



LEVEL 2 PLAN



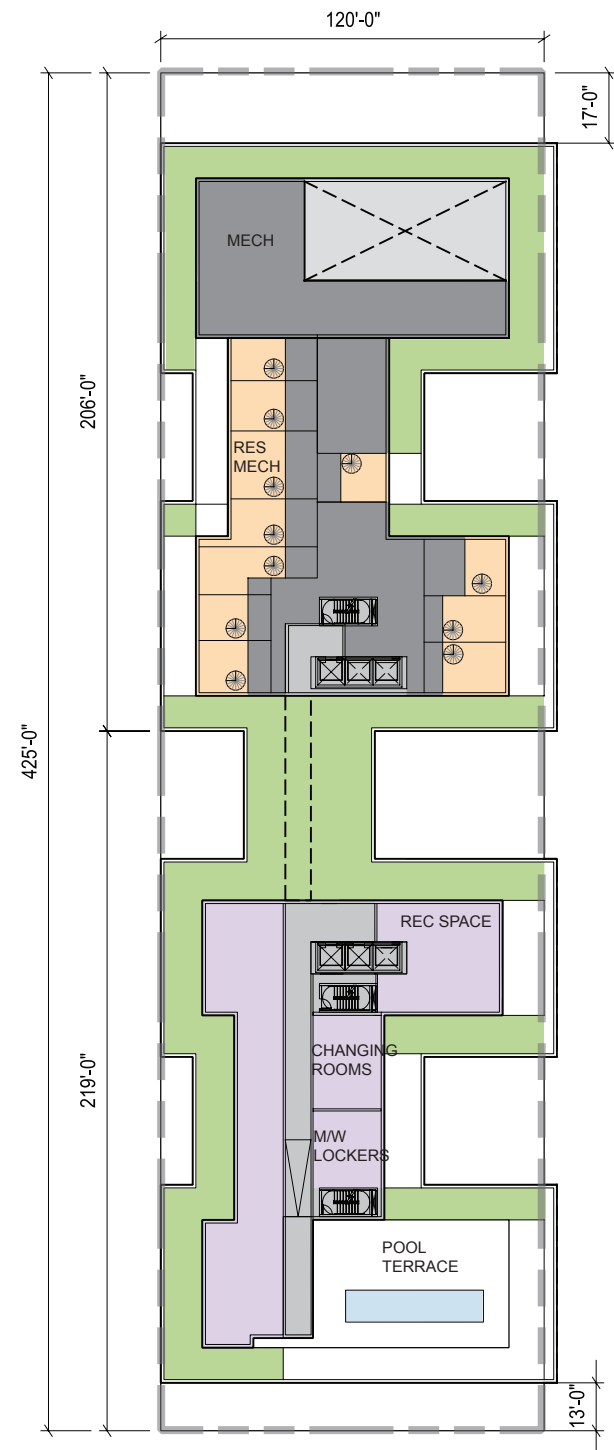
TYPICAL PLAN (LEVELS 3-11)

NOTES:

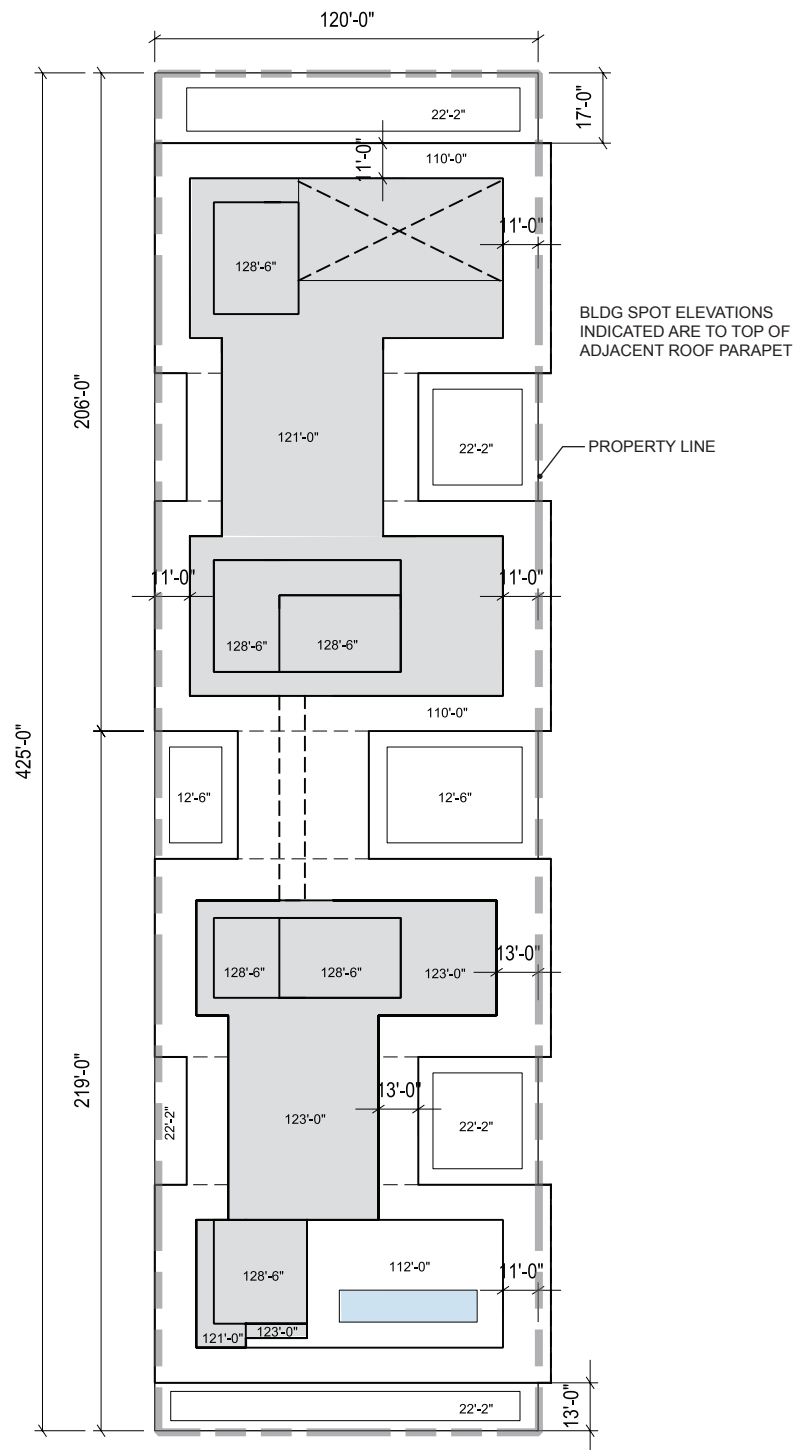
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2. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, OUTDOOR SPACE, STAIRS, BALCONY AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
3. ALL SPOT ELEVATIONS ARE RELATIVE TO THE MEASURING POINT +84.28' TAKEN AT THE CENTER OF THE 4TH STREET CURB, ASSUMED FOR THESE DRAWINGS TO BE +0'-0".

LEGEND

- CORE/ SERVICE
- RETAIL
- NORTH RESIDENTIAL
- SOUTH RESIDENTIAL
- COMMON AREAS
- PARKING
- PROPERTY LINE



LOW ROOF PLAN



HIGH ROOF PLAN

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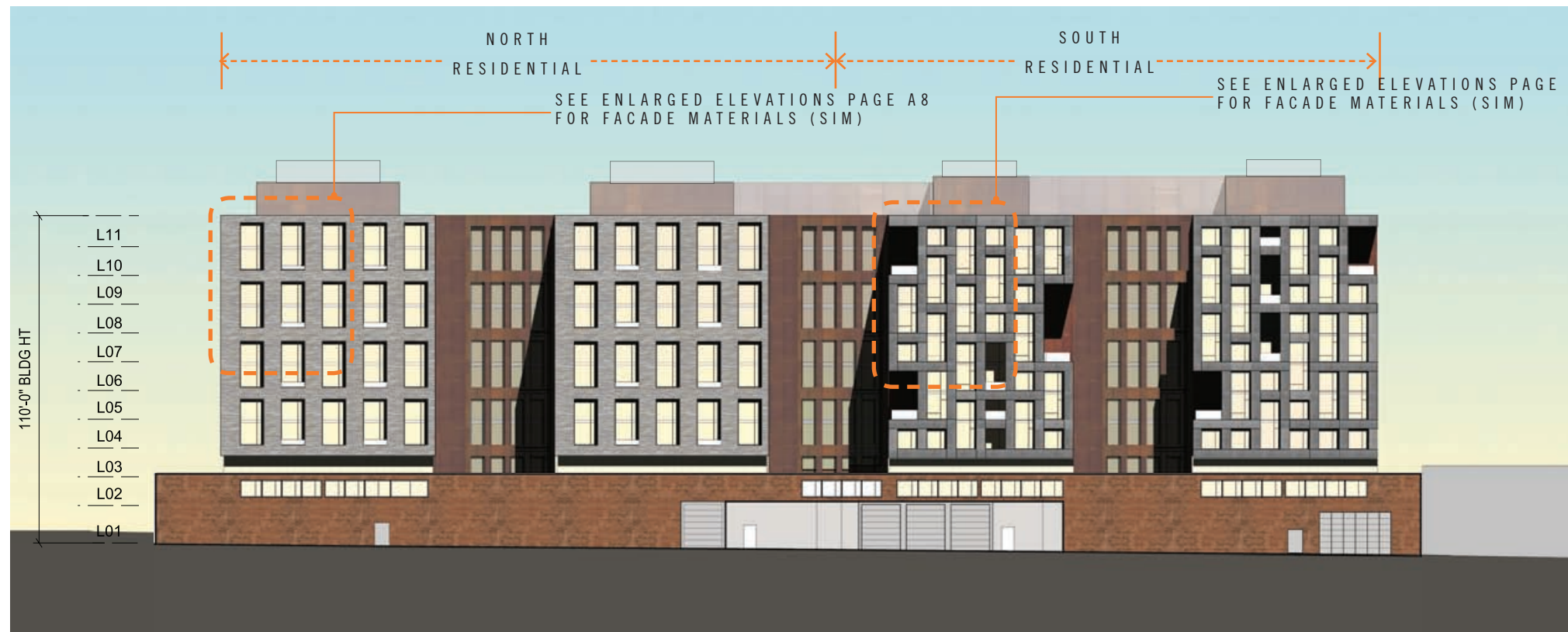
4. APPLICANT REQUESTS FLEXIBILITY TO MODIFY ROOF STRUCTURES TO INCLUDE ADDITIONAL SPACE FOR RESIDENTIAL OCCUPANCY PENDING CONGRESSIONAL APPROVAL OF AMENDMENTS TO THE HEIGHT ACT OF 1910. APPLICANT WILL PROVIDE FURTHER DETAIL OF ROOF STRUCTURE PROPOSALS IN SUBSEQUENT SUBMISSIONS.

LEGEND

- CORE/ CIRCULATION
- MECHANICAL
- RES RECREATION
- RES MECHANICAL



A. EAST ELEVATION (4TH ST NE)



B. WEST ELEVATION (ALLEY)

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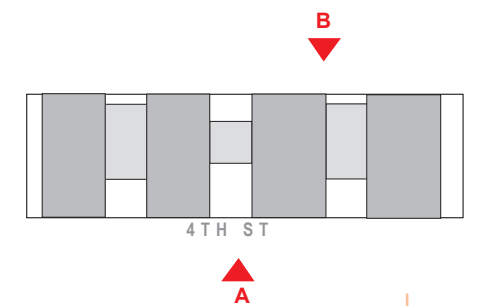
MATERIAL DESCRIPTION

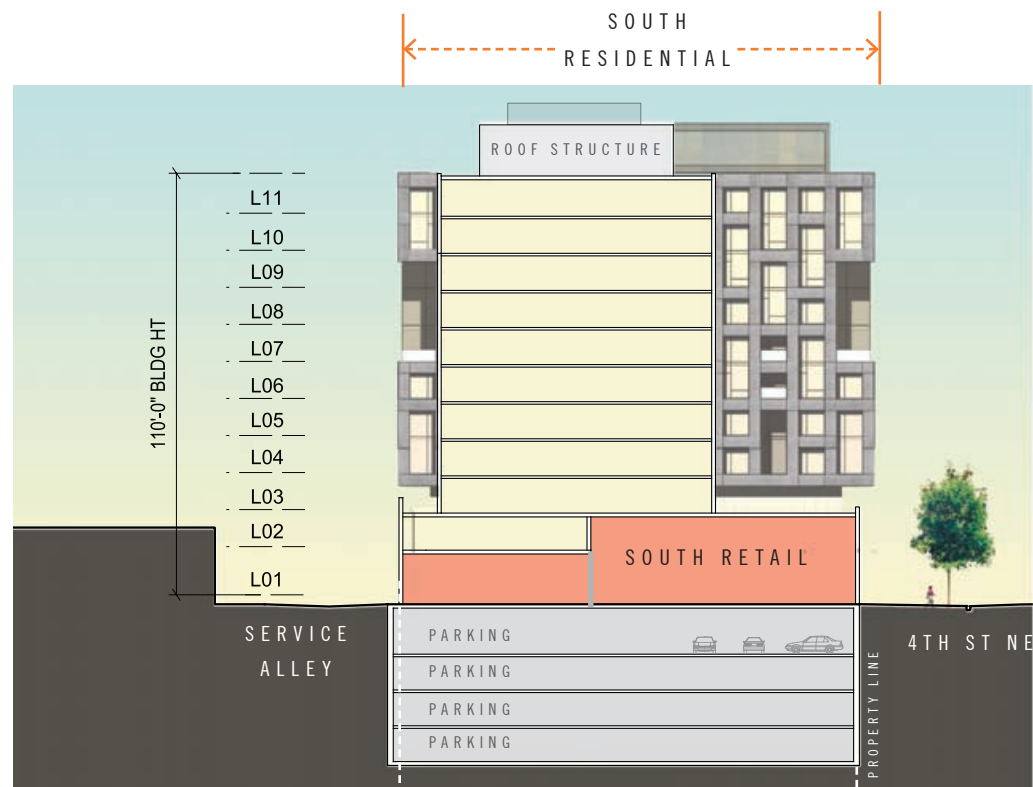
SEE BUILDING MATERIALS SHEET A13

MATERIAL LEGEND

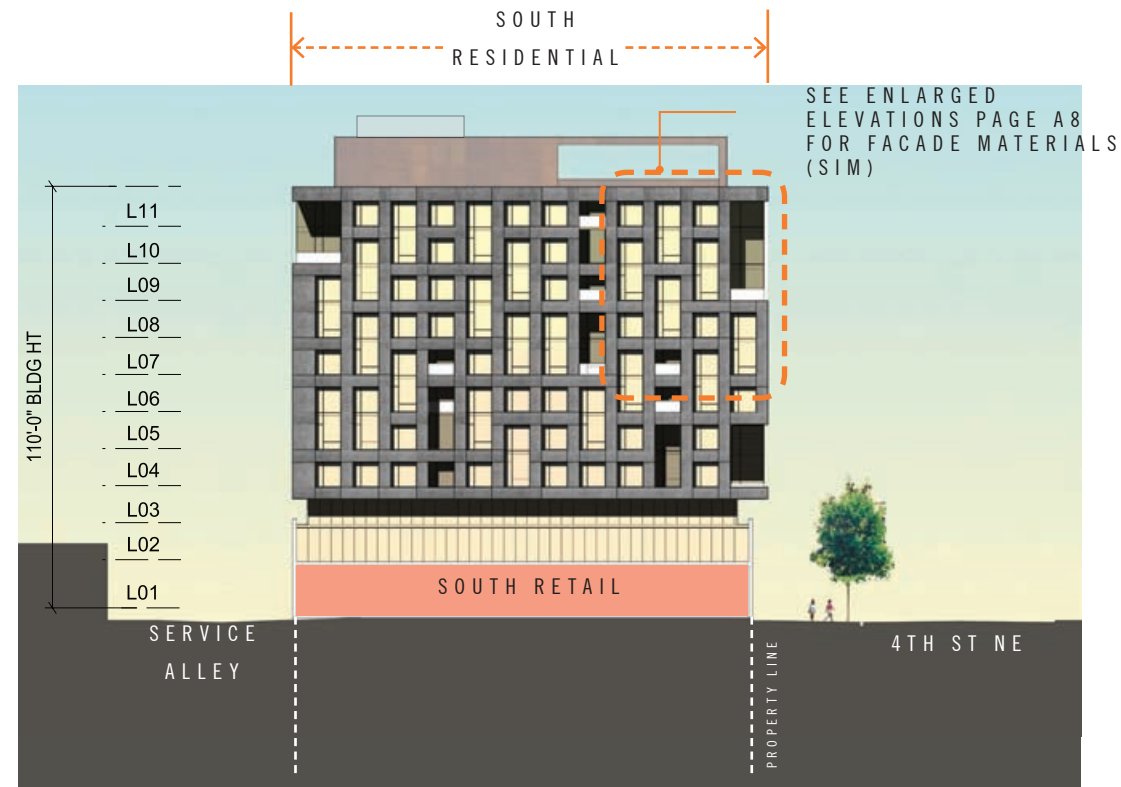
- M1 BRICK MASONRY BLEND
- M2 PRECAST CONCRETE PANEL
- M3 METAL AND/ OR GLASS RAILING SYSTEM
- M4 ARCHITECTURAL METAL PANEL
- M5 ALUMINUM/ GLASS WINDOW ASSEMBLY
- M6 ALUMINUM/ GLASS PAINTED STEEL STORE FRONT SYSTEM
- M7 MTL/ GLASS GARAGE DOOR

KEY PLAN

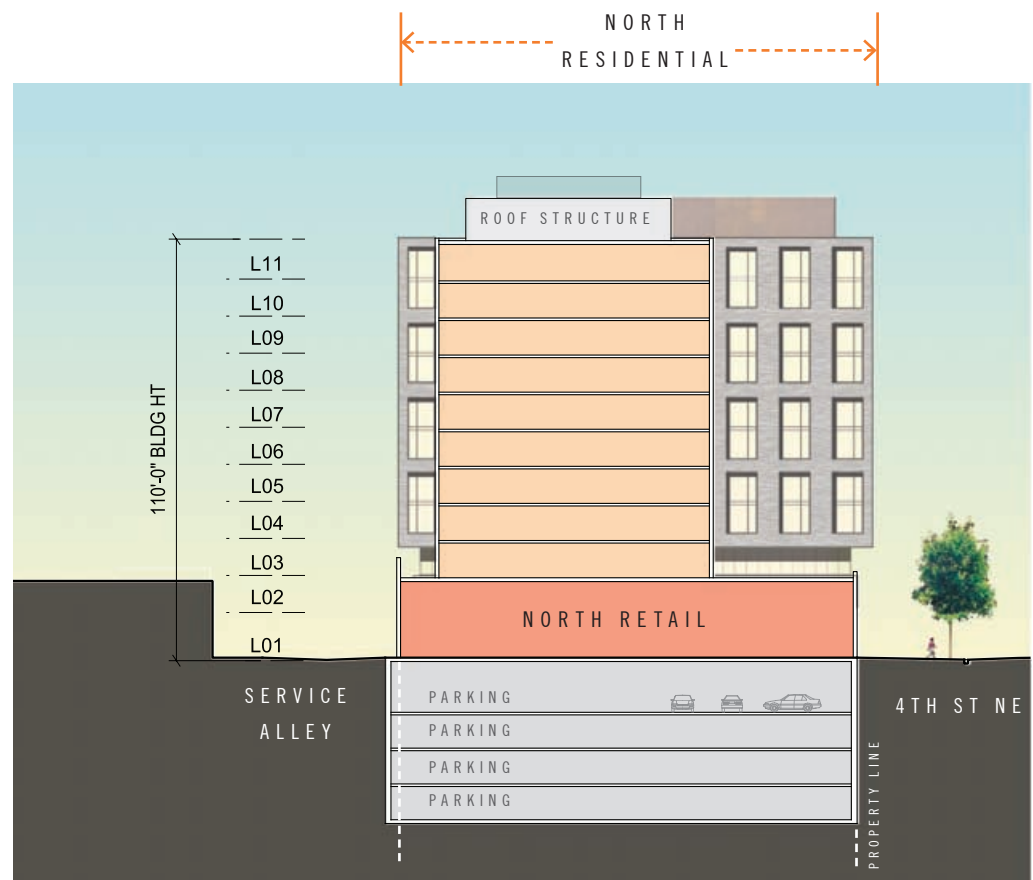




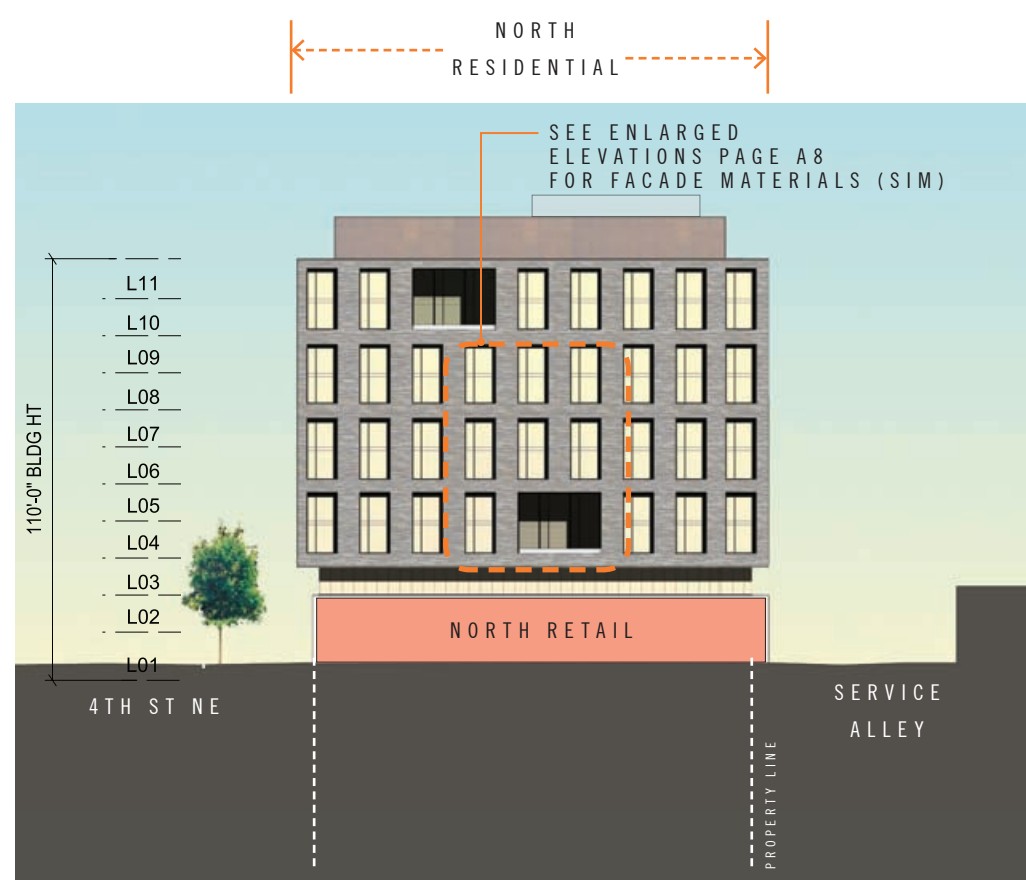
SECTION CC



C. NORTH ELEVATION



SECTION BB



D. SOUTH ELEVATION



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NOTES:

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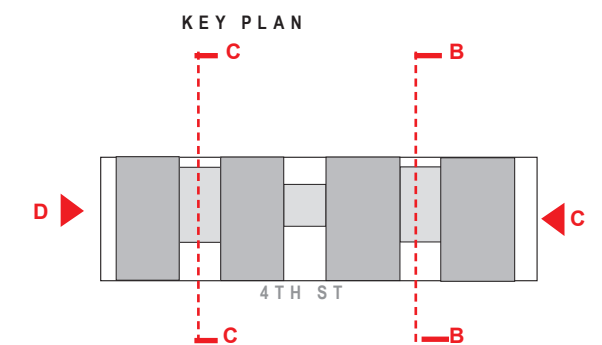
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SEE BUILDING MATERIALS SHEET A13

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1270 4TH ST NE WASHINGTON, DC

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NORTH RETAIL



SOUTH RETAIL



EXISTING LOADING DOCK

RESIDENTIAL ENTRY



SOUTH BUILDING BAY

M 3



NORTH BUILDING BAY

M 3

NOTES:

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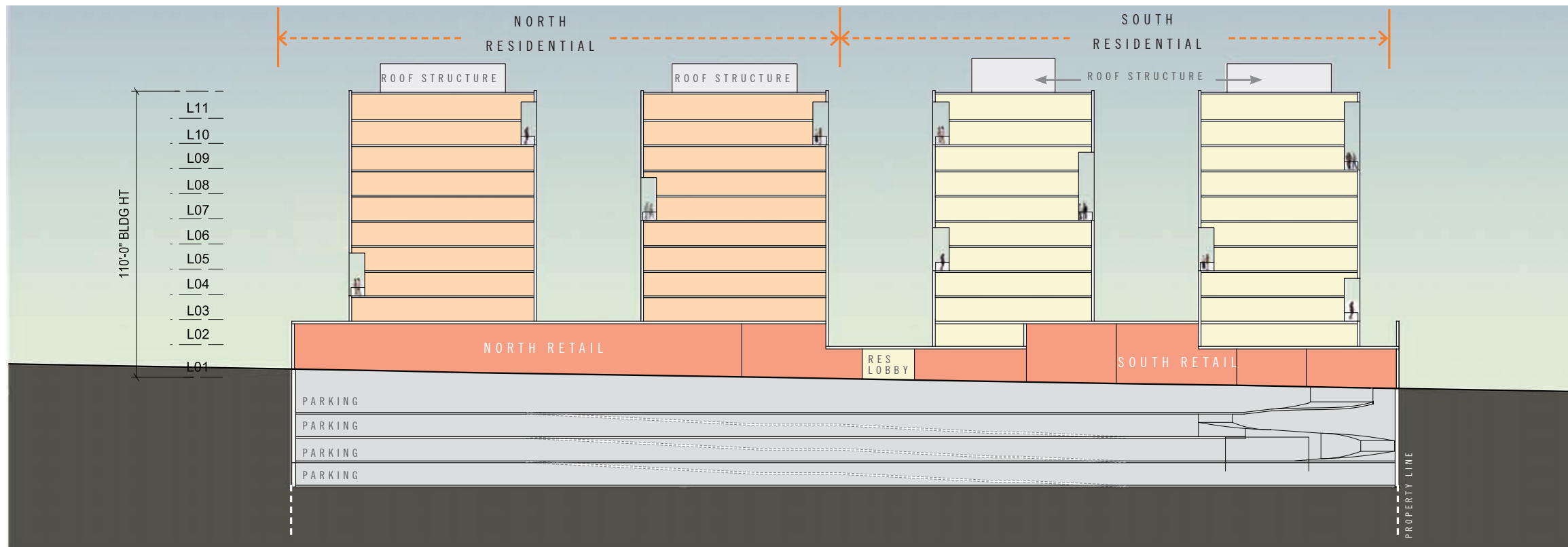
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SECTION AA

NOTES:

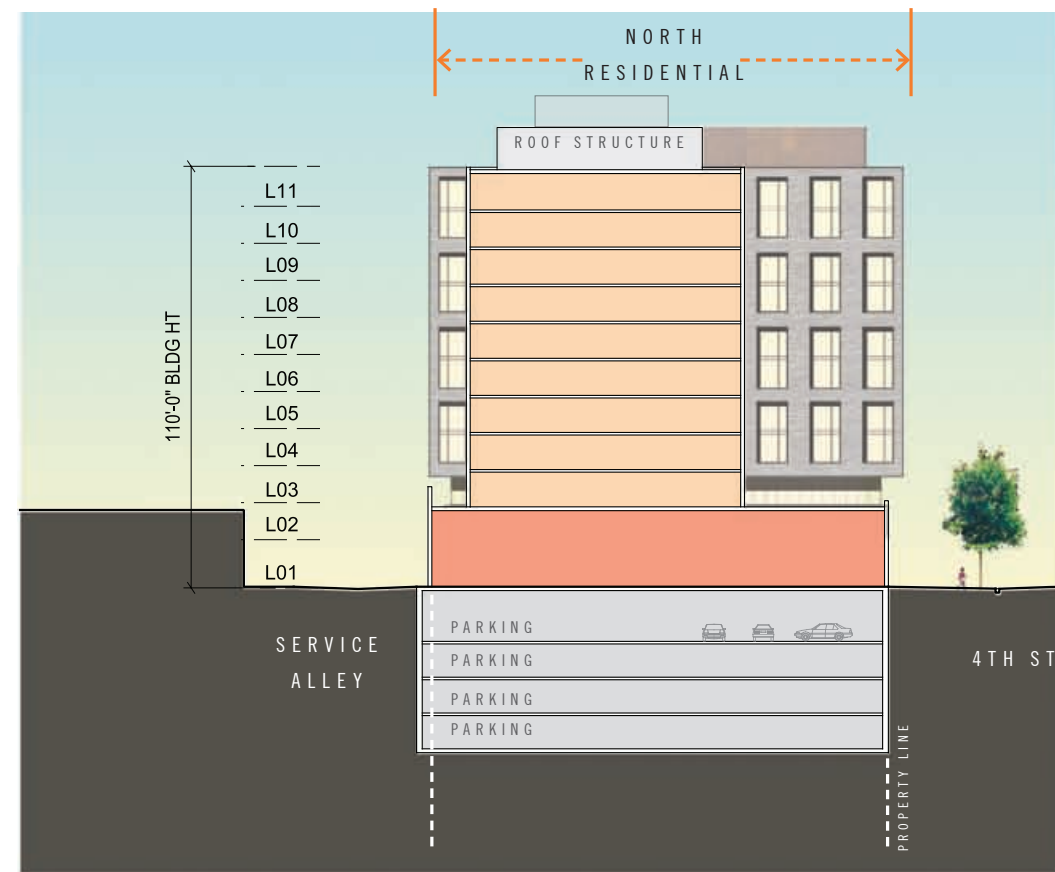
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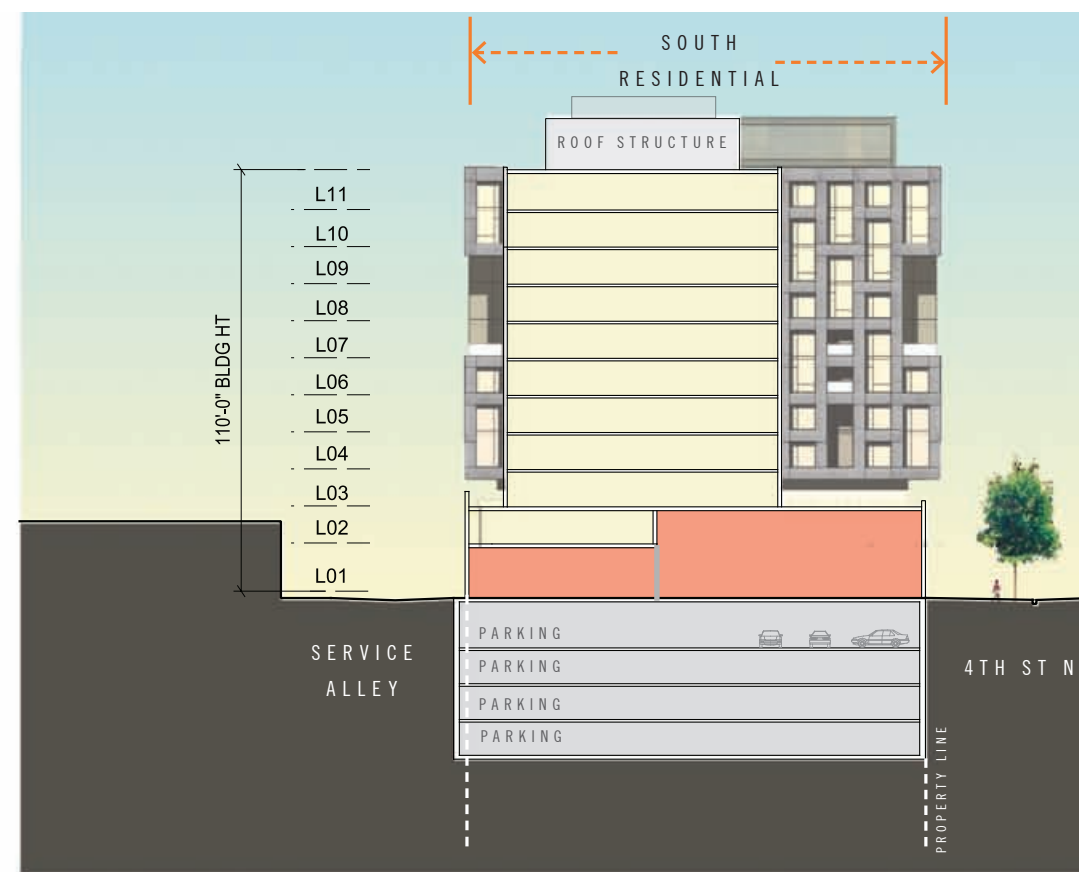
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LEGEND

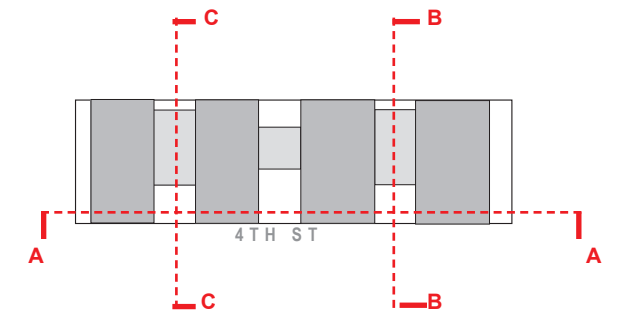
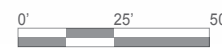
- CORE/ SERVICE
- RETAIL
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- PROPERTY LINE



SECTION BB



SECTION CC



SITE SECTIONS



1270 4TH ST NE WASHINGTON, DC

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PERSPECTIVES A10



1270 4TH ST NE WASHINGTON, DC

PUD APPLICATION 2014 MAY 1

PERSPECTIVES A11



1270 4TH ST NE WASHINGTON, DC

PUD APPLICATION 2014 MAY 1

PERSPECTIVES A12

RETAIL BASE

MATERIAL DESCRIPTION

THE PREDOMINANT MATERIAL OF THE RETAIL BASE IS THE RESTORED MASONRY FACADE. RETAIL ENTRANCES TO BE A COMBINATION OF ADDITIVE/ SUBTRACTIVE ELEMENTS FROM THE EXISTING BUILDING.

BRICK:
M1



STOREFRONT:
M6



GARAGE
DOOR:
M7



CANOPY:

RESIDENTIAL

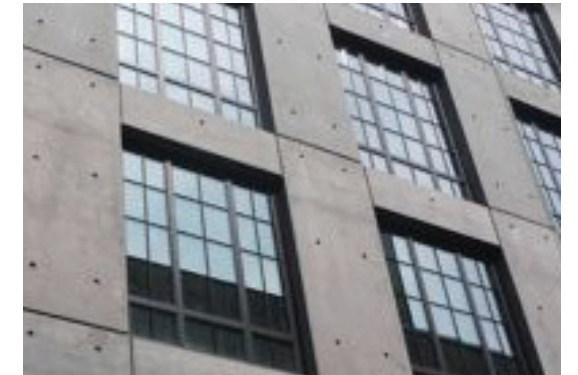
MATERIAL DESCRIPTION

SOUTH RESIDENTIAL BUILDING TO BE M2, WITH ACCENTS OF M4.
NORTH RESIDENTIAL TO BE M1 WITH ACCENTS OF M4.
BOTH RESIDENTIAL BUILDINGS TO HAVE M3 RAILINGS.
INFILL VOLUMES TO BE M4.

BRICK:
M1



PRECAST CONCRETE:
M2



METAL PANEL:
M4



GLASS RAILING:
M3



ZONING TABULATIONS

ZONING SUMMARY: C-3-C/ PUD

TOTAL SITE AREA: 51,000 sf

ZONING REGULATION	REQUIRED/ ALLOWED	PROVIDED
Maximum Building Height(1)	110'	110'
Maximum FAR(2):	8 total	8 total (408,000 sf)
Residential	8	Residential: 7.22 (368,400 sf)
Commercial	8	Commercial: 0.78 (39,600 sf)
Green Area Ratio GAR:	0.2	0.2
Maximum Lot Occupancy(3):	commercial: 100% residential: 100%	100% 100%
Rear Yard Minimum:	all uses: 2-1/2"/ft (12' min) 23'-6"	varies, see Z2
Side Yard Minimum:	not required	not provided
Court-Open: Min. Width	residential: 4"/ft (15' min) commercial: 3"/ft (12' min)	See diagram sheet Z2 See diagram sheet Z2
Court-Closed: Area (width same as open)	residential: 350 sf min., or 2 x width squared commercial: 250 sf min., or 2 x width squared	See diagram sheet Z2 See diagram sheet Z2
Inclusionary Zoning	8% of residential FAR	8% of residential FAR

ZONING REGULATION	REQUIRED/ ALLOWED	PROVIDED
Roof Structures (4)(6)		
Gross Floor Area	0.37	0.37
Number: 1 per core per level max.	2	2 (see Z2)
Maximum Height:	18'-6"	varies (see Z2)
Setbacks:	Equal to Height of Roof Structure	varies (see Z2)
Off-Street Parking (5)		
Retail (above 3,000 gsf: 1/750 sf)	36,600/750 = 49	250 spaces
Residential (1/4 units)	420-520 units/4 = 105-130	200 spaces
Bicycle Parking	5 percent of 49 = 2 per zoning for retail 1/3 residential units= 140-173 per DC bike regs	142-175 spaces per DC bicycle regs
Off-Street Loading		
Retail 8,000 - 20,000 gsf	1-30' berth, 1-20' berth 1 dock @ 100 sf	2-30' berths 1 dock @ 100 sf
Residential	1-55' berth, 1-20' berth 1 dock @ 200 sf	2-30' berths 1 dock @ 200 sf

Indicates variance/special exception from zoning regulations

Notes:

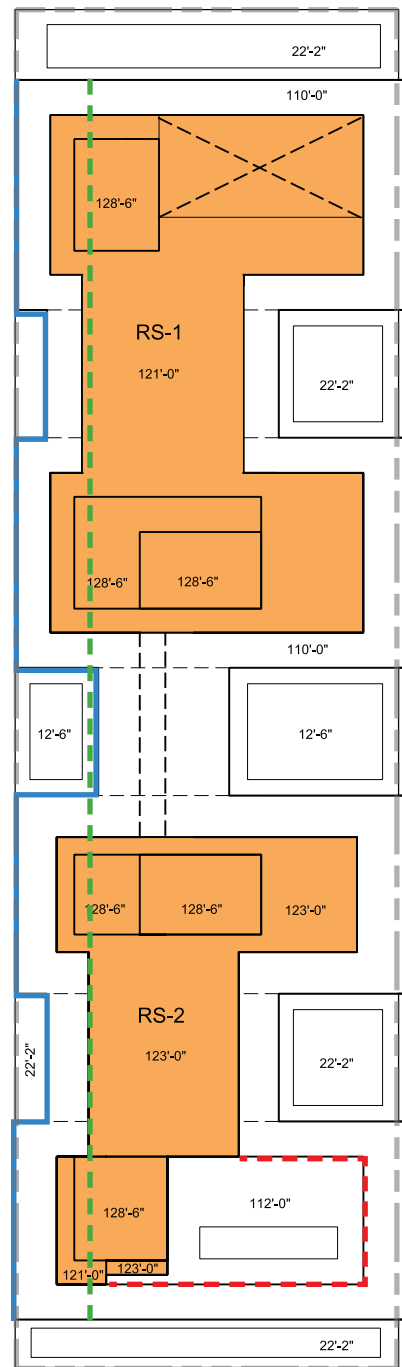
- 1- The Maximum building height is based on the width of 4th street (90' R.O.W.) for 110' allowable measured from the curb at the middle of the 4th street frontage.
- 2- Per 11-2405.2, the allowable FAR of each use is unrestricted up to a max of 8.0 FAR total.
- 3- The residential lot occupancy varies by floor with the maximum lot occupancy occurring on the ground level and is 100%.
- 4- The gross floor area of roof structure is 0.37 FAR.
- 5- The total number of off-street parking spaces provided will be between 400 and 550 spaces. This range is for flexibility to provide a B5 parking level.
- 6- Relief required for non-uniform heights of roof structures.

RESIDENTIAL UNITS

The building will provide a combination of unit types that will be designed for the specific market and location. Units will range in types from studios to 3 bedrooms. The final unit count will be between 420 and 520 units. The final count and design of the units will be finalized at building permit to project delivery as possible to ensure market viability.

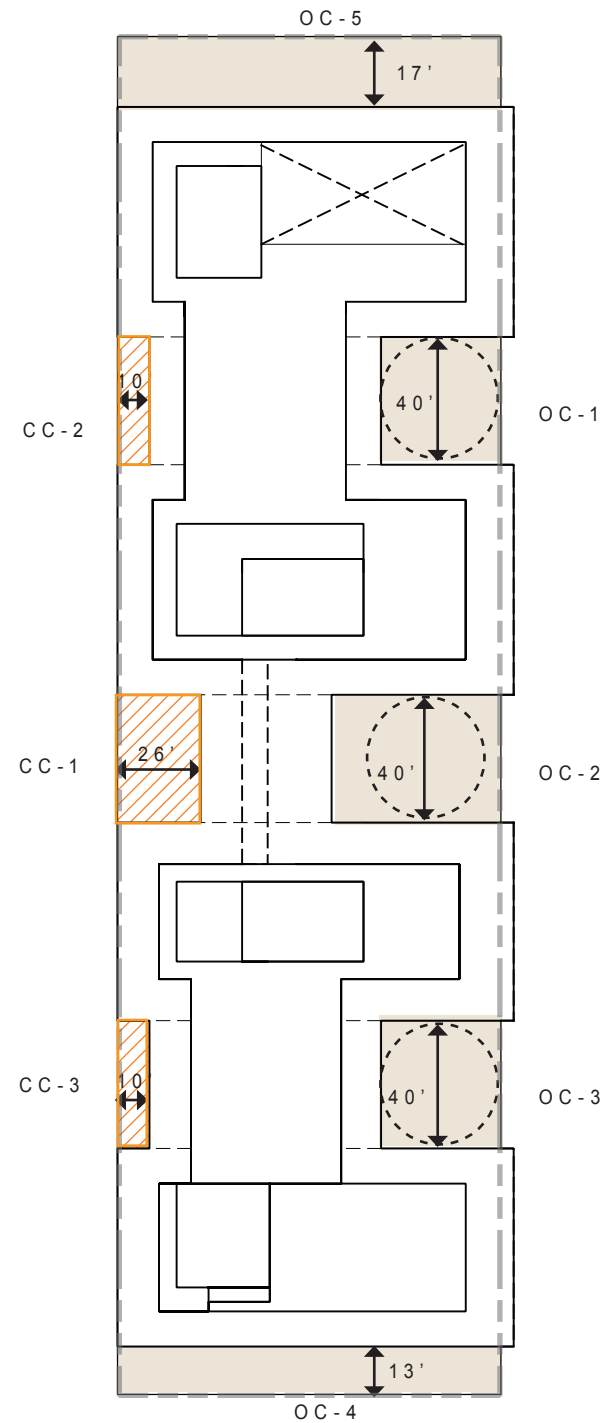
AFFORDABLE HOUSING UNIT SUMMARY

PROJECT RESIDENTIAL GSF:	368,400
AFFORDABLE RESIDENTIAL GSF:	29,472 (8% OF THE TOTAL RESIDENTIAL AREA)



BLDG SPOT ELEVATIONS INDICATED ARE TO TOP OF ADJACENT ROOF PARAPET

ROOF STRUCTURE PLAN / REAR YARD PLAN



OPEN AND CLOSED COURTS PLAN

SCHEDULE OF ROOFTOP STRUCTURE HEIGHTS/ SETBACK

Rooftop Structure	Height	Required Setback	Proposed Setback
RS-1	11'-0"/ 18'-6"	11'-0"/ 18'-6"	11'-0"/ 18'-6"
RS-2	11'-0"/ 13'-0"/18'-6"	11'-0"/ 13'-0"/18'-6"	11'-0"/ 13'-0"/18'-6"

SCHEDULE OF COURTS

OPEN COURT	REQUIRED WIDTH	PROVIDED WIDTH
OC-1	26.4'	40'
OC-2	29.4'	40'
OC-3	26.4'	40'
OC-4	26.4'	13'
OC-5	26.4'	17'

CLOSED COURT	REQUIRED WIDTH	PROVIDED WIDTH	REQUIRED AREA	PROVIDED AREA
CC-1	29.4'	26'	1729	1040
CC-2	26.4'	10'	1394	400
CC-3	26.4'	10'	1394	400

NOTES:

- DIMENSIONS ON THIS SHEET ILLUSTRATE ZONING COURT, COURT NICHE, AND ROOF STRUCTURE SETBACKS.
- SEE ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.

LEGEND

- PROPERTY LINE
- ROOF STRUCTURES
- REQUIRED REAR YARD SETBACK
- PROVIDED REAR YARD SETBACK (VARIES)
- ▨ CLOSED COURT
- OPEN COURT
- ⊕ OPEN/ CLOSED COURT WIDTH

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE	EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE			OVERHEAD WIRE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE			UNDERGROUND TELEPHONE LINE	
	EASEMENT LINE			UNDERGROUND CABLE LINE	
	SETBACK LINE			STORM SEWER	
				SANITARY SEWER MAIN	
	CONCRETE CURB & GUTTER			HYDRANT	
				SANITARY MANHOLE	
				STORM MANHOLE	
	UTILITY POLE WITH LIGHT			WATER METER	
	POLE LIGHT			WATER VALVE	
	TRAFFIC LIGHT			GAS VALVE	
	UTILITY POLE			GAS METER	
	TYPICAL LIGHT			TYPICAL END SECTION	
	ACORN LIGHT			HEADWALL OR ENDWALL	
	TYPICAL SIGN			YARD INLET	
	PARKING COUNTS			CURB INLET	
				CLEAN OUT	
	CONTOUR LINE			ELECTRIC MANHOLE	
	SPOT ELEVATIONS			TELEPHONE MANHOLE	
				ELECTRIC BOX	
	SANITARY LABEL			ELECTRIC PEDESTAL	
	STORM LABEL			MONITORING WELL	
	SANITARY SEWER LATERAL			TEST PIT	
	UNDERGROUND WATER LINE			BENCHMARK	
	UNDERGROUND ELECTRIC LINE			BORING	
	UNDERGROUND GAS LINE			SIDEWALK	

GENERAL NOTES

1. THIS PLAN IS BASED ON THE FOLLOWING DOCUMENTS AND INFORMATION:

A) BOUNDARY & TOPOGRAPHIC SURVEY ENTITLED, "EDENS & AVANT, 1250-1252, 1260, 1270 & 1346 4TH STREET, NE, PARCELS 129/68, 129/95, 129/96, AND LOT 7, SQUARE 3587, DISTRICT OF COLUMBIA," PREPARED BY BOHLER ENGINEERING 09/19/13, FILE NO. SS132130.

B) CAD FILES ENTITLED, "2014-04-23-ground floor," PREPARED BY SHALOM BARANES, DATED 04/23/14.

C) CAD FILES ENTITLED, "L BASE," PREPARED BY GGN, DATED 04/24/14.

2. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.

SHEET INDEX

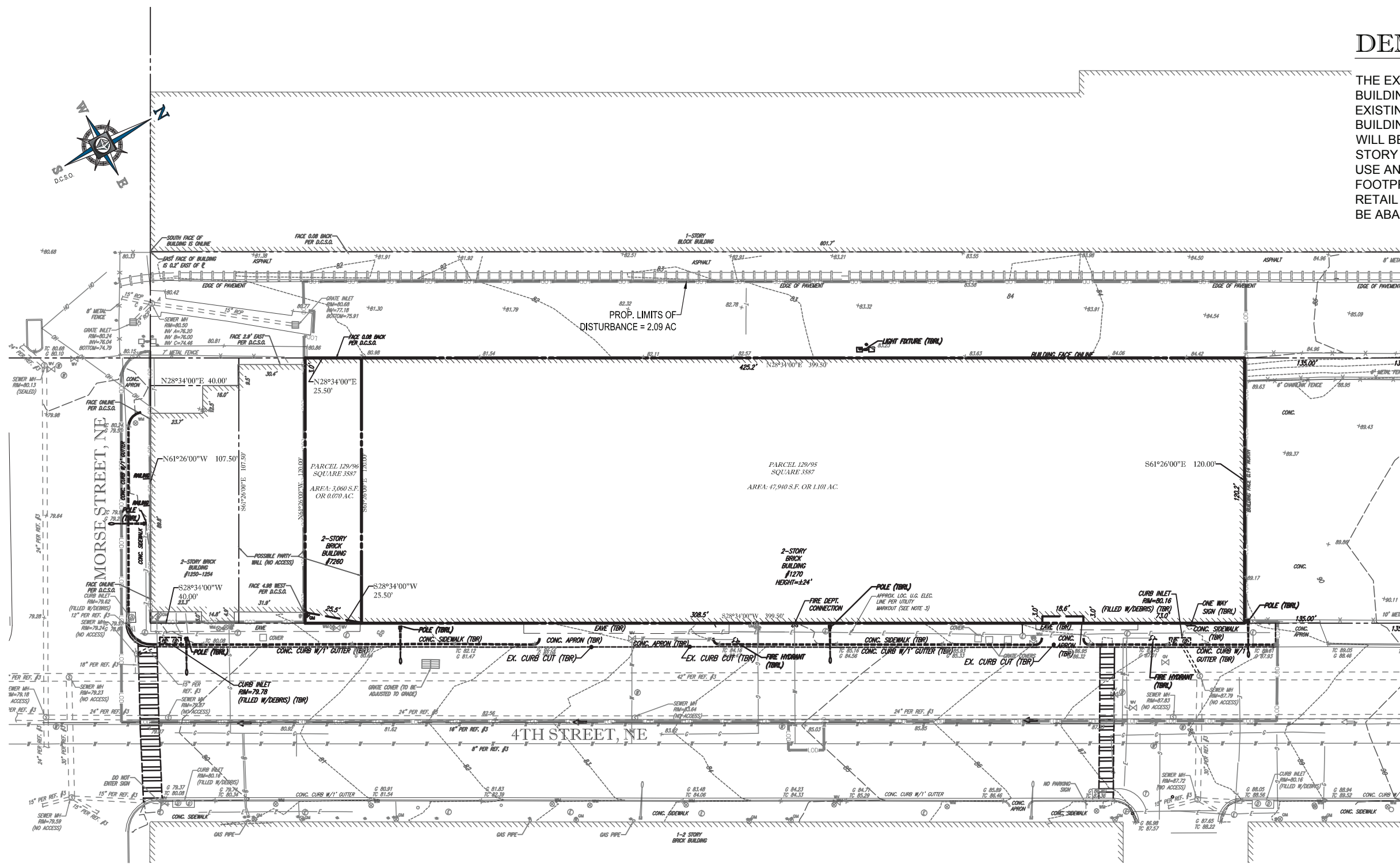
SHEET TITLE	SHEET NUMBER
GENERAL NOTES AND LEGEND	C-1.0
EXISTING CONDITIONS/DEMOLITION PLAN	C-2.0
SITE/LANDSCAPE/STREETSCAPE PLAN	C-3.0
GRADING/UTILITY PLAN	C-4.0
EROSION AND SEDIMENT CONTROL PLAN	C-5.0
MSU TRUCK AND PASSENGER CAR TURNS	C-6.0
SU-30 TRUCK TURNS	C-7.0
CIRCULATION PLAN	C-8.0

DEMOLITION NARRATIVE

THE EXISTING SITE IS MADE UP OF TWO (2) LOTS CONTAINING EXISTING BUILDINGS. THE PROPOSED PROJECT REQUIRES DEMOLITION OF EXISTING SITE FEATURES WITH THE EXCEPTION OF THE EXISTING BUILDING FACADE ALONG 4TH STREET, N.E.. THIS EXISTING FACADE WILL BE INCLUDED IN THE PROPOSED CONSTRUCTION OF A NEW 11 STORY RETAIL/RESIDENTIAL BUILDING WITH 10 STORIES OF RESIDENTIAL USE AND ONE (1) STORY OF RETAIL WITH POP-UP LEVEL ABOVE THE FOOTPRINT AND FIVE (5) LEVELS OF UNDERGROUND PARKING FOR THE RETAIL AND RESIDENTIAL FACILITIES. EXISTING UTILITIES ON SITE SHALL BE ABANDONED AND / OR REMOVED AT THE TIME OF DEMOLITION.

LEGEND

— 0.00 — 0.00 — PROP LIMITS OF DISTURBANCE



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PUD APPLICATION 2014 MAY 1

EXISTING CONDITIONS/ SITE DEMOLITION PLAN

C 2



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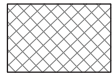

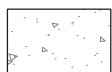
22638 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164
Phone: (703) 759-9500
Fax: (703) 759-9501
www.BohlerEngineering.com

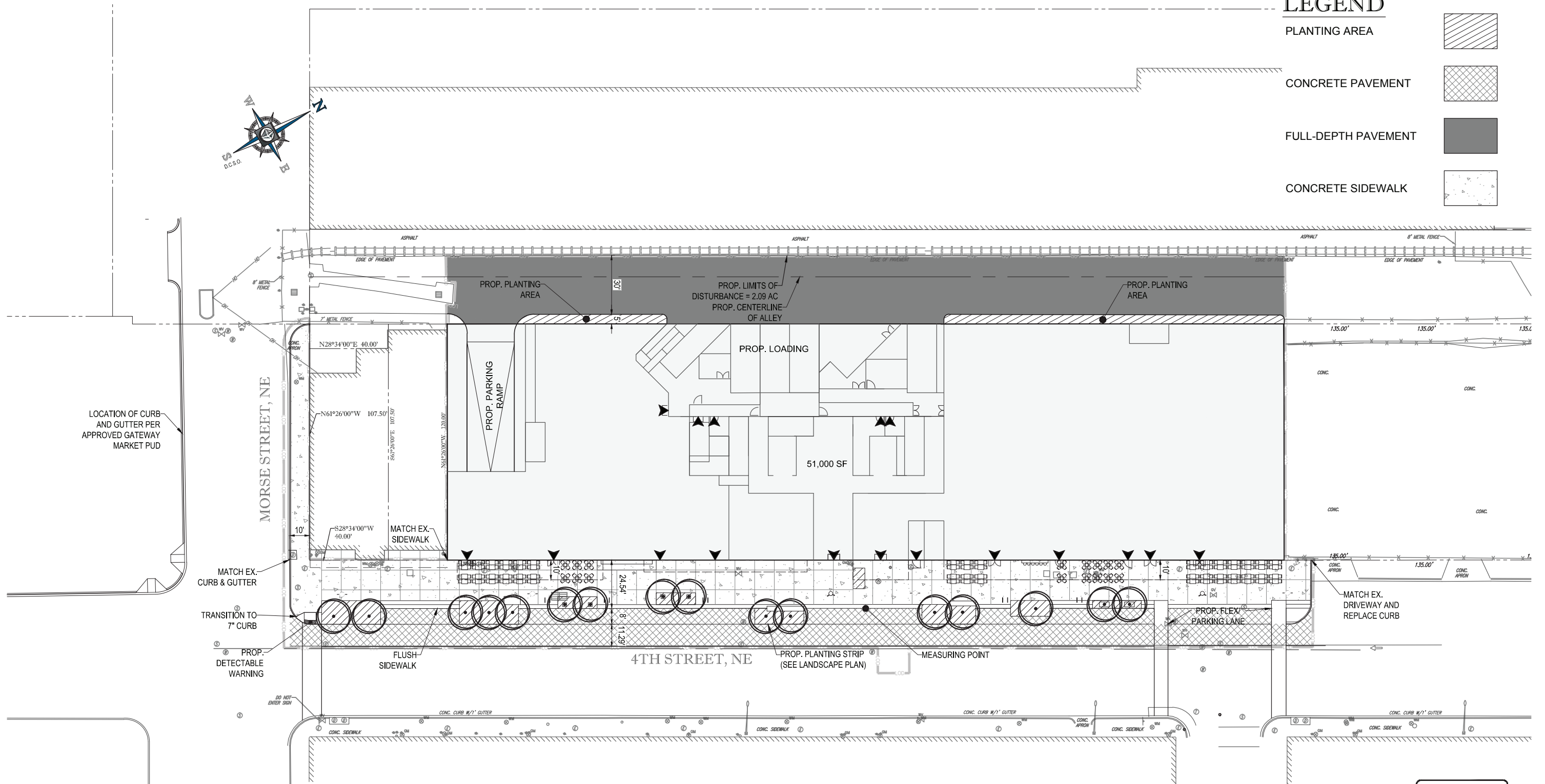
shalom baranes associates architects

NOTES:

1. FINAL LANDSCAPE PLAN IS TO BE PROVIDED BY OTHERS.

LEGEND

PLANTING AREA	
CONCRETE PAVEMENT	
FULL-DEPTH PAVEMENT	
CONCRETE SIDEWALK	



1270 4TH ST NE WASHINGTON, DC

PUD APPLICATION 2014 MAY 1



SITE PLAN

C 3

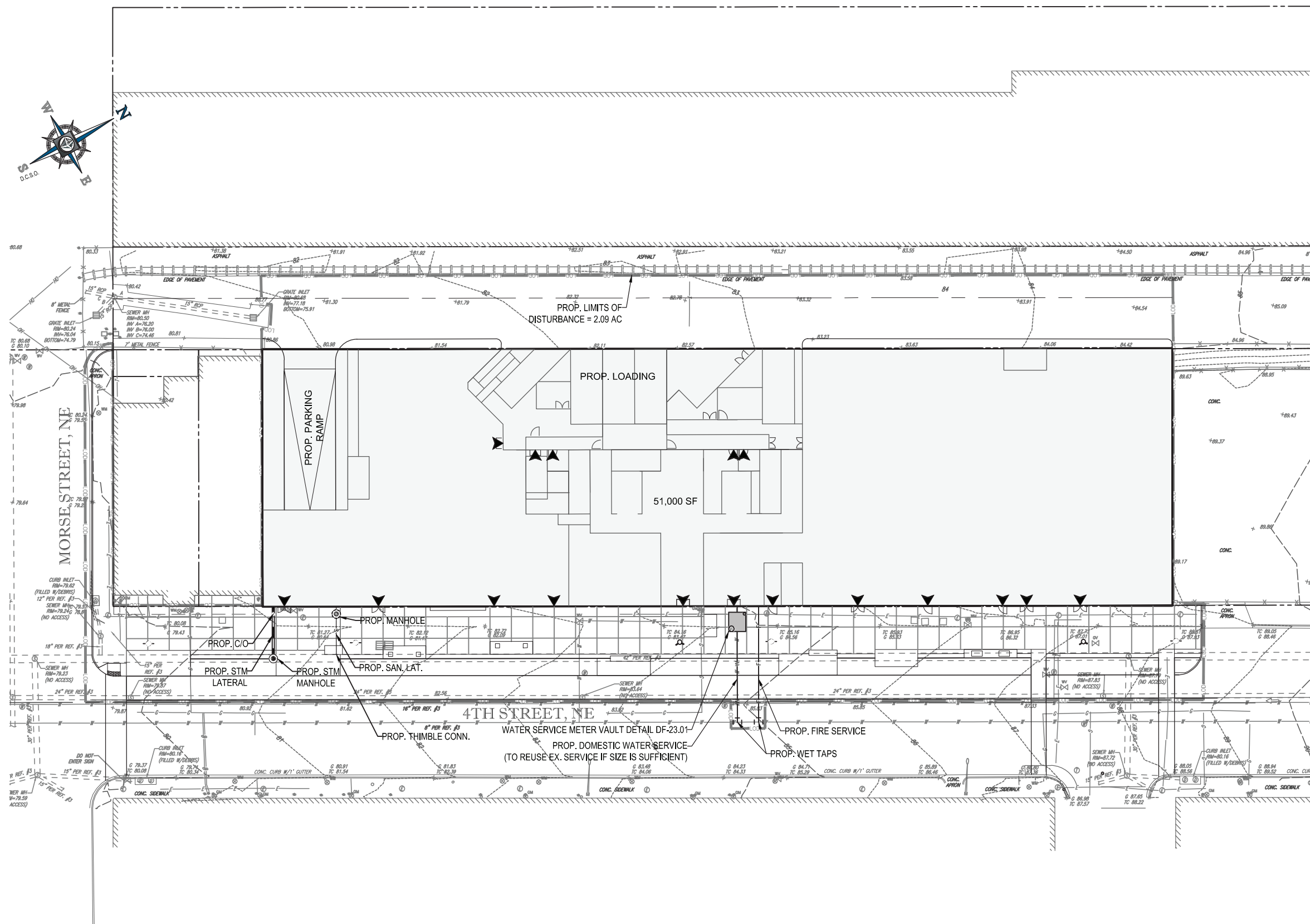
GRADING AND UTILITY NARRATIVE

THE PROPOSED RETAIL AND RESIDENTIAL PROJECT INCLUDES CONSTRUCTION OF NEW UTILITY INFRASTRUCTURE TO SERVICE THE DEVELOPMENT. EXISTING WATER MAINS, SEWER MAINS, AND STORMDRAIN SHALL SERVE THE SITE AS WELL AS COMMUNICATION LINES, GAS MAINS, AND ELECTRIC SERVICE. PROPOSED UTILITY LATERALS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATIONS OF LATERALS AND CONNECTIONS WILL BE DETERMINED DURING THE FINAL DESIGN OF THE BUILDING AND ASSOCIATED UTILITY ROOM LOCATIONS.

THE SITE DESIGN SHALL INCLUDE STORMWATER MANAGEMENT MEASURES IN ACCORDANCE WITH CURRENT DDOE REGULATIONS. PRELIMINARY DESIGN INDICATES THAT STORMWATER AND SANITARY SEWER WILL OUTFALL FROM THE SITE TO EXISTING INFRASTRUCTURE EAST ALONG 4TH STREET, NE. EXISTING GRADES ARE SHOWN AT 1 FOOT INTERVALS TO IMPROVE PLAN CLARITY.

STORMWATER MANAGEMENT NARRATIVE:

- THE EXISTING SITE CONDITIONS HAVE NO STORMWATER QUALITY OR QUANTITY CONTROLS. BASED ON THE CURRENT DDOE STORMWATER REQUIREMENTS, THIS IS A MAJOR LAND-DISTURBING PROJECT AND WILL HAVE AN SWRv = 5,300 CF. THE PROPOSED ZONING FOR THE PROJECT IS C-3-C, WHICH WILL REQUIRE A GREEN AREA RATIO = 0.20.
- THE SWRv AND GAR REQUIREMENTS WILL BE SATISFIED THROUGH THE INCLUSION OF A GREEN ROOF AND/OR OTHER APPROVED BEST MANAGEMENT PRACTICES IN THE PROPOSED PROJECT DESIGN.



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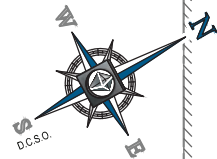
GRADING/ UTILITY PLAN C 4



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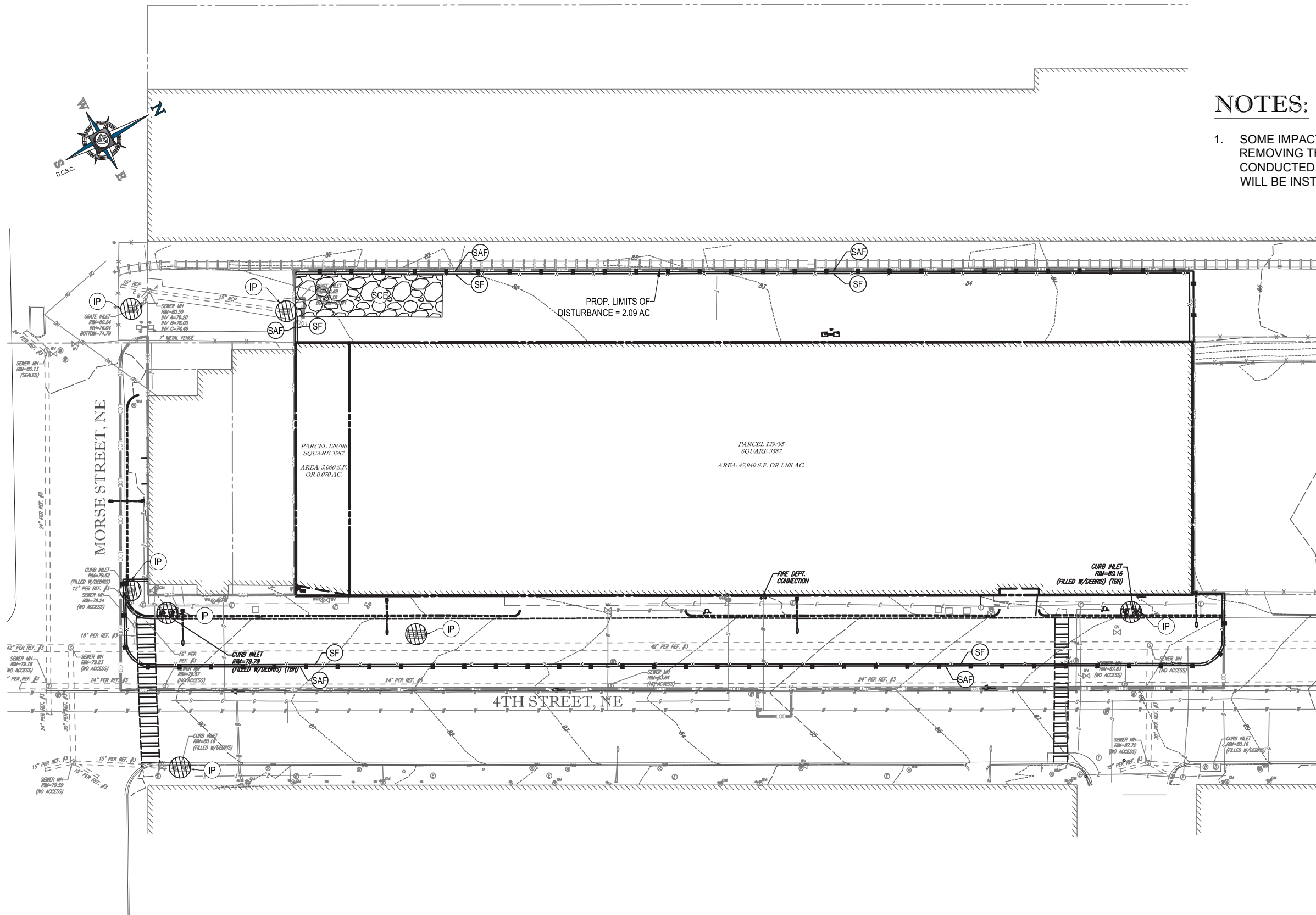


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NOTES:

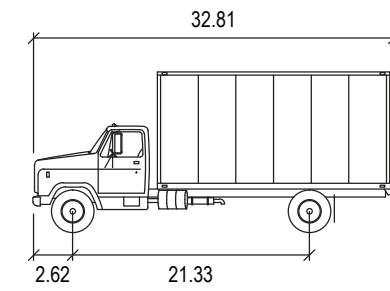
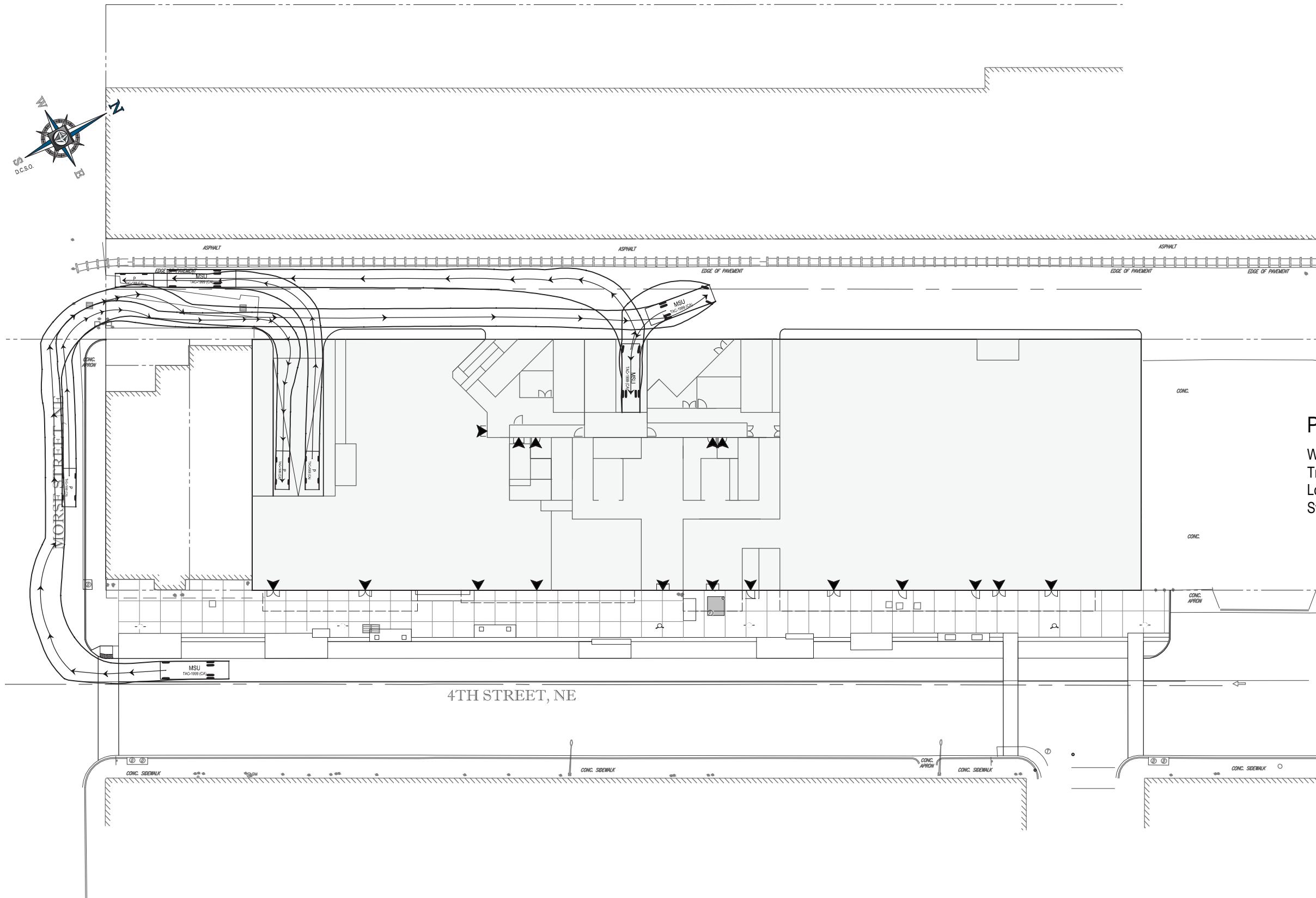
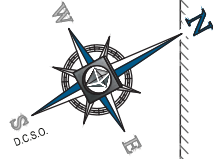
- SOME IMPACT TO ADJACENT PROPERTIES IS ANTICIPATED FROM REMOVING THE SOIL IN THOSE AREAS AND FOR THE WORK TO BE CONDUCTED WITHIN THE RIGHT-OF-WAY. SHEETING AND SHORING WILL BE INSTALLED AT THE REQUIRED LOCATIONS AS NEEDED.



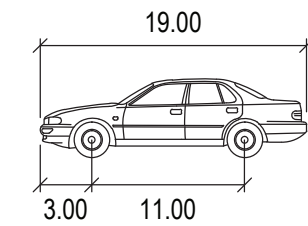
STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
STABILIZED STONE CONSTRUCTION ENTRANCE	SCE	
SILT FENCE	SF	
SAFETY FENCE	SAF	
INLET PROTECTION	IP	



MSU	feet
Width	: 8.53
Track	: 8.53
Lock to Lock Time	: 6.0
Steering Angle	: 40.1



P	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

1270 4TH ST NE WASHINGTON, DC

PUD APPLICATION 2014 MAY 1

MSU TRUCK AND PASSENGER CAR TURNS

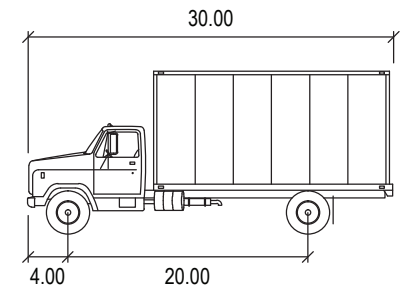
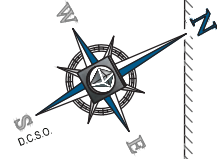
C 6



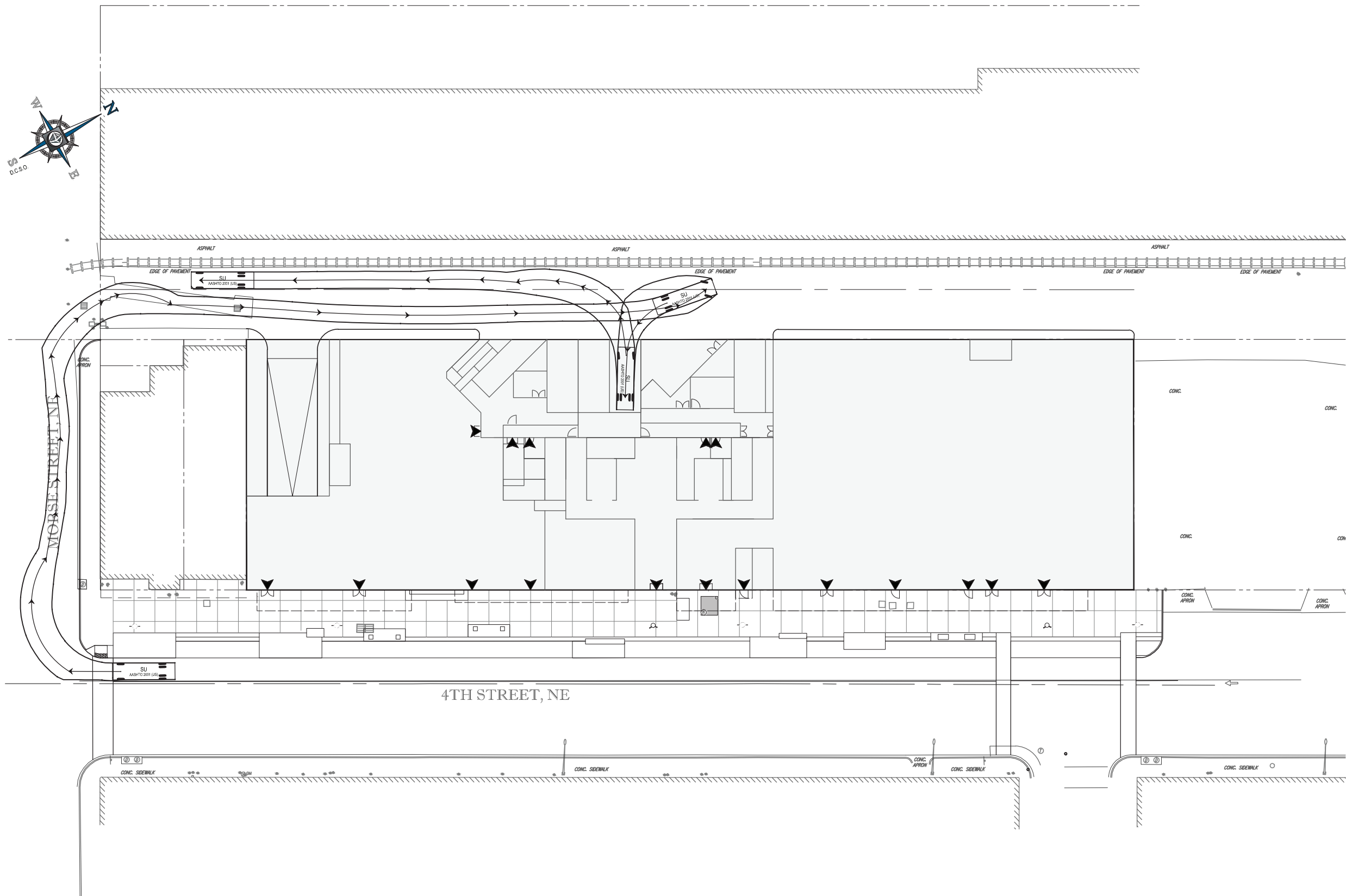
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SU	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8



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PUD APPLICATION 2014 MAY 1

SU-30 TRUCK TURNS

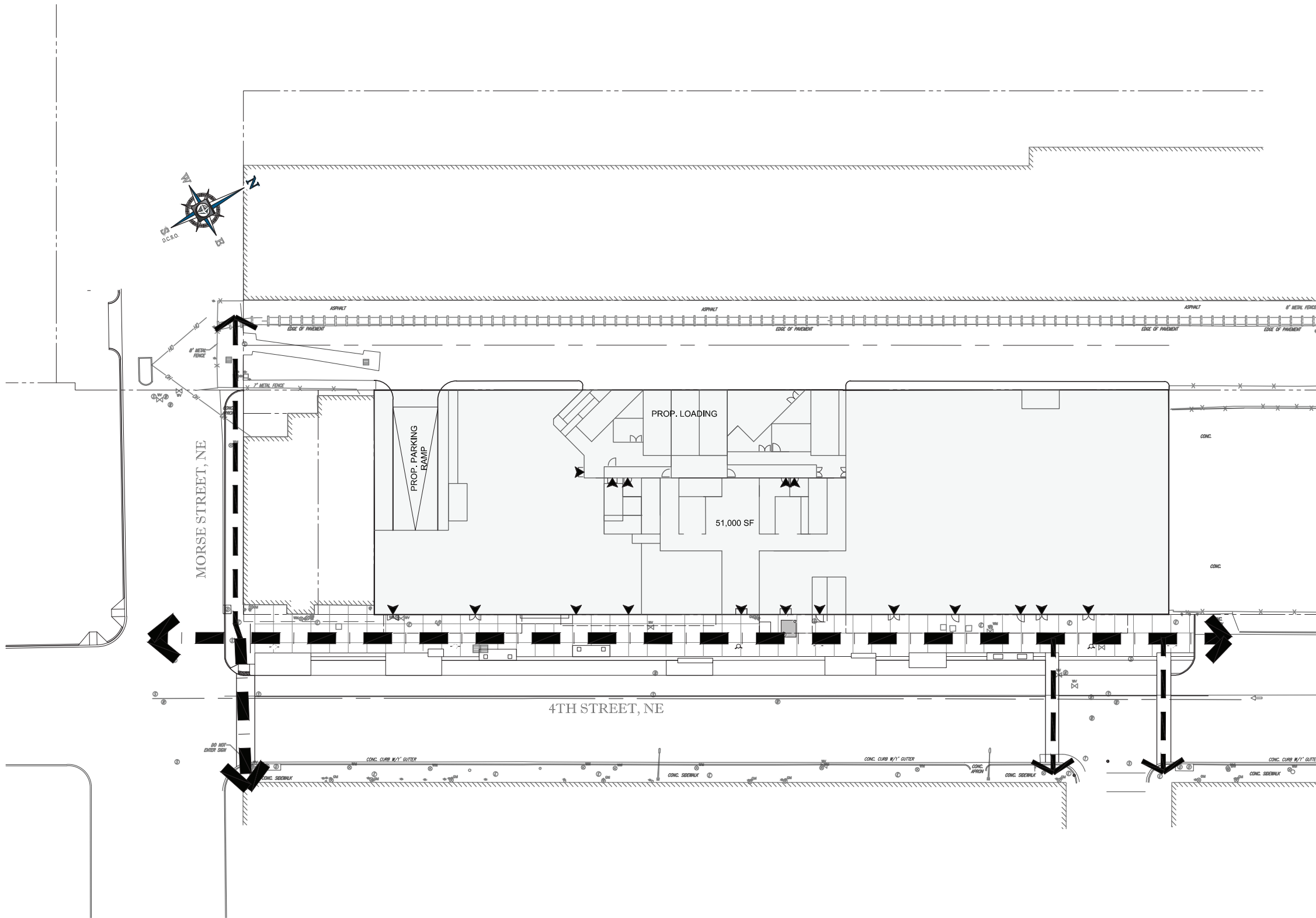
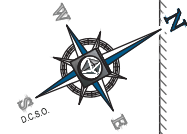
C 7



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NOTES:

1. BUILDING ENTRANCE LOCATIONS ARE SUBJECT TO CHANGE AS THE RESULT OF TENANT MODIFICATION OR MARKET DEMANDS, AND AS THE PROJECT IS FURTHER DESIGNED.

LEGEND

-  PRIMARY PEDESTRIAN CIRCULATION
-  SECONDARY PEDESTRIAN CIRCULATION

