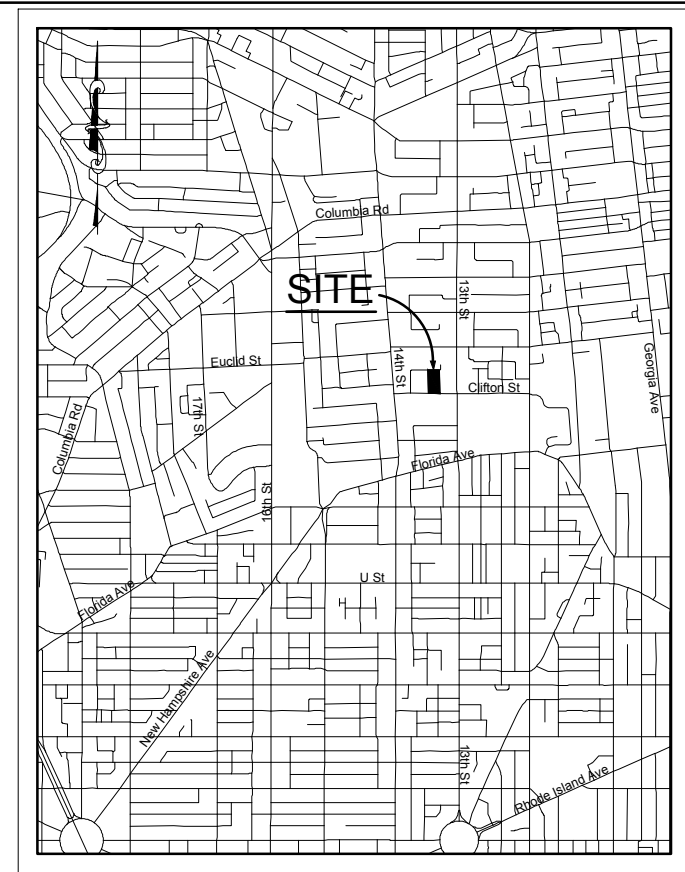
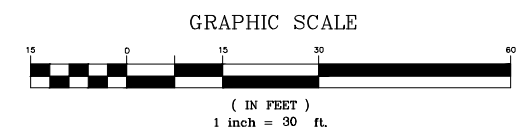


LEGEND:

- TREE
- GRATE INLET
- STORM MANHOLE
- ROOF DRAIN
- POST
- SINGLE POST SIGN
- TRASH CAN
- BIKE LANES
- COMMUNICATION MANHOLE
- STREET LIGHT POLE
- TRAFFIC JUNCTION BOX
- ELECTRIC MANHOLE
- GROUND SHOT
- GAS MANHOLE
- GAS VALVE
- UNKNOWN UTILITY MANHOLE
- SANITARY SEWER MANHOLE
- CLEAN OUT
- WATER VALVE
- FIRE HYDRANT
- HOSE BIBB
- WATER MANHOLE
- WATER METER
- BOLLARD
- TRAVERSE
- FLY
- BENCHMARK
- CURB AND GUTTER
- UNDERGROUND WATERLINE PAINT
- WOOD FENCE
- WROUGHT IRON FENCE
- CHAIN LINK FENCE
- DATA ACCORDING TO RECORDS
- FINISH FLOOR ELEVATION
- WHEEL STOP
- WIDTH DOOR
- BUILDING
- WALL



VICINITY MAP  
SCALE 1"=2000'



AMT PROJECT N° 15-0003.001 | JANUARY 28, 2015

1315 CLIFTON ST.

EXISTING CONDITIONS

SQUARE 2866; LOTS 831 & 838  
Washington, DC

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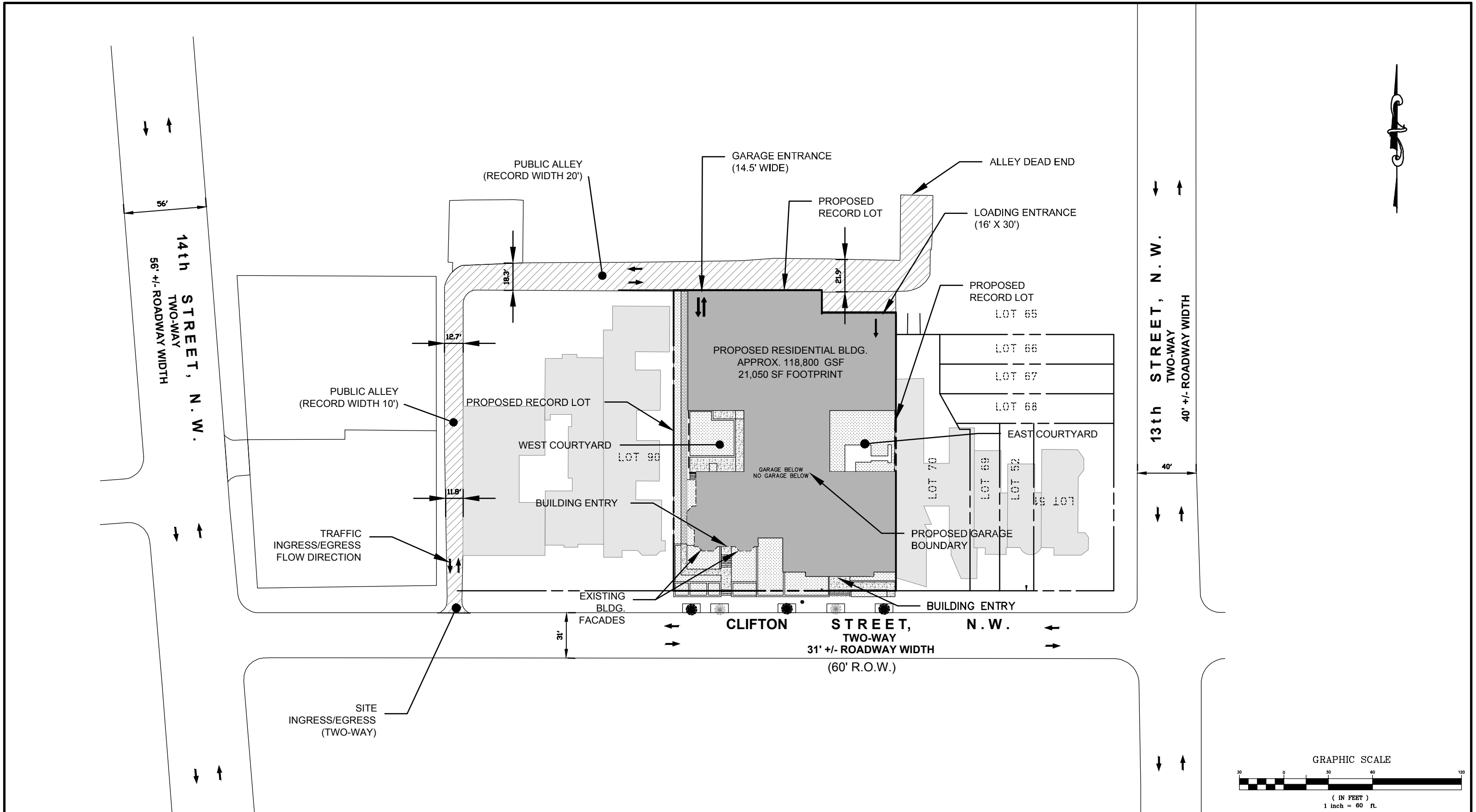
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10 G STREET, NE, SUITE 430  
WASHINGTON, DC, 20002  
PH: (202) 289-4545  
FAX: (202) 289-5051

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SUBMISSION

**C10**

ZONING COMMISSION  
District of Columbia  
CASE NO.15-03  
EXHIBIT NO.1A2



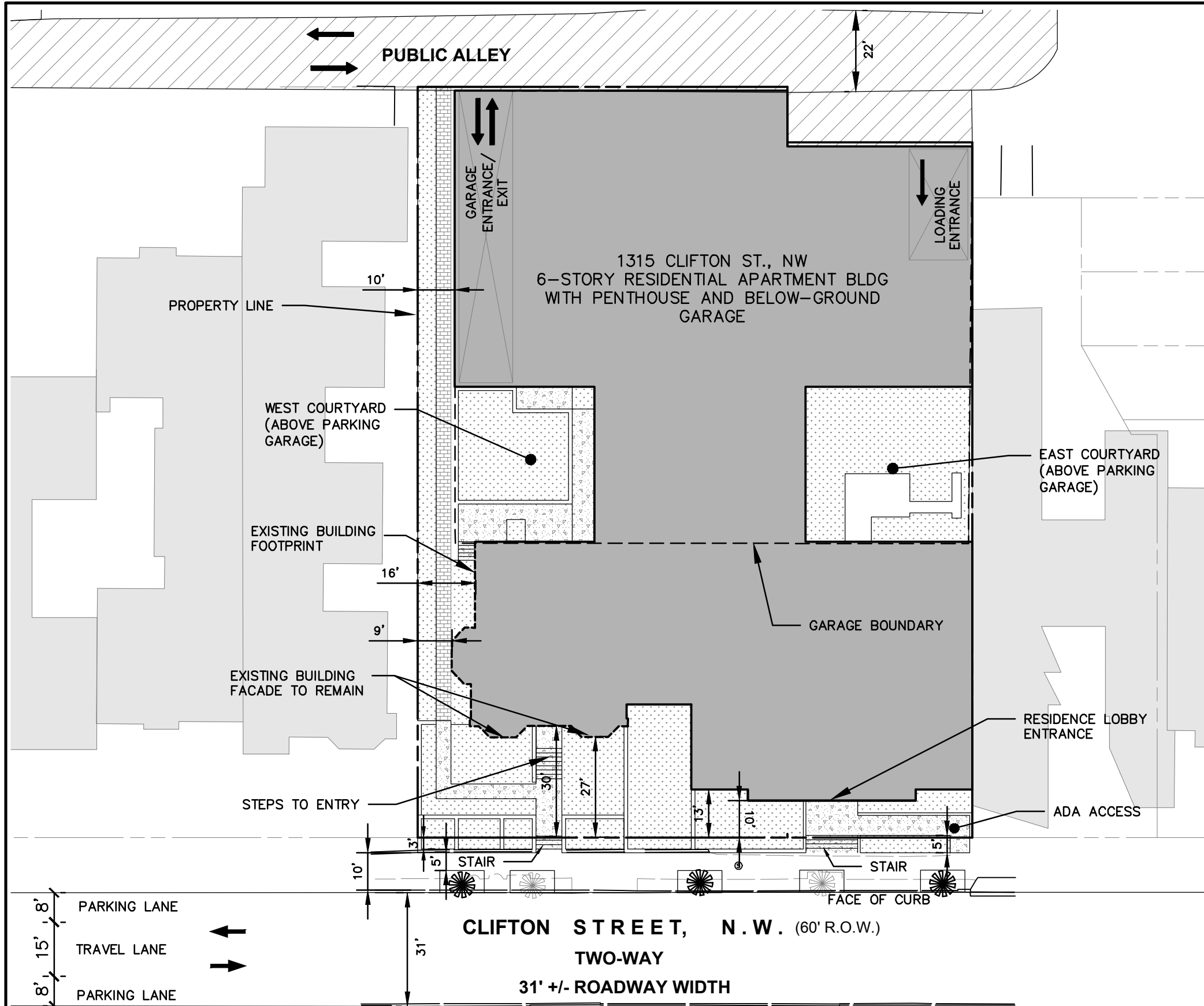
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1315 CLIFTON ST.

CONCEPT CONTEXT PLAN  
SQUARE 2866; LOTS 831 & 838  
Washington, DC  
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SUBMISSION  
C 2.0



#### TABULATION OF DEVELOPMENT DATA:

SQUARE: 2866

LOTS: 831, 838

LOT AREA: 29,700 SF

EXISTING ZONING: R-5-B  
PROPOSED ZONING: R-5-C

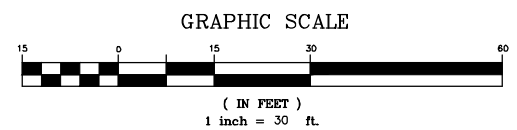
EXISTING USE: MULTILEVEL RESIDENTIAL,  
BELOWGROUND PARKING

PROPOSED USE: APARTMENTS

PARKING PROVIDED: 36 SPACES  
(BELOW BUILDING)

#### LEGEND

- PUBLIC ALLEY
- LANDSCAPED AREA
- PERMEABLE PAVERS
- PROPOSED TREE
- EXISTING TREE



AMT PROJECT N° 15-0003.001 | JANUARY 28, 2015

CONCEPT SITE PLAN

1315 CLIFTON ST.

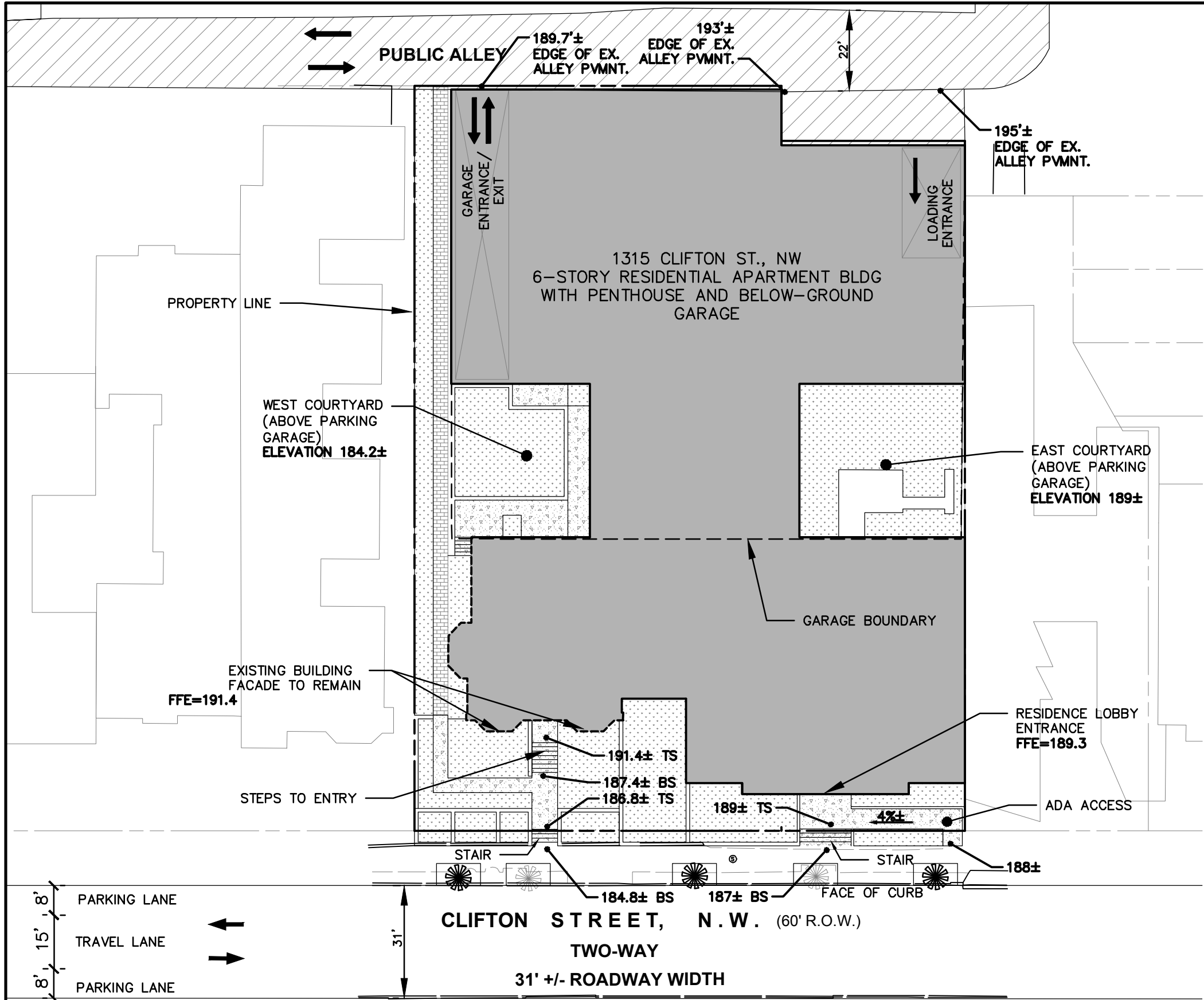
SQUARE 2866; LOTS 831 & 838  
*Washington, DC*

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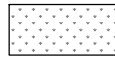
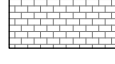


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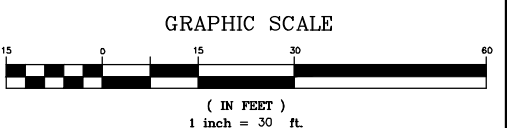
TABULATION OF DEVELOPMENT DATA:	
SQUARE:	2866
LOTS:	831, 838
LOT AREA:	29,700 SF
EXISTING ZONING:	R-5-B
PROPOSED ZONING:	R-5-C
EXISTING USE:	MULTILEVEL RESIDENTIAL, BELOWGROUND PARKING
PROPOSED USE:	APARTMENTS
PARKING PROVIDED:	36 SPACES (BELOW BUILDING)

LEGEND

-  PUBLIC ALLEY
-  LANDSCAPED AREA
-  PERMEABLE PAVERS
-  PROPOSED TREE
-  EXISTING TREE

ABBREVIATIONS:

- FFE: FINISHED FLOOR ELEVATION
- TS: TOP OF STAIR
- BS: BOTTOM OF STAIR
- EX: EXISTING
- PVMNT: PAVEMENT




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**1315 CLIFTON ST.**

CONCEPT GRADING PLAN

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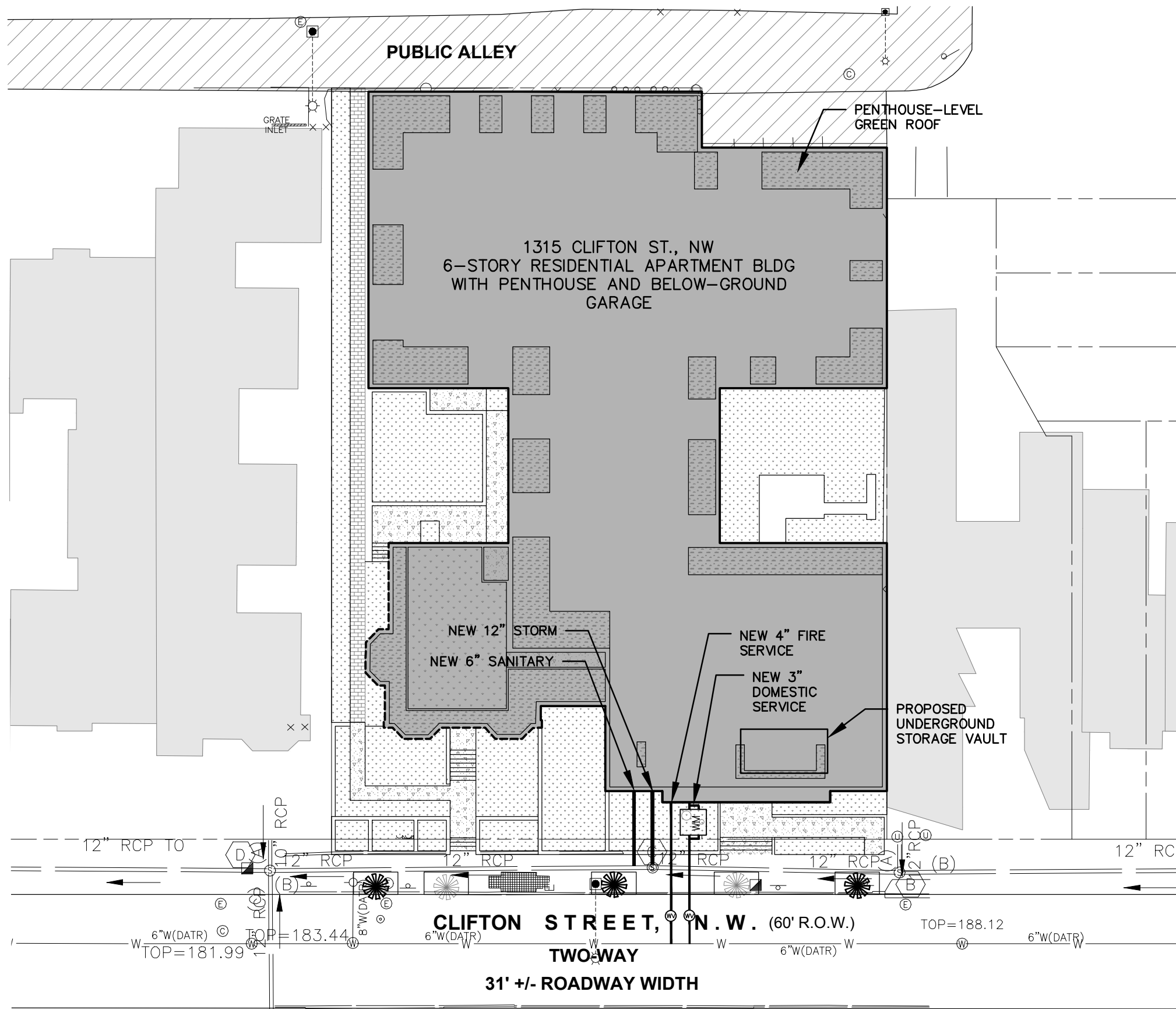


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& LAND SURVEYORS

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**C - 2.2**



# SWM & UTILITY NARRATIVE

THE BUILDING IS PLANNED TO BE SERVED BY TWO WATER LINES. ONE 3" DOMESTIC AND ONE 4" FIRE LINE WILL CONNECT TO A 6" WATER MAIN IN CLIFTON STREET, NW.

A 12" STORM DRAIN CONNECTING TO THE 12" COMBINED SEWER MAIN IN CLIFTON STREET, NW WILL BE NEEDED TO ALLOW FOR CONVEYANCE OF A 15-YR STORM EVENT. A 6" SANITARY WILL ALSO CONNECT TO THE 12" COMBINED SEWER MAIN.

TO COMPLY WITH DDOE STORMWATER MANAGEMENT REGULATIONS, A BELOW GROUND CISTERN, A GREEN ROOF, AND PERMEABLE PAVERS WILL BE EMPLOYED.

## SWM SUMMARY

SWRv REQUIRED: 2,500 CU FT (SITE)  
200 CU FT (RIGHT OF WAY)

EXISTING ZONE: R-5-B

PROPOSED ZONE: R-5-C

## WATER DEMAND SUMMARY

POTABLE:

AVERAGE DAILY: 20,500 GPD  
PEAK HOUR: 0.08 MGD

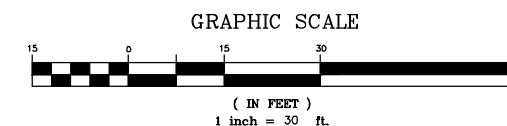
SANITARY:

AVERAGE DAILY: 31,800 GPD  
PEAK: 0.13 MGD

## LEGEND

- PUBLIC ALLEY
- LANDSCAPED AREA
- PERMEABLE PAVERS
- PAVED AREA/CONCRETE WALK
- GREEN ROOF
- ROOF LANDSCAPED AREA

- PROPOSED TREE
- EXISTING TREE



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CONCEPT STORMWATER MANAGEMENT / UTILITY PLAN

1315 CLIFTON ST.

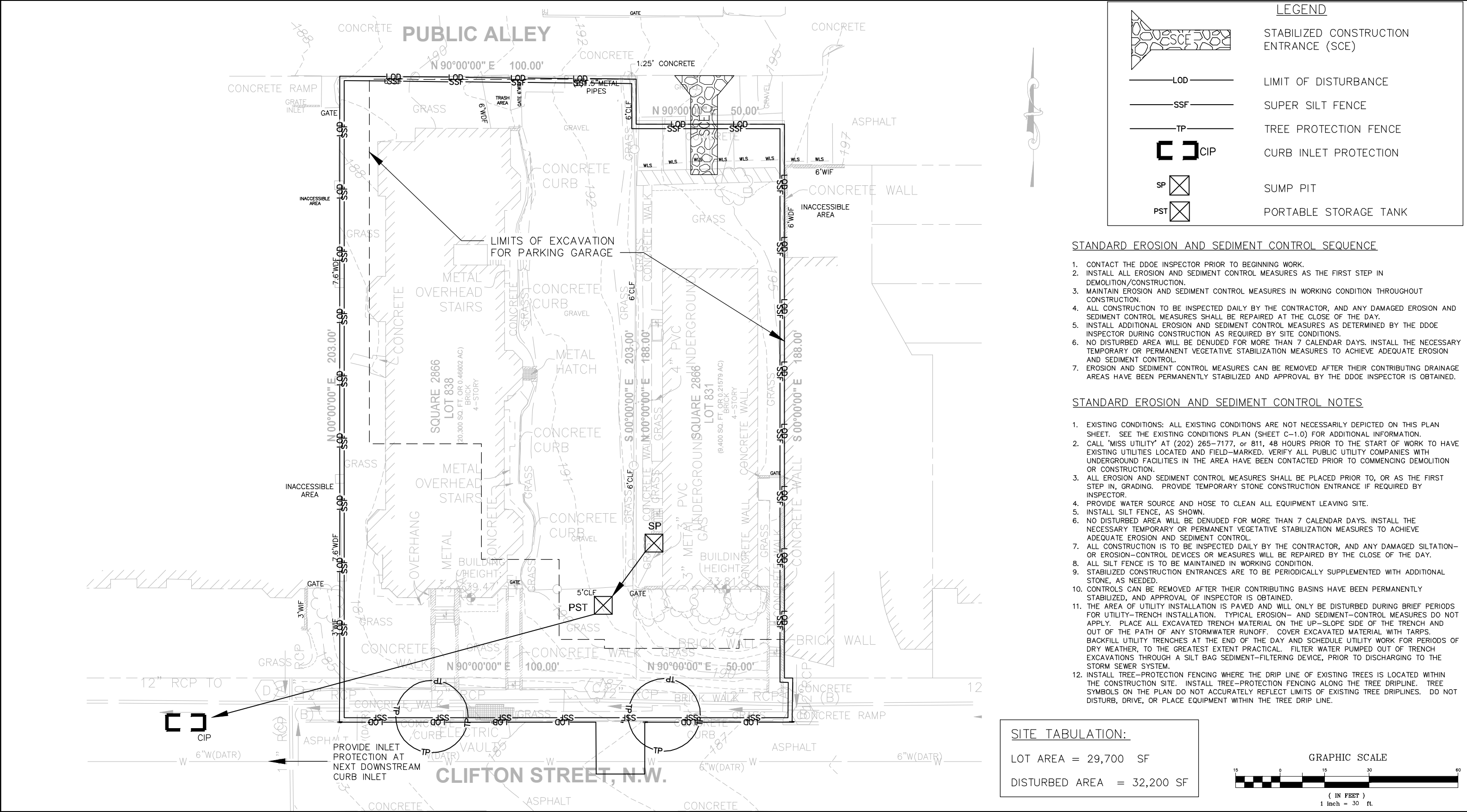
SQUARE 2866; LOTS 831 & 838  
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1315 CLIFTON ST.

CONCEPT EROSION & SEDIMENT CONTROL PLAN

SQUARE 2866; LOTS 831 & 838  
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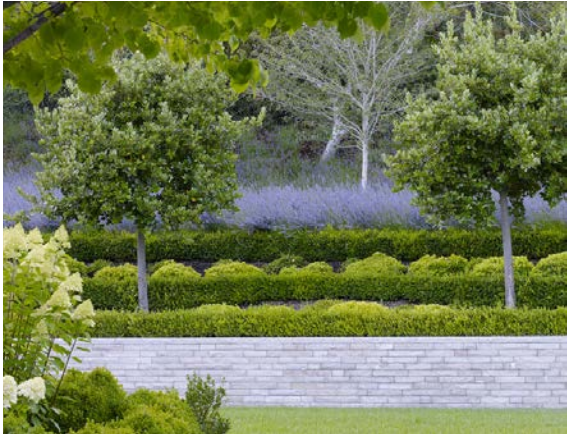
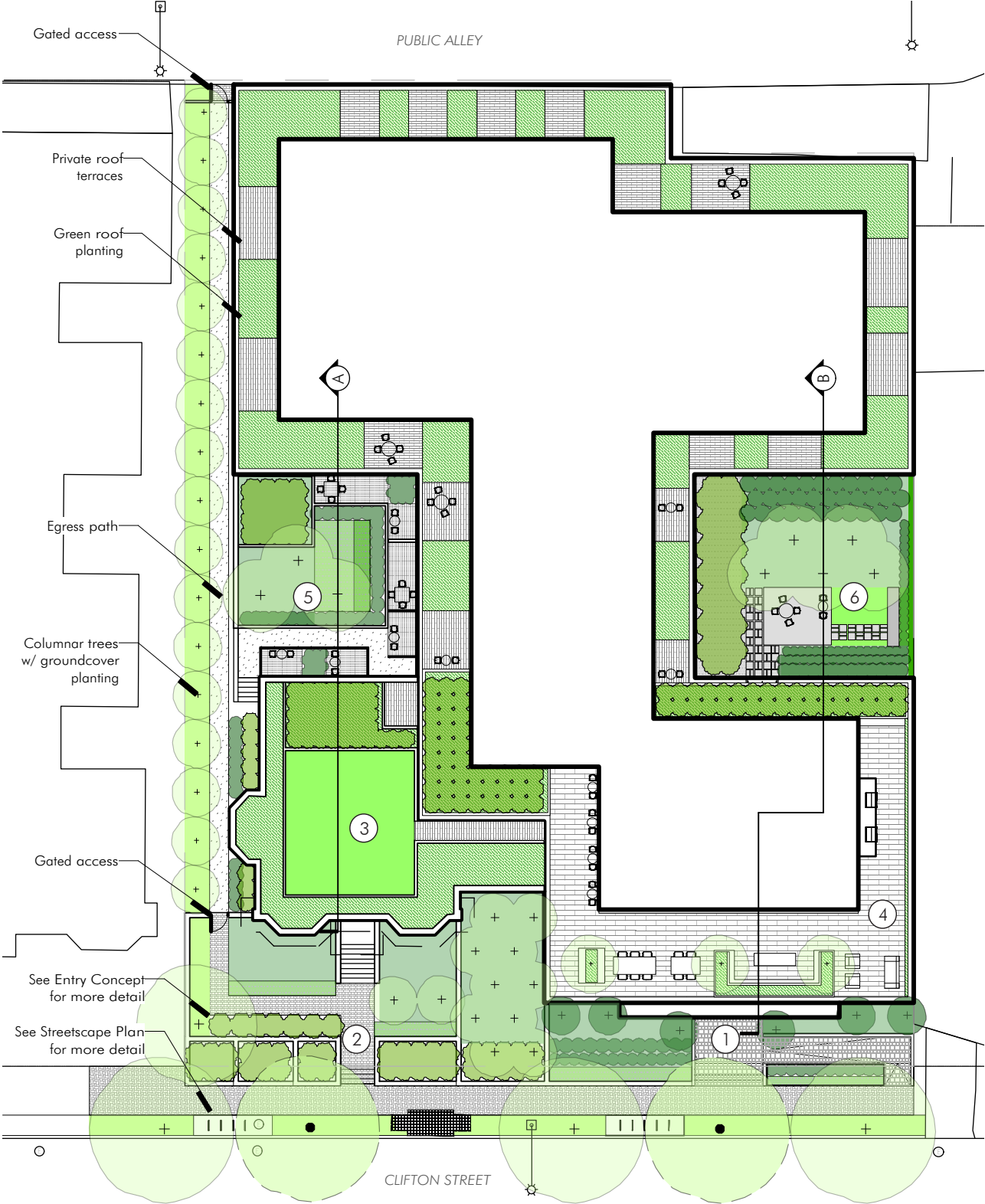
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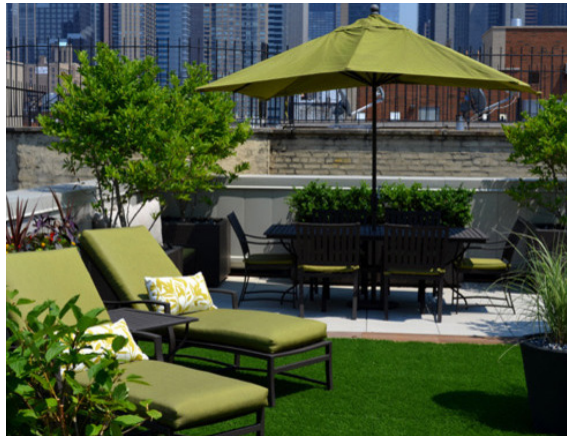
Combined Site Plan | 1"=30'



① Main building entrance - modern, layered plantings



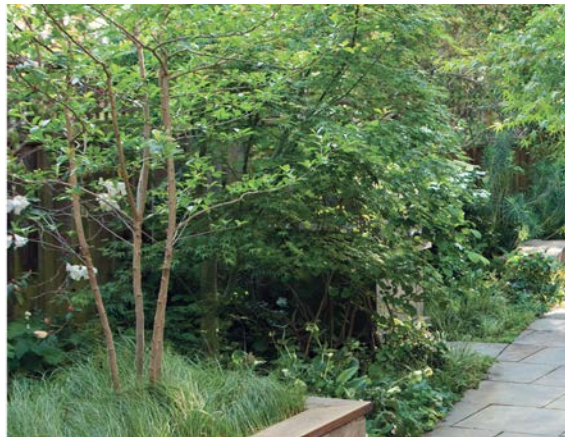
② Residential entrance - shrub/perennial border + flowering trees



③ Lower roof terrace - passive recreation, sunbathing on turf



④ Upper roof terrace - social lounging, outdoor kitchen, city views



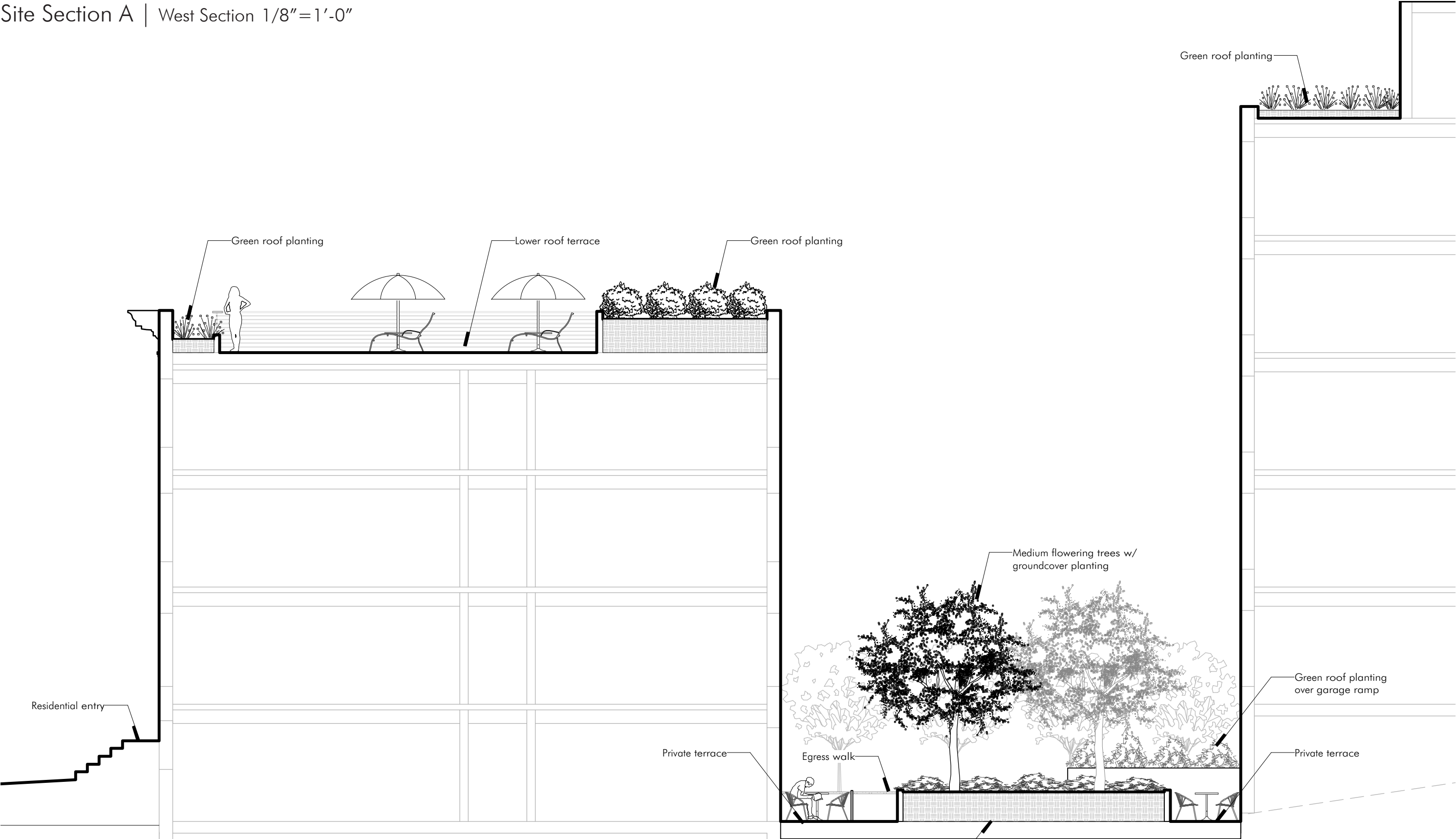
⑤ West Court - private terraces w/ garden views



⑥ East Court - outdoor companion to lobby - contemplative garden terrace

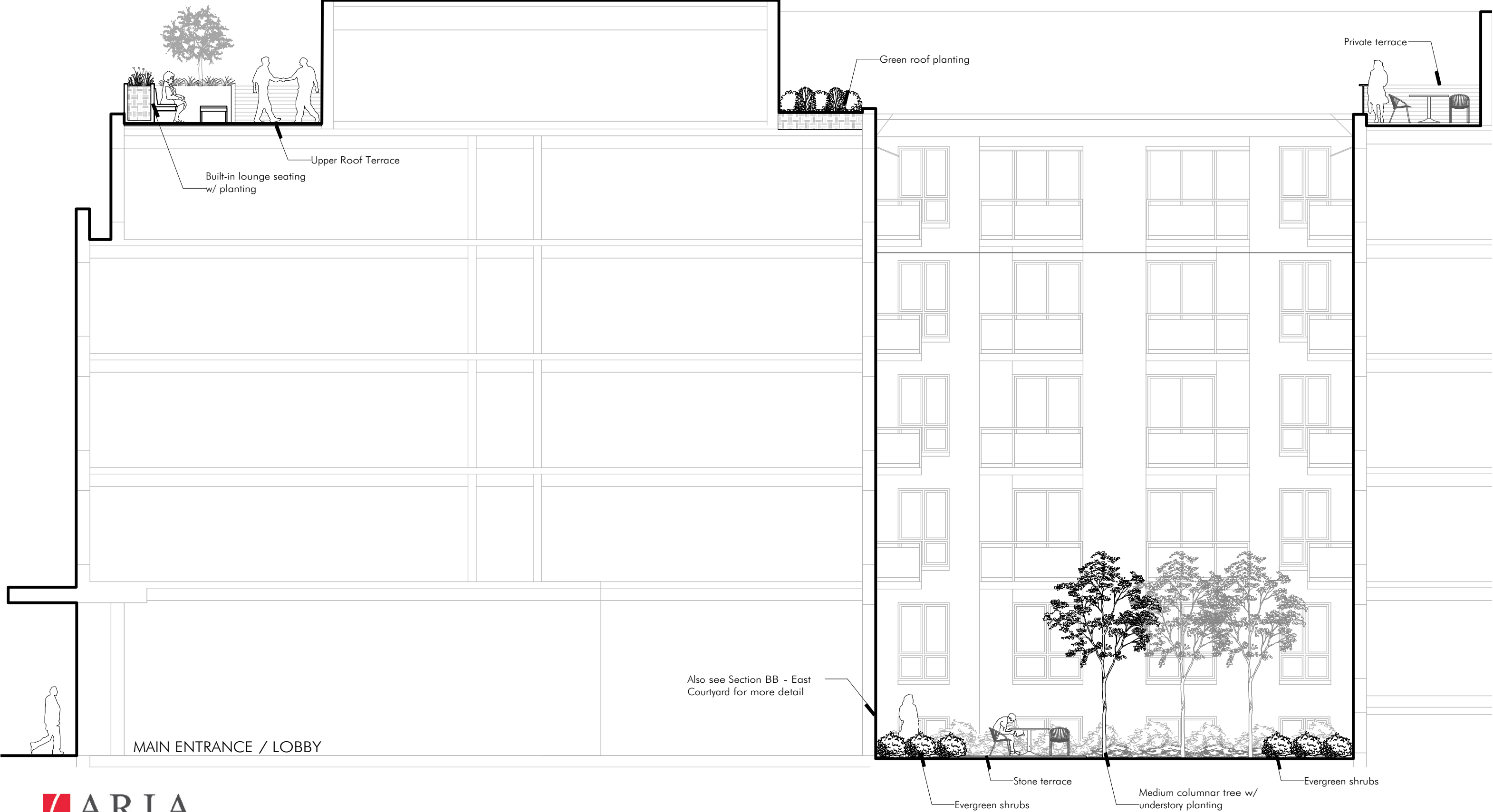


Site Section A | West Section 1/8"=1'-0"





Site Section B | East Section 1/8"=1'-0"





Entry Concept |  
1/16" = 1'-0"



East-West Elevation



Streetscape Plan



1) Traditional perennial/ shrub border + flowering trees

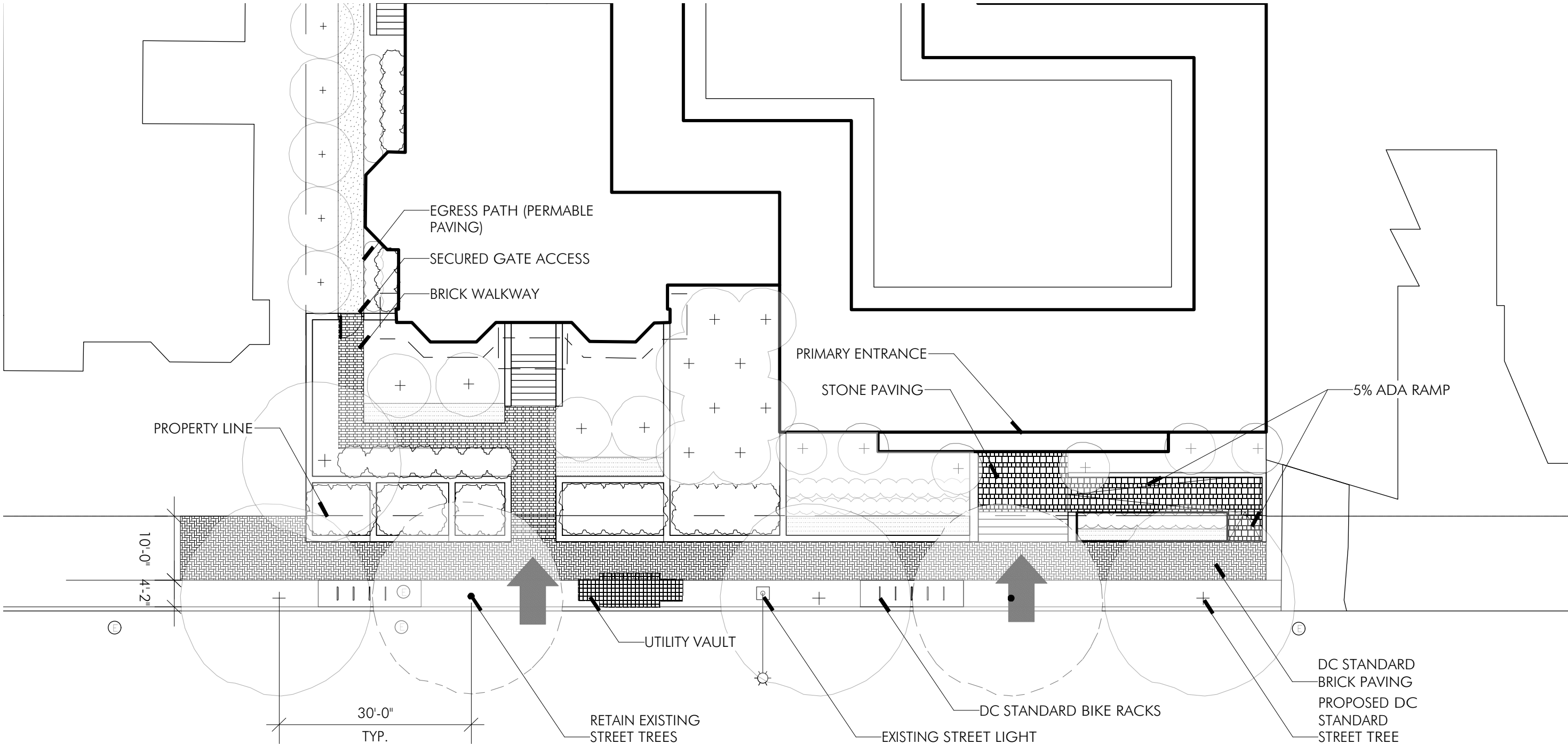


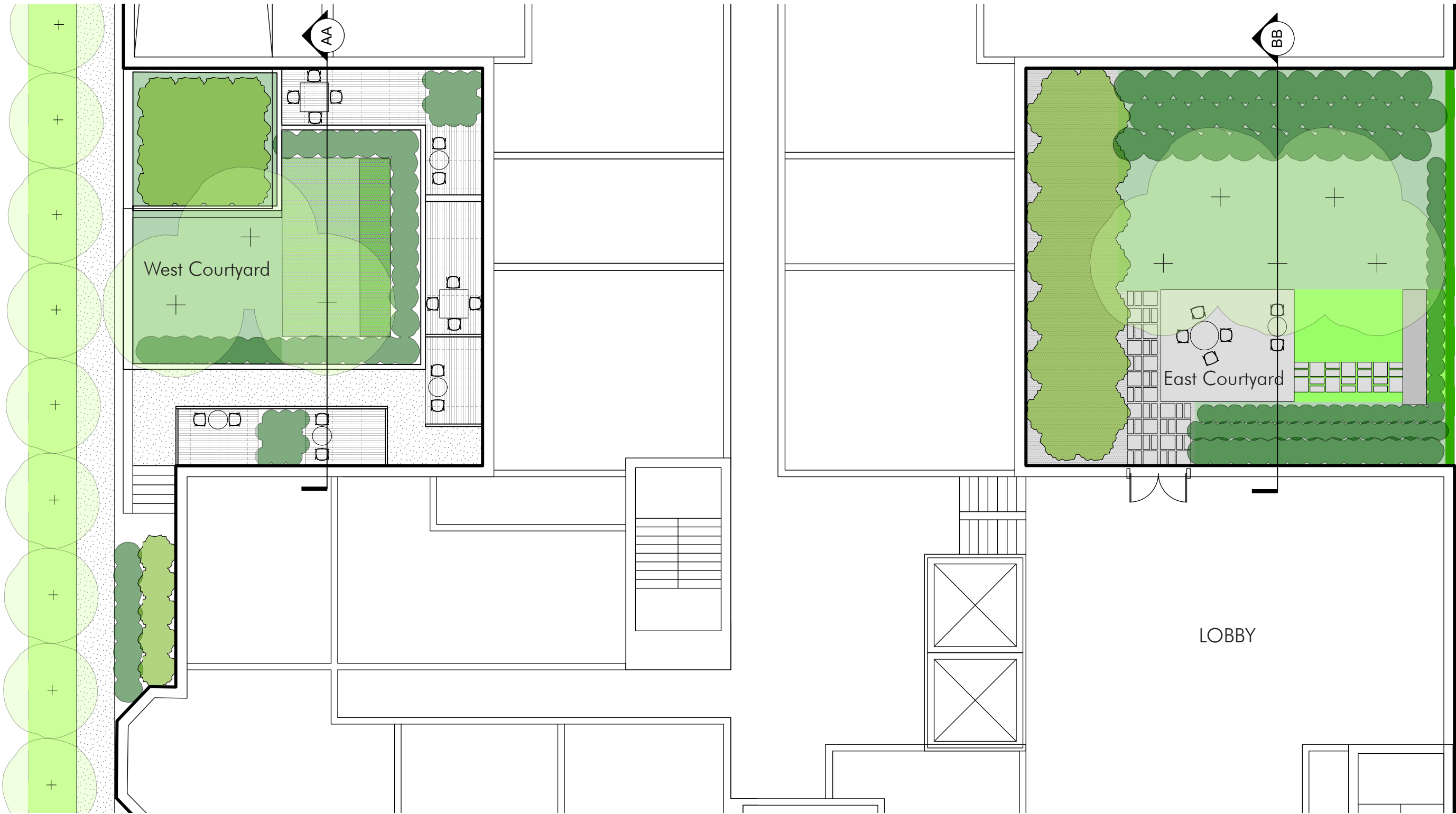
2) Modern, layered plantings at main entrance



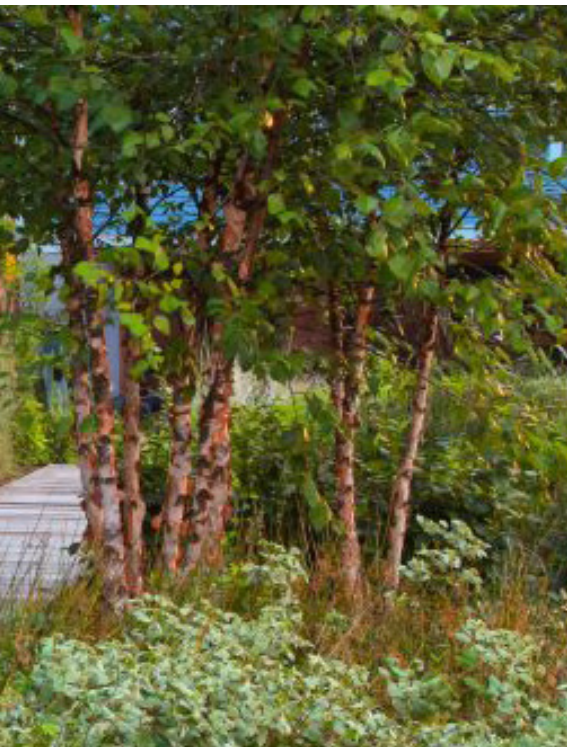
3) Low, stepped retaining wall along sidewalk







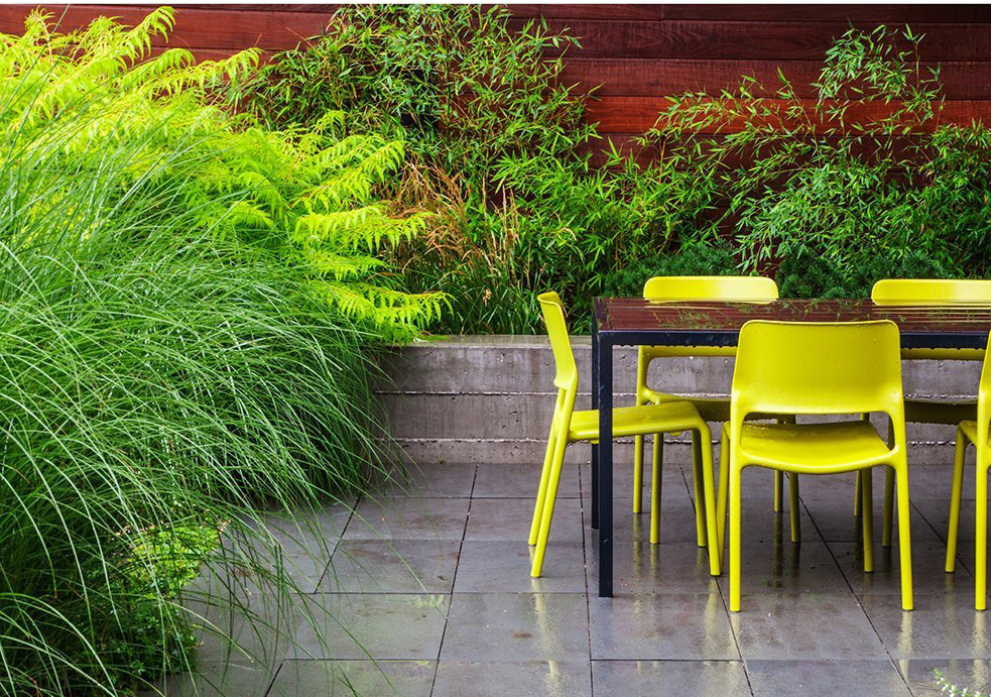




① Elevated Grove - Medium flowering or multi-stemmed trees w/ year round interest

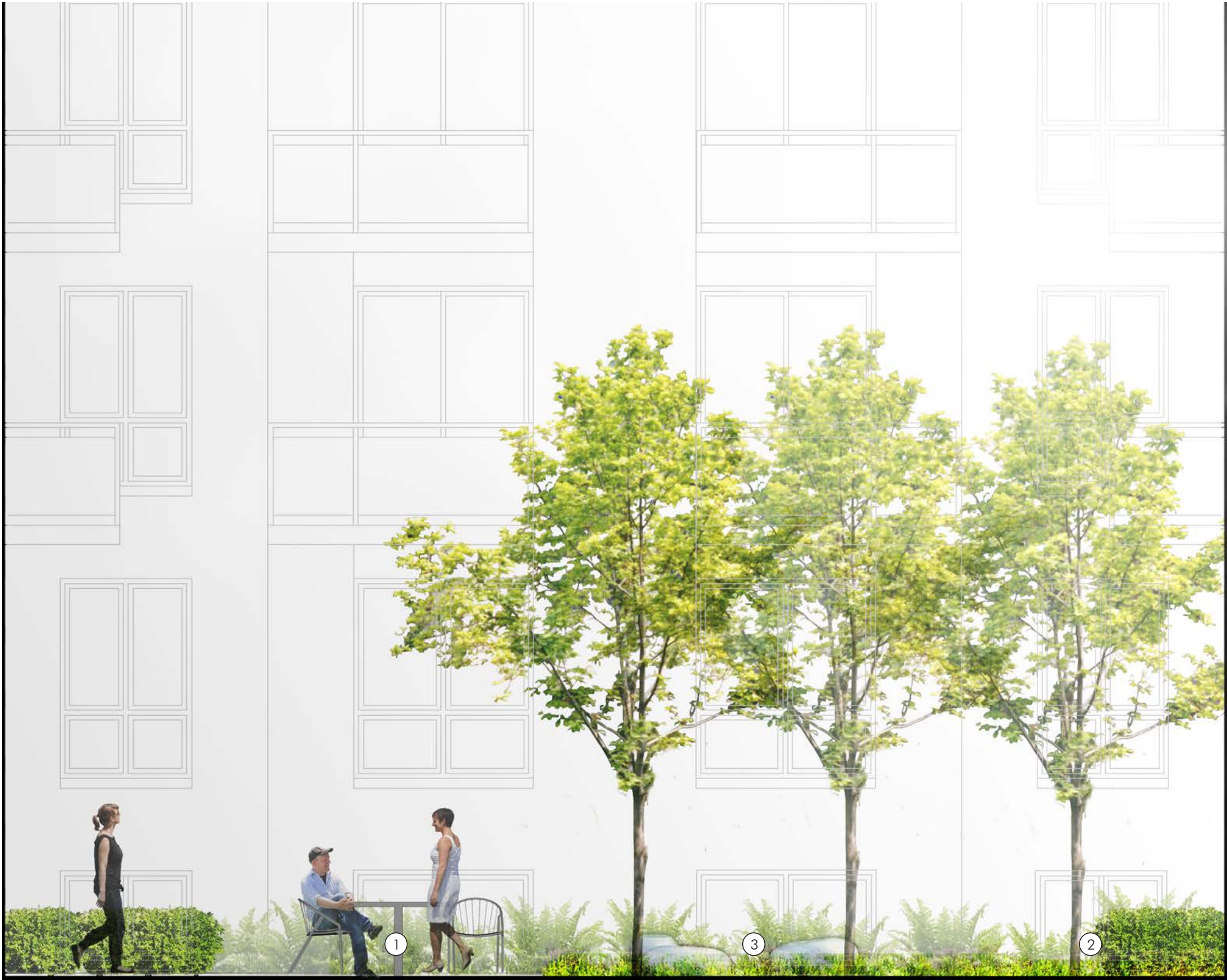


② Flowering Perennial Garden - seasonal color and texture



③ Private Garden Terraces - Shrub / perennial plantings provide privacy & year-round views





① East Courtyard Terrace - quiet garden space for individuals or groups

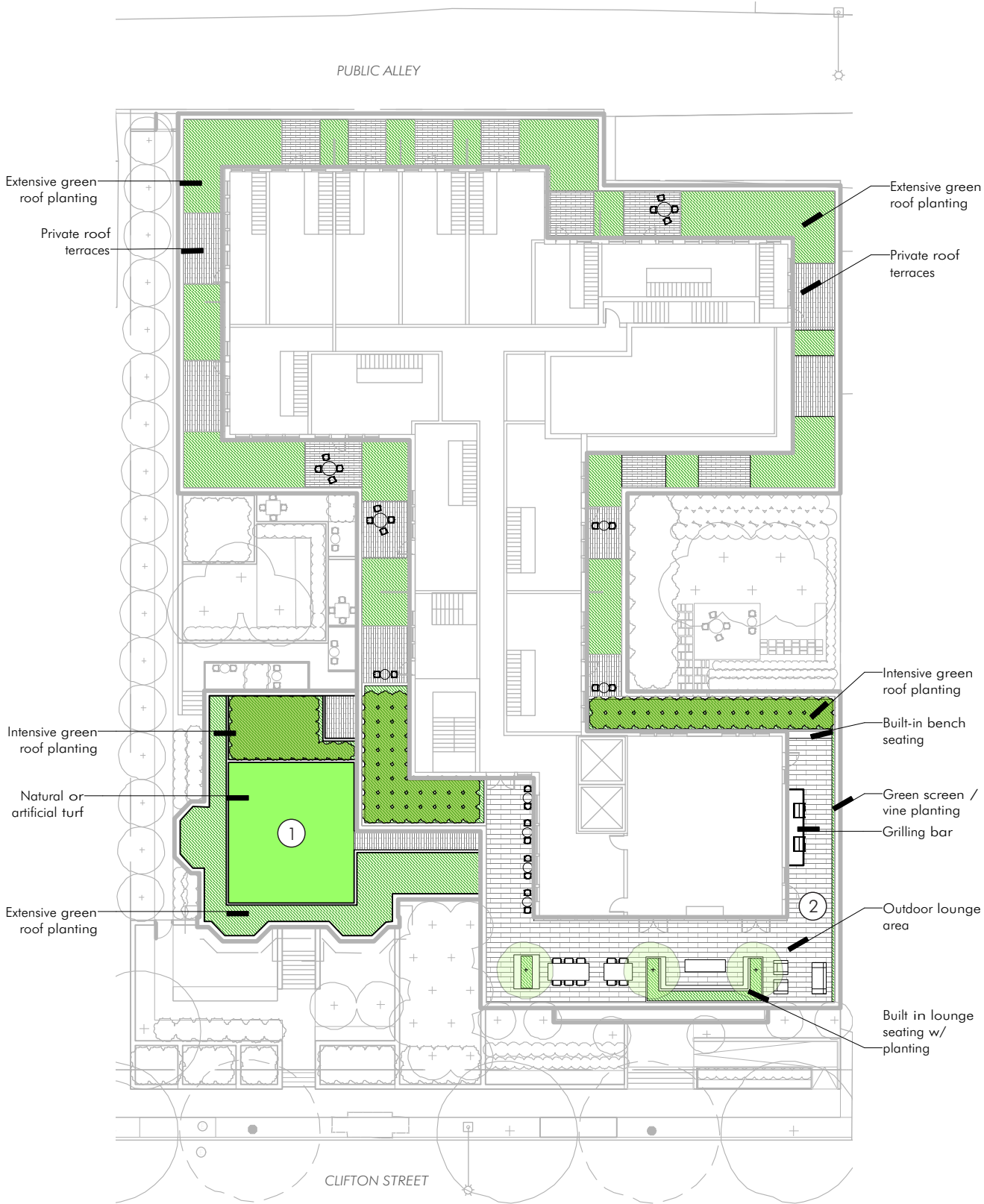


② Shade-loving groundcovers, shrubs and perennials; small canopy trees.

③ Informal seating and/or sculptural objects in the garden



Green Roof Concept | Plan and Precedents 1"=30'



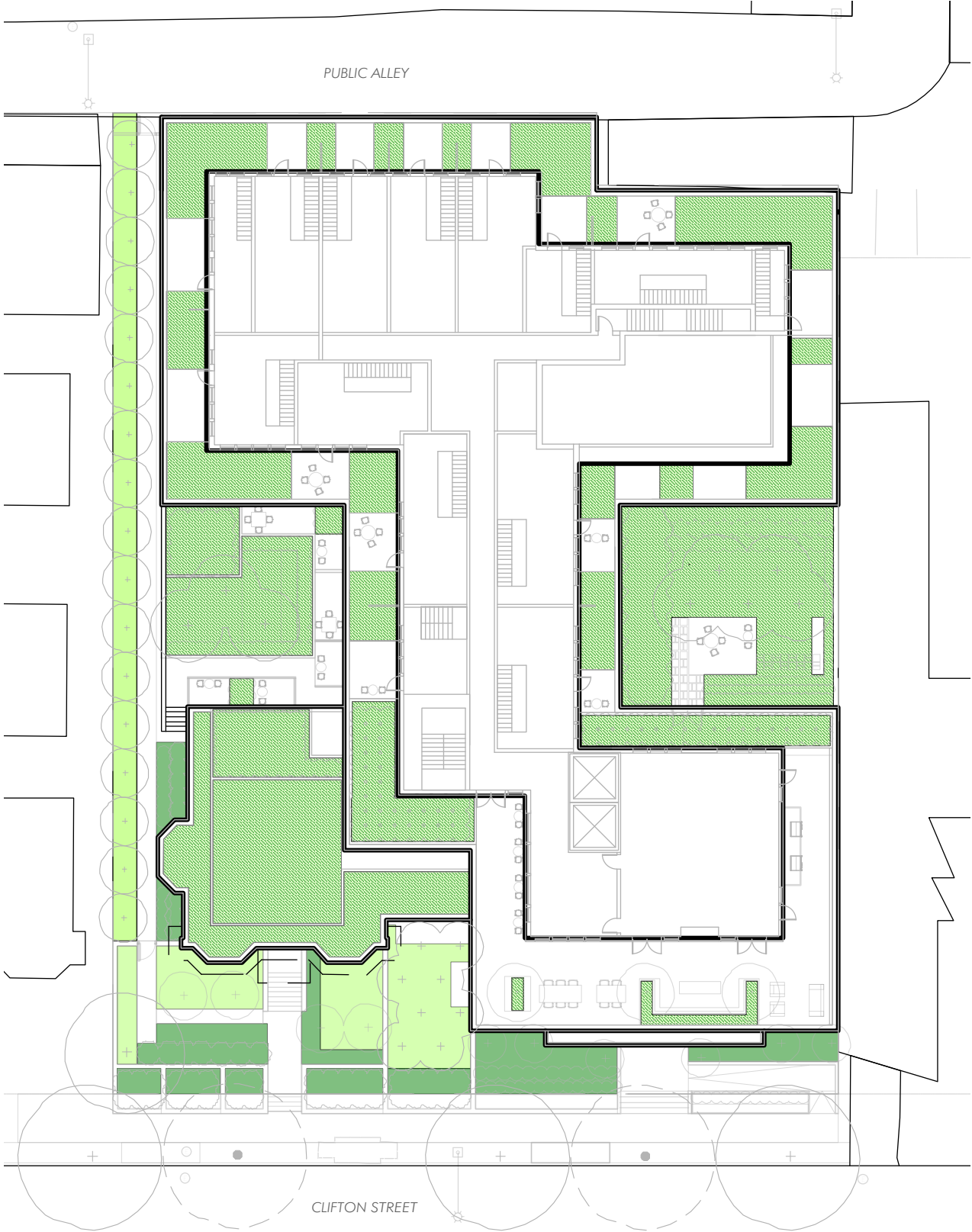
① Lower roof terrace - passive recreation, sunbathing



② Upper roof terrace - social lounging, city views, selective planting







- green roof planting
- shrub planting
- groundcover planting

Green Area Ratio Scoresheet					
Address 3315 Clifton Street NW		Ward	Lot	Square	Zoning District
Other / BZA Order		enter sq ft of lot	multiplier		
Lot size (enter this value first) *		20,700	SCORE 0.394		
Landscape Elements		Square Feet	Factor	Total	
A	Landscaped areas (select one of the following for each area)				
1	Landscaped areas with a soil depth of less than 24"	enter sq ft 0	0.3	-	
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft 1190	0.6	1,914.0	
3	Bioretention facilities	enter sq ft 0	0.4	-	
B	Plantings (credit for plants in landscaped areas from Section A)				
1	Groundcovers, or other plants less than 2' tall at maturity	enter sq ft 1800	0.2	372	
2	Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 927	6003	0.3	1,801
3	Tree canopy for all new trees 2.5" to 6" in diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees 35	1750	0.5	875.0
4	Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees 6	250	0.6	150.0
5	Tree canopy for preservation of existing tree 6" to 12" in diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees	0	0.7	-
6	Tree canopy for preservation of existing tree 12" to 18" in diameter or larger or equivalent - calculated at 600 sq ft per tree	enter number of trees 0	0	0.7	-
7	Tree canopy for preservation of all existing trees 18" to 24" in diameter or equivalent - calculated at 1300 sq ft per tree	enter number of trees 0	0	0.7	-
8	Tree canopy for preservation of all existing trees 24" in diameter or larger or equivalent - calculated at 2000 sq ft per tree	enter number of trees 0	0	0.8	-
9	Vegetated wall, plantings on a vertical surface	enter sq ft 468.5	0.6	293.1	
C	Vegetated or "green" roofs				
1	Over at least 2" and less than 8" of growth medium	enter sq ft 0	0.6	-	
2	Over at least 8" of growth medium	enter sq ft 7540	0.8	6,032.0	
D	Permeable Paving***				
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 660	0.4	264.0	
2	Permeable paving over at least 24" of soil or gravel	enter sq ft 0	0.5	-	
E	Other				
1	Enhanced tree growth systems***	enter sq ft 0	0.4	-	
2	Renewable energy generation	enter sq ft 0	0.5	-	
3	Approved water features	enter sq ft 0	0.2	-	
		sub-total of sq ft = 21,742			
H	Bonuses				
1	Native plant species	enter sq ft 0	0.1	-	
2	Landscaping in food cultivation	enter sq ft 0	0.1	-	
3	Harvested stormwater irrigation	enter sq ft 0	0.1	-	
		Green Area Ratio numerator = 11,701			

\*\*\* Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.