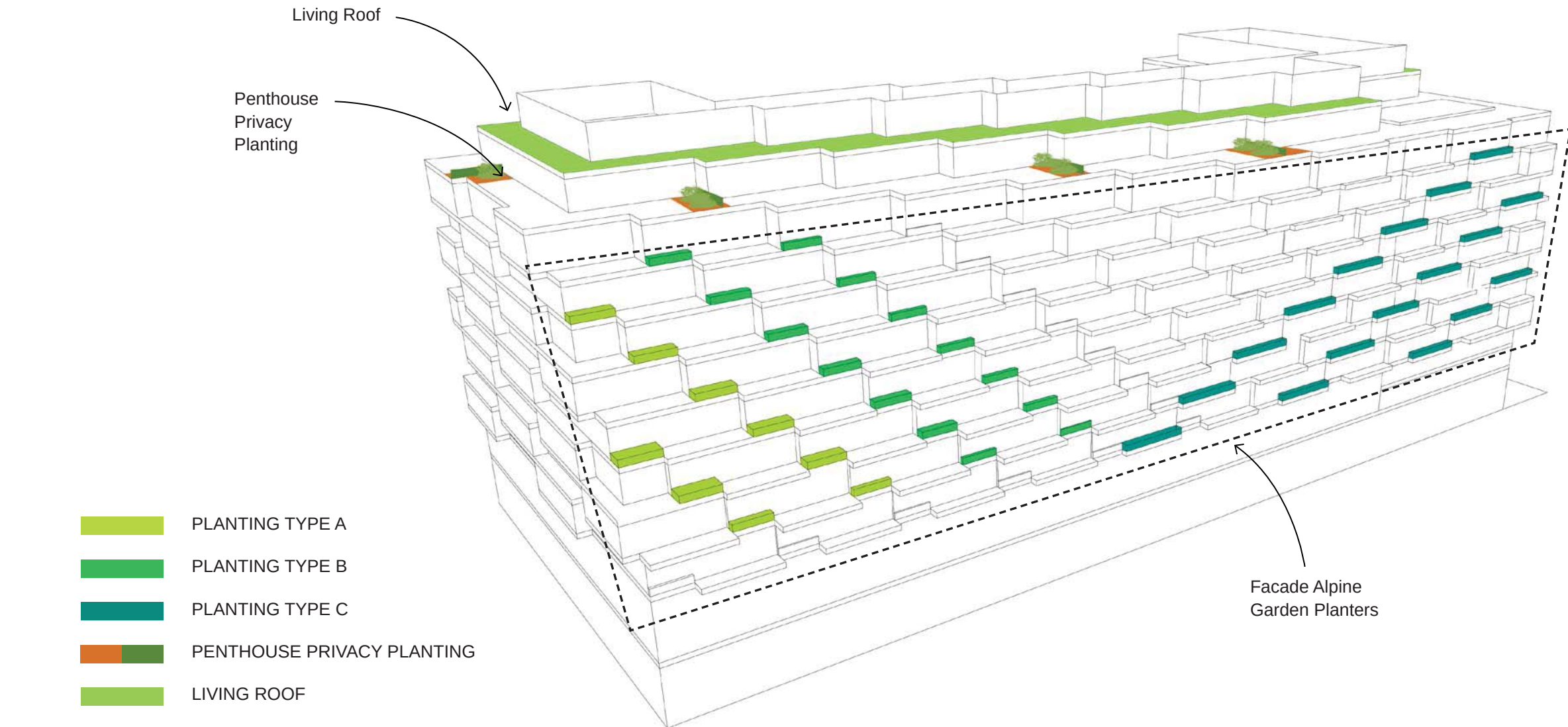




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**FACADE BALCONY
PLANTER DIAGRAM**

SCALE : NTS
SHEET NO :
DWG : **L201**
ZONING COMMISSION
District of Columbia
CASE NO.08-30B
EXHIBIT NO.21B3

PLANTING TYPE A



Rosa 'White Fairy'



Rhus typhina 'Bailtiger'



Pinus mugo



Pinus sylvestris 'Hillside Creeper'

PLANTING TYPE B



Rosa 'The-Fairy'



Dwarf mugo pine



Juniperus communis 'Green Carpet'

PLANTING TYPE C



Pinus sylvestris 'Hillside Creeper'



Santolina rosmarinifolia



Nepera faassenii 'Kit Kat'



Veronica pectinata

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**FACADE BALCONY
PLANTER PLANTING**
SCALE : NTS DWG : **L202**

SHEET NO :

PENTHOUSE PRIVACY PLANTING



SHRUB



Clethra alnifolia 'Ruby Spice'



Pinus mugo

HEDGE



Pyracantha hedge

LIVING ROOF



Sedum rupestre 'Angelina'



Carex dolichostachya 'Gold Fountains'



Asclepias fascicularis



Solidago odora



Carex dolichostachya 'Gold Fountains'

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**FACADE BALCONY
PLANTER PLANTING**

SCALE : NTS DWG : **L203**

SHEET NO :



Key Plan



Scale: 1/16" = 1'-0"



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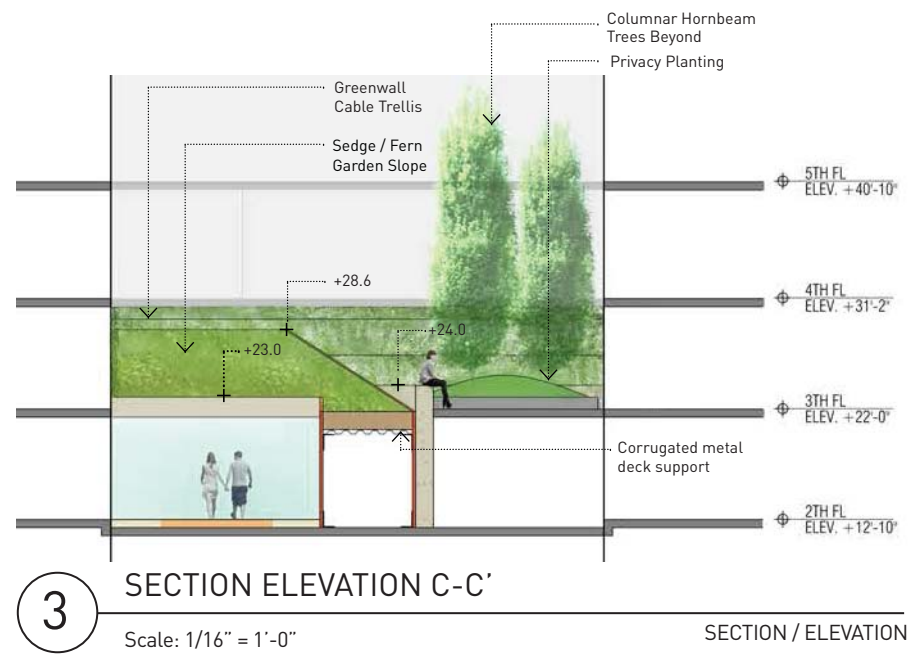
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**COURTYARD
PLAN**

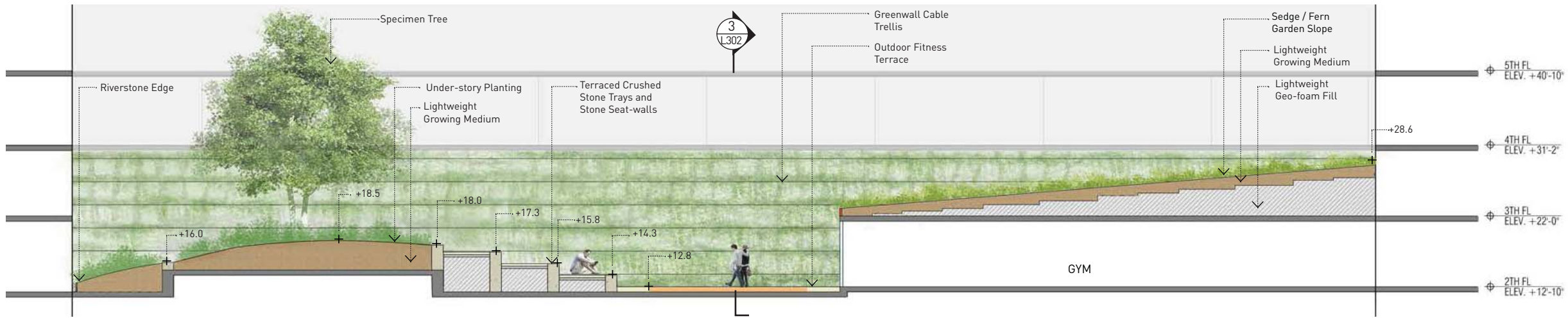
SCALE : NTS

DWG : **L301**

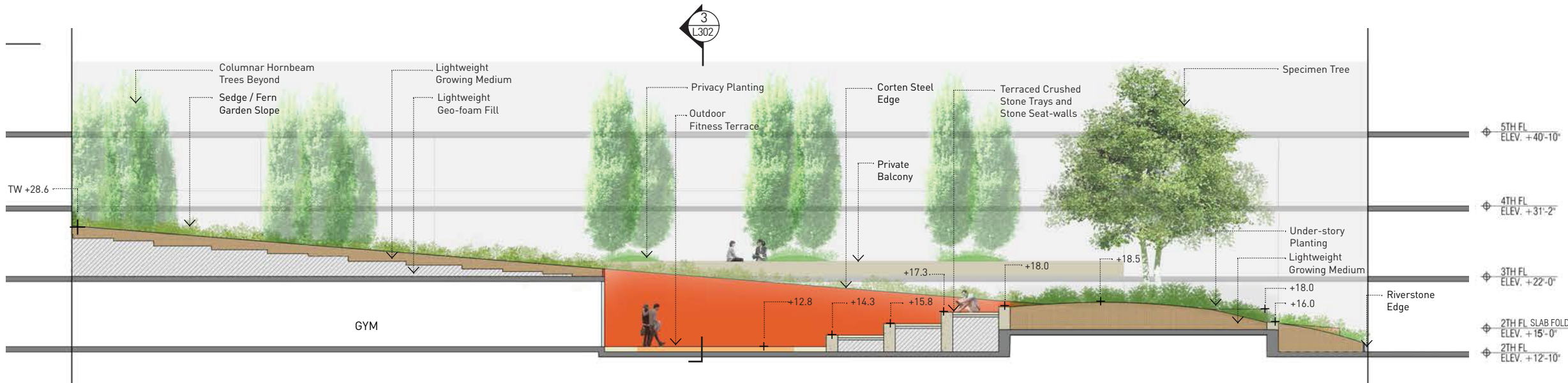
SHEET NO :



3 SECTION ELEVATION C-C'
Scale: 1/16" = 1'-0" SECTION / ELEVATION



2 SECTION ELEVATION B-B'
Scale: 1/16" = 1'-0" SECTION / ELEVATION



1 SECTION ELEVATION A-A'
Scale: 1/16" = 1'-0" SECTION / ELEVATION

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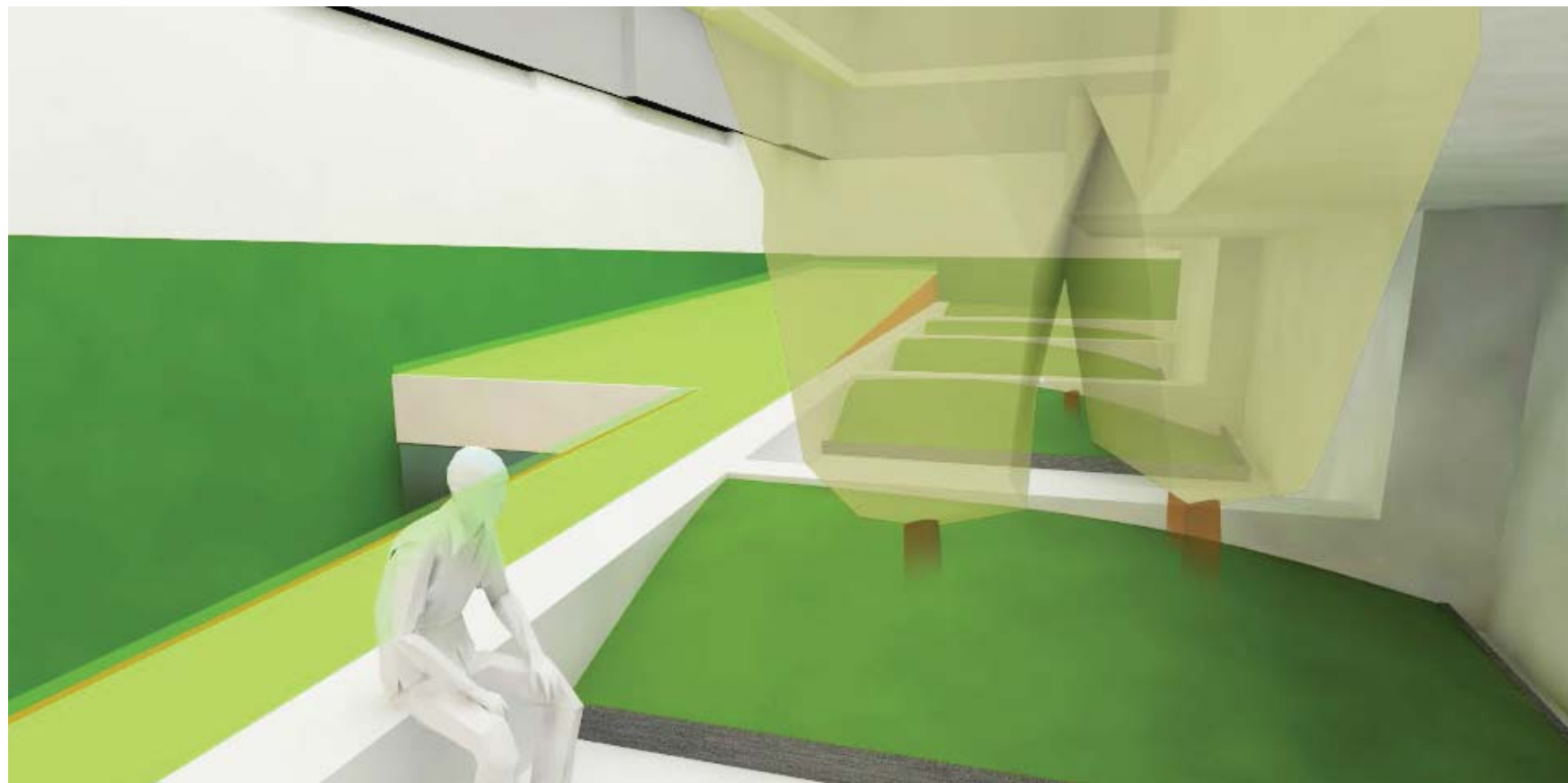
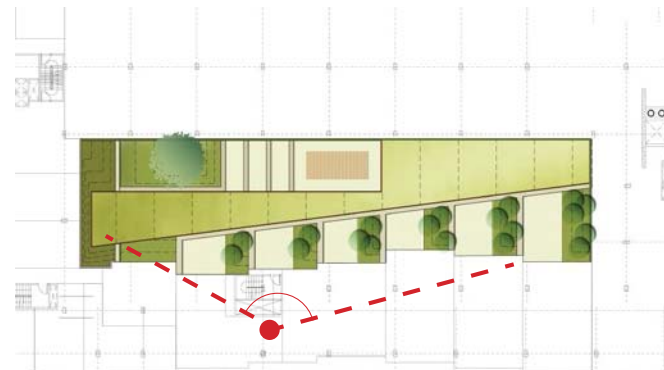
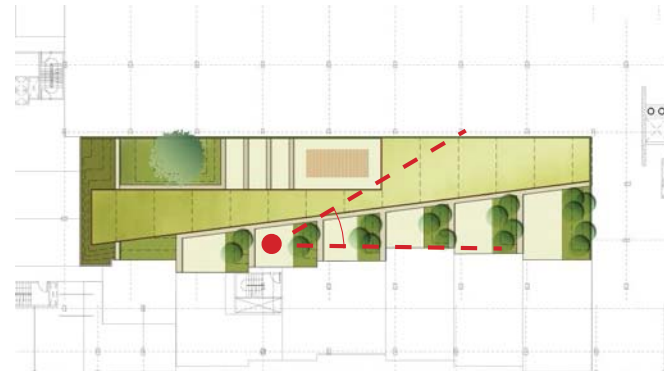
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**COURTYARD
SECTIONS**

SCALE: NTS

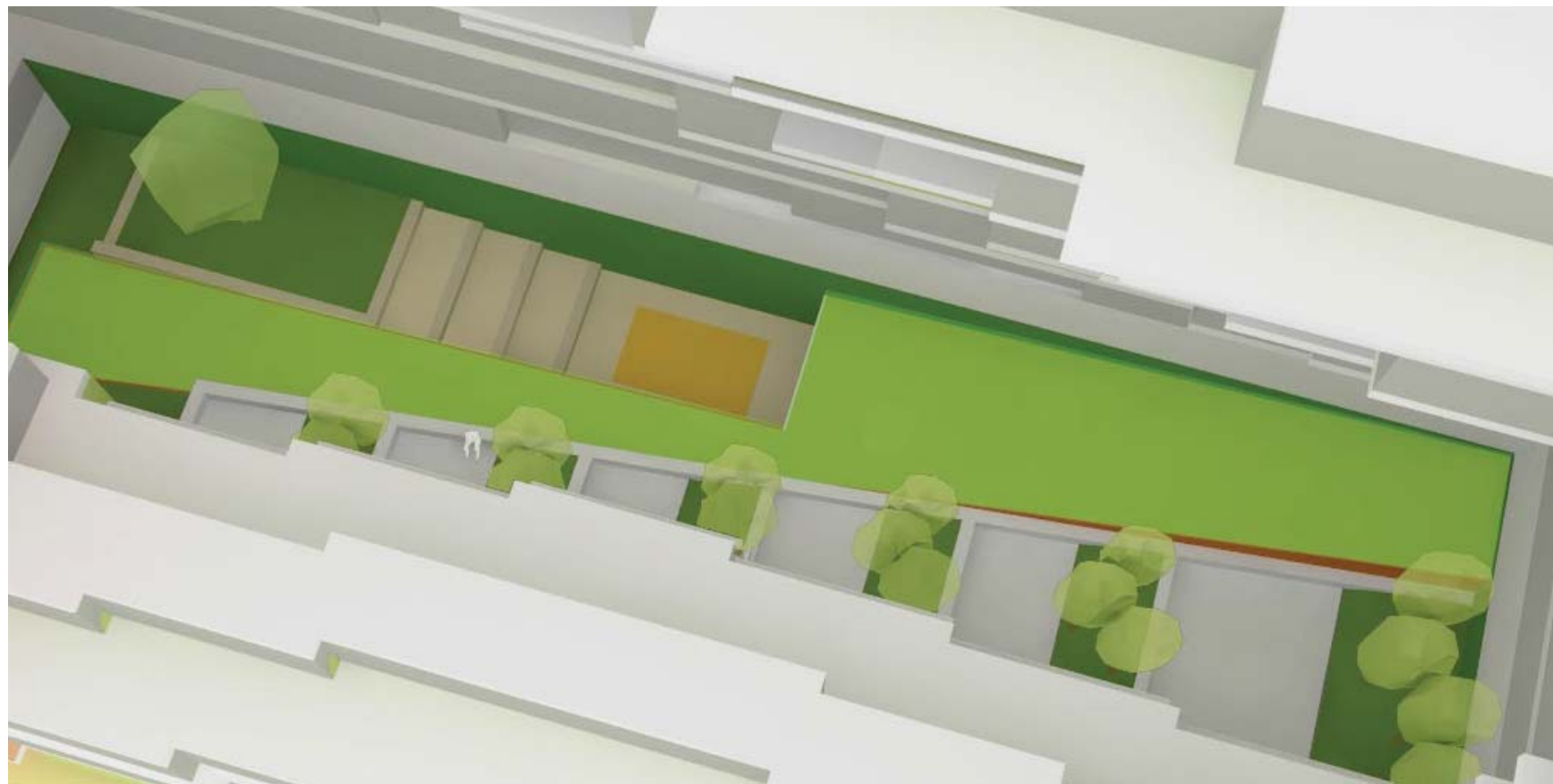
DWG: **L302**

SHEET NO :



4 3D VIEW D

3D VIEW



3 3D VIEW A

3D VIEW

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**COURTYARD
 3D VIEWS**

SCALE : NTS

DWG : **L303**

SHEET NO :



Woodland Meadow and Birch



Green Wall



Timber Fitness Terrace and Stepped Seating



Under-story Planting



Woodland Groundcover



Corten Steel



Corten Steel

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**COURTYARD
PRECEDENT IMAGES**
SCALE : NTS DWG : **L304**

SHEET NO :

I. SEDGE / FERN GARDEN SLOPE

BULBS



Hyacinthoides hispanica
Wood Hyacinth



Galanthus nivalis
Snowdrops



Andropogon virginicus
Broom Sedge



Andropogon virginicus
Broom Sedge



Dryopteris erythrosora
Autumn Fern

SEDGE / FERN

II. WOODLAND GARDEN + PRIVATE TERRACES

GRASSES + GROUND COVER



Carex pensylvanica
Pennsylvania Sedge



Sesleria autumnalis
Autumn Moor Grass

SHRUB



Sarcococca hookeriana 'Humilis'
Sweetbox



Carpinus betulus 'Fastigiata'
European Hornbeam

TREE



Betula Pendula
Silver Birch

VINE



Parthenocissus tricuspidata
Boston Ivy



Hedera helix
English Ivy

BULBS



Muscari armeniacum
Grape Hyacinths



Narcissus triandrus 'Thalia'
Thalis Daffodil

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**COURTYARD
PLANTING**
SCALE : NTS DWG : **L305**

SHEET NO :



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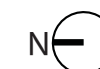
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**12TH FL ROOF
 TERRACE PLAN**

SCALE : NTS DWG : **L401**

SHEET NO :

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



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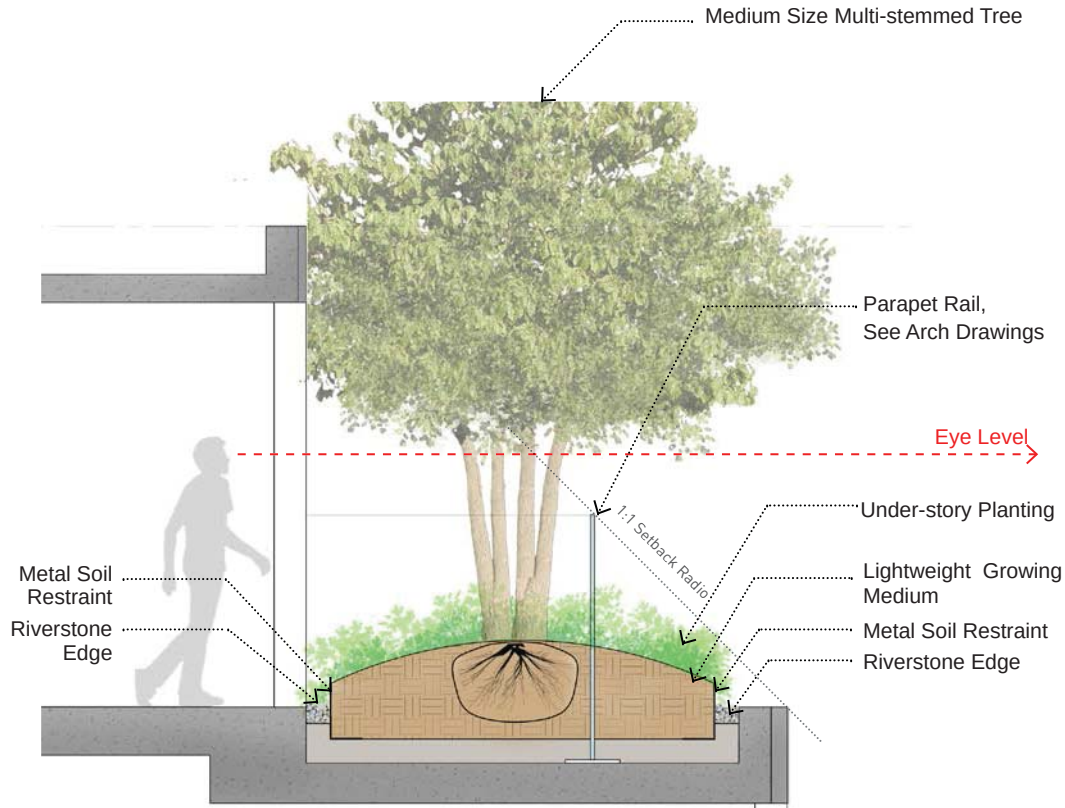
12TH FL ROOF

TERRACE SECTIONS

SCALE : NTS

DWG : **L402**

SHEET NO :

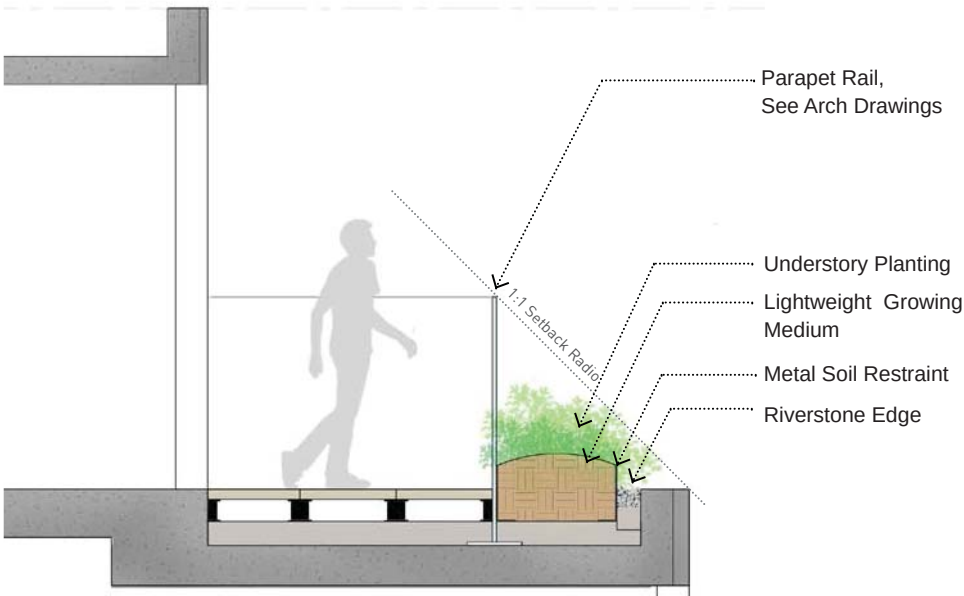


3

PRIVATE TERRACE PLANTING TYPE 2, TYP.

Scale: 1/4" = 1'-0"

SECTION

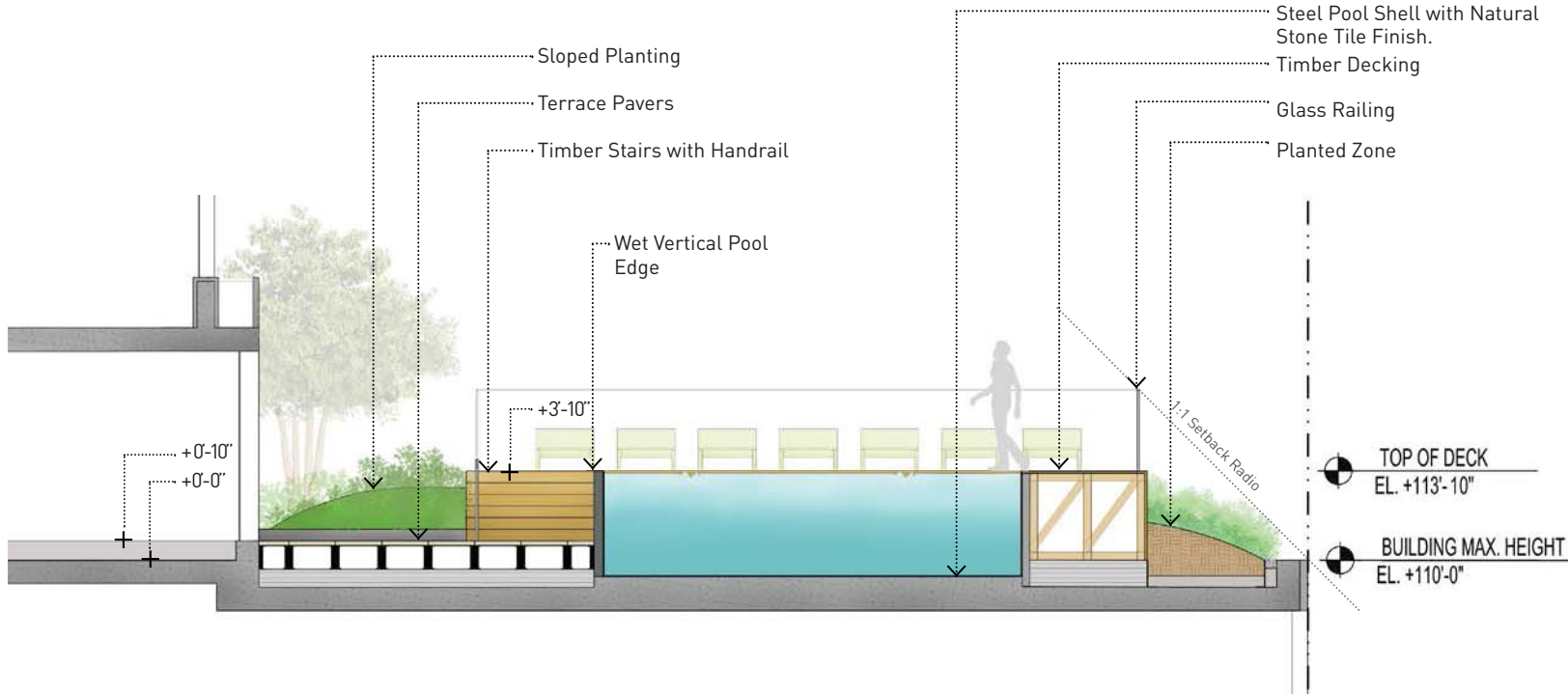


2

PRIVATE TERRACE PLANTING TYPE 1, TYP.

Scale: 1/4" = 1'-0"

SECTION



1

POOL TERRACE SECTION

Scale: 1/8" = 1'-0"

SECTION



Pool Terrace Lounge Furniture



Pool Terrace Lounge Furniture



Private Terrace Planter as Divider and Parapet



Green Roof Planting

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**12TH FL ROOF TERRACE
PRECEDENT IMAGES**

SCALE : NTS DWG : **L403**

SHEET NO :

PENTHOUSE PRIVACY PLANTING

SHRUB



Clethra alnifolia 'Ruby Spice'



Pinus mugo

HEDGE



Pyracantha hedge

LIVING ROOF



Asclepias fascicularis



Solidago odora



Carex dolichostachya 'Gold Fountains'



Sedum rupestre 'Angelina'



Carex dolichostachya 'Gold Fountains'

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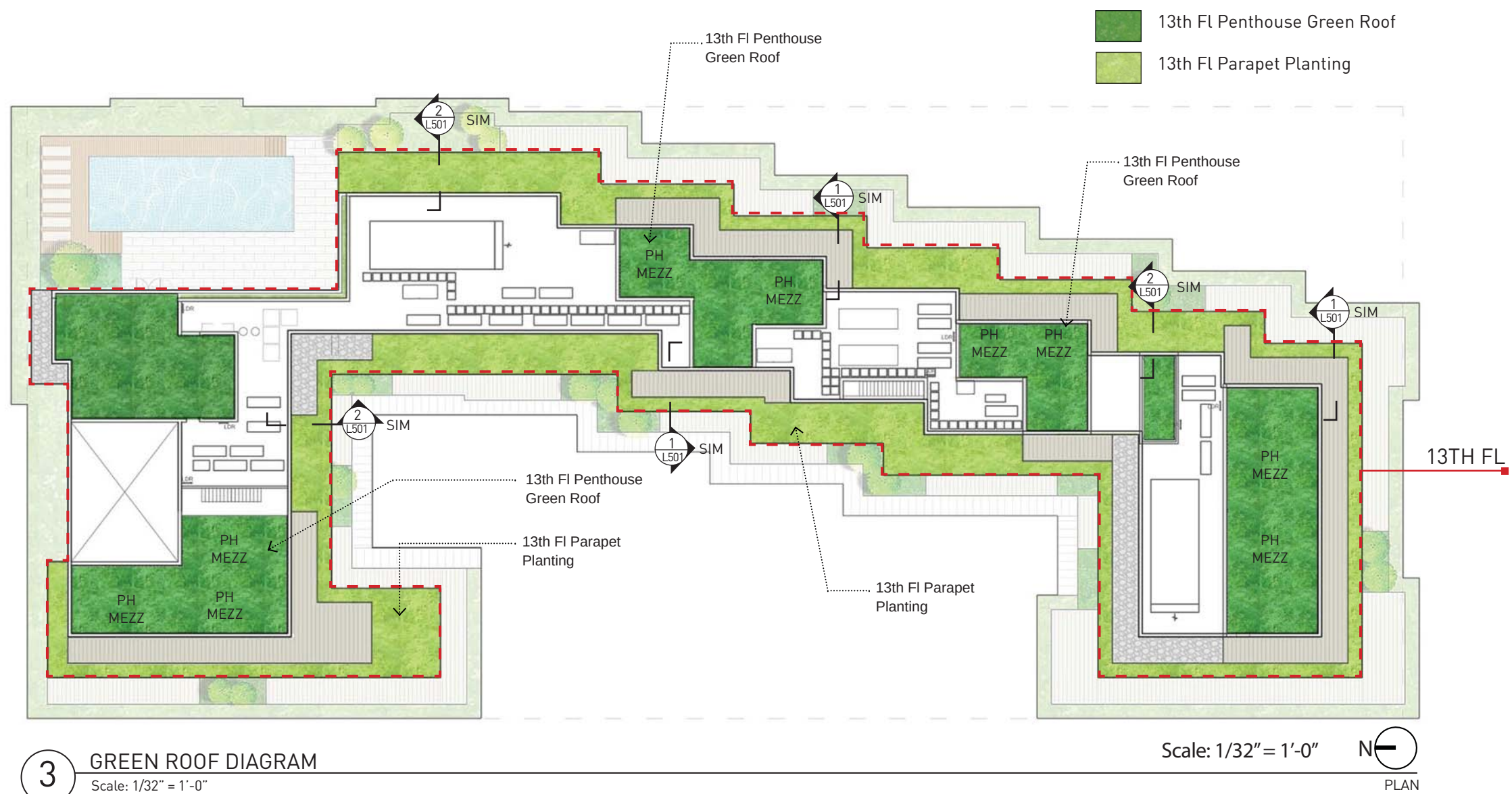
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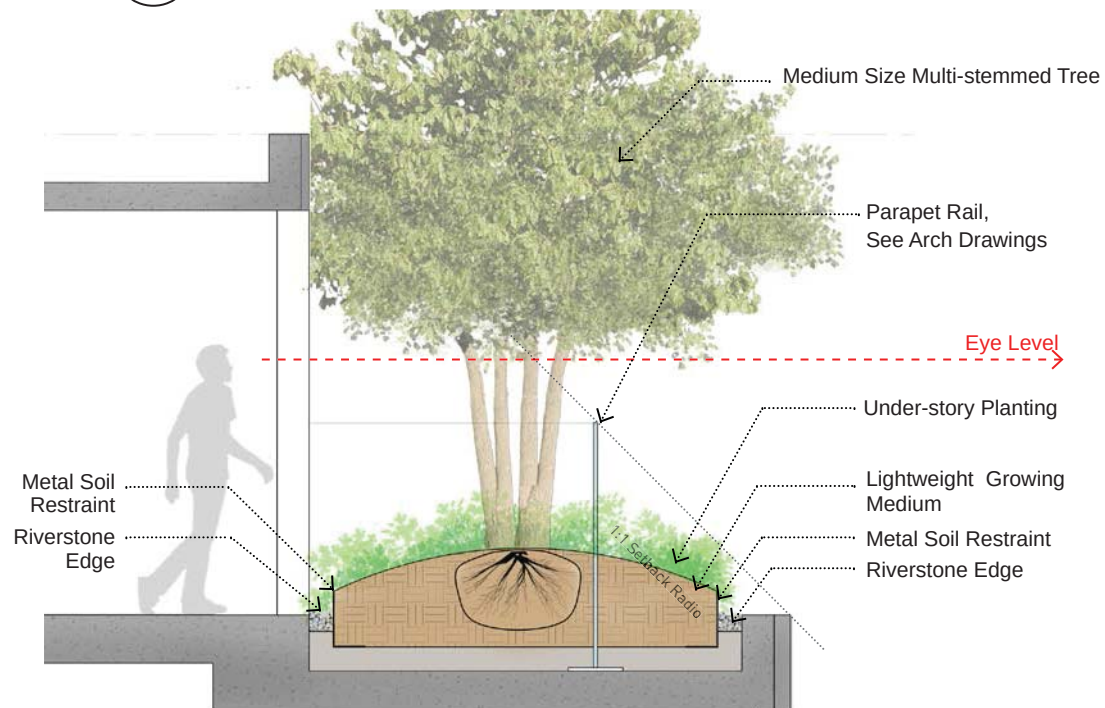
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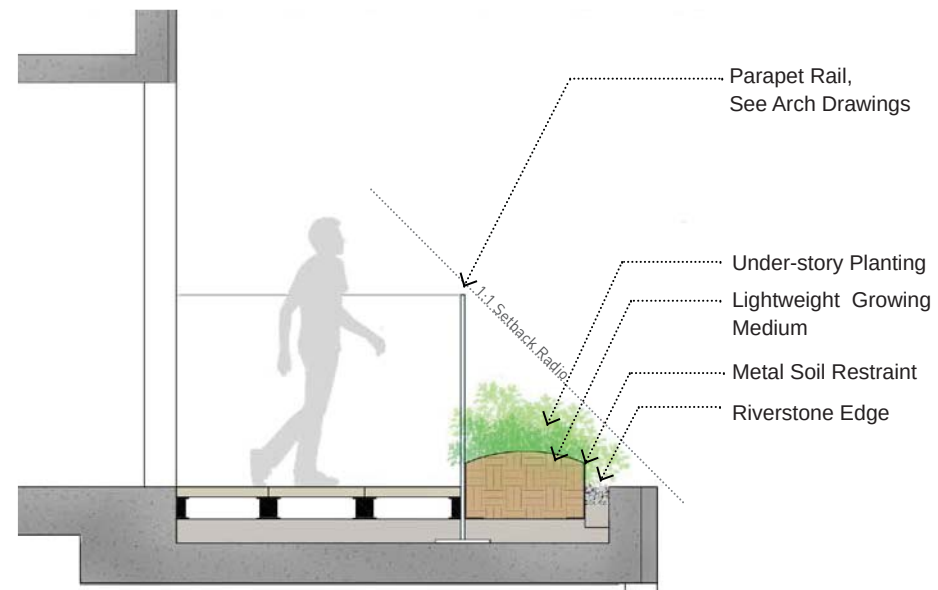
**12TH FL ROOF TERRACE
PLANTING**
SCALE : NTS DWG : **L404**
SHEET NO :



3 GREEN ROOF DIAGRAM
Scale: 1/32" = 1'-0"



2 PRIVATE TERRACE PLANTING SECTION TYPE 2, TYP.
Scale: 1/4" = 1'-0"



1 PRIVATE TERRACE PLANTING SECTION TYPE 1, TYP.
Scale: 1/4" = 1'-0"

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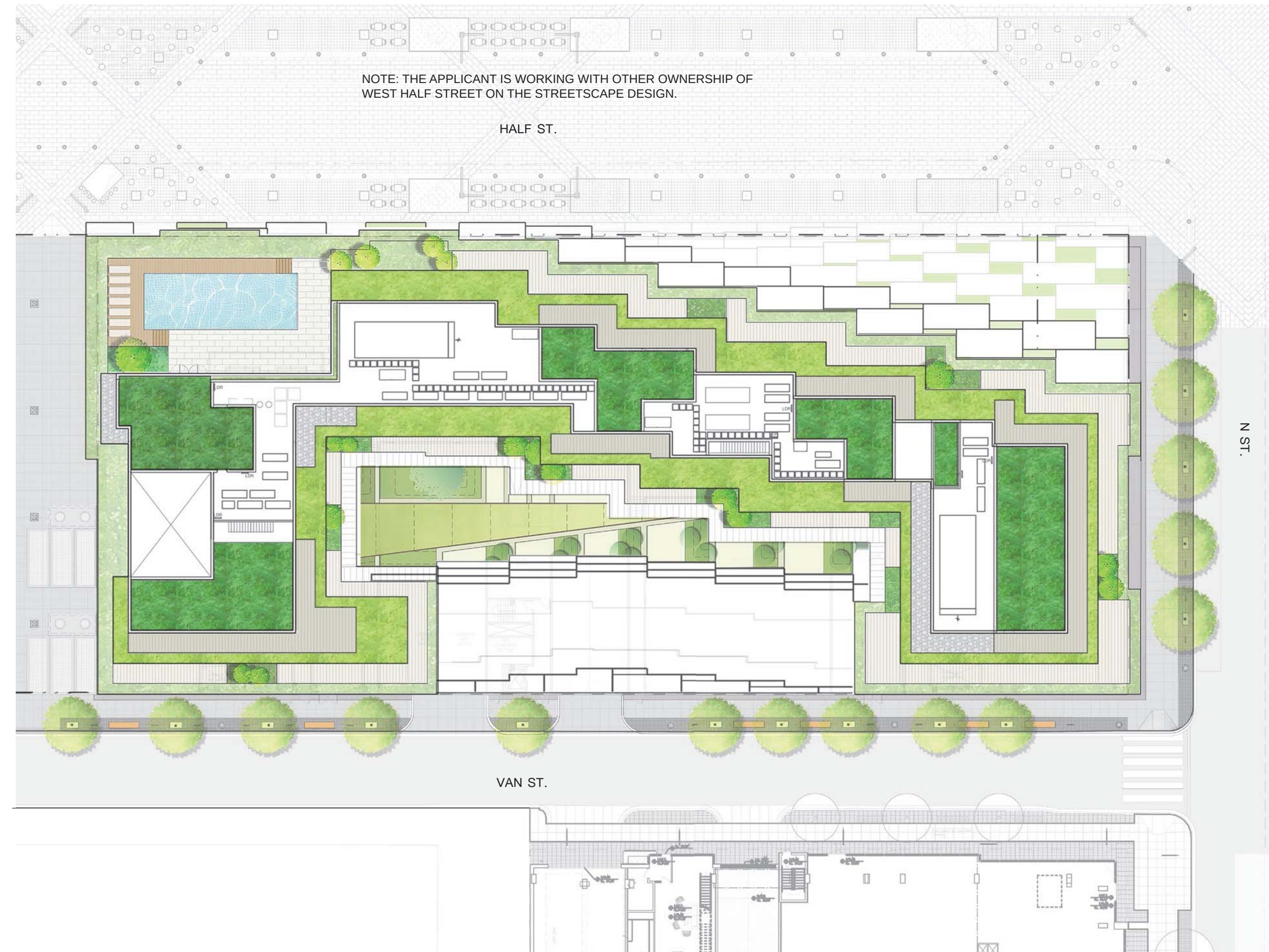
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GREEN ROOF

SCALE: NTS DWG: **L501**

SHEET NO:



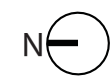
NOTE: THE APPLICANT IS WORKING WITH OTHER OWNERSHIP OF
WEST HALF STREET ON THE STREETScape DESIGN.

HALF ST.

VAN ST.

N ST.

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



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WEST HALF STREET

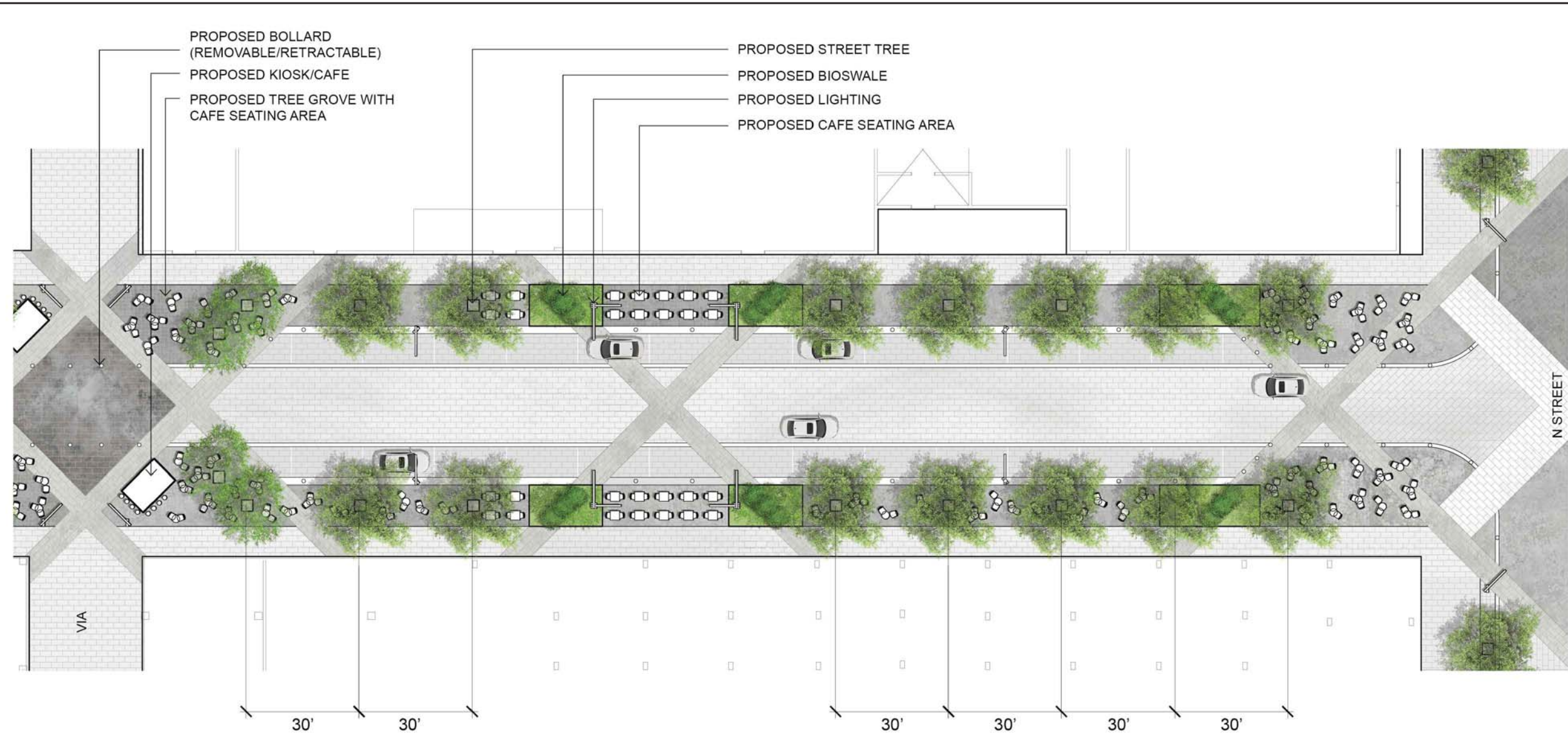
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COMPOSTE PLAN

SCALE : NTS

DWG : **L502**

SHEET NO :



NOTE: THE APPLICANT IS WORKING WITH OTHER OWNERSHIP TO PROVIDE A UNIFIED HALF STREET DESIGN. THE DESIGN AND PROGRAMMING OF THE SPACE IS STILL IN PROGRESS.

⊖ HALF STREET PLAN
SCALE: 1"=0' = 1/32"



LINEAR BIOSWALES



TREE GROVES



PAVING PATTERN



SHIPPING CONTAINER KIOSK/CAFE

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MIXED USE DEVELOPMENT
WEST HALF STREET

CITY OF WASHINGTON DC

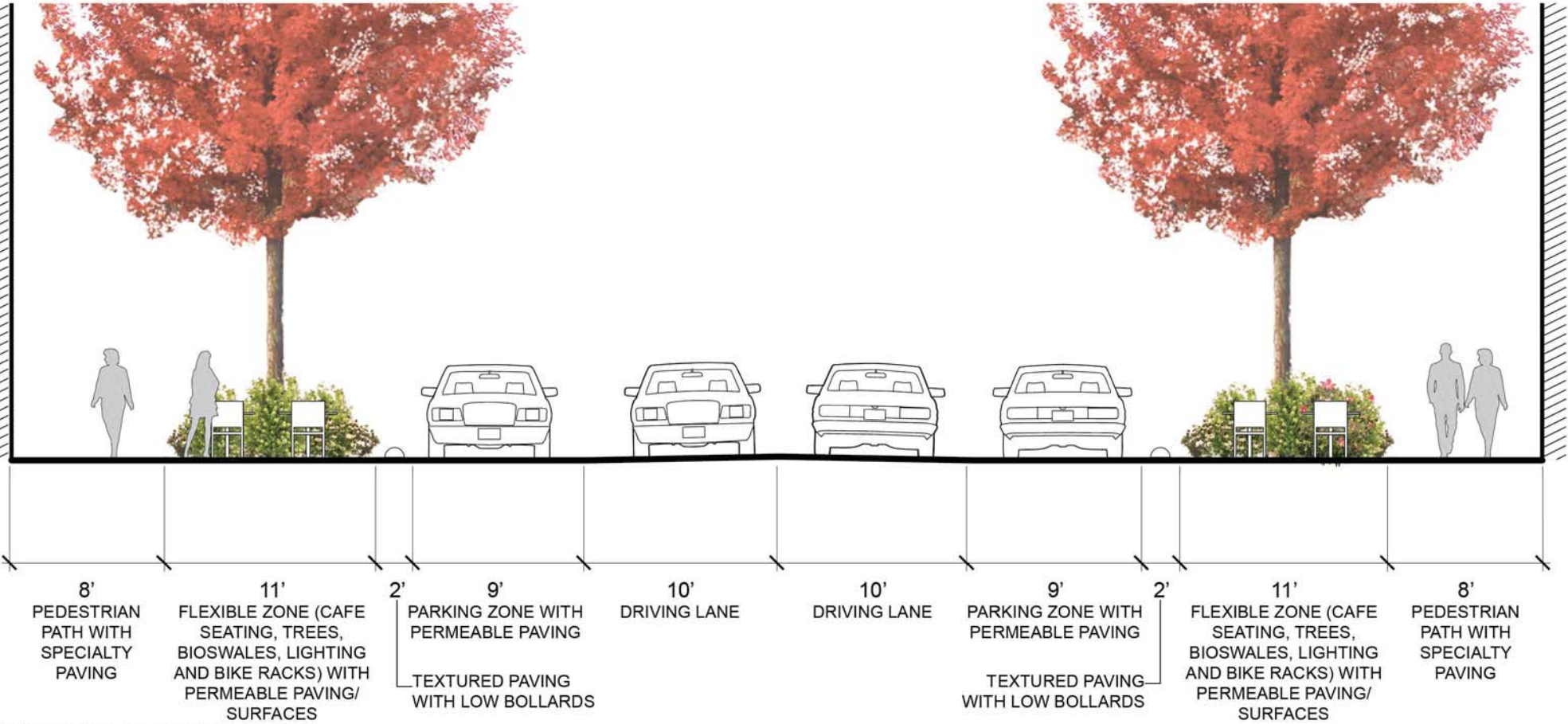
HALF STREET PLAN

SCALE : DWG : **L-601**

SHEET NO :

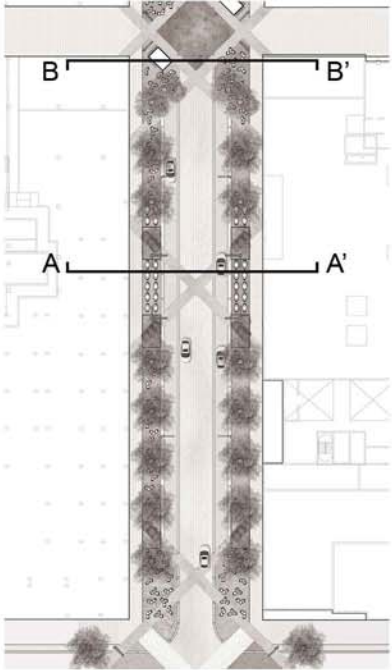
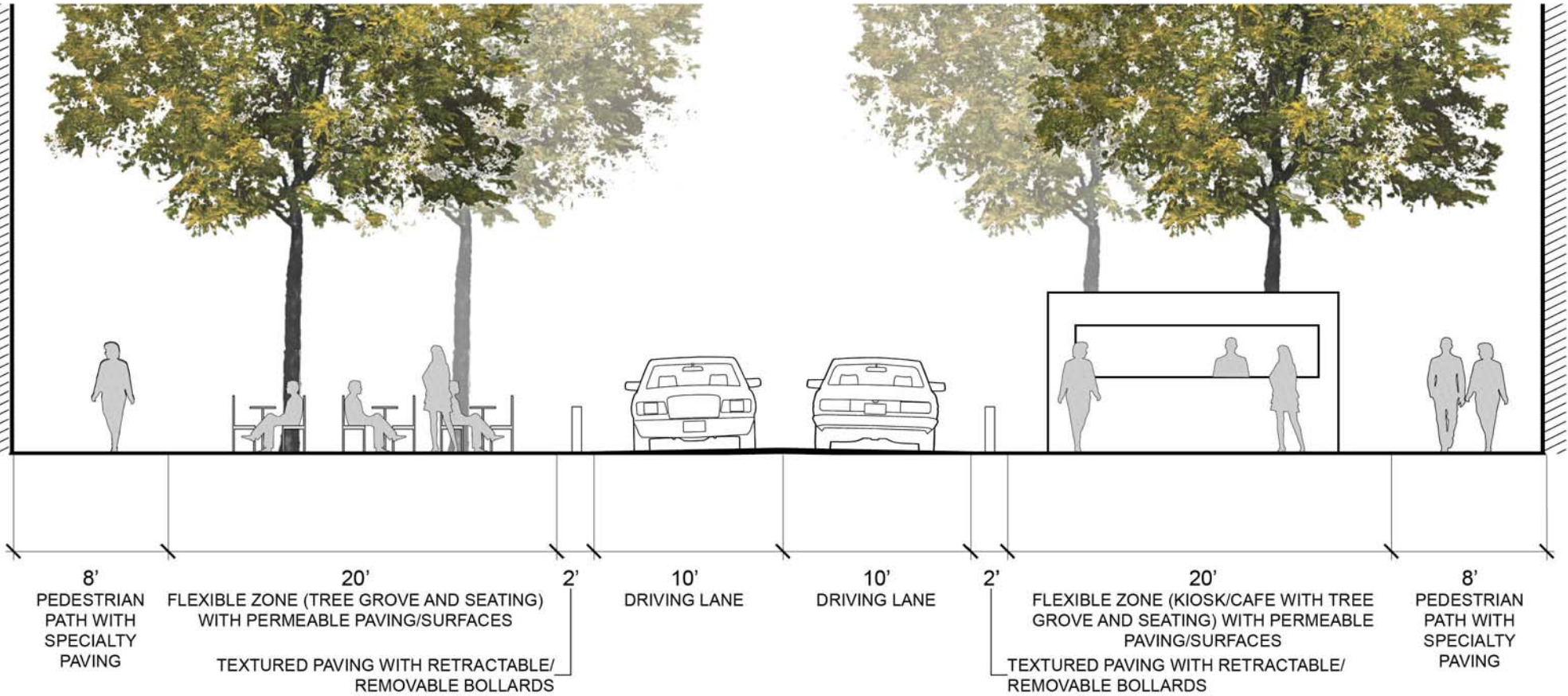
SECTION A-A': TYPICAL STREET SECTION

SCALE: 1'-0" = 1/8"



SECTION B-B': SECTION AT VIA

SCALE: 1'-0" = 1/8"



KEY

NO.	DATE	REVISION
	02/05/16	REVISION ZONING COMMISSION PACKAGE



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MIXED USE DEVELOPMENT

WEST HALF STREET

CITY OF WASHINGTON DC

HALF STREET SECTIONS

SCALE :

DWG : **L-602**

SHEET NO :

STREET TREE



Acer rubrum
Red Maple
40-70' ht
30-50' w

GROVE TREE



Gleditsia triacanthos 'Christie'
Honey Locust
40-70' ht
30-50' w

BIORETENTION SHRUBS



Ilex glabra



Viburnum nudum



Cornus sericea 'Cardinal'



Clethra alnifolia 'Hummingbird'



Myrica pensylvanica



Fothergilla gardenii 'Mt. Airy'



Itea virginica 'Henry's Garnet'



Salix discolor



Ilex verticillata 'Red Sprite'

BIORETENTION - PERENNIALS



Muhlenbergia capillaris



Panicum virgatum



Echinacea 'Virgin'



Helianthus salicifolius



Baptisia australis 'Purple Smoke'



Monarda bradburiana



Stokesia laevis



Conoclinium coelestinum



Aster novi-belgii 'Days'



Pycnanthemum muticum



Hibiscus coccineus



Agastache 'Purple Haze'

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MIXED USE DEVELOPMENT

WEST HALF STREET

CITY OF WASHINGTON DC

HALF STREET PLANTING

SCALE :

DWG :

L-603

SHEET NO :