

MARINA VIEW CONDOMINIUMS

1100 & 1000 6TH ST, SW

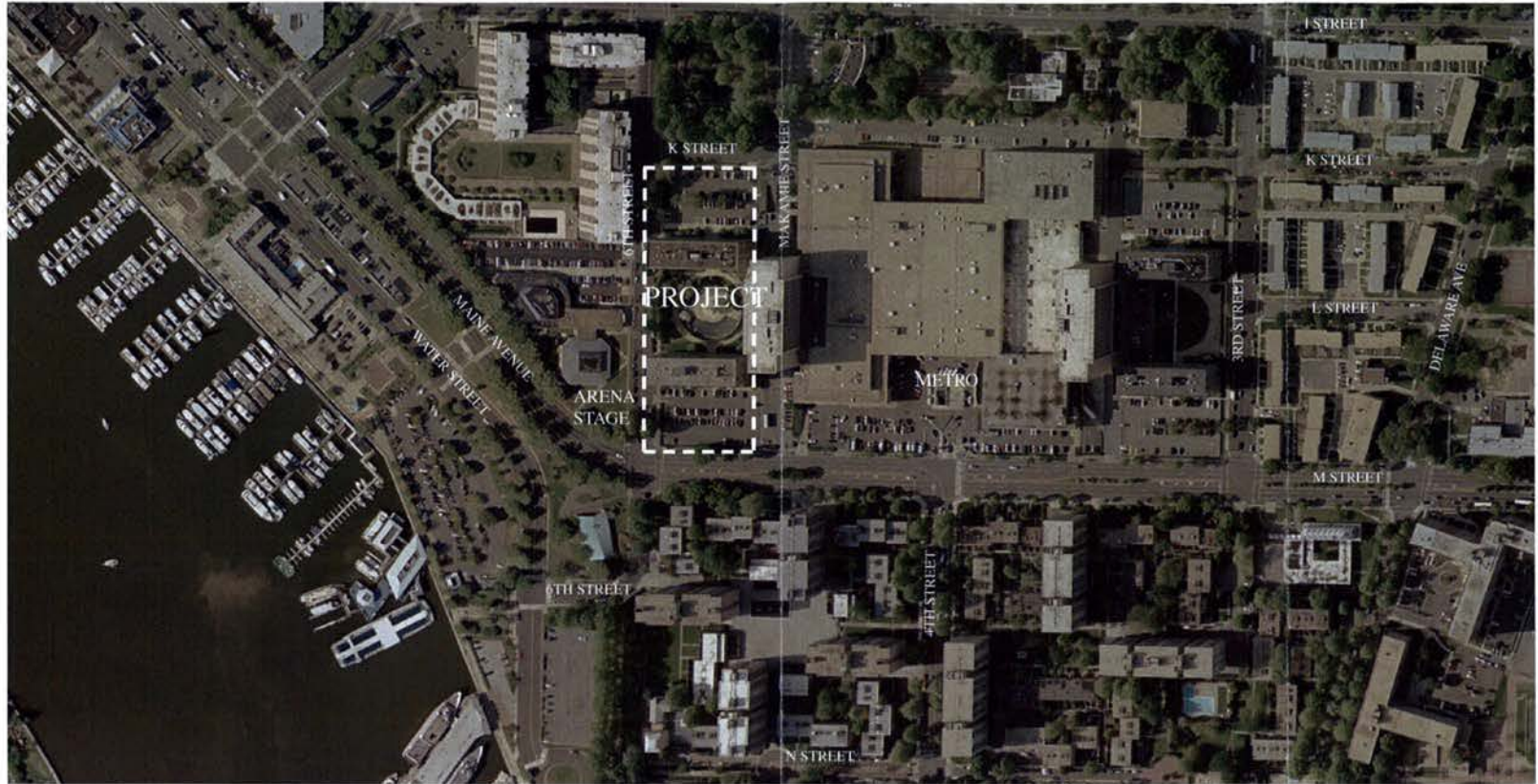
WASHINGTON, DC

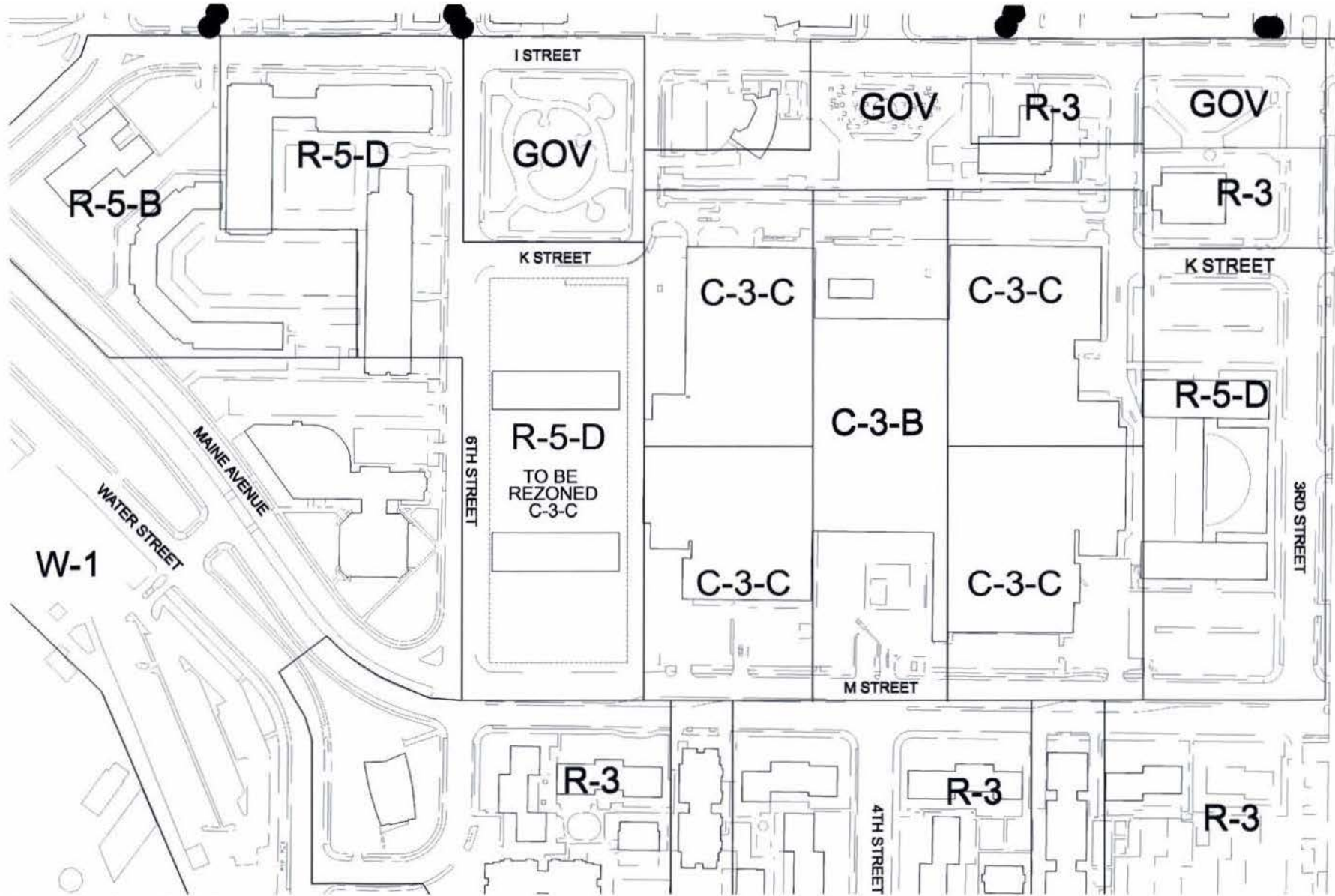
A PLANNED UNIT DEVELOPMENT



CONTENTS

Aerial Site Photo	3
Map of Zoning Districts	4
Neighborhood Photos - Alley to East Side	5
Neighborhood Photos - 6th Street	6
Neighborhood Photos - M Street	7
Neighborhood Photos - K Street	8
Neighborhood Photos - 6th Street	9
Neighborhood Photos - K Street	10
Area / Zoning Tabulations	11
Site Plan	12
1st Floor / Entry plan	13
2nd Floor	14
3rd-4th Floor	15
Typical Floor Plan 6th, 8th	16
Typical Floor Plan 5th, 7th, 9th, 11th	17
Tenth Floor Plan	18
Twelfth Floor	19
Roof Plan	20
Parking Plan Levels 1	21
Parking Plan Level 2	22
Parking Plan Level 3	23
Composite 6th Street Elevation	24
South Waterwall Garden and M Street Elevation	25
Composite Alley Elevation	26
Existing Building Elevations	27
East-West Site Section thru Waterwall Garden Looking N.	28
North-South Section Looking West	29
North-South Section Looking East	30
East-West Section Looking North	31
East-West Section Looking South	32
East-West Section Thru Great Lawn Looking North	33
Landscape Plan	34
Landscape Section	35
Existing Condition Plan	36







① View of Alley Looking South



② View of Alley Looking North

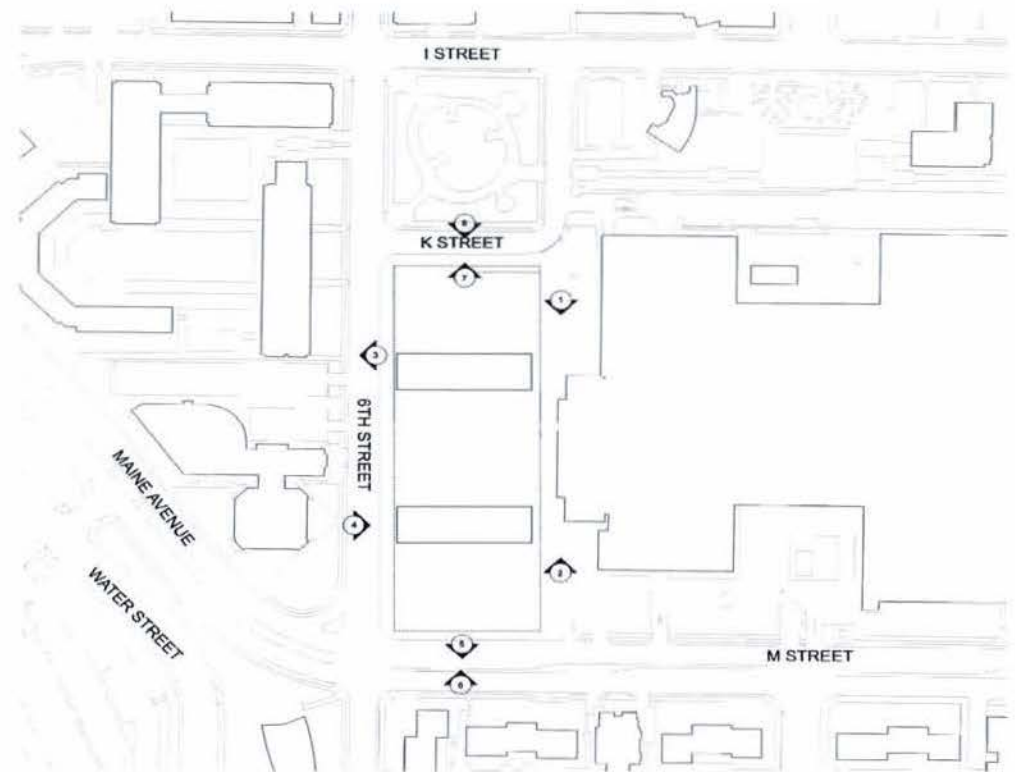
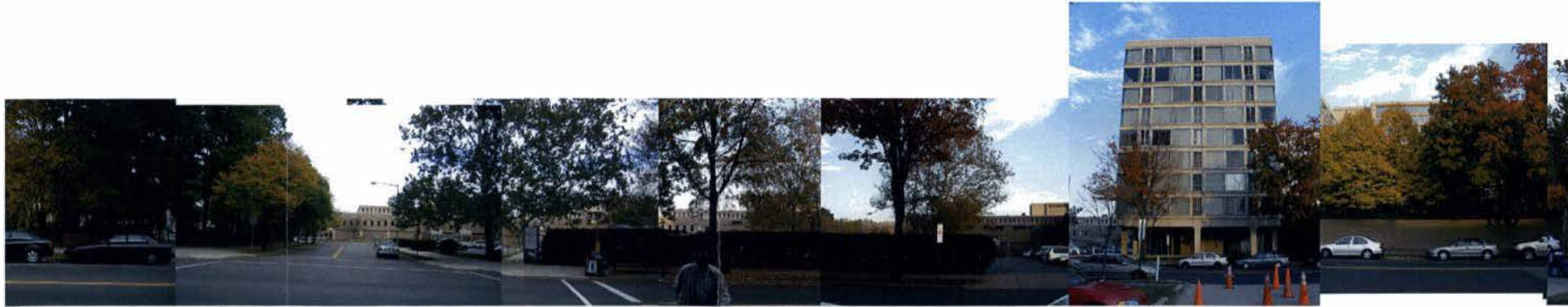


Photo Key Plan



③ 1000 6th Street SW - West Side (Opposite Proposed Project)



④ 1000 6th Street SW - East Side





③ M Street SW - West Side (Opposite Proposed Project)



④ M Street SW - East Side





⑦ K Street SW - North Side (Opposite Proposed Project)



⑧ K Street SW - South Side



⑨ 800 4th Street



AREA TABULATIONS

SITE AREA = 135,263 SF

NEW & EXISTING BUILDINGS

LEVEL	RETAIL	RESIDENTIAL SERVICE & AMENITY SPACE	RESIDENTIAL UNIT AREA GSF	NUMBER OF UNITS	TOTAL AREA BY FLOOR
Ground Floor	9205	26474	9921	11	45600
Second Floor		5736	60601	55	66337
Third Floor			60437	60	60437
Fourth Floor			60601	60	60601
Fifth Floor			61556	60	61556
Sixth Floor			61702	60	61702
Seventh Floor			61556	60	61556
Eighth Floor			61702	60	61702
Ninth Floor			61556	60	61556
Tenth Floor			49407	32	49407
Eleventh Floor			37070	28	37070
Twelfth Floor			33548	24	33548
TOTALS	9205	32210	619657	570	661069

ZONING TABULATIONS

	R-5-D Zoning Requirements	C-3-C PUD Requirements	Project Design
Floor Area Ratio ("FAR")	3.5	8.0	SF of residential use TOTAL FAR=4.89
Building Height	90 feet	130 feet	120 feet
Lot Occupancy (for residential uses)	75 %	100%	50.6%
Rear Yard	Corner Lot 4" per foot of height (15' min.)	2 1/2 inches per foot of height (12' min.) - Corner Lot allows closed court in lieu of rear yard	Open Court in lieu of Rear Yard
Residential Recreation Space	None	10%	10% of Gross Residential Floor Area
Parking (Residential Use & Retail Use)	1 for each 2 dwelling units (270)	1 for each 4 dwelling units (143 residential) (9 retail)	477 Residential 9 Retail



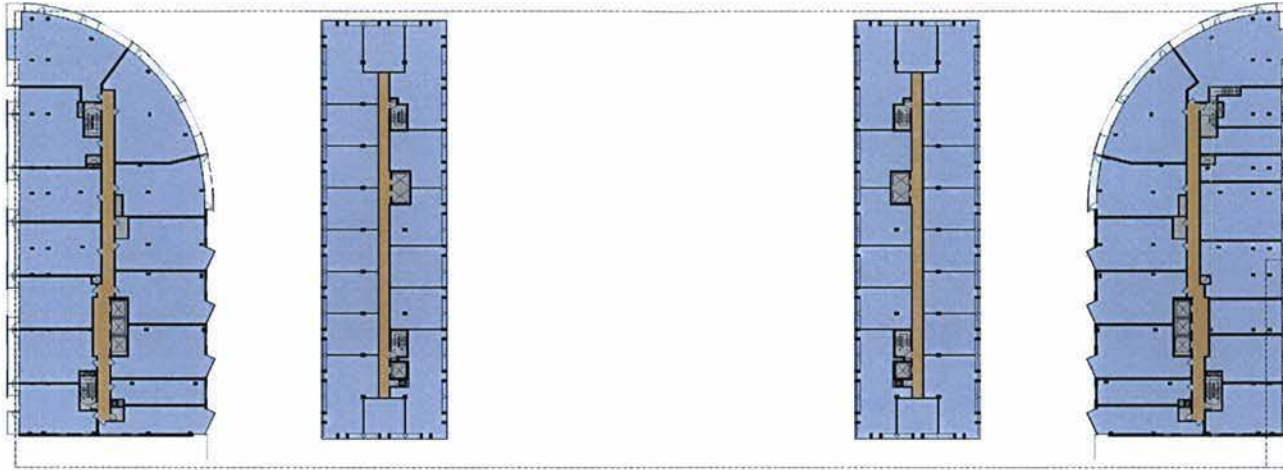
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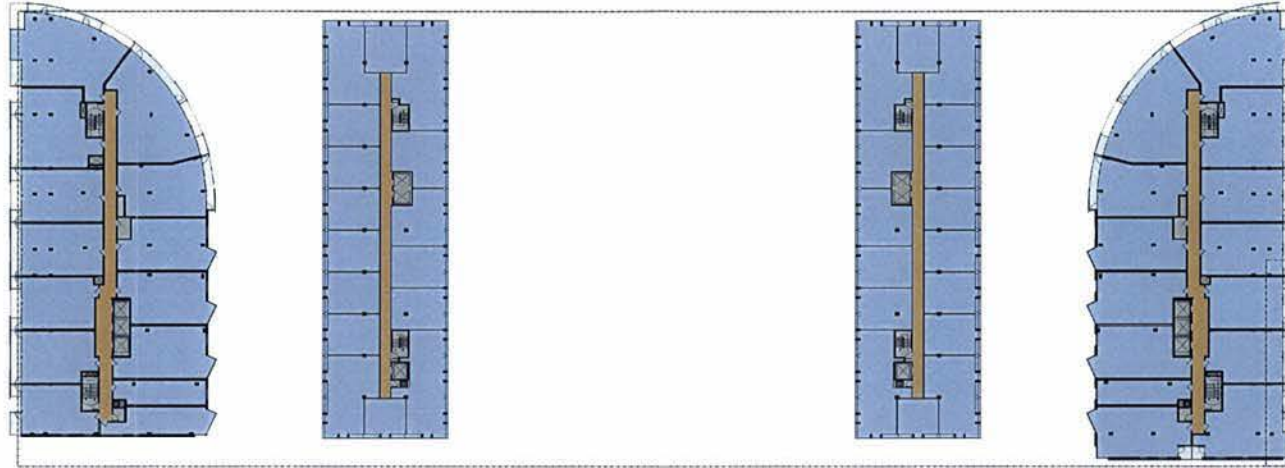
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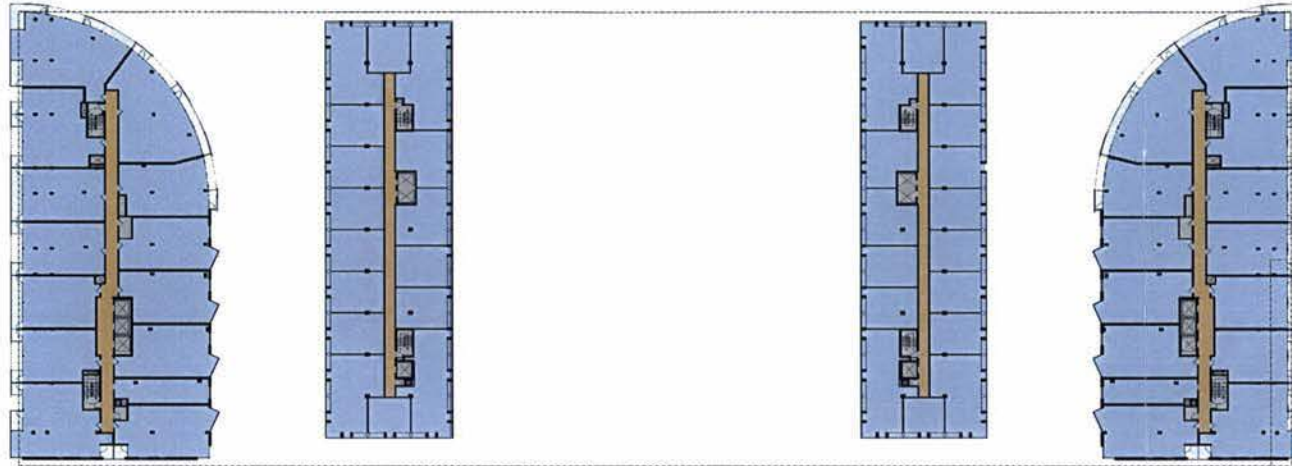


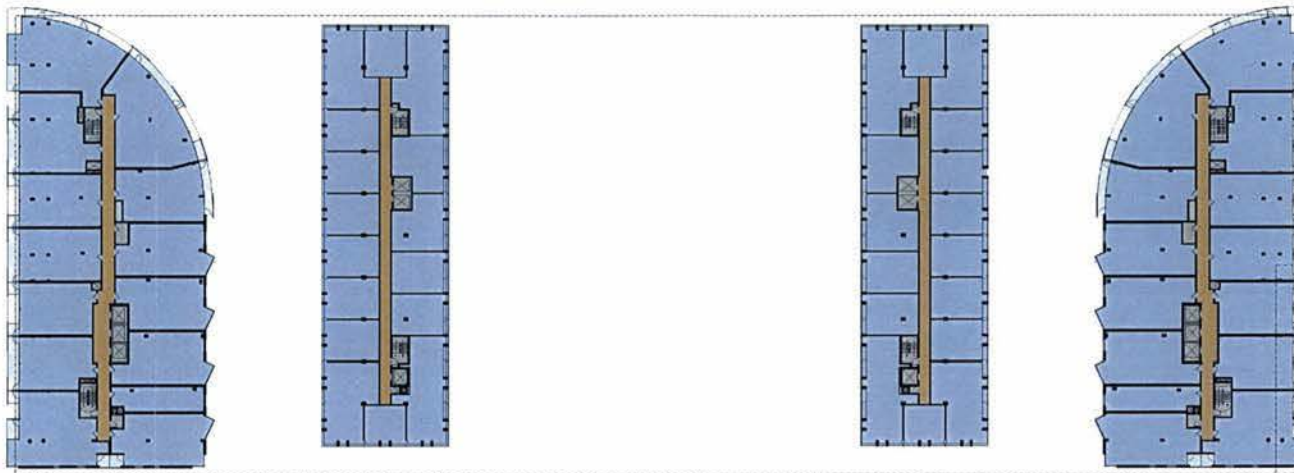
SCALE 1/60" = 1'-0"

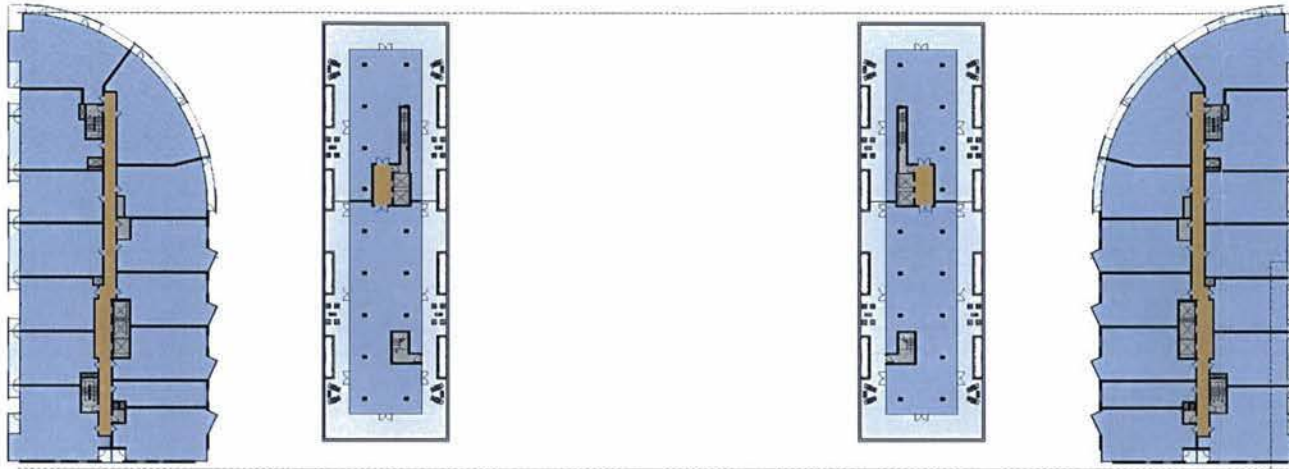
















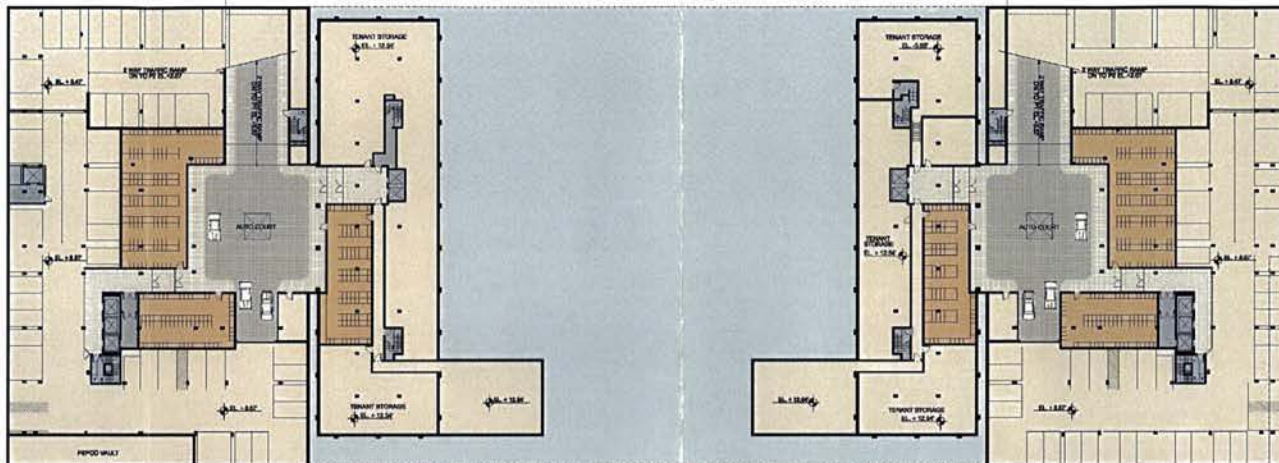
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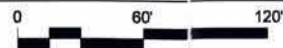




PARKING LEVEL 1

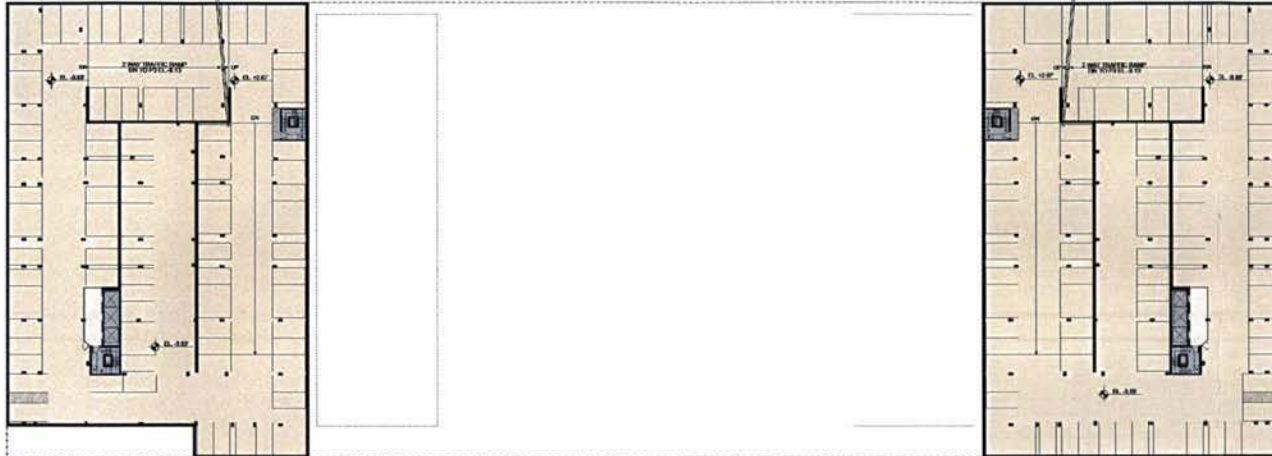
30 Full Spaces
86 Compact Spaces
116 Total P1 Spaces

486 Total Spaces All
Parking Levels



SCALE 1/60" = 1'-0"



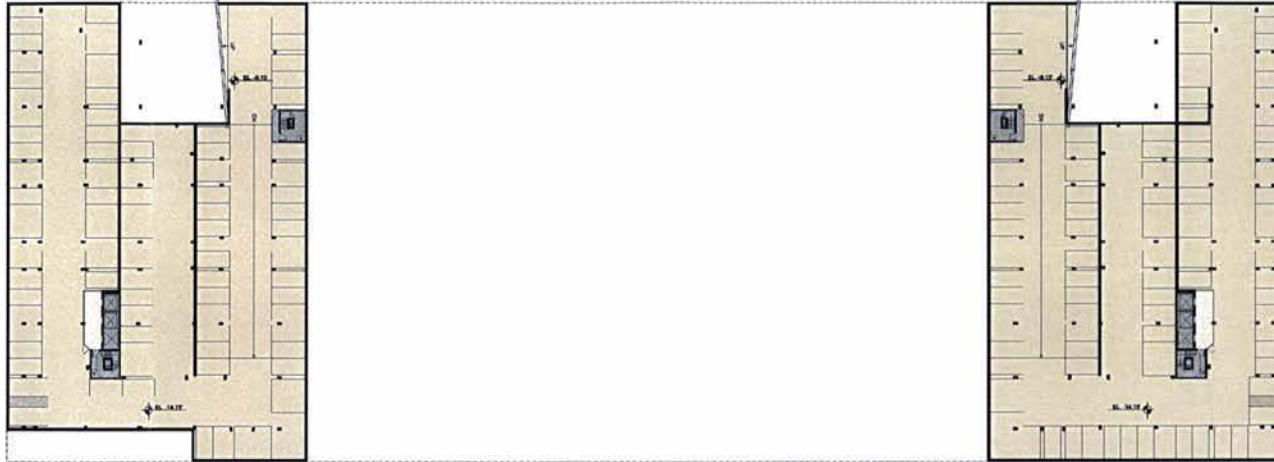


PARKING LEVEL 2

24 Full Spaces
168 Compact Spaces
192 Total P2 Spaces

486 Total Spaces All
Parking Levels

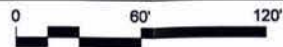




PARKING LEVEL 3

4 Full Spaces
 174 Compact Spaces
 178 Total P1 Spaces

486 Total Spaces All
 Parking Levels



SCALE 1/60" = 1'-0"



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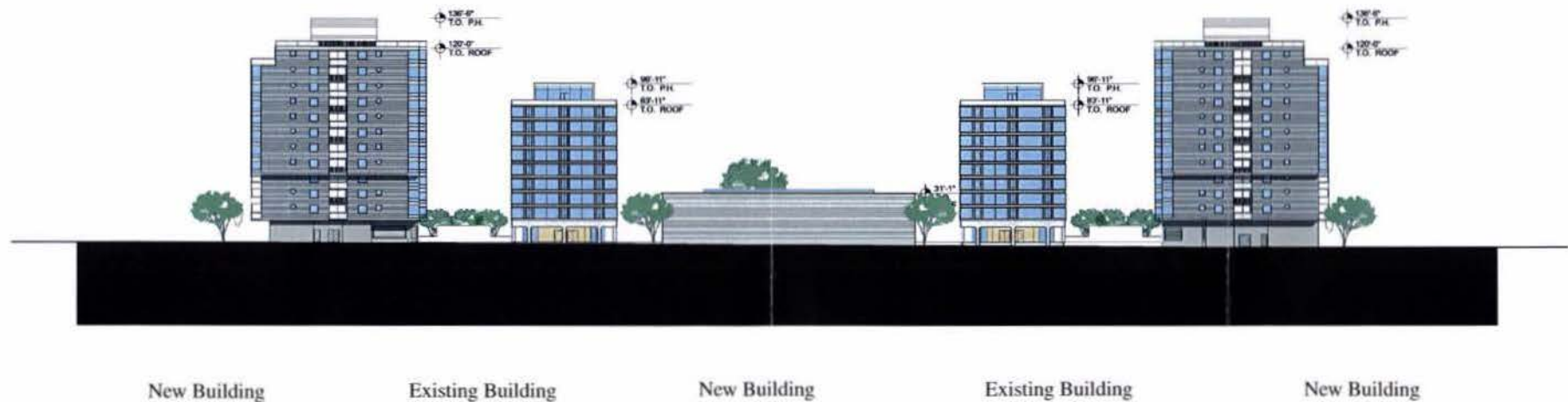




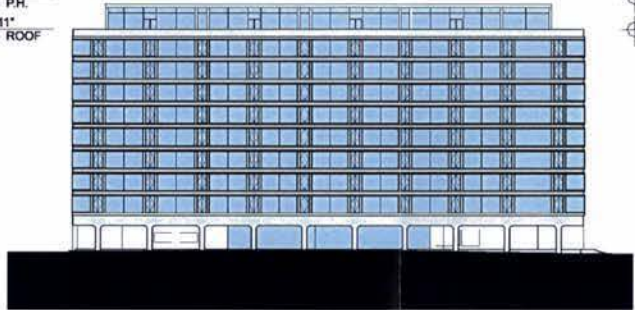
South Waterwall Garden Elevation (Similar to North)



M Street Elevation (Similar to K Street)

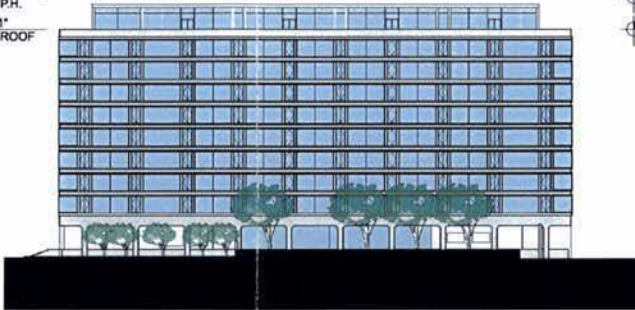


96'-11"
T.O. P.H.
83'-11"
T.O. ROOF



North Elevation

96'-11"
T.O. P.H.
83'-11"
T.O. ROOF



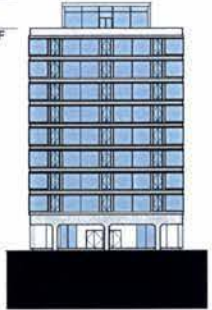
South Elevation

96'-11"
T.O. P.H.
83'-11"
T.O. ROOF

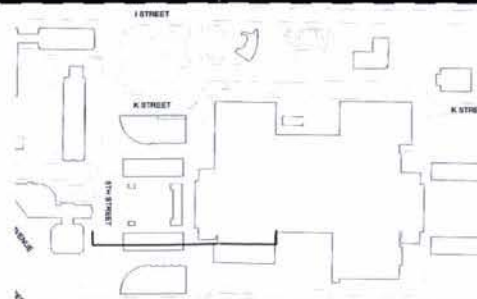
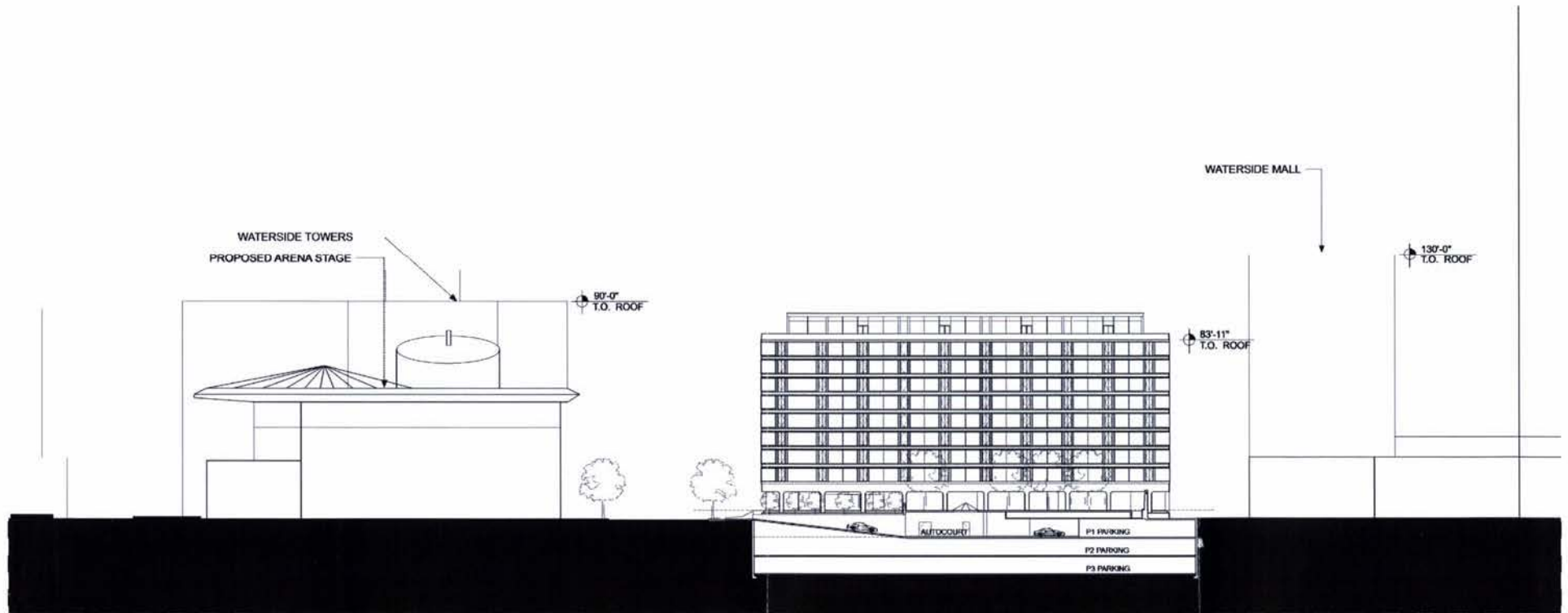


West Elevation

96'-11"
T.O. P.H.
83'-11"
T.O. ROOF

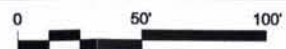


East Elevation

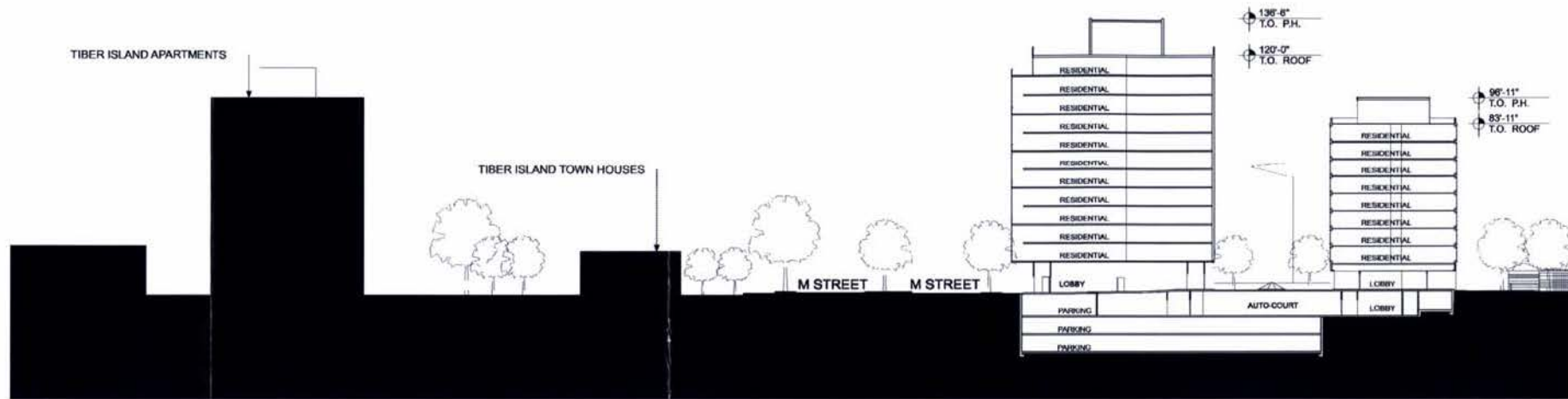


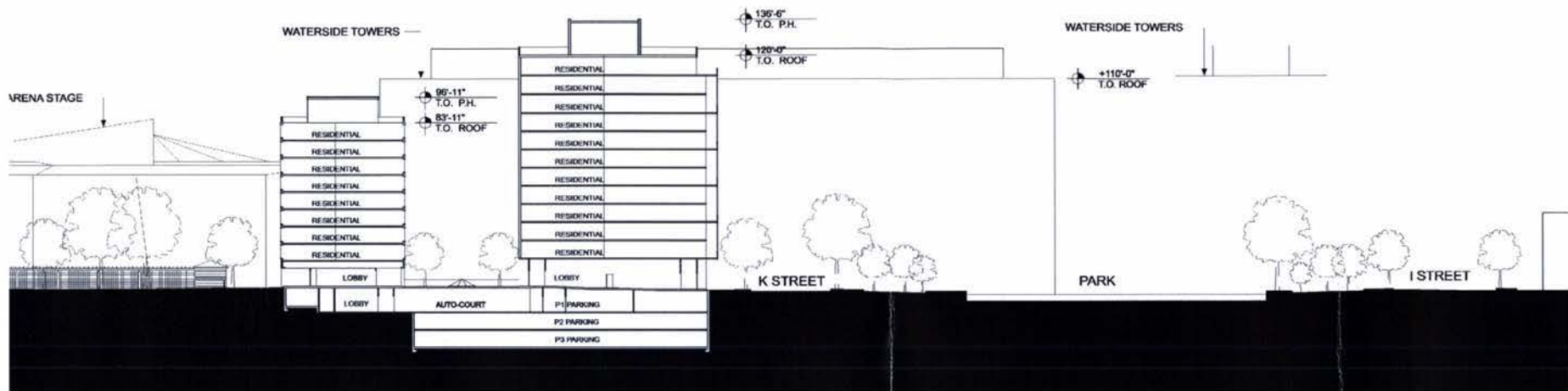
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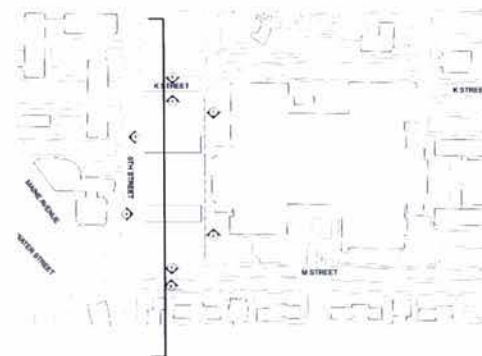
SCALE 1/50" = 1'-0"





Existing Building

New Building

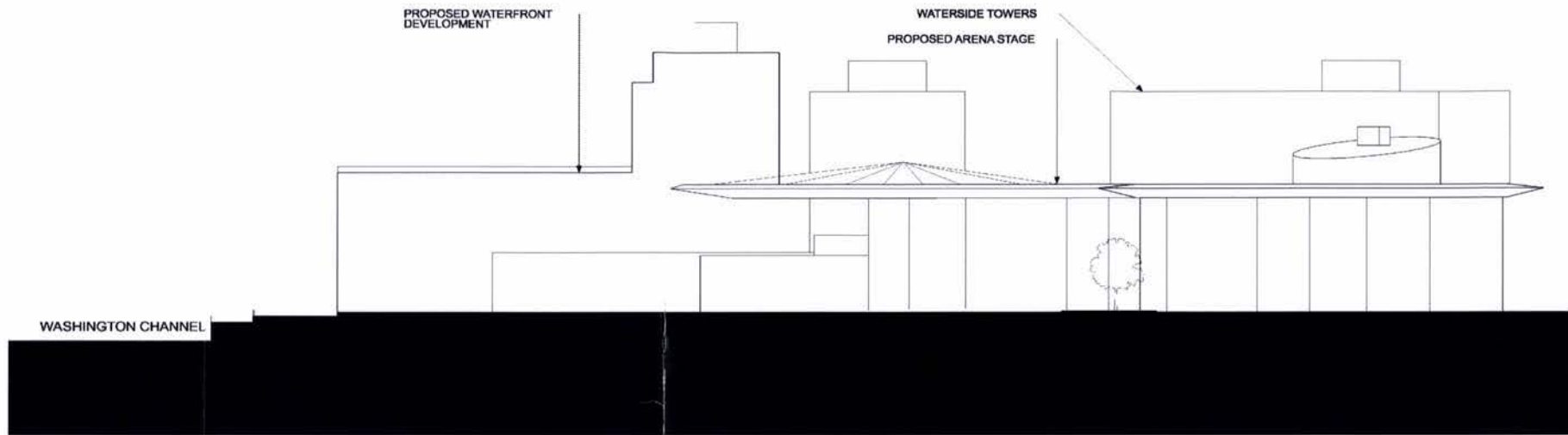


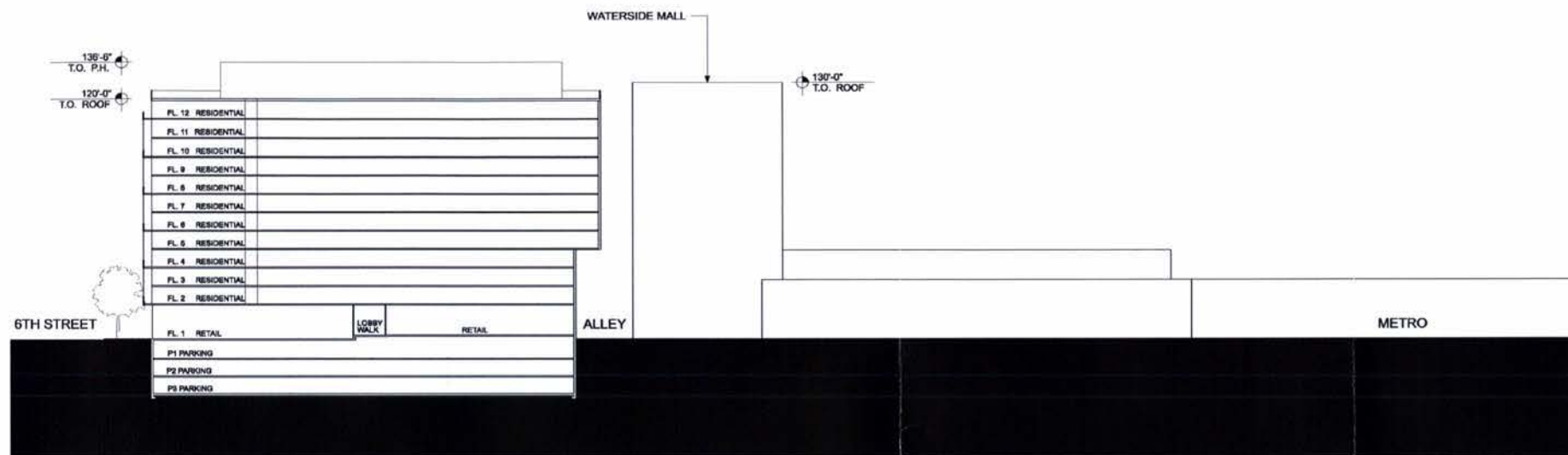
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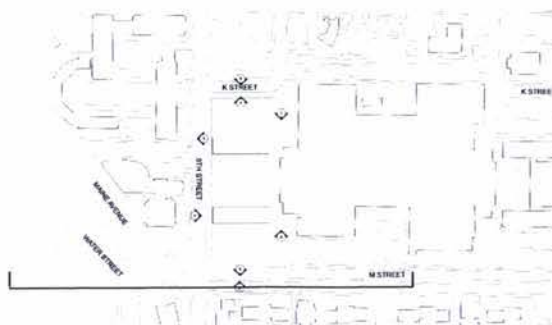


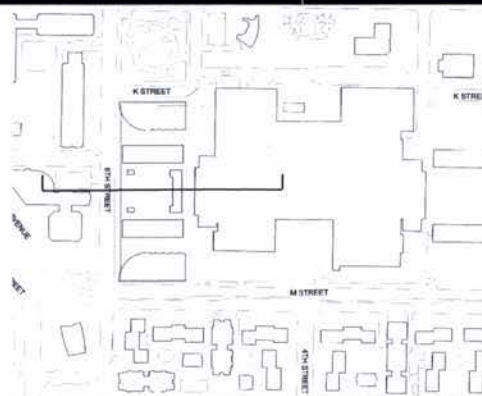
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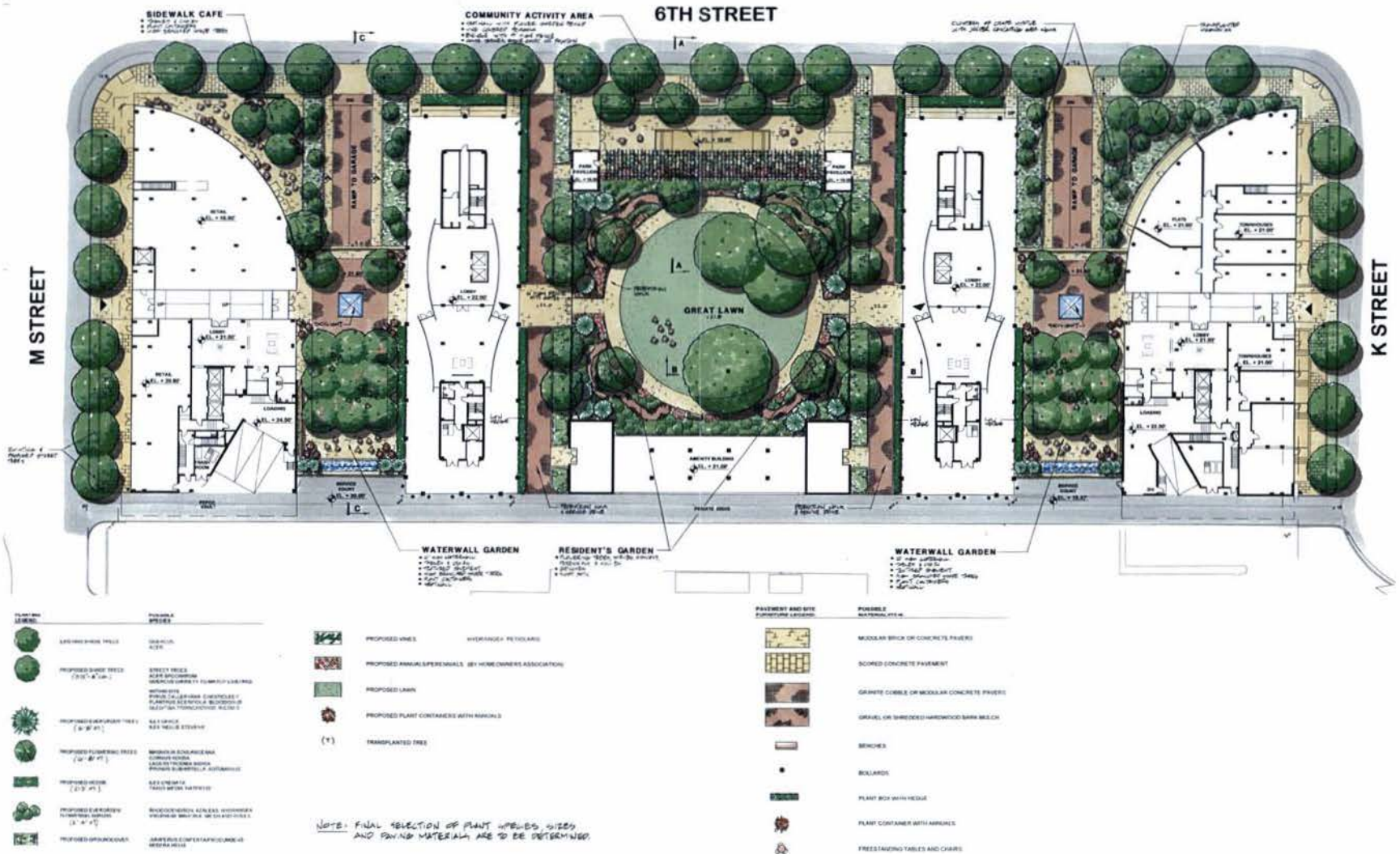




New Building





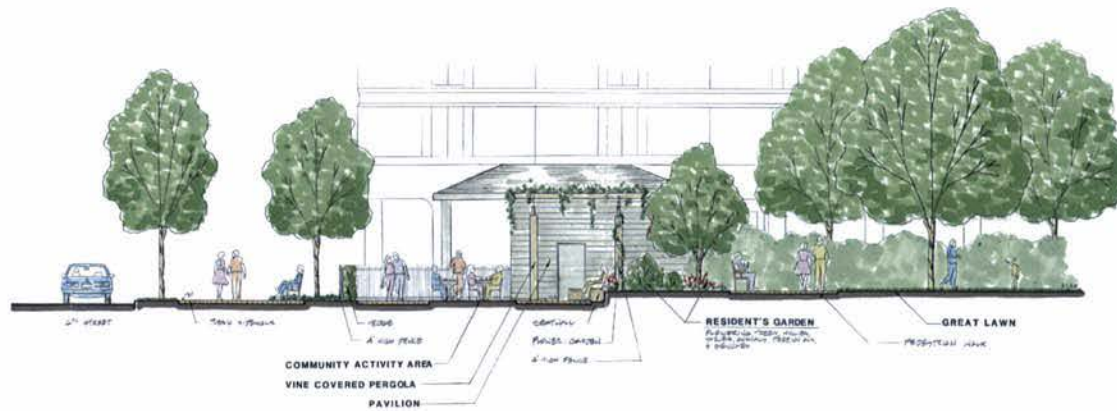
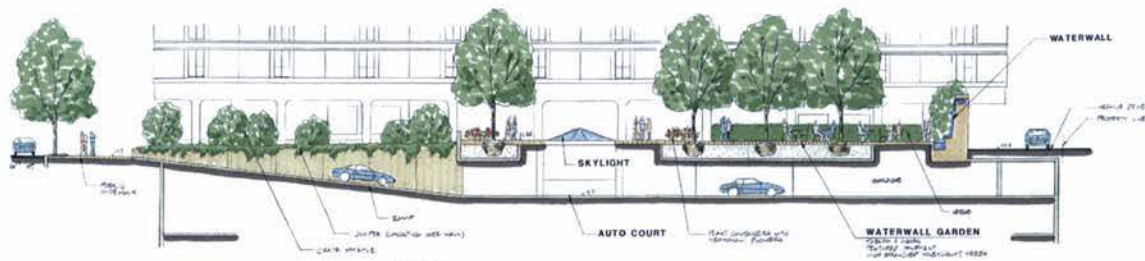


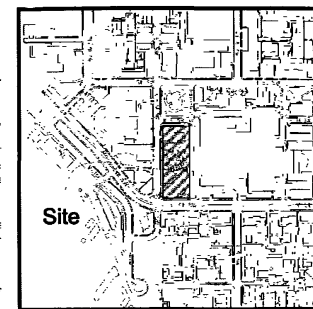
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NOT TO SCALE





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