

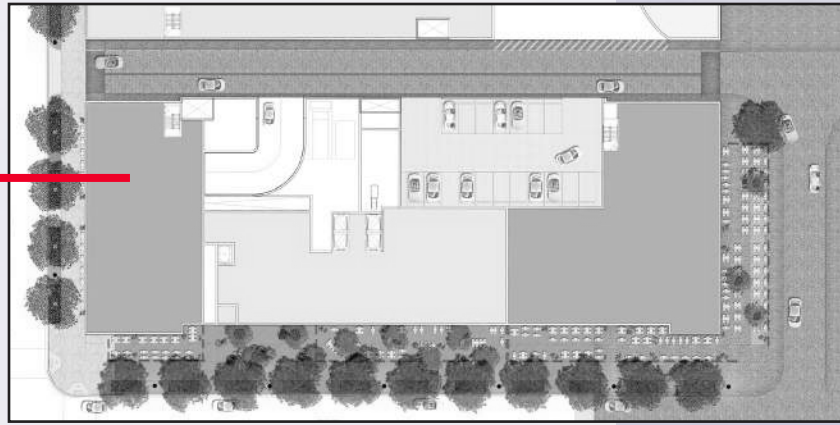
- (A)** Garden Courtyard at 2nd Level
- (B)** Garden Terrace at 7th Level
- (C)** Private Terraces at 12th Level
- (D)** Private Terraces at 13th Level

- (E)** Penthouse Amenity Terraces
- (F)** Penthouse Pool Terrace
- (G)** Penthouse Green Roof
- (H)** Upper Green Roof

NOTE: FEATURES, MEANS AND METHODS OF ACHIEVING THE REQUIRED GAR AND LEED CERTIFICATION MAY VARY UPON FINAL DESIGN, INCLUDING MODIFICATION TO LOCATION/ORIENTATION AND TYPE OF GREEN ROOF AND PAVER AREAS AS REQUIRED TO MEET STORMWATER REQUIREMENTS AND SUSTAINABILITY GOALS.

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january 4th, 2022 | L03



Parcel B Project

Ex. Sidewalk  
+/- 12'

Ex. Furniture  
Zone 7'

Half Street SW

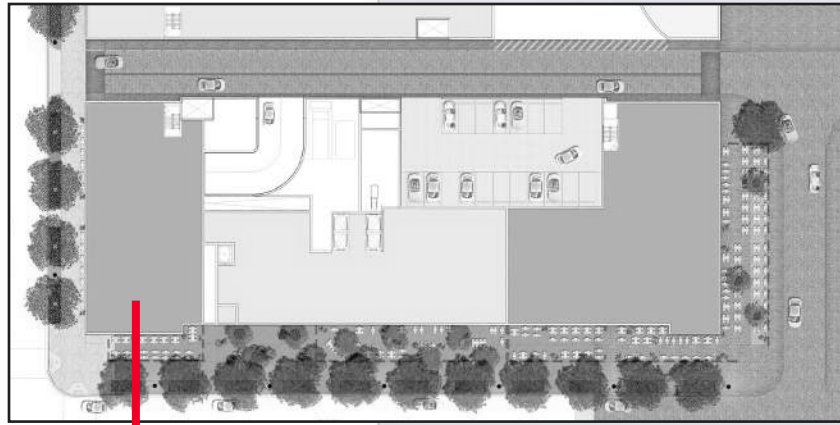
Ex. Furniture  
Zone 7'

Sidewalk  
+/- 12'

Adjacent Retail

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january 4th, 2022 | L04



Verge Project

Property Line

Verge Building

Outdoor Retail

Sidewalk +/- 10'

LID 6'

S Street SW

LID 6'

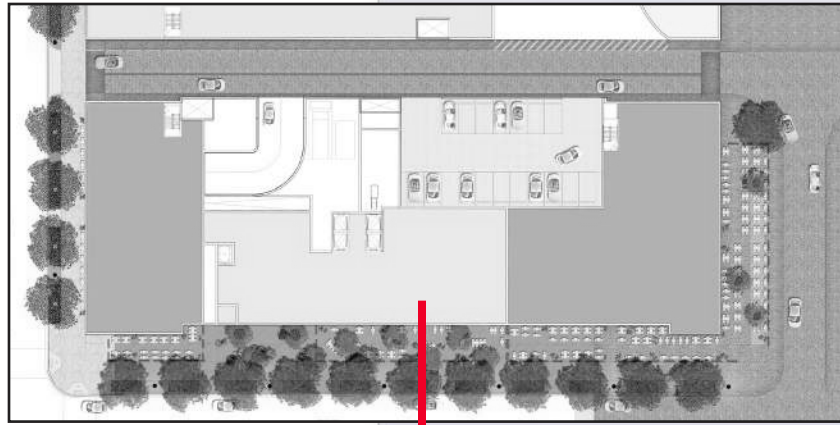
Sidewalk 10'

Amenity Zone +/- 14'

Adjacent Retail

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january 4th, 2022 | L05



Verge Project

Property Line

Verge Building

Outdoor Retail

Sidewalk 10'

Furniture Zone 8'

S Street SW

Furniture Zone 8'

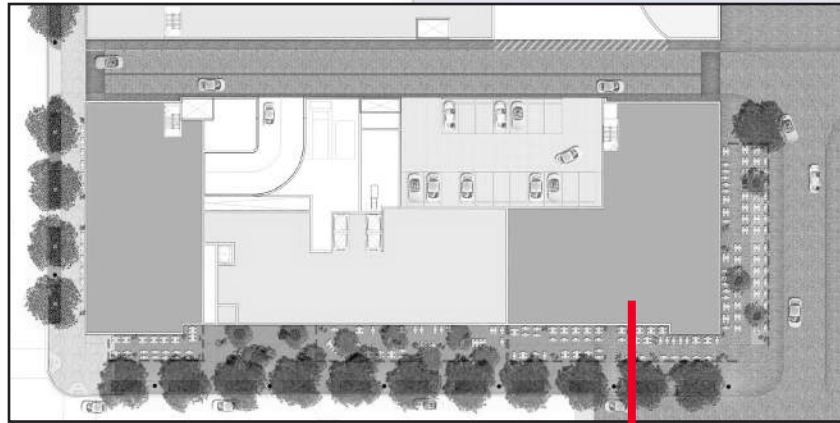
Sidewalk 10'

Amenity Zone +/- 19'

Lobby and Amenity

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january 4th, 2022 | L06



**Future  
Square 664  
Project**



**Future 664 Building**

**Future  
Outdoor  
Retail**

**Future  
Sidewalk  
10'**

**Future  
LID  
6'**

**S Street SW**

**LID  
6'**

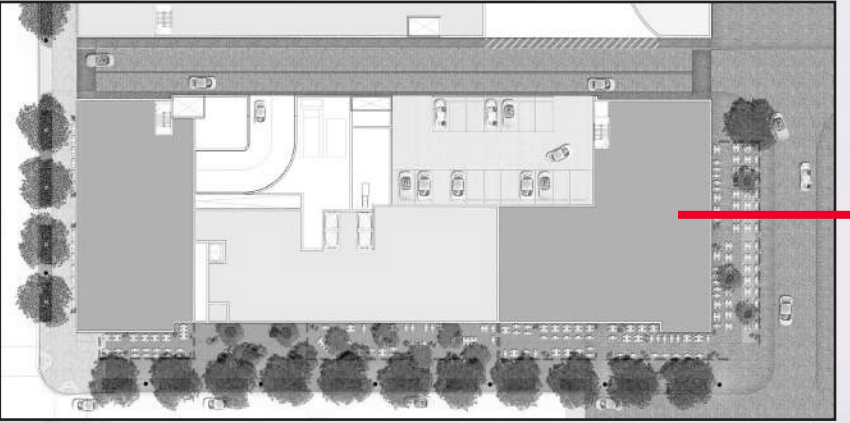
**Sidewalk  
10'**

**Amenity Zone  
+/- 19'**

**Adjacent Retail**

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january 4th, 2022 | **L07**



**Future  
South Capitol  
Public Plaza**

**Adjacent Retail**

**Amenity Zone  
+/- 25'**

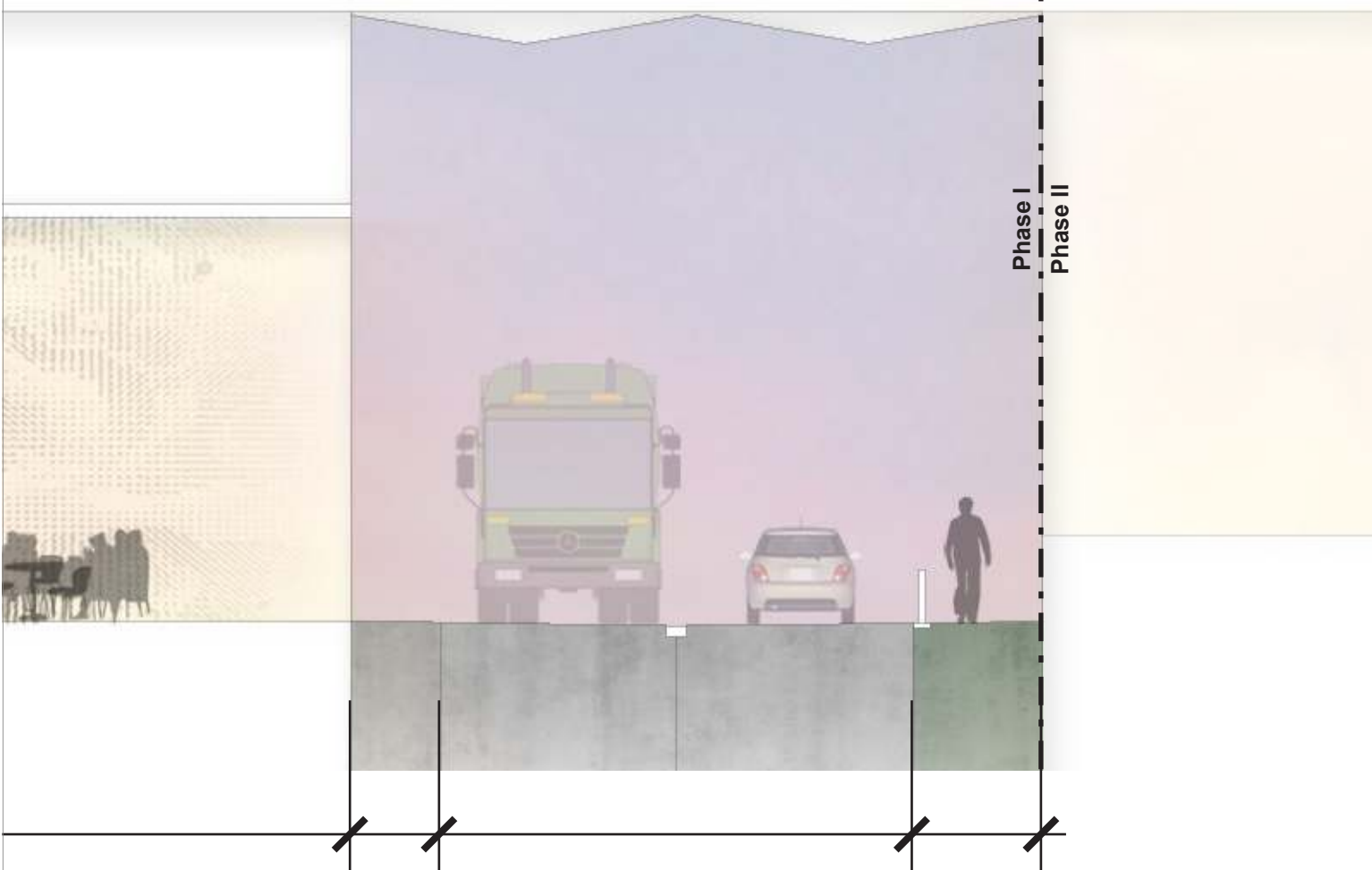
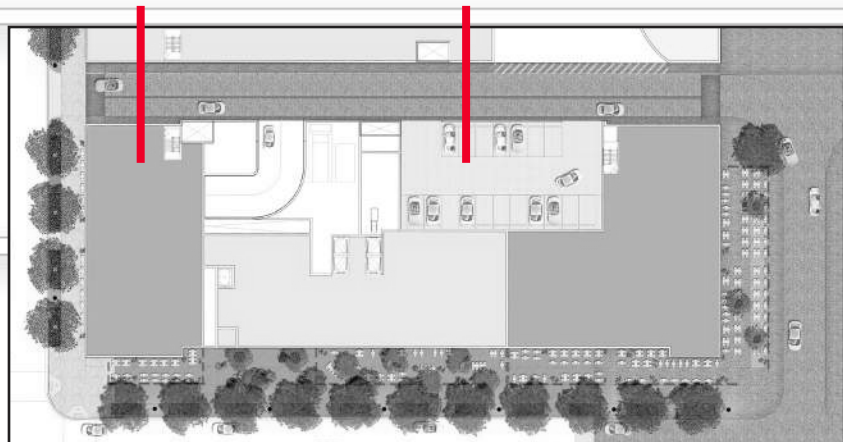
**Sidewalk  
10'**

**Curbless Street  
22'**

**Future South Capitol Public Plaza**

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january 4th, 2022 | **L08**



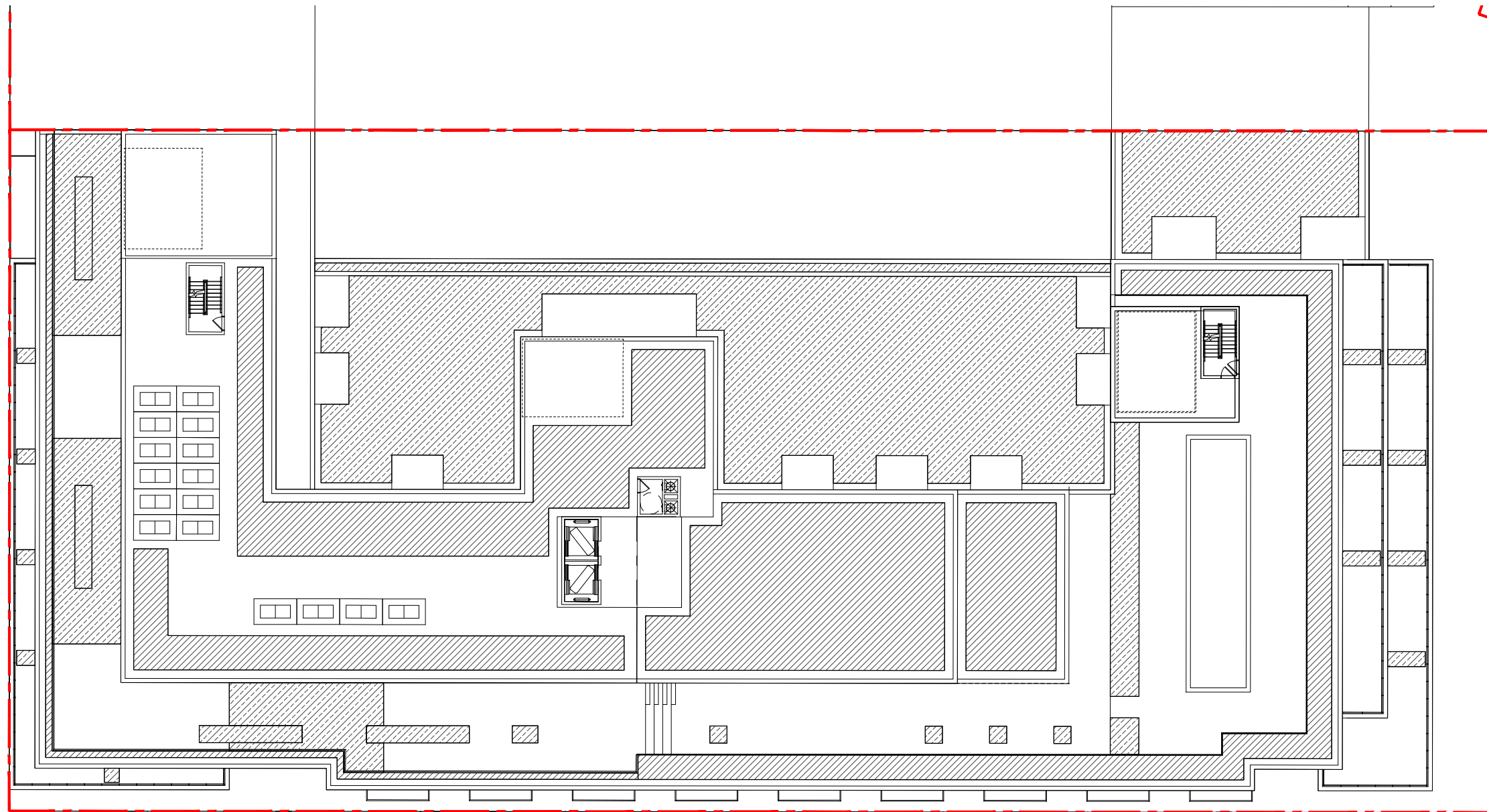
Adjacent Retail    Egress Path 4'    Service Alley 22'    Ped. Zone 6'



Short Term Parking    Service Alley 24'    Ped. Zone 6'

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january 4th, 2022 | L09



**GAR Score:**

**Level 2**

(C2) 8" Green Roof: 6,500 s.f.

**Level 7**

(C2) 8" Green Roof: 1,300 s.f.

**Level 12 & 13**

(C2) 8" Green Roof: 300 s.f.

**Penthouse**

(C1) 4" Green Roof: 2,200 s.f.

(C2) 8" Green Roof: 2,800 s.f.

**Roof**

(C1) 4" Green Roof: 6,400 s.f.

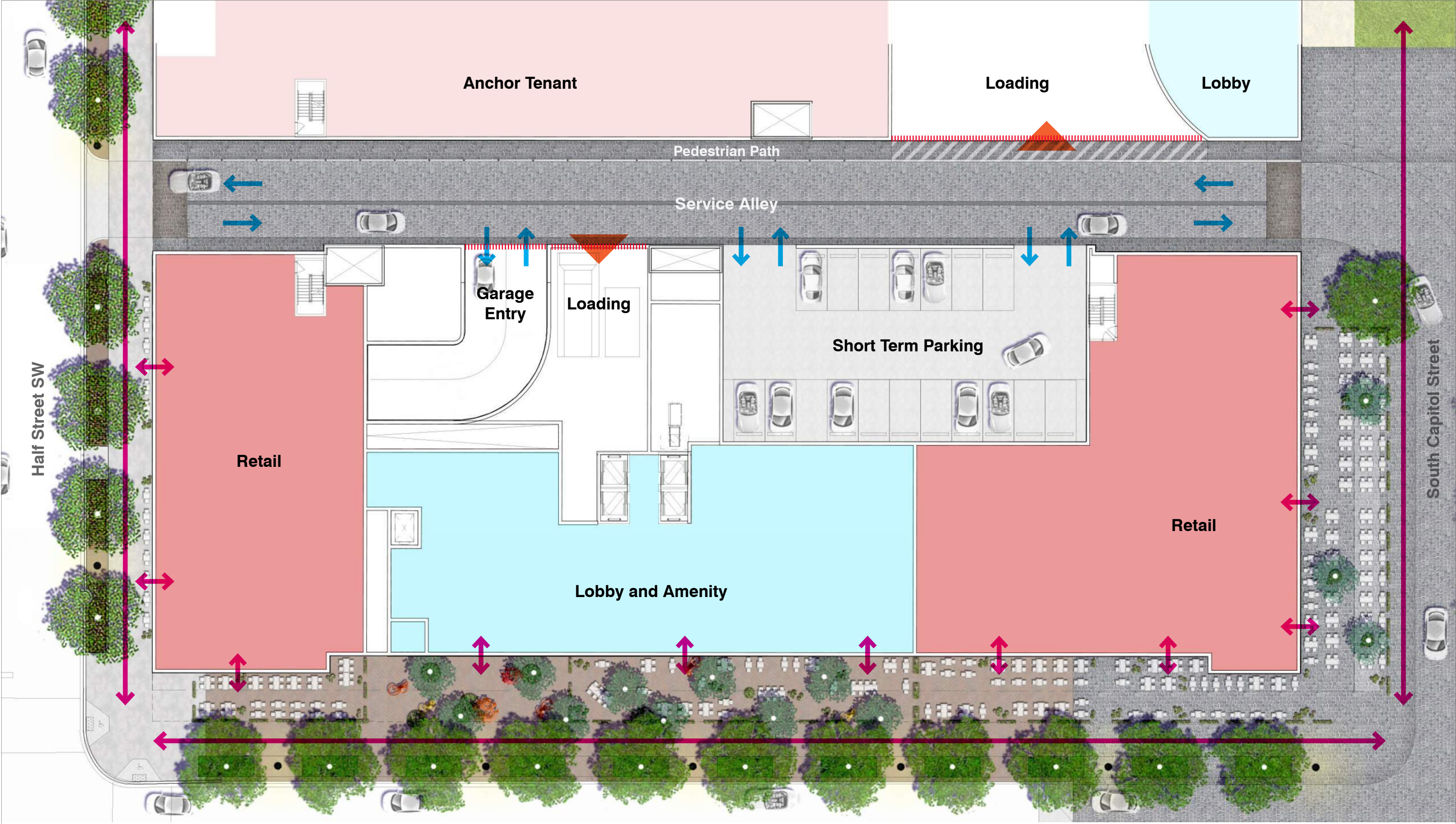
**TOTAL: 0.2\***

\*NOTE: SCORE DEMONSTRATES THAT PROJECT CAN MEET SITE REQUIREMENT. SCORE BASED ON IN-PROGRESS DESIGN. FINAL LANDSCAPE LAYOUT & GAR SCORE TO BE DETERMINED AT TIME OF DOEE SUBMISSION.

NOTE: FEATURES, MEANS AND METHODS OF ACHIEVING THE REQUIRED GAR AND LEED CERTIFICATION MAY VARY UPON FINAL DESIGN, INCLUDING MODIFICATION TO LOCATION/ORIENTATION AND TYPE OF GREEN ROOF AND PAVER AREAS AS REQUIRED TO MEET STORMWATER REQUIREMENTS AND SUSTAINABILITY GOALS.



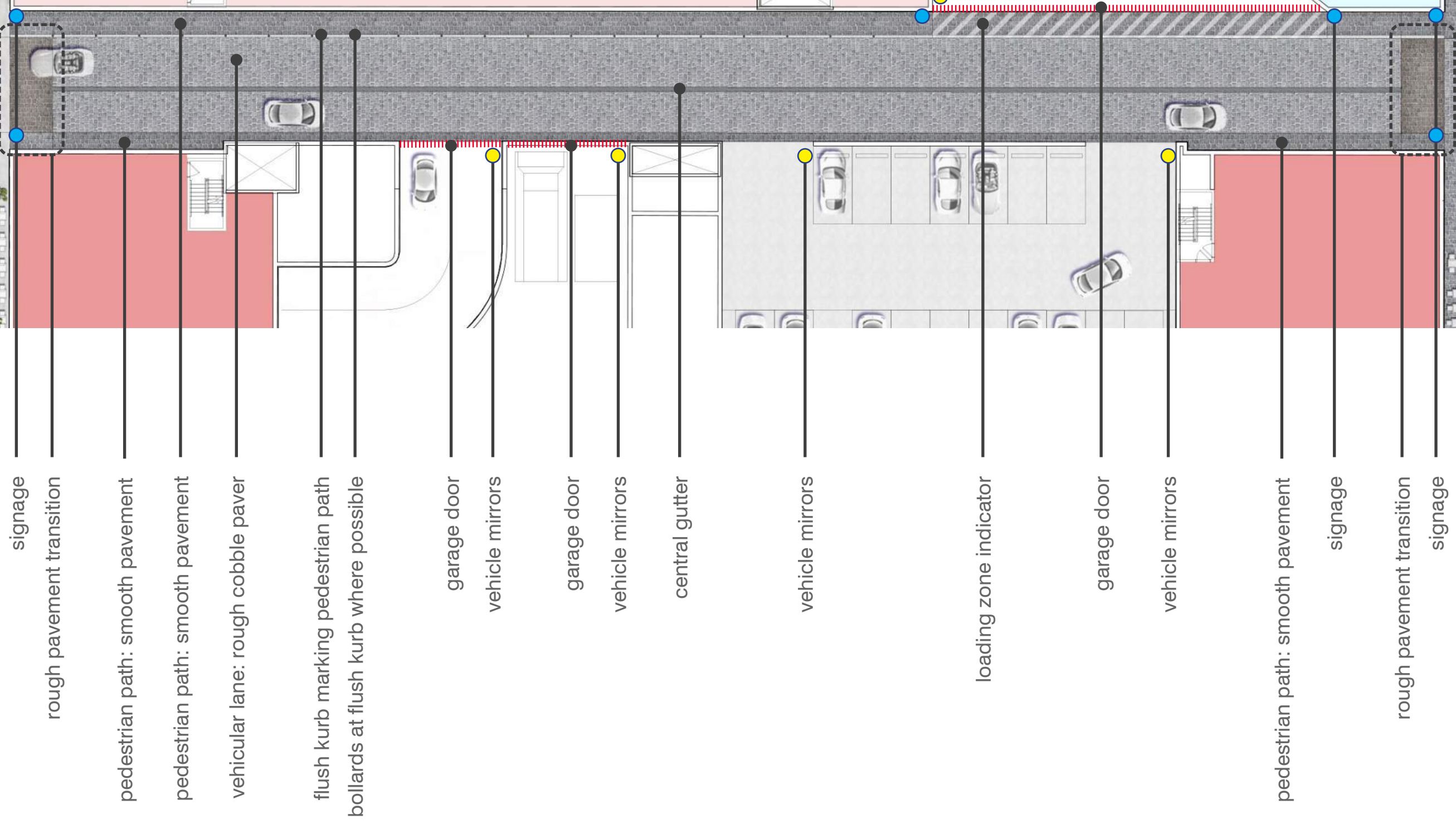


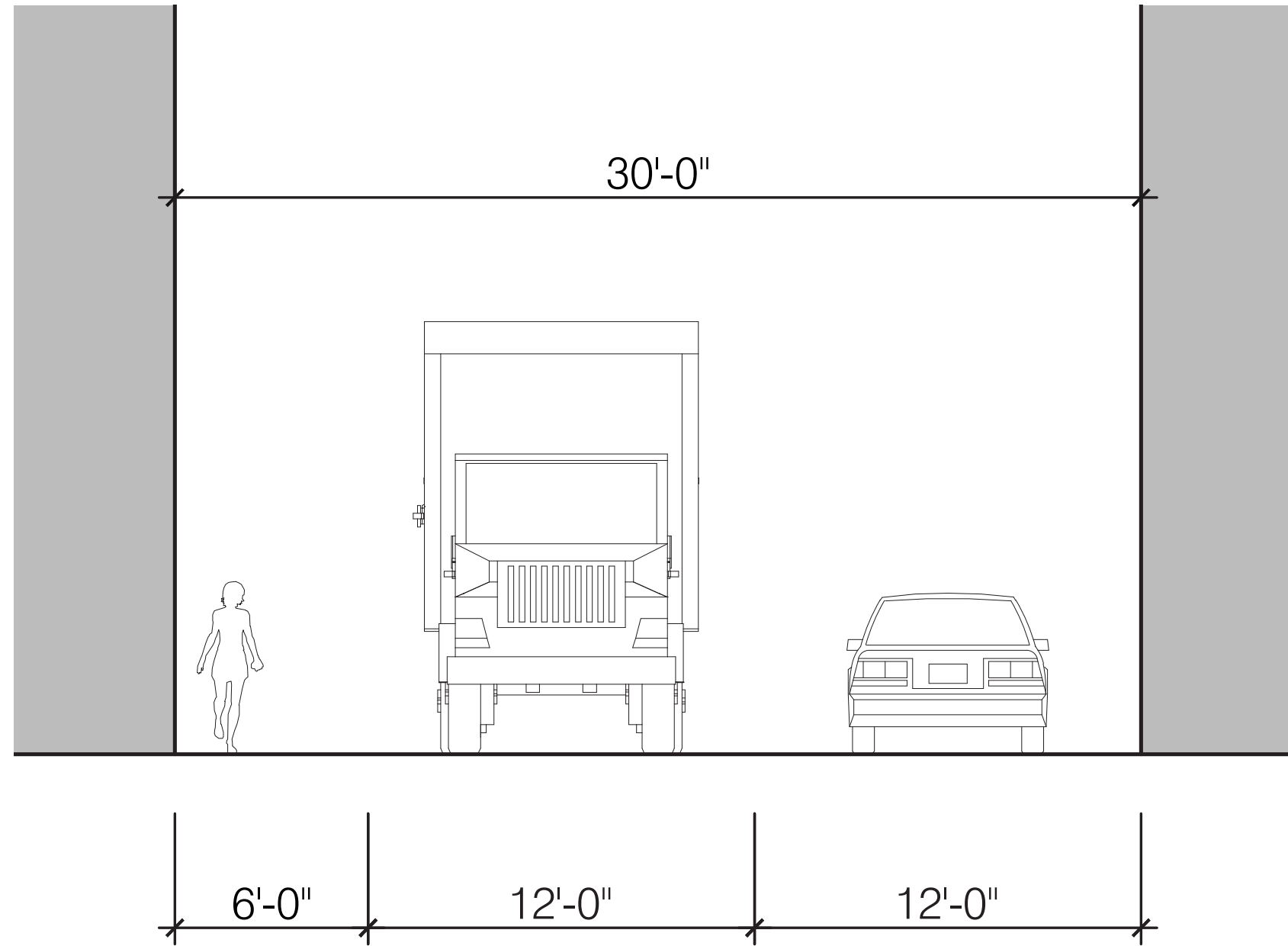


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january 4th, 2022 | L13





SERVICE ALLEY | WATER STREET - THE WHARF | WASHINGTON DC



SUTTON SQUARE - THE WHARF | WASHINGTON DC



SERVICE ALLEY | BLAIR ALLEY - THE WHARF | WASHINGTON DC



WHARF STREET - THE WHARF | WASHINGTON DC





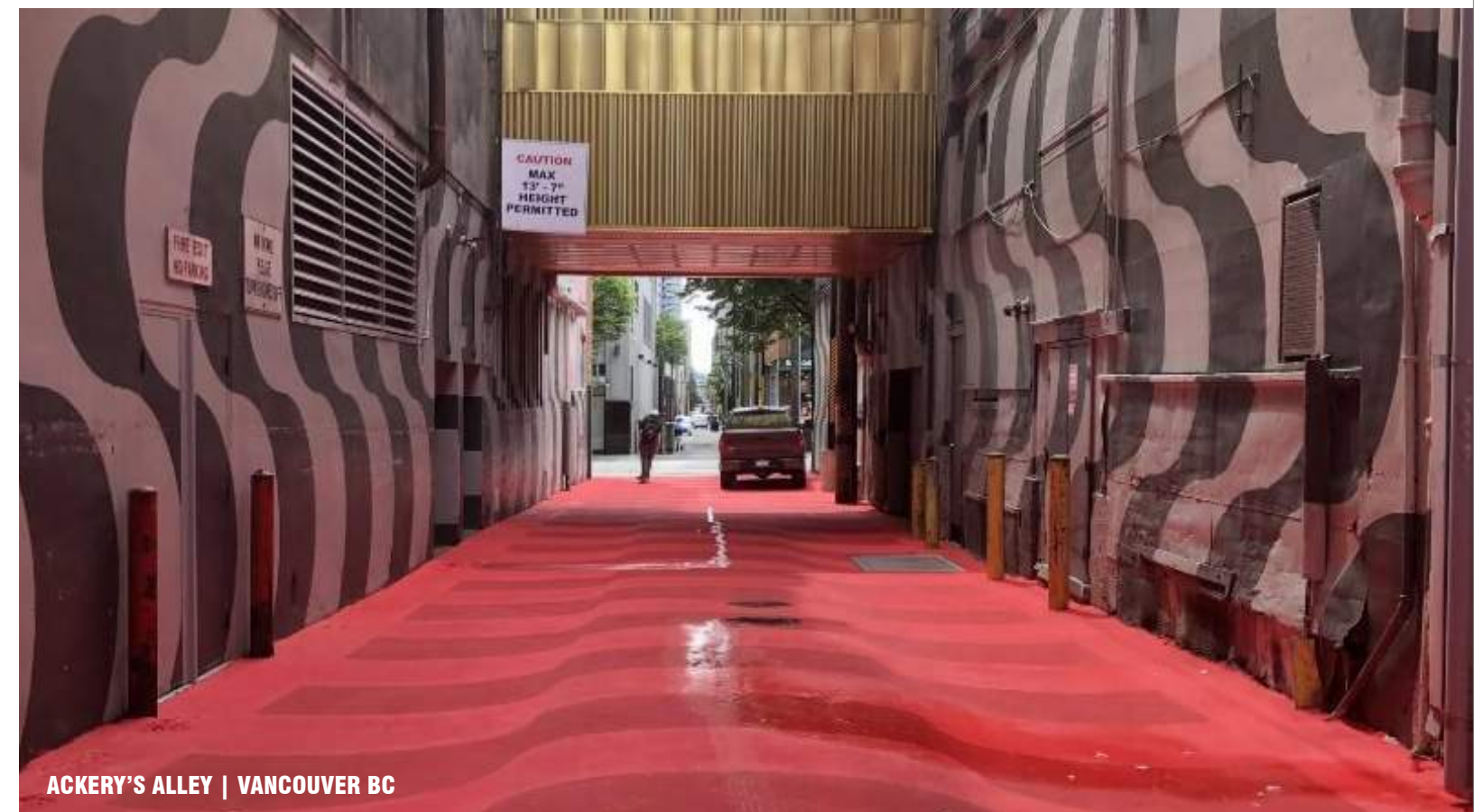
CADY'S ALLEY | WASHINGTON DC



1900 CRYSTAL DRIVE | ARLINGTON VA



BLAGDEN ALLEY | WASHINGTON DC



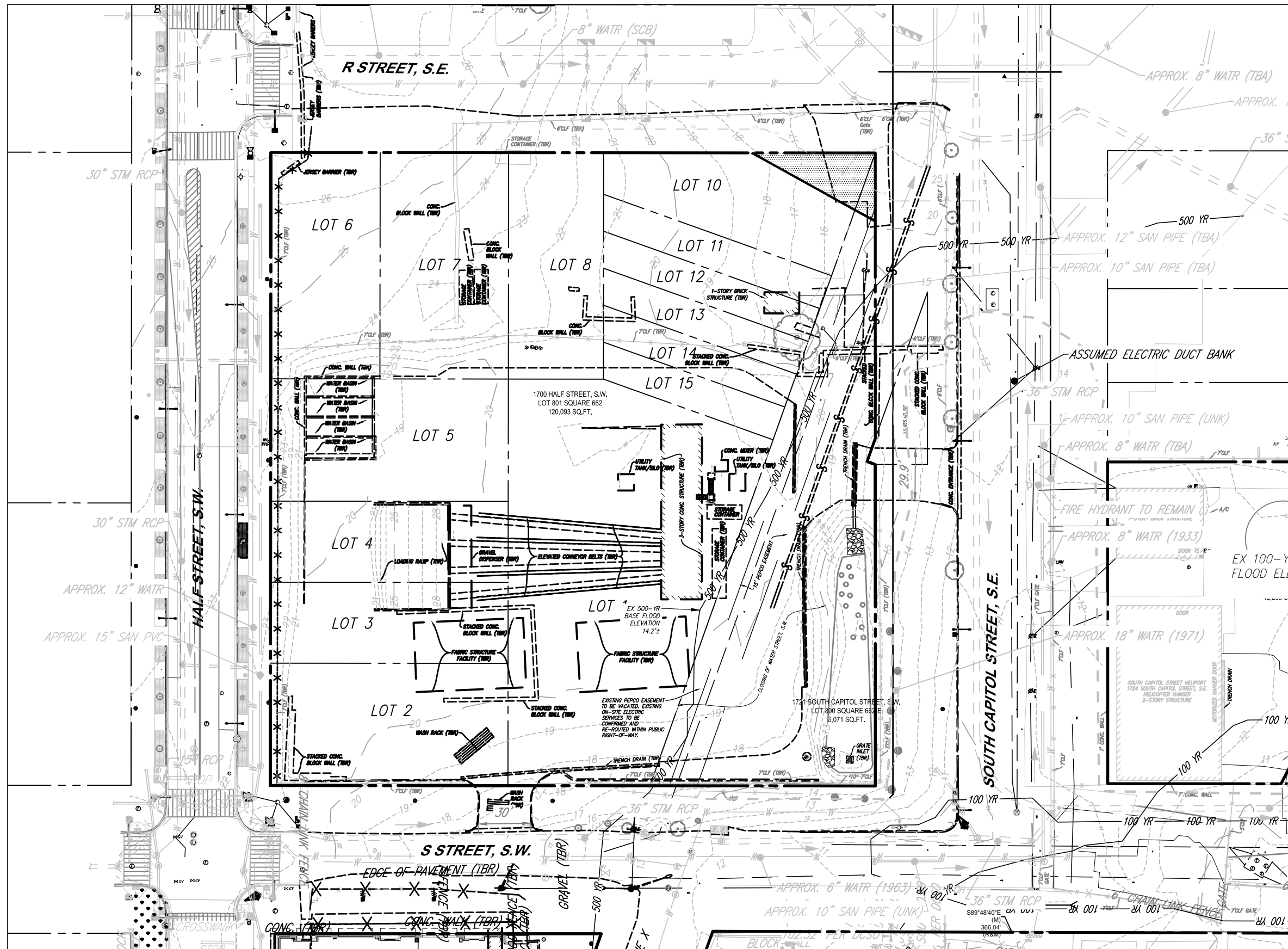
ACKERY'S ALLEY | VANCOUVER BC

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january 4th, 2022 | L15







**EXISTING CONDITIONS NARRATIVE:**

THE SITE CONSISTS OF AN EXISTING CONCRETE PLANT LOCATED BETWEEN SOUTH CAPITOL STREET SE AND HALF STREET SW TO THE EAST AND WEST, RESPECTIVELY, AND R STREET SW AND S STREET SW TO THE NORTH AND SOUTH, RESPECTIVELY. TWO (2) EXISTING CURB CUTS ARE PROPOSED TO BE CLOSED, ONE ON SOUTH CAPITOL STREET SE AND ONE ON S STREET SW.

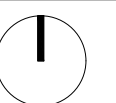
ALL EXISTING STRUCTURES, WALLS, FENCES, UTILITIES, ECT. INSIDE WITHIN THE PROPERTY WILL BE REMOVED OR ABANDONED.

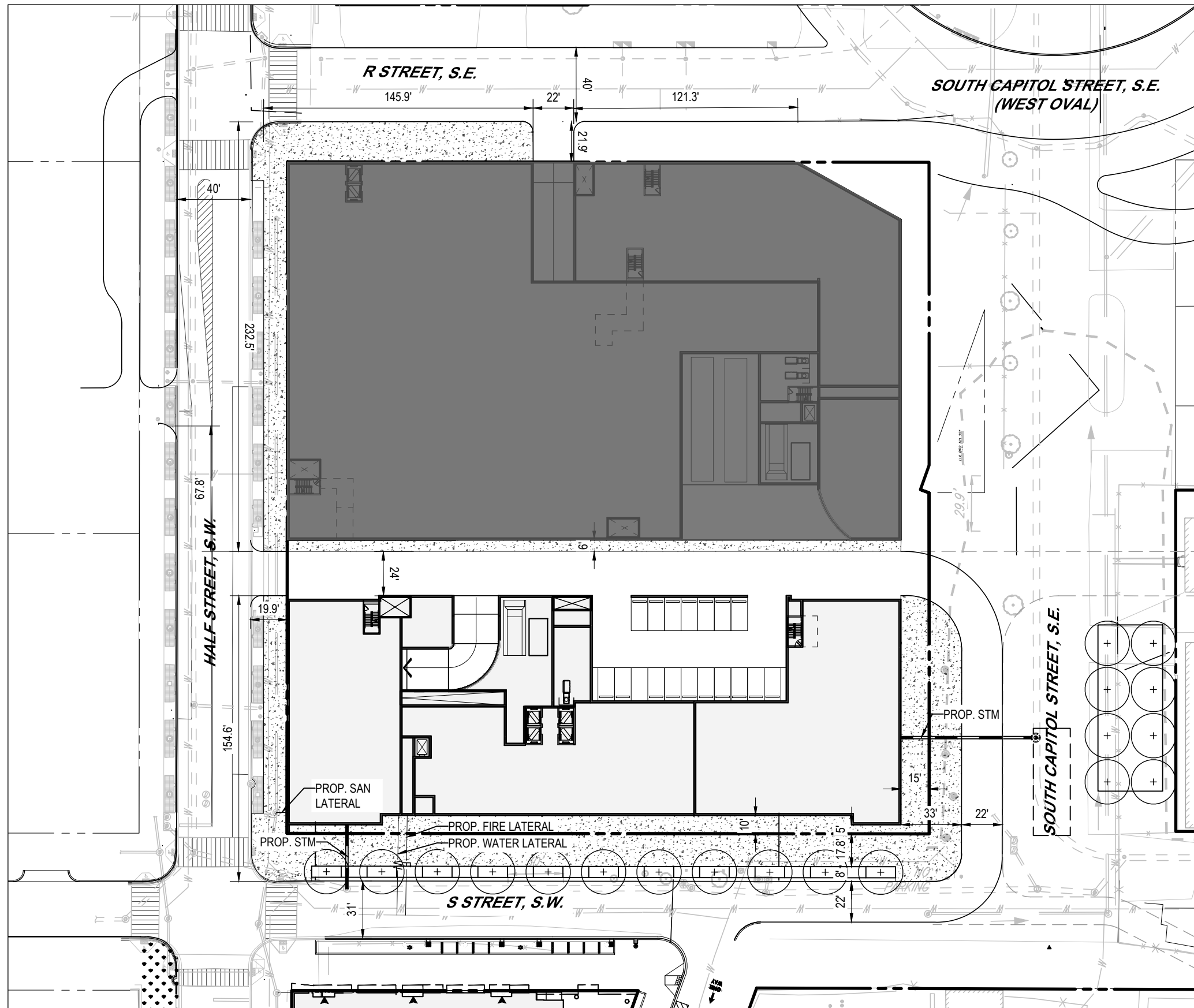
**LEGEND**

-  PROPERTY LINE
-  EXISTING SEWER LINE
-  EXISTING STORMWATER LINE
-  EXISTING WATER LINE

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january 4th, 2022 | C-1.0




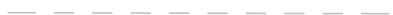





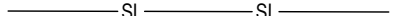



**SITE PLAN NARRATIVE:**

THE SITE CONSISTS OF AN EXISTING CONCRETE PLANT LOCATED BETWEEN SOUTH CAPITOL STREET SE AND HALF STREET SW TO THE EAST AND WEST, RESPECTIVELY, AND R STREET SW AND S STREET SW TO THE NORTH AND SOUTH, RESPECTIVELY. TWO (2) EXISTING CURB CUTS ARE PROPOSED TO BE CLOSED, ONE ON SOUTH CAPITOL STREET SE AND ONE ON S STREET SW. THREE (3) CURB CUTS WILL ALSO BE CONSTRUCTED, ONE ON HALF STREET SW, ONE ON R STREET SW, AND ONE ON S CAPITOL STREET SE.

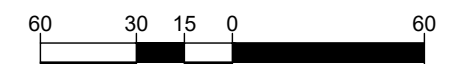
THIS EXHIBIT IS FOR THE REVIEW OF THE FOLLOWING PROPOSED IMPROVEMENTS: BUILDINGS, STREETScape, DRIVE AISLES AND UTILITY CONNECTIONS.

**LEGEND:**

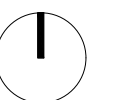
-  PROPERTY LINE
-  EX. STORM SEWER
-  EX. SANITARY SEWER
-  EX. WATER MAIN
-  PROP. STORM SEWER
-  PROP. SANITARY LATERAL
-  PROP. WATER LATERAL
-  PROP. FIRE LATERAL
-  PHASE II AND III (NOT APPLICABLE TO THIS APPLICATION)

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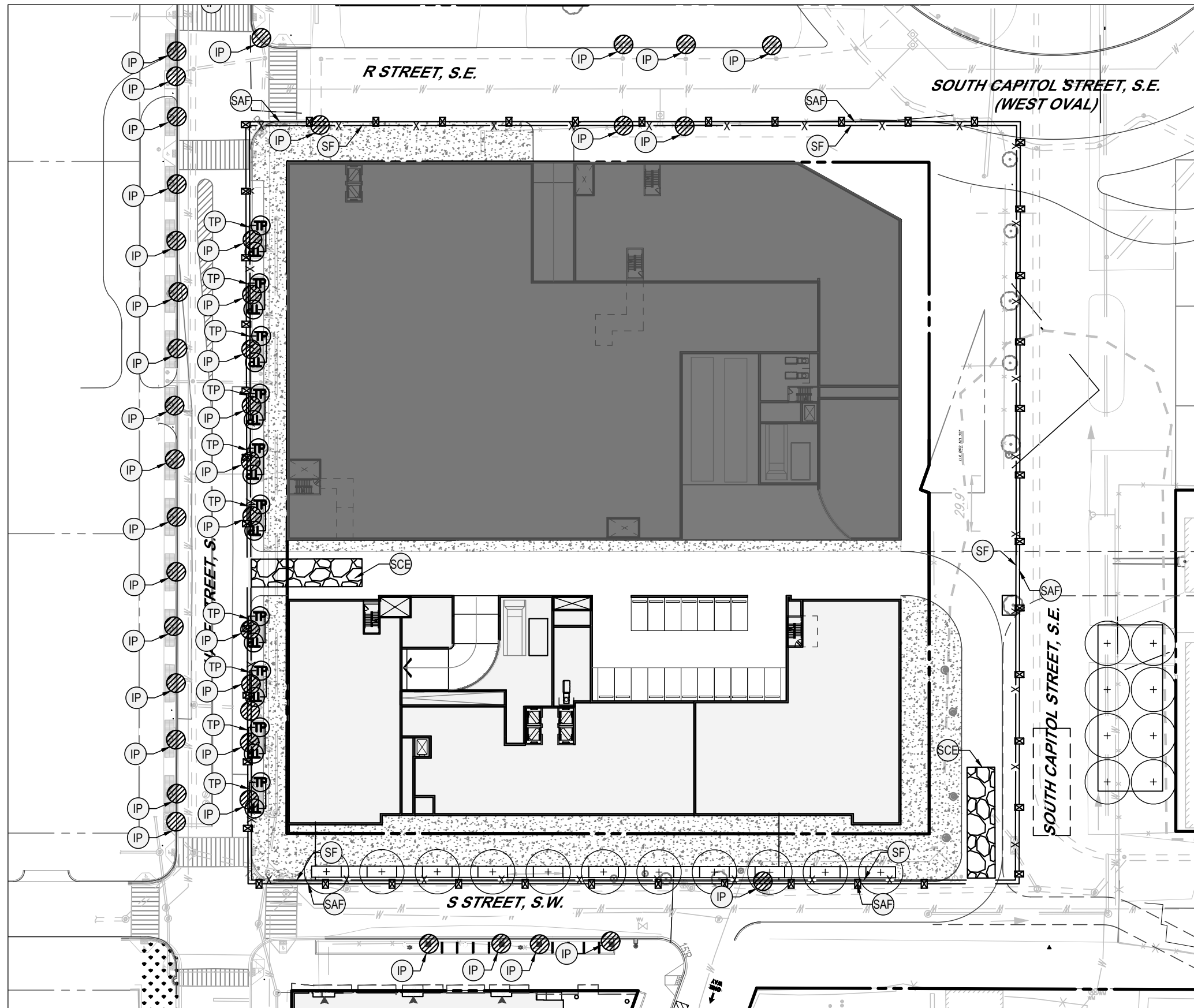
january 4th, 2022 | C-2.0



1" = 60'







EROSION AND SEDIMENT CONTROL LEGEND		
TITLE	KEY	SYMBOL
SAFETY FENCE	SAF	
SILT FENCE	SF	
STABILIZED CONSTRUCTION SILT FENCE	SCE	
INLET CURB PROTECTION	IP	
TREE PROTECTION	TP	

**EROSION AND SEDIMENT CONTROL NARRATIVE**

EROSION AND SEDIMENT CONTROL AND RUNOFF PROTECTION SHALL BE PROVIDED THROUGH DOEE APPROVED PRACTICES DURING ALL PHASES OF CONSTRUCTION. INLET PROTECTION, SAFETY FENCE, SILT FENCE, AND SUPER SILT FENCE SHALL BE USED FOR EACH DRAINAGE AREA TO MITIGATE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. IT IS ANTICIPATED THAT DETAILS OF THIS PLAN SHALL BE SIGNED AS CONSTRUCTION PHASING FOR THIS PROJECT.

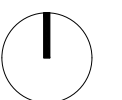
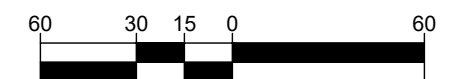
**LEGEND:**

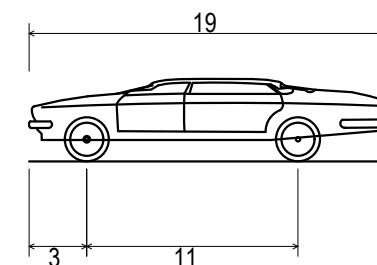
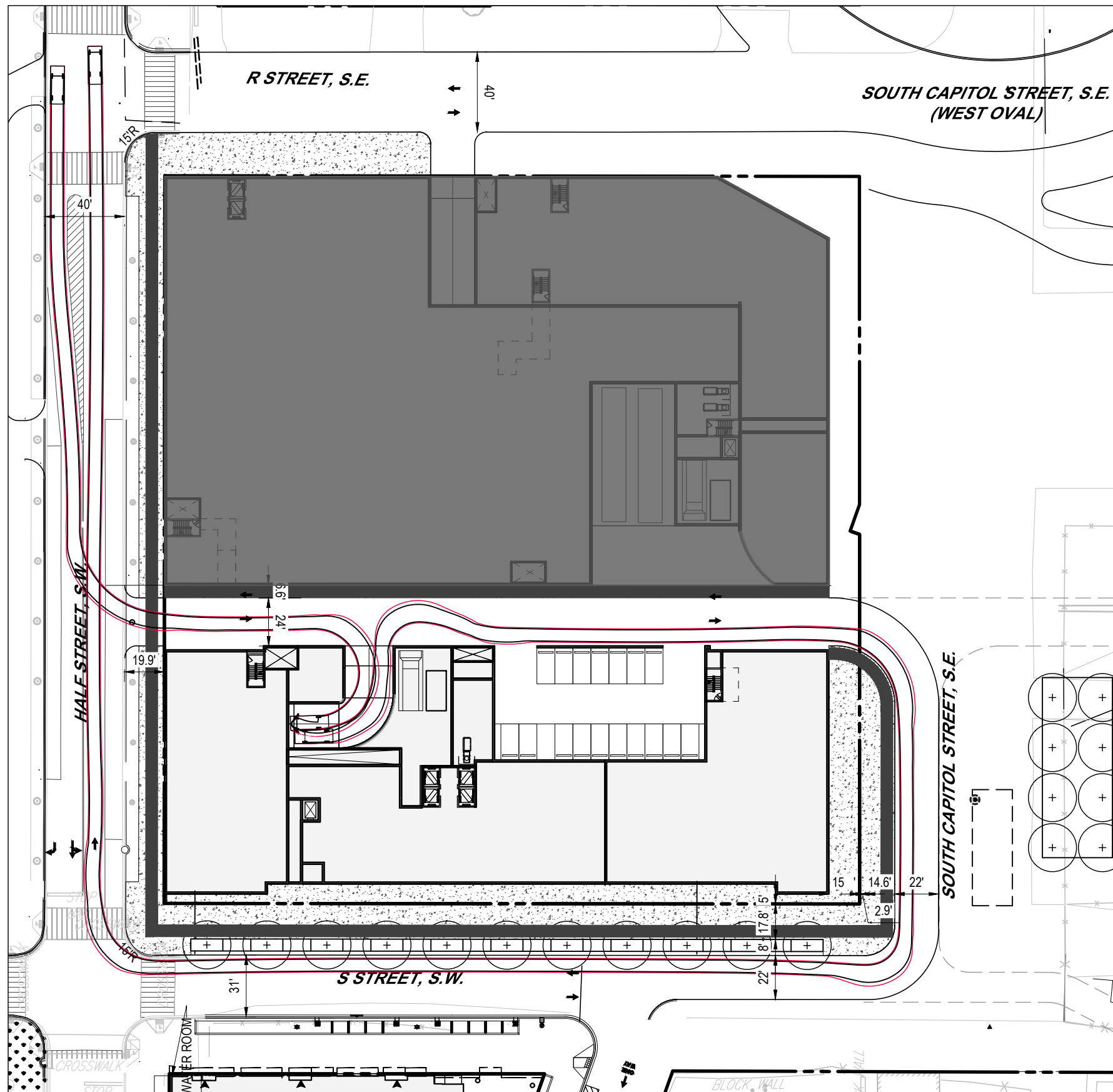


**PHASE II AND III (NOT APPLICABLE TO THIS APPLICATION)**

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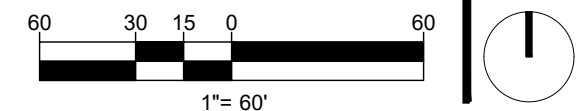


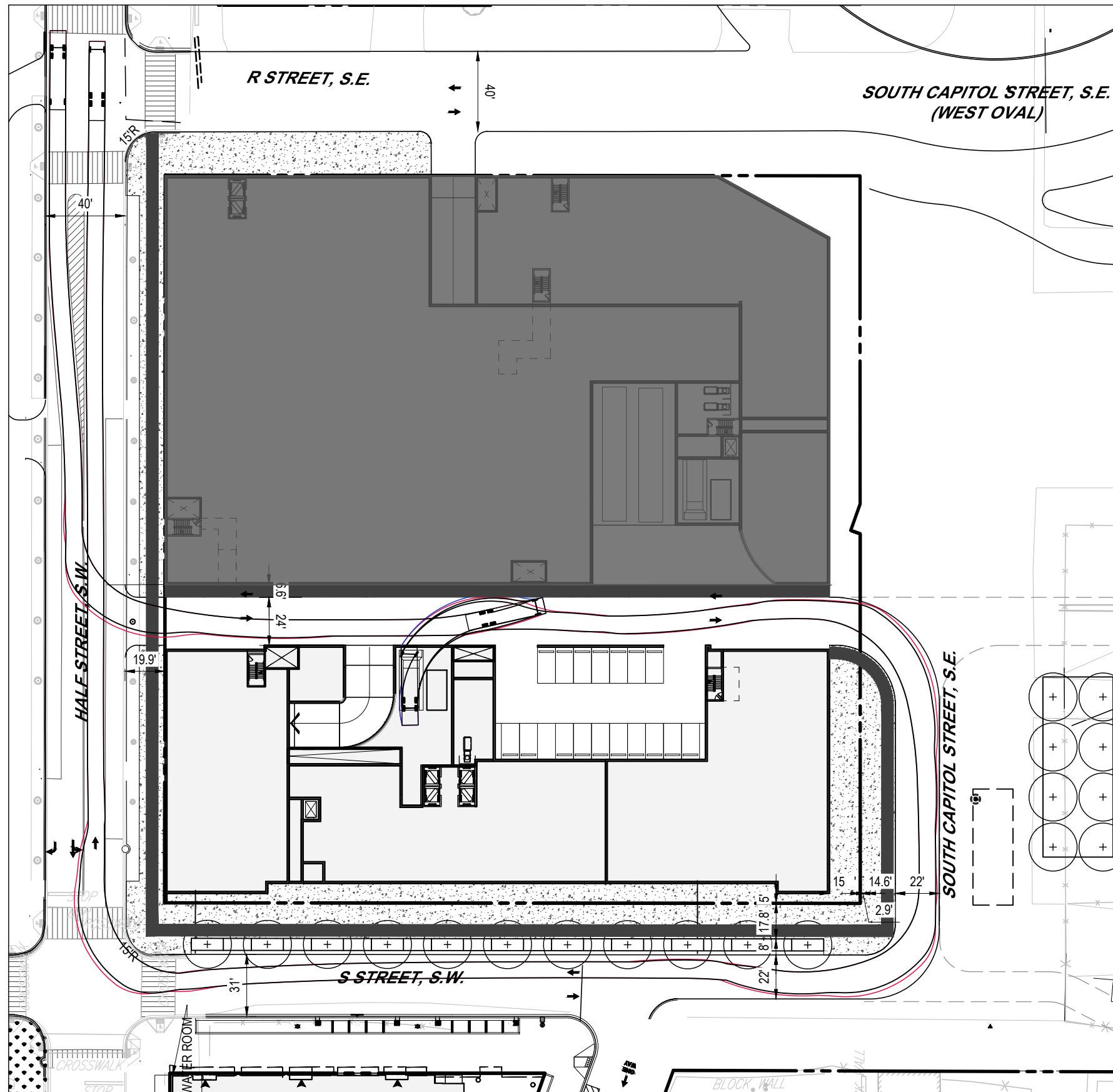


P - Passenger Car  
 Overall Length 19.000ft  
 Overall Width 7.000ft  
 Overall Body Height 4.300ft  
 Min Body Ground Clearance 1.115ft  
 Track Width 6.000ft  
 Lock-to-lock time 4.00s  
 Max Steering Angle (Virtual) 31.60°

19.000ft  
 7.000ft  
 4.300ft  
 1.115ft  
 6.000ft  
 4.00s  
 31.60°

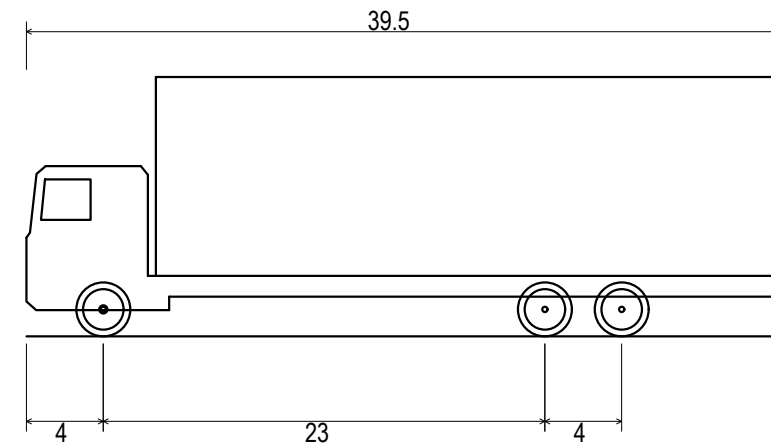
stuart buzzard point | washington, dc





**LEGEND:**

 PHASE II AND III (NOT APPLICABLE TO THIS APPLICATION)

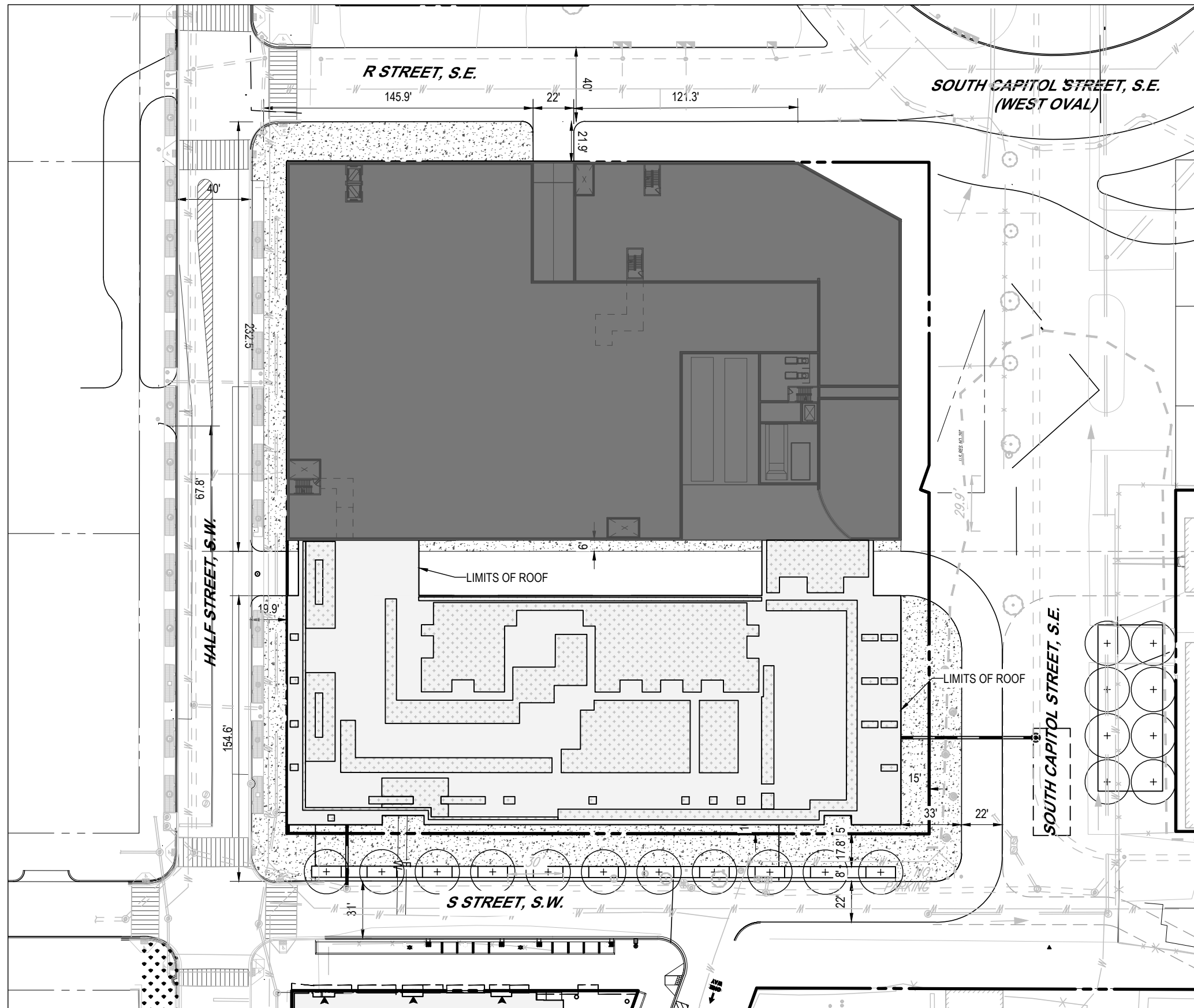


SU-40 - Single Unit Truck  
 Overall Length  
 Overall Width  
 Overall Body Height  
 Min Body Ground Clearance  
 Track Width  
 Lock-to-lock time  
 Max Steering Angle (Virtual)

39.500ft  
 8.000ft  
 13.500ft  
 1.367ft  
 8.000ft  
 5.00s  
 31.80°

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january 4th, 2022 | C-4.1



**STORMWATER MANAGEMENT NARRATIVE:**

THE EXISTING SITE CONDITIONS HAVE NO STORMWATER QUALITY OR QUANTITY CONTROLS. BASED ON THE CURRENT DOEE REQUIREMENTS, THIS IS MAJOR LAND-DISTURBING ACTIVITY AND WILL HAVE AN ON-SITE SWRV REQUIREMENT OF APPROXIMATELY 5,254 CF FOR PHASE I AND 6,750 CF FOR PHASES II AND III FOR A TOTAL SWRV REQUIREMENT OF 12,004 CF. THIS ON-SITE REQUIREMENT WILL BE MET USING GREEN ROOF, BIORETENTION, PERMEABLE PAVERS, CISTERN, OR A COMBINATION OF THESE METHODS. DOEE WILL REQUIRE A MASTER SWM PLAN FOR THIS PROJECT DEPICTING THE VARIOUS PHASES OF DEVELOPMENT AND HOW SWM REQUIREMENTS WILL BE MET AT FINAL BUILD OUT.

**PHASE I REQUIREMENTS:**


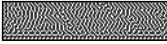
SITE AREA = 55,300 SF  
 SWRV REQUIRED = 5,254 CF

FINAL REQUIRED PUBLIC RIGHT-OF-WAY VOLUME WILL BE DETERMINED ONCE STREETSCAPE IMPROVEMENTS ARE DESIGNED AND FINAL LIMITS OF DISTURBANCE ARE CALCULATED. THIS REQUIREMENT WILL BE TREATED TO THE MAXIMUM EXTENT PRACTICABLE.

**NOTE:**

AREAS AND/OR VOLUMES USED FOR STORMWATER MANAGEMENT RETENTION VOLUME COMPUTATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DUE TO SITE LAYOUT AND DESIGN CHANGES. ALL SWM STORAGE AREAS AND/OR VOLUMES ARE TO MEET CODE REQUIREMENTS IF THE DESIGN GEOMETRIES OR LAYOUT ARE MODIFIED.

**LEGEND:**

-  GREEN ROOF
-  PHASE II AND III (NOT APPLICABLE TO THIS APPLICATION)

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january 4th, 2022 | C-5.0

