

VICINITY MAP

SITE

N

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

[illegible]

SYMBOLS OF MATERIALS

	STEEL		BRICK-LIKE BRICK
	GRAVEL		ALL METAL MESH BRICK
	CONCRETE		CAST STONE
	CONCRETE MASONRY UNITS		GLASS-LAMINATE GLASS
	SOLID CONCRETE MASONRY UNITS		BUILT INSULATION
	BRICK		MASON INSULATION
	METAL MESH		CERAMIC TILE
	GLASS		PLASTER OR STUCCO IN METAL
	STONE		PARTICLE BOARD
	GYPSUM BOARD		CARPET
	ACOUSTIC TILE		

[illegible]

WASHINGTON D.C.

SEPTEMBER 13, 2004

CLOSING SET

[illegible][illegible]

A + R DEVELOPMENT CORP.	OWNER	650 PENNSYLVANIA AVE., SE SUITE# 430 WASHINGTON, DC 20003	202-546-9033
HENSON DEVELOPMENT, LLC	OWNER	5517 GROVELAND AVENUE BALTIMORE, MD 21215	410-367-8001
GRIMM AND PARKER	ARCHITECT	1785 BELTSVILLE DRIVE, SUITE 1400 CALVERTON, MD 20705	301-595-1000
WOLFMAN + ASSOCIATES	STRUCTURAL ENGINEER	8720 GEORGIA AVENUE, SUITE #908 SILVER SPRING, MD 20910	301-587-0260
BHARGAVA INTERNATIONAL	M-E-P ENGINEERS	8289 MAIN STREET #204 ELLCOTT CITY, MD 20721	410-641-6320
BEN DYER ASSOCIATES, INC	CIVIL ENGINEER	1071 WOODMORE ROAD #200 MITCHELLVILLE, MD 20721	301-430-2000
HARKINS/DORACON, J.V..	GENERAL CONTRACTOR	2201 WARRICK WAY MARIOTTVILLE, MD 2104	410-750-2600
ARNOLD + PORTER	ZONING ATTORNEY	535 12TH STREET, NW WASHINGTON, DC 20004	202-942-6416
THE EDGECOMBE GROUP, INC.	LANDSCAPE	3415 HAMILTON STREET, SUITE# 6 HYATTSVILLE, MD 20782	301-864-0042

SHEET NUMBER	THE NEW ARCHITECTURAL	SHEET NUMBER	DATE
1	PLAN & SECTION DRAWING	2	10/10/10
2	SECTION DRAWING	3	10/10/10
3	SECTION DRAWING	4	10/10/10
4	SECTION DRAWING	5	10/10/10
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6	SECTION DRAWING	7	10/10/10
7	SECTION DRAWING	8	10/10/10
8	SECTION DRAWING	9	10/10/10
9	SECTION DRAWING	10	10/10/10
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[illegible]GRIMM+
PARKER
ARCHITECTS

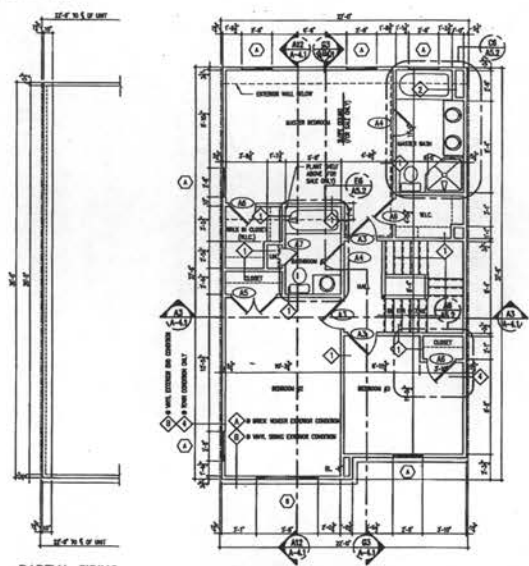
TITLE SHEET
CAPITOL GATEWAY ESTATES - DUPLEX & TOWN HOMES
WASHINGTON, D. C.

DATE	DESCRIPTION
04/24/04	PURCH SET
04/24/04	WID SET
04/24/04	REPAIRS 
04/24/04	CLOSING SET

TS

ZONING COMMISSION
CASE No. 03-036
EXHIBIT No. 3

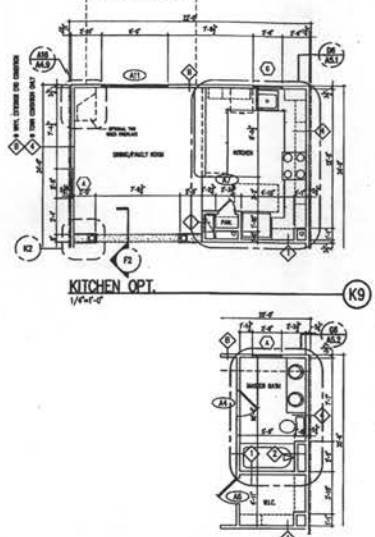
ZONING COMMISSION
District of Columbia
CASE NO.03-03B
EXHIBIT NO.3



PARTIAL SIDING
END OPTION PLAN
1/4"=1'-0"

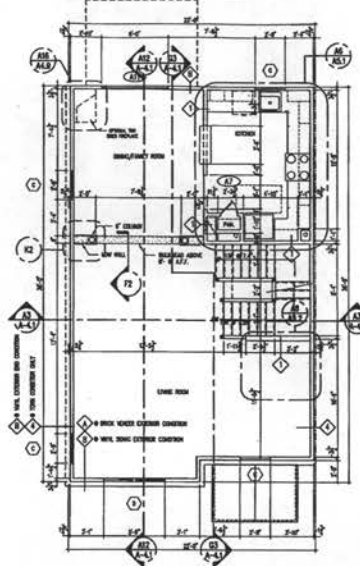
SECOND LEVEL PLAN
1/4"=1'-0"

G17



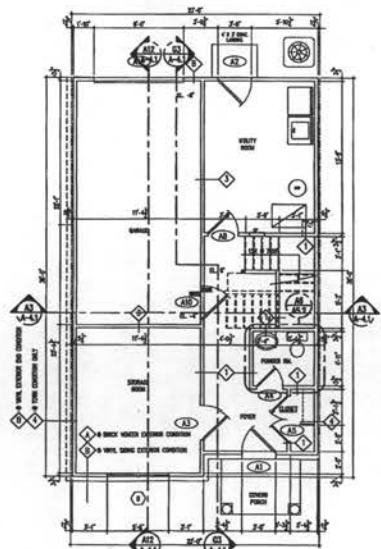
KITCHEN OPT.
1/4"=1'-0"

K9



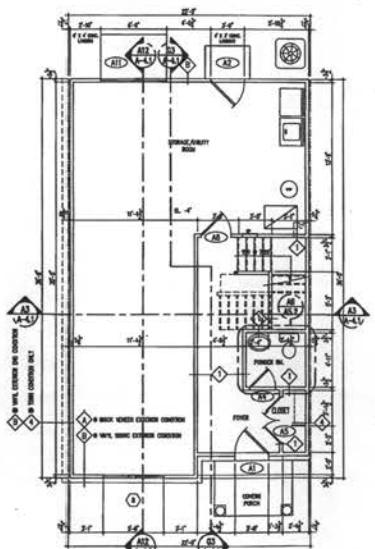
FIRST LEVEL PLAN
1/4"=1'-0"

G5



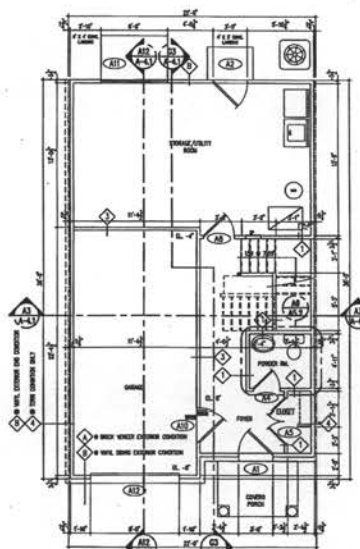
SLAB-ON-GRADE LOWER
LEVEL PLAN W/ REAR LOAD GARAGE
1/4"=1'-0"

A13



SLAB-ON-GRADE
LOWER LEVEL PLAN
1/4"=1'-0"

A9



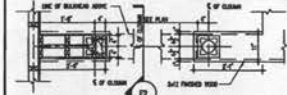
SLAB-ON-GRADE LOWER
LEVEL PLAN W/ FRONT LOAD GARAGE
1/4"=1'-0"

A5

GENERAL PLAN NOTES

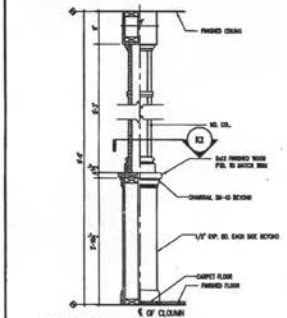
1. SEE SHEET A-2.1 FOR NOTES.
2. SEE DIMENSIONS ON A-2.1 SHEETS FOR FINISHING TYPES.
3. DIMENSIONS ARE TO FACE OF WALL.
4. FOR FINISHING TYPES, SEE SHEET A-2.1 FOR FINISHING SCHEDULE.
5. ALL WINDOW TYPES AND WALL TYPES - SEE FINISHING SCHEDULE.
6. PROVIDE DIMENSIONS ON ALL EXTERIOR WALLS OF BUILDING - SEE FINISHING SCHEDULE.
7. FINISH TYPES FOR WALLS TO BE FINISHED IN GARAGE SPACE.

LOW WALL + COLUMN DETAIL



COLUMN BASE PLAN & SECTION
DETAIL @ FIRST LEVEL PLAN
3/4"=1'-0"

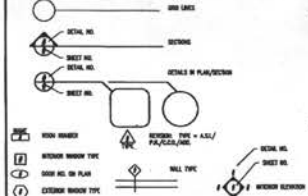
K2



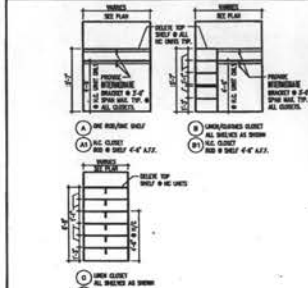
ELEVATION & SECTION
DETAIL @ LOW WALL
1/4"=1'-0"

F2

SYMBOL KEY



COAT/LINEN CLOSET LAY-OUT

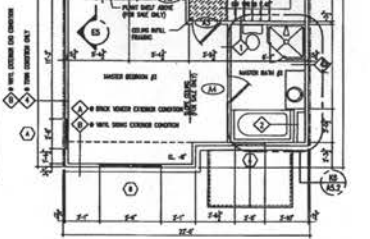
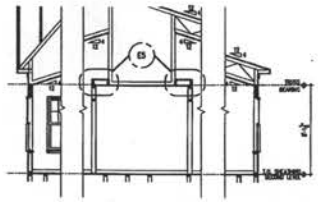
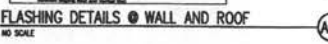
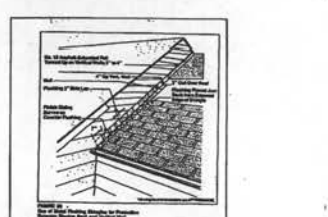
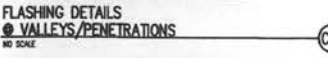
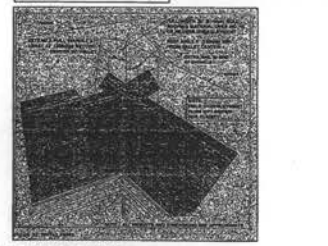
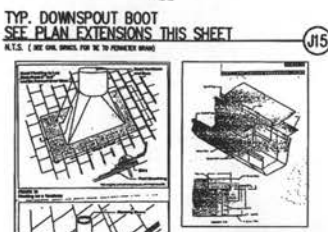
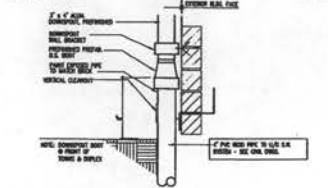
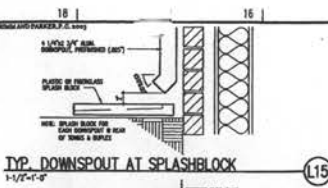


17700 Redwood Drive
Suite 100
Beltsville, MD 20705
Tel: 410-321-0000
Fax: 410-321-0001

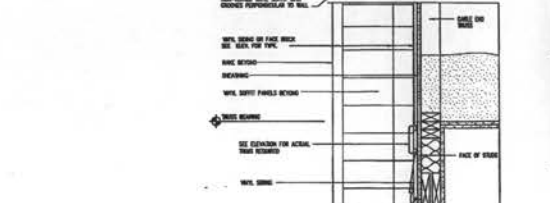
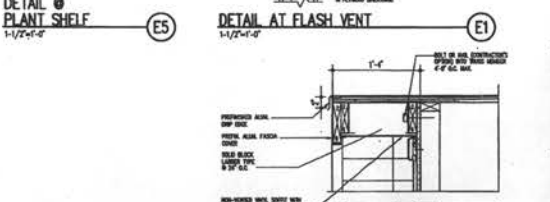
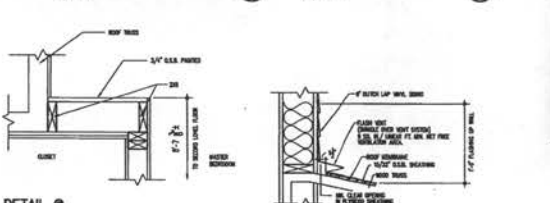
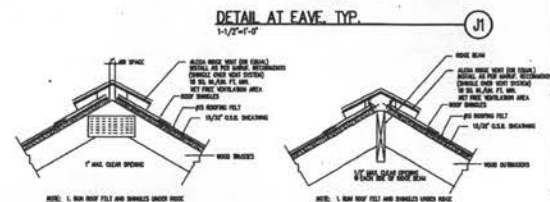
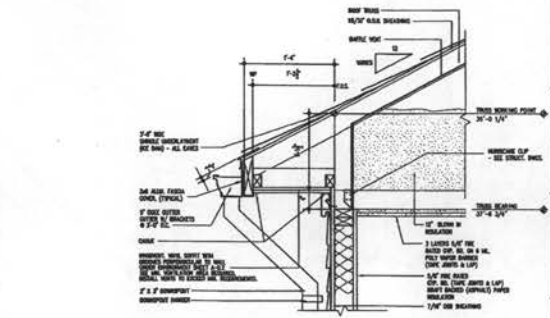
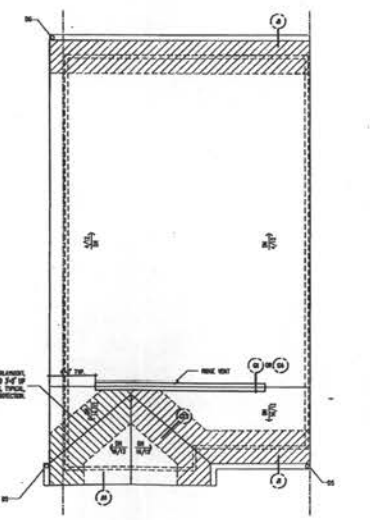
GRIMM
PARKER
ARCHITECTS

CONGRESSIONAL 11 UNIT PLANS
CAPITAL GATEWAY ESTATES - DUPLEX & TOWN HOMES
WASHINGTON, D.C.

DATE: 10/1/01
DRAWN: J. J. JONES
CHECKED: J. J. JONES
SCALE: AS SHOWN
C2-A-11



- GENERAL ROOFING NOTES**
- SEE MECHANICAL DRAWINGS FOR ROOF PENETRATIONS NOT SHOWN ON PLAN
 - ALL ROOF PIPES TO PENETRATE ROOF ON NEW SIDE OF RIDGE
 - ALL ROOF PENETRATIONS AND ACCESSORIES (GUTTERS, VENTS, ETC.) ARE TO BE INSTALLED AND FLASHED IN CONFORMANCE WITH RAINFALL, WINDING, AND MANUFACTURER'S INSTRUCTIONS AND THE ROOFING MANUFACTURER'S BEST PRACTICE.
 - GUTTER DOWNSPOUTS AT ALL VENTURES
 - DOUBLE UNDERLAYMENT ALL VALLEYS AND 2'-0" FROM ALONG ALL GABLES FOR ALL ROOF PENETRATIONS
 - REINFORCED ALUM. GUTTER AND DOWN SPOUTS ALL GUTTERS ARE TO BE SLOPED FOR PROPER DRAINAGE. SEE GUTTER SLOPE IN GUTTERING.
 - ALL GUTTERS TO BE 1/2" MINIMUM TYPE WITH GUTTER CAP, BRACKETS OR OTHER MANUFACTURER'S SYSTEM



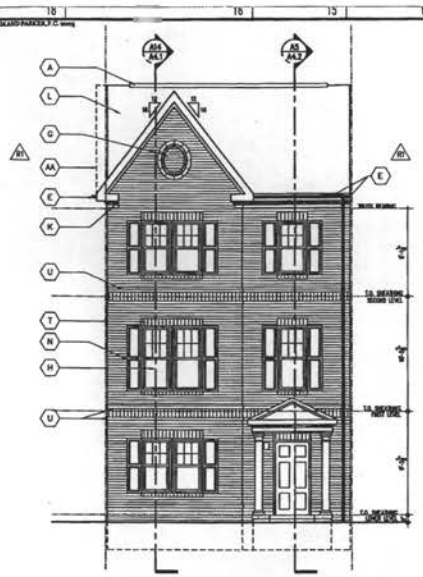
30000 Rainsville Drive
Suite 100
Baltimore, MD 21244
Tel: 410-522-0500
Fax: 410-522-0500

GRIMM+PARKER
ARCHITECTS

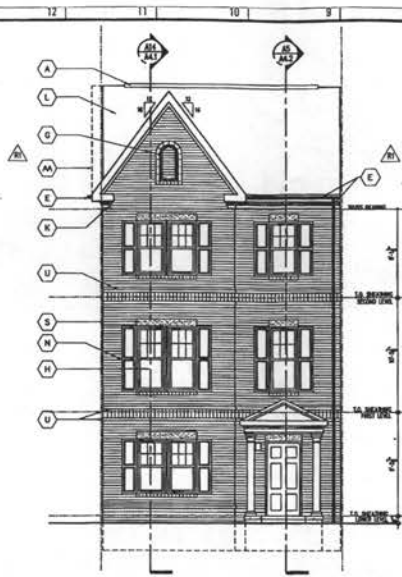
CONGRESSIONAL II ROOF PLAN
CAPITOL GATEWAY ESTATES - DUPLEX & TOWN HOMES
WASHINGTON, D.C.

DATE	DESCRIPTION
01/01/01	FINAL SET
01/01/01	ISSUE SET
01/01/01	CORRECTION SET

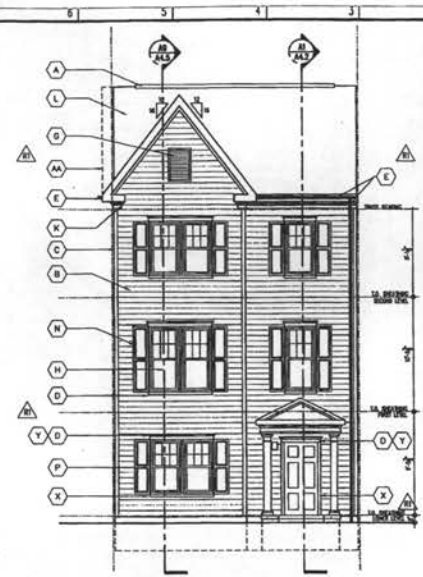
C2-A-12



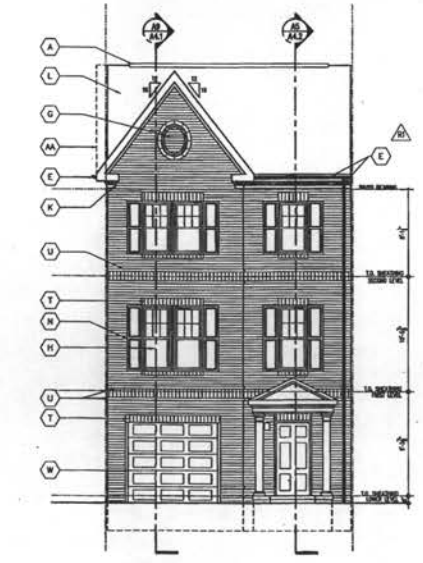
ELEVATION BRICK SOLID
1/4"=1'-0"



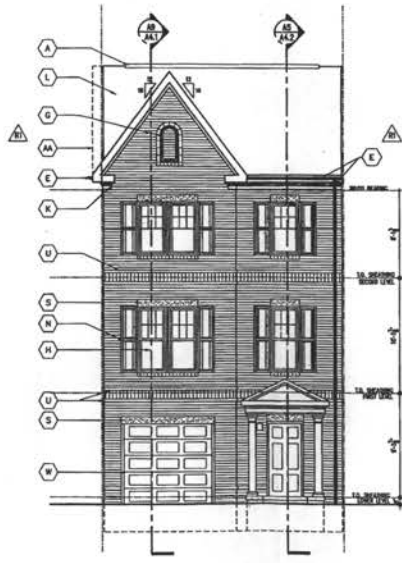
ELEVATION STONE HEAD
1/4"=1'-0"



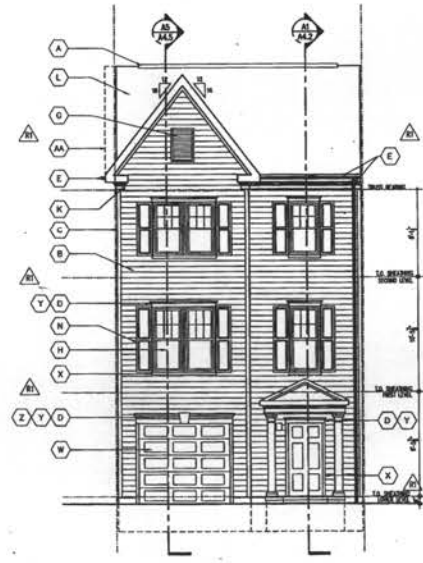
ELEVATION SIDING
1/4"=1'-0"



ELEVATION BRICK SOLID
1/4"=1'-0"



ELEVATION STONE HEAD
1/4"=1'-0"



ELEVATION SIDING
1/4"=1'-0"

ELEVATION KEY

A	ROOF GUTTER
B	WALL SIDING
C	WALL SIDING TRIM
D	WALL SIDING A AND B TRIM
E	2" WOOD SHUTTER
F	1/2" PINE TRIM
G	1/2" PINE TRIM
H	1/2" PINE TRIM
I	1/2" PINE TRIM
J	1/2" PINE TRIM
K	1/2" PINE TRIM
L	1/2" PINE TRIM
M	1/2" PINE TRIM
N	1/2" PINE TRIM
O	1/2" PINE TRIM
P	1/2" PINE TRIM
Q	1/2" PINE TRIM
R	1/2" PINE TRIM
S	1/2" PINE TRIM
T	1/2" PINE TRIM
U	1/2" PINE TRIM
V	1/2" PINE TRIM
W	1/2" PINE TRIM
X	1/2" PINE TRIM
Y	1/2" PINE TRIM
Z	1/2" PINE TRIM
AA	1/2" PINE TRIM

GRIMM + PARKER ARCHITECTS
12746 Belvidere Drive
Suite 100
Bellevue, WA 98004
Tel: 206-465-0000
Fax: 206-465-0001

CONGRESSIONAL 11 FRONT ELEVATIONS
CAPITOL GATEWAY ESTATES - DUPLEX & TOWN HOMES
WASHINGTON, D.C.

C2-A-21

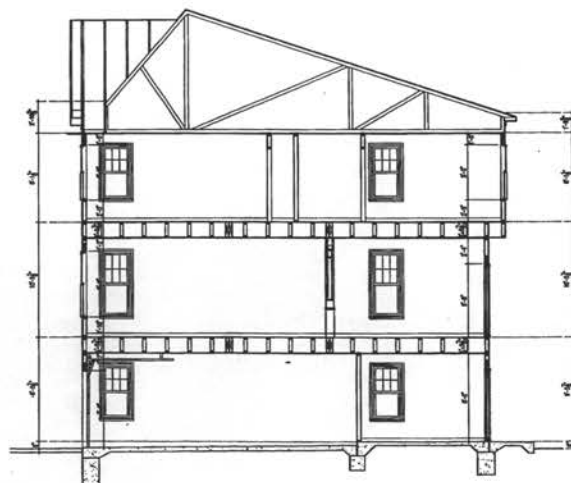


GRIMM + PARKER ARCHITECTS
 2000 Beverly Road
 Suite 100
 Bethesda, MD 20814
 Tel 301 555 5555
 Fax 301 555 5555

GRIMM + PARKER ARCHITECTS

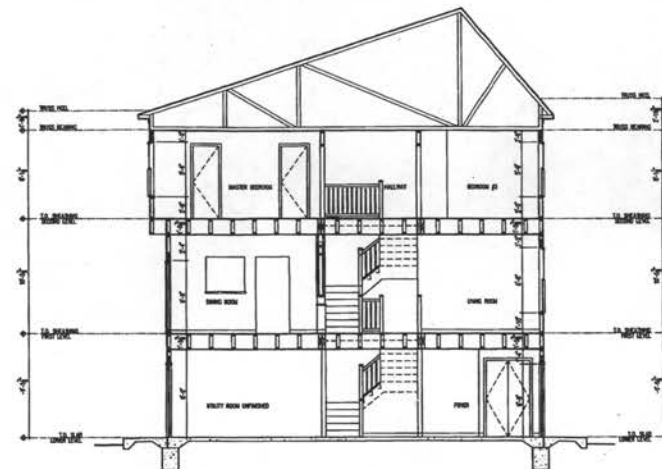
CONGRESSIONAL II SIDE & REAR ELEVATIONS
 CAPITOL GATEWAY ESTATES - DUPLEX & TOWN HOMES
 WASHINGTON, D.C.

C2-A-22



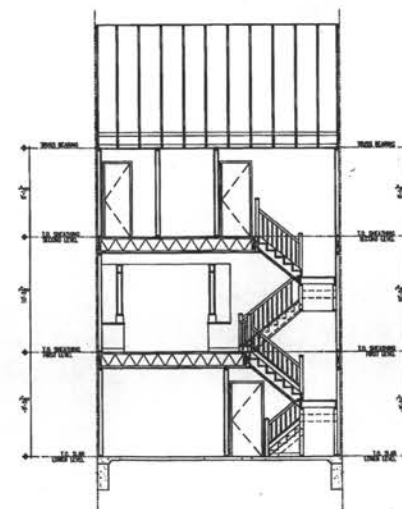
ACCESSIBLE FRONT & REAR SECTION

A12



ACCESSIBLE FRONT & REAR SECTION

G3



BUILDING SECTION

A3

- DESIGN DATA FOR STAIRS
1. LANDING LEVEL TO FIRST LEVEL, MINIMUM - 3.00'
 2. FIRST TO SECOND LEVEL, MINIMUM - 3.40'
 3. THIRD - 3.40' MINIMUM
 4. RAMP-TO-TOILET AND REAR - 3.40' MINIMUM
 5. LANDING AND PLATFORMS - 3.40' MINIMUM
 6. WALL AND RAIL SYSTEMS - MINIMUM 3.40' MINIMUM TO BE PROVIDED TO MEET OTHER CRITERIA, SEE STRUCTURAL FOR STAIR DESIGN
 7. MINIMUM STAIR WIDTH - 3.40' MINIMUM TO BE PROVIDED TO MEET OTHER CRITERIA, SEE STRUCTURAL FOR STAIR DESIGN
 8. MINIMUM STAIR WIDTH - 3.40' MINIMUM TO BE PROVIDED TO MEET OTHER CRITERIA, SEE STRUCTURAL FOR STAIR DESIGN
 9. MINIMUM STAIR WIDTH - 3.40' MINIMUM TO BE PROVIDED TO MEET OTHER CRITERIA, SEE STRUCTURAL FOR STAIR DESIGN
 10. MINIMUM STAIR WIDTH - 3.40' MINIMUM TO BE PROVIDED TO MEET OTHER CRITERIA, SEE STRUCTURAL FOR STAIR DESIGN
 11. MINIMUM STAIR WIDTH - 3.40' MINIMUM TO BE PROVIDED TO MEET OTHER CRITERIA, SEE STRUCTURAL FOR STAIR DESIGN
 12. MINIMUM STAIR WIDTH - 3.40' MINIMUM TO BE PROVIDED TO MEET OTHER CRITERIA, SEE STRUCTURAL FOR STAIR DESIGN

10000 Redwood Drive
Suite 100
Baltimore, MD 21206
Tel: 410.833.0000
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PARKER
ARCHITECTS

CONGRESSIONAL II SECTIONS
CAPITOL GATEWAY ESTATES - DUPLEX & TOWN HOMES
WASHINGTON, D.C.

DATE	DESCRIPTION
1/1/00	FINAL SET
1/1/00	REVISION SET

C2-A-41

