

AERIAL VIEW



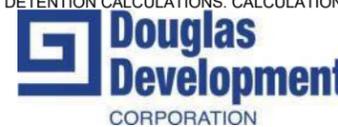
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NEW CITY, DC
a project for
DOUGLAS DEVELOPMENT

FALLS CHURCH

15 JANUARY 2026



powers
Brown
architect
District of Columbia
CASE NO. 24-11
EXHIBIT No. 1A3

EX 108

222016

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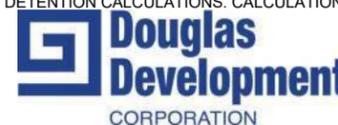
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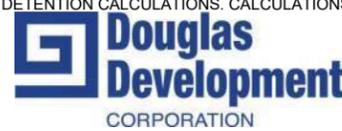
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PERSPECTIVE VIEW

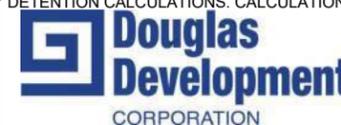


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PERSPECTIVE VIEW

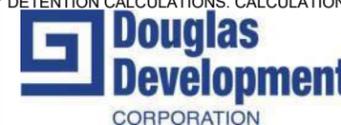


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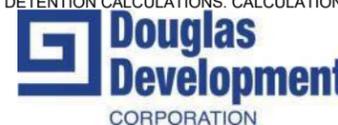


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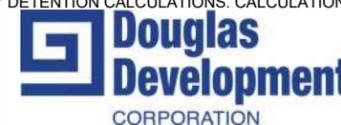


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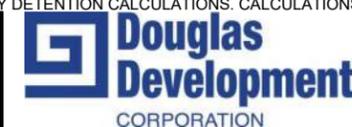


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BUILDING MATERIAL ANALYSIS



1

METAL CANOPY SYSTEM



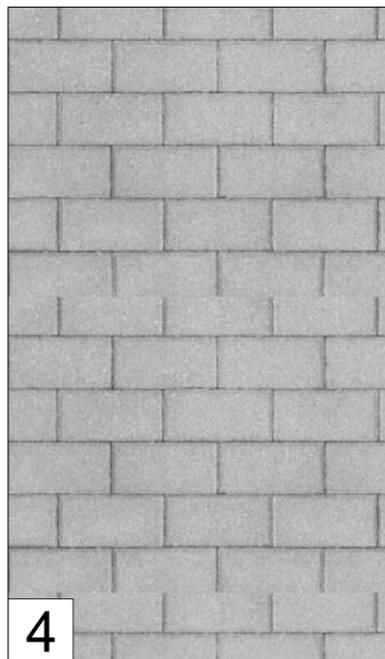
2

GLAZING



3

TEXTURED METAL PANEL



4

SPLIT FACE CMU - TYPE 01



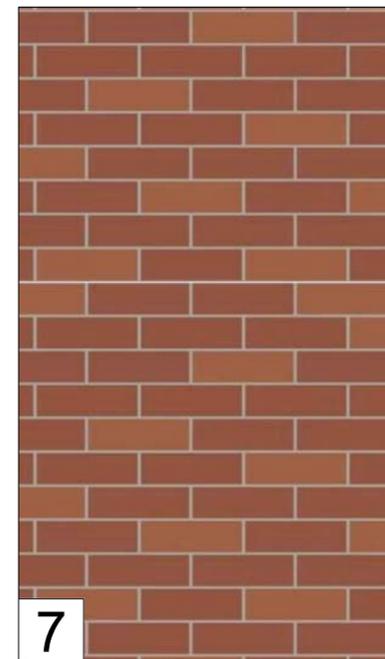
5

EIFS



6

SPLIT FACE CMU - TYPE 02



7

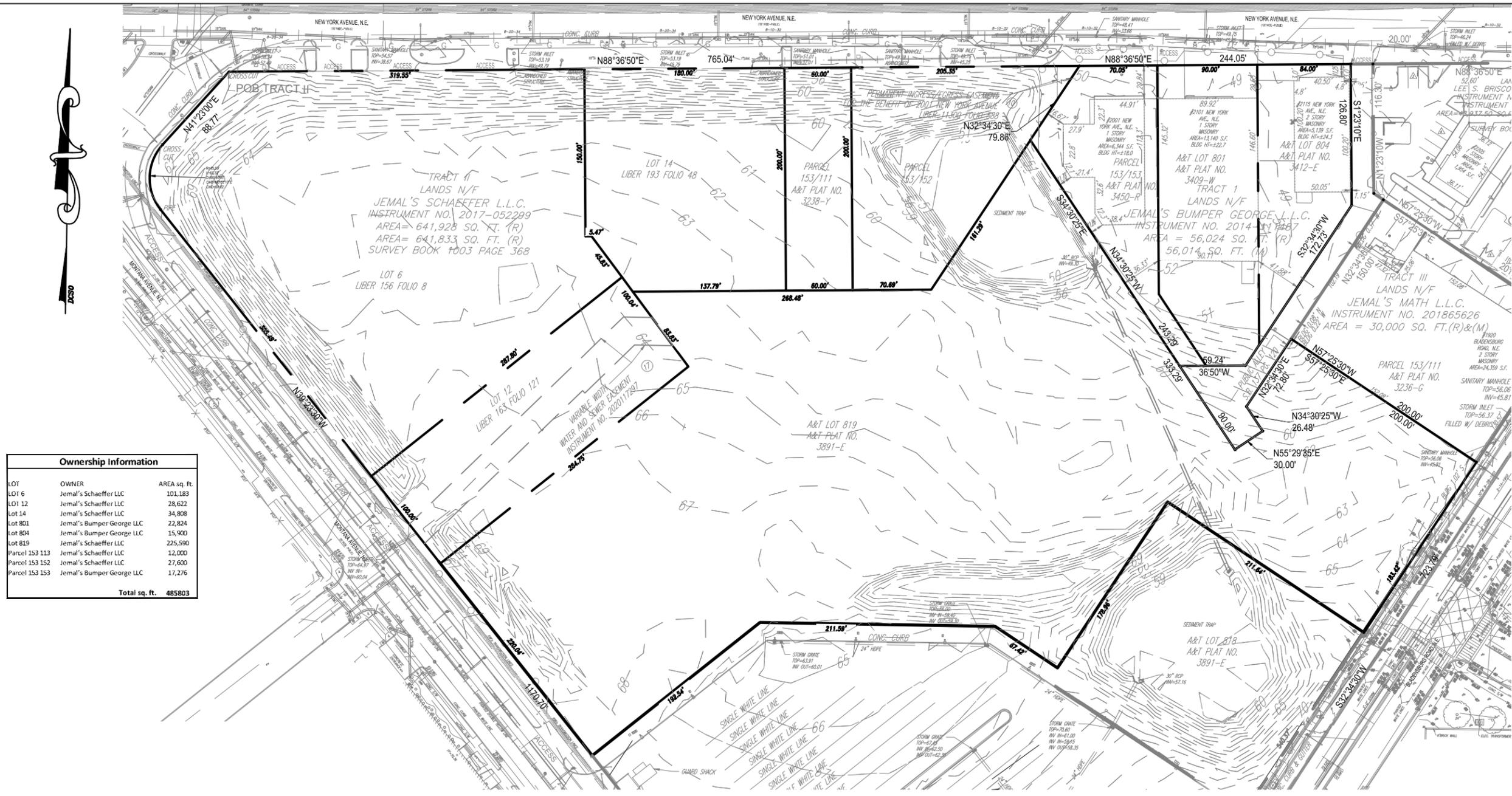
MASONRY

NORTH ELEVATION (2 OF 2) :

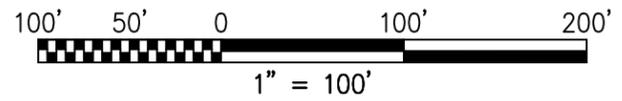


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Existing Conditions Plan



Ownership Information		
LOT	OWNER	AREA sq. ft.
LOT 6	Jemal's Schaeffer LLC	101,183
LOT 12	Jemal's Schaeffer LLC	28,622
Lot 14	Jemal's Schaeffer LLC	34,808
Lot 801	Jemal's Bumper George LLC	22,824
Lot 804	Jemal's Bumper George LLC	15,900
Lot 819	Jemal's Schaeffer LLC	225,590
Parcel 153 113	Jemal's Schaeffer LLC	12,000
Parcel 153 152	Jemal's Schaeffer LLC	27,600
Parcel 153 153	Jemal's Bumper George LLC	17,276
		Total sq. ft. 485803



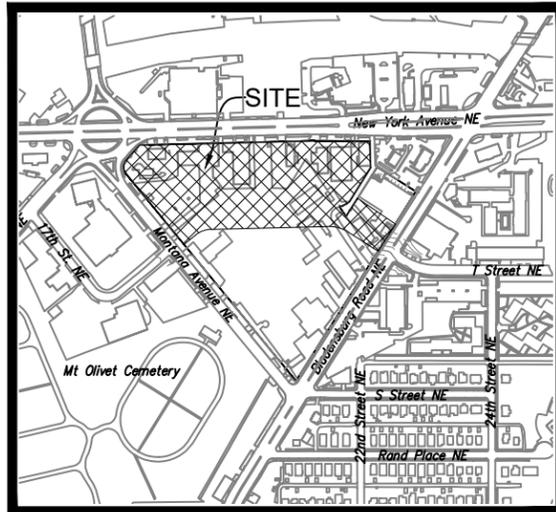
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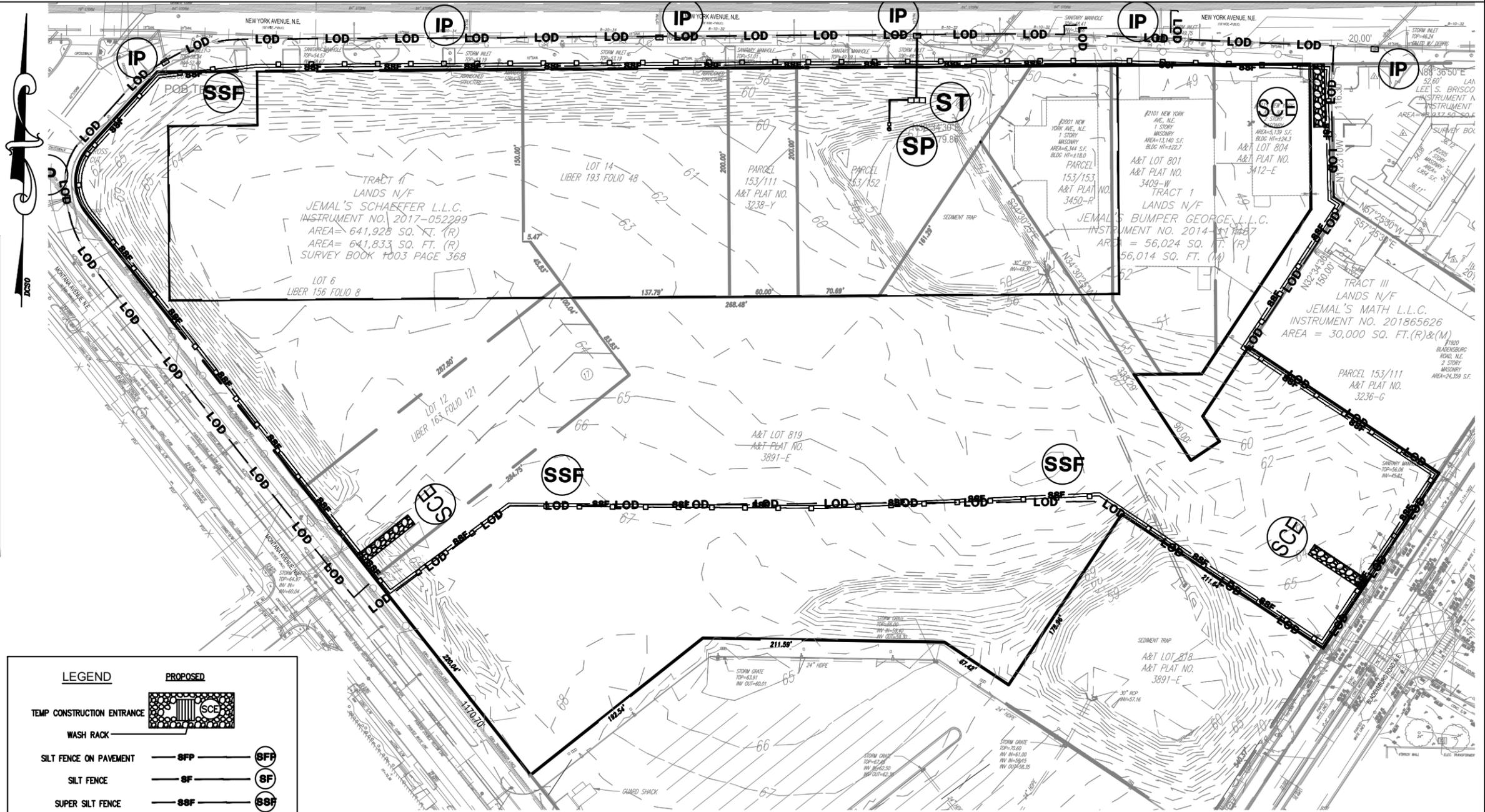
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Erosion and Sediment Control Plan



VICINITY MAP

SCALE: 1"=800'



TOTAL SITE AREA:
TOTAL SITE AREA: 392,653 SF / 9.00 AC

TOTAL VOLUME OF CUT OF BELOW GRADE EXCAVATION:
TOTAL AREA OF EXCAVATION: 434,518 SF / 9.975 AC
VOLUME OF CUT: (434,518) SQ.FT. (AREA) X (2) FEET (DEPTH)
27

VOLUME OF CUT: (32,186) cy +/-

TOTAL VOLUME OF CUT /FILL FOR UTILITIES:
TOTAL AREA OF EXCAVATION: 15,383 SF / 0.351 AC
VOLUME OF CUT: (15,383) SQ.FT. (AREA) X (6) FEET (DEPTH)
27

VOLUME OF CUT AND FILL: (3,400) cy +/-

TOTAL AREA OF DISTURBANCE:
TOTAL AREA OF DISTURBANCE: 449,821 SQUARE FEET OR 10.326 ACRES

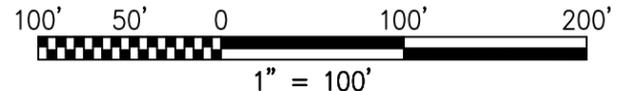
LEGEND	PROPOSED
TEMP CONSTRUCTION ENTRANCE	SCE
WASH RACK	SFP
SILT FENCE ON PAVEMENT	SFP
SILT FENCE	SF
SUPER SILT FENCE	SSF
SAFETY FENCE	SAF
INLET PROTECTION	IP
APPROXIMATE LIMIT OF BELOW GRADE EXCAVATION	LOD
APPROXIMATE LIMIT OF DISTURBANCE	LOD
TREE PROTECTION	TP
SUMP PUMP	SP
SEDIMENT TANK	ST

EROSION AND SEDIMENT CONTROL NARRATIVE:

EROSION AND SEDIMENT CONTROL WILL BE ACHIEVED THROUGH THE USE OF SUPER SILT FENCE, SILT FENCE, INLET PROTECTION, SILT FENCE ON PAVEMENT, AND STABILIZED CONSTRUCTION ENTRANCE. THE SITE WILL ALSO INCLUDE SAFETY FENCE FOR SITE PROTECTION. ALL EROSION AND SEDIMENT CONTROLS ARE TO BE IMPLEMENTED PRIOR TO DEMOLITION AND REMOVAL OF WASTE MATERIALS. ALL DEMO MATERIALS WILL BE TAKEN TO AN OFF-SITE DESIGNATED DUMPING AREA VIA DUMP TRUCKS OR DUMPSTERS.

DESCRIPTION OF PREDOMINANT SOIL TYPE:

U1 UDORTHERENTS
Ub URBAN LAND

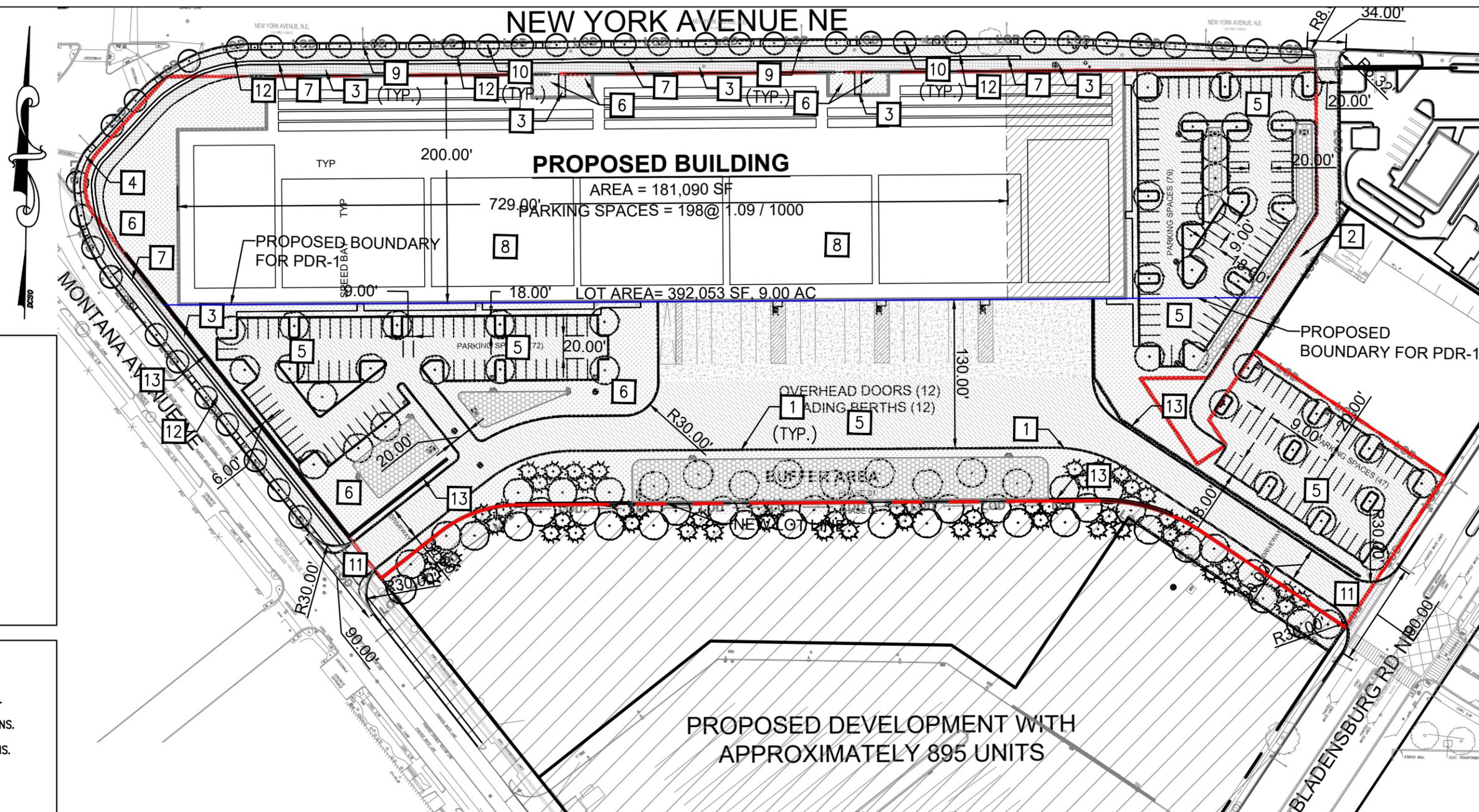


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Site Plan

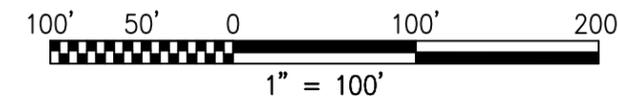


SITE PLAN LEGEND

-  NEW CONCRETE PAVEMENT
-  NEW CONCRETE SIDEWALK
-  NEW ASPHALT PAVEMENT (FULL DEPTH)
-  NEW BIORETENTION AREA
-  NEW LANDSCAPE AREA

SITE KEYNOTES:

- 1 NEW CURB AND GUTTER PER DDOT STANDARDS AND SPECIFICATIONS.
- 2 NEW CONCRETE PAVEMENT PER DDOT STANDARDS AND SPECIFICATIONS.
- 3 NEW CONCRETE SIDEWALK PER DDOT STANDARDS AND SPECIFICATIONS.
- 4 NEW HANDICAP RAMP PER DDOT STANDARDS AND SPECIFICATIONS.
- 5 NEW PARKING LOT AREA.
- 6 NEW PLANTING AREA.
- 7 NEW 3' BUFFER AREA.
- 8 NEW BUILDING.
- 9 NEW PUBLIC STREETLIGHT PER DDOT STANDARDS AND SPECIFICATIONS.
- 10 NEW PUBLIC SPACE STREET TREE PER DDOT STANDARDS AND SPECIFICATIONS.
- 11 NEW CURB CUT PER DDOT STANDARDS AND SPECIFICATIONS.
- 12 NEW 10' BIKE PATH.
- 13 NEW RETAINING WALL.



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