EXHIBIT C

# THE VUE | 3333 GEORGIA AVE NW WASHINGTON, DC

## LIST OF DRAWINGS

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## DEVELOPMENT TEAM

| | |
|---|---|
| OWNER/DEVELOPER | 3321 GEORGIA LLC |
| LAND USE COUNSEL | HOLLAND + KNIGHT, LLP |
| TRAFFIC CONSULTANT | GOROVE/SLADE ASSOCIATES, INC. |
| ARCHITECT | GRIMM + PARKER ARCHITECTS |
| CIVIL ENGINEER / LANDSCAPE ARCHITECT | WILES MENSCH CORPORATION |

GRIMM + PARKER ARCHITECTS | NDC Neighborhood Company | WILES MENSCH CORPORATION Planning, Engineering, Surveying & Landscape Architecture

THE VUE | 3333 GEORGIA AVE NW WASHINGTON, DC

CS

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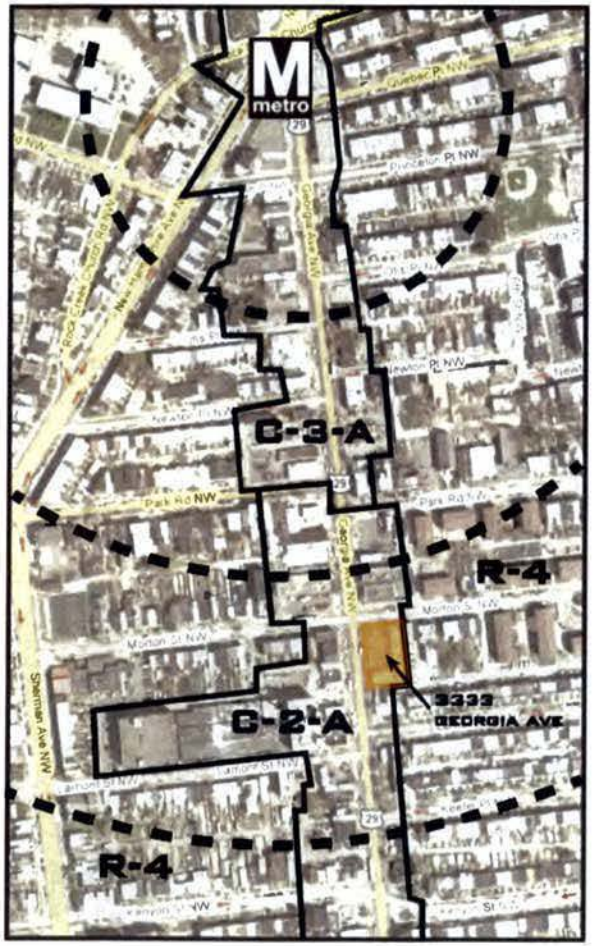
## ZONING AND VICINITY MAP

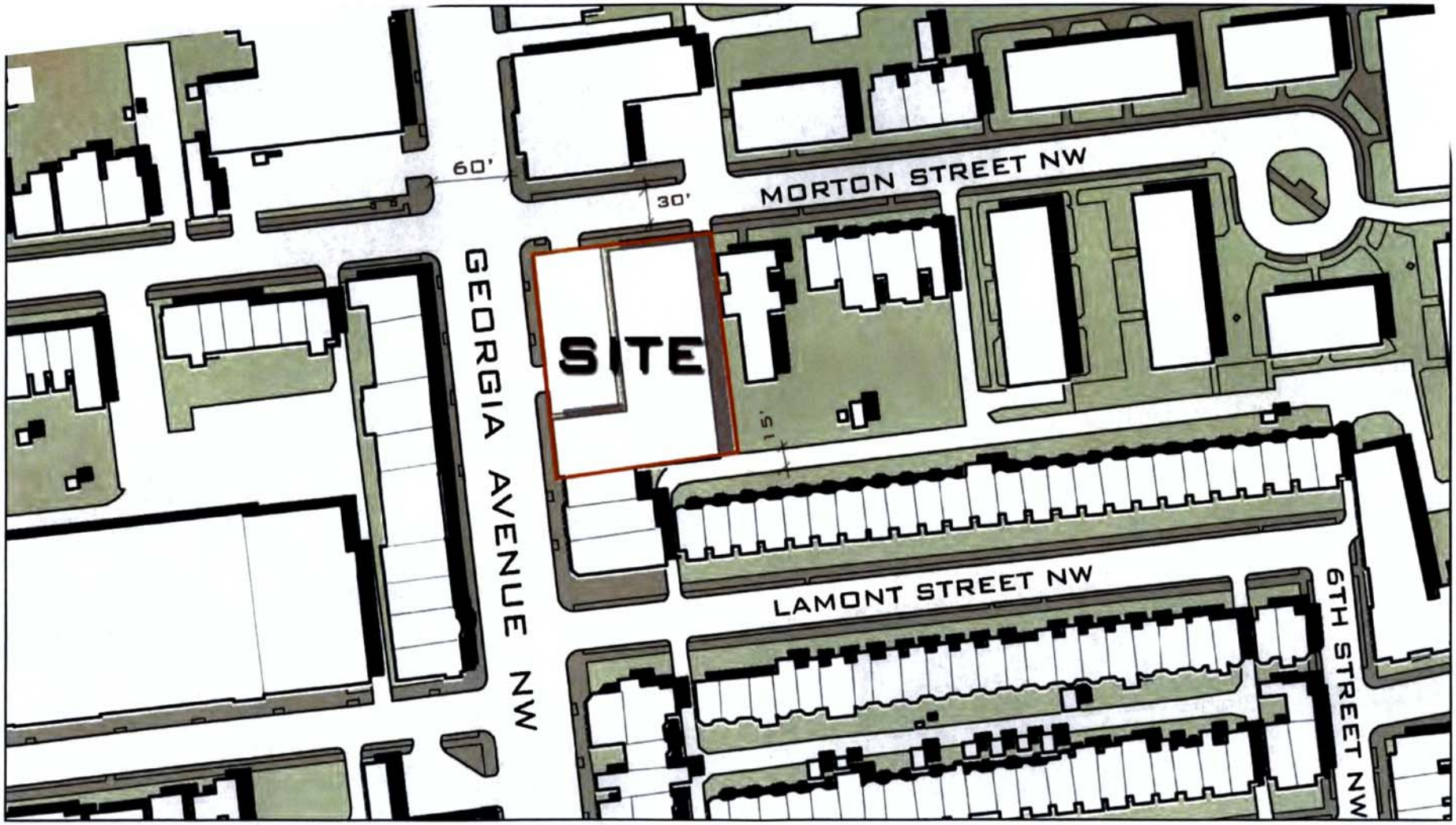



## ZONING TABULATIONS

| | REQ'D / ALLOWED UNDER PUD STANDARD | PROPOSED |
|---|---|---|
| ZONING | GA / C-2-A | GA / C-2-B |
| FAR | 6.0 | 5.37 |
| MINIMUM LOT AREA | 15,000 SF | 22,002.40 SF |
| MAXIMUM HEIGHT | 90 FT | 90 FT |
| LOT OCCUPANCY | 80% | 62% AT 2ND FLOOR LEVEL & UP |
| COURT - WIDTH | 23'-4" | 24'-0" (IRREGULAR SHAPE DETERMINED BY 24' Ø CIRCLE) |
| COURT - AREA | 1,088 SF | 1,463 SF |
| REAR YARD | 15 FT | NONE PROVIDED (RELIEF REQUIRED) |
| SIDE YARD | NONE REQUIRED | NONE PROVIDED |
| LOADING BEARTH | 1@12' X 30' FOR RETAIL | 1@ 12' X 20' (RELIEF REQUIRED) |
| | 1@ 12' X 55' FOR RESIDENTIAL | 1@ 12' X 30' FOR RESIDENTIAL (RELIEF REQUIRED) |
| LOADING PLATFORM | 1@ 100 SF FOR RETAIL | 1@ 285 SF FOR RETAIL AND RESIDENTIAL (RELIEF REQUIRED) |
| | 1@ 200 SF FOR RESIDENTIAL | |
| SERVICE / DELIVERY | 1 @ 10' X 20' FOR RESIDENTIAL | NONE PROVIDED (RELIEF REQUIRED) |
| PARKING | 49 SPACES REQUIRED | 50 SPACES PROVIDED |
| ROOF STRUCTURES | SEE ROOF PLAN ON SHEET A-1.8 FOR ROOF STRUCTURES | SEE ROOF PLAN ON SHEET A-1.8 FOR ROOF STRUCTURES |
| BIKE RACKS | 5% OF PARKING SPACES FOR RETAIL / OFFICE (1 BIKE RACK IS REQUIRED) | 31 PROVIDED |

## BUILDING / LOT SUMMARY:

| | | | | | |
|---|---|---|---|---|---|
| BUILDING LOT SIZE | 22,002.40 SF | GSF (RETAIL) | 7,190 SF | FAR (RESIDENTIAL) | 3.76 |
| LOT OCCUPANCY (RESIDENTIAL) | 62% (13,716 SF) | GSF (LOADING/CIRC./ETC.) | 23,031 SF | FAR (RETAIL) | 0.33 |
| GSF (UNITS) | 80,766 SF | TOTAL GSF NEW | 113,022 SF | FAR (LOADING / CIRC.) | 1.05 |
| GSF (RESIDENTIAL AMENITY) | 2,035 SF | GSF EXISTING POST OFFICE | 5,138 SF | FAR (POST OFFICE) | 0.23 |
| GSF (RESIDENTIAL TOTAL) | 82,801 SF | TOTAL GSF SITE | 118,160 SF | FAR (TOTAL NEW) | 5.14 |
| | | | | FAR (TOTAL SITE) | 5.37 |

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# THE VUE

3333 GEORGIA AVE NW
WASHINGTON, DC

N

0' 30' 60' 120'

A-0.2

SITE CONTEXT PLAN

1 | GEORGIA AVENUE ELEVATION LOOKING EAST

SITE

2 | GEORIGA AVENUE ELEVATION LOOKING WEST

3 | MORTON ST ELEV. LOOKING SOUTH

SITE


SITE CONTEXT

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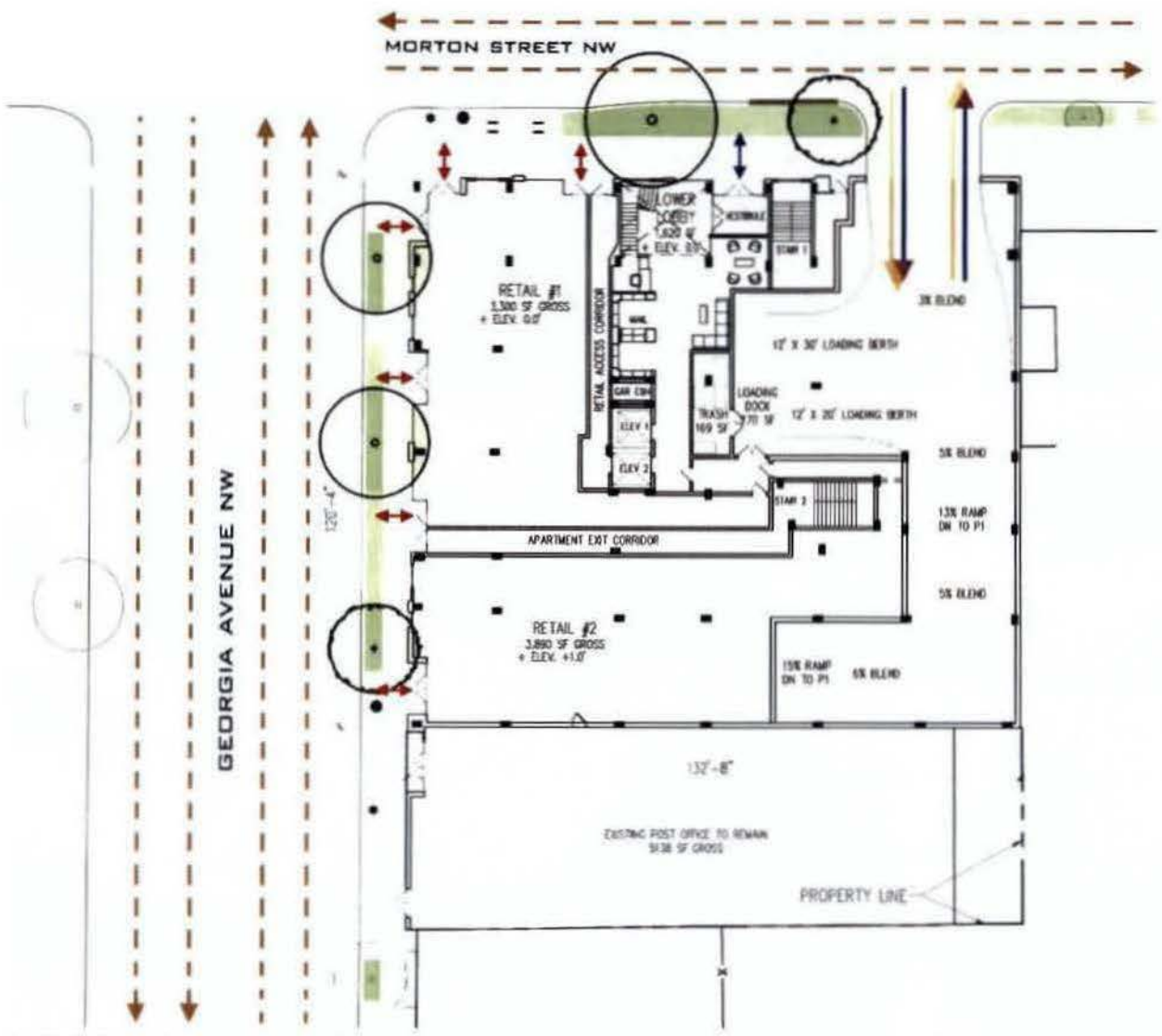
SITE CONTEXT IMAGES

FINAL PUD SUBMISSION

A-0.3

21 MAR 2011




## LEGEND

- RESIDENTIAL / COMMERCIAL GARAGE ACCESS
- DELIVERY VEHICLES LOADING ACCESS
- TRAFFIC FLOW
- PEDESTRIAN RETAIL ACCESS
- PEDESTRIAN RESIDENTIAL ACCESS
- BIKE RACKE (2 BIKES EACH RACK)
- NEW DC STANDARD TRASH BIN LOCATIONS
- EXISTING TREES
- PROPOSED TREES
- WASHINGTON GLOBE LIGHT FIXTURES

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SITE ACCESS AND CIRCULATION DIAGRAM

A-0.4

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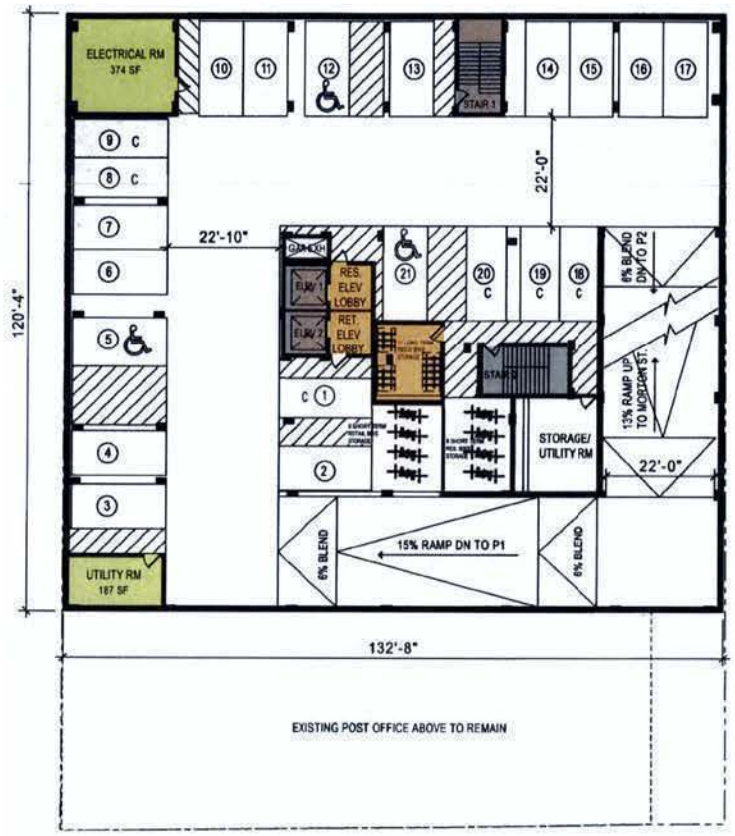


# PARKING TABULATIONS

| | REQ'D / ALLOWED | PROPOSED | |
|---|---|---|---|
| PARKING SPACE TYPE | | | |
| STANDARD (9'x19') | | LEVEL P1 | 14 SPACES |
| | | LEVEL P2 | 20 SPACES |
| ADA ACCESSIBLE (9'x19') | | LEVEL P1 | 3 SPACES |
| | | LEVEL P2 | NONE |
| COMPACT (8'x19') | | LEVEL P1 | 4 SPACES |
| | | LEVEL P2 | 9 SPACES |
| TOTAL | 49 SPACES | | 50 SPACES |

ON

| BIKES |
|---|
| 4 |
| 11 |
| 8 |
| 8 |
| 31 |

NOTE: THE LAYOUTS SHOWN ON THESE PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

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THE VUE

GARAGE PLAN - LEVEL

0' 12' 24' 48'

A-1.0

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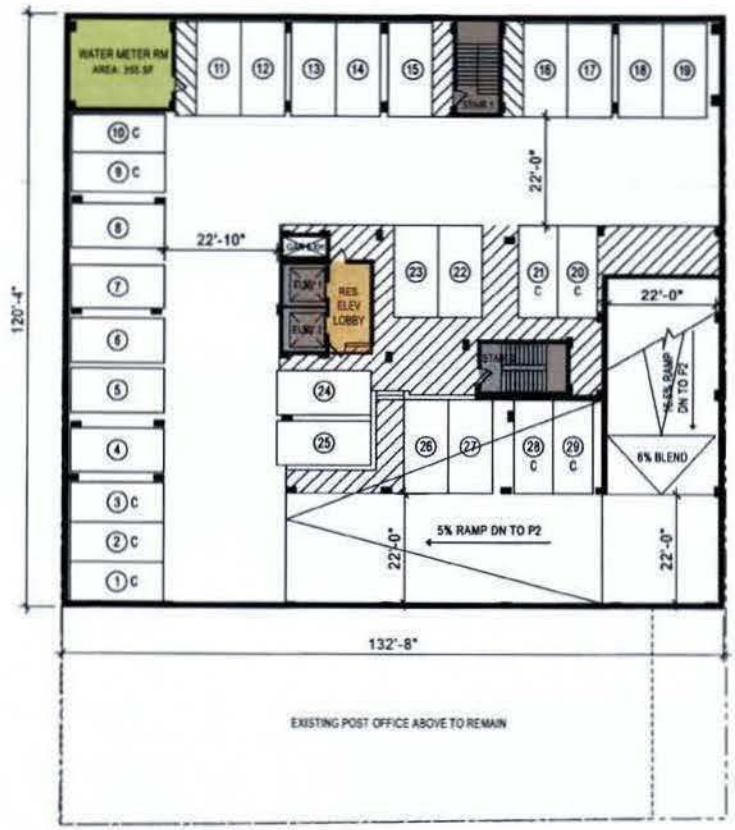


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GARAGE PLAN - LEVEL P2

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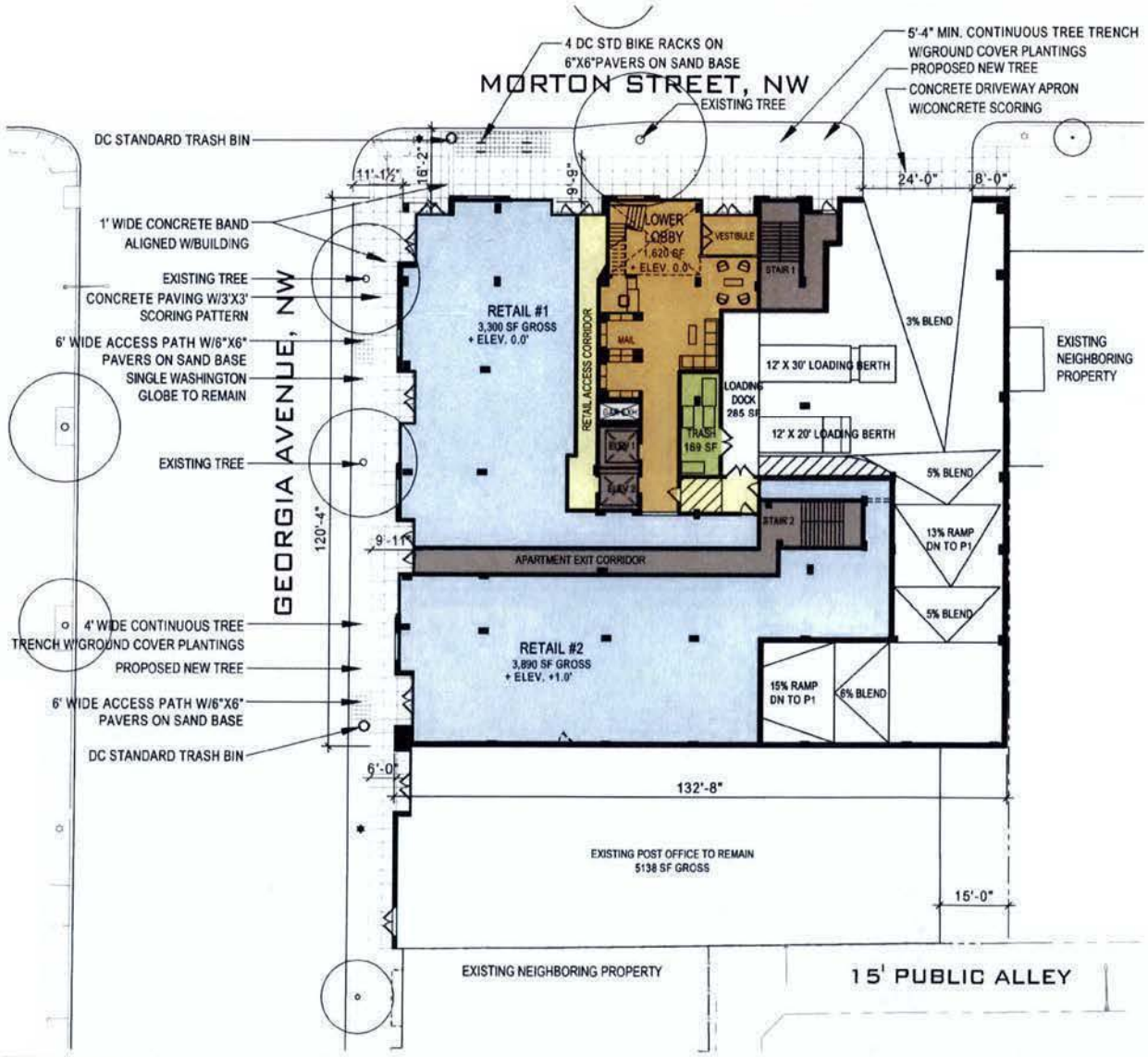
A-1.1

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N

0 12' 24' 48'

A-1.2

LOWER LOBBY FLOOR PLAN

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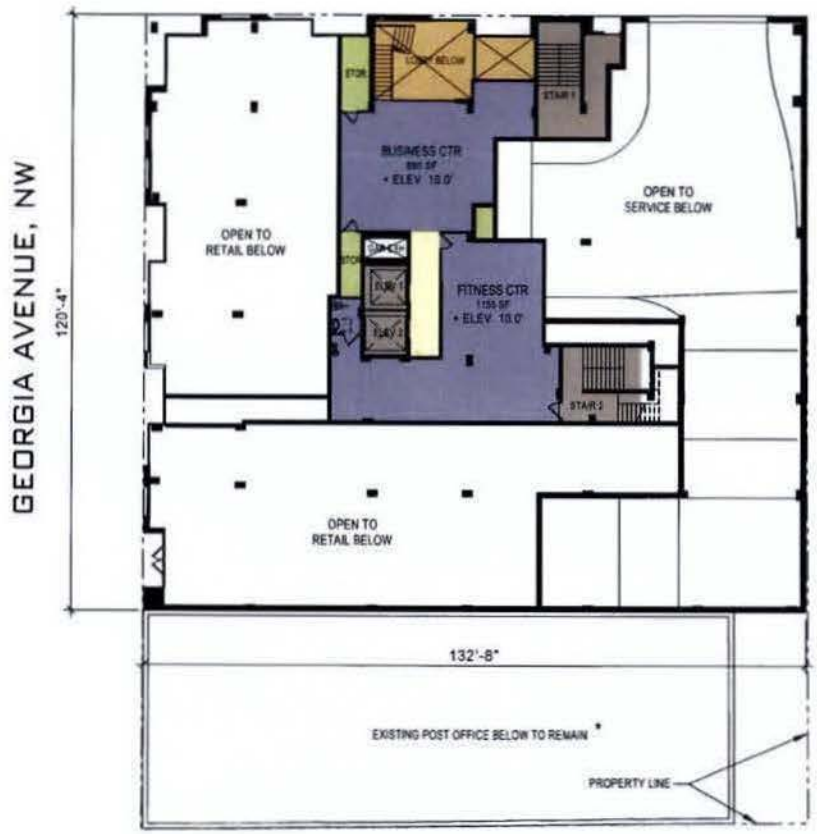
MORTON STREET, NW

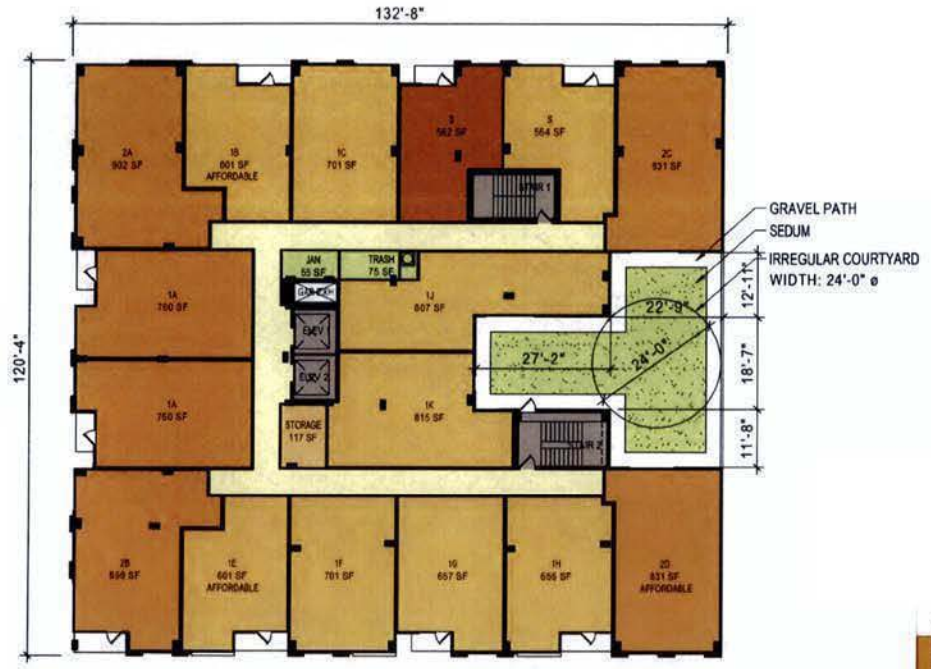



## RESIDENTIAL AMENITY SPACE

| | |
|---|---|
| BUSINESS CENTER | 880 SF |
| FITNESS CENTER | 1,155 SF |
| TOTAL RESIDENTIAL AMENITY SPACE | 2,035 SF |

* COOL/ REFLECTIVE ROOF TO BE PROVIDED

NOTE: THE LAYOUTS SHOWN ON THESE PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.



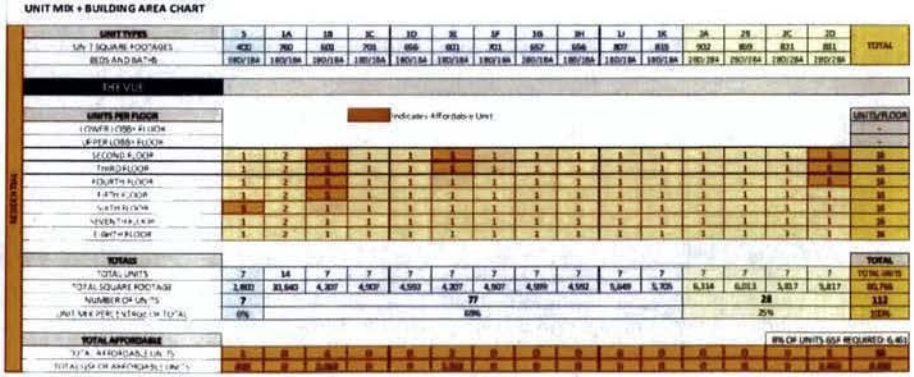

## UNIT LEGEND

| | | |
|---|---|---|
| STUDIO | 1 UNIT/FLOOR X 7 | 7 UNITS |
| 1 BEDROOM | 9 UNITS/FLOOR X 7 | 63 UNITS |
| 1 BEDROOM + DEN | 2 UNITS/FLOOR X 7 | 14 UNITS |
| 2 BEDROOM | 4 UNITS/FLOOR X 7 | 28 UNITS |
| TOTAL | | 112 UNITS |

## COURT TABULATIONS

| | REQUIRED/ALLOWED | PROPOSED |
|---|---|---|
| WIDTH (CLOSED) | 4'/FT OF HEIGHT NOT LESS THAN 15'<br>4'/FT X 70FT = 23'-4" | 24'-0" |
| AREA (CLOSED) | 2 X SF OF COURT WIDTH<br>NOT LESS THAN 350 SF<br>2 X (23.33 FT)² = 1089 SF | 1420 SF |

UNIT MIX + BUILDING AREA CHART



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SECOND FLOOR PLAN

0 12' 24' 48'

A-1.4

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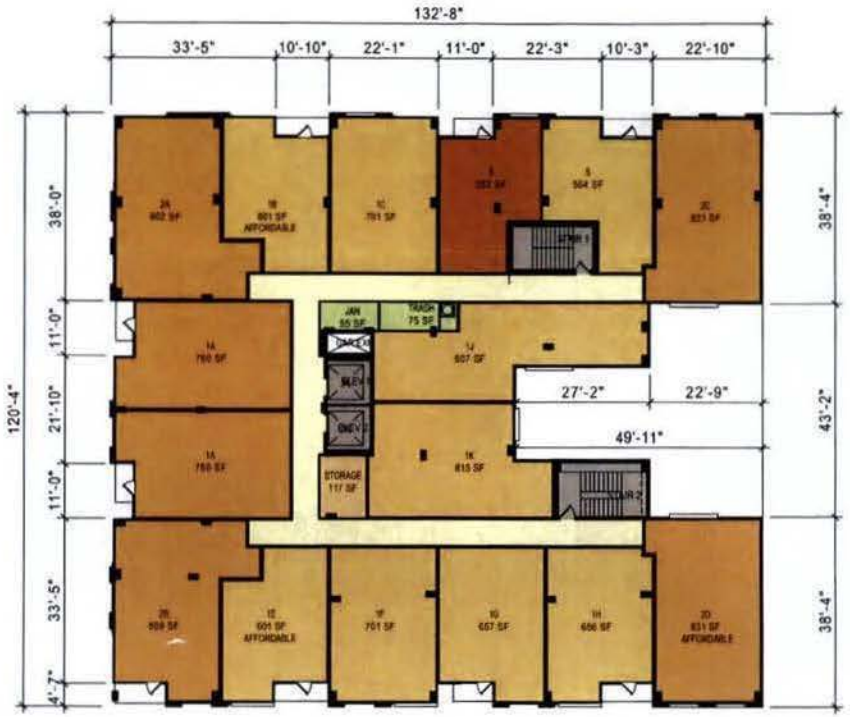
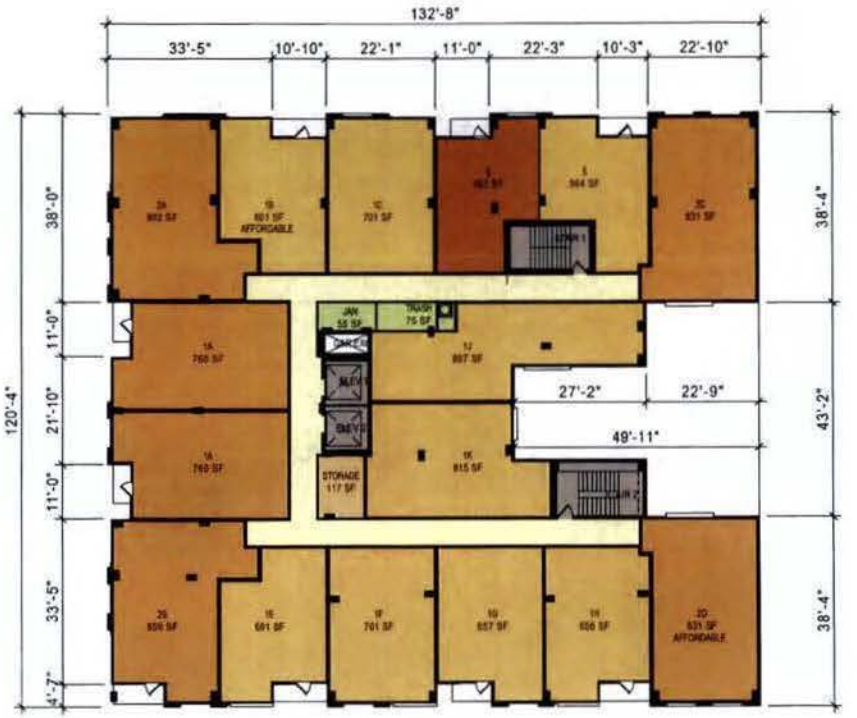



THIRD FLOOR PLAN

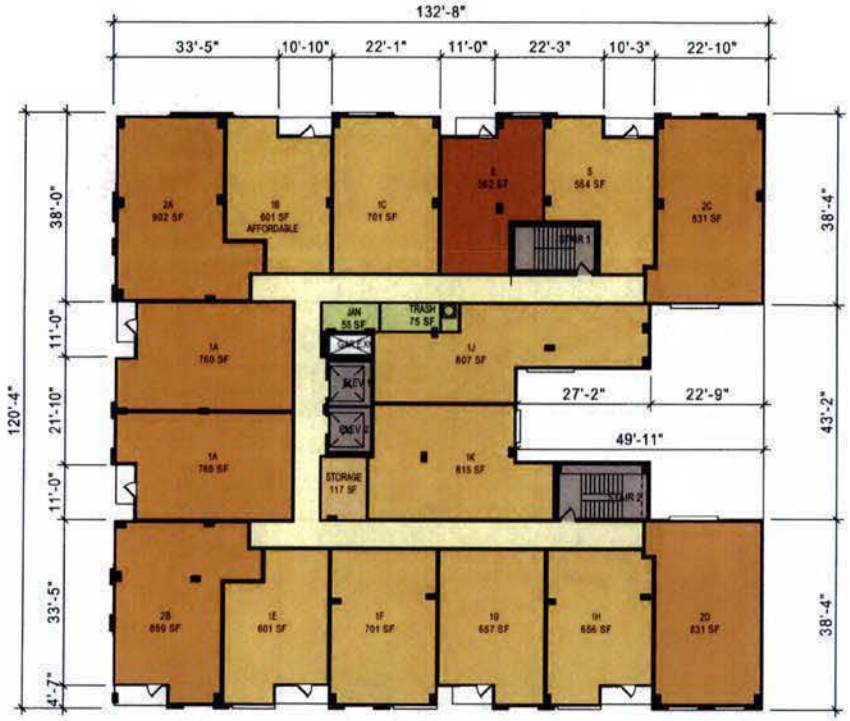



FOURTH FLOOR PLAN

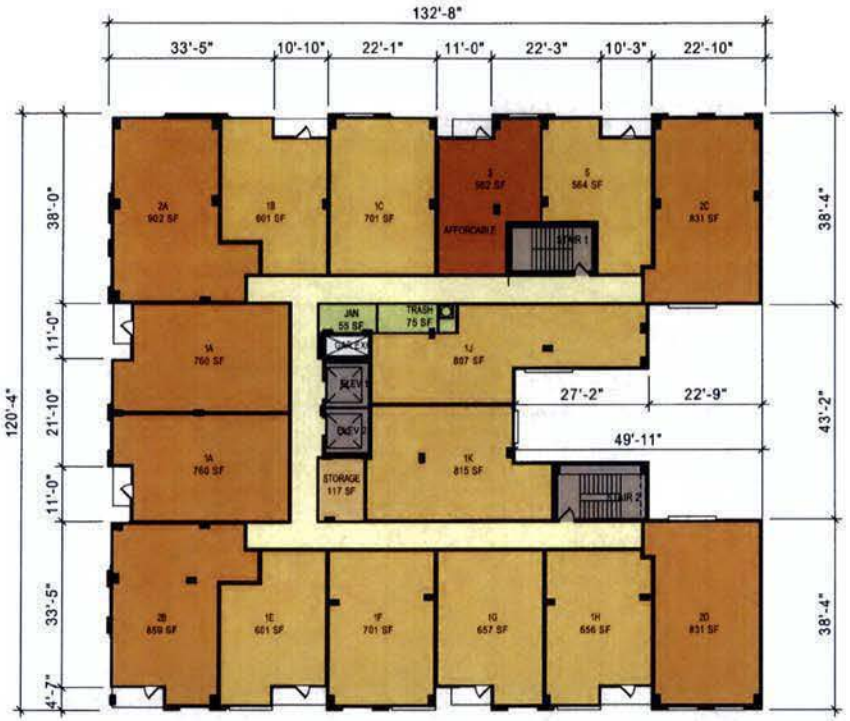
## UNIT LEGEND

- STUDIO
- 1 BEDROOM
- 1 BEDROOM + DEN
- 2 BEDROOM

NOTE: THE LAYOUTS SHOWN ON THESE PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.




FIFTH FLOOR PLAN

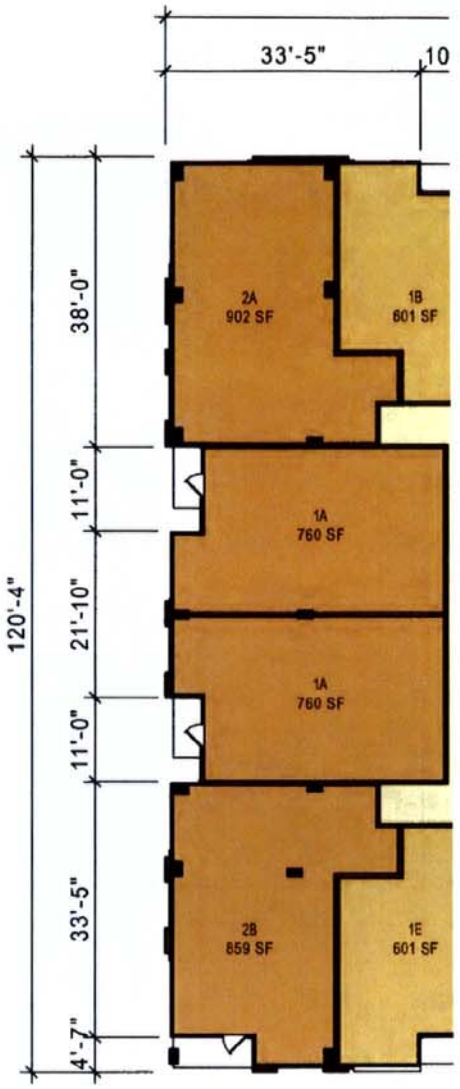



SIXTH FLOOR PLAN

## UNIT LEGEND

- STUDIO
- 1 BEDROOM
- 1 BEDROOM + DEN
- 2 BEDROOM

NOTE: THE LAYOUTS SHOWN ON THESE PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.




NOTE: THE LAYOUTS SHOWN ON THESE F
AFFECTING THE EXTERIOR ENVELO

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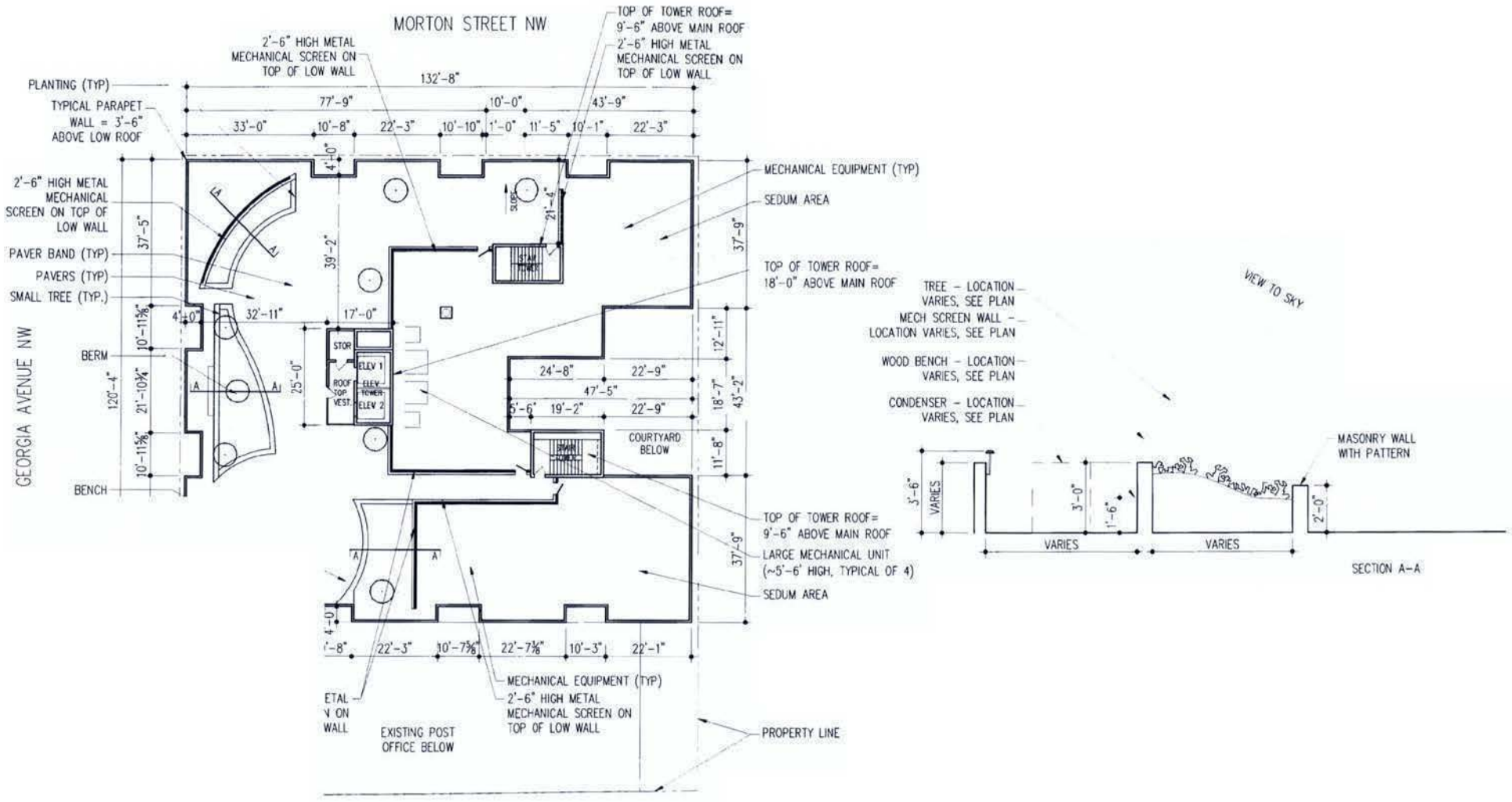
MENSCH
CORPORATIC
Planning, Engineering, S

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ROOF PLAN

N

A-1.8

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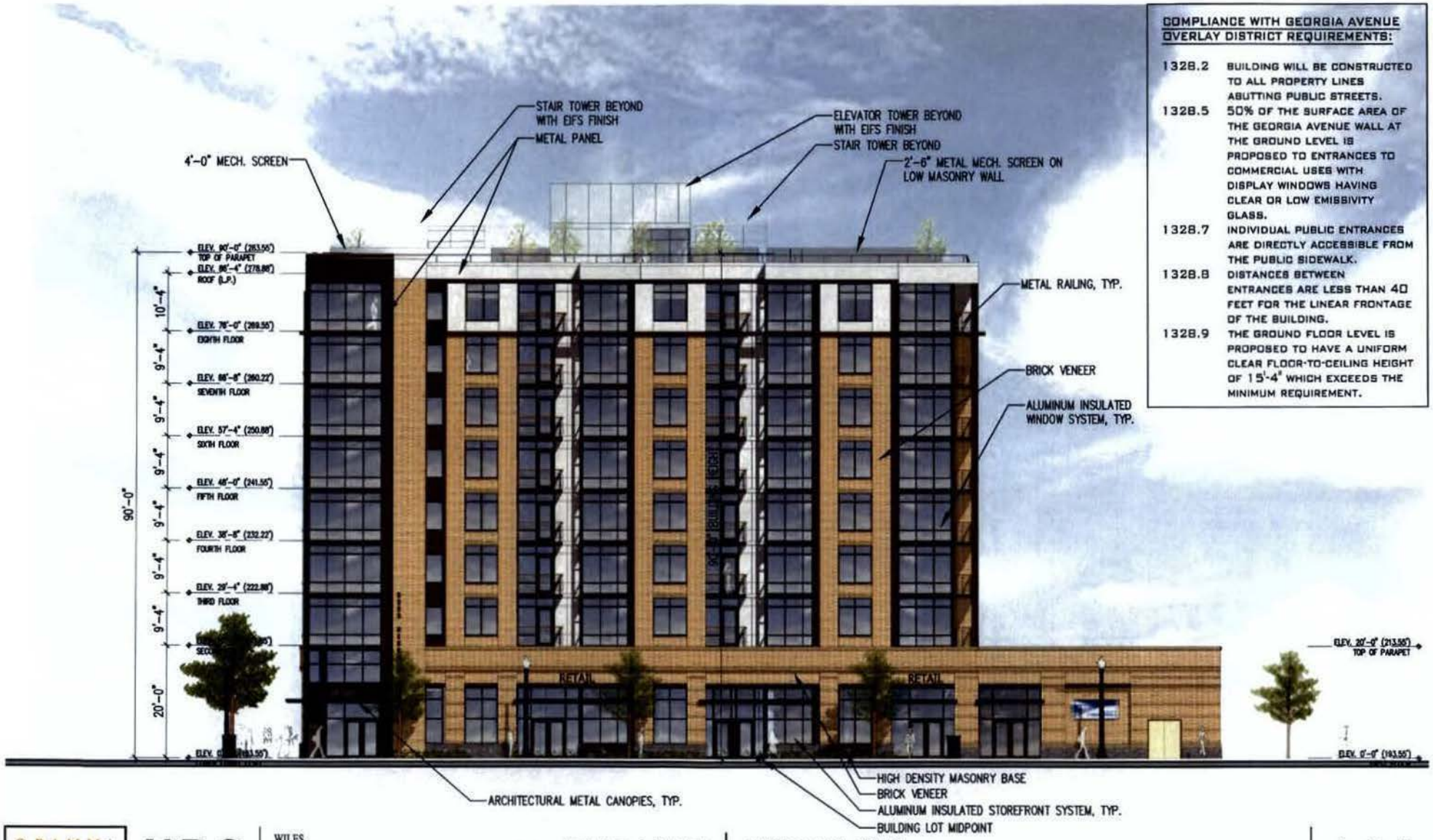


**COMPLIANCE WITH GEORGIA AVENUE OVERLAY DISTRICT REQUIREMENTS:**

| | |
|---|---|
| 1328.2 | BUILDING WILL BE CONSTRUCTED TO ALL PROPERTY LINES ABUTTING PUBLIC STREETS. |
| 1328.5 | 50% OF THE SURFACE AREA OF THE GEORGIA AVENUE WALL AT THE GROUND LEVEL IS PROPOSED TO ENTRANCES TO COMMERCIAL USES WITH DISPLAY WINDOWS HAVING CLEAR OR LOW EMISSIVITY GLASS. |
| 1328.7 | INDIVIDUAL PUBLIC ENTRANCES ARE DIRECTLY ACCESSIBLE FROM THE PUBLIC SIDEWALK. |
| 1328.8 | DISTANCES BETWEEN ENTRANCES ARE LESS THAN 40 FEET FOR THE LINEAR FRONTAGE OF THE BUILDING. |
| 1328.9 | THE GROUND FLOOR LEVEL IS PROPOSED TO HAVE A UNIFORM CLEAR FLOOR-TO-CEILING HEIGHT OF 15'-4" WHICH EXCEEDS THE MINIMUM REQUIREMENT. |

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WEST ELEVATION - GEORGIA AVENUE

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NORTH ELEVATION - MORTON STREET

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# THE VUE

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SOUTH ELEVATION

A-2.3

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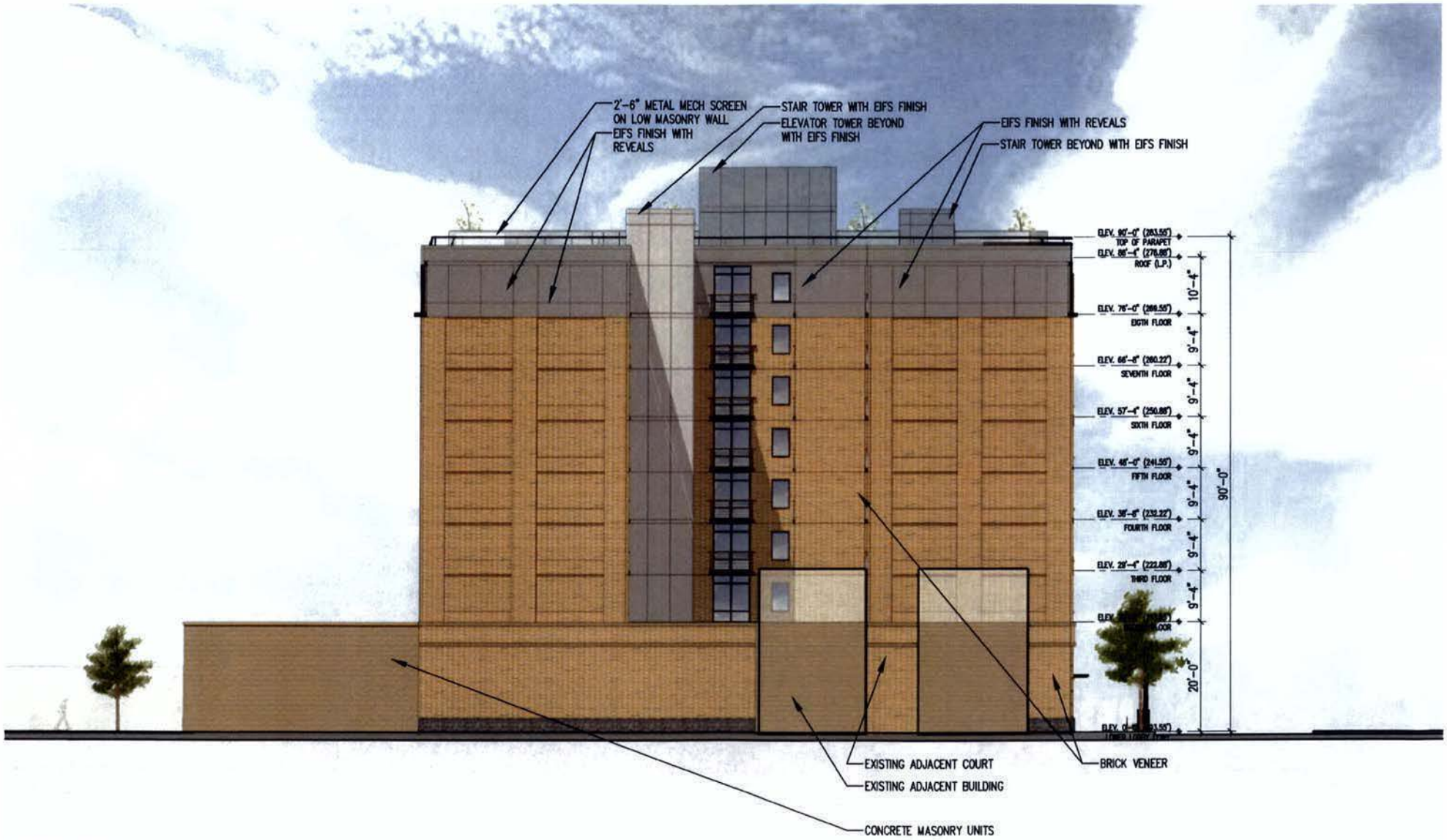


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EAST ELEVATION

A-2.4

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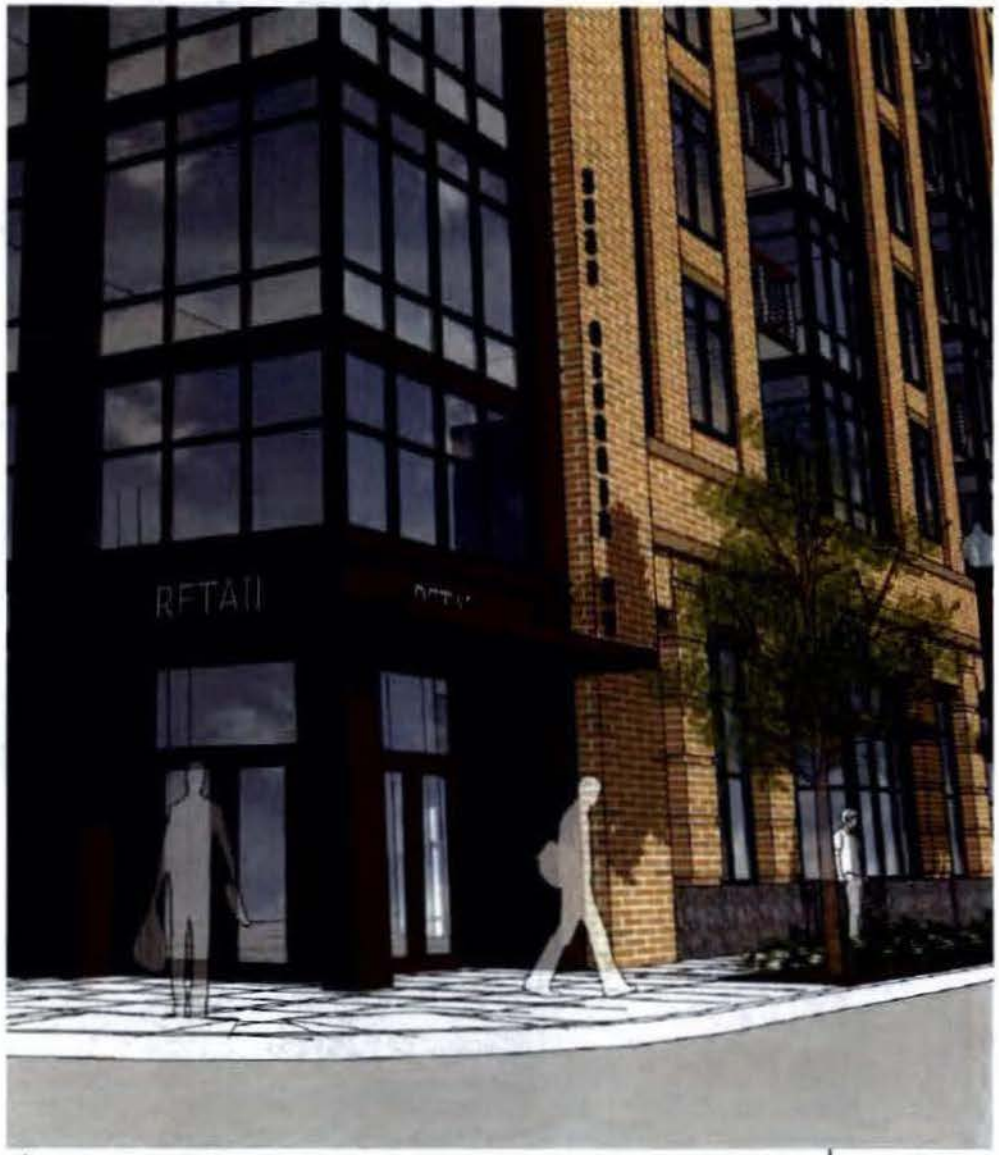


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A-3.0

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PERSPECTIVE VIEW

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A-3.1

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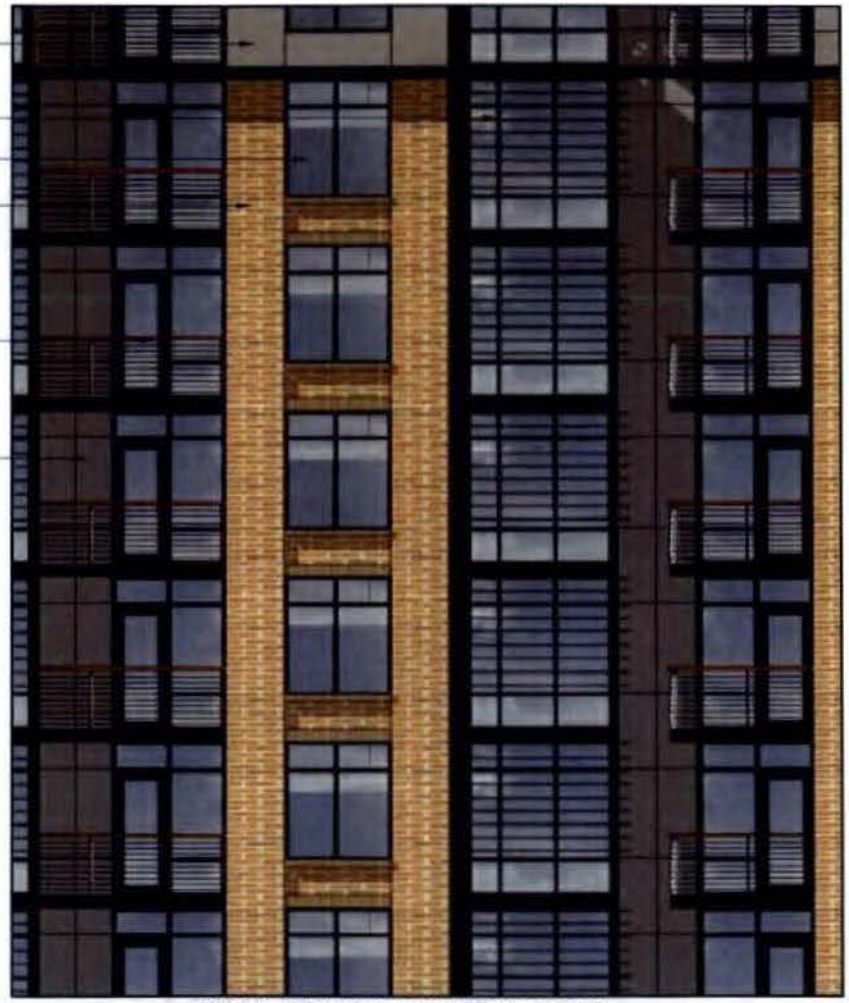
SUN CONTROL PRECEDENT

ALUMINUM WINDOW PRECEDENT


SOUTH ELEVATION




TYPICAL WALL DETAILS FOR SOUTH FACADE

CANOPY PRECEDENTS

ENLARGED AREA

GEORGIA AVENUE (WEST) ELEVATION

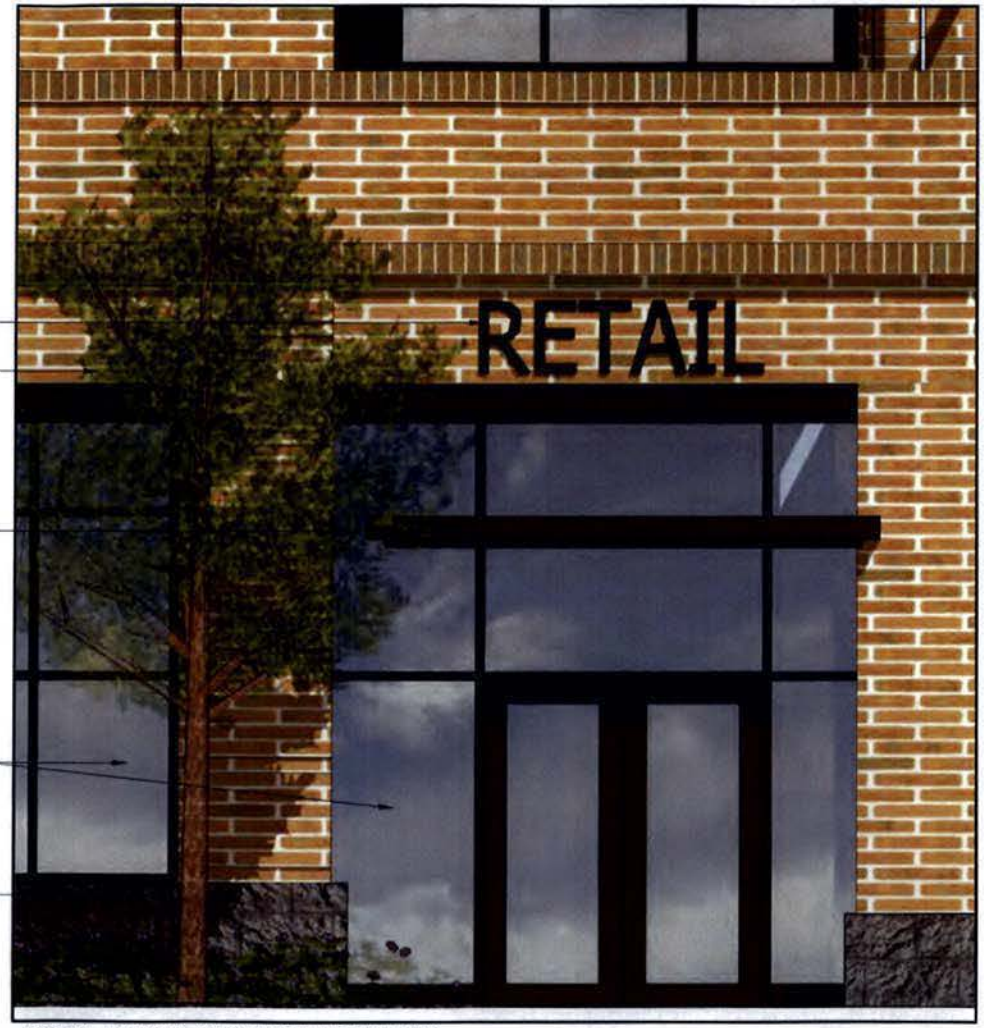
METAL RETAIL SIGNAGE

BRICK VENEER

ARCHITECTURAL METAL RETAIL ENTRANCE CANOPY

INSULATED ALUMINUM STOREFRONT SYSTEM

HIGH DENSITY MASONRY UNIT BASE




TYPICAL GEORGIA AVENUE RETAIL ENTRANCE

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RETAIL ENTRANCE DETAIL

A-3.3

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BRICK PRECEDENT

HIGH DENSITY MASONRY UNIT PRECEDENT


MORTON STREET (NORTH) ELEVATION

METAL PANELS

INSULATED ALUMINUM WINDOWS

METAL RAILINGS WITH WOOD CAPS

BRICK VENEER

METAL PANEL

METAL RESIDENTIAL ENTRANCE SIGNAGE

ARCHITECTURAL METAL ENTRANCE CANOPY

INSULATED ALUMINUM STOREFRONT SYSTEM

HIGH DENSITY MASONRY UNIT BASE


RESIDENTIAL LOBBY ENTRANCE

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RESIDENTIAL ENTRANCE DETAILS

A-3.4

FINAL PUD SUBMISSION

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METAL PANEL PRECEDENT

STOREFRONT PRECEDENT

RECESSED ENTRY PRECEDENT


GEORGIA AVENUE (WEST) ELEVATION


GEORGIA AVENUE CORNER RETAIL ENTRANCE

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CORNER RETAIL ENTRANCE DETAIL

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PERSPECTIVE VIEW

A-3.6

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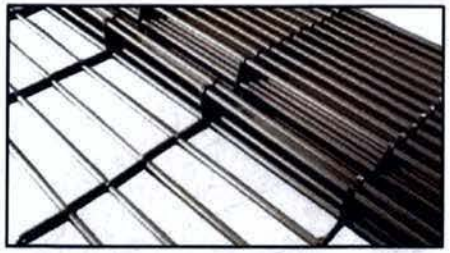
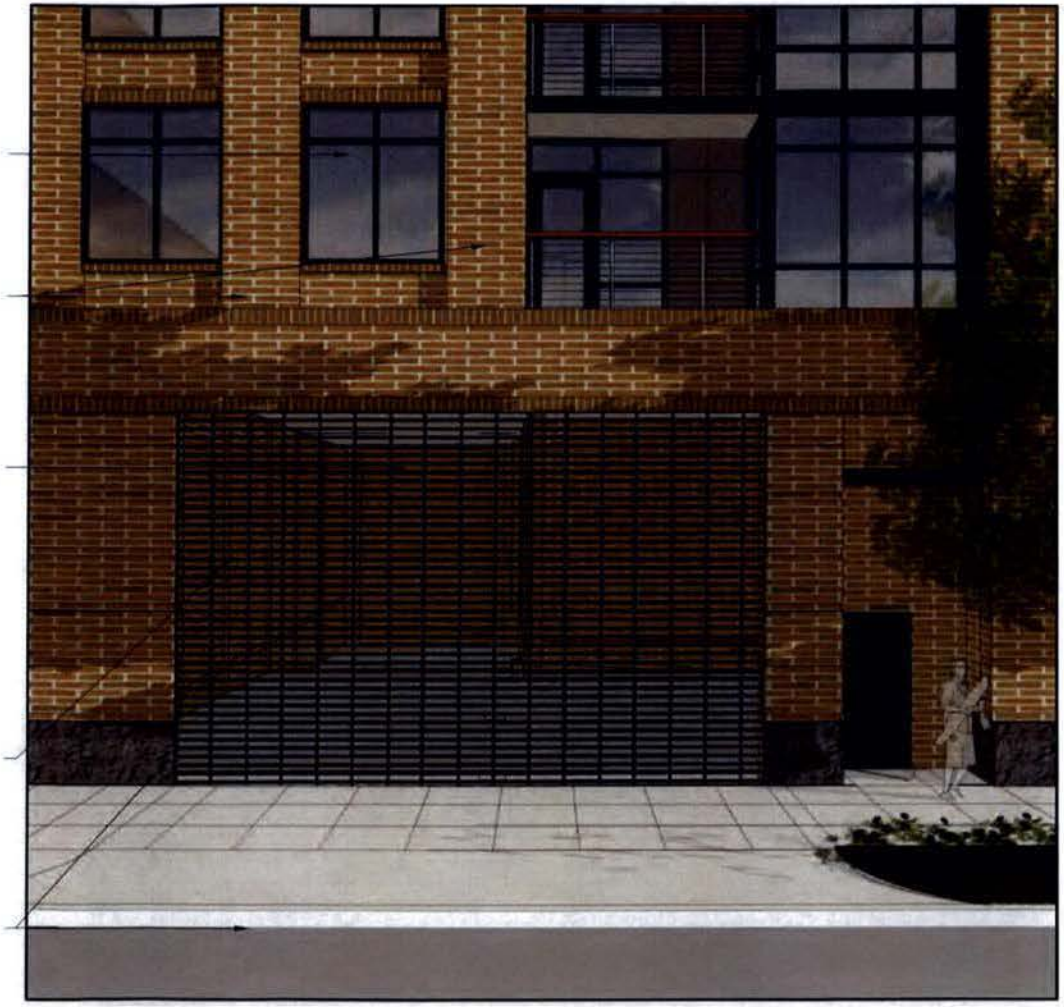


ROLL-UP SECURITY GRILLE DETAIL

ROLL-UP SECURITY GRILLE PRECEDENT


MORTON STREET (NORTH) ELEVATION




MORTON STREET GARAGE ENTRANCE

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# THE VUE

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WASHINGTON, DC

CORNER RETAIL ENTRANCE DETAIL

A-3.7

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WASHINGTON, DC

PERSPECTIVE VIEW

A-3.8

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WASHINGTON, DC

BUILDING SECTION

A-4.1

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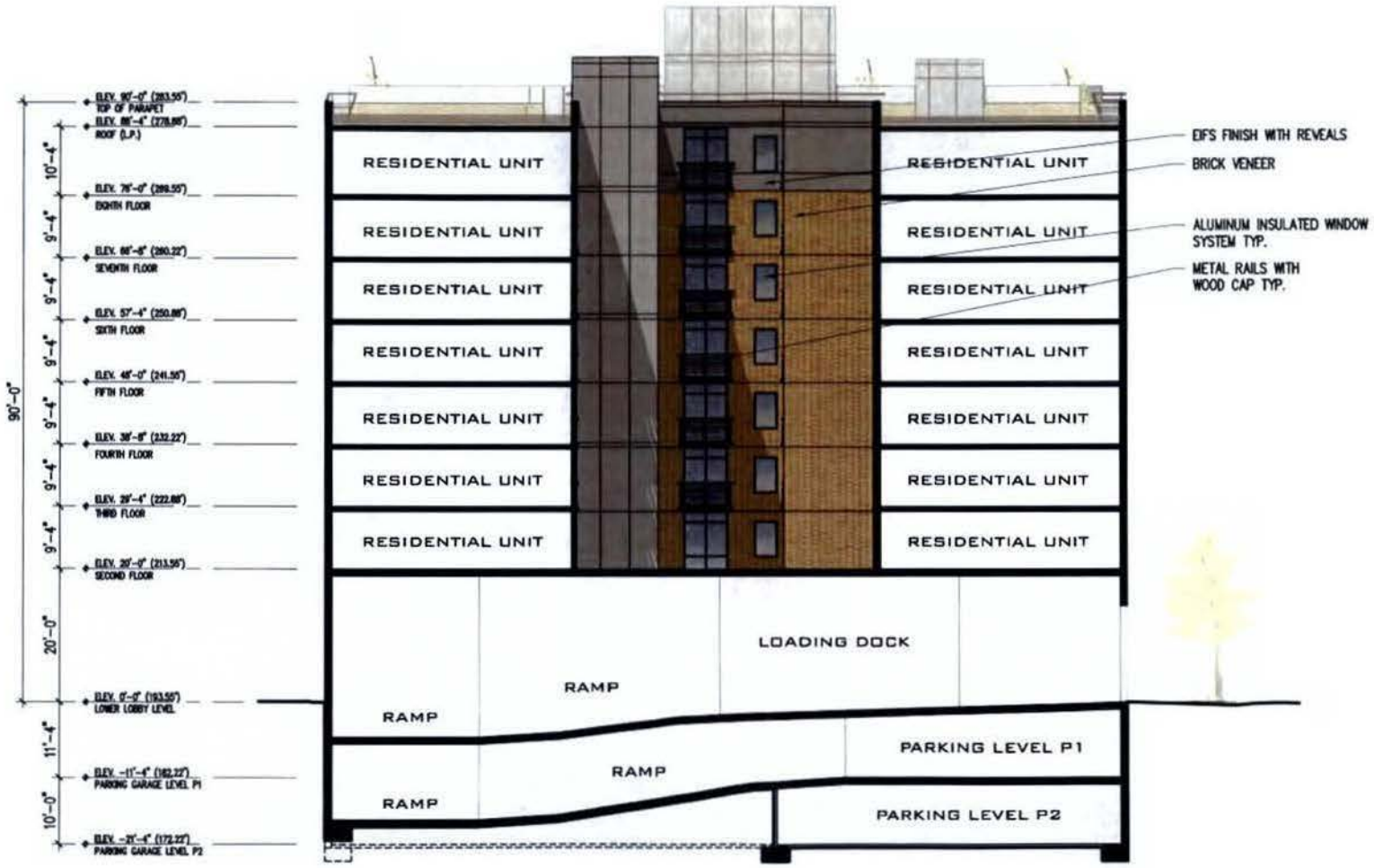


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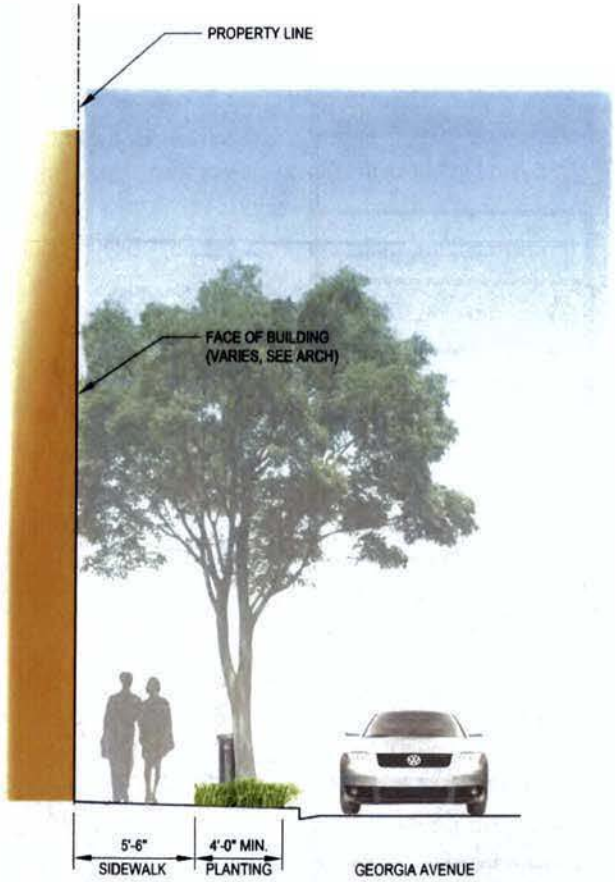
WASHINGTON, DC

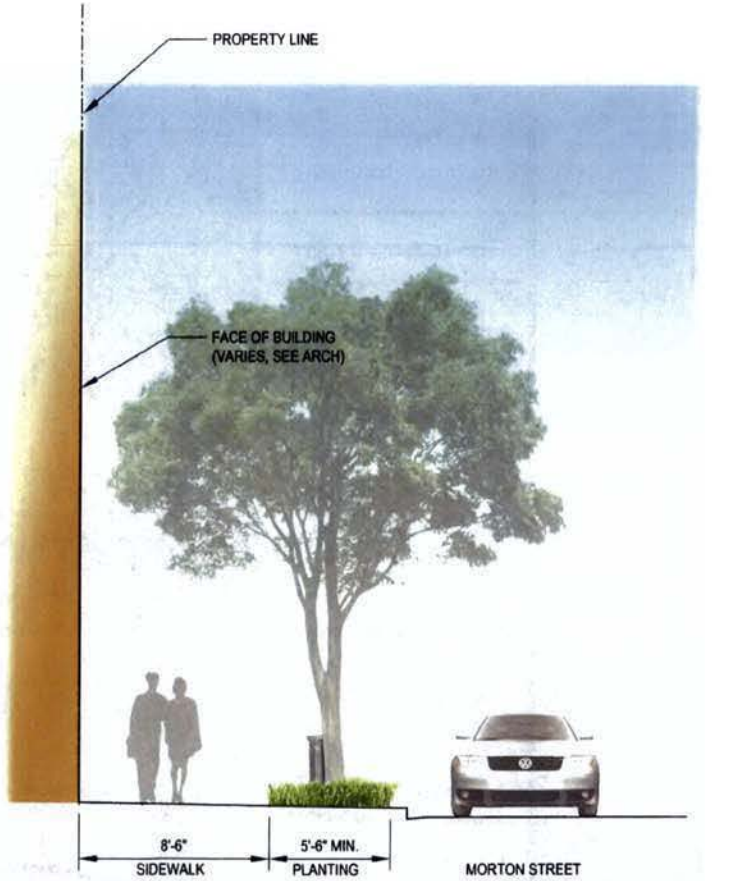
BUILDING SECTION

A-4.2

FINAL PUD SUBMISSION | 21 MAR 2011




1 GEORGIA AVENUE SIDEWALK SECTION




2 MORTON STREET SIDEWALK SECTION

GRIMM + PARKER ARCHITECTS

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WASHINGTON, DC

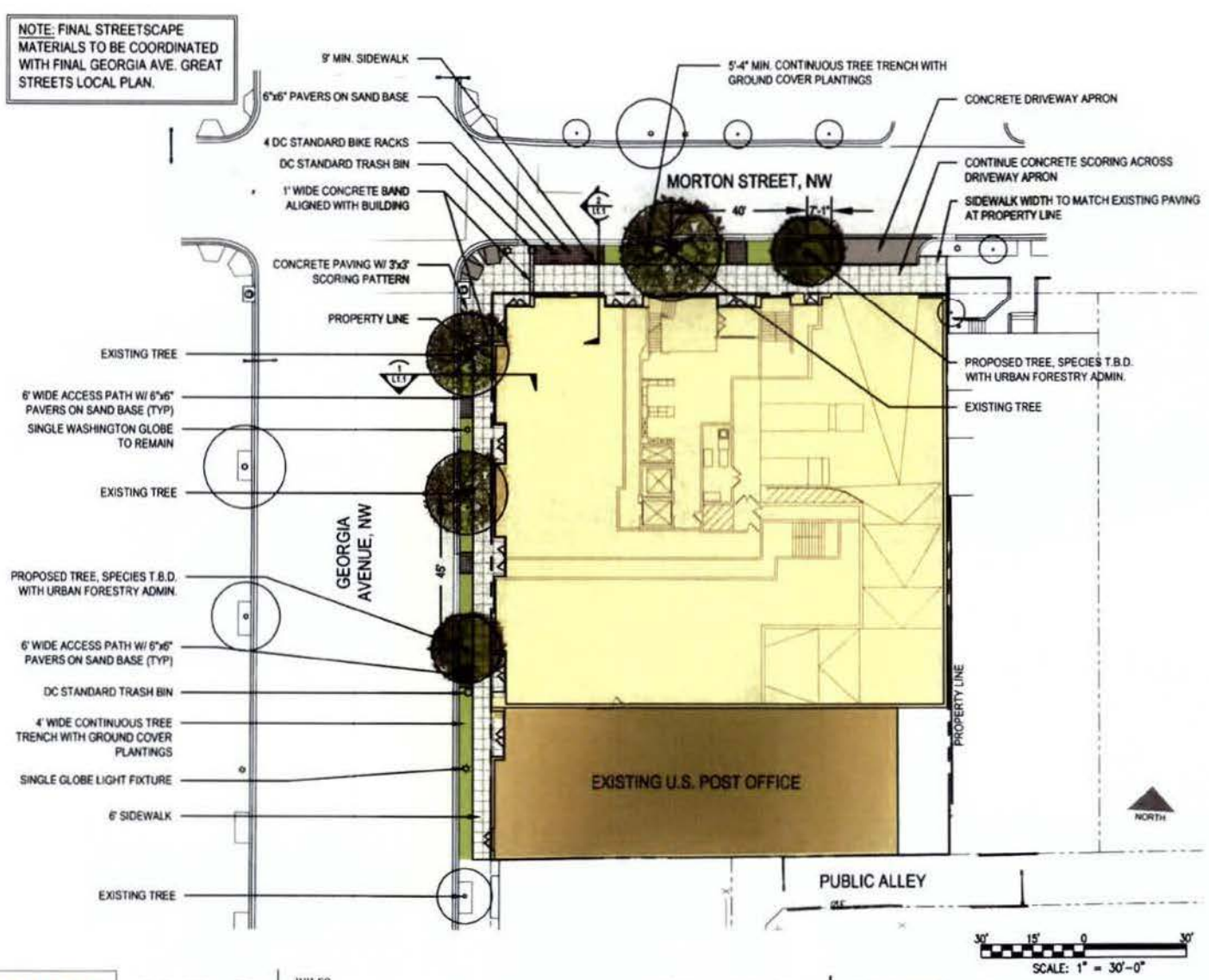
SITE SECTIONS

FINAL PUD SUBMISSION

L-1.1

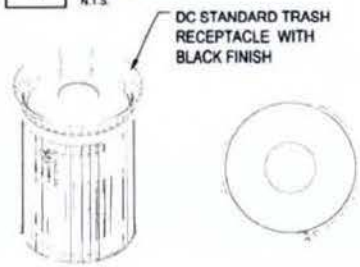
21 MAR 2011

NOTE: FINAL STREETSCAPE MATERIALS TO BE COORDINATED WITH FINAL GEORGIA AVE. GREAT STREETS LOCAL PLAN.

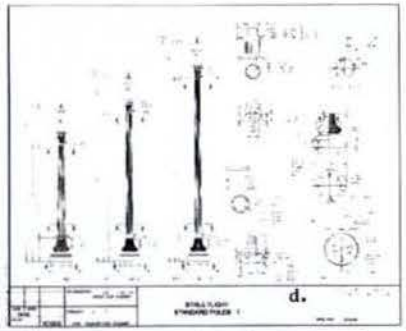




1 DISTRICT OF COLUMBIA STANDARD BIKE RACK
N.T.S.




2 DISTRICT OF COLUMBIA STANDARD TRASH BIN
N.T.S.




3 DISTRICT OF COLUMBIA SINGLE GLOBE LIGHT
N.T.S.

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WASHINGTON, DC

SITE PLAN

L-1.0

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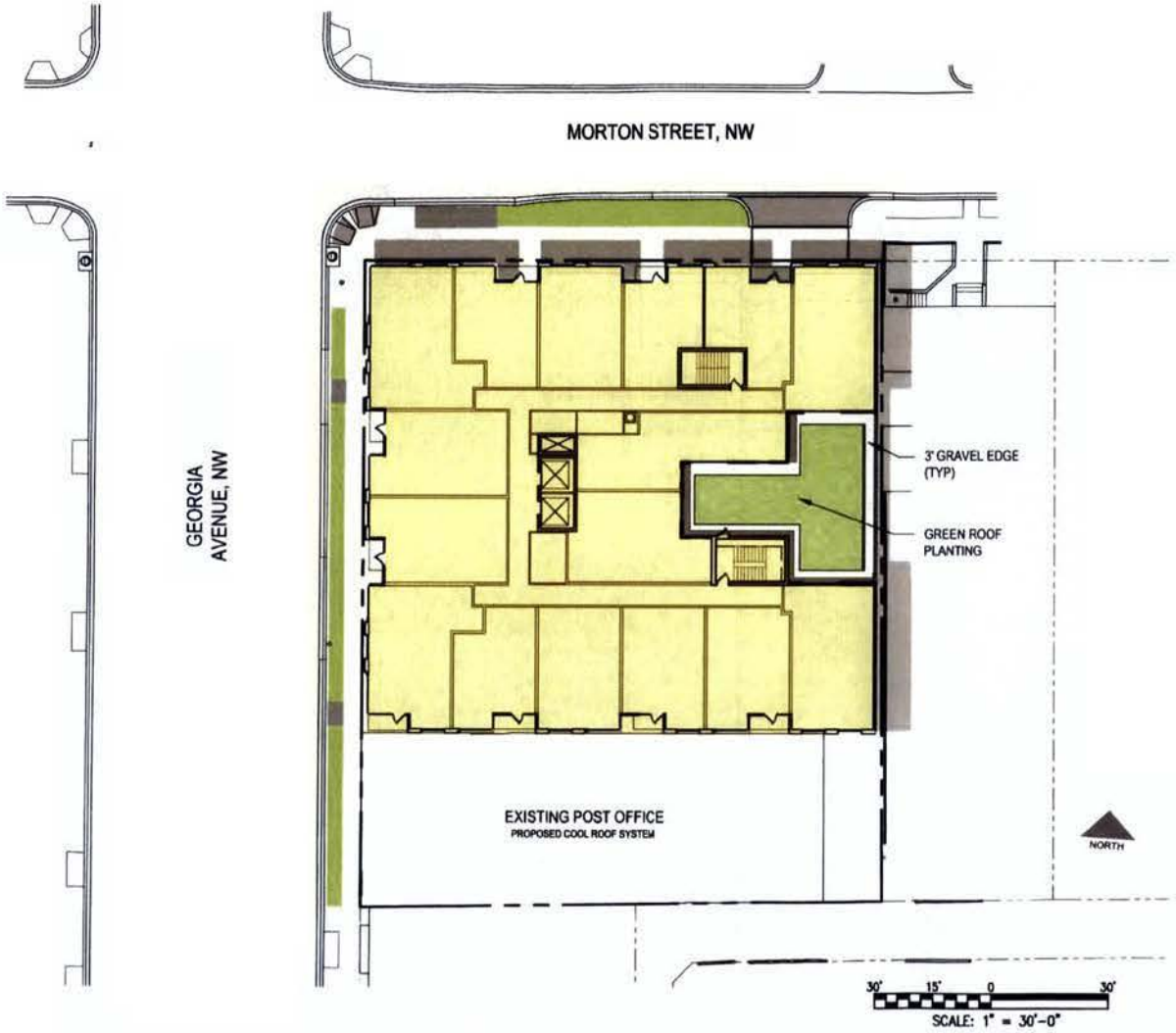


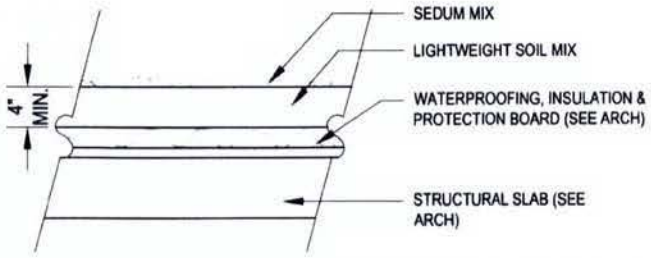


1 GREEN ROOF PLANTING TYPICAL DETAIL
1"=1'-0"

2 EXTENSIVE GREENROOF
N.T.S.

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# THE VUE

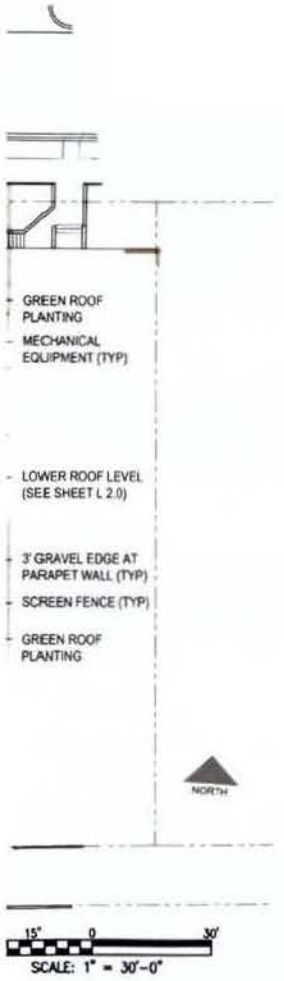
3333 GEORGIA AVE NW
WASHINGTON, DC

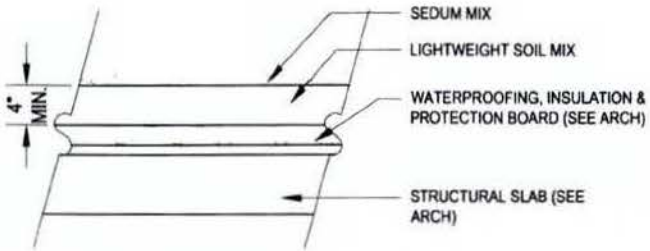
COURTYARD PLAN

L-2.0

FINAL PUD SUBMISSION

21 MAR 2011



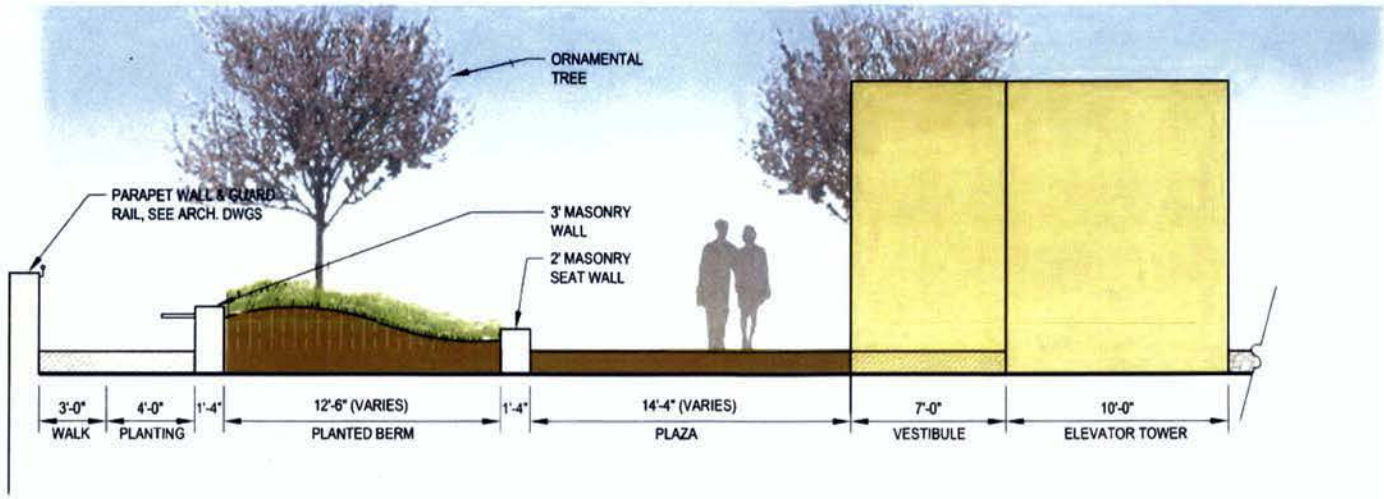

1 GREEN ROOF PLANTING TYPICAL DETAIL
1"=1'-0"

2 ROOFTOP AESTHETIC
N.T.S.

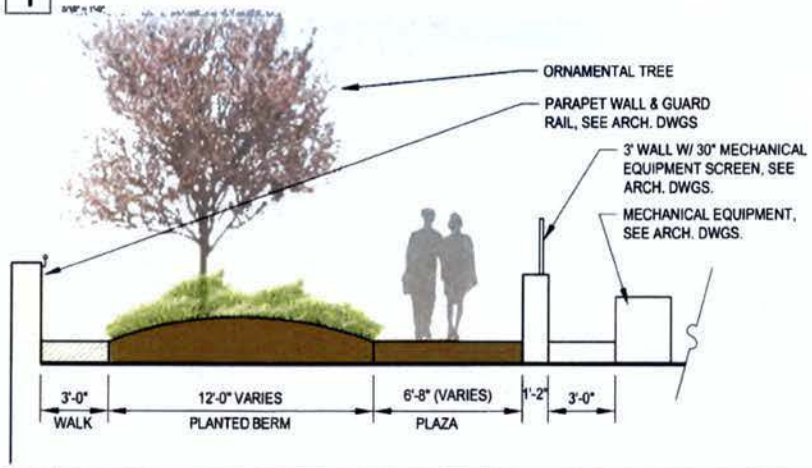
3333 GEORGIA AVE NW
WASHINGTON, DC

L-2.1

FINAL PUD SUBMISSION | 21 MAR 2011




1 ROOF PLAZA SECTION / ELEVATION



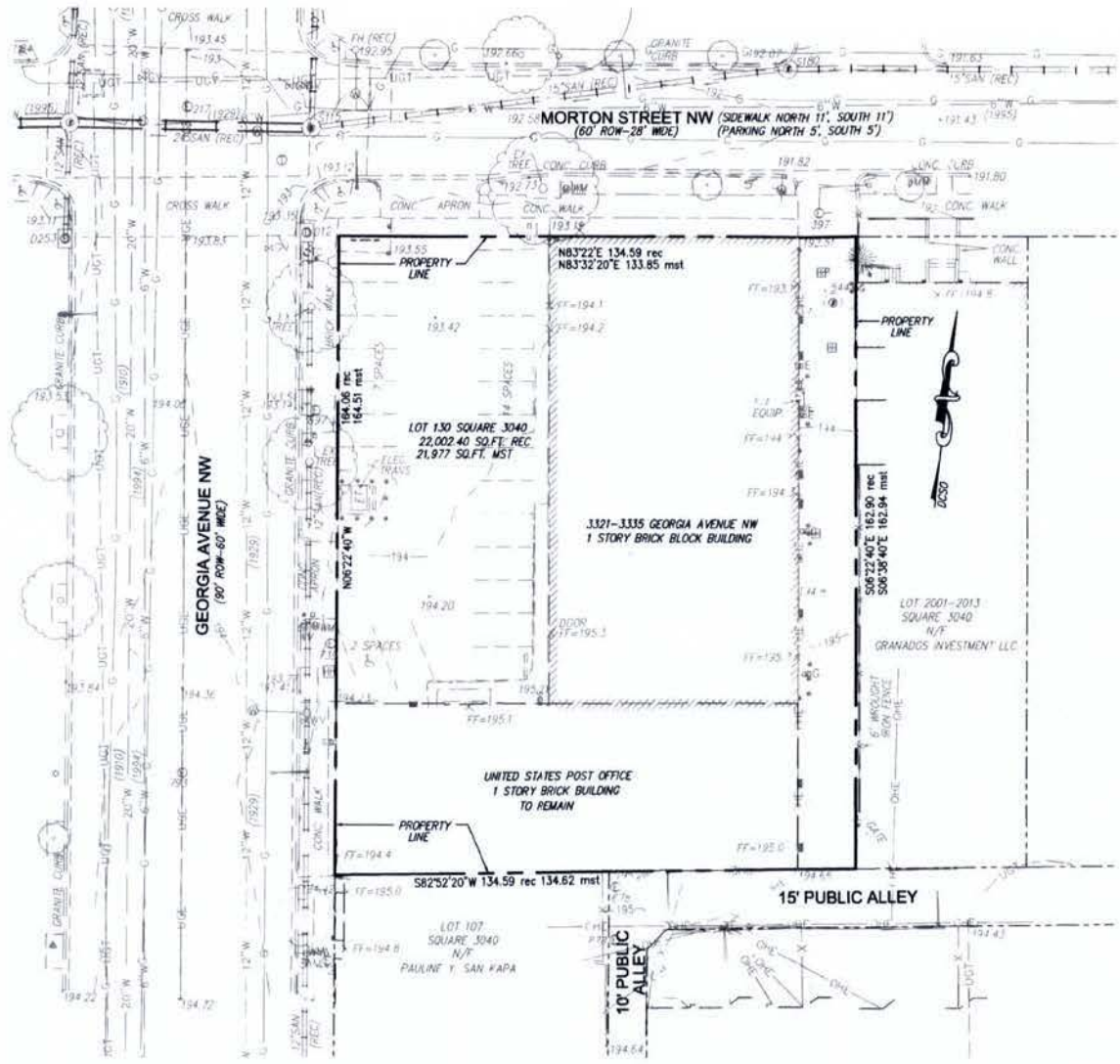

2 ROOF PLAZA SECTION / ELEVATION

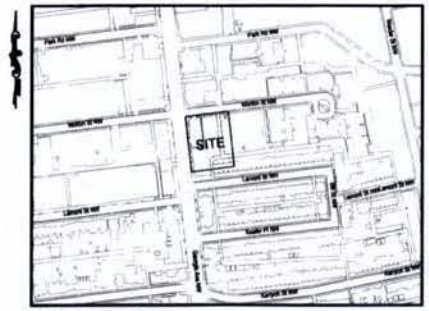
| | | | | |
|---|---|---|---|---|
| Y | 7.10a | **Basements and Concrete Slabs: Vapor Barrier** | Provide vapor barrier under all slabs. For concrete floors either in basements or on-grade slab install a capillary break of 4 four inches of gravel over soil. Cover all gravel with 6 millimeter polyethylene sheeting moisture barrier with joints lapped one foot or more. On interior below grade walls, avoid using separate vapor barrier or below grade vertical insulation. | Mandatory |
| | | Strategic goal / Integration potential | reduce the flow of moisture through the slab of the building which increases durability | |
| Y | 7.10b | **Basements and Concrete Slabs – Radon: New Construction & Substantial Rehabilitation** | In EPA Zone 1 and 2 areas, install passive radon-resistant features below the slab along with a vertical vent pipe with junction box available, if an active system should prove necessary. For substantial rehab, introduce radon-reduction measures if elevated levels of radon are detected. | Mandatory |
| | | Strategic goal / Integration potential | | |
| Y | 7.11 | **Water Drainage** | Provide drainage of water to the lowest level of concrete away from windows, walls and foundations | Mandatory |
| | | Strategic goal / Integration potential | As one of the primarily roles of the Architect, the building will be detailed to keep water out of the building, and will be diverted away from windows, walls and foundations | |
| Y | 7.12 | **Garage Isolation** | Provide a continuous air barrier between the conditioned (living) space and any unconditioned garage space. In single-family houses with attached garages, install a CO alarm inside the house on the wall that is attached to the garage and outside the sleeping area, and do not install air handling equipment in the garage. | Mandatory |
| | | Strategic goal / Integration potential | This will be provided for the below grade garage of this building | |
| Y | 7.13 | **Clothes Dryer Exhaust** | Clothes dryers must be exhausted directly to the outdoors. | Mandatory |
| | | Strategic goal / Integration potential | locations to be coordinated | |
| Y | 7.14 | **Integrated Pest Management** | Seal all wall, floor and joint penetrations with low VOC caulking. Provide rodent-proof and corrosion-proof screens (e.g., copper or stainless steel mesh) for large openings. | Mandatory |
| | | Strategic goal / Integration potential | Identify one person to walk the perimeter of the building to caulk holes and add screens to vents, etc. | |
| N | 7.16 | **Healthy Flooring Materials: Alternative Sources** | Use non-vinyl, non-carpet floor coverings in all rooms. | 5 |
| | | Strategic goal / Integration potential | | |
| N | 7.17 | **Smoke-free Building** | Enforce a "no smoking" policy in all common and individual living areas in all buildings. See full criteria for "common area" definition. | 2 |
| | | Strategic goal / Integration potential | | |

| | | | | |
|---|---|---|---|---|
| Y | 7.18 | **Combustion Equipment (includes space & water-heating equipment)** | Specify power vented or combustion sealed equipment. Install one hard-wired CO detector for each sleeping area, minimum one per floor. | Mandatory |
| | | Strategic goal / Integration potential | Although this building is not serviced by any combustion equipment, CO sensors must be installed in each unit near the bedrooms. | |

## Operations and Maintenance

| | | | | |
|---|---|---|---|---|
| Y | 8.1 | **Building Maintenance Manual** | Provide a manual that includes the following: a routine maintenance plan; instructions for all appliances, HVAC operation, water-system turnoffs, lighting equipment, paving materials and landscaping; pest control and other systems that are part of each occupancy unit; an occupancy turnover plan that describes the process of educating the tenant about proper use and maintenance of all building systems. | Mandatory |
| | | Strategic goal / Integration potential | The building maintenance staff should be educated on the systems of the building, how they function, and how they should be maintained | |
| Y | 8.2 | **Occupant's Manual** | Provide a guide for homeowners and renters that explains the intent, benefits, use and maintenance of green building features, along with the location of transit stops and other neighborhood conveniences, and encourages additional green activities such as recycling, gardening and use of healthy cleaning materials, alternate measures for pest control, and purchase of green power. | Mandatory |
| | | Strategic goal / Integration potential | on-hand documentation to aid tenants understanding of equipment and finishes of their units. | |
| Y | 8.3 | **Homeowner and New Resident Orientation** | Provide a walk-through and orientation to the homeowner or new resident using the Occupant Manual from 8-2 above that reviews the building's green features, operations and maintenance along with neighborhood conveniences. | Mandatory |
| | | Strategic goal / Integration potential | educate existing staff members so any new tenant beyond the first occupants may be trained; and in training of first occupants | |




## Vicinity Map

Scale: 1" = 500'

### GENERAL NOTES:

1. THE DATA ON THIS SURVEY IS THE RESULTS OF A FIELD SURVEY BY THIS FIRM, LAST DATE OF FIELD SURVEY 7-14-10.
2. CONTOUR ELEVATIONS SHOWN ARE REFERENCED TO DCDPW DATUM, MERIDIAN REFERENCED TO DCSO NORTH, BY HOLDING MORTON STREET NW AS EAST-WEST.
3. BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS, AND VERIFIED IN THE FIELD INSOFAR AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE BY THE OFFICE OF THE SURVEYOR, D.C.
4. VISIBLE ABOVE GROUND UTILITIES HAVE BEEN SHOWN. SUBSURFACE UTILITIES, WHERE SHOWN, FOLLOW ASCE 38-02 QUALITY LEVELS A-D. LINES ARE LABELED AS FOLLOWS: A: VISUALLY VERIFIED VIA TEST HOLES; B: DESIGNATED AND SURVEYED; C: RECORD INFORMATION CORRELATED WITH SURVEYED SURFACE FEATURES; D: RECORD INFORMATION ONLY. WHERE SUBSURFACE UTILITIES HAVE BEEN APPARENTLY DESIGNATED BY OTHERS ON SITE, THOSE LOCATIONS WILL BE SHOWN AS QUALITY LEVEL C. UTILITIES MAY EXIST THAT ARE NOT SHOWN. UNLESS OTHERWISE LABELED AS ABOVE, THIS SURVEY REPRESENTS QUALITY LEVEL C.
5. PROPERTY IS IDENTIFIED AS FLOOD ZONE C- AREAS OF MINIMAL FLOODING (NO SHADING) AS IDENTIFIED ON FIRM COMMUNITY PANEL 11000 100 20B EFFECTIVE DATE 11-15-1985.

MISS UTILITY

1-800-257-7777
missutility.net

**NOTIFY "MISS UTILITY" AT 1-800-257-7777 48 HOURS IN ADVANCE BEFORE COMMENCING THE WORK.**

UNDERGROUND UTILITY RECORDS SHOWN:

| UTILITY | SOURCE | DATE: |
|---|---|---|
| SEWER: | WASA PANEL: | C-14-NW 8-17-92, C-15-NW ? |
| WATER: | WASA PANEL: | C-14-NW 2-7-72, C-15-NW 10-8-74 |
| ELECTRIC: | PEPCO | NONE RECEIVED AS OF 8-18-10 |
| GAS: | WASHINGTON GAS | WG-28261 3-9-10 |
| COMMUNICATION: | VERIZON | NW 184 1-18-63 |

GRIMM + PARKER ARCHITECTS

NDC NeighborhoodDevelopmentCompany

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Planning, Engineering, Surveying & Landscape Architecture

# THE VUE

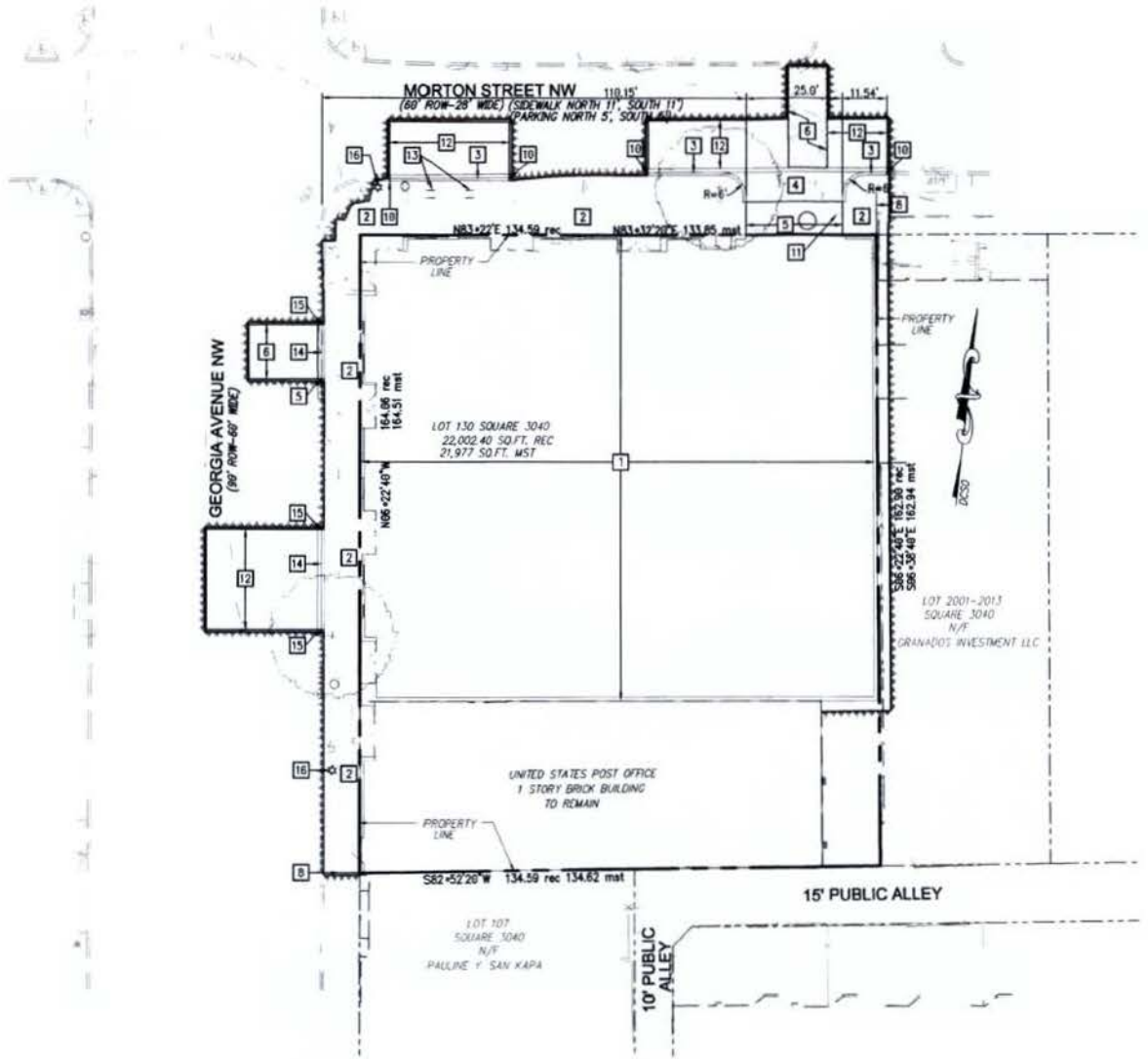
3333 GEORGIA AVE NW
WASHINGTON, DC

30' 15' 0 30'
SCALE: 1" = 30'-0"

EXISTING CONDITION PLAN

C1.01

FINAL PUD SUBMISSION | 21 MAR 2011




## SITE KEYNOTES:

1. NEW BUILDING. REFER TO ARCHITECTURAL DRAWING FOR DETAILS.
2. NEW CONCRETE PAVING WITH 3'X3' SCORING PATTERN. REFER TO LANDSCAPE DRAWING FOR DETAILS.
3. NEW CONCRETE CURB AND GUTTER PER DDOT STANDARDS AND SPECIFICATIONS.
4. NEW CONCRETE DRIVEWAY ENTRANCE PER DDOT STANDARDS AND SPECIFICATIONS.
5. NEW CONCRETE PAVING WITH 3'X3' SCORING PATTERN ACROSS DRIVEWAY APRON. REFER TO LANDSCAPE DRAWING FOR DETAILS.
6. NEW ASPHALT PAVEMENT (FULL DEPTH) PER DC/DDOT STANDARDS AND SPECIFICATIONS.
7. NEW BRICK PAVING SIDEWALK PER DDOT STANDARDS AND SPECIFICATIONS.
8. LIMIT OF NEW CONCRETE SIDEWALK TO MATCH IN LINE AND ON GRADE.
9. LIMIT OF NEW BRICK PAVING SIDEWALK TO MATCH IN LINE AND ON GRADE.
10. LIMIT OF NEW CONCRETE CURB AND GUTTER TO MATCH IN LINE AND ON GRADE.
11. EXISTING ELECTRICAL MANHOLE TOP TO BE ADJUSTED TO MEET PROPOSED GRADE.
12. NEW ASPHALT PAVEMENT SURFACE COURSE PER DC/DDOT STANDARDS AND SPECIFICATIONS. REFER TO SHEET C1.07 FOR DETAILS.
13. NEW BIKE RACK. REFER TO LANDSCAPE DRAWING FOR DETAILS.
14. NEW GRANITE CURB AND GUTTER PER DDOT STANDARDS AND SPECIFICATIONS.
15. LIMIT OF NEW GRANITE CURB AND GUTTER TO MATCH IN LINE AND ON GRADE.
16. NEW STREETLIGHT (TWIN-20) PER DC. STREETLIGHT DIVISION STANDARDS AND SPECIFICATIONS.

## LEGEND:

NEW ASPHALT PAVEMENT (FULL DEPTH)

NEW ASPHALT PAVEMENT (SURFACE COURSE)

NEW CONCRETE PAVEMENT (SURFACE COURSE)

GRIMM+ PARKER ARCHITECTS

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# THE VUE

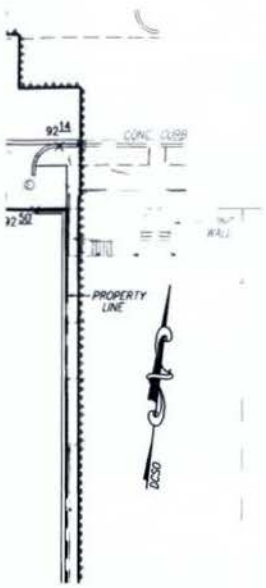
3333 GEORGIA AVE NW
WASHINGTON, DC

SITE PLAN

30' 15' 0 30'
SCALE: 1" = 30'-0"

C1.04

FINAL PUD SUBMISSION | 21 MAR 2011


**LEGEND**

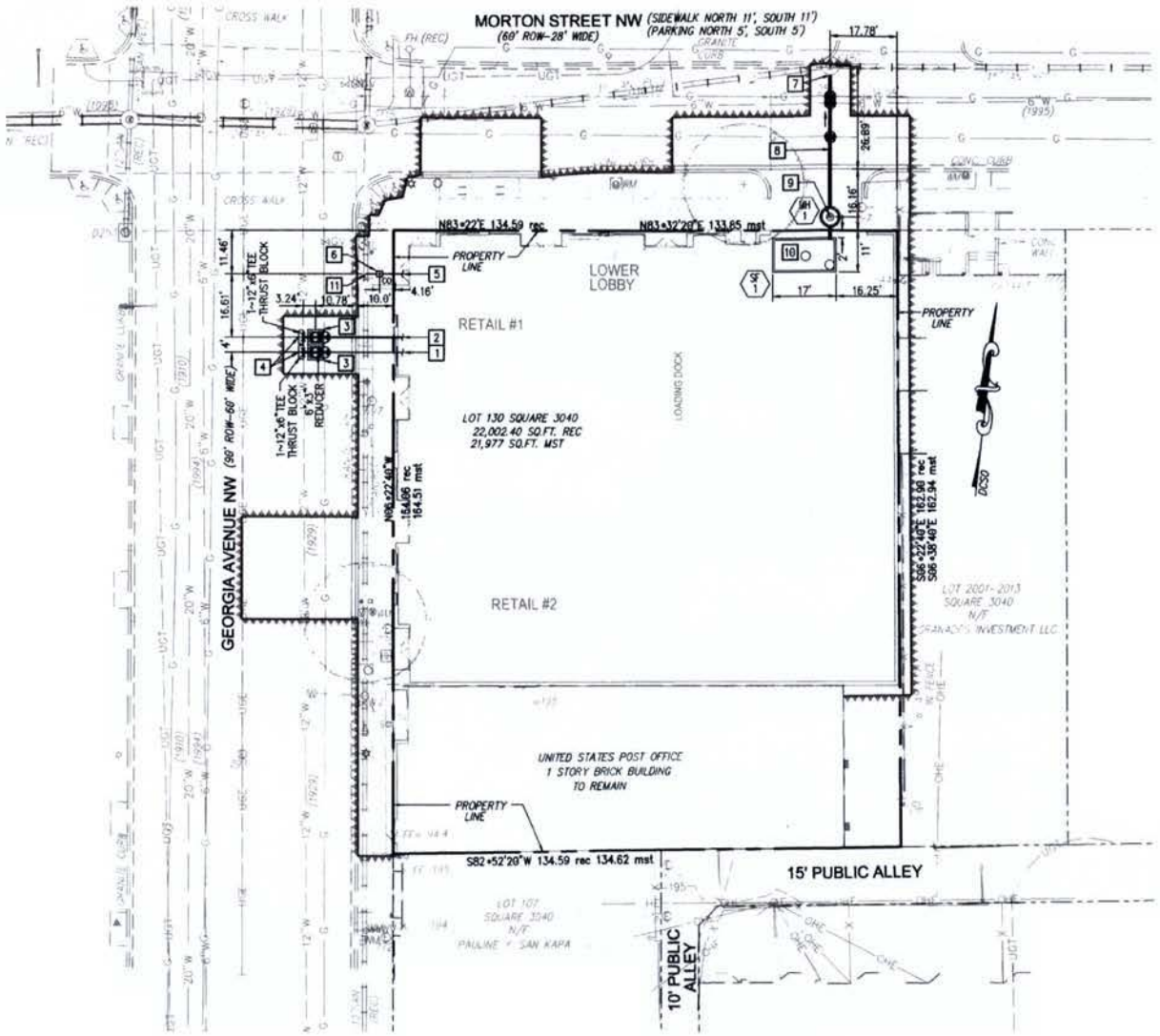
| | BY OTHERS | PROPOSED | |
|---|---|---|---|
| OT ELEVATIONS | •03.25 | 03.25 | HUNDREDS PLACE TRUNCATED |
| OT ELEVATIONS (WITH NOTATION) | BY OTHERS: DESIGN INFORMATION FROM PLANS OTHER THEN THIS CONTRACT. | 03.25 TC | NOTATION & REVEAL |
| | | UP DATED (DUE TO AS-BUILT) | BC: BOTTOM OF CURB<br>CRN: CROWN<br>GB: GRADE BREAK<br>INV: INVERT<br>MAT: MATCH (EXISTING CONDITION)<br>LP: LOW POINT<br>TC: TOP OF CURB |
| | | <03.25> | |

30' 15' 0 30'

SCALE: 1" = 30'-0"

C1.05

FINAL PUD SUBMISSION | 21 MAR 2011




## UTILITY KEYNOTES:

1. NEW 3" DIP CLASS 52 DOMESTIC WATER SERVICE LATERAL. BACKFLOW PREVENTER VALVE TO MEET ASSE-1015.
2. NEW 6" DIP CLASS 52 FIRE SERVICE LATERAL. BACKFLOW PREVENTER VALVE TO MEET ASSE-1048.
3. NEW 6" WATER VALVE WITH 4.0' CASING PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DRAWING W-20.01.
4. NEW CONCRETE THRUST BLOCK PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DRAWING W-40.01.
5. NEW 8" SDR 35 SANITARY SEWER PER DC WATER STANDARDS AND SPECIFICATIONS.
6. NEW CLEANOUT PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DRAWING S-80.02.
7. NEW CONNECTION TO EXISTING MANHOLE PER DC WATER STANDARDS AND SPECIFICATIONS.
8. NEW 10" PVC SCHEDULE 40 STORM SEWER PIPE PER DC WATER STANDARDS AND SPECIFICATIONS.
9. NEW 4' DIAMETER MANHOLE PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DRAWING NO. S-20.01.
10. NEW STORM WATER MANAGEMENT STRUCTURE OR APPROVED EQUAL.
11. NEW WYE BRANCH CONNECTION PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DRAWING NO. S/80.01.

## NOTE:

UTILITY AND STORM WATER MANAGEMENT DESIGN IS SCHEMATIC IN NATURE. FINAL UTILITY AND STORM WATER MANAGEMENT PROVISIONS TO BE DETERMINED DURING FINAL DESIGN PROCESS.

## PLUMBING UTILITY INFORMATION:

1. SANITARY: (APPROXIMATE)
   PROJECTED AVERAGE FLOW: 275 GPM
   PROJECTED AVERAGE FLOW: 425 GPM
2. DOMESTIC WATER MAIN: (APPROXIMATE)
   PROJECTED PEAK FLOW: 490 GPM

GRIMM + PARKER ARCHITECTS

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# THE VUE

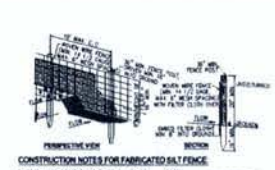
3333 GEORGIA AVE NW
WASHINGTON, DC

UTILITY PLAN

30' 15' 0 30'
SCALE: 1" = 30'-0"

C1.06

FINAL PUD SUBMISSION | 21 MAR 2011

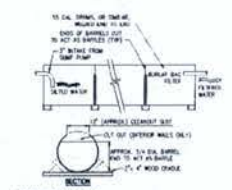


CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

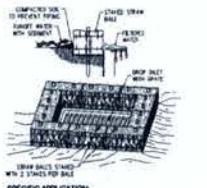
SILT FENCE
(NOT TO SCALE)

CONSTRUCTION SPECIFICATIONS

STRAW BALE DIKE
(NOT TO SCALE)

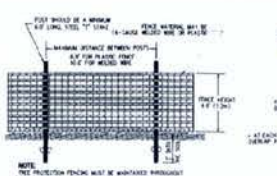


CONSTRUCTION NOTES:

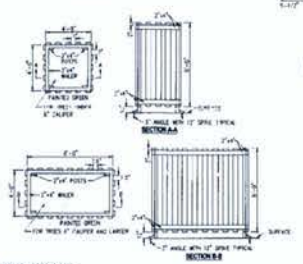


SPECIFIC APPLICATION:

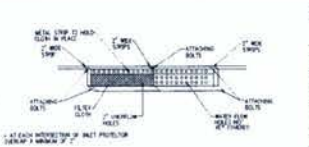
STRAW BALE DROP INLET SEDIMENT FILTER
(NOT TO SCALE)



TREE PROTECTION FENCE INSTALLATION DETAIL
(NOT TO SCALE)



TREE PROTECTION NOTES:

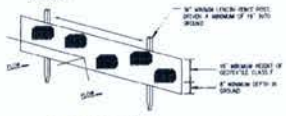


STANDARD INLET GUARD ATTACHMENT METHOD

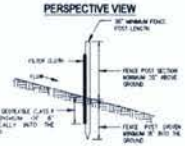
STANDARD INLET GUARD DIMENSIONS

STANDARD INLET GUARD CROSS SECTION

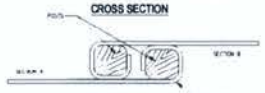
GRADE INLET GUARD
(NOT TO SCALE)



PERSPECTIVE VIEW



CROSS SECTION



TOP VIEW
JOINING TWO ADJACENT SILT FENCE SECTIONS

SILT FENCE
(NOT TO SCALE)

CONSTRUCTION SPECIFICATION:

SILT FENCE DESIGN CRITERIA:

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

NOTES:

STANDARDS AND SPECIFICATIONS FOR BRICKBAT GROUND COVER

DEFINITION

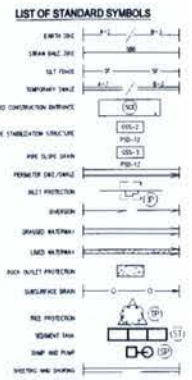
PURPOSE

CONDITIONS WHERE PRACTICE APPLIES

DESIGN CRITERIA

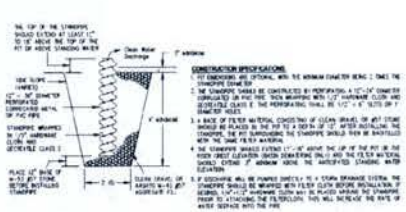
BRICKBAT DETAIL
(NOT TO SCALE)

LIST OF STANDARD SYMBOLS



STANDARD EROSION AND SEDIMENT CONTROL MEASURES AND SEQUENCE:

SILTATION EROSION CONTROL NOTES:



SUMP PIT
(NOT TO SCALE)

3333 GEORGIA AVE NW
WASHINGTON, DC

C1.07

EROSION CONTROL DETAILS

FINAL PUD SUBMISSION | 21 MAR 2011

green communities

# Neighborhood Development Company
# Green Communities Criteria Checklist
## New Construction: 3333 Georgia Ave, NW, Wash.DC

**37 Total Points** — **Maximum Points**

| Yes | Maybe | No | | | | |
|---|---|---|---|---|---|---|
| | | | **Integrated Design** | | | |
| Y | | | 1.1 | **Green Development Plan** | Submit Green Development Plan outlining the integrated design approach used for this development that demonstrates involvement of the entire development team. | Mandatory |
| | | | | Strategic goal / Integration potential | The Green Development Plan (GDP) should outline the strategies the design team has defined to meet the mandatory and optional criteria targeted in this checklist | |
| | | | **Site, Location and Neighborhood Fabric** | | | |
| Y | | | 2.1a LH | **Smart Site Location: Proximity to Existing Development** | Provide site map demonstrating that the development is located on a site with access to existing roads, water, sewers and other infrastructure within or contiguous (having at least 25 percent of the perimeter bordering) to existing development. | Mandatory except infill site or rehabs |
| | | | infill site | | | |
| | | | | Strategic goal / Integration potential | project address 3333 Goergia Ave, NW, Washington, DC. Site is considered in-fill with more than 75% of the perimeter surrounded by existing development. Utilities are immediately available along Georgia Ave. | |
| Y | | | 2.1b LH | **Smart Site Location: Protecting Environmental Resources - New Construction** | Do not locate new development within 100 feet of wetlands, critical slope areas, land identified as habitat for a threatened or endangered species, or on land previously used as public park land, land identified as prime farmland, or with elevation at or below the 100-year floodplain. | Mandatory except infill site or rehabs |
| | | | infill site | | | |
| | | | | Strategic goal / Integration potential | The project site is considered infill and therefore meets this mandatory criterion. | |
| Y | | | 2.1c LH | **Smart Site Location: Proximity to Services - New Construction** | Locate projects within a ¼ mile of at least two, or ½ mile of at least four community and retail facilities. | Mandatory except infill site or rehabs |
| | | | infill site | | | |
| | | | | Strategic goal / Integration potential | Within a 1/2 mile, of at least four churches (walkscore = 25 of 100 possible points) | |
| Y | | | 2.2 | **Compact Development: New Construction** | Achieve densities for new construction of at least six units per acre for detached/semi-detached houses; 10 for town homes; 15 for apartments. | Mandatory except rehabs |
| | | | | Strategic goal / Integration potential | approximately 200 units/acre | |
| Y | | | 2.3 | **Walkable Neighborhoods: Sidewalks and Pathways** | Connect project to the pedestrian grid. Include sidewalks or other all-weather pathways within a multifamily property or single-family subdivision linking residential development to public spaces, open spaces and adjacent development. | Mandatory |
| | | | | Strategic goal / Integration potential | | |
| Y | | | 2.4a LH | **Smart Site Location: Passive Solar Heating/Cooling** | Orient building to make the greatest use of passive solar heating and cooling. | 4 |
| | | | 4 | | | |
| | | | | Strategic goal / Integration potential | the project as designed cannot achieve these points due to orientation | |
| Y | | | 2.4b LH | **Smart Site Location: Grayfield, Brownfield or Adaptive Reuse Site** | Locate the project on a grayfield, brownfield or adaptive reuse site. | 10 |
| | | | 10 | | | |
| | | | | Strategic goal / Integration potential | The site has retail buildings (multi retail and post office structures) of which only the multi retail is scheduled to be demolished in line with the Green Communities grayfield site | |
| Y | | | 2.5 LH | **Compact Development** | Increase average minimum densities to meet or exceed: seven units per acre for detached/semi-detached, 12 units for town homes, and 20 units for apartments. | 5 |
| | | | 5 | | | |
| | | | | Strategic goal / Integration potential | approximately 200 units/acre | |
| Y | | | 2.6 | **Walkable Neighborhoods: Connections to Surrounding Neighborhood** | Provide a site plan demonstrating at least three separate connections from the development to sidewalks or all-weather pathways in surrounding neighborhoods. | 5 |
| | | | 5 | | | |
| | | | | Strategic goal / Integration potential | | |
| Y | | | 2.7 LH | **Transportation Choices** | Locate project within ¼ mile radius of adequate public transit service, or ½ mile radius from an adequate fixed rail or ferry station. | 12 |
| | | | 6 | | | |
| | | | | Strategic goal / Integration potential | bus lines are available near site and are available to near by fixed rail | |
| | | | **Site Improvements** | | | |
| Y | | | 3.1 | **Environmental Remediation** | Conduct a Phase I Environmental Site Assessment and provide a plan for abatement if necessary. | Mandatory |
| | | | | Strategic goal / Integration potential | | |
| Y | | | 3.2 LH | **Erosion and Sedimentation Control** | Implement EPA's Best Management Practices for erosion and sedimentation control during construction referring to the EPA document, Storm Water Management for Construction Activities. | Mandatory |
| | | | | Strategic goal / Integration potential | This is a standard code requirement in Maryland | |
| Y | | | 3.3 LH | **Landscaping** | Provide a tree or plant list certified by the Architect or Landscape Architect, that the selection of new trees and plants are appropriate to the site's soils and microclimate and do not include invasive species. Locate plants to provide shading in the summer and allow for heat gain in the winter. | Mandatory if providing landscaping |
| | | | | Strategic goal / Integration potential | This is an Enterprise Homes standard design requirement. | |

| | | | | |
|---|---|---|---|---|
| | N | 3.4 | **Surface Water Management**<br>Capture, retain, infiltrate and/or harvest the first ½ inch of rainfall that falls in a 24-hour period. | 5 |
| | | | Strategic goal / Integration potential: Maryland code requirements dictate retaining the first inch of rainfall onsite | |
| Y | | 3.5 | **Storm Drain Labels**<br>Label all storm drains or storm inlets to clearly indicate where the drain or inlet leads. | 2 |
| 2 | | | Strategic goal / Integration potential: | |

| Yes | No | ? | Water Conservation | | |
|---|---|---|---|---|---|
| Y | | | 4.1a | **Water-Conserving Appliances and Fixtures: New Construction**<br>Install water-conserving fixtures with the following minimum specifications: toilets – 1.3 GPF; showerheads – 2.0 GPM; kitchen faucets – 2.0 GPM; bathroom faucets – 2.0 GPM | Mandatory |
| | | | | Strategic goal / Integration potential: reducing water usage also reduces energy use (by reducing hot water use) | |
| | | N | 4.1c | **Water-Conserving Appliances and Fixtures**<br>Install water-conserving fixtures with the following minimum specifications: toilets – 1.1 GPF; showerheads – 1.75 GPM; kitchen faucets – 2.0 GPM; bathroom faucets – 1.5 GPM | 5 |
| | | | | Strategic goal / Integration potential: | |
| Y | | | 4.2 | **Efficient Irrigation**<br>If irrigation is necessary, use recycled gray water, roof water, collected site run-off, water from a municipal recycled water system, or a highly efficient irrigation system including all the following: system designed by EPA Water Sense professional; plant beds with a drip irrigation system; separately zoned turf and bedding types; a watering zone timer/controller; moisture sensor controller. | Mandatory *(if irrigation is necessary)* |
| | | | | Strategic goal / Integration potential: no irrigation | |

| Yes | No | ? | Energy Efficiency | | |
|---|---|---|---|---|---|
| Y | | | 5.1a | **Efficient Energy Use: New Construction**<br>Meet Energy Star standards (single family and low rise residential); exceed ASHRAE 90.1-2004 by 15 percent; California-exceed Title 24 by 15 percent; Oregon, Washington, Idaho and Montana--meet Northwest Energy Star | Mandatory |
| | | | | Strategic goal / Integration potential: heating and cooling, water heating systems, appliances, lighting and building envelope all contribute to energy use and savings | |
| Y | | | 5.2 | **Energy Star Appliances**<br>If providing appliances, install Energy Star clothes washers, dishwashers and refrigerators. | Mandatory *(if providing appliances)* |
| | | | | Strategic goal / Integration potential: Appliance energy performance directly affects potential energy savings for criterion 5.1a | |
| Y | | | 5.3a | **Efficient Lighting: Interior**<br>Install the Energy Star Advanced Lighting Package in all interior units and use Energy Star or high-efficiency commercial grade fixtures in all common areas and outdoors. | Mandatory |
| | | | | Strategic goal / Integration potential: Performance of light fixtures directly affects potential energy savings for criterion 5.1a | |
| Y | | | 5.3b | **Efficient Lighting: Exterior**<br>Install daylight sensors or timers on all outdoor lighting, including front and rear porch lights in single family homes. | Mandatory |
| | | | | Strategic goal / Integration potential: It was determined that timers are preferred over photo-sensors to control exterior lighting. Performance of outdoor lights directly affects potential energy savings for criterion 5.1a | |
| Y | | | 5.4 | **Electricity Meter**<br>Install individual or sub-metered electric meters. | Mandatory *(see full criterion for exceptions)* |
| | | | | Strategic goal / Integration potential: Since all energy use in this building is provided through electricity, it is essential tenants are directly responsible for their energy use. Master metering was discussed but not chosen because of added management responsibilities and billing requirements. | |
| | | N | 5.5 | **Additional Reductions in Energy Use**<br>Exceed the relevant Energy Star HERS score for low-rise residential buildings or exceed other standards by increased percentages. | Optional *(see full criterion)* |
| | | | | Strategic goal / Integration potential: heating and cooling, water heating systems, appliances, lighting and building envelope all contribute to energy use and savings - the model may reflect additional savings but is unknown at this time | |
| | | N | 5.6a | **Renewable Energy**<br>Install PV panels, wind turbines or other renewable energy source to provide at least 10 percent of the project's estimated electricity demand. | 15 |
| | | | | Strategic goal / Integration potential: not pursuing on-site renewable energy | |
| | | N | 5.6b | **Photovoltaic (PV) Ready**<br>Site, design, engineer and wire the development to accommodate installation of PV in the future. | 2 |
| | | | | Strategic goal / Integration potential: | |

| Yes | No | ? | Materials Beneficial to the Environment | | |
|---|---|---|---|---|---|
| | | N | 6.1 | **Construction Waste Management**<br>Develop and implement a construction waste management plan to reduce the amount of material sent to the landfill by at least 25 percent. | 5 |
| | | | | Strategic goal / Integration potential: | |
| | | N | 6.2 | **Recycled Content Material**<br>Use materials with recycled content; provide calculation for recycled content percentage based on cost or value of recycled content in relation to total materials for project. Minimum recycled material must be 5 percent | 14 |
| | | | | Strategic goal / Integration potential: | |
| | | N | 6.3 | **Certified, Salvaged and Engineered Wood**<br>Commit to using at least 25 percent (by cost) wood products and materials that are salvaged wood, engineered framing materials or certified in accordance with the Forest Stewardship Council. | 5 |
| | | | | Strategic goal / Integration potential: | |

| | | | | | | |
|---|---|---|---|---|---|---|
| | | N | 6.4a LH | **Water-Permeable Walkways** | Use water-permeable materials in 50 percent or more of walkways. | 5 |
| | | | | Strategic goal / Integration potential | walkways areas cannot be permeable for durability and accessibility issues - will revisit if points are necessary per the Green Communities requirements | |
| | | N | 6.4b LH | **Water-Permeable Parking Areas** | Use water-permeable materials in 50 percent or more of paved parking areas. | 5 |
| | | | | Strategic goal / Integration potential | parking areas cannot be permeable for durability and accessibility issues - will revisit if points are necessary per the Green Communities requirements | |
| Y | | | 6.5a LH | **Reduce Heat-Island Effect: Roofing** | Use Energy Star-compliant and high-emissive roofing or install a "green" (vegetated) roof for at least 50 percent of the roof area; or a combination of high-albedo and vegetated roof covering 75 percent of the roof area. | 5 |
| | 5 | | | Strategic goal / Integration potential | TPO Energy star roofing compliant product | |
| | | N | 6.5b LH | **Reduce Heat-Island Effect: Paving** | Use light-colored, high-albedo materials and/or an open-grid pavement with a minimum Solar Reflective Index of 0.6 over at least 30 percent of the site's hardscaped area. | 5 |
| | | | | Strategic goal / Integration potential | | |
| | | N | 6.5c LH | **Reduce Heat-Island Effect: Plantings** | Locate trees or other plantings to provide shading for at least 50 percent of sidewalks, patios and driveways within 50 feet of a home. | 5 |
| | | | | Strategic goal / Integration potential | | |
| Yes | No | ? | **Healthy Living Environment** | | | |
| Y | | | 7.1 LH | **Low / No Volatile Organic Compounds (VOC ) Paints and Primers** | Specify that all interior paints and primers must comply with current Green Seal standards for low VOC limits. | Mandatory |
| | | | | Strategic goal / Integration potential | This is an NDC standard | |
| Y | | | 7.2 LH | **Low / No VOC Adhesives and Sealants** | Specify that all adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. Caulks and sealants must comply with Regulation 8, Rule 51 of the Bay Area Air Quality Management District. | Mandatory |
| | | | | Strategic goal / Integration potential | This is an NDC standard | |
| Y | | | 7.3 | **Urea Formaldehyde-free Composite Wood** | Use particleboard and MDF that is certified compliant with the ANSI A208.1 and A208.2. If using nonrated composite wood, all exposed edges and sides must be sealed with low-VOC sealants. | Mandatory |
| | | | | Champion | | |
| | | | | Strategic goal / Integration potential | This is an NDC standard | |

| | | | | | | |
|---|---|---|---|---|---|---|
| Y | | | 7.4 LH | **Green Label Certified Floor Coverings** | Do not install carpets in below grade living spaces, entryways, laundry rooms, bathrooms, kitchens or utility rooms. If using carpet, use the Carpet and Rug Institute's Green Label certified carpet, pad and carpet adhesives. | Mandatory *if providing floor coverings* |
| | | | | Strategic goal / Integration potential | As its standard, NDC uses Green Label carpets only. | |
| Y | | | 7.5a LH | **Exhaust Fans – Bathroom** | Install Energy Star-labeled bathroom fans that exhaust to the outdoors and are connected to a light switch and are equipped with a humidistat sensor or timer, or operate continuously. | Mandatory |
| | | | | Strategic goal / Integration potential | Verify specified bath fan is approved on the energystar.gov website. Specify "push-button" Leviton timer. | |
| Y | | | 7.5b LH | **Exhaust Fans – Kitchen: New Construction & Substantial Rehabilitation** | Install power vented fans or range hoods that exhaust to the exterior. | Mandatory |
| | | | | Strategic goal / Integration potential | Energy Star range hoods are available, but are not required by this criterion. If specified, this would further increase energy cost savings for criterion 5.1b | |
| Y | | | 7.6a LH | **Ventilation: New Construction & Substantial Rehabilitation** | Install a ventilation system for the dwelling unit, providing adequate fresh air per ASHRAE 62.1-2007 for residential buildings above 3 stories or ASHRAE 62.2 for single family and low-rise multifamily dwellings. | Mandatory |
| | | | | Strategic goal / Integration potential | For air quality and occupant health, the ventilation cycle should run independently of the heating / cooling needs as controlled by in-unit thermostats. | |
| Y | | | 7.7 LH | **HVAC Sizing** | Size heating and cooling equipment in accordance with the Air Conditioning Contractors of America Manual, Parts J and S, ASHRAE handbooks, or equivalent software. | Mandatory |
| | | | | Strategic goal / Integration potential | CE-ME to confirm Manual J assumptions with SWA, including envelope component u-values, indoor/outdoor air temps, infiltration rate, est. internal gains, etc. | |
| Y | | | 7.8 | **Water Heaters: Mold Prevention** | Use tankless hot water heaters or install conventional hot water heaters in rooms with drains or catch pans with drains piped to the exterior of the dwelling and with non-water sensitive floor coverings. | Mandatory |
| | | | | Strategic goal / Integration potential | all units have with-in independent water heaters | |
| Y | | | 7.9a | **Materials in Wet Areas: Surfaces** | In wet areas, use materials that have smooth, durable, cleanable surfaces. Do not use mold-propagating materials such as vinyl wallpaper and unsealed grout. | Mandatory |
| | | | | Strategic goal / Integration potential | | |
| Y | | | 7.9b | **Materials in Wet Areas: Tub and Shower Enclosures** | Use fiberglass or similar enclosure or, if using any form of grouted material, use backing materials such as cement board, fiber cement board or equivalent (i.e., not paper-faced). | Mandatory |
| | | | | Strategic goal / Integration potential | The final strategy should incorporate moisture-resistant materials to increase the durability of the shower-tub area, including backing material | |