WYOMING AVENUE P.U.D.

KALORAMA DC GROUP LLC
2126 WYOMING AVENUE NW
WASHINGTON, DC

WNUK SPURLOCK
ARCHITECTURE

1825 CONNECTICUT AVENUE NW
WASHINGTON DC 20009-5708
TEL 202.265.8500 FAX 202.265.8599

STANDARD LIST OF ABBREVIATIONS

ABV	Above	GA	Gauge	Q.T.	Quarry Tile		
ACOUS	Acoustical	GALV	Galvanized	R	Riser		
ADJ	Adjustable	G.F.I.	Ground Fault Interrupter	R.A.G.	Return Air Grille		
A.F.F.	Above Finished Floor	GL	Glass	R.C.	Reinforced Concrete		
ANOD	Anodized	GR	Grade	REFR	Refrigerator		
APPROX	Approximate	GYP	Gypsum	REG	Register		
				REINF	Reinforced		
BET	Between	H.B.	Hose Bib	RELOC	Relocated		
BD	Board	H.C.	Hollow Core	REQ	Required		
BLDG	Building	HD	Head	R.H.	Robe Hook		
BM	Beam	HDWD	Hardwood	RM	Room		
BOT	Bottom	HDW	Hardware	R.O.	Rough Opening		
B.W.	Both Ways	H.W.H.	Hot Water Heater				
		HORIZ.	Horizontal	S.C.	Solid Core		
CAB	Cabinet	HGT	Height	S.C.R.	Shower Curtain Rod		
CER	Ceramic			SCHED	Schedule		
C.J.	Construction Joint	I.D.	Inside Diameter	S.D.	Soap Dish		
CLG	Ceiling	INSUL	Insulation	SECT	Section		
CLO	Closet	INT	Interior	SHR	Shower		
CLR	Clear			SHT	Sheet		
C.M.U.	Concrete Masonry Unit	JST	Joist	SIM	Similar		
COL	Column	JT	Joint	SQ	Square		
CONC	Concrete			S.S.T.	Stainless Steel		
CONN	Connection	KIT	Kitchen	STD	Standard		
CONT	Continuous			STL	Steel		
C.P.	Closet Pole	LAM	Laminate	ST	Stone		
CPT	Carpet	LAV	Lavatory	STOR	Storage		
C.T.	Ceramic Tile	LGT	Light	STRL	Structural		
CTSK	Countersunk			SYM	Symmetrical		
		MAT	Material				
DET	Detail	MAX	Maximum	T	Tread or Tempered		
D.H.	Door Hook	MBL	Marble	T.B.	Towel Bar		
DIFF	Diffuser	M.C.	Medicine Cabinet	T.B.H.	Toothbrush Holder		
DIA	Diameter	MFR	Manufacturer	T.D.L.	True Divided Lite		
DIM	Dimension	MIN	Minimum	TEL	Telephone		
DISO	Disposal	MISC	Miscellaneous	T&G	Tongue and Groove		
DR	Door	M.O.	Masonry Opening	THK	Thick		
DS	Downspout	MTD	Mounted	T.P.H.	Toilet Paper Holder		
DWG	Drawing	MTL	Metal	T.W.	Top of Wall		
				TYP	Typical		
EA	Each	N.I.C.	Not In Contract				
ELEC	Electrical	NOM	Nominal	U.O.N.	Unless Otherwise Noted		
ELEV	Elevation	N.T.S.	Not To Scale	UTIL	Utility		
EQ	Equal	O.D.	Outside Diameter				
EXIST	Existing	O.F.C.I.	Owner Furnished Contractor Installed	VERT	Vertical		
EXH	Exhaust	O.C.	On Center	V.I.F.	Verify In Field		
EXP	Expansion	OPER	Operable	V.W.C.	Vinyl Wall Covering		
EXT	Exterior	OPG	Opening				
		OPN	Open	W	Width		
FDN	Foundation	OPP	Opposite	WASH	Washer		
FIN	Finish	OVR	Over	W/	With		
FIXT	Fixture			WD	Wood		
FL	Floor	PC	Pull Chain	W/O	Without		
FLASH	Flashing	PL	Plate	WP	Waterproof		
FLUOR	Fluorescent	P.LAM.	Plastic Laminate				
F.S.	Frame Size	PLYWD	Plywood				
FT	Foot or Feet	PNT	Paint				
FTG	Footing	PR	Pair				
FURR	Furring	PT	Paint				
		PTN	Partition				

CONSULTANTS

MECHANICAL ENGINEERING & PLUMBING

MULLINS ENGINEERING CO., INC.
1216 WINER ROAD
ODENTON, MD 21113
TEL. 410.519.1174

STRUCTURAL ENGINEERING

RATHGEBER/GOSS ASSOC.
CONSULTING STRUCTURAL ENGINEERS
15807 CRABBS BRANCH WAY
ROCKVILLE, MD 20855
TEL. 301.590.0071

CIVIL ENGINEERING

WEST CONSULTING GROUP INC.
4424 MONTGOMERY AVENUE
BETHESDA, MD 20814

HISTORIC PRESERVATION

EHT TRACERIES
1211 FIFTH STREET NW
WASHINGTON, DC 20001

LAND USE COUNSEL

HOLLAND & KNIGHT
2099 PENNSYLVANIA AVENUE NW
WASHINGTON, DC 20006

DEVELOPMENT DATA TABULATION

ZONING CALCULATIONS

CATEGORY	EXISTING R-3 MATTER OF RIGHT	R-5-D PROPOSED ZONING	EXISTING CONDITIONS	PROPOSED CONDITIONS
BUILDING HEIGHT	40' / 3 Stories	90' / No Limit	34.3' / 3 Stories	36.0' / 3 Stories
MINIMUM LOT AREA	4000' 40' Width	None Prescribed	16,500 SF 100' Width	16,500 SF 100' Width
FLOOR AREA RATIO	None Prescribed	3.5	0.66	1.25
MANSION				
CELLAR			0 SF	0 SF
FIRST FLOOR			3,354.86 SF	4,025.04 SF
SECOND FLOOR			2,866.67 SF	2,866.67 SF
THIRD FLOOR			2,431.13 SF	2,431.13 SF
TOTAL			8,652.66 SF	9,322.84 SF
CARRIAGE HOUSE				
MAIN LEVEL			1,160.59 SF	1,160.59 SF
UPPER LEVEL			1,160.59 SF	1,160.59 SF
TOTAL			2,321.18 SF	2,321.18 SF
NEW BUILDING				
CELLAR			0 SF	0 SF
FIRST FLOOR			0 SF	2,984.96 SF
SECOND FLOOR			0 SF	2,984.96 SF
THIRD FLOOR			0 SF	2,946.03 SF
TOTAL			0 SF	8,915.95 SF
GROSS AREA			10,973.84 SF	20,559.97 SF
LOT OCCUPANCY	40%	75%	27.37%	49.52%
MANSION			3,354.86 SF	4,025.04 SF
CARRIAGE HOUSE			1,160.59 SF	1,160.59 SF
NEW BUILDING			0 SF	2,984.96 SF
TOTAL			4,515.45 SF	8,170.59 SF

SHEET INDEX

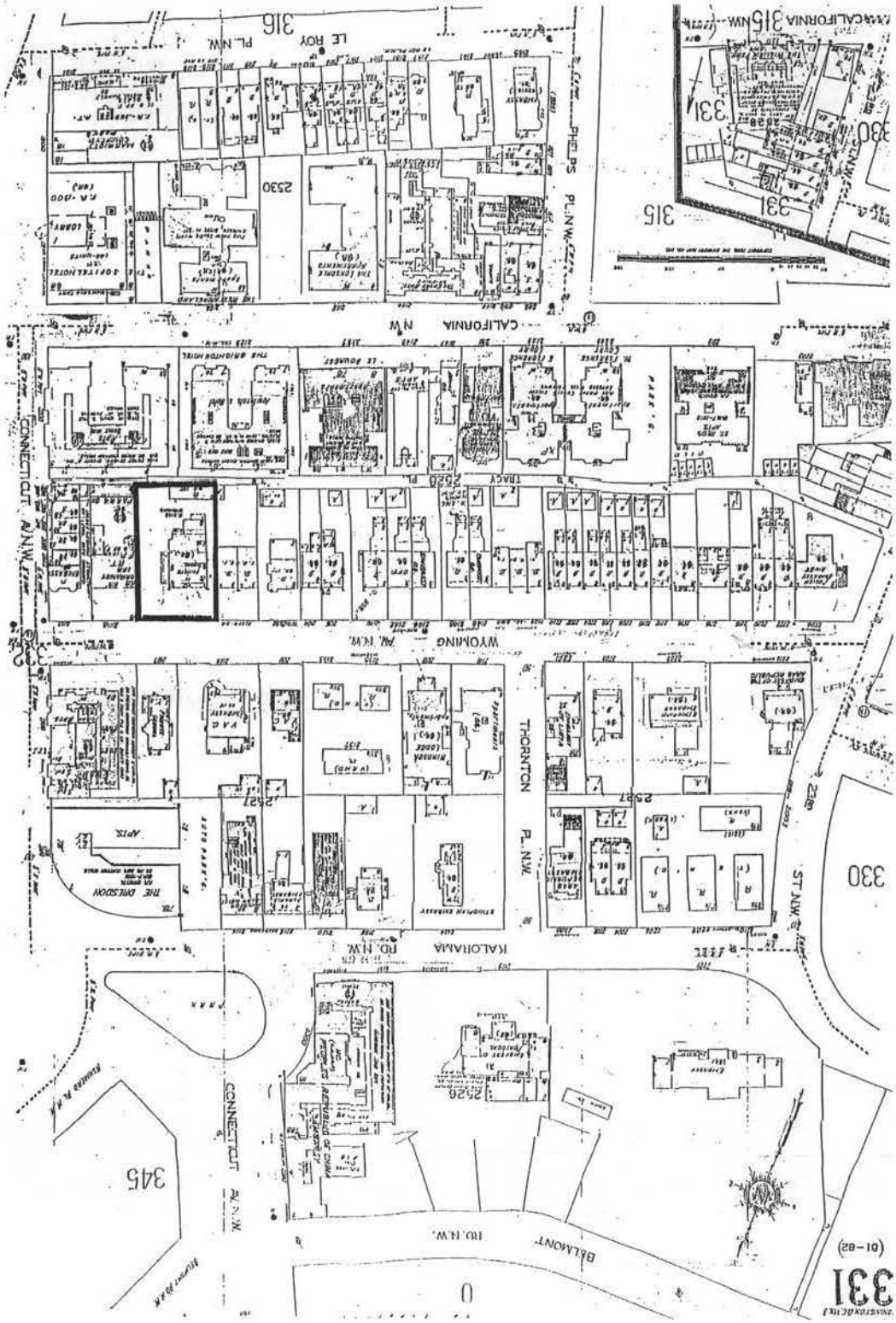
ARCHITECTURAL

COVER SHEET ..... —
SITE PLAN A-2
SITE PHOTOS A-3
SITE PHOTOS A-4
BASEMENT PLAN A-5
FIRST FLOOR PLAN A-6
SECOND FLOOR PLAN A-7
THIRD FLOOR PLAN A-8
ROOF PLAN A-9
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CIVIL

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ZONING COMMISSION
District of Columbia
CASE NO.03-24
EXHIBIT NO.5D



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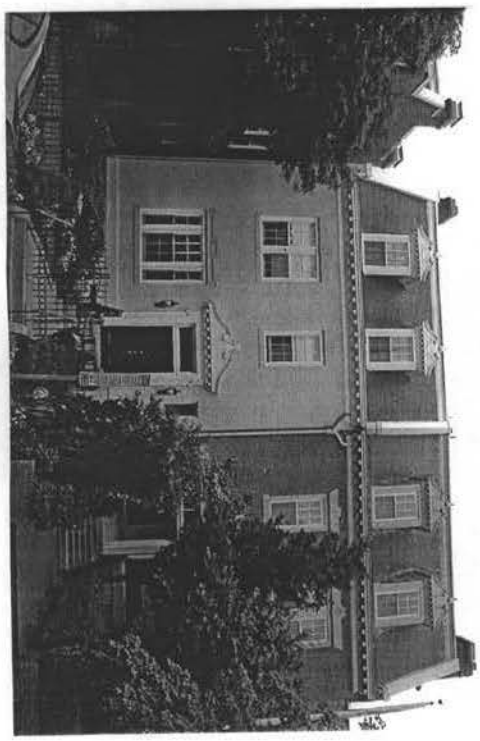
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SITE PLAN | 03021.00 | JULY 8, 2003

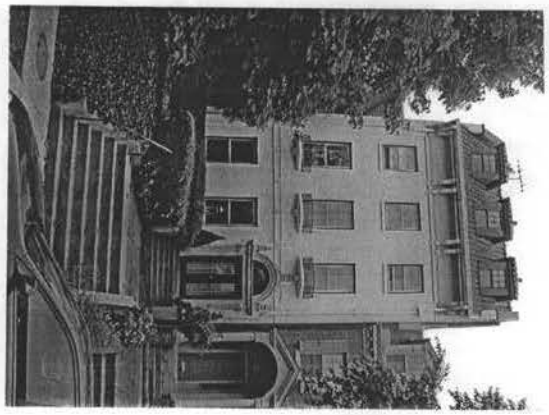
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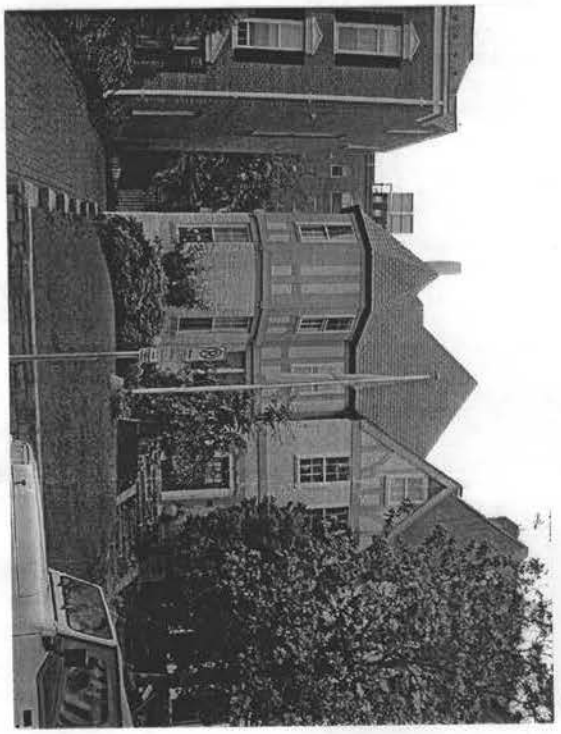
BRICK ROW HOUSES



ROW HOUSE ALONG WYOMING AVE



EMBASSY AT CONNECTICUT AVE AND WYOMING AVE



EMBASSY ALONG WYOMING AVE

WNUK SPURLOCK
ARCHITECTURE

A-3

03021.00

JULY 11, 2003

2126 WYOMING AVE

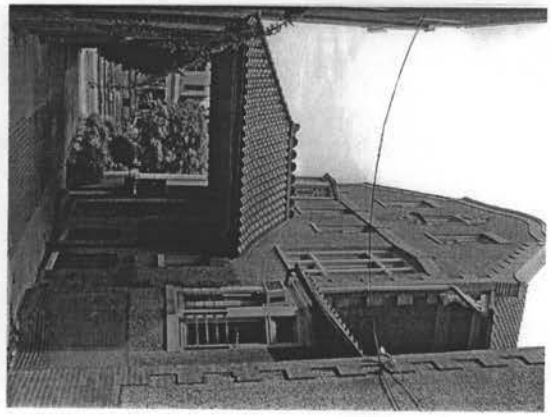
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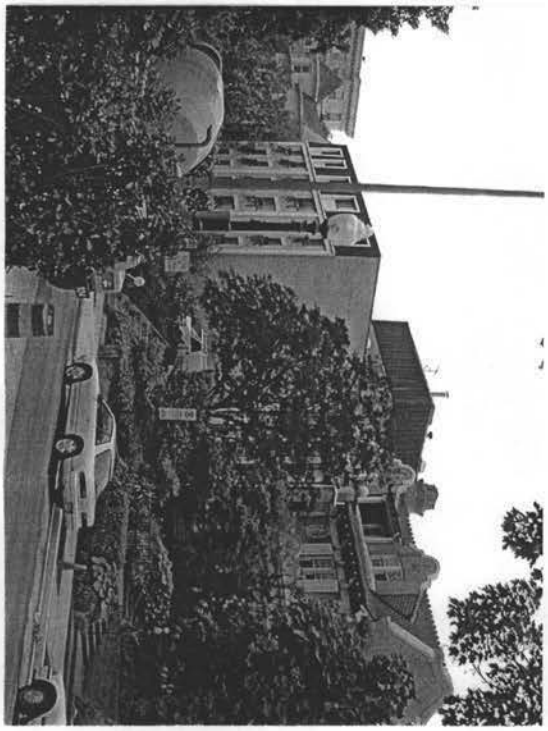
REAR AND SIDE ELEVATION



SIDE ELEVATION



MANSION FROM WYOMING AVE



FRONT AND SIDE ELEVATIONS



WNUK SPURLOCK
ARCHITECTURE

A-4

EXISTING SITE CONDITIONS

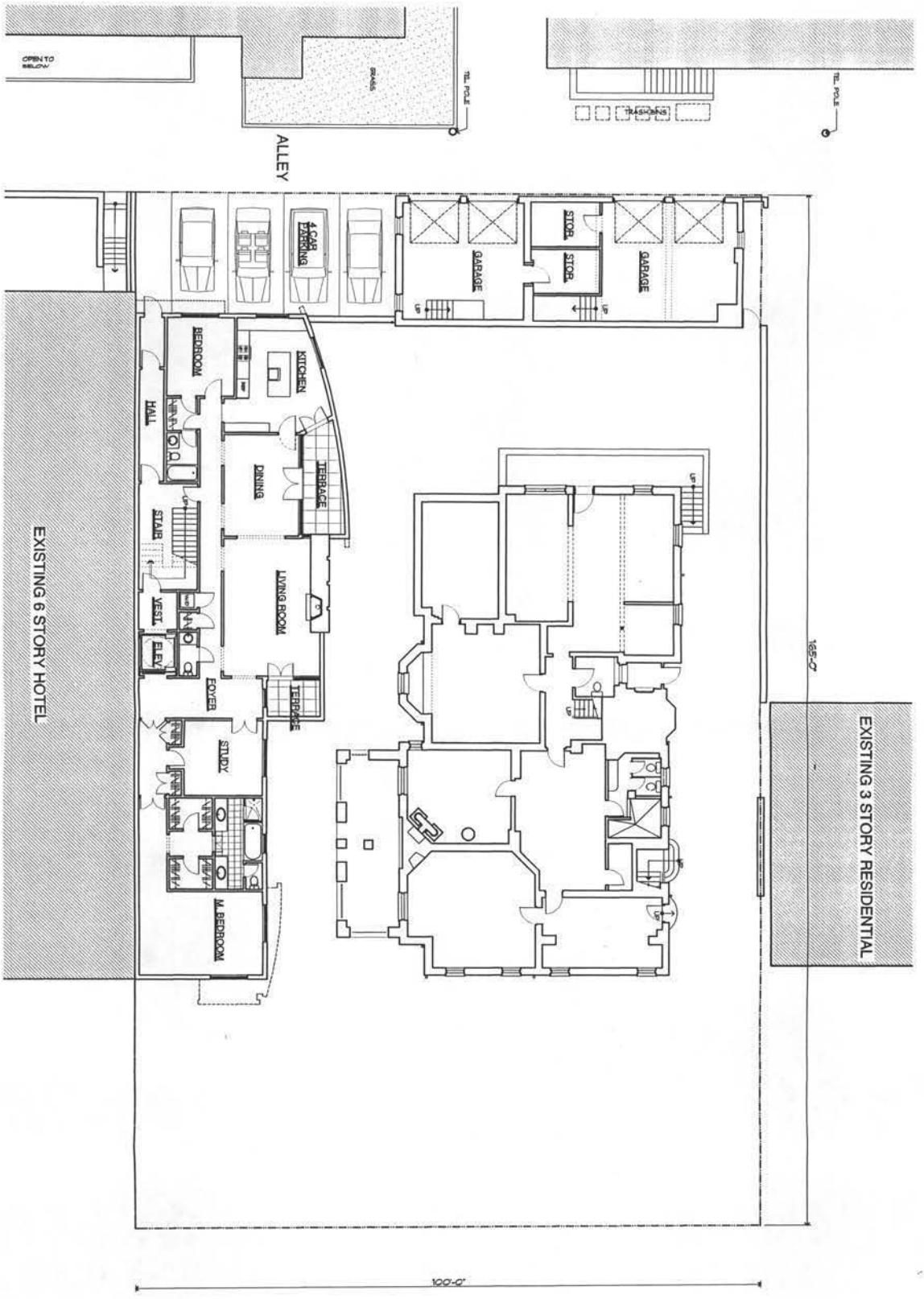
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JULY 11, 2003

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WNUK SPURLOCK
ARCHITECTURE

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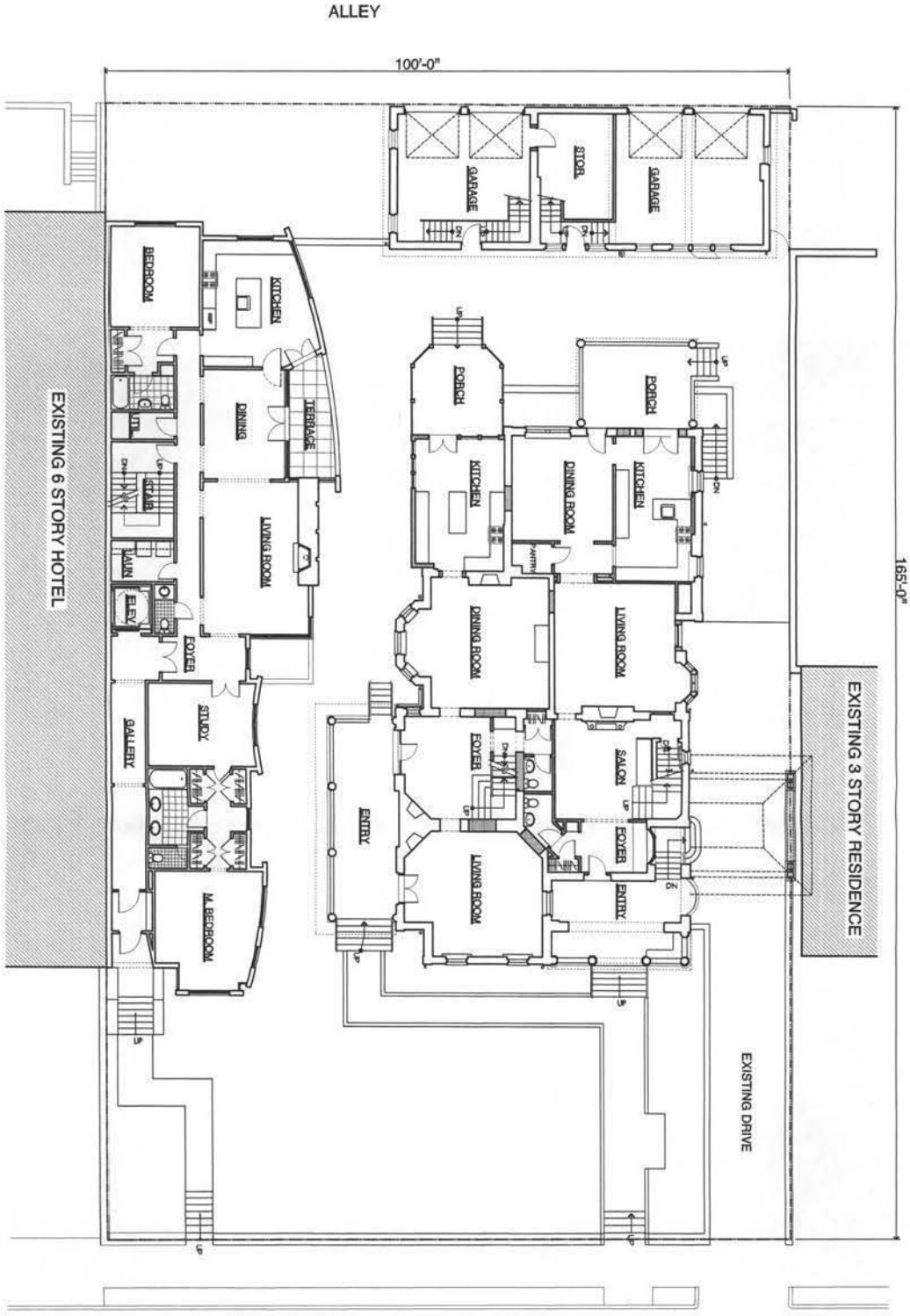
BASEMENT PLAN

03021.00
1/16"=1'-0"
JULY 8, 2003

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WNUK SPURLOCK
ARCHITECTURE

A-6

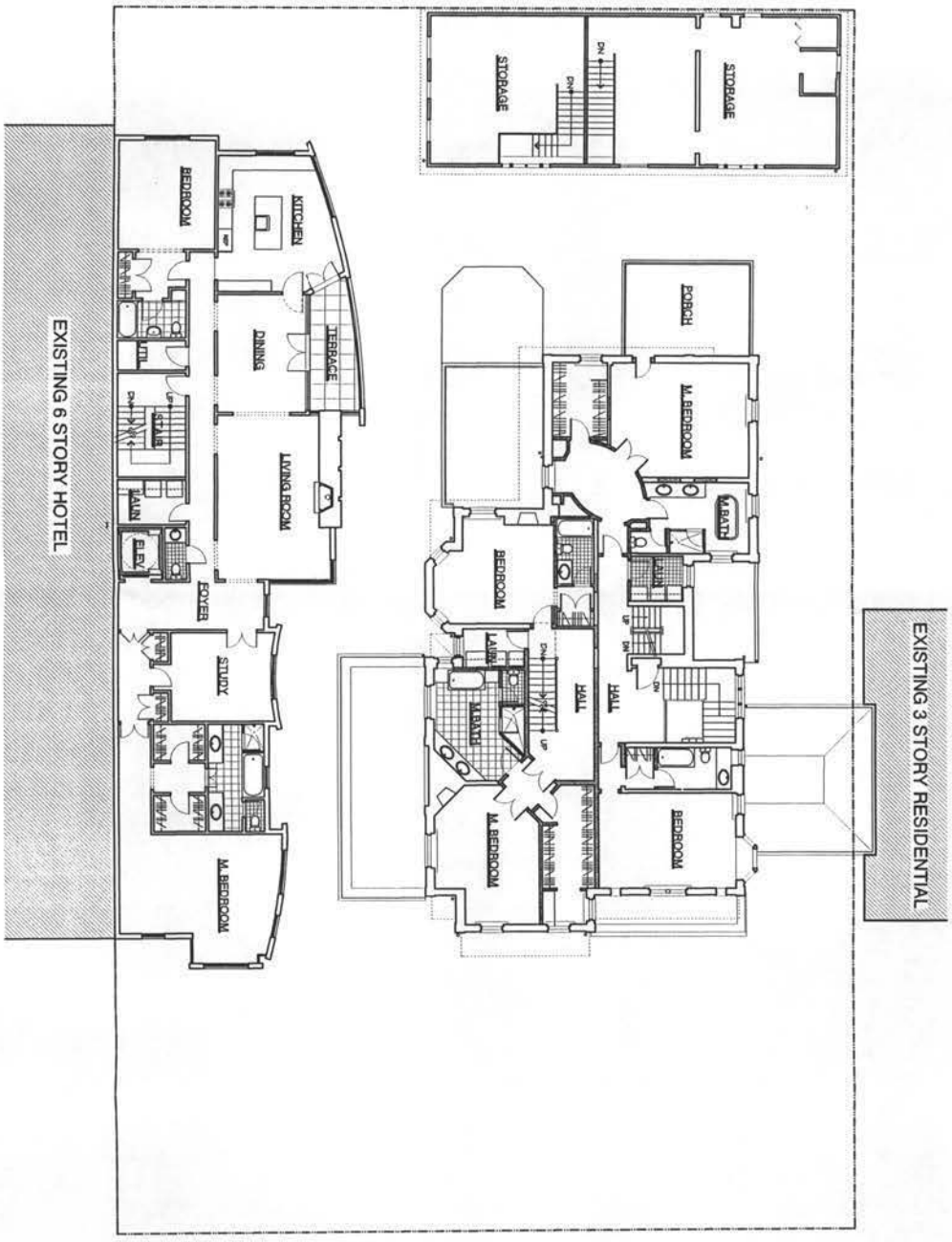
FIRST FLOOR PLAN

03021.00
1/16"=1'-0"
JULY 8, 2003

2126 WYOMING AVE

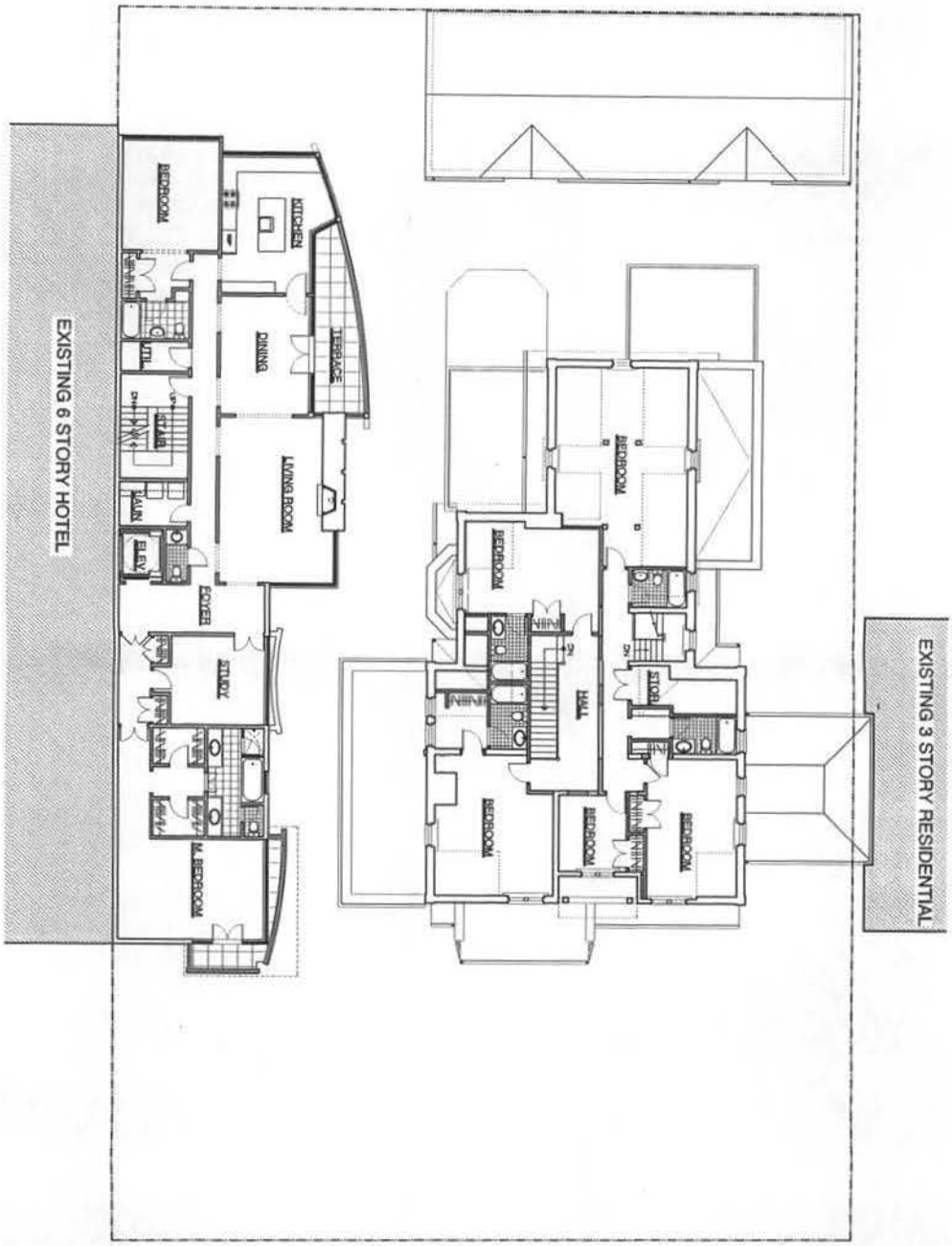
KALORAMA DC GROUP LLC
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WNUK SPURLOCK
ARCHITECTURE

A-7	SECOND FLOOR PLAN	03021.00 1/16"=1'-0" JULY 8, 2003	**2126 WYOMING AVE** KALORAMA DC GROUP LLC 2126 WYOMING AVE NW WASHINGTON, DC	1825 CONNECTICUT AVENUE NW WASHINGTON DC 20009-5708 TEL 202.265.8500 FAX 202.265.8599



WNUK SPURLOCK
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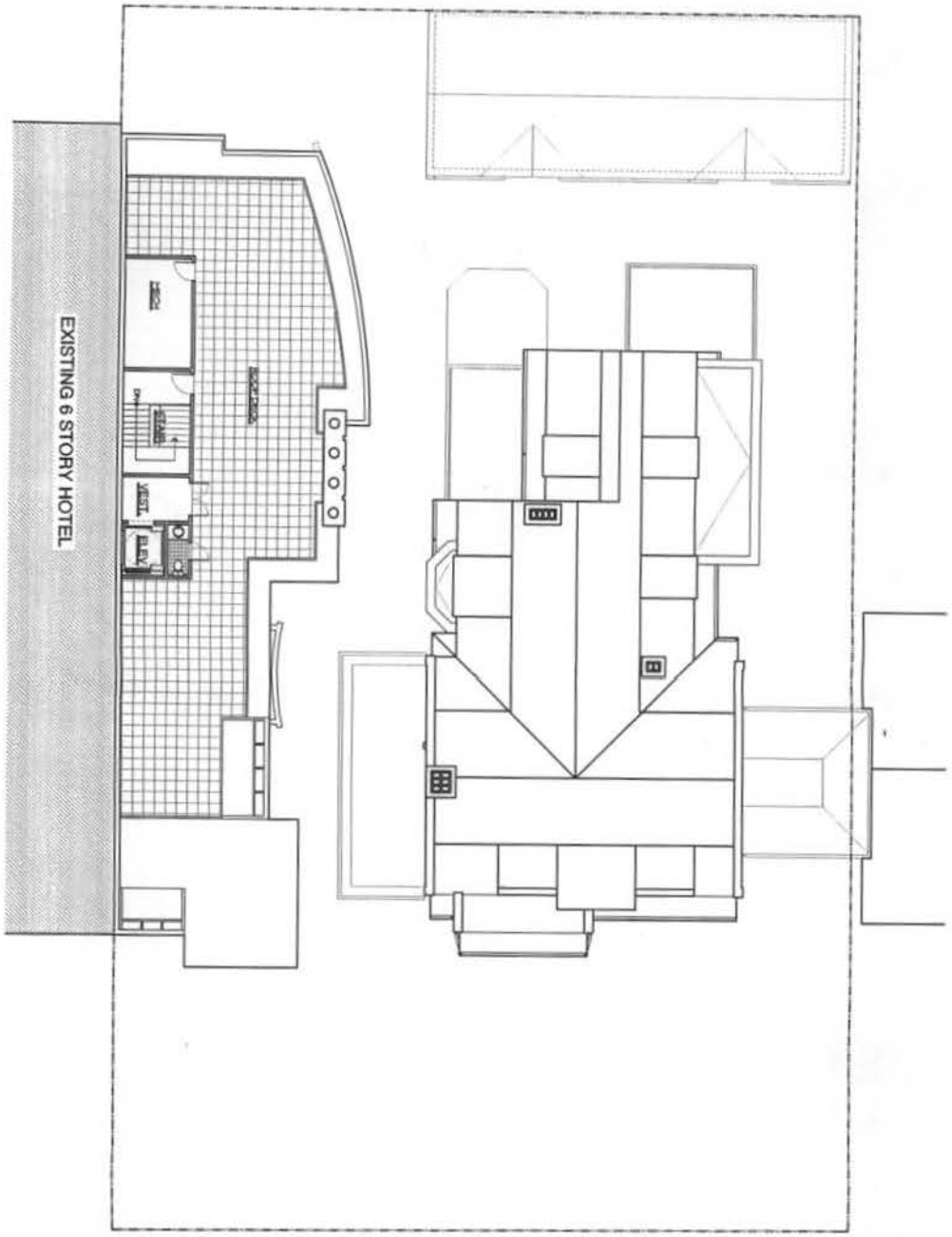
THIRD FLOOR PLAN

03021.00
1/16"=1'-0"
JULY 8, 2003

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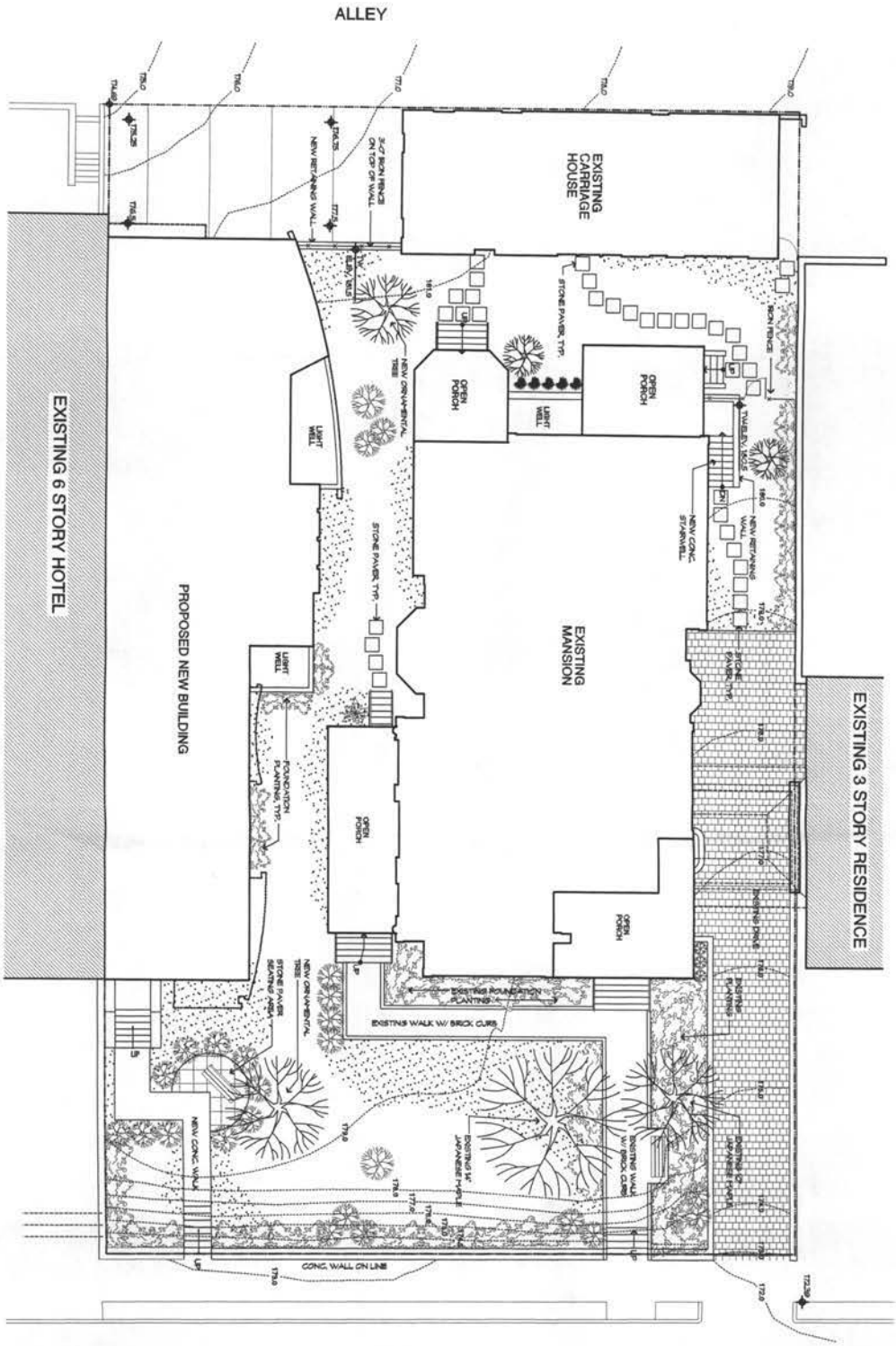
ROOF FLOOR PLAN

03021.00
1/16"=1'-0"
JULY 8, 2003

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WNUK SPURLOCK
ARCHITECTURE

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LANDSCAPE PLAN

03021.00
1/16"=1'-0"
JULY 11, 2003

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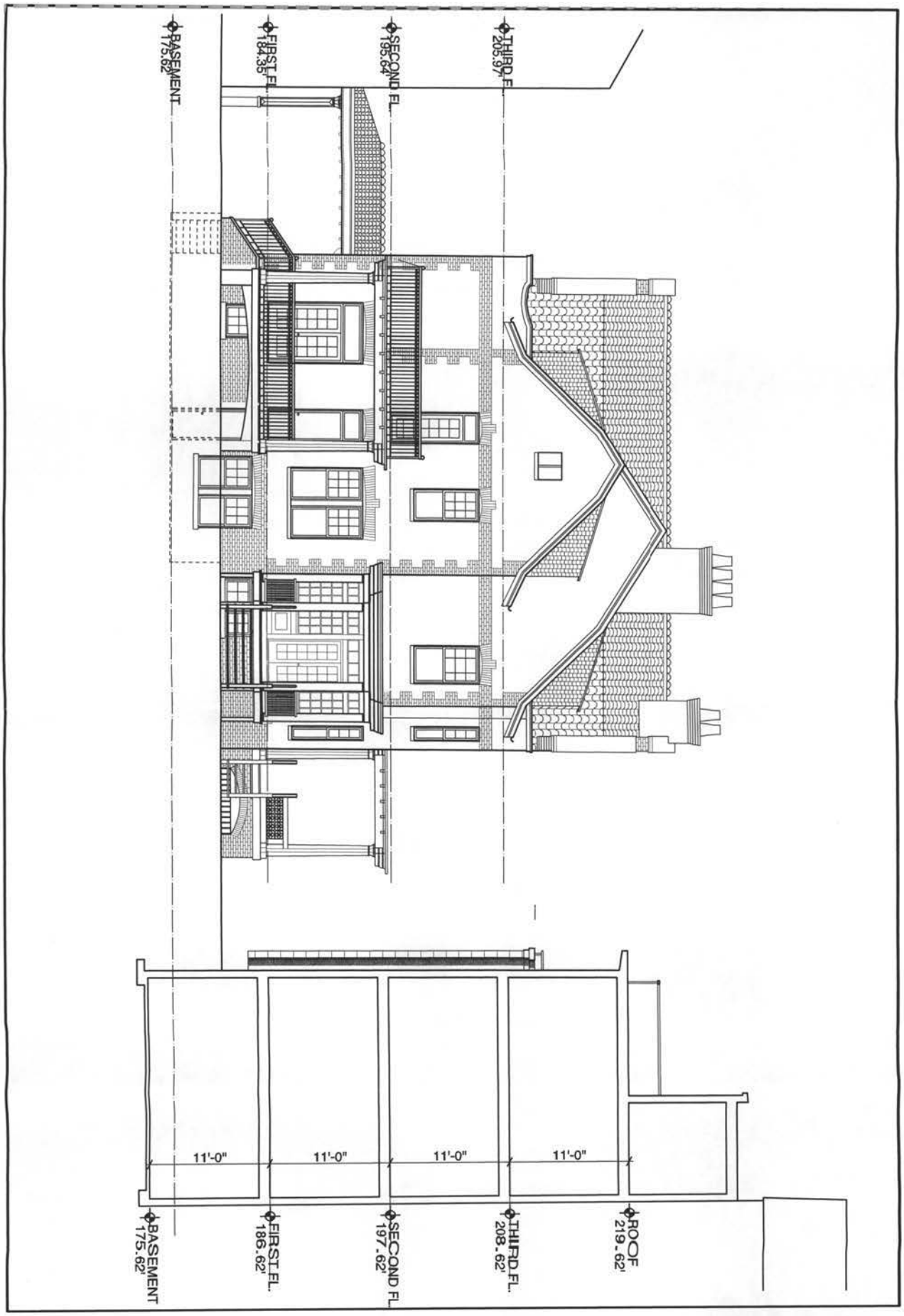
2126 WYOMING AVE

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WASHINGTON, DC

WYOMING ST ELEVATION

03021.00
1/8"=1'-0"
JULY 11, 2003

A-11



WNUK SPURLOCK
ARCHITECTURE

A-12

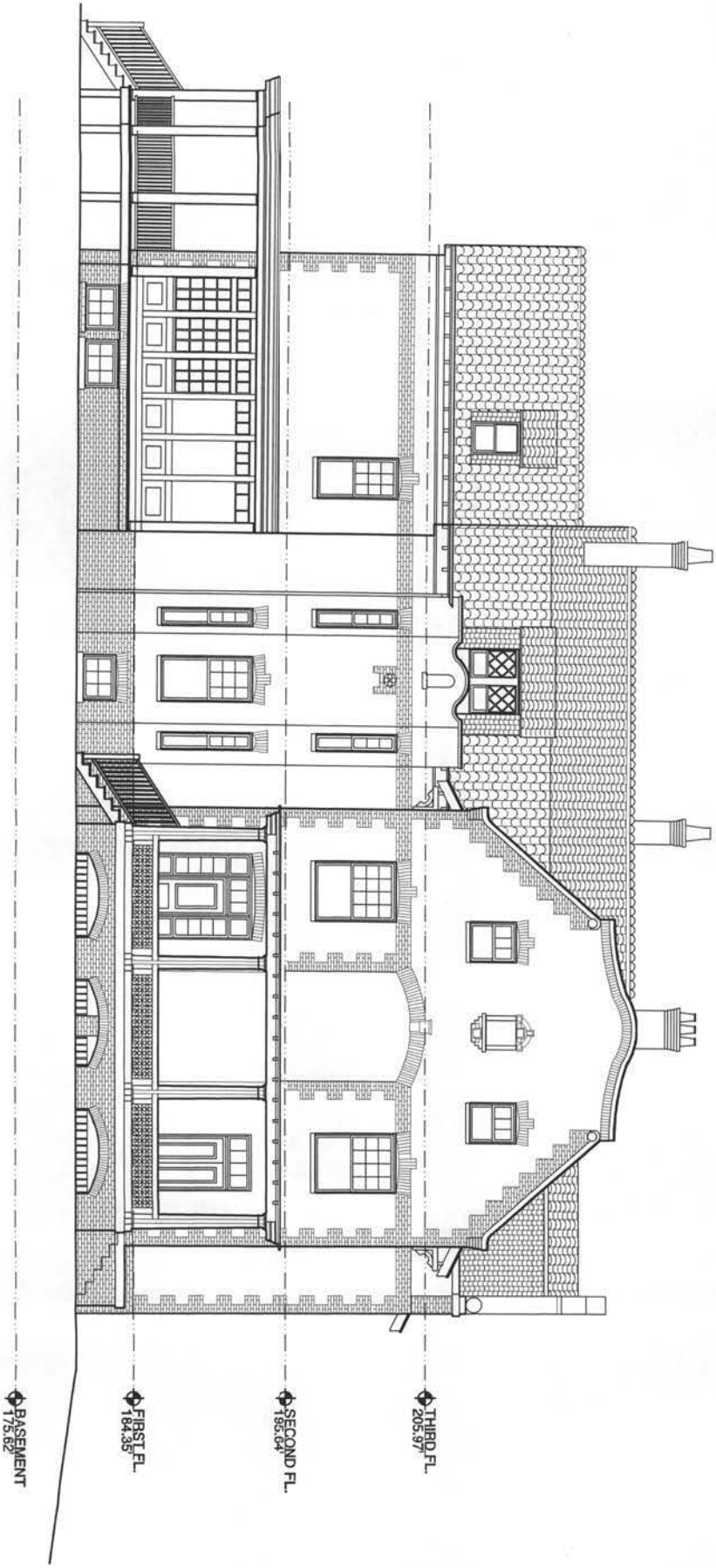
REAR ELEVATION MANSION

03021.00
1/8"=1'-0"
JULY 11, 2003

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WNUK SPURLOCK
ARCHITECTURE

A-13

EAST
ELEVATION
MANSION

03021.00

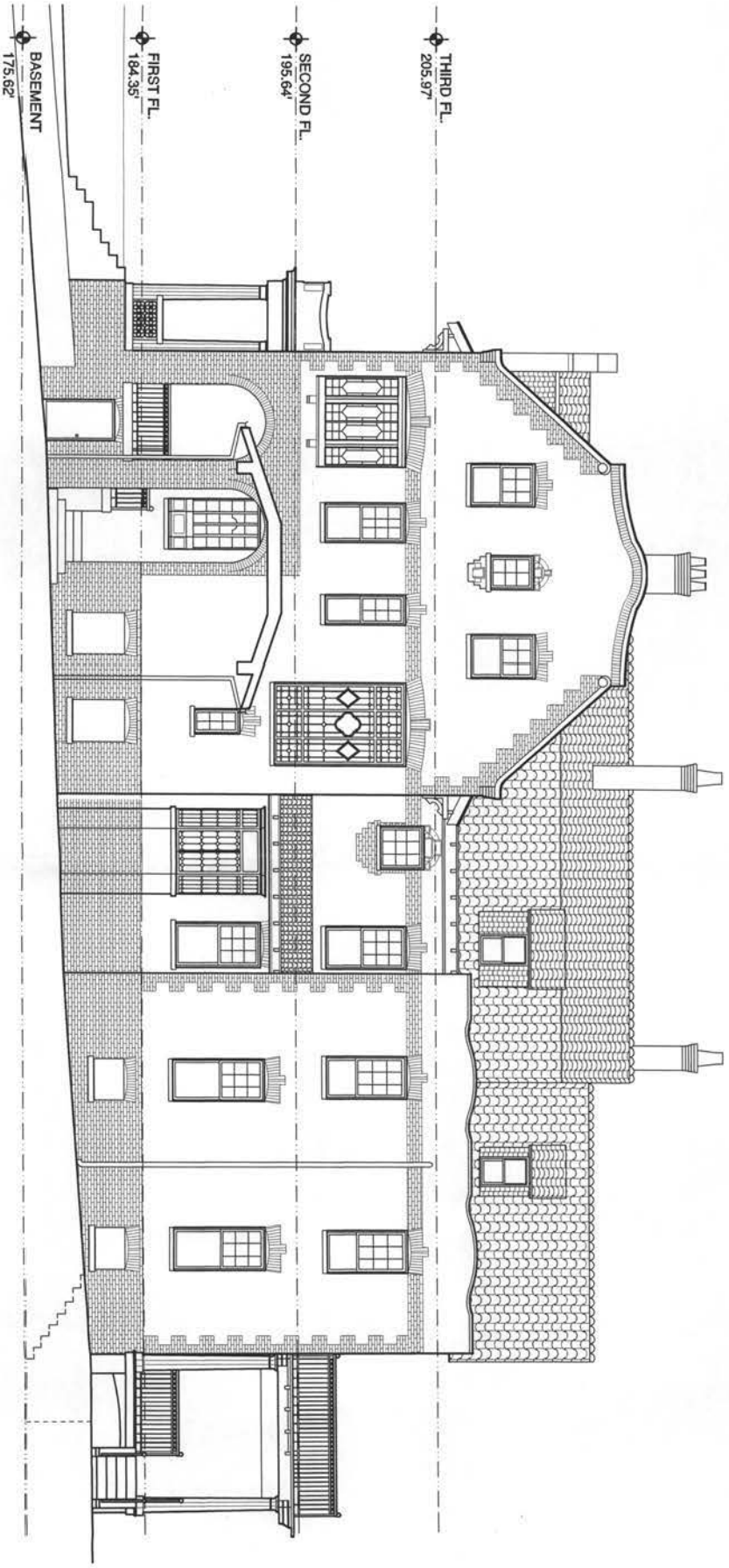
1/8"=1'-0"

JULY 11, 2003

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WASHINGTON, DC

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WNUK SPURLOCK
ARCHITECTURE

A-14

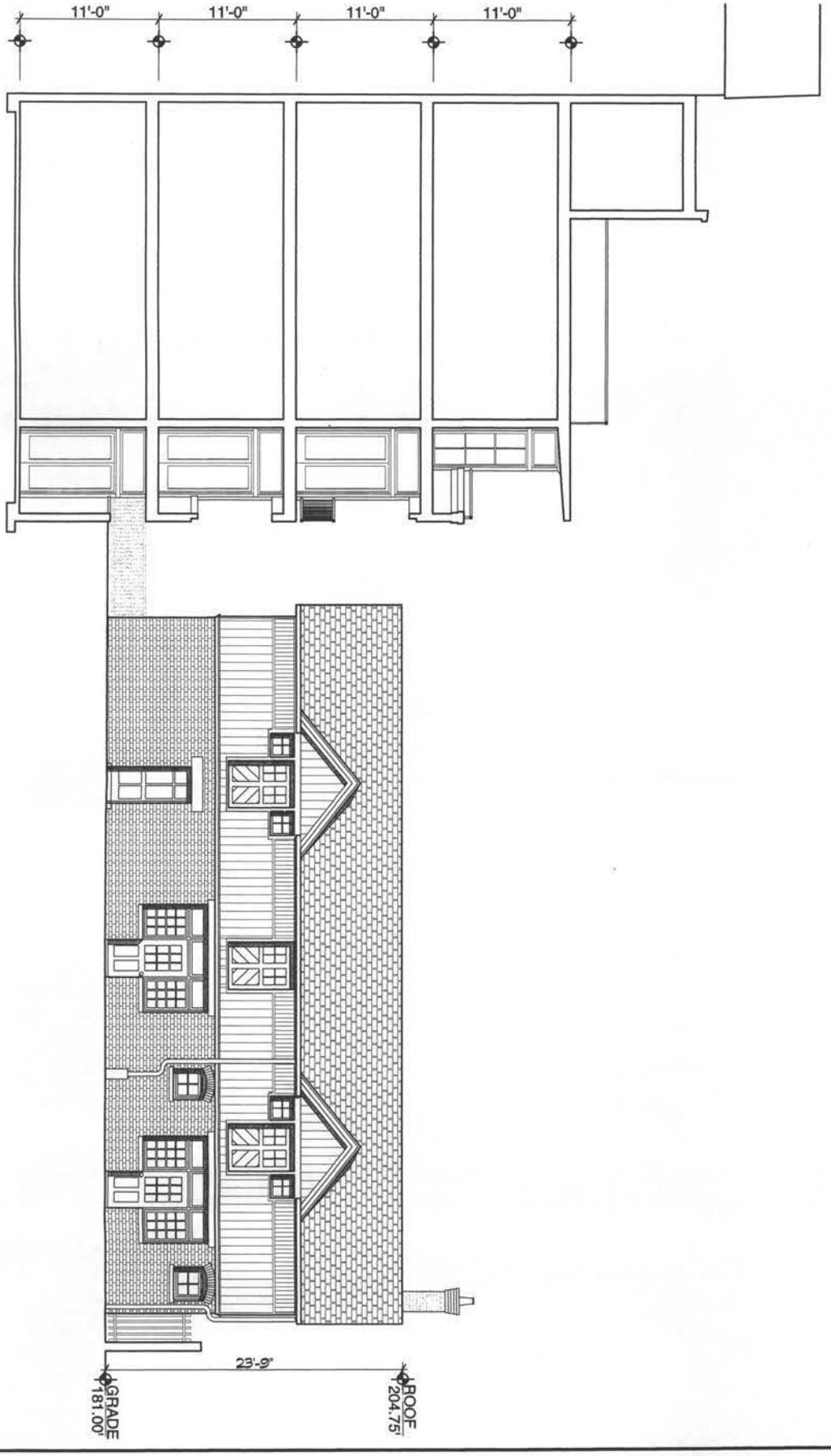
WEST ELEVATION MANSION

03021.00
1/8"=1'-0"
JULY 11, 2003

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WNUK SPURLOCK
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A-15

NORTH ELEVATION (CARRIAGE HOUSE)

03021.00
1/8"=1'-0"
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WNUK SPURLOCK
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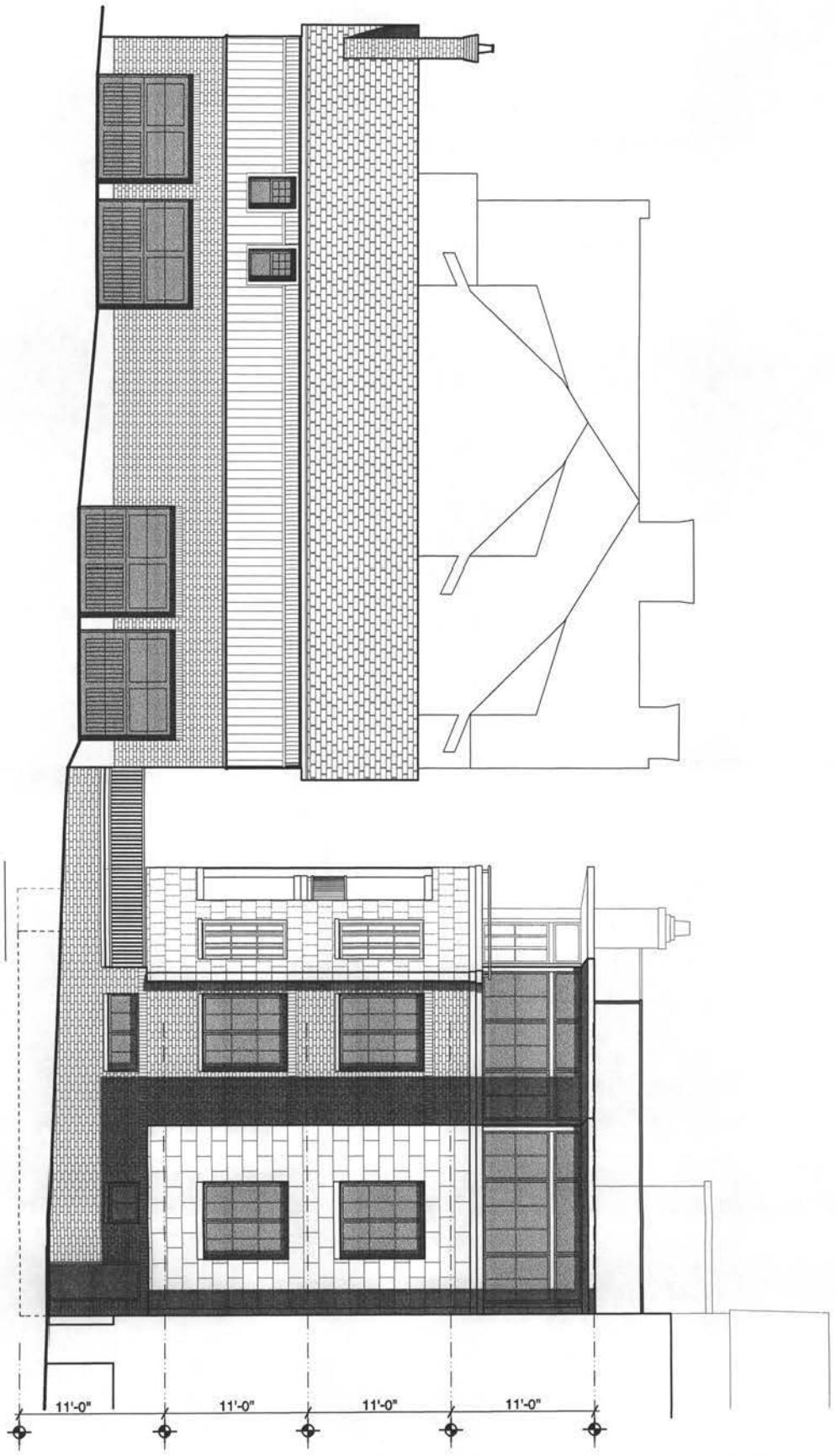
EAST ELEVATION (NEW BLDG)

03021.00
1/8"=1'-0"
JULY 11, 2003

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WNUK SPURLOCK
ARCHITECTURE

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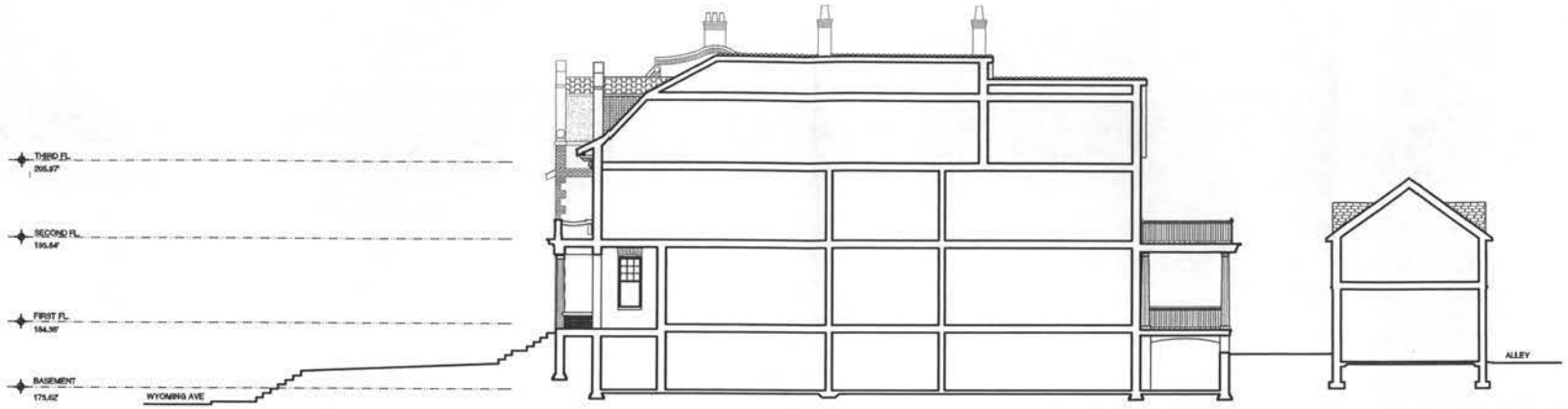
SOUTH ELEVATION (ALLEY)

03021.00
1/8"=1'-0"
JULY 11, 2003

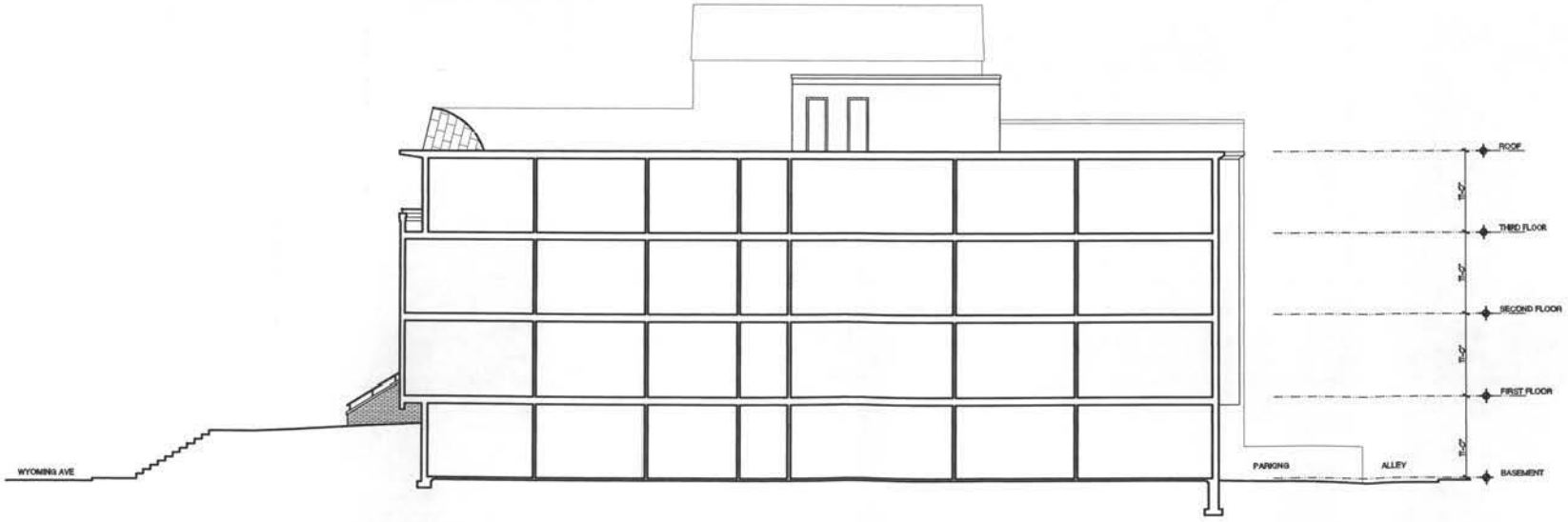
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LONGITUDINAL SECTION THRU MANSION & CARRIAGE HOUSE



LONGITUDINAL SECTION THRU NEW BUILDING

WNUK SPURLOCK
ARCHITECTURE
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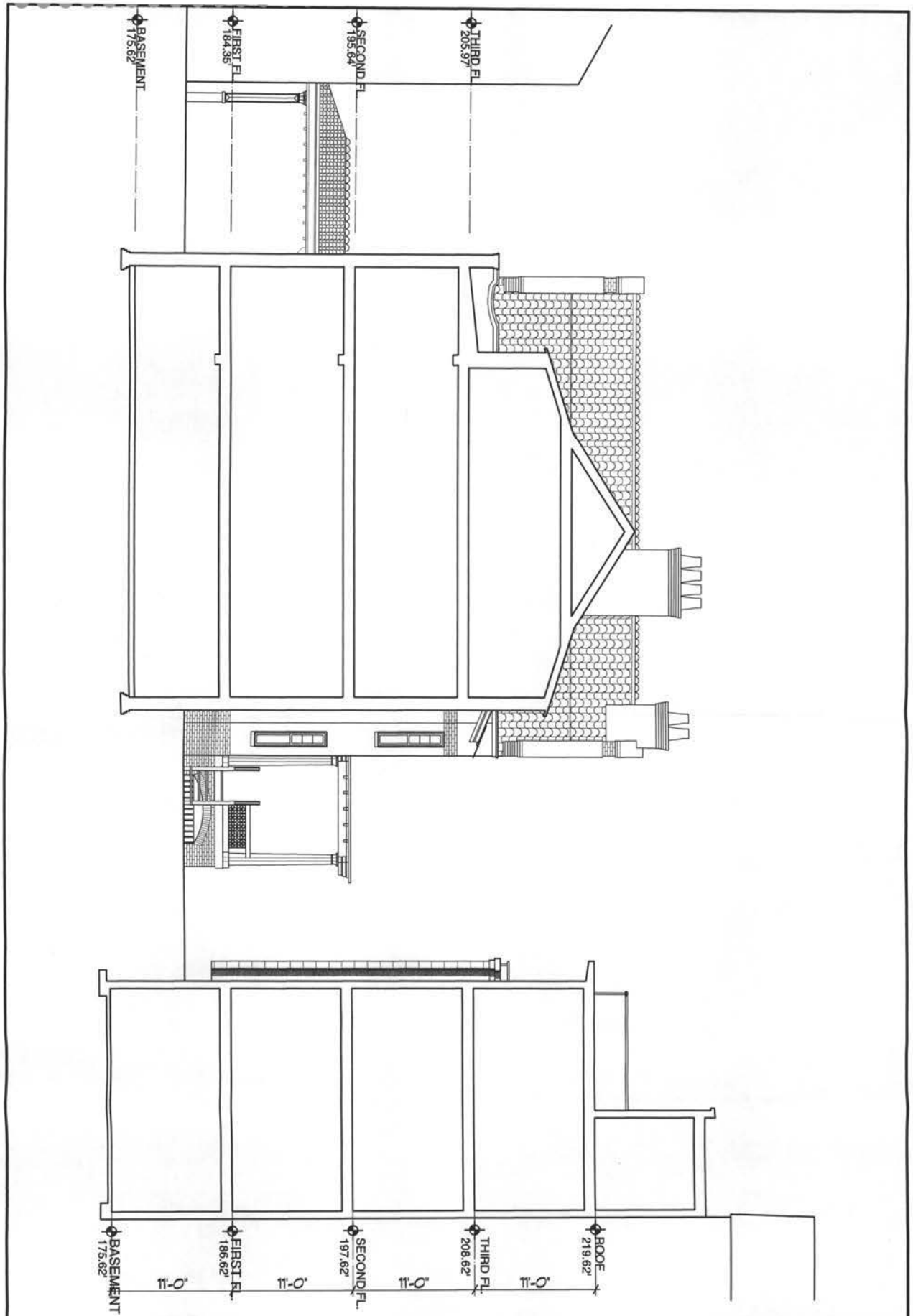
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WASHINGTON, DC

NORTH/
SOUTH
SECTION

03021.00
1/16"=1'-0"
JULY 11, 2003

A-18



WNUK SPURLOCK
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EAST/WEST SECTION

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1/8"=1'-0"
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EXISTING STREETSCAPE



PROPOSED STREETSCAPE

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ARCHITECTURE
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STREETSCAPE PHOTO MONTAGE

03021.00
no scale
JULY 11, 2003

A-20



PERSPECTIVE FROM EAST

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WASHINGTON, DC

PERSPECTIVE FROM EAST

03021.00
no scale
JULY 11, 2003

A-21

PERSPECTIVE FROM WEST



WNUK SPURLOCK
ARCHITECTURE

A-22

PERSPECTIVE FROM WEST

03021.00

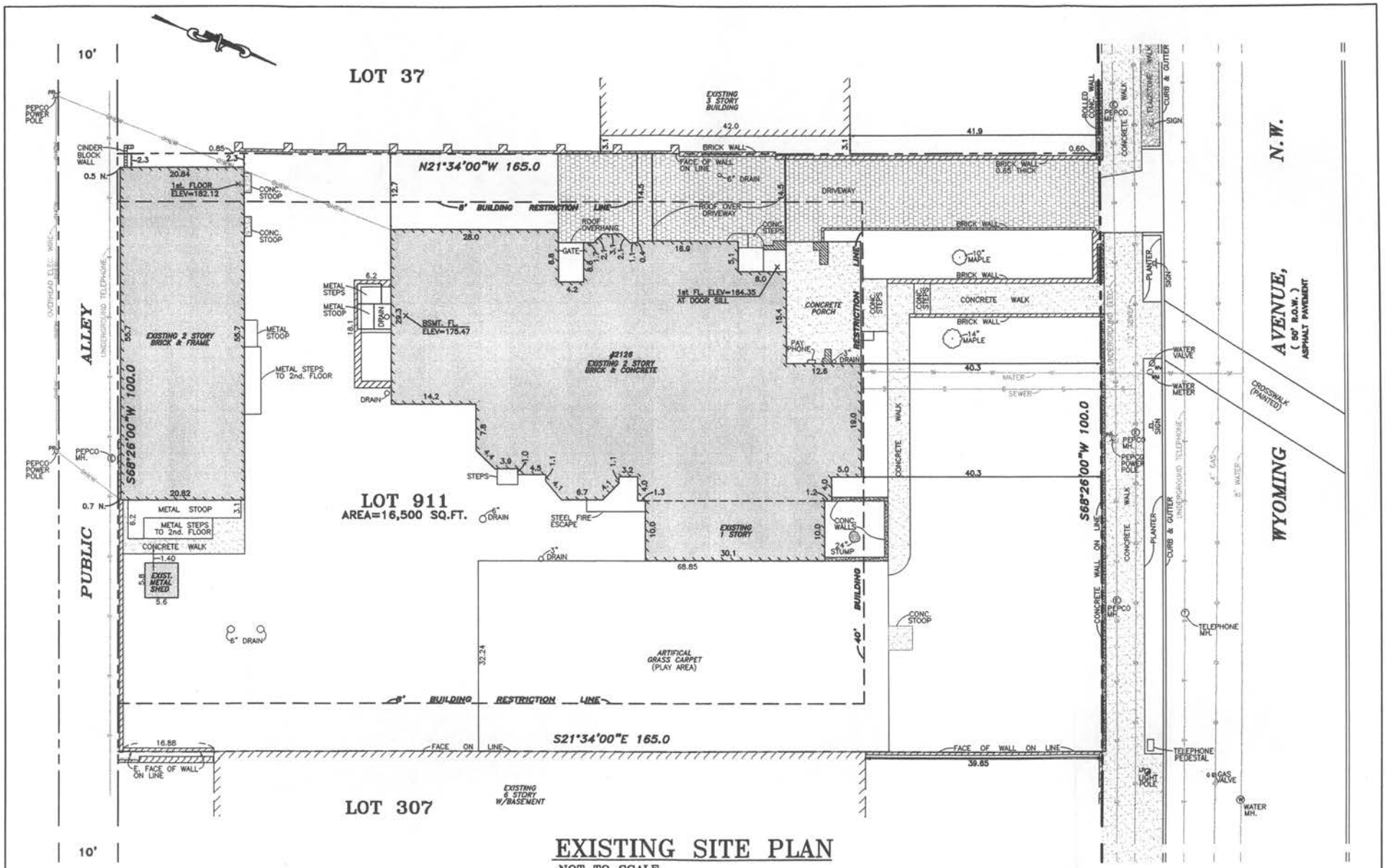
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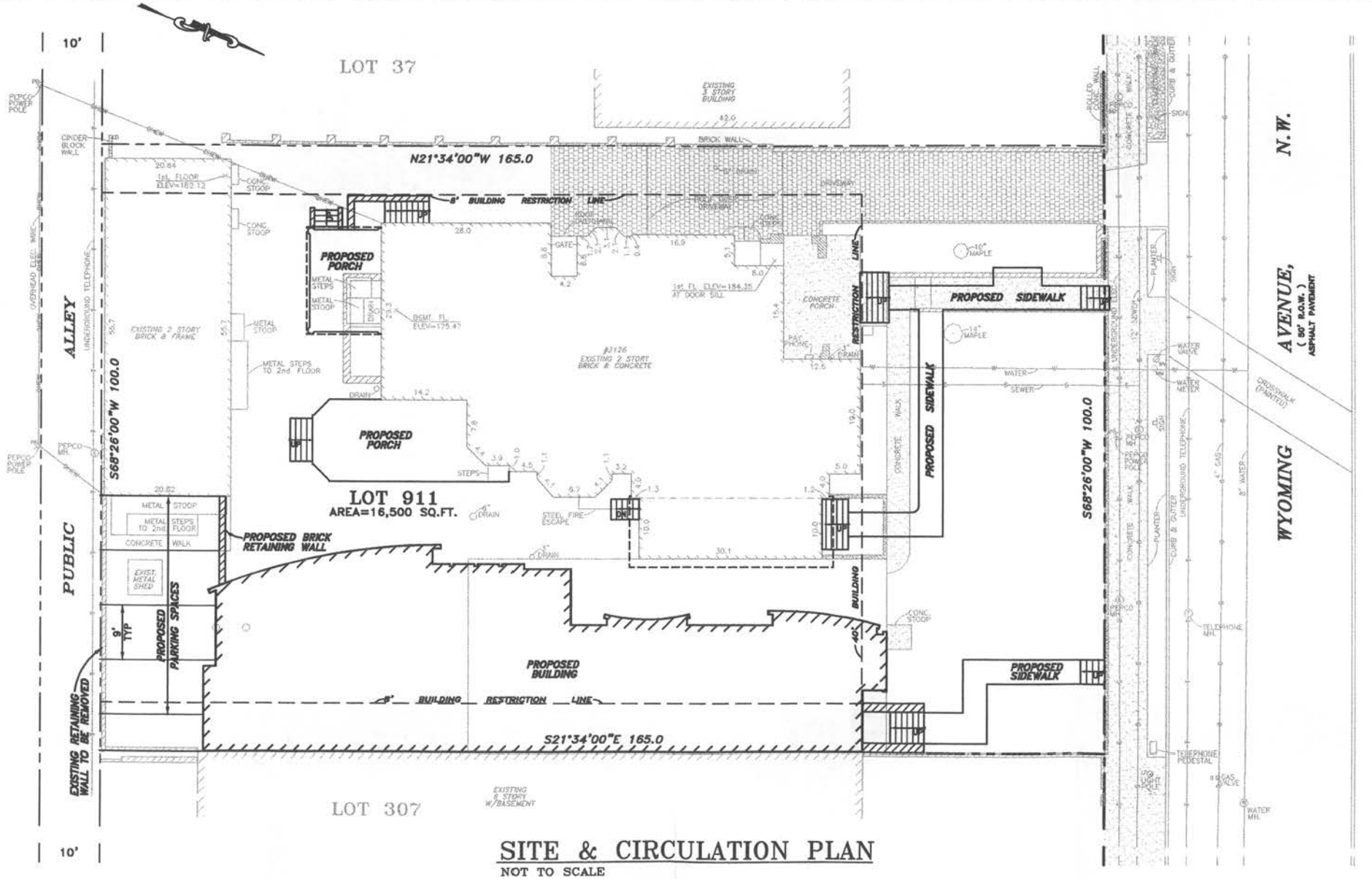
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EXISTING SITE PLAN

NOT TO SCALE

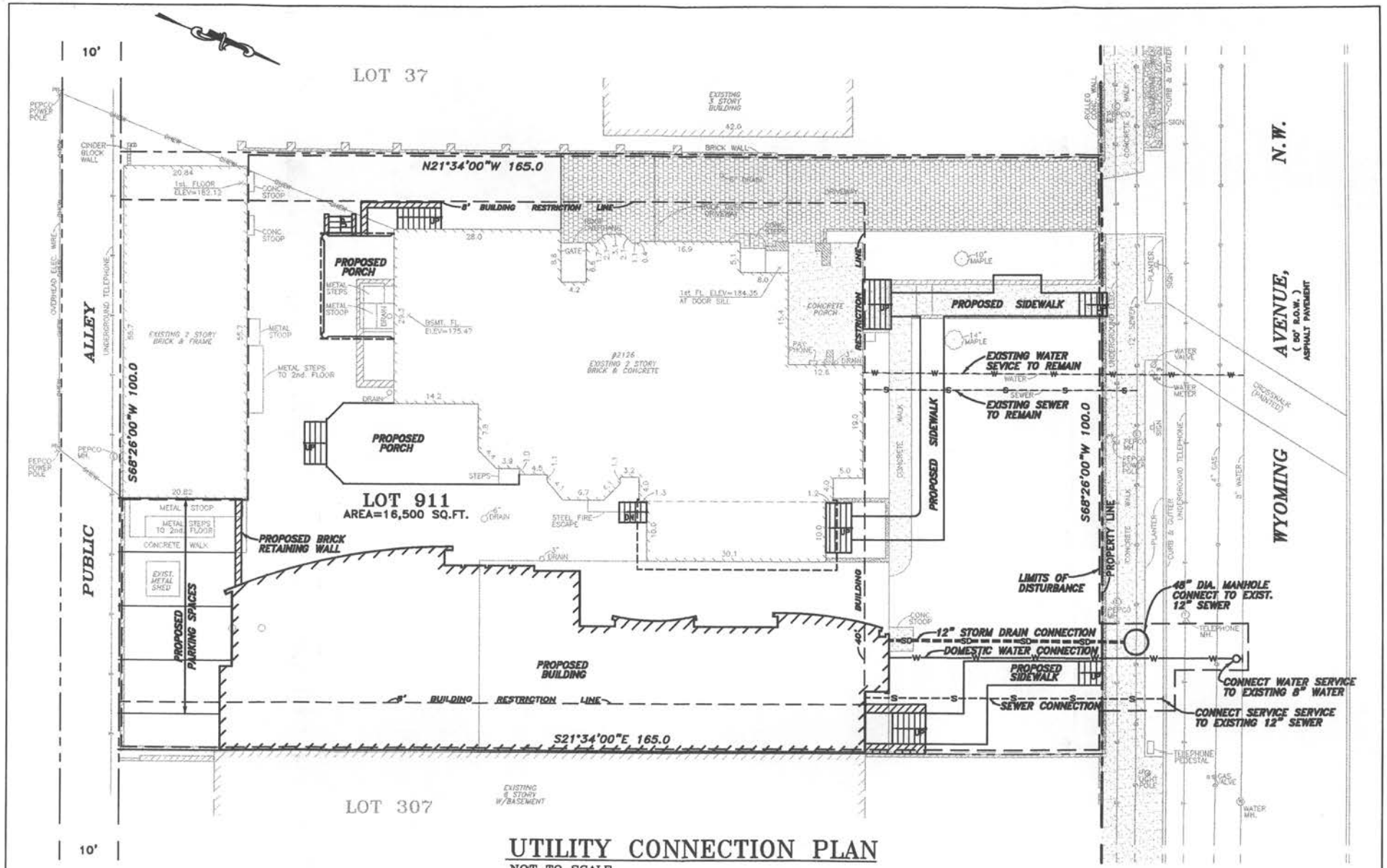
2126 Wyoming Avenue, N.W.



SITE & CIRCULATION PLAN

NOT TO SCALE

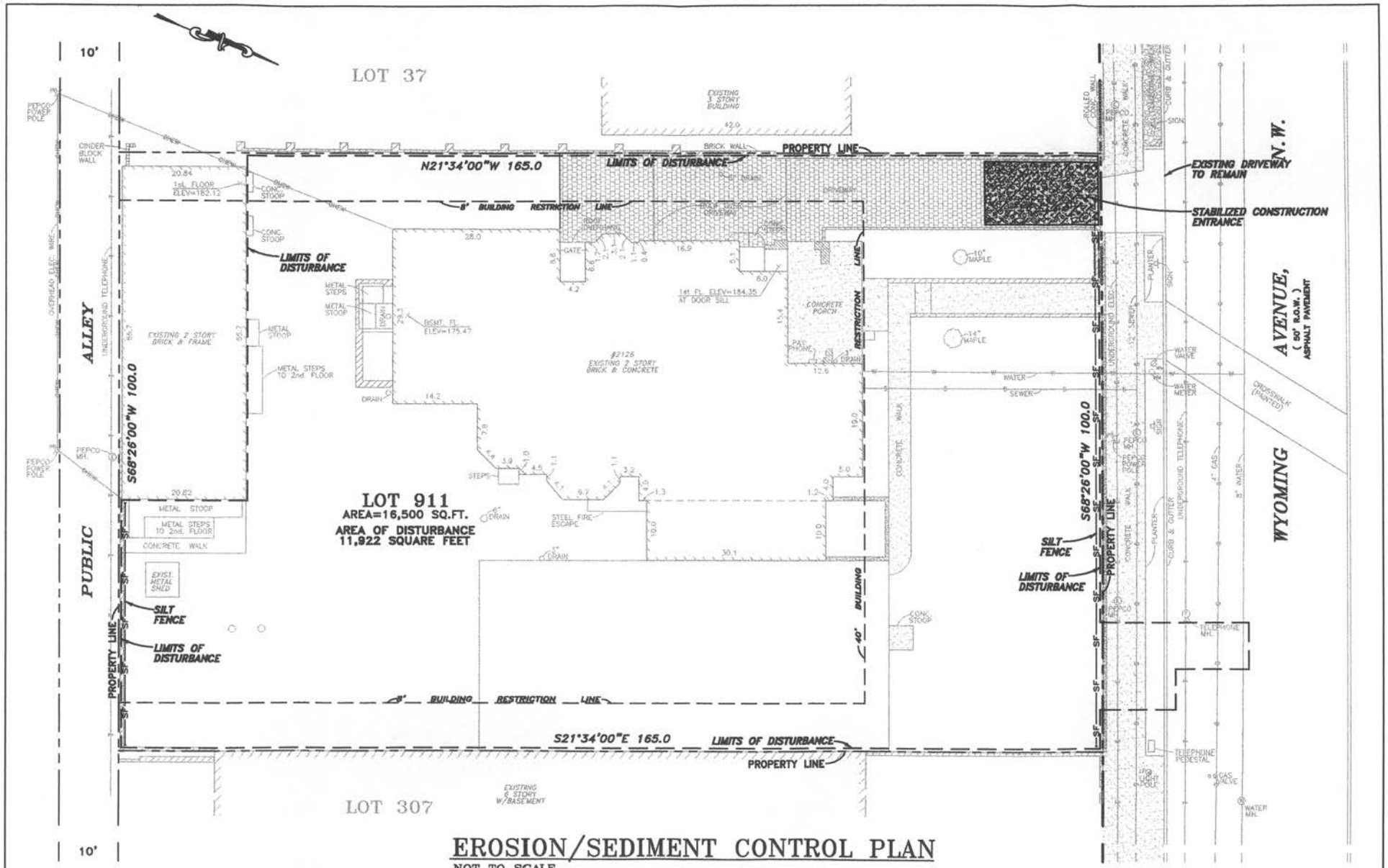
2126 Wyoming Avenue, N.W.



UTILITY CONNECTION PLAN

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2126 Wyoming Avenue, N.W.

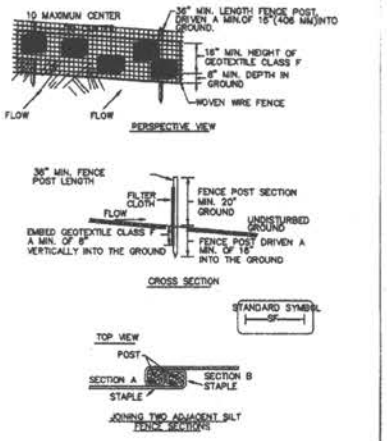


EROSION/SEDIMENT CONTROL PLAN

NOT TO SCALE

2126 Wyoming Avenue, N.W.

SILT FENCE DETAIL



SILT FENCE

SILT FENCE DESIGN CRITERIA

SLOPE STEEPNESS	(MAXIMUM) SLOPE LENGTH	(MAXIMUM) SILT FENCE LENGTH
FLATTER THAN 50:1	UNLIMITED	UNLIMITED
50:1 TO 10:1	125 FT.	1,000 FT.
10:1 TO 5:1	100 FT.	750 FT.
5:1 TO 3:1	60 FT.	500 FT.
3:1 TO 2:1	40 FT.	250 FT.
2:1 AND STEEPER	20 FT.	125 FT.

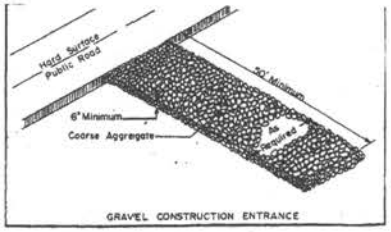
NOTE: IN AREAS OF LESS THAN 2% SLOPE AND SANDY SOILS (USDA GENERAL CLASSIFICATION SYSTEM,SOIL CLASS A) MAXIMUM SLOPE LENGTH AND SILT FENCE LENGTH WILL BE UNLIMITED. IN THESE AREAS SILT FENCE MAY BE THE ONLY PERIMETER CONTROL REQUIRED.

CONSTRUCTION SPECIFICATIONS

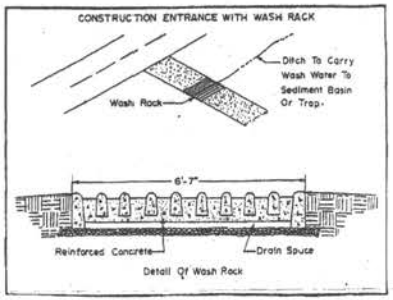
1. FENCE POST SHALL BE A MINIMUM OF 36" LONG DRIVEN 16" MINIMUM INTO THE GROUND. WOOD POST SHALL BE 1 1/2" SQUARE (MINIMUM) CUT, OR 1 3/4" DIAMETER (MINIMUM) ROUND AND SHALL BE OF SOUND QUALITY HARDWOOD. STEEL POST WILL BE STANDARD T OR U SECTION WEIGHTING NOT LESS THAN 1.00 POUND PER LINEAR FOOT.
2. GEOTEXTILE SHALL BE FASTENED SECURELY TO EACH FENCE POST WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION AND SHALL MEET THE FOLLOWING REQUIREMENTS FOR GEOTEXTILE CLASS F:

TENSILE STRENGTH	50 LBS/IN. (MIN)	TEST: MSMT 509
TENSILE MODULUS	20 LBS/IN (MIN.)	TEST: MSMT 509
FLOW RATE	0.3 GAL FT/MIN.(MAX)	TEST: MSMT 322
FILTERING EFFICIENCY	75% (MIN.)	TEST: MSMT 322

3. WHERE ENDS OF GEOTEXTILE FABRIC COME TOGETHER, THEY SHALL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT SEDIMENT BYPASS.
4. SILT FENCE SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND MAINTAINED WHEN BULGES OCCUR OR WHEN SEDIMENT ACCUMULATION REACHES 50% OF THE FABRIC HEIGHT.



GRAVEL CONSTRUCTION ENTRANCE



STD & SPEC 1.01

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

CE

Definition

A stone stabilized pad located at points of vehicular ingress and egress on a construction site.

Purpose

To reduce the amount of mud transported onto public roads by motor vehicles or runoff.

Conditions Where Practice Applies

Wherever traffic will be leaving a construction site and move directly onto a public road or other paved area.

Planning Considerations

General criteria GC-12 requires that roads adjacent to a construction site shall be clean at the end of each day. Construction entrances provide an area where mud can be removed from construction vehicle tires before they enter a public road. If the action of vehicle traveling over the gravel pad is not sufficient to remove the majority of the mud, then the tires must be washed before the vehicle enters a public road. If washing is used, provisions must be made to intercept the wash water and trap the sediment before it is carried off-site. Construction entrances should be used in conjunction with the stabilization of construction roads to reduce the amount of mud picked up by construction vehicles.

Design Criteria

Aggregate Size

2 to 3 inch stone should be used.

Entrance Dimensions

The aggregate layer must be at least six inches thick. It must extend the full width of the vehicular ingress and egress area. The length of the entrance must be at least 50 feet. (See Plate 1.01a).

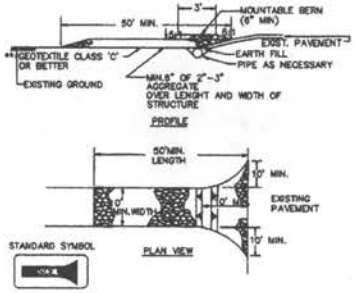
STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE SO 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 STROT 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 (137.8kPa), MINIMUM. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
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.

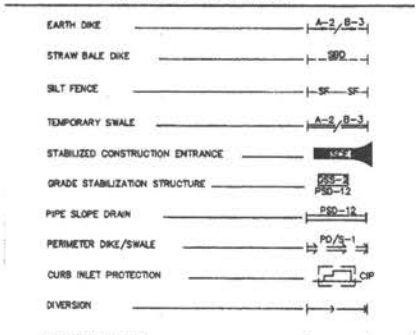
CONSTRUCTION SPECIFICATION

1. LENGTH – MIN. OF 50' RAMP x 30' RAMP FOR SINGLE RESIDENCE LOT.
2. WIDTH – 10' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
3. GEOTEXTILE FABRIC (FILTER CLOTH) SHALL BE PLACED OVER THE EXISTING GROUND PRIOR TO PLACING STONE.
4. STONE – CRUSHED AGGREGATE (2" TO 3") OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT SHALL BE PLACED AT LEAST 6" DEEP OVER THE LENGTH AND WIDTH OF THE ENTRANCE.
5. SURFACE WATER – ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MIN. OF 6" OF STONE OVER THE PIPE. PIPE HAS TO BE SIZED ACCORDING TO THE DRAINAGE. WHEN THE SIDE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE WILL NOT BE NECESSARY. PIPE SHOULD BE SIZED ACCORDING TO THE AMOUNT OF RUNOFF TO BE CONVEYED. A 6" MIN. WILL BE REQUIRED.
6. LOCATION – A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY 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 PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY WHEN WASHING IS REQUIRED. IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO A APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL



STANDARD SYMBOLS



- 1 -

EROSION/SEDIMENT CONTROL DETAILS AND NOTES

NOT TO SCALE

2126 Wyoming Avenue, N.W.