APPLICATION TO THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA FOR A CONSOLIDATED PLANNED UNIT DEVELOPMENT

FEBRUARY 14, 2003



CAPPER/CARROLLSBURG DWELLINGS

APPLICANT
CAPPER/CARROLLSBURG VENTURE, LLC
8403 COLESVILLE ROAD, SUITE 400
SILVER SPRING, MD 20910
PH: 301-562-1616
FX: 301-562-1660

LANDSCAPE ARCHITECT
EDAW, INC.
601 PRINCE STREET
ALEXANDRIA, VA 22314
PH: 703-836-1414
FX: 703-549-5869

OWNER
DISTRICT OF COLUMBIA HOUSING AUTHORITY
1133 NORTH CAPITOL STREET, NE
WASHINGTON, DC 20002-7599
PH: 202-535-1500
FX: 202-535-1740

TRAFFIC CONSULTANT
O.R. GEORGE & ASSOCIATES
10210 GREENBELT ROAD, STE. 310
LANHAM, MD 20706-2218
PH: 301-794-7700
FX:

DEVELOPER OF RESIDENTIAL LOW-RISE
EAKIN/YOUNGENTOB ASSOCIATES
1000 WILSON BLVD., STE. 2720
ARLINGTON, VA 22209
PH: 703-525-5565
FX: 703-525-6915

LAND USE COUNSEL
HOLLAND & KNIGHT
2099 PENNSYLVANIA AVE. NW, STE. 100
WASHINGTON, DC 20006-6801
PH: 202-955-3000
FX: 202-955-5564

DEVELOPER OF 250 M STREET
WILLIAM C. SMITH & CO., INC.
1220 L STREET NW, STE. 300
WASHINGTON, DC 20005
PH: 202-371-1220
FX 202-371-1407

ARCHITECT OF LOW-RISE RESIDENTIAL
THE TESSARD ARCHITECTURAL GROUP
8603 WESTWOOD CENTER DRIVE,
STE. 400, STE. 100
VIENNA, VA 22182
PH: 703-760-9344
FX: 703-760-9328

MASTER PLANNER
TORTI GALLAS AND PARTNERS, INC.
1300 SPRING STREET, 4TH FLOOR
SILVER SPRING, MD 20910
PH: 301-588-4800
FX: 301-650-2255

ARCHITECT OF SENIOR BUILDINGS
TORTI GALLAS AND PARTNERS, INC.
1300 SPRING STREET, 4TH FLOOR
SILVER SPRING, MD 20910
PH: 301-588-4800
FX: 301-650-2255

CIVIL ENGINEER
VIKA
8180 GREENSBORO DRIVE, STE. 200
MCLEAN, VA 22102
PH: 703-442-7800
FX: 703-761-2787

ZONING COMMISSION
District of Columbia
CASE NO. 03-13
EXHIBIT NO.5

ZONING COMMISSION
District of Columbia
Case 03-13
Exhibit 5

LIST OF DRAWINGS



C-1.1 Plat Plan
C-1.2 Existing Conditions
C-2.0 General Site Plan
C-2.1 Utility Plan
C-2.2 Grading Plan
C-3.1 Erosion Control Plan
C-3.2 Erosion Control Notes
L-1.0 Landscape & Lighting Plan
L-1.1 Plant Schedule & Key Plan
L-2.0 Typical Courtyard & Front Yard Planting
L-2.1 Senior Building Landscape Plans

Senior Building 1

A-1.0 Garage Plan
A-1.1 First Floor Plan
A-1.2 Second Floor Plan
A-1.3 Third Floor Plan
A-1.4 Fourth Floor Plan
A-2.0 5th Street Elevation
A-2.1 Virginia Avenue Elevation
A-2.2 East Elevation
A-2.3 K Street Elevation
A-3.0 Section through Square

Senior Building 2

A-4.0 Garage Level Plan
A-4.1 First Floor Plan
A-4.2 2nd - 4th Floor Plan
A-5.0 M Street Elevation
A-5.1 4th Street Elevation
A-5.2 5th Street Elevation
A-6.0 Section through Square

Low-Rise Residential Floor Plans

A-7.0 Not Used
A-8.0 Unit 'A'
A-8.1 Unit 'B'
A-8.2 Unit 'C'
A-8.3 Unit 'D'
A-8.4 Unit 'E'
A-8.5 Unit 'F'
A-8.6 Unit 'G'
A-8.7 Unit 'H'
A-8.8 Unit 'L'
A-8.9 Unit 'M'
A-8.10 Unit 'N'
A-8.11 Unit 'O'
A-8.12 Unit 'P'
A-8.13 Unit 'Q'

Building Elevations:

A-9.0 'L' Street Elevations - Square 825
A-9.1 'K' Street Elevations - Square 824 & 825
A-9.2 'K' Street Elevations - Square 798
A-9.3 'Eye' Street Elevations - Square 798
A-9.4 'Eye' Street Elevations - Square 797 & 824
A-9.5 '3rd' Street Elevations - Square 797 & 798
A-9.6 '3rd Street Place Elevations - Square 798
A-9.7 5th Street S.E. & Park Elevation - Square 824 & 825
A-9.8 4th Street Elevations - Square 824 & 825
A-9.9 4th Street Elevations
A-9.10 Virginia Avenue Elevations - Square 797

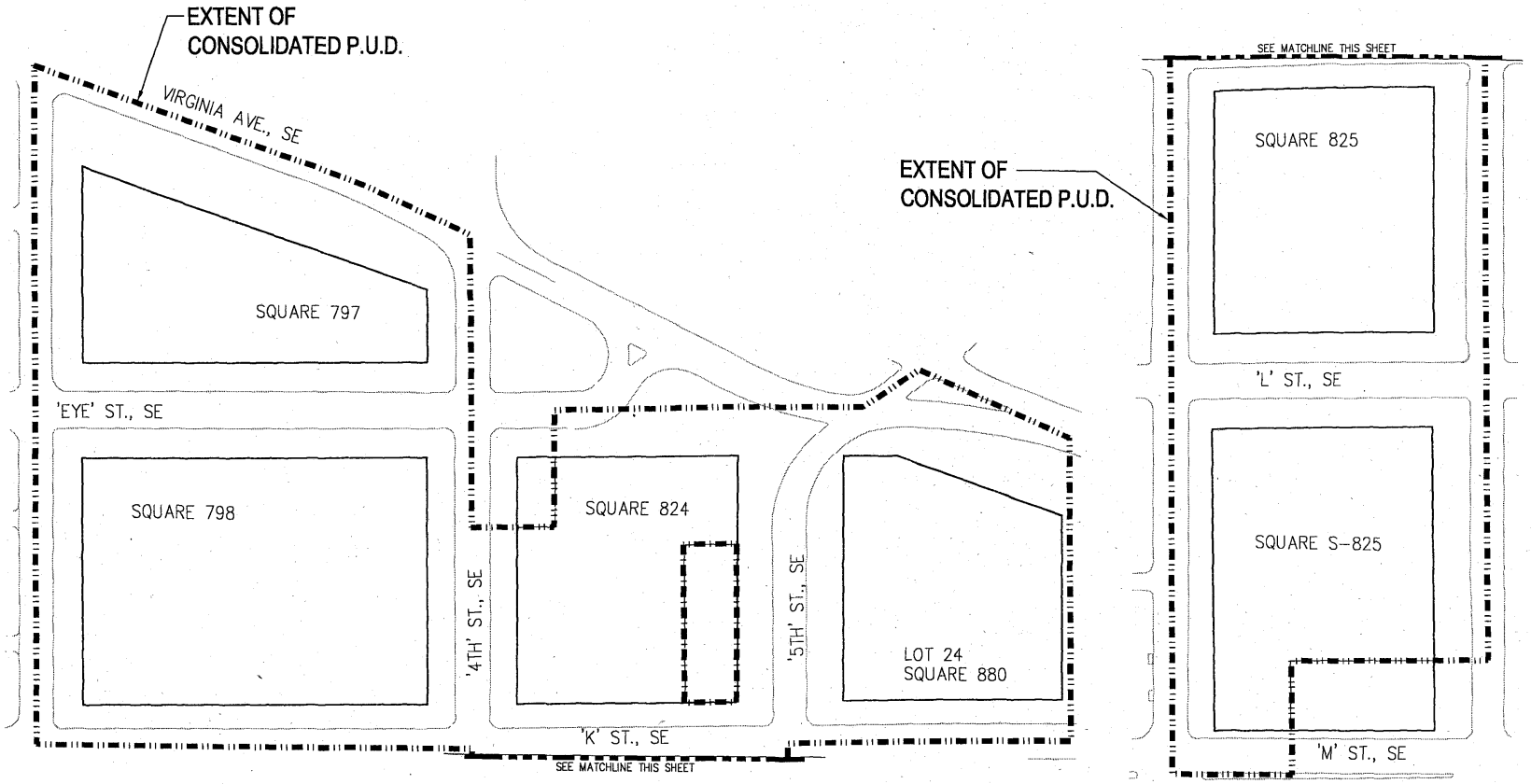
Building Sections:

A-10.0 Units 'A', 'B', 'C', 'D', 'E', 'G' & 'O'
A-10.1 Units 'F', 'H', 'P' & 'Q'
A-10.2 Units 'L', 'M' & 'N'
A-10.3 Units 'D' & 'G'

Dimensional Elevations:

A-11.0 Unit 'A' & 'E' Elevations
A-11.1 Unit 'B' & 'C' Elavations
A-11.2 Unit 'D' Elevations
A-11.3 Unit 'F', 'G' & 'Q' Elevations
A-11.4 Unit 'H', 'L' & 'P' Elevations
A-11.5 Unit 'M', 'N' & 'O' Elevations

©2003 Torti Gallas and Partners CHK, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800



CONSOLIDATED P.U.D. LIMITS =
305,346.56 S.F. / 7.010 ACRES

SQUARE	AREA	
797	42508.38 SQ. FT.	0.976 ACRES
798	77413.69 SQ. FT.	1.777 ACRES
824	39363.53 SQ. FT.	0.904 ACRES
825	49345.29 SQ. FT.	1.133 ACRES
S-825	51798.32 SQ. FT.	1.189 ACRES
880 (LOT 24)	44917.35 SQ. FT.	1.031 ACRES

GRAPHIC SCALE

©2002 Torti Gallas and Partners CHK, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

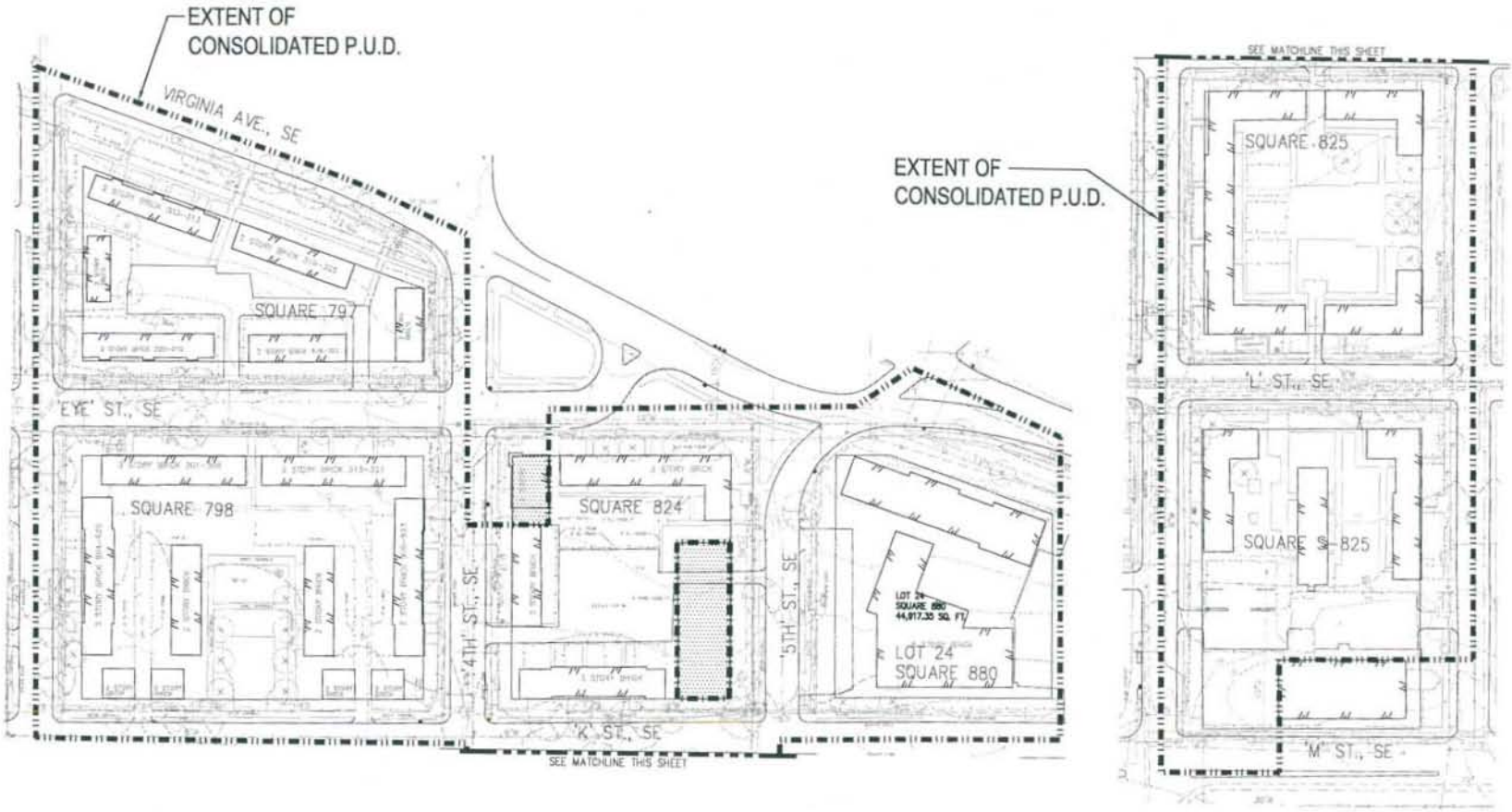
CAPPER / CARROLLSBURG VENTURE, LLC/ DCHA
TORTI GALLAS AND PARTNERS · CHK

CONSOLIDATED P.U.D. - PLAT PLAN

FEBRUARY 14, 2003

ARTHUR CAPPER / CARROLLSBURG DWELLINGS

C-1.1



LEGEND

BUILDING LINE
ELECTRICAL CONDUIT
EDGE OF PAVEMENT
FENCE LINE
INDEX CONTOUR
INTERMEDIATE CONTOUR
NATURAL GAS CONDUIT
OVERHEAD WIRES
TELEPHONE/COMMUNICATIONS CONDUIT
PROPERTY LINES
SANITARY SEWER CONDUIT
STORM DRAIN CONDUIT
WATER CONDUIT
LOTS IN PRIVATE OWNERSHIP
ALL OTHER PROPERTIES ARE
IN PUBLIC OWNERSHIP

GRAPHIC SCALE

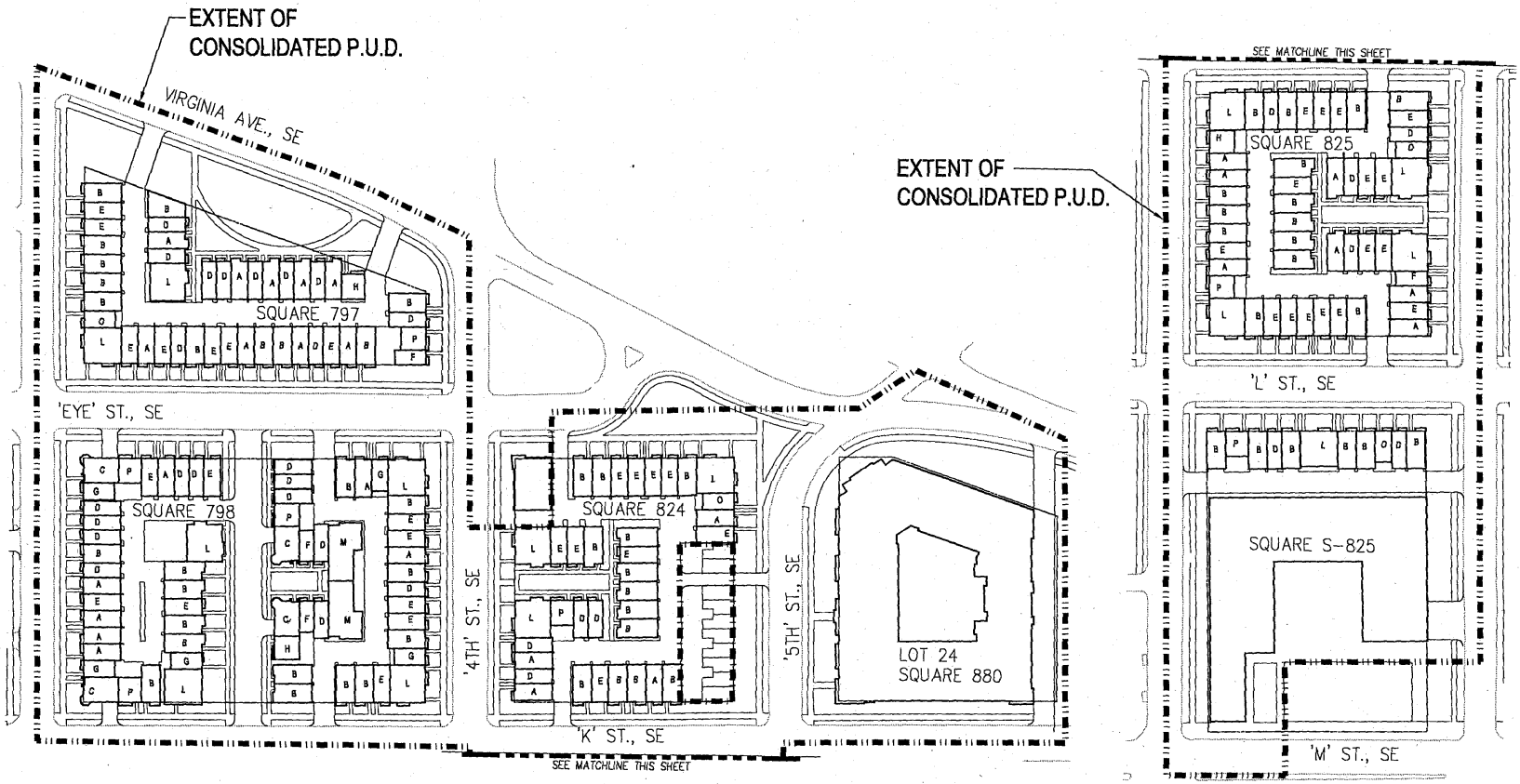
CONSOLIDATED P.U.D. - EXISTING CONDITIONS PLAN

FEBRUARY 14, 2003

©2002 Torti Gallas and Partners CHK, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

CAPPER / CARROLLSBURG VENTURE, LLC/ DCHA
TORTI GALLAS AND PARTNERS · CHK

ARTHUR CAPPER / CARROLLSBURG DWELLINGS



©2002 Torti Gallas and Partners CHK, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

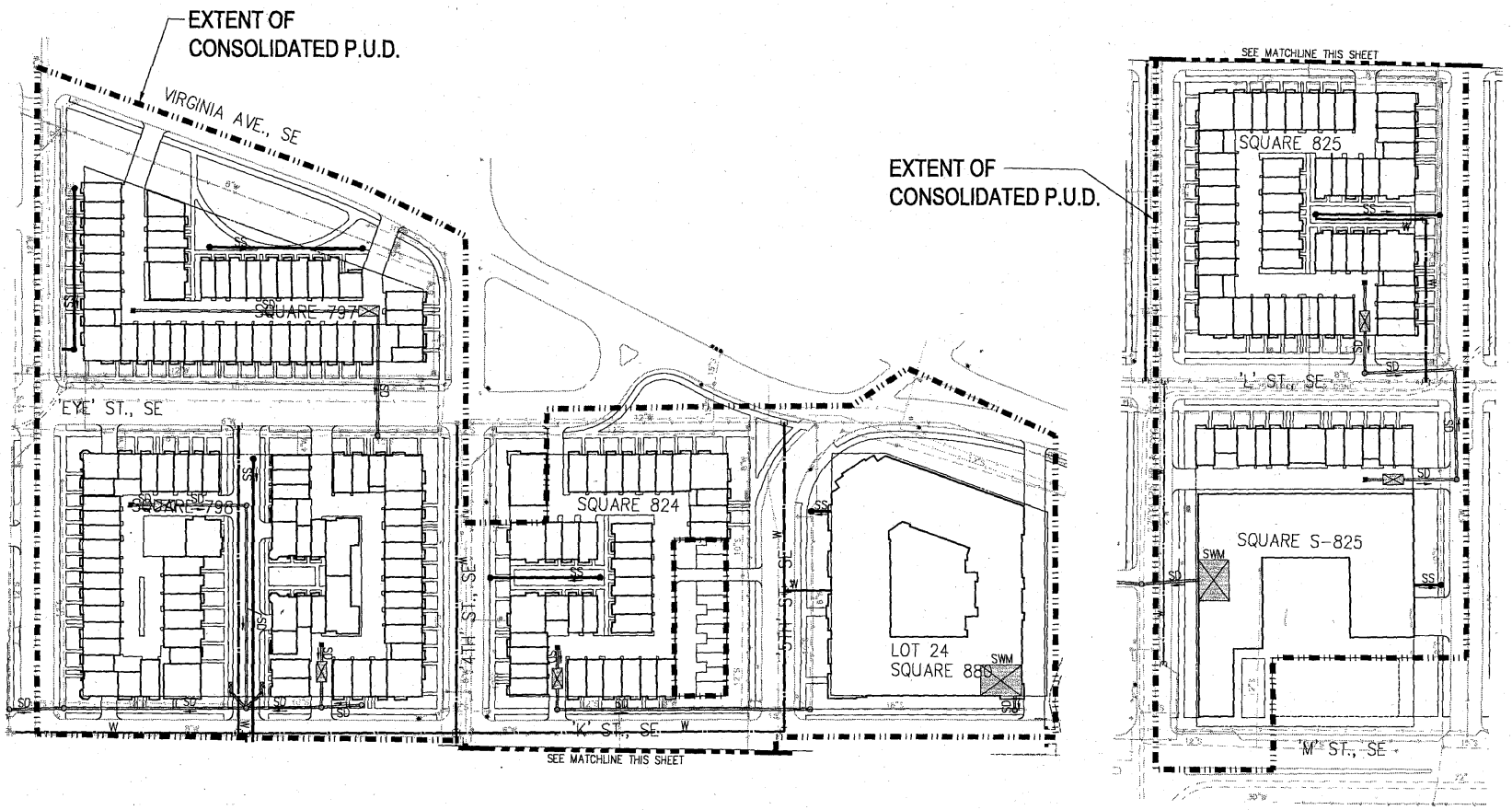
GRAPHIC SCALE

CONSOLIDATED P.U.D. - GENERAL SITE PLAI

FEBRUARY 14, 20

CAPPER / CARROLLSBURG VENTURE, LLC/ DCHA
TORTI GALLAS AND PARTNERS • CHK

ARTHUR CAPPER / CARROLLSBURG DWELLINGS



LEGEND

- STORM DRAIN
- SANITARY SEWER
- WATER LINE
- SWM BMP STRUCTURE
- ELECTRICAL CONDUIT
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- BUILDING LINE
- EDGE OF PAVEMENT
- PROPERTY LINES
- FENCE LINE

STORMWATER MANAGEMENT NARRATIVE

STORMWATER MANAGEMENT FOR THIS PROJECT WILL BE IMPLEMENTED ON EACH SQUARE INDIVIDUALLY WITHIN THE ENTIRE P.U.D. LIMITS. FOR THE SITES THAT HAVE PROPOSED OFFICE OR APARTMENT BUILDINGS, THE PRIMARY STORMWATER MANAGEMENT TREATMENT SYSTEM WILL BE A STRUCTURAL SAND FILTER LOCATED WITHIN THE GARAGE OR BELOW THE ON-SITE ENTRY DRIVE. THESE SYSTEMS WILL PROVIDE BOTH WATER QUALITY AND QUANTITY CONTROL. FOR THE SITES THAT INCLUDE TOWNHOMES, A COMBINATION OF TREATMENT SYSTEMS WILL BE UTILIZED. THE PROPOSED SWM ALTERNATIVES HAVE BEEN SELECTED WITH LOW IMPACT DEVELOPMENT (LID) TECHNIQUES IN MIND AND WILL INCLUDE: BIORETENTION AREAS (WHERE PRACTICAL & FEASIBLE DEPENDING ON THE SOILS), FILTERA STRUCTURES (BIORETENTION TREE BOX FILTERS), STORMFILTERS OR OTHER STRUCTURAL BMP, OR OTHER LID PRACTICES AS DETERMINED TO BE FEASIBLE ON EACH INDIVIDUAL SQUARE.

ESTIMATE OF QUANTITIES (PER SECTION 2406.11(e)(6)

ESTIMATED ANNUAL WATER CONSUMPTION: 1645 D.U. x 350 GDP x 365 DAYS = 210,148,750 GPY.

ESTIMATED ANNUAL SANITARY SEWER FLOWS: 80 GPCD x 2.5 PPDU x 1645 D.U. x 365 DAYS = 120,085,000 GPY.

ESTIMATED 15 YR. PEAK STORM WATER FLOWS: Q15 = C x I15 X A = 0.90 x 7.56 IN/HR x 7.01 AC. = 47.70 CFS

GRAPHIC SCALE

©2002 Torti Gallas and Partners CHK, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

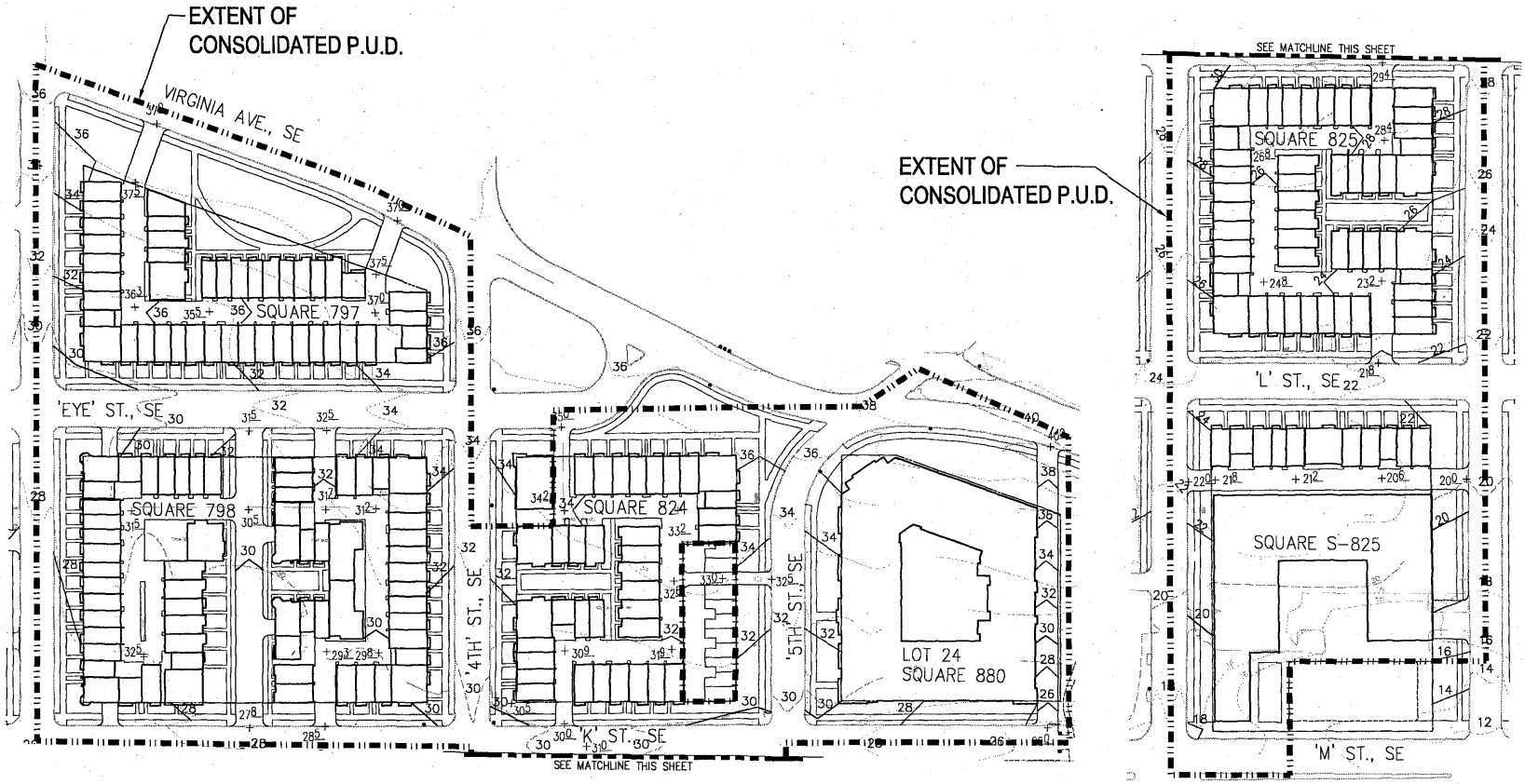
CAPPER / CARROLLSBURG VENTURE, LLC/ DCHA
TORTI GALLAS AND PARTNERS · CHK

CONSOLIDATED PUD - UTILITY PLAI

FEBRUARY 14, 200

ARTHUR CAPPER / CARROLLSBURG DWELLINGS

C-2.



LEGEND

EXISTING CONTOUR LINE

PROPOSED CONTOUR LINE

PROPOSED SPOT ELEVATION

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

©2002 Torti Gallas and Partners CHK, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

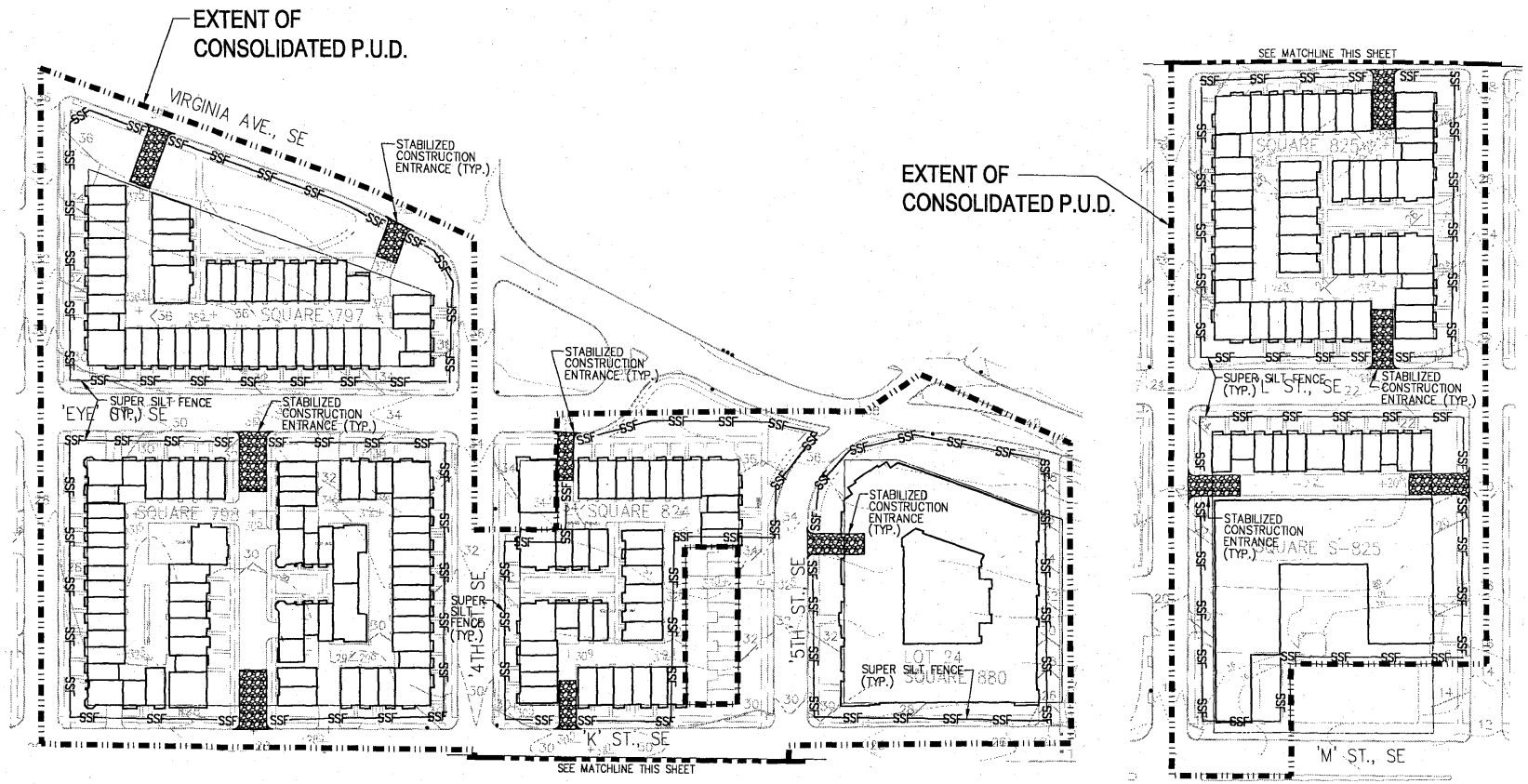
CAPPER / CARROLLSBURG VENTURE, LLC/ DCHA
TORTI GALLAS AND PARTNERS · CHK

CONSOLIDATED P.U.D. - GRADING PLAN

FEBRUARY 14, 2003

ARTHUR CAPPER / CARROLLSBURG DWELLINGS

C-2.2



LEGEND

LIMITS OF P.U.D.

SUPER SILT FENCE

STABILIZED CONSTRUCTION ENTRANCE

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

©2002 Torti Gallas and Partners CHK, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

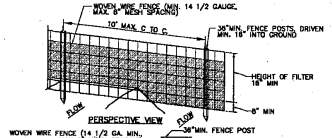
CAPPER / CARROLLSBURG VENTURE, LLC/ DCHA
TORTI GALLAS AND PARTNERS · CHK

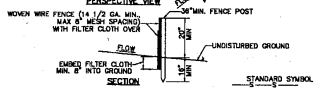
CONSOLIDATED P.U.D. - EROSION CONTROL PLAN

FEBRUARY 14, 200

ARTHUR CAPPER / CARROLLSBURG DWELLINGS

C-3.1





CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

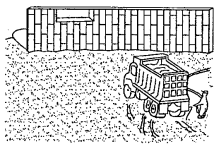
POST: STEEL EITHER T OR U TYPE OR 2" HARDWOOD

FENCE: WOVEN WIRE, 14 1/2 GA. 6" MAX MESH OPENING

FILTER CLOTH: FILTER X, MIRAFI 100X, STABUNKA T140N OR APPROVED EQUAL

FABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

1 C-5 FABRICATED SILT FENCE
NOT TO SCALE



STANDARDS AND SPECS FOR VEHICLE WASH AREA

DEFINITION: AN ON-SITE AREA WHERE TIRES AND UNDER CARRIAGE OF A VEHICLE CAN BE WASHED,

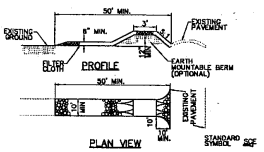
PURPOSE: THE VEHICLE WASH IS PROVIDED TO MINIMIZE THE QUANTITY OF SEDIMENT DEPOSITED ON DISTRICT OF COLUMBIA ROADS BY VEHICLES LEAVING THE SITE.

CONDITION WHERE PRACTICE APPLIES: THE VEHICLE WASH AREA WILL BE REQUIRED ON ANY SITE WHERE VEHICLES CAN ENTER INTO UNIMPROVED SURFACES.

DESIGN CRITERIA: THE "VEHICLE WASH AREA" SHALL BE PROVIDED ON-SITE. THE AREA MAY BE CONSTRUCTED OF RUBBLE OR OTHER HARD POROUS MATERIAL. A WORKING WATER HOSE MUST BE LOCATED IN THE AREA DURING ALL CONSTRUCTION ACTIVITIES.

WASHING-WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO U.S. NATIONAL ARBORETUM ROADS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

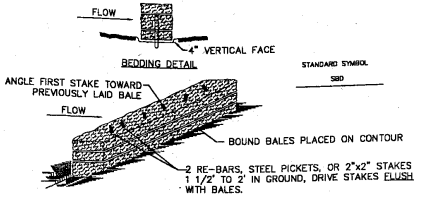
2 C-5 VEHICLE WASH AREA
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE--USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH--AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THICKNESS--NOT LESS THAN SIX (6) INCHES.
4. WIDTH--TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH--WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER--ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE--THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO DISTRICT OF COLUMBIA ROADS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO DISTRICT OF COLUMBIA ROADS MUST BE REMOVED IMMEDIATELY.
8. WASHING--WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO DISTRICT OF COLUMBIA ROADS WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

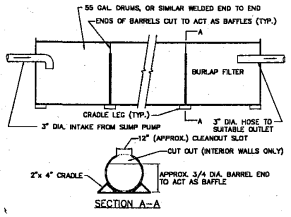
3 C-5 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF FOUR INCHES (4"), AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

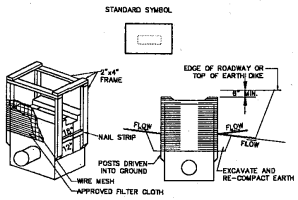
4 C-5 STRAW BALE DIKE
NOT TO SCALE



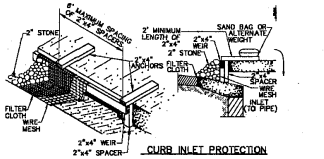
NOTES:

1. CLEAN OUT THE SEDIMENT TANK WHEN ONE THIRD (1/3) FILLED WITH SILT.
2. STEEL DRUMS ARE USED AS AN EXAMPLE DUE TO THEIR READY AVAILABILITY. ANY TANKS MAY BE USED PROVIDING THAT THE VOLUME IN CUBIC FEET EQUALS SIXTEEN TIMES THE PUMP DISCHARGE IN GALLONS PER MINUTE. PUMP DISCHARGE (G.P.M.) x 16=CUBIC FOOT STORAGE
3. ALL SEDIMENT COLLECTED IN THE TANK SHALL BE DISPOSED OF BY A METHOD APPROVED BY THE ARCHITECT.

5 C-5 PORTABLE SEDIMENT TANK DETAIL
NOT TO SCALE



SWALE INLET PROTECTION



CURB INLET PROTECTION

CONSTRUCTION SPECIFICATIONS

A. MATERIALS
1. WOODEN FRAME IS TO BE CONSTRUCTED OF 2"x4" CONSTRUCTION GRADE LUMBER.
2. WIRE MESH MUST BE OF SUFFICIENT STRENGTH TO SUPPORT FILTER FABRIC AND STONE FOR CURB INLETS, WITH WATER FULLY IMPOUNDED AGAINST IT.
3. FILTER CLOTH MUST BE OF A TYPE APPROVED FOR THIS PURPOSE; RESISTANT TO SUNLIGHT WITH SIEVE SIZE, EOS, 40-85, TO ALLOW SUFFICIENT PASSAGE OF WATER AND REMOVAL OF SEDIMENT.
4. STONE IS TO BE 2" IN SIZE AND CLEAN, SINCE FINES WOULD CLOG THE CLOTH.

B. CURB INLET PROTECTION
1. ATTACH A CONTINUOUS PIECE OF WIRE MESH (30" MIN WIDTH BY THROAT LENGTH PLUS 4') TO THE 2"x4" WEIR (MEASURING THROAT LENGTH PLUS 2') AS SHOWN ON THE STANDARD DRAWING.
2. PLACE A PIECE OF APPROVED FILTER CLOTH (40-85 SIEVE) OF THE SAME DIMENSIONS AS THE WIRE MESH OVER THE WIRE MESH AND SECURELY ATTACH TO THE 2"x4" WEIR.
3. SECURELY NAIL THE 2"x4" WEIR TO 9" LONG VERTICAL SPACERS TO BE LOCATED BETWEEN THE WEIR AND INLET FACE (MAX 5' APART).
4. PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL (MINIMUM 8' LENGTHS OF 2"x4" TO THE TOP OF THE WEIR AT SPACER LOCATIONS. THESE 2"x4" ANCHORS SHALL EXTEND ACROSS THE INLET TOP AND BE HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHT.
5. THE ASSEMBLY SHALL BE PLACED SO THAT THE END SPACERS ARE A MINIMUM OF 1' BEYOND BOTH ENDS OF THE THROAT OPENING.
6. FORM THE WIRE MESH AND FILTER CLOTH TO THE CONCRETE GUTTER AND AGAINST THE FACE OF CURB ON BOTH SIDES OF THE INLET. PLACE CLEAN 2" STONE OVER THE WIRE MESH AND FILTER CLOTH IN SUCH A MANNER AS TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE FILTER CLOTH.
7. THIS TYPE OF PROTECTION MUST BE INSPECTED FREQUENTLY AND THE FILTER CLOTH AND STONE REPLACED WHEN CLOGGED WITH SEDIMENT.
8. ASSURE THAT STORM FLOW DOES NOT BYPASS INLET BY INSTALLING TEMPORARY EARTH OR ASPHALT DIKES DIRECTING FLOW INTO INLET.

C. A SWALE, DITCHLINE OR YARD INLET PROTECTION.
1. EXCAVATE COMPLETELY AROUND INLET TO A DEPTH OF 18" BELOW NOTCH ELEVATION.
2. DRIVE 2"x4" POST 1' INTO GROUND AT FOUR CORNERS OF INLET. PLACE NAIL STRIPS BETWEEN POSTS ON ENDS OF INLET. ASSEMBLE TOP PORTION OF 2"x4" FRAMING USING OVERLAP JOINT SHOWN. TOP OF FRAME (WEIR) MUST BE 8" BELOW EDGE OF ROADWAY ADJACENT TO INLET.
3. STRETCH WIRE MESH TIGHTLY AROUND FRAME AND FASTEN SECURELY. ENDS MUST MEET AT POST. STRETCH FILTER CLOTH TIGHTLY OVER WIRE MESH. THE CLOTH MUST EXTEND FROM TOP OF FRAME TO 18" BELOW INLET NOTCH ELEVATION. FASTEN SECURELY TO FRAME. ENDS MUST MEET AT POST, BE OVERLAPPED AND FOLDED, THEN FASTENED DOWN.
5. BACKFILL AROUND INLET IN COMPACTED 8" LAYERS UNTIL LAYER OF EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.
6. IF THE INLET IS NOT IN A LOW POINT, CONSTRUCT A PACKED EARTH DIKE IN THE DITCH LINE BELOW IT. THE TOP OF THIS DIKE IS TO BE AT LEAST 6" HIGHER THAN THE TOP OF FRAME (WEIR).
7. THIS STRUCTURE MUST BE INSPECTED FREQUENTLY AND THE FILTER FABRIC REPLACED WHEN CLOGGED.

6 C-5 INLET PROTECTION
NOT TO SCALE

EROSION AND SEDIMENT CONTROL
STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.
2. THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL AND OTHER DELETERIOUS MATERIAL TO BE USED FOR ON-SITE DUST CONTROL.
3. THE CONTRACTOR SHALL SUPPLY WATER SPRAYING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREAS.
4. THE CONTRACTOR SHALL IMPLEMENT STRICT DUST CONTROL MEASURES DURING ACTIVE CONSTRUCTION PERIODS ON-SITE. THESE CONTROL MEASURES WILL GENERALLY CONSIST OF WATER APPLICATIONS THAT SHALL BE APPLIED A MINIMUM OF ONCE PER DAY DURING DRY WEATHER OR MORE OFTEN AS REQUIRED TO PREVENT DUST EMISSIONS.
5. FOR WATER APPLICATION TO UNDISTURBED SOIL SURFACES, THE CONTRACTOR SHALL:
   A. APPLY WATER WITH EQUIPMENT CONSISTING OF TANK, SPRAY BAR, PUMP WITH DISCHARGE PRESSURE GAUGE;
   B. ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER;
   C. DISPERSE WATER THROUGH NOZZLES ON SPRAY BAR AT 20 PSI (137.8 K Pa) MINIMUM. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING;
   D. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND THE SITE BOUNDARIES.
6. FOR WATER APPLICATION TO SOIL SURFACES DURING DEMOLITION AND/OR EXCAVATION, THE CONTRACTOR SHALL:
   A. APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND MIST NOZZLES;
   B. LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA CAN BE MISTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING;
   C. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND THE SITE BOUNDARIES.

SOD ESTABLISHMENT (VEGETATIVE STABILIZATION)

To provide quick cover on disturbed areas which will be maintained with equipment (2:1 grade or flatter).

1. General Specifications
   a. Class of turfgrass sod shall be Maryland or Virginia State Certified, or Maryland or Virginia State approved sod.
   b. Sod shall be machine cut at a uniform thickness of 3/4", plus or minus 1/4", at the time of cutting. Measurement for thickness shall exclude top growth and thatch.
   c. Standard size sections of sod shall be strong enough to support their own weight and retain their size and shape when suspended vertically with a firm grasp on the upper 10 percent of the section.
   d. Individual pieces of sod shall be cut to the supplies width and length. Maximum allowable deviation from standard widths and lengths shall be 5 percent. Broken pads and torn or uneven ends will not be acceptable.
   e. Sod shall not be harvested or transplanted when moisture content (whether dry or wet) may adversely affect its survival.
   f. Sod shall be harvested, delivered, and installed within a period of 36 hours. Sod not transplanted within this period shall be inspected and approved prior to its installation.
   g. Sod labels shall be made available to the job foreman and inspector.
2. Sod Installation
   a. During periods of excessively high temperature the soil shall be lightly irrigated immediately prior to laying the sod.
   b. The first row of sod shall be laid in a straight line with subsequent rows placed parallel to and tightly wedged against each other. Lateral joints shall be staggered to promote more uniform growth and strength. Ensure that sod is not stretched or overlapped and that all joints are butted tight in order to prevent voids which would cause air drying of the roots.
   c. On sloping areas where erosion may be a problem, and shall be laid with the long edges parallel to the contour and with staggering joints. Secure the sod by rolling, tamping and pegging or other approved methods.
   d. As sodding is completed in any one section, the entire area shall be rolled or tamped to ensure solid contact of roots with soil surface. Sod shall be watered immediately after rolling or tamping until the underside of the new sod pad and soil surface below the sod are thoroughly wet. The operations of laying, tamping and irrigating for any piece of sod shall be completed within eight hours.
3. Sod Maintenance
   a. In the absence of adequate rainfall, watering shall be performed daily or as often as necessary during the first week, and in sufficient quantities to maintain moist soil to a depth of 4". Watering should be done during the heat of the day to prevent wilting.
   b. After the first week, and shall be watered as necessary to maintain adequate moisture and ensure establishment.
   c. First mowing should not be attempted until sod is firmly rooted. No more than 1/3 of the grass leaf shall be removed by the initial cutting or subsequent cuttings. Grass height shall be maintained between 2" and 3" unless otherwise specified.

EROSION CONTROL NOTES

1. ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ON-SITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED.
2. ALL DEBRIS TO BE REMOVED FROM SITE.
3. ALLEY AND/OR STREET SHALL BE SWEPT CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.
4. ALL CATCH BASINS AND AREA DRAINS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
5. IF ANY CATCH BASIN OR DRAIN BECOMES CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEANING.
6. CONTRACTOR SHALL CLEAN OUT SEDIMENT TANK WHEN 33% IAPACITY, HAS BEEN REACHED.
7. ANY STOCKPILING, REGARDLESS OF LOCATION, SHALL BE STABILIZED AND COVERED WITH PLASTIC OR CANVAS, AFTER IT'S ESTABLISHMENT AND FOR THE DURATION OF THE PROJECT.
8. AFTER RAZE OR DEMOS, THERE IS THE NEED FOR GROUND COVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING, SUCH AS SEED, SOD, PAVE, BROOMSAT OR MULCH, ETC.
9. RESEED ALL DISTURBED AREAS NOT COVERED BY PAVEMENTS WALLS, BUILDINGS, AND PERMANENT STRUCTURES UPON COMPLETION OF ALL SITE WORK AS PER SEEDING SPECIFICATIONS.
10. ALL SEDIMENT TRAPS MUST BE SURROUNDED WITH A WELDED WIRE SAFETY FENCE. THE FENCE MUST BE AT LEAST 42 INCHES HIGH, HAVE POSTS SPACED NO FARTHER APART THAN 8 FEET, HAVE MESH OPENINGS NO GREATER THAN 2 INCHES IN WIDTH AND 4 INCHES IN HEIGHT WITH A MINIMUM OF 14 GAUGE WIRE. SAFETY FENCE MUST BE MAINTAINED

©2002 Torti Gallas and Partners CHK, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

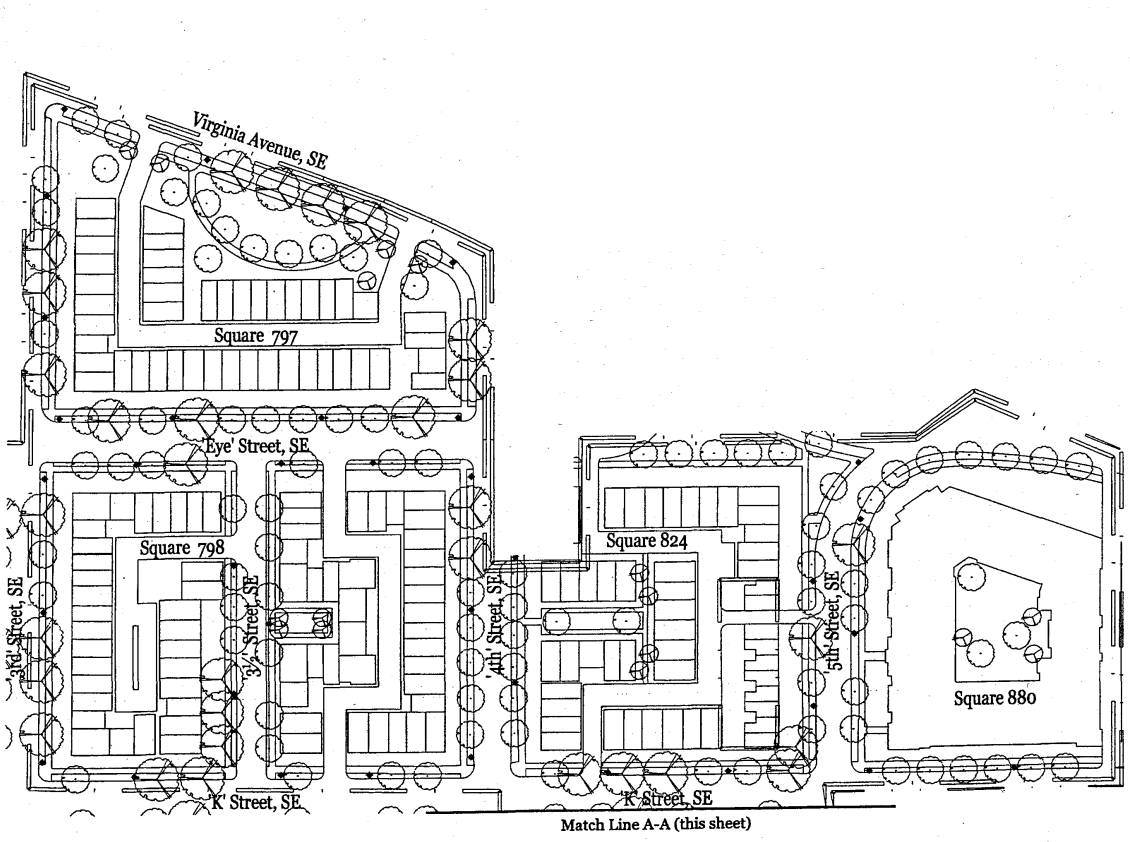
CONSOLIDATED P.U.D. - EROSION CONTROL NOTES

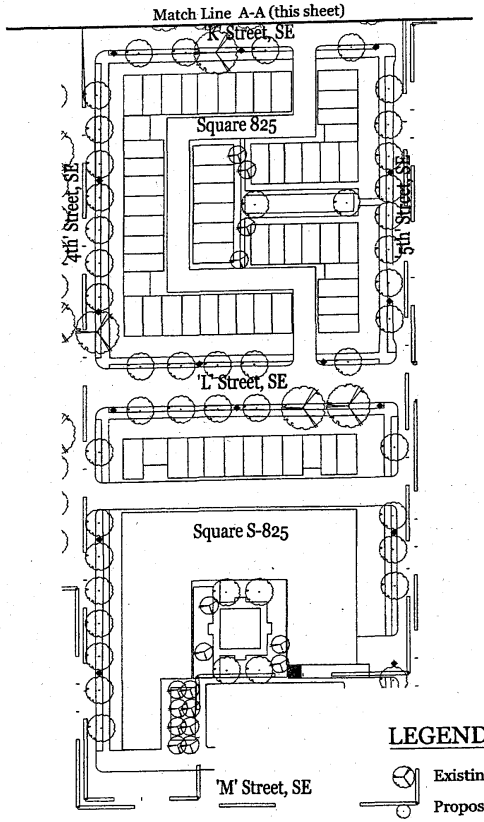
FEBRUARY 14, 2003

CAPPER / CARROLLSBURG VENTURE, LLC/ DCHA
TORTI GALLAS AND PARTNERS · CHK

VIKA

ARTHUR CAPPER / CARROLLSBURG DWELLINGS
C-3.2





LEGEND

- Existing tree to remain
- Proposed shade tree
- Proposed ornamental tree
- Proposed street light

SCALE: 1"=40'-0"

LANDSCAPE AND LIGHTING PLAN - CONSOLIDATED P.U.D.

FEBRUARY 14, 2003

©2003 Torti Gallas and Partners CHK, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

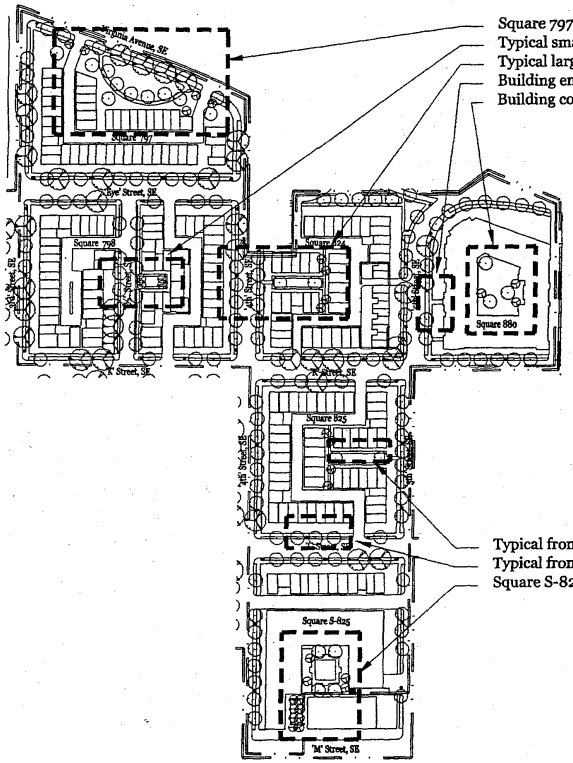
CAPPER/CARROLLSBURG VENTURE, LLC / DCHA
Torti Gallas and Partners · CHK EDAW

CAPPER/CARROLLSBURG DWELLINGS

L-1.0

Botanical Name	Common Name	Installed Size	Root	Notes
Shade Trees				
Acer rubrum	Red Maple	4" cal.	B&B	I. Street
Acer rubrum 'October Glory'	Red Maple 'October Glory'	4" cal.	B&B	7th Street
Acer saccharum	Sugar Maple	4" cal.	B&B	2nd Street
Fraxinus pennsylvanica 'Patmore'	Patmore Green Ash	4" cal.	B&B	
Nyssa sylvatica	Sourgum	4" cal.	B&B	
Platanus x acerfolia	London Plane Tree	4" cal.	B&B	Eye Street
Quercus phellos	Willow Oak	4" cal.	B&B	M Street
Quercus rubra	Red Oak	4" cal.	B&B	Virginia Ave
Quercus shomardii	Shomard Oak	4" cal.	B&B	3rd Street
Tilia cordata	Green Spire Linden	4" cal.	B&B	5th Street
Ornamental Trees				
Amelanchier x grandiflora	Serviceberry	2.5 - 3" cal.	B&B	
Betula nigra 'Heritage'	Heritage River Birch	2.5 - 3" cal.	B&B	
Cercis canadensis	Redbud	2.5 - 3" cal.	B&B	
Chionanthus virginicus	White Fringetree	2.5 - 3" cal.	B&B	
Cladrastis kentukea	American Yellowood	2.5 - 3" cal.	B&B	
Halesia tetraptera	Carolina Silverbell	2.5 - 3" cal.	B&B	
Magnolia virginiana	Sweetbay Magnolia	2.5 - 3" cal.	B&B	
Evergreen Shrubs / Small Trees				
Ilex glabra	Inkberry Holly	18" - 24"	B&B or Cont.	
Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	18" - 24"	B&B or Cont.	
Juniperus virginiana 'Manhattan Blue'	Manhattan Blue Juniper	18" - 24"	B&B or Cont.	
Kalmia latifolia	Mountain Laurel	18" - 24"	B&B or Cont.	
Leucothoe fontanesiana	Leucothoe	18" - 24"	B&B or Cont.	
Rhodedendron caroliniana	Carolina Rhodedendron	18" - 24"	B&B or Cont.	
Deciduous Shrubs				
Aronia arbutifolia	Red Chokeberry	18" - 24"	B&B or Cont.	
Fothergilla gardenii 'Mr. Airy'	Mt. Airy Fothergilla	18" - 24"	B&B or Cont.	
Ilex verticulata 'Red Sprite'	Red Sprite Winterberry Holly	18" - 24"	B&B or Cont.	
Rhodedendron atlanticum	Coastal Azalea	18" - 24"	B&B or Cont.	
Rhodedendron calendulaceum	Flame Azalea	18" - 24"	B&B or Cont.	
Rhus aromatica	Fragrant Sumac	18" - 24"	B&B or Cont.	
Viburnum dentatum	Arrowwood Viburnum	18" - 24"	B&B or Cont.	
Groundcovers				
Cotoneaster dammeri 'Coral Berry'	Bearberry Cotoneaster	8"	p.p - 1qt.	
Euonymus fortunei	Wintercreeper Euonymus	8"	p.p - 1qt.	
Hypernicum densiflorum	Dense Hypernicum	8"	p.p - 1qt.	
Juniperus horizontalis 'Bar Harbor'	Bar Harbor Spreading Juniper	8"	p.p - 1qt.	
Juniperus horizontalis 'Plumosa'	Plumosa Spreading Juniper	8"	p.p - 1qt.	
Liriope spicata	Creeping Liriope	8"	p.p - 1qt.	

PLANT SCHEDULE



Square 797 - Sheet L-2.1
Typical small coutyard - Sheet L-2.1
Typical large courtyard - Sheet L-2.1
Building entrance - square 880 - Sheet L-3.1
Building courtyard - Square 880 - Sheet L-3.1

Typical front yard planting facing courtyard - Sheet L-2.1.
Typical front yard planting facing street - Sheet L-2.1
Square S-825 senior building courtyard - Sheet L-3.1

KEY PLAN

LEGEND

- Existing tree to remain
- Proposed shade tree
- Proposed ornamental tree
- Proposed street light

SCALE: 1"=80'-0"

PLANT SCHEDULE AND KEY PLAN - CONSOLIDATED P.U.D.

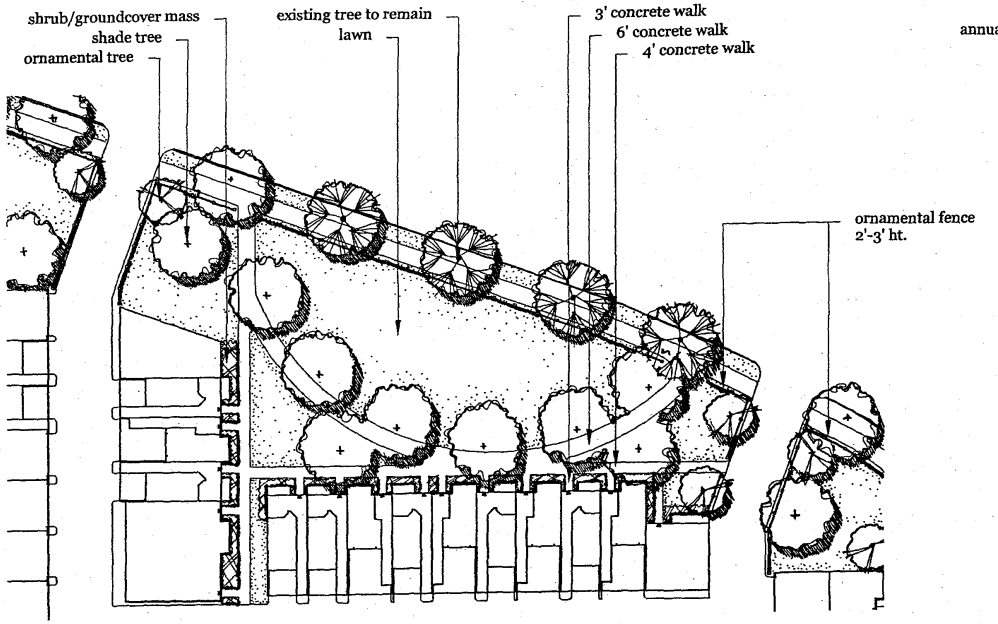
FEBRUARY 14, 2003

©2003 Torti Gallas and Partners CHK, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

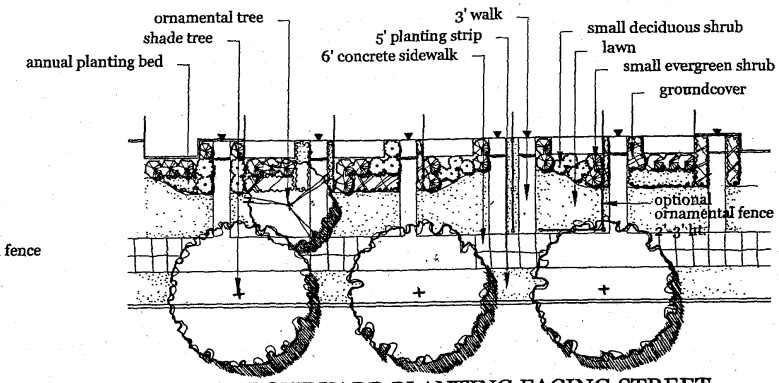
CAPPER/CARROLLSBURG VENTURE, LLC / DCHA
Torti Gallas and Partners · CHK EDAW

CAPPER/CARROLLSBURG DWELLINGS

L-1.1



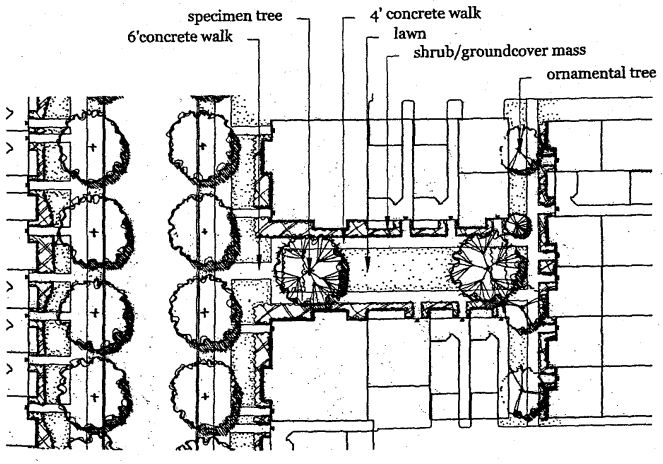
SQUARE 797
Scale: 1"=16'-0"



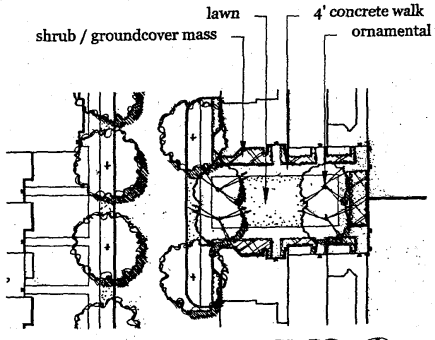
TYPICAL FRONT YARD PLANTING FACING STREET
Scale - 1"=8'-0"



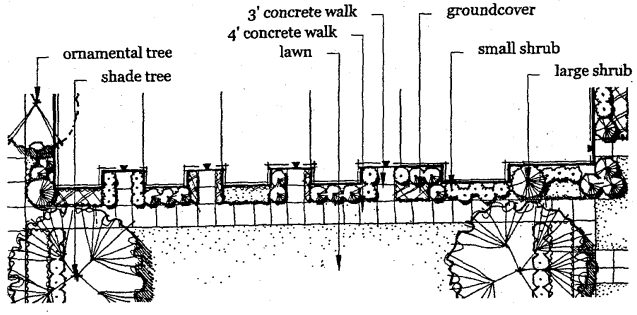
TYPICAL TOWNHOUSE ELEVATION
Scale - 1"=8'-0"



TYPICAL LARGE COURTYARD
Scale: 1"=16'-0"



TYPICAL SMALL COURTYARD
Scale: 1"=16'-0"



TYPICAL FRONT YARD PLANTING FACING COURTYARDS
Scale: 1"=8'-0"

©2003 Torti Gallas and Partners CHK, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

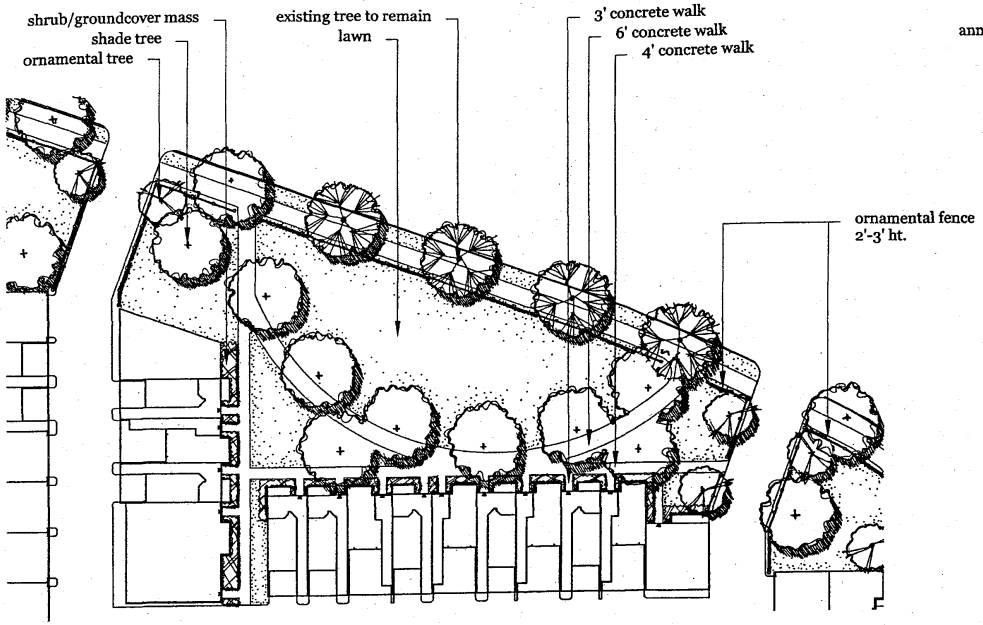
SCALE: AS NOTED

TYPICAL COURTYARD AND FRONT YARD PLANTING PLANS

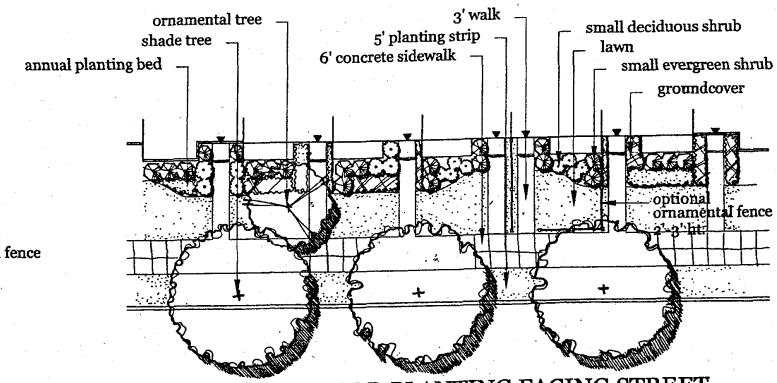
FEBRUARY 14, 2003

CAPPER/CARROLLSBURG DWELLINGS

CAPPER/CARROLLSBURG VENTURE, LLC / DCHA
Torti Gallas and Partners · CHK EDAW



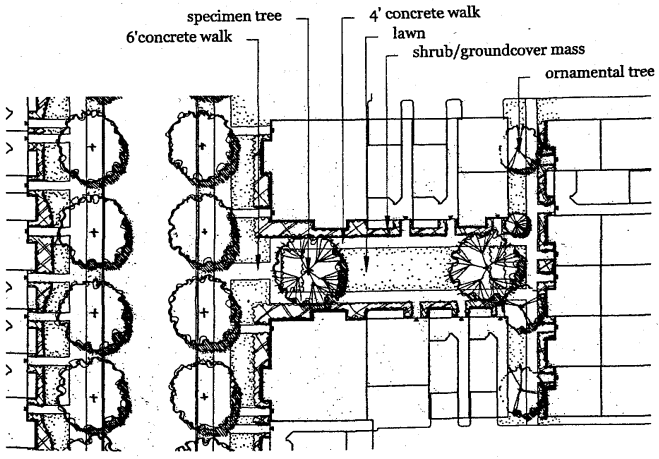
SQUARE 797
Scale: 1"=16'-0"



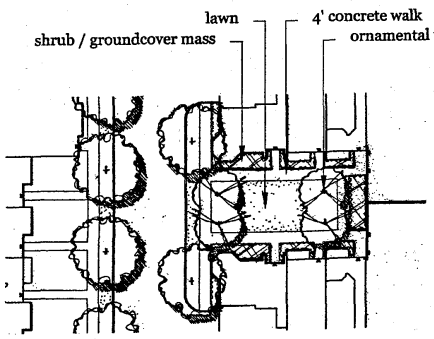
TYPICAL FRONT YARD PLANTING FACING STREET
Scale - 1"=8'-0"



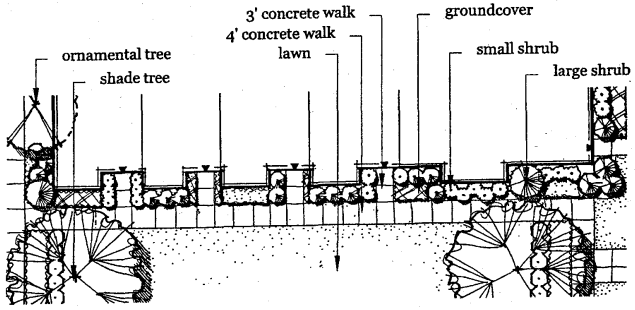
TYPICAL TOWNHOUSE ELEVATION
Scale - 1"=8'-0"



TYPICAL LARGE COURTYARD
Scale: 1"=16'-0"



TYPICAL SMALL COURTYARD
Scale: 1"=16'-0"



TYPICAL FRONT YARD PLANTING FACING COURTYARDS
Scale: 1"=8'-0"

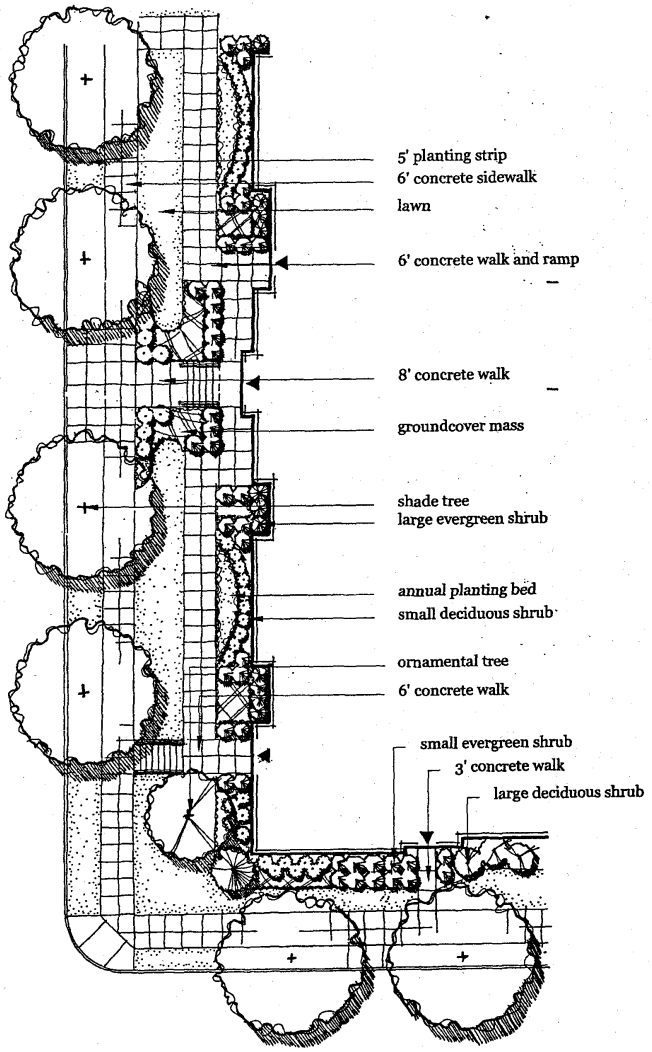
SCALE: AS NOTED

TYPICAL COURTYARD AND FRONT YARD PLANTING PLANS

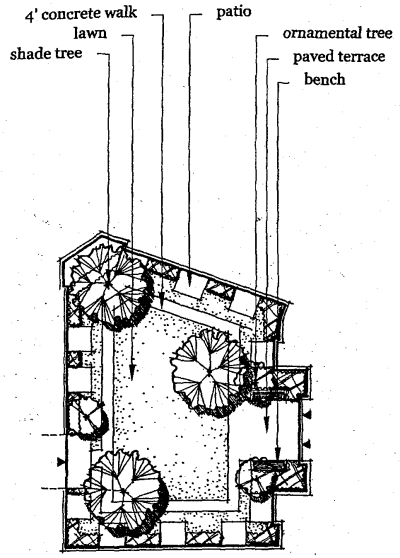
FEBRUARY 14, 2003

©2003 Torti Gallas and Partners CHK, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

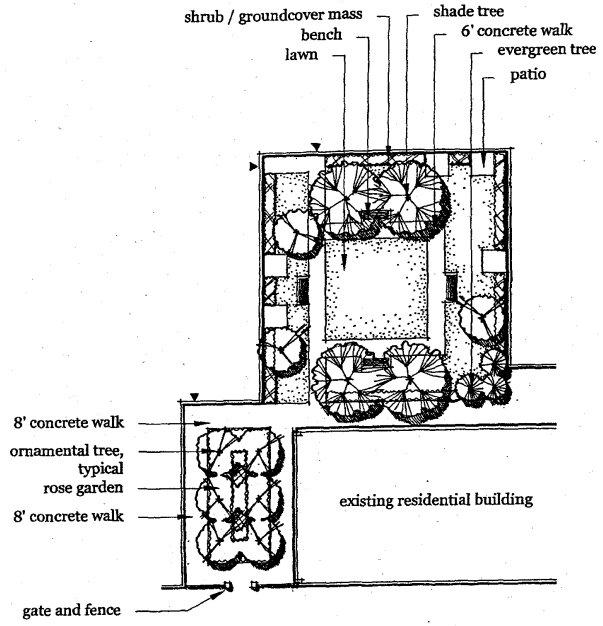
CAPPER/CARROLLSBURG DWELLINGS



BUILDING ENTRANCE - SQUARE 880
square 880 senior building entrance - scale: 1"=8'-0"



BUILDING COURTYARD - SQUARE 880
Scale:1"=16'-0"



BUILDING COURTYARD - SQUARE S-825
Scale:1"=16'-0"

SCALE: AS NOTED

TYPICAL SENIOR BUILDING PLANTING PLANS

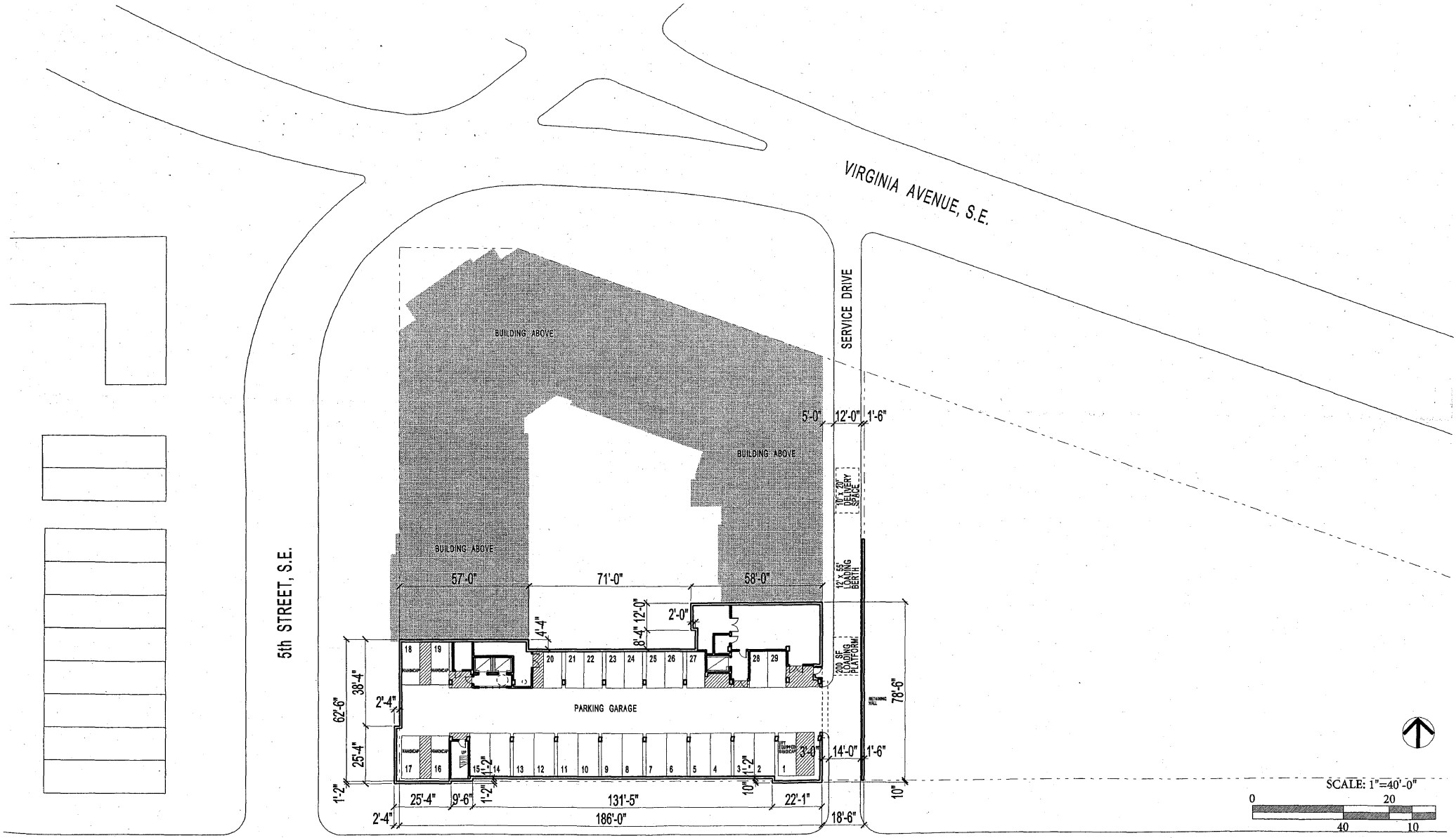
FEBRUARY 14, 2003

©2003 Torti Gallas and Partners CHK, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

CAPPER/CARROLLSBURG VENTURE, LLC / DCHA
Torti Gallas and Partners · CHK EDAW

CAPPER/CARROLLSBURG DWELLINGS

L-2.1



©2003 Torti Gallas and Partners-CHK, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

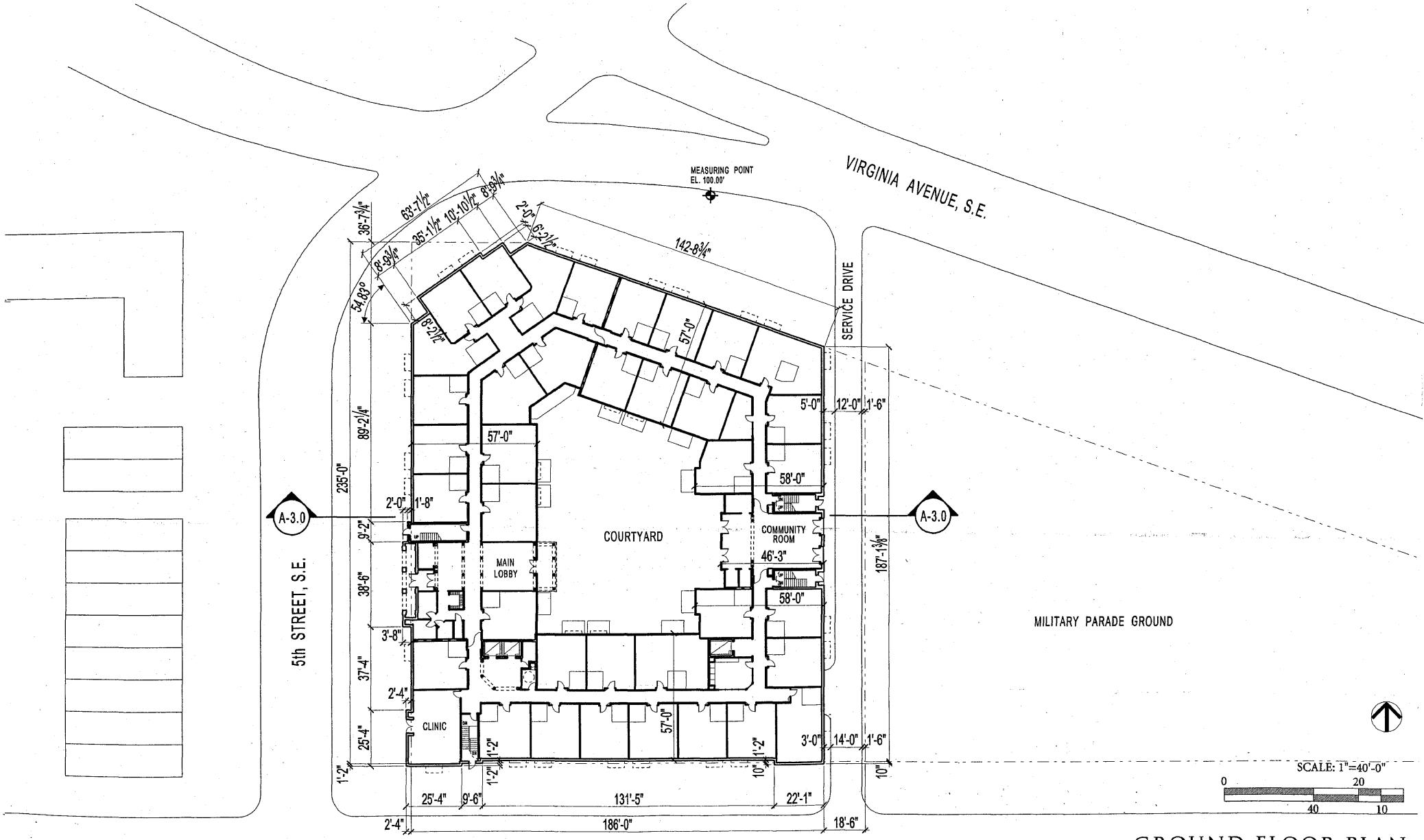
CAPPER/CARROLLSBURG VENTURE, LLC / DCHA
TORTI GALLAS AND PARTNERS · CHK

GARAGE FLOOR PLAN

FEBRUARY 14, 2003

CAPPER/CARROLLSBURG SENIOR BUILDING NO. 1

A-1.0



©2003 Torti Gallas and Partners-CHK, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

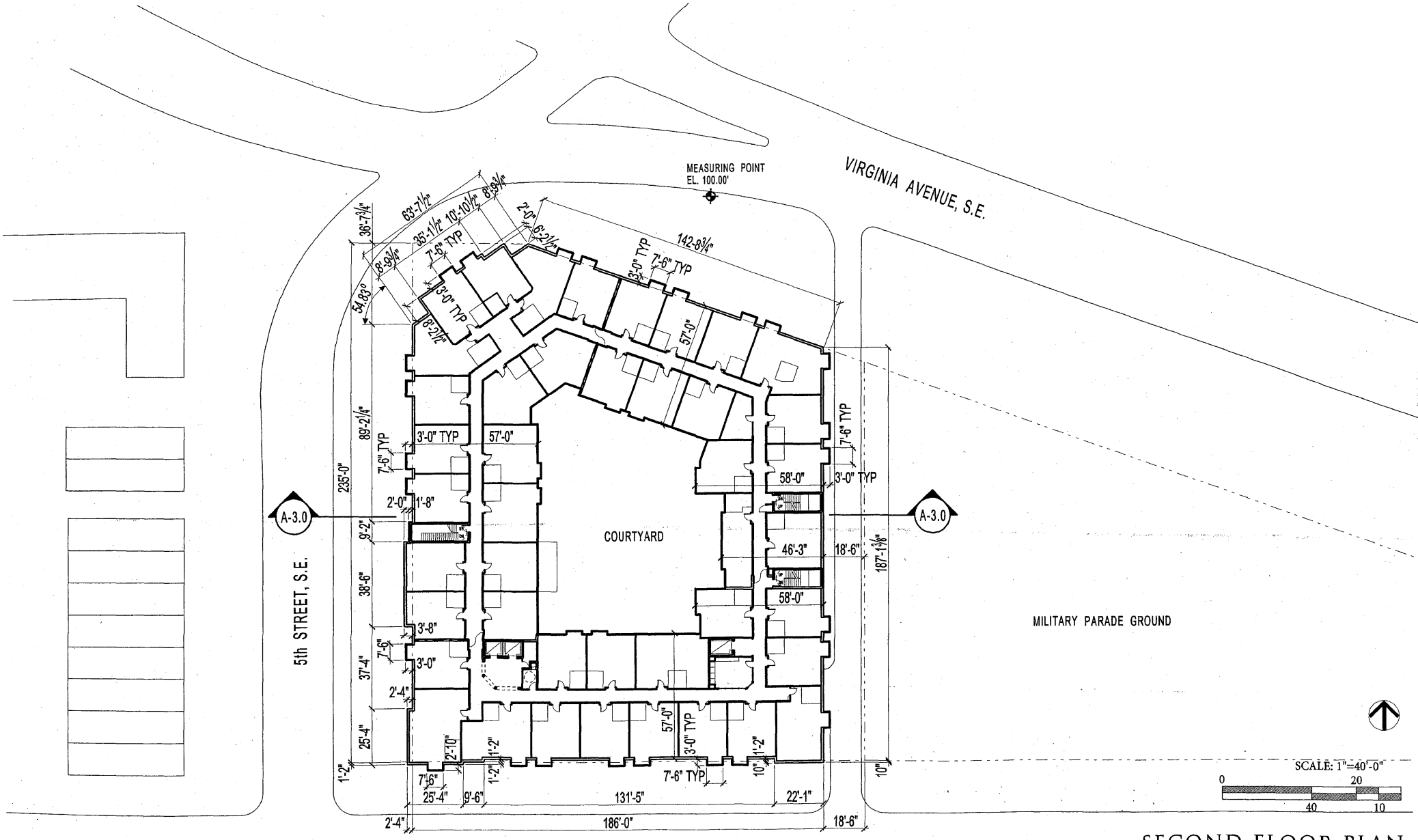
GROUND FLOOR PLAN

FEBRUARY 14, 2003

CAPPER/CARROLLSBURG VENTURE, LLC / DCHA
TORTI GALLAS AND PARTNERS · CHK

CAPPER/CARROLLSBURG SENIOR BUILDING NO. 1

A-1.1



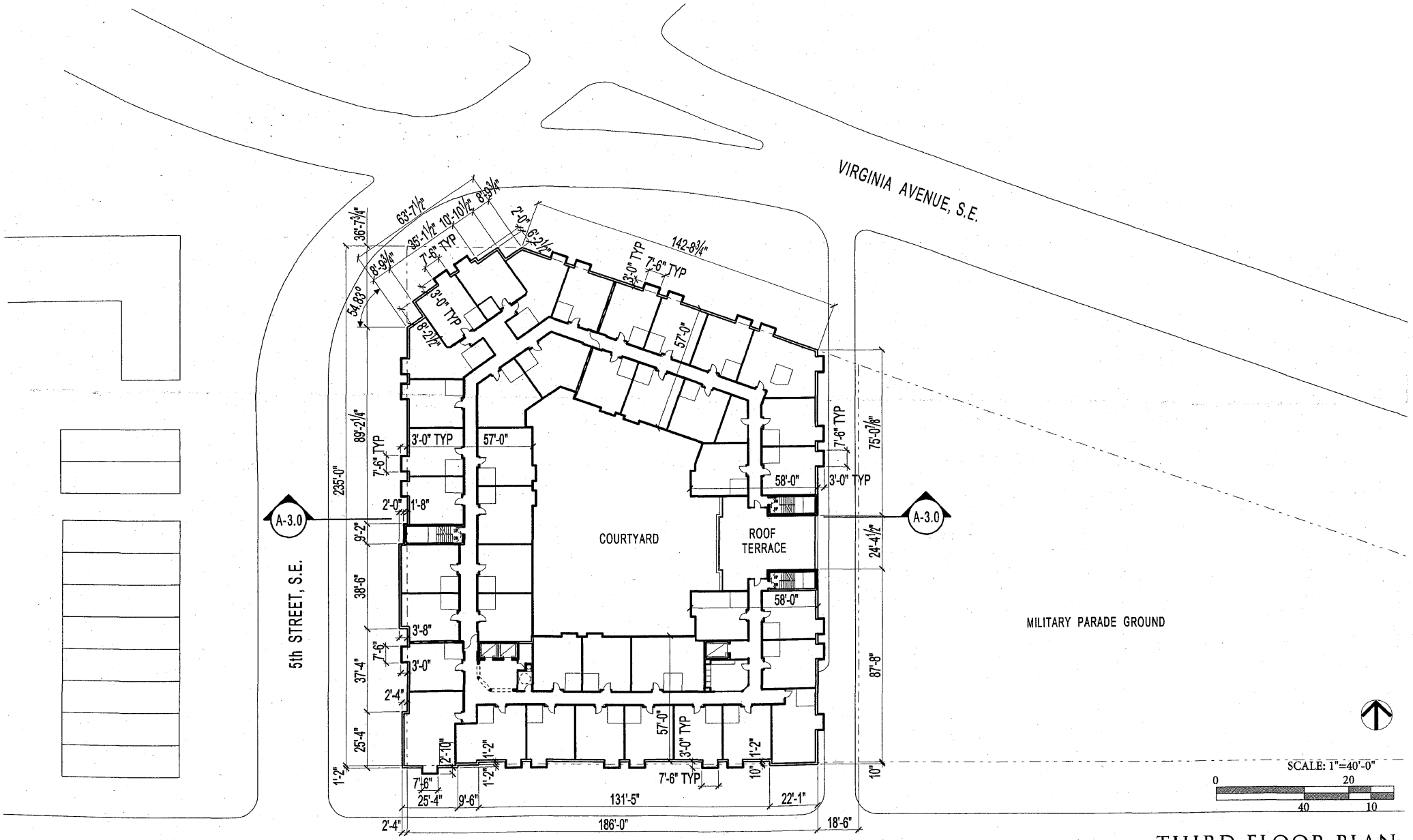
©2003 Torti Gallas and Partners-CHK, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

SECOND FLOOR PLAN
FEBRUARY 14, 2003

CAPPER/CARROLLSBURG VENTURE, LLC / DCHA
TORTI GALLAS AND PARTNERS · CHK

CAPPER/CARROLLSBURG SENIOR BUILDING NO. 1

A-1.2



©2003 Torti Gallas and Partners - CHK, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

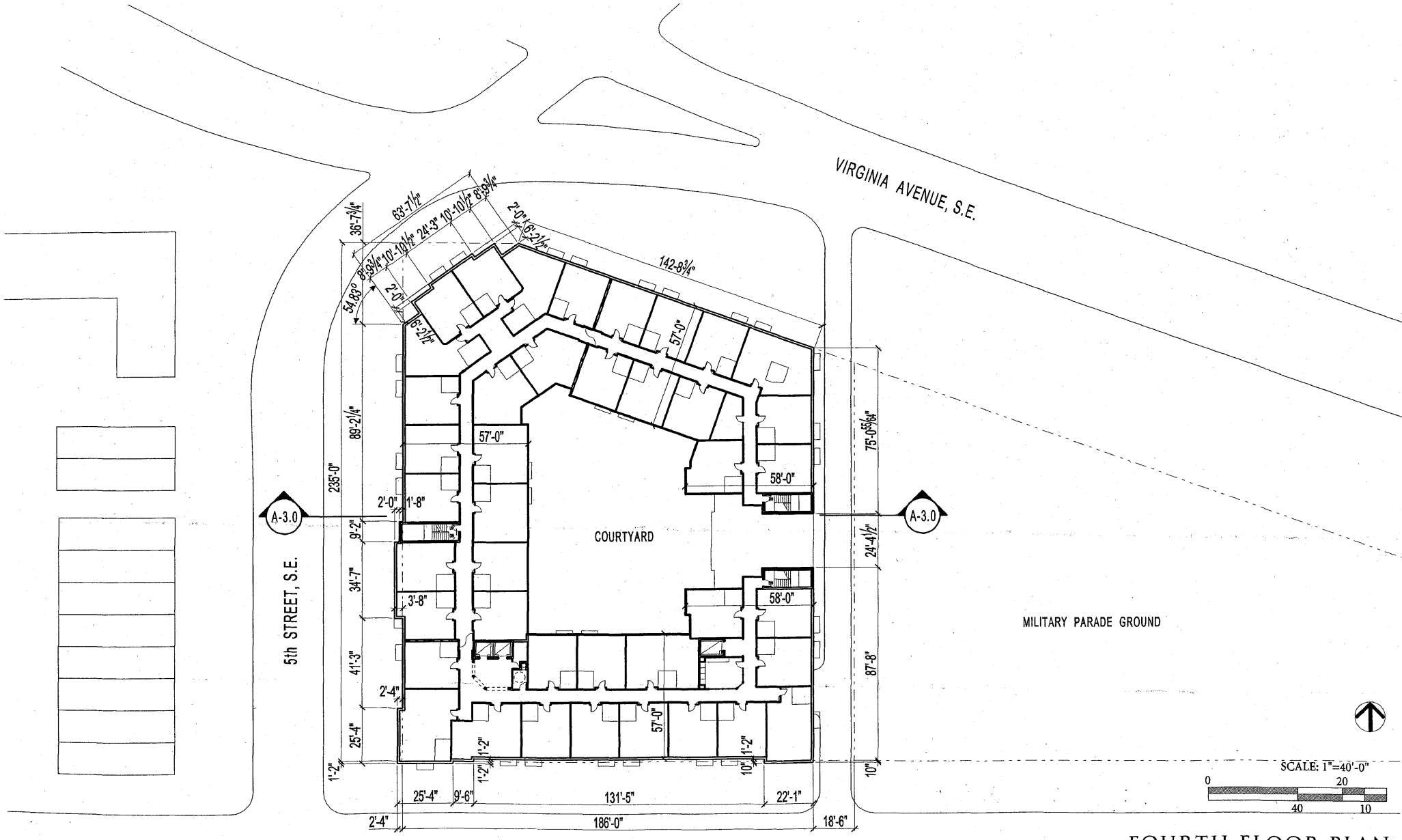
THIRD FLOOR PLAN

FEBRUARY 14, 2003

CAPPER/CARROLLSBURG VENTURE, LLC / DCHA
TORTI GALLAS AND PARTNERS · CHK

CAPPER/CARROLLSBURG SENIOR BUILDING NO. 1

A-1.3



©2003 Torti Gallas and Partners - CHK, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

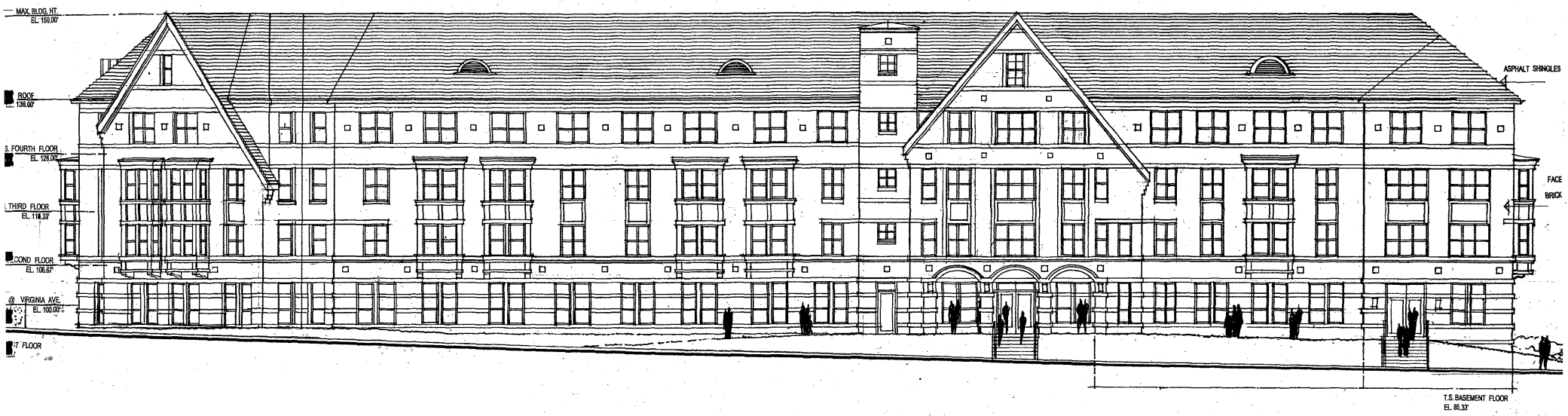
FOURTH FLOOR PLAN

FEBRUARY 14, 2003

CAPPER/CARROLLSBURG VENTURE, LLC / DCHA
TORTI GALLAS AND PARTNERS · CHK

CAPPER/CARROLLSBURG SENIOR BUILDING NO. 1

A-1.4



SCALE: 1"=16'-0"

0 8 16 4

WEST ELEVATION

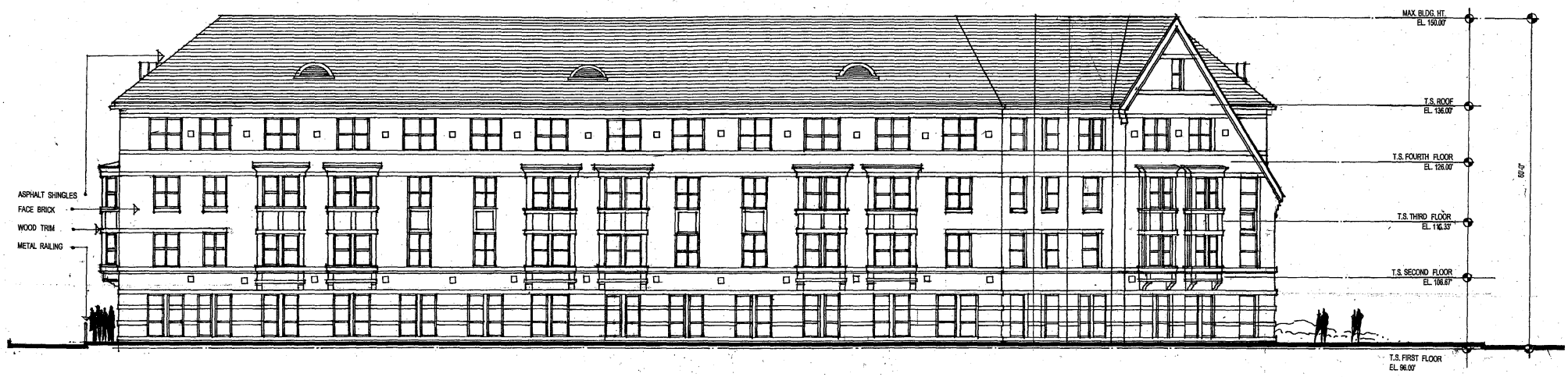
FEBRUARY 14, 2003

©2003 Torti Gallas and Partners-CHK, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

CAPPER/CARROLLSBURG VENTURE, LLC / DCHA
TORTI GALLAS AND PARTNERS · CHK

CAPPER/CARROLLSBURG SENIOR BUILDING NO. 1

A-2.0



SCALE: 1"=16'-0"

0 8 16 4

NORTH ELEVATION

FEBRUARY 14, 2003

©2003 Torti Gallas and Partners · CHK, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

CAPPER/CARROLLSBURG VENTURE, LLC / DCHA
TORTI GALLAS AND PARTNERS · CHK

CAPPER/CARROLLSBURG SENIOR BUILDING NO. 1

A-2.1



SCALE: 1"=16'-0"

0 8 16 4

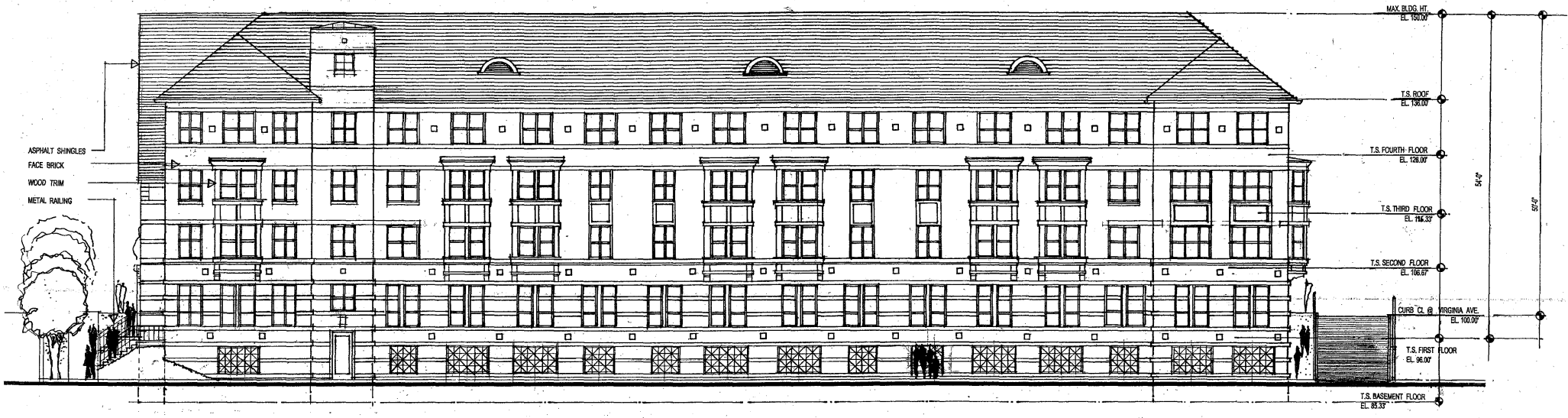
EAST ELEVATIO

FEBRUARY 14, 2

©2003 Torti Gallas and Partners - CHK, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

CAPPER/CARROLLSBURG VENTURE, LLC / DCHA
TORTI GALLAS AND PARTNERS · CHK

CAPPER/CARROLLSBURG SENIOR BUILDING NO.



SCALE: 1"=16'-0"

0 8 16 4

SOUTH ELEVATION

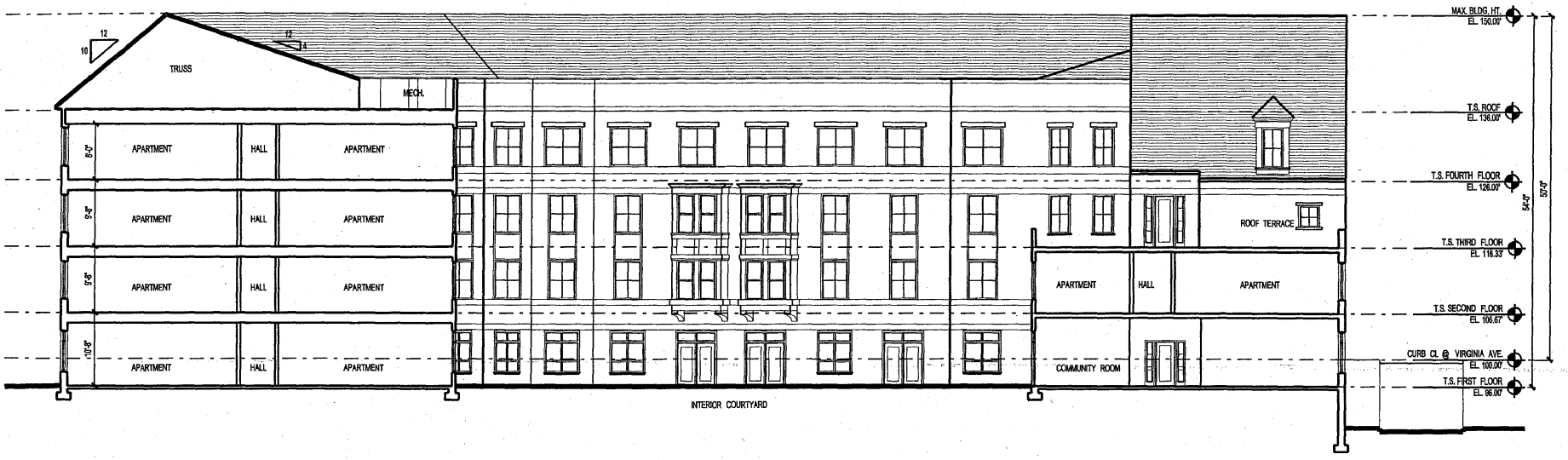
FEBRUARY 14, 200

©2003 Torti Gallas and Partners-CHK, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

CAPPER/CARROLLSBURG VENTURE, LLC / DCHA
TORTI GALLAS AND PARTNERS · CHK

CAPPER/CARROLLSBURG SENIOR BUILDING NO. 1

A-2.3



SCALE: 1"=16'-0"

0 8 16 4

BUILDING SECTION

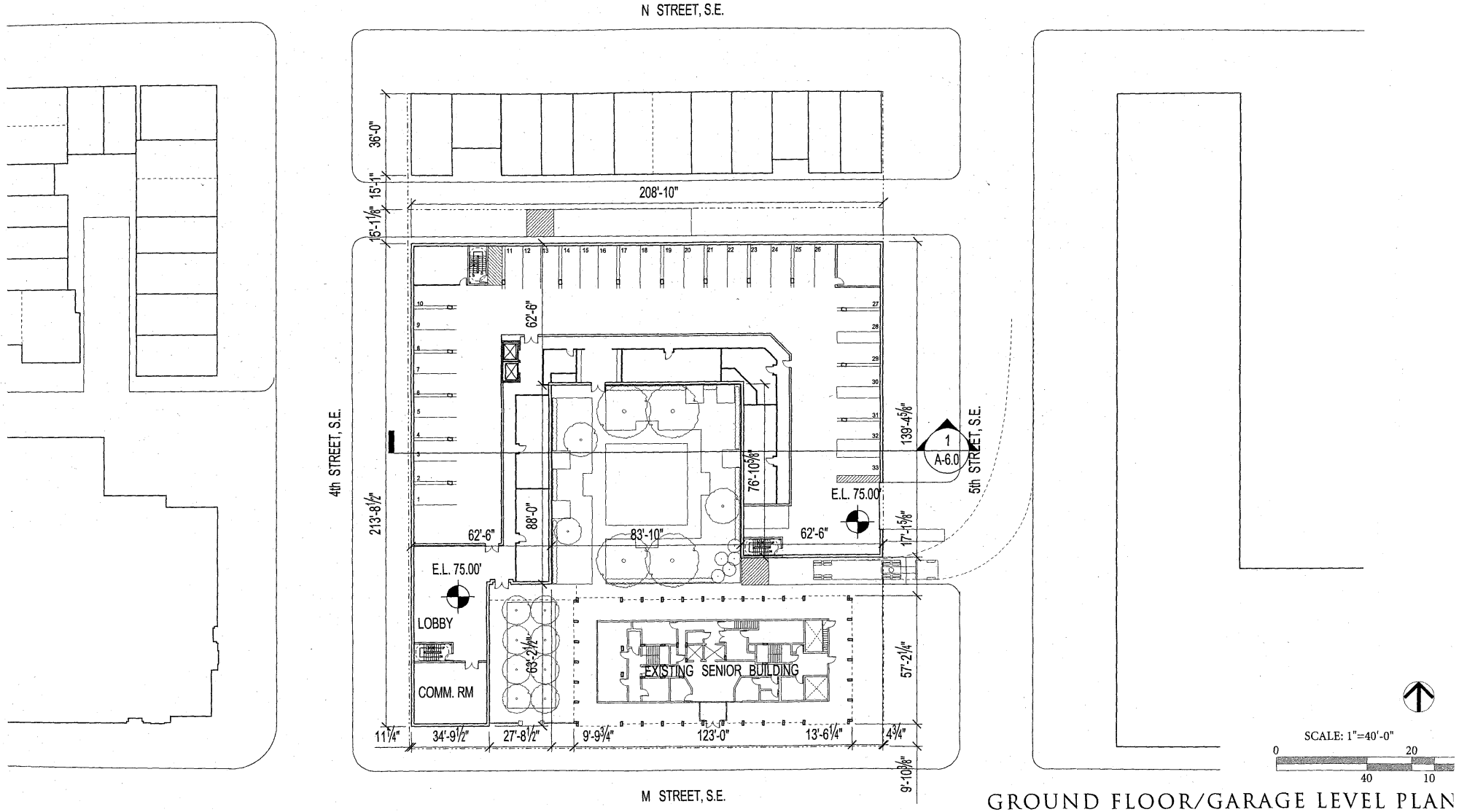
FEBRUARY 14, 2003

©2003 Torti Gallas and Partners-CHK, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

CAPPER/CARROLLSBURG VENTURE, LLC / DCHA
TORTI GALLAS AND PARTNERS · CHK

CAPPER/CARROLLSBURG SENIOR BUILDING NO. 1

A-3.0



GROUND FLOOR/GARAGE LEVEL PLAN

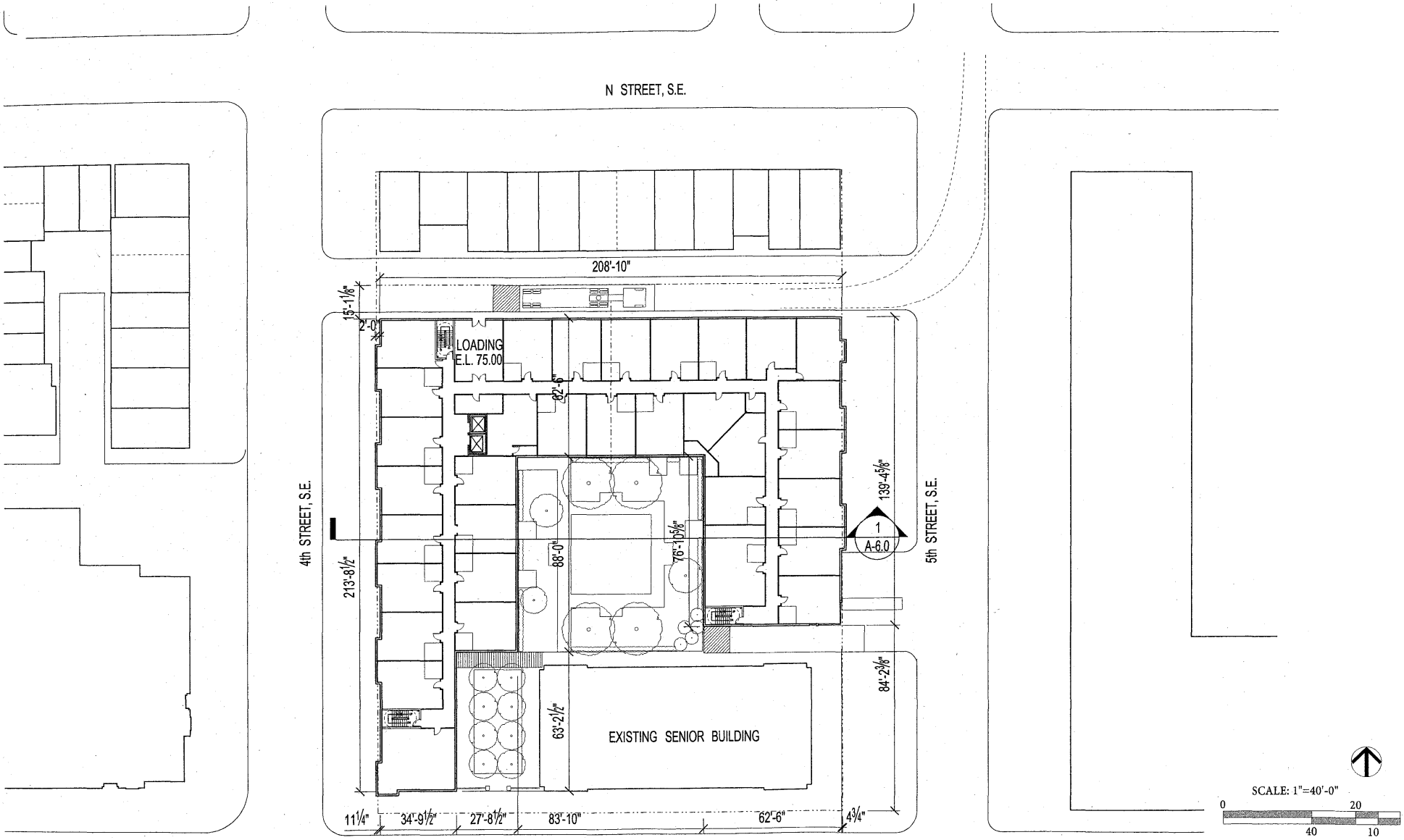
FEBRUARY 14, 200

©2003 Torti Gallas and Partners-CHK, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

CAPPER/CARROLLSBURG VENTURE, LLC / DCHA
TORTI GALLAS AND PARTNERS • CHK

CAPPER/CARROLLSBURG SENIOR BUILDING NO. 2

A-4.



FIRST FLOOR PLAN

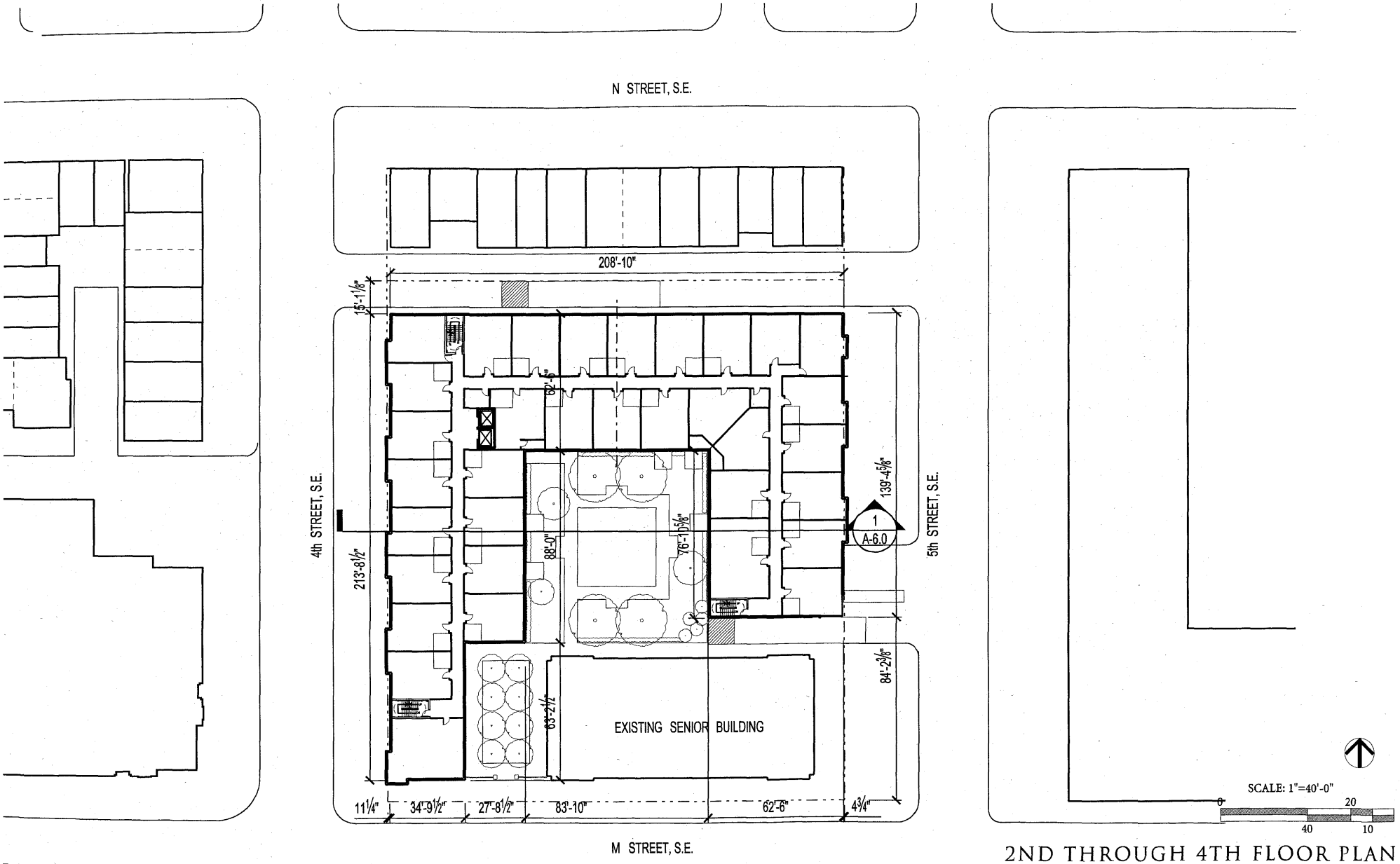
FEBRUARY 14, 2003

©2003 Torti Gallas and Partners · CHK, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

CAPPER/CARROLLSBURG VENTURE, LLC / DCHA
TORTI GALLAS AND PARTNERS · CHK

CAPPER/CARROLLSBURG SENIOR BUILDING NO. 2

A-4.1



2ND THROUGH 4TH FLOOR PLAN

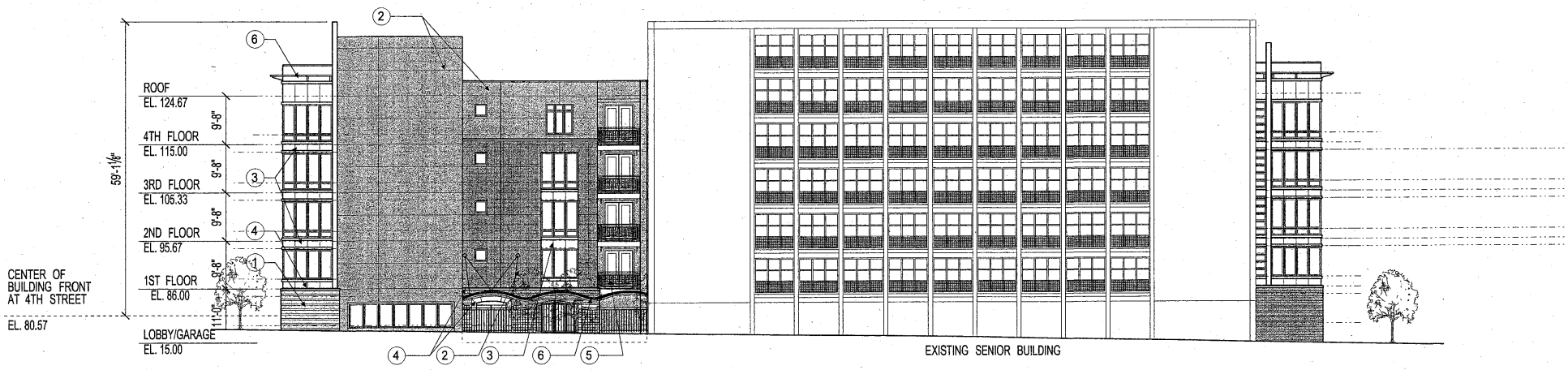
FEBRUARY 14, 2003

©2003 Torti Gallas and Partners · CHK, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

CAPPER/CARROLLSBURG VENTURE, LLC / DCHA
TORTI GALLAS AND PARTNERS · CHK

CAPPER/CARROLLSBURG SENIOR BUILDING NO. 2

A-4.2



MATERIALS LEGEND:

1 - SPLIT FACE CMU
2 - EIFS
3 - FIBER CEMENT PANEL
4 - PRECAST SILL/BAND
5 - METAL RAILING
6 - METAL AWNING/CANOPY

SCALE: 1"=20'-0"

0 10 20 5

M STREET ELEVATION

FEBRUARY 14, 2003

©2003 Torti Gallas and Partners - CHK, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

CAPPER/CARROLLSBURG VENTURE, LLC / DCHA
TORTI GALLAS AND PARTNERS • CHK

CAPPER/CARROLLSBURG SENIOR BUILDING NO. 2

A-5.0



MATERIALS LEGEND:

1 - SPLIT FACE CMU
2 - EIFS
3 - FIBER CEMENT PANEL
4 - PRECAST SILL/BAND
5 - METAL RAILING
6 - METAL AWNING/CANOPY

SCALE: 1"=20'-0"

0 10 20 5

4TH STREET ELEVATION

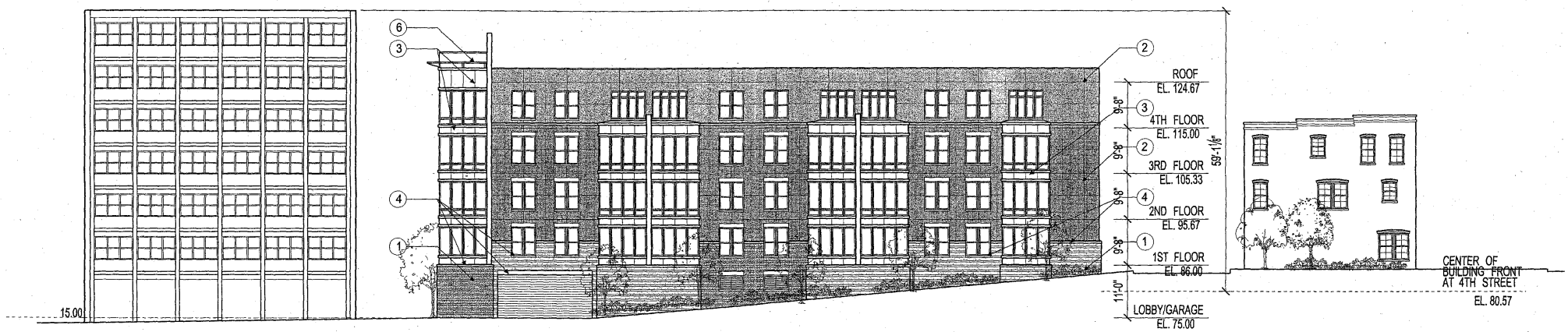
FEBRUARY 14, 2003

©2003 Torti Gallas and Partners · CHK, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

CAPPER/CARROLLSBURG VENTURE, LLC / DCHA
TORTI GALLAS AND PARTNERS · CHK

CAPPER/CARROLLSBURG SENIOR BUILDING NO. 2

A-5.1



MATERIALS LEGEND:

1 - SPLIT FACE CMU
2 - EIFS
3 - FIBER CEMENT PANEL
4 - PRECAST SILL/BAND
5 - METAL RAILING
6 - METAL AWNING/CANOPY

SCALE: 1"=20'-0"

0 10 20 5

5TH STREET ELEVATION

FEBRUARY 14, 2003

©2003 Torti Gallas and Partners - CHK, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

CAPPER/CARROLLSBURG VENTURE, LLC / DCHA
TORTI GALLAS AND PARTNERS • CHK

CAPPER/CARROLLSBURG SENIOR BUILDING NO. 2

A-5.2



MATERIALS LEGEND:

1 - SPLIT FACE CMU
2 - EIFS
3 - FIBER CEMENT PANEL
4 - PRECAST SILL/BAND
5 - METAL RAILING
6 - METAL AWNING/CANOPY

SCALE: 1"=20'-0"

0 10 20 5

BUILDING SECTION

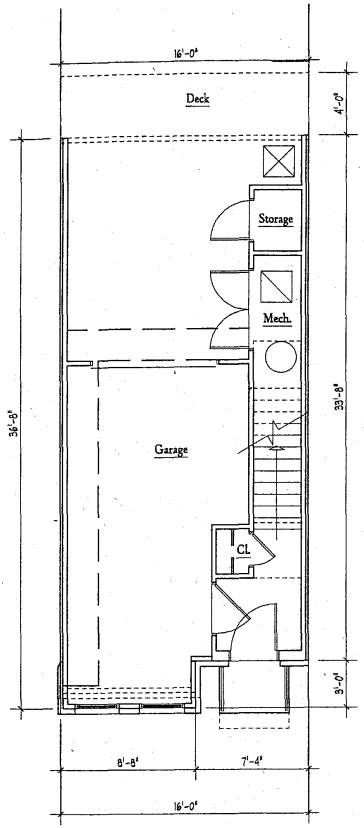
FEBRUARY 14, 2003

©2003 Torti Gallas and Partners - CHK, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

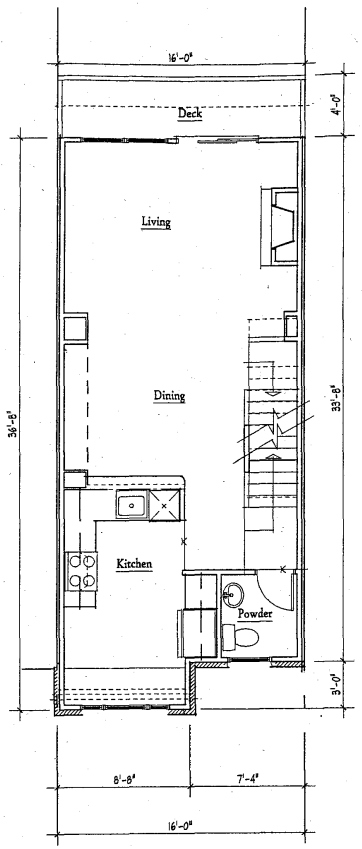
CAPPER/CARROLLSBURG VENTURE, LLC / DCHA
TORTI GALLAS AND PARTNERS • CHK

CAPPER/CARROLLSBURG SENIOR BUILDING NO. 2

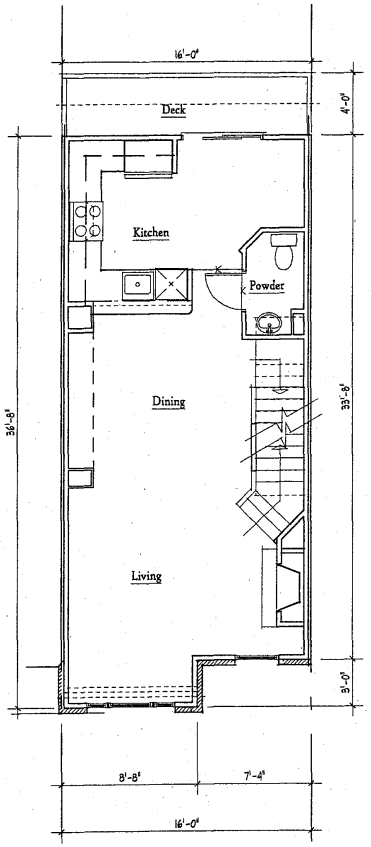
A-6.0



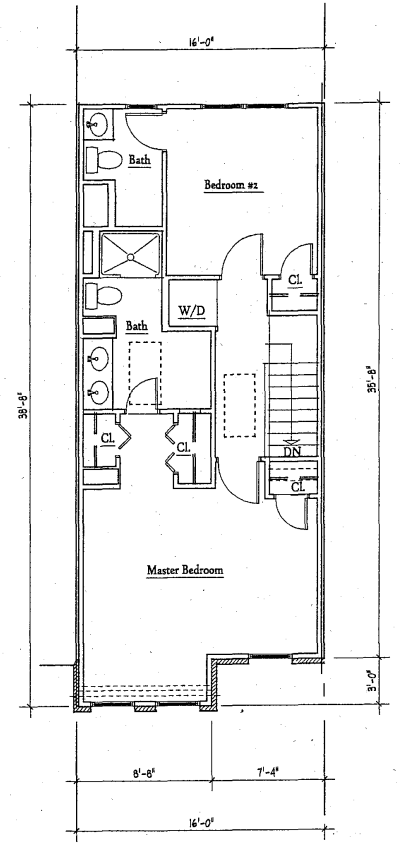
first floor plan



second floor plan
(kitchen front)



second floor plan
(kitchen rear)



third floor plan

unit A floor plan

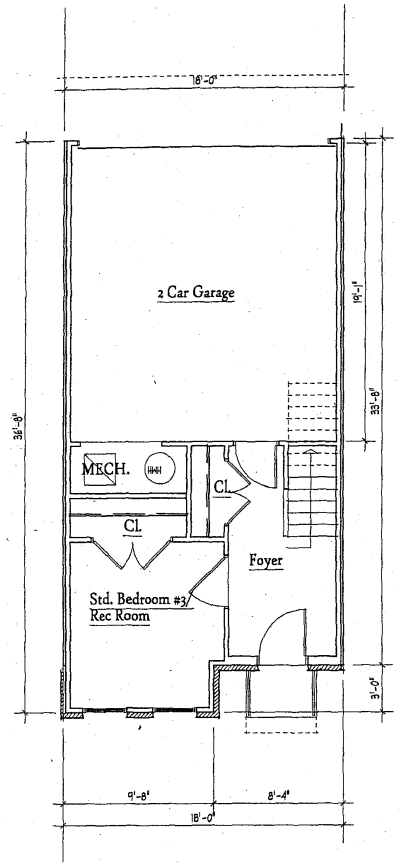
Scale: 1/8"= 1'-0"

February 14, 2003

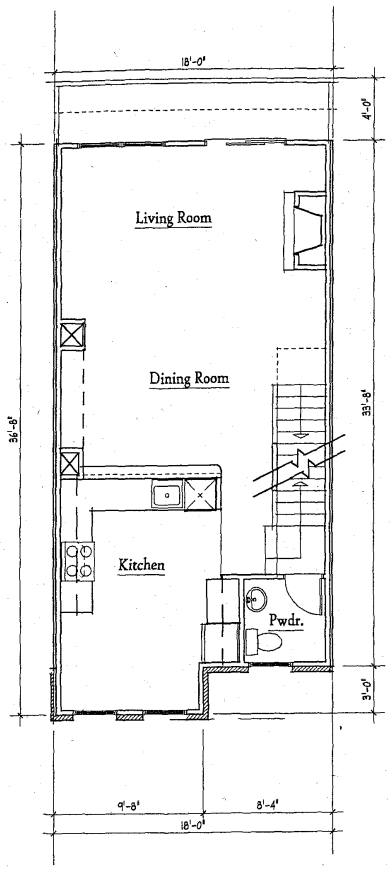
Eakin/Youngentob Associates, Inc.

The Lessard Architectural Group, Inc.
8603 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-9344 fax 703/760-9328

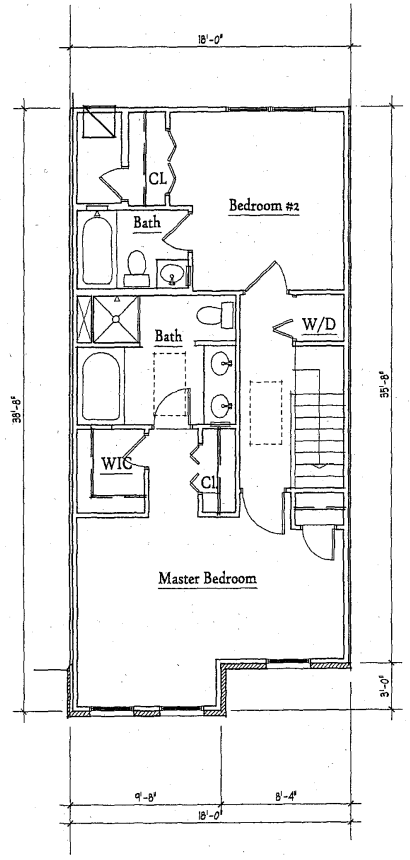
ARTHUR CAPPER / CARROLLSBURG DWELLINGS



first floor plan



second floor plan



third floor plan

unit B floor plan

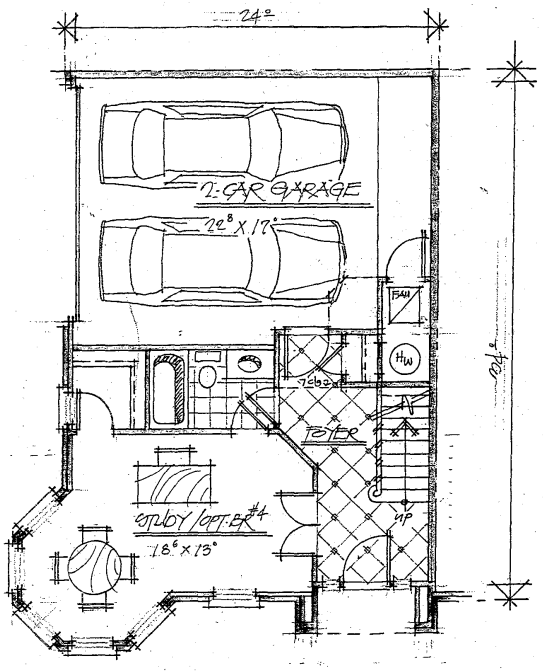
Scale: 1/8" = 1'-0"

February 14, 2003

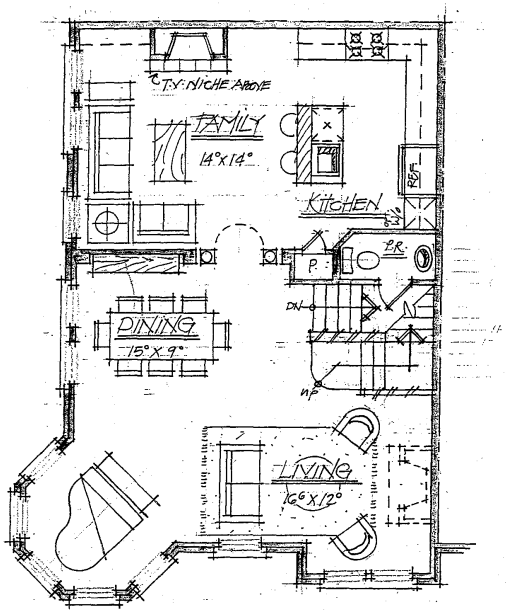
Eakin/Youngentob Associates, Inc.

The Lessard Architectural Group, Inc.
8603 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-9344 fax 703/760-9328

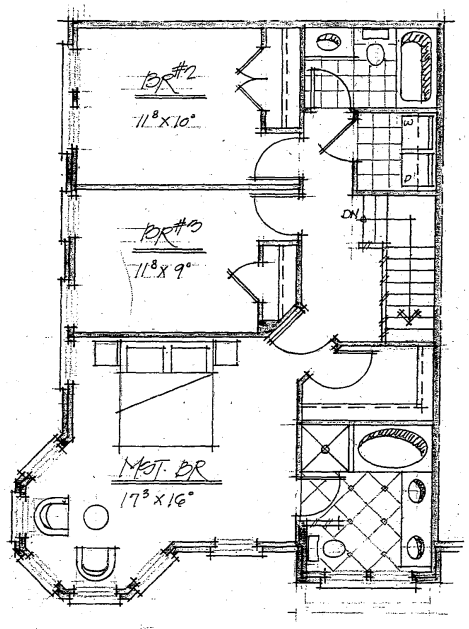
ARTHUR CAPPER / CARROLLSBURG DWELLINGS



first floor plan



second floor plan



third floor plan

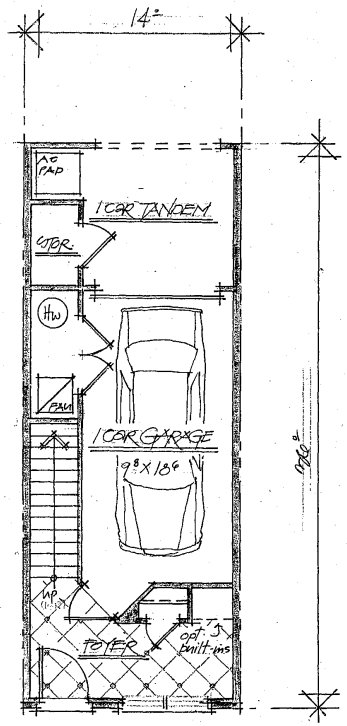
unit C floor plan

Scale: 1/8"= 1'-0"

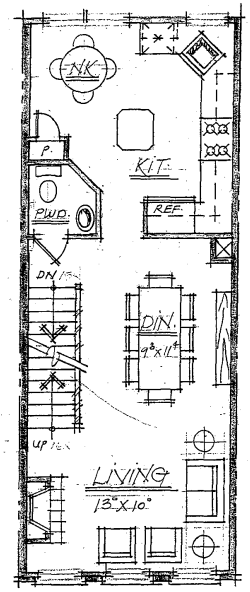
February 14, 2003

Eakin/Youngentob Associates, Inc.

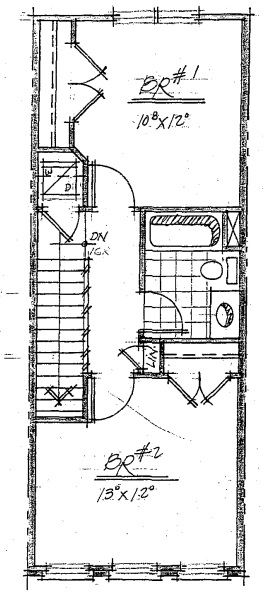
The Lessard Architectural Group, Inc.
8603 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-9344 fax 703/760-9328



first floor plan



second floor plan



third floor plan

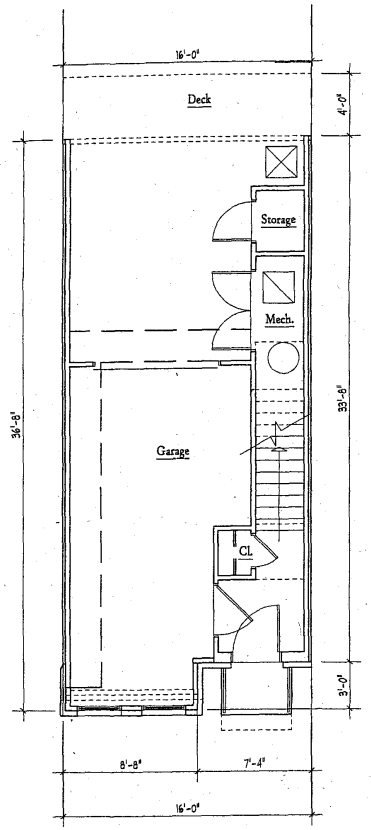
unit D floor plan

Scale: 1/8"= 1'-0"

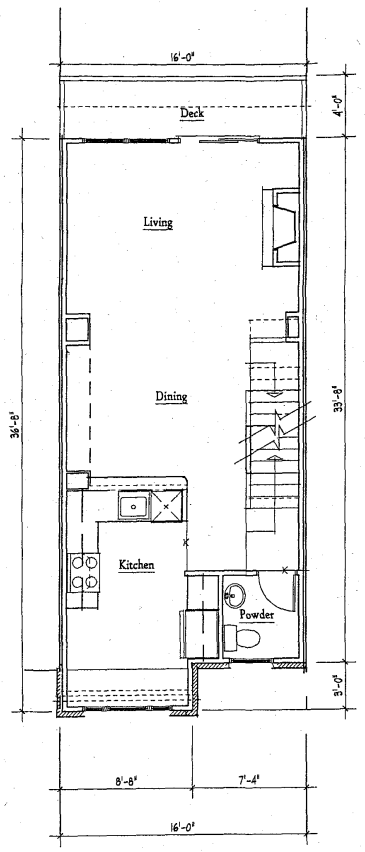
February 14, 2003

Eakin/Youngentob Associates, Inc.

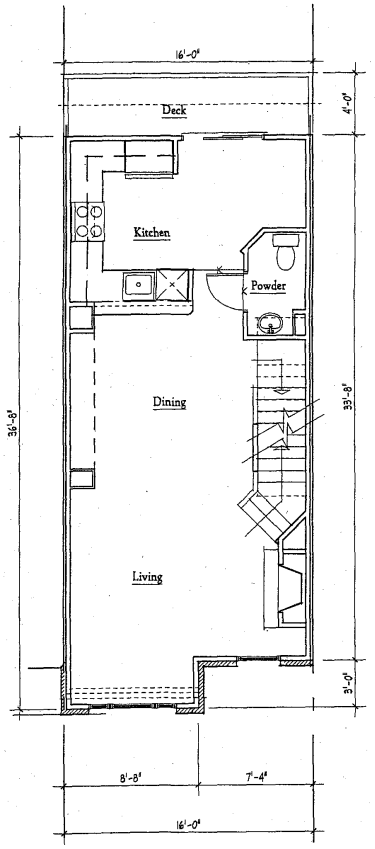
The Lessard Architectural Group, Inc.
8603 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-9344 fax 703/760-9328



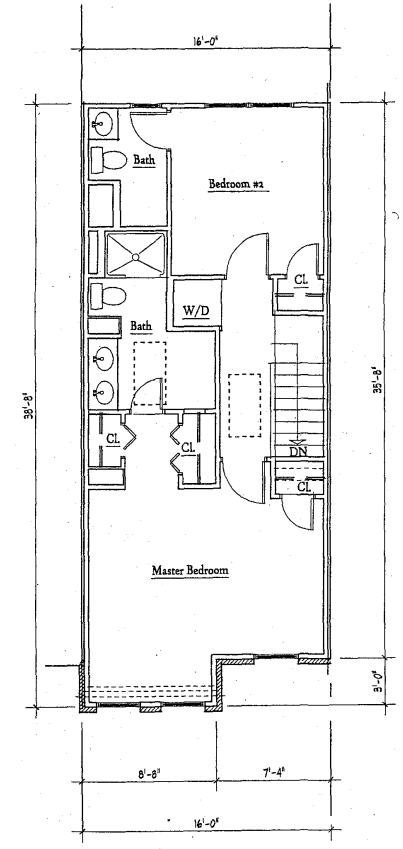
first floor plan



second floor plan
(kitchen front)



second floor plan
(kitchen rear)



third floor plan

unit E floor plan

Scale: 1/8"= 1'-0"

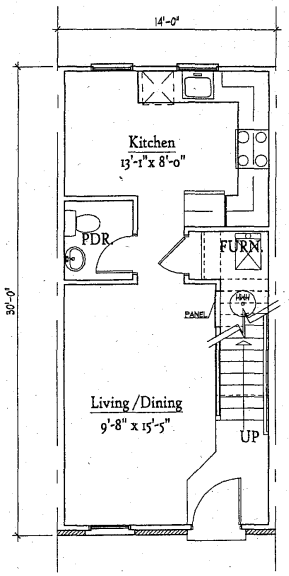
February 14, 2003

Eakin/Youngentob Associates, Inc.

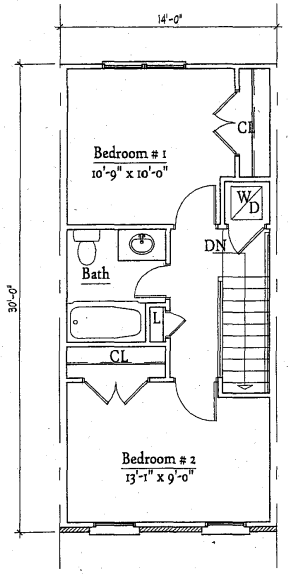
The Lessard Architectural Group, Inc.
8603 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-9344 fax 703/760-9328

ARTHUR CAPPER / CARROLLSBURG DWELLINGS

© 2003 The Lessard Architectural Group, Inc. These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under sections 102 of the copyright act, 17 USC, as amended December 1, 1990, and known as Architectural Works Copyright Protection Act of 1990. The protection includes, but is not limited to, the overall form as well as arrangements and compositions of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or homes constructed from them may result in cessation of work, construction or buildings being ordered razed or...



first floor plan



second floor plan

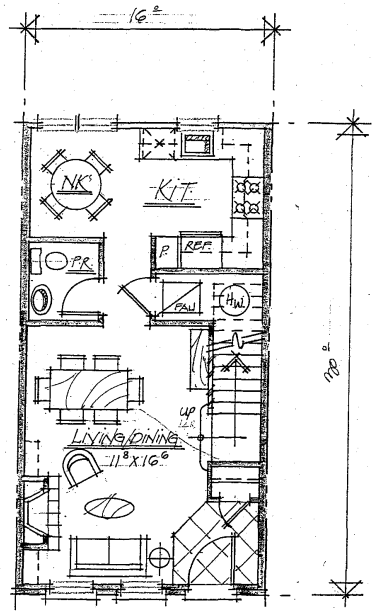
unit F floor plan

Scale: 1/8"= 1'-0"

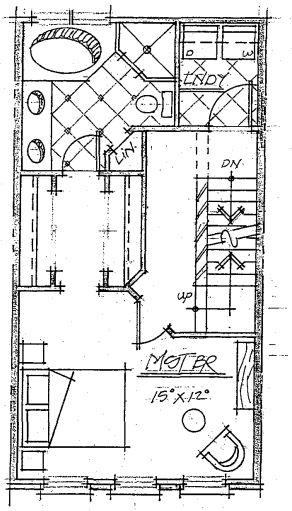
February 14, 2003

Eakin/Youngentob Associates, Inc.

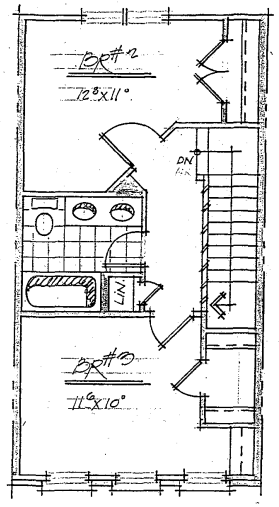
The Lessard Architectural Group, Inc.
8603 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-9344 fax 703/760-9328



first floor plan



second floor plan



third floor plan

unit G floor plan

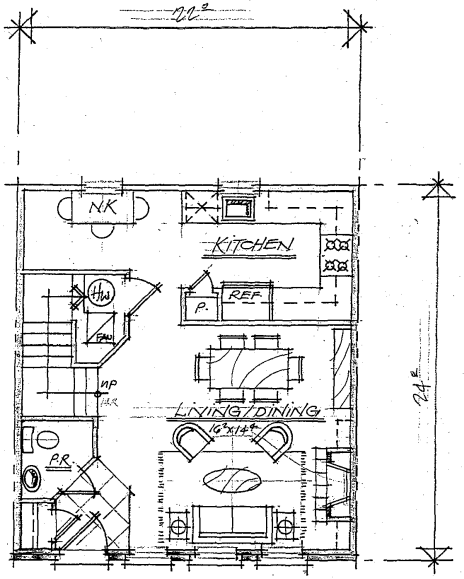
Scale: 1/8" = 1'-0"

February 14, 2003

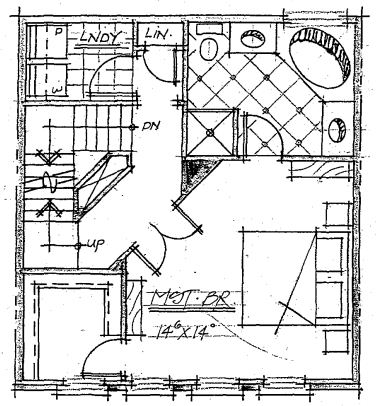
Eakin/Youngentob Associates, Inc.

The Lessard Architectural Group, Inc.
8603 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-9344 fax 703/760-9328

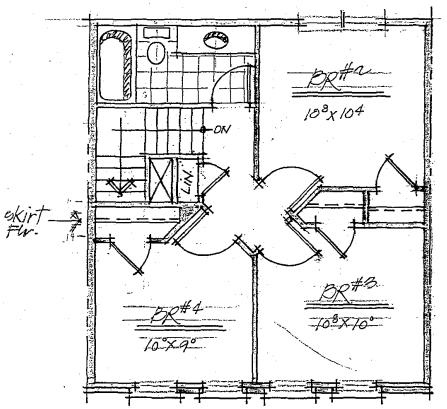
ARTHUR CAPPER / CARROLLSBURG DWELLINGS



first floor plan



second floor plan



third floor plan

unit H floor plan

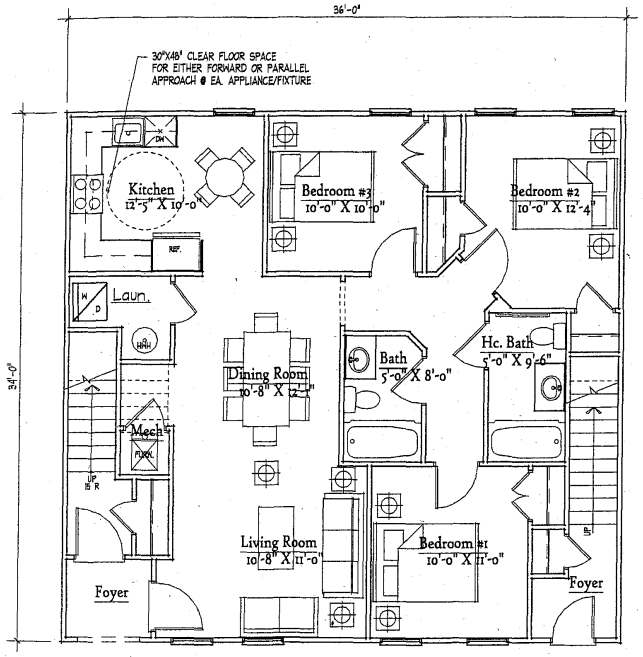
Scale: 1/8"= 1'-0"

February 14, 2003

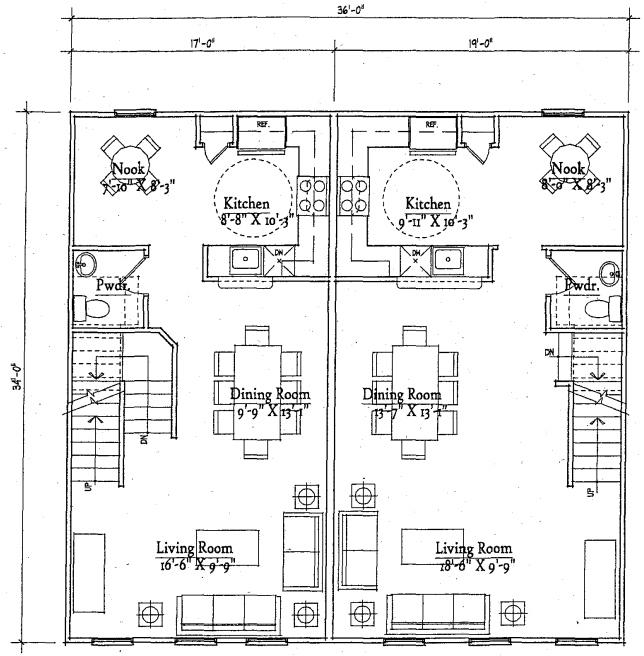
Eakin/Youngentob Associates, Inc.

The Lessard Architectural Group, Inc.
8503 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-9344 fax 703/760-9328

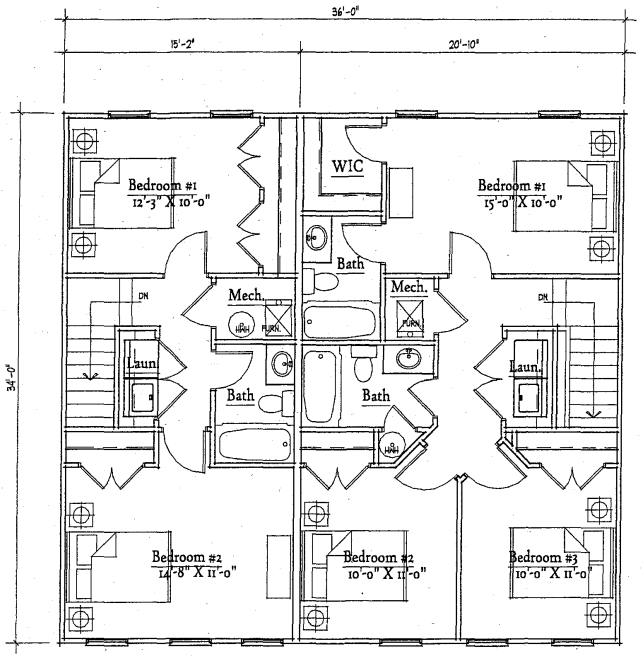
ARTHUR CAPPER / CARROLLSBURG DWELLINGS



first floor plan



second floor plan



third floor plan

unit L floor plan

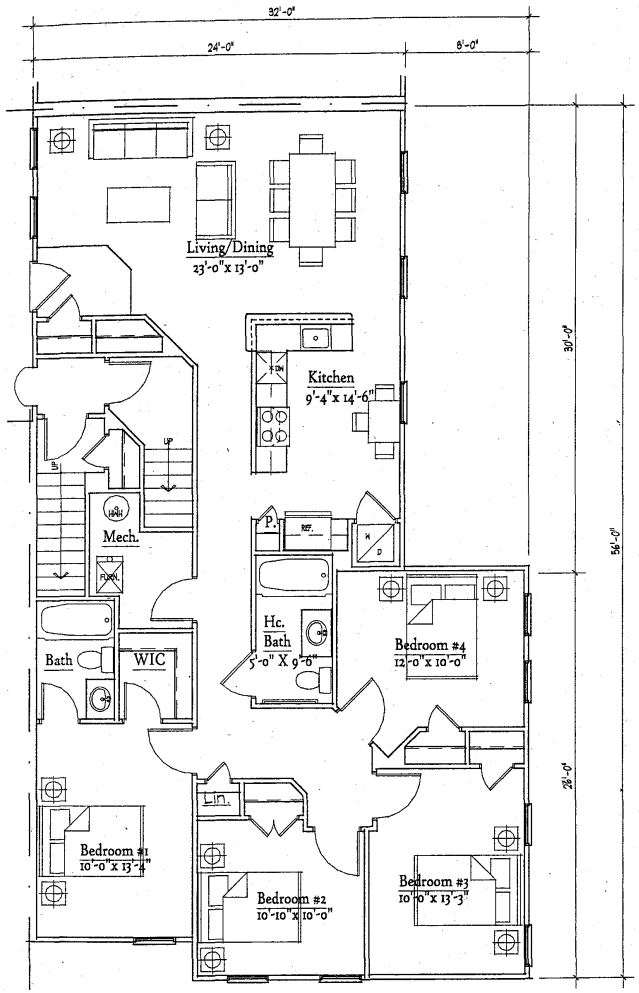
Scale: 1/8"= 1'-0"

February 14, 2003

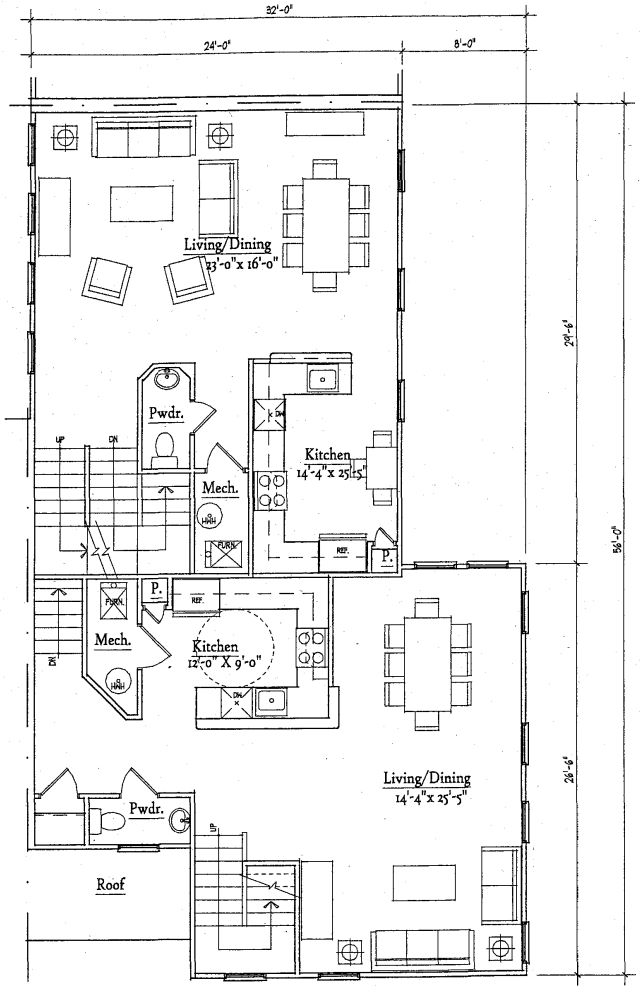
Eakin/Youngentob Associates, Inc.

The Lessard Architectural Group, Inc.
8603 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-9344 fax 703/760-9328

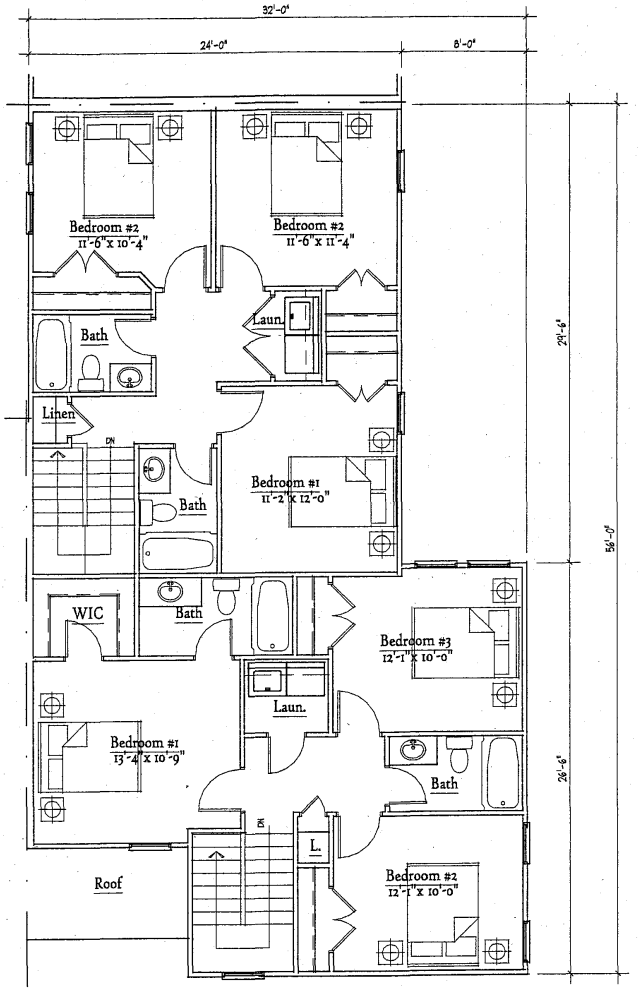
ARTHUR CAPPER / CARROLLSBURG DWELLINGS



first floor plan



second floor plan



third floor plan

unit M floor plan

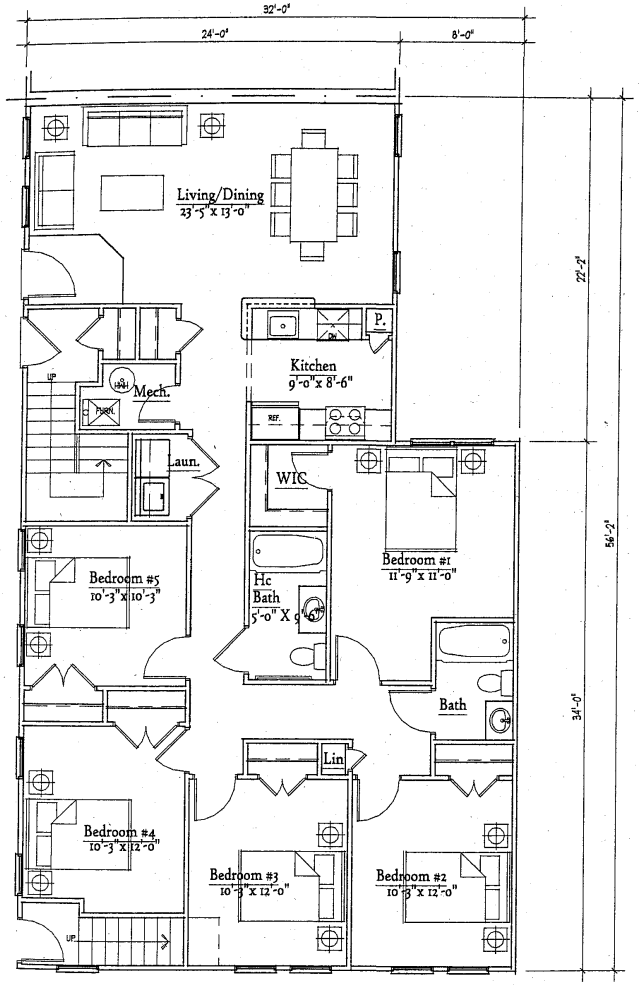
Scale: 1/8"= 1'-0"

February 14, 2003

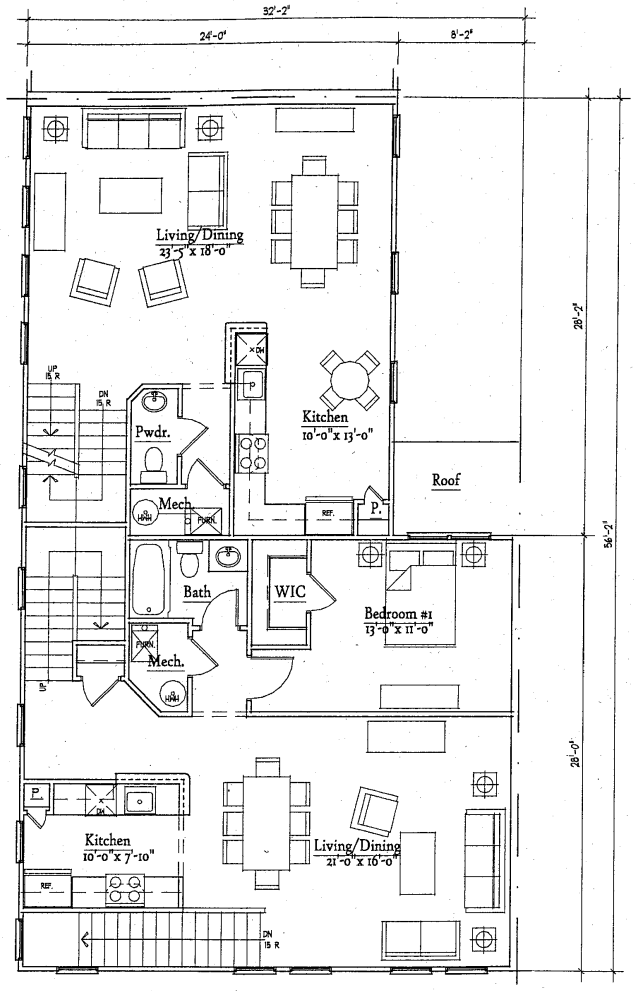
Eakin/Youngentob Associates, Inc.

The Lessard Architectural Group, Inc.
8603 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-9344 fax 703/760-9328

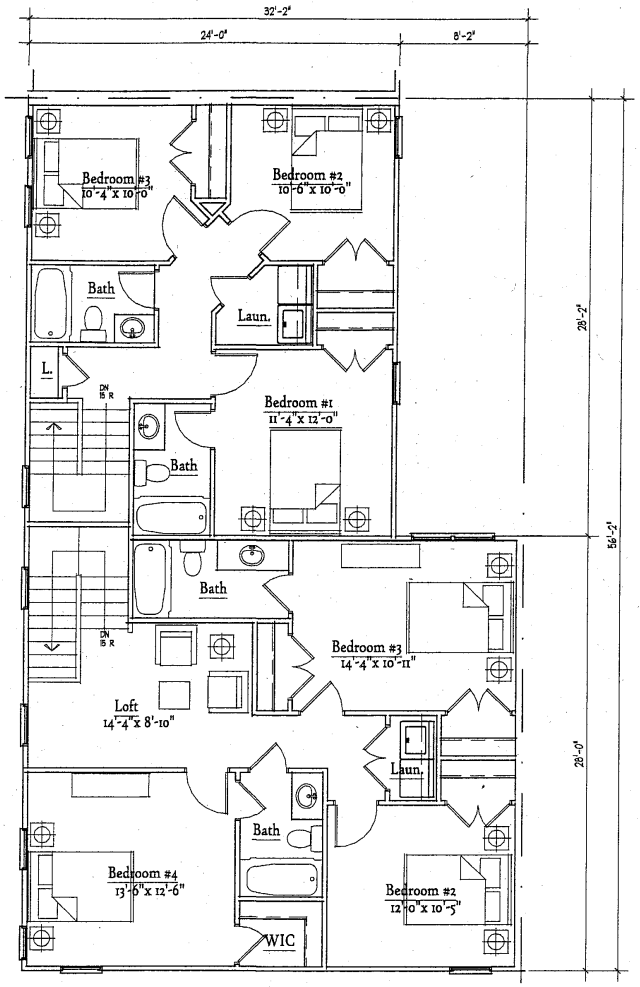
ARTHUR CAPPER / CARROLLSBURG DWELLINGS



first floor plan



second floor plan



third floor plan

unit N floor plan

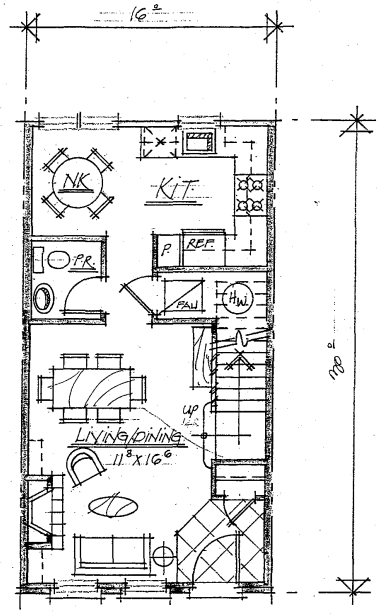
Scale: 1/8"= 1'-0"

February 14, 2003

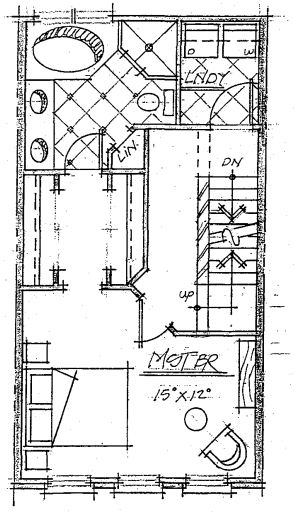
Eakin/Youngentob Associates, Inc.

The Lessard Architectural Group, Inc.
8603 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-9344 fax 703/760-9328

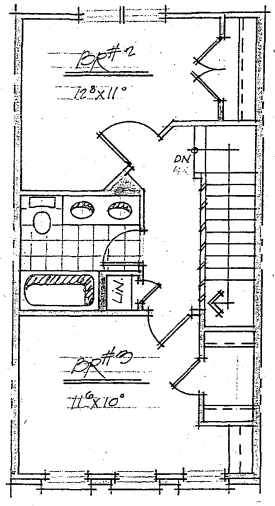
ARTHUR CAPPER / CARROLLSBURG DWELLINGS



first floor plan



second floor plan



third floor plan

unit O floor plan

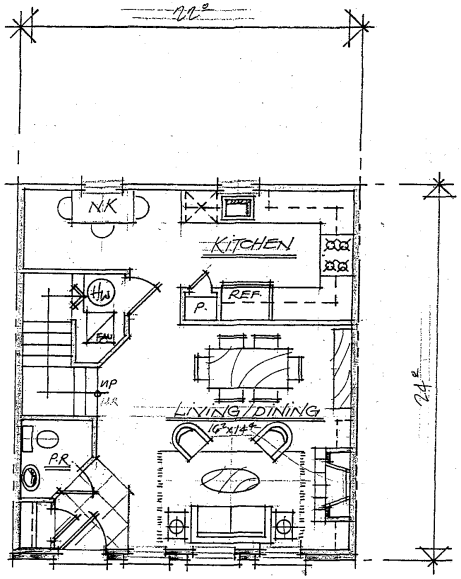
Scale: 1/8"= 1'-0"

February 14, 2003

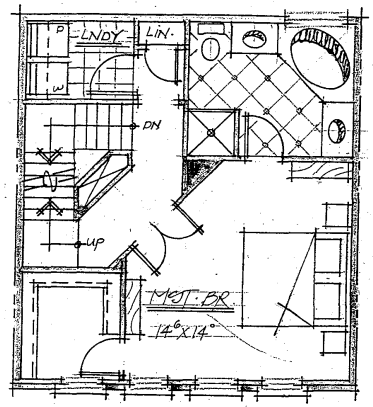
Eakin/Youngentob Associates, Inc.

The Lessard Architectural Group, Inc.
8603 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-9344 fax 703/760-9328

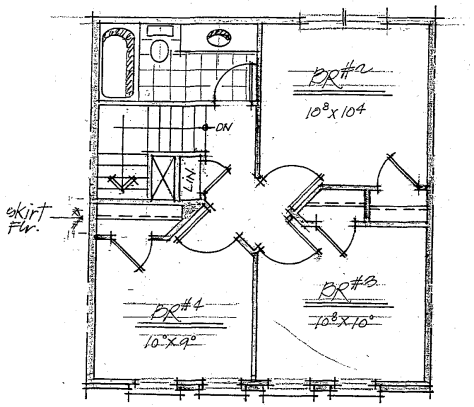
ARTHUR CAPPER / CARROLLSBURG DWELLINGS



first floor plan



second floor plan



third floor plan

unit P floor plan

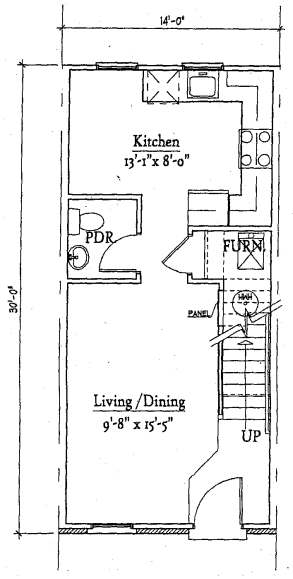
Scale: 1/8"= 1'-0"

February 14, 2003

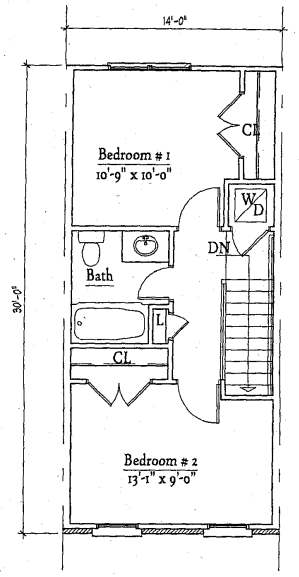
Eakin/Youngentob Associates, Inc.

The Lessard Architectural Group, Inc.
8603 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-9344 fax 703/760-9328

ARTHUR CAPPER / CARROLLSBURG DWELLINGS



first floor plan



second floor plan

unit Q floor plan

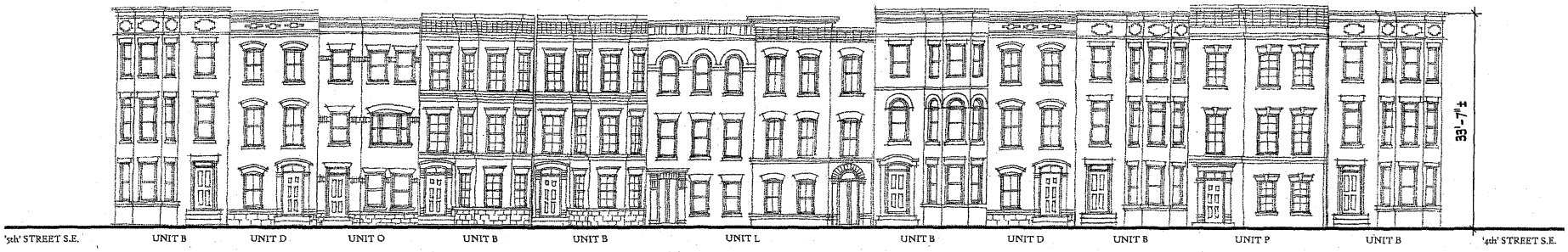
Scale: 1/8"= 1'-0"

February 14, 2003

Eakin/Youngentob Associates, Inc.

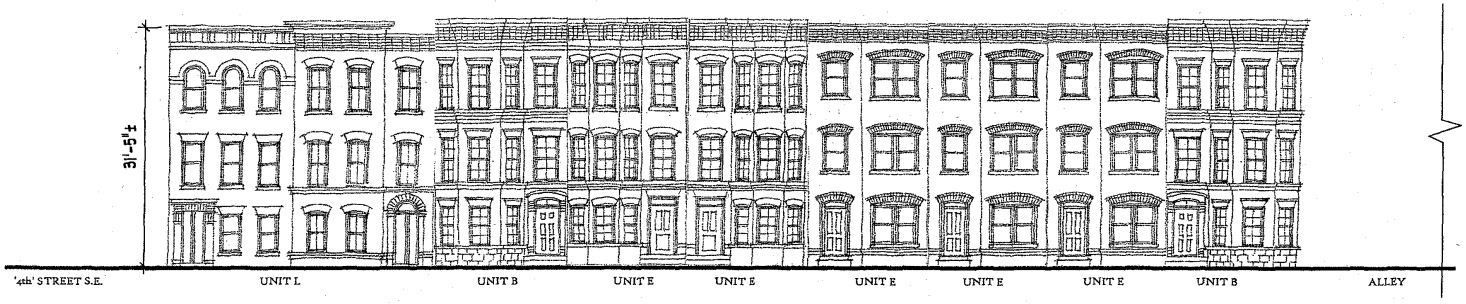
The Lessard Architectural Group, Inc.
8603 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-9344 fax 703/760-9328

ARTHUR CAPPER / CARROLLSBURG DWELLINGS



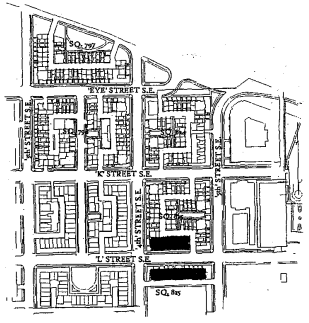
'L' STREET

SQUARE 825



'L' STREET

SQUARE 825



Building Elevations

Scale:1/16"=1'-0"

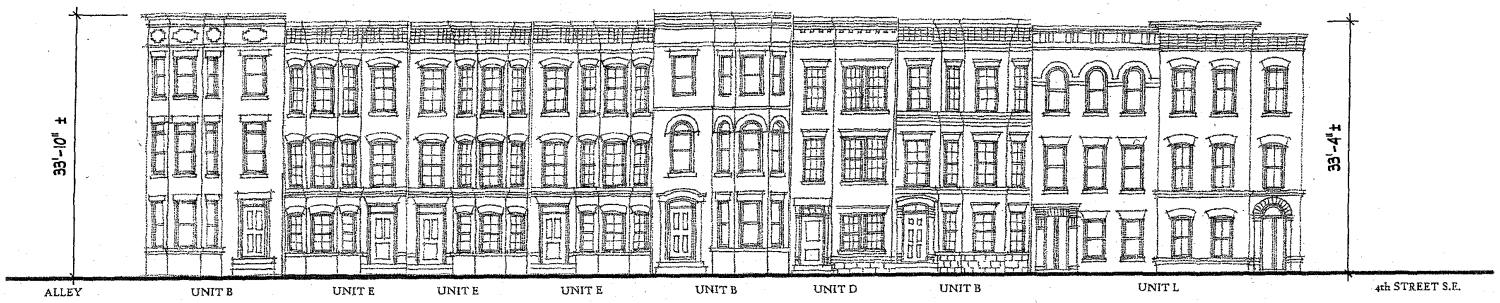
February 14, 2003

Eakin/Youngentob Associates, Inc.

The Lessard Architectural Group, Inc.
8503 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-9344 fax 703/760-9328

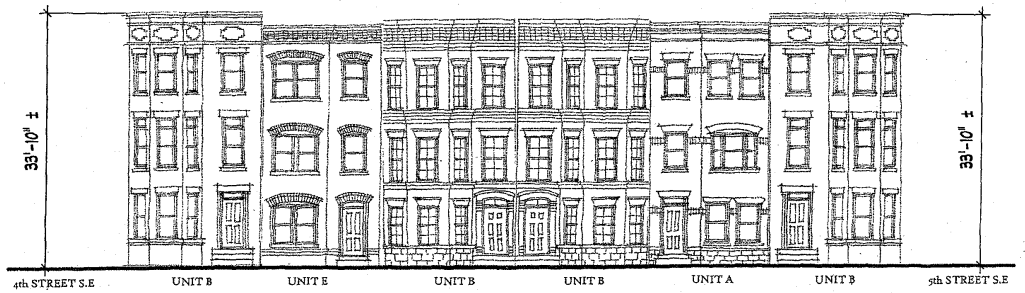
ARTHUR CAPPER / CARROLLSBURG DWELLINGS

© 2003 The Lessard Architectural Group, Inc. These plans are copyrighted and are subject to copyright protection as an "architectural work" under sections 102 of the copyright act, 17 USBC, as amended December 1990, and may not be used, disclosed, reproduced or distributed for any purpose without the prior written consent of The Lessard Architectural Group, Inc. This copyright protection includes all of these plans, and any derivations of the design, these plans may depict, whether built or not. Unauthorized use of these plans and/or derivations of the design, these plans may depict, whether built or not, is prohibited by law and will be pursued to the fullest extent permitted by law.



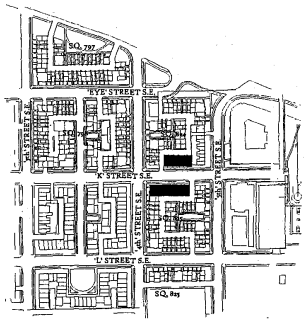
'K' STREET

SQUARE 824



'K' STREET S.E.

SQUARE 825



Building Elevations

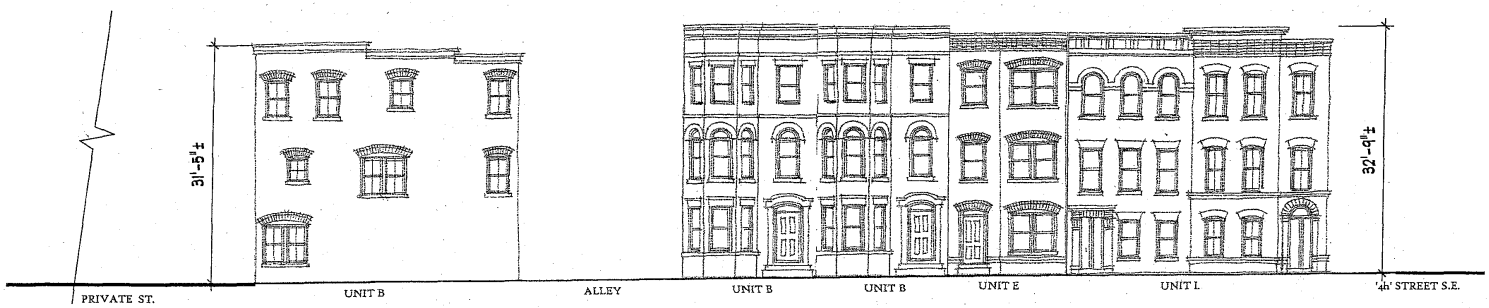
Scale:1/16"=1'-0"

February 14, 2003

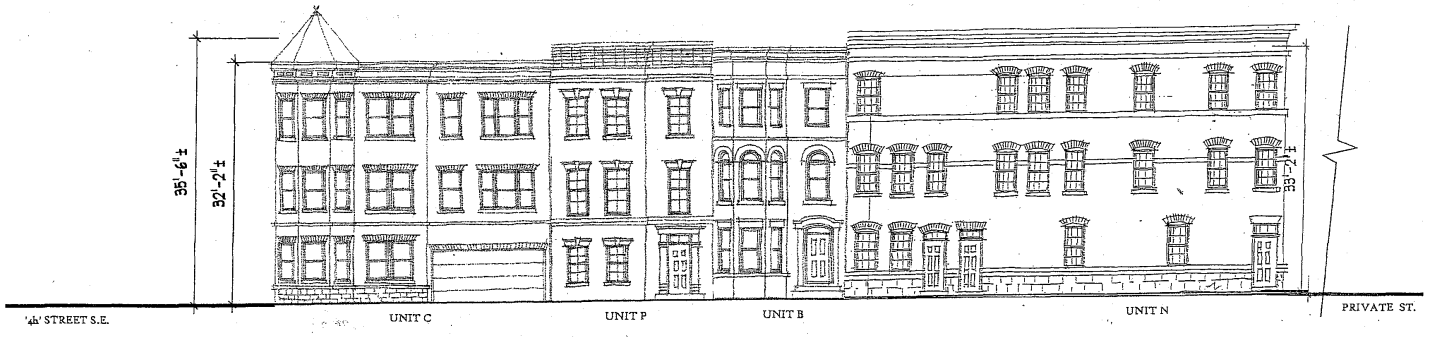
Eakin/Youngentob Associates, Inc.

The Lessard Architectural Group, Inc.
8603 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-9344 fax 703/760-9328

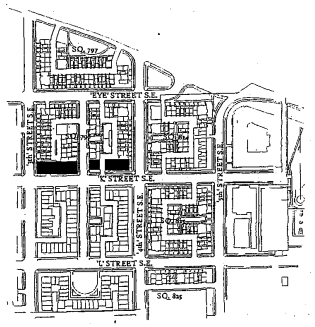
ARTHUR CAPPER / CARROLLSBURG DWELLINGS



'K' STREET
SQUARE 798



'K' STREET
SQUARE 798



Building Elevations

Scale:1/16"=1'-0"

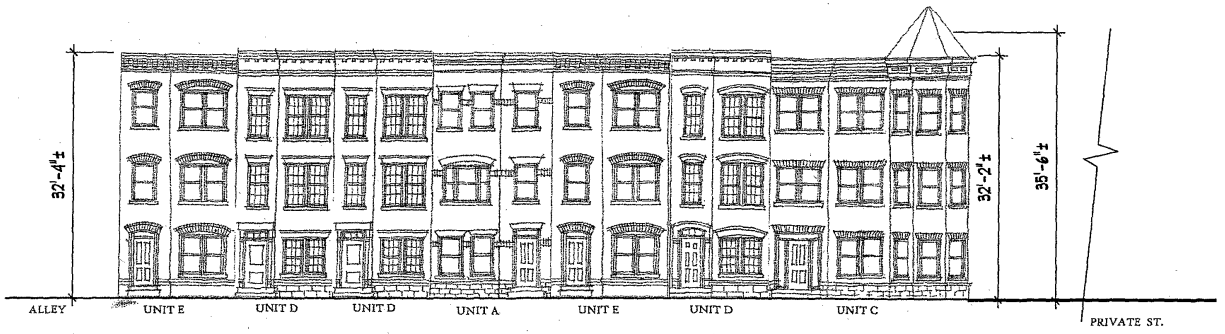
February 14, 2003

Eakin/Youngentob Associates, Inc.

The Lessard Architectural Group, Inc.
8603 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-9344 fax 703/760-9328

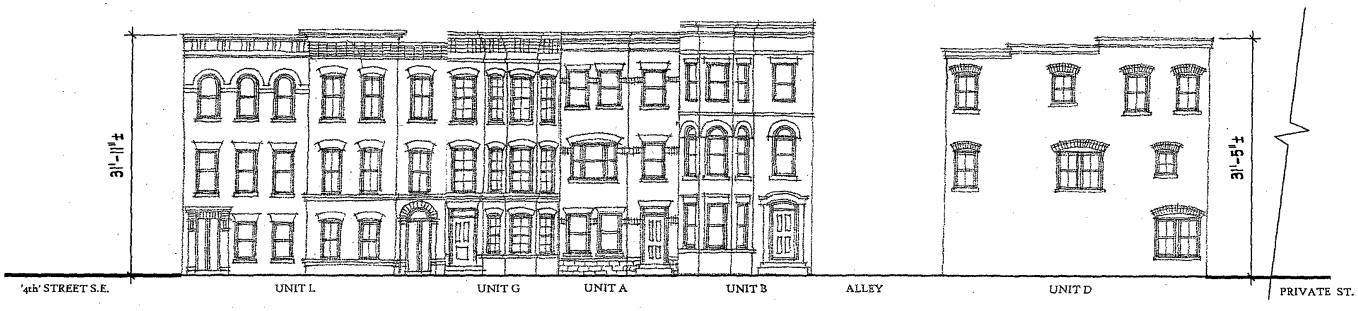
ARTHUR CAPPER / CARROLLSBURG DWELLINGS

© The Lessard Architectural Group, Inc. These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 102 of the copyright act, 17 U.S.C., as amended December 1, 1990, and forbid an Architectural Work Copyright Protection Act of 1990. The protection includes, but is not limited to, the overall form as well as the arrangement and composition of spaces and elements of the design. Many such protection, unauthorized use of these plans, such or those represented are highly unsafe to completion of such construction or buildings being erected and/or used.



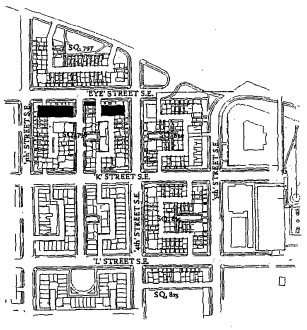
'EYE' STREET

SQUARE 798



'EYE' STREET

SQUARE 798



Building Elevations

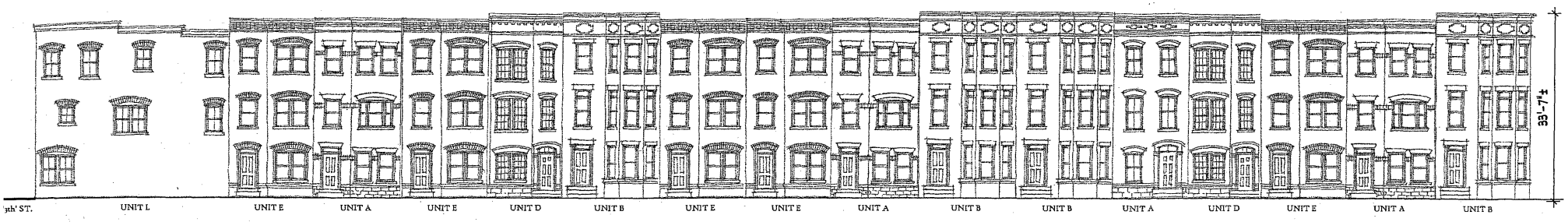
Scale:1/16"=1'-0"

February 14, 2003

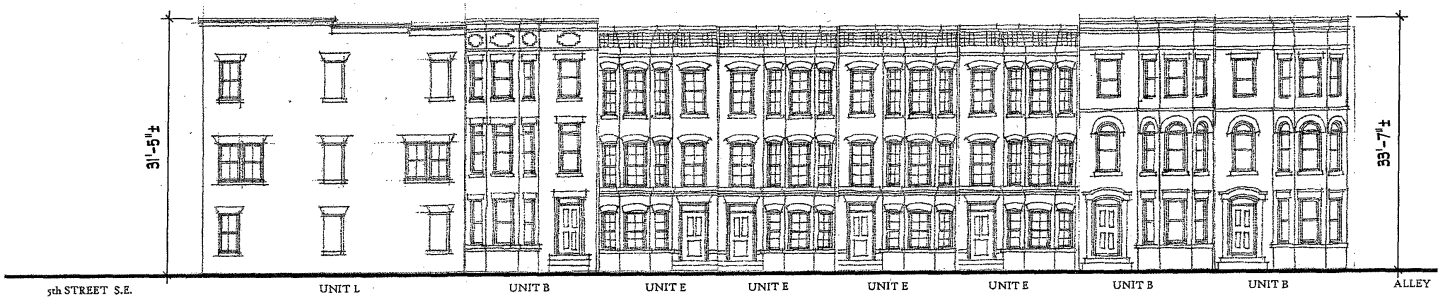
Eakin/Youngentob Associates, Inc.

The Lessard Architectural Group, Inc.
8603 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-9344 fax 703/760-9328

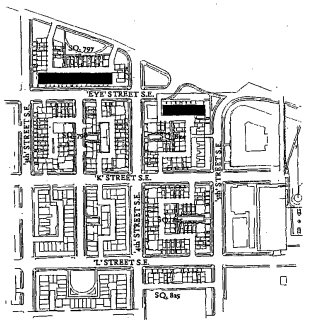
ARTHUR CAPPER / CARROLLSBURG DWELLINGS



'EYE' STREET
SQUARE 797



'EYE' STREET S.E.
SQUARE 824



Building Elevations

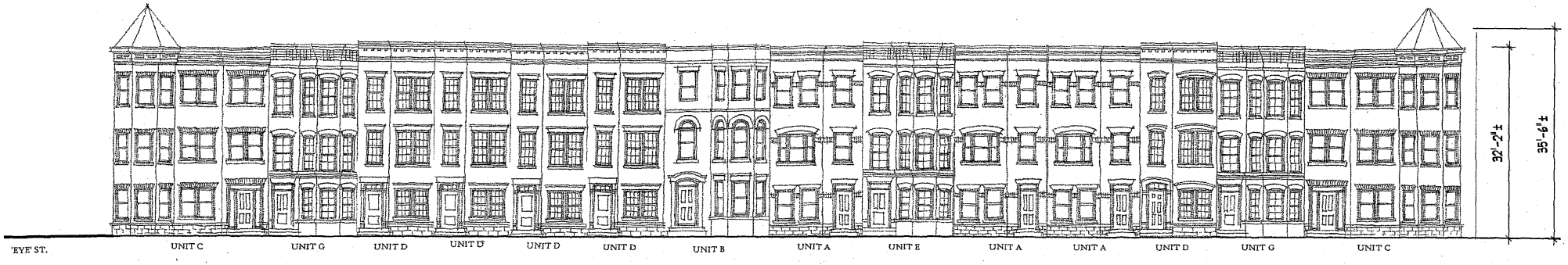
Scale:1/16"=1'-0"

February 14, 2003

Eakin/Youngentob Associates, Inc.

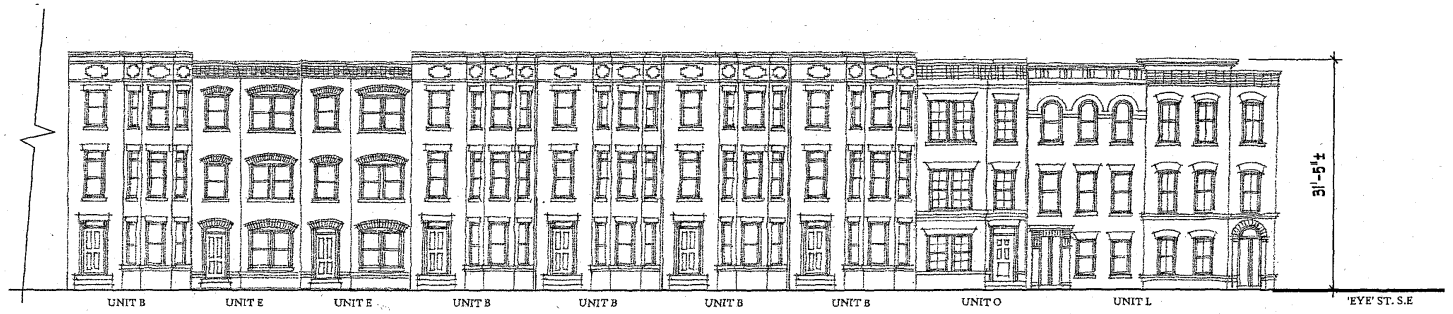
The Lessard Architectural Group, Inc.
8603 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-9344 fax 703/760-9328

ARTHUR CAPPER / CARROLLSBURG DWELLINGS



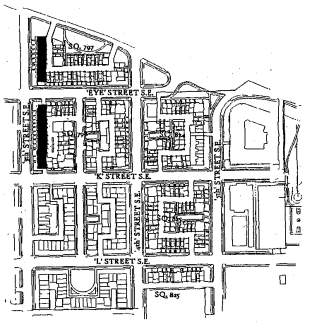
'3rd' STREET S.E.

SQUARE 798



'3rd' STREET S.E.

SQUARE 797



Building Elevations

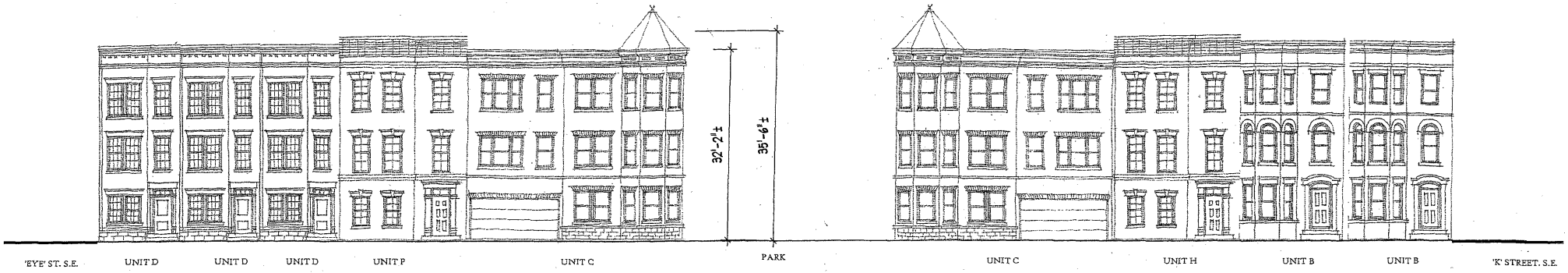
Scale:1/16"=1'-0"

February 14, 2003

Eakin/Youngentob Associates, Inc.

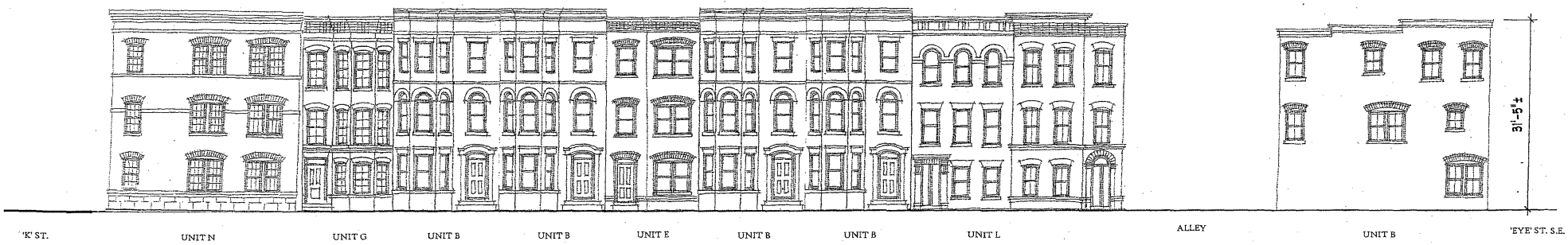
The Lessard Architectural Group, Inc.
8603 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-9344 fax 703/760-9328

ARTHUR CAPPER / CARROLLSBURG DWELLINGS



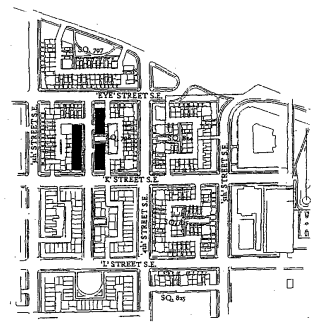
INTERIOR ELEV. (ALLEY)

SQUARE 798



INTERIOR ELEV. (ALLEY)

SQUARE 798



Building Elevations

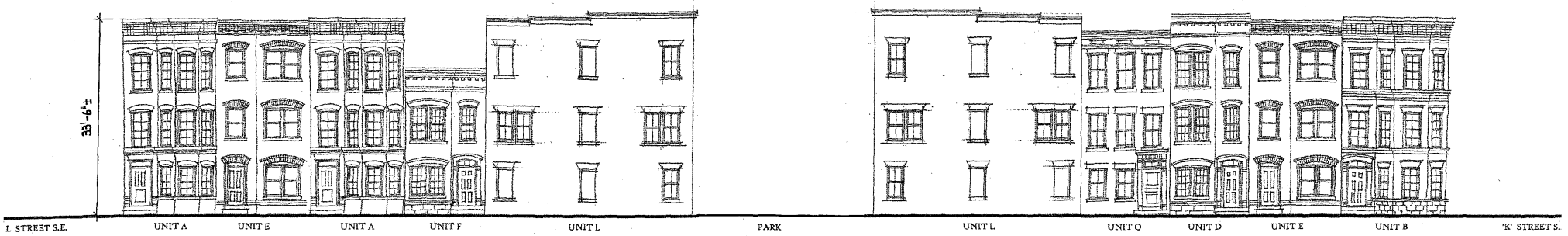
Scale:1/16"=1'-0"

February 14, 2003

Eakin/Youngentob Associates, Inc.

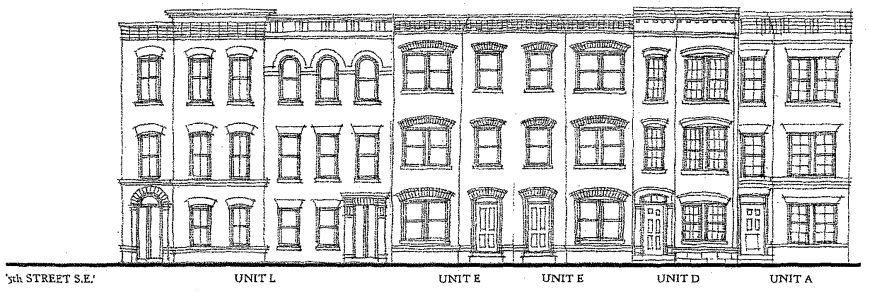
The Lessard Architectural Group, Inc.
8603 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-9344 fax 703/760-9328

ARTHUR CAPPER / CARROLLSBURG DWELLINGS



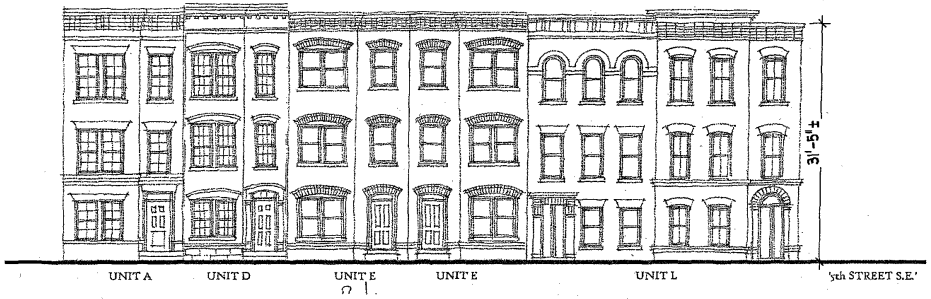
5th STREET S.E

SQUARE 825



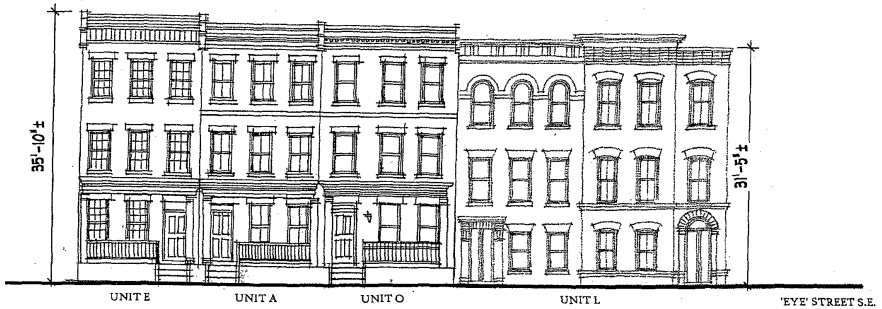
PARK ELEVATION

SQUARE 825



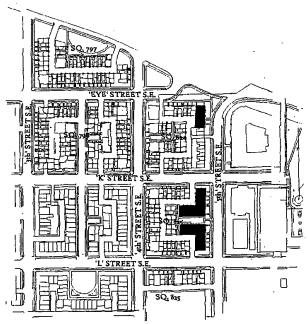
PARK ELEVATION

SQUARE 825



5th STREET S.E

SQUARE 824



Building Elevations

Scale:1/16"=1'-0"

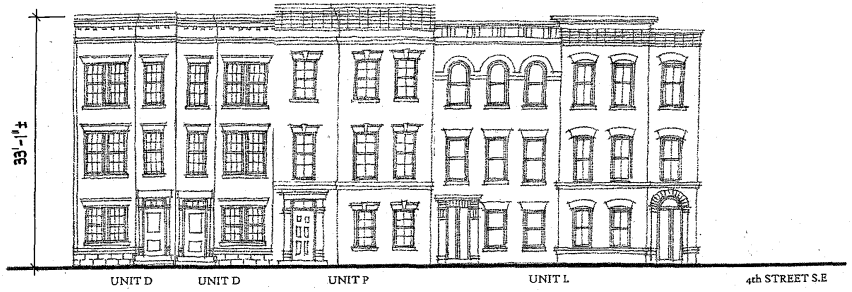
February 14, 2003

Eakin/Youngentob Associates, Inc.

The Lessard Architectural Group, Inc.
8603 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-0344 fax 703/760-9328

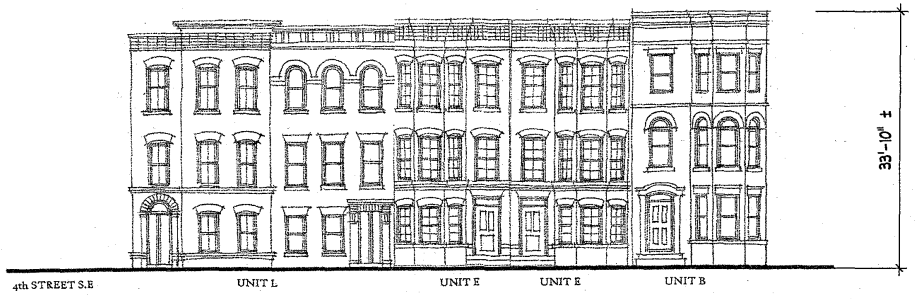
ARTHUR CAPPER / CARROLLSBURG DWELLINGS

© 2003 The Lessard Architectural Group, Inc. These plans are unpublished and are subject to copyright protection as an "Architectural Work" under sections 102 of the copyright act, 17 U.S.C., as amended December 1, 1990, and Statement of Architectural Works Copyright Protection Act of 1990. The protection includes, but is not limited to, the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, and of those represented ones legally made by execution of such construction or buildings being erected and/or used.



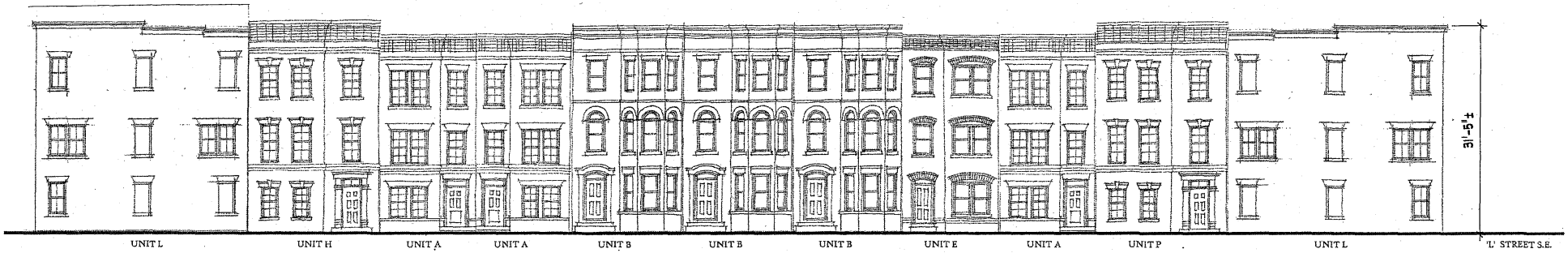
'4th' STREET S.E. INTERIOR ELEVATION

SQUARE 824



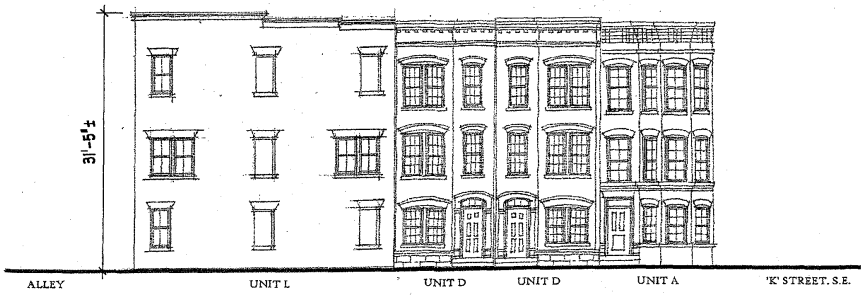
'4th' STREET S.E. INTERIOR ELEVATION

SQUARE 824



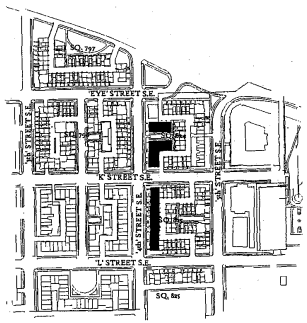
4th STREET S.E.

SQUARE 825



'4th' STREET S.E.

SQUARE 824



Building Elevation

Scale:1/16"=1'-0"

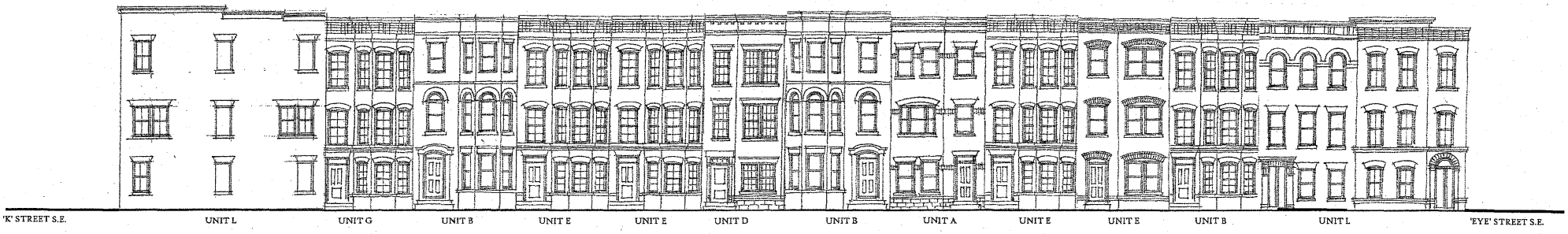
February 14, 2003

Eakin/Youngentob Associates, Inc.

The Lessard Architectural Group, Inc.
8603 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-9344 fax 703/760-9328

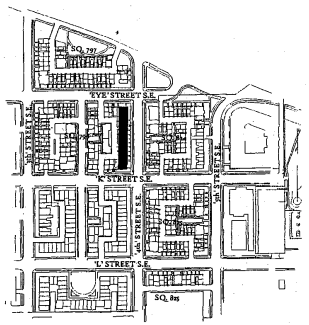
ARTHUR CAPPER / CARROLLSBURG DWELLINGS

© The Lessard Architectural Group, Inc. These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under Section 102 of the copyright act, 17 USC, as amended December 1990, and forms an Architectural Work Copyright Protection Act of 1990. The protection includes, but is not limited to, the overall form as well as arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, and/or those represented are legally void. It consists of such construction of buildings being erected and/or used.



4TH. STREET S.E.

SQUARE 798



Building Elevations

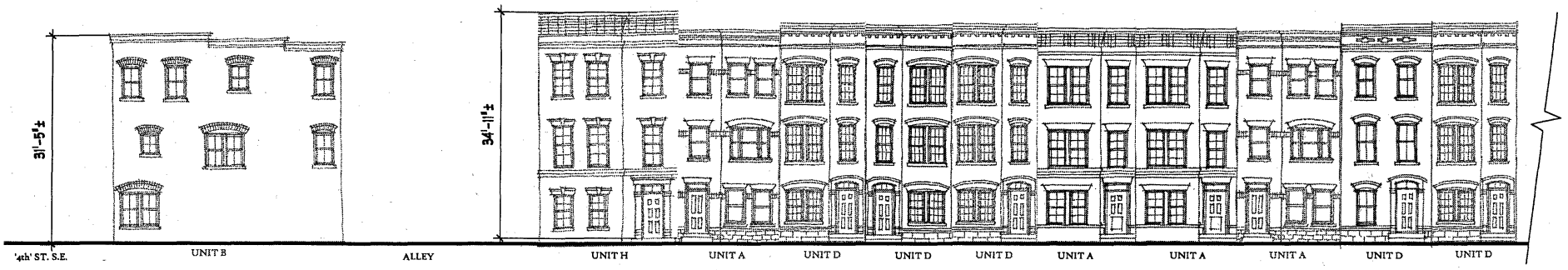
Scale:1/16"=1'-0"

February 14, 2003

Eakin/Youngentob Associates, Inc.

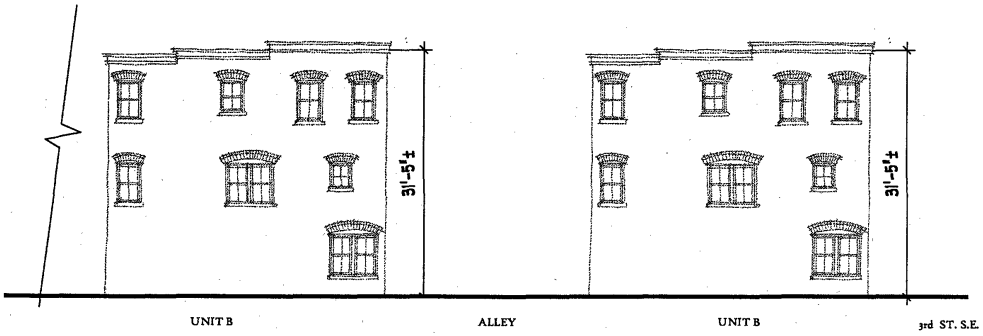
The Lessard Architectural Group, Inc.
8603 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-9344 fax 703/760-9328

ARTHUR CAPPER / CARROLLSBURG DWELLINGS



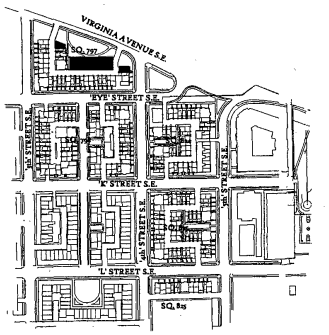
VIRGINIA AVENUE S.E.

SQUARE 797



VIRGINIA AVENUE S.E.

SQUARE 797



Building Elevations

Scale:1/16"=1'-0"

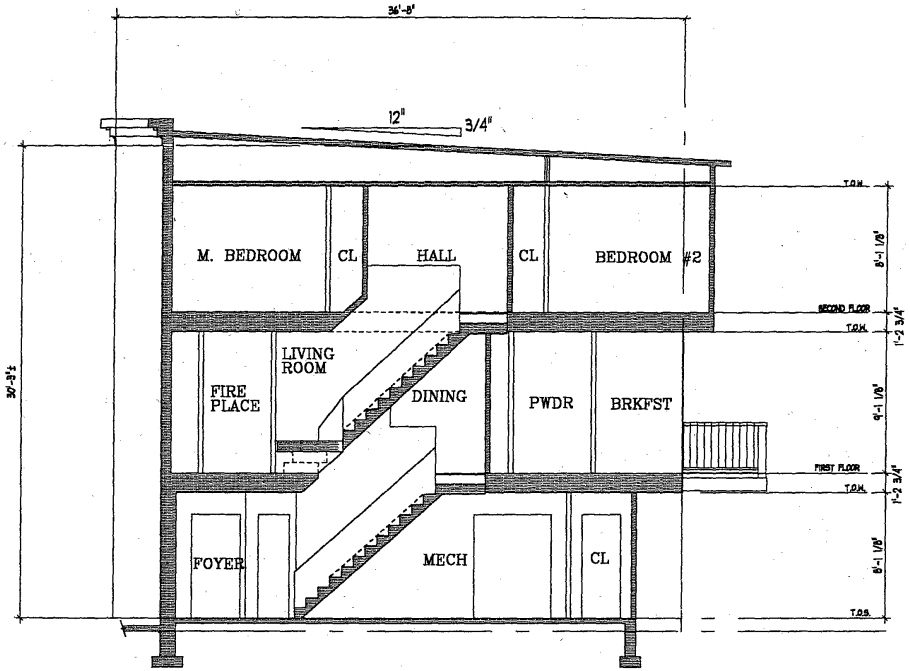
February 14, 2003

Eakin/Youngentob Associates, Inc.

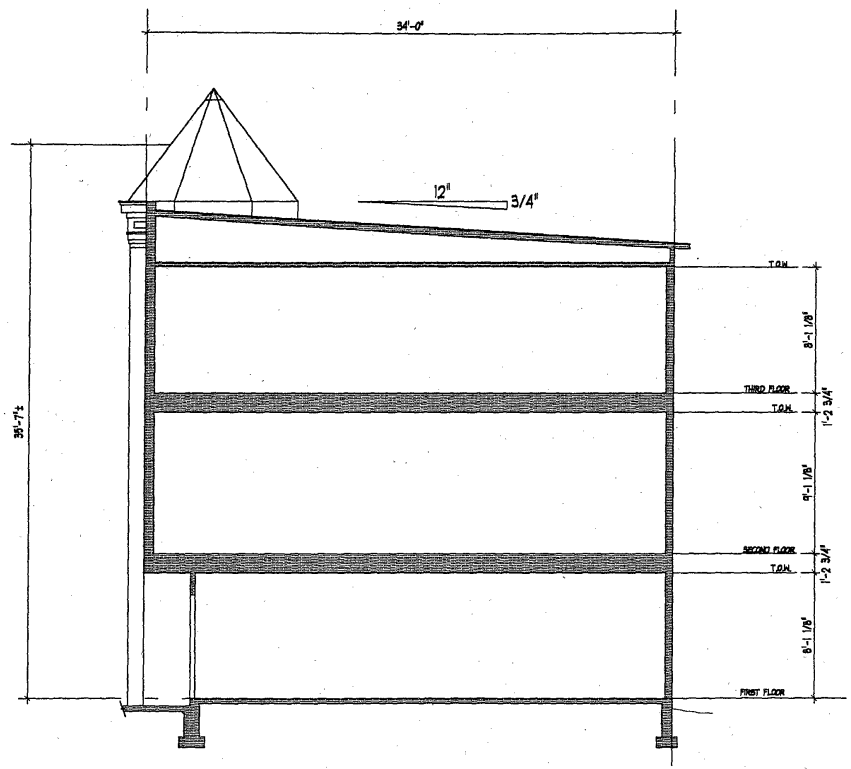
The Lessard Architectural Group, Inc.
8603 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-9344 fax 703/760-9328

ARTHUR CAPPER / CARROLLSBURG DWELLINGS

© 2003 The Lessard Architectural Group, Inc. These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under sections 102 of the copyright act, 17 USC, as amended December 1, 1990, and known as Architectural Work Copyright Protection Act of 1990. The protection includes, but is not limited to, the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms constructed can legally result in imitation of such construction or buildings being ordered razed or erased.



UNIT A,B,D,E,G,O
BUILDING SECTION



UNIT C
BUILDING SECTION

building sections

Scale: 1/8"= 1'-0"

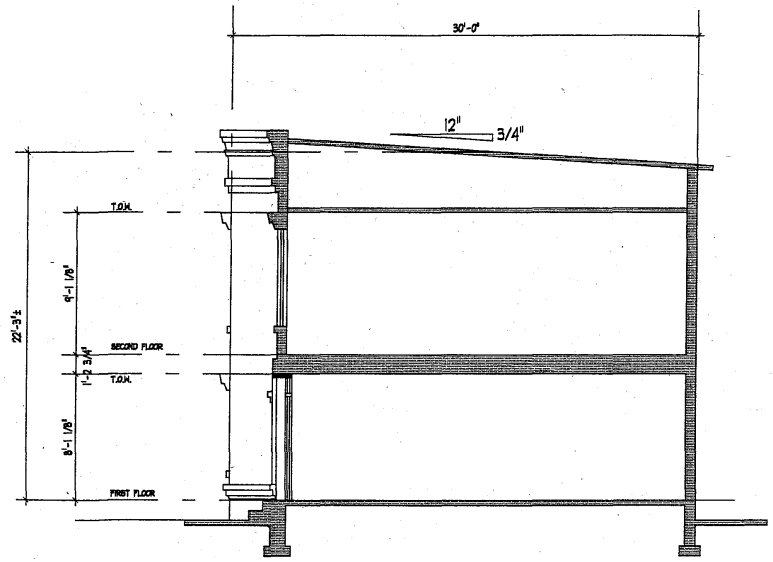
February 14, 2003

Eakin/Youngentob Associates, Inc.

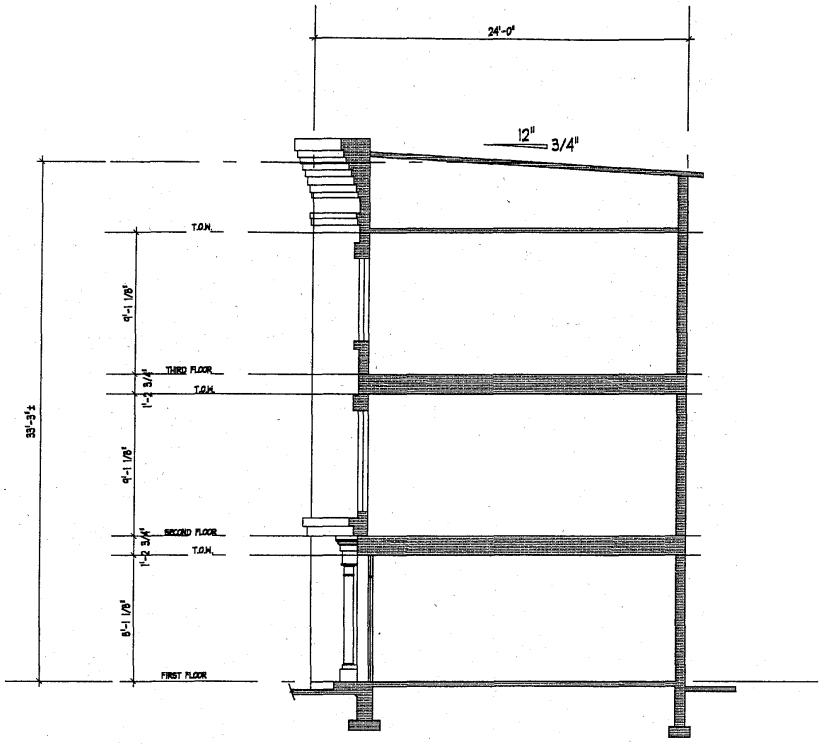
The Lessard Architectural Group, Inc.
8503 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-9344 fax 703/760-9328

ARTHUR CAPPER / CARROLLSBURG DWELLINGS

© 2003 The Lessard Architectural Group, Inc. These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 102 of the copyright act, 17 U.S.C., as amended December 1, 1990, and known as Architectural Works Copyright Protection Act of 1990. The protection includes, but is not limited to, the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, sheet or forms reproduced can legally result in imposition of such reimbursement or buildings being ordered razed/or razed.



UNIT F,Q
BUILDING SECTION



UNIT H,P
BUILDING SECTION

building sections

Scale: 1/8"= 1'-0"

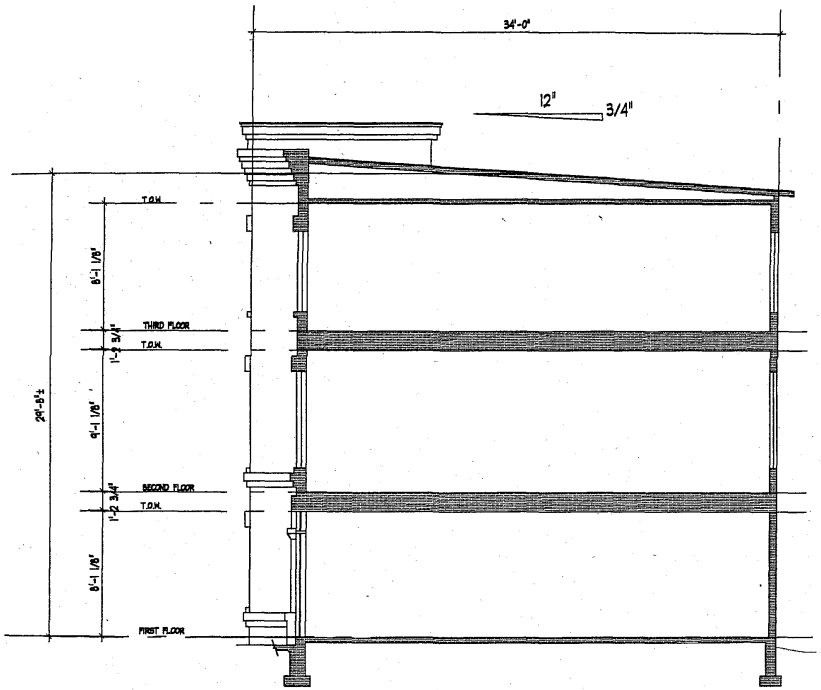
February 14, 2003

Eakin/Youngentob Associates, Inc.

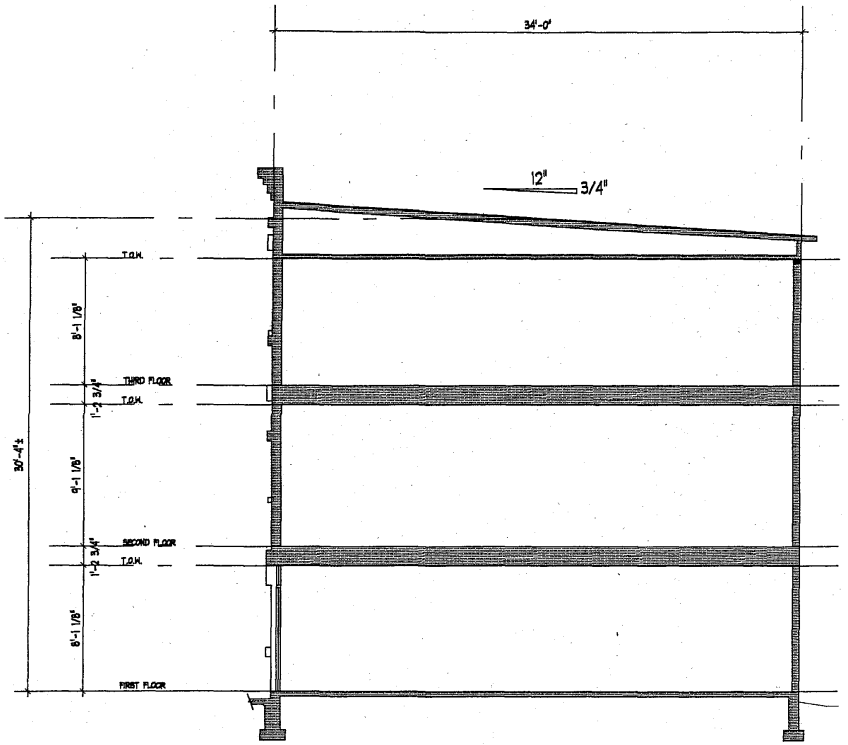
The Lessard Architectural Group, Inc.
8603 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-9344 fax 703/760-9328

ARTHUR CAPPER / CARROLLSBURG DWELLINGS

© 2003 The Lessard Architectural Group, Inc. These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 102 of the copyright act, 17 U.S.C., as amended December 1, 1990, and known as Architectural Works Copyright Protection Act of 1990. The protection includes, but is not limited to, the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented may legally result in cessation of such construction or buildings being ordered sold/or razed.



UNIT L
BUILDING SECTION



UNIT M,N
BUILDING SECTION

building sections

Scale: 1/8"= 1'-0"

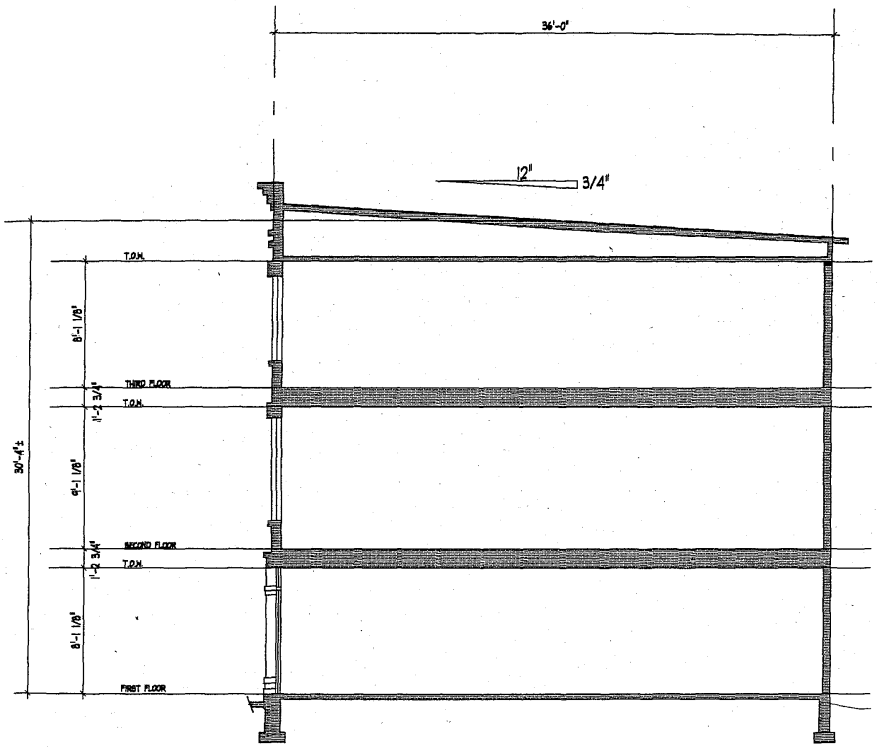
February 14, 2003

Eakin/Youngentob Associates, Inc.

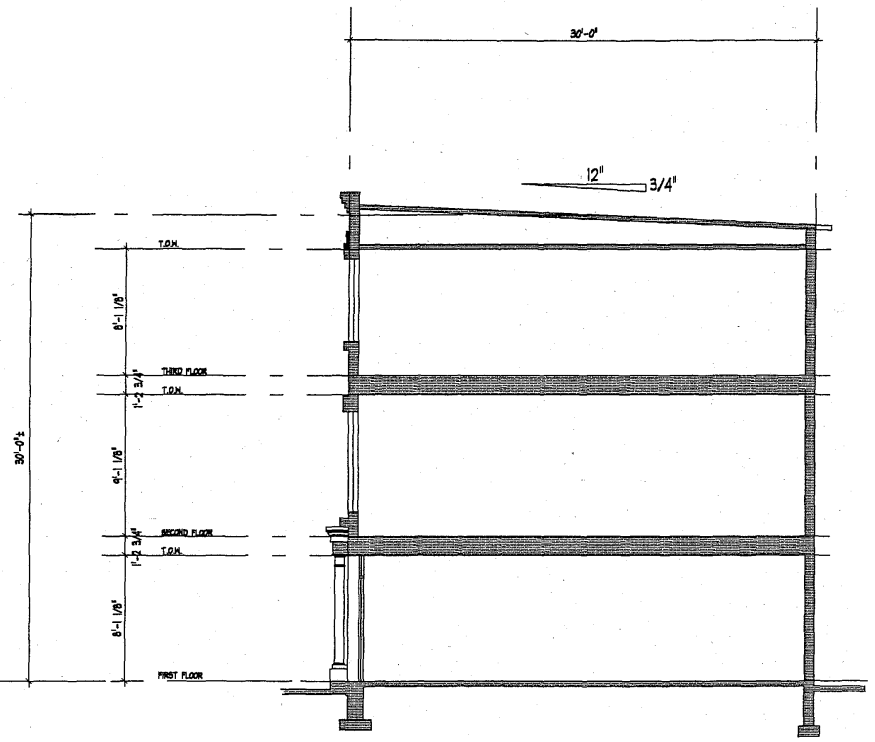
The Lessard Architectural Group, Inc.
8603 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-9344 fax 703/760-9328

ARTHUR CAPPER / CARROLLSBURG DWELLINGS

© 2003 The Lessard Architectural Group, Inc. These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 102 of the copyright act, 17 U.S.C., as amended December 1, 1990, and known as Architectural Works Copyright Protection Act of 1990. The protection includes, but is not limited to, the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented are legally invalid in connection of such construction or buildings being erected and/or used.



UNIT D
BUILDING SECTION



UNIT G
BUILDING SECTION

building sections

Scale: 1/8"= 1'-0"

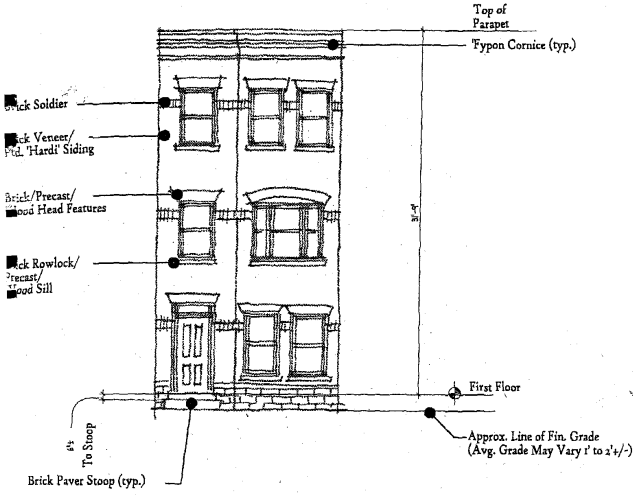
February 14, 2003

Eakin/Youngentob Associates, Inc.

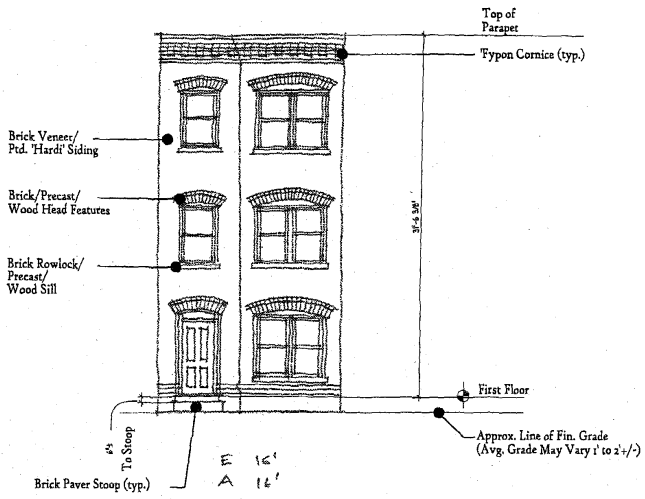
The Lessard Architectural Group, Inc.
8603 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-9344 fax 703/760-9328

ARTHUR CAPPER / CARROLLSBURG DWELLINGS

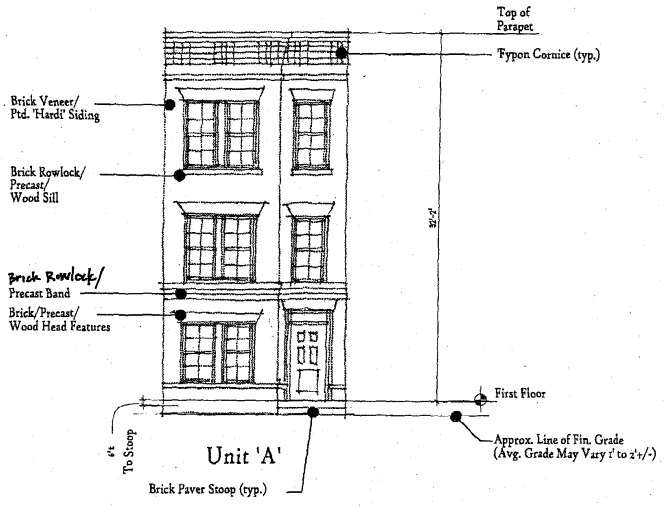
© 2003 The Lessard Architectural Group, Inc. These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under Section 102 of the copyright act, 17 U.S.C., as amended December 1, 1990, and known as Architectural Works Copyright Protection Act of 1990. The protection includes, but is not limited to, the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented can legally result in cessation of such construction or buildings being seized and/or razed.



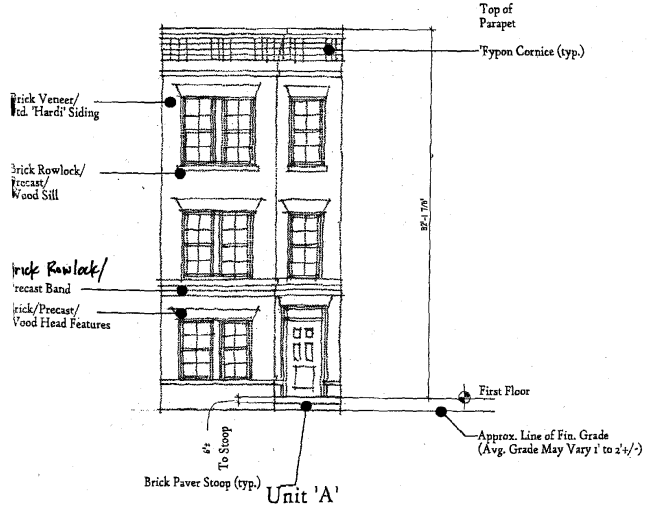
Unit 'A'



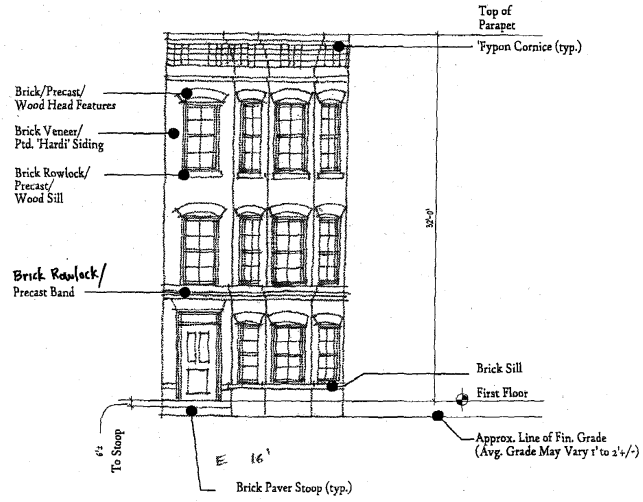
Unit 'A'&'E'



Unit 'A'



Unit 'A'



Unit 'E'

Typical 'A' & 'E' Elevations

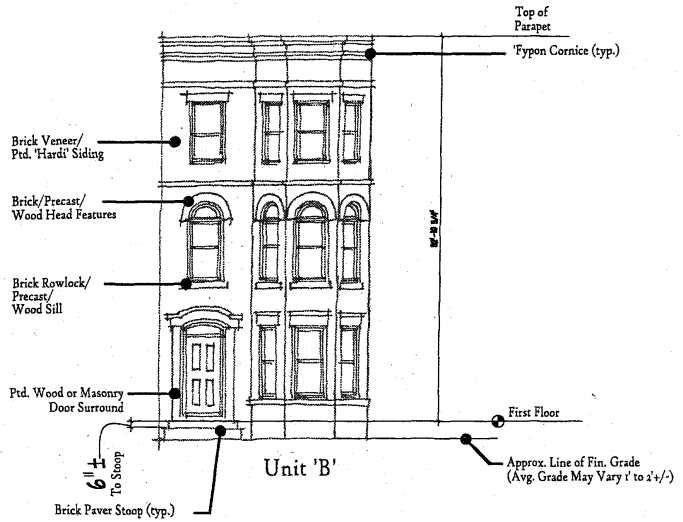
Scale: 3/32"= 1'-0"

February 14, 2003

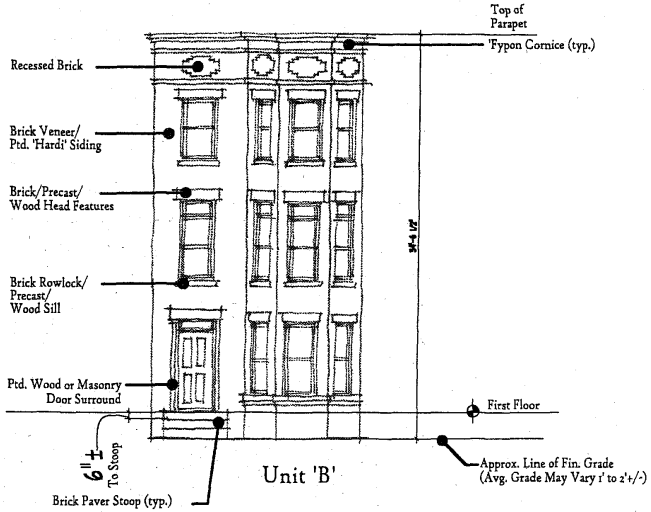
Eakin/Youngentob Associates, Inc.

The Lessard Architectural Group, Inc.
8603 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-9344 fax 703/760-9328

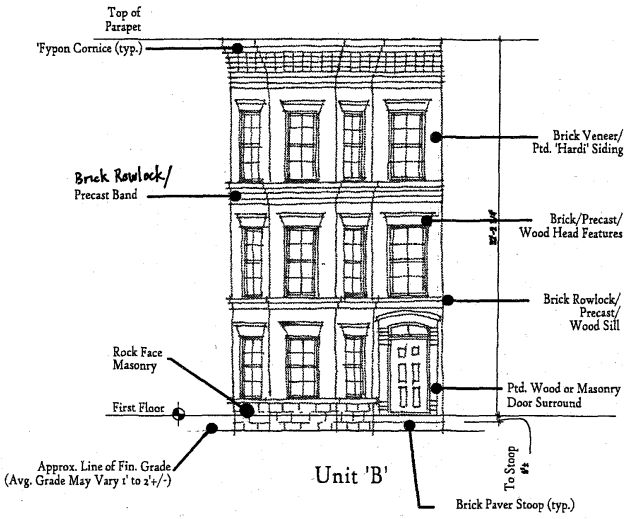
ARTHUR CAPPER / CARROLLSBURG DWELLINGS



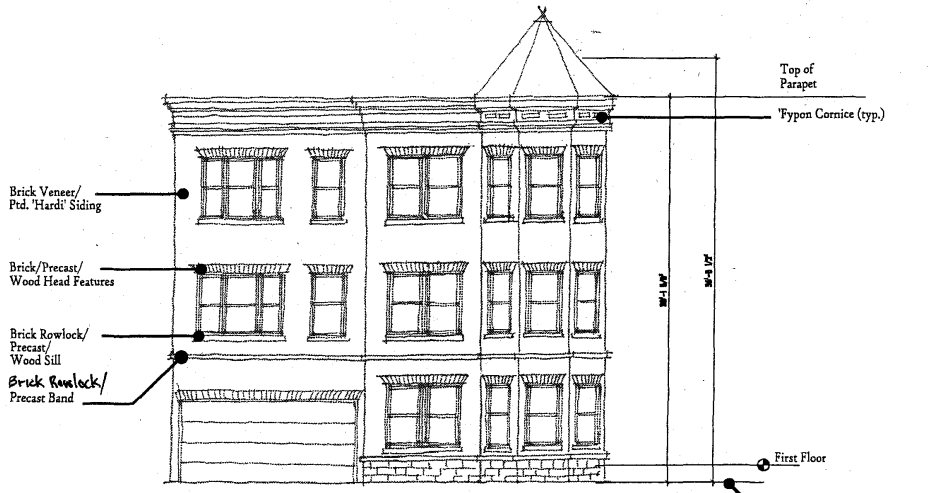
Unit 'B'



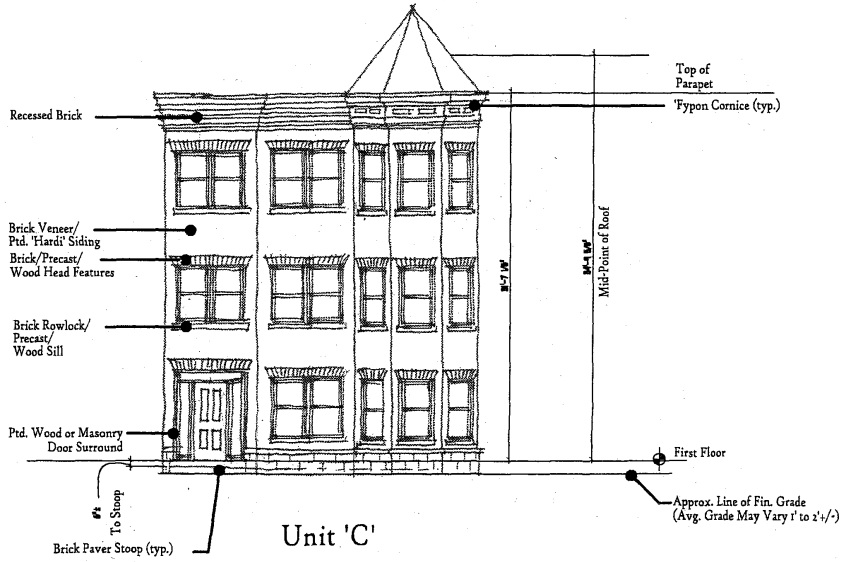
Unit 'B'



Unit 'B'



Unit 'C'
Side Elevation



Unit 'C'

Typical 'B' & 'C' Elevations

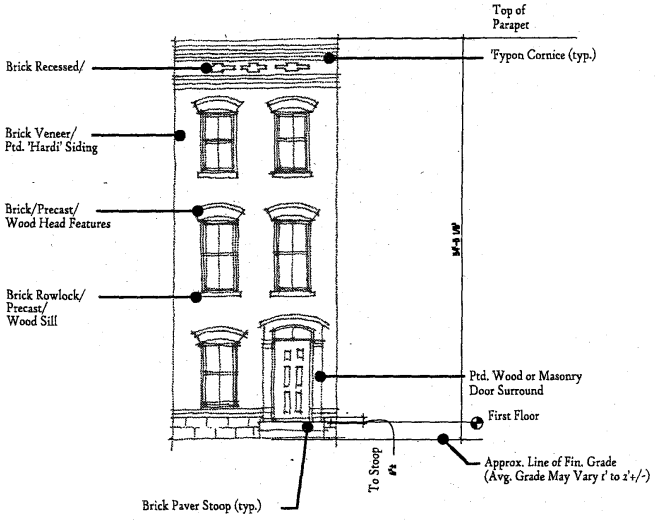
Scale: 3/32"= 1'-0"

February 14, 2003

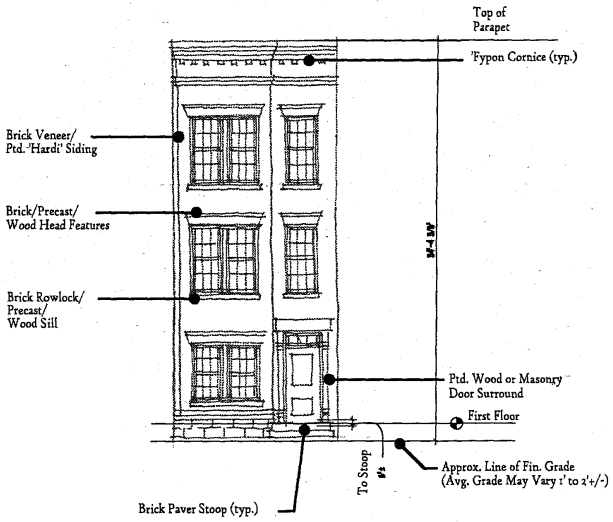
Eakin/Youngentob Associates, Inc.

The Lessard Architectural Group, Inc.
8503 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-9344 fax 703/760-9326

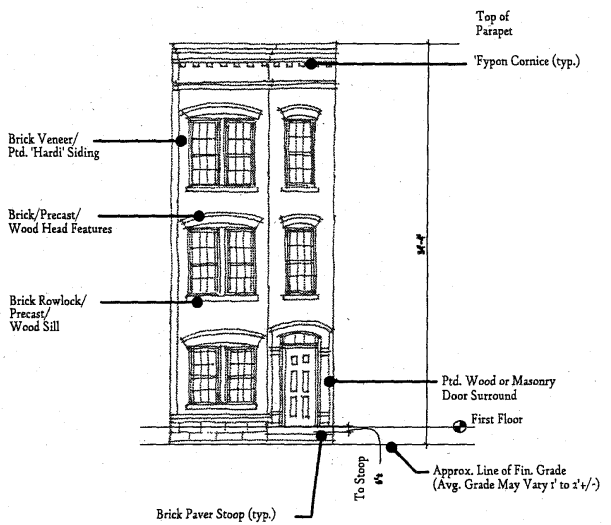
ARTHUR CAPPER / CARROLLSBURG DWELLINGS



Unit 'D'



Unit 'D'



Unit 'D'

Typical 'D' Elevations

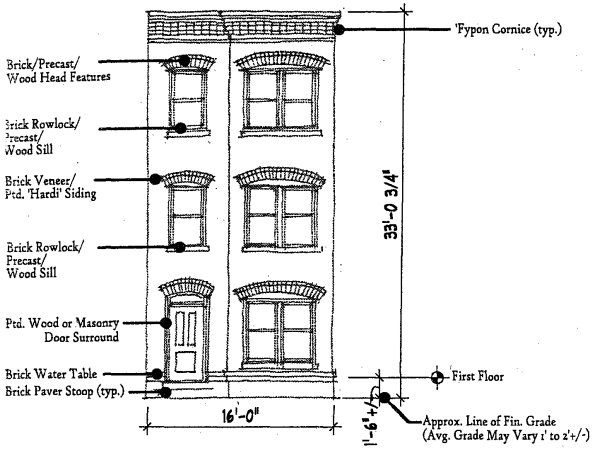
Scale: 3/32"= 1'-0"

February 14, 2003

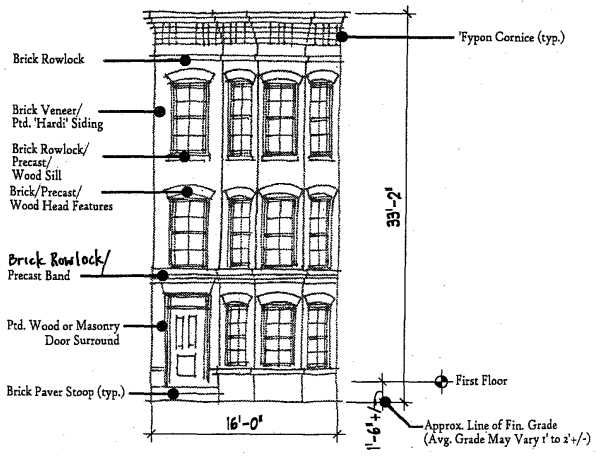
Eakin/Youngentob Associates, Inc.

The Lessard Architectural Group, Inc.
8603 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-8344 fax 703/760-8326

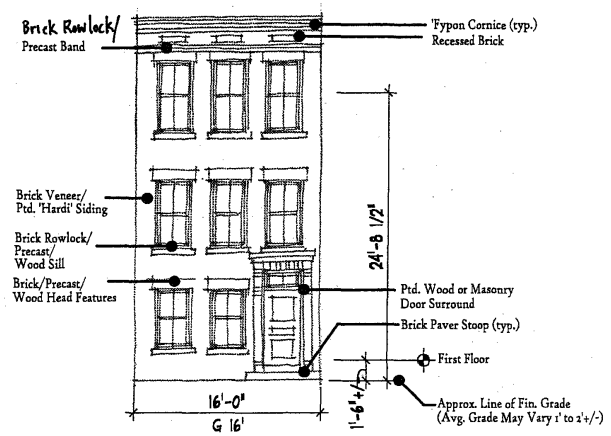
ARTHUR CAPPER / CARROLLSBURG DWELLINGS



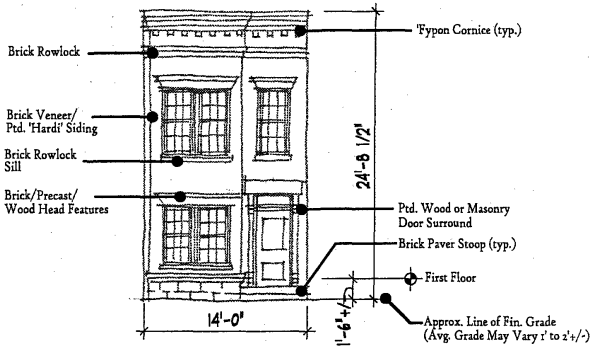
Unit 'G'



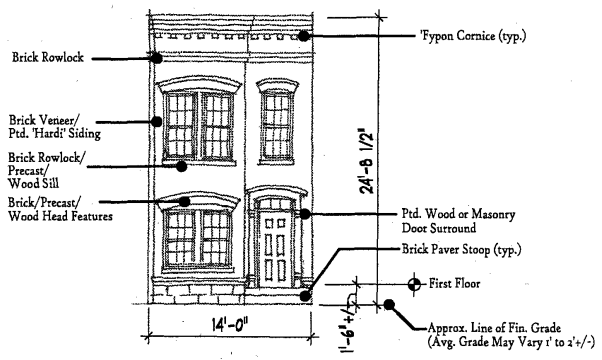
Unit 'G'



Unit 'G'



Unit 'F & Q'



Unit 'F & Q'

Typical 'F, Q & G' Elevations

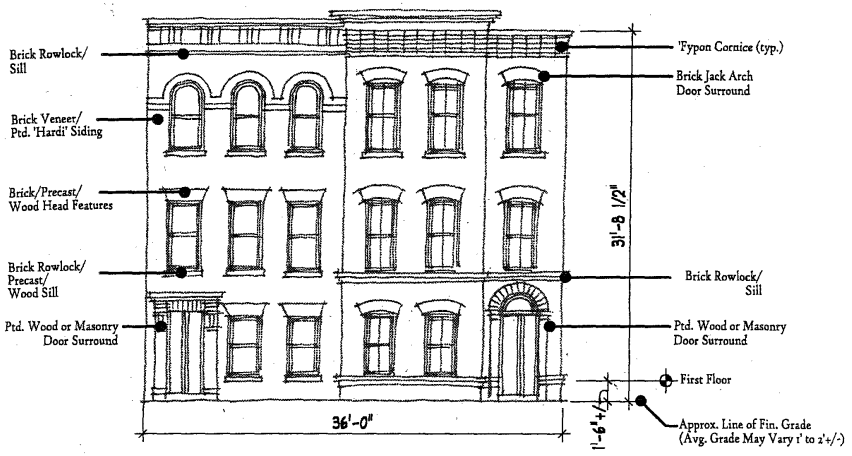
Scale: 3/32"= 1'-0"

February 14, 2003

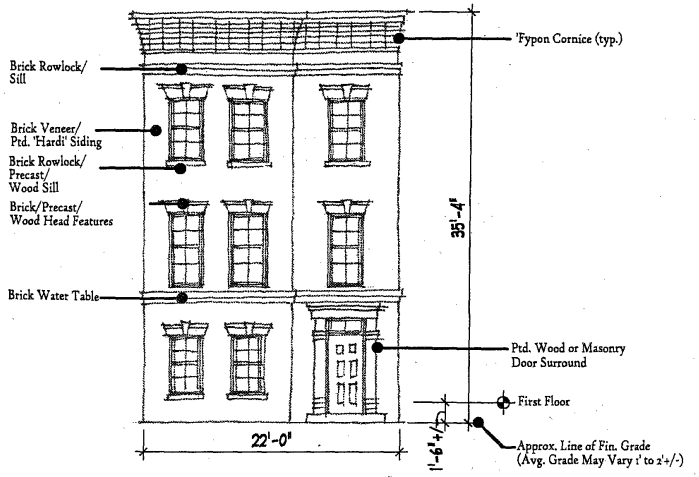
Eakin/Youngentob Associates, Inc.

The Lessard Architectural Group, Inc.
8603 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-9344 fax 703/760-8328

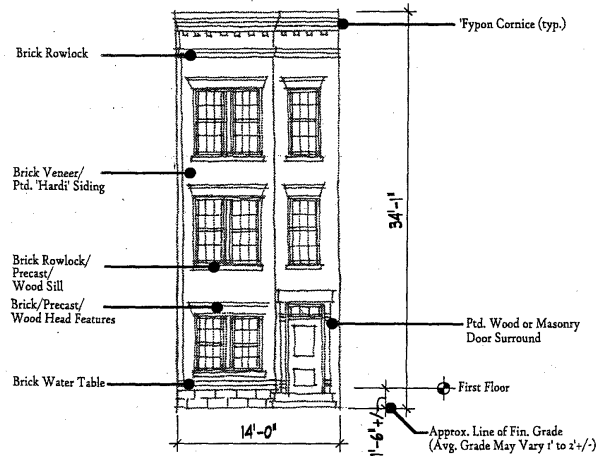
ARTHUR CAPPER / CARROLLSBURG DWELLINGS



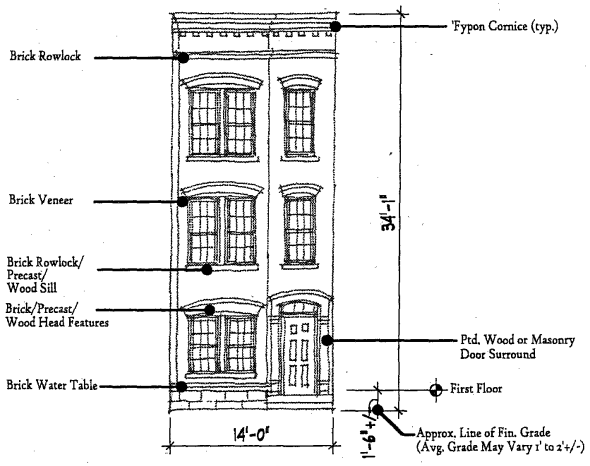
Unit 'L'



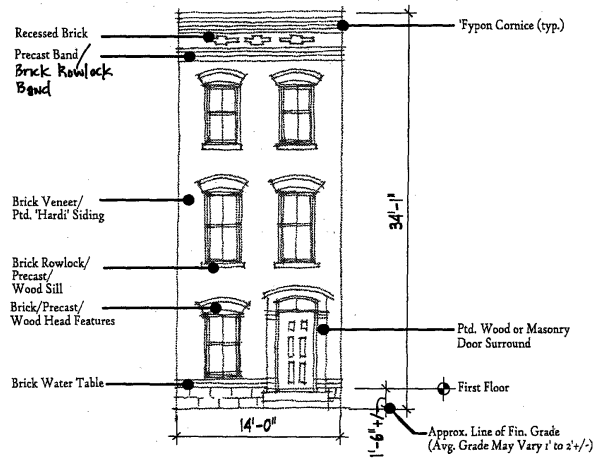
Unit 'P & H'



Unit 'P'



Unit 'P'



Unit 'P'

Typical 'H, L & P' Elevations

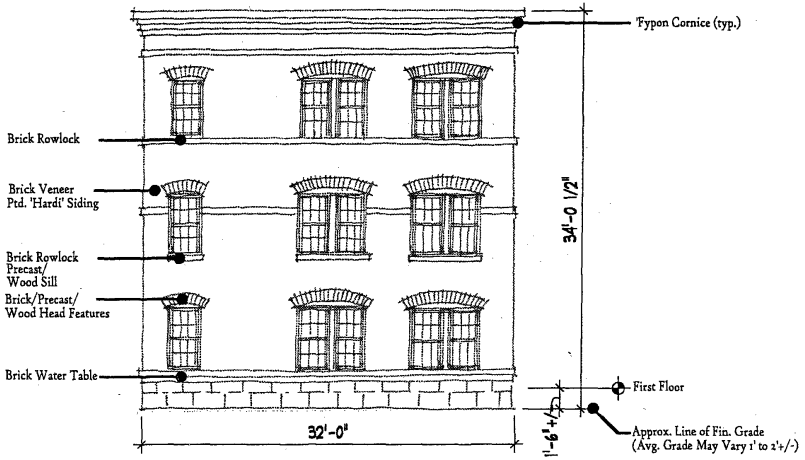
Scale: 3/32"= 1'-0"

February 14, 2003

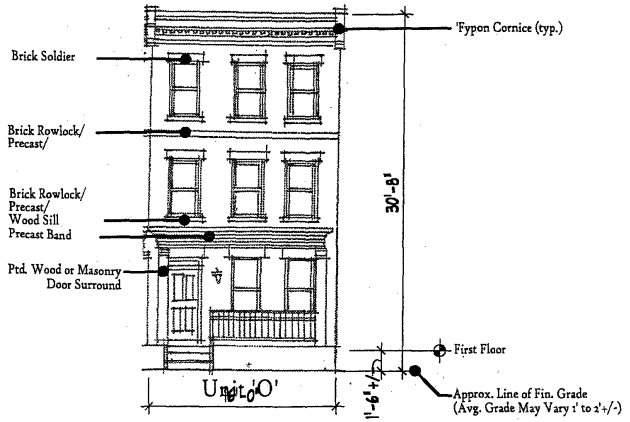
Eakin/Youngentob Associates, Inc.

The Lessard Architectural Group, Inc.
8603 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-9344 fax 703/760-9328

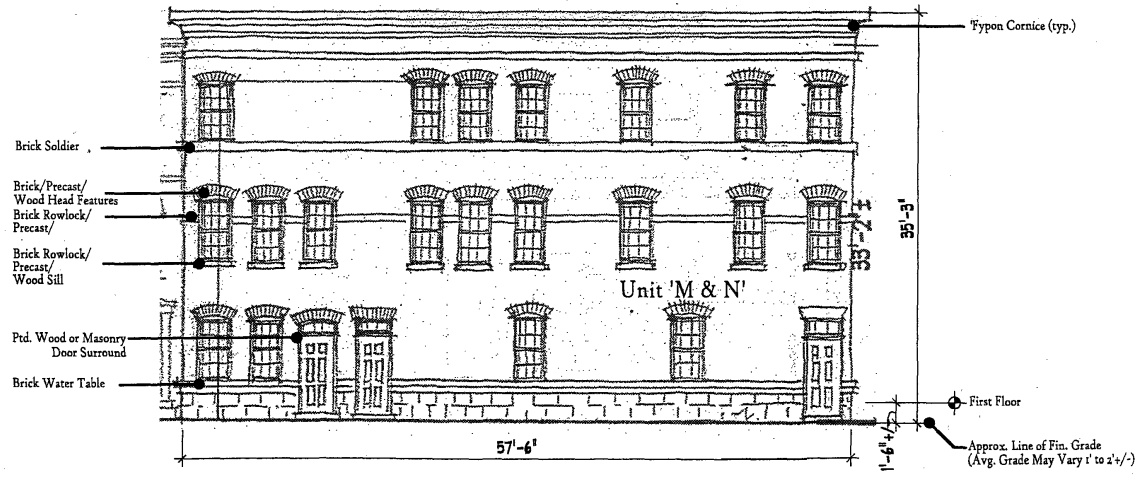
ARTHUR CAPPER / CARROLLSBURG DWELLINGS



Unit 'M & N'



Unit 'O'



Unit 'M & N'

Typical 'M, N & O' Elevations

Scale: 3/32"= 1'-0"

February 17, 2003

Eakin/Youngentob Associates, Inc.

The Lessard Architectural Group, Inc.
8503 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-8344 fax 703/760-8328

ARTHUR CAPPER / CARROLLSBURG DWELLINGS