

3RD AND H STREETS NE-SQUARE 776

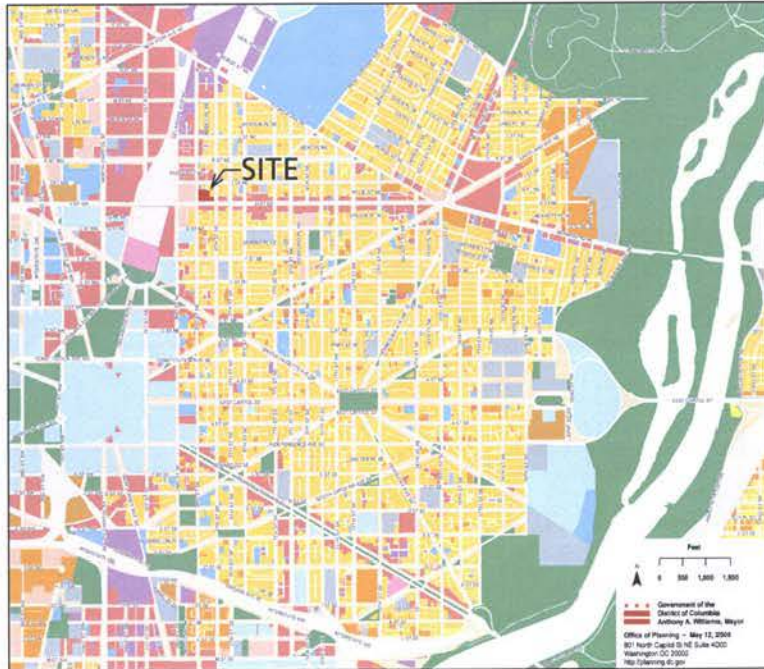
STEUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS



ISSUED	
APPLICATION	1/06/2006
REVISIONS	
REVISED SUBMISSION	4/20/2006
SUPPLEMENTAL SUBMISSION	6/16/2006
REVISED	7/6/2006
REVISED	10/3/2006

ZONING COMMISSION
District of Columbia

CASE NO. 06-01
EXHIBIT NO. 58



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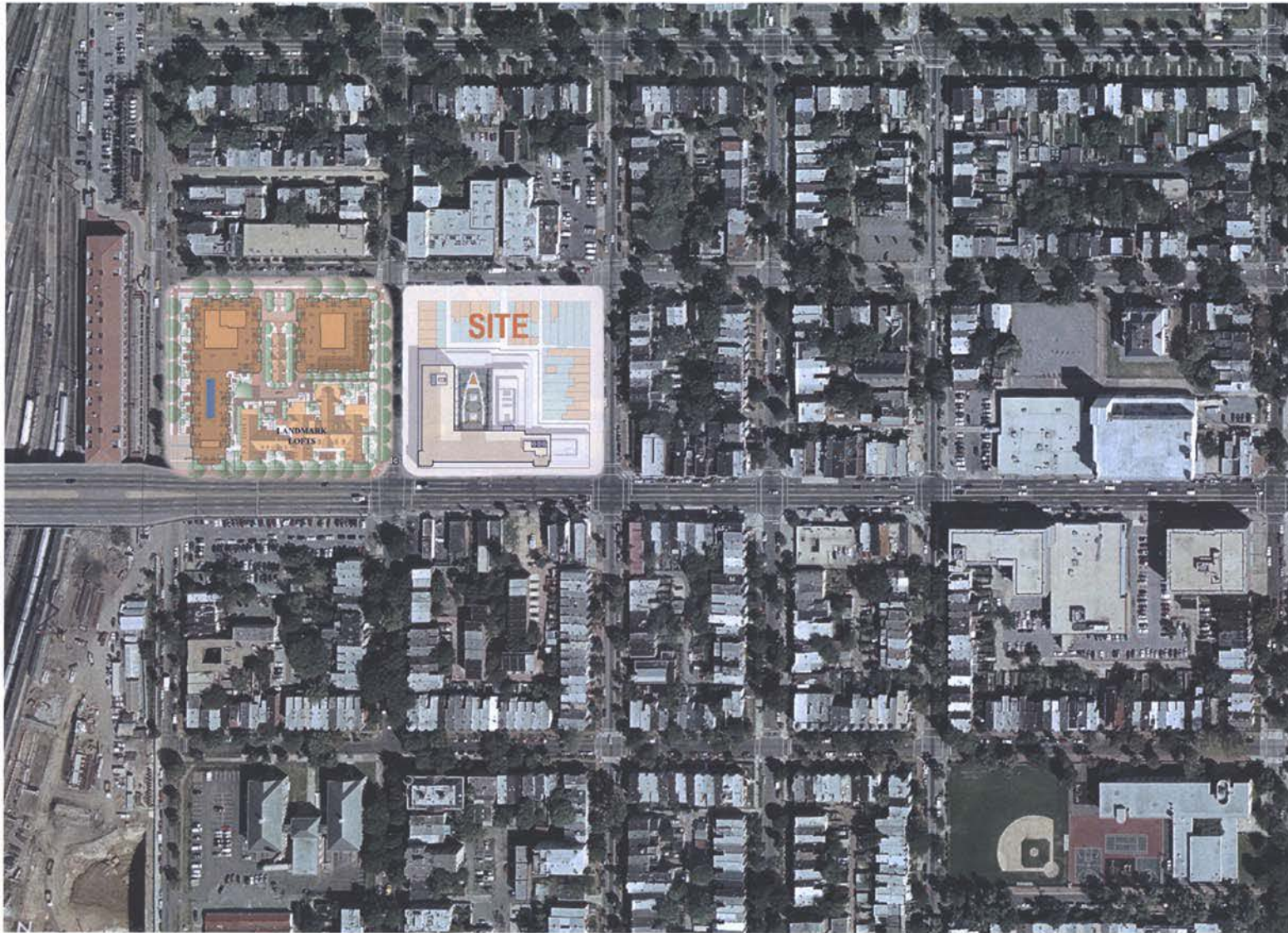
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Regional Analysis

G01

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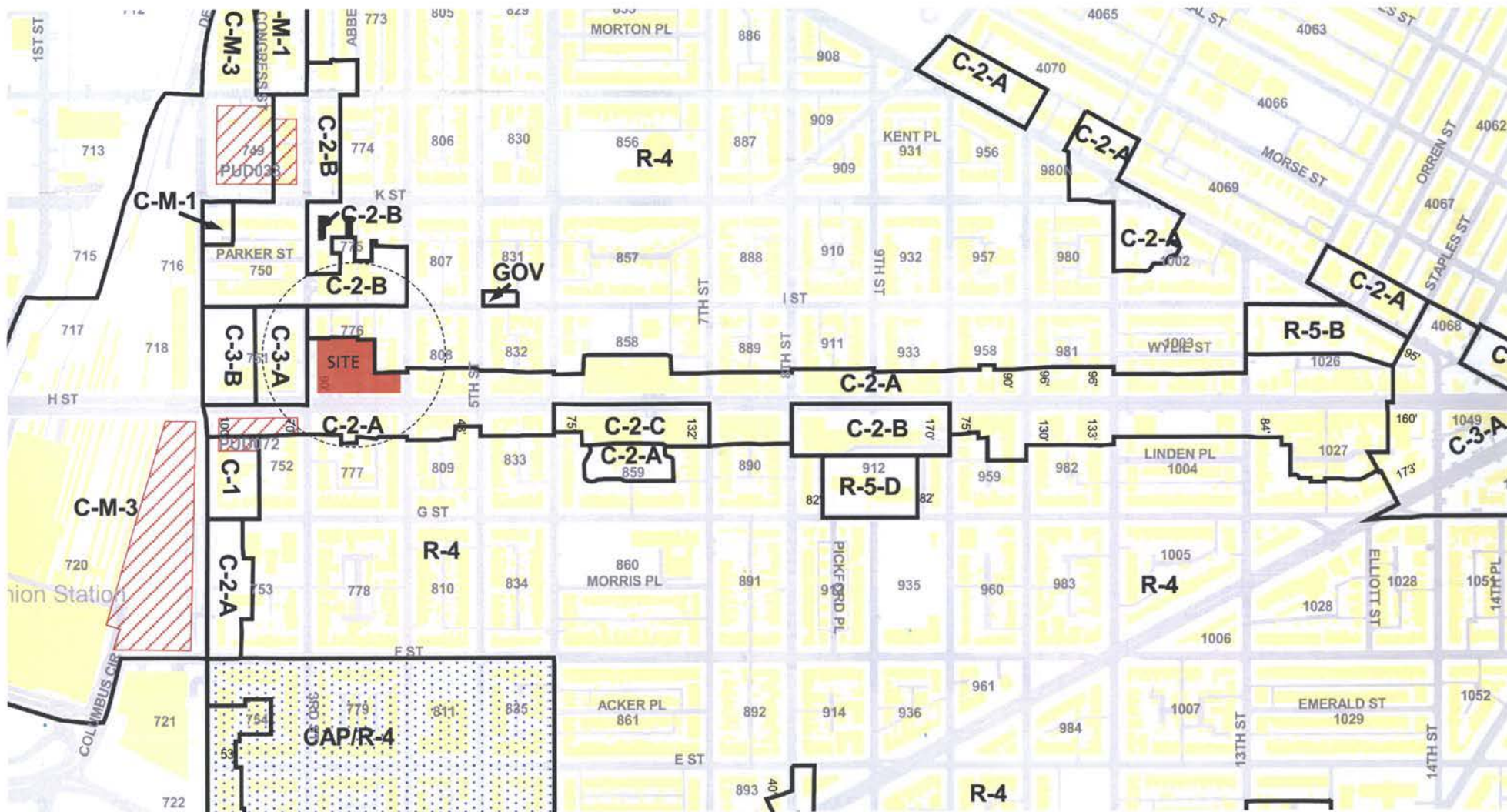
Aerial Site Plan

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G02

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Zoning Map For H Street Corridor

G03

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PUD Zoning Analysis

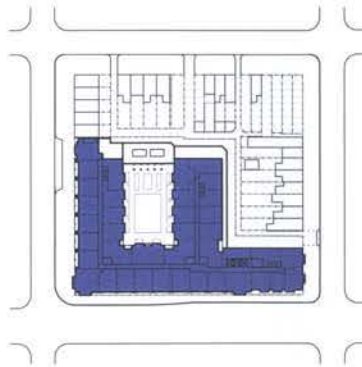
Torti Gallas and Partners		
3rd & H Street NE Zoning: Surveyed Lot Area:	C-2-B PUD 60,870 sf	
Note: This analysis reflects text and map amendments to 11DCMR reported in the Corrected Notice of Proposed Rulemaking, Z.C. Case No. 04-27 (CNRM 4-27)		
	Zoning Requirements	Proposed in PUD
F.A.R.	3.5 per 11 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* Relief Requested 68% at 3rd Floor *58% Residential Occupancy.
Allowable Development Footprint	60,870 x 80% = 48,696 sf	49,938 sf at 2nd Floor* 41,169 sf at 3rd Floor
Allowable Building Area	60,870 x 6.3 = 383,481	
	First Second Third Fourth Fifth Sixth Seventh Eight	52,130 35,050 40,940 38,530 38,920 36,660 23,300 23,300
	Total Building Area FAR Provided	287,930 sf GFA 4.80
	Retail Allowable Area	
	60,870 x 1.5 = 90,305 sf	
	Grocery* Other Retail Total Retail for parking Internal Loading Dock Total Retail with Loading FAR Provided	40,950 2,607 43,557 sf GFA 3,022 46,579 0.8
	Allowable Roof Structure: Roof F.A.R. Supplement per 11 DCMR (411.7) .37 x 60,870 = 22,522 sf	7,000 sf provided
Building Height	65 ft per 11 DCMR (770.1)* 90 ft per 11 DCMR 2405.1 permitted * additional 5'-0" of building height allowable. See H Street Overlay below Stories, no limit	Total Height: 90'-0" 90'-0" to top of roof, plus 3'-0" to top of parapet 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) 235,123 x 15% = 35,268 sf	Provided: 2,406 Health Club 1,416 Comm. Rm. 8,071 3rd Flr. Court 13,475 Roof Deck 25,368 sf Total 11.0% Total Relief Requested 15% Interior 85% Exterior 228 units* 48% 1 BR 25% 1BR + Den 24% 2 BR 3% 2 BR + Den *unit mix preliminary and subject to adjustments in final design
Dwelling Units	NA	
Parking Requirement	Per 11 DCMR (2101.1) Residential: 0.33 space per D.U. 33 x 228 = 75 spaces Min. 60% of required to be full size (11 DCMR 2115.2) 75 x .6 = 45 full size required Retail: 1 space for each add'l 750 sf over 3,000 sf of retail: 43,557/3,000=40,557/750 =55 spaces Min. 60% of required to be full size (11 DCMR 2115.2) 55 x .6 = 33 full size required	247 Res. Spaces Provided at 1.1 spaces per dwelling unit 152 Retail Spaces Provided at 3.5 spaces per 1,000 sf
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	 1 berth @ 55' deep 1 platform @ 200 sf 1 service space @ 20' deep 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 Provided as required
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)	
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
Additional Building Height	Minimum clear floor height of 14'. An additional 5 feet of building height permitted per 11 DCMR 1324.13 (as amended in CNRM 4-27)	



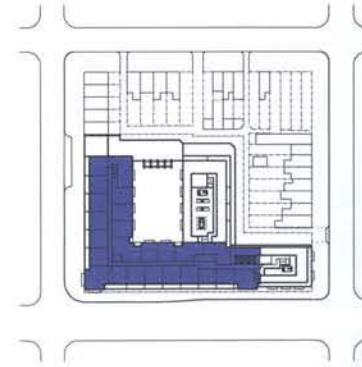
A1 GFA GROUND FLOOR
52,130 SF
1" = 180'-0"



B1 GFA 3RD FLOOR
40,040 SF
1" = 180'-0"



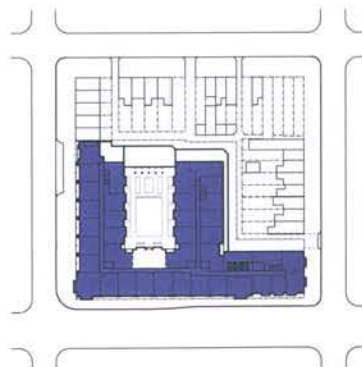
C1 GFA 5TH FLOOR
38,920 SF
1" = 180'-0"



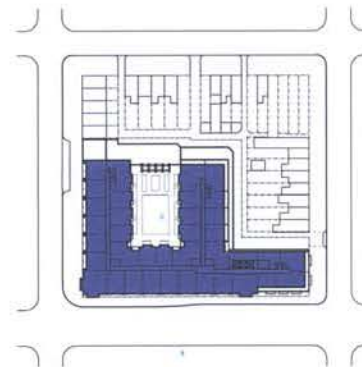
D1 GFA 7TH + 8TH FLOORS
23,300+23,300= 46,600 SF
1" = 180'-0"



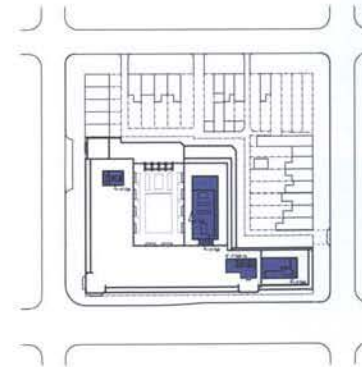
A2 2ND FLOOR
35,050 SF
1" = 180'-0"



B2 GFA 4TH FLOOR
38,530 SF
1" = 180'-0"



C2 GFA 6TH FLOOR
36,660 SF
1" = 180'-0"



D2 GFA ROOF STRUCTURES
7,000 SF
1" = 180'-0"

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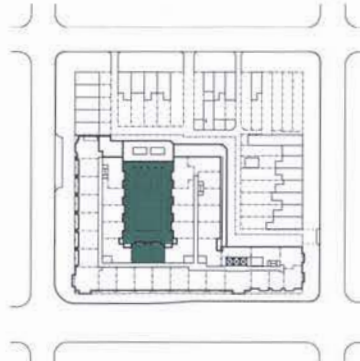
E.A.R. Diagrams

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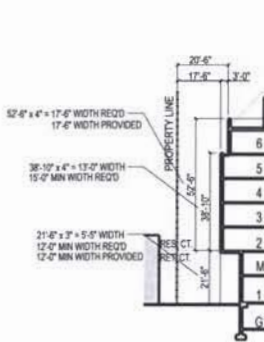
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G05

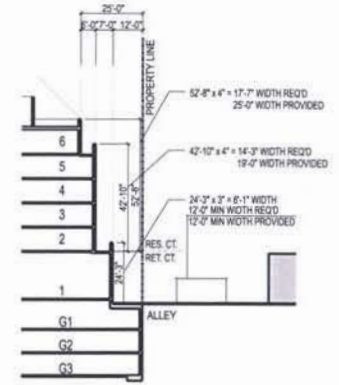
3RD AND H STREETS NE-SQUARE 776



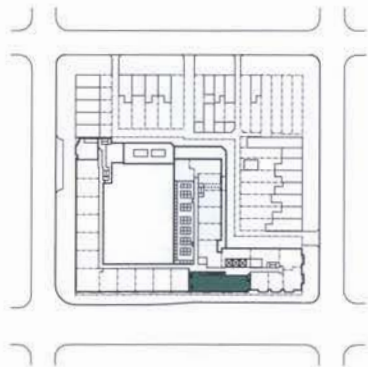
B1 RES. REC.: 3RD FLR COMM. RM. AND COURTYARD
1,416 + 8,071 = 9,487 SF
(INDOOR) (OUTDOOR) 1" = 180'-0"



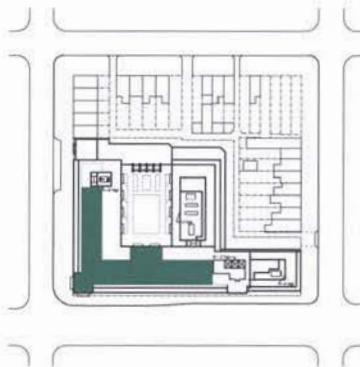
C1 COURT 1 SECTION 1" = 50'-0"



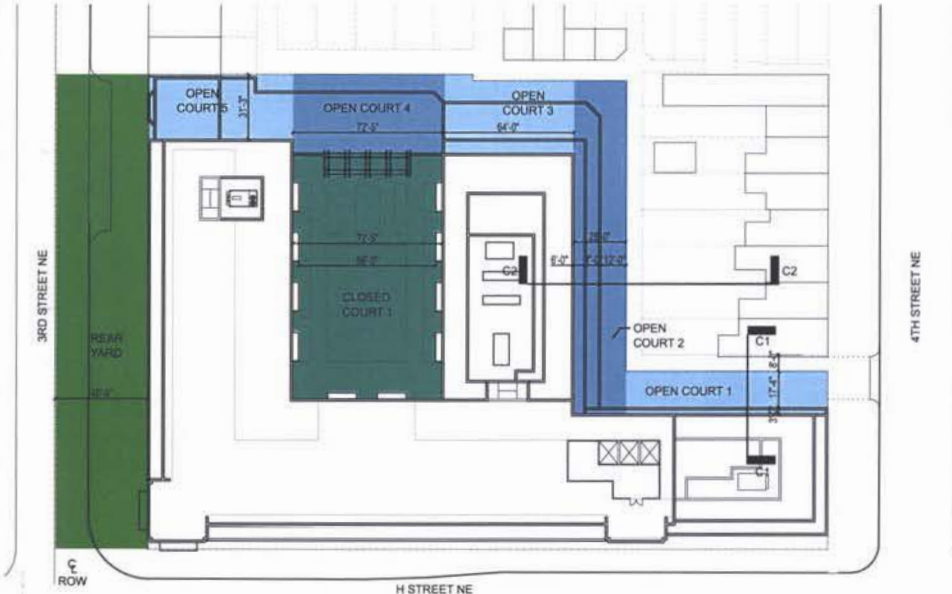
C2 COURT 2 SECTION 1" = 50'-0"



A2 RES. REC.: 2ND FLR FIT. CTR. 1,416 SF 1" = 180'-0"



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



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

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RES. REC., Yards and Courts Diagrams

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G06

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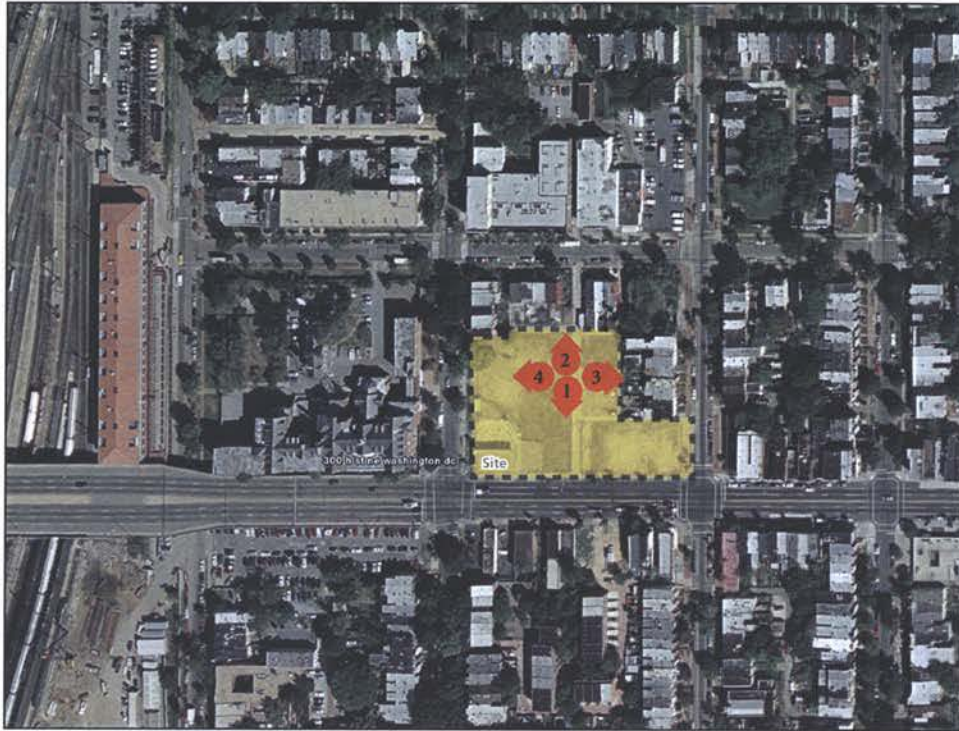
Site Photos

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G07

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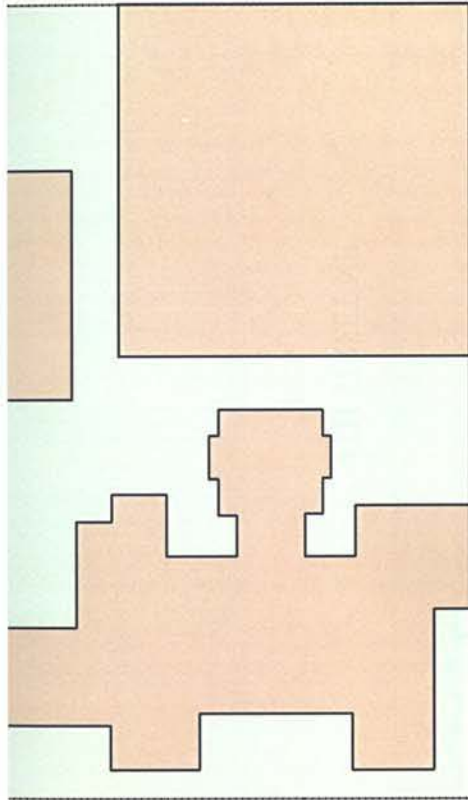
Site Photos

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G08

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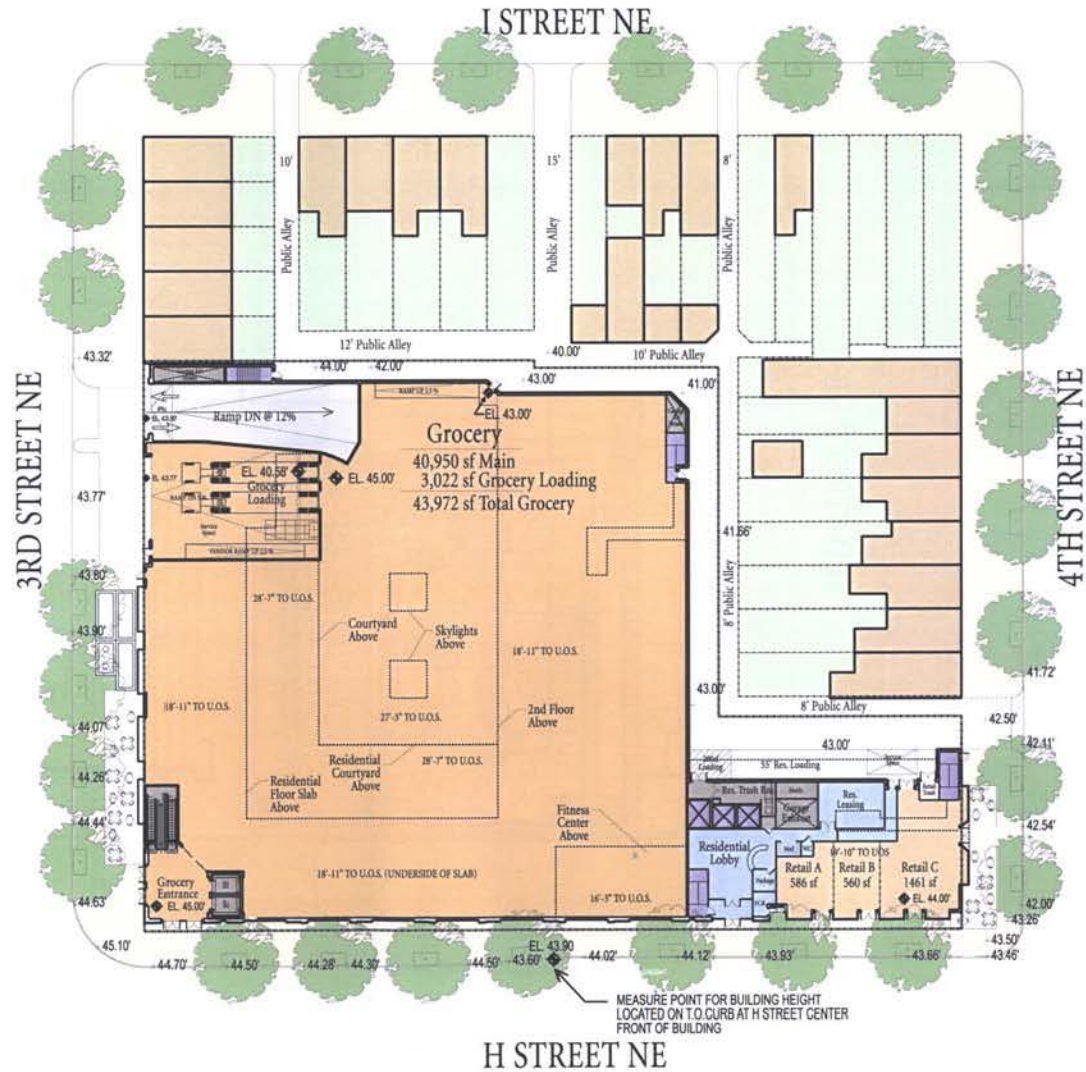
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Ground Floor

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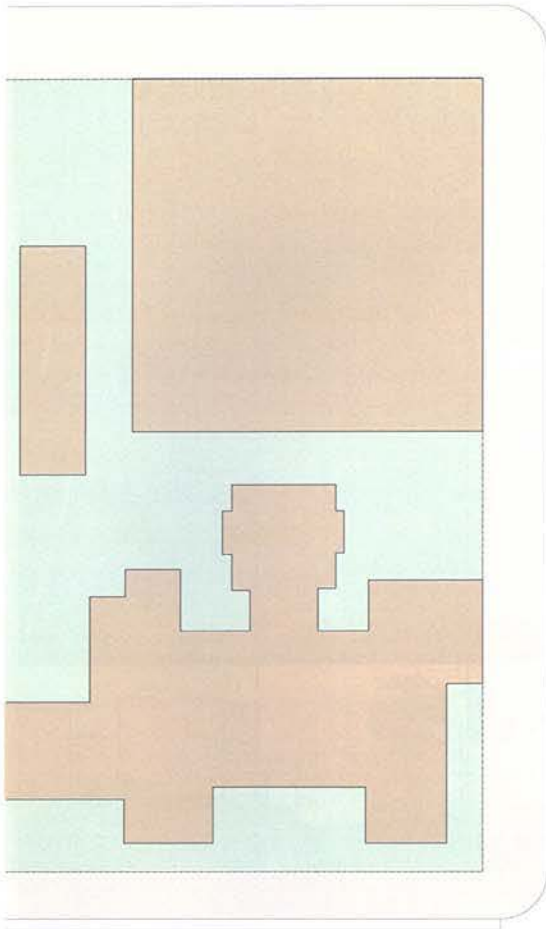


Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

October 5, 2006

A01

3RD AND H STREETS NE-SQUARE 776



3RD STREET NE

I STREET NE

4TH STREET NE



H STREET NE

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Grocery Mezzanine/Second Floor

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October 5, 2006

A02

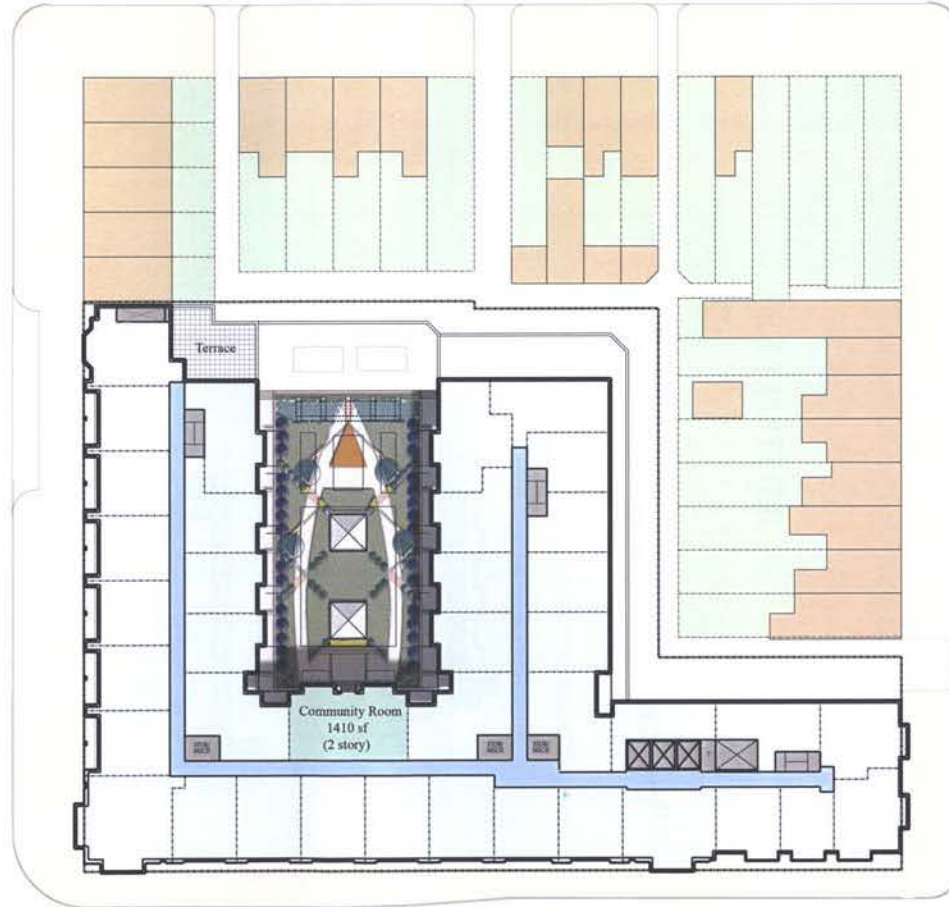
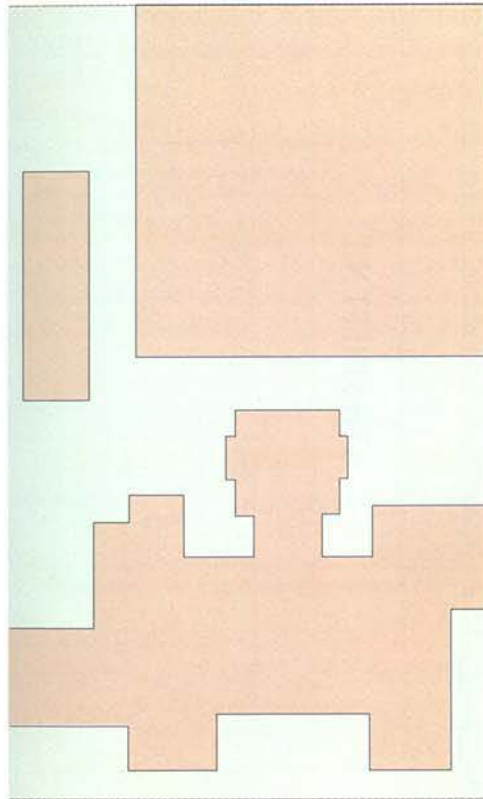
3RD AND H STREETS NE-SQUARE 776

I STREET NE

3RD STREET NE

4TH STREET NE

H STREET NE



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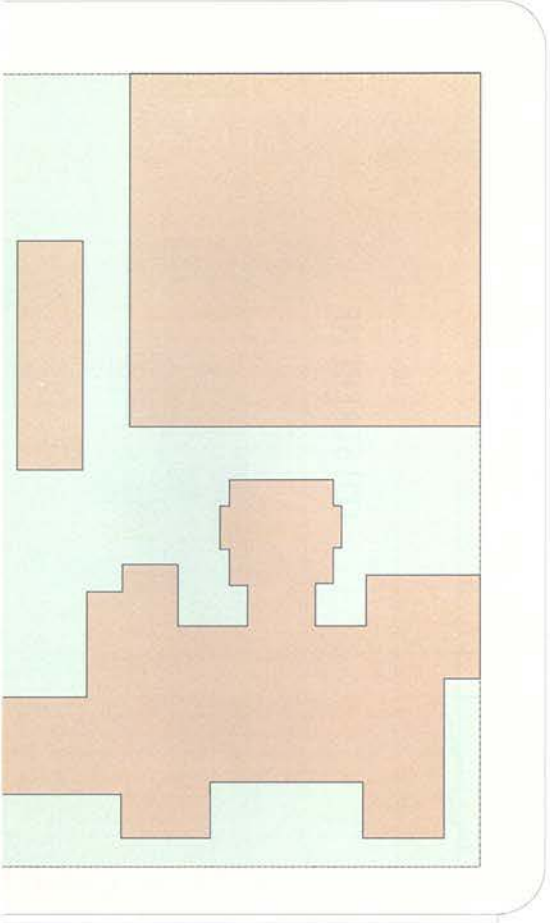
Third Floor

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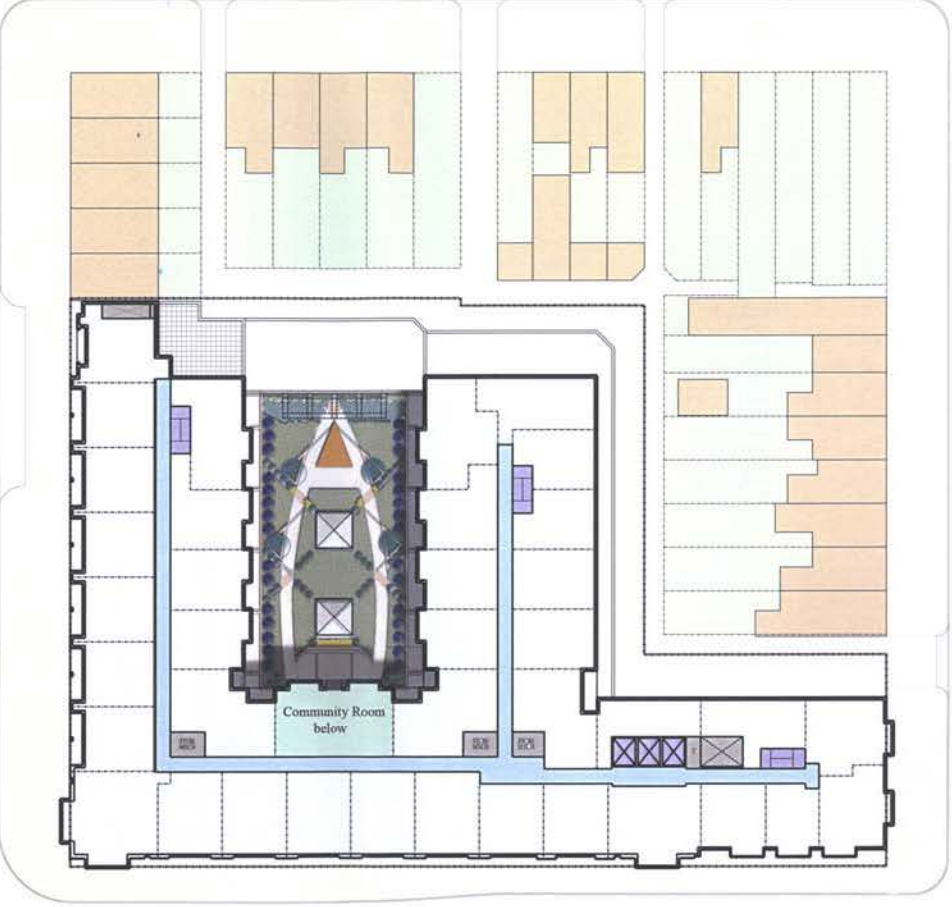
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A03

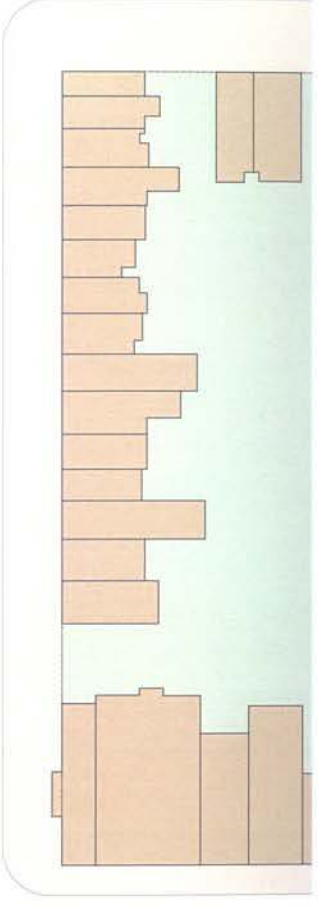
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3RD STREET NE



4TH STREET NE



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H STREET NE

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Fourth Floor

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A04

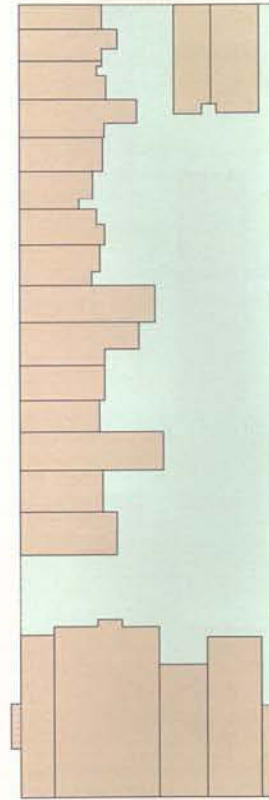
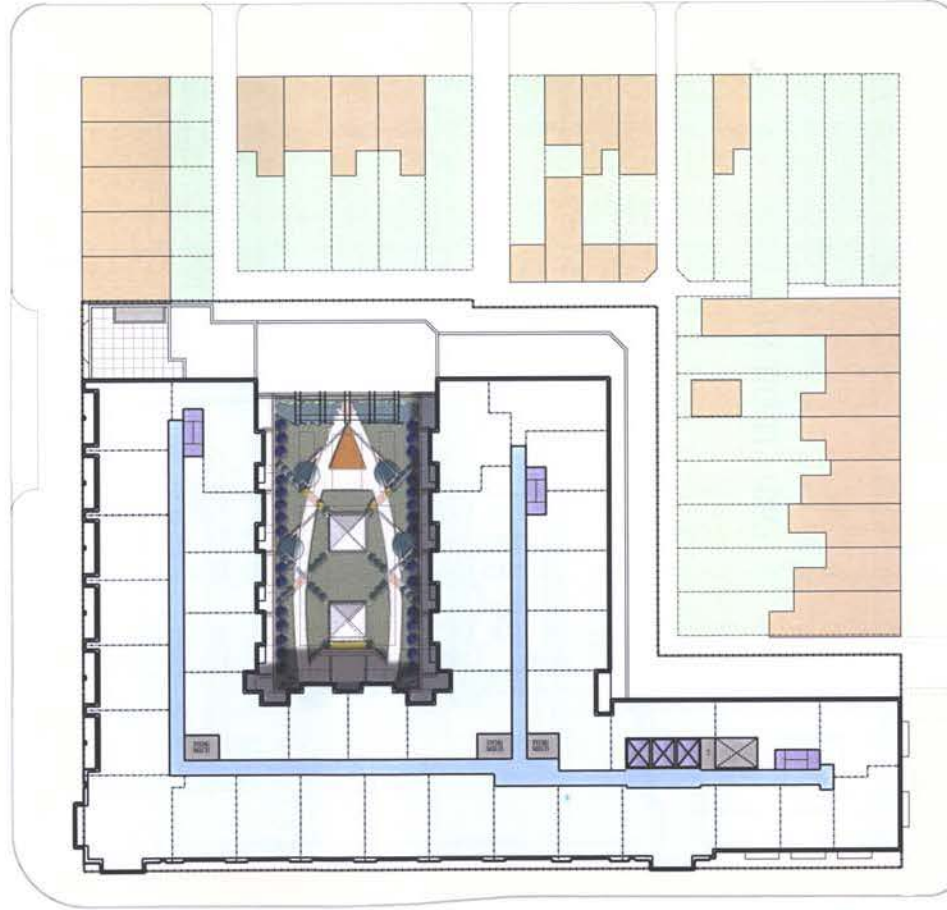
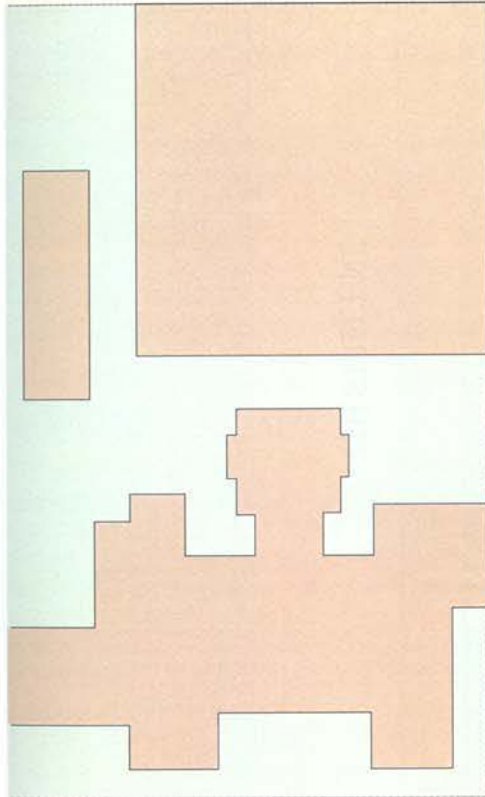
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I STREET NE

3RD STREET NE

4TH STREET NE

H STREET NE



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Fifth Floor

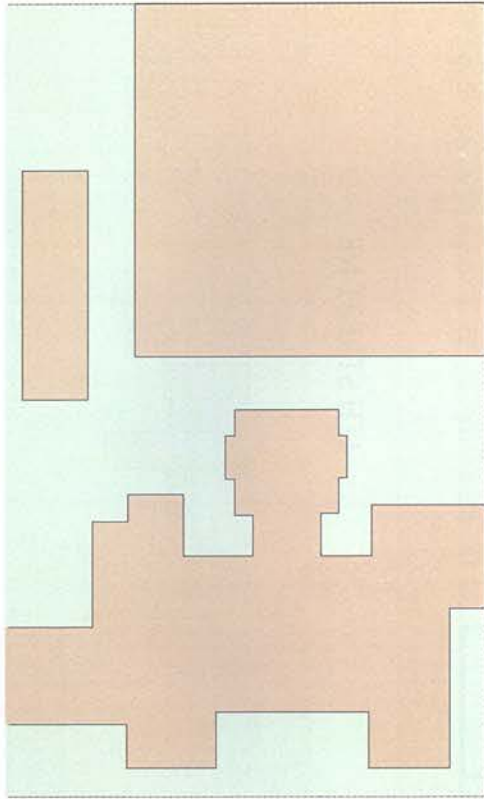
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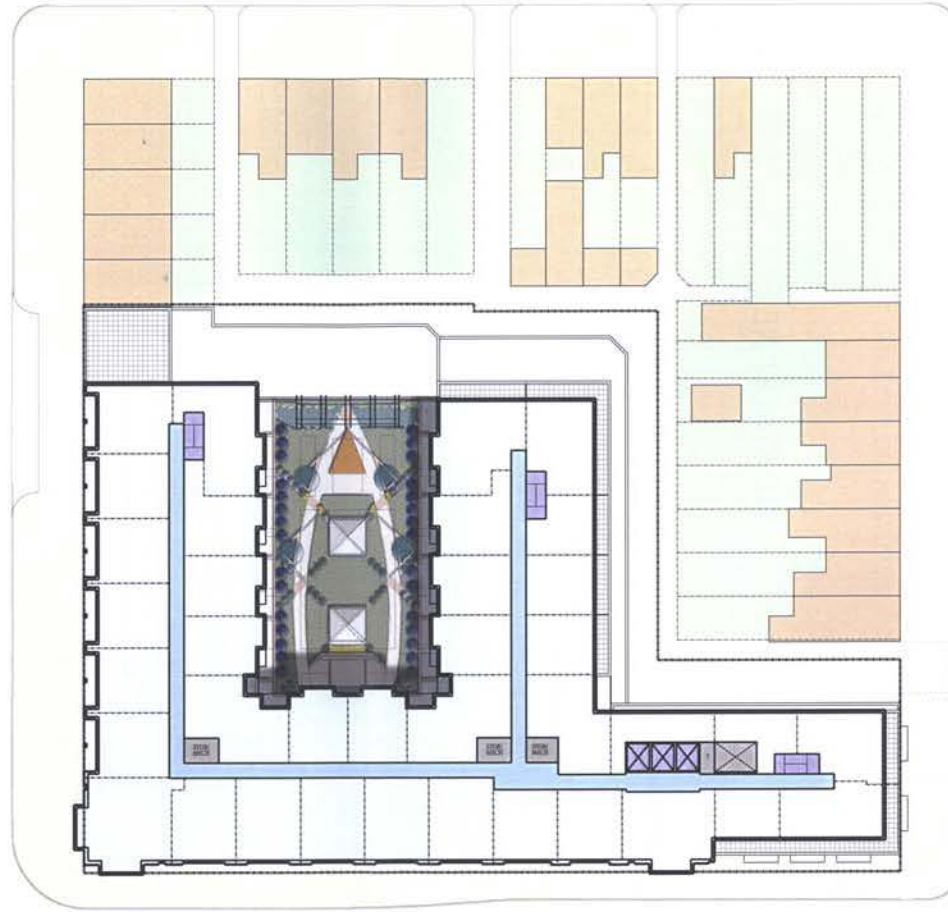
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A05

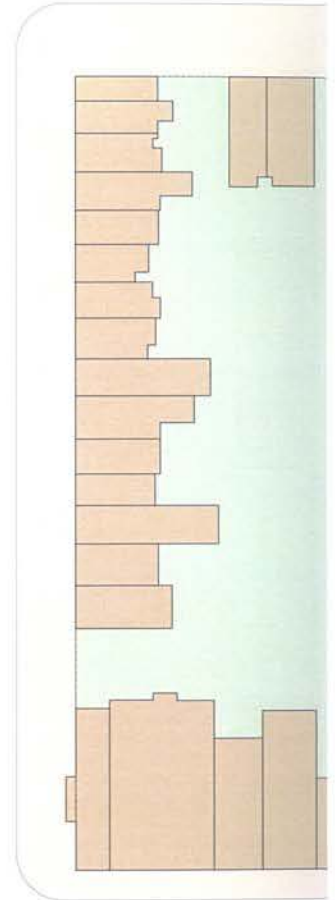
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3RD STREET NE



4TH STREET NE



H STREET NE

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Sixth Floor

Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

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A06

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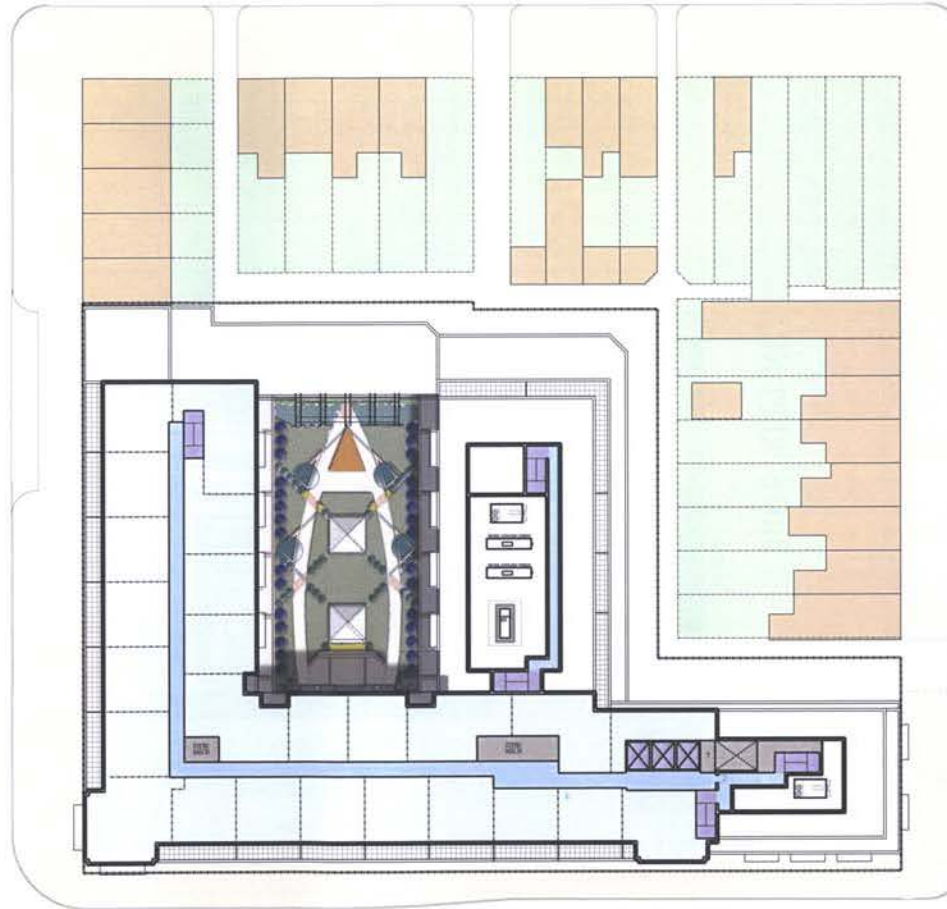
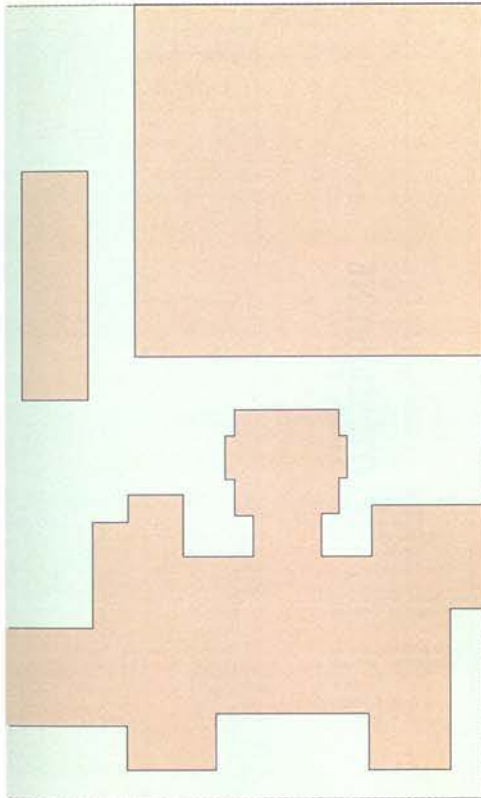
3RD AND H STREETS NE-SQUARE 776

I STREET NE

3RD STREET NE

4TH STREET NE

H STREET NE



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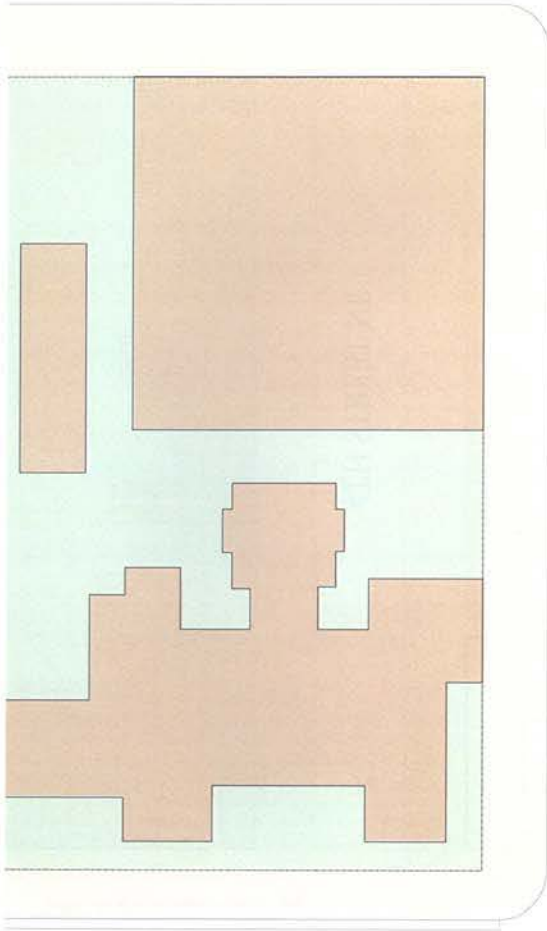
Seventh Floor (Eighth Floor Similar)

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS

October 5, 2006

A07

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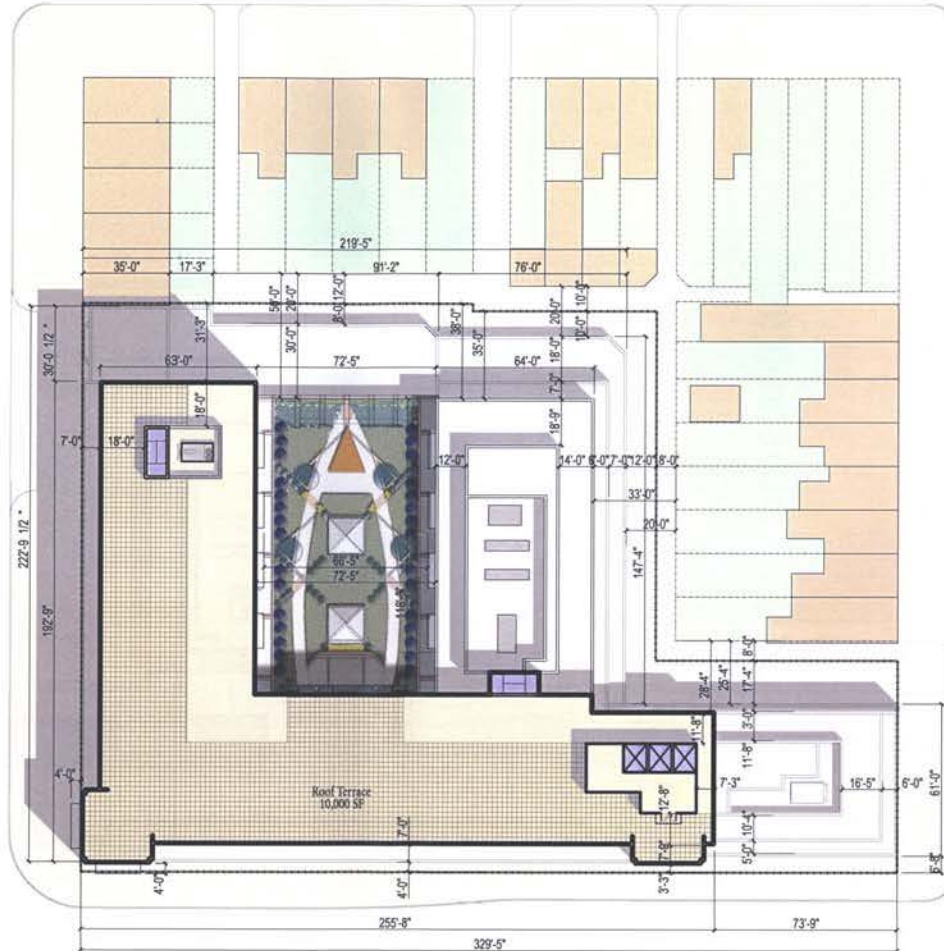


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Roof

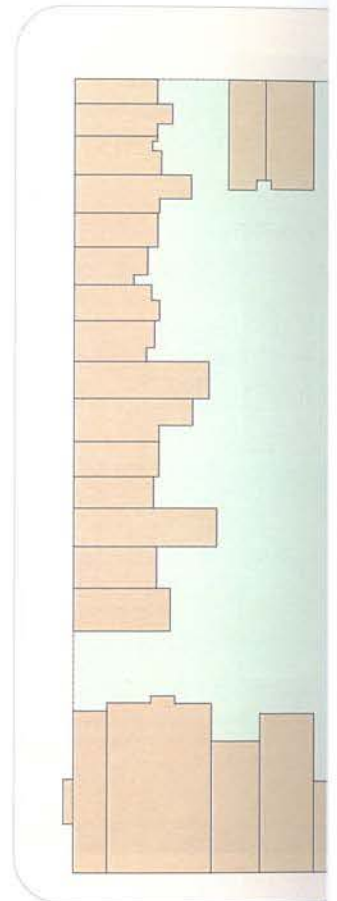
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TORTI GALLAS AND PARTNERS

3RD STREET NE



H STREET NE

4TH STREET NE



3RD AND H STREETS NE-SQUARE 776

October 5, 2006

A08

G1 (RETAIL)
44 STD @ 9'-0" X 19'-0"
58 CPT @ 8'-0" X 16'-0"
26 CPT @ 8'-0" X 19'-0"
(84 CPT TOTAL - 86% CPT)
128 SPACES TOTAL

G2 (24 RETAIL/ 111 RESIDENTIAL)
45 STD @ 9'-0" X 19'-0" 43 RES, 2 RET
67 CPT @ 8'-0" X 16'-0" 61 RES, 11 RET
23 CPT @ 8'-0" X 19'-0" 17 RES, 6 RET
(90 CPT TOTAL - 87% CPT)
135 SPACES TOTAL

G3 (RESIDENTIAL)
47 STD @ 9'-0" X 19'-0"
73 CPT @ 8'-0" X 16'-0"
16 CPT @ 8'-0" X 19'-0"
(89 CPT TOTAL - 65% CPT)
136 SPACES TOTAL

152 TOTAL RETAIL PARKING SPACES
INCLUDING 5 ACCESSIBLE SPACES
(AT 3.5 SPACES PER 1,000 SF)

247 TOTAL RESIDENTIAL PARKING SPACES
INCLUDING 10 ACCESSIBLE SPACES
(AT 1.1 SPACE PER UNIT)

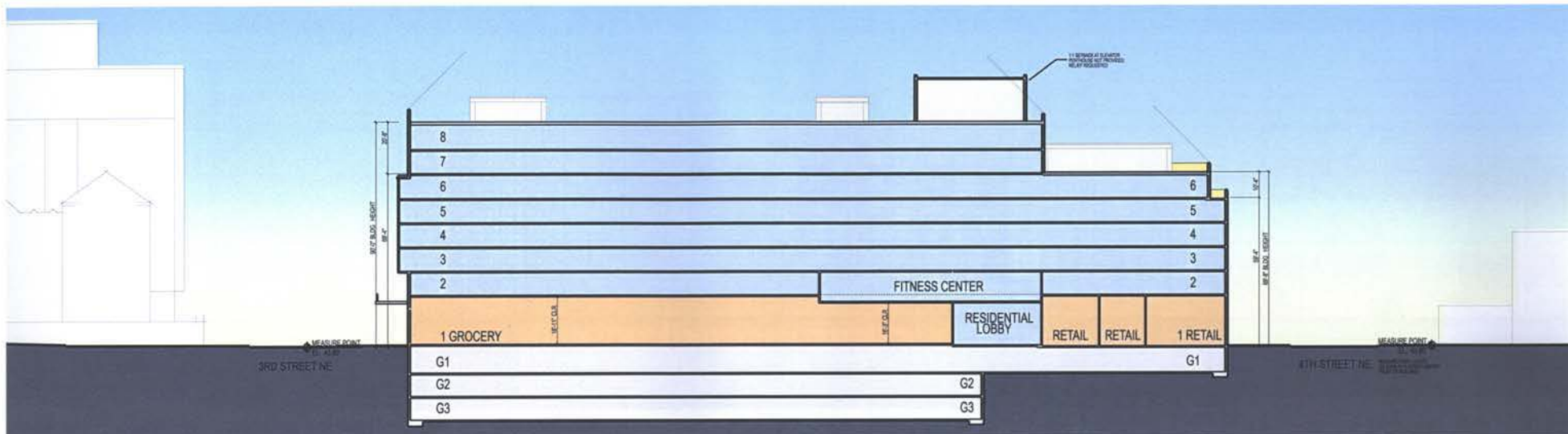
399 SPACES GARAGE TOTAL

All standard spaces measure 9'-0" X 19'-0" minimum
All compact spaces measure 8'-0" X 16'-0" minimum

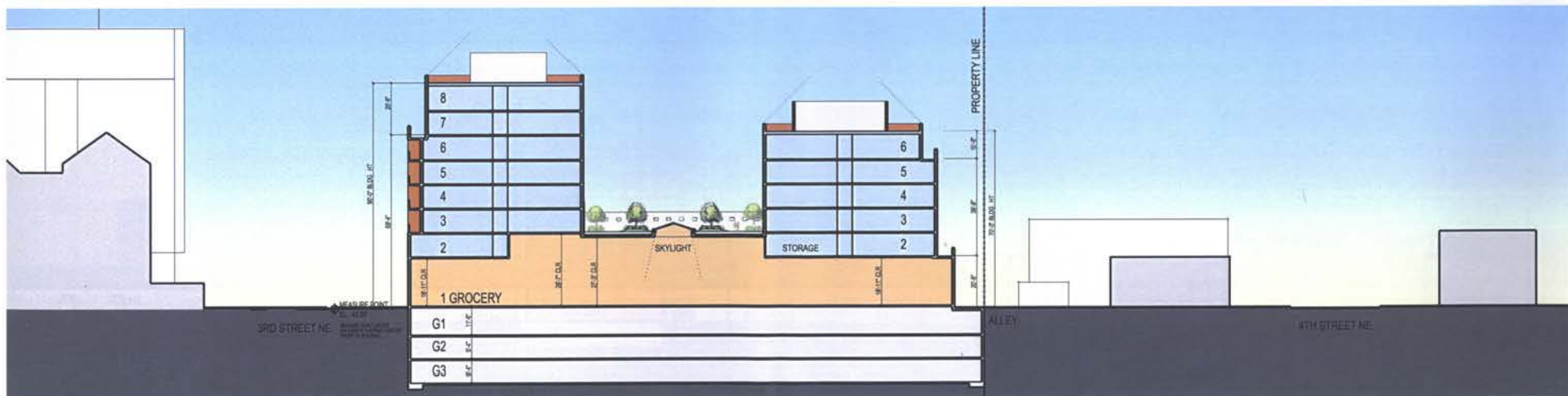
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A09

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Longitudinal Section 1



Longitudinal Section 2



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Building Sections

STUART INVESTMENT COMPANY
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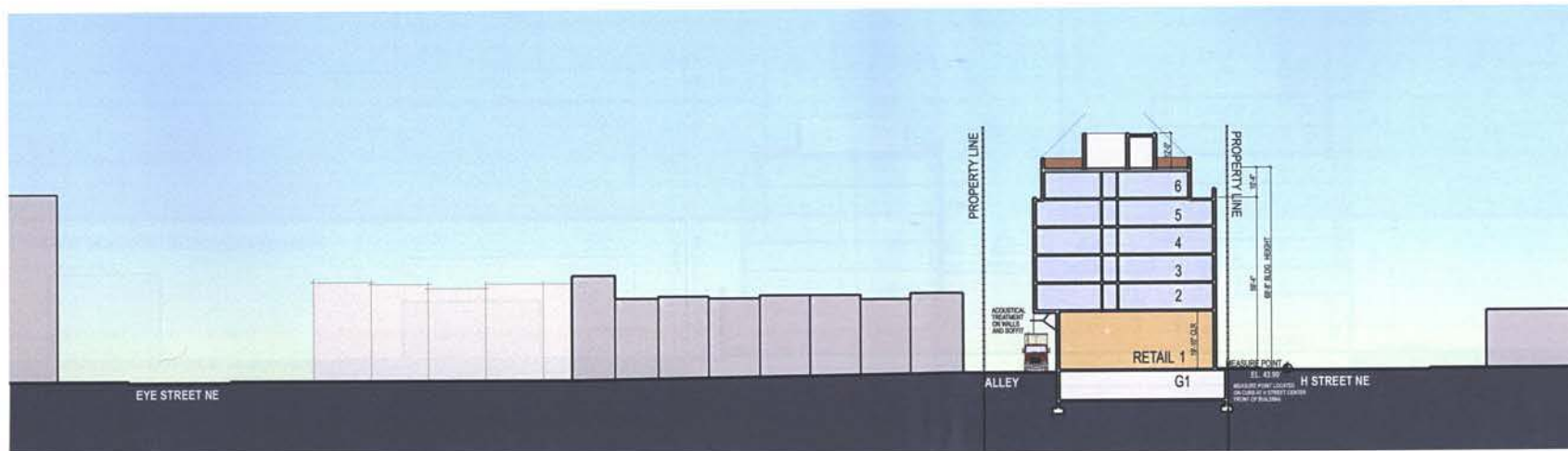
October 5, 2006

A11

3RD AND H STREETS NE-SQUARE 776



Transverse Section 1



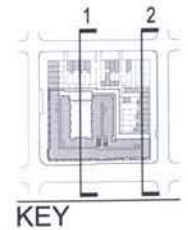
Transverse Section 2



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Building Sections

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS



October 5, 2006

A12

3RD AND H STREETS NE-SQUARE 776



South Elevation (H Street)



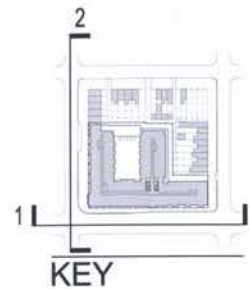
West Elevation (3rd Street)



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Building Sections

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS



October 5, 2006

A13

3RD AND H STREETS NE-SQUARE 776



North Elevation from Alley



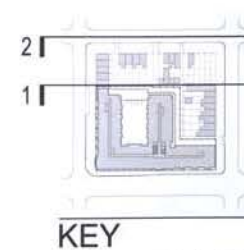
North Elevation from Eye Street



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Building Elevations

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS



KEY

October 5, 2006

A14

3RD AND H STREETS NE-SQUARE 776



East Elevation from Alley



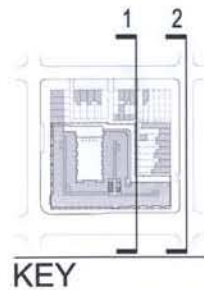
East Elevation from 4th Street



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Building Elevations

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS



October 5, 2006

A15

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



Partial South Elevation at SW Corner



Partial South Elevation at Residential Entrance



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Enlarged Partial Elevations

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS

October 5, 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

October 5, 2006

A17

3RD AND H STREETS NE-SQUARE 776

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



Partial East Elevation at SE Corner



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Partial Enlarged Elevation

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS

October 5, 2006

A18

3RD AND H STREETS NE-SQUARE 776



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Perspective View of Southwest Corner

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS

October 5, 2006

A19

3RD AND H STREETS NE-SQUARE 776



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Perspective View of Southwest Corner-Night

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS

October 5, 2006

A20

3RD AND H STREETS NE-SQUARE 776



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Perspective View of Southeast Corner

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS

October 3, 2006

A21

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

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Exterior Palette-East Wing

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS

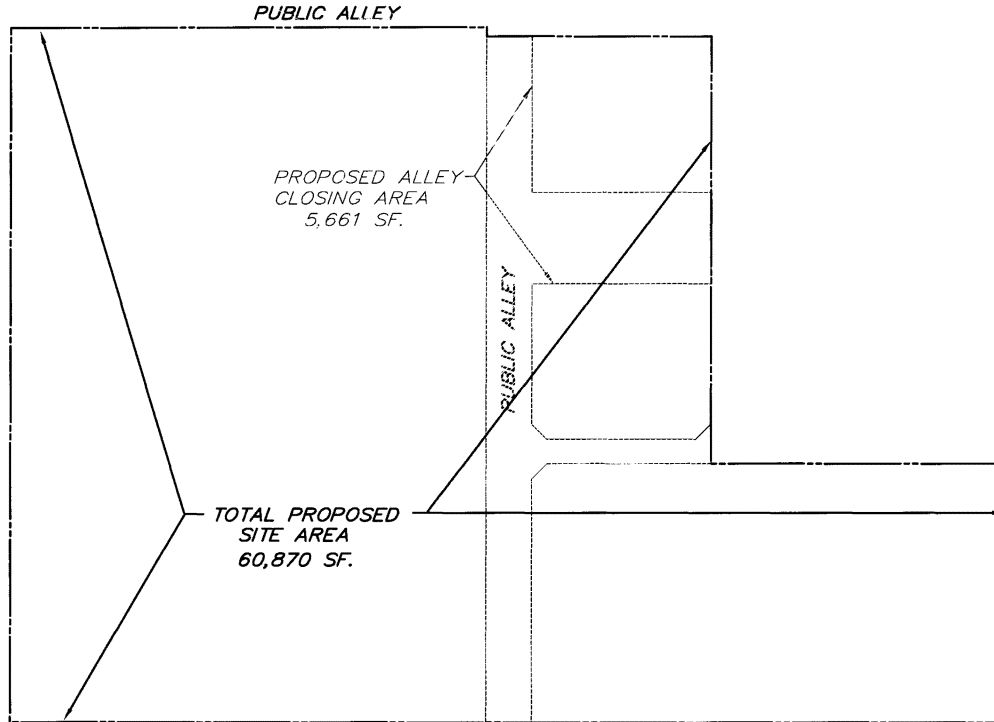
October 5, 2006

A23

3RD AND H STREETS NE-SQUARE 776

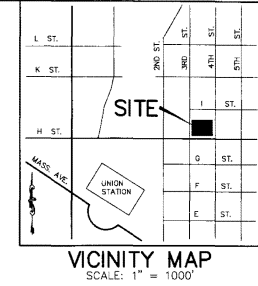
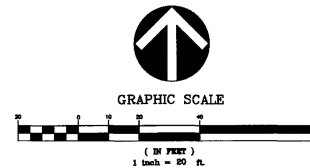
Civil Drawings

3RD STREET, N.E.
80' WIDE



H STREET, N.E.
90' WIDE

4TH STREET, N.E.
85' WIDE



EXISTING AREA TABULATION

LOT NUMBER	ADDRESS	LOT AREA (R)	(C)
9	316 H STREET, NE	1,352 SF.	1,450 SF.
25	323 I STREET, NE	1,020 SF.	1,020 SF.
26	319 I STREET, NE	1,020 SF.	1,020 SF.
27	317 I STREET, NE	980 SF.	980 SF.
29	H STREET, NE	765 SF.	765 SF.
51	322 H STREET, NE	2,854 SF.	2,854 SF.
52	328 H STREET, NE	1,524 SF.	1,524 SF.
53	305 H STREET, NE	35,844 SF.	35,844 SF.
800	326 H STREET, NE	1,488 SF.	1,488 SF.
814	H STREET, NE	80 SF.	84 SF.
815	H STREET, NE	660 SF.	660 SF.
816	H STREET, NE	765 SF.	765 SF.
817	H STREET, NE	700 SF.	711 SF.
821	322 H STREET, NE	6,036 SF.	6,036 SF.

NOTE: COMPUTED AREA OF LOTS USED FOR THE PROPOSED TABULATION

PROPOSED AREA 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

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 B, FOR THE DISTRICT OF COLUMBIA, WASHINGTON, DC, DATED NOVEMBER 15, 1980.
- 3.) THERE IS NO ON-SITE STRIPED PARKING SPACES.
- 4.) THE SUBJECT PROPERTY IS ZONED "C-2-A" PER MAP #13 OF THE DC ZONING OFFICE WEB PAGE. IN ORDER TO VERIFY COMPLIANCE, CONTACT THE OFFICE OF ZONING AT #411 4TH STREET, NW, SUITE 200 SOUTH WASHINGTON, DC. VIKIA 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 PORCH STEP AT #215 K STREET - ELEV. 41.56
MAP NO. 10-101 - TOP OF W. END OF 2ND PORCH STEP AT #25 K STREET - 48.84

VIKIA
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2025 CENTURY BOULEVARD, SUITE 400 • GERMANTOWN, MARYLAND 20874
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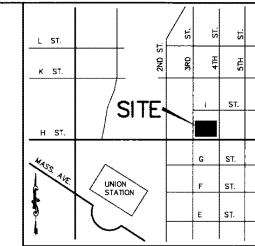
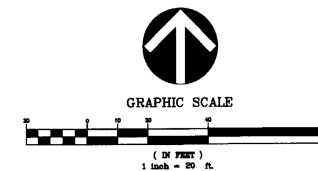
300 H STREET NE
LOTS 9, 25 THRU 27, 29, 51 THRU 53,
800, 814
SQUARE 776
WASHINGTON, D.C.

PROPOSED LOT AND
ALLEY CLOSING
PLAN

VIKIA REVISIONS

REV. PUD DRAWINGS
PER ARCH. REVISIONS
6-30-2006
PUD SUBMISSION
1-6-2006
DATE: JANUARY, 2006
DES. SC. DWN. DMN.
SCALE: 1"=20'
PROJECT/FILE NO.
1369
SHEET NO.
C-2

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VIVA

CONCRETE ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

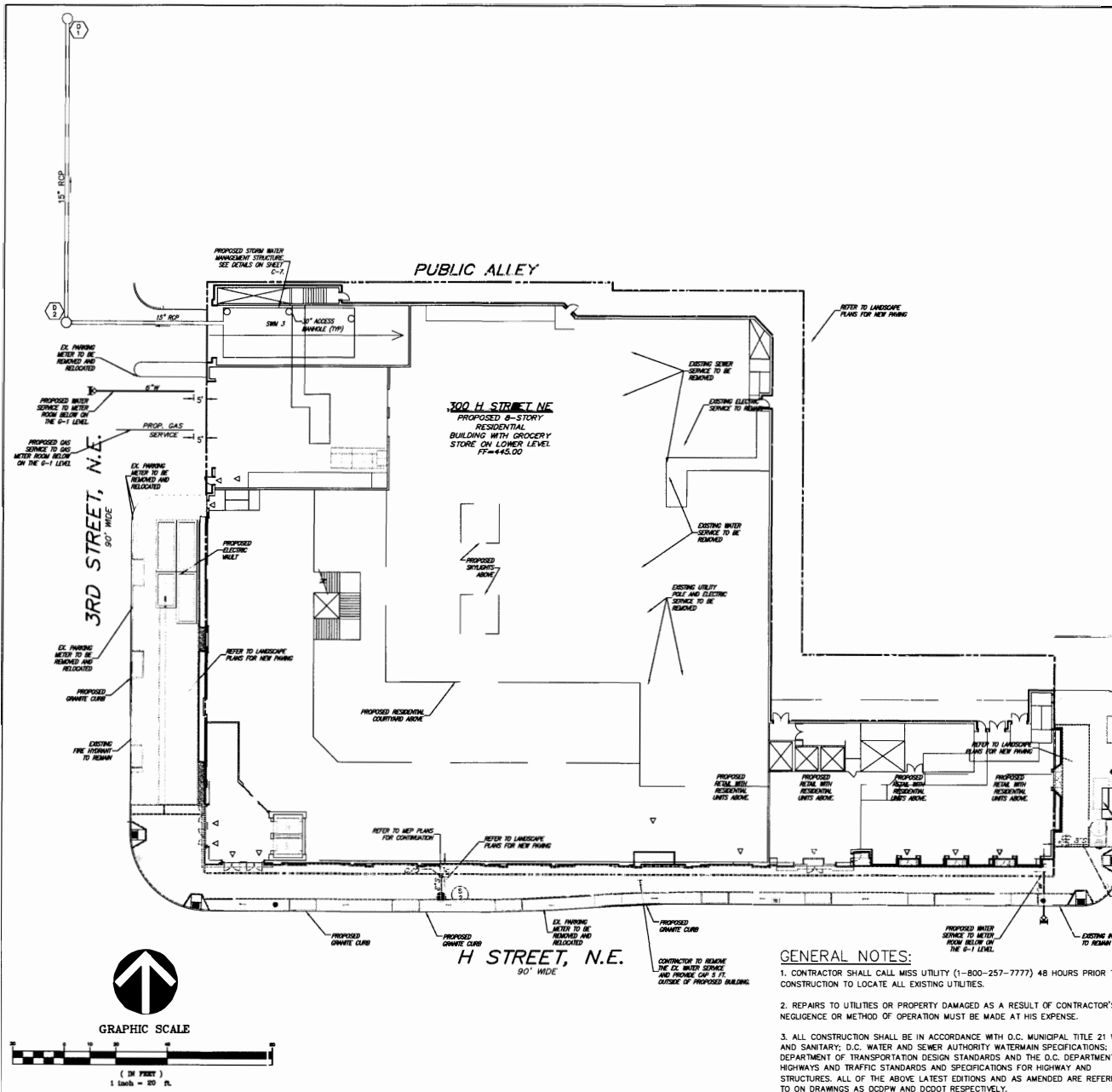
VIVA INCORPORATED
20251 CENTURY BOULEVARD-SUITE #400 ■ GERMANTOWN, MARYLAND 20874
(301) 918-4100 ■ FAX (301) 918-2282
GERMANTOWN, MD ■ WILLMAN, VA ■ LEESBURG, VA

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.

SITE PLAN

MKA REVISIONS	
REV. PUD DRAWINGS PER ARCH. REVISION 8-30-2006	
PUD SUBMISSION 1-6-2006	
DATE: JANUARY, 2006	
DES. SC	DWN. CMM
SCALE: 1"=20'	
PROJECT/FILE NO. 1.369	
SHEET NO. C-3	

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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 ODDPW AND ODDOT 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 MATERIAL. BACKFILL AT NEW AND EXISTING UTILITIES SHALL MEET DOWASA 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 SEEDING 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 DOWASA 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 DOWASA INSPECTION. DOWASA IS NOT RESPONSIBLE FOR FINAL RESTORATION OF STREET AND SIDEWALK CUTS PERFORMED BY THESE DEVELOPERS.
21. NOTIFY DOWASA ONE WEEK PRIOR TO START OF CONSTRUCTION (UTILITY INSPECTION SECTION AT 202-787-3377, WATER SERVICES AT 202-612-3400 OR 3480, AND SEWER SERVICES AT 202-264-3824 OR 3829).
22. DEVELOPERS, CONTRACTORS AND PLUMBERS MUST SUBMIT FINAL CONSTRUCTION AS-BUILT INFORMATION TO THE APPROPRIATE DOWASA 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 PERMITS OFFICE AT ROOM 203 AND THE WATER AND SEWER SERVICES SECTION AT 5000 OVERLOOK AVE., S.W., 5th FLOOR.



300 H STREET NE

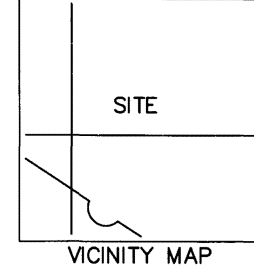
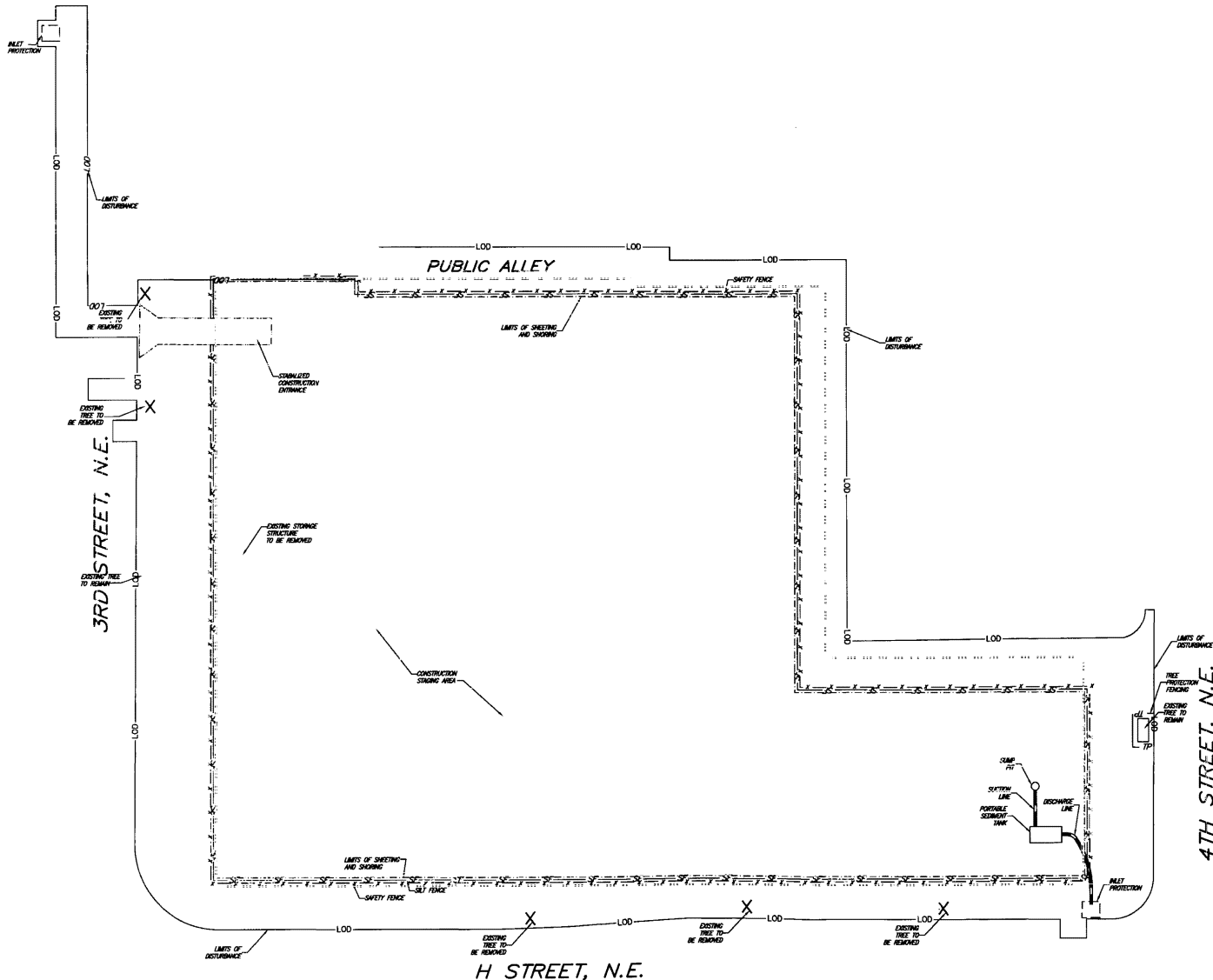
LOTS 9, 25 THRU 27, 29, 51 THRU 53,
800, 814 THRU 817 AND LOT 821
SQUARE 776

WASHINGTON, D.C.

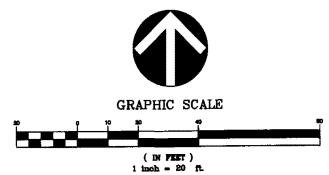
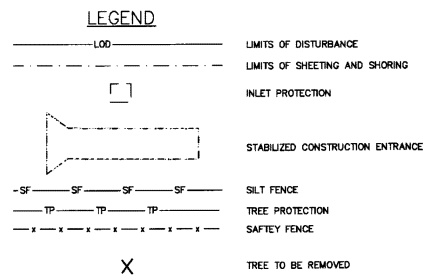
**GRADING AND UTILITY
PLAN**

WKA REVISIONS

REV.	DATE	DESCRIPTION
1	6-30-2008	PWD DRAWINGS PER ARCH. REVISION
2	6-30-2008	PWD SUBMISSION
3	1-5-2009	DATE: JANUARY 2009
DES.	SC	DWN
SCALE:	1" = 20'	CHM
PROJECT/FILE NO.	1369	
SHEET NO.	C-4	



- NOTES:**
1. ADDITIONAL SEDIMENT CONTROL MEASURES MAY BE REQUIRED AS WORK PROGRESSES.
 2. SILT FENCE (SF) MAY BE RELOCATED DURING CONSTRUCTION TO CONTAIN DISTURBED AREAS AS THEY CHANGE.
 3. STABILIZED CONSTRUCTION ENTRANCES MAY BE MOVED WITH INSPECTOR'S PERMISSION.
 4. CONTRACTOR SHALL INSTALL 6' HIGH CONSTRUCTION FENCE AT THE LIMITS OF EXCAVATION.
 5. ACTUAL LOCATION OF SUMP PIT AND SEDIMENT TANK TO BE DETERMINED AT THE PRE-CONSTRUCTION MEETING.



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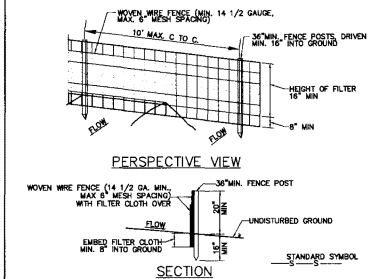
300 H STREET NE
 LOTS 9, 25 THRU 27, 29, 51 THRU 53,
 800, 814 THRU 817 AND LOT 821
 SQUARE 776
 WASHINGTON, D.C.

**SEDIMENT AND
 EROSION CONTROL
 PLAN**

VIKA REVISIONS

NO.	DATE	DESCRIPTION

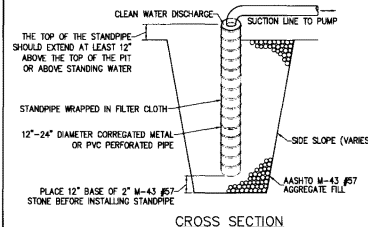
REV: PUD DRAWINGS
 PER ARCH. REVISIONS
 6-30-2006
 PUD SUBMISSION
 1-5-2006
 DATE: JANUARY 2006
 DES. SC DWN. CHM
 SCALE: 1"=20'
 PROJECT/FILE NO.
 1389
 SHEET NO.
 C-5



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH TWO TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH THIS SPACING 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 "BULGE" DEVELOPS IN THE SILT FENCE.

1
6
FABRICATED SILT FENCE
NOT TO SCALE



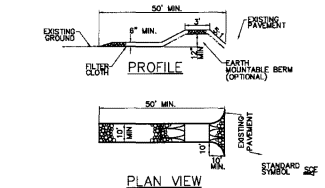
CONSTRUCTION SPECIFICATIONS FOR SUMP PIT

1. PIT DIMENSIONS ARE VARIABLE.
2. THE STANDPIPE SHOULD BE CONSTRUCTED BY PERFORATING A 12" TO 24" DIAMETER CORRUGATED OR PVC PIPE. THE PERFORATIONS SHALL BE 1/2" Ø SLOTS 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 1/2" AGGREGATE.
4. THE STANDPIPE SHOULD EXTEND 12" TO 18" ABOVE THE TOP OF THE PIT.
5. DISCHARGE WILL BE PUMPED DIRECTLY TO A STORM DRAINAGE SYSTEM. THE STANDPIPE SHOULD BE WRAPPED WITH FILTER CLOTH BEFORE INSTALLATION.

NOTES:

1. SUMP PITS ARE CONSTRUCTED 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 DENATEM SEEDMENT 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.

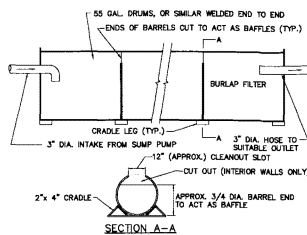
5
6
SUMP PIT
NOT TO SCALE



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 18" (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 BEAM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE-THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING ON 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, 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.

2
6
STABILIZED CONSTRUCTION ENTRANCE
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.
3. ALL SEDIMENT COLLECTED IN THE TANK SHALL BE DISPOSSED OF BY A METHOD APPROVED BY THE ARCHITECT.

3
6
PORTABLE SEDIMENT TANK DETAIL
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.

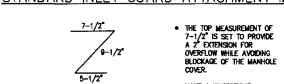
CONDITION WHERE PRACTICE APPLIES: THE VEHICLE WASH AREA WILL BE REQUIRED ON ANY SITE WHERE VEHICLES CAN ENTER INTO UNIMPROVED SURFACES.

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.

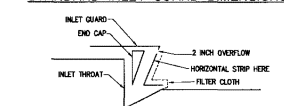
WASHING-WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO U.S. NATIONAL ARBORISTUM ROADS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

4
6
VEHICLE WASH AREA
NOT TO SCALE

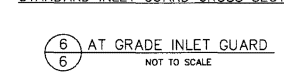
STANDARD INLET GUARD ATTACHMENT METHOD



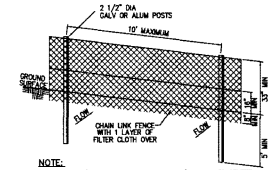
STANDARD INLET GUARD DIMENSIONS



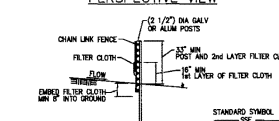
STANDARD INLET GUARD CROSS SECTION



6
6
AT GRADE INLET GUARD
NOT TO SCALE



PERSPECTIVE VIEW

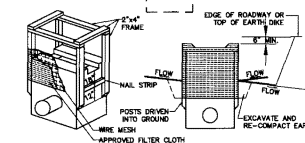


SECTION

FENCING

1. FENCING SHALL BE 4\"/>

7
6
SUPER SILT FENCE
NOT TO SCALE



SWALE INLET PROTECTION CONSTRUCTION SPECIFICATIONS

1. MATERIALS
 1. WOODEN FRAME IS TO BE CONSTRUCTED OF 2\"/>
2. A SWALE, OUTLINE OR YARD INLET PROTECTION
 1. EXCAVATE COMPLETELY AROUND INLET TO A DEPTH OF 18\"/>
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\"/>
4. IF THE INLET IS NOT IN A LOW POINT, CONSTRUCT A PADDED EARTH DIRT IN THE CENTER OF THE INLET. THE TOP OF THIS DIRT IS TO BE AT LEAST 6\"/>
5. THE STRICHES MUST BE INSPECTED FREQUENTLY AND THE FILTER FABRIC REPLACED WHEN CLOGGED.

8
6
INLET PROTECTION
NOT TO SCALE

SOD ESTABLISHMENT (VEGETATIVE STABILIZATION)

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

General Specifications

1. Class of turfgrass and sod shall be Maryland or Virginia State Certified, or Maryland or Virginia State approved sod.
2. 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.
3. 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.
4. Individual pieces of sod shall be cut to the suppliers width and length. Maximum allowable deviation from standard width and length shall be 5 percent. Broken pods and torn or uneven ends will not be acceptable.
5. Sod shall not be harvested or transplanted when moisture content (excessively dry or wet) may adversely affect its survival.
6. 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.
7. Sod labels shall be made available to the job foreman and inspector.

Sod Installation

1. During periods of excessively high temperature the soil shall be lightly irrigated immediately prior to laying the sod.
2. The first row of sod shall be laid in a straight line with subsequent rows placed parallel to and lightly 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 buffed tight in order to prevent voids which would cause air drying of the roots.
3. On sloping areas where erosion may be a problem, sod 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.
4. 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 pod and soil surface below the sod are thoroughly wet. The operations of rolling, tamping and irrigating for any piece of sod shall be completed within eight hours.

Sod Maintenance

1. 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.
2. After the first week, sod shall be watered as necessary to maintain adequate moisture and ensure establishment.
3. 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.

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.

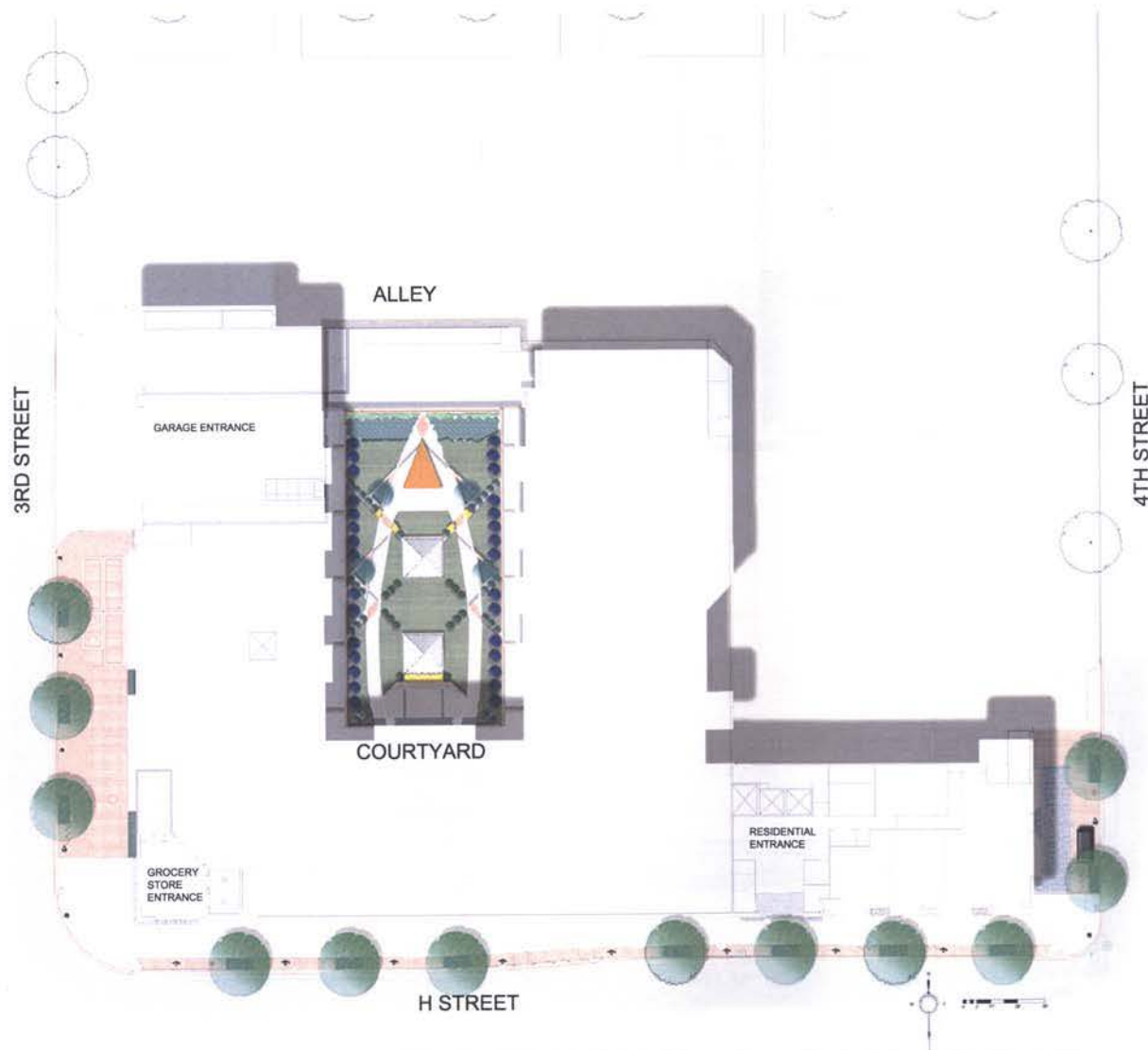
SEDIMENT EROSION CONTROL
NOTES AND DETAILS

WKA REVISIONS

REV.	DATE	DESCRIPTION
1	1-06-2006	PUD SUBMISSION
2	1-06-2006	PUD SUBMISSION
3	1-06-2006	PUD SUBMISSION
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REV. PUD DRAWINGS
PER ARCH. REVISIONS
6-30-2008
PUD SUBMISSION
1-06-2006
DATE: JAN. 2006
DES. SC DWN LM
SCALE: 1"=20'
PROJECT/FILE NO. 1369
SHEET NO. C-6

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

ALLEYS

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

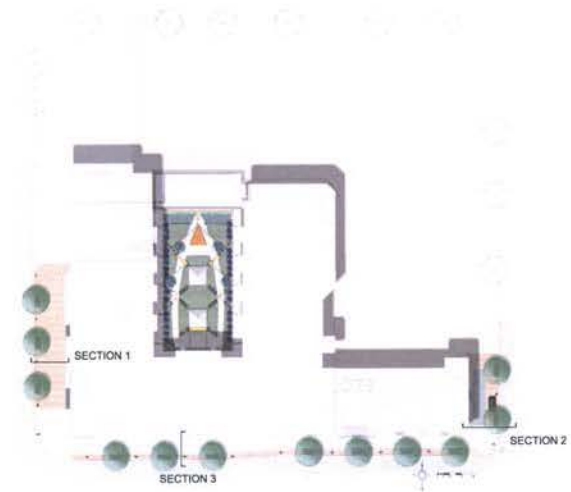
3RD AND H STREET SITE DESCRIPTION

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



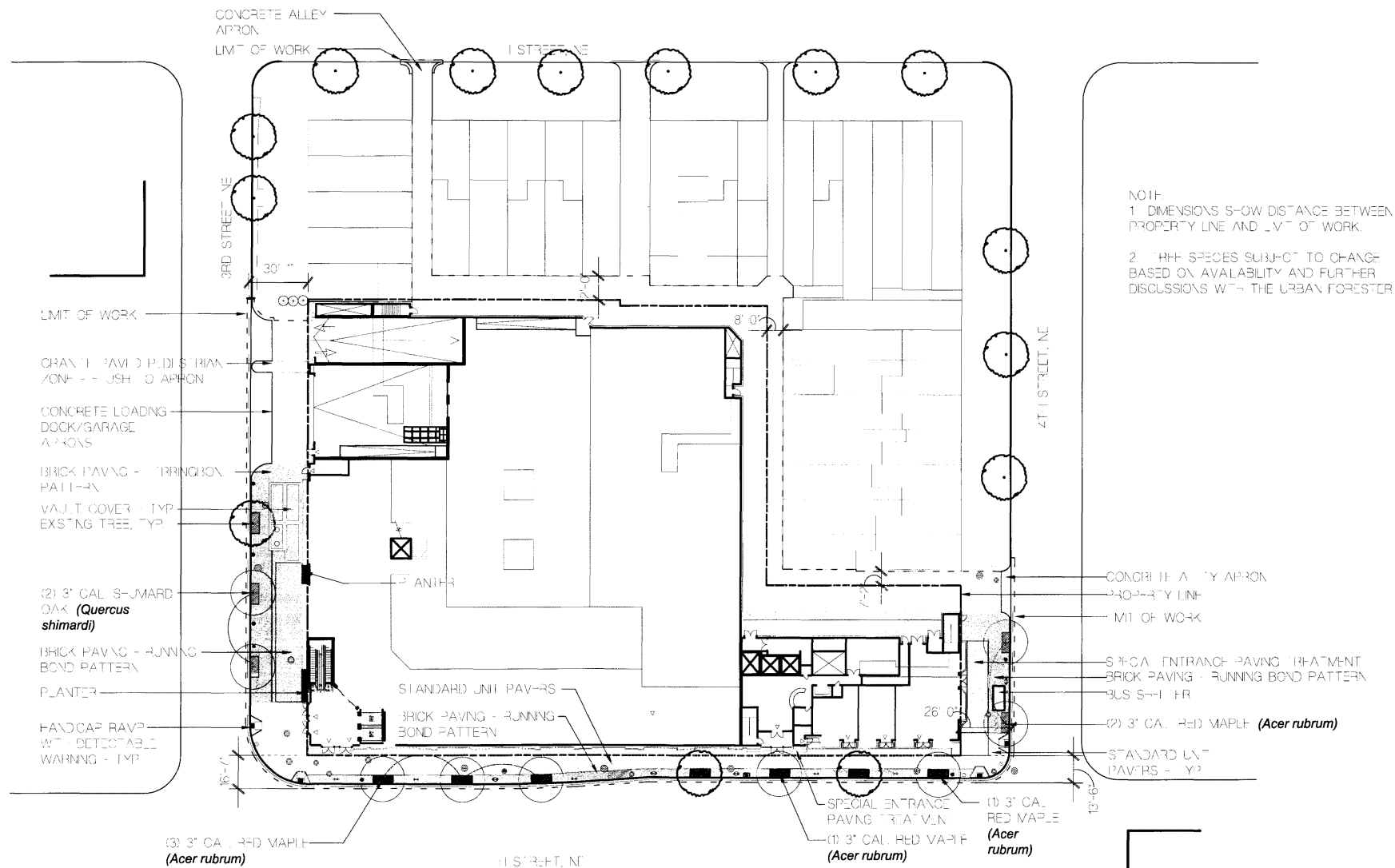
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3RD AND H STREET SITE DESCRIPTION

leeandassociates, inc.
638 eye street nw. washington dc 20001
t: 202 466 8888 f: 202 466 4232



Date : June 30, 2006



LO3

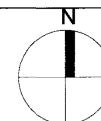
3RD AND H STREET

SITE PLAN

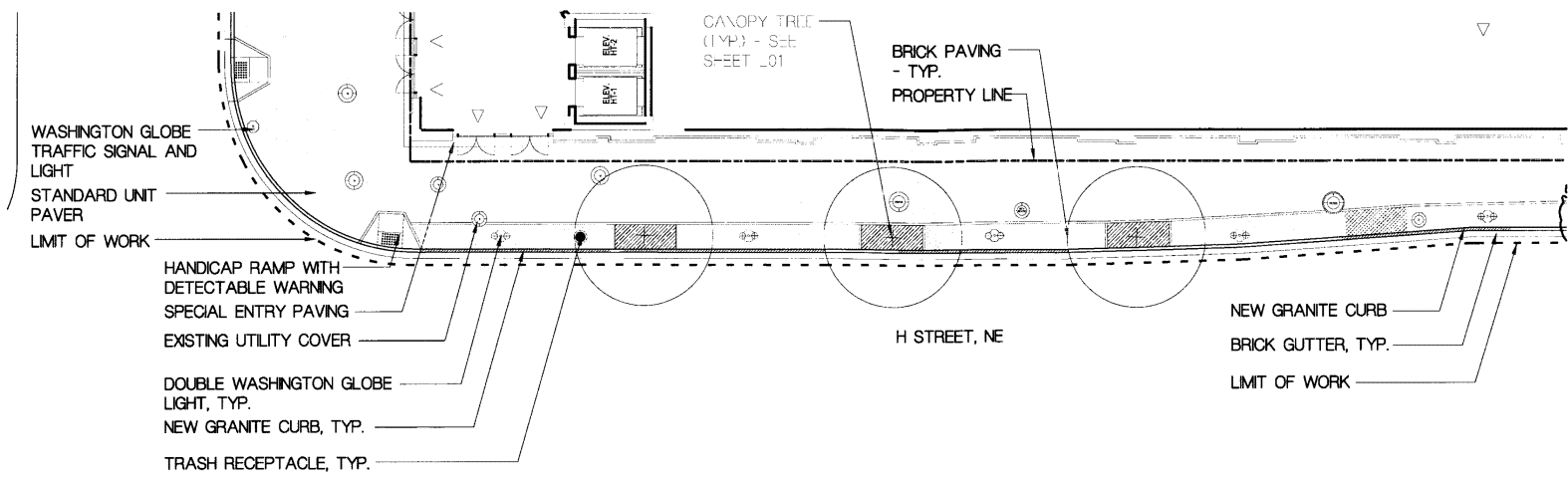
leeandassociates, inc.
638 eye street nw washington dc 20001
t: 202.466.6666 f: 202.466.4232
www.leeandassociatesinc.com

0 25' 50' 100' 150'

Scale 1" = 50'-0"



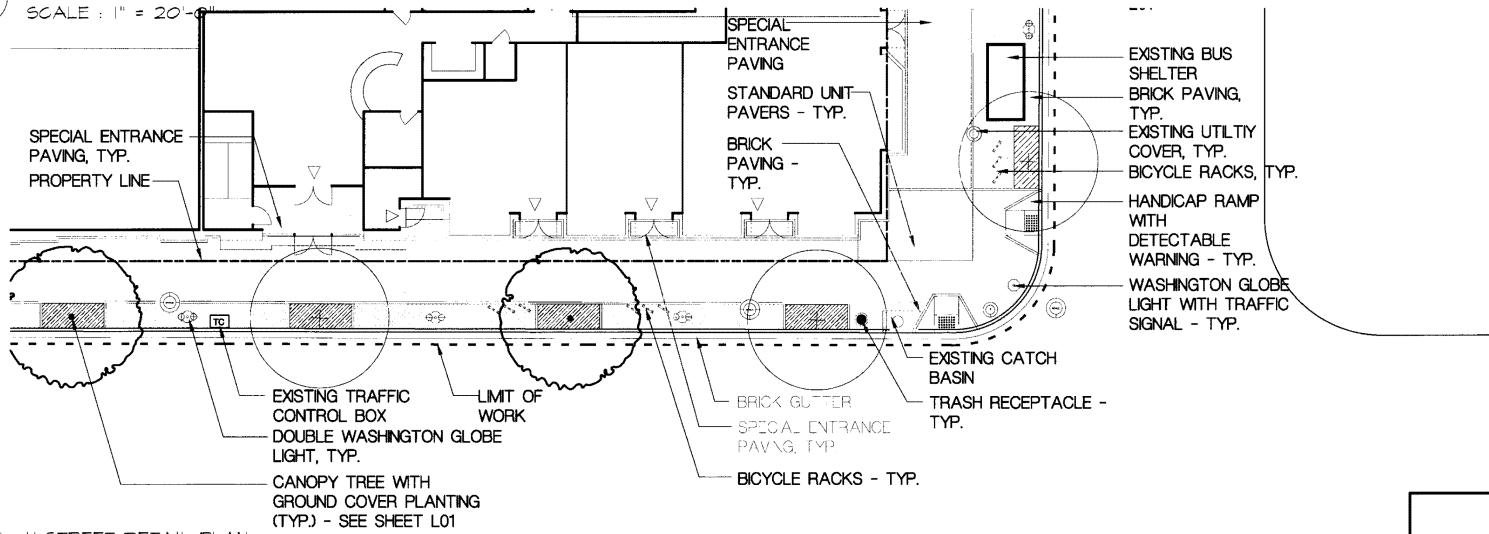
Date : June 30, 2006



1

H STREET DETAIL PLAN

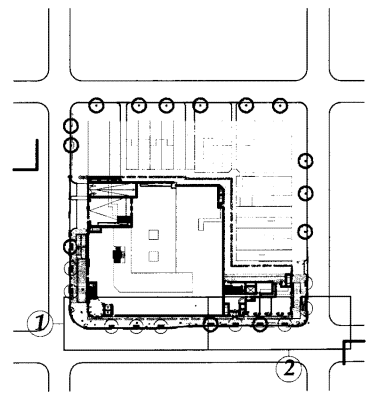
SCALE : 1" = 20'-0"



2

H STREET DETAIL PLAN

SCALE : 1" = 20'-0"

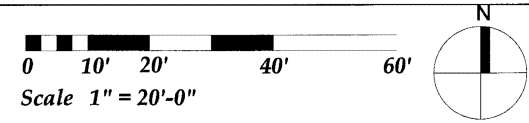


KEY
SCALE : 1" = 200'-0"

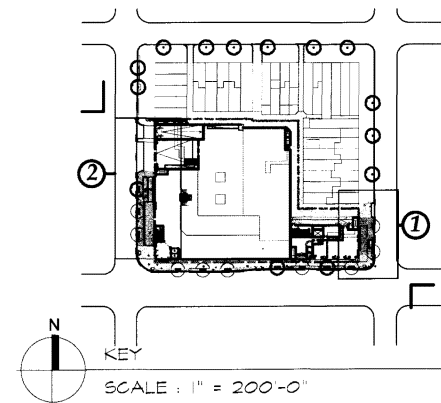
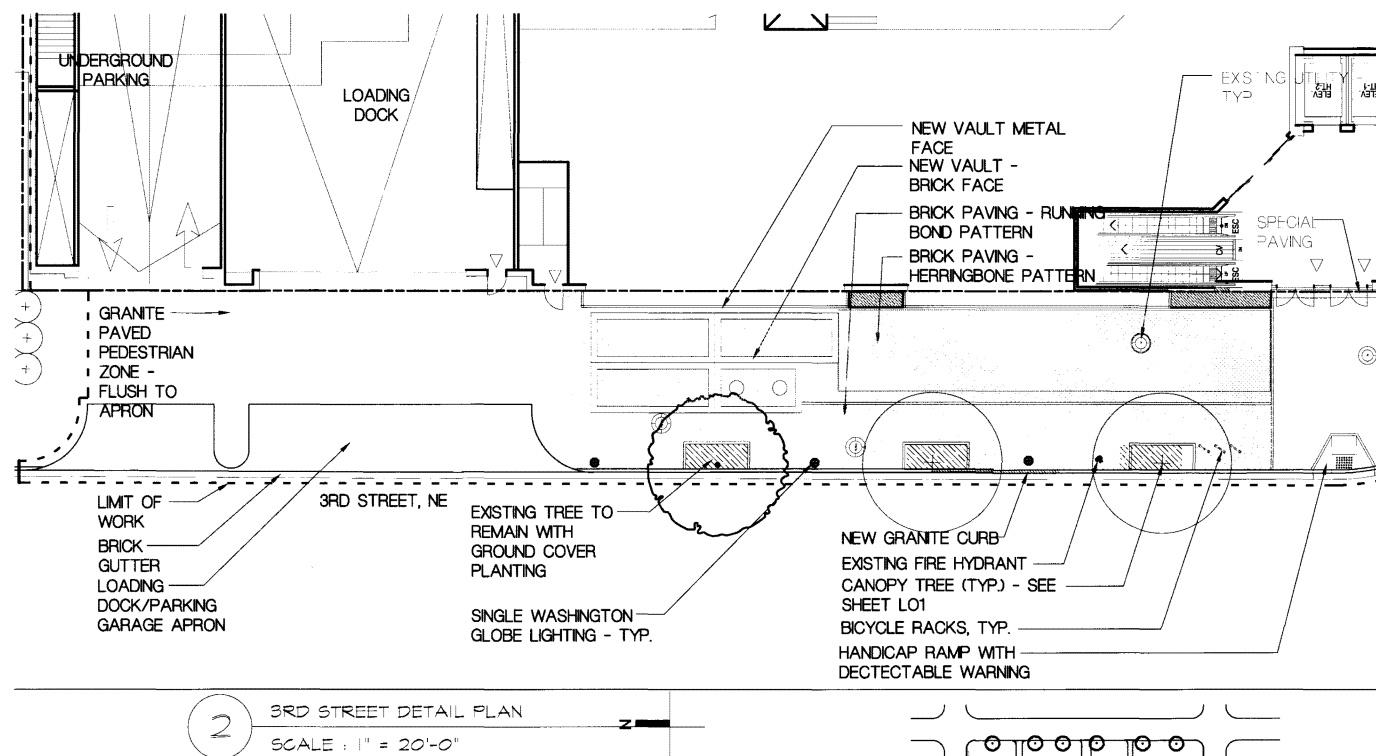
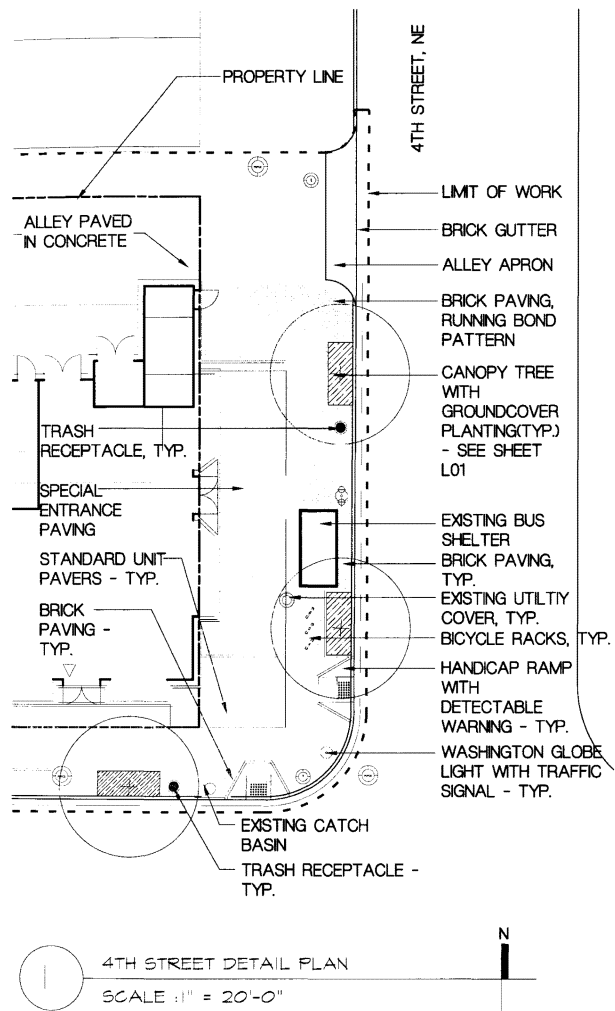
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3RD AND H STREET

H STREET DETAIL PLANS



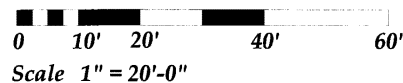
Date : June 30, 2006



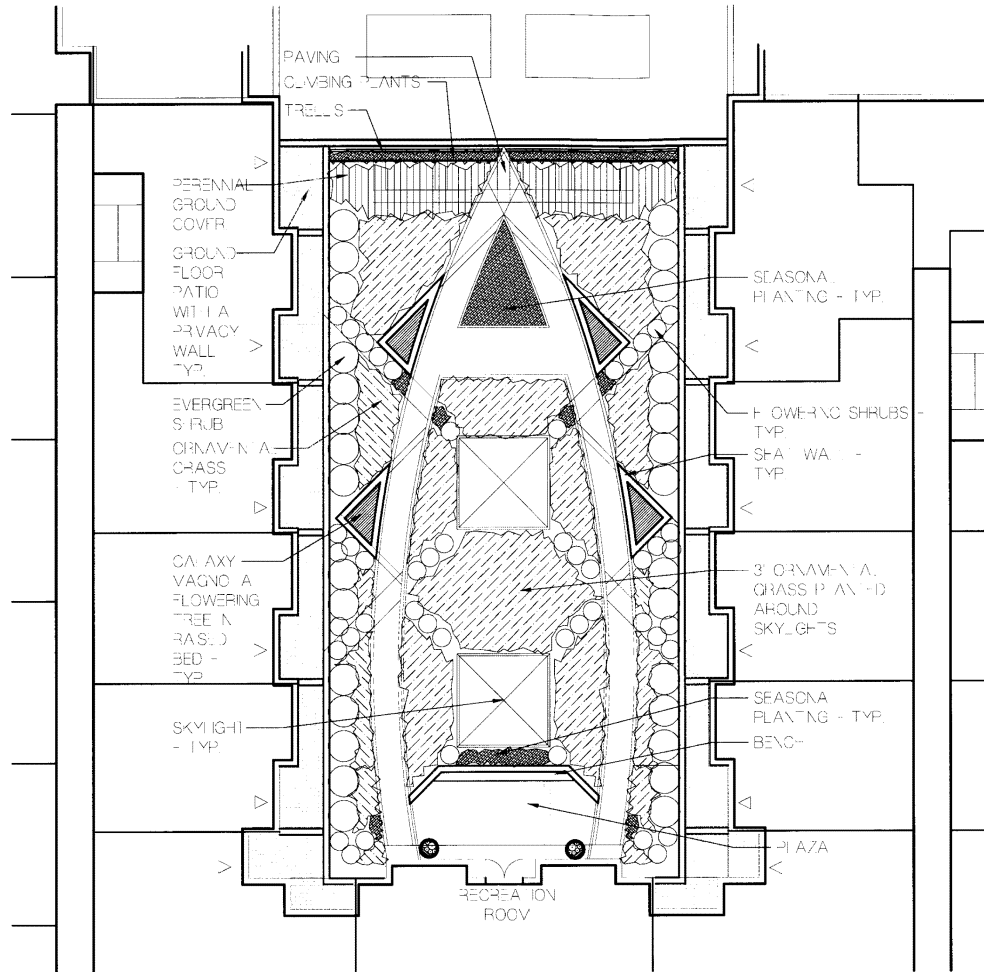
L05

3RD AND H STREET

3RD STREET AND 4TH STREET DETAIL PLANS



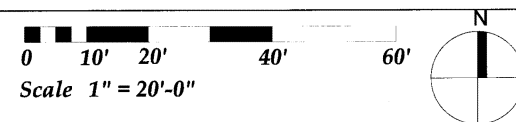
Date: June 30, 2006



LO6

3RD AND H STREET

COURTYARD PLAN



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 202-465-9668 f 202-468-4232
www.leeandassociatesinc.com

Date : June 30, 2006

Traffic/Circulation

