COBB PARK NW
200 H ST NW, WASHINGTON, DC 20001

PROJECT NARRATIVE

This conceptual plan set is for the renovation of the Cobb Park NW located at 200 H Street NW, Washington, DC 20001.

The existing Cobb Park NW currently consists of an open lawn grass area with remains of concrete paved surfaces from the use of the site as a contractor staging area for prior years’ work. The park is bounded by improved streets with surrounding sidewalks that will remain in place and be protected from damage.

The new improvements will consist of a new gathering plaza which will feature an art element “star court” that is being donated to the park. Other site amenities include a water fountain, perimeter 42” fence/gate, lawn area with raised mounds, lamp posts, saw boulder, ADA ramp, crosswalks, and small play area.

The star court, as the anchor for the park, aligns with the centerline that directs the open lawn and turf mound to the east and terminates the axis on the west. The design intention is to create a magical experience and one of security to provide seating areas for contemplation, and a place to observe occasional events in the gathering space to the east. The overarching design theme of the star court structure is the triangle, formed by the community’s star gate, the mound, triangle and the geometry of the gabled roof. Entries from the triangle serves as a functional device for organizing the space and as a sculptural element.

The entire park will be enhanced by planting trees along the perimeter of the park to serve as a buffer. A curvilinear walking path with light bollards will be added. Landscaping will be strategically placed at the focal points to the park.
THESE PLANS ARE ISSUED FOR AGENCY REVIEW. ALL APPLICABLE AGENCY PERMIT APPROVALS MUST BE OBTAINED PRIOR TO CONSTRUCTION.

PROPERTY INFORMATION
LOT 5526 SQUARE 081B
PROPERTY IS ZONED: D-4
THESE PLANS ARE ISSUED FOR AGENCY REVIEW.  ALL APPLICABLE AGENCY PERMIT APPROVALS MUST BE OBTAINED PRIOR TO CONSTRUCTION.

CIV110

EXISTING CONDITIONS PHOTOS

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHOTO

SITE PHO
THESE PLANS ARE ISSUED FOR AGENCY REVIEW. ALL APPLICABLE AGENCY PERMIT APPROVALS MUST BE OBTAINED PRIOR TO CONSTRUCTION.
**THESE PLANS ARE ISSUED FOR AGENCY REVIEW ONLY. A PERMIT FROM THE DISTRICT OF COLUMBIA DEPARTMENT OF PARKS AND RECREATION MUST BE OBTAINED PRIOR TO CONSTRUCTION.**

**LOT 0818 - SQUARE 562S**

**Cobb Park NW**

1. **Star Court**
2. **Paving**
3. **Turf Mounds**
4. **Shade Trees**
5. **Play Elements**
6. **Light Bollards**
7. **Arbor Top Light Pole**
8. **42" High Picket Fence**
9. **Decorative Gate**

**PROJECT NAME**

A. Morton Thomas and Associates, Inc.

Consulting Engineers

800 King Farm Boulevard, 4th Floor

Rockville, MD 20850

Phone (301) 881-2545 | Fax (301) 881-0814

Email: AMT1@AMTEngineering.com

**BUILDER/CONTRACTOR**

Bennett Group

2004 St NW, 20007

Email: BennettGroupDC.com

**CLIENT/OWNER**

Cobb Park NW

1230 31st Street, NW

Washington, DC 20007

Phone: 202.337.0475

Email: BennettGroupDC.com

**DEPARTMENT OF GENERAL SERVICES**

1250 U Street, NW, 3rd Floor

Washington, DC 20003

Phone: 202-645-9271

Email: Lisa.Dixon@DC.gov

**DEPARTMENT OF PARKS AND RECREATION**

1275 First Street, NW, 8th Floor

Washington, DC 20022

Phone: 202-673-7647

Email: DPR@DC.gov

**DRAWING NAME**

Lot 0818 - Square 562S

**DRAWING NO.**

Lot 0818 - Square 562S

**SIGNATURE BLOCKS**

Architect

Andrew Pressman, FAIA

4019 Highwood Court, NW

Washington, DC 20007

Phone: 202.577.7855

Email: A.Pressman@Verizon.net

**PROJECT LOCATION**

2004 St NW

Washington, DC 20007

Lot 0818 - Square 562S

**DATE**

07/07/2022

**PERMIT INFORMATION**

**BUILDING PERMIT**

Not Required

**MATERIALS PERMIT**

Not Required

**ENGINEERING PERMIT**

Not Required

**CONSTRUCTION PERMIT**

Not Required

**SIGNATURES**

Designer

Precedent Images

CIV210
THESE PLANS ARE ISSUED FOR AGENCY REVIEW. ALL APPLICABLE AGENCY PERMIT APPROVALS MUST BE OBTAINED PRIOR TO CONSTRUCTION.

07/07/2022

07/07/2022

10. BIORETENTION
11. PERIMETER PATH BENCH
12. RADIAL PLAZA BENCH
13. MOVEABLE FURNITURE
14. BOULDER
15. WATER FOUNTAIN

CIV211
THESE PLANS ARE STATED FOR AGENCY REVIEW. ALL IN-PERSON AGENCY REVIEW REQUIREMENTS MUST BE OBTAINED PRIOR TO CONSTRUCTION.

07/07/2022
PLAZA RENDERED SITE PLAN

CIV220
SQUARE 562S

MASSACHUSETTS AVE NW

H ST NW

3RD ST NW

NEW CROSSWALK AND ADA RAMPS

ADA RAMP

BOULDER

DECORATIVE CONCRETE IN "SPARKLING STAR" PATTERN

STAR COURT SCULPTURE / SEATING ELEMENT

ARBOR TOP LIGHT POLE

42" HIGH DECORATIVE ACCESS GATE

42" HIGH PERIMETER METAL PICKET FENCE

42" HIGH DECORATIVE ACCESS GATE

EX. SIDEWALK

EX. SIDEWALK

EX. SIDEWALK

PROPERTY LINE

PLAZA AREA
(Approx. 4,000 sf)

CENTRAL GRASS AREA

RADIAL BENCH

LIGHT BOLLARD, TYP.

MOVEABLE FURNITURE ZONE

PERIMETER PATH BENCH

WATER FOUNTAIN

CENTRAL PLAZA LAYOUT PLAN

SCALE: 1" = 20'

07/01/2022

THESE PLANS ARE ISSUED FOR AGENCY REVIEW. ALL PREVIOUS AGENCY REVIEW RESULTS MUST BE OBTAINED PRIOR TO CONSTRUCTION.

01/01/2023

CIV225
These plans are issued for agency review. All applicable agency permit approvals must be obtained prior to construction.

07/07/2022

PLAZA PAVER ALTERNATIVE #1
PLAZA PAVER ALTERNATIVE #2
PLAZA PAVER ALTERNATIVE #3
1. Steel Picket Fence Detail
   NOT TO SCALE

2. Gate Detail

These plans are issued for agency review. All improvements shown in these plans must be determined prior to construction.
BIORETENTION PLANTING MIX SCHEDULE
3 GAL PLANTS, PLANT IN GROUPS OF 5-7, 18'-36" O.C.
10% ECHINACEA PURPUREA / PURPLE CONEFLOWER
10% EUPATORIUM 'BABY JOE' / BASYJOE PYE WEED
20% ITA VIRGINICA 'LITTLE HENRY' / DWARF SWEETSPIRE
20% NASELLU TENUISSIMA / FEATHERGRASS
10% PANICUM VIRGATUM / SWITCH GRASS
15% SCHIZACHYRUM SCOPARIUM 'OVATION' / OVATION
15% SPOROBOLUS HETEROLEPIS 'TARA' / PRAIRIE DROPSEED

REPRESENTATIVE PLANT LIST
ECHINACEA PURPUREA / PURPLE CONEFLOWER
RUBBECKIA LACINIATA / BLACK-EYED SUSAN
ITA VIRGINICA 'LITTLE HENRY' / DWARF SWEETSPIRE
NASELLU TENUISSIMA / FEATHERGRASS
PANICUM VIRGATUM / SWITCH GRASS
SCHIZACHYRUM SCOPARIUM 'OVATION' / OVATION
SPOROBOLUS HETEROLEPIS 'TARA' / PRAIRIE DROPSEED

PLANT SCHEDULE

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>CODE</th>
<th>QTY</th>
<th>BOTANICAL / COMMON NAME</th>
<th>CONT</th>
<th>SPACING</th>
</tr>
</thead>
<tbody>
<tr>
<td>BR</td>
<td>15</td>
<td>B &amp; B</td>
<td>BETULA NIGRA / RIVER BIRCH</td>
<td>AS SHOWN</td>
<td></td>
</tr>
<tr>
<td>MM</td>
<td>4</td>
<td>B &amp; B</td>
<td>MAGNOLIA STELLATA / STAR MAGNOLIA</td>
<td>AS SHOWN</td>
<td></td>
</tr>
<tr>
<td>MS</td>
<td>57</td>
<td>B &amp; B</td>
<td>MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA</td>
<td>AS SHOWN</td>
<td></td>
</tr>
<tr>
<td>PO</td>
<td>8</td>
<td>B &amp; B</td>
<td>PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE</td>
<td>AS SHOWN</td>
<td></td>
</tr>
<tr>
<td>BIO</td>
<td>37</td>
<td>3 GAL</td>
<td>BIORETENTION PLANTING / SEE BIORETENTION PLANTING SCHEDULE</td>
<td>36&quot; O.C.</td>
<td></td>
</tr>
<tr>
<td>PL</td>
<td>46</td>
<td>3 GAL</td>
<td>PLANTING AREA WITH SHRUBS AND PERENNIALS</td>
<td>36&quot; O.C.</td>
<td></td>
</tr>
</tbody>
</table>

These plans are issued for agency review. All pertinent agency review sprints must be obtained prior to construction.
THESE PLANS ARE ISSUED FOR AGENCY REVIEW.
ALL APPLICABLE AGENCY STREET SIGNS AND
MUST BE OBTAINED PRIOR TO CONSTRUCTION.

07/07/2022

ANDREW PRESSMAN, FAIA
A100
HOLLOW BRONZE TUBE BEAMS AND COLUMNS

ALUMINUM SHAPING FEINTS, 9° IN CENTER

CENTER LINE THROUGH STAR-CORES, OPEN LAWNS, AND TURN MOUNDS.

ALUMINUM STAR PATTERN TO ALIGN EXACTLY WITH PAVING PATTERN BELOW.

1 2 5' 3 JUNE 2023

STAR COURT AT COBB PARK

ANDREW FREHM, P.E., ARCHITECT

THESE PLANS ARE ISSUED FOR AGENCY REVIEW. ALL PERMITS AND APPLICATIONS MUST BE OBTAINED PRIOR TO CONSTRUCTION.
THESE PLANS ARE ISSUED FOR AGENCY REVIEW. ALL APPLICABLE AGENCY PERMIT APPROVALS MUST BE OBTAINED PRIOR TO CONSTRUCTION.
A103

STARCOURT DESIGN

THESE PLANS ARE INTENDED FOR AGENCY REVIEW ONLY. A PRIORITIZED AGENCY REVIEW PROCESS MUST BE OBTAINED PRIOR TO CONSTRUCTION.
Enzo – Klaxto Vederstein
BRONZE SAMPLE KV-2B
Enzometal.com 718.417.5646

Enzo – Klaxto Vederstein
BRONZE SAMPLE KV-2B Bench Detail
Enzometal.com 718.417.5646
THESE PLANS ARE ISSUED FOR AGENCY REVIEW.
ALL APPLICABLE AGENCY STREET SIGNAGE MUST BE OBTAINED PRIOR TO CONSTRUCTION.

07/07/2022
THESE PLANS ARE ISSUED FOR AGENCY REVIEW.
ALL APPLICABLE AGENCY SOFTWARE PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION.
THESE PLANS ARE ISSUED FOR AGENCY REVIEW. ALL APPLICABLE AGENCY SIGNATURES MUST BE OBTAINED PRIOR TO CONSTRUCTION.