

# Appendix



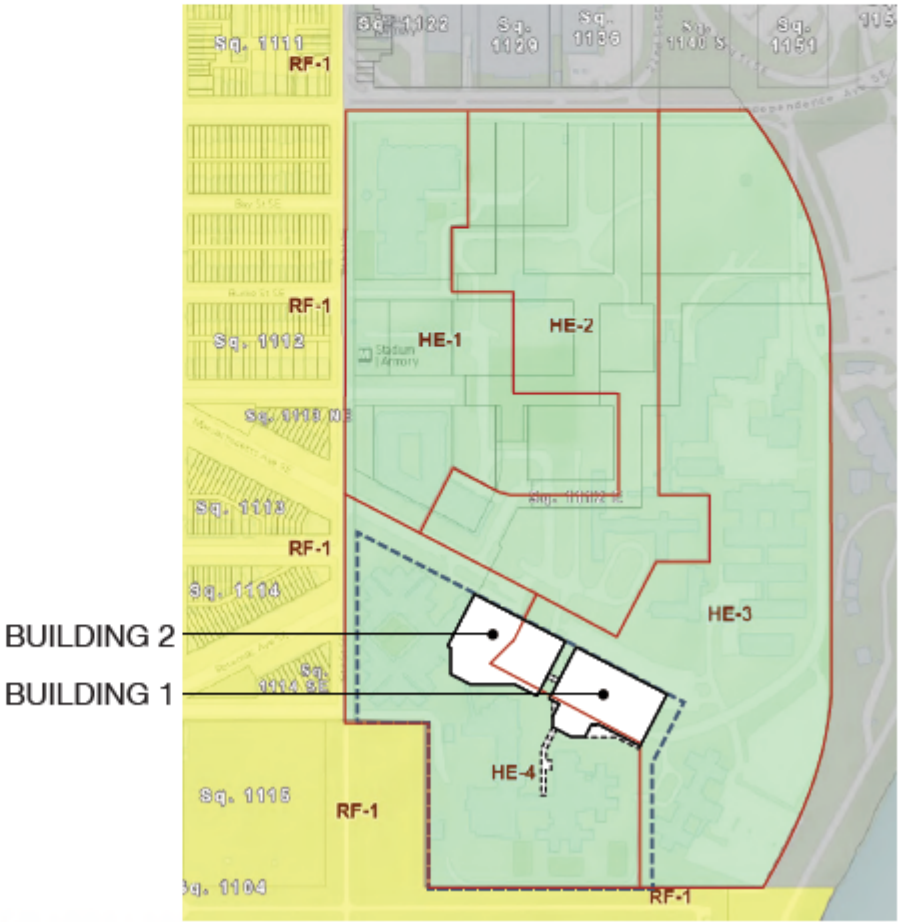
# Zoning Data

BUILDING DATA FOR BUILDINGS 1 AND 2			
	HE-3	HE-4	TOTAL
Proposed Subdivision Lot SF	101,846	492,311	594,157
Allowable Lot Occupancy SF	(80%) 81,477	(75%) 369,233	
Existing Lot Occupancy SF	0	155,660	155,660
Demolished Portion of Existing Buildings		-22,845	-22,845
Proposed Lot Occupancy SF	Building 1 - 48,171 Building 2 - 21,773	Building 1 - 12,343 Building 2 - 34,459	Building 1 - 60,514 Building 2 - 56,232
Total Lot Occupancy SF (Portion of Existing Buildings Demolished in Total)	(68.7%) 69,944	(36.5%) 179,617	(42.0%) 249,561
Allowable FAR	(7.2) 748,577	(6.0) 2,953,866	
Breakdown By Building and Floor			
Building 1 : First Floor	48,171	10,343	58,514
First Floor (Mezzanine)*	787	0	787
First Floor - Tier	6,060	634	6,694
Second Floor	48,171	12,354	60,525
Connection to CTF	0	2,987	2,987
Third Floor	43,844	12,343	56,187
Third Floor - Tier	13,166	3,723	16,889
Fourth Floor	43,844	12,343	56,187
Fourth Floor - Tier	13,166	3,723	16,889
Fifth Floor	43,844	12,343	56,187
Building 2 : First Floor	21,773	34,459	56,232
First Floor - Tier	4,588	9,318	13,906
Connection to Building 1	490	0	490
Second Floor	21,773	34,459	56,232
Second Floor - Tier	6,425	10,464	16,889
New Construction Total	316,102	159,493	475,595
Existing Building	0	769,080	769,080
Demolished Portion of Existing Buildings	0	-118,903	-118,903
Total Proposed GFA	(3.10) 316,102	(1.64) 809,670	(1.89) 1,125,772

KEY

- DOC PROPERTY BOUNDARY
- HILL EAST ZONING BOUNDARIES

D.C. ZONING MAP



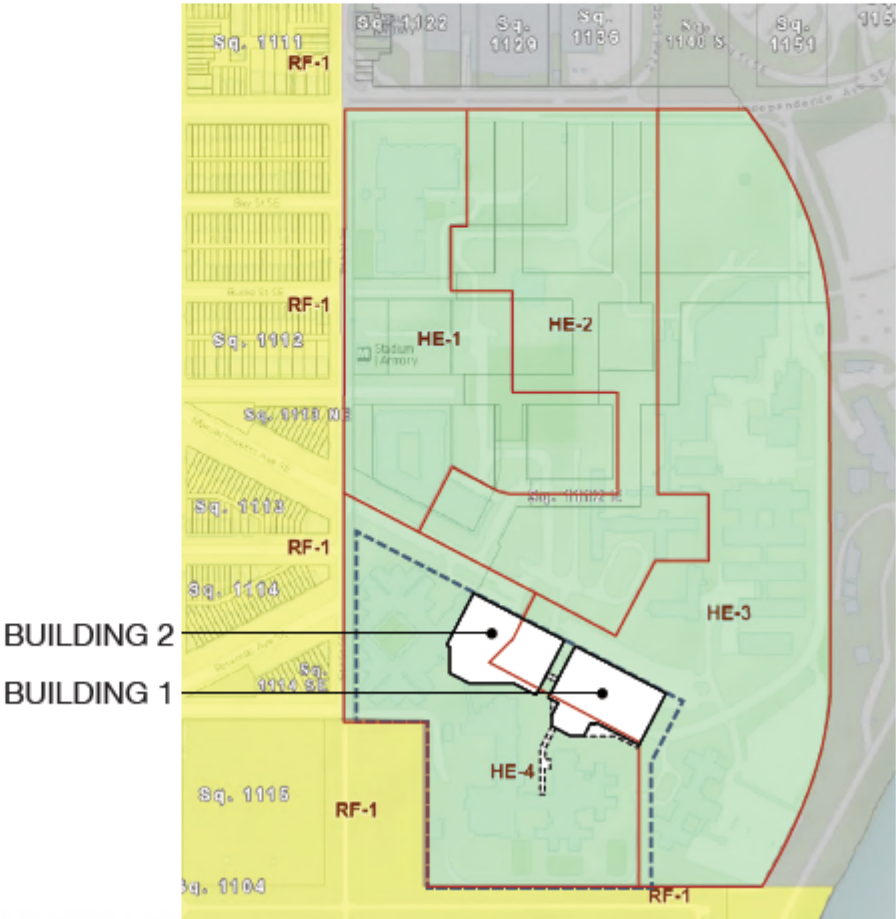
# Zoning Data Continued

BUILDING DATA FOR BUILDINGS 1 AND 2			
Building Height	HE-3		HE-4
Allowable	Min = 80'-0" - Max = 110'-0" 10 Stories+PH Penthouse Max = 20'-0"		Max = 90'-0" 8 Stories+PH Penthouse Max = 20'-0"
Proposed	Building 1 = 88'-0" 5 Stories+PH  Building 2 = 46'-0" 2 Stories+PH		Building 1 = 88'-0" 5 Stories+PH  Building 2 = 46'-0" 2 Stories+PH
Yards	Required		Proposed
Side Yard	No Side Yard Required. If Provided, Minimum Width Shall Be 8 Feet		54'-0" Side Yard on East Side 10'-0" Side Yard on West Side
Rear Yard	Not Required for Wholly Non-Residential Buildings		112'-7"
Loading Calculation	Required		Proposed
Government - Large Scale More than 100,000 SF Gross Floor Area	2 Loading Berths with 1 Loading Space for each  1 Delivery Space		2 Loading Berths with 1 Loading Space for each  1 Delivery Space
Vehicle Parking Calculation	Building 1	Building 2	Total
Government - Large Scale Required	As per CR-Mixed Use No parking required		
Proposed	191 spaces	218 spaces	409 spaces
Bicycle Parking Calculation	Long Term	Short Term	Total
Government - Large Scale Required (Based on New Construction - 470,823 SF)	1 for each 7,500 SF  63 spaces	1 space for each 40,000 SF (no less than 6)  12 spaces	75 spaces
Proposed	63 spaces	12 spaces	75 spaces

## KEY

- DOC PROPERTY BOUNDARY
- HILL EAST ZONING BOUNDARIES

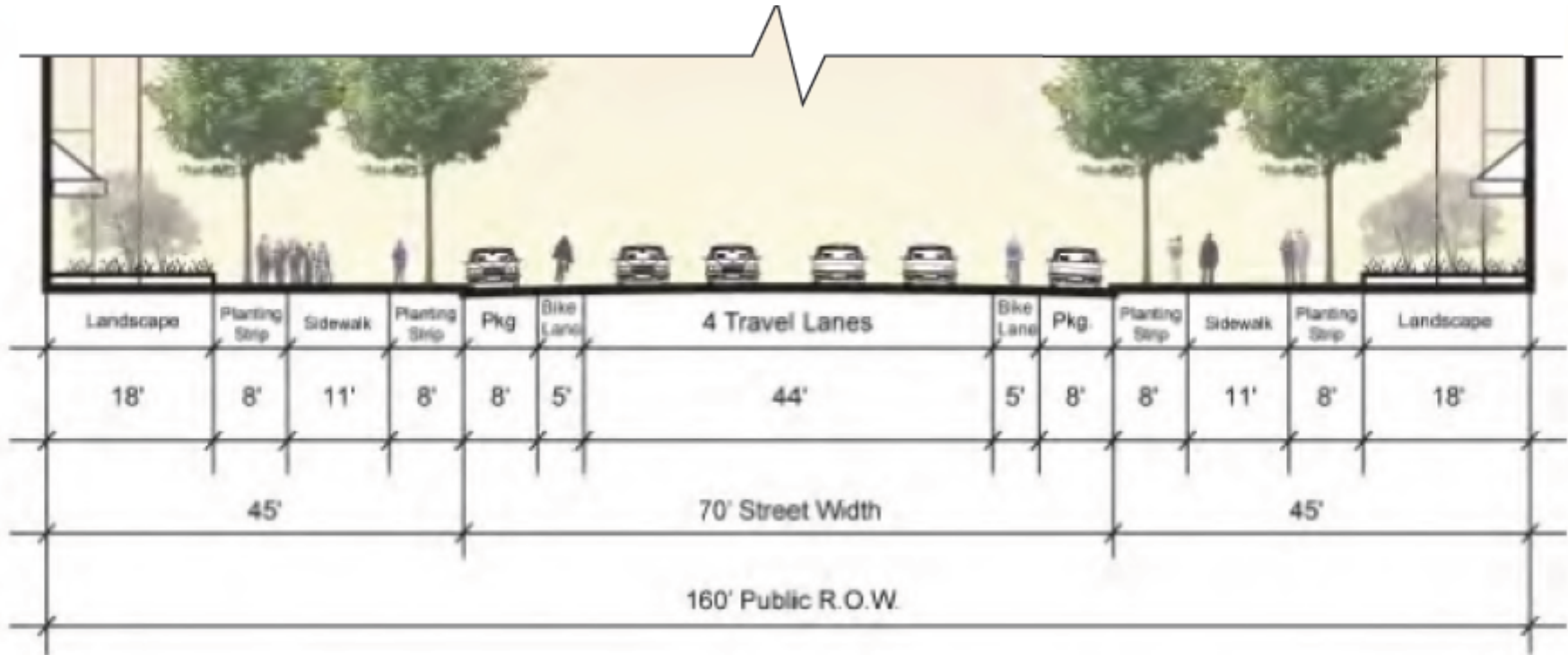
## D.C. ZONING MAP



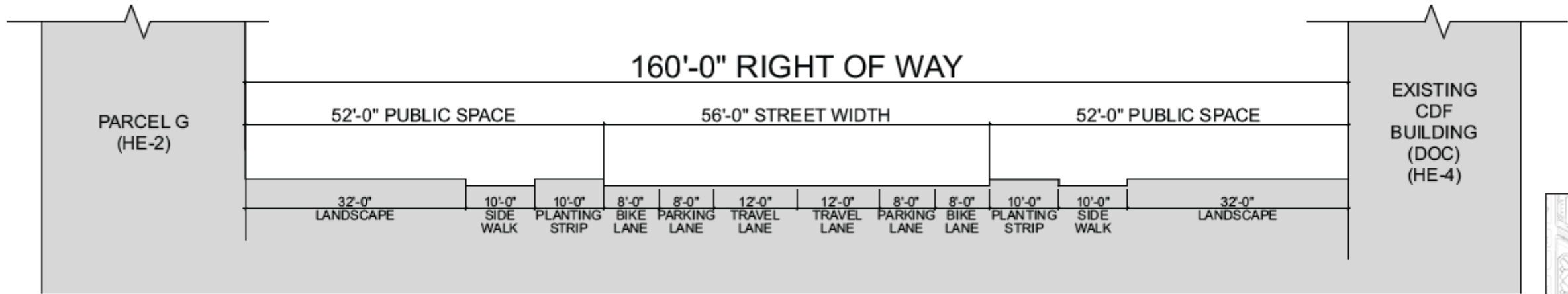
BUILDING 2  
BUILDING 1



# Massachusetts Avenue Street Section



MASSACHUSETTS AVENUE SE STREET SECTION  
AS PER HILL EAST DRAFT DESIGN GUIDELINES  
DATED 7/2008  
NOT TO SCALE

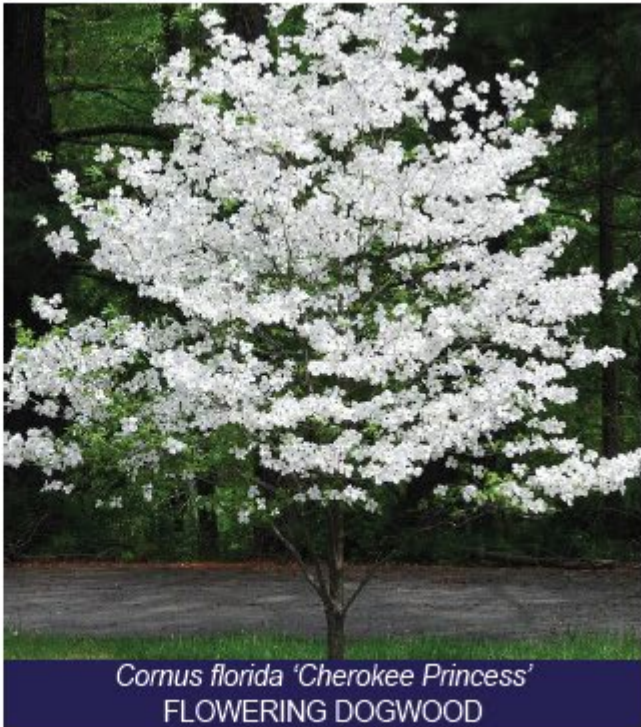
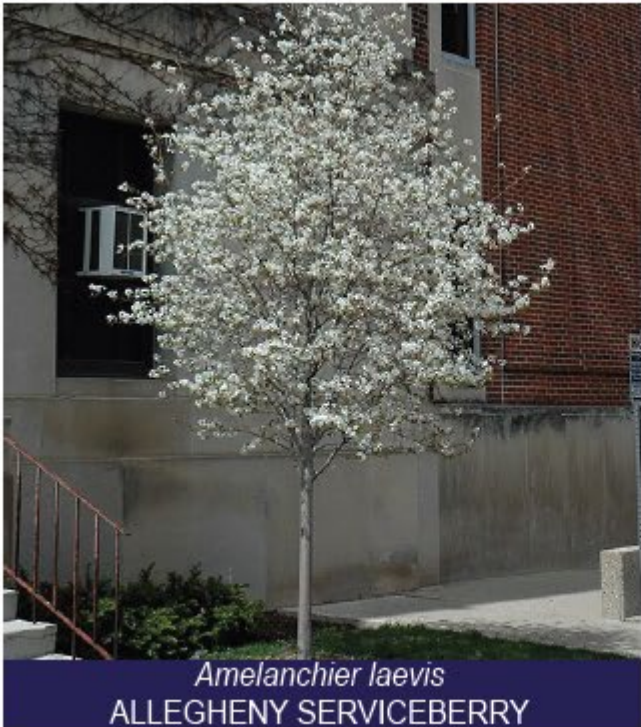
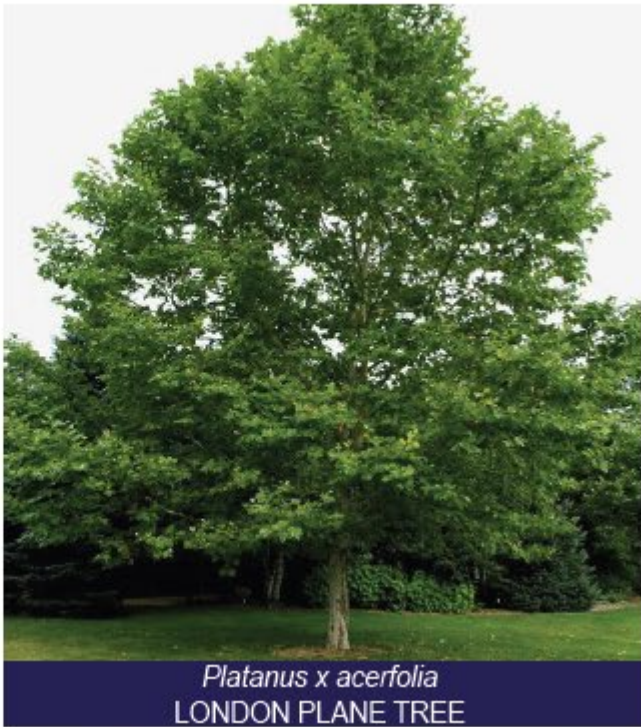
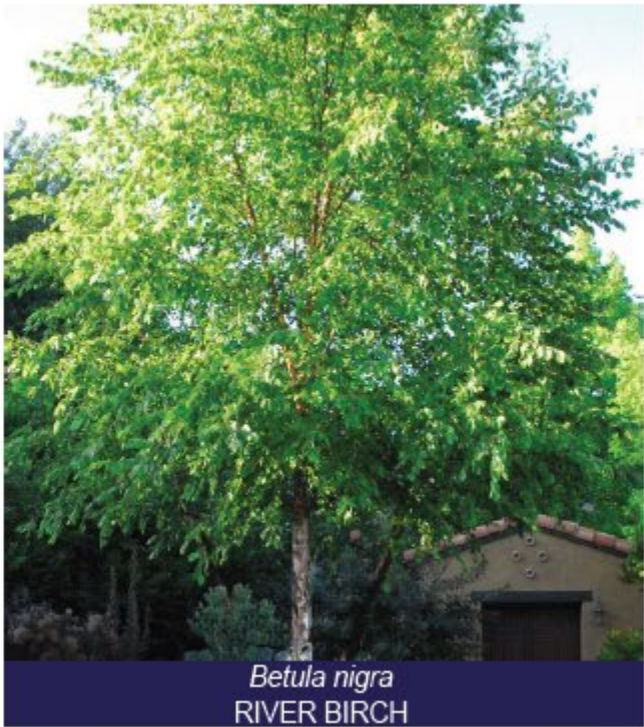
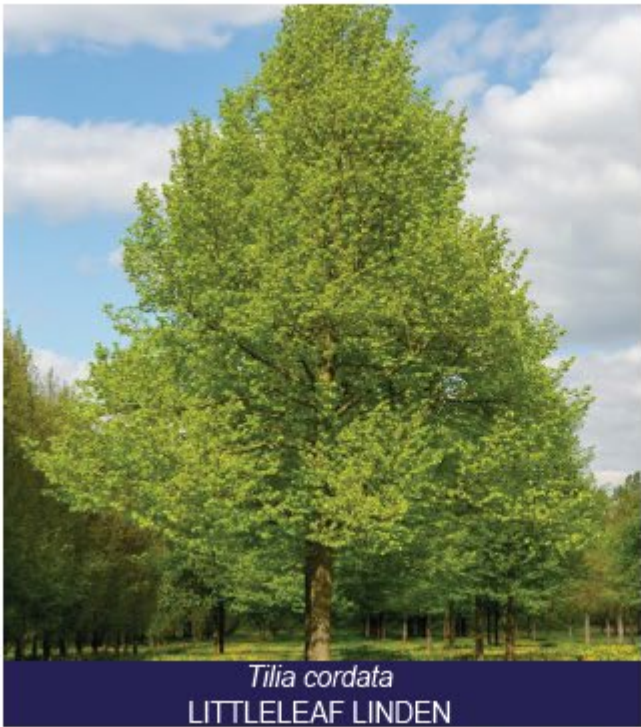


MASSACHUSETTS AVENUE SE STREET SECTION  
PROJECT TO CONTINUE STREET AS BUILT  
BETWEEN 19TH AND 20TH STREETS SE  
NOT TO SCALE



# Plant Palette

## TREES





# Plant Palette

## SHRUBS



*Azalea x 'Gumpo Pink'*  
GUMPO PINK AZALEA



*Buxus microphylla 'Green Mountain'*  
GREEN MOUNTAIN BOXWOOD



*Hydrangea quercifolia 'Snow Queen'*  
OAKLEAF HYDRANGEA



*Ilex verticillata*  
WINTERBERRY



*Itea virginica 'Merlot'*  
MERLOT VIRGINIA SWEETSPIRE



*Nandina domestica 'Gulfstream'*  
HEAVENLY BAMBOO



*Prunus laurocerasus 'Schipkaensis'*  
SKIP CHERRY LAUREL



*Viburnum plicatum f. tomentosum 'Mariesii'*  
DOUBLEFILE VIBURNUM

## GRASSES



*Panicum virgatum 'Northwind'*  
SWITCHGRASS



*Chasmanthium latifolium*  
NORTHERN SEA OATS



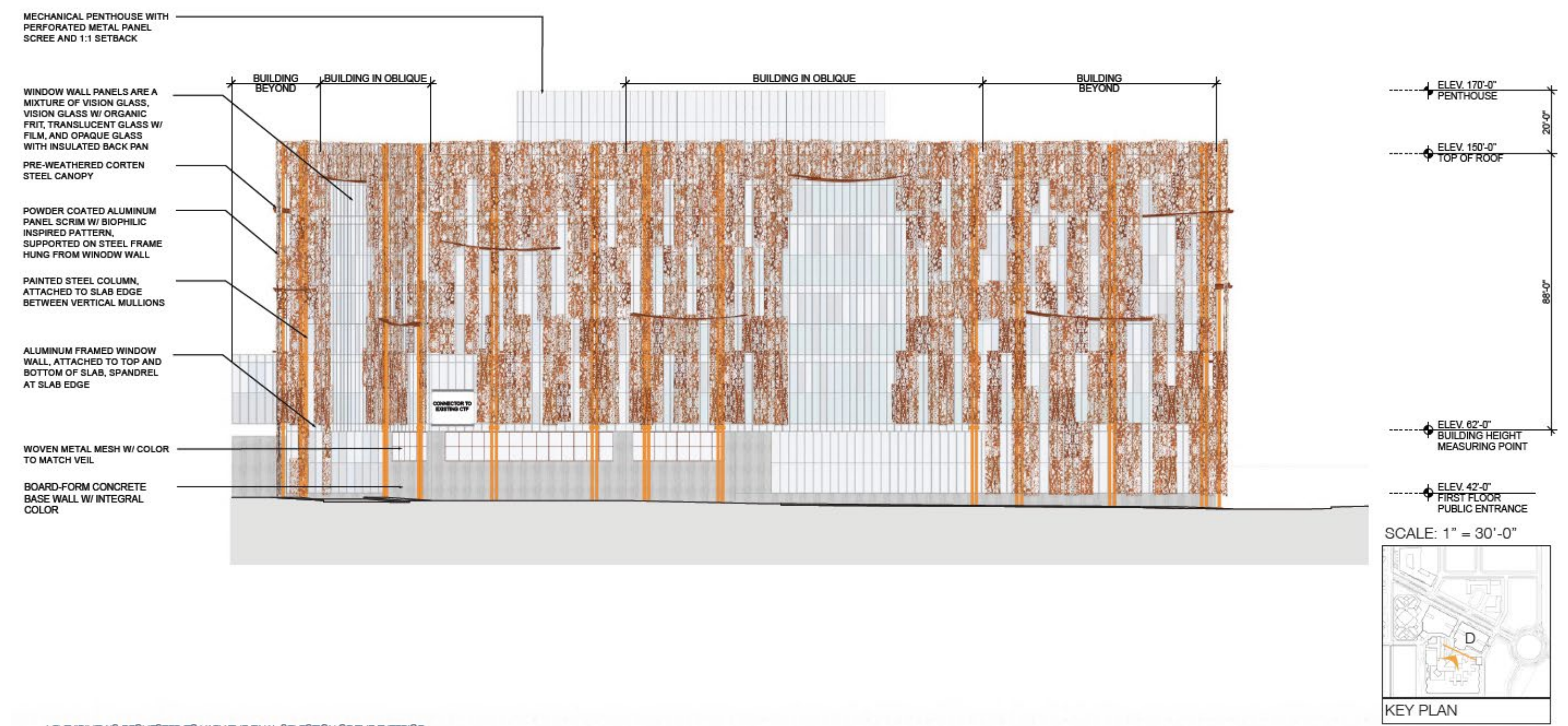
*Calamagrostis x acutiflora 'Karl Forster'*  
FEATHER REED GRASS



*Bouteloua gracilis 'Blonde Ambition'*  
BLUE GRAMA

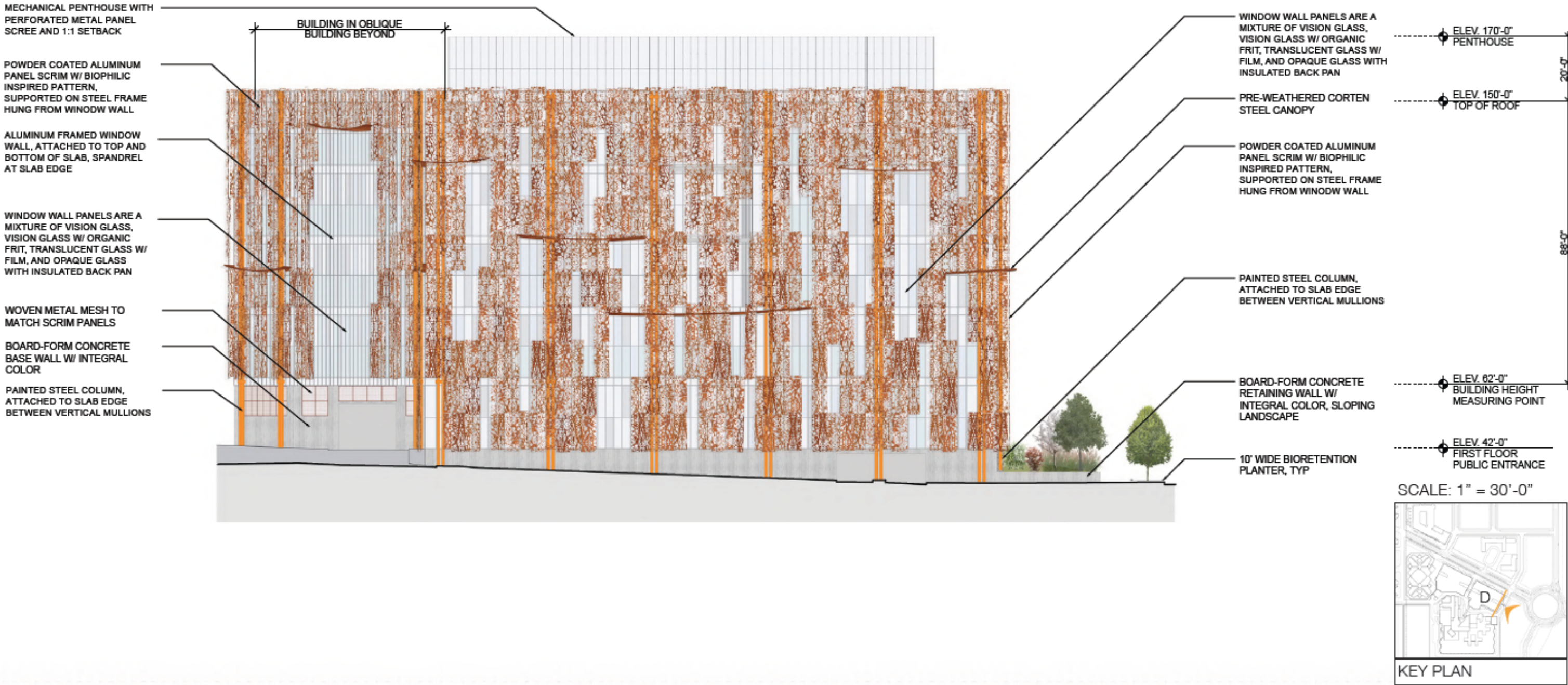


# Elevation – Building 1 (Rear)



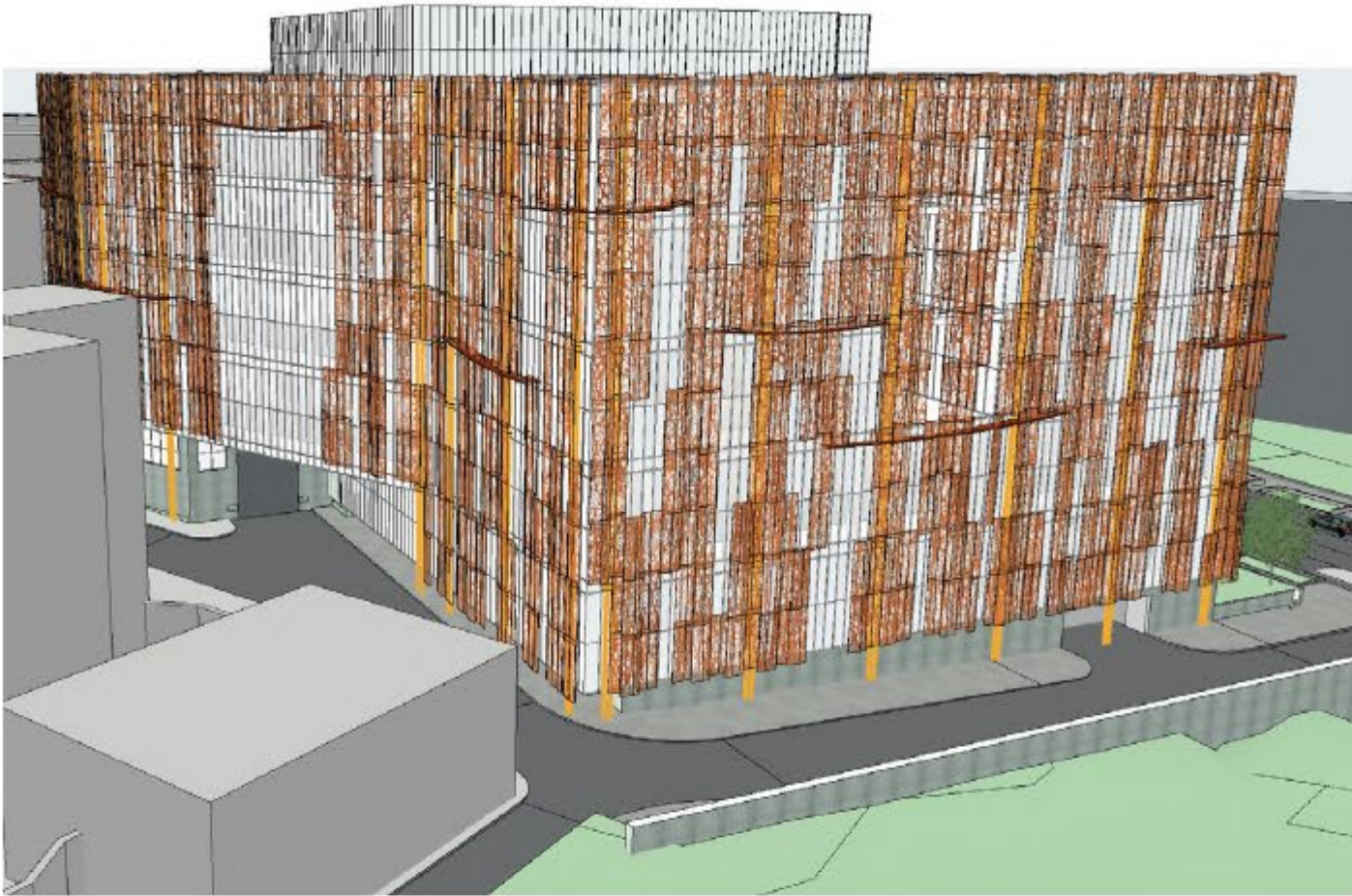


# Elevation – Building 1 (Exterior)





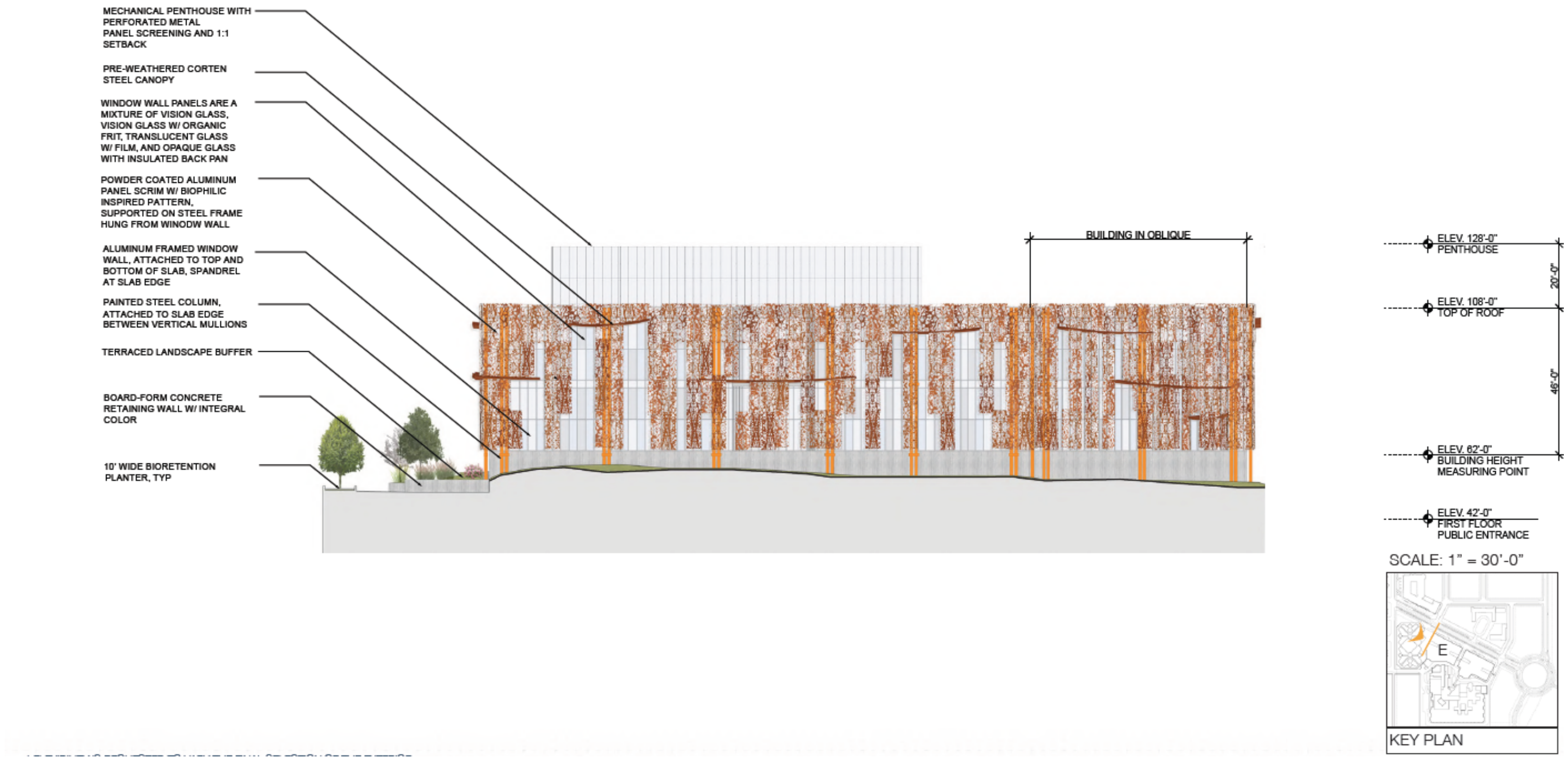
# Model Perspective – Building 1 Rear



KEY PLAN

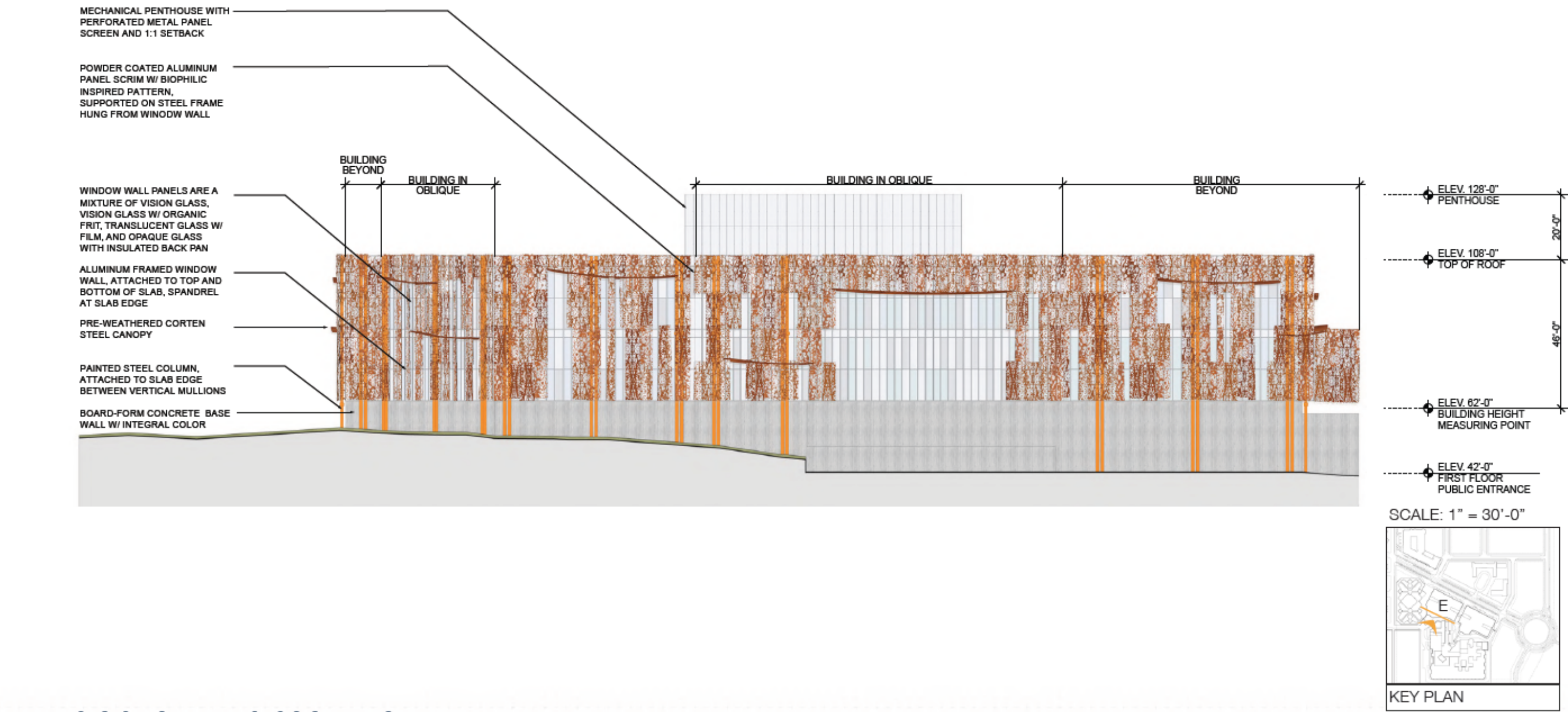


# Elevation – Building 2 (Exterior)



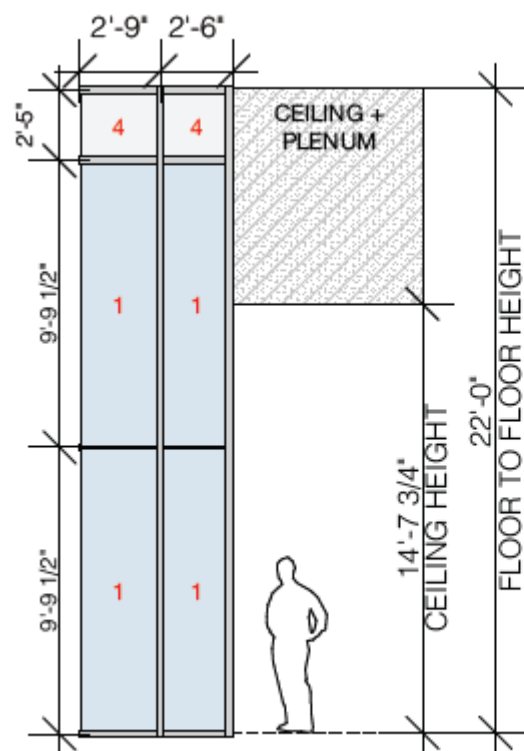


# Elevation – Building 2 (Rear)

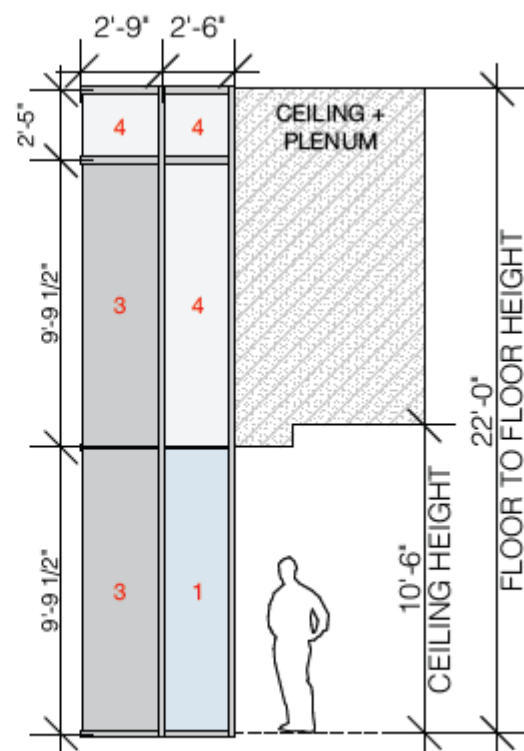




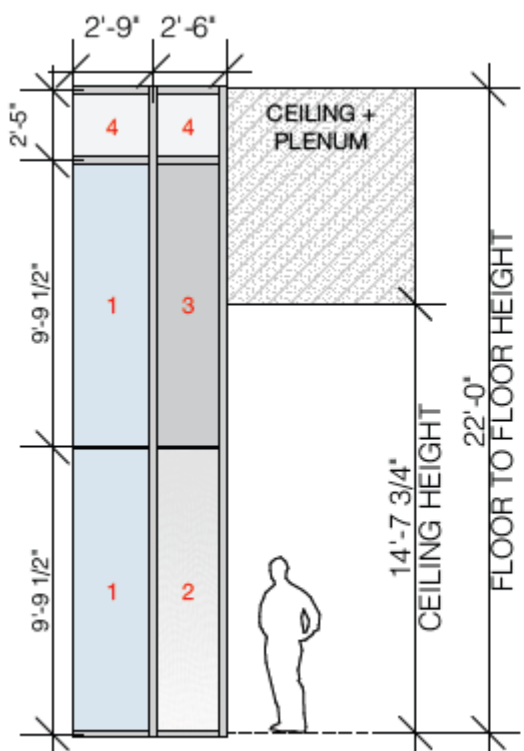
# Window Wall Program Relationship



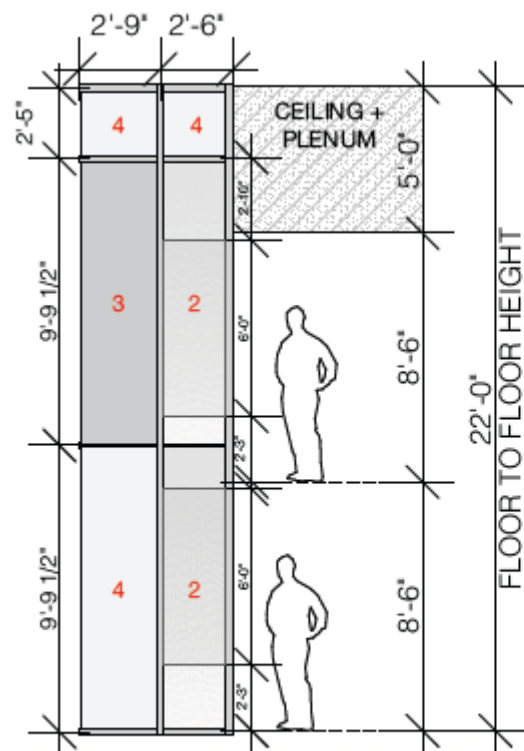
WINDOW WALL AT LOBBY



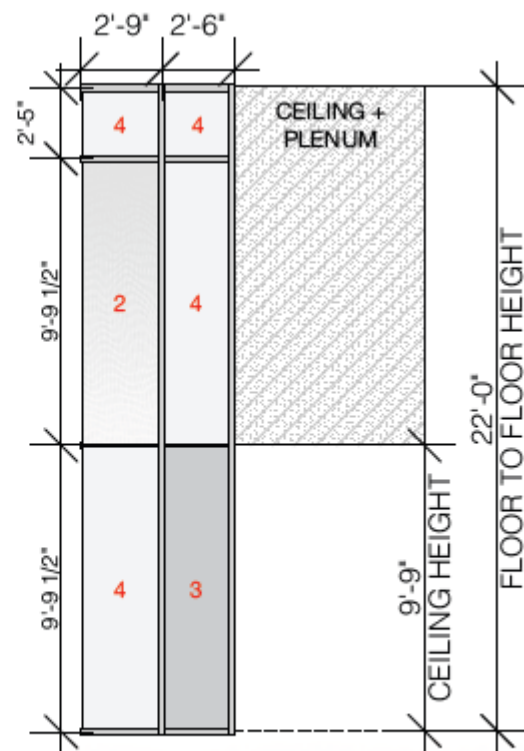
WINDOW WALL AT ADMIN OFFICES



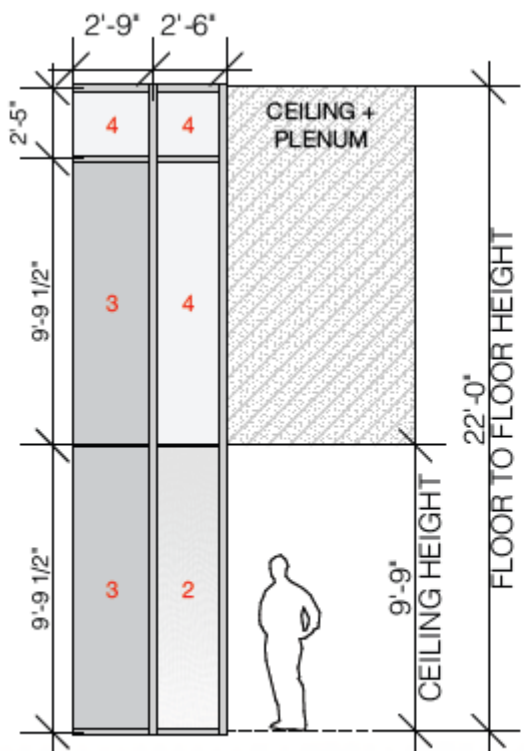
WINDOW WALL AT MEETING SPACES



WINDOW WALL AT HOUSING UNITS



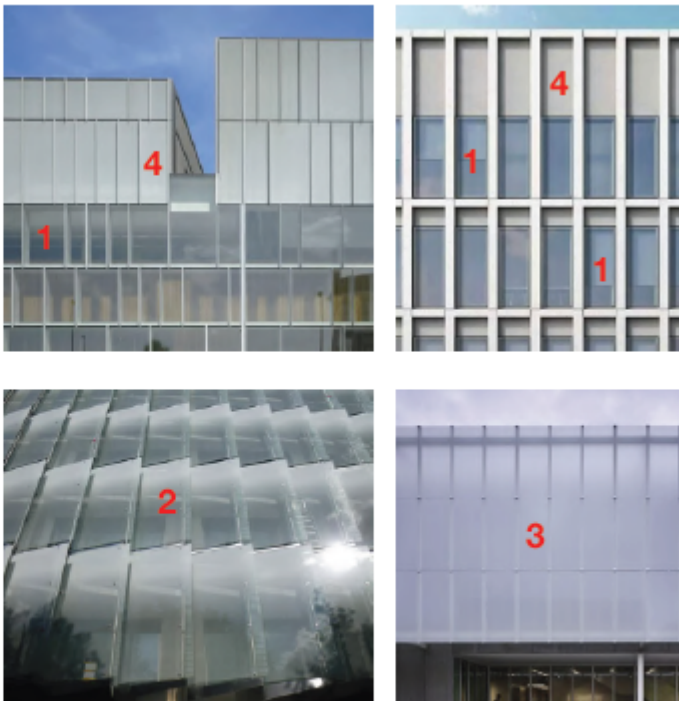
WINDOW WALL AT SECURE HALLWAYS



WINDOW WALL AT RESIDENT COMMONS

## FACADE PANEL TYPES:

- PANEL 1 - VISION GLAZING**  
USED ACROSS ENTIRETY OF LOBBY, PATTERNED ACROSS FACADE AT ADMINISTRATIVE AREAS, LOWER PANEL ONLY
- PANEL 2 - FRIT - WHITE ORGANIC**  
GLASS PANEL WITH WHITE FRIT, USED IN FRONT OF ALL CELL WINDOWS AND PATTERNED ACROSS REMAINING FACADE FOR VISUAL CONTINUITY AND LIGHT CONTROL
- PANEL 3 - TRANSLUCENT GLAZING - GREY FILM**  
GLASS PANEL WITH CONTINUOUS FILM, PATTERNED ACROSS FACADE FOR VISUAL CONTINUITY AND LIGHT CONTROL - OFFICES, ADMIN, CLINIC ECT - USED IN FRONT OF HOUSING UNITS WITHOUT A WINDOW
- PANEL 4 - OPAQUE PANEL**  
BACK-PAINTED GLASS, SPANDREL USED AT FLOOR LEVELS AND COLUMNS, PATTERNED ACROSS REMAINING FACADE FOR VISUAL CONTINUITY AND LIGHT CONTROL



WINDOW WALL PANEL TYPES



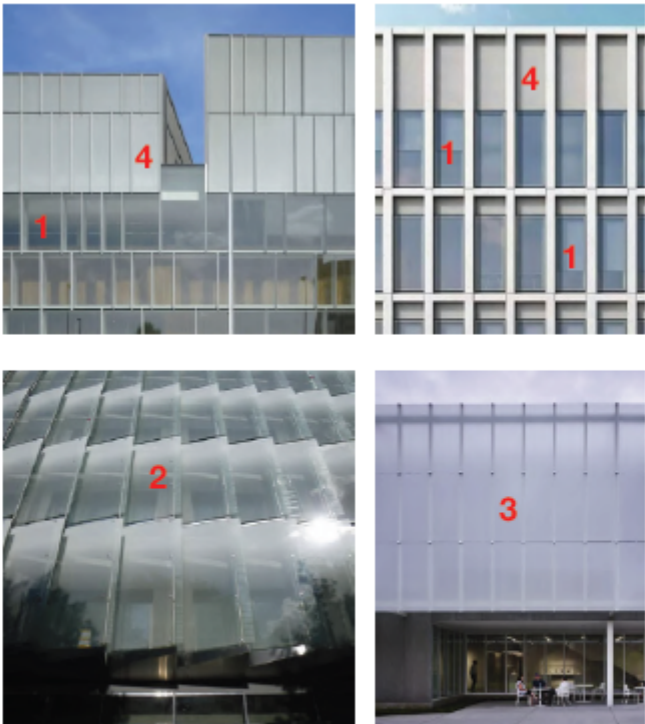
# Window Wall Panel Materials



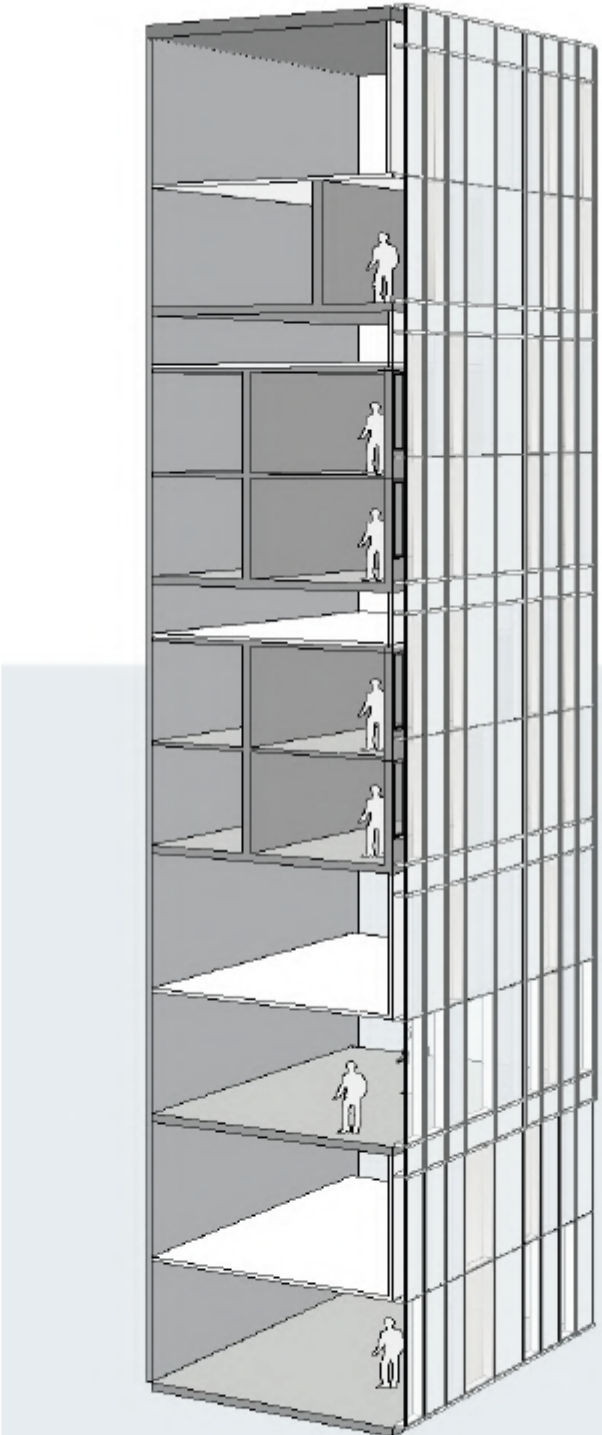
WINDOW WALL ELEVATION STUDY

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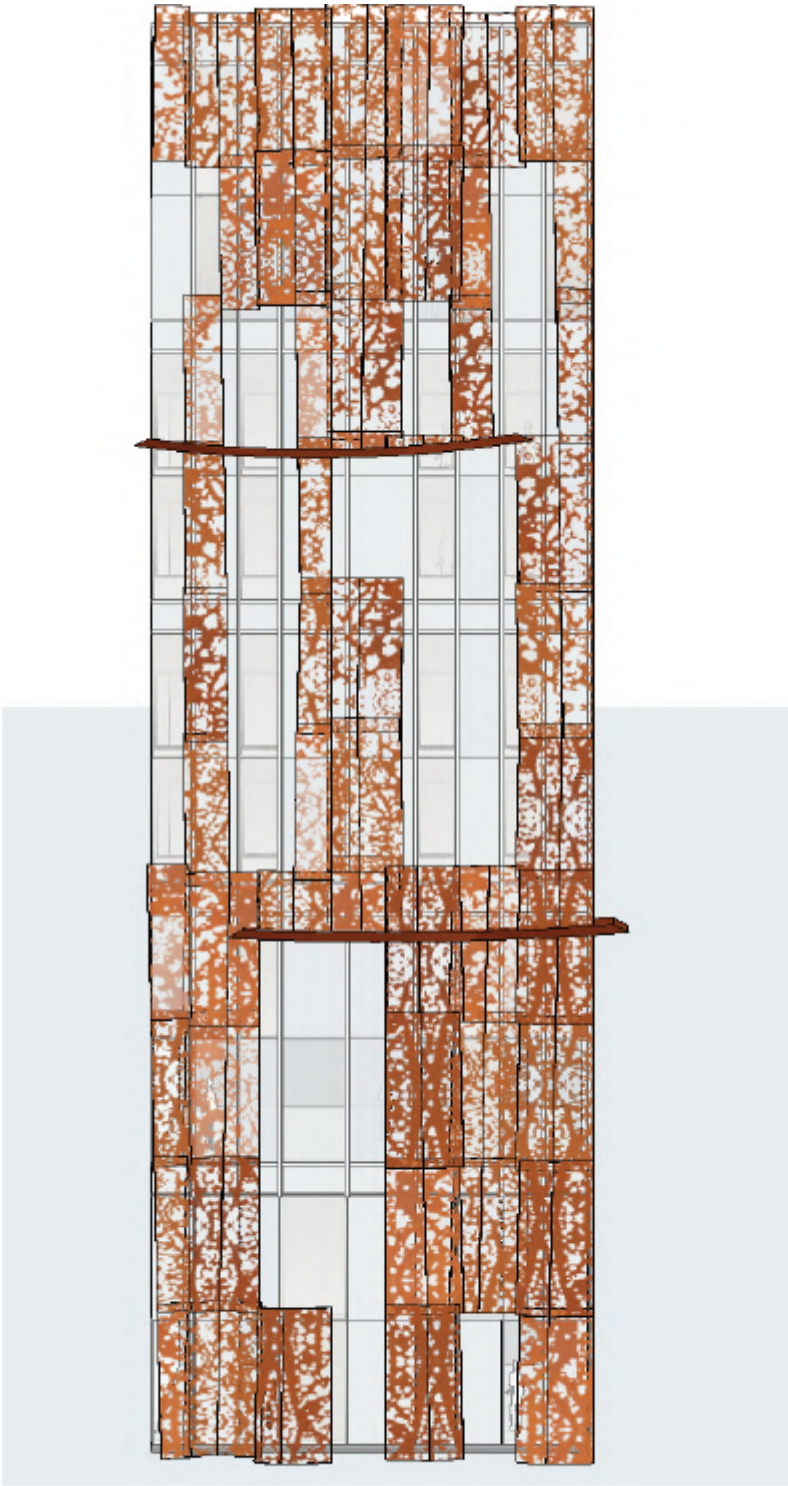
WINDOW WALL PANEL MATERIALITY



WINDOW WALL DIMENSIONAL SECTION STUDY



# Veil Panel Materials

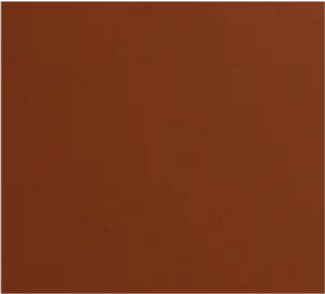


WINDOW WALL ELEVATION STUDY WITH VEIL

VEIL COLORS



RAL 8001 - OCHER BROWN



RAL 8003 - CLAY BROWN

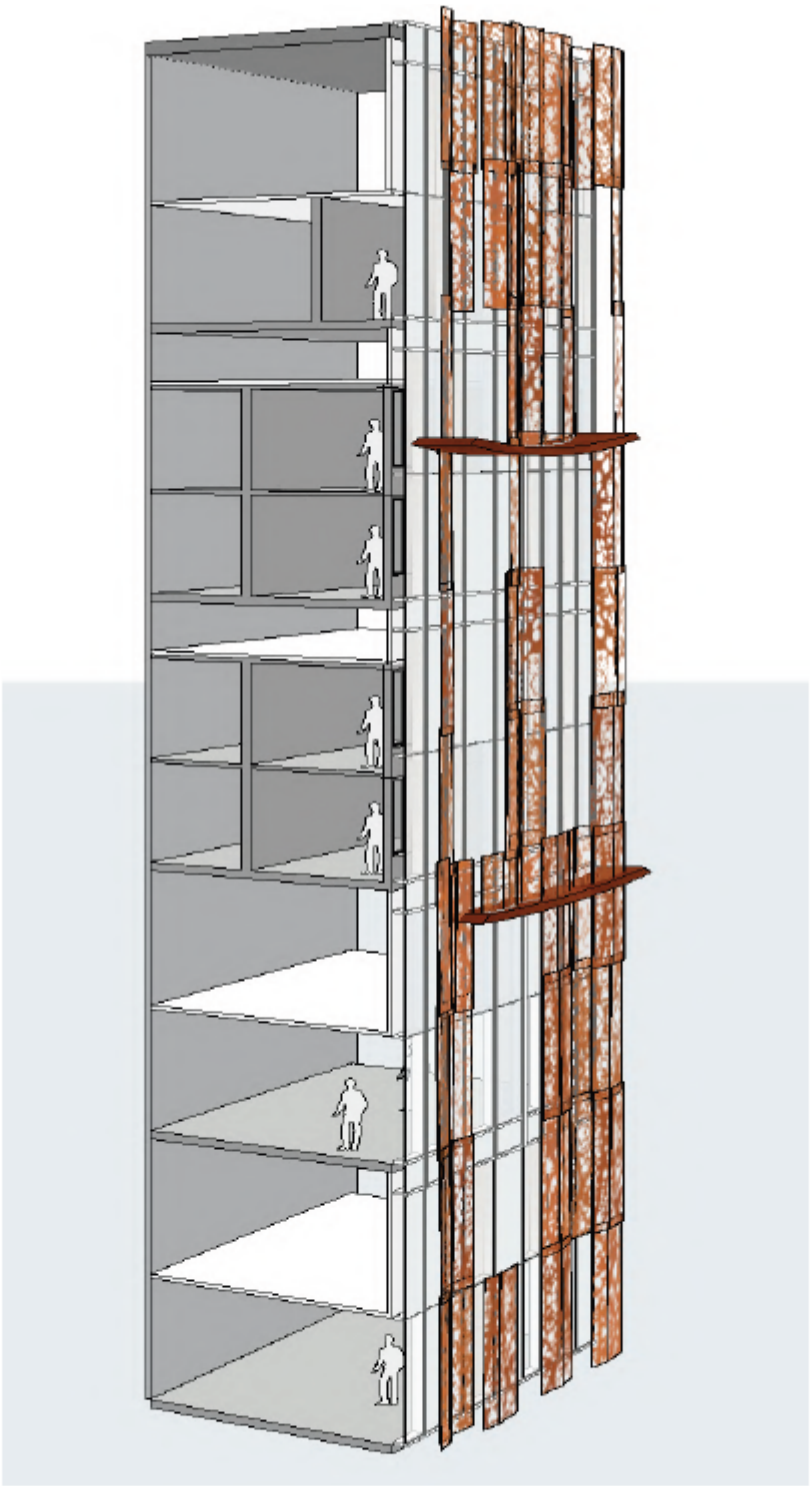


CANYON SPARKLE

LEAF COLOR



LAVA ROCK



WINDOW WALL DIMENSIONAL SECTION STUDY WITH VEIL



# Stormwater Plan



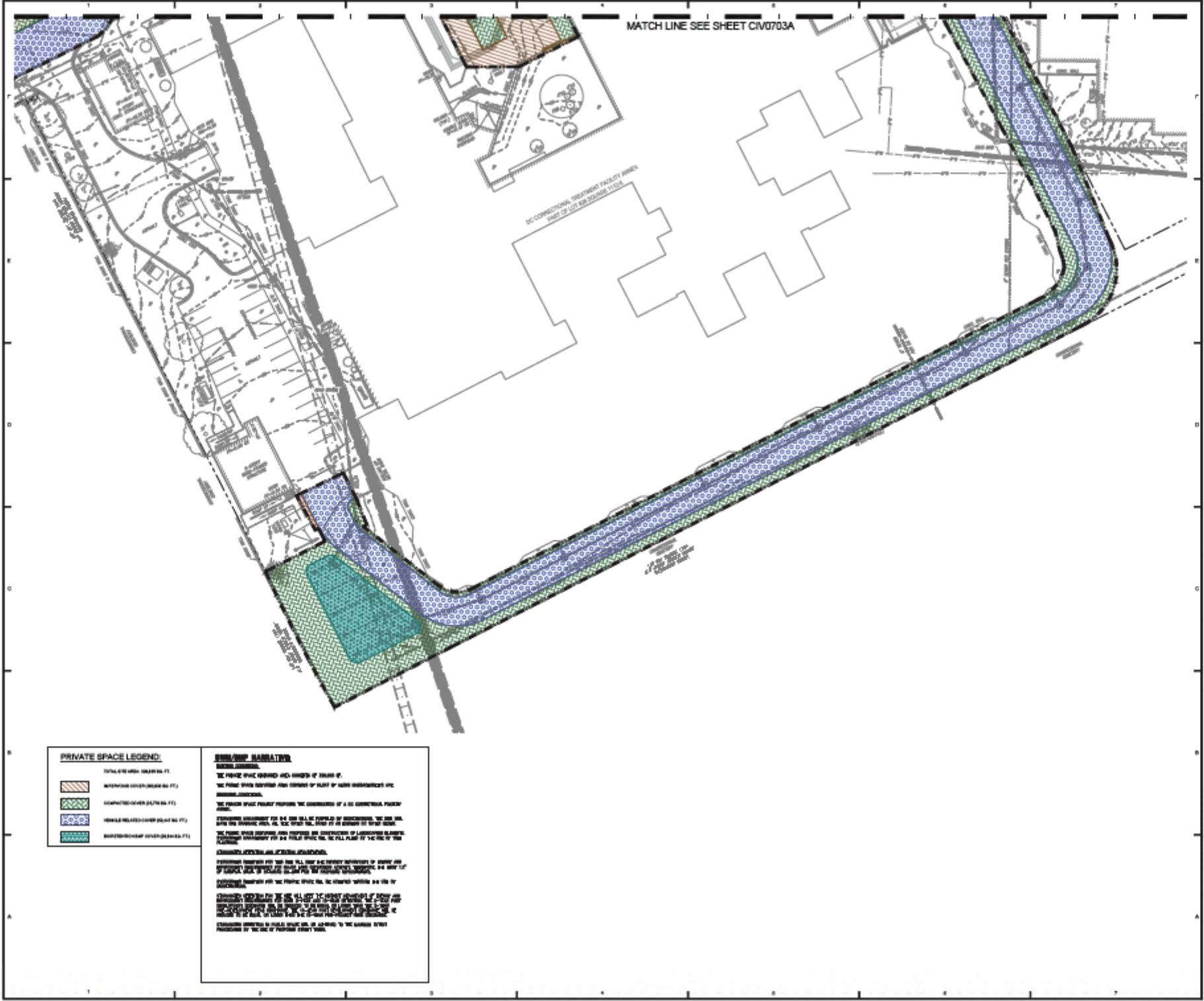
SCALE: 1" = 80'-0"



### KEY PLAN



# Stormwater Plan



SCALE: 1" = 80'-0"

