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[REDACTED] R [REDACTED] E [REDACTED]

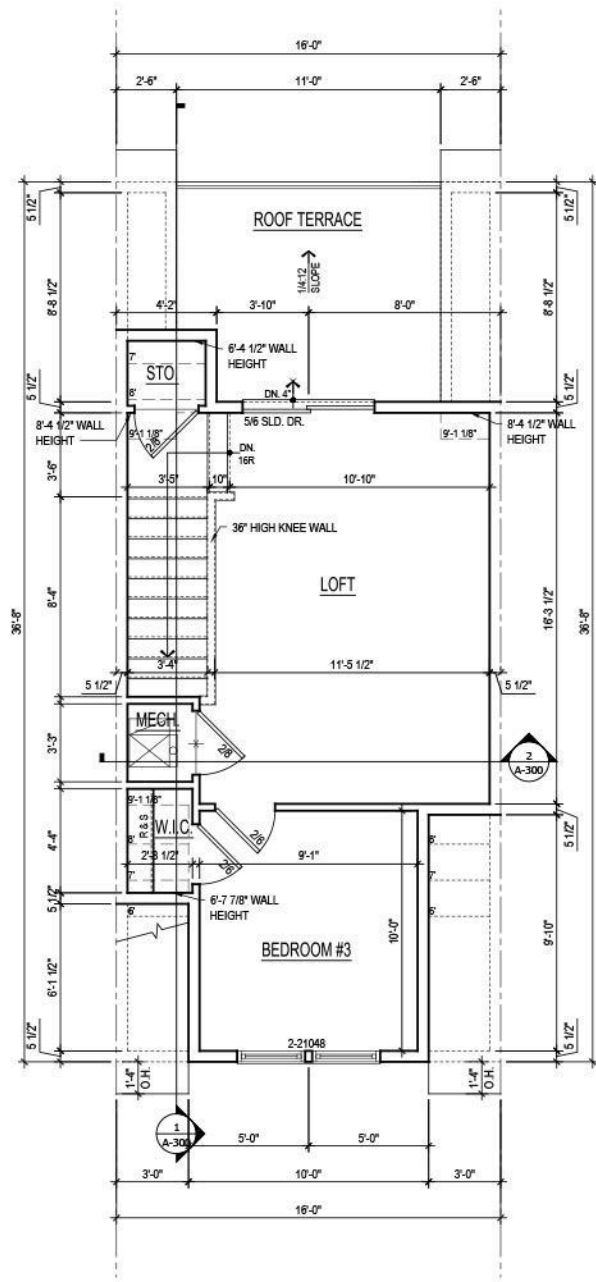
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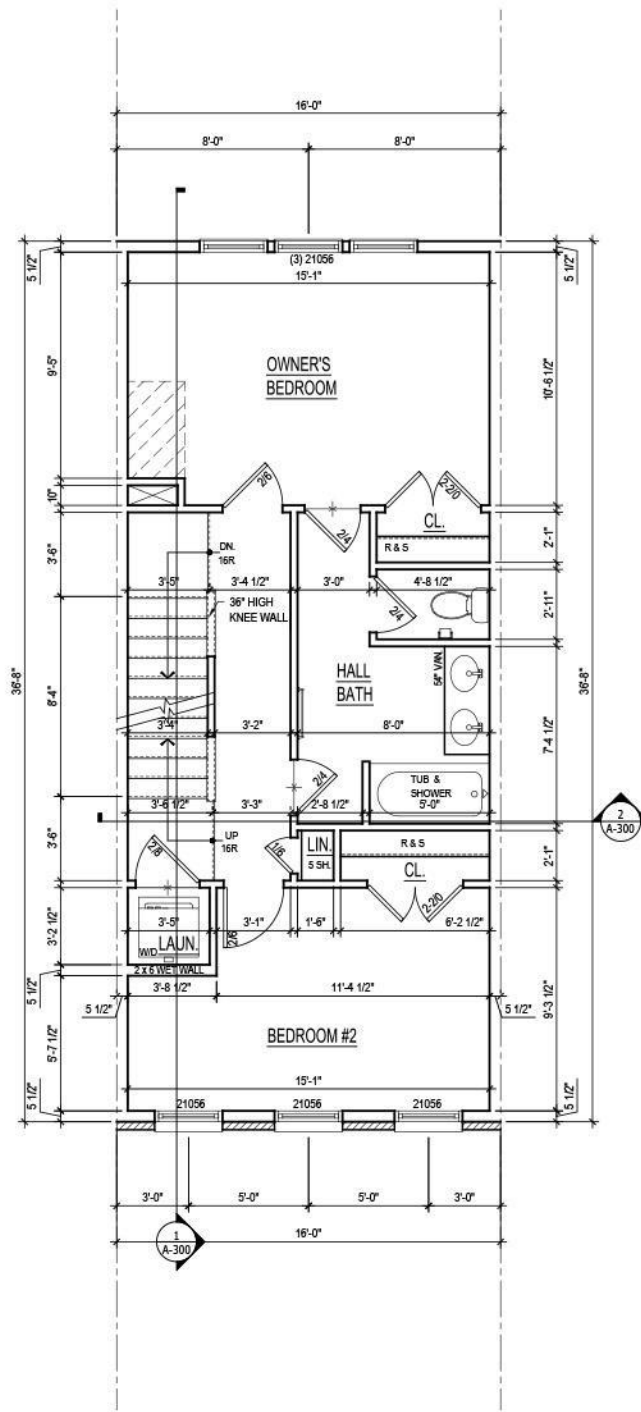
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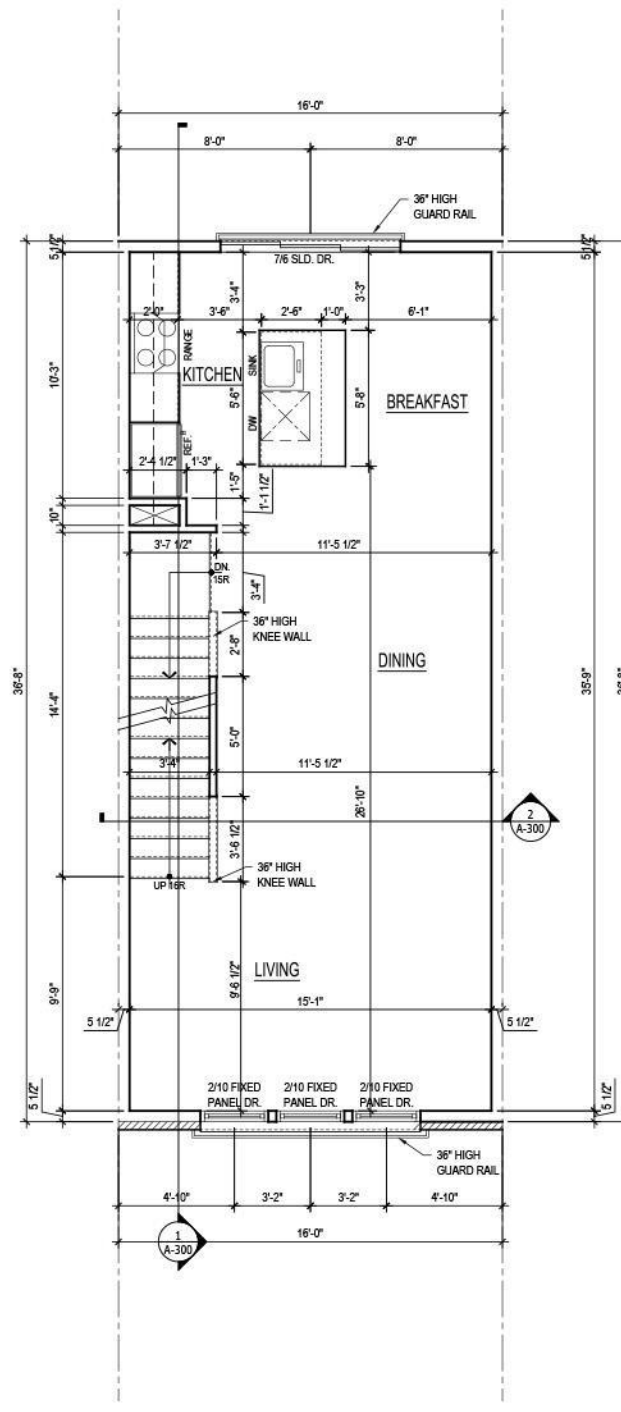
0 [REDACTED] ZONING COMMISSION
 District of Columbia
 CASE NO.15-02
 EXHIBIT NO.42A2



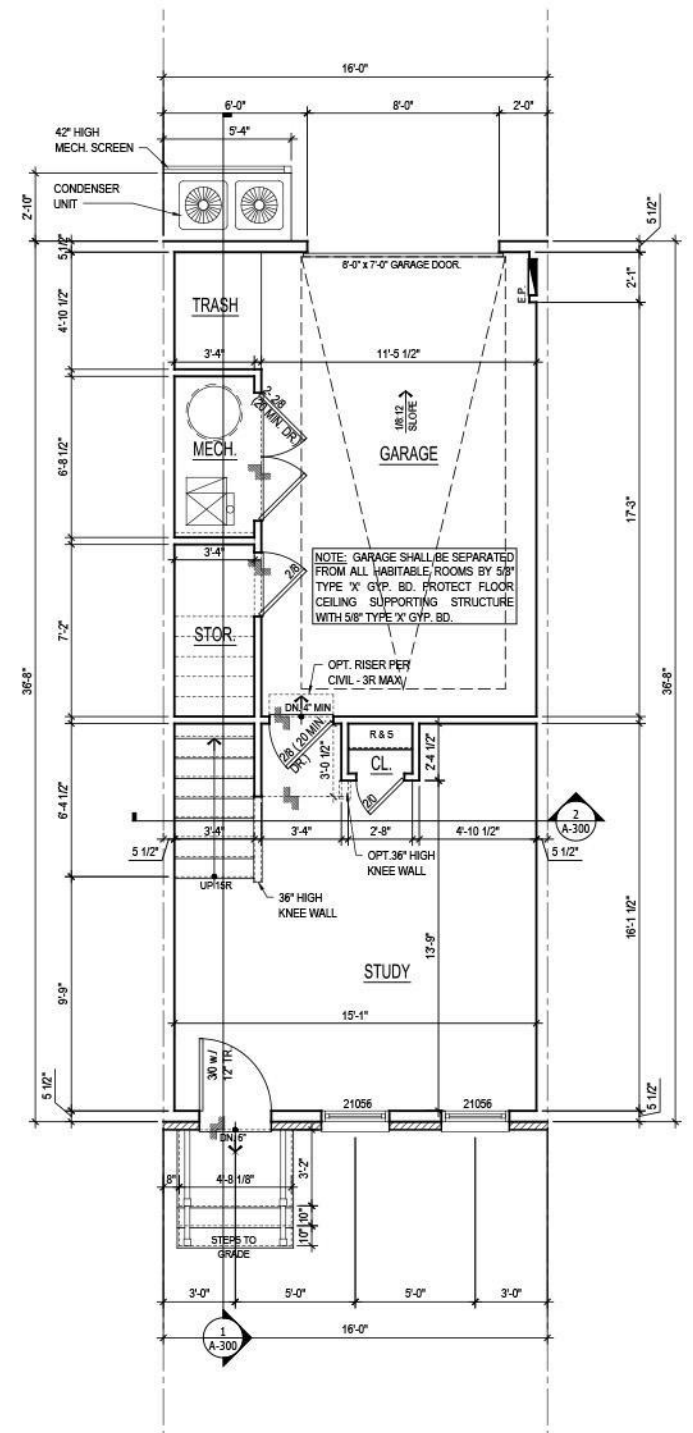
LOFT FLOOR PLAN



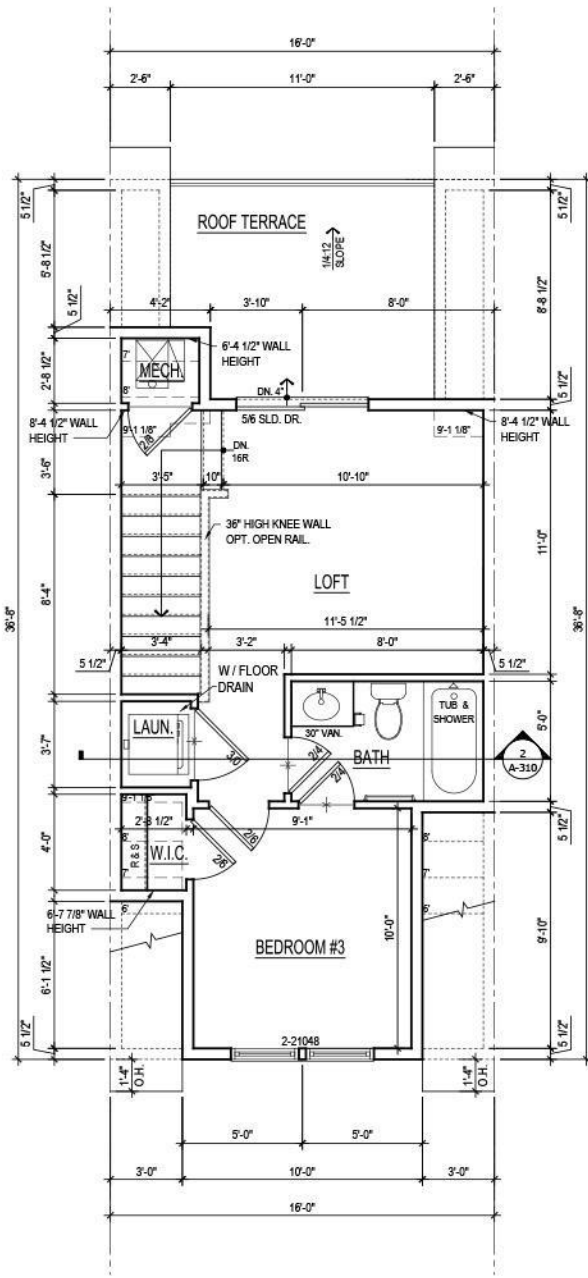
THIRD FLOOR PLAN



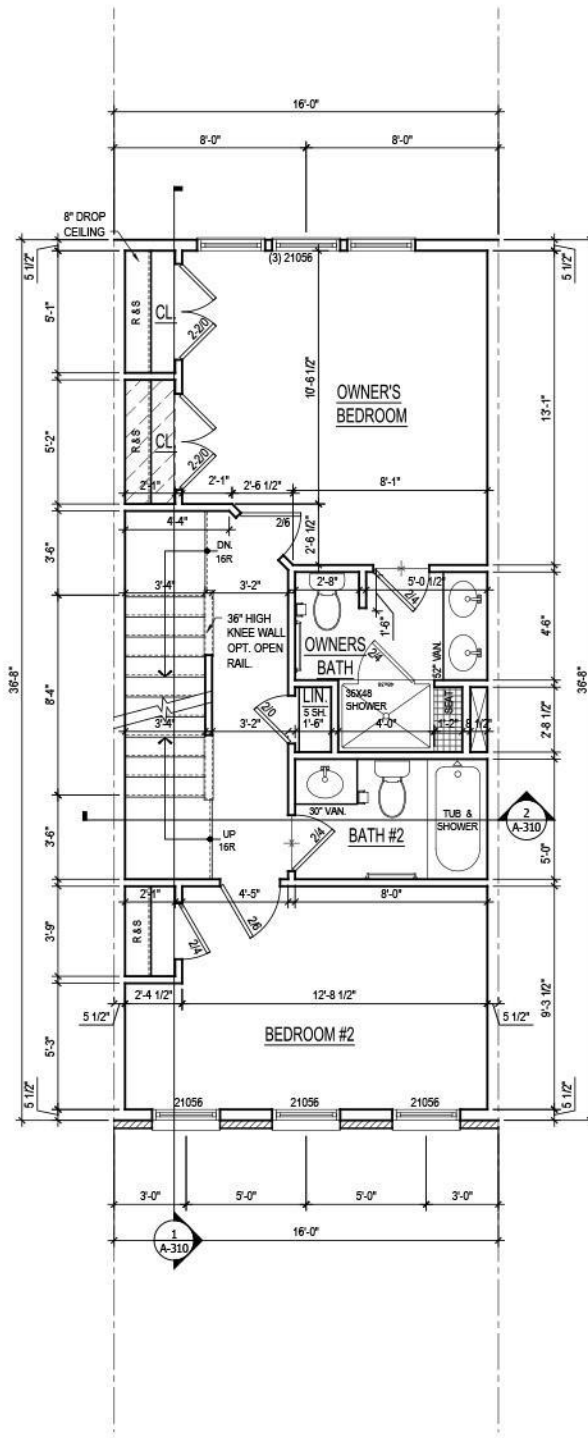
SECOND FLOOR PLAN



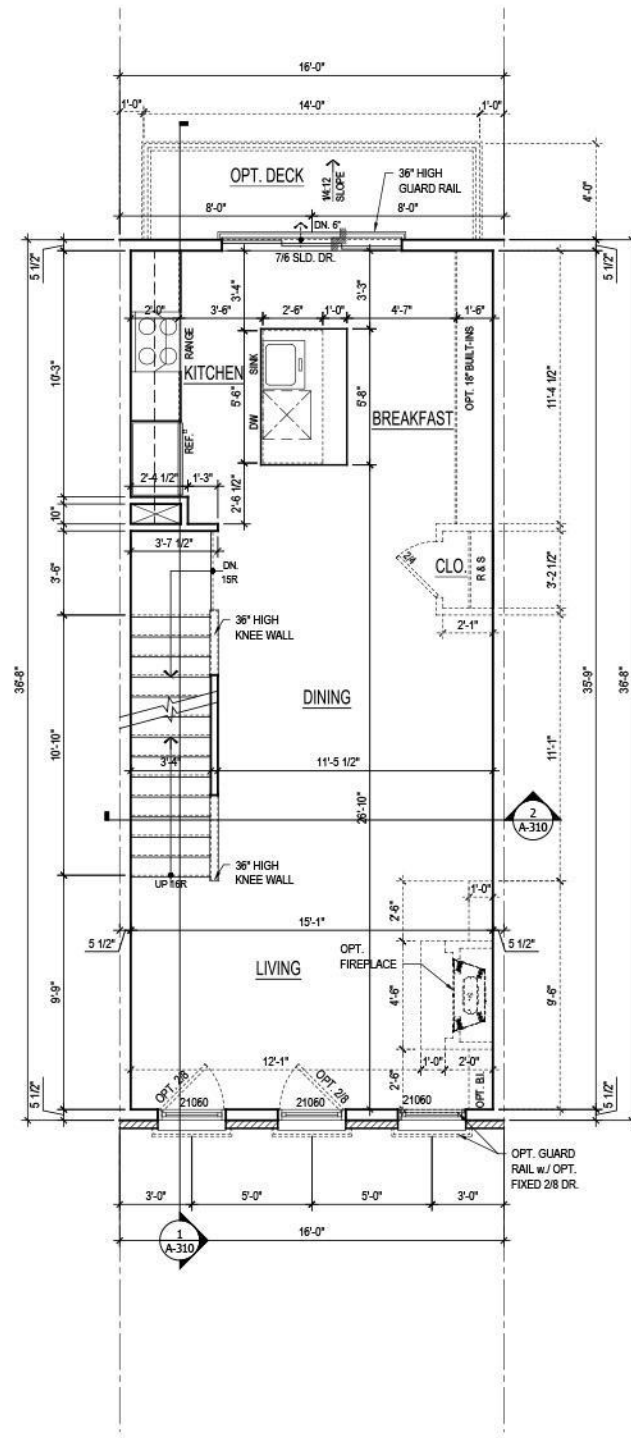
GROUND FLOOR PLAN



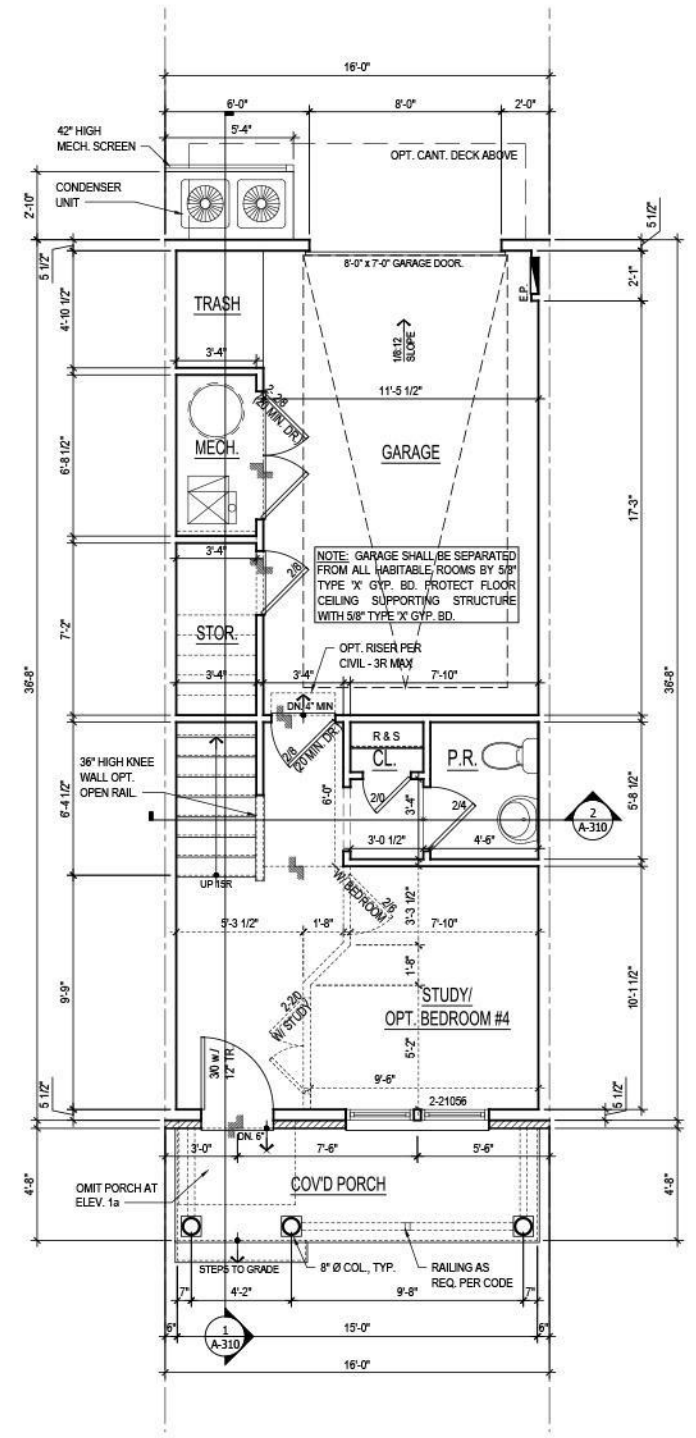
LOFT FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN



P: [REDACTED] W: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

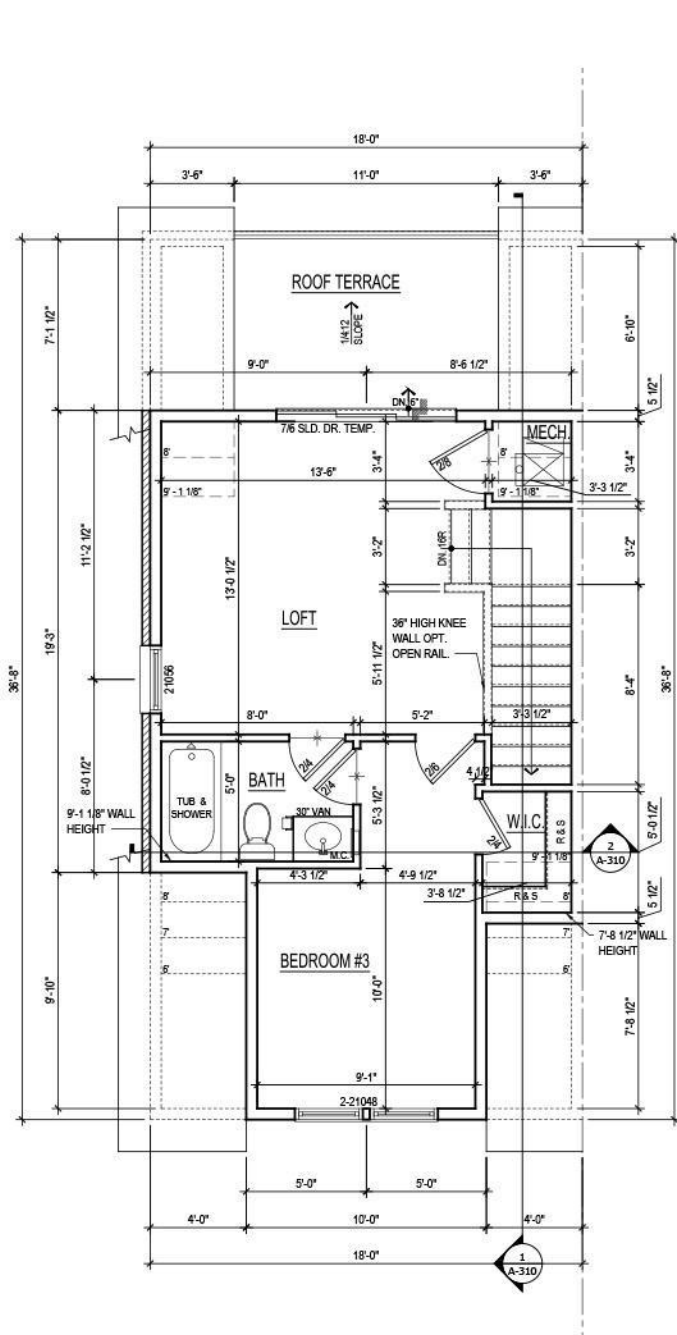
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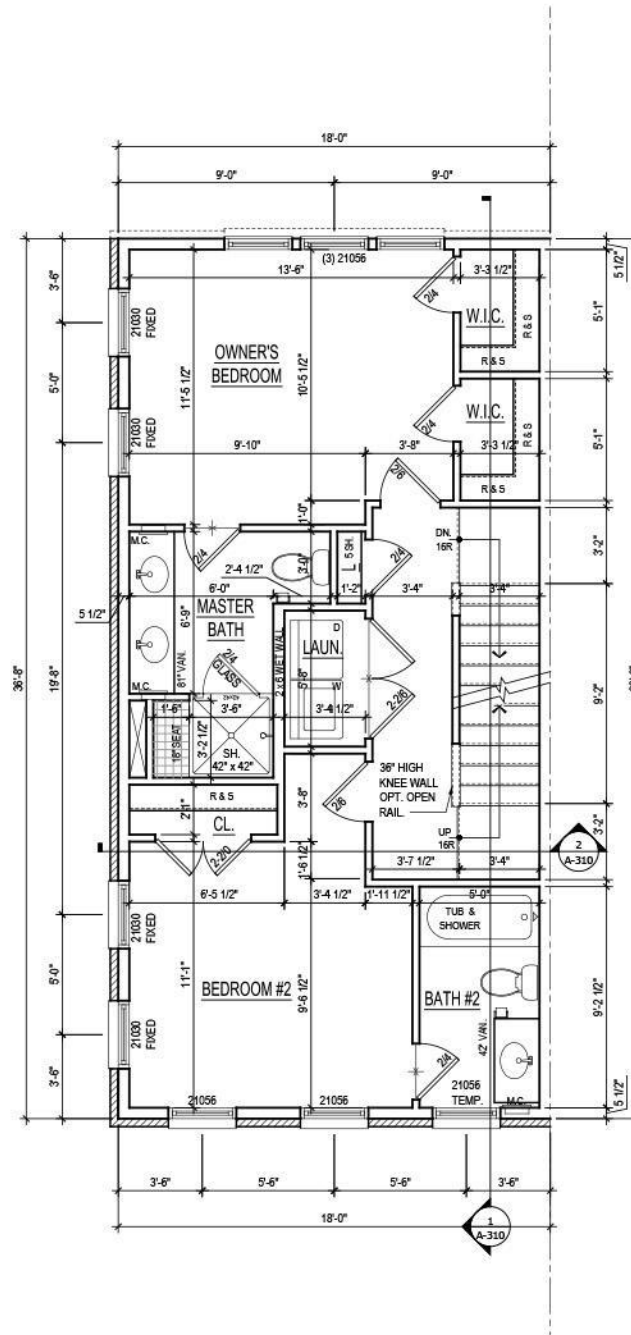
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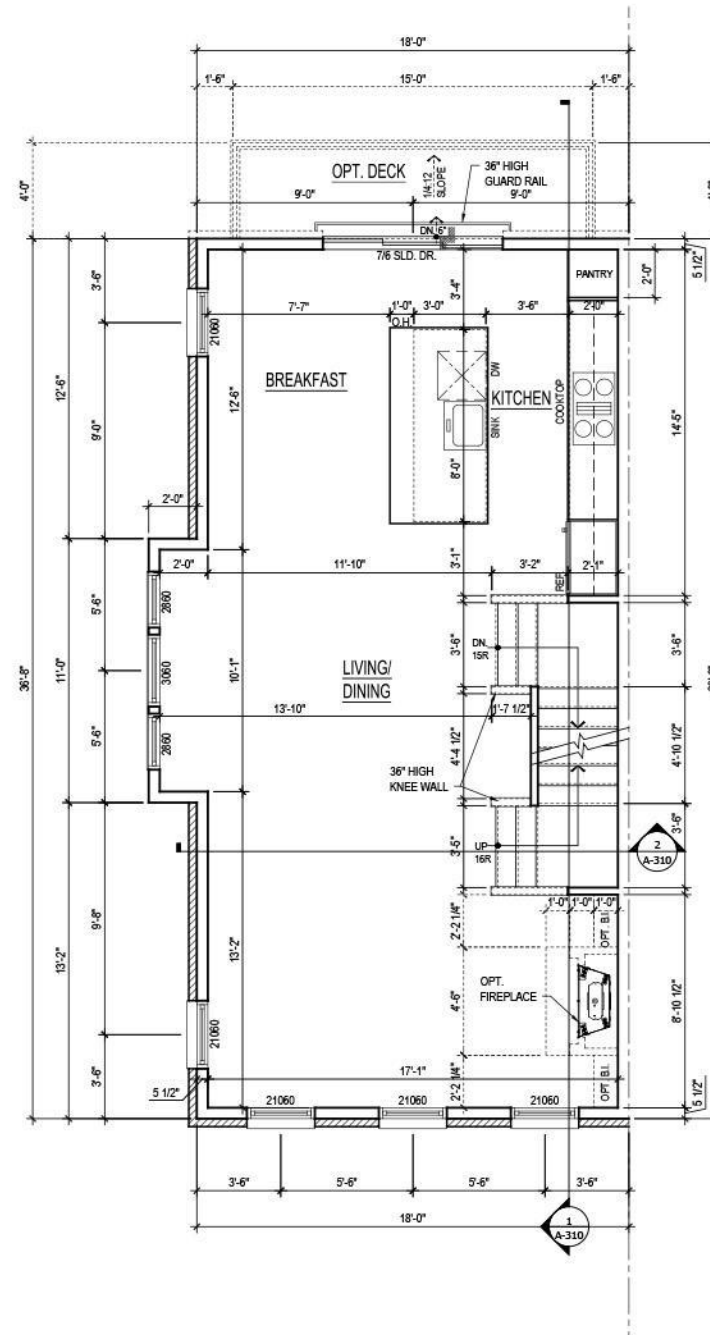




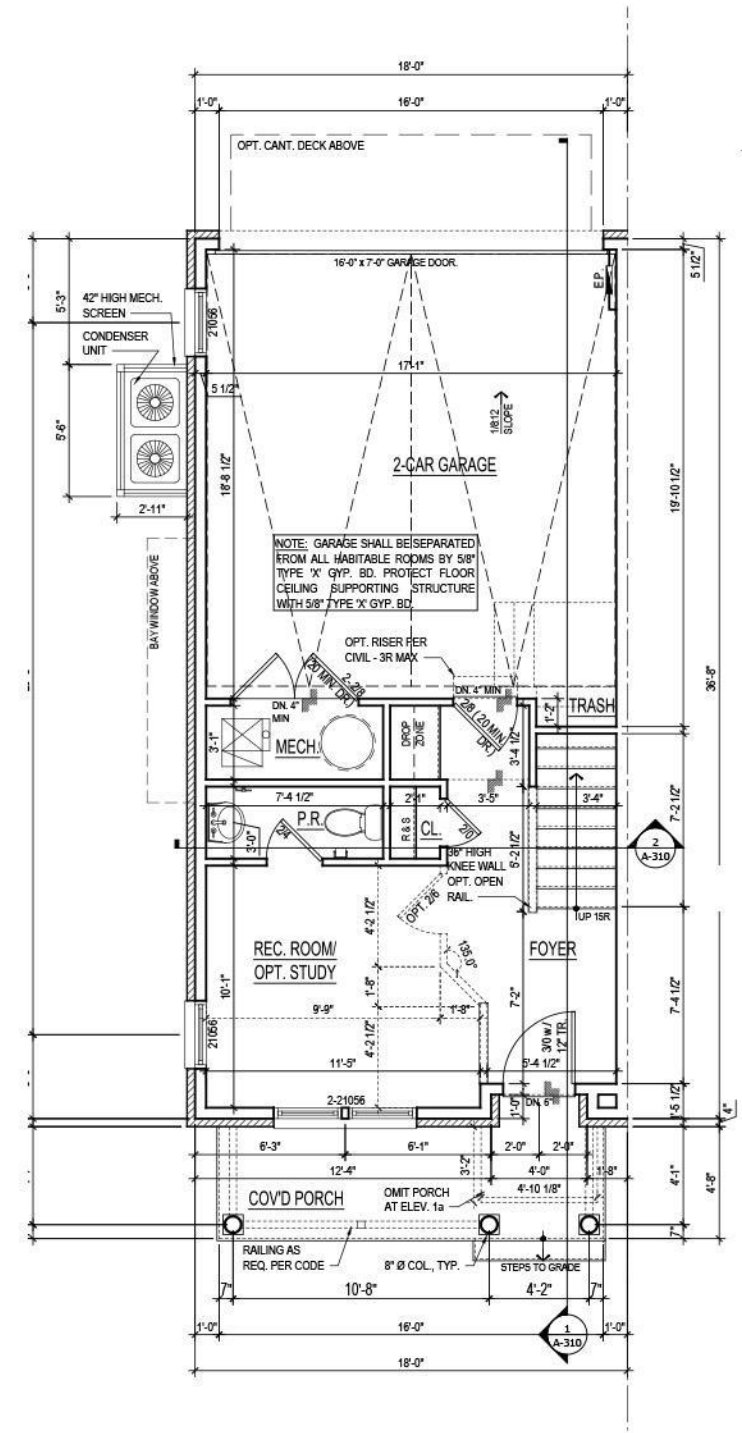
LOFT FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN



P: [REDACTED] W: [REDACTED]

[REDACTED]

0 [REDACTED]



LOT #7
18 UNIT
ELEV. #1

LOT #7 - SIDE ELEVATION



LOT #7
18 UNIT
ELEV. #1

LOT #8
18 UNIT
ELEV. #2

LOT #9
18 1/2 UNIT
ELEV. #3

LOT #10
18 UNIT
ELEV. #13

LOT #11
18 UNIT
ELEV. #2

LOT #12
18 UNIT
ELEV. #1

LOTS #7 - #12 - FRONT ELEVATION



LOT #12
18 UNIT
ELEV. #1

LOT #12 - SIDE ELEVATION



LOT #1
18 UNIT
ELEV. #1

LOT #1 - SIDE ELEVATION



LOT #1
18 UNIT
ELEV. #1

LOT #2
18 UNIT
ELEV. #2

LOT #3
18 UNIT
ELEV. #1

LOT #4
18 1/2 UNIT
ELEV. #3

LOT #5
18 UNIT
ELEV. #2

LOT #6
18 UNIT
ELEV. #1

LOTS #1 - #6 - FRONT ELEVATION



LOT #6
18 UNIT
ELEV. #1

LOT #6 - SIDE ELEVATION



P: [REDACTED] W. [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



[REDACTED]



REPRESENTATIVE REAR ELEVATION
(LOTS #1-#6 SHOWN)



P: [REDACTED] W. [REDACTED]

[REDACTED] [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



LOT #18
18 UNIT
ELEV. #1

LOT #18 - SIDE ELEVATION



LOT #18
18 UNIT
ELEV. #1

LOT #19
18 UNIT
ELEV. #3

LOT #20
18 UNIT
ELEV. #1

LOT #21
18 UNIT
ELEV. #2

LOT #22
18 UNIT
ELEV. #1

LOTS #18 - #22 - FRONT ELEVATION



LOT #22
18 UNIT
ELEV. #1

LOT #22 - SIDE ELEVATION



LOT #13
18 UNIT
ELEV. #1

LOT #13 - SIDE ELEVATION



LOT #13
18 UNIT
ELEV. #1

LOT #14
18 UNIT
ELEV. #2

LOT #15
18 UNIT
ELEV. #1a

LOT #16
18 I.Z. UNIT
ELEV. #3

LOT #17
18 UNIT
ELEV. #1

LOTS #13 - #17 - FRONT ELEVATION



LOT #17
18 UNIT
ELEV. #1

LOT #17 - SIDE ELEVATION



P: [REDACTED] W. [REDACTED]

[REDACTED] [REDACTED]

[REDACTED]

[REDACTED]

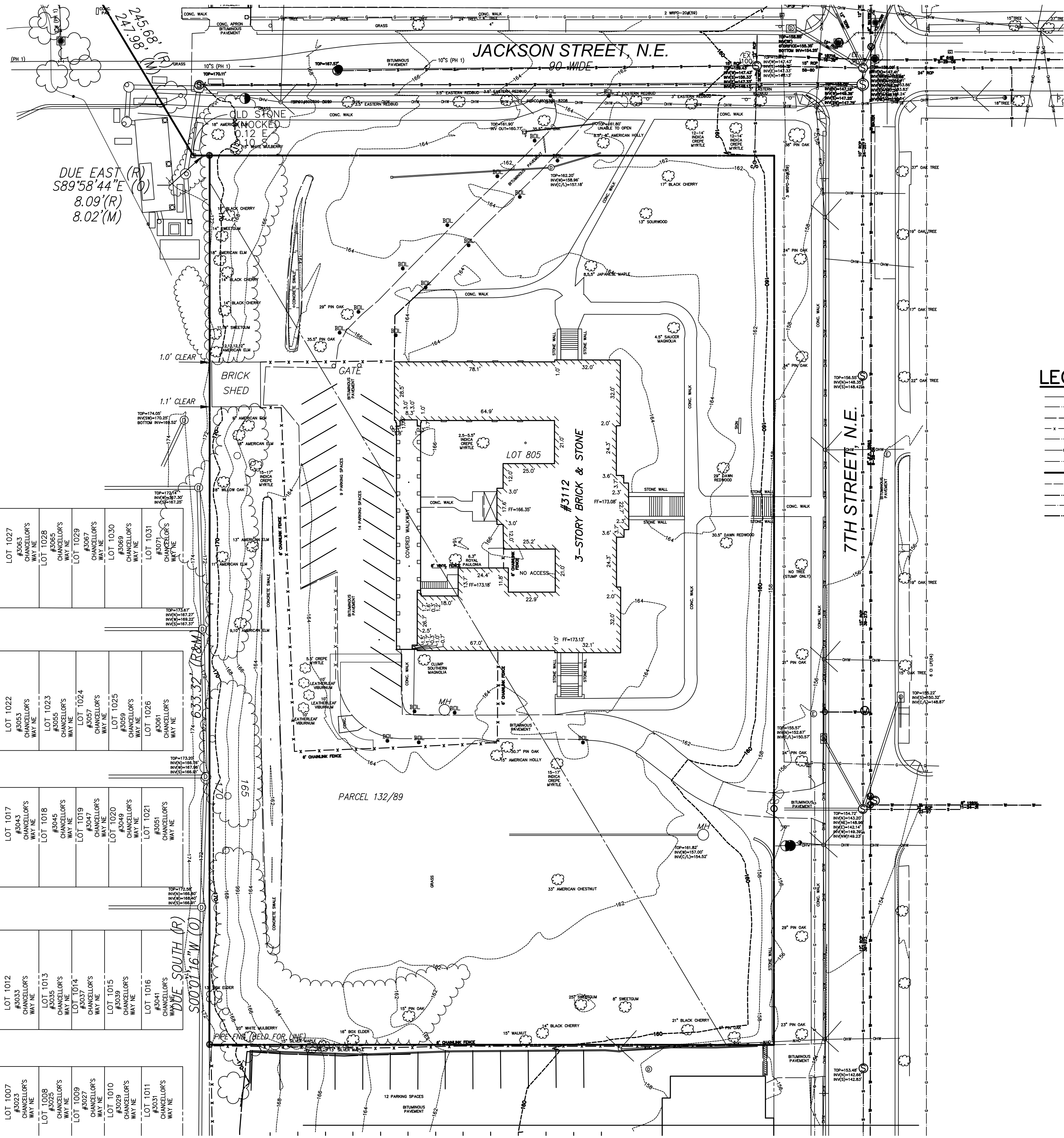
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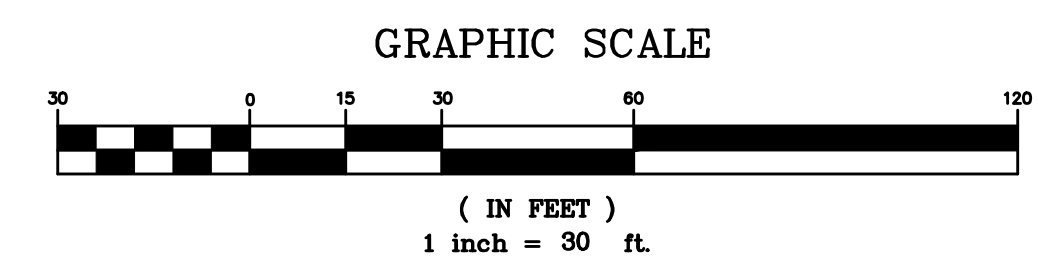
[REDACTED]

[REDACTED]



LEGEND

<ul style="list-style-type: none"> — — — — — CABLE TELEVISION CONDUIT — — — — — ELECTRICAL CONDUIT — — — — — EDGE OF PAVEMENT — — — — — FENCE LINE — — — — — NATURAL GAS CONDUIT — — — — — OVERHEAD WIRES — — — — — TELEPHONE/COMMUNICATIONS CONDUIT — — — — — PROPERTY LINES — — — — — PUBLIC UTILITIES EASEMENTS — — — — — SANITARY SEWER CONDUIT — — — — — STORM DRAIN CONDUIT — — — — — WATER CONDUIT 	<ul style="list-style-type: none"> ○ SANITARY CLEANOUT ○ STORM DRAIN MANHOLE ○ ELECTRICAL JUNCTION BOX ○ ELECTRICAL MANHOLE ○ FIRE DEPARTMENT CONNECTION ○ FIRE HYDRANT ○ GAS MANHOLE ○ GUY POLE ○ GAS VALVE ○ LIGHT POLE ○ PHONE PEDESTAL ○ PHONE MANHOLE ○ UTILITY POLE 	<ul style="list-style-type: none"> ○ SANITARY MANHOLE ○ TRAFFIC CONTROL BOX ○ TRAFFIC SIGNAL POLE ○ TREE ○ CABLE TELEVISION PEDESTAL ○ UNKNOWN UTILITY MANHOLE ○ WATER METER ○ WATER MANHOLE ○ WATER VALVE ○ BOLLARD ○ SIGN POST ○ WOOD POST ○ INLETS ○ CURB INLET 	<ul style="list-style-type: none"> CONC. CONCRETE C&G CURB AND GUTTER BLDG. BUILDING STY. STORY TRV ELECTRICAL TRANSFORMER ASPH. ASPHALT ESMT. EASEMENT RCP REINFORCED CONCRETE PIPE CMP CORRUGATED METAL PIPE BRL BUILDING RESTRICTION LINE R/W RIGHT-OF-WAY
---	--	--	---



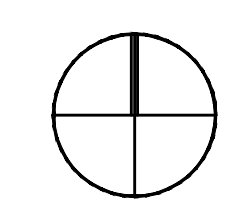
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EXISTING CONDITIONS PLAN

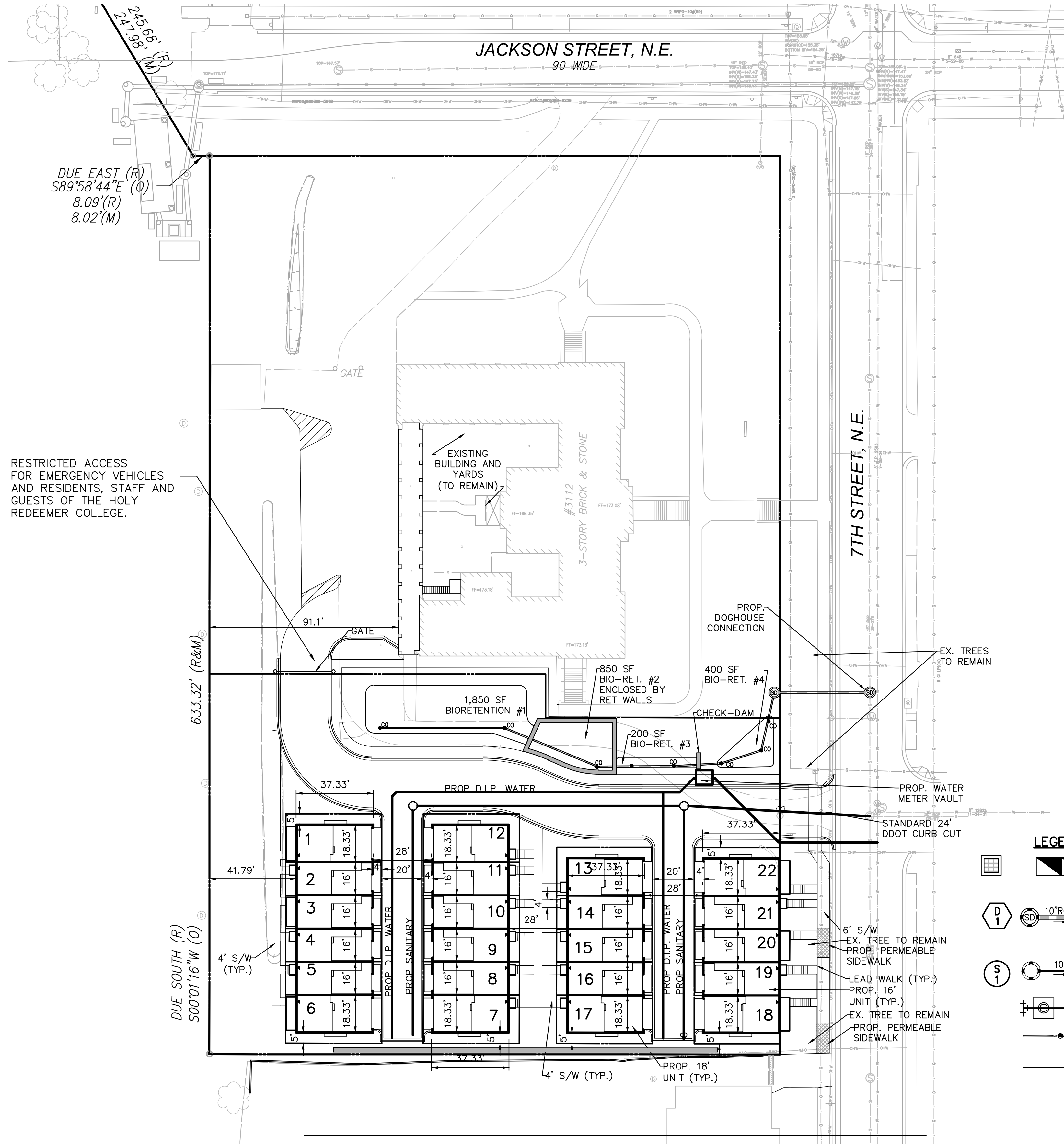
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22 August 2016

C.01



LEGEND:

	PROPOSED STORM CATCH BASINS		PROPOSED FIRE HYDRANT		PAVEMENT RESTORATION
	PROPOSED STORM DRAIN		PROPOSED MECHANICAL CAP		ABANDONED UTILITIES
	PROPOSED SANITARY SEWER		TEST PIT		REMOVED UTILITIES
	PROPOSED DIP WATER MAIN & VALVE		EXISTING CONTOUR LINE		ABANDONED UTILITIES UNDER SEPARATE CONTRACT
	PROPOSED SMALL WATER SERVICE CONNECTION (W-80.01)		PROPOSED SPOT ELEVATION	SEWER LABEL LEGEND:	
	PROPOSED 4\"/>		BUILDING ENTRANCE	WATER LABEL LEGEND:	
	PROPOSED CLEAN OUT		PROPOSED 7\"/>		CROSS
	2\"/>				GATE VALVE
					HORIZONTAL BEND
					SLEEVE
					TEE
					FIRE HYDRANT
					POINT OF CURVATURE
					POINT OF TANGENT

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.



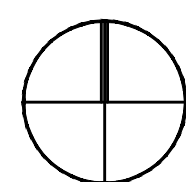
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SITE AND UTILITY PLAN



22 August 2016

C.02

Unit/Lot #	Type/Name	Floors	Height (FT)	Measuring Point Elevation	FFE	Unit Length (FT)	Unit Width (FT)	Unit Footprint Area (SF)	Porch Area (SF)	Deck Area (Optional) (SF)	Bay Area (SF)	Unit Footprint Area With Porch Deck Bays (SF)	Total Unit SF (Gross Floor Area or GFA)	Lot Length (FT)	Lot Width (FT)	Lot Area (SF)	Lot Occupancy (Unit Fprint w/ Porch Deck Bays Area as % of Unit Lot Area)	FAR (Floor Area Ratio)	Use	Side Yard Required (FT)	Side Yard Provided (FT)	Rear Yard Required (FT)	Rear Yard Provided (FT)	Front Yard Provided (FT)	Parking Spaces														
1	18' End	3.5	42.70	65.21	66.43	37.33	18.33	684.26	76.80	71.88	18.33	851.27	2,703.30	46.33	23.33	1,080.88	78.76%	2.50	Residential	8.00	3.33	15.00	0.00	5.00	2														
2	16' Int	3.5	42.56	65.35	66.43	37.33	16.00	597.28		51.02		648.30	2,308.73	46.33	16.00	741.28	80.57%	3.11	Residential	NA	NA	15.00	0.46	5.00	1														
3	16' Int	3.5	42.91	65.67	67.10	37.33	16.00	597.28	67.29	51.02		715.59	2,376.02	46.33	16.00	741.28	80.57%	3.21	Residential	NA	NA	15.00	0.46	5.00	1														
4	16' IZ	3.5	42.56	66.02	67.10	37.33	16.00	597.28		51.02		648.30	2,301.02	46.33	16.00	741.28	80.57%	3.10	Residential	NA	NA	15.00	0.46	5.00	1														
5	16' Int	3.5	42.75	66.50	67.77	37.33	16.00	597.28		51.02		648.30	2,308.73	46.33	16.00	741.28	80.57%	3.11	Residential	NA	NA	15.00	0.46	5.00	1														
6	18' End	3.5	42.90	66.35	67.77	37.33	18.33	684.26	76.80	71.88	18.33	851.27	2,703.30	46.33	23.33	1,080.88	63.31%	2.50	Residential	8.00	3.33	15.00	0.00	5.00	2														
7	18' End	3.5	45.40	62.89	66.81	37.33	18.33	684.26		71.88	18.33	774.47	2,626.50	46.33	23.33	1,080.88	63.31%	2.43	Residential	8.00	3.33	15.00	0.00	5.00	2														
8	16' Int	3.5	45.28	62.55	66.35	37.33	16.00	597.28		51.02		648.30	2,308.73	46.33	16.00	741.28	80.57%	3.11	Residential	NA	NA	15.00	0.46	5.00	1														
9	16' IZ	3.5	45.56	62.27	66.35	37.33	16.00	597.28		51.02		648.30	2,301.02	46.33	16.00	741.28	80.57%	3.10	Residential	NA	NA	15.00	0.46	5.00	1														
10	16' Int	3.5	45.88	61.95	66.35	37.33	16.00	597.28		51.02		648.30	2,308.73	46.33	16.00	741.28	80.57%	3.11	Residential	NA	NA	15.00	0.46	5.00	1														
11	16' Int	3.5	45.33	61.83	65.68	37.33	16.00	597.28		51.02		648.30	2,308.73	46.33	16.00	741.28	80.57%	3.11	Residential	NA	NA	15.00	0.46	5.00	1														
12	18' End	3.5	45.66	61.50	65.68	37.33	18.33	684.26		71.88	18.33	774.47	2,626.50	46.33	23.33	1,080.88	63.31%	2.43	Residential	8.00	3.33	15.00	0.00	5.00	2														
13	18' End	3.5	42.47	61.83	62.82	37.33	18.33	684.26		71.88	18.33	774.47	2,626.50	46.33	23.33	1,080.88	63.31%	2.43	Residential	8.00	3.33	15.00	0.00	5.00	2														
14	16' Int	3.5	42.35	61.95	62.82	37.33	16.00	597.28		51.02		648.30	2,308.73	46.33	16.00	741.28	80.57%	3.11	Residential	NA	NA	15.00	0.46	5.00	1														
15	16' Int	3.5	42.03	62.27	62.82	37.33	16.00	597.28		51.02		648.30	2,308.73	46.33	16.00	741.28	80.57%	3.11	Residential	NA	NA	15.00	0.46	5.00	1														
16	16' IZ	3.5	42.42	62.55	63.49	37.33	16.00	597.28		51.02		648.30	2,301.02	46.33	16.00	741.28	80.57%	3.10	Residential	NA	NA	15.00	0.46	5.00	1														
17	18' End	3.5	42.08	62.89	63.49	37.33	18.33	684.26		71.88	18.33	774.47	2,626.50	41.33	23.33	964.23	70.96%	2.72	Residential	8.00	3.33	15.00	0.00	5.00	2														
18	18' End	3.5	47.07	56.00	61.59	37.33	18.33	684.26		71.88	18.33	774.47	2,626.50	41.33	23.33	964.23	70.96%	2.72	Residential	8.00	3.33	15.70	0.00	0.00	2														
19	16' Int	3.5	47.07	56.00	61.59	37.33	16.00	597.28		51.02		648.30	2,308.73	41.33	16.00	661.28	90.32%	3.49	Residential	NA	NA	15.70	0.46	0.00	1														
20	16' Int	3.5	46.40	56.00	60.92	37.33	16.00	597.28		51.02		648.30	2,308.73	41.33	16.00	661.28	90.32%	3.49	Residential	NA	NA	15.00	0.46	0.00	1														
21	16' Int	3.5	46.40	56.00	60.92	37.33	16.00	597.28		51.02		648.30	2,308.73	41.33	16.00	661.28	90.32%	3.49	Residential	NA	NA	15.00	0.46	0.00	1														
22	18' End	3.5	45.73	56.00	60.25	37.33	18.33	684.26		71.88	18.33	774.47	2,626.50	41.33	23.33	964.23	70.96%	2.72	Residential	8.00	3.33	15.00	0.00	0.00	2														
Common Area																		29,069.05																					
Townhouse Total								13,835.99				15,492.84	53,531.98			47,504.05	29.13%	1.13											30										
Private Road & Alley																																							
Overall South Lot																				15,492.84	53,531.98			36,539.05		1.47													
Holy Redeemer Bldg		3						10,078.00				10,078.00	30,092.00						Religious																				
Existing Shed		1						517.00				517.00	517.00						Religious																				
HR Total								10,595.00				10,595.00	30,609.00			71,121.00	14.90%	0.43																					
Grand Total												26,087.84	84,140.98			107,660.05	24.23%	0.78																					

SITE TABULATIONS

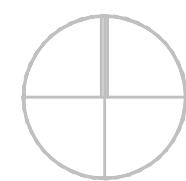


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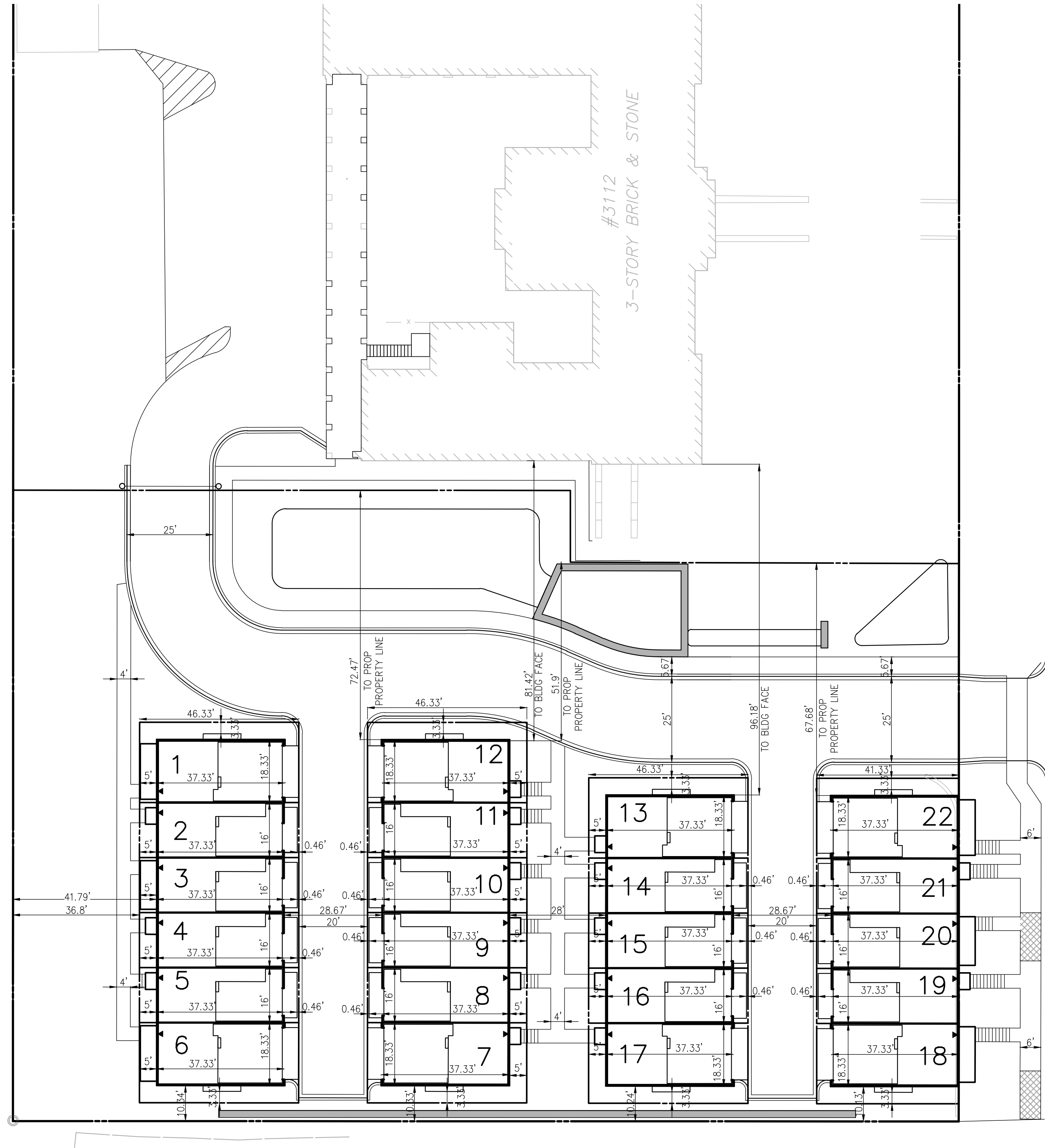
SITE TABULATIONS



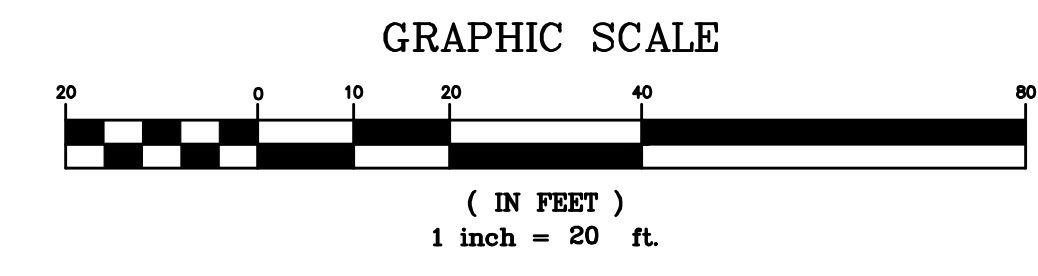
C.02A

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7TH STREET, N.E.



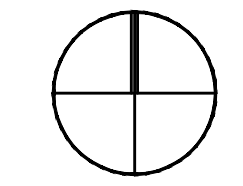
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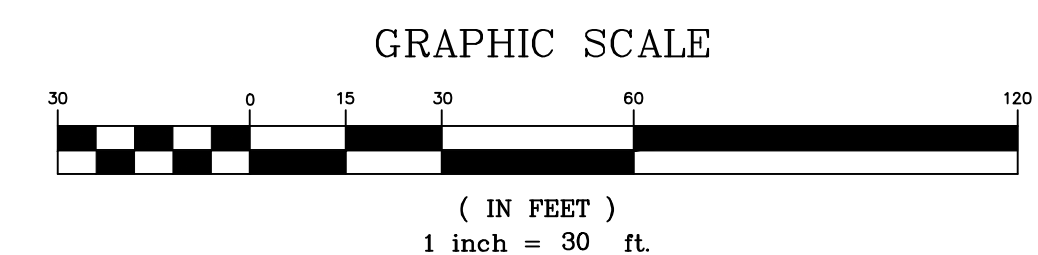
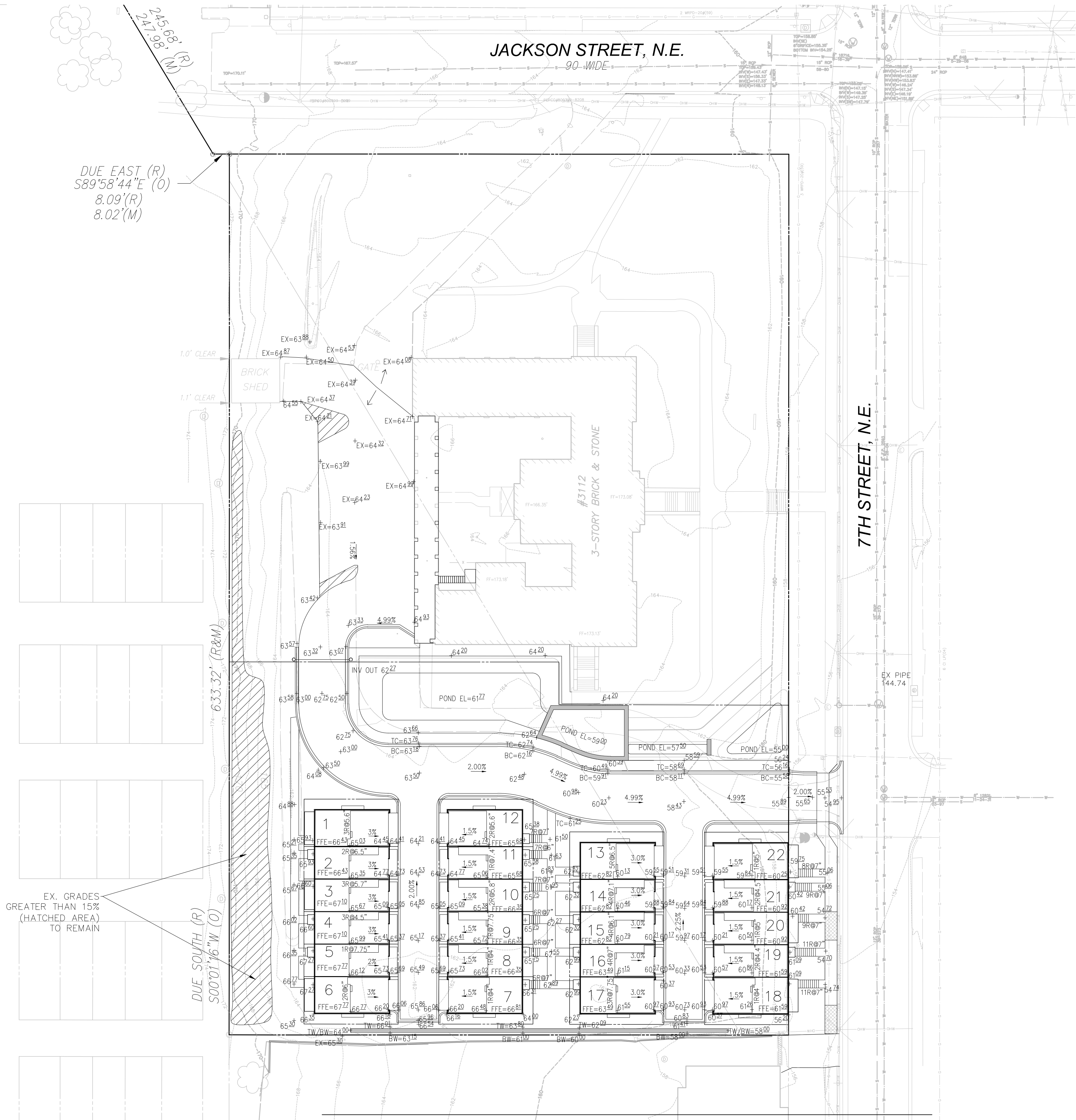
LOT LAYOUT PLAN

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C.02B

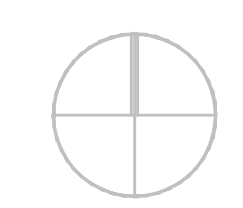


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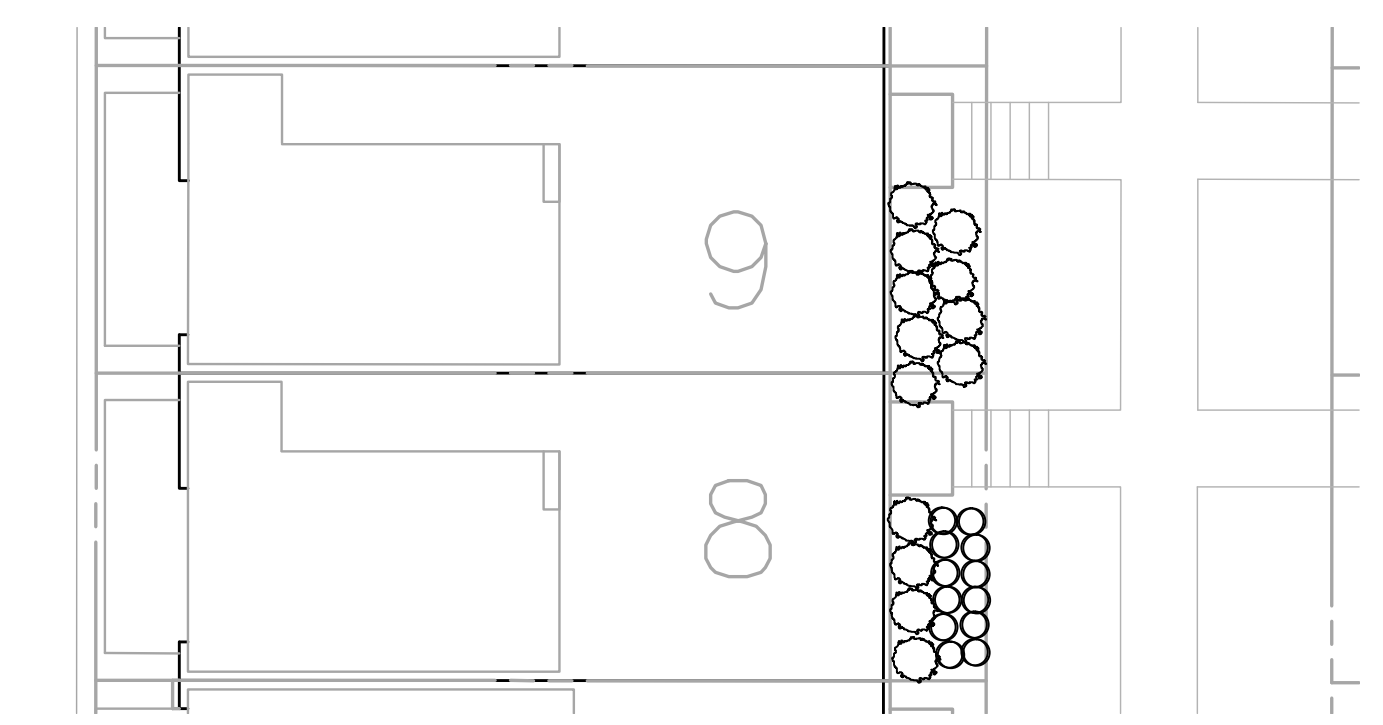
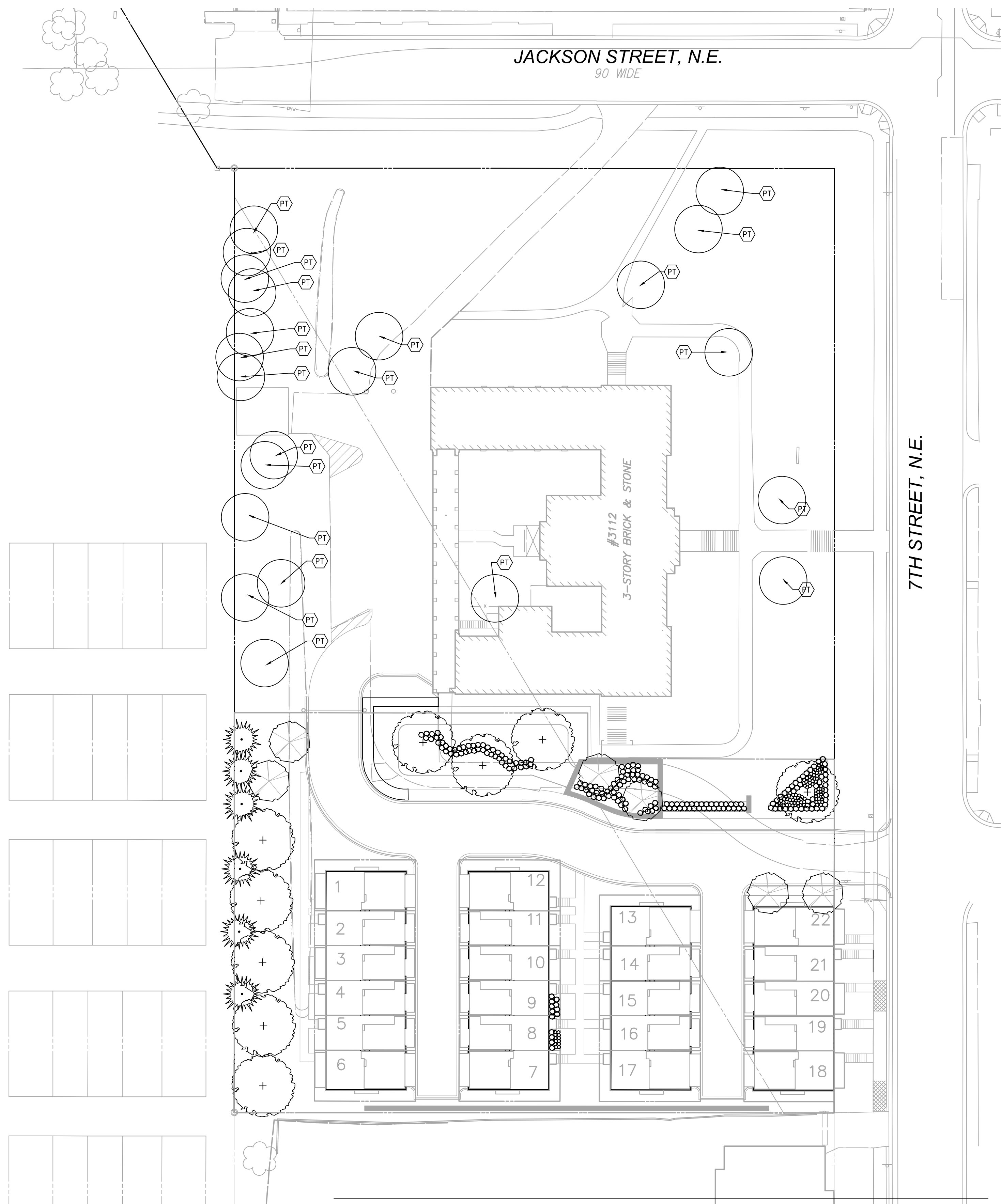
GRADING PLAN



22 August 2016

C.03

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TYPICAL UNIT LANDSCAPE PLAN

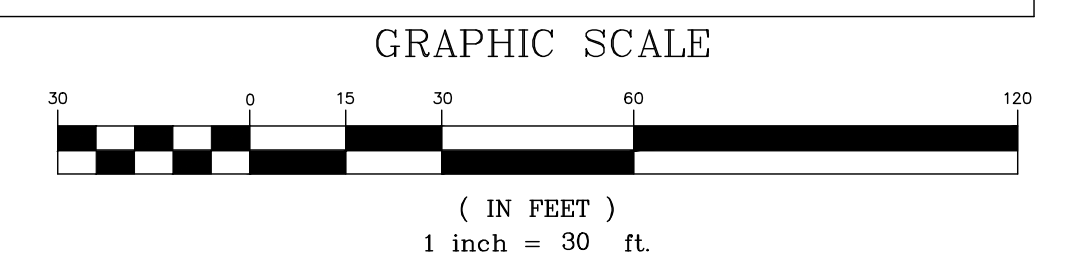
GREEN AREA RATIO SUMMARY	
GREEN AREA RATIO REQUIRED:	0.40
GREEN AREA RATIO PROVIDED:	0.40

Green Area Ratio Worksheet				
Landscaping Elements	Score	Factor	Total	
A Landscaped areas (Select one of the following for each area)				
1 Landscaped areas with a soil depth of less than 24"	enter sq ft	0.3		
2 Landscaped areas with a soil depth of 24" or greater	enter sq ft	0.6	33,376.8	
3 Bioretention facilities	enter sq ft	0.4	1,320.0	
B Plantings (credit for plants in landscaped areas from Section A)				
1 Groundcovers, or other plants less than 2' tall at maturity	enter number of plants	0.2	3,600.0	
2 Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants	0.3		
3 Tree canopy for all new trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees	0.5		
4 Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees	0.6		
5 Tree canopy for preservation of existing tree 6" to 12" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees	0.7	875.0	
6 Tree canopy for preservation of existing tree 12" to 18" diameter or larger or equivalent - calculated at 500 sq ft per tree	enter number of trees	0.7	4,500.0	
7 Tree canopy for preservation of all existing trees 18" to 24" diameter or equivalent - calculated at 1000 sq ft per tree	enter number of trees	0.7	3,640.0	
8 Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2000 sq ft per tree	enter number of trees	0.8		
9 Vegetated wall, plantings on a vertical surface	enter sq ft	0.6		
C Vegetated or "green" roofs				
1 Over at least 2" and less than 8" of growth medium	enter sq ft	0.6		
2 Over at least 8" of growth medium	enter sq ft	0.8		
D Permeable Paving***				
1 Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft	0.4		
2 Permeable paving over at least 24" of soil or gravel	enter sq ft	0.5		
E Other				
1 Enhanced tree growth systems***	enter sq ft	0.4		
2 Renewable energy generation	enter sq ft	0.5		
3 Approved water features	enter sq ft	0.2		
H Bonuses				
1 Native plant species	enter sq ft	0.1		
2 Landscaping in food cultivation	enter sq ft	0.1		
3 Harvested stormwater irrigation	enter sq ft	0.1		
Sub-total of (A)-(H) =			36,070	
Score			0.40	

GAR WORKSHEET

SYMBOL	TREE TYPE	SAMPLE SPECIES
	SHADE TREE	ACER RUBRUM – RED MAPLE, LIQUIDAMBAR STYRACIFLUA – SWEETGUM, NYSSA SYLVATICA – BLACK GUM, QUERCUS PHELLOS – WILLOW OAK, QUERCUS RUBRA – RED OAK, TILIA AMERICANA – BASSWOOD
	EVERGREEN TREE	ILEX OPACA – AMERICAN HOLLY, PINUS RIGIDA – PITCH PINE, PINUS STROBUS – WHITE PINE, PINUS TAEDA – LOBLOLLY PINE
	UNDER STORY TREE	AMELANCHIER CANADENSIS – SERVICEBERRY, BETULA NIGRA – RIVER BIRCH, CAPINUS CAROLINIANA – AMERICAN HORNBEAM, CERCIS CANADENSIS – EASTERN REDBUD,
	SHRUBS	ARONIA ARBUTIFOLIA – CHOKEBERRY, CORNUS AMOMUM – SILKY DOGWOOD, ILEX VERTICILLATA – WINTERBERRY, KALMIA LATIFOLIA – MOUNTAIN LAUREL, LINDERA BENZOIN – SPICEBUSH, VIBURNUM DENTATUM – ARROWOOD VIBURNUM

THE SPECIES LISTED ABOVE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE A LISTING OF POTENTIAL SPECIES PLANNED FOR THE SITE. IT IS NOT INTENDED TO BE THE FINAL PLANT LIST AS OTHER SPECIES MAY BE BETTER SUITED FOR THE FINAL DESIGN INTENT AND SITUATION.

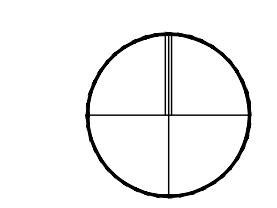


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LANDSCAPING PLAN

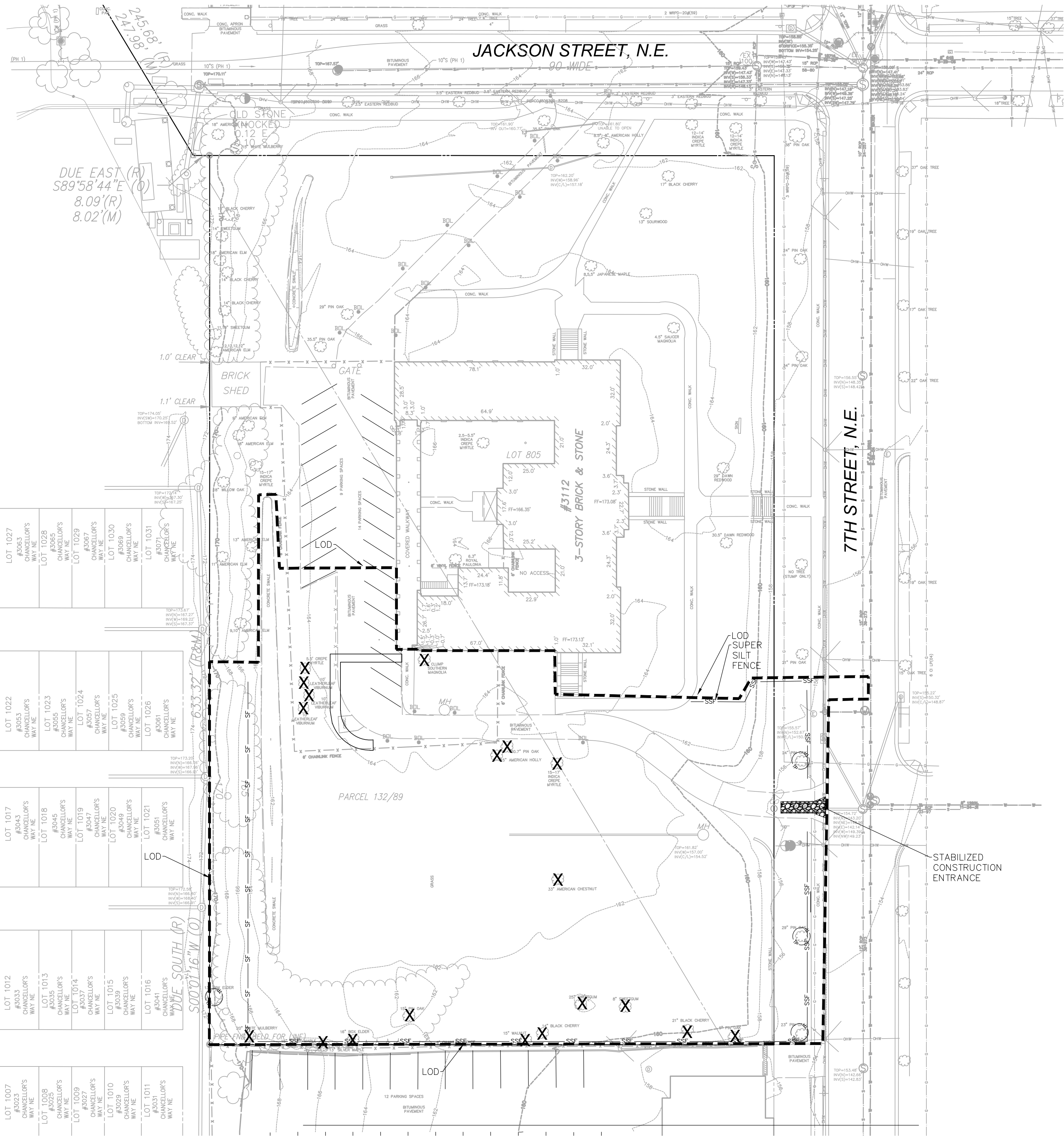
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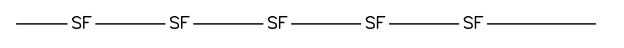
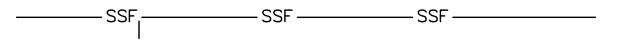
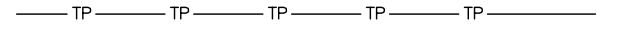

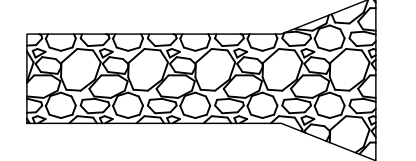
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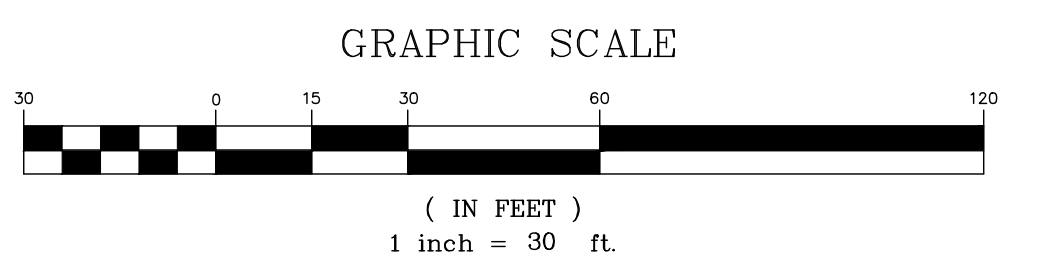
LEGEND:

-  LIMITS OF DISTURBANCE
-  SILT FENCE
-  SUPER SILT FENCE
-  TREE PROTECTION
-  EX TREE SHALL BE REMOVED
-  STABILIZED CONSTRUCTION ENTRANCE

SITE STABILIZATION NOTE

FOLLOWING INITIAL LAND DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR INTERIM STABILIZATION SHALL BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS FOR THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN THREE (3) HORIZONTAL TO ONE (1) VERTICAL (3:1); AND FOURTEEN (14) DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE. THE REQUIREMENTS OF THIS PARAGRAPH DO NOT APPLY TO THOSE AREAS WHICH ARE SHOWN ON THE PLAN AND ARE BEING USED FOR MATERIAL STORAGE OTHER THAN STOCKPILING, OR FOR THOSE AREAS ON WHICH ACTUAL CONSTRUCTION ACTIVITIES ARE BEING PERFORMED. MAINTENANCE SHALL BE PERFORMED AS NECESSARY SO THAT STABILIZED AREAS CONTINUOUSLY MEET THE APPROPRIATE REQUIREMENTS OF THE DISTRICT OF COLUMBIA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

THIS SHEET IS FOR SEDIMENT AND EROSION CONTROL ONLY



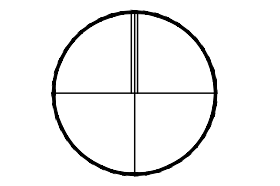
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SEDIMENT & EROSION CONTROL PLAN

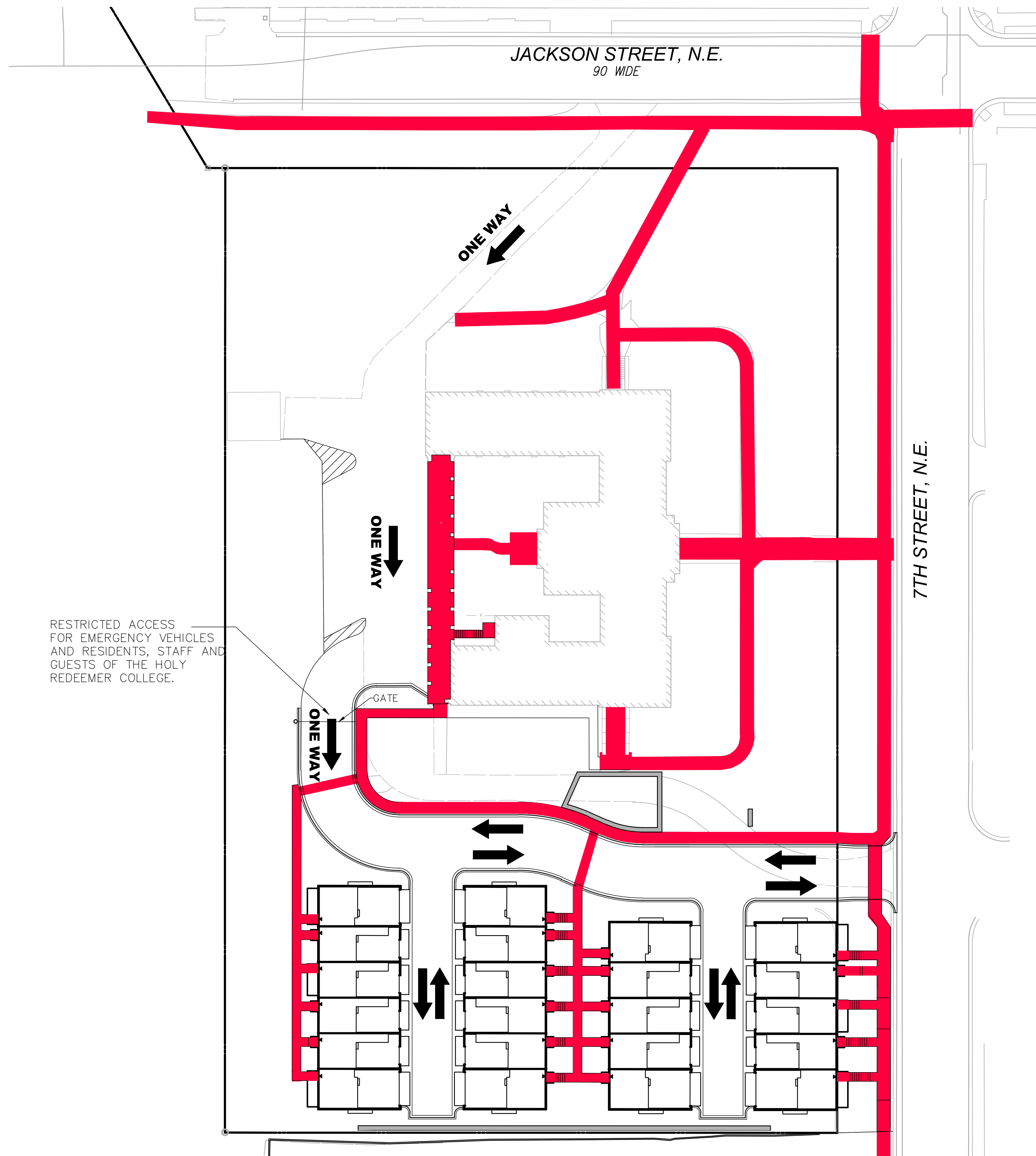
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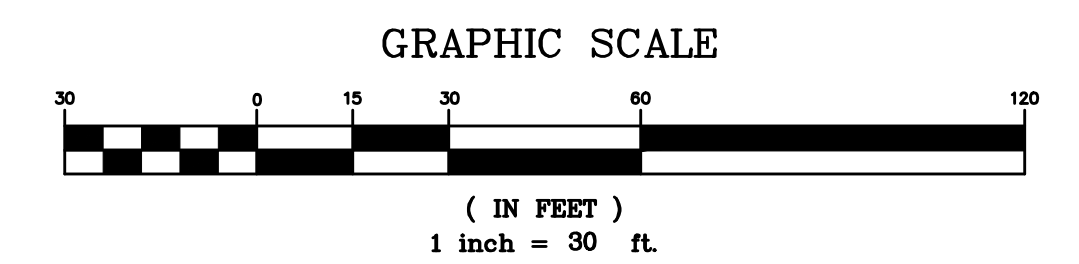


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SITE CIRCULATION LEGEND	
PEDESTRIAN CIRCULATION	
FLOW ARROWS	OR ONE WAY

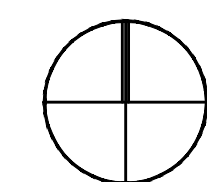


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CIRCULATION PLAN



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