

Potomac Yard Design Advisory Committee Meeting (PYDAC)

April 18, 2018

7 p.m.

Location: Potomac Yard Fire Station Community Room

Meeting Agenda

- I. Approval of minutes from January 24, 2018 PYDAC Meeting
- II. American Physical Therapy Association (Landbay G Block A1)
- III. Landbay G Interim Park (JBG Smith)

The Potomac Yard Design Advisory Committee (PYDAC)

January 24, 2018

7:00pm to 9:00pm

The Station at Potomac Yard Community Room

Committee Members in Attendance:

Jason Albers - Chair

Francisco Duran

Jorianne Jernberg

Matthew Johnston

Jeremy Fretts

Timothy Casey

Absent:

Nicholas Jordan

Elizabeth Wrightson

Anthony Istrico

City Staff:

Gary Wagner, Principal Planner, P&Z

Ryan Price, Urban Planner, P&Z

Michael Swidrak, Urban Planner, P&Z

Applicant Representatives:

Catharine Puskar, Walsh Colucci Lubeley and Walsh PC

Robert Brandt, Walsh Colucci Lubeley and Walsh PC

Ducan Lyons, Gensler

Sean Welsh, APTA

AGENDA ITEMS

1. American Physical Therapy Association (Landbay G Block A1)

CALL TO ORDER

The meeting began at 7:10 p.m. A quorum for the meeting was established.

DISCUSSION

Agenda Item #1: American Physical Therapy Association (Landbay G Block A1)

- Robert Brandt introduced the project to the group, including an overview of the site location and context, a brief background of APTA, and general zoning considerations and history that are applicable to the project.
- Duncan Lyons, project architect gave a detailed presentation of the current design of the building, including the site layout, architectural approach, and the proposed materials.
- Robert Brandt briefly discussed the proposed location of the underground transformer vault and noted staff's concerns with placing the vault within the right-of-way. Mr.

Brandt highlighted some potential constraints of locating the vault within the privately-owned plaza.

- Ms. Jernberg asked staff to elaborate on the concern about the transformer in the right-of-way.
- Mr. Price noted that T&ES has concerns with transformer maintenance related closures of right-of-way, and also that it is T&ES policy to locate transformers on private property when possible.
- Mr. Fretts asked if developers are allowed to locate the transformers in the right-of-way by-right.
- Mr. Price indicated that they are not, and the location is determined during the site plan process.
- Mr. Fretts asked why the building does not extend further into the plaza space.
- Mr. Lyons and Mr. Brandt noted that they cannot develop on it, but only put the parking garage under it.
- Mr. Fretts also asked why the lobby was not oriented more towards the plaza side and the stair tower feature
- Mr. Lyons noted that there are 2 entries, both on Potomac Av and the plaza that can be used, and that the main entrance of the building is located on Potomac Av due in part to its proximity to the metro entrance at the end of Glebe Rd.
- Mr. Casey asked who the other tenants might be and how the ground floor spaces would function.
- Mr. Lyons noted that these ground floor spaces will be geared toward member-oriented services that are active in nature and will not be retail.
- Mr. Casey asked where the northern entrance of the metro station will be located.
- There was further discussion among the group on pedestrian/bicycle circulation and its relation to the metro station entrances.
- Ms. Jernberg noted that she liked having the plaza as an open space element, and that tree wells on an access road like Dogue Street is a good move. She also mentioned she liked the design of the plaza and asked who would be responsible for maintaining the plaza.
- Mr. Lyons noted APTA would be responsible for maintaining the plaza that lies on their property, and that the sidewalk around the plaza that is public right-of-way would be maintained by the City.
- Mr. Brandt noted that they are coordinating with staff on an acceptable material palette.
- Mr. Casey noted the design of the plaza is very dynamic but was curious if the series of diagonals align with other circulation routes or if it is just part of an expression of the plaza. He also noted that it is a little cluttered and busy from a design perspective.
- Mr. Lyons noted that some of the diagonals do align with pedestrian routes and serve as desire-lines across the plaza.
- Mr. Casey asked if permeable pavers are being used.
- Mr. Lyons noted that BMP tree wells will be include along Wesmond Drive, but permeable pavers are not part of the stormwater management approach of the project.
- Mr. Fretts asked a follow up question about why they cannot build on top of the plaza land.
- Mr. Brandt responded that as part of the land purchase, it was decided the property would be used as a public-realm element, and that there was no density remaining on the block

that could be used on the land. A CDD amendment would be required to change the density maximum on the block.

- Mr. Albers noted that the northern façade needs to be further differentiated than the other sides because it is the most visible, and it needs to be celebrated.
- Mr. Fretts agreed with staff's recommendation to not use EFIS.
- Ms. Jernberg asked how the north side of the NIB building will related to the APTA building.
- Mr. Lyons noted that there is a step back at the 3rd floor around 15-20 feet, and that the bottom 2 floors would be touching.
- Ms. Jernberg asked about lightening the color as recommended by staff.
- Mr. Lyons confirmed that they will be lightening the color.
- Mr. Albers noted that the colors should be either the same or noticeably different from the IDA building to the west.
- Mr. Casey asked staff how the plaza relates to the overall open space network in Potomac Yard.
- Mr. Price noted that the plaza aligns with a bike route that connects to the metro, and that the plaza is being viewed as a passive connector open space.
- Mr. Johnston asked who could sit at the plaza tables.
- Mr. Lyons noted that it would be open to the public but maintained by APTA, and that some of the furniture would be attached to the ground, and others would be movable.
- Ms. Jernberg asked about why there is no ground floor retail in the project.
- Mr. Brandt noted that most of the ground floor retail for the block is being used on the NIB site to the south. He also noted that the amenities that will be installed in those ground floor spaces will be active and will complement the uses in the offices above.
- Ms. Jernberg noted that no retail on the site is not consistent with the overall vision of the northern part of Potomac Yard.
- Mr. Fretts clarified with the applicant that the ground floor space could be converted to retail in the future.
- Mr. Brandt noted that there was very little retail space remaining in the CDD approval, and that they are not seeking an amendment to change the retail allotment on the block.
- A member of the public asked if there was enough parking on the site and noted that street parking was limited.
- Mr. Lyons noted that there will be 3+ levels of parking to meet the parking needs of APTA and all tenants in the building, including visitor parking. Mr. Lyons also noted that 4 new parking spaces will be added along Potomac Avenue in front of the building.
- A member of the public suggested providing a drop-off area in front of the building so that ubers/taxis do not block the travel lanes.
- Mr. Fretts noted that the design of Potomac Avenue may change with the re-development of North Potomac Yard, and might include additional on-street parking.
- A member of the public asked the developer if the plaza will be viewed as a dead space if there is not retail activating it after office hours.
- Mr. Price noted that staff is not opposed to retail at this location and that the floor to ceiling heights are being designed to accommodate retail if a conversion is requested, but also noted that the small area plan envisions more retail to the west of the building in the Potomac Yard Town Center, and not necessarily along Potomac Avenue at this site.

- Mr. Lyons noted that the plaza will be illuminated and open.
- Ms. Jernberg noted that we need to think holistically about Potomac Yard and how many spaces do not feel safe after 5pm, and how we can activate these spaces.
- Mr. Albers asked staff for clarification on the SUPs being requested, including the penthouse height over 15 feet and the building to centerline ratio setback
- Mr. Price and Mr. Brandt provided explanation of those 2 SUP requests.
- Ms. Jernberg asked if the NIB building had the same centerline ratio setback modification.
- Mr. Brandt confirmed that the NIB building did have the same request approved.
- Ms. Jernberg asked that staff provide information in the staff memo on how the uses being proposed in a project align with the uses approved in the Small Area Plan.
- Mr. Brandt finished the applicant presentation, and the meeting concluded.

Meeting was adjourned at 8:55 p.m.



DEPARTMENT OF PLANNING AND ZONING

DATE: April 18, 2018

TO: Potomac Yard Design Advisory Committee

FROM: Planning & Zoning Staff

SUBJECT: American Physical Therapy Association (Landbay G Block A1)

Summary of Proposal

The applicant, American Physical Therapy Association (APTA), is requesting approval to construct a new office building in Landbay G in Potomac Yard. The proposal is for Block A1 within Landbay G, directly adjacent to the National Industries for the Blind office building which is currently under construction. The site is approximately 26,581 square feet (0.61 acres) and is currently bounded by Potomac Avenue to the east, and East Glebe Road to the south. Two new roads will be constructed around this site to complete the block including Dogue Street to the west and Wesmond Drive to the north.

The proposed office building will have approximately 114,500 gross square feet of above grade floor area and 3 levels of below grade parking accessed from Dogue Street. The building will be seven stories tall, reaching a height of 100 feet.

The land-use approvals to be requested in connection with the multifamily project are:

- Amendment to the Landbay G DSUP (DSUP2014-0028)
- SUP for a parking reduction
- Modification of the height to setback ratio (Section 6-403)

Background

The APTA office proposal is sited on Block A1 within Landbay G, which is also referred to as the “Potomac Yard Town Center.” The DSUP for the entire Landbay G was approved by City Council in January 2009 (DSUP2007-0022) for 9 buildings on 8 blocks with a variety of uses including office, retail, hotel, and residential. The original approval for Block A was for one 220,123 square foot office building with 11,413 square feet of ground floor retail space that would occupy the entire block. That plan was amended in 2015 (DSUP2014-0028) at the request of the National Industries for the Blind (NIB) to allow for the subdivision of Block A into two parcels, and construct a smaller 102,050 square foot office building on the southern half of the block (Block A2). While the block was split into 2 smaller parcels, the overall square floor area

permitted on the block remained unchanged. The NIB building was approved in 2015 and is now under construction.

Site Design

The proposed APTA office building is sited directly adjacent to the NIB office building. The building footprint will occupy the southern two-thirds of Block A1, and a publicly accessible plaza area will be constructed on the northern third of the site. The plaza at the northern portion of the site will be created with the realignment of Wesmond Drive, which will turn northeastward east of Dogue Street to meet Potomac Avenue at a 90-degree angle.

The primary entrance to the building is located on Potomac Avenue, orienting it towards the future Potomac Yard Metrorail Station entrance, to be located at the eastern side of the East Glebe Road and Potomac Avenue intersection. A secondary entrance to the APTA building is located off of the plaza area on the north side of the building. All loading and parking will occur from Dogue Street on the western side of the building. The site design has been altered slightly since the proposal was last presented to PYDAC. Additional areas of planting have been added in the plaza in order for the proposal to meet the City's 25 percent (of the site) crown coverage requirement, and the transformer will be placed in the Dogue Street sidewalk below the mountable curb for the loading area.

Building Design

The building has a maximum length and width of between 140 and 150 feet, though it has a tapered and curved form from south to north toward the plaza, as it follows the curve of Potomac Avenue. The eastern half of the building is generally glass and steel, with metal and precast concrete detailing, including a metal-framed entry portal, and the second through sixth floors are slightly set back. This portion of the building reads horizontally, and generally follows the curve along Potomac Avenue. The glass façade partially wraps the corner, where it meets the stair tower facing the plaza. The western half of the building, including more than half of the façade facing the plaza, is defined by a grid of precast concrete and metal panels, in intentional juxtaposition to the glassy, curved eastern façade. The applicant currently proposes the use of EIFS on the rear (southern) façade in areas that are less visible.

The stair tower acts as a central feature of the building and is encased in a precast and metal form that is several feet taller than the rest of the building. The stair tower feature has been amended to include metal paneling and read as an "open corner" in relation to the western half of the building and has been connected with the mechanical penthouse to read as a singular form. The detailing of the tower now includes a perforated metal scrim that appears to wrap in and out of the glass façade.

The applicant has made additional refinements to the building design. This includes refinements to the entry portal, including the use of lighter precast concrete to frame the entrance and the expanded use of perforated metal scrim above the front doors, which tie into the "lightshelf," and a deeper setback for the boardroom on the seventh floor.

Design Considerations

Overall:

- Design challenges related to the building relationship with the NIB building: party-wall window restrictions; color and material choice related to separate presences vs. integration (especially along Potomac Avenue); vertical floor level alignment; and the fundamental one-versus-two-building identity and continuity of the Potomac Avenue curved geometry as it crosses from NIB to APTA
- The design of the “front doors” of the site: the northern façade and stair tower element, and the main entry portal on Potomac Avenue
- The design of the plaza, and how it relates to the building, adjacent streetscape, and the future Landbay F and Metro Station developments
- A usable 3-D model (electronic, SketchUp is acceptable) will be needed for proper final evaluation of forms and relationships

Positive Refinements to the Proposal:

- The refinements to the entry portal and atrium have created a well-designed “inversion” of the corner tower element on the NIB building: positive versus negative volumes.
- The shifting of the boardroom has helped to make this massing more intentional and distinctive from the building massing below.
- The stair tower element has been improved and strengthened with the addition of metal on the eastern side and the “open corner,” as well as the perforated metal scrim and connection to the mechanical penthouse.
- The replacement of EIFS with Granitex on the rear (southern) façade has improved the quality of building materials.

Recommendations for Improvement:

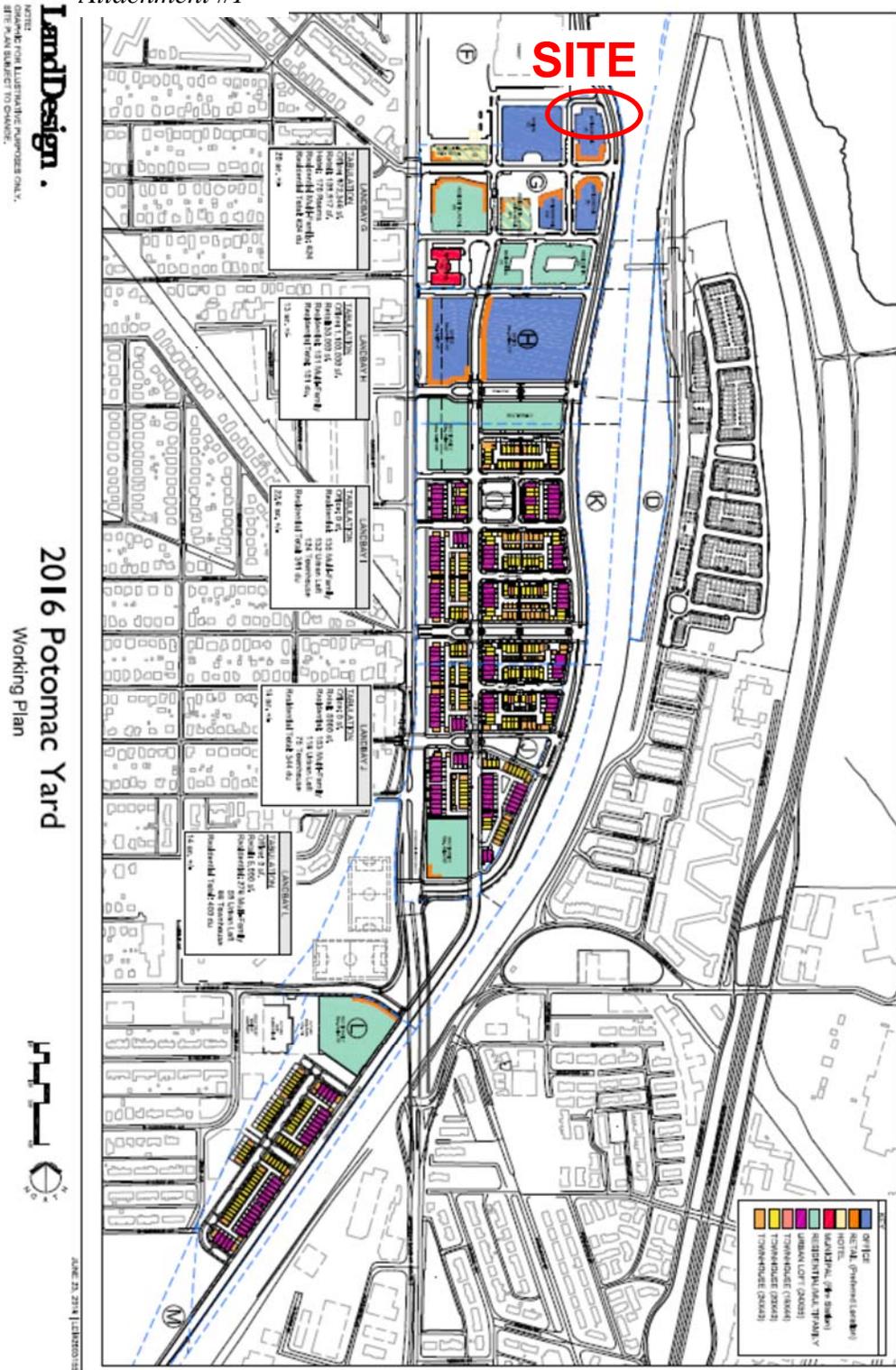
- Further refinements to the entry portal should be studied, in relation to how best to integrate its appearance with the adjacent NIB frontage and how the adjacent building sections “join” at the building line.
- The applicant should study the use of material layer(s) behind the metal scrim that would complement the scrim and accentuate portions of the stair tower in order to de-emphasize its functional appearance and make it more an abstract element.

On the southern façade, converting the lighter Granitex panels to a dark gray color to match the boardroom directly above would help to integrate the boardroom volume with the rest of the building and set the curved façade along Potomac Avenue apart as special.

Next Steps

Staff believes that the submission is in general conformance with the Potomac Yard Design Guidelines and recommends an endorsement of the project, with the requirement that applicant continue to work with staff on final design refinements as discussed above. The applicant will present the project to Planning Commission and City Council in June.

Attachment #1





APTA PYDAC PRESENTATION

POTOMAC YARD, VIRGINIA
04.18.18

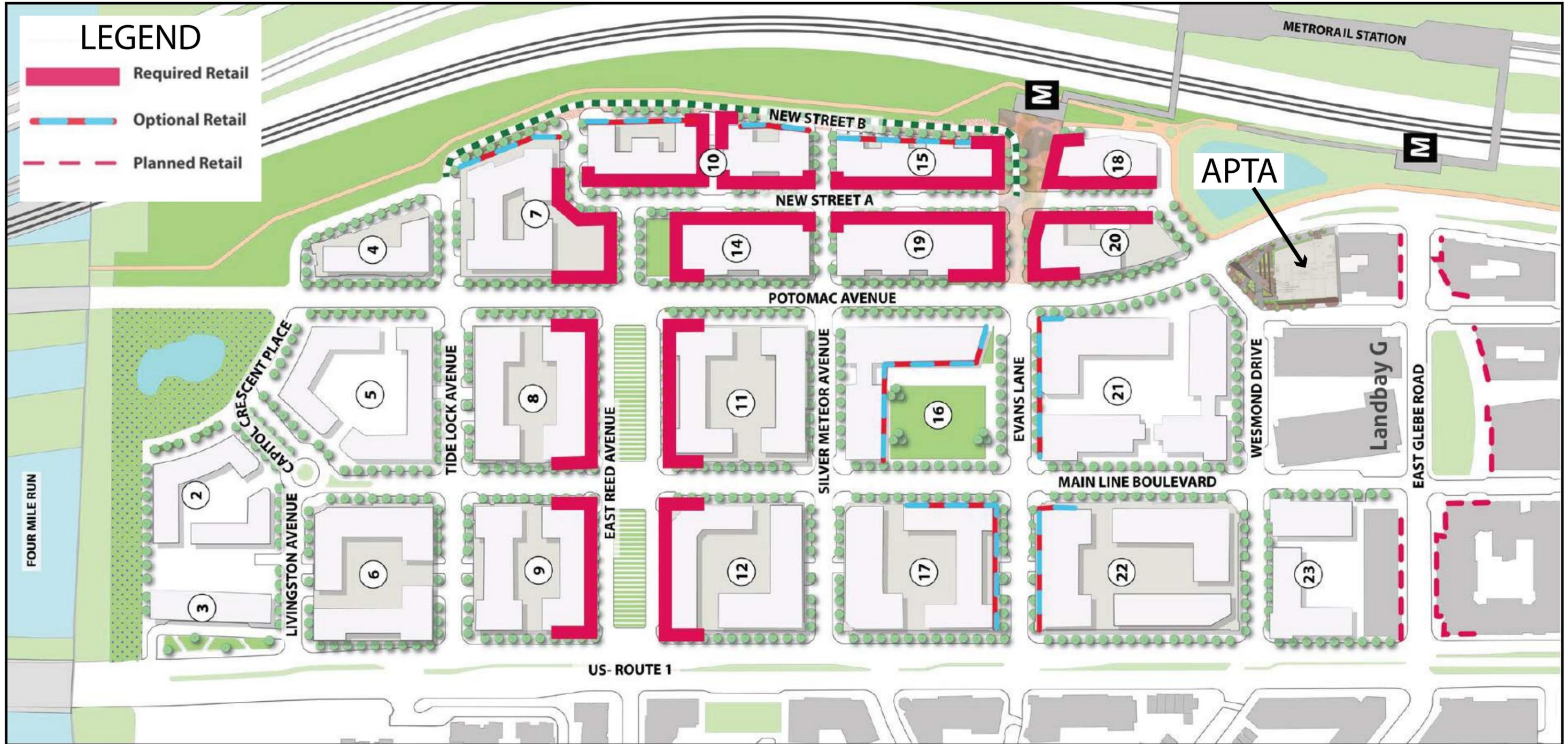
Gensler

REVISIONS

- Strengthened the entrance portal on Potomac Avenue to create a clear transition from NIB to APTA
- Provided deeper setback of the level 07 boardroom to further express the east façade curvature along Potomac Ave
- Added sunshade at ground floor to add pedestrian scale to the Potomac Avenue facade
- Enhanced northern elevation to celebrate the staircase and add visual interest in the highly visible façade
- Modified the color scheme to lighten the coloring while maintaining compatibility with the adjacent NIB and IDA buildings
- Revised materials on southern façade adjacent to NIB
- Located transformer vault beneath Dogue Street to avoid impacts on plaza



RETAIL CONTEXT



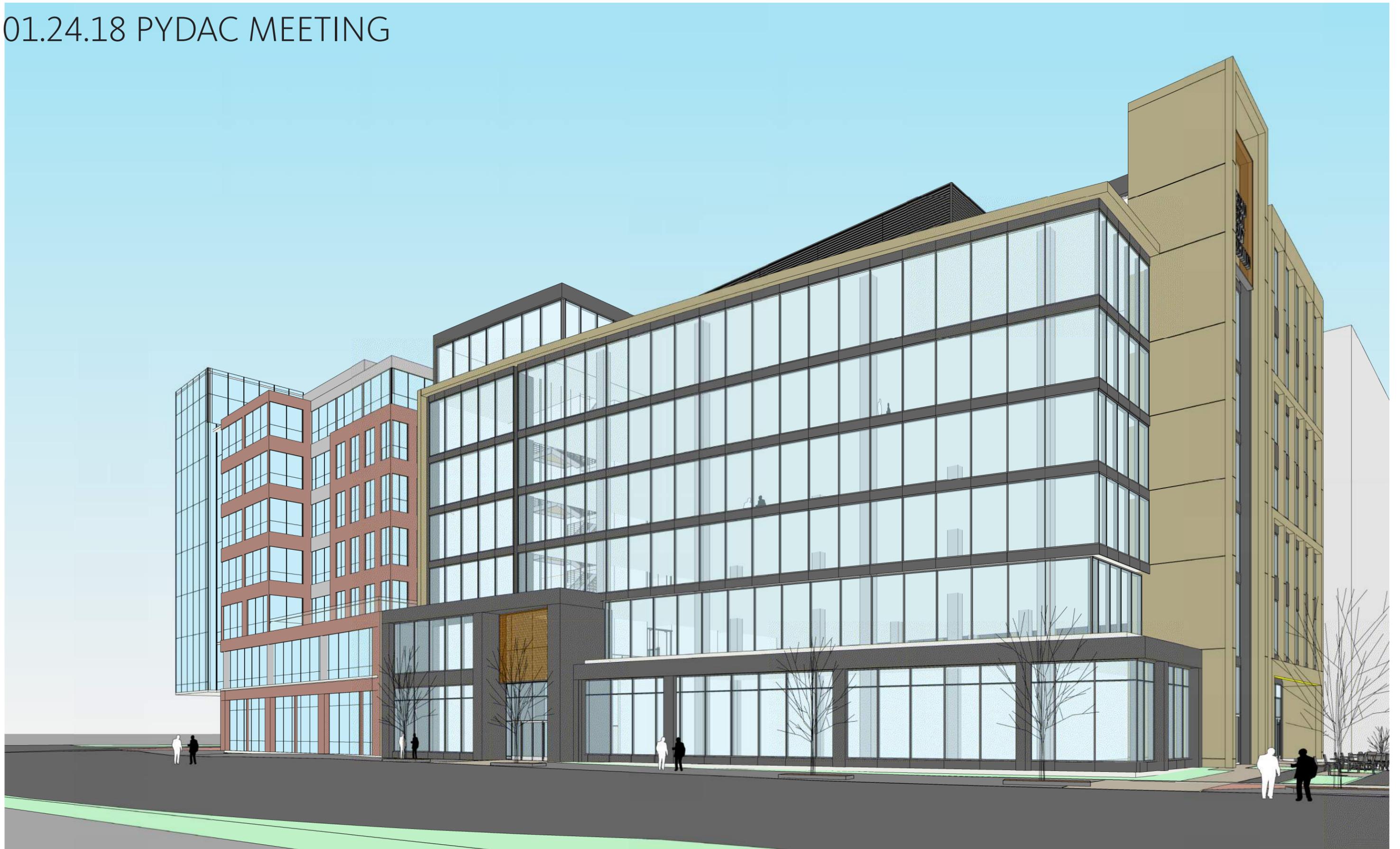
01.24.18 PYDAC MEETING



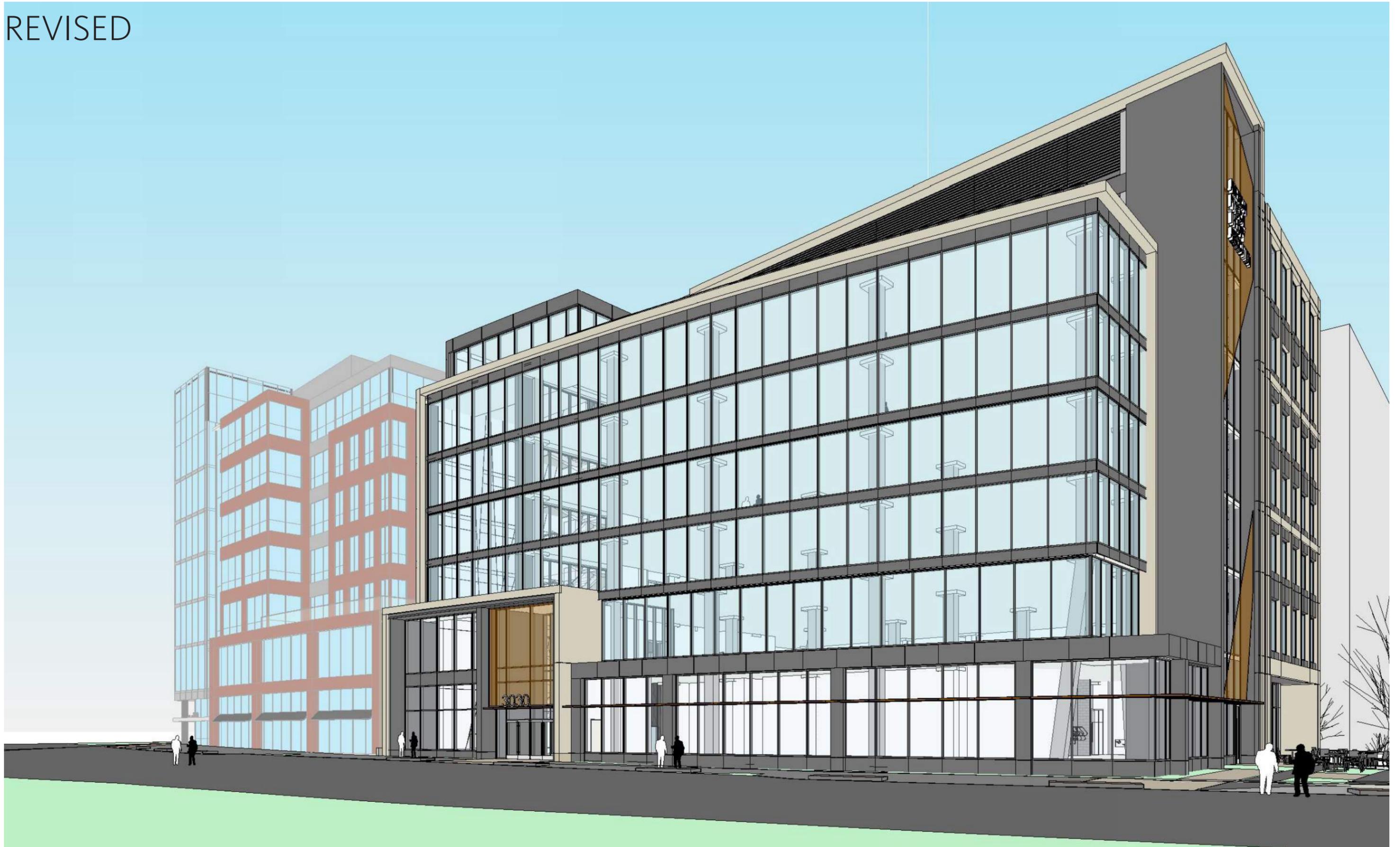
REVISED



01.24.18 PYDAC MEETING



REVISED





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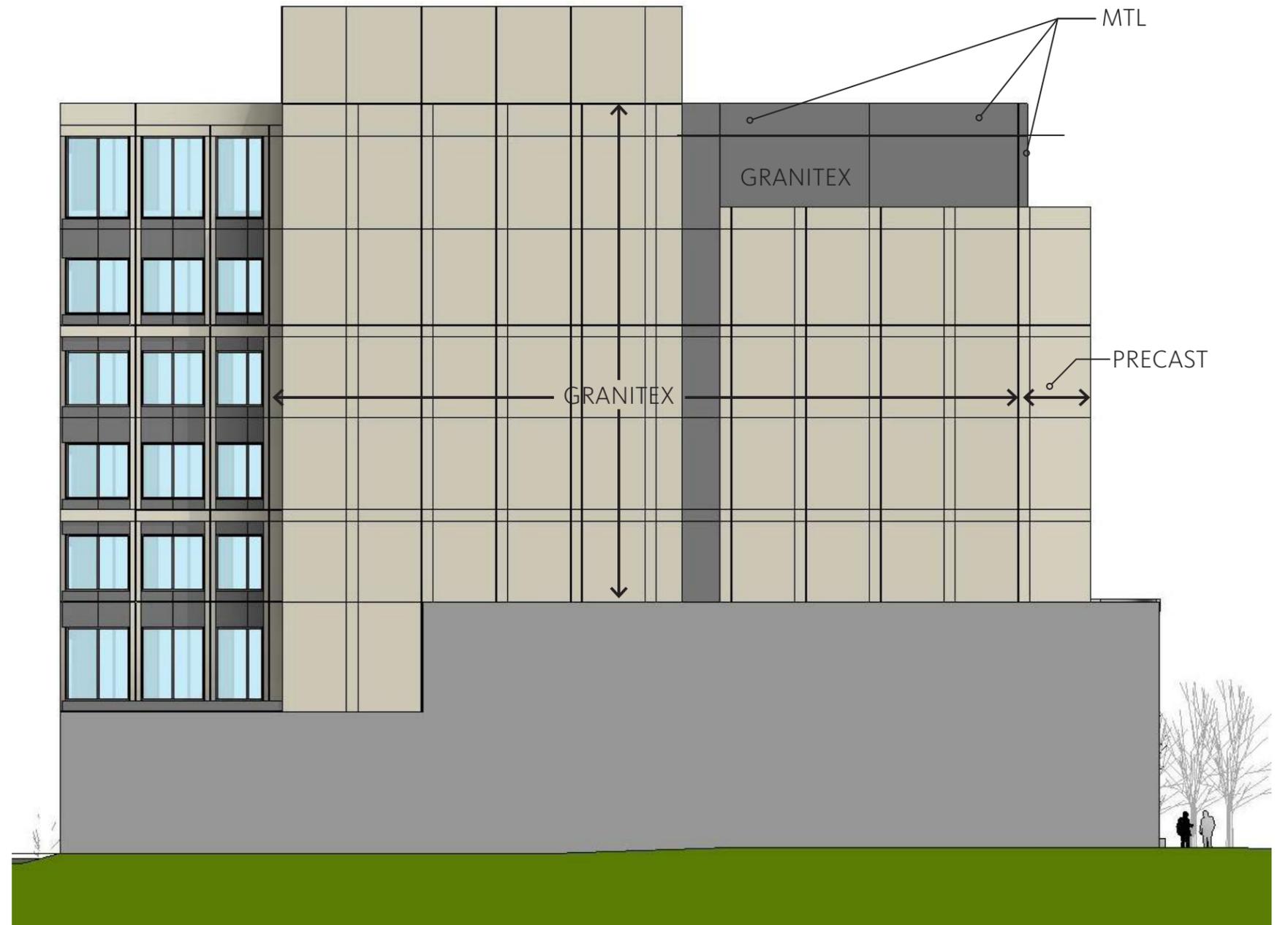




REVISED



Gensler







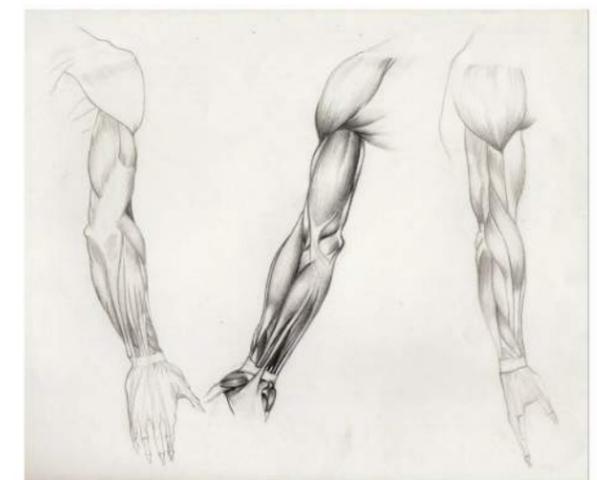






- Shade Trees
- Scored Concrete Ramp
- Bike Rack
- Brick Pavement in Accordance w/ Potomac Yards Urban Design Guidelines and City of Alexandria Streetscape Standards
- Landscape area (shrubs, ornamental grass, groundcover)
- Streetlife Solid Staple Plus Bench
- Paver A
- Paver B
- Paver E

Standard Right of Way Pavers			
Key	Size	Color	Manufacturer
Paver A	4X12	PG-13	Nitterhouse
Paver B	4X12	PG-29	Nitterhouse
Paver D	4x8	Limestone Blend	Nitterhouse
Paver E	4X8	Charcoal	Hanover
Specialty Paving	4X8	Ash	Belden Brick



APTA HEADQUARTERS

Plaza Concept

Scale: 1" = 10'-0"



FINAL RENDERING IN PROGRESS



DEPARTMENT OF PLANNING AND ZONING

DATE: April 18, 2018
TO: Potomac Yard Design Advisory Committee (PYDAC)
FROM: Planning & Zoning Staff
SUBJECT: Landbay G Interim Park Proposal

Procedural Background

The applicant, JBG Smith, is planning to construct an interim park, known as the interim Town Center Green, in Landbay G pursuant to Condition #7(i) of the Landbay G Development Special Use Permit (DSUP) within Potomac Yard. This condition reads:

“Town Center Green – The Town Center Green shall be sodded prior to the first Certificate of Occupancy for Landbay G. In the event that construction has not commenced on Block E within three (3) years of the first certificate of occupancy permit, the applicant shall design, construct, and maintain an interim Town Center Green to the satisfaction of the Directors of P&Z and RP&CA. The interim plan shall be generally consistent with the ratio of hardscape and softscape within the final Town Center Green Plan and shall be able to be programmed for events. Construction of the final Town Center Green and the Galleria on Block E shall be complete prior to the issuance of the first Certificate of Occupancy for the second office building on Block E. The interim open space shall be fully accessible to the public from dawn to dusk.”

Further, the Landbay G DSUP stipulates that the final Town Center Green shall be completed prior to the issuance of the first Certificate of Occupancy for the second office building on Block E. Therefore, the interim Town Center Green will remain in place until development of Block E commences.

Since the interim Town Center Green will be implemented pursuant to the conditions of the Landbay G DSUP, and does not require a separate preliminary DSUP approval by the Planning Commission and City Council, PYDAC’s formal recommendation of approval for this park is not required. While comments from the Committee are welcome, the intention of this application is to introduce the concept for the interim Town Center Park to PYDAC, the surrounding community, and the community associations within Potomac Yard. In addition to publication of the application materials on the City’s PYDAC webpage and presentation to the Committee

at the April 18th meeting, they have been shared with the Potomac Yard Civic Association, the Pulte Group, and the property managers of the surrounding apartment buildings.

Summary of Proposal

The total site area of the interim Town Center Green measures approximately 90,000 square feet, or approximately 2.06 acres. This interim park is located on Landbay G, Block E which is bound by Main Line Boulevard to the west, East Glebe Road to the north, and Seaton Avenue to the south. Future Douge Street will border the east edge of the park, dividing Block E and Block B; however, the lawn area and parking spaces that exist today on Block B are intended remain until Block B develops and Douge Street is built.

The interim park concept proposes a variety of active and passive uses, with enhanced pedestrian circulation through and around the park. The applicant proposes to preserve the existing concrete and asphalt sidewalks that line the perimeter of the park, and introduce a new concrete sidewalk connection on the east edge of the park that will enhance circulation in the north-south direction. These sidewalks serve as the boundary of the interim park, with the programmatic elements located within their extents.

The park design includes a series of outdoor “rooms” identified as the “Living Room,” “Dining Room,” “Family Room,” and “Back Porch” on the plans. In aggregate, these “rooms” create a sense of community and the program within each is intended to stimulate different types of social interaction. In addition to these “rooms,” the concept includes landscaped spaces which border the east and south sides of the interim park. To the east is an open lawn intended for use as an informal play area for dogs. The area to the south is identified as a “Gardenscape” which is a planted area with a number of evergreen shrubs and perennial grasses intermixed with the existing cypress and sweetgum trees, which will be preserved.

The existing triangular area of concrete and asphalt paving located at the north west corner of the block will remain in place and be patterned with new score joints and painted to create a “Welcome Mat” that identifies the primary entrance to the interim park. The “Family Room” and “Dining Room” flank the central spine of this “Welcome Mat” which is accented with overhead festoon lighting and is terminated by the “Back Porch” which is a canvas structure at the center of the park that shades a black locust-tile patio with relocated picnic tables. The primary feature of the “Family Room” is a trike track which is a 3-foot wide painted loop for children’s bicycles. Additionally, the “Dining Room” features a branch-shaped communal picnic table with trees for shading.

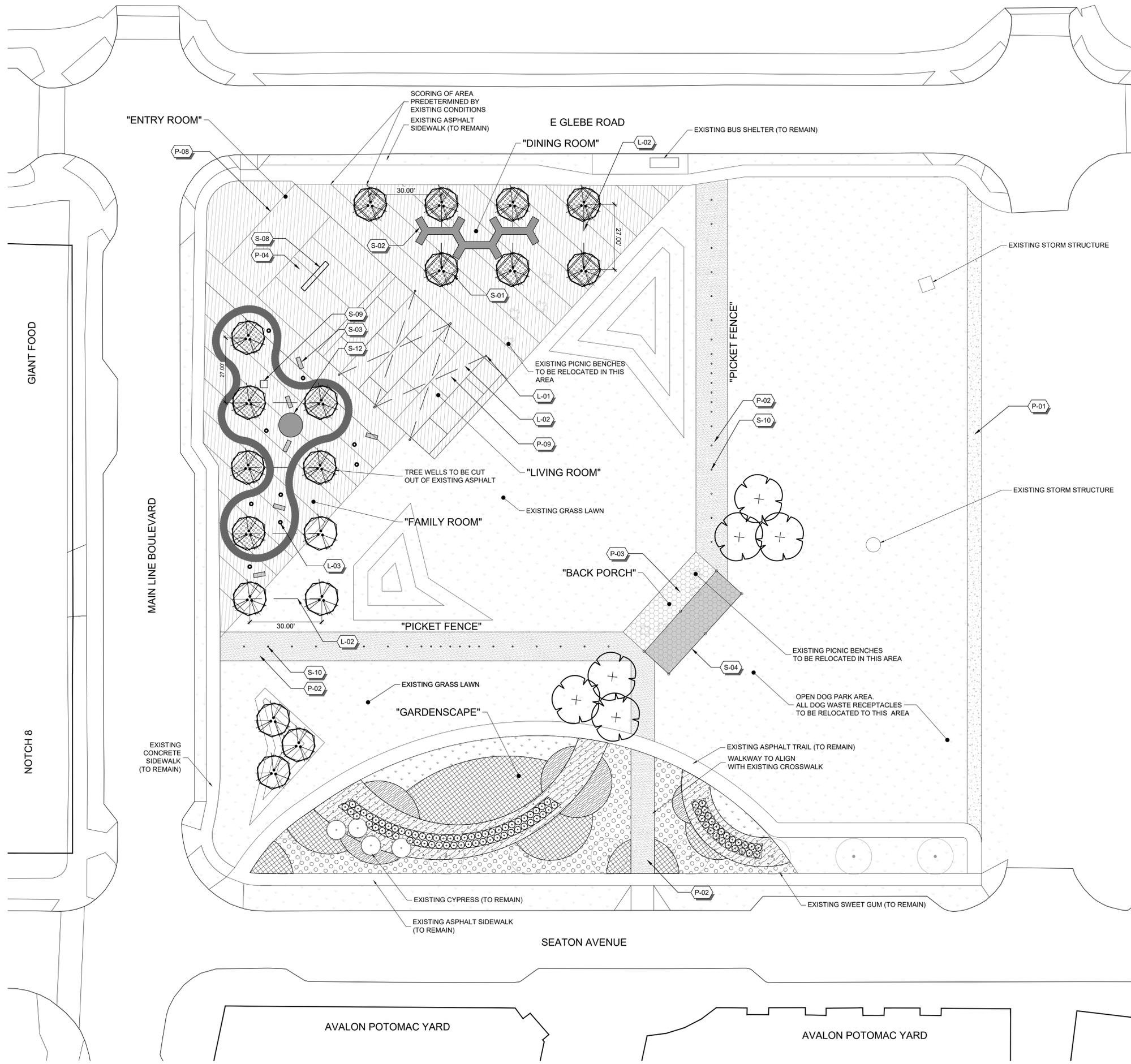
Overall, the park is playful in character with a number of unique features scattered throughout the various outdoor “rooms.” These features include solar powered light orbs, a lending library, brightly colored planters, unique furniture, and oversized painted “picture frames.” The various spaces within the park are connected by internal paths of decomposed granite, and separation is provided with landscaped berms and artfully arranged fence pickets. Native trees are also proposed within each of the “rooms” to provide shade as well as the many social benefits associated with trees in an urban setting.

Conclusion

Staff believes that the concept for the Landbay G interim Town Center Green is a successful proposal that will bring a number of benefits to the community during the interim time until the final Town Center Green is built with the development of Block E.

REFERENCE NOTES SCHEDULE OVERALL

SYMBOL	LIGHTING/ELECTRICAL DESCRIPTION	QTY	DETAIL
L-01	STRING LIGHT POST	6	6/L4-001
L-02	STRING LIGHTS	406 LF	5/L4-001
L-03	SOLAR POWERED LIGHT ORBS	9	3/L4-003
SYMBOL	PAVING DESCRIPTION	QTY	DETAIL
P-01	CONCRETE WALKWAY	1,577 SF	5/L4-004
P-02	DECOMPOSED GRANITE	4,994 SF	4/L4-004
P-03	BLACK LOCUST TILES	1,163 SF	3/L4-004
P-04	PAINTED SURFACE	17,878 SF	8/L4-001
P-07	TRIKE TRACK	298 LF	4/L4-003
P-08	WELCOME MAT	1	3/L4-001
P-09	LIVING ROOM RUG	1	7/L4-001
SYMBOL	SITE FURNISHINGS DESCRIPTION	QTY	DETAIL
S-01	FIBERGLASS TREE PLANTER	7	2/L4-002
S-02	COMMUNAL TABLE	1	1/L4-002
S-03	FUNKY SEATING	6	2/L4-003
S-04	SHADE STRUCTURE	1	1/L4-004
S-08	PICTURE FRAME	1	1/L4-001
S-09	LENDING LIBRARY	1	1/L4-003
S-10	FENCE PICKETS	41	2/L4-004
S-12	TUNNEL MOUND (ALTERNATIVE)	1	7/L4-003



KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

POTOMAC YARD INTERIM PARK

JBG SMITH
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MD

LANDDESIGN PROJ.# 2017134

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

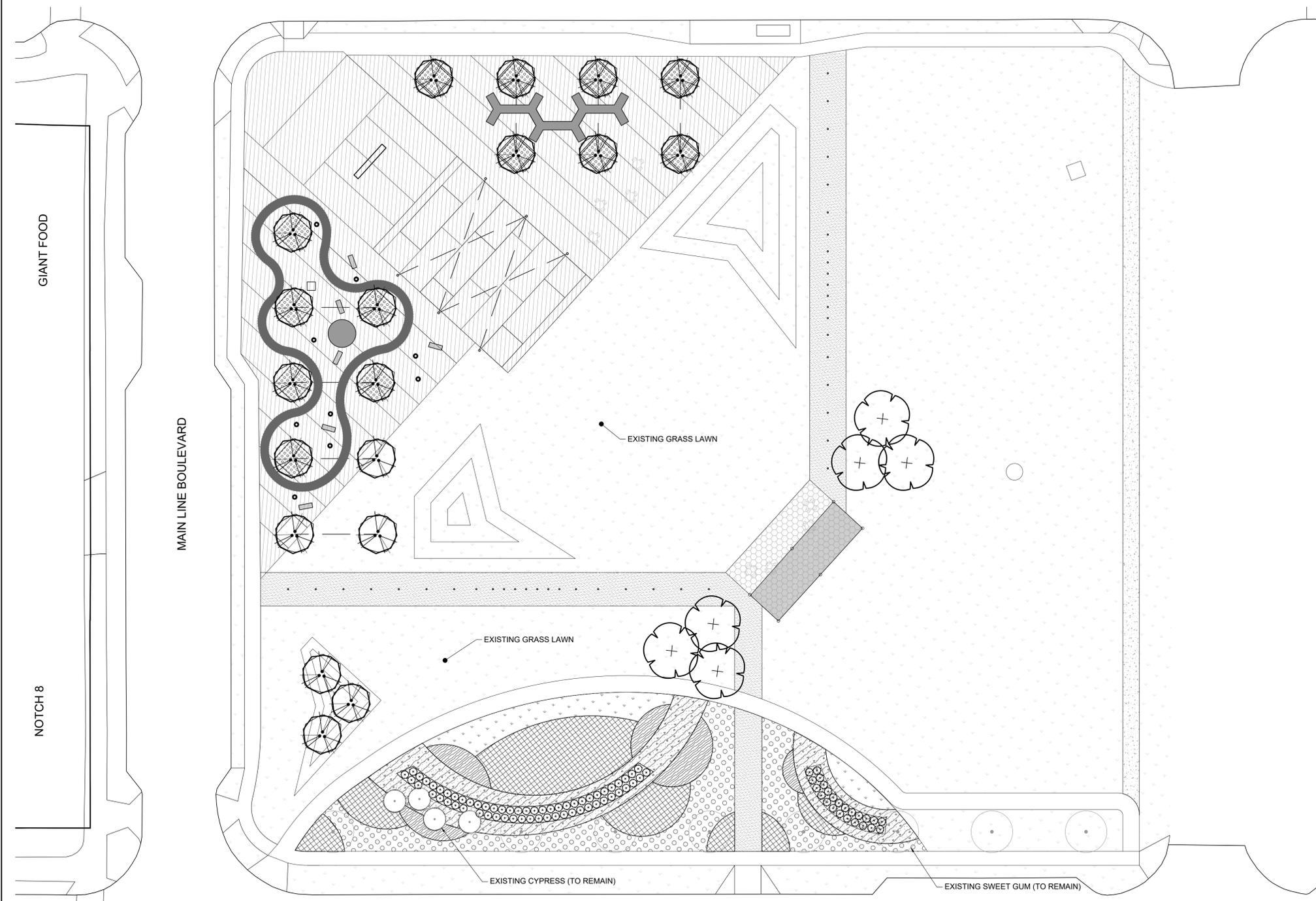
DESIGNED BY: KG, JB, GC
DRAWN BY: JB
CHECKED BY: KG

SCALE NORTH
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

OVERALL CONCEPT - MATERIALS PLAN

SHEET NUMBER

L1-100



PLANT SCHEDULE OVERALL

TREES							
CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	HT.	REMARKS	
AROG	6	ACER RUBRUM 'OCTOBER GLORY' TM / OCTOBER GLORY MAPLE	B & B	3"	14' - 16'	NATIVE, BRIGHT RED FALL COLOR	
BENH	19	BETULA NIGRA 'HERITAGE' / HERITAGE RIVER BIRCH	B & B	3"	10' - 12'	SINGLE, BRIGHT YELLOW FALL COLOR	
SHRUBS							
CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	HEIGHT	SPREAD	REMARKS	
PLOL	85	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKENS CHERRY LAUREL	B & B OR CONTAINER	18" - 24"	24" - 30"		
SHRUB AREAS							
CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	HEIGHT	SPREAD	SPACING	REMARKS
CALA	330	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER'S FEATHER REED GRASS	1 GAL	18" - 24"	15" - 18"	18" o.c.	
CORK	595	CORNUS SERICEA 'KELSEY' / KELSEY DOGWOOD	3 QUART	15" - 18"	18" - 24"	24" o.c.	
PANV	696	PANICUM VIRGATUM 'HEAVY METAL' / SWITCH GRASS	1 GAL	18" - 24"	15" - 18"	20" o.c.	
GROUND COVERS							
CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	COLOR	BLOOMS	SPACING	REMARKS
LIRM	2,619	LIRIOPE MUSCARI 'ROYAL PURPLE' / ROYAL PURPLE LIRIOPE	6" POT			14" o.c.	TO BE MIXED WITH BULBS: DAFFODILS, TULIPS, AND ALLIUMS. LIRIOPE TO BE SPACED 14" O.C., BULBS PLACED IN BETWEEN

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

POTOMAC YARD INTERIM PARK

JBG SMITH
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MD

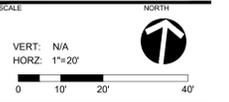
LANDDESIGN PROJ.#

2017134

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: KG, JB, GC
DRAWN BY: JB
CHECKED BY: KG



VERT: N/A
HORZ: 1"=20'

SHEET NUMBER

OVERALL CONCEPT - PLANTING PLAN

L2-200

DINING ROOM



CUSTOM COMMUNAL TABLE
 FABRICATED STEEL FRAMES
 TREATED LUMBER SEATS AND TOPS
 FREESTANDING OR SURFACE MOUNT
 FINISH: PRIMER + POWDER COAT
 COLOR: VARIETY/NATURAL AND TO
 MATCH COLORS OF LIVING ROOM RUG
 QUANTITY: APPROX. 18 MODULAR UNITS

MANUFACTURER INFORMATION
 CONCEPTUAL SITE FURNISHINGS, INC
 TEL: 616-940-9830
 WWW.CONCEPTUALSITE.COM

- NOTES:**
- OR APPROVED EQUAL
 - CONTRACTOR TO CONTACT CSF (CONCEPTUAL SITE FURNISHINGS, INC) PRIOR TO ORDER. CSF HAS BEEN INFORMED OF THE OVERALL DESIGN AND INTENT AND IS FLEXIBLE TO MEET DESIGN CONSTRAINTS.



RECTANGULAR FIBERGLASS PLANTER
 MODEL: N/A
 DIM: 10'W x 10'L
 COLOR: BLUE (AS SHOWN)
 FINISH: MATTE

MANUFACTURER INFORMATION
 TOURNESOL SITEWORKS, LLC
 2930 FABER STREET
 UNION CITY, CA 94587
 TEL: 510-471-6269
 WWW.TOURNESOLSITEWORKS.COM

- NOTES:**
- OR APPROVED EQUAL
 - CONTRACTOR TO LOCATE PLANTERS CENTERED WITHIN CONTRACTION JOINTS OF CONCRETE. SEE OVERALL CONCEPT PLAN.



STRING LIGHTS
 MODEL: 48FT LED OUTDOOR STRING LIGHTS
 DIM: 48 FT, 15 HANGING SOCKETS, 3' APART
 COLOR: N/A
 FINISH: N/A

MANUFACTURER INFORMATION
 PROXY LIGHTING
 TEL: 888-441-9993
 WWW.PROXYLIGHTING.COM

- NOTES:**
- OR APPROVED EQUAL.

1 COMMUNAL TABLE

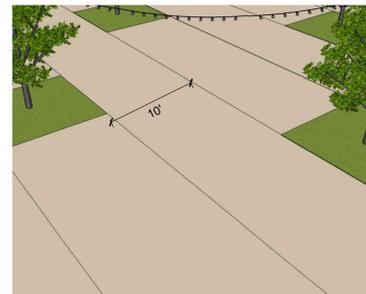
L4-002 VIEW NTS

2 FIBERGLASS TREE PLANTER

L4-002 VIEW NTS

3 TREE LIGHTS - DINING ROOM

L4-002 VIEW NTS



TAN: SW7711

CONCRETE: PAINT NOT TO FILL EXISTING SCORE JOINTS.
 ASPHALT: PAINT TO BE SCORED TO MATCH EXISTING SPACING
 OF CONCRETE JOINTS. SEE OVERALL CONCEPT PLAN.
 APPROX. 10'. TO BE FIELD VERIFIED

- NOTE:**
- OR APPROVED EQUAL.
 - COLORS PROVIDED ARE FROM SHERWIN-WILLIAMS. MANUFACTURER TO PROVIDE FINAL PAINT PROVIDER AND TO MATCH COLORS.
 - CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION OF PAINT. TEST AREAS ON SITE TO BE MADE FOR FINAL APPROVAL OF COLORS.

4 PAINTED CONCRETE - DINING ROOM

L4-002 VIEW NTS

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

POTOMAC YARD INTERIM PARK

JBG SMITH
 4445 WILLARD AVENUE, SUITE 400
 CHEVY CHASE, MD

LANDDESIGN PROJ.# 2017134

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: KG, JB, GC
 DRAWN BY: JB
 CHECKED BY: KG

SCALE NORTH

VERT: N/A
 HORZ:

SHEET TITLE

HARDSCAPE DETAILS - DINING ROOM

SHEET NUMBER

L4-002

FAMILY ROOM



LENDING LIBRARY
 MODEL: CERULEAN CEDAR
 DIM: 18" WIDE x 23" TALL x 16" DEEP
 COLOR: AS SHOWN
 FINISH: AS SHOWN

MANUFACTURER INFORMATION
 LITTLE FREE LIBRARY
 573 CO. RD. A SUITE 106
 HUDSON, WI 54016
 TEL: 715-690-2488
 WWW.LITTLEFREEELIBRARY.ORG

- NOTES:**
- OR APPROVED EQUAL.
 - TO BE ORDER WITH ENGRAVED LIBRARY POST WITH TOPPER. POST TO BE IMBEDDED IN SLUMP CONCRETE FOOTER. REPLACE ASPHALT AS NECESSARY PRIOR TO PAINTING.



FUNKY SEATING
 MODEL: 35 COLLECTION - CHILL SEATING
 COLOR: EVEN DISTRIBUTION OF BLUE BELL, DAISY, GRASS, HABANERO

MANUFACTURER INFORMATION
 LANDSCAPE FORMS
 7800 E. MICHIGAN AVE.
 KALAMAZOO, MI 49048
 TEL: 800-430-6209
 WWW.LANDSCAPEFORMS.COM

- NOTES:**
- OR APPROVED EQUAL.



FUNKY SEATING
 MODEL: SURFACE MOUNT
 COLOR: VARIETY, TBD
 SIZE: TBD

MANUFACTURER INFORMATION
 MOONLIGHT INC.
 4814 CAPE CORAL STREET
 CAPE CORAL, FL 33904
 TEL: 239-257-3470
 WWW.MOONLIGHT-INC.COM

- NOTES:**
- OR APPROVED EQUAL.
 - CONTRACTOR TO PROVIDE ELECTRICAL CONNECTIONS

1 LENDING LIBRARY

L4-003 VIEW NTS

2 FUNKY SEATING

L4-003 VIEW NTS

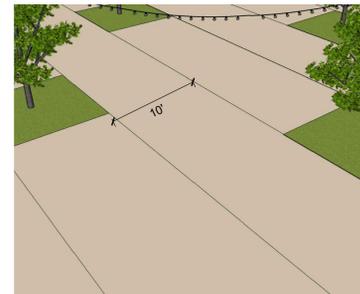
3 LIGHT ORBS

L4-003 VIEW NTS



TRIKE TRACK
 DIM: 3' WIDE
 COLOR: BLUE / SW 6809 WITH WHITE STRIPPING AS SHOWN

- NOTE:**
- OR APPROVED EQUAL.
 - COLORS PROVIDED ARE FROM SHERWIN-WILLIAMS. MANUFACTURER TO PROVIDE FINAL PAINT PROVIDER AND TO MATCH COLORS.
 - CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION OF PAINT. TEST AREAS ON SITE TO BE MADE FOR FINAL APPROVAL OF COLORS.



TAN: SW7711

CONCRETE: PAINT NOT TO FILL EXISTING SCORE JOINTS.
 ASPHALT: PAINT TO BE SCORED TO MATCH EXISTING SPACING OF CONCRETE JOINTS. SEE OVERALL CONCEPT PLAN.
 APPROX. 10'. TO BE FIELD VERIFIED

- NOTE:**
- OR APPROVED EQUAL.
 - COLORS PROVIDED ARE FROM SHERWIN-WILLIAMS. MANUFACTURER TO PROVIDE FINAL PAINT PROVIDER AND TO MATCH COLORS.
 - CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION OF PAINT. TEST AREAS ON SITE TO BE MADE FOR FINAL APPROVAL OF COLORS.



STRING LIGHTS
 MODEL: 48FT LED OUTDOOR STRING LIGHTS
 DIM: 48 FT, 15 HANGING SOCKETS, 3' APART
 COLOR: N/A
 FINISH: N/A

MANUFACTURER INFORMATION
 PROXY LIGHTING
 TEL: 888-441-9993
 WWW.PROXYLIGHTING.COM

- NOTES:**
- OR APPROVED EQUAL.

4 TRIKE TRACK

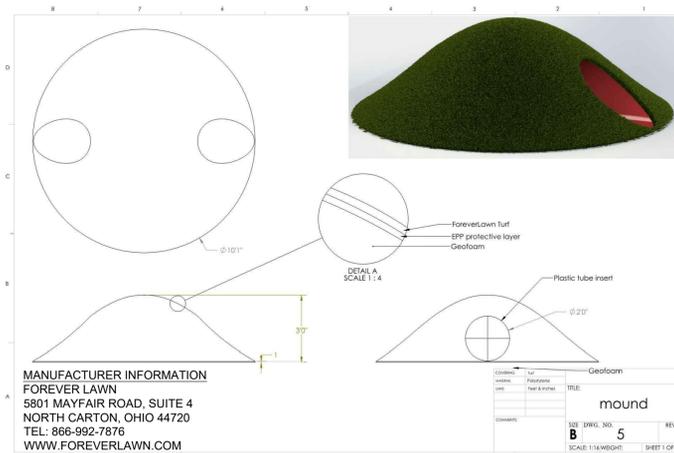
L4-003 VIEW NTS

5 PAINTED ASPHALT - FAMILY ROOM

L4-003 VIEW NTS

6 TREE LIGHTS - FAMILY ROOM

L4-003 VIEW NTS



7 TUNNEL MOUND (BID ALTERNATIVE)

L4-003 VIEW NTS

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

POTOMAC YARD INTERIM PARK

JBG SMITH
 4445 WILLARD AVENUE, SUITE 400
 CHEVY CHASE, MD

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SCALE NORTH

VERT: N/A
 HORZ:

SHEET TITLE
HARDSCAPE DETAILS - FAMILY ROOM

SHEET NUMBER

L4-003

BACKYARD + PORCH



Hip Roof

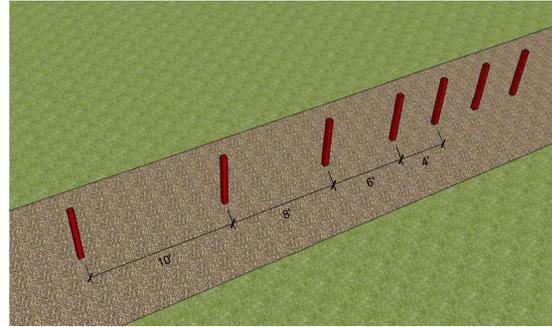
CANVAS SHADE STRUCTURE
MODEL: HIP ROOF/CUSTOM
DIM: APPROX. 15' x 45'
FABRIC COLOR: YELLOW
POST COLOR: WHITE

MANUFACTURER INFORMATION
POLIGON
4240 136TH AVE
HOLLAND, MI 49424
TEL: 616-888-3500
WWW.POLIGON.COM

REPRESENTATIVE INFORMATION
SPARKS AT PLAY, LLC
3705 CRONDALL LANE
OWINGS MILLS, MD 21117
TEL: 410-356-4151

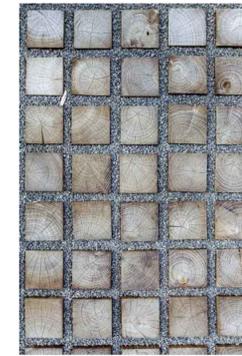
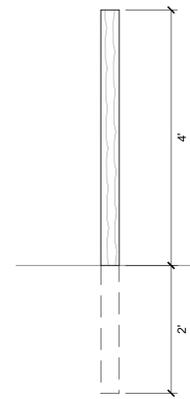
NOTES:

- OR APPROVED EQUAL.
- PROJECT IDENTIFICATION FOR SPARKS AT PLAY IS KNOWN AS POTOMAC YARD INTERIM PARK.
- TO BE DESIGNED WITH ANCHOR BOLT FOOTING. TOP OF CONCRETE FOOTERS TO BE SET 4" BELOW FINISH GRADE TO ALLOW DECOMPOSED GRANITE COVERAGE.
- SPARKS AT PLAY TO PROVIDE FINAL SPECS AND DETAILS.



NOTES:

- PRESSURE TREATED WOOD MEMBER TO BE DRIVEN INTO EXISTING COMPACTED GRADE.
- POSTS TO BE PRIMED AND PAINTED TO MATCH PICTURE FRAME.



BLACK LOCUST TILES
PATTERNED PAVER
MANUFACTURER INFORMATION
PROFLO PAVERS
TEL: 888-501-0678 - EX. 1
WWW.PROFLOWPAVERS.COM

NOTES:

- OR APPROVED EQUAL.
- TO BE INSTALLED PER MFR INSTRUCTIONS. USE DECOMPOSED GRANITE AS AGGREGATE SPACING. SEE DETAIL 4/L4-004 FOR DECOMPOSED AGGREGATE.
- CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL.

1 SHADE STRUCTURE

L4-004 VIEW

NTS

2 FENCE PICKETS

L4-004 VIEW

1:16_XREF

3 BLACK LOTUS TILES

L4-004 VIEW

1" = 1'-0"



DECOMPOSED GRANITE
MIX: TWILIGHT BLACK GRANITE
MANUFACTURER INFORMATION
KAFKA GRANITE, LLC
550 EASE HWY 153
MOSINEE, WI 54455

TEL: 715-687-2423
WWW.KAFKAGRANITE.COM

NOTES:

- OR APPROVED EQUAL.
- CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL.
- DECOMPOSED AGGREGATE TO BE INSTALLED WITH BINDER.



CONCRETE WALKWAY

NOTES:

- 4" OF CONCRETE OVER 4" OF COMPACTED AGGREGATE. CONTRACTION JOINT EVERY 5'. NO REBAR OR EXPANSION JOINTS REQUIRED.

4 DECOMPOSED GRANITE

L4-004 VIEW

1" = 1'-0"

5 CONCRETE WALKWAY

L4-004 VIEW

1" = 1'-0"

KEY MAP

SEAL

NOT FOR CONSTRUCTION

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SCALE NORTH

VERT: N/A
HORZ:

SHEET TITLE

HARDSCAPE DETAILS - BACKYARD & PORCH

SHEET NUMBER

L4-004