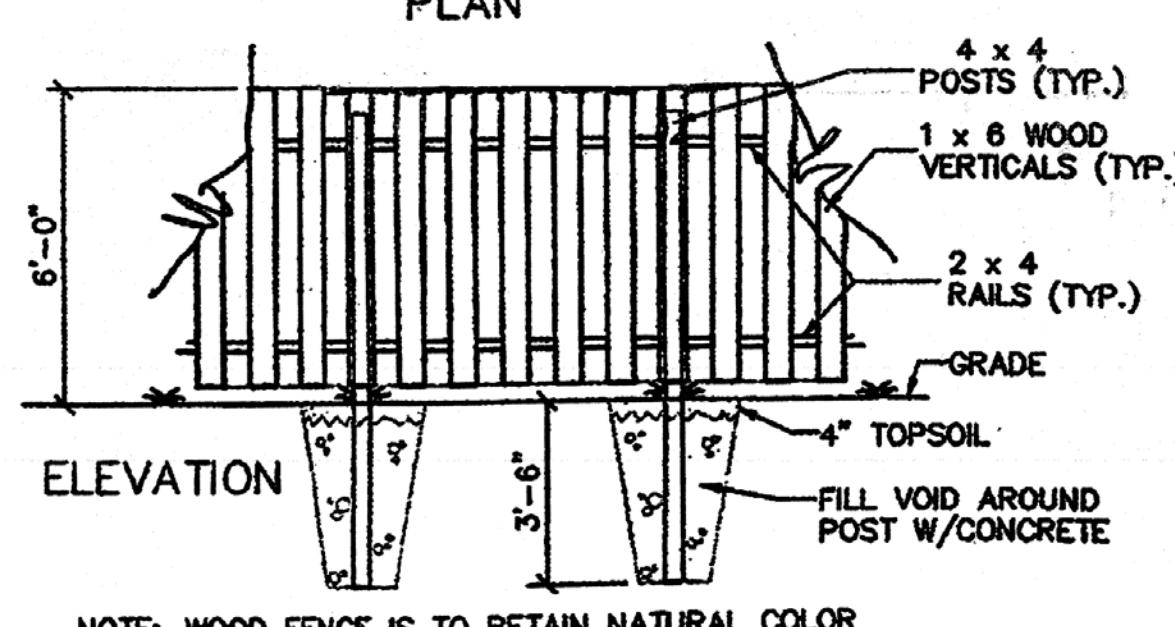
NOTES  
See page 44 to 47 for more technical information. When used in a permeable pavement application, see page 82 to 89 for more technical information.

JOINT WIDTH: 9/32" (7 mm)  
% OF SURFACE OPENING: 3.0 %

Specifications per pallet	Imperial	Metric
Cubing	84.96 ft <sup>2</sup>	7.90 m <sup>2</sup>
Weight	3,095 lbs	1,404 kg
Number of rows	8	
Coverage per row	10.62 ft <sup>2</sup>	0.99 m <sup>2</sup>
Linear coverage per row	9.75 lin. ft	2.97 lin. m
Unit dimensions	in mm	Units/pallet
Height	3 1/8 80	32 units
Depth	13 330	
Length	6 1/2 165	
Height	3 1/8 80	32 units
Depth	13 330	
Length	13 330	
Height	3 1/8 80	16 units
Depth	13 330	
Length	19 1/2 495	



PLAN



REVISION #  
SCALE  
ISSUE DATE FEB 2025  
**GAR NOTED AND DETAILS**  
**GAR03**

Table 3-12 Material Specifications for Typical Layers Beneath the Pavement Surface

Material	Specification	Notes
Bedding Layer	PC: 3-4 inches of No. 57 stone if No. 2 stone is used for Reservoir Layer PA: 3-4 inches of No. 57 stone PP: Follow manufacturer specifications	ASTM D448 size No. 57 stone (i.e., 1/2 to 1-1/2 inches in size). Must be washed clean and free of fines (no more than 2% passing the No. 200 sieve)
Reservoir Layer	PC: No. 57 stone or No. 2 stone PA: No. 2 stone PP: Follow manufacturer specifications	ASTM D448 size No. 57 stone; No. 2 Stone (i.e., 3/4 to 3 inches in size). Depth is based on the pavement structural and hydraulic requirements. Must be washed clean and free of fines. Other appropriate materials may be used if accepted by DOEE.
Underdrain	Use 4- to 6-inch diameter perforated PVC pipe (or equivalent corrugated HDPE may be used for smaller load-bearing applications), with 3 or 4 rows of 3/8-inch perforations at 6 inches on center. Perforated pipe installed for the full length of the permeable pavement cell, and non-perforated pipe, as needed, used to connect with the storm drain system. T's and Y's should be installed as needed, depending on the underdrain configuration. Extend cleanout pipes to the surface.	
Infiltration Sump (optional)	An aggregate storage layer below the underdrain invert. The material specifications are the same as Reservoir Layer.	
Filter Layer (optional)	The underlying native soils should be separated from the stone reservoir by a 2- to 4-inch layer of choker stone (e.g., No. 8).	
Geotextile (optional)	Use an appropriate geotextile fabric for both sides and/or bottom that complies with AASHTO M-288 Class 2 requirements and has a permeability of at least an order of magnitude (10 times) higher than the soil subgrade permeability. Low-permeability geotextile fabric may be used as a check dam material.	
Impermeable Liner (optional)	Where appropriate, use PVC geomembrane liner or equivalent.	
Observation Well	Use a perforated 4- to 6-inch vertical PVC pipe (AASHTO M-252) with a lockable cap, installed flush with the surface.	

