



STANDARDS:

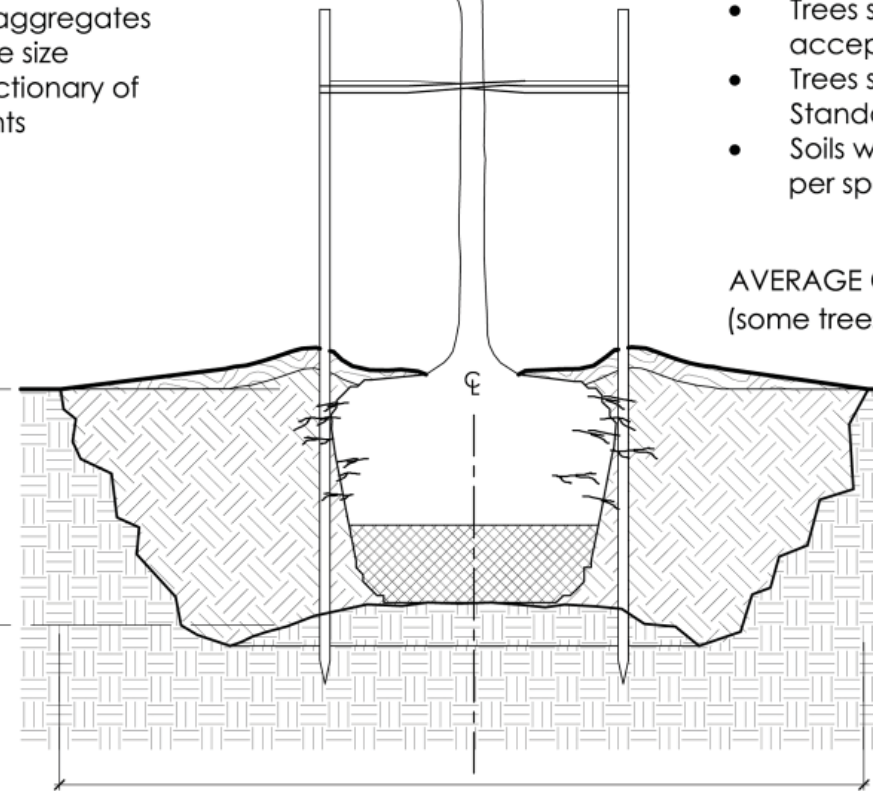
- American Standard for Nursery Stock
- ASTM tests for aggregates and soil particle size
- Hortus Third, dictionary of cultivated plants

ABBREVIATED SPECIFICATIONS:

- Trees will be dug at the appropriate time for expedient planting
- Trees not meeting standards will be rejected
- Trees shall be guaranteed for 2 years after being accepted by client
- Trees shall conform to ANSI Z60.1 - "American Standard for Nursery Stock"
- Soils will be amended and prepared for planting per specifications

AVERAGE CALIPER SIZE = 2"
(some trees will be 4" caliper and others will be 1-1½")

TREE PIT DEPTH = ROOTBALL DIA
MEASURE BEFORE DIGGING
TO AVOID OVEREXCAVATION



3 X ROOTBALL
DIAMETER MINIMUM



MULTIFAMILY BUILDING

OWNER

DISTRICT OF COLUMBIA

**VISION MCMILLAN PARTNERS
DEVELOPMENT TEAM**

EYA

JAIR LYNCH DEVELOPMENT PARTNERS

TRAMMELL CROW COMPANY

PROJECT DIRECTOR

ANNE L. CORBETT

ARCHITECT

MV+A/DAVID JAMESON

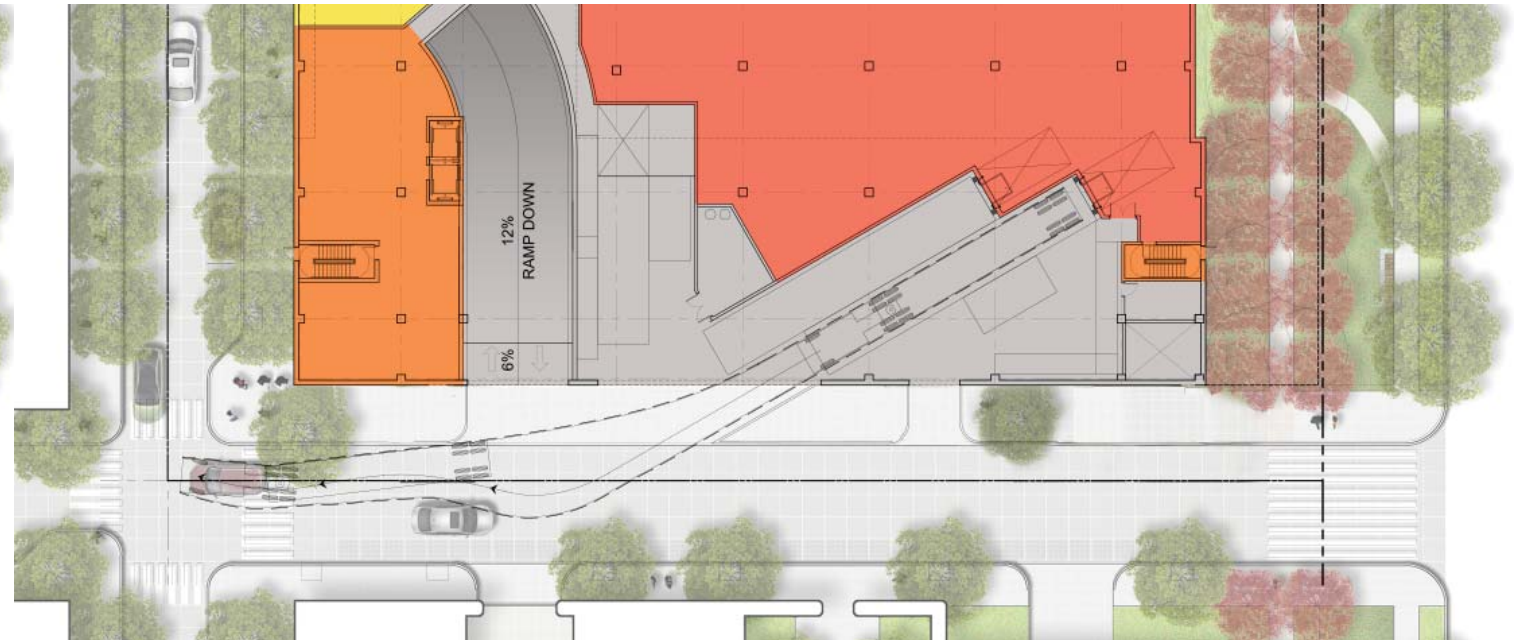
- Grocery
- Residential
- Senior Affordable Residential
- Parking/ Loading/MEP
- Retail doors to be coordinated with future tenant



NOTE:
 - Interior plan layouts are conceptual and shown for illustrative purposes. Final layouts may vary.
 - Retail layouts and entrance locations will depend on retail leasing.
 - Ramps are for illustrative purposes only. Final design and locations may vary.



GROCERY IN (WB-67)



GROCERY OUT (WB-67)



RESIDENTIAL IN (WB-40)



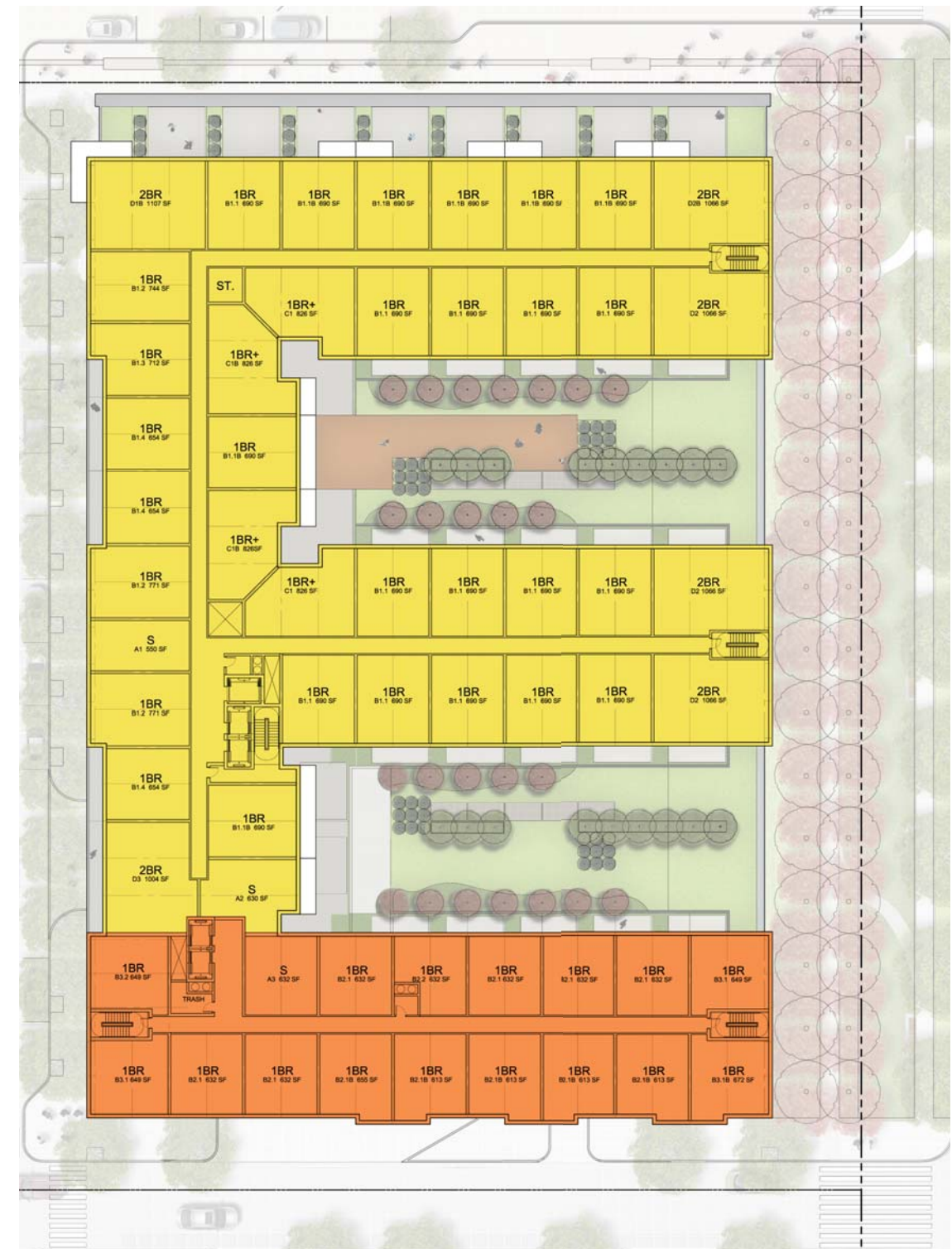
RESIDENTIAL OUT (WB-40)

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- Residential
- Senior Affordable Residential
- Parking/ Loading/MEP



LEVEL 2 PLAN



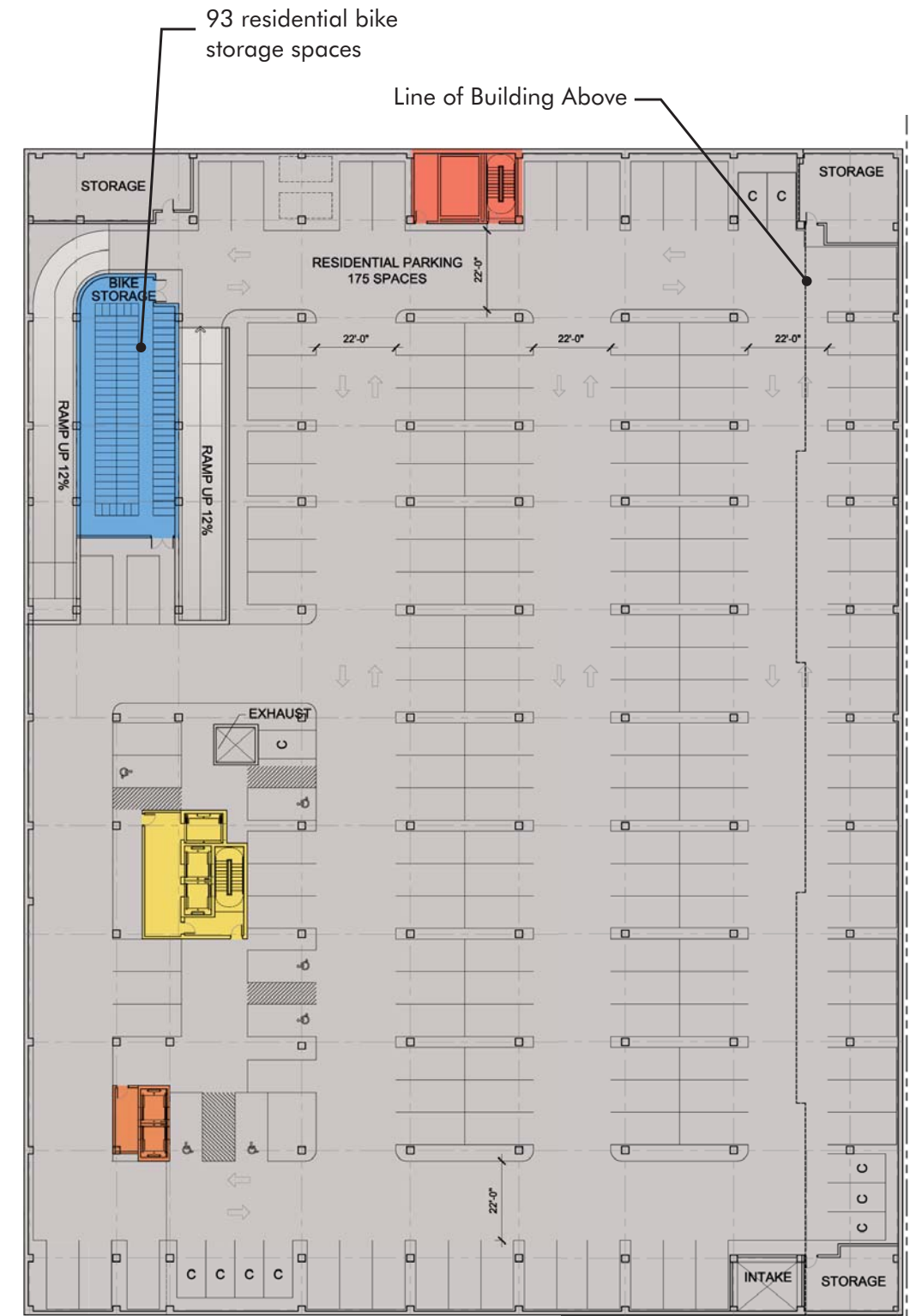
LEVELS 3-6 PLAN

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- Grocery
- Residential
- Senior Affordable Residential
- Parking/ Loading/MEP
- Bicycle Storage, Changing Rooms, and Lockers



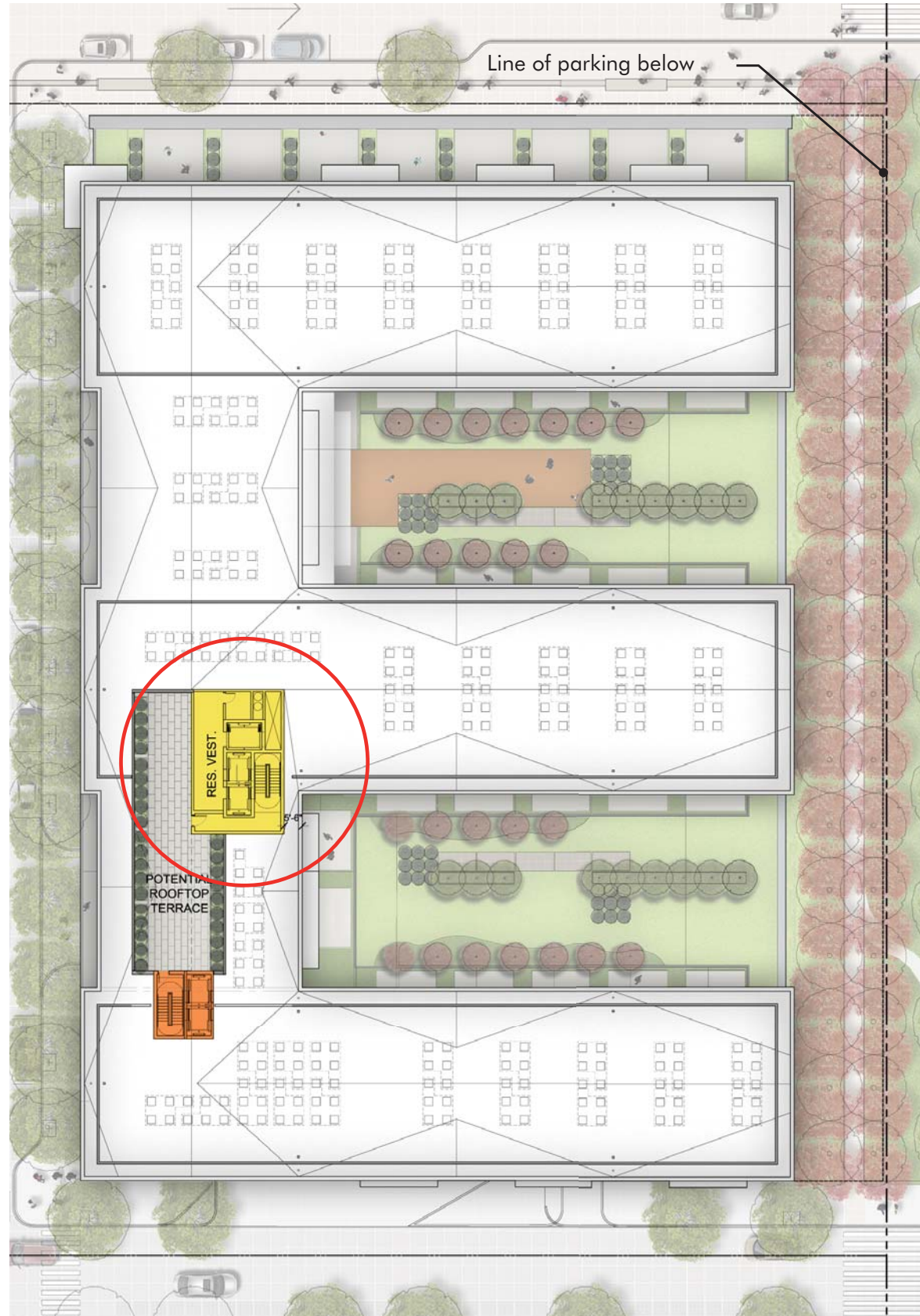
P1 PLAN - RETAIL PARKING



P2 PLAN - RESIDENTIAL PARKING

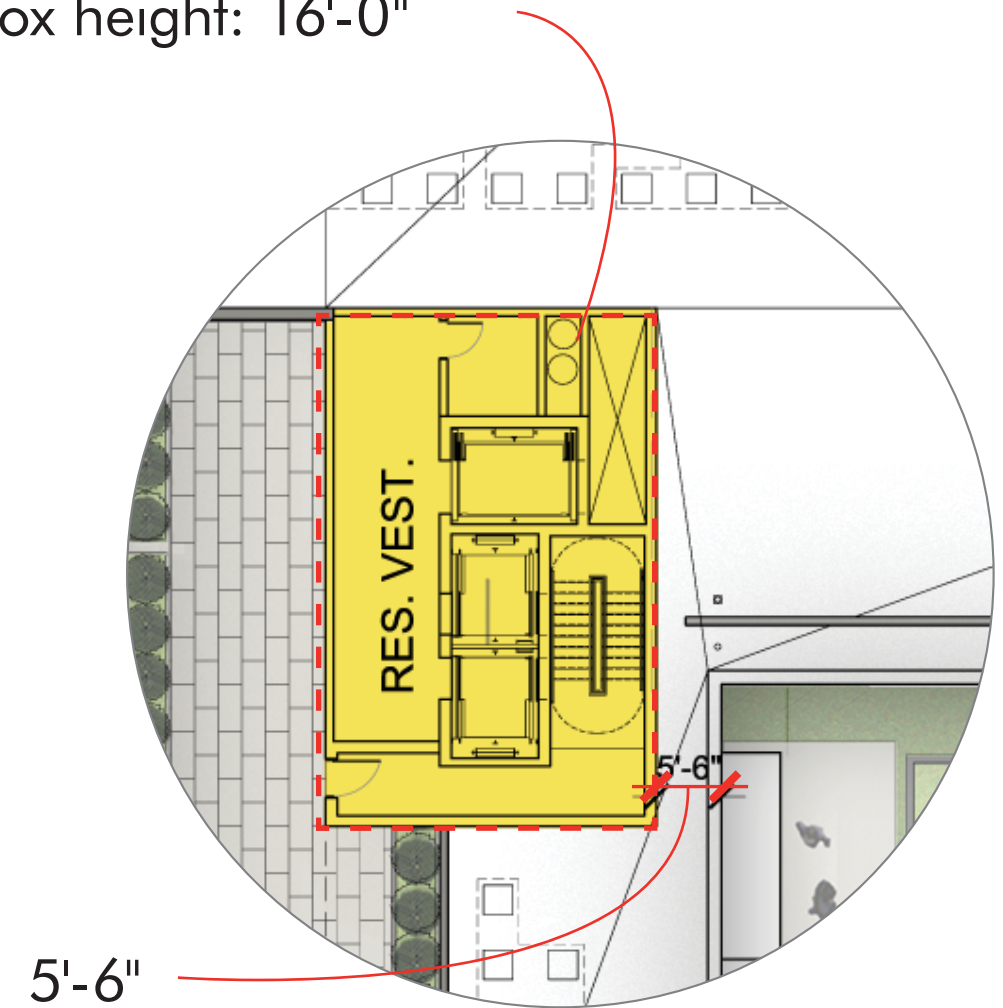
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- Residential
- Senior Affordable Residential
- Parking/ Loading/MEP



ROOF PLAN

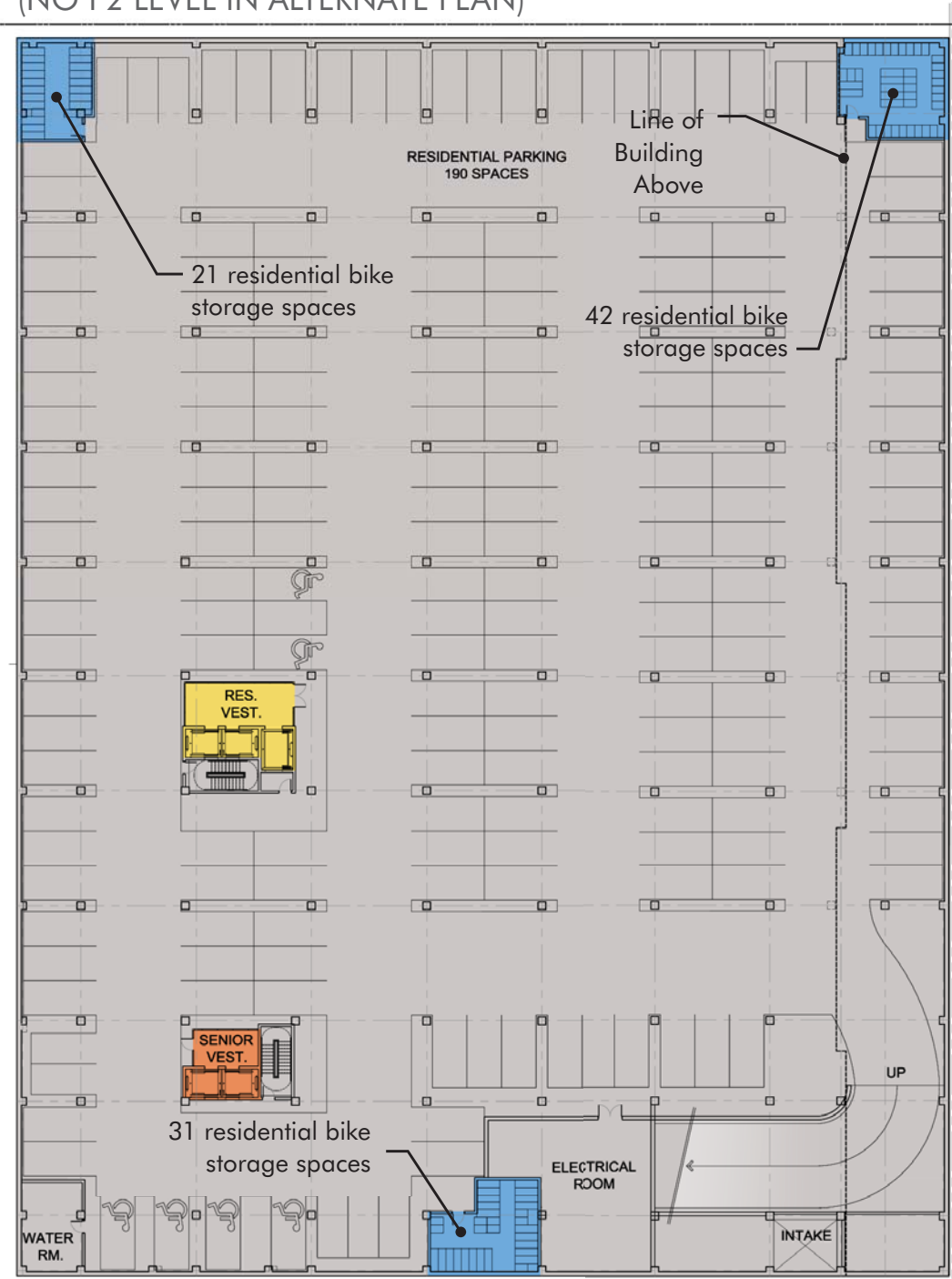
Approx height: 16'-0"



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ALTERNATE PLANS

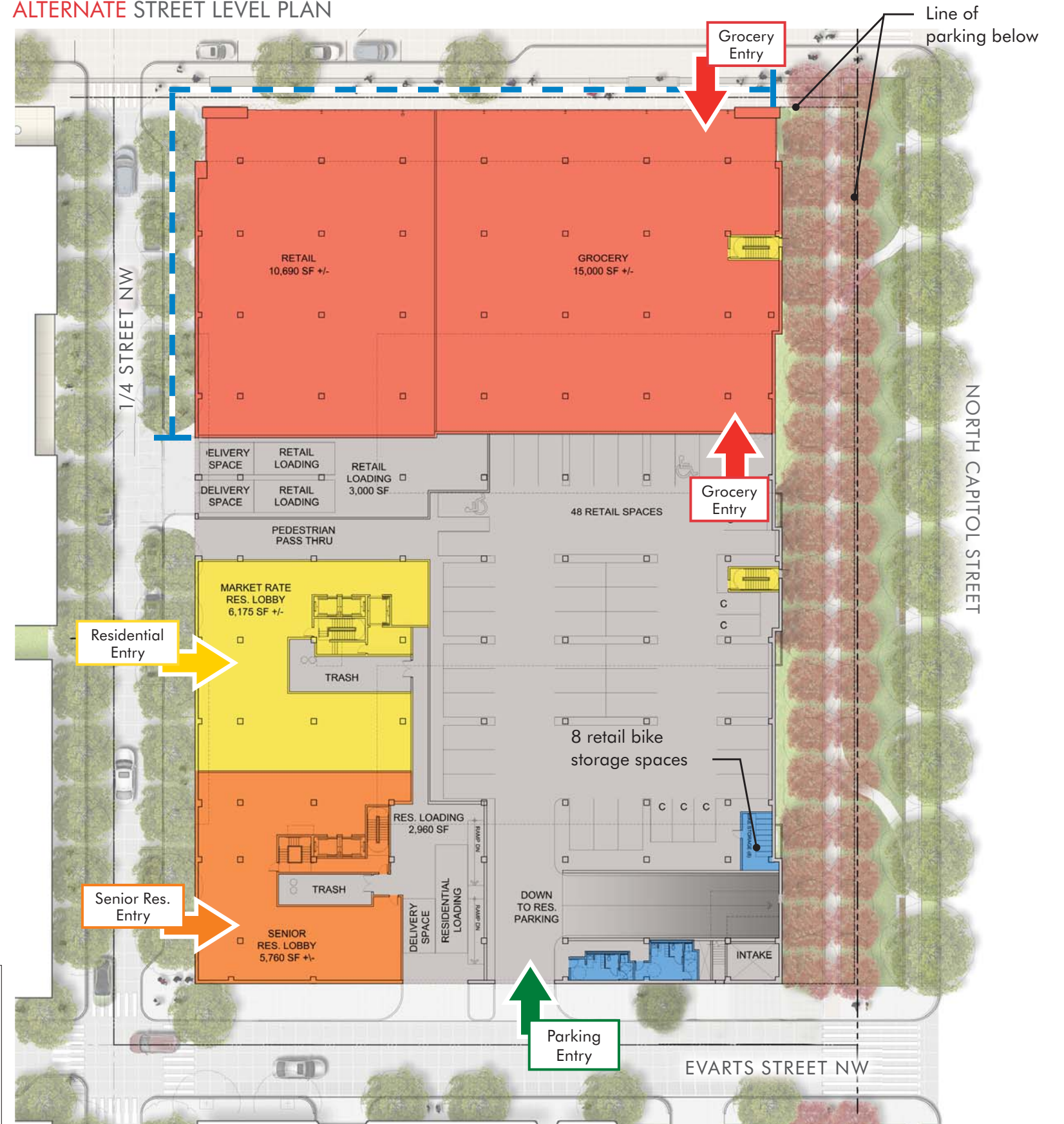
ALTERNATE P1 PLAN - RESIDENTIAL PARKING (NO P2 LEVEL IN ALTERNATE PLAN)



- Grocery
- Residential
- Senior Affordable Residential
- Parking/ Loading/MEP
- Retail doors to be coordinated with future tenant
- Bicycle storage, changing Rooms, and lockers

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ALTERNATE STREET LEVEL PLAN





TRUCKS IN (WB-40)



TRUCKS OUT (WB-40)

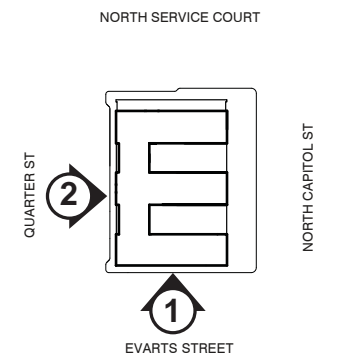
NOTE:
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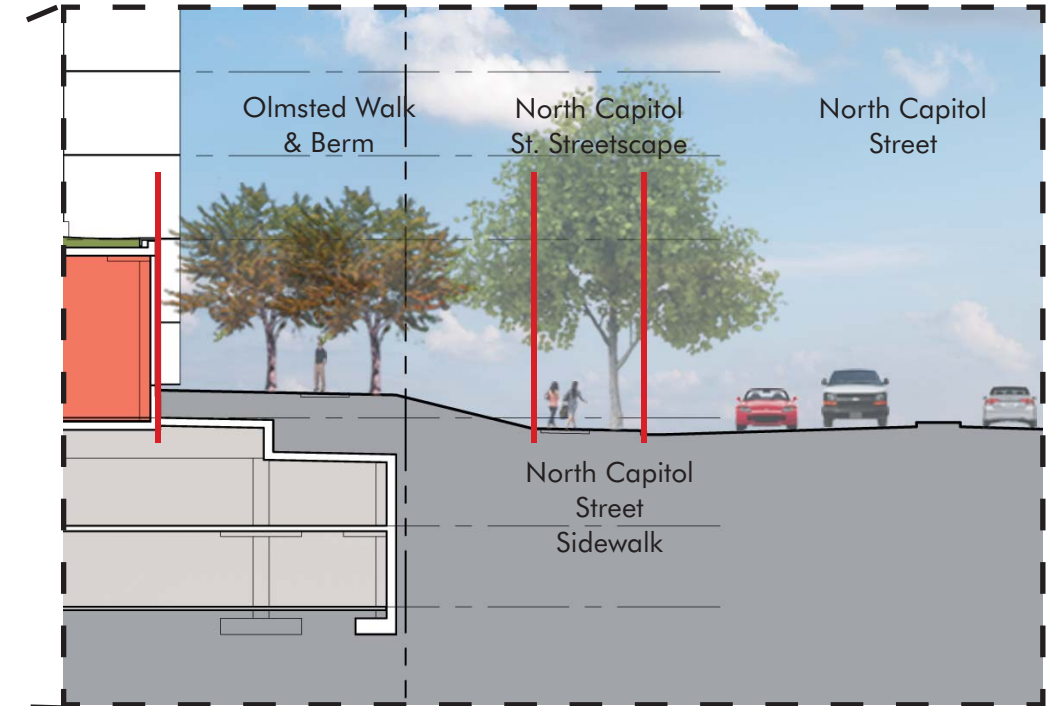
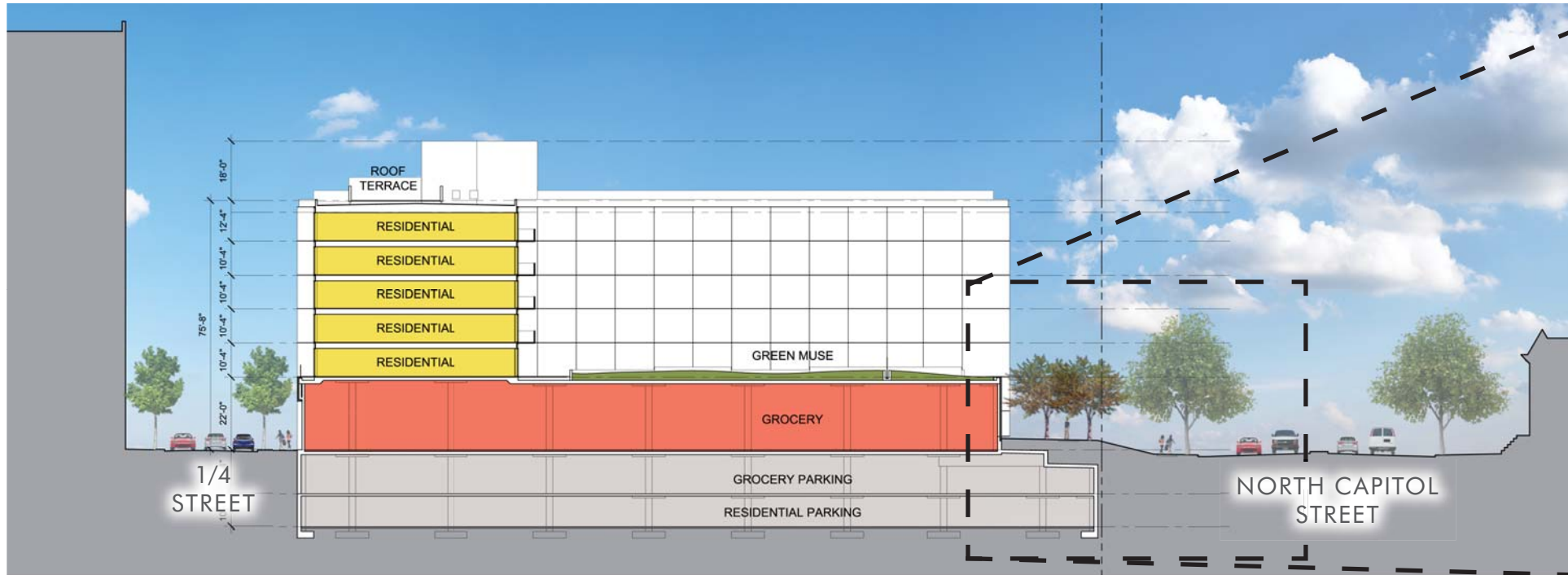
① SOUTH ELEVATION



② WEST ELEVATION

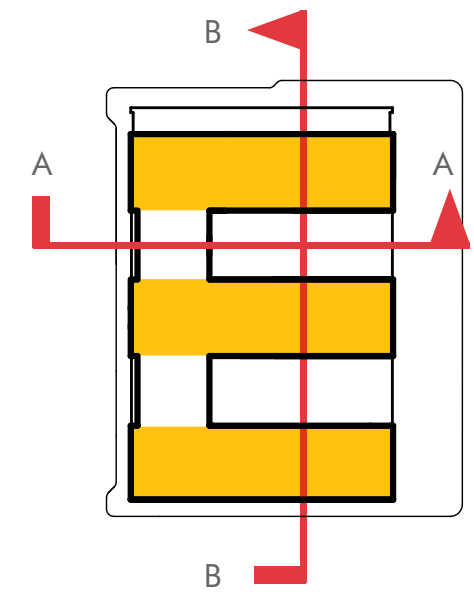
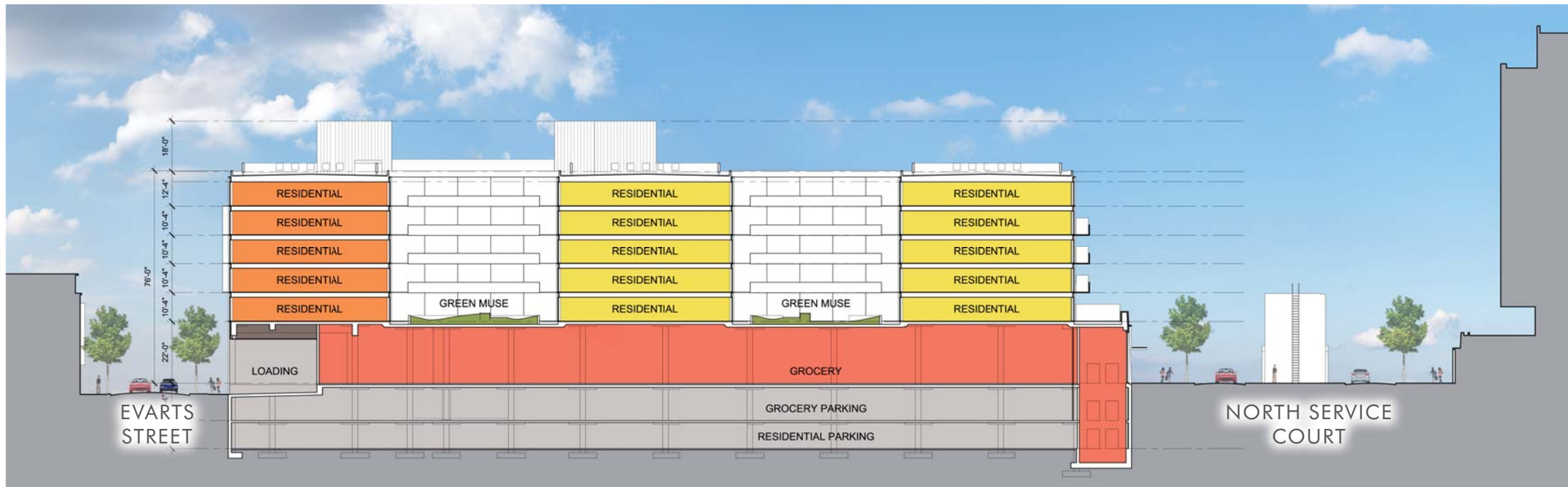


NOTE:
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SECTION AA

SECTION AA ENLARGED



SECTION BB

MARKET RATE UNIT MATRIX

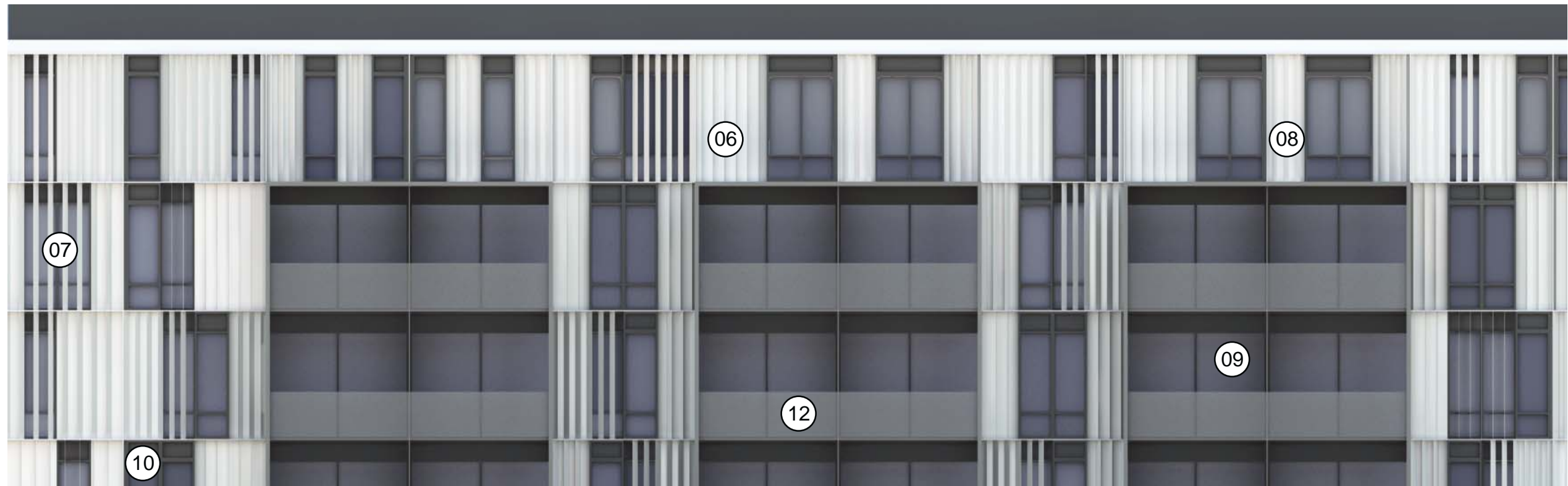
UNIT TYPES	UNIT DESCRIPTION	Ground level	1st FLR	2nd-4TH FLR	5TH FLOOR	TOTAL QTY	%	NET SF/UNIT	BALCONY SF	TOTAL NET SF
STUDIO										
A1	STUDIO		1	3	1	5		550 SF	0 SF	2,750 SF
A2	STUDIO BALCONY		0	3	1	4		630 SF	88 SF	2,520 SF
A2t	STUDIO TERRACE		1	0	0	1		630 SF	164 SF	630
SUB TOTAL			2	6	2	10	5.1%	603 SF	84 SF	5,900 SF
1 BEDROOM										
B1.1	1 BR TYPICAL		0	48	21	69		690 SF	0 SF	47,610 SF
B1.1T	1 BR TYPICAL TERRACE		14	0	0	14		690 SF	90 SF	9,660 SF
B1.1TL	1 BR TYPICAL T_LARGE		6	0	0	6		690 SF	285 SF	4,140 SF
B1.1 B	1 BR TYPICAL BALCONY		0	15	0	15		690 SF	59 SF	10,350 SF
B1.2	1BR LARGE		3	9	3	15		771 SF	0 SF	11,565 SF
B1.3	1 BR MEDIUM		0	3	1	4		712 SF	0 SF	2,848 SF
B1.3T	1 BR MEDIUM TERRACE		1	0	0	1		712 SF	101 SF	712 SF
B1.4	1 BR SMALL		0	9	3	12		654 SF	0 SF	7,848 SF
B1.4T	1 BR SMALL TERRACE		3	0	0	3		654 SF	51 SF	1,962 SF
SUB TOTAL			27	84	28	139	70.9%	696 SF	65 SF	96,695 SF
1 BEDROOM + DEN										
C1	1 BR + Den		0	6	2	8		826 SF	0 SF	6,608 SF
C1B	1 BR + Den BALCONY		0	6	2	8		826 SF	59 SF	6,608 SF
C1T	1 BR + Den TERRACE		1	0	0	1		826 SF	59 SF	826 SF
SUB TOTAL			1	12	4	17	8.7%	826 SF	39 SF	14,042 SF
2 BEDROOM										
D1	2 BR NW CORNER		0	0	1	1		1,107 SF	0 SF	1,107 SF
D1T	2 BR NW CORNER TERR		1	0	0	1		1,107 SF	285 SF	1,107 SF
D1B	2 BR NW CORNER BALC		0	3	0	3		1,107 SF	168 SF	3,321 SF
D2	2 BR AT STAIR		0	9	4	13		1,066 SF	0 SF	13,858 SF
D2T	2 BR AT STAIR TERR		2	0	0	2		1,066 SF	90 SF	2,132 SF
D2TL	2 BR AT STAIR T_LARGE		1	0	0	1		1,066 SF	285 SF	1,066 SF
D2B	2BR AT STAIR BALC		0	3	0	3		1,066 SF	59 SF	3,198 SF
D3	2 BR SOUTH SMALL		0	3	1	4		1,004 SF	0 SF	4,016 SF
D3T	2 BR SOUTH SMALL TER		1	0	0	1		1,004 SF	146 SF	1,004 SF
D4T	2 BR WITH CORRIDOR		1	0	0	1		907 SF	59 SF	907 SF
SUB TOTAL			6	18	6	30	15.3%	1,050 SF	109 SF	31,716 SF
UNIT GRAND TOTAL			36	120	40	196	100.0%	794 SF	74 SF	148,353 SF

NOTE: Final unit mix and sizes may vary.

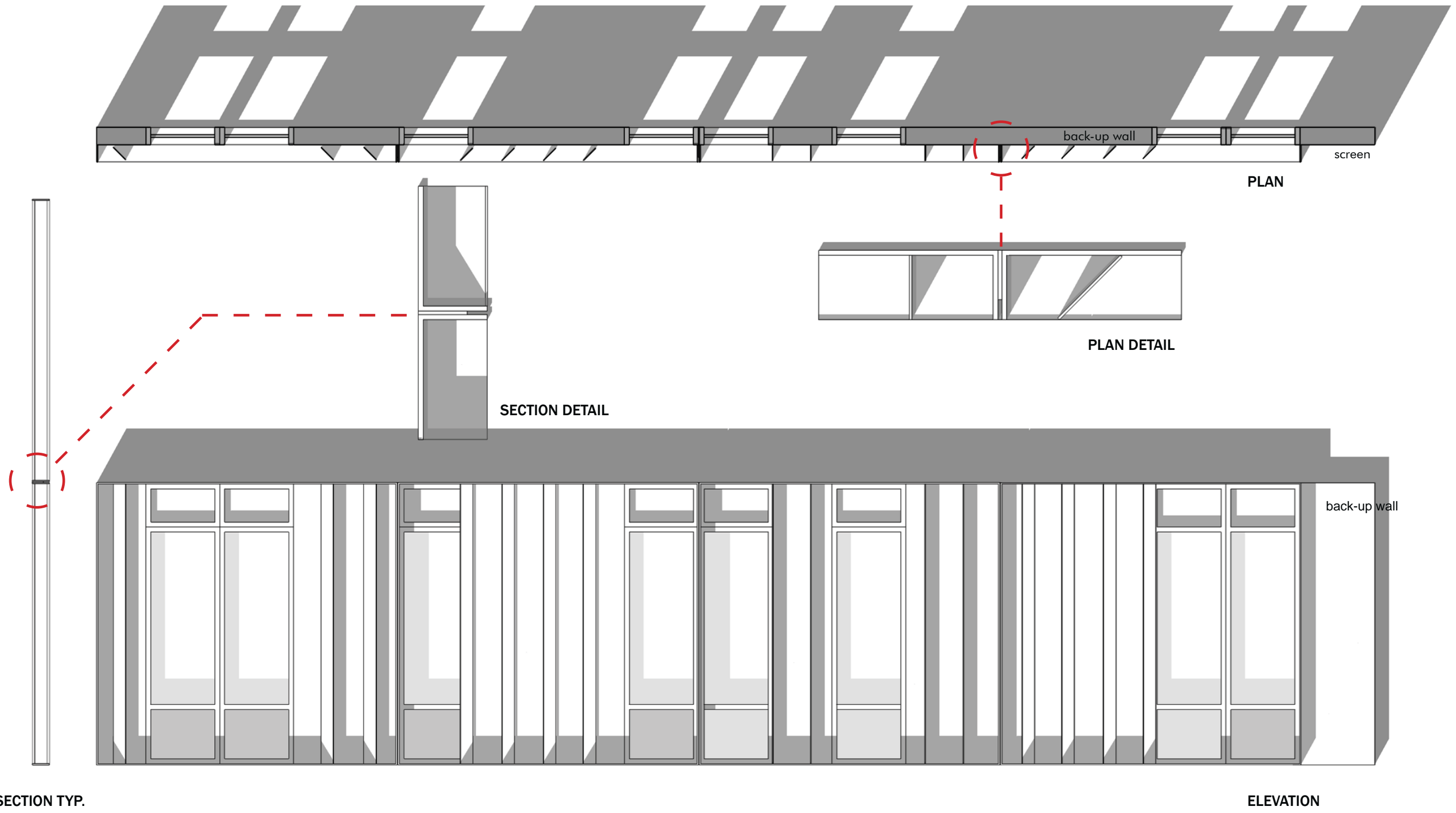
UNIT TYPES	UNIT DESCRIPTION	Ground level	1st FLR	2nd-4TH FLR	5TH FLR	TOTAL QTY	%	NET SF/UNIT	BALCONY SF/UNIT	GROSS SF
STUDIO										
A3	SENIOR STUDIO		0	3	1	4		632 SF	0 SF	2,528 SF
A3T	SENIOR STUDIO TERRACE		1	0	0	1		632 SF	65 SF	632 SF
A4T	SENIOR STUDIO @ CORR.		1	0	0	1		485 SF	65 SF	485 SF
SUB TOTAL			2	3	1	6	7.1%	583 SF	43 SF	3,645 SF
1 BEDROOM										
B2.1	SENIOR 1BR TYP.		7	18	11	36		630 SF	0 SF	22,680 SF
B2.1 TERR	SENIOR 1BR TYP. TERR		3	0	0	3		630 SF	376 SF	1,890 SF
B2.1B	SENIOR 1BR BAY		0	15	0	15		655 SF	0 SF	9,825 SF
B2.2	SENIOR 1BR TYP.		0	3	1	4		630 SF	0 SF	2,520 SF
B2.2 TERR	SENIOR 1BR TYP. TERR		1	0	0	1		630 SF	376 SF	630 SF
B3.1	SENIOR 1 BR STAIR		2	6	3	11		649 SF	0 SF	7,139 SF
B3.1T	SENIOR 1 BR STAIR TER		1	0	0	1		649 SF	117 SF	649 SF
B3.1B	SENIOR 1 BR STAIR BAY		0	3	0	3		680 SF	0 SF	2,040 SF
B3.2	SENIOR 1 BR STAIR NW		1	3	1	5		649 SF	0 SF	3,245 SF
SUB TOTAL			15	48	16	79	92.9%	645 SF	109 SF	47,373 SF
UNIT GRAND TOTAL			17	51	17	85		614 SF	76 SF	51,018 SF

NOTE: Final unit mix and sizes may vary.

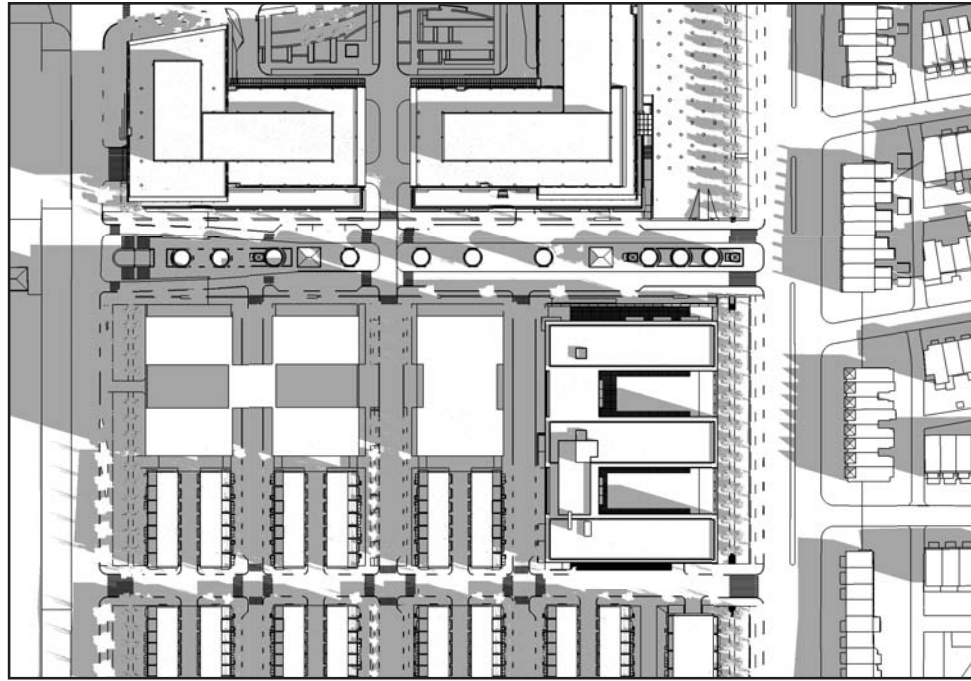
- ⑥ WHITE METAL FACADE SYSTEM
- ⑦ WHITE METAL LOUVER
- ⑧ ALUMINUM FRAME WINDOW
- ⑨ GLASS WITH LOW-E COATING
- ⑩ SPANDREL GLASS
- ⑪ CHARCOAL-COLORED METAL PANEL
- ⑫ BALCONY RAILING SYSTEM



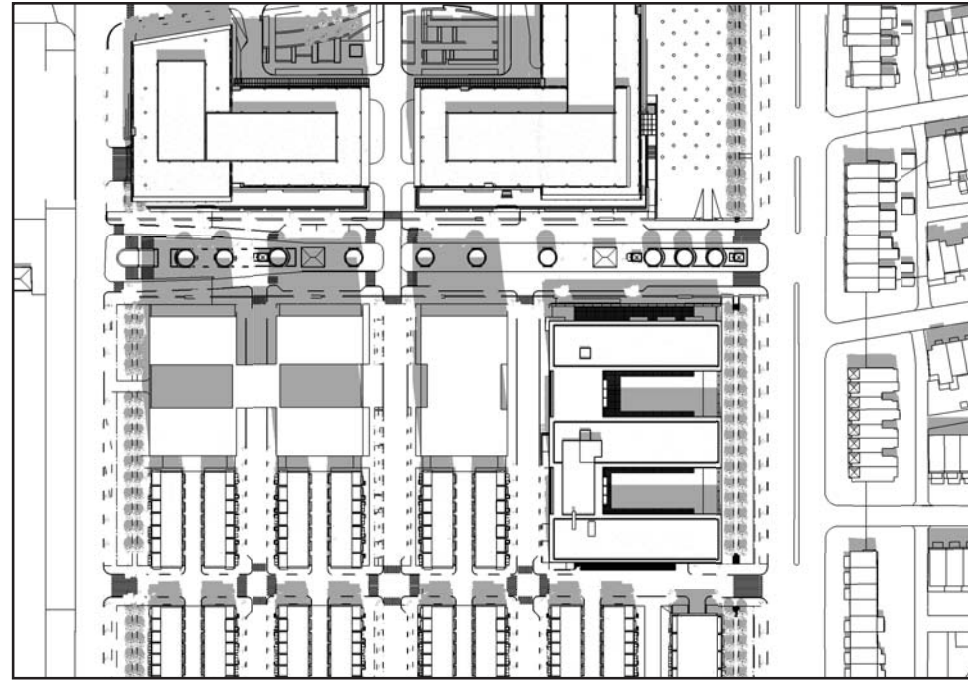
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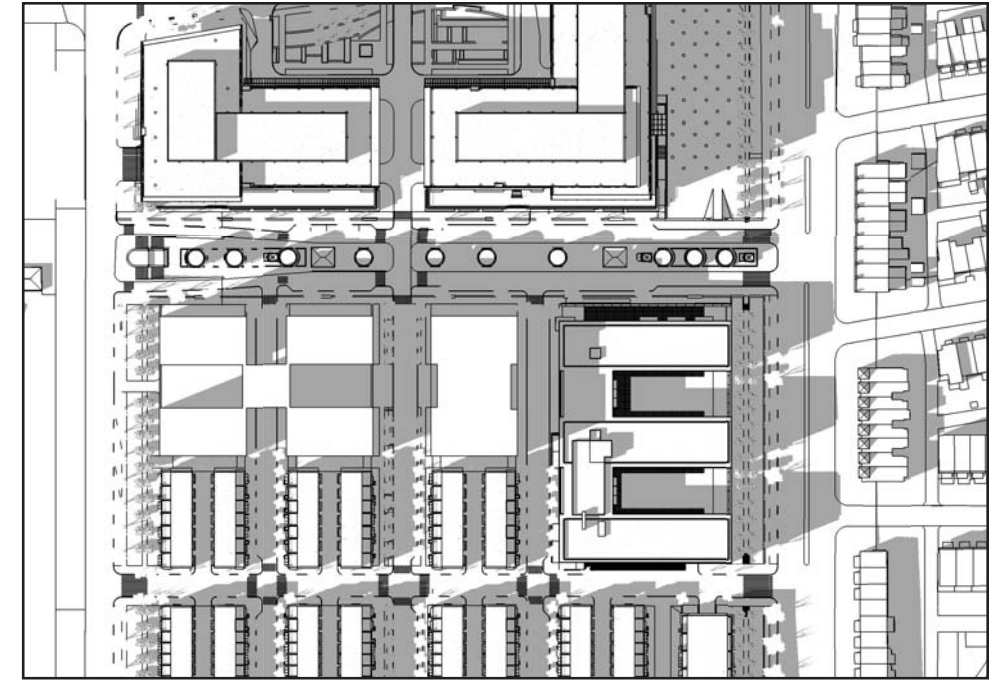
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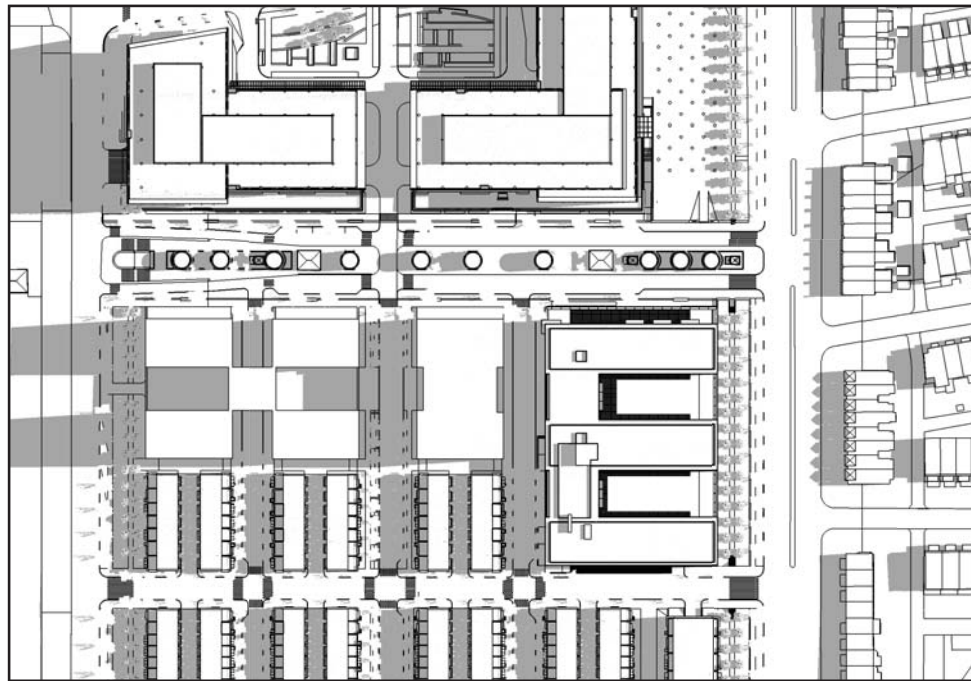
MARCH 21st 8:00am



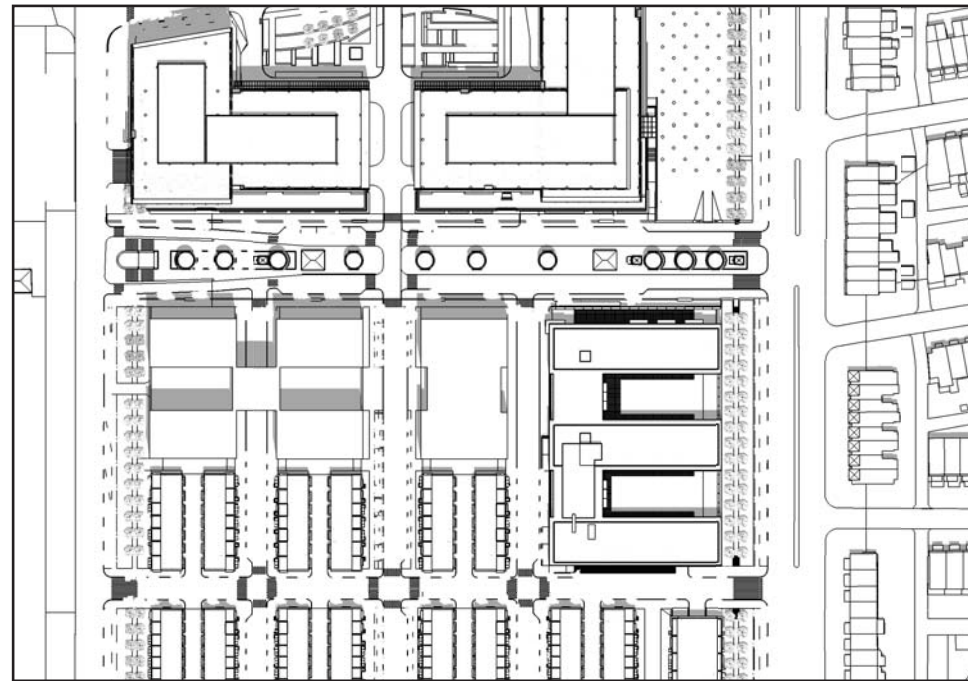
MARCH 21st 12:00pm



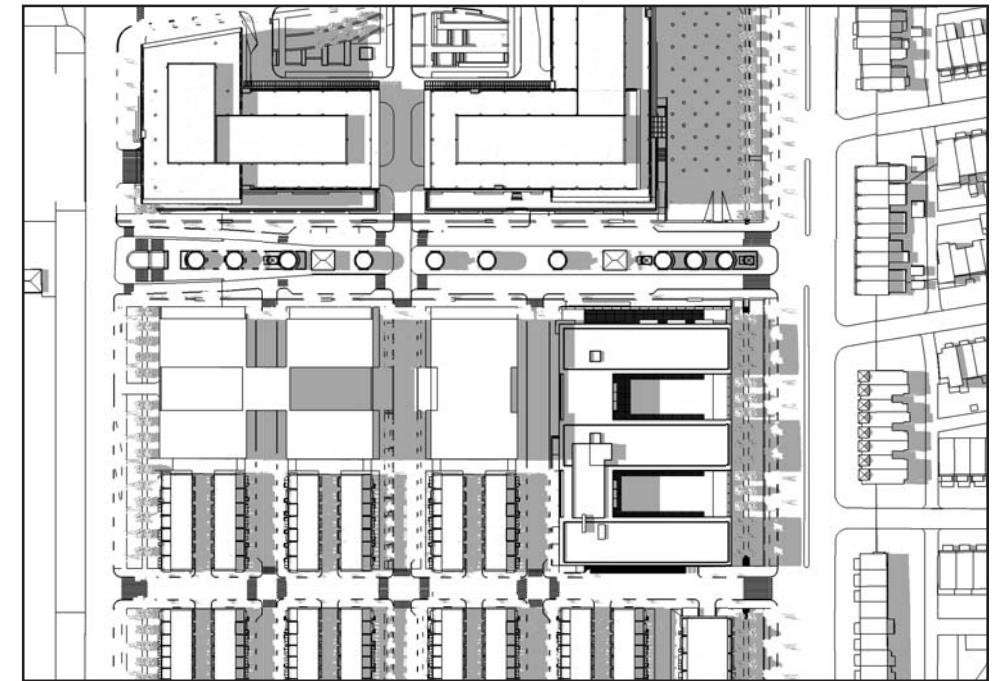
MARCH 21st 4:00pm



JUNE 21st 8:00am

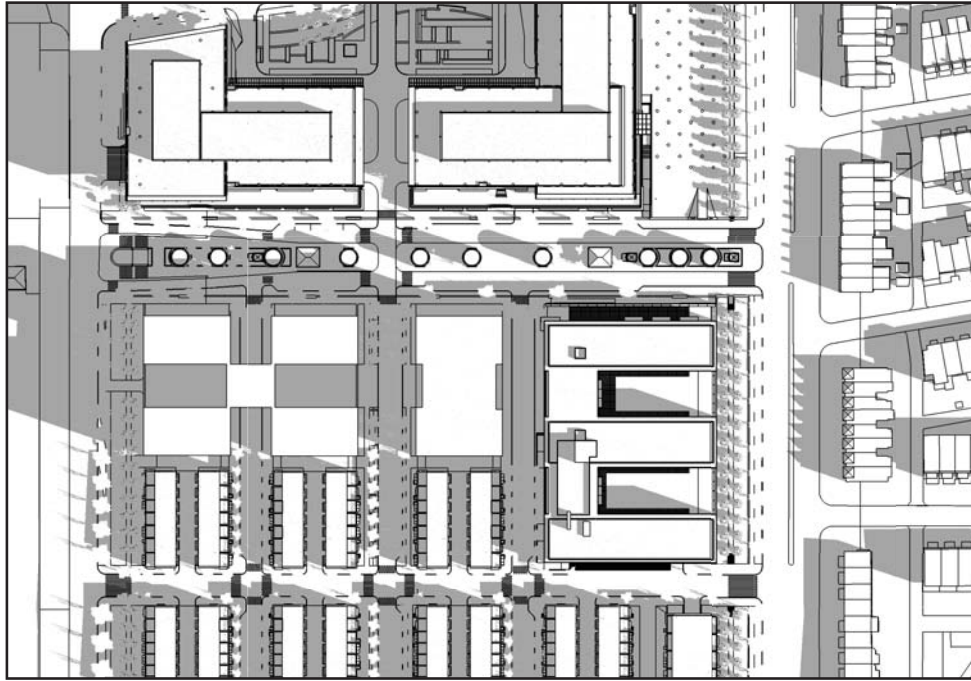


JUNE 21st 12:00pm

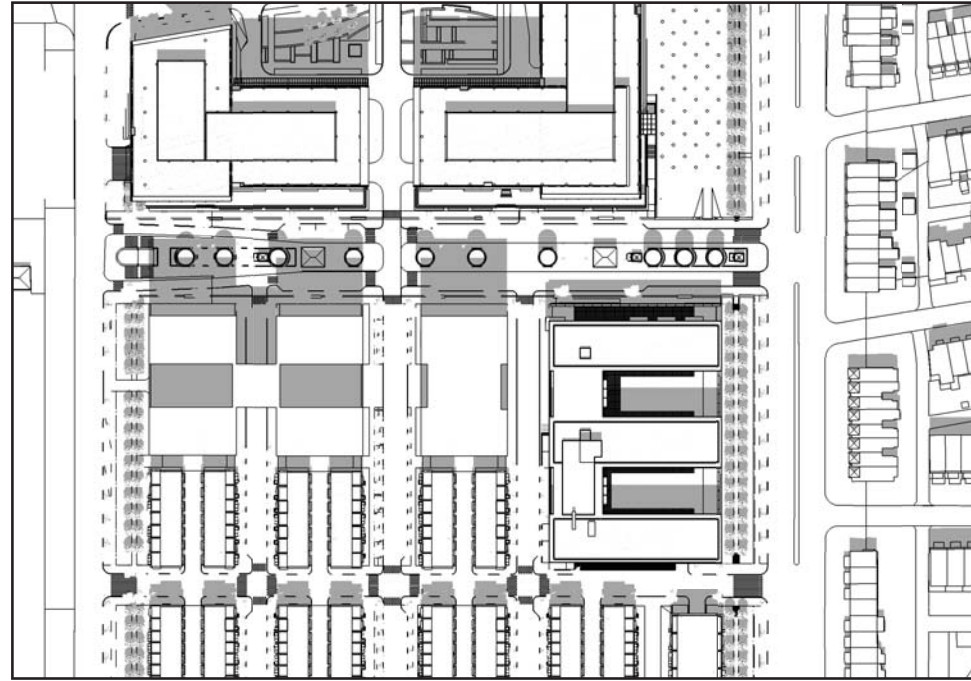


JUNE 21st 4:00pm

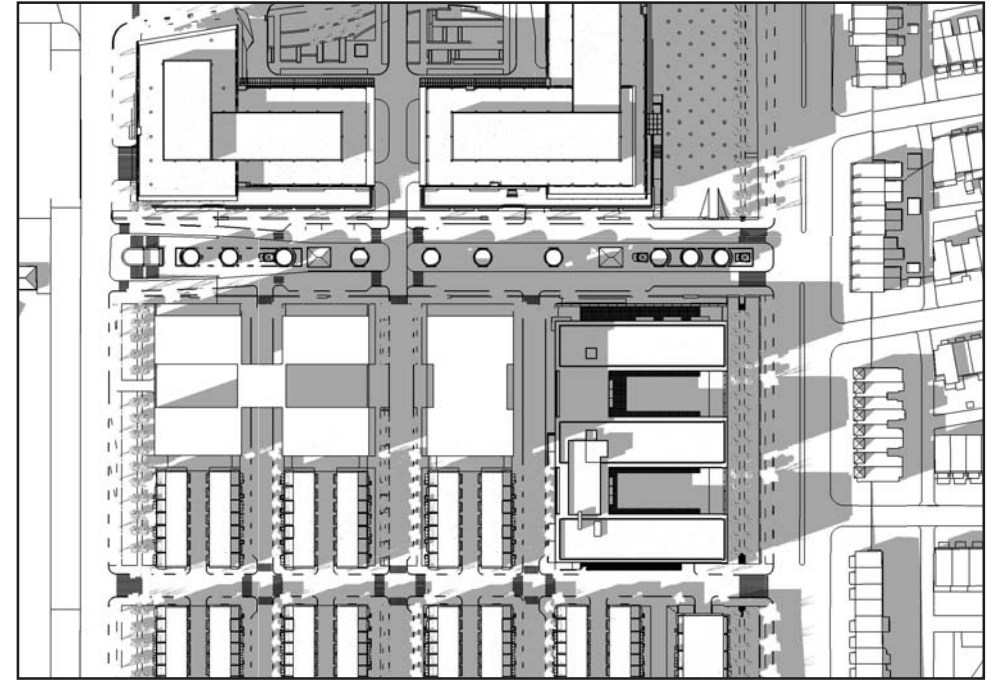
These shadow studies represent early morning, midday and late afternoon during the equinoxes and solstices. The study shows that the shadows cast by the mixed use building do not impact the townhomes along North Capitol in Stronghold during the study period, except for late afternoon during the winter solstice. On the winter solstice the sun sets very close to the late afternoon study period at 4:49pm.



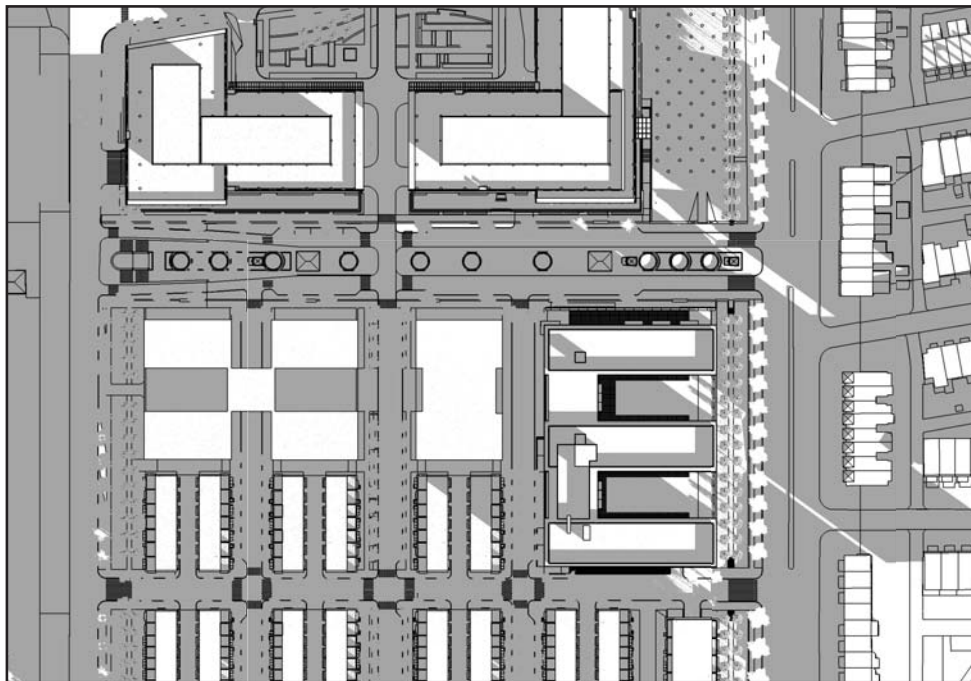
SEPTEMBER 21st 8:00am



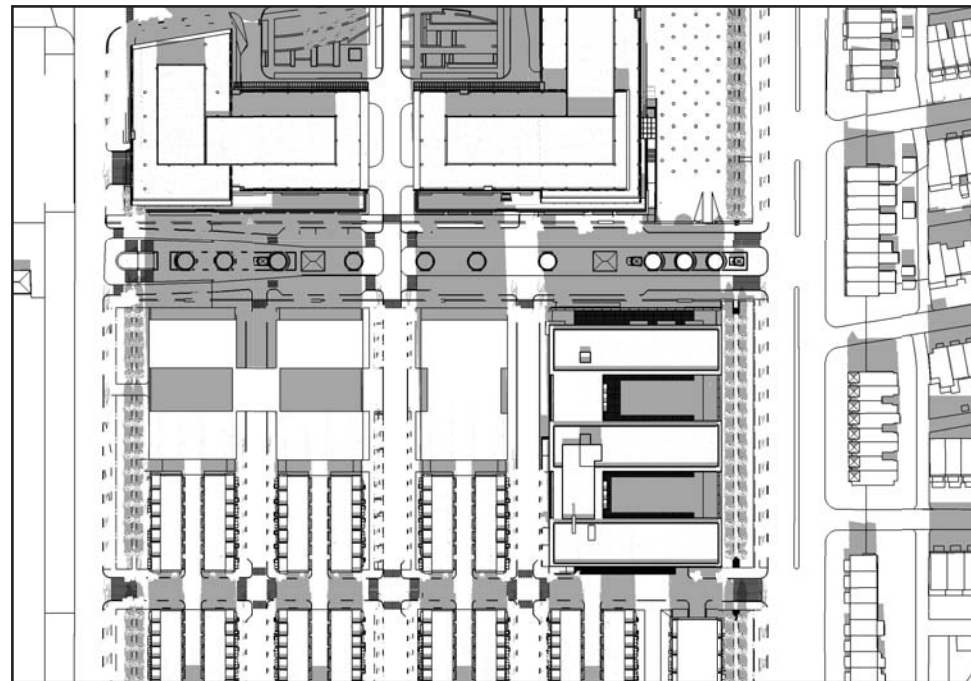
SEPTEMBER 21st 12:00pm



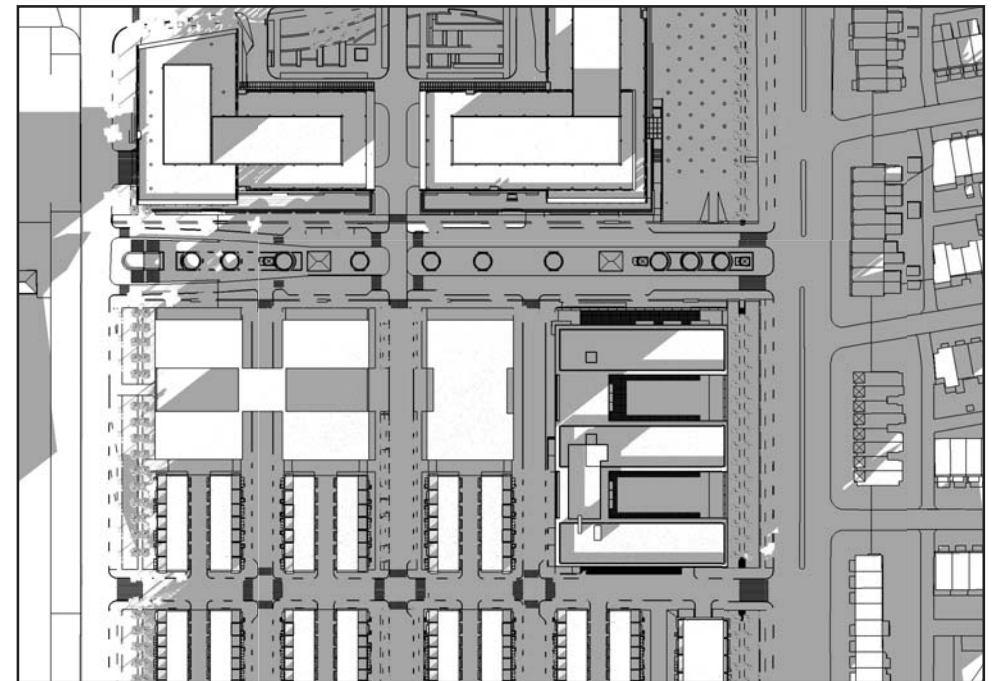
SEPTEMBER 21st 4:00pm



DECEMBER 21st 8:00am



DECEMBER 21st 12:00pm



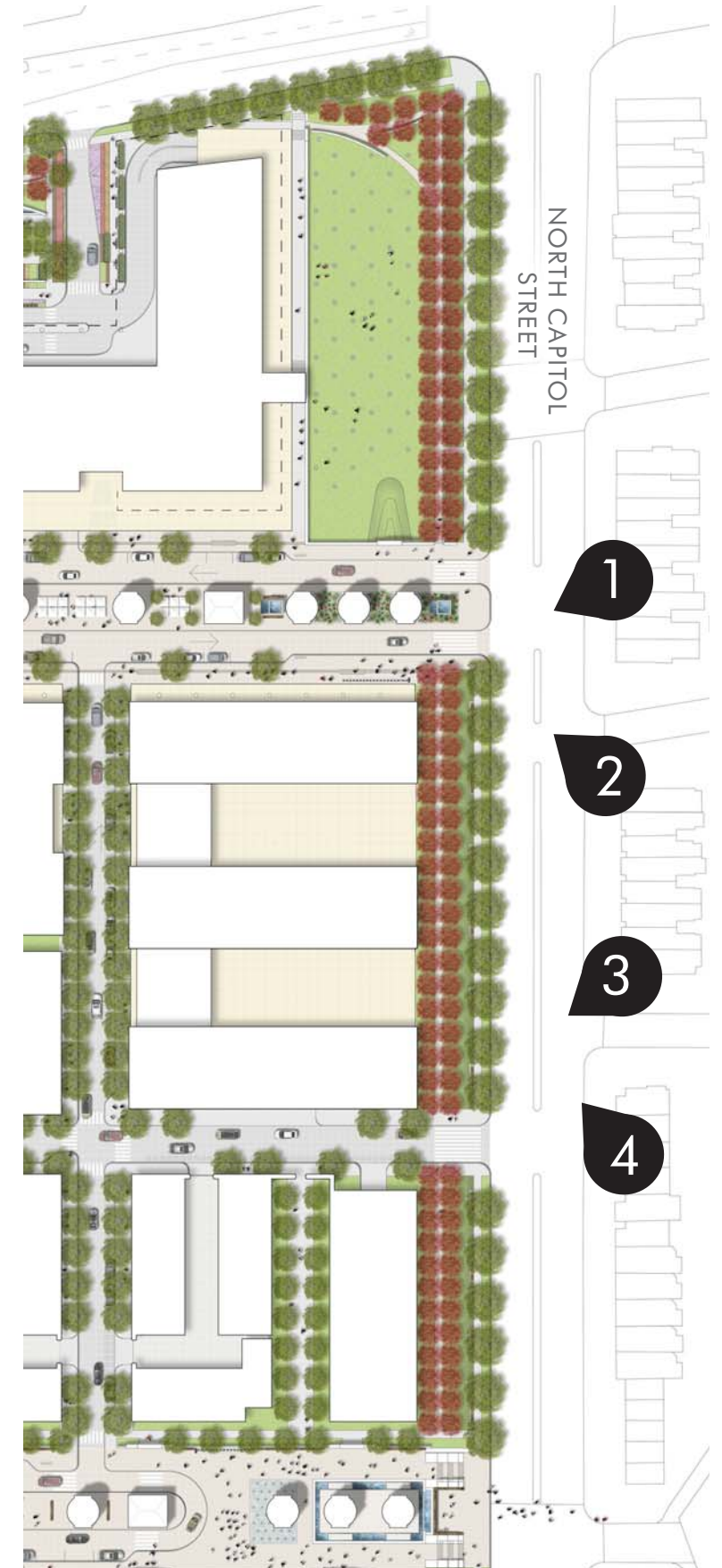
DECEMBER 21st 4:00pm

BEFORE & AFTER VIEWS FROM NORTH CAPITOL STREET

1 NORTH SERVICE COURT



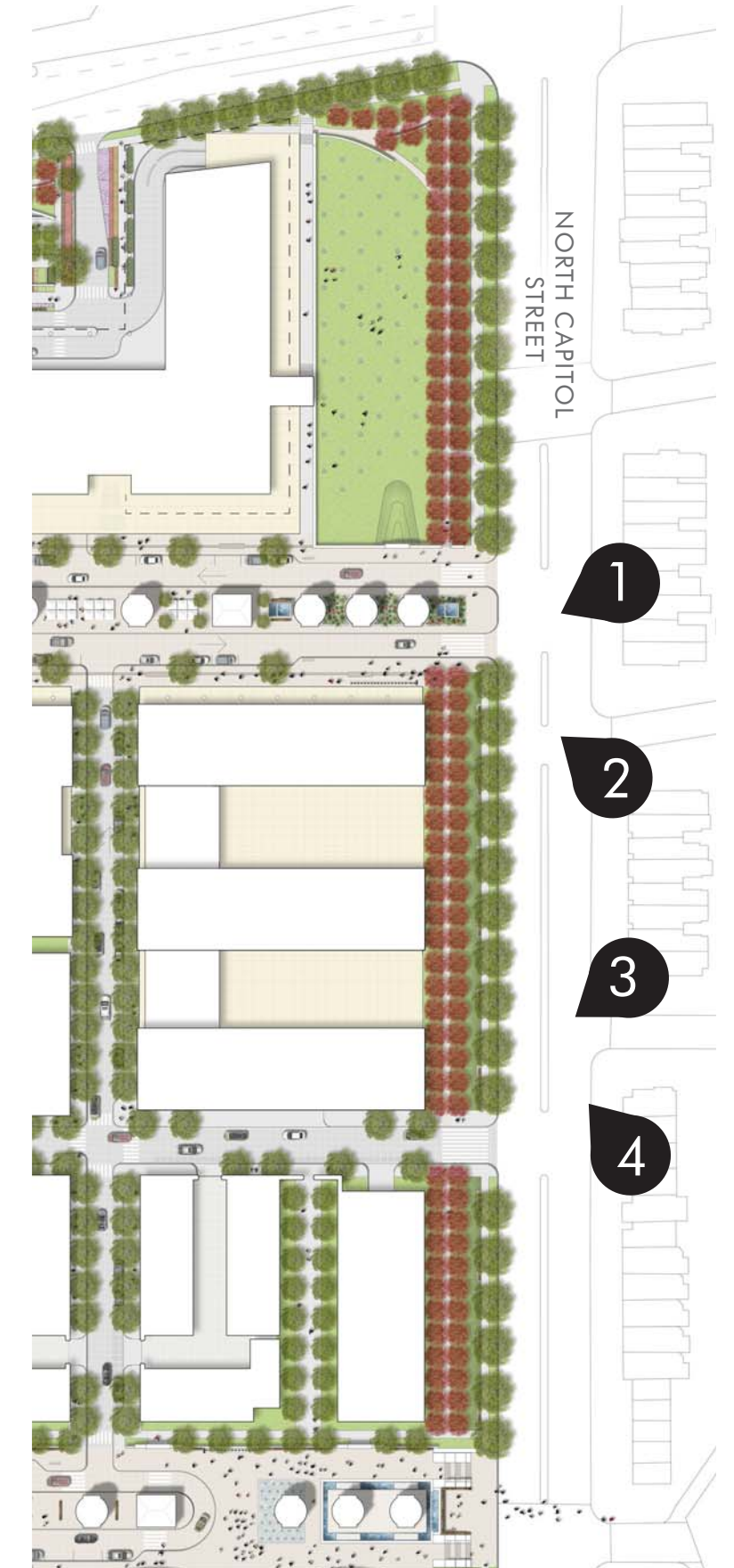
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2 FRANKLIN STREET LOOKING NORTH



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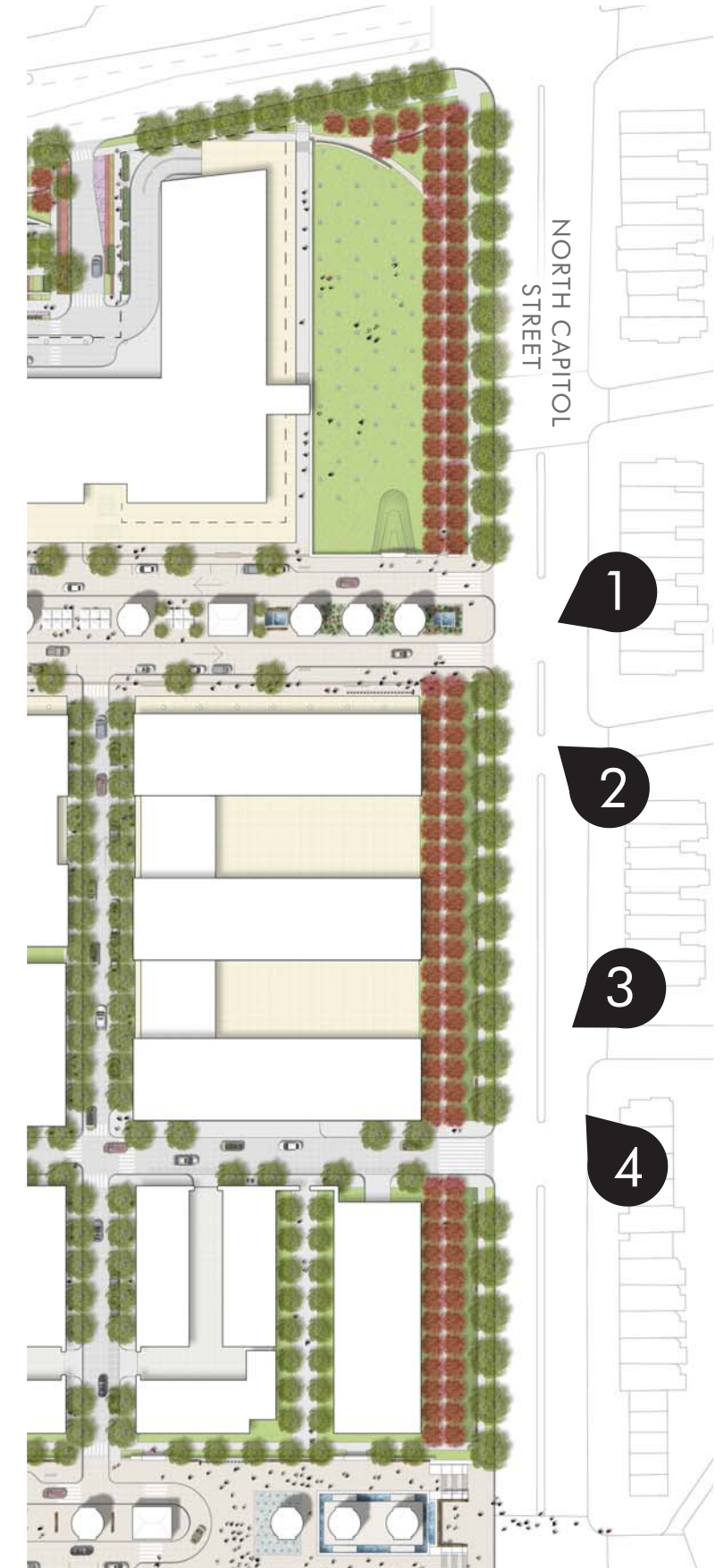


BEFORE & AFTER VIEWS FROM NORTH CAPITOL STREET

3 NORTH SIDE OF EVARTS
LOOKING SOUTH



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4 SOUTH SIDE OF EVARTS
LOOKING NORTH



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