



1244 South Capitol Street SE

ISSUED FOR ZONING COMMISSION REVIEW
PER 11 DCMR §1610

INDEX

ARCHITECTURAL DESIGN

- A100 COVER PAGE / INDEX
- A101 CONTEXT MAP AND PHOTOS
- A102 CONTEXT MAP AND PHOTOS
- A103 SITE / ROOF PLAN
- A104 SURVEY PLAN
- A105 PROJECT STATISTICS
- A106 ZONING TABULATION
- A107 LEED SCORECARD
- A201 PARKING LEVEL PLAN P2 / P3
- A202 PARKING LEVEL PLAN P1
- A301 GROUND FLOOR PLAN
- A302 2ND FLOOR PLAN
- A303 3RD FLOOR PLAN
- A304 4TH & 5TH FLOOR PLAN
- A305 6TH FLOOR PLAN
- A306 7TH FLOOR PLAN
- A307 8TH - 11TH FLOOR PLAN
- A308 12TH FLOOR PLAN
- A309 13TH FLOOR PLAN
- A310 PENTHOUSE FLOOR / ROOF PLAN
- A401 WEST BUILDING ELEVATION (S CAPITOL ST. SE)
- A402 SOUTH BUILDING ELEVATION (N ST. SE)
- A403 EAST BUILDING ELEVATION (VAN ST. SE)
- A404 NORTH BUILDING ELEVATION
- A405 RENDERING
- A406 RENDERING
- A407 RENDERING
- A408 RENDERING
- A409 RENDERING
- A410 RENDERING
- A411 RENDERING
- A412 RENDERING
- A413 MATERIAL BOARD
- A501 BUILDING SECTION AA
- A502 BUILDING SECTION BB

LANDSCAPE DESIGN

- L01 STREETSCAPE PLAN
- L02 STREETSCAPE PLANTING & BLOOM SCHEDULE
- L03 STREETSCAPE SECTIONS
- L04 AWNING SEASONAL ELEVATION
- L05 AWNING PLANTING
- L06 ROOFTOP PLAN
- L07 ROOFTOP PLANTING
- L08 COURTYARD PLAN
- L09 SUSTAINABILITY DIAGRAM
- L10 STREETSCAPE DIAGRAM

ZONING COMMISSION
District of Columbia

CASE NO. 14-15

EXHIBIT NO. 6

JULY 28, 2014

Change

Date

THE JBG COMPANIES
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MARYLAND 20815
TEL 240 333 3600
www.jbg.com

ERIC COLBERT & ASSOCIATES PC
717 5TH STREET N.W.
WASHINGTON DC 20001
TEL 202 289 6800 FAX 202 289 6800
info@eca-pc.com
www.eca-pc.com

HARIRI PONTARINI

602 King Street West
Toronto, Canada M5V 1M6
TEL 416 929 4901 FAX 416 929 8924
info@hph-arch.com
www.hariripontarini.com

FUTURE GREEN STUDIO
LANDSCAPE DESIGN & URBAN DESIGN
18 BAY STREET
BROOKLYN, NY 11231
TEL 718 855 8895 FAX 718 228 7004
info@futuregreenstudio.com
www.futuregreenstudio.com

MIXED USE DEVELOPMENT

1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

COVER PAGE /
INDEX

Project No. 1406
Scale NTS
Date JULY 28, 2014
Drawn By: HPA

ZONING COMMISSION
District of Columbia
CASE NO.14-15
EXHIBIT NO.6

A100



REFER TO SHEET A102 FOR AREA CONTEXT PHOTOS & INFO

ISSUED FOR REZONING JULY 14, 2014

Change Date



THE JBG COMPANIES
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MARYLAND 20815
TEL 240 333 3600
www.jbg.com

ERIC COLBERT & ASSOCIATES PC
717 5TH STREET N.W.
WASHINGTON DC 20001
TEL 202 289 6800 FAX 202 289 6810
info@eca-pc.com
www.eca-pc.com

HARIRI PONTARINI
602 King Street West
Toronto, Canada M5V 1M6
TEL 416 929 4901 FAX 416 929 8924
info@hpr-arch.com
www.hariripontarini.com

FUTURE GREEN STUDIO
18 BAY STREET
BROOKLYN, NY 11231
TEL 718 855 8995 FAX 718 238 7004
info@futuregreenstudio.com
www.futuregreenstudio.com

MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

CONTEXT MAP & PHOTOS

Project No: 1408
Scale: NTS
Date: JULY 14, 2014
Drawn by: HPA

Drawing No:

A101



HALFSTREET, 25 M STREET SE - MIXED USE BUILDING



55 M STREET SE - OFFICE & RETAIL BUILDING



USDOJ HEADQUARTERS, 1200 NEW JERSEY AVE SE



THE BOILERMAKER SHOPS, 300 TINGEY STREET SE - RETAIL BUILDING



FOUNDRY LOFTS, 301 TINGEY STREET SE - RESIDENTIAL BUILDING



1331 4TH STREET SE - RESIDENTIAL & RETAIL BUILDING



THE LUMBER SHED, 301 WATER STREET SE - RETAIL BUILDING



TWELVE12, 1212 4TH STREET SE - MIXED USE BUILDING



THE YARDS PARK, 365 WATER STREET SE - MIXED USE DEVELOPMENT

ISSUED FOR REZONING JULY 14, 2014
Change Date



THE JBG COMPANIES
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MARYLAND 20815
TEL 240 333 3600
www.jbg.com

ERIC COLBERT & ASSOCIATES PC
717 5TH STREET N.W.
WASHINGTON DC 20001
TEL 202 289 6800 FAX 202 289 6810
info@eca-pc.com
www.eca-pc.com

HARIRI PONTARINI
602 King Street West
Toronto, Canada M5V 1M6
TEL 416 929 4901 FAX 416 929 8924
info@hp-arch.com
www.hariripontarini.com

FUTURE GREEN STUDIO
LANDSCAPE DESIGN • URBAN ECOLOGY
18 BAY STREET
BROOKLYN, NY 11231
TEL 718 855 8995 FAX 718 228 7004
info@futuregreenstudio.com
www.futuregreenstudio.com

MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

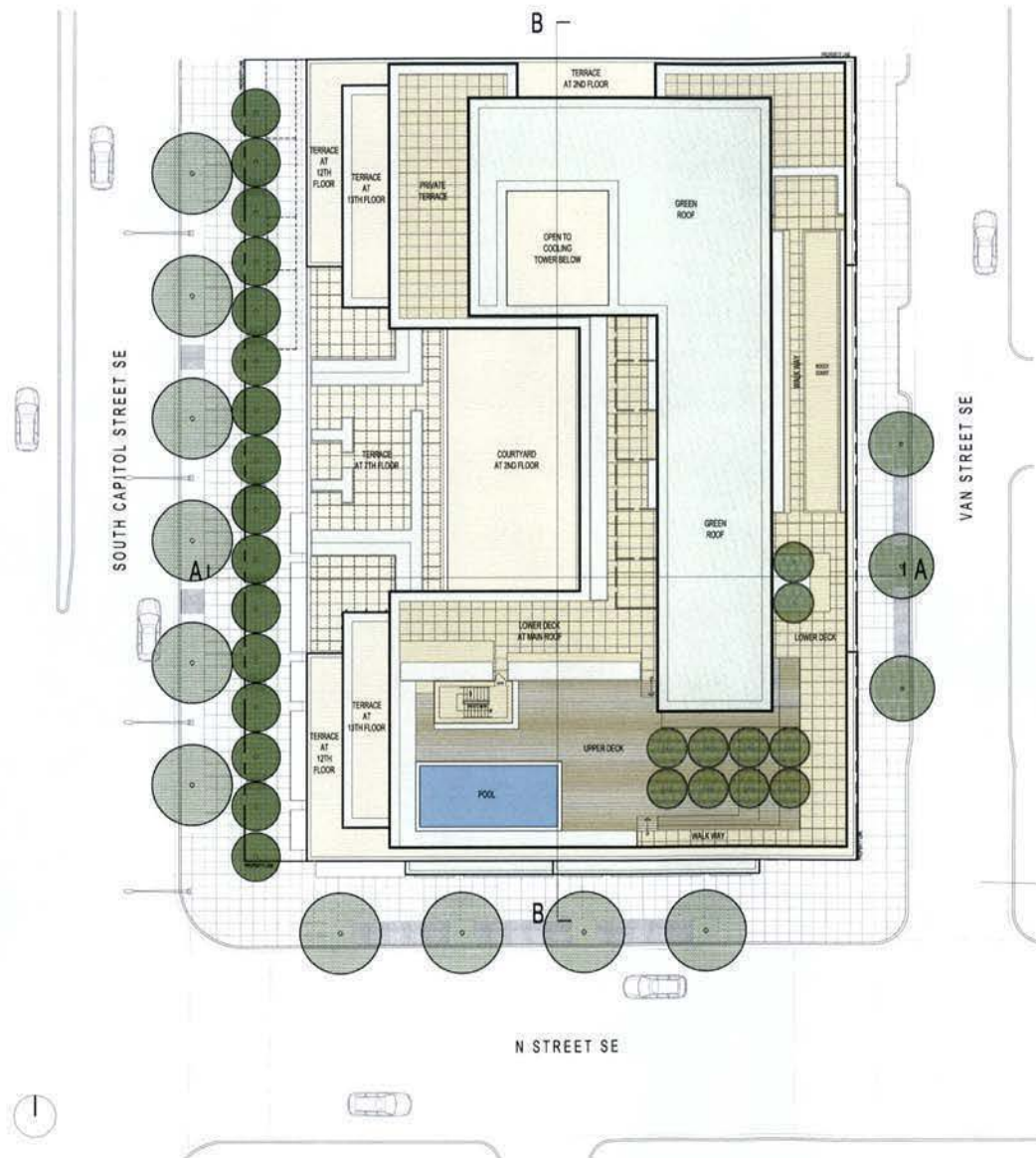
CONTEXT MAP & PHOTOS
(CONTINUED FROM A101)

REFER TO SHEET A101 FOR AREA MAP

Project No. 1406
Scale: NTS
Date: JULY 18, 2014
Drawn by: HPA

Drawing No.

A102



ISSUED FOR REZONING JULY 25, 2014

Change Date



THE JBG COMPANIES
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MARYLAND 20815
TEL 240 333 3600
www.jbg.com

ERIC COLBERT & ASSOCIATES PC

717 5TH STREET N.W.
WASHINGTON DC 20001
TEL 202 289 6800 FAX 202 289 6810
info@eca-pc.com
www.eca-pc.com

HARIRI PONTARINI

ARCHITECTS

602 King Street West
Toronto, Canada M5V 1M6
TEL 416 929 4901 FAX 416 929 8924
info@hpr-arch.com
www.hariripontarini.com

FUTURE GREEN STUDIO

LANDSCAPE DESIGN + URBAN ECOLOGY

18 BAY STREET
BROOKLYN, NY 11231
TEL 718 855 8995 FAX 718 228 7004
info@futuregreenstudio.com
www.futuregreenstudio.com

MIXED USE DEVELOPMENT

1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

SITE / ROOF PLAN

Project No: 1406
Scale: 1" = 30'
Date: JULY 25, 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	3,539	18,140	21,679
2nd Floor	15,461	7,671	23,132
3rd Floor	15,124	-	15,124
4th Floor	23,611	-	23,611
5th Floor	23,611	-	23,611
6th Floor	23,291	-	23,291
7th Floor	20,642	-	20,642
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 *	6,370	-	6,370
TOTAL	246,529	25,811	271,160

* AREA NOT INCLUDED IN FAR CALCULATION

3. DENSITY (FLOOR AREA RATIO): 9.15

4. LEASABLE AREA

LEVEL	RESIDENTIAL	NON-RESIDENTIAL	TOTAL
	sq.ft.	sq.ft.	sq.ft.
Ground Floor	0	15,829	15,829
2nd Floor	10,701	7,671	18,372
3rd Floor	12,296	-	12,296
4th Floor	20,745	-	20,745
5th Floor	20,745	-	20,745
6th Floor	20,382	-	20,382
7th Floor	17,698	-	17,698
8th Floor	17,962	-	17,962
9th Floor	17,962	-	17,962
10th Floor	17,962	-	17,962
11th Floor	17,962	-	17,962
12th Floor	15,997	-	15,997
13th Floor	15,301	-	15,301
TOTAL	205,713	23,500	229,213

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: 709 sq.ft.

7. VEHICULAR PARKING COUNT

LEVEL	REGULAR	COMPACT	SPACES
P1	30	14	44
P2	41	25	66
P3	41	25	66
TOTAL	112	64	176
PERCENTAGE	64%	36%	100%

8. BICYCLE PARKING COUNT

LEVEL	SPACES
P1	100

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

ISSUED FOR REZONING: JULY 25, 2014
Change: Date:


THE JBG COMPANIES
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MARYLAND 20815
TEL 240 333 3600
www.jbg.com

ERIC COLBERT & ASSOCIATES PC
717 5TH STREET N.W.
WASHINGTON DC 20001
TEL 202 289 6800 FAX 202 289 6810
info@eca-pc.com
www.eca-pc.com

HARIRI PONTARINI
ARCHITECTS
602 King Street West
Toronto, Canada M5V 1M6
TEL 416 929 4901 FAX 416 929 8924
info@hpi-arch.com
www.hariripontarini.com

FUTURE GREEN STUDIO
LANDSCAPE DESIGN + URBAN ECOLOGY
18 BAY STREET
BROOKLYN, NY 11231
TEL 718 855 8995 FAX 718 228 7004
info@futuregreenstudio.com
www.futuregreenstudio.com

MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

PROJECT STATISTICS

Project No: 1406
Scale: NTS
Date: JULY 25, 2014
Drawn by: HPA

Drawing No:

ZONING TABULATION

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	.37 maximum roof structure FAR allowed. 10,962 square feet of penthouse allowed, 6,442 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 now approaching 9.2 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 75 square feet. Number of apartments = 303, which requires 101 parking spaces. 24,632 square feet of retail and service establishment to be provided, which requires 29 parking spaces. Total parking requirement = 130 spaces. 180 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. Based on Section 2201.2 there will be no required loading for the commercial uses because they comprise less than 10% of the total area.	Complies

ISSUED FOR REZONING JULY 25, 2014
Change Date


THE JBG COMPANIES
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MARYLAND 20815
TEL 240 333 3600
www.jbg.com

ERIC COLBERT & ASSOCIATES PC
717 5TH STREET N.W.
WASHINGTON DC 20001
TEL 202 289 6800 FAX 202 289 6810
info@eca-pc.com
www.eca-pc.com

HARIRI PONTARINI

602 King Street West
Toronto, Canada M5V 1M6
TEL 416 929 4901 FAX 416 929 8924
info@hph-arch.com
www.hariripontarini.com

FUTURE GREEN STUDIO
LANDSCAPE DESIGN URBAN ECOLOGY
18 BAY STREET
BROOKLYN, NY 11231
TEL 718 855 8995 FAX 718 228 7004
info@futuregreenstudio.com
www.futuregreenstudio.com

MIXED USE DEVELOPMENT

1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

ZONING TABULATION

Project No: 1406
Scale: NTS
Date: JULY 25, 2014
Drawn By: ECA

Drawing No:

A106

LEED-NC 2009

Project Scorecard



1244 South Capitol Street

07/15/2014

15 4 6 3				Sustainable Sites	Possible Points: 26	7 1 3 4				Indoor Environmental Quality	Possible Points: 15
Y	?Y	?N	N			Y	?Y	?N	N		
1				SSp1 - Construction Activity Pollution Prevention	0	1	Y			IEQp1 - Minimum Indoor Air Quality Performance	0
5				SSc1 - Site Selection	1	5			1	IEQp2 - Environmental Tobacco Smoke (ETS) Control	0
1				SSc2 - Development Density & Community Connectivity	5	1				IEQc1 - Outdoor Air Delivery Monitoring	1
6				SSc3 - Brownfield Redevelopment	1	6			1	IEQc2 - Increased Ventilation	1
	1			SSc4.1 - Alternative Transportation - Public Transportation Access	6	1				IEQc3.1 - Construction Indoor Air Quality Management Plan - During Construction	1
	3			SSc4.2 - Alternative Transportation - Bicycle Storage & Changing Rooms	1			1		IEQc3.2 - Construction IAQ Management Plan - Before Occupancy	1
		2		SSc4.3 - Alternative Transportation - Low Emitting & Fuel Efficient Vehicles	3	1				IEQc4.1 - Low-Emitting Materials - Adhesives & Sealants	1
			2	SSc4.4 - Alternative Transportation - Parking Capacity	2	1				IEQc4.2 - Low-Emitting Materials - Paints & Coatings	1
1				SSc5.1 - Site Development - Protect or Restore Habitat	[RP] 1	1				IEQc4.3 - Low-Emitting Materials - Flooring Systems	1
		2		SSc5.2 - Site Development - Maximize Open Space	1				1	IEQc4.4 - Low-Emitting Materials - Composite Wood & Agrifiber Products	1
	1			SSc6.1 - Stormwater Design - Quantity Control	[RP] 1				1	IEQc5 - Indoor Chemical & Pollutant Source Control	1
1				SSc6.2 - Stormwater Design - Quality Control	1	1				IEQc6.1 - Controllability of Systems - Lighting	1
			1	SSc7.1 - Heat Island Effect - Nonroof	1	1				IEQc6.2 - Controllability of Systems - Thermal Comfort	1
				SSc7.2 - Heat Island Effect - Roof	1	1				IEQc7.1 - Thermal Comfort - Design	1
		1		SSc8 - Light Pollution Reduction	1				1	IEQc7.2 - Thermal Comfort - Verification	1
							1			IEQc8.1 - Daylight & Views - Daylight	1
								1		IEQc8.2 - Daylight & Views - Views	1
2 0 2 3				Water Efficiency	Possible Points: 10						
Y	?Y	?N	N			Y	?Y	?N	N		
2			2	WEp1 - Water Use Reduction - 20% Reduction	0	6	0	0	0	Innovation & Design	Possible Points: 6
			1	WEc1 - Water Efficient Landscaping	4	2	1			IDc1.1 - User Education	1
		2		WEc2 - Innovative Wastewater Technologies	4	1				IDc1.2 - SSc4.1 E.P.	1
				WEc3 - Water Use Reduction	4	1				IDc1.3 - SSc5.2 E.P.	1
6 1 3 27				Energy & Atmosphere	Possible Points: 35						
Y	?Y	?N	N			Y	?Y	?N	N		
Y				EAp1 - Fundamental Commissioning of the Building Energy Systems	0	0				IDc1.4 - Water Saving Appliances	1
Y				EAp2 - Minimum Energy Performance	0	0				IDc1.5 - SSc7.1 E.P.	1
Y				EAp3 - Fundamental Refrigerant Management	0	0	1			IDc1.5 - Alternate ID: Cooling Tower	1
2	1		17	EAc1 - Optimize Energy Performance	[RP] 19	41	6	15	45	IDc2 - LEED Accredited Professional	1
			8	EAc2 - On-site Renewable Energy	[RP] 7						
		2		EAc3 - Enhanced Commissioning	2						
2				EAc4 - Enhanced Refrigerant Management	2						
			1 2	EAc5 - Measurement & Verification	3						
2				EAc6 - Green Power	2						
5 0 1 8				Materials & Resources	Possible Points: 14						
Y	?Y	?N	N			Y	?Y	?N	N		
Y				MRp1 - Storage & Collection of Recyclables	0						
			3	MRc1.1 - Building Reuse - Maintain Existing Walls, Floors & Roof	3						
			1	MRc1.2 - Building Reuse - Maintain Interior Nonstructural Elements	1						
2				MRc2 - Construction Waste Management	2						
			2	MRc3 - Materials Reuse	2						
1		1		MRc4 - Recycled Content	2						
2				MRc5 - Regional Materials	2						
			1	MRc6 - Rapidly Renewable Materials	1						
			1	MRc7 - Certified Wood	1						
Total											
Certified: 40-49, Silver: 50-59, Gold: 60-79, Platinum: 80+											
Possible Points: 110											

[RP] - The credit is targeting Regional Priority points.

ISSUED FOR REZONING JULY 25, 2014
Change _____ Date _____



THE JBG COMPANIES
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MARYLAND 20815
TEL 240 333 3600
www.jbg.com

ERIC COLBERT & ASSOCIATES PC

717 5TH STREET N.W.
WASHINGTON DC 20001
TEL 202 289 6800 FAX 202 289 6810
info@eca-pc.com
www.eca-pc.com

HARIRI PONTARINI
ARCHITECTS

602 King Street West
Toronto, Canada M5V 1H6
TEL 416 929 4901 FAX 416 929 8924
info@hp-arch.com
www.hariripontarini.com

FUTURE GREEN STUDIO
LANDSCAPE DESIGN + URBAN ECOLOGY
18 BAY STREET
BROOKLYN, NY 11231
TEL 718 855 8995 FAX 718 228 7004
info@futuregreenstudio.com
www.futuregreenstudio.com

MIXED USE DEVELOPMENT

1244 SOUTH CAPITOL ST. SE

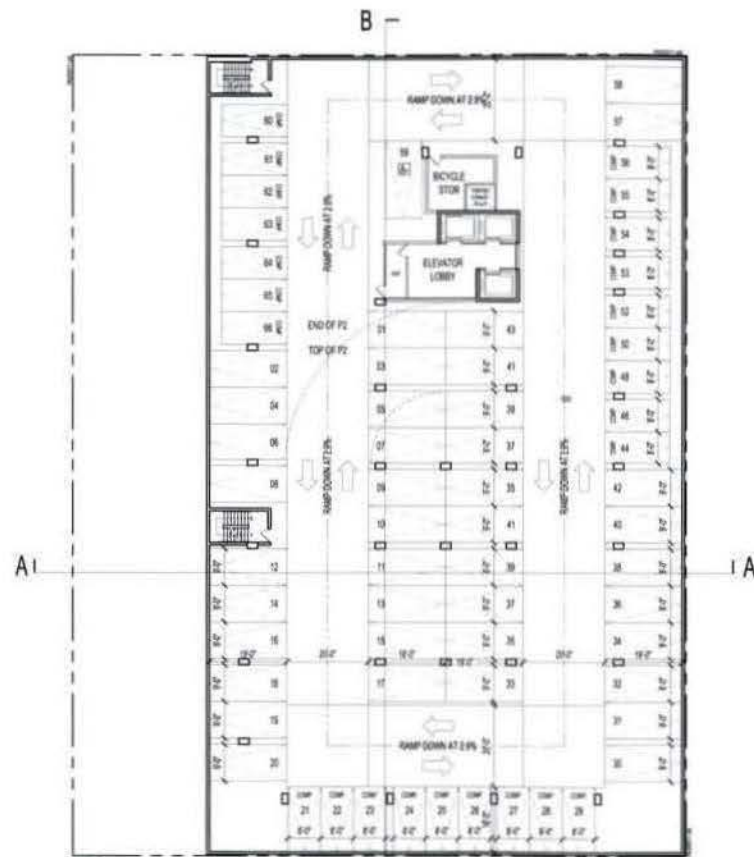
CITY OF WASHINGTON DC

LEED SCORECARD

Project No: 1406
Scale: NTS
Date: JULY 15, 2014
Drawn by: SDC

Drawing No:

A107



VEHICULAR PARKING				
	P1	P2	P3	TOTAL
REGULAR	30	43	41	112
COMPACT	14	23	25	64
TOTAL	44	66	66	176

BICYCLE PARKING	
REGULAR	100

ISSUED FOR REZONING JULY 25, 2014
Change Date



THE JBG COMPANIES
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MARYLAND 20815
TEL 240 333 3600
www.jbg.com

ERIC COLBERT & ASSOCIATES PC
717 5TH STREET N.W.
WASHINGTON DC 20001
TEL 202 289 6800 FAX 202 289 6810
info@eca-pc.com
www.eca-pc.com

HARIRI PONTARINI
602 King Street West
Toronto, Canada M5V 1M6
TEL 416 929 4901 FAX 416 929 8924
info@hph-arch.com
www.hariripontarini.com

FUTURE GREEN STUDIO
LANDSCAPE DESIGN + URBAN ECOLOGY
18 BAY STREET
BROOKLYN, NY 11231
TEL 718 855 8095 FAX 718 228 7004
info@futuregreenstudio.com
www.futuregreenstudio.com

MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

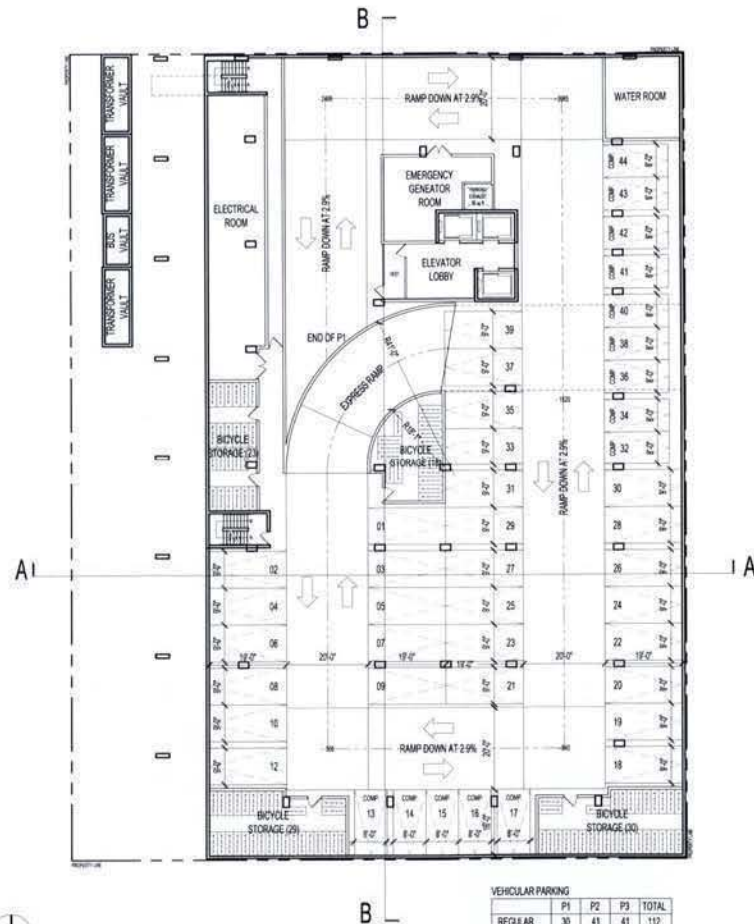
CITY OF WASHINGTON DC

PARKING LEVEL P2 & P3

Project No. 1406
Scale: 1" = 30'
Date: JULY 25, 2014
Drawn by: HPA

Drawing No.

A201



VEHICULAR PARKING

	P1	P2	P3	TOTAL
REGULAR	30	41	41	112
COMPACT	14	25	25	64
TOTAL	44	66	66	176

BICYCLE PARKING

REGULAR	100
---------	-----

ISSUED FOR REZONING JULY 25, 2014
Change _____ Date _____



THE JBG COMPANIES
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MARYLAND 20815
TEL 240 333 3600
www.jbg.com

ERIC COLBERT & ASSOCIATES PC

717 5TH STREET N.W.
WASHINGTON DC 20001
TEL 202 289 6800 FAX 202 289 6810
info@eca-pc.com
www.eca-pc.com

HARIRI PONTARINI

602 King Street West
Toronto, Canada M5V 1M6
TEL 416 929 4901 FAX 416 929 8924
info@hp-arch.com
www.hariripontarini.com

FUTURE GREEN STUDIO

LANDSCAPE DESIGN + URBAN ECOLOGY
18 BAY STREET
BROOKLYN, NY 11231
TEL 718 855 8995 FAX 718 228 7004
info@futuregreenstudio.com
www.futuregreenstudio.com

MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

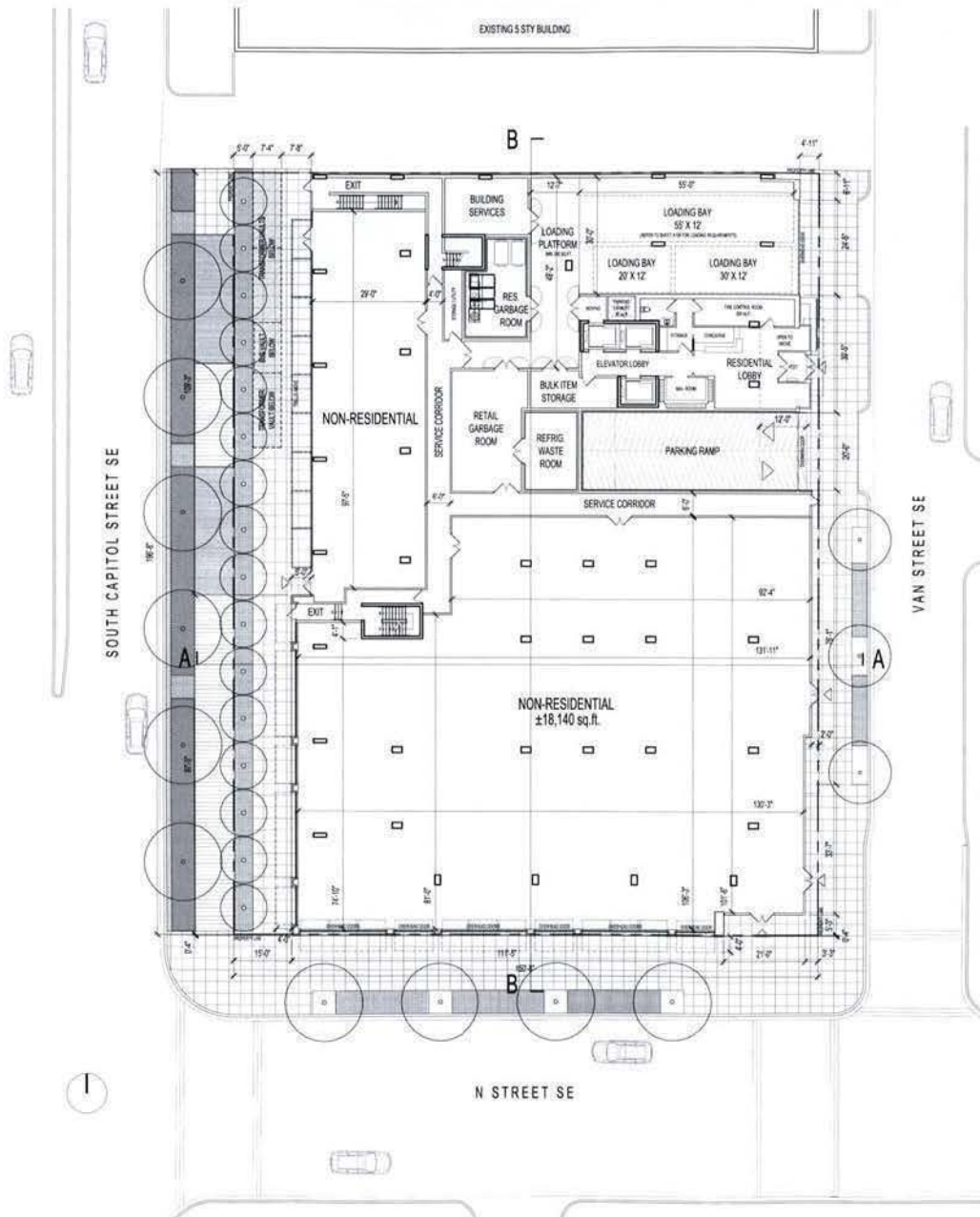
CITY OF WASHINGTON DC

PARKING LEVEL P1

Project No. 1406
Scale 1" = 30'
Date JULY 25, 2014
Drawn by HPA

Drawing No.

A202



ISSUED FOR REZONING JULY 25, 2014
Change Date



THE JBG COMPANIES
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MARYLAND 20815
TEL 240 333 3600
www.jbg.com

ERIC COLBERT & ASSOCIATES PC
717 5TH STREET N.W.
WASHINGTON DC 20001
TEL 202 289 6800 FAX 202 289 6810
info@eca-pc.com
www.eca-pc.com

HARIRI PONTARINI
602 King Street West
Toronto, Canada M5V 1M6
TEL 416 929 4901 FAX 416 929 8924
info@hph-arch.com
www.hariripontarini.com

FUTURE GREEN STUDIO
LANDSCAPE DESIGN • URBAN ECOLOGY
18 BAY STREET
BROOKLYN, NY 11231
TEL 718 855 8995 FAX 718 228 7004
info@futuregreenstudio.com
www.futuregreenstudio.com

MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

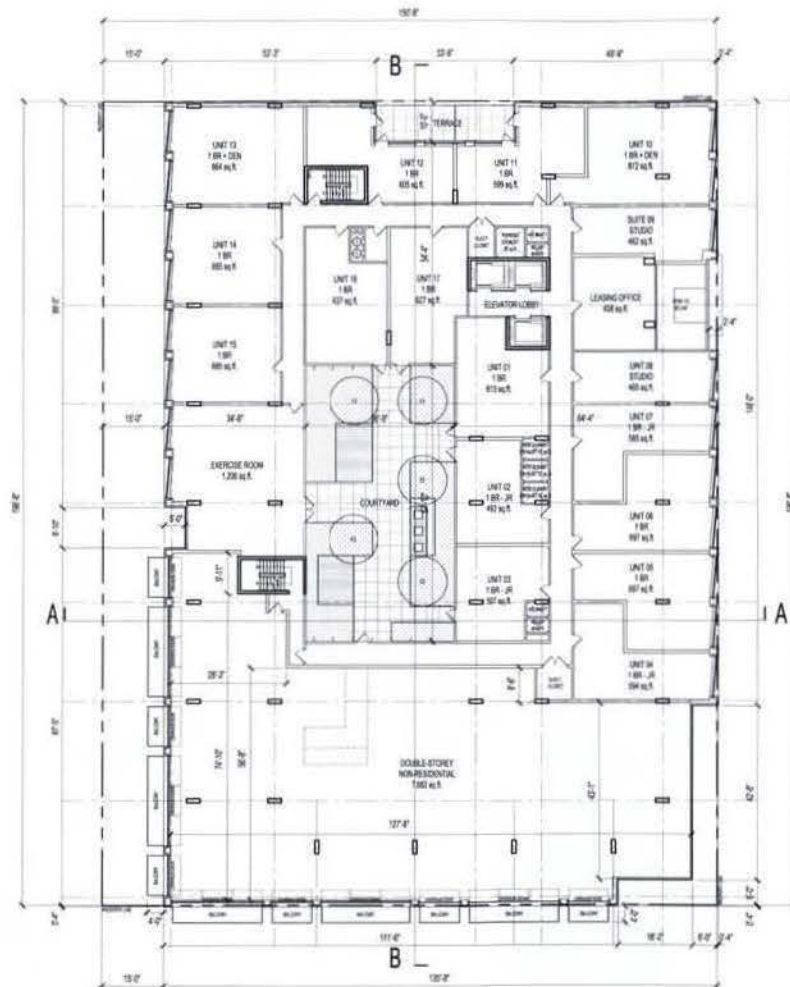
CITY OF WASHINGTON DC

GROUND FLOOR PLAN

Project No. 1406
Scale: 1" = 30'
Date: JULY 25, 2014
Drawn by: HPA

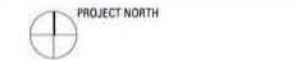
Drawing No.:

A301



ISSUED FOR REZONING JULY 25, 2014

Change Date



THE JBG COMPANIES
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MARYLAND 20815
TEL 240 333 3600
www.jbg.com

ERIC COLBERT & ASSOCIATES PC
717 5TH STREET N.W.
WASHINGTON DC 20001
TEL 202 289 6800 FAX 202 289 6810
info@eca-pc.com
www.eca-pc.com

HARIRI PONTARINI
ARCHITECTS
602 King Street West
Toronto, Canada M5V 1M6
TEL 416 929 4901 FAX 416 929 8924
info@hpr-arch.com
www.hariripontarini.com

FUTURE GREEN STUDIO
18 BAY STREET
BROOKLYN, NY 11231
TEL 718 855 8995 FAX 718 228 7004
info@futuregreenstudio.com
www.futuregreenstudio.com

MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

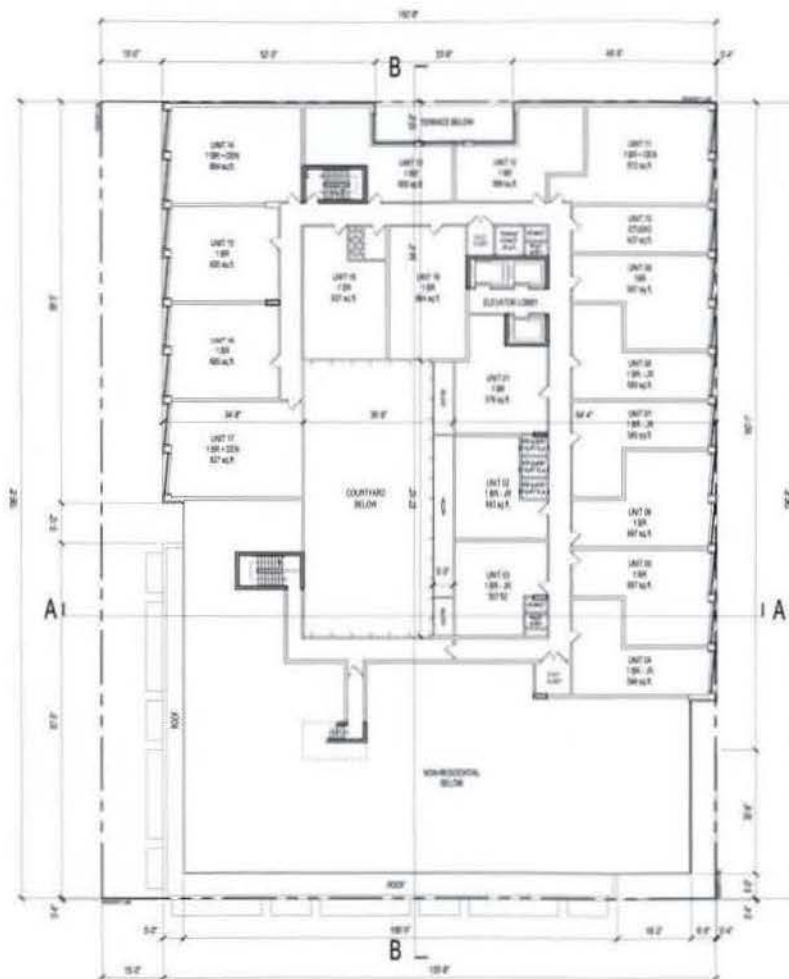
CITY OF WASHINGTON DC

2ND FLOOR PLAN

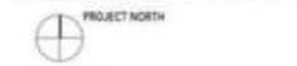
Project No. 1406
Scale 1" = 30'
Date JULY 25, 2014
Drawn by HPA

Drawing No.

A302



REQUIRED FOR REZONING JULY 25, 2014
 Change Date



THE JBG COMPANIES
 4445 WILLARD AVENUE, SUITE 400
 GREEN CHARGE, MARYLAND 20615
 TEL 240 333 3500
 www.jbg.com

ERIC COLBERT & ASSOCIATES PC
 717 5TH STREET N.W.
 WASHINGTON DC 20001
 TEL 202 285 6800 FAX 202 285 6810
 info@eca-pc.com
 www.eca-pc.com

HARIRI PONTARINI
 602 King Street West
 Toronto, Canada M5V 1M6
 TEL 416 929 4901 FAX 416 929 8924
 info@hph-arch.com
 www.hariripontarini.com

FUTURE GREEN STUDIO
 18 BAY STREET
 BROOKLYN, NY 11221
 TEL 718 855 8098 FAX 718 228 7004
 info@futuregreenstudio.com
 www.futuregreenstudio.com

MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

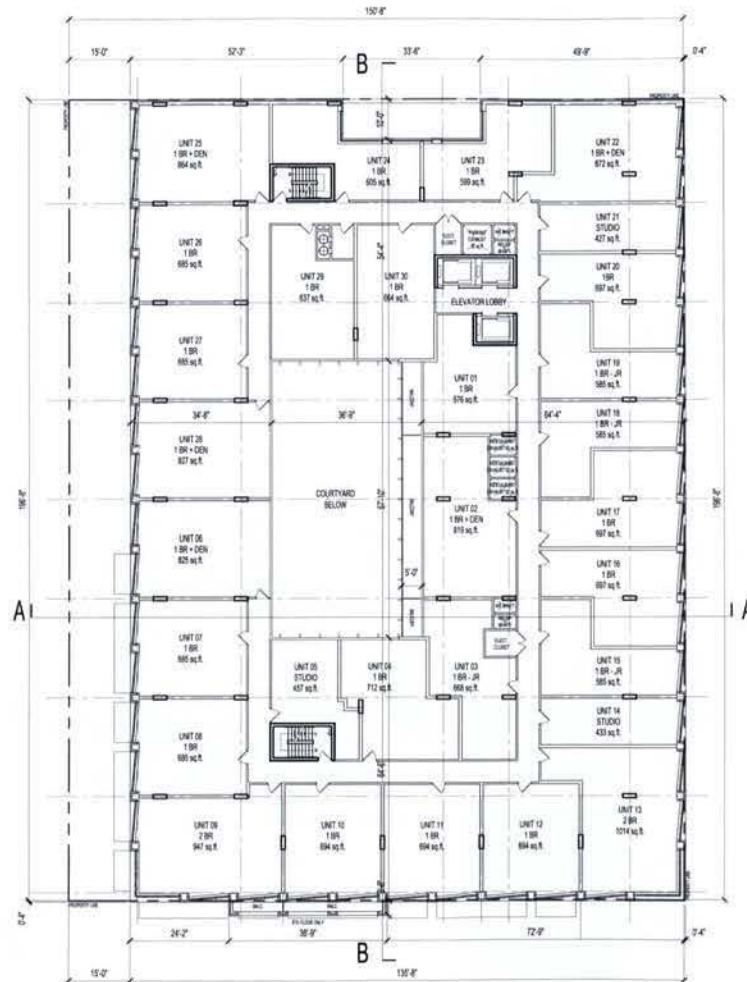
CITY OF WASHINGTON DC

3RD FLOOR PLAN

Project No. 1426
 Scale: 1" = 30'
 Date: JULY 25, 2014
 Drawn by: HPS

Sheeting No.

A303



ISSUED FOR REZONING JULY 25, 2014
Change Date



THE JBG COMPANIES
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MARYLAND 20815
TEL 240 333 3600
www.jbg.com

ERIC COLBERT & ASSOCIATES PC
717 5TH STREET N.W.
WASHINGTON DC 20001
TEL 202 289 6800 FAX 202 289 6810
info@eca-pc.com
www.eca-pc.com

HARIRI PONTARINI
ARCHITECTS
602 King Street West
Toronto, Canada M5V 1M6
TEL 416 929 4901 FAX 416 929 8924
info@hp-arch.com
www.hariripontarini.com

FUTURE GREEN STUDIO
LANDSCAPE DESIGN + URBAN ECOLOGY
18 BAY STREET
BROOKLYN, NY 11231
TEL 718 855 8395 FAX 718 228 7004
info@futuregreenstudio.com
www.futuregreenstudio.com

MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

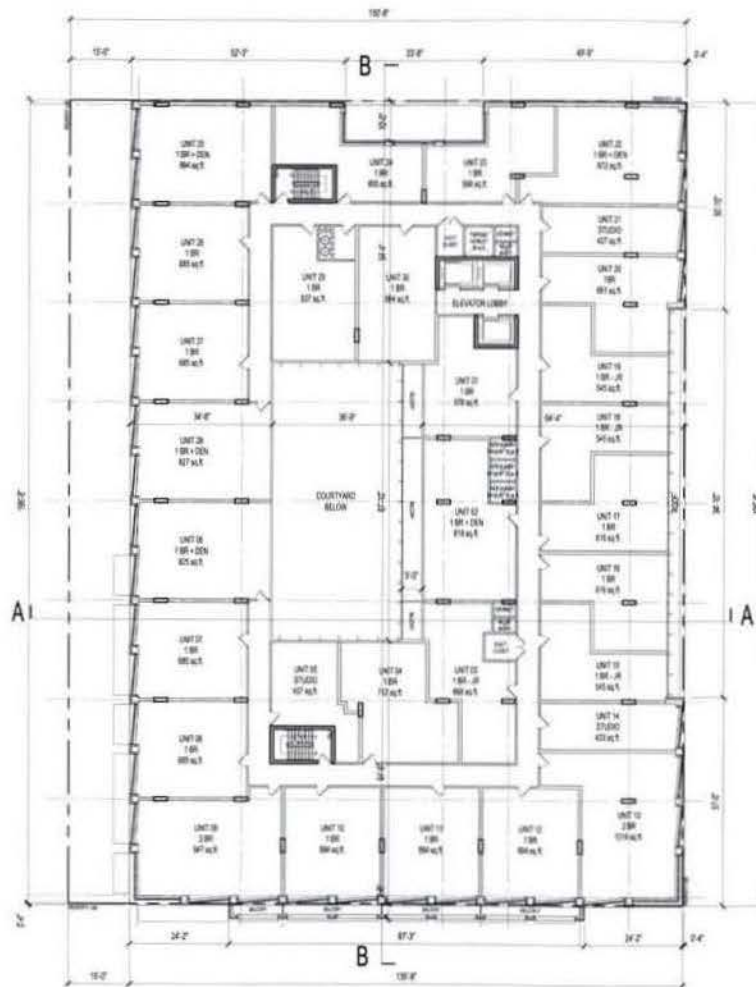
CITY OF WASHINGTON DC

4TH & 5TH FLOOR PLAN

Project No: 1406
Scale: 1" = 30'
Date: JULY 25, 2014
Drawn by: HPA

Drawing No:

A304



ISSUED FOR REZONING JULY 25, 2014
 Change Date



THE JBG COMPANIES
 4445 WILLARD AVENUE, SUITE 400
 CHEVY CHASE, MARYLAND 20815
 TEL 240 333 3600
 www.jbg.com

ERIC COLBERT & ASSOCIATES PC
 717 5TH STREET N.W.
 WASHINGTON DC 20001
 TEL 202 289 6800 FAX 202 289 6810
 info@eca-pc.com
 www.eca-pc.com

HARIRI PONTARINI
 602 King Street West
 Toronto, Canada M5V 1K6
 TEL 416 929 4901 FAX 416 929 8924
 info@hph-arch.com
 www.hariripontarini.com

FUTURE GREEN STUDIO
 18 BAY STREET
 BROOKLYN, NY 11231
 TEL 718 855 8895 FAX 718 228 7004
 info@futuregreenstudio.com
 www.futuregreenstudio.com

MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

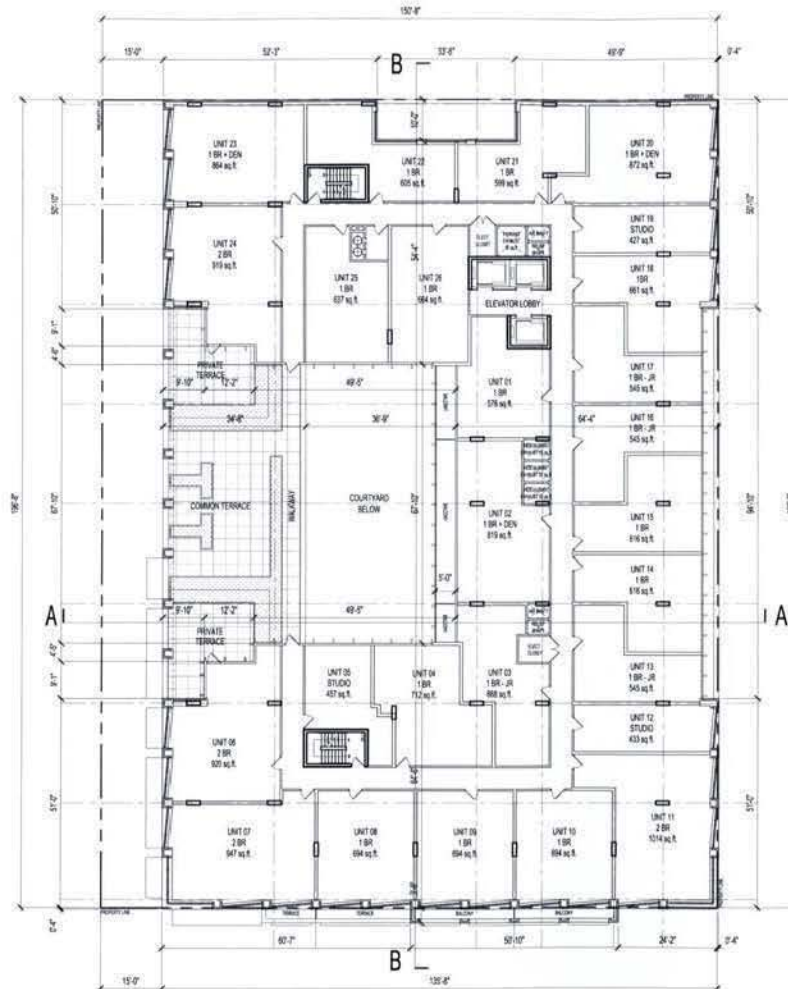
CITY OF WASHINGTON DC

6TH FLOOR PLAN

Project No. 1408
 Scale: 1" = 3'-0"
 Date: JULY 25, 2014
 Drawn By: HPA

Drawing No.

A305



ISSUED FOR REZONING JULY 25, 2014

Change: Date:



THE JBG COMPANIES
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MARYLAND 20815
TEL 240 333 3600
www.jbg.com

ERIC COLBERT & ASSOCIATES PC
717 5TH STREET N.W.
WASHINGTON DC 20001
TEL 202 289 6800 FAX 202 289 6810
info@eca-pc.com
www.eca-pc.com

HARIRI PONTARINI
ARCHITECTS
602 King Street West
Toronto, Canada M5V 1M6
TEL 416 929 4901 FAX 416 929 8924
info@hpi-arch.com
www.hariripontarini.com

FUTURE GREEN STUDIO
LANDSCAPE DESIGN + URBAN ECOLOGY
18 BAY STREET
BROOKLYN, NY 11231
TEL 718 855 8995 FAX 718 228 7004
info@futuregreenstudio.com
www.futuregreenstudio.com

MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

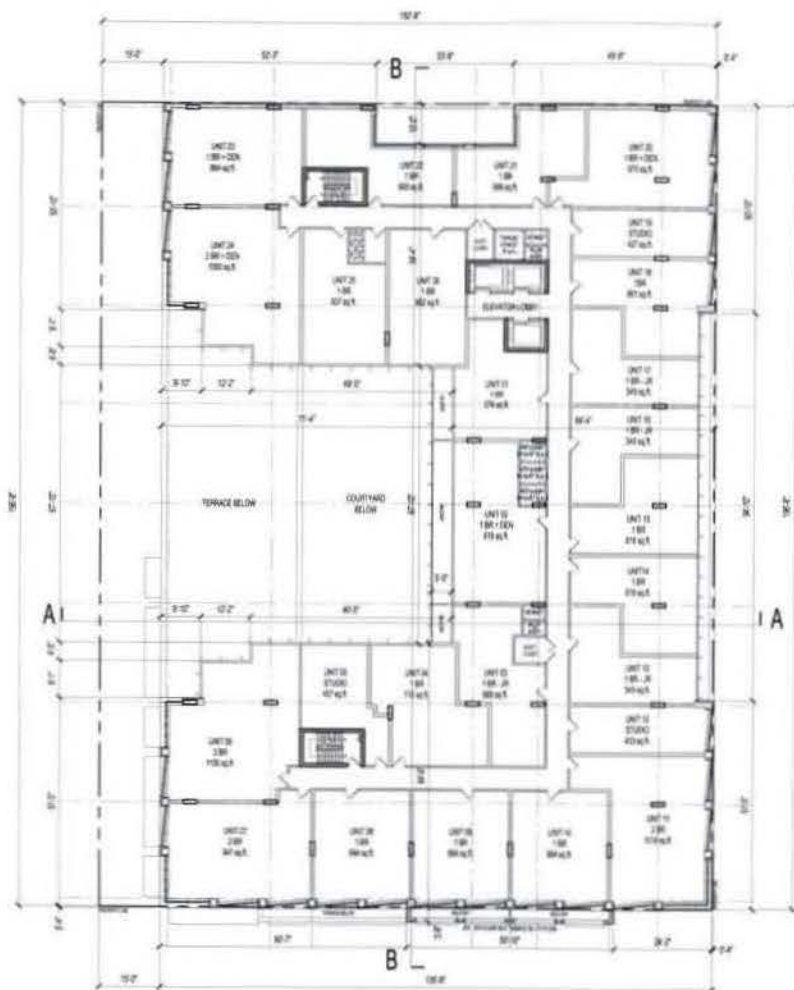
CITY OF WASHINGTON DC

7TH FLOOR PLAN

Project No.: 1408
Scale: 1" = 30'
Date: JULY 25, 2014
Drawn by: HPA

Drawing No.:

A306



ISSUED FOR REZONING JULY 25, 2014
Change Date



THE JBG COMPANIES
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MARYLAND 20815
TEL 240 333 3800
www.jbg.com

ERIC CULBERT & ASSOCIATES PC
717 8TH STREET N.W.
WASHINGTON DC 20001
TEL 202 289 6800 FAX 202 289 6810
info@eca-pc.com
www.eca-pc.com

HARIRI PONTARINI

603 King Street West
Toronto, Canada M5V 1M6
TEL 416 929 4300 FAX 416 929 8924
info@h-p-arch.com
www.hariripontarini.com

FUTURE GREEN STUDIO
18 BAY STREET
BROOKLYN, NY 11201
TEL 718 855 8995 FAX 718 229 7004
info@futuregreenstudio.com
www.futuregreenstudio.com

MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

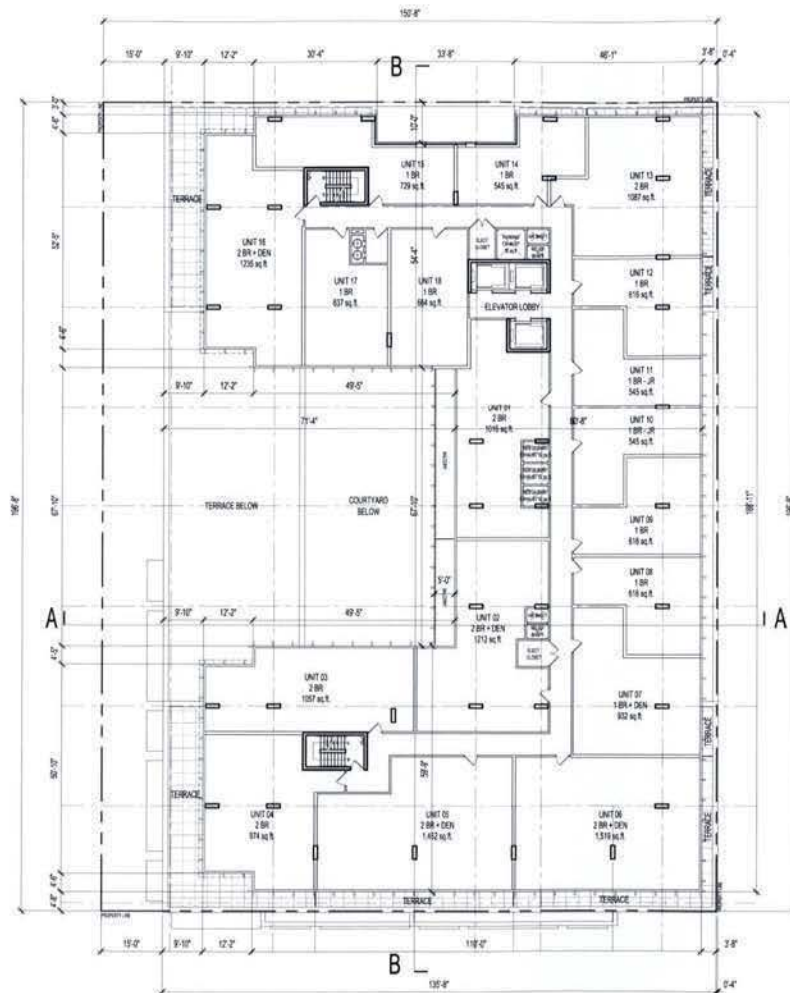
CITY OF WASHINGTON DC

8TH TO 11TH FLOOR PLAN

Project No: 1408
Drawn: J.A.
Date: JULY 25, 2014
Drawn By: HPA

Drawing No:

A307



ISSUED FOR REZONING JULY 25, 2014

Change Date



THE JBG COMPANIES
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MARYLAND 20815
TEL 240 333 3600
www.jbg.com

ERIC COLBERT & ASSOCIATES PC
717 5TH STREET N.W.
WASHINGTON DC 20001
TEL 202 289 6800 FAX 202 289 6810
info@eca-pc.com
www.eca-pc.com

HARIRI PONTARINI
ARCHITECTS
602 King Street West
Toronto, Canada M5V 1M6
TEL 416 929 4901 FAX 416 929 8924
info@hp-arch.com
www.hariripontarini.com

FUTURE GREEN STUDIO
LANDSCAPE DESIGN / URBAN ECOLOGY
18 BAY STREET
BROOKLYN, NY 11231
TEL 718 855 8995 FAX 718 228 7004
info@futuregreenstudio.com
www.futuregreenstudio.com

MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

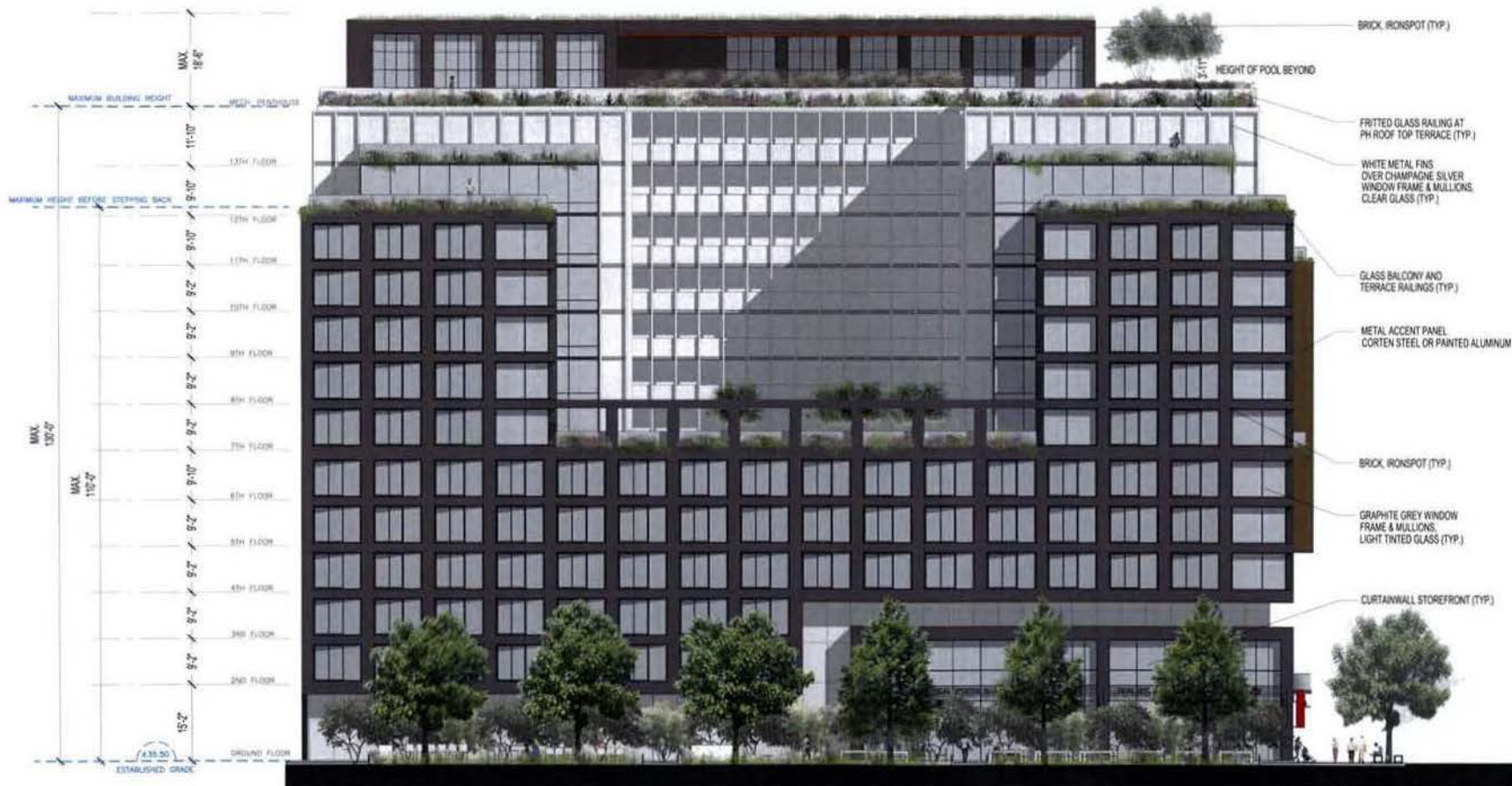
CITY OF WASHINGTON DC

12TH FLOOR PLAN

Project No: 1406
Scale: 1" = 30'
Date: JULY 25, 2014
Drawn by: HPA

Drawing No:

A308



N STREET SE

ISSUED FOR REZONING JULY 25, 2014
Change Date

THE JBG COMPANIES
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MARYLAND 20815
TEL 240 333 3600
www.jbg.com

ERIC COLBERT & ASSOCIATES PC
717 5TH STREET N.W.
WASHINGTON DC 20001
TEL 202 289 6800 FAX 202 289 6810
info@eca-pc.com
www.eca-pc.com

HARIRI PONTARINI
602 King Street West
Toronto, Canada M5V 1M6
TEL 416 929 4901 FAX 416 929 8924
info@hph-arch.com
www.hariripontarini.com

FUTURE GREEN STUDIO
CAMBRIDGE DESIGN + URBAN EXPLORE
18 BAY STREET
BROOKLYN, NY 11231
TEL 718 855 8995 FAX 718 228 7004
info@futuregreenstudio.com
www.futuregreenstudio.com

MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

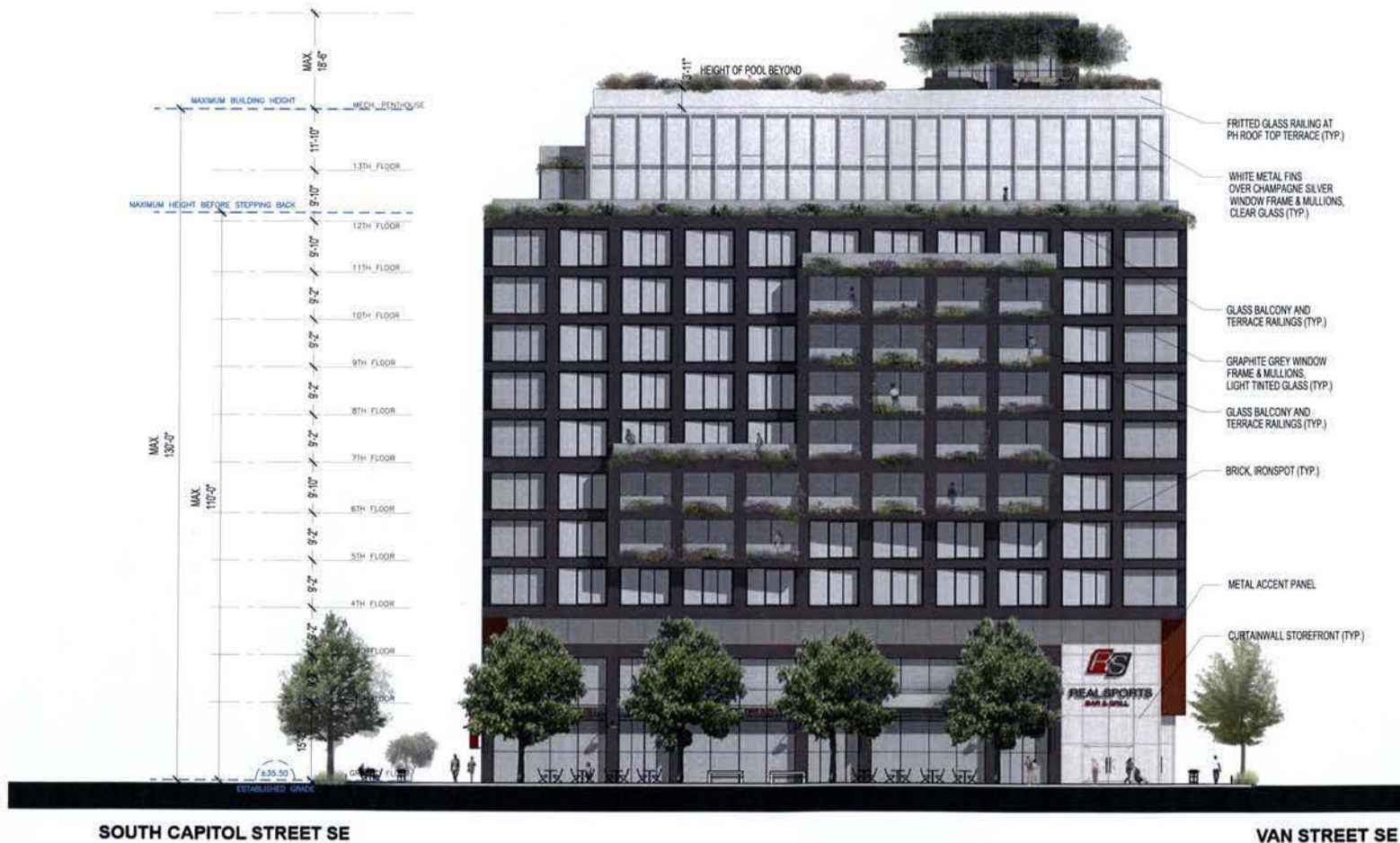
CITY OF WASHINGTON DC

WEST BUILDING ELEVATION
(SOUTH CAPITOL ST. SE)

Project No. 1406
Scale 3/16" = 1'-0"
Date JULY 25, 2014
Drawn by: HPA

Drawing No:

A401



ISSUED FOR REZONING JULY 25, 2014
 Change Date

THE JBG COMPANIES
 4445 WILLARD AVENUE, SUITE 400
 CHEVY CHASE, MARYLAND 20815
 TEL 240 333 3600
 www.jbg.com

ERIC COLBERT & ASSOCIATES PC
 717 5TH STREET N.W.
 WASHINGTON DC 20001
 TEL 202 289 6800 FAX 202 289 6810
 info@eca-pc.com
 www.eca-pc.com

HARIRI PONTARINI
 ARCHITECTS
 603 King Street West
 Toronto, Canada M5V 1M6
 TEL 416 929 4901 FAX 416 929 8924
 info@hp-arch.com
 www.hariripontarini.com

FUTURE GREEN STUDIO
 LANDSCAPE DESIGN + URBAN ECOLOGY
 18 BAY STREET
 BROOKLYN, NY 11231
 TEL 718 855 8995 FAX 718 228 7004
 info@futuregreenstudio.com
 www.futuregreenstudio.com

MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

SOUTH BUILDING ELEVATION
(N STREET)

Project No: 1406
 Scale: 3/64" = 1'-0"
 Date: JULY 25, 2014
 Drawn by: NPA

Drawing No:

A402



ISSUED FOR REZONING JULY 25, 2014

Change Date

The JBG COMPANIES
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MARYLAND 20815
TEL 240 333 3600
www.jbg.com

ERIC COLBERT & ASSOCIATES PC
717 5TH STREET N.W.
WASHINGTON DC 20001
TEL 202 289 6800 FAX 202 289 6810
info@eca-pc.com
www.eca-pc.com

HARIRI PONTARINI
602 King Street West
Toronto, Canada M5V 1M6
TEL 416 929 4901 FAX 416 929 8924
info@hpr-arch.com
www.hariripontarini.com

FUTURE GREEN STUDIO
LANDSCAPE DESIGN • URBAN ECOLOGY
18 BAY STREET
BROOKLYN, NY 11231
TEL 718 855 8295 FAX 718 228 7004
info@futuregreenstudio.com
www.futuregreenstudio.com

MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

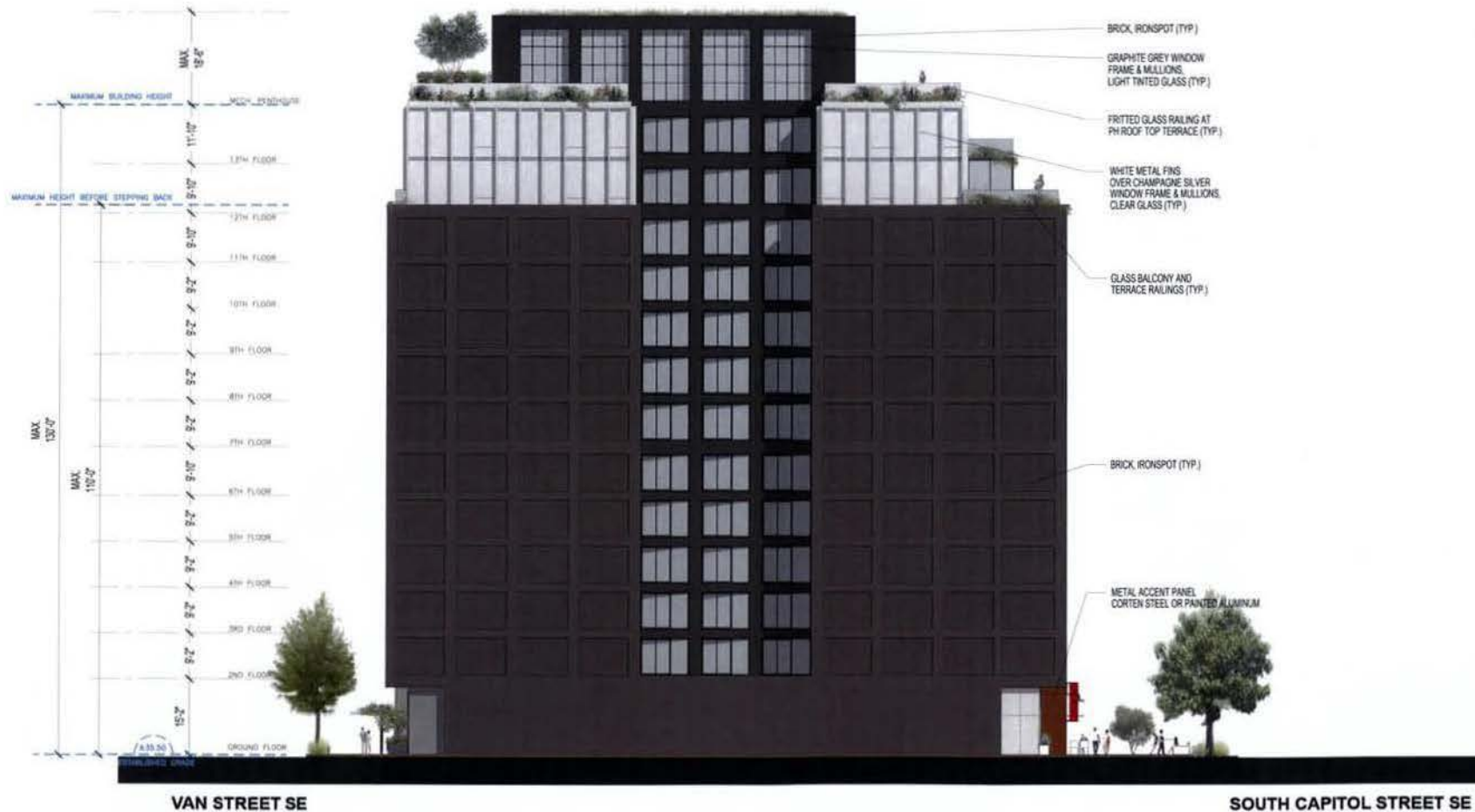
CITY OF WASHINGTON DC

EAST BUILDING ELEVATION
(VAN ST.)

Project No. 1406
Scale 3/8" = 1'-0"
Date JULY 25, 2014
Drawn By: HPA

Drawing No.

A403



ISSUED FOR REZONING JULY 25, 2014

Change: Date:



THE JBG COMPANIES
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MARYLAND 20815
TEL 240 333 3600
www.jbg.com

ERIC COLBERT & ASSOCIATES PC
717 5TH STREET N.W.
WASHINGTON DC 20001
TEL 202 289 6800 FAX 202 289 6810
info@eca-pc.com
www.eca-pc.com

HARIRI PONTARINI
ARCHITECTS
602 King Street West
Toronto, Canada M5V 1M6
TEL 416 929 4901 FAX 416 929 8924
info@harp-arch.com
www.hariripontarini.com

FUTURE GREEN STUDIO
LANDSCAPE DESIGN + URBAN ECOLOGY
18 BAY STREET
BROOKLYN, NY 11231
TEL 718 855 8995 FAX 718 228 7004
info@futuregreenstudio.com
www.futuregreenstudio.com

MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

NORTH BUILDING ELEVATION

Project No: 1406
Scale: 3/8" = 1'-0"
Date: JULY 25, 2014
Drawn by: HPA

Drawing No:

A404



ISSUED FOR REZONING JULY 25, 2014

Change Date



THE JBG COMPANIES

4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MARYLAND 20815
TEL 240 333 3600
www.jbg.com

ERIC COIBERT & ASSOCIATES PC

217 5TH STREET N.W.
WASHINGTON DC 20001
TEL 202 289 6800 FAX 202 289 6810
info@eca-pc.com
www.eca-pc.com

HARIRI PONTARINI

603 King Street West
Toronto, Canada M5V 1M6
TEL 416 939 4901 FAX 416 939 8924
info@hp-arch.com
www.hariripontarini.com

FUTURE GREEN STUDIO

LANDSCAPE DESIGN + URBAN EXPLORATION
18 BAY STREET
BROOKLYN, NY 11231
TEL 718 855 8995 FAX 718 228 7004
info@futuregreenstudio.com
www.futuregreenstudio.com

MIXED USE DEVELOPMENT

1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

RENDERING
NORTHWEST VIEW

Project No: M05
Scale: NTS
Date: JULY 25, 2014
Drawn By: HPA

Drawing No:

A405



NEIGHBORING BUILDINGS
(SHOWN AS TRANSPARENT)

ISSUED FOR REZONING JULY 29, 2014

Change Date



THE JBG COMPANIES
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MARYLAND 20815
TEL 240 333 3500
www.jbg.com

ERIC COLBERT & ASSOCIATES PC
717 5TH STREET N.W.
WASHINGTON DC 20001
TEL 202 269 6800 FAX 202 269 6810
info@eca-pc.com
www.eca-pc.com

HARIRI PONTARINI
ARCHITECTS
602 King Street West
Toronto, Canada M5V 1M6
TEL 416 929 4901 FAX 416 929 8924
info@hp-arch.com
www.hariripontarini.com

FUTURE GREEN STUDIO
LANDSCAPE DESIGN - URBAN ECOLOGY
18 BAY STREET
BROOKLYN, NY 11231
TEL 718 895 8995 FAX 718 229 7004
info@futuregreenstudio.com
www.futuregreenstudio.com

MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

RENDERING
WEST VIEW
FROM CENTER FIELD GATE

Project No.: 1408
Scale: NTS
Date: JULY 29, 2014
Drawn by: HPA

Drawing No:

A406



ISSUED FOR REZONING JULY 26, 2014
Change Date


THE JBG COMPANIES
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MARYLAND 20815
TEL 240 333 3600
www.jbg.com

ERIC COLBERT & ASSOCIATES PC
717 5TH STREET N.W.
WASHINGTON DC 20001
TEL 202 289 6800 FAX 202 289 6810
info@eca-pc.com
www.eca-pc.com

HARIRI PONTARINI

603 King Street West
Toronto, Canada M5V 1M6
TEL 416 929 4901 FAX 416 929 8924
info@hp-arch.com
www.hariripontarini.com

FUTURE GREEN STUDIO
LANDSCAPE DESIGN • URBAN ECOLOGY
18 BAY STREET
BROOKLYN, NY 11231
TEL 718 855 8995 FAX 718 228 7004
info@futuregreenstudio.com
www.futuregreenstudio.com

MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

RENDERING
NORTH STREET VIEW

Project No. 1406
Scale NTS
Date JULY 26, 2014
Drawn by: HPA

Drawing No.

A407



ISSUED FOR REZONING	JULY 25, 2014
Change	Date


THE JBG COMPANIES
 4445 WILLARD AVENUE, SUITE 400
 CHEVY CHASE, MARYLAND 20815
 TEL 240 333 3600
 www.jbg.com

ERIC COLBERT & ASSOCIATES PC
 717 5TH STREET N.W.
 WASHINGTON DC 20001
 TEL 202 289 6800 FAX 202 289 6810
 info@eca-pc.com
 www.eca-pc.com

HARIRI PONTARINI
 ARCHITECTS
 602 King Street West
 Toronto, Canada M5V 1M6
 TEL 416 929 4901 FAX 416 929 8924
 info@harp-arch.com
 www.hariripontarini.com

FUTURE GREEN STUDIO
 18 BAY STREET
 BROOKLYN, NY 11231
 TEL 718 855 8995 FAX 718 228 7004
 info@futuregreenstudio.com
 www.futuregreenstudio.com

MIXED USE DEVELOPMENT
 1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

RENDERING
 NORTHWEST STREET VIEW

Project No: 1406
 Scale: NTS
 Date: JULY 25, 2014
 Drawn by: NPA

Drawing No:

A408



ISSUED FOR REZONING JULY 25, 2014
Change Date


THE JBG COMPANIES
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MARYLAND 20815
TEL 240 333 3600
www.jbg.com

ERIC COLBERT & ASSOCIATES PC
717 5TH STREET N.W.
WASHINGTON DC 20001
TEL 202 289 6800 FAX 202 289 6810
info@eca-pc.com
www.eca-pc.com

HARIRI PONTARINI
602 King Street West
Toronto, Canada M5V 1M6
TEL 416 929 4901 FAX 416 929 8924
info@hpi-arch.com
www.hariripontarini.com

FUTURE GREEN STUDIO
LANDSCAPE ARCHITECTS
18 BAY STREET
BROOKLYN, NY 11231
TEL 718 855 8995 FAX 718 228 7004
info@futuregreenstudio.com
www.futuregreenstudio.com

MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

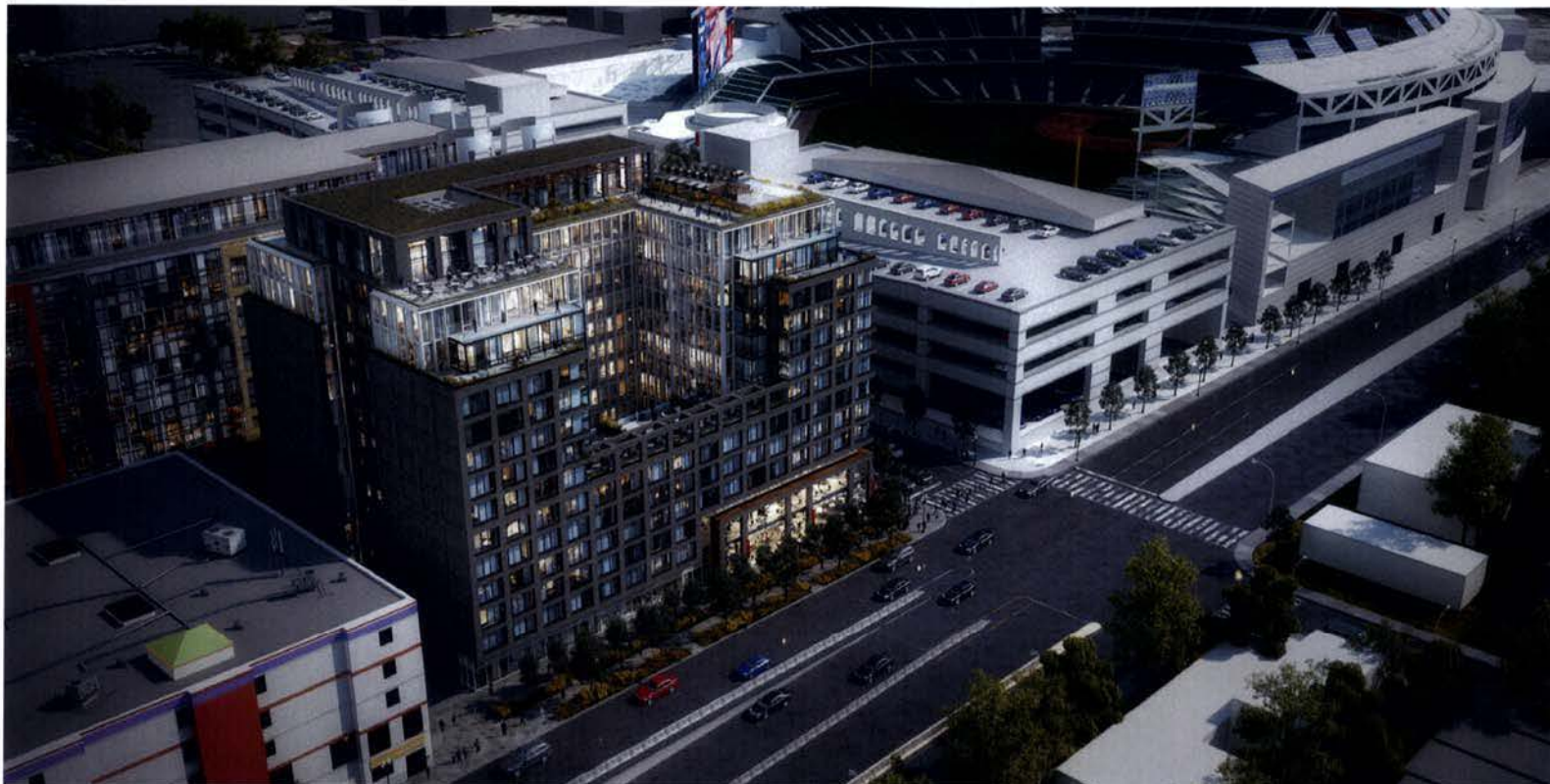
CITY OF WASHINGTON DC

RENDERING
NORTHEAST
BIRD'S EYE VIEW

Project No. 1406
Scale: RTG
Date: JULY 28, 2014
Drawn by: HPA

Drawing No.

A411



ISSUED FOR REZONING

JULY 25, 2014

Change

Date



THE JBG COMPANIES
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MARYLAND 20815
TEL 240 333 3600
www.jbg.com

ERIC COLBERT & ASSOCIATES PC

717 5TH STREET N.W.
WASHINGTON DC 20001
TEL 202 289 6800 FAX 202 289 6810
info@eca-pc.com
www.eca-pc.com

HARIRI PONTARINI

ARCHITECTS
602 King Street West
Toronto, Canada M5V 1M6
TEL 416 929 4901 FAX 416 929 8924
info@hp-arch.com
www.hariripontarini.com

FUTURE GREEN STUDIO

LANDSCAPE DESIGN + URBAN ECOLOGY
18 BAY STREET
BROOKLYN, NY 11231
TEL 718 855 8995 FAX 718 228 7004
info@futuregreenstudio.com
www.futuregreenstudio.com

MIXED USE DEVELOPMENT

1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

**RENDERING
SOUTHEAST
BIRD'S EYE VIEW**

Project No: 1406
Scale: NTS
Date: JULY 25, 2014
Drawn by: HPA

Drawing No:

A412



EXTERIOR MATERIALS

Metal Fins (upper levels): Cloud White



Window Frame/Mullions: Graphite Gray

Baker Transport



Restaurant Storefronts:
Operable Overhead Doors/Window Walls



Hariri Pontarini Architects



Scenario: Reveal Accent Option 2: Metal Panel

ISSUED FOR REZONING	JULY 25, 2014
Change	Date

THE JBG COMPANIES
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MARYLAND 20815
TEL 240 333 3600
www.jbg.com

ERIC COLBERT & ASSOCIATES PC
717 5TH STREET N.W.
WASHINGTON DC 20001
TEL 202 289 6800 FAX 202 289 6810
info@eca-pc.com
www.eca-pc.com

HARIRI PONTARINI

60a King Street West
Toronto, Canada M5V 1K6
TEL 416 929 4901 FAX 416 929 8921
info@hp-arch.com
www.hariripontarini.com

FUTURE GREEN STUDIO
LANDSCAPE ARCHITECT - URBAN ECOLOGY
18 BAY STREET
BROOKLYN, NY 11231
TEL 718 855 8995 FAX 718 228 7004
info@futuregreenstudio.com
www.futuregreenstudio.com

MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

MATERIAL BOARD

Project No.: 1406
Scale: NTS
Date: JULY 25, 2014
Drawn by: RPA

Drawing Title:

A413



ERIC COLBERT & ASSOCIATES PC
717 5TH STREET N.W.
WASHINGTON DC 20001
TEL 202 289 6800 FAX 202 289 6810
info@eca-pc.com
www.eca-pc.com

HARIRI PONTARINI
ARCHITECTS
602 King Street West
Toronto, Canada M5V 1M6
TEL 416 929 4901 FAX 416 929 8924
info@hp-arch.com
www.hariripontarini.com

FUTURE GREEN STUDIO
LANDSCAPE DESIGN + URBAN ECOLOGY
18 BAY STREET
BROOKLYN, NY 11231
TEL 718 855 8895 FAX 718 228 7004
info@futuregreenstudio.com
www.futuregreenstudio.com

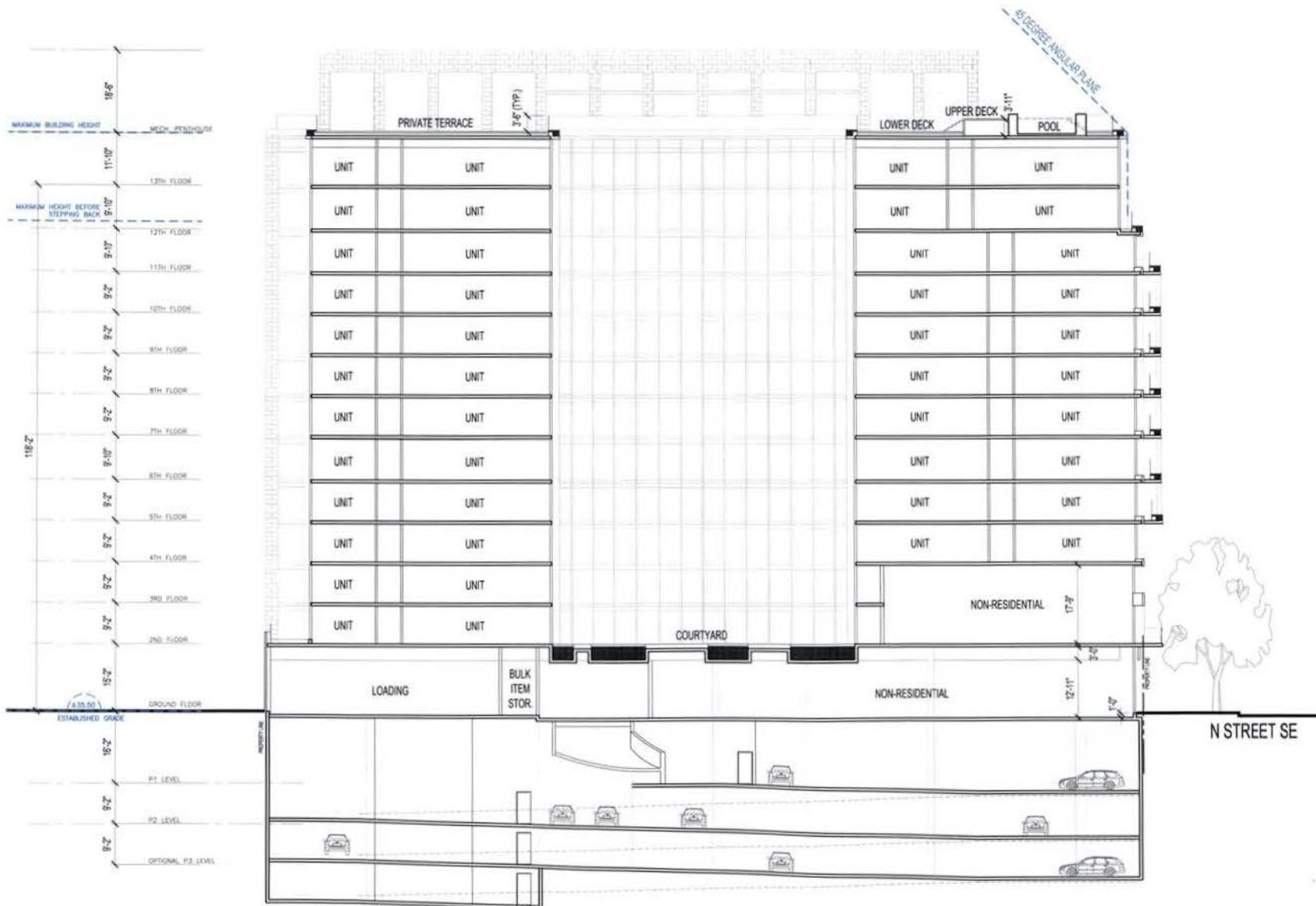
MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

BUILDING SECTION AA

Project No.	1406
Scale	3/64" = 1'-0"
Date	JULY 25, 2014
Drawn by	HPA

Drawing No.



ISSUED FOR REZONING JULY 25, 2014
Change Date

THE JBG COMPANIES
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MARYLAND 20815
TEL 240 333 3600
www.jbg.com

ERIC COLBERT & ASSOCIATES PC
717 5TH STREET N.W.
WASHINGTON DC 20001
TEL 202 289 6800 FAX 202 289 6810
info@eca-pc.com
www.eca-pc.com

HARIRI PONTARINI

602 King Street West
Toronto, Canada M5V 1M6
TEL 416 929 4901 FAX 416 929 8924
info@hpr-arch.com
www.hariripontarini.com

FUTURE GREEN STUDIO
LANDSCAPE DESIGN • URBAN ECOLOGY
16 BAY STREET
BROOKLYN, NY 11231
TEL 718 855 8995 FAX 718 228 7004
info@futuregreenstudio.com
www.futuregreenstudio.com

MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

BUILDING SECTION BB

Project No.: 1406
Scale: 3/8" = 1'-0"
Date: JULY 25, 2014
Drawn by: HPA

Drawing No.:

A502



STREET TREE



PERGOLA AT OUTDOOR DINING ZONE



GREEN AWNING



TREES IN PLANTING STRIP



PAVING PATTERN



LIGHTING INTEGRATED INTO BENCHES



STEEL TREE GRATES

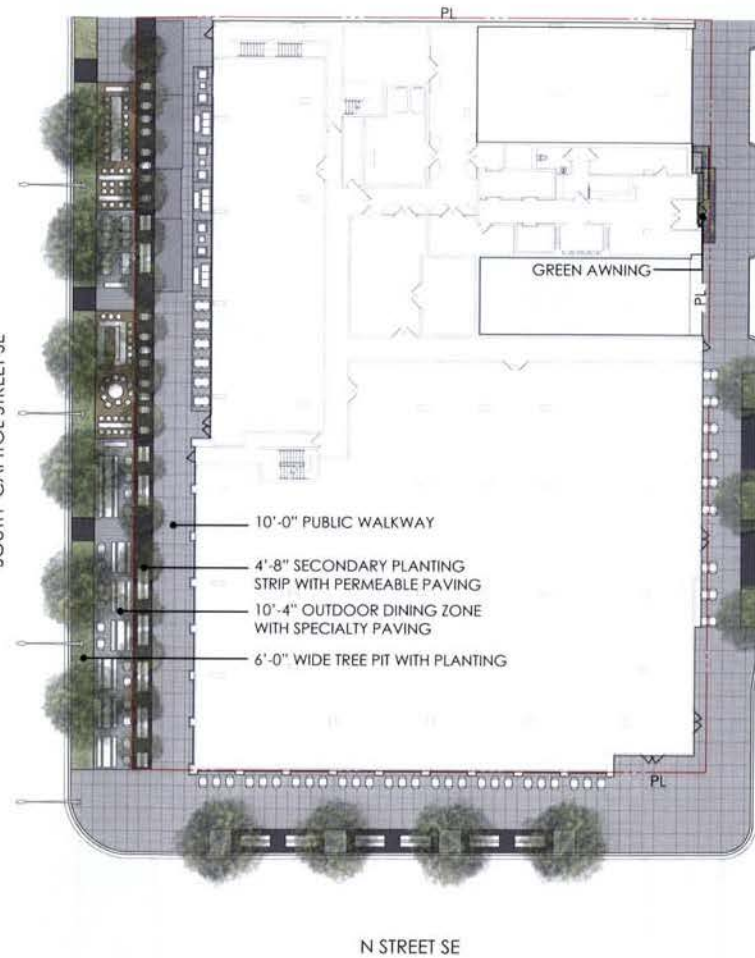


PERMEABLE PAVING AND STEEL TREE GRATES



TREES IN PERMEABLE COBBLE PAVING

SOUTH CAPITOL STREET SE



ISSUED FOR REZONING JULY 25, 2014
Change Date



PROJECT NORTH



THE JBG COMPANIES
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MARYLAND 20815
TEL 240 333 3600
www.jbg.com

ERIC COLBERT & ASSOCIATES PC
717 5TH STREET N.W.
WASHINGTON DC 20001
TEL 202 289 6800 FAX 202 289 6810
info@eca-pc.com
www.eca-pc.com

HARIRI PONTARINI

603 King Street West
Toronto, Canada M5V 1M6
TEL 416 929 4901 FAX 416 929 8924
info@hpy-arch.com
www.hariripontarini.com

FUTURE GREEN STUDIO
18 BAY STREET
BROOKLYN, NY 11231
TEL 718 855 8995 FAX 718 228 7004
info@futuregreenstudio.com
www.futuregreenstudio.com

MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

STREETSCAPE
PLAN

Project No.: 1406
Scale: 1/32" = 1'-0"
Date: JULY 25, 2014
Drawn by: FUTURE GREEN STUDIO

Drawing No.

STREET TREES



Pin Oak
Quercus palustris



Bald Cypress
Taxodium distichum

UNDERSTORY TREES



Staghorn Sumac
Rhus typhina



Smoketree
Cotinus coggygia
"Young Lady"

GRASSES AND PERENNIALS



Fountain Grass
Pennisetum alopecuroides



Switch Grass
Panicum virgatum
"Shenandoah"



Little Bluestem
Schizachyrium scoparium



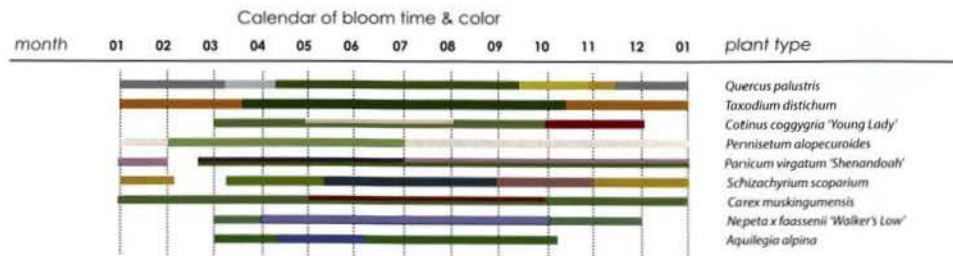
Palm Sedge
Carex muskingumensis



Catmint
Nepeta x faassenii
"Walker's Low"



Alpine Columbine
Aquilegia alpina



ISSUED FOR REZONING JULY 25, 2014
Change Date

THE JBG COMPANIES
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MARYLAND 20815
TEL 240 333 3600
www.jbg.com

ERIC COLBERT & ASSOCIATES PC
717 5TH STREET N.W.
WASHINGTON DC 20001
TEL 202 289 6800 FAX 202 289 6810
info@eca-pc.com
www.eca-pc.com

HARIRI PONTARINI

601 King Street West
Toronto, Canada M5V 1K6
TEL 416 929 4901 FAX 416 929 8924
info@hp-arch.com
www.hariripontarini.com

FUTURE GREEN STUDIO
LANDSCAPE DESIGN • URBAN ECOLOGY
18 BAY STREET
BROOKLYN, NY 11231
TEL 718 855 8995 FAX 718 228 7004
info@futuregreenstudio.com
www.futuregreenstudio.com

MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

STREETSCAPE PLANTING

Project No: 1406
Scale:
Date: JULY 25, 2014
Drawn by: FUTURE GREEN STUDIO

Drawing No:

L02



SOUTH CAPITOL STREET SE

A-A



N STREET SE

B-B



VAN STREET

C-C



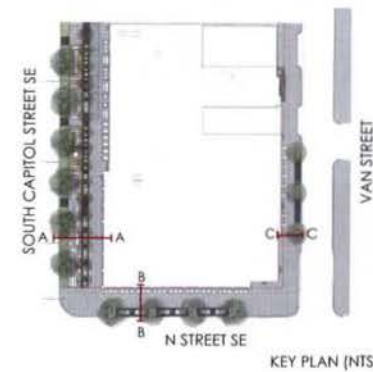
WOODEN BENCHES



TRASH BIN



BIKE RACKS



ISSUED FOR REZONING	JULY 25, 2014
Change	Date

THE JBG COMPANIES
 4445 WILLARD AVENUE, SUITE 400
 CHEVY CHASE, MARYLAND 20815
 TEL 240 333 3600
 www.jbg.com

ERIC COLBERT & ASSOCIATES PC
 717 5TH STREET N.W.
 WASHINGTON DC 20001
 TEL 202 289 6800 FAX 202 289 6810
 info@eca-pc.com
 www.eca-pc.com

HARIRI PONTARINI

602 King Street West
 Toronto, Canada M5V 1M6
 TEL 416 929 4901 FAX 416 929 8924
 info@hp-arch.com
 www.hariripontarini.com

FUTURE GREEN STUDIO
 LANDSCAPE DESIGN + URBAN ECOLOGY
 18 BAY STREET
 BROOKLYN, NY 11231
 TEL 718 855 8995 FAX 718 228 7004
 info@futuregreenstudio.com
 www.futuregreenstudio.com

MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

STREETSCAPE SECTION

Project No: 1406
 Scale: 3/32" = 1' 0"
 Date: JULY 25, 2014
 Drawn by: FUTURE GREEN STUDIO

Drawing No:



SPRING



FALL

ISSUED FOR REZONING JULY 25, 2014
Change Date



THE JBG COMPANIES
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MARYLAND 20815
TEL 240 333 3600
www.jbg.com

ERIC COLBERT & ASSOCIATES PC

717 5TH STREET N.W.
WASHINGTON DC 20001
TEL 202 289 6800 FAX 202 289 6810
info@eca-pc.com
www.eca-pc.com

HARIRI PONTARINI

602 King Street West
Toronto, Canada M5V 1K6
TEL 416 929 4901 FAX 416 929 8924
info@hp-arch.com
www.hariripontarini.com

FUTURE GREEN STUDIO
LANDSCAPE DESIGN + URBAN ECOLOGY
18 BAY STREET
BROOKLYN, NY 11231
TEL 718 855 8895 FAX 718 228 7004
info@futuregreenstudio.com
www.futuregreenstudio.com

MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

**AWNING SEASONAL
ELEVATION**

Project No: 1406
Scale:
Date: JULY 25, 2014
Drawn by: FUTURE GREEN STUDIO

Drawing No:

L04

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'



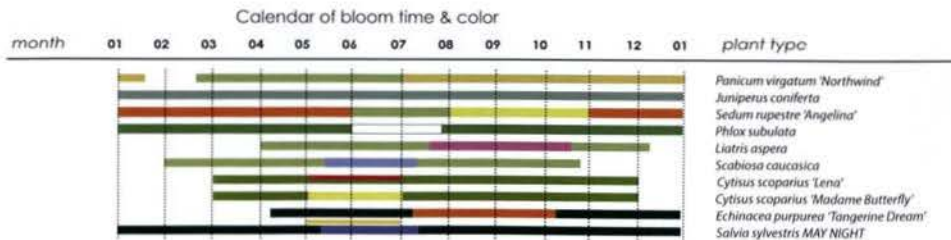
Pincushion Flower
Scabiosa caucasica



Common Broom
Cytisus scoparius
'Madame Butterfly'



Coneflower
Echinacea purpurea
'Tangerine Dream'



ISSUED FOR REZONING JULY 25, 2014
Change _____ Date _____



THE JBG COMPANIES
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MARYLAND 20815
TEL 202 333 3600
www.jbg.com

ERIC COLBERT & ASSOCIATES PC
717 5TH STREET N.W.
WASHINGTON DC 20001
TEL 202 289 6800 FAX 202 289 6810
info@eca-pc.com
www.eca-pc.com

HARIRI PONTARINI

603 King Street West
Toronto, Canada M5V 1M6
TEL 416 939 4901 FAX 416 939 8924
info@h-p-arch.com
www.hariripontarini.com

FUTURE GREEN STUDIO
LANDSCAPE DESIGN + URBAN ECOLOGY
18 BAY STREET
BROOKLYN, NY 11231
TEL 718 855 8995 FAX 718 228 7004
info@futuregreenstudio.com
www.futuregreenstudio.com

MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

AWNING PLANTING

Project No: 1406
Scale:
Date: JULY 25, 2014
Drawn by: FUTURE GREEN STUDIO

Drawing No:

L05



PLANTER WITH
BUILT-IN BENCH



VERTICAL PLANTING



PLANTING AT PARAPET



BOCCIE COURT



OVERHEAD TRELLIS



ROOFTOP DINING



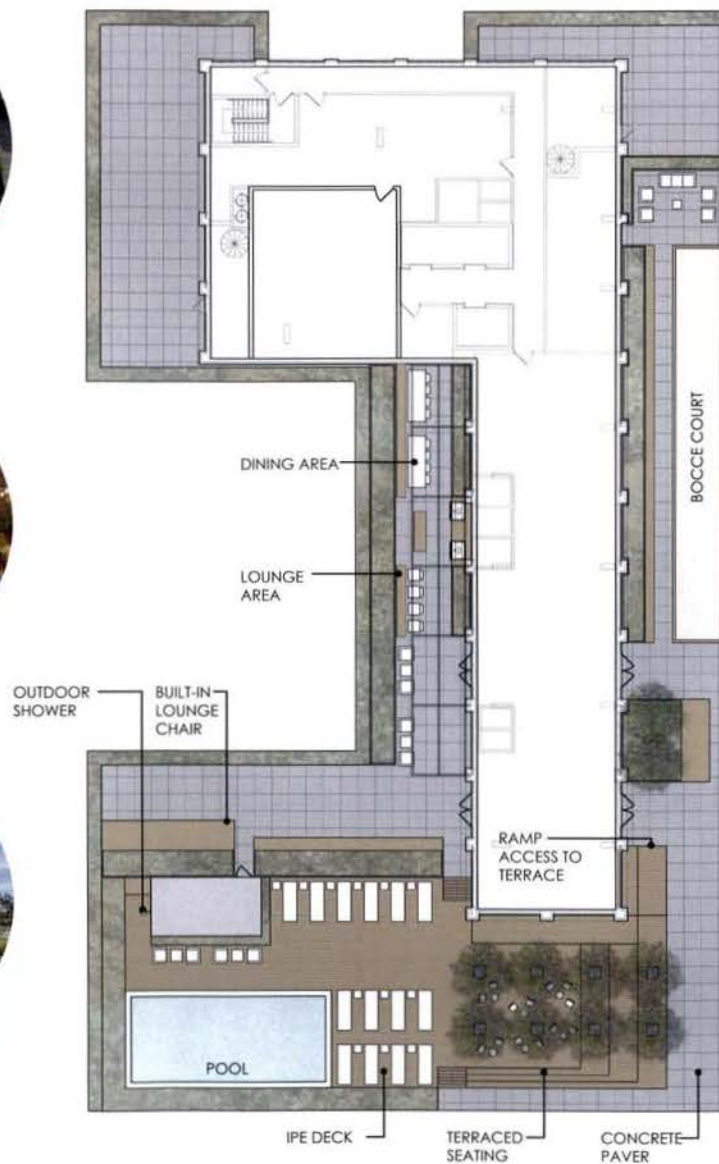
TERRACED SEATING



POOL



LOUNGE CHAIRS



ISSUED FOR REZONING JULY 25, 2014

Change Date



PROJECT NORTH

THE JBG COMPANIES
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MARYLAND 20815
TEL 240 333 3600
www.jbg.com

ERIC COLBERT & ASSOCIATES PC
717 5TH STREET N.W.
WASHINGTON DC 20001
TEL 202 289 6800 FAX 202 289 6810
info@eca-pc.com
www.eca-pc.com

HARIRI PONTARINI

602 King Street West
Toronto, Canada M5V 1K6
TEL 416 929 4901 FAX 416 929 8924
info@hp-arch.com
www.hariripontarini.com

FUTURE GREEN STUDIO
LANDSCAPE DESIGN + URBAN ECOLOGY
18 BAY STREET
BROOKLYN, NY 11231
TEL 718 855 8995 FAX 718 228 7004
info@futuregreenstudio.com
www.futuregreenstudio.com

MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

ROOFTOP PLAN

Project No: 1406
Scale: 3/32" = 1'-0"
Date: JULY 25, 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



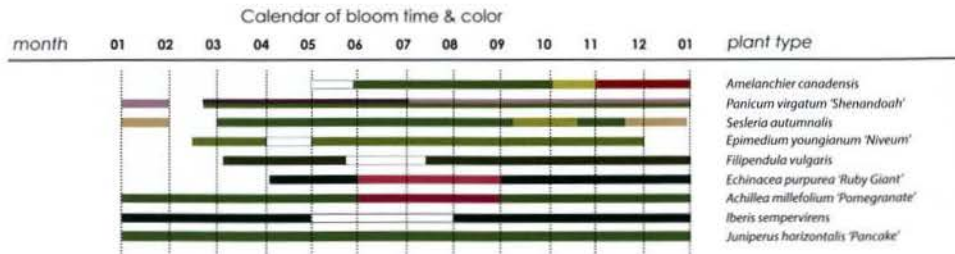
Bishop's hat
Epimedium x *youngianum*
'Niveum'



Yarrow
Achillea millefolium
'Pomegranate'



Creeping juniper
Juniperus horizontalis 'Pancake'



ISSUED FOR REZONING JULY 25, 2014
Change Date



THE JBG COMPANIES
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MARYLAND 20815
TEL 240 333 3600
www.jbg.com

ERIC COLBERT & ASSOCIATES PC
717 5TH STREET N.W.
WASHINGTON DC 20001
TEL 202 289 6800 FAX 202 289 6810
info@eca-pc.com
www.eca-pc.com

HARIRI PONTARINI

604 King Street West
Toronto, Canada M5V 1M6
TEL 416 929 4901 FAX 416 929 8924
info@hp-arch.com
www.hariripontarini.com

FUTURE GREEN STUDIO
LANDSCAPE DESIGN + URBAN ECOLOGY
18 BAY STREET
BROOKLYN, NY 11231
TEL 718 855 8995 FAX 718 228 7004
info@futuregreenstudio.com
www.futuregreenstudio.com

MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

Project No. 1406
Scale:
Date JULY 25, 2014
Drawn by: FUTURE GREEN STUDIO
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



ISSUED FOR REZONING JULY 25, 2014
Change _____ Date _____



PROJECT NORTH



THE JBG COMPANIES
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MARYLAND 20815
TEL 240 333 3600
www.jbg.com

ERIC COLBERT & ASSOCIATES PC
717 5TH STREET N.W.
WASHINGTON DC 20001
TEL 202 289 6800 FAX 202 289 6810
info@eca-pc.com
www.eca-pc.com

HARIRI PONTARINI

604 King Street West
Toronto, Canada M5V 1K6
TEL 416 929 4901 FAX 416 929 8924
info@hpy-arch.com
www.hariripontarini.com

FUTURE GREEN STUDIO
LANDSCAPE DESIGN + URBAN FOREST
18 BAY STREET
BROOKLYN, NY 11231
TEL 718 855 8995 FAX 718 228 7004
info@futuregreenstudio.com
www.futuregreenstudio.com

MIXED USE DEVELOPMENT

1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

**COURTYARD
PLAN**

Project No: 1406
Scale: 1/16" = 1'-0"
Date: JULY 25, 2014
Drawn by: FUTURE GREEN STUDIO

Drawing No:

L08



EXTENSIVE GREEN ROOF
ON BULKHEAD: 5132 SF



PARAPET PLANTING ON DECK :
1916 SF



PLANTERS WITH PERENNIALS, SHRUBS,
AND SMALL TREES ON DECK : 3539 SF



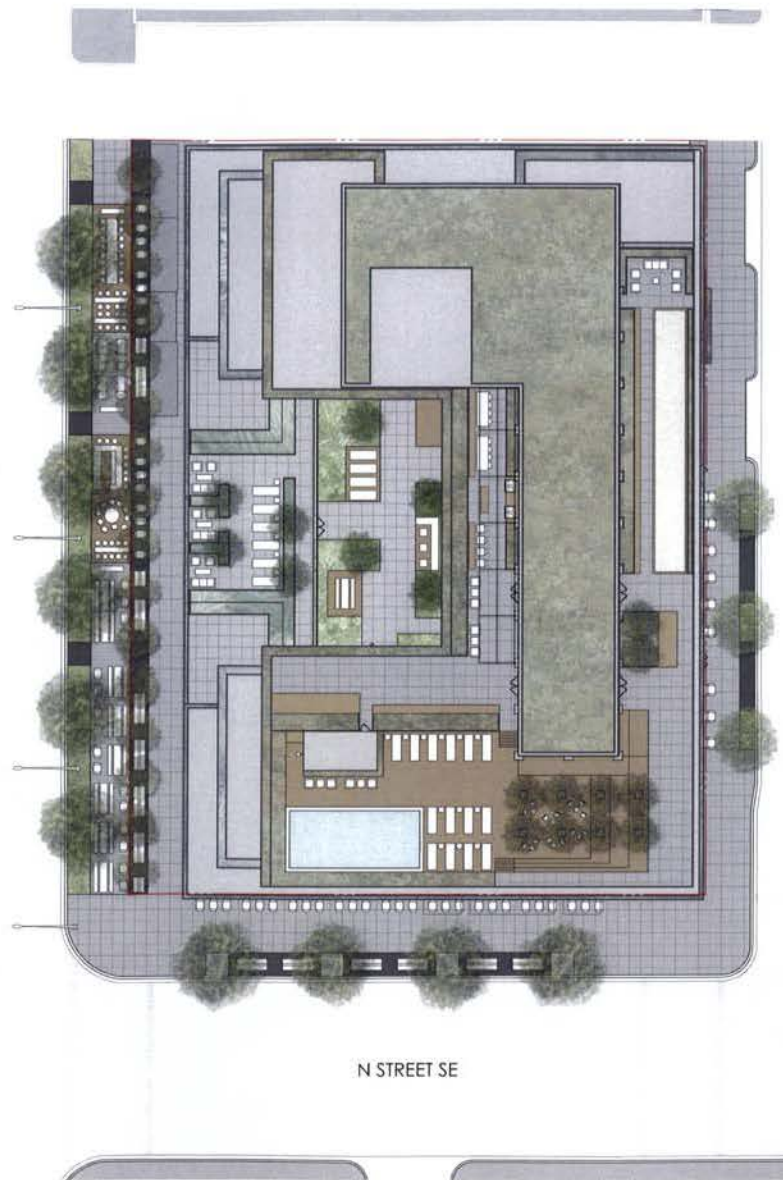
GREEN FACADE



PERMEABLE PAVING: 923 SF

TOTAL PLANTED AREA:
11,510 SF

SOUTH CAPITOL STREET SE



VAN STREET

N STREET SE

ISSUED FOR REZONING JULY 25, 2014

Change Date



PROJECT NORTH



THE JBG COMPANIES
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MARYLAND 20815
TEL 240 333 3600
www.jbg.com

ERIC COLBERT & ASSOCIATES PC
717 5TH STREET N.W.
WASHINGTON DC 20001
TEL 202 289 6800 FAX 202 289 6810
info@eca-pc.com
www.eca-pc.com

HARIRI PONTARINI

603 King Street West
Toronto, Canada M5V 1M6
TEL 416 929 4901 FAX 416 929 8924
info@hp-arch.com
www.hariripontarini.com

FUTURE GREEN STUDIO
LANDSCAPE DESIGN + URBAN ECOLOGY
18 BAY STREET
BROOKLYN, NY 11231
TEL 718 855 8995 FAX 718 228 7004
info@futuregreenstudio.com
www.futuregreenstudio.com

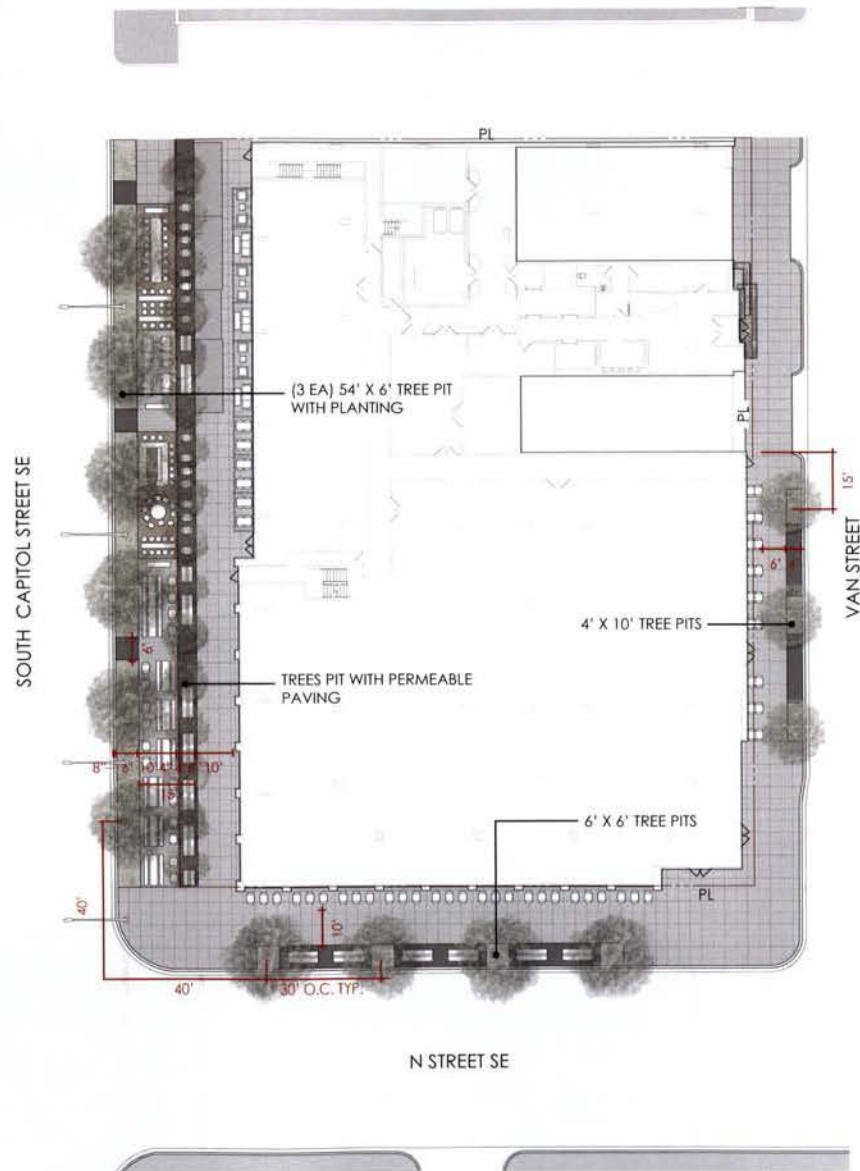
MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

Project No: 1406
Scale: 1/32" = 1'-0"
Date: JULY 25, 2014
Drawn by: FUTURE GREEN STUDIO

Drawing No:

L09



ISSUED FOR REZONING JULY 25, 2014
Change Date



THE JBG COMPANIES
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MARYLAND 20815
TEL 240 333 3600
www.jbg.com

ERIC COLBERT & ASSOCIATES PC
717 5TH STREET N.W.
WASHINGTON DC 20001
TEL 202 289 6800 FAX 202 289 6810
info@eca-pc.com
www.eca-pc.com

HARIRI PONTARINI
602 King Street West
Toronto, Canada M5V 1M6
TEL 416 929 4901 FAX 416 929 8924
info@harp-arch.com
www.hariripontarini.com

FUTURE GREEN STUDIO
LANDSCAPE DESIGN • URBAN ECOLOGY
18 BAY STREET
BROOKLYN, NY 11231
TEL 718 855 8995 FAX 718 228 7004
info@futuregreenstudio.com
www.futuregreenstudio.com

MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

CITY OF WASHINGTON DC

**STREETSCAPE
DIAGRAM**

Project No. 1406
Scale 1/32" = 1'-0"
Date JULY 25, 2014
Drawn by: FUTURE GREEN STUDIO

Drawing No.

L10