

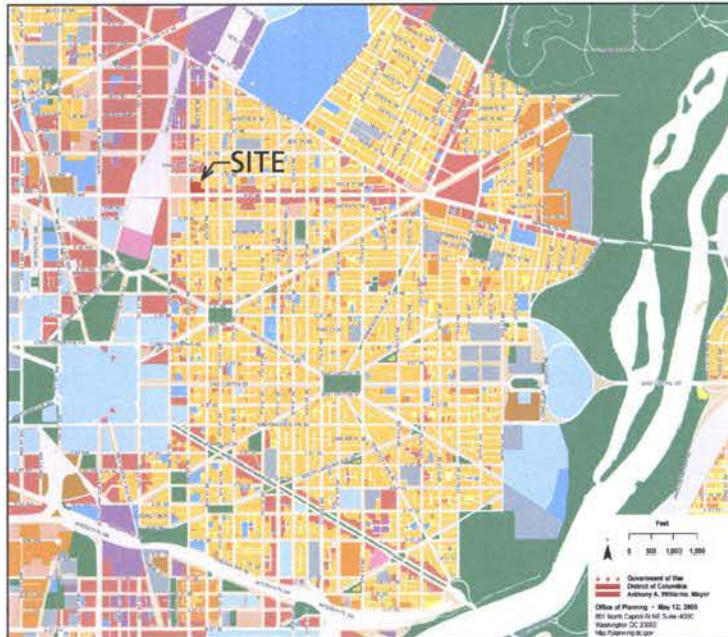
3RD AND H STREETS NE-SQUARE 776

STEUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS



ISSUED: 1/6/2006
REVISION 1: 4/20/2006
SUPPLEMENTAL SUBMISSION: 6/16/2006
REVISED: 6/6/2006
REVISION 2: 7/6/2006

ZONING COMMISSION
CASE No. 010-01
EXHIBIT No. 43



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Drawing Index

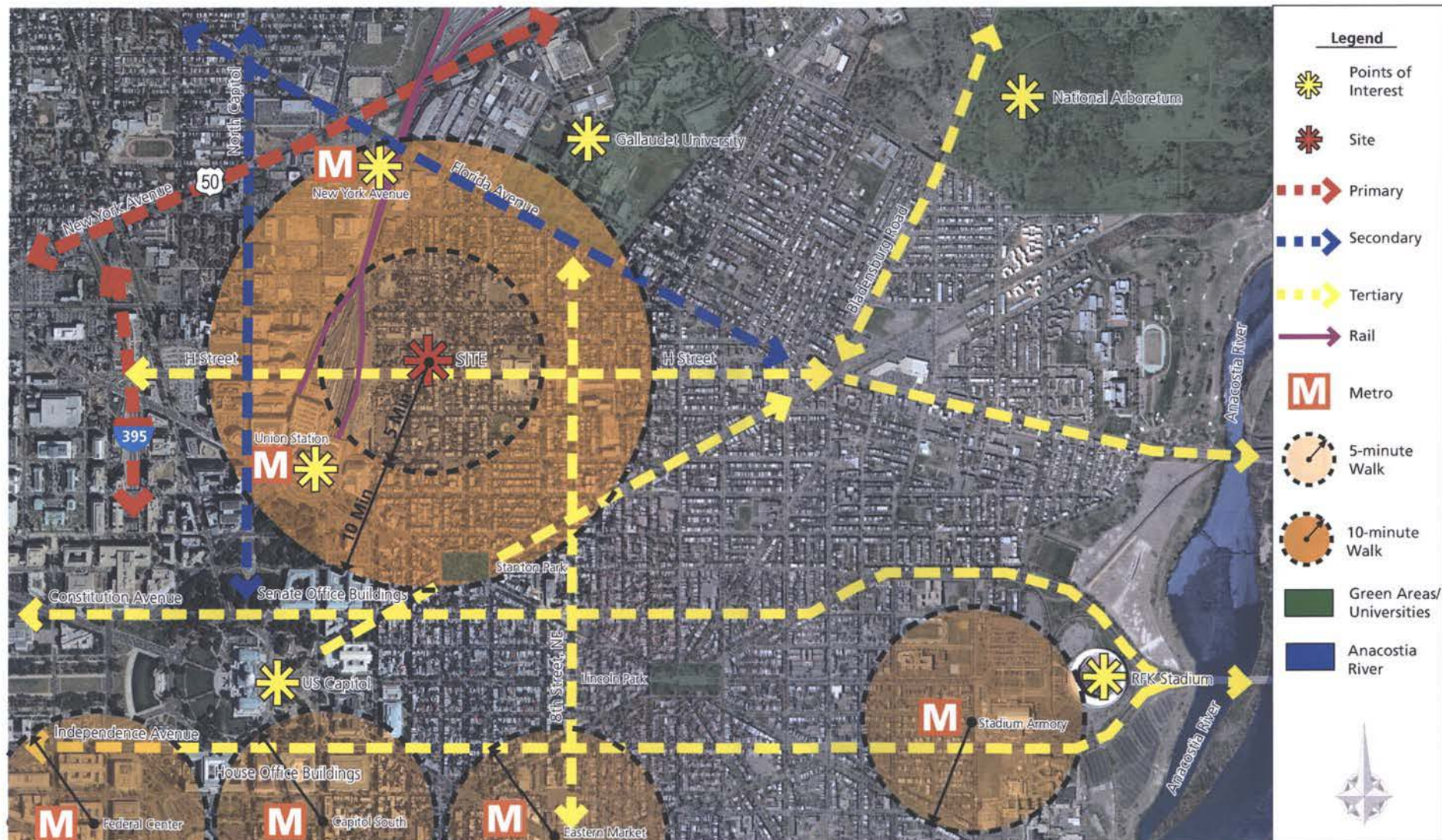
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REVISED	7/6/2006

ISSUED: 1/6/2006 REVISED 7/6/2006



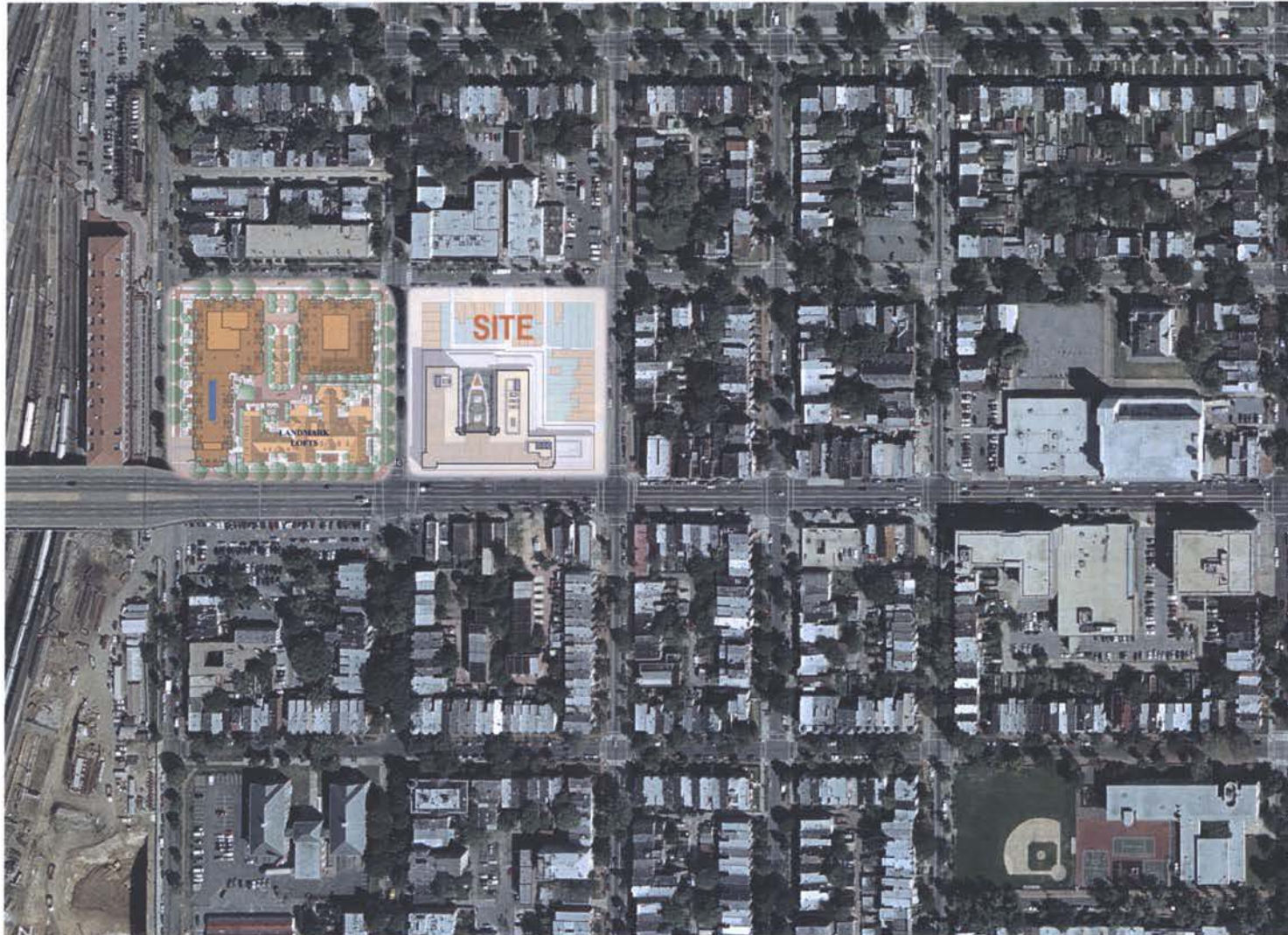
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Regional Analysis

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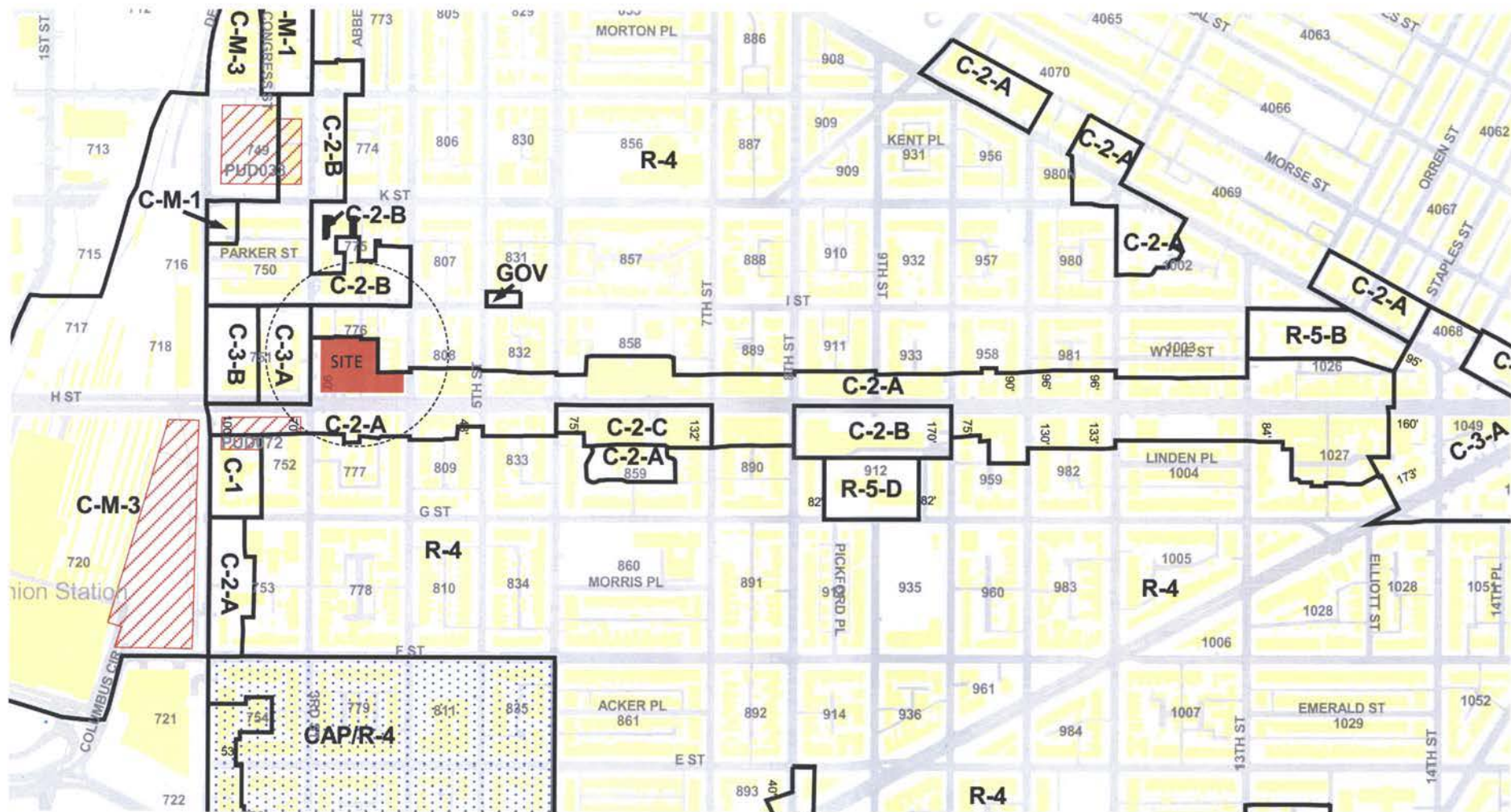
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Aerial Site Plan

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Zoning Map For H Street Corridor

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STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS

3RD AND H STREETS NE-SQUARE 776

PUD Zoning Analysis

Torti Gallas and Partners

3rd & H Street NE

Zoning: C-2-B PUD
 Surveyed Lot Area: 60,870 sf

Note: This analysis reflects text and map amendments to 11DCMR reported in the Corrected Notice of Proposed Rulemaking, Z.C. Case No. 04-27 (CNRM 4-27)

	Zoning Requirements	Proposed in PUD
F.A.R.	3.5 per 11 DCMR (771.2) 1.5 Other Permitted Uses	6.0 per 11 DCMR (2405.2) 0.3 Additional FAR per 11 DCMR 2405.3 for Grocery
Lot Occupancy	80% per 11 DCMR (772.1) Optional Increase Allowable under 11 DCMR 2405.4	82% at 2nd Floor* 68% at 3rd Floor *31% Residential Occupancy
Allowable Development Footprint	60,870 x 80% = 48,696 sf	49,938 sf at 2nd Floor* 41,412 sf at 3rd Floor *18,872 sf Residential Occupancy
Allowable Building Area	60,870 x 6.3 = 383,481	
	First Second Third Fourth Fifth Sixth Seventh Eight	52,505 33,657 40,174 40,083 38,835 37,809 31,201 30,387
	Total Building Area FAR Provided	304,651 sf GFA 5.00
Retail Allowable Area		
	60,870 x 1.5 = 90,305 sf	
	Grocery* Other Retail	57,860 2,607
	Total Retail FAR Provided	60,467 sf GFA 1.0
	* Includes Loading Dock and Mech. Space	
Allowable Roof Structure: Roof F.A.R. Supplement per 11 DCMR (411.7) .37 x 60,870 = 22,522 sf		2,000 sf provided
Building Height	65 ft per 11 DCMR (770.1) 90 ft per 11 DCMR 2405.1 permitted	Total Height: 90'-0" 90'-0" to top of roof, plus 3'-0" to top of parapet
Stories: no limit		8 Stories
Rear Yard	15 ft per 11 DCMR (774.1)	11 DCMR 774.11 Measured from C.L. of 3rd Street NE R.O.W. 45'-0" Provided
Side Yard	None required per 11 DCMR 775.5	None Provided

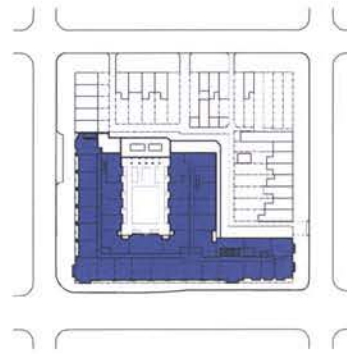
	Zoning Requirements	Proposed in PUD
Courtyards	Min. Width: 4' per ft of height per 11 DCMR (774.1) Measured from base of court to parapet of court Min. Area Twice Square of Min. Width Req'd per 11 DCMR (776.2)	Provided as req'd See Diagrams Provided as req'd
Required Residential Recreation Space	15% of Res. Use Bldg. Area per 11 DCMR (773.3) 237,361 x 15% = 35,604 sf	Provided: 942 Health Club 1,416 Comm. Rm. 8,071 3rd Flr. Court 13,475 Roof Deck 23,904 sf Total Relief Requested 10% Interior 90% Exterior 232 units 51% 1 BR 21% 1BR + Den 25% 2 BR 2% 2 BR + Den
Dwelling Units	NA	
Parking Requirement	Per 11 DCMR (2101.1) Residential: 0.33 space per D.U. 33 x 232 = 78 spaces Retail: 1 space for each add'l 750 sf over 3,000 sf of retail 71,515-3,000=68,515 / 750 =92 spaces	254 Res. Spaces Provided 121 Retail Spaces Provided
Loading	per 11 DCMR (2201.1) Residential: 1 berth @ 55' deep 1 platform @ 200 sf 1 service space @ 20' deep Retail: Grocery 1 berth @ 30' deep 1 platform @ 100 sf 1 berth @ 55' deep 1 platform @ 200 sf 1 service space @ 20' deep Other Retail 2,607 sf GFA ~ 5,000 sf No Loading or Service Space Req'd per 11DCMR2201.1	 Residential: 1 berth @ 55' deep 1 platform @ 200 sf 1 service space @ 20' deep Grocery 2 berth @ 55' deep 2 platform @ 200 sf (Inside Store) 1 service space @ 20' deep Other Retail 1 berth @ 55' deep 1 platform @ 200 sf 1 service space @ 20' deep All Shared with Residential
Penthouse	One continuous structure 1:1 Setback	Relief Requested for Number of Structures and Elevator Penthouse Setbacks See Drawing A09 (Roof Plan)

H Street NE Neighborhood Commercial Overlay District (HS), Sub-district Residential Uses (HS-H) HS Design Requirements per 11 DCMR 1324 (as amended in CNRM 4-27)

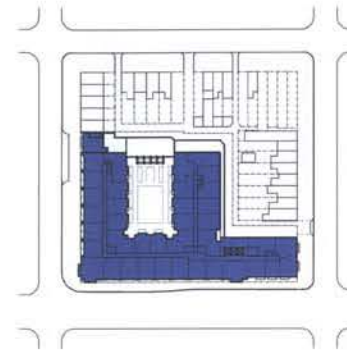
Build-to Requirement	75% of Streetwall build-to R.O.W. Property Line, to a Height of 25'-0" per 11 DCMR 1324.2 (as amended in CNRM 4-27)	4'-0" Setback from H Street R.O.W. requested per 11 DCMR 1325.1 (as amended in CNRM 4-27) as Special Exception Relief Requested
Display Window Requirement	50% of Ground Level Wall Surface devoted to display windows and entrances per 11 DCMR 1324.8 (as amended in CNRM 4-27)	Provided as required
Entry Location	Individual Commercial Entries and Residential Lobby Entry located on H Street NE per 11 DCMR 1324.10 (as amended in CNRM 4-27)	Provided as required
Entry Spacing	Provide Bldg./Commercial Entrances every 40'-0" on Average for Linear Frontage per 11 DCMR 1324.11 (as amended in CNRM 4-27)	330' + 40' = 8 Entrances Req'd 5 Provided Relief Requested
Min. Ground Floor Ceiling Height	Minimum floor-to-ceiling height of 14'-0" per 11 DCMR 1324.12 (as amended in CNRM 4-27)	Provided as required



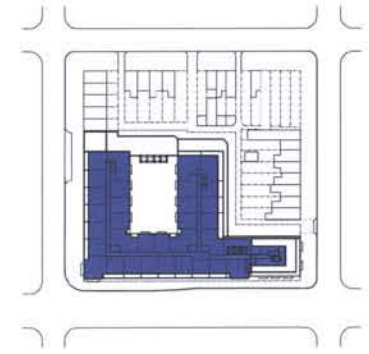
A1 GFA GROUND FLOOR
52,505 SF
1" = 180'-0"



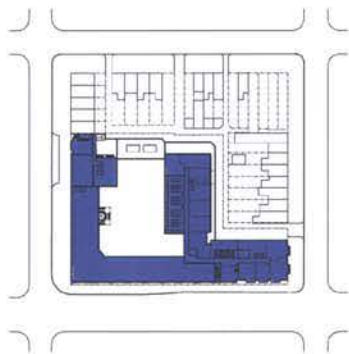
B1 GFA 3RD FLOOR
40,174 SF
1" = 180'-0"



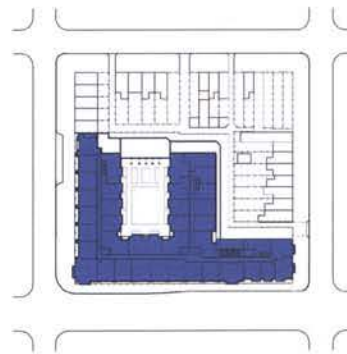
C1 GFA 5TH FLOOR
38,835 SF
1" = 180'-0"



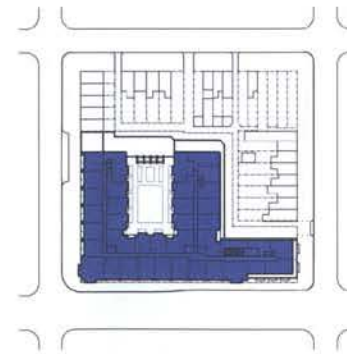
D1 GFA 7TH - 8TH FLOORS
31,201+30,387= 61,588 SF
1" = 180'-0"



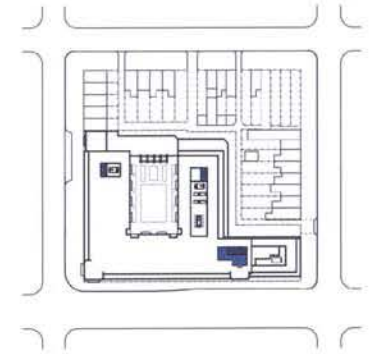
A2 GFA RETAIL MEZZ. - 2ND FLOOR
33,657 SF
1" = 180'-0"



B2 GFA 4TH FLOOR
40,083 SF
1" = 180'-0"



C2 GFA 6TH FLOOR
37,809 SF
1" = 180'-0"



D2 GFA ROOF
2000 SF
1" = 180'-0"

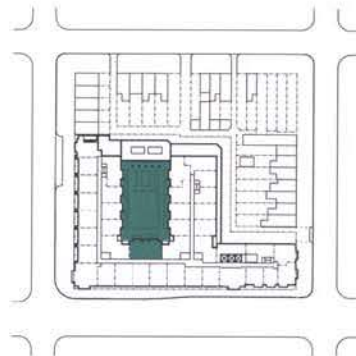
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F.A.R. Diagrams

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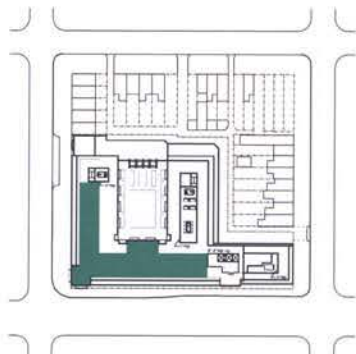
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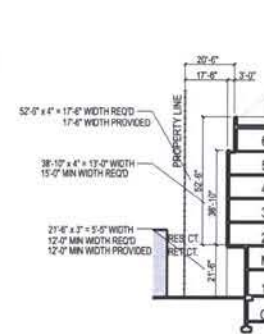
B1 RES. REC.: 3RD FLR COMM. RM. AND COURTYARD
1,416 + 8,071 = 9,487 SF
(INDOOR) (OUTDOOR) 1" = 180'-0"



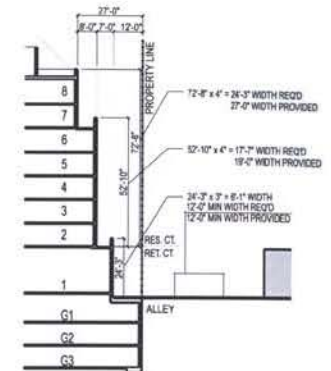
A2 RES. REC.: 2ND FLR FIT. CTR.
942 SF 1" = 180'-0"



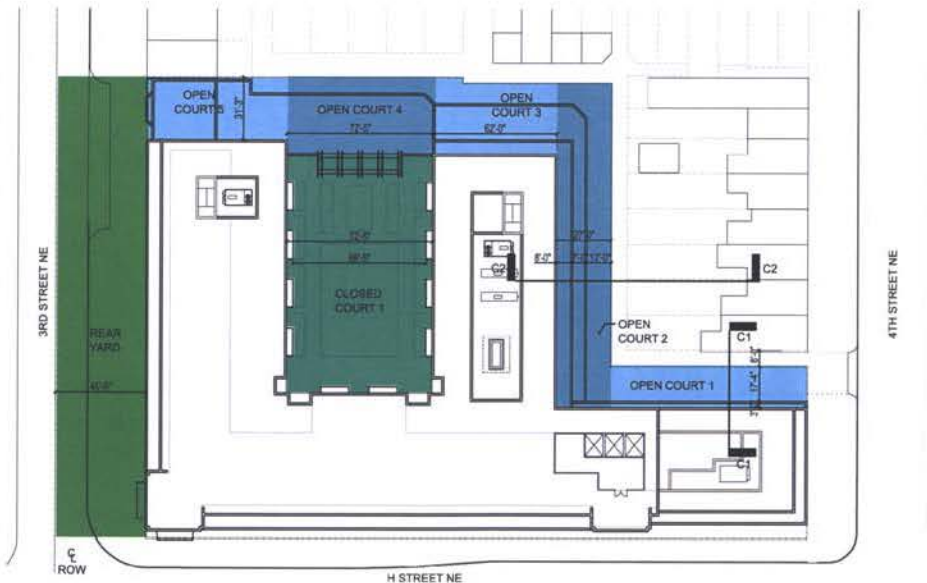
B2 RES. REC.: ROOF DECK
13,475 SF 1" = 180'-0"



C1 COURT 1 SECTION 1" = 50'-0"



C2 COURT 2 SECTION 1" = 60'-0"



C3 YARDS & COURTS 1" = 60'-0"

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RES. REC., Yards and Courts Diagrams

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ISSUED: 1/6/2006 REVISED 7/6/2006 **G06**

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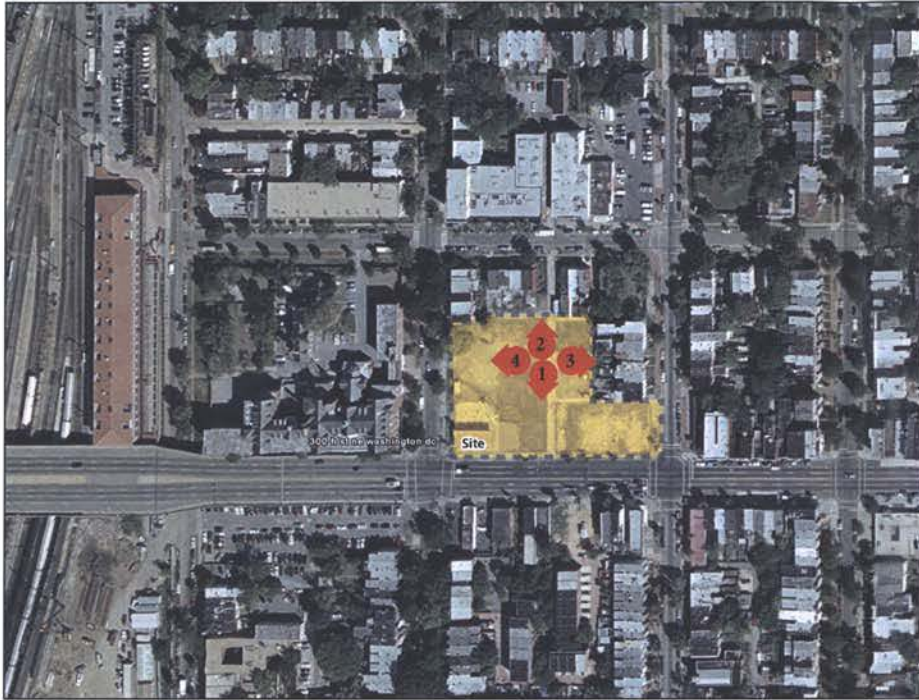
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Site Photos

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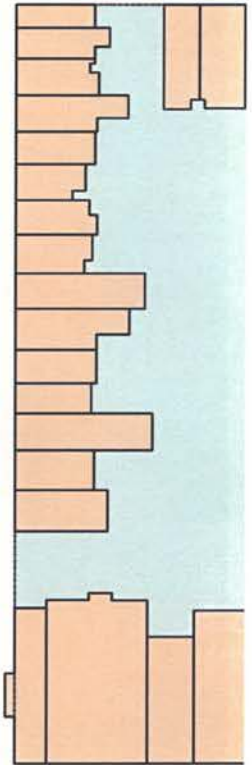
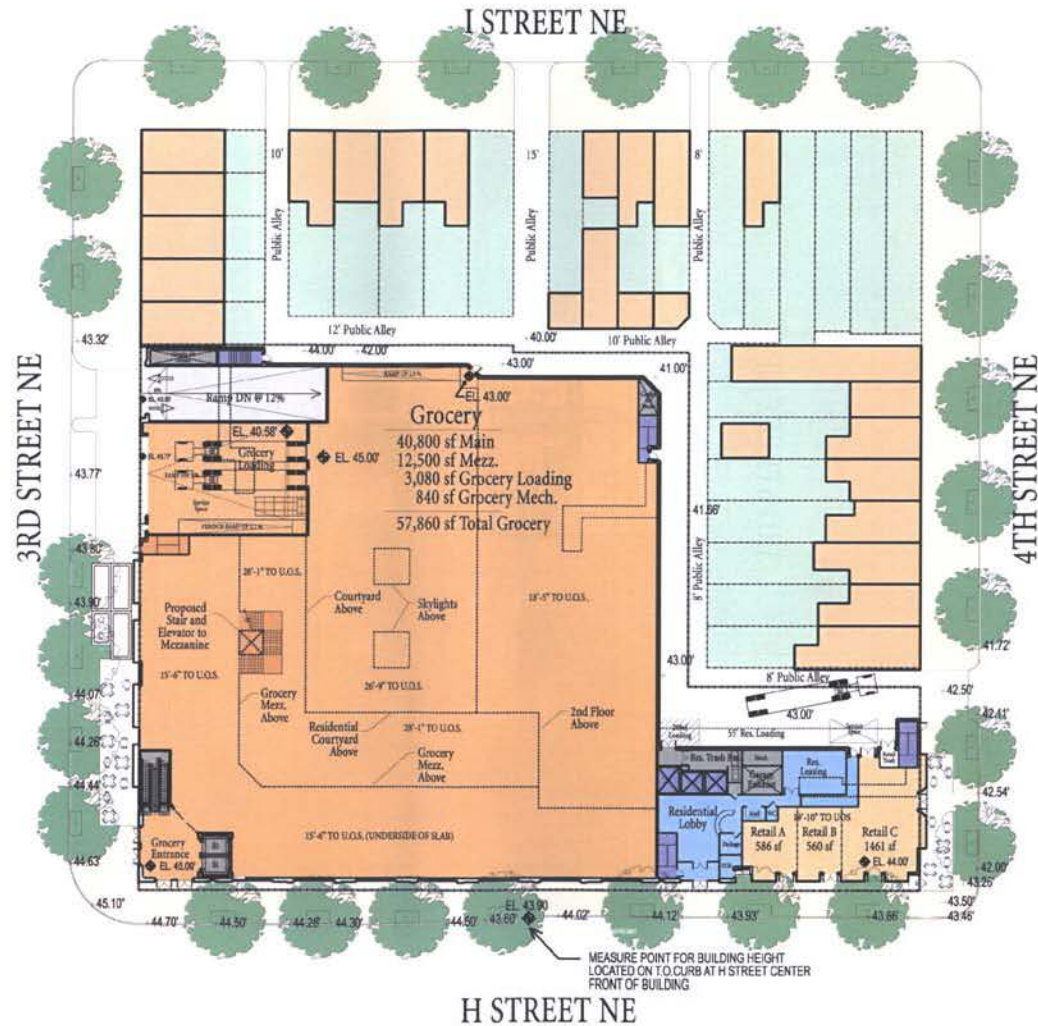
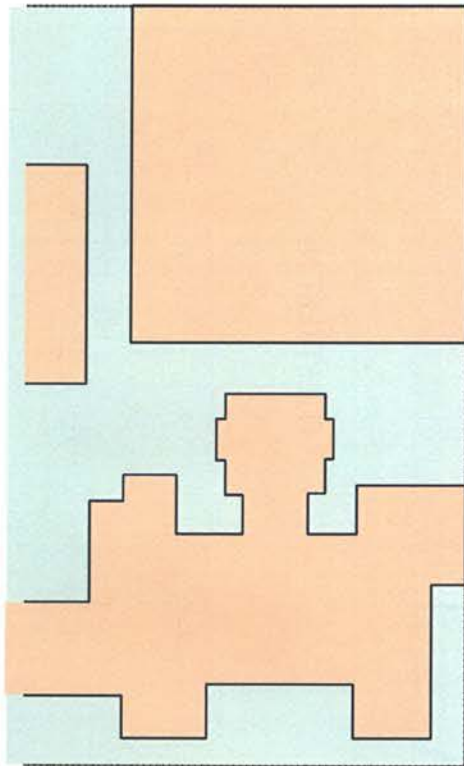
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NOTE:
FOR OVERALL BUILDING DIMENSIONS AND
PENTHOUSE SETBACKS SEE SHEET A08



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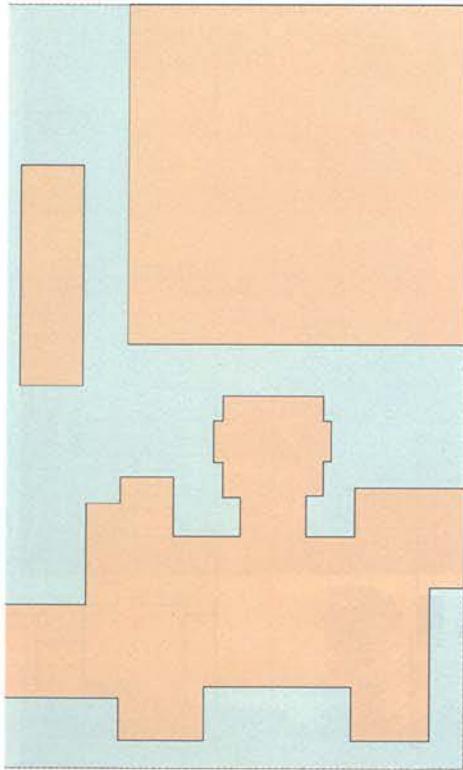
Ground Floor

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TORTI GALLAS AND PARTNERS

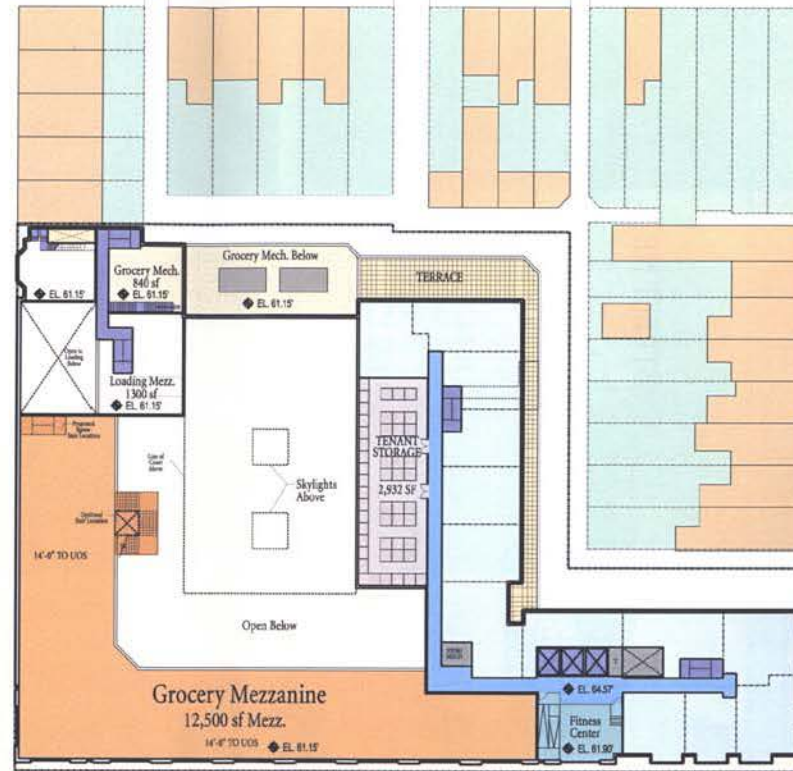
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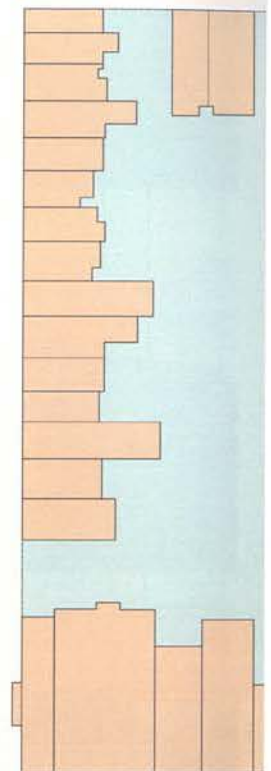
3RD AND H STREETS NE-SQUARE 776



3RD STREET NE



4TH STREET NE



H STREET NE

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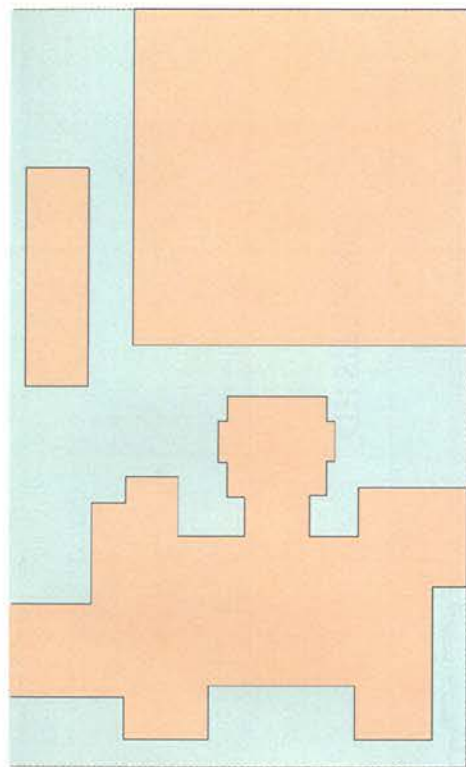
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Grocery Mezzanine/ Second Floor

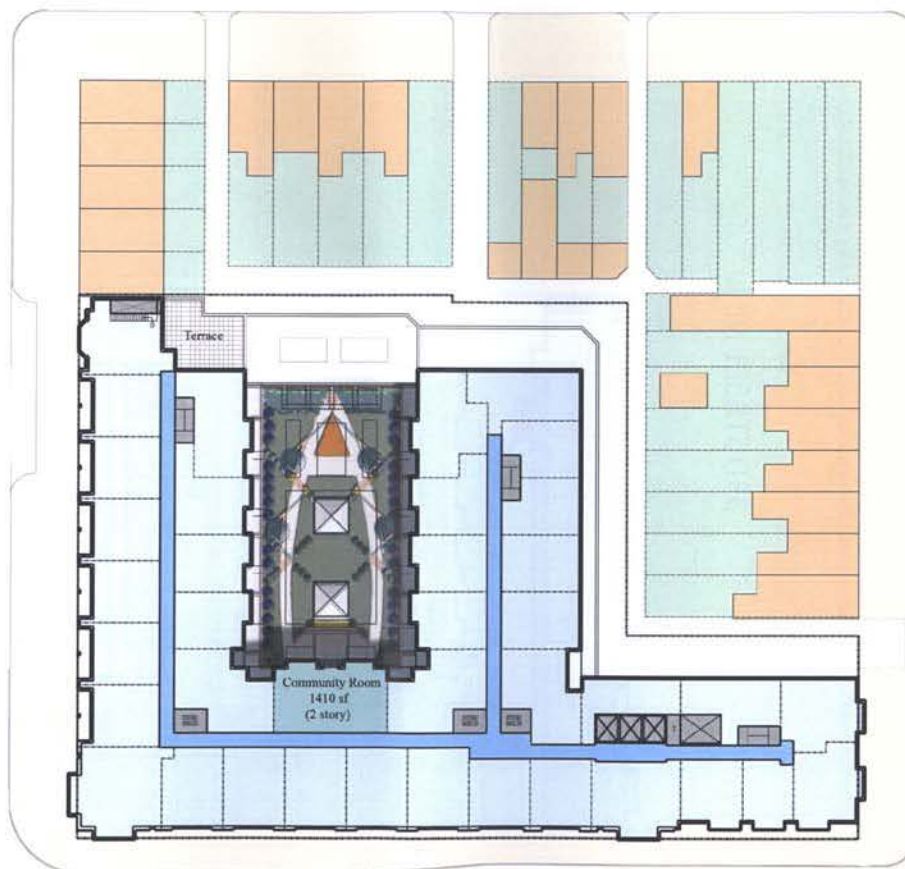
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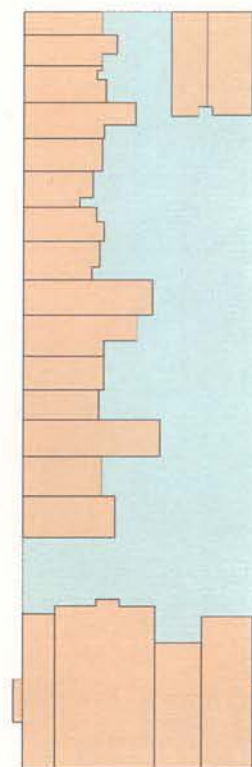
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3RD STREET NE



4TH STREET NE



H STREET NE

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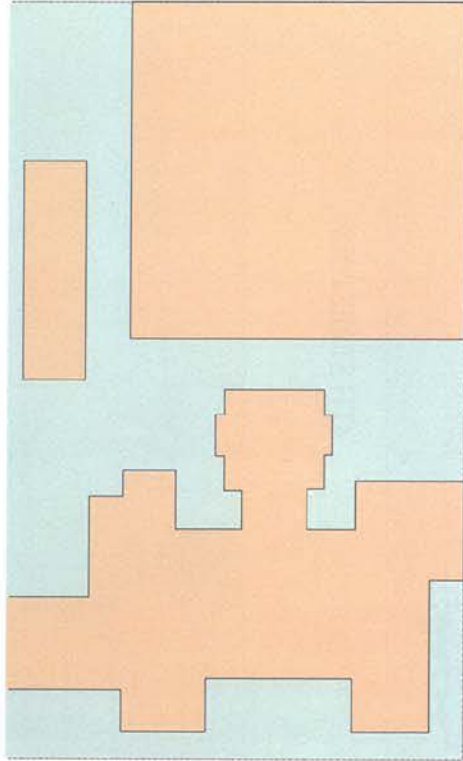
Third Floor

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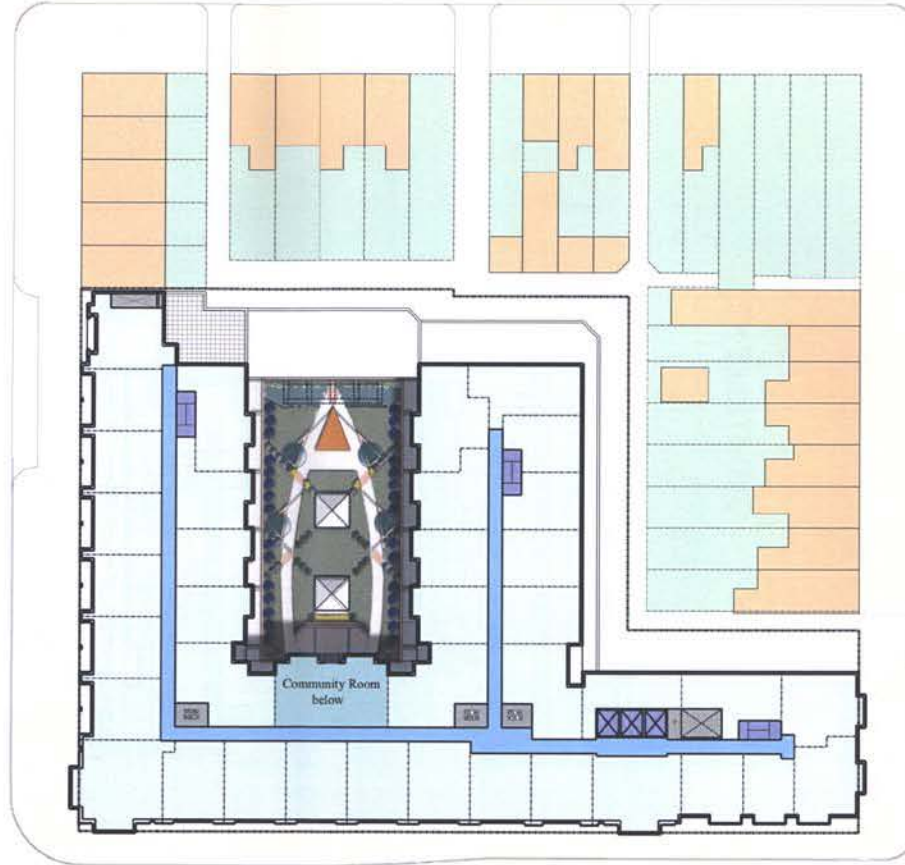
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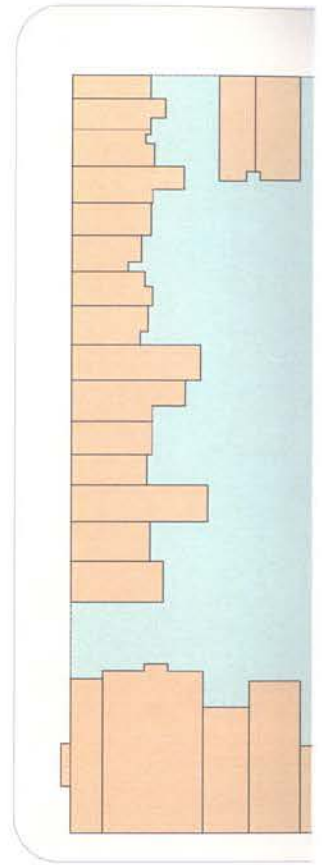
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3RD STREET NE



4TH STREET NE



H STREET NE

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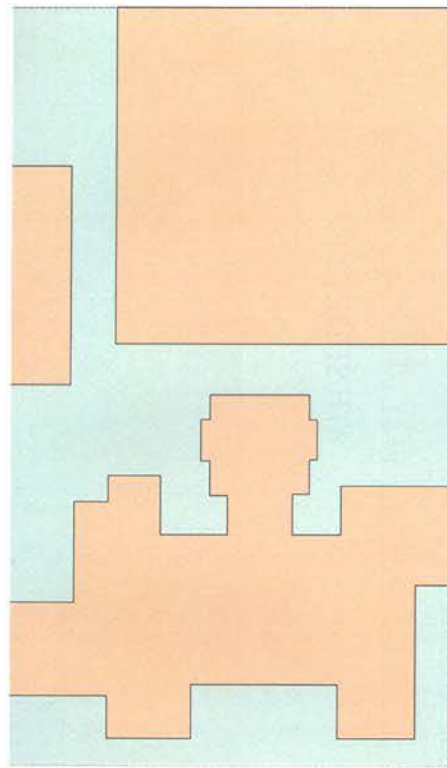
Fourth Floor

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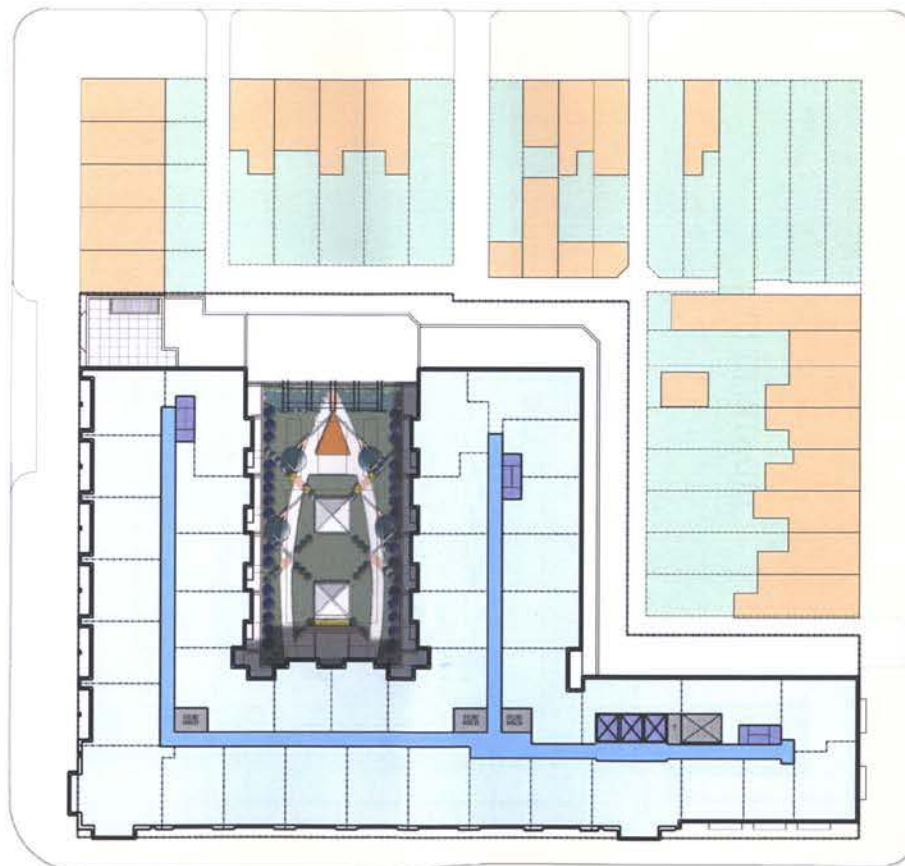
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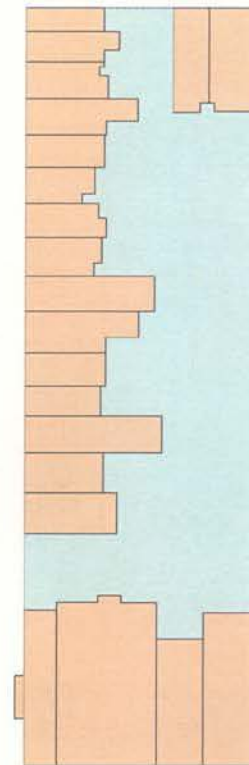


3RD STREET NE



H STREET NE

4TH STREET NE



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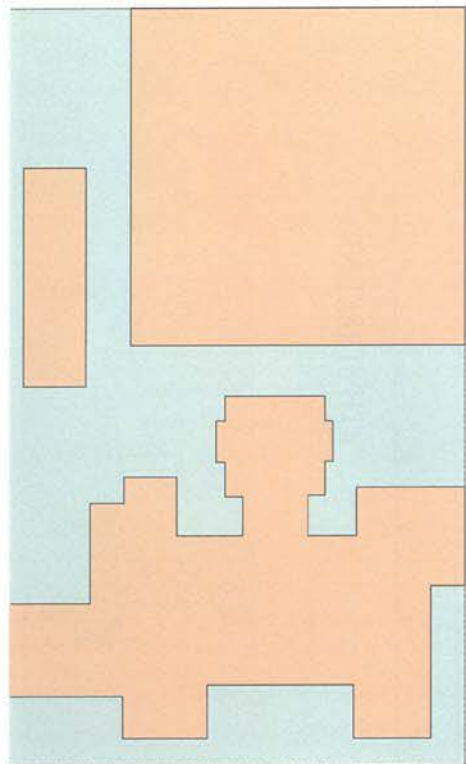
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Fifth Floor

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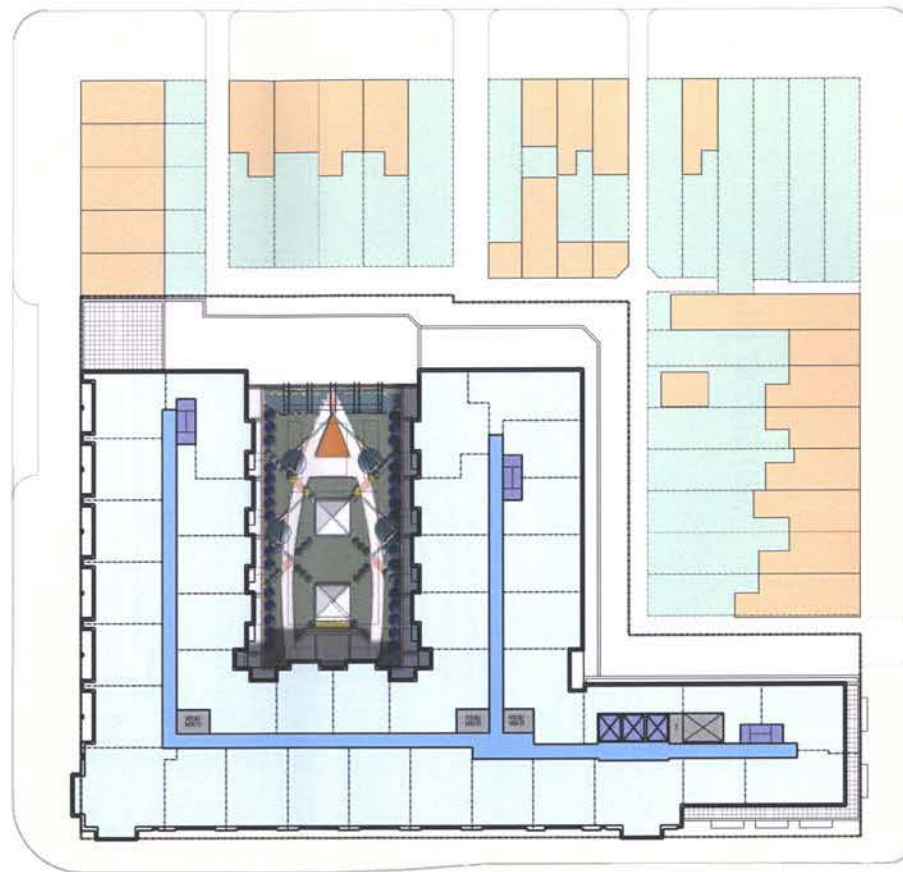
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3RD AND H STREETS NE-SQUARE 776



3RD STREET NE

I STREET NE



4TH STREET NE

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H STREET NE

NOTE:
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PENTHOUSE SETBACKS SEE SHEET A08



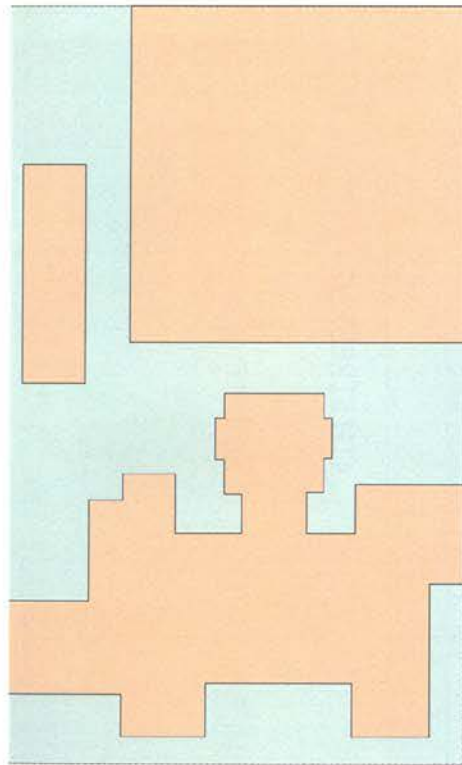
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Sixth Floor

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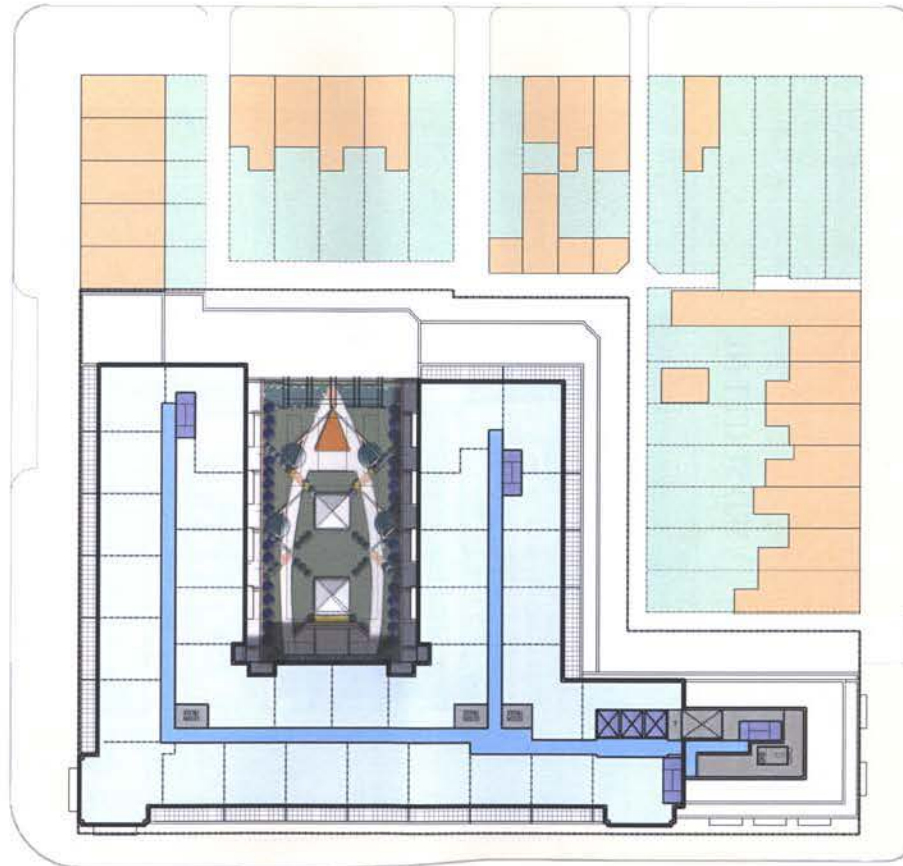
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 TORTI GALLAS AND PARTNERS

3RD AND H STREETS NE-SQUARE 776

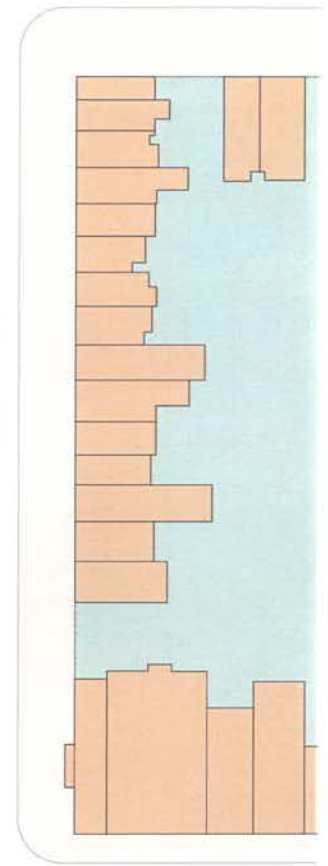


3RD STREET NE

I STREET NE



4TH STREET NE



H STREET NE

NOTE:
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square footage distribution, may occur



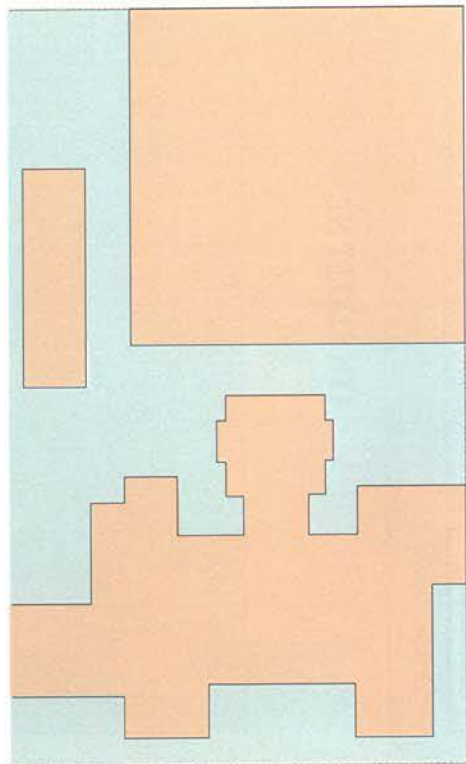
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Seventh Floor (Eighth Floor Similar)

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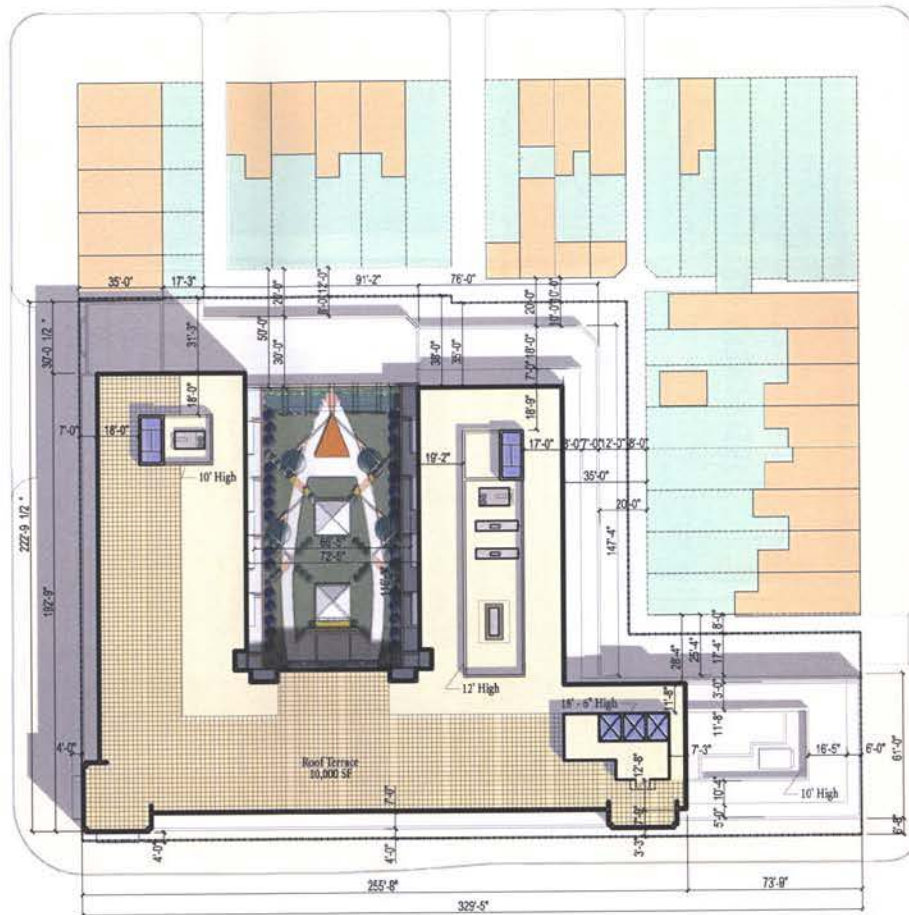
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3RD STREET NE

I STREET NE

4TH STREET NE



H STREET NE



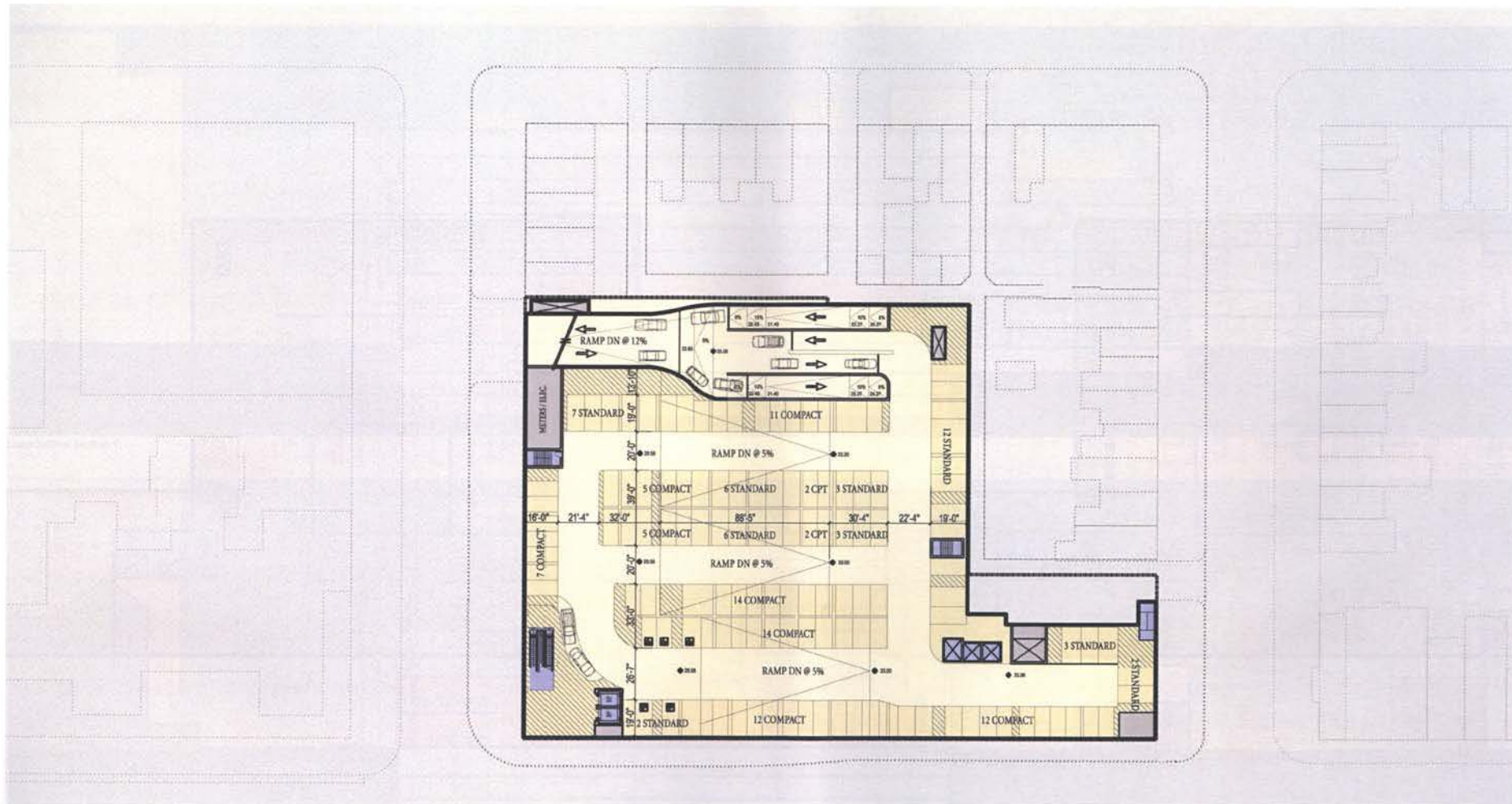
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Roof

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3RD AND H STREETS NE-SQUARE 776



Parking Tabulation

G1 (Retail)	121 Spaces
G2 (Residential)	119 Spaces
G3 (Residential)	135 Spaces
Total	375 Spaces

NOTE:
All standard spaces measure 9'-0"x19'-0" minimum
All compact spaces measure 8'-0"x16'-0" minimum

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Retail Garage Level (G1)

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS

ISSUED: 1/6/2006 REVISED 7/6/2006 **A09**

3RD AND H STREETS NE-SQUARE 776

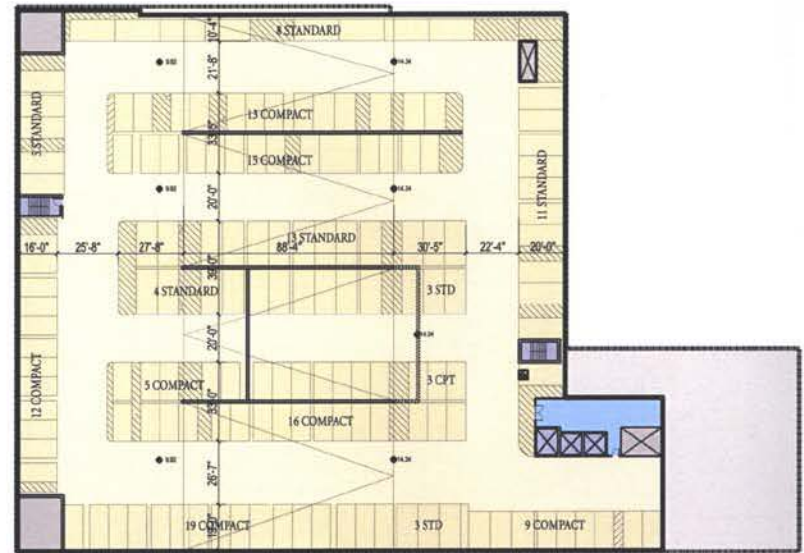


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Residential Garage Levels (G2-G3)



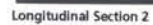
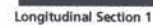
STUART INVESTMENT COMPANY
FORTI GALLAS AND PARTNERS



NOTE:
All standard spaces measure 9'-0"x19'-0" minimum
All compact spaces measure 8'-0"x16'-0" minimum

ISSUED: 1/6/2006 REVISED 7/6/2006 **A10**

3RD AND H STREETS NE-SQUARE 776

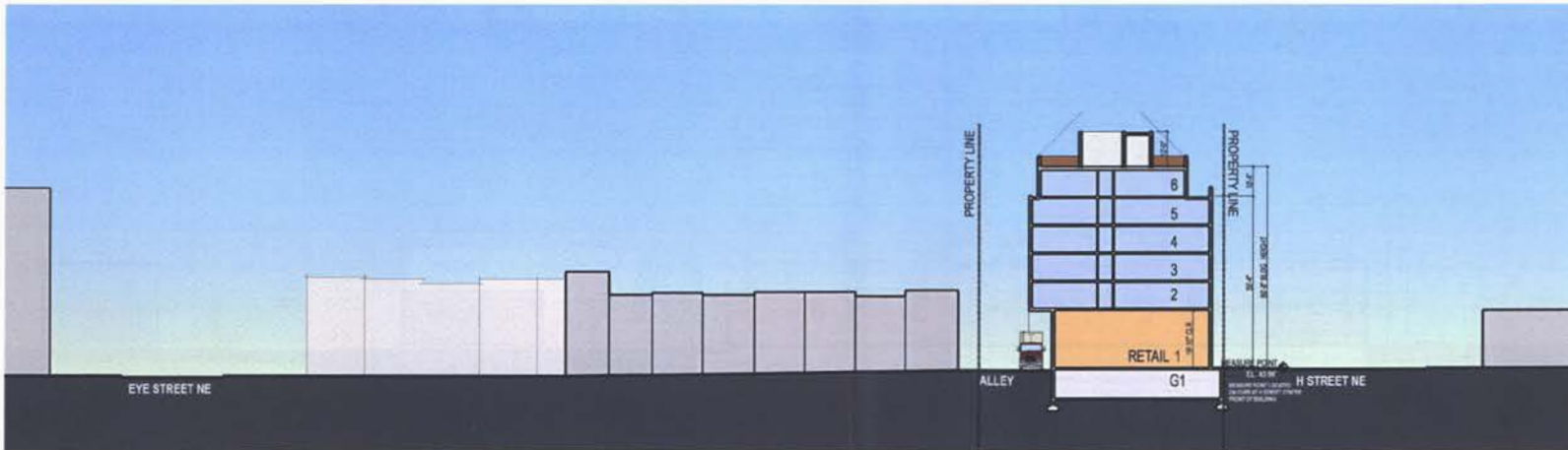


STEWART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS

3RD AND H STREETS NE-SQUARE 776



Transverse Section 1



Transverse Section 2



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Building Sections

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS



ISSUED: 1/6/2006 REVISED 7/6/2006 **A12**

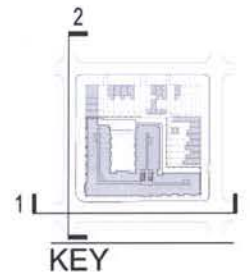
3RD AND H STREETS NE-SQUARE 776



South Elevation (H Street)



West Elevation (3rd Street)



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Building Elevations

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS

ISSUED: 1/6/2006 REVISED 7/6/2006 **A13**

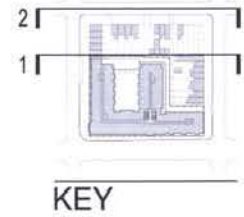
3RD AND H STREETS NE-SQUARE 776



North Elevation from Alley



North Elevation from Eye Street



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Building Elevations

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS

ISSUED: 1/6/2006 REVISED 7/6/2006 **A14**

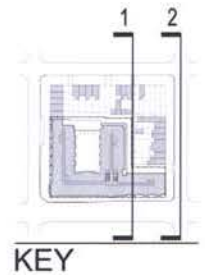
3RD AND H STREETS NE-SQUARE 776



East Elevation from Alley



East Elevation from 4th Street



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Building Elevations

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS

ISSUED: 1/6/2006 · REVISED 7/6/2006 **A15**

3RD AND H STREETS NE-SQUARE 776



Partial South Elevation at SW Corner



Partial South Elevation at Residential Entrance

MATERIALS LEGEND

- 1 Masonry with precast accents
- 2 Stone base at storefronts
- 3 Metal canopy
- 4 Aluminum & glass windows & doors
- 5 Decorative railing



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Enlarged Partial Elevations

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS

ISSUED: 1/6/2006 REVISED 7/6/2006 A16

3RD AND H STREETS NE-SQUARE 776

MATERIALS LEGEND

- 1 Masonry with precast accents
- 2 Stone base at storefronts
- 3 Metal canopy
- 4 Aluminum & glass windows & doors
- 5 Decorative railing
- 6 Prefinished aluminum folding service door
- 7 Decorative Metal



Partial West Elevation at NW Corner



Partial West Elevation at SW Corner



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Enlarged Partial Elevations

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS

ISSUED: 1/6/2006 REVISED 7/6/2006 A17

3RD AND H STREETS NE-SQUARE 776



Partial East Elevation at SE Corner

MATERIALS LEGEND

- 1 Masonry with precast accents
- 2 Stone base at storefronts
- 3 Metal canopy
- 4 Metal frame architectural embellishment
- 5 Aluminum & glass windows & doors
- 6 Decorative railing
- 7 Louver



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Enlarged Partial Elevation

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS

ISSUED: 1/6/2006 REVISED 7/6/2006 **A18**

3RD AND H STREETS NE-SQUARE 776



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Perspective View of Southwest Corner

ISSUED: 1/6/2006 REVISED 7/6/2006 **A19**

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3RD AND H STREETS NE-SQUARE 776



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Perspective View of Southeast Corner

ISSUED: 1/6/2006 REVISED 7/6/2006 A20

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS

3RD AND H STREETS NE-SQUARE 776



SPANDREL
PANELS

WINDOWS

CANOPY/RAILINGS

STOREFRONT



GRANITE BASE



PRECAST

ACCENT BRICK



BRICK



WINDOWS



CANOPY/RAILINGS



STOREFRONT



GRANITE BASE



PRECAST

ACCENT BRICK



BRICK



May 8th, 10AM

Midway between Spring Equinox and Summer Solstice



November 8th, 10AM

Midway between Fall Equinox and Winter Solstice



May 8th, 2PM

Midway between Spring Equinox and Summer Solstice



November 8th, 2PM

Midway between Fall Equinox and Winter Solstice

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Shadow Studies

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS

ISSUED: 1/6/2006 REVISED 7/6/2006 A23

3RD AND H STREETS NE-SQUARE 776



May 8th, 10AM

Midway between Spring Equinox and Summer Solstice



November 8th, 10AM

Midway between Fall Equinox and Winter Solstice



May 8th, 2PM

Midway between Spring Equinox and Summer Solstice



November 8th, 2PM

Midway between Fall Equinox and Winter Solstice

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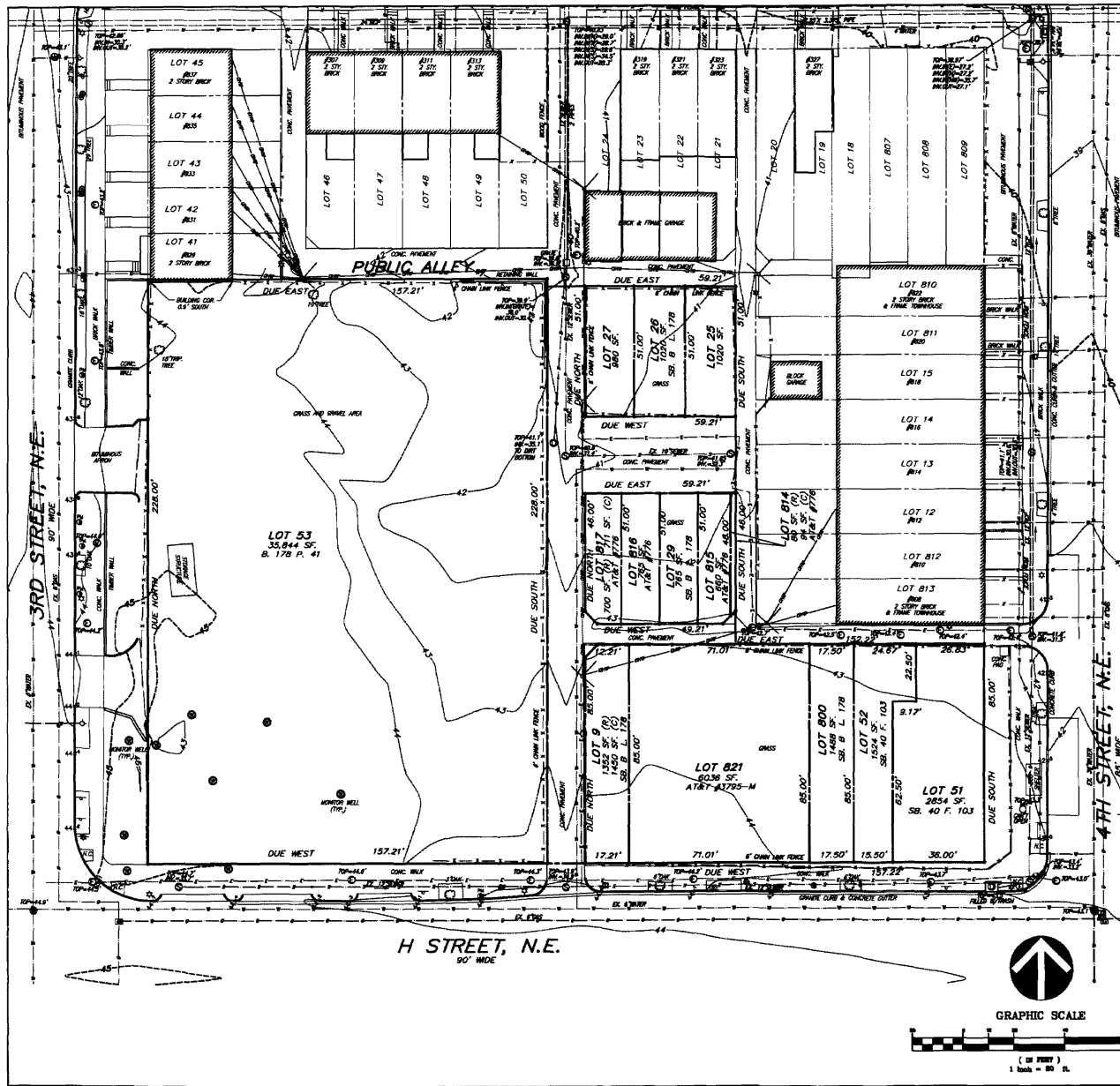
Shadow Studies

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS

ISSUED: 1/6/2006 REVISED 7/6/2006 **A24**

3RD AND H STREETS NE-SQUARE 776

Civil Drawings



UTILITY NOTE

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR WAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING. THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS. LISTED BELOW ARE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILITY COMPANY	PLAN # / SHEET #
WIRING 3901 Conventon Boulevard - 3rd Floor Baltimore, Maryland 21202	ROUGH SKETCH PROVIDED, NO UNDERGROUND LINES ON SITE
WASHINGTON GAS/NO REPLACEMENT SECTION 6801 Industrial Road Springfield, VA 22151	PLAN PROVIDED
WISCONSIN 2250 Lakeside Road Richmond, VA 23262	NO REPLY AT THIS TIME
	NO REPLY AT THIS TIME
WATER & SEWER PLANS - WASA	PLANS ACQUIRED FOR WATER AND SEWER SERVICE

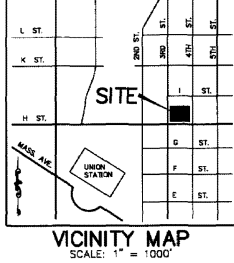
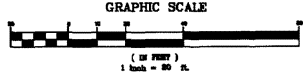
THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.

NOTES:

- 1) THE HORIZONTAL DATUM IS BASED ON PLAN FROM THE OFFICE OF THE SURVEYOR, DISTRICT OF COLUMBIA.
- 2) THE SUBJECT PROPERTY IS LOCATED IN ZONE "C" (AREA OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 110001 0020 II, FOR THE DISTRICT OF COLUMBIA, WASHINGTON, D.C., DATED NOVEMBER 15, 1985.
- 3) THERE IS NO ON-SITE STRIPPED PARKING SPACES.
- 4) THE SUBJECT PROPERTY IS ZONED "C-4" PER MAP #11 OF THE DC ZONING OFFICE WEB PAGE. IN ORDER TO CERTIFY COMPLIANCE, CONTACT THE OFFICE OF ZONING AT #311 4TH STREET, N.W., SUITE 200, WASHINGTON, DC. VPKA, INC. OFFERS NO OPINION AS TO ZONING MATTERS RELATIVE TO THE SUBJECT PROPERTY.
- 5) THE VERTICAL DATUM IS BASED ON THE FOLLOWING MEMORANDUM PROVIDED BY THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA:
MAP NO. 10-101 - TOP OF N.W. CORNER OF 2ND PORCH STEP AT #315 K STREET - ELEV. 41.54
MAP NO. 10-101 - TOP OF N.E. CORNER OF 2ND PORCH STEP AT #321 K STREET - ELEV. 48.94

LEGEND

CABLE TELEVISION CONDUIT	CONC. CONCRETE
ELECTRICAL CONDUIT	C&G CURB AND GUTTER
EDGE OF PAVEMENT	BLDG. BUILDING
FENCE LINE	STY. STORY
NATURAL GAS CONDUIT	TRV. ELECTRICAL TRANSFORMER
OVERHEAD WIRES	ASPH. ASPHALT
TELEPHONE/COMMUNICATIONS CONDUIT	CSMT. EASEMENT
PROPERTY LINES	RCP. REINFORCED CONCRETE PIPE
PUBLIC UTILITIES EASEMENTS	CMP. CORRUGATED METAL PIPE
SANITARY SEWER CONDUIT	BR. BUILDING RESTRICTION LINE
STORM DRAIN CONDUIT	R/W RIGHT-OF-WAY
WATER CONDUIT	(U) UNMEASURED
RECORD INFORMATION	(S) RECORD
COMPUTED INFORMATION	W.F. WEST FACE OF BUILDING
SANITARY CLEANOUT	E.P. EAST FACE OF BUILDING
STORM DRAIN MANHOLE	TRF. TRAFFIC CONTROL BOX
ELECTRICAL JUNCTION BOX	TRF. TRAFFIC SIGNAL POLE
FIRE DEPARTMENT CONNECTION	TRF. TRAFFIC SIGNAL POLE
PHONE MANHOLE	TRF. TRAFFIC SIGNAL POLE
UTILITY POLE	TRF. TRAFFIC SIGNAL POLE
SANITARY MANHOLE	TRF. TRAFFIC SIGNAL POLE



VIA
SURVEYING & ENGINEERING
11000 11th Street, N.W.
Washington, D.C. 20036
TEL: (202) 462-1100
FAX: (202) 462-1101
WWW.VIA-SURVEYING.COM

300 H STREET NE
LOTS 9, 25 THRU 27, 29, 51 THRU 53,
800, 814 THRU 817 AND LOT 821
SQUARE 776
WASHINGTON, D.C.

VKA REVISIONS	
REV.	DATE
1	1-1-2008
2	1-1-2008
3	1-1-2008
4	1-1-2008
5	1-1-2008
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100	1-1-2008

PUBLIC ALLEY

*PROPOSED ALLEY CLOSING AREA
5,661 SF.*

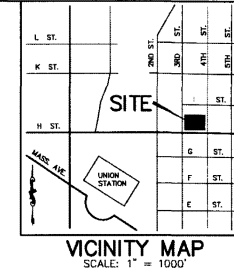
PUBLIC ALLEY

*TOTAL PROPOSED
SITE AREA
60,870 SF.*

*H STREET, N.E.
90' WIDE*



4TH STREET, N.E.
85' WIDE



LOT NUMBER	ADDRESS	LOT AREA (±)	(C)
9	316 H STREET, NE	1,352 SF	1,450 SF
25	323 H STREET, NE	1,020 SF	1,020 SF
27	316 H STREET, NE	1,102 SF	1,102 SF
27	317 H STREET, NE	980 SF	980 SF
29	H STREET, NE	785 SF	765 SF
51	322 H STREET, NE	1,020 SF	1,020 SF
52	328 H STREET, NE	1,524 SF	1,524 SF
53	328 H STREET, NE	35,844 SF	35,844 SF
800	H STREET, NE	488 SF	488 SF
814	H STREET, NE	80 SF	94 SF
815	H STREET, NE	648 SF	665 SF
816	H STREET, NE	755 SF	755 SF
817	H STREET, NE	700 SF	685 SF
818	322 H STREET, NE	6,036 SF	6,036 SF

NOTE: COMPUTED AREA OF LOTS USED FOR THE PROPOSED TABULATION

TOTAL AREA OF LOTS 55,209 SF. OR 1.26742 ACRES
PROPOSED ALLEY CLOSING AREA 5,661 SF. OR 0.12996 ACRES

TOTAL PROPOSED AREA
OF SITE 60,870 SF. OR 1.39738 ACRES

1) THE HORIZONTAL DATUM IS BASED ON PLANE FROM THE OFFICE OF THE SURVEYOR, DISTRICT OF COLUMBIA.

2) THE SUBJECT PROPERTY IS LOCATED IN ZONE "C" (AREA OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COUNCIL DISTRICT MAP NO. 110001 0020 B, BY THE DISTRICT OF COLUMBIA, WASHINGTON, CO., DATED NOVEMBER 19, 2007.

3) THERE IS NO ON-SITE STRIPPED PARKING SPACES.

4) THE SUBJECT PROPERTY IS ZONED "C-2-A" PER MAP #10 OF THE DC ZONING OFFICE WEB PAGE. IN ORDER TO CERTIFY COMPLIANCE WITH THE DC ZONING OFFICE MAP #10, ALL AT THE STREET, NW, SUITE 200, WASHINGTON, DC, WEA, INC. OFFERS NO OPINION AS TO ZONING MATTERS RELATING TO THE SUBJECT PROPERTY.

5) THE VERTICAL DATUM IS BASED ON THE FOLLOWING BENCHMARKS PROVIDED BY THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA:

MAP NO. 10-100 - TOP N.W. CORNER OF 2ND FLOOR STAGE AT #10 K STREET I - ELEV. 41.56

MAP NO. 10-110 - TOP OF 10' DEEP DRAINAGE DITCH AT 1000 K STREET I - ELEV. 41.56

**PROPOSED LOT AND
ALLEY CLOSING
PLAN**

300 H STREET NE
LOTS 9, 25 THRU 27, 29, 51 THRU 53,
800, 814 THRU 817 AND LOT 821
SQUARE 776
WASHINGTON, D.C.

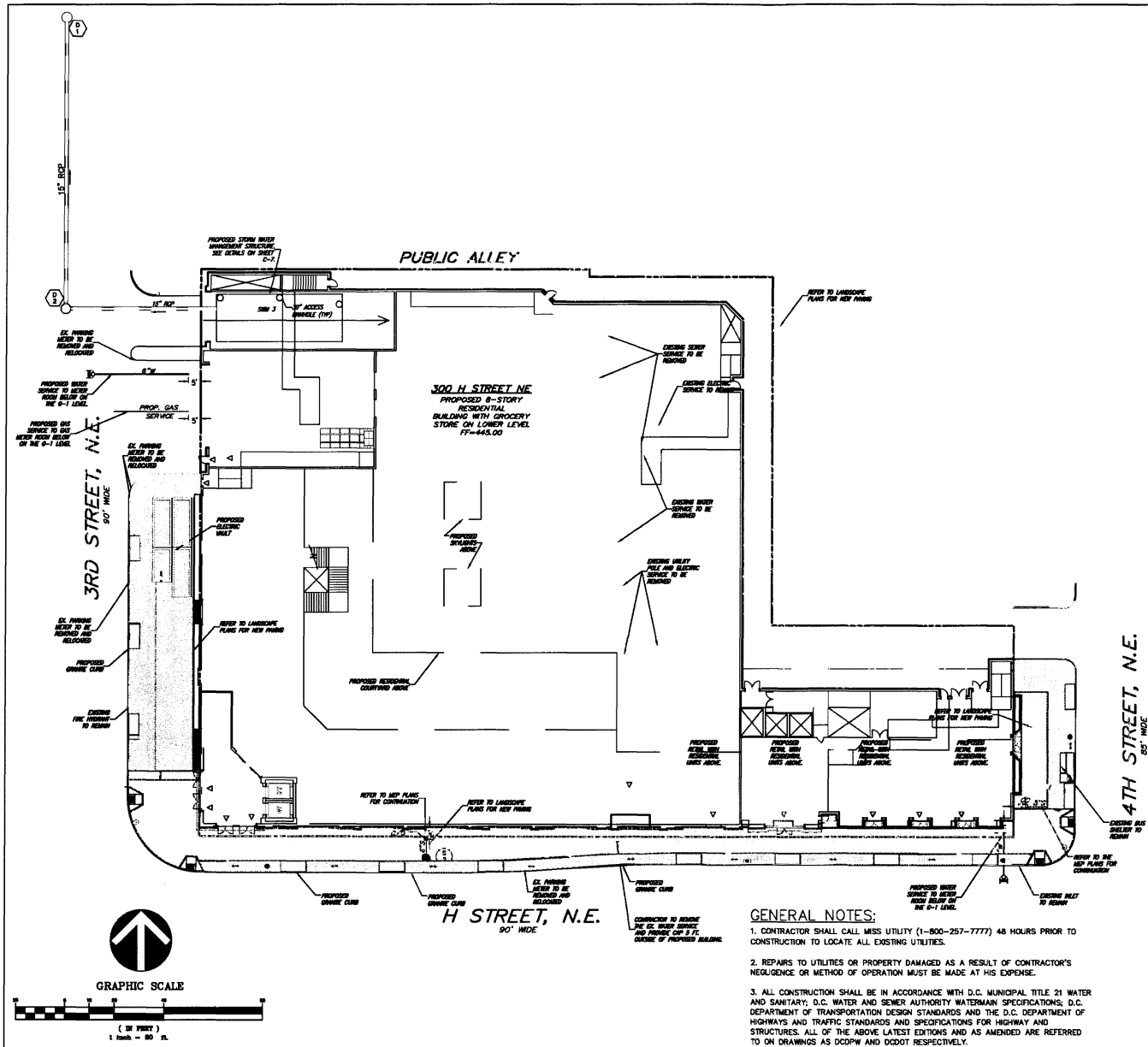
VIKA REVISIONS

REV. PUD DRAWINGS PER ARCH. REVISIONS 8-30-2008	
PUD SUBMISSION 1-6-2008	
DATE: JANUARY, 2008	
DES. SC	DWN. CMM
SCALE: 1"=20'	
PROJECT/FILE NO. 1369	
SHEET NO. C-2	

VIKA

DESIGNERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

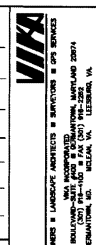
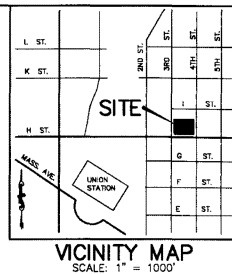
VIKA, INCORPORATED
20205 CENTURY BOWLING GREEN AVE. ■ WESTLAND, MI 48074
(313) 881-4500 ■ FAX (313) 881-2262
GERMANTOWN, MD ■ MOBILE, AL ■ LEESBURG, VA



GENERAL NOTES:

1. CONTRACTOR SHALL CALL MISS UTILITY (1-800-257-7777) 48 HOURS PRIOR TO CONSTRUCTION TO LOCATE ALL EXISTING UTILITIES.
2. REPAIRS TO UTILITIES OR PROPERTY DAMAGED AS A RESULT OF CONTRACTOR'S NEGLIGENCE OR METHOD OF OPERATION MUST BE MADE AT HIS EXPENSE.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH D.C. MUNICIPAL TITLE 21 WATER AND SANITARY; D.C. WATER AND SEWER AUTHORITY WATERMAIN SPECIFICATIONS; D.C. DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS AND THE D.C. DEPARTMENT OF HIGHWAYS AND TRAFFIC STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURES. ALL OF THE ABOVE LATEST EDITIONS AND AS AMENDED ARE REFERRED TO ON DRAWINGS AS DCDPW AND DCDOT RESPECTIVELY.

4. NO TRENCHES DUG BY CONTRACTOR ARE TO BE LEFT OPEN OVERNIGHT.
5. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC AND SHALL ENSURE NECESSARY SAFETY MEASURES ARE IN PLACE.
6. CONTRACTOR IS RESPONSIBLE FOR DEWATERING OF EXCAVATIONS AND SHALL NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS.
7. CONTRACTOR TO PREVENT EXCAVATED BOTTOMS AGAINST FREEZING.
8. CONTRACTOR SHALL REMOVE AND DISPOSE OF OFF-SITE EXISTING CONCRETE PAVEMENT, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS AND OTHER UNSUITABLE MATERIALS.
9. BACKFILL SOIL SHALL BE FREE OF CLAY, ROCK OR GRAVEL LARGER THAN 2" IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION AND OTHER DELETERIOUS MATTER. BACKFILL AT NEW AND EXISTING UTILITIES SHALL MEET DOWSA SPECIFICATION SECTION 02220.
10. CONTRACTOR SHALL PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND OPERATED TAMPERS.
11. CONTRACTOR TO COMPACT SOIL TO MINIMUM 95% MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-698 FOR BOTH COHESIVE AND COHESIONLESS MATERIALS.
12. ALL WORK SHOWN ON THESE DRAWINGS SHALL BE NEW AND SHALL BE PROVIDED UNDER THIS CONTRACT UNLESS SPECIFICALLY MARKED "EXISTING", "EXIST", OR "EX" OR UNLESS SPECIFICALLY DEFINED BY SYMBOL TO BE EXISTING.
13. ALL CONSTRUCTION SHALL CONFORM TO CONTRACT PLANS AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF ALL APPLICABLE STANDARDS AND SPECIFICATIONS AS WELL AS REQUIRED METHODS OF CONSTRUCTION. ANY DEVIATION FROM THE PLANS AND SPECIFICATIONS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION.
14. ALL FINISHED GRADING AND SEEDING SHALL BE DONE IN SUCH A MANNER TO PRECLUDE THE PONDING OF THE WATER ON THE SITE, PARTICULARLY ADJACENT TO THE BUILDING OR STORM INLETS.
15. ALL DISTURBED AREAS SHALL BE SEEDDED IN ACCORDANCE WITH SPECIFICATIONS.
16. THE STRUCTURE TOPS, FRAMES, AND COVERS ARE TO BE FINAL SET AFTER FINE GRADING AND SUBBASE CONSTRUCTION IS COMPLETE TO AVOID UNNECESSARY ADJUSTING.
17. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING TRUCKS AND/OR OTHER EQUIPMENT OF MUD PRIOR TO ENTERING EXISTING ROADS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN STREETS OF MUD AND/OR DUST TO TAKE WHATEVER MEASURES NECESSARY TO ENSURE THAT STREETS ARE KEPT IN A CLEAN AND DUST-FREE CONDITION AT ALL TIMES.
18. THE CONTRACTOR SHALL PROTECT THE HEALTH AND SAFETY OF EMPLOYEES, THE PUBLIC AND OTHER PERSONS, PREVENT DAMAGE TO PROPERTY, MATERIALS, SUPPLIES, AND EQUIPMENT; AND AVOID INTERRUPTING THE NORMAL OPERATION OF THE PUBLIC STREETS.
19. IF WKA, INC. IS NOT CONTRACTED TO PROVIDE CONSTRUCTION STAKEOUT SERVICE, THE CONTRACTOR IS TO ESTABLISH AND CHECK ALL HORIZONTAL AND VERTICAL CONTROLS TO BE USED WITH THIS PROJECT. IN ADDITION, THE CONTRACTOR IS TO COMPUTE THE LAYOUT OF THE ENTIRE SITE PLAN IN ADVANCE OF BEGINNING ANY LAYOUT WORK ASSOCIATED WITH THE SUBJECT PLANS.
20. UNDER DOWSA CUSTOMER FEES AND CHARGES, CONTRACTORS, PLUMBERS, OWNERS ARE RESPONSIBLE FOR EXCAVATION, BACKFILLING, REPAIRING AND RESTORATION OF PUBLIC SPACE FOR STREET AND SIDEWALK CUTS FOR NEW UTILITIES, CONNECTIONS, TAPS AND ABANDONMENT SERVICES WITHIN PUBLIC SPACE UNDER DOWSA INSPECTION. DOWSA IS NOT RESPONSIBLE FOR FINAL RESTORATION OF STREET AND SIDEWALK CUTS PERFORMED BY THESE DEVELOPERS.
21. NOTIFY DOWSA ONE WEEK PRIOR TO START OF CONSTRUCTION (UTILITY INSPECTION SECTION AT 202-787-2377, WATER SERVICES AT 202-812-3400 OR 3480, AND SEWER SERVICES AT 202-284-3824 OR 3828).
22. DEVELOPERS, CONTRACTORS AND PLUMBERS MUST SUBMIT FINAL CONSTRUCTION AS-BUILT INFORMATION TO THE APPROPRIATE DOWSA INSPECTOR(S) FOR REVIEW AND APPROVAL, UPON COMPLETION OF NEW AND EXISTING UTILITIES TO BE ABANDONED IN PUBLIC SPACE. APPLICANT MUST SUBMIT THESE DRAWINGS. AS-BUILT DRAWINGS MUST SHOW DIMENSION, ELEVATION, RELOCATION OF ANY WASA UTILITIES AND PERTINENT INFORMATION.
23. ONCE THE WASA INSPECTOR APPROVES THE AS-BUILT, A COPY MUST BE SUBMITTED TO THE DOCUMENTS AND RECORDS OFFICE AT ROOM 203 AND THE WATER AND SEWER SERVICES SECTION AT 5000 OVERLOOK AVE., S.W., 5TH FLOOR.



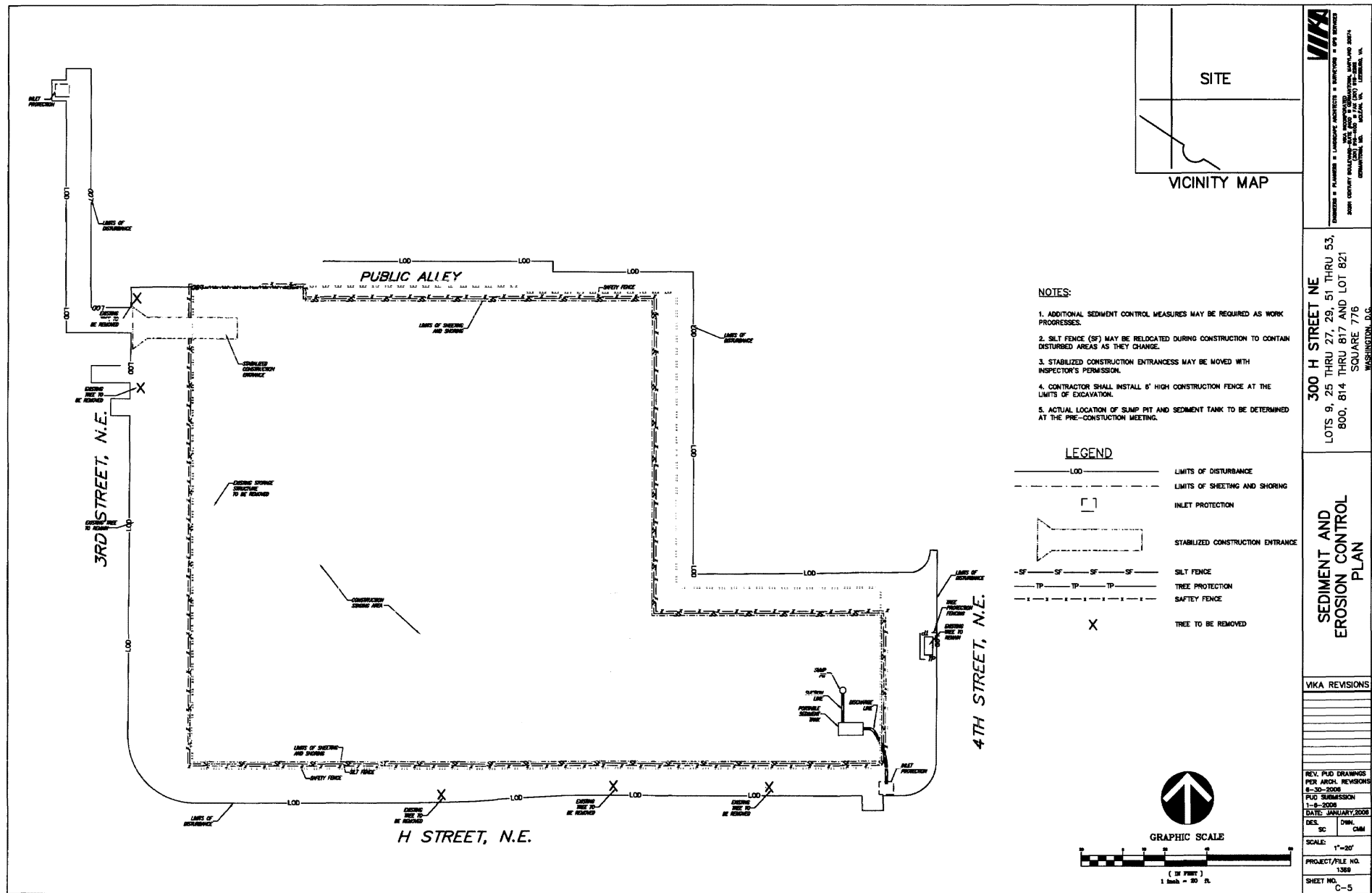
300 H STREET NE
LOTS 9, 25 THRU 27, 29, 51 THRU 53,
800, 814 THRU 817 AND LOT 821
SQUARE 776

GRADING AND UTILITY PLAN

WKA REVISIONS

REV.	DESCRIPTION	DATE
1	REV. PUD DRAWINGS FOR ARCH. REVISIONS	6-30-2008
2	PUD SUBMISSION	1-8-2008
3	DATE: JANUARY 2008	
4	DES. SC. CMM	
5	SCALE: 1"=20'	
6	PROJECT FILE NO. 1388	
7	SHEET NO. C-4	

1:10000-1000' (1:300' scale) 6/30/2008 5:08:11 PM EST



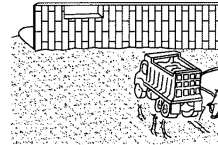
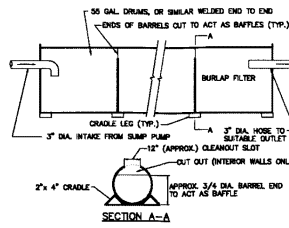
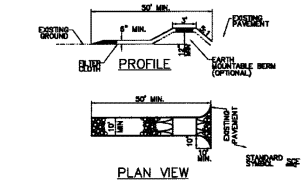
VIFA
 ENGINEERS & PLANNERS & LANDSCAPE ARCHITECTS & SURVEYORS & GPS SERVICES
 2000 CONSUMERS ROAD, SUITE 100, WASHINGTON, MARYLAND 20037
 (202) 462-1111 FAX (202) 462-1112
 WWW.VIFA.COM

300 H STREET NE
LOTS 9, 25 THRU 27, 29, 51 THRU 53,
800, 814 THRU 817 AND LOT 821
SQUARE 776
WASHINGTON, D.C.

SEDIMENT AND EROSION CONTROL PLAN

VIFA REVISIONS

REV.	DATE	DESCRIPTION
1	1-8-2008	REV. PLOD DRAWINGS FOR ARCH. REVIEWING
2	8-30-2008	PLOD SUBMISSION
3	1-8-2009	DATE: JANUARY 2009
DES.	SC	OWN
SCALE:	1"=20'	
PROJECT/FILE NO.	1368	
SHEET NO.	C-5	



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 ARBITRARY ROADS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

4 VEHICLE WASH AREA
6 NOT TO SCALE

1. WOMEN WERE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH WIRE TIES OR STAPLES.	POST: STEEL, EITHER T OR U TYPE OR 2" HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOMEN WERE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.	FENCE: WOMEN WERE 14 1/2" GA. 8" MAX. MESH OPENING.
3. WHEN 20 SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.	FILTER CLOTH: FILTER X MESH# 100X STAINLESS TITANUM OR APPROVED EQUAL.
4. MAINTENANCE SHALL BE PERFORMED AS REQUIRED AND MATERIAL PROVIDED BY "BURLING" DEVELOPER IN THE SALT FENCE.	FABRICATED UNIT: GEORGE DIFFERANCE OR APPROVED EQUAL.

1 FABRICATED SILT FENCE
6 NOT TO SCALE

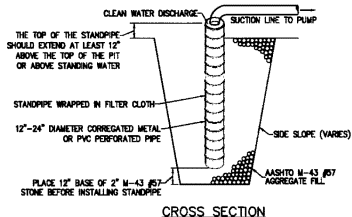
1. STONE SIZE-USE "3" STONE, OR RECYCLED OR RECYCLED CEMENT EQUIVALENT. STONE SHALL BE PLACED IN A SINGLE LAYER. (EXCEPT ON RESIDUE LOTS WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.)
2. STONE SPACING-SPACE STONE TO COVER 95% OF THE AREA.
3. WIDTH-THIN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS
4. FILTER CLOTH-MUST BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH NOT REQUIRED ON RESIDUE LOTS.
5. SURFACE-IF ALL-ALL-WEATHERED OR UNWEATHERED OR INVERTED TOWARD CONSTRUCTION AREA, SURFACE MUST BE PEDED AGAINST THE DRAINAGE. PEDESTALING IS IMPRACTICAL.
6. MAINTENANCE-THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHERE TRAFFIC CAN BE TRAVELED WITHOUT THE NEED FOR STOPPING OR STOPPING TO AVOID THE STONE. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE, AS CONDITIONS CHANGE. TRAFFIC SHALL BE KEPT OFF THE STONE UNTIL THE STONE IS SETTLED. ALL SEDIMENT SPILLED, DROPPED, OR TRACKED OUT DURING CONSTRUCTION SHALL BE REMOVED IMMEDIATELY.
7. WARNING-SIGNS SHALL BE PLACED TO REDUCE SEDIMENT PRIOR TO ENTRANCE TO THE CONSTRUCTION AREA.
8. INSPECTION-INSPECTION SHALL BE CONDUCTED BY THE DISTRICT OF COLUMBIA TO DETERMINE IF THE STONE IS STABILIZED WITH STONE, AND WHICH SIGNS INTO AN APPROVED STATE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH

2 STABILIZED CONSTRUCTION ENTRANCE
6 NOT TO SCALE

NOTES:

1. CLEAN OUT THE SEDIMENT TANK WHEN ONE THIRD (1/3) FILLED WITH SLT.
2. STEEL DRUMS ARE USED AS AN EXAMPLE DUE TO THEIR RENT 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.) $\times 16$ = CUBIC FOOT STORAGE
3. ALL SEDIMENT COLLECTED IN THE TANK SHALL BE DISPOSED OF BY A METHOD APPROVED BY THE ARCHITECT.

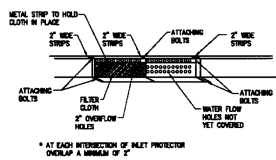
3 PORTABLE SEDIMENT TANK DETAIL
6 NOT TO SCALE



1. PIT DIMENSIONS ARE VARIABLE.
2. THE STANDPIPE SHOULD BE CONSTRUCTED BY PERFORMING A 12" TO 24" DIAMETER CORRUGATED OR PVC PIPE. THE PERFORATIONS SHALL BE 1/2" HO" SLITS OR 1" DIAMETER HOLES.
3. A BASE OF 2" AGGREGATE SHOULD BE PLACED IN THE PIT TO A DEPTH OF 12". AFTER INSTALLING THE STANDPIPE, THE PIT SURROUNDING THE STANDPIPE SHOULD THEN BE BACKFILLED WITH 2" AGGREGATE.
4. THE STANDPIPE SHOULD EXTEND 12" TO 18" ABOVE THE LIP OF THE PIT.
5. IF DISCHARGE WILL BE PUMPED DIRECTLY TO A STORM DRAINAGE SYSTEM, THE STANDPIPE SHOULD BE WRAPPED WITH FILTER CLOTH BEFORE INSTALLATION.

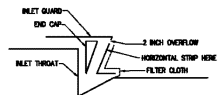
1. SUMP PITS ARE DECONSTRUCTED WHEN WATER COLLECTS DURING THE EXCAVATION PHASE OF CONSTRUCTION. THIS PRACTICE IS PARTICULARLY USEFUL IN URBAN AREAS DURING EXCAVATION FOR BUILDING FOUNDATIONS. SUMP PITS MAY ALSO BE USED TO DEWATER SEDIMENT BASINS.
2. IF DESIRED 1/4"-1/2" HARDWARE CLOTH (WIRE) MAY BE PLACED AROUND THE STANDPIPE, PRIOR TO ATTACHING THE FILTER CLOTH. THIS WILL INCREASE THE RATE OF WATER SEEPAGE INTO THE PIPE.

5 SUMP PIT
NOT TO SCALE



- THE TOP MEASUREMENT OF 7-1/2" IS SET TO PROVIDE A 2" EXTENSION FOR OVERFLOW WHILE AVOIDING BLOCKAGE OF THE MANHOLE COVER.

- MAKE A WATERTIGHT CONNECTION ALONG THE SIDES AND BOTTOM OF THE INLET GUARD WITH THE STREET AND CURB.



6 AT GRADE INLET GUARD

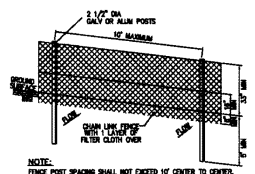


Diagram of a 3-stage filter assembly. The components and flow are as follows:

- CHAIN LINK FENCE**: Located on the left side of the assembly.
- 1st LAYER OF FILTER CLOTH**: The first stage of filtration.
- 3/4" MESH POST AND 2nd LAYER OF FILTER CLOTH**: The second stage of filtration.
- 1/4" LAYER OF FILTER CLOTH**: The third stage of filtration.
- FLOW**: Indicated by an arrow pointing from left to right through the filter layers.
- DIRTY FILTER CLOTH**: Indicated by an arrow pointing to the 1st layer of filter cloth.
- (2 1/2") DIA GALV OR ALUM POSTS**: Located at the top of the assembly.

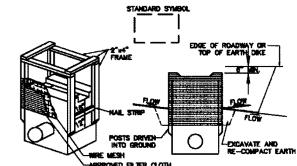
FENCING SHALL BE (42") HIGH CHAIN LINK FENCE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR CHAIN LINK FENCING. THE SPECIFICATIONS FOR A (5'-0") FENCE SHALL BE USED, SUBSTITUTING (42") FABRIC AND (16'-0") LENGTH POSTS.

1. THE POLES DO NOT NEED TO BE SET IN CONCRETE.
2. CHAIN LINK FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE OR STAPLES.
3. FILTER CLOTH TO BE FASTENED SECURELY TO CHAIN LINK FENCE WITH TEES SPACED EVERY (24") AT TOP AND MID SECTION.
4. FILTER CLOTH SHALL BE EMBEDDED A MINIMUM (6") INTO THE GROUND.
5. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY (6") AND FOLDED.
6. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SILT BUILDUPS

7
6

SUPER SILT FENCE

NOT TO SCALE

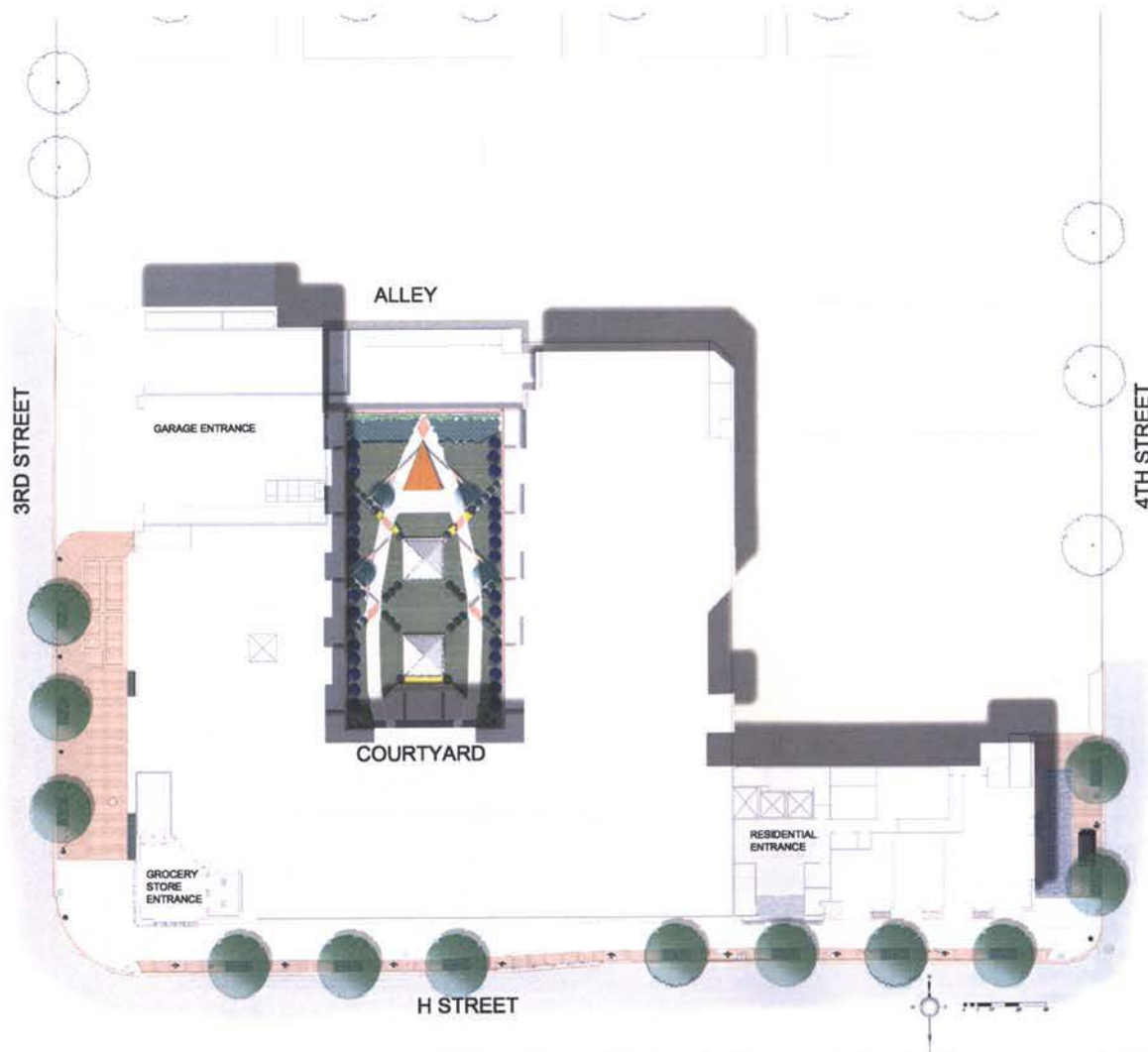


- A. MATERIALS
1. WOODEN FRAME IS TO BE CONSTRUCTED OF 2"x4" CONSTRUCTION GRADE LUMBER.
2. MESH MUST BE OF SUFFICIENT STRENGTH TO SUPPORT FILTER FABRIC AND STONE FOR CLARD INLETS, WITH WATER FULLY IMPAURED AGAINST IT.
3. FILTER CLOTH MUST BE OF A TYPE APPROVED FOR THIS PURPOSE, RESISTANT TO SUNLIGHT WITH TENSILE STRE. EGG. 40-60, 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.

1. **SLAKE EXHAUST ON YARD INLET PROTECTION**
2. **DIAGRAM COMPLETELY ABOVE INLET TO A DEPTH OF 18" BELOW MOUTH ELEVATION.**
3. **DO NOT STOP 1" UP INTO GROUND AT FOUR CORNERS OF INLET. PLACE HAS STRIPS OF 1/2" X 1/2" X 1/2" WOOD PLANKS TO BE 18" LONG AND 18" WIDE. PLANKS TO BE USED OVERLAP STOP POINT. TOP OF FRAME (ENDING INLET) BE 18" BELOW OF MOUTH OF INLET.**
4. **STRETCH WIRE MESH THIRTY INCHES FRAME AND FASTEN SECURELY. OVER INLET MESH TO FRAME, STRETCH FLOOR CLOTH THIRTY INCHES OVER MESH. THE CLOTH TO BE STRETCH TIGHT TO FRAME. STRETCH FLOOR CLOTH TO BE 18" FROM THE FASTEN SECURELY TO FRAME. ENDS MUST MEET AT TOP, BE OVERLAPPED AND FOLDED, THEN FASTENED DOWN.**
5. **IF INLET MESH IS COMPACTED IF LAYERS LATER, LAYER OF EXHAUST IS THEN WITHIN ELEVATION OF INLET AND TOP ELEVATION ON INLET.**
6. **IF THE INLET IS NOT IN A LOW POINT, CONSTRUCT A PADDED CATCH BASIN IN THE CENTER OF THE EXHAUST. THE TOP OF THIS BASIN IS TO BE 18" HIGHER THAN THE TOP OF FRAME (NEED).**
7. **THE INLET MUST BE IMPROVED PROPERLY AND THE FILTER FABRIC REPLACED WHEN CLOGGED.**

⑧ INLET PROTECTION

Landscape Drawings



SITE DESCRIPTION

H STREET

TREES: *Acer rubrum*, RED MAPLE

LIGHTING: DOUBLE WASHINGTON GLOBE

PAVING: STANDARD DC CONCRETE PAVERS FROM BUILDING FACE TO EDGE OF TREE PITS. BRICK PAVING FROM TREEPIT EDGE TO CURB. SPECIAL PAVING TREATMENTS AT THE ENTRANCES.

SITE FURNISHINGS: PLANTERS ALONG BUILDING SETBACKS AND BICYCLE RACKS.

3RD STREET

TREES: *Quercus shumardii*, SHUMARD OAK

LIGHTING: SINGLE WASHINGTON GLOBE

PAVING: BRICK PAVING, RUNNING BOND PATTERN AND HERRINGBONE PATTERN. SPECIAL PAVING AT GROCERY STORE ENTRANCE. CONCRETE GARAGE ENTRANCE APRON WITH GRANITE MEDIANS FLUSH TO APRON.

SITE FURNISHINGS: BICYCLE RACKS, POTENTIAL OUTDOOR CAFE

4TH STREET

TREES: *Acer rubrum*, RED MAPLE

LIGHTING: SINGLE WASHINGTON GLOBE

PAVING: BRICK PAVING, RUNNING BOND PATTERN AND SPECIAL PAVING AT COMMERCIAL ENTRANCE. CONCRETE ALLEY APRON

SITE FURNISHINGS: POTENTIAL OUTDOOR CAFE

ALLEY

PAVING: POURED IN PLACE CONCRETE

LIGHTING: COBRAHEAD

COURTYARD LAYOUT

TREES: *Magnolia 'Galaxy'* GALAXY MAGNOLIA

LIGHTING: SKYLIGHTS FROM GROCERY STORE & UPLIGHTS

PAVING: SPECIAL CONCRETE PAVERS.

SITE FURNISHING: TRELLIS AT NORTH END OF COURTYARD, SEAT WALLS, BENCHES

3RD AND H STREET SITE DESCRIPTION

leeandassociates, inc.
638 eye street nw. washington dc 20001
t: 202.466.6666 f: 202.466.4232
www.leeandassociatesinc.com



Date : June 30, 2006

LO1



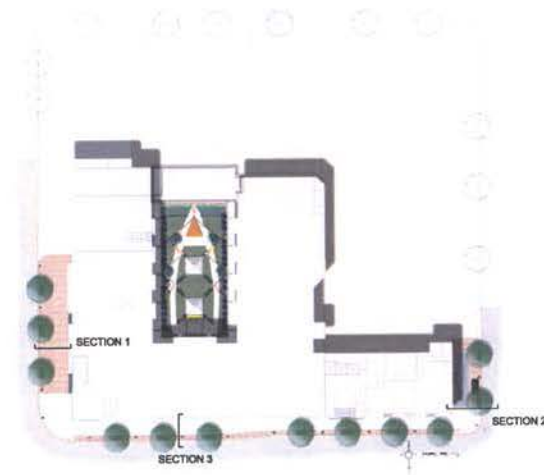
1 3RD STREET SECTION
NTS



3 H STREET SECTION
NTS



2 4TH STREET SECTION
NTS



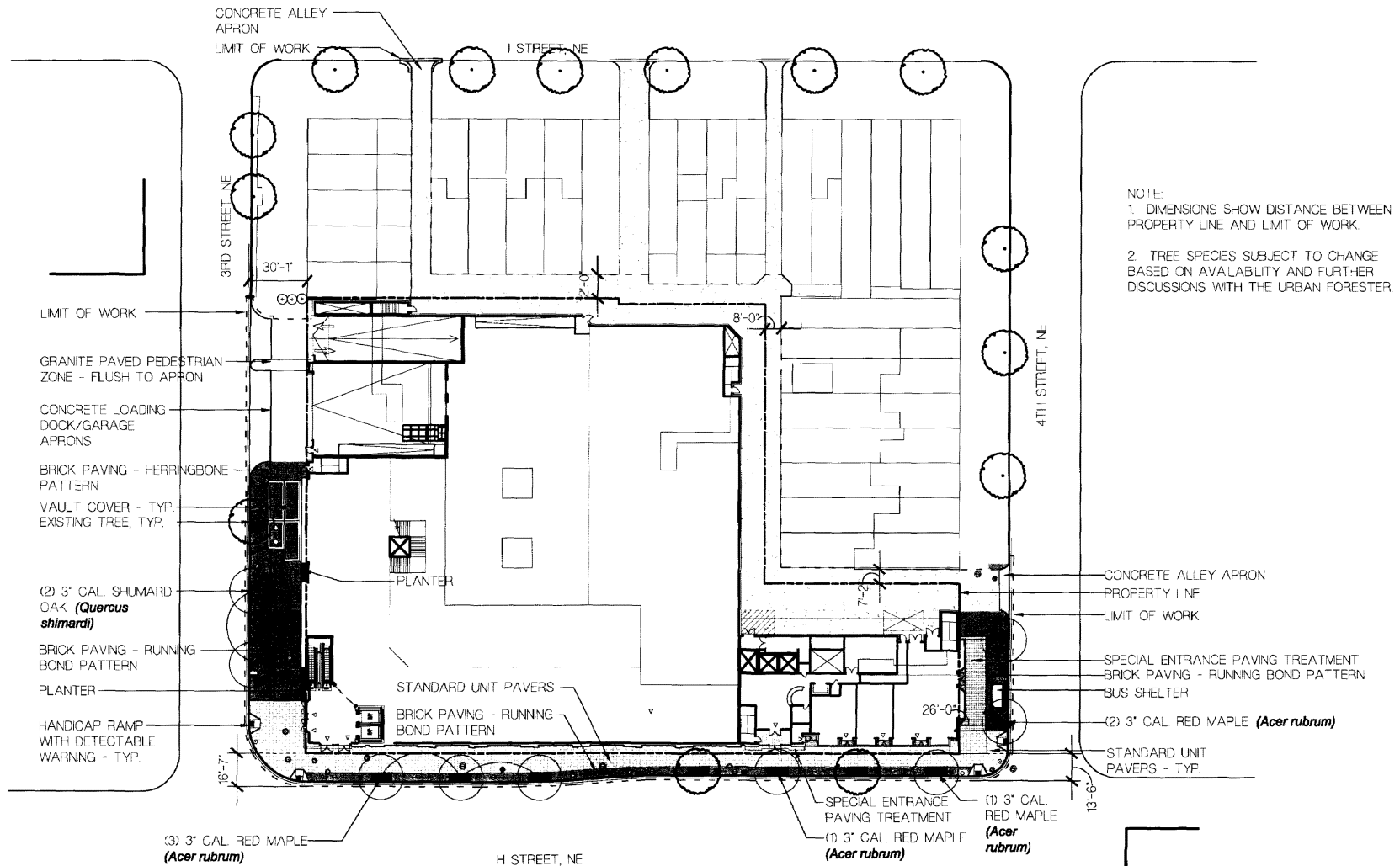
LO2

3RD AND H STREET SITE DESCRIPTION

*leeandassociates, inc.
636 eye street n.w. washington dc 20001
P 202 494 8888 F 202 494 4312



Date : June 30, 2006



LO3

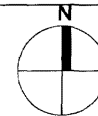
3RD AND H STREET

SITE PLAN

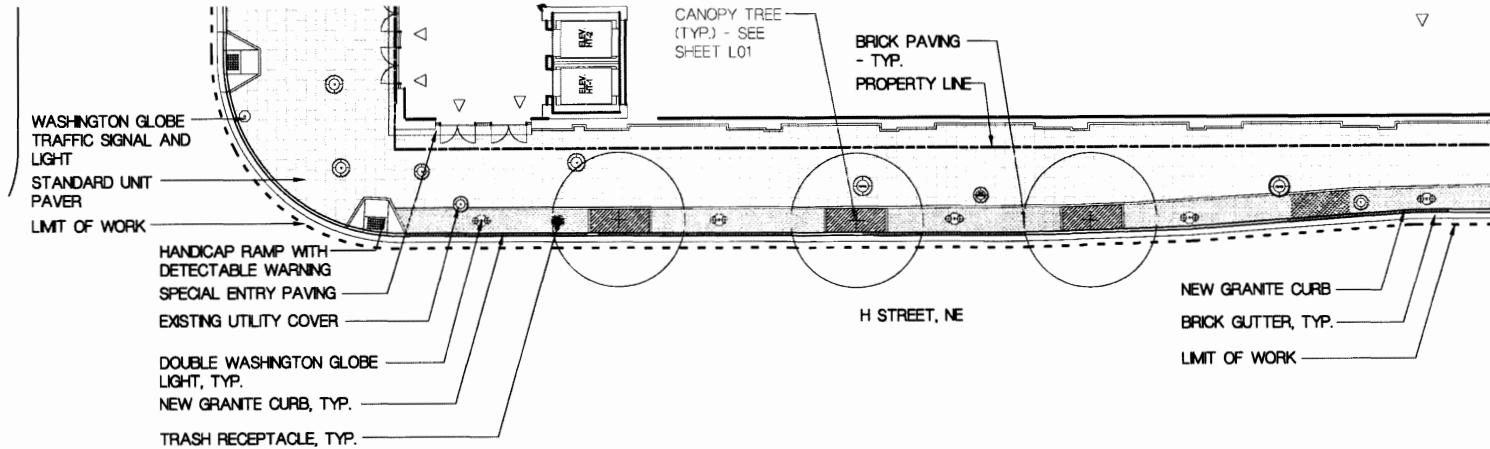
leeandassociates, inc.
830 eye street nw, washington dc 20001
t: 202.466.8686 f: 202.466.4222
www.leeandassociatesinc.com

0 25' 50' 100' 150'

Scale 1" = 50'-0"

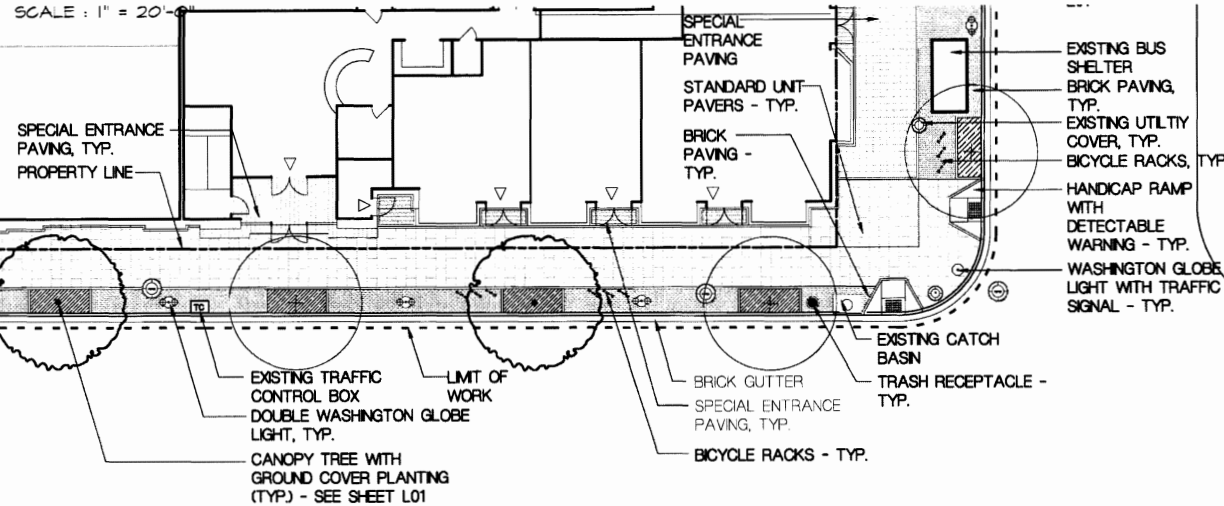


Date : June 30, 2006



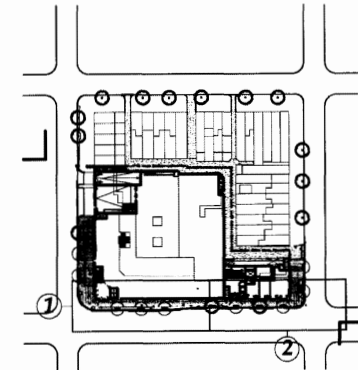
H STREET DETAIL PLAN

SCALE : 1" = 20'-0"



H STREET DETAIL PLAN

SCALE : 1" = 20'-0"



KEY

SCALE : 1" = 200'-0"

LO4

3RD AND H STREET

H STREET DETAIL PLANS

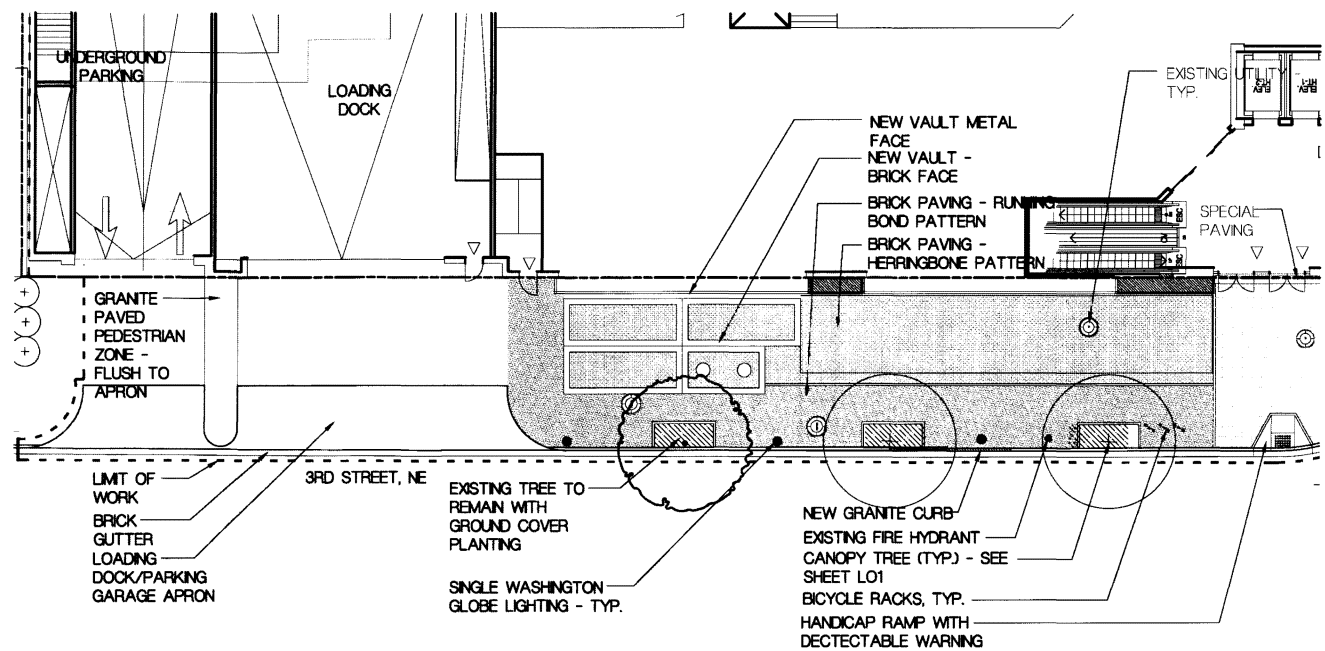
leeandassociates, inc.
630 eye street, nw washington dc 20001
t: 202.466.6666 f: 202.466.4232
www.leeandassociatesinc.com

0 10' 20' 40' 60'

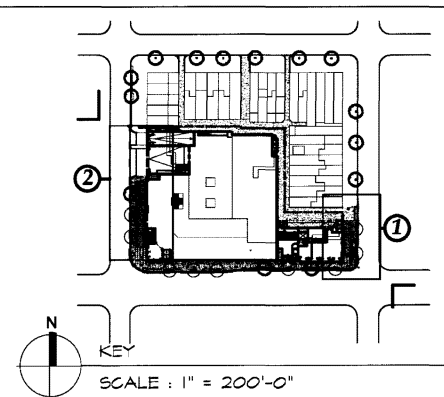
Scale 1" = 20'-0"



Date : June 30, 2006



2 3RD STREET DETAIL PLAN
SCALE : 1" = 20'-0"



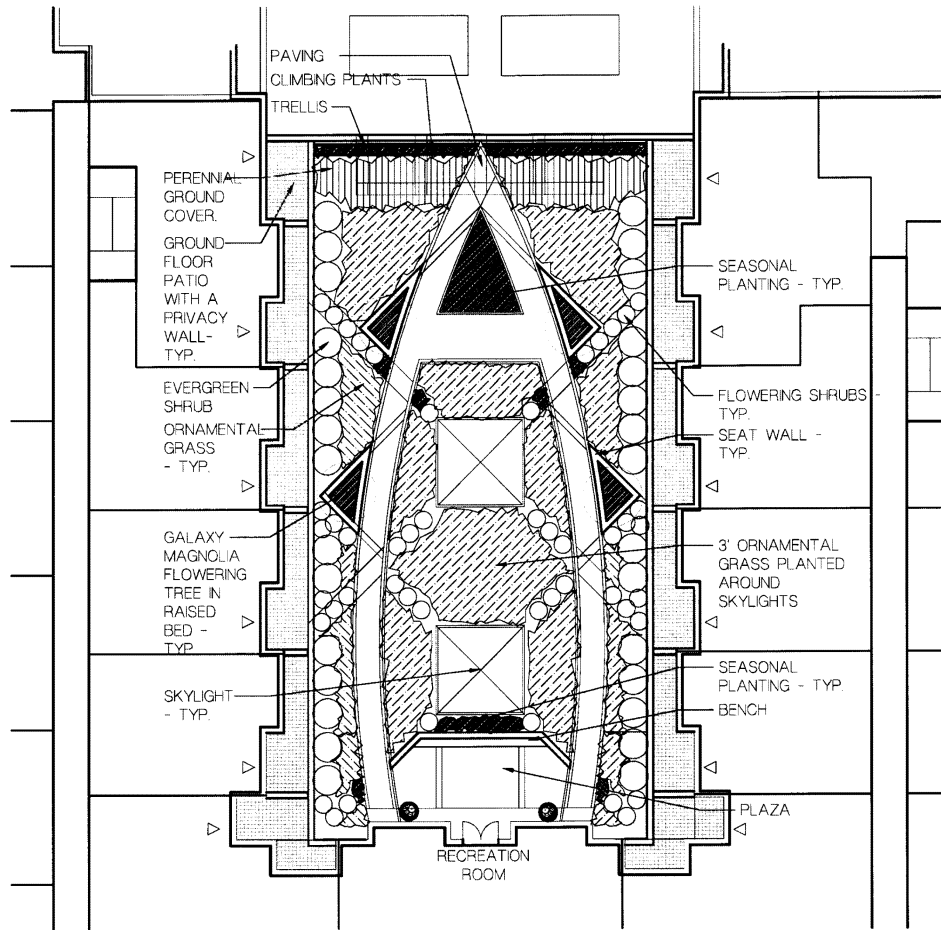
L05

3RD AND H STREET

3RD STREET AND 4TH STREET DETAIL PLANS

0 10' 20' 40' 60'
Scale 1" = 20'-0"

Date : June 30, 2006



LO6

3RD AND H STREET

COURTYARD PLAN

leeandassociates, inc.
636 eye street nw washington dc 20001
t: 202.486.8666 f: 202.486.4232
www.leeandassociatesinc.com

0 10' 20' 40' 60'
Scale 1" = 20'-0"



Date : June 30, 2006



DOUBLE WASHINGTON
GLOBE



SINGLE WASHINGTON
GLOBE



TRASH
RECEPTACLE



BIKE RACK



GRANITE CURB &
BRICK GUTTER



HERRINGBONE
PATTERN BRICK



RUNNING BOND
PATTERN BRICK



RED MAPLE



SHUMARD OAK



PLANTED TREEPIT

L07

3RD AND H STREET

MATERIALS DETAILS

leeandassociates, inc.
638 eye street nw washington dc 20001
t: 202.466.6666 f: 202.466.4232
www.leeandassociatesinc.com

Date : June 30, 2006

Traffic/Circulation

