

THE VUE

3333 GEORGIA AVE NW
WASHINGTON, DC

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DEVELOPMENT TEAM

OWNER/DEVELOPER	3321 GEORGIA LLC
LAND USE COUNSEL	HOLLAND + KNIGHT, LLP
TRAFFIC CONSULTANT	GOROVE/SLADE ASSOCIATES, INC.
ARCHITECT	GRIMM + PARKER ARCHITECTS
CIVIL ENGINEER / LANDSCAPE ARCHITECT	WILES MENSCH CORPORATION

ZONING COMMISSION
District of Columbia
CASE NO. 10-26
EXHIBIT NO. 39A

CS

ZONING COMMISSION
District of Columbia
CASE NO. 10-26
EXHIBIT NO. 39A

FINAL PUD SUBMISSION 2 MAR 2011

GRIMM +
PARKER
ARCHITECTS

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ZONING AND VICINITY MAP

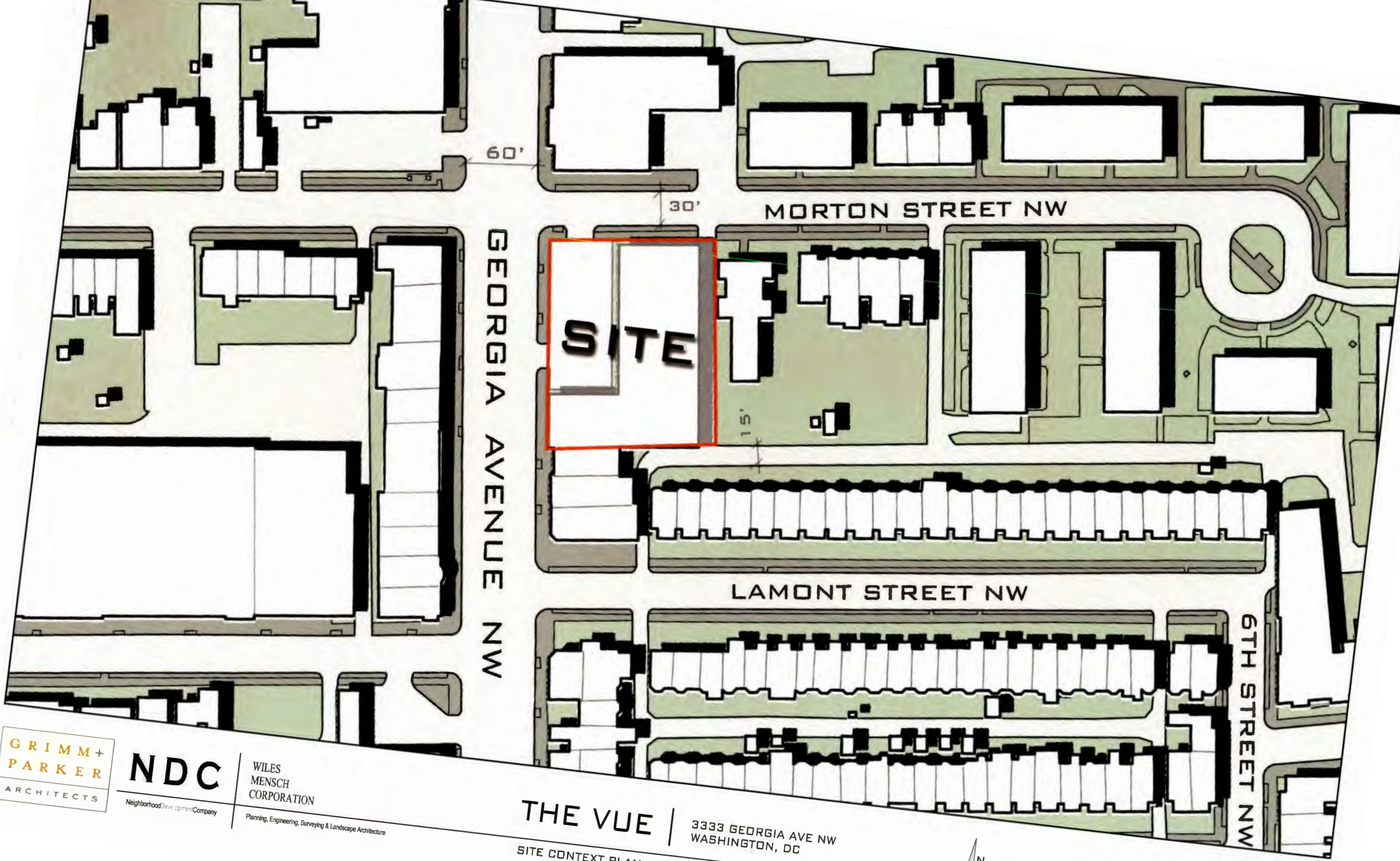
ZONING TABULATIONS



	REQ'D / ALLOWED UNDER PUD STANDARD	PROPOSED
ZONING	GA / C-2-A	GA / C-2-B
FAR	6.0	5.37
MINIMUM LOT AREA	15,000 SF	22,002.40 SF
MAXIMUM HEIGHT	90 FT	90 FT
LOT OCCUPANCY	80%	62% AT 2ND FLOOR LEVEL & UP
COURT - WIDTH	23'-4"	24'-0" (IRREGULAR SHAPE DETERMINED BY 24' Ø CIRCLE)
COURT - AREA	1,088 SF	1,463 SF
REAR YARD	15 FT	NONE PROVIDED (RELIEF REQUIRED)
SIDE YARD	NONE REQUIRED	NONE PROVIDED
LOADING BEARTH	1@ 12' X 30' FOR RETAIL 1@ 12' X 55' FOR RESIDENTIAL	1@ 12' X 20' (RELIEF REQUIRED) 1@ 12' X 30' FOR RESIDENTIAL (RELIEF REQUIRED)
LOADING PLATFORM	1@ 100 SF FOR RETAIL 1@ 200 SF FOR RESIDENTIAL	1@ 285 SF FOR RETAIL AND RESIDENTIAL (RELIEF REQUIRED) -
SERVICE / DELIVERY	1 @ 10' X 20' FOR RESIDENTIAL	NONE PROVIDED (RELIEF REQUIRED)
PARKING	49 SPACES REQUIRED	50 SPACES PROVIDED
ROOF STRUCTURES	SEE ROOF PLAN ON SHEET A-1.8 FOR ROOF STRUCTURES	SEE ROOF PLAN ON SHEET A-1.8 FOR ROOF STRUCTURES
BIKE RACKS	5% OF PARKING SPACES FOR RETAIL / OFFICE (1 BIKE RACK IS REQUIRED)	31 PROVIDED

BUILDING / LOT SUMMARY:

BUILDING LOT SIZE	22,002.40 SF	GSF (RETAIL)	7,190 SF	FAR (RESIDENTIAL)	3.76
LOT OCCUPANCY (RESIDENTIAL)	62% (13,716 SF)	GSF (LOADING/CIRC./ETC.)	23,031 SF	FAR (RETAIL)	0.33
GSF (UNITS)	80,766 SF	TOTAL GSF NEW	113,022 SF	FAR (LOADING / CIRC.)	1.05
GSF (RESIDENTIAL AMENITY)	2,035 SF	GSF EXISTING POST OFFICE	5,138 SF	FAR (POST OFFICE)	0.23
GSF (RESIDENTIAL TOTAL)	82,801 SF	TOTAL GSF SITE	118,160 SF	FAR (TOTAL NEW)	5.14
				FAR (TOTAL SITE)	5.37



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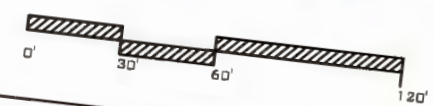
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THE VUE
SITE CONTEXT PLAN

3333 GEORGIA AVE NW
WASHINGTON, DC



A-0.2



1 | GEORGIA AVENUE ELEVATION LOOKING EAST



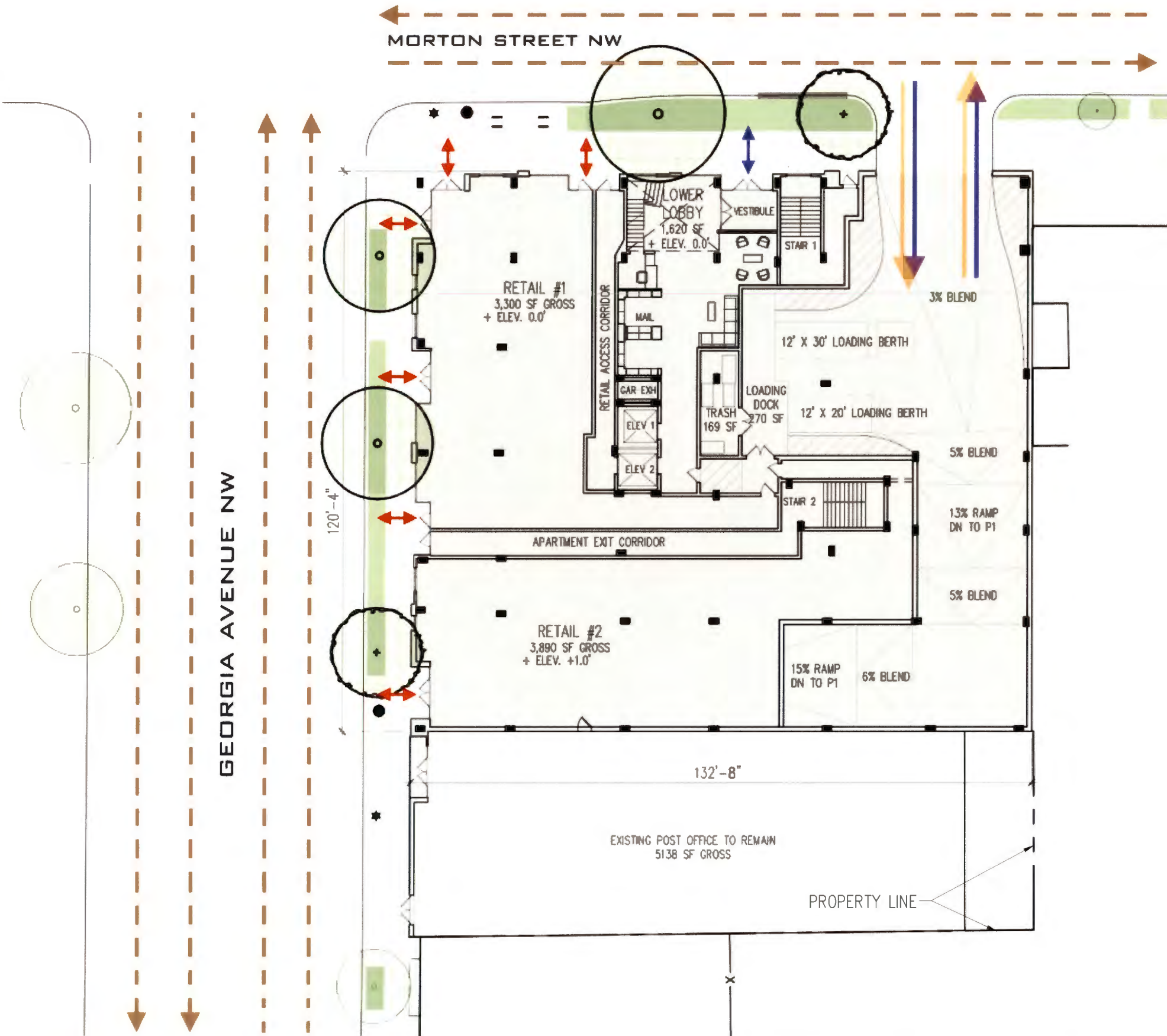
2 | GEORIGA AVENUE ELEVATION LOOKING WEST



3 | MORTON ST ELEV.
LOOKING SOUTH



SITE CONTEXT



LEGEND

- RESIDENTIAL / COMMERCIAL GARAGE ACCESS
- DELIVERY VEHICLES LOADING ACCESS
- TRAFFIC FLOW
- PEDESTRIAN RETAIL ACCESS
- PEDESTRIAN RESIDENTIAL ACCESS
- BIKE RACK (2 BIKES EACH RACK)
- NEW DC STANDARD TRASH BIN LOCATIONS
- EXISTING TREES
- PROPOSED TREES
- WASHINGTON GLOBE LIGHT FIXTURES

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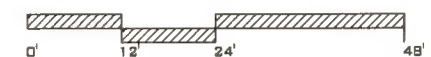
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SITE ACCESS AND CIRCULATION DIAGRAM

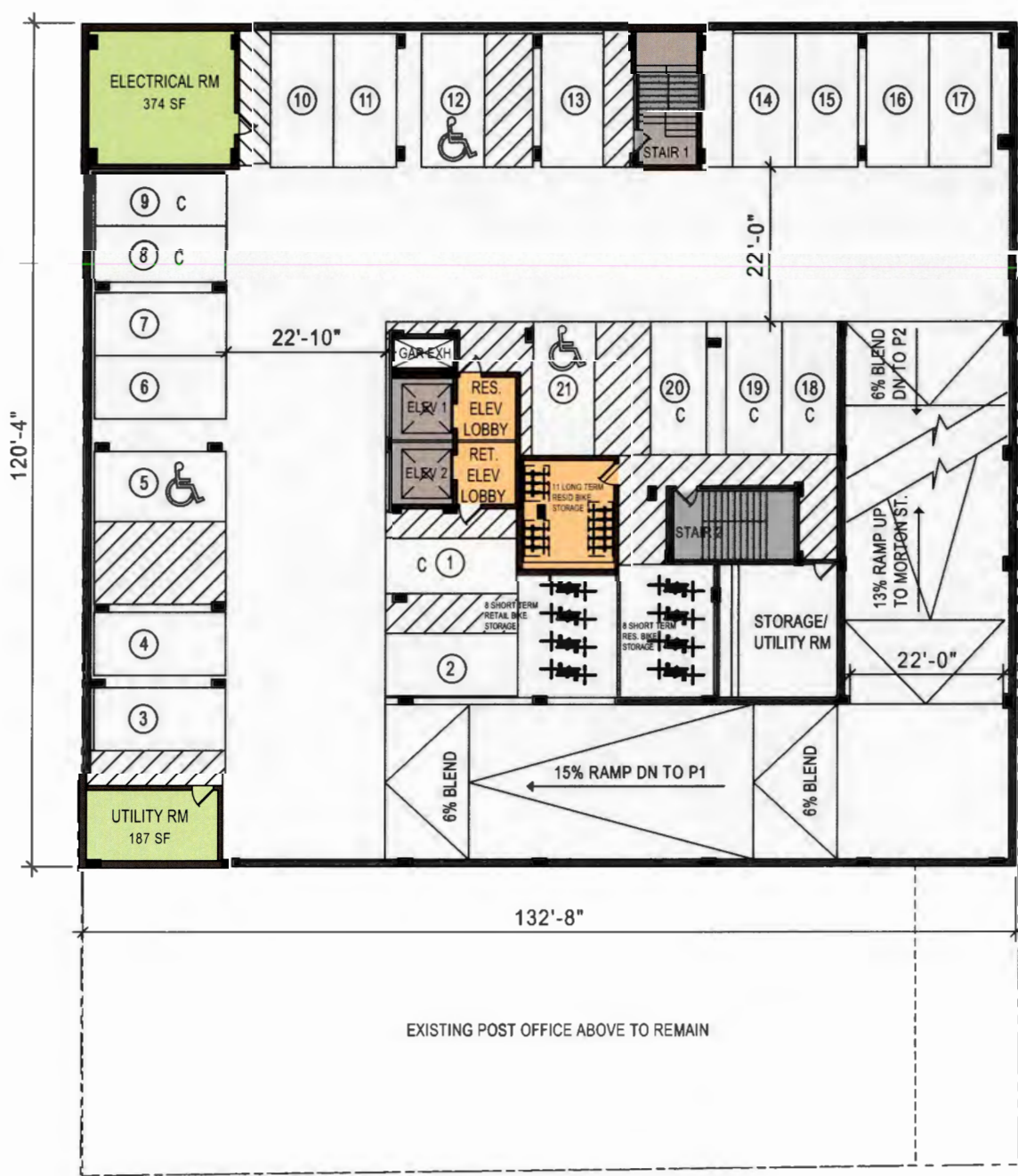


A-0.4

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21 MAR 2011

PARKING TABULATIONS

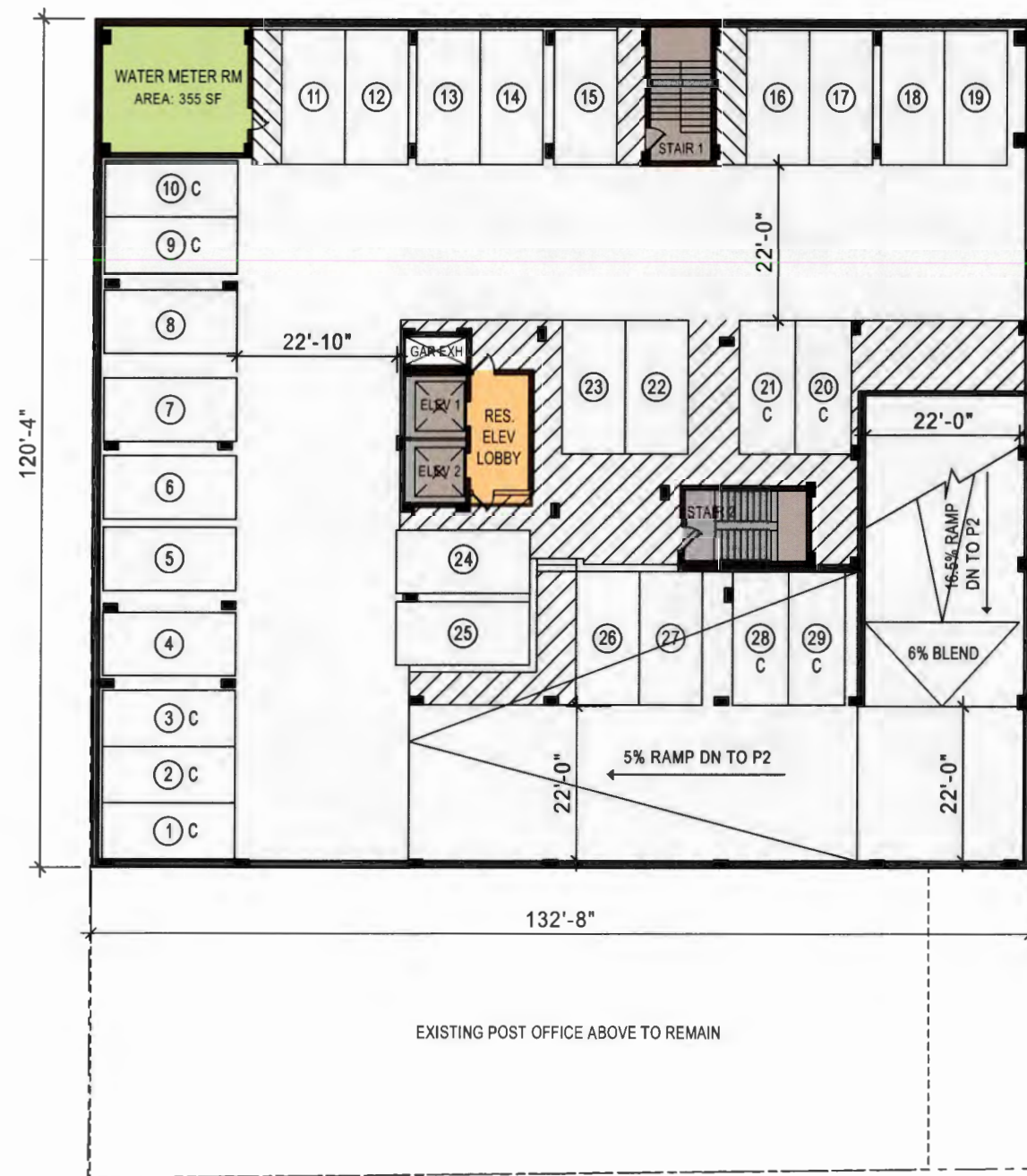


NOTE: THE LAYOUTS SHOWN ON THESE PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

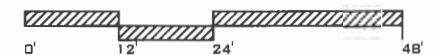
REQ'D / ALLOWED		PROPOSED	
PARKING SPACE TYPE	STANDARD (9'x19')	LEVEL P1	14 SPACES
		LEVEL P2	20 SPACES
	ADA ACCESSIBLE (9'x19')	LEVEL P1	3 SPACES
		LEVEL P2	NONE
COMPACT (8'x19')		LEVEL P1	4 SPACES
		LEVEL P2	9 SPACES
TOTAL		49 SPACES	50 SPACES

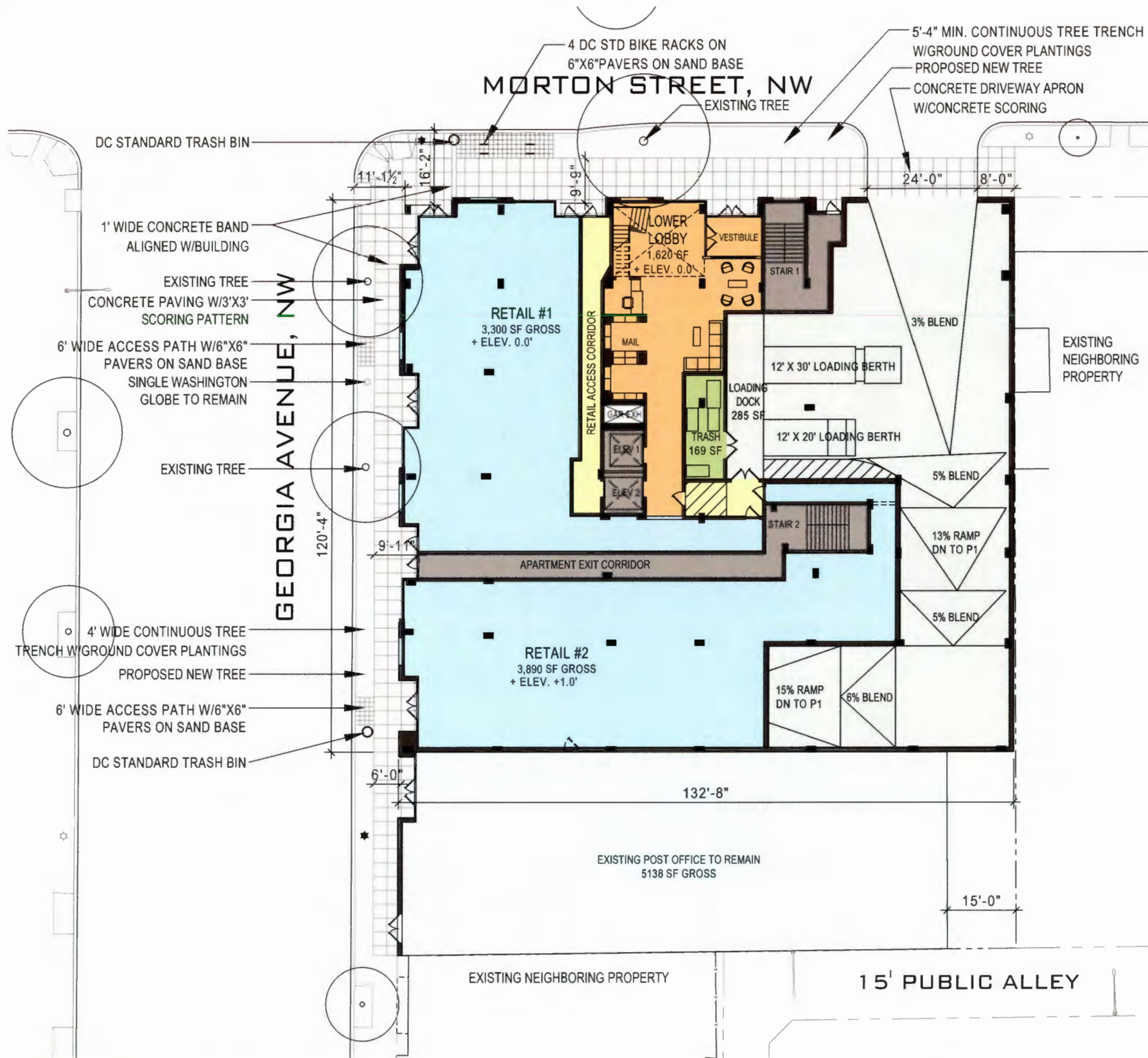
BIKE AND RACK TABULATION

	BIKE RACKS	BIKES
EXTERIOR STREET BIKE RACKS	4	4
RESIDENTIAL LONG TERM BIKE RACKS	11	11
RESIDENTIAL SHORT TERM BIKE RACKS	4	8
RETAIL SHORT TERM BIKE RACKS	4	8
TOTAL BIKE STORAGE PROPOSED	23	31



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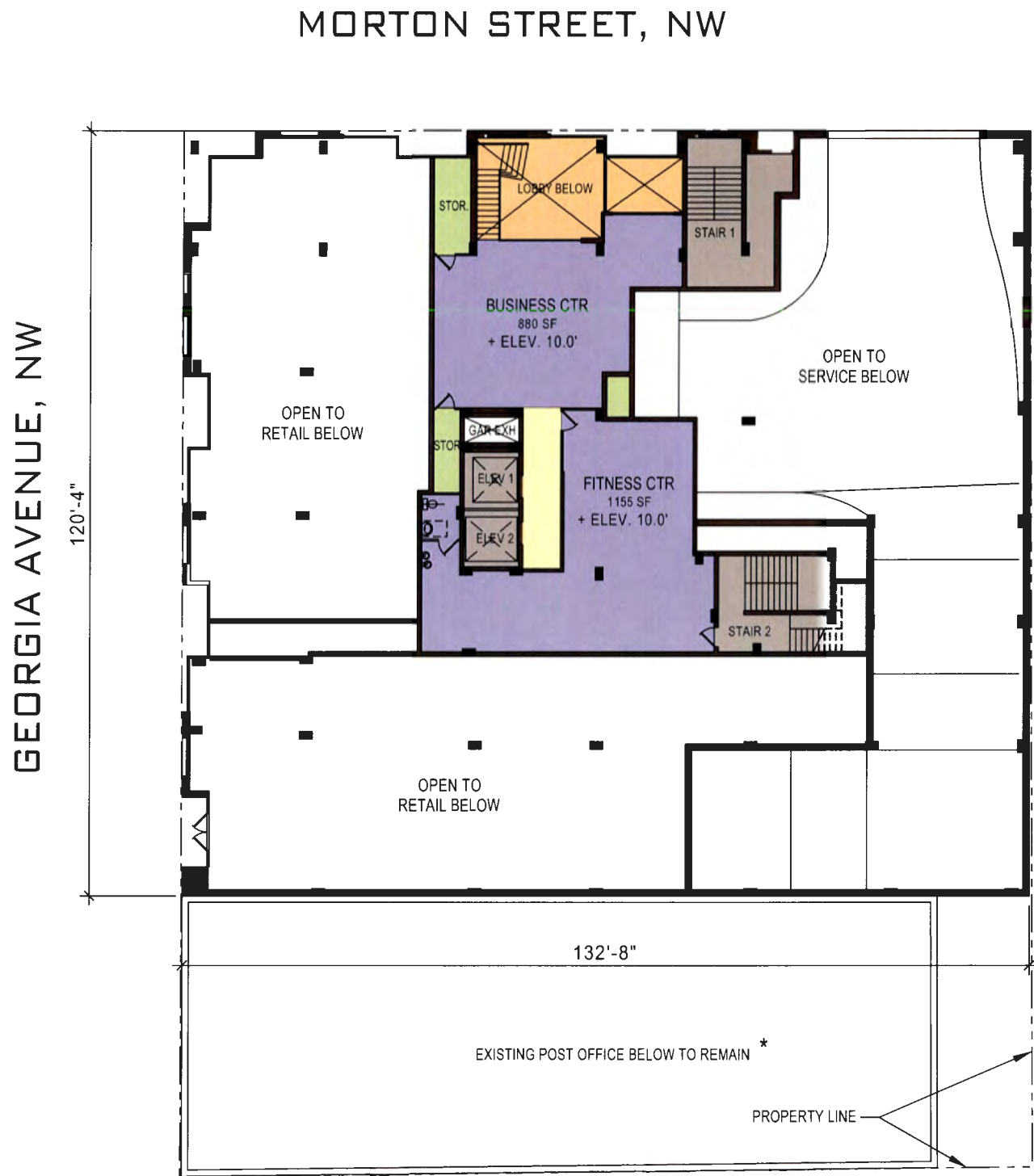


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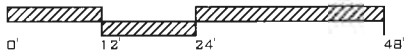
RESIDENTIAL AMENITY SPACE

BUSINESS CENTER	880 SF
FITNESS CENTER	1,155 SF
TOTAL RESIDENTIAL AMENITY SPACE	2,035 SF

* COOL/ REFLECTIVE ROOF TO BE PROVIDED



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UNIT LEGEND

STUDIO	1 UNIT/FLOOR X 7	7 UNITS
1 BEDROOM	9 UNITS/FLOOR X 7	63 UNITS
1 BEDROOM + DEN	2 UNITS/FLOOR X 7	14 UNITS
2 BEDROOM	4 UNITS/FLOOR X 7	28 UNITS
TOTAL		112 UNITS

COURT TABULATIONS

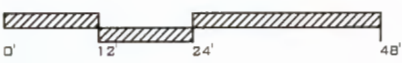
	REQUIRED/ALLOWED	PROPOSED
WIDTH (CLOSED)	4" / FT OF HEIGHT NOT LESS THAN 15' 4" / FT X 70 FT = 23'-4"	24'-0"
AREA (CLOSED)	2 X SF OF COURT WIDTH NOT LESS THAN 350 SF 2 X (23.33 FT) ² = 1089 SF	1420 SF



UNIT MIX + BUILDING AREA CHART

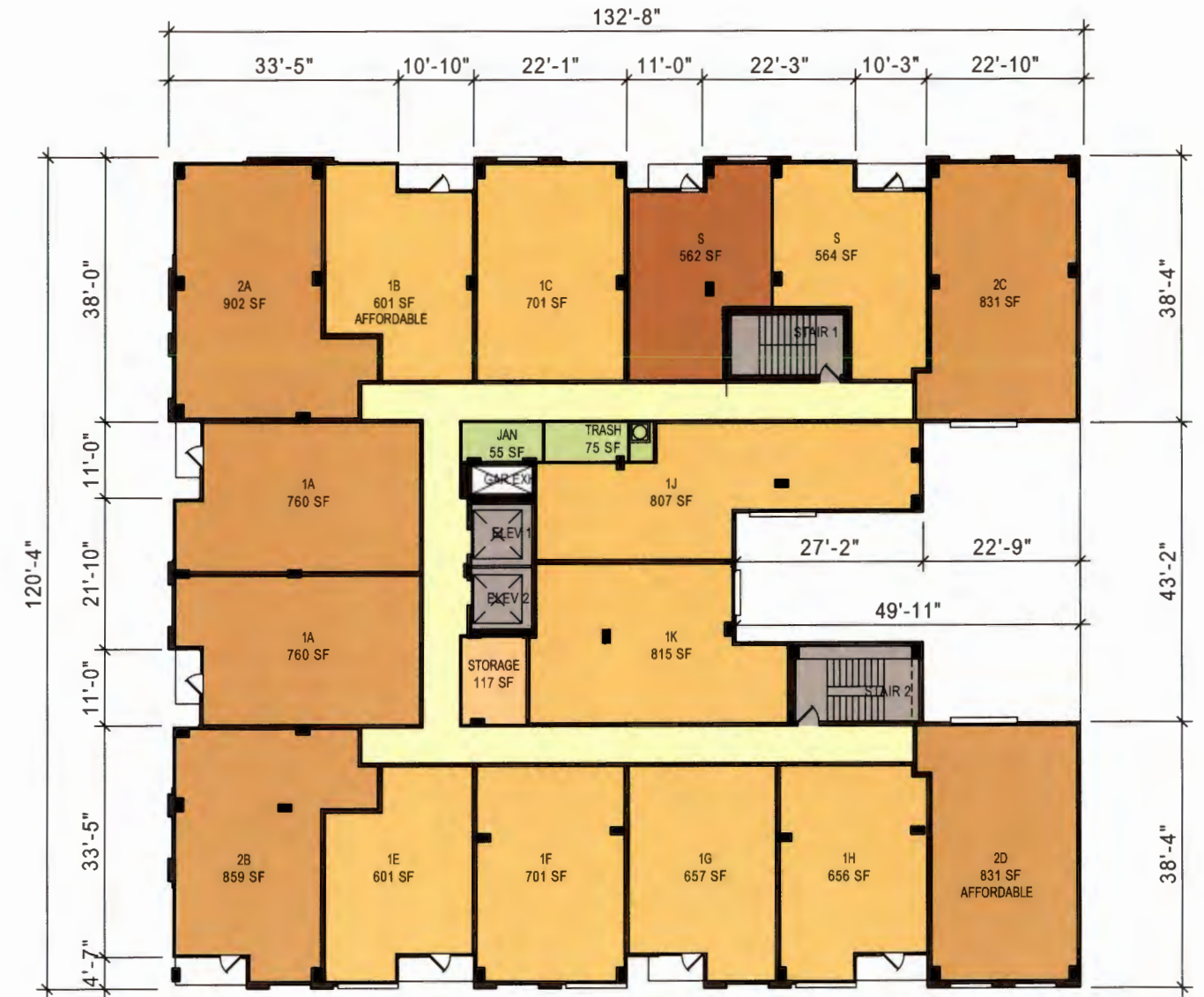
UNIT TYPES	S	1A	1B	1C	1D	1E	1F	1G	1H	1J	1K	2A	2B	2C	2D	TOTAL
UNIT SQUARE FOOTAGES	400	760	601	701	656	601	701	657	656	807	815	902	859	831	831	
BEDS AND BATHS	080/1BA	180/1BA	180/1BA	180/1BA	180/1BA	180/1BA	180/1BA	180/1BA	180/1BA	180/1BA	180/1BA	280/2BA	280/2BA	280/2BA	280/2BA	
THE VUE																
INDICATES AFFORDABLE UNIT																
UNITS PER FLOOR																UNITS/FLOOR
LOWER LOBBY FLOOR																-
UPPER LOBBY FLOOR																-
SECOND FLOOR	1	2	3	1	1	1	1	1	1	1	1	1	1	1	1	35
THIRD FLOOR	1	2	3	1	1	1	1	1	1	1	1	1	1	1	1	35
FOURTH FLOOR	1	2	3	1	1	1	1	1	1	1	1	1	1	1	1	35
FIFTH FLOOR	1	2	3	1	1	1	1	1	1	1	1	1	1	1	1	35
SIXTH FLOOR	1	2	3	1	1	1	1	1	1	1	1	1	1	1	1	35
SEVENTH FLOOR	1	2	3	1	1	1	1	1	1	1	1	1	1	1	1	35
EIGHTH FLOOR	1	2	3	1	1	1	1	1	1	1	1	1	1	1	1	35
TOTALS																TOTAL
TOTAL UNITS	7	14	7	7	7	7	7	7	7	7	7	7	7	7	7	112
TOTAL SQUARE FOOTAGE	2,800	10,640	4,207	4,907	4,592	4,207	4,907	4,599	4,592	5,649	5,705	6,314	6,013	5,817	5,817	80,766
NUMBER OF UNITS	7															112
UNIT MIX PERCENTAGE OF TOTAL	6%															100%
TOTAL AFFORDABLE																8% OF UNITS GSF REQUIRED: 6,461
TOTAL AFFORDABLE UNITS	1	0	4	0	0	2	0	0	0	0	0	0	0	0	0	7
TOTAL GSF OF AFFORDABLE UNITS	400	0	2,404	0	0	1,302	0	0	0	0	0	0	0	0	0	4,106

NOTE: THE LAYOUTS SHOWN ON THESE PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.





THIRD FLOOR PLAN



FOURTH FLOOR PLAN

UNIT LEGEND

- STUDIO
- 1 BEDROOM
- 1 BEDROOM + DEN
- 2 BEDROOM

NOTE: THE LAYOUTS SHOWN ON THESE PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.





FIFTH FLOOR PLAN



SIXTH FLOOR PLAN

UNIT LEGEND

- STUDIO
- 1 BEDROOM
- 1 BEDROOM + DEN
- 2 BEDROOM

NOTE: THE LAYOUTS SHOWN ON THESE PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.





UNIT LEGEND

- STUDIO
- 1 BEDROOM
- 1 BEDROOM + DEN
- 2 BEDROOM

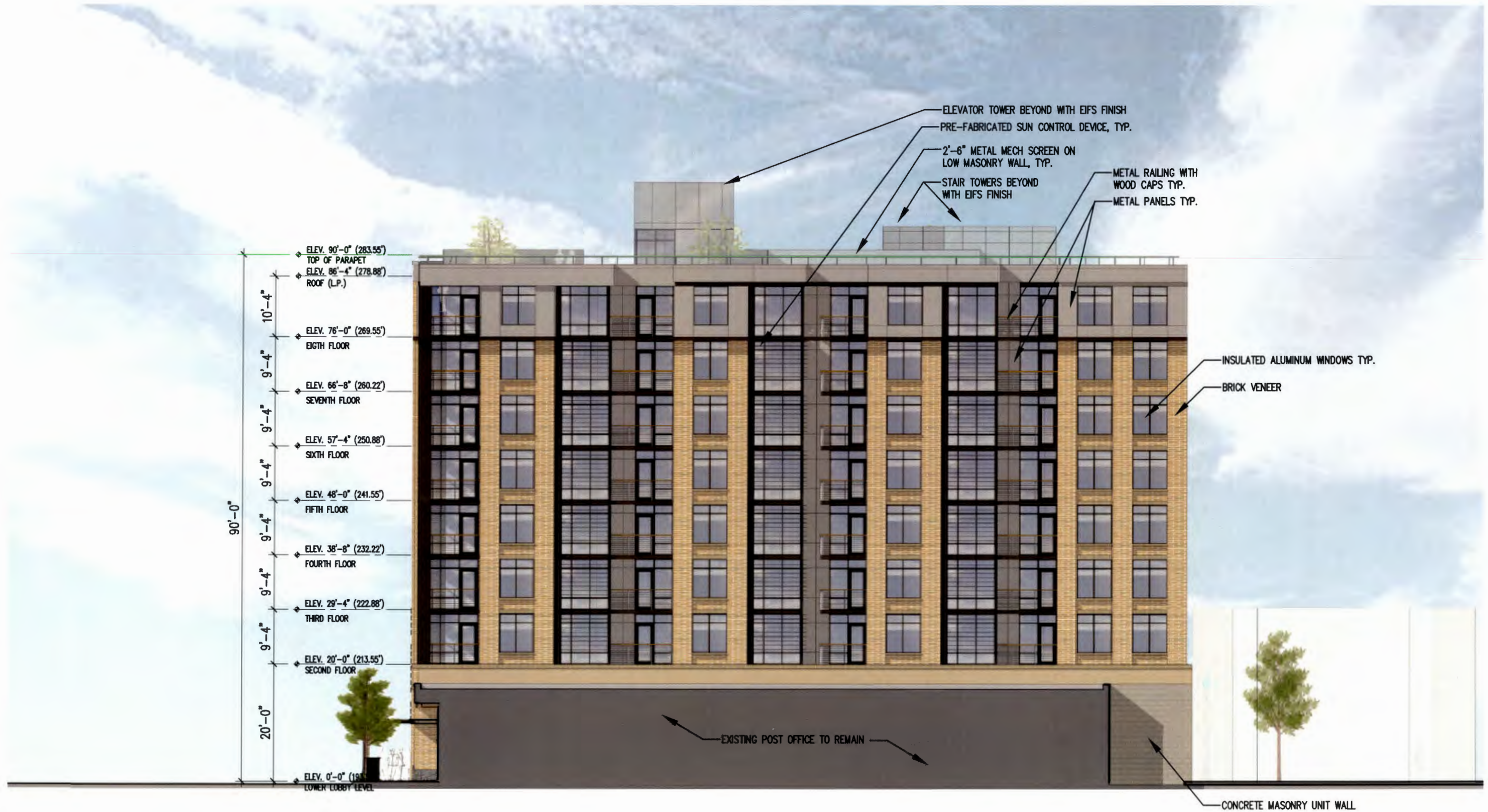
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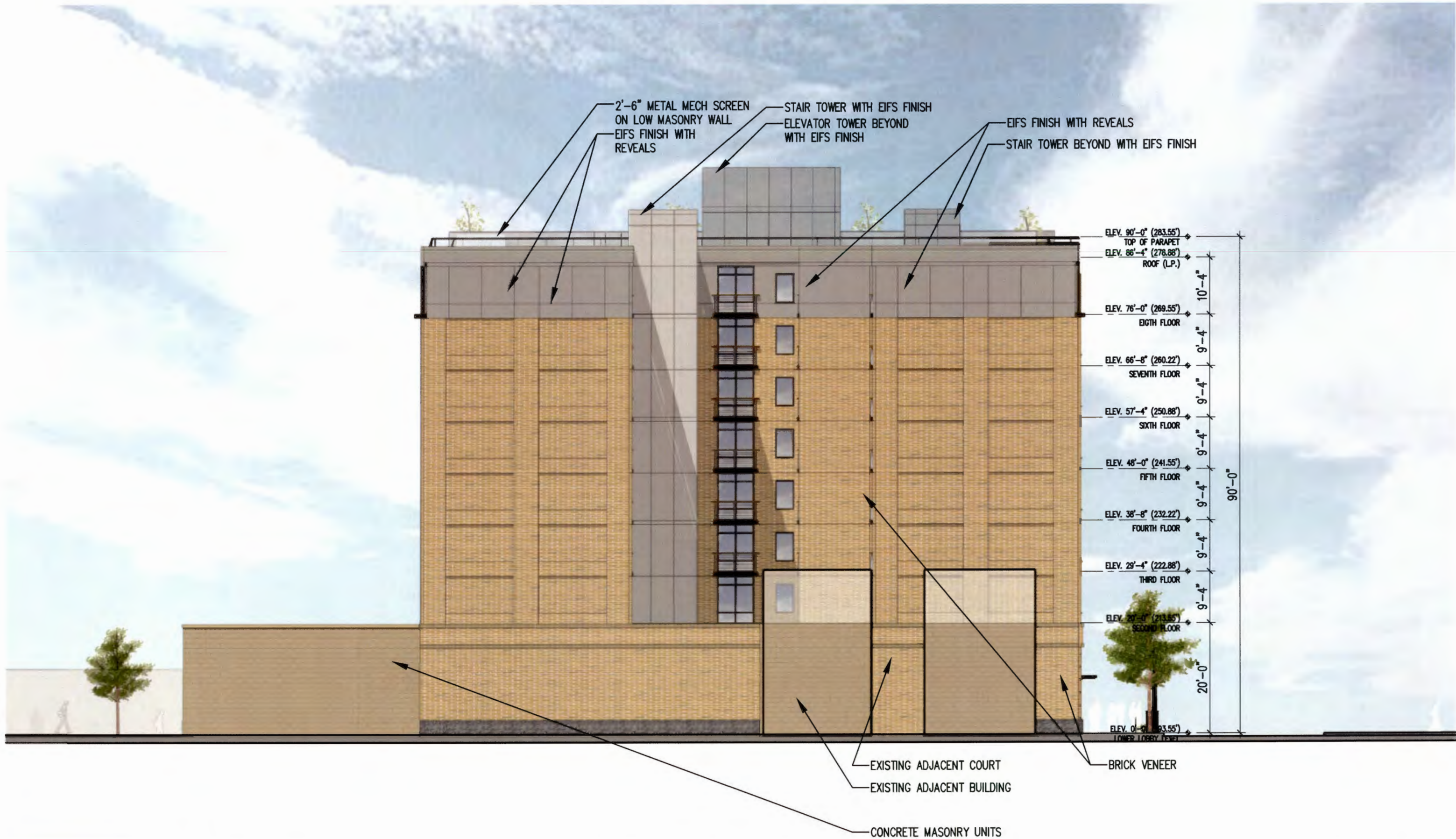




- COMPLIANCE WITH GEORGIA AVENUE OVERLAY DISTRICT REQUIREMENTS:**
- 1328.2 BUILDING WILL BE CONSTRUCTED TO ALL PROPERTY LINES ABUTTING PUBLIC STREETS.
 - 1328.5 50% OF THE SURFACE AREA OF THE GEORGIA AVENUE WALL AT THE GROUND LEVEL IS PROPOSED TO ENTRANCES TO COMMERCIAL USES WITH DISPLAY WINDOWS HAVING CLEAR OR LOW EMISSIVITY GLASS.
 - 1328.7 INDIVIDUAL PUBLIC ENTRANCES ARE DIRECTLY ACCESSIBLE FROM THE PUBLIC SIDEWALK.
 - 1328.8 DISTANCES BETWEEN ENTRANCES ARE LESS THAN 40 FEET FOR THE LINEAR FRONTAGE OF THE BUILDING.
 - 1328.9 THE GROUND FLOOR LEVEL IS PROPOSED TO HAVE A UNIFORM CLEAR FLOOR-TO-CEILING HEIGHT OF 15'-4" WHICH EXCEEDS THE MINIMUM REQUIREMENT.









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PERSPECTIVE VIEW

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A-3.0

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21 MAR 2011





SUN CONTROL PRECEDENT

METAL PANELS

PREFABRICATED METAL SUN CONTROLS

INSULATED ALUMINUM WINDOWS

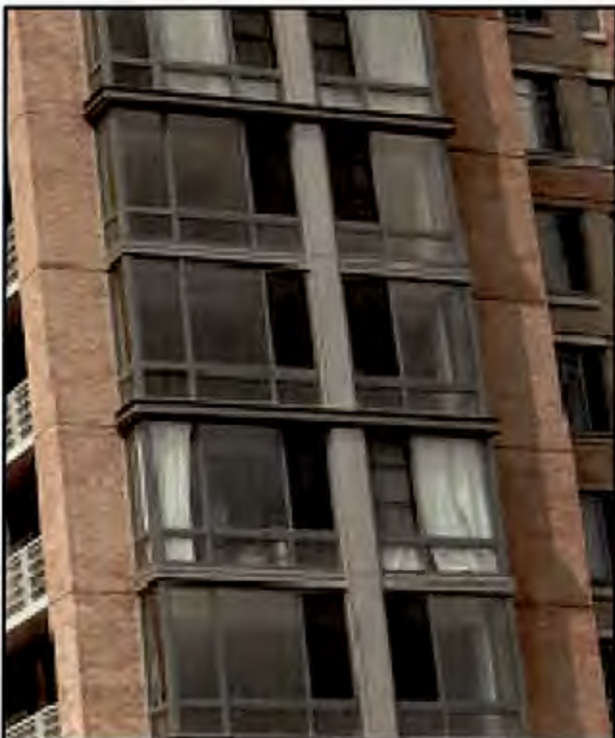
BRICK VENEER MASONRY

METAL RAILINGS WITH WOOD CAPS

METAL PANELS



TYPICAL WALL DETAILS FOR SOUTH FACADE



ALUMINUM WINDOW PRECEDENT



SOUTH ELEVATION



CANOPY PRECEDENTS



GEORGIA AVENUE (WEST) ELEVATION

ENLARGED AREA

METAL RETAIL SIGNAGE

BRICK VENEER

ARCHITECTURAL METAL
RETAIL ENTRANCE CANOPY

INSULATED ALUMINUM
STOREFRONT SYSTEM

HIGH DENSITY
MASONRY UNIT BASE



TYPICAL GEORGIA AVENUE RETAIL ENTRANCE



BRICK PRECEDENT



HIGH DENSITY MASONRY
UNIT PRECEDENT

ENLARGED AREA



MORTON STREET (NORTH) ELEVATION

METAL PANELS

INSULATED ALUMINUM
WINDOWS

METAL RAILINGS WITH
WOOD CAPS

BRICK VENEER

METAL PANEL
METAL RESIDENTIAL
ENTRANCE SIGNAGE

ARCHITECTURAL METAL
ENTRANCE CANOPY

INSULATED ALUMINUM
STOREFRONT SYSTEM

HIGH DENSITY
MASONRY UNIT BASE



RESIDENTIAL LOBBY ENTRANCE



METAL PANEL PRECEDENT



STOREFRONT PRECEDENT



RECESSED ENTRY PRECEDENT



GEORGIA AVENUE (WEST) ELEVATION

ENLARGED AREA

INSULATED ALUMINUM WINDOW SYSTEM TYP.

BRICK VENEER

METAL RETAIL SIGNAGE

ARCHITECTURAL METAL CANOPY

INSULATED ALUMINUM STOREFRONT SYSTEM

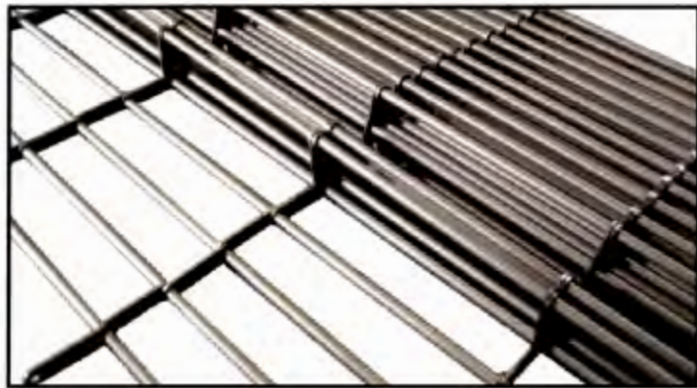
METAL COLUMN COVER

HIGH DENSITY MASONRY UNIT BASE



GEORGIA AVENUE CORNER RETAIL ENTRANCE





ROLL-UP SECURITY GRILLE DETAIL



ROLL-UP SECURITY GRILLE PRECEDENT



MORTON STREET (NORTH) ELEVATION

INSULATED ALUMINUM
WINDOW SYSTEM TYP.

BRICK VENEER

GARAGE LEVEL: PAINTED
DRIVE AND RECEIVING
TO MATCH BRICK

ROLL-UP SECURITY
GRILLE

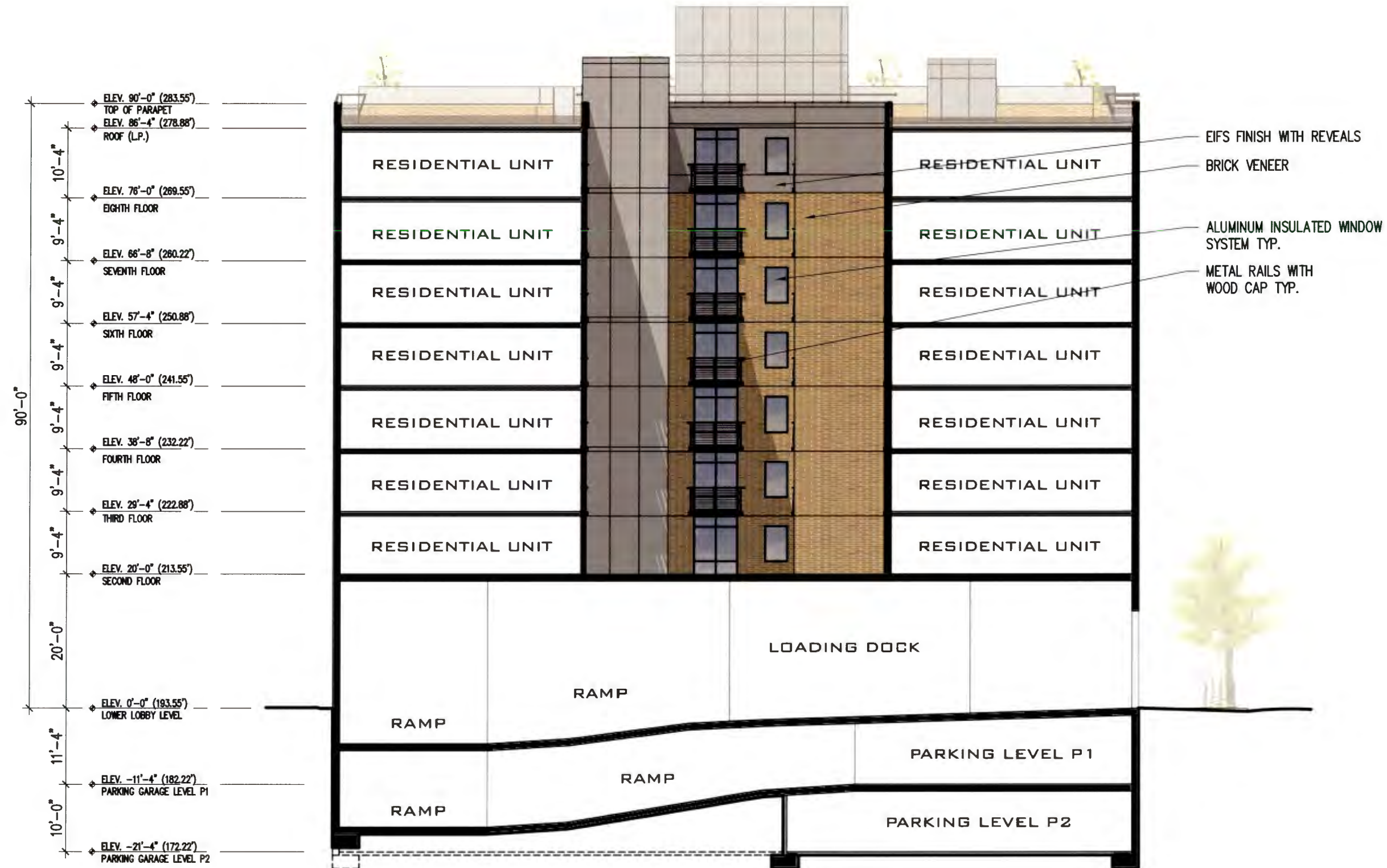
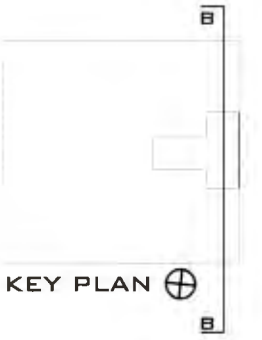
HIGH DENSITY
MASONRY UNIT BASE



MORTON STREET GARAGE ENTRANCE







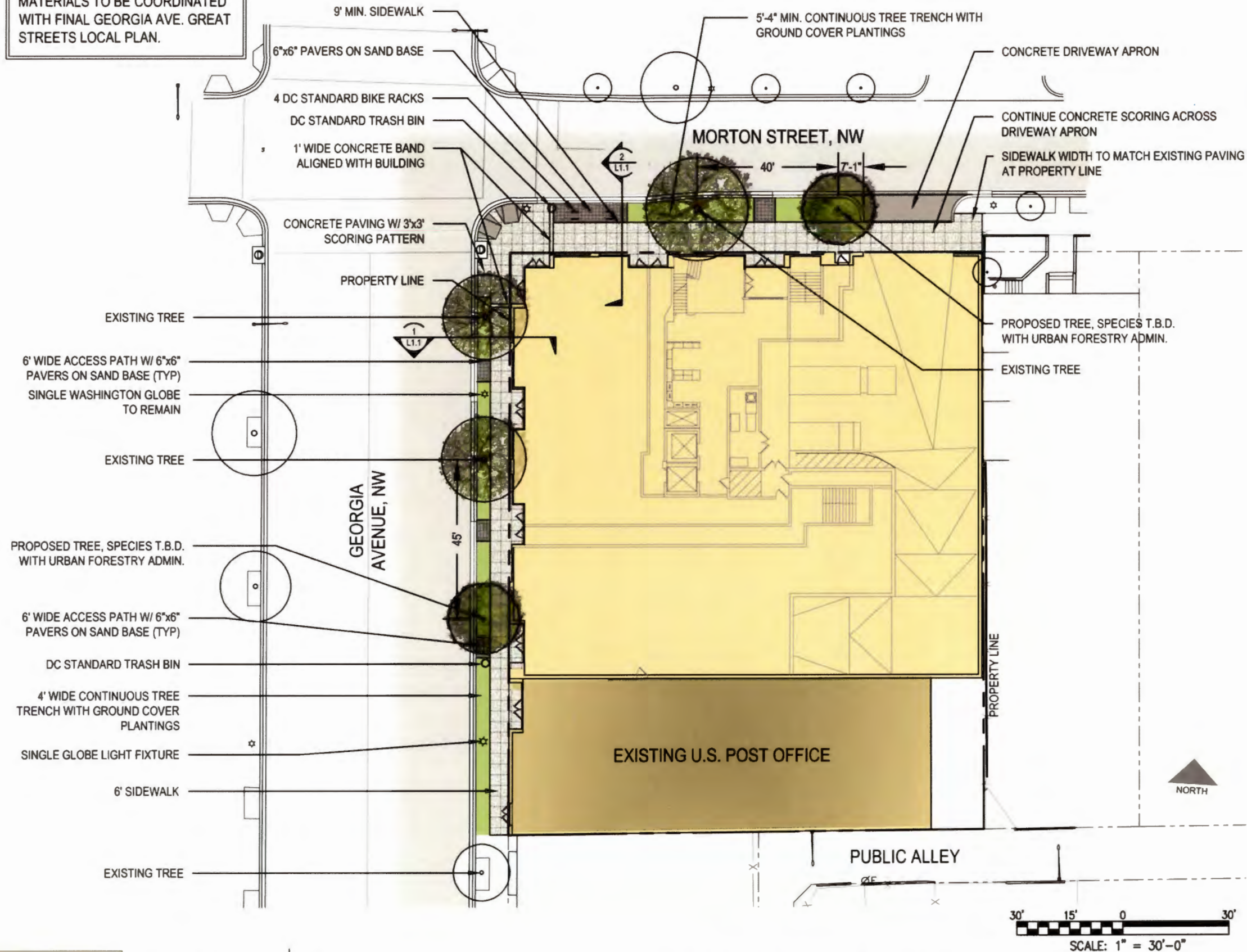


1 GEORGIA AVENUE
SIDEWALK SECTION
3/16" = 1'-0"

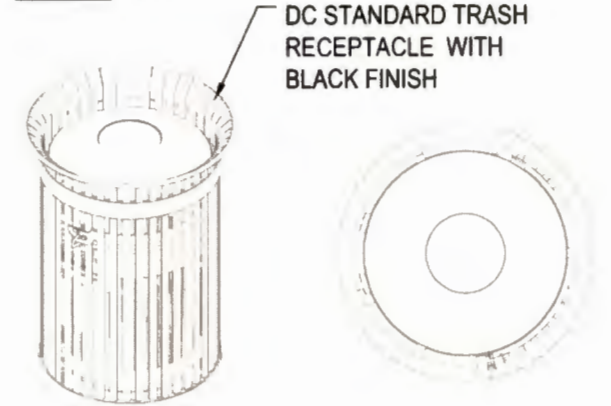


2 MORTON STREET
SIDEWALK SECTION
3/16" = 1'-0"

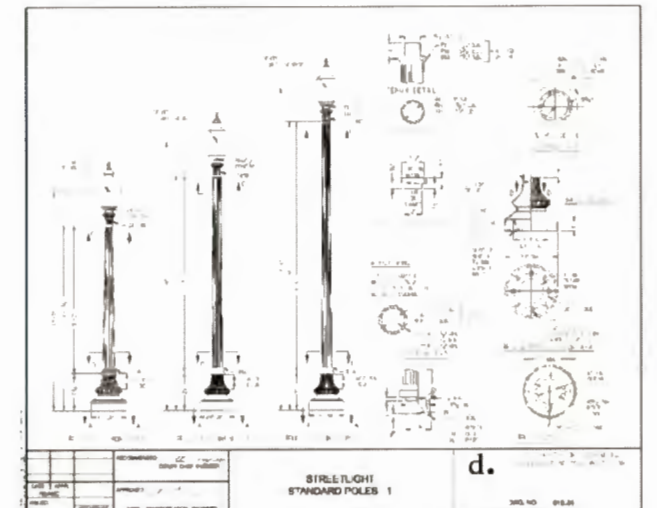
NOTE: FINAL STREETSCAPE MATERIALS TO BE COORDINATED WITH FINAL GEORGIA AVE. GREAT STREETS LOCAL PLAN.



1 DISTRICT OF COLUMBIA STANDARD BIKE RACK
N.T.S.



2 DISTRICT OF COLUMBIA STANDARD TRASH BIN
N.T.S.



3 DISTRICT OF COLUMBIA SINGLE GLOBE LIGHT
N.T.S.

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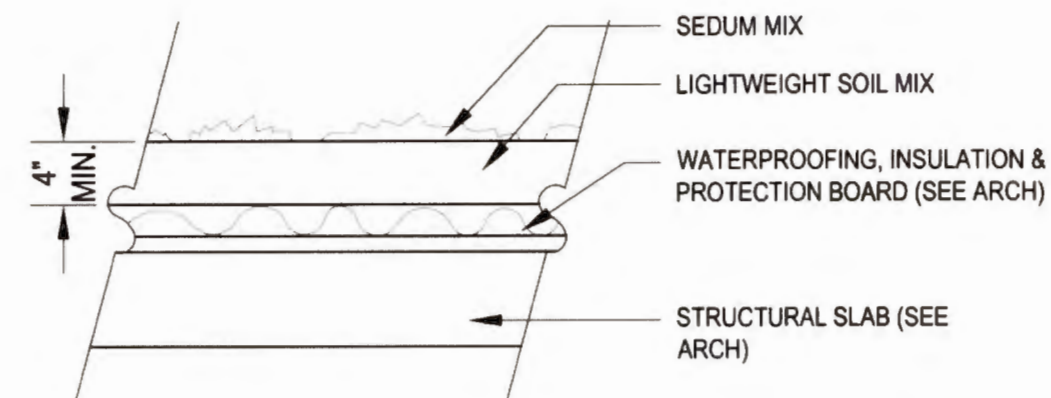
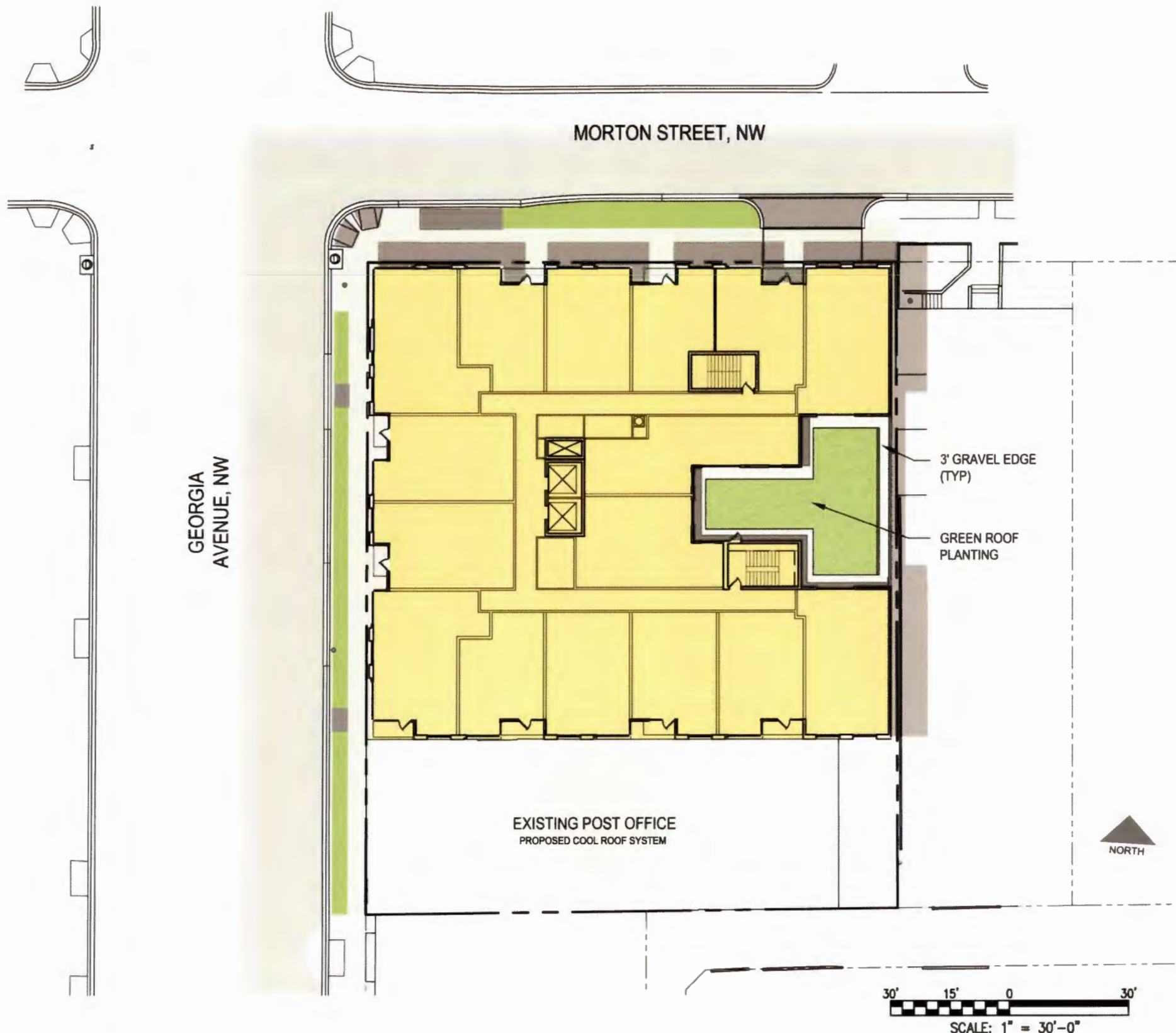
SITE PLAN

3333 GEORGIA AVE NW
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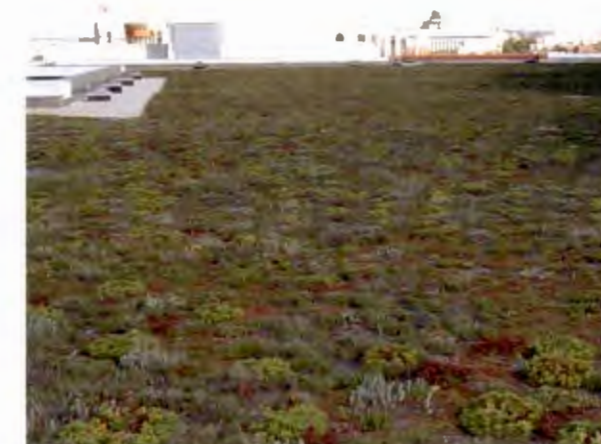
L-1.0

FINAL PUD SUBMISSION

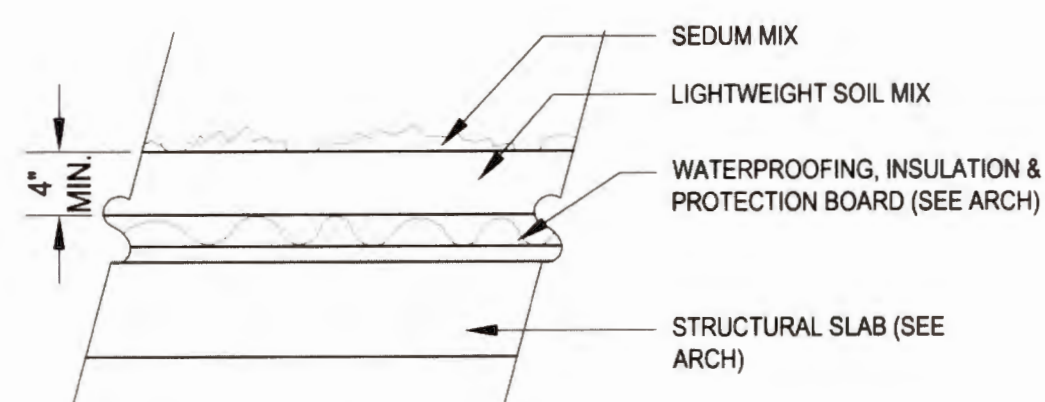
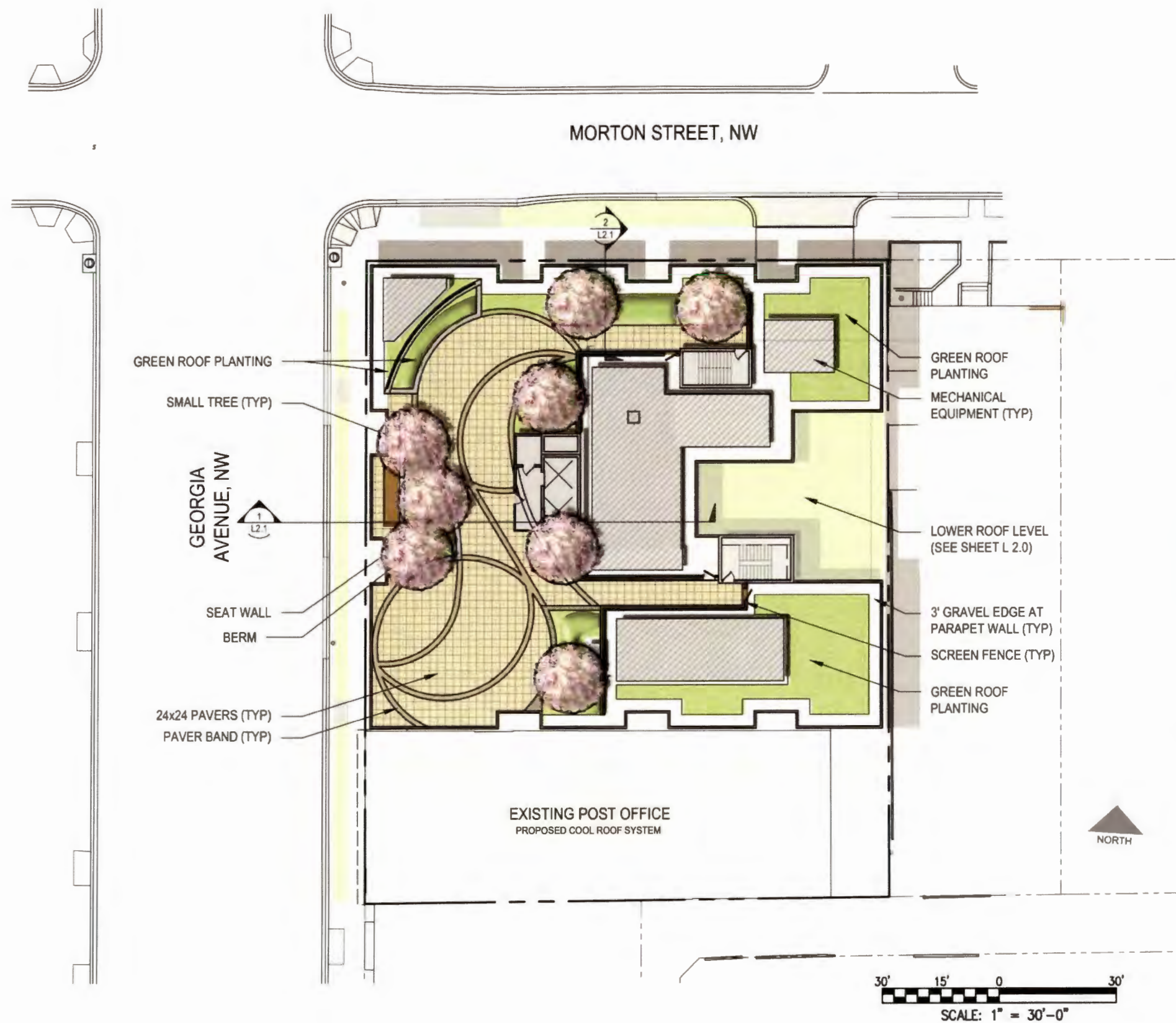
21 MAR 2011



1 GREEN ROOF PLANTING
TYPICAL DETAIL
1"=1'-0"



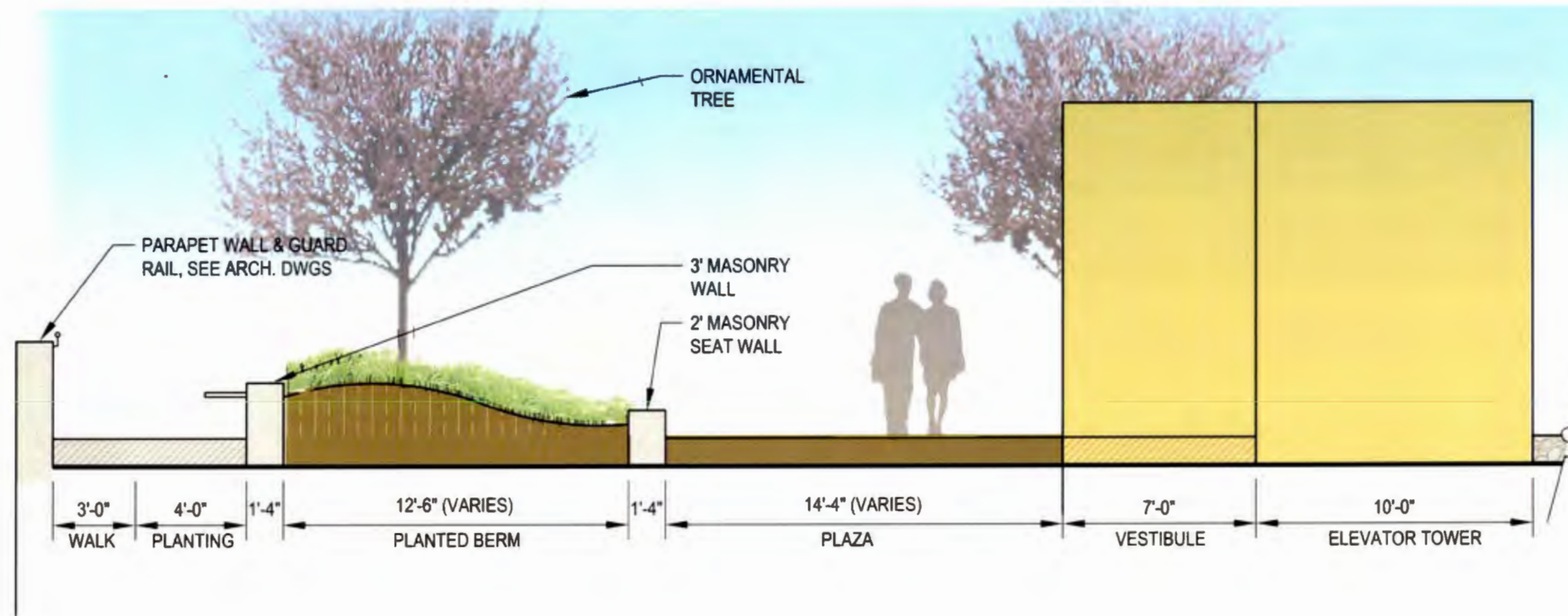
2 EXTENSIVE GREENROOF
N.T.S.



1 GREEN ROOF PLANTING
TYPICAL DETAIL
1"=1'-0"

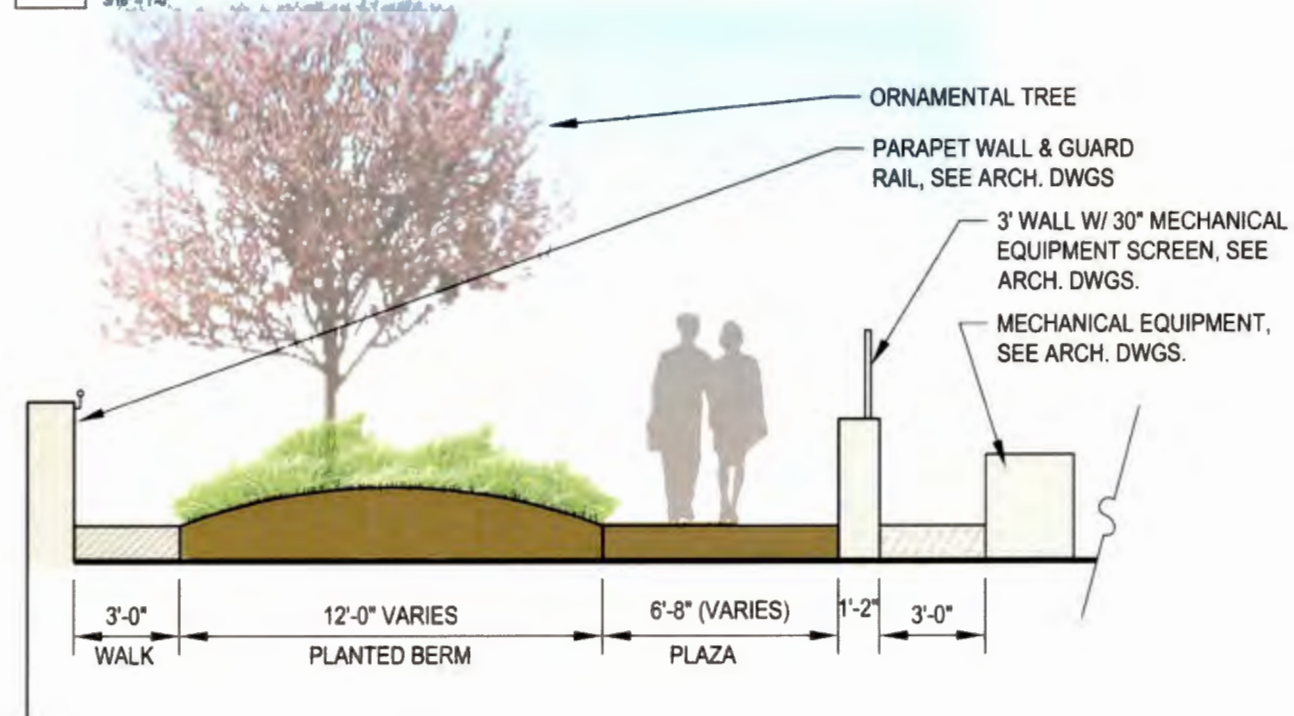


2 ROOFTOP AESTHETIC
N.T.S.



1 ROOF PLAZA SECTION / ELEVATION

3/16" = 1'-0"

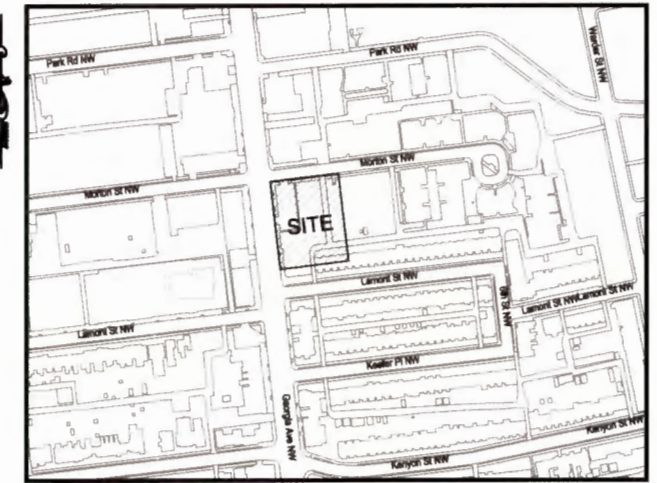
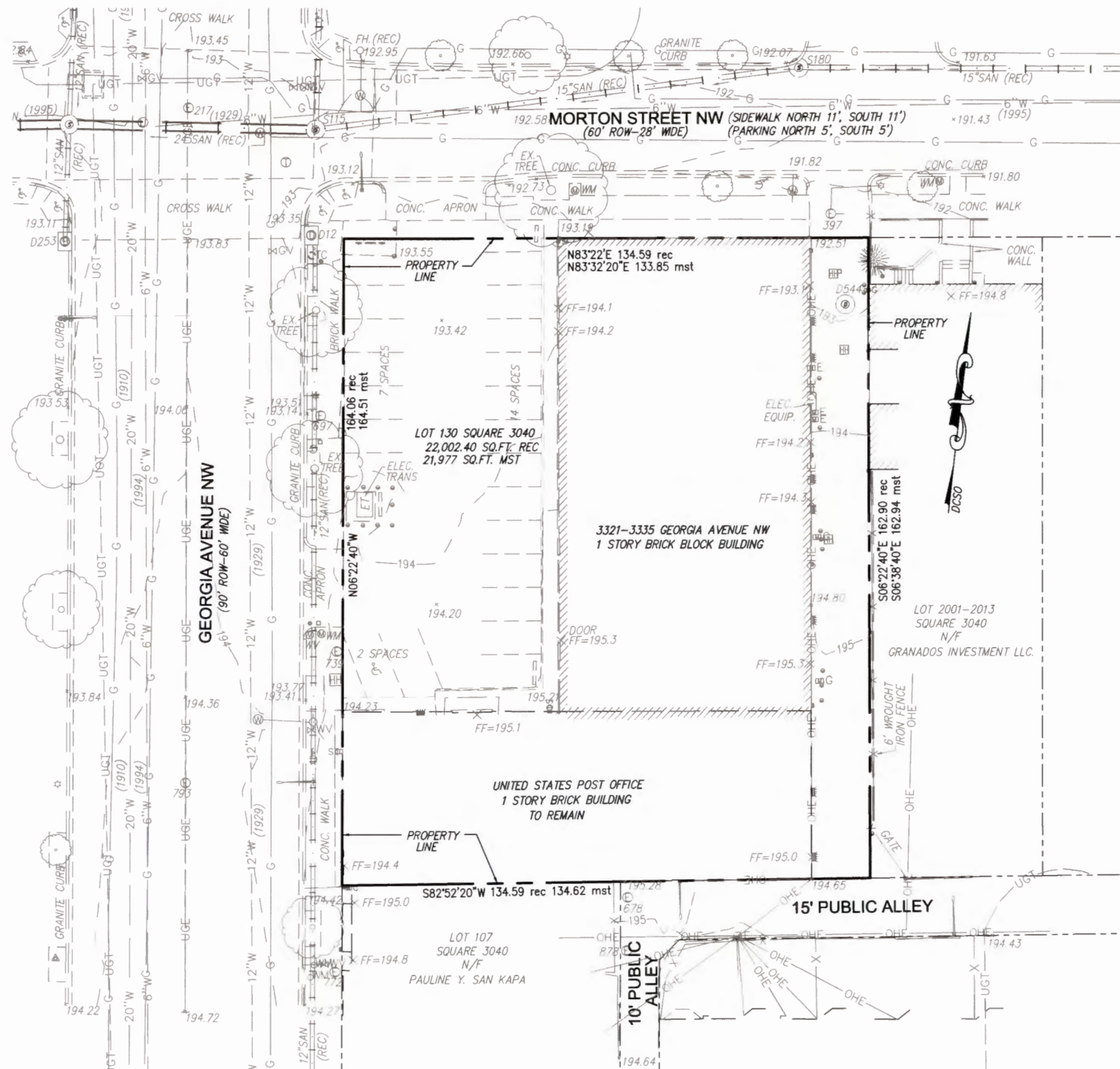


2 ROOF PLAZA SECTION / ELEVATION

3/16" = 1'-0"

Y			7.10a Basements and Concrete Slabs: Vapor Barrier	
			Provide vapor barrier under all slabs. For concrete floors either in basements or on-grade slab install a capillary break of 4 four inches of gravel over soil. Cover all gravel with 6 millimeter polyethylene sheeting moisture barrier with joints lapped one foot or more. On interior below grade walls, avoid using separate vapor barrier or below grade vertical insulation.	Mandatory
			Strategic goal / Integration potential	reduce the flow of moisture through the slab of the building which increases durability
Y			7.10b Basements and Concrete Slabs -- Radon: New Construction & Substantial Rehabilitation	
			LH In EPA Zone 1 and 2 areas, install passive radon-resistant features below the slab along with a vertical vent pipe with junction box available, if an active system should prove necessary. For substantial rehab, introduce radon-reduction measures if elevated levels of radon are detected.	Mandatory
			Strategic goal / Integration potential	
Y			7.11 Water Drainage	
			Provide drainage of water to the lowest level of concrete away from windows, walls and foundations	Mandatory
			Strategic goal / Integration potential	As one of the primary roles of the Architect, the building will be detailed to keep water out of the building, and will be diverted away from windows, walls and foundations
Y			7.12 Garage Isolation	
			LH Provide a continuous air barrier between the conditioned (living) space and any unconditioned garage space. In single-family houses with attached garages, install a CO alarm inside the house on the wall that is attached to the garage and outside the sleeping area, and do not install air handling equipment in the garage.	Mandatory
			Strategic goal / Integration potential	This will be provided for the below grade garage of this building
Y			7.13 Clothes Dryer Exhaust	
			LH Clothes dryers must be exhausted directly to the outdoors.	Mandatory
			Strategic goal / Integration potential	locations to be coordinated
Y			7.14 Integrated Pest Management	
			LH Seal all wall, floor and joint penetrations with low VOC caulking. Provide rodent-proof and corrosion-proof screens (e.g., copper or stainless steel mesh) for large openings.	Mandatory
			Strategic goal / Integration potential	Identify one person to walk the perimeter of the building to caulk holes and add screens to vents, etc.
		N	7.16 Healthy Flooring Materials: Alternative Sources	5
			Use non-vinyl, non-carpet floor coverings in all rooms.	
			Strategic goal / Integration potential	
		N	7.17 Smoke-free Building	2
			Enforce a "no smoking" policy in all common and individual living areas in all buildings. See full criteria for "common area" definition.	
			Strategic goal / Integration potential	

Y			7.18 Combustion Equipment (includes space & water-heating equipment)	
			LH Specify power vented or combustion sealed equipment. Install one hard-wired CO detector for each sleeping area, minimum one per floor.	Mandatory
			Strategic goal / Integration potential	Although this building is not serviced by any combustion equipment, CO sensors must be installed in each unit near the bedrooms.
Yes	No	?	Operations and Maintenance	
Y			8.1 Building Maintenance Manual	
			LH Provide a manual that includes the following: a routine maintenance plan; instructions for all appliances, HVAC operation, water-system turnoffs, lighting equipment, paving materials and landscaping, pest control and other systems that are part of each occupancy unit; an occupancy turnover plan that describes the process of educating the tenant about proper use and maintenance of all building systems.	Mandatory
			Strategic goal / Integration potential	The building maintenance staff should be educated on the systems of the building, how they function, and how they should be maintained
Y			8.2 Occupant's Manual	
			LH Provide a guide for homeowners and renters that explains the intent, benefits, use and maintenance of green building features, along with the location of transit stops and other neighborhood conveniences, and encourages additional green activities such as recycling, gardening and use of healthy cleaning materials, alternate measures for pest control, and purchase of green power.	Mandatory
			Strategic goal / Integration potential	on-hand documentation to aid tenants understanding of equipment and finishes of their units.
Y			8.3 Homeowner and New Resident Orientation	
			LH Provide a walk-through and orientation to the homeowner or new resident using the Occupant Manual from 8-2 above that reviews the building's green features, operations and maintenance along with neighborhood conveniences.	Mandatory
			Strategic goal / Integration potential	educate existing staff members so any new tenant beyond the first occupants may be trained: aid in training of first occupants



Vicinity Map

Scale: 1" = 500'

GENERAL NOTES:

1. THE DATA ON THIS SURVEY IS THE RESULTS OF A FIELD SURVEY BY THIS FIRM, LAST DATE OF FIELD SURVEY 7-14-10.
2. CONTOUR ELEVATIONS SHOWN ARE REFERENCED TO DCDPW DATUM, MERIDIAN REFERENCED TO DCSO NORTH, BY HOLDING MORTON STREET NW AS EAST-WEST.
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. VISIBLE ABOVE GROUND UTILITIES HAVE BEEN SHOWN. SUBSURFACE UTILITIES, WHERE SHOWN, FOLLOW ASCE 38-02 QUALITY LEVELS A-D. LINES ARE LABELED AS FOLLOWS: 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.
5. PROPERTY IS IDENTIFIED AS FLOOD ZONE C- AREAS OF MINIMAL FLOODING (NO SHADING) AS IDENTIFIED ON FIRM COMMUNITY PANEL 11000 100 20B EFFECTIVE DATE 11-15-1985.



1-800-257-7777
missutility.net

**NOTIFY "MISS UTILITY" AT 1-800-257-7777
48 HOURS IN ADVANCE BEFORE
COMMENCING THE WORK.**

UNDERGROUND UTILITY RECORDS SHOWN:
UTILITY SOURCE DATE:
SEWER: WASA PANEL: C-14-NW 8-17-92, C-15-NW ?
WATER: WASA PANEL: C-14-NW 2-7-72, C-15-NW 10-8-74
ELECTRIC: PEPCO NONE RECEIVED AS OF 8-18-10
GAS: WASHINGTON GAS WG-28261 3-9-10
COMMUNICATION: VERIZON NW 184 1-18-63

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ARCHITECTS

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THE VUE

**3333 GEORGIA AVE NW
WASHINGTON, DC**

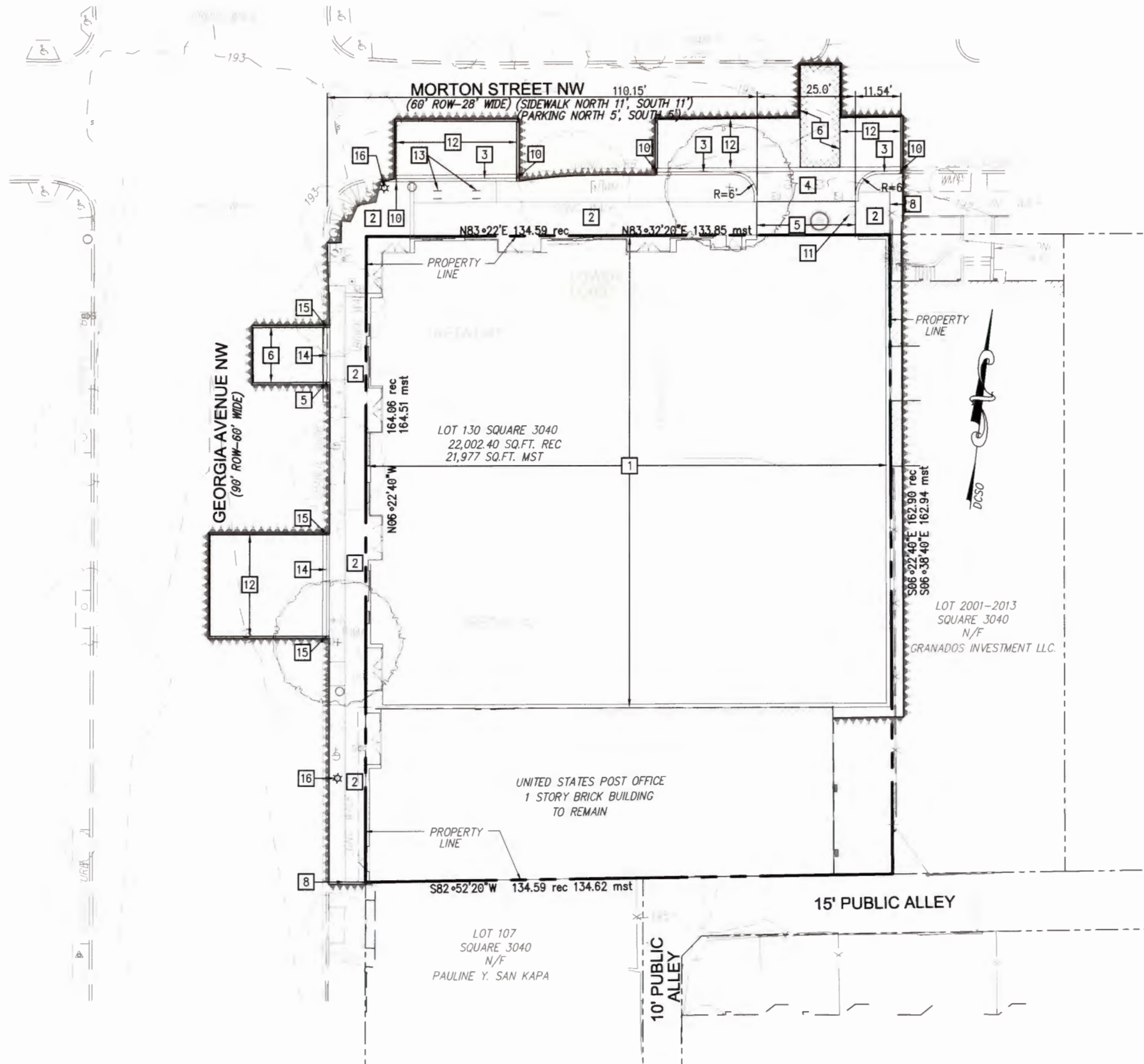
EXISTING CONDITION PLAN

30' 15' 0' 30'
SCALE: 1" = 30'-0"

C1.01

FINAL PUD SUBMISSION

21 MAR 2011



SITE KEYNOTES:

- 1 NEW BUILDING. REFER TO ARCHITECTURAL DRAWING FOR DETAILS.
- 2 NEW CONCRETE PAVING WITH 3'X3' SCORING PATTERN. REFER TO LANDSCAPE DRAWING FOR DETAILS.
- 3 NEW CONCRETE CURB AND GUTTER PER DDOT STANDARDS AND SPECIFICATIONS.
- 4 NEW CONCRETE DRIVEWAY ENTRANCE PER DDOT STANDARDS AND SPECIFICATIONS.
- 5 NEW CONCRETE PAVING WITH 3'X3' SCORING PATTERN ACROSS DRIVEWAY APRON. REFER TO LANDSCAPE DRAWING FOR DETAILS.
- 6 NEW ASPHALT PAVEMENT (FULL DEPTH) PER DC/DDOT STANDARDS AND SPECIFICATIONS.
- 7 NEW BRICK PAVING SIDEWALK PER DDOT STANDARDS AND SPECIFICATIONS.
- 8 LIMIT OF NEW CONCRETE SIDEWALK TO MATCH IN LINE AND ON GRADE.
- 9 LIMIT OF NEW BRICK PAVING SIDEWALK TO MATCH IN LINE AND ON GRADE.
- 10 LIMIT OF NEW CONCRETE CURB AND GUTTER TO MATCH IN LINE AND ON GRADE.
- 11 EXISTING ELECTRICAL MANHOLE TOP TO BE ADJUSTED TO MEET PROPOSED GRADE.
- 12 NEW ASPHALT PAVEMENT SURFACE COURSE PER DC/DDOT STANDARDS AND SPECIFICATIONS. REFER TO SHEET C1.07 FOR DETAILS.
- 13 NEW BIKE RACK. REFER TO LANDSCAPE DRAWING FOR DETAILS.
- 14 NEW GRANITE CURB AND GUTTER PER DDOT STANDARDS AND SPECIFICATIONS.
- 15 LIMIT OF NEW GRANITE CURB AND GUTTER TO MATCH IN LINE AND ON GRADE.
- 16 NEW STREETLIGHT (TWIN-20) PER DC. STREETLIGHT DIVISION STANDARDS AND SPECIFICATIONS.

LEGEND:

NEW ASPHALT PAVEMENT (FULL DEPTH)	
NEW ASPHALT PAVEMENT (SURFACE COURSE)	
NEW CONCRETE PAVEMENT (SURFACE COURSE)	

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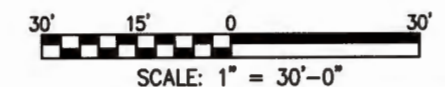
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SITE PLAN

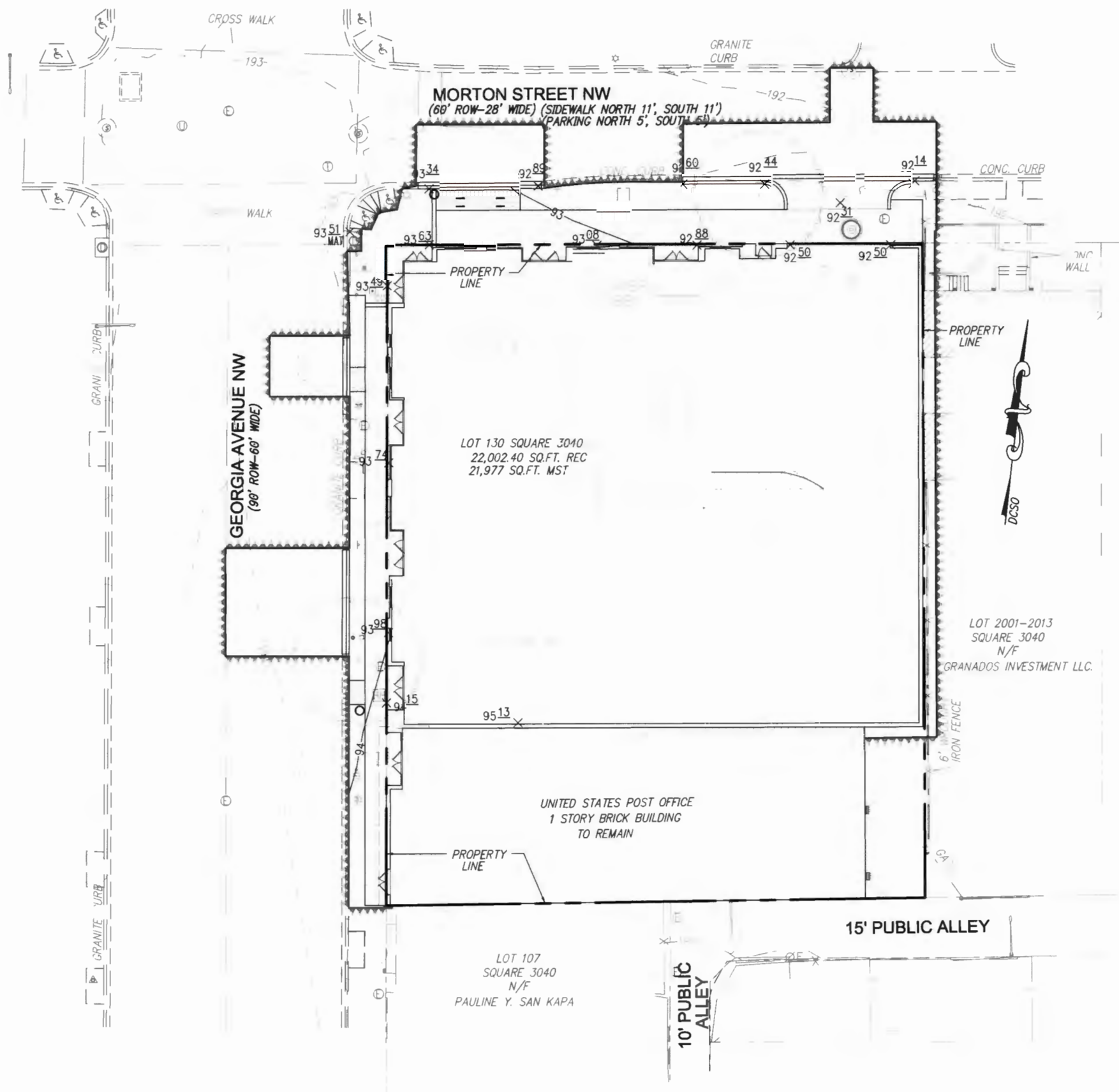
3333 GEORGIA AVE NW
WASHINGTON, DC



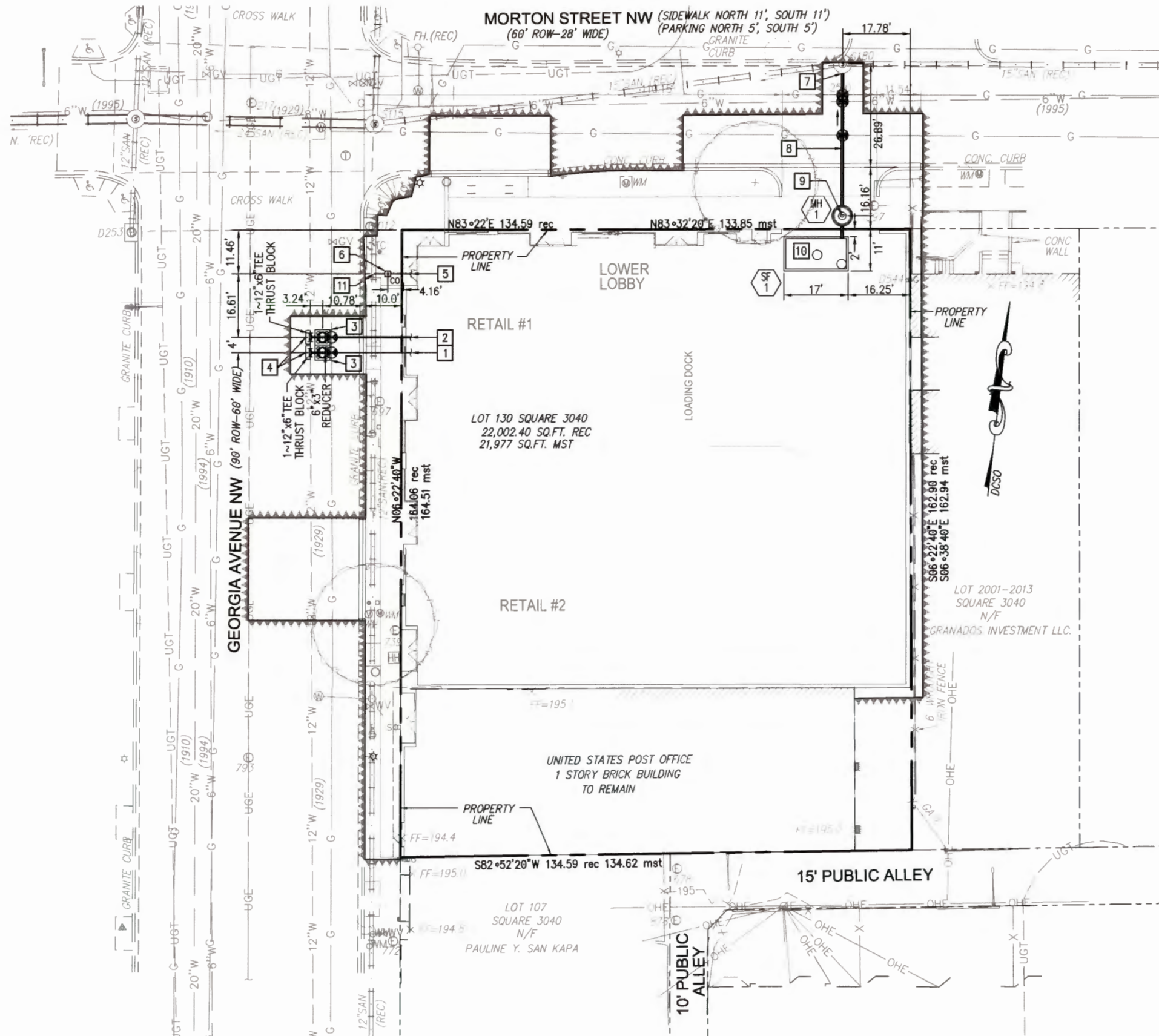
FINAL PUD SUBMISSION

C1.04

21 MAR 2011



EXISTING	LEGEND	BY OTHERS	PROPOSED	
303.25	SPOT ELEVATIONS	*03.25	03.25	HUNDREDS PLACE TRUNCATED
AS-BUILT	SPOT ELEVATIONS (WITH NOTATION)	BY OTHERS: DESIGN INFORMATION FROM PLANS OTHER THAN THIS CONTRACT.	03.25 TC	NOTATION & REVEAL
[03.25]			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
			<03.25>	



UTILITY KEYNOTES:

- 1 NEW 3" DIP CLASS 52 DOMESTIC WATER SERVICE LATERAL. BACKFLOW PREVENTER VALVE TO MEET ASSE-1015.
- 2 NEW 6" DIP CLASS 52 FIRE SERVICE LATERAL. BACKFLOW PREVENTER VALVE TO MEET ASSE-1048.
- 3 NEW 6" WATER VALVE WITH 4.0' CASING PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DRAWING W-20.01.
- 4 NEW CONCRETE THRUST BLOCK PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DRAWING W-40.01.
- 5 NEW 8" SDR 35 SANITARY SEWER PER DC WATER STANDARDS AND SPECIFICATIONS.
- 6 NEW CLEANOUT PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DRAWING S-80.02.
- 7 NEW CONNECTION TO EXISTING MANHOLE PER DC WATER STANDARDS AND SPECIFICATIONS.
- 8 NEW 10" PVC SCHEDULE 40 STORM SEWER PIPE PER DC WATER STANDARDS AND SPECIFICATIONS.
- 9 NEW 4' DIAMETER MANHOLE PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DRAWING NO. S-20.01.
- 10 NEW STORM WATER MANAGEMENT STRUCTURE OR APPROVED EQUAL.
- 11 NEW WYE BRANCH CONNECTION PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DRAWING NO. S/80.01.

NOTE:

UTILITY AND STORM WATER MANAGEMENT DESIGN IS SCHEMATIC IN NATURE. FINAL UTILITY AND STORM WATER MANAGEMENT PROVISIONS TO BE DETERMINED DURING FINAL DESIGN PROCESS.

PLUMBING UTILITY INFORMATION:

1. SANITARY: (APPROXIMATE)
PROJECTED AVERAGE FLOW: 275 GPM
PROJECTED AVERAGE FLOW: 425 GPM
2. DOMESTIC WATER MAIN: (APPROXIMATE)
PROJECTED PEAK FLOW: 400 GPM

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UTILITY PLAN

3333 GEORGIA AVE NW
WASHINGTON, DC

30' 15' 0' 30'
SCALE: 1" = 30'-0"

C1.06

FINAL PUD SUBMISSION

21 MAR 2011

STANDARDS AND SPECIFICATIONS

FOR

BRICKBAT GROUND COVER

DEFINITION
TEMPORARY GROUND COVER CONSISTING OF BROKEN BRICK (1/2 PIECE OR SMALLER) PLACED OVER DENUDED EARTH.

PURPOSE
BRICKBATS PROVIDE A TEMPORARY GROUND COVER OVER DENUDED URBAN EARTH TO PREVENT THE TRANSPORTATION OF SEDIMENT FROM THE SITE.

CONDITIONS WHEN PRACTICE APPLIES
BRICKBATS MAY BE USED ON ANY SITE IN NEED OF TEMPORARY GROUND COVER.

DESIGN CRITERIA
THE BRICKBATS SHALL BE PLACED TO A DEPTH OF 3 INCHES TO 4 INCHES COVERING THE DENUDED EARTH ON THE SITE, THEN COMPACTED AND LEVELLED.

PRIOR TO 4" DEPTH OF BRICKBATS

BRICKBATS

DENUDED EARTH

BRICKBAT DETAIL

(NOT TO SCALE)

LIST OF STANDARD SYMBOLS

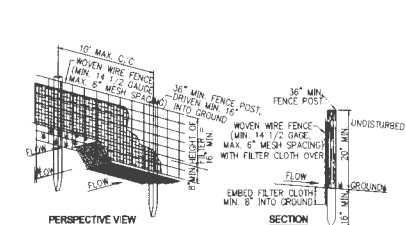
EARTH DIBE	A=2 B=3
STRAW BALE DIKE	SBD
SILT FENCE	5'
TEMPORARY SWALE	A=2 B=3
STABILIZED CONSTRUCTION ENTRANCE	(SCE)
GRADE STABILIZATION STRUCTURE	GSS-2 GSS-12 GSS-3 PSD-12
PIPE SLOPE DRAIN	PSD-12
PERIMETER DINE/SWALE	
INLET PROTECTION	(IP)
DIVERSION	
GRASSED WATERWAY	
LINED WATERWAY	
ROCK OUTLET PROTECTION	
SUBSURFACE DRAIN	
TREE PROTECTION	(TP)
SEDIMENT TANK	(ST)
SUMP AND PUMP	(SP)
SHEETING AND SHORING	

STANDARD EROSION AND SEDIMENT CONTROL MEASURES AND SEQUENCE:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING.
2. PROVIDE TEMPORARY STONE CONSTRUCTION ENTRANCE WHERE SHOWN PROVIDE WATER SOURCE AND HOSE TO CLEAN ALL EQUIPMENT LEAVING SITE.
3. INSTALL SILT FENCE AS SHOWN.
4. 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.
5. ALL CONSTRUCTION TO BE INSPECTED DAILY BY THE CONTRACTOR, AND ANY DAMAGED SITUATION OR EROSION CONTROL DEVICES OR MEASURES WILL BE REPAIRED AT THE CLOSE OF THE DAY.
6. ALL SILT FENCE TO BE MAINTAINED IN WORKING CONDITION.
7. STABILIZED CONSTRUCTION ENTRANCES TO BE PERIODICALLY SUPPLEMENTED WITH ADDITIONAL STONE AS NEEDED.
8. CONTROLS CAN BE REMOVED AFTER THEIR CONTRIBUTING BASINS HAVE BEEN PERMANENTLY STABILIZED, AND APPROVAL OF INSPECTOR IS OBTAINED.

SILTATION EROSION CONTROL NOTES:

1. ALL SEDIMENT AND EROSION CONTROL METHODS 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. ALL DROPS IS TO BE REMOVED FROM THE SITE.
3. ALLEY AND / OR STREET SHALL BE SWERT CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.
4. ALL SEDIMENT AND EROSION CONTROL MEASURES TO BE INSPECTED DAILY BY THE CONTRACTOR ANY DAMAGED DEVICE OR MEASURE WILL BE REPAIRED OR REPLACED BY THE CLOSE OF DAY OR AS DIRECTED BY THE ARCHITECT.
5. ALL VEHICLES LEAVING THE SITE SHALL EXIT THROUGH THE CONSTRUCTION ENTRANCE ONLY AND SHALL BE WASHED DOWN TO REMOVE MUD FROM TIRES BEFORE ENTERING THE STREET. CONSTRUCTION ENTRANCE TO BE MAINTAINED IN GOOD WORKING CONDITIONS.
6. ALL CATCH BASINS AND AREA DRAINS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
7. IF ANY CATCH BASIN OR DRAIN BECOMES CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS IMMEDIATE CLEANING.
8. ALL DISTURBED AREAS WITHIN THE LIMIT OF DISTURBANCE BOUNDARY NOT SHOWN TO BE PAVED SHALL BE SEEDED OR SOODED AS PER DC SPECIFICATION WITHIN SEVEN DAYS OF DISTURBANCE.
9. WHEN SEDIMENT TRAP/SEDIMENT TANK HAS REACHED 67% CAPACITY, CLEAN OUT OF SAME IS REQUIRED.
10. ANY STOCKPILING, REGARDLESS OF LOCATION ON SITE SHALL BE STABILIZED WITHIN 14 DAYS AND COVERED WITH PLASTIC OR CANVAS, AFTER ITS ESTABLISHMENT AND FOR THE DURATION OF THE PROJECT.
11. AFTER RAZE OR DEMOS, THERE IS NEED FOR GROUND COVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING, SUCH AS SEED, SOO, PAVING, BRICKPAC OR MULCH, ETC.
12. AT THE COMPLETION OF CONSTRUCTION PROJECT AND AFTER THE D.C. EROSION AND SEDIMENT CONTROL INSPECTOR APPROVAL, ALL TEMPORARY SILTATION, SEDIMENTATION AND EROSION CONTROL MEASURES AND DEVICES SHALL BE REMOVED AND ALL DENUDED AREAS SHALL BE PERMANENTLY STABILIZED.

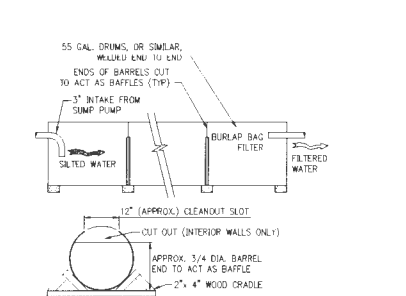


CONSTRUCTION NOTES FOR FABRICATED SILT FENCE:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES 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 OVER-LAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE

(NOT TO SCALE)

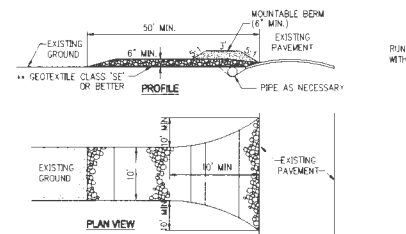


CONSTRUCTION NOTES:

1. THE STRUCTURE MAY BE CONSTRUCTED WITH STEEL DRUMS, STURDY WOOD OR OTHER MATERIAL SUITABLE FOR HANDLING THE PRESSURE EXERTED BY THE VOLUME OF THE WATER.
2. SEDIMENT TANKS WILL HAVE A MINIMUM DEPTH OF TWO FEET.
3. THE SEDIMENT TANK SHALL BE LOCATED FOR EASY CLEAN-OUT AND DISPOSAL OF THE TRAPPED SEDIMENT AND TO MINIMIZE THE INTERFERENCE WITH CONSTRUCTION ACTIVITIES.
4. THE FOLLOWING FORMULA SHALL BE USED TO DETERMINE THE STORAGE VOLUME OF THE SEDIMENT TANK.
PUMP DISCHARGE (GPM)X(HRS+CLEAN FEET OF STORAGE REQUIRED)
5. ONCE THE WATER LEVEL NEARS THE TOP OF THE TANK, THE PUMP MUST BE SHUT OFF WHILE THE TANK DRAINS AND ADDITIONAL CAPACITY IS MADE AVAILABLE.
6. THE TANK SHALL BE DESIGNED TO ALLOW FOR EMERGENCY FLOW OVER TOP OF THE TANK.
7. CLEAN-OUT OF THE TANK IS REQUIRED ONCE ONE-THIRD OF THE ORIGINAL CAPACITY IS DEPLETED DUE TO SEDIMENT ACCUMULATION. THE TANK SHALL BE CLEARLY MARKED SHOWING THE CLEAN-OUT POINT.

PORTABLE SEDIMENT TANK

(NOT TO SCALE)

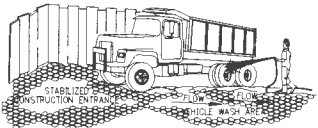


STABILIZED CONSTRUCTION ENTRANCE

(NOT TO SCALE)

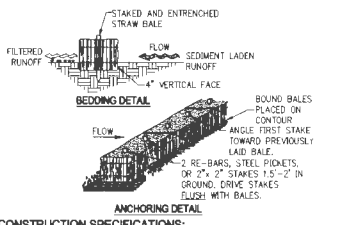
CONSTRUCTION RAMP SPECIFICATION:

1. STONE SIZE- USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT SHALL BE PLACED AT LEAST 6" DEEP OVER THE LENGTH AND WIDTH OF THE ENTRANCE.
2. LENGTH- AS REQUIRED, BUT NOT LESS THAN 10 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS- NOT LESS THEN SIX (6) INCHES.
4. WIDTH- TEN (10) FOOT MINIMUM, BUT NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS OCCURS.
5. GEOTEXTILE FABRIC (FILTER CLOTH) WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. THE PLAN APPROVAL AUTHORITY MAY NOT BE REQUIRED SINGLE FAMILY RESIDENCES TO USE GEOTEXTILE.
6. SURFACE WATER- ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN CONDITION WHICH WILL PREVENT TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING- WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



VEHICLE WASH DETAIL

(NOT TO SCALE)

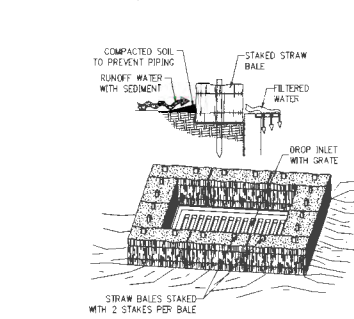


CONSTRUCTION SPECIFICATIONS:

1. BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ADJUTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAD BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPIDE STORM FLOW OR DRAINAGE.

STRAW BALE DIKE

(NOT TO SCALE)



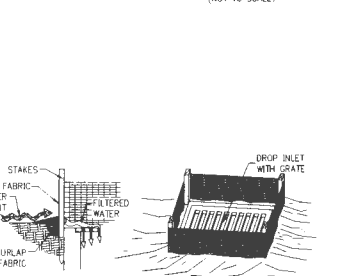
SPECIFIC APPLICATION:

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

STRAW BALE DROP INLET

SEDIMENT FILTER

(NOT TO SCALE)



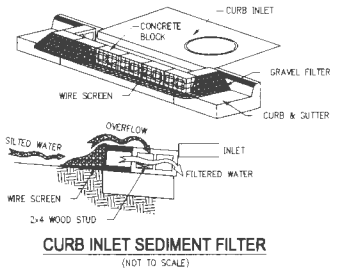
SPECIFIC APPLICATION:

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

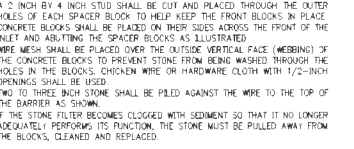
BURLAP DROP INLET

SEDIMENT FILTER

(NOT TO SCALE)



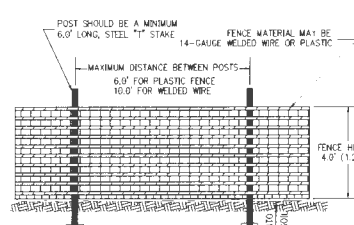
CONCRETE BLOCK



WASH RACK DETAIL

(NOT TO SCALE)

1. TWO CONCRETE BLOCKS SHALL BE PLACED ON THEIR SIDES ADJUTING THE CURB AT EITHER SIDE OF THE INLET OPENING.
2. A 2 INCH BY 4 INCH STUD SHALL BE CUT AND PLACED THROUGH THE OUTER HOLES OF EACH SPACER BLOCK TO HELP KEEP THE FRONT BLOCKS IN PLACE.
3. CONCRETE BLOCKS SHALL BE PLACED ON THEIR SIDES ACROSS THE FRONT OF THE INLET AND ADJUTING THE SPACER BLOCKS AS ILLUSTRATED.
4. WIRE MESH SHALL BE PLACED OVER THE OUTSIDE VERTICAL FACE (HORIZONTAL) OF THE CONCRETE BLOCKS TO PREVENT STONE FROM BEING WASHED THROUGH THE HOLES IN THE BLOCKS. CHICKEN WIRE OR HARDWARE CLOTH WITH 1/2-INCH OPENINGS SHALL BE USED.
5. TWO TO THREE INCH STONE SHALL BE PAIED AGAINST THE WIRE TO THE TOP OF THE BARRIER AS SHOWN.
6. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE BLOCKS, CLEANED AND REPLACED.



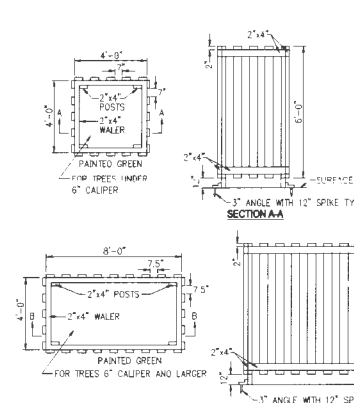
NOTE:

TREE PROTECTION FENCING MUST BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION FENCE

INSTALLATION DETAIL

(NOT TO SCALE)



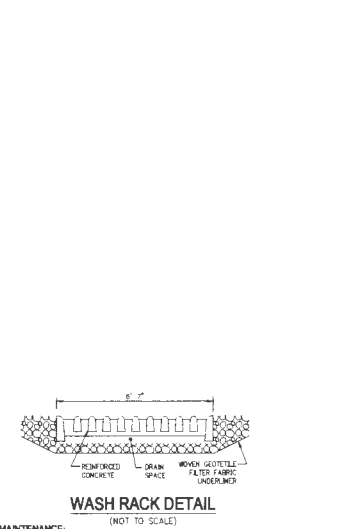
TREE PROTECTION NOTES:

1. TREES AS SHOWN ON THE PLAN TO REMAIN SHALL BE PROTECTED AS SHOWN TO PREVENT MECHANICAL INJURY. TREE PROTECTION MEASURES SHOULD BE AS CLOSE TO THE DRIP LINE OF THE TREE AS POSSIBLE AND AS SHOWN ON THE PLAN. FOR STREET TREES AT THE CURB, PROTECTION FENCING SHALL BE ERCTED AT EDGE OF PAVING.
2. BOARDS WILL NOT BE NAILED TO TREES DURING BUILDING OPERATIONS.
3. NO STORAGE OF EQUIPMENT OR CONSTRUCTION MATERIALS SHALL BE ALLOWED WITHIN TREE PROTECTION FENCING.
4. HEAVY EQUIPMENT OPERATORS WILL BE CAUTIONED TO AVOID DAMAGE TO EXISTING TREE TRUNKS AND ROOTS DURING LAND LEVELING OPERATIONS. TUNNEL UNDER ROOT SYSTEM WHEN INSTALLING UTILITY LINES, IF POSSIBLE.
5. TREE TRUNKS AND EXPOSED ROOTS AND LIMBS DAMAGED DURING EQUIPMENT OPERATIONS WILL BE CARED FOR AS PRESCRIBED BY A FORESTER OR LICENSED TREE EXPERT.
6. THE USE OF HEAVY EQUIPMENT ON ROOT SYSTEMS OF DESIRABLE TREES MUST BE AVOIDED TO PREVENT SOIL COMPACTION. ALL CONSTRUCTION SHOULD BE KEPT OUT OF THE DRIP LINE OF PROTECTED TREES. PROTECTIVE FENCING SHALL BE UTILIZED FOR TREES BEING RETAINED AND SHALL BE LOCATED AT THE DRIP LINE AND AS SHOWN ON THE PLAN.
7. DURING THE FIRST TWO SUMMERS FOLLOWING CONSTRUCTION, IT IS DESIRABLE THAT THE TREES RECEIVE ADEQUATE AMOUNTS OF WATER.

TYPICAL TREE PROTECTION

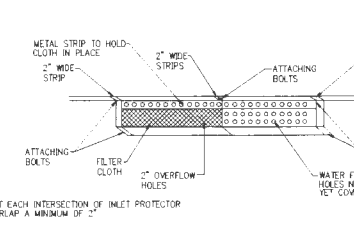
FENCING

(NOT TO SCALE)



MAINTENANCE:

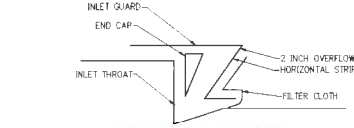
STABILIZED CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. DRAIN SPRAKE UNDER WASH RACK SHALL BE KEPT OPEN AT ALL TIMES. DAMAGE TO THE WASH RACK SHALL BE REPAIRED PRIOR TO FURTHER USE OF THE RACK. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE. CONSTRUCTION VEHICLES SHALL STOP WITH FIRST THE FRONT WHEELS, THEN THE REAR WHEELS ON THE WASH RACK IN ORDER TO BOTH SETS OF WHEELS TO BE HOSED OFF.



STANDARD INLET GUARD ATTACHMENT METHOD

1. THE TOP MEASUREMENT OF 7-1/2" IS SET TO PROVIDE A 2" EXTENSION FOR OVERFLOW WHILE AVOIDING BLOCKAGE OF THE MANHOLE COVER.
2. MAKE A WATERTIGHT CONNECTION ALONG THE SIDES AND BOTTOM OF THE INLET GUARD WITH THE STREET AND CURB.

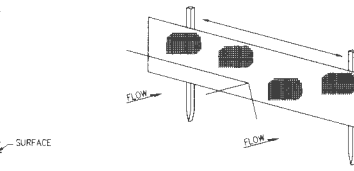
STANDARD INLET GUARD DIMENSIONS



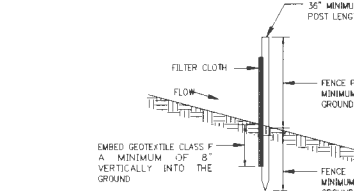
STANDARD INLET GUARD CROSS SECTION

GRADE INLET GUARD

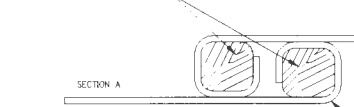
(NOT TO SCALE)



PERSPECTIVE VIEW



CROSS SECTION



TOP VIEW

JOINING TWO ADJACENT SILT FENCE SECTIONS

SILT FENCE

(NOT TO SCALE)

CONSTRUCTION SPECIFICATION:

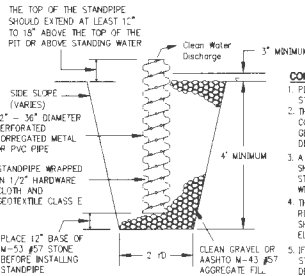
1. FENCE POSTS SHALL BE A MINIMUM OF 36" LONG DRIVEN 15" MINIMUM INTO THE GROUND. WOOD POSTS SHALL BE 1 1/2" x 1 1/2" SQUARE (MINIMUM) CUT, OR 1 3/4" DIAMETER (MINIMUM) ROUND AND SHALL BE OFF SOUND QUALITY HARDWOOD. STEEL POSTS WILL BE STANDARD 1" OR 1 1/2" SECTION HEAVIER NOT LESS THAN 1.00 POUND PER LINEAR FOOT.
2. GEOTEXTILE SHALL BE FASTENED SECURELY TO EACH FENCE POST WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION AND SHALL MEET THE FOLLOWING REQUIREMENTS FOR GEOTEXTILE CLASS F:
TENSILE STRENGTH: 50 LBS/IN (MIN.) TEST: ASTM D-4595
TENSILE MODULES: 20 LBS/IN (MAX.) TEST: ASTM D-4595
FLOW RATE: 0.3 GAL/FT2 (MAX.) TEST: ASTM D-5141
FILTERING EFFICIENCY: 75% (MIN.) TEST: ASTM D-5141
3. WHERE ENDS OF GEOTEXTILE FABRIC COME TOGETHER, THEY SHALL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT SEDIMENT BYPASS.
4. SILT FENCE SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND MAINTAINED WHEN BULGES OCCUR OR % OF WHEN SEDIMENT ACCUMULATION REACHED 30% THE FABRIC HEIGHT.

SILT FENCE DESIGN CRITERIA:

SLOPE STEEPNESS	SLOPE LENGTH (MAX.)	SILT FENCE LENGTH (MAX.)
FLATTER THAN 50:1	UNLIMITED	UNLIMITED
50:1 TO 10:1	125 FEET	1,000 FEET
10:1 TO 5:1	100 FEET	750 FEET
5:1 TO 3:1	60 FEET	500 FEET
3:1 TO 2:1	25 FEET	250 FEET
2:1 AND STEEPER	20 FEET	125 FEET

NOTE:

IN AREAS OF LESS THAN 1% SLOPE AND SANDY SOILS (USDA GENERAL CLASSIFICATION SYSTEM, SOIL CLASS A) MAXIMUM SLOPE LENGTH AND SILT FENCE WILL BE UNLIMITED. IN THESE AREAS A SILT FENCE MAY BE THE ONLY PERIMETER CONTROL REQUIRED.



CONSTRUCTION SPECIFICATIONS:

1. PIT DIMENSIONS ARE OPTIONAL, WITH THE MINIMUM DIAMETER BEING 2 TIMES THE STANDPIPE DIAMETER.
2. THE STANDPIPE SHOULD BE CONSTRUCTED BY PERFORATING A 12"-24" DIAMETER CORRUGATED OR PVC PIPE, THEN WRAPPING WITH 1/2" HARDWARE CLOTH AND GEOTEXTILE CLASS E. THE PERFORATING SHALL BE 1/2" x 6" SLOTS OR 1" DIAMETER HOLES.
3. A BASE OF FILTER MATERIAL CONSISTING OF CLEAN GRAVEL OR #57 STONE SHOULD BE PLACED IN THE PIT TO A DEPTH OF 12" AFTER INSTALLING THE STANDPIPE. THE PIT SURROUNDING THE STANDPIPE SHOULD THEN BE BACKFILLED WITH THE SAME FILTER MATERIAL.
4. THE STANDPIPE SHOULD EXTEND 12"-18" ABOVE THE LIP OF THE PIT OR THE RISER. GREST ELEVATION (BASIN DRAINING ONLY) AND THE FILTER MATERIAL SHOULD EXTEND 3" MINIMUM ABOVE THE ANTICIPATED STANDING WATER ELEVATION.
5. IF DISCHARGE WILL BE PUMPED DIRECTLY TO A STORM DRAINAGE SYSTEM, THE STANDPIPE SHOULD BE WRAPPED WITH FILTER CLOTH BEFORE INSTALLATION. IF DESIRED, 1/4"-1/2" HARDWARE CLOTH MAY BE PLACED AROUND THE STANDPIPE PRIOR TO ATTACHING THE FILTERCLOTH. THIS WILL INCREASE THE RATE OF WATER SEEPAGE INTO THE PIPE.

SUMP PIT

(NOT TO SCALE)



Neighborhood Development Company Green Communities Criteria Checklist

New Construction: 3333 Georgia Ave, NW, Wash.DC

37 Total Points			Maximum Points	
Yes	No			
Integrated Design				
Y			1.1 Green Development Plan	Mandatory
			Submit Green Development Plan outlining the integrated design approach used for this development that demonstrates involvement of the entire development team.	
			Strategic goal / Integration potential	The Green Development Plan (GDP) should outline the strategies the design team has defined to meet the mandatory and optional criteria targeted in this checklist.
Site, Location and Neighborhood Fabric				
Y			2.1a Smart Site Location: Proximity to Existing Development	Mandatory except infill site or rehabs
			LH Provide site map demonstrating that the development is located on a site with access to existing roads, water, sewers and other infrastructure within or contiguous (having at least 25 percent of the perimeter bordering) to existing development.	
			infill site	
			Strategic goal / Integration potential	project address 3333 Georgia Ave, NW, Washington, DC. Site is considered in-fill with more than 75% of the perimeter surrounded by existing development. Utilities are immediately available along Georgia Ave.
Y			2.1b Smart Site Location: Protecting Environmental Resources - New Construction	Mandatory except infill site or rehabs
			LH Do not locate new development within 100 feet of wetlands, critical slope areas, land identified as habitat for a threatened or endangered species; or on land previously used as public park land, land identified as prime farmland, or with elevation at or below the 100-year floodplain.	
			infill site	
			Strategic goal / Integration potential	The project site is considered infill and therefore meets this mandatory criterion.
Y			2.1c Smart Site Location: Proximity to Services - New Construction	Mandatory except infill site or rehabs
			LH Locate projects within a ¼ mile of at least two, or ½ mile of at least four community and retail facilities.	
			infill site	
			Strategic goal / Integration potential	Within a 1/2 mile, of at least four churches (walkscore = 25 of 100 possible points)
Y			2.2 Compact Development: New Construction	Mandatory except rehabs
			Achieve densities for new construction of at least six units per acre for detached/semi-detached houses; 10 for town homes; 15 for apartments.	
			Strategic goal / Integration potential	approximately 200 units/acre
Y			2.3 Walkable Neighborhoods: Sidewalks and Pathways	Mandatory
			Connect project to the pedestrian grid. Include sidewalks or other all-weather pathways within a multifamily property or single-family subdivision linking residential development to public spaces, open spaces and adjacent development.	
			Strategic goal / Integration potential	

Y			2.4a Smart Site Location: Passive Solar Heating/Cooling	4
			LH Orient building to make the greatest use of passive solar heating and cooling.	
			4 Strategic goal / Integration potential	the project as designed cannot achieve these points due to orientation
Y			2.4b Smart Site Location: Grayfield, Brownfield or Adaptive Reuse Site	10
			10 Locate the project on a grayfield, brownfield or adaptive reuse site.	
			Strategic goal / Integration potential	The site has retail buildings (multi retail and post office structures) of which only the multi retail is scheduled to be demolished in line with the Green Communities grayfield site
Y			2.5 Compact Development	5
			LH Increase average minimum densities to meet or exceed: seven units per acre for detached/semi-detached; 12 units for town homes; and 20 units for apartments.	
			5 Strategic goal / Integration potential	approximately 200 units/acre
Y			2.6 Walkable Neighborhoods: Connections to Surrounding Neighborhood	5
			5 Provide a site plan demonstrating at least three separate connections from the development to sidewalks or all-weather pathways in surrounding neighborhoods.	
			Strategic goal / Integration potential	
Y			2.7 Transportation Choices	12
			LH Locate project within ¼ mile radius of adequate public transit service, or ½ mile radius from an adequate fixed rail or ferry station.	
			6 Strategic goal / Integration potential	bus lines are available near site and are available to near by fixed rail
Site Improvements				
Y			3.1 Environmental Remediation	Mandatory
			Conduct a Phase I Environmental Site Assessment and provide a plan for abatement if necessary.	
			Strategic goal / Integration potential	
Y			3.2 Erosion and Sedimentation Control	Mandatory
			LH Implement EPA's Best Management Practices for erosion and sedimentation control during construction referring to the EPA document, Storm Water Management for Construction Activities.	
			Strategic goal / Integration potential	This is a standard code requirement in Maryland
Y			3.3 Landscaping	Mandatory if providing landscaping
			LH Provide a tree or plant list certified by the Architect or Landscape Architect, that the selection of new trees and plants are appropriate to the site's soils and microclimate and do not include invasive species. Locate plants to provide shading in the summer and allow for heat gain in the winter.	
			Strategic goal / Integration potential	This is an Enterprise Homes standard design requirement.

			N	3.4	Surface Water Management		5
				LH	Capture, retain, infiltrate and/or harvest the first ½ inch of rainfall that falls in a 24-hour period.		
					Strategic goal /	Maryland code requirements dictate retaining the first inch of rainfall onsite	
					Integration potential		
Y				3.5	Storm Drain Labels		2
					Label all storm drains or storm inlets to clearly indicate where the drain or inlet leads.		
					Strategic goal /		
					Integration potential		
Yes	No				Water Conservation		
Y				4.1a	Water-Conserving Appliances and Fixtures: New Construction		Mandatory
				LH	Install water-conserving fixtures with the following minimum specifications: toilets – 1.3 GPF; showerheads – 2.0 GPM; kitchen faucets – 2.0 GPM; bathroom faucets – 2.0 GPM		
					Strategic goal /	reducing water usage also reduces energy use (by reducing hot water use)	
					Integration potential		
			N	4.1c	Water-Conserving Appliances and Fixtures		5
				LH	Install water-conserving fixtures with the following minimum specifications: toilets – 1.1 GPF; showerheads – 1.75 GPM; kitchen faucets – 2.0 GPM; bathroom faucets – 1.5 GPM		
					Strategic goal /		
					Integration potential		
Y				4.2	Efficient Irrigation		Mandatory if irrigation is necessary
				LH	If irrigation is necessary, use recycled gray water, roof water, collected site run-off, water from a municipal recycled water system, or a highly efficient irrigation system including all the following: system designed by EPA Water Sense professional; plant beds with a drip irrigation system; separately zoned turf and bedding types; a watering zone timer/controller; moisture sensor controller.		
					Strategic goal /	no irrigation	
					Integration potential		
Yes	No				Energy Efficiency		
Y				5.1a	Efficient Energy Use: New Construction		Mandatory
				LH	Meet Energy Star standards (single family and low rise residential); exceed ASHRAE 90.1-2004 by 15 percent; California-exceed Title 24 by 15 percent; Oregon, Washington, Idaho and Montana--meet Northwest Energy Star		
					Strategic goal /	heating and cooling, water heating systems, appliances, lighting and building envelope all contribute to energy use and savings	
					Integration potential		
Y				5.2	Energy Star Appliances		Mandatory if providing appliances
				LH	If providing appliances, install Energy Star clothes washers, dishwashers and refrigerators.		
					Strategic goal /	Appliance energy performance directly affects potential energy savings for criterion 5.1a	
					Integration potential		
Y				5.3a	Efficient Lighting: Interior		Mandatory
				LH	Install the Energy Star Advanced Lighting Package in all interior units and use Energy Star or high-efficiency commercial grade fixtures in all common areas and outdoors.		
					Strategic goal /	Performance of light fixtures directly affects potential energy savings for criterion 5.1a	
					Integration potential		

Y				5.3b	Efficient Lighting: Exterior		Mandatory
				LH	Install daylight sensors or timers on all outdoor lighting, including front and rear porch lights in single family homes.		
					Strategic goal /	It was determined that timers are preferred over photo-sensors to control exterior lighting.	
					Integration potential	Performance of outdoor lights directly affects potential energy savings for criterion 5.1a	
Y				5.4	Electricity Meter		Mandatory (see full criteria for)
					Install individual or sub-metered electric meters.		
					Strategic goal /	Since all energy use in this building is provided through electricity, it is essential tenants are directly responsible for their energy use. Master metering was discussed but not chosen because of added management responsibilities and billing requirements	
					Integration potential		
			N	5.5	Additional Reductions in Energy Use		Optional (see full criteria)
				LH	Exceed the relevant Energy Star HERS score for low-rise residential buildings or exceed other standards by increased percentages.		
					Strategic goal /	heating and cooling, water heating systems, appliances, lighting and building envelope all contribute to energy use and savings - the model may reflect additional savings but is unknown at this time	
					Integration potential		
			N	5.6a	Renewable Energy		15
				LH	Install PV panels, wind turbines or other renewable energy source to provide at least 10 percent of the project's estimated electricity demand.		
					Strategic goal /	not pursuing on-site renewable energy	
					Integration potential		
			N	5.6b	Photovoltaic (PV) Ready		2
					Site, design, engineer and wire the development to accommodate installation of PV in the future.		
					Strategic goal /		
					Integration potential		
Yes	No				Materials Beneficial to the Environment		
			N	6.1	Construction Waste Management		5
				LH	Develop and implement a construction waste management plan to reduce the amount of material sent to the landfill by at least 25 percent.		
					Strategic goal /		
					Integration potential		
			N	6.2	Recycled Content Material		14
				LH	Use materials with recycled content; provide calculation for recycled content percentage based on cost or value of recycled content in relation to total materials for project. Minimum recycled material must be 5 percent		
					Strategic goal /		
					Integration potential		
			N	6.3	Certified, Salvaged and Engineered Wood		5
				LH	Commit to using at least 25 percent (by cost) wood products and materials that are salvaged wood, engineered framing materials or certified in accordance with the Forest Stewardship Council.		
					Strategic goal /		
					Integration potential		

			N	6.4a	Water-Permeable Walkways		5
				LH	Use water-permeable materials in 50 percent or more of walkways.		
					Strategic goal / Integration potential	walkways areas cannot be permeable for durability and accessibility issues - will revisit if points are necessary per the Green Communities requirements	
			N	6.4b	Water-Permeable Parking Areas		5
				LH	Use water-permeable materials in 50 percent or more of paved parking areas.		
					Strategic goal / Integration potential	parking areas cannot be permeable for durability and accessibility issues - will revisit if points are necessary per the Green Communities requirements	
Y				6.5a	Reduce Heat-Island Effect: Roofing		5
				LH	Use Energy Star-compliant and high-emissive roofing or install a "green" (vegetated) roof for at least 50 percent of the roof area; or a combination of high-albedo and vegetated roof covering 75 percent of the roof area.		
					Strategic goal / Integration potential	TPO Energy star roofing compliant product	
			N	6.5b	Reduce Heat-Island Effect: Paving		5
				LH	Use light-colored, high-albedo materials and/or an open-grid pavement with a minimum Solar Reflective Index of 0.6 over at least 30 percent of the site's hardscaped area.		
					Strategic goal / Integration potential		
			N	6.5c	Reduce Heat-Island Effect: Plantings		5
				LH	Locate trees or other plantings to provide shading for at least 50 percent of sidewalks, patios and driveways within 50 feet of a home.		
					Strategic goal / Integration potential		
Yes	No			Healthy Living Environment			
Y				7.1	Low / No Volatile Organic Compounds (VOC) Paints and Primers		Mandatory
				LH	Specify that all interior paints and primers must comply with current Green Seal standards for low VOC limits.		
					Strategic goal / Integration potential	This is an NDC standard	
Y				7.2	Low / No VOC Adhesives and Sealants		Mandatory
				LH	Specify that all adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. Caulks and sealants must comply with Regulation 8, Rule 51 of the Bay Area Air Quality Management District.		
					Strategic goal / Integration potential	This is an NDC standard	
Y				7.3	Urea Formaldehyde-free Composite Wood		Mandatory
					Use particleboard and MDF that is certified compliant with the ANSI A208.1 and A208.2. If using nonrated composite wood, all exposed edges and sides must be sealed with low-VOC sealants.		
					Champion		
					Strategic goal / Integration potential	This is an NDC standard	

Y				7.4	Green Label Certified Floor Coverings		Mandatory if providing floor coverings
				LH	Do not install carpets in below grade living spaces, entryways, laundry rooms, bathrooms, kitchens or utility rooms. If using carpet, use the Carpet and Rug Institute's Green Label certified carpet, pad and carpet adhesives.		
					Strategic goal / Integration potential	As its standard, NDC uses Green Label carpets only.	
Y				7.5a	Exhaust Fans – Bathroom		Mandatory
				LH	Install Energy Star-labeled bathroom fans that exhaust to the outdoors and are connected to a light switch and are equipped with a humidistat sensor or timer, or operate continuously.		
					Strategic goal / Integration potential	Verify specified bath fan is approved on the energystar.gov website. Specify "push-button" Levitron timer.	
Y				7.5b	Exhaust Fans – Kitchen: New Construction & Substantial Rehabilitation		Mandatory
				LH	Install power vented fans or range hoods that exhaust to the exterior.		
					Strategic goal / Integration potential	Energy Star range hoods are available, but are not required by this criterion. If specified, this would further increase energy cost savings for criterion 5.1b	
Y				7.6a	Ventilation: New Construction & Substantial Rehabilitation		Mandatory
				LH	Install a ventilation system for the dwelling unit, providing adequate fresh air per ASHRAE 62.1-2007 for residential buildings above 3 stories or ASHRAE 62.2 for single family and low-rise multifamily dwellings.		
					Strategic goal / Integration potential	For air quality and occupant health, the ventilation cycle should run independently of the heating / cooling needs as controlled by in-unit thermostats.	
Y				7.7	HVAC Sizing		Mandatory
				LH	Size heating and cooling equipment in accordance with the Air Conditioning Contractors of America Manual, Parts J and S, ASHRAE handbooks, or equivalent software.		
					Strategic goal / Integration potential	CE-ME to confirm Manual J assumptions with SWA, including envelope component u-values, indoor/outdoor air temps, infiltration rate, est. internal gains, etc.	
Y				7.8	Water Heaters: Mold Prevention		Mandatory
					Use tankless hot water heaters or install conventional hot water heaters in rooms with drains or catch pans with drains piped to the exterior of the dwelling and with non-water sensitive floor coverings.		
					Strategic goal / Integration potential	all units have with-in independent water heaters	
Y				7.9a	Materials in Wet Areas: Surfaces		Mandatory
					In wet areas, use materials that have smooth, durable, cleanable surfaces. Do not use mold-propagating materials such as vinyl wallpaper and unsealed grout.		
					Strategic goal / Integration potential		
Y				7.9b	Materials in Wet Areas: Tub and Shower Enclosures		Mandatory
					Use fiberglass or similar enclosure or, if using any form of grouted material, use backing materials such as cement board, fiber cement board or equivalent (i.e., not paper-faced).		
					Strategic goal / Integration potential	The final strategy should incorporate moisture-resistant materials to increase the durability of the shower-tub area, including backing material	