

# D-2

## ZONING DATA

|                             |                          |
|-----------------------------|--------------------------|
| Site Area                   | 18,456.37 SF             |
| Percentage of Lot Occupancy | 58.62%                   |
| Gross Floor Area            | 170,720 SF (9.15 F.A.R.) |
| Total Building              | 139,446 SF (8.45 F.A.R.) |
| Commercial                  | 11,072 SF (0.6 F.A.R.)   |
| Detail                      |                          |

## INDEX OF DRAWINGS

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## CONSULTANTS

**OWNER**  
WASHINGTON PROPERTIES  
1429 K Street, N.W.  
Suite 210  
Washington, D.C. 20006

**LAWYER**  
WILLIAM ARTHUR HENRICH & LAMB  
1665 K Street, N.W.  
Washington, D.C. 20006

**ARCHITECT**  
FELIX GORDON FLEHANCE  
1120 17th Street, N.W.  
Washington, D.C. 20036

**ENGINEER**  
ROBERT P. LOCKART CIVIL ENGINEERS  
1240 Congress Ct., N.W.  
Washington, D.C. 20007

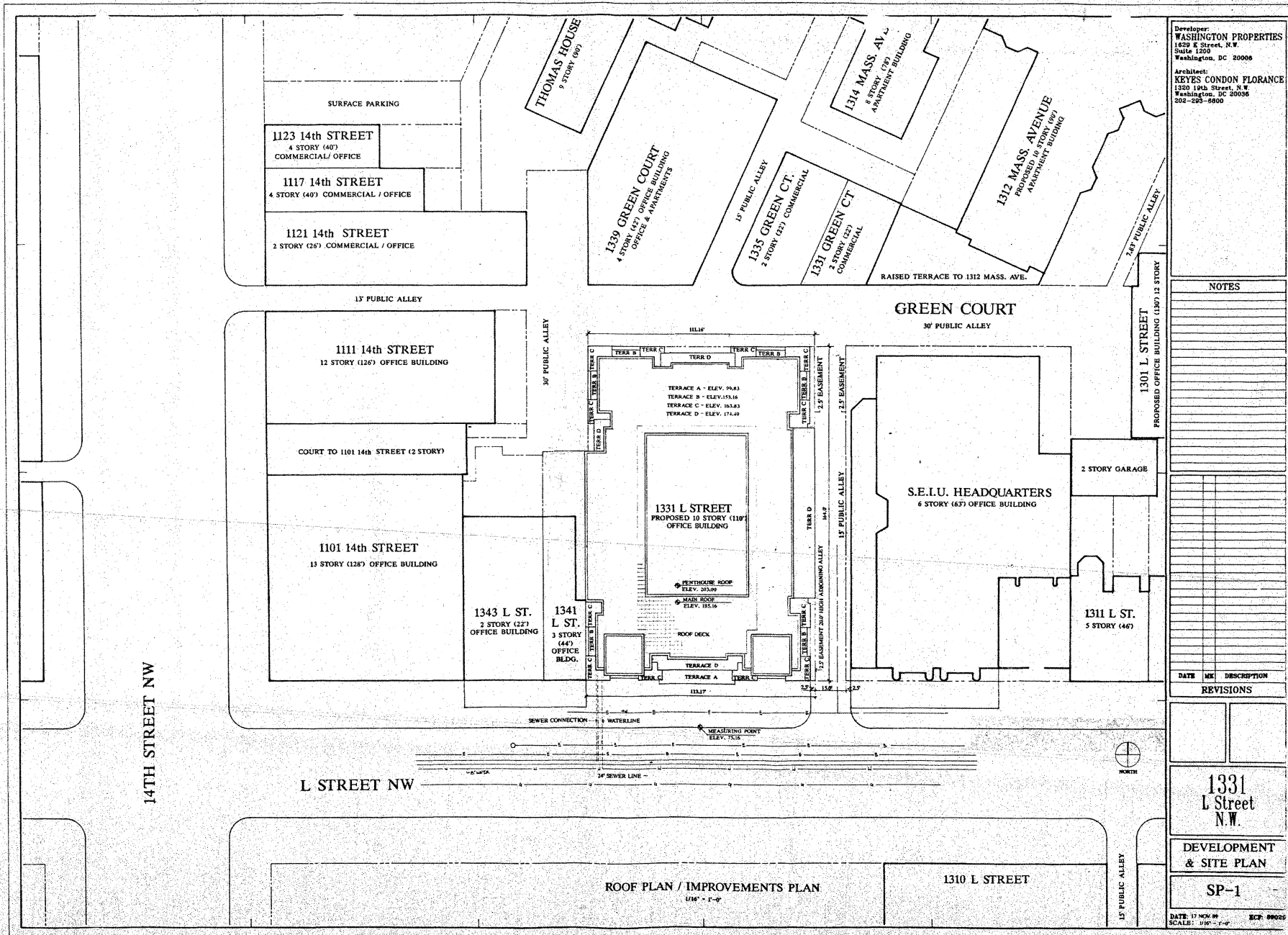
**CIVIL ENGINEER**  
JOHN HANFORD & ASSOCIATES, CHARTERED  
111 Mass. Avenue, N.W.  
Washington, D.C. 20005

A PLANNED UNIT DEVELOPMENT  
SUBMITTED TO  
THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA  
BY WASHINGTON PROPERTIES

17 NOVEMBER 1989

ZONING COMMISSION  
CASE No. 94-01A  
EXHIBIT No. 5

RECORD COPY - SUBMITTED 11-27-89



Developer:  
WASHINGTON PROPERTIES  
1620 K Street, N.W.  
Suite 1200  
Washington, DC 20006

Architect:  
KEYES CONDON FLORANCE  
1330 19th Street, N.W.  
Washington, DC 20036  
202-293-6800

# NOTES

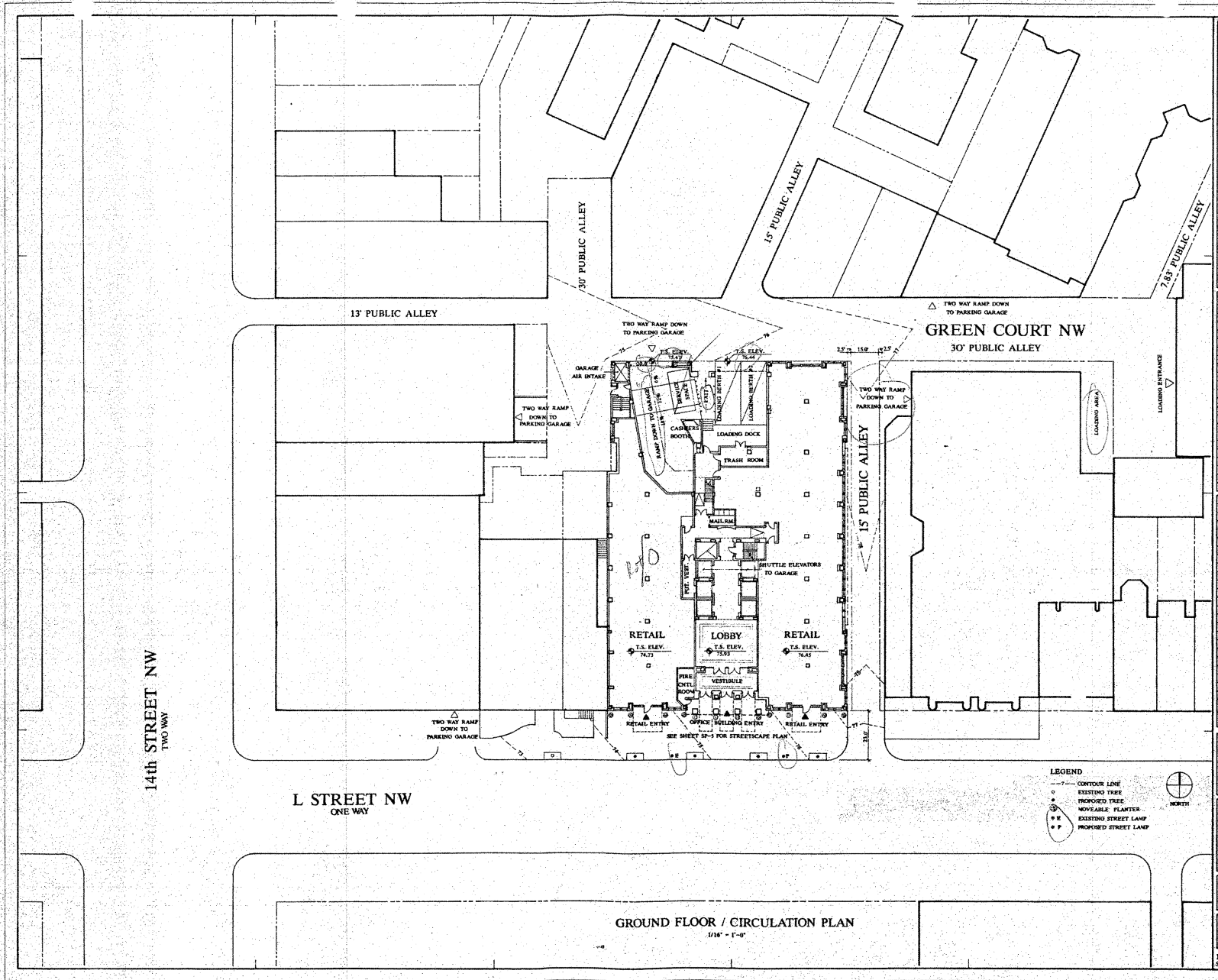
| DATE      | REV | DESCRIPTION |
|-----------|-----|-------------|
| REVISIONS |     |             |

1331  
L Street  
N.W.

GROUND FLOOR,  
CIRCULATION &  
LANDSCAPE PLAN

SP-2

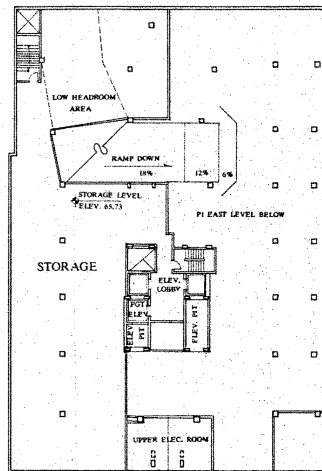
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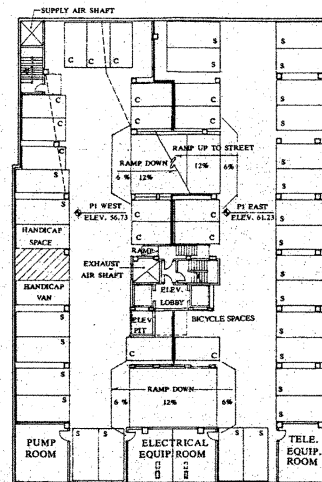
GROUND FLOOR / CIRCULATION PLAN  
1/16" = 1'-0"

Developer:  
**WASHINGTON PROPERTIES**  
 1800 K Street, N.W.  
 Suite 1200  
 Washington, DC 20006

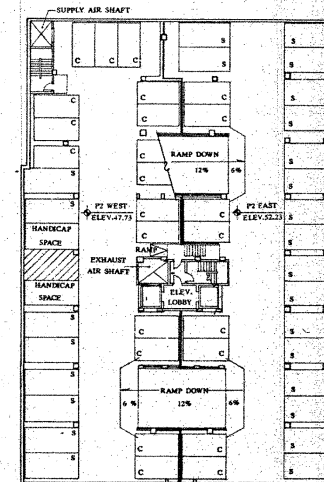
Architect:  
**KEYES CONDON FLORANCE**  
 1330 19th Street, N.W.  
 Washington, DC 20036  
 202-295-6800



STORAGE LEVEL



PARKING LEVEL P1



PARKING LEVEL P2

PARKING TABULATION

|          | LEVEL P1 | LEVEL P2 | TOTAL |
|----------|----------|----------|-------|
| STANDARD | 26       | 26       | 52    |
| COMPACT  | 14       | 24       | 38    |
| HANDICAP | 1        | 2        | 3     |
| HCP. VAN | 1        | 0        | 1     |
| TOTAL    | 42       | 52       | 94    |

3 BICYCLE SPACES ARE PROVIDED AT THE P1 LEVEL

NOTES

| DATE      | BY | DESCRIPTION |
|-----------|----|-------------|
| REVISIONS |    |             |



1331  
 L Street  
 N.W.

PARKING LEVEL  
 PLANS

A-1

DATE: 17 NOV 99 ECF: 89009  
 SCALE: 1/8" = 1'-0"

Developer:  
WASHINGTON PROPERTIES  
1829 K Street, N.W.  
Suite 1200  
Washington, DC 20006

Architect:  
KEYES CONDON FLORANCE  
1320 19th Street, N.W.  
Washington, DC 20036  
202-333-6800

# NOTES

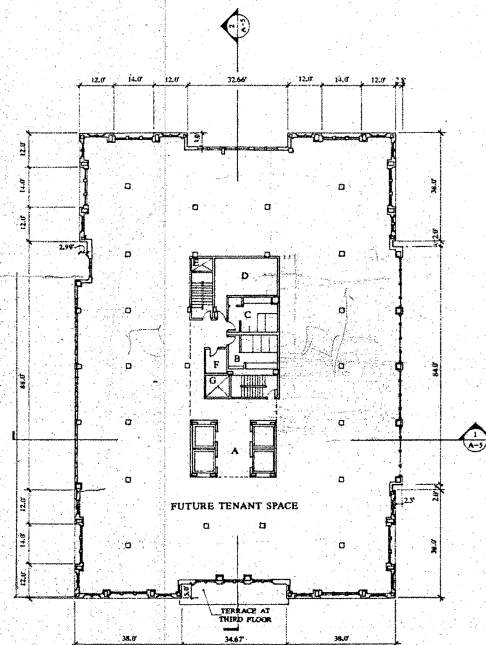
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|-----------|----|-------------|
| REVISIONS |    |             |

1331  
L Street  
N.W.

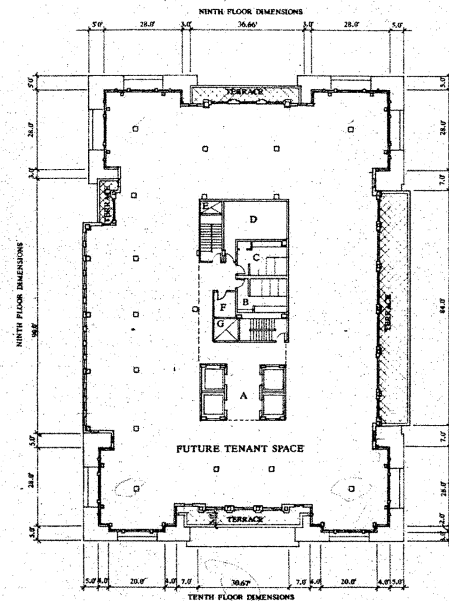
FLOOR PLANS

A-2

DATE: 17 NOV 89 ECF: 00025  
SCALE: 1/8" = 1'-0"



① TYPICAL FLOOR PLAN



② TENTH FLOOR PLAN

## ROOM KEY

- A - ELEVATOR LOBBY
- B - WOMEN'S RESTROOM
- C - MEN'S REST ROOM
- D - MECHANICAL EQUIPMENT ROOM
- E - MECHANICAL SHAFT
- F - TELEPHONE / ELECTRIC ROOM
- G - EXHAUST SHAFT



Developer:  
WASHINGTON PROPERTIES  
1620 K Street, N.W.  
Suite 1200  
Washington, DC 20006

Architect:  
KEYES CONDON FLORANCE  
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Washington, DC 20036  
202-293-6800

# NOTES

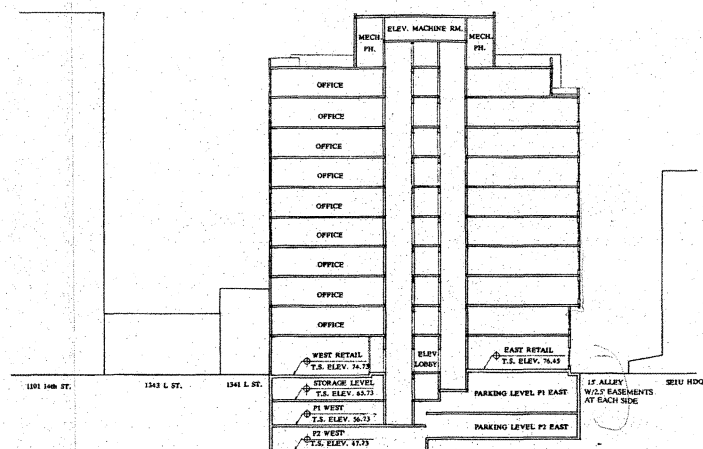
| DATE      | BY | DESCRIPTION |
|-----------|----|-------------|
| REVISIONS |    |             |

1331  
L Street  
N.W.

BUILDING  
SECTIONS

A-3

DATE: 17 NOV 99 SCALE: 1/8" = 1'-0" ECP: 0902



PENTHOUSE ROOF  
T.A. ELEV. 153.8

MAIN ROOF  
T.S. ELEV. 185.16

TENTH FLOOR  
T.A. ELEV. 178.49

NINTH FLOOR  
T.S. ELEV. 168.83

EIGHTH FLOOR  
T.S. ELEV. 155.16

SEVENTH FLOOR  
T.A. ELEV. 142.49

SIXTH FLOOR  
T.A. ELEV. 131.83

FIFTH FLOOR  
T.A. ELEV. 121.16

FOURTH FLOOR  
T.S. ELEV. 110.49

THIRD FLOOR  
T.S. ELEV. 99.83

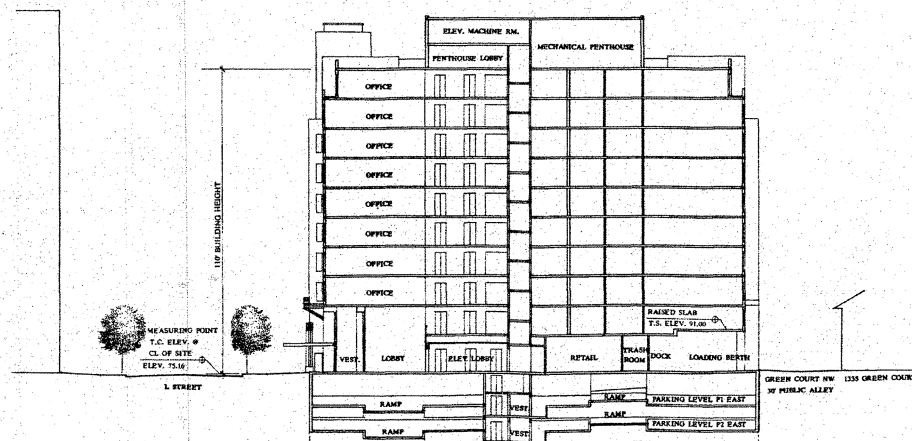
SECOND FLOOR  
T.S. ELEV. 89.16

LOBBY LEVEL  
T.S. ELEV. 78.49

P1 EAST  
T.S. ELEV. 61.33

P2 EAST  
T.A. ELEV. 52.23

① EAST - WEST BUILDING SECTION



PENTHOUSE ROOF  
T.A. ELEV. 253.8

MAIN ROOF  
T.A. ELEV. 185.16

TENTH FLOOR  
T.S. ELEV. 178.49

NINTH FLOOR  
T.S. ELEV. 168.83

EIGHTH FLOOR  
T.A. ELEV. 155.16

SEVENTH FLOOR  
T.A. ELEV. 142.49

SIXTH FLOOR  
T.A. ELEV. 131.83

FIFTH FLOOR  
T.S. ELEV. 121.16

FOURTH FLOOR  
T.S. ELEV. 110.49

THIRD FLOOR  
T.S. ELEV. 99.83

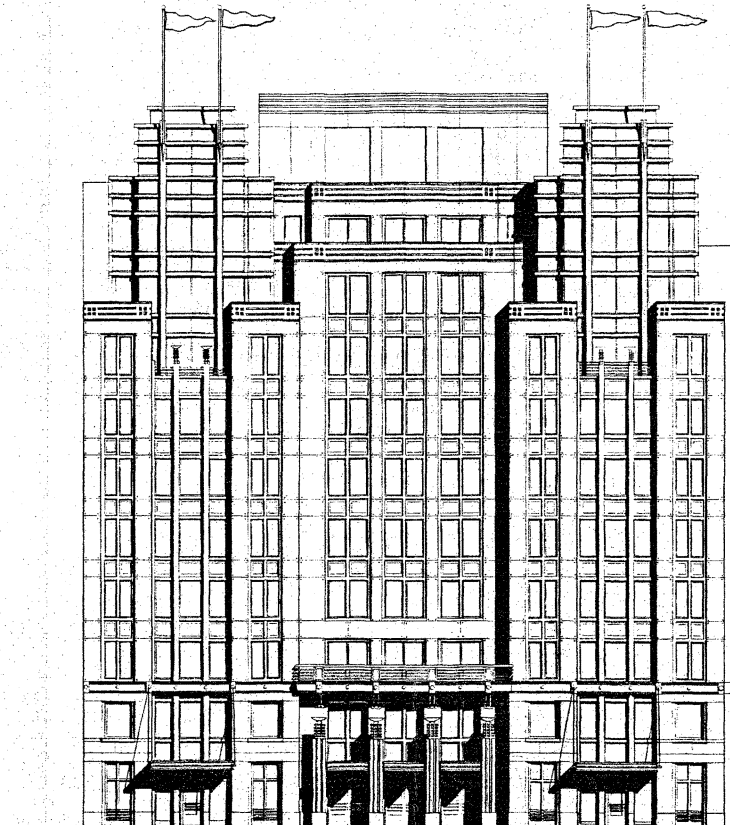
SECOND FLOOR  
T.S. ELEV. 89.16

LOBBY LEVEL  
T.A. ELEV. 78.49

P1 EAST  
T.S. ELEV. 61.33

P2 EAST  
T.A. ELEV. 52.23

② NORTH - SOUTH BUILDING SECTION



SOUTH ELEVATION

|                 |                          |
|-----------------|--------------------------|
| PENTHOUSE ROOF  | T.S. ELEV. 232.0         |
| MAIN ROOF       | T.S. ELEV. 185.18        |
| TENTH FLOOR     | T.S. ELEV. 174.49        |
| NINTH FLOOR     | T.S. ELEV. 163.83        |
| EIGHTH FLOOR    | T.S. ELEV. 153.16        |
| SEVENTH FLOOR   | T.S. ELEV. 142.49        |
| SIXTH FLOOR     | T.S. ELEV. 131.83        |
| FIFTH FLOOR     | T.S. ELEV. 121.16        |
| FOURTH FLOOR    | T.S. ELEV. 110.49        |
| THIRD FLOOR     | T.S. ELEV. 99.83         |
| SECOND FLOOR    | T.S. ELEV. 89.16         |
| LOBBY LEVEL     | T.S. ELEV. 78.53         |
| MEASURING POINT | ELEV. 75.13              |
|                 | T.C. ELEV. 9 CL. OF SITE |

110' BUILDING HEIGHT

Developer:  
WASHINGTON PROPERTIES  
1629 K Street, N.W.  
Suite 1200  
Washington, DC 20006  
Architect:  
KEYES CONDON FLORANCE  
1331 10th Street, N.W.  
Washington, DC 20036  
202-293-5800

NOTES

| DATE      | BY | DESCRIPTION |
|-----------|----|-------------|
| REVISIONS |    |             |

1331  
L Street  
N.W.

- SOUTH  
ELEVATION

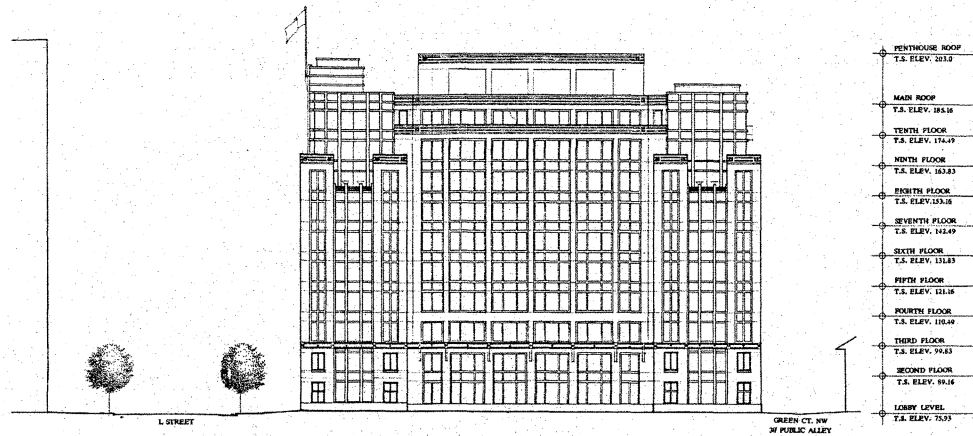
- A-4

DATE: 11 NOV 99  
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BY: 00020

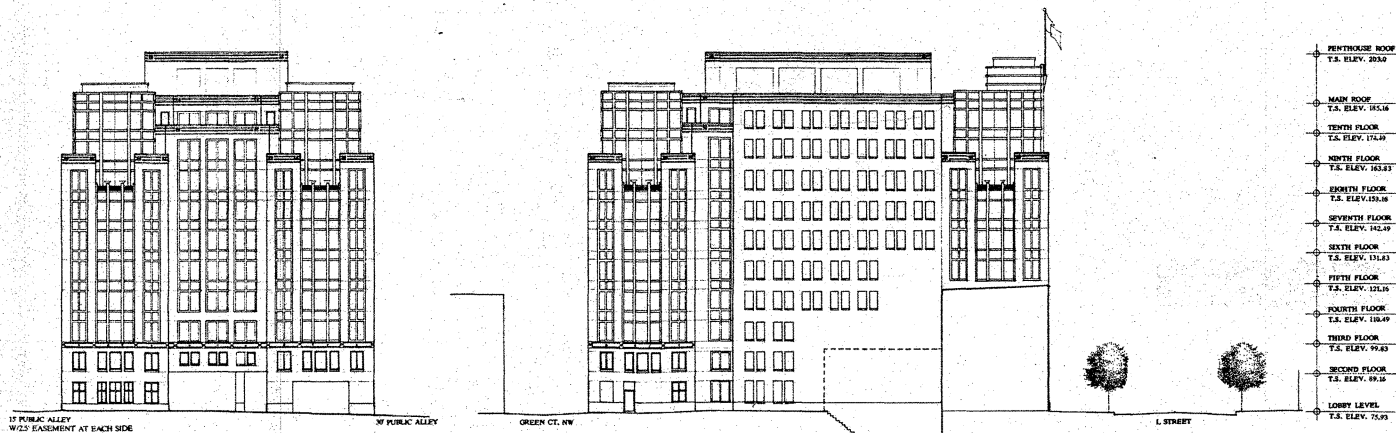
89.16  
75.13

Developer:  
WASHINGTON PROPERTIES  
1000 K Street, N.W.  
Suite 1000  
Washington, DC 20008

Architect:  
KEYES CONDON FLORANCE  
1320 19th Street, N.W.  
Washington, DC 20036  
202-293-8800



① EAST ELEVATION



② NORTH ELEVATION

③ WEST ELEVATION

NOTES

| DATE      | BY | DESCRIPTION |
|-----------|----|-------------|
| REVISIONS |    |             |

1331  
L Street  
N.W.

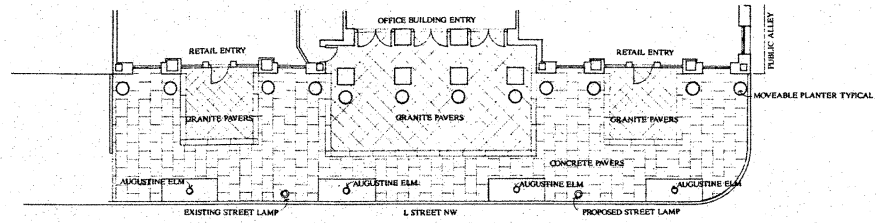
ELEVATIONS

A-5

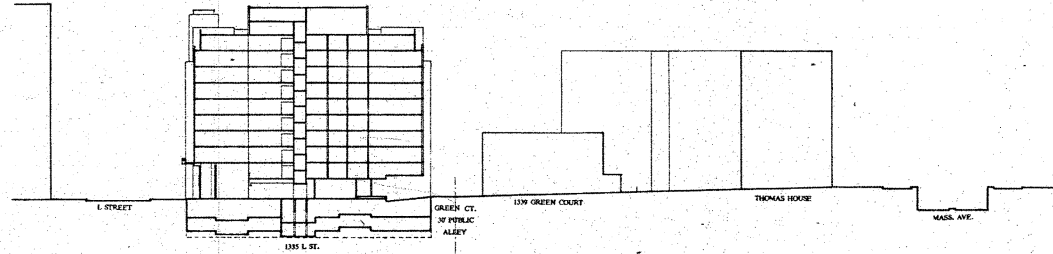
DATE: 17 NOV 89 ECF: 00020  
SCALE: 1/8" = 1'-0"

Developer:  
WASHINGTON PROPERTIES  
1228 K Street, N.W.  
Suite 1200  
Washington, DC 20006

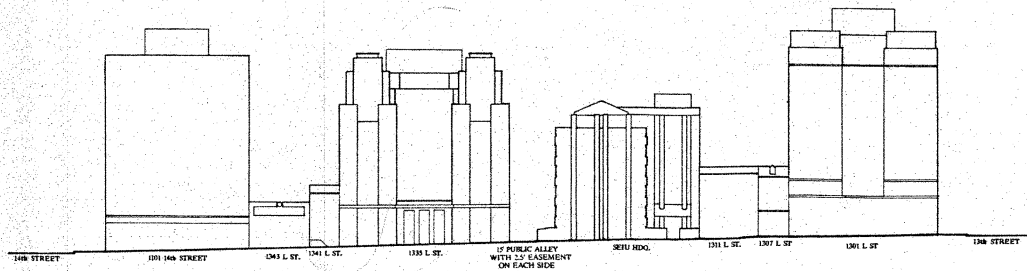
Architect:  
KEYES CONDON FLORANCE  
1350 19th Street, N.W.  
Washington, DC 20036  
202-333-6800



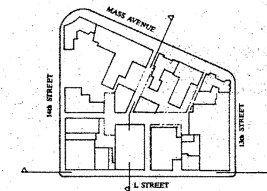
STREETSCAPE PLAN



N/S SECTION / ELEVATION OF SQUARE 247



E/W SECTION / ELEVATION OF SQUARE 247



NOTES

DATE: MK: DESCRIPTION  
REVISIONS

1331  
L Street  
N.W.

SQUARE 247  
SECTION / ELEV

SP-3

DATE: 17 NOV 99 ECP: 5902  
SCALE: 1/8" = 1'-0"

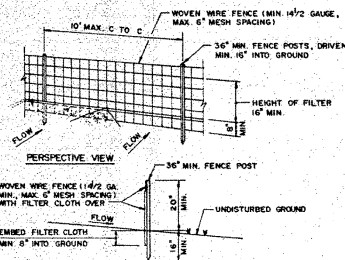


# EROSION AND SEDIMENT CONTROL NOTES

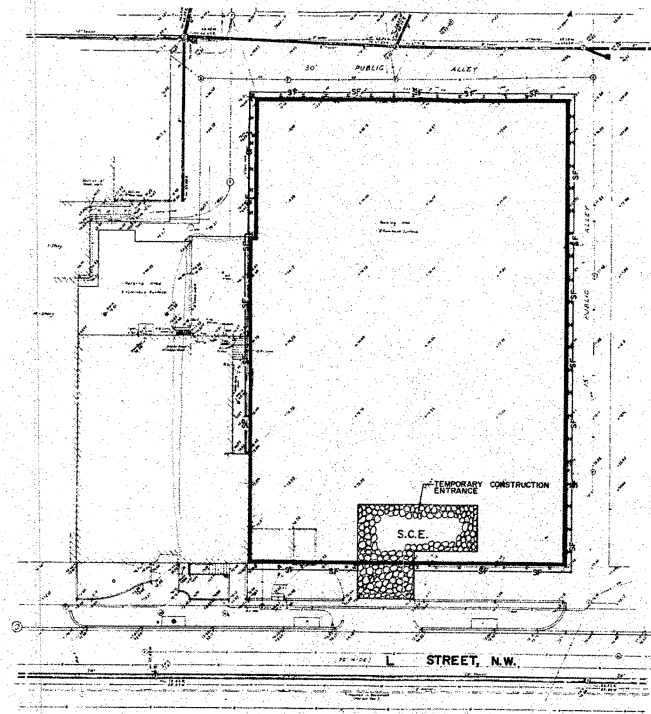
1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ON-SITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED.
2. THROUGHOUT PERIOD OF CONSTRUCTION, CONFORM TO REQUIREMENT OF D.C. DEPARTMENT OF PUBLIC WORKS AND D.C. HANDBOOK OF EROSION AND SEDIMENT CONTROL.
3. ALL DEBRIS TO BE REMOVED FROM SITE AS JOB PROGRESSES.
4. ALLEY AND/OR STREETS SHALL BE SWEEPED CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.
5. SEDIMENT ON DIRT SHALL NOT BE PERMITTED TO ENTER STORM DRAIN SYSTEM OR STREAM.
6. ALL CATCH BASINS AND AREA DRAINS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
7. IF ANY CATCH BASIN OR AREA DRAIN BECOMES CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEANING.
8. THROUGHOUT PERIOD OF CONSTRUCTION, TAKE ALL MEASURES NECESSARY TO TRAP SEDIMENT ON SITE.
9. WHEN SEDIMENT TRAP/SEDIMENT TANK HAS REACH 6% CAPACITY, CLEANOUT OF SAME IS REQUIRED.
10. ANY STOCKPILING, REGARDLESS OF LOCATION, ON SITE SHALL BE STABILIZED WITHIN TWENTY (20) DAYS AFTER ITS ESTABLISHMENT AND FOR THE DURATION OF THE PROJECT.
11. STRAW BALE DIKS (BALES TO BE NYLON OR WIRE BOUND) SHALL BE PLACED AT THE BASE OF ALL PERIMETER CONSTRUCTION FENCES, FENCES TO CONTROL SEDIMENT FLOW FROM THE BUILDING SITE WHERE REQUIRED.
12. LOCATION OF SEDIMENT TANK TO BE DETERMINED IN THE FIELD BY THE CONTRACTOR.

## CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIRES OR STAPLES.
  2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
  3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
  4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- POSTS: STEEL, EITHER 1" OR 2" TYPE OR 2" HARDWOOD.  
FENCE: WOVEN WIRE, 1/2" GA. 6" MAX. MESH OPENING.  
FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA THON OR APPROVED EQUAL.  
PREFABRICATED UNIT: GEOFAB, ONVIRAFENCE, OR APPROVED EQUAL.

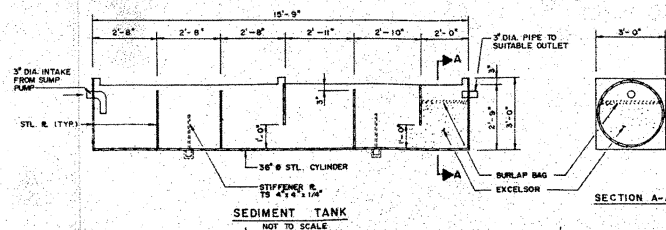


**SILT FENCE DETAIL**  
NOT TO SCALE



## LEGEND:

- SF — S&T FENCE
- TEMPORARY CONSTRUCTION ENTRANCE (SCE)
- SHORING (SOLDIER PILES)



**SEDIMENT TANK**  
NOT TO SCALE

Owner:  
**WASHINGTON PROPERTIES, INC.**  
1829 K STREET, NW  
SUITE 200  
WASHINGTON, DC 20006  
202-466-1000

Architect:  
**KEYES CONDON FLORANCE**  
1220 NINETEENTH STREET, NW  
WASHINGTON, DC 20036  
202-293-6800

Civil Engineer:  
**DELON HAMPTON & ASSOCIATES, CHARTERED**  
2500 TWINBROOK PARKWAY  
SUITE 300  
ROCKVILLE, MD 20852  
301-984-0533

1331 L STREET, NW  
WASHINGTON D.C.  
OFFICE BUILDING

EROSION & SEDIMENT  
CONTROL PLAN

**SP-5**

SCALE: 1/16" = 1'-0"

DATE: 17 NOV 99 KCP-88034