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Watkins Alley PUD Submittal Package

1311 E Street, SE Washington DC 20003



CORE STUDIO DESIGN

12 May 2016
 Zoning Commission
 District of Columbia
 CASE NO.15-13
 EXHIBIT NO.40C1

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A . 29	building sections				
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Zoning Analysis

	Allowed/Required C-M-1	R-5-B	R-5-B PUD	Proposed	
Site Area	none	none	43,560sf	30,067sf	Flexibility requested
Total FAR	3.0	2.16	3.0	2.92(87,703sf)	
Building Height	40'	50'	60'	56'6"	
Lot Occupancy	N/A	60%	60%	76%	Flexibility requested
Rear Yard	4' per 1' of height, not less than 12'	4' per 1' of height, not less than 15'	4 per 1' of height, not less than 15'	0'	Flexibility requested
Side Yard	none	none	none	none	
Parking	depends on use	1 per 2 Units	1 per 2 Units	45	
Loading	depends on use	not req'd for <50 Units	not req'd for <50 Units	none	
Units				44 Units	
Green Area Ratio	.400	.400	.400	.423	

Bicycle Parking Provided - 48 Spaces

Unit Mix	Type A Town	9 Units	2 Bed + Loft + Den (3 Bed + Den)
	Flat	8 Units	2 Bed
	Carriage House	1 Unit	1 Bed
	Type B Town	3 Units	3 Bed + Loft (4 Bed)
	Type C Town	17 Units	3 Bed + Loft (4 Bed)
	Loft 1	3 Units	3 Bed
	Loft 2	3 Units	1 Bed + Den



Zoning Analysis

1311 E Street, SE Washington DC 20003

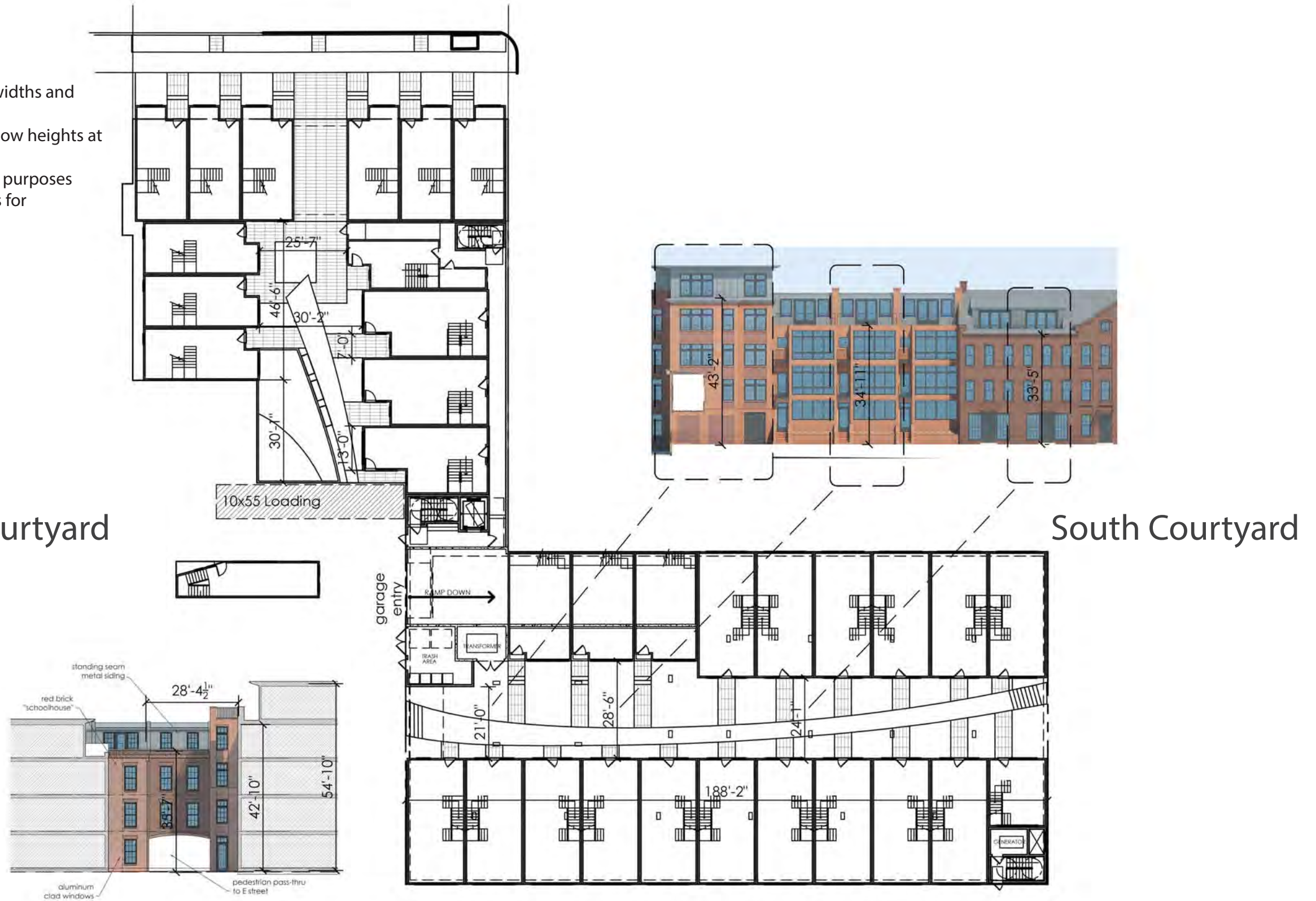


12 May 2016

A . 02

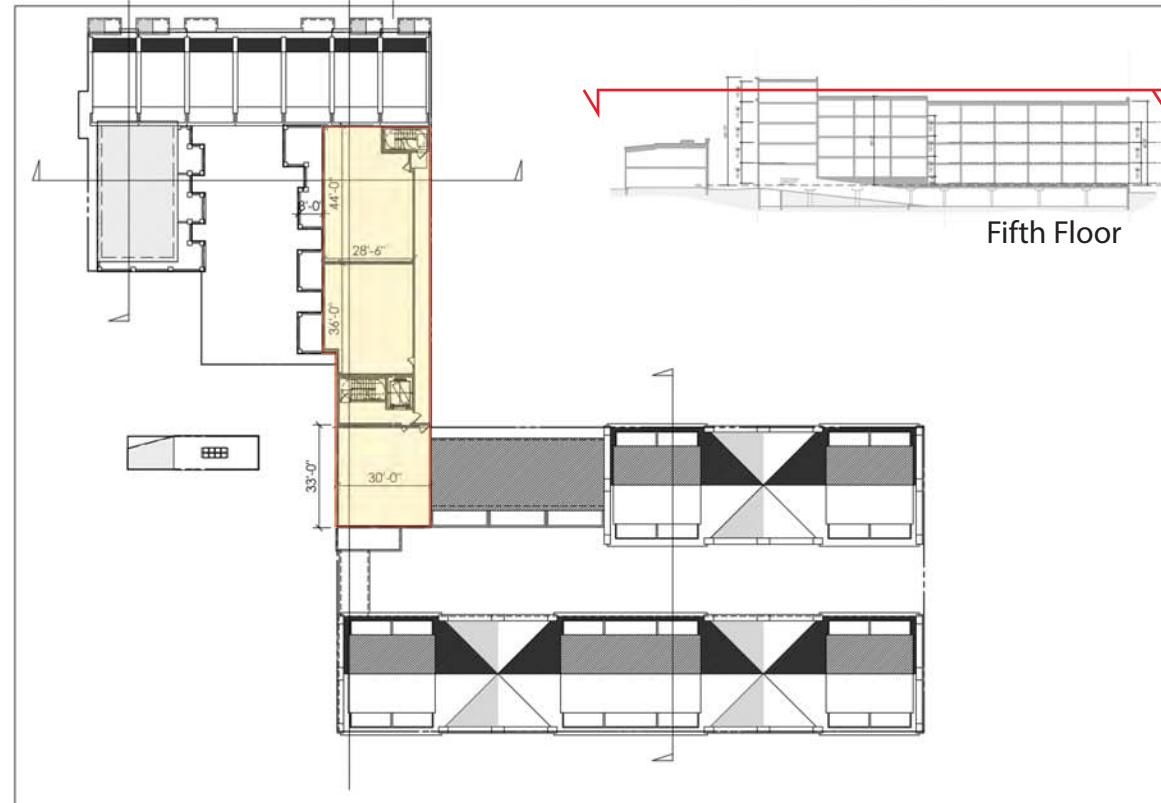
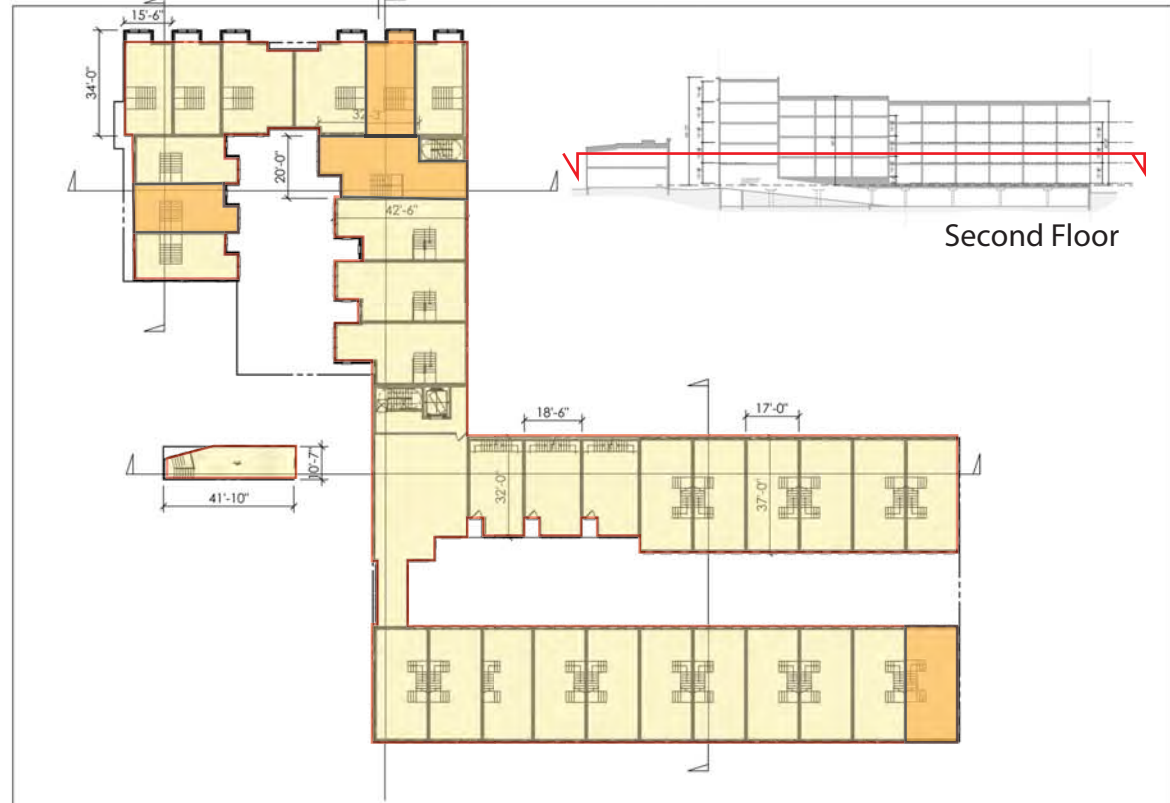
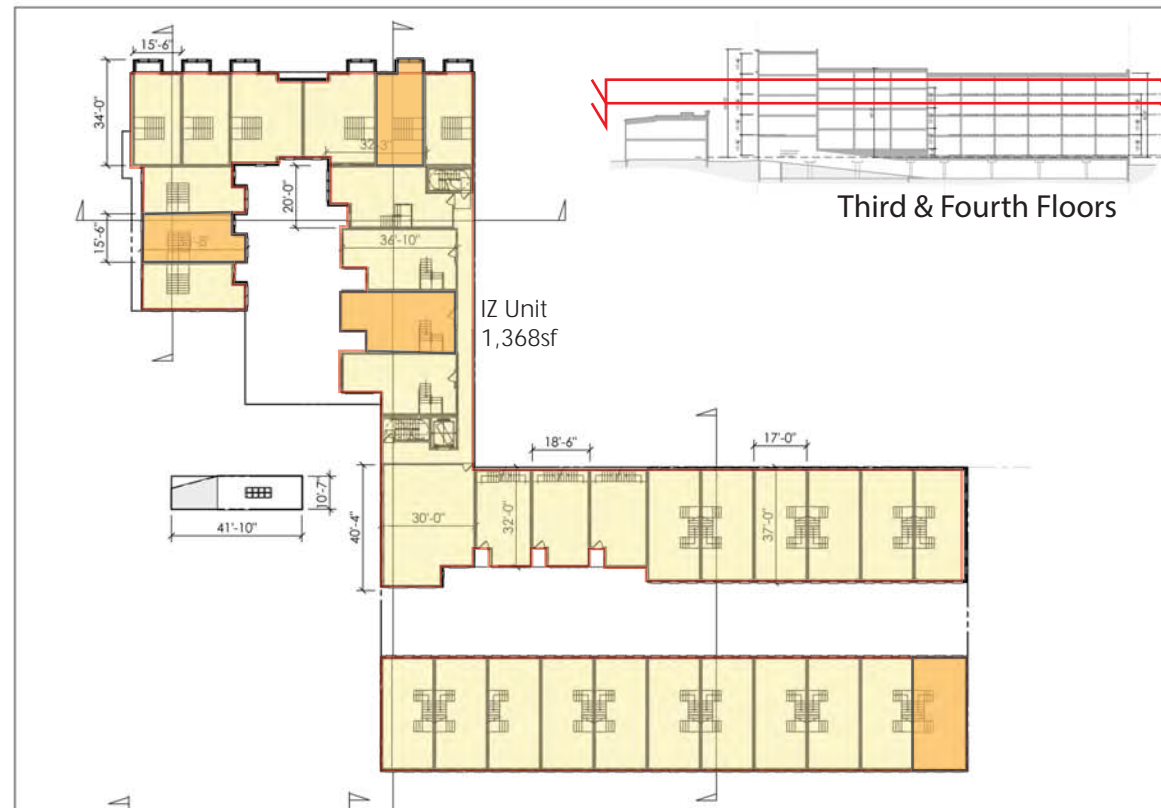
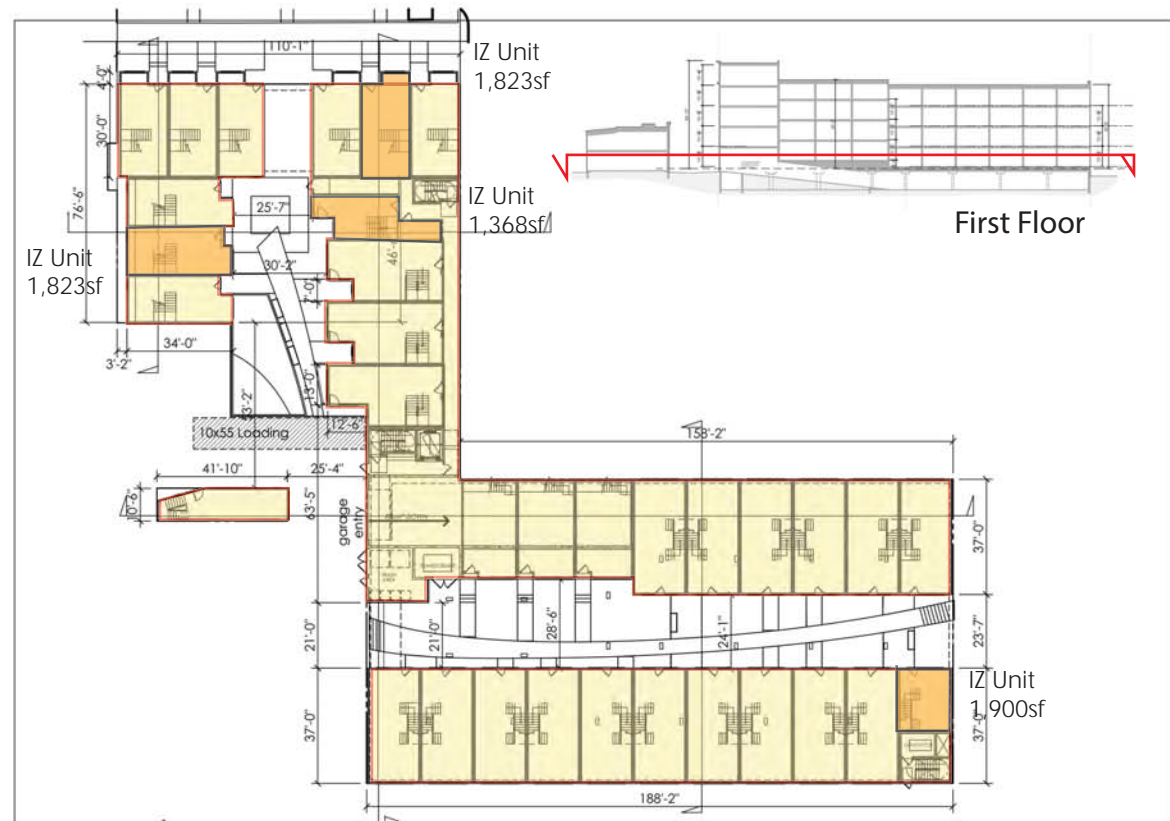
Open Court Dimensions
 -dimensions on plans show widths and lengths of courtyard spaces.
 -dimensions on elevations show heights at the different locations.
 -elevations are for illustrative purposes only, refer to elevation sheets for current proposed designs.

R-5-B minimum width:
 4" per foot of height or
 1/3 width to height ratio



North Courtyard

South Courtyard



Lower/Garage Level	- not included
First Floor	- 22,069sf
Second Floor	- 22,743sf
Third Floor	- 22,121sf
Fourth Floor	- 16,602sf
Fifth Floor	- 4,168sf
Penthouses	- none

Total Gross Square Feet - 87,703f

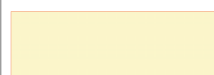
Lot Area - 30,067sf

FAR 2.92

Inclusionary Zoning
Set aside requirement of 10% for PUD

Total Residential Area - 81,719sf
81,719sf X 10% = 8,172sf

Town A	- 1,823sf
Town A c.y.	- 1,823f
Flat (2x 1,368sf)	- 2,736sf
Town B mod	- 1,900sf
	- 8,282f provided



Area included in FAR calculation



North Courtyard
2,520 square feet
South Courtyard
4,704 square feet
Green Roof
11,348 square feet

New planters & street trees at E Street

13TH STREET

E STREET

existing adjacent building

three and a half story building

five story building within site

existing adjacent building

four story building

two story carriage house

property line
30,067 square feet combined

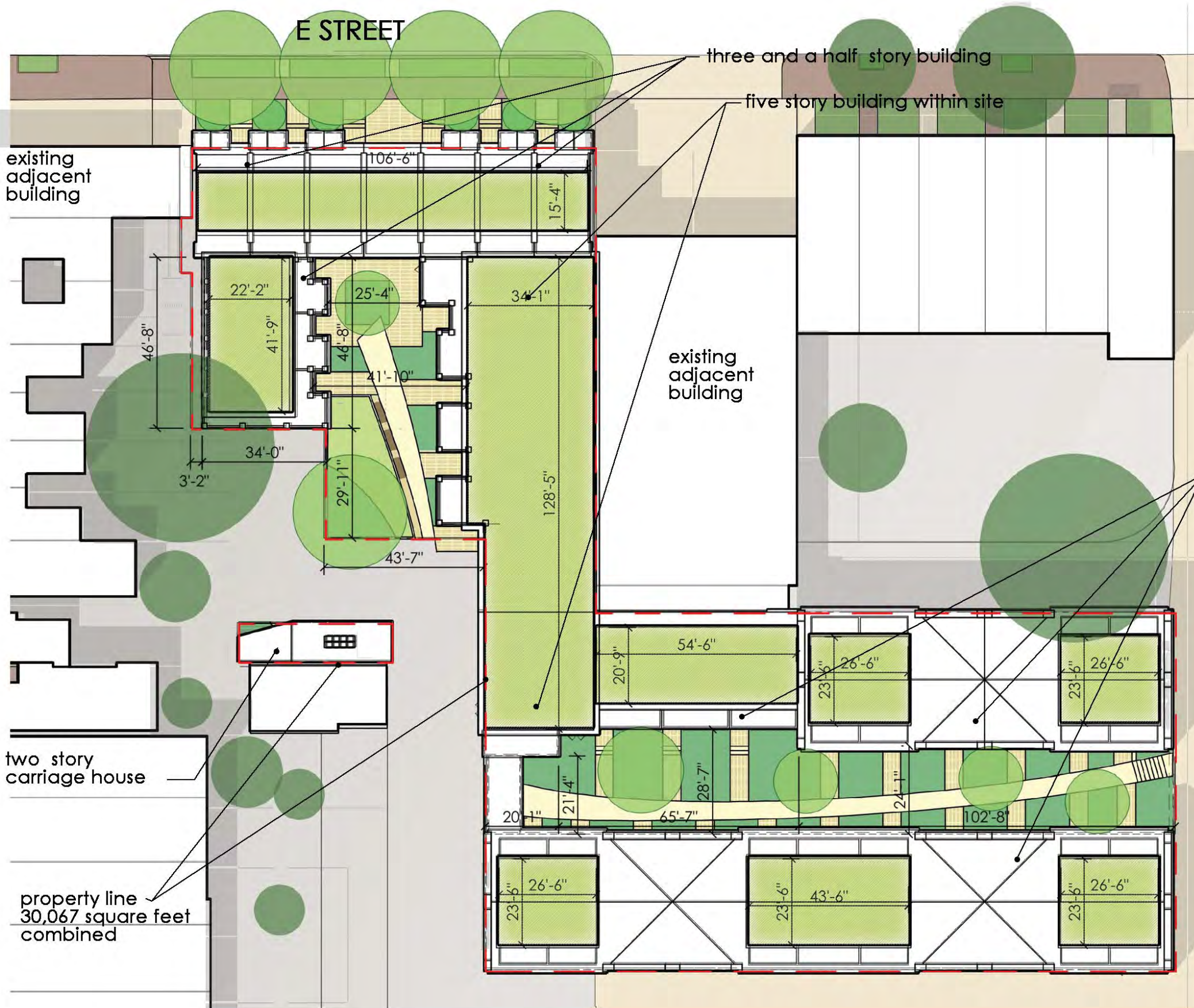
Site Plan

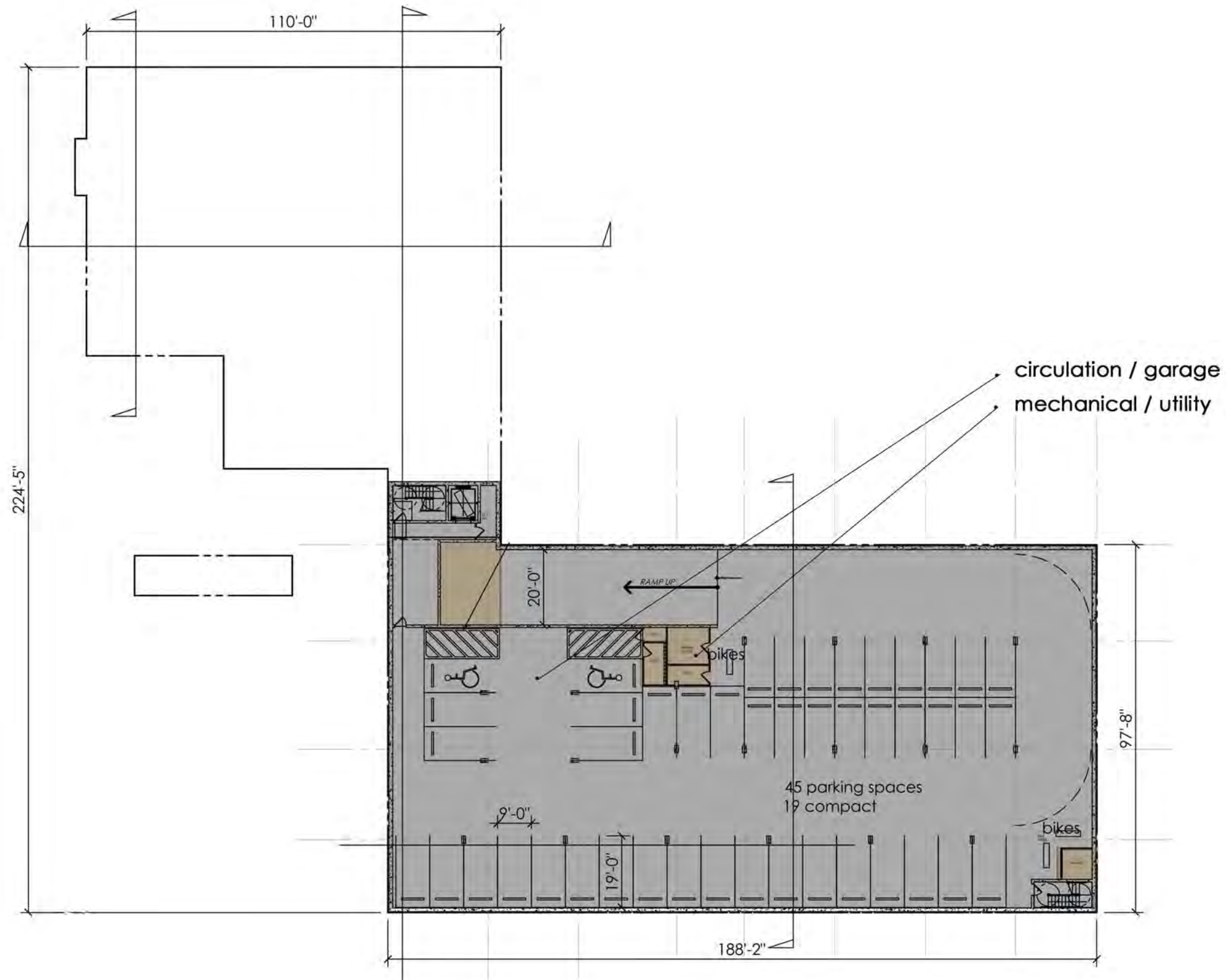
1311 E Street, SE Washington DC 20003

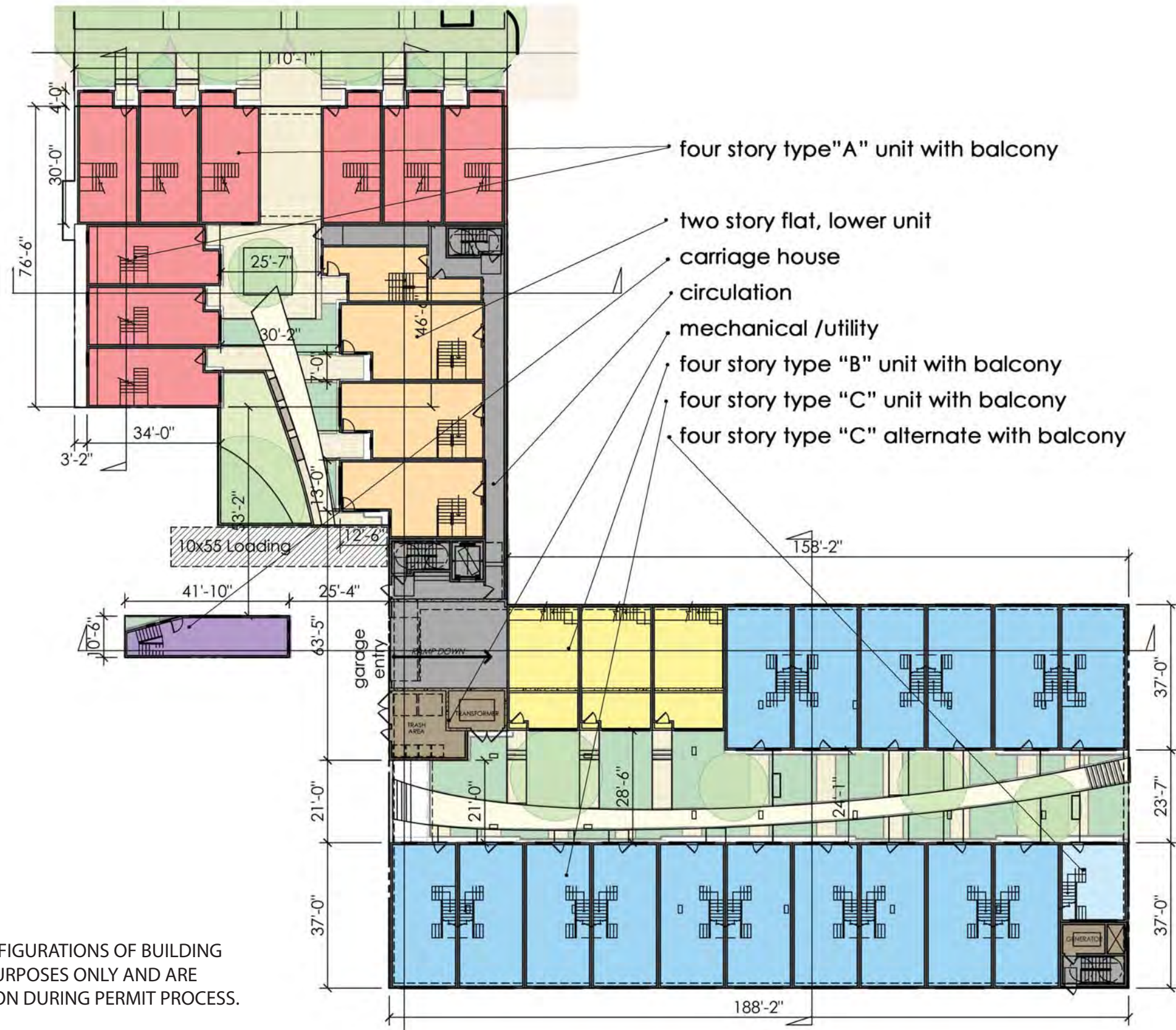


12 May 2016

A . 06







A.20-A.24: INTERIOR CONFIGURATIONS OF BUILDING ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION DURING PERMIT PROCESS.

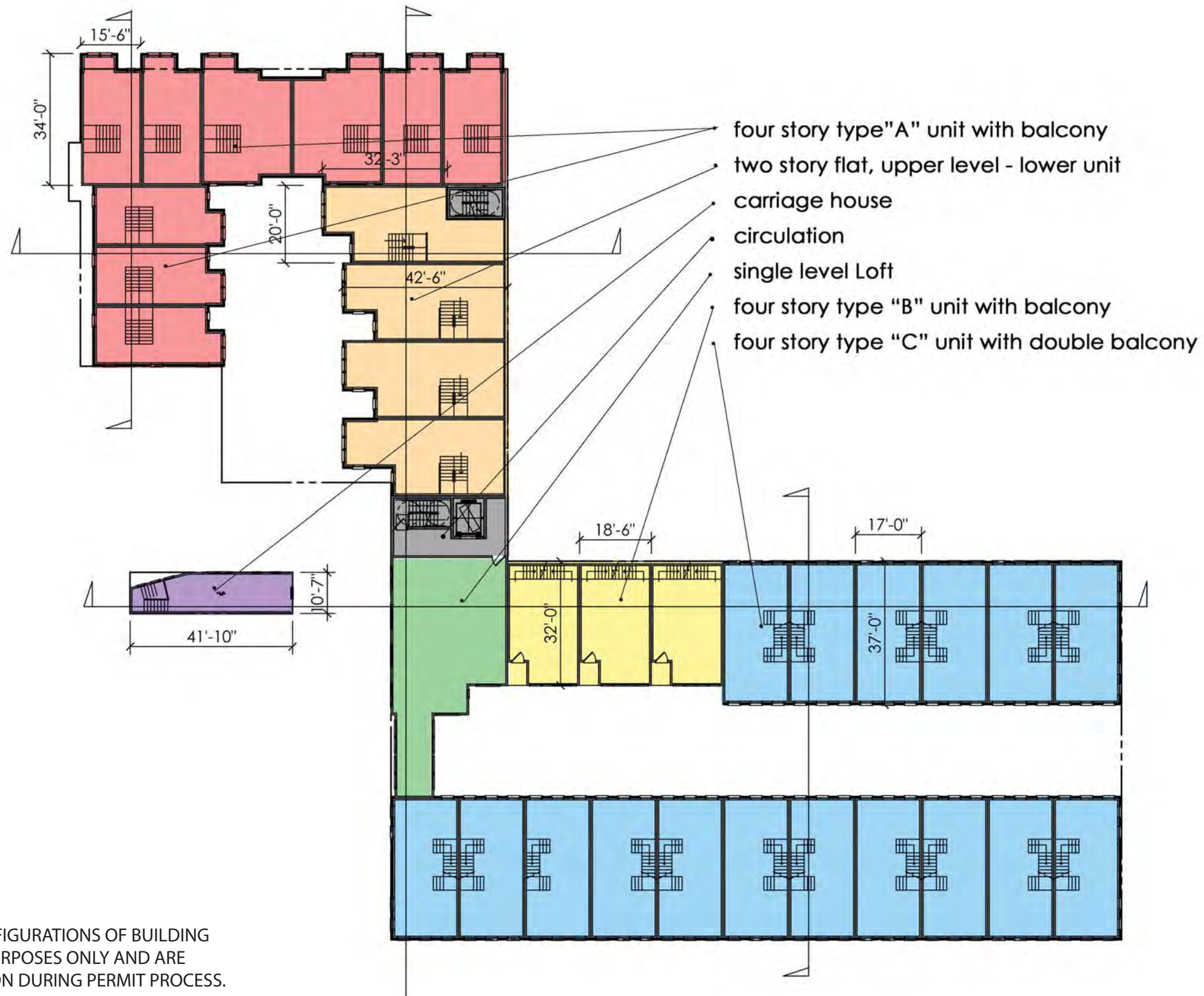


Floor Plans - First Floor

1311 E Street, SE Washington DC 20003



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A.20-A.24: INTERIOR CONFIGURATIONS OF BUILDING ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION DURING PERMIT PROCESS.

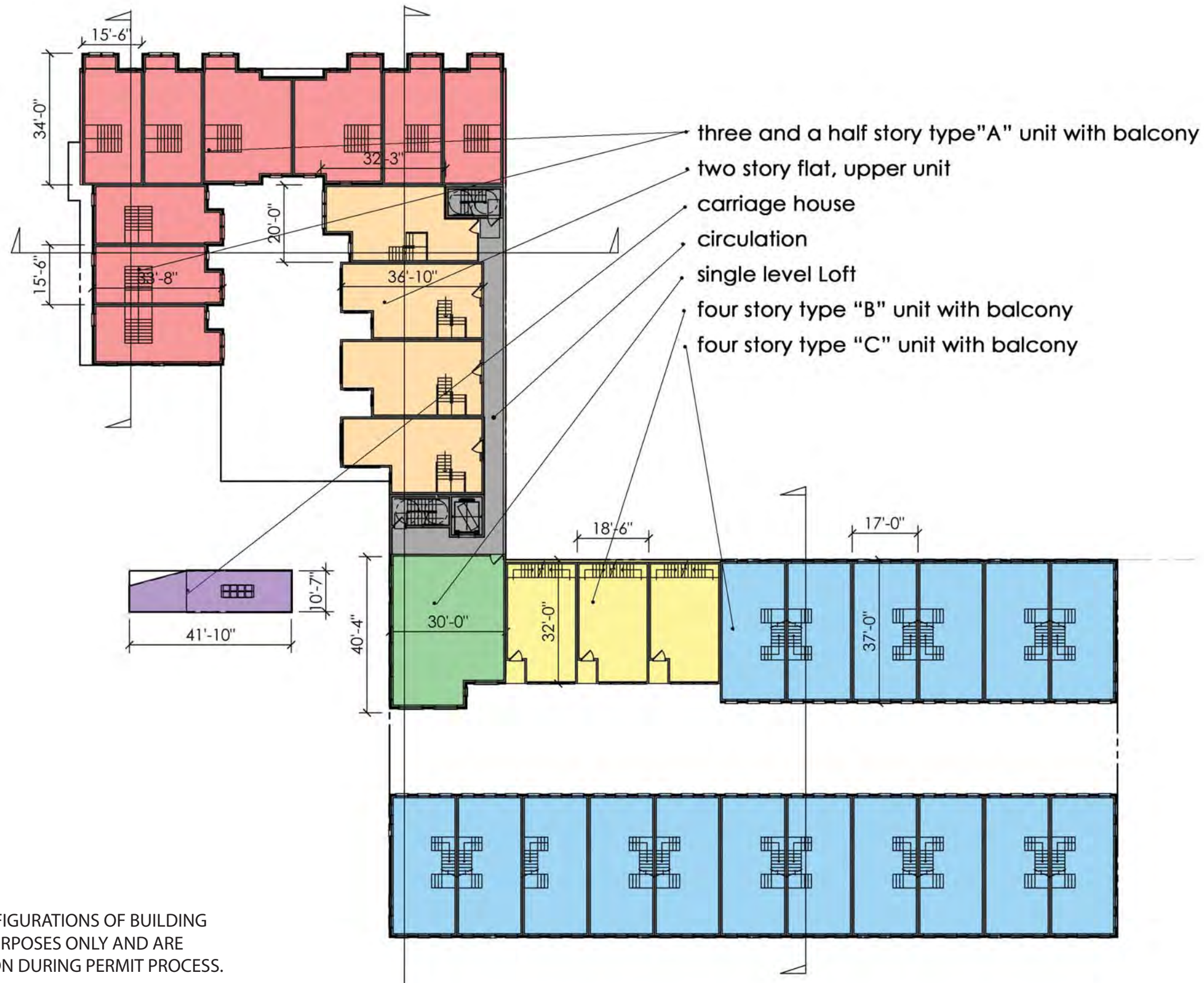


Floor Plans - Second Floor

1311 E Street, SE Washington DC 20003



12 May 2016



A.20-A.24: INTERIOR CONFIGURATIONS OF BUILDING ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION DURING PERMIT PROCESS.

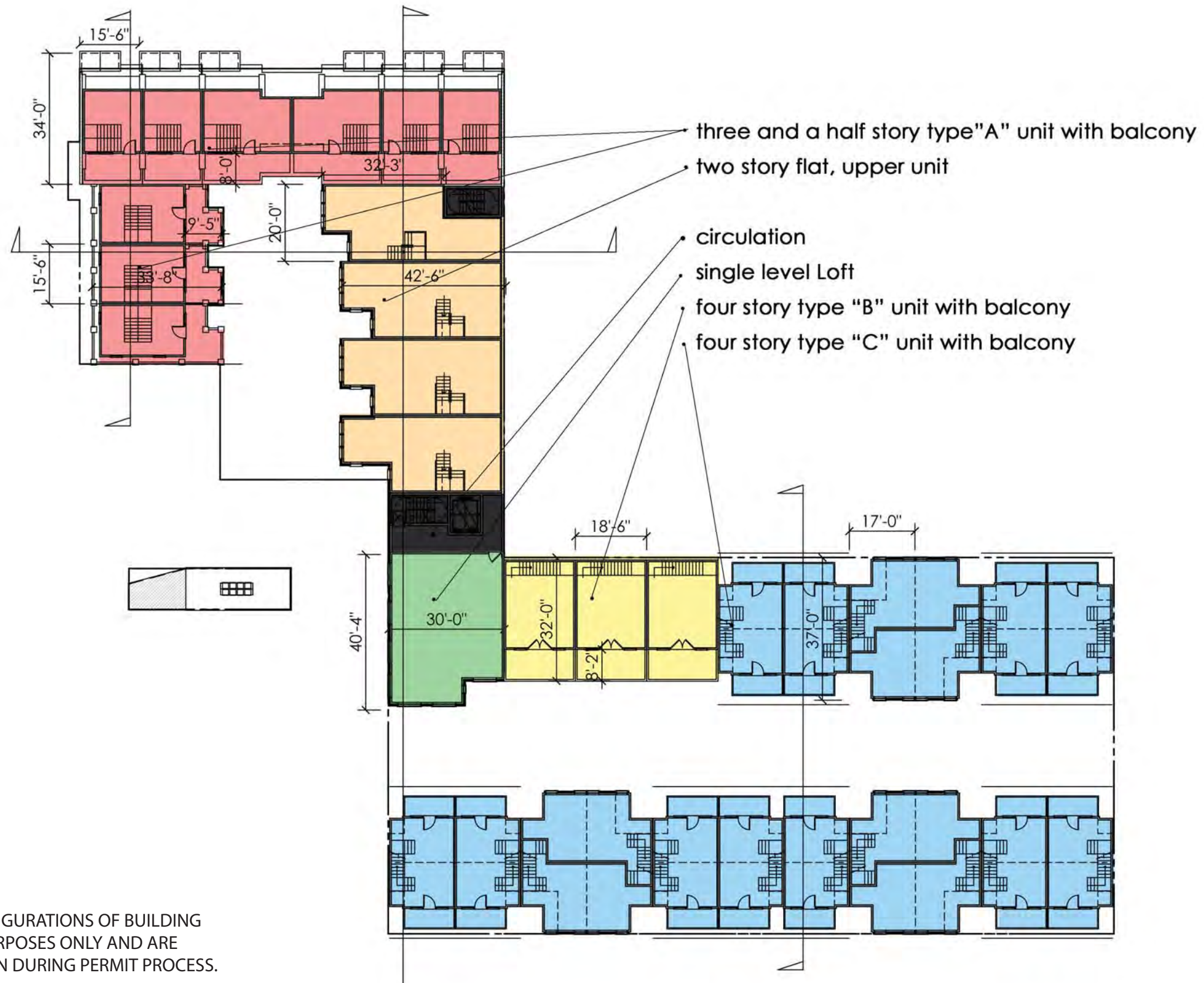


Floor Plans - Third Floor

1311 E Street, SE Washington DC 20003



12 May 2016



A.20-A.24: INTERIOR CONFIGURATIONS OF BUILDING ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION DURING PERMIT PROCESS.

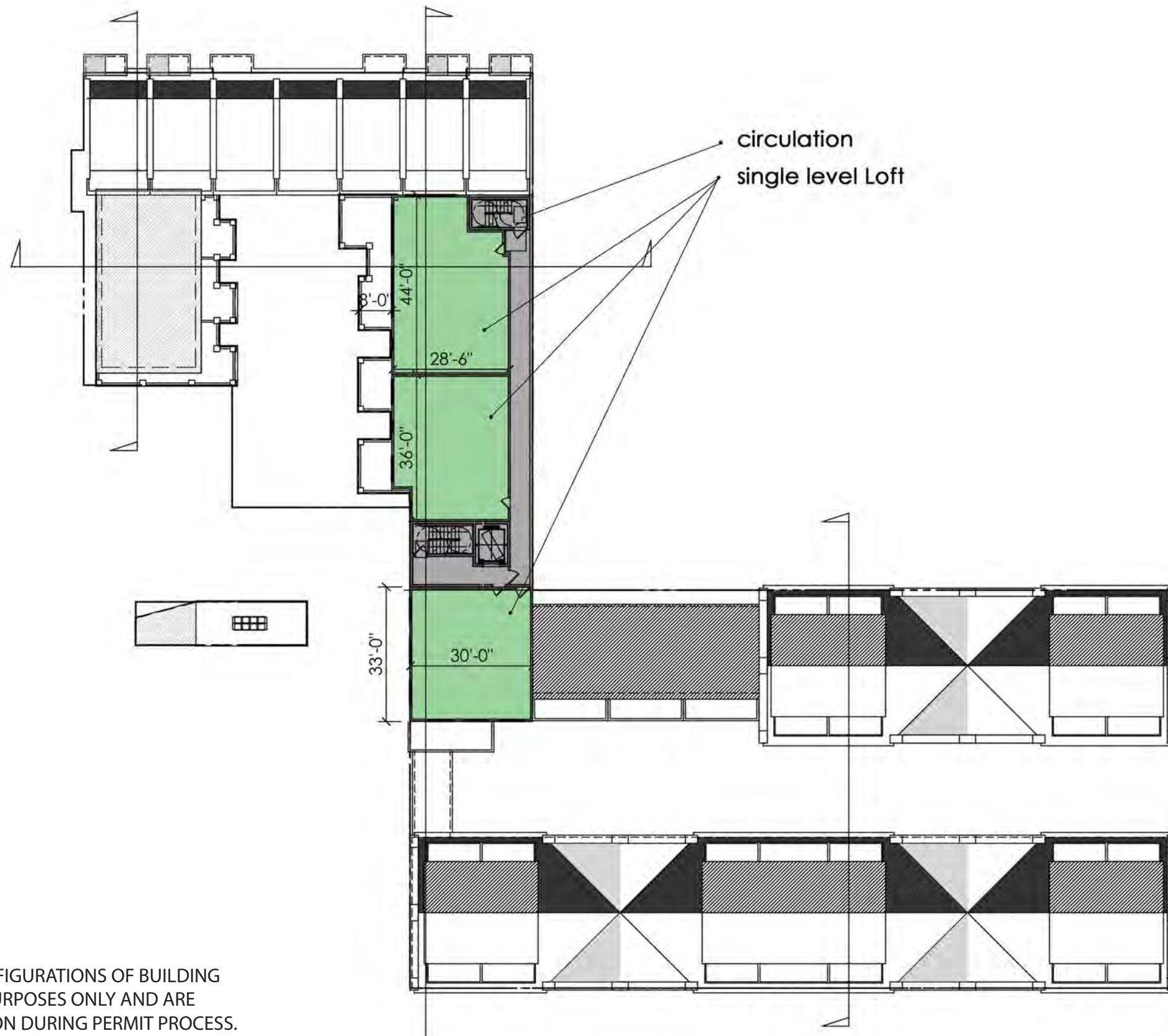


Floor Plans - Fourth Floor

1311 E Street, SE Washington DC 20003



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A.20-A.24: INTERIOR CONFIGURATIONS OF BUILDING ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION DURING PERMIT PROCESS.

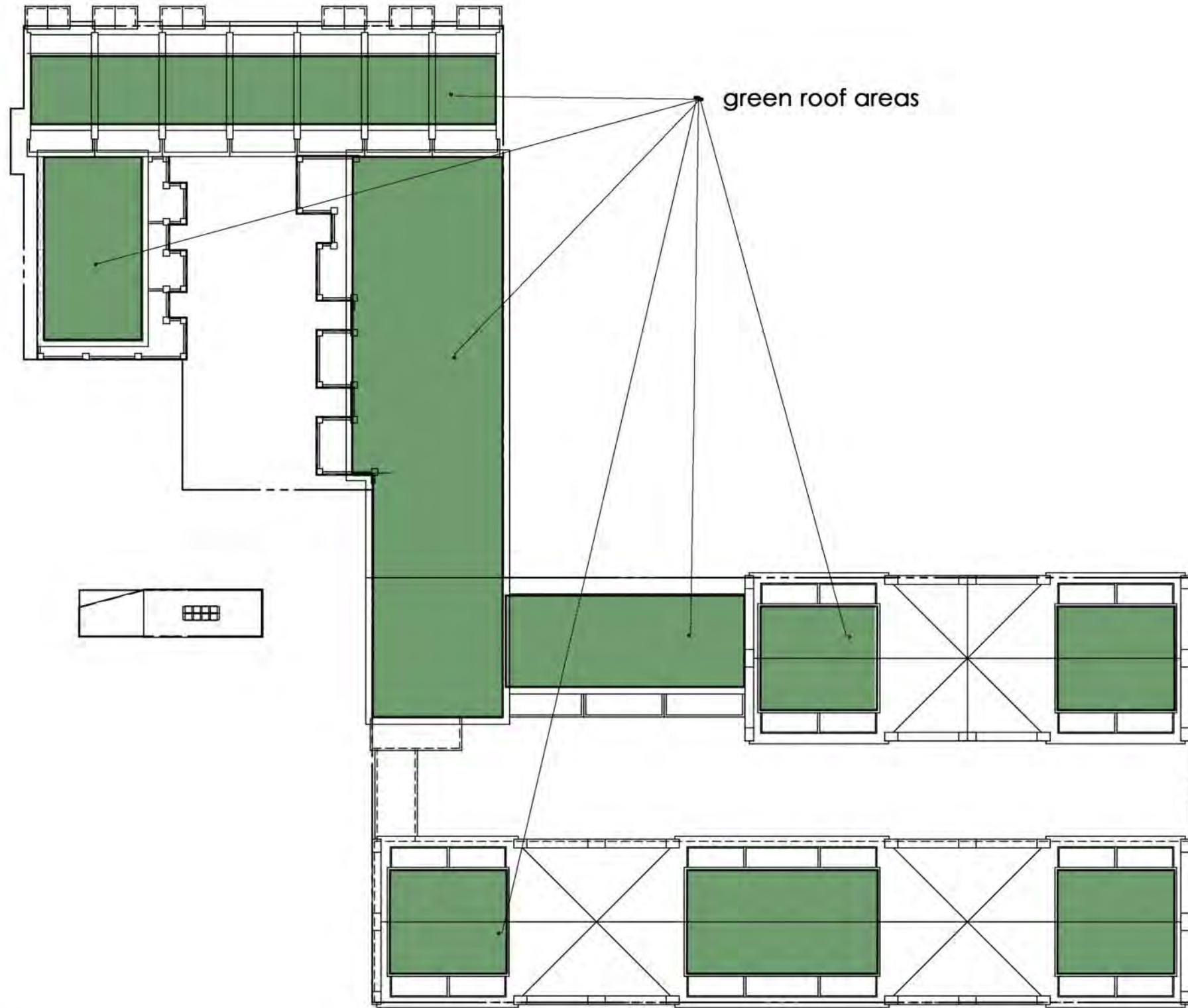


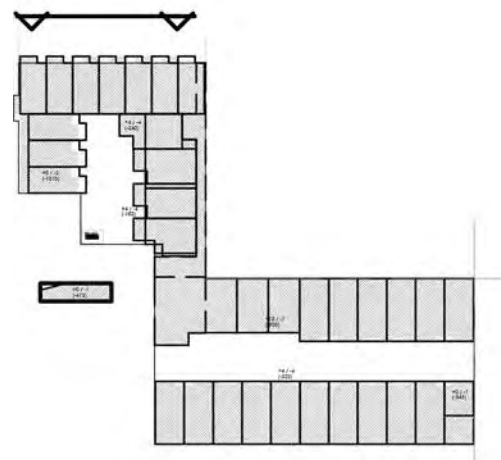
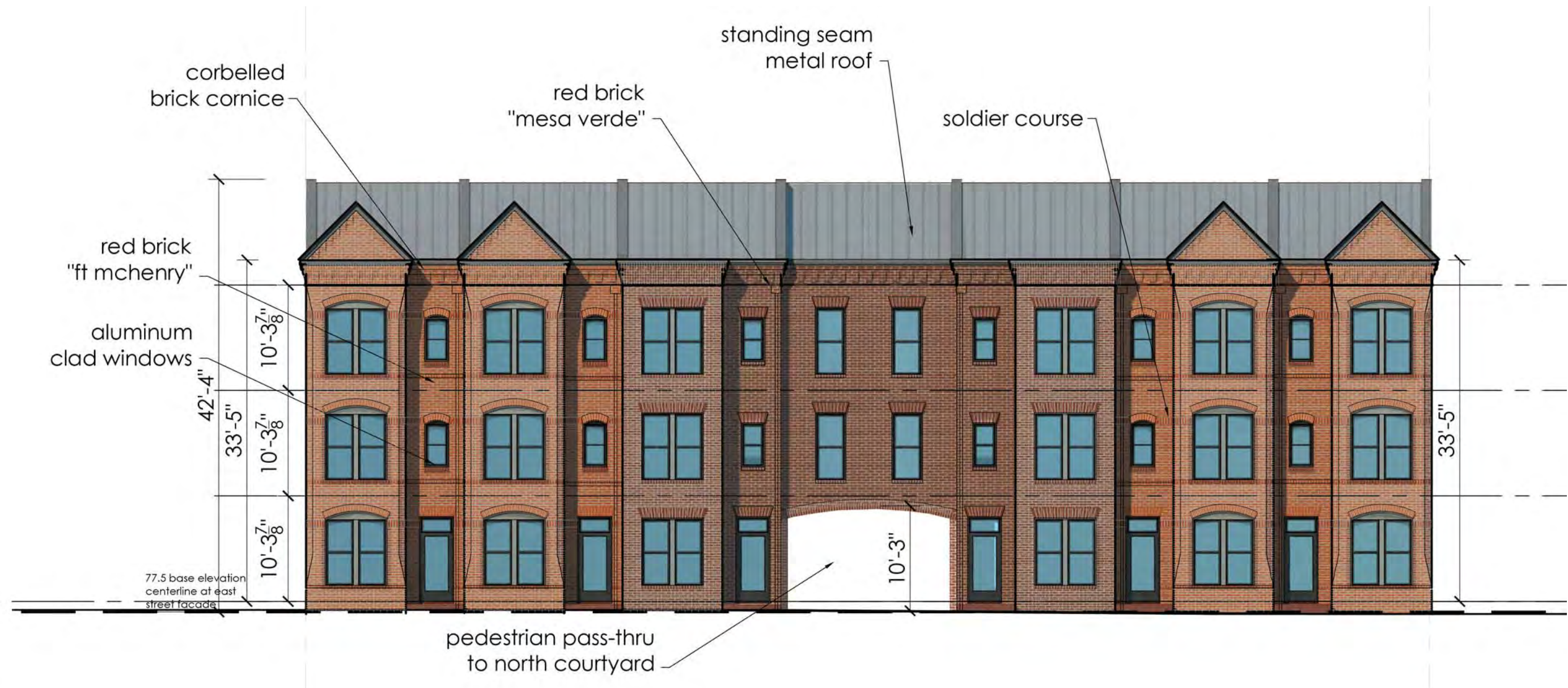
Building Plans - Fifth Floor

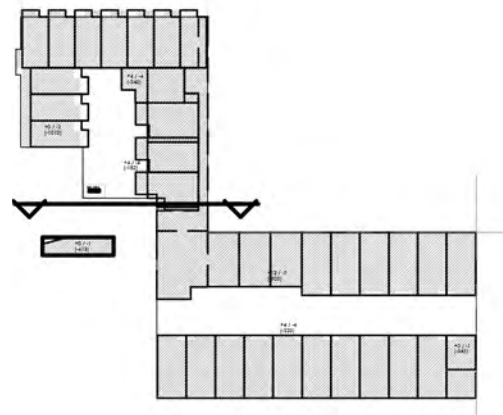
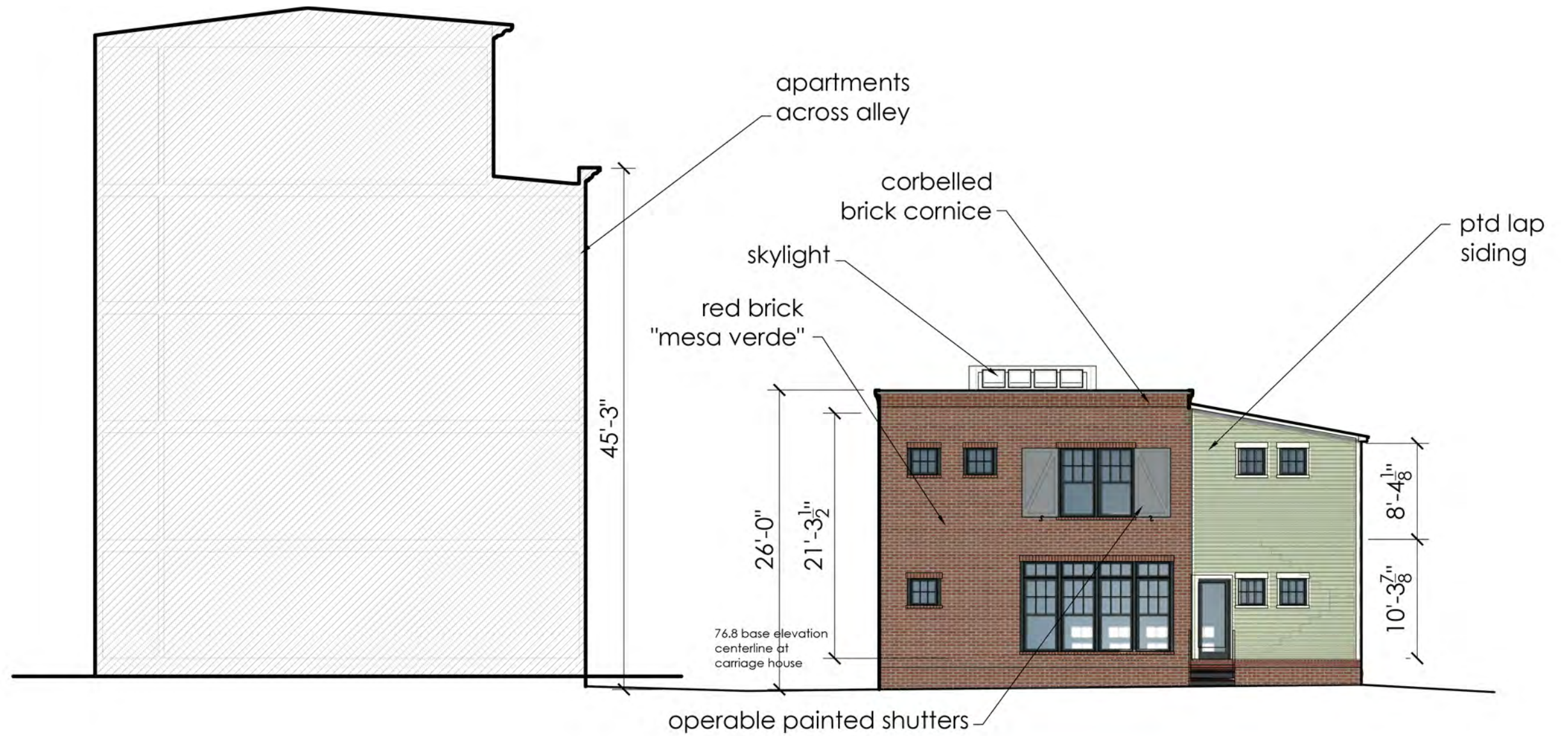
1311 E Street, SE Washington DC 20003

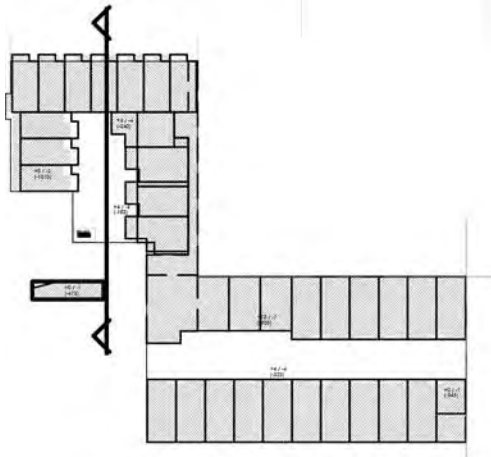
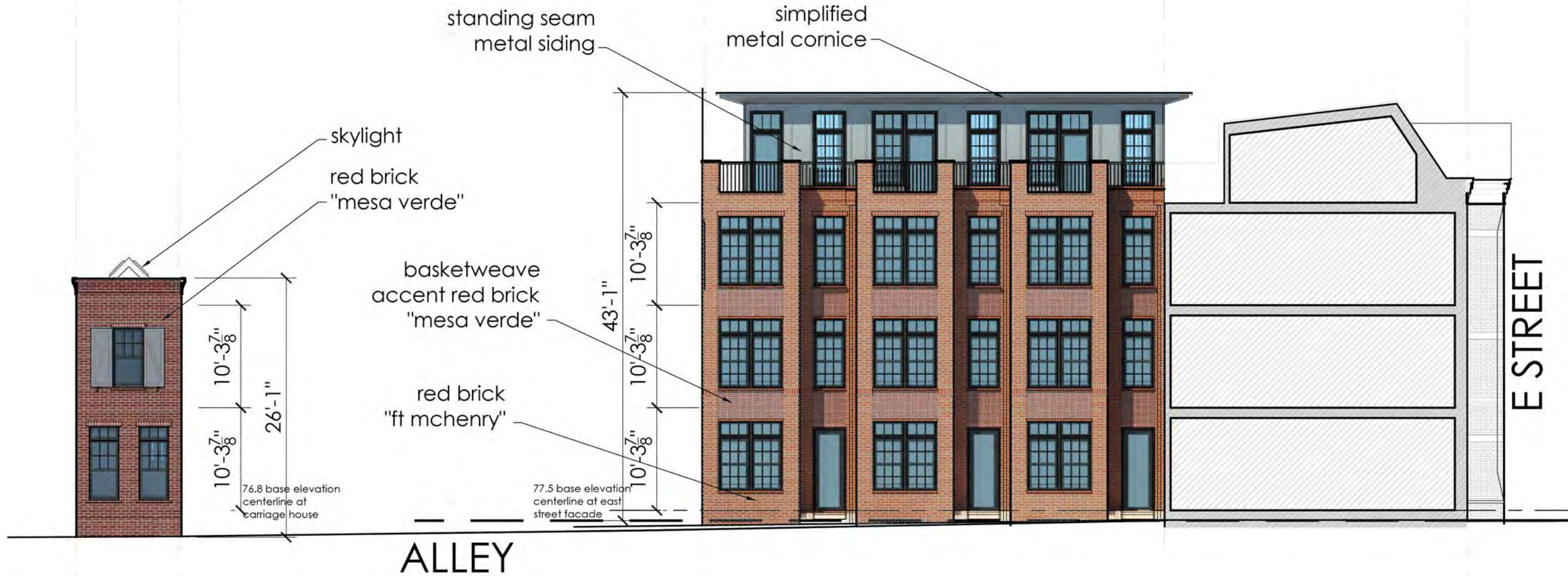


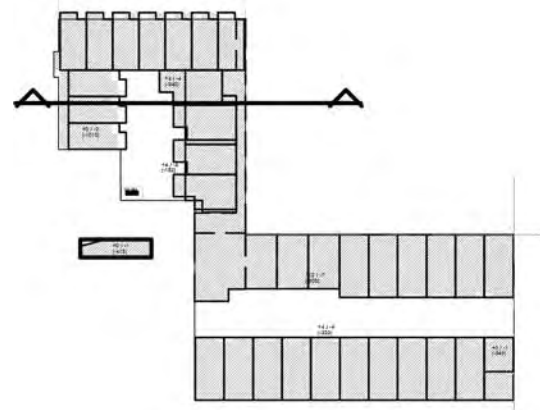
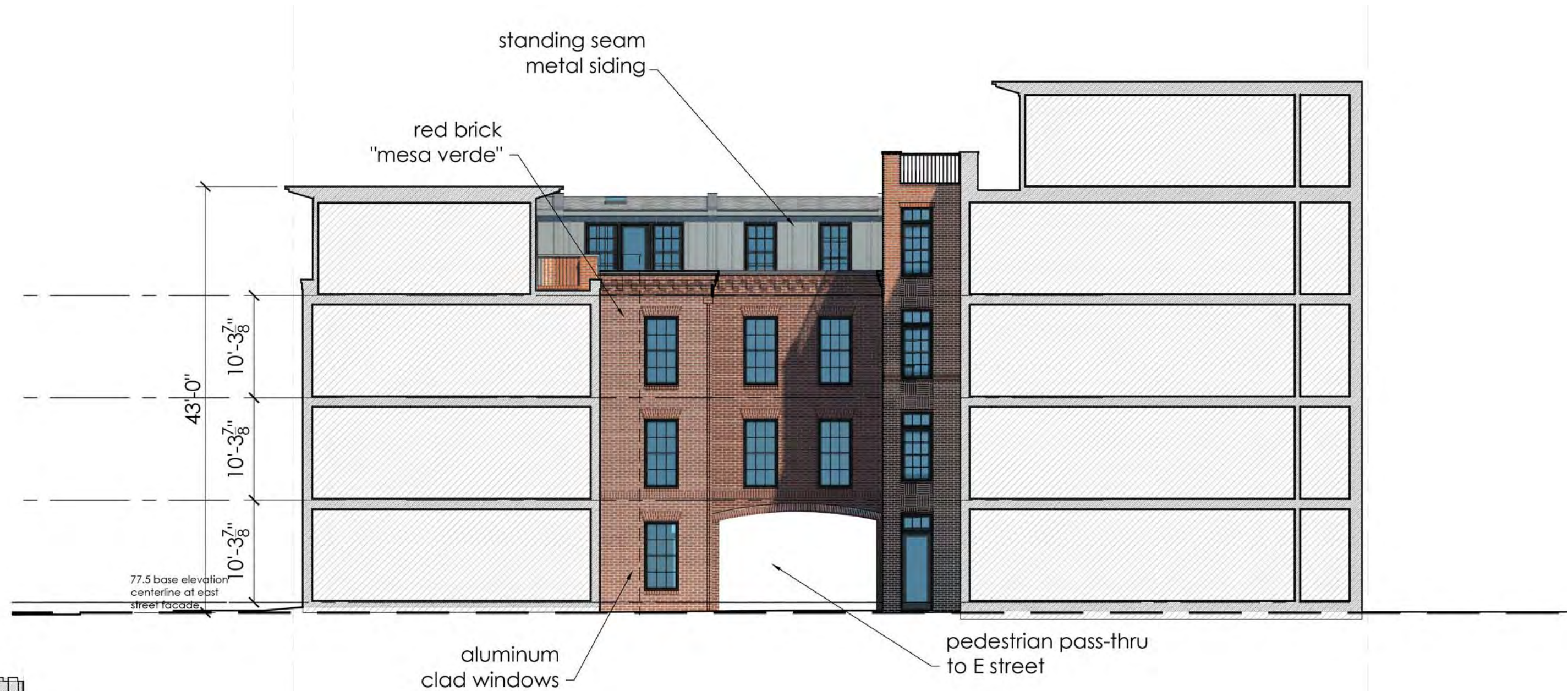
12 May 2016

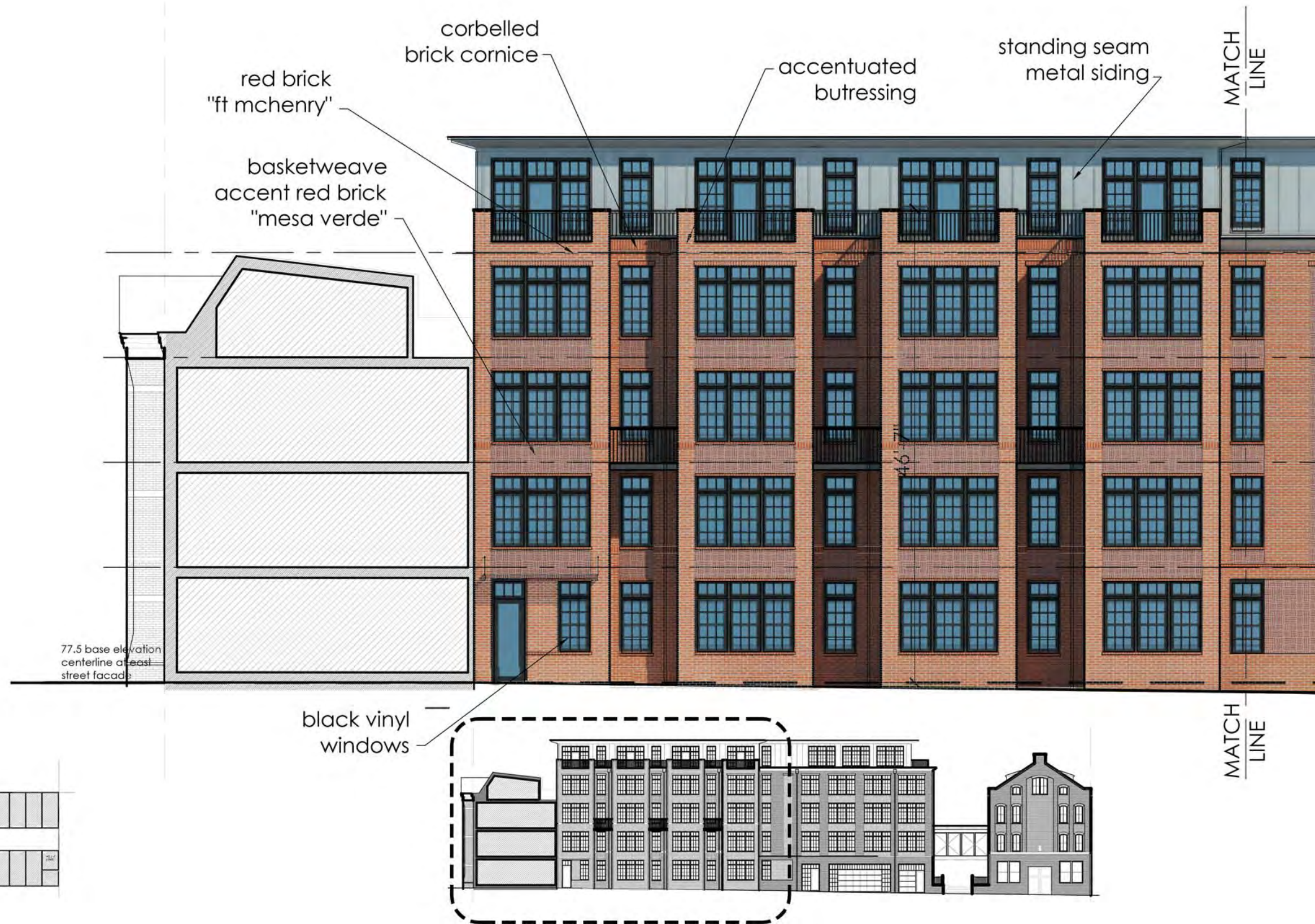


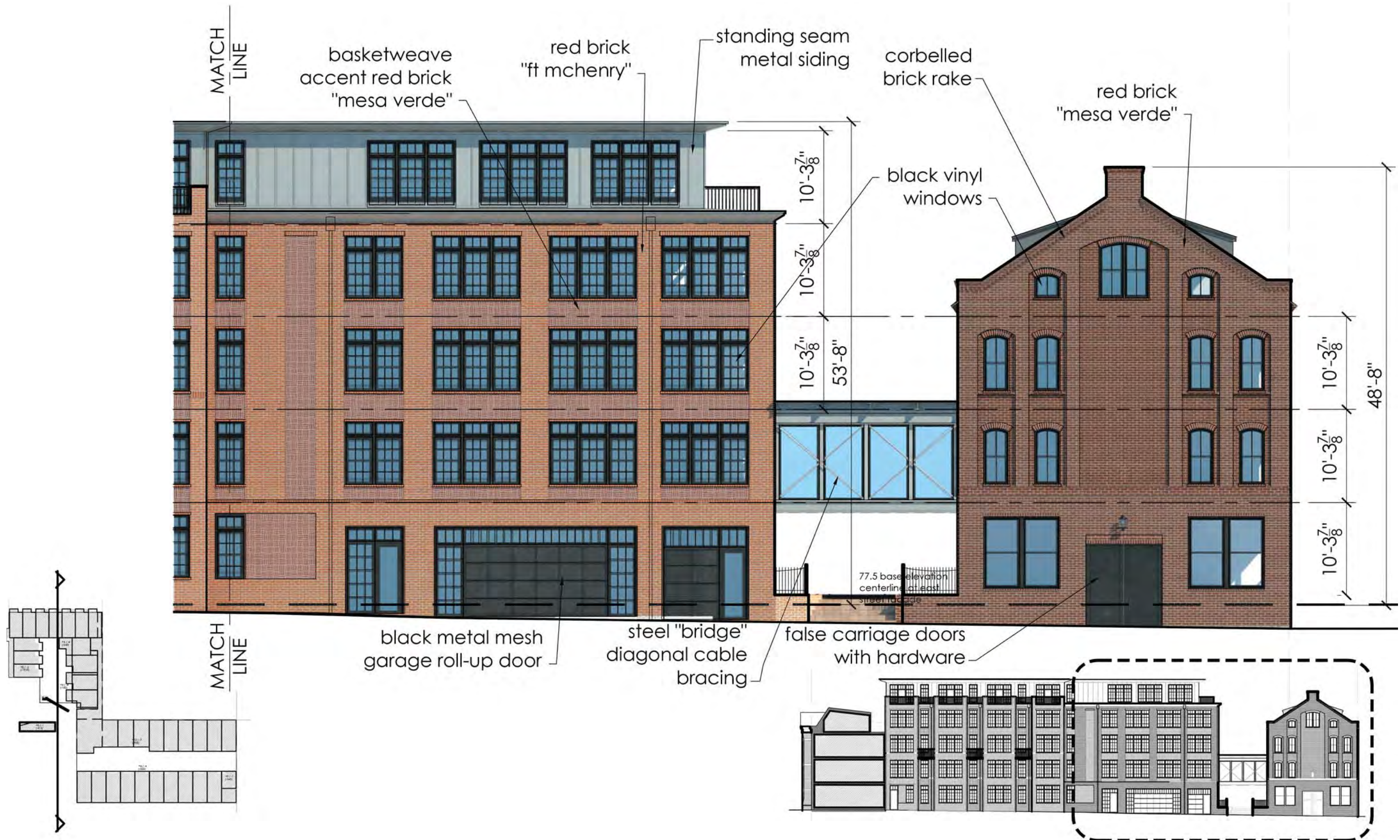






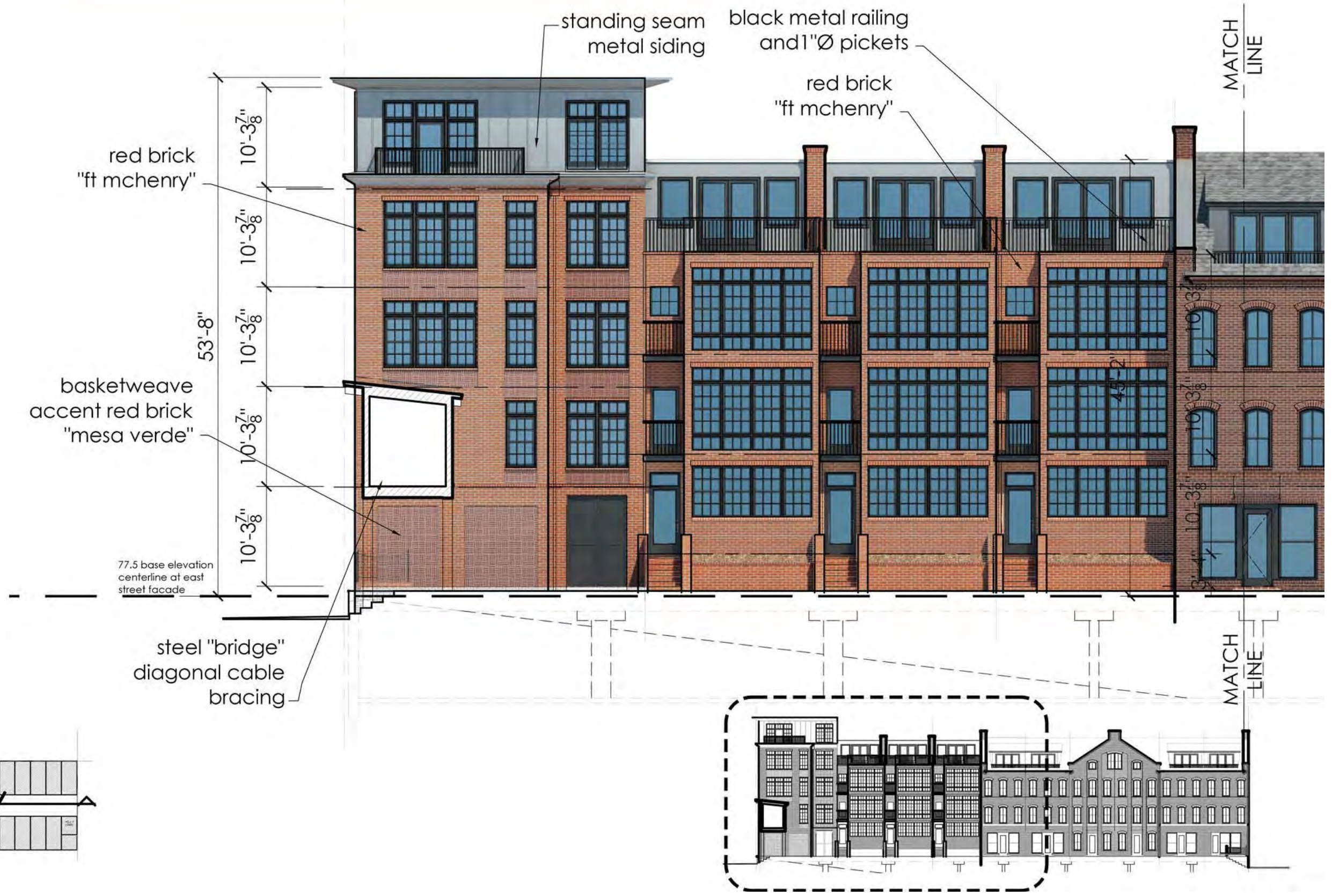


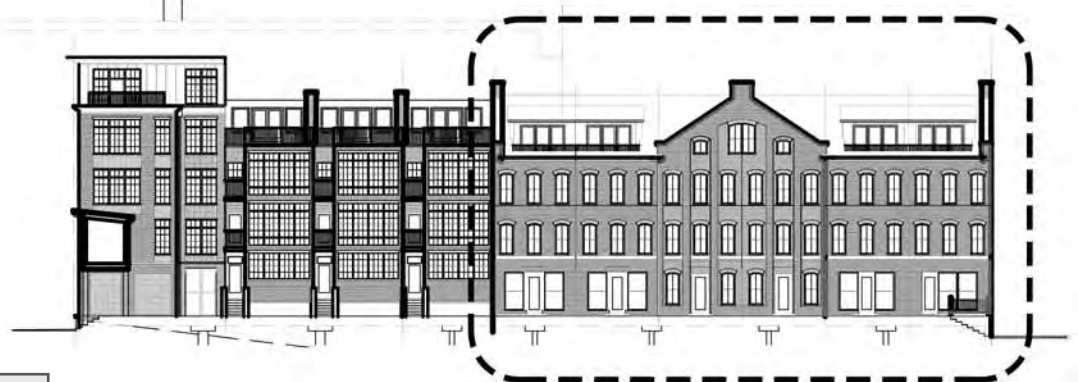
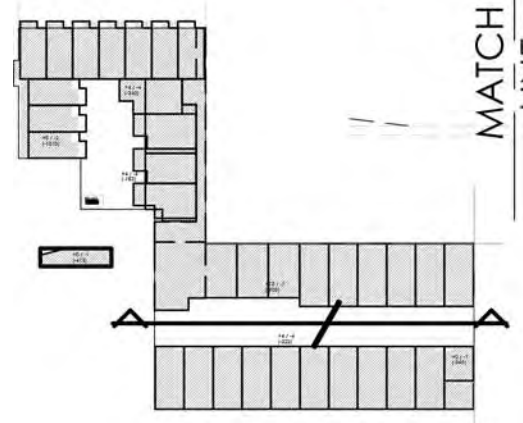




25' Alley looking east

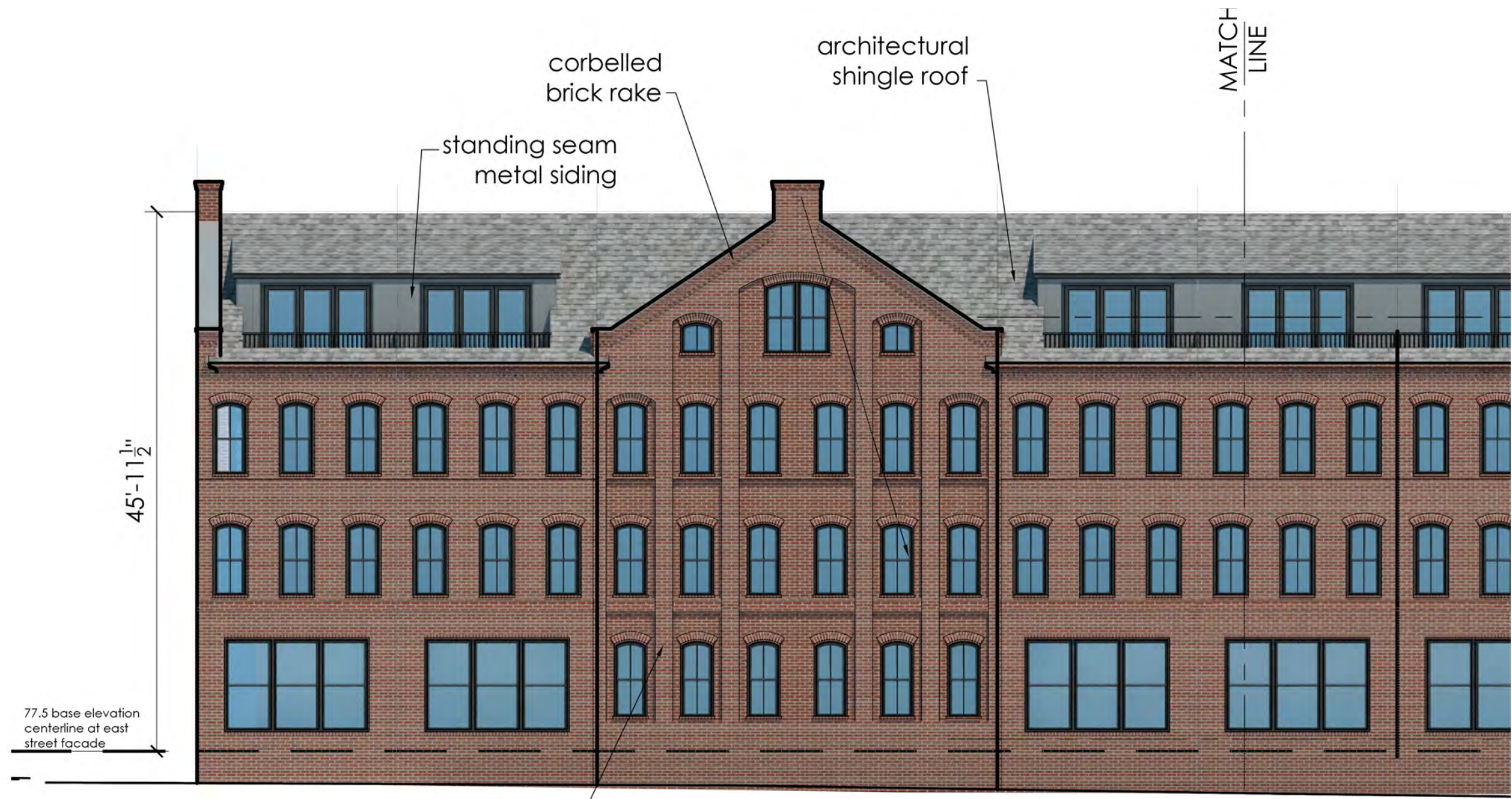
1311 E Street, SE Washington DC 20003



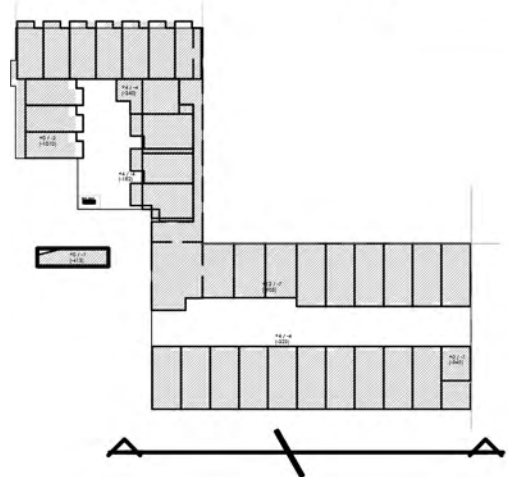








77.5 base elevation centerline at east street facade



red brick "mesa verde"



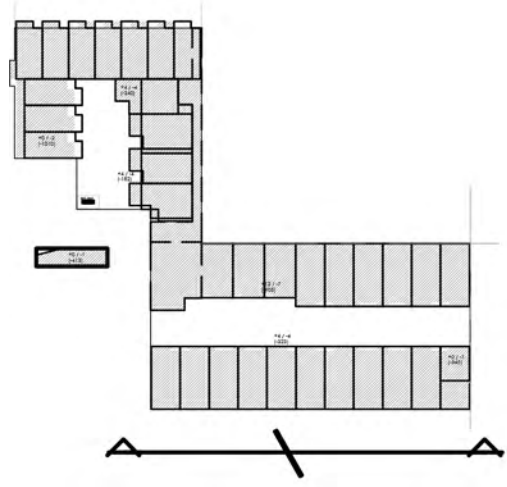
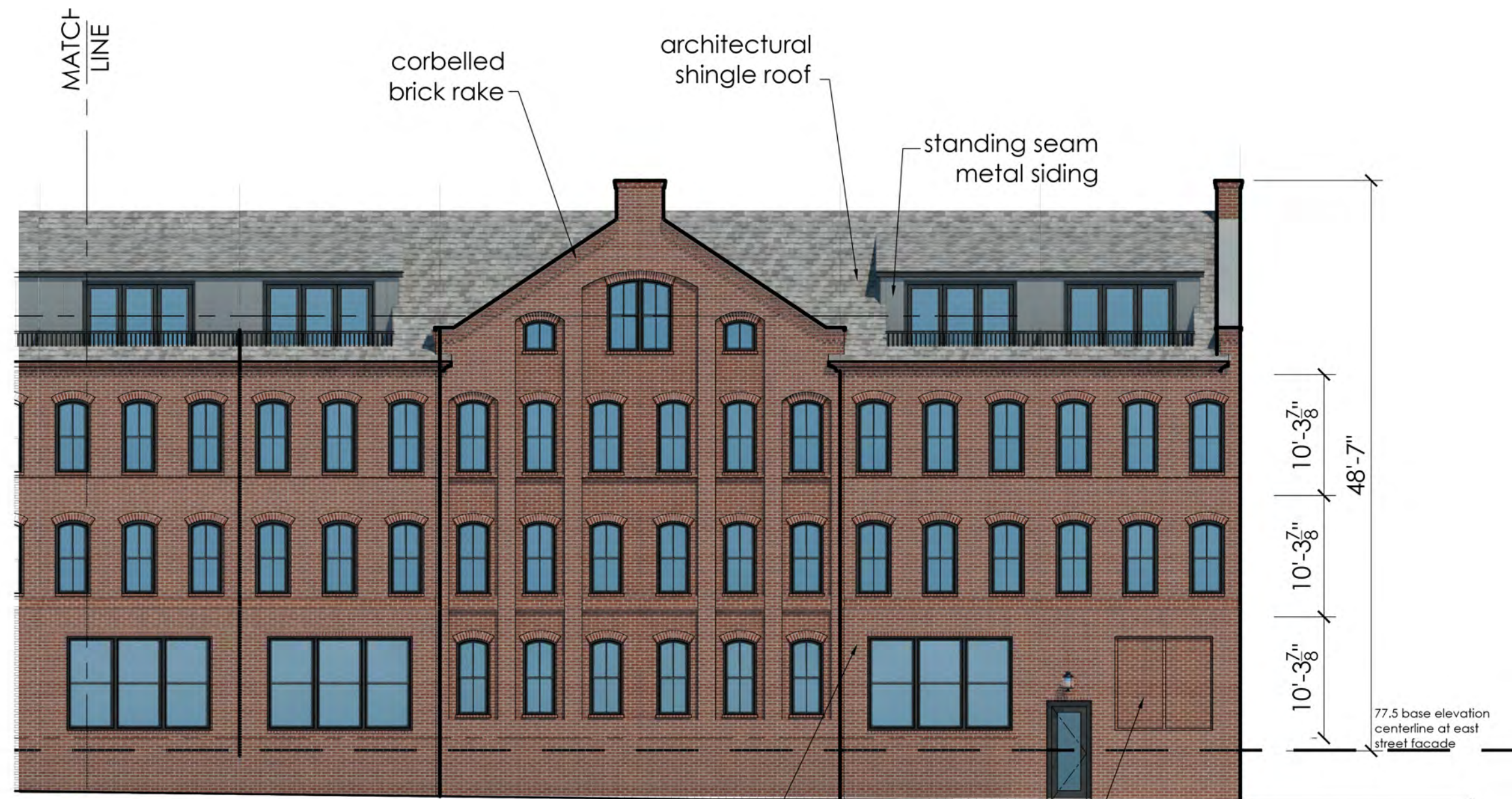
30' Alley Elevation - West end

1311 E Street, SE Washington DC 20003



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A . 25



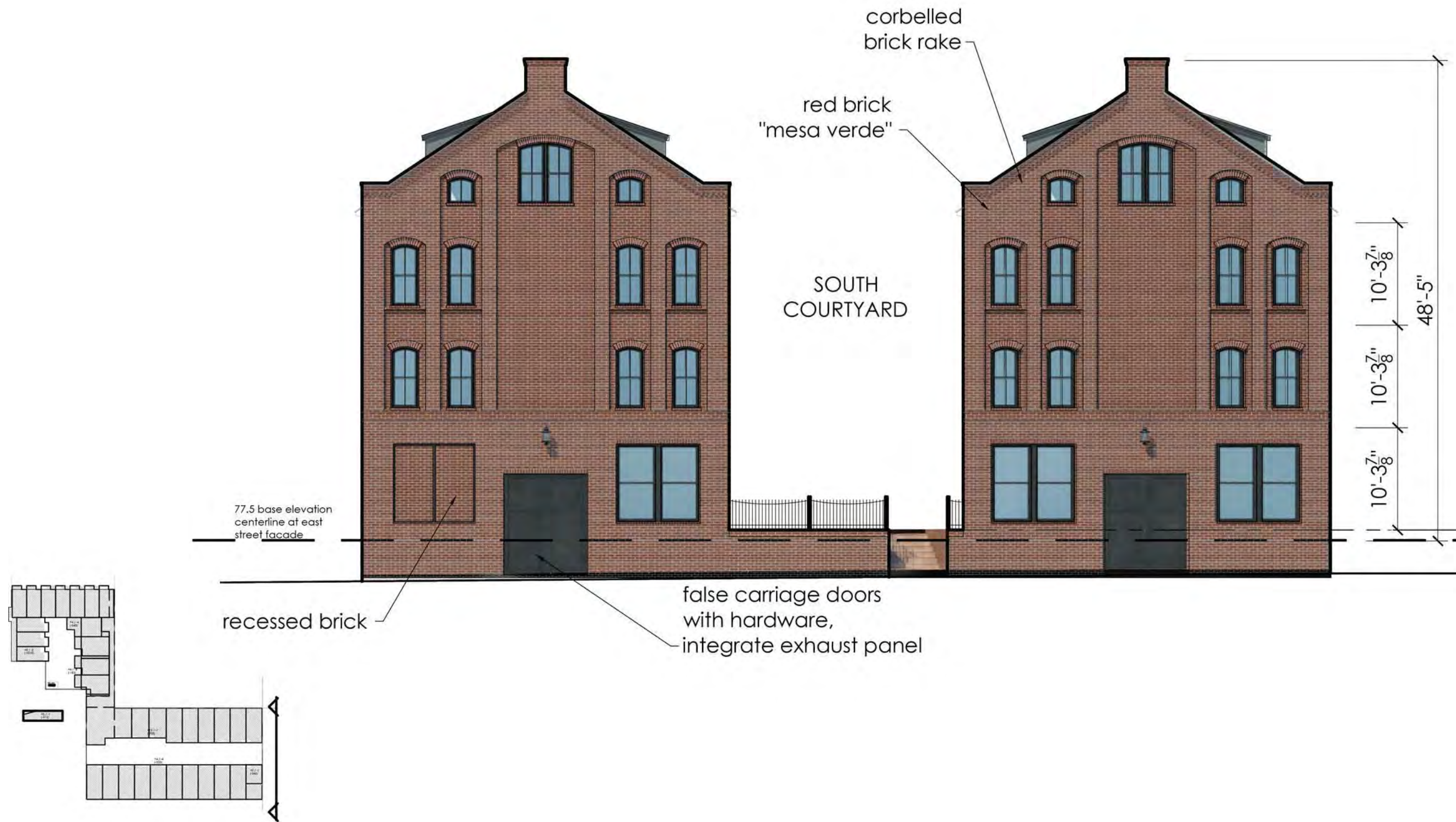
30' Alley elevation - East end

1311 E Street, SE Washington DC 20003



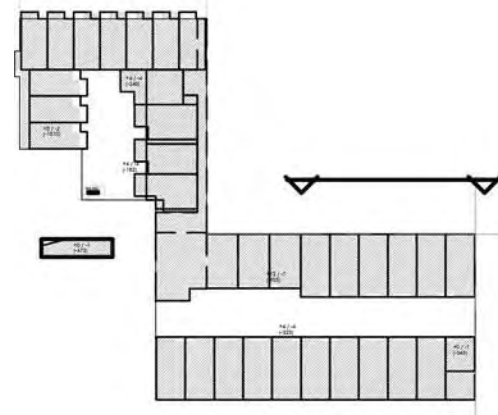
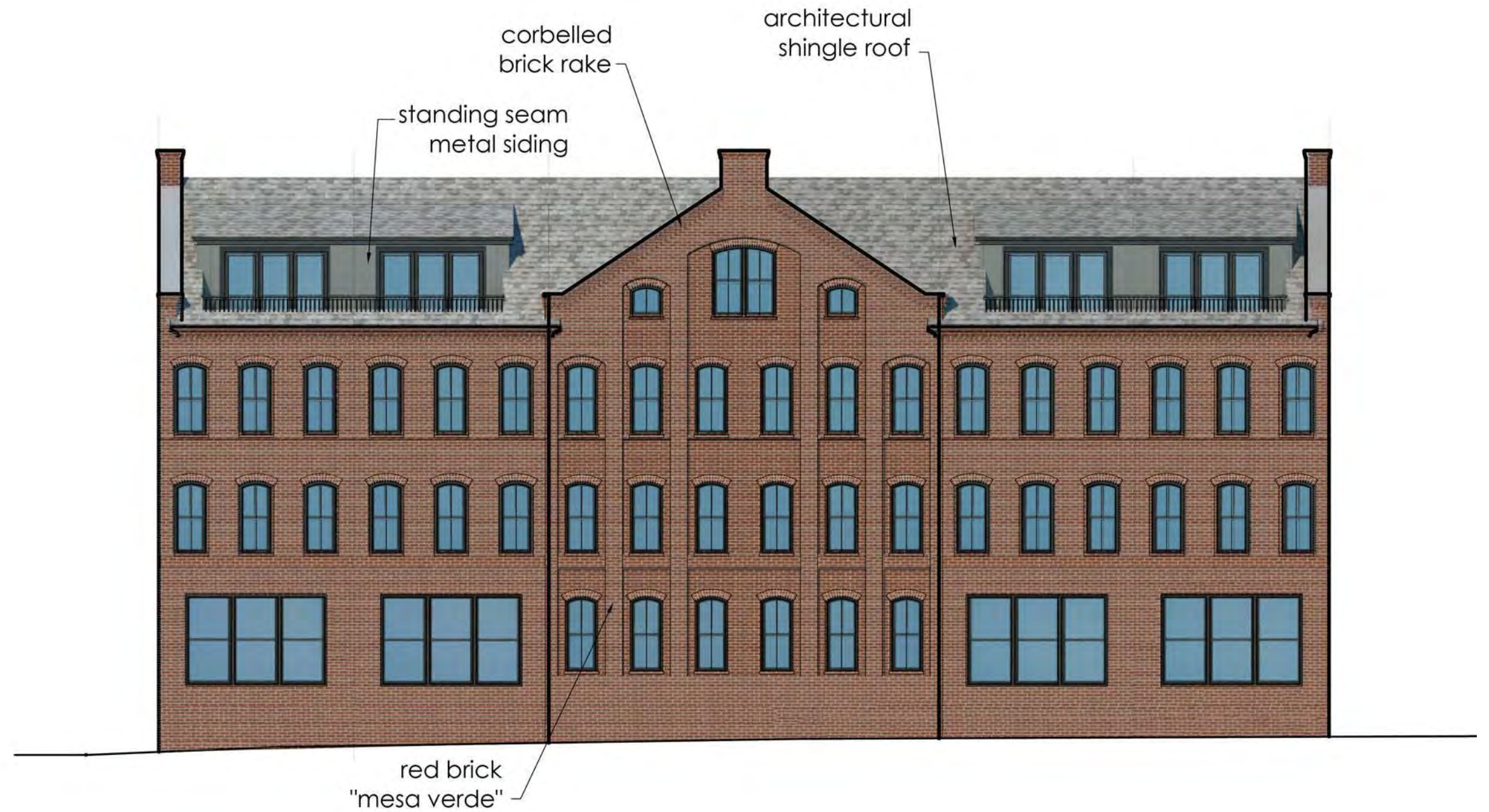
12 May 2016

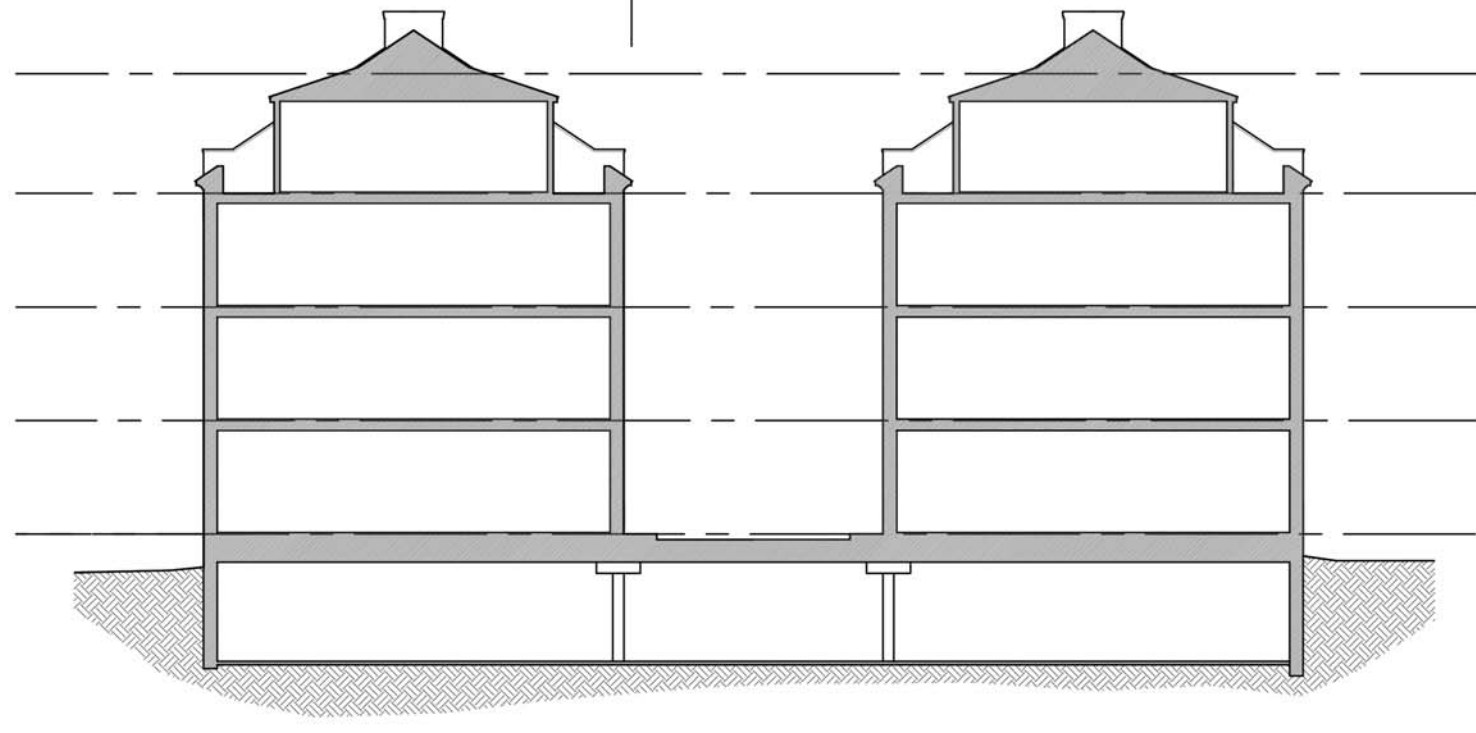
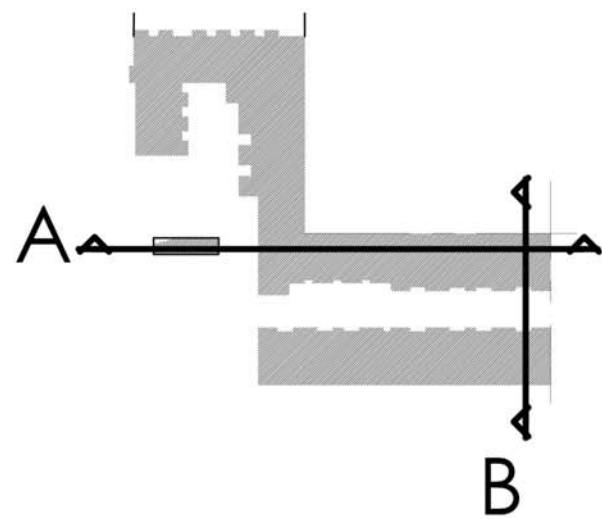
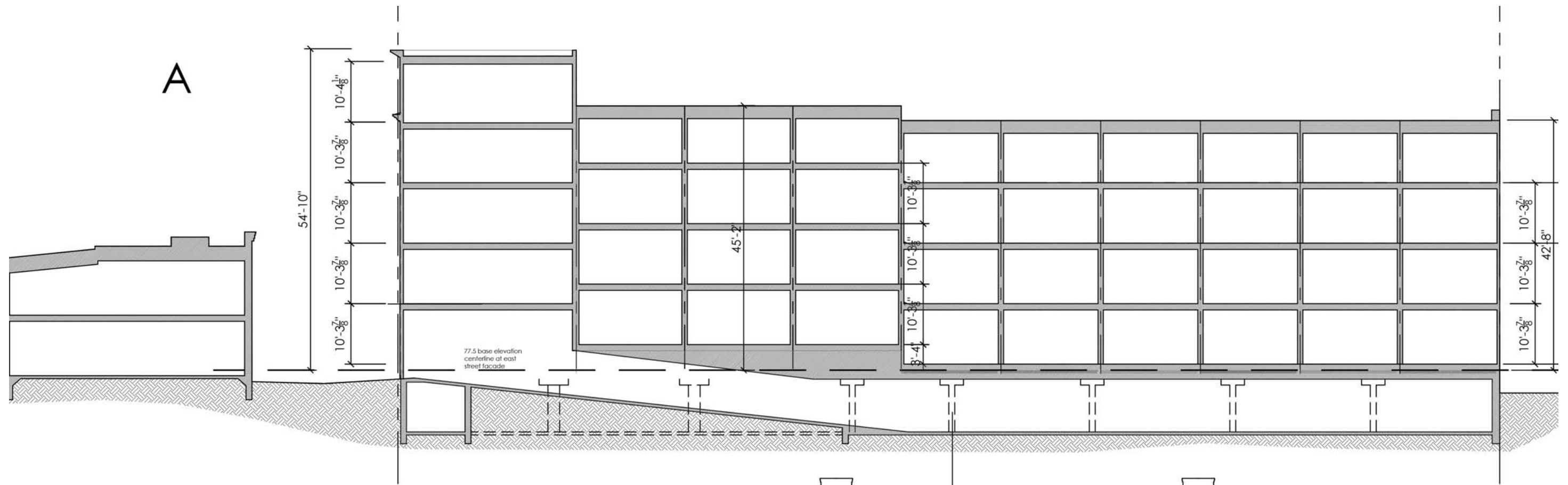
A . 26



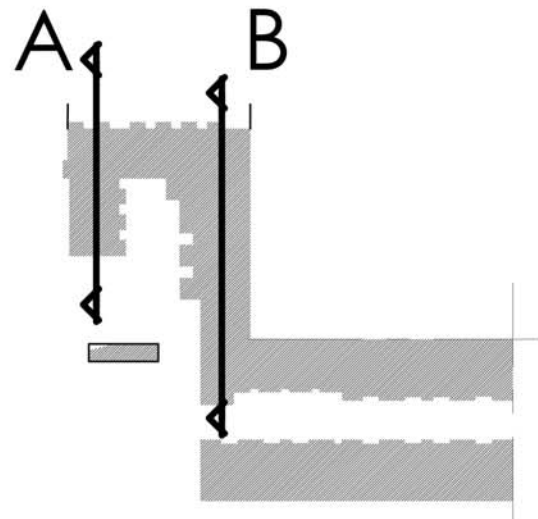
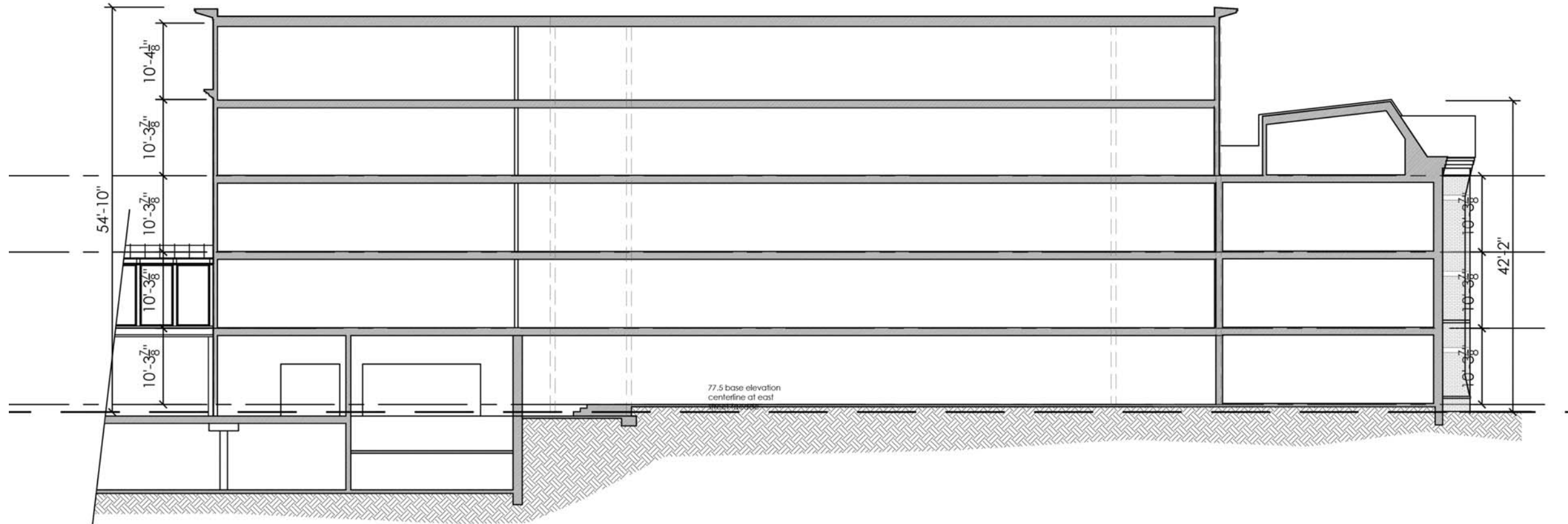
16' Alley elevation

1311 E Street, SE Washington DC 20003

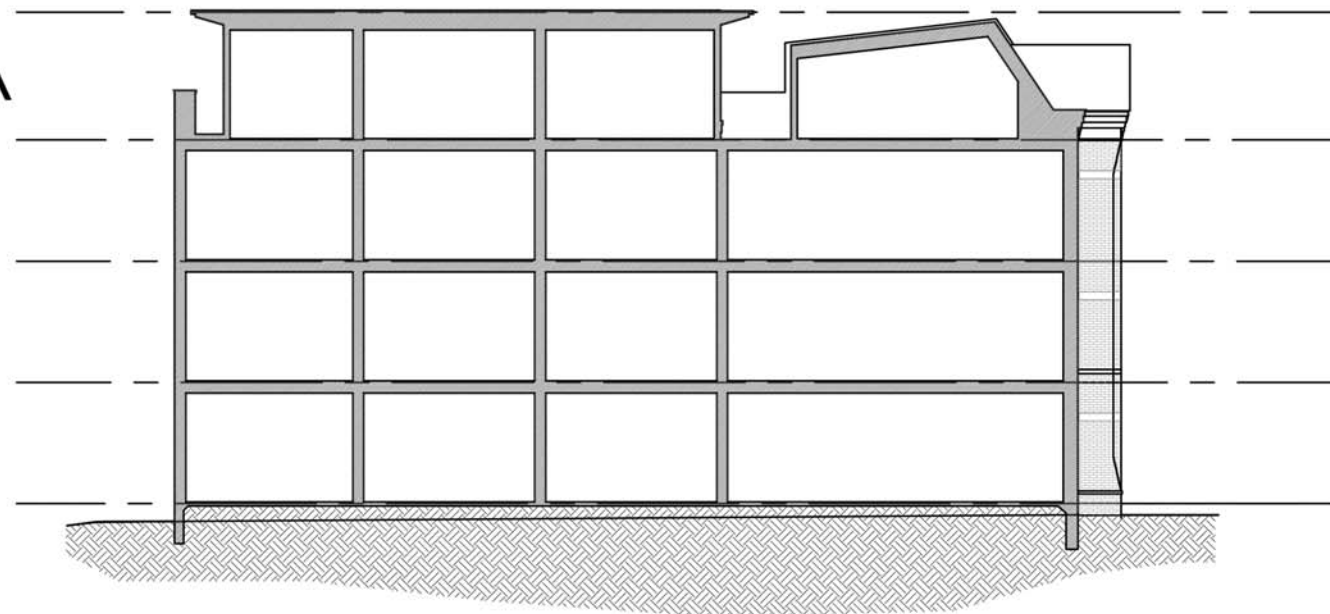




B



A













Perspective view looking NorthWest to PUD

1311 E Street, SE Washington DC 20003



Older rendering does not have updated window muntin patterns, please refer to elevations.

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A . 35



View looking thru North Courtyard to E Street

Older rendering does not have updated windows



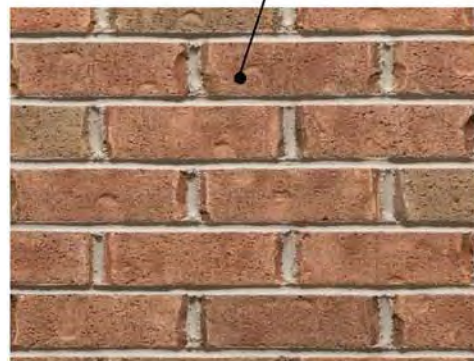
View looking South thru North Courtyard

1311 E Street, SE Washington DC 20003

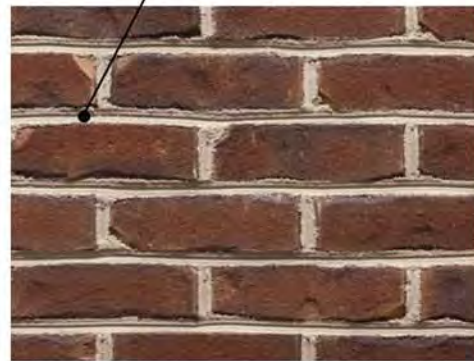
Older rendering does not have updated windows

12 May 2016

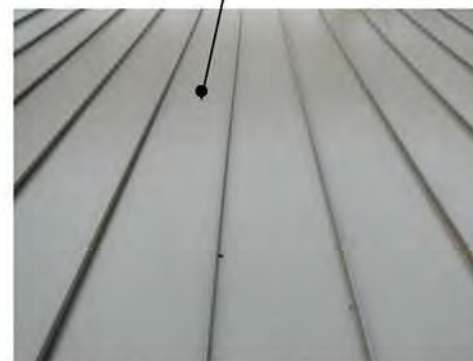
FLEXIBILITY IS REQUESTED TO VARY THE FINAL SELECTION OF EXTERIOR MATERIALS WITHIN THE COLOR RANGES AND GENERAL MATERIAL TYPES PROPOSED, BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION WITHOUT REDUCING THE QUALITY OF MATERIALS.



fort mchenry red brick



mesa verde red brick

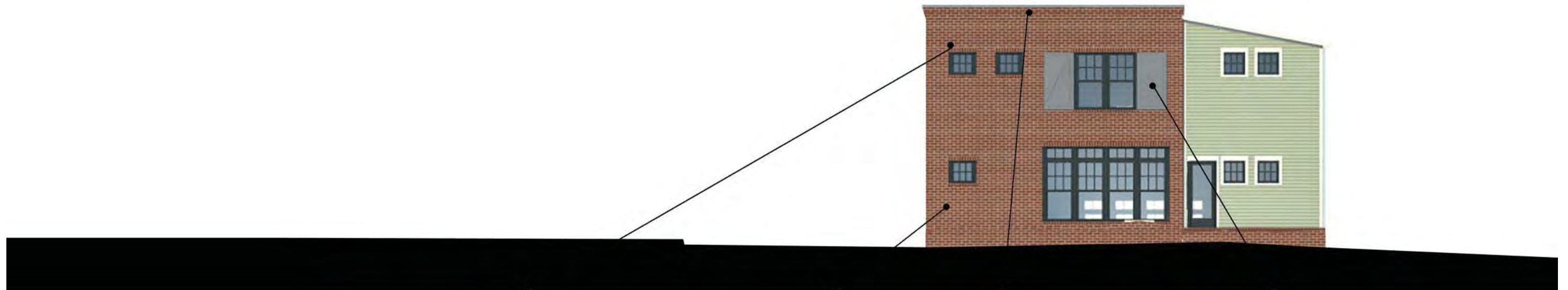


grey standing seam roof



bowspring arch head or jack arch head, re: elv rowlock sill

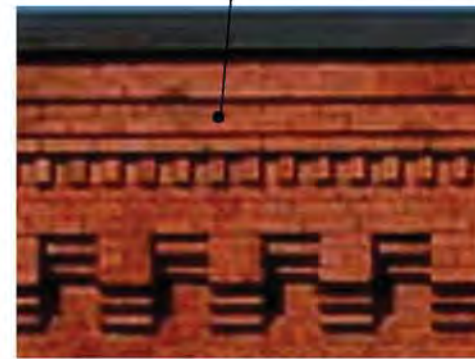
FLEXIBILITY IS REQUESTED TO VARY THE FINAL SELECTION OF EXTERIOR MATERIALS WITHIN THE COLOR RANGES AND GENERAL MATERIAL TYPES PROPOSED, BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION WITHOUT REDUCING THE QUALITY OF MATERIALS.



jack arch head,
rowlock sill



mesa verde red brick



corbelled brick,
patern tbd

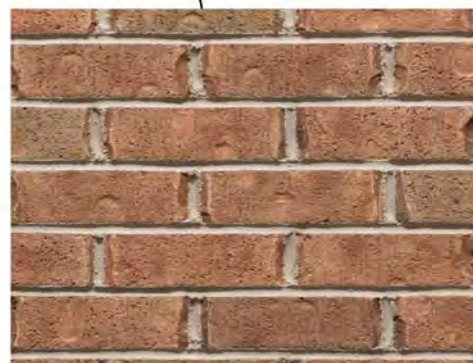


black shutters with hinges
and shutter dogs

FLEXIBILITY IS REQUESTED TO VARY THE FINAL SELECTION OF EXTERIOR MATERIALS WITHIN THE COLOR RANGES AND GENERAL MATERIAL TYPES PROPOSED, BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION WITHOUT REDUCING THE QUALITY OF MATERIALS.



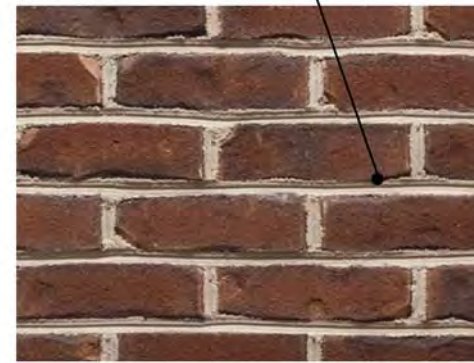
brick infill, basketweave bond, or similar



fort mchenry red brick



standing seam metal used as siding



mesa verde red brick



architectural shingle roof



LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Project Name: Watkins Alley

Date: 10/12/15

Y ? N

1	Credit	Integrative Process	1
---	--------	---------------------	---

13 0 3 Location and Transportation 16

Y		Credit	LEED for Neighborhood Development Location	16
Y		Credit	Sensitive Land Protection	1
Y		Credit	High Priority Site	2
5		Credit	Surrounding Density and Diverse Uses	5
5		Credit	Access to Quality Transit	5
1		Credit	Bicycle Facilities	1
1		Credit	Reduced Parking Footprint	1
1		Credit	Green Vehicles	1

8 1 1 Sustainable Sites 10

Y		Prereq	Construction Activity Pollution Prevention	Required
Y		Credit	Site Assessment	1
2		Credit	Site Development - Protect or Restore Habitat	2
Y		Credit	Open Space	1
3		Credit	Rainwater Management	3
2		Credit	Heat Island Reduction	2
1		Credit	Light Pollution Reduction	1

5 4 2 Water Efficiency 11

Y		Prereq	Outdoor Water Use Reduction	Required
Y		Prereq	Indoor Water Use Reduction	Required
Y		Prereq	Building-Level Water Metering	Required
2		Credit	Outdoor Water Use Reduction	2
2	4	Credit	Indoor Water Use Reduction	6
Y		Credit	Cooling Tower Water Use	2
1		Credit	Water Metering	1

4 0 0 Energy and Atmosphere 33

Y		Prereq	Fundamental Commissioning and Verification	Required
Y		Prereq	Minimum Energy Performance	Required
Y		Prereq	Building-Level Energy Metering	Required
Y		Prereq	Fundamental Refrigerant Management	Required
Y		Credit	Enhanced Commissioning	6
3		Credit	Optimize Energy Performance	18
Y		Credit	Advanced Energy Metering	1
Y		Credit	Demand Response	2
Y		Credit	Renewable Energy Production	3
1		Credit	Enhanced Refrigerant Management	1
Y		Credit	Green Power and Carbon Offsets	2

5 2 0 Materials and Resources 13

Y		Prereq	Storage and Collection of Recyclables	Required
Y		Prereq	Construction and Demolition Waste Management Planning	Required
2		Credit	Building Life-Cycle Impact Reduction	5
1		Credit	Declarations Building Product Disclosure and Optimization - Environmental Product	2
1		Credit	Declarations Building Product Disclosure and Optimization - Environmental Product	2
1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1		Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2		Credit	Construction and Demolition Waste Management	2

12 0 0 Indoor Environmental Quality 16

Y		Prereq	Minimum Indoor Air Quality Performance	Required
Y		Prereq	Environmental Tobacco Smoke Control	Required
1		Credit	Enhanced Indoor Air Quality Strategies	2
2		Credit	Low-Emitting Materials	3
1		Credit	Construction Indoor Air Quality Management Plan	1
2		Credit	Indoor Air Quality Assessment	2
1		Credit	Thermal Comfort	1
1		Credit	Interior Lighting	2
2		Credit	Daylight	3
1		Credit	Quality Views	1
1		Credit	Acoustic Performance	1

0 0 0 Innovation 6

Y		Credit	Innovation	5
Y		Credit	LEED Accredited Professional	1

3 0 0 Regional Priority 4

1		Credit	Regional Priority: Specific Credit	1
1		Credit	Regional Priority: Specific Credit	1
1		Credit	Regional Priority: Specific Credit	1
1		Credit	Regional Priority: Specific Credit	1

50 8 6 TOTALS Possible Points: 110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110



LEED Checklist

1311 E Street, SE Washington DC 20003



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A . 41



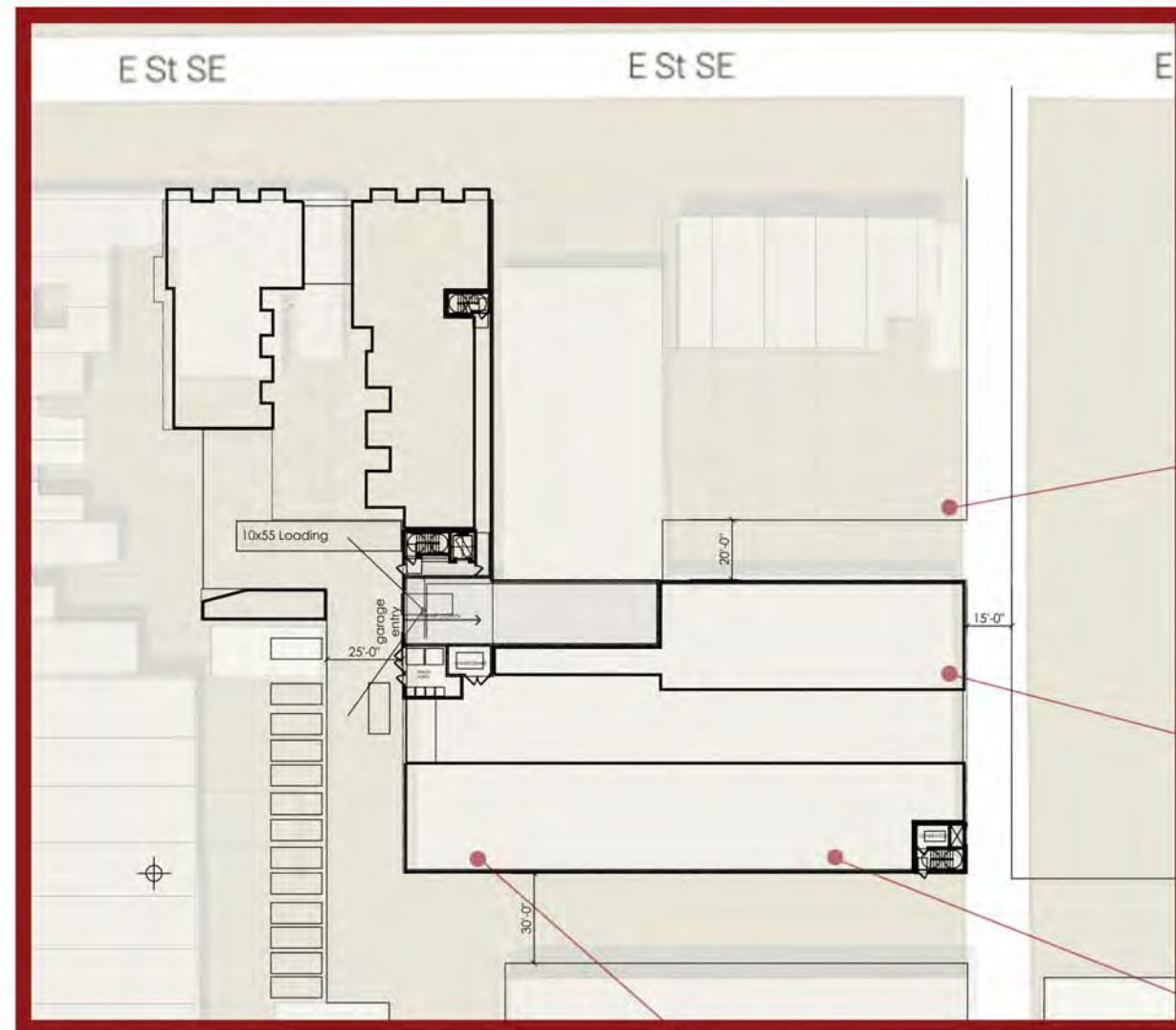
Analysis - Alternate site with 15' Rear Yards

1311 E Street, SE Washington DC 20003

Entry as proposed -

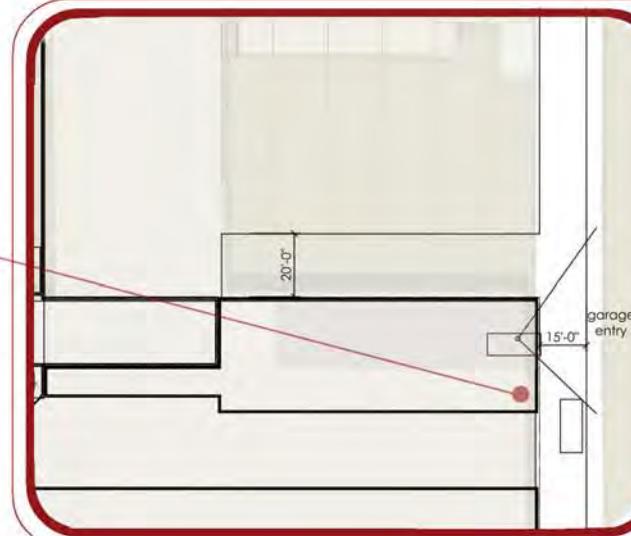
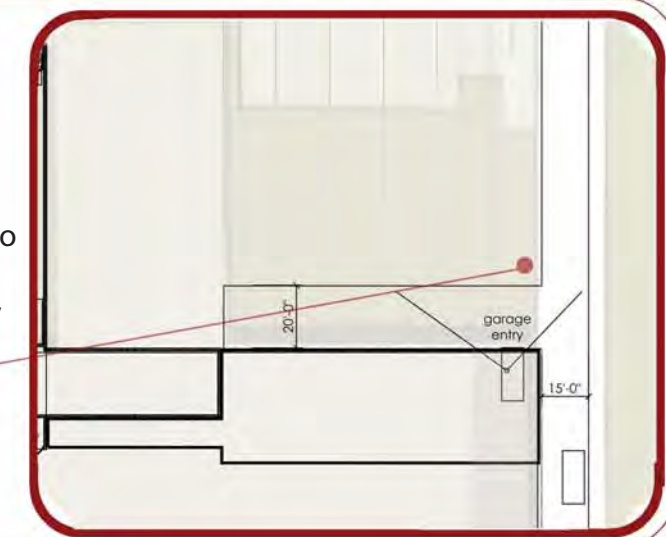
Pros:

- wide alley access
- no traffic beyond this garage
- high pedestrian visibility
- unloads with direct light blocked by our project and existing garage
- traffic limited to this project provides for safer bicycle maneuverability



Entry on Secondary Alley-
Cons:

- Narrower Alley
- unloads with direct light into neighboring property
- limited sight trying to turn onto 15' Alley
- ramp clearance negates ability to provide open courtyard



Entry on 15' Alley-

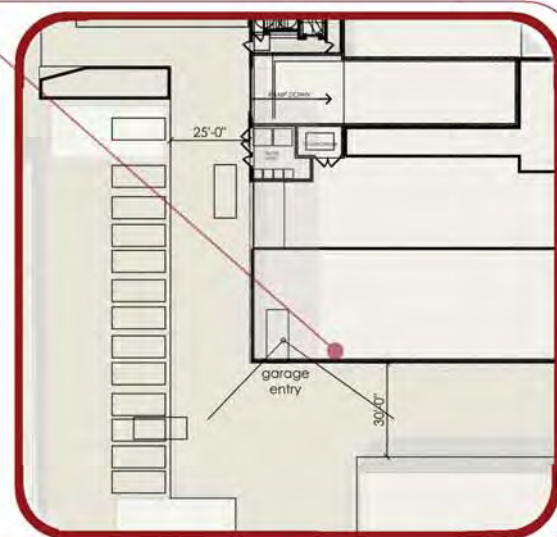
Cons:

- Much narrower Alley
- inability to easily enter or exit
- severely limited sight at exit
- dangerous for pedestrians on small alley
- two way traffic running on existing alley

Entry on 30' Alley (west end) -

Cons:

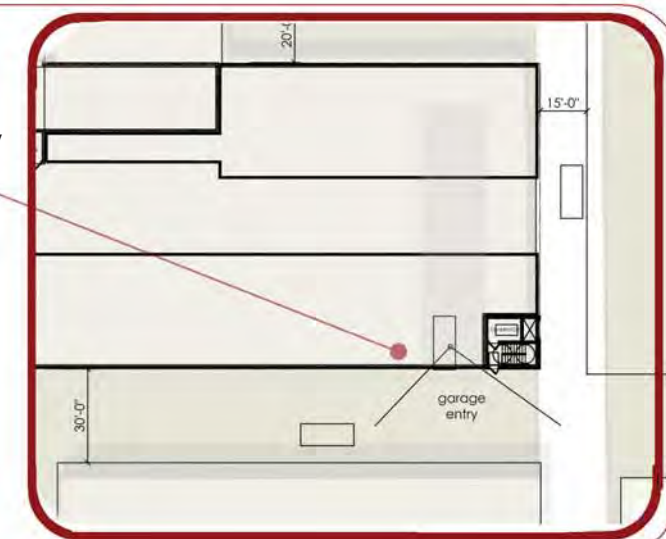
- two way traffic on existing alley
- ramp clearance negates ability to provide open courtyard



Entry on 30' Alley (east end) -

Cons:

- two way traffic on existing alley
- tight maneuvering out and immediately onto 15' alley
- ramp clearance negates ability to provide open courtyard



Analysis - Alternate Garage access points

1311 E Street, SE Washington DC 20003