



1244 South Capitol Street SE

ISSUED FOR ZONING COMMISSION REVIEW
PER 11 DCMR §1610

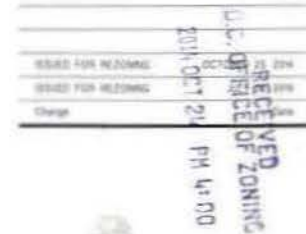
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MIXED USE DEVELOPMENT

1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

COVER PAGE /
INDEX

Project No: 1408
Date: 10/21/14
Drawn By: JJA

ZONING COMMISSION
District of Columbia
CASE NO.14-15
EXHIBIT NO.18

A100



REFER TO SHEET A102 FOR AREA CONTEXT PHOTOS & INFO

ISSUED FOR REZONING OCTOBER 23, 2014
 ISSUED FOR REZONING JULY 16, 2014
 Change Date



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MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

CONTEXT MAP & PHOTOS

Project No. 1408
 Scale: N.T.S.
 Date: OCTOBER 23, 2014
 Drawn by: HPA

Drawing No.

A101



1
HALFSTREET, 25 M STREET SE - MIXED USE BUILDING



2
55 M STREET SE - OFFICE & RETAIL BUILDING



3
USDOT HEADQUARTERS, 1200 NEW JERSEY AVE SE



4
THE BOILERMAKER SHOPS, 300 TINGEY STREET SE - RETAIL BUILDING



5
FOUNDRY LOFTS, 301 TINGEY STREET SE - RESIDENTIAL BUILDING



6
1331 4TH STREET SE - RESIDENTIAL & RETAIL BUILDING



7
THE LUMBER SHED, 301 WATER STREET SE - RETAIL BUILDING



8
TWELVE12, 1212 4TH STREET SE - MIXED USE BUILDING



9
THE YARDS PARK, 355 WATER STREET SE - MIXED USE DEVELOPMENT

REFER TO SHEET A101 FOR AREA MAP

ISSUED FOR REZONING	OCTOBER 23, 2014
ISSUED FOR REZONING	JULY 14, 2014
Change	Date

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MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

CONTEXT MAP & PHOTOS
(CONTINUED FROM A101)

Project No:	1406
Scale:	N.T.S.
Date:	OCTOBER 23, 2014
Drawn By:	HFA

Drawing No.

A102



ISSUED FOR REZONING	OCTOBER 23, 2014
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MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

SITE / ROOF PLAN

Project No: 1408
 Scale: 1" = 30'
 Date: OCTOBER 23, 2014
 Drawn by: HPA

Drawing No:

A103

1244 SOUTH CAPITOL STREET
PRELIMINARY PROJECT STATISTICS

1. SITE AREA: 29,626 sq.ft.

2. GROSS FLOOR AREA

LEVEL	RESIDENTIAL	NON-RESIDENTIAL	TOTAL
	sq.ft.	sq.ft.	sq.ft.
Ground Floor	3,705	17,425	21,130
2nd Floor	15,461	7,660	23,121
3rd Floor	15,124	-	15,124
4th Floor	23,611	-	23,611
5th Floor	23,611	-	23,611
6th Floor	23,611	-	23,611
7th Floor	20,621	-	20,621
8th Floor	20,621	-	20,621
9th Floor	20,621	-	20,621
10th Floor	20,621	-	20,621
11th Floor	20,621	-	20,621
12th Floor	18,456	-	18,456
13th Floor	17,202	-	17,202
Penthouse Level*	6,895	-	6,895
TOTAL	250,781	25,085	275,866

* PH AREA NOT INCLUDED IN FAR CALCULATION

3. DENSITY (FLOOR AREA RATIO): 9.08

4. LEASABLE AREA

LEVEL	RESIDENTIAL	NON-RESIDENTIAL	TOTAL
	sq.ft.	sq.ft.	sq.ft.
Ground Floor	0	16,185	16,185
2nd Floor	10,687	7,660	18,347
3rd Floor	12,296	-	12,296
4th Floor	20,614	-	20,614
5th Floor	20,614	-	20,614
6th Floor	20,614	-	20,614
7th Floor	17,743	-	17,743
8th Floor	18,097	-	18,097
9th Floor	18,097	-	18,097
10th Floor	18,097	-	18,097
11th Floor	18,097	-	18,097
12th Floor	15,997	-	15,997
13th Floor	14,853	-	14,853
TOTAL	205,806	23,845	229,651

5. UNIT MIX

LEVEL	STUDIO	1 BEDROOMs			2 BEDROOMs		NO. OF UNITS
		1 BR - JR	1 BR	1 BR + DEN	2 BR	2 BR + DEN	
Ground Floor	-	-	-	-	-	-	-
2nd Floor	2	4	9	2	0	0	17
3rd Floor	1	5	10	3	0	0	19
4th Floor	3	4	16	5	2	0	30
5th Floor	3	4	16	5	2	0	30
6th Floor	3	4	16	5	2	0	30
7th Floor	3	4	12	3	4	0	26
8th Floor	3	4	12	3	3	1	26
9th Floor	3	4	12	3	3	1	26
10th Floor	3	4	12	3	3	1	26
11th Floor	3	4	12	3	3	1	26
12th Floor	0	2	7	1	4	4	18
13th Floor	0	2	6	1	1	6	16
TOTAL	27	45	140	37	27	14	290
PERCENTAGE	9.3%	15.5%	48.3%	12.8%	14.1%		100%

** TOTAL UNIT COUNT MAY VARY +/- 10%

6. AVERAGE RESIDENTIAL UNIT SIZE: 705 sq.ft.

7. VEHICULAR PARKING COUNT

LEVEL	REGULAR	COMPACT	SPACES
P1	38	24	62
P2	45	32	77
TOTAL	83	56	139
PERCENTAGE	60%	40%	100%

8. BICYCLE PARKING COUNT

LEVEL	SPACES
P1	68
P2	42
TOTAL	110

9. BUILDING HEIGHT: MAXIMUM 130 FT, EXCLUDING PENTHOUSE LEVEL

ISSUED FOR REZONING OCTOBER 23, 2014
ISSUED FOR REZONING JULY 25, 2014
Change Date


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MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

PROJECT STATISTICS

Project No: 1406
Scale: A15
Date: OCTOBER 23, 2014
Drawn By: JDA

Drawing No:

A105

Zone = CG/CR
Site Area = 29,626 square feet

CR Zone Requirements:

Section	Requirement	Status
630	Maximum Building Height = 90', but IZ increases this to 100', and overlay authorizes even greater height.	Complies
630.4 (c)	Maximum penthouse height = 18'-6"	Complies
631	FAR = 6.0 (3.0 maximum non-residential). There are provisions in the overlay that authorize greater density. We have less than 3.0 FAR non-residential.	Complies
633	Required Public Space at Ground Level = 10%. Our 15' setback along South Capitol Street satisfies this requirement.	Complies
634	Maximum Lot Occupancy = 75% on any floor where residences are located. IZ increases this to 80%. Our second floor, which is the largest floor that includes residential use, occupies 78.5% of the site.	Complies
636	Required Rear Yard = Section 636.5 exempts us from having to provide a rear yard because we abut 3 streets.	Complies
637	Side Yard = Not required and not provided. (We are calling South Capitol Street the front of the building.)	Complies
638.1	Open Court = Minimum width = 3' per foot of height and 10' minimum.	Complies
638.2	Closed Court = Minimum width = 4' per foot of height and 15' minimum. The minimum area of the court must be twice the square of the required width of the court. The central closed court is 47'-7" high; its area is 2,493 square feet. Based on the height, the court must be 15.86' wide minimum, and therefore its width complies. The minimum area of the court is 503 square feet, and therefore the area of this court complies. The north closed court is 114 feet high. Based on this height, the court is required to be 38' wide and a minimum of 2,888 square feet in area. It is 10' wide and 330 square feet in area; therefore, zoning relief is required.	Zoning relief for north closed court required.
411.3	Roof Structures. There is a limit of one enclosure.	Complies
411.5	Roof Structures. All penthouse walls shall be of equal height.	Complies
411.7	0.37 maximum roof structure FAR allowed. 10,962 square feet of penthouse allowed, 6,895 square feet proposed.	Complies

CG Overlay Requirements:

Section	Requirement	Status
1602.1 (a)	8.5 FAR authorized.	
1602.1 (b)	An additional 1.0 FAR may be authorized by the Zoning Commission. We are less than 9.1 FAR.	Complies
1605.2	Building must be set back 15' from South Capitol Street.	Complies
1605.3	We must provide a 1:1 setback above 110' along South Capitol Street.	Complies
1605.4	No private driveway may be extended to South Capitol Street.	Complies
1605.5	60% of the street wall must be constructed on the setback line.	Complies

Parking and Loading:

Section	Requirement	Status
2101.1	Parking Requirements: Apartment house = 1 per 3 dwelling units. Retail or service establishment = in excess of 3,000 square feet, 1 per 750 square feet. Number of apartments = no more than 319, which requires 106 parking spaces. 23,845 square feet of retail and service establishment to be provided, which requires 28 parking spaces. Total parking requirement = 134 spaces. 139 spaces proposed.	Complies
2201.1	Loading Requirements: Apartment house with more than 50 dwelling units = 1 berth @ 55', 1 platform @ 200 square feet, and one 20' service and delivery space. Per 11 DCMR §2201.2, loading requirements calculated only for residential use given that residential use occupies 90 percent or more of building.	Zoning relief required for loading.

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MIXED USE DEVELOPMENT

1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

ZONING TABULATION

Project No: 1406
Scale: NTS
Date: OCTOBER 23, 2014
Drawn by: ECA

Drawing No.:

A106

Project Scorecard



07/15/2014

- SSp1 - Construction Activity Pollution Prevention
- SSc1 - Site Selection
- SSc2 - Development Density & Community Connectivity
- SSc3 - Brownfield Redevelopment
- SSc4.1 - Alternative Transportation - Public Transportation Access
- SSc4.2 - Alternative Transportation - Bicycle Storage & Changing Rooms
- SSc4.3 - Alternative Transportation - Low Emitting & Fuel Efficient Vehicles
- SSc4.4 - Alternative Transportation - Parking Capacity
- SSc5.1 - Site Development - Protect or Restore Habitat
- SSc5.2 - Site Development - Maximize Open Space
- SSc6.1 - Stormwater Design - Quantity Control
- SSc6.2 - Stormwater Design - Quality Control
- SSc7.1 - Heat Island Effect - Nonroof
- SSc7.2 - Heat Island Effect - Roof
- SSc8 - Light Pollution Reduction

WEp1 - Water Use Reduction - 20% Reduction
WEc1 - Water Efficient Landscaping
WEc2 - Innovative Wastewater Technologies
WEc3 - Water Use Reduction

- EAp1 - Fundamental Commissioning of the Building Energy Systems
- EAp2 - Minimum Energy Performance
- EAp3 - Fundamental Refrigerant Management
- EAc1 - Optimize Energy Performance
- EAc2 - On-site Renewable Energy
- EAc3 - Enhanced Commissioning
- EAc4 - Enhanced Refrigerant Management
- EAc5 - Measurement & Verification
- EAc6 - Green Power

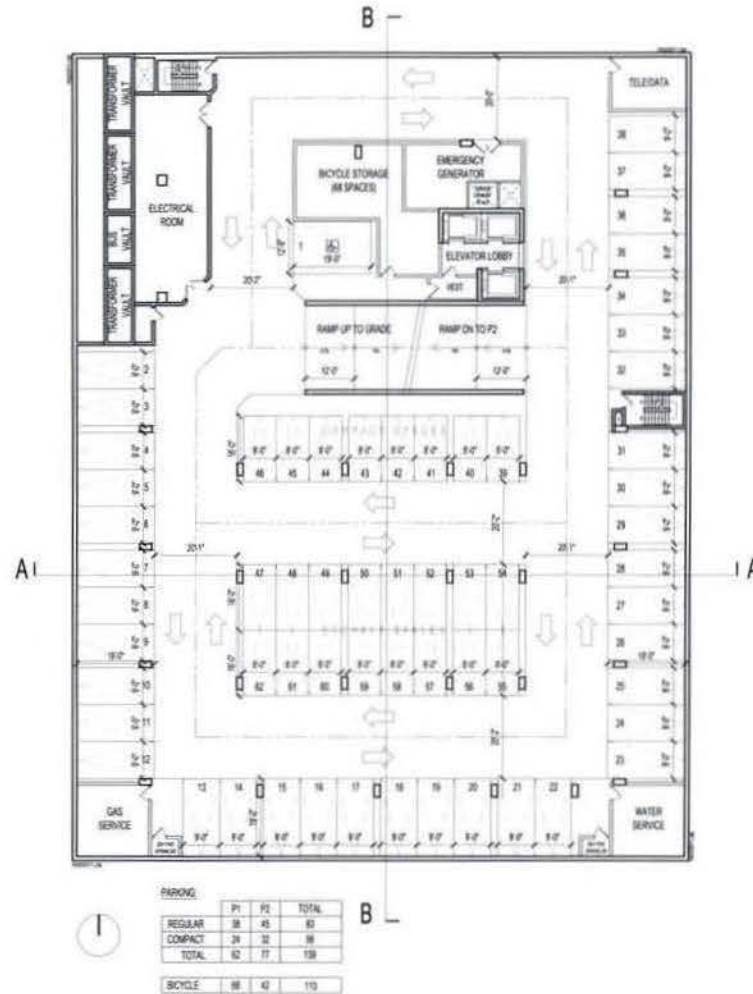
- MRp1 - Storage & Collection of Recyclables
- MRc1.1 - Building Reuse - Maintain Existing Walls, Floors & Roof
- MRc1.2 - Building Reuse - Maintain Interior Nonstructural Elements
- MRc2 - Construction Waste Management
- MRc3 - Materials Reuse
- MRc4 - Recycled Content
- MRc5 - Regional Materials
- MRc6 - Rapidly Renewable Materials
- MRc7 - Certified Wood

[RP] 19
[RP] 7

- IEQc1 - Minimum Indoor Air Quality Performance
- IEQc2 - Environmental Tobacco Smoke (ETS) Control
- IEQc1 - Outdoor Air Delivery Monitoring
- IEQc2 - Increased Ventilation
- IEQc3.1 - Construction Indoor Air Quality Management Plan - During Construction
- IEQc3.2 - Construction IAQ Management Plan - Before Occupancy
- IEQc4.1 - Low-Emitting Materials - Adhesives & Sealants
- IEQc4.2 - Low-Emitting Materials - Paints & Coatings
- IEQc4.3 - Low-Emitting Materials - Flooring Systems
- IEQc4.4 - Low-Emitting Materials - Composite Wood & Agrifiber Products
- IEQc5 - Indoor Chemical & Pollutant Source Control
- IEQc6.1 - Controllability of Systems - Lighting
- IEQc6.2 - Controllability of Systems - Thermal Comfort
- IEQc7.1 - Thermal Comfort - Design
- IEQc7.2 - Thermal Comfort - Verification
- IEQc8.1 - Daylight & Views - Daylight
- IEQc8.2 - Daylight & Views - Views

- IDc1.1 - User Education
- IDc1.2 - SS04.1 E.P.
- IDc1.3 - SS05.2 E.P.
- IDc1.4 - Water Saving Appliances
- IDc1.5 - SS07.1 E.P.
- IDc1.5 - Alternate ID: Cooling Tower
- IDc2 - LEED Accredited Professional

Certified: 40-49, Silver: 50-59, Gold: 60-79, Platinum: 80+



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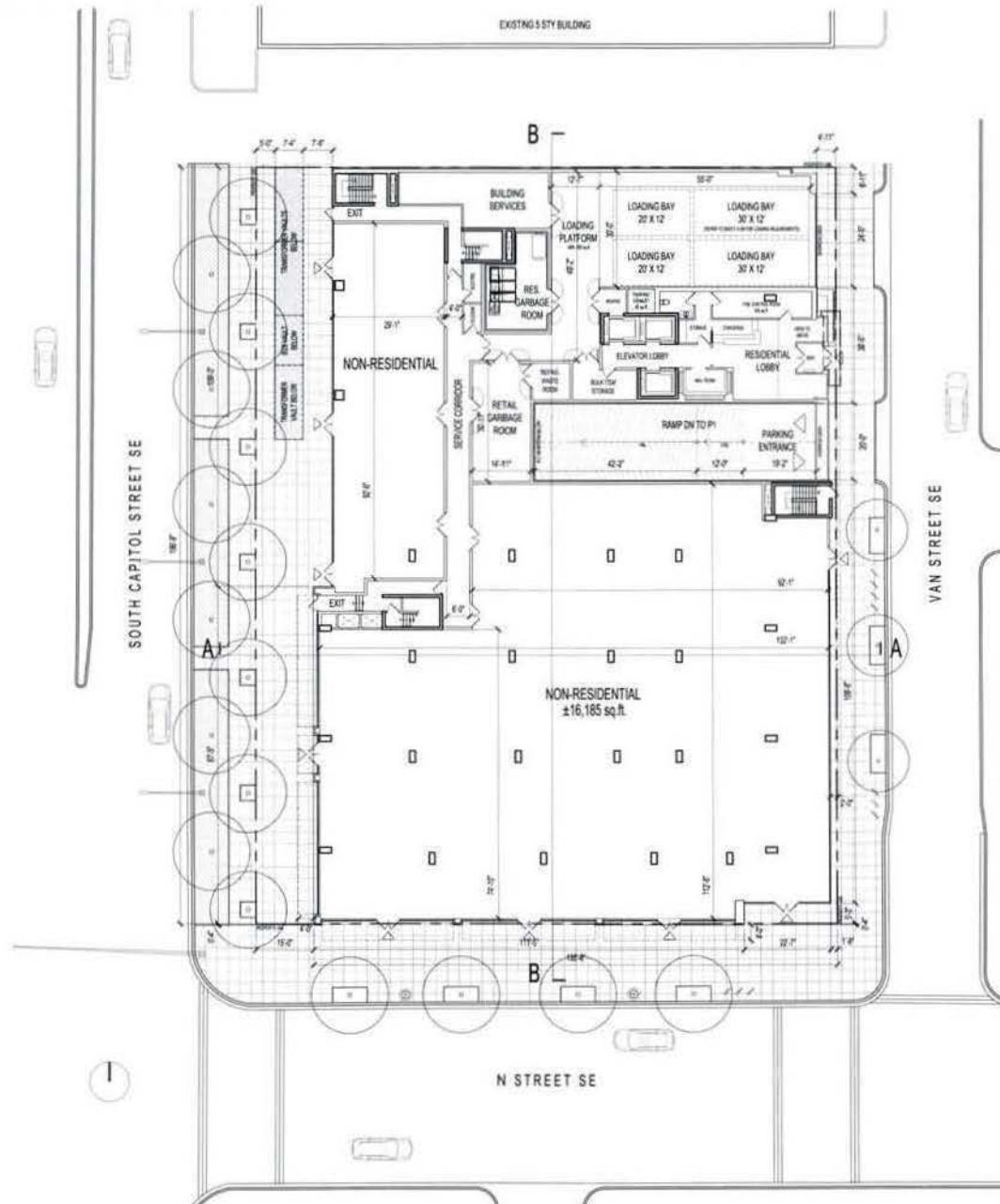
CITY OF WASHINGTON DC

PARKING LEVEL P1

Project No: 1408
 Scale: 1" = 20'
 Date: OCTOBER 23, 2014
 Drawn by: HPA

Drawing No.

A202



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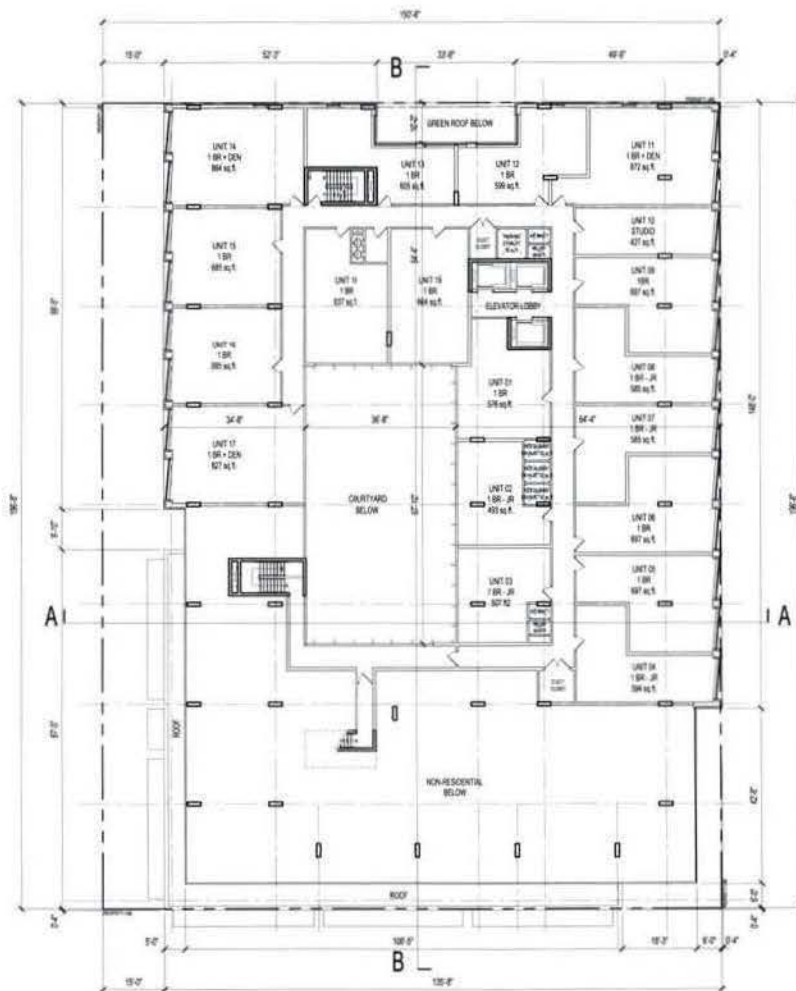
CITY OF WASHINGTON DC

GROUND FLOOR PLAN

Project No.: 1406
Scale: 1" = 30'
Date: OCTOBER 23, 2014
Drawn by: MFA

Drawing No.

A301



* UNIT DEMISING WALLS AND
CORRIDOR WALL LOCATION
SUBJECT TO CHANGE

ISSUED FOR REZONING OCTOBER 23, 2014
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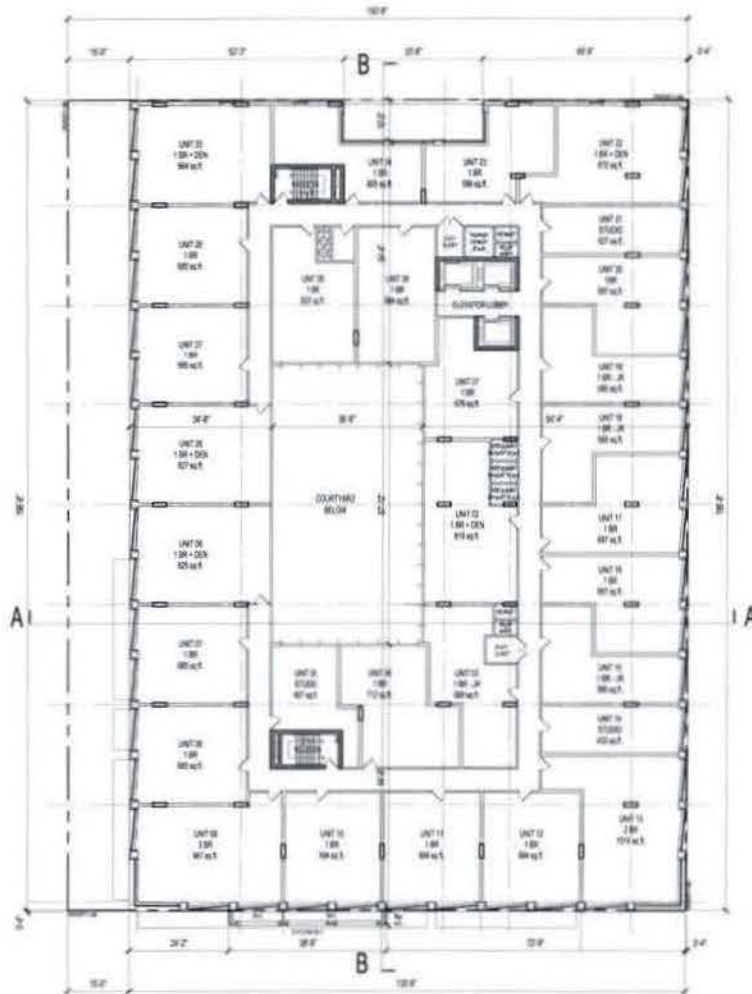
CITY OF WASHINGTON DC

3RD FLOOR PLAN

Project No. 1406
Scale: 1" = 30'
Date: OCTOBER 23, 2014
Drawn by: HPA

Drawing No.

A303



*UNIT DEMING WALLS AND
CORRIDOR WALL LOCATION
SUBJECT TO CHANGE

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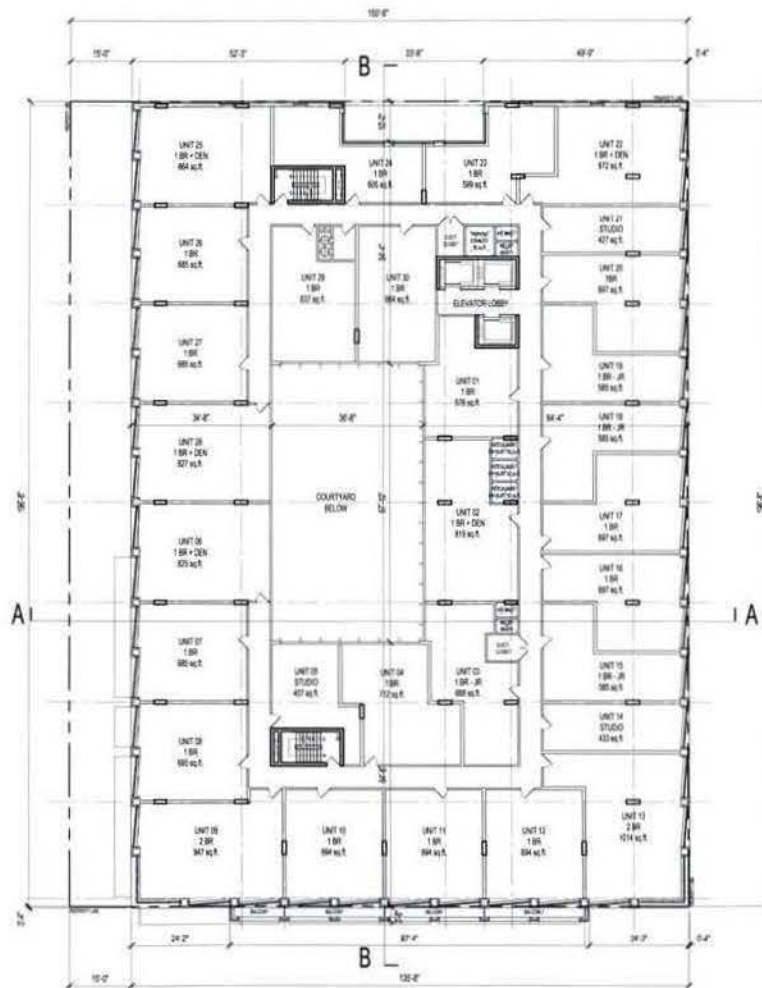
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4TH & 5TH FLOOR PLAN

Project No. NDB
Scale 1" = 30'
Date OCTOBER 23, 2014
Drawn by MDA

Drawing No.

A304



ISSUED FOR REZONING	OCTOBER 23, 2014
ISSUED FOR REZONING	JULY 25, 2014
Change	Date



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MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

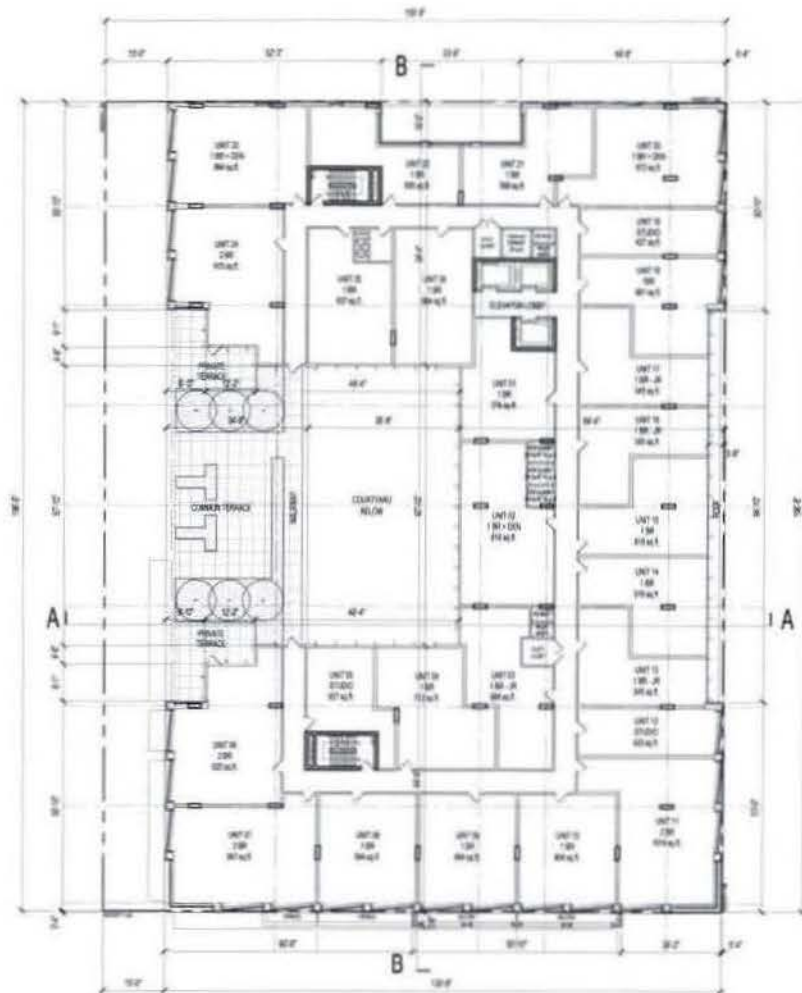
CITY OF WASHINGTON DC

6TH FLOOR PLAN

Project No.	1406
Scale	1" = 30'
Date	OCTOBER 23, 2014
Drawn by	HPA

Drawing No.

A305



*UNIT DENSING WALL AND
CORRIDOR WALL LOCATION
SUBJECT TO CHANGE

DESIGNED FOR RECORDING	OCTOBER 23, 2014
DESIGNED FOR RECORDING	JULY 23, 2014
Change	Date



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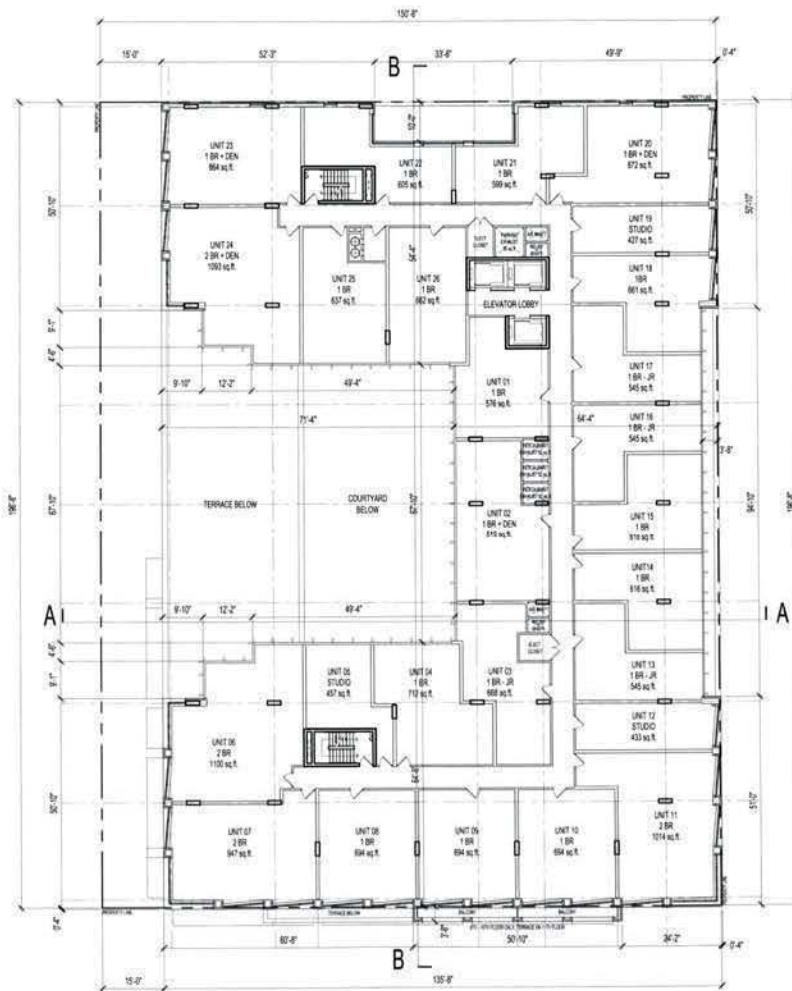
CITY OF WASHINGTON DC

7TH FLOOR PLAN

Project No.	1405
Scale	1" = 30'
Date	OCTOBER 23, 2014
Drawn By	WFA

Drawing No.

A306



*UNIT DEMISING WALLS AND
CORRIDOR WALL LOCATION
SUBJECT TO CHANGE

ISSUED FOR REZONING: OCTOBER 23, 2014

ISSUED FOR REZONING: JULY 25, 2014

Change: Date:

PROJECT NORTH



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MIXED USE DEVELOPMENT

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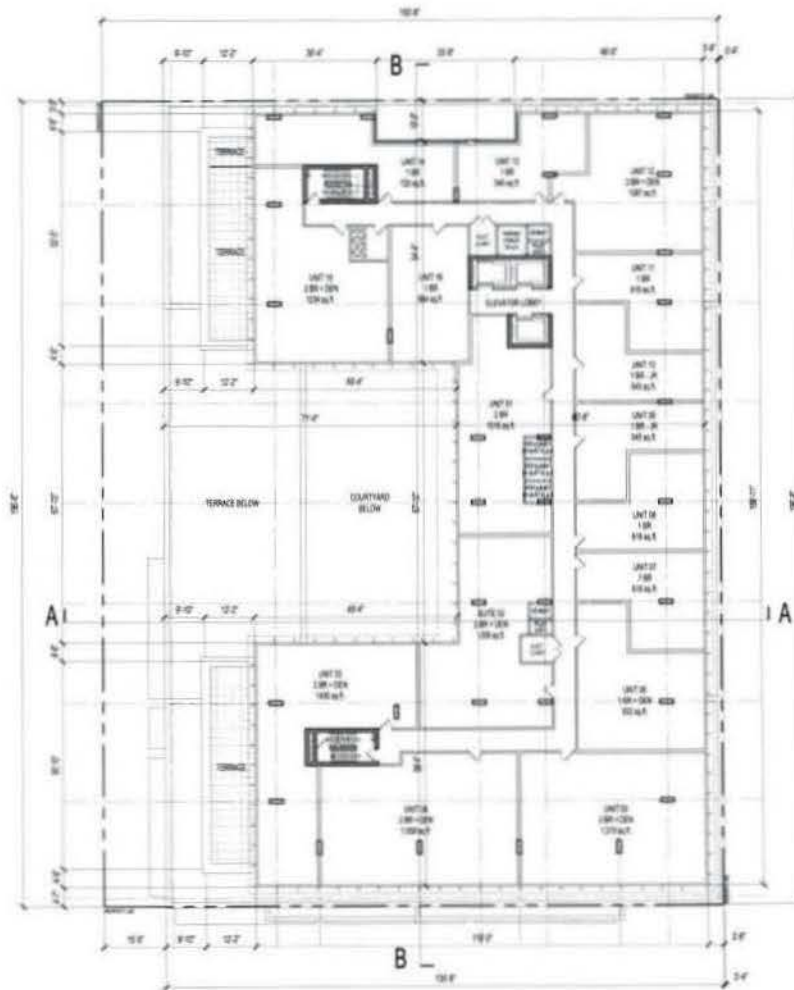
CITY OF WASHINGTON DC

8TH TO 11TH FLOOR PLAN

Project No: 1406
Scale: 1" = 30'
Date: OCTOBER 23, 2014
Drawn By: HPA

Drawing No:

A307



*UNIT DESIGN, WALLS AND
CORRIDOR WALL LOCATION
SUBJECT TO CHANGE

ISSUED FOR REZONING	OCTOBER 23, 2014
ISSUED FOR REZONING	AUG 25, 2014
Change	Date



PROJECT NORTH



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MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

13TH FLOOR PLAN

Project No: 1406
Scale: 1" = 30'
Date: OCTOBER 23, 2014
Drawn by: HPB

Drawing No:

A309



ISSUED FOR REZONING	OCTOBER 23, 2014
ISSUED FOR REZONING	JULY 25, 2014
Change	Date

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MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

WEST BUILDING ELEVATION
(SOUTH CAPITOL ST. SE)

Project No. 1405
 Scale 3/64" = 1'-0"
 Date OCTOBER 23, 2014
 Drawn by: HPA

Drawing No.

A401



ISSUED FOR REZONING	OCTOBER 23, 2014
ISSUED FOR REZONING	JULY 25, 2014
Change	Date

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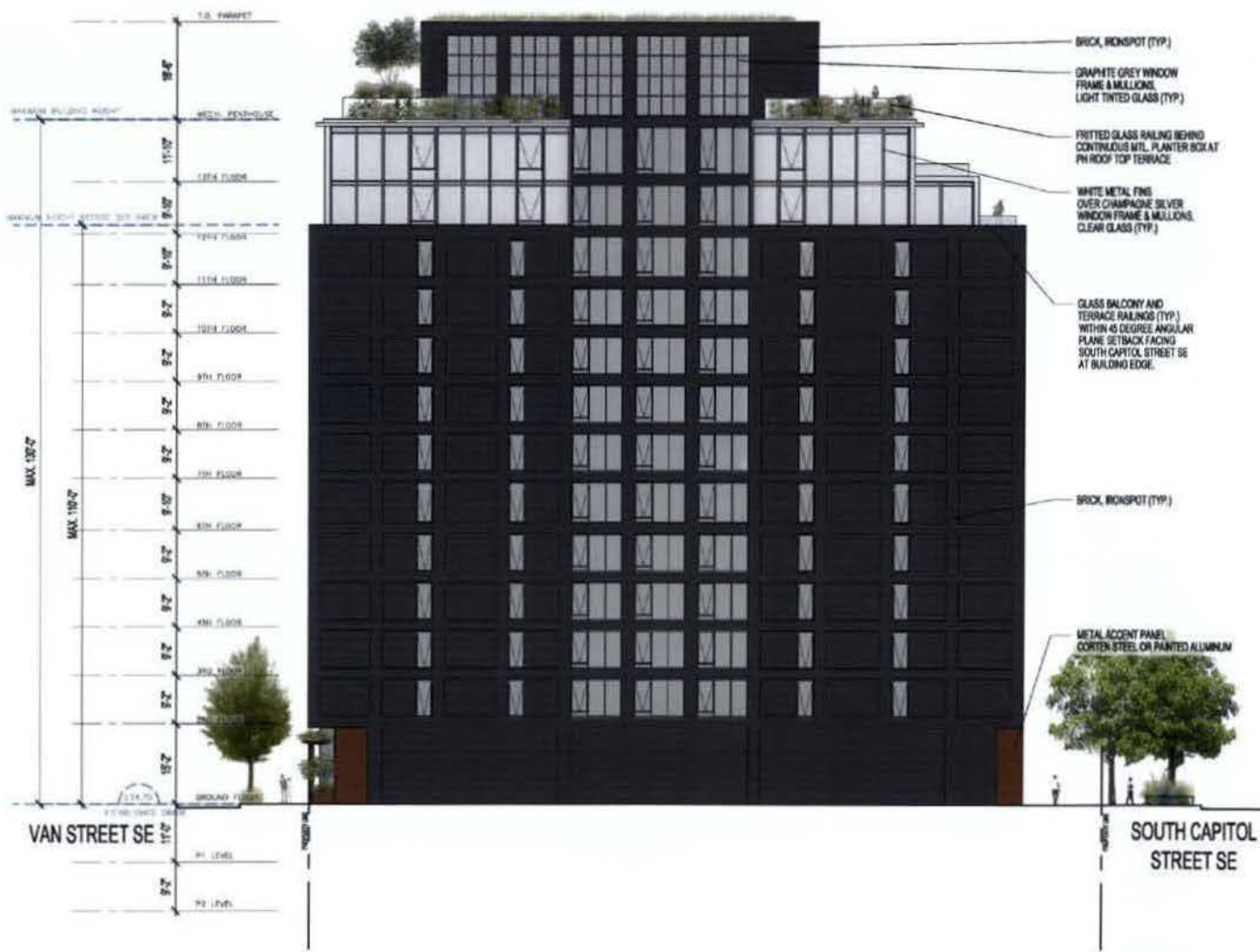
MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

EAST BUILDING ELEVATION
(VAN ST.)

Project No:	1406
Scale:	3/64" = 1'-0"
Date:	OCTOBER 23, 2014
Drawn By:	HPA
Drawing No:	

A403



ISSUED FOR REZONING	OCTOBER 23, 2014
ISSUED FOR REZONING	JULY 25, 2014
Change	Date



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MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

NORTH BUILDING ELEVATION

Project No: 1406
 Scale: 3/8" = 1'-0"
 Date: OCTOBER 23, 2014
 Drawn by: HPA

Drawing No:

A404



ISSUED FOR REZONING	OCTOBER 23, 2014
ISSUED FOR REZONING	JULY 23, 2014
Change	Date



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MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

RENDERING
NORTHWEST VIEW

Project No: 1406
 Scale: NTS
 Date: OCTOBER 23, 2014
 Drawn By: HPA

Drawing No:

A405



NEIGHBORING BUILDINGS (SHOWN AS TRANSPARENT)

ISSUED FOR REZONING	OCTOBER 23, 2014
ISSUED FOR REZONING	JULY 23, 2014
Change	Date



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MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

RENDERING
WEST VIEW
FROM CENTER FIELD GATE

Project No: 1406
Scale: NTS
Date: OCTOBER 23, 2014
Drawn by: NPA

Drawing No.

A406



ISSUED FOR REZONING	OCTOBER 23, 2014
ISSUED FOR REZONING	JULY 29, 2014
Change	Date



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MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

RENDERING
NORTH STREET VIEW

Project No. 1406
 Scale: NTS
 Date: OCTOBER 23, 2014
 Drawn by: HPA

Drawing No.

A407



ISSUED FOR REZONING	OCTOBER 23, 2014
ISSUED FOR REZONING	JULY 25, 2014
Change	Date



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1244 SOUTH CAPITOL ST. SE

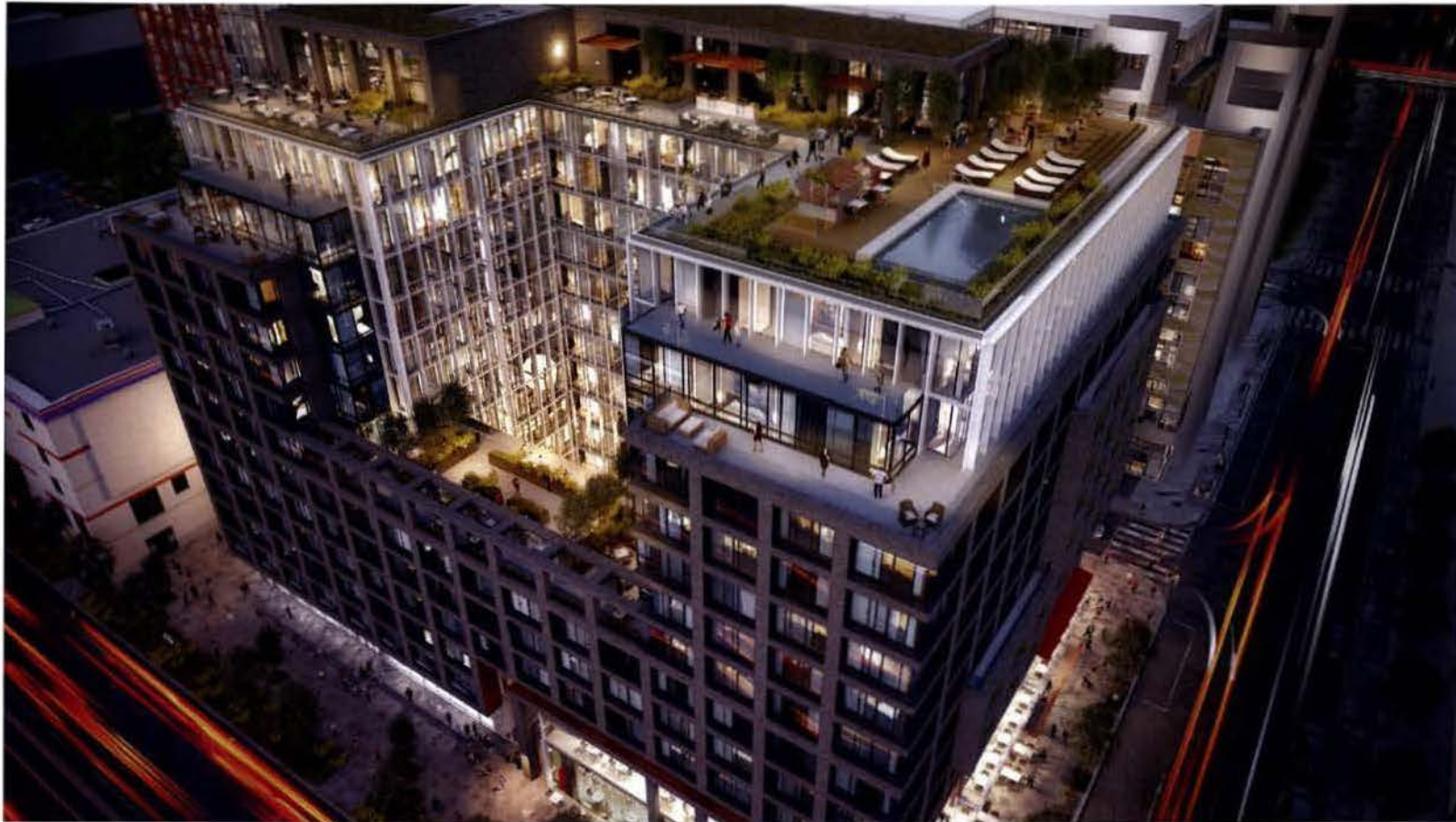
CITY OF WASHINGTON DC

RENDERING
RESIDENTIAL ENTRANCE

Project No.: 1406
 Scale: NTS
 Date: OCTOBER 23, 2014
 Drawn By: HPA

Drawing No.

A409



ISSUED FOR REDLINING	OCTOBER 23, 2014
ISSUED FOR REDLINING	JULY 25, 2014
Change	Date


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MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

RENDERING
 NORTHEAST
 BIRD'S EYE VIEW

Project No: 1406
 Scale: NTC
 Date: OCTOBER 23, 2014
 Drawn By: HFA

Drawing No:



ISSUED FOR REZONING	OCTOBER 23, 2014
ISSUED FOR REZONING	JULY 25, 2014
Change	Date



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MIXED USE DEVELOPMENT
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CITY OF WASHINGTON DC

RENDERING
SOUTHEAST
BIRD'S EYE VIEW

Project No: 1406
 Scale: NTS
 Date: OCTOBER 23, 2014
 Drawn by: HPA

Drawing No:

A412



EXTERIOR MATERIALS

Metal Fins (upper levels): Cloud White



Window Frame/Mullions: Graphite Gray

Brick: Ironspot



Restaurant Storefronts/
Operable Doorhead Doors/Window Walls



Exterior: Reveal Accent Option 1: Copper Steel



Exterior: Reveal Accent Option 2: Metal Panel

ISSUED FOR REZONING	OCTOBER 23, 2014
ISSUED FOR REZONING	JULY 25, 2014
Change	Date

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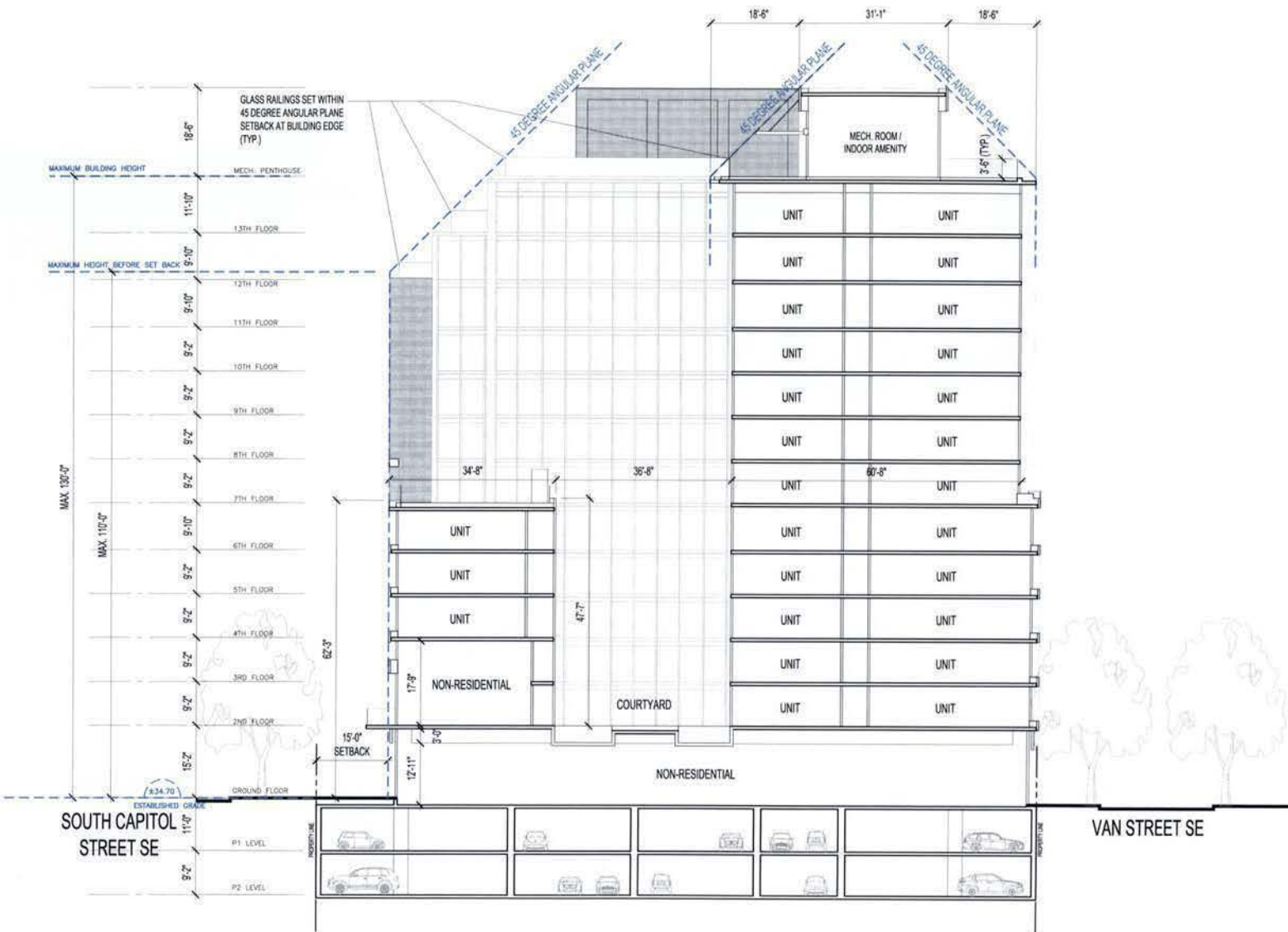
CITY OF WASHINGTON DC

MATERIAL BOARD

Project No.: 1406
Scale: NTS
Date: OCTOBER 23, 2014
Drawn By: HPA

Drawing No.:

A413



ISSUED FOR REZONING	OCTOBER 23, 2014
ISSUED FOR REZONING	JULY 25, 2014
Change	Date



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CITY OF WASHINGTON DC

BUILDING SECTION AA

Project No. 1405
 Scale 3/64" = 1'-0"
 Date OCTOBER 23, 2014
 Drawn by: HPA

Drawing No.

A501



STREET TREE



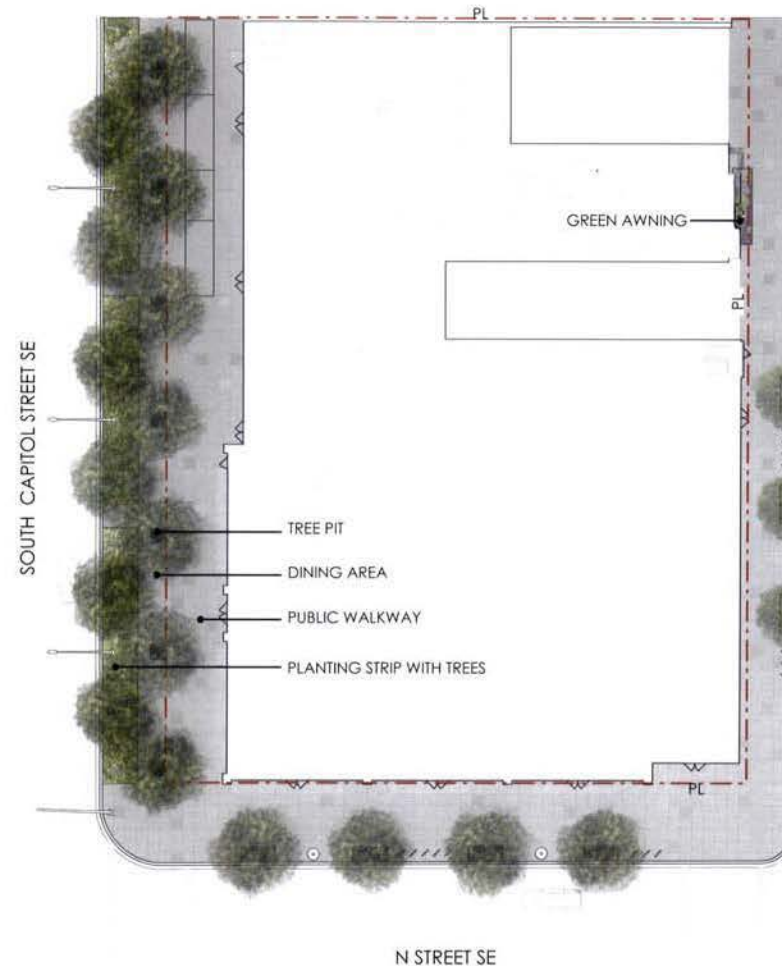
GREEN AWNING



TREES IN PLANTING STRIP



STEEL TREE GRATES



ISSUED FOR REZONING	OCTOBER 23, 2014
ISSUED FOR REZONING	JULY 25, 2014
Change	Date



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CITY OF WASHINGTON DC

STREETSCAPE
PLAN

Project No: 1406
 Scale: 1/32" = 1'-0"
 Date: OCTOBER 23, 2014
 Drawn by: FUTURE GREEN STUDIO

Drawing No:

L01

STREET TREES



Pin Oak
Quercus palustris



Bald Cypress
Taxodium distichum

UNDERSTORY TREES



Staghorn Sumac
Rhus typhina



Smoketree
Cotinus coggygria
'Young Lady'

GRASSES AND PERENNIALS



Fountain Grass
Pennisetum alopecuroides



Switch Grass
Panicum virgatum
'Shenandoah'



Little Bluestem
Schizachyrium scoparium



Palm Sedge
Carex muskingumensis

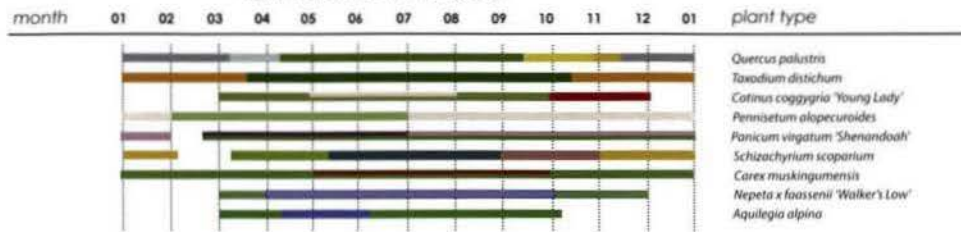


Catmint
Nepeta x faassenii
'Walker's Low'



Alpine Columbine
Aquilegia alpina

Calendar of bloom time & color



ISSUED FOR REZONING	OCTOBER 23, 2014
ISSUED FOR REZONING	JULY 25, 2014
Change	Date

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**STREETSCAPE
PLANTING**

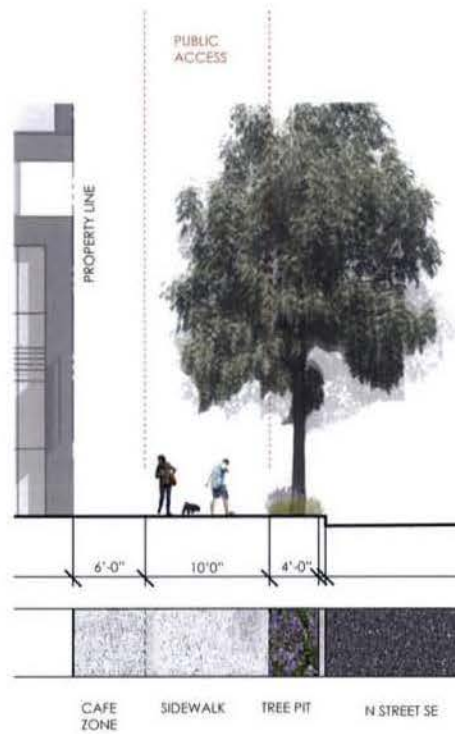
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Scale:
Date: OCTOBER 23, 2014
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Drawing No:

L02



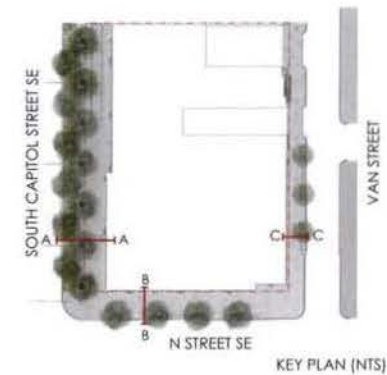
A-A



B-B



C-C



ISSUED FOR REZONING	OCTOBER 23, 2014
ISSUED FOR REZONING	JULY 25, 2014
Change	Date

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1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

STREETSCAPE SECTION

Project No: 1406
 Scale: 3/32" = 1'-0"
 Date: OCTOBER 23, 2014
 Drawn By: FUTURE GREEN STUDIO

Drawing No:

L03



SPRING



FALL

ISSUED FOR REZONING	OCTOBER 23, 2014
ISSUED FOR REZONING	JULY 25, 2014
Change	Date

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MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

**AWNING SEASONAL
 ELEVATION**

Project No: 1406
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GRASSES AND PERENNIALS



Switch Grass
Panicum virgatum
'Northwind'



Moss Phlox
Phlox subulata
'Snowflake'



Blazing Star
Liatris aspera



Common Broom
Cytisus scoparius 'Lena'



Wood Sage
Salvia x sylvestris
'MAYNIGHT'



Shore Juniper
Juniperus conferta



Stonecrop
Sedum rupestre
'Angelina'



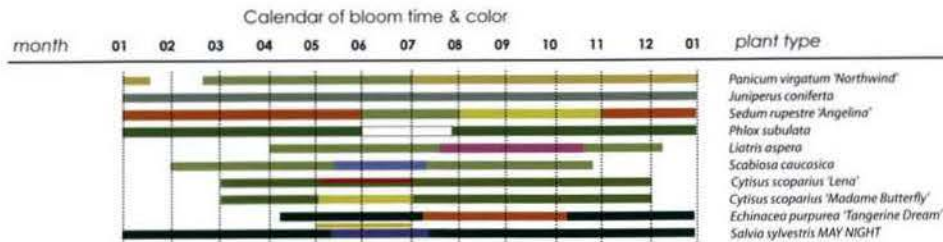
Pincushion Flower
Scabiosa caucasica



Common Broom
Cytisus scoparius
'Madame Butterfly'



Coneflower
Echinacea purpurea
'Tangerine Dream'



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AWNING PLANTING

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Drawing No.

L05



PLANTER WITH
BUILT-IN BENCH



VERTICAL PLANTING



PLANTING AT PARAPET



BOCCO COURT



OVERHEAD TRELLIS



ROOFTOP DINING



TERRACED SEATING



POOL



LOUNGE CHAIRS



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CITY OF WASHINGTON DC

ROOFTOP PLAN

Project No:	1406
Scale:	2:32" = 1'-0"
Date:	OCTOBER 23, 2014
Drawn by:	FUTURE GREEN STUDIO

Drawing No:

L06

TREES



Serviceberry
Amelanchier canadensis

GRASSES AND PERENNIALS



Switchgrass
Panicum virgatum 'Shenandoah'



Dropwort
Filipendula vulgaris



Purple coneflower
Echinacea purpurea



Candytuft
Iberis sempervirens



Autumn moor grass
Sesleria autumnalis



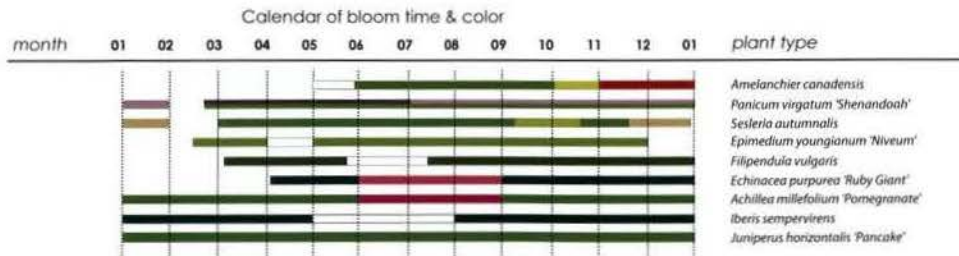
Bishop's hat
Epimedium x *youngianum*
'Niveum'



Yarrow
Achillea millefolium
'Pomegranate'



Creeping juniper
Juniperus horizontalis 'Pancake'



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CITY OF WASHINGTON DC

ROOFTOP PLANTING

Project No: 1406
 Scale: OCTOBER 23, 2014
 Date: FUTURE GREEN STUDIO
 Drawn by:
 Drawing No:

L07



DINING TABLE



BUILT-IN BENCHES



PLANTING WITHIN SEATING



VINE PLANTING



PLANTING WITH SCREEN



PLANTING WITH CURB WALL



WOOD DECK / YOGA PLATFORM



MOVABLE SEATING



LOUNGE SEATING

EXERCISE/
STRETCHING
DECK

TABLE



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**COURTYARD
PLAN**

Project No.: 1406
Scale: 1/16" = 1'-0"
Date: OCTOBER 23, 2014
Drawn by: FUTURE GREEN STUDIO

Drawing No:

L08



EXTENSIVE GREEN ROOF : 5,815 SF



PARAPET PLANTING : 1,340 SF



ROOFTOP PLANTERS WITH PERENNIALS, SHRUBS, AND SMALL TREES: 2,137 SF



COURTYARD PLANTERS WITH SHADE TOLERANT PERENNIALS, SHRUBS, AND SMALL TREES: 865 SF

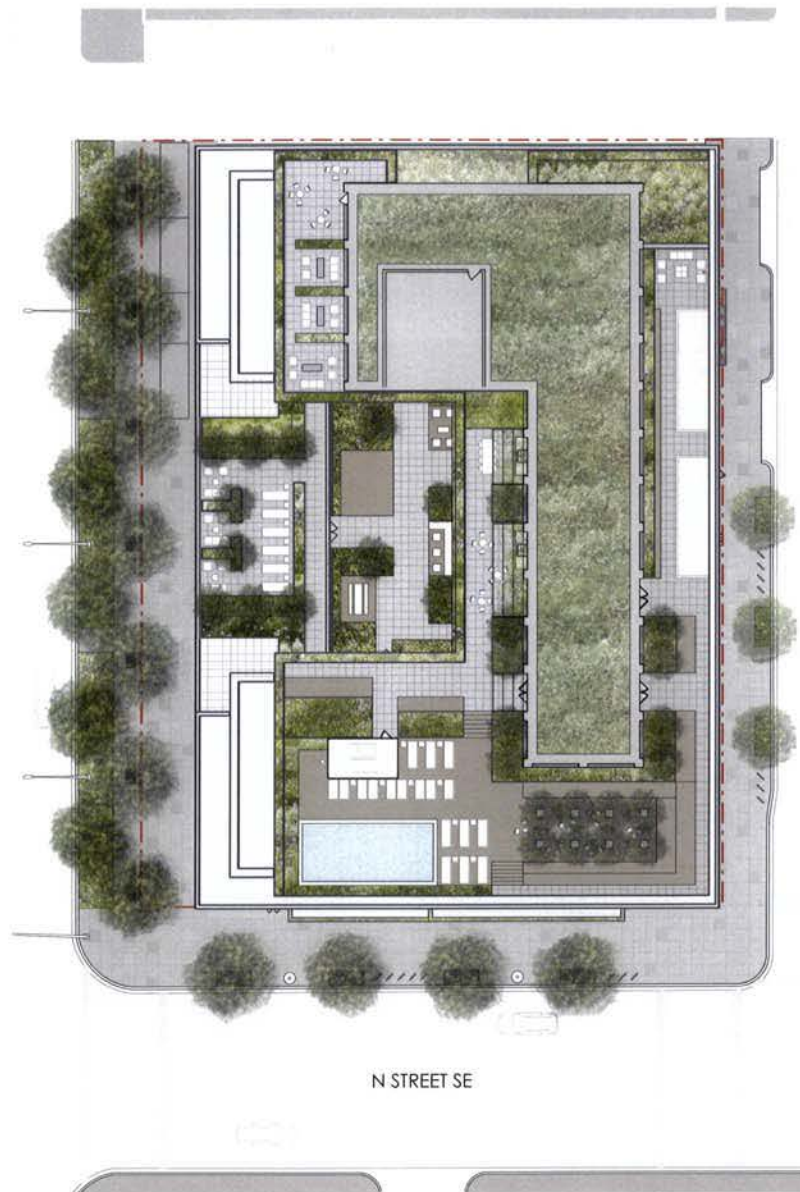


BIOSWALE AT STREET EDGE: 1,693 SF

TOTAL PLANTED AREA WITHIN PROPERTY LINE: 10,157 SF

TOTAL PLANTED AREA: 11,850 SF

SOUTH CAPITOL STREET SE



N STREET SE

VAN STREET

ISSUED FOR REZONING	OCTOBER 23, 2014
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PROJECT NORTH



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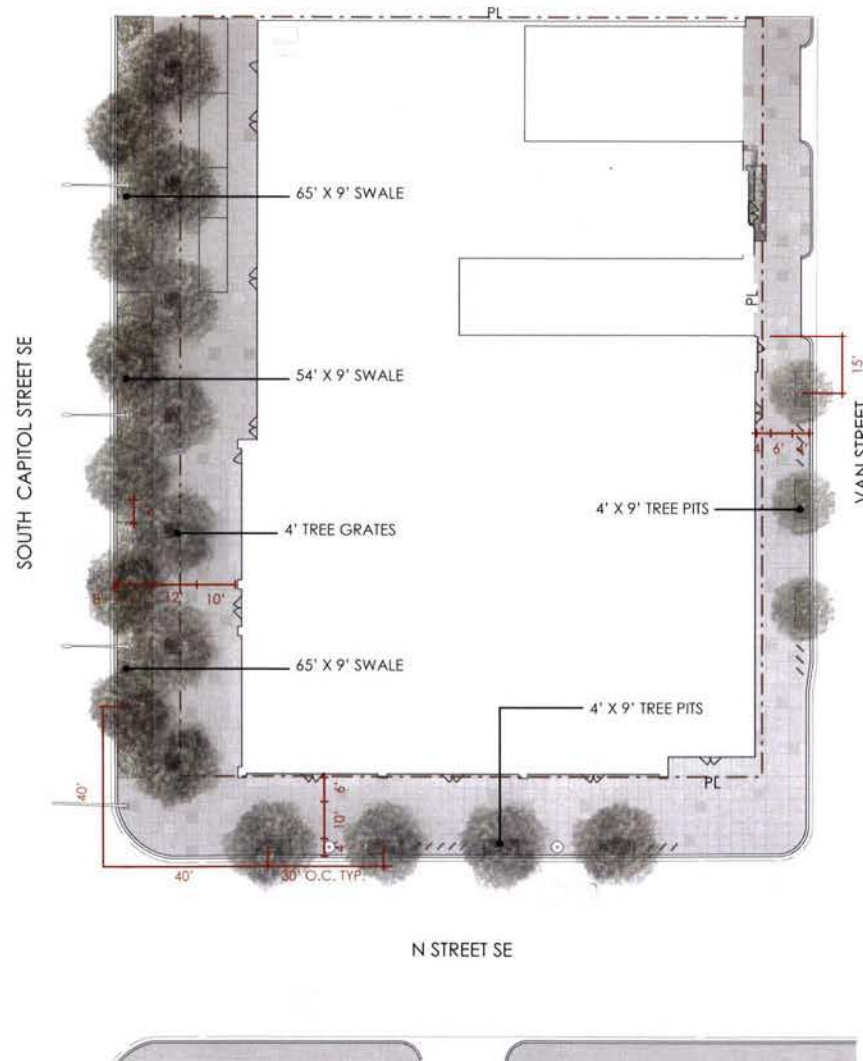
CITY OF WASHINGTON DC

OVERALL PLAN

Project No: 1405
Scale: 1/32" = 1'-0"
Date: OCTOBER 23, 2014
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Drawing No:

L09



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CITY OF WASHINGTON DC

STREETSCAPE
DIAGRAM

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Drawing No.