



PROPOSED DESIGN

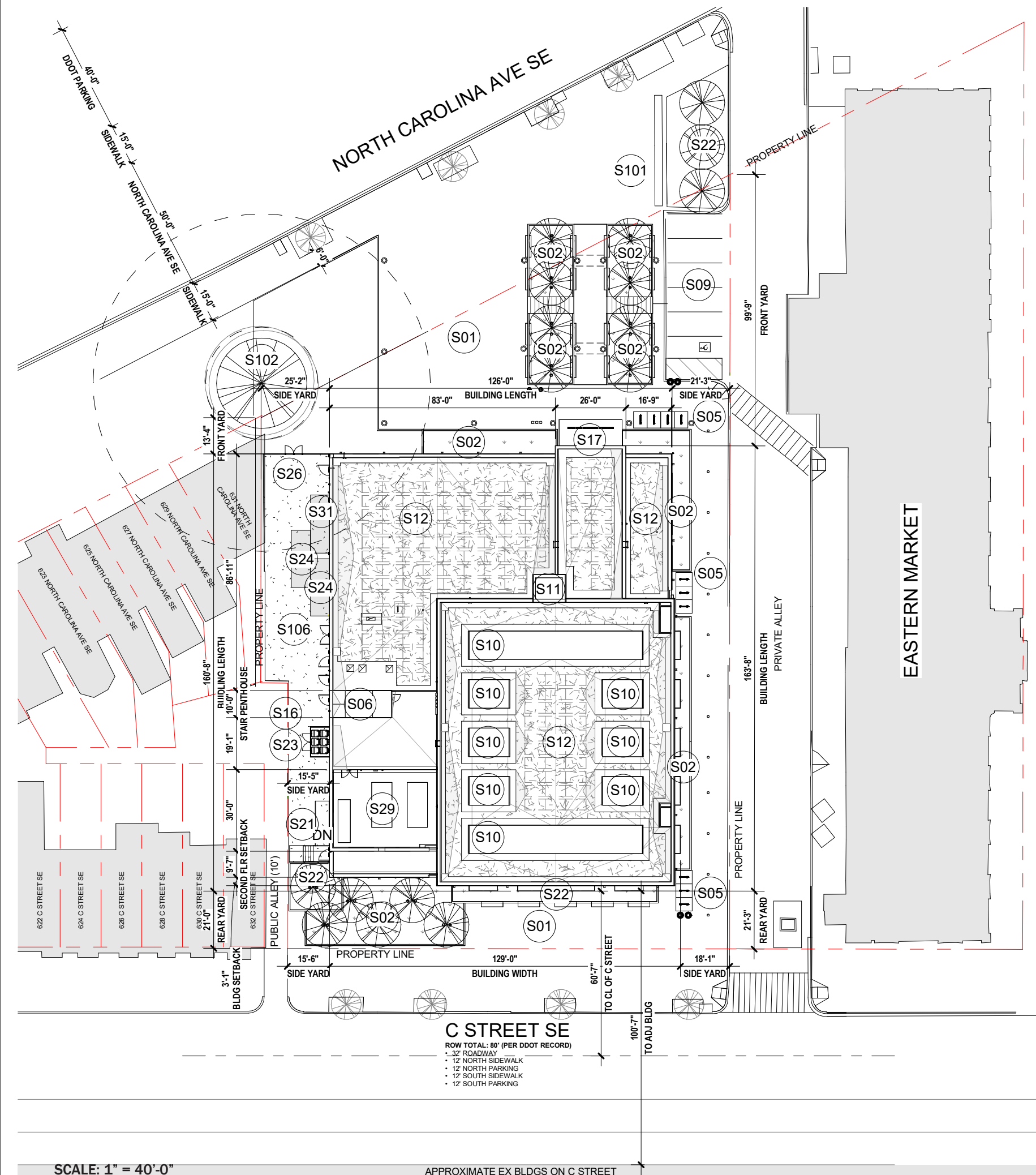
Board of Zoning Adjustment
District of Columbia
CASE NO. 21544
EXHIBIT NO. 12A2



NORTH CAROLINA AVENUE SE RENDERING

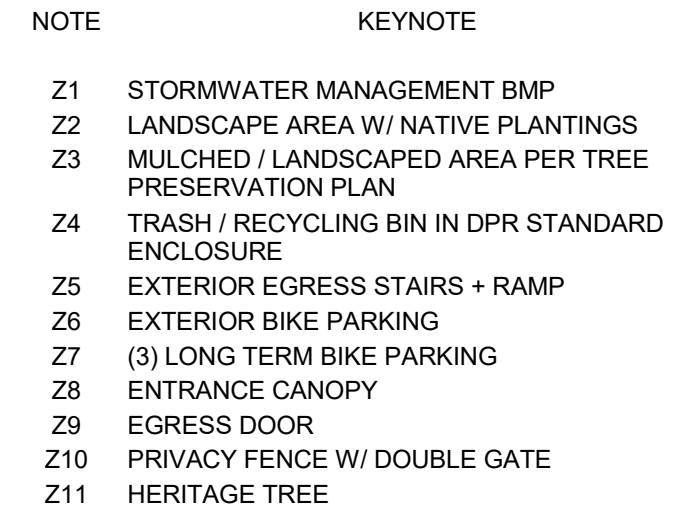


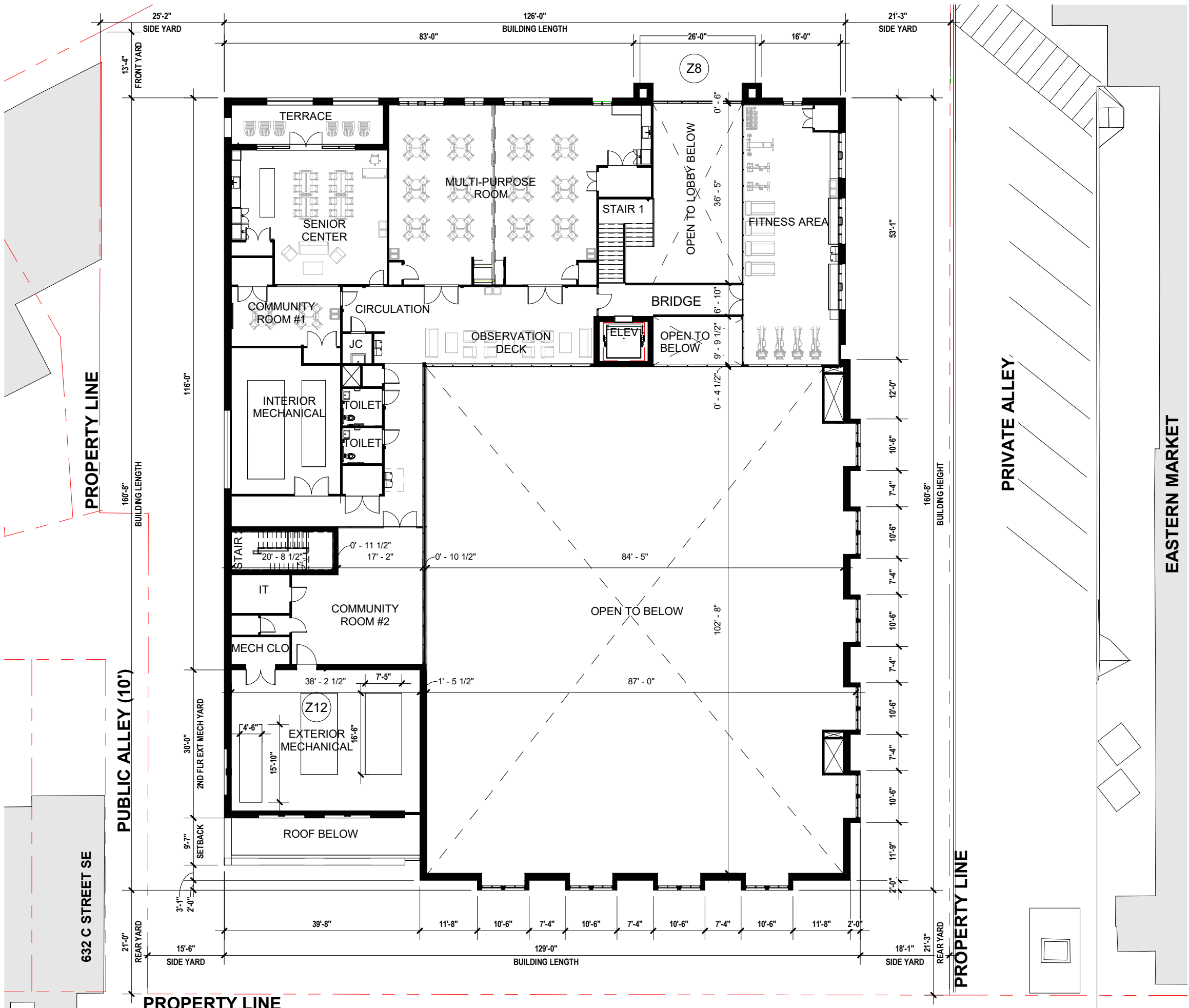
C STREET SE RENDERING



- | NOTE | KEYNOTE |
|------|--|
| | S01 NEW PLAZA WITH BRICK PAVERS AND ALL NEW SITE FURNISHINGS |
| | S02 NEW NATIVE LANDSCAPING AND STORM WATER MANAGEMENT |
| | S05 OUTDOOR BIKE RACKS, TYP. |
| | S06 NEW ROOF ACCESS PENTHOUSE; RE: PLANS |
| | S09 6 PARKING SPACES (1 ADA W/ DRIVE AISLE) W/ PAVERS TO MATCH PLAZA; PROVIDE A SEPARATE POSTED PARKING SIGN FOR EACH PARKING SPACE. SIGNAGE TYPE AND CONTENT SHALL BE AS DETERMINED BY DPR |
| | S10 NEW SAWTOOTH ROOF MONITOR |
| | S11 NEW ELEVATOR SHAFT |
| | S12 NEW 8-INCH-THICK INTENSIVE GREEN ROOF SYSTEM, INCLUDING WATERPROOFING, ROOT BARRIER, DRAINAGE LAYER, FILTER FABRIC, ENGINEERED GROWING MEDIUM, AND VEGETATION. PROVIDE IRRIGATION AND OVERFLOW DRAINAGE AS REQUIRED. COORDINATE WITH DGS SUSTAINABILITY TEAM TO DESIGN AND FUTURE-PROOF THE ROOF FOR POTENTIAL FUTURE INSTALLATION OF SOLAR PHOTOVOLTAIC PANELS. |
| | S16 PROVIDE 6 NEW 96 GALLON TRASH AND RECYCLING BINS PER DGS AND DPR WASTE MANAGEMENT AND FACILITIES REQUIREMENTS. |
| | S17 NEW ENTRANCE CANOPY W/ CUSTOM METAL BUILDING SIGNAGE |
| | S21 NEW CONCRETE LANDING, STAIRS AND RAMP TO GRADE FROM INTERIOR EGRESS DOOR AT NATATORIUM; RE: CIVIL DWGS |
| | S22 NEW LANDSCAPED AREA WITH NATIVES PLANTS, GRASSES AND TREES |
| | S23 DPR STANDARD PRIVACY FENCE TRASH ENCLOSURE W/ DOUBLE GATE |
| | S24 ELECTRICAL VAULT; RE: CIV + E DWGS |
| | S26 8' DPR STANDARD FENCE |
| | S29 SECOND-FLOOR EXTERIOR MECHANICAL YARD; PROVIDE RAISED PEDESTAL PAVER SYSTEM WITH CONCRETE PAVERS. |
| | S31 ELECT BUS VAULT; RE: CIV + E DWGS |
| | S101 NEW CAPITAL BIKESHARE DOCKS |
| | S102 EX HERITAGE TREE TO REMAIN; PROTECT DURING ALL PHASES OF CONTRUCTION; COORDINATE WITH UFD, CONC ARBORIST AND PERMITTED PLANS |
| | S106 NEW CONCRETE PAVEMENT; REFER TO CIV DWGS FOR DRAINAGE, SLOPES, DRAINS, AND RELATED SITE WORK. |

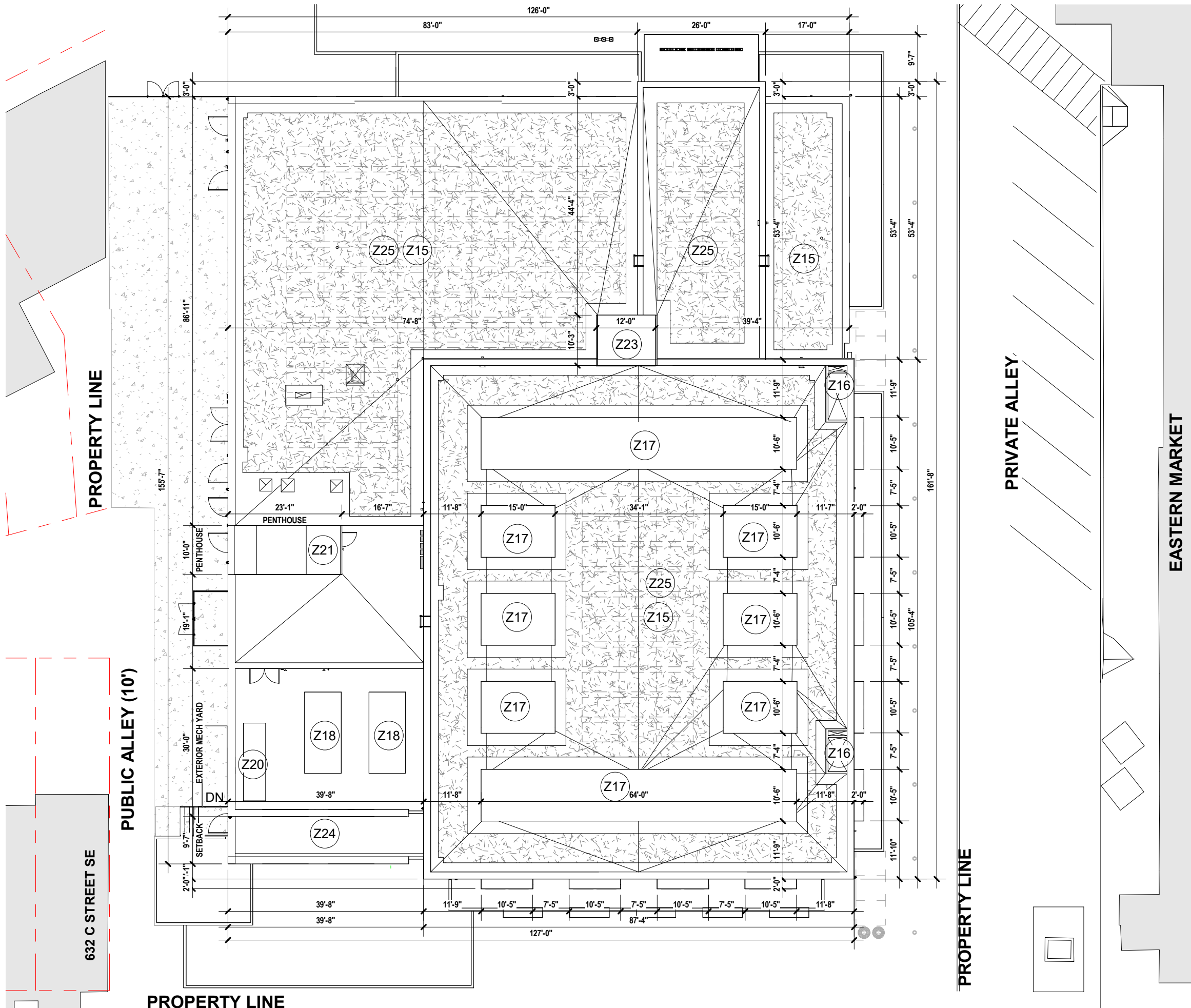
1 PROPOSED SITE PLAN
1" = 40'-0"



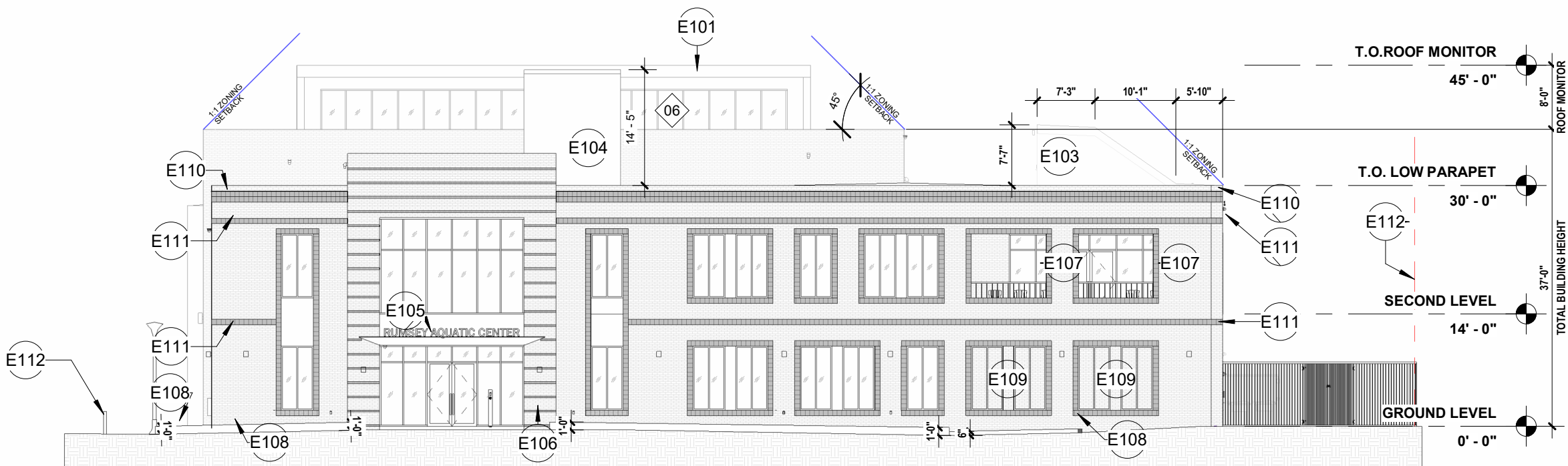


- | NOTE | KEYNOTE |
|------|--|
| Z8 | ENTRANCE CANOPY OVERHEAD |
| Z12 | EXTERIOR MECHANICAL YARD AT SECOND FLOOR |

1 ZONING - 2ND FLOOR
1" = 20'-0"



- | NOTE | KEYNOTE |
|------|--|
| Z15 | NEW 8" INTENSIVE GREEN ROOF INCLUDING WATERPROOFING, ROOT BARRIER, DRAINAGE, FILTER FABRIC, ENGINEERED GROWING MEDIUM, AND VEGETATION; INCLUDE IRRIGATION AND OVERFLOW DRAINAGE |
| Z16 | EASTERN MARKET INTAKE VENT |
| Z17 | PROVIDE THERMALLY BROKEN ROOF MONITOR GLAZING SYSTEM SUITABLE FOR NATATORIUM CONDITIONS. PROVIDE LOW-E INSULATING GLASS, CORROSION-RESISTANT ALUMINUM FRAMING, AND CONTINUOUS AIR/WATER/VAPOR SEALS TO LIMIT CONDENSATION, AIR MIGRATION, AND MOISTURE PENETRATION. COORDINATE WITH ROOFING, STRUCTURAL, HVAC, AND DAYLIGHTING REQUIREMENTS. |
| Z18 | NEW EXTERIOR MECHANICAL UNITS; REFER TO MEP DRAWINGS. PROVIDE ALL REQUIRED SOUND-ISOLATION PADS, VIBRATION ISOLATION, AND ACOUSTICAL ENCLOSURES. |
| Z20 | NEW NATURAL GAS GENERATOR; GENERAC SG0200GG20142S18PPYYG |
| Z21 | NEW ROOF ACCESS PENTHOUSE |
| Z23 | PROVIDE ELEVATOR SHAFT ROOF ASSEMBLY INCLUDING STRUCTURAL SUPPORT, ROOFING, FLASHING, AND WEATHERPROOFING AS REQUIRED. COORDINATE ELEVATOR OVERHEAD CLEARANCE, EQUIPMENT REQUIREMENTS, ROOF PENETRATIONS, ACCESS REQUIREMENTS, AND WATERPROOFING DETAILS WITH ELEVATOR MANUFACTURER, STRUCTURAL, AND MEP DRAWINGS. |
| Z24 | FIRST FLOOR ROOF SETBACK |
| Z25 | FUTURE PV INSTALLATION |

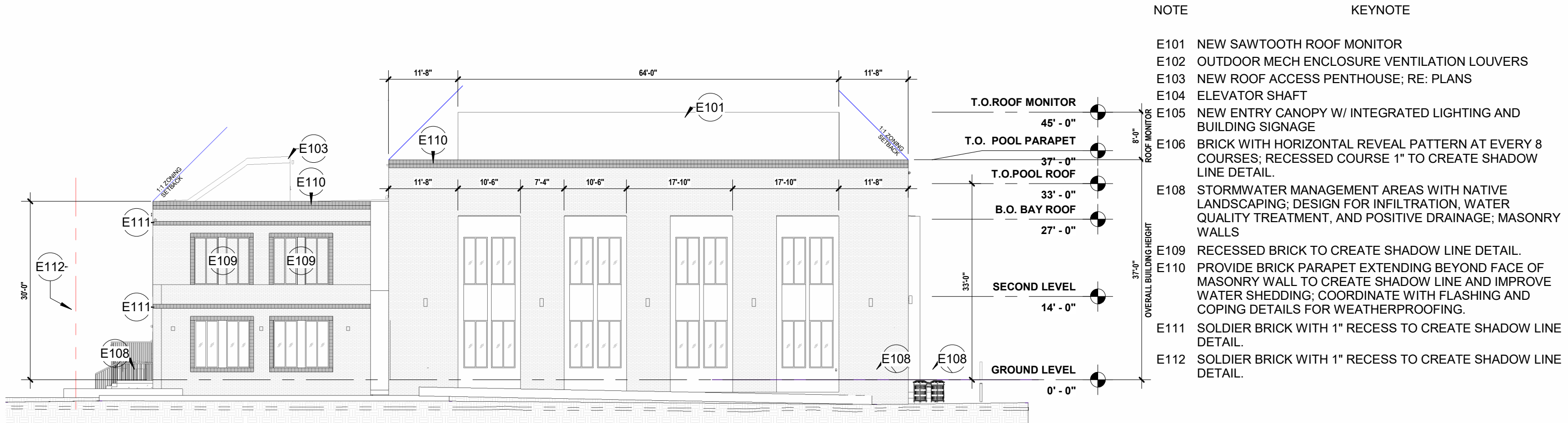


2 NORTH ELEVATION
1/16" = 1'-0"

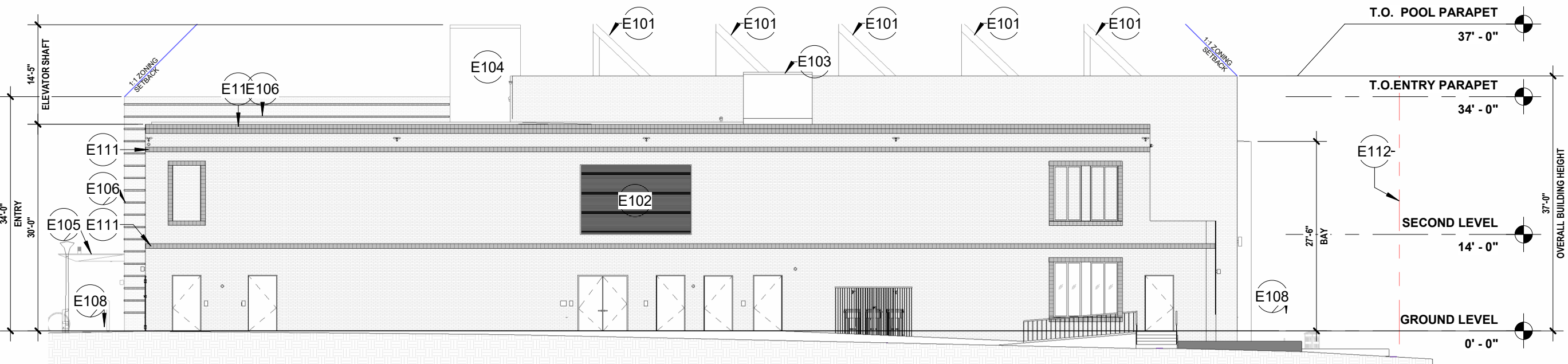
- | NOTE | KEYNOTE |
|------|--|
| E101 | NEW SAWTOOTH ROOF MONITOR |
| E103 | NEW ROOF ACCESS PENTHOUSE; RE: PLANS |
| E104 | ELEVATOR SHAFT; MEETS 1:1 SETBACKS |
| E105 | NEW ENTRY CANOPY W/ INTEGRATED LIGHTING AND BUILDING SIGNAGE |
| E106 | BRICK WITH HORIZONTAL REVEAL PATTERN AT EVERY 8 COURSES; RECESSED COURSE 1" TO CREATE SHADOW LINE DETAIL. |
| E107 | MASONRY OPENING AT SENIOR BALCONY WITH INTEGRATED GUARDRAIL SYSTEM |
| E108 | STORMWATER MANAGEMENT AREAS WITH NATIVE LANDSCAPING; DESIGN FOR INFILTRATION, WATER QUALITY TREATMENT, AND POSITIVE DRAINAGE; MASONRY WALLS |
| E109 | RECESSED BRICK TO CREATE SHADOW LINE DETAIL. |
| E110 | PROVIDE BRICK PARAPET EXTENDING BEYOND FACE OF MASONRY WALL TO CREATE SHADOW LINE AND IMPROVE WATER SHEDDING; COORDINATE WITH FLASHING AND COPING DETAILS FOR WEATHERPROOFING. |
| E111 | SOLDIER BRICK WITH 1" RECESS TO CREATE SHADOW LINE DETAIL. |
| E112 | PARKING BOLLARDS W/ INTEGRATED LIGHTING |
| E112 | SOLDIER BRICK WITH 1" RECESS TO CREATE SHADOW LINE DETAIL. |



1 EAST ELEVATION
1/16" = 1'-0"



1 SOUTH ELEVATION
1/16" = 1'-0"



2 WEST ELEVATION
1/16" = 1'-0"

- | NOTE | KEYNOTE |
|------|--|
| E101 | NEW SAWTOOTH ROOF MONITOR |
| E102 | OUTDOOR MECH ENCLOSURE VENTILATION LOUVERS |
| E103 | NEW ROOF ACCESS PENTHOUSE; RE: PLANS |
| E104 | ELEVATOR SHAFT |
| E105 | NEW ENTRY CANOPY W/ INTEGRATED LIGHTING AND BUILDING SIGNAGE |
| E106 | BRICK WITH HORIZONTAL REVEAL PATTERN AT EVERY 8 COURSES; RECESSED COURSE 1" TO CREATE SHADOW LINE DETAIL. |
| E108 | STORMWATER MANAGEMENT AREAS WITH NATIVE LANDSCAPING; DESIGN FOR INFILTRATION, WATER QUALITY TREATMENT, AND POSITIVE DRAINAGE; MASONRY WALLS |
| E109 | RECESSED BRICK TO CREATE SHADOW LINE DETAIL. |
| E110 | PROVIDE BRICK PARAPET EXTENDING BEYOND FACE OF MASONRY WALL TO CREATE SHADOW LINE AND IMPROVE WATER SHEDDING; COORDINATE WITH FLASHING AND COPING DETAILS FOR WEATHERPROOFING. |
| E111 | SOLDIER BRICK WITH 1" RECESS TO CREATE SHADOW LINE DETAIL. |
| E112 | SOLDIER BRICK WITH 1" RECESS TO CREATE SHADOW LINE DETAIL. |

NOTE		KEYNOTE
SE01	AIR INTAKE LOUVER	
SE02	MCP ROOF MONITORS	



2 ZONING - BUILDING SECTION -
NORTH-SOUTH
1/16" = 1'-0"

NOTE

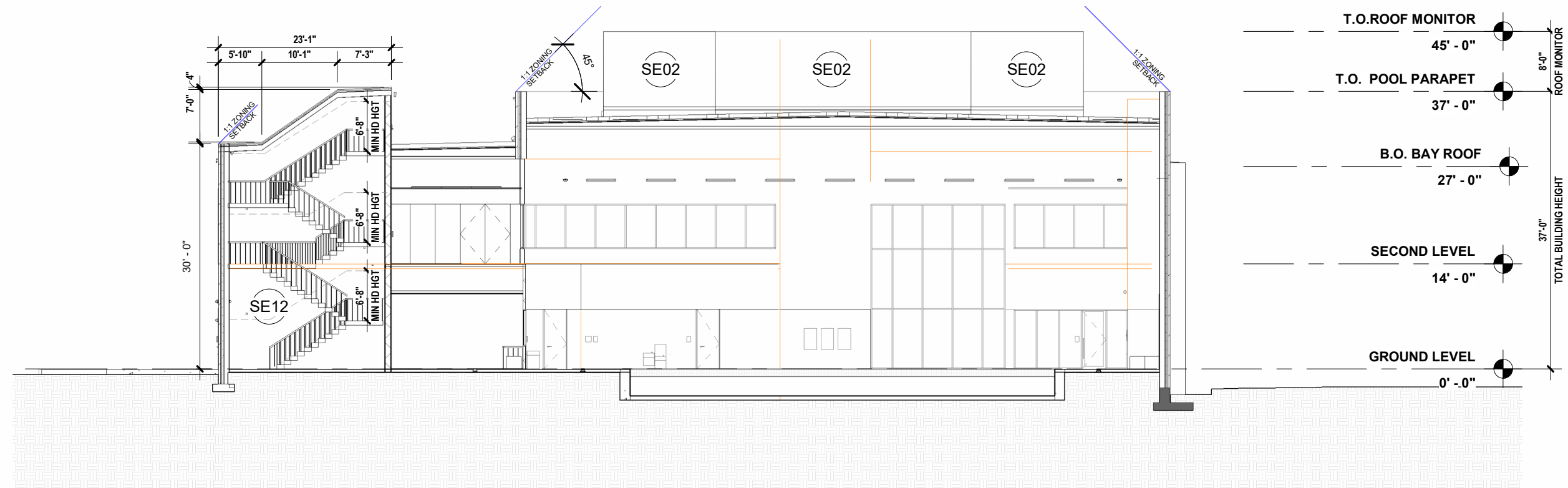
KEYNOTE

SE02

MCP ROOF MONITORS

SE12

CAST-IN-PLACE REINFORCED CONCRETE STAIR, LANDINGS,
AND SUPPORTS; RE: STRUCTURAL



ZONING - BUILDING SECTION THROUGH EGRESS STAIRS

$$1/16'' = 1'-0''$$