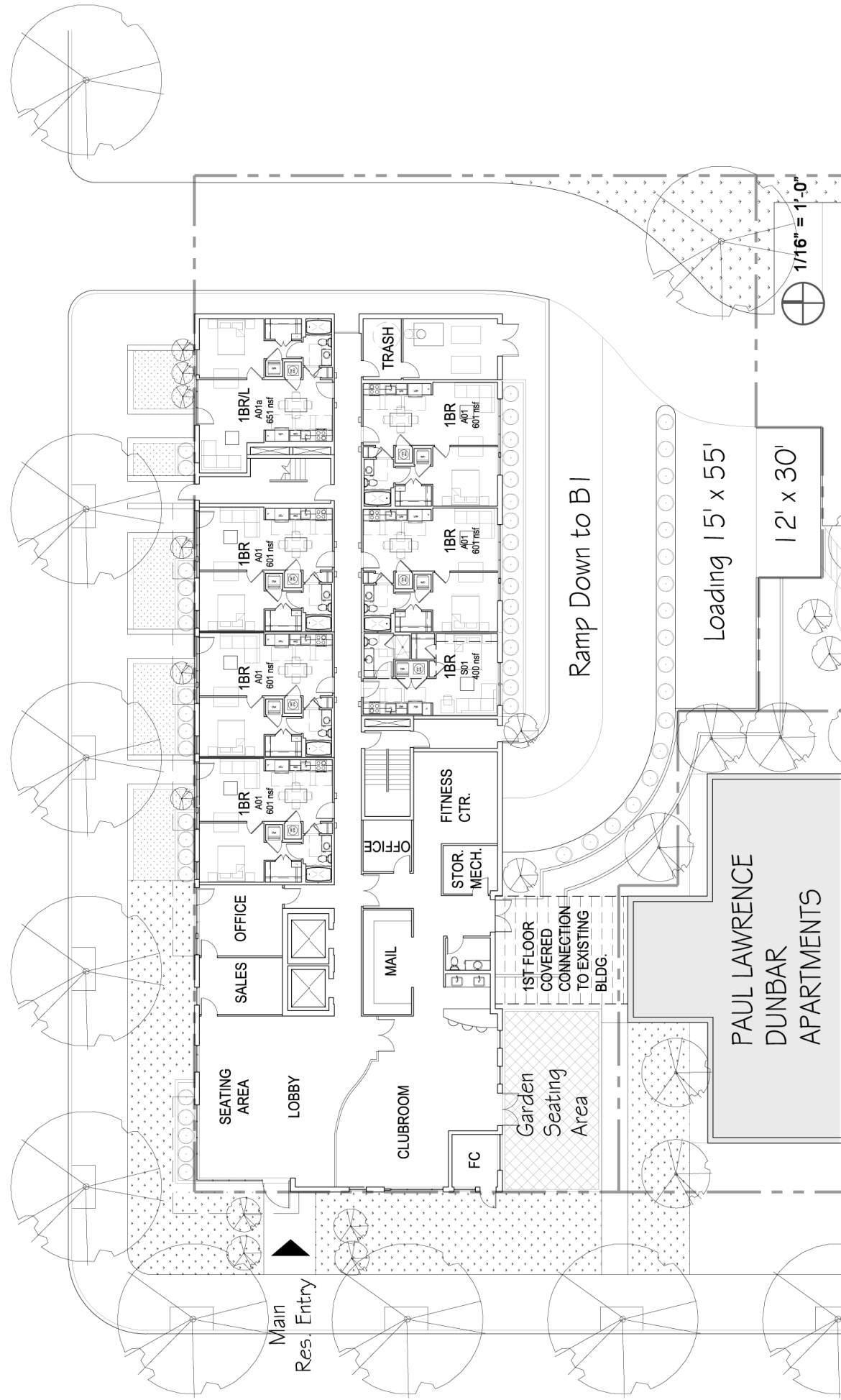


1" = 40'-0"

15TH STREET





JAIR LYNCH DEVELOPMENT PARTNERS  
 WDG Architecture PLLC

V St Lot Apartments  
 15th St NW and V St NW, Washington, DC

Ground Level Plan

PAUL LAWRENCE  
 DUNBAR  
 APARTMENTS

Ramp Down to B1

Loading 15' x 55'

12' x 30'

1/16" = 1'-0"



Main  
 Res. Entry

SEATING  
 AREA

LOBBY

SALES OFFICE

1BR  
 401  
 601 msf

1BR  
 401  
 601 msf

1BR  
 401  
 601 msf

1BR/L  
 401a  
 651 msf

CLUBROOM

MAIL

OFFICE

FC

STOR.  
 MECH.

FITNESS  
 CTR.

TRASH

1BR  
 401  
 601 msf

1BR  
 401  
 601 msf

1BR  
 401  
 601 msf

1BR  
 401  
 601 msf

1ST FLOOR  
 COVERED  
 CONNECTION  
 TO EXISTING  
 BLDG.

Garden  
 Seating  
 Area

## *V Street Lot Residential*

### **Key Dates for Development Activity**

- *Summer to Fall 2011* Community Design Input
- *November 2011* Historic Review Board Approval
- *December 2011* Pre-Construction Meeting
- *Now to April 2012* Design completion
- *May – September 2012* Permit Review
- *Late September 2012* Construction Start
- *Quarter 1 – 2014* Construction Completion

Development team will meet with PLDA and V Street Residents to coordinate site and traffic impacts prior to construction start and will continue to meet during construction to make adjustments as needed.

## *Pre-Construction Meeting #1*

### ***What to expect from now until construction:***

It is going to be relatively quiet from us until next Summer. We will be working on design and permit review.

### ***Who can you contact in the interim:***

Kaleena Francis at [kef@jairlynch.com](mailto:kef@jairlynch.com) or 202-462-1092 ext 32

### ***Construction Impacts:***

Once a contractor is selected then, we can start coordinating with resident's construction impacts.

#### ***- Traffic:***

- During construction we anticipate most of the staging being along 15<sup>th</sup> Street. Public space parking for storage materials and staging may be requested. The contractor and their subcontractors will carpool and/or utilize public transportation to the site.
- After construction is complete all cars will access both buildings from V Street by way of 14<sup>th</sup> Street. Pedestrian traffic will remain along 15<sup>th</sup> Street

## *Pre-Construction Meeting #1*

- **Noise:**
  - o During construction we will limit excessive noise as much as possible and concentrate those activities to the middle of the day when post residents are not at home. But most construction noise will be difficult or impossible to silence.
  - o After construction the building will have adequate soundproofing to limit noise to the inside
  
- **Sunlight:**

We are still reviewing sun light studies with our design team to understand if and how the new building will affect sunlight
  
- **Landscaping:**
  - o **Parking lot:** New building is replacing a surface parking lot and very little landscaping.
  - o **Public Space:** Any public space tree removed or damaged during construction will be replaced with equal or exceeding caliber.