



# BRUCE MONROE

THE BUILD-FIRST SITE AND PHASE 1 OF THE PARK MORTON NEW COMMUNITIES INITIATIVE  
PARK VIEW COMMUNITY PARTNERS  
TORTI GALLAS URBAN

ISSUED:

APPLICATION ..... 5/13/2016  
PRE HEARING SUBMISSION ..... 8/5/2016  
SUPPLEMENTAL PRE HEARING SUBMISSION .....11/15/2016  
POST HEARING SUBMISSION..... 1/10/2017  
POST HEARING ADDITIONAL INFORMATION ..... 2/16/2017

**DEVELOPMENT TEAM**

**APPLICANT**

**Park View Community Partners**  
c/o The Community Builders/Dantes Partners  
1003 K Street NW, Suite 700  
Washington, DC 20001

on behalf of

**Office of the Deputy Mayor for Planning and Economic Development**  
John A. Wilson Building  
1350 Pennsylvania Avenue, NW  
Suite 317  
Washington, DC 20004

**PARK VIEW COMMUNITY PARTNERS:**

**Dantes Partners**  
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Suite 11  
Washington, DC 20010

**The Community Builders**  
1003 K Street NW, Suite 700  
Washington, DC 20001

**ARCHITECT and MASTER PLANNER**

**Torti Gallas Urban**  
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Washington, DC 20002

**CIVIL ENGINEER**

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**TRAFFIC CONSULTANT**

**Symmetra Design, LLC**  
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Washington, DC 20005

**LANDSCAPE ARCHITECT**

**Parker Rodriguez**  
Parker Rodriguez, Inc.  
101 N Union St # 320  
Alexandria, VA 22314

**LAND USE COUNSEL**

**Holland & Knight, LLP**  
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Suite 1100  
Washington, DC 20006

## LANDSCAPE EXHIBITS

BUILDING A & B LANDSCAPE PLAN ..... L02

## ARCHITECTURE EXHIBITS

BUILDING A COURTYARD ELEVATIONS ..... A11B

BUILDING B COURTYARD ELEVATIONS ..... A11C

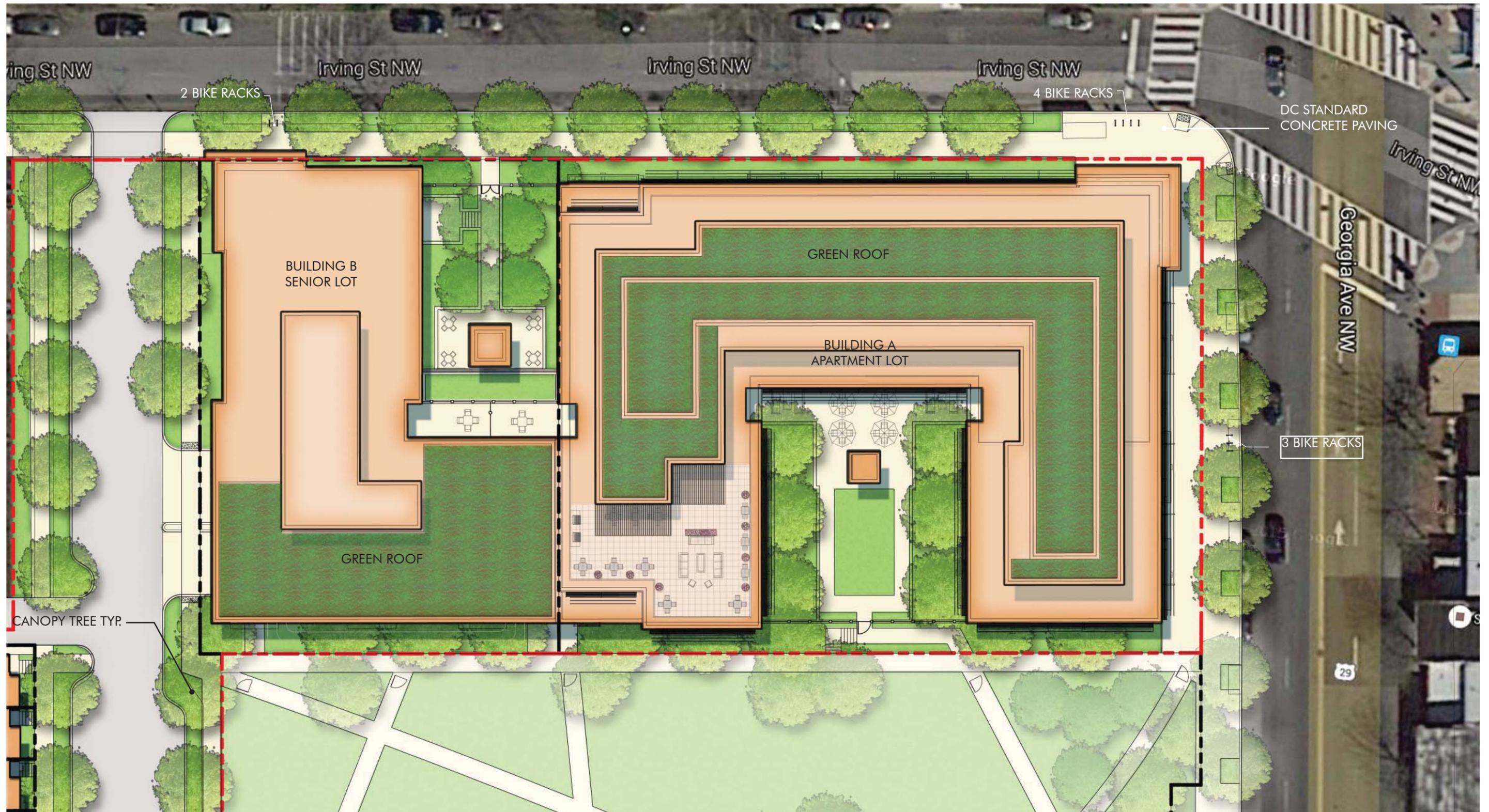
VIEW OF BUILDING A COURTYARD ..... A21B

VIEW OF BUILDING B COURTYARD ..... A21C

### Index of Drawings

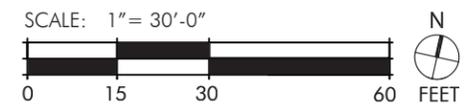
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**BUILDING A & B LANDSCAPE PLAN**  
 PARK VIEW COMMUNITY PARTNERS



February 16, 2017  
 L02



**BRUCE MONROE**

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- Parapet 284' - 4"
- Roof 283' - 0"
- 8th Floor 272' - 4"
- 7th Floor 262' - 8"
- 6th Floor 253' - 0"
- 5th Floor 243' - 4"
- 4th Floor 233' - 8"
- 3rd Floor 224' - 0"
- 2nd Floor 214' - 4"
- Mezz 204' - 8"
- 1st Floor 195' - 0"
- G1 180' - 0"

1. Building A -Courtyard East Elevation



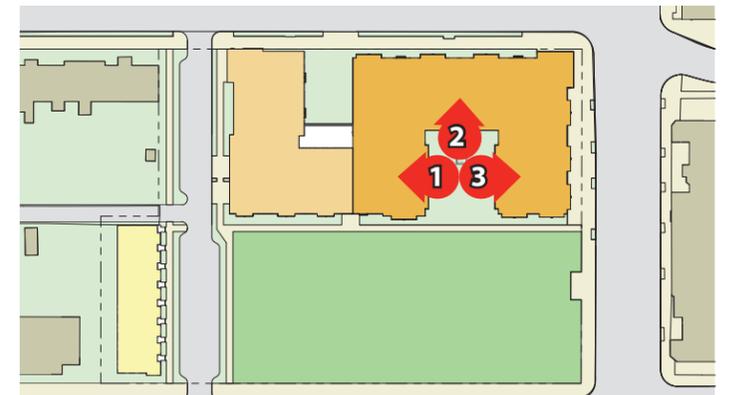
- Parapet 284' - 4"
- Roof 283' - 0"
- 8th Floor 272' - 4"
- 7th Floor 262' - 8"
- 6th Floor 253' - 0"
- 5th Floor 243' - 4"
- 4th Floor 233' - 8"
- 3rd Floor 224' - 0"
- 2nd Floor 214' - 4"
- Mezz 204' - 8"
- 1st Floor 195' - 0"

2. Building A -Courtyard South Elevation



- Parapet 284' - 4"
- Roof 283' - 0"
- 8th Floor 272' - 4"
- 7th Floor 262' - 8"
- 6th Floor 253' - 0"
- 5th Floor 243' - 4"
- 4th Floor 233' - 8"
- 3rd Floor 224' - 0"
- 2nd Floor 214' - 4"
- Mezz 204' - 8"
- 1st Floor 195' - 0"

3. Building A -Courtyard West Elevation



Key Plan

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## Building A Courtyard Elevations

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 0 4 8 16ft A11B

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- Parapet 284' - 4"
- Roof 283' - 0"
- 8th Floor 272' - 4"
- 7th Floor 262' - 8"
- 6th Floor 253' - 0"
- 5th Floor 243' - 4"
- 4th Floor 233' - 8"
- 3rd Floor 224' - 0"
- 2nd Floor 214' - 4"
- Mezz 204' - 8"
- 1st Floor 195' - 0"
- G1 180' - 0"



- West Parapet 245' - 0"
- West Roof 243' - 4"
- 4th Floor 233' - 8"
- 5th Floor West 222' - 8"
- 4th Floor West 213' - 0"
- 3rd Floor West 203' - 4"
- 2nd Floor West 193' - 8"
- 1st Floor West 184' - 0"

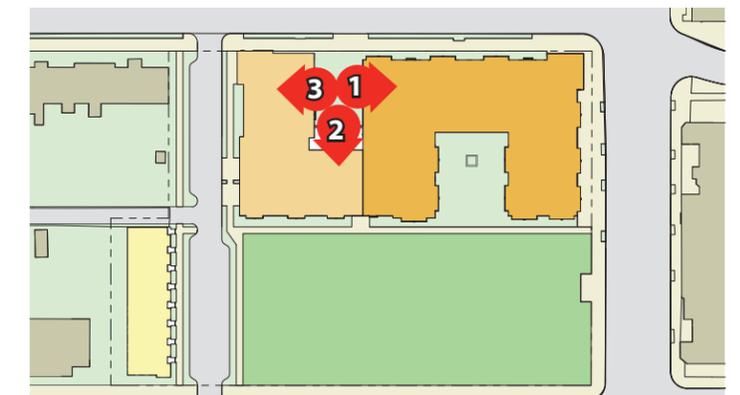


- West Parapet 245' - 0"
- West Roof 243' - 4"
- 6th Floor West 232' - 4"
- 5th Floor West 222' - 8"
- 4th Floor West 213' - 0"
- 3rd Floor West 203' - 4"
- 2nd Floor West 193' - 8"
- 1st Floor West 184' - 0"

1. Building B -Courtyard West Elevation

2. Building A -Courtyard North Elevation

3. Building A -Courtyard East Elevation



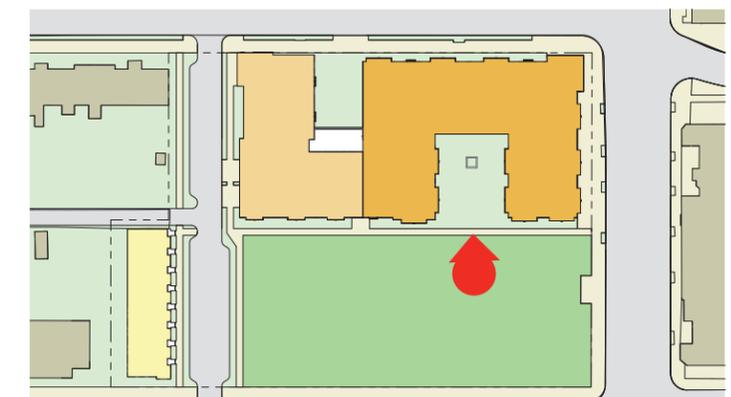
Key Plan

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## Building B Courtyard Elevations

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### View of Building A Courtyard

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A21B



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## View of Building B Courtyard

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