

1111 NEW JERSEY AVE, S.E.

WASHINGTON, DC
OFFICE BUILDING



INDEX ZONING COMMISSION SUBMISSION SET JAN 11, 2008

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ZONING COMMISSION
District of Columbia

CASE NO. 07-32

EXHIBIT NO. 14

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CVR

ZONING COMMISSION
District of Columbia
CASE NO. 07-32
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EAST ELEVATION

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RENDERING - EAST
ELEVATION
R-1

Date: 01.11.2008
WDG PROJECT NO. WA04069



SOUTH ELEVATION



WEST ELEVATION





NORTH ELEVATION



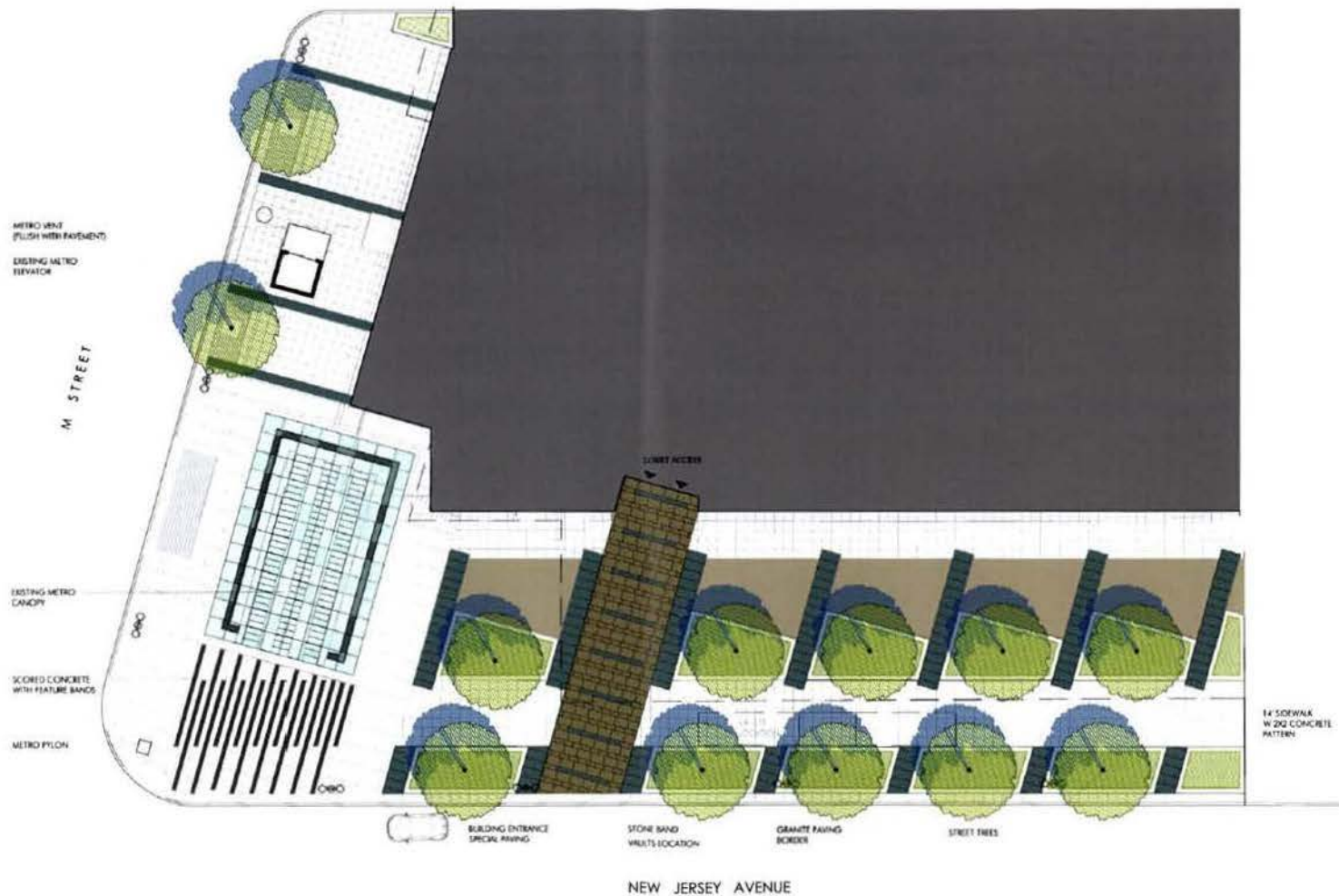


ENLARGED ELEVATION - SOUTH

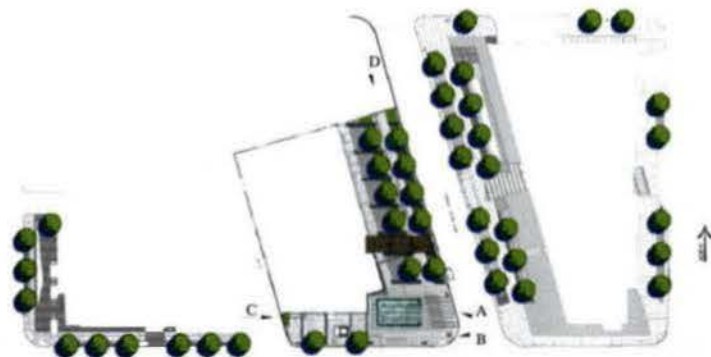


ENLARGED ELEVATION - EAST





LANDSCAPE PLAN



0022-0467/94/0000-0000\$05.00/0

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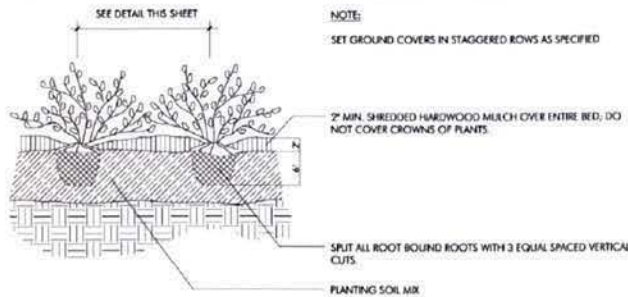
Early April Session April 16, 2006, 9:00 a.m.



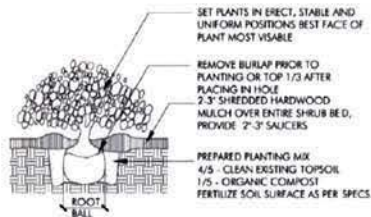
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How strong the economy?

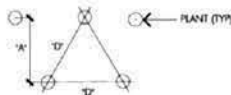


1 GROUND COVER PLANTING - STAKED



2 SHRUB PLANTING

NOT TO SCALE

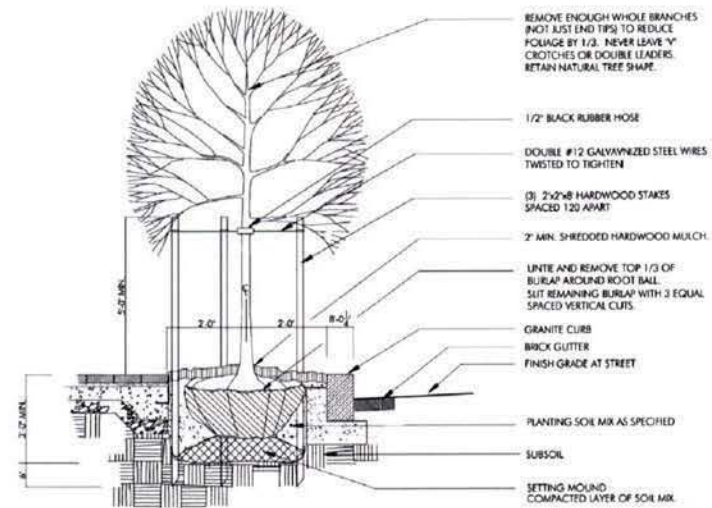


NOTE:
GROUND COVERS AND PERENNIALS TO
BE INSTALLED WITH TRIANGULAR SPACING

PLANT SPACING 'D'	ROW 'A'
6' O.C.	5' O.C.
8' O.C.	7' O.C.
10' O.C.	9' O.C.
12' O.C.	10' O.C.
14' O.C.	12' O.C.
15' O.C.	13' O.C.
16' O.C.	14' O.C.
18' O.C.	16' O.C.
24' O.C.	21' O.C.
30' O.C.	26' O.C.
36' O.C.	30' O.C.

3 GROUND COVER SPACING

NOT TO SCALE



4 TREE PLANTING - STAKED

NOT TO SCALE

PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
LM		Liriodendron 'Big Blue'	Big Blue Liquid	1 Gal.	Cert	12" o.c. Triangular Spacing
BC		Rhododendron corymbosum 'Bourne'	Bourne Rhododendron	30-36" H.	Cert	full branching
ZS		Zelkova serrata 'Village Green'	Japanese Zelkova	2-2 1/2' cal.	B&B	single leader, full branching
QP		Quercus phellos	Willow Oak	2-2 1/2' cal.	B&B	single leader, full branching
PAH		Parthenocarpus 'Hornet'	Hornet Fountain Grass	7 gal.	Cert	30" o.c. Triangular Spacing

PLANTING NOTES

- Contractor shall be responsible for becoming familiar with all underground utilities, pipes, and structures. Contractor shall take sole responsibility for any cost incurred due to damage of said utilities.
- Procedures and specifications of work shall conform to the "Landscape Specifications Guidelines for the Baltimore-Washington Metropolitan Area" (Latest Edition, published jointly by the Landscape Contractors Association of Metropolitan Washington and the American Society of Landscape Architects, Potomac Chapter).
- Size and standards of plant materials shall conform to the latest edition of "USA Standards for Nursery Stock" by the American Association of Nurserymen, Inc. (AAN).
- Final location of plant material shall be subject to the approval of the Landscape Architect. Contractor is to notify Landscape Architect for inspection after layout is complete and before installation.
- No substitutions will be allowed without approval by the Landscape Architect.
- All disturbed areas not planted with trees, shrubs or ground cover shall be seeded down unless otherwise noted.

PLANTING DETAILS



1



2



3



4



5



SITE

CONTEXTUAL PHOTOGRAPHS

ZONING TABULATION

Property: Lots 48, 52, 53, 74, and 78 in Square 743-N
 Lot Area: 22,041 square feet
 Zoning: C-3-C / Capitol South TDR Receiving Zone

Parameter	Section	Allowed / Required	Provided
Height	770.1, 1709.21	130 feet	130 feet
FAR	771.2, 1709.21	10.0 FAR	10.0 FAR
Gross Floor Area	Office	n/a	210,482 square feet
	Retail	5,726 square feet (35% of Gross Floor Area of 1 st floor)	5,726 square feet (35%)
	Service/Ancillary	n/a	4,202 square feet
	Total	220,410 square feet	220,410 square feet
Lot Occupancy	772.1	100%	88.5%
Rear Yard	774.1	25 feet, 10 inches (2.5 inches of depth for each foot of distance between the mean finished grade at the middle of the building's rear wall and the top of the main roof or parapet)	7 feet
Side Yard	775	21 feet, 8 inches (if provided, two inches of width for each foot of building height)	21 feet, 8 inches
Parking	2101.1, 2104.1	Office: 116 (in excess of 2,000 square feet, one space for each additional 1,800 square feet of GFA, prorated for % office)	---
		Retail: 8 (in excess of 3,000 square feet, one space for each additional 750 square feet of GFA, prorated for % retail)	---
		Total Requirement with 25% Metrorail Deduction: 93 (124 * .75)	94
		Bicycle: 5 (5% of parking requirement)	5
Loading	2201.1	Loading Berth: 3 @ 30 feet deep	Loading Berth: 3 @ 30 feet deep
		Loading Platform: 3 @ 100 square feet	Loading Platform: 1 @ 300 square feet
		Service/Delivery: 1 @ 20 feet deep	Service/Delivery: 1 @ 20 feet deep
		(office uses account for more than ninety percent of gross floor area and cellar floor area, so loading is calculated as if entire building were dedicated to that use pursuant to section 2201.2)	

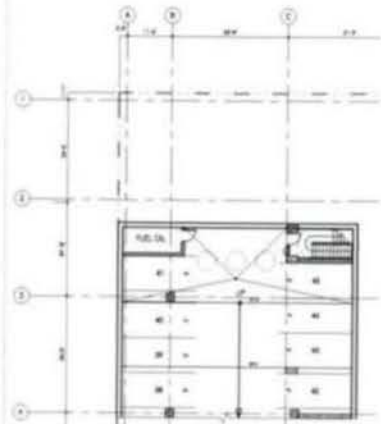
FULL - 9' W x 19' L x 6'-6" H min. - typ 7'-0" H
HC - 9' W x 19' L x 7'-0" H min.
HCV - 9' W x 19' L x 8'-2" H min.
COMPACT - 8' W x 16' L x 6'-6" H min. - typ. 7'-0" H
VAULT - 9' W x 19' L x 6'-6" H min. - typ 7'-0" H
BICYCLE - 2' W x 6' L

PARKING DISTRIBUTION ON SITE

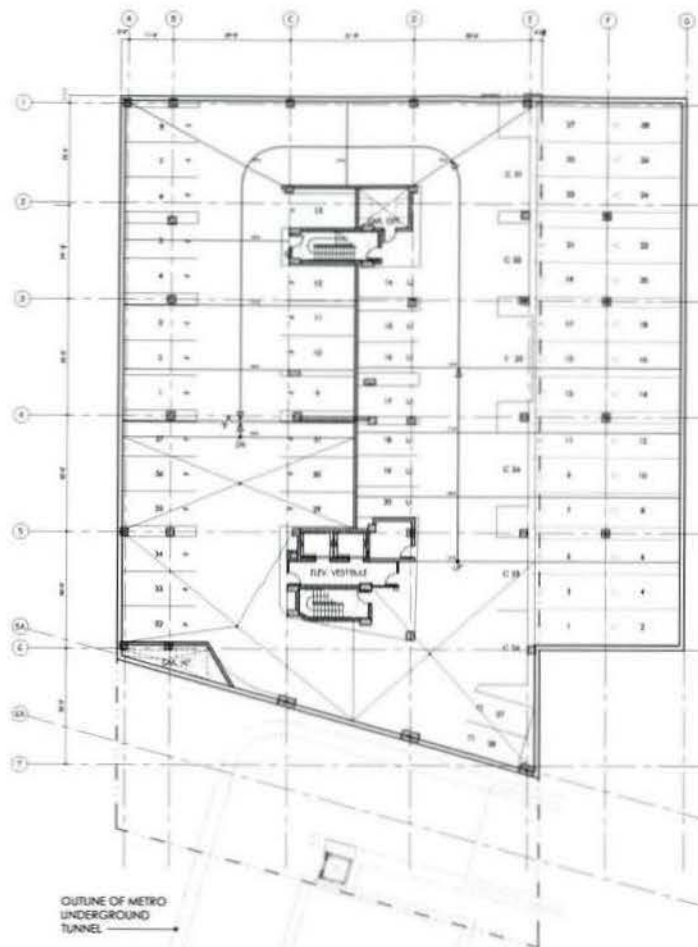
	FULL	HC	HCV	COMP.	TOTAL	VAULT	TOTAL
B-1	6	3	1	5	15	27	42
B-2	25	—	—	9	34	28	62
B-3	31	—	—	14	45	28	73
TOTAL	62	3	1	28	94	83	177

PARKING PERCENTAGE

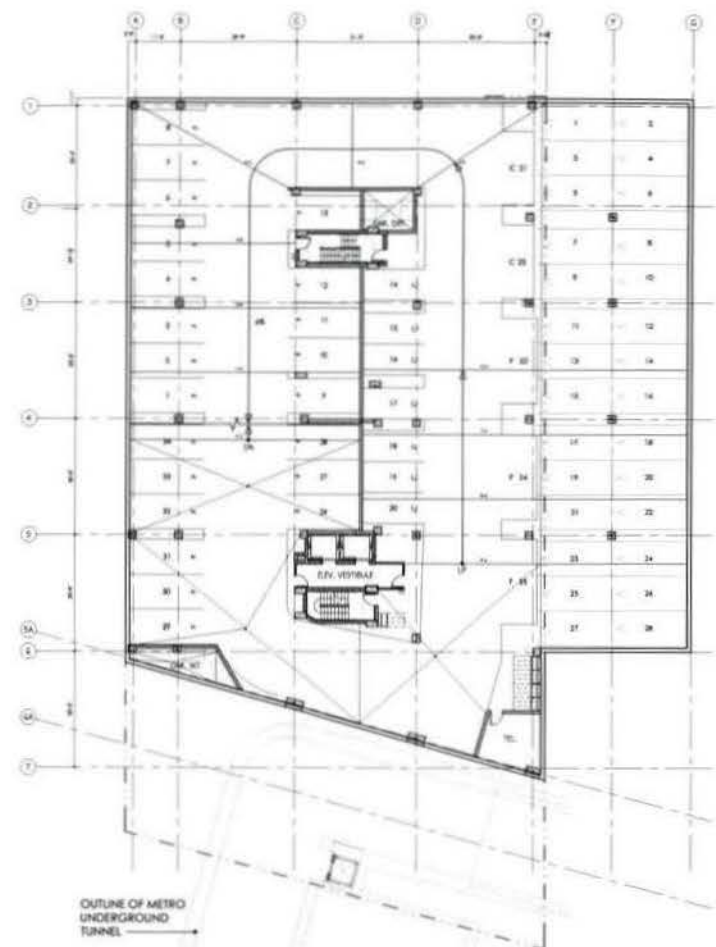
# COMPACT SPACES	
TOTAL SPACES (INCL. VAULT)	⇒ % INCL. VAULT = 16%
# COMPACT SPACES	
TOTAL SPACES (EXCL. VAULT)	⇒ % EXCL. VAULT = 30%



PARKING LEVEL B-3
CONT'D



PARKING LEVEL B-3



PARKING LEVEL B-2

Scale: 1"=16'-0"

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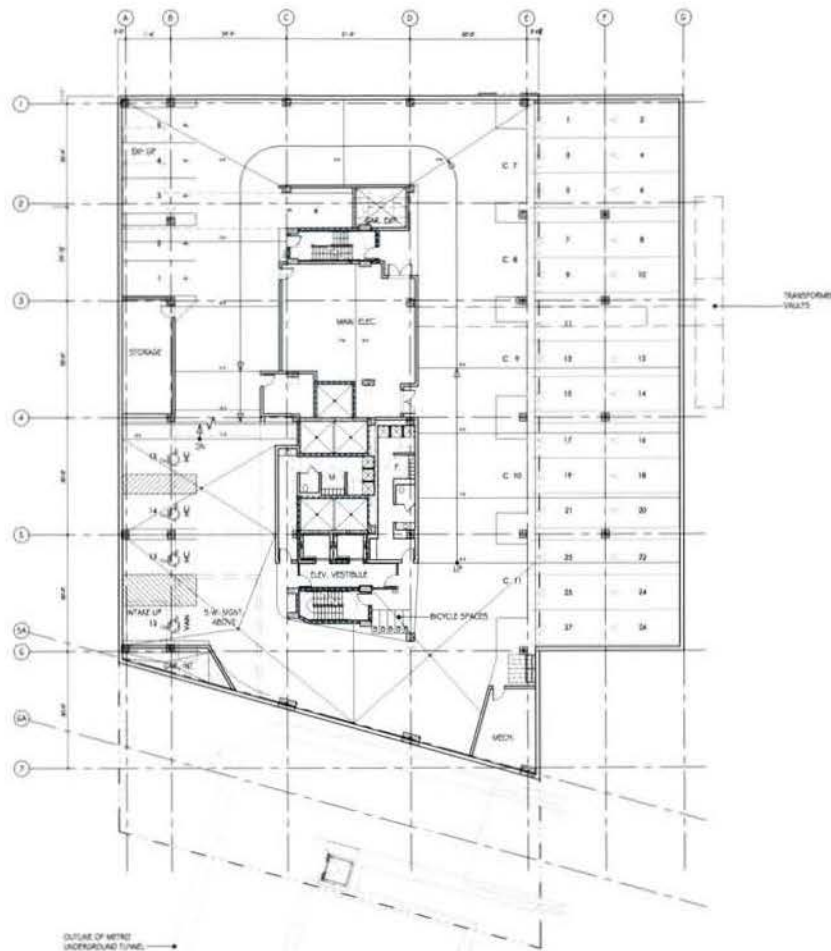
B3 & B2 LEVEL PLAN

A-1

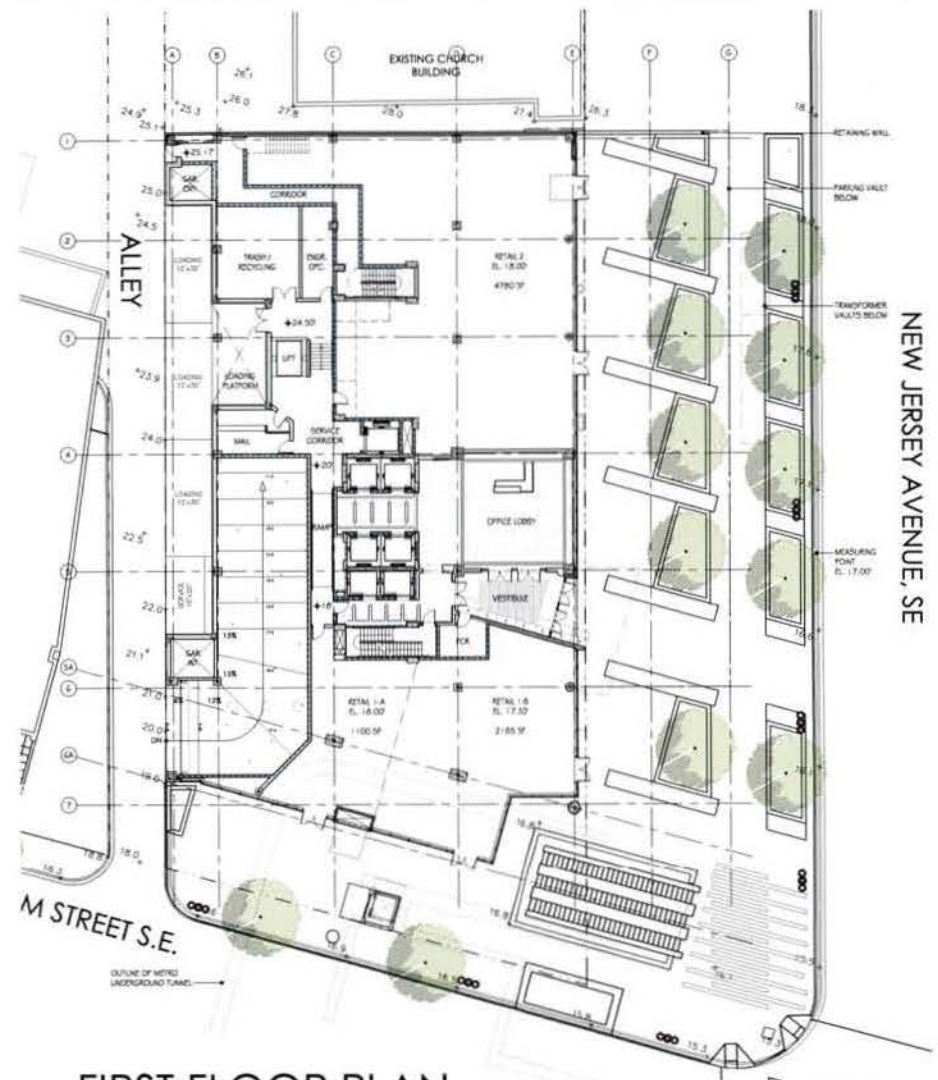
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Date: 01.11.2008

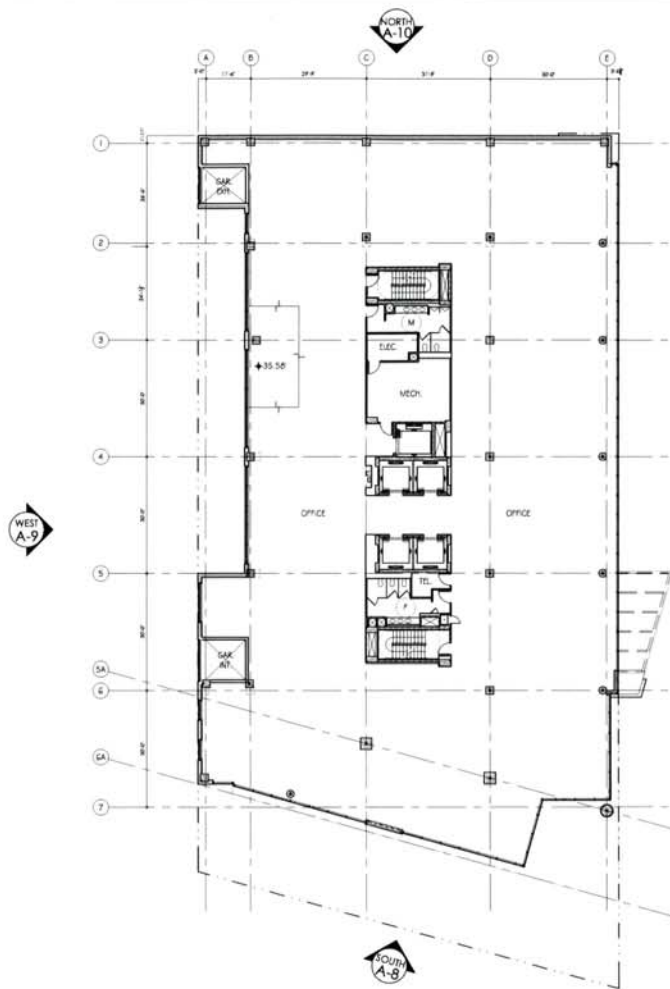
WDG PROJECT NO. WA04068



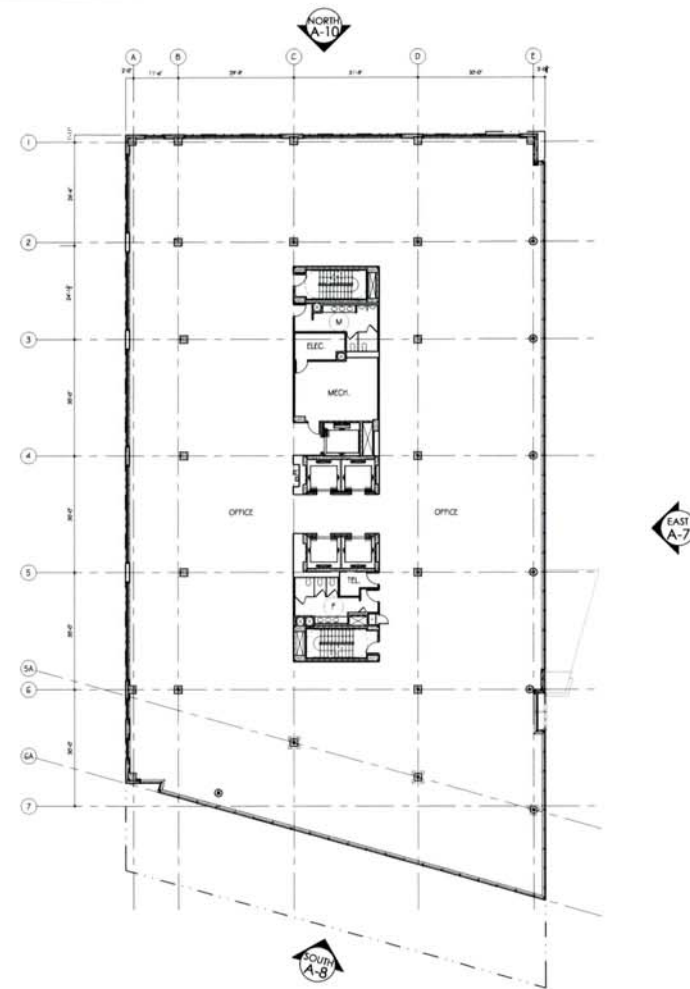
PARKING LEVEL B-1



FIRST FLOOR PLAN

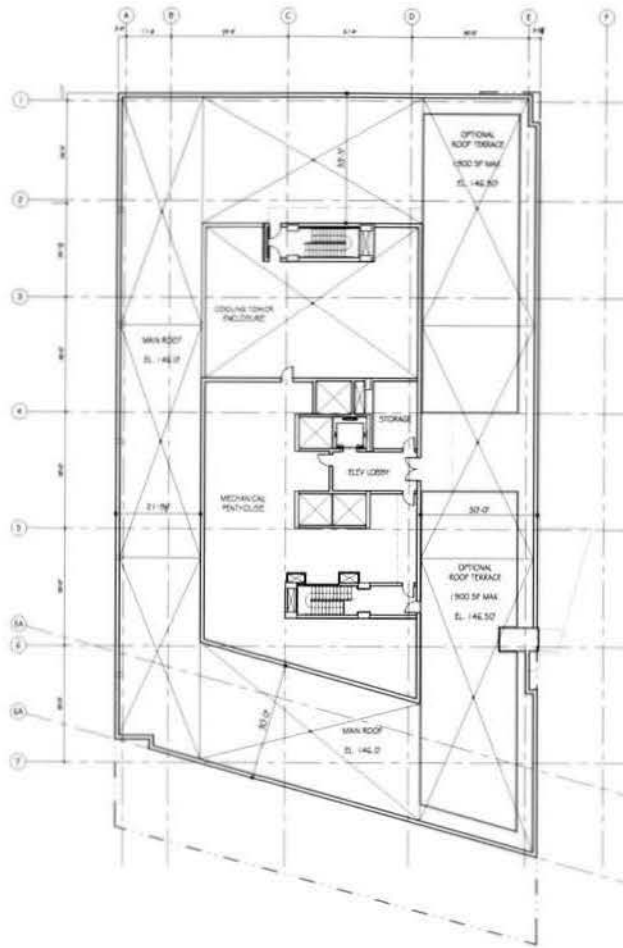


SECOND FLOOR PLAN

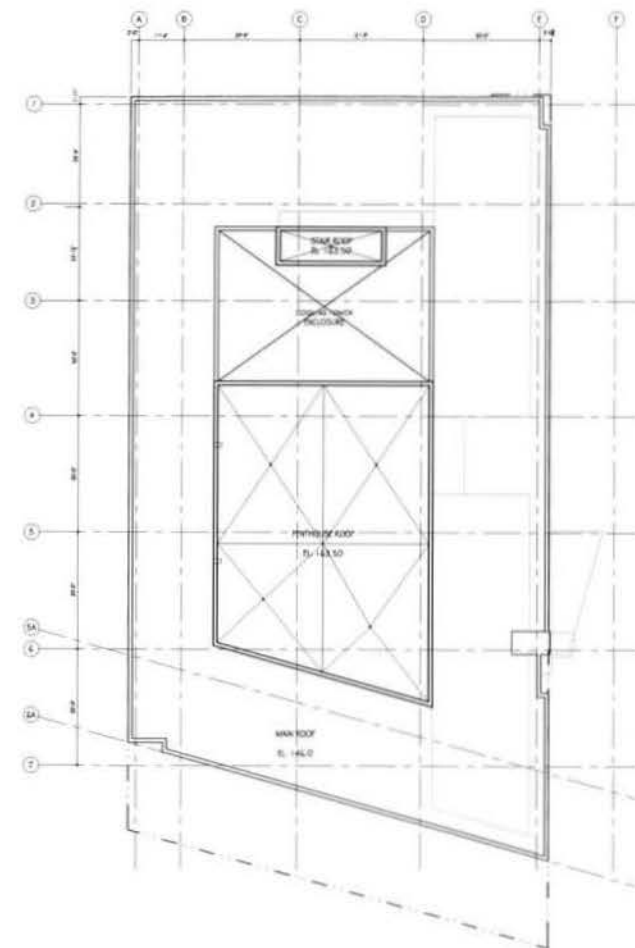


TYPICAL FLOOR PLAN
(LEVEL 3rd- 11th)

Scale: 1"=16'-0"



PENTHOUSE PLAN



ROOF PLAN

Scale: 1"=16'-0"

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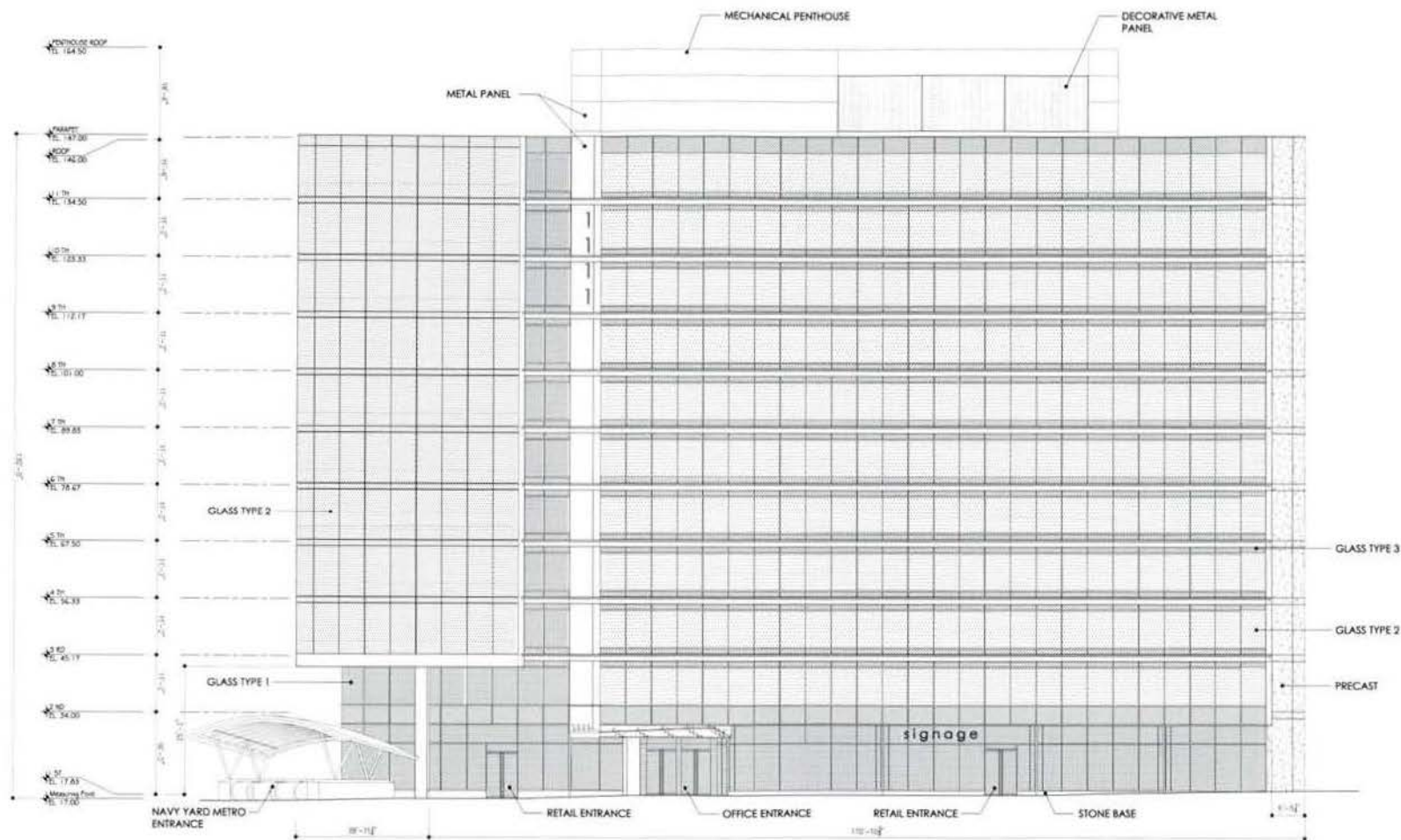


PENTHOUSE
& ROOF PLAN
A-4

Scale: 1"=16'-0"

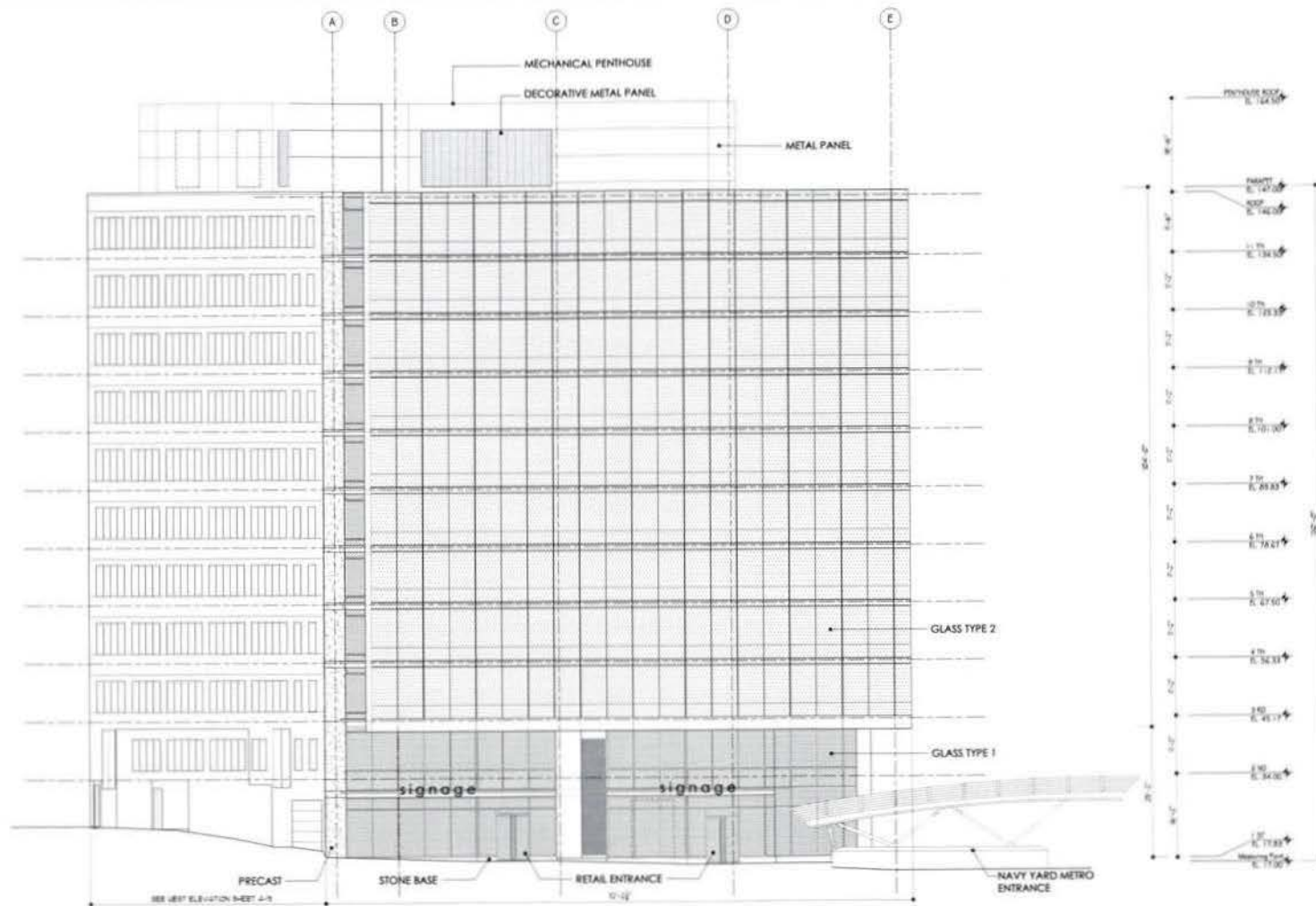
Date: 01.11.2008

WDG PROJECT NO. WA04068



EAST ELEVATION

- METAL PANEL
- GLASS TYPE 1
- GLASS TYPE 2
- GLASS TYPE 3
- PRECAST
- DECORATIVE METAL PANEL



- METAL PANEL
- GLASS TYPE 1
- GLASS TYPE 2
- GLASS TYPE 3
- PRECAST
- DECORATIVE METAL PANEL

SOUTH ELEVATION

THE DONOHOE COMPANIES

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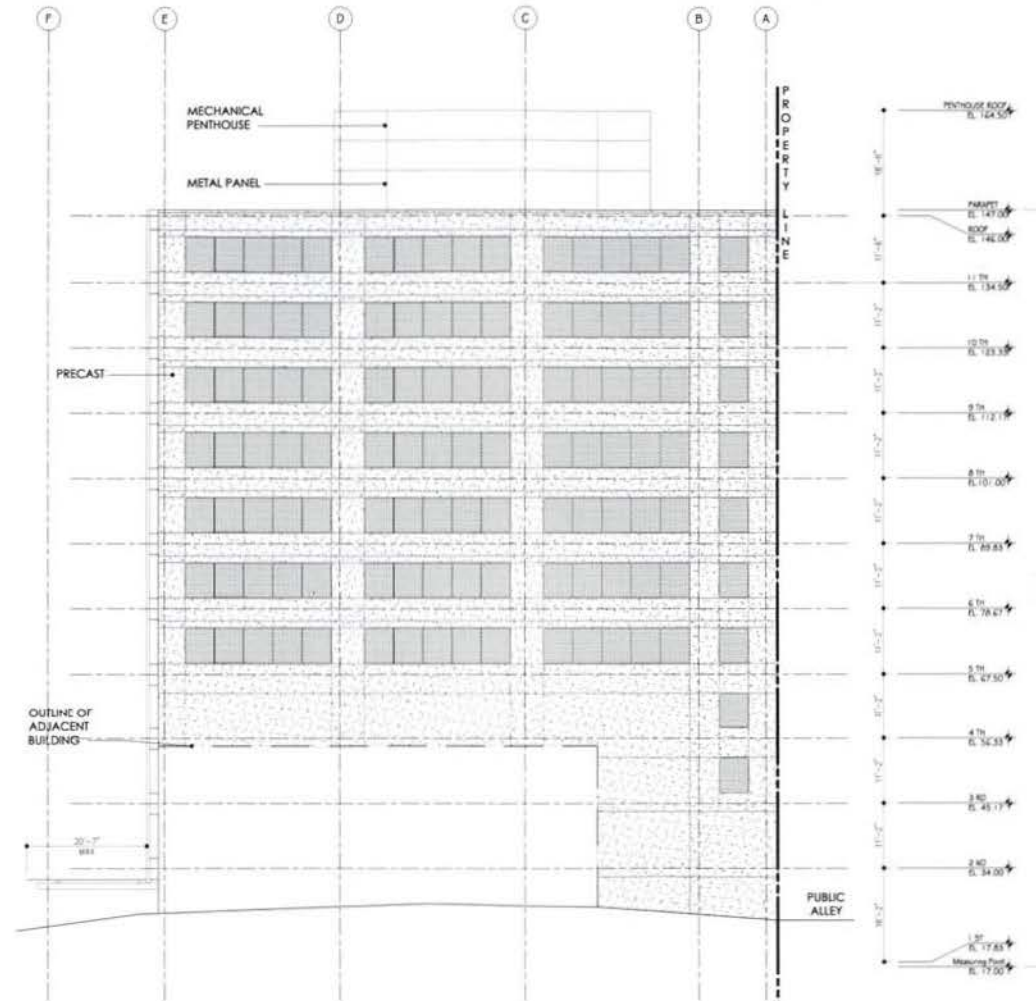
SOUTH ELEVATION

A-8

Scale: 3/32"=1'-0"

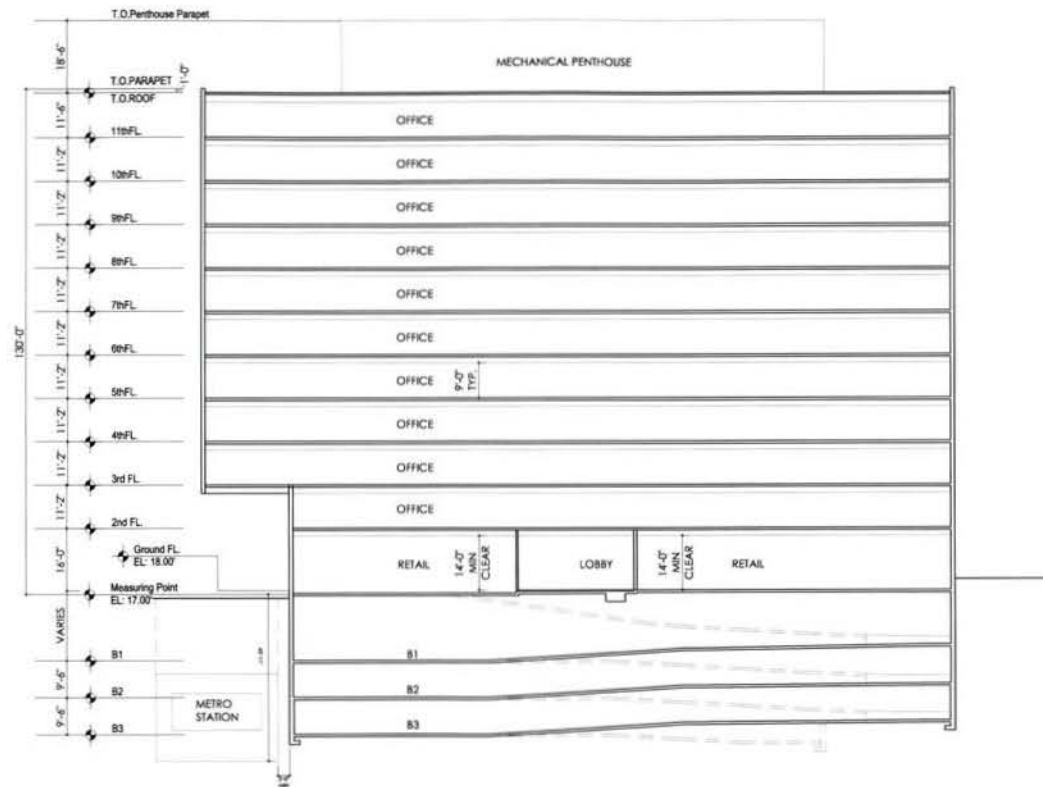
Date: 01.11.2008

WDG PROJECT NO. WA04068



NORTH ELEVATION

- METAL PANEL
- GLASS TYPE 1
- GLASS TYPE 2
- GLASS TYPE 3
- PRECAST
- DECORATIVE METAL PANEL



SECTION B-B

Scale: 1"=16'-0"

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THE DONOHUE COMPANIES

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1

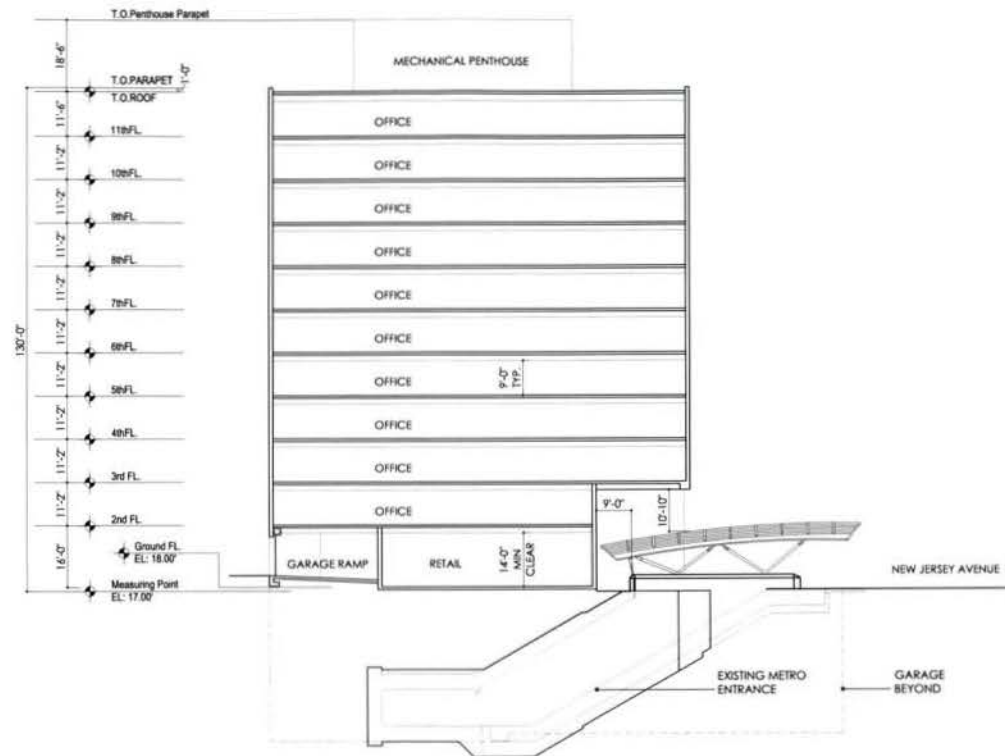
SECTION B

A-12

Scale: 1"=16'-0"

Date: 01.11.2008

WDG PROJECT NO: WAD4061



SECTION C-C

Scale 1"=10'-0"

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THE DONOHUE COMPANIES

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SECTION C

A-13

Date: 01.11.2008

WDG PROJECT NO. WA04048