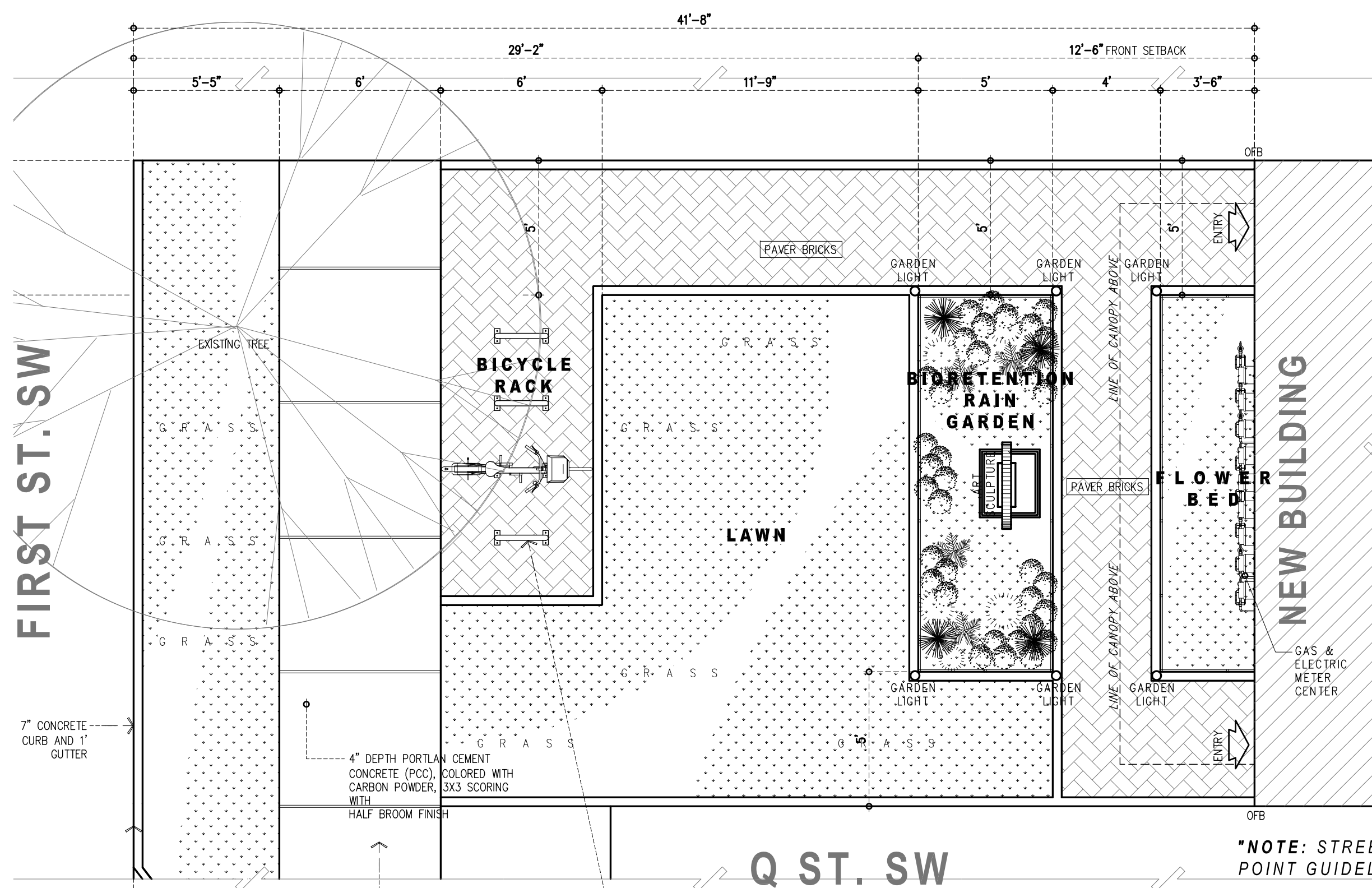




REFERENCES:

Bicycle Racks to comply with:

- BICYCLE RACK DESIGNS, District Department of Transportation Bicycle Facility Design Guide, #26, REVISED: Dec 2005
- BICYCLE PARKING RACK PLACEMENT, District Department of Transportation Bicycle Facility Design Guide #27, REVISED: Oct. 2007

The plans aligns to the existing streetscape guidelines

Sidewalk

Complies with 31.2.1 Sidewalks in DDOT – Design and Engineering (D&E) Manual

- Portland Cement Concrete (PCC) (Colored with Carbon Powder, 3x3 scoring with hair broom finish).
- Minimum 4 in. depth of concrete (**proposing 4 in**)
- 6 ft. wide for low and moderate density residential (adjacent land Uses is 4'7") (**proposing 6ft**)
- The width of the buffer strip should be a minimum of 4ft. preferably 6 ft. for tree space (**proposing 5-5, to align with current street.**)
- A sidewalk which is constructed to serve as a bicycle facility will be considered a multi use trail and will be built to a 10 ft. min (**proposing 12 ft = 6' sidewalk and 6' paver blocks**)

Gutters and Curbs

Complies with 31.2.4 Curbs and Gutters in DDOT – Design and Engineering (D&E) Manual

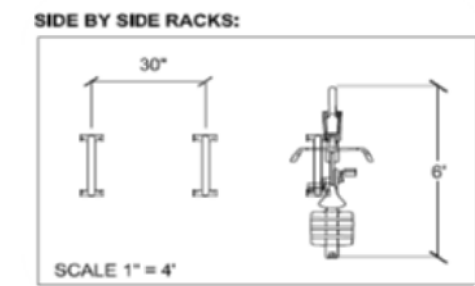
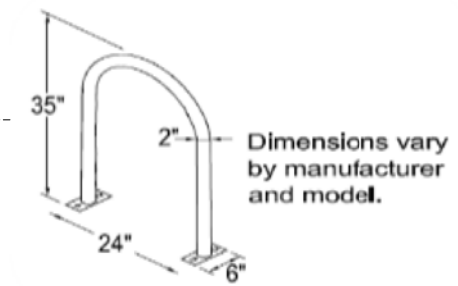
- Streets identified as Local on DDOT's "Functional Classification Map"
- **Proposing 7" concrete curb and 1" concrete gutter**

Final Streetscape Plan

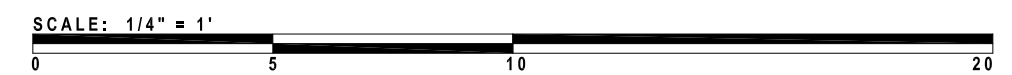
Developer has agreed that "streetscape to align with new DDOT Buzzard Point Guidelines when publicly released"

7" CONCRETE CURB AND 1" GUTTER

4" DEPTH PORTLAND CEMENT CONCRETE (PCC), COLORED WITH CARBON POWDER, 3X3 SCORING WITH HALF BROOM FINISH



"NOTE: STREETSCAPE TO ALIGN WITH NEW DDOT BUZZARD POINT GUIDELINES WHEN PUBLICLY RELEASED"



1542 1st Street SW
Zoning Commission Submittal

Stadium District Lofts

Live, Walk, Work and Score in the Stadium District

PROPOSED PUBLIC SPACE with DDOT Input
SD- 0.09

ZONING COMMISSION
CASE NO. 15-01
EXHIBIT NO. 2E2



SCALE: 1/16" = 1'
0 5 10 20



1542 1st Street SW
Zoning Commission Submittal

Stadium District Lofts

Live, Walk, Work and Score in the Stadium District

PROPOSED PUBLIC SPACE PERSPECTIVE
SD - 0.091



1542 1st Street SW
Zoning Commission Submittal

Stadium District Lofts

Live, Walk, Work and Score in the Stadium District

PROPOSED FRONT PERSPCT W/ FULL ADJ. DEV'T.
SD - 0.10

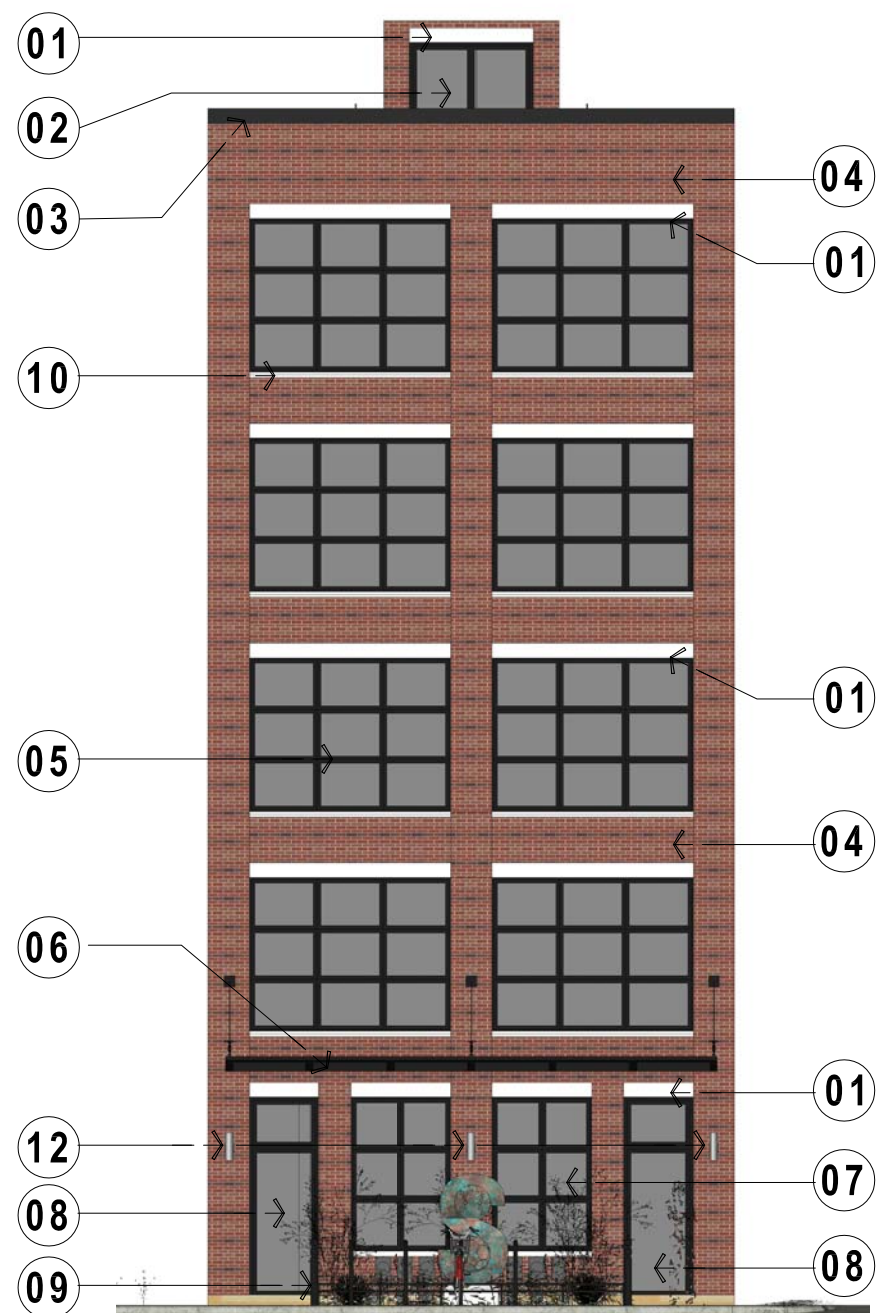


1542 1st Street SW
Zoning Commission Submittal

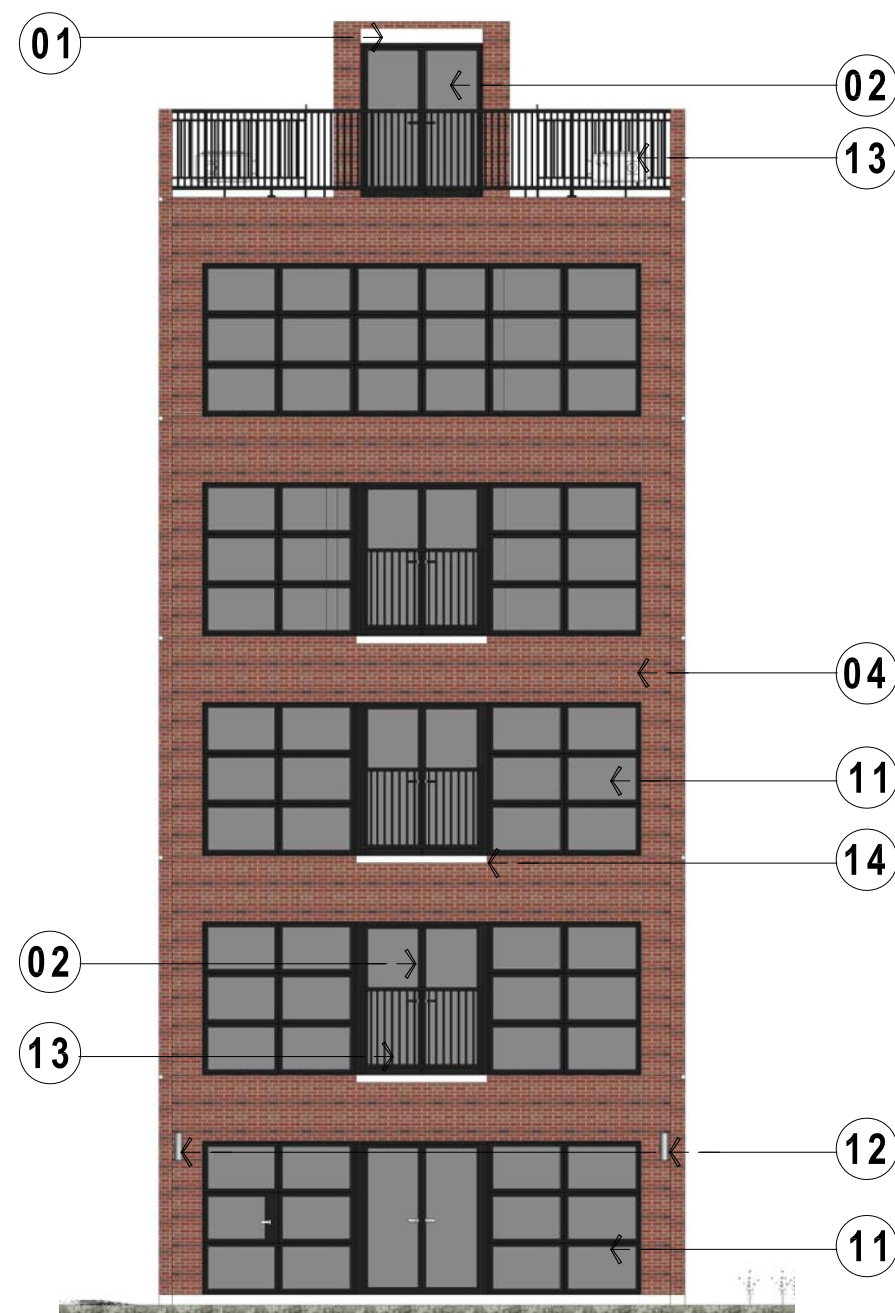
Stadium District Lofts

Live, Walk, Work and Score in the Stadium District

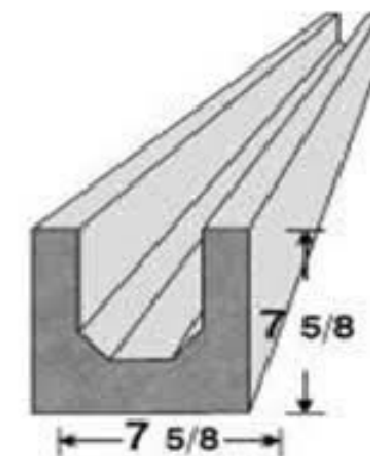
PROPOSED REAR PERSPCT W/ FULL ADJ. DEV'T.
SD - 0.11



FRONT ELEVATION

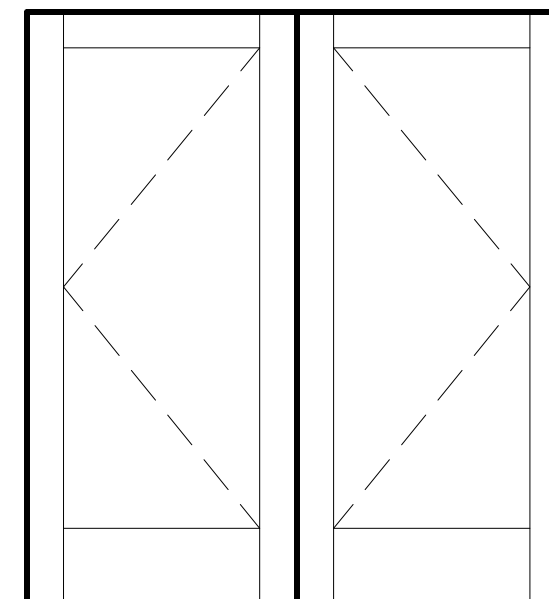


REAR ELEVATION

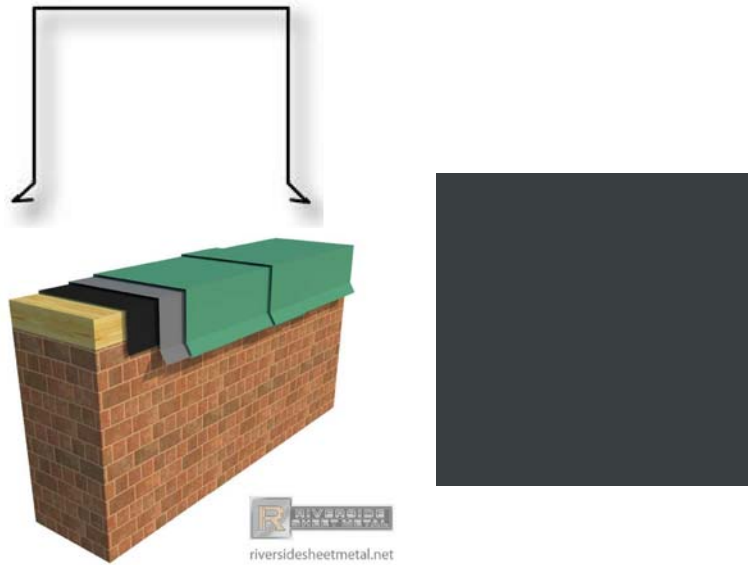


01 CONCRETE U-SHAPED LINTELS IN 8X8X144 (YORK BUILDING)
SOURCED FROM: POTOMAC VALLEY BRICK

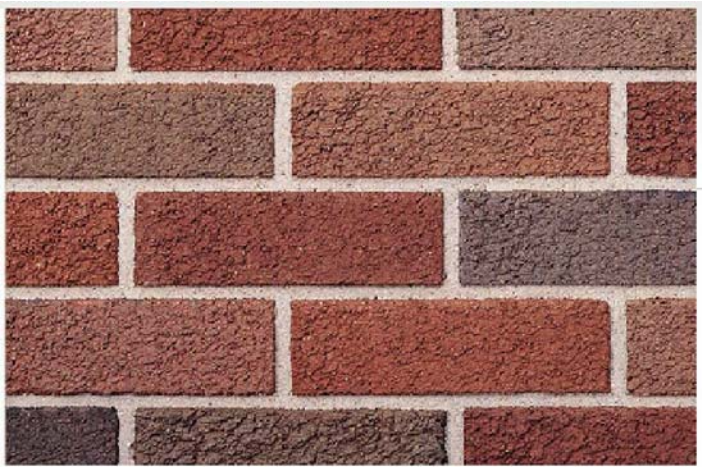
<http://www.yorkbuilding.com/masonry-products/concrete-lintels/>



02 FRAME SIZE: 75 1/4 X 82 1/2
SITELINE CLAD AURALAST PINE, INSWING DOOR
PRODUCT, (FRENCH-SWING) TWO PANEL DOOR,
PASSIVE/ ACTIVE), EQUAL PANEL WIDTHS, 4 5/8"
STILE, 8 1/4" BOTTOM RAIL, BLACK EXTERIOR, CLEAR
FRAME, INTERIOR PREPAINT/ BRILLIANT
WHITE/M64WL890, INSULATED LOW-E 366 TEMPERED
GLASS, PRESERVE FILM, STANDARD



03 PARAPET WALL CAP: DARK BRONZE SHEET METAL GA 24
ITEM CODE: ENDAR
WWW.RIVERSIDESHEETMETAL.NET/METAL-ROOFING

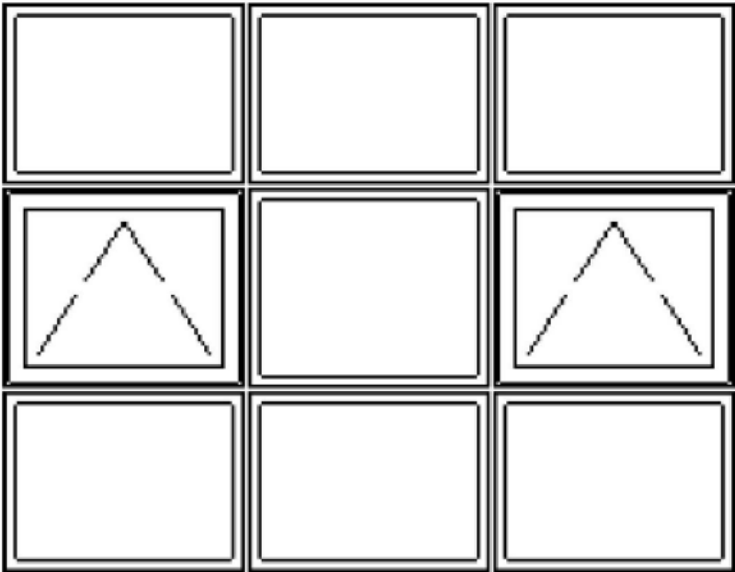


Red Bricks: Mohawk Blend							
SPL. ID: 00000570							
	STANDARDS (Meets grade SW for all)	TYPE	TEXTURE	COMP.	CW	IRA	TEST REPORT
PLANT 4 EXTRUDED	FACE BRICK C210	FBS	Matt	10,000 psi	0.70	2	
Cleaning Recommendation		Belden Brick recommends using Sure Klean 101 Lime Solvent to clean this product. Alternatively, EsCo Chem NMD 300 can be used to clean any of our brick.					

SIZES	WIDTH	HEIGHT	LENGTH	THIN FLAT BACK	THIN DOVETAIL	UNITS / SQ. FT.
Standard	3 5/8" / 92mm	2 1/4" / 57mm	8" / 203mm	X	X	6.55
Jumbo Standard	3 5/8" / 92mm	2 3/4" / 70mm	8" / 203mm	X	X	5.5
Modular	3 5/8" / 92mm	2 1/4" / 57mm	7 5/8" / 194mm	X	X	6.06
Jumbo Modular	3 5/8" / 92mm	2 3/4" / 70mm	7 5/8" / 194mm	X	X	5.76

Any size not listed is unavailable

04 FACE BRICK BY: BELDEN BRICKS

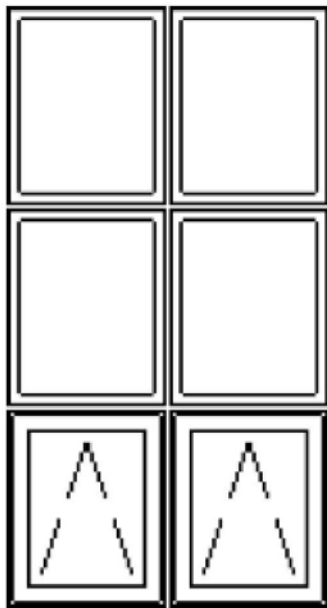


05 FRAME SIZE: 108 X 84
W-2500 STD CLAD MULL AURALAST PINE, CASEMENT/AWNING
PRODUCT, BLACK EXTERIOR, PAINTED WHITE INTERIOR FRAME/SASH,
NAIL FINISH(STANDARD), COLOR MATCH METAL DRIP CAP, 3 WIDE. 3
HIGH, 6 9/16 JAMB, INSULATED LOW-E 366 ANNEALED GLASS, NO
PRESERVE FILM, ARGON FILLED



06 IRON AWING
BY: R & F METAL OR MASHAK FREDERICK IRON WORKS





07 FRAME SIZE: 48 X 90
2 WIDE
3 HIGH
6 9/16 JAMB
INSULATED LOW E 366 NO PRESERVE FILM, ARGON FILLED



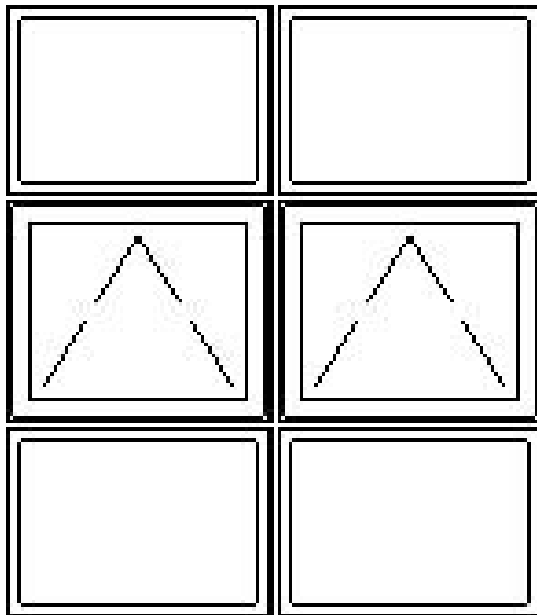
08 FRAME SIZE: 37 5/8 X 106 1/2, BTM = 82 1/2
SITELINE CLAD AURALAST PINE, INSWING DOOR PRODUCT,
(SINGLE-SWING) SINGLE DOOR WITH 1 TRANSOM, (LEFT),
BTM=82 1/2, 4 5/8" STILE, 8 1/4" BOTTOM RAIL,
BLACK EXTERIOR, CLEAR FRAME
SATIN NICKEL HINGE, INSULATED LOW -E 366 PRESERVE FILM



09 LED GARDEN AND PATHWAY BOLLARD – 7340
BGA – 7340
MATERIAL(S): STEEL, CRYSTAL, GLASS, ALUMINUM, POLYESTER
GRAPHITE
<http://www.ylighting.com/bega-7340-pathway-bollard.html>



10 SLOPED STRETCHER BRICK
BY: BELDEN BRICK



11 FRAME SIZE: 72 X 82
W-2500 STD CLAD MULL AURALAST PINE, CASEMENT/AWNING
PRODUCT, BLACK EXTERIOR,
PAINTED WHITE INTERIOR FRAME/SASH,
NAIL FIN(STANDARD), COLOR MATCH METAL DRIPCAP,
2 WIDE
3 HIGH,
6 9/16 JAMB
INSULATED LOW-E 366 NO PRESERVE FILM, ARGON FILLED



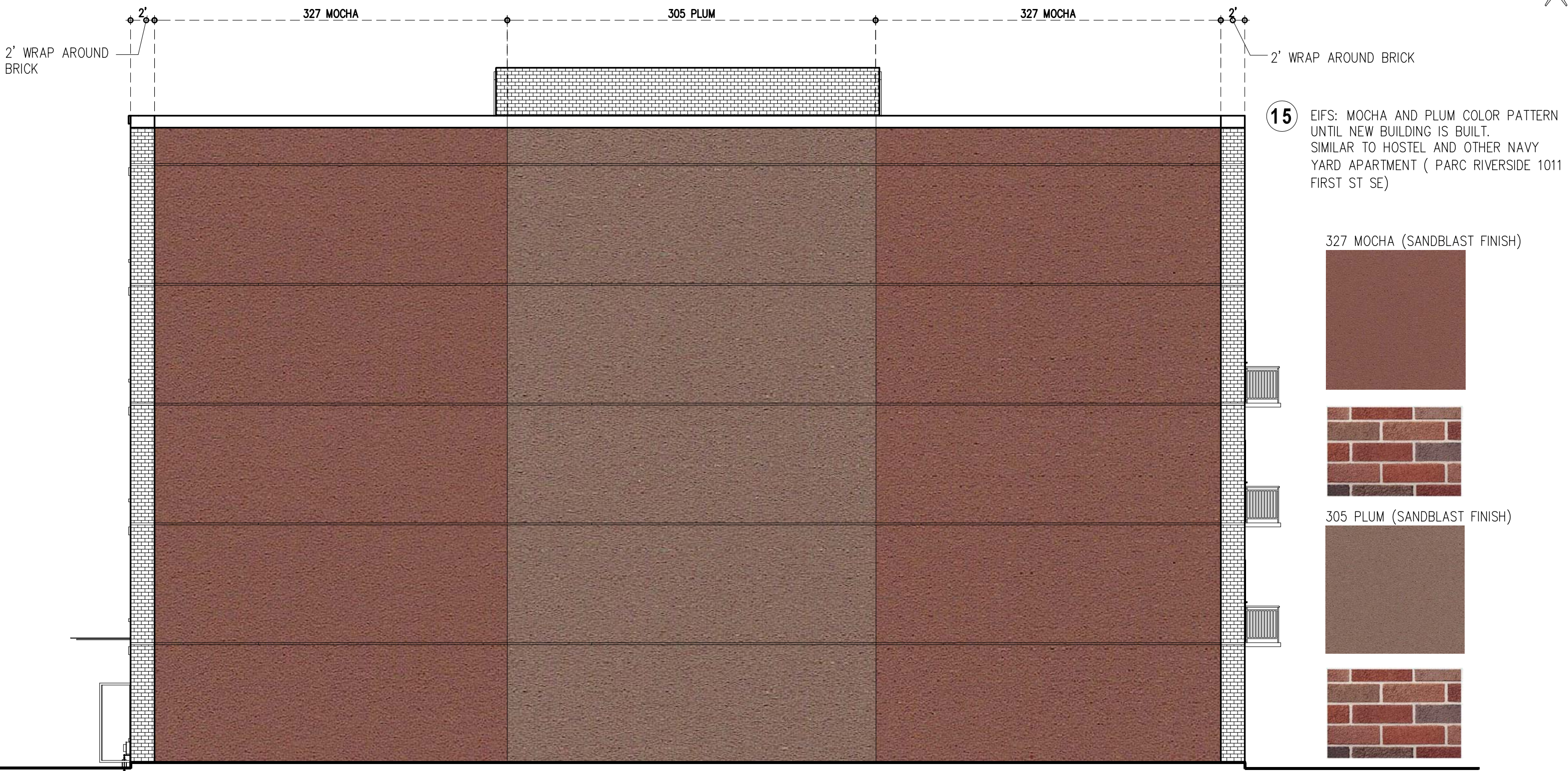
12 SL9270 WALL SCONCE
BY: THOMAS LIGHTING
SELECT FINISH: MATTE BLACK
<http://www.lumens.com/s19270-wall-sconce-by-thomas-lighting-uu374091.html>



13 IRON DECK RAILING
BY: R & F METAL OR MASHAK FREDERICK IRON WORKS



14 CONCRETE DECK ON WHITE EPOXY PAINT FINISH

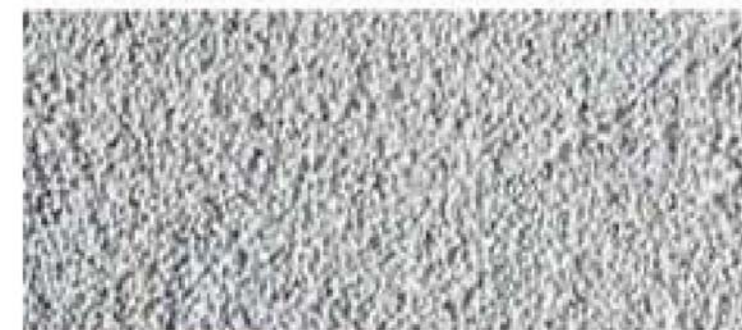




FREESTYLE® *



QUARZPUTZ®



SANDBLAST®



SANDPEBBLE®



SANDPEBBLE FINE®

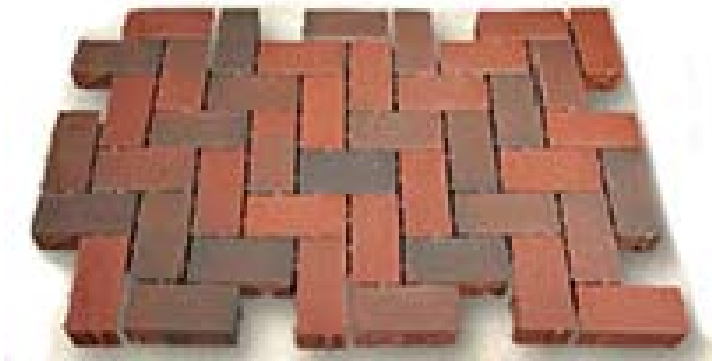


LYMESTONE™ *

SANDBLAST FINISH OPTION



DESIGN SIMILAR CITY VISTA
SOURCE: IRON AWNING (R&f METAL OR
MASHACK FREDERICK IRON)



PERMEABLE PAVER
REGIMENTAL FULL RANGE HERRINGBONE
PATTERN
BY: BELDEN



SL9270 WALL SCONCE
BY: THOMAS LIGHTING
SELECT FINISH: MATTE BLACK
<http://www.lumens.com/s19270-wall-sconce-by-thomas-lighting-uu374091.html>

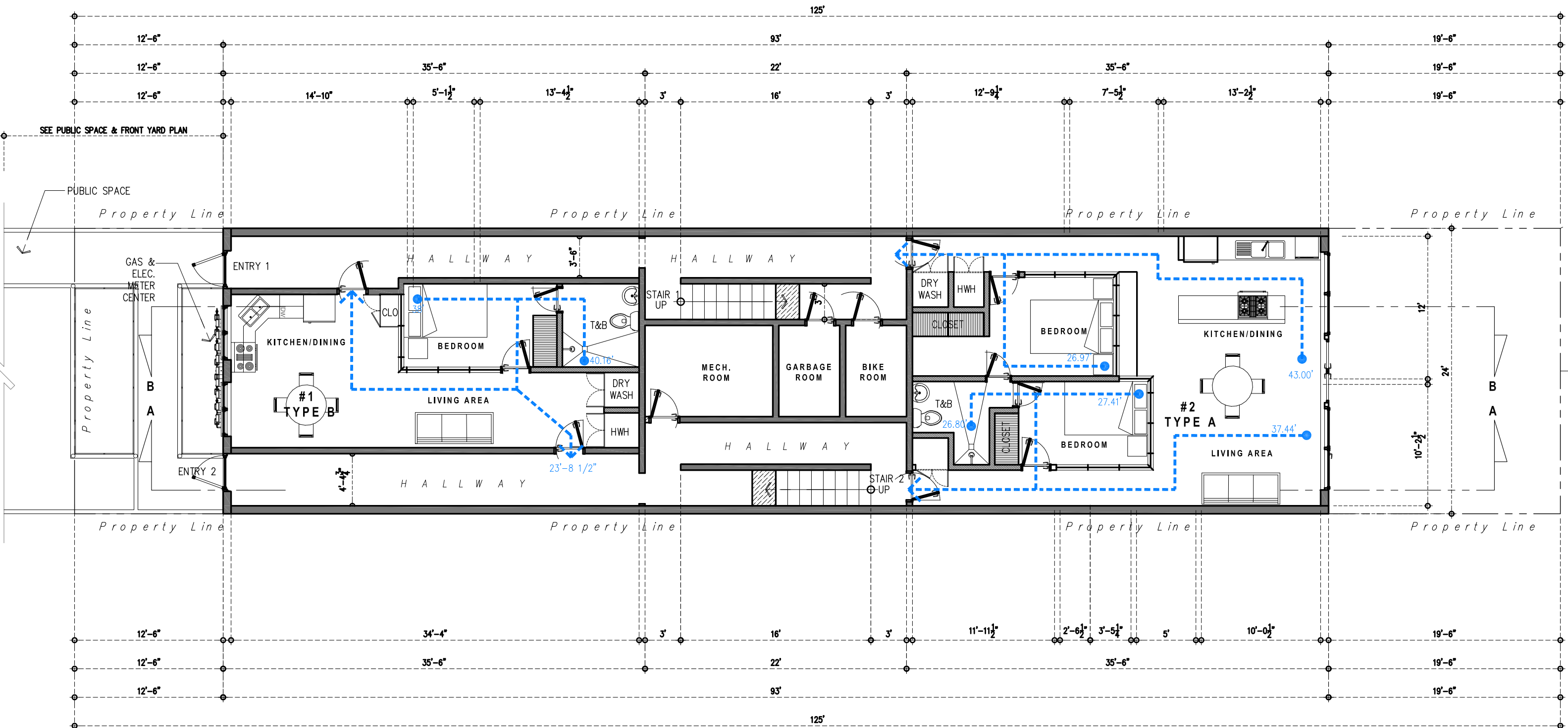


PLASTISOL(CLASSIC) RACKS
SURFACE MOUNT/ IN-GROUND MOUNT
BY: CYCLESAFE



PORTLAND CEMENT CONCRETE
(COLORED WITH CARBON TO
MATCH SIDEWALK)



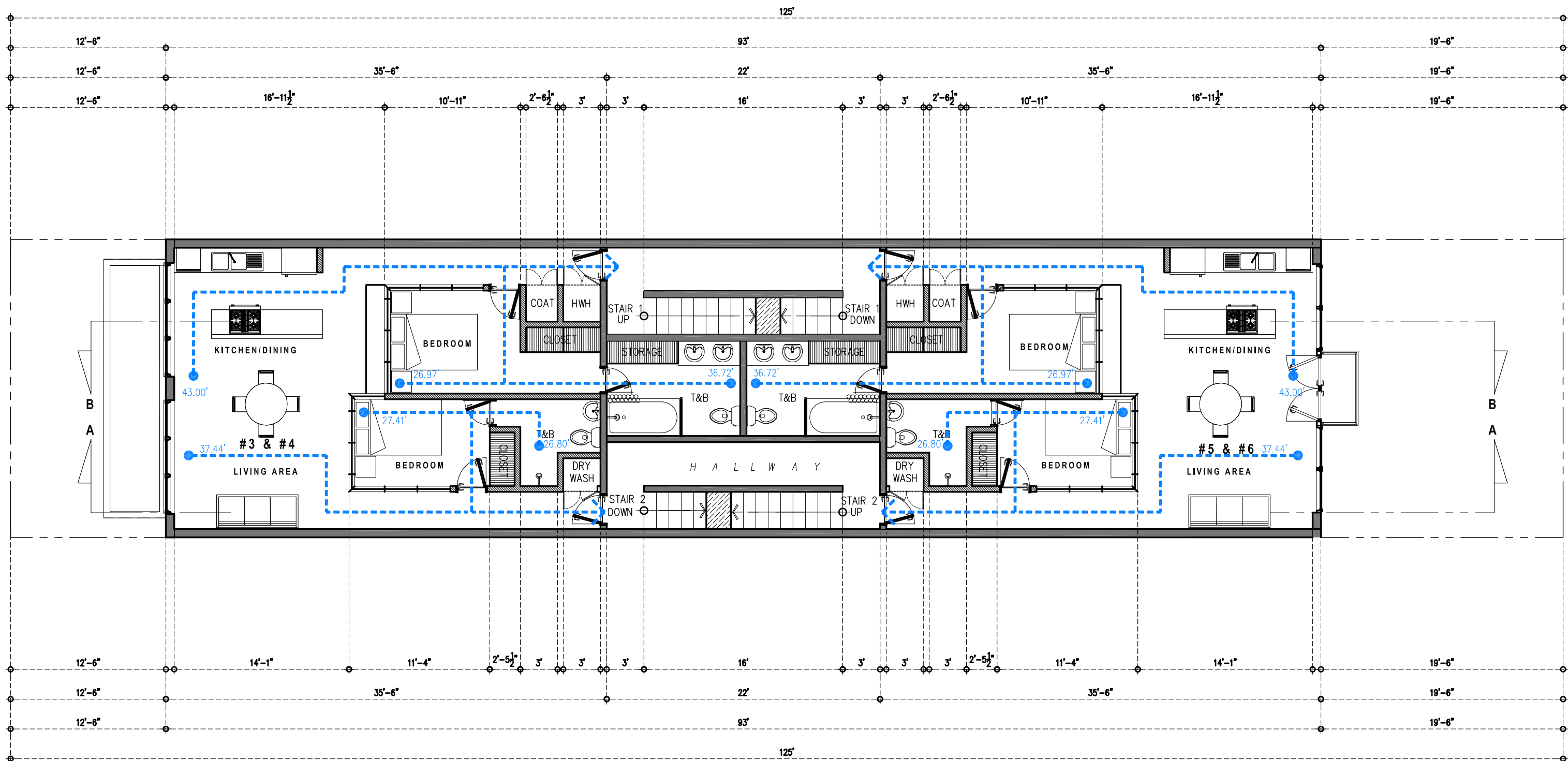


Note:
All unit entry doors off the egress systems are **2 Hour Fire Rated**

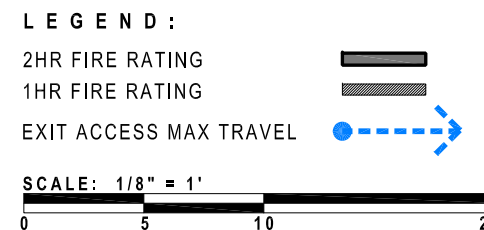
LEGEND :

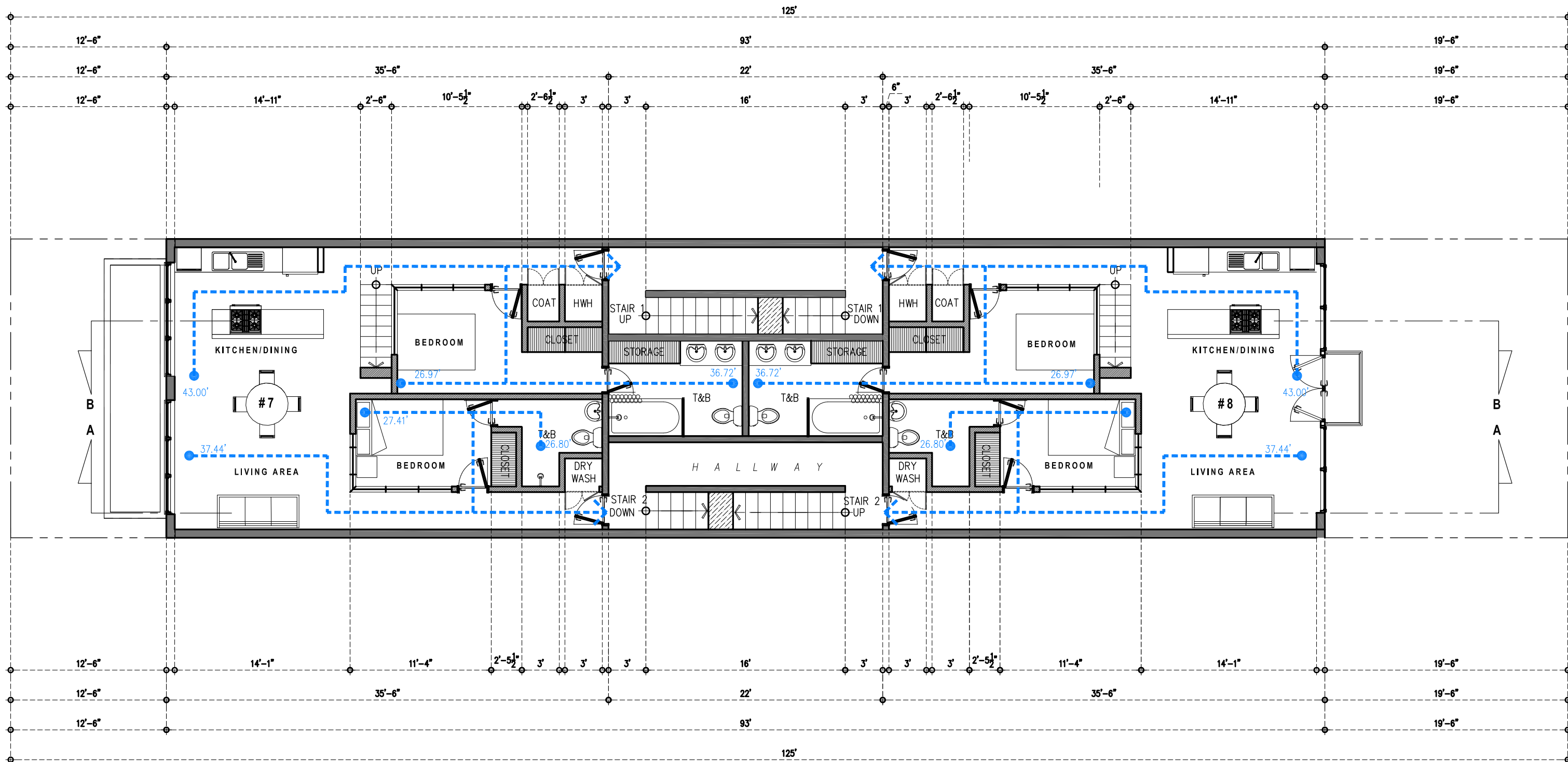
- 2HR FIRE RATING
- 1HR FIRE RATING
- EXIT ACCESS MAX TRAVEL

SCALE: 1/8" = 1'



Note:
All unit entry doors off the egress systems are **2 Hour Fire Rated**



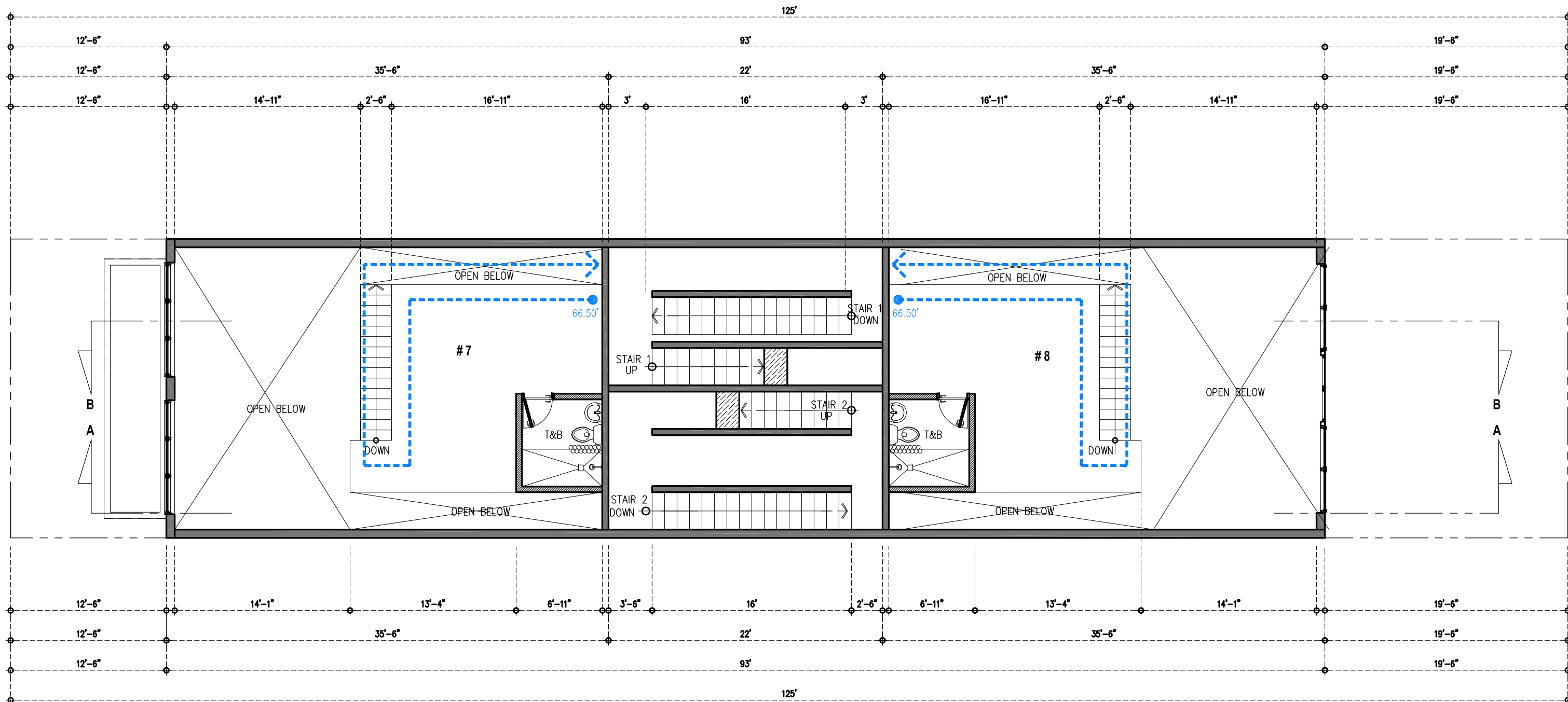


Note:
All unit entry doors off the egress systems are **2 Hour Fire Rated**

LEGEND :

- 2HR FIRE RATING
- 1HR FIRE RATING
- EXIT ACCESS MAX TRAVEL

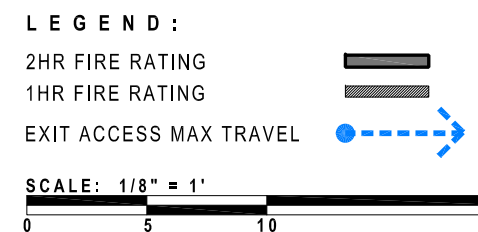
SCALE: 1/8" = 1'

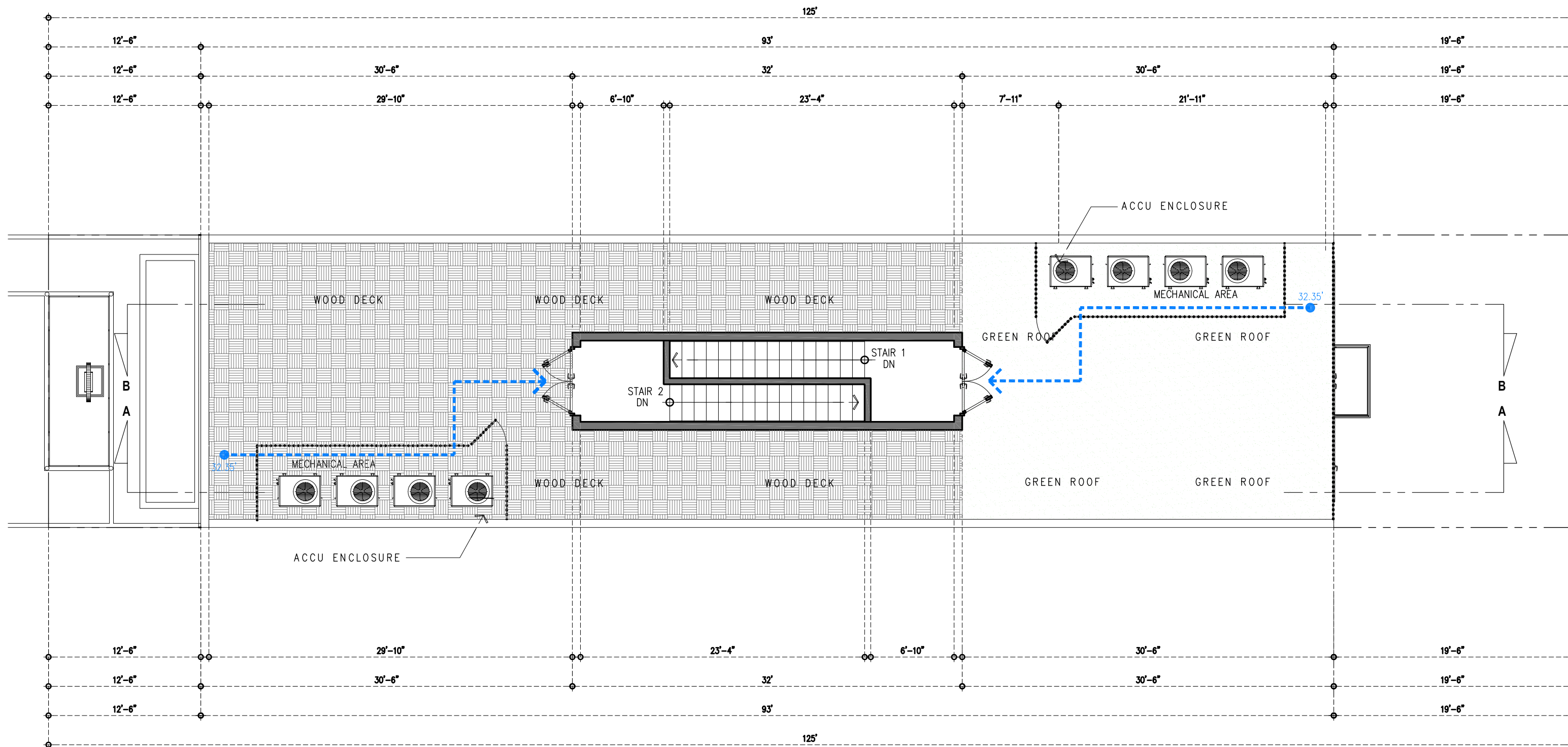


Location	Area
FOURTH FLOOR	819.12 SF
MEZZANINE FLOOR	272.4 SF

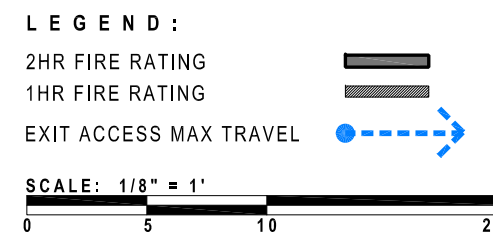
Note: Complies to the IBC Chapter 5, Gen. Bldg. Heights and Areas Sec. 505.2.1 Mezzanine Area limitation: "The aggregate area of a mezzanines within room shall not be greater than 1/3 of the floor area of that room or space in which they are located."

Note:
All unit entry doors off the egress systems are **2 Hour Fire Rated**





Note:
All unit entry doors off the egress systems are **2 Hour Fire Rated**





TOP OF P.HOUSE
Elev. 22'+58'-6"

LINE OF PARAPET
Elev. 22'+54'-6"

DECK FFL
Elev. 22'+50'-6"

LOFT FFL
Elev. 22'+40'-6"

4F FFL
Elev. 22'+30'-6"

3F FFL
Elev. 22'+20'-6"

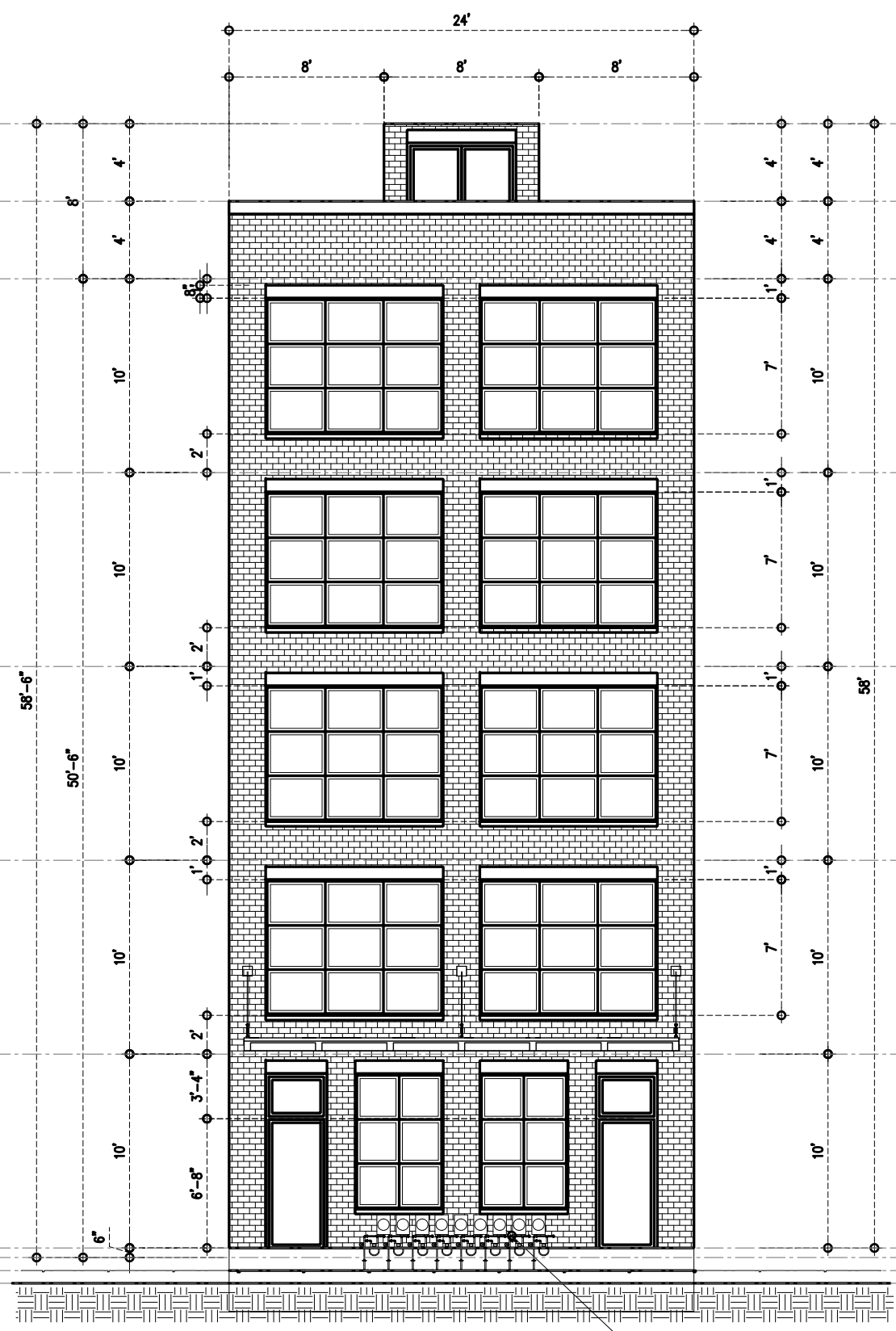
2F FFL
Elev. 22'+10'-6"

FINISH GRADE LINE
Elev. 22'+0'

1F FFL
Elev. 22'+0'-6"

STREET
Elev. 22'+(-)1'-4"

SIDE WALK
Elev. 22'+(-)8"



TOP OF P.HOUSE
Elev. 22'+58'-6"

LINE OF PARAPET
Elev. 22'+54'-6"

DECK FFL
Elev. 22'+50'-6"

LOFT FFL
Elev. 22'+40'-6"

4F FFL
Elev. 22'+30'-6"

3F FFL
Elev. 22'+20'-6"

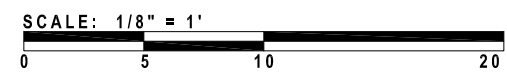
2F FFL
Elev. 22'+10'-6"

FINISH GRADE LINE
Elev. 22'+0'

1F FFL
Elev. 22'+0'-6"

SIDE WALK
Elev. 22'+(-)8"

STREET
Elev. 22'+(-)1'-4"

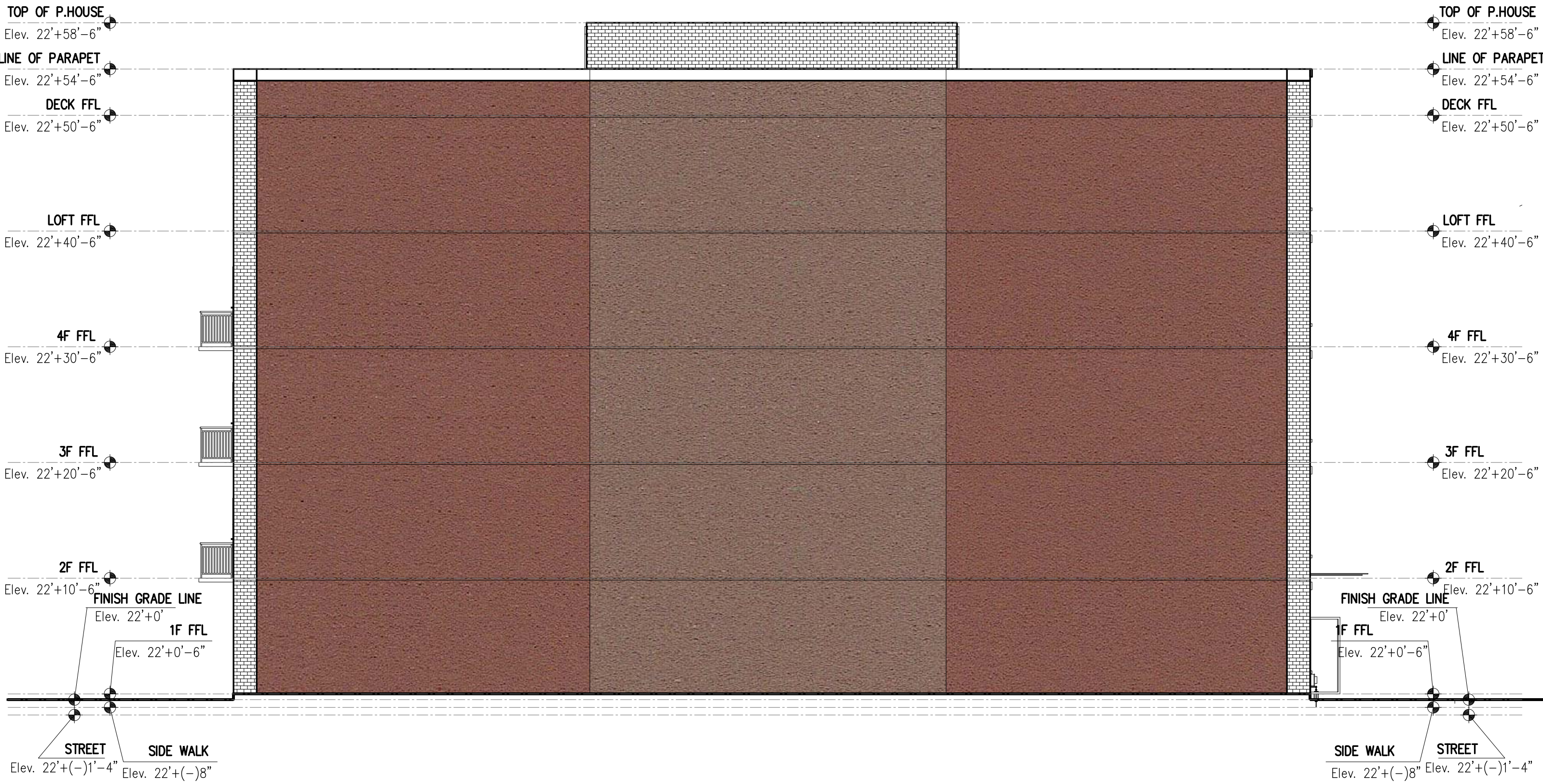


1542 1st Street SW
Zoning Commission Submittal

Stadium District Lofts

Live, Walk, Work and Score in the Stadium District

1ST ST SW (FRONT) ELEVATION
SD - 2.10

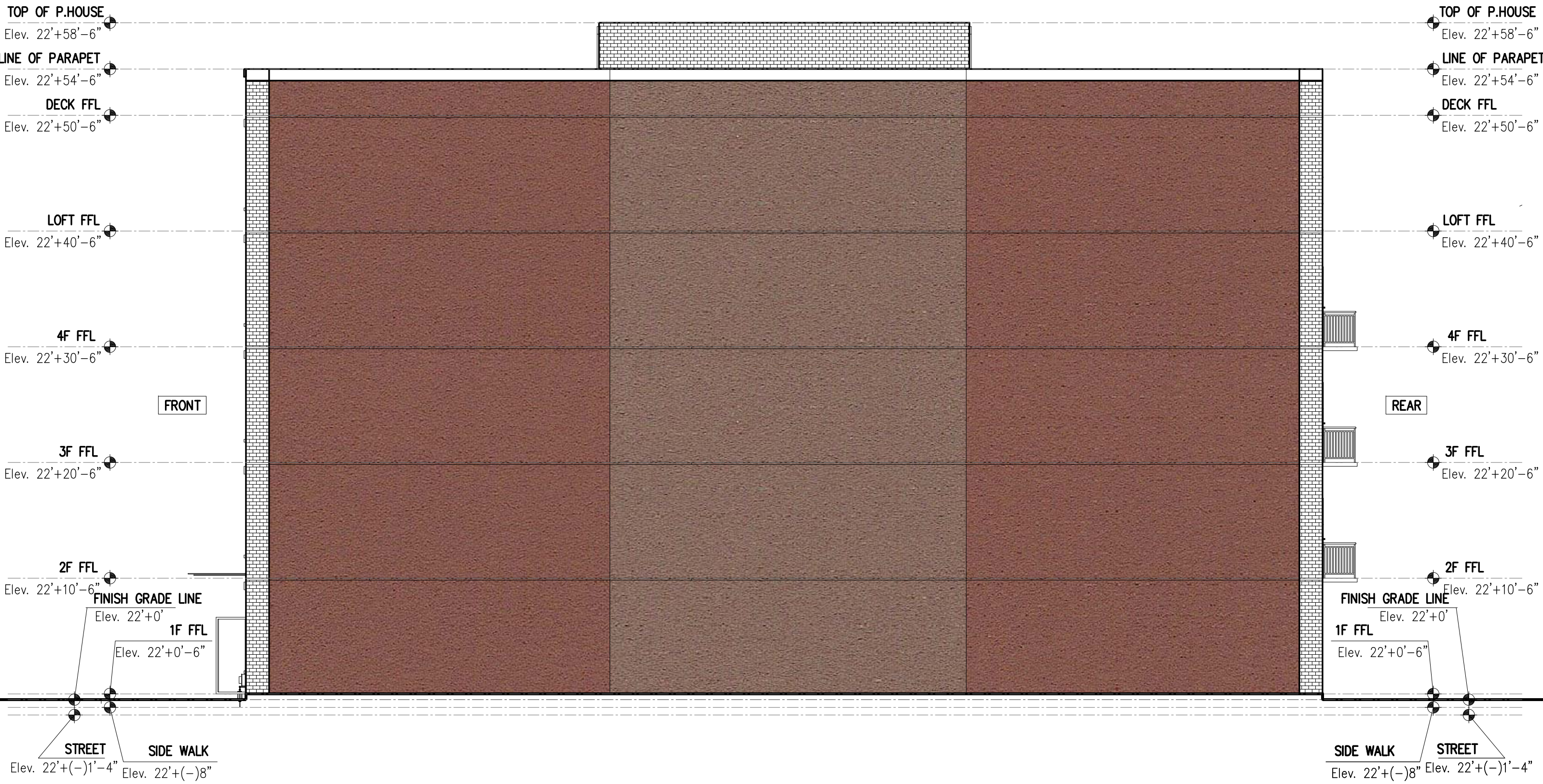


1542 1st Street SW
Zoning Commission Submittal

Stadium District Lofts

Live, Walk, Work and Score in the Stadium District

NORTH SIDE ELEVATION
SD - 2.20



1542 1st Street SW
Zoning Commission Submittal

Stadium District Lofts

Live, Walk, Work and Score in the Stadium District

SOUTH SIDE ELEVATION
SD - 2.30



TOP OF P.HOUSE
Elev. 22'+58'-6"

LINE OF PARAPET
Elev. 22'+54'-6"

DECK FFL
Elev. 22'+50'-6"

LOFT FFL
Elev. 22'+40'-6"

4F FFL
Elev. 22'+30'-6"

3F FFL
Elev. 22'+20'-6"

2F FFL
Elev. 22'+10'-6"

FINISH GRADE LINE
Elev. 22'+0'

1F FFL
Elev. 22'+0'-6"

STREET
Elev. 22'+(-)1'-4"

SIDE WALK
Elev. 22'+(-)8"

TOP OF P.HOUSE
Elev. 22'+58'-6"

LINE OF PARAPET
Elev. 22'+54'-6"

DECK FFL
Elev. 22'+50'-6"

LOFT FFL
Elev. 22'+40'-6"

4F FFL
Elev. 22'+30'-6"

3F FFL
Elev. 22'+20'-6"

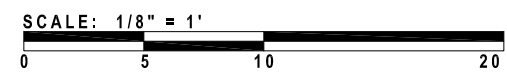
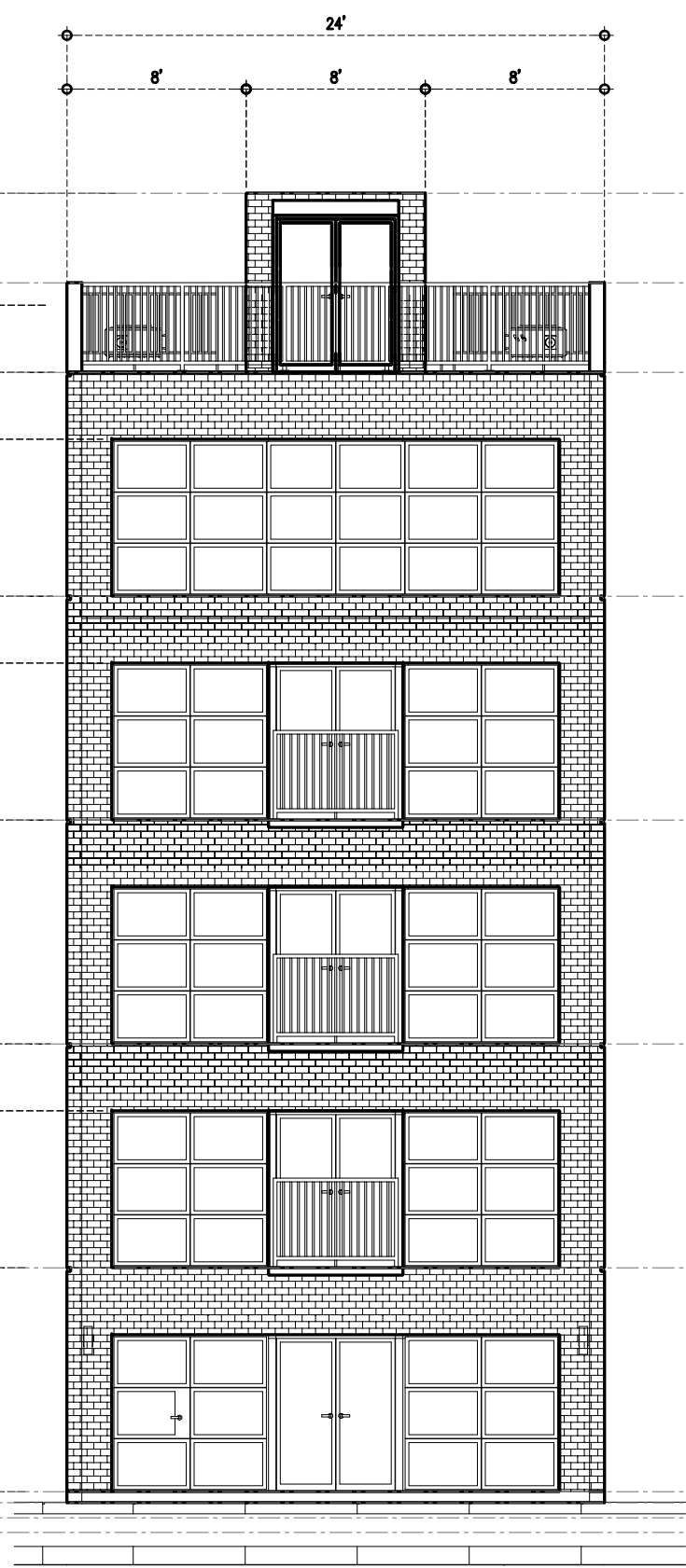
2F FFL
Elev. 22'+10'-6"

FINISH GRADE LINE
Elev. 22'+0'

1F FFL
Elev. 22'+0'-6"

SIDE WALK
Elev. 22'+(-)8"

STREET
Elev. 22'+(-)1'-4"



1542 1st Street SW
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Stadium District Lofts

Live, Walk, Work and Score in the Stadium District

REAR (EAST) ELEVATION
SD - 2.40

