

EXISTING CONDITIONS



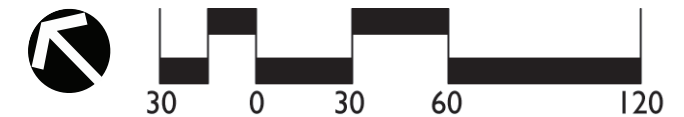
1 9TH STREET SW



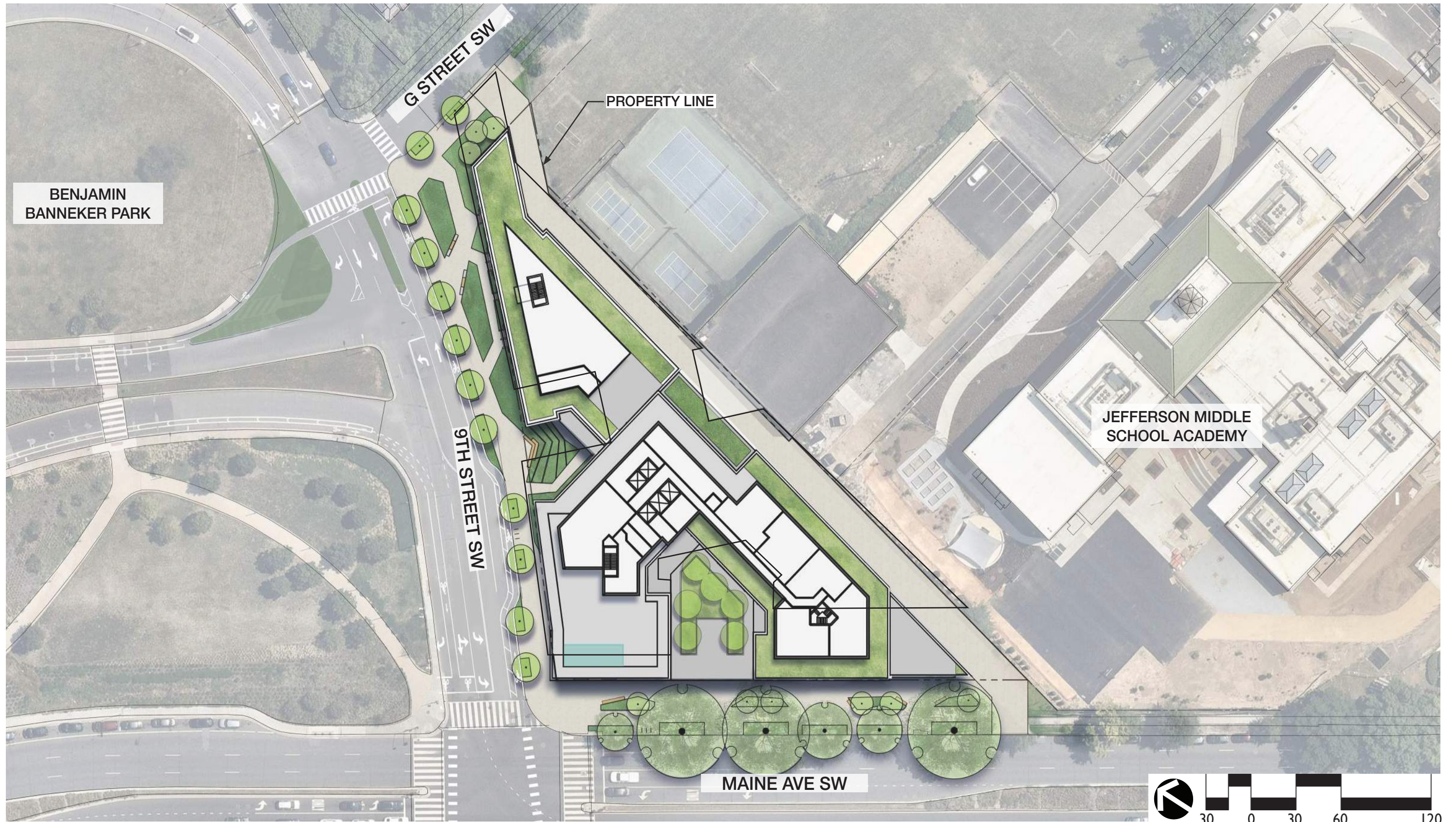
2 INTERSECTION OF 9TH STREET SW AND MAINE AVENUE SW



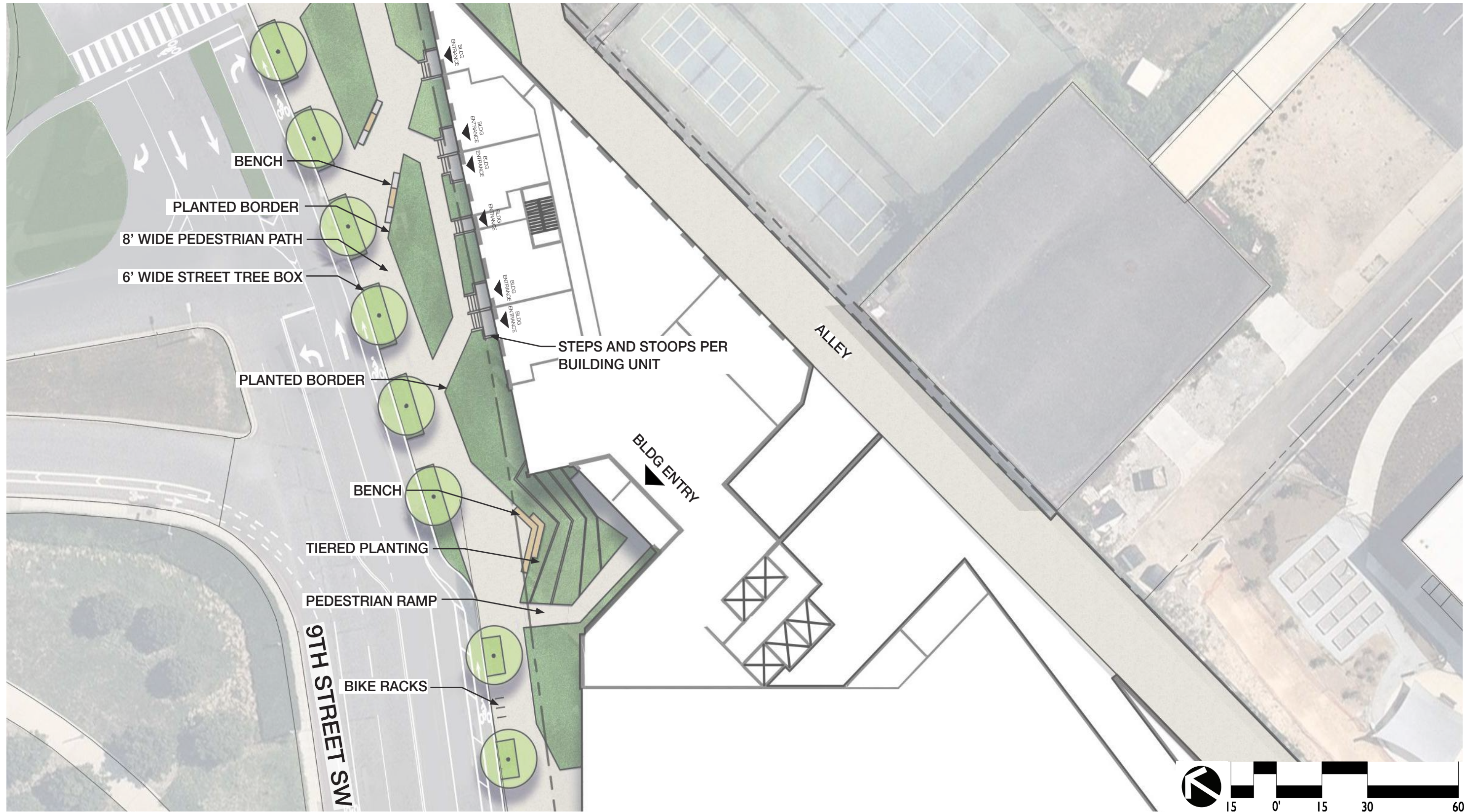
3 MAINE AVENUE SW



PROPOSED SITE PLAN



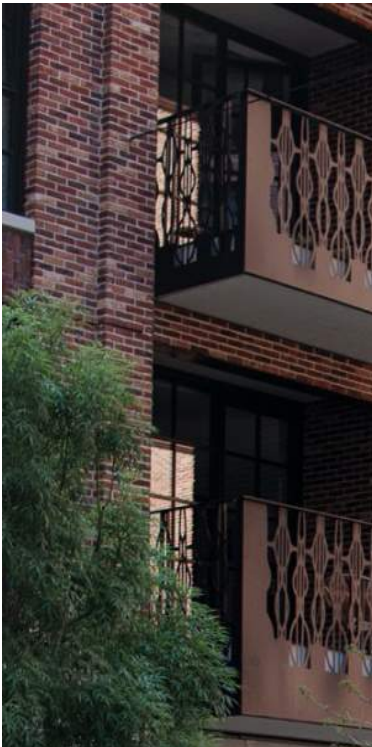
LOBBY PLAZA & 9TH STREET SW STREETScape SITE PLAN



LOBBY PLAZA & 9TH STREET SW PRECEDENT IMAGES



LAYERED LANDSCAPE



TIERED PLANTERS



TIERED PLANTERS & INTEGRATED SEATING

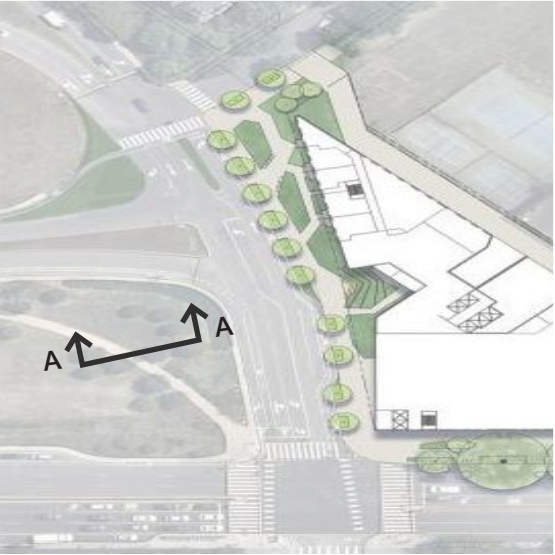
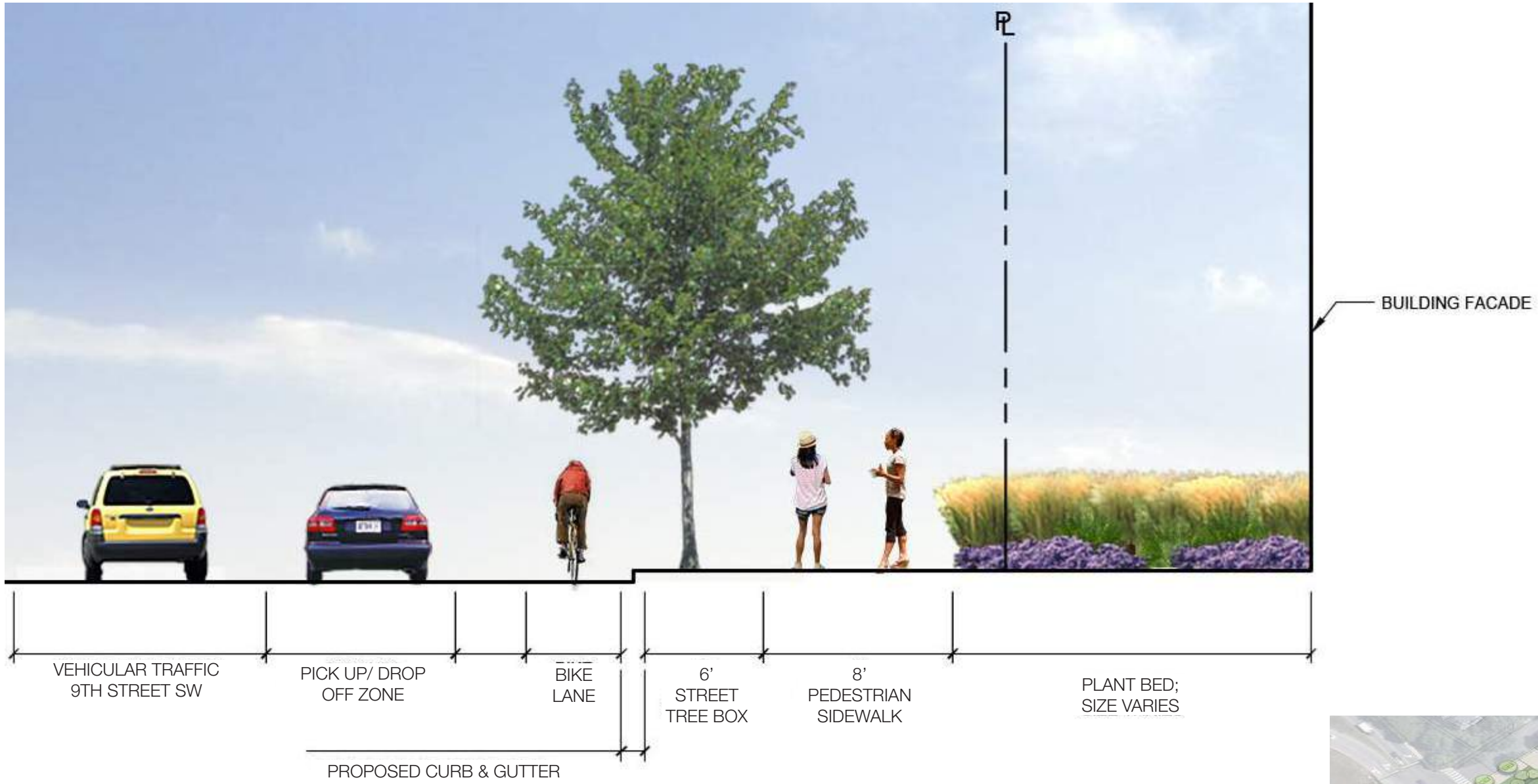


DYNAMIC GRADE ELEVATION CHANGES

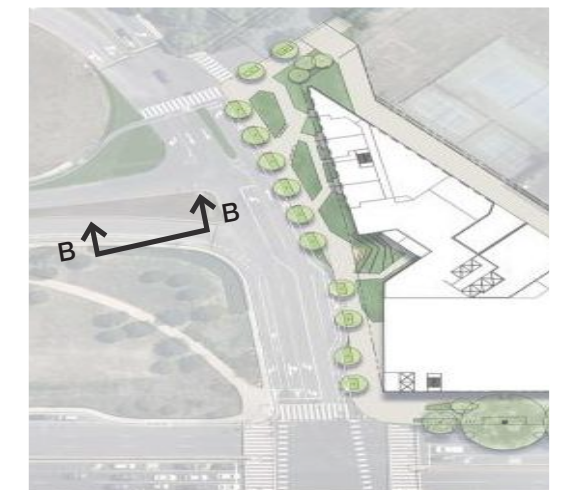
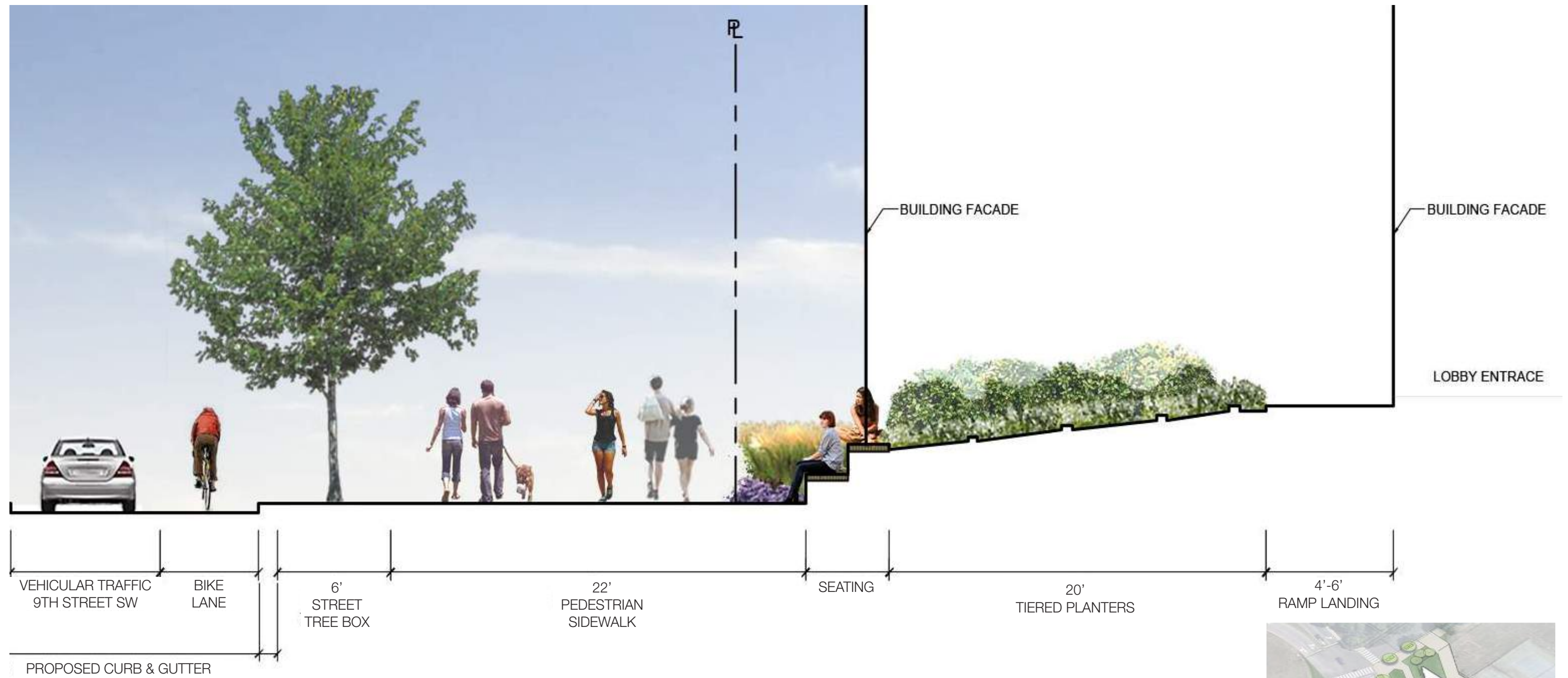


INTEGRATED SEATING

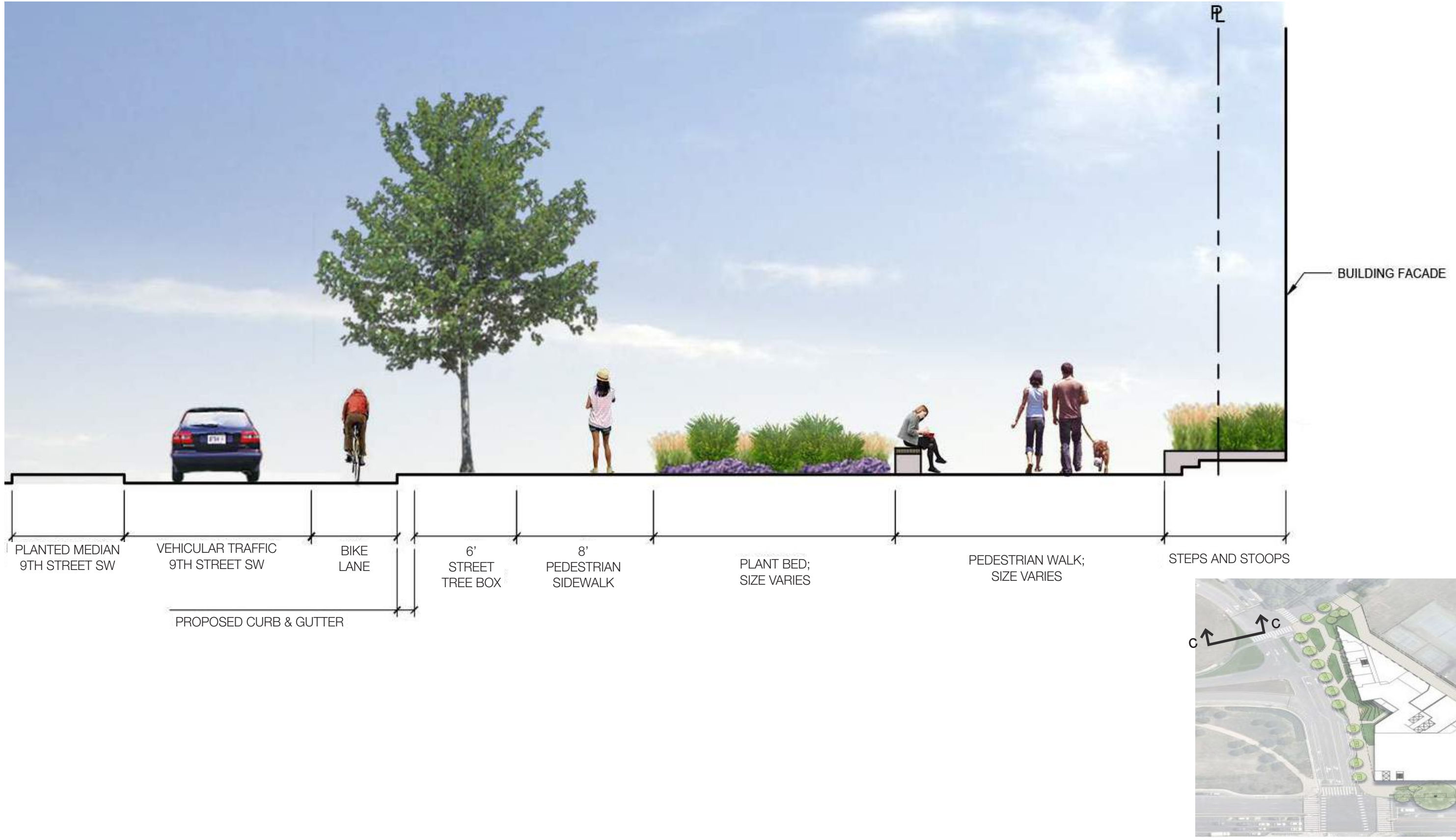
9TH STREET SW SECTION A



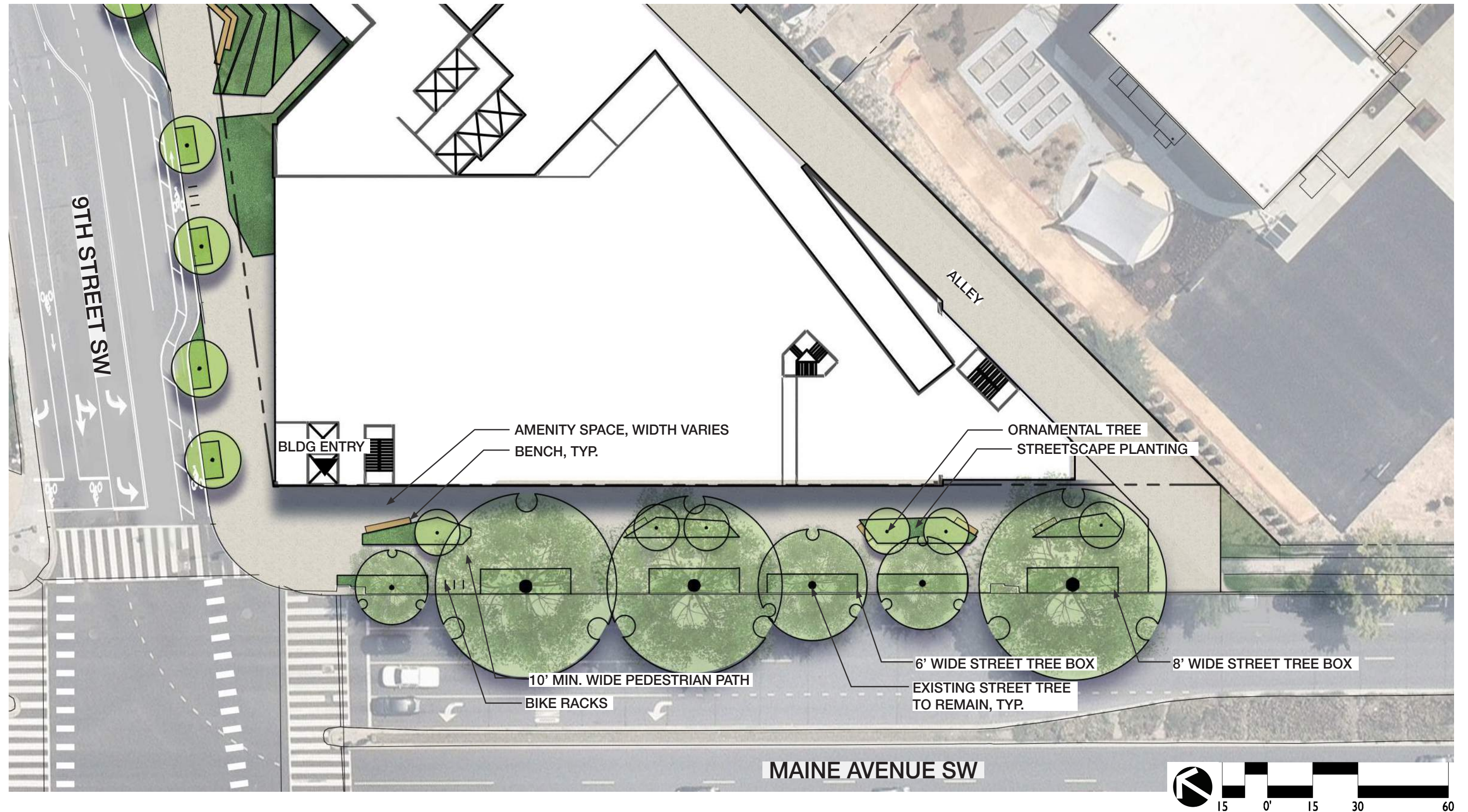
9TH STREET SW SECTION B



9TH STREET SW SECTION C



MAINE AVENUE SW STREETScape SITE PLAN



MAINE AVENUE SW STREETScape PRECEDENT IMAGES



LAYERED LANDSCAPE / SEASONAL INTEREST



SEATING NODES



ENGAGING PEDESTRIAN EXPERIENCE

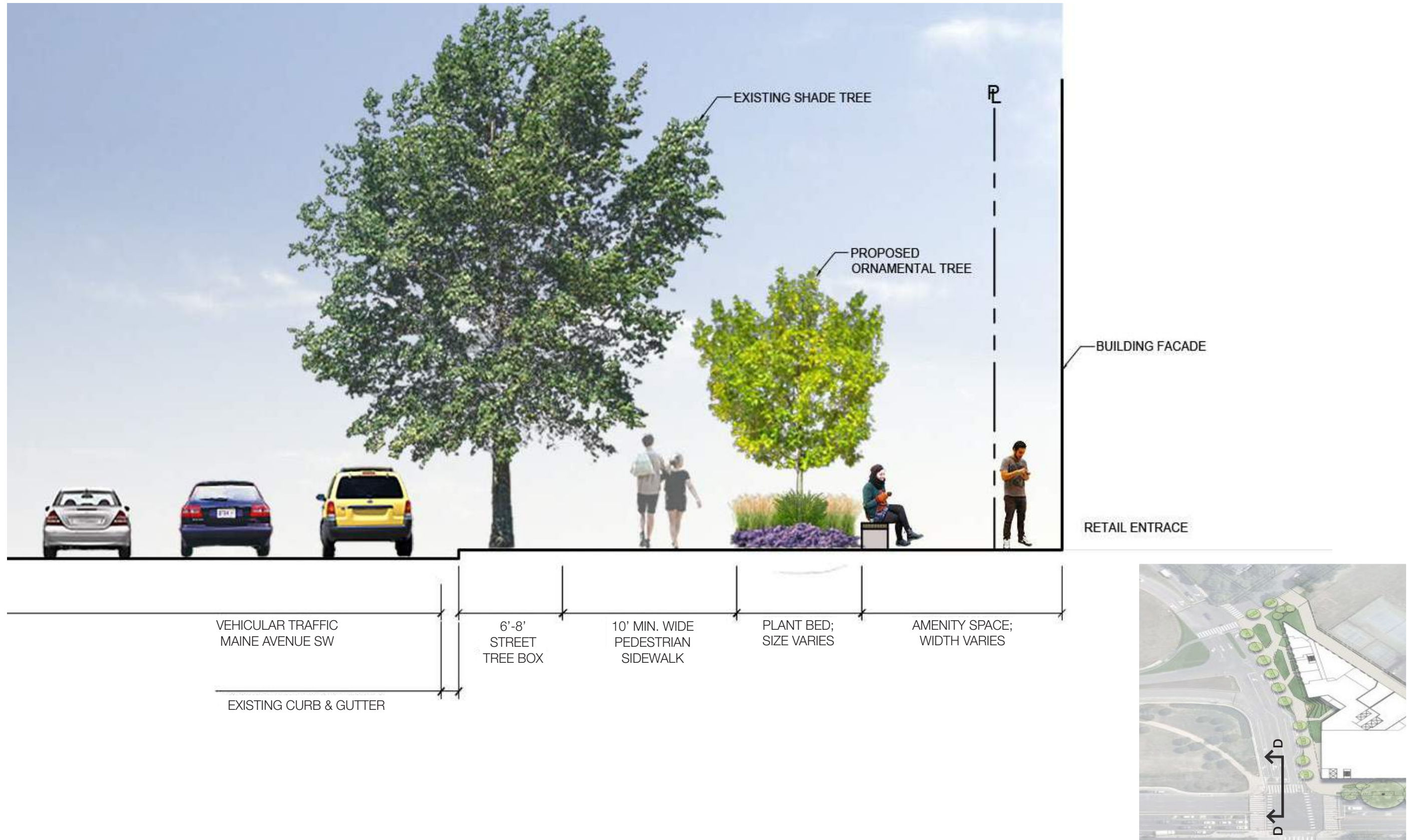


NATURAL FORMS

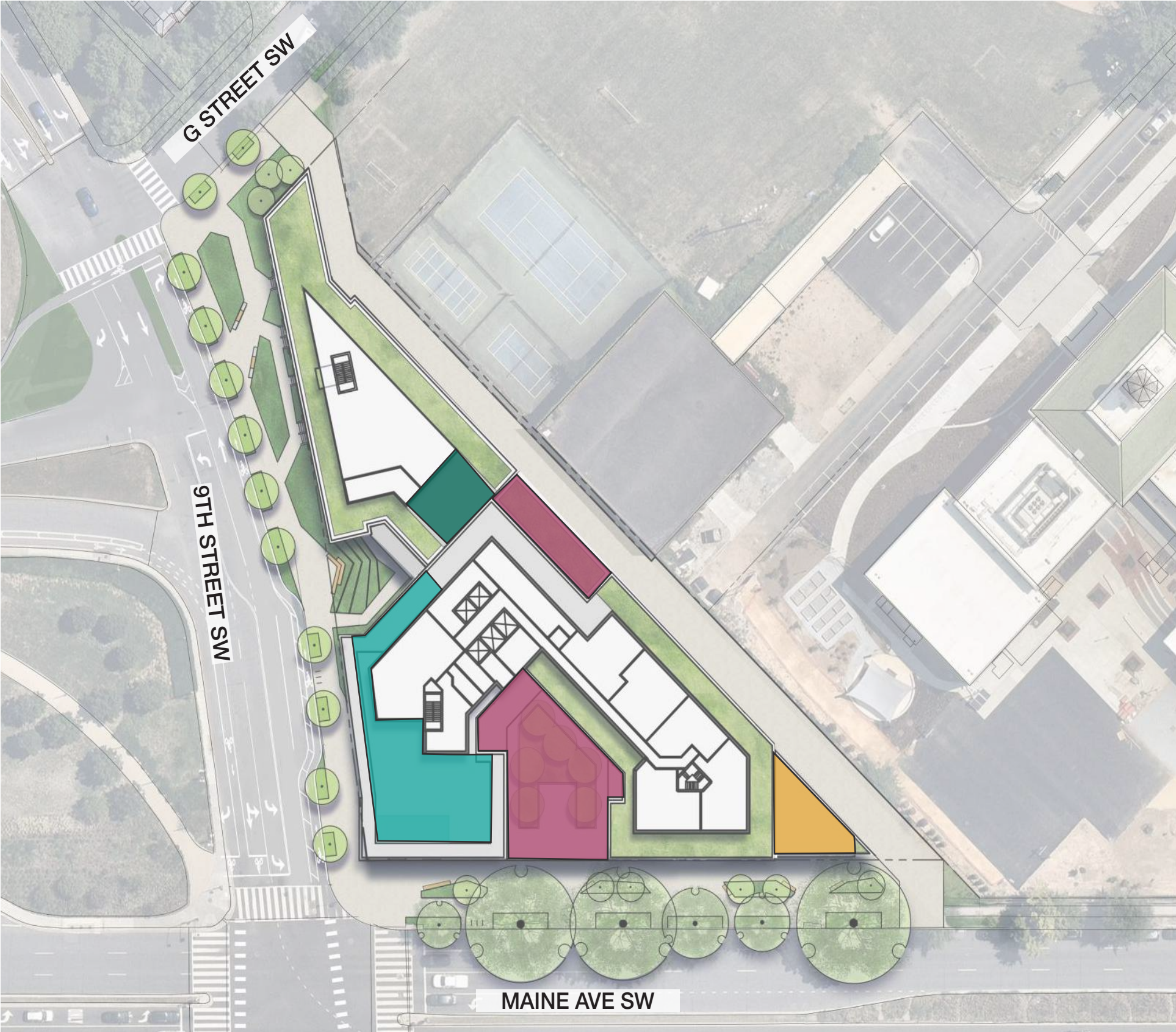


ACTIVATED POCKETS

MAINE AVE SW SECTION D



PRIVATE AMENITIES

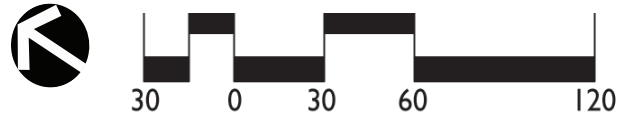


- LEVEL 2 TERRACES**
 - Private Patios
 - Bioretention
 - Intensive Green Roof System

- LEVEL 10 TERRACE**
 - Pet Yard and Retreat
 - Intensive and Extensive Green Roof Systems

- LEVEL 13 TERRACE**
 - Lounge Area

- LEVEL 14 PENTHOUSE**
 - Pool & Pool Deck



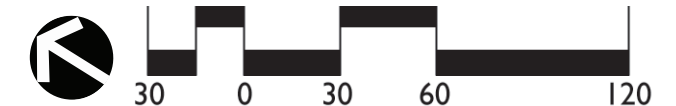
GREEN ROOF PLAN



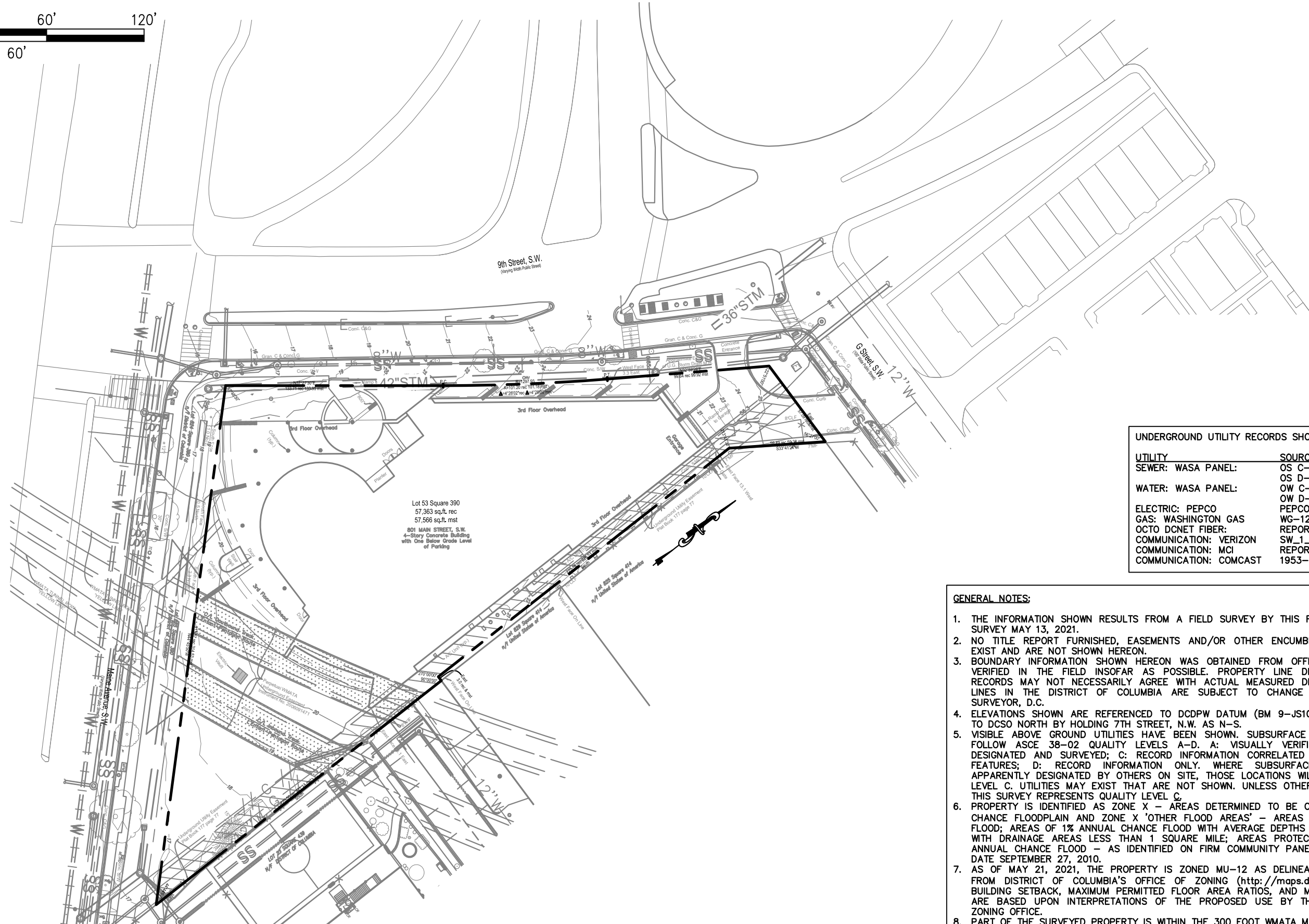
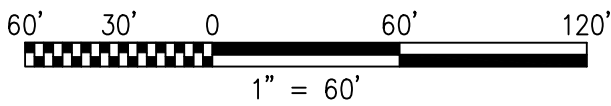
LANDSCAPED AREAS

- EXTENSIVE GREEN ROOF
B1, C1
- INTENSIVE GREEN ROOF
B2, C2
- BIORETENTION
A3

Green Area Ratio Scoresheet						
Address: 899 MAINE AVE		Square	Lot	Zone District		
		390	53	MU-9		
Other		Lot area (sf)	Minimum Score	Multiplier	GAR Score	
		57,363	0.2		score:	0.208
Landscape Elements		Square Feet	Factor	Total		
A Landscaped areas (select one of the following for each area)						
1	Landscaped areas with a soil depth < 24"	square feet 9,000	0.30	2,700.0		
2	Landscaped areas with a soil depth ≥ 24"	square feet 1,000	0.60	600.0		
3	Bioretention facilities	square feet 1,200	0.40	480.0		
B Plantings (credit for plants in landscaped areas from Section A)						
1	Groundcovers, or other plants < 2' height	square feet 9,000	0.20	Native Bonus square feet	1,800.0	
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants	0.30	# of plants	-	
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees 6	0.50	# of trees 6	150.0	
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees	0.60	# of trees	-	
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees	0.70	# of trees	-	
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees	0.70	# of trees	-	
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees	0.70	# of trees	-	
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees	0.80	# of trees	-	
9	Vegetated wall, plantings on a vertical surface	square feet	0.60	square feet	-	
C Vegetated or "green" roofs						
1	Over at least 2" and less than 8" of growth medium	square feet 9,000	0.60	square feet	5,400.0	
2	Over at least 8" of growth medium	square feet 1,000	0.80	square feet	800.0	
D Permeable Paving***						
1	Permeable paving over 6" to 24" of soil or gravel	square feet	0.40	-		
2	Permeable paving over at least 24" of soil or gravel	square feet	0.50	-		
E Other						
1	Enhanced tree growth systems***	square feet	0.40	-		
2	Renewable energy generation	square feet	0.50	-		
3	Approved water features	square feet	0.20	-		
F Bonuses		sub-total of sq ft = 30,500				
1	Native plant species	square feet 300	0.10	30.0		
2	Landscaping in food cultivation	square feet	0.10	-		
3	Harvested stormwater irrigation	square feet	0.10	-		
				Green Area Ratio numerator =		11,960
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score. Total square footage of all permeable paving and enhanced tree growth.						



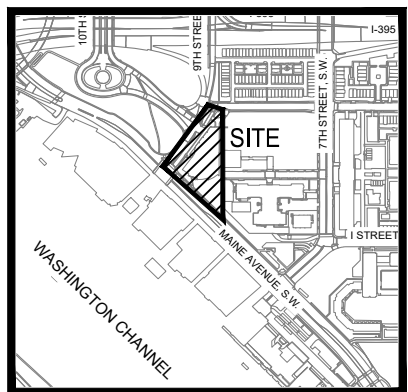
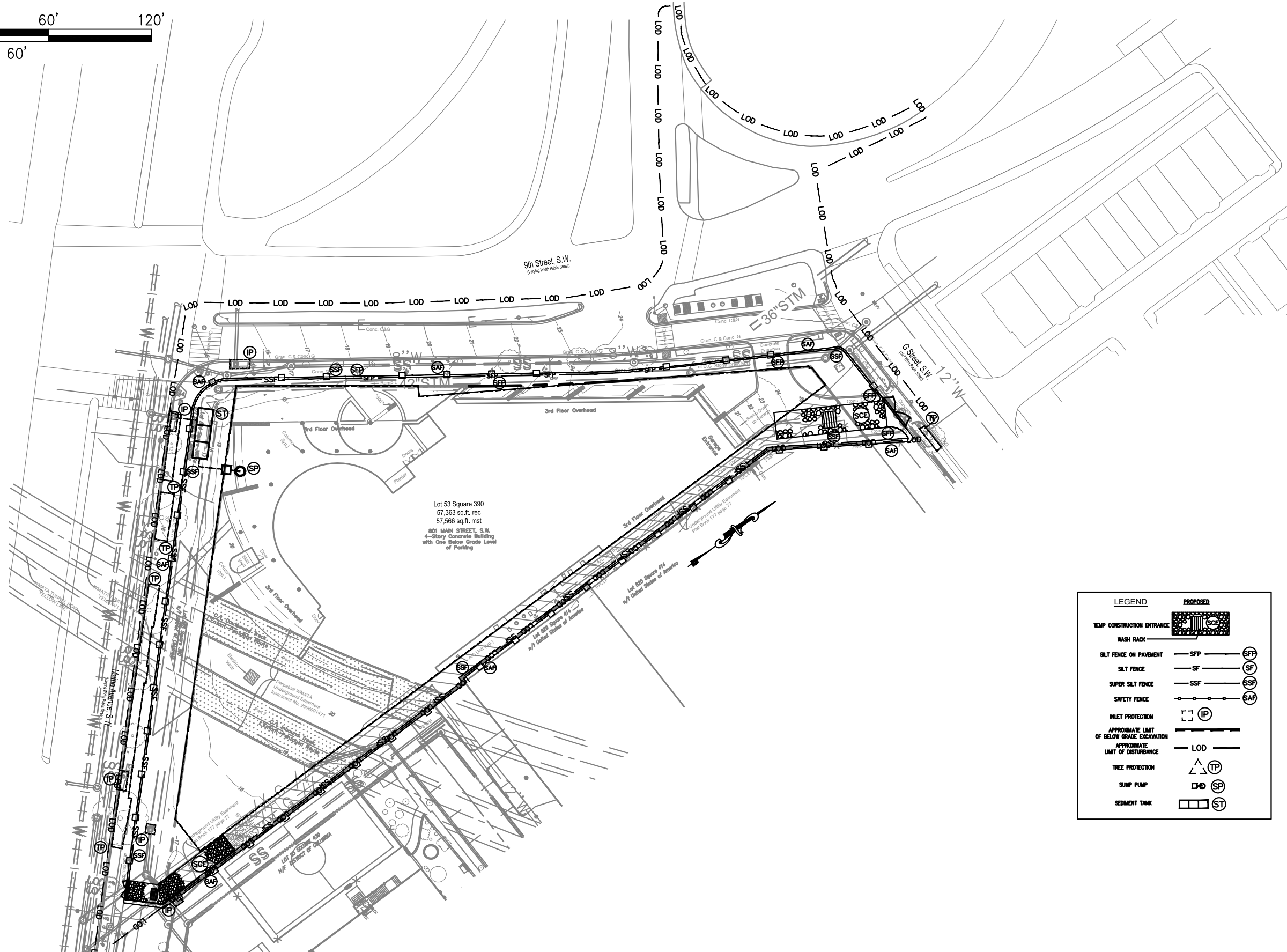
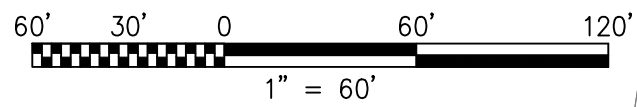
CIVIL



Lot 53 Square 390
57,363 sq.ft. rec
57,566 sq.ft. mst
801 MAIN STREET, S.W.
4-Story Concrete Building
with One Below Grade Level
of Parking

UNDERGROUND UTILITY RECORDS SHOWN:		
UTILITY	SOURCE	DATE:
SEWER: WASA PANEL:	OS C-4-SW	01-22-1993
	OS D-4-5-SW	01-22-1993
WATER: WASA PANEL:	OW C-4-SW	01-22-1993
	OW D-4-5-SW	01-22-1993
ELECTRIC: PEPCO	PEPCO	03-23-2021
GAS: WASHINGTON GAS	WG-12730	03-25-2021
OCTO DCNET FIBER:	REPORTED NONE	04-22-2021
COMMUNICATION: VERIZON	SW_1_70-2-5	05-03-2021
COMMUNICATION: MCI	REPORTED NONE	04-22-2021
COMMUNICATION: COMCAST	1953-001	04-07-2021

- GENERAL NOTES:**
1. THE INFORMATION SHOWN RESULTS FROM A FIELD SURVEY BY THIS FIRM, LAST DATE OF FIELD SURVEY MAY 13, 2021.
 2. NO TITLE REPORT FURNISHED, EASEMENTS AND/OR OTHER ENCUMBRANCES OF RECORD MAY EXIST AND ARE NOT SHOWN HEREON.
 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. ELEVATIONS SHOWN ARE REFERENCED TO DCDPW DATUM (BM 9-JS101), MERIDIAN REFERENCED TO DCSO NORTH BY HOLDING 7TH STREET, N.W. AS N-S.
 5. VISIBLE ABOVE GROUND UTILITIES HAVE BEEN SHOWN. SUBSURFACE UTILITIES, WHERE SHOWN, FOLLOW ASCE 38-02 QUALITY LEVELS A-D. 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.
 6. PROPERTY IS IDENTIFIED AS ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE X "OTHER FLOOD AREAS" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD - AS IDENTIFIED ON FIRM COMMUNITY PANEL 1100010019C, EFFECTIVE DATE SEPTEMBER 27, 2010.
 7. AS OF MAY 21, 2021, THE PROPERTY IS ZONED MU-12 AS DELINEATED ON THE ZONING MAP FROM DISTRICT OF COLUMBIA'S OFFICE OF ZONING (<http://maps.dcoz.dc.gov/zr16>); MINIMUM BUILDING SETBACK, MAXIMUM PERMITTED FLOOR AREA RATIOS, AND MAXIMUM BUILDING HEIGHTS ARE BASED UPON INTERPRETATIONS OF THE PROPOSED USE BY THE DISTRICT OF COLUMBIA ZONING OFFICE.
 8. PART OF THE SURVEYED PROPERTY IS WITHIN THE 300 FOOT WMATA METRO RAIL LINE BUFFER.



VICINITY MAP
 SCALE: NTS
 SQUARE: 390 LOT: 53
 ADDRESS: 801 MAINE AVENUE SW

LEGEND	PROPOSED
TEMP CONSTRUCTION ENTRANCE	
WASH RACK	
SILT FENCE ON PAVEMENT	
SILT FENCE	
SUPER SILT FENCE	
SAFETY FENCE	
INLET PROTECTION	
APPROXIMATE LIMIT OF BELOW GRADE EXCAVATION	
APPROXIMATE LIMIT OF DISTURBANCE	
TREE PROTECTION	
SUMP PUMP	
SEDIMENT TANK	

TOTAL SITE AREA:
 TOTAL SITE AREA: 57,566 SF / 1.32 AC

TOTAL VOLUME OF CUT OF BELOW GRADE EXCAVATION:
 TOTAL AREA OF EXCAVATION: 47,800 SF / 1.09 AC
 VOLUME OF CUT: (47,800) SQ.FT. (AREA) X (30) FEET (DEPTH)
 27

VOLUME OF CUT: (52,888) cy +/-

TOTAL VOLUME OF CUT /FILL FOR UTILITIES:
 TOTAL AREA OF EXCAVATION: 1,200 SF / 0.03 AC
 VOLUME OF CUT: (1,200) SQ.FT. (AREA) X (10) FEET (DEPTH)
 27

VOLUME OF CUT AND FILL: (444) cy +/-

TOTAL AREA OF DISTURBANCE:
 TOTAL AREA OF DISTURBANCE: 82,129 SQUARE FEET OR 1.88 AC

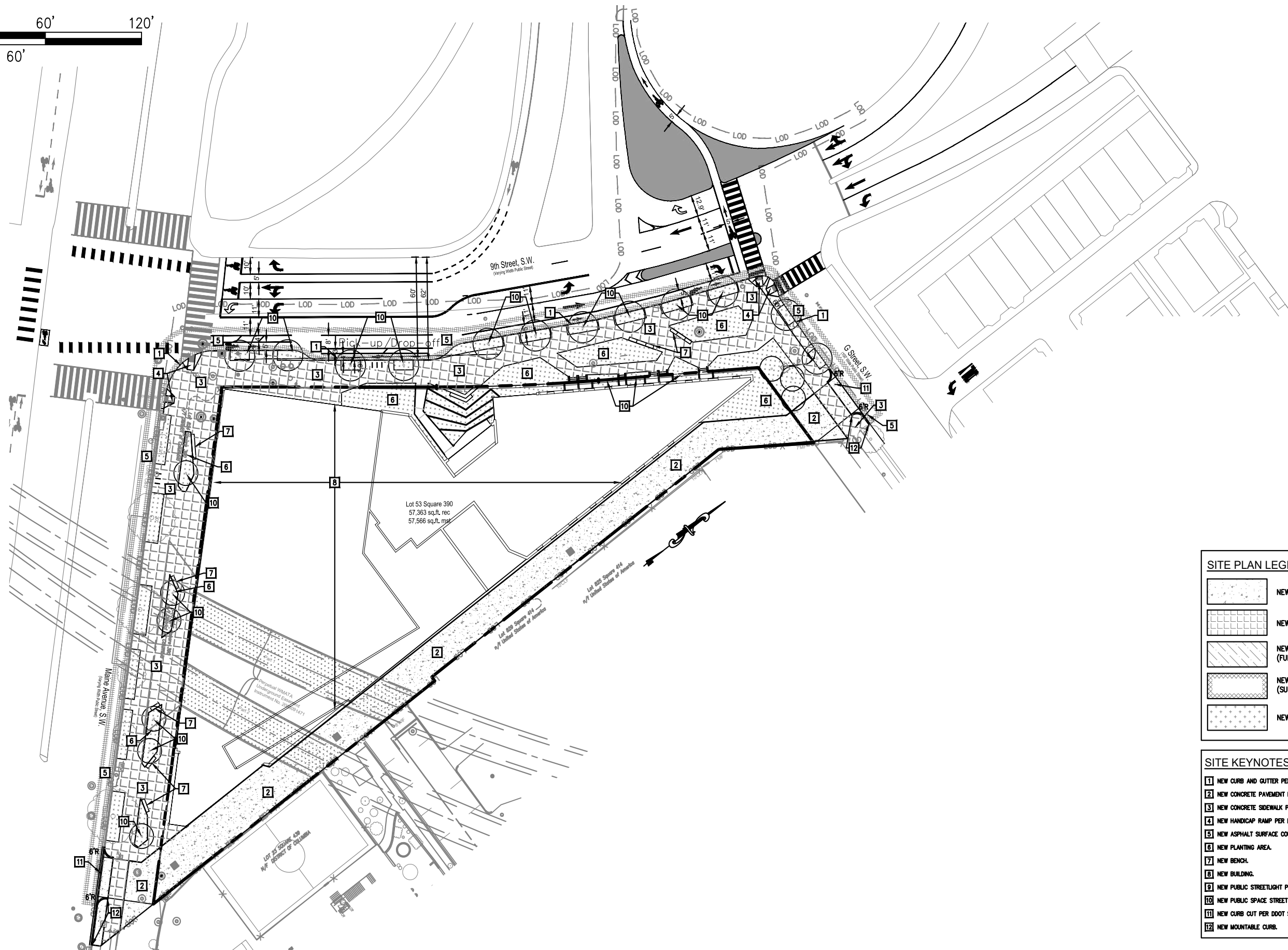
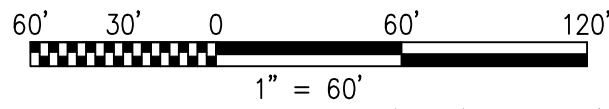
CONSTRUCTION DATES:
 THE PROPOSED WORK DUE TO COMMENCE MARCH 2024 AND IS ANTICIPATED TO TAKE APPROXIMATELY 24 MONTHS.
 EXACT BEGINNING AND END OF CONSTRUCTION IS TO BE ESTABLISHED BY THE OWNER.

EROSION AND SEDIMENT CONTROL NARRATIVE:

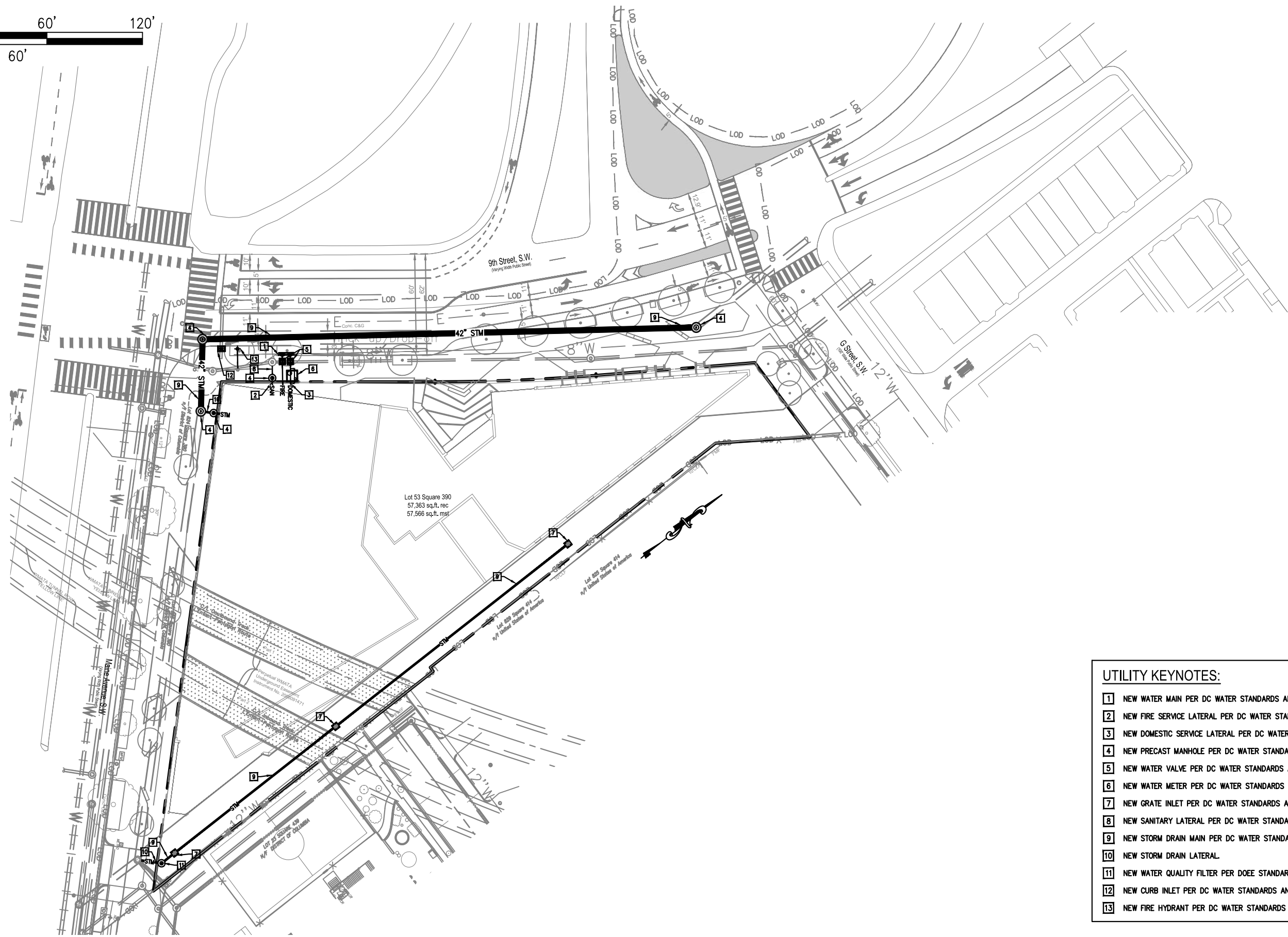
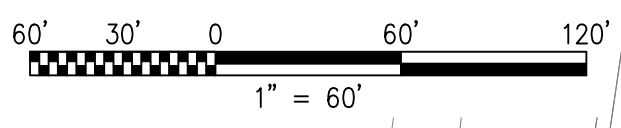
EROSION AND SEDIMENT CONTROL WILL BE ACHIEVED THROUGH THE USE OF SUPER SILT FENCE, SILT FENCE, INLET PROTECTION, SILT FENCE ON PAVEMENT, AND STABILIZED CONSTRUCTION ENTRANCE. THE SITE WILL ALSO INCLUDE SAFETY FENCE FOR SITE PROTECTION. ALL EROSION AND SEDIMENT CONTROLS ARE TO BE IMPLEMENTED PRIOR TO 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 UDDORTMENTS
 U2 URBAN LAND

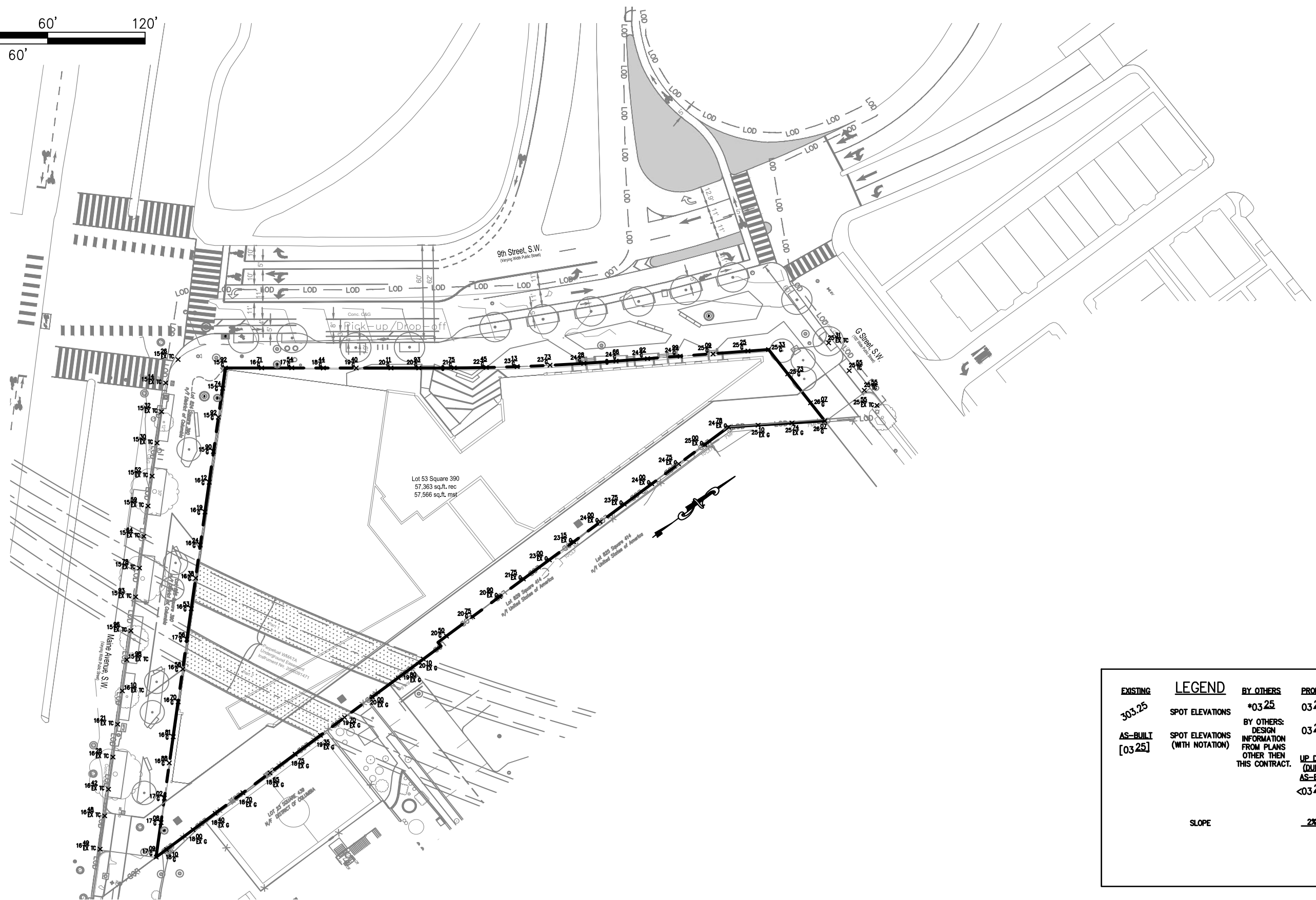
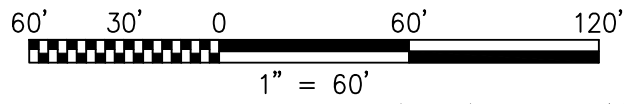


SITE KEYNOTES:	
1	NEW CURB AND GUTTER PER DDOT STANDARDS AND SPECIFICATIONS.
2	NEW CONCRETE PAVEMENT PER DDOT STANDARDS AND SPECIFICATIONS.
3	NEW CONCRETE SIDEWALK PER DDOT STANDARDS AND SPECIFICATIONS.
4	NEW HANDICAP RAMP PER DDOT STANDARDS AND SPECIFICATIONS.
5	NEW ASPHALT SURFACE COURSE PER DDOT STANDARDS AND SPECIFICATIONS.
6	NEW PLANTING AREA.
7	NEW BENCH.
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 MOUNTABLE CURB.

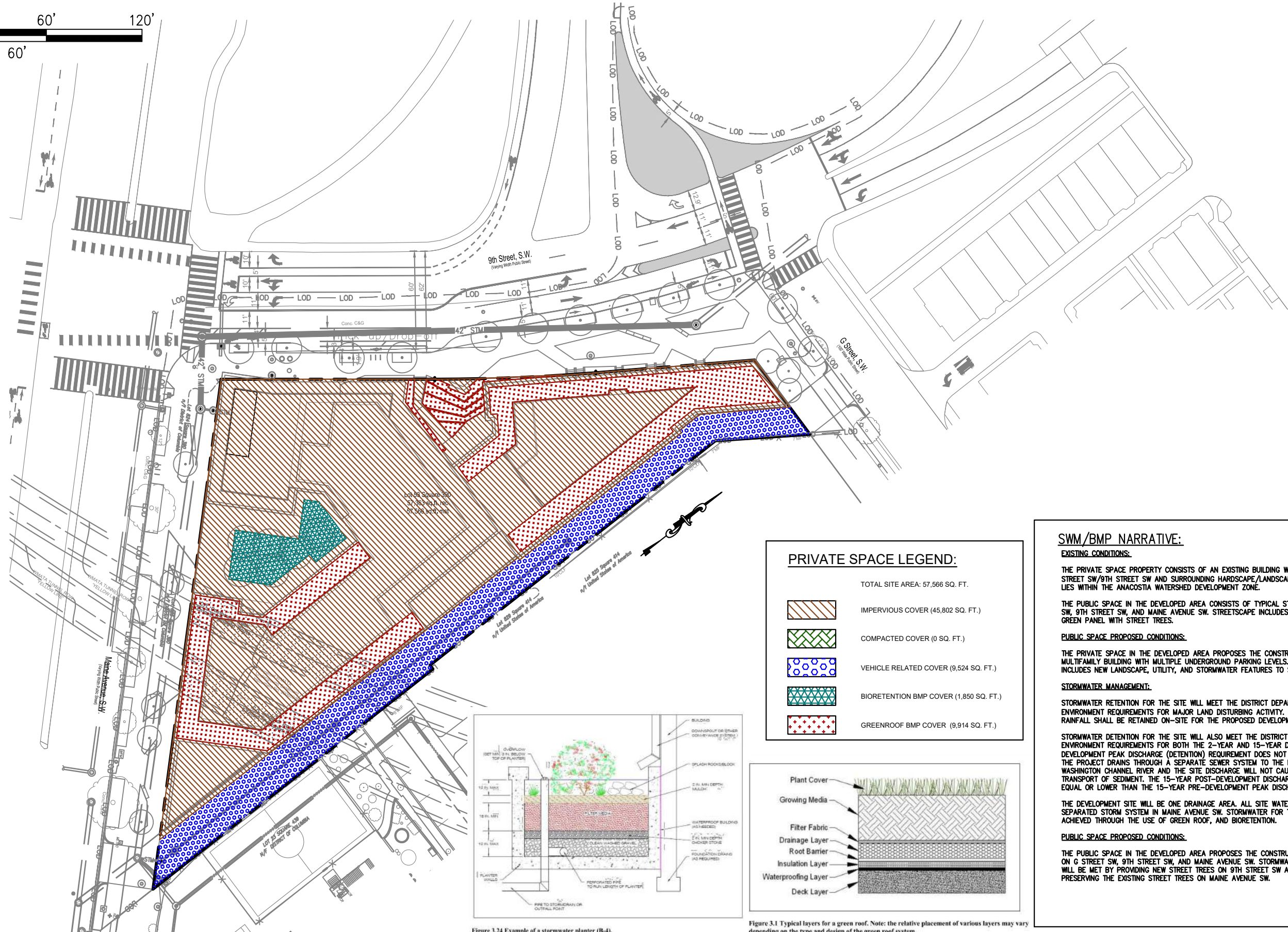
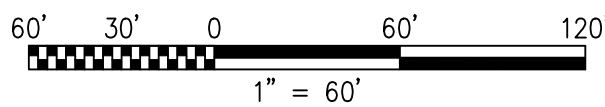


UTILITY KEYNOTES:

1	NEW WATER MAIN PER DC WATER STANDARDS AND SPECIFICATIONS.
2	NEW FIRE SERVICE LATERAL PER DC WATER STANDARDS AND SPECIFICATIONS.
3	NEW DOMESTIC SERVICE LATERAL PER DC WATER STANDARDS AND SPECIFICATIONS.
4	NEW PRECAST MANHOLE PER DC WATER STANDARDS AND SPECIFICATIONS.
5	NEW WATER VALVE PER DC WATER STANDARDS AND SPECIFICATIONS.
6	NEW WATER METER PER DC WATER STANDARDS AND SPECIFICATIONS.
7	NEW GRATE INLET PER DC WATER STANDARDS AND SPECIFICATIONS.
8	NEW SANITARY LATERAL PER DC WATER STANDARDS AND SPECIFICATIONS.
9	NEW STORM DRAIN MAIN PER DC WATER STANDARDS AND SPECIFICATIONS.
10	NEW STORM DRAIN LATERAL.
11	NEW WATER QUALITY FILTER PER DOEE STANDARDS AND SPECIFICATIONS.
12	NEW CURB INLET PER DC WATER STANDARDS AND SPECIFICATIONS.
13	NEW FIRE HYDRANT PER DC WATER STANDARDS AND SPECIFICATIONS.



EXISTING	LEGEND	BY OTHERS	PROPOSED	
503.25	SPOT ELEVATIONS	*03.25	03.25	HUNDREDS PLACE TRUNCATED
AS-BUILT [03.25]	SPOT ELEVATIONS (WITH NOTATION)	BY OTHERS: DESIGN INFORMATION FROM PLANS OTHER THAN THIS CONTRACT.	03.25 TC	NOTATION & REVEAL
			UP DATED (DUE TO AS-BUILT)	BC: BOTTOM OF CURB CRN: CROWN GB: GRADE BREAK INV: INVERT MAT: MATCH (EXISTING CONDITION) LP: LOW POINT TC: TOP OF CURB BW: BOTTOM OF WALL BR: BOTTOM OF RAMP TR: TOP OF RAMP TS: TOP OF STAIRS BS: BOTTOM OF STAIRS HP: HIGH POINT ES: EDGE OF SIDEWALK FL: FLOW LINE
	SLOPE		2%	



PRIVATE SPACE LEGEND:

	TOTAL SITE AREA: 57,566 SQ. FT.
	IMPERVIOUS COVER (45,802 SQ. FT.)
	COMPACTED COVER (0 SQ. FT.)
	VEHICLE RELATED COVER (9,524 SQ. FT.)
	BIORETENTION BMP COVER (1,850 SQ. FT.)
	GREENROOF BMP COVER (9,914 SQ. FT.)

SWM/BMP NARRATIVE:

EXISTING CONDITIONS:

THE PRIVATE SPACE PROPERTY CONSISTS OF AN EXISTING BUILDING WITH VEHICLE ENTRANCE OFF G STREET SW/9TH STREET SW AND SURROUNDING HARDSCAPE/LANDSCAPE AREAS. THE PROJECT ALSO LIES WITHIN THE ANACOSTIA WATERSHED DEVELOPMENT ZONE.

THE PUBLIC SPACE IN THE DEVELOPED AREA CONSISTS OF TYPICAL STREETScape ALONG G STREET SW, 9TH STREET SW, AND MAINE AVENUE SW. STREETScape INCLUDES SIDEWALK WITH CURBSIDE GREEN PANEL WITH STREET TREES.

PUBLIC SPACE PROPOSED CONDITIONS:

THE PRIVATE SPACE IN THE DEVELOPED AREA PROPOSES THE CONSTRUCTION OF A NEW MULTILEVEL MULTIFAMILY BUILDING WITH MULTIPLE UNDERGROUND PARKING LEVELS. PROJECT ADDITIONALLY INCLUDES NEW LANDSCAPE, UTILITY, AND STORMWATER FEATURES TO SERVE THE NEW BUILDINGS.

STORMWATER MANAGEMENT:

STORMWATER RETENTION FOR THE SITE WILL MEET THE DISTRICT DEPARTMENT OF ENERGY AND ENVIRONMENT REQUIREMENTS FOR MAJOR LAND DISTURBING ACTIVITY. THEREFORE, THE FIRST 1.2" OF RAINFALL SHALL BE RETAINED ON-SITE FOR THE PROPOSED DEVELOPMENT.

STORMWATER DETENTION FOR THE SITE WILL ALSO MEET THE DISTRICT DEPARTMENT OF ENERGY AND ENVIRONMENT REQUIREMENTS FOR BOTH THE 2-YEAR AND 15-YEAR DETENTION. THE 2-YEAR POST DEVELOPMENT PEAK DISCHARGE (DETENTION) REQUIREMENT DOES NOT APPLY TO THIS PROJECT AS THE PROJECT DRAINS THROUGH A SEPARATE SEWER SYSTEM TO THE MAIN SYSTEM OF THE WASHINGTON CHANNEL RIVER AND THE SITE DISCHARGE WILL NOT CAUSE EROSION OF LAND OR TRANSPORT OF SEDIMENT. THE 15-YEAR POST-DEVELOPMENT DISCHARGE WILL BE REDUCED TO BE EQUAL OR LOWER THAN THE 15-YEAR PRE-DEVELOPMENT PEAK DISCHARGE.

THE DEVELOPMENT SITE WILL BE ONE DRAINAGE AREA. ALL SITE WATER WILL DRAIN TO A SEPARATED STORM SYSTEM IN MAINE AVENUE SW. STORMWATER MANAGEMENT FOR THE DRAINAGE AREA WILL BE ACHIEVED THROUGH THE USE OF GREEN ROOF, AND BIORETENTION.

PUBLIC SPACE PROPOSED CONDITIONS:

THE PUBLIC SPACE IN THE DEVELOPED AREA PROPOSES THE CONSTRUCTION OF NEW STREETScape ON G STREET SW, 9TH STREET SW, AND MAINE AVENUE SW. STORMWATER MANAGEMENT TO THE MEP WILL BE MET BY PROVIDING NEW STREET TREES ON 9TH STREET SW AND G STREET SW AND PRESERVING THE EXISTING STREET TREES ON MAINE AVENUE SW.

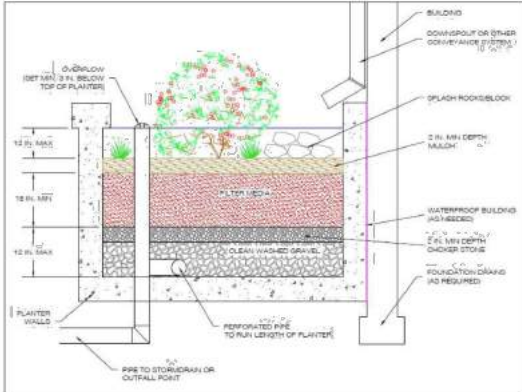


Figure 3.24 Example of a stormwater planter (B-4).

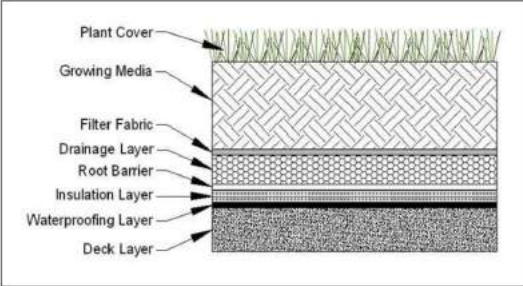


Figure 3.1 Typical layers for a green roof. Note: the relative placement of various layers may vary depending on the type and design of the green roof system.

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SUSTAINABILITY



LEED v4 for Homes: Multifamily Mid-Rise
 899 Maine Ave
 March 7, 2022



12 Path to Platinum

2 0 0 Integrative Process Possible Points: 2

Y	?	N			
2			Credit	Integrative Process	

15 0 0 Location and Transportation Possible Points: 15

Y	?	N			
Y			Prereq	Floodplain Avoidance	Required
8			Credit	Site Selection	8
3			Credit	Compact Development	3
2			Credit	Community Resources	2
2			Credit	Access to Transit	2

5.5 1.5 0 Sustainable Sites Possible Points: 7

Y	?	N			
Y			Prereq	Construction Activity Pollution Prevention	Required
Y			Prereq	No Invasive Plants	Required
1	1		Credit	Heat Island Reduction	2
3			Credit	Rainwater Management	3
1.5	0.5		Credit	Non-Toxic Pest Control	2

6 2 4 Water Efficiency Possible Points: 12

Y	?	N			
Y			Prereq	Water Metering	Required
6	2	4	Credit	Total Water Use	12

19.5 8 9 Energy and Atmosphere Possible Points: 37

Y	?	N			
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Energy Metering	Required
Y			Prereq	Education of the Homeowner, Tenant or Building Manager	Required
18.5	5	6	Credit	Annual Energy Use	30
	2	3	Credit	Efficient Hot Water Distribution	5
1	1		Credit	Advanced Utility Tracking	2

3.5 0 5.5 Materials and Resources Possible Points: 9

Y	?	N			
Y			Prereq	Certified Tropical Wood	Required
Y			Prereq	Durability Management	Required
1			Credit	Durability Management Verification	1
0.5		4.5	Credit	Environmentally Preferable Products	5
2		1	Credit	Construction Waste Management	3

9.5 0 8.5 Indoor Environmental Quality Possible Points: 18

Y	?	N			
Y			Prereq	Ventilation	Required
Y			Prereq	Combustion Venting	Required
Y			Prereq	Garage Pollutant Protection	Required
Y			Prereq	Radon-Resistant Construction	Required
Y			Prereq	Air Filtering	Required
Y			Prereq	Environmental Tobacco Smoke	Required
Y			Prereq	Compartmentalization	Required
1		2	Credit	Enhanced Ventilation	3
0.5		1.5	Credit	Contaminant Control	2
1		2	Credit	Balancing of Heating and Cooling Distribution Systems	3
		3	Credit	Enhanced Compartmentalization	3
2			Credit	Enhanced Combustion Venting	2
1			Credit	Enhanced Garage Pollutant Protection	1
3			Credit	Low Emitting Products	3
1			Credit	No Environmental Tobacco Smoke	1

6 0 0 Innovation Possible Points: 6

Y	?	N			
5			Credit	Innovation	5
1			Credit	LEED AP Homes	1

4 0 0 Regional Priority Credits Possible Points: 4

Y	?	N			
1			Credit	Site Selection (8 pts)	1
1			Credit	Community Resources (2 pts)	1
1			Credit	Access to Transit (2 pts)	1
1			Credit	Total Water Use (12), Rainwater M. (3), Const. Waste M. (3)	1

71.0 12 27 Possible Points: 110

