

**Return to L'Enfant**

Consolidated PUD Application Final Consolidated PUD Plans - May 23, 2011

**Section Through Canopy Looking North - North Block**

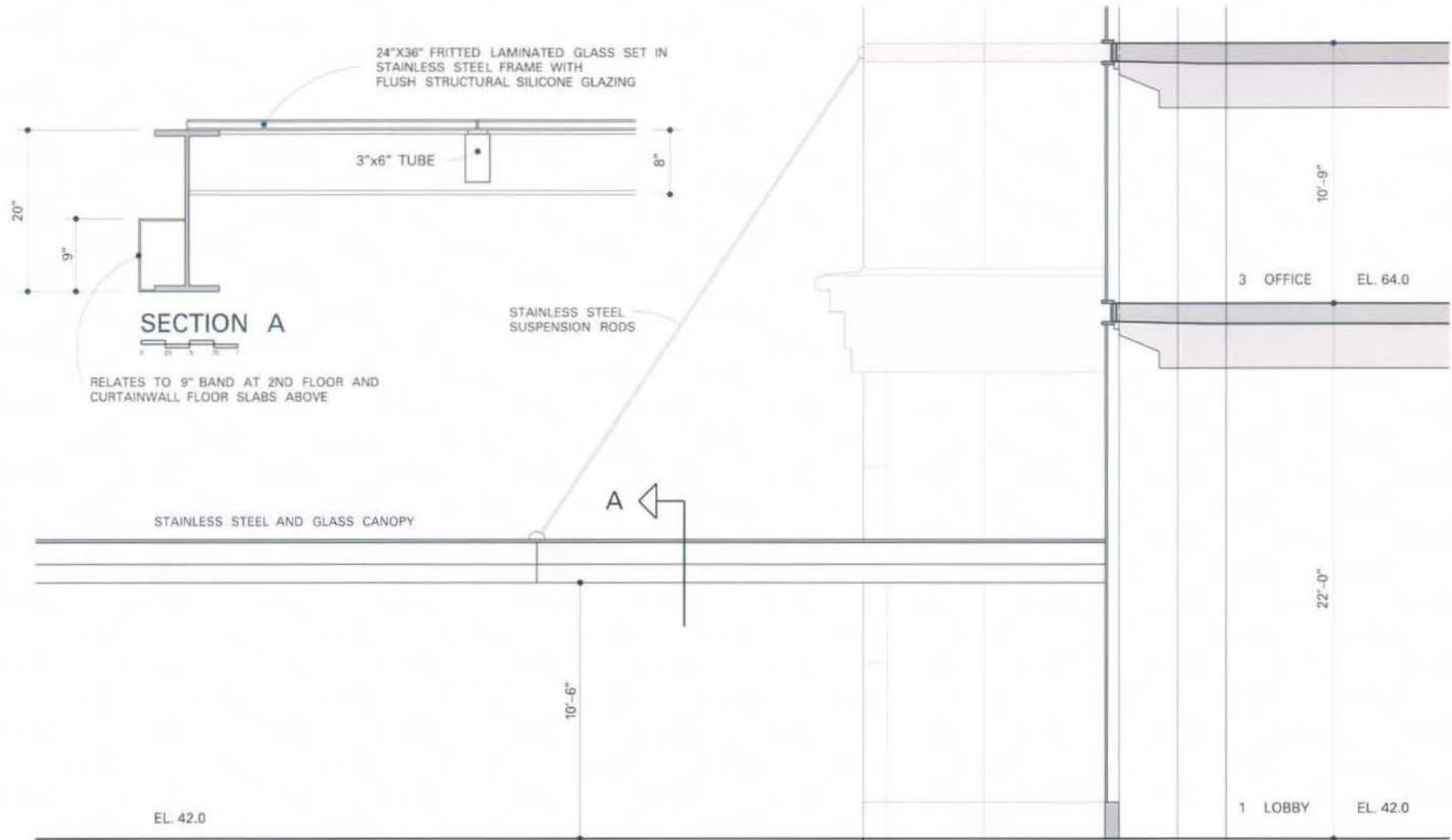
KEVIN ROCHE JOHN DINKELGOO AND ASSOCIATES LLC **Louis Dreyfus Property Group** 4.4

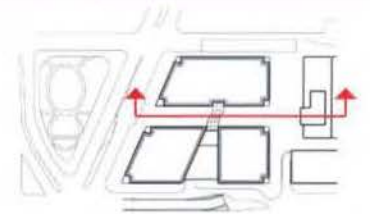
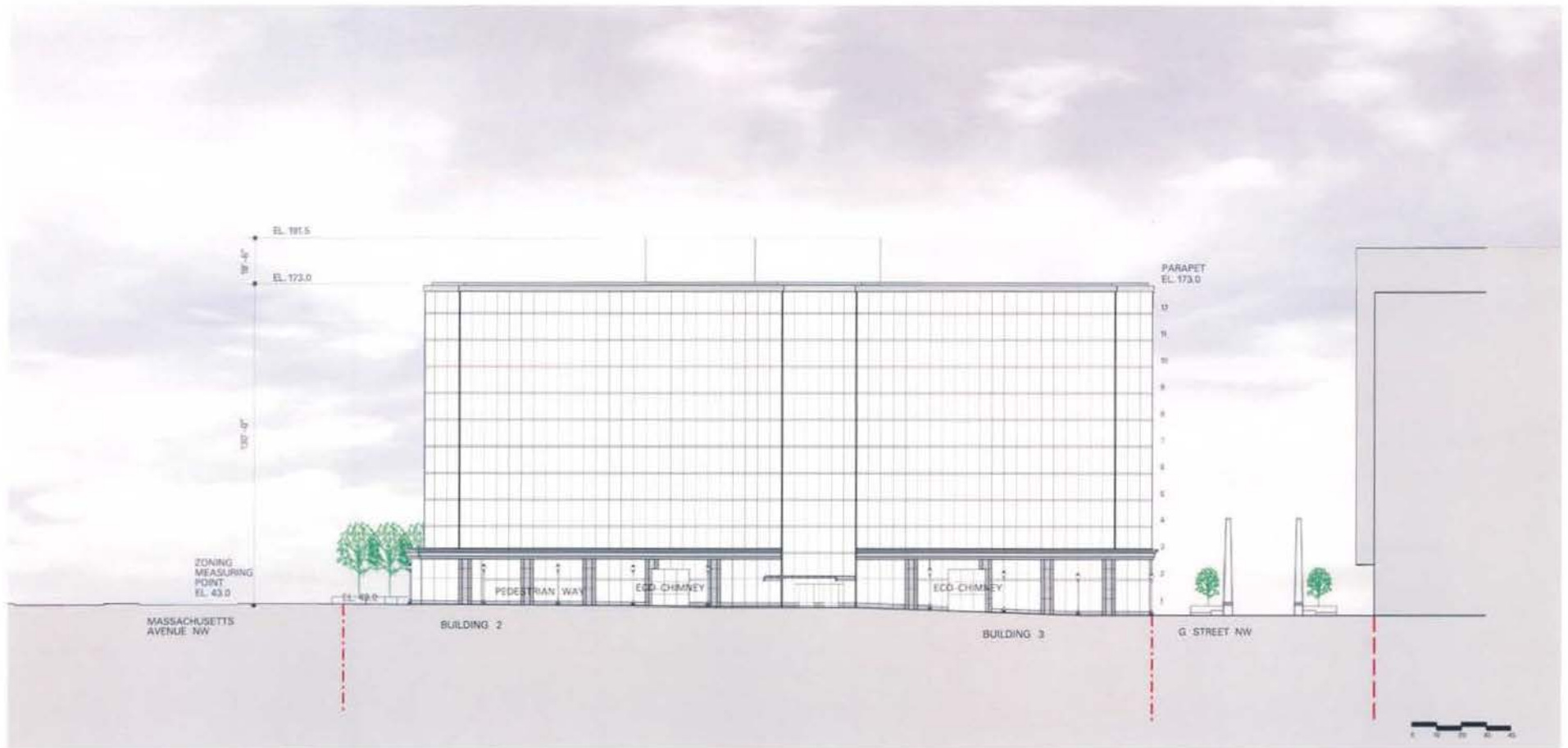
ZONING COMMISSION  
 District of Columbia  
 CASE NO.08-34  
 EXHIBIT NO.67A2



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**Partial First Floor Plan / Canopy - North Block**

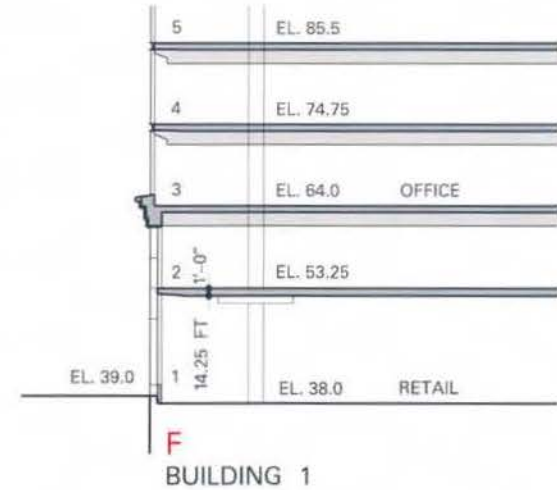
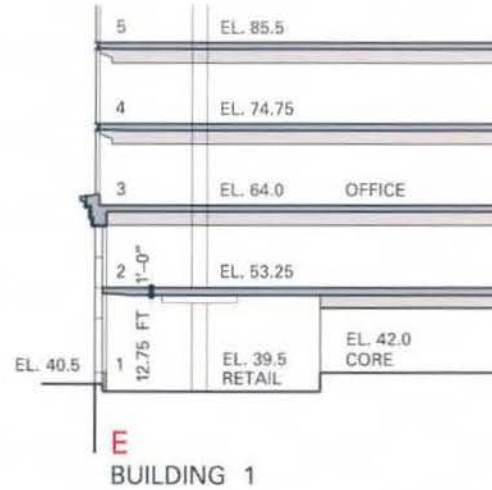
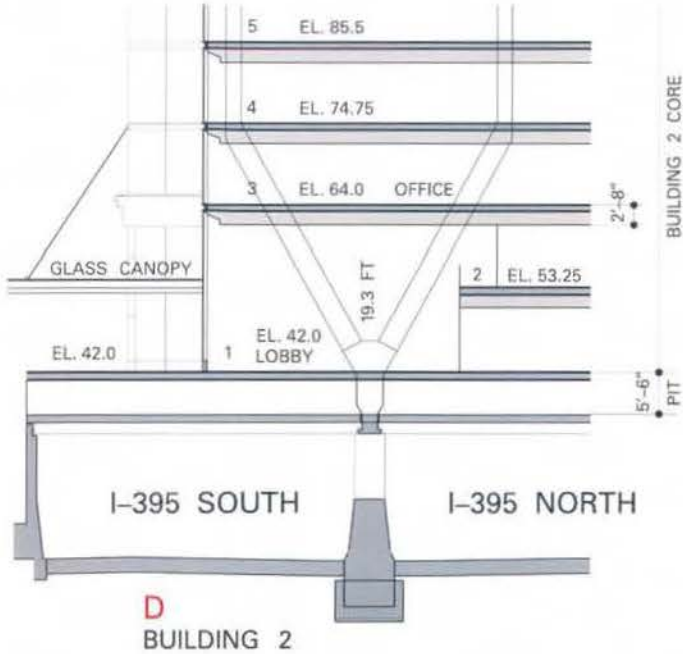
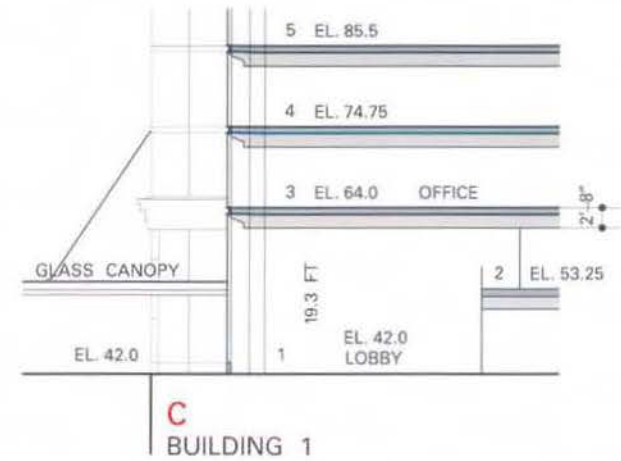
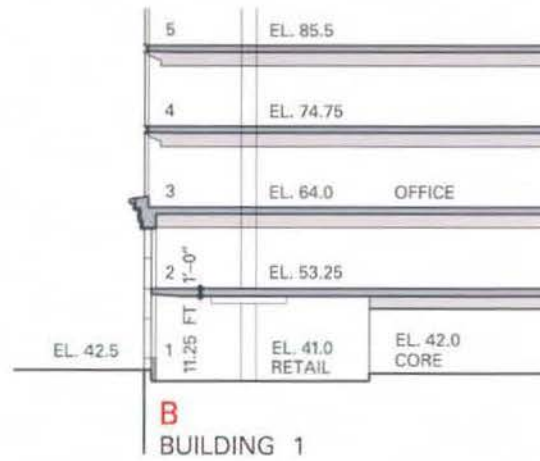
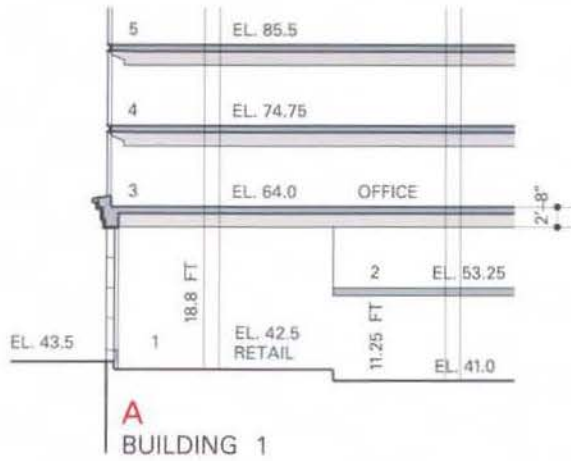


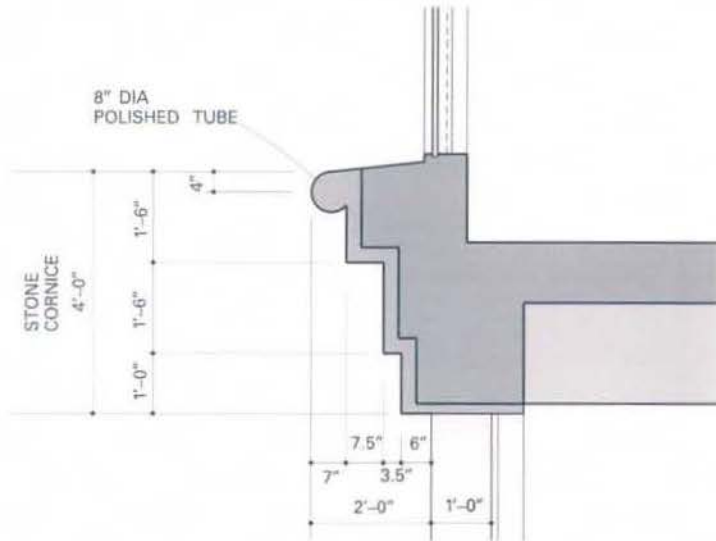


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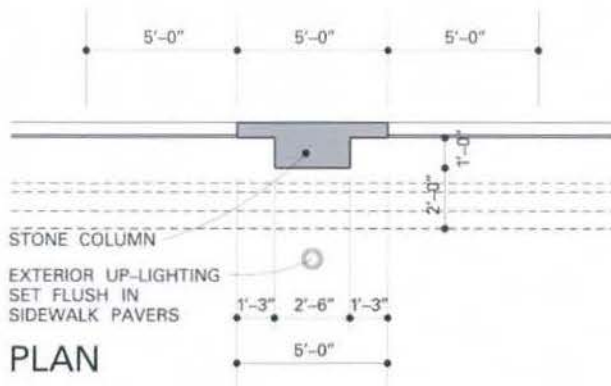
**Longitudinal Section / Elevation Through Pedestrian Way Looking East - North Block**



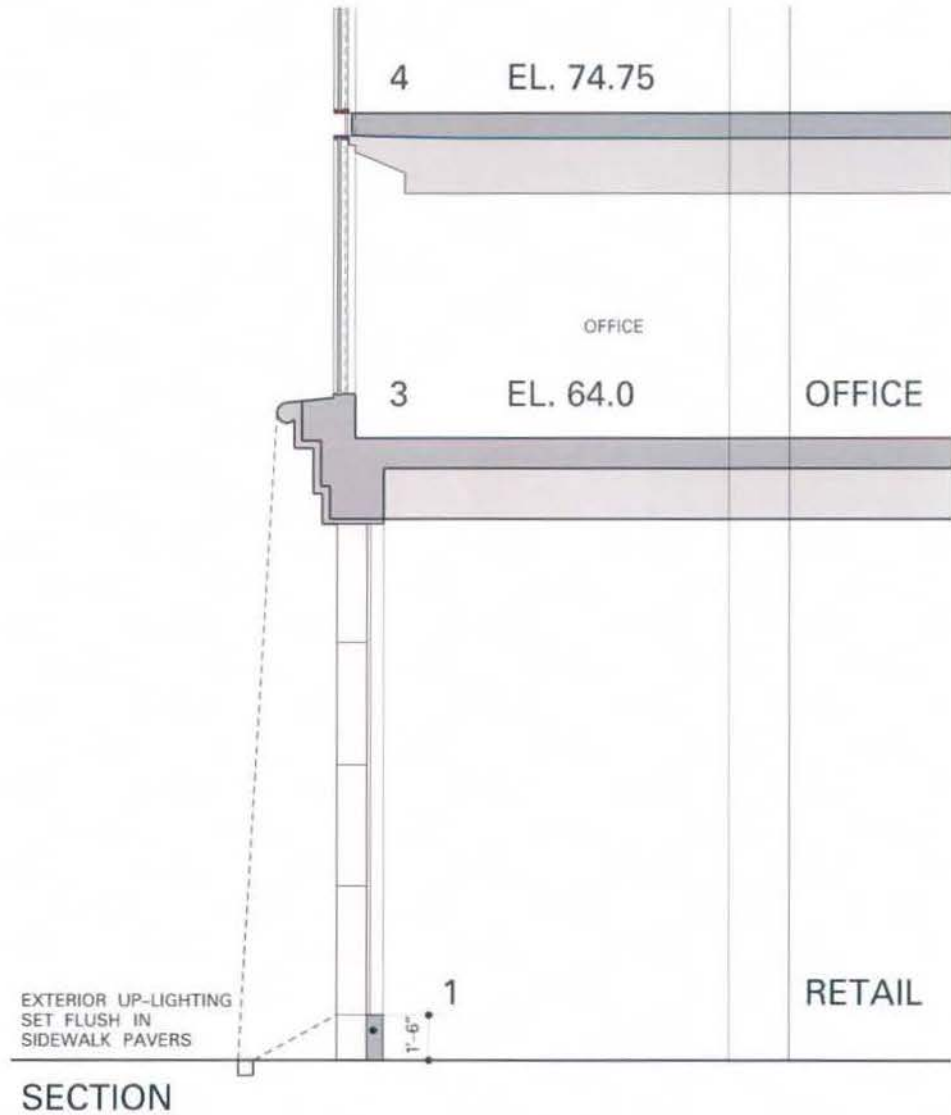




CORNICE PROFILE

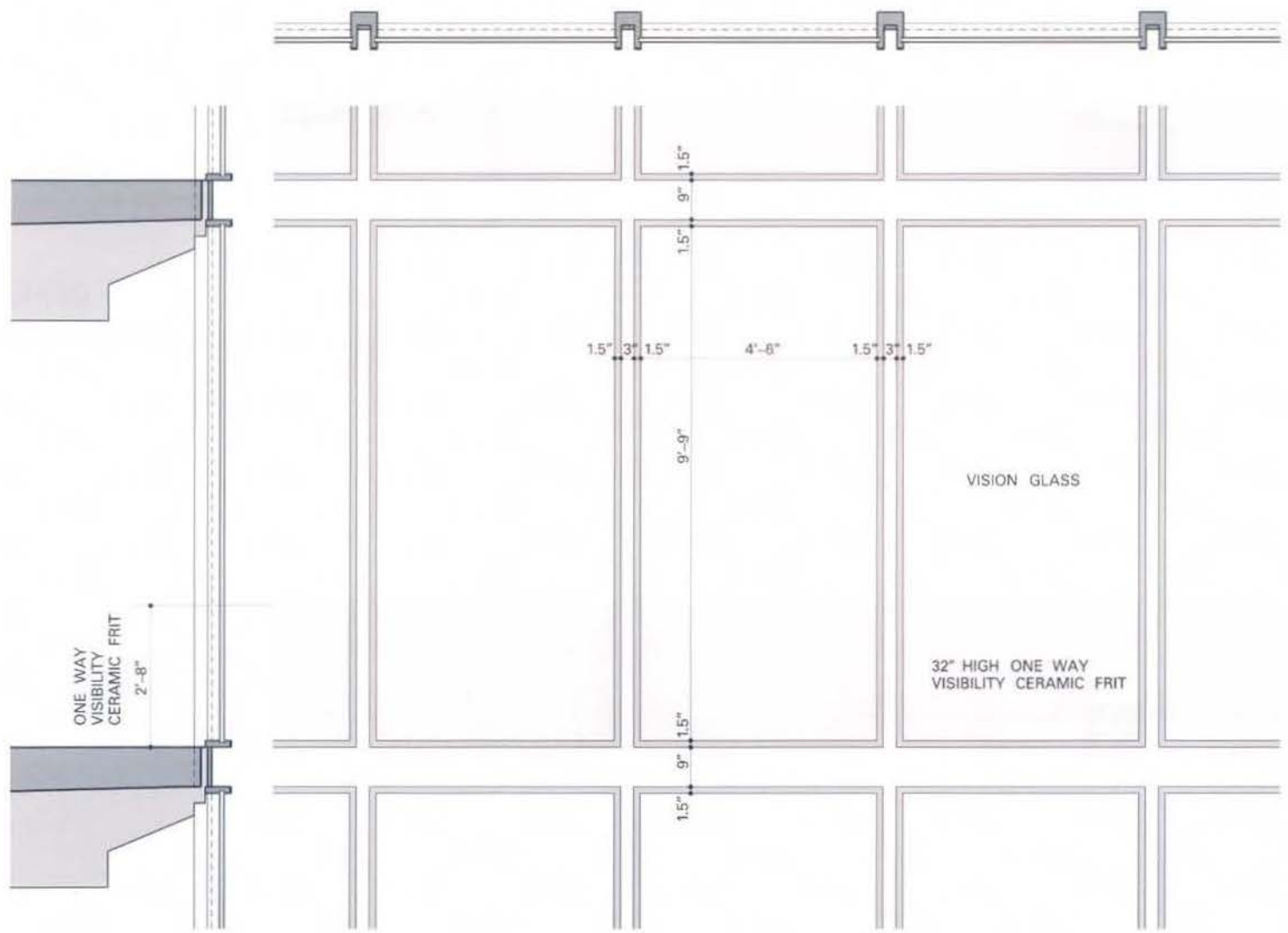


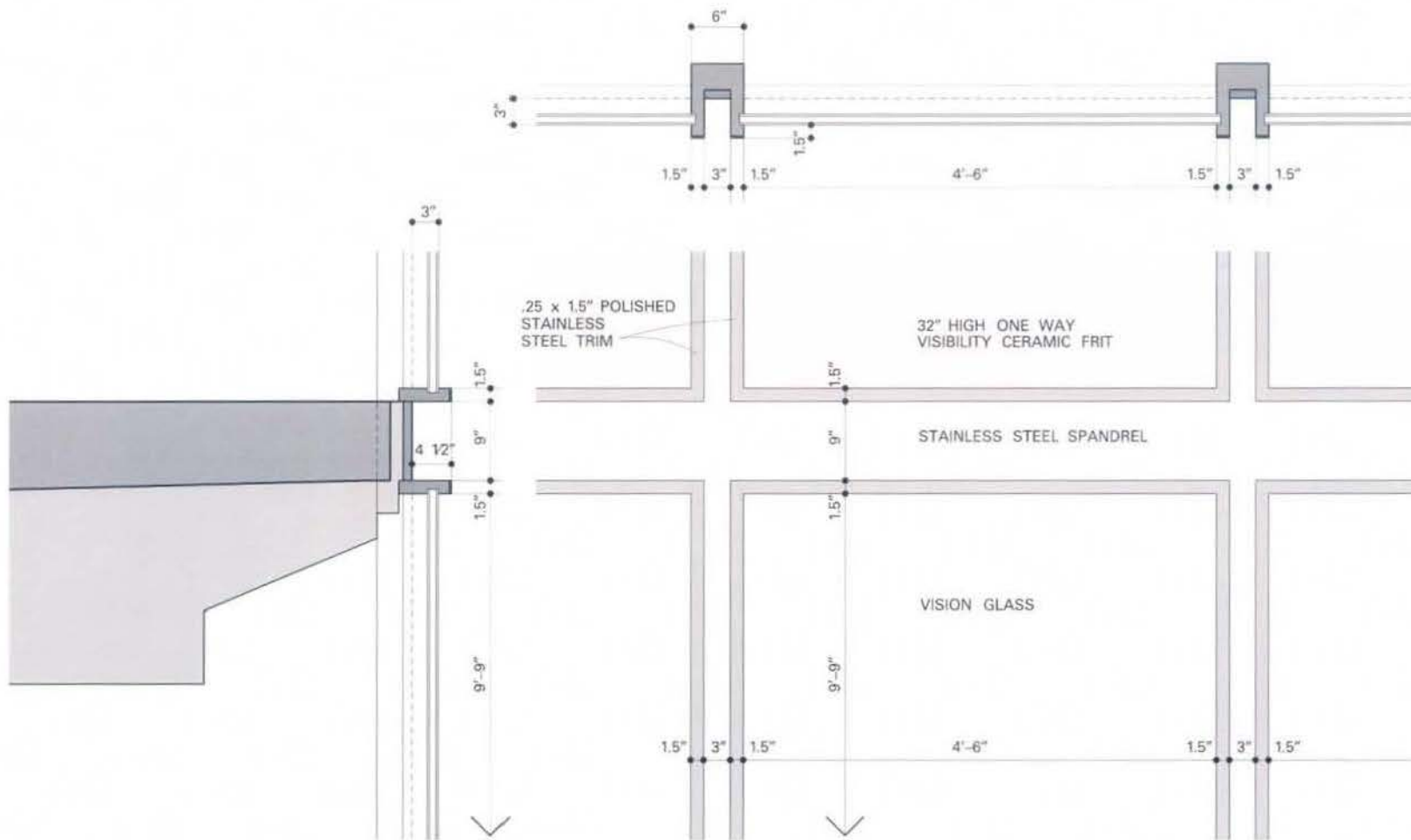
PLAN

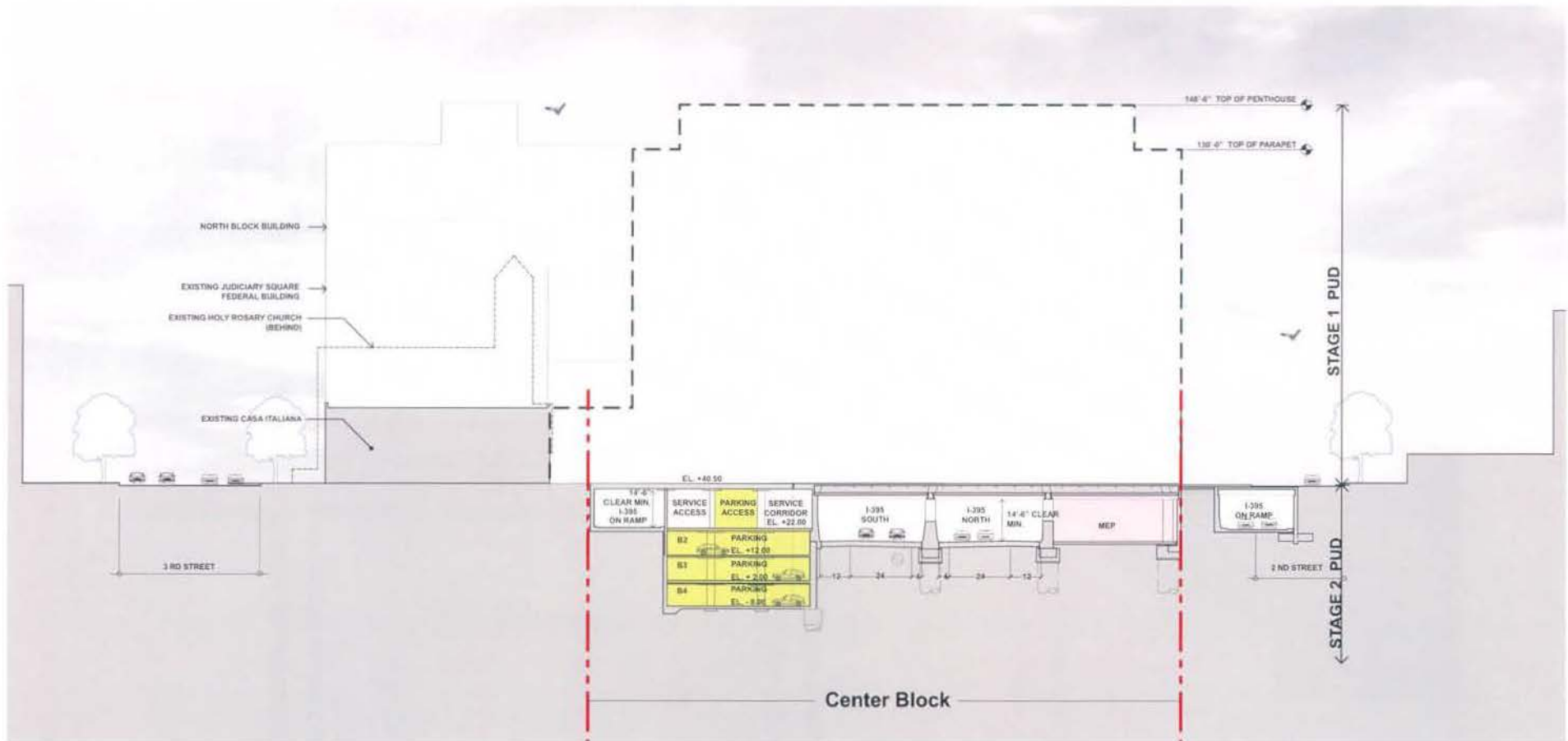


SECTION







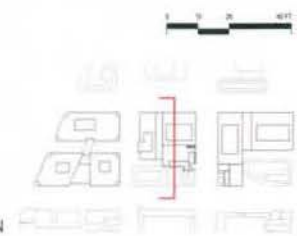


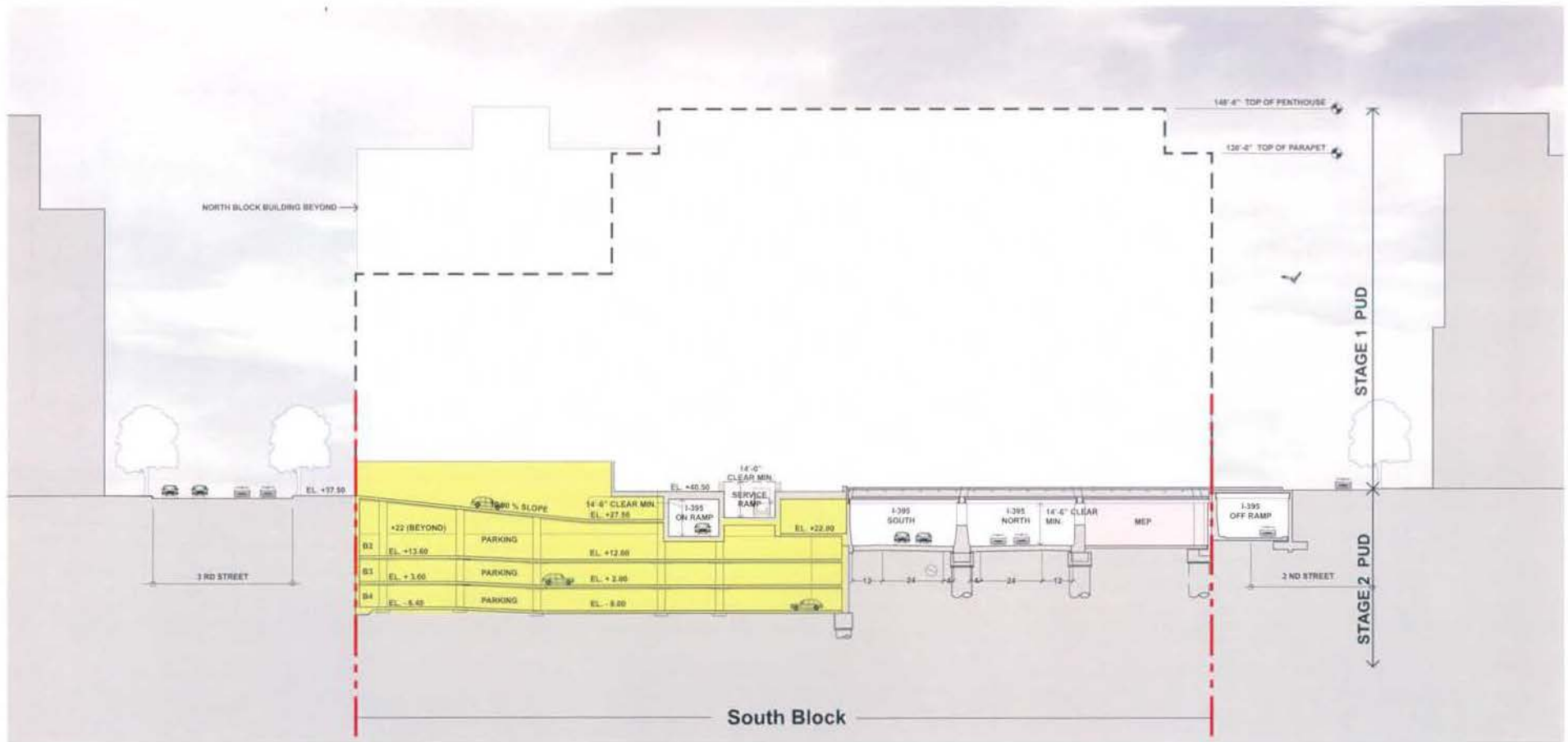
**NOTE:**

1. Building heights for the Center Block are taken from the measuring point of 40.50'. Refer to sheet 1.7 "Detailed Site Circulation Plan" for measuring point location.
2. Refer to sheet 1.4 "Extent of Consolidated PUD Submission" for scope of PUD

**LEGEND:**

- - - - - PROPERTY LINE
- MEASURING POINT ELEVATION



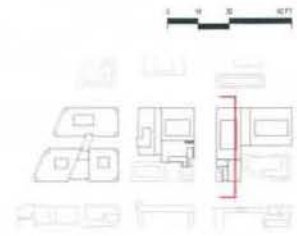


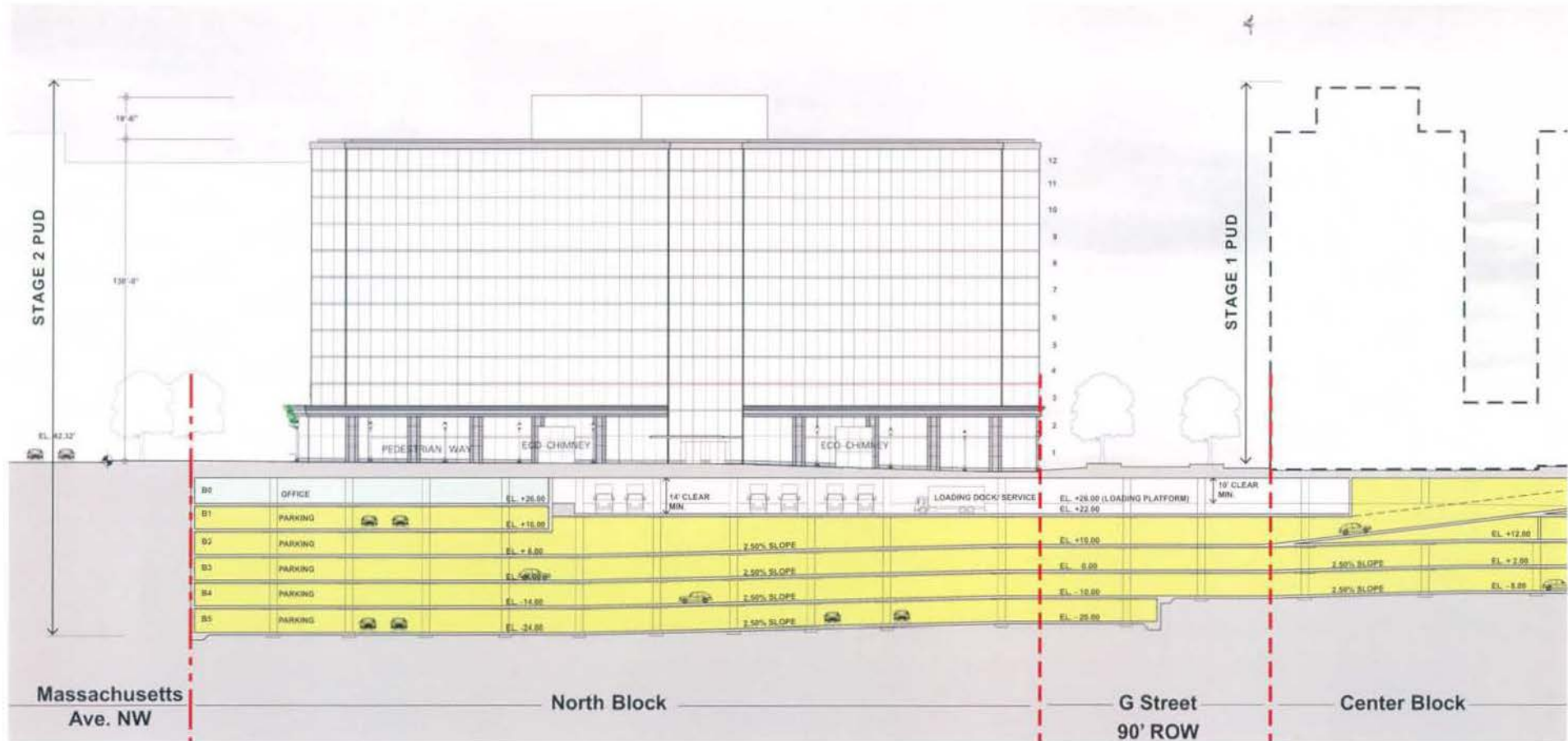
**NOTE:**

1. Building heights for the South Block are taken from the measuring point of 40.50'. Refer to sheet 1.7 "Detailed Site Circulation Plan" for measuring point location.
2. Refer to sheet 1.4 "Extent of Consolidated PUD Submission" for scope of PUD

**LEGEND:**

- PROPERTY LINE
- MEASURING POINT ELEVATION

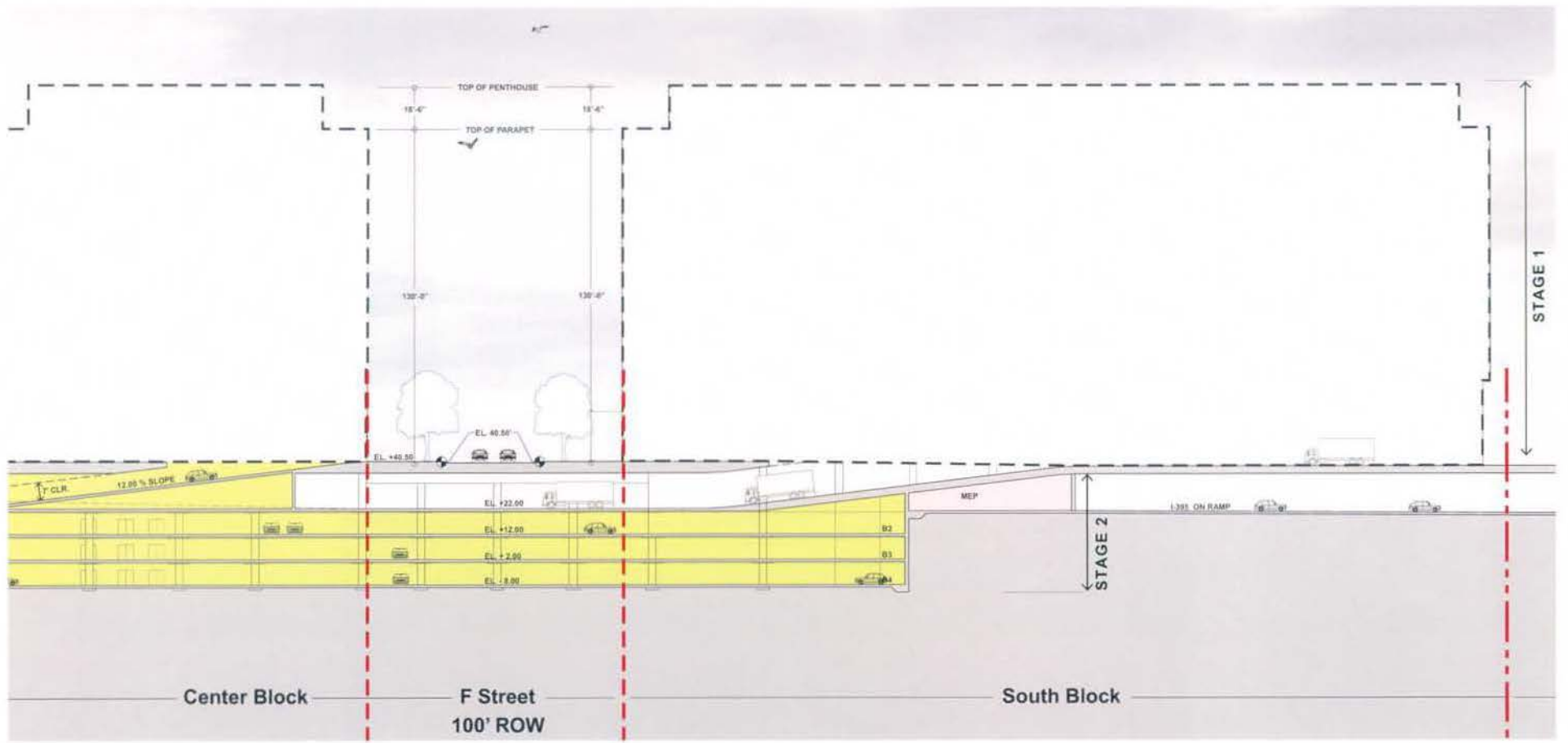




**NOTE:**  
 1. North Block building heights are taken from the measuring point of 42.32'.  
 Refer to sheet 1.7 "Detailed Site Circulation Plan" for measuring point location.  
 2. Refer to sheet 1.4 "Extent of Consolidated PUD Submission" for scope of PUD

**LEGEND:**

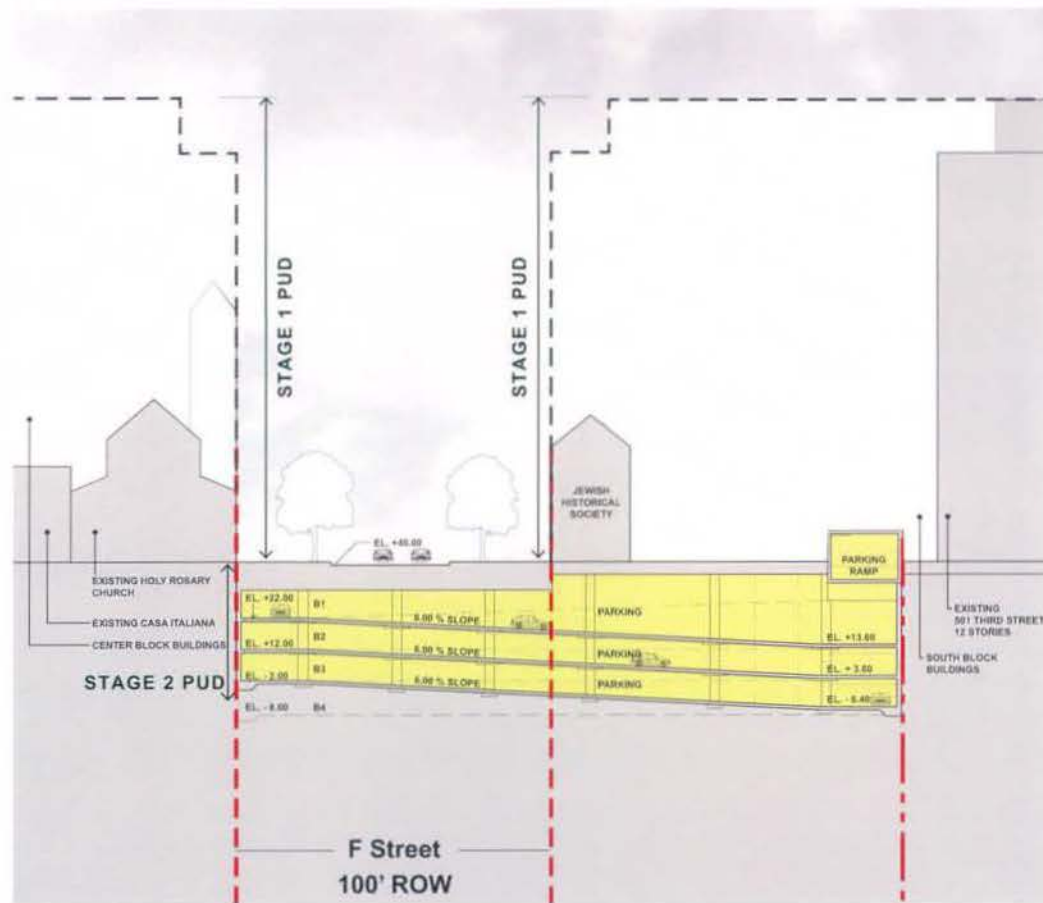
- PROPERTY LINE
- - - RIGHT OF WAY
- MEASURING POINT ELEVATION



**NOTE:**  
 1. Refer to sheet 1.4 "Extent of Consolidated PUD Submission" for scope of PUD

**LEGEND:**

- PROPERTY LINE
- - - RIGHT OF WAY
- ⊙ MEASURING POINT ELEVATION

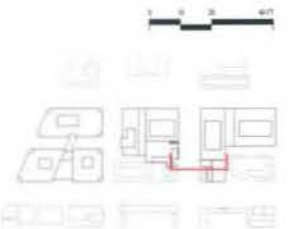


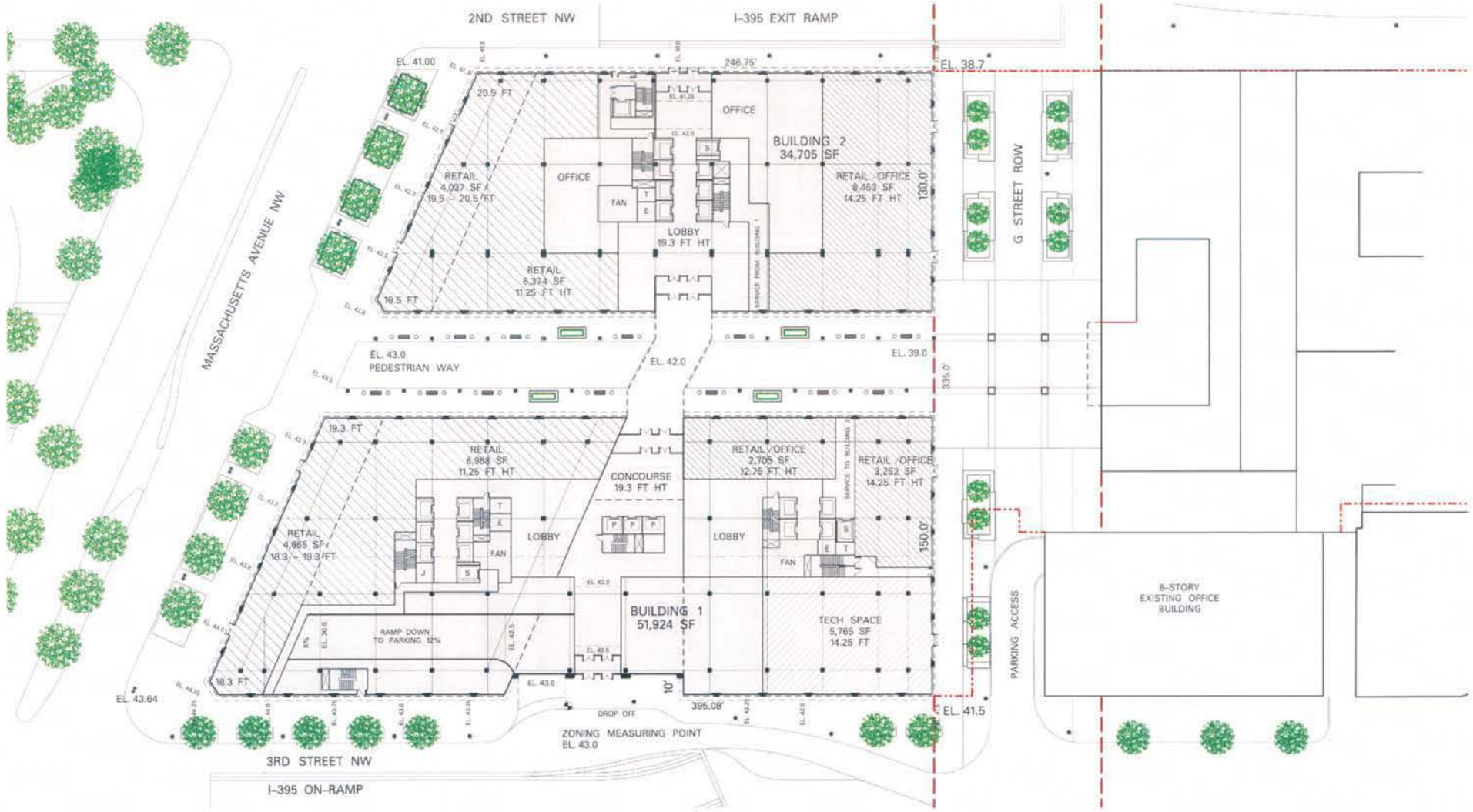
**NOTE:**

1. Refer to sheet 1.4 "Extent of Consolidated PUD Submission" for scope of PUD

**LEGEND:**

-  PROPERTY LINE
-  MEASURING POINT ELEVATION



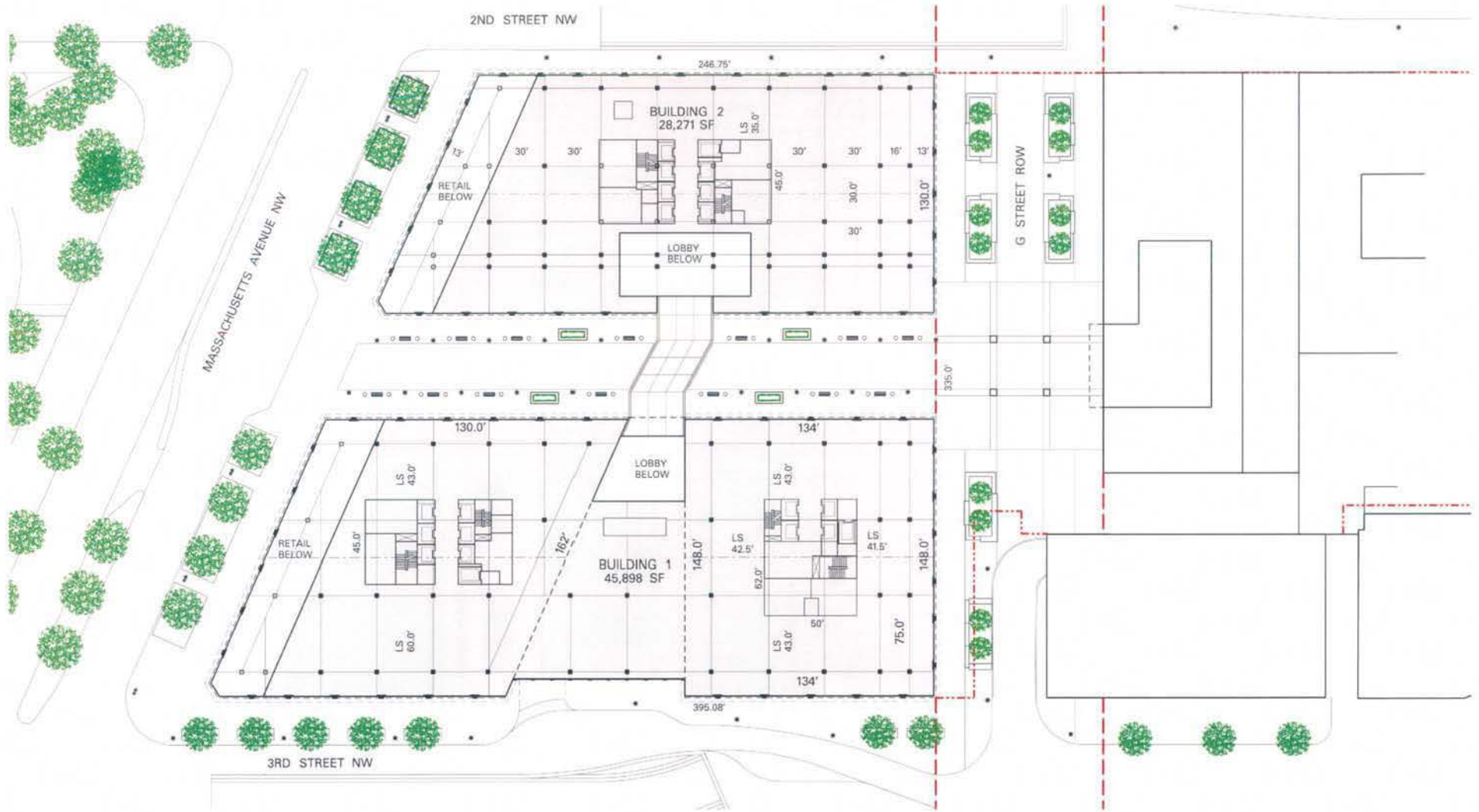


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**1st Floor Plan - North Block**

KEVIN ROCHE JOHN DINKELOO AND ASSOCIATES LLC Louis Dreyfus Property Group 5.1



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**2nd Floor Plan - North Block**







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Consolidated PUD Application Final Consolidated PUD Plans May 23, 2011

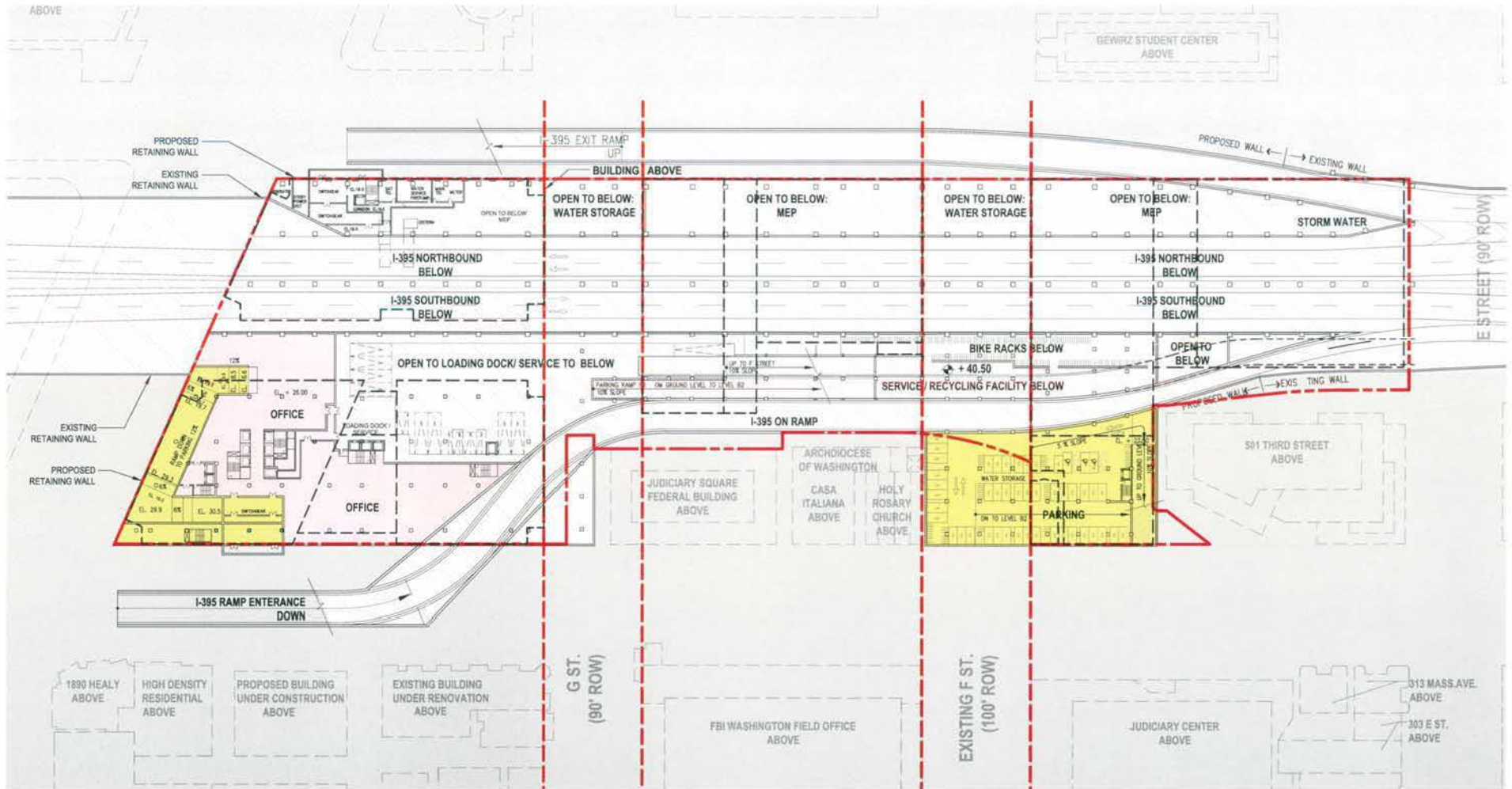
**Penthouse Plan - North Block**

KEVIN ROCHE JOHN DINKELOO AND ASSOCIATES LLC Louis Dreyfus Property Group 5 5



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**Roof Plan - North Block**



**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.

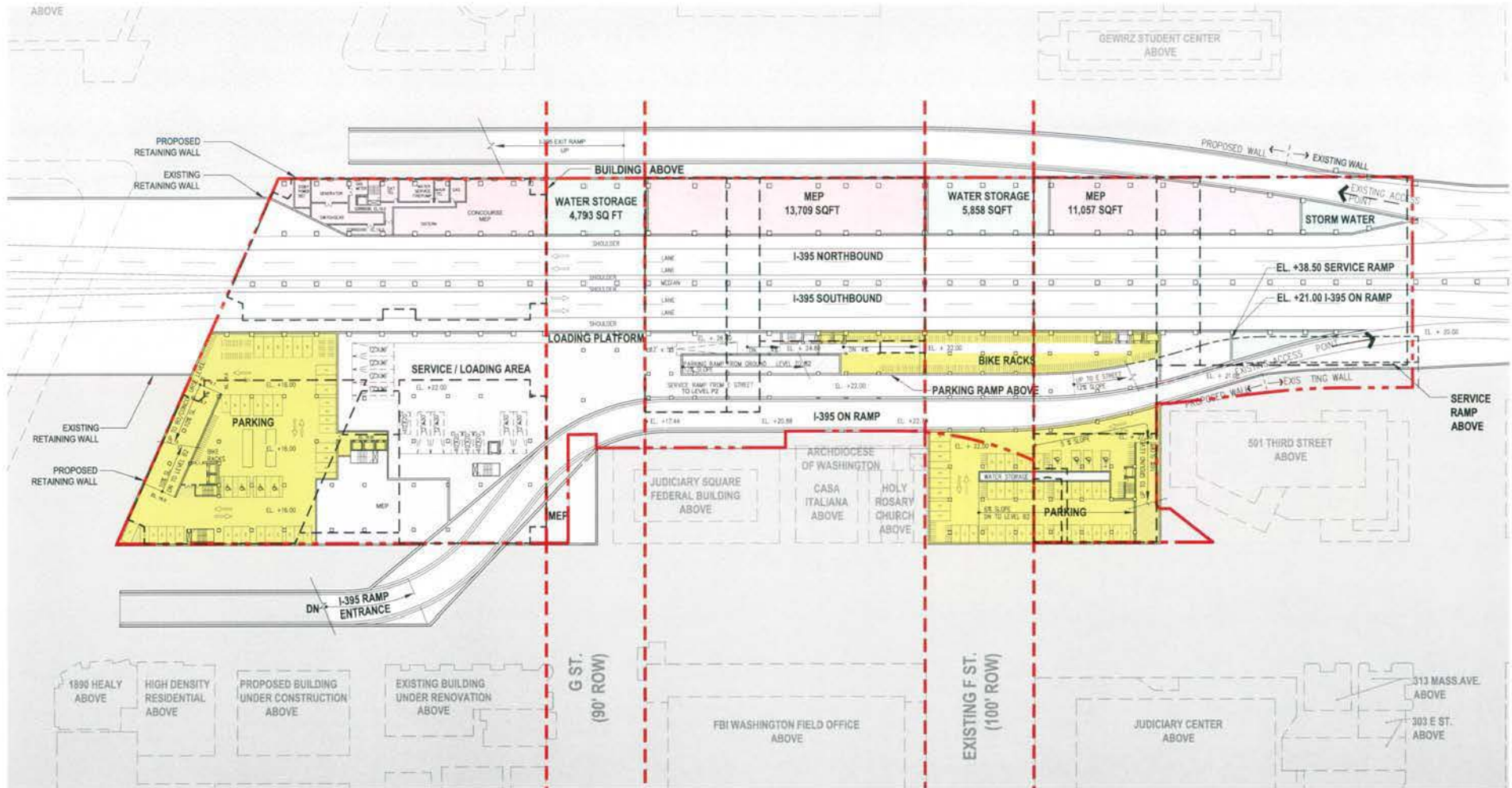


**LEGEND:**

- PROPERTY LINE
- RIGHT OF WAY

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**B0 Level - Concourse, Office Plan**



**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 = 1,088
RETAIL	Over 30,000 SF, 1 space per 3,000 SF = 20
RESIDENTIAL	1 space per 4 dwelling units = 38
<b>TOTAL PARKING SPACES</b>	<b>= 1,146</b>
9'x19' spaces - standard	= 673
8'x16' spaces - compact	= 448
Handicap spaces	= 25

**BICYCLE PARKING:**

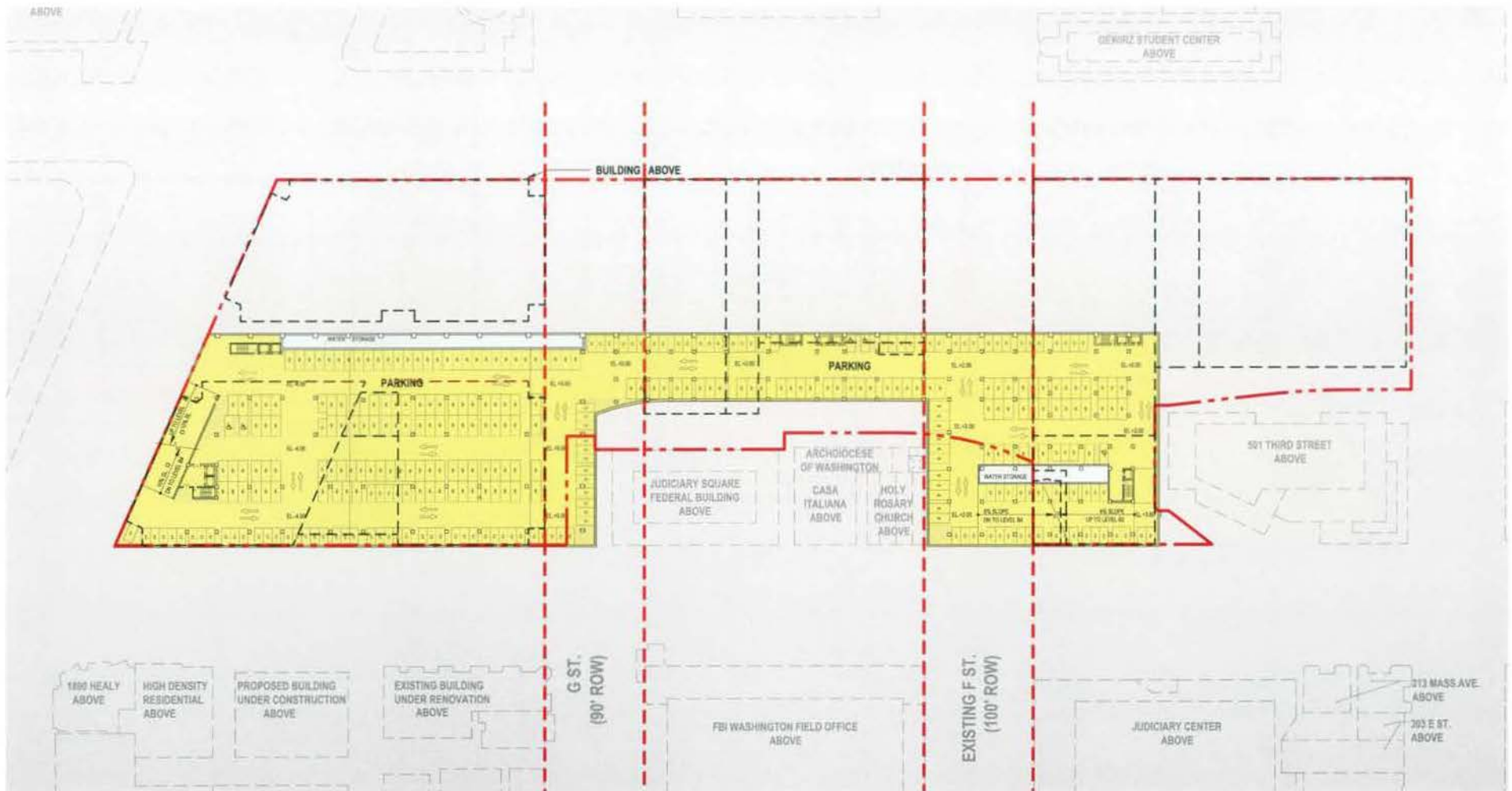
BELOW GRADE	345 spaces
AT GRADE	95 spaces
<b>TOTAL SPACES</b>	<b>= 440</b>



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**B1 Level - Parking, Service, Highway Plan**





**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.

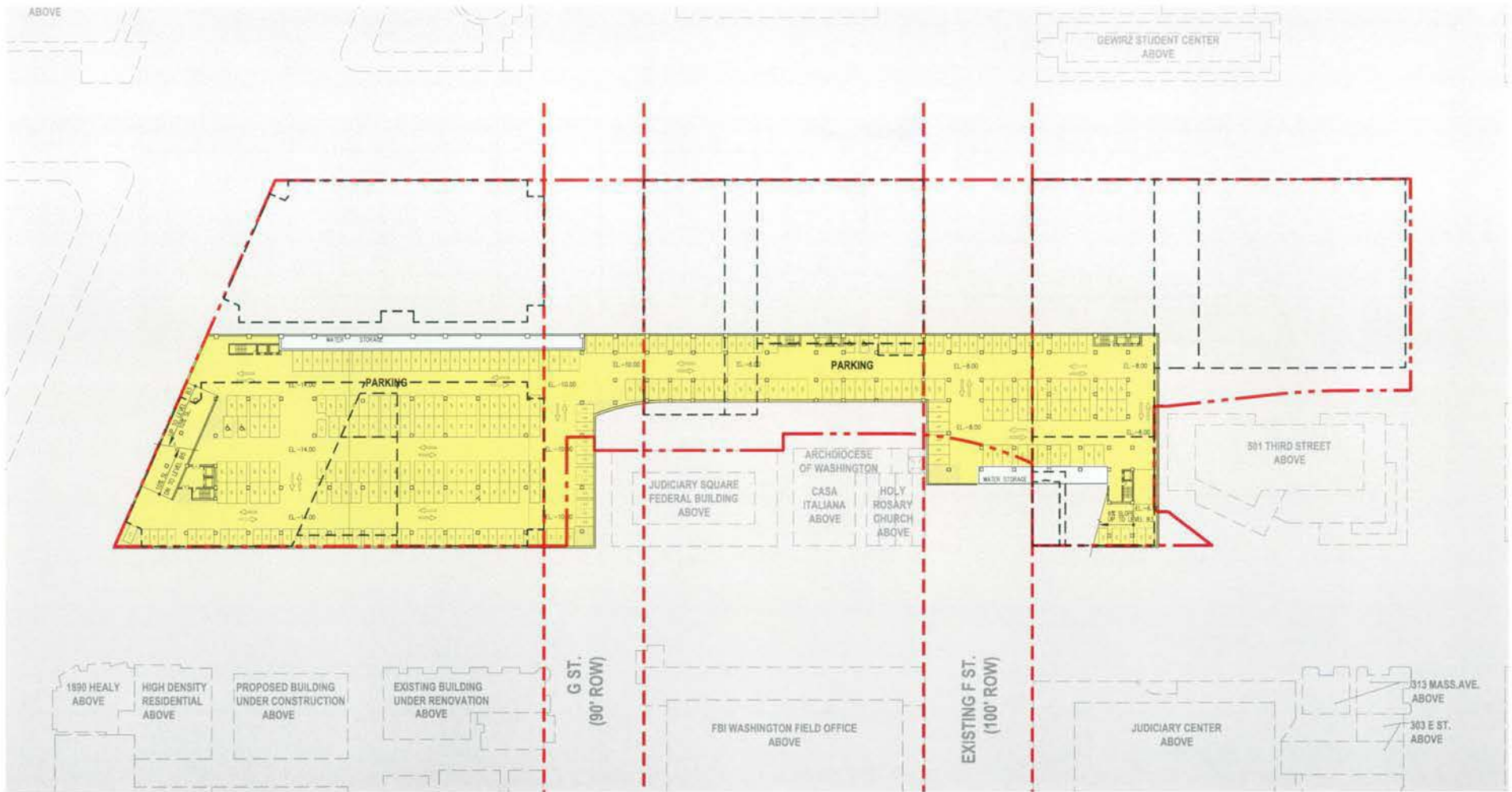


**LEGEND:**

- PROPERTY LINE
- RIGHT OF WAY

**Return to L'Enfant**

**B3 Level Parking Plan**



**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.

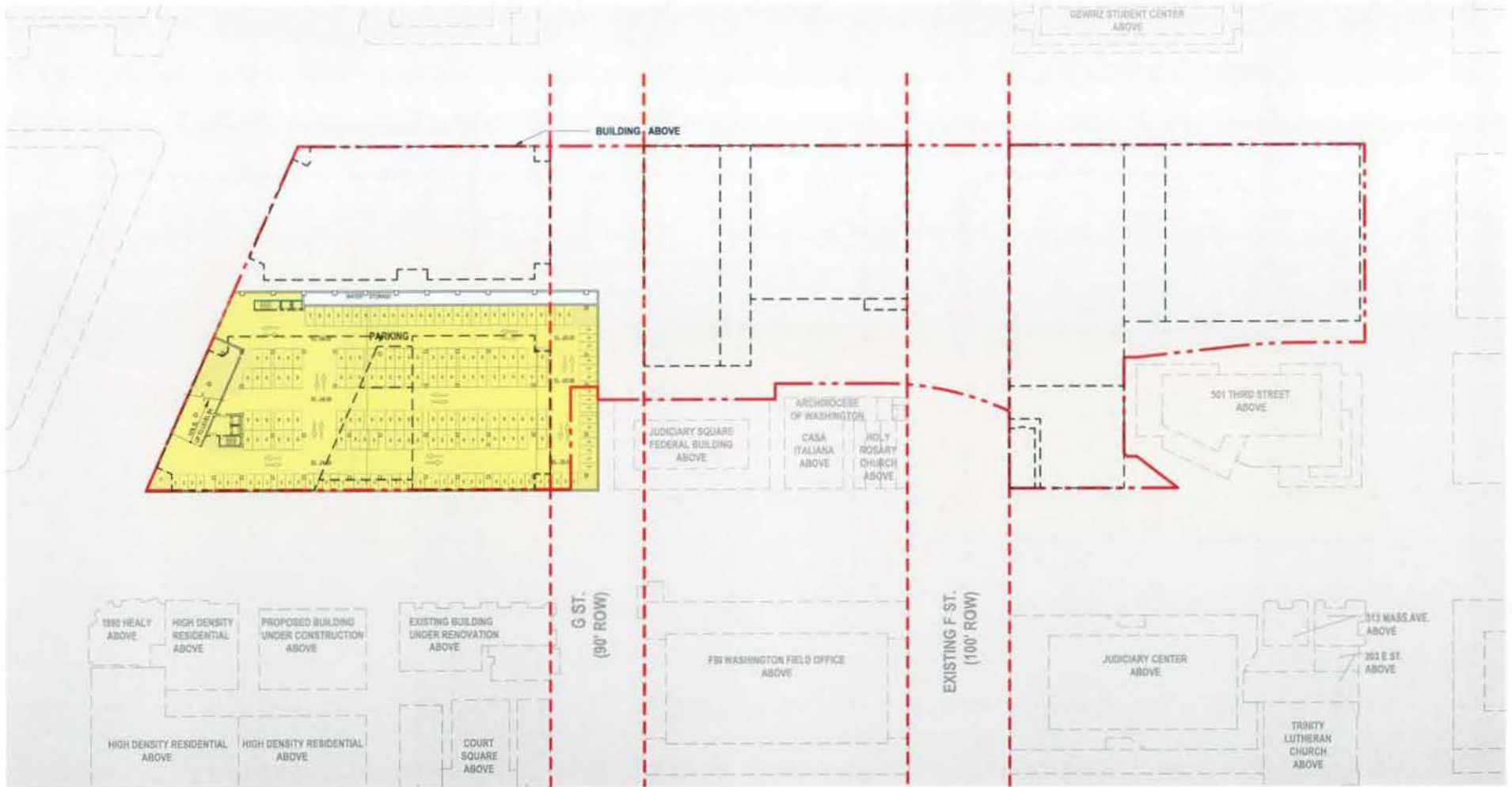


**LEGEND:**

- PROPERTY LINE
- RIGHT OF WAY

**Return to L'Enfant**

**B4 Level Parking Plan**



**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.

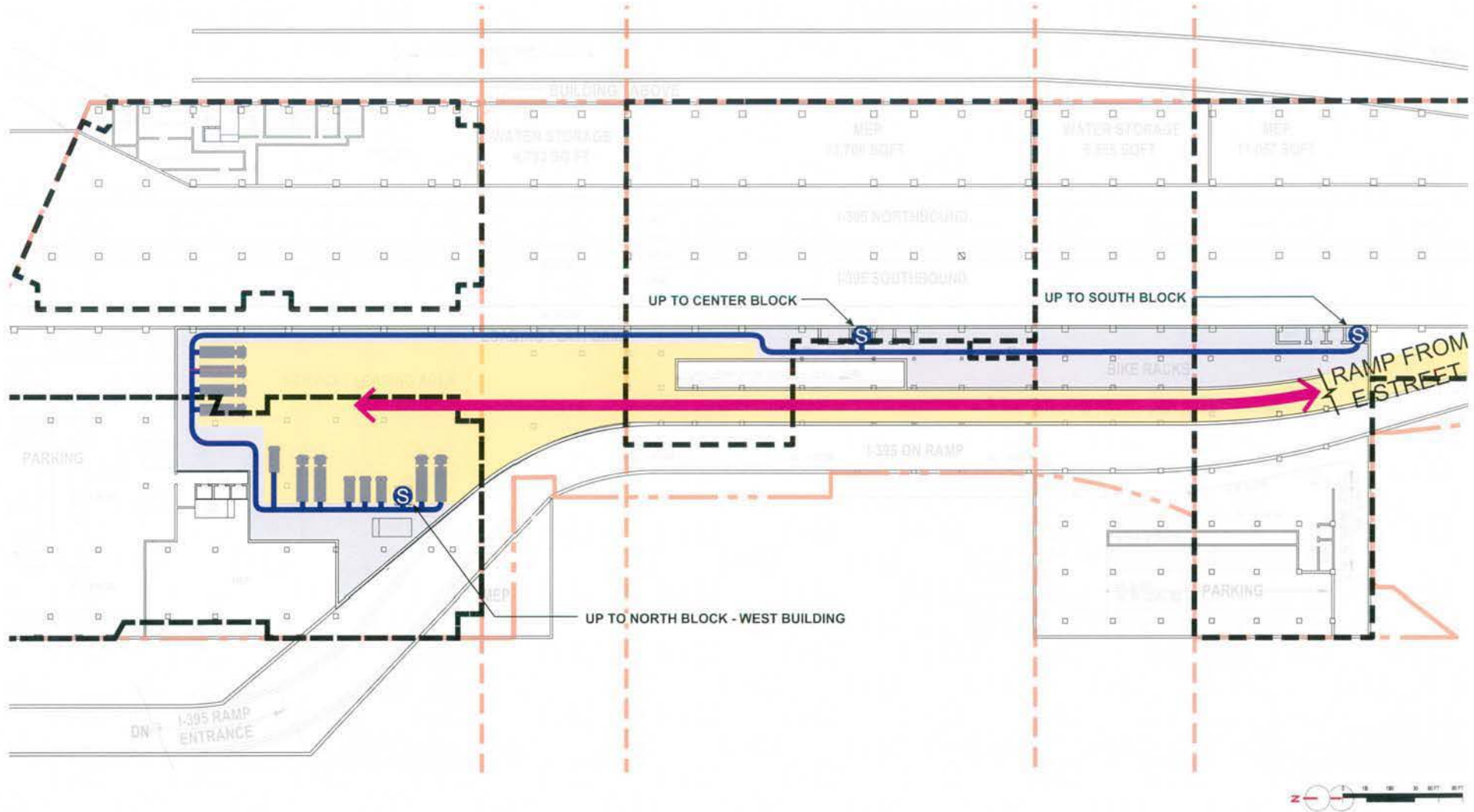


**LEGEND:**

- PROPERTY LINE
- .-.- RIGHT OF WAY

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**B5 Level Parking Plan**

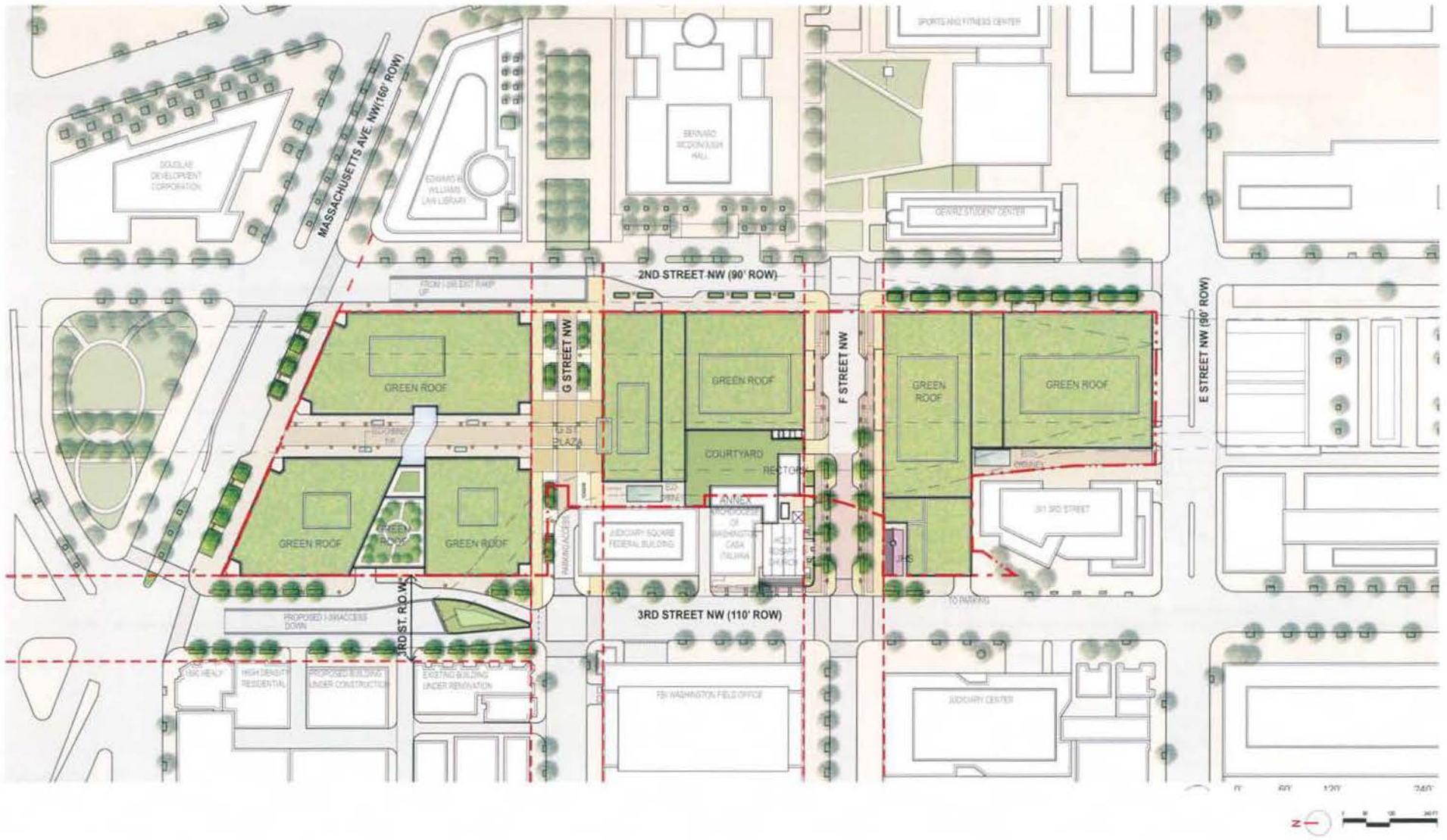


**NOTE:**

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



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

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LOW PLANTING AROUND TREE PLANTER WALL, TYP.

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

DECIDUOUS STREET TREE WITH GROUND COVER, TYP.

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

BIORETENTION TREE PITS ON EAST SIDE OF 3RD STREET

PROPERTY LINE

G ST. R.O.W.

2ND STREET NW (90' ROW)

F ST. R.O.W.

3RD ST. R.O.W.

SEE G STREET ENLARGEMENT PLAN

SEE F STREET ENLARGEMENT PLAN

EXISTING TREE, TYP.

SPECIAL PAVING CROSSWALK, TYP.  
GROUND COVER, TYP.  
PROPOSED ADDITIONAL STREET TREES

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.



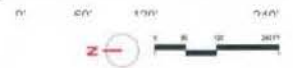
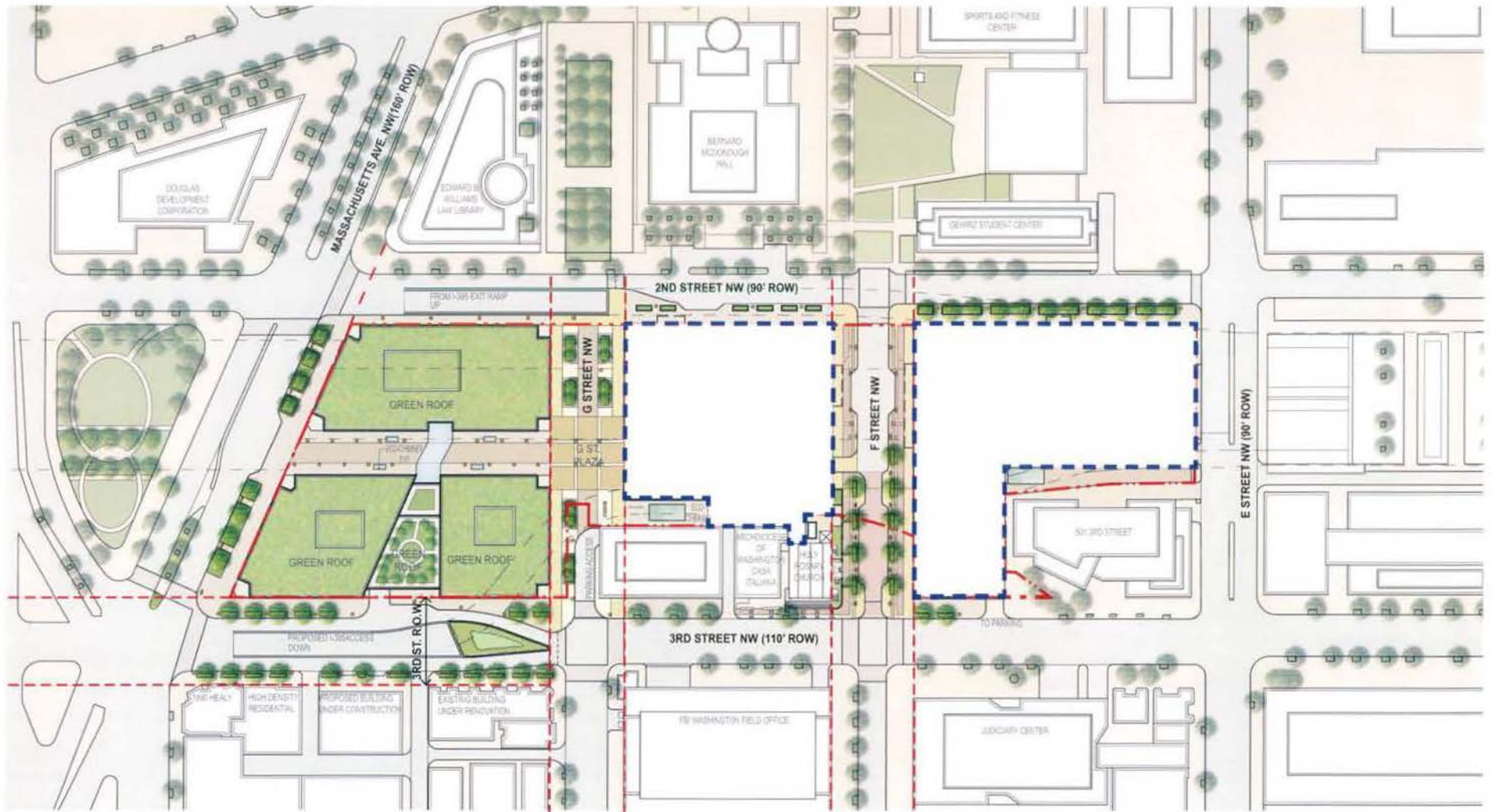
**LEGEND:**  
 - - - - - PROPERTY LINE  
 - - - - - RIGHT OF WAY

# Return to L'Enfant

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# Annotated Landscape Plan

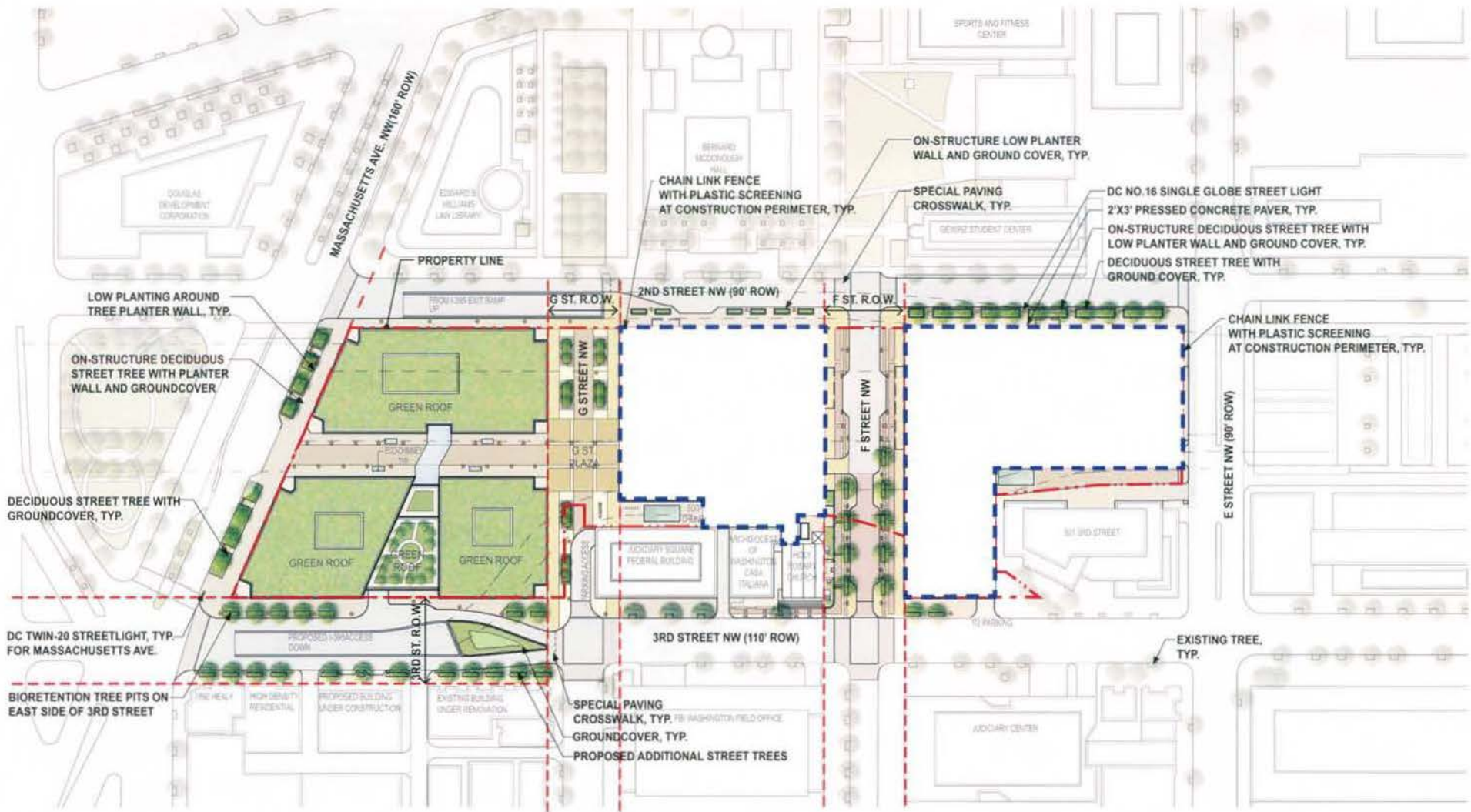
AECOM SOM Louis Dreyfus Property Group 6 | 2



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

## Return to L'Enfant

## Interim Landscape Plan



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

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Consolidated PUD Application Final Consolidated PUD Plans - May 23, 2011

## Annotated Interim Landscape Plan

AECOM SOM Louis Dreyfus Property Group 6.4



PAVING - PRESSED CONCRETE PAVER



STREET LIGHT - DC NO.16 SINGLE GLOBE



SERVICEBERRY OR SIMILAR



GROUNDCOVER



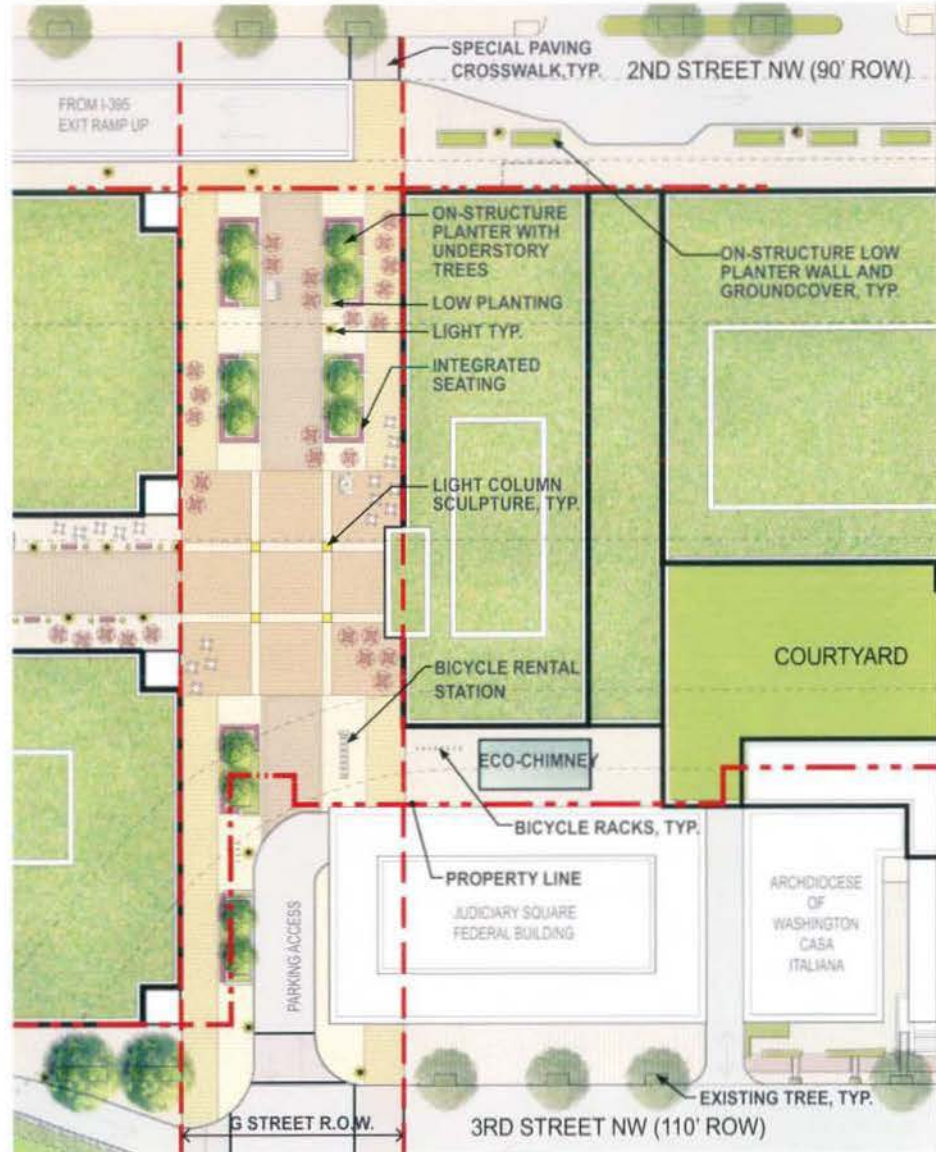
BICYCLE RACK

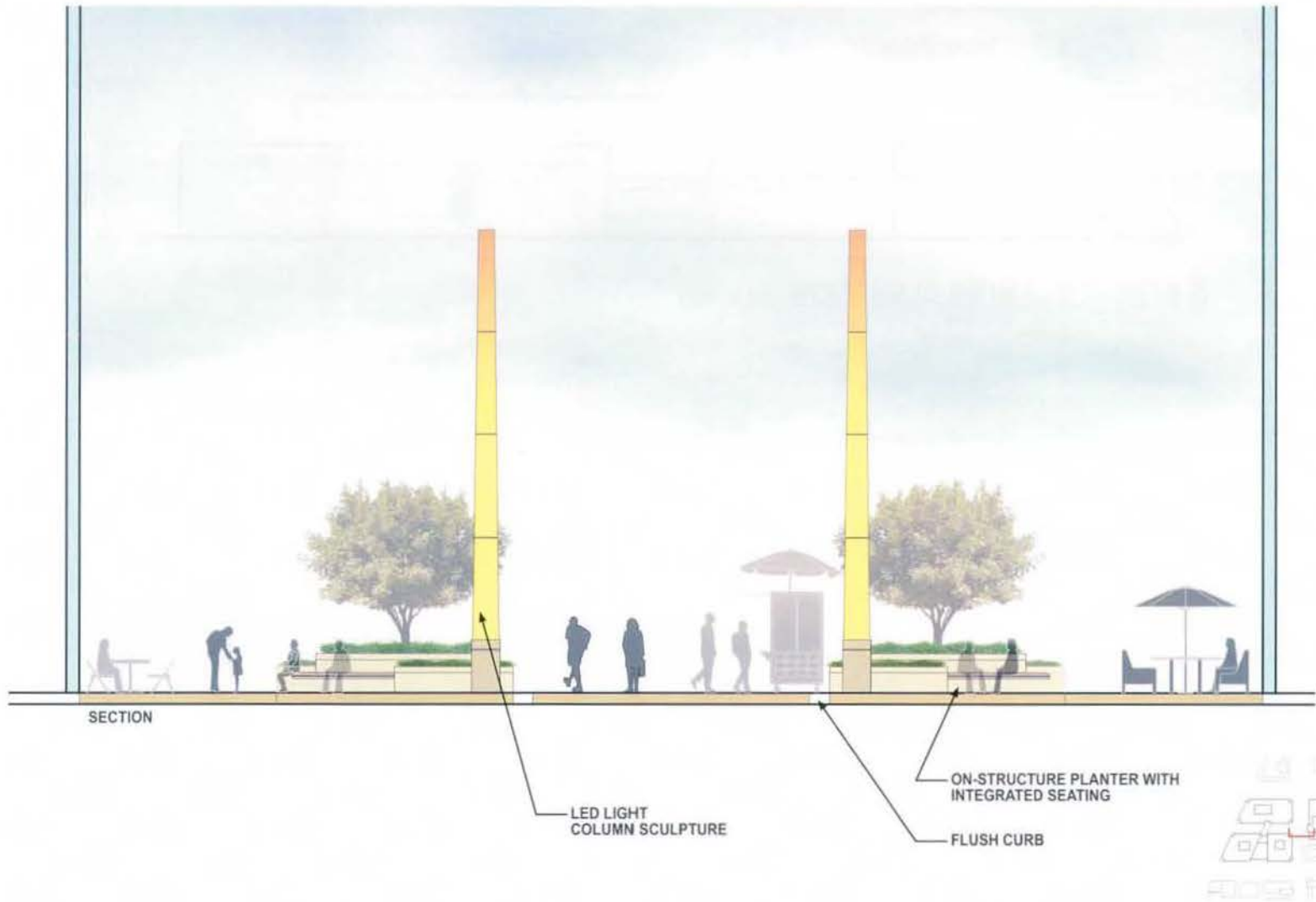


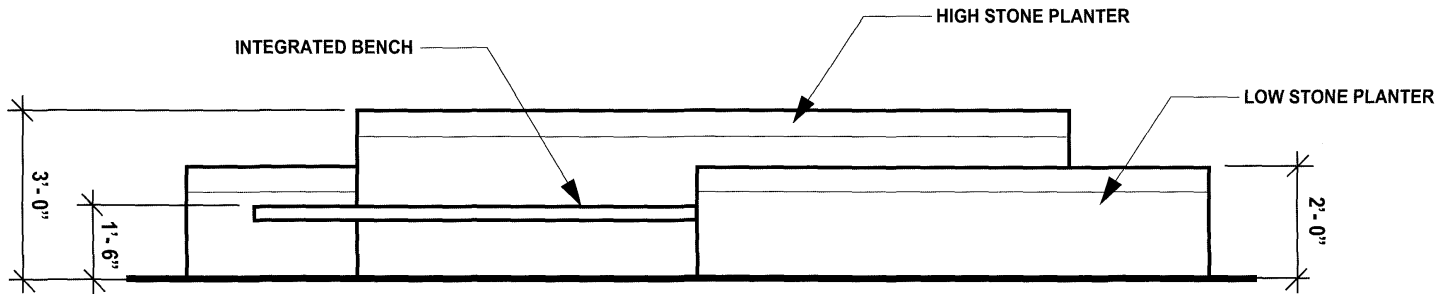
BICYCLE RENTAL STATION



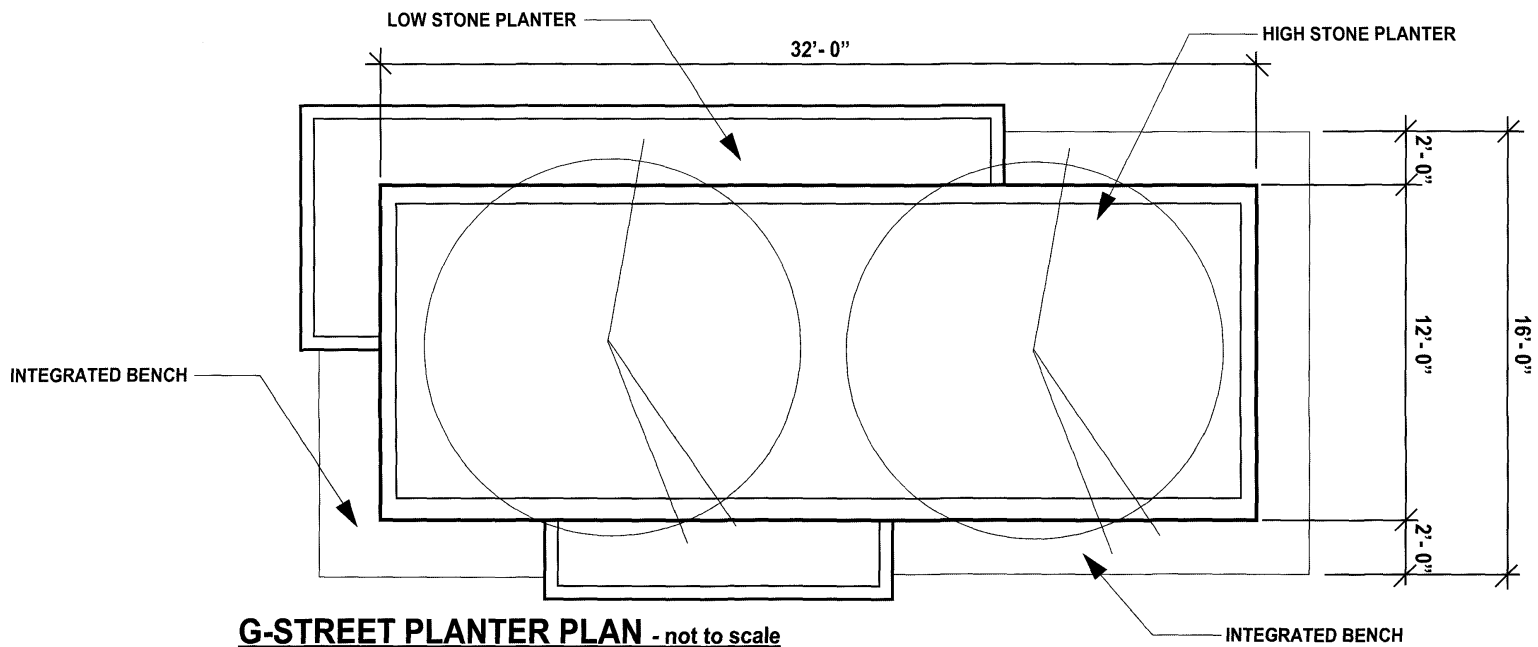
LEGEND:  
 - - - - - PROPERTY LINE  
 - - - - - RIGHT OF WAY







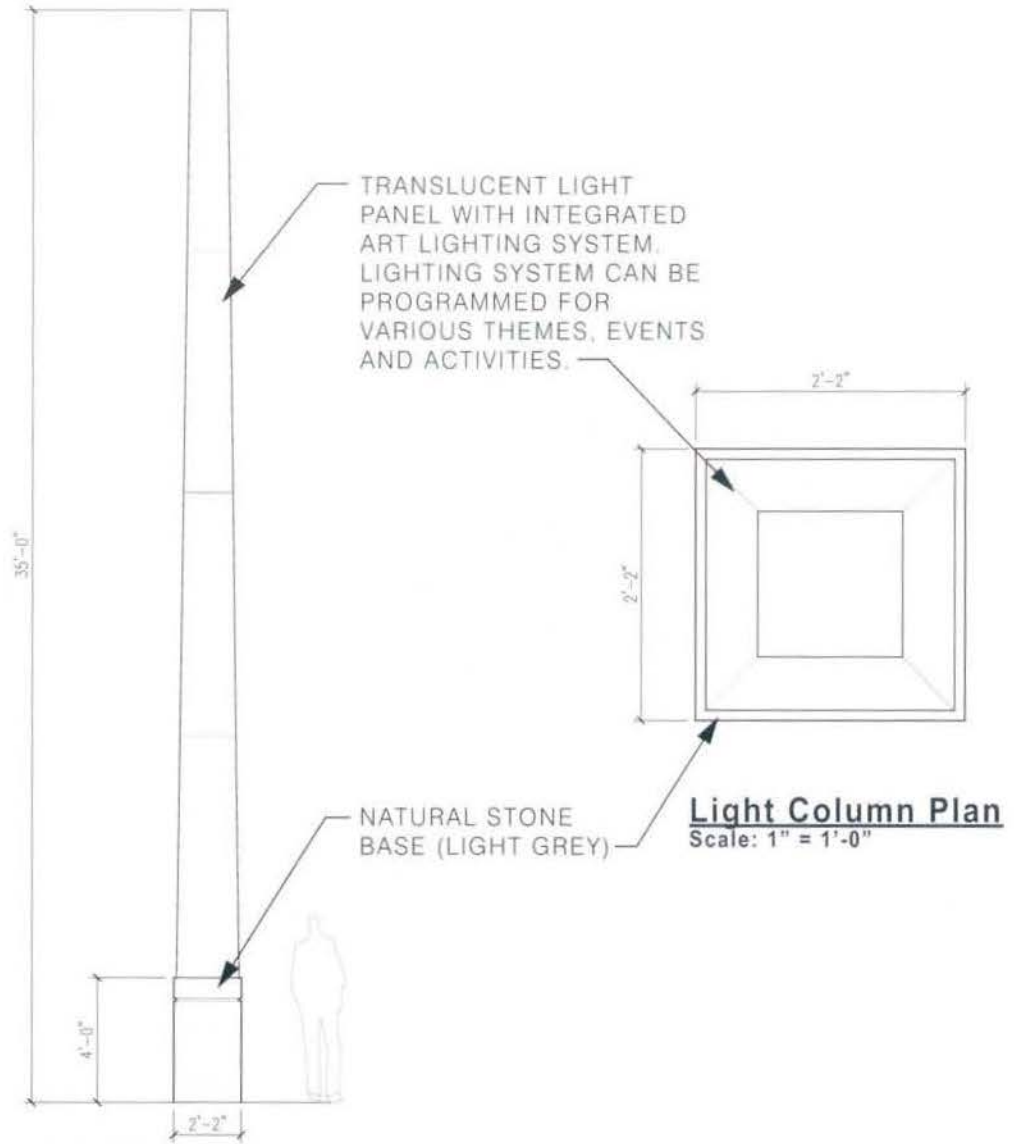
**G-STREET PLANTER ELEVATION - not to scale**



**G-STREET PLANTER PLAN - not to scale**



**Light Column Perspective View**



**Light Column Elevation**

Scale: 1/4" = 1'-0"



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## Perspective View - G Street



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**Perspective View 2 - G Sheet**

**SOM Louis Dreyfus Property Group** 6.10

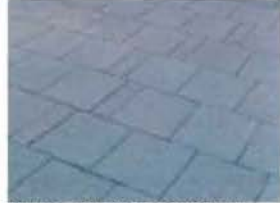


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**Perspective View 2 (Night) - G Sheet**



STREET LIGHT - DC TWIN-25



PAVING - PRESSED CONCRETE PAVER



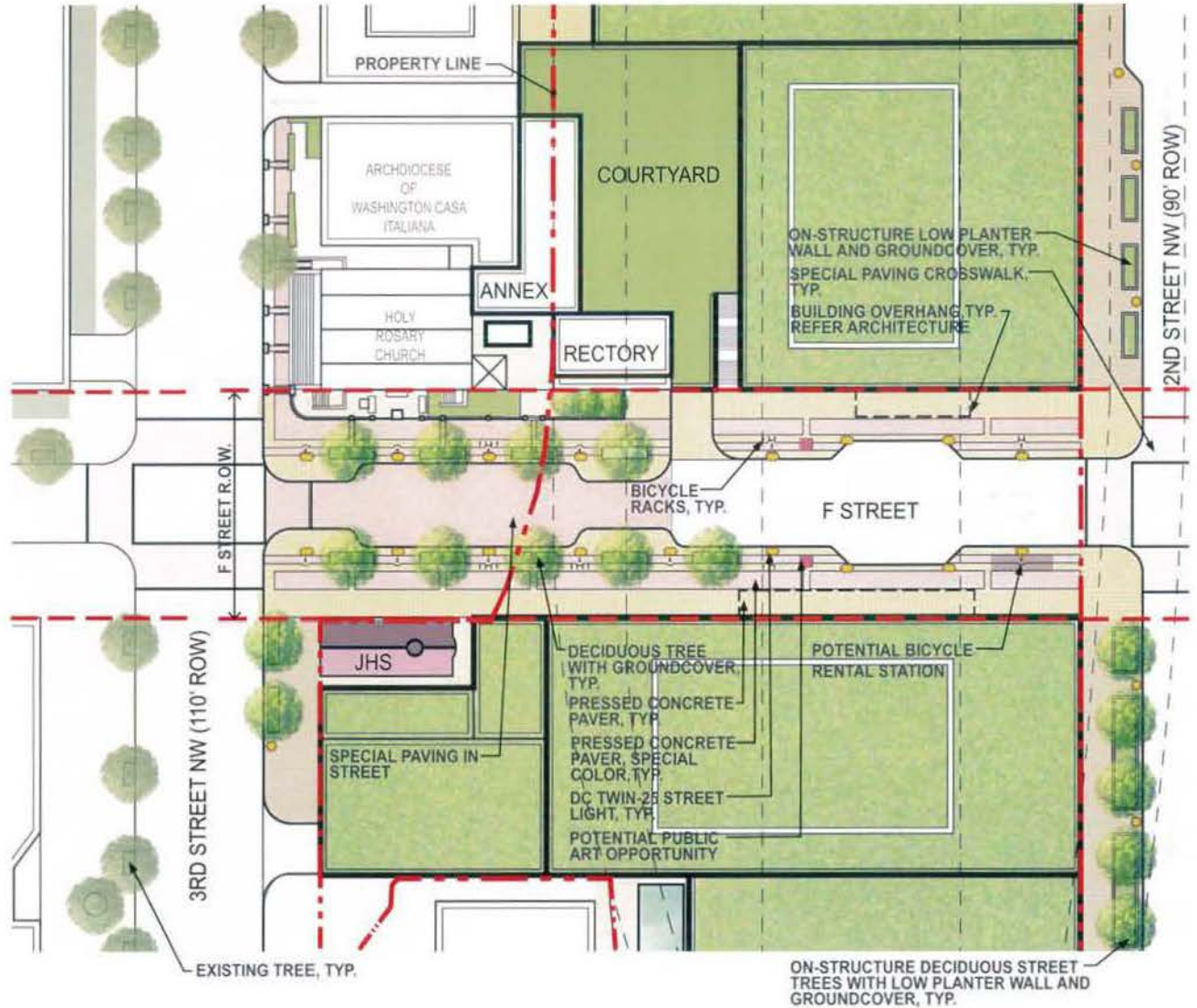
BICYCLE RACK



F STREET SHADE TREE - CHINESE ELM OR SIMILAR



GROUNDCOVER



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



## Return to L'Enfant

## F & G Street - Potential Landscape Elements



PAVING - 2'X3' PRESSED CONCRETE PAVER



STREET LIGHT - DC TWIN-20



PAVING - 2'X3' PRESSED CONCRETE PAVER



STREET LIGHT - DC NO.16 SINGLE GLOBE



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



GROUNDCOVER



2ND STREET SHADE TREE - GREENSPIRE LINDEN OR SIMILAR

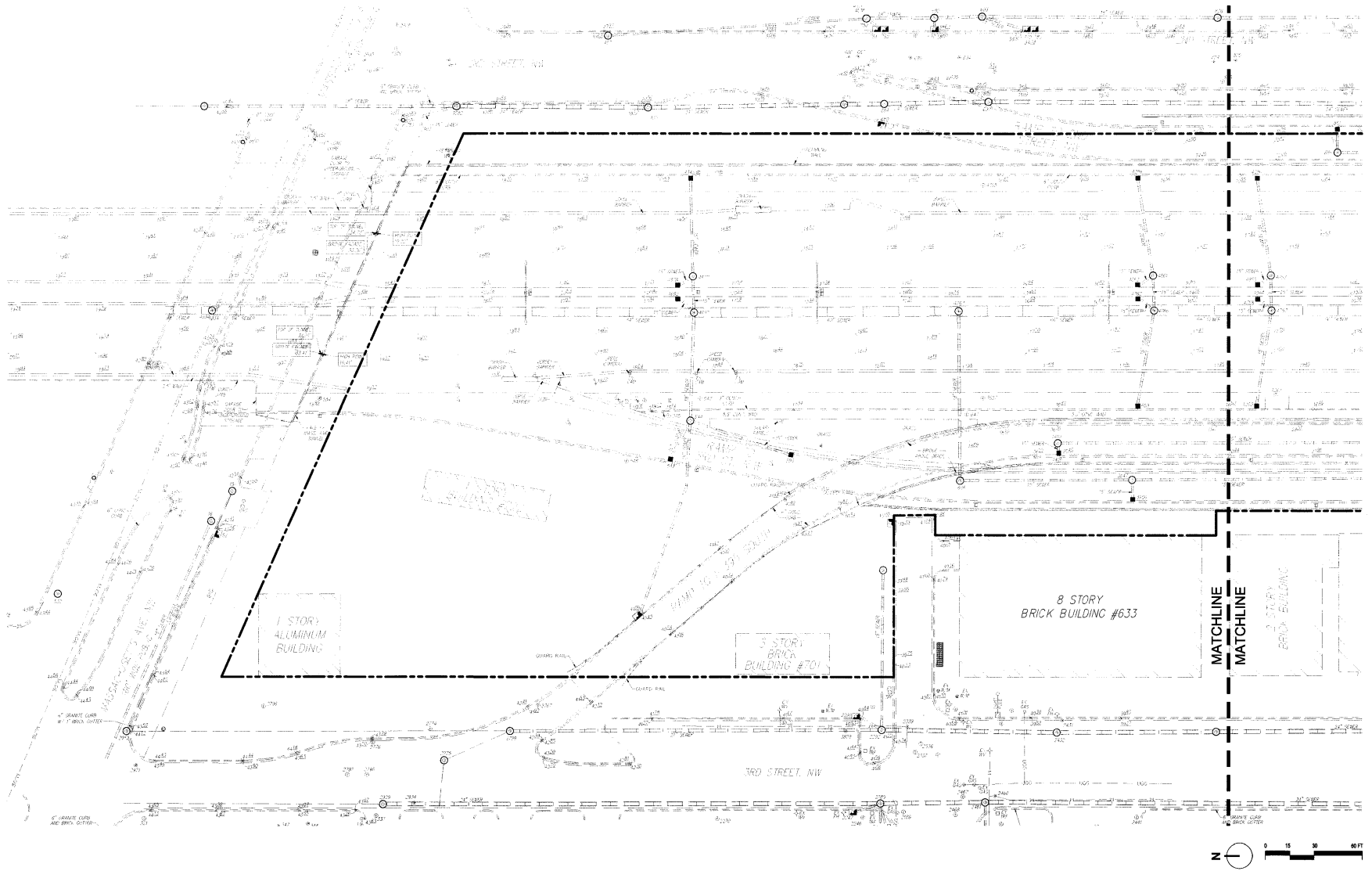


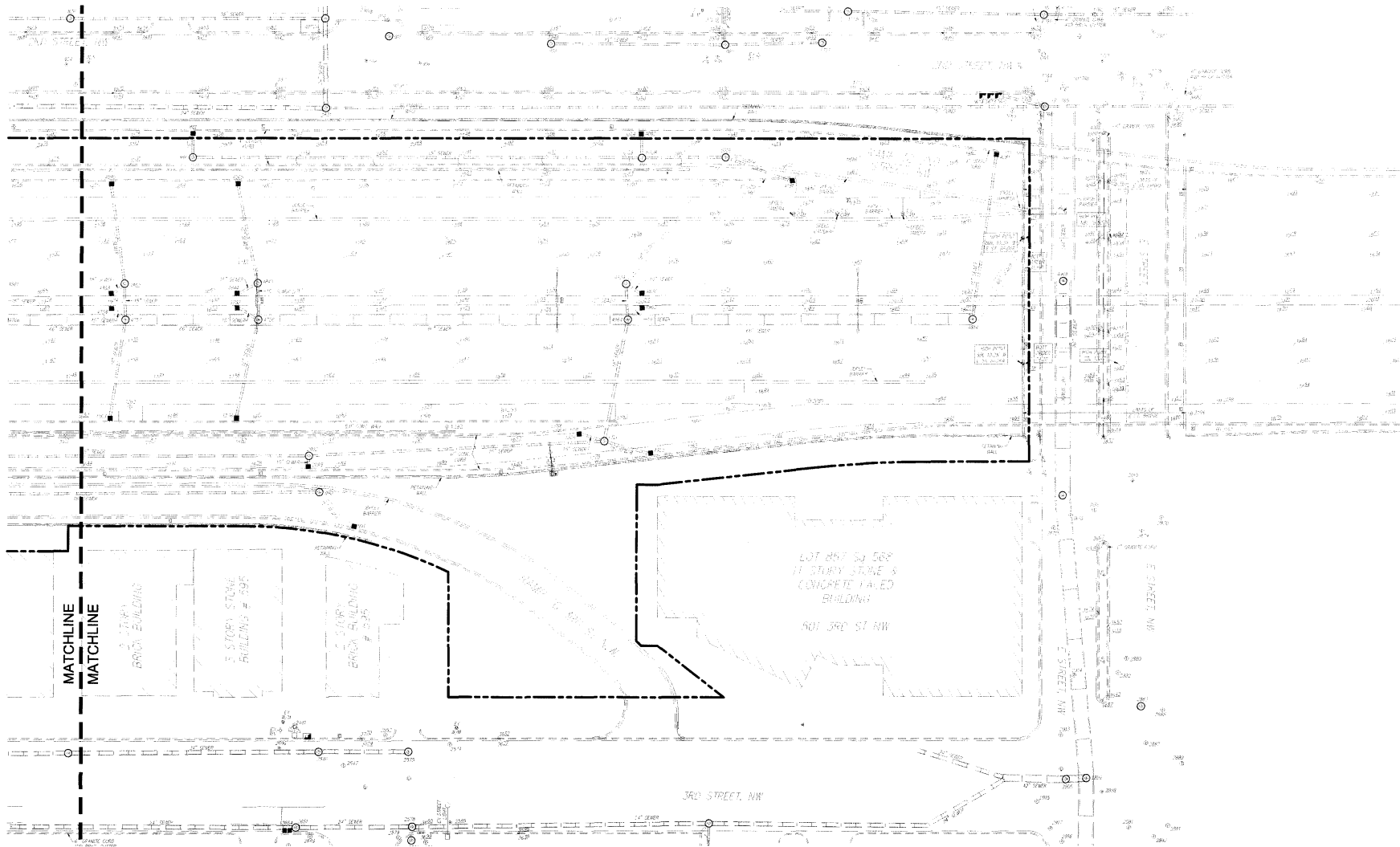
3RD STREET SHADE TREE - WILLOW OAK OR SIMILAR

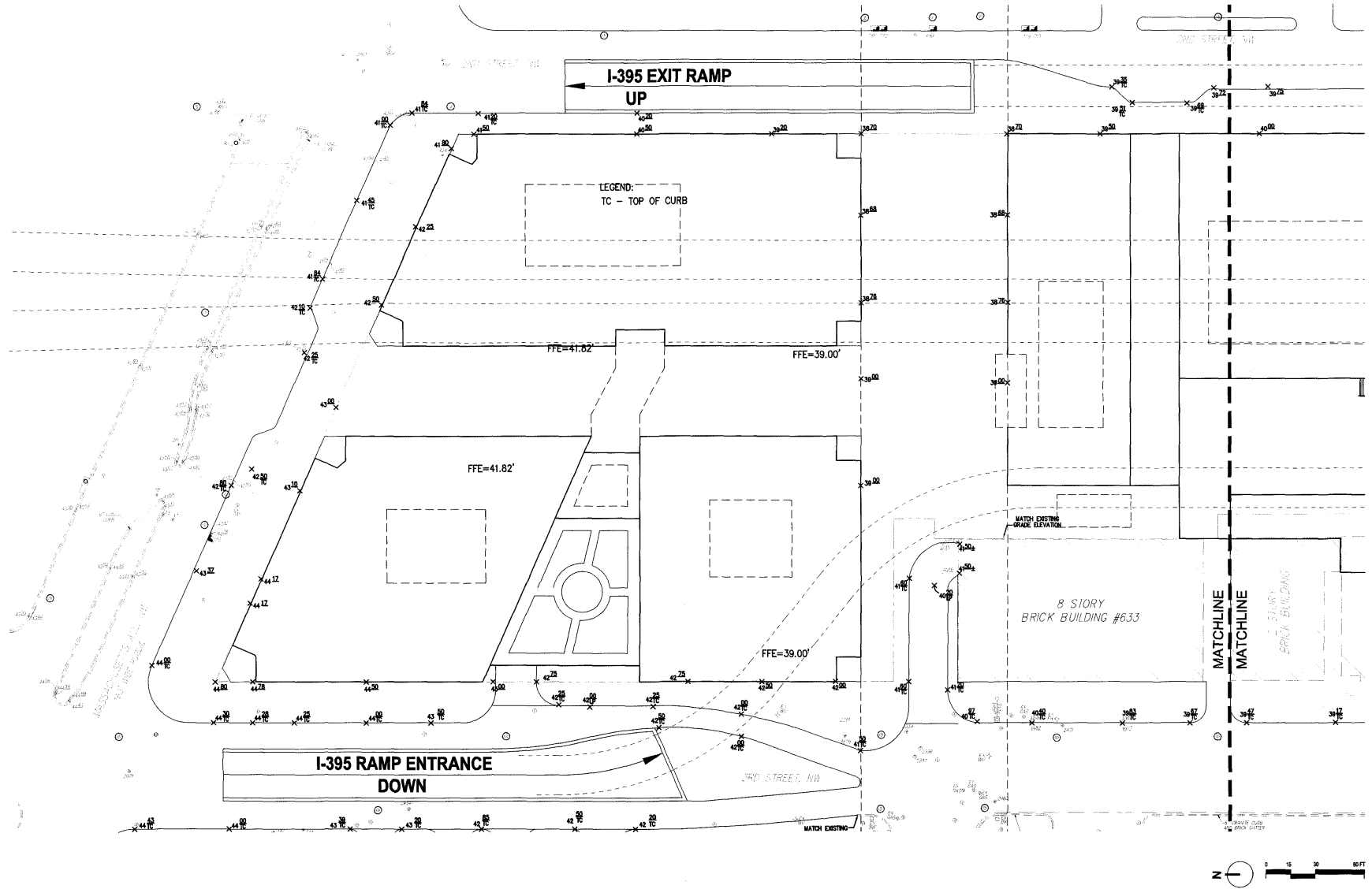


GROUNDCOVER

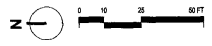
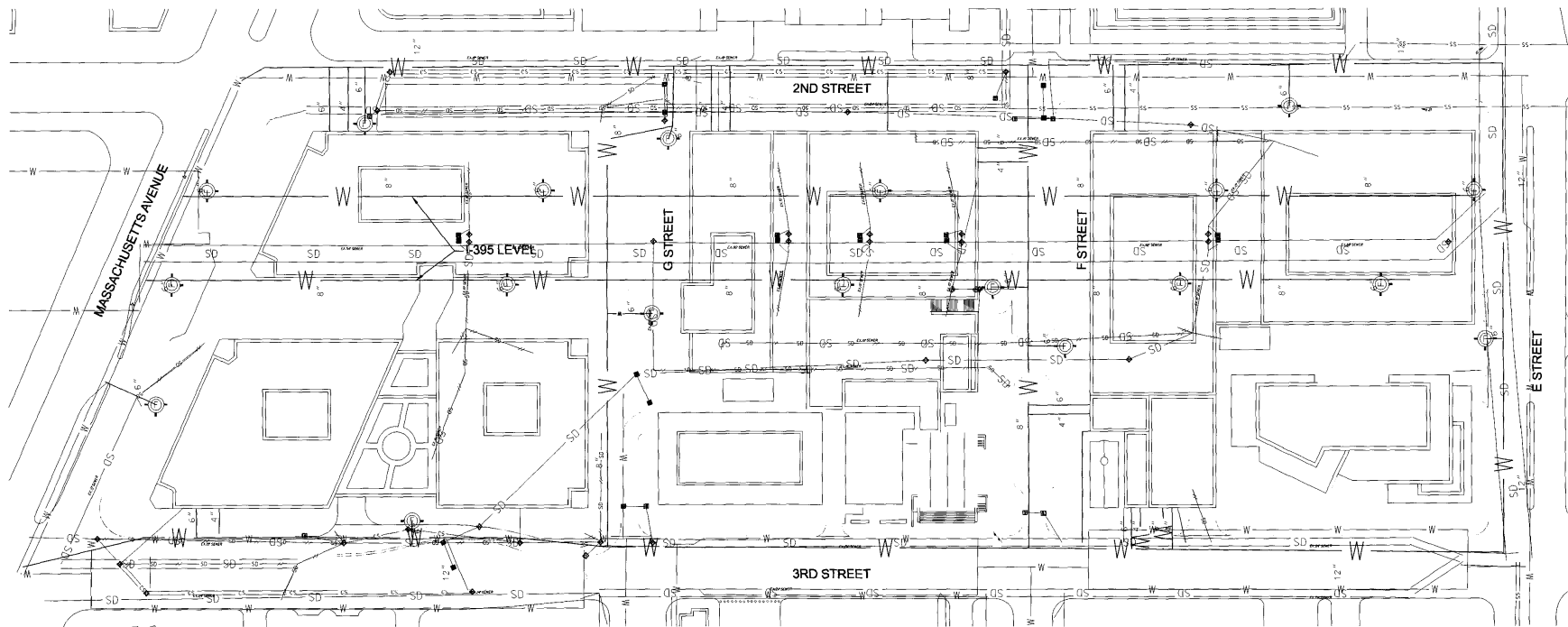










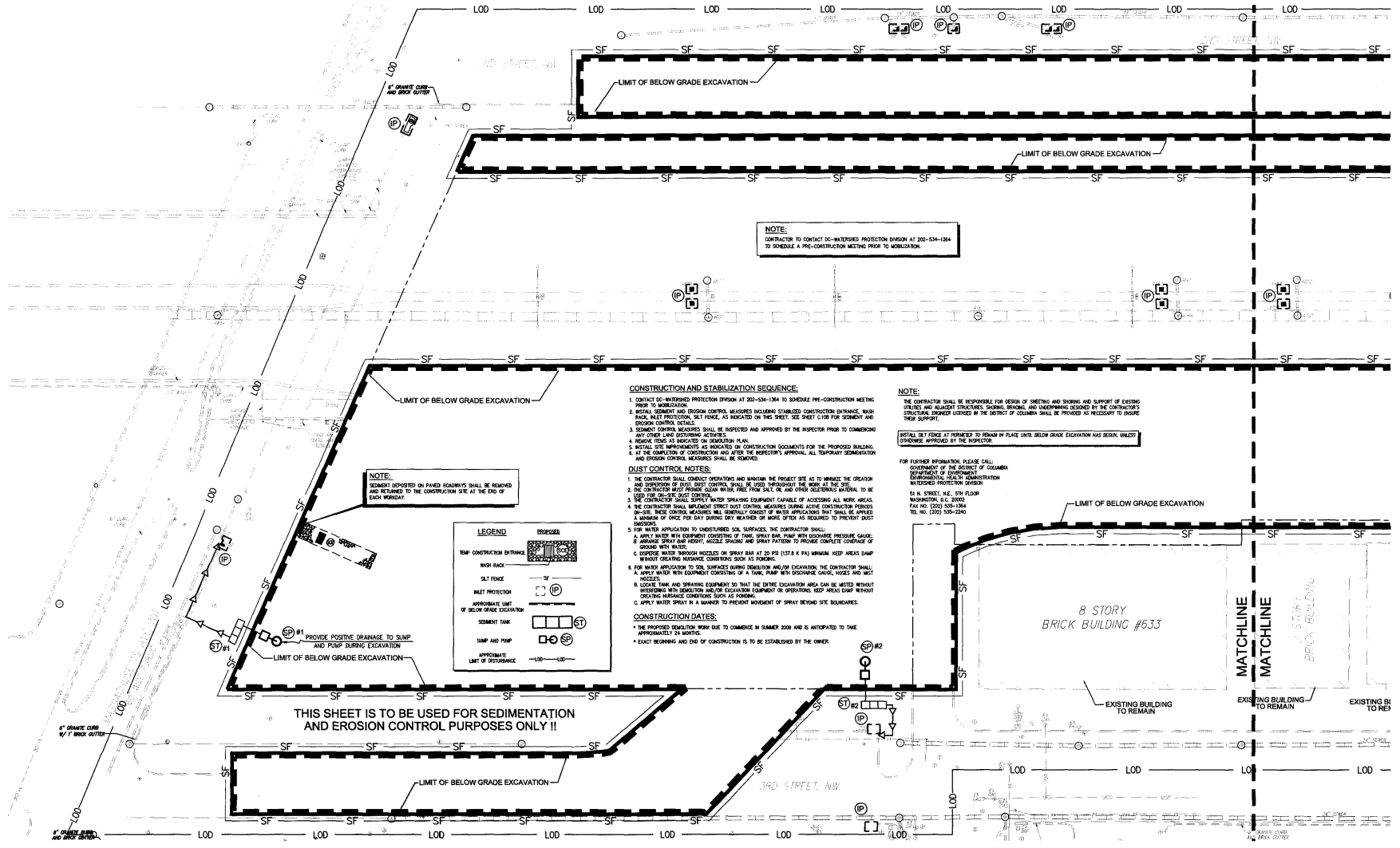


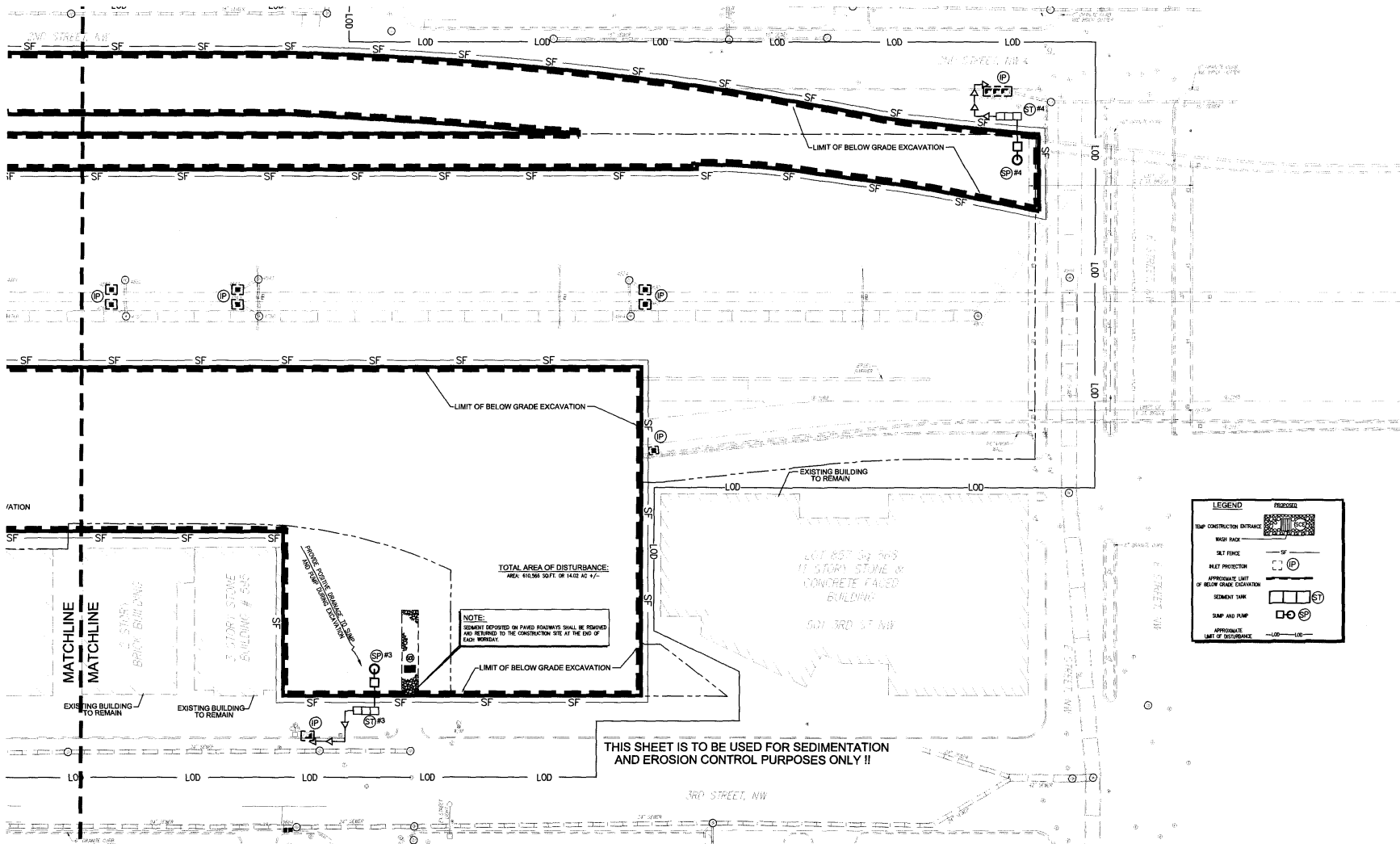
**Preliminary Waterline Design - Quantities**

Item	Quantity	
Fire Hydrant	19	EacI
4" Waterline - Domestic Service, Trench	270	LF
4" Waterline - Domestic Service, Suspended	100	LF
6" Waterline - Fire Hydrant Service, Trench	340	LF
6" Waterline - Building Fire Service, Trench	270	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

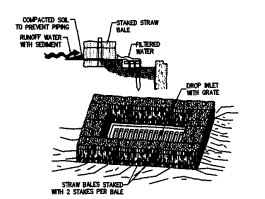




LEGEND	PROCESS
TEMP CONSTRUCTION ENTRANCE	
BASE FENCE	SF
SILT FENCE	
WILEY PROTECTION	
APPROXIMATE LIMIT OF BELOW GRADE EXCAVATION	
SEDIMENT TANK	
PUMP AND PUMP	
APPROXIMATE LIMIT OF OCCUPANCE	LOD

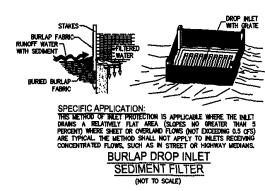
THIS SHEET IS TO BE USED FOR SEDIMENTATION AND EROSION CONTROL PURPOSES ONLY !!





**SPECIFIC APPLICATION:**  
THIS METHOD OF BEST PRACTICE IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (NOT EXCEEDING 5% SLOPE) AND IS TYPICAL OF HIGHWAY MEDIAN CONCENTRATED FLOWING SOON AS IN STREET OF HIGHWAY MEDIAN.

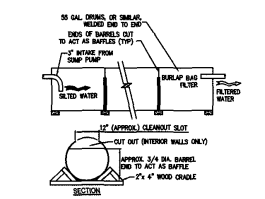
**STRAW BALE DROP INLET SEDIMENT FILTER**  
(NOT TO SCALE)



**SPECIFIC APPLICATION:**  
THIS METHOD OF BEST PRACTICE IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (NOT EXCEEDING 5% SLOPE) AND IS TYPICAL OF HIGHWAY MEDIAN CONCENTRATED FLOWING SOON AS IN STREET OF HIGHWAY MEDIAN.

**CURB INLET SEDIMENT FILTER**  
(NOT TO SCALE)

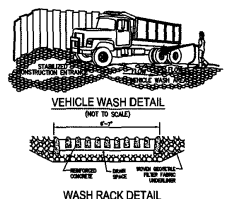
1. TO PREVENT SEDIMENT FROM ACCUMULATING IN THE CURB AT EITHER SIDE OF THE INLET OPENING.
2. A 2x4 WOOD STUD SHALL BE CUT AND PLACED THROUGH THE CURB SIDES OF EACH GRAVEL BLOCK TO HELP KEEP THE FRONT BLOCKS IN PLACE.
3. CURB SIDES SHALL BE PLACED ON THE CURB SIDES ALONG THE FRONT OF THE INLET.
4. THE WOOD STUD SHALL BE PLACED OVER THE OVERFLOW FACE (NEARING OF THE CURB) OF THE CURB. THE WOOD STUD SHALL BE PLACED IN THE BLOCKS ON EITHER SIDE OF THE OVERFLOW FACE WITH 1/2-INCH SPACING.
5. TWO TO THREE INCH STAPLES SHALL BE PLACED AGAINST THE WIRE TO THE TOP OF THE BARRED AS SHOWN.
6. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE FILLED AWAY FROM THE BLOCKS, CLEANED AND REPLACED.



**CONSTRUCTION NOTES:**

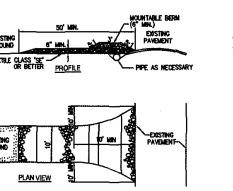
1. THE STRUCTURE MAY BE CONSTRUCTED WITH STEEL BARRELS, STUDY WOOD OR OTHER MATERIALS SUITABLE FOR HANDLING THE PRESSURE OF THE VOLUME OF THE WATER.
2. SEDIMENT TANKS WILL HAVE A MINIMUM DEPTH OF TWO FEET.
3. THE SEDIMENT TANK SHALL BE LOCATED FOR EASY CLEAN-OUT AND DISPOSAL OF THE SEDIMENT ACCUMULATED AND TO MINIMIZE CONSTRUCTION ACTIVITIES.
4. THE FLOWING FORMULA SHALL BE USED TO DETERMINE THE STORAGE VOLUME OF THE SEDIMENT TANK.
5. SINCE THE TANK LIES FLAT ON THE TOP OF THE TANK, THE TANK MUST BE DIRT FREE AND THE TANK SHOULD HAVE ADEQUATE CAPACITY TO BE AVAILABLE.
6. THE TANK SHALL BE DESIGNED TO ALLOW FOR EASY HANDLING FROM TOP OF THE TANK.
7. CLEAN-OUT OF THE TANK IS REQUIRED EVERY ONE-THIRD OF THE NORMAL CAPACITY IS COLLECTED TO PREVENT ACCUMULATION. THE TANK SHALL BE CLEARLY MARKED SHOWING THE CLEAN-OUT POINT.

**PORTABLE SEDIMENT TANK**  
(NOT TO SCALE)



**VEHICLE WASH DETAIL**  
(NOT TO SCALE)

**WASH RACK DETAIL**  
(NOT TO SCALE)



**VEHICLE WASH DETAIL**  
(NOT TO SCALE)

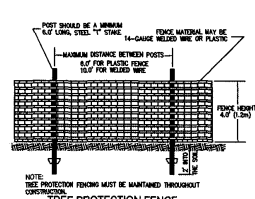
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(NOT TO SCALE)

**VEHICLE WASH DETAIL**  
(NOT TO SCALE)

**WASH RACK DETAIL**  
(NOT TO SCALE)

**VEHICLE WASH DETAIL**  
(NOT TO SCALE)

**WASH RACK DETAIL**  
(NOT TO SCALE)



**VEHICLE WASH DETAIL**  
(NOT TO SCALE)

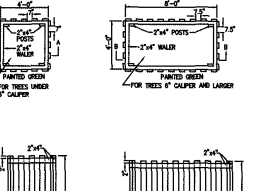
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**VEHICLE WASH DETAIL**  
(NOT TO SCALE)

**WASH RACK DETAIL**  
(NOT TO SCALE)

**VEHICLE WASH DETAIL**  
(NOT TO SCALE)

**WASH RACK DETAIL**  
(NOT TO SCALE)



**VEHICLE WASH DETAIL**  
(NOT TO SCALE)

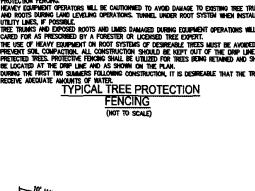
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**VEHICLE WASH DETAIL**  
(NOT TO SCALE)

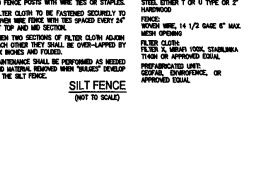
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(NOT TO SCALE)

**VEHICLE WASH DETAIL**  
(NOT TO SCALE)

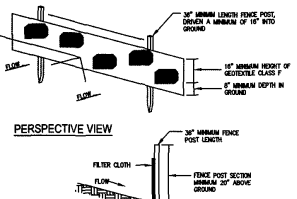
**WASH RACK DETAIL**  
(NOT TO SCALE)



**TYPICAL TREE PROTECTION FENCING**  
(NOT TO SCALE)



**STRAW BALE DIKE**  
(NOT TO SCALE)



**PERSPECTIVE VIEW**

**CROSS SECTION**

**TOP VIEW**

**JOINING TWO ADJACENT SILT FENCE SECTIONS**

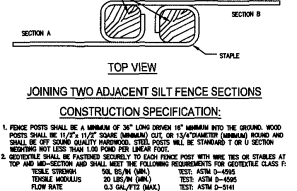
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(NOT TO SCALE)

**SILT FENCE CROSS SECTION**

**SILT FENCE INSTALLATION DETAIL**  
(NOT TO SCALE)

**SILT FENCE CROSS SECTION**

**SILT FENCE INSTALLATION DETAIL**  
(NOT TO SCALE)



**PERSPECTIVE VIEW**

**CROSS SECTION**

**TOP VIEW**

**JOINING TWO ADJACENT SILT FENCE SECTIONS**

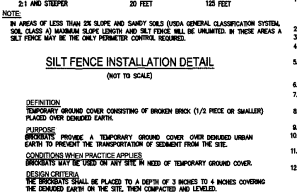
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**SILT FENCE CROSS SECTION**

**SILT FENCE INSTALLATION DETAIL**  
(NOT TO SCALE)

**SILT FENCE CROSS SECTION**

**SILT FENCE INSTALLATION DETAIL**  
(NOT TO SCALE)



**PERSPECTIVE VIEW**

**CROSS SECTION**

**TOP VIEW**

**JOINING TWO ADJACENT SILT FENCE SECTIONS**

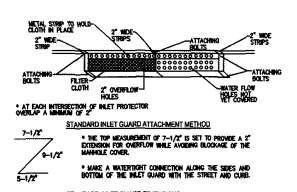
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**SILT FENCE CROSS SECTION**

**SILT FENCE INSTALLATION DETAIL**  
(NOT TO SCALE)

**SILT FENCE CROSS SECTION**

**SILT FENCE INSTALLATION DETAIL**  
(NOT TO SCALE)



**PERSPECTIVE VIEW**

**CROSS SECTION**

**TOP VIEW**

**JOINING TWO ADJACENT SILT FENCE SECTIONS**

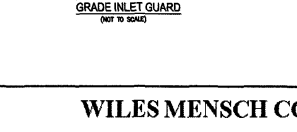
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(NOT TO SCALE)

**SILT FENCE CROSS SECTION**

**SILT FENCE INSTALLATION DETAIL**  
(NOT TO SCALE)

**SILT FENCE CROSS SECTION**

**SILT FENCE INSTALLATION DETAIL**  
(NOT TO SCALE)



**PERSPECTIVE VIEW**

**CROSS SECTION**

**TOP VIEW**

**JOINING TWO ADJACENT SILT FENCE SECTIONS**

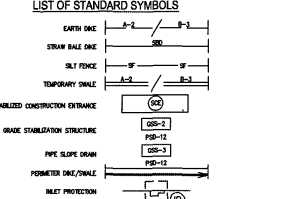
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**SILT FENCE CROSS SECTION**

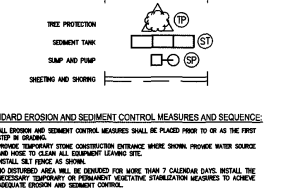
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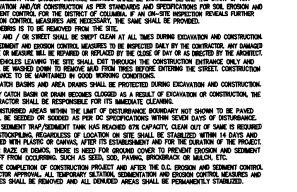
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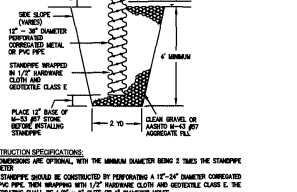
**LIST OF STANDARD SYMBOLS**



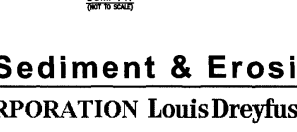
**LIST OF STANDARD SYMBOLS**



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