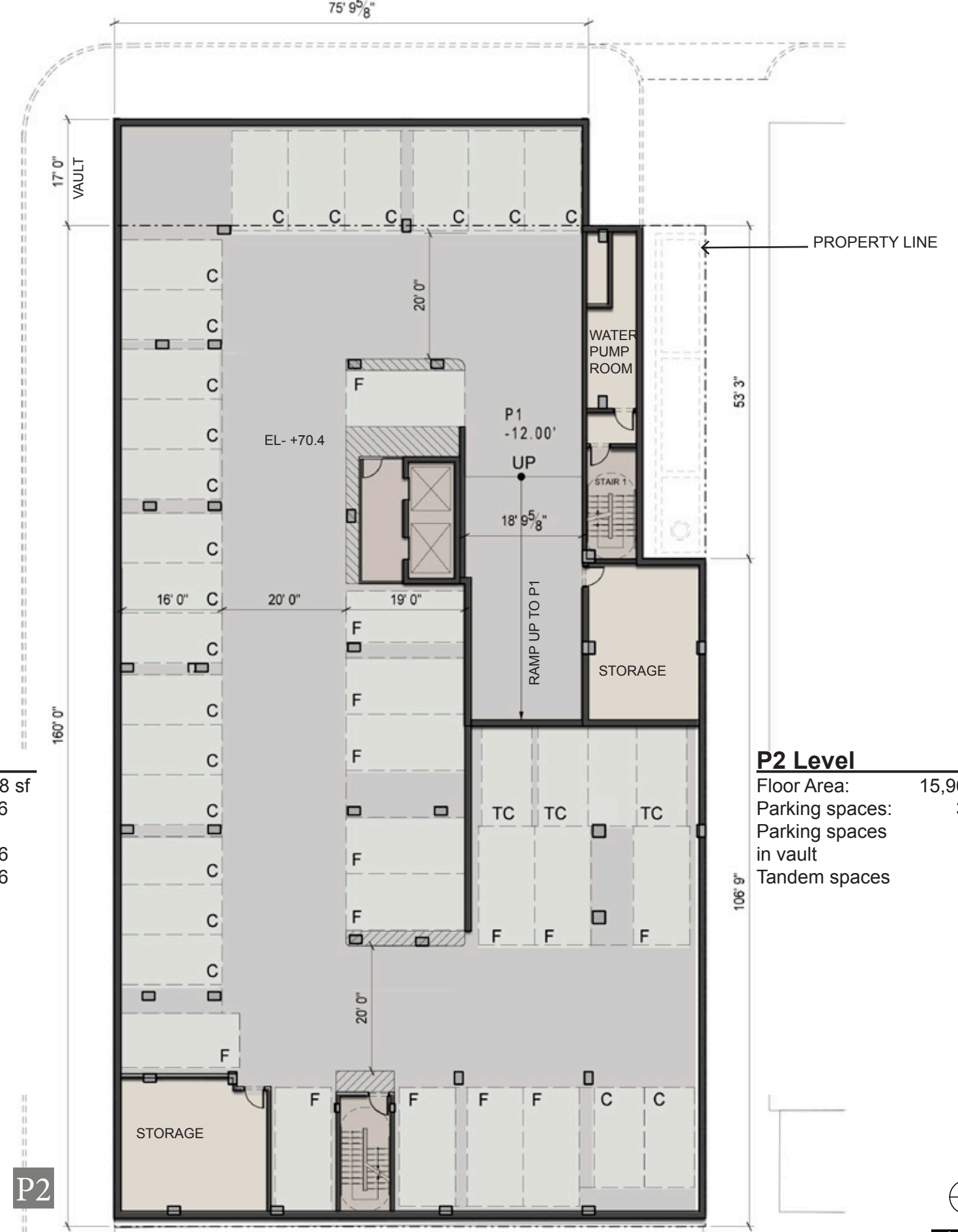


P1 Level

Floor Area:	15,968 sf
Parking spaces:	26
Parking spaces in vault	6
Bike spaces:	26



P2 Level

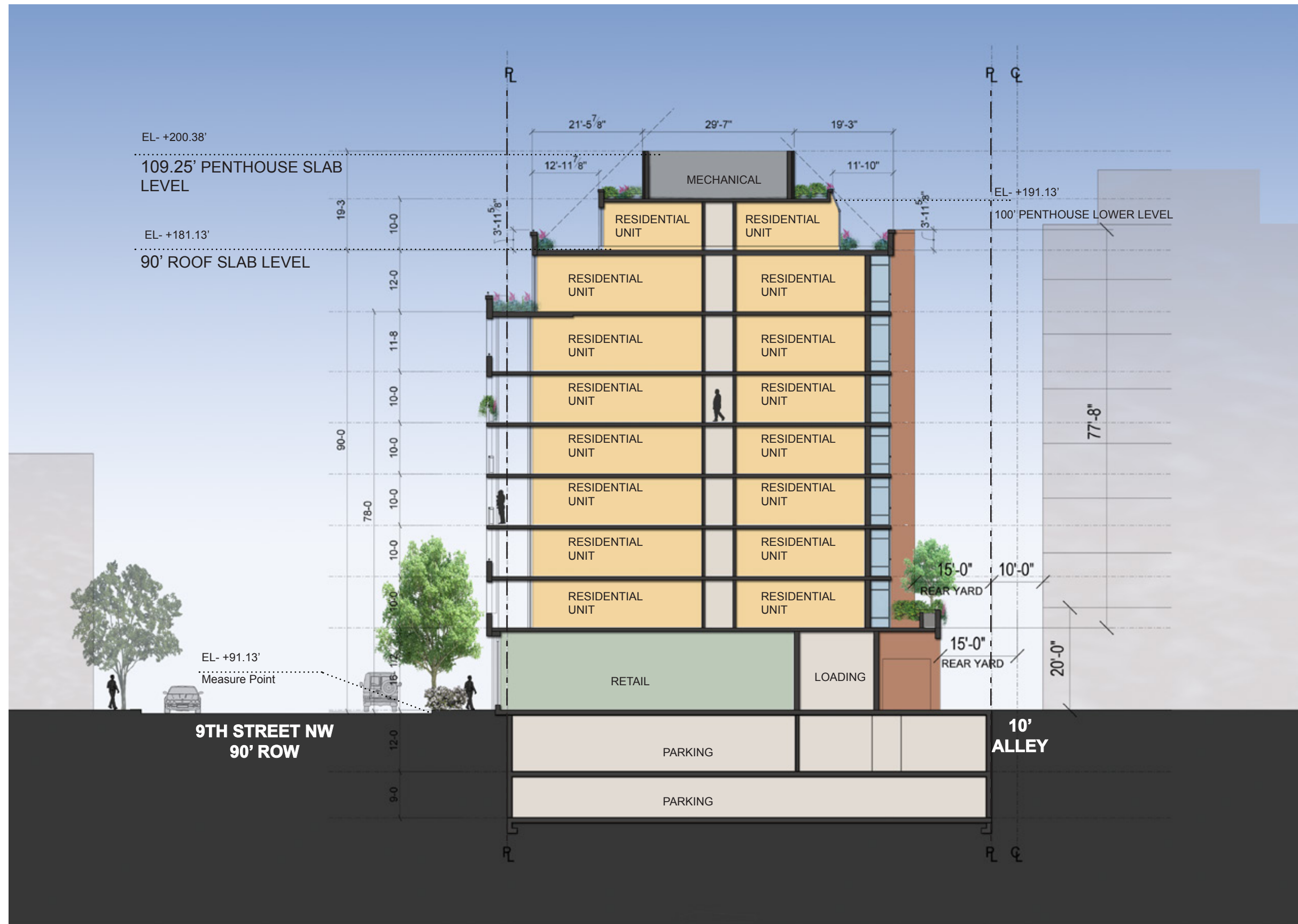
Floor Area:	15,968 sf
Parking spaces:	30
Parking spaces in vault	6
Tandem spaces	3

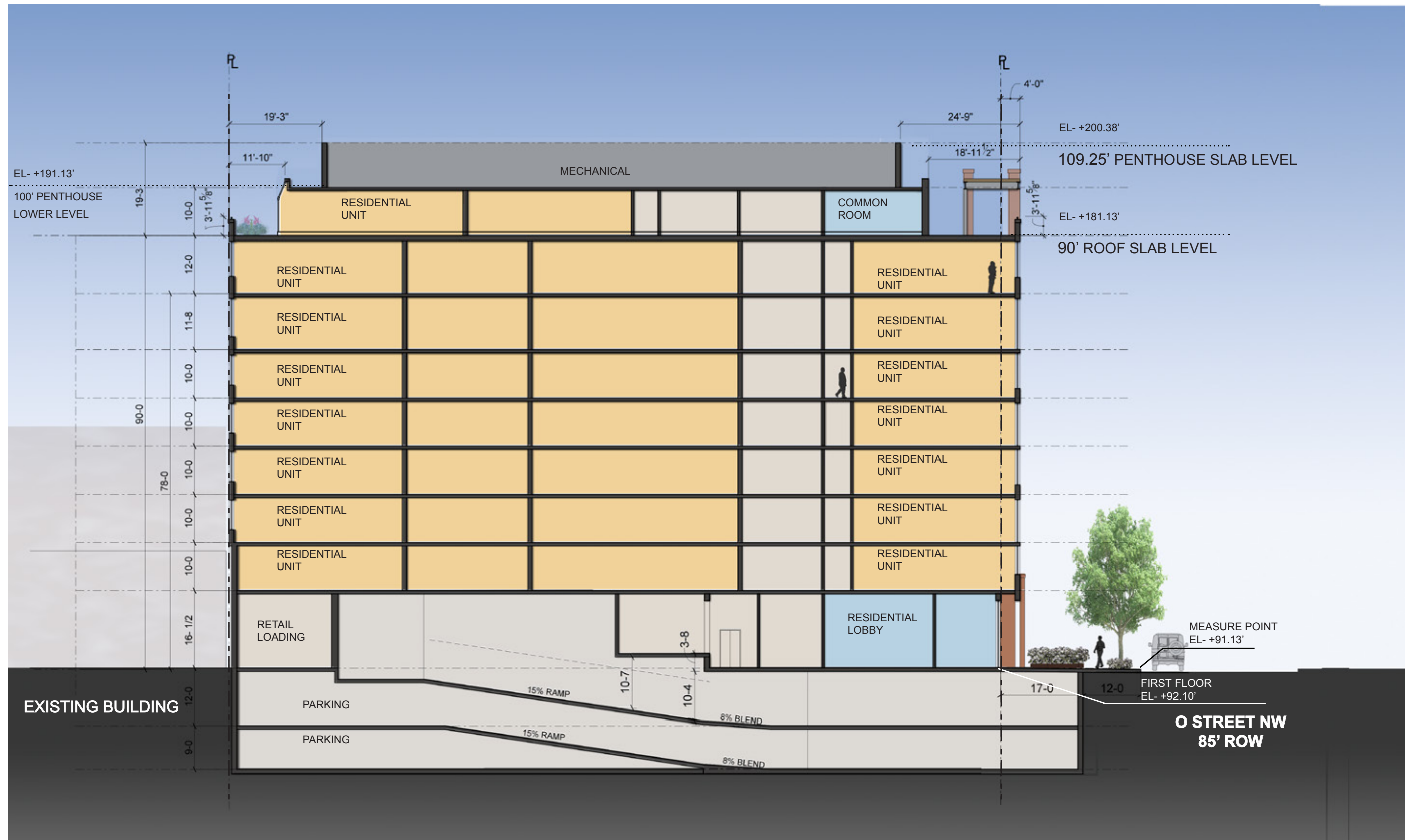
810 O STREET NW

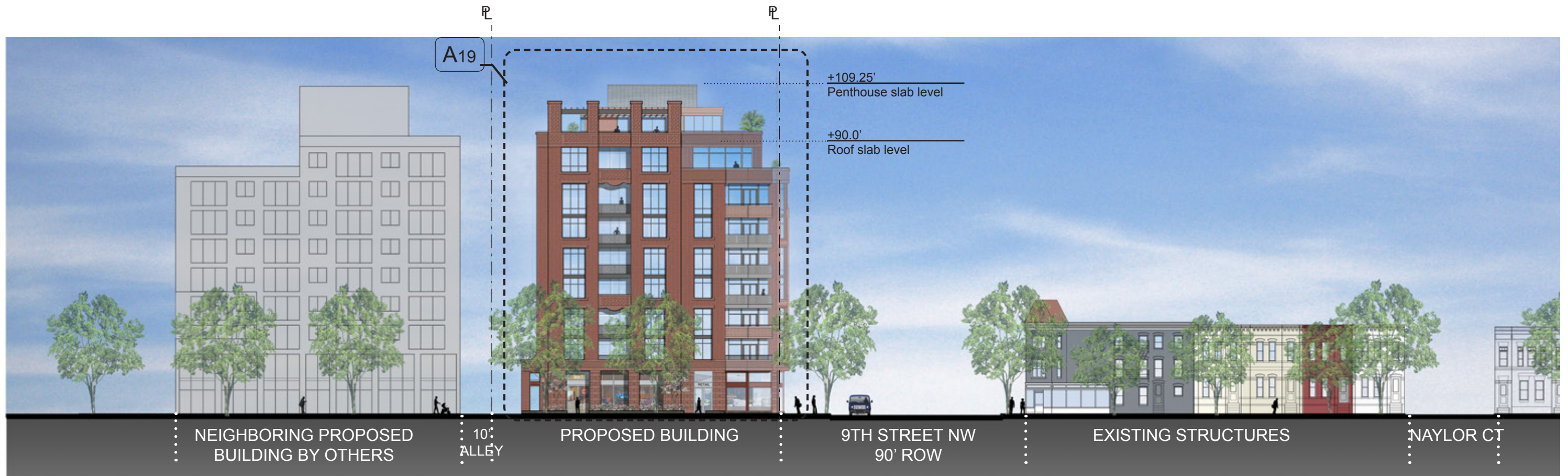


24 OCTOBER 2016

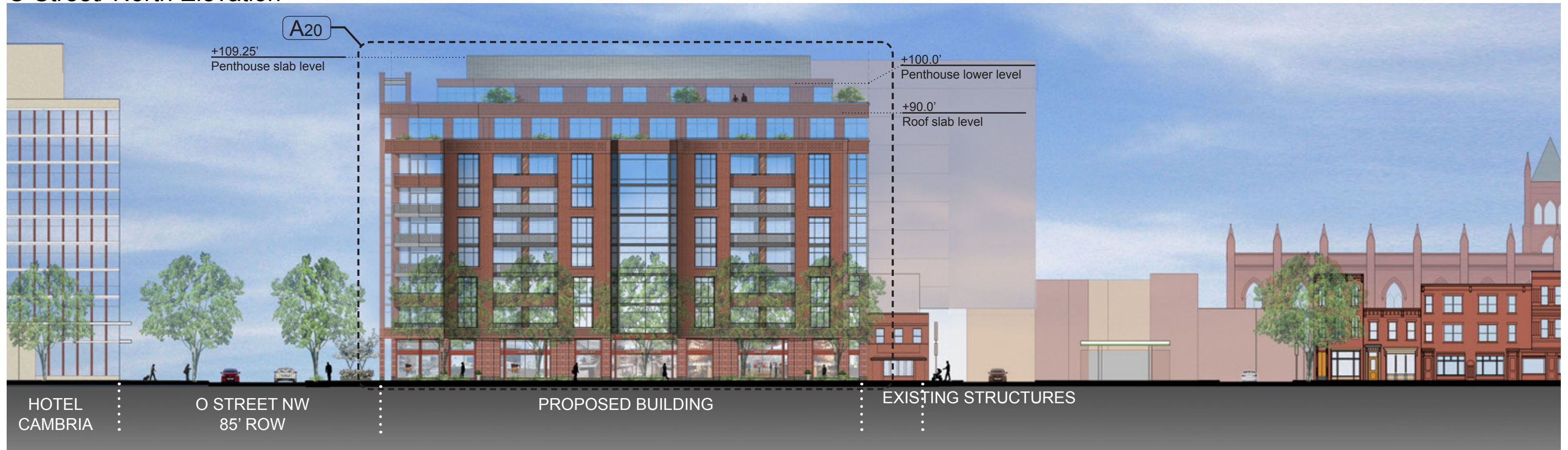
FLOOR PLANS-PARKING FLOORS **A 14**







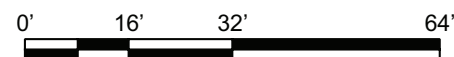
O Street/ North Elevation



9 Street/ West Elevation

810 O STREET NW

FOUR POINTS

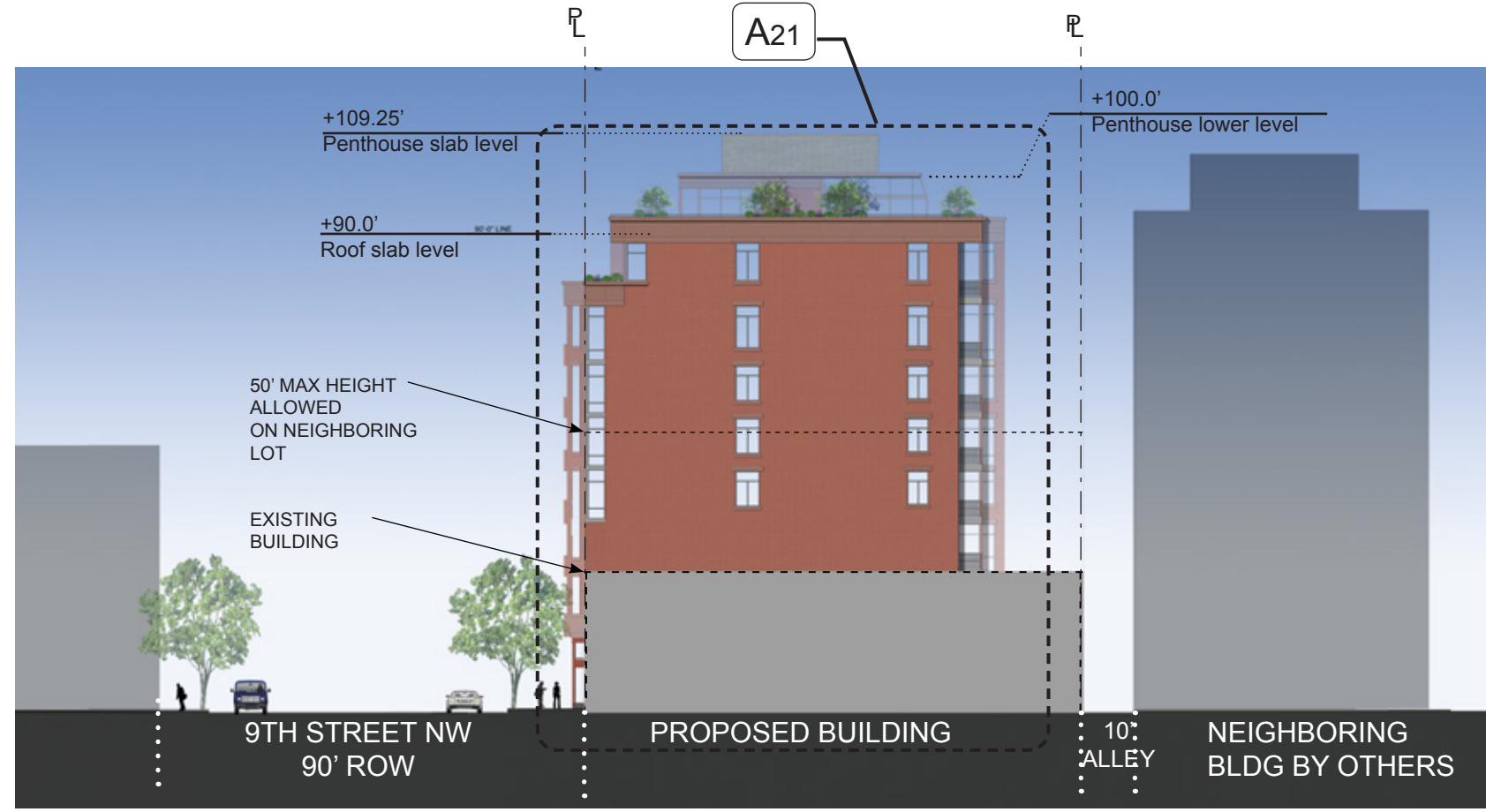


24 OCTOBER 2016

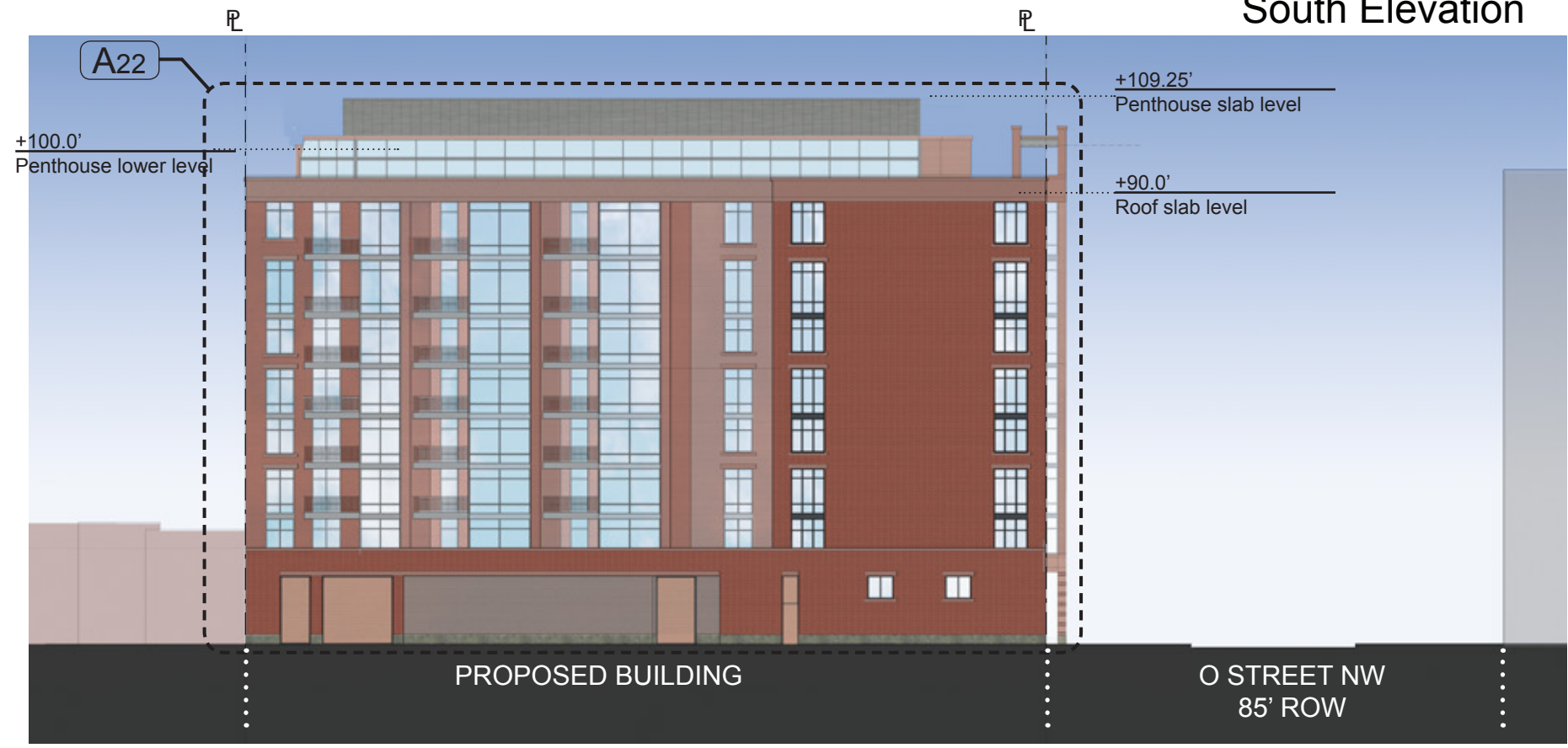
BUILDING ELEVATIONS - STREET

A 17

Genster




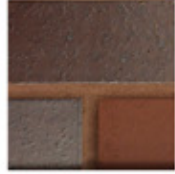

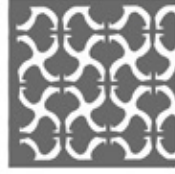


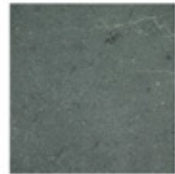



South Elevation



Alley/East Elevation



- 
1
 Metal Panel screen, Silver Gray
- 
2
 Tinted Precast- Pattern1 & 2
- 
3
 Tinted Precast Window head, sill, coping -Deep red
- 
4
 Brick
Endicott Blend (Red smooth, medium ironspot light & dark)
- 
5
 Brick balcony divider
Red smooth, blue, yellow glazed brick
- 
6
 Ornamental metal railing
- 
7
 Metal railing, trellis - Silver Gray
- 
8
 Stone
Agra Brown
- 
9
 Stone Base
Bursting stone
- 
10
 Metal
painted match precast

810 O STREET NW



24 OCTOBER 2016











ENLARGED ELEVATION - O STREET

A19







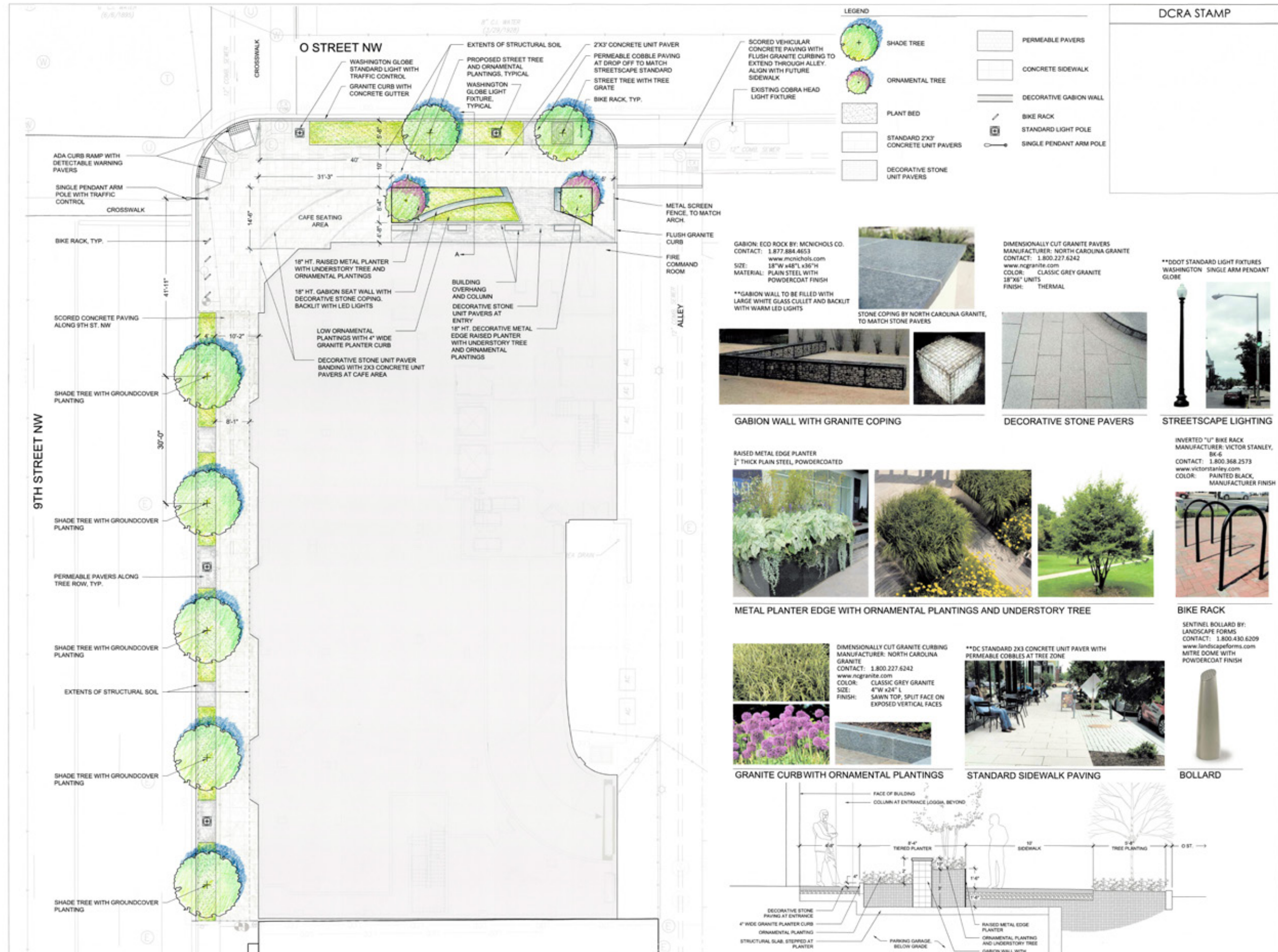
-  ① Metal Panel screen, Silver Gray
-  ② Tinted Precast- Pattern1 & 2
-  ③ Tinted Precast Window head, sill, coping -Deep red
-  ④ Brick Endicott Blend (Red smooth, medium ironspot light & dark)
-  ⑤ Brick balcony divider Red smooth, blue, yellow glazed brick
-  ⑥ Ornamental metal railing
-  ⑦ Metal railing, trellis - Silver Gray
-  ⑧ Stone Agra Brown
-  ⑨ Stone Base Bursting stone
-  ⑩ Metal painted match precast











LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- PLANT BED
- STANDARD 2'x3' CONCRETE UNIT PAVERS
- DECORATIVE STONE UNIT PAVERS
- PERMEABLE PAVERS
- CONCRETE SIDEWALK
- DECORATIVE GABION WALL
- BIKE RACK
- STANDARD LIGHT POLE
- SINGLE PENDANT ARM POLE

DCRA STAMP

GABION WALL WITH GRANITE COPING

GABION: ECO ROCK BY MCNICHOLS CO. CONTACT: 1.877.884.4653
 DIMENSIONALLY CUT GRANITE PAVERS MANUFACTURER: NORTH CAROLINA GRANITE CONTACT: 1.800.227.6242
 SIZE: 18"W x48"L x36"H MATERIAL: PLAIN STEEL WITH POWDERCOAT FINISH
 **GABION WALL TO BE FILLED WITH LARGE WHITE GLASS CULLET AND BACKLIT WITH WARM LED LIGHTS

DECORATIVE STONE PAVERS

STONE COPING BY NORTH CAROLINA GRANITE, TO MATCH STONE PAVERS

STREETSCAPE LIGHTING

**DOT STANDARD LIGHT FIXTURES WASHINGTON SINGLE ARM PENDANT GLOBE

METAL PLANTER EDGE WITH ORNAMENTAL PLANTINGS AND UNDERSTORY TREE

RAISED METAL EDGE PLANTER
 1" THICK PLAIN STEEL, POWDERCOATED

BIKE RACK

INVERTED "U" BIKE RACK MANUFACTURER: VICTOR STANLEY, BK-6 CONTACT: 1.800.368.2573
 www.victorstanley.com COLOR: PAINTED BLACK, MANUFACTURER FINISH

GRANITE CURB WITH ORNAMENTAL PLANTINGS

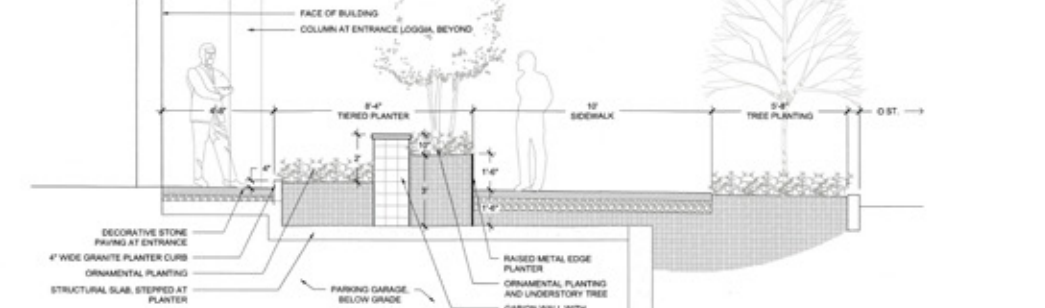
DIMENSIONALLY CUT GRANITE CURBING MANUFACTURER: NORTH CAROLINA GRANITE CONTACT: 1.800.227.6242
 www.ncgranite.com COLOR: CLASSIC GREY GRANITE SIZE: 4"W x24" L FINISH: SAWN TOP, SPLIT FACE ON EXPOSED VERTICAL FACES

STANDARD SIDEWALK PAVING

**DC STANDARD 2'x3' CONCRETE UNIT PAVES WITH PERMEABLE COBBLES AT TREE ZONE






BOLLARD

SENTINEL BOLLARD BY: LANDSCAPE FORMS CONTACT: 1.800.430.6209
 www.landscapeforms.com MITRE DOME WITH POWDERCOAT FINISH





LEGEND

	ORNAMENTAL TREE @ 2 1/2" CAL.
	SHRUB PLANTING
	INTENSIVE VEGETATED ROOF
	PLANTER WITH ORNAMENTAL PLANTING @ >24" HT. AT MATURITY, PLANTED 18" ON CENTER, TYPICAL
	ROOF TERRACE PAVING

36" HT. RAISED PLANTER WALLS, TYPICAL

TREES @ 2 1/2" CAL. TYPICAL PLANTED IN 36" SOIL DEPTH, TYPICAL

2' X 2' ROOFTOP PAVERS ON PEDESTALS

PLANTING BED WITH ORNAMENTAL PLANTING @ >24" HT. AT MATURITY, PLANTED 18" ON CENTER, TYPICAL

8" INTENSIVE VEGETATED ROOF, 3529 SF NATIVE PLANTING, TYPICAL

ROOF TOP EQUIPMENT, TYPICAL

18" HT. RAISED PLANTER WALLS, TYPICAL



810 O Street NW PUD Application

Transportation Presentation



Existing Site Aerial



Existing Transit Facilities

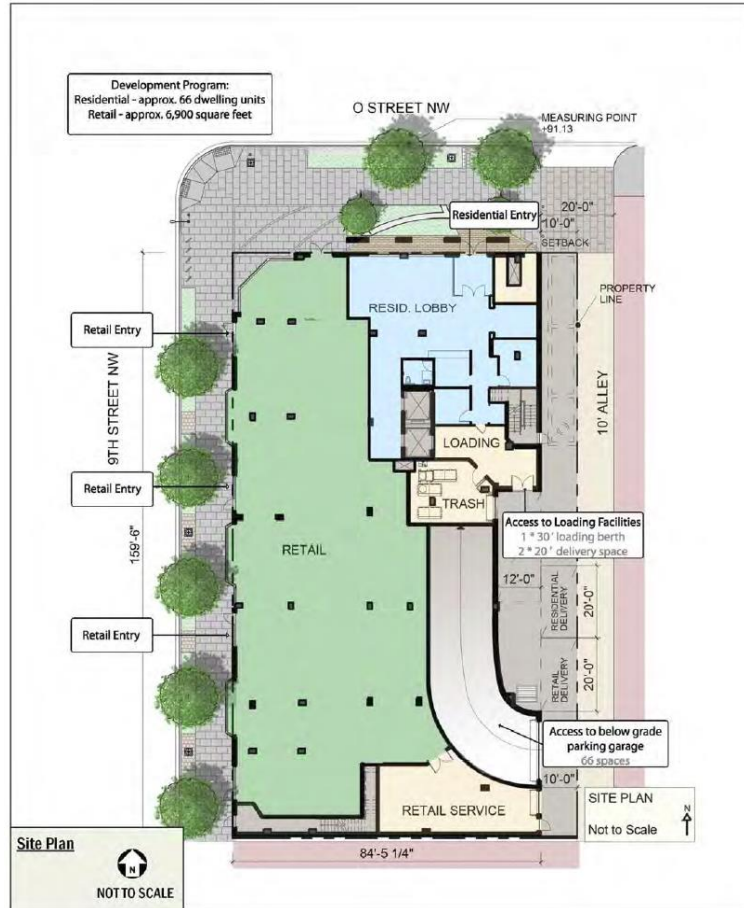


Project Transportation Characteristics

- Proximity to transit and alternative travel modes:
 - Nearby Mt. Vernon Square Metrorail Station (0.3 miles away)
 - 4 Nearby Metrobus routes and 1 Nearby Circulator route
 - 6 Nearby Capital Bikeshare stations & 8 nearby Carshare vehicles
 - Site has Walkscore of 95 “Walker’s Paradise” and TransitScore of 84 “Excellent Transit”
- Implementation of Comprehensive Transportation Demand Management (TDM) Plan
- Adequate on-site parking & loading provisions



Proposed Site Plan



Traffic Demand Management (TDM) Elements

- Fund the installation of and the first year's operation expenses of a new Capital Bikeshare station located within ANC 6E
- Provide each unit's incoming residents a one-year Capital Bikeshare membership for the first year following the Certificate of Occupancy
- Provide a bicycle repair station in the bicycle storage room
- Provide a bicycle cleaning facility in the bicycle storage room
- Provide a cargo bicycle available for residents
- Identify TDM leaders to work with residents and employees of the development
- Provide TDM materials to new residents in the Residential Welcome Package materials



DDOT Conditions

Based on DDOT's review, DDOT has identified the following conditions:

- Provide a TransitScreen in the residential lobby area
 - Applicant agrees
- Provide 6 short-term bicycle spaces (3 racks)
 - Applicant agrees
- Unbundle parking leases of all units and charge market rate, defined as the average cost for parking within a ¼ mile of the site on a weekday
 - Applicant agrees if building is a rental building

