
FAIRFIELD AT MARINA VIEW

1100 & 1000 6TH ST, SW
WASHINGTON, DC

CASE NUMBER 05-38
PROPOSED MODIFICATION

A PLANNED UNIT DEVELOPMENT

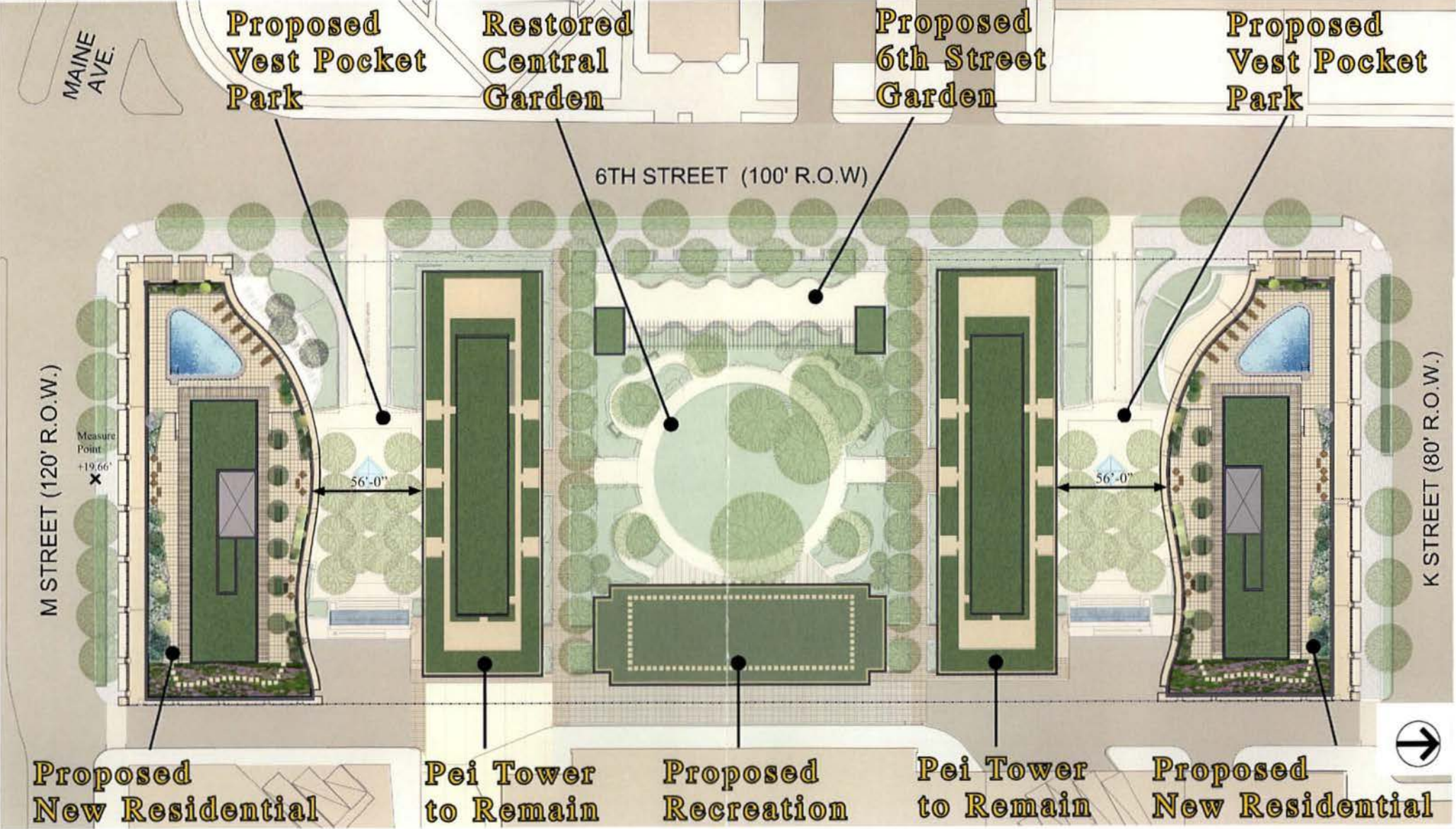


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ZONING COMMISSION
District of Columbia
CASE NO.05-38A
EXHIBIT NO.1A



**Proposed
New Residential**

**Pei Tower
to Remain**

**Proposed
Recreation
Building**

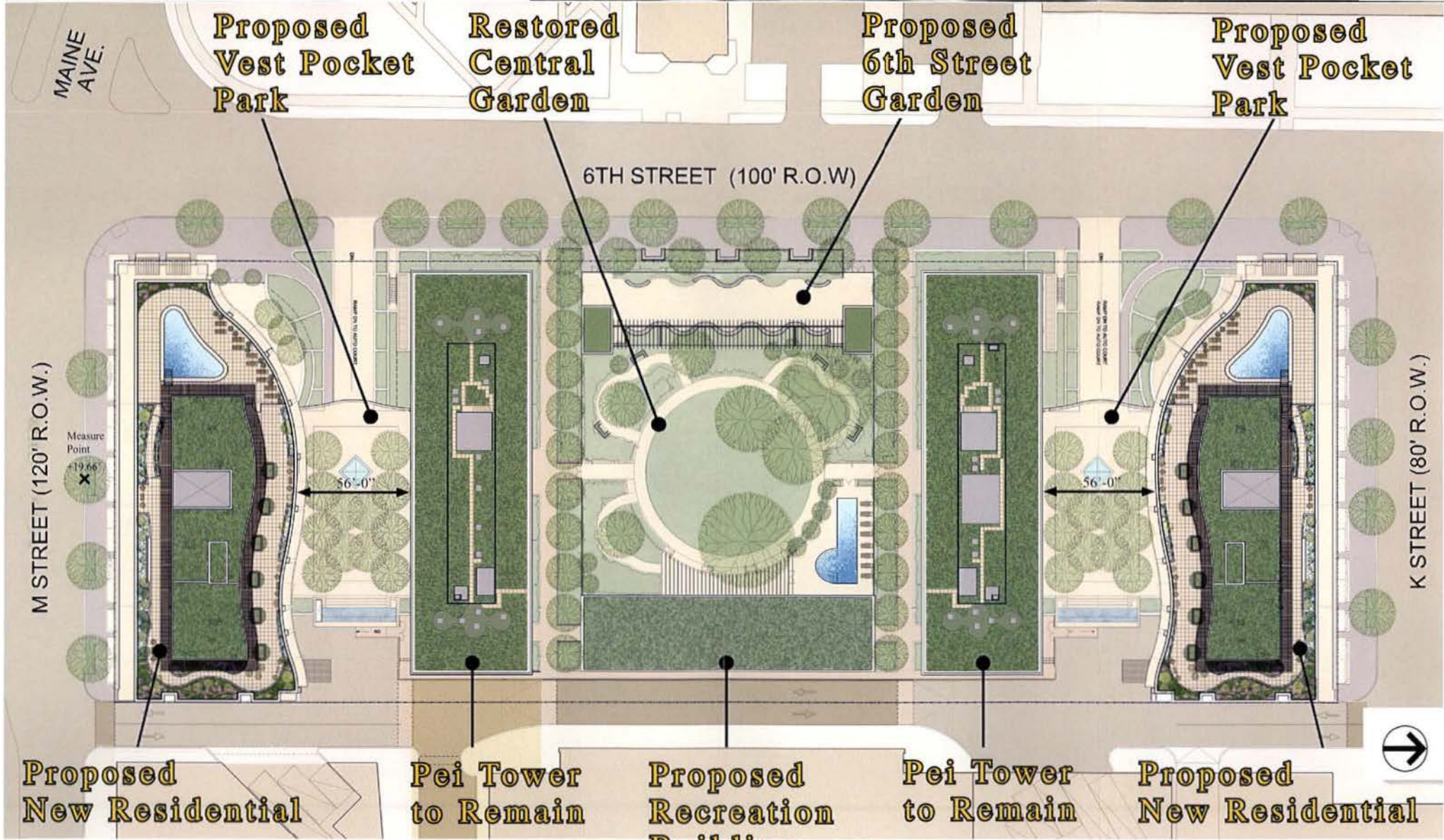
**Pei Tower
to Remain**

**Proposed
New Residential**

Approved Green Roof Plan

APPROVED

Fairfield at Marina View



Fairfield at Marina View **PROPOSED MODIFICATION**

ESOCOFF & ASSOCIATES architects

ZION BREEN & RICHARDSON ASSOCIATES Landscape architect

Proposed Modified Green Roof Plan

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APPROVED

Approved Ground Floor - Great Lawn

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ZION BREEN & RICHARDSON ASSOCIATES Landscape architect



**PROPOSED
MODIFICATION**

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Proposed Modified Ground Floor - Great Lawn



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Approved Elevation - 6th Street

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ZION BREEN & RICHARDSON ASSOCIATES | Landscape architect



PROPOSED MODIFICATION

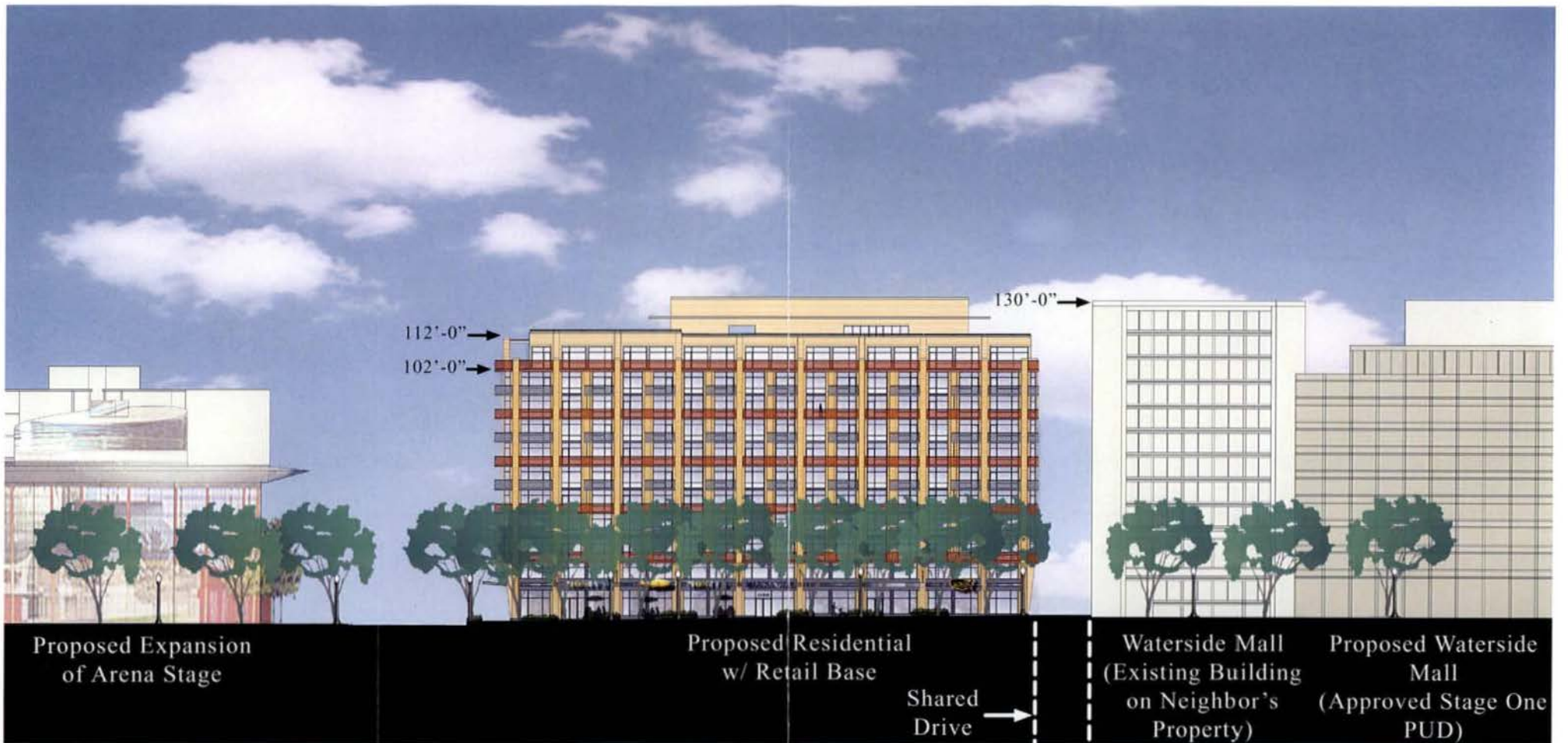
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ESOCOFF & ASSOCIATES architects

ZION BREEN & RICHARDSON ASSOCIATES Landscape architect

Proposed Modified Elevation - 6th Street

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APPROVED

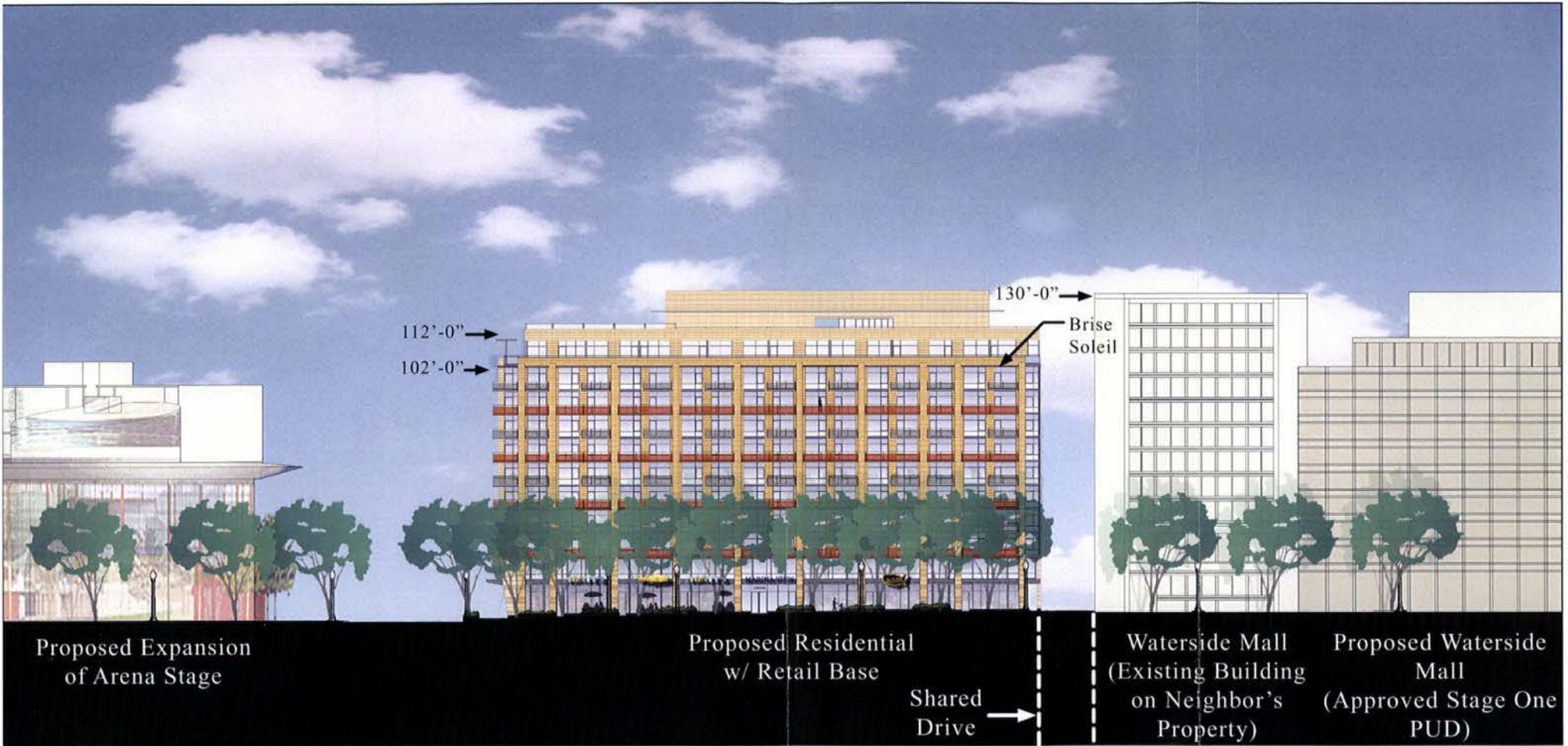
Approved Elevation - M Street

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ZION BREEN & RICHARDSON ASSOCIATES Landscape architect



Proposed Expansion
of Arena Stage

Proposed Residential
w/ Retail Base

Shared
Drive →

Waterside Mall
(Existing Building
on Neighbor's
Property)

Proposed Waterside
Mall
(Approved Stage One
PUD)

PROPOSED MODIFICATION

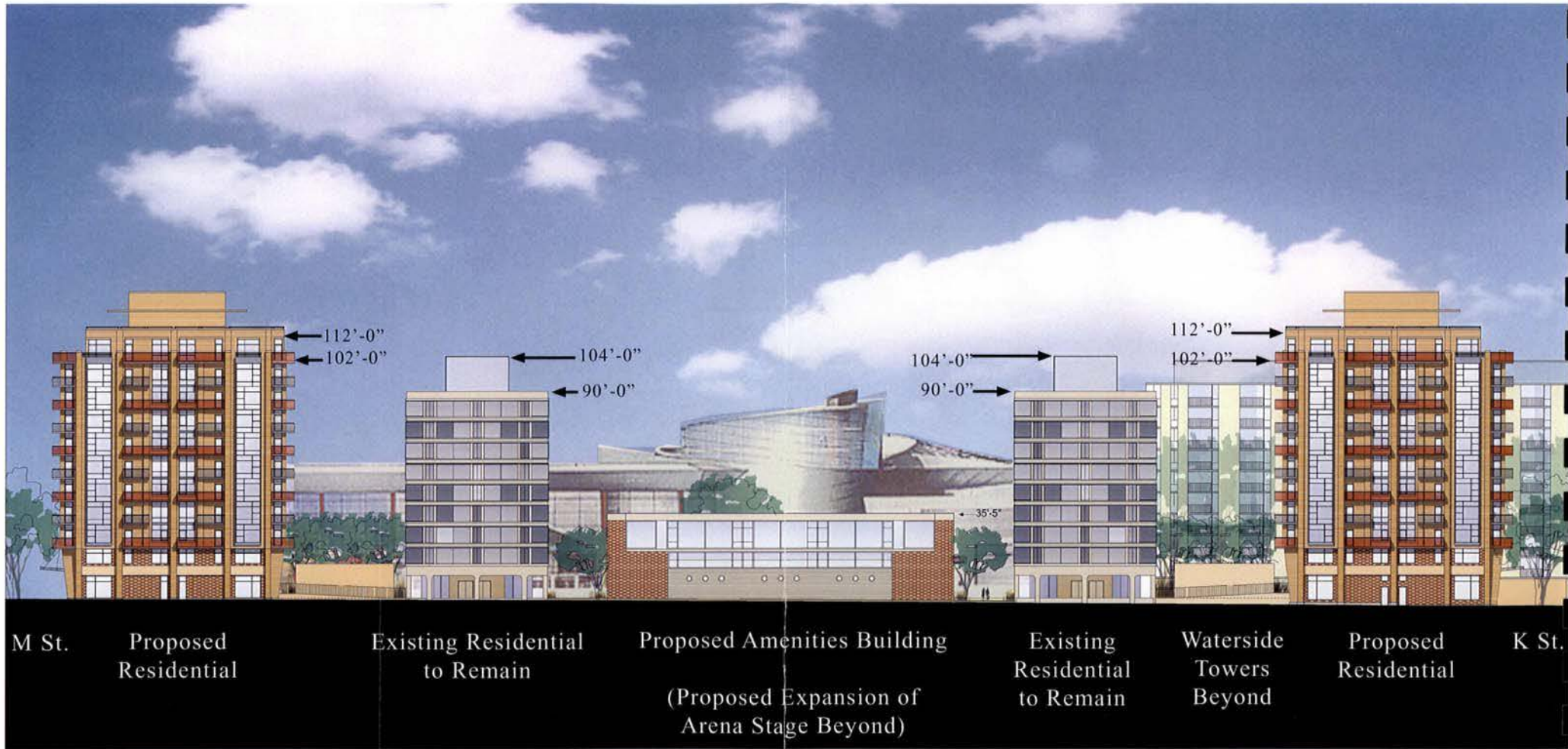
Note: Minor refinement to rhythm of bays and brise soleils added to coordinate with unit plans and techtonic concerns.

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ZION BREEN & RICHARDSON ASSOCIATES | Landscape architect

Proposed Modified Elevation - M Street



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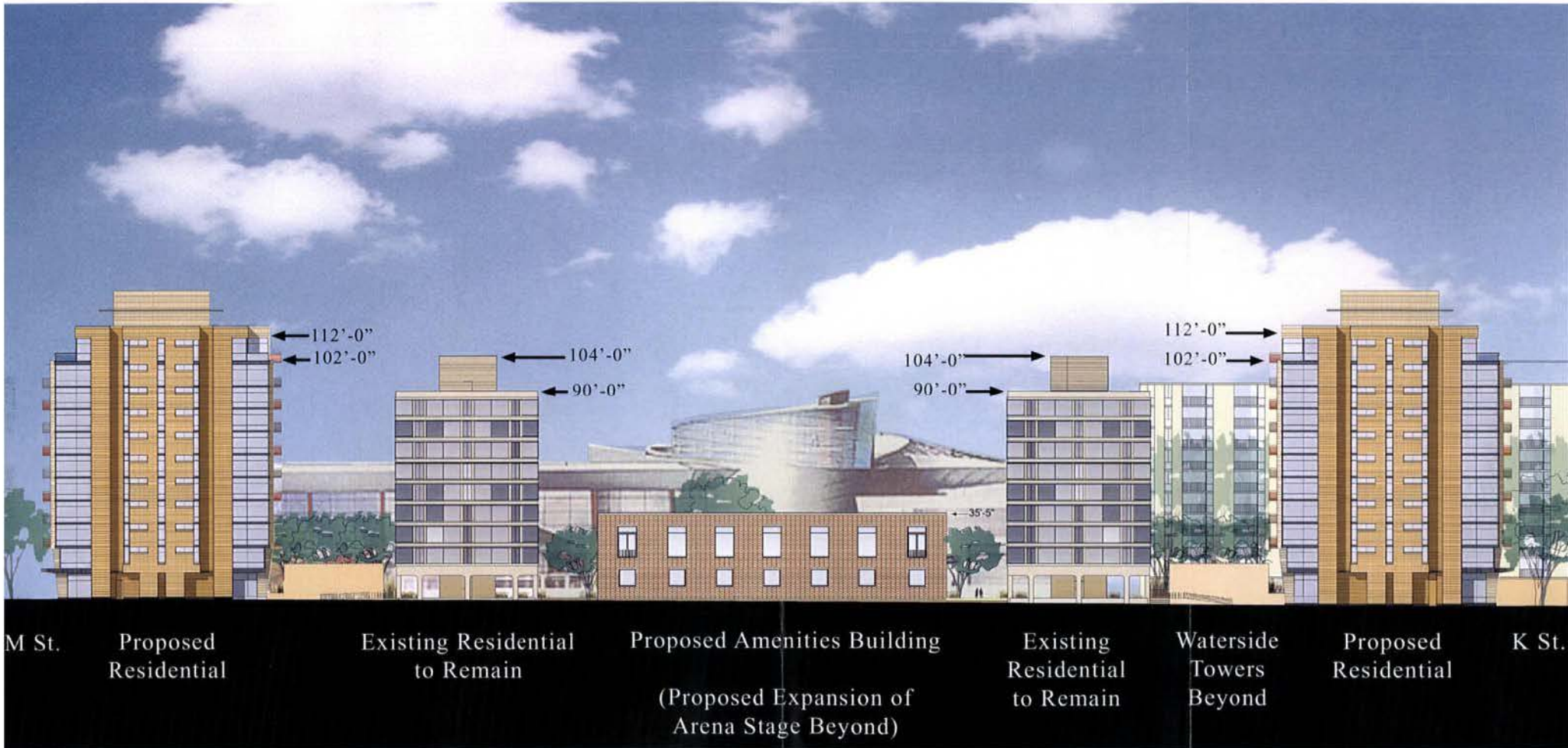
Approved Elevation - East

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M St. Proposed Residential Existing Residential to Remain Proposed Amenities Building (Proposed Expansion of Arena Stage Beyond) Existing Residential to Remain Waterside Towers Beyond Proposed Residential K St.

PROPOSED MODIFICATION

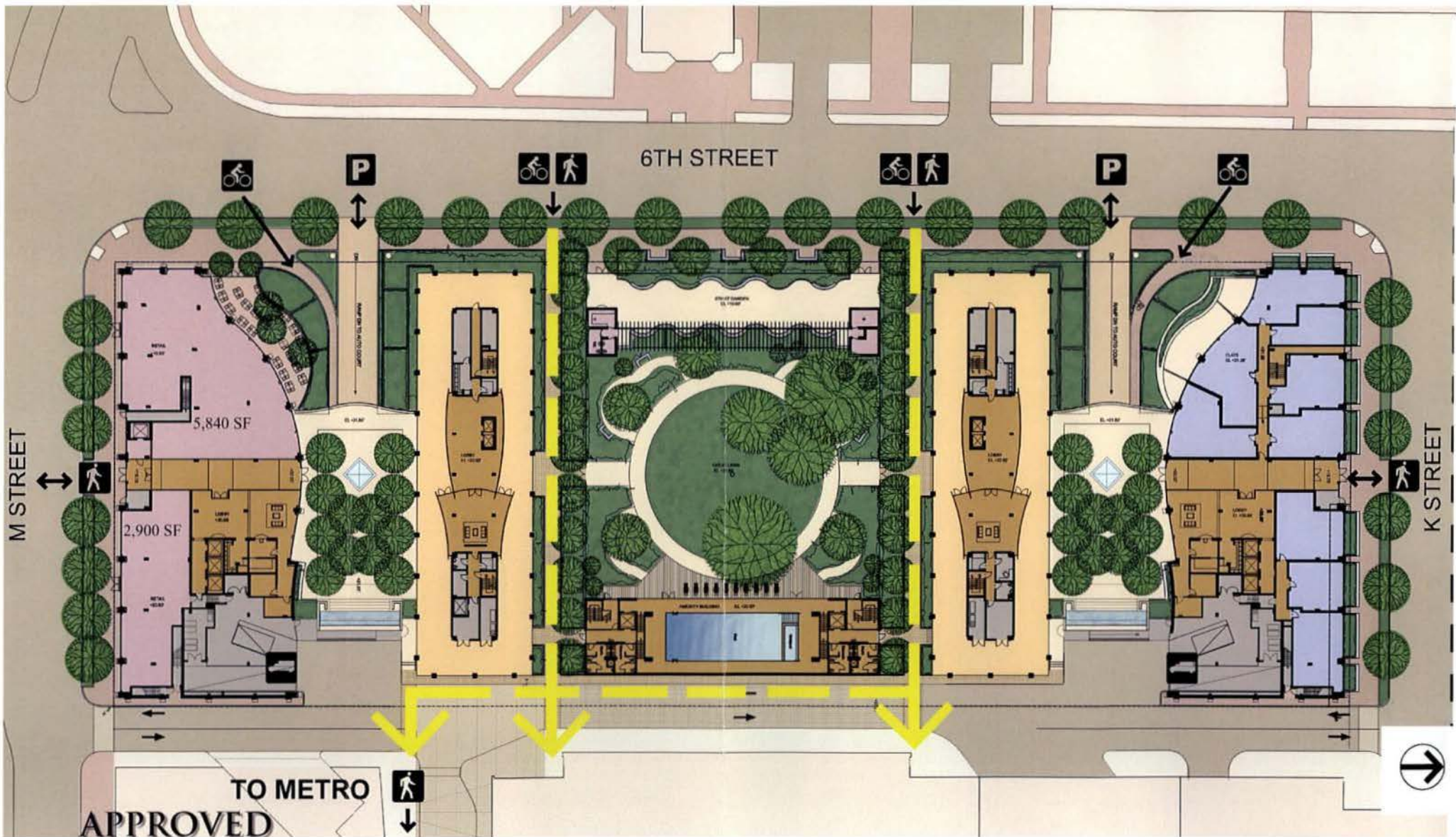
- Note:
1. Proximity of office and concern for views both in and of units.
 2. Unit plans provide balconies for east units at north and south.
 3. Property line construction requires more rated wall.
 4. Architectural expression reflects property line character versus street and courtyard exposures.

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Proposed Modified Elevation - East

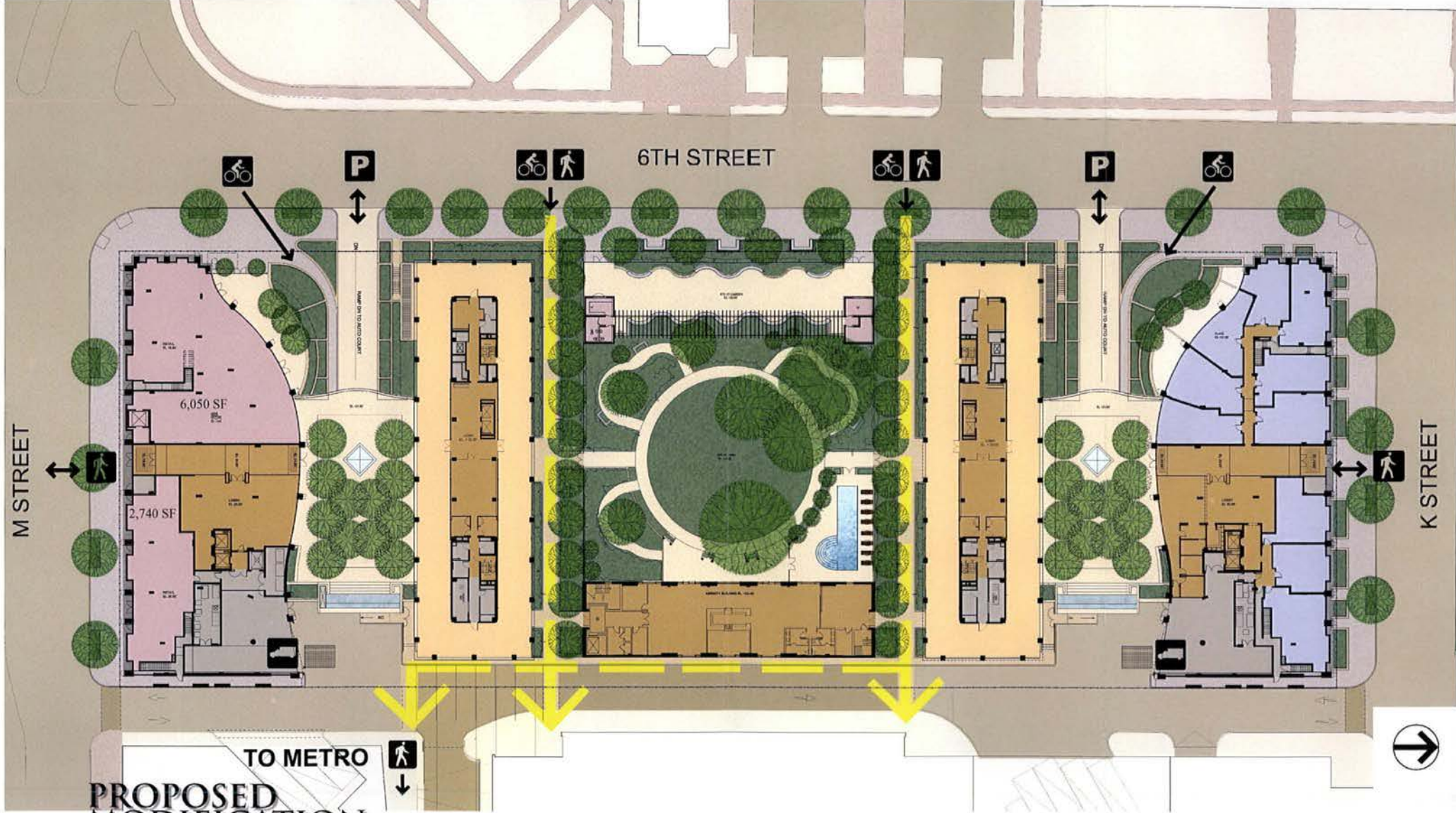


Approved Ground Floor Plan

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**PROPOSED
MODIFICATION**

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Note: Streetscape changes reflect PDRM comments of 01-23-08

Proposed Modified Ground Floor Plan