1900 HALF STREET

Square 666 Lot 15 / 1900 Half Street SW, Washington, DC

Owner / Developer
Douglas Development Corporation
702 H Street NW
Washington, DC 20001
202.638.6300

Architects & Planners
Antunovich Associates
2200 Clarendon Blvd, Suite 1150
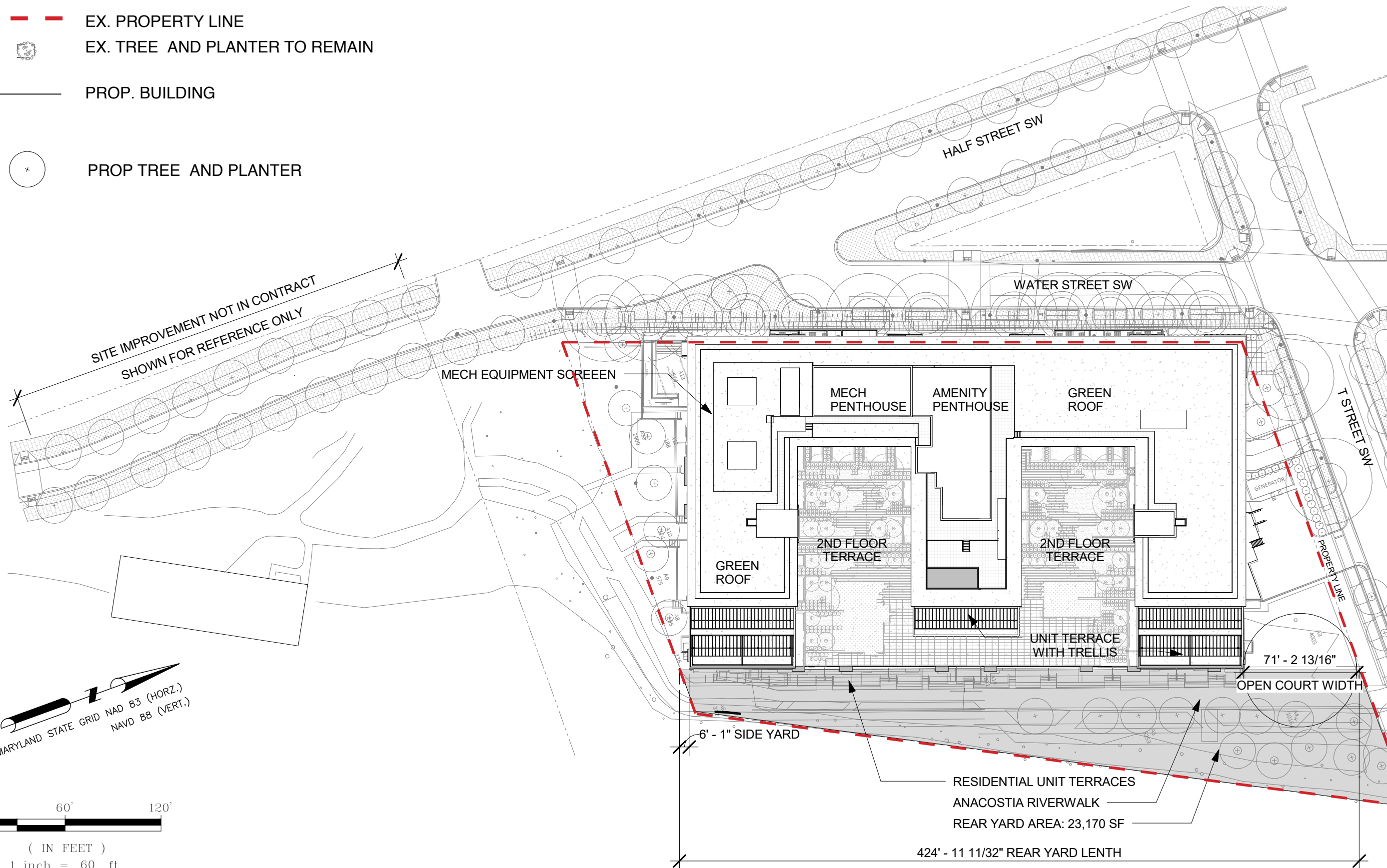Arlington, VA 22201
703.224.1126

Civil Engineers
Dewberry Consultants LLC
2101 Gaither Road, Suite 340
Rockville, MD 20850
301.337.2866

Landscape Architects
Lee and Associates Inc.
638 Eye Street NW
Washington, DC 20001
202.466.6666

LEGEND

- – – – – EX. PROPERTY LINE
- ⊡ EX. TREE AND PLANTER TO REMAIN
- — PROP. BUILDING
- ⊕ PROP TREE AND PLANTER

HALF STREET SW

WATER STREET SW

T STREET SW

SITE IMPROVEMENT NOT IN CONTRACT
SHOWN FOR REFERENCE ONLY

MECH EQUIPMENT SCREEEN

PROPERTY LINE

GENERATOR

MECH PENTHOUSE

AMENITY PENTHOUSE

GREEN ROOF

GREEN ROOF

2ND FLOOR TERRACE

2ND FLOOR TERRACE

UNIT TERRACE WITH TRELLIS

71' - 2 13/16"
OPEN COURT WIDTH

6' - 1" SIDE YARD

RESIDENTIAL UNIT TERRACES

ANACOSTIA RIVERWALK

REAR YARD AREA: 23,170 SF

424' - 11 11/32" REAR YARD LENTH

MARYLAND STATE GRID NAD 83 (HORZ.)
NAVD 88 (VERT.)

0   60'   120'
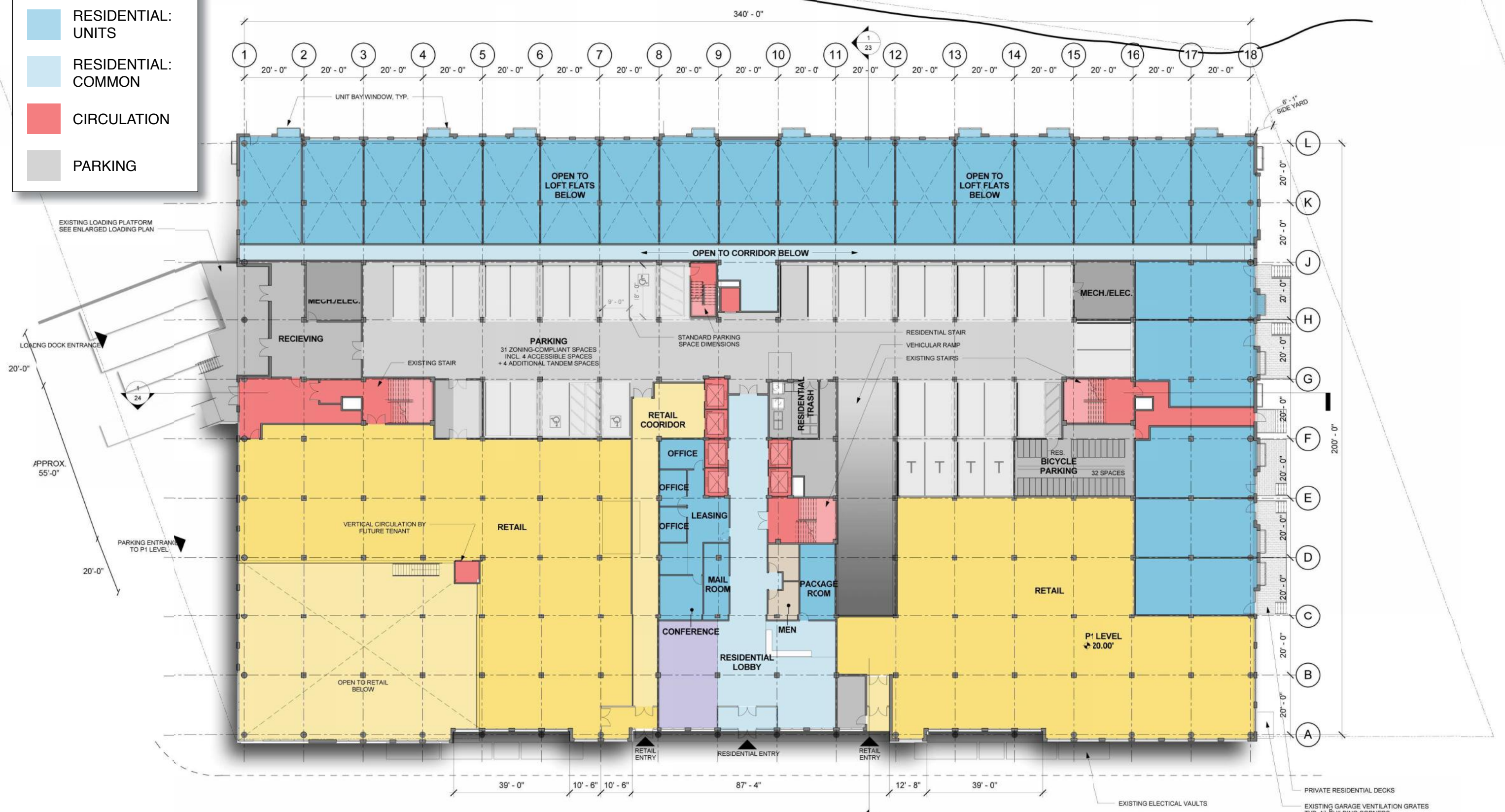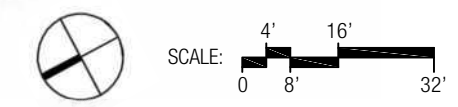
(IN FEET)
1 inch = 60 ft.

1900 HALF STREET

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Proposed Site Plan

June 08, 2016

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Legend:
- RETAIL
- RESIDENTIAL: UNITS
- RESIDENTIAL: COMMON
- CIRCULATION
- PARKING

340'- 0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

20'- 0" (typ. between grid lines)

6'- 1" SIDE YARD

EXISTING LOADING PLATFORM SEE ENLARGED LOADING PLAN

UNIT BAY WINDOW, TYP.

L K J H G F E D C B A

20'- 0" (typ.)

200'- 0"

OPEN TO LOFT FLATS BELOW

OPEN TO LOFT FLATS BELOW

OPEN TO CORRIDOR BELOW

LOADING DOCK ENTRANCE

MECH./ELEC.

MECH./ELEC.

RECIEVING

PARKING
31 ZONING-COMPLIANT SPACES
INCL. 4 ACCESSIBLE SPACES
+ 4 ADDITIONAL TANDEM SPACES

STANDARD PARKING SPACE DIMENSIONS

9'- 0"

RESIDENTIAL STAIR

VEHICULAR RAMP

EXISTING STAIRS

RESIDENTIAL TRASH

EXISTING STAIR

APPROX. 55'- 0"

RETAIL COORIDOR

OFFICE
OFFICE
OFFICE
LEASING

VERTICAL CIRCULATION BY FUTURE TENANT

RETAIL

RES. BICYCLE PARKING
32 SPACES

20'- 0"

PARKING ENTRANCE TO P1 LEVEL

MAIL ROOM

PACKAGE ROOM

RETAIL

CONFERENCE

MEN

RESIDENTIAL LOBBY

P1 LEVEL
♦ 20.00'

OPEN TO RETAIL BELOW

RETAIL ENTRY

RESIDENTIAL ENTRY

RETAIL ENTRY

PRIVATE RESIDENTIAL DECKS

EXISTING ELECTICAL VAULTS

EXISTING GARAGE VENTILATION GRATES TYP. AT BUILDING CORNERS

39'- 0" 10'- 6" 10'- 6" 87'- 4" 12'- 8" 39'- 0"

SCALE: 0 4' 8' 16' 32'

1900 HALF STREET

Ground Floor Plan
June 02, 2016

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Legend

- RETAIL
- RESIDENTIAL: UNITS
- RESIDENTIAL: COMMON
- CIRCULATION
- PARKING

RESIDENTIAL ENTRY

ELEVATED LOFT FLATS
14.00
14.00
ELEVATED LOFT FLATS
14.00

RESIDENTIAL CORRIDOR

EVACUATION ROUTE
EVACUATION ROUTE

STANDARD PARKING SPACE DIMENSIONS
9'-0"
8'-0"

DUAL-PORT ELECTRIC VEHICLE CHARGING STATIONS (11 TOTAL)

11.50

RETAIL LOBBY

RESIDENTIAL BICYCLE PARKING

12 RETAIL BICYCLE PARKING SPACES

178 SPACES (DOUBLE-STACKED)

RAMP UP TO T STREET ENTRANCE

PARKING ENTRANCE

RETAIL

RETAIL ENTRY

RETAIL ENTRY

PARKING
106 TOTAL PARKING SPACES
INCL. 3 ACCESSIBLE SPACES
+ 1 VAN-ACCESSIBLE SPACE
+11 ELECTRIC CHARGING SPACES

P1 LEVEL
1150'

344'-9"

20'-0" (×17, grid columns 1–18)

20'-0" (row grid L, K, J, H, G, F, E, D, C, B, A)

SCALE:
0 4' 8' 16' 32'

1900 HALF STREET

Floor P1 Plan
June 07, 2016

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LEGEND

- RETAIL
- RESIDENTIAL: COMMON
- CIRCULATION
- PARKING
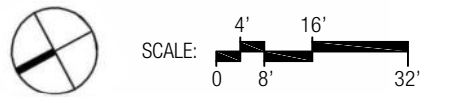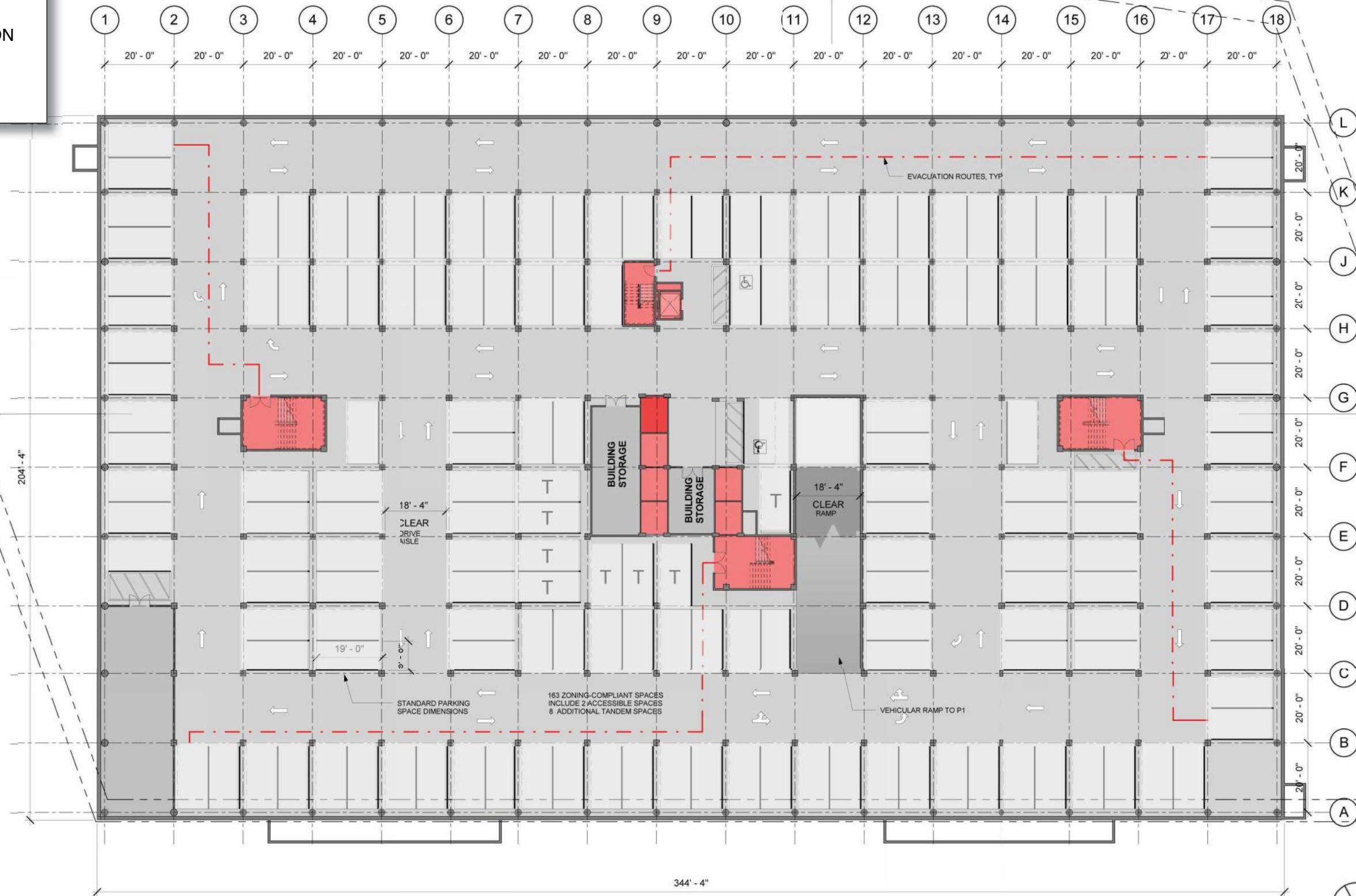
EVACUATION ROUTES, TYP

BUILDING STORAGE

BUILDING STORAGE

18' - 4" CLEAR RAMP

18' - 4" CLEAR DRIVE AISLE

19' - 0"

STANDARD PARKING SPACE DIMENSIONS

163 ZONING-COMPLIANT SPACES
INCLUDE 2 ACCESSIBLE SPACES
8 ADDITIONAL TANDEM SPACES

VEHICULAR RAMP TO P1

204' - 4"

344' - 4"

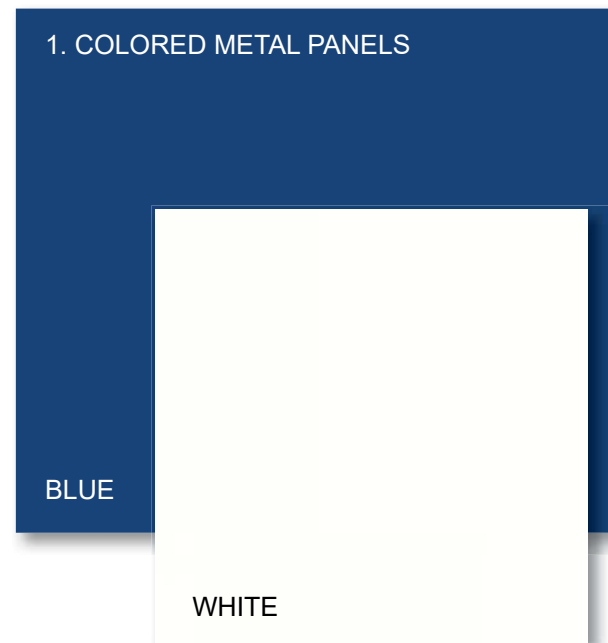SCALE: 0 4' 8' 16' 32'

1900 HALF STREET

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Floor P2 Plan

June 07, 2016
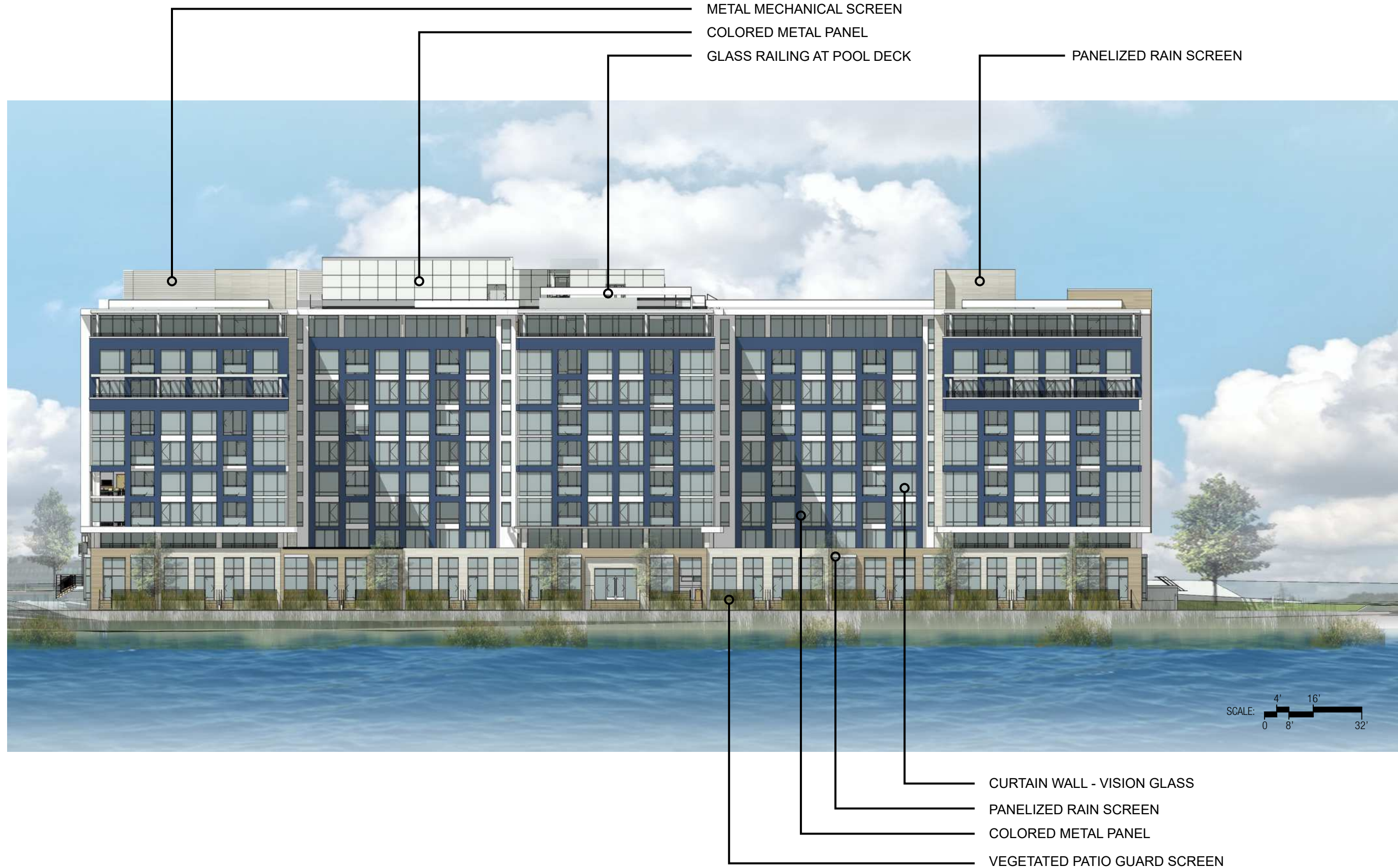
15

METAL MECHANICAL SCREEN

COLORED METAL PANEL

GLASS RAILING AT POOL DECK

PANELIZED RAIN SCREEN

CURTAIN WALL - VISION GLASS

PANELIZED RAIN SCREEN

COLORED METAL PANEL

VEGETATED PATIO GUARD SCREEN

SCALE:
4'   16'
0   8'   32'

1900 HALF STREET

East Elevation
June 02, 2016

1. COLORED METAL PANELS

BLUE

WHITE

2. METAL SPANDREL AND FRAME

DARK GRAY

LIGHT GRAY

3. CURTAIN WALL - VISION GLASS

5. VEGETATED PATIO GUARD SCREEN
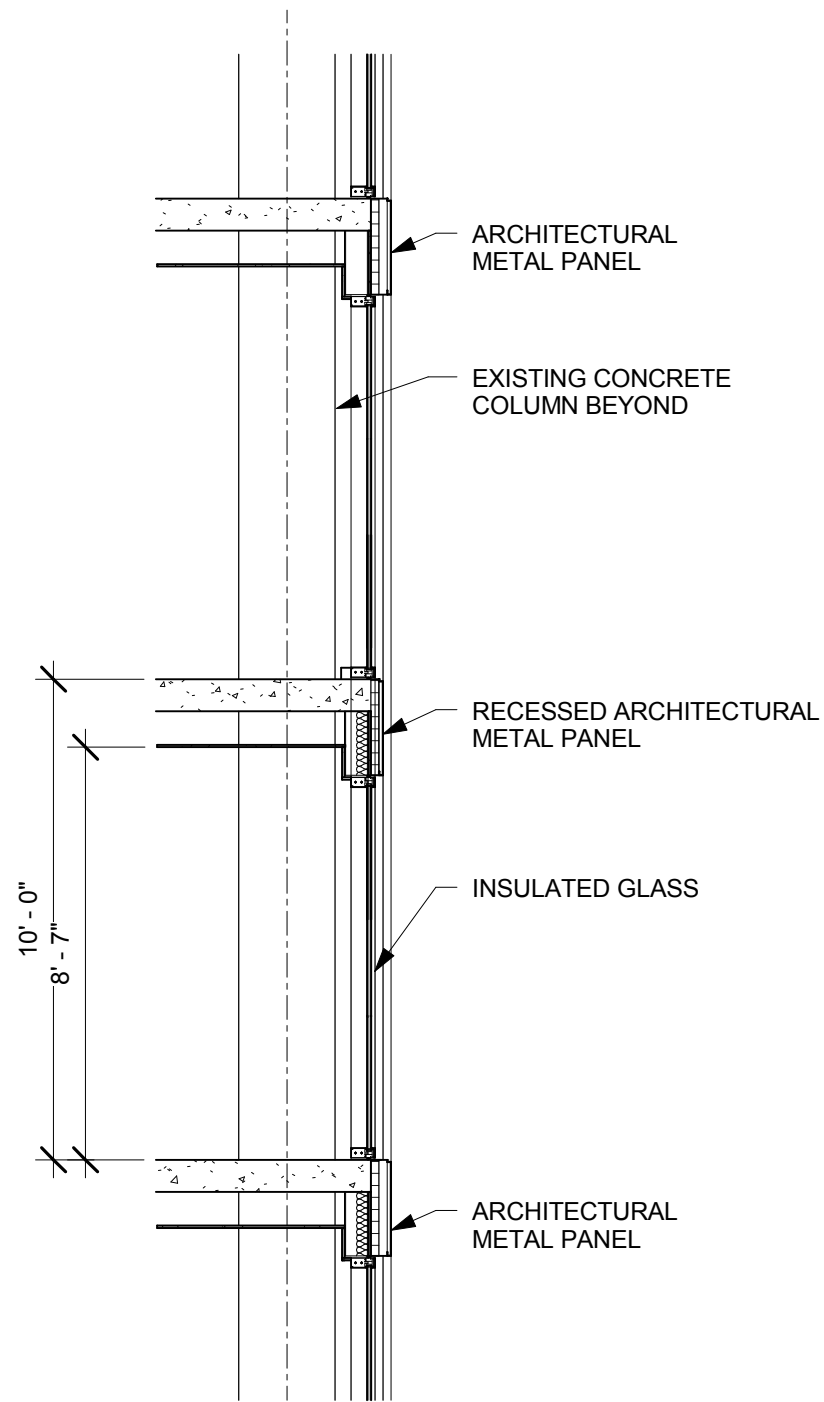
4. PANELIZED RAIN SCREEN
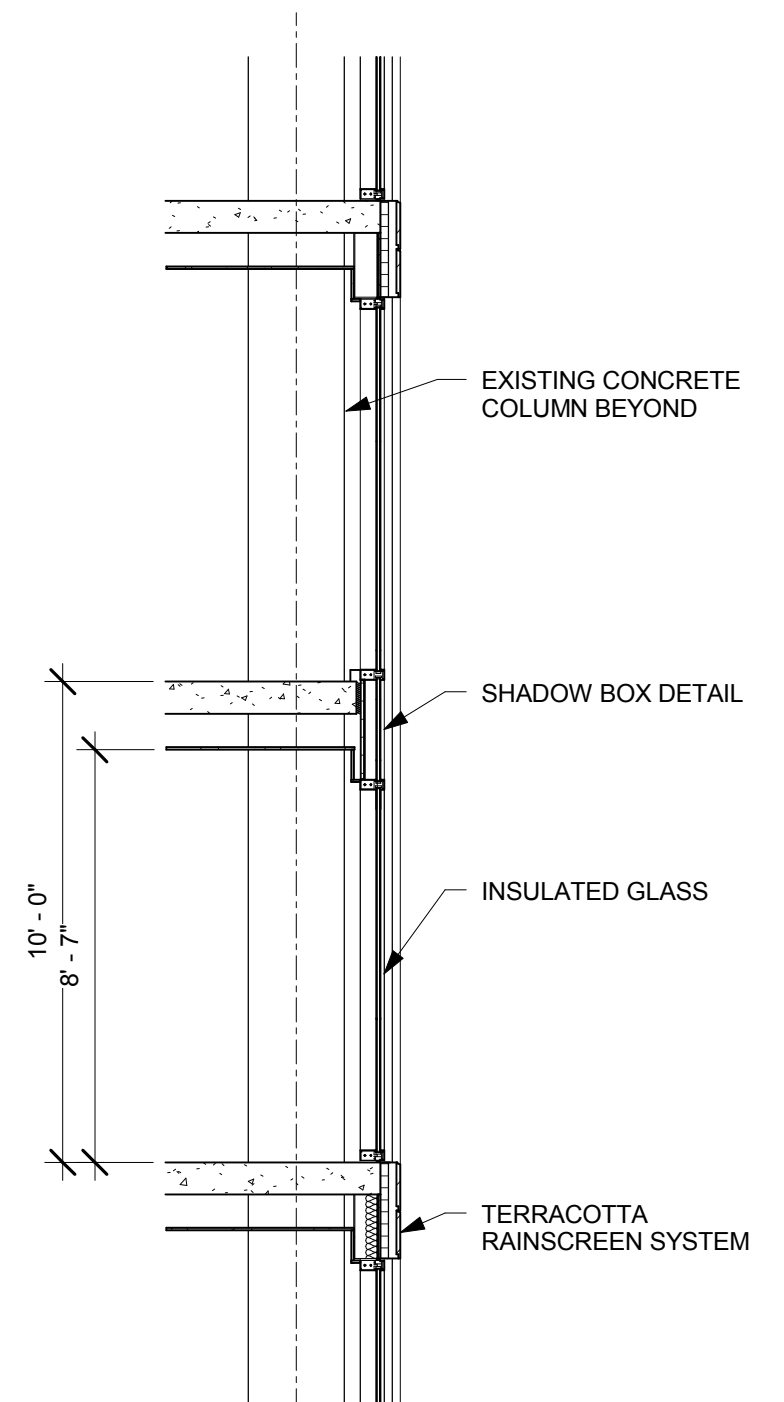
LIGHT

DARK

1900 HALF STREET

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Proposed Materials

June 08, 2016

WALL SECTION A:
THROUGH METAL PANEL FACADE

ARCHITECTURAL METAL PANEL

EXISTING CONCRETE COLUMN BEYOND

RECESSED ARCHITECTURAL METAL PANEL

INSULATED GLASS

ARCHITECTURAL METAL PANEL

10' - 0"
8' - 7"

WALL SECTION B:
THROUGH TERRACOTTA FACADE

EXISTING CONCRETE COLUMN BEYOND

SHADOW BOX DETAIL

INSULATED GLASS

TERRACOTTA RAINSCREEN SYSTEM

10' - 0"
8' - 7"

1900 HALF STREET

Wall Sections

1900 HALF STREET

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Overall View
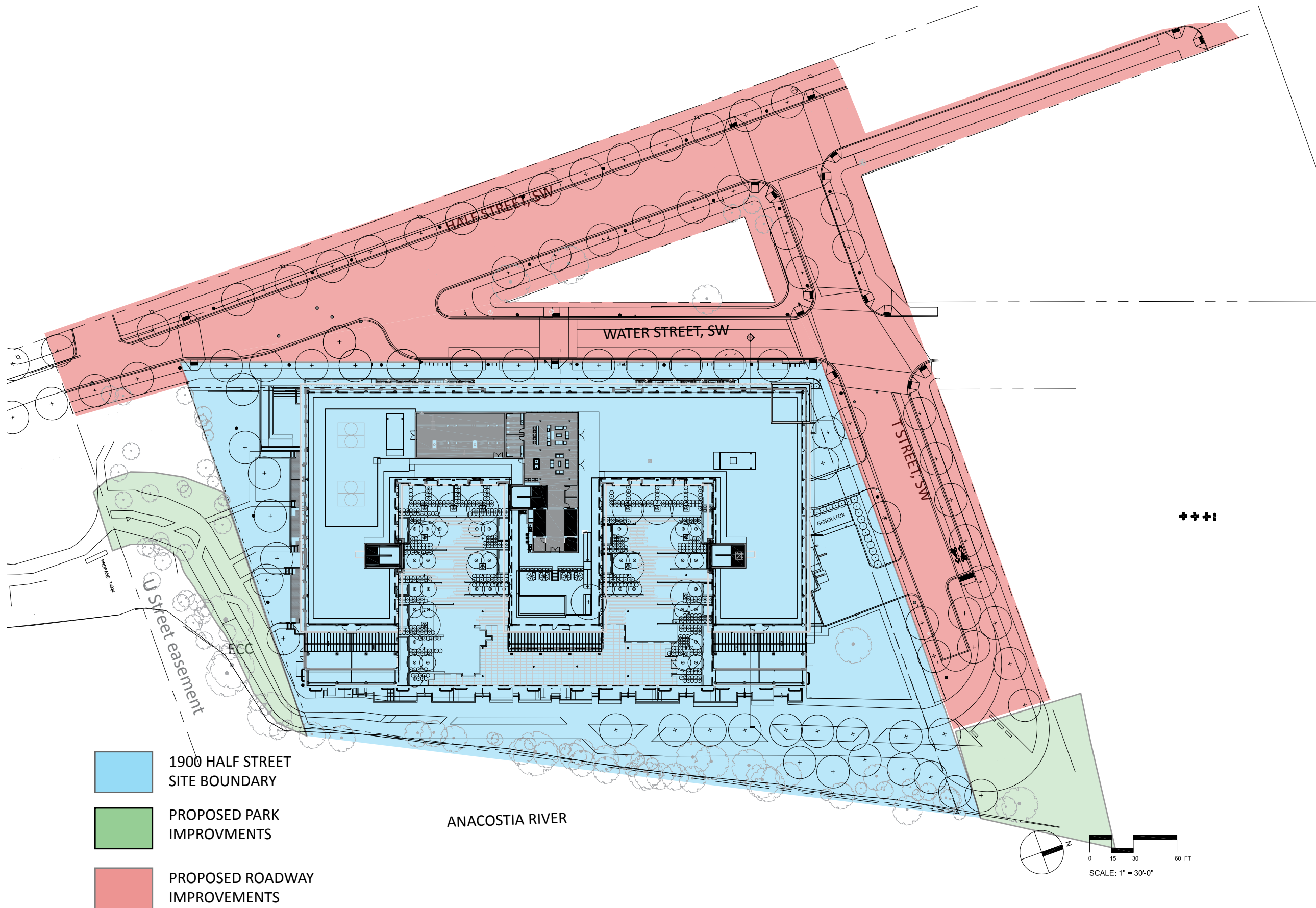
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1900 HALF STREET

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View from the Anacostia River
June 08, 2016

1900 HALF STREET

View from River Walk

June 02, 2016

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HALF STREET, SW

WATER STREET, SW

T STREET, SW

U Street easement

PROPANE TANK

ECC

GENERATOR

ANACOSTIA RIVER

1900 HALF STREET
SITE BOUNDARY

PROPOSED PARK
IMPROVMENTS

PROPOSED ROADWAY
IMPROVEMENTS

SCALE: 1" = 30'-0"

0   15   30   60 FT

N

1900 HALF STREET
DC Zoning Commission Review
Square 666 Lot 15 / 1900 Half Street SW, Washington, DC   ·   Douglas Development Corporation   ·   Antunovich Associates ©   ·   Lee and Associates Inc.

site plan | diagram
June 8, 2016

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LEGEND

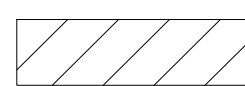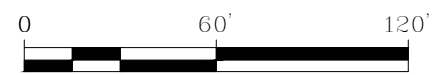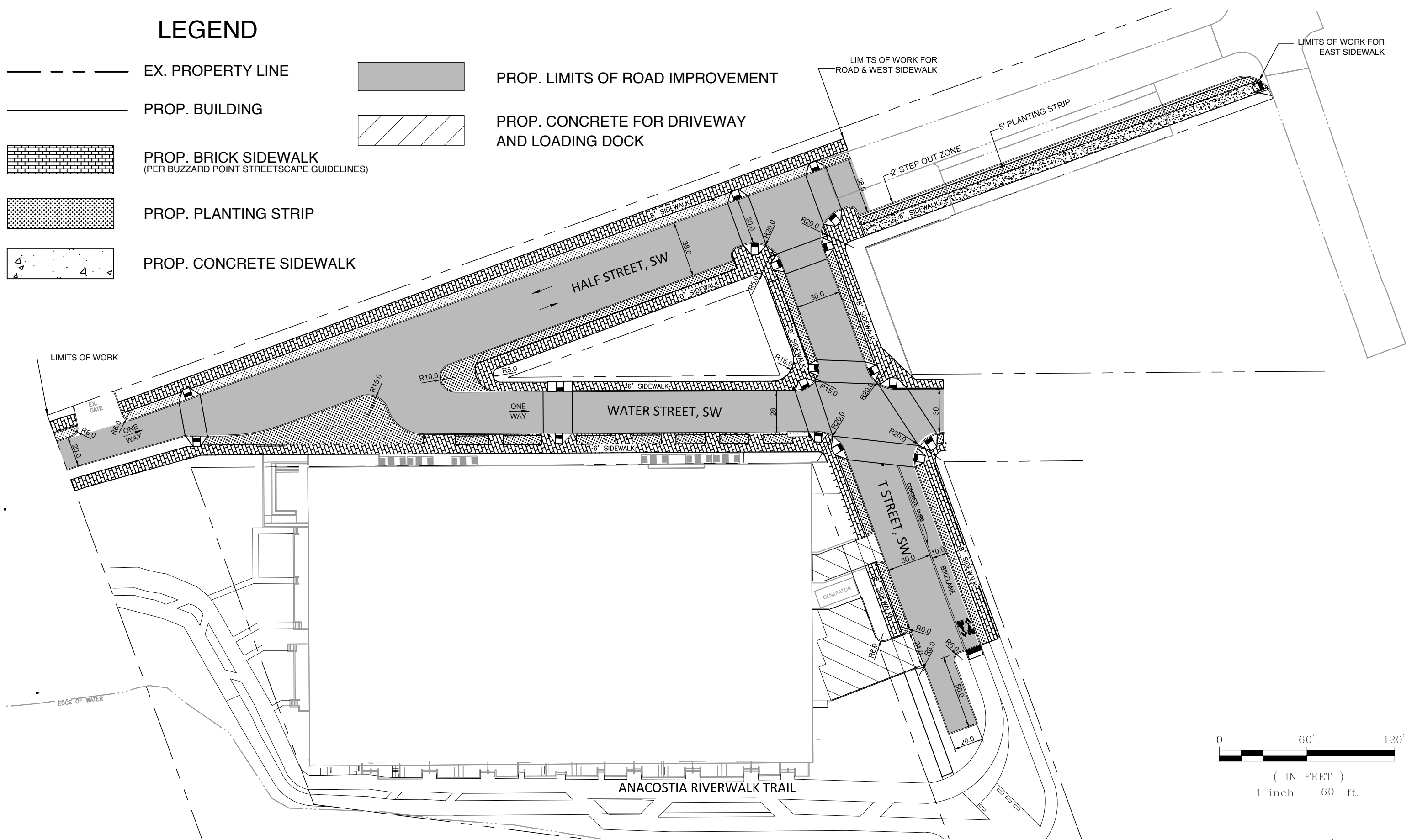— · — · — EX. PROPERTY LINE

———————— PROP. BUILDING

▨ PROP. BRICK SIDEWALK
(PER BUZZARD POINT STREETSCAPE GUIDELINES)

▨ PROP. PLANTING STRIP

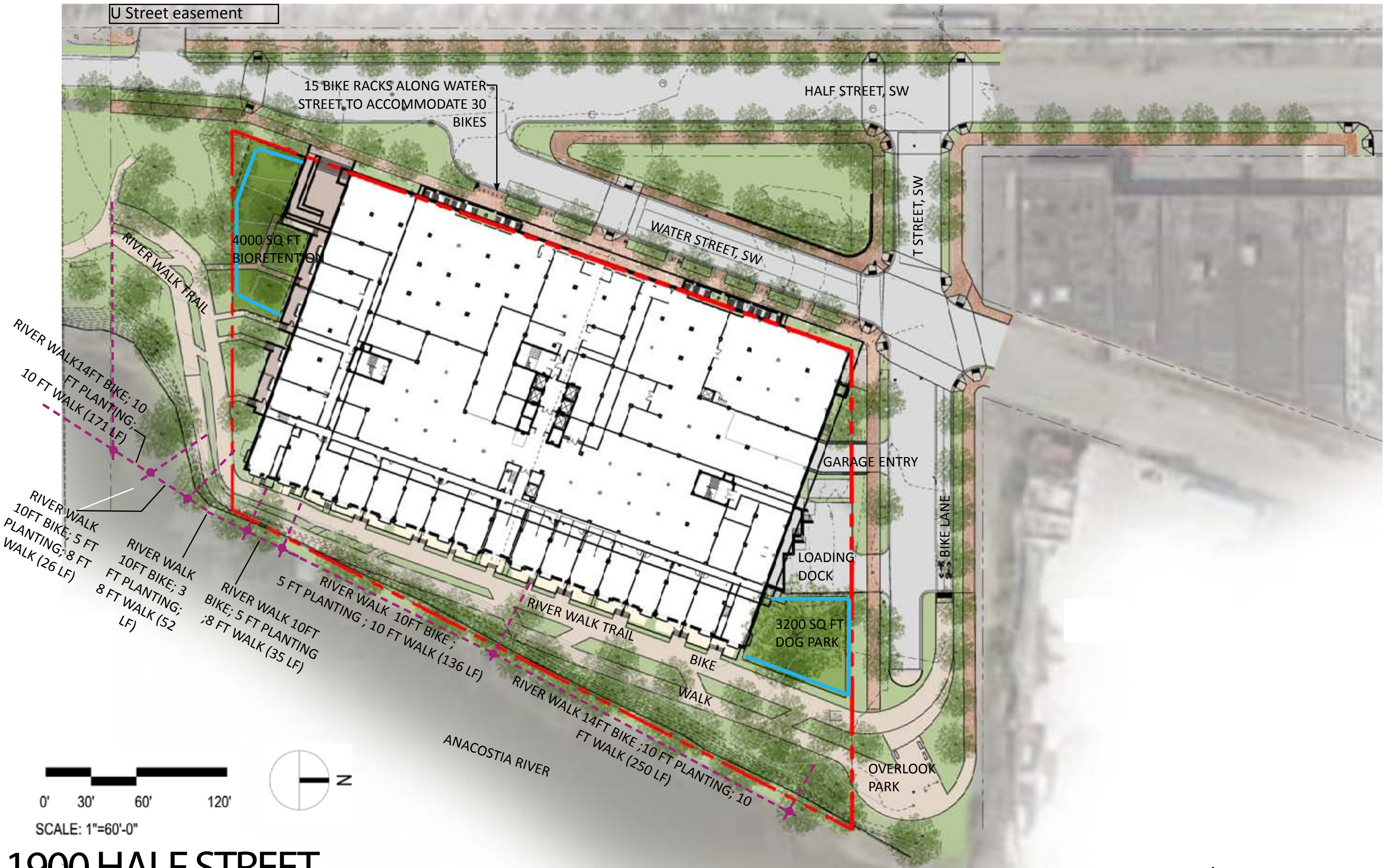▨ PROP. CONCRETE SIDEWALK

▨ PROP. LIMITS OF ROAD IMPROVEMENT

▨ PROP. CONCRETE FOR DRIVEWAY
AND LOADING DOCK

LIMITS OF WORK FOR
EAST SIDEWALK

LIMITS OF WORK FOR
ROAD & WEST SIDEWALK

5' PLANTING STRIP

2' STEP OUT ZONE

8' SIDEWALK

HALF STREET, SW

WATER STREET, SW

T STREET, SW

ONE WAY

ONE WAY

LIMITS OF WORK

EX. GATE

R6.0

R20.0

R15.0

R10.0

R5.0

6' SIDEWALK

GENERATOR

8' SIDEWALK

CONCRETE CURB

BIKELANE

ANACOSTIA RIVERWALK TRAIL

EDGE OF WATER

38.0

30.0

20.0

R20.0

30.0

R15.0

R20.0

28

30

R20.0

10.0

R6.0

R6.0

R6.0

50.0

20.0

0   60'   120'

(IN FEET)
1 inch = 60 ft.

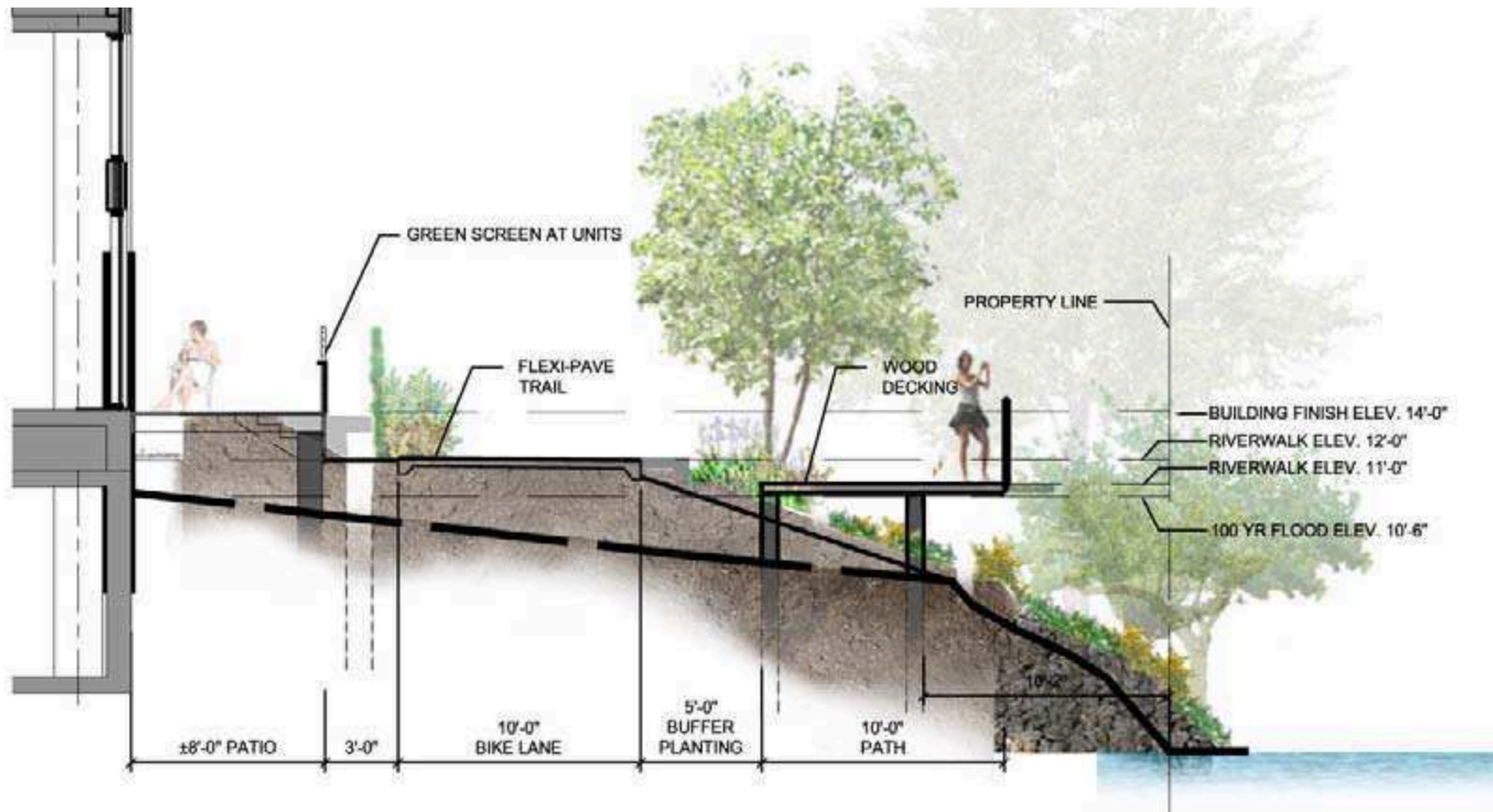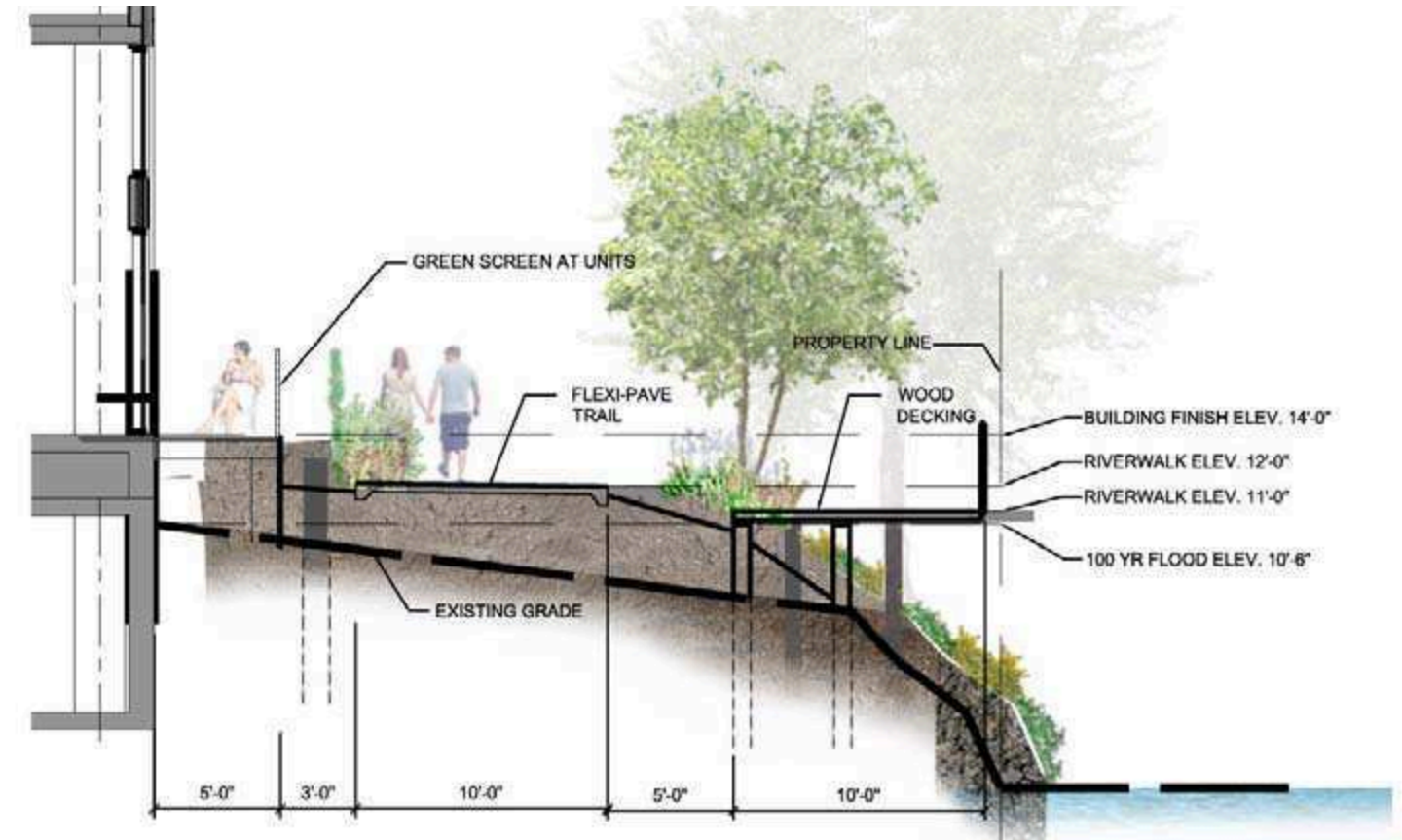# 1900 HALF STREET

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public road improvements

June 08, 2016

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15 BIKE RACKS ALONG WATER STREET TO ACCOMMODATE 30 BIKES

HALF STREET, SW

T STREET, SW

WATER STREET, SW

4000 SQ FT BIORETENTION

RIVER WALK TRAIL

RIVER WALK14FT BIKE; 10 FT PLANTING; 10 FT WALK (171 LF)

RIVER WALK 10FT BIKE; 5 FT PLANTING; 8 FT WALK (26 LF)

RIVER WALK 10FT BIKE; 3 FT PLANTING; 8 FT WALK (52 LF)

RIVER WALK 10FT BIKE; 5 FT PLANTING ;8 FT WALK (35 LF)

RIVER WALK 10FT BIKE; 5 FT PLANTING ; 10 FT WALK (136 LF)

RIVER WALK TRAIL

BIKE WALK

GARAGE ENTRY

BIKE LANE

LOADING DOCK

3200 SQ FT DOG PARK

RIVER WALK 14FT BIKE ;10 FT PLANTING; 10 FT WALK (250 LF)

ANACOSTIA RIVER

OVERLOOK PARK

0'   30'   60'   120'

N

SCALE: 1"=60'-0"

1900 HALF STREET

DC Zoning Commission Review

site plan | diagram

June 8, 2016

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Riverwalk Section A

GREEN SCREEN AT UNITS
FLEXI-PAVE TRAIL
WOOD DECKING
PROPERTY LINE
BUILDING FINISH ELEV. 14'-0"
RIVERWALK ELEV. 12'-0"
RIVERWALK ELEV. 11'-0"
100 YR FLOOD ELEV. 10'-6"
10'-2"
±8'-0" PATIO
3'-0"
10'-0" BIKE LANE
5'-0" BUFFER PLANTING
10'-0" PATH

Riverwalk Section B

GREEN SCREEN AT UNITS
PROPERTY LINE
FLEXI-PAVE TRAIL
WOOD DECKING
BUILDING FINISH ELEV. 14'-0"
RIVERWALK ELEV. 12'-0"
RIVERWALK ELEV. 11'-0"
100 YR FLOOD ELEV. 10'-6"
EXISTING GRADE
5'-0"
3'-0"
10'-0"
5'-0"
10'-0"

Riverwalk Section C

FLEXI-PAVE TRAIL
WOOD DECKING
PROPERTY LINE
BUILDING FINISH ELEV. 14'-0"
RIVERWALK ELEV. 12'-0"
RIVERWALK ELEV. 11'-0"
100 YR FLOOD ELEV. 10'-6"
3'-0" BUFFER PLANTING
10'-0" BIKE LANE
3'-0" BUFFER PLANTING
8'-0"

Key Plan

A   A'
B   B'
C   C'

1900 HALF STREET

DC Zoning Commission Review

sections and elevations | on-grade spaces