
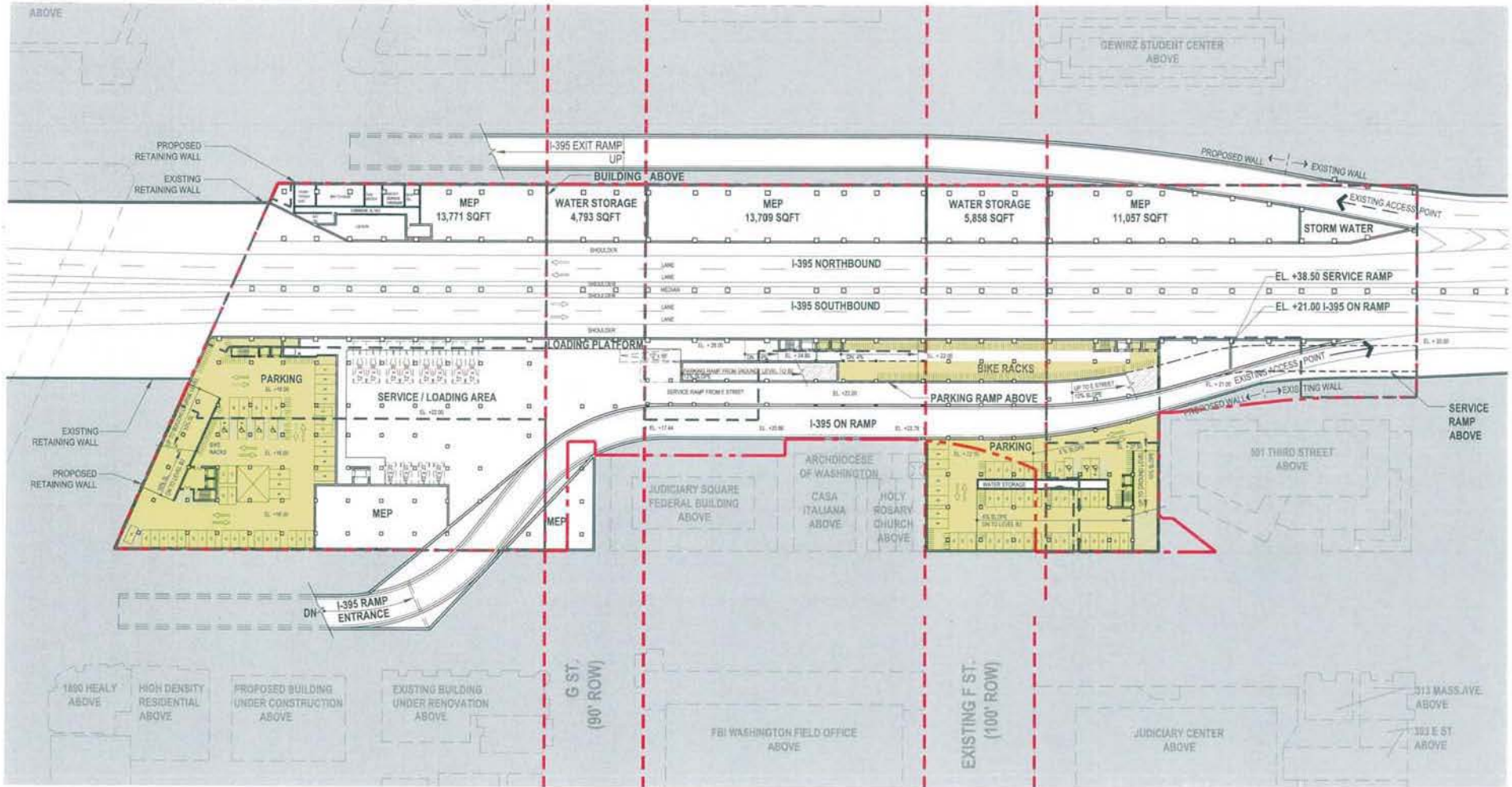


**NOTE:**

1. 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.
2. Drive aisles will be 20' min. in areas described in DCMR 11, 2117.5.

  
**ZONING COMMISSION**  
 District of Columbia  
 CASE NO. 08-34  
 EXHIBIT NO. 32A2



**NOTE:**

1. 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.
2. Drive aisles will be 20' min. in areas described in DCMR 11, 2117.5.

**PARKING TABULATION:**

OFFICE	Over 2,000 SF, 1 space per 1,800 SF =	1,102
RETAIL	Over 30,000 SF, 1 space per 3,000 SF =	23
RESIDENTIAL	1 space per 4 dwelling units =	38
<b>TOTAL PARKING SPACES</b>		<b>= 1,163</b>
9'x19' spaces - standard	=	677
8'x16' spaces - compact	=	465
Handicap spaces	=	21

**BICYCLE PARKING:**

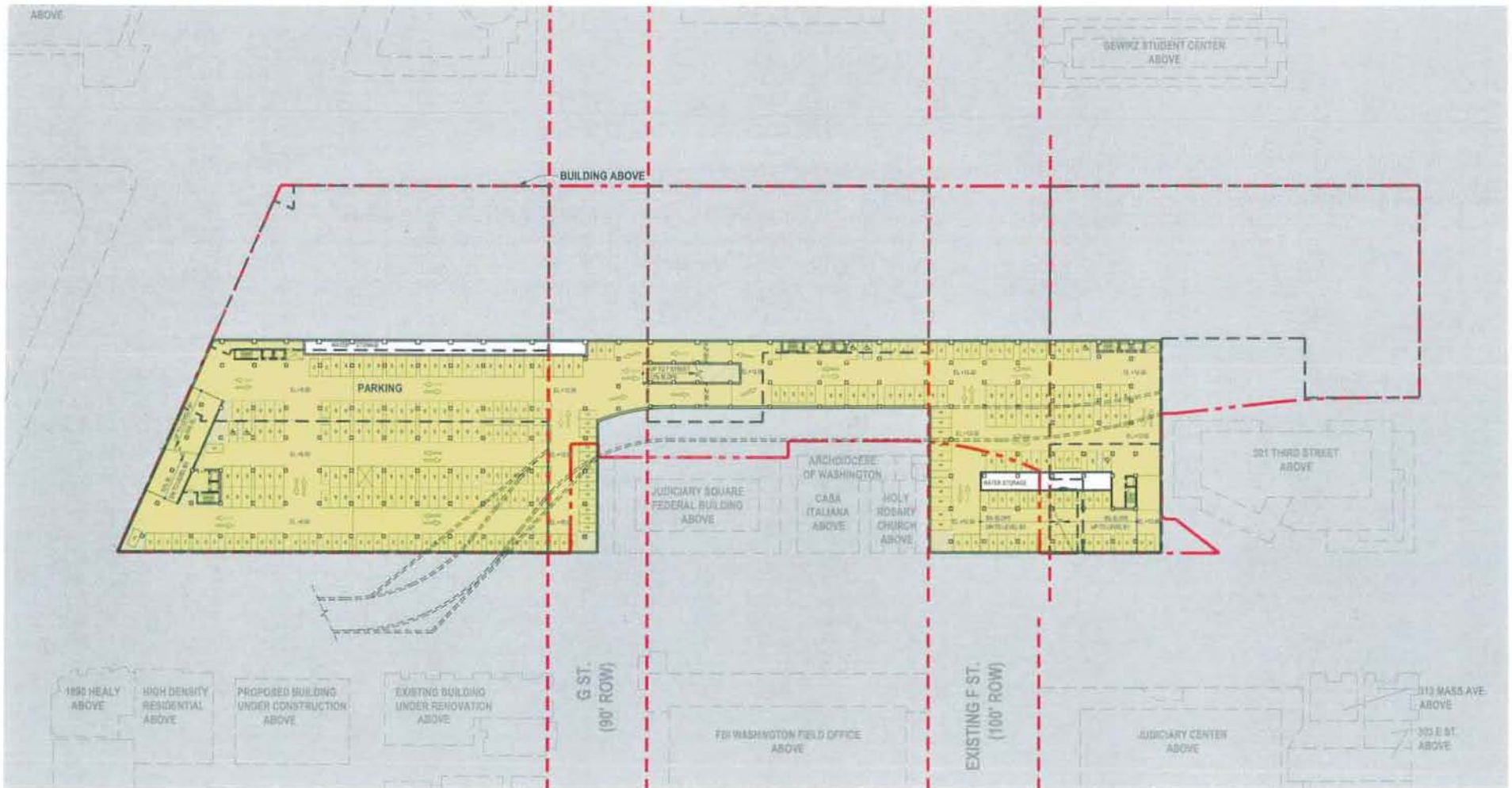
BELOW GRADE	=	345 spaces
AT GRADE	=	95 spaces

**TOTAL SPACES = 440**



**LEGEND:**

- PROPERTY LINE
- RIGHT OF WAY
- BIKE RACKS



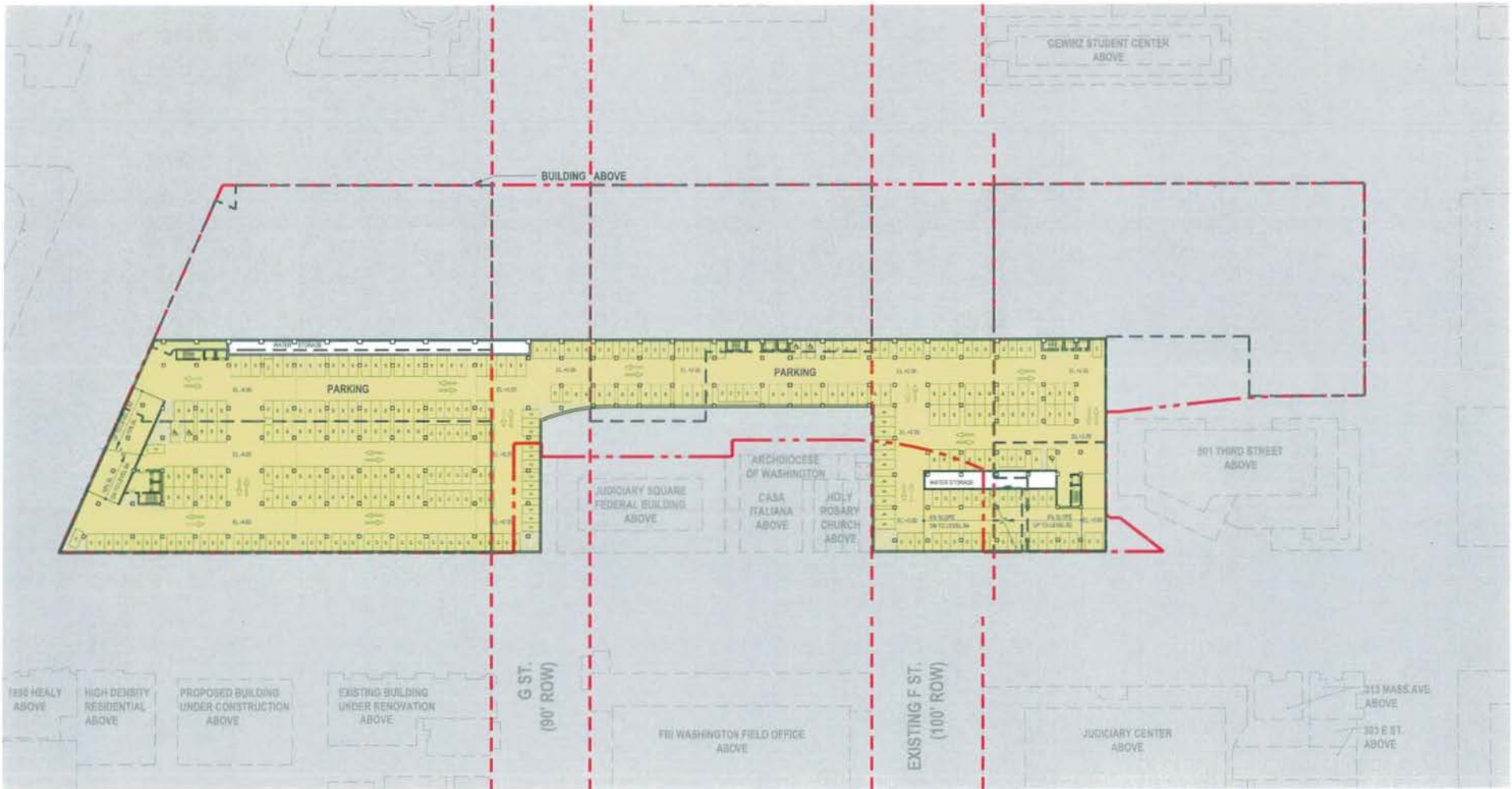
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- PROPERTY LINE
- RIGHT OF WAY

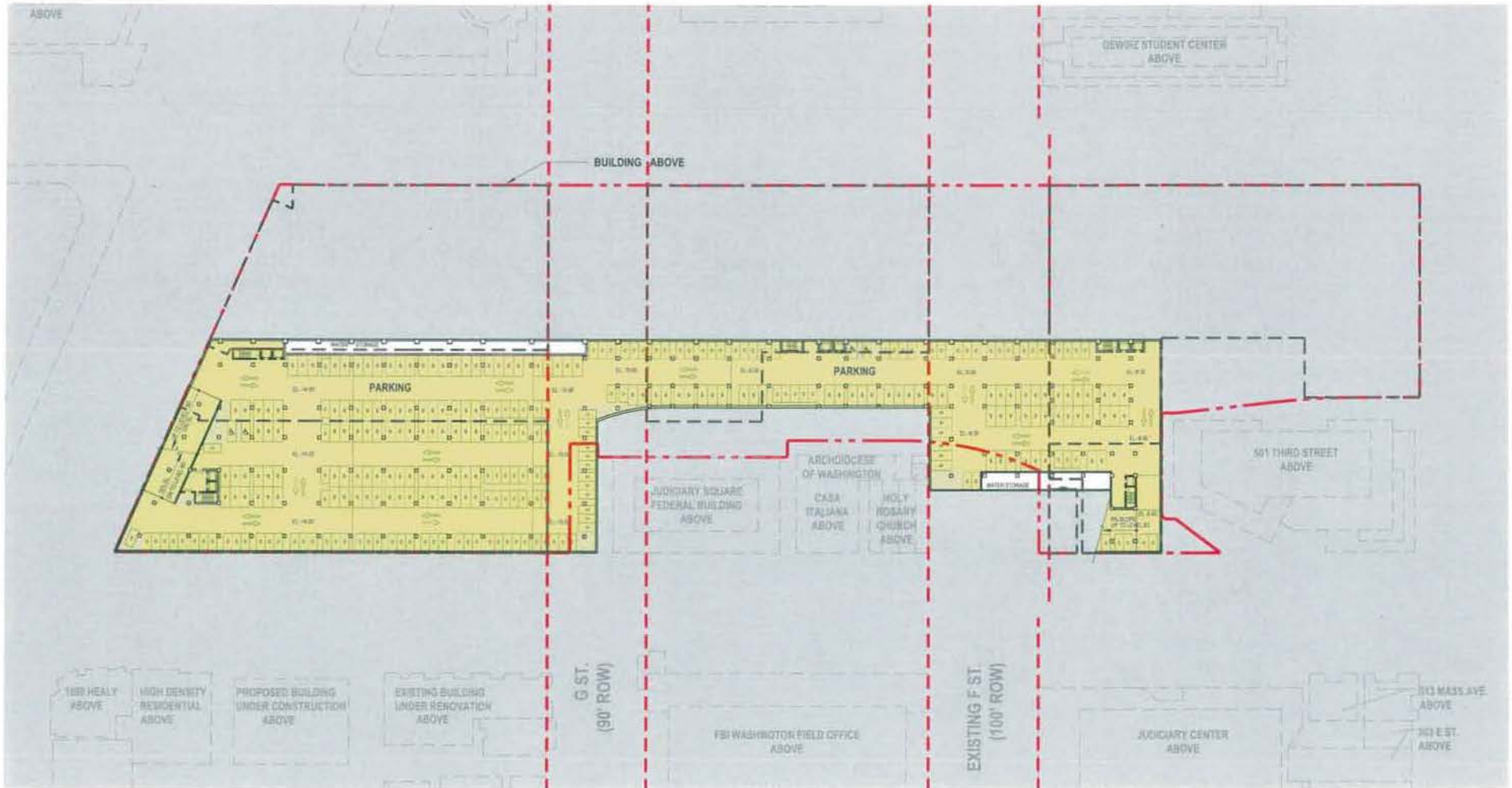


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- LEGEND:**
- PROPERTY LINE
  - .-.- RIGHT OF WAY



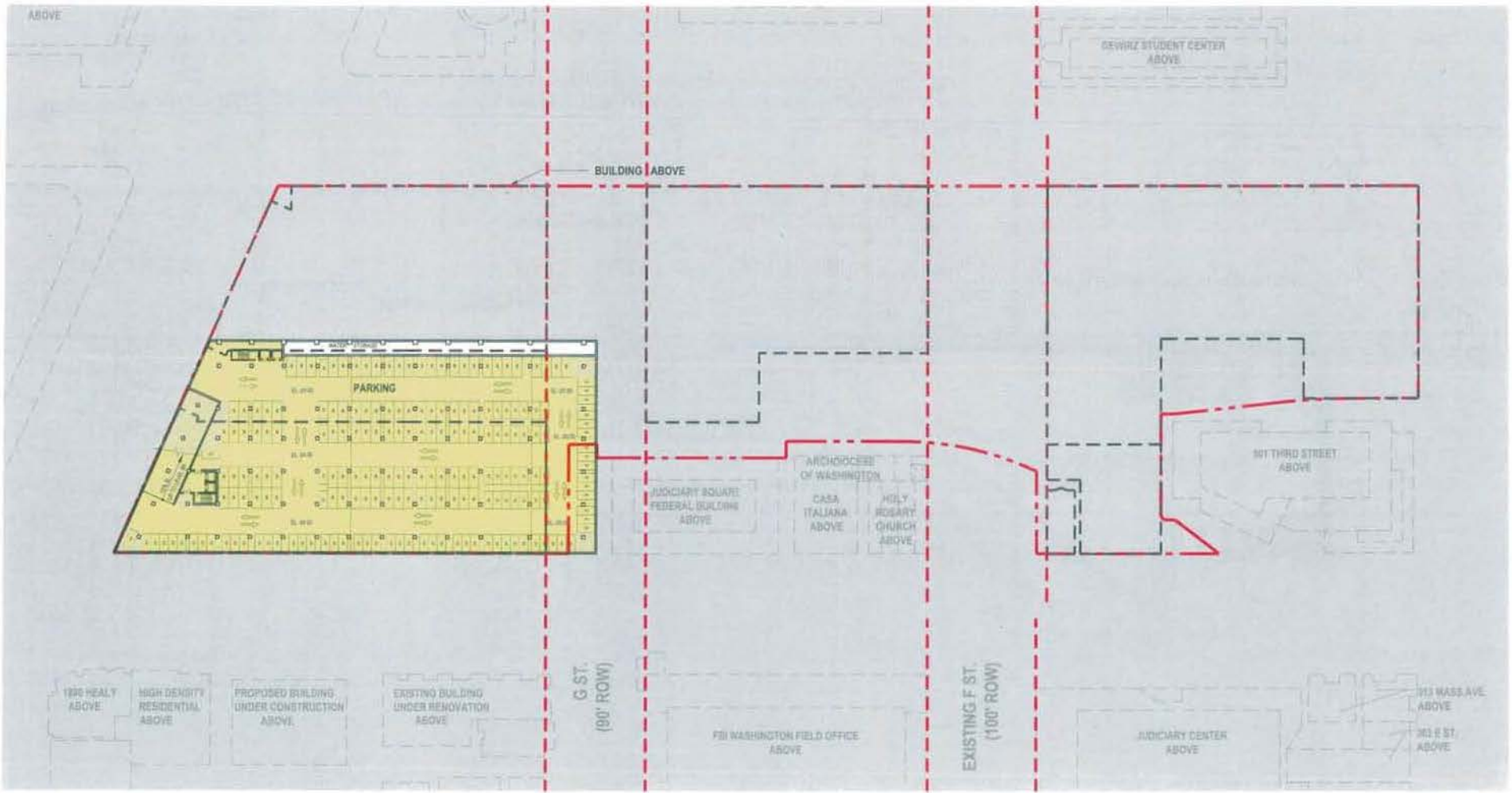
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**LEGEND:**

- PROPERTY LINE
- RIGHT OF WAY



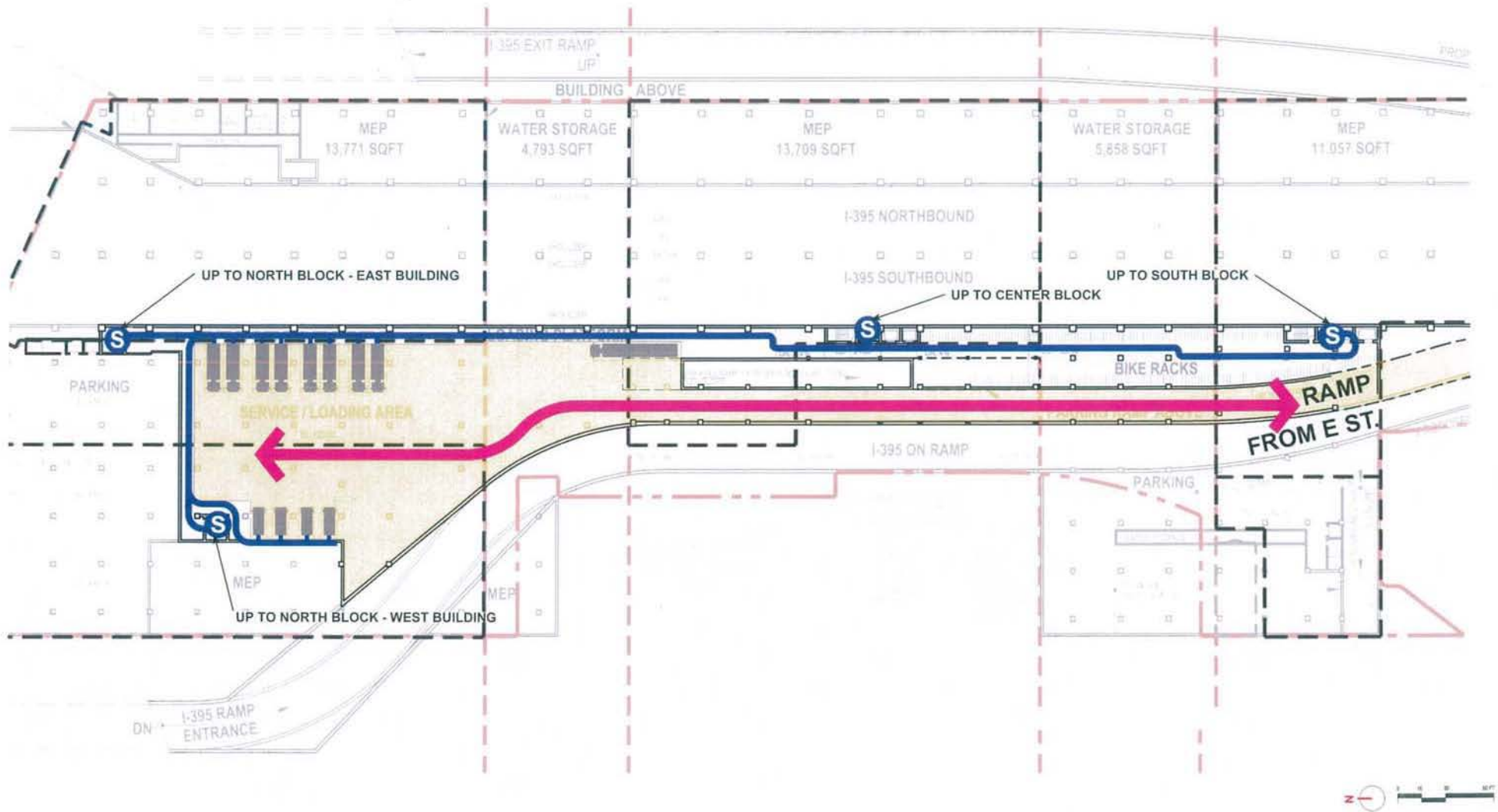
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**LEGEND:**

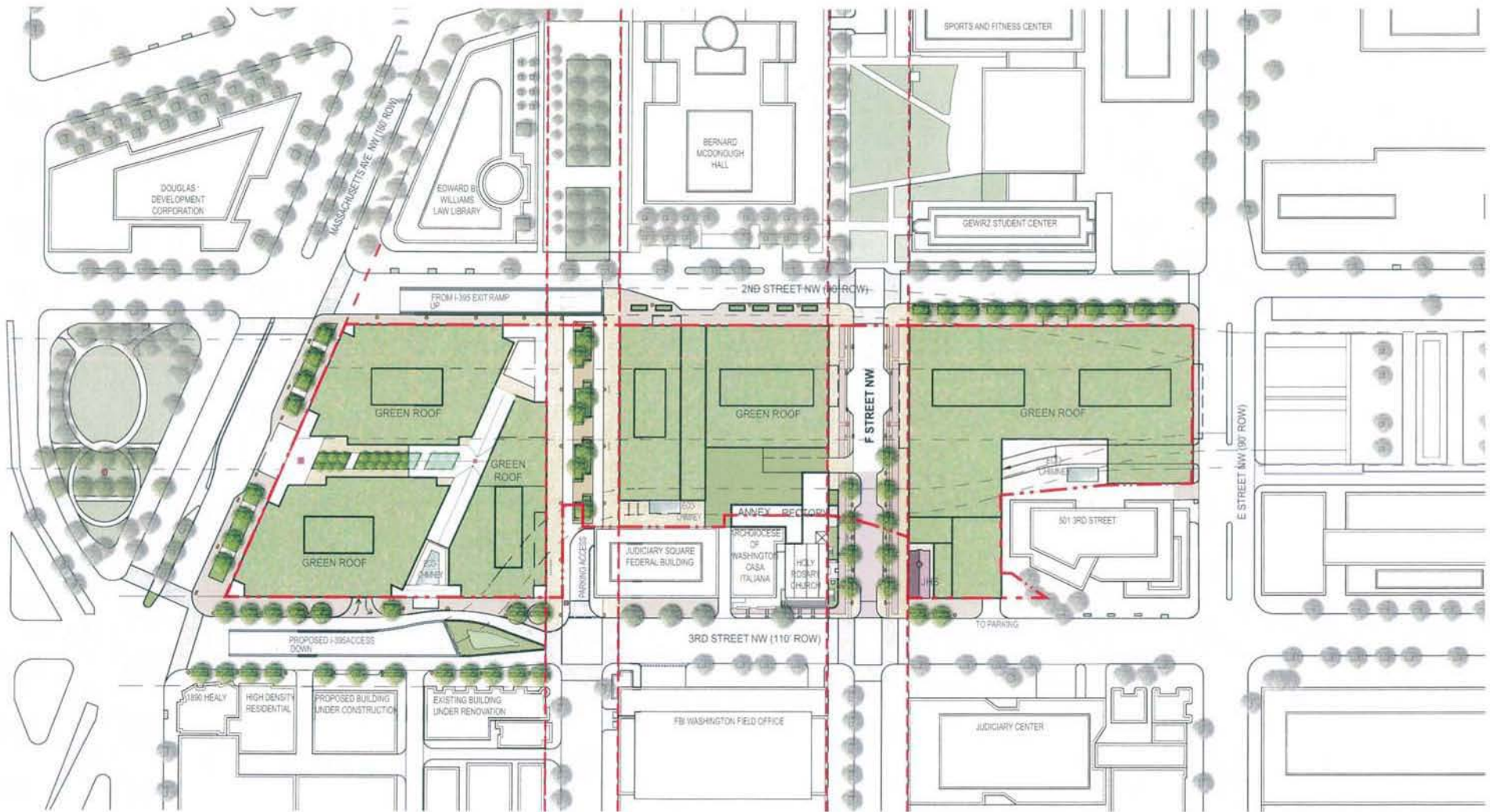
- PROPERTY LINE
- RIGHT OF WAY



**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.

**LEGEND:**

	PEDESTRIAN SERVICE AREA		VEHICULAR LOADING AREA
	PEDESTRIAN SERVICE CORR.		SERVICE VEHICULAR MAIN ACCESS
	SERVICE ELEVATOR		



**LEGEND:**  
 - - - - - PROPERTY LINE  
 - - - - - RIGHT OF WAY



LOW PLANTING AROUND TREE PLANTER WALL, TYP.

ON-STRUCTURE DECIDUOUS STREET TREE WITH PLANTER WALL AND GROUND COVER

POTENTIAL PUBLIC ART OPPORTUNITY, TYP.

DECIDUOUS STREET TREE WITH GROUND COVER, TYP.

DC TWIN-20 STREETLIGHT, TYP. FOR MASSACHUSETTS AVE.

BIORETENTION TREE PITS ON EAST SIDE OF 3RD STREET

ON-STRUCTURE LOW PLANTER WALL AND GROUND COVER, TYP.

SPECIAL PAVING CROSSWALK, TYP.

DC NO.16 SINGLE GLOBE STREET LIGHT

2'X3' PRESSED CONCRETE PAVER, TYP.

ON-STRUCTURE DECIDUOUS STREET TREE WITH LOW PLANTER WALL AND GROUND COVER, TYP.

DECIDUOUS STREET TREE WITH GROUND COVER, TYP.

3RD STREET NW (110' ROW)

SEE 'E' STREET ENLARGEMENT PLAN

SPECIAL PAVING CROSSWALK, TYP.

GROUND COVER, TYP.

PROPOSED ADDITIONAL STREET TREES

EXISTING TREE, TYP.

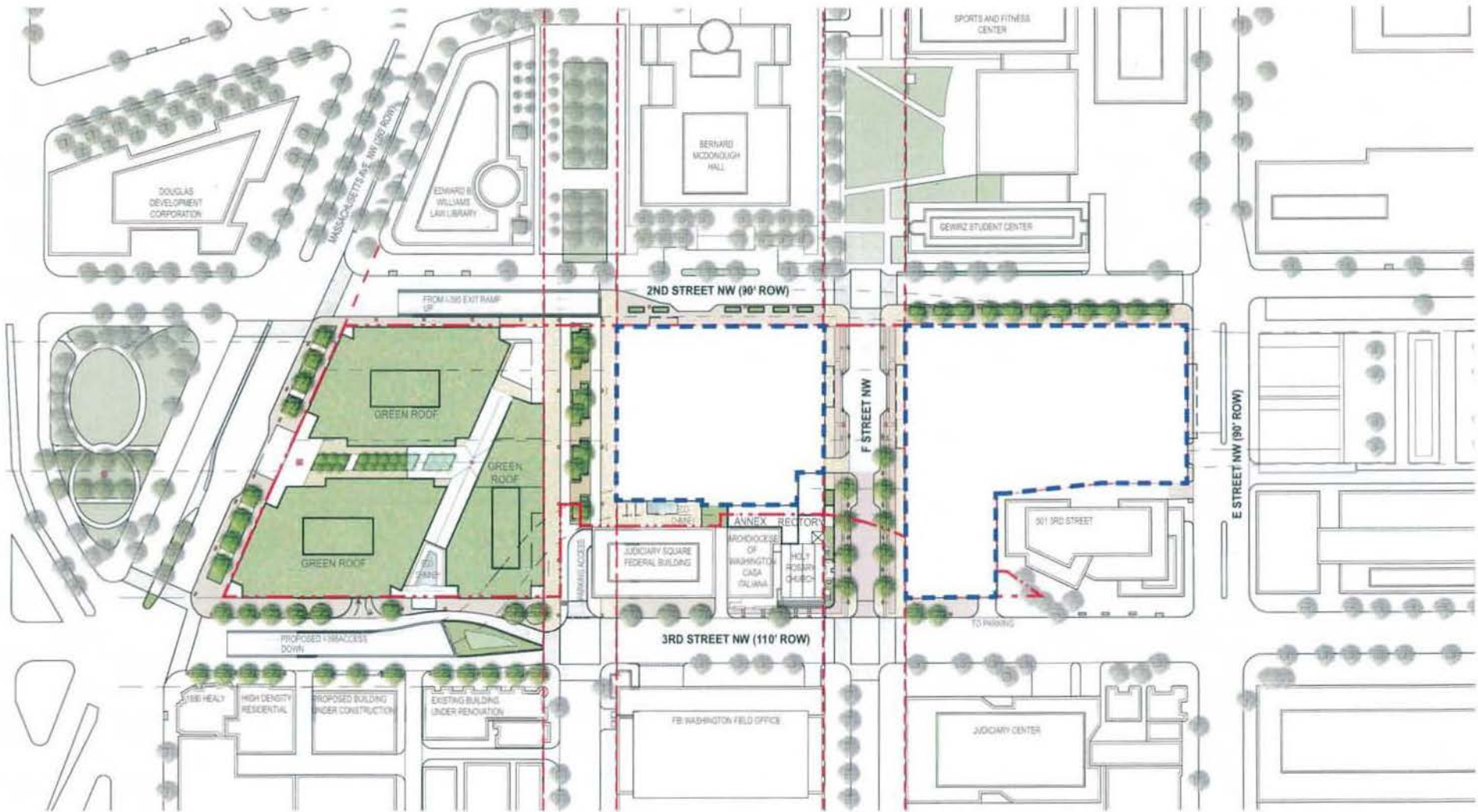
SEE F STREET ENLARGEMENT PLAN



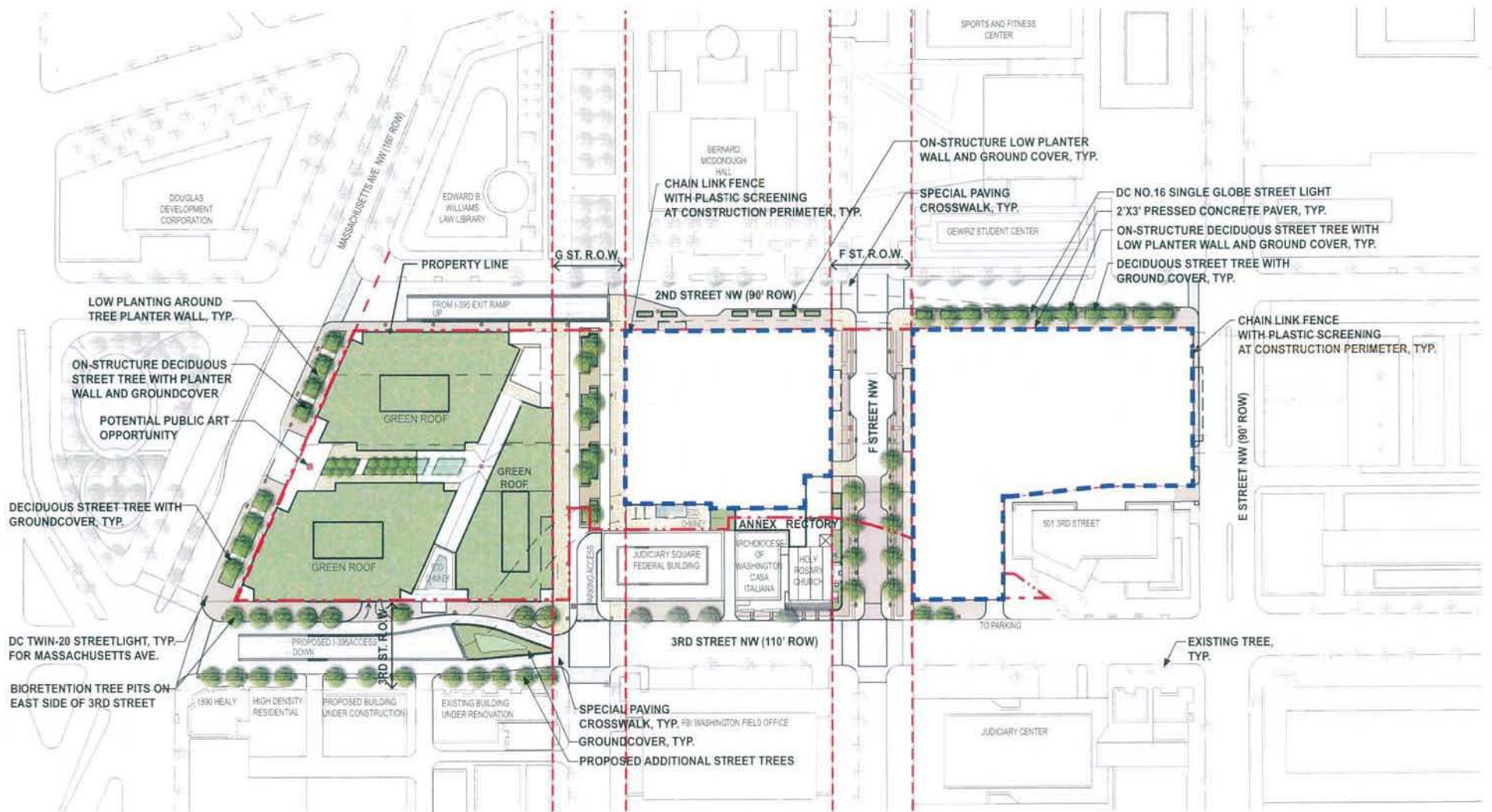
**LEGEND:**

--- PROPERTY LINE

--- RIGHT OF WAY



**LEGEND:**  
 - - - - - PROPERTY LINE  
 - - - - - RIGHT OF WAY



**LEGEND:**  
 - - - - - PROPERTY LINE  
 - - - - - RIGHT OF WAY



PAVING - PRESSED CONCRETE PAVER



LOW PLANTER WALL



BIKE RENTAL STATION



G STREET PLAZA - HONEY LOCUST OR SIMILAR



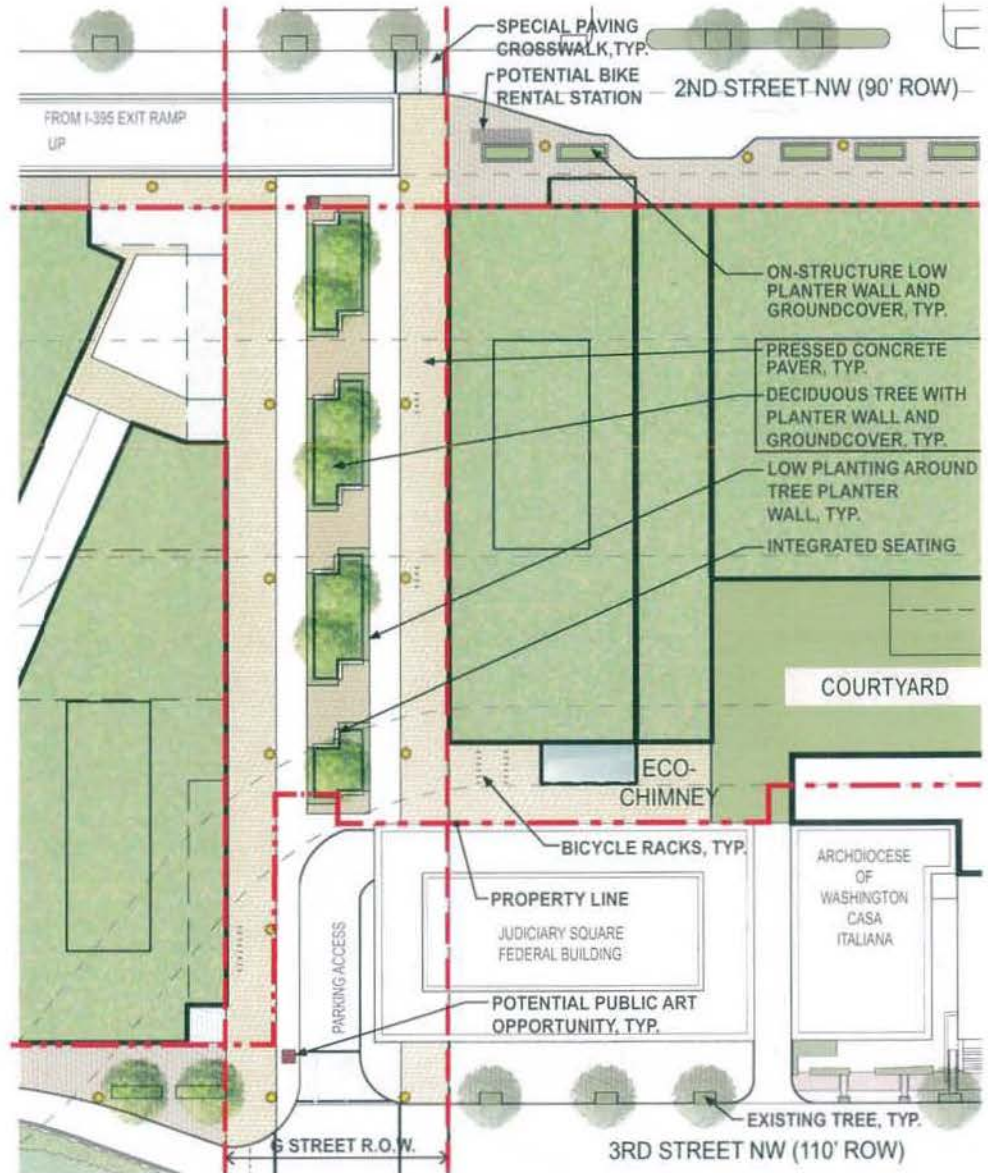
BIKE RACK



GROUNDCOVER



**LEGEND:** - - - - - PROPERTY LINE  
- - - - - RIGHT OF WAY







STREET LIGHT - DC TWIN-25



PAVING - PRESSED CONCRETE PAVER



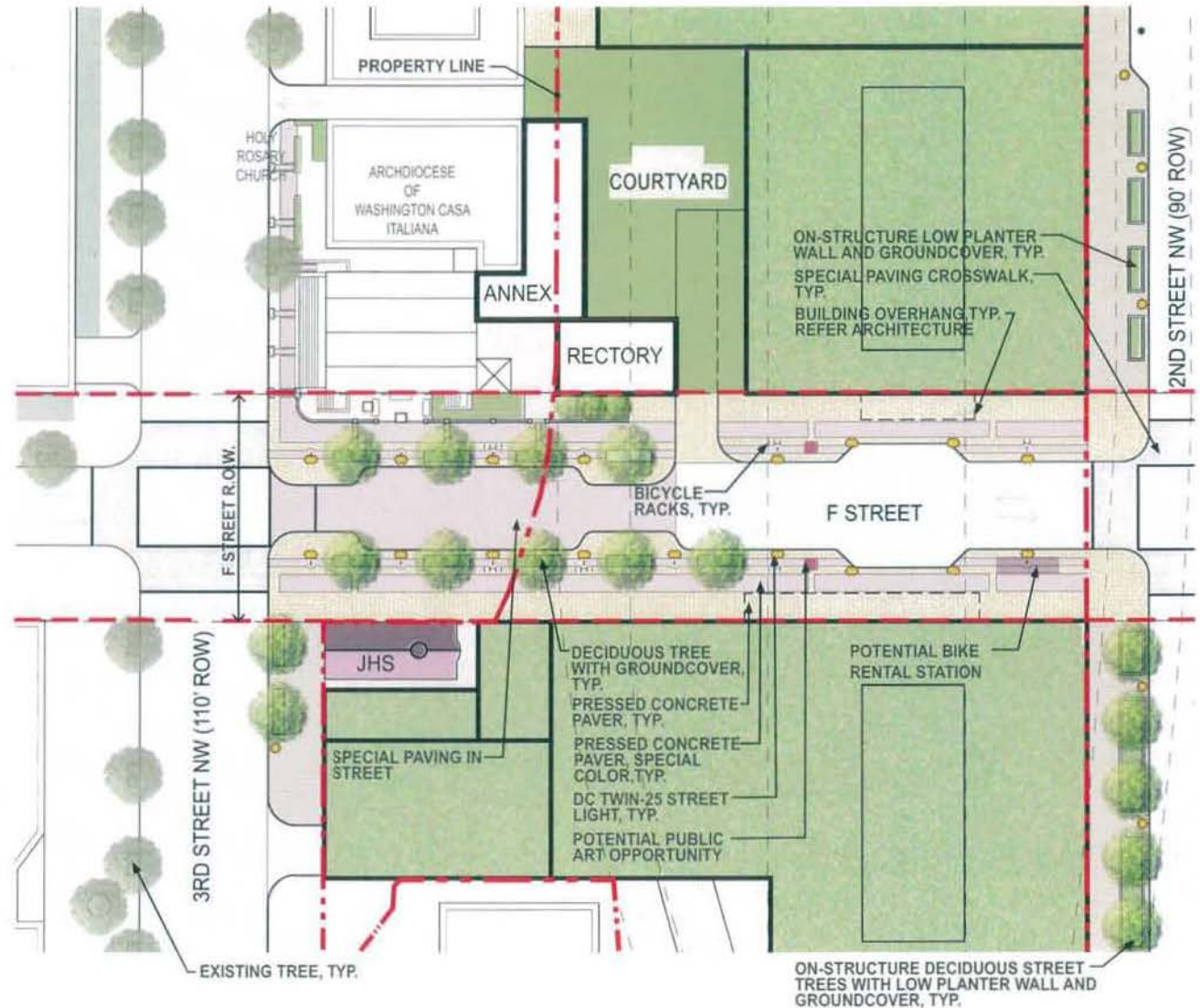
BICYCLE RACK



F STREET SHADE TREE - CHINESE ELM OR SIMILAR



GROUNDCOVER



LEGEND: - - - - - PROPERTY LINE  
 - - - - - RIGHT OF WAY



MASSACHUSETTS AVE.

2ND STREET AND 3RD STREET



PAVING - 2'X3' PRESSED CONCRETE PAVER



STREET LIGHT - DC TWIN-20



MASS. AVE. STREET SHADE TREE - SILVER LINDEN OR SIMILAR



GROUNDCOVER



PAVING - 2'X3' PRESSED CONCRETE PAVER



2ND STREET SHADE TREE - GREENSPIRE LINDEN OR SIMILAR



3RD STREET SHADE TREE - WILLOW OAK OR SIMILAR

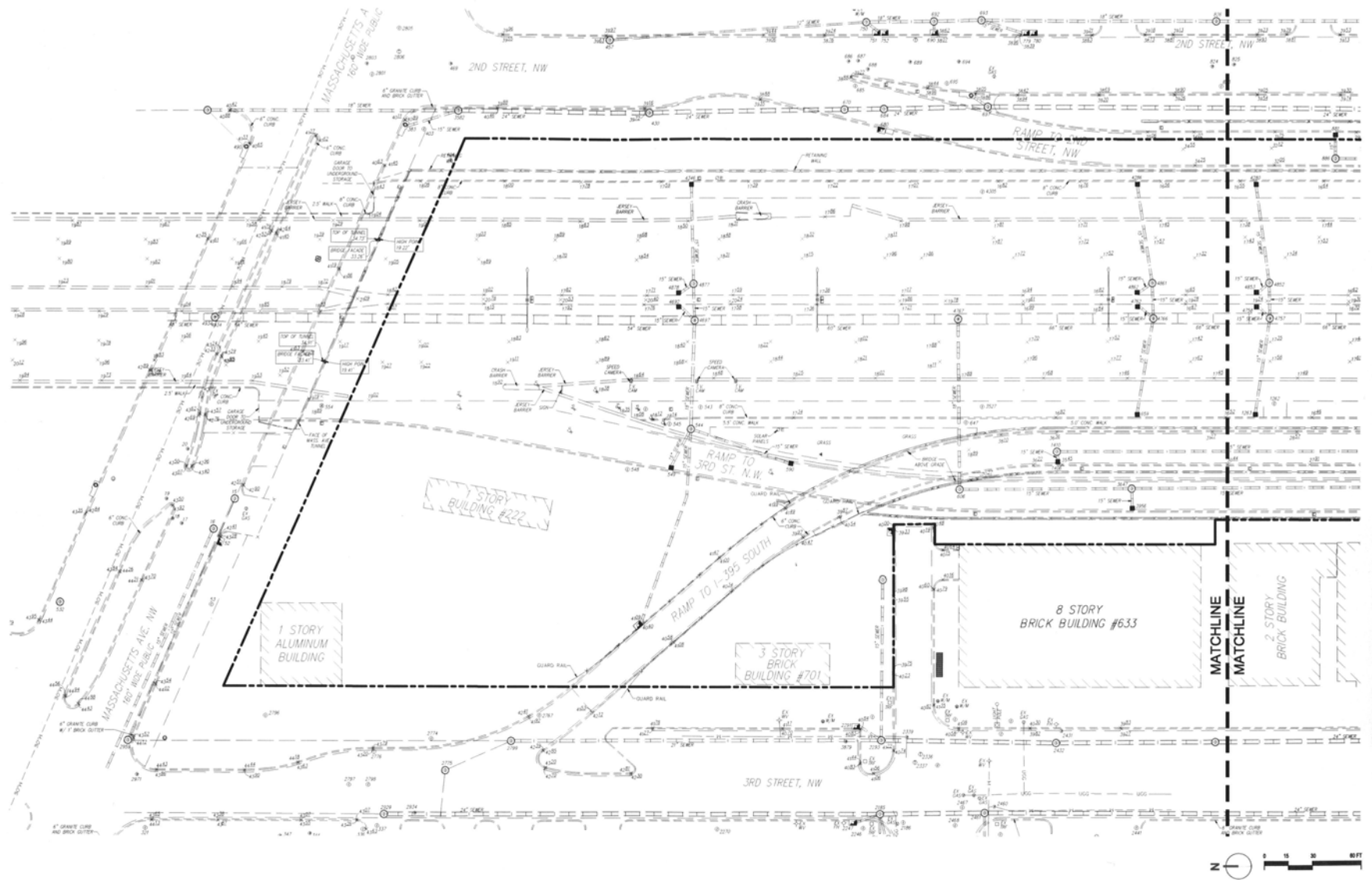


STREET LIGHT - DC NO.16 SINGLE GLOBE



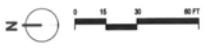
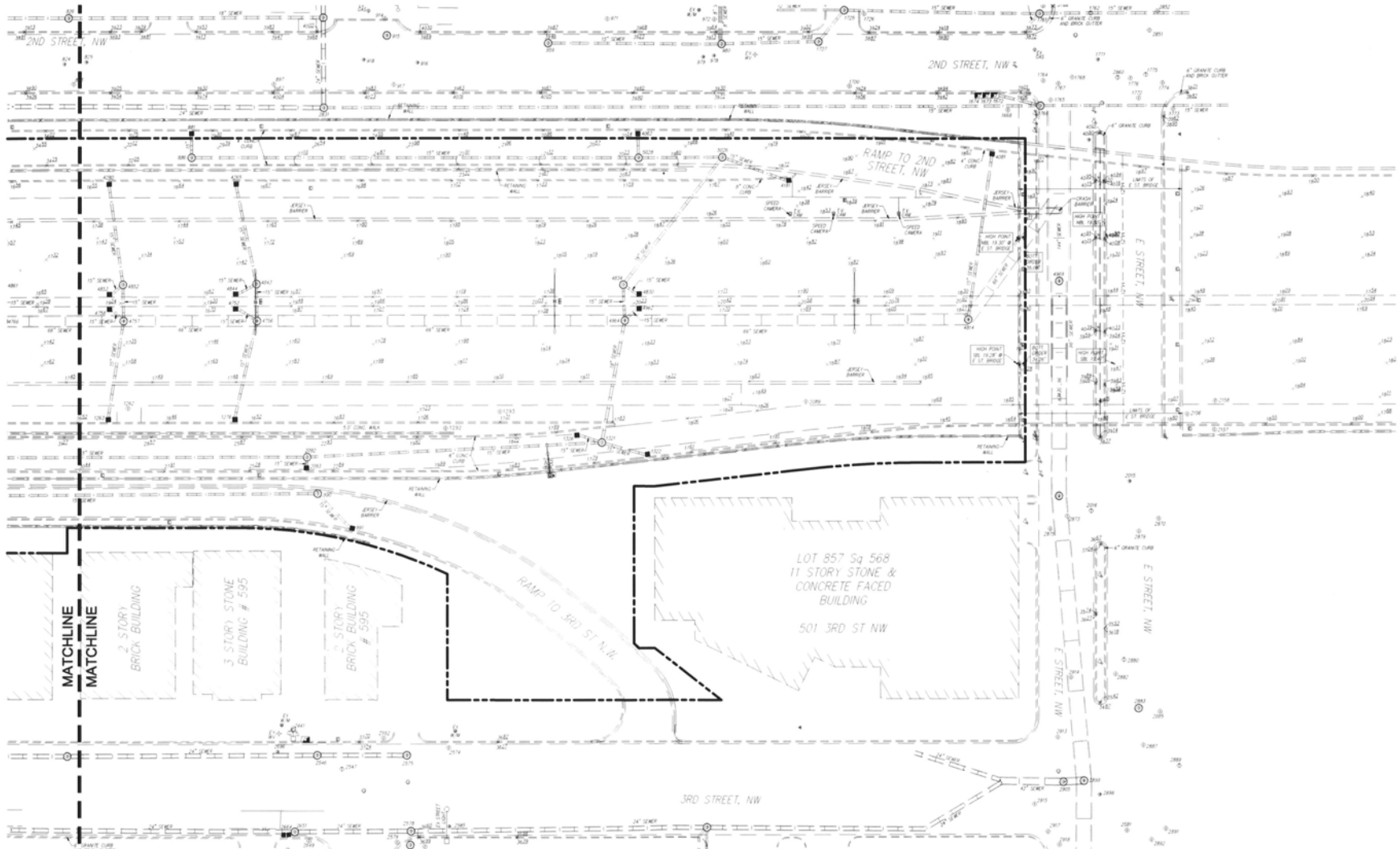
GROUNDCOVER

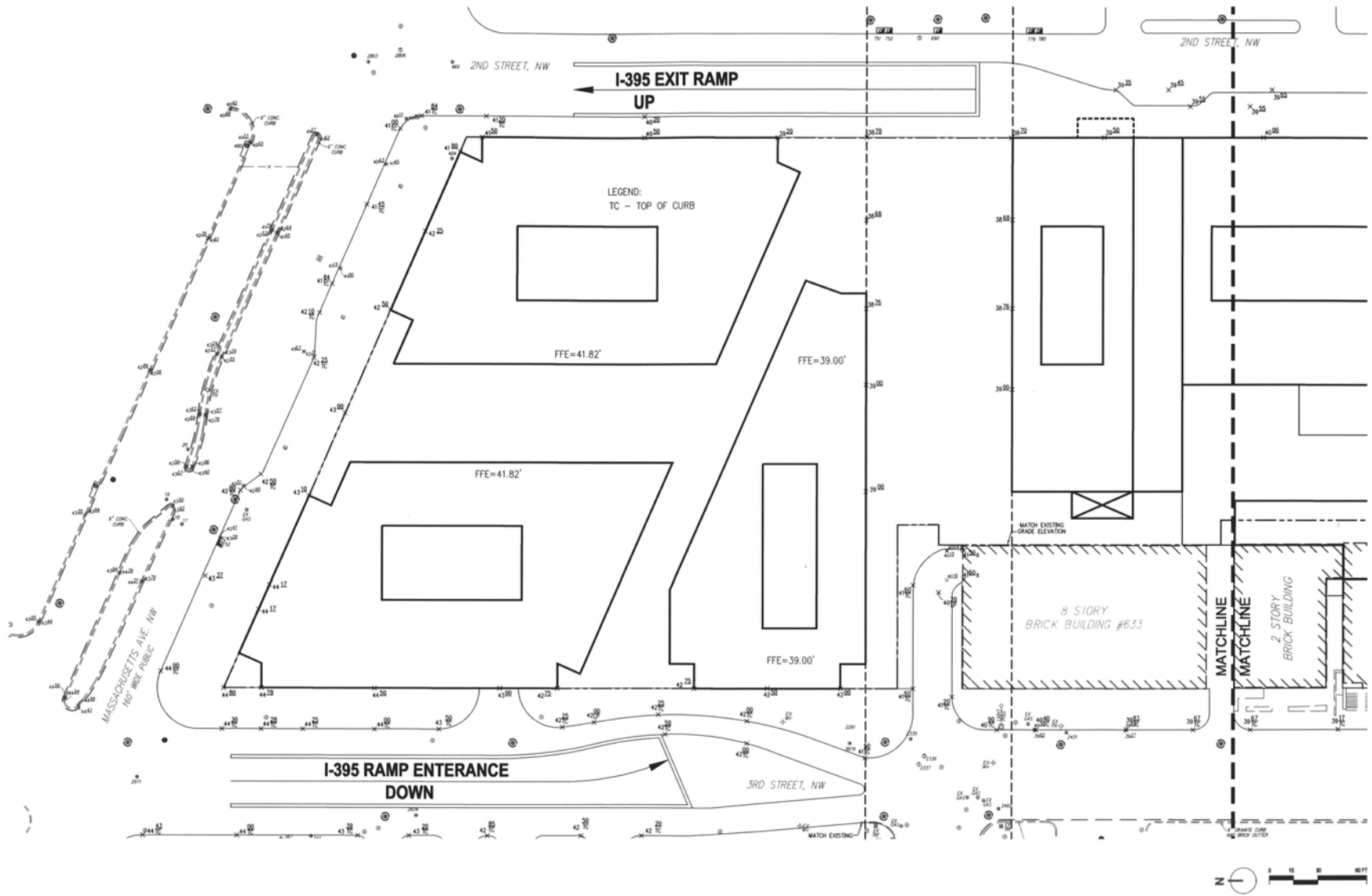




**Return to L'Enfant**

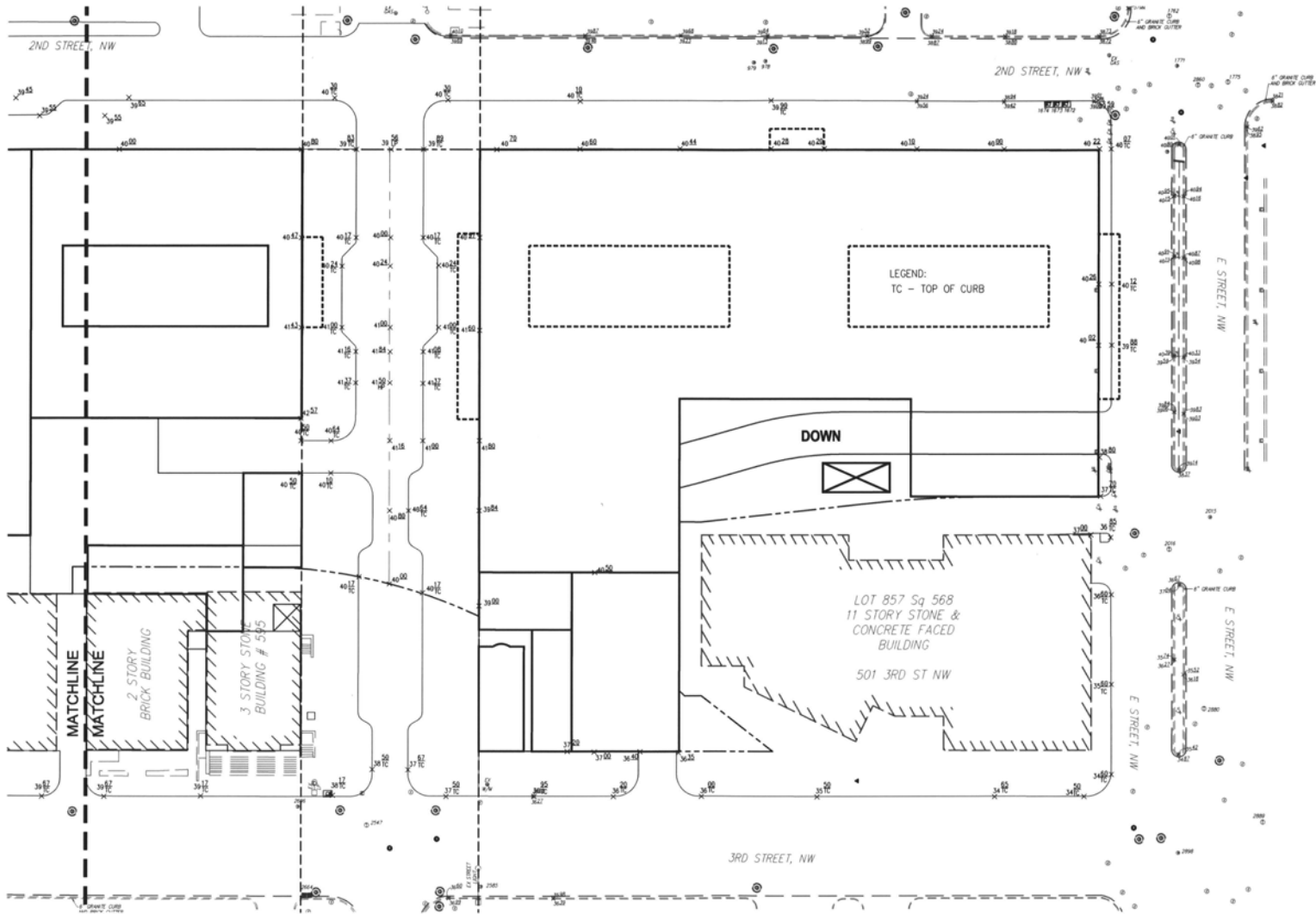
**Civil Survey - 1 of 2**

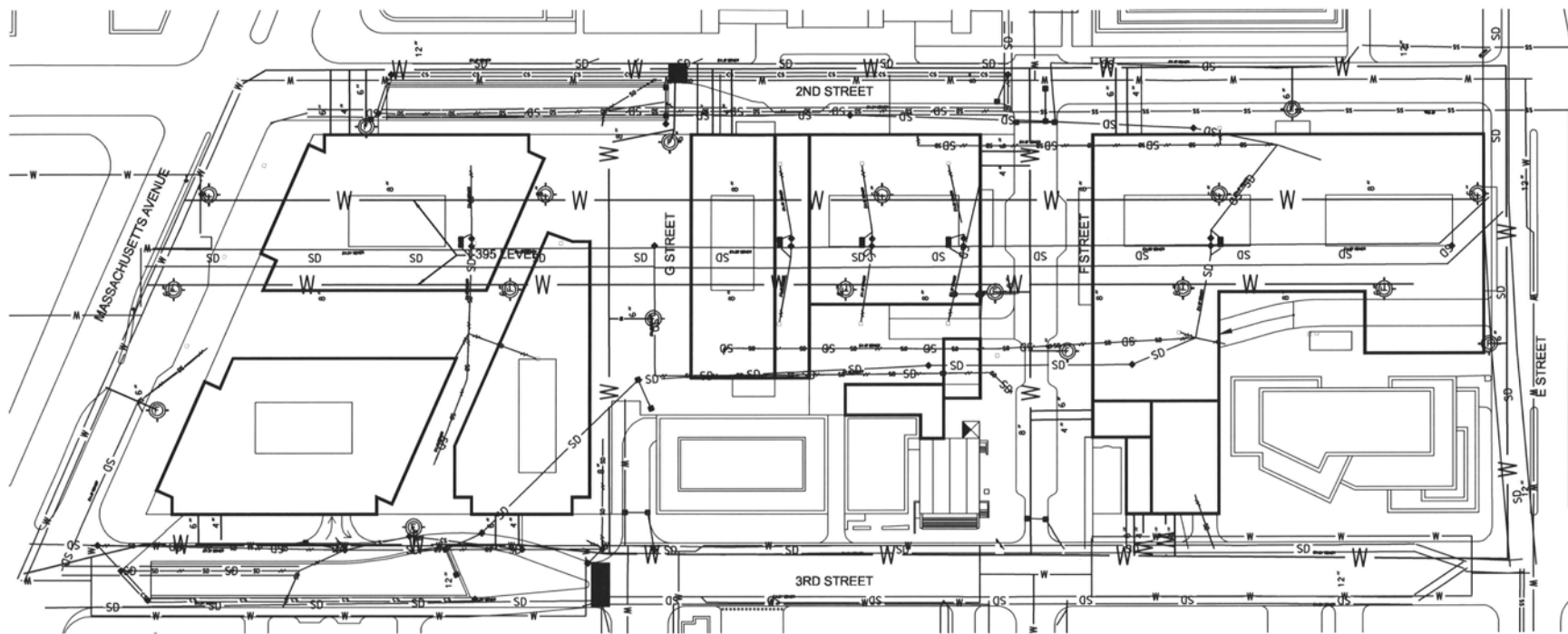




**Return to L'Enfant**

**Grading Plan - 1 of 2**





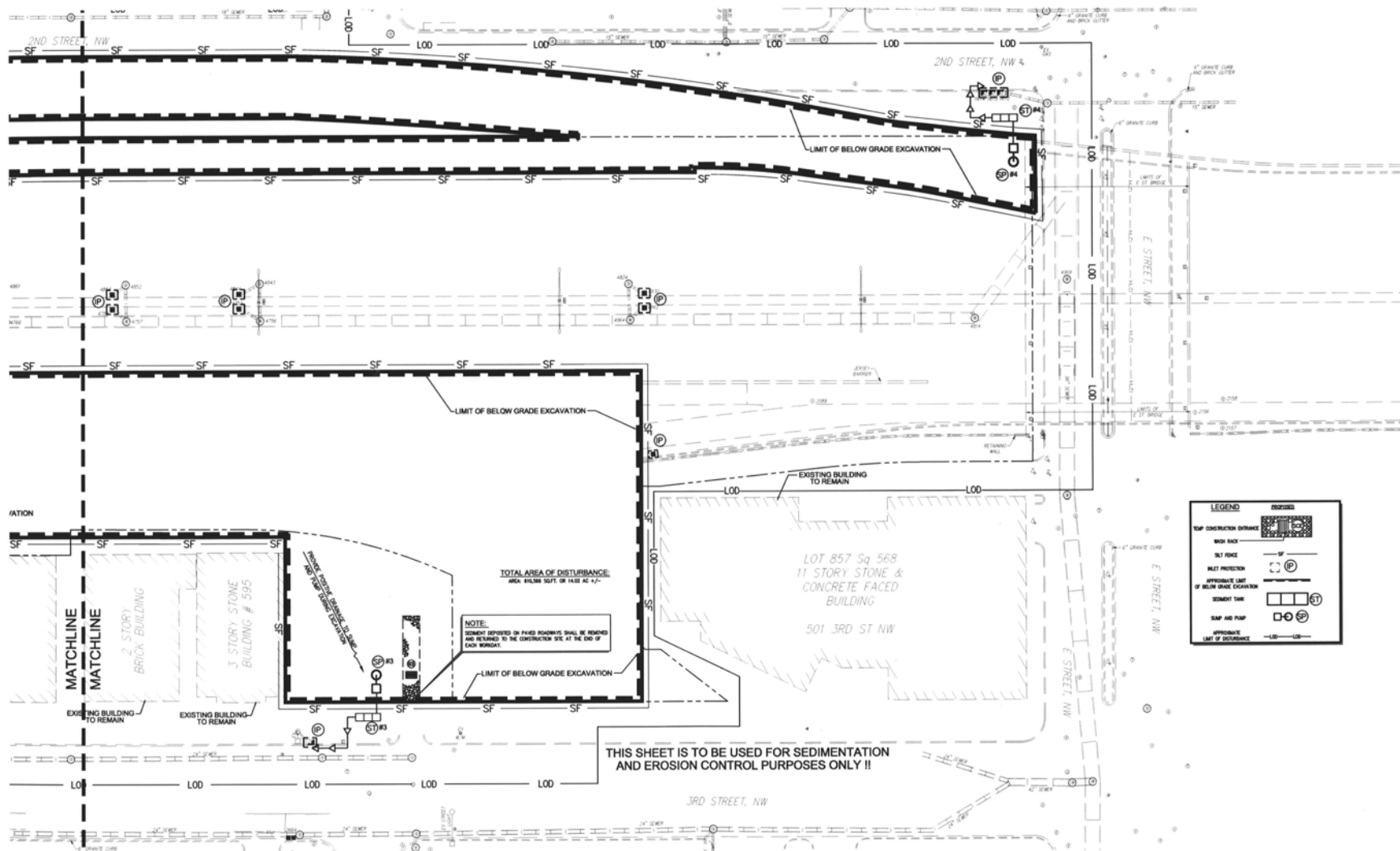
**Preliminary Waterline Design - Quantities**

Item	Quantity	
Fire Hydrant	19	Eac
4" Waterline - Domestic Service, Trench	300	LF
4" Waterline - Domestic Service, Suspended	100	LF
6" Waterline - Fire Hydrant Service, Trench	340	LF
6" Waterline - Building Fire Service, Trench	300	LF
6" Waterline - Building Fire Service, Suspended	100	LF
8" Waterline - Ductile Iron, Restraint Joint, Trench	2685	LF
8" Waterline - Ductile Iron, Restraint Joint, Suspended	500	LF
12" Waterline - Ductile Iron, Restraint Joint, Trench	2640	LF
12" Waterline - Ductile Iron, Restraint Joint, Suspended	250	LF

**LEGEND:**

- EXISTING COMBINED SEWER TO BE REMOVED
- PROPOSED COMBINED SEWER
- EXISTING WATER LINE TO BE REMOVED
- PROPOSED WATER
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER LATERALS
- PROPOSED FIRE HYDRANT





THIS SHEET IS TO BE USED FOR SEDIMENTATION AND EROSION CONTROL PURPOSES ONLY !!

LEGEND	PROPOSED
TOP CONSTRUCTION DISTURBANCE	[Hatched Box]
NOISE FENCE	[Dashed Line]
PILE PROTECTION	[Circle with 'P']
APPROXIMATE LIMIT OF BELOW GRADE EXCAVATION	[Dashed Line]
SEDIMENT TANK	[Rectangles with 'ST']
PUMP AND PUMP	[Circles with 'P']
APPROXIMATE LIMIT OF DISTURBANCE	[Dashed Line]





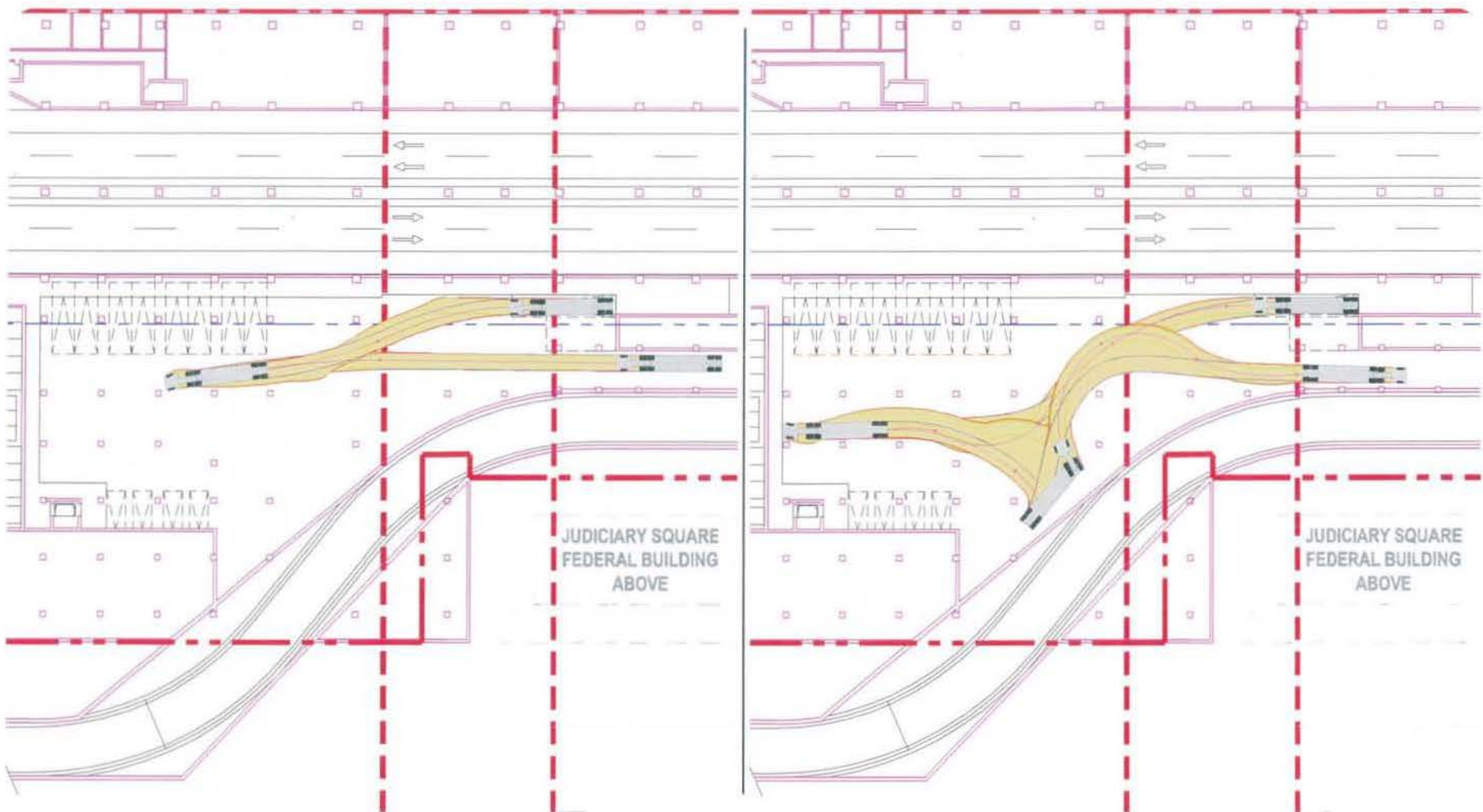


Figure 1: WB 50

- LEGEND:**
- VEHICLE BODY
  - FRONT TIRE TREAD
  - REAR TIRE TREAD
  - DIRECTION PATH
  - VEHICLE PATH

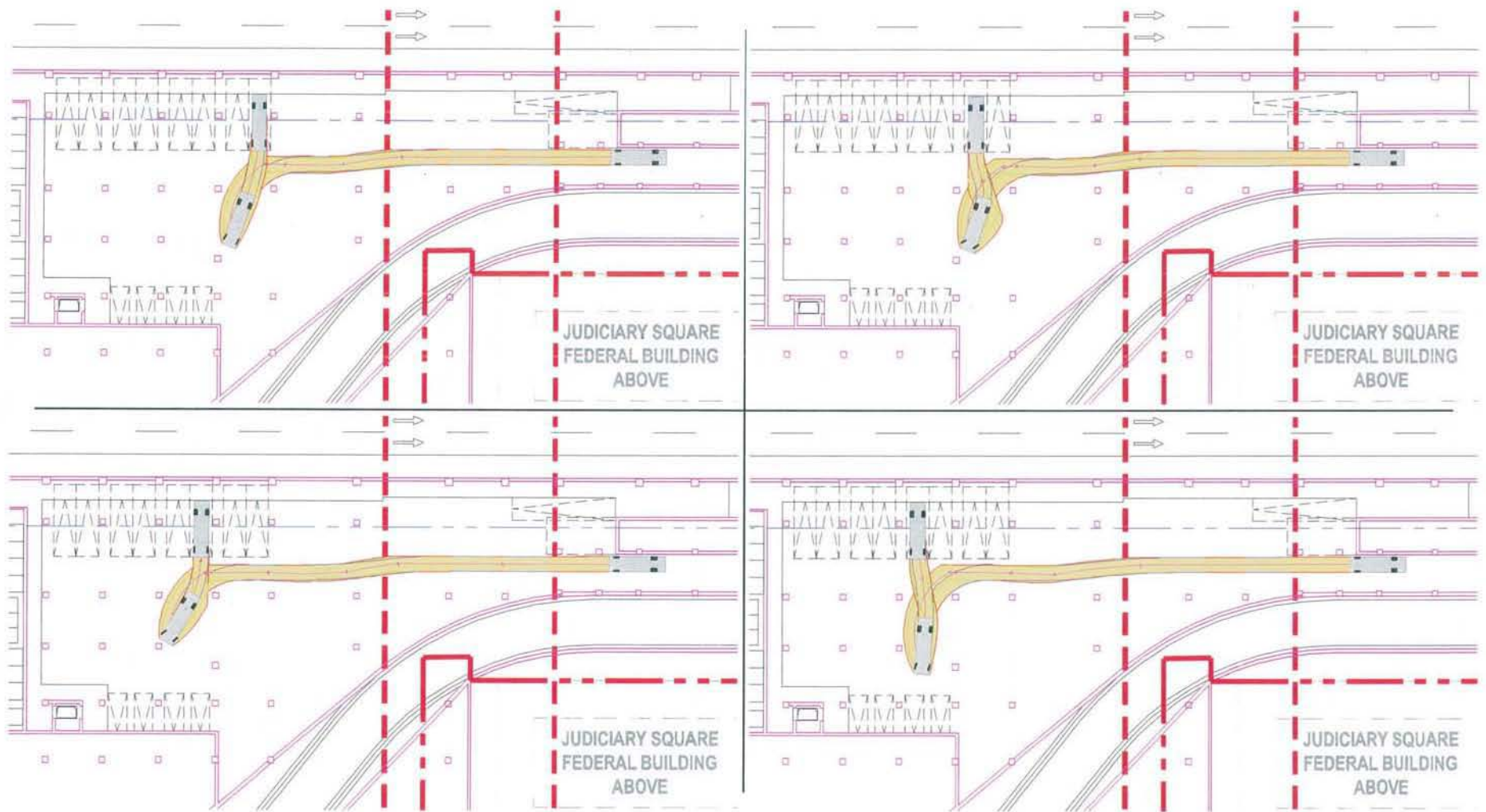


Figure 2: SU30-Inbound 1

- LEGEND:**
- VEHICLE BODY
  - FRONT TIRE TREAD
  - REAR TIRE TREAD
  - DIRECTION PATH
  - VEHICLE PATH

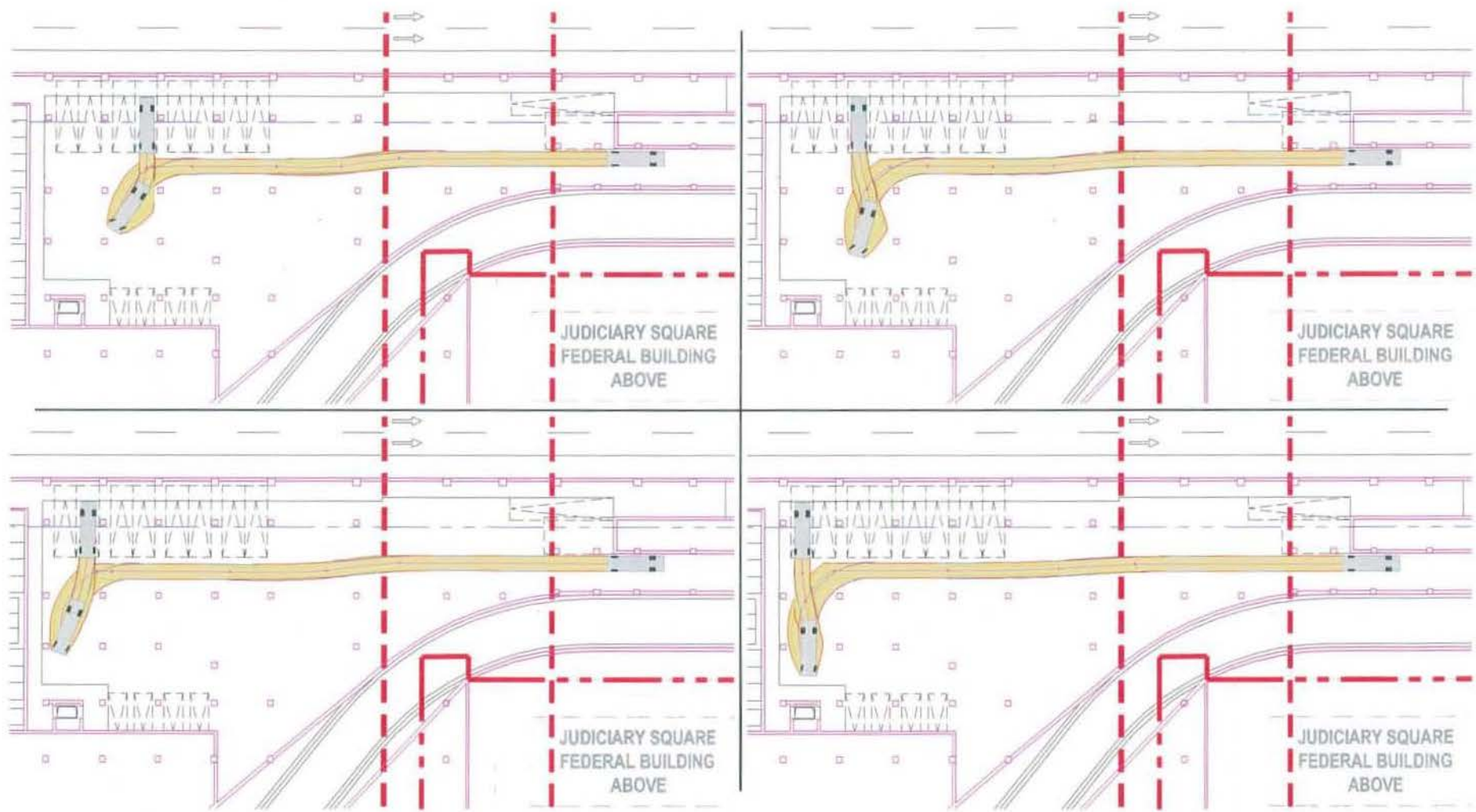


Figure 3: SU30-Inbound 2

- LEGEND:**
- VEHICLE BODY
  - FRONT TIRE TREAD
  - REAR TIRE TREAD
  - DIRECTION PATH
  - VEHICLE PATH

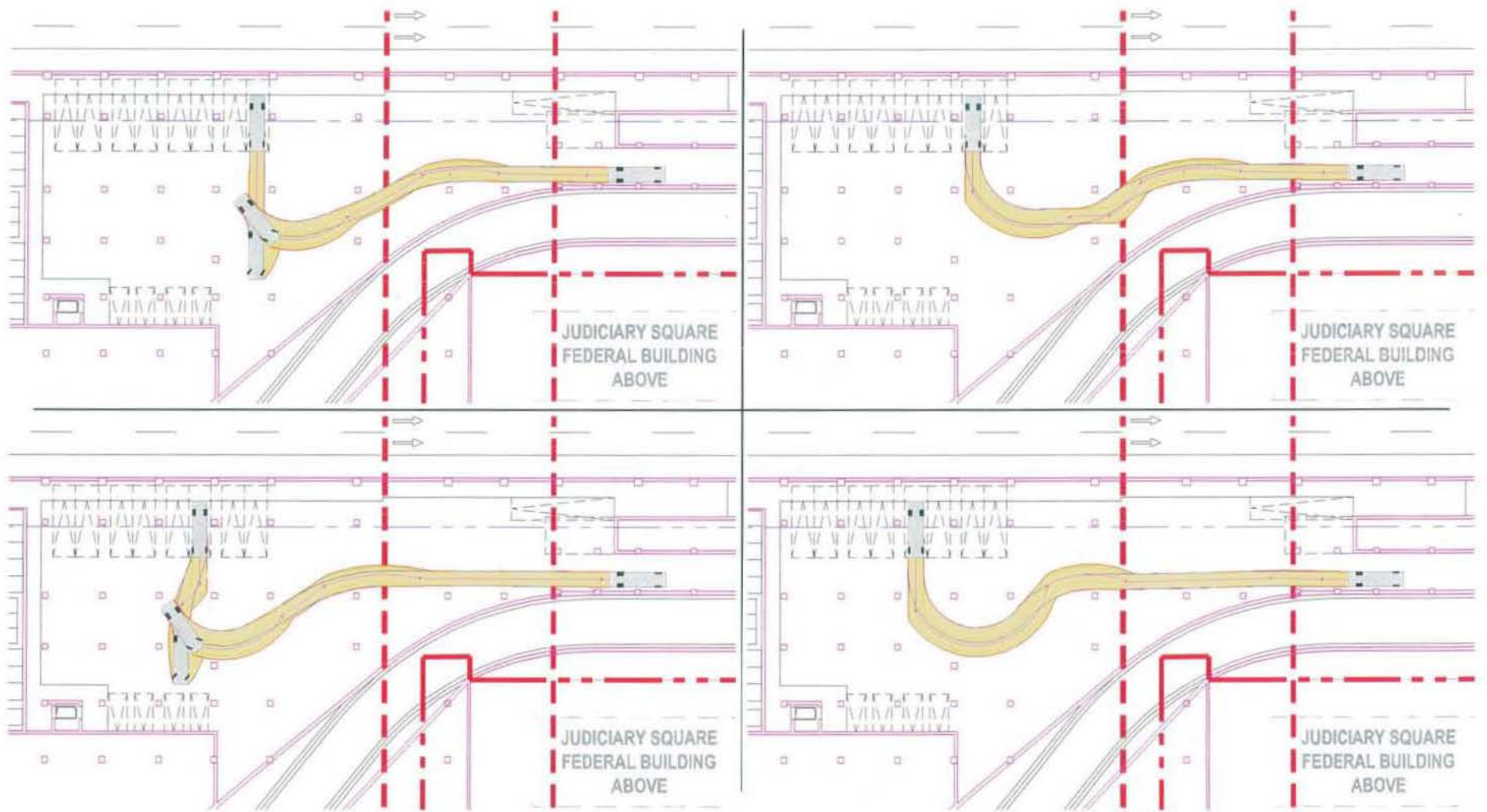


Figure 4: SU30-Outbound 1

LEGEND:

- VEHICLE BODY
- - - FRONT TIRE TREAD
- - - REAR TIRE TREAD
- DIRECTION PATH
- VEHICLE PATH

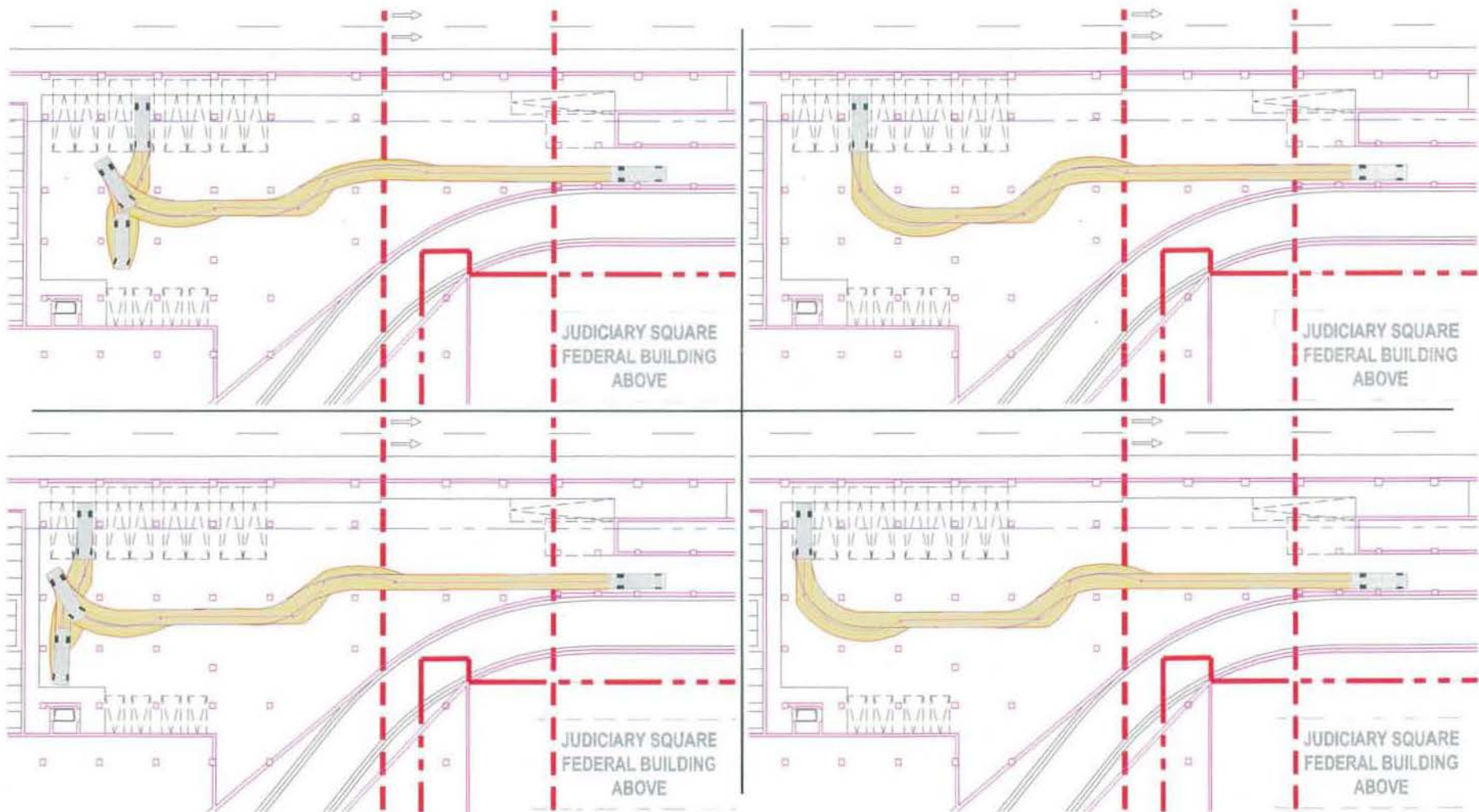


Figure 5: SU30-Outbound 2

- LEGEND:**
- VEHICLE BODY
  - FRONT TIRE TREAD
  - REAR TIRE TREAD
  - DIRECTION PATH
  - VEHICLE PATH

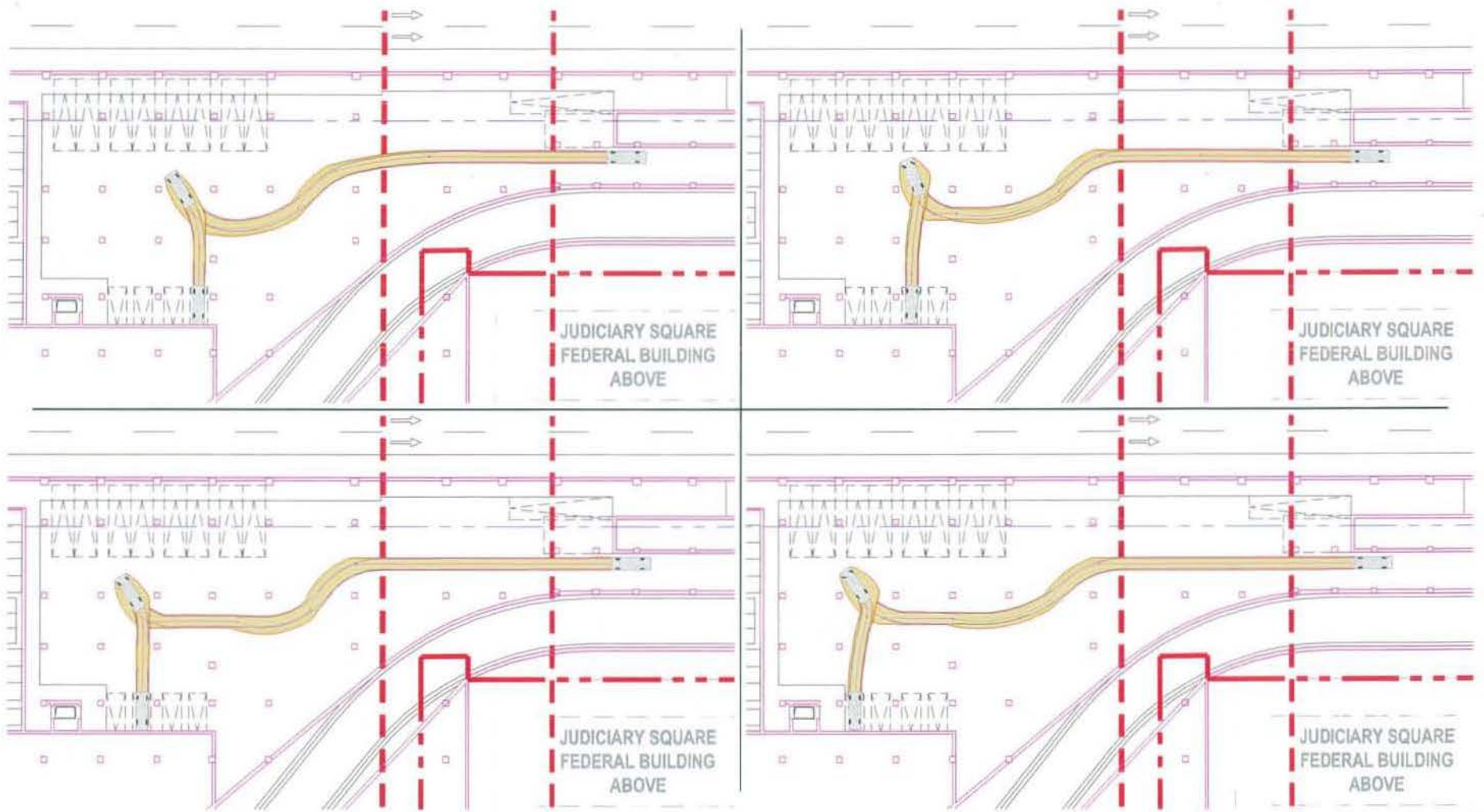


Figure 6: Delivery Van-Inbound

- LEGEND:**
- VEHICLE BODY
  - FRONT TIRE TREAD
  - REAR TIRE TREAD
  - DIRECTION PATH
  - VEHICLE PATH

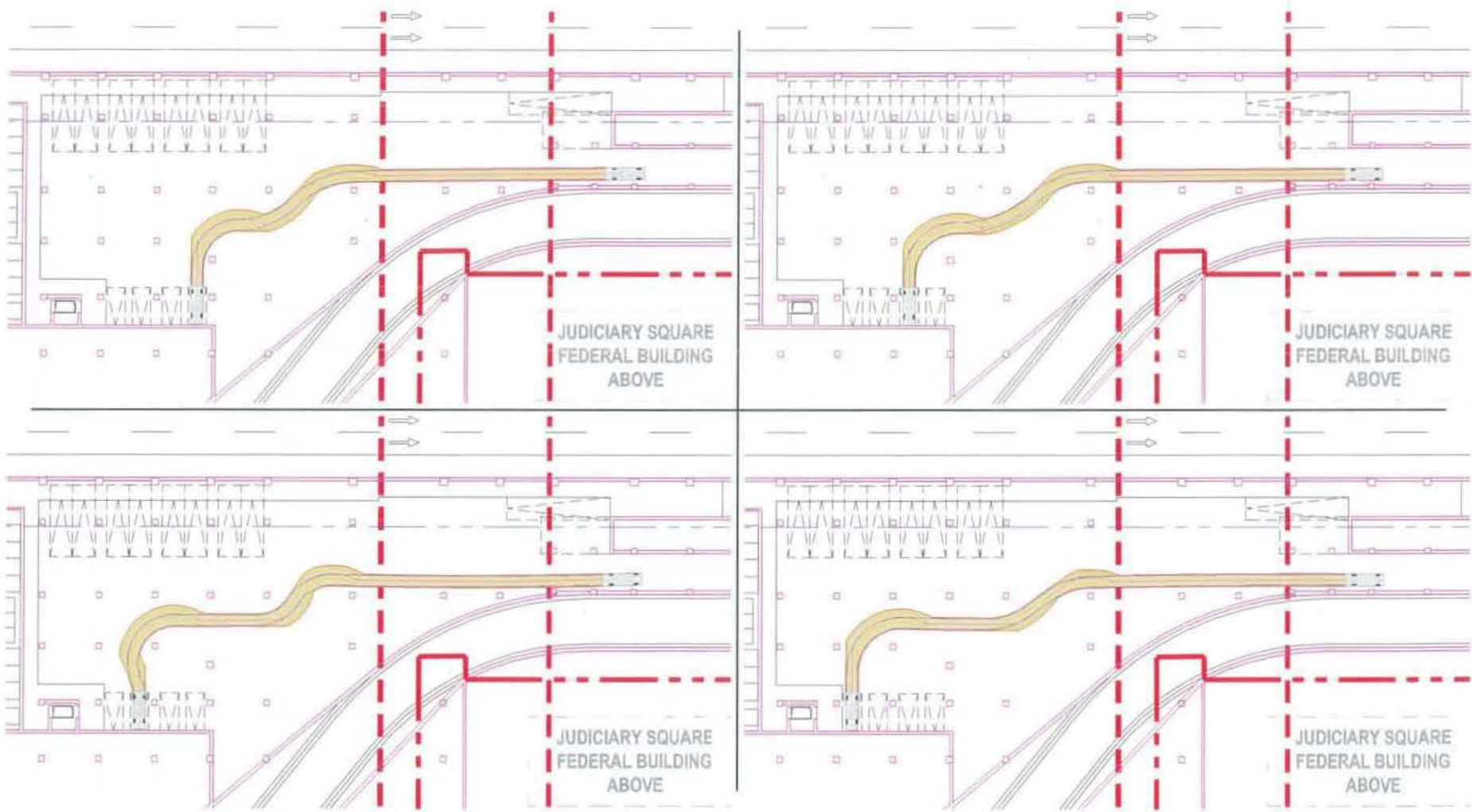


Figure 7: Delivery Van-Outbound

- LEGEND:**
- VEHICLE BODY
  - FRONT TIRE TREAD
  - REAR TIRE TREAD
  - DIRECTION PATH
  - VEHICLE PATH

**Louis Dreyfus Property Group SOM**

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