

F

ZONING COMMISSION
District of Columbia

CASE NO. 07-32

EXHIBIT NO. 8

ZONING COMMISSION
District of Columbia
CASE NO.07-32
EXHIBIT NO.8

1111 NEW JERSEY AVE, S.E.

WASHINGTON, DC
OFFICE BUILDING



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ZONING COMMISSION
District of Columbia

CASE NO. 07-32

EXHIBIT NO. 8

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THE DONOHUE COMPANIES

1111 NEW JERSEY AVENUE, SE

WASHINGTON, D.C.



CVR

Date: 11.02.2007
WDG PROJECT NO: W040405



EAST ELEVATION

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RENDERING - EAST
ELEVATION
R-1

Date: 11.09.2007

WDG PROJECT NO. WAD4048



SOUTH ELEVATION

PREPARED
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 2007 NOV - 5 AM 11: 58





WEST ELEVATION

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2007 NOV -9 AM 11:58

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RENDERING - WEST
ELEVATION
R-3

Date: 11.02.2007
WDG PROJECT NO. WDA0408



NORTH ELEVATION

RENDERED
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2007 NOV -9 AM 11:58



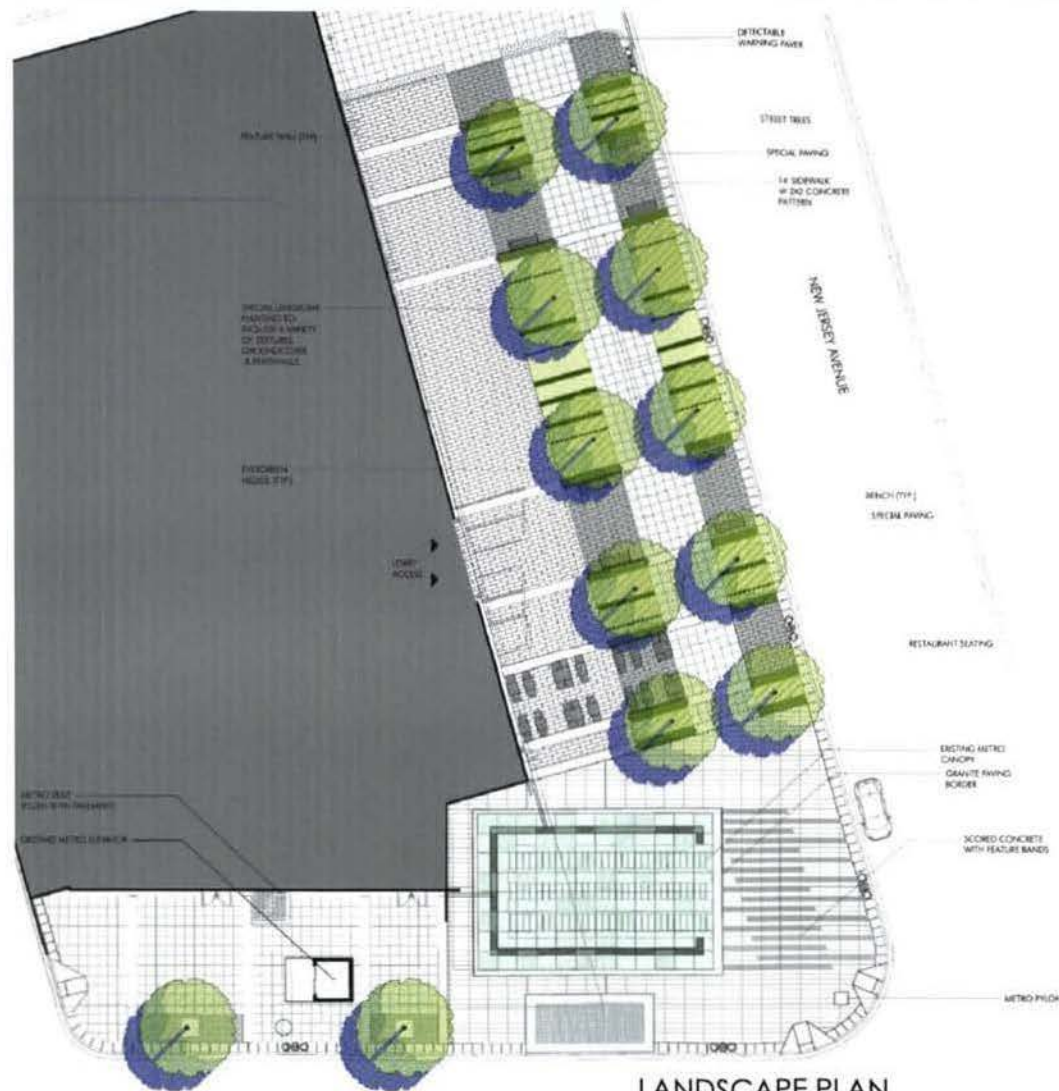


ENLARGED ELEVATION - SOUTH



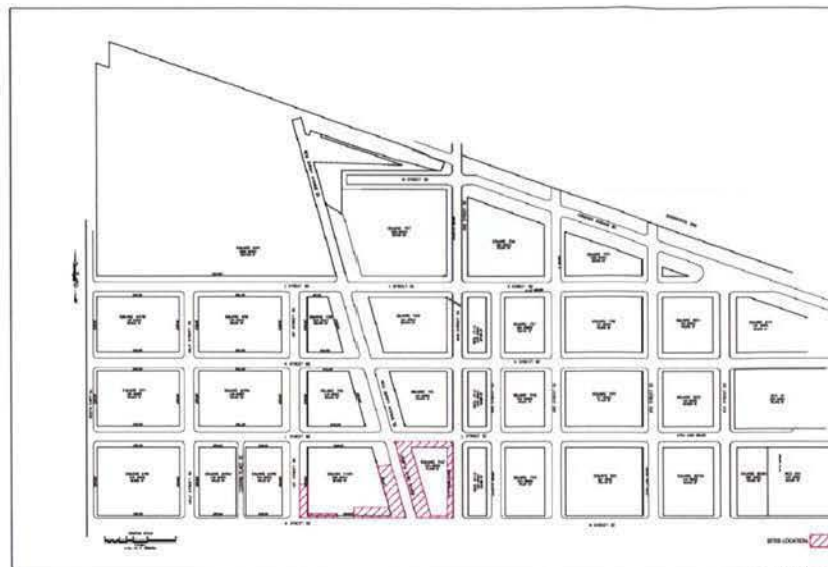
ENLARGED ELEVATION - EAST





LANDSCAPE PLAN

THE DONOHOE COMPANIES
1111 NEW JERSEY AVENUE, SE
WASHINGTON, D.C. 20003
DATE: 11.09.2007
PROJECT NO: WAD04001



CONTEXTUAL PLAN F-388-P



CONTEXTUAL PLAN F-402-P

CONTEXTUAL PLAN



New Yard Station from N.J. Ave. looking west



New Yard Station from N.J. Ave. looking West



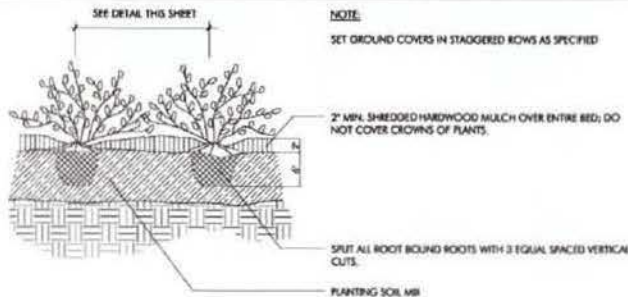
M Street Looking East



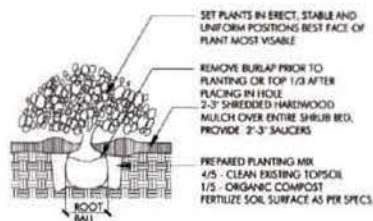
New Jersey Ave. looking South

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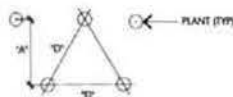


1
L101
GROUND COVER PLANTING - STAKED



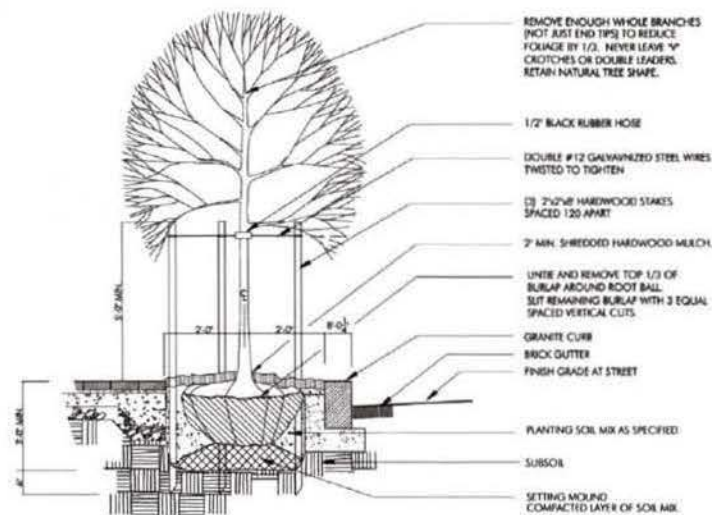
2
L101
SHRUB PLANTING

NOT TO SCALE



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

3
L101
GROUND COVER SPACING
NOT TO SCALE



4
L101
TREE PLANTING - STAKED
NOT TO SCALE

PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
BM	1995	<i>Liriodendron tulipifera</i>	Big Blue Tulip	1 Gal.	Cont.	12\"/>

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. (AANR).
- 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 lawn unless otherwise noted.

PLANTING DETAILS



1



2



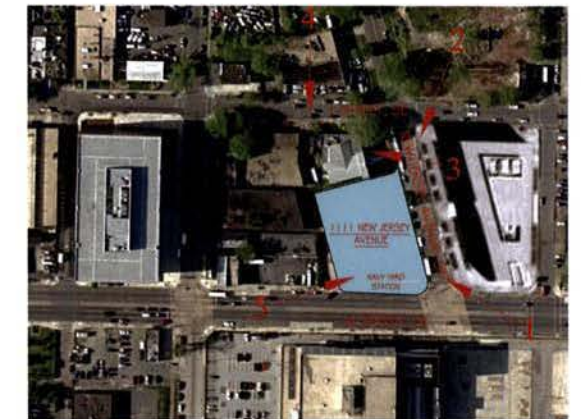
3



4



5



SITE

CONTEXTUAL PHOTOGRAPHS



ZONING TABULATION

Property: Lots 48, 52, 53, 74, and 78 in Square 743-N
 Lot Area: 22,014 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	9.8 FAR
Gross Floor Area 14,351	Office	n/a	302,827 square feet
	Retail	n/a	7,000 square feet
	Service/Auxiliary	n/a	3,949 square feet
	Total	220,180 square feet	213,776 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: 112 (in excess of 2,000 square feet, one space for each additional 1,800 square feet of GFA)	---
		Retail: 5 (in excess of 3,000 square feet, one space for each additional 750 square feet of GFA)	---
		Total Requirement with Metroland Deduction: 88 (1117 * .75)	97
Loading	2201.3	Loading Berth: 3 @ 30 feet deep Loading Platform: 3 @ 100 square feet 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)	Loading Berth: 3 @ 30 feet deep Loading Platform: 1 @ 300 square feet Service/Delivery: 1 @ 20 feet deep

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2007 NOV -9 AM 11: 59

FULL - 9' W x 19' L x 6'-6" H min. - typ 8'-4" H
HC - 9' W x 19' L x 6'-6" H min.
HC.V - 9' W x 19' L x 6'-6" H min.
COMPACT - 8' W x 16' L x 6'-6" H min. - typ 8'-4" H
VAULT - 9' W x 19' L x 6'-6" H min. - typ 8'-4" H

PARKING DISTRIBUTION ON SITE 2007.10.16

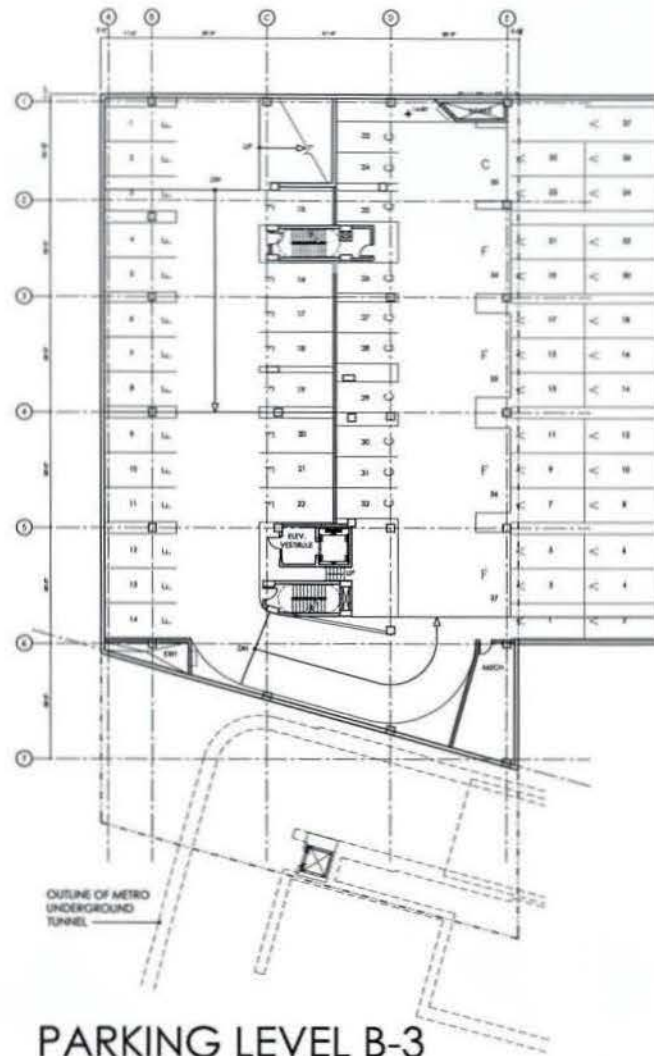
	FULL	HC	HC.V	COMP.	TOTAL	VAULT	TOTAL
B-1	16	3	1	5	25	27	52
B-2	26	--	--	9	35	27	62
B-3	26	--	--	11	37	27	64
TOTAL	68	3	1	25	97	81	178

PARKING PERCENTAGE

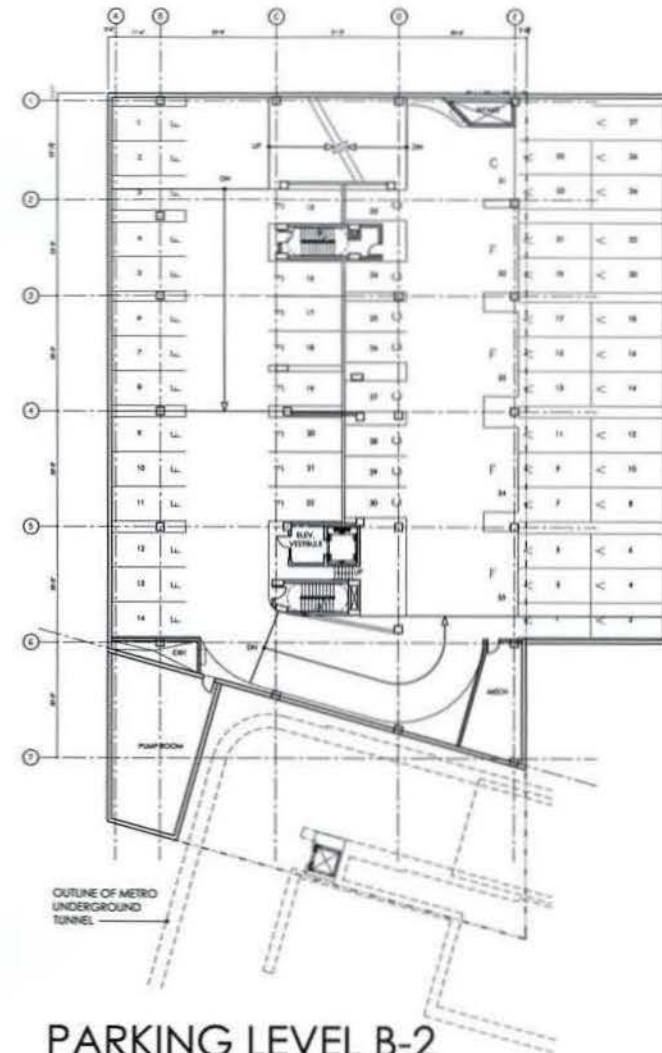
COMPACT SPACES
 TOTAL SPACES (INCL. VAULT) => % INCL. / VAULT = 14%

COMPACT SPACES
 TOTAL SPACES (EXCL. VAULT) => % EXCL. / VAULT = 25%





PARKING LEVEL B-3

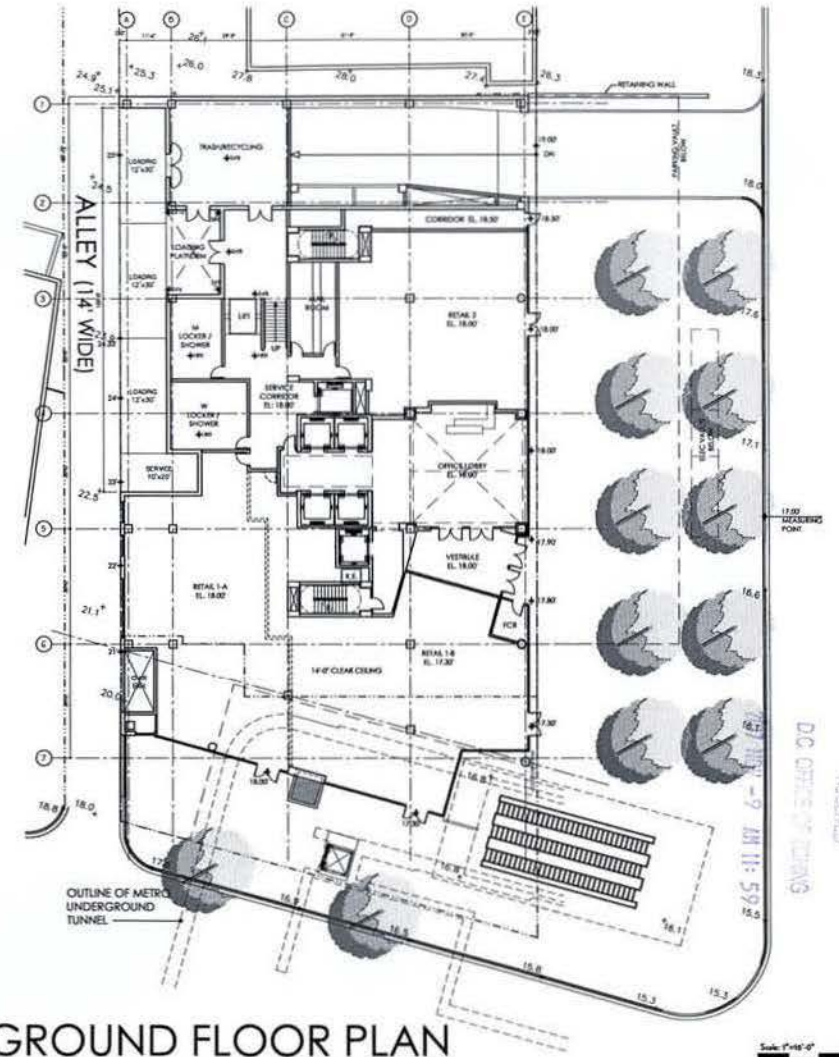
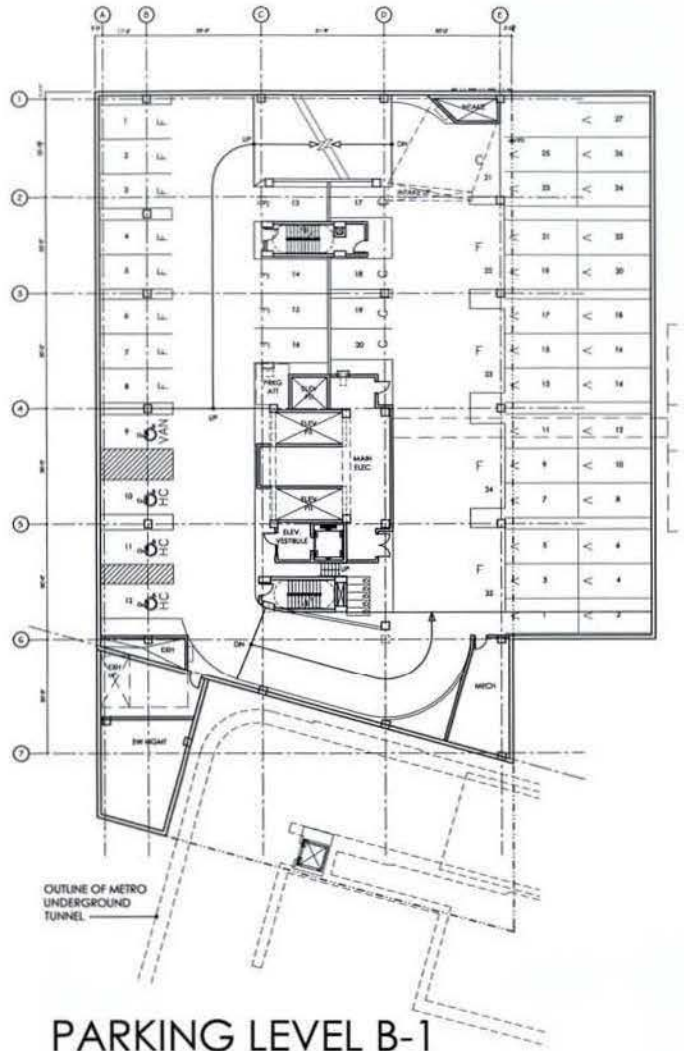


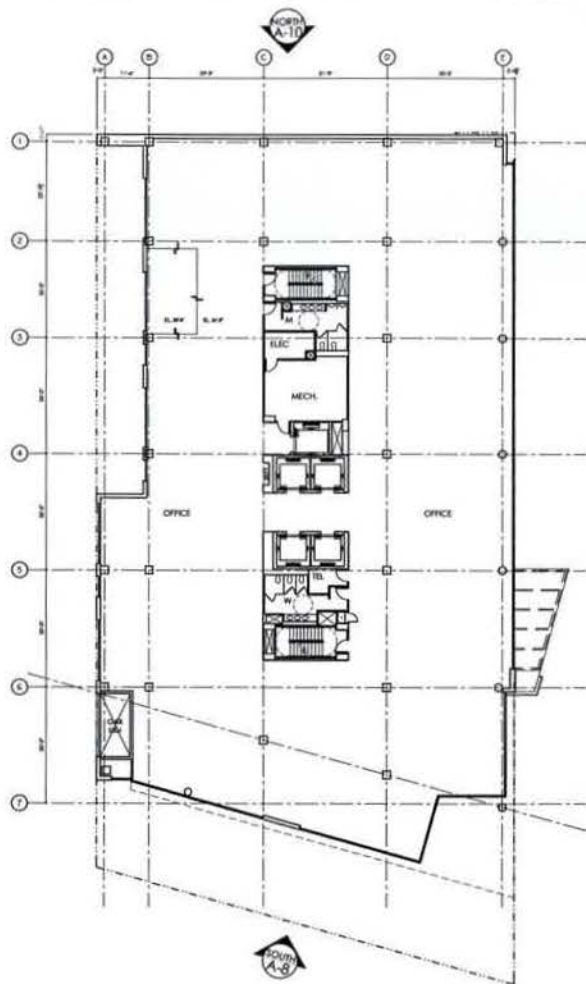
PARKING LEVEL B-2

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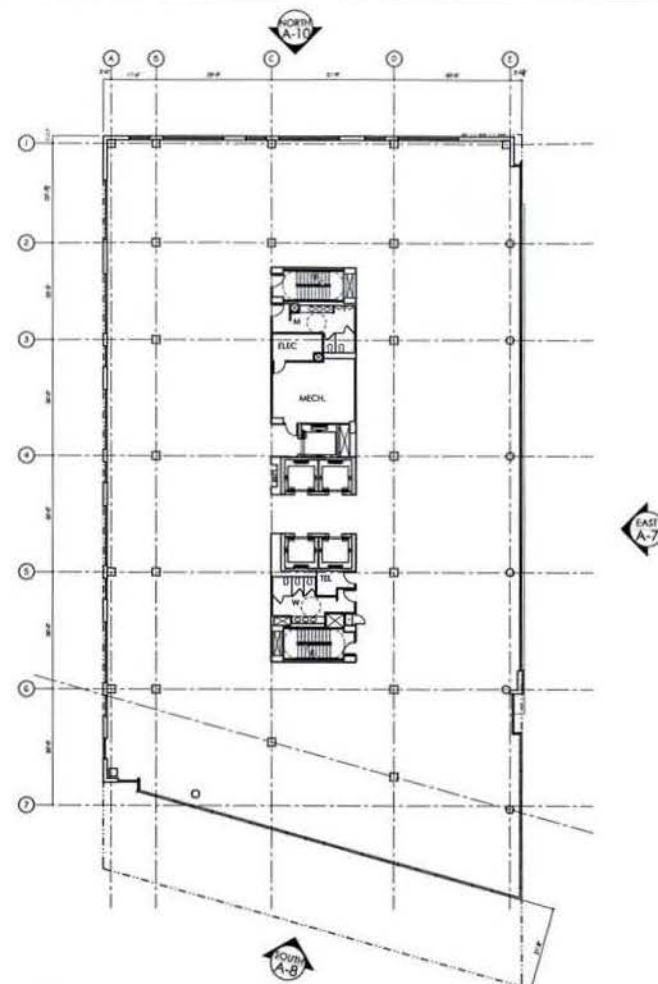
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SECOND FLOOR PLAN

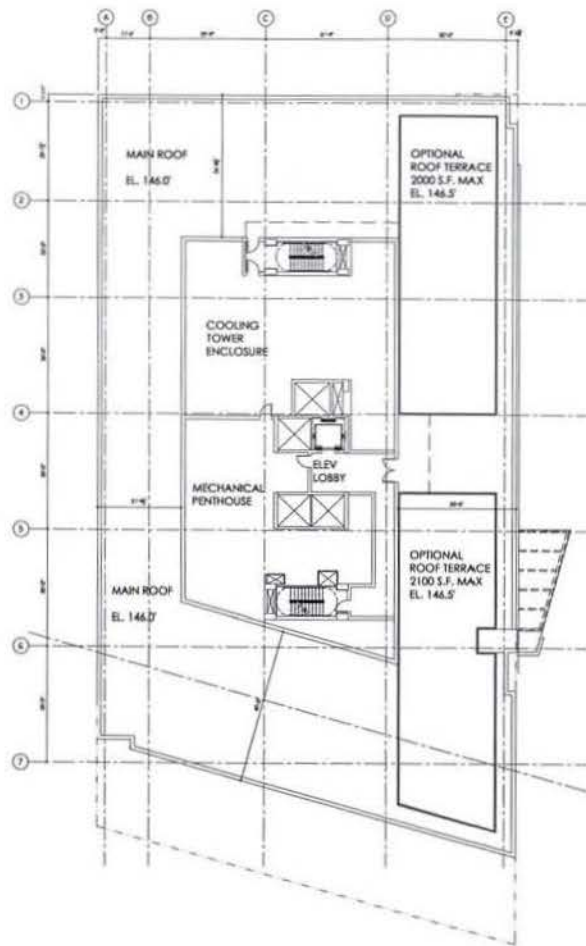


TYPICAL FLOOR PLAN
(LEVEL 3rd- 11th)

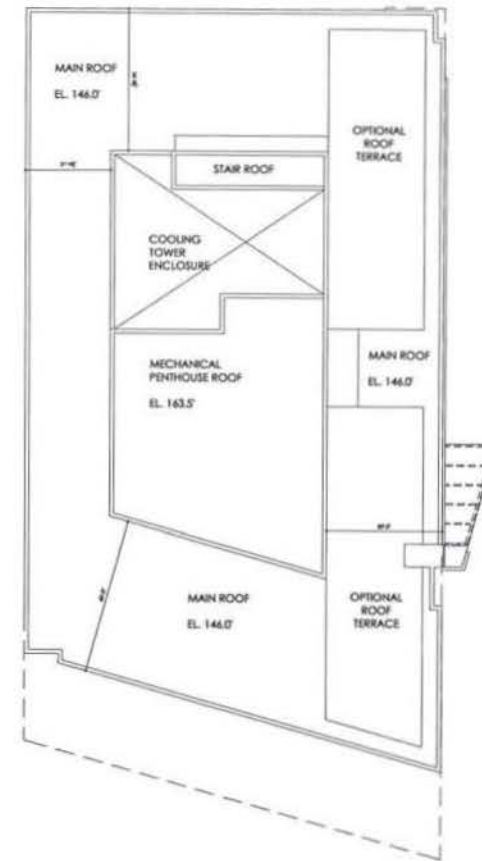
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DISTRICT OF COLUMBIA
JUL 10 11 11 12:00

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PENTHOUSE PLAN



ROOF PLAN

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 707 NOV -9 PM 12: 00

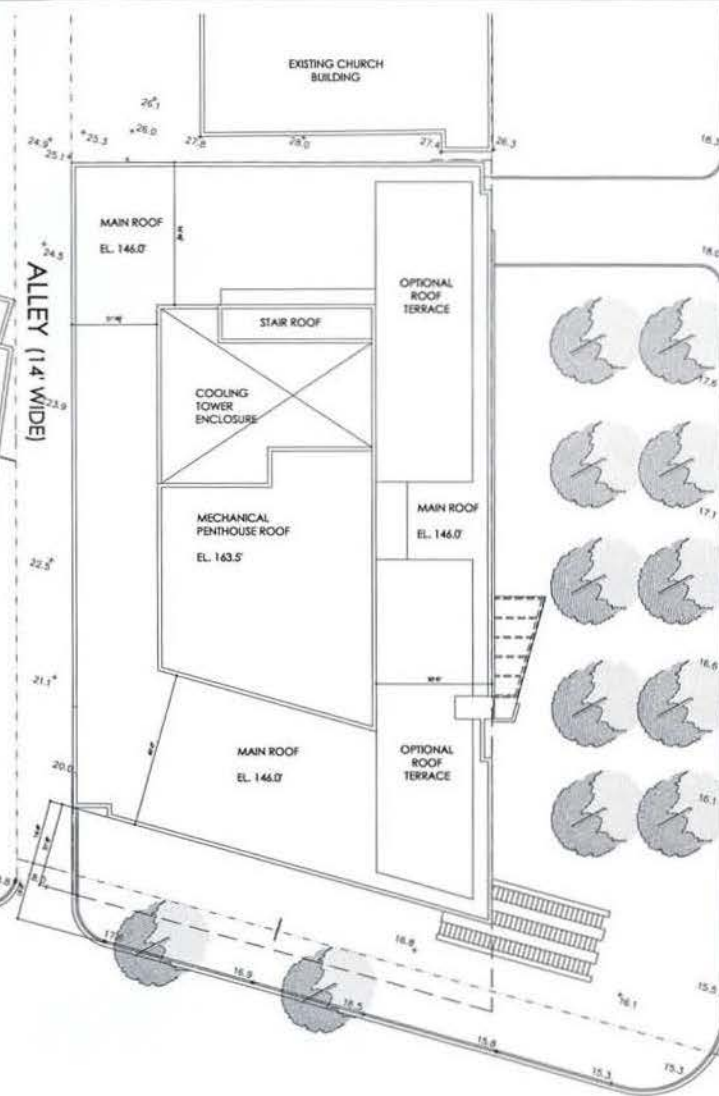
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NEW JERSEY AVENUE, SE
(160' WIDE)

Scale: 1"=16'-0"

CAPITAL GATEWAY
SETBACK 15'-0" FROM FOC



ALLEY (14' WIDE)

1ST STREET S.E.
(110' WIDE)

M STREET S.E.
(90' WIDE)

CONDOMINIUM

OFFICE BUILDING

SITE PLAN - ROOF

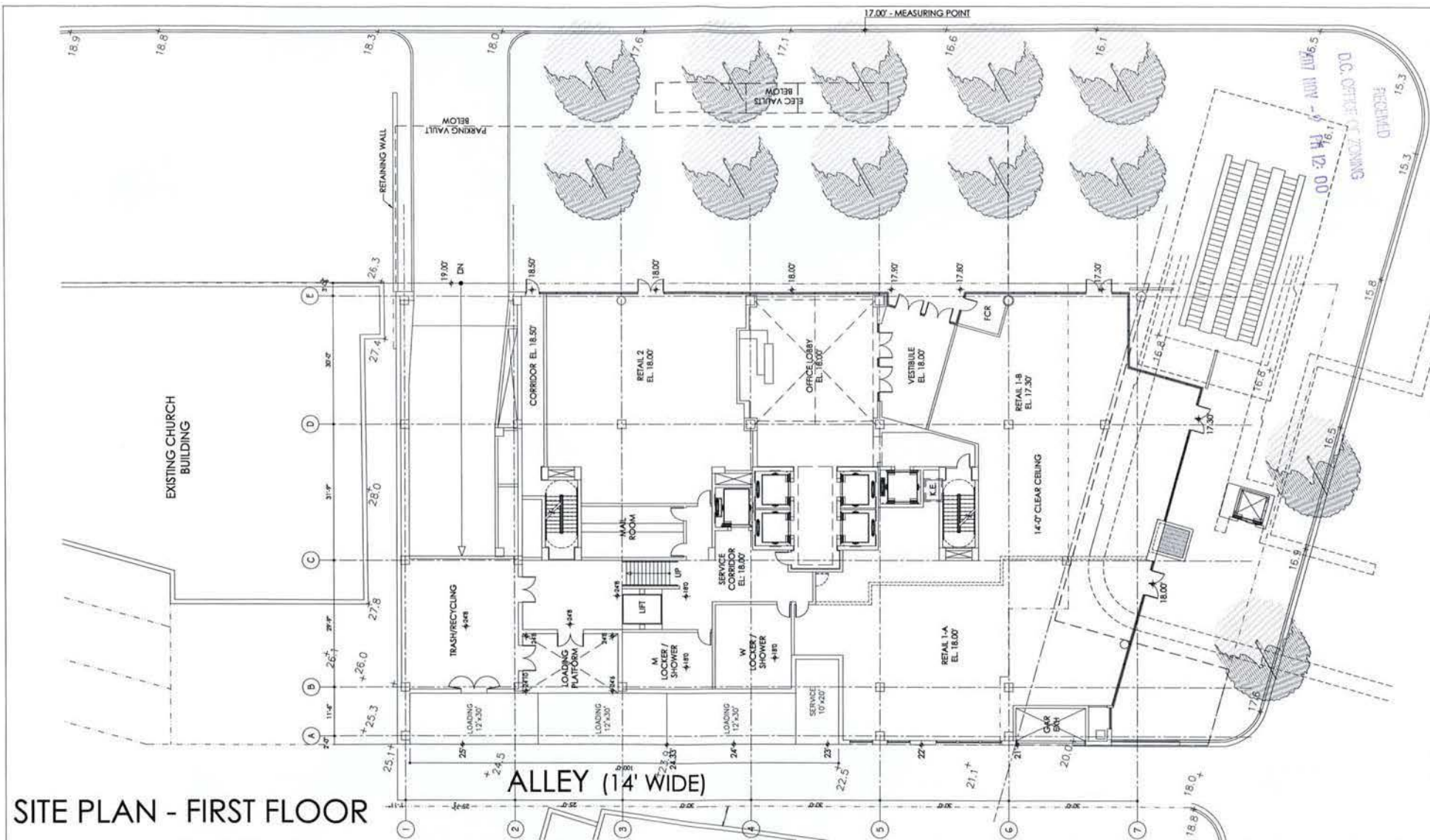
THE DONOHUE COMPANIES

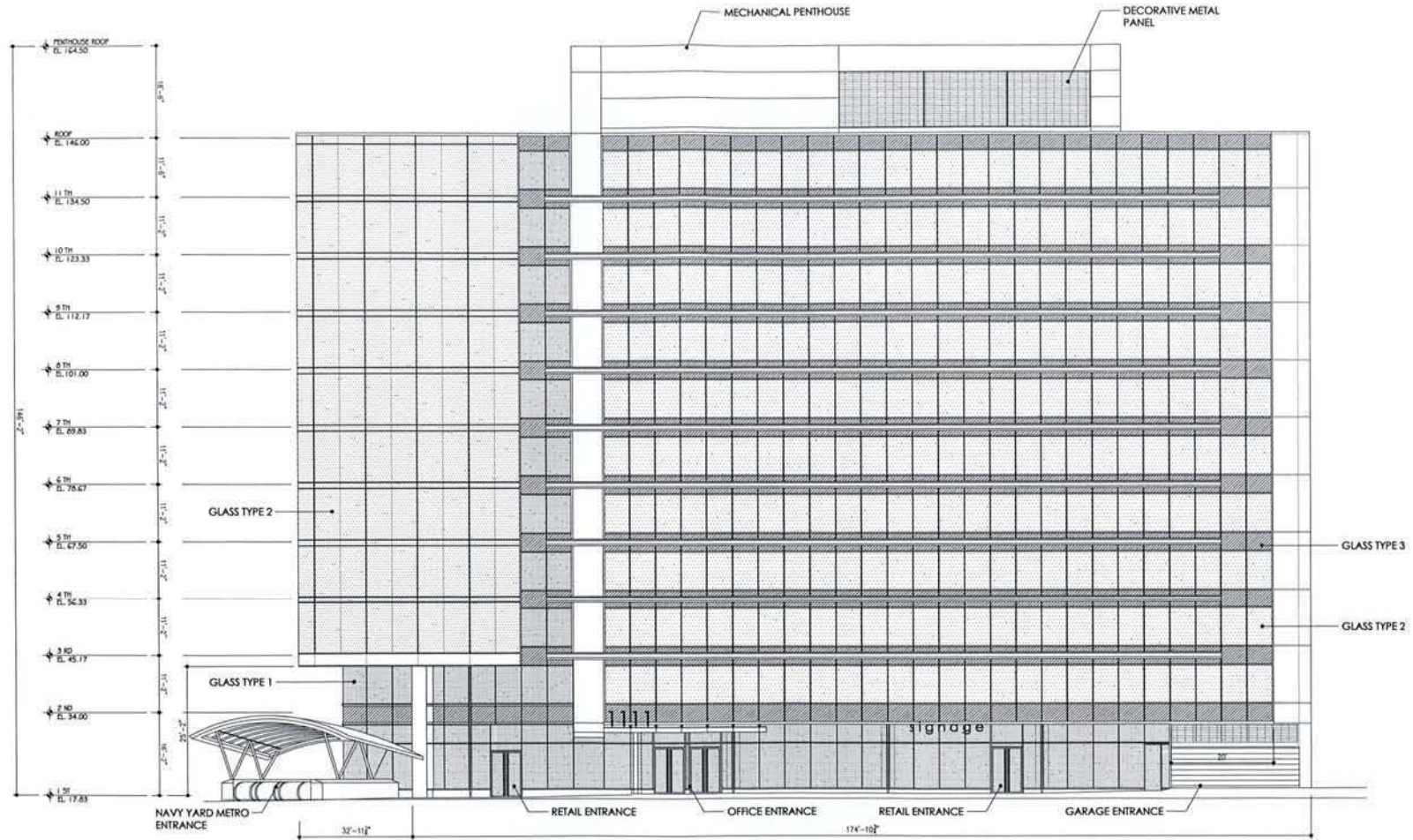
1111 NEW JERSEY AVENUE, SE
WASHINGTON, D.C.



SITE PLAN - ROOF
A-5
Scale: 1"=16'-0"
Date: 11.09.2007
WDG PROJECT NO. W040468

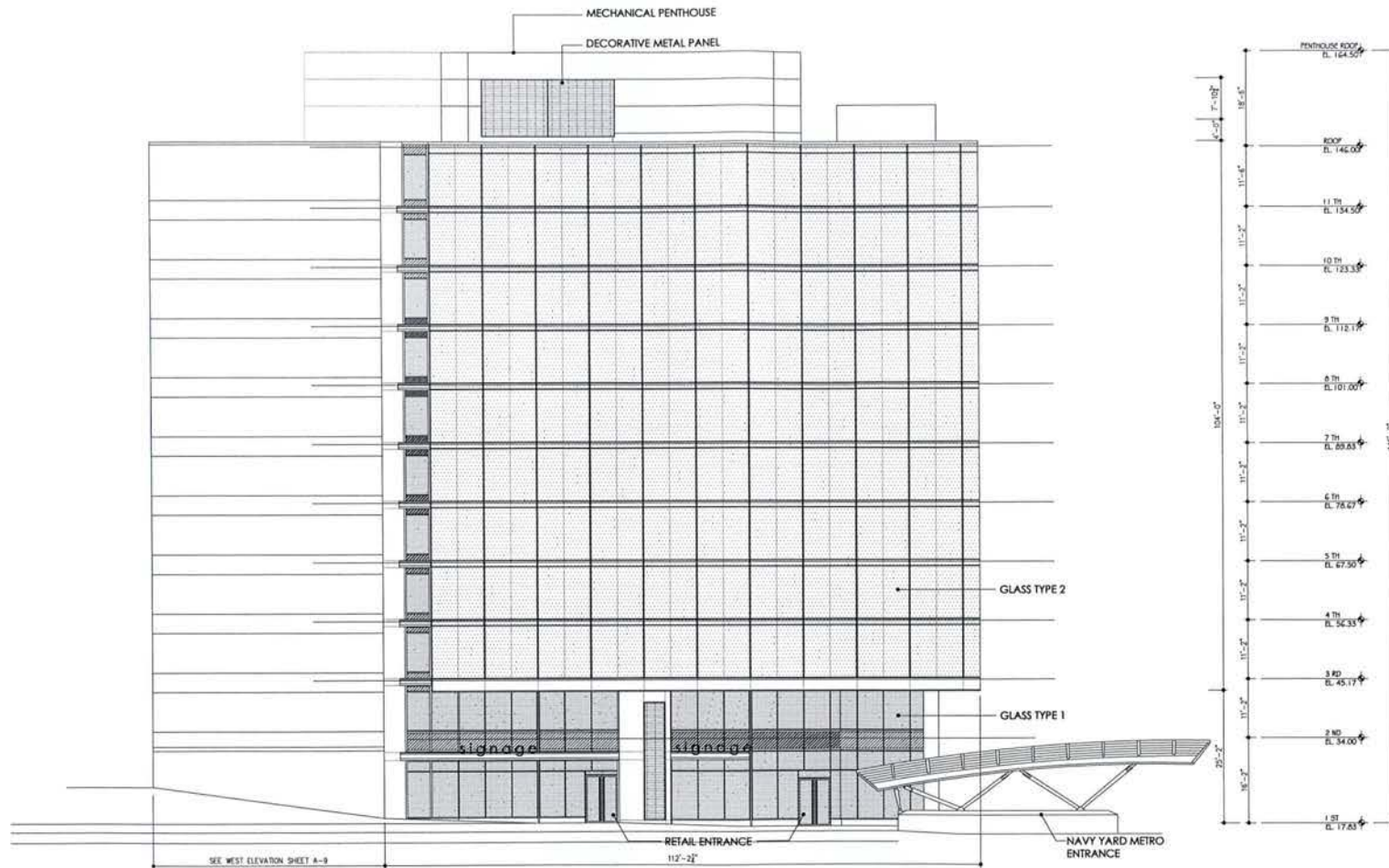
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EAST ELEVATION

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SOUTH ELEVATION

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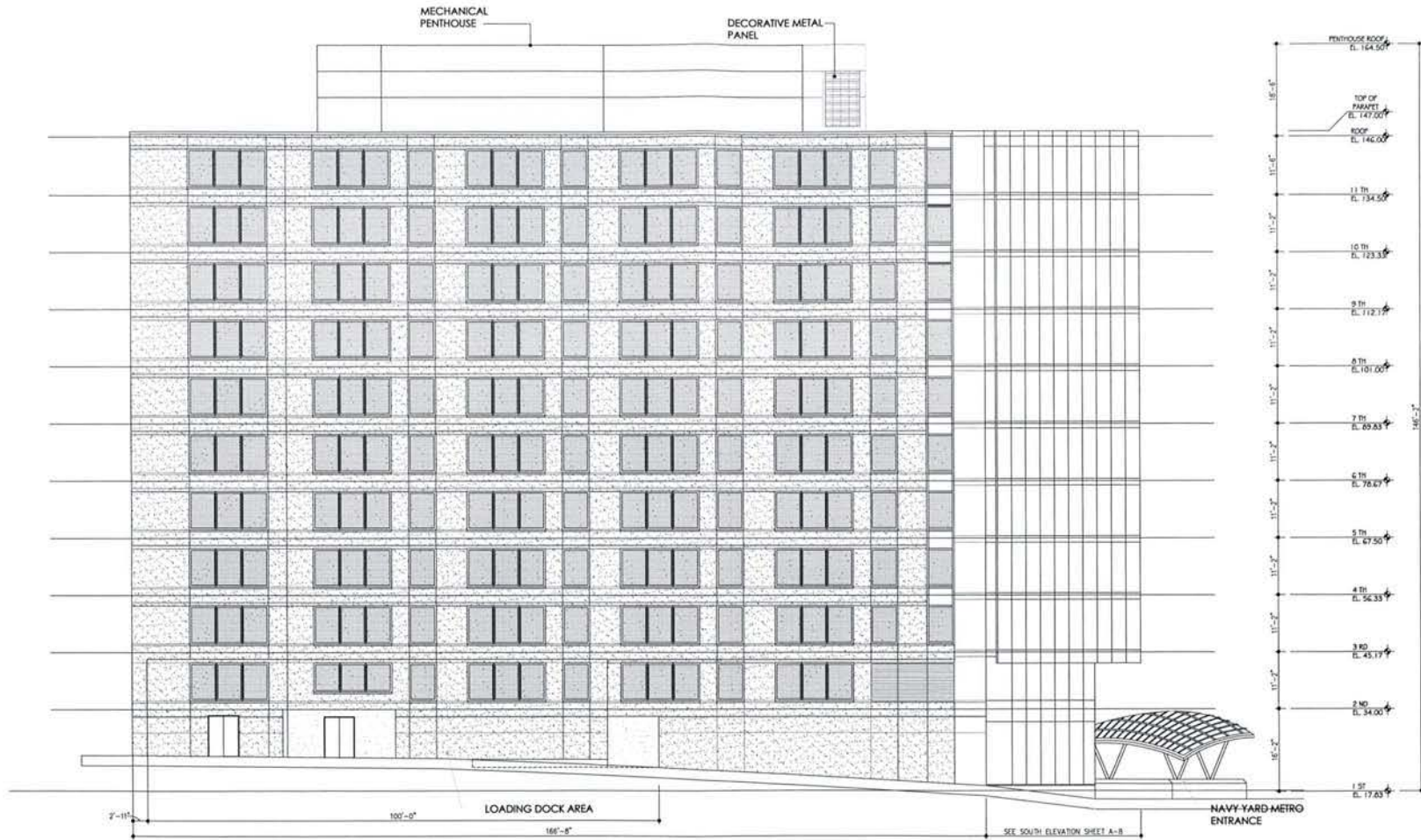
SOUTH ELEVATION

A-8

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

Date: 11.08.2007

WDG PROJECT NO. WA040468



RECEIVED
D.C. OFFICE OF ZONING
2007 NOV -9 PM 12:00

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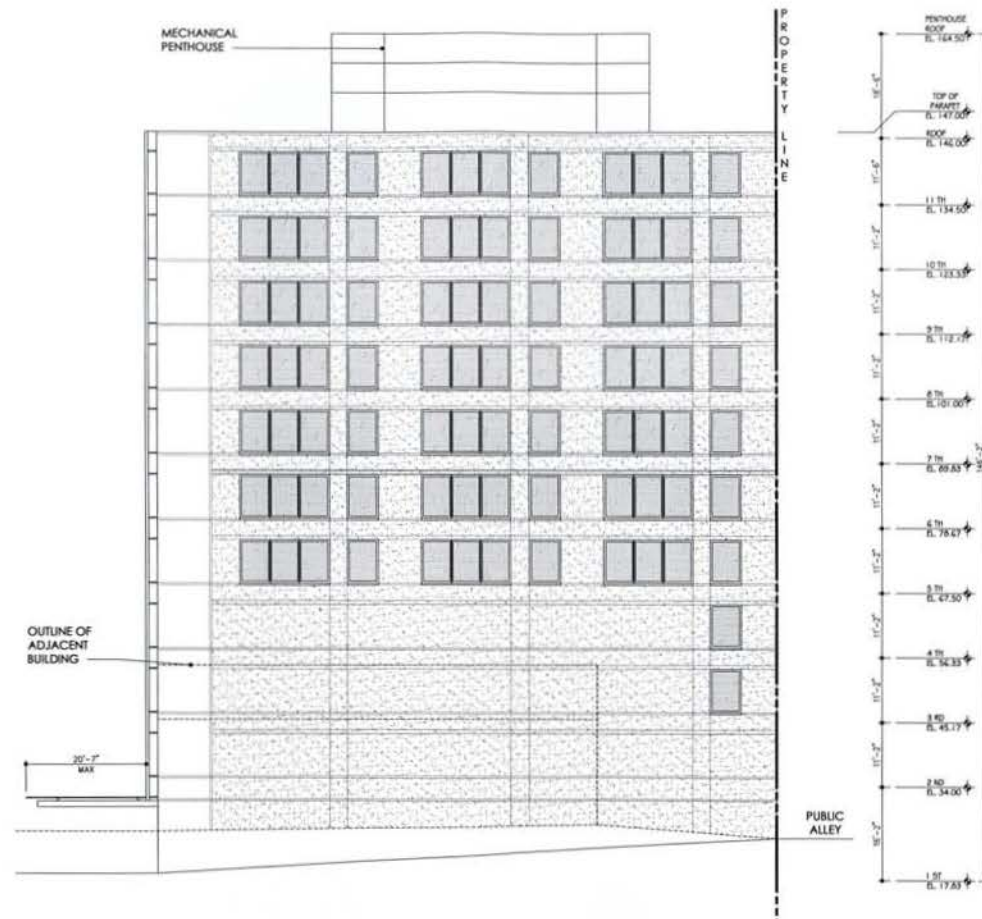
WEST ELEVATION

A-9

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

Date: 11.09.2007

WDG PROJECT NO. WAD4068



NORTH ELEVATION

RECEIVED
D.C. OFFICE OF THE ATTORNEY GENERAL
2007 NOV - 2 PM 12:00

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

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WASHINGTON, D. C.



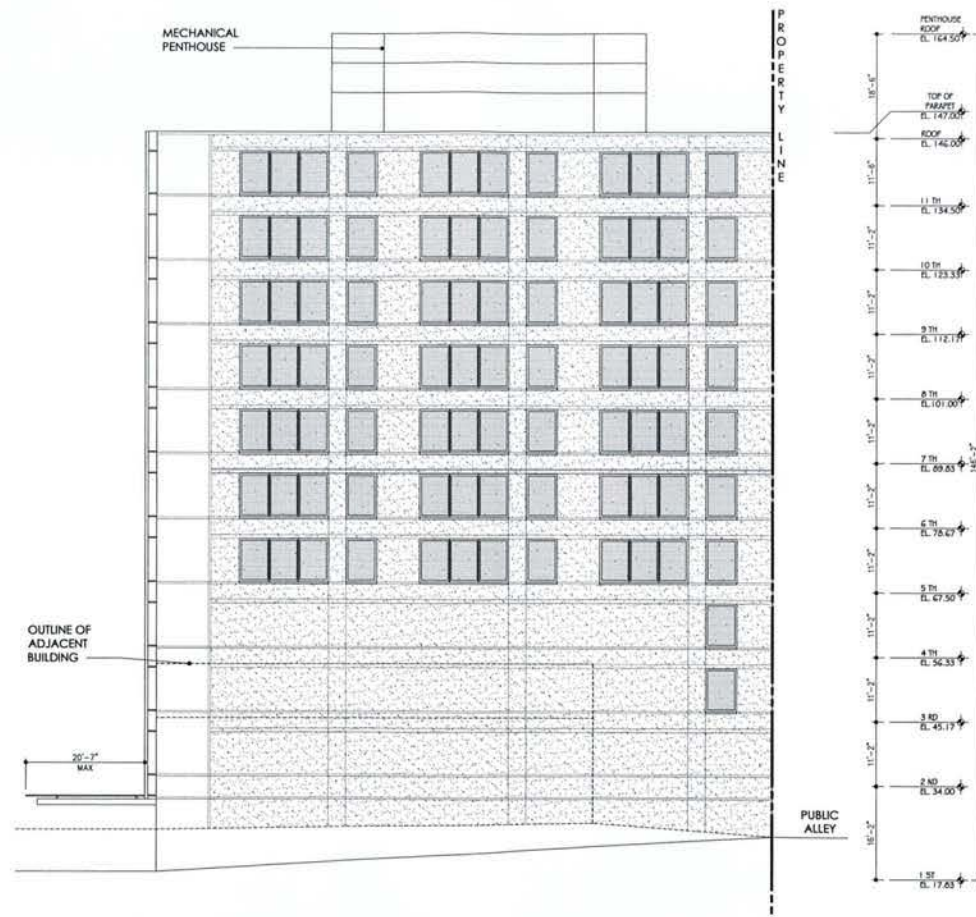
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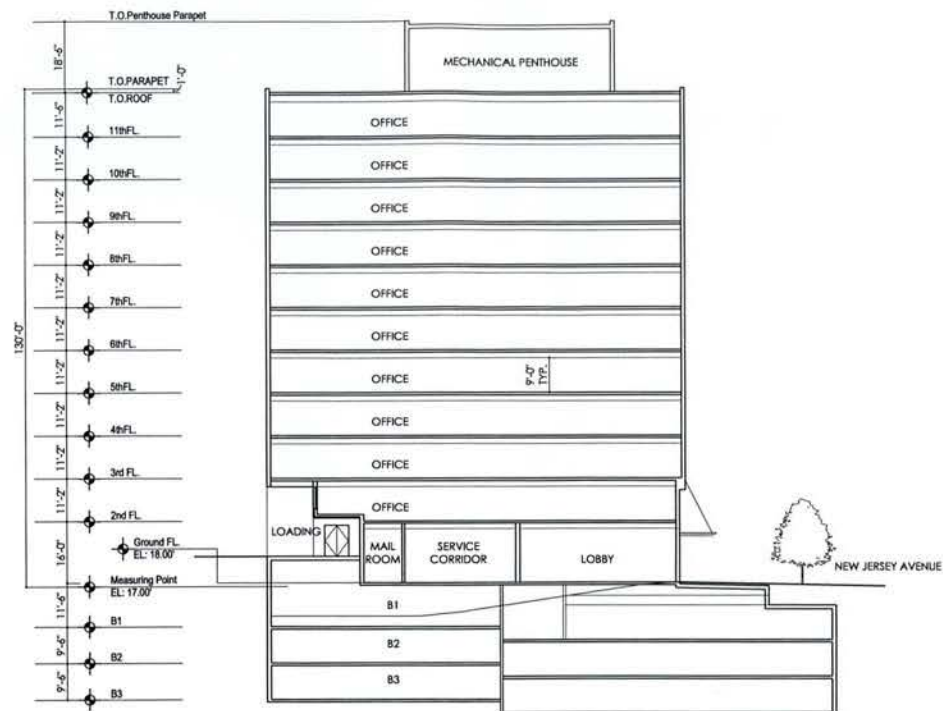
A-10

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

Date: 11.09.2007

WDG PROJECT NO. WA04048





SECTION A-A

RECEIVED
D.C. OFFICE OF RECORDS
2007 NOV -9 PM 12: 01

Scale 1"=16'-0"
0 8 16 32



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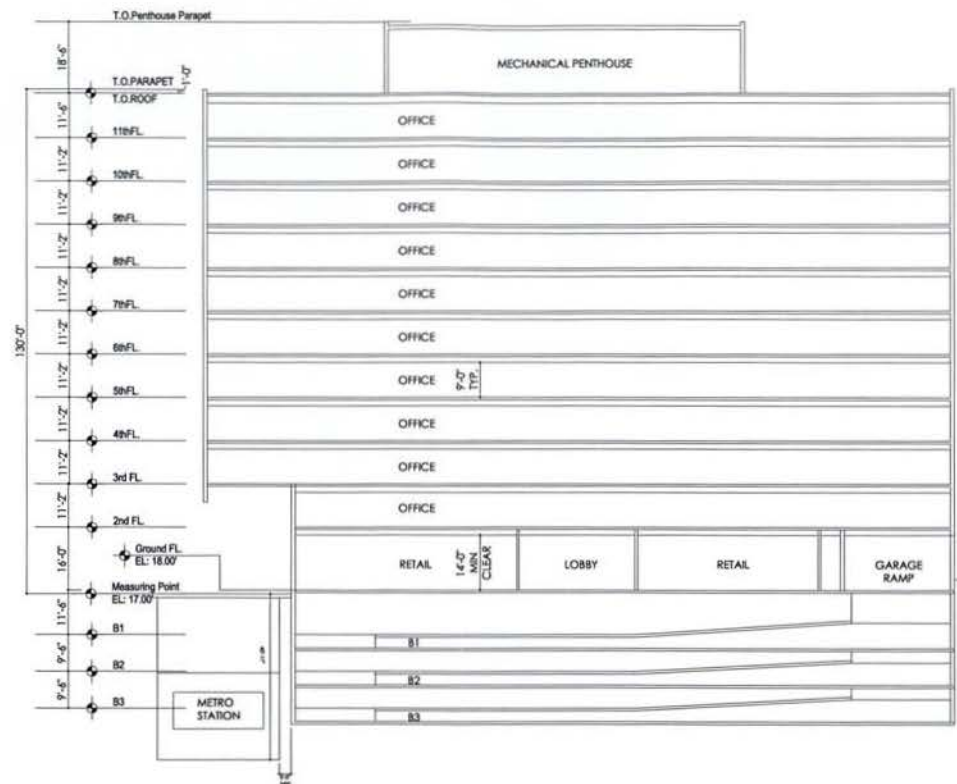
SECTION A

A-11

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Date: 11.09.2007

WDG PROJECT NO: WAD4068



SECTION B-B

RECEIVED
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Scale: 1"=16'-0"
0 8 16 32

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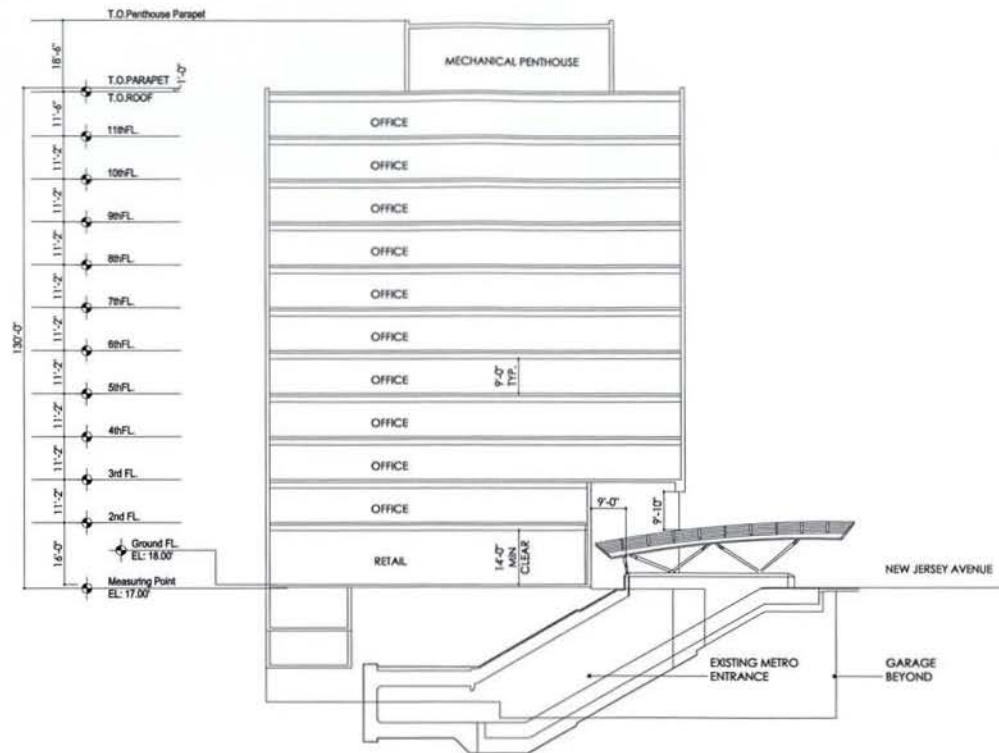
SECTION B

A-12

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Date: 11.09.2007

WDG PROJECT NO. WDA4048



SECTION C-C

DESIGNED
D.C. OFFICE BUILDING
707 PM - 9 PM 12-01

