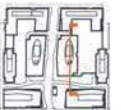


NOTE:  
 BUILDING HEIGHTS ARE TAKEN FROM THE MEASURING POINT OF 19.88.  
 REFER TO SHEET 1.4 FOR MEASURING POINT LOCATION.



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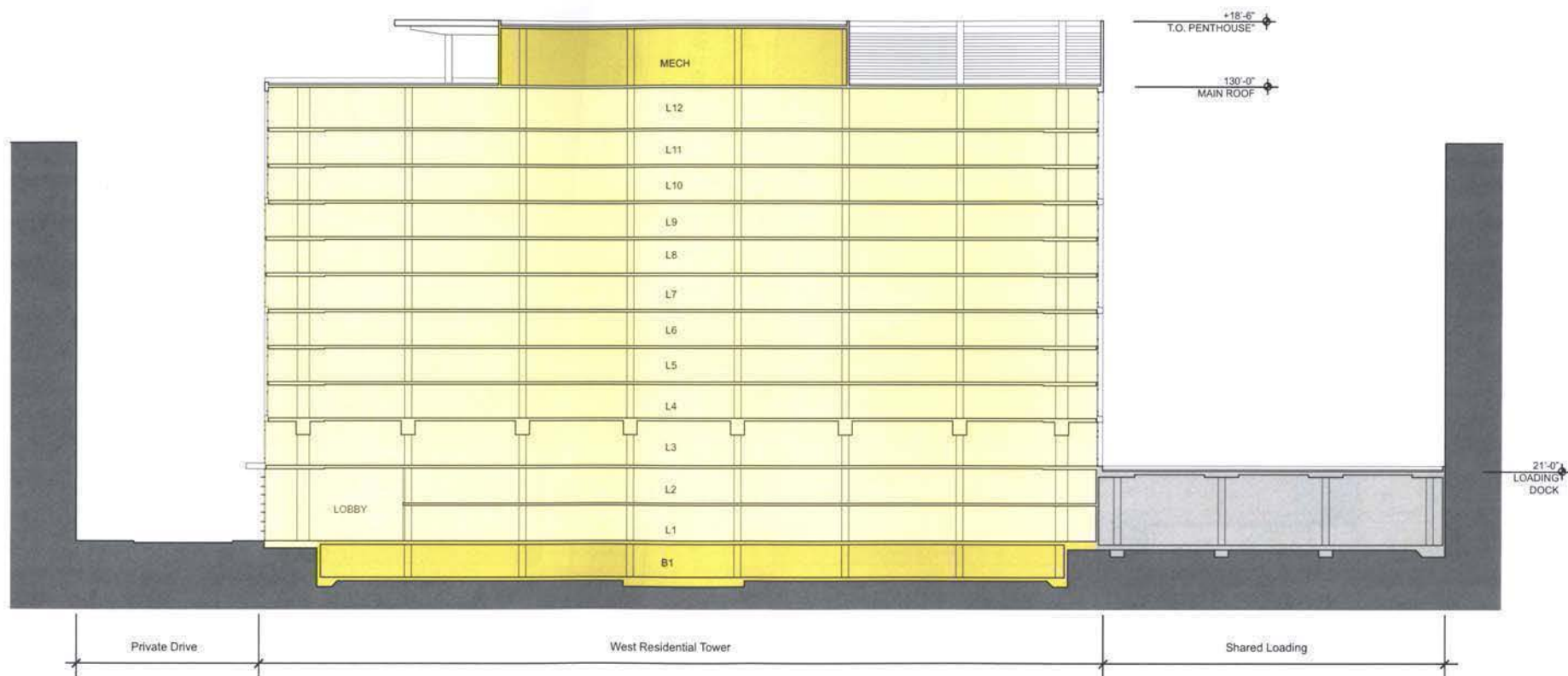
Stage 2 PUD Submission

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Longitudinal Section, East 4th Street Office Building

5.4

ZONING COMMISSION  
 District of Columbia  
 CASE NO.02-38A  
 EXHIBIT NO.6A2



**NOTE:**  
 BUILDING HEIGHTS ARE TAKEN FROM THE MEASURING POINT OF 19.58'.  
 REFER TO SHEET 1.4 FOR MEASURING POINT LOCATION.



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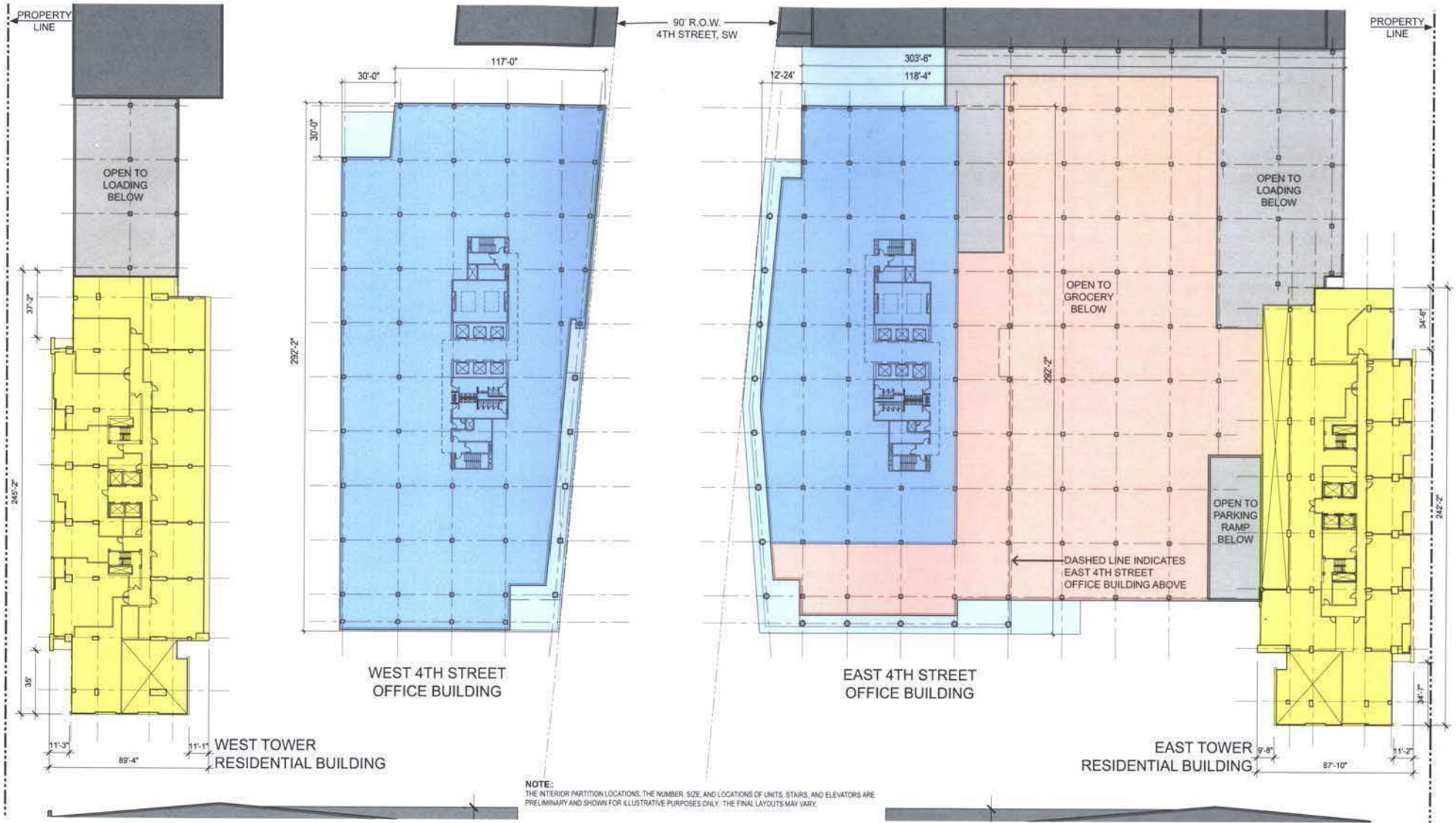
November 14, 2006 | ARCHITECT © 2006 SBA/PE

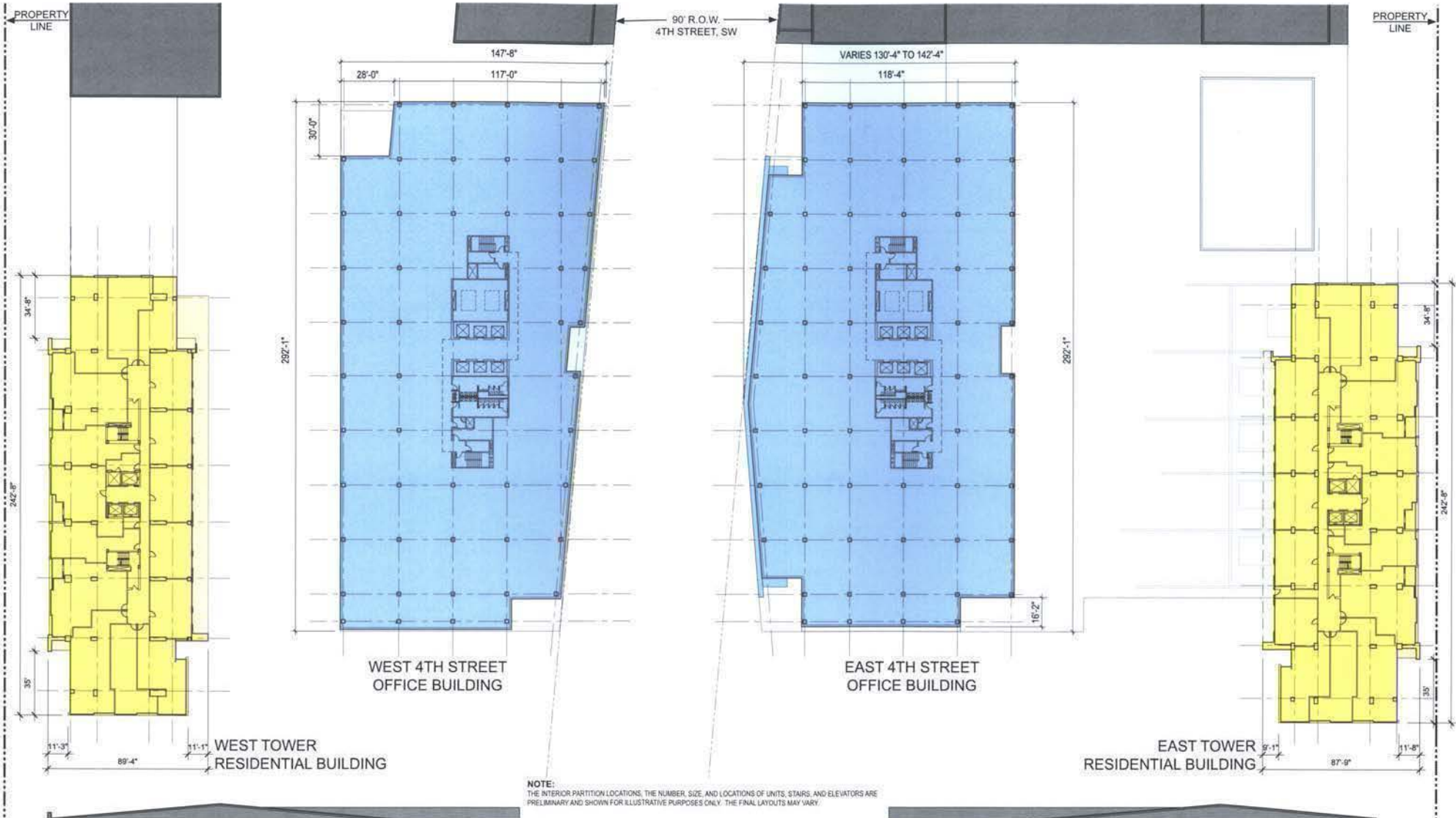
Longitudinal Section, West Residential Tower  
 Longitudinal Section, East Residential Tower Similar

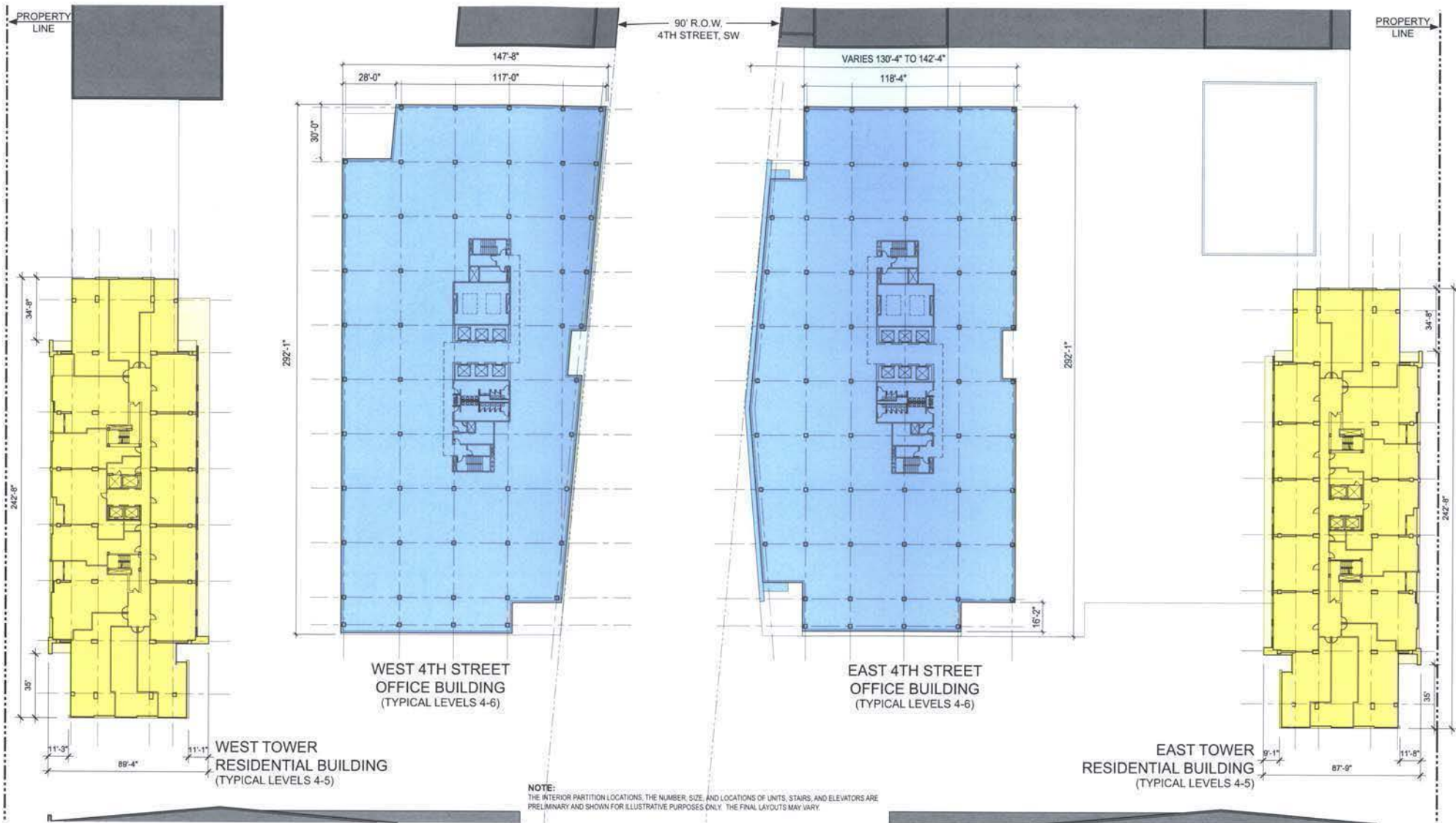
5.5









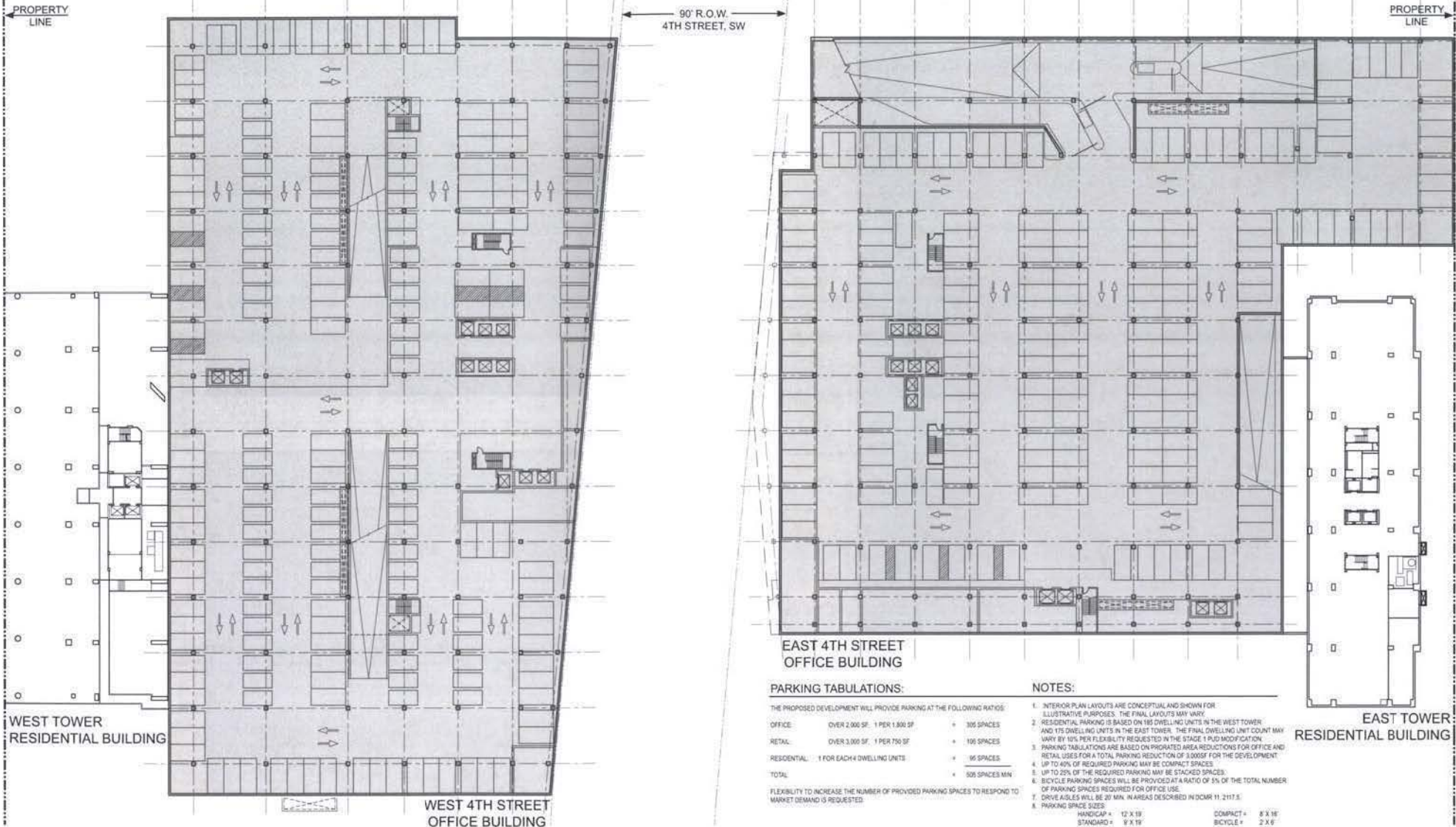












**EAST 4TH STREET OFFICE BUILDING**

**PARKING TABULATIONS:**

THE PROPOSED DEVELOPMENT WILL PROVIDE PARKING AT THE FOLLOWING RATIOS:

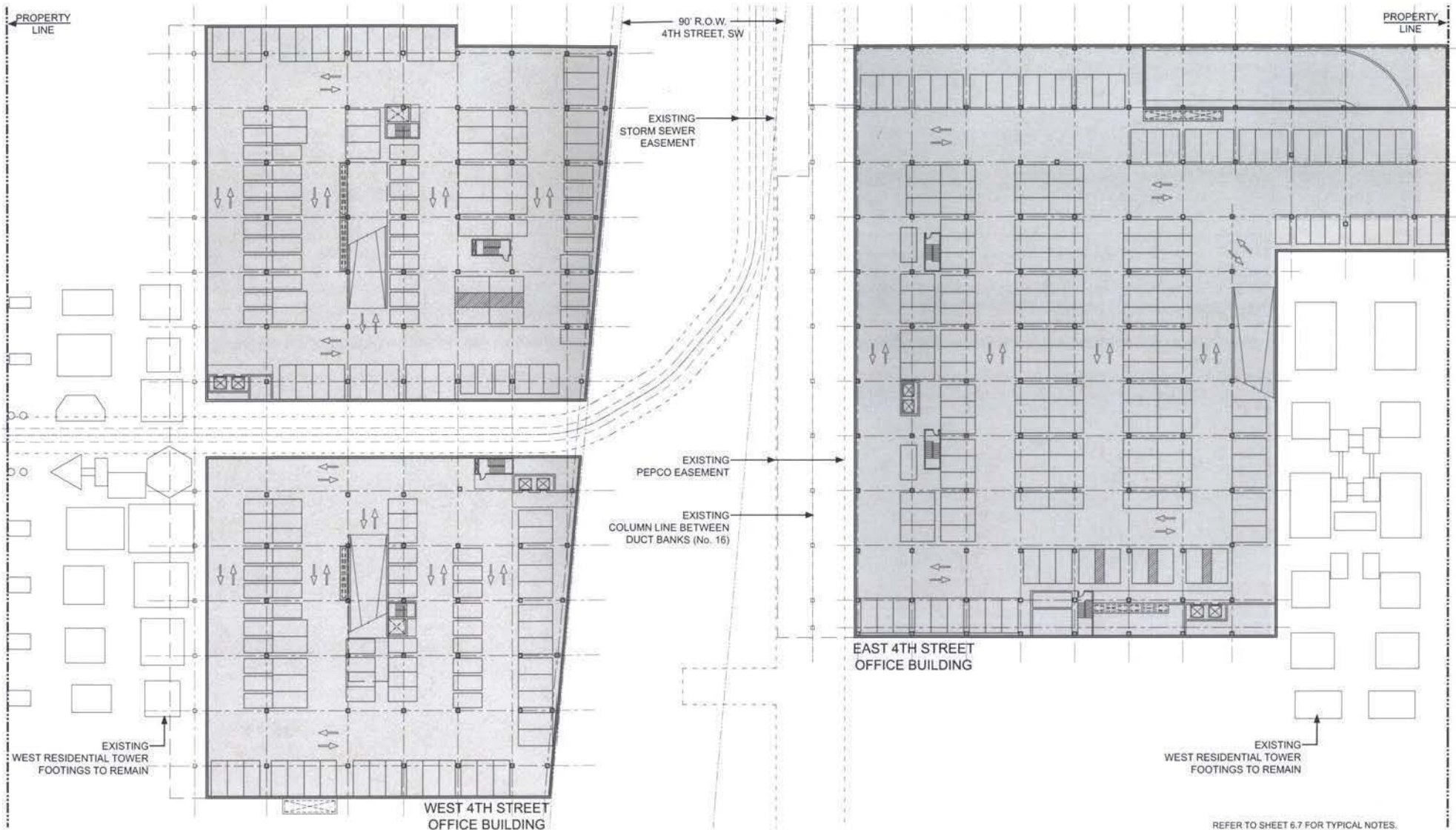
OFFICE	OVER 2,000 SF, 1 PER 1,800 SF	+ 300 SPACES
RETAIL	OVER 3,000 SF, 1 PER 750 SF	+ 150 SPACES
RESIDENTIAL	1 FOR EACH 4 DWELLING UNITS	+ 96 SPACES
TOTAL		+ 546 SPACES MIN

FLEXIBILITY TO INCREASE THE NUMBER OF PROVIDED PARKING SPACES TO RESPOND TO MARKET DEMAND IS REQUESTED.

**NOTES:**

1. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUTS MAY VARY.
2. RESIDENTIAL PARKING IS BASED ON 185 DWELLING UNITS IN THE WEST TOWER AND 175 DWELLING UNITS IN THE EAST TOWER. THE FINAL DWELLING UNIT COUNT MAY VARY BY 10% PER FLEXIBILITY REQUESTED IN THE STAGE 1 PLU MODIFICATION.
3. PARKING TABULATIONS ARE BASED ON PROPOSED AREA REDUCTIONS FOR OFFICE AND RETAIL USES FOR A TOTAL PARKING REDUCTION OF 3,000SF FOR THE DEVELOPMENT.
4. UP TO 45% OF REQUIRED PARKING MAY BE COMPACT SPACES.
5. UP TO 25% OF THE REQUIRED PARKING MAY BE STACKED SPACES.
6. BICYCLE PARKING SPACES WILL BE PROVIDED AT A RATIO OF 5% OF THE TOTAL NUMBER OF PARKING SPACES REQUIRED FOR OFFICE USE.
7. DRIVE AISLES WILL BE 20' MIN. (AREAS DESCRIBED IN DCMR 11.2117.5)
8. PARKING SPACE SIZES:  
 HANICAP + 12' X 18'      COMPACT + 8' X 18'  
 STANDARD + 9' X 18'      BICYCLE + 2' X 6'



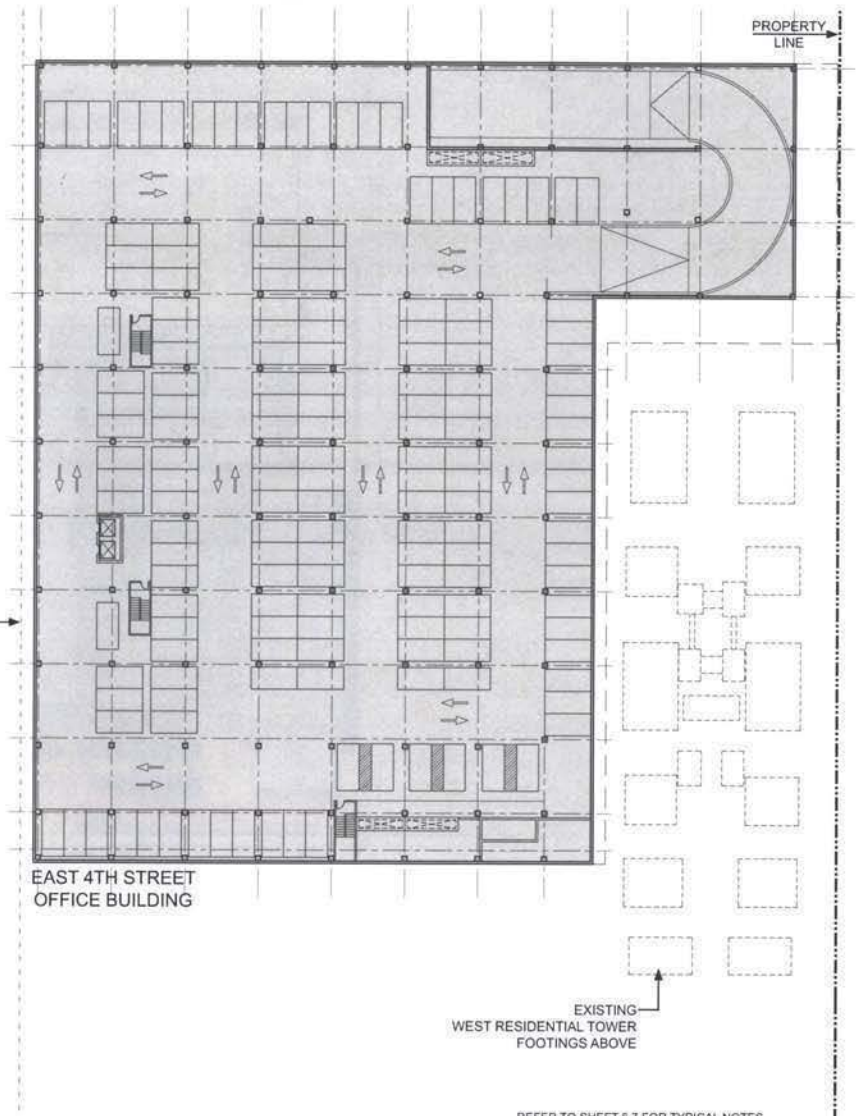


REFER TO SHEET 6.7 FOR TYPICAL NOTES.

90' R.O.W.  
4TH STREET, SW

EXISTING  
PEPCO EASEMENT

PROPERTY  
LINE

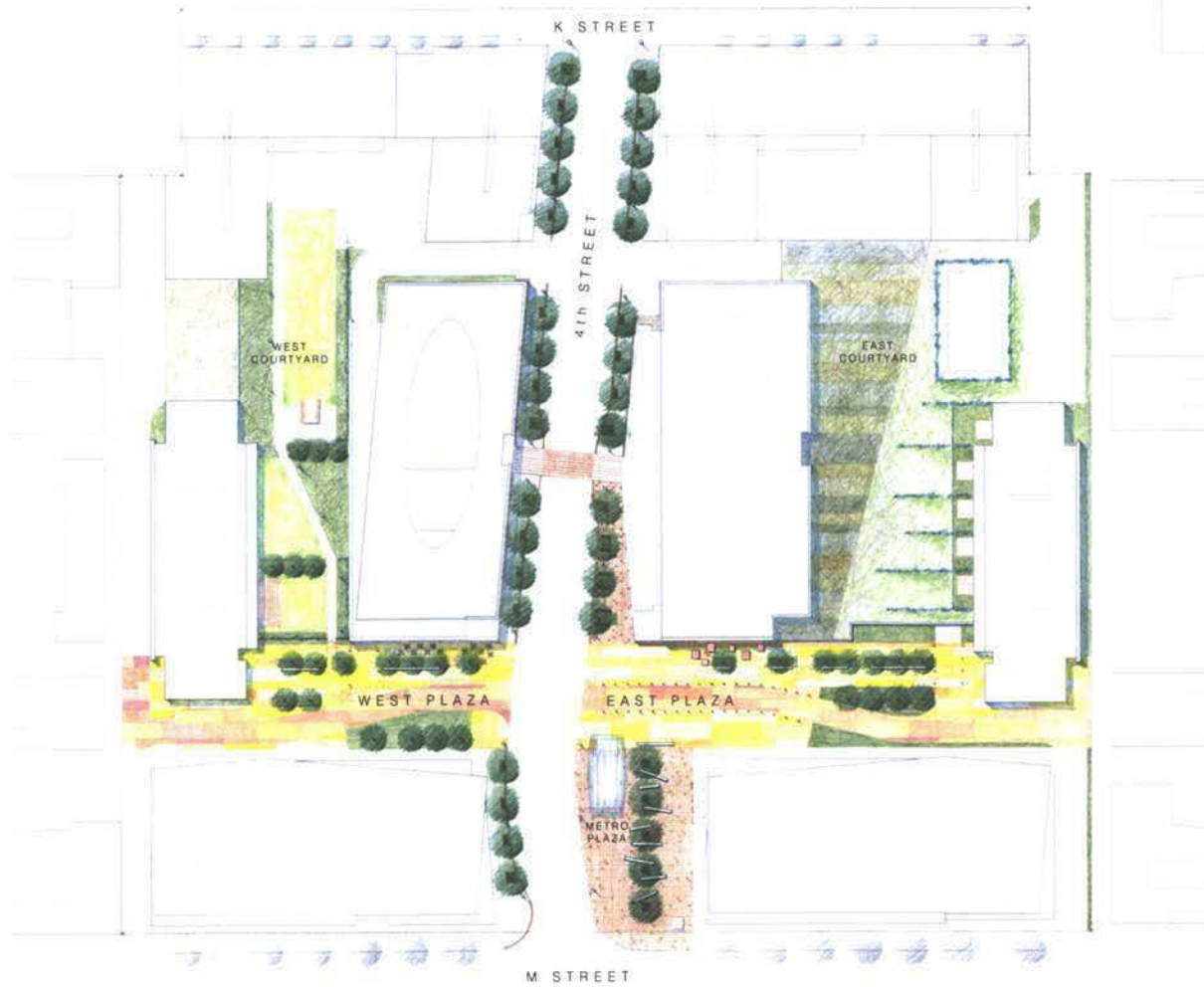


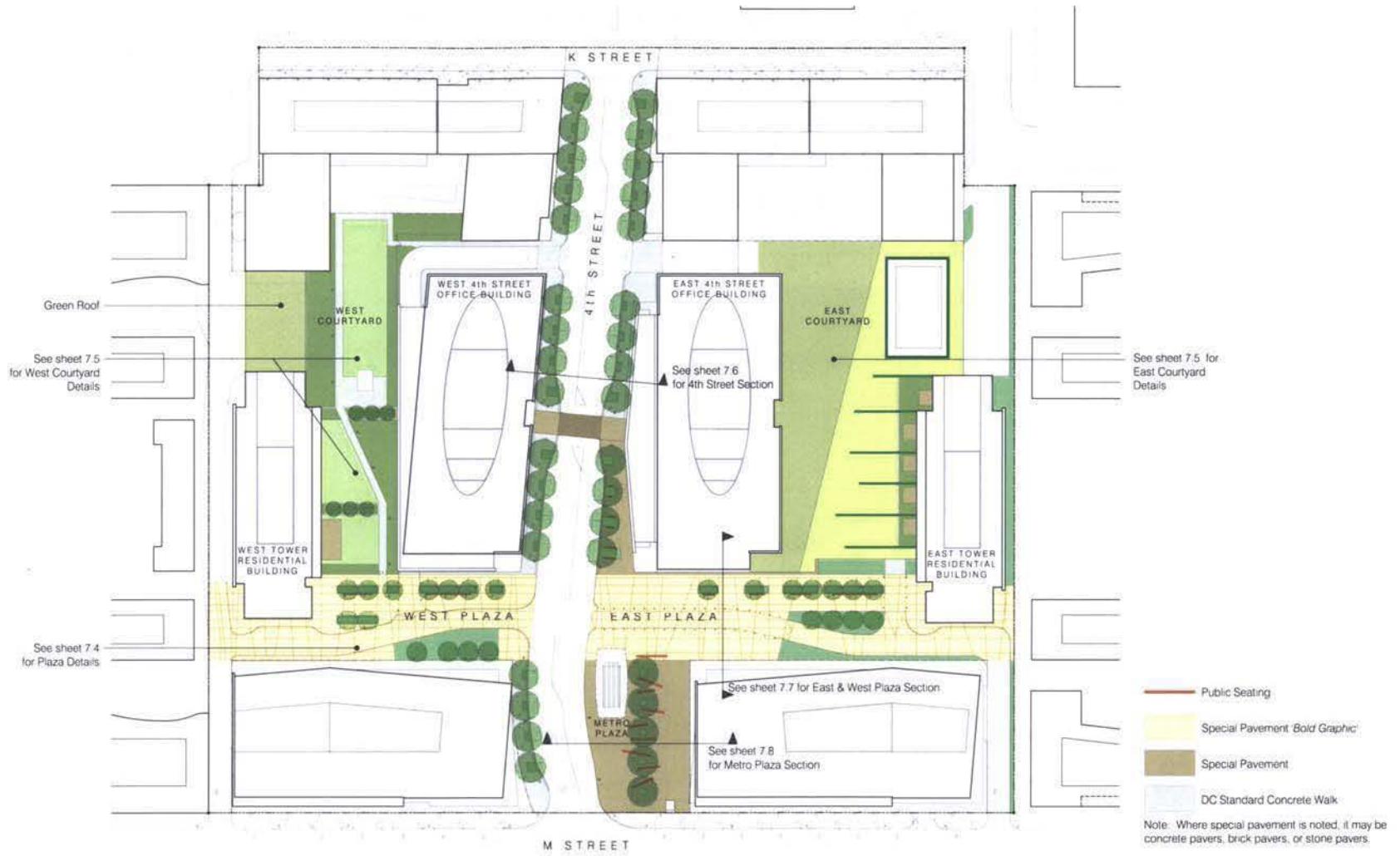
EAST 4TH STREET  
OFFICE BUILDING

EXISTING  
WEST RESIDENTIAL TOWER  
FOOTINGS ABOVE

REFER TO SHEET 6.7 FOR TYPICAL NOTES.





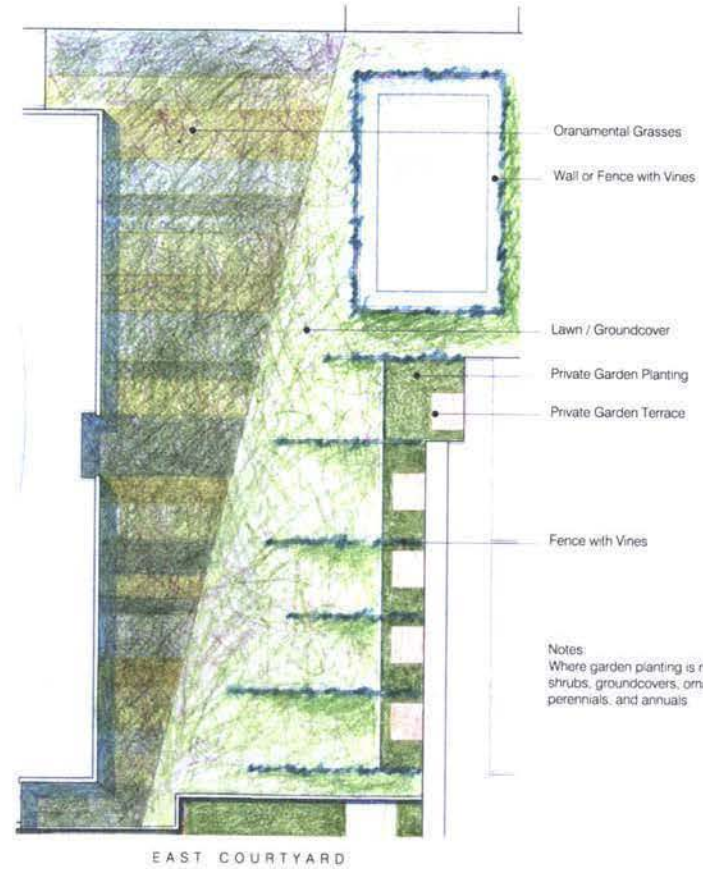
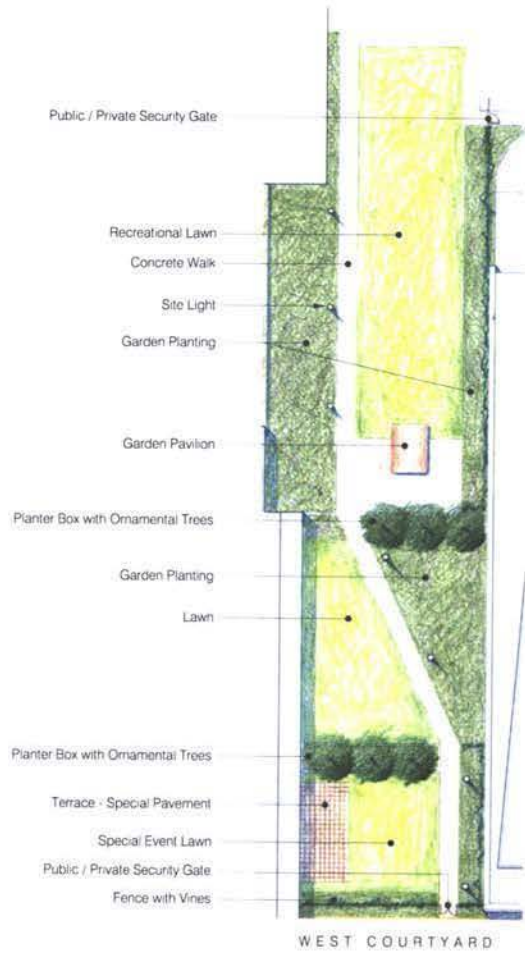








Notes:  
 Where garden planting is noted, it may include shrubs, groundcovers, ornamental grasses, perennials, and annuals.  
 Where special pavement is noted, it may be either concrete pavers, brick pavers, or stone pavers.

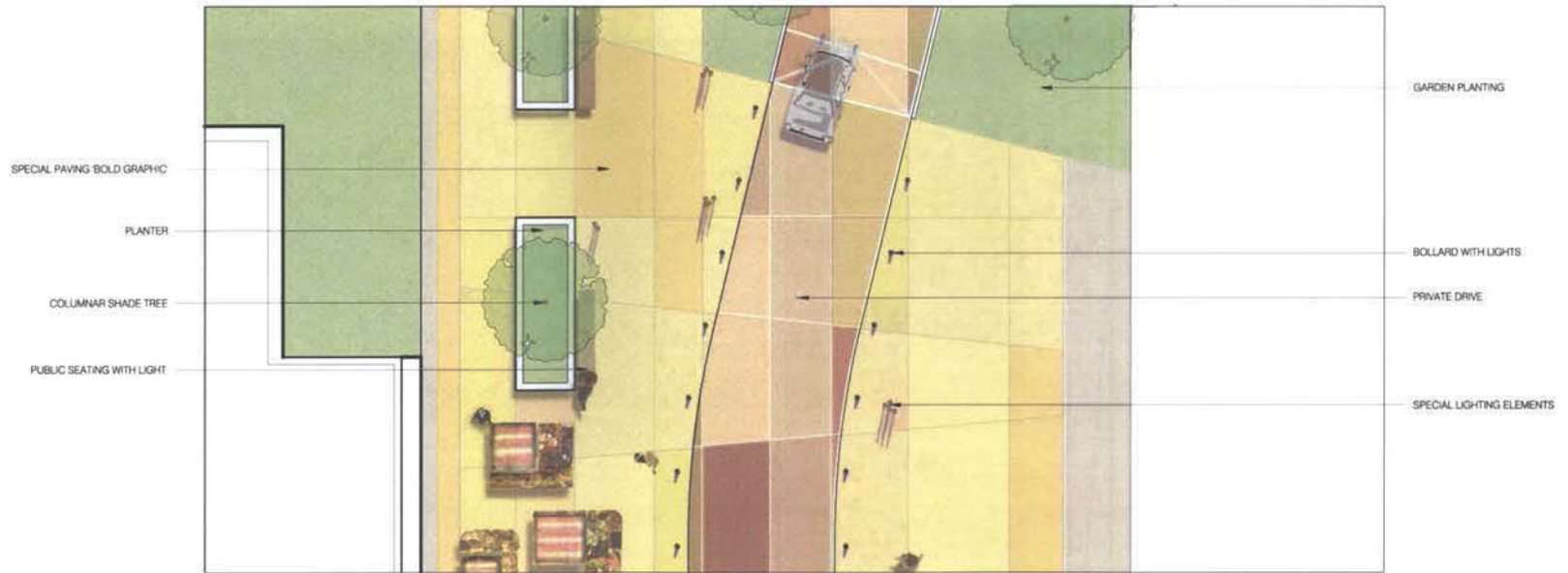








SECTION



PLAN



SECTION



PLAN





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View of Fourth Street Looking North 7.9





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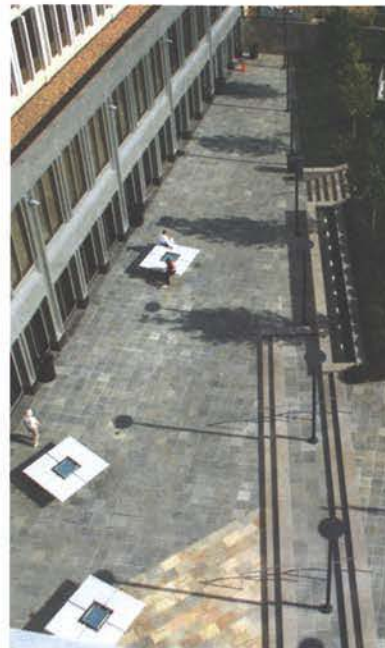
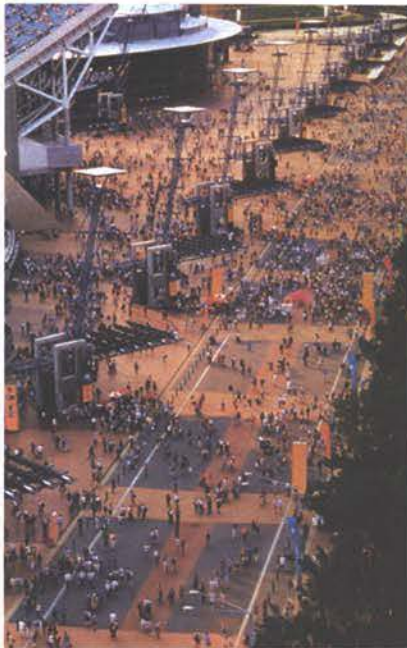
Stage 2 PUD Submission

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View of East Plaza Looking West | 7.10





AWI Draft Design Standards *Contemporary Site Lights*

East & West Plaza *Special Pavement 'Bold Graphic'*

Metro Plaza *Special Pavement*



East & West Plaza *Special Lighting*



4th Street *Large Shade Tree - Willow Oak or similar*



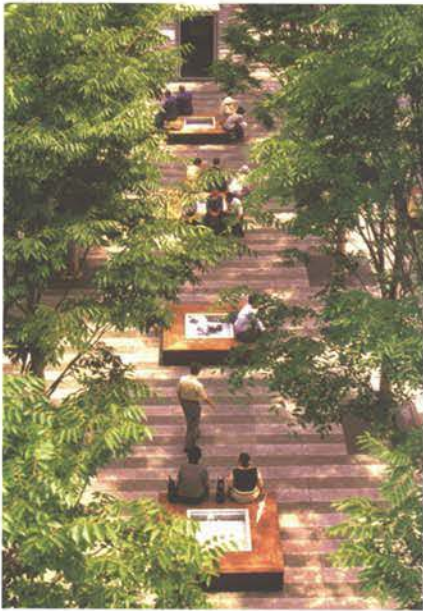
Metro Plaza *Large Shade Tree - London Plane Tree or similar*



East & West Plaza *Columnar Shade Tree*

*Note: Images presented here are not exact representations of the proposed site elements, but rather are shown to provide the general character of the features.*





Metro Plaza and East & West Plaza *Special Seating*



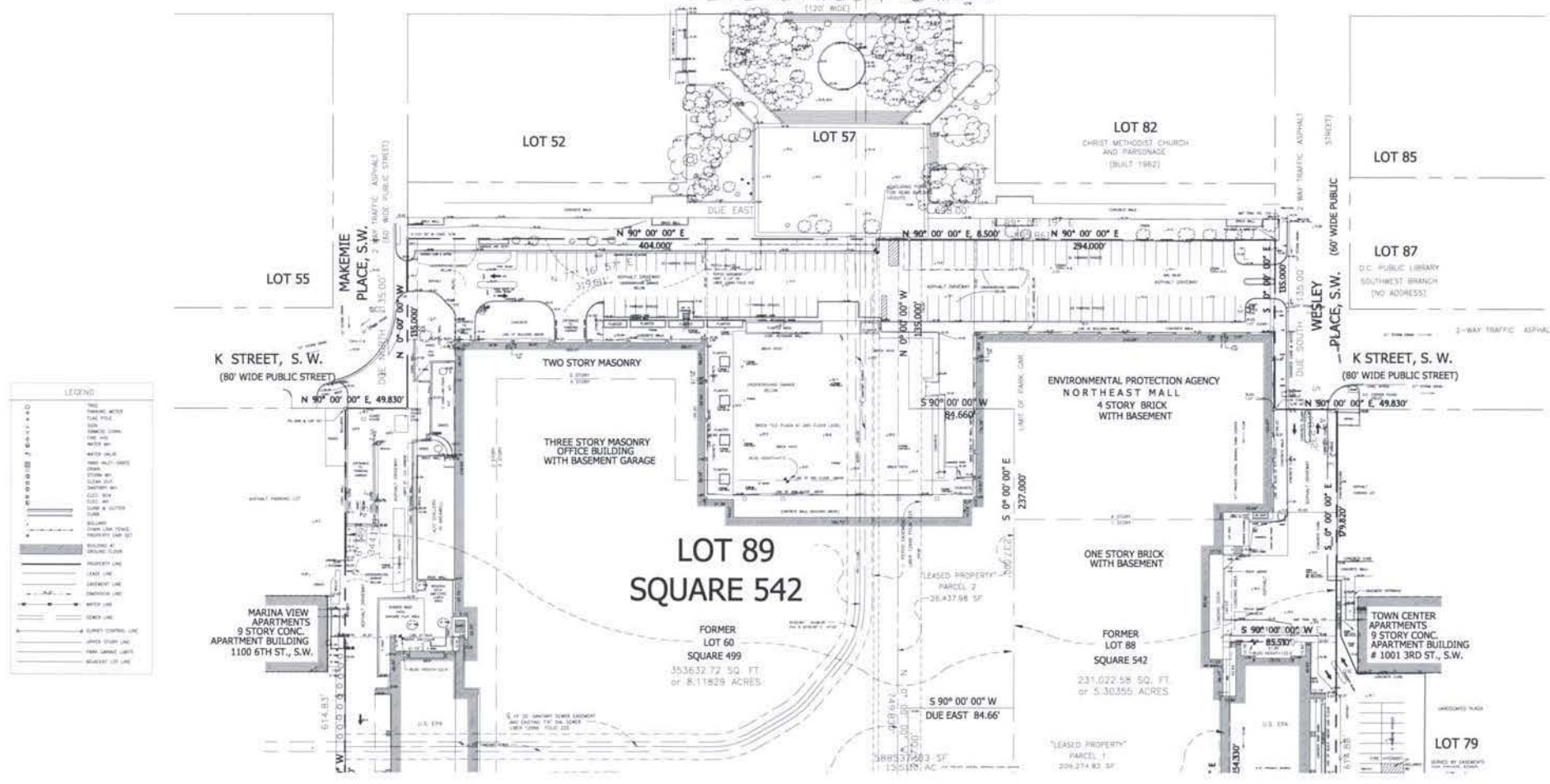
4th Street, Metro Plaza, and East & West Plaza *Cafés and Outdoor Retail Activities*

Metro Plaza and East & West Plaza *Flexible Space*

*Note: Images presented here are not exact representations of the proposed site elements, but rather are shown to provide the general character of the features.*



E Y E STREET S.W.  
(90' WIDE PUBLIC STREET)



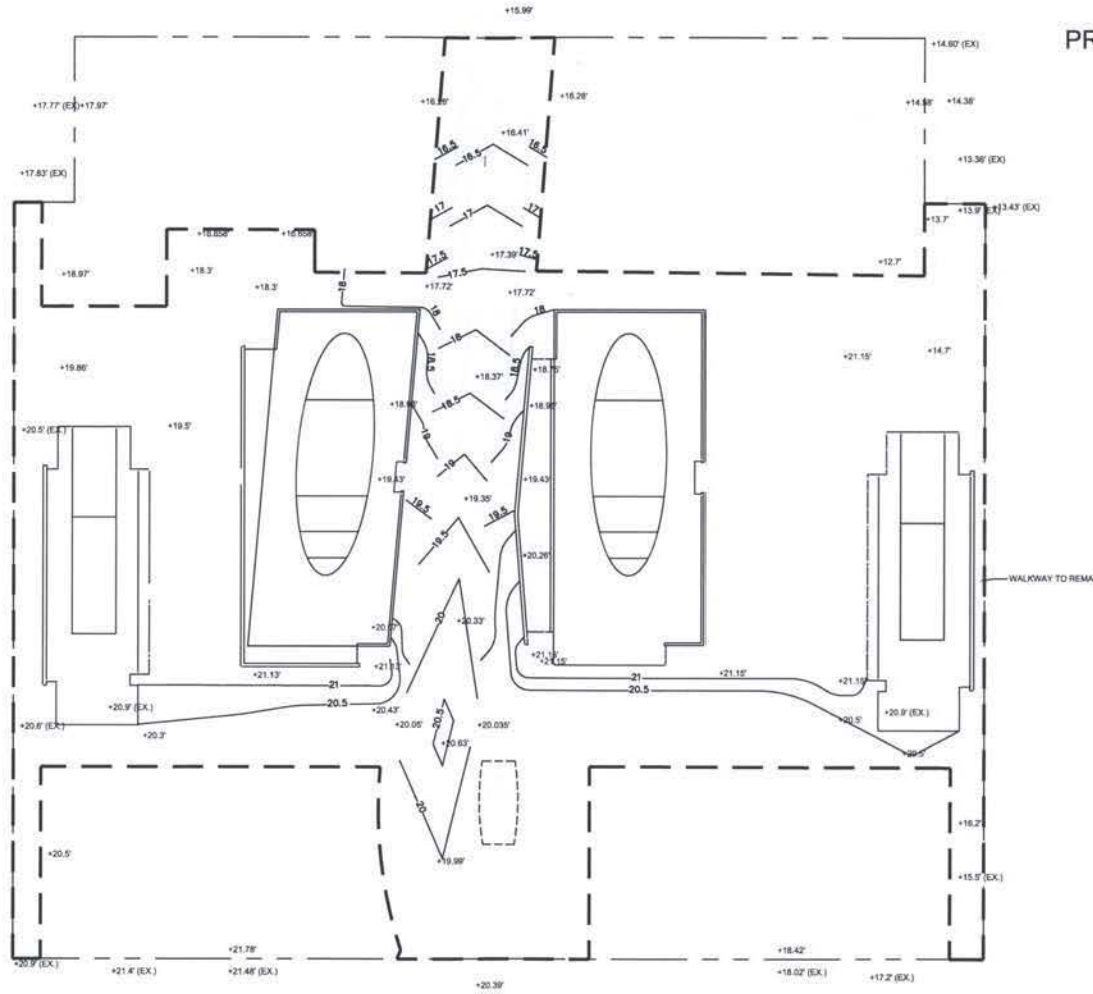
W A T E R F R O N T WASHINGTON, D.C.

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# LEGEND

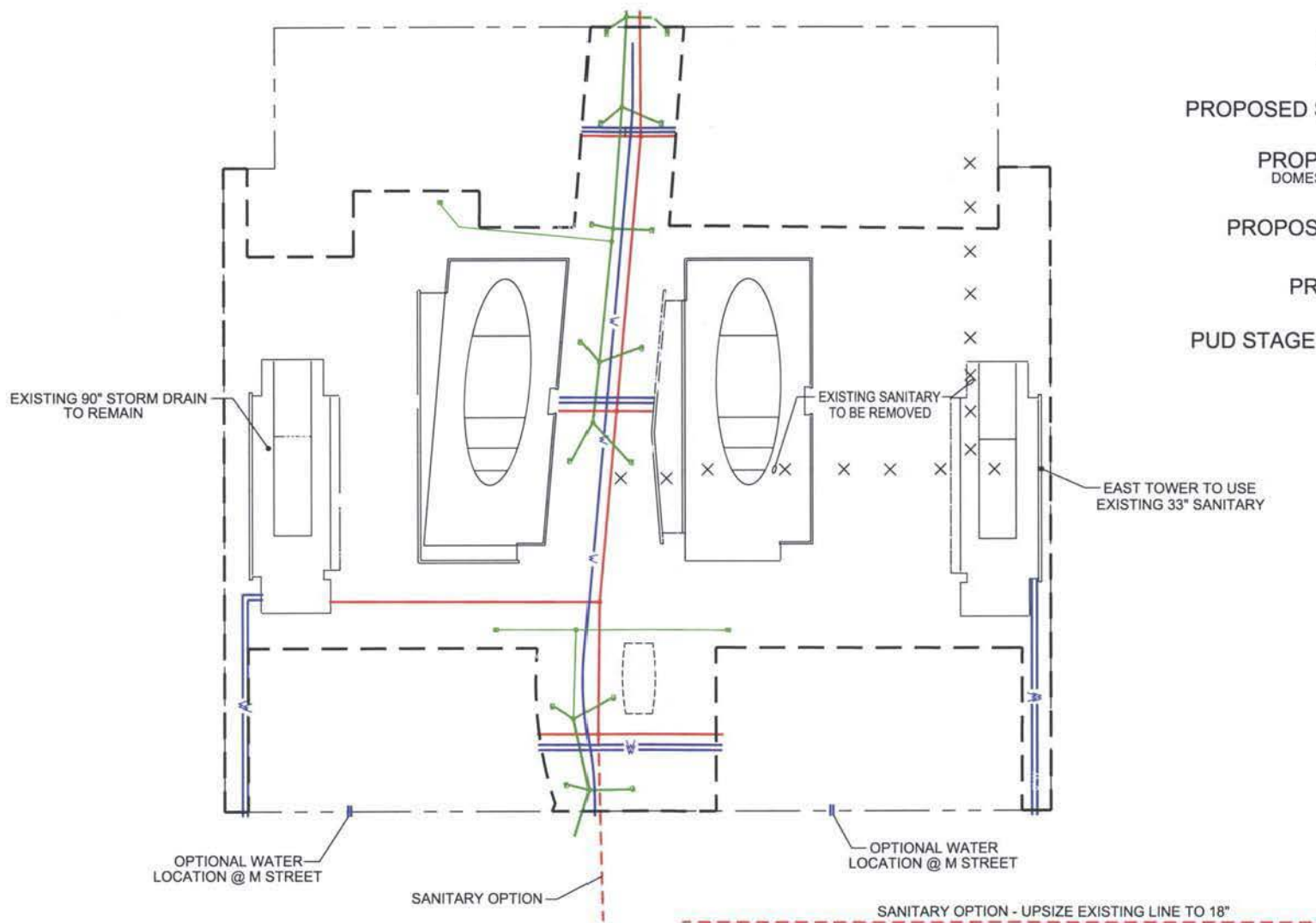
- PROPOSED SPOT ELEVATION      +20.26'
- PROPOSED CONTOUR            — 20.5 —
- PROPERTY LINE                - - - - -
- PUD STAGE 2 BOUNDARY      - - - - -

NOTE:  
FOURTH STREET STATION POINTS  
AND SPOT ELEVATIONS ARE FROM  
60% DDOT/DHA SUBMISSION.



# LEGEND

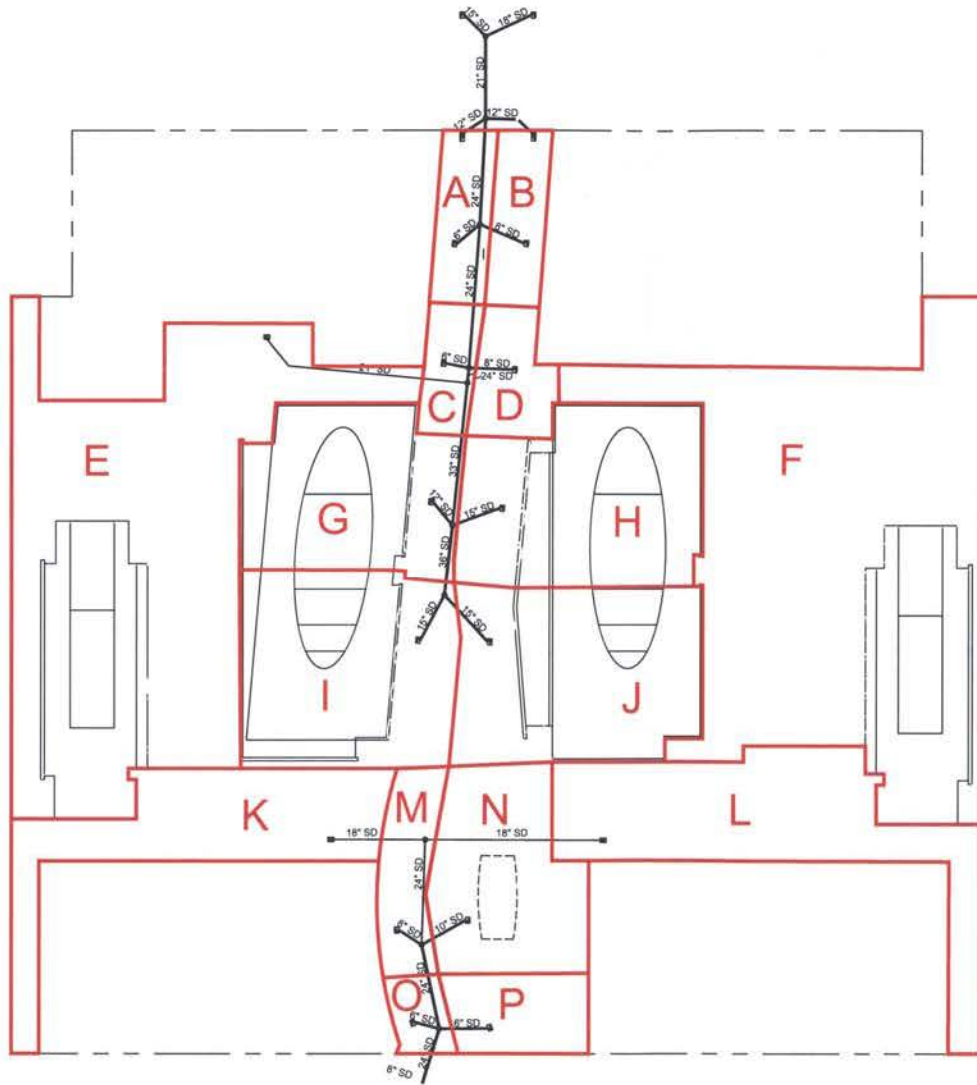
- PROPOSED STORM DRAIN —
- PROPOSED WATER DOMESTIC AND FIRE LINES —
- PROPOSED SANITARY —
- PROPERTY LINE - - -
- PUD STAGE 2 BOUNDARY - - - -





# LEGEND

- PROPOSED STORM DRAIN
- PROPOSED DRAINAGE DIVIDE
- PROPERTY LINE
- PUD STAGE 2 BOUNDARY



IMPERVIOUS AREA SUMMARY








ID	AREA (sf)	IMP. AREA (sf)	IMP. %	C
A	6390	4135	64.7%	0.69
B	6425	4690	73.0%	0.74
C	4555	3255	71.5%	0.73
D	6315	4745	75.1%	0.75
E	73740	63285	85.8%	0.81
F	84280	59780	70.9%	0.73
G	23120	21380	92.5%	0.85
H	27780	26405	95.1%	0.87
I	28175	25715	91.3%	0.85
J	28330	24750	87.4%	0.82
K	22570	11865	52.6%	0.62
L	29545	15105	51.1%	0.61
M	7345	5490	74.7%	0.75
N	19010	10340	54.4%	0.63
O	2935	1825	62.2%	0.67
P	7425	3615	48.7%	0.59
TOTAL	377940	286380	75.8%	0.75

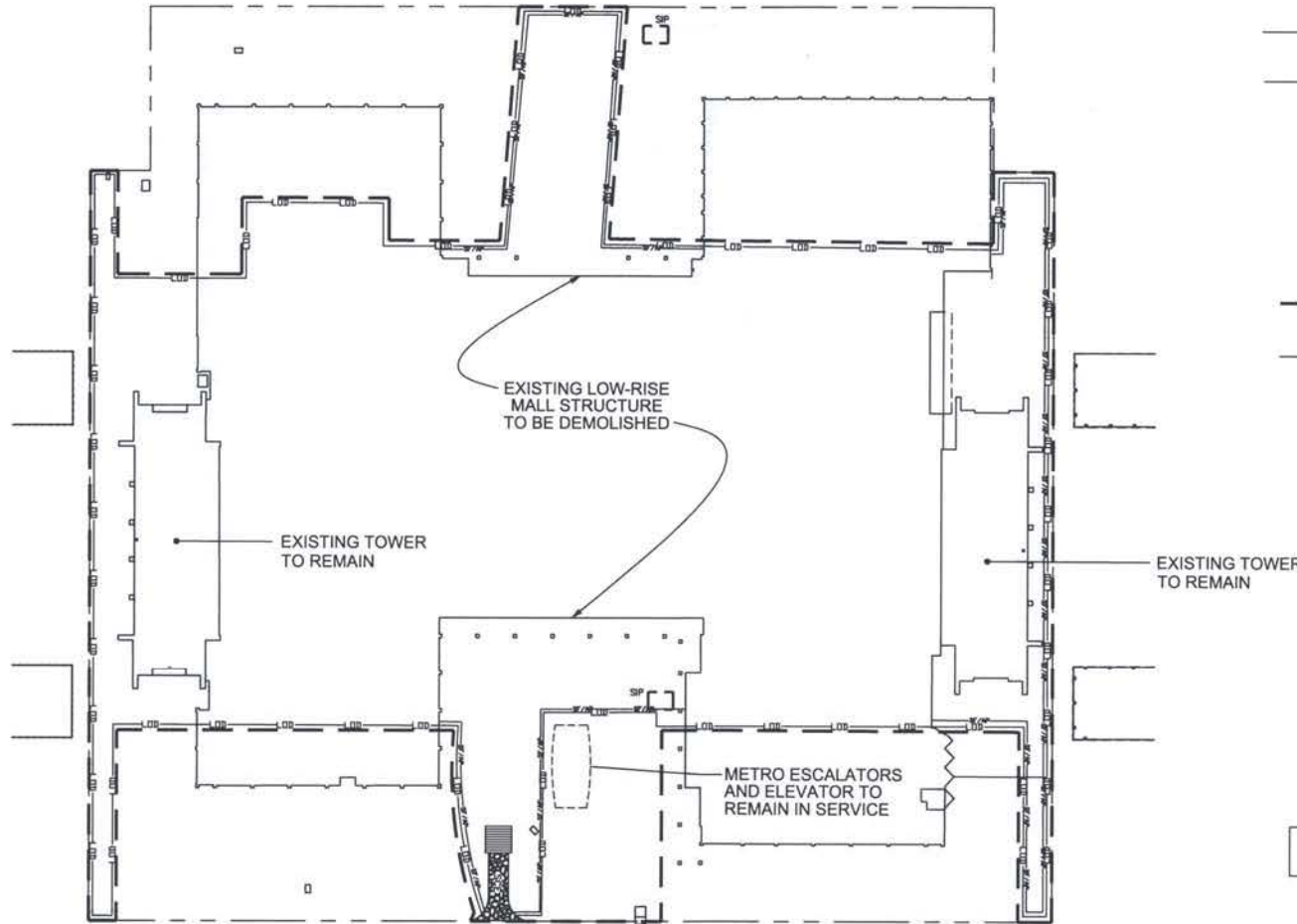
GREEN ROOF NOTES

- EAST AND WEST 4TH STREET BUILDINGS WILL HAVE A MINIMUM OF 50% GREEN ROOF.
- EAST AND WEST RESIDENTIAL TOWERS MAY OR MAY NOT HAVE GREEN ROOF.
- NE/NW RESIDENTIAL TOWERS AND E/W M STREET BUILDINGS WILL HAVE GREEN ROOF AS A FUTURE OPTION.



# LEGEND

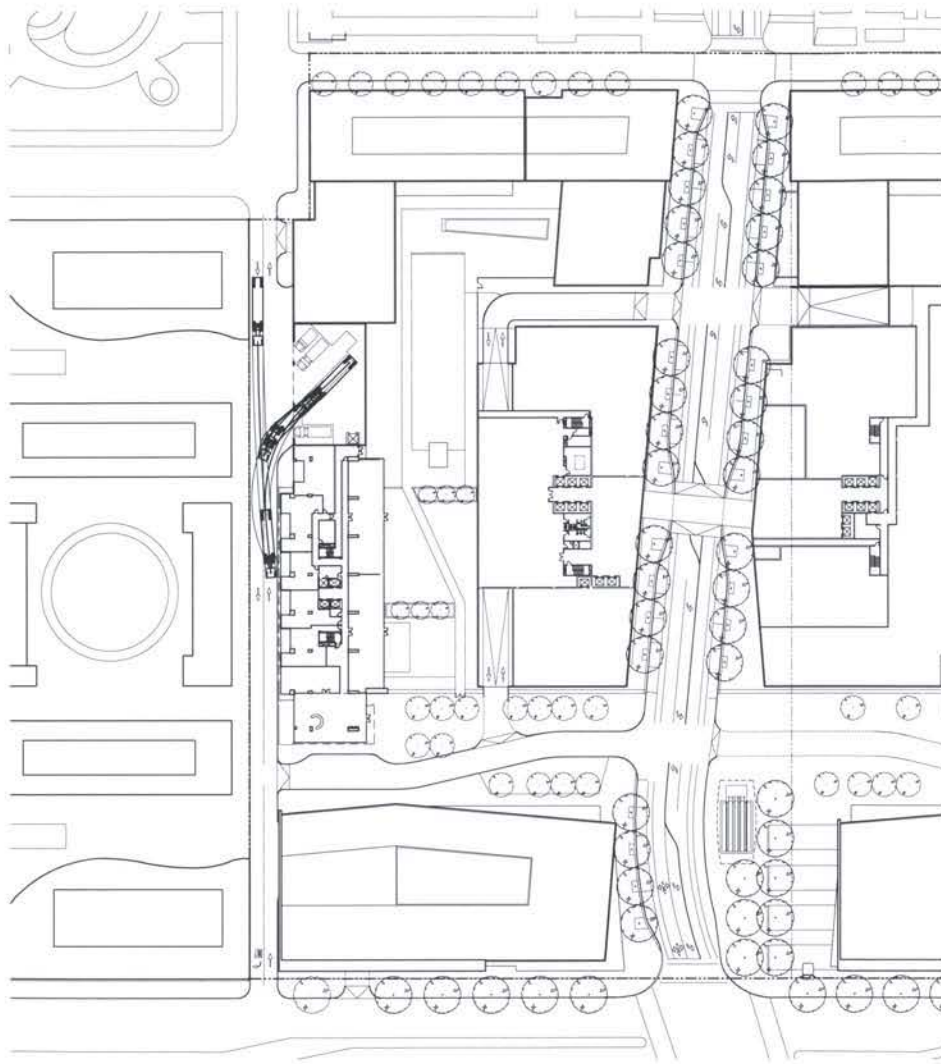
-  LOD LIMIT OF DISTURBANCE
-  SF/AP SILT FENCE ON ASPHALT PAVEMENT
-  SP STANDARD INLET PROTECTION
-  STABILIZED CONSTRUCTION ENTRANCE
-  VEHICLE WASH RACK
-  PUD STAGE 2 BOUNDARY
-  PROPERTY LINE



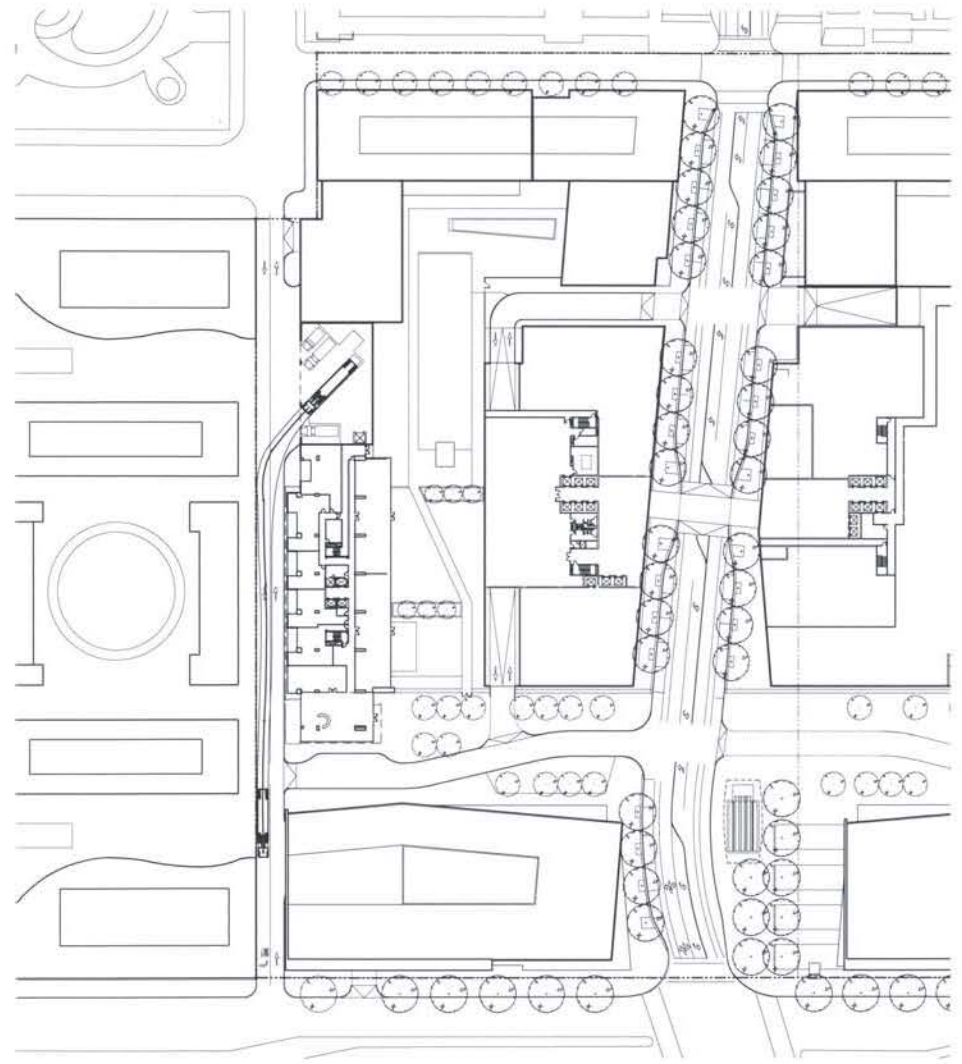
NOTE: REFER TO SHEET 8.7 FOR EROSION AND SEDIMENT CONTROL DETAILS AND NOTES



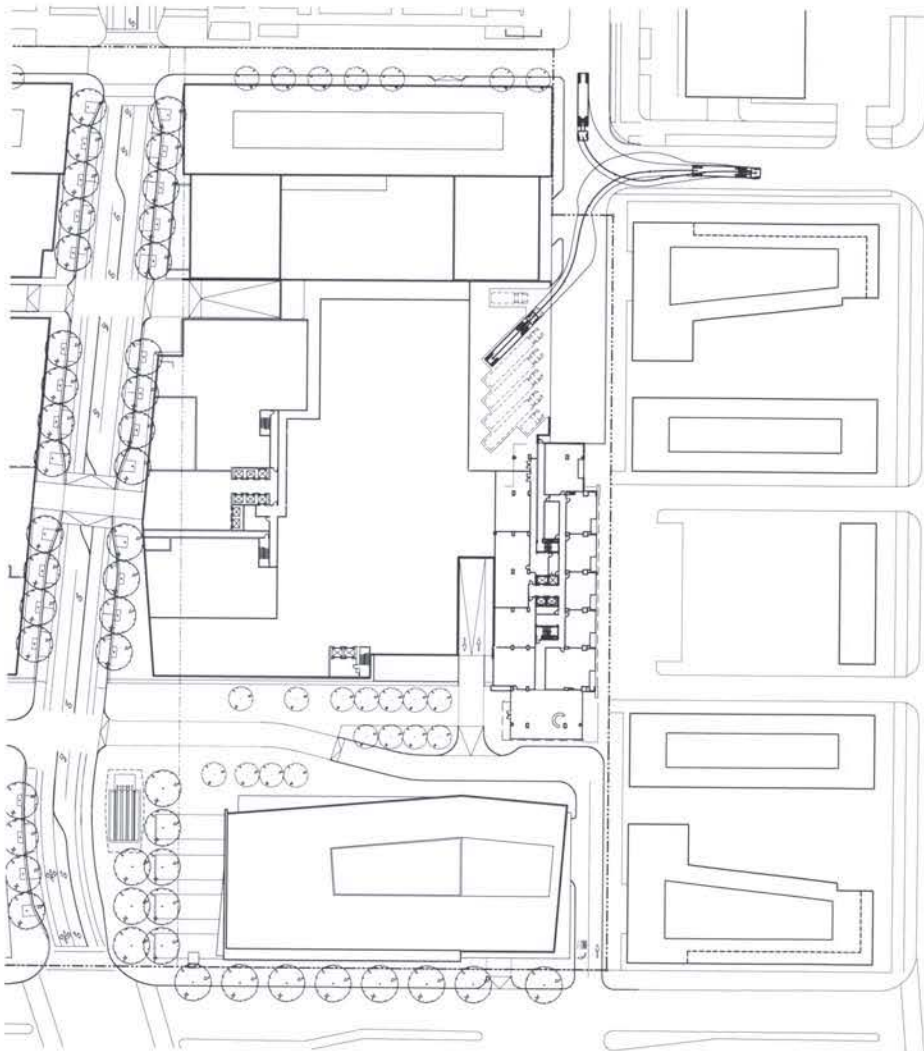




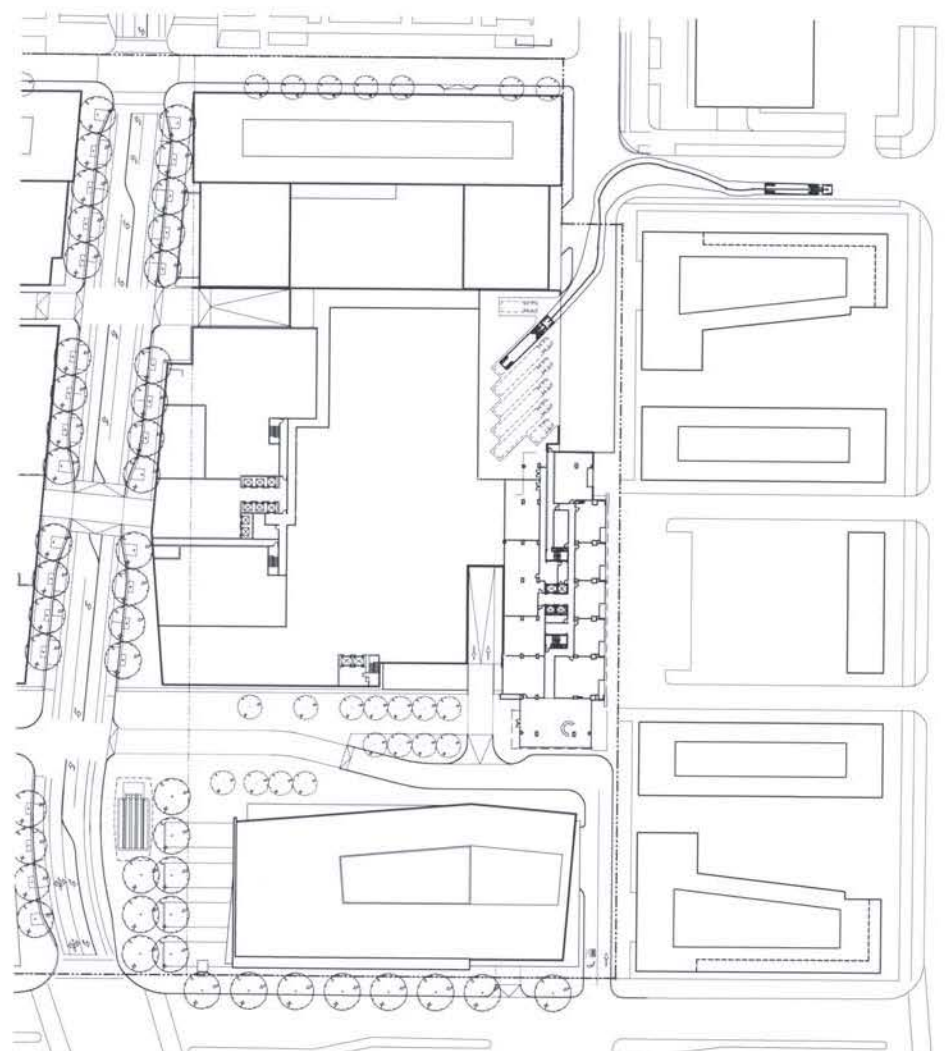
**WEST SHARED LOADING - INBOUND**  
 TRUCK SIZE:  
 WB50 (TYP 55' LONG TRUCK, 50' WHEEL BASE)



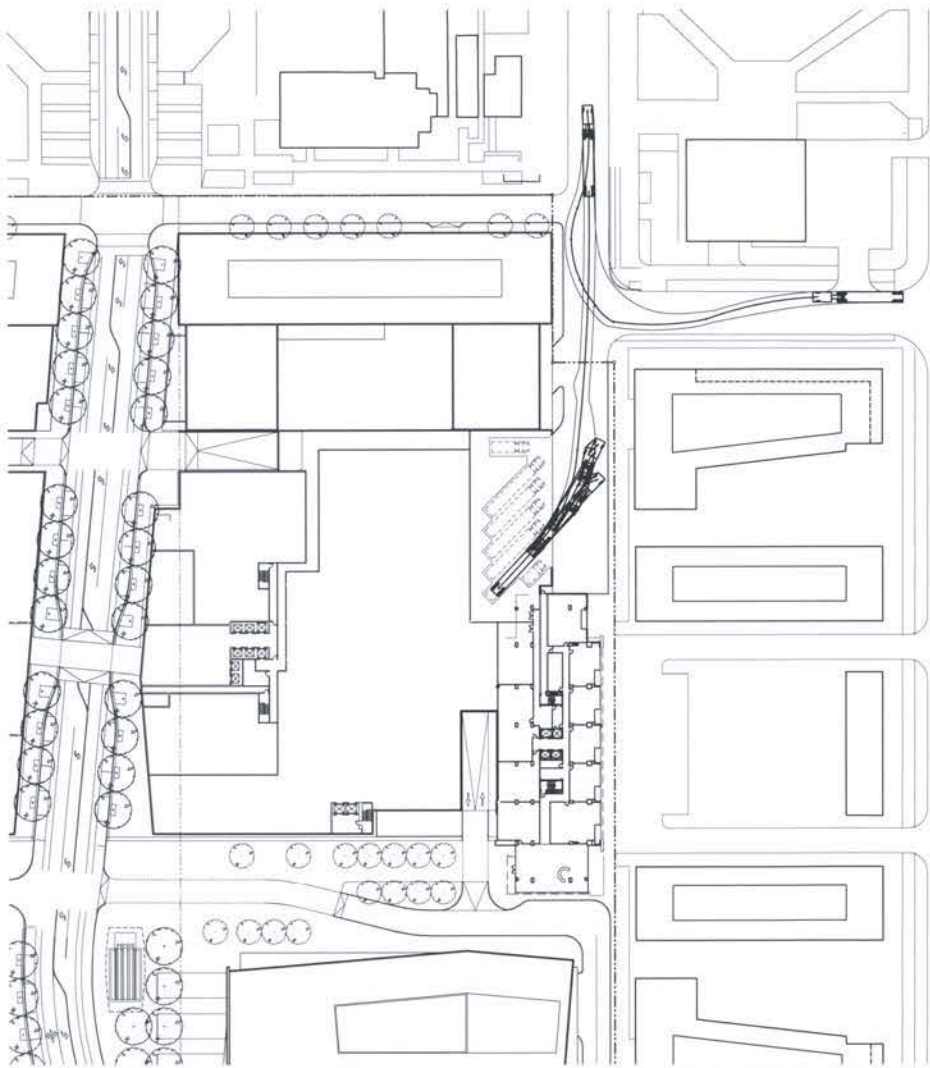
**WEST SHARED LOADING - OUTBOUND**  
 TRUCK SIZE:  
 WB50 (TYP 55' LONG TRUCK, 50' WHEEL BASE)



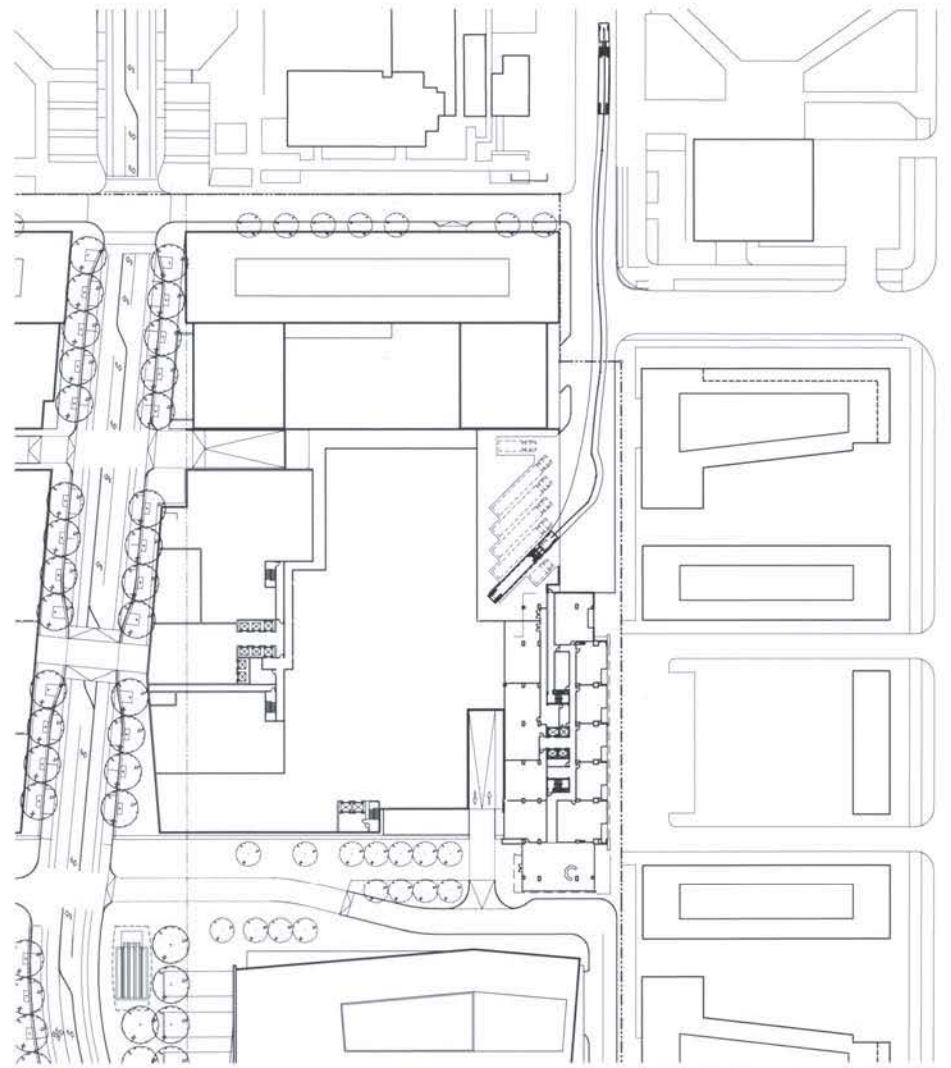
**EAST SHARED LOADING - INBOUND**  
 TRUCK SIZE:  
 WB50 (TYP 55' LONG TRUCK, 50' WHEEL BASE)



**EAST SHARED LOADING - OUTBOUND**  
 TRUCK SIZE:  
 WB50 (TYP 55' LONG TRUCK, 50' WHEEL BASE)



**EAST SHARED LOADING - INBOUND**  
 TRUCK SIZE:  
 WB67 (TYP 73.5' LONG TRUCK, 67' WHEEL BASE)



**EAST SHARED LOADING - OUTBOUND**  
 TRUCK SIZE:  
 WB67 (TYP 73.5' LONG TRUCK, 67' WHEEL BASE)