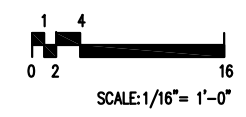




**J STREET**  
development  
1025 THOMAS JEFFERSON ST  
WASHINGTON, DC 20007

WEST ELEVATION (CONGRESS STREET)  
1109 CONGRESS STREET, NE  
Washington DC



**N NELSON**  
ARCHITECTS  
1003 K STREET, NW  
WASHINGTON, DC 20001  
TEL 202.737.4806  
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TEL 202.857.4300

NOVEMBER 1, 2016 - PUD SUBMISSION

ZONING COMMISSION  
District of Columbia  
CASE NO. 16-13  
EXHIBIT NO. 2016-0012  
**A4.01**

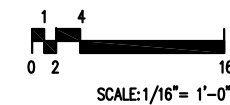


NORTH ELEVATION



SOUTH (L STREET) ELEVATION

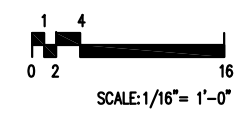
NORTH and SOUTH (L STREET) ELEVATIONS  
 1109 CONGRESS STREET, NE  
 Washington DC





**J STREET**  
development  
1025 THOMAS JEFFERSON ST  
WASHINGTON, DC 20007

EAST ELEVATION (ALLEY)  
1109 CONGRESS STREET, NE  
Washington DC



**N NELSON**  
ARCHITECTS  
1003 K STREET, NW  
WASHINGTON, DC 20001

TEL 202.857.4300

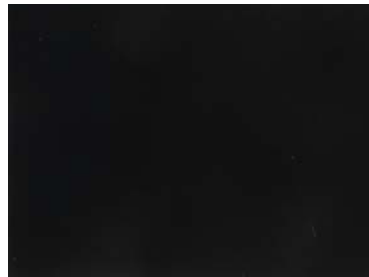
NOVEMBER 1, 2016 - PUD SUBMISSION

TEL 202.737.4800

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**A4.03**

ALTERNATE WINDOW COLOR: BLACK



**WINDOWS:**  
METAL FRAME,  
PRE-FINISHED PAINT,  
AWNING OR CASEMENT OPERATION,  
CLEAR LOW-E GLAZING,  
DARK BLUE  
ALTERNATE COLOR: BLACK



**WALL PANELS:**  
METAL PANEL,  
PRE-FINISHED PAINT,  
LIGHT GRAY



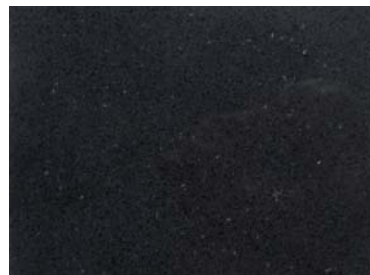
**COLUMNS & BALCONY  
FASCIA :**  
METAL,  
PRE-FINISHED PAINT,  
LIGHT GRAY

**BRICK:**  
GOLDEN BUFF,  
SMOOTH,  
TERRA COTTA RED MORTAR



**RAILINGS:**  
METAL,  
DARK BLUE  
ALTERNATE: BLACK

**BELTCOURSE:**  
CAST STONE,  
TERRA COTTA RED



**SPRANDREL:**  
METAL,  
LIGHT GRAY

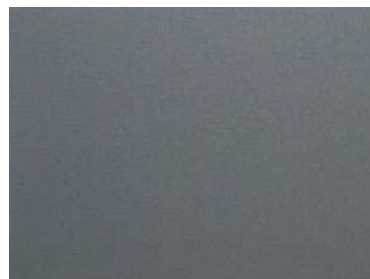
**BASE:**  
GRANITE,  
POLISHED,  
BLACK



**GENERAL NOTES:**

1. Flexibility is requested to vary the final selection of exterior materials within the general material types proposed, based on availability at the time of construction. Quality of materials will not be reduced.
2. Ground floor retail bay elevations are illustrative & intended to describe the character & scale for the base of the building.
3. Residential exhaust vents to be integrated into final facade designs

ALTERNATE WINDOW COLOR: BLACK



EQUIPMENT SCREEN:  
METAL PANEL,  
PRE-FINISHED PAINT,  
MEDIUM GRAY



WINDOWS:  
METAL FRAME,  
PRE-FINISHED PAINT,  
AWNING OPERATION,  
CLEAR LOW-E GLAZING,  
DARK BLUE  
ALTERNATE COLOR: BLACK



WALL PANELS:  
METAL PANEL,  
PRE-FINISHED PAINT,  
LIGHT GRAY



BRICK:  
GOLDEN BUFF,  
SMOOTH,  
TERRA COTTA RED MORTAR



BELTCOURSE:  
CAST STONE,  
TERRA COTTA RED

SPRANDREL:  
METAL,  
LIGHT GRAY

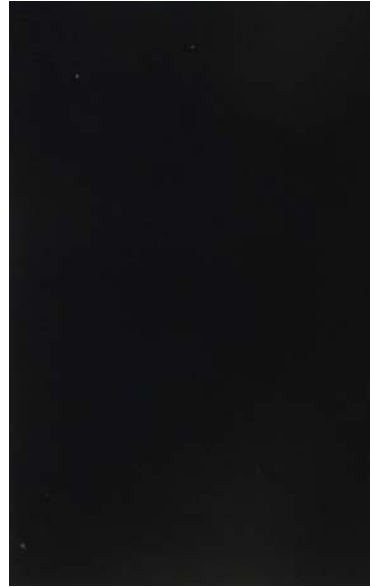
RAILINGS:  
METAL,  
DARK BLUE  
ALTERNATE: BLACK

GENERAL NOTES:

1. Flexibility is requested to vary the final selection of exterior materials within the general material types proposed, based on availability at the time of construction. Quality of materials will not be reduced.
2. Ground floor retail bay elevations are illustrative & intended to describe the character & scale for the base of the building.
3. Residential exhaust vents to be integrated into final facade designs



ALTERNATE WINDOW COLOR: BLACK



WINDOWS:  
METAL FRAME,  
PRE-FINISHED PAINT,  
AWNING OPERATION,  
CLEAR LOW-E GLAZING,  
DARK BLUE  
ALTERNATE COLOR: BLACK

BRICK:  
GOLDEN BUFF,  
SMOOTH,  
TERRA COTTA RED MORTAR

MORTAR  
GOLDEN BUFF,  
TRUE TONE  
#6058 CHOCOLATE BROWN

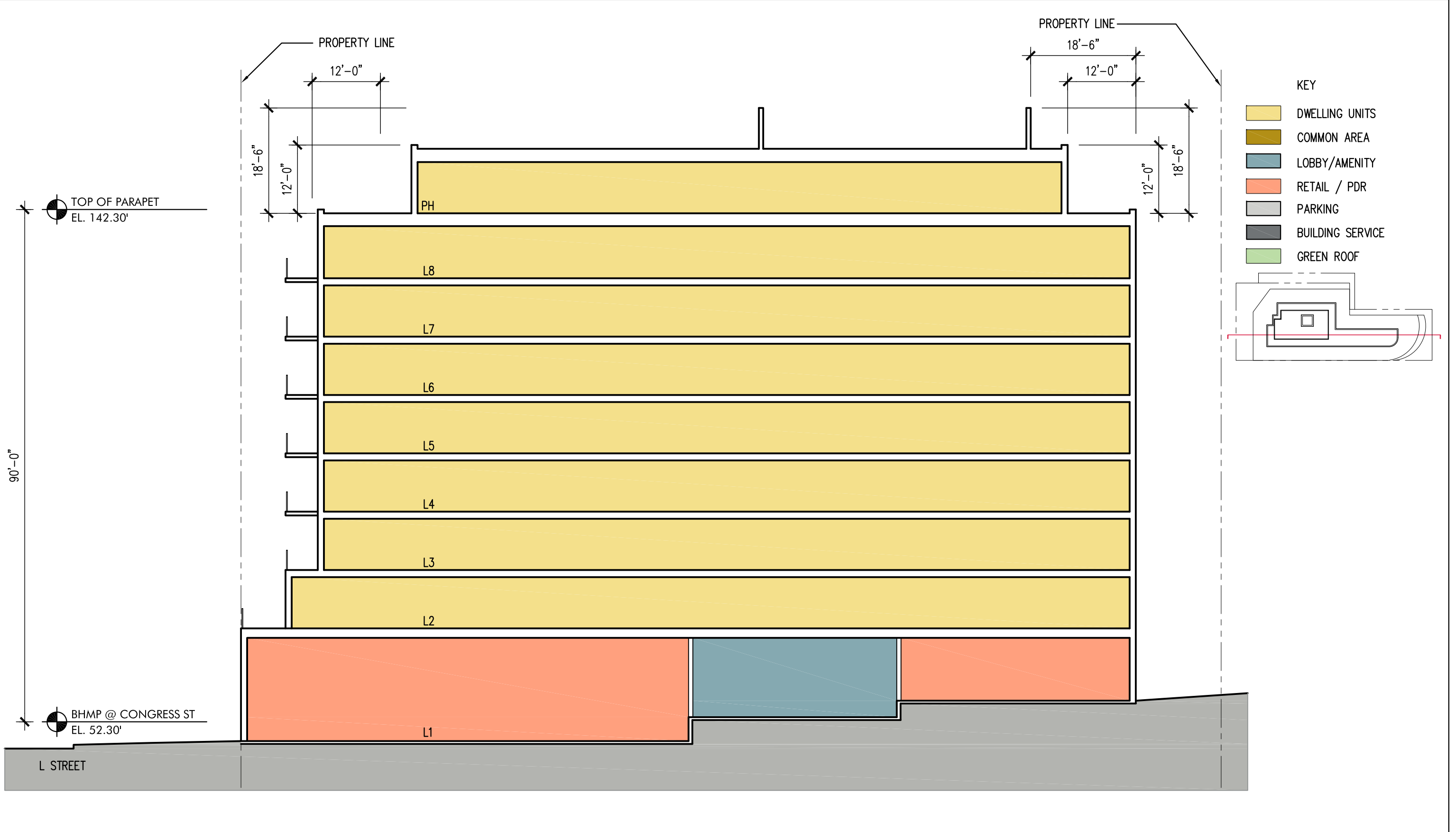
BASE:  
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POLISHED,  
BLACK

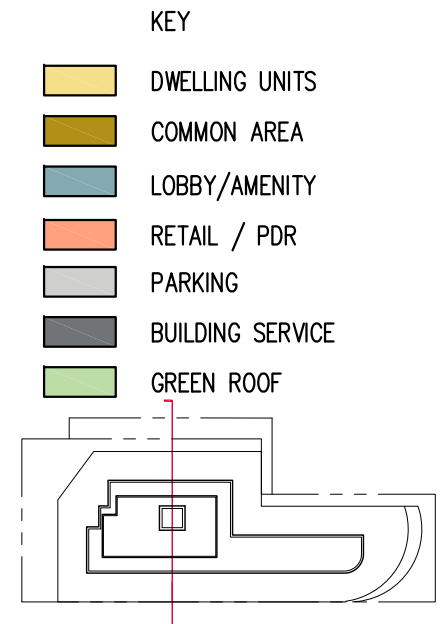
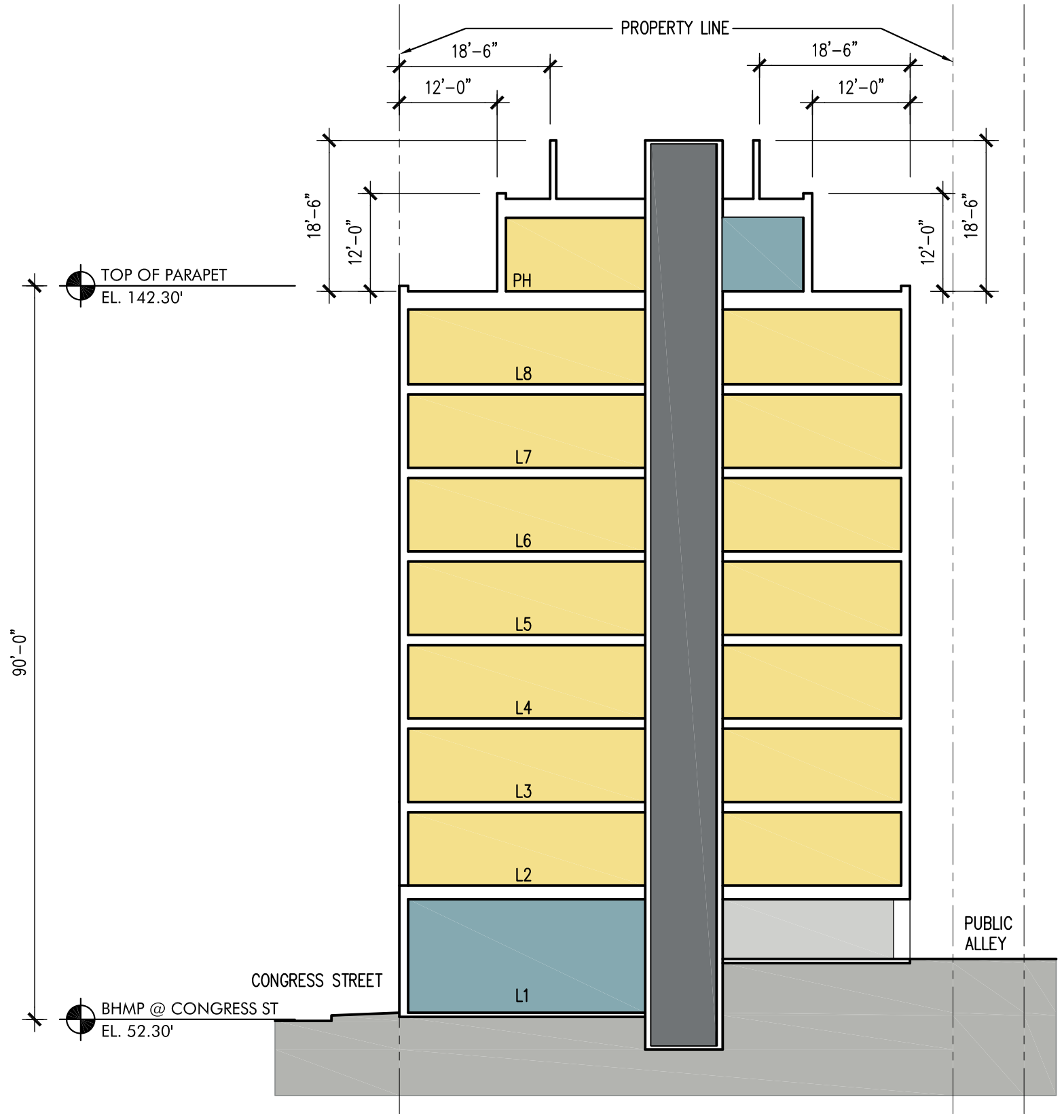


EQUIPMENT SCREEN:  
METAL PANEL,  
PRE-FINISHED PAINT,  
MEDIUM GRAY

WALL PANELS:  
METAL PANEL,  
PRE-FINISHED PAINT,  
LIGHT GRAY

BELTCOURSE:  
CAST STONE,  
TERRA COTTA RED

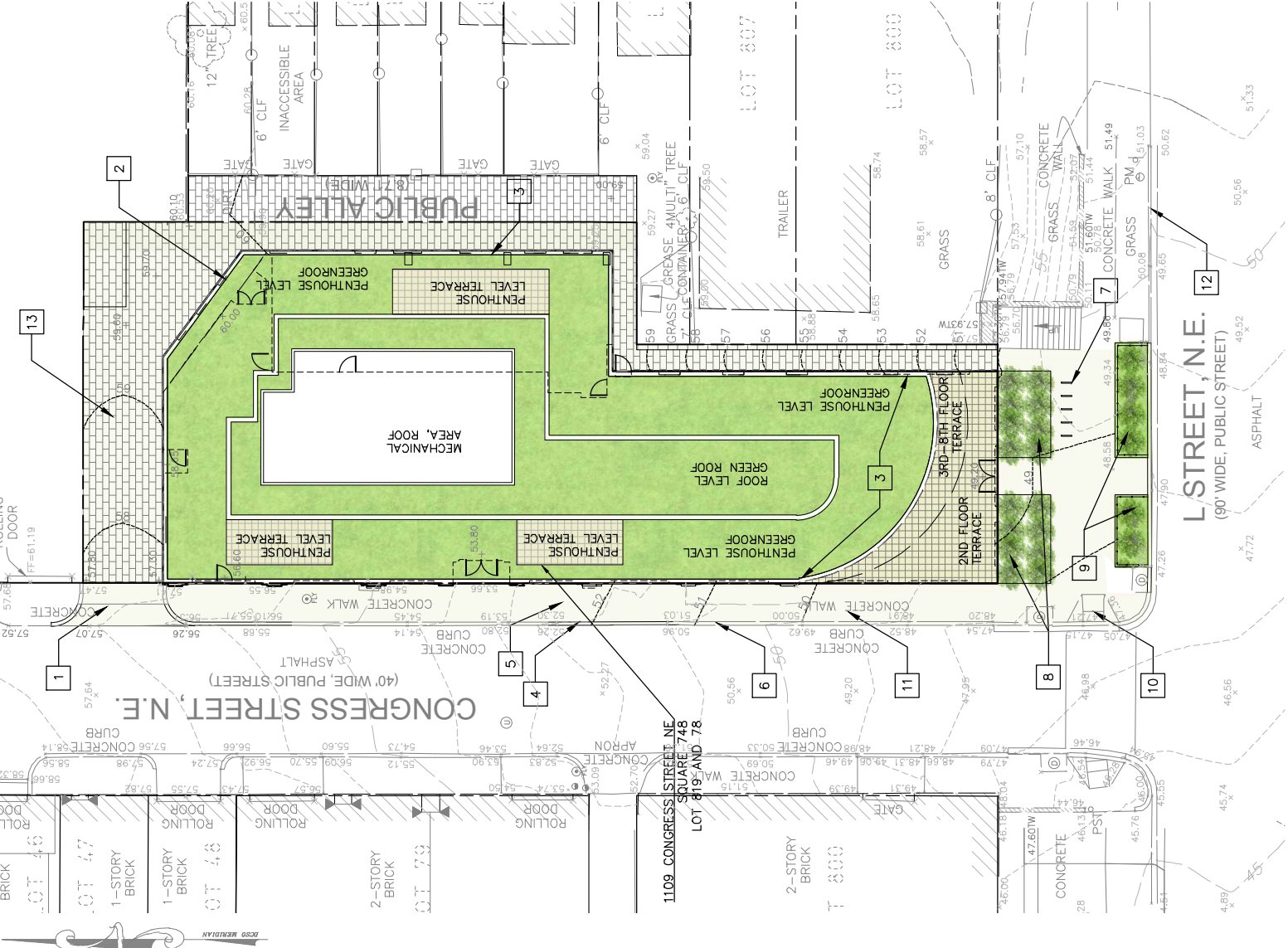






Green Area Ratio ScoreSheet	
Address: 1109 Congress Street NE, Washington, DC	Zone: 819
Parcel ID: 748	Score: 0.63
Other / BOA Order: 6472	Multiplier: 0.68
Lot Size (enter this value first):	Score:
<b>A Landscaped areas (select one of the following for each area)</b>	<b>Total</b>
1. Landscaped areas with a soil depth of less than 3"	enter sq ft: 0
2. Landscaped areas with a soil depth of 3" or greater	enter sq ft: 0
3. Bioretention facilities	enter sq ft: 0
<b>B Paving (credit for plants in landscaped areas from section A)</b>	enter sq ft: 0
1. Groundcovers, or other plants less than 2' tall at maturity	enter number of plants: 0
2. Plants, not including grasses, 2' or taller at maturity - calculated as 9 sq ft per plant (typically placed no closer than 36" on center)	enter number of trees: 0
3. Tree canopy for all new trees 2.5" to 6" in diameter or equivalent - calculated at 200 sq ft per tree	enter number of trees: 0
4. Tree canopy for existing trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees: 0
5. Tree canopy for preservation of existing trees 6" to 12" in diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees: 0
6. Tree canopy for preservation of existing trees 12" to 36" in diameter or larger or equivalent - calculated at 600 sq ft per tree	enter number of trees: 0
7. Tree canopy for preservation of all existing trees 18" to 24" in diameter or equivalent - calculated at 1300 sq ft per tree	enter number of trees: 0
8. Tree canopy for preservation of all existing trees 24" in diameter or larger or equivalent - calculated at 2000 sq ft per tree	enter number of trees: 0
9. Vegetated walls, plantings on a vertical surface	enter sq ft: 0
<b>C Vegetated or "green" roofs</b>	enter sq ft: 3051
1. Over at least 2" and less than 8" of growth medium	enter sq ft: 0
2. Over at least 8" of growth medium	enter sq ft: 0
<b>D Permeable Paving***</b>	enter sq ft: 0
1. Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft: 0
2. Permeable paving over at least 24" of soil or gravel	enter sq ft: 0
<b>E Other</b>	enter sq ft: 0
1. Enhanced tree growth systems**	enter sq ft: 0
2. Renewable energy generation	enter sq ft: 0
3. Approved water features	enter sq ft: 0
<b>H Barriers</b>	sub-total of sq ft = 5051
1. Native plant species	enter sq ft: 0
2. Landscaping in food cultivation	enter sq ft: 0
3. Harvested stormwater irrigation	enter sq ft: 0
Green Area Ratio ScoreSheet = 0.30	

PER SITE ZONING OF C-M-1, REQUIRED GAR SCORE = 0.30

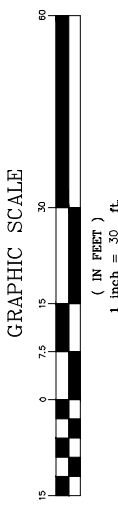


**KEYNOTES**

- 1 CONCRETE ALLEY ENTRANCE, SEE SITE PLAN
- 2 LEVEL 3-8 TERRACE AREAS, TYP.
- 3 LIMITS OF PENTHOUSE LEVEL, TYP.
- 4 CONCRETE CURB, SEE SITE PLAN
- 5 DDOT CONCRETE SIDEWALK, SEE SITE PLAN
- 6 EXISTING CONCRETE CURB
- 7 PUBLIC SPACE BIKE RACK, TYP.
- 8 LANDSCAPE AREA
- 9 CURBSIDE BIORETENTION (BIKE RACKS TO BE RELOCATE)
- 10 EXISTING ADA SIDEWALK RAMP
- 11 EXISTING CONCRETE SIDEWALK
- 12 EXISTING CONCRETE CURB AND GUTTER
- 13 PERMEABLE PAVEMENT, TYP.

**GAR SUMMARY:**

GREEN ROOF, 2"-8" DEPTH: 5,051 SF  
 \*SEE PLANTING SCHEDULE AND GAR SCORE SHEET FOR MORE INFORMATION.





PRE-GROWN SEDUM MATS FOR GREEN ROOF



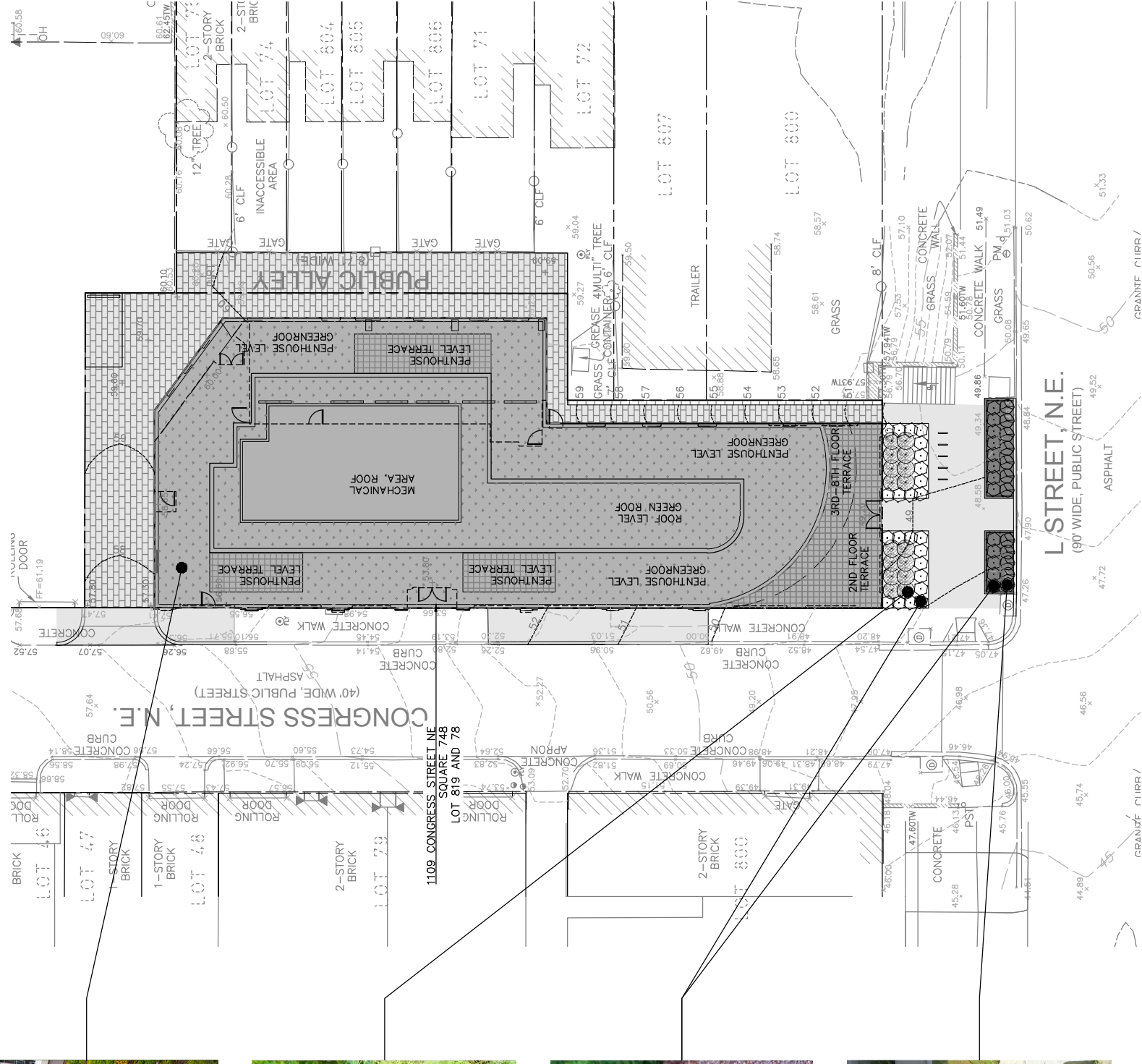
DWARF OAKLEAF HYDRANGEA



SHAMROCK INKBERRY



SHENANDOAH SWITCHGRASS



LANDSCAPE LEGEND

- PERMEABLE PAVEMENT
- PAVED AREA/CONCRETE WALK
- BIORETENTION AREA
- BUILDING FACE BELOW
- STREET TREE FENCE
- ROOF TERRACE
- GREEN ROOF
- BUILDING



PLANT SCHEDULE

GREEN ROOF	CODE	QTY
	GR1	5,051 SF

BOTANICAL / COMMON NAME

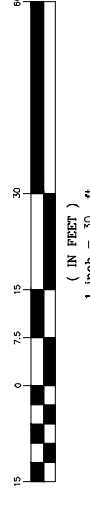
PRE-GROWN SEDUM MATS WITH MINIMUM 7 SEDUM VARIETIES FROM THE FOLLOWING LIST. PROVIDE 75% EVERGREEN PLANTS.

- ALLIUM CERNUUM
- ALLIUM SPICATISSIMUM
- ALLIUM SENECENSIS SP. MONTANUM VAR. GLAUCUM
- DELOSPERMA RUBICUM
- DIANTHUS CARTHUSIANORUM
- PHEIDIMUS TAKESIMENSIS 'GOLDEN CARPET'
- SEDUM AIZOON 'EUPHORBIOIDES'
- SEDUM ALBUM, SEDUM ALBUM 'MURALE'
- SEDUM KAMTSCHATICUM
- SEDUM KAMTSCHATICUM VAR. FLORIFERUM 'WEIHENSTEPHANER GOLD'
- SEDUM PULCHELLUM
- SEDUM REFLEXUM 'BLUE SPRUCE'
- SEDUM RUPESTRE 'ANGELINA'
- SEDUM SEBOLDII
- SEDUM SEXANGULARE
- SEDUM SPURUM 'FULDAGLUT' AND OTHER CULTIVARS
- TALINUM CALYCONUM

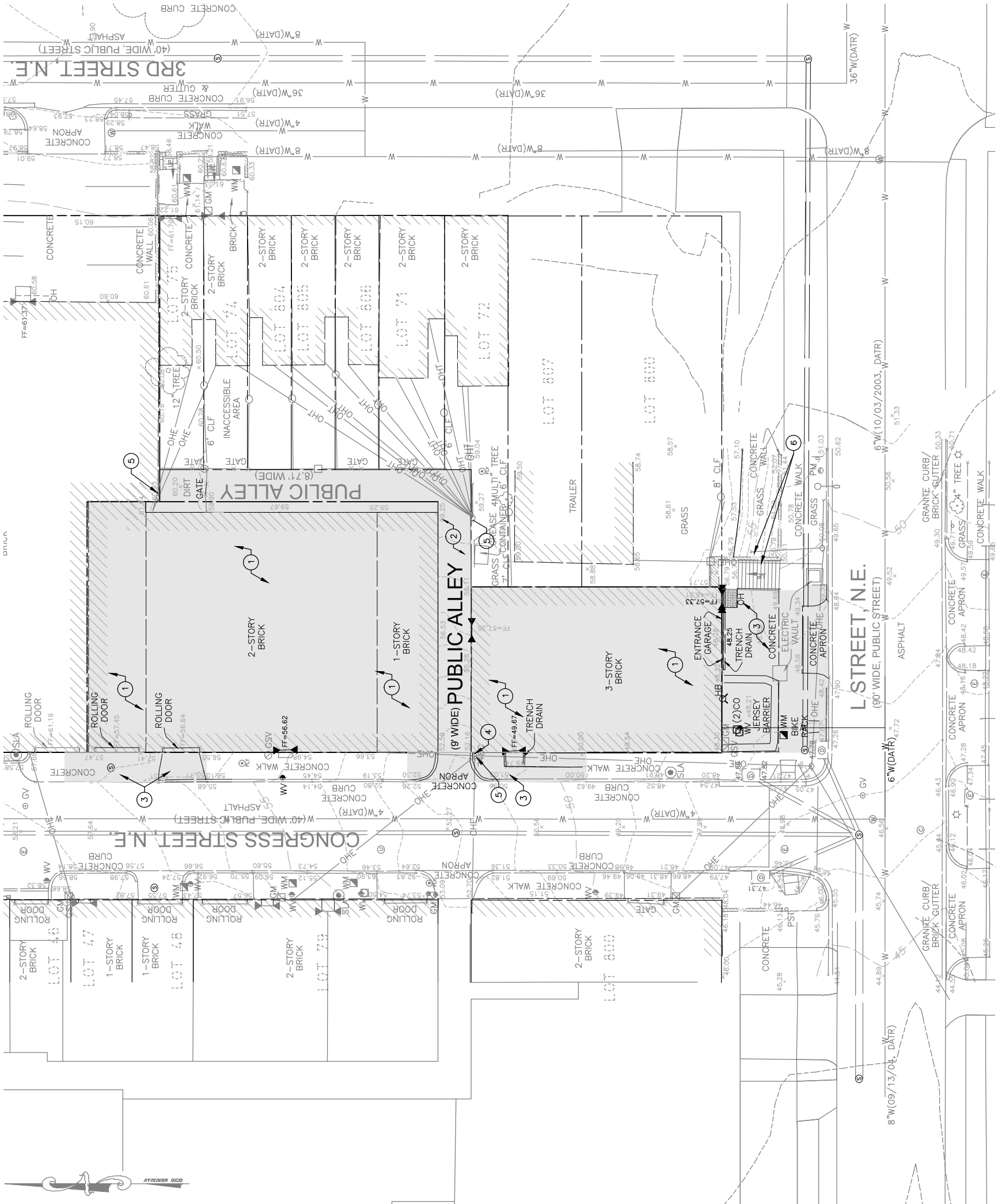
SHRUBS

BOTANICAL / COMMON NAME	CODE	QTY
HYDRANGEA QUERCIFOLIA 'PEE WEE', DWARF OAKLEAF HYDRANGEA, 3 GAL.	AG	16
ILEX GLABRA 'SHAMROCK', SHAMROCK INKBERRY, 3 GAL.	IG	37
PANICUM VIRGATUM 'SHENANDOAH', SHENANDOAH SWITCHGRASS, 3 GAL.	PV	12

GRAPHIC SCALE

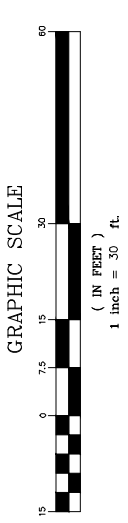




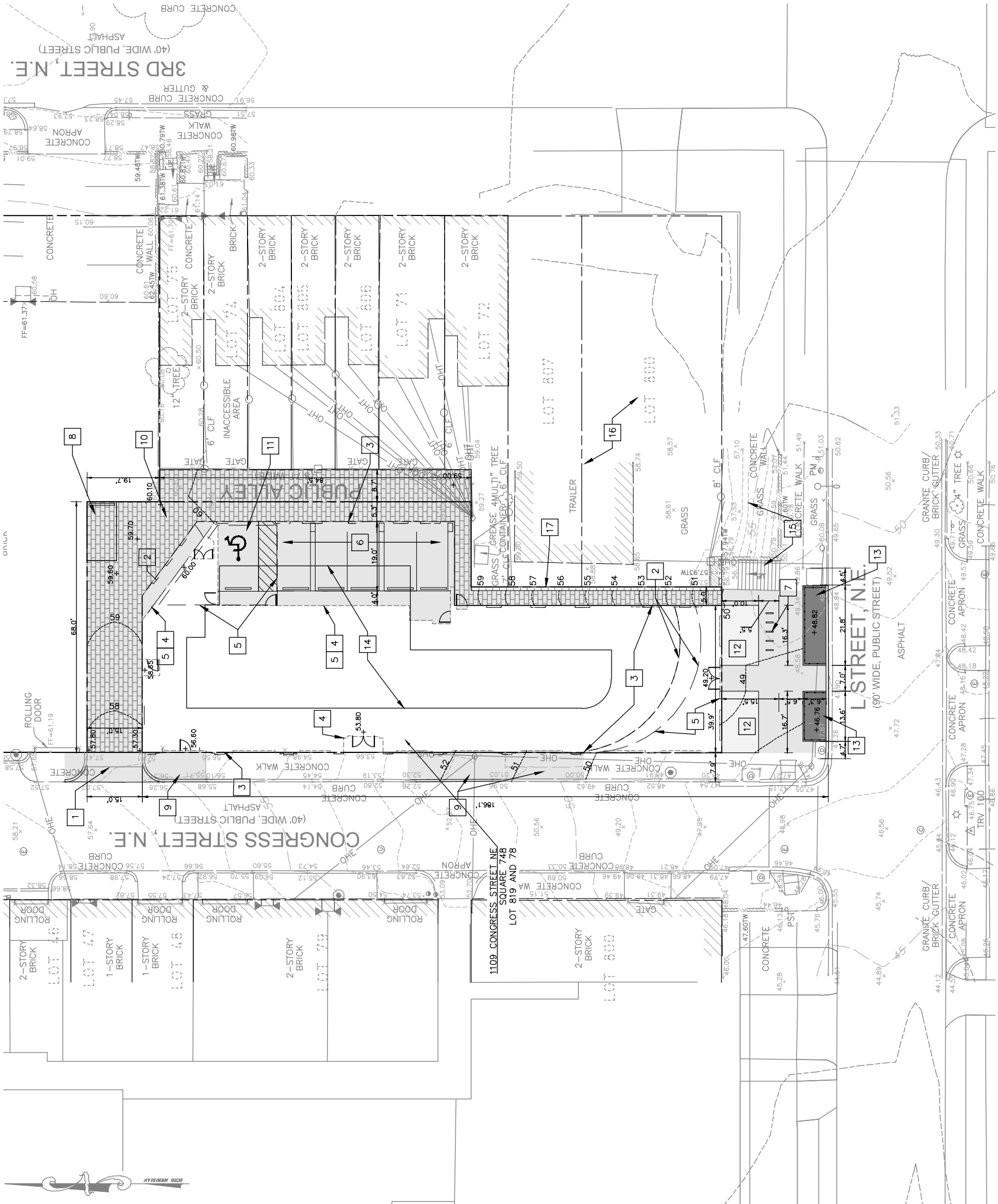


**DEMOLITION LEGEND**  
 █ APPROX. LIMITS OF DEMOLITION

- DEMOLITION KEYNOTES**
- 1 EXISTING BUILDING TO BE DEMOLISHED & ASSOCIATED UTILITY SERVICES TO BE ABANDONED
  - 2 PUBLIC ALLEY (EAST-WEST) TO BE CLOSED
  - 3 DEMOLISH SURFACE FEATURES
  - 4 RELOCATE UTILITY POLE & ASSOCIATED UTILITY SERVICES, AS REQUIRED, FOR BUILDING CONSTRUCTION
  - 5 RELOCATE COMMUNICATION UTILITY SERVICE TO EXISTING POLE AND LOTS 74 & 75 PER UTILITY COMPANY REQUIREMENTS
  - 6 STAIRCASE ANTICIPATED TO BE REMOVED AND AREA REGRADED IN COORDINATION WITH DEVELOPMENT OF ADJACENT PROPERTY



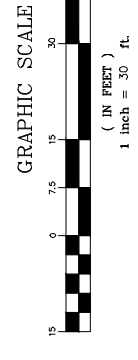
**DEMOLITION PLAN**  
**1109 CONGRESS STREET, NE**  
 Washington DC

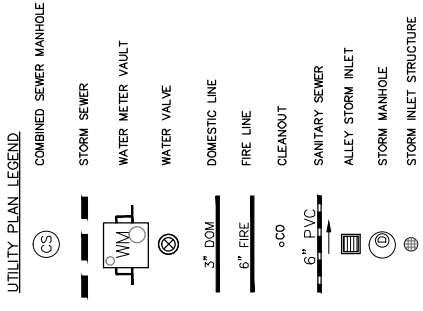
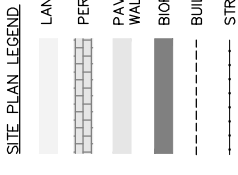
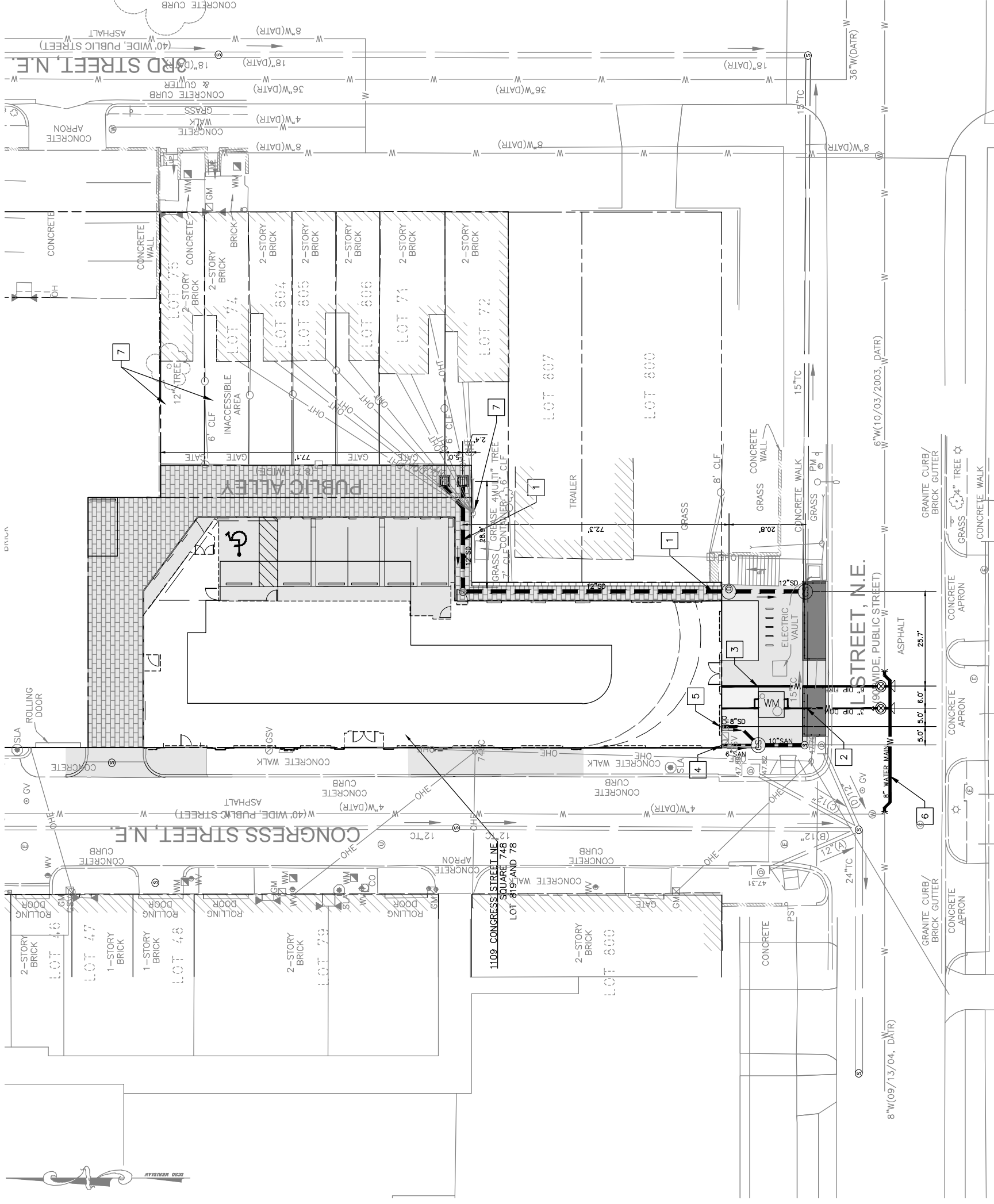


- SITE PLAN LEGEND**
- LANDSCAPED AREA
  - PERMEABLE PAVEMENT
  - PAVED AREA/CONCRETE WALK
  - BIORETENTION AREA
  - BUILDING FACE BELOW
  - STREET TREE FENCE

**SITE PLAN KEYNOTES**

- 1 CONCRETE ALLEY ENTRANCE WITH CURB RETURNS TYPE "A" (DDOT STD. 504.01).
- 2 LEVEL 3-8 TERRACE AREAS
- 3 PENTHOUSE LEVEL, TYP.
- 4 GROUND LEVEL, TYP.
- 5 LIMITS OF 2ND LEVEL, TYP.
- 6 GROUND LEVEL COMPACT PARKING
- 7 PUBLIC SPACE BIKE RACK, TYP.
- 8 COMPACT PARKING SPACE
- 9 VEHICLE ENTRANCE TO BE CLOSED AND REPLACED WITH SIDEWALK & CONC. CURB
- 10 PERMEABLE PAVEMENT, TYP.
- 11 GROUND LEVEL ADA VAN PARKING SPACE & AISLE
- 12 LANDSCAPED AREA
- 13 CURBSIDE BIORETENTION
- 14 ROOF LEVEL, TYP.
- 15 STAIRCASE ANTICIPATED TO BE REMOVED AND AREA TO BE GRADED IN COORDINATION WITH DEVELOPMENT OF ADJACENT PROPERTY.
- 16 ADJACENT PROPERTY(S) ANTICIPATED TO BE REDEVELOPED
- 17 RETAINING WALL (AS REQUIRED BASED ON DEVELOPMENT CONDITION OF ADJACENT LOTS)





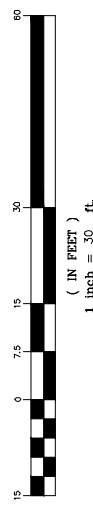
**UTILITY PLAN KEYNOTES**

- 2 PRIVATE ALLEY STORM INLETS & 12" SCH40 PVC PIPE TO EX. 15" COMBINED SEWER ON L STREET NE
- 3" DIP DOMESTIC WATER SERVICE.  
8"x6" DIP TEE W/ CONCRETE TRUST BLOCK  
6" GATE VALVE AND CASING  
6" X 3" DIP REDUCER  
3" DOMESTIC WATER METER & VAULT  
3" DIP LATERAL CONNECTION TO BUILDING
- 6" DIP FIRE SERVICE.  
8" X 6" DIP TEE W/ THRUST BLOCK  
6" GATE VALVE & CASING  
6" DIP LATERAL CONNECTION TO BUILDING
- 6" PVC SANITARY SEWER SERVICE.  
6" PVC LATERAL CONNECTION TO BUILDING  
CONCRETE CLEANOUT MANHOLE  
10" PVC LATERAL  
10" CONNECTION TO EXISTING MANHOLE
- 8" PVC STORM SERVICE.  
8" PVC LATERAL CONNECTION TO BUILDING  
8" STORM CLEANOUT  
8" PVC LATERAL  
8" CONNECTION TO CONCRETE MANHOLE  
8" WATER MAIN REPLACEMENT
- 8" WATER MAIN REPLACEMENT
- PROVIDE COMMUNICATION UTILITY SERVICE TO EXISTING UTILITY POLE AND LOTS 74 & 75, PER UTILITY COMPANY REQUIREMENTS (NOT DEPICTED)

**UTILITY NOTES:**

PROPOSED UTILITY DESIGN IS SCHEMATIC AND SUBJECT TO FINAL DESIGN AND AGENCY/ UTILITY COMPANY REVIEW. UTILITY LOCATIONS AND SIZES SHOWN ARE APPROXIMATE.

**GRAPHIC SCALE**



**UTILITY PLAN**  
**1109 CONGRESS STREET, NE**  
Washington DC

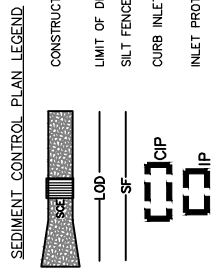
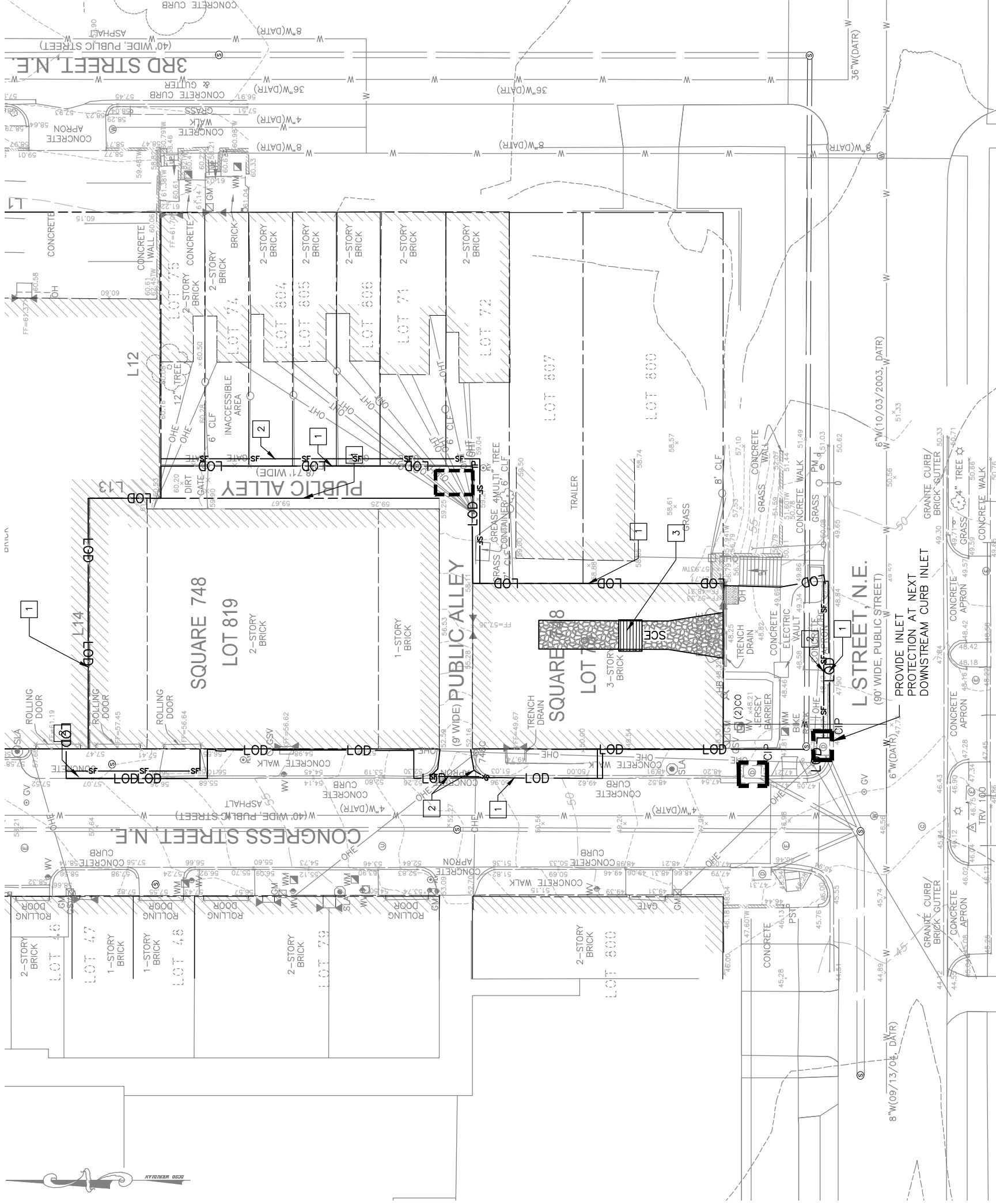
**J STREET development**  
1025 THOMAS JEFFERSON ST  
WASHINGTON, DC 20007

**AMT LLC**  
**CONSULTING ENGINEERS**  
**AND LAND SURVEYORS**

10 G STREET, NE, SUITE 430  
WASHINGTON, DC, 20002  
PH: (202) 289-4545  
FAX: (202) 289-5051

**NELSON ARCHITECTS**

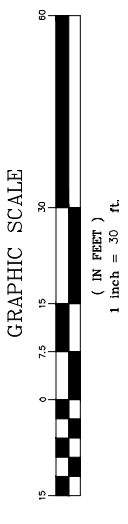
1003 K STREET, NW  
WASHINGTON, DC 20001

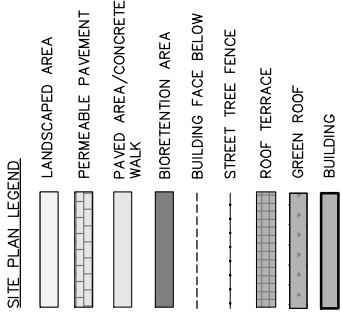
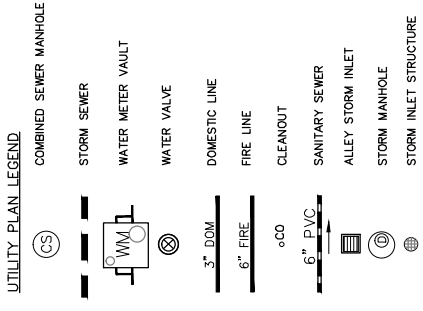
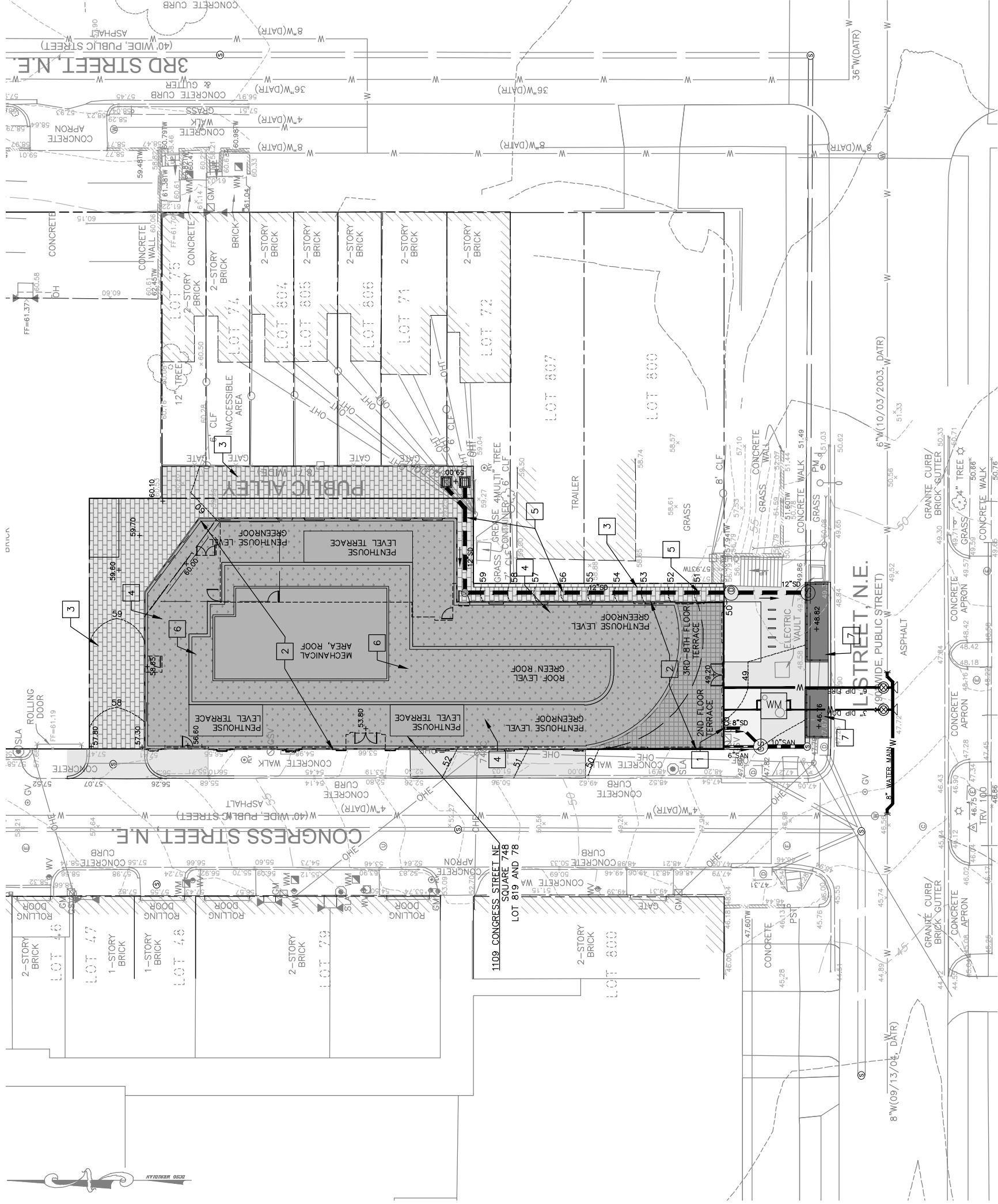


**SITE TABULATION:**  
 TOTAL AREA DISTURBED = 11,964 SF  
 PRIVATE SPACE LOD = 10,145 SF  
 PUBLIC SPACE LOD = 2,514 SF  
 BUILDING FOOTPRINT = 6,352 SF

**CONCEPT SEDIMENT CONTROL PLAN KEYNOTES**

- 1** LIMITS OF DISTURBANCE, TYP. SHOWN AT OFFSET FOR GRAPHICAL PURPOSES
- 2** SILT FENCE AT LIMITS OF GROUND DISTURBANCE, TYP
- 3** CONSTRUCTION ENTRANCE



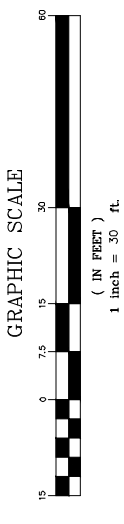


**CONCEPT STORMWATER MANAGEMENT PLAN**

- 1 8" PVC STORM SEWER CONNECTION TO COMBINED SEWER MANHOLE
- 2 LIMITS OF BUILDING
- 3 PERMEABLE PAVING, TYP.
- 4 PENTHOUSE GREEN ROOF, TYP.
- 5 2 PRIVATE ALLEY INLETS & 12" SCH40 PVC PIPE TO EX. 15" COMBINED SEWER ON L STREET NE
- 6 ROOF LEVEL GREEN ROOF, TYP.
- 7 PUBLIC SPACE CURBSIDE BIORETENTION

**STORMWATER MANAGEMENT NARRATIVE**

STORMWATER MANAGEMENT AND GREEN AREA RATIO REQUIREMENTS WILL BE MET ON PRIVATE PROPERTY WITH GREEN ROOFS AND PERMEABLE PAVEMENT. PUBLIC SPACE STORMWATER MANAGEMENT WILL BE MET BY CURBSIDE BIORETENTION AND LID MEASURES AS OUTLINED IN THE DDOT GREEN INFRASTRUCTURE STANDARDS MANUAL. TO ADDRESS DRAINAGE DUE TO CLOSING OF THE PUBLIC ALLEY, PRIVATE STORM INLETS AND A CURBSIDE DRAINAGE SYSTEM WILL BE CONSTRUCTED PREDOMINANTLY ON PRIVATE PROPERTY TO SERVE THE PUBLIC ALLEY AND CONVEY RUNOFF TO THE EXISTING 15" COMBINED SEWER MAIN IN L STREET, NE.



**STORMWATER MANAGEMENT PLAN  
1109 CONGRESS STREET, NE  
Washington DC**

**J STREET development**  
1025 THOMAS JEFFERSON ST  
WASHINGTON, DC 20007

**AMT LLC**  
CONSULTING ENGINEERS  
AND LAND SURVEYORS

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