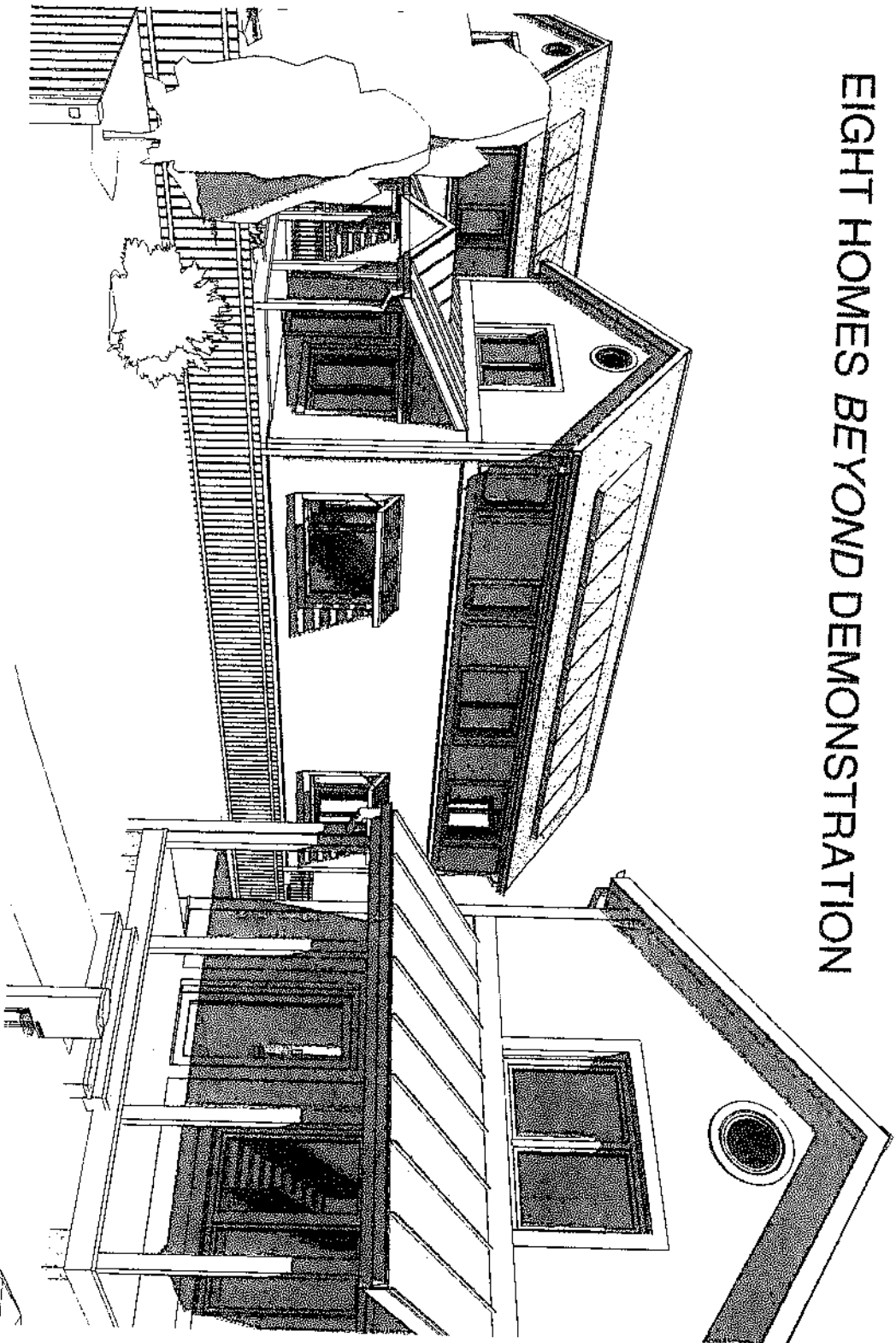


FAIRMOUNT HEIGHTS AND CAPITOL HEIGHTS EIGHT HOMES BEYOND DEMONSTRATION



LIST OF DRAWINGS

- A-1.1 SITE PLAN - 60TH PLACE
- L-1.2 LANDSCAPE PLAN - 60TH PLACE
- A-1.3 RENDERING - 60TH PLACE
- A-1.4 60TH PLACE FLOOR PLANS
- A-2.1 SITE PLAN - JOST STREET
- L-2.2 LANDSCAPE PLAN JOST STREET
- A-2.3 RENDERING - JOST STREET
- A-2.4 JOST STREET FLOOR PLANS
- A-3.1 SITE PLAN - VALLEY PARK ROAD
- L-3.2 LANDSCAPE PLAN - VALLEY PARK ROAD
- A-3.3 RENDERING - VALLEY PARK ROAD
- A-3.4 VALLEY PARK FLOOR PLANS

Proposal for
**8 NET ZERO ENERGY
SINGLE FAMILY HOUSES**

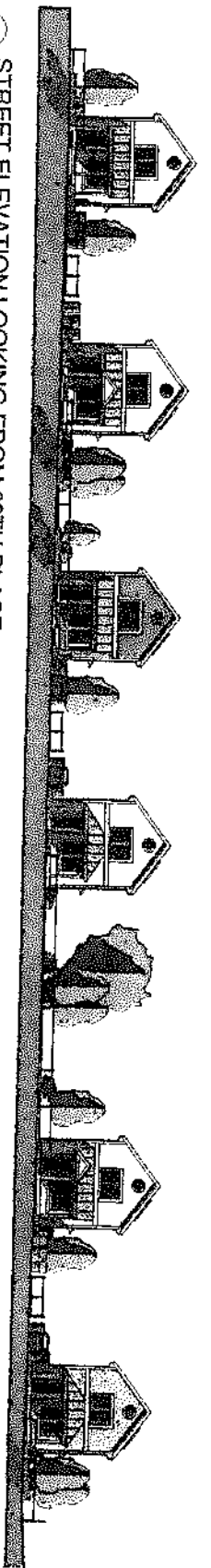
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the
Neighborhood
Design Center

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ALEXANDRIA, VA 22301
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ALEXANDRIA, VA 22305
and @peabody.org
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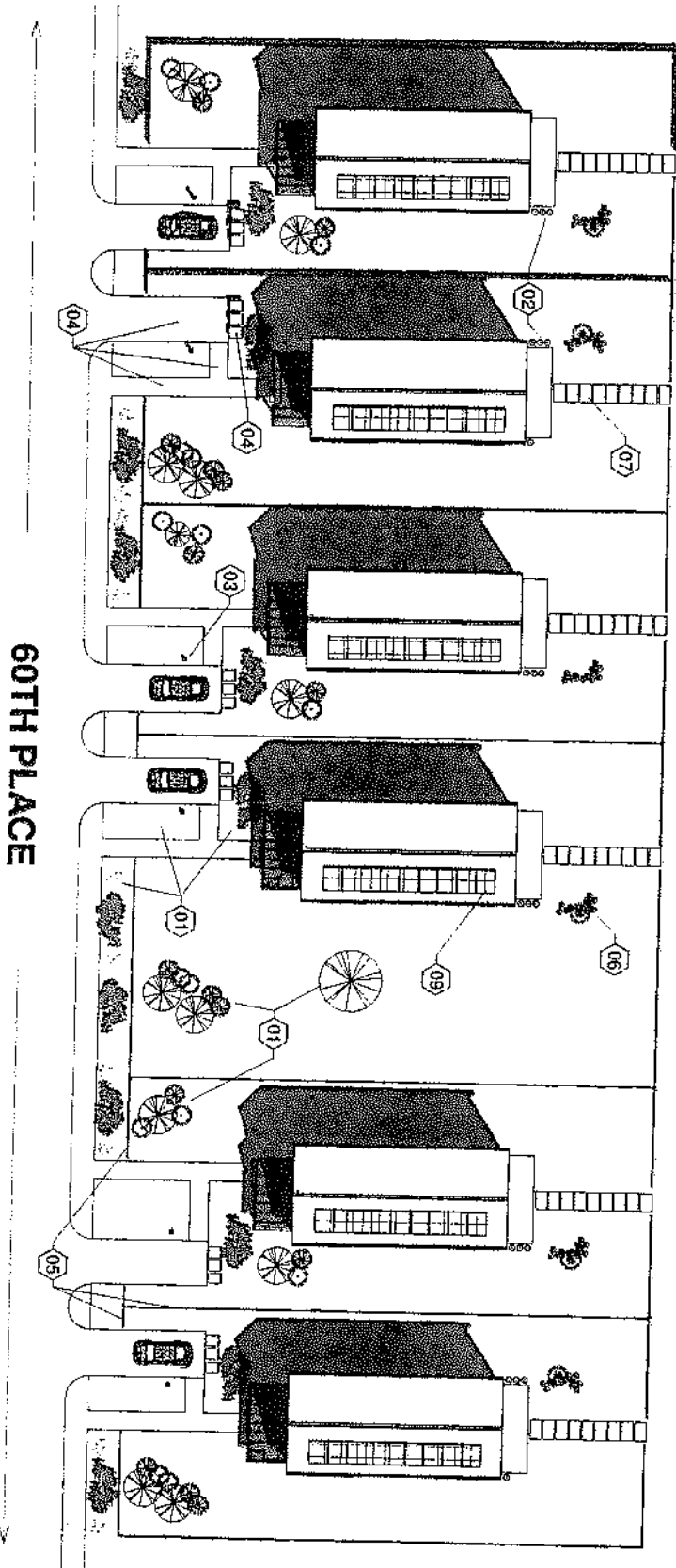
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PEABODY ARCHITECTS
1000 N. GLENN ROAD
ALEXANDRIA, VA 22304
703.701.1000



3 STREET ELEVATION LOOKING FROM 60TH PLACE
1" = 30'-0"

- 2 SITE PLAN KEYED NOTES
- 01 NATIVE AND DROUGHT TOLERANT PLANTINGS, REFER TO LANDSCAPE PLAN L-1 FOR PLANTING LIST
 - 02 RAIN WATER COLLECTION BARRELS FOR USE WITHIN YARD
 - 03 ELECTRIC VEHICLE CHARGING CONNECTION
 - 04 REFUSE TOTE STORAGE AREA, WITH SCREEN PLANTINGS
 - 05 LOW PICKET FENCING ALONG PROPERTY LINES FOR DELINEATION OF PUBLIC AND PRIVATE BOUNDARIES
 - 06 RAINGARDEN, REFER TO LANDSCAPE PLAN
 - 07 PERMEABLE PAYER DRIVEWAY AND/OR WALKWAY
 - 08 SOUTH EXPOSURE FOR ROOF-MOUNTED PHOTOVOLTAIC PANELS

ALLEY



60TH PLACE

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Proposal for
**8 NET ZERO ENERGY
SINGLE FAMILY HOUSES**

28 JULY 2016
ARCHITECT: PEABODY ARCHITECTS
ENGINEER: J. J. HARRIS & ASSOCIATES
LANDSCAPE ARCHITECT: J. J. HARRIS & ASSOCIATES

A-1.1

1 PERSPECTIVE LOOKING NORTHEAST FROM 60TH PLACE



Proposal for
**8 NET ZERO ENERGY
 SINGLE FAMILY HOUSES**

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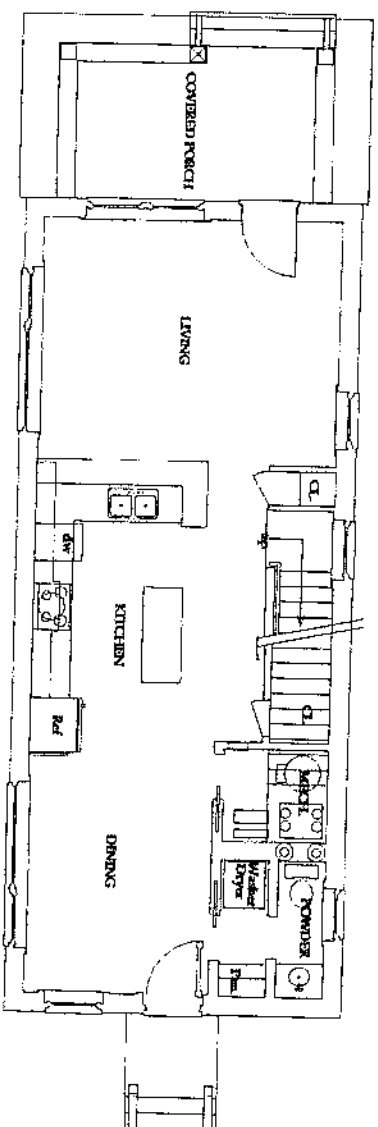
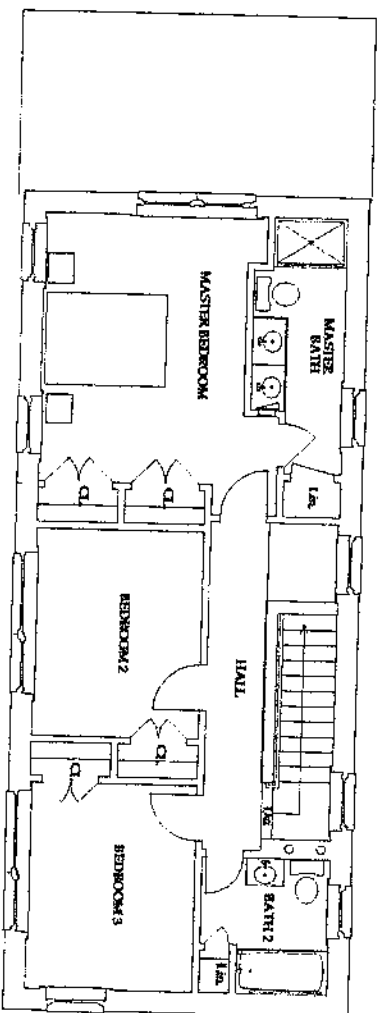
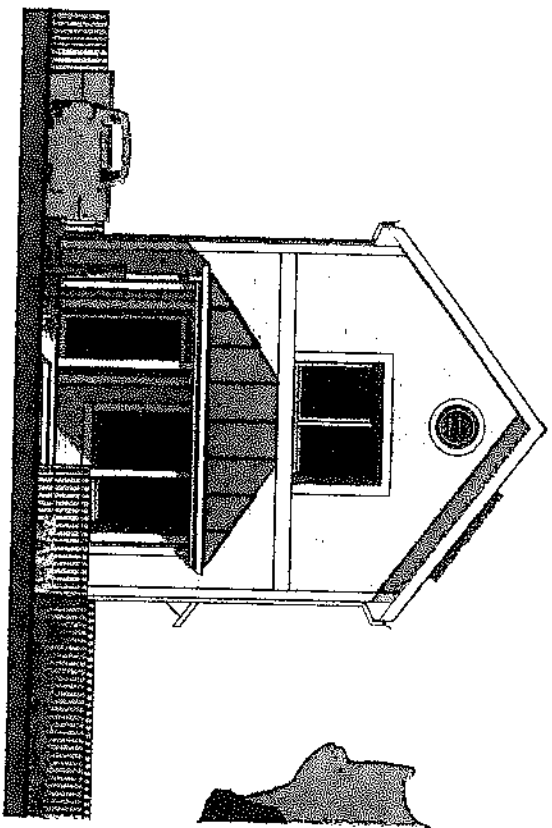


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28 JULY 2016

NOTHING TO BE DONE AT THE
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 AND ENGINEERS, INC. 1011
 NORTH 10TH STREET, SUITE 100
 ALEXANDRIA, VA 22304

A-1.3



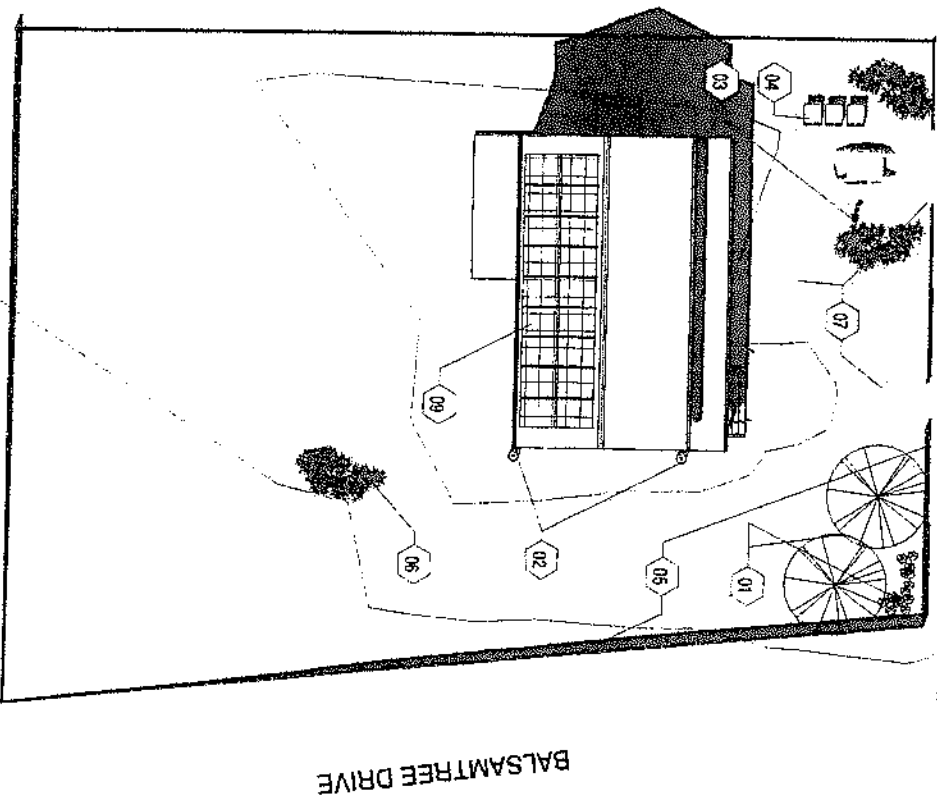
- 01 NATIVE AND DROUGHT TOLERANT PLANTINGS, REFER TO LANDSCAPE PLAN L-1 FOR PLANTING LIST
- 02 RAIN WATER COLLECTION BARRELS FOR USE WITHIN YARD
- 03 ROUGH-IN FOR OWNER OPTION, ELECTRIC VEHICLE CHARGING STATION
- 04 REFUSE TOTE STORAGE AREA, WITH SCREEN PLANTINGS
- 05 LOW PICKET FENCING ALONG PROPERTY LINES FOR DELINEATION OF PUBLIC AND PRIVATE BOUNDARIES
- 06 RAINGARDEN, REFER TO LANDSCAPE PLAN
- 07 PERMEABLE PAVEMENT DRIVEWAY AND/OR WALKWAY
- 09 SOUTH EXPOSURE FOR ROOF-MOUNTED PHOTOVOLTAIC PANELS

The site has a perfect North-South orientation which is advantageous for solar planning. As with the 60th Place houses, the long axis of the house runs East-West, allowing more South facing windows for winter solar gain and limiting summer heat gain on the West-facing wall. The house sits as far North as possible on the site, enabling neighborhood interaction between front porch and street, maximizing back yard area, and maximizing the distance of the South wall from the tree cover at the rear of the site which would compromise the solar array on the roof.

Aesthetically, orienting the house to Jost Street places the entry at the sidewalk and not depressed from the street as would be the case with a Balsamtree entrance. The East side yard which sits several feet below the sidewalk becomes a private planted zone behind a protective picket fence.

The 20' x 40' prototype for this house differs from the narrower version at the 60th Place houses. It allows a central turn-back stair, and two children's bedrooms side by side, each with windows on two walls. As with the 60th Place prototype all utilities and baths are placed along the North wall, leaving the brighter south side of the house to be open for living and views. As with the 60th Place prototype, South facing windows are oversized and first floor ceilings are 9' in height.

3 GENERAL NOTES ABOUT THE SITE



1 SITE PLAN - JOST STREET 1" = 20'-0"

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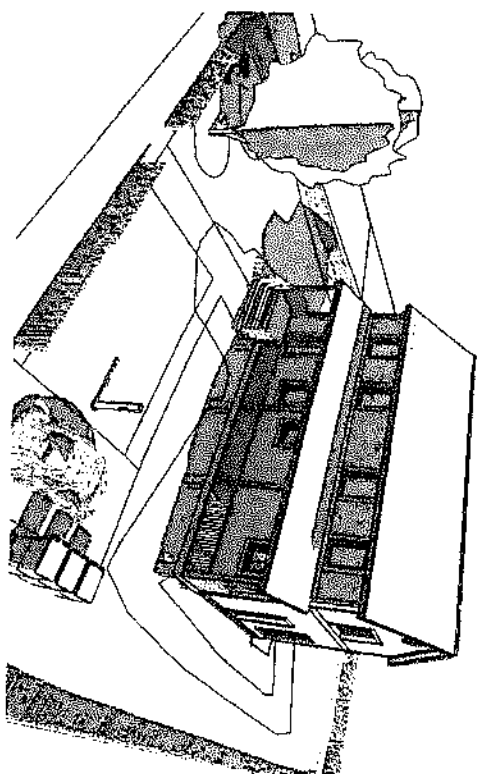


717, 719, & 725 60TH PL.
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6503 VALLEY PARK RD.

Proposal for 8 NET ZERO ENERGY SINGLE FAMILY HOUSES

28 JUL, 2016
Architectural drawings for the proposed 8 Net Zero Energy Single Family Houses, prepared for the client by Peabody Architects, Inc. All drawings are subject to the terms and conditions of the contract between the client and Peabody Architects, Inc.

A-2.1

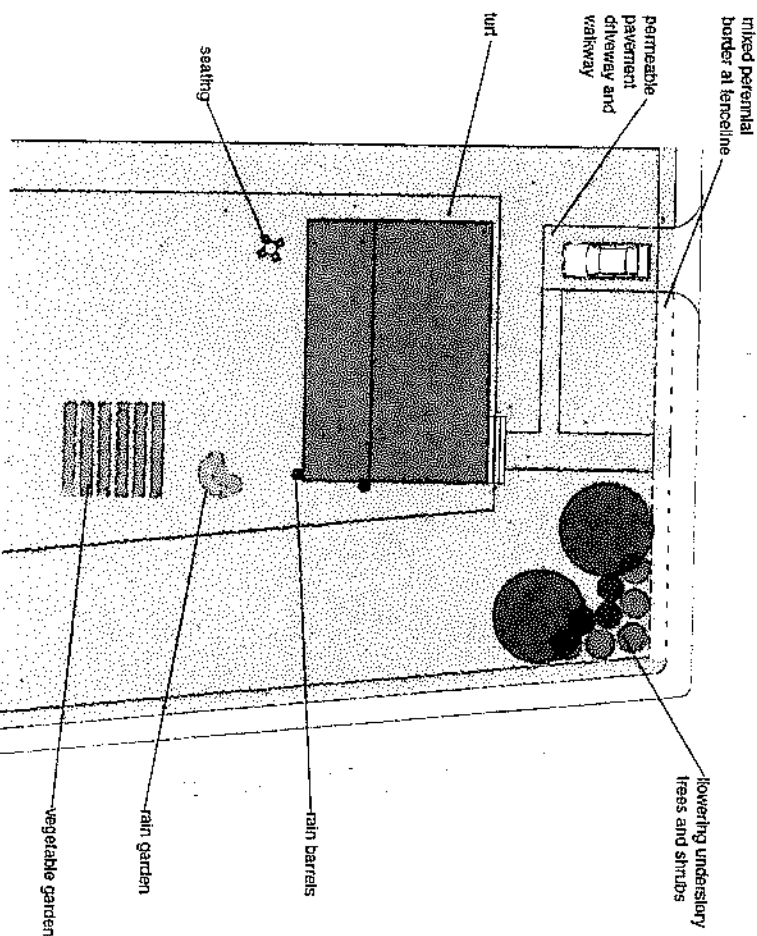


3 CONCEPTUAL SITE - BIRD'S-EYE

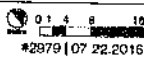
Latin Name	Common Name	Size	Quantity/Placement	Notes
Shrubs				
<i>Ceanothus americanus</i>	Bushclover	3Gal	10	Edge of Rain Garden
<i>Cornus sericea</i>	Red Twig Dogwood	3Gal	8	Edge of Rain Garden
<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	3Gal	18	University shrubs
<i>Ilex verticillata</i>	Winterberry	3Gal	30	University shrubs
<i>Illea verticilla</i>	Virginia Snowflake	3Gal	27	University shrubs
<i>Physocarpus opulifolius</i>	Wendland	3Gal	6	Edge of Rain Garden
Perennials				
<i>Asclepias tuberosa</i>	Butterfly Weed	1Gal	85	Perennial parental planting
<i>Eutrichium cicutum</i>	Joe Pye weed	1Gal	10	Center of Rain Garden
<i>Colonia carolinensis</i>	Carolina Flower	1Gal	10	Center of Rain Garden
<i>Mentzelia dioica</i>	Bee Balm	1Gal	70	Frontal perimeter planting
<i>Ornithoglossum</i>	Sorrel	1Gal	10	Center of Rain Garden
<i>Rudbeckia hirta</i>	Black Eyed Susan	1Gal	70	Frontal perimeter planting
<i>Sedum spectabile</i>	Woodland Stonecrop	1Gal	70	Frontal perimeter planting
<i>Sedum spectabile</i>	Woodland Stonecrop	1Gal	70	Frontal perimeter planting
Grasses				
<i>Chasmodon dactyloides</i>	Northern sea oats	1Gal	14	Masses grasses
<i>Scyrranthus americanus</i>	Lime Bluestem	1Gal	14	Masses grasses
<i>Tripsacum denticolles</i>	Eastern Gamagrass	1Gal	19	Masses grasses
70002				
<i>Carex panicea</i>	Eastern Sedge	5Gal	7	Flowering understory tree
<i>Ambrosia artemisiifolia</i>	Sorrel	5Gal	9	Flowering understory tree
<i>Aster tataricus</i>	Red Aster	5Gal	9	Flowering understory tree
Notes				

PLANTING SCHEDULE

-PLANTING SCHEDULE IS CONSOLIDATED AND APPLIES TO THE COLLECTIVE OF SUBJECT PROJECT SITES



1 JOST ST LANDSCAPE PLAN



**Fairmount Heights Net
Zero Homes**
Housing Initiative Partnership

ndc

Proposal for 8 NET ZERO ENERGY SINGLE FAMILY HOUSES

717, 719 & 725 60TH PL.
6117 JOST ST.
5503 VALLEY PARK RD.



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28 JULY, 2016

During the last 20 years, we have seen a dramatic increase in the number of people who are taking the time to learn more about the world around them. This is a good thing, and it is a trend that we hope will continue for many years to come.

72

1 PERSPECTIVE LOOKING SOUTHWEST FROM BALSAMTREE DRIVE



Proposal for
**8 NET ZERO ENERGY
SINGLE FAMILY HOUSES**

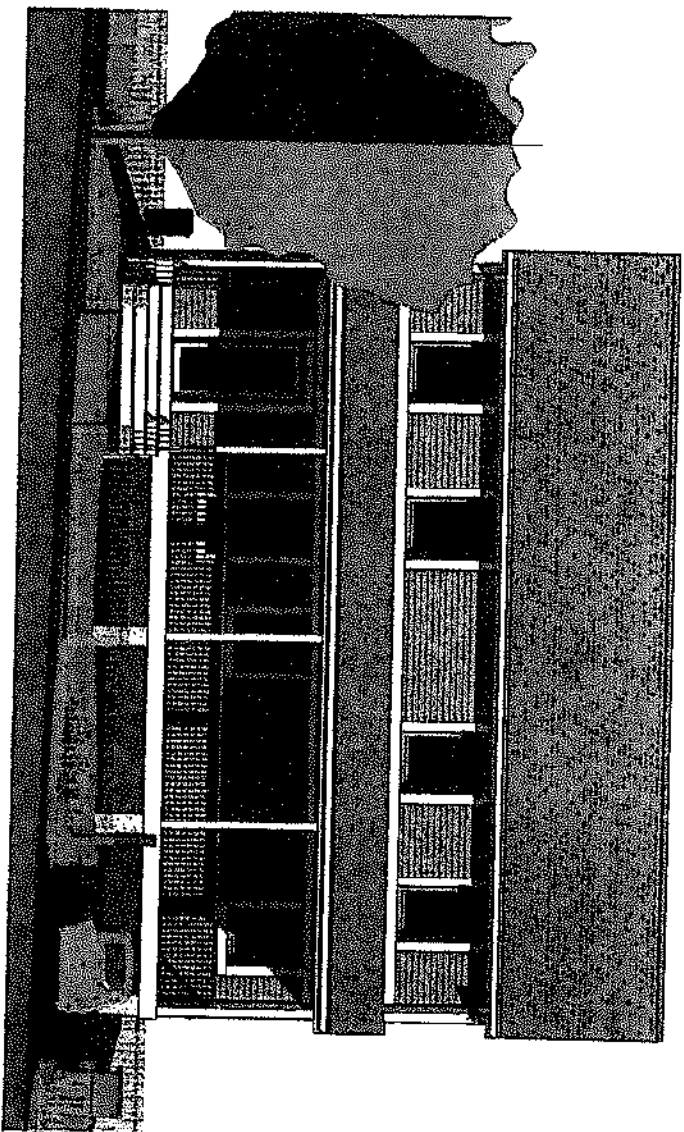
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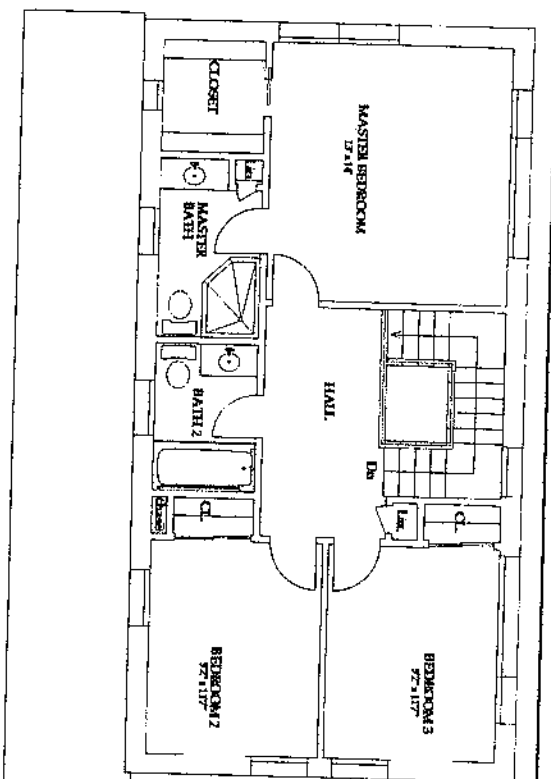
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28 JULY 2016
REVISIONS TO THE PROPOSAL
FOR THE 8 NET ZERO ENERGY
SINGLE FAMILY HOUSES
PROJECT NO. 16-001

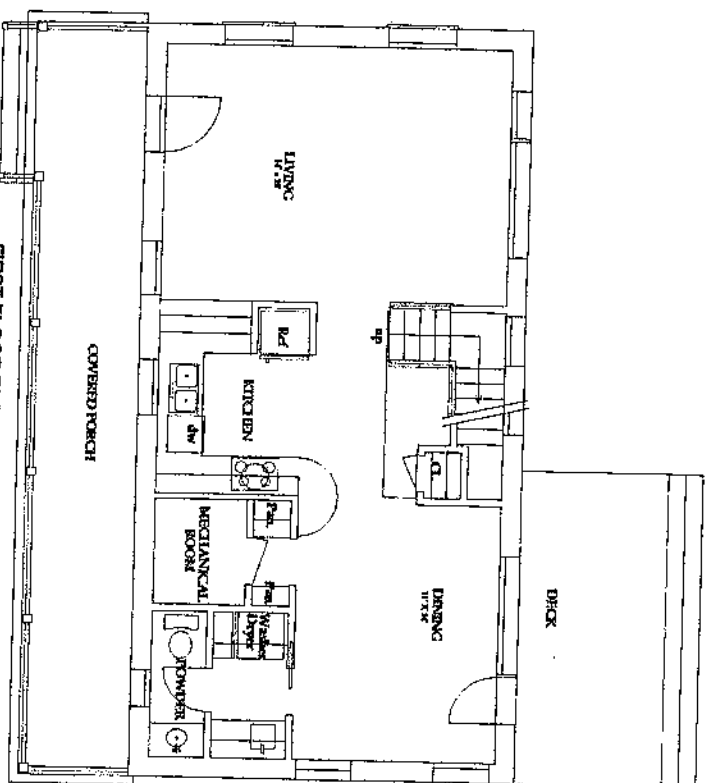
A-2.3



1 CONCEPTUAL NORTH ELEVATION LOOKING FROM JOST STREET
1/8" = 1'-0"



SECOND FLOOR PLAN



FIRST FLOOR PLAN

2 JOST STREET - FLOOR PLANS
1/8" = 1'-0"

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David Greenblatt, AIA
www.greenblatt.com



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Proposal for
**8 NET ZERO ENERGY
SINGLE FAMILY HOUSES**

28 JUL. 2016

CHANGING THE DESIGN OF THE HOUSE TO
MEET THE NET ZERO ENERGY REQUIREMENTS
AND THE LEED GREEN BUILDING ACCREDITED
CREDENTIAL REQUIREMENTS.

A-2.4

- 01 NATIVE AND DROUGHT TOLERANT PLANTINGS, REFER TO LANDSCAPE PLAN L-1 FOR PLANTING LIST
- 02 RAIN WATER COLLECTION BARRELS FOR USE WITHIN YARD
- 03 ROUGH-IN FOR OWNER OPTION, ELECTRIC VEHICLE CHARGING STATION
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- 06 RAINGARDEN, REFER TO LANDSCAPE PLAN
- 07 PERMEABLE PAVER DRIVEWAY AND/OR WALKWAY
- 08 WEST EXPOSURE FOR ROOF-MOUNTED PHOTOVOLTAIC PANELS

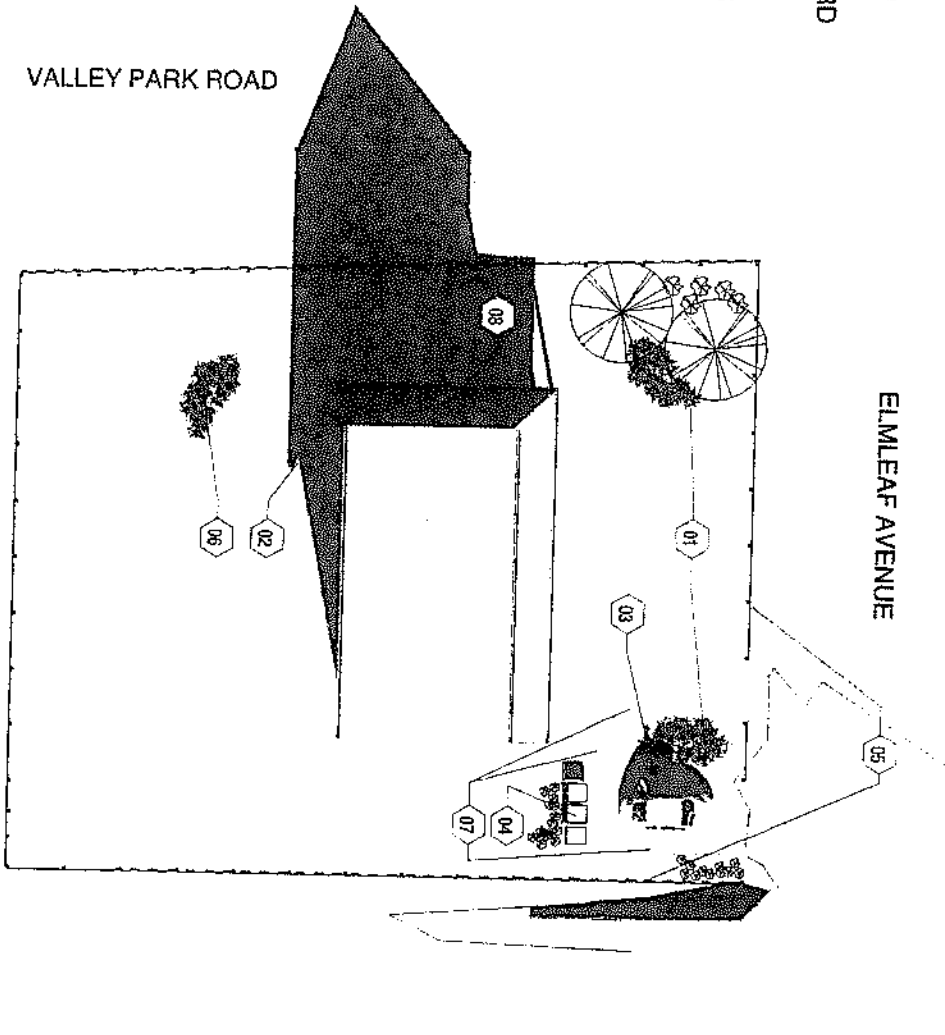
The site sits in an established neighborhood of Capitol Heights and offers nice views to the park-like median to the West. The proposed house is sited with its long axis running East-West to maximize South facing windows for winter solar gain and limit summer heat gain on the West-facing wall. The entry faces Elmleaf Avenue and maintains the strong line established by neighboring homes. The front porch also faces Elmleaf, but turns the corner and wraps around the west wall as well, providing solar protection of West facing windows and a place to sit and enjoy the long views. Siting the house close to Elmleaf Street places it as far as possible from the large tree canopy to the southeast, improving efficiency of the solar array, and providing a generous back yard.

As with the Jost Street home, the house is based upon the 20' by 40' modular prototype. This allows children's bedrooms to face the west and places the master bedroom on the quieter side of the home.

And as with all the proposed homes, all living spaces face the sun and the back yard.

The house will be built over an unconditioned crawl space at grade. Perimeter footings will be designed according to the recommendations of our geotechnical and structural engineers as required to avoid the marine clay (high plasticity) soil.

2 GENERAL NOTES ABOUT THE SITE



1 SITE PLAN - VALLEY PARK ROAD

1" = 20'-0"

A-3.1

Proposal for
SINGLE FAMILY HOUSES
8 NET ZERO ENERGY

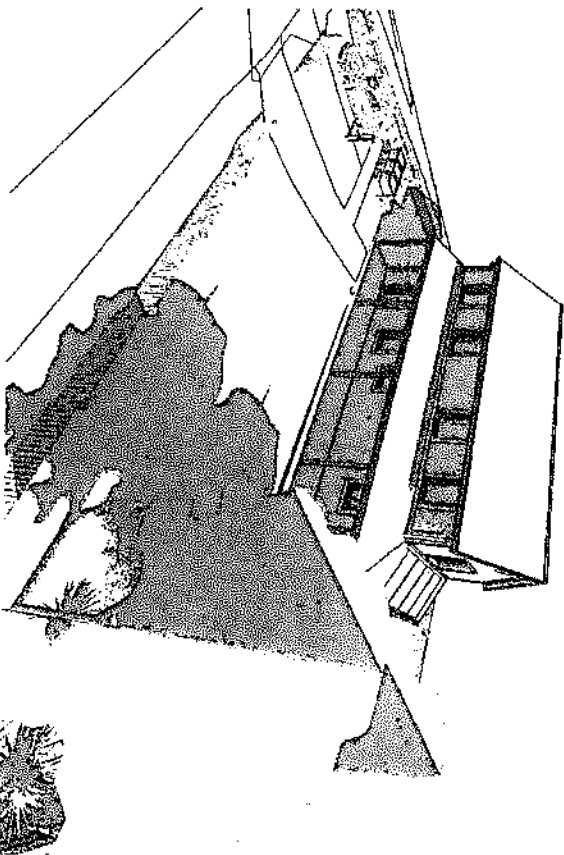
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Lower Income Residents

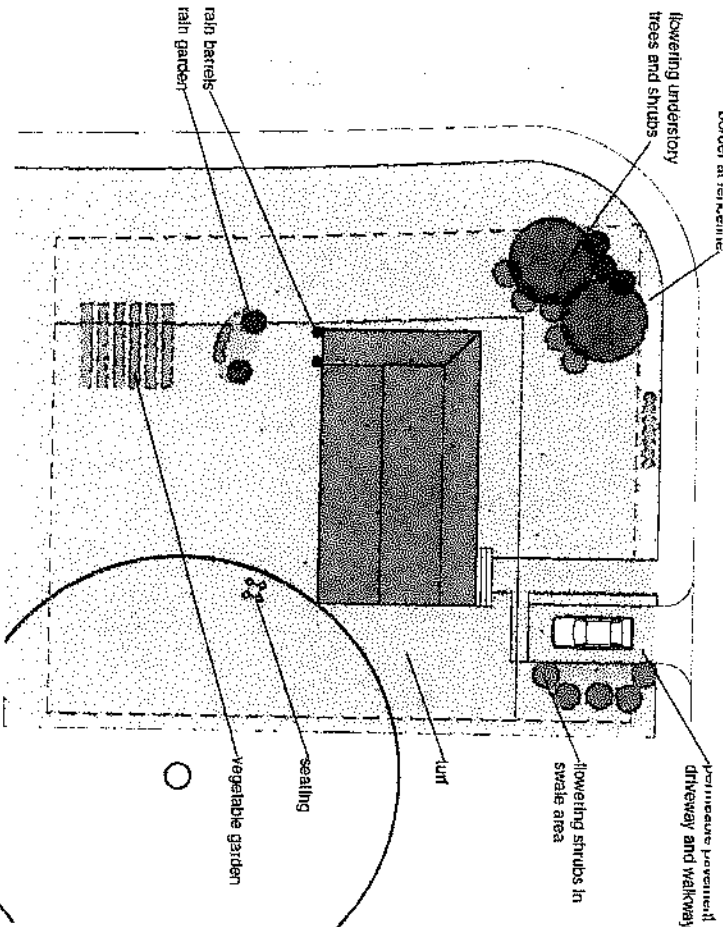


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28 JUL, 2016
PROPOSAL FOR SINGLE FAMILY HOUSES
8 NET ZERO ENERGY
DESIGNED BY PEABODY ARCHITECTS
DRAWN BY PEABODY ARCHITECTS
CHECKED BY PEABODY ARCHITECTS
APPROVED BY PEABODY ARCHITECTS



3 SITE CONCEPTUAL - BIRD'S-EYE



ndc Fairmount Heights Net Zero Homes Housing Initiative Partnership

28 JULY 2016

Proposal for 8 NET ZERO ENERGY SINGLE FAMILY HOUSES

L-3.2

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ALEXANDRIA, VA 22305

Latin Name	Common Name	Size	Quantity	Placement	Notes
<i>Shrubs</i>					
<i>Cornus alternifolia</i>	Banana Shrub	3Gal	10	Edge of Rain Garden	
<i>Cornus sericea</i>	Red Twig Dogwood	3Gal	6	Edge of Rain Garden	
<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	3Gal	15	Understory shrubs	White flowers
<i>Ilex verticillata</i>	Winterberry	3Gal	30	Understory shrubs	Red berries, white flowers
<i>Ilex umbellata</i>	Virginia Snowberry	3Gal	27	Understory shrubs	White flowers
<i>Physocarpus opulifolius</i>	Norfolk Island	3Gal	15	Edge of Rain Garden	White flowers
<i>Perennials</i>					
<i>Asperula tuberosa</i>	Butterfly Weed	1Gal	80	Perennial planting	
<i>Eurochloa diandra</i>	Joe Pye Weed	1Gal	10	Center of Rain Garden	
<i>Loelia cardinalis</i>	Cardinal Flower	1Gal	10	Center of Rain Garden	Attracts birds
<i>Monarda didyma</i>	Bee Balm	1Gal	70	Perennial planting	Attracts bees
<i>Onoclea sensibilis</i>	Sensitive Fern	1Gal	10	Center of Rain Garden	Could be Liana candidate
<i>Rudbeckia hirta</i>	Black Eyed Susan	1Gal	70	Perennial planting	Flowers attract pollinators
<i>Spigelia alternifolia</i>	Woodland Spicebush	1Gal	70	Perennial planting	Attracts birds
<i>Grasses</i>					
<i>Chamaecrista nictitans</i>	Northern sea oats	1Gal	14	Native grasses	
<i>Schizanthus scabellum</i>	Little Bluestem	1Gal	14	Native grasses	
<i>Tripsacum dasyphyllum</i>	Eastern Gamagrass	1Gal	15	Native grasses	
<i>Trees</i>					
<i>Quercus macrocarpa</i>	Eastern Red Oak	6Gal	7	Understory trees	
<i>Aster multiflorus</i>	Star Magnolia	6Gal	9	Understory trees	
<i>Aster multiflorus</i>	Star Magnolia	6Gal	1	Understory trees	


PLANTING SCHEDULE IS CONSOLIDATED AND APPLIES TO THE COLLECTIVE OF SUBJECT PROJECT SITES

2 PLANTING SCHEDULE

1 VALLEY PARK LANDSCAPE PLAN



1 PERSPECTIVE LOOKING SOUTHEAST FROM VALLEY PARK



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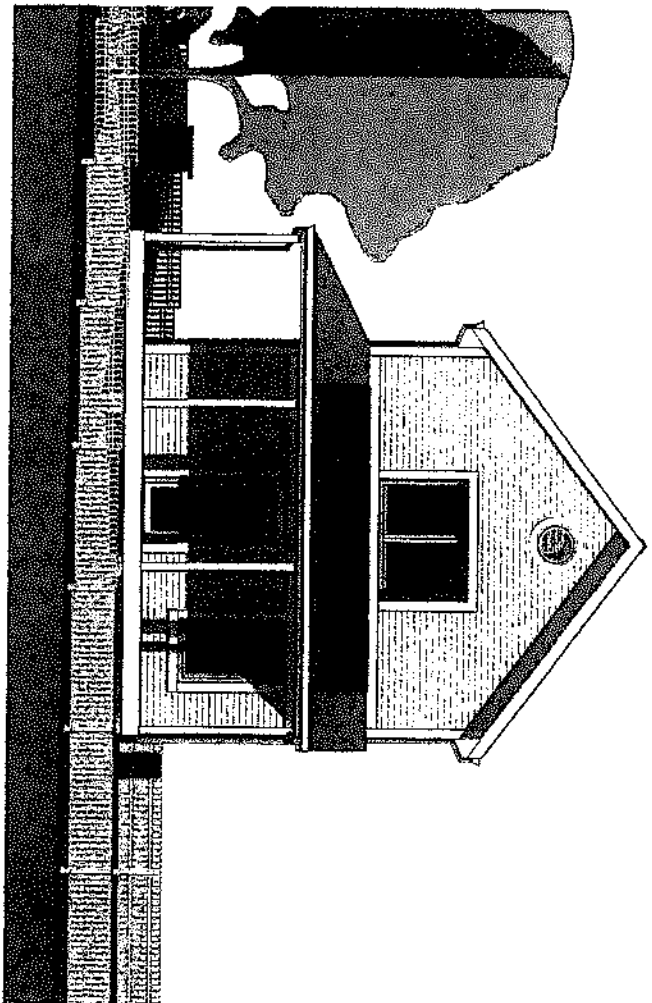
Architects
Interior Designers
Landscape Architects

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6503 VALLEY PARK RD.

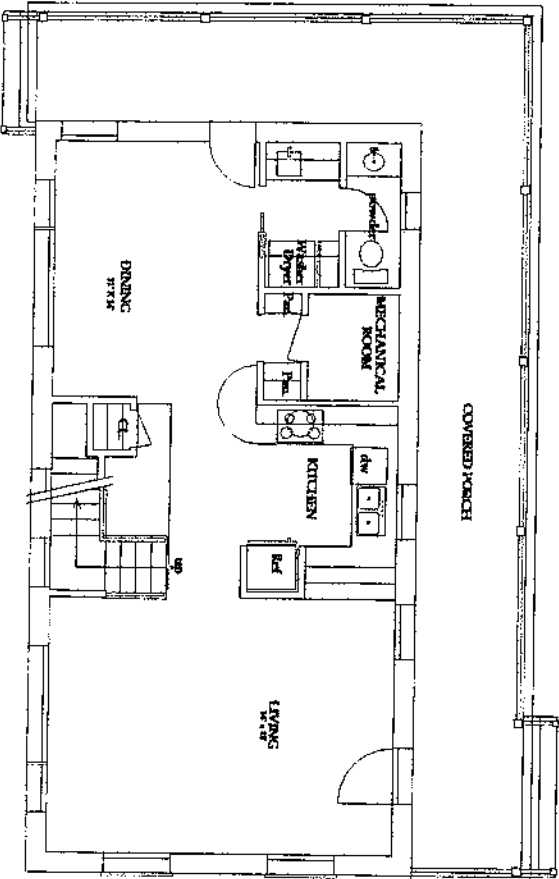
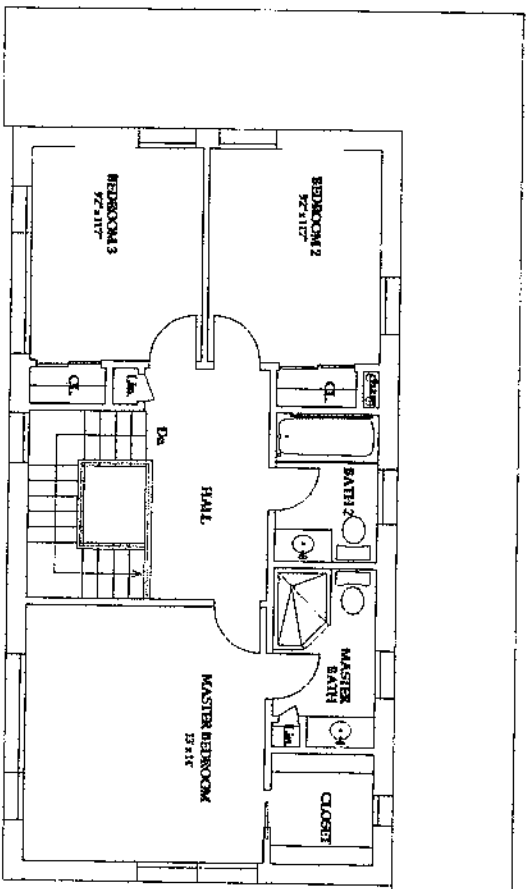
Proposal for
**8 NET ZERO ENERGY
SINGLE FAMILY HOUSES**

28 JULY 2016
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1111 K STREET, N.W.
WASHINGTON, D.C. 20004-4000
202.541.5000
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A-3.3



2 CONCEPTUAL WEST ELEVATION LOOKING FROM VALLEY PARK ROAD
1/8" = 1'-0"



1 VALLEY PARK ROAD - FLOOR PLANS
1/8" = 1'-0"



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Proposal for
SINGLE FAMILY HOUSES
8 NET ZERO ENERGY

28 JUL., 2016
REVISION: 02/16/2016
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A-3.4