**TOTAL NET RESIDENTIAL IZ REQUIRED:**

10% OF GROSS RESIDENTIAL FLOOR AREA

| | | | | | | |
|---|---|---|---|---|---|---|
| 68,238 | GSF x | 0.1 | | = | 6,824 | GSF |
| 6,824 | GSF x | | 0.71 | = | **4,874** | GSF |

50% OF ACHIEVABLE BONUS DENSITY

| | | | | | | |
|---|---|---|---|---|---|---|
| 0.2 | FAR x | 26,400 | SF | = | 5280 | GSF |
| 5280 | GSF x | | 75% | = | **3960** | GSF |

RATIO NRSF TO GRSF = 71%

TOTAL NET IZ SQUARE FOOTAGE REQUIRED (60% AMI): 6,824 GSF

TOTAL IZ REQUIRED: 6,824 GSF
TOTAL IZ PROVIDED: 6,827 GSF

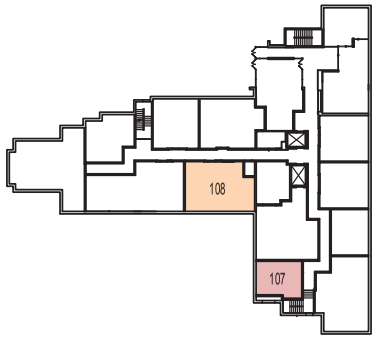
NOTE: IZ UNITS SHALL NOT BE LESS THAN 98% OF THE AVERAGE SIZE OF THE SAME TYPE OF MARKET RATE UNITS OR REQUIREMENTS IN ZONING CODE, WHICHEVER IS LESSER

| IZ UNITS | UNIT TYPE | UNIT SF |
|---|---|---|
| UNIT 201 | 2 BR + 1 BA | 727 |
| UNIT 107 | STUDIO | 412 |
| UNIT 110 | 2 BR + 1 BA | 774 |
| UNIT 414 | 1 BR + 1 BA | 535 |
| UNIT 207 | 3 BR + 2 BA | 920 |
| UNIT 209 | STUDIO | 361 |
| UNIT 210 | 1 BR + 1 BA | 565 |
| UNIT 307 | 3 BR + 2 BA | 920 |
| UNIT 310 | 1 BR + 1 BA | 565 |
| UNIT 410 | 1 BR + 1 BA | 565 |
| UNIT 513 | 1 BR + 1 BA | 483 |
| | **TOTAL SF** | **6,827** |

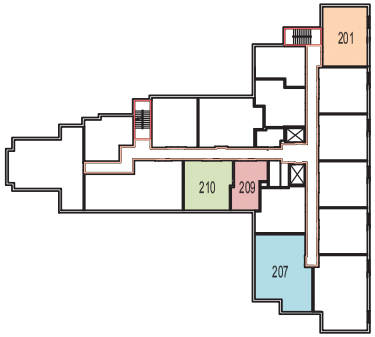
| UNIT TYPE | NUMBER OF UNITS | % OF TOTAL |
|---|---|---|
| STUDIO, 1BA | 2 | 18.2% |
| 1BR, 1BA | 5 | 45.5% |
| 2BR, 2 BA | 2 | 18.2% |
| 3 BR + 2 BA | 2 | 18.2% |
| | **11** | **100%** |

*Note*
IZ set aside requirements apply following expiration of DHCD affordability covenant.

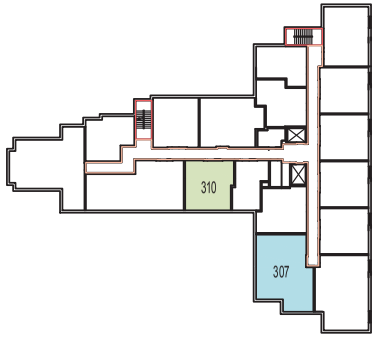
CELLAR FLOOR LEVEL



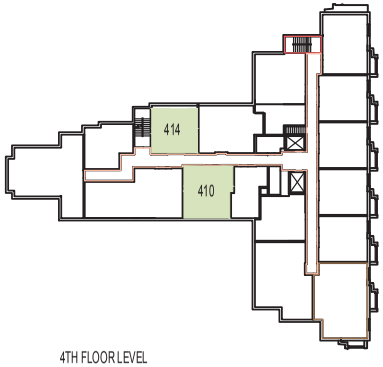

GROUND FLOOR LEVEL



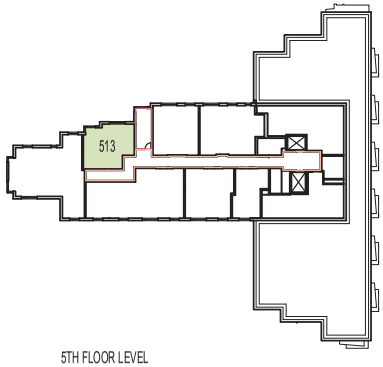

2ND FLOOR LEVEL




3RD FLOOR LEVEL




4TH FLOOR LEVEL




5TH FLOOR LEVEL

*Notes:*
*The number, size, and location of units, stairs and elevators are preliminary and shown for illustrative purposes only. Final layouts may vary.*

# WESLEY HOUSING DEVELOPMENT CORPORATION

# INCLUSIONARY ZONING TABULATIONS

© 2018 - Bonstra | Haresign ARCHITECTS

0' 30' 60' 120'
SCALE: 1" = 60'

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CLIENT
WESLEY HOUSING DEVELOPMENT CORPORATION
5515 CHEROKEE AVE. #240
ALEXANDRIA, VA 22312

STRUCTURAL ENG
RATHGERBER/GOSS ASSOCIATES, P.C.
15871 CRABBS BRANCH WAY
ROCKVILLE, MD 20855
301-590-0073

MEP ENGINEER
CAPITOL ENGINEERING GROUP
1825 K STREET NW
SUITE 375
WASHINGTON, DC 20006
202-216-0039

**1 HAWAII AVENUE, NE**
1 HAWAII AVENUE, NE
WASHINGTON, DC 20011

REVISIONS

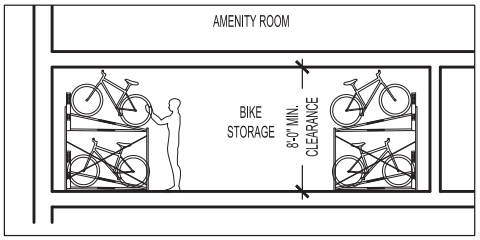
| | |
|---|---|
| DATE: | 01/04/19 |
| PROJECT NO: | 2018-014 |
| DRAWN BY: | RM/MARK |
| CHECKED BY: | DH/RM |

INCLUSIONARY ZONING TABULATIONS

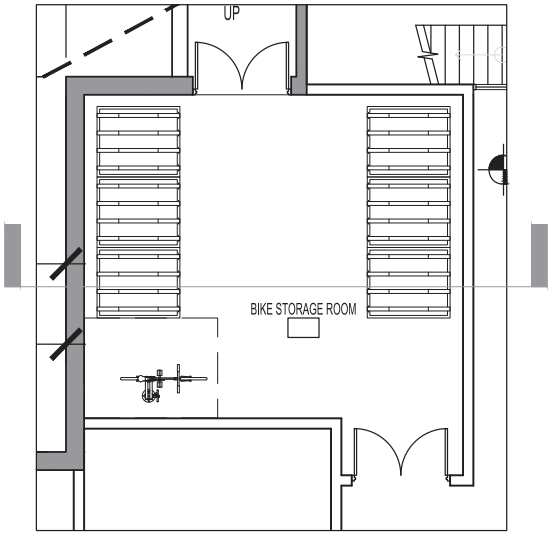
A6.02

ZONING COMMISSION
District of Columbia
CASE NO.19-01
EXHIBIT NO.2D4

| BICYCLE PARKING REQUIREMENTS: | LONG TERM | SHORT TERM |
|---|---|---|
| PARKING REQUIREMENTS: | 1 SPACE PER 3 UNITS | 1 SPACE PER 20 UNITS |
| UNIT COUNT: | 78 UNITS | |
| REQUIRED SPACES: | 78 / 3 = 25 SPACES | 78 / 20 = 4 SPACES |
| PROVIDED SPACES: | 48 SPACES | 8 SPACES |

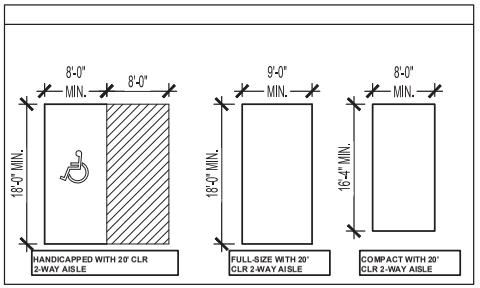


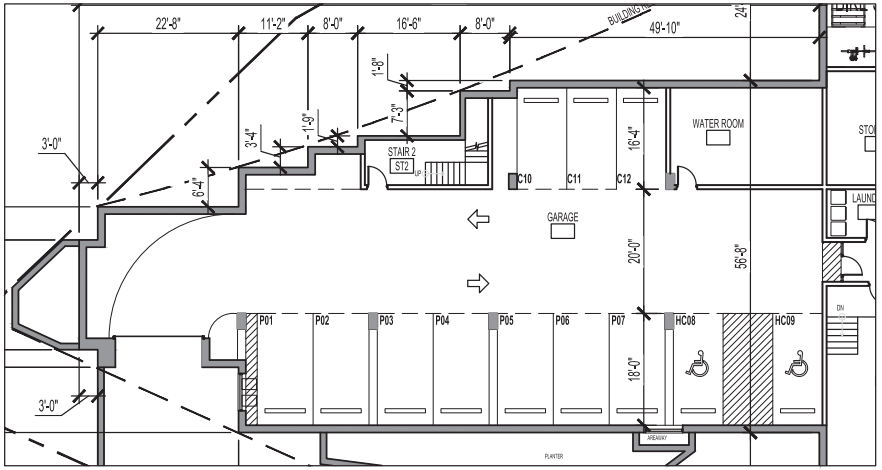

SECTION THRU BIKE STORAGE ROOM




BIKE STORAGE ROOM PLAN

| PARKING REQUIREMENTS: | 1 SPACE PER 3 UNITS IN EXCESS OF 4 UNITS X 50% REDUCTION |
|---|---|
| UNIT COUNT: | 78 UNITS |
| REQUIRED SPACES: | 12 SPACES |
| PROVIDED SPACES: | 12 SPACES |
| | 2 HANDICAPPED SPACES<br>3 COMPACT SPACES<br>7 STANDARD SPACES |




GARAGE PLAN

Notes:
*The number, size, and location of units, stairs and elevators are preliminary and shown for illustrative purposes only. Final layouts may vary.*

**WESLEY HOUSING DEVELOPMENT CORPORATION**

PARKING AND BIKE STORAGE

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INCLUSIONARY ZONING TABULATIONS

A6.03

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WASHINGTON, DC 20006
202-216-0039

**1 HAWAII AVENUE, NE**
1 HAWAII AVENUE, NE
WASHINGTON, DC 20011

REVISIONS

| | |
|---|---|
| DATE: | 01/04/19 |
| PROJECT NO: | 2016-014 |
| DRAWN BY: | RM/JMRK |
| CHECKED BY: | DH/RM |

| FAR PERIMETER CALCULATIONS: | |
|---|---|
| BUILDING PERIMETER: | 685.7 FT |
| PERIMETER ABOVE 5': | 186.8 FT |
| PERCENTAGE PERIMETER: | 27.24% |
| CELLAR FOOTPRINT AREA: | 14,059 SF |
| CELLAR AREA COUNTING TOWARDS FAR: | 3,830 SF |

FLOOR HEIGHT AT 262.5'

FLOOR HEIGHT AT 264.0'

FLOOR HEIGHT AT 267.0'

Notes:
The number, size, and location of units, stairs and elevators are preliminary and shown for illustrative purposes only. Final layouts may vary.

**WESLEY HOUSING DEVELOPMENT CORPORATION**

CELLAR PERIMETER FAR CALCULATIONS

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0' 15' 30' 60'

SCALE: 1" = 30'

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1 HAWAII AVENUE, NE
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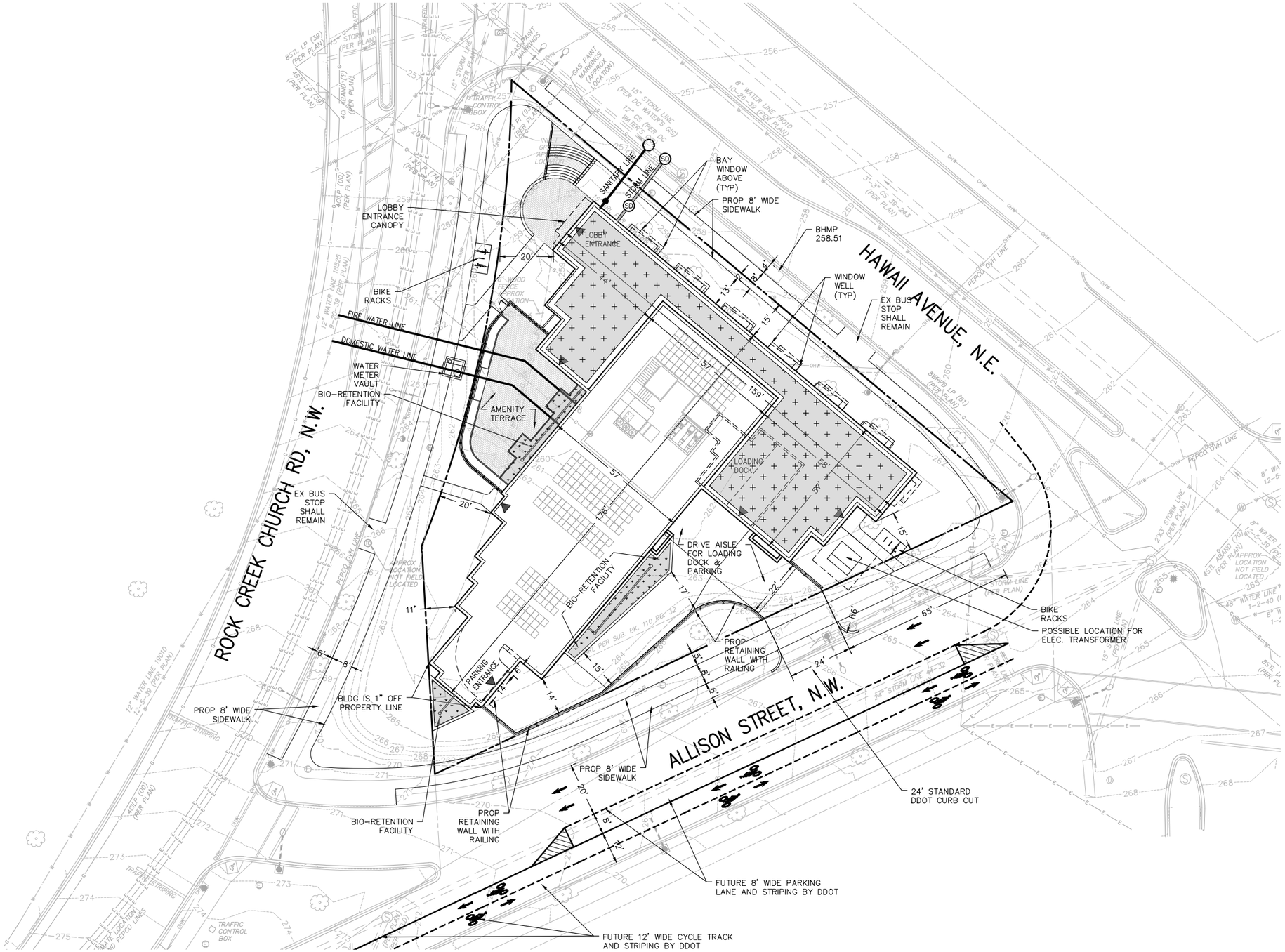
REVISIONS

| | |
|---|---|
| DATE: | 01/04/19 |
| PROJECT NO: | 2018-014 |
| DRAWN BY: | RM/MARK |
| CHECKED BY: | DH/RM |

CELLAR PERIMETER FAR CALCULATIONS

A6.04




# WESLEY HOUSING DEVELOPMENT CORPORATION

# SITE AND UTILITY PLAN

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0' 20' 40' 80'

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202-216-0039

**1 HAWAII AVE NE**
1 HAWAII AVENUE, NE
WASHINGTON, DC 20011

REVISIONS

| | |
|---|---|
| DATE: | 01/04/19 |
| PROJECT NO: | VC0481A |
| DRAWN BY: | BJR |
| CHECKED BY: | KUO |

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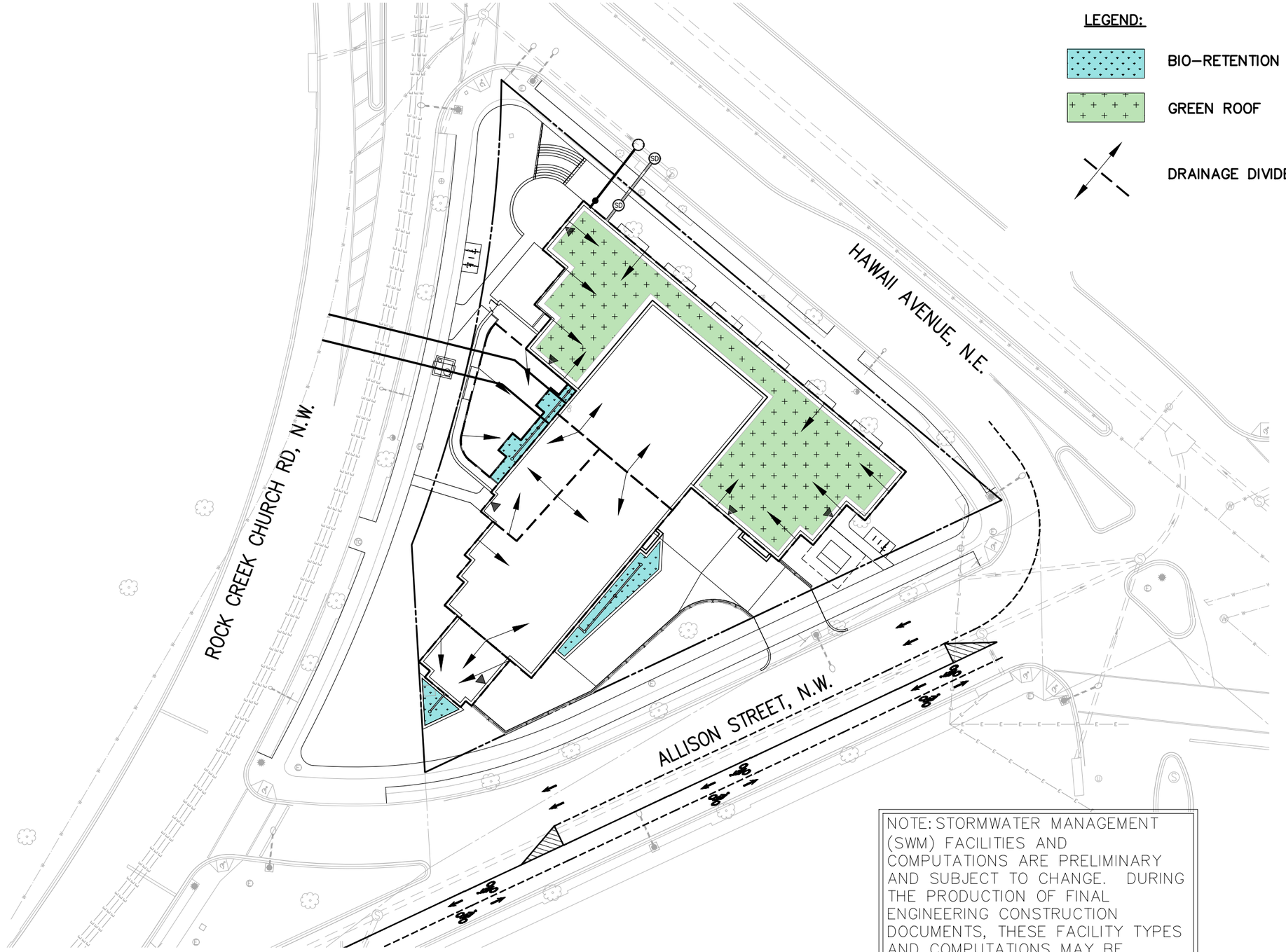
SITE & UTILITY PLAN

C.02

LAYOUT: C.02 SITE PLAN, Plotted By: ruhl




**LEGEND:**

- BIO–RETENTION FACILITY
- GREEN ROOF
- DRAINAGE DIVIDE(S)

NOTE: STORMWATER MANAGEMENT (SWM) FACILITIES AND COMPUTATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE. DURING THE PRODUCTION OF FINAL ENGINEERING CONSTRUCTION DOCUMENTS, THESE FACILITY TYPES AND COMPUTATIONS MAY BE ADJUSTED OR CHANGED BASED ON SITE CONDITIONS. FINAL SWM DESIGN SHALL MEET DOEE REQUIREMENTS.

# WESLEY HOUSING DEVELOPMENT CORPORATION

## STORMWATER MANAGEMENT PLAN

0' 20' 40' 80'

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| DRAWN BY: | BJR |
| CHECKED BY: | KJO |

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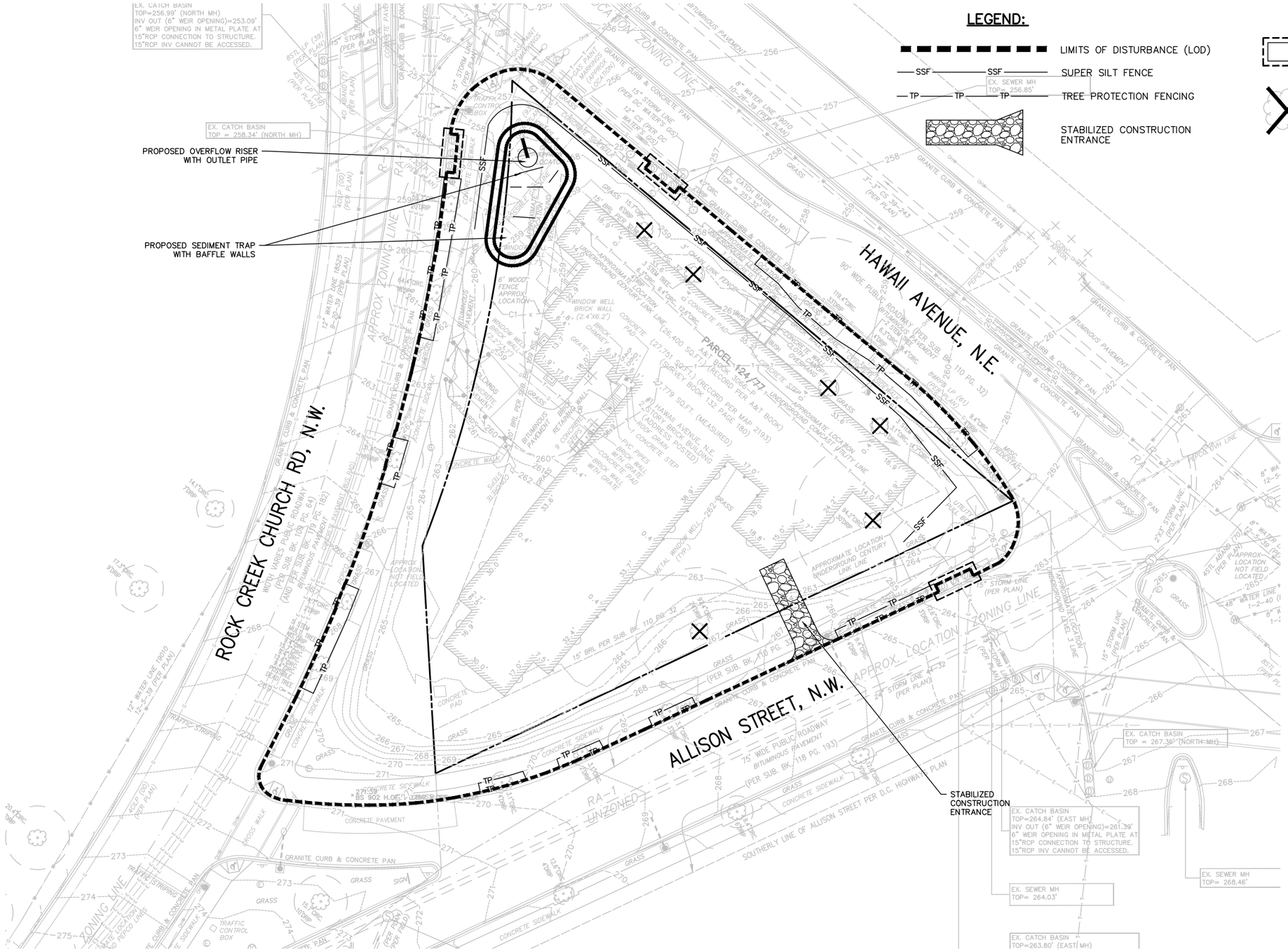
SWM PLAN

C.04

LAYOUT: C.04 SWM, Plotted By: ruhl




# WESLEY HOUSING DEVELOPMENT CORPORATION

# SEDIMENT & EROSION CONTROL PLAN

© 2018 - Bonstra | Haresign ARCHITECTS S:\0001-1000\0481A -1 Hawaii Ave NE - PUD\cadd\preliminary\VC0481A_101.dwg, ~ Jan 04, 2019 AT 1:39:58 PM

0' 20' 40' 80'

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CIVIL ENGINEER: CAPITOL ENGINEERING GROUP
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# 1 HAWAII AVE NE

1 HAWAII AVENUE, NE
WASHINGTON, DC 20011

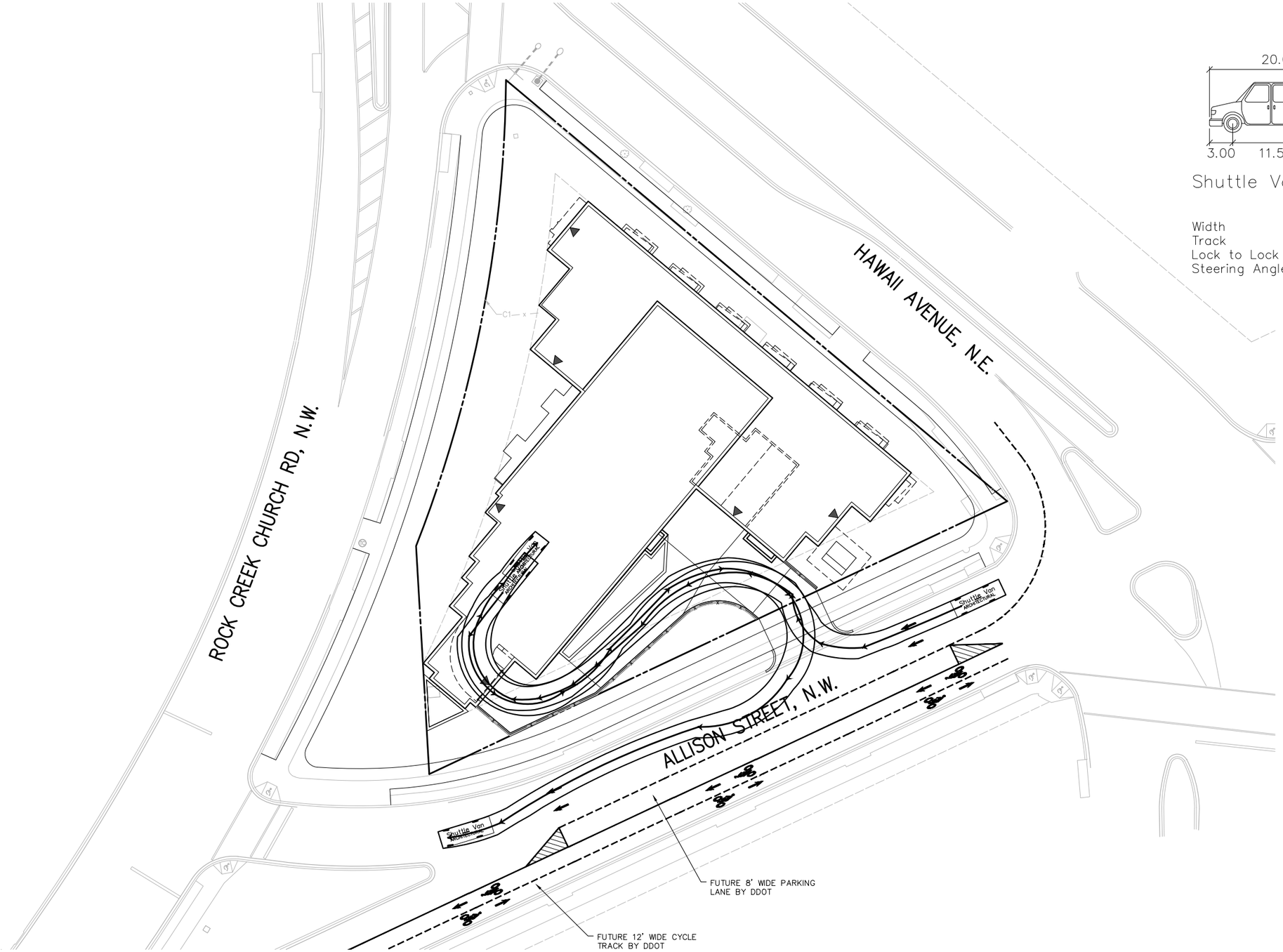
REVISIONS

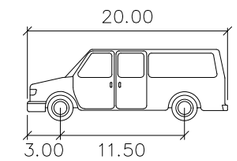
| | |
|---|---|
| DATE: | 01/04/19 |
| PROJECT NO: | VC0481A |
| DRAWN BY: | BJR |
| CHECKED BY: | KJO |

SEC PLAN

C.05

LAYOUT: C.05 SEC, Plotted By: ruhl




Shuttle Van

| | feet |
|---|---|
| Width | : 6.50 |
| Track | : 6.50 |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 31.5 |

CLIENT
WESLEY HOUSING DEVELOPMENT CORPORATION
5515 CHEROKEE AVE, #240
ALEXANDRIA, VA 22312

STRUCTURAL ENG
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**1 HAWAII AVE NE**
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REVISIONS

| | |
|---|---|
| DATE: | 01/04/19 |
| PROJECT NO: | VC0481A |
| DRAWN BY: | BJR |
| CHECKED BY: | KUO |

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# WESLEY HOUSING DEVELOPMENT CORPORATION

# AUTOMOBILE TURN EXHIBIT

AUTOMOBILE TURN EXHIBIT

C.06

0' 20' 40' 80'

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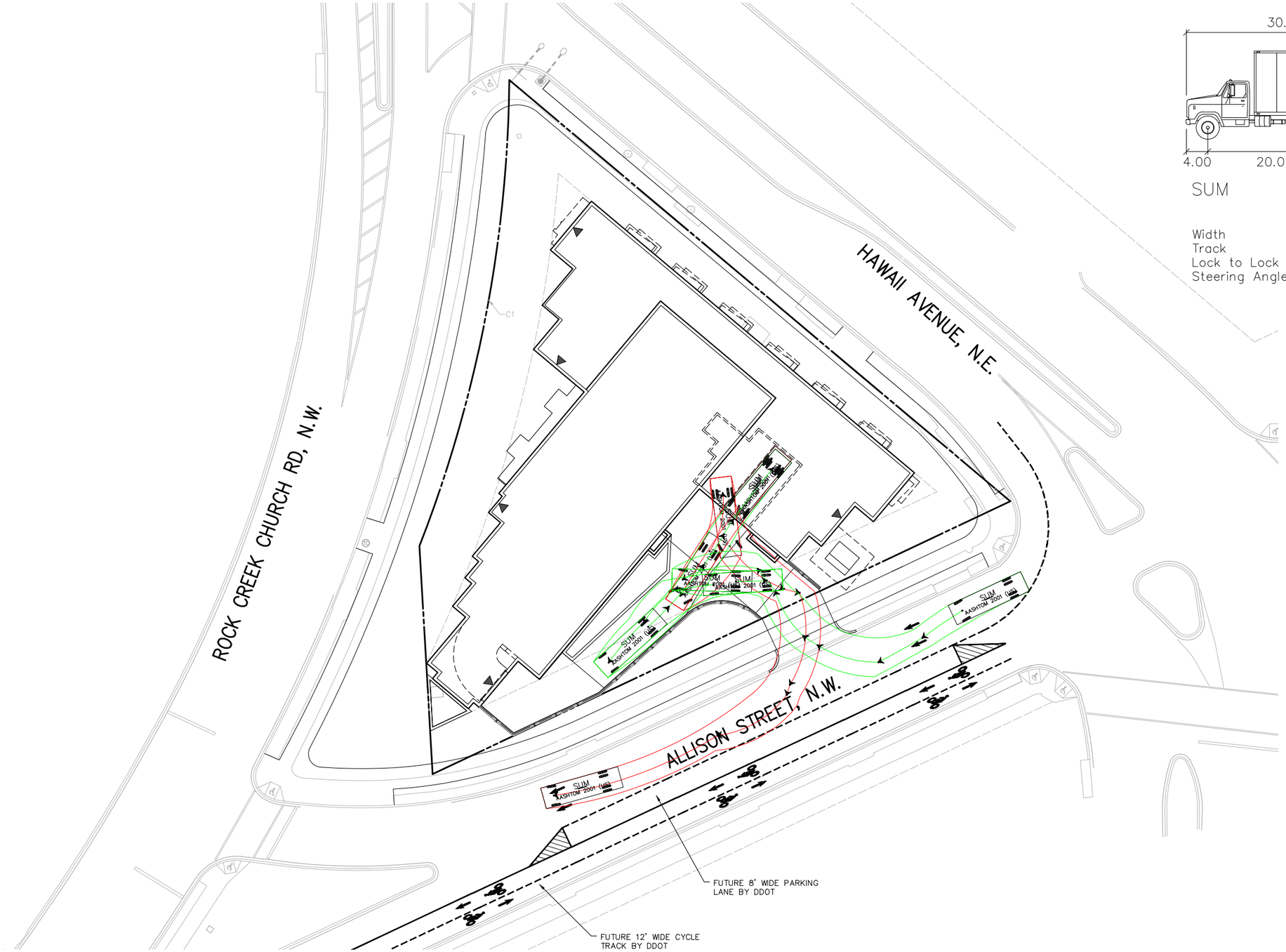
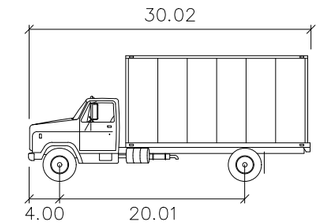
LAYOUT: C.06 AUTO TURN, Plotted By: ruhl




SUM

| | feet |
|---|---|
| Width | : 8.01 |
| Track | : 8.01 |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 31.8 |

CLIENT
WESLEY HOUSING DEVELOPMENT CORPORATION
5515 CHEROKEE AVE, #240
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WASHINGTON, DC 20006
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1 HAWAII AVENUE, NE
WASHINGTON, DC 20011

REVISIONS

| | |
|---|---|
| DATE: | 01/04/19 |
| PROJECT NO: | VC0481A |
| DRAWN BY: | BJR |
| CHECKED BY: | KUO |

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TRUCK TURN EXHIBIT

C.07

# WESLEY HOUSING DEVELOPMENT CORPORATION

# TRUCK TURN EXHIBIT

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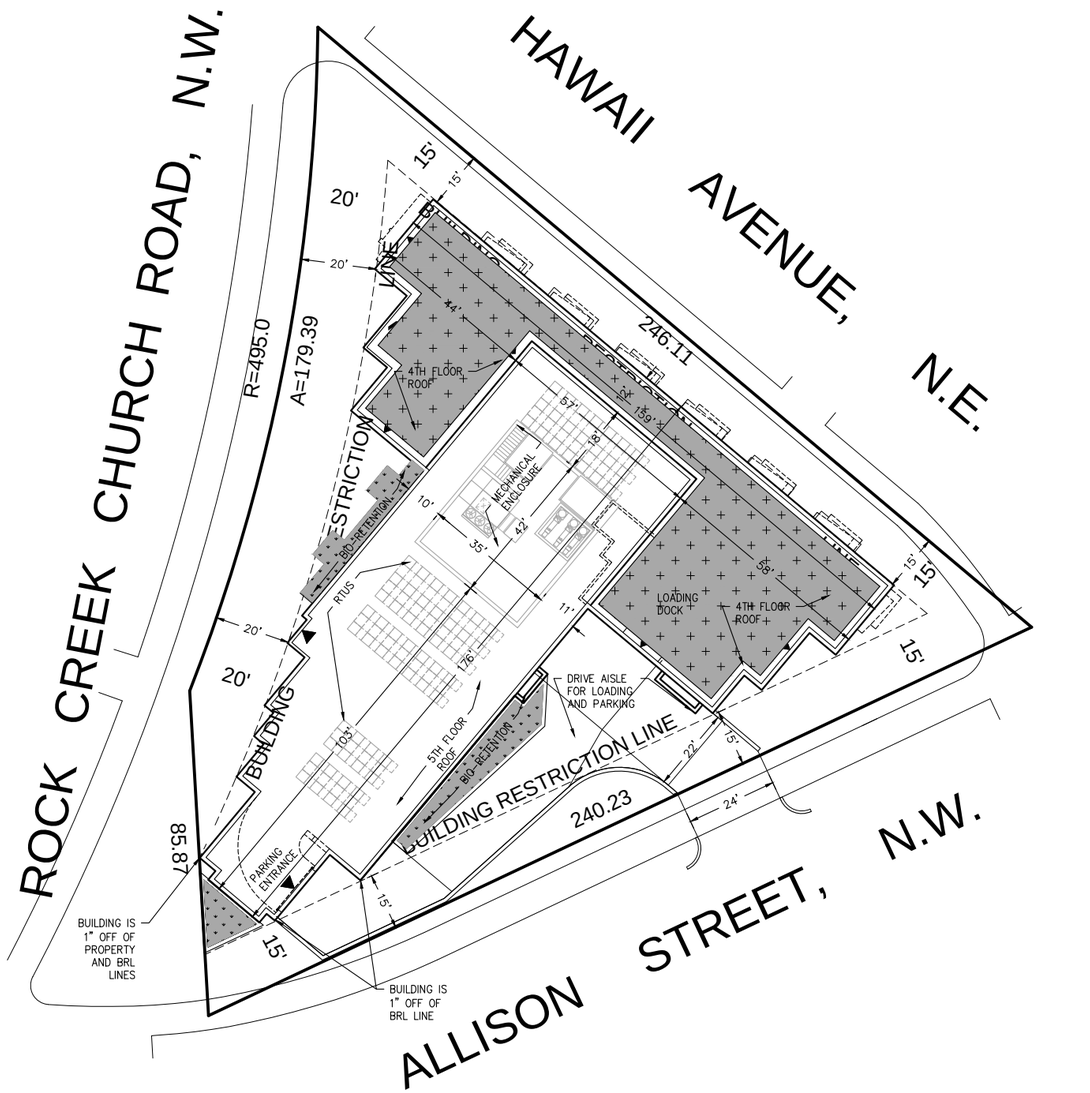
0' 20' 40' 80'

LAYOUT: C.07 TRUCK TURN, Plotted By: ruhl




0 10 30 60 100 200

SCALE: 1:40

# DISTRICT OF COLUMBIA GOVERNMENT
# OFFICE OF THE SURVEYOR

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;

2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application _____; and

3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;

2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;

3) I have/have not (*circle one*) filed a subdivision application with the Office of the Surveyor;

4) I have/have not (*circle one*) filed a subdivision application with the Office of Tax & Revenue; and

5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.

The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the 6 months prior to the date DCRA accepts a Building Permit Application as complete.

I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: _____ Date: _____

Printed Name: _____ Relationship to Lot Owner:_____

If a registered design professional, provide license number _____ and include stamp below.

Washington, D.C., December 13, 2018

Plat for Building Permit of: Parcel 124 / 77

Scale: 1 inch = 40 feet

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

Recorded in Book A & T Page 3066 - P

_____

Receipt No. 19-01616 Drawn by: A.S. Surveyor, D.C.

Furnished to: BRIAN J. RUHL

CLIENT
WESLEY HOUSING DEVELOPMENT CORPORATION
5515 CHEROKEE AVE, #240
ALEXANDRIA, VA 22312

STRUCTURAL ENG
RATHGEBER/GOSS ASSOCIATES, P.C.
15871 CRABBS BRANCH WAY
ROCKVILLE, MD 20855
301-590-0073

MEP ENGINEER
CAPITOL ENGINEERING GROUP
1825 K STREET NW
SUITE 375
WASHINGTON, DC 20006
202-216-0039

**1 HAWAII AVE NE**
1 HAWAII AVENUE, NE
WASHINGTON, DC 20011

REVISIONS

| | |
|---|---|
| DATE: | 01/04/19 |
| PROJECT NO: | VC0481A |
| DRAWN BY: | BJR |
| CHECKED BY: | KJO |

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BUILDING PLAT

C.08

WESLEY HOUSING DEVELOPMENT CORPORATION

BUILDING PLAT

© 2018 - Bonstra | Haresign ARCHITECTS S:\0001-1000\0481A -1 Hawaii Ave NE - PUD\cadd\Building Plats\SR-19-01616(2018) - FOR PUD.dwg, ~ Jan 04, 2019 AT 1:27:43 PM

0' 20' 40' 80'

LAYOUT: C08 PLAT, Plotted By: ruhl

## Stormwater Management Plan Compliance Data

| | | | |
|---|---|---|---|
| Site Address | 1 Hawaii Avenue NE | Plan number | 6208 |
| Stormwater Management Plan? | Yes | Green Area Ratio? | Yes |
| Soil Erosion and Sediment Control? | Yes | Floodplain Review? | No |
| Type of Activity | Major Land Disturbing | AWDZ? | Non-AWDZ |
| Is the entire site in the CSS? | Yes | | |

| | Total Area (sf) | Site Area | PROW |
|---|---|---|---|
| Natural | 0 | 0 | |
| Compacted | 7,831 | 7,831 | |
| Impervious | 19,948 | 19,948 | |
| BMP | 0 | 0 | |
| Total | 27,779 | 27,779 | |

**Curve Numbers**

☐ Additional Detention Provided

| | | | |
|---|---|---|---|
| Pre-development | 70 | 2-year storm adjusted CN | 70 |
| Pre-project | 86 | 15-year storm adjusted CN | 76 |
| | | 100-year storm adjusted CN | 79 |

| **Requirements Summary** (total is the sum of PROW and Parcel) | PROW ($ft^3$) | Parcel ($ft^3$) | Total ($ft^3$) | Total (Gallons) |
|---|---|---|---|---|
| SWRv | | 2,091 | 2,091 | 15,639 |
| WQTv | | 0 | 0 | 0 |
| On-site retention achieved | | 2,091 | 2,091 | 15,644 |
| On-site treatment achieved | | 0 | 0 | 0 |
| % of SWRv met on-site | | 100% | 100.03% | 100.03% |
| SRC eligibility | | | | 4 |
| Offv | | | | 0 |

Compliance data last updated: 12-12-2018 12:50 PM
Plan 6208 Page 1 of 3

### Site Drainage Area Compliance Data

| Site Drainage Area ID | Public Right of Way | Total area (square feet) | Natural (square feet) | Compacted (square feet) | Impervious (square feet) | BMP (square feet) | Vehicular access area | SWRv (cubic feet) | WQTv (cubic feet) | Volume retained (cubic feet) | Volume treated (cubic feet) | 2-year storm adjusted Curve Number | 15-year storm adjusted Curve Number | 100-year storm adjusted Curve Number | SDA Minimum Compliance |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6208-1 | ☐ | 27,779 | | 7,831 | 19,948 | | | 2,091 | | 2,091 | | 70 | 76 | 79 | N/A |

### Site BMP Compliance Data

| BMP ID number | Type | Total CDA (square feet) | Natural (square feet) | Compacted (square feet) | Impervious (square feet) | BMP (square feet) | Total Post project vehicular access area | Volume received from upstream BMPs (cubic feet) | Max volume received by BMP (cubic feet) | Storage volume (cubic feet) | Retention calculation | Volume retained (cubic feet) | Volume treated (cubic feet) | Downstream BMP ID Numbers |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6208-1-1 | Extensive green roof | 8,756 | | | 4,378 | 4,378 | | | 1,178 | 1,802 | 100% of storage volume | 1,178 | | |
| 6208-1-2 | Traditional bioretention - Standard | 6,784 | | | 6,185 | 599 | | | 913 | 1,587 | 60% of storage volume | 913 | | |

### PROW Drainage Area Compliance Data

No records were retrieved.

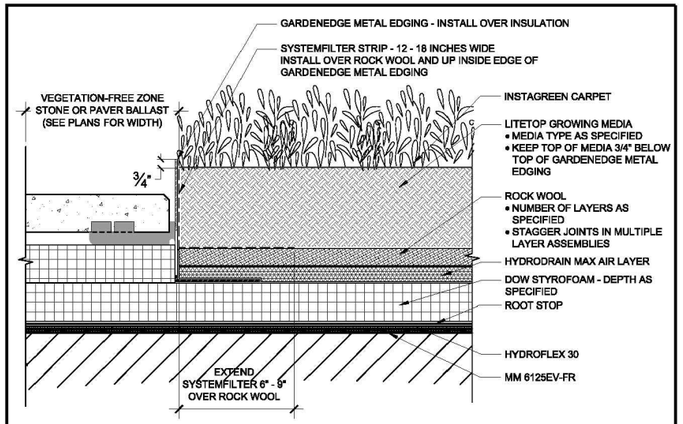
Compliance data last updated: 12-12-2018 12:50 PM
Plan 6208 Page 2 of 3

### PROW BMP Compliance Data

No records were retrieved.

Compliance data last updated: 12-12-2018 12:50 PM
Plan 6208 Page 3 of 3

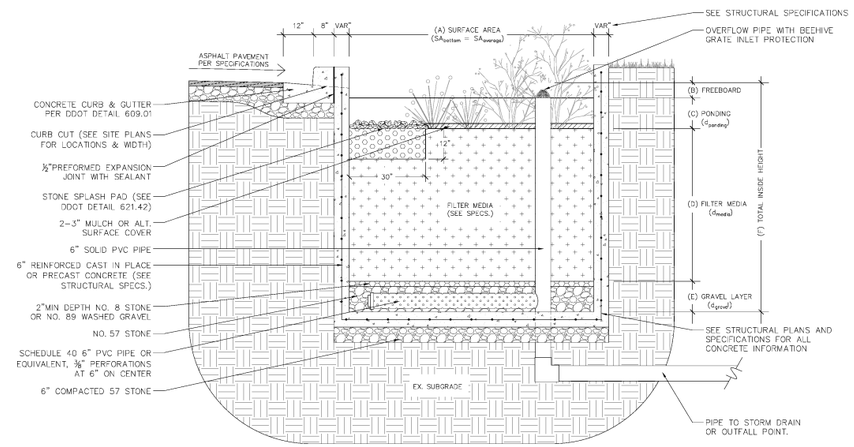
**STORMWATER MANAGEMENT CALCULATIONS FROM THE DOEE SWM DATABASE**




NOTES:

- INSTAGREEN CARPET IS RECOMMENDED BY HYDROTECH IN ROCK WOOL ASSEMBLIES.
- ANYWHERE ROCK WOOL IS USED OVER DOW STYROFOAM INSULATION, AN AIRLAYER MUST BE USED.
- ROOT STOP IS LOOSE-LAID OVER THE HYDROFLEX 30 AND LAPPED A MINIMUM OF 5 FEET OR 2-1/2 FEET WITH LAPS TAPED USING ROOT STOP TAPE.
- THE VEGETATION FREE ZONE (VFZ) MAY BE COMPOSED OF TYPICAL STONE BALLAST OR CONCRETE PAVERS. CONTACT HYDROTECH FOR BALLAST DESIGN REQUIREMENTS. VFZs ARE REQUIRED AT ALL ROOF PERIMETERS AND ALL PENETRATIONS (PIPES, SKYLIGHTS, ETC.). GARDENEDGE METAL EDGE RESTRAINT, CONCRETE CURBS, LANDSCAPE TIMBERS, ETC. MAY BE USED AT VFZ/GROWING MEDIA TRANSITIONS.
- CONTACT HYDROTECH FOR VEGETATION FREE ZONE WIDTH AND MATERIAL REQUIREMENTS FOR WIND WARRANTY.

**TYPICAL GREEN ROOF SECTION DETAIL***




**TYPICAL BIO-RETENTION SECTION DETAIL***

***NOTE: DETAILS ARE SCHEMATIC AND SUBJECT TO CHANGE BASED ON FINAL ENGINEERING CALCULATIONS**

CLIENT: WESLEY HOUSING DEVELOPMENT CORPORATION
5515 CHEROKEE AVE, #240
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# WESLEY HOUSING DEVELOPMENT CORPORATION

# STORMWATER MANAGEMENT DETAILS

STORMWATER MANAGEMENT DETAILS

C.09

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LAYOUT: C.09 SWM DETAILS, Plotted By: ruhl