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Site Context



Precedent

WDG
ARCHITECTURE

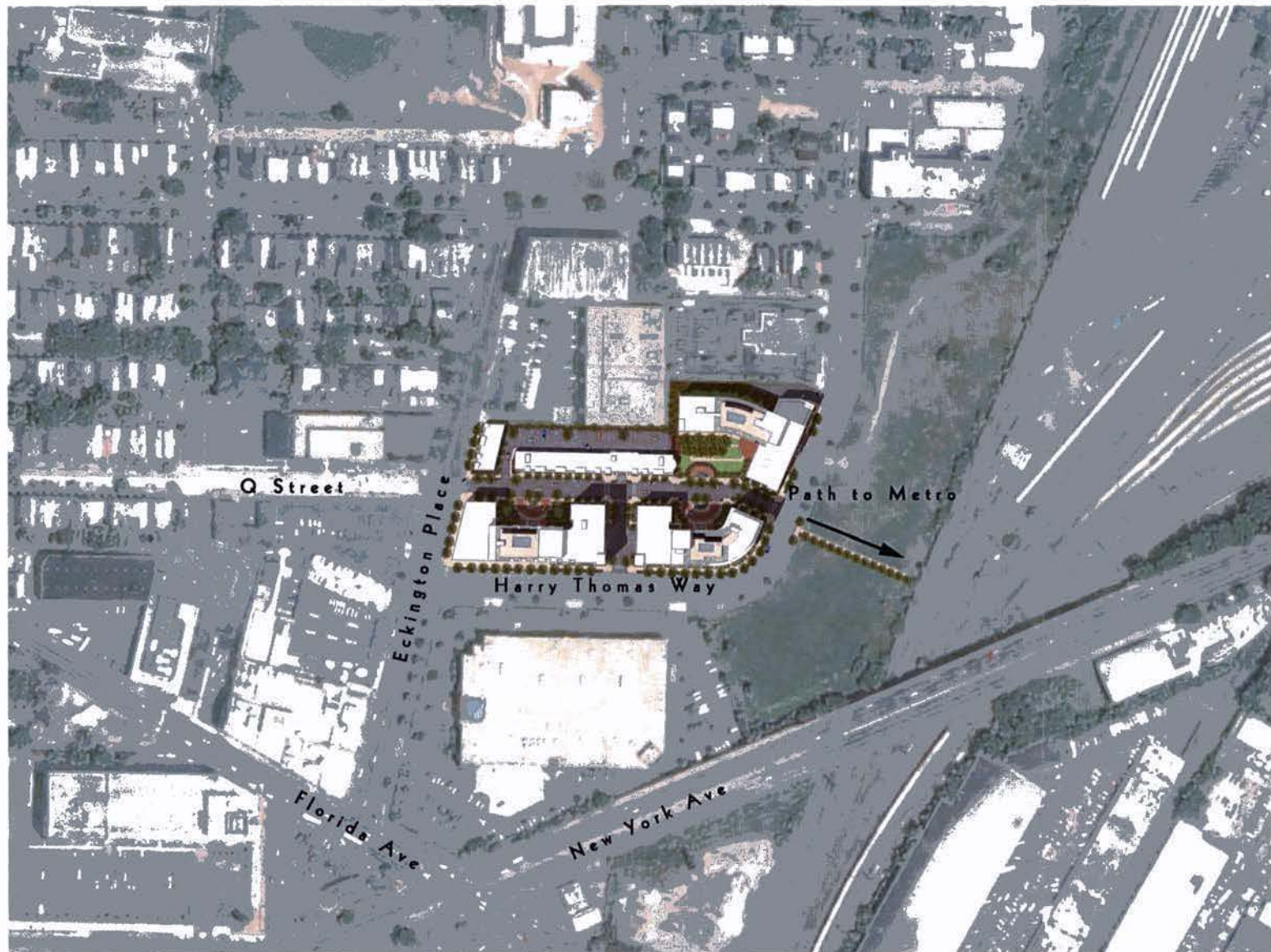
Capital Commerce Center
WASHINGTON, DC

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Apr-03-06







South Elevation











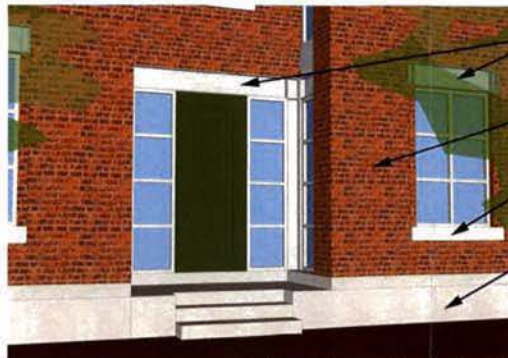
Detailed Duplex Elevation - Bldg 1



Detailed Duplex Elevation - Bldg 2



Detailed Duplex Elevation - Bldg 3



Townhome Entry Detail



9 Story Canopy Detail



11 Story Canopy Detail

Painted Metal,
Medium Warm Gray,
Lintel

Brick #4
Tesscotte, Smooth,
Iron Spots

Precast Sills,
Smooth, Limestone Color

Arch Block #1,
Alternating Course
Heights, Limestone
Color, Smooth Finish

Precast Sills/Headers,
Smooth, Limestone Color

Painted Metal,
Medium Warm Gray,
Lintel

Integrated Signage
Band

Recessed Brick
Stack Course

Metal and Fabric
Awning System

Arch Block #2,
Alternating Course
Heights, Warm Gray,
Smooth Finish

Brick #3 Buff/Light
Brown Blend
Smooth, Iron Spot Finish

Painted Metal,
Medium Warm Gray,
Canopy

Arch Block #3
Buff Colosade
Hammered Finish
Running Band

Brick #1
Brown with Tesscotte Accent

Brick #2 terra Cotta/Brown
Accents, Smooth, Iron Spots

Precast Sills,
Smooth,
Limestone Color

Local Signage

Painted Metal
Medium Warm Gray
Surround/Lintel

Metal and Fabric
Awning System

Arch Block #1,
Alternating Course
Heights, Limestone
Color, Smooth Finish



Storefront Detail



Q Street Looking West



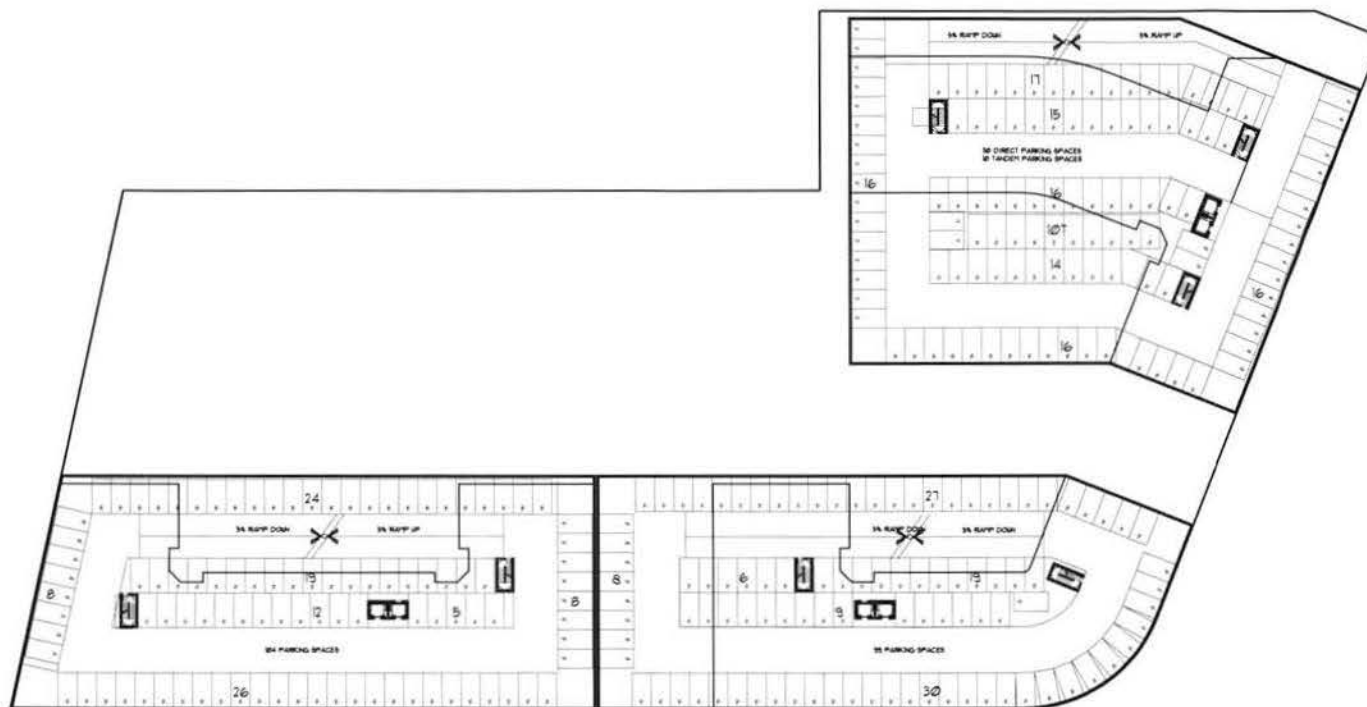
Aerial View



New York Avenue



Harry Thomas Way Looking North



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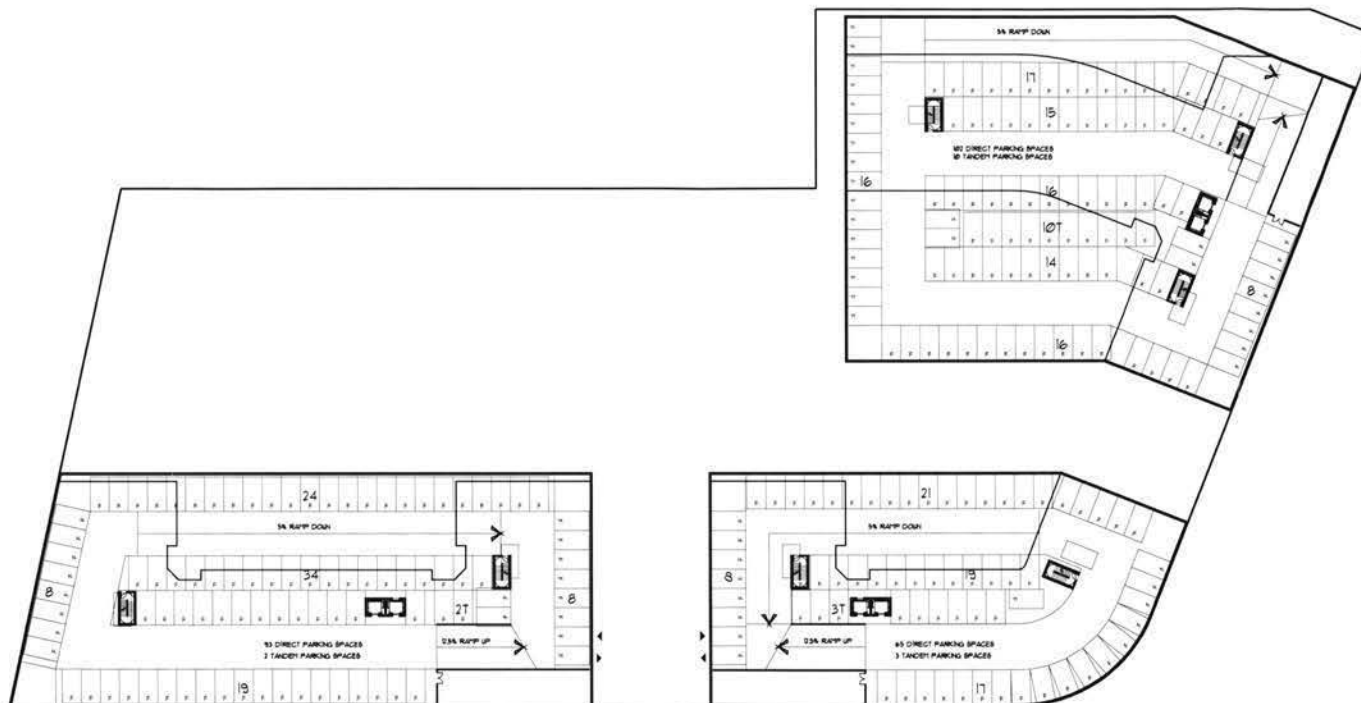
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Scale: 1/30" = 1'-0"

B2, B3 LEVELS
Feb. 23 2006

1



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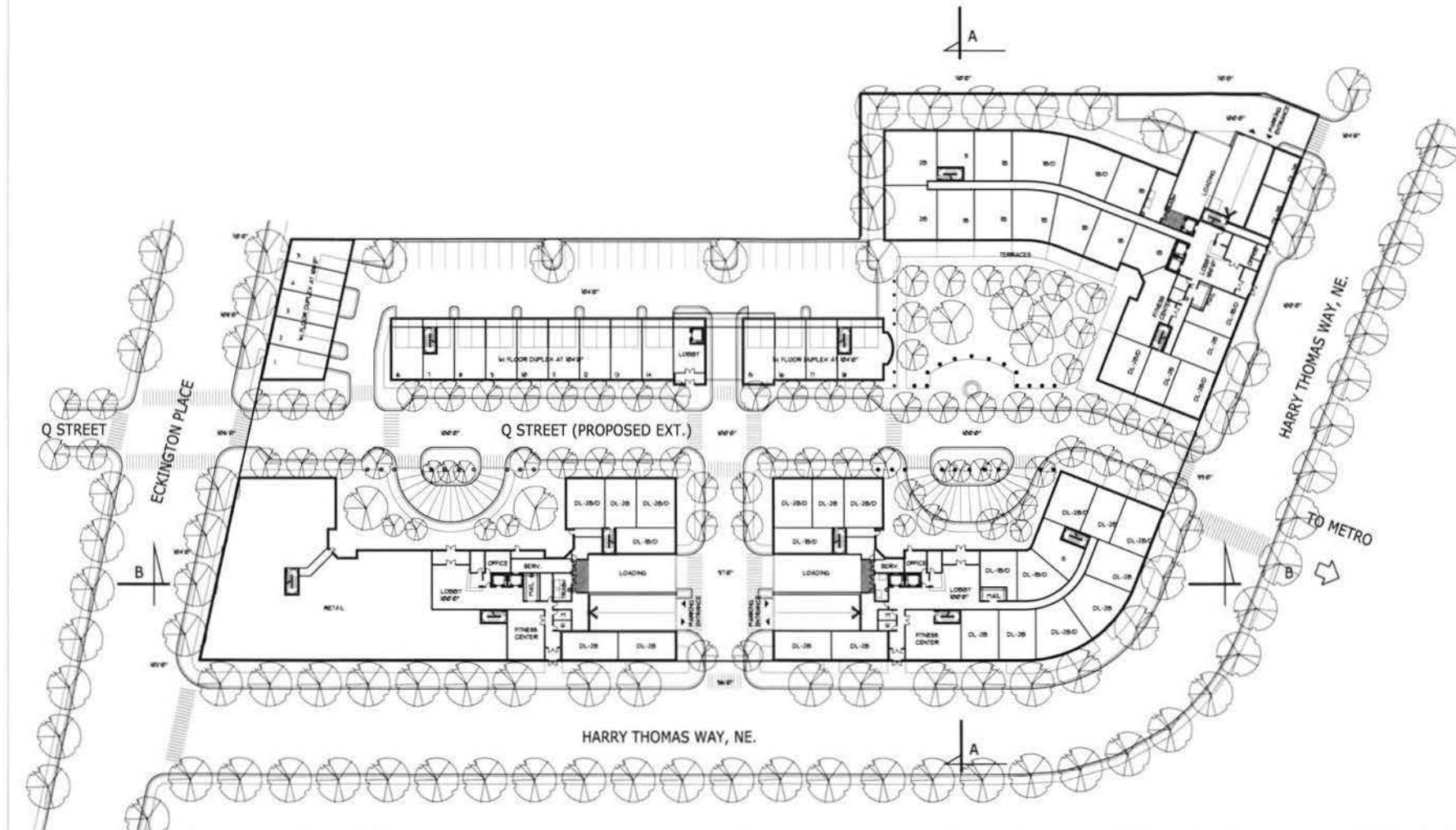
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B1 LEVEL
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2



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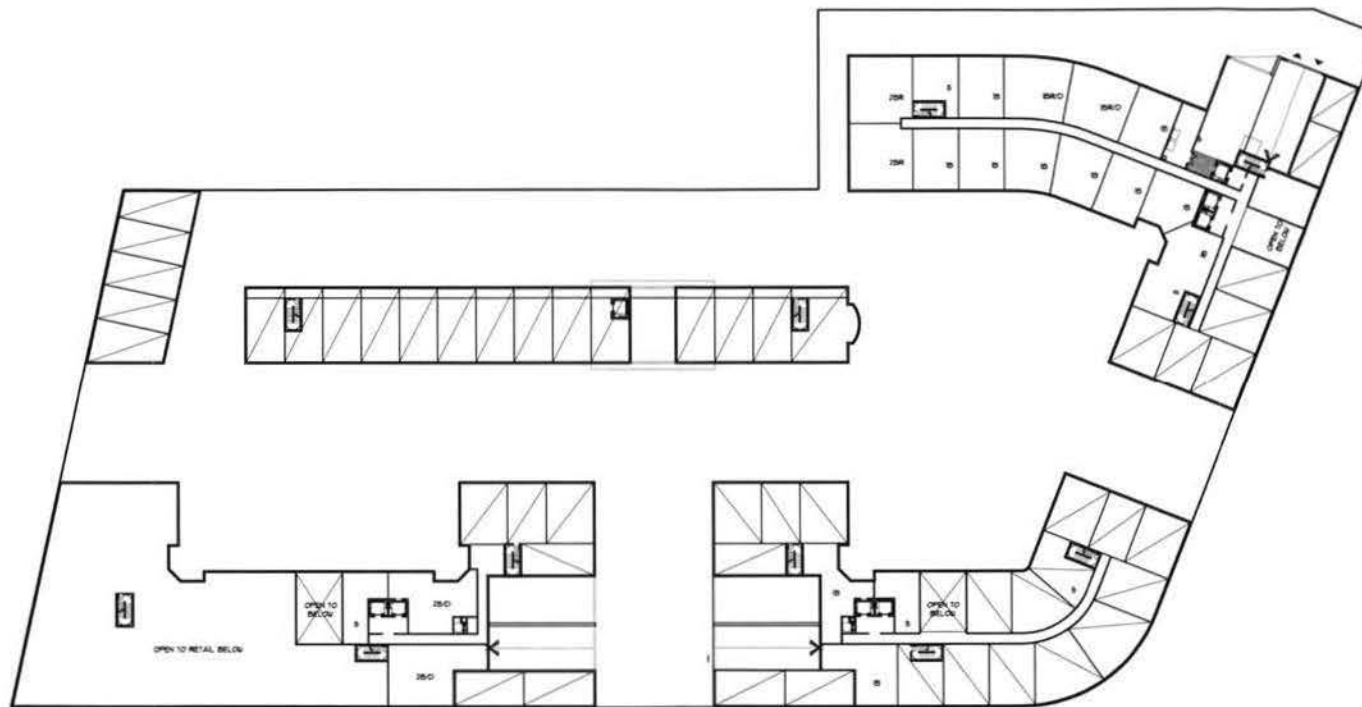
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1ST FLOOR

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3



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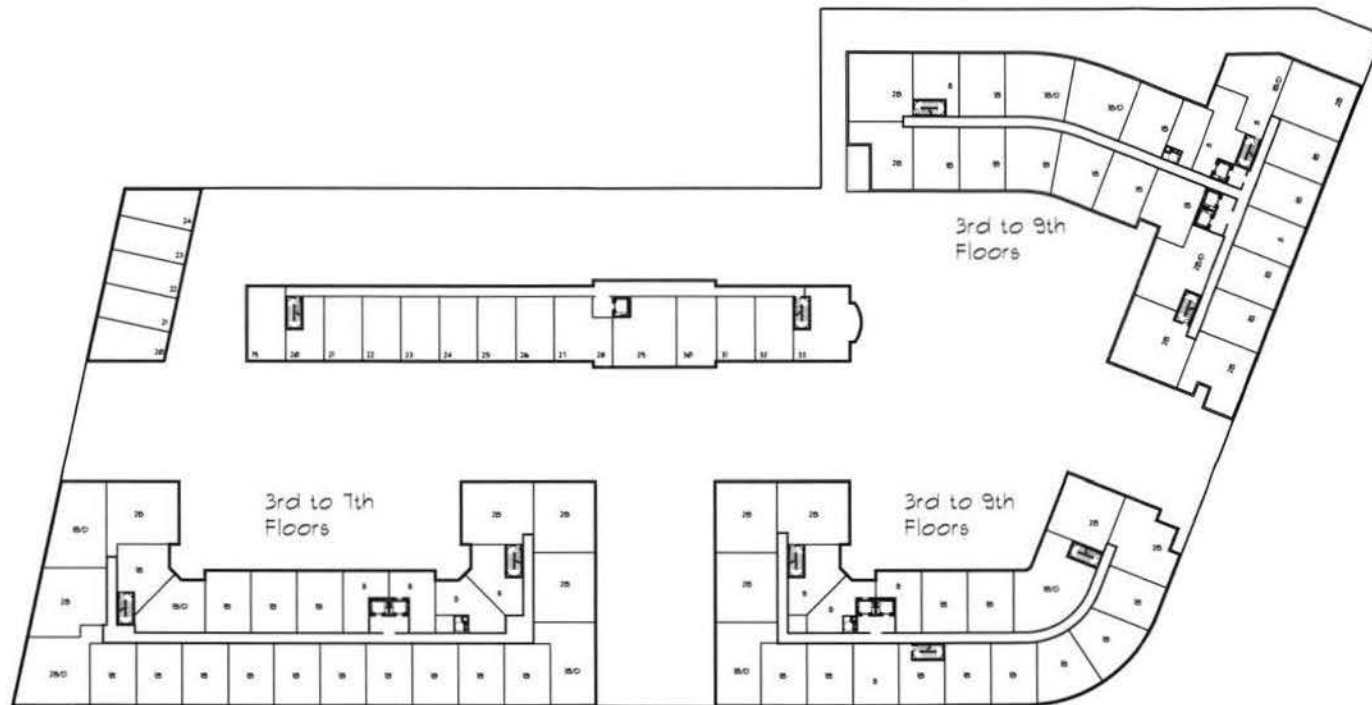
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2ND FLOOR
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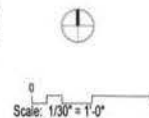


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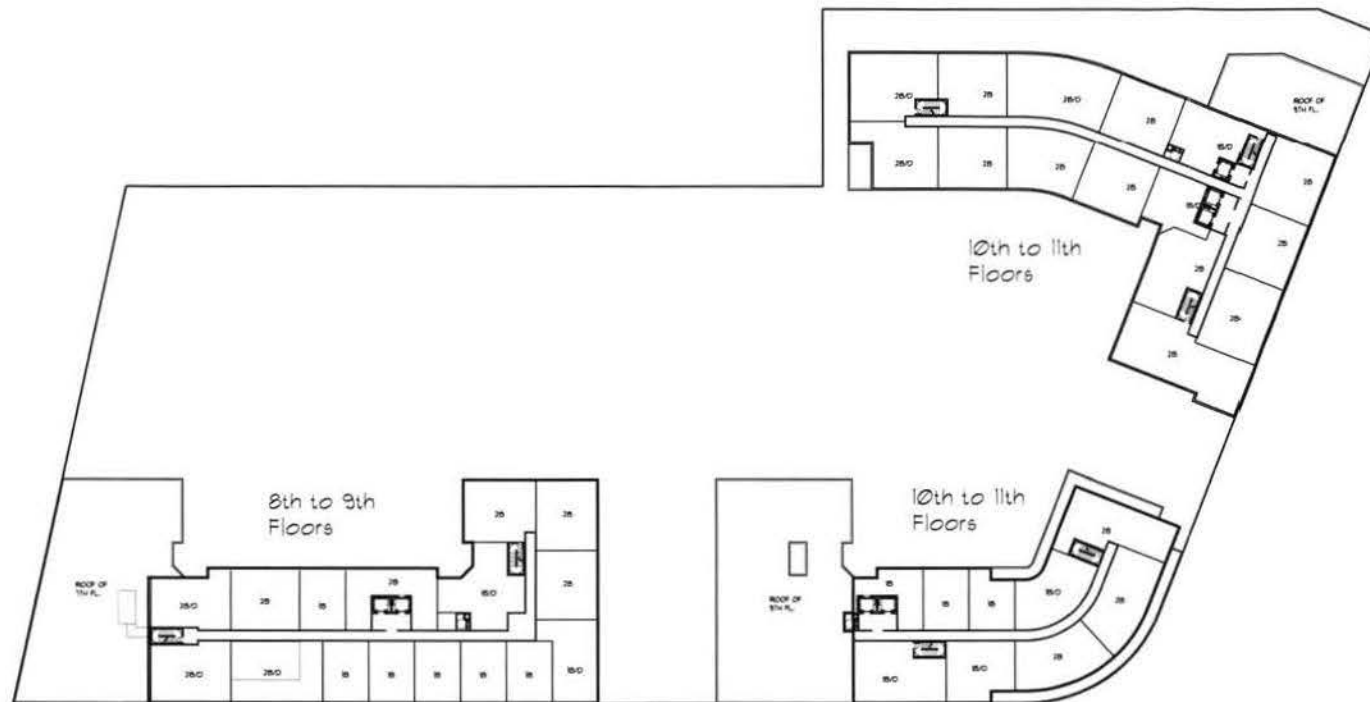
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3RD to 9TH FLs
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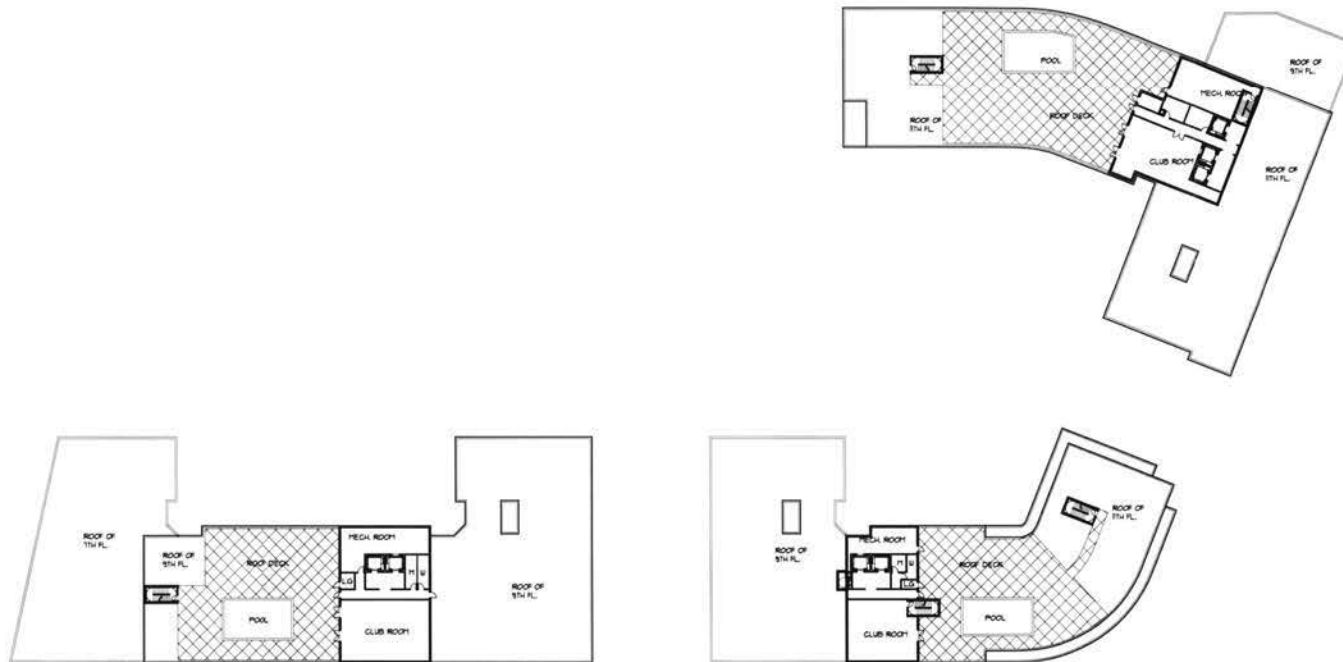
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8th to 11th FLs.

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6



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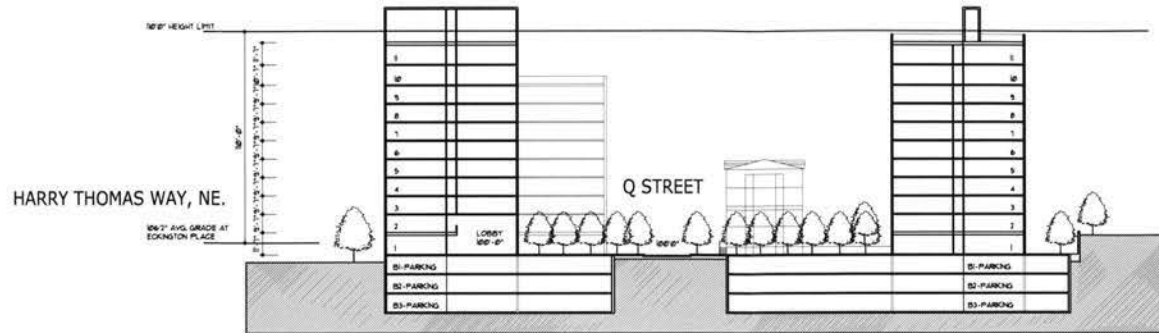
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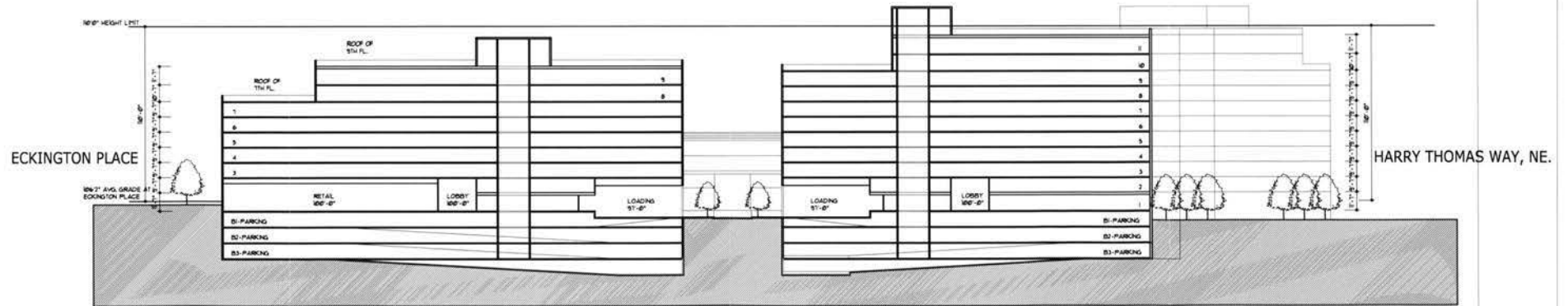


Penthouse

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SECTION A-A



SECTION B-B



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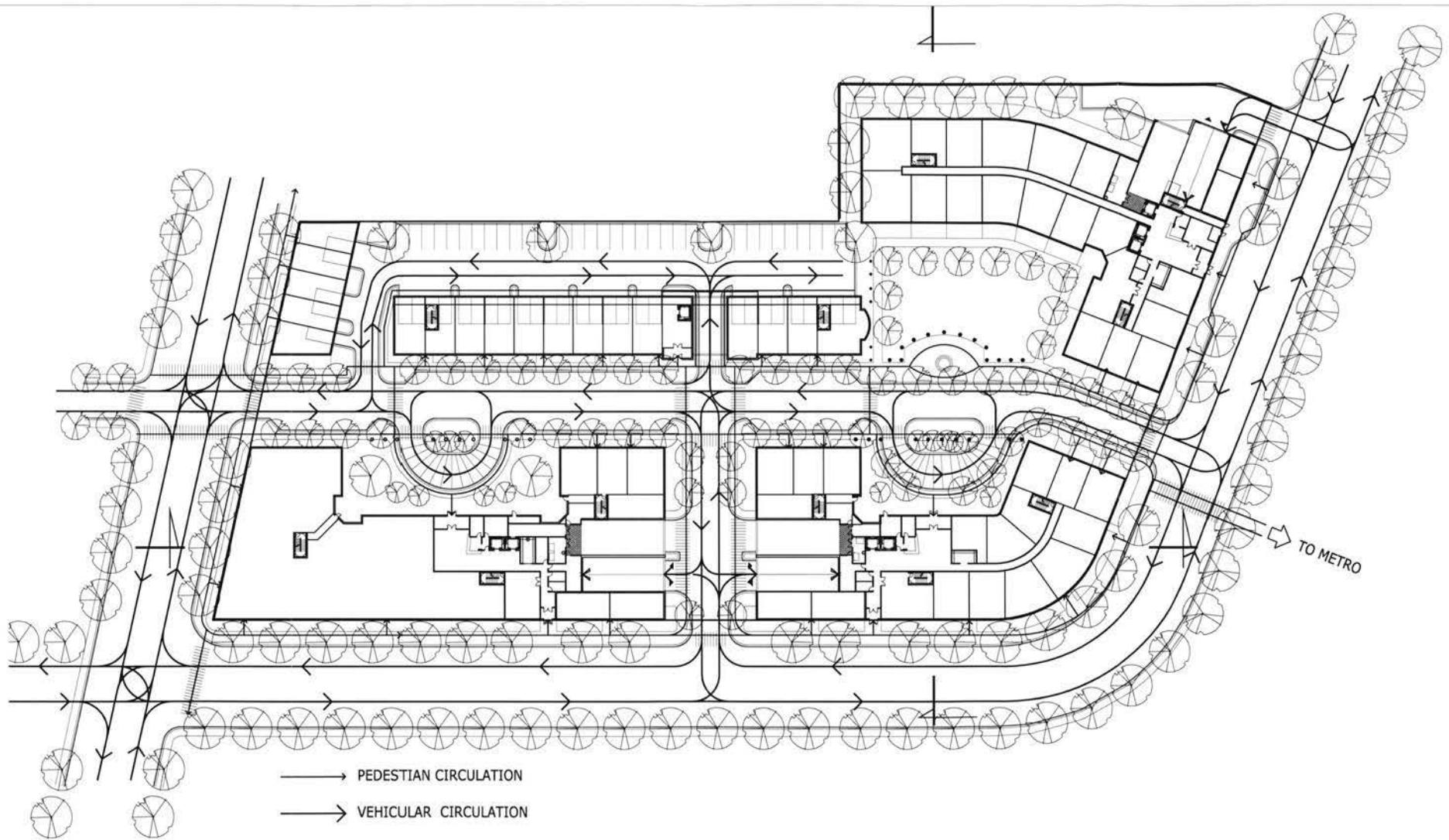
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Scale: 1/32" = 1'-0"

Sections
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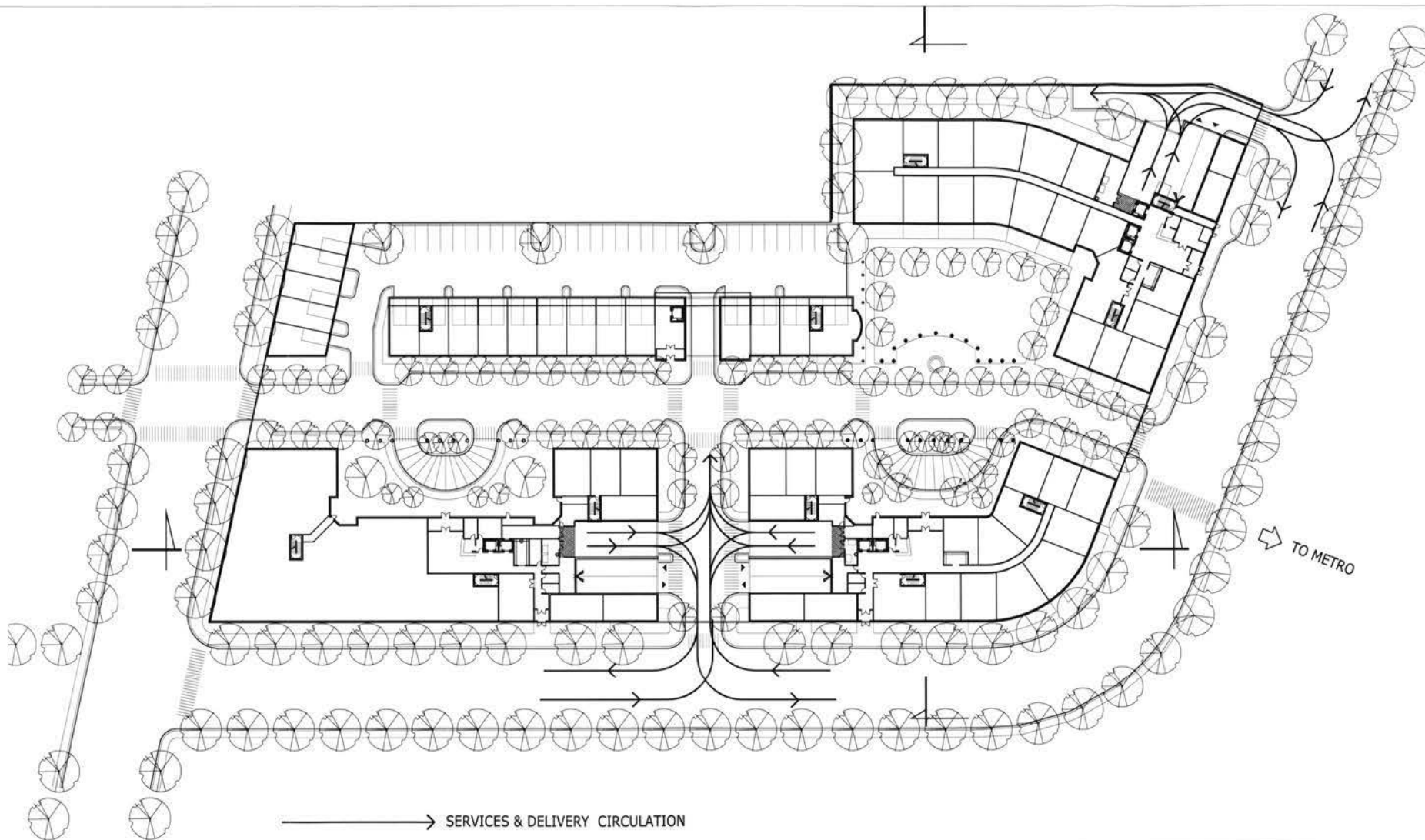
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0
Scale: 1/30" = 1'-0"

Pedestrian Circulation
Vehicular Circulation

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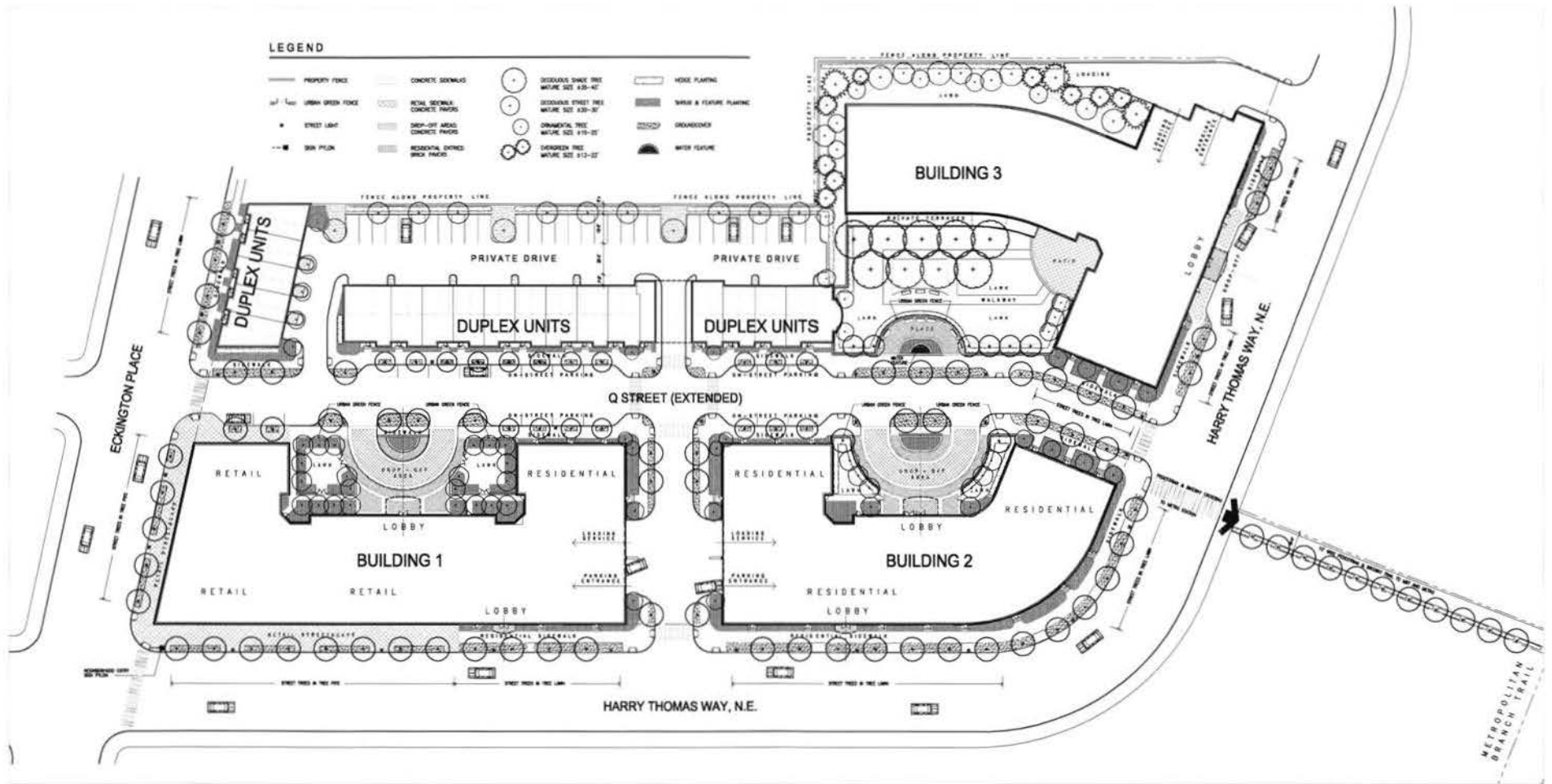
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Services &
Delivery Circulation

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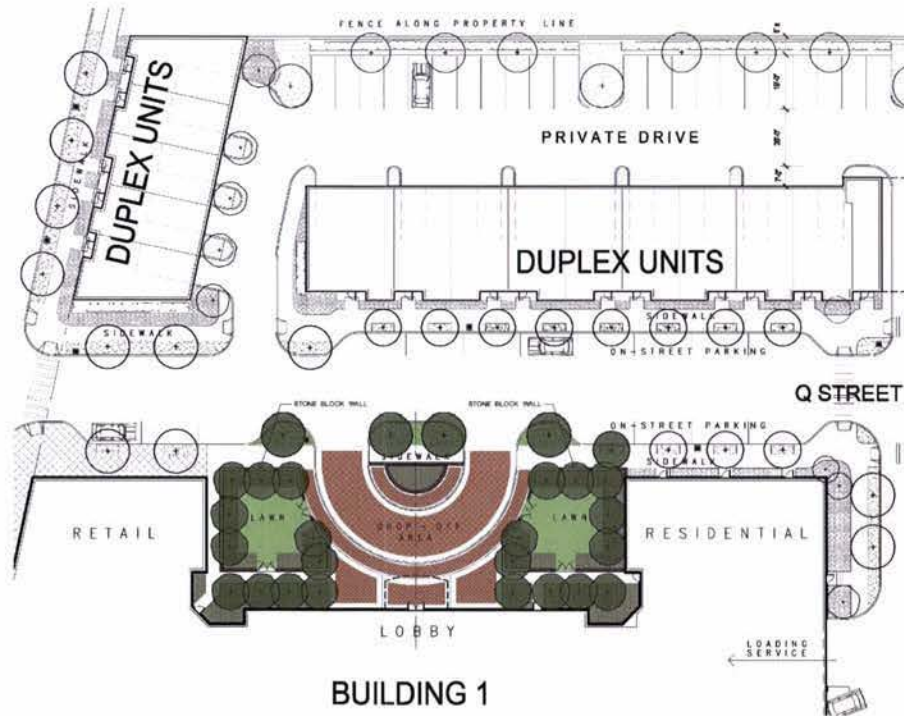
10



CONCEPT SITE PLAN

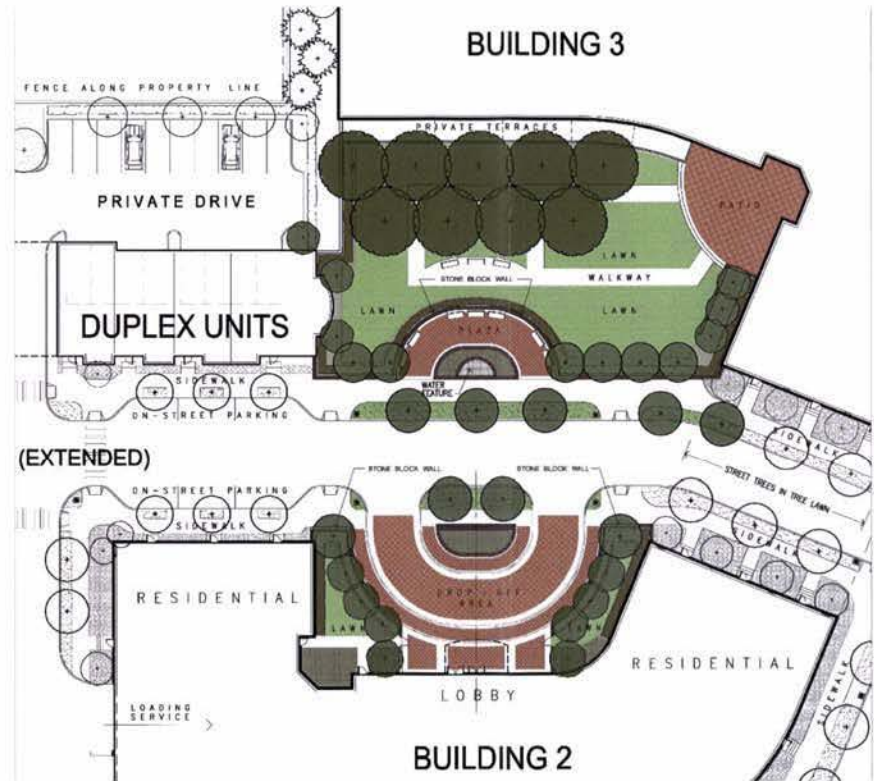
LEGEND

— PROPERTY FENCE	— CONCRETE SIDEWALK	○ DECIDUOUS SHADE TREE MATURE SIZE 8-25-40'	— HEDGE PLANTING
— URBAN GREEN FENCE	— RETAIL SIDEWALK CONCRETE PAVING	○ DECIDUOUS STREET TREE MATURE SIZE 8-25-40'	— SHRUB & FEATURE PLANTING
— STREET LIGHT	— DROP-OFF AREA CONCRETE PAVING	○ ORNAMENTAL TREE MATURE SIZE 8-25-40'	— GROUND COVER
— SIGN Pylon	— RESIDENTIAL ENTRY BRICK PAVING	○ EVERGREEN TREE MATURE SIZE 8-25-40'	— WATER FEATURE



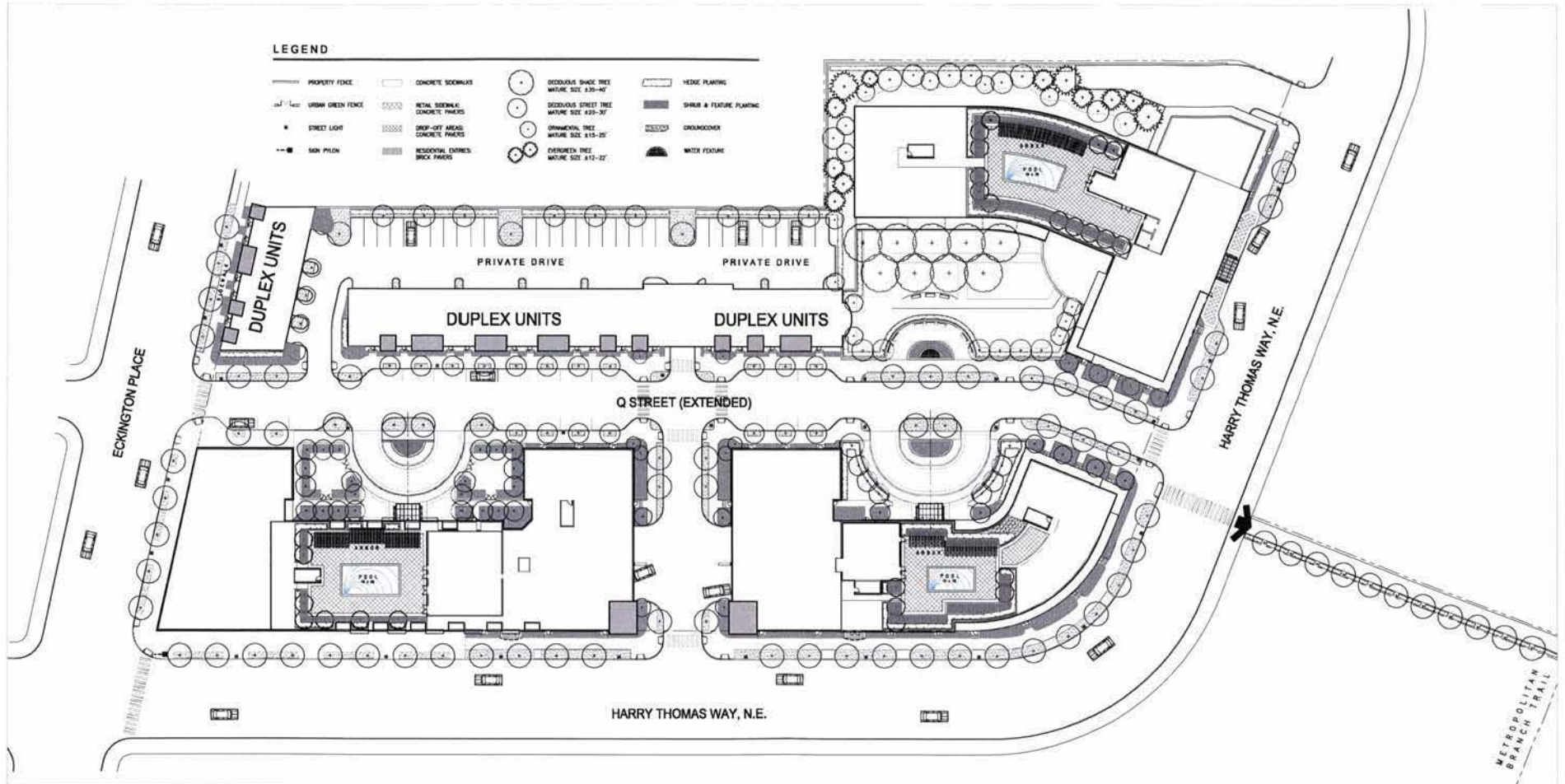
WEST PLAZA

SCALE: 1"=20'-0"



EAST PLAZA & COURTYARD

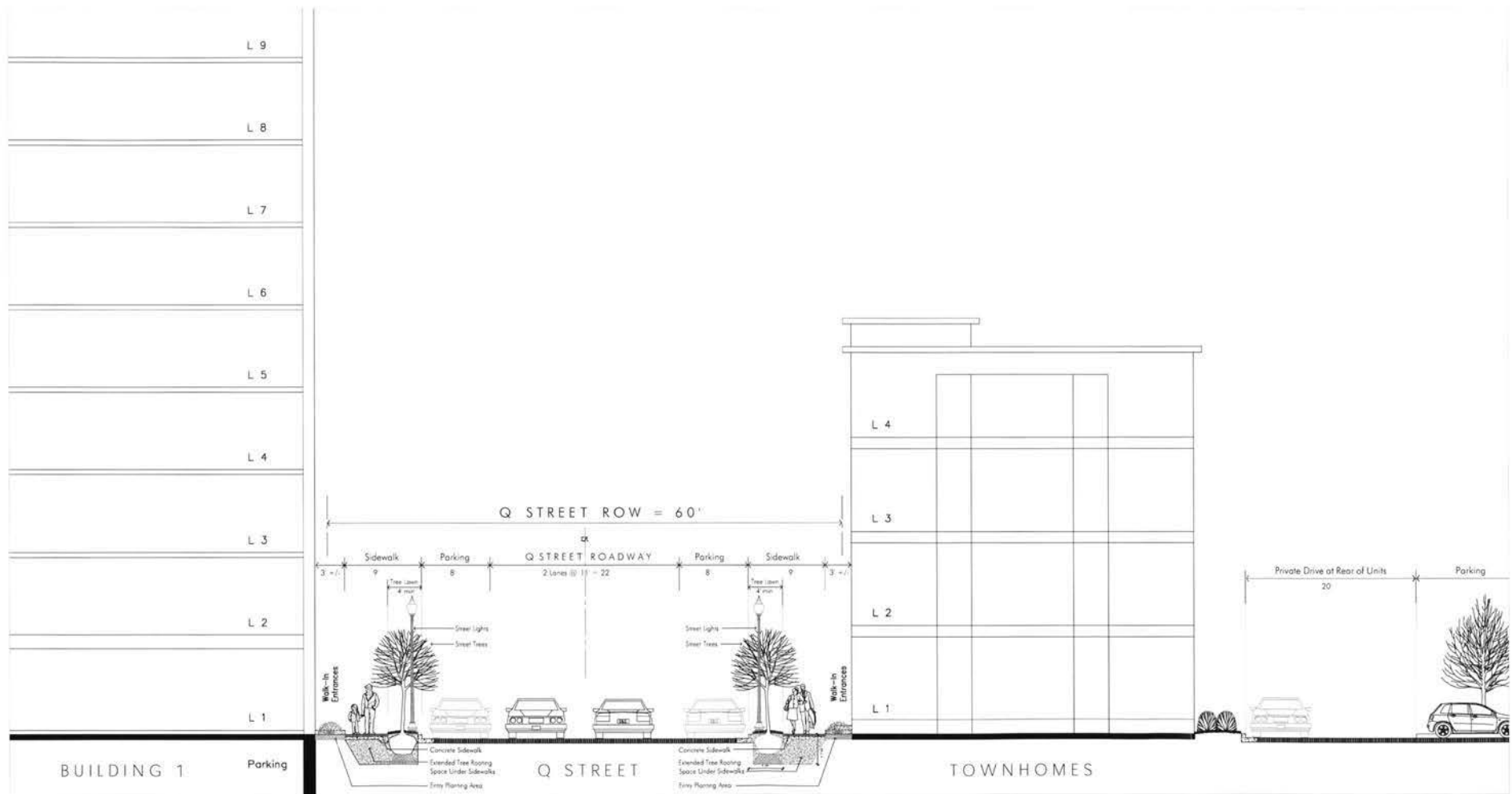
SCALE: 1"=20'-0"



ROOF SITE PLAN

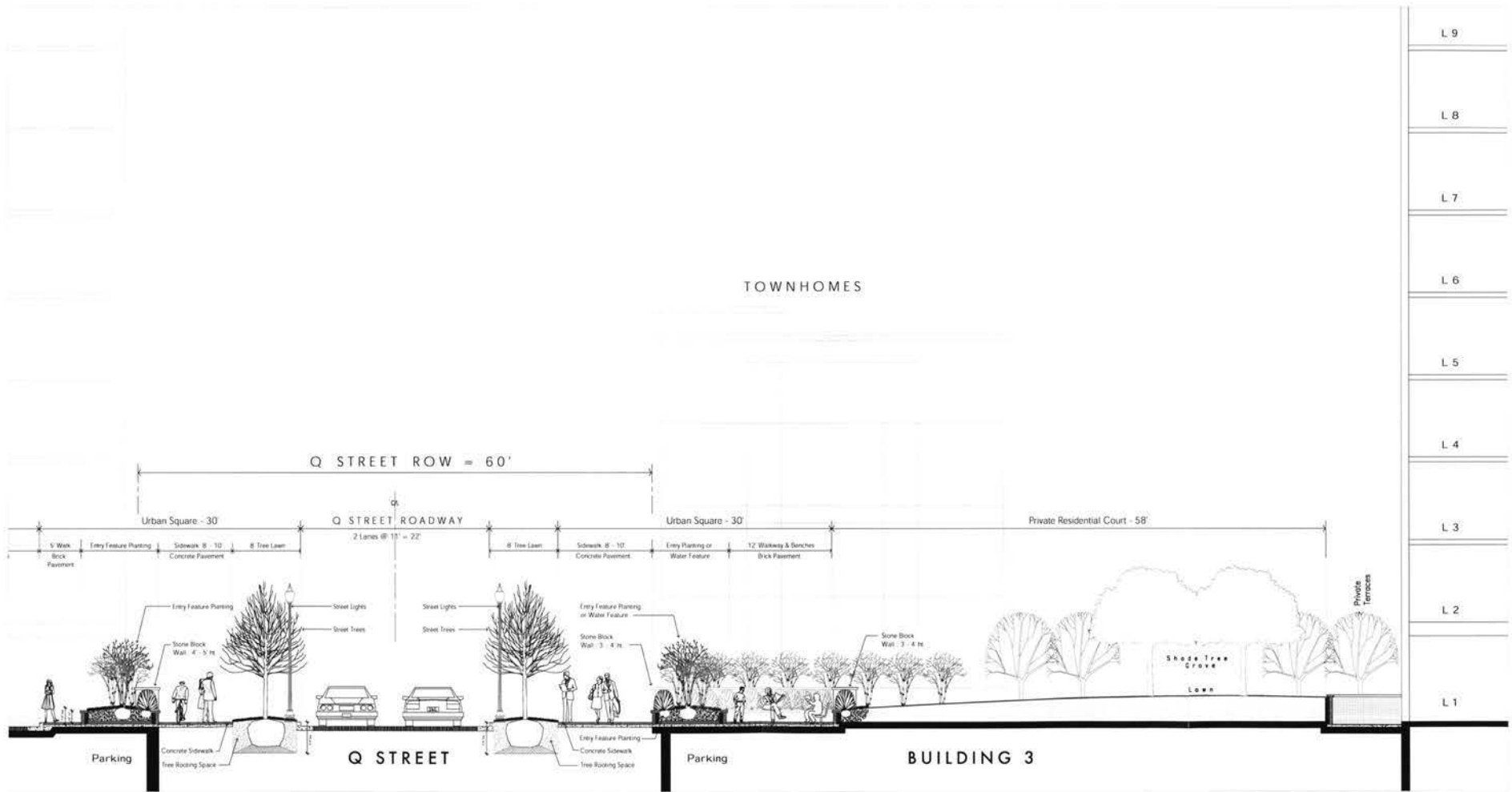
SCALE: 1"=30'-0"





SECTION: Q STREET AT PRIVATE DRIVE

0' 1' 2' 4' 8' 16'
SCALE: 3/16" = 1'-0"



NORTH SECTION: Q STREET AT URBAN SQUARE

0' 1' 2' 4' 8' 16'
SCALE: 3/16" = 1'-0"



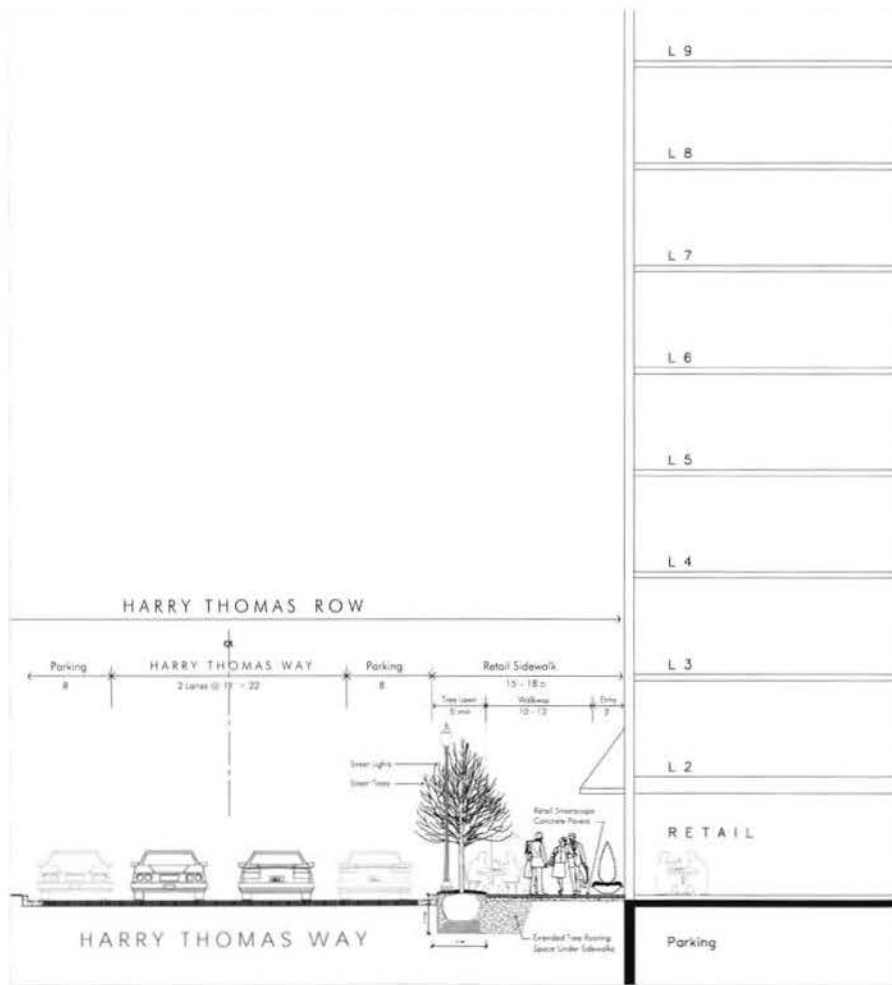
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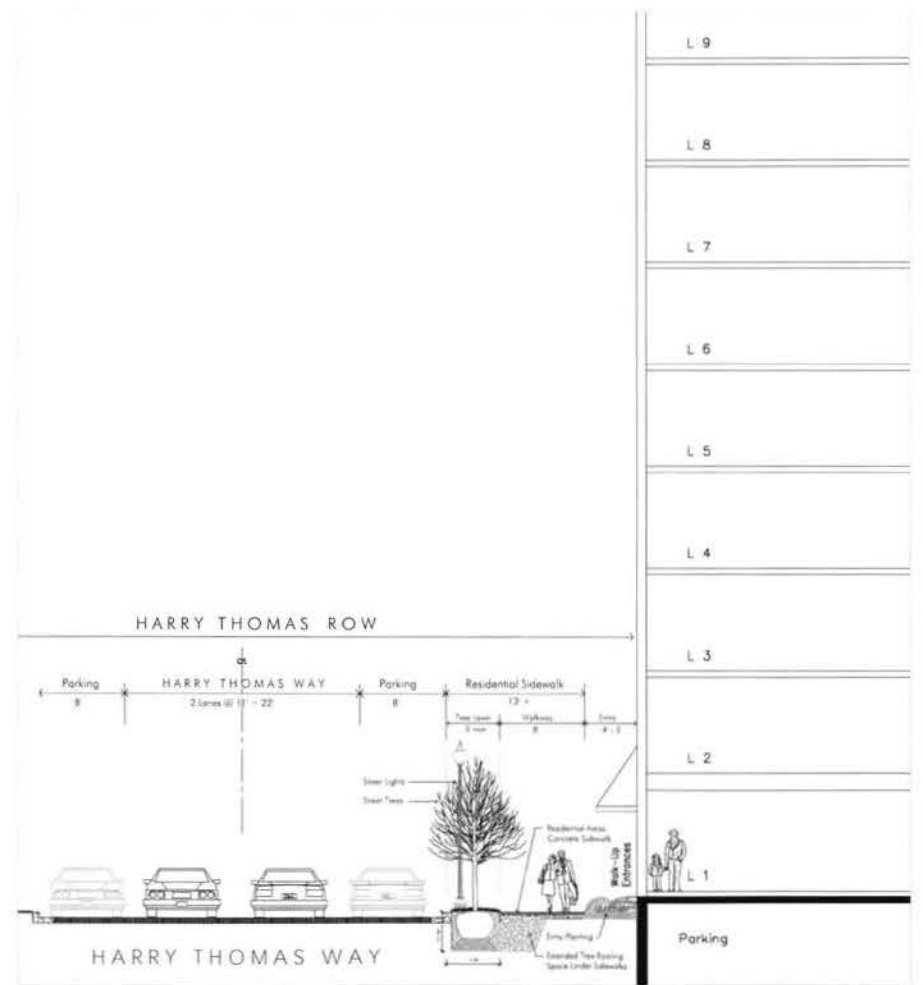
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SAG 03.14.06

L-5



SECTION: RETAIL AT HARRY THOMAS WAY



SECTION: RESIDENTIAL AT HARRY THOMAS WAY



MANUFACTURER: URBAN ACCESSORIES
www.urbanaccessories.com
877-487-0486

MODEL NO.: "TRANSIT BAY"

COLOR: BLACK

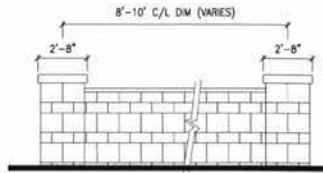
QUANTITY: SEE PLAN

NOTE: ANCHORED TO PAVEMENT PER MANUFACTURER'S RECOMMENDATIONS. SELECTION SUBJECT TO PLANNING REVIEW AND APPROVAL.

1 STREET BENCH

NOT TO SCALE

(FURN-Bench01A)



DESIGN: 7.8" MASONRY PER W/ STONE CAP
3 TO 4 IN.

COLOR: BLOCK TO BE SELECTED

QUANTITY: SEE PLAN FOR LAYOUT

NOTE: LAYOUT AND DESIGN SUBJECT TO PLANNING REVIEW AND APPROVAL

4 STONE BLOCK WALL

NOT TO SCALE



MANUFACTURER: VICTOR STANLEY
www.victorstanley.com
800-368-2573

MODEL NO.: "COURT/COURSE SERIES" RS-12

COLOR: BLACK

QUANTITY: SEE PLAN

NOTE: ANCHORED TO PAVEMENT PER MANUFACTURER'S RECOMMENDATIONS. SELECTION SUBJECT TO PLANNING REVIEW AND APPROVAL.

2 STREET TRASH RECEPTACLE

NOT TO SCALE

(FURN-Trash01A)



MANUFACTURER: VICTOR STANLEY
www.victorstanley.com
800-368-2573

MODEL NO.: "I SERIES" BKR-35

COLOR: BLACK

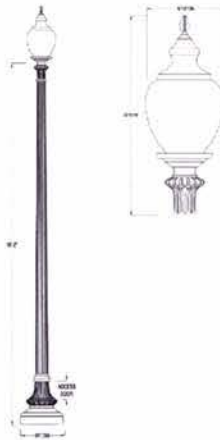
QUANTITY: SEE PLAN

NOTE: ANCHORED TO PAVEMENT PER MANUFACTURER'S RECOMMENDATIONS. SELECTION SUBJECT TO PLANNING REVIEW AND APPROVAL.

3 STREET BIKE RACK

NOT TO SCALE

(FURN-BikeRack01A)



MANUFACTURER: SPRING CITY ELECTRICAL MFG. CO.
www.springcity.com
610-948-4000

MODEL NO.: WASHINGTON SQUARE
EWAT181-1PW18

COLOR: BLACK

QUANTITY: SEE PLAN

NOTE: SELECTION AND LAYOUT SUBJECT TO PLANNING REVIEW AND APPROVAL

5 TYPICAL STREET LIGHT

NOT TO SCALE

(LGHT-Pole&Lamp01A)

PRELIMINARY PLANT SCHEDULE

Key	Qty	Botanical Name	Common Name
Deciduous Street Trees			
AD		Acer rubrum 'October Glory'	Red Maple 'October Glory'
OP		Quercus phellos	Willow Oak
TR		Tilia cordata 'Greenland'	Linden 'Greenland'
ZS		Zelkova serotina 'Green Star'	Japanese Zelkova 'Green Star'
Deciduous Street Trees			
AD		Acer rubrum 'October Glory'	Red Maple 'October Glory'
OP		Quercus phellos	Willow Oak
TR		Tilia cordata	European Star Magnolia
ZS		Zelkova serotina 'Green Star'	Japanese Zelkova 'Green Star'
Evergreen Trees			
LI		Chamaecyparis stricta	Japanese Cypress
LIH		Liquidambar styraciflua 'Fraser's'	Sweetgum 'Fraser's'
MS		Magnolia virginiana	Star Magnolia
SE		Syringa reticulata 'Summer Snow'	Japanese Lilac 'Summer Snow'
Evergreen Trees			
AD		Acer rubrum	American Holly
OP		Quercus phellos	Willow Oak
TR		Tilia cordata	European Star Magnolia

NOTE: Final selection of plant species subject to approval by DC review.

6 PLANT SCHEDULE

NOT TO SCALE

(CCC-plantched)

PROPOSED STREET FURNITURE & PLANT SCHEDULE



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CAPITAL COMMERCE CENTER

WASHINGTON D.C.

MD: 03-14-06

L-8



Project: CAPITAL COMMERCIAL CENTER
Owner/Developer: FAIRFIELD RESIDENTIAL LLC
WDG Project No. WAD006
Date: 2/23/2006

9 STORY BUILDING 1

BUILDING	HC	B3	B2	B1	1st FL	2nd FL	3rd - 9th FLs	10th - 11th FLs	Penthouse	Total Area	Net SF / Unit	Total Net SF	% of Type
Studio	-	-	-	-	0	2	30	0		22	510 sf	11,220	
SubTotal	-	-	-	-	0	2	30	0		22	510 sf	11,220	12.57%
1 Bedroom	-	-	-	-	0	0	30	0		60	775 sf	62,000	
SubTotal	-	-	-	-	0	0	30	0		60	775 sf	62,000	45.71%
1 Bedroom/Den	-	-	-	-	1	0	13	4		20	1,030 sf	20,600	
SubTotal	-	-	-	-	1	0	13	4		20	1,030 sf	20,600	11.43%
2 Bedroom	-	-	-	-	5	1	25	13		44	1,175 sf	51,700	
SubTotal	-	-	-	-	5	1	25	13		44	1,175 sf	51,700	25.14%
2 Bedroom/Den	-	-	-	-	0	0	5	4		9	1,530 sf	13,770	
SubTotal	-	-	-	-	0	0	5	4		9	1,530 sf	13,770	5.14%
Total	0	0	0	0	3	135	31			175		159,290 sf	100.00%

TOTAL D.U. (6 DUPLEX UNITS)	175												
TOTAL RESIDENTIAL NET SF.												159,290 sf	
TOTAL RETAIL SF.												15,084 sf	
TOTAL RESIDENTIAL GROSS SF.					9317	8393	136005	39636	4000			197,351 sf	
RESIDENTIAL BUILDING EFF.										80.71%			
TOTAL FAR PROVIDED (GROSS SF.)												212,435 sf	
TOTAL RETAIL PARKING	0	0	46								46	Spaces	
TOTAL RESIDENTIAL PARKING	75	164	47								226	Spaces	
RESIDENTIAL PARKING RATIO											1.29		

***NOTE: GROSS SF. DO NOT COUNT LOADINGS AND PARKING RAMPS.

DUPLEX (2 STORY OVER 2 STORY) & TOWNHOUSE - 20' WIDE (32 UNITS)

TOTAL NET SF. OF 1ST 2 LEVELS - 2 OVER 2 DUPLEX (13 UNITS)	13	1,250 sf	16,250 sf	
TOTAL NET SF. OF 2ND 2 LEVELS - 2 OVER 2 DUPLEX (14 UNITS)	14	1,500 sf	21,000 sf	
TOTAL NET SF. OF 4 STORY TOWNHOUSE (5 UNITS)	5	2,700 sf	13,500 sf	
TOTAL RESIDENTIAL GROSS SF.	15689	15689	15678	15678
TOTAL RESIDENTIAL PARKINGS	45	Spaces		
RESIDENTIAL PARKING RATIO	1.41			

Parking at street along Extended Q street 18 Spaces

11 STORY BUILDING 2

BUILDING	HC	B3	B2	B1	1st FL	2nd FL	3rd - 9th FLs	10th - 11th FLs	Penthouse	Total Area	Net SF / Unit	Total Net SF	% of Type
Studio	-	-	-	-	3	4	31	0		37	510 sf	13,770	
SubTotal	-	-	-	-	3	4	31	0		37	510 sf	13,770	14.21%
1 Bedroom	-	-	-	-	0	1	30	0		79	775 sf	61,225	
SubTotal	-	-	-	-	0	1	30	0		79	775 sf	61,225	41.56%
1 Bedroom/Den	-	-	-	-	1	1	30	5		35	1,030 sf	36,050	
SubTotal	-	-	-	-	1	1	30	5		35	1,030 sf	36,050	18.42%
2 Bedroom	-	-	-	-	11	0	28	0		45	1,175 sf	52,875	
SubTotal	-	-	-	-	11	0	28	0		45	1,175 sf	52,875	23.68%
2 Bedroom/Den	-	-	-	-	4	0	0	0		4	1,530 sf	6,120	
SubTotal	-	-	-	-	4	0	0	0		4	1,530 sf	6,120	2.11%
Total	0	0	0	0	18	5	147	15		190		170,040 sf	100.00%

TOTAL D.U. (14 DUPLEX UNITS)	190												
TOTAL RESIDENTIAL NET SF.												170,040 sf	
TOTAL RETAIL SF.												0 sf	
TOTAL RESIDENTIAL GROSS SF.					18887	17559	149088	23510	3000			211,842 sf	
RESIDENTIAL BUILDING EFF.										80.27%			
TOTAL FAR PROVIDED (GROSS SF.)												211,842 sf	
TOTAL RETAIL PARKING	0	0	0								0	Spaces	
TOTAL RESIDENTIAL PARKING	84	39	85								248	Spaces	
RESIDENTIAL PARKING RATIO											1.31		

***NOTE: GROSS SF. DO NOT COUNT LOADINGS AND PARKING RAMPS.

11 STORY BUILDING 3

BUILDING	HC	B3	B2	B1	1st FL	2nd FL	3rd - 9th FLs	10th - 11th FLs	Penthouse	Total Area	Net SF / Unit	Total Net SF	% of Type
Studio	-	-	-	-	3	3	38	0		34	510 sf	17,340	
SubTotal	-	-	-	-	3	3	38	0		34	510 sf	17,340	14.23%
1 Bedroom	-	-	-	-	0	1	64	0		67	775 sf	51,775	
SubTotal	-	-	-	-	0	1	64	0		67	775 sf	51,775	40.59%
1 Bedroom/Den	-	-	-	-	2	3	21	4		30	1,030 sf	30,900	
SubTotal	-	-	-	-	2	3	21	4		30	1,030 sf	30,900	12.55%
2 Bedroom	-	-	-	-	7	2	38	16		63	1,175 sf	74,025	
SubTotal	-	-	-	-	7	2	38	16		63	1,175 sf	74,025	26.38%
2 Bedroom/Den	-	-	-	-	2	0	7	6		15	1,530 sf	22,950	
SubTotal	-	-	-	-	2	0	7	6		15	1,530 sf	22,950	8.28%
Total	0	0	0	0	20	15	175	26		230		220,390 sf	100.00%

TOTAL D.U. (6 DUPLEX UNITS)	230												
TOTAL RESIDENTIAL NET SF.												220,390 sf	
TOTAL RETAIL SF.												0 sf	
TOTAL RESIDENTIAL GROSS SF.					22245	20632	179581	42766	4000			265,224 sf	
RESIDENTIAL BUILDING EFF.										81.19%			
TOTAL FAR PROVIDED (GROSS SF.)												265,224 sf	
TOTAL RETAIL PARKING	0	0	0								0	Spaces	
TOTAL RESIDENTIAL PARKING	100	110	152								312	Spaces	
RESIDENTIAL PARKING RATIO											1.31		

***NOTE: GROSS SF. DO NOT COUNT LOADINGS AND PARKING RAMPS.

PROJECT SUMMARY

TOTAL RESIDENTIAL GROSS SF.	739,951 sf
TOTAL RETAIL GROSS SF.	15,084 sf
GRAND TOTAL FAR PROVIDED (GROSS SF.)	755,035 sf
TOTAL RESIDENTIAL UNIT	636
TOTAL RETAIL PARKING SPACE	46
TOTAL RESIDENTIAL PARKING SPACE	849
LOT COVERAGE (TOTAL BLDGS FOOTPRINT @ 1ST FLOOR)	89,147 sf
SITE AREA	187,958 sf
LOT OCCUPANCY (LOT COVERAGE/SITE AREA)	47.43%