

REVISIONS

REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811 (WV 1-800-348-4848) (PA 1-800-242-1776) (DC 1-800-287-7777) (VA 1-800-552-7071) (MD 1-800-251-7777) (DE 1-800-282-8559)

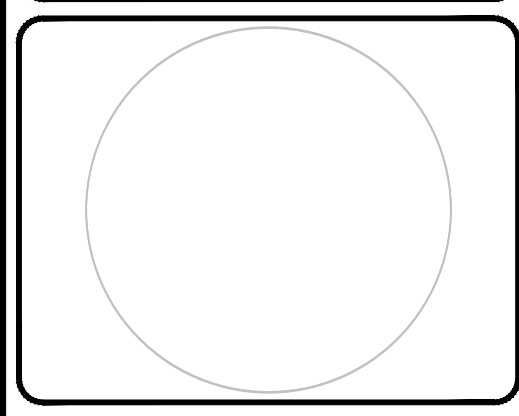
PROJECT No: DC14219103
 DRAWN BY: DG
 CHECKED BY: SN
 DATE: 09/30/19
 SCALE: 1" = 30'
 CAD I.D.: EPO

PROJECT: **SCHEMATIC DESIGN**
 FOR **WINN DEVELOPMENT**

LOCATION OF SITE
 SOUTHERN HILLS APARTMENTS
 4319 3RD STREET, SE
 WASHINGTON, DC

BOHLER
DC

1331 PENNSYLVANIA AVE., NW,
 STE. 1250 NORTH
 WASHINGTON, DC 20004
 Phone: (202) 524-5700

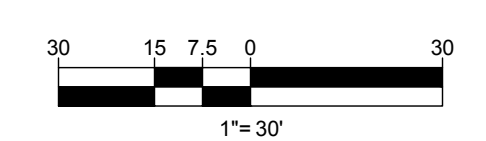


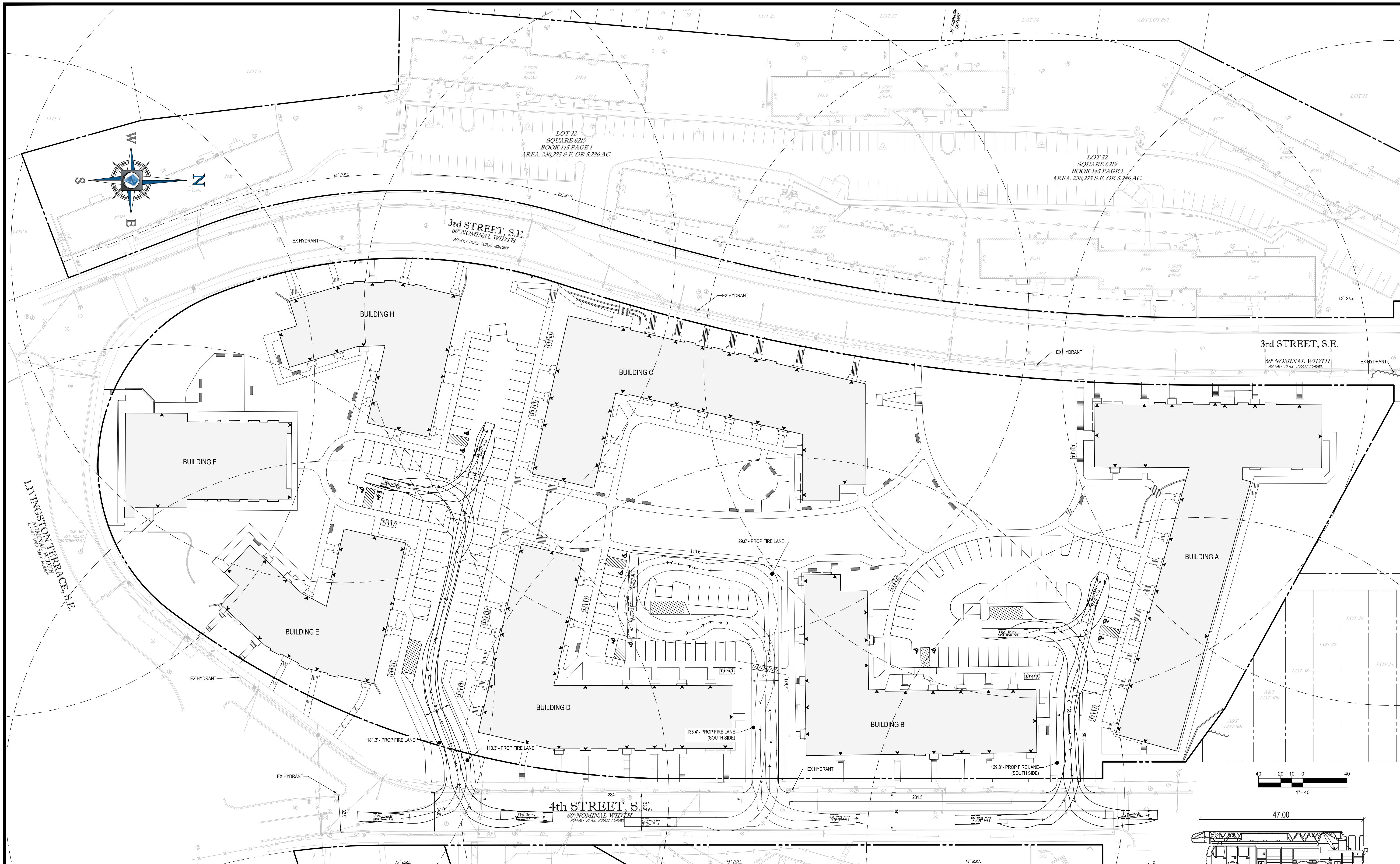
SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C-301

LEGEND

- PROP ASPHALT
- HERITAGE TREE CRITICAL ROOT ZONE
- PROP BIORETENTION
- PROPERTY LINE
- EXISTING CONTOUR
- LIMITS OF DISTURBANCE
- FLOW ARROW
- PROP RETAINING WALL





BOHLER DC

LAND SURVEYING
SUSTAINABLE DESIGN
PROGRAM MANAGEMENT
PERMITTING SERVICES
LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES

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PROJECT No.:	DC14219103
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CAD I.D.:	FTO

SCHEMATIC DESIGN

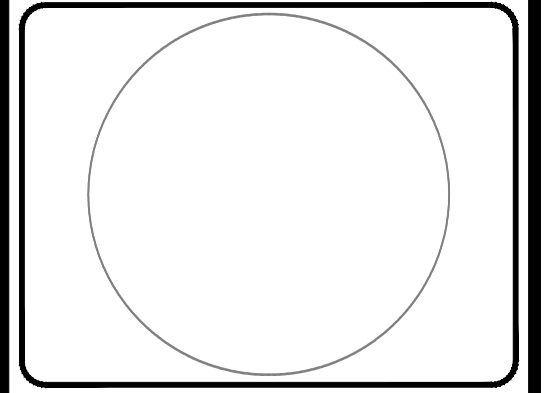
FOR

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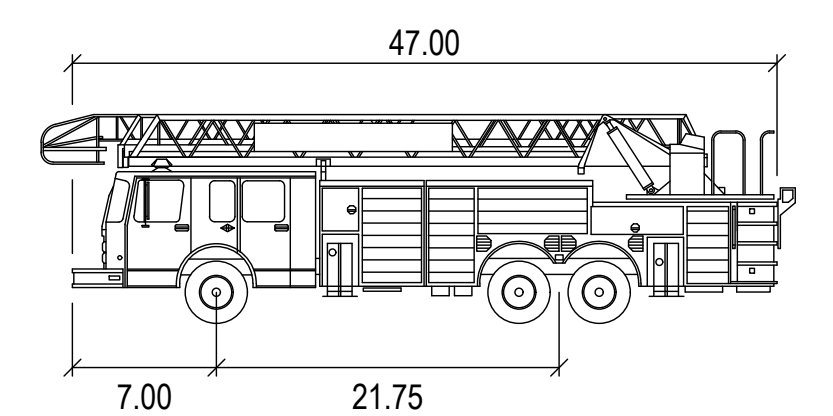
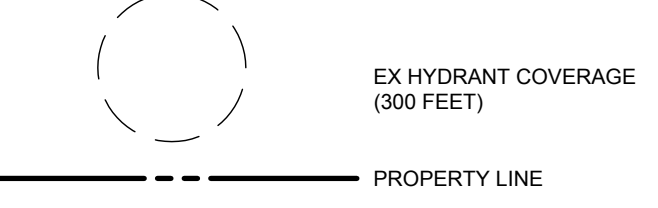
1331 PENNSYLVANIA AVE., NW,
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NOTES

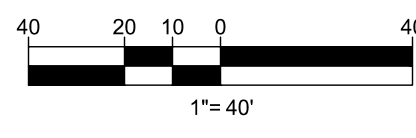
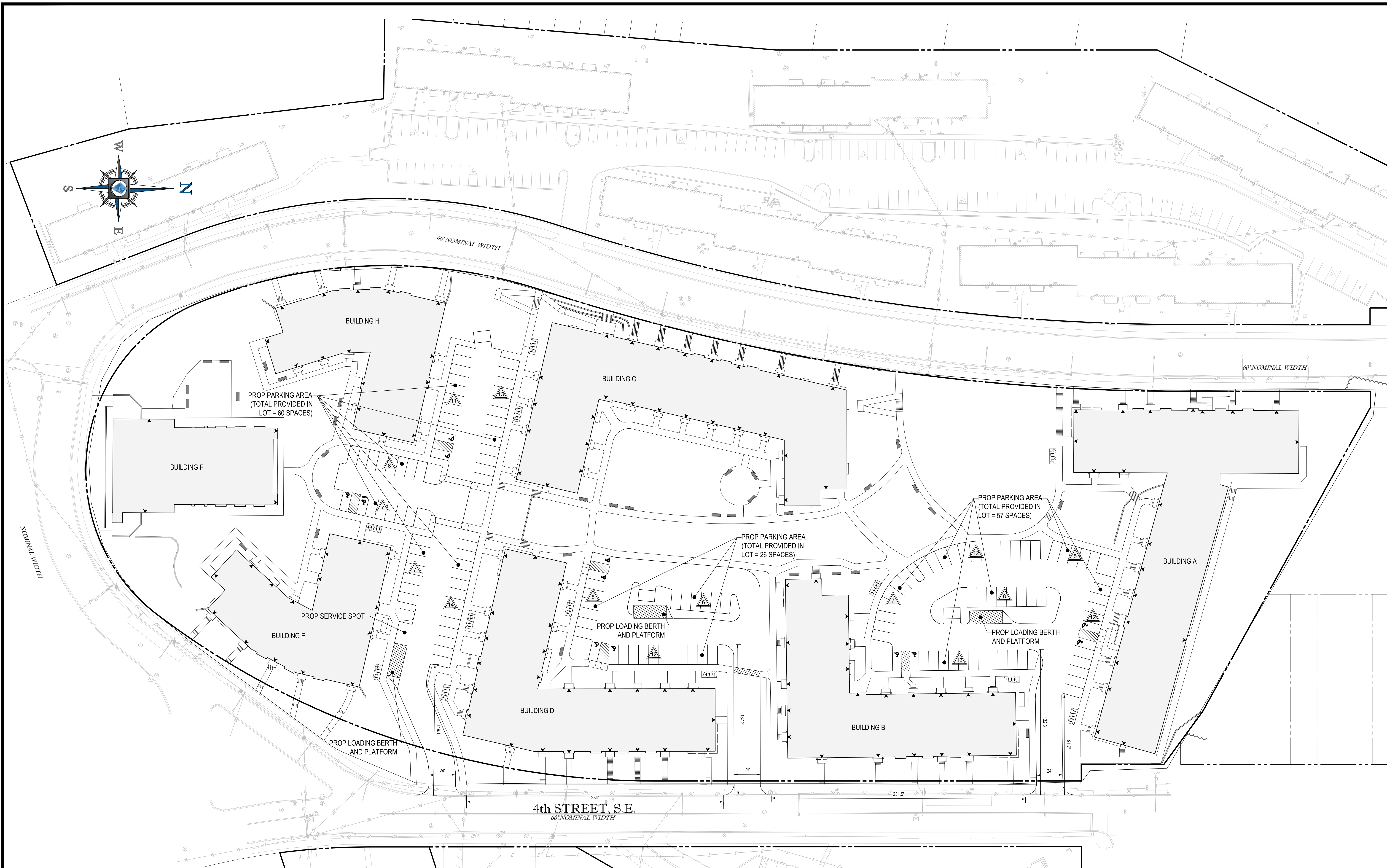
- PER THE INTERNATIONAL FIRE CODE COUNCIL, THE FOLLOWING REQUIREMENTS MUST BE MET FOR FIRE APPARATUS ACCESS ROADS:
 - ALL FIRE APPARATUS ACCESS ROADWAYS SHOULD BE A MINIMUM 20' IN WIDTH.
 - ALL FIRE APPARATUS ACCESS ROADS SHALL BE MARKED WITH PERMANENT "NO PARKING - FIRE LANE" SIGNS.
 - ROADS 20' TO 26' IN WIDTH SHALL PROVIDE FIRE LANES ON BOTH SIDES OF THE ROAD AND POST THE REQUIRED NO PARKING SIGNAGE.
 - FOR MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT PROJECTS HAVING MORE THAN 200 DWELLING UNITS, A MINIMUM OF TWO (2) APPROVED FIRE APPARATUS ACCESS ROADS MUST BE PROVIDED.

LEGEND



Fire Truck

Width	: 8.25
Track	: 8.25
Lock to Lock Time	: 6.0
Steering Angle	: 33.2



- NOTES:**
1. THIS EXHIBIT IS FOR SCHEMATIC PURPOSES ONLY. THE BUILDING LAYOUT AND INTERNAL ROAD NETWORK ARE BASED ON ARCHITECTURAL FILES PROVIDED BY THE ARCHITECTURAL TEAM ON 07/15/19 AND ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN.
 2. FINAL LOCATION AND SCOPE OF OFF-SITE FEATURES/UTILITIES TO BE COORDINATED WITH DDOT PRIOR TO CONSTRUCTION DOCUMENTS.

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LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

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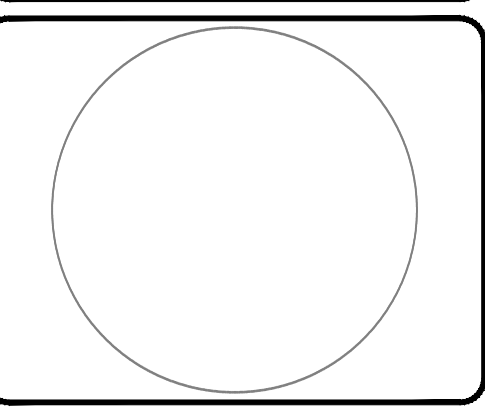
SCHEMATIC DESIGN

FOR
WINN DEVELOPMENT

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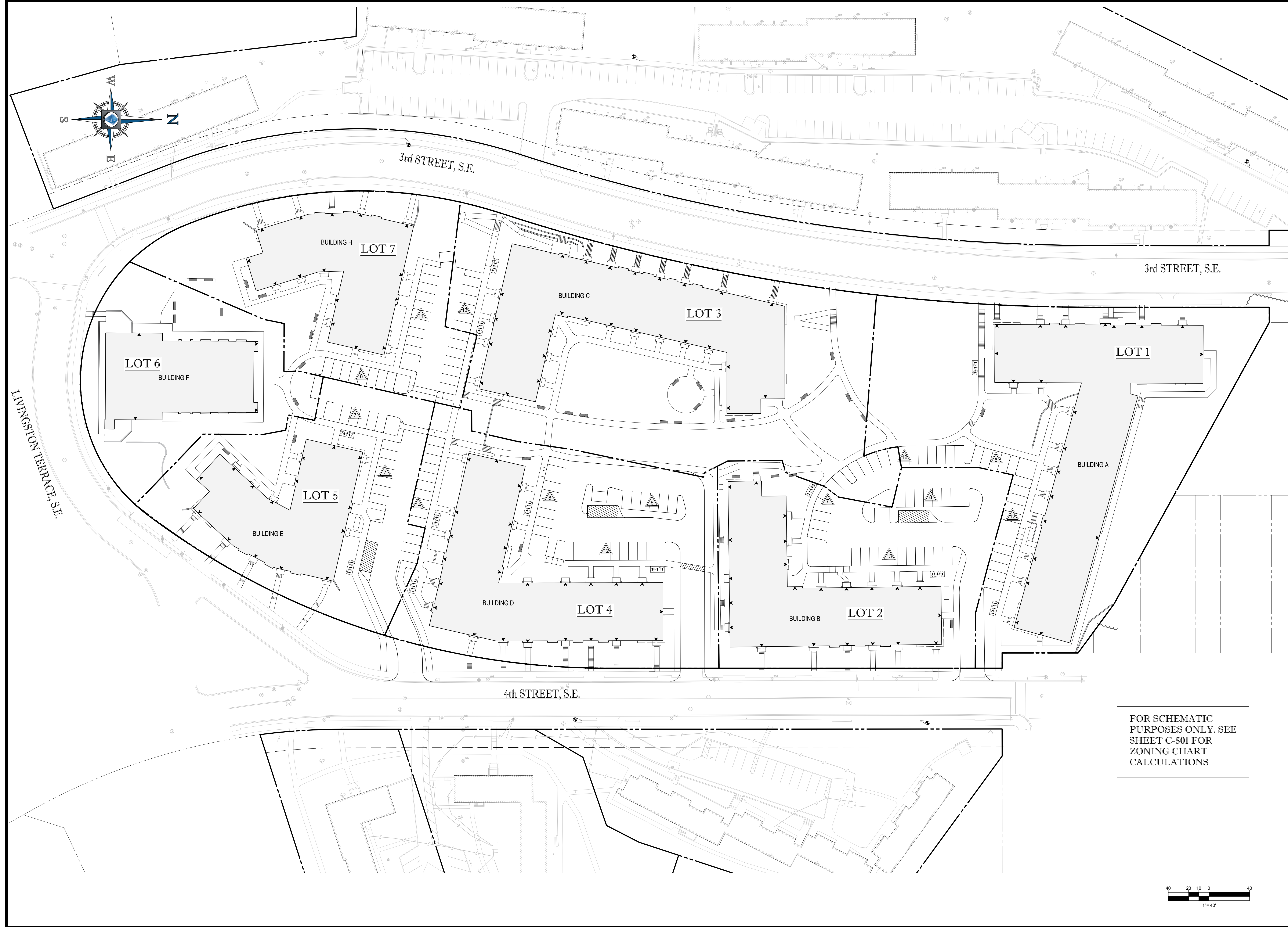
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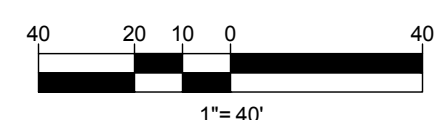


PARKING AND LOADING PLAN

SHEET NUMBER:
C-401



FOR SCHEMATIC
PURPOSES ONLY. SEE
SHEET C-501 FOR
ZONING CHART
CALCULATIONS



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LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

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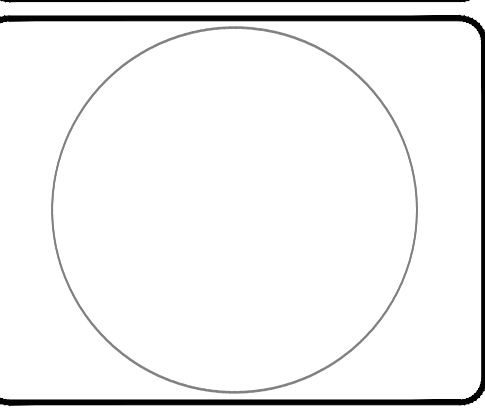
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SHEET TITLE:
THEORETICAL LOT PLAN

SHEET NUMBER:
C-500

ZONING CHART

Bldg./Unit/ Lot #	Type/Name	Floors	FFE	BHMP	Height (ft)	Unit Length (ft)	Unit Width (ft)	Unit Area (sf)	Building Area Footprint (sf)	Total Unit (sf)	Total Gross Floor Area (sf)	Lot Length (ft)	Lot Width (ft)	Lot Area (sf)	Lot Area as % of Total Site Area	Unit/Bldg Footprint Area as % of Lot Area	FAR (Floor Area Ratio)	Use	Side Yard Required (ft)	Side Yard Provided (ft)	Rear Yard (ft)	Parking Spaces (Required)	Parking Spaces (Provided)
					Max = 40'	(avg.)	(avg.)	(avg.)		(units only)						Max = 40%	Max = 0.9 (Max allowable 1.08)						
Bldg. A / Lot 1	Apts	3	143	142	34	31	26	903	26720	71891	90,103	Varies	Varies	83437	20.7%	32%	1.08	Residential, multiple dwelling unit	* 8.50	12.3	N/A	13.4	24
Bldg. B / Lot 2	Apts	3	139	138	34	31	26	894	17651	45077	53772	Varies	Varies	50284	12.5%	35%	1.07	Residential, multiple dwelling unit	* 8.50	11	20	8.3	26
Bldg. C / Lot 3	Apts	4	116.5	122	44.5	30	26	849	24244	69739	89810	Varies	Varies	83878	20.9%	29%	1.07	Residential, multiple dwelling unit	* 11.13	11.9	20	13.0	13
Bldg. D / Lot 4	Apts	4	123	127.5	39.5	32	26	899	19688	55661	69131	Varies	Varies	64037	15.9%	31%	1.08	Residential, multiple dwelling unit	* 9.88	23.9	20	10.4	36
Bldg. E / Lot 5	Apts	4	111	110	45	32	26	948	13575	36048	47204	Varies	Varies	43806	10.9%	31%	1.08	Residential, multiple dwelling unit	* 11.25	25.5	20.1	6.3	18
Bldg. F / Lot 6	Community	3	106	106	48	n/a	n/a	n/a	11348	n/a	25634	Varies	Varies	32879	8.2%	34.5%	0.78	Community Building	* 12.00	12	20	17.2	0
Bldg. H / Lot 7	Apts	4	112	111	45	32	26	948	13514	36048	47204	Varies	Varies	43870	10.9%	31%	1.08	Residential, multiple dwelling unit	* 11.25	23.4	32.1	6.3	26
Grand Total									126740	314464	422,858			402191	100%	32%	1.05					75	143



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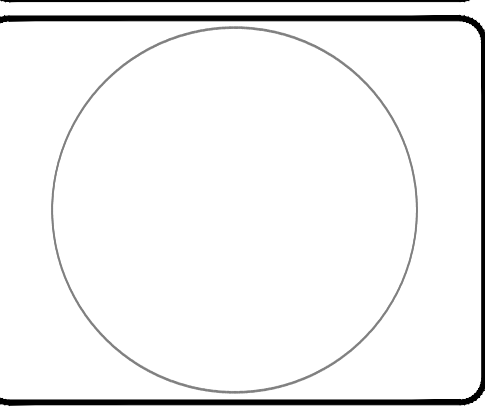
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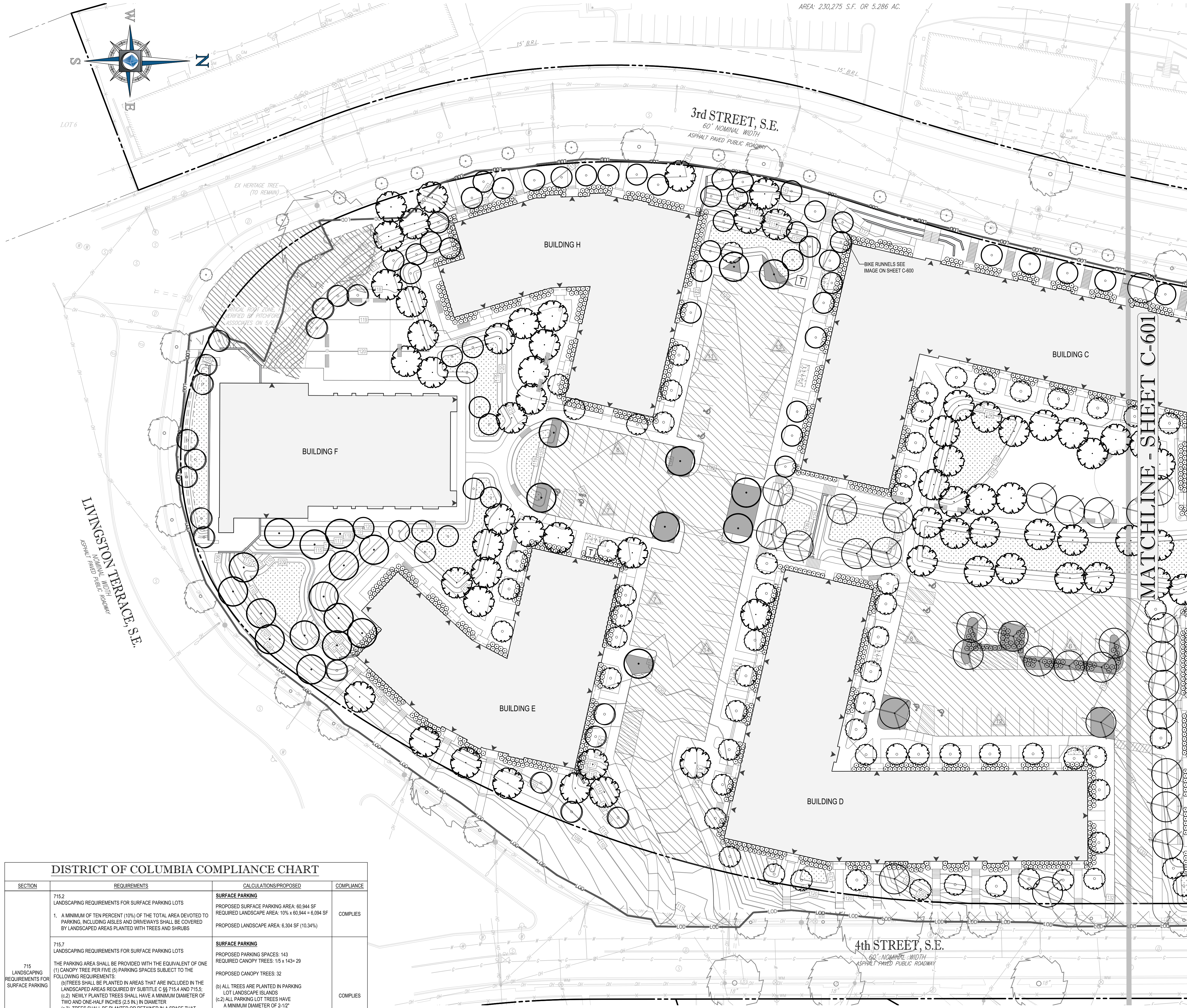
1331 PENNSYLVANIA AVE., NW,
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SHEET TITLE:
ZONING CHART

SHEET NUMBER:
C-501

- LEGEND**
- ## EXEMPTION REQUEST
 - * ## SIDE YARD CALCULATED BASED ON HEIGHT OF BUILDING.

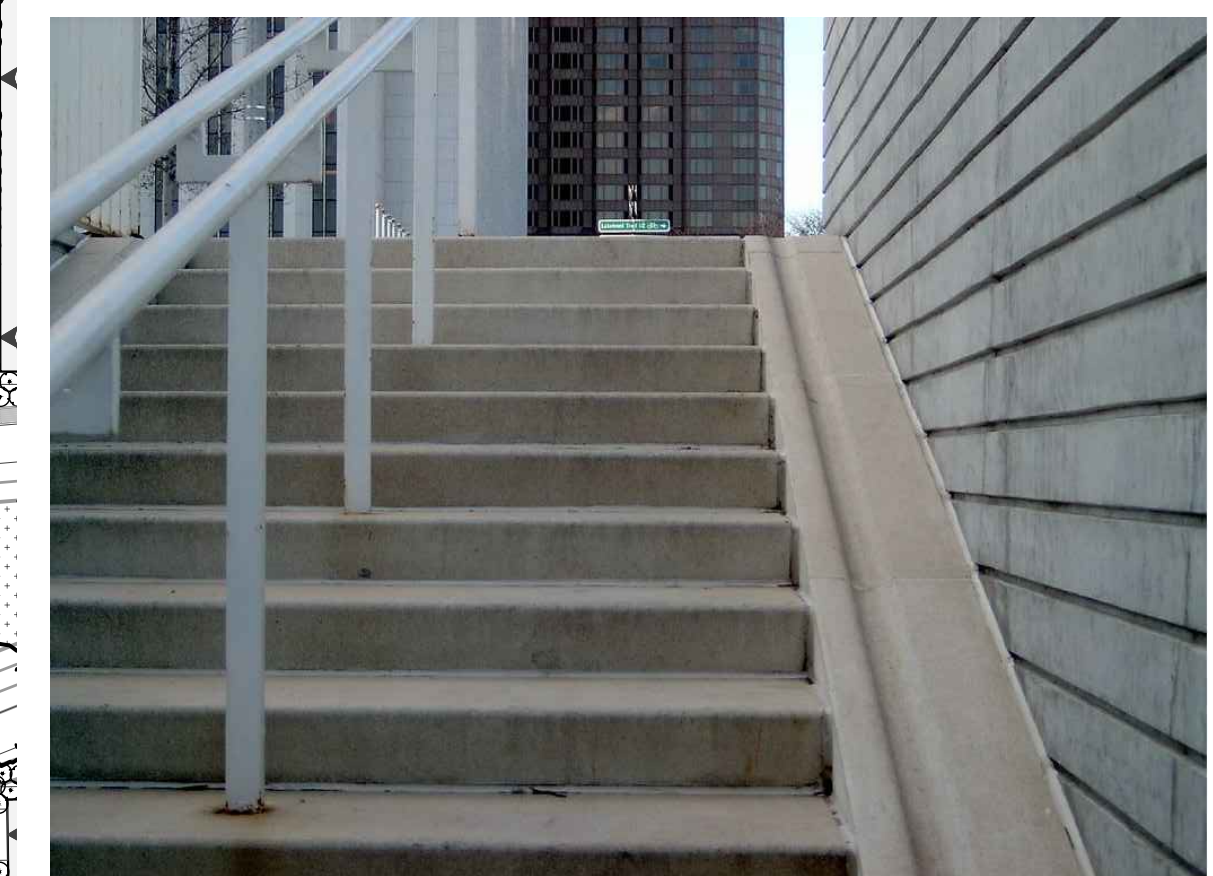


NOTES

- RESIDENT AMENITY AREAS MAY CONTAIN, BUT ARE NOT LIMITED TO THE FOLLOWING FEATURES:
 - TOT LOT
 - COMMUNITY GARDEN
 - PICNIC SPACES
 - OPEN SPACE RECREATION
- BIORETENTION AREAS WILL BE DESIGNED AT TIME OF SITE PLAN AND WILL INCLUDE NATIVE AND DROUGHT TOLERANT PLANTS.
- ANY REQUIRED SCREENING WALLS WILL BE PROVIDED AND SHOWN AT A LATER DESIGN STAGE.

LANDSCAPE LEGEND

- NATIVE CANOPY TREES
CANOPY OF 40' SPREAD OR GREATER
- NATIVE ORNAMENTAL TREES
CANOPY OF 40' SPREAD OR LESS
- NATIVE SHRUBS
GREATER THAN 2' TALL
- NATIVE PERENNIAL MASSING
GREATER THAN 2' TALL AT MATURITY
- NATIVE PERENNIAL MASSING
LESS THAN 2' TALL AT MATURITY
- INTERIOR PARKING LOT AREA
- PARKING LOT LANDSCAPE AREA



TYPICAL BIKE RUNNEL CONCEPT IMAGE

DISTRICT OF COLUMBIA COMPLIANCE CHART			
SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED	COMPLIANCE
715 LANDSCAPING REQUIREMENTS FOR SURFACE PARKING	715.2 LANDSCAPING REQUIREMENTS FOR SURFACE PARKING LOTS 1. A MINIMUM OF TEN PERCENT (10%) OF THE TOTAL AREA DEVOTED TO PARKING, INCLUDING AISLES AND DRIVEWAYS SHALL BE COVERED BY LANDSCAPED AREAS PLANTED WITH TREES AND SHRUBS	SURFACE PARKING PROPOSED SURFACE PARKING AREA: 60,944 SF REQUIRED LANDSCAPE AREA: 10% x 60,944 = 6,094 SF PROPOSED LANDSCAPE AREA: 6,304 SF (10.34%)	COMPLIES
	715.7 LANDSCAPING REQUIREMENTS FOR SURFACE PARKING LOTS THE PARKING AREA SHALL BE PROVIDED WITH THE EQUIVALENT OF ONE (1) CANOPY TREE PER FIVE (5) PARKING SPACES SUBJECT TO THE FOLLOWING REQUIREMENTS: (0) TREES SHALL BE PLANTED IN AREAS THAT ARE INCLUDED IN THE LANDSCAPED AREAS REQUIRED BY SUBTITLE C §§ 715.4 AND 715.5. (2) NEWLY PLANTED TREES SHALL HAVE A MINIMUM DIAMETER OF TWO AND ONE-HALF INCHES (2.5 IN.) IN DIAMETER (3) TREES SHALL BE PLANTED OR RETAINED IN A SPACE THAT PROVIDES A MINIMUM OF FIVE HUNDRED (500) CUBIC FEET OF SOIL VOLUME PER TREE (4) TREES SHALL BE PLANTED A MINIMUM OF FOUR FEET (4 FT.) FROM ANY PROTECTIVE BARRIER, SUCH AS CURBS OR WHEEL STOPS WITH NO HORIZONTAL DIMENSION LESS THAN FOUR FEET (4 FT.) AND A MINIMUM DEPTH OF THREE FEET (3 FT.)	SURFACE PARKING PROPOSED PARKING SPACES: 143 REQUIRED CANOPY TREES: 15 x 143 = 29 PROPOSED CANOPY TREES: 32 (0) ALL TREES ARE PLANTED IN PARKING LOT LANDSCAPE ISLANDS (2) ALL PARKING LOT TREES HAVE A MINIMUM DIAMETER OF 2-1/2" (3) ALL PARKING LOT TREES HAVE A MIN. VOLUME OF 500 CUBIC FEET (4) ALL PARKING LOT TREES HAVE BEEN PLACED A MINIMUM OF 4' FROM ANY BARRIER	COMPLIES

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