



TOTTEN MEWS

NE WASHINGTON, DC
COMSTOCK SIXTH STREET, LLC

LANDSCAPE RENDERING

MARCH 03, 2015

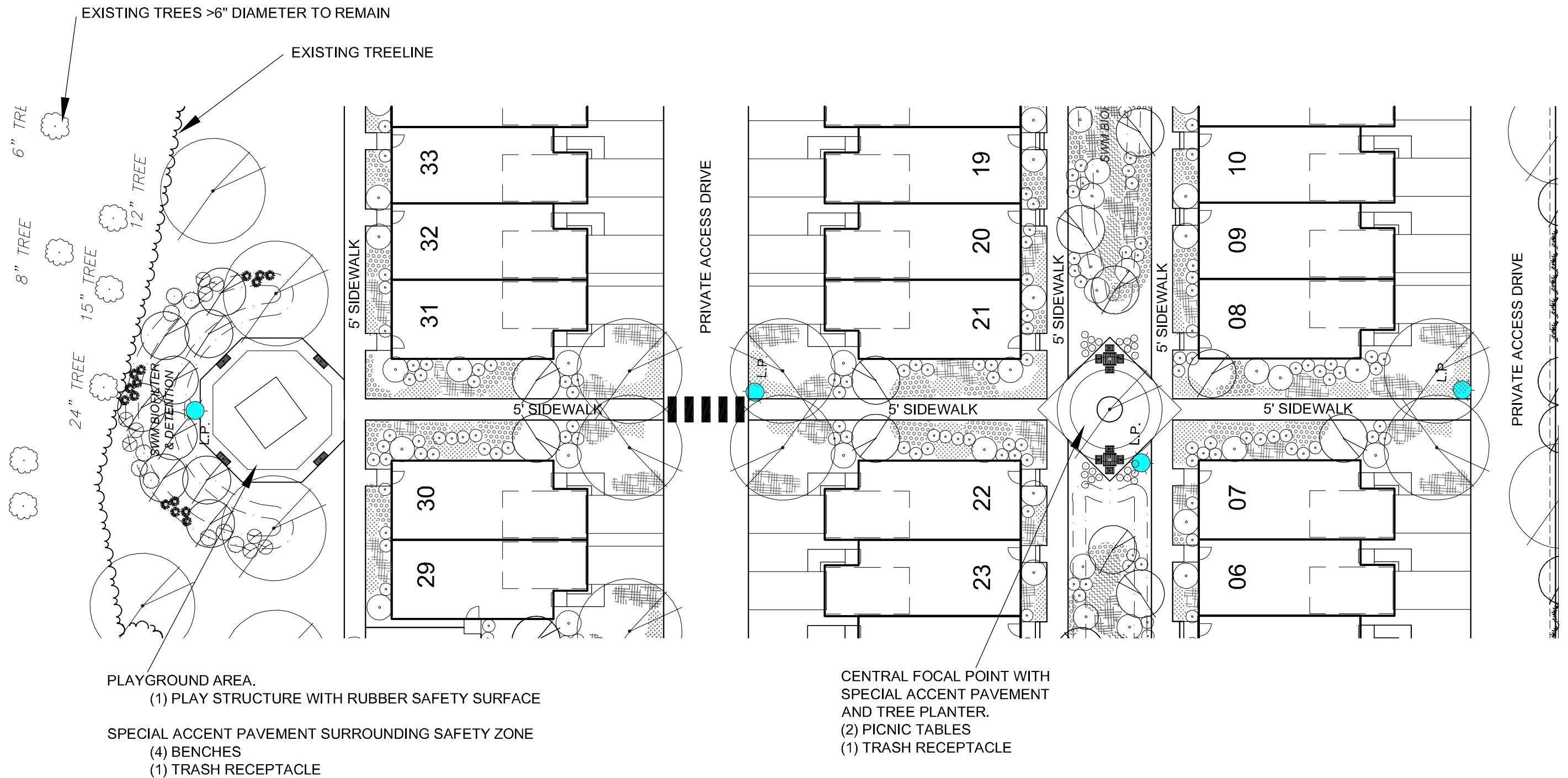


Dewberry

ZONING COMMISSION
District of Columbia
CASE NO. 15-04
EXHIBIT NO. 6A2

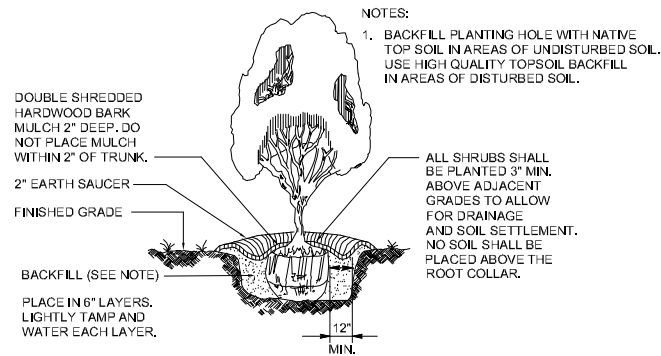
1-01

L-02



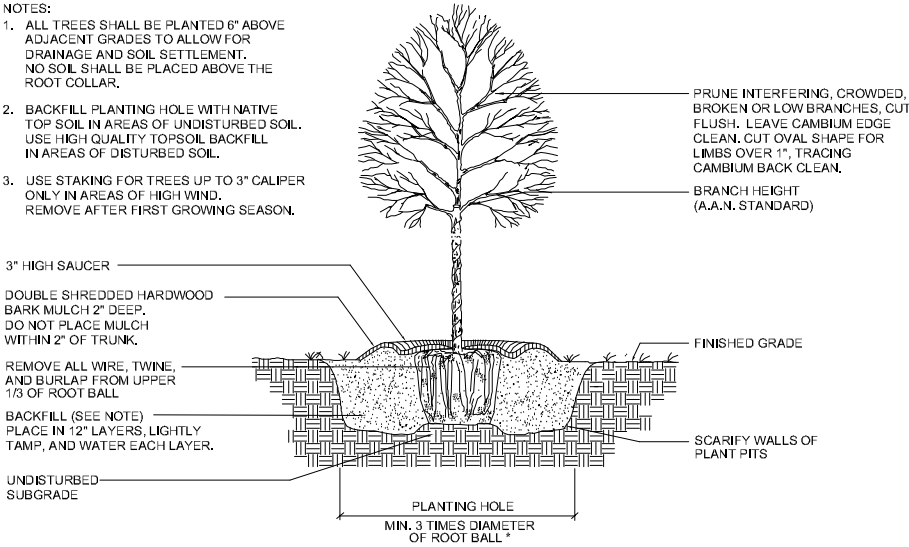
TOTTEN MEWS

NE WASHINGTON, DC
COMSTOCK SIXTH STREET, LLC



TYPICAL SHRUB PLANTING DETAIL - REFORESTATION

(NOT TO SCALE)



TYPICAL TREE PLANTING DETAIL - REFORESTATION

(NOT TO SCALE)



NOTE: APPLICANT RESERVES THE RIGHT TO SUBSTITUTE MATERIALS AND EQUIPMENT OF SIMILAR QUALITY AND APPEARANCE AS THOSE REPRESENTED HERE.

CAPTAIN'S DECK PLAY STRUCTURE

STEEL FRAME WITH PLASTIC PANELS

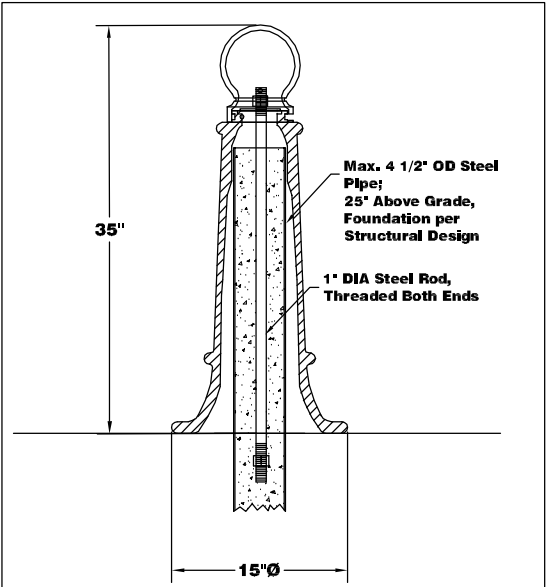
ADA ACCESSIBLE

CAPACITY: 22 CHILDREN

AGE RANGE: 2-12 YEARS

WWW.BELSEN.COM

CAST IN PLACE RUBBERIZED SAFETY SURFACE TO BE INSTALLED WITHIN FALL ZONE OF STRUCTURE



RELIANCE FOUNDRY BOLLARD; R-7561

DARK BRONZE FINISH

www.rellance-foundry.com | www.bollards.ca



Front and Garage



SKU: P5954-108
Finish: Oil Rubbed Bronze
Width: 7-1/4"
Height: 17-3/4"
Lamp Quantity: one
Lamp Type: Medium Base
Wattage: 100W max

Street Light



Philips Hadco: Old World V2703



Base



Shakespeare: Washington AP17-14SS11

Side and Rear Entry



SKU: P5986-20
Finish: Roman Bronze
Width: 4-5/8"
Height: 8-1/2"
Lamp Quantity: one
Lamp Type: CFL
Wattage: 13W

*Applicant reserves the right to substitute materials of similar quality and appearance for those represented here.



HERITAGE PARK BENCH; PB5-HER
5' BENCH WITH BLACK FRAME AND CEDAR SLATS
STEEL FRAME WITH RECYCLED PLASTIC SLATS
WWW.BELSEN.COM



HERITAGE PARK PICNIC TABLE; PB6APIC6
6' TABLE WITH BLACK FRAME AND CEDAR SLATS
STEEL FRAME WITH RECYCLED PLASTIC SLATS
WWW.BELSEN.COM



HERITAGE PARK TRASH RECEPTACLE; PB20-JAM
WITH BLACK FRAME AND CEDAR SLATS
STEEL FRAME WITH RECYCLED PLASTIC SLATS
WWW.BELSEN.COM

PLANT SCHEDULE FOR COMMON OPEN SPACES				
Botanical Name	Common Name	Native	Size	Notes
LARGE DECIDUOUS TREES				
Acer griseum	Paperbark Maple		2 1/2"-3" Cal	
Acer rubrum 'October Glory'	October Glory Maple	Y	2 1/2"-3" Cal	
Liriodendron tulipifera	Tulip Poplar	Y	2 1/2"-3" Cal	
Quercus alba	White Oak	Y	2 1/2"-3" Cal	
Quercus coccinea	Northern Red Oak	Y	2 1/2"-3" Cal	
Quercus phellos	Willow Oak	Y	2 1/2"-3" Cal	
Platinus occidentalis	American Sycamore	Y	2 1/2"-3" Cal	
SMALL DECIDUOUS & ORNAMENTAL TREES				
Carpinus betulus 'Fastigiata'	Fastigiata Upright Hornbeam		8'-12'	
Chionanthus virginicus	Fringetree	Y	8'-12'	
Cornus kousa	Kousa Dogwood		7'-8'	
Prunus 'Okame'	Okami Cherry		8'-12'	
Lagerstroemia indica 'Dynamite'	Dynamite Crape Myrtle		8'-10'	
Viburnum lentago	Nannyberry Tree		8'-10'	
EVERGREEN TREES				
Ilex crenata 'Steeds'	Steeds Holly		6'-8'	
Ilex opaca 'Satyr Hill'	Satyr Hill American Holly	Y	7'-8'	
Thuja occidentalis 'Nigra'	Dark American Arborvitae	Y	6'-8'	
SHRUBS & GRASSES				
Buxus microphylla 'Antarctica'	Antarctica Dwarf Boxwood		24"-30"	36" O.C.
Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster		#3 Cont	30" O.C.
Ilex glabra 'Shamrock'	Shamrock Inkberry		18"-24"	30" O.C.
Juniperus chinensis 'Sea Green'	Sea Green Juniper		18"-24"	24" O.C.
Liriope muscari 'Big Blue'	Big Blue Lillyturf		#3 Cont	18" O.C.
Panicum virgatum 'Heavy Metal'	Heavy Metal Switchgrass	Y	#3 Cont	30" O.C.
Rosa 'Radrazz' Knockout Rose	Red Knockout Rose		#3 Cont	36" O.C.
Spiraea nipponica 'Snowmound'	Snowmound Spiraea		24"-30"	32" O.C.
Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass		#3 Cont	30" O.C.
Schizachyrium scoparium	Little Bluestem		#3 Cont	24" O.C.
Muhlenbergia capillaris	Pink Muhlygrass		#3 Cont	24" O.C.

SWM PLANT LIST				
TREES				
Botanical Name	Common Name	Native	Size	Comments
Betula nigra	River Birch	Y	7'-8'	Multi-stem
Nyssa silvatica	Black Gum	Y	2"-2 1/2" Cal	
Taxodeum disticum	Bald Cypress	Y	2"-2 1/2" Cal	
SHRUBS				
Botanical Name	Common Name		Size	Comments
Cornus sericea	Redosier Dogwood	Y	18"-24"	Multi-stem
Ilex glabra 'Shamrock'	Shamrock Inkberry	Y	18"-24"	
Ilex verticillata 'Apollo'	Apollo Winterberry (male)	Y	18"-24"	
Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	Y	18"-24"	
Myrica pensylvanica	Northern Bayberry	Y	3'-3 1/2'	
GRASSES				
Panicum rigidulum	Redtop Panic Grass	Y	30%	
Schizachyrium scoparium	Little Bluestem	Y	20%	
Elymus virginicus	Virginia Wild Rye	Y	50%	
PERENNIALS		Randomly Mix Plants		
Andropogon gerardii	Big Bluestem	Y	4" Pot	24" O.C.
Asclepias incarnata	Swamp Milkweed	Y	4" Pot	24" O.C.
Aster novae-angliae	New England Aster	Y	4" Pot	24" O.C.
Helianthus angustifolius	Swamp Sunflower	Y	4" Pot	24" O.C.
Iris versicolor	Blue Flag	Y	4" Pot	24" O.C.
Lobelia siphilitica	Great Blue Lobelia	Y	4" Pot	24" O.C.
Rudbeckia fulgida	Orange Coneflower	Y	4" Pot	24" O.C.
Vernonia noveboracensis	New York Ironweed	Y	4" Pot	24" O.C.

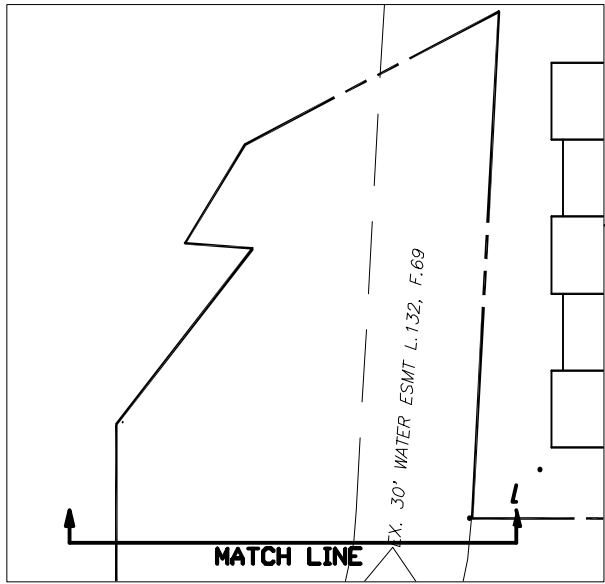


DEVELOPMENT DATA AND ZONING TABULATION		
SQUARE: 3788 LOT: 814 EXISTING ZONE: R-2 and FT/C-M-1 PROPOSED PUD REZONING: R-4 GROSS TRACT AREA: 182,600 Square Feet		
BUILDING TYPE	LOTS	SITE AREA (SF)
TOWNHOUSE	40	72,804
OPEN SPACE	1	109,796
Total		182,600
DESIGN ELEMENT	REQUIRED/ ALLOWED PUD IN R-4 ZONE	PROVIDED
MINIMUM LOT AREA (Sq Ft)	1,800	1,800 MIN
MINIMUM WIDTH OF LOT (Ft)	18	18 MIN
GROSS FLOOR AREA (Sq Ft)	182,600	89,124
AREA OF PRIVATE ACCESS DRIVE & 6th STREET EXTENDED (Sq Ft)		25,630
FAR CALCULATION		
INCLUDING THE PRIVATE ACCESS DRIVE & 6th STREET EXTENDED	1.00	0.49
EXCLUDING THE PRIVATE ACCESS DRIVE & 6th STREET EXTENDED	1.00	0.57
BUILDING AREA (Sq Ft)		31,647
PERCENTAGE OF LOT OCCUPANCY:		
INCLUDING THE PRIVATE ACCESS DRIVE & 6th STREET EXTENDED IN LOT AREA	60% MAX	17%
EXCLUDING THE PRIVATE ACCESS DRIVE & 6th STREET EXTENDED FROM LOT AREA	60% MAX	20%
PERVIOUS SURFACE COMPUTATION:		
OVERALL SITE	10% MIN	50%
INDIVIDUAL LOTS	10% MIN	10% MIN
BUILDING HEIGHT	40 FT MAX	40' MAX
REAR YARD	20 FT MIN	Varies ¹
SIDE YARD	NONE	NONE PROVIDED
PARKING:		
ONE-FAMILY DWELLING	1 PER DU = 40 SPACES	57 SPACES
LOADING:		
ONE-FAMILY DWELLING	N/A	N/A
1 See lot tabulation on this sheet.		

Lot #	Lot Size (SF)	Lot Dimensions (avg.)	Building GFA (In SF)	Maximum Allowable Lot Occupancy	Lot Occupancy Provided	Minimum Rear Yard Required	Minimum Rear Yard Provided	Minimum Side Yard Required	Side Yard Provided	Required Parking	Parking Provided
1	1,867	18.67'x100'	2,282	60.00%	43.34%	20.00	38	0	0	1	1
2	1,800	18'x100'	2,205	60.00%	43.53%	20.00	38	0	0	1	1
3	1,800	18'x100'	2,205	60.00%	43.53%	20.00	38	0	0	1	1
3	1,800	18'x100'	2,205	60.00%	43.53%	20.00	38	0	0	1	1
5	1,800	18'x100'	2,205	60.00%	43.53%	20.00	38	0	0	1	1
6	1,800	18'x100'	2,205	60.00%	43.53%	20.00	38	0	0	1	1
7	1,867	18.67'x100'	2,282	60.00%	43.34%	20.00	38	0	0	1	1
8	1,867	18.67'x100'	2,282	60.00%	43.34%	20.00	38	0	0	1	1
8	1,800	18'x100'	2,205	60.00%	43.53%	20.00	38	0	0	1	1
10	1,800	18'x100'	2,205	60.00%	43.53%	20.00	38	0	0	1	1
11	1,800	18'x100'	2,205	60.00%	43.53%	20.00	38	0	0	1	1
12	1,800	18'x100'	2,205	60.00%	43.53%	20.00	38	0	0	1	1
13	1,800	18'x100'	2,205	60.00%	43.53%	20.00	38	0	0	1	1
13	1,867	18.67'x100'	2,282	60.00%	43.34%	20.00	38	0	0	1	1
13	1,867	18.67'x100'	2,282	60.00%	43.34%	20.00	36	0	0	1	1
13	1,800	18'x100'	2,205	60.00%	43.53%	20.00	36	0	0	1	1
17	1,800	18'x100'	2,205	60.00%	43.53%	20.00	36	0	0	1	1
18	1,800	18'x100'	2,205	60.00%	43.53%	20.00	36	0	0	1	1
18	1,800	18'x100'	2,205	60.00%	43.53%	20.00	36	0	0	1	1
18	1,800	18'x100'	2,205	60.00%	43.53%	20.00	36	0	0	1	1
20	1,800	18'x100'	2,205	60.00%	43.53%	20.00	36	0	0	1	1
21	1,867	18.67'x100'	2,282	60.00%	43.34%	20.00	36	0	0	1	1
22	1,867	18.67'x100'	2,282	60.00%	43.34%	20.00	36	0	0	1	1
23	1,800	18'x100'	2,205	60.00%	43.53%	20.00	36	0	0	1	1
24	1,800	18'x100'	2,205	60.00%	43.53%	20.00	36	0	0	1	1
25	1,800	18'x100'	2,205	60.00%	43.53%	20.00	36	0	0	1	1
25	1,800	18'x100'	2,205	60.00%	43.53%	20.00	36	0	0	1	1
27	1,800	18'x100'	2,205	60.00%	43.53%	20.00	36	0	0	1	1
28	1,867	18.67'x100'	2,282	60.00%	43.34%	20.00	36	0	0	1	1
25	1,867	18.67'x100'	2,282	60.00%	43.34%	20.00	20	0	0	1	1
30	1,867	18.67'x100'	2,282	60.00%	43.34%	20.00	20	0	0	1	1
31	1,867	18.67'x100'	2,282	60.00%	43.34%	20.00	20	0	0	1	1
32	1,800	18'x100'	2,205	60.00%	43.53%	20.00	20	0	0	1	1
33	1,800	18'x100'	2,205	60.00%	43.53%	20.00	20	0	0	1	1
33	1,800	18'x100'	2,205	60.00%	43.53%	20.00	20	0	0	1	1
33	1,800	18'x100'	2,205	60.00%	43.53%	20.00	20	0	0	1	1
36	1,800	18'x100'	2,205	60.00%	43.53%	20.00	20	0	0	1	1
37	1,800	18'x100'	2,205	60.00%	43.53%	20.00	20	0	0	1	1
38	1,800	18'x100'	2,205	60.00%	43.53%	20.00	20	0	0	1	1
33	1,800	18'x100'	2,205	60.00%	43.53%	20.00	20	0	0	1	1
40	1,867	18.67'x100'	2,282	60.00%	43.34%	20.00	20	0	0	1	1
41	109,796	Common Open Space		N/A	N/A	N/A	N/A	N/A	N/A	0	17

TOTTEN MEWS

ZONING - SITE TABULATION



813
AST PLAT 3822-H
CAPITAL AREA FOOD BANK



TOTTEN MEWS

PROPOSED LOT CONFIGURATION PLAN

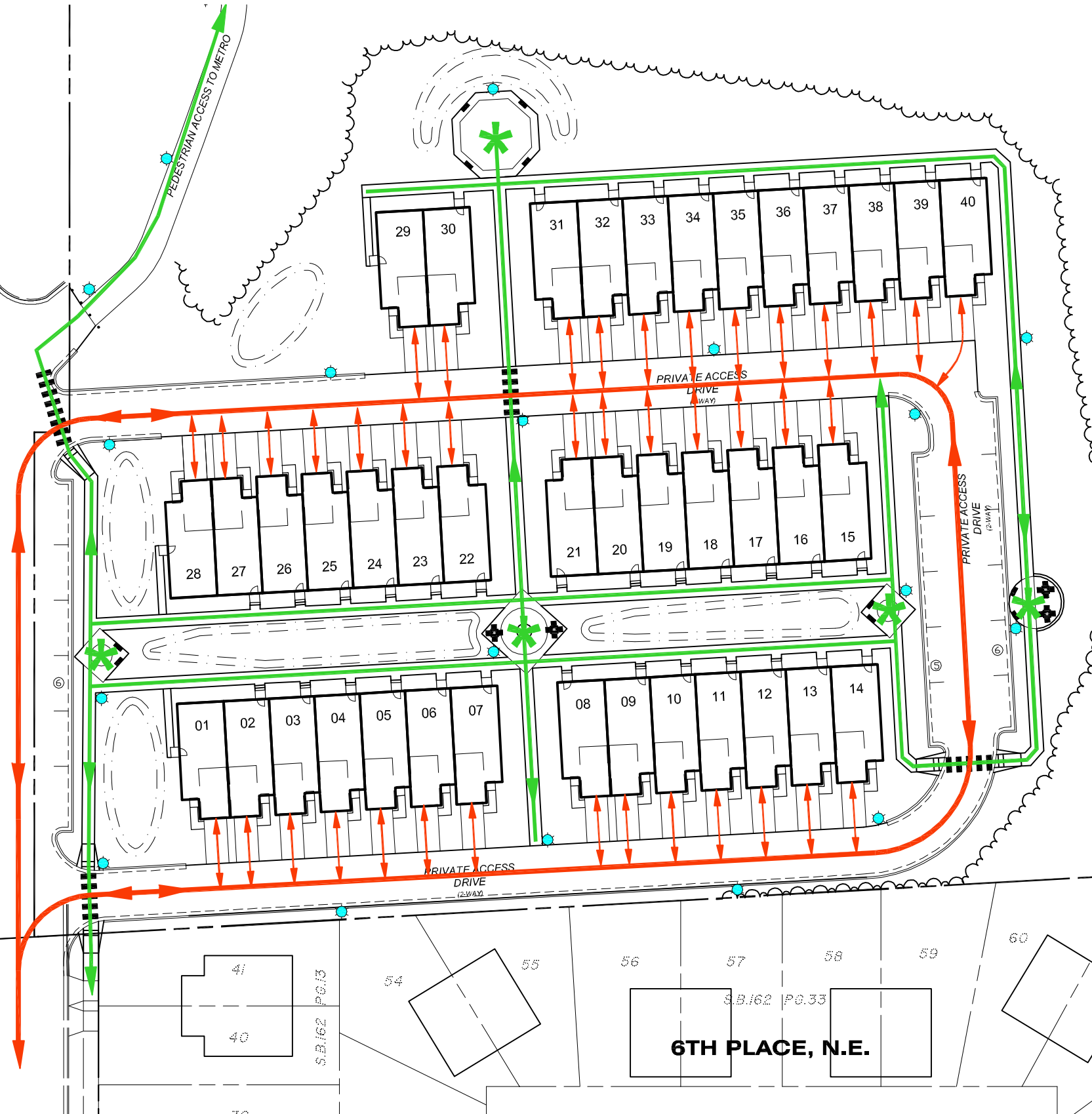




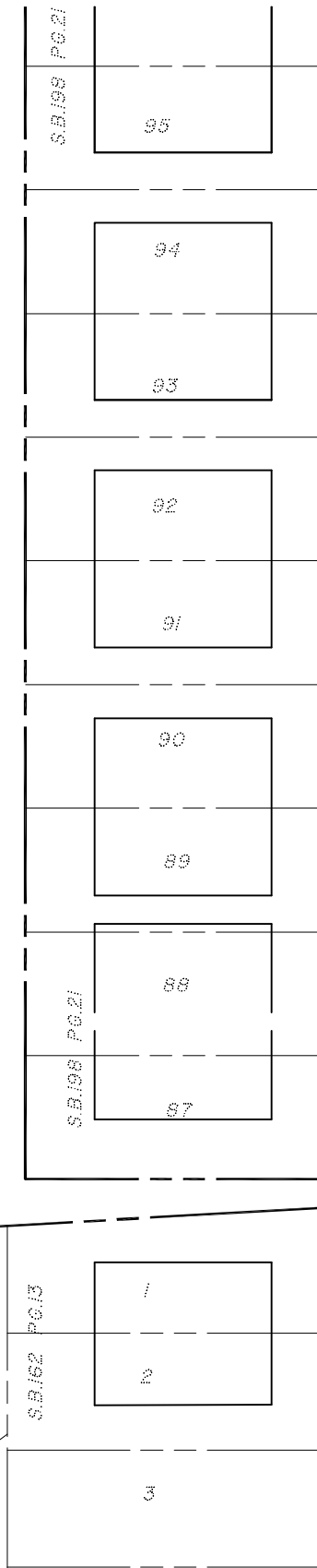
813
 AS7 PLAT 3822-H
 CAPITAL AREA FOOD BANK

6th ST, N.E.
 60' WIDE (NOMINAL)
 PUBLIC STREET

PRIVATE STREET



41



7th STREET, N.E.
 60' WIDE (NOMINAL)



TOTTEN MEWS

NE WASHINGTON, DC
 COMSTOCK SIXTH STREET, LLC

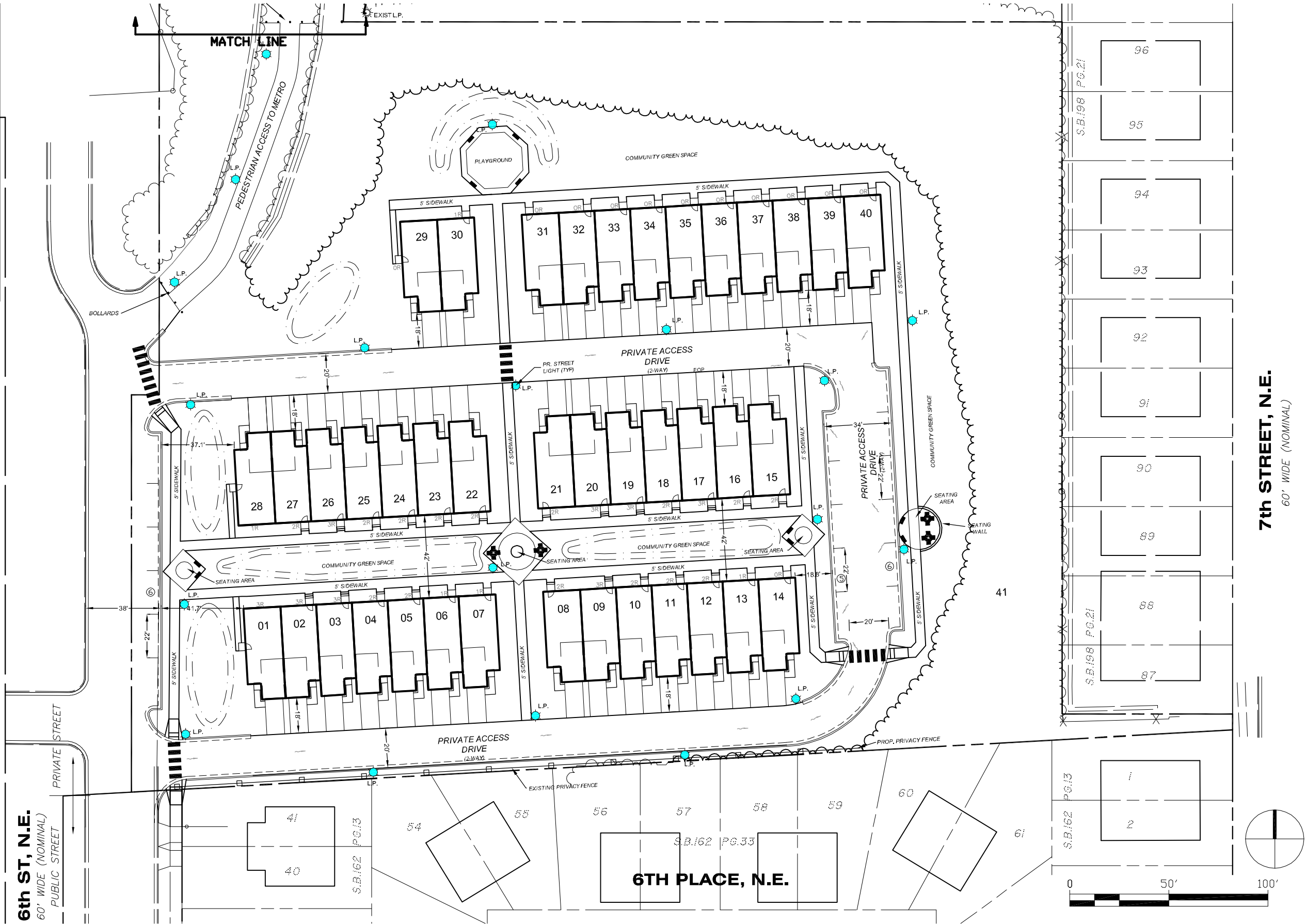
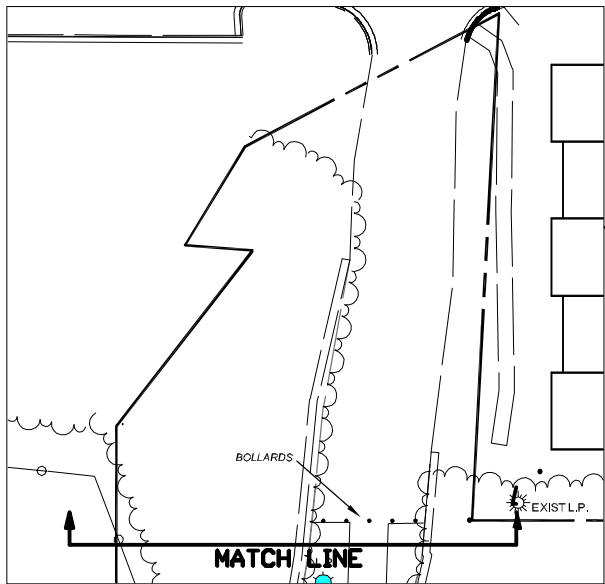
SITE CIRCULATION PLAN

MARCH 03, 2015



Dewberry

C-03



 L.P. PROPOSED LIGHTING
 CROSS WALK

TOTTEN MEWS

NE WASHINGTON, DC
COMSTOCK SIXTH STREET, LLC

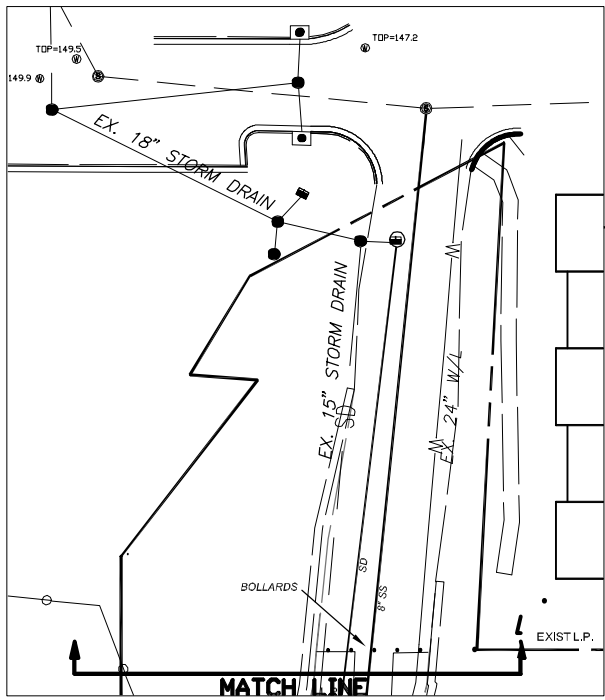
SITE AND LIGHTING PLAN

MARCH 03, 2015

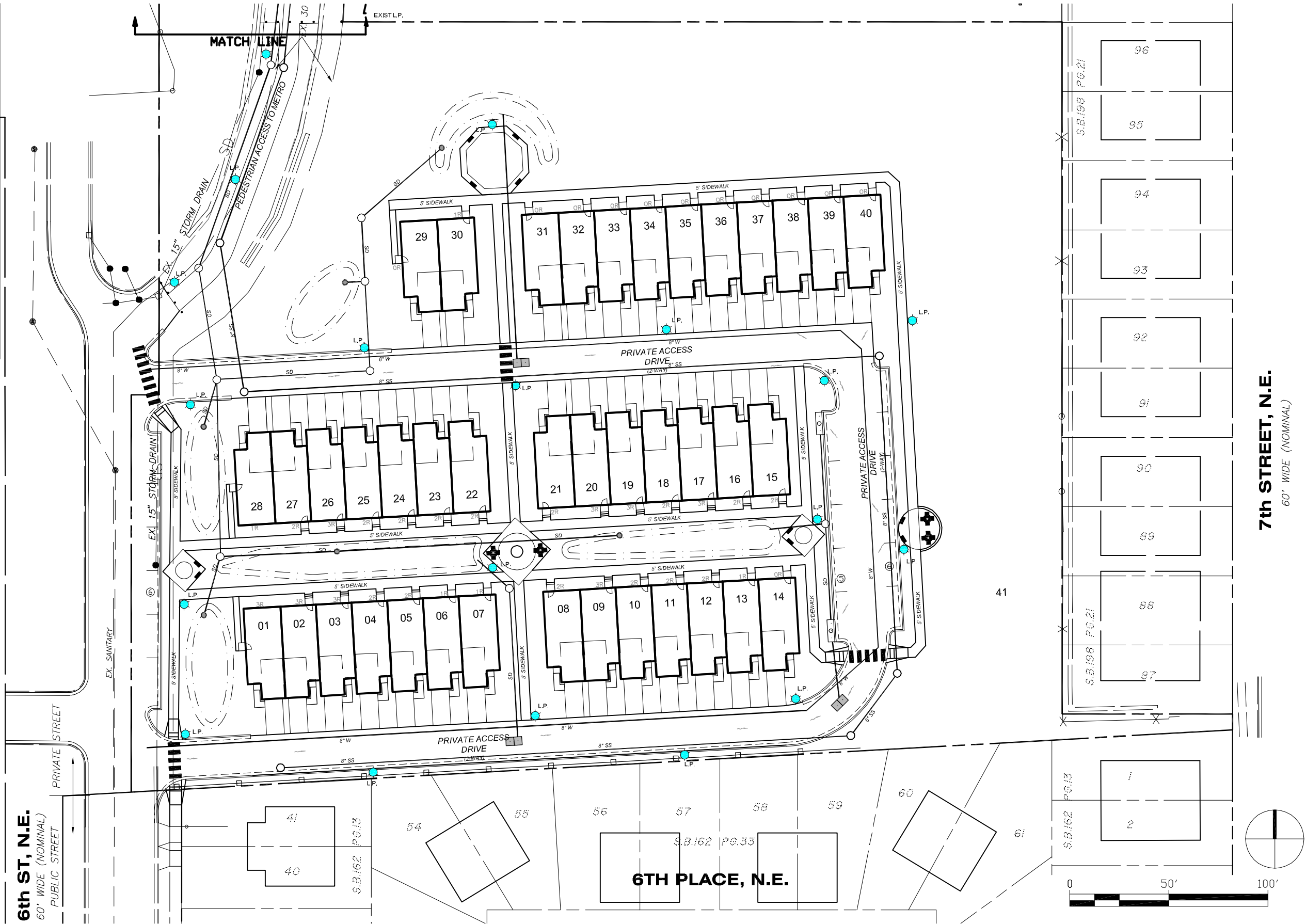


Dewberry

C-04



613
AST PLAT 382-H
CAPITAL AREA FOOD BANK



TOTTEN MEWS

NE WASHINGTON, DC
COMSTOCK SIXTH STREET, LLC

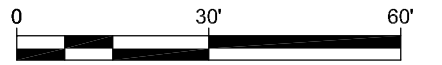
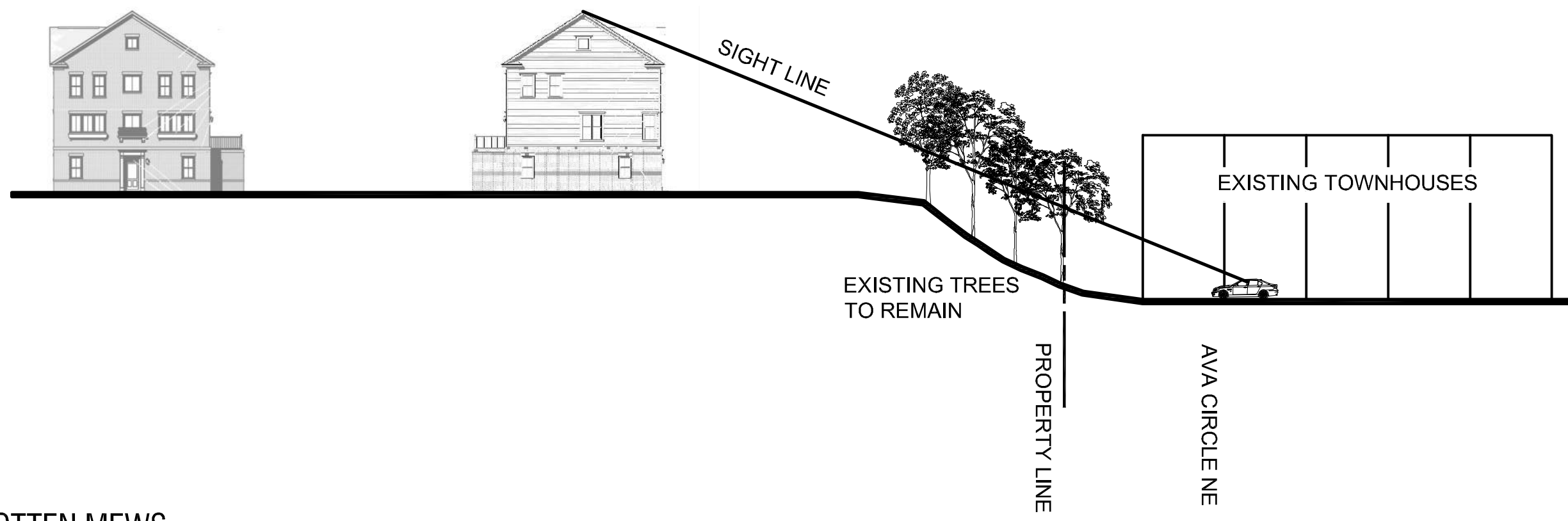
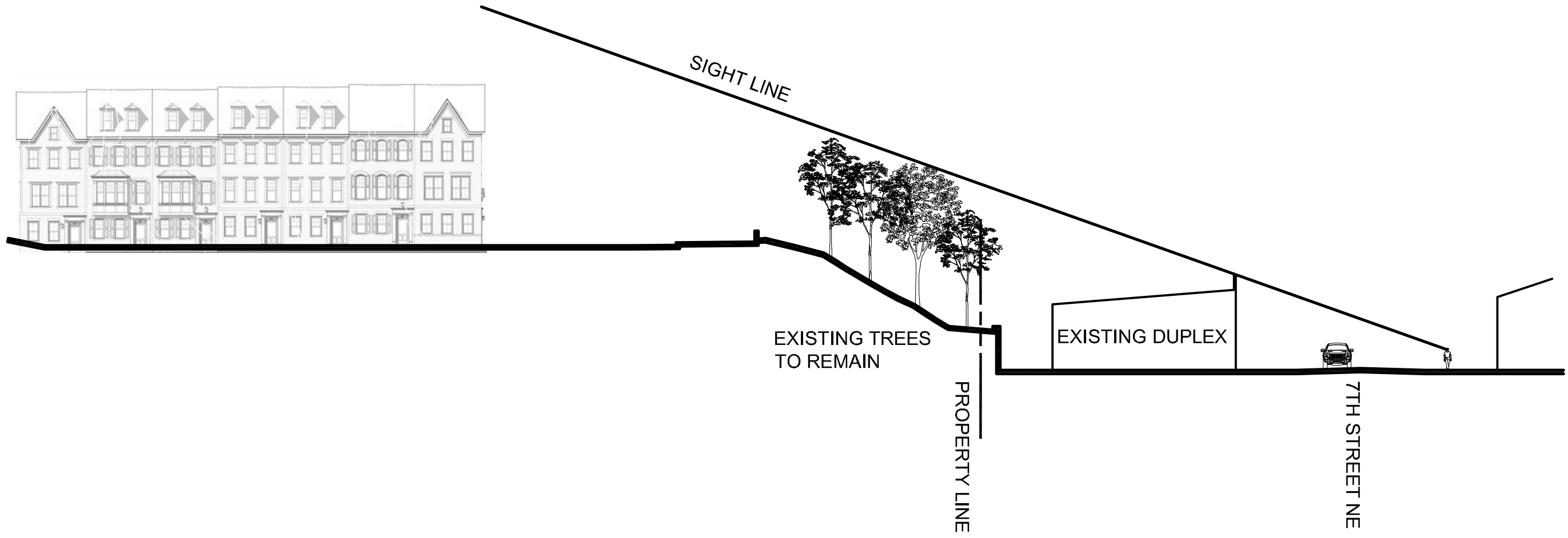
UTILITY PLAN

MARCH 03, 2015



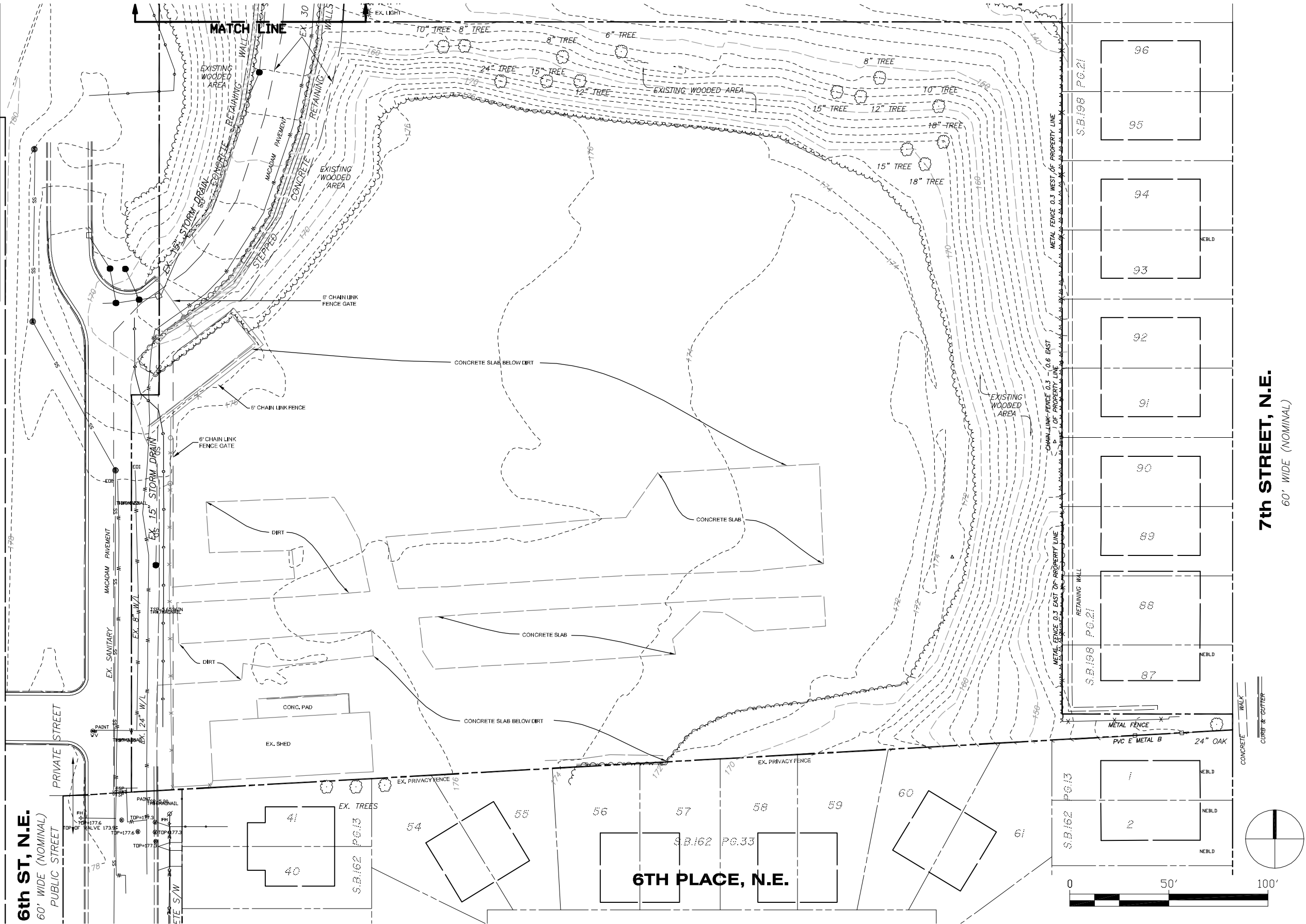
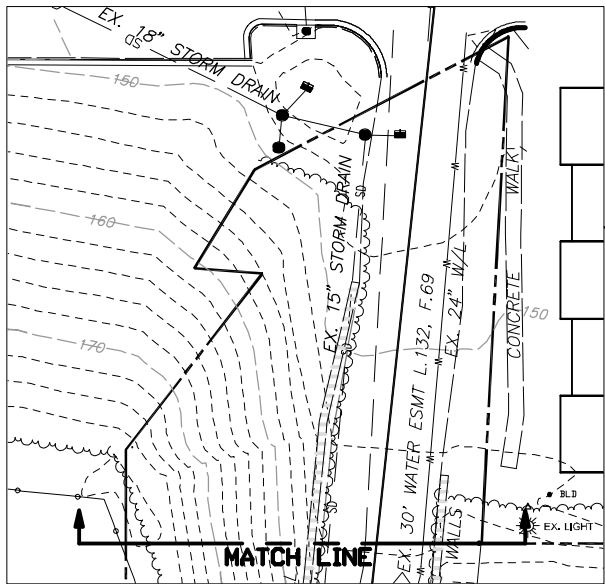
Dewberry

C-06



TOTTEN MEWS

SITE SECTIONS



TOTTEN MEWS

NE WASHINGTON, DC
COMSTOCK SIXTH STREET, LLC

EXISTING CONDITIONS PLAN

MARCH 03, 2015



Dewberry

C-08

Water Demand Calculation

	# Units	ADF RATE (gpd/unit)	ADF (gpd)	MDF (gpd)	PF(gpd)
Townhomes	40	130	5,200	10,400	31,200
Total=					0.03 MGD

ADF Average Demand Flow
MDF Maximum Demand Flow
PF Peak Flow

Sewer Demand Calculation

	# Units	BSF/DU(gpd)	AWF/DU (gpd)	BSF (gpd)	AWF (gpd)	PWF (gpd)	DF (mgd)
Townhomes	40	130	187	5,200	7,488	29,952	0.04

BSF Base Sanitary flow
AWF Average Wastewater Flow
PWF Peak Wastewater Flow
DF Design Flow
DU Dwelling Unit

Stormwater- Peak Flows

Drainage Area= 4.21 ac 183,254 sf

	Impervious Area (Ia) Rooftops and sidewalks		R	Intensity (I _{FF})	Impervious Area (Ia) Parking lots and streets		R	Intensity (I _{FF})
Area	42,995	sf	0.3	0.32	36,390	sf	0.5	0.53

Where: Q_p= peak flow (cfs)
 C= runoff coefficient (dimensionless)
 I= rainfall intensity (in/hr)
 A= drainage area (ac)
 t_c= time of concentration (minute)

		Pre-developed Condition		Developed Condition	
		C	Area (AC)	C	Area (AC)
Impervious area		0.35	4.21	0.9	1.82
Green Space / Green Roof		0.35	0.00	0.35	2.38
	C _{comp} =	0.35		0.59	

The runoff coefficient, C, is determined based on values provided on Table A.1.

Pre-development Peak Flow:

Q _{p2(pre)} =	C*I*A			Q _{p15 (pre)} =	C*I*A		
C=	0.35			C=	0.35		
t _c =	5	mins		t _c =	5	mins	
I=	5.28			I=	7.56		
A=	4.21	ac		A=	4.21	ac	
Q _{p2 (pre)} =	7.77	cfs		Q _{p15 (pre)} =	11.13	cfs	

Post-development Peak Flow:

Q _{p2 (post)} =	C*I*A			Q _{p15 (post)} =	C*I*A		
C=	0.59			C=	0.59		
t _c =	5	mins		t _c =	5	mins	
I=	5.28			I=	7.56		
A=	4.21	ac		A=	4.21	ac	
Q _{p2 (post)} =	13.07	cfs		Q _{p15 (post)} =	18.71	cfs	

