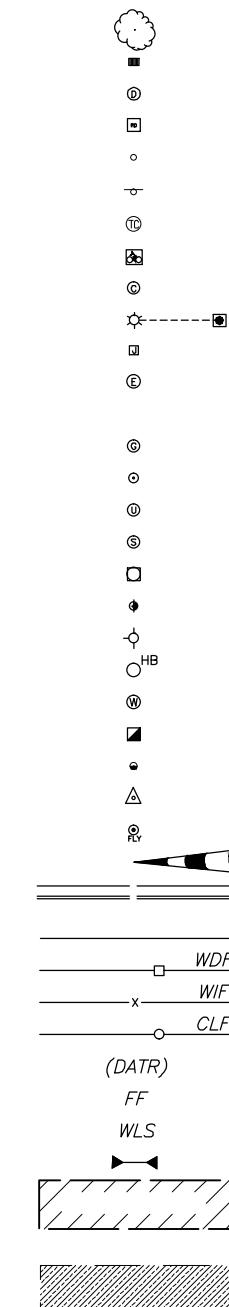


LEGEND



VICINITY MAP

SCALE 1"=2000'

A detailed site plan map of a residential area in Washington, D.C., showing a grid of streets and property boundaries. The map includes labels for several streets: Columbia Rd, Euclid St, 14th St, 13th St, 12th St, 11th St, 10th St, 9th St, 8th St, 7th St, 6th St, 5th St, 4th St, 3rd St, 2nd St, 1st St, U St, and Georgia Ave. A prominent 'SITE' is marked with a thick black rectangle located at the intersection of 14th St and 13th St. A curved arrow points from the top left towards this site. Other features include a large curved line in the lower-left corner and a diagonal line labeled 'New Hampshire Ave'.

AMT PROJECT N° 15-0003.001 JANUARY 28, 2015

EXISTING CONDITIONS

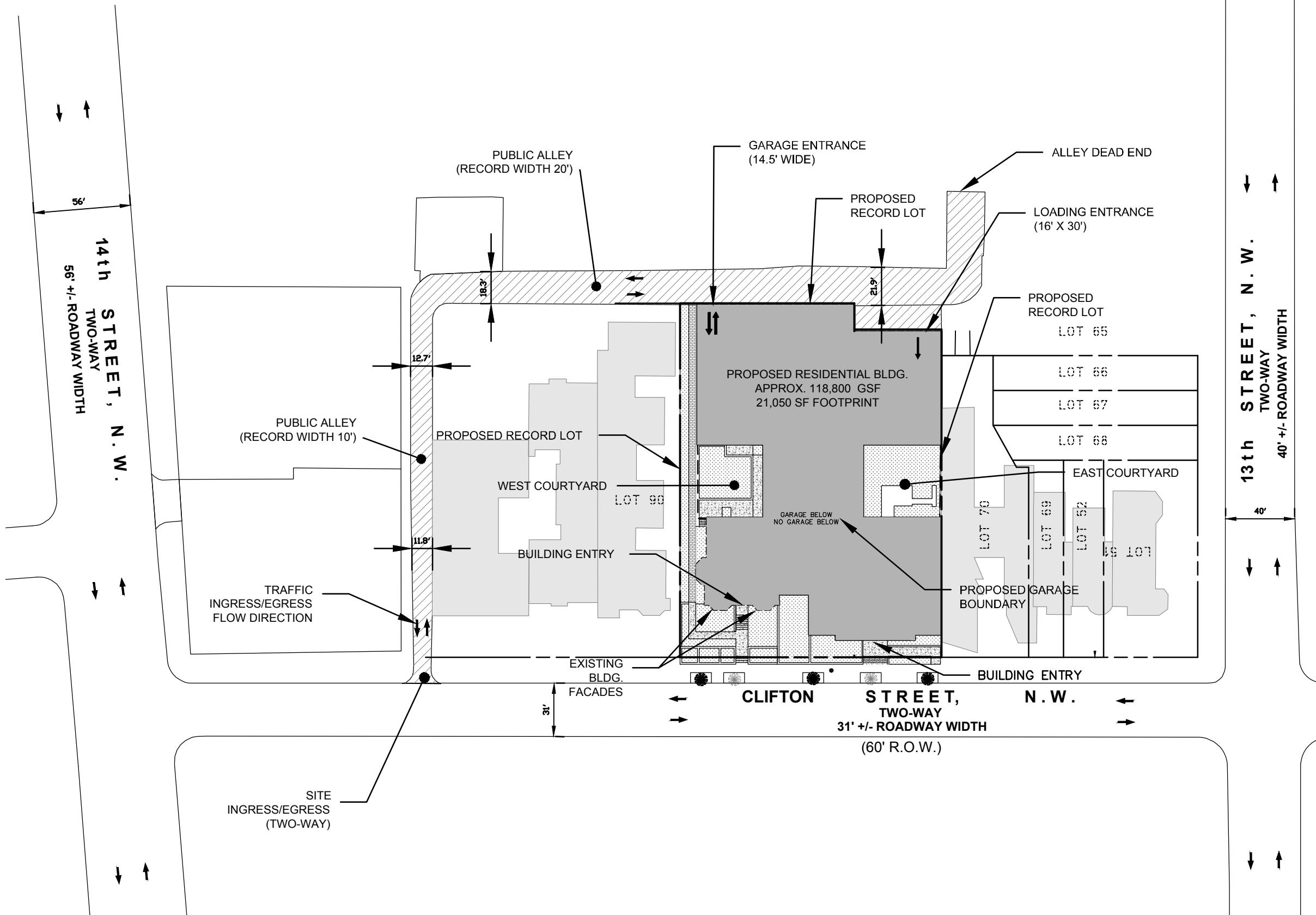
1315 CLIFTON ST.

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SQUARE 2866; LOTS 831 & 838
Washington, DC

PUD
SUBMISSION

ZONING COMMISSION
District of Columbia
CASE NO.15-03
EXHIBIT NO.1A2



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JANUARY 28, 2015

CONCEPT CONTEXT PLAN

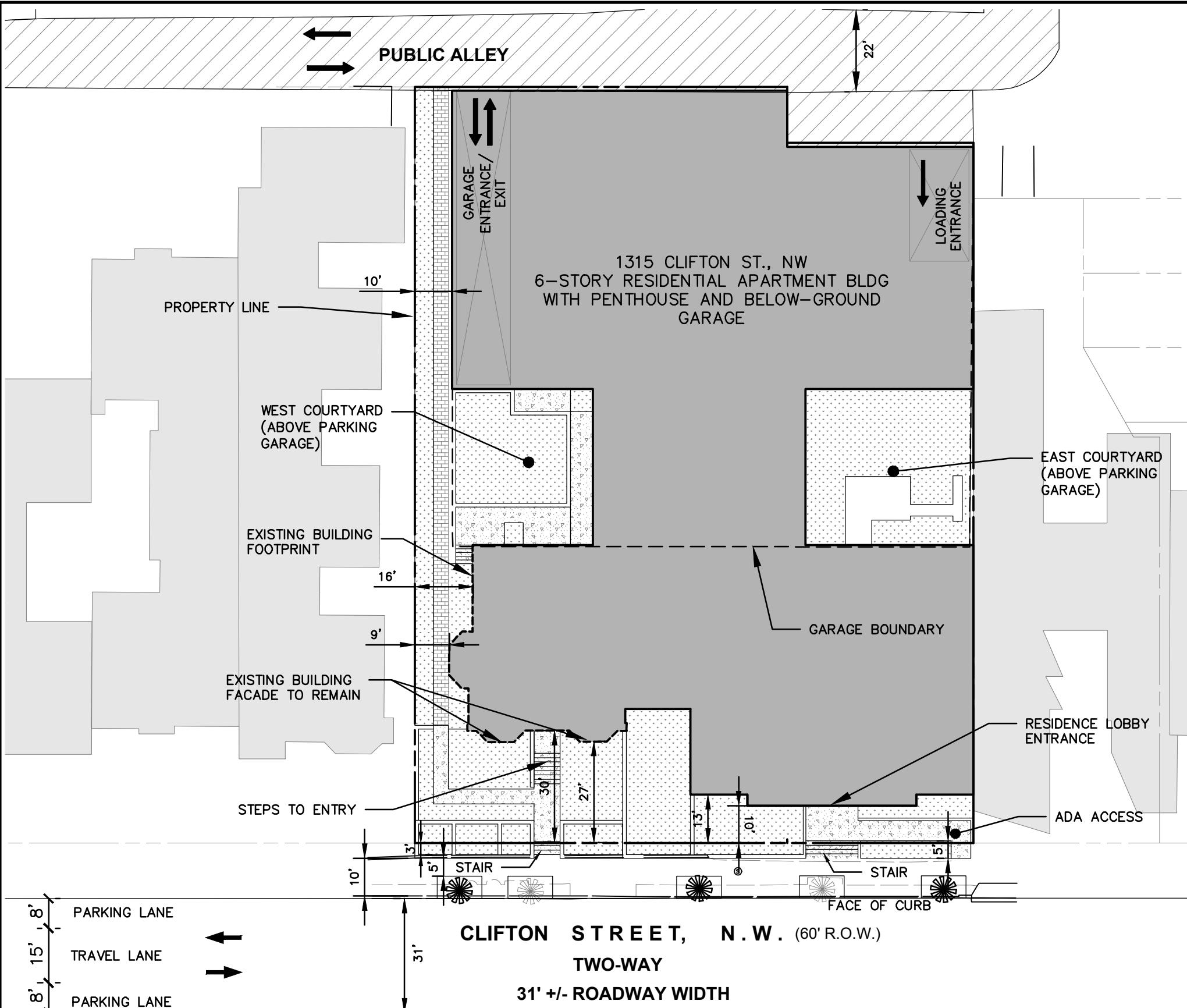
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SQUARE 2866; LOTS 831 & 838
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SUBMISSION
C 2.0



TABULATION OF DEVELOPMENT DATA:	
SQUARE:	2866
LOTS:	831, 838
LOT AREA:	29,700 SF
EXISTING ZONING:	R-5-B
PROPOSED ZONING:	R-5-C
EXISTING USE:	MULTILEVEL RESIDENTIAL, BELOWGROUND PARKING
PROPOSED USE:	APARTMENTS
PARKING PROVIDED:	36 SPACES (BELOW BUILDING)

AMT PROJECT N° 15-0003.001 | JANUARY 28, 2015

CONCEPT SITE PLAN

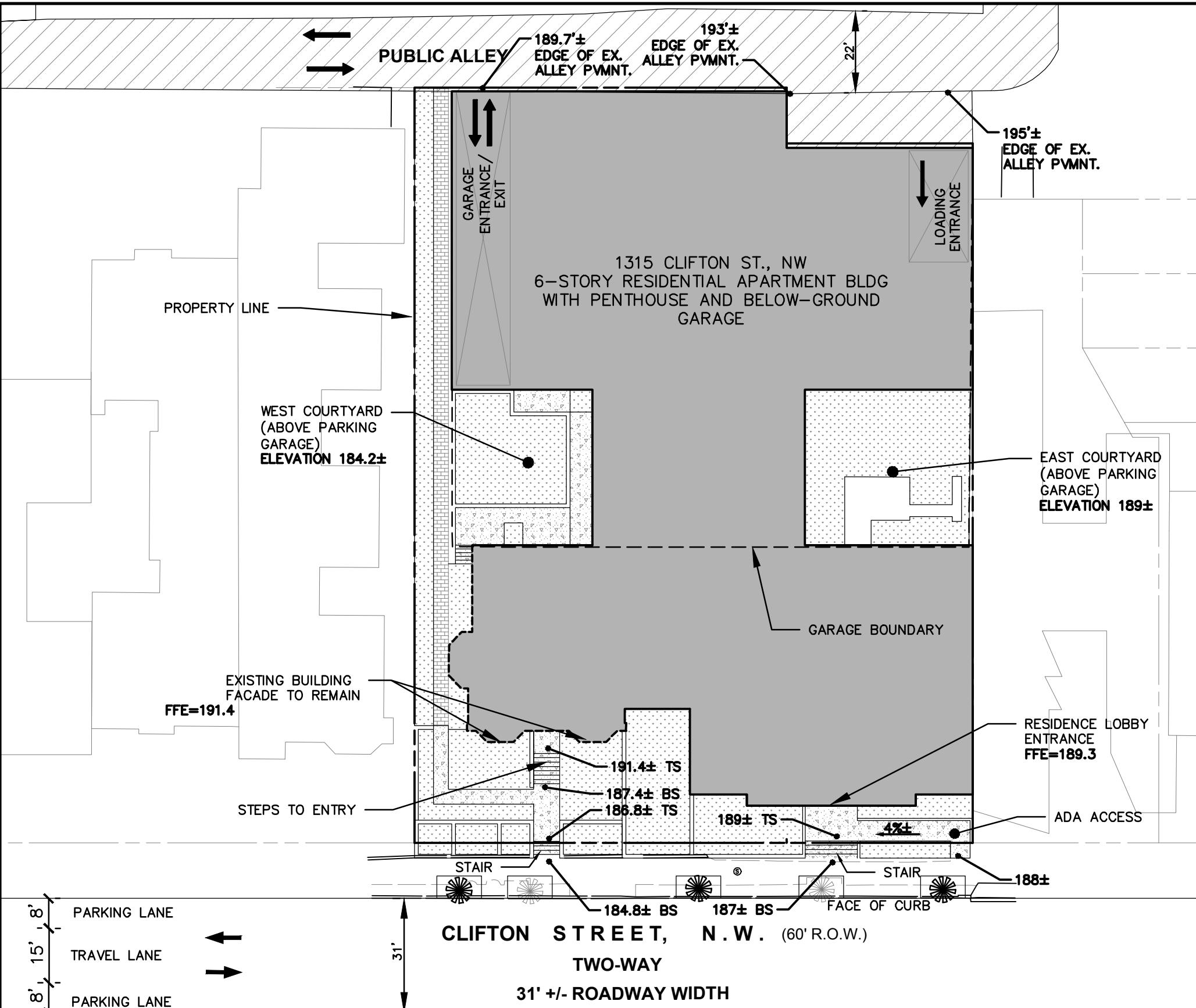
1315 CLIFTON ST.

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C - 2.1



TABULATION OF DEVELOPMENT DATA:

SQUARE: 2866

LOTS: 831, 838

LOT AREA: 29,700 SF

EXISTING ZONING: R-5-B

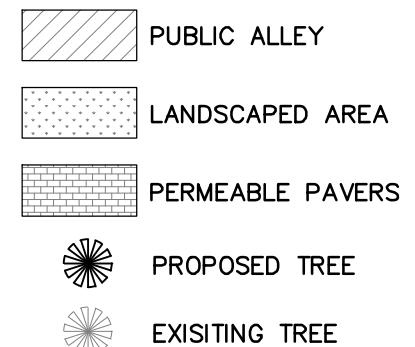
PROPOSED ZONING: R-5-C

EXISTING USE: MULTILEVEL RESIDENTIAL, BELOWGROUND PARKING

PROPOSED USE: APARTMENTS

PARKING PROVIDED: 36 SPACES (BELOW BUILDING)

LEGEND



ABBREVIATIONS:

FFE: FINISHED FLOOR ELEVATION
TS: TOP OF STAIR
BS: BOTTOM OF STAIR
EX: EXISTING
PVMNT: PAVEMENT

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1315 CLIFTON ST.

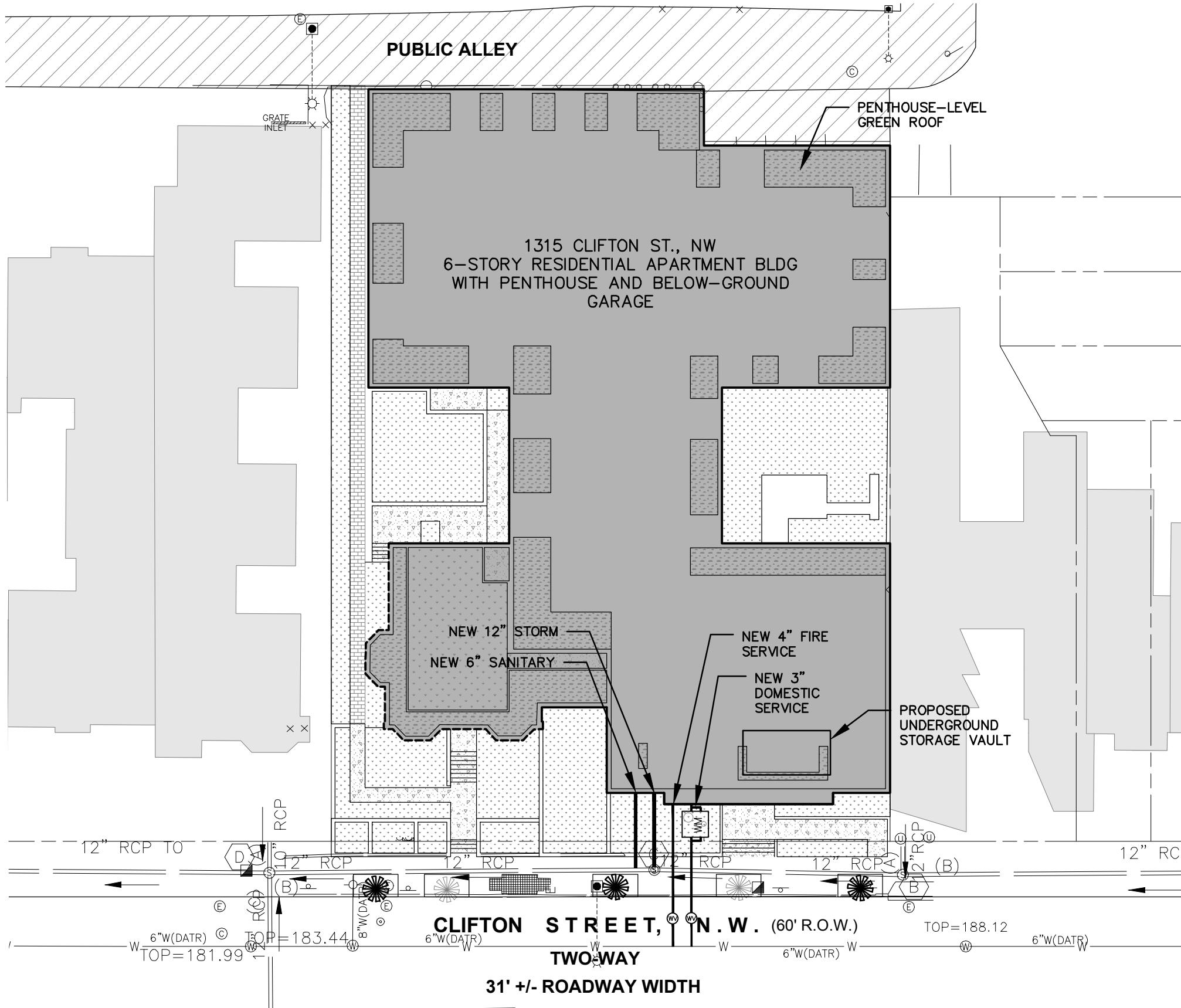
CONCEPT GRADING PLAN

SQUARE 2866; LOTS 831 & 838
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SWM & UTILITY NARRATIVE

THE BUILDING IS PLANNED TO BE SERVED BY TWO WATER LINES. ONE 3" DOMESTIC AND ONE 4" FIRE LINE WILL CONNECT TO A 6" WATER MAIN IN CLIFTON STREET, NW.

A 12" STORM DRAIN CONNECTING TO THE 12" COMBINED SEWER MAIN IN CLIFTON STREET, NW WILL BE NEEDED TO ALLOW FOR CONVEYANCE OF A 15-YR STORM EVENT. A 6" SANITARY WILL ALSO CONNECT TO THE 12" COMBINED SEWER MAIN.

TO COMPLY WITH DDOE STORMWATER MANAGEMENT REGULATIONS, A BELOW GROUND CISTERN, A GREEN ROOF, AND PERMEABLE PAVERS WILL BE EMPLOYED.

SWM SUMMARY

SWRv REQUIRED: 2,500 CU FT (SITE)
200 CU FT (RIGHT OF WAY)

EXISTING ZONE: R-5-B

PROPOSED ZONE: R-5-C

WATER DEMAND SUMMARY

POTABLE:

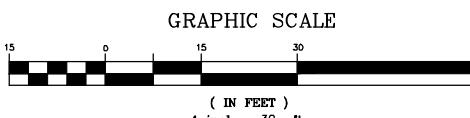
AVERAGE DAILY: 20,500 GPD
PEAK HOUR: 0.08 MGD

SANITARY:

AVERAGE DAILY: 31,800 GPD
PEAK: 0.13 MGD

LEGEND

- PUBLIC ALLEY
- LANDSCAPED AREA
- PERMEABLE PAVERS
- PAVED AREA/CONCRETE WALK
- GREEN ROOF
- ROOF LANDSCAPED AREA
- PROPOSED TREE
- EXISTING TREE



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CONCEPT STORMWATER MANAGEMENT / UTILITY PLAN

SQUARE 2866; LOTS 831 & 838
Washington, DC

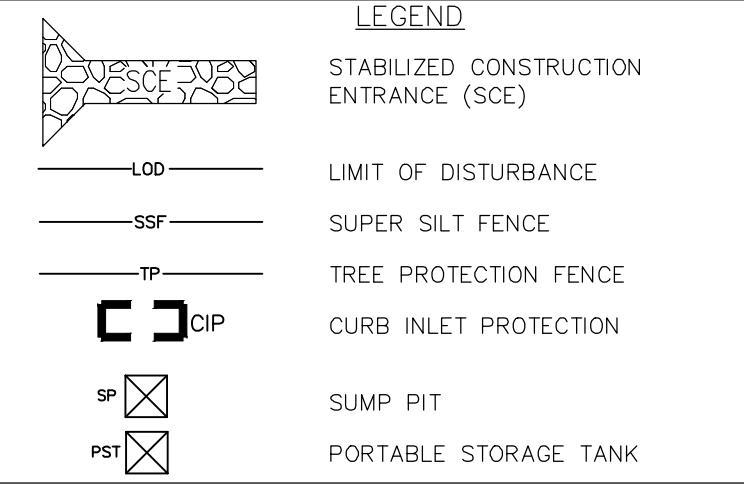
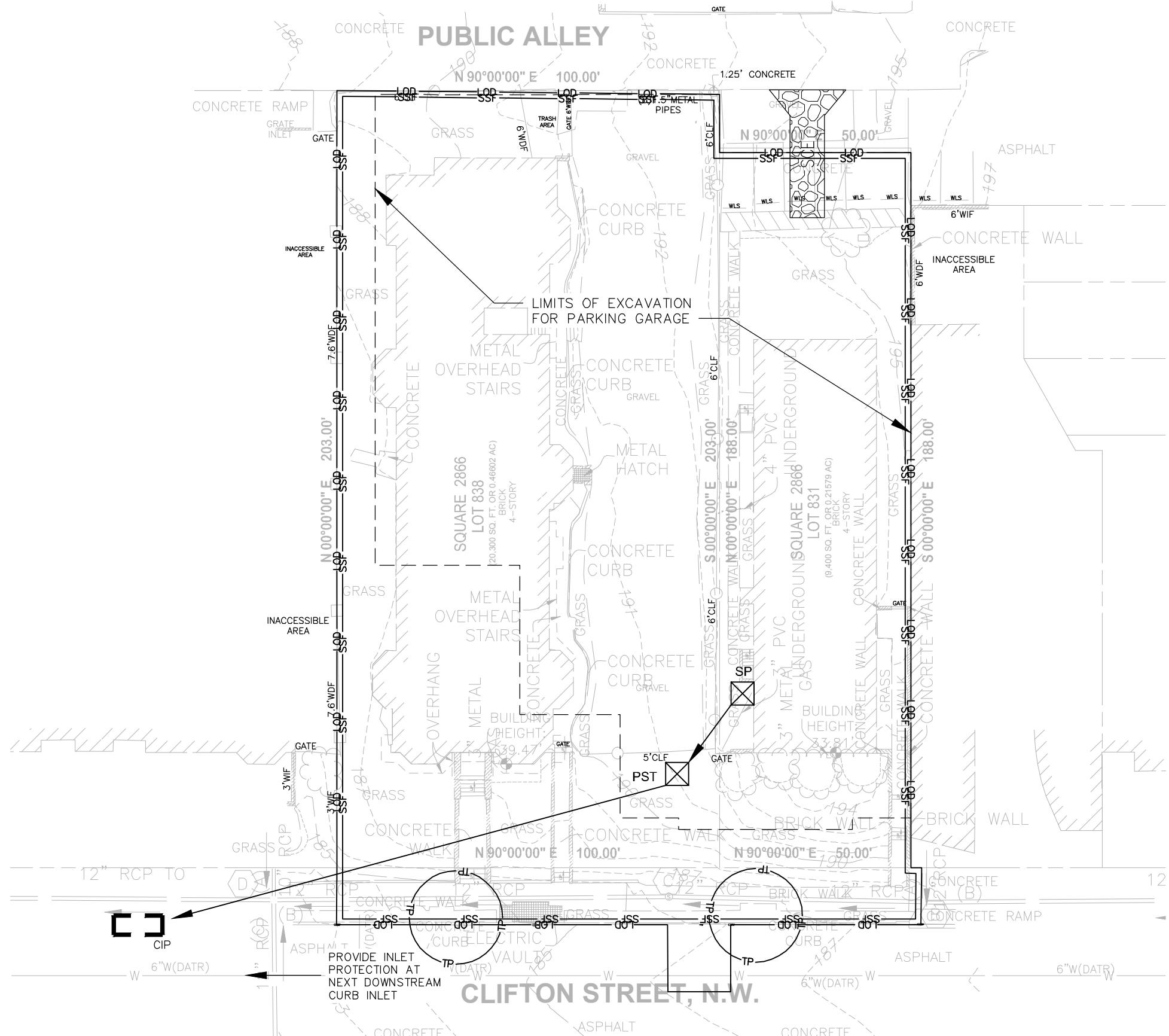
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WASHINGTON, DC, 20002
PH: (202) 289-4545
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SUBMISSION

C - 3.0



STANDARD EROSION AND SEDIMENT CONTROL SEQUENCE

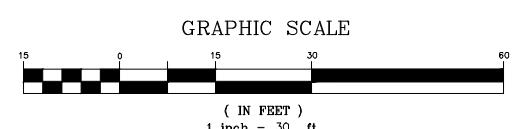
1. CONTACT THE DDOE INSPECTOR PRIOR TO BEGINNING WORK.
2. INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES AS THE FIRST STEP IN DEMOLITION/CONSTRUCTION.
3. MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN WORKING CONDITION THROUGHOUT CONSTRUCTION.
4. ALL CONSTRUCTION TO BE INSPECTED DAILY BY THE CONTRACTOR, AND ANY DAMAGED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REPAIRED AT THE CLOSE OF THE DAY.
5. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS DETERMINED BY THE DDOE INSPECTOR DURING CONSTRUCTION AS REQUIRED BY SITE CONDITIONS.
6. NO DISTURBED AREA WILL BE DENUDED FOR MORE THAN 7 CALENDAR DAYS. INSTALL THE NECESSARY TEMPORARY OR PERMANENT VEGETATIVE STABILIZATION MEASURES TO ACHIEVE ADEQUATE EROSION AND SEDIMENT CONTROL.
7. EROSION AND SEDIMENT CONTROL MEASURES CAN BE REMOVED AFTER THEIR CONTRIBUTING DRAINAGE AREAS HAVE BEEN PERMANENTLY STABILIZED AND APPROVAL BY THE DDOE INSPECTOR IS OBTAINED.

STANDARD EROSION AND SEDIMENT CONTROL NOTES

1. EXISTING CONDITIONS: ALL EXISTING CONDITIONS ARE NOT NECESSARILY DEPICTED ON THIS PLAN SHEET. SEE THE EXISTING CONDITIONS PLAN (SHEET C-1.0) FOR ADDITIONAL INFORMATION.
2. CALL 'MISS UTILITY' AT (202) 265-7177, or 811, 48 HOURS PRIOR TO THE START OF WORK TO HAVE EXISTING UTILITIES LOCATED AND FIELD-MARKED. VERIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA HAVE BEEN CONTACTED PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO, OR AS THE FIRST STEP IN, GRADING. PROVIDE TEMPORARY STONE CONSTRUCTION ENTRANCE IF REQUIRED BY INSPECTOR.
4. PROVIDE WATER SOURCE AND HOSE TO CLEAN ALL EQUIPMENT LEAVING SITE.
5. INSTALL SILT FENCE, AS SHOWN.
6. NO DISTURBED AREA WILL BE DENUDED FOR MORE THAN 7 CALENDAR DAYS. INSTALL THE NECESSARY TEMPORARY OR PERMANENT VEGETATIVE STABILIZATION MEASURES TO ACHIEVE ADEQUATE EROSION AND SEDIMENT CONTROL.
7. ALL CONSTRUCTION IS TO BE INSPECTED DAILY BY THE CONTRACTOR, AND ANY DAMAGED SILTATION-OR EROSION-CONTROL DEVICES OR MEASURES WILL BE REPAIRED BY THE CLOSE OF THE DAY.
8. ALL SILT FENCE IS TO BE MAINTAINED IN WORKING CONDITION.
9. STABILIZED CONSTRUCTION ENTRANCES ARE TO BE PERIODICALLY SUPPLEMENTED WITH ADDITIONAL STONE, AS NEEDED.
10. CONTROLS CAN BE REMOVED AFTER THEIR CONTRIBUTING BASINS HAVE BEEN PERMANENTLY STABILIZED, AND APPROVAL OF INSPECTOR IS OBTAINED.
11. THE AREA OF UTILITY INSTALLATION IS PAVED AND WILL ONLY BE DISTURBED DURING BRIEF PERIODS FOR UTILITY-TRENCH INSTALLATION. TYPICAL EROSION- AND SEDIMENT-CONTROL MEASURES DO NOT APPLY. PLACE ALL EXCAVATED TRENCH MATERIAL ON THE UP-SLOPE SIDE OF THE TRENCH AND OUT OF THE PATH OF ANY STORMWATER RUNOFF. COVER EXCAVATED MATERIAL WITH TARPS. BACKFILL UTILITY TRENCHES AT THE END OF THE DAY AND SCHEDULE UTILITY WORK FOR PERIODS OF DRY WEATHER, TO THE GREATEST EXTENT PRACTICAL. FILTER WATER PUMPED OUT OF TRENCH EXCAVATIONS THROUGH A SILT BAG SEDIMENT-FILTERING DEVICE, PRIOR TO DISCHARGING TO THE STORM SEWER SYSTEM.
12. INSTALL TREE-PROTECTION FENCING WHERE THE DRIP LINE OF EXISTING TREES IS LOCATED WITHIN THE CONSTRUCTION SITE. INSTALL TREE-PROTECTION FENCING ALONG THE TREE DRIPLINE. TREE SYMBOLS ON THE PLAN DO NOT ACCURATELY REFLECT LIMITS OF EXISTING TREE DRIP LINES. DO NOT DISTURB, DRIVE, OR PLACE EQUIPMENT WITHIN THE TREE DRIP LINE.

SITE TABULATION:

LOT AREA = 29,700 SF
DISTURBED AREA = 32,200 SF



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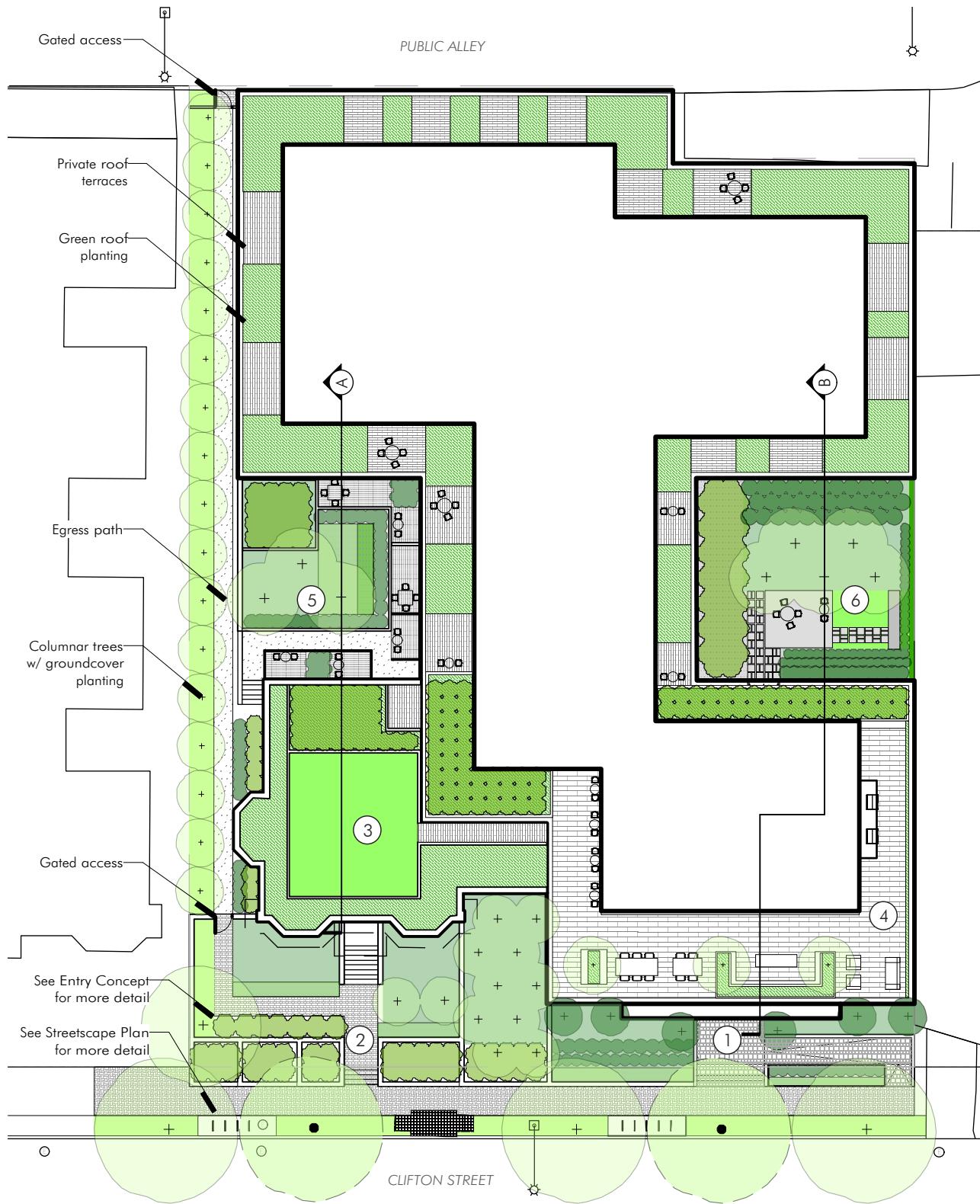
JANUARY 28, 2015

CONCEPT EROSION & SEDIMENT CONTROL PLAN

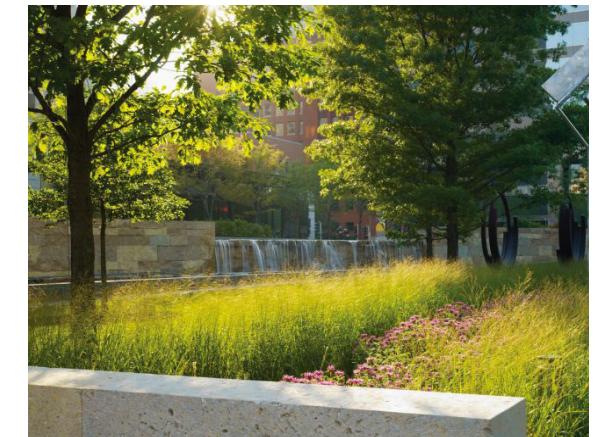
SQUARE 2866; LOTS 831 & 838
Washington, DC

1315 CLIFTON ST.

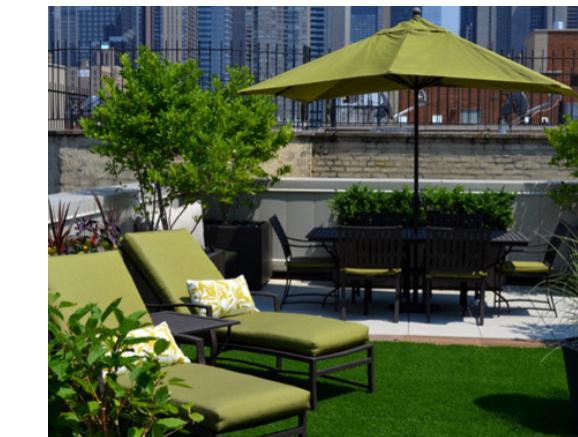
Combined Site Plan | 1"=30'



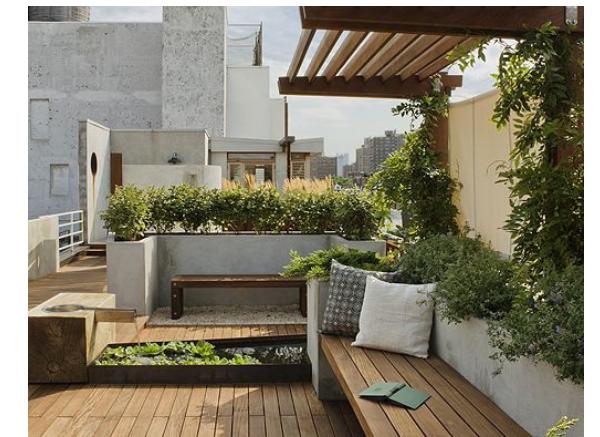
① Main building entrance - modern, layered plantings



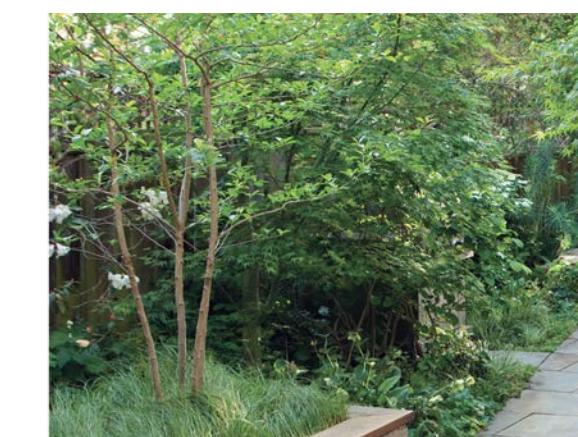
② Residential entrance - shrub/ perennial border + flowering trees



③ Lower roof terrace - passive recreation, sunbathing on turf



④ Upper roof terrace - social lounging, outdoor kitchen, city views

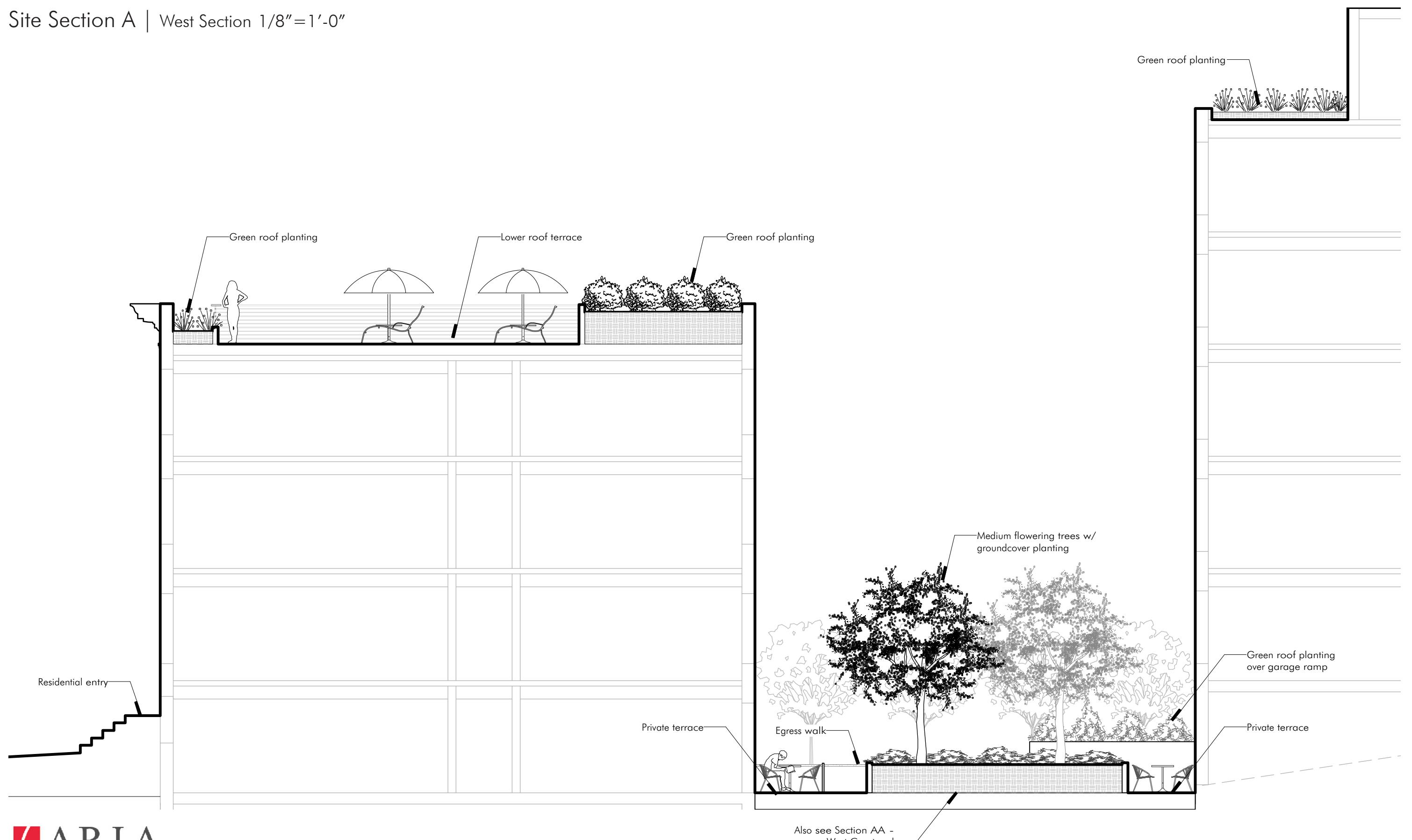


⑤ West Court - private terraces w/ garden views



⑥ East Court - outdoor companion to lobby - contemplative garden terrace

Site Section A | West Section 1/8"=1'-0"



ARIA
DEVELOPMENT GROUP

CUNNINGHAM | QUILL ARCHITECTS

LAB
LANDSCAPE ARCHITECTURE BUREAU

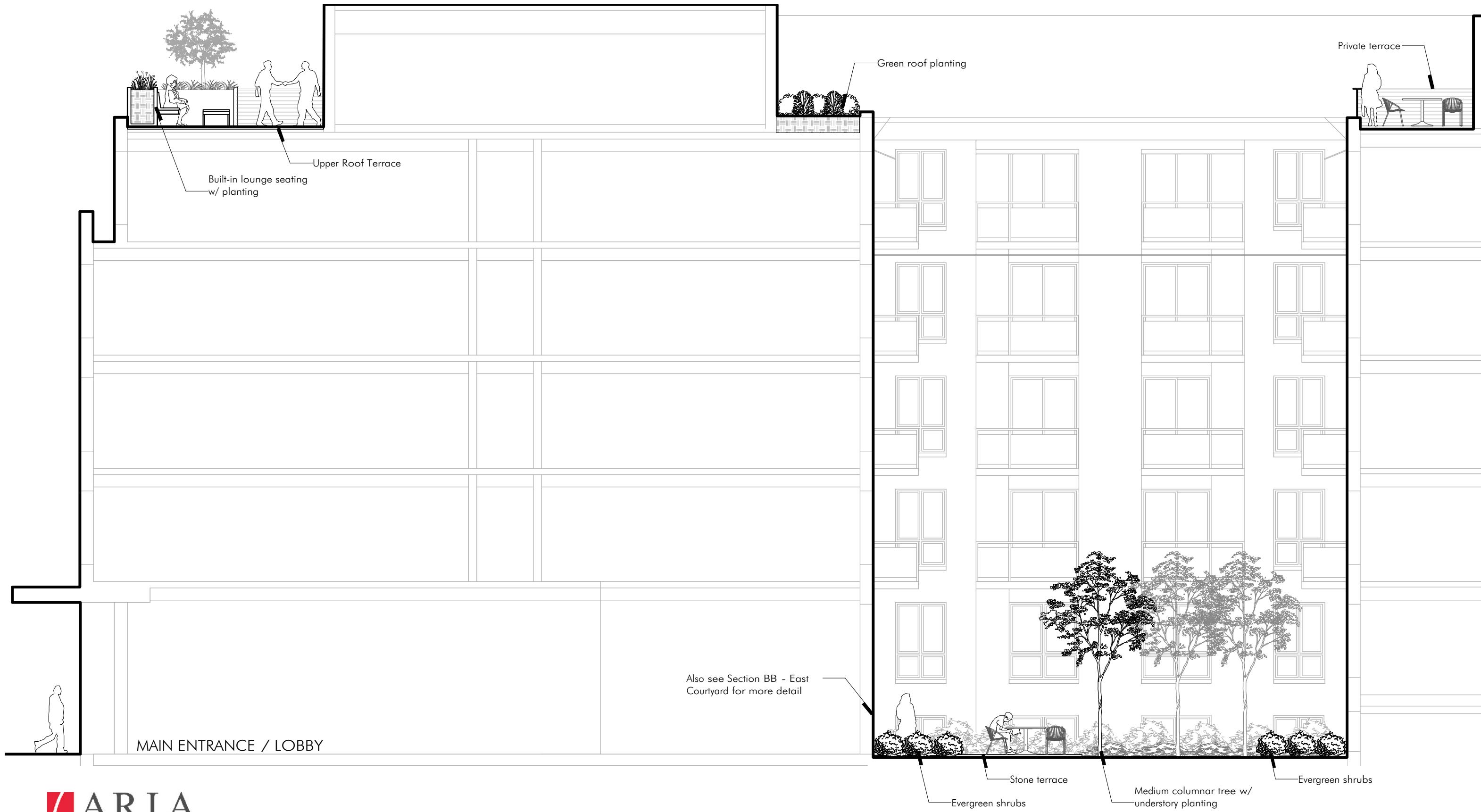
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L-2 | 1315 Clifton Street NW

Washington, DC

February 4, 2015

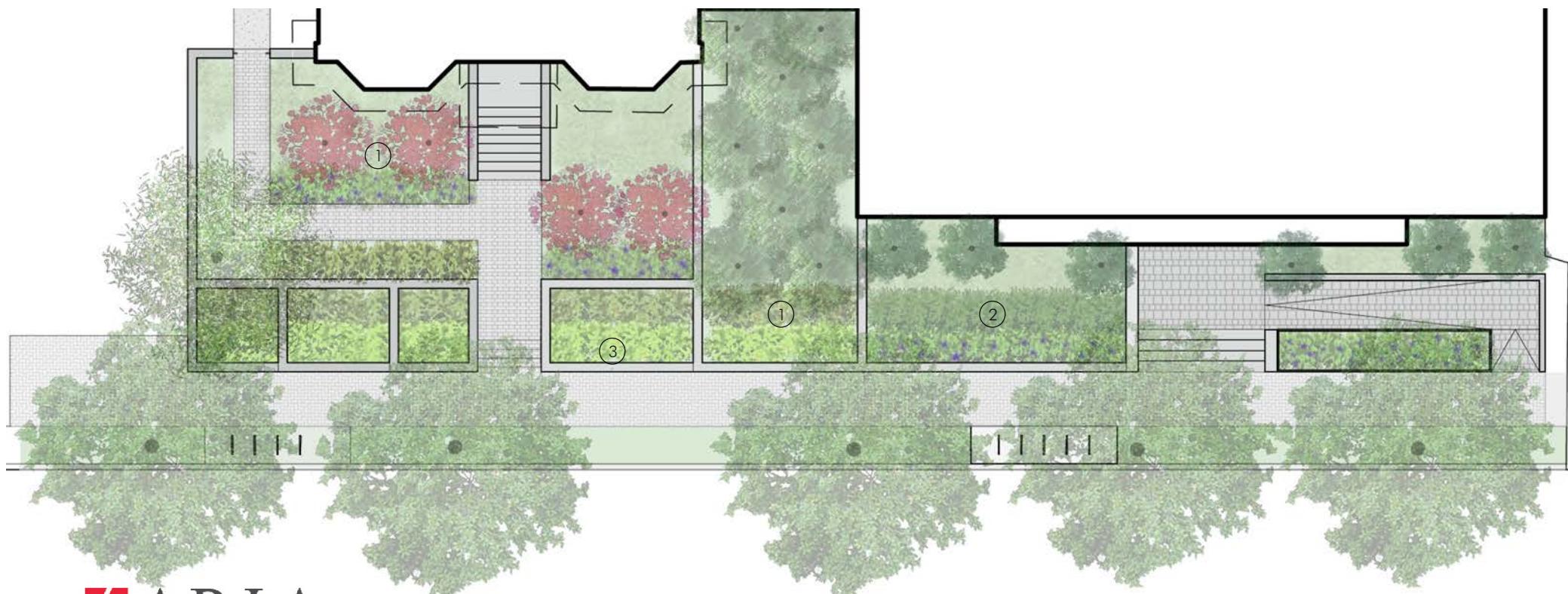
Site Section B | East Section 1/8"=1'-0"



Entry Concept |
1/16" = 1'-0"



East-West Elevation



Streetscape Plan

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1) Traditional perennial/ shrub border + flowering trees



2) Modern, layered plantings at main entrance



3) Low, stepped retaining wall along sidewalk

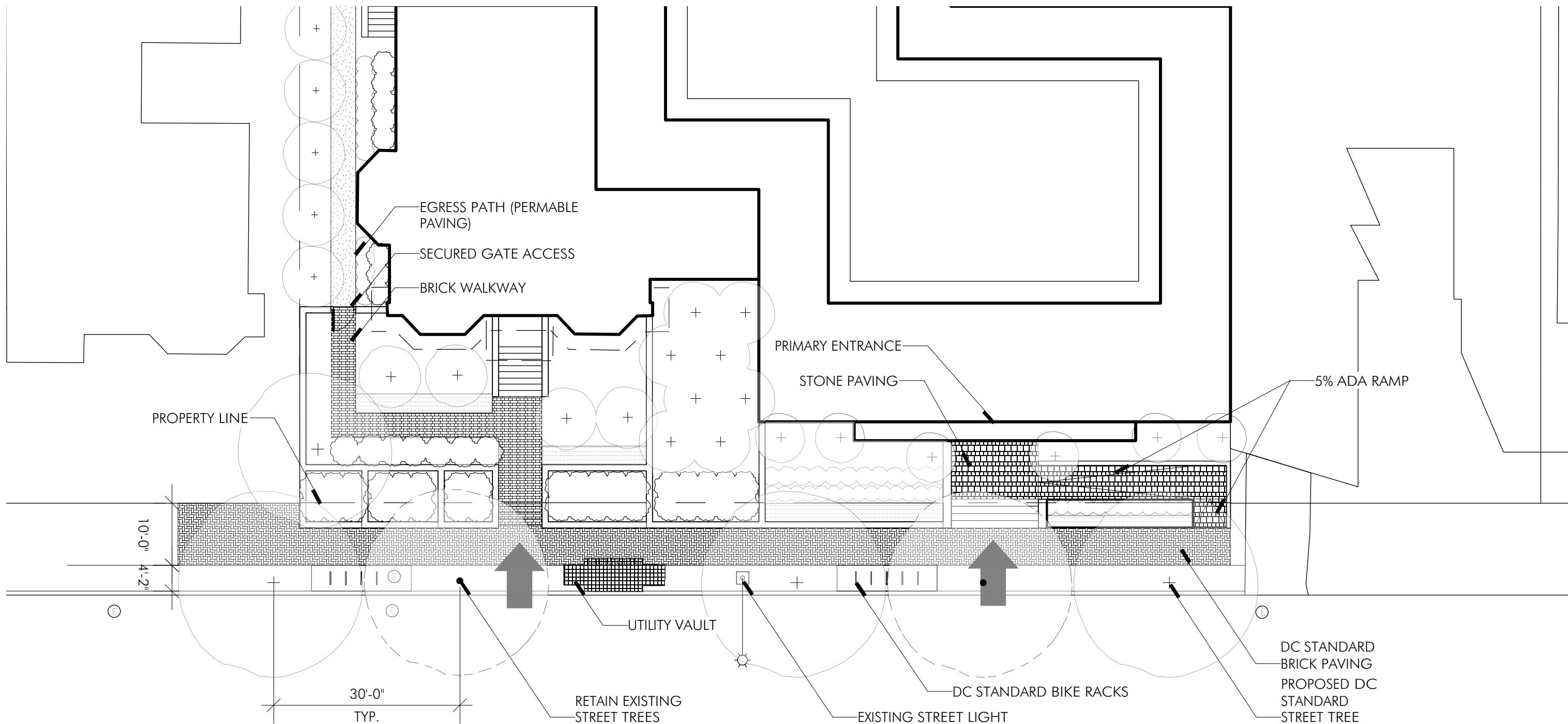
L-4

1315 Clifton Street NW

Washington, DC

February 4, 2015

Streetscape Plan | 1/16" = 1'-0"



Courtyard Concept | Plan 3/32"=1'-0"



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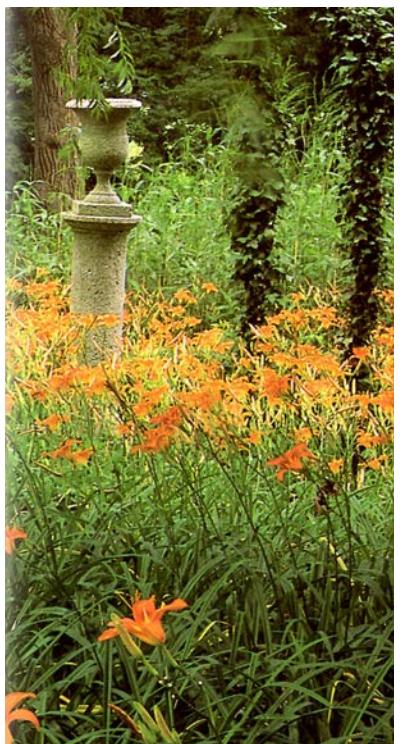
Washington, DC

February 4, 2015

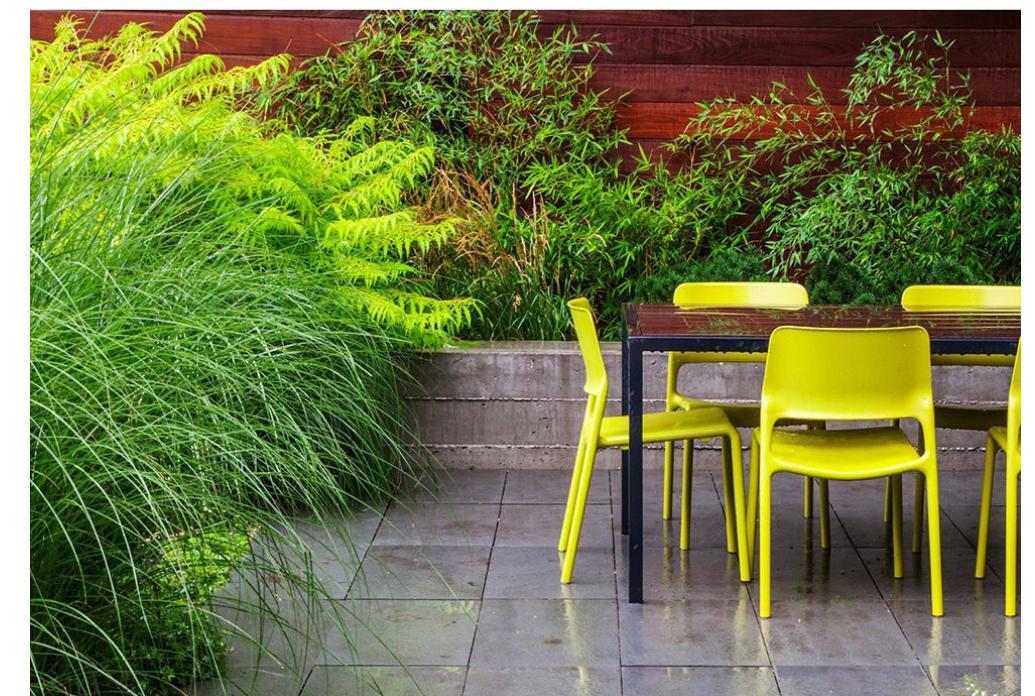
Courtyard Concept | Section AA: West Courtyard 1/4"=1'-0"



① Elevated Grove - Medium flowering or multi-stemmed trees w/ year round interest



② Flowering Perennial Garden - seasonal color and texture



③ Private Garden Terraces - Shrub / perennial plantings provide privacy & year-round views

Courtyard Concept | Section BB: East Courtyard 1/4"=1'-0"



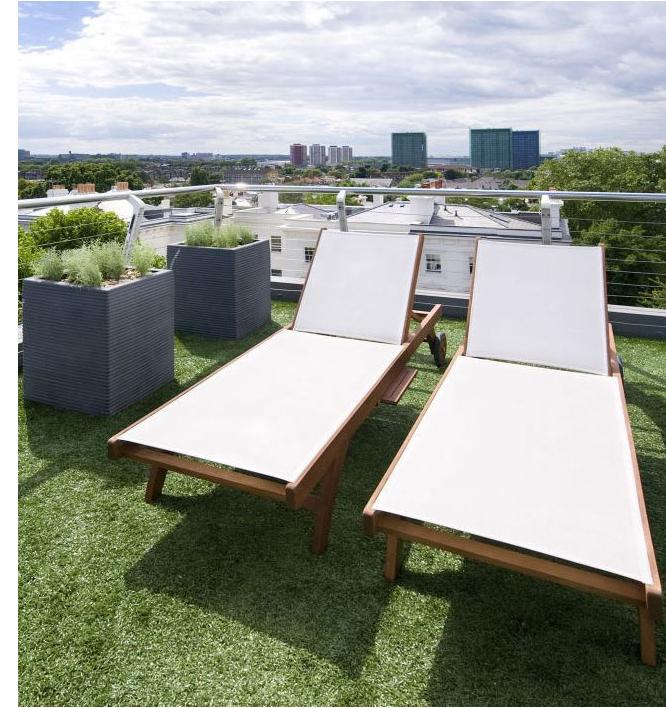
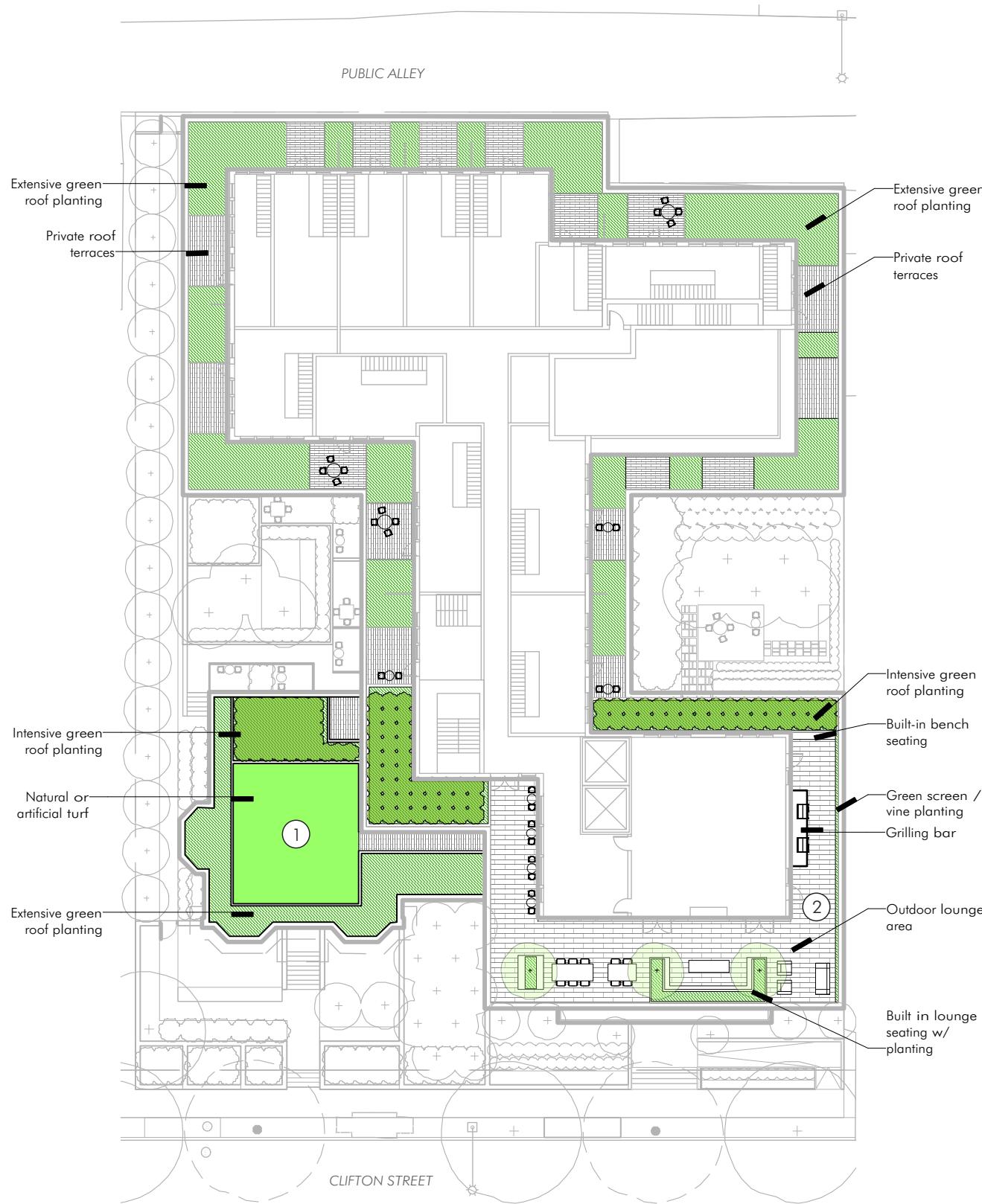
① East Courtyard Terrace - quiet garden space for individuals or groups



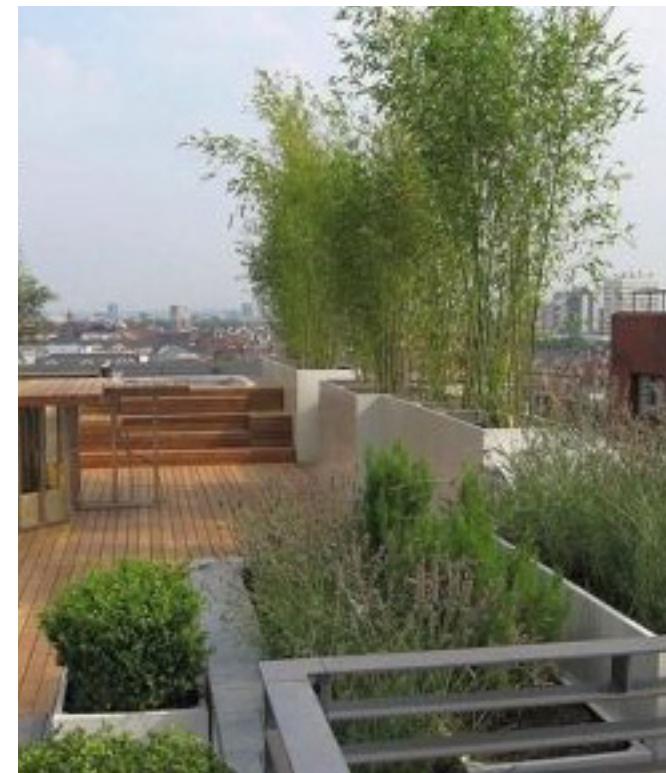
② Shade-loving groundcovers, shrubs and perennials; small canopy trees.

③ Informal seating and/or sculptural objects in the garden

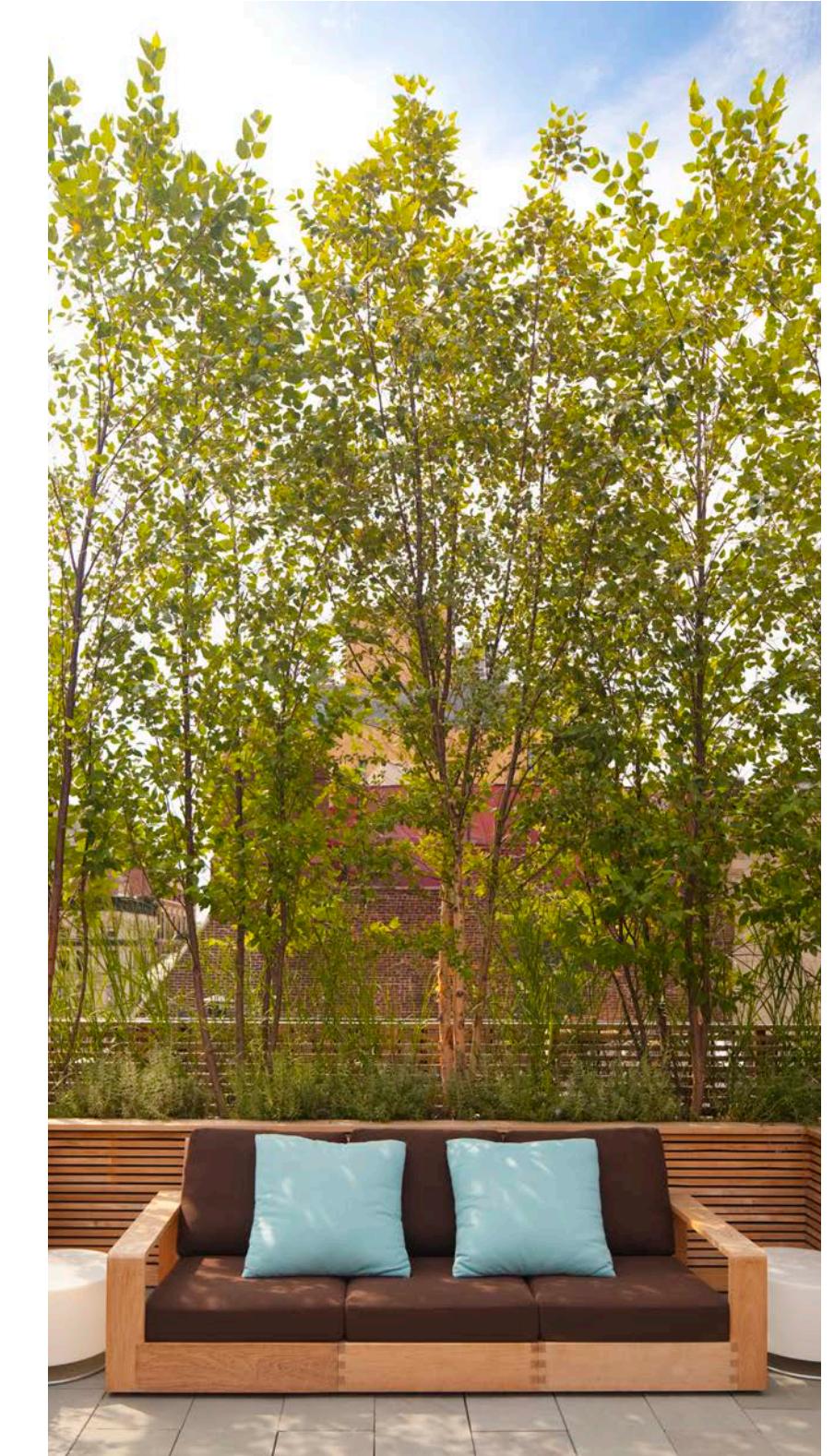
Green Roof Concept | Plan and Precedents 1"=30'



① Lower roof terrace - passive recreation, sunbathing



② Upper roof terrace - social lounging, city views, selective planting



GAR analysis | 1"=30'



Green Area Ratio Scoresheet			
Ward	Lot	Square	Zoning District
RSC			
Other / BZA Order		Lot size (enter this value first) *	
enter sq ft of lot		multiplier	SCORE
29,700			0.394
Landscape Elements			
A Landscaped areas (select one of the following for each area)			
1	Landscaped areas with a soil depth of less than 24"		
2	Landscaped areas with a soil depth of 24" or greater		
3	Bioretention facilities		
B Plantings (credit for plants in landscaped areas from Section A)			
1	Groundcovers, or other plants less than 2' tall at maturity		
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)		
3	Tree canopy for all new trees 2.5" to 6" in diameter or equivalent - calculated at 50 sq ft per tree		
4	Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree		
5	Tree canopy for preservation of existing tree 6" to 12" in diameter or larger or equivalent - calculated at 250 sq ft per tree		
6	Tree canopy for preservation of existing tree 12" to 18" in diameter or larger or equivalent - calculated at 600 sq ft per tree		
7	Tree canopy for preservation of all existing trees 18" to 24" in diameter or equivalent - calculated at 1300 sq ft per tree		
8	Tree canopy for preservation of all existing trees 24" in diameter or larger or equivalent - calculated at 2000 sq ft per tree		
9	Vegetated wall, plantings on a vertical surface		
C Vegetated or "green" roofs			
1	Over at least 2" and less than 8" of growth medium		
2	Over at least 8" of growth medium		
D Permeable Paving***			
1	Permeable paving over at least 6" and less than 24" of soil or gravel		
2	Permeable paving over at least 24" of soil or gravel		
E Other			
1	Enhanced tree growth systems***		
2	Renewable energy generation		
3	Approved water features		
H Bonuses			
1	Native plant species		
2	Landscaping in food cultivation		
3	Harvested stormwater irrigation		
sub-total of sq ft = 21,742			
enter sq ft	0	0.1	-
enter sq ft	0	0.1	-
enter sq ft	0	0.1	-
Green Area Ratio numerator = 11,701			

*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.