

Appendix

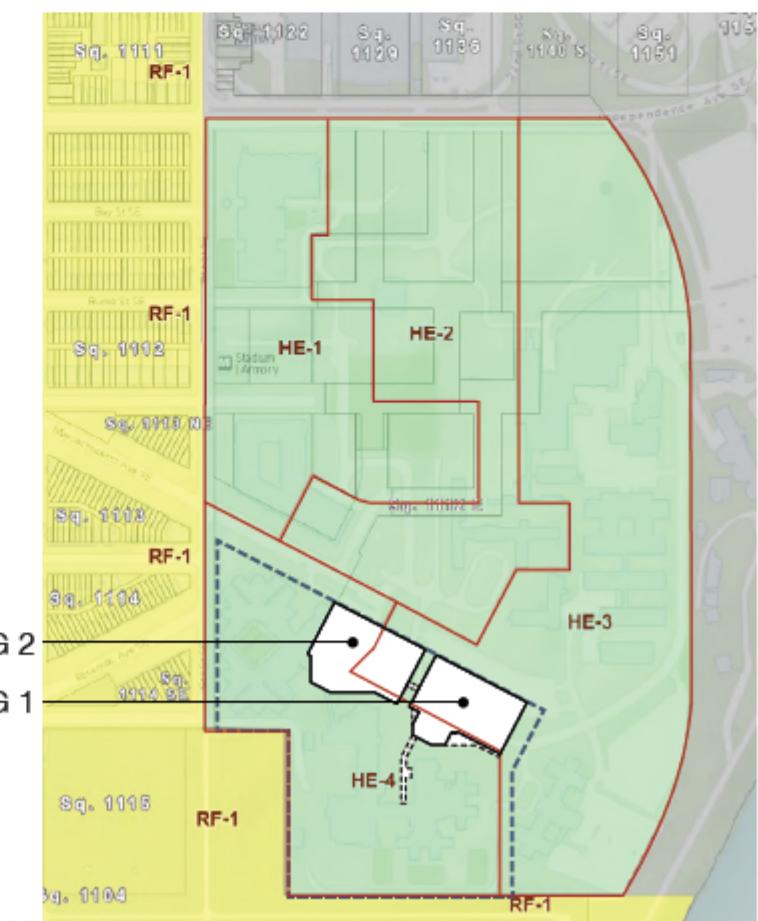
Zoning Data

BUILDING DATA FOR BUILDINGS 1 AND 2			
	<u>HE-3</u>	<u>HE-4</u>	<u>TOTAL</u>
Proposed Subdivision Lot SF	101,846	492,311	594,157
Allowable Lot Occupancy SF	(80%) 81,477	(75%) 369,233	
Existing Lot Occupancy SF Demolished Portion of Existing Buildings	0	155,660 -22,845	155,660 -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 Demolished Portion of Existing Buildings	0	769,080 -118,903	769,080 -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



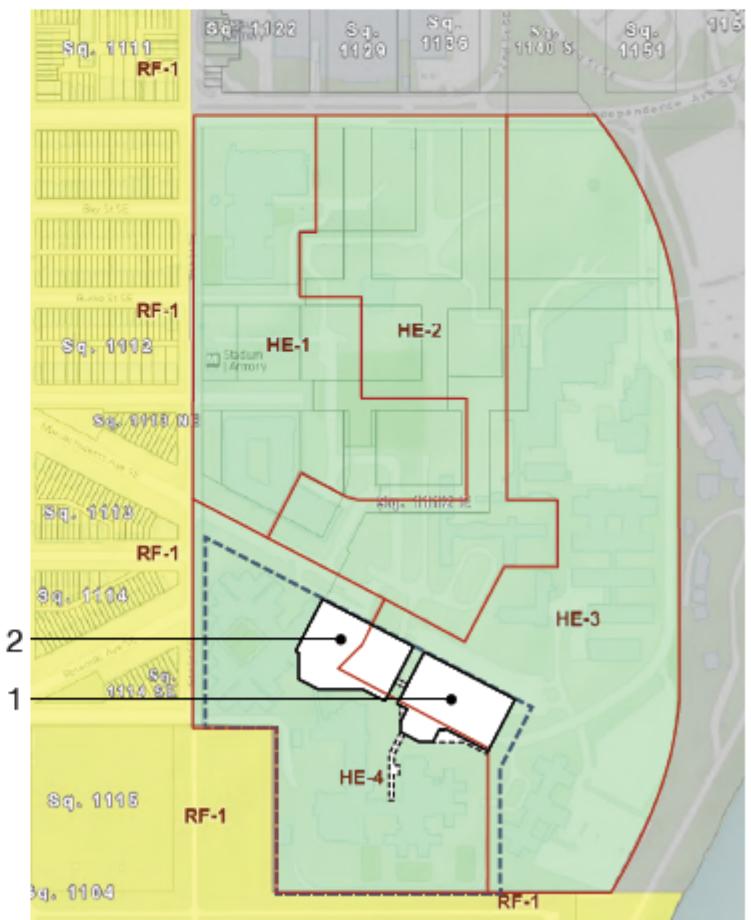
Zoning Data Continued

BUILDING DATA FOR BUILDINGS 1 AND 2			
<u>Building Height</u>	<u>HE-3</u>	<u>HE-4</u>	
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	
<u>Yards</u>	<u>Required</u>	<u>Proposed</u>	
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"	
<u>Loading Calculation</u>	<u>Required</u>	<u>Proposed</u>	
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	
<u>Vehicle Parking Calculation</u>	<u>Building 1</u>	<u>Building 2</u>	<u>Total</u>
Government - Large Scale Required	As per CR-Mixed Use No parking required		
Proposed	191 spaces	218 spaces	409 spaces
<u>Bicycle Parking Calculation</u>	<u>Long Term</u>	<u>Short Term</u>	<u>Total</u>
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

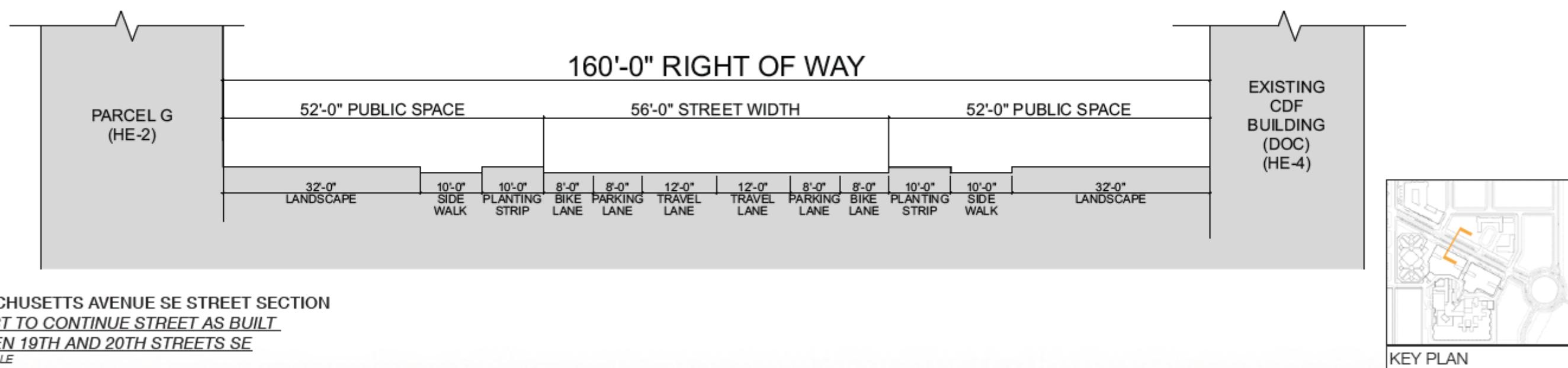
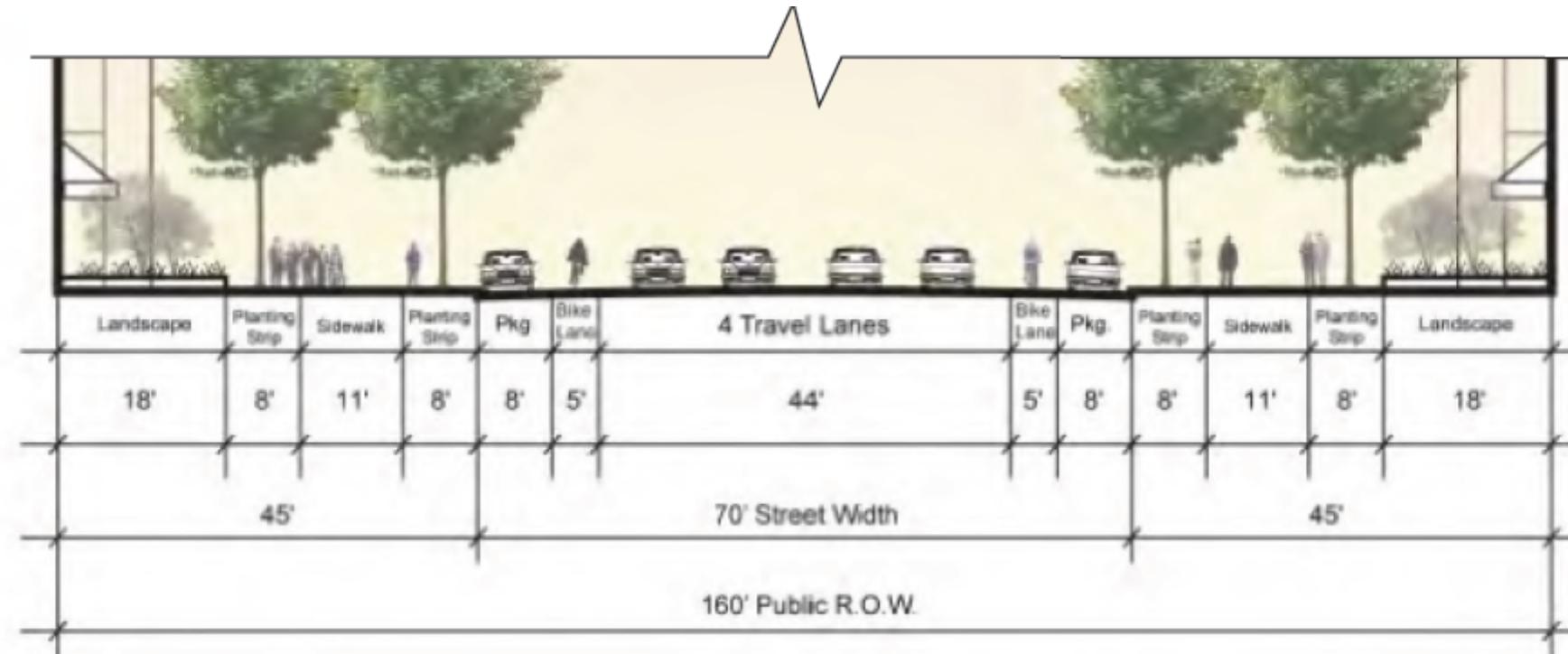
KEY

- DOC PROPERTY BOUNDARY
- HILL EAST ZONING BOUNDARIES

D.C. ZONING MAP



Massachusetts Avenue Street Section



Plant Palette

TREES



Tilia cordata
LITTLELEAF LINDEN



Betula nigra
RIVER BIRCH



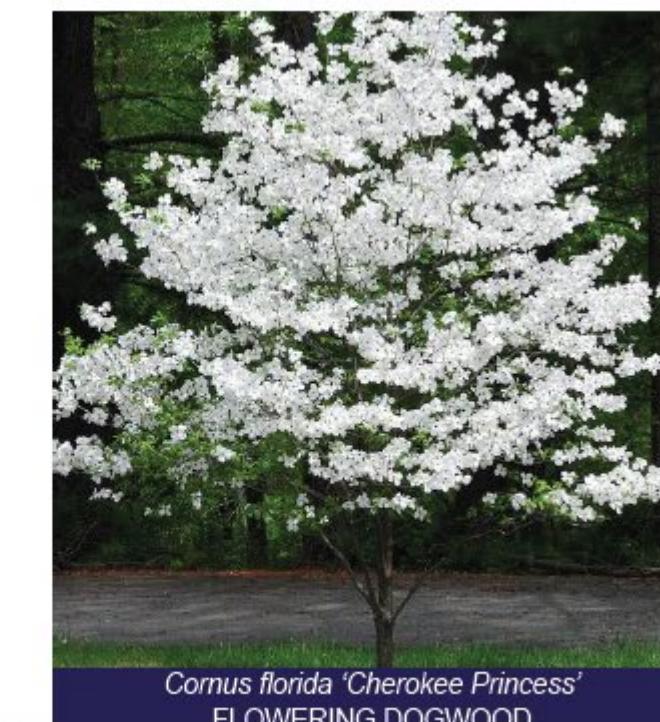
Platanus x acerifolia
LONDON PLANE TREE



Amelanchier laevis
ALLEGHENY SERVICEBERRY



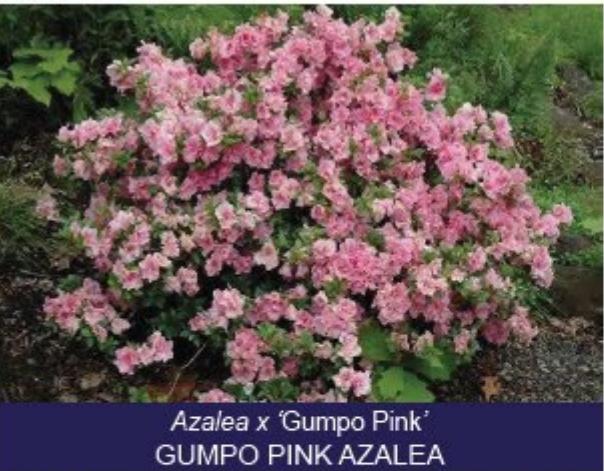
Magnolia stellata
STAR MAGNOLIA



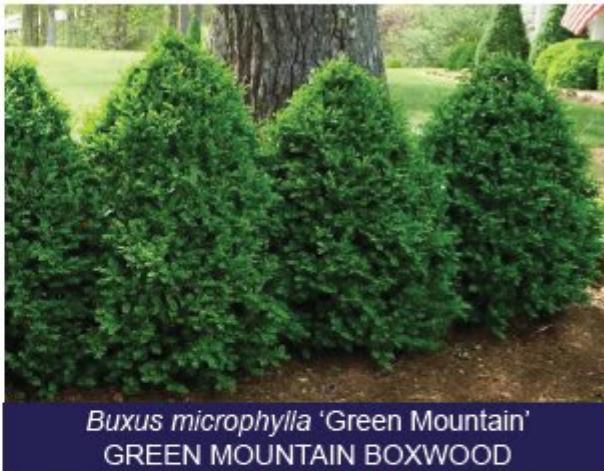
Cornus florida 'Cherokee Princess'
FLOWERING DOGWOOD

Plant Palette

SHRUBS



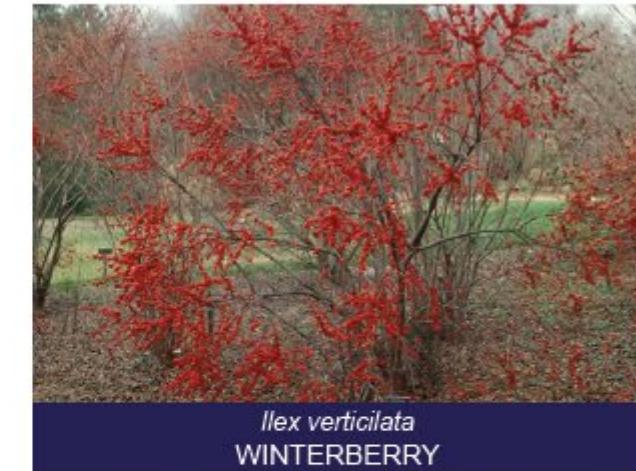
Azalea x 'Gumpo Pink'
GUMPO PINK AZALEA



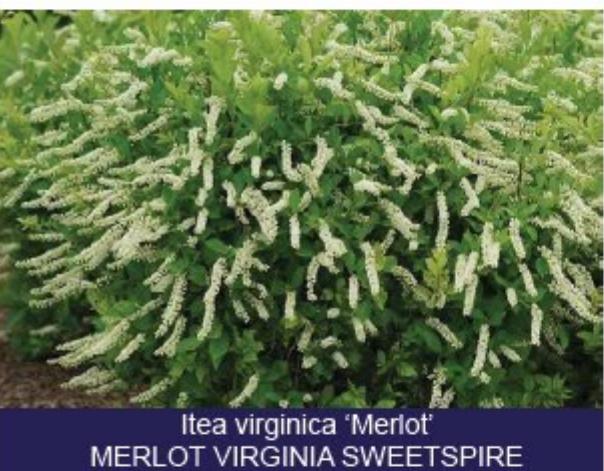
Buxus microphylla 'Green Mountain'
GREEN MOUNTAIN BOXWOOD



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

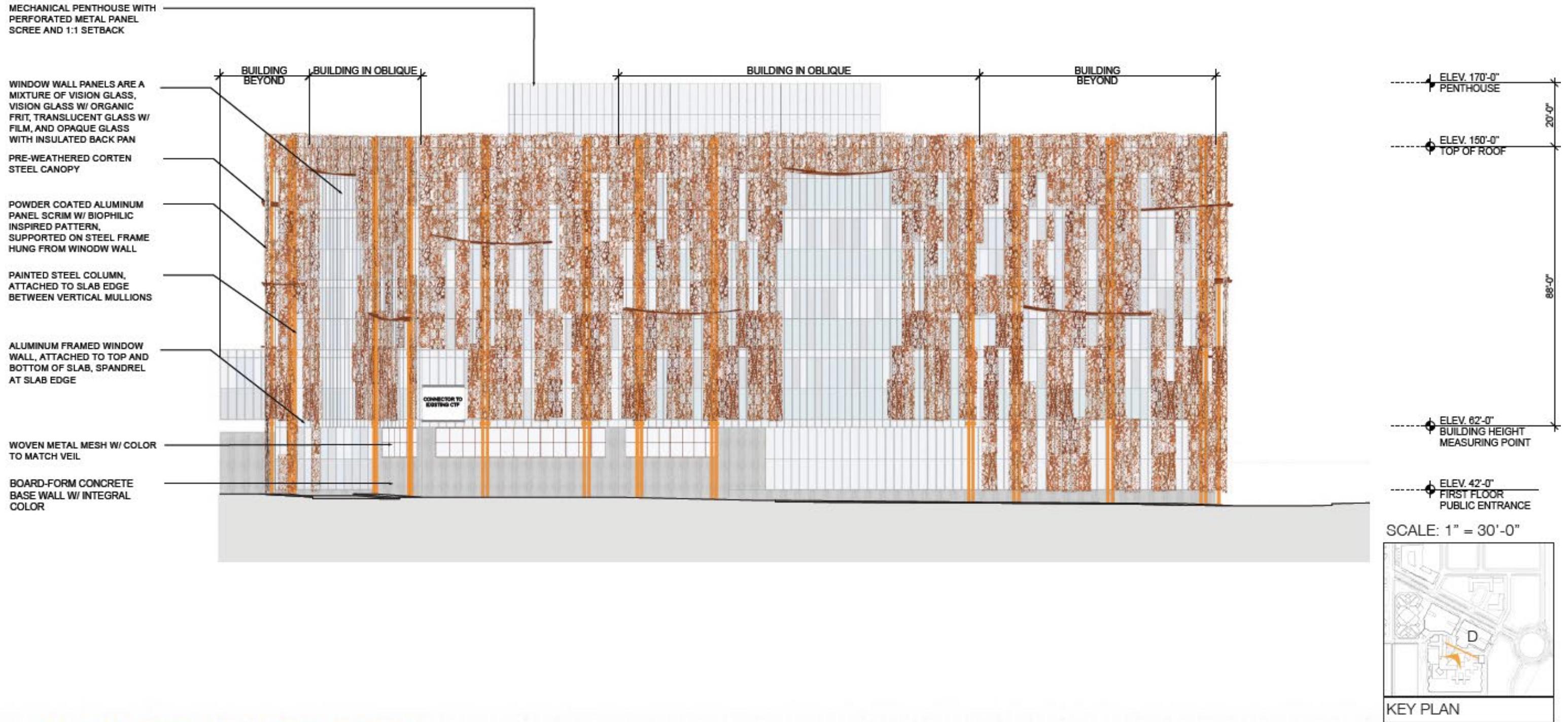


Calamagrostis x acutiflora 'Karl Forster'
FEATHER REED GRASS

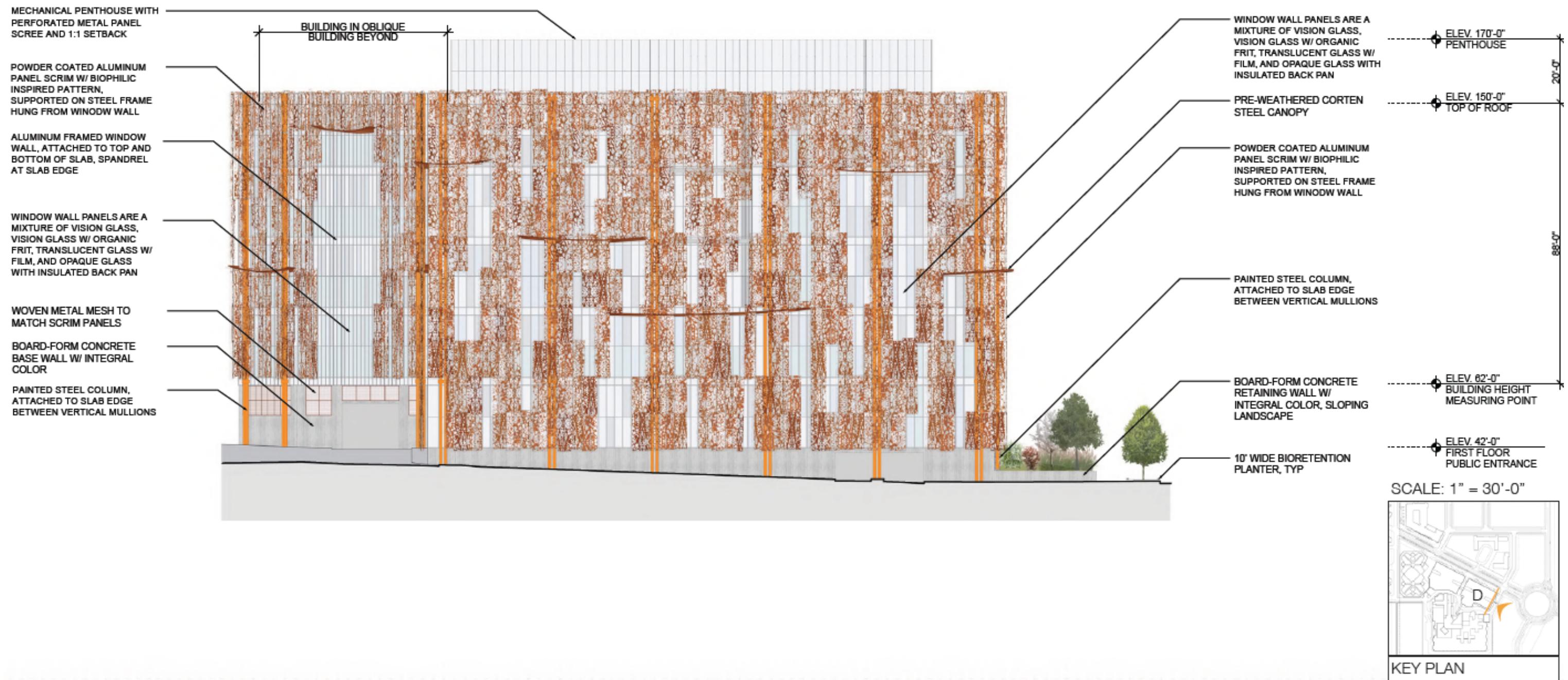


Bouteloua gracilis 'Blonde Ambition'
BLUE GRAMA

Elevation – Building 1 (Rear)



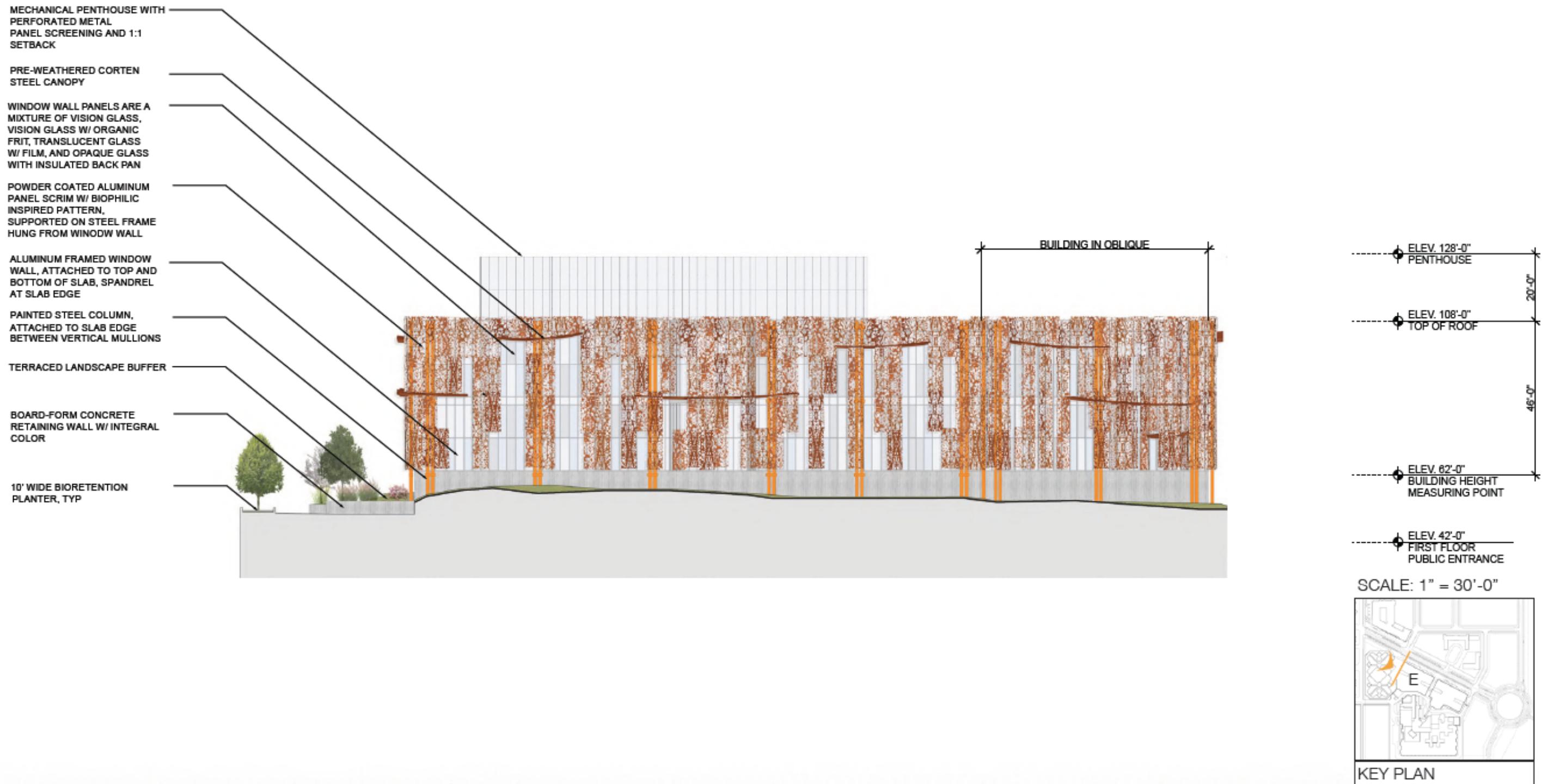
Elevation – Building 1 (Exterior)



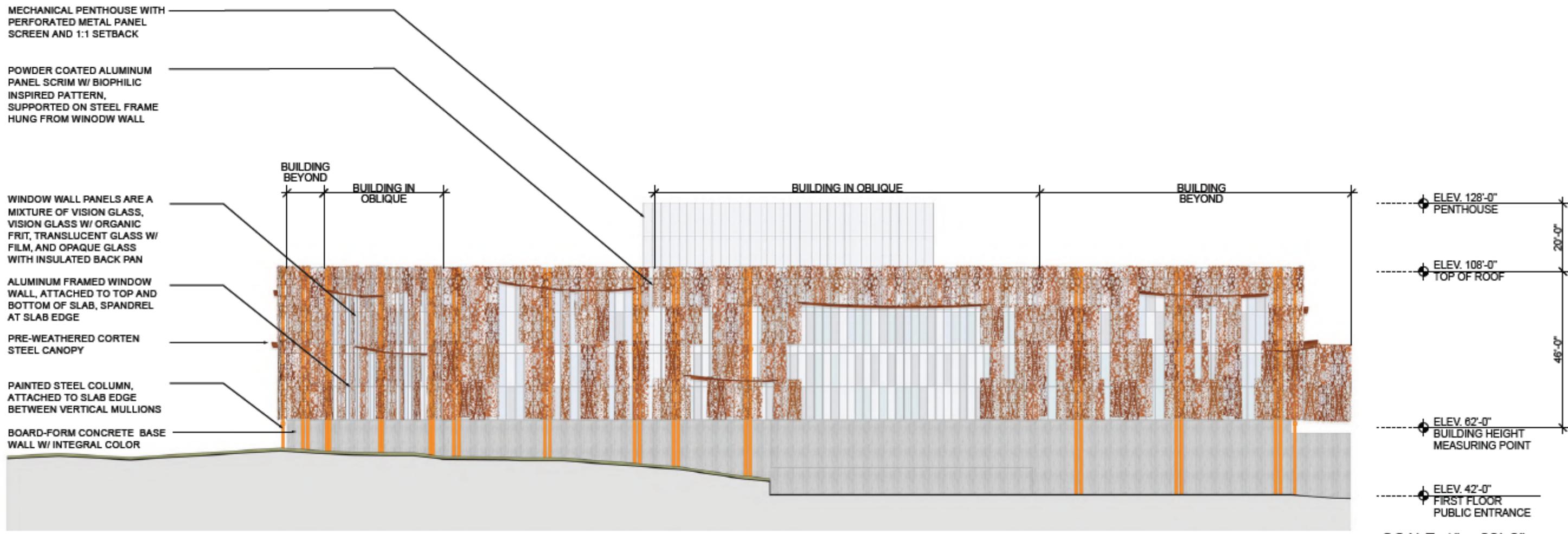
Model Perspective – Building 1 Rear



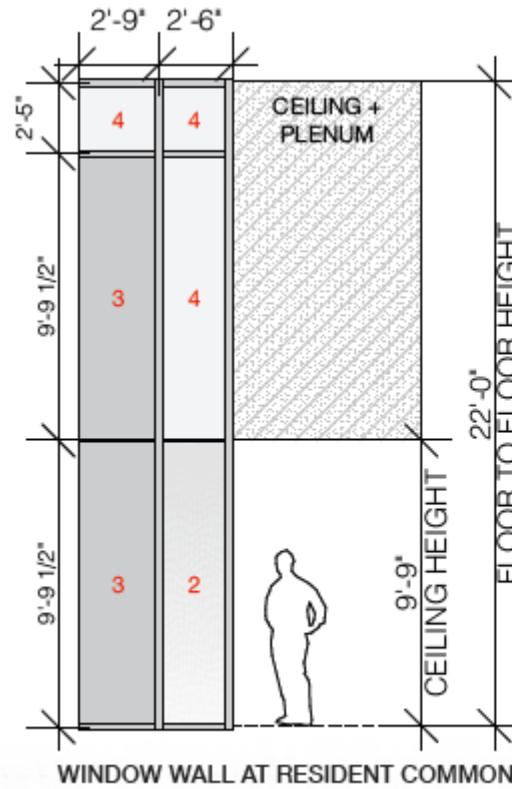
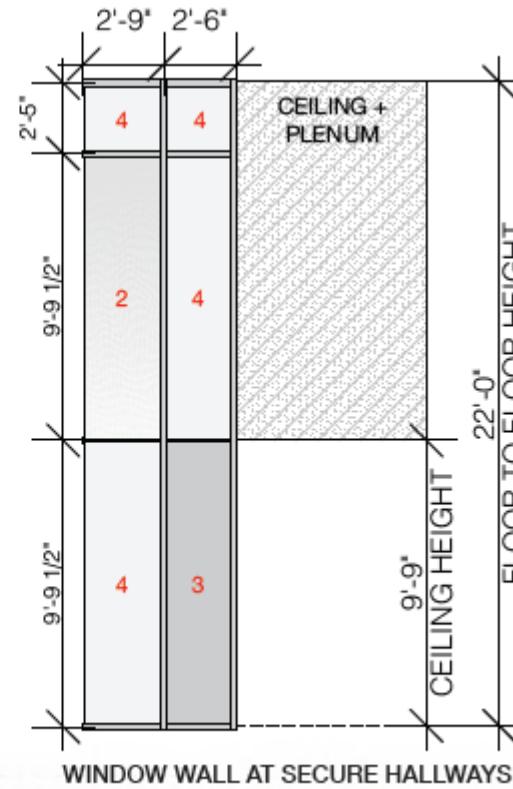
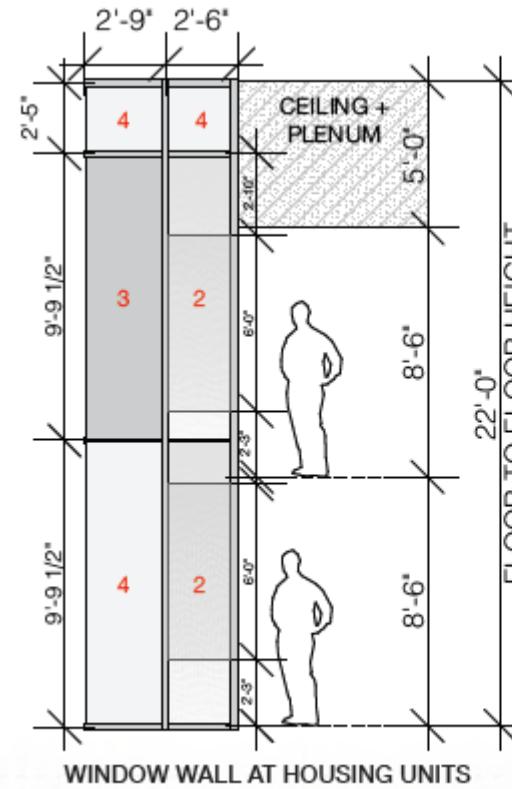
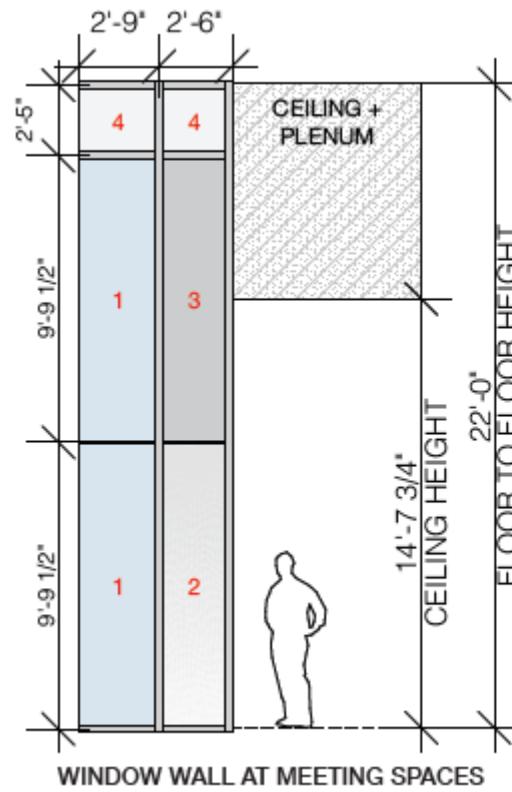
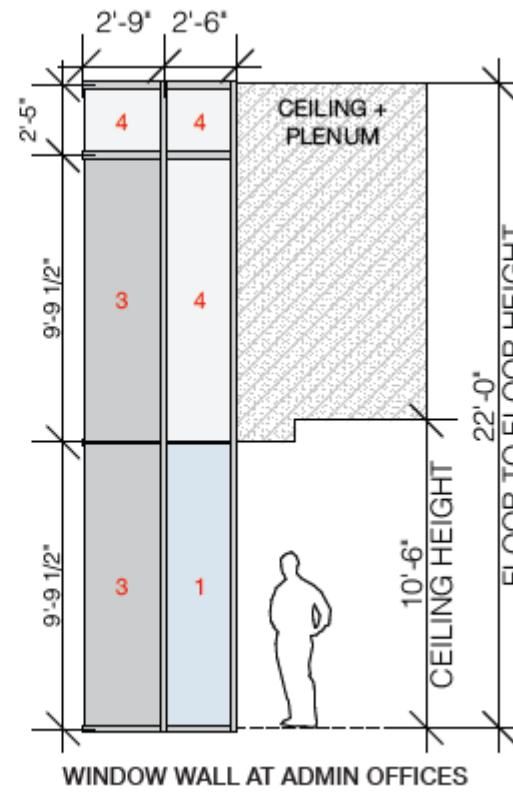
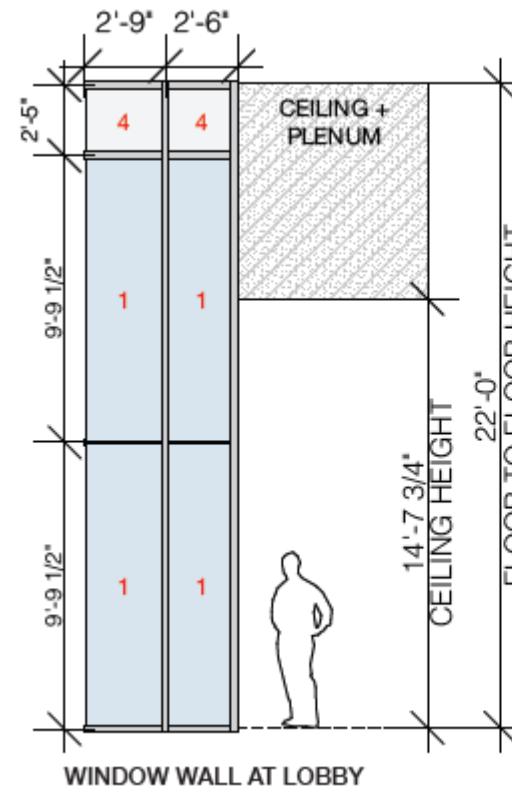
Elevation – Building 2 (Exterior)



Elevation – Building 2 (Rear)



Window Wall Program Relationship



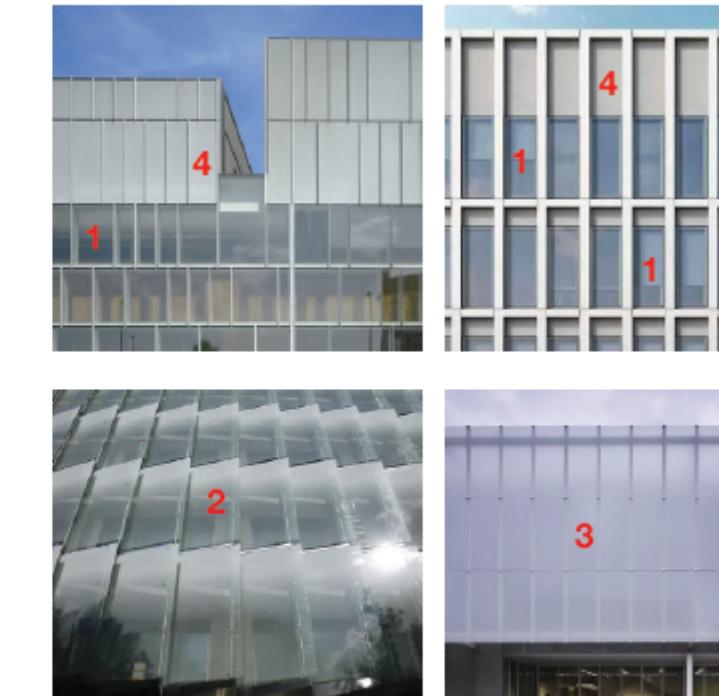
FACADE PANEL TYPES:

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

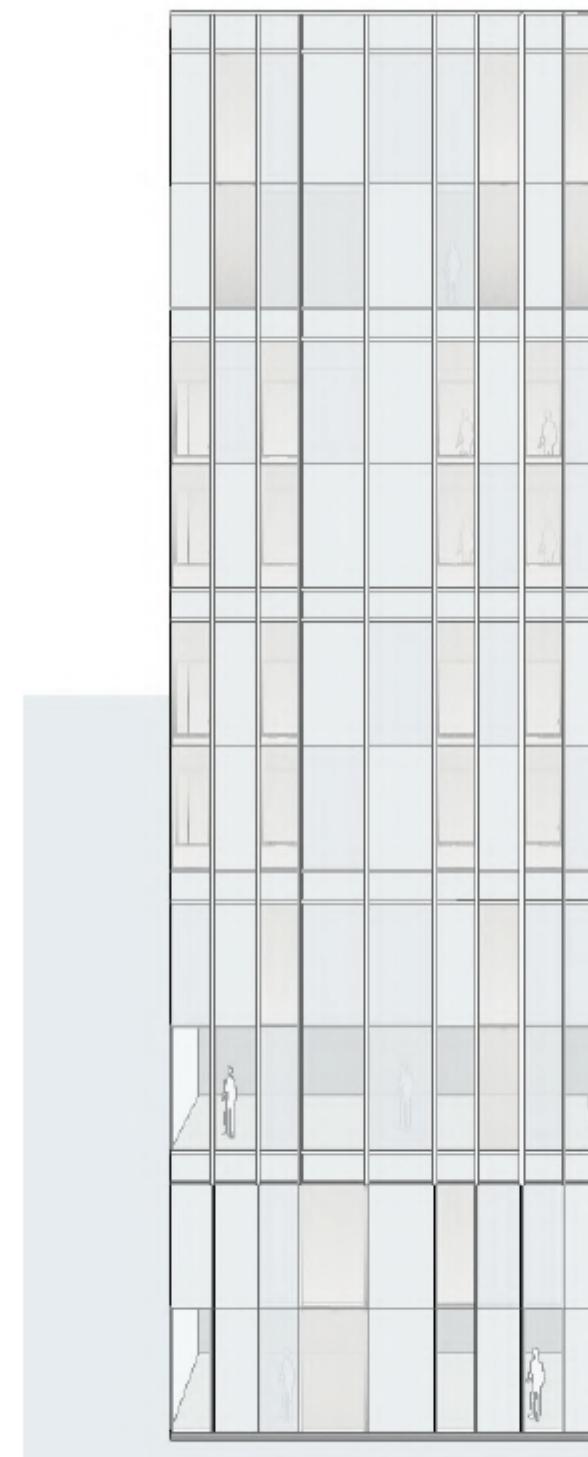
PANEL 3 - TRANSLUCENT GLAZING - GREY FILM
GLASS PANEL WITH CONTINUOUS FILM, PATTERNED ACROSS FACADE FOR VISUAL CONTINUITY AND LIGHT CONTROL - OFFICES, ADMIN, CLINIC ETC - USED IN FRONT OF HOUSING UNITS WITHOUT A WINDOW

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

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



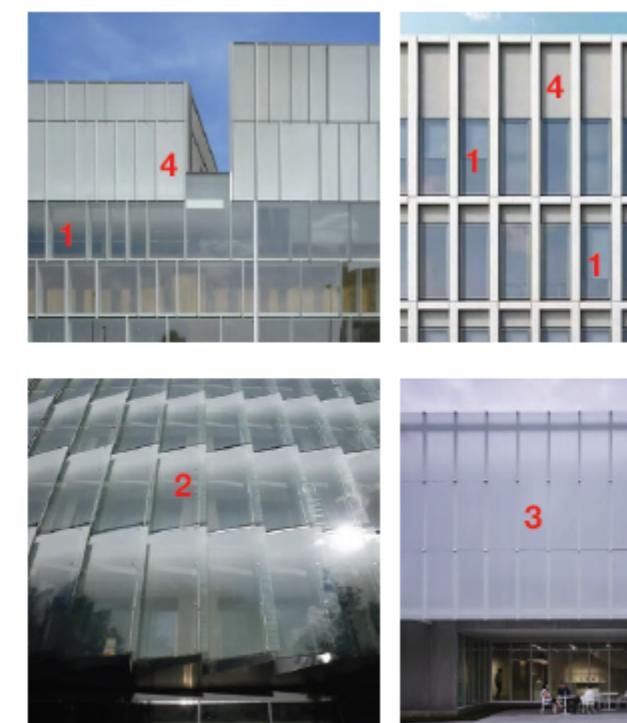
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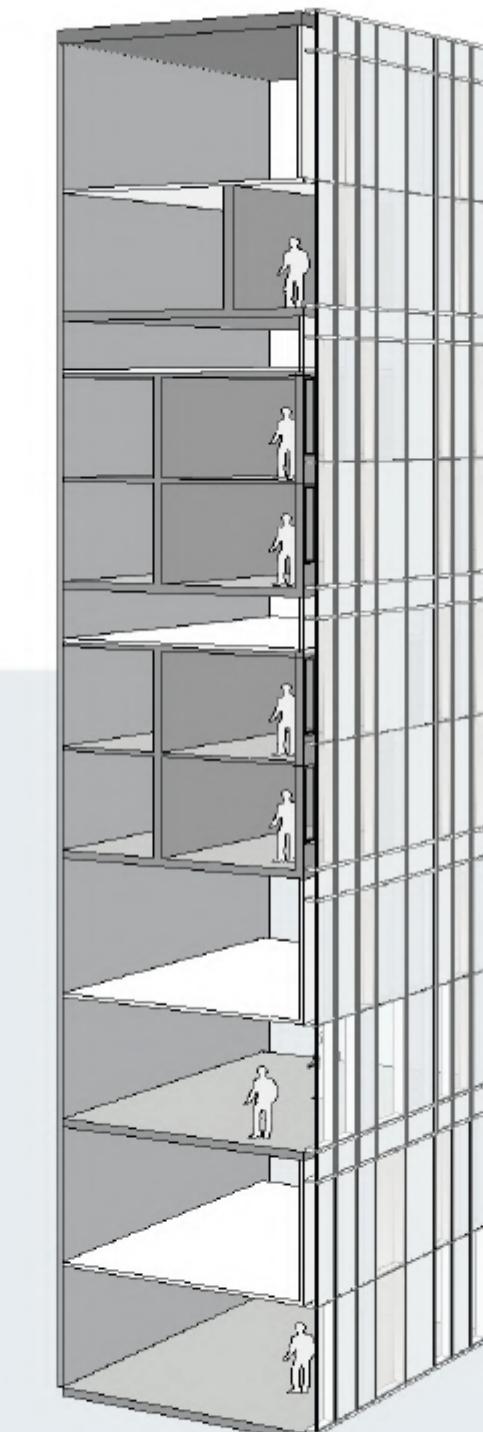


PANEL 4 - OPAQUE PANEL

BACK-PAINTED GLASS, SPANDREL USED AT FLOOR LEVELS AND COLUMNS, PATTERNED ACROSS REMAINING FACADE FOR VISUAL CONTINUITY AND LIGHT CONTROL

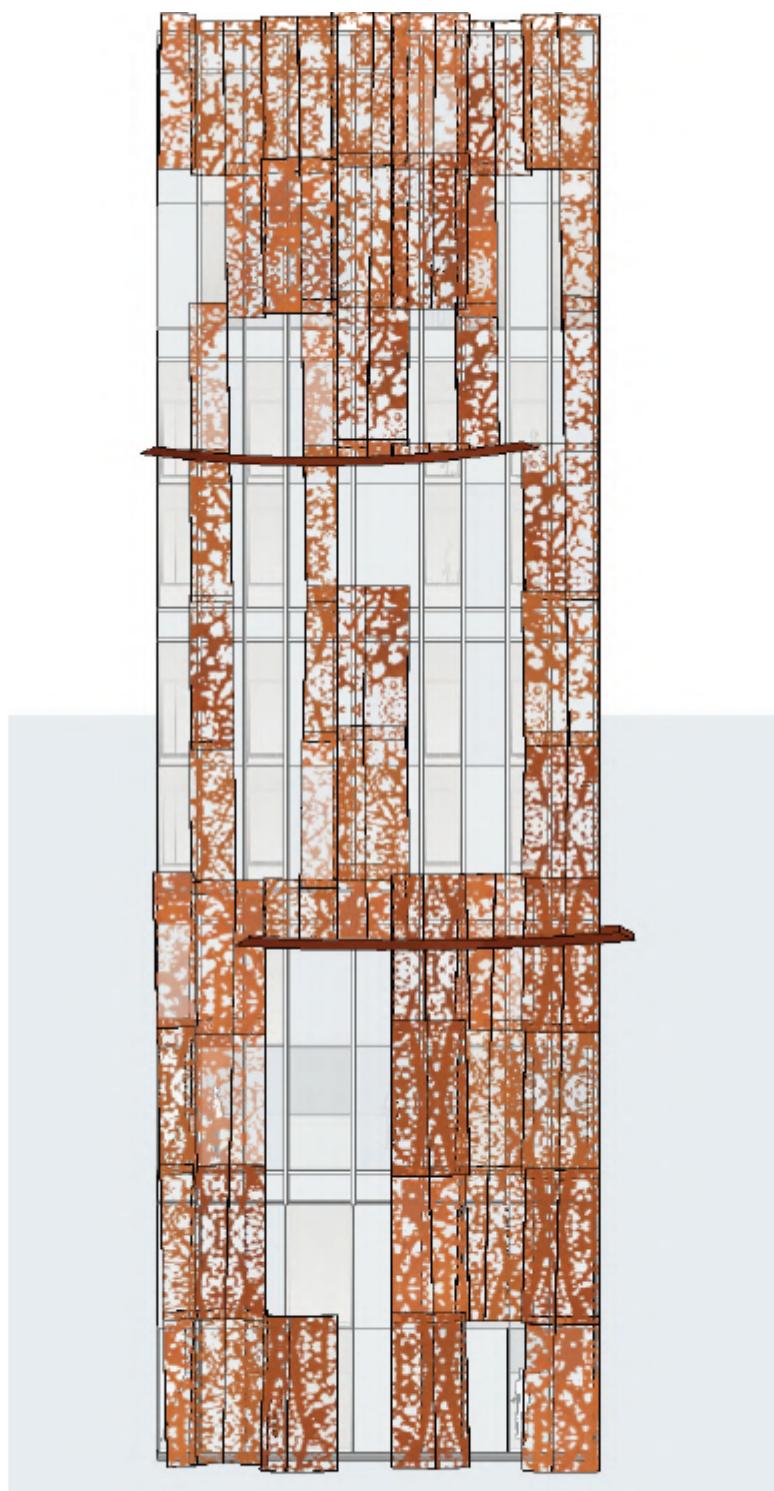


WINDOW WALL PANEL MATERIALITY

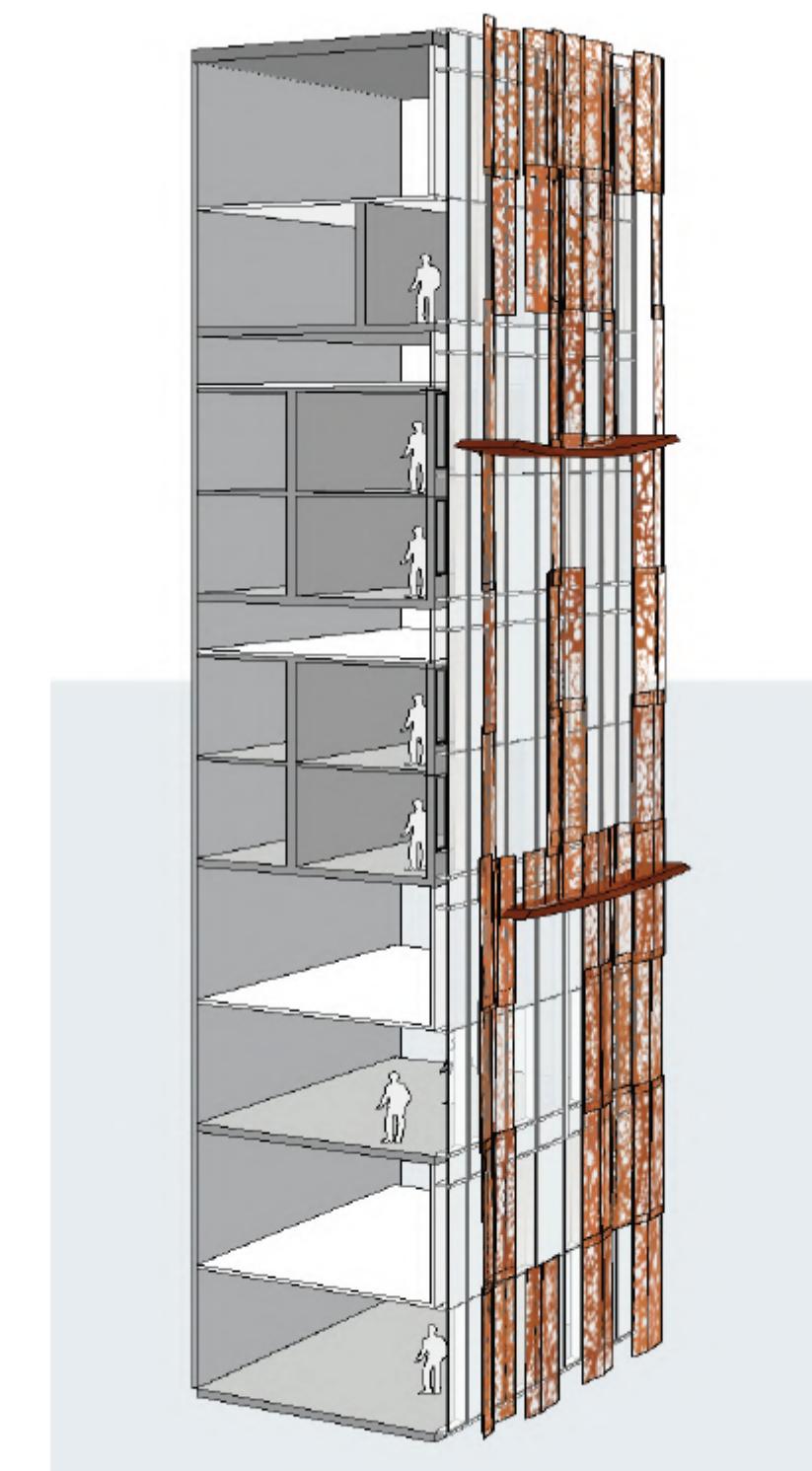


WINDOW WALL DIMENSIONAL SECTION STUDY

Veil Panel Materials



WINDOW WALL ELEVATION STUDY WITH VEIL



WINDOW WALL DIMENSIONAL SECTION STUDY WITH VEIL

Stormwater Plan



Stormwater Plan

