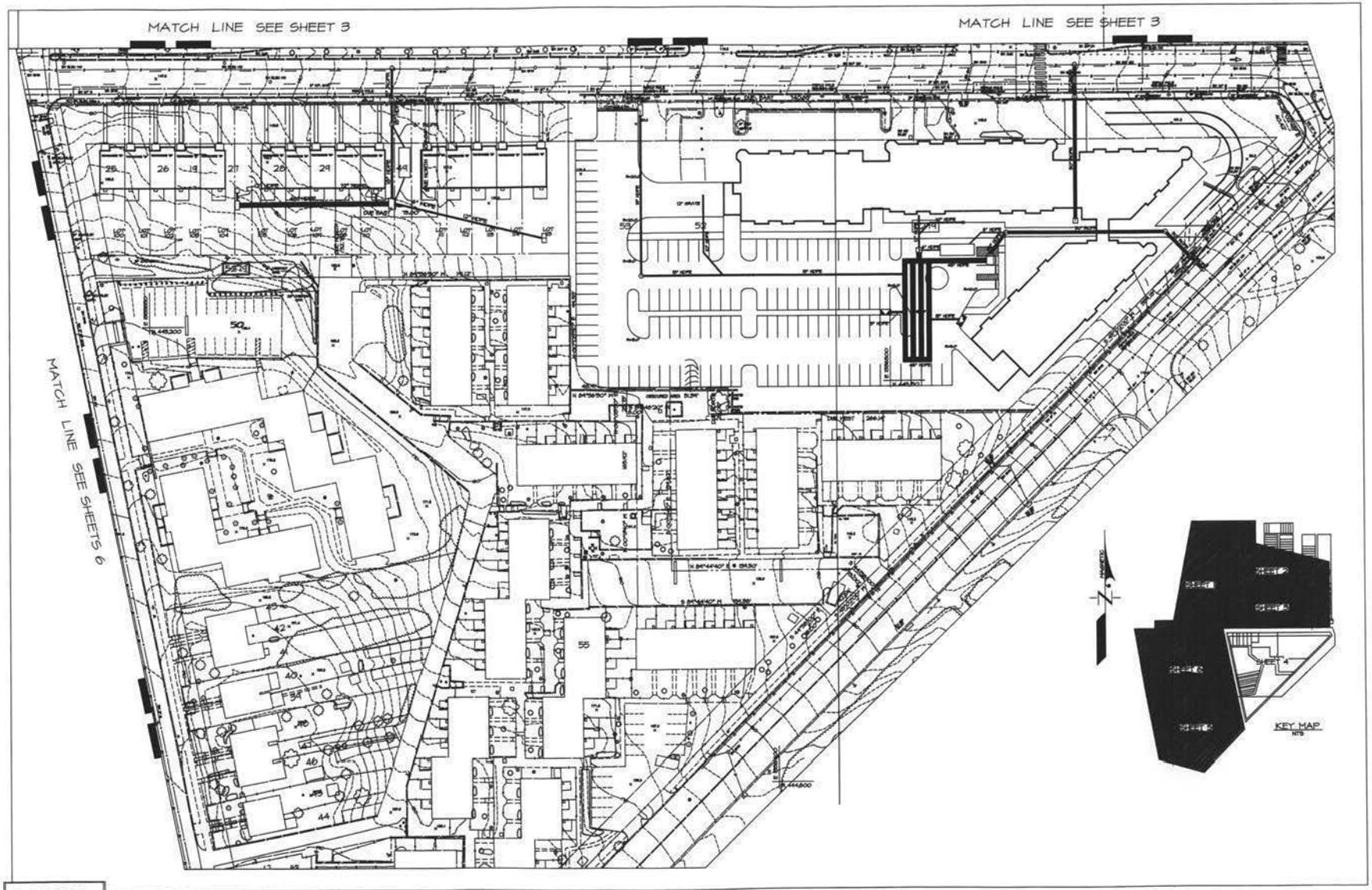
**CAPITOL GATEWAY ESTATES - UTILITY PLAN**
*Washington D.C.*

*A & R/THC, LLC. for the District of Columbia Housing Authority*
*11/01/02*




GRIMM+ PARKER ARCHITECTS

SORG ARCHITECTS

11721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000

WATER, SANITARY & STORM SEWER, AND STORMWATER MANAGEMENT PLAN

GRAPHIC SCALE 50' 0 50' 100'

SHEET 5

ZONING COMMISSION
District of Columbia
CASE NO.03-03
EXHIBIT NO.1A2

**CAPITOL GATEWAY ESTATES - UTILITY PLAN**
*Washington D.C.*

*A & R/THC, LLC. for the District of Columbia Housing Authority*
*11/01/02*




GRIMM+ PARKER ARCHITECTS

SORG ARCHITECTS

1721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000

WATER, SANITARY & STORM SEWER AND STORMWATER MANAGEMENT PLAN
SCALE: 1" = 30'

**CAPITOL GATEWAY ESTATES - UTILITY PLAN**

*Washington D.C.*

*A & R/THC, LLC. for the District of Columbia Housing Authority*

*11/01/02*




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BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000


WATER, SANITARY & STORM SEWER AND STORMWATER MANAGEMENT PLAN

SCALE: 1" = 30'

GRAPHIC SCALE 1"= 30'

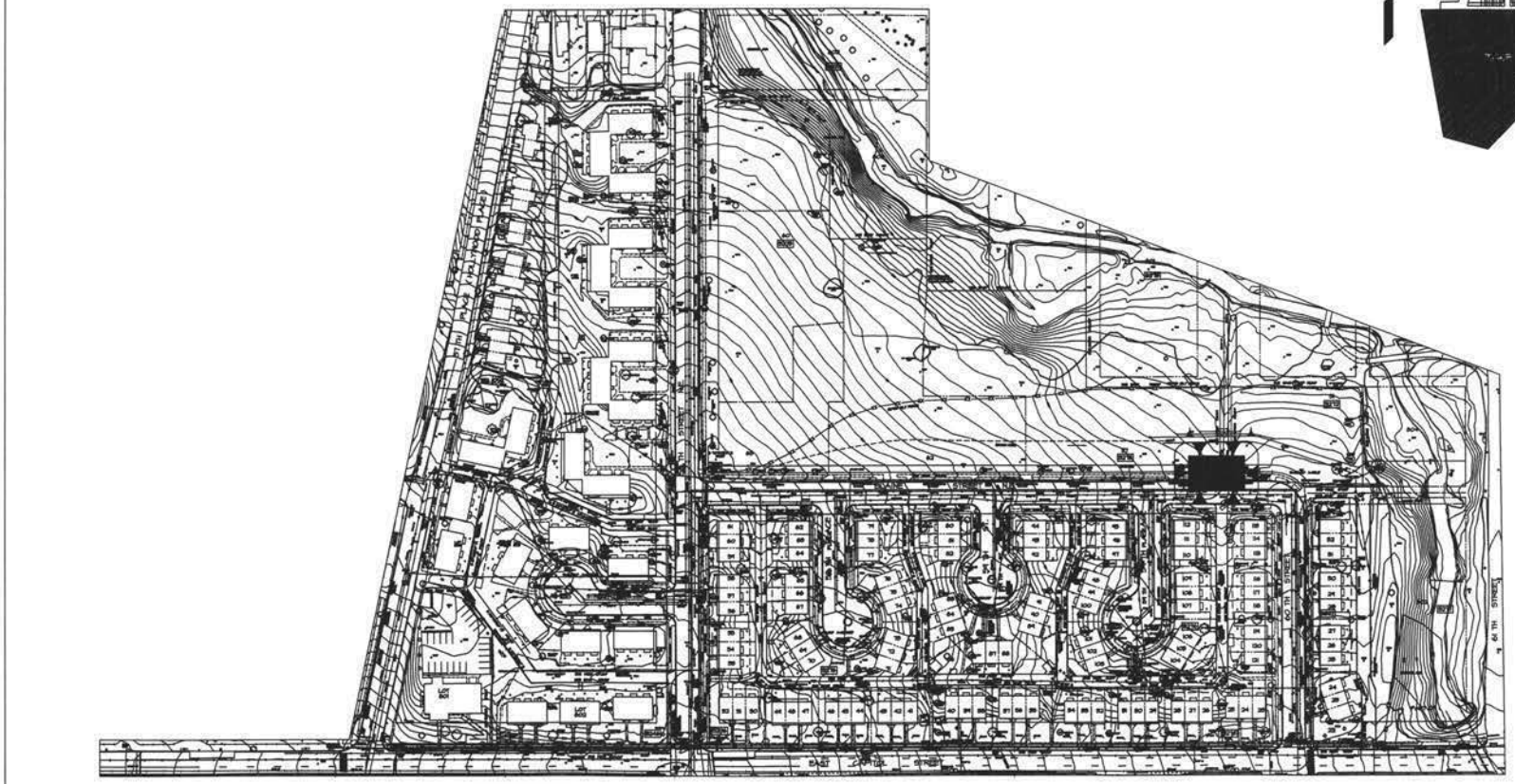
30' 0 30' 60' 90'

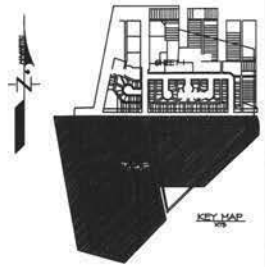
**CAPITOL GATEWAY ESTATES** SEDIMENT CONTROL PLAN

*Washington D.C.*

*A & R/THC, LLC. for the District of Columbia Housing Authority*

*11/01/02*






GRIMM+ PARKER ARCHITECTS

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BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000

SEDIMENT CONTROL PLAN
SCALE: 1" = 60'

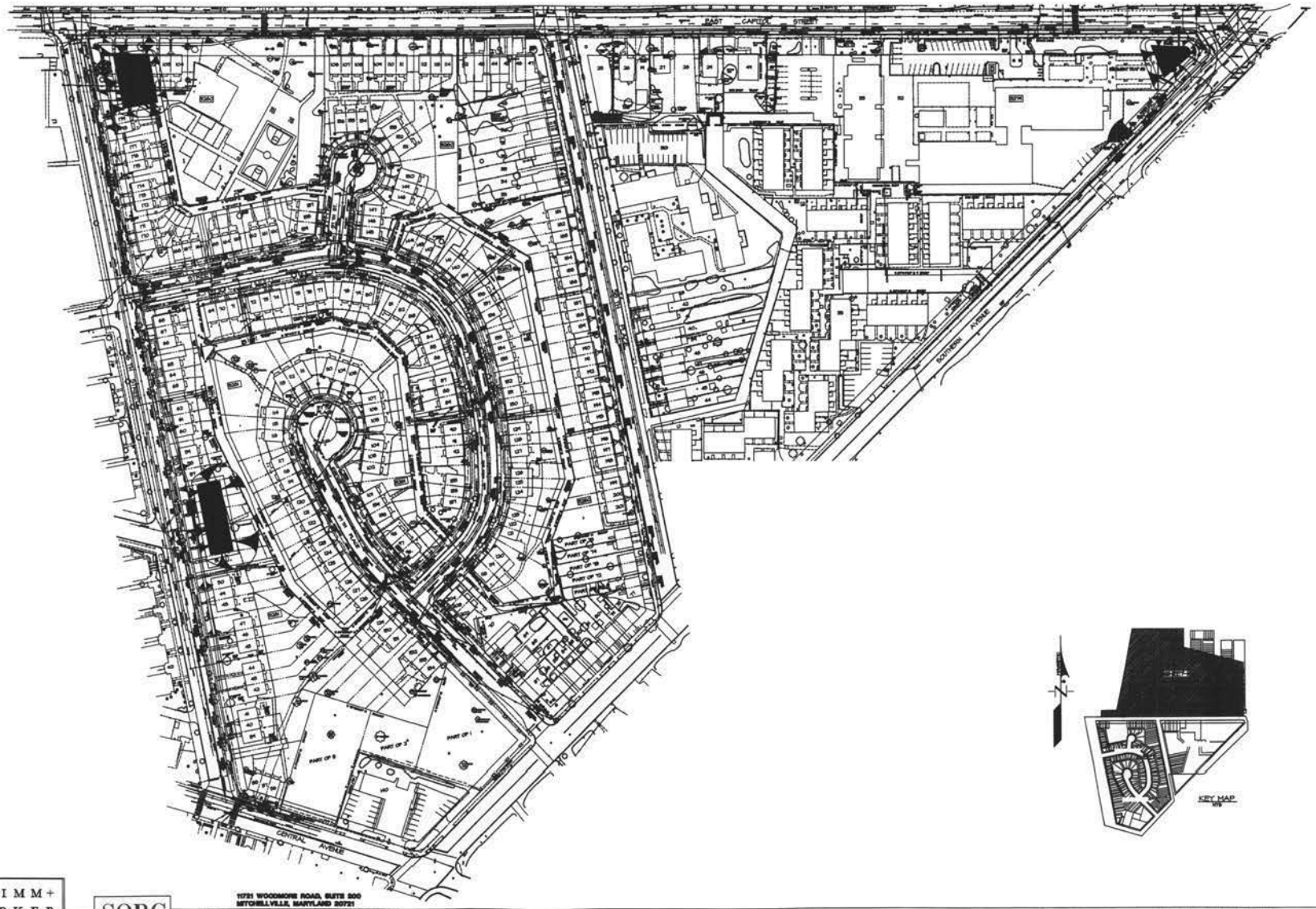
GRAPHIC SCALE 1" = 60'
60' 0 60' 120' 180'

**CAPITOL GATEWAY ESTATES** SEDIMENT CONTROL PLAN

*Washington D.C.*

*A & R/THC, LLC. for the District of Columbia Housing Authority*

*11/01/02*







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BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000

SEDIMENT CONTROL PLAN
SCALE: 1" = 60'

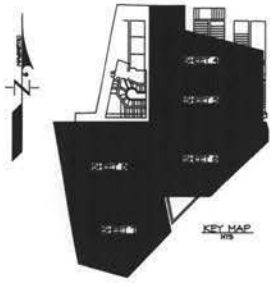
GRAPHIC SCALE 1"=60'
60' 0 60' 120' 180'

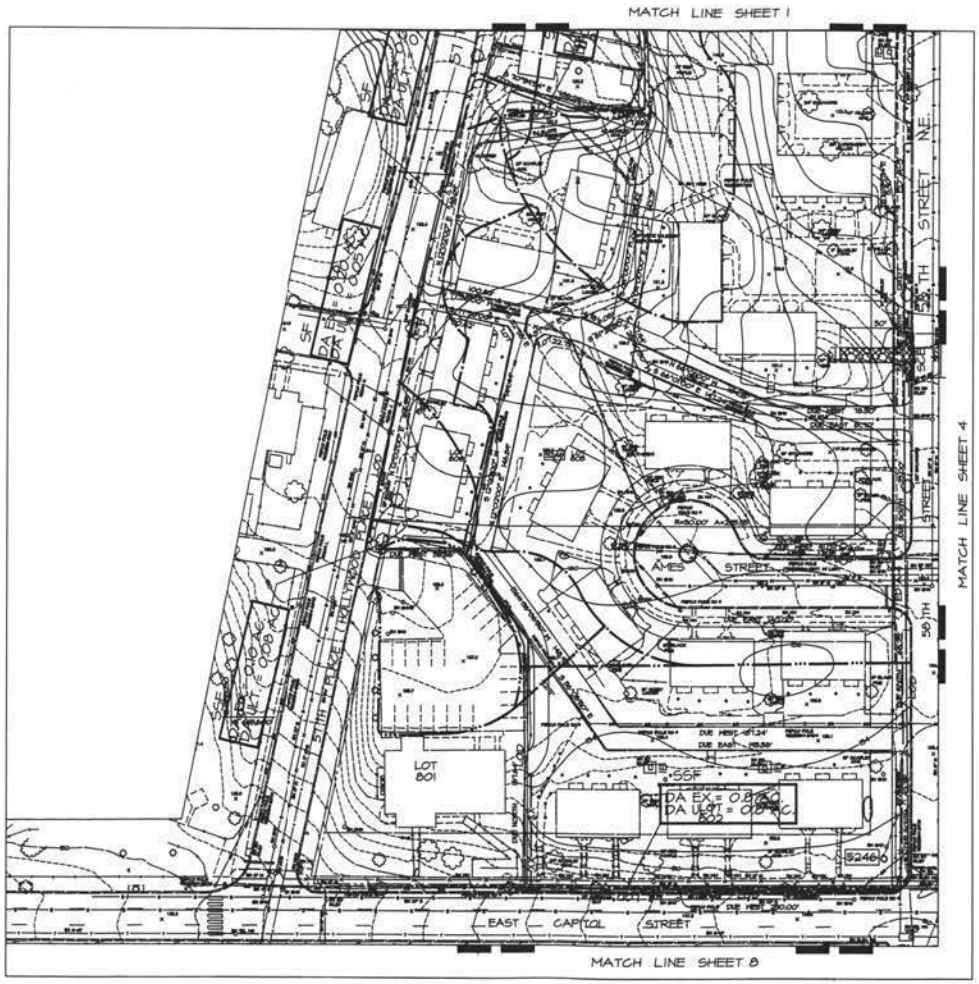
# CAPITOL GATEWAY ESTATES - SEDIMENT CONTROL PLAN

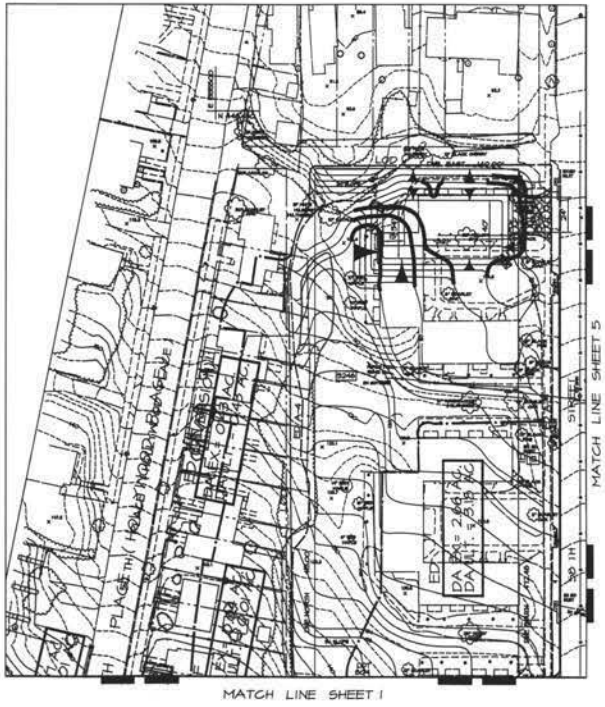
*Washington D.C.*

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GRIMM+ PARKER ARCHITECTS

SORG ARCHITECTS

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Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000

SEDIMENT CONTROL PLAN

SCALE: 1" = 30'

GRAPHIC SCALE 1"= 30'

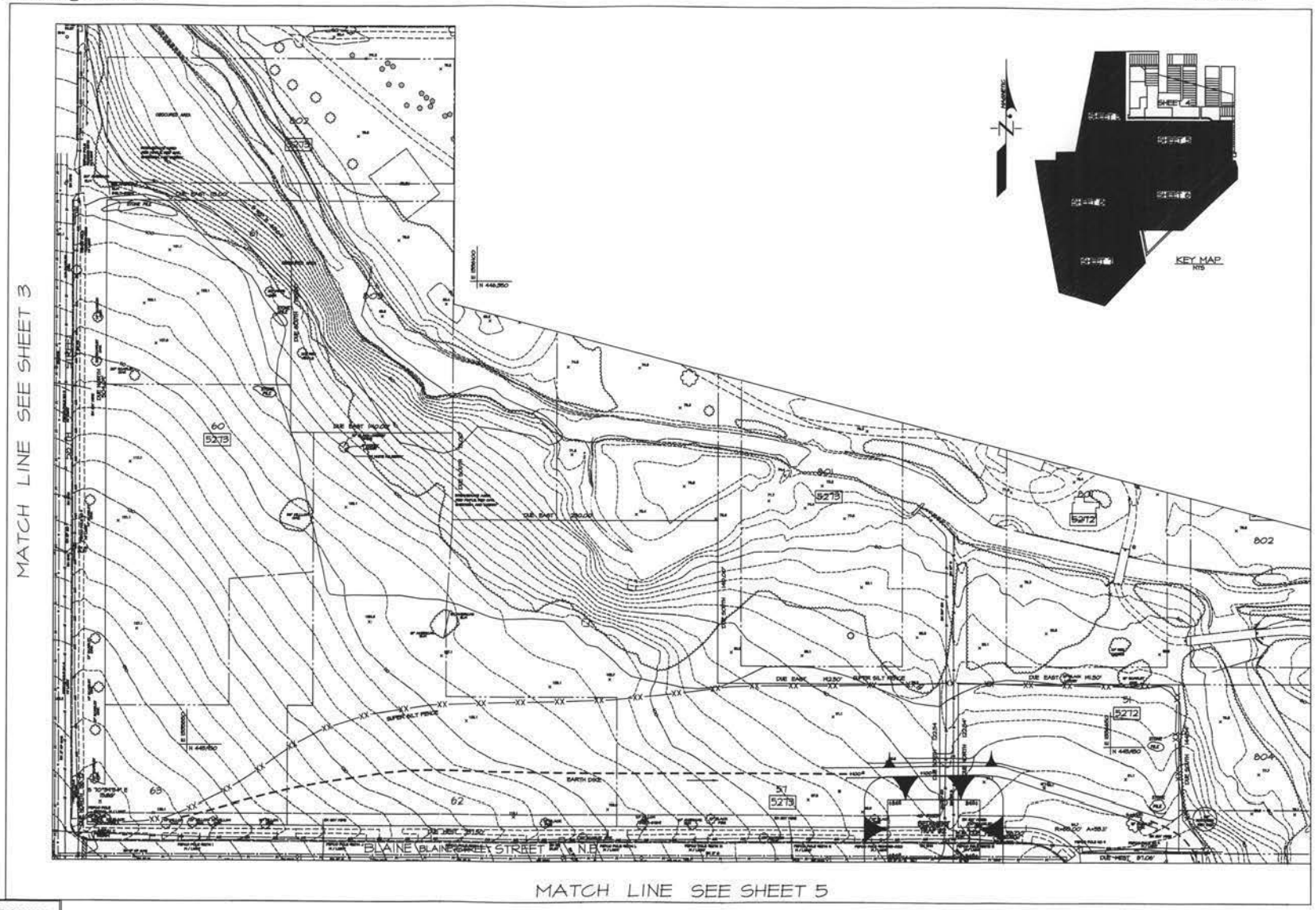
30 0 30 60 90

**CAPITOL GATEWAY ESTATES** SEDIMENT CONTROL PLAN

*Washington D.C.*

*A & R/THC, LLC. for the District of Columbia Housing Authority*

*11/01/02*

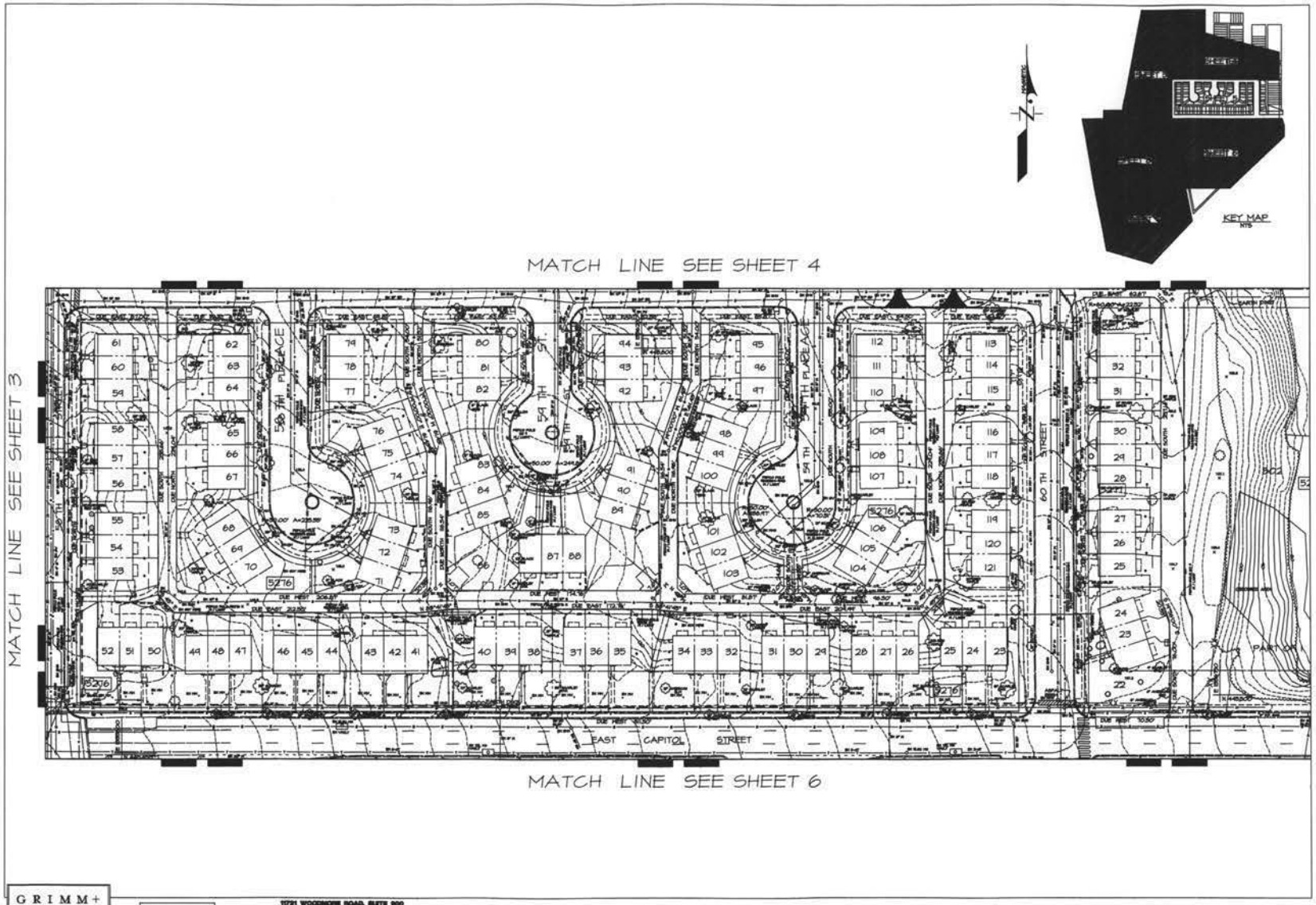



GRIMM+ PARKER ARCHITECTS

SORG ARCHITECTS

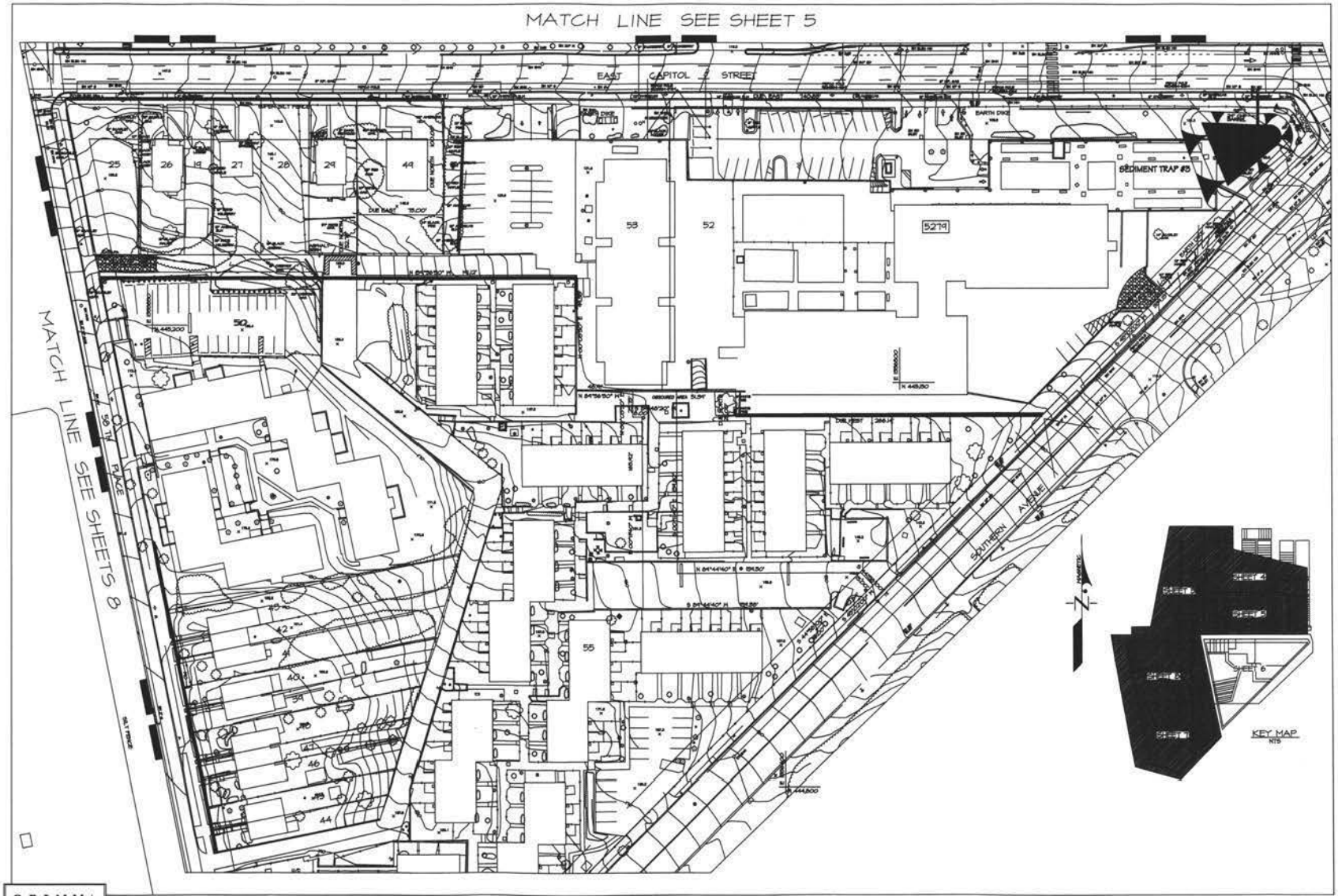
11721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000

SEDIMENT CONTROL PLAN
SCALE: 1" = 30'




GRIMM+ PARKER ARCHITECTS
SORG ARCHITECTS
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SEDIMENT CONTROL PLAN
SCALE: 1" = 30'




GRIMM+ PARKER ARCHITECTS
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Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000

SEDIMENT CONTROL PLAN
GRAPHIC SCALE 1"= 30' SCALE: 1" = 30'
30' 0 30' 60' 90'




GRIMM+ PARKER ARCHITECTS
SORG ARCHITECTS
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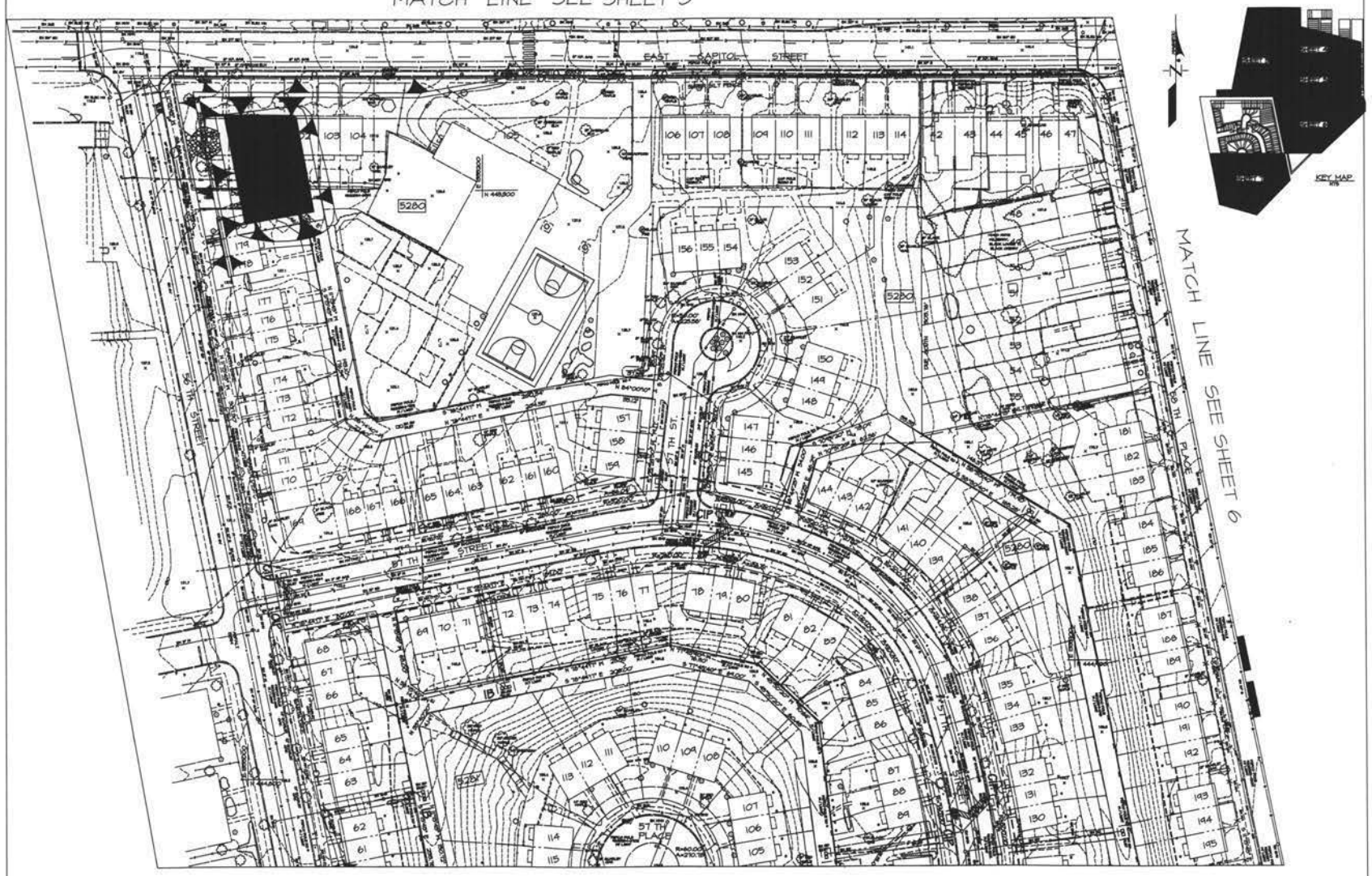
SEDIMENT CONTROL PLAN
SCALE: 1" = 30'
GRAPHIC SCALE 1" = 30'
30' 0 30' 60' 90'

**CAPITOL GATEWAY ESTATES** SEDIMENT CONTROL PLAN

*Washington D.C.*

*A & R/THC, LLC. for the District of Columbia Housing Authority*

*11/01/02*




GRIMM+ PARKER ARCHITECTS

SORG ARCHITECTS

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SEDIMENT CONTROL PLAN
SCALE: 1" = 30'

## III. RESIDENTIAL

In addition to the Senior Apartment Building approved in a separate, Consolidated PUD application and the Multi-Family Apartment Building, Capitol Gateway Estates contains 106 townhouses, 92 semi-detached houses, 15 detached houses, and 8 "grandhouses" (four small, walk-up apartments in each building). Due to engineering constraints, one grandhouse shown in the preliminary plans has had to be eliminated and has been replaced by four townhouses.

The design goal is to create distinct neighborhoods within Capitol Gateway Estates by varying the architectural components. The detached houses located around the elliptical park in the southwest quadrant of the site will be distinct in style, slightly more formal in appearance than the detached houses in the areas beyond. Some neighborhoods will have two-story houses, others will have three story houses, and still others will have a mix of both. This site plan adds variety to Capitol Gateway Estates, creating a greater sense of place than currently exists given the monotonous repetition of identical units. Although the greatest density of residential population is located closest to East Capitol Street, an effort was made to mix the residential types throughout the site.

Although the residential architecture is not intended to replicate any particular historical style, the houses will be designed to be compatible with the neighboring communities, in which late nineteenth and early twentieth century houses are mingled with residential construction from the World War II housing boom era.

Approximately 50% of the houses will have brick veneer on at least the front façade, with siding used on the other elevations. The remaining houses will be siding only. Residential units along East Capitol Street will primarily be brick, which will help to achieve the reduction in sound transmission required by HUD.

**Townhouses and Semi-Detached Houses**

The townhouses and semi-detached houses are 22 feet wide and 32 to 34 feet deep. Although the majority of the units are either three stories slab on grade or two stories with a basement walk-out, some of the units are two stories in height with an unfinished basement. The three story semi-detached duplex houses have a single car garage accessed from the street, and many of the three story townhouses have rear garages on the lowest level. Where garages are not provided, the townhouses and semi-detached duplex houses have a parking pad in the rear, unless this is not possible because of the grade.

Most units have three bedrooms, although a fourth bedroom may be substituted for the family room. The semi-detached houses and townhouses have a living room, dining room, kitchen, and an optional deck. The lowest level of the three story units has a den and a laundry area, and either a garage, a family room or a fourth bedroom. Typically there are two bathrooms and a powder room in each unit. If a fourth bedroom is added, a third bathroom is optional.

Townhouses have an optional upper-level floor plan that includes double master bedroom suites. These master bedroom suites include a walk-in closet and a master bathroom with separate tub and shower. Walk-in closets and master bathrooms have been provided in all of the standard master bedrooms as well. The handicapped accessible townhouse, similar in layout to the four-bedroom townhouse, is 24 feet wide and 36 feet deep in order to accommodate a small elevator.

**Single Family Detached**

The fifteen single family detached houses have four bedrooms and an optional master bedroom suite. The two car garages are typically accessed from the rear, but occasionally have a side entry. On the ground floor of these houses are a living room, enclosed dining room, eat-in kitchen, family room, laundry room, and powder room. A morning room and deck off the kitchen and family room are optional. Four bedrooms and two bathrooms are located on the second floor.

**Grandhouses**

There are two sizes of "grandhouses." The largest "grandhouses" have two three-bedroom units and two two-bedroom units. Smaller "grandhouses" have two one-bedroom units and two two-bedroom units. Each unit in the "grandhouses" has its own entry, and all grandhouse units will have a washer and dryer.



EAST CAPITOL STREET STREETSCAPE



58th STREET NE STREETSCAPE



SITE SECTION THRU EAST CAPITOL STREET

GRIMM+ PARKER ARCHITECTS

SORG ARCHITECTS

STREETSCAPE AND SITE SECTION

0' 15' 25' 50'

# CAPITOL GATEWAY ESTATES - Streetscape & Site Section

*Washington D.C.*

*A & R/THC, LLC. for the District of Columbia Housing Authority*

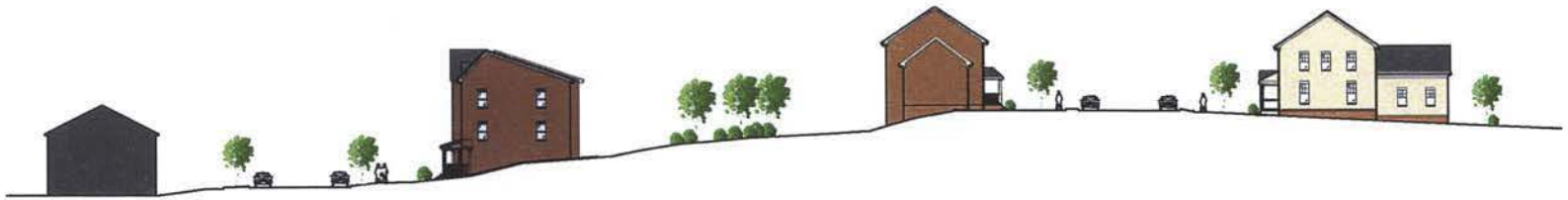
*11/01/02*



58th STREET SE STREETSCAPE



56th PLACE SE STREETSCAPE



SITE SECTION THRU 56th PLACE SE

GRIMM+ PARKER ARCHITECTS

SORG ARCHITECTS

STREETSCAPE AND SITE SECTION

0' 15' 25' 50'

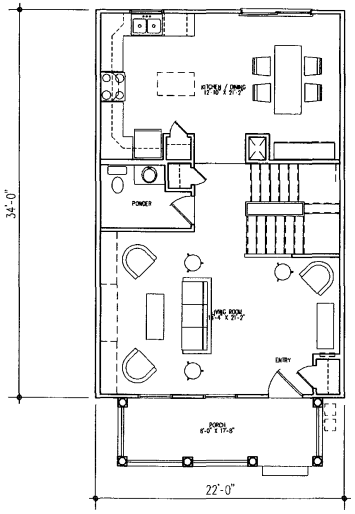
# CAPITOL GATEWAY ESTATES - Townhouse Unit A

*A & R/THC, LLC. for the District of Columbia Housing Authority*

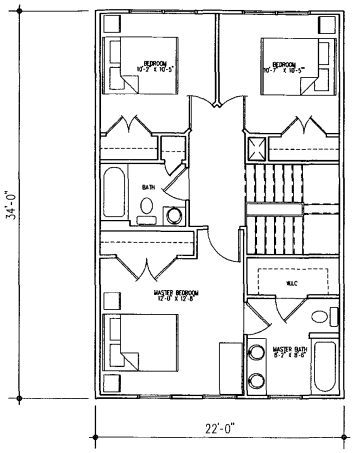
*Washington D.C.*

*Total Square Footage = 2,118 s.f.*

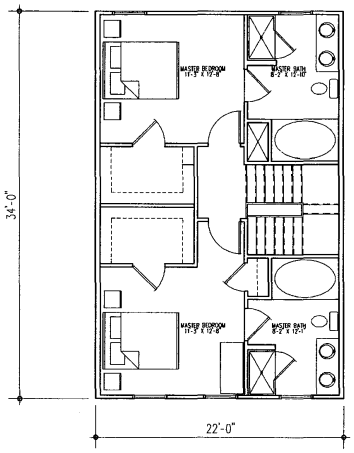
*11/01/02*



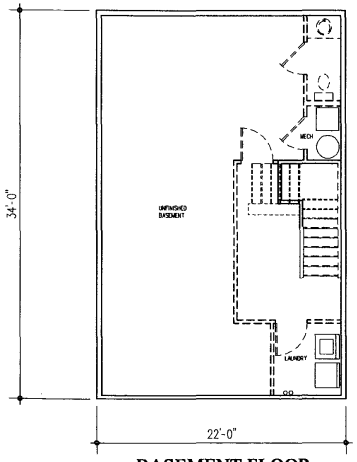

**FIRST FLOOR**



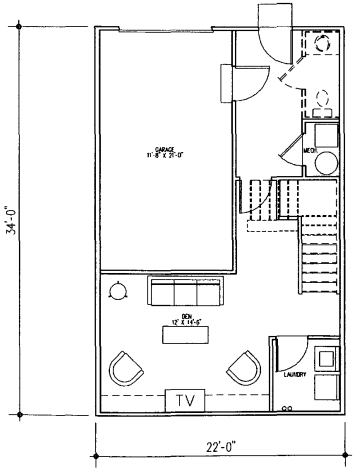

**SECOND FLOOR**



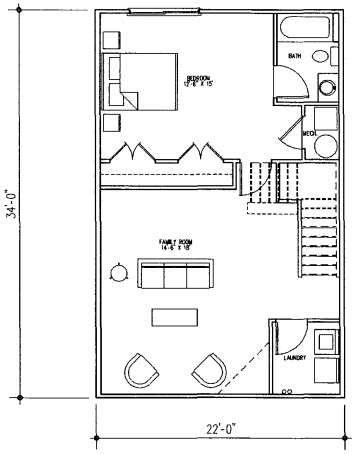

**SECOND FLOOR**
( TWO MASTER BEDROOM OPTION )




**BASEMENT FLOOR**
( UNFINISHED )




**BASEMENT FLOOR**
( REAR GARAGE OPTION )




**BASEMENT FLOOR**
( BEDROOM OPTION )

GRIMM + PARKER ARCHITECTS

SORG ARCHITECTS

**FLOOR PLANS**

0 2' 4' 8'

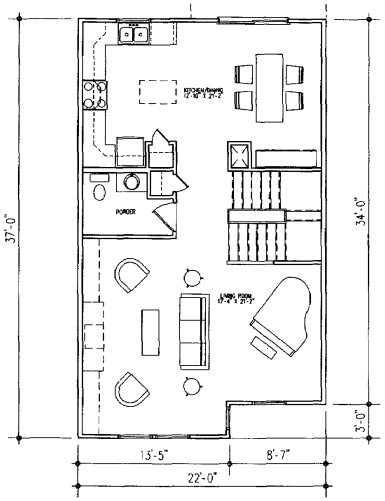
# CAPITOL GATEWAY ESTATES - Townhouse Unit B

*A & R/THC, LLC. for the District of Columbia Housing Authority*

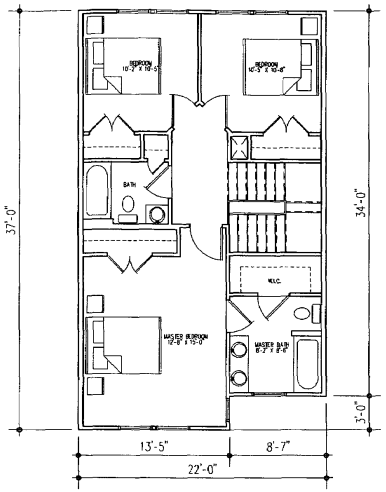
*Washington D.C.*

*Total Square Footage = 2,235 s.f.*

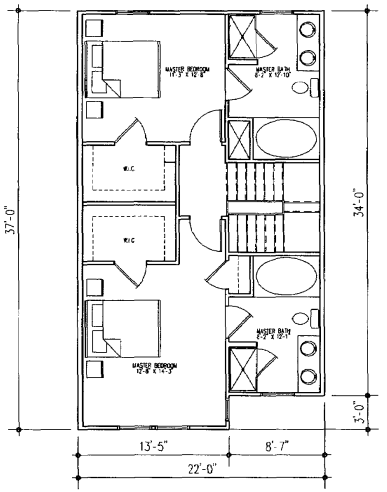
*11/01/02*



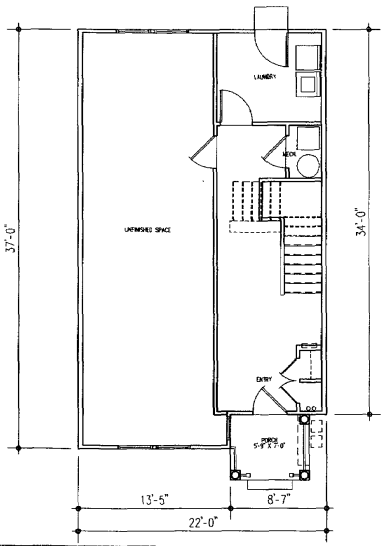

**SECOND FLOOR**



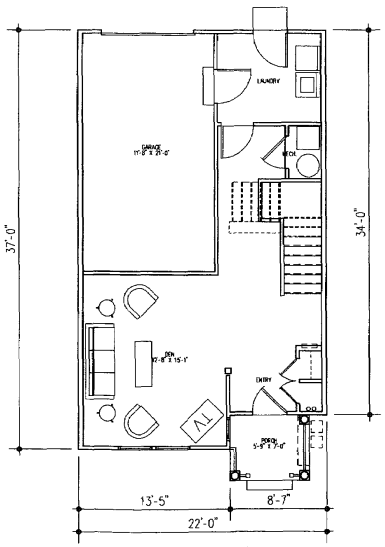

**THIRD FLOOR**



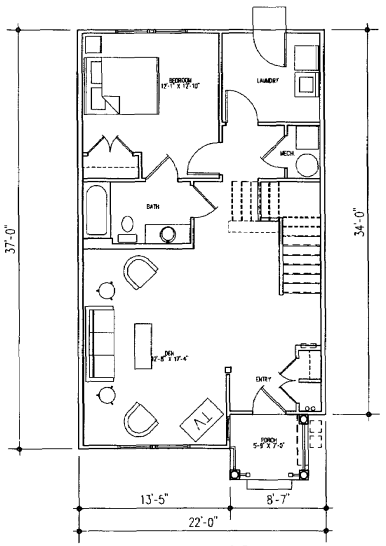

**THIRD FLOOR**
( TWO BEDROOM OPTION )




**FIRST FLOOR**
( UNFINISHED )




**FIRST FLOOR**
( GARAGE OPTION )




**FIRST FLOOR**
( BEDROOM OPTION )

GRIMM + PARKER ARCHITECTS

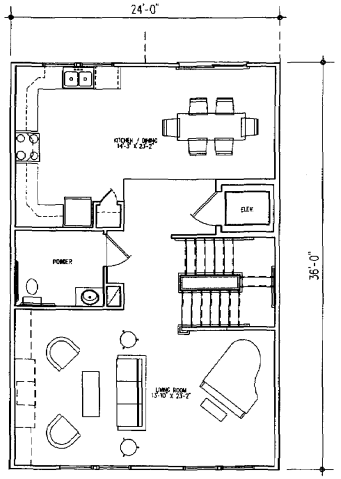
SORG ARCHITECTS

**FLOOR PLANS**

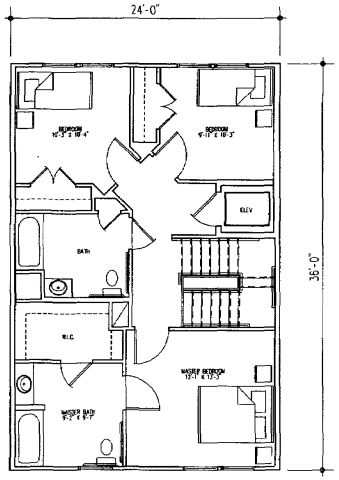
0 2' 4' 8'

**CAPITOL GATEWAY ESTATES - Townhouse Unit HC ( Accessible )** *A & R/THC, LLC. for the District of Columbia Housing Authority*

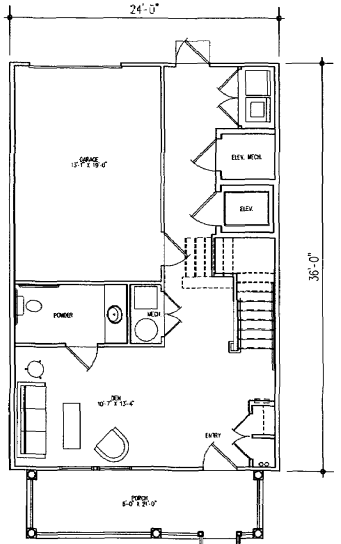
*Washington D.C.* *Total Square Footage = 2,463 s.f.* *11/01/02*



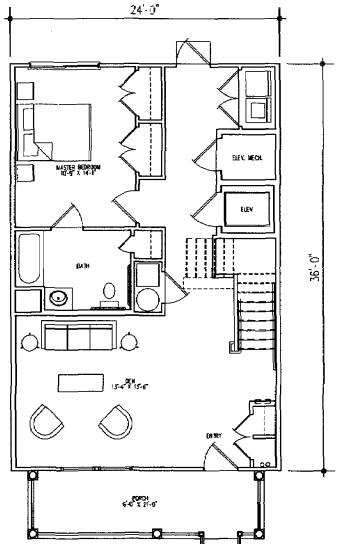

SECOND FLOOR




THIRD FLOOR




FIRST FLOOR




FIRST FLOOR
( BEDROOM OPTION )

GRIMM + PARKER ARCHITECTS

SORG ARCHITECTS

**FLOOR PLANS**

0 2 4 8

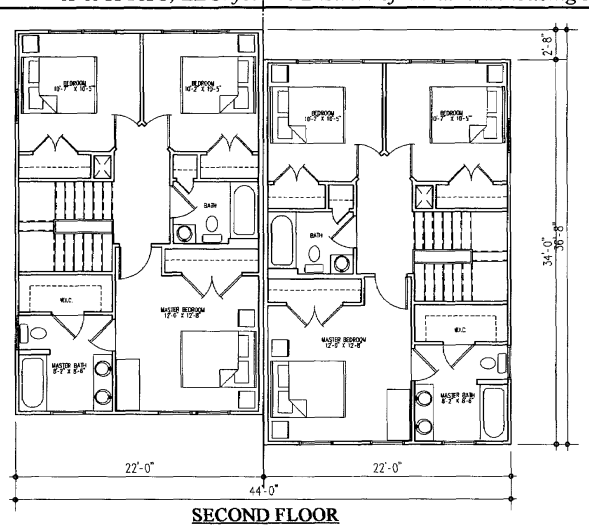
# CAPITOL GATEWAY ESTATES - Duplex Unit F

*Washington D.C.*

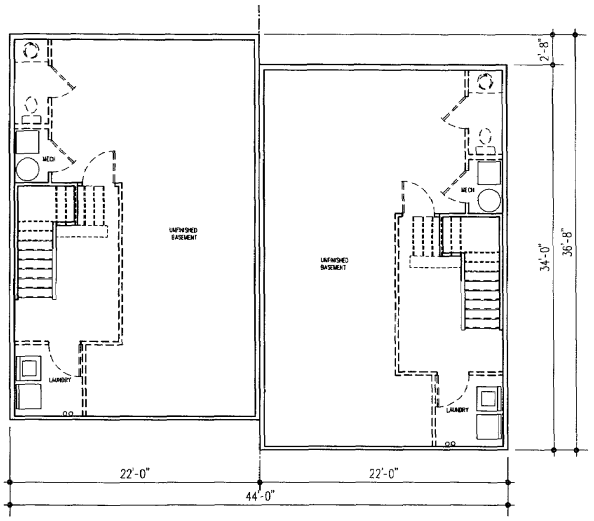
*Total Square Footage = 2,128 s.f.*

*A & R/THC, LLC. for the District of Columbia Housing Authority*

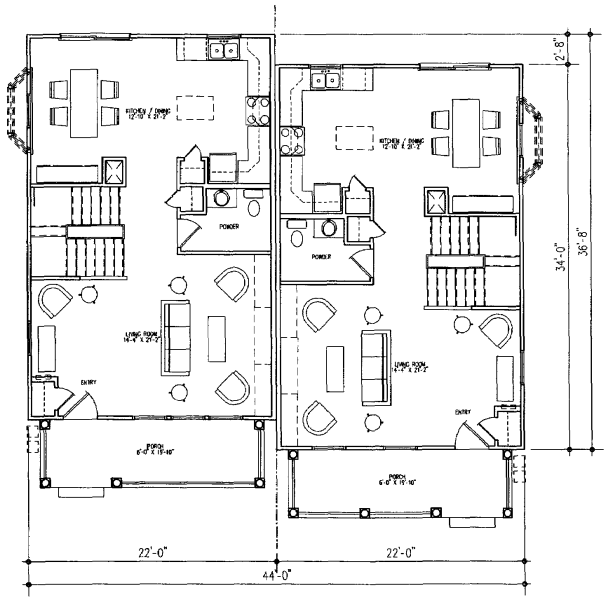
*11/01/02*




**SECOND FLOOR**




**BASEMENT**




**FIRST FLOOR**

GRIMM + PARKER ARCHITECTS

SORG ARCHITECTS

**FLOOR PLANS**

0 2 4 8'

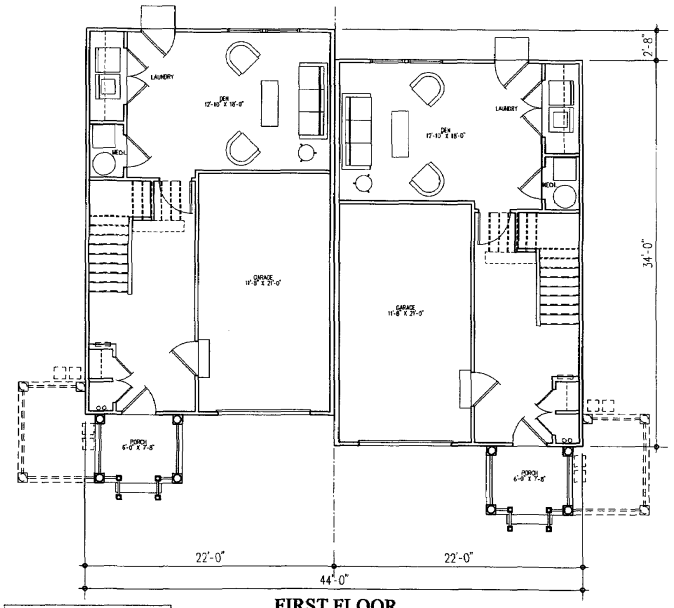
# CAPITOL GATEWAY ESTATES - Duplex Unit G

*Washington D.C.*

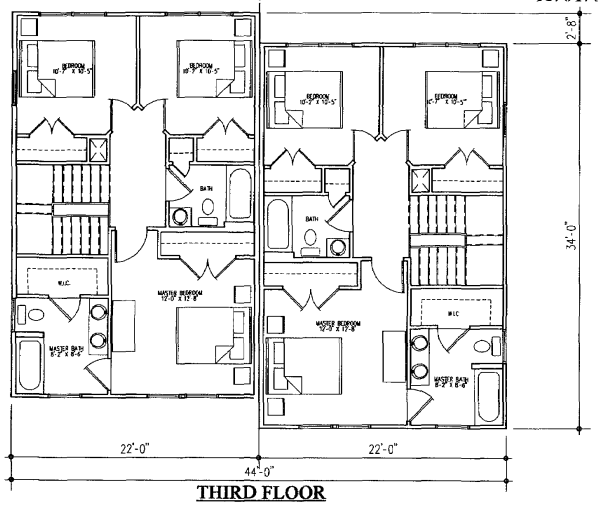
*Total Square Footage = 1,881 s.f.*

*A & R/THC, LLC. for the District of Columbia Housing Authority*

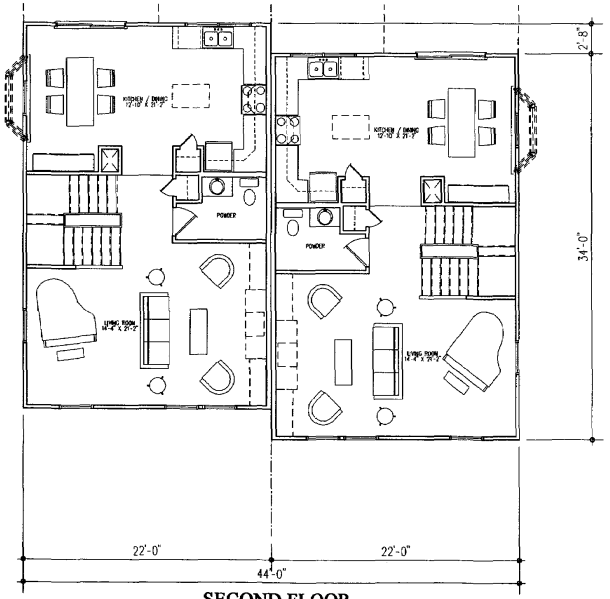
*11/01/02*




FIRST FLOOR




THIRD FLOOR




SECOND FLOOR

GRIMM + PARKER ARCHITECTS

SORG ARCHITECTS

FLOOR PLANS

0 2' 4' 8'

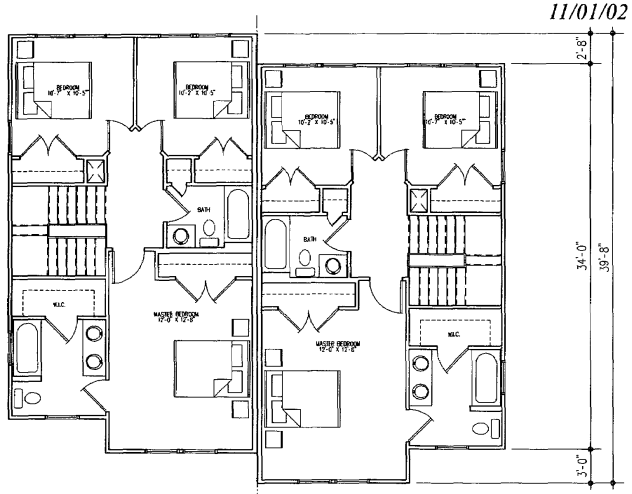
# CAPITOL GATEWAY ESTATES - Duplex Unit H

*Washington D.C.*

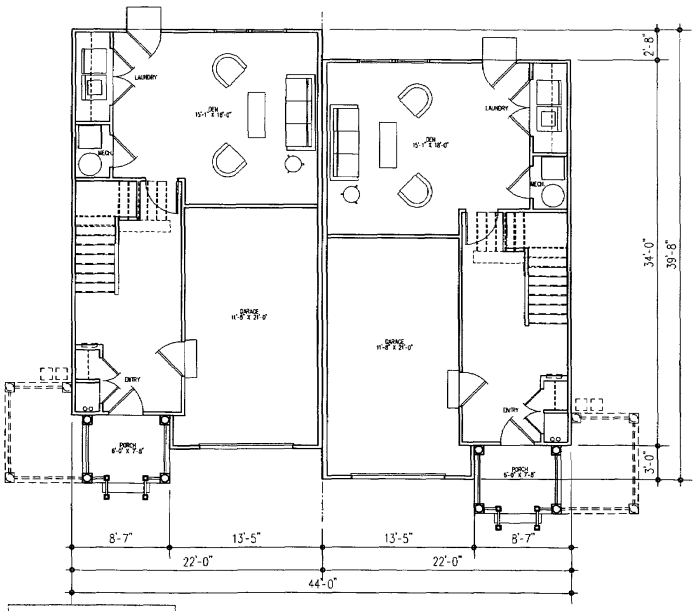
*Total Square Footage = 1,992 s.f.*

*A & R/THC, LLC. for the District of Columbia Housing Authority*

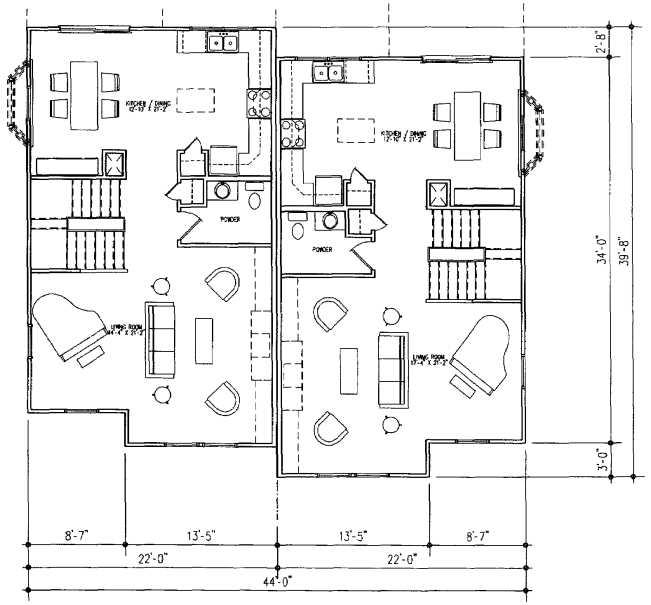
*11/01/02*




THIRD FLOOR




FIRST FLOOR




SECOND FLOOR

GRIMM + PARKER ARCHITECTS

SORG ARCHITECTS

FLOOR PLANS

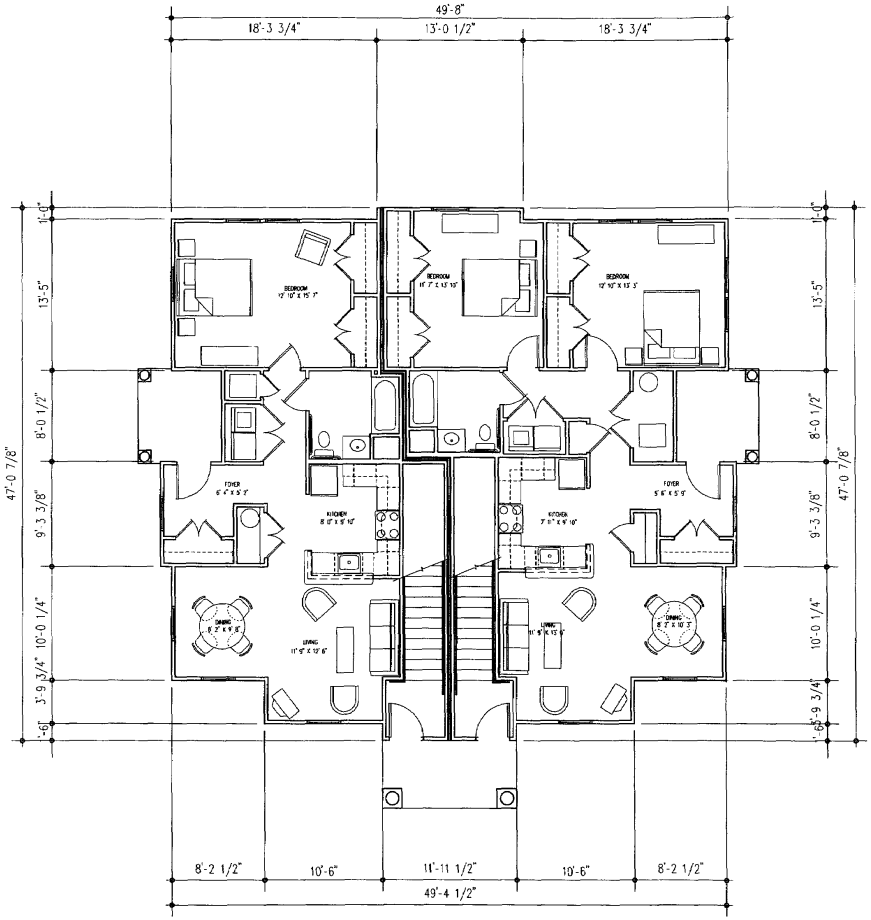
0 2' 4' 8'

**CAPITOL GATEWAY ESTATES - Grandhome M, 1 and 2 Bedrooms** *A & R/THC, LLC. for the District of Columbia Housing Authority*

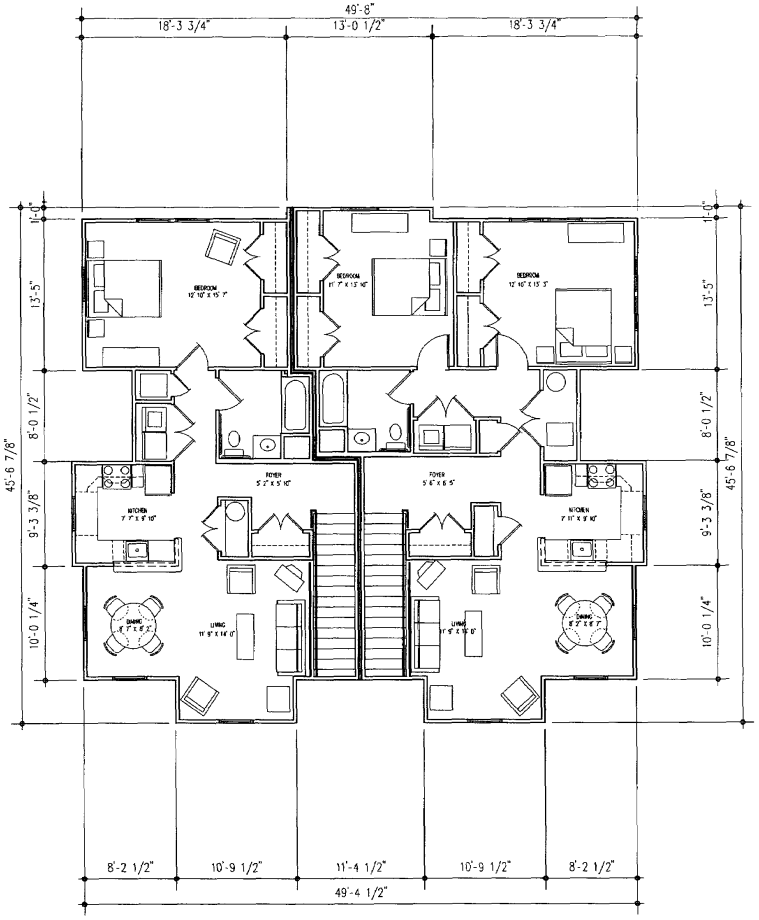
*Washington D.C.*

*One Bedroom Square Footage = 786 s.f.*
*Two Bedroom Square Footage = 1,016 s.f.*

*11/01/02*




**FIRST FLOOR**




**SECOND FLOOR**

GRIMM + PARKER ARCHITECTS

SORG ARCHITECTS

**FLOOR PLANS**

0 2' 4' 8'

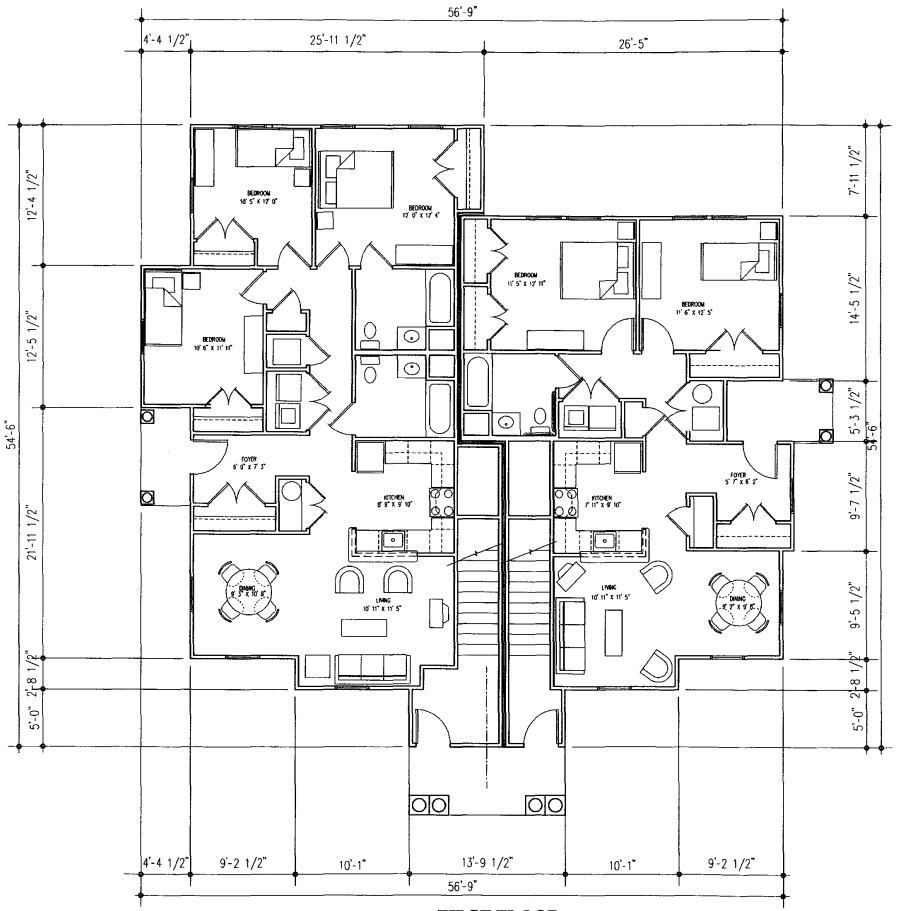
# CAPITOL GATEWAY ESTATES - Grandhome N, 2 and 3 Bedrooms

*A & R/THC, LLC. for the District of Columbia Housing Authority*

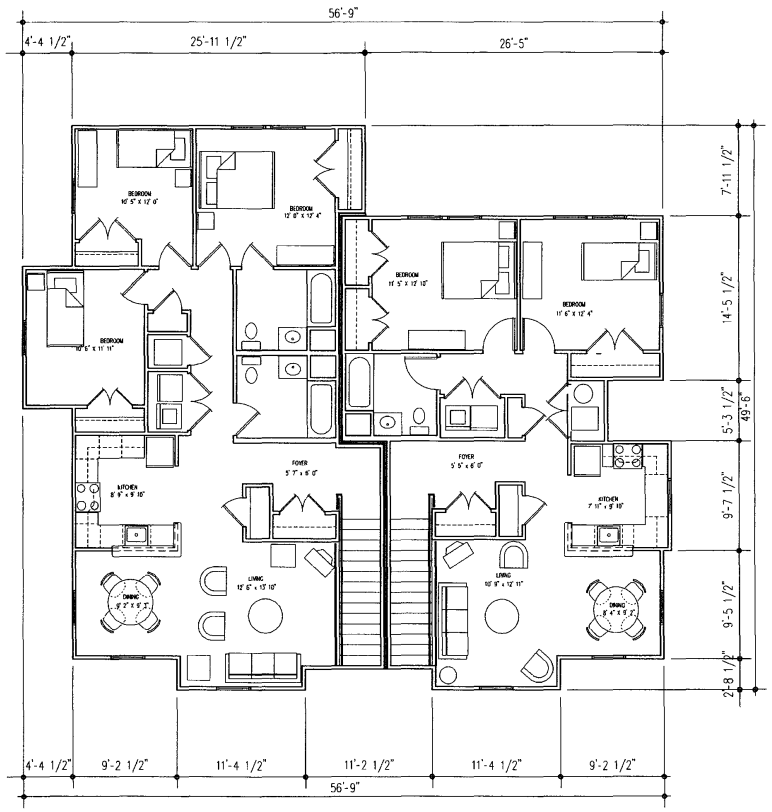
*Washington D.C.*

*Two Bedroom Square Footage = 925 s.f.*
*Three Bedroom Square Footage = 1,163 s.f.*

*11/01/02*




**FIRST FLOOR**




**SECOND FLOOR**

GRIMM + PARKER ARCHITECTS

SORG ARCHITECTS

**FLOOR PLANS**

0 2' 4' 8'

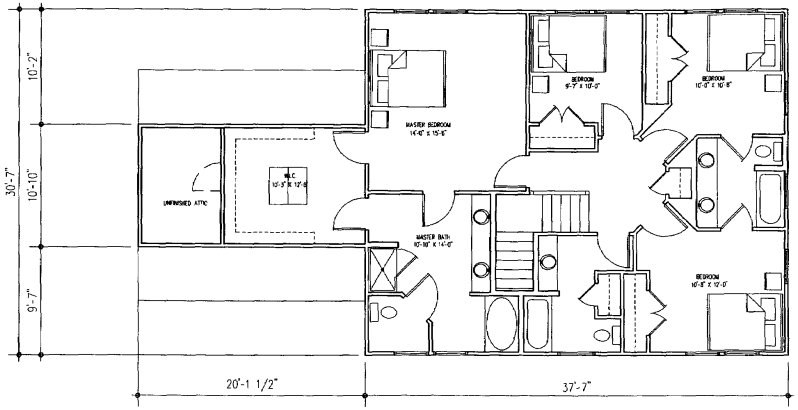
**CAPITOL GATEWAY ESTATES - Single Family Unit A**

*Washington D.C.*

*Total Square Footage = 3,508 s.f.*

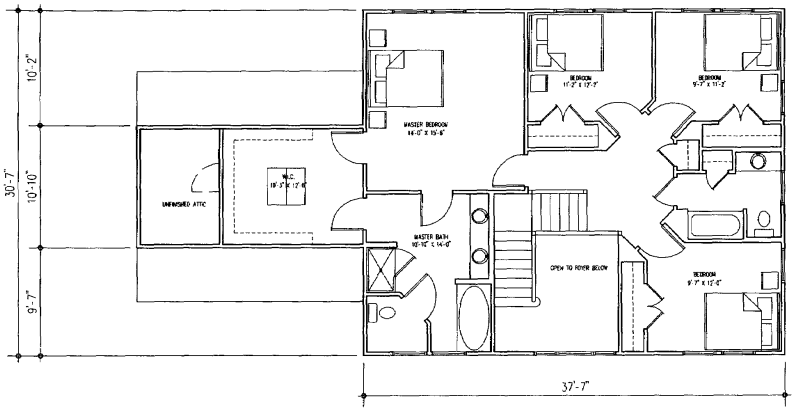
*A & R/THC, LLC. for the District of Columbia Housing Authority*

*11/01/02*



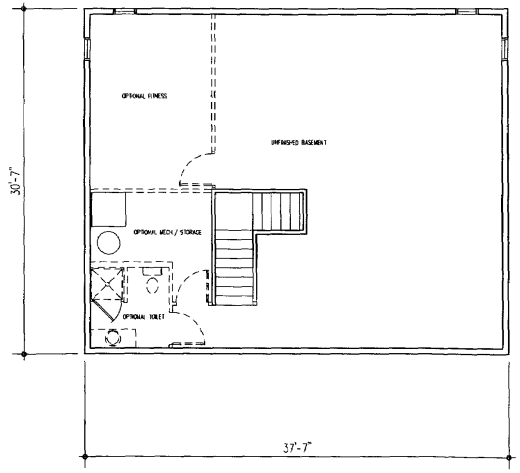

**SECOND FLOOR**

( HALL BATH OPTION )

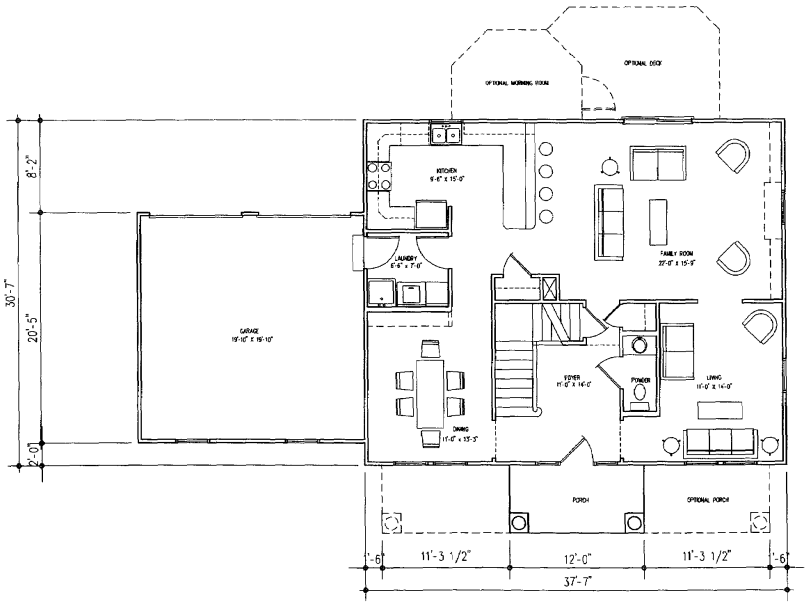



**SECOND FLOOR**

( TWO STORY FOYER )




**BASEMENT FLOOR**




**FIRST FLOOR**

GRIMM + PARKER ARCHITECTS

SORG ARCHITECTS

**FLOOR PLANS**

0 2' 4' 8'

**CAPITOL GATEWAY ESTATES - Townhouse Front Elevations**
*Washington D.C.*

*A & R/THC, LLC. for the District of Columbia Housing Authority*
*11/01/02*



UNIT A - BRICK



UNIT B - BRICK



UNIT HC - BRICK



UNIT A - SIDING



UNIT B - SIDING



UNIT HC - SIDING

GRIMM+ PARKER ARCHITECTS

SORG ARCHITECTS

ELEVATIONS
0 2' 4' 8'

# CAPITOL GATEWAY ESTATES - Townhouse Elevations

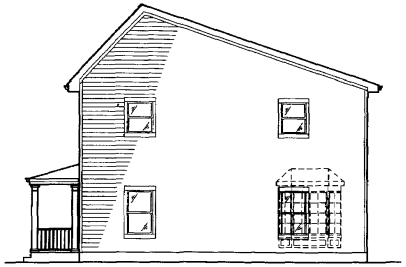
*Washington D.C.*

*A & R/THC, LLC. for the District of Columbia Housing Authority*

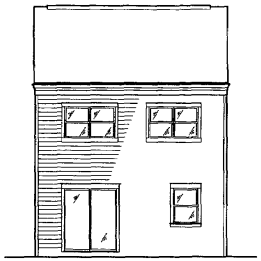
*11/01/02*



UNIT A - FRONT



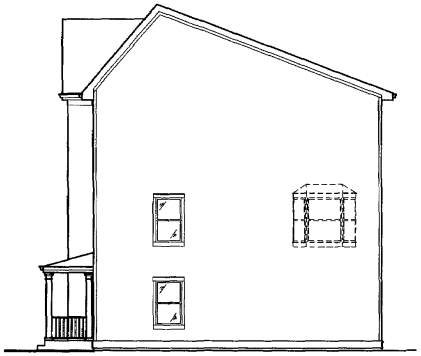
UNIT A -SIDE



UNIT A - REAR



UNIT B - FRONT



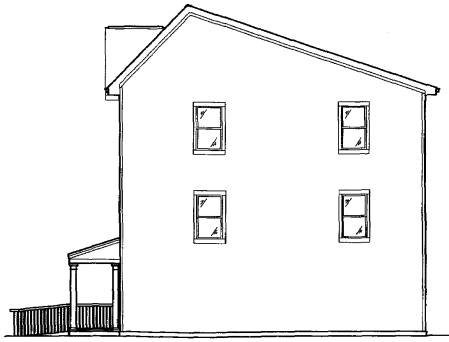
UNIT B - SIDE



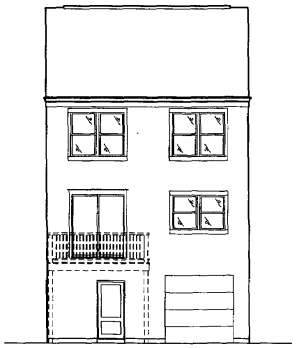
UNIT B - REAR



UNIT HC - FRONT



UNIT HC - SIDE



UNIT HC - REAR

GRIMM + PARKER ARCHITECTS

SORG ARCHITECTS

**ELEVATIONS**

0 2' 4' 8'

**CAPITOL GATEWAY ESTATES - Duplex Front Elevations**
*Washington D.C.*

*A & R/THC, LLC. for the District of Columbia Housing Authority*
*11/01/02*



UNIT F - BRICK



UNIT G - BRICK



UNIT H - BRICK



UNIT F - BRICK AND SIDING



UNIT G - BRICK AND SIDING



UNIT H - BRICK AND SIDING

GRIMM + PARKER ARCHITECTS

SORG ARCHITECTS

**ELEVATIONS**
0 2' 4' 8'

# CAPITOL GATEWAY ESTATES - Duplex Elevations

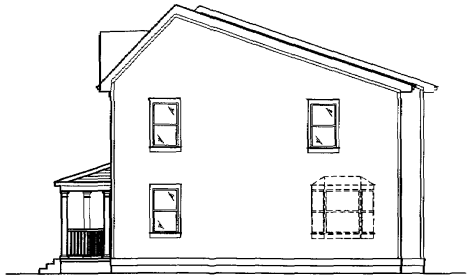
*Washington D.C.*

*A & R/THC, LLC. for the District of Columbia Housing Authority*

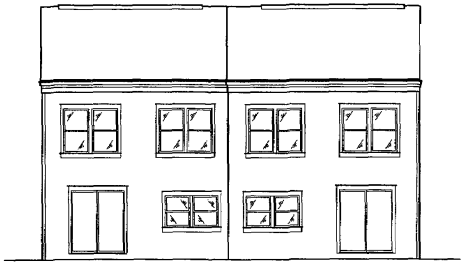
*11/01/02*



UNIT F - FRONT



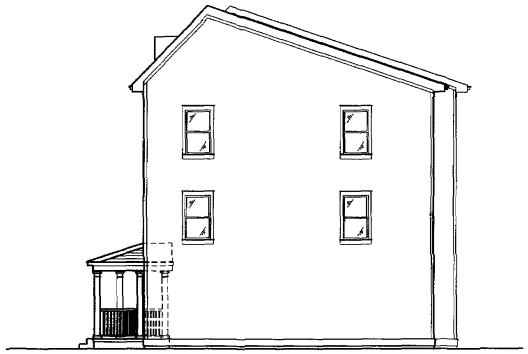
UNIT F - SIDE



UNIT F - REAR



UNIT G - FRONT



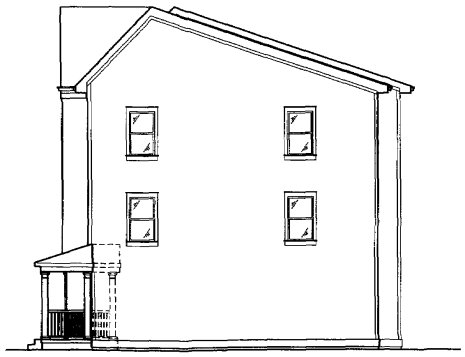
UNIT G - SIDE



UNIT G - REAR



UNIT H - FRONT



UNIT H - SIDE



UNIT H - REAR

GRIMM + PARKER ARCHITECTS

SORG ARCHITECTS

**ELEVATIONS**

0 2' 4' 8'



UNIT M



UNIT N

**CAPITOL GATEWAY ESTATES - Grandhome Elevations**

*Washington D.C.*

*A & R/THC, LLC. for the District of Columbia Housing Authority*

*11/01/02*



UNIT M - FRONT



UNIT N - FRONT



UNIT M -SIDE



UNIT N - SIDE



UNIT M- REAR



UNIT N - REAR

GRIMM + PARKER ARCHITECTS

SORG ARCHITECTS

ELEVATIONS

0 2' 4' 8'

**CAPITOL GATEWAY ESTATES - Single Family Front Elevations** *A & R/THC, LLC. for the District of Columbia Housing Authority*

*Washington D.C.* *11/01/02*



BRICK



SIDING



SIDING ( FULL PORCH )

GRIMM + PARKER ARCHITECTS

SORG ARCHITECTS

ELEVATIONS

0 2 4 8

# CAPITOL GATEWAY ESTATES - Single Family Elevations

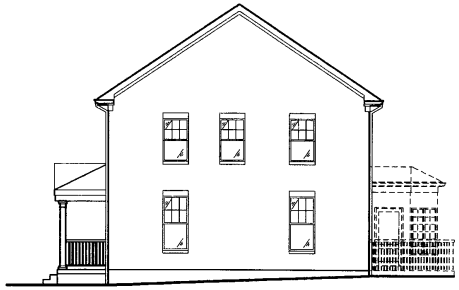
*Washington D.C.*

*A & R/THC, LLC. for the District of Columbia Housing Authority*

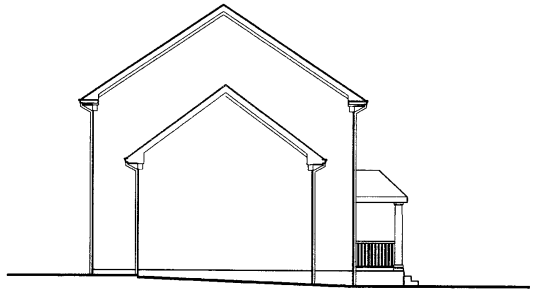
*11/01/02*



FRONT



SIDE



GARAGE SIDE



REAR

GRIMM + PARKER ARCHITECTS

SORG ARCHITECTS

ELEVATIONS

0 2' 4' 8'

## IV. MULTI-FAMILY APARTMENT BUILDING

The Multi-family Apartment Building is located at the intersection of East Capitol Street and Southern Avenue, S.E., convenient to the Capitol Heights Metrorail station. The building program for the Multi-Family Apartment Building described in the first-stage PUD application remains the same. Both the first-stage plans and the second-stage plans provide for 120 apartment units. The building still contains 86 one-bedroom units that are each approximately 670-700 gross square feet and 34 two-bedroom units that are each approximately 1,000 gross square feet. The two-bedroom units have high-efficiency split package mechanical systems and the one-bedroom units have Packaged Terminal Air Conditioners, also known as PTACs, which are installed through the wall. In addition, the spacious two bedroom units still will have walk-in closets and large master bedroom(s). The gross square footage of the multi-family building has been reduced somewhat, from 127,000 gross square feet to 125,960 gross square feet.

In its order regarding the first-stage application, the Zoning Commission requires that the Applicant revise the design of the Multi-Family Apartment Building "so that it makes an entryway or gateway statement for the District of Columbia from the perspective of travelers along East Capitol Street." (Decision, Condition No. 5)

Grimm + Parker Architects has revised the Multi-Family Apartment Building plans from the first-stage submission in a number of ways, as described below, including emphasis on a "gateway" statement.

The tower at the east end of the redesigned Multi-Family Apartment Building acts as a beacon as one enters the District of Columbia from Maryland. The building appears to rest on a podium at the intersection of East Capitol Street and Southern Avenue. Extensive landscaping and terracing provides a lush, attractive entrance into the city. The building's design evokes images of typical townhouses in the District, signaling that the viewer has entered the city.

Several design changes relating to building massing and color have been made to create the impression that there is a series of townhouses along East Capitol Street and Southern Avenue. These features include:

- Several projecting bays are painted different colors in order to reduce the massing along East Capitol Street.
- In order to recall the low profile roofs and strong cornices typical of townhouse architecture in the neighborhood, the hipped roofs have been reduced to approximately seven feet (7') in height rather than ten feet (10') and cornices that are one foot, six inches (1'-6") high have been added below the eave of the roof;
- Horizontal trim at the base and top of the building, tall windows within slender projecting bays, windows with arched heads, and hexagonal towers with peaked roofs are also utilized to achieve the desired design image; and
- Instead of the façade being 50% brick and 50% siding as in the original design brick is new used for at least 33% of the façade as a base typical for District of Columbia townhouses. An exterior insulation finish system (EIFS) has been used on the remaining 66% to connote painted masonry walls commonly found on townhouses in the District.

Grimm + Parker has designed the ground plane along East Capitol Street to rise gradually as one travels west along East Capitol Street rather than "stepping" up the hill as in the previous design. The East Capitol Street façade has been reduced in length from four hundred and fifty-six feet (456') to four hundred and twelve feet (412') and a one hundred and seventy-five foot (175') wing has been added along Southern Avenue. In the earlier design, the first floor of the building had a common elevation of one hundred and eleven feet (111'). In the revised design the lowest first floor elevation on the East Capitol Street wing is one hundred and eighteen feet (118') at the east end of the wing and one hundred and fourteen feet (114') at the west end and the first floor elevation of the Southern Street wing steps from one hundred and fourteen feet (114') to one hundred and eighteen feet (118').

In general, retaining walls have been reduced in height or extent or terraced with landscaping to improve the visual quality of the site. To handle grade changes, the building has been "stepped," eliminating the need for the three hundred foot (330') long, twelve foot (12') high retaining wall located to the south of the building in the previous design. The retaining wall at the west end of the building has been lowered to be approximately three feet (3') high rather than twelve feet (12') high. Three foot (3') high terraced and landscaped retaining walls also have been added to the east and north sides of the building to address grade issues. Address signage for the building is located on one of these retaining walls. To reduce the visual height of the eighteen foot (18') retaining wall on the south side of the building site, the revised design adds landscaped walls terracing down along the south side. The current design maintains the retaining wall along Southern Avenue.

Access has been revised so that the building has a major entrance not only from East Capitol Street but also from Southern Avenue. These two entrances meet in a central lobby at the east end of the building site. The entrance to the building from the parking lot now leads to the first floor level rather than the second floor.

To reduce travel distances to elevators, the revised design places two elevators so that they approximately divide the building into thirds. The building continues to have three stairways for fire egress from the building.

The first floor of the building continues to house the management office, the business center, the maintenance area, the loading area and a multi-purpose room. There is access from a separate multi-purpose room on the lowest level of the building to a terrace on the northeast corner of the building. A garden area continues to be located to the rear of the building. The tot lot has been moved from the sunken area along the southern side of the building to a location above grade to the west side of the building, and landscaping has been added to act as a buffer.

Service areas of the multi-family building have been separated from major building entrances. The first-stage plans included only a single trash collection area in the center of the building and did not provide for trash removal on the ground floor. The second-stage plans provide for two trash collection areas, one at each end of the building. Trash chutes and laundry rooms will be provided on each floor.

In order to accommodate the design changes necessary to emphasize the site's location at the entryway to the District the number of parking spaces has been reduced from 147 spaces to 122 spaces (118 non-handicapped spaces and four handicapped spaces). With the new design, access to the parking lot from Southern Avenue no

longer is possible because the grade change is too steep and there is not enough room for a driveway. Accordingly, the sole entrance to the parking lot is on East Capitol Street. A new traffic light will increase the safety of access to the Multi-Family Apartment Building. The building's design is intended to reduce the decibel level resulting from traffic on East Capitol Street, in accordance with the requirements of the U.S. Department of Housing and Urban Development.

**CAPITOL GATEWAY ESTATES** - MULTI-FAMILY BUILDING
*Washington D.C.*

*A & R/THC, LLC. for the District of Columbia Housing Authority*
*11/01/02*




| KEY | |
|---|---|
| | One Bedroom Units |
| | Two Bedroom Units |
| | Common Areas |
| | Maintenance, Storage & Utilities |
| | Circulation |
| HC | Handicapped Unit |
| AD | Adaptable Unit |

N

FIRST FLOOR PLAN

| | |
|---|---|
| Gross Square Footage: | 125,958 s.f. |
| Total Number Units: | 120 Units |
| First Floor: | 24 Units |

0' 16' 32' 64'

Scale: 1/32" = 1'-0"

GRIMM + PARKER ARCHITECTS

SORG ARCHITECTS

**FLOOR PLAN**




| KEY | |
|---|---|
| | One Bedroom Units |
| | Two Bedroom Units |
| | Common Areas |
| | Maintenance, Storage & Utilities |
| | Circulation |
| HC | Handicapped Unit |
| AD | Adaptable Unit |

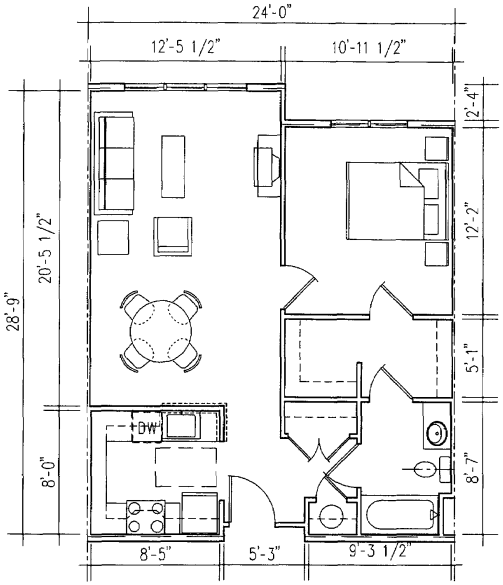
N

TYPICAL FLOOR PLAN
(Floors 2, 3 & 4)

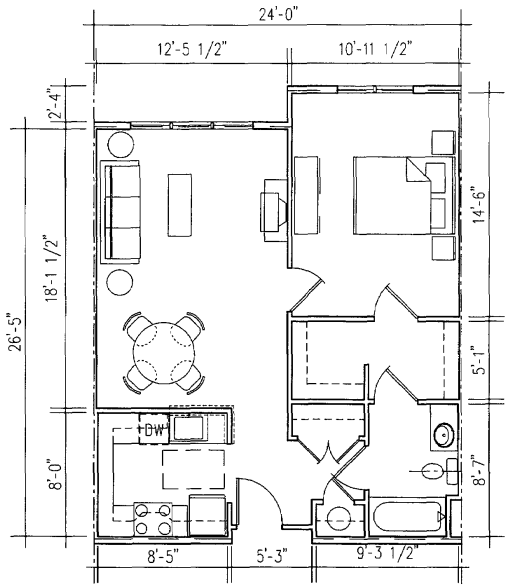
| | |
|---|---|
| Gross Square Footage: | 125,958 s.f. |
| Total Number Units: | 120 Units |
| Typical Floor: | 32 Units |

0' 16' 32' 64'
Scale: 1/32" = 1'-0"

GRIMM+ PARKER ARCHITECTS
SORG ARCHITECTS




UNIT 1A
Area: 681 s.f.



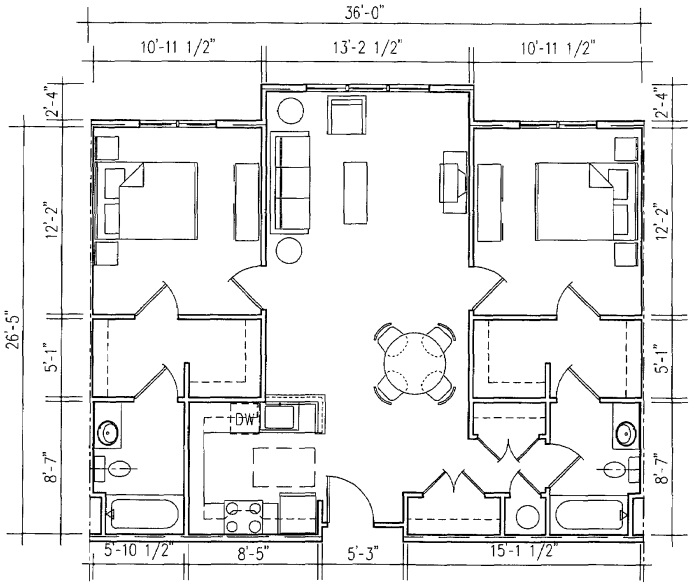

UNIT 1B
Area: 677 s.f.

0' 4' 8' 16'
Scale: 1/8" = 1'-0"

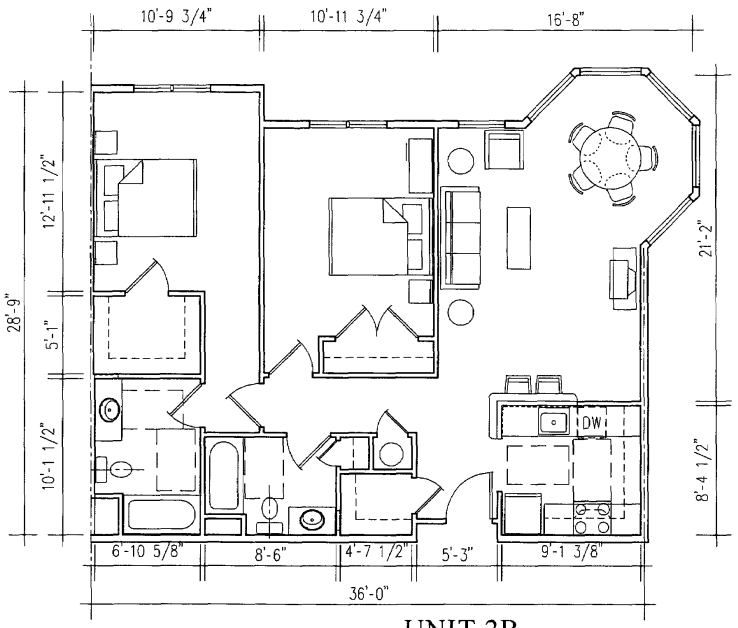
GRIMM+ PARKER ARCHITECTS

SORG ARCHITECTS

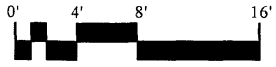
**UNIT FLOOR PLANS**




UNIT 2A
Area: 1,011 s.f.




UNIT 2B
Area: 1,060 s.f.

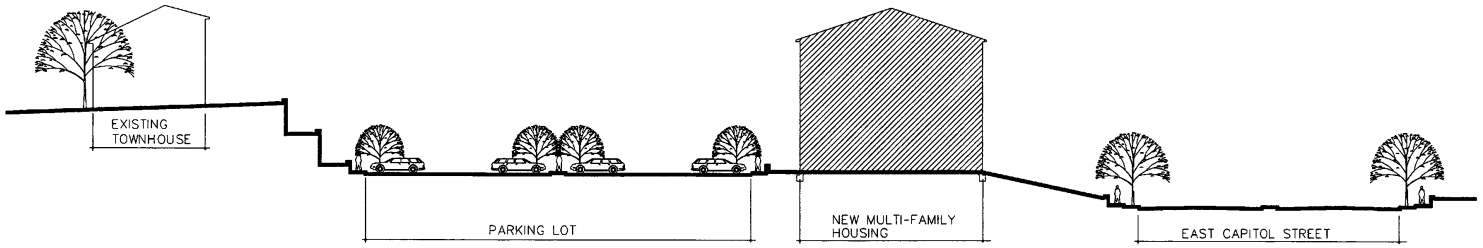



Scale: 1/8" = 1'-0"

GRIMM + PARKER ARCHITECTS

SORG ARCHITECTS

**UNIT FLOOR PLANS**

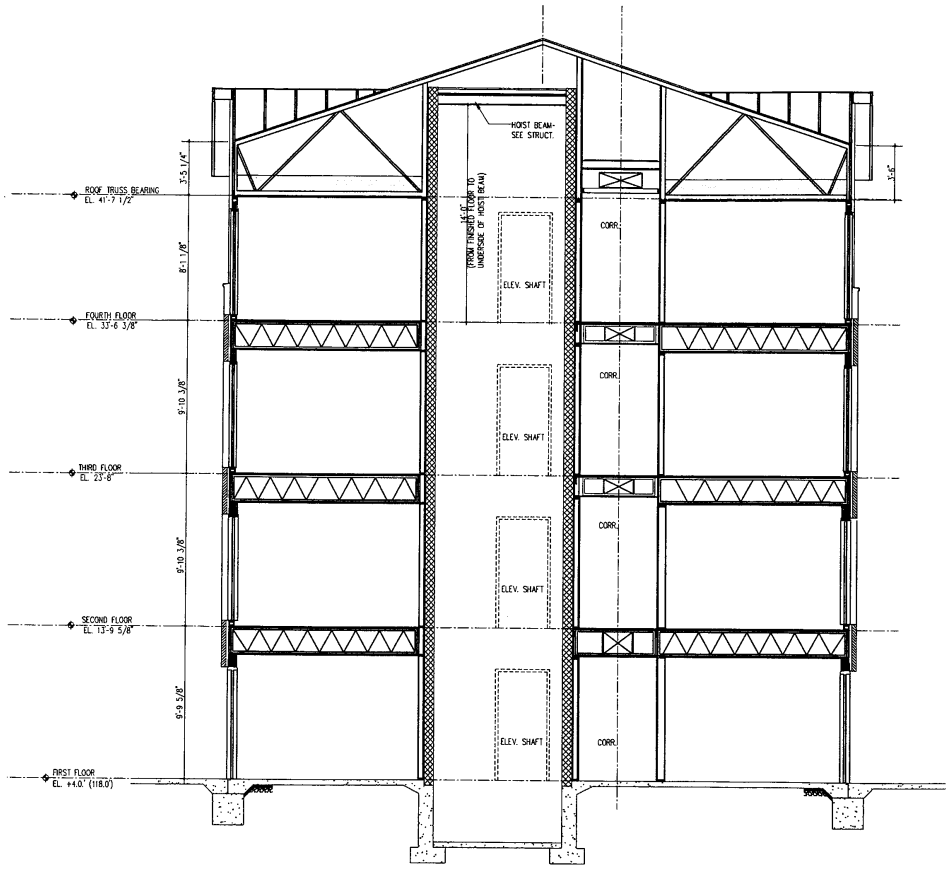



GRIMM + PARKER ARCHITECTS

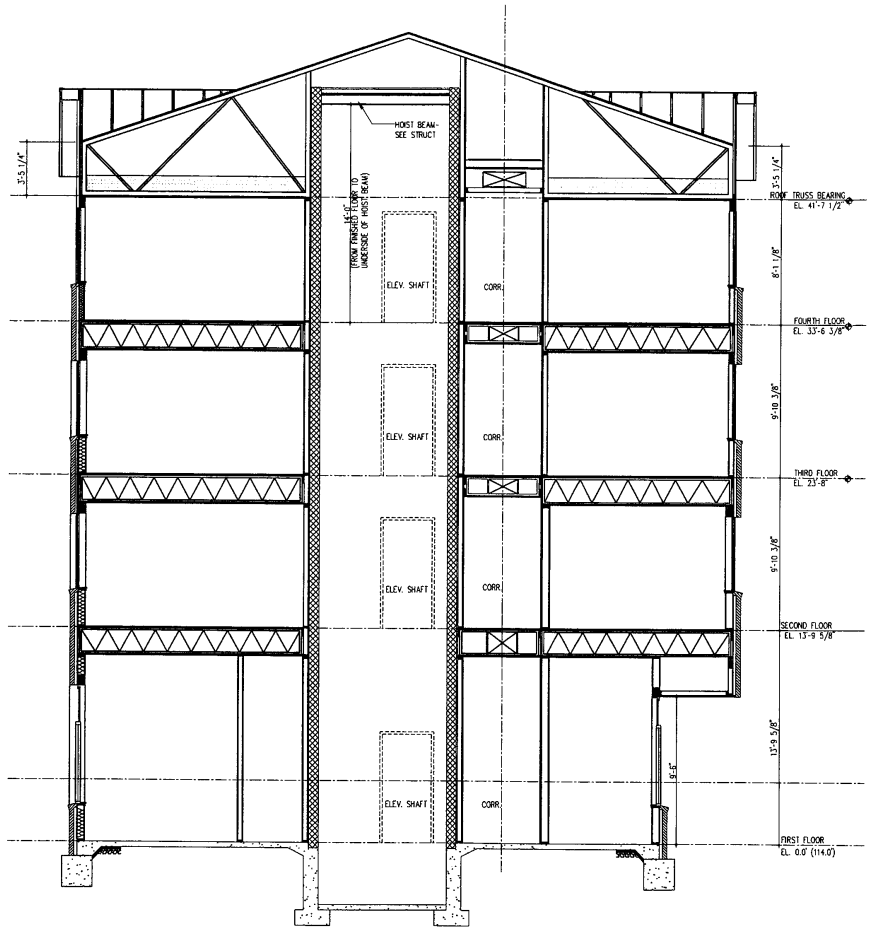
SORG ARCHITECTS

0' 8' 16' 32' 64'

**SITE SECTION**




SECTION 2




SECTION 1

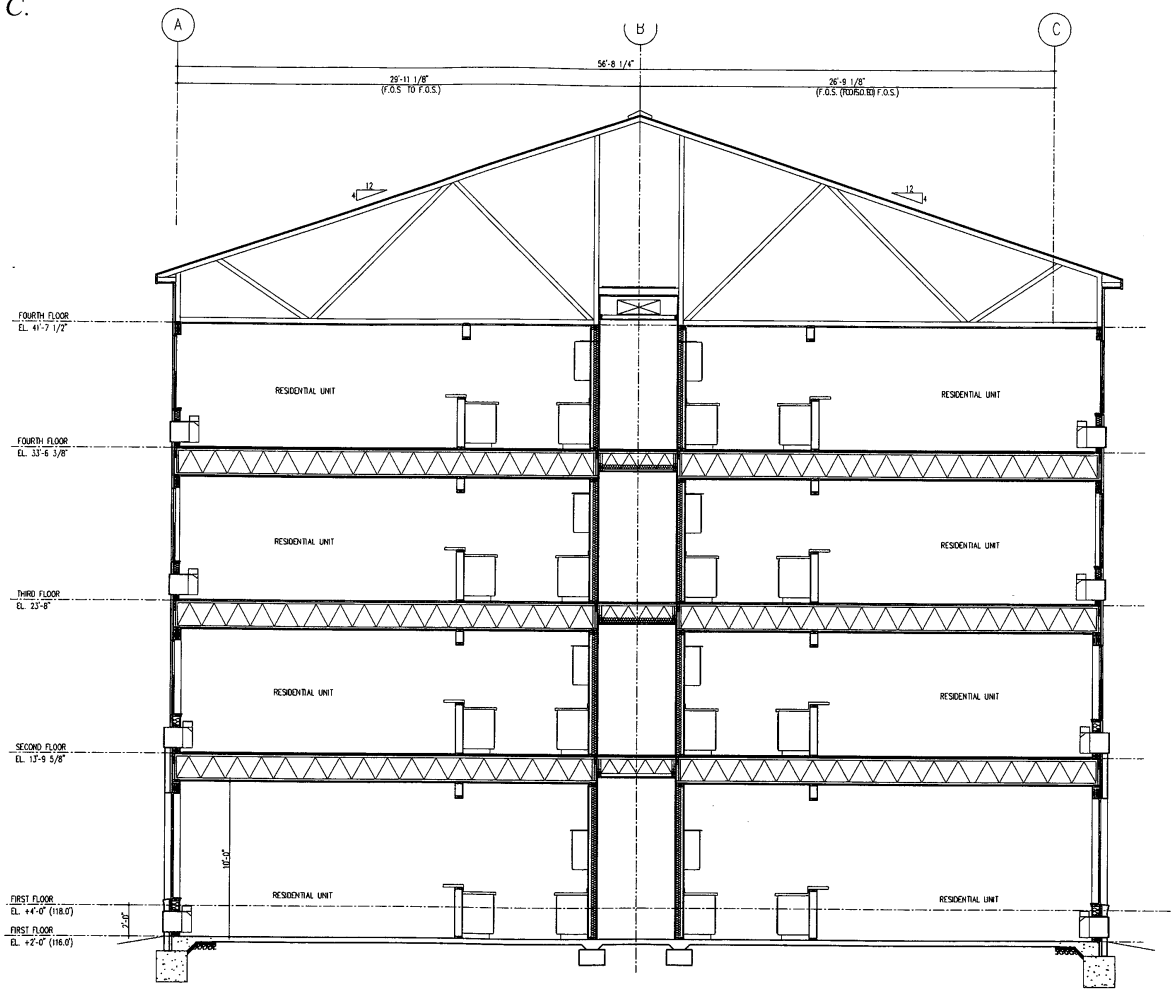
0' 4' 8' 16'

Scale: 1/8" = 1'-0"

GRIMM + PARKER ARCHITECTS

SORG ARCHITECTS

**BUILDING SECTIONS**




SECTION 3

0' 4' 8' 16'

Scale: 1/8" = 1'-0"

GRIMM+ PARKER ARCHITECTS

SORG ARCHITECTS

**BUILDING SECTION**



EAST CAPITOL STREET ELEVATION



ENTRANCE ELEVATION



REAR (SOUTH) ELEVATION



SOUTHERN AVE. ELEVATION



REAR ELEVATION

0' 16' 32' 64'

Scale: 1/32" = 1'-0"

GRIMM + PARKER ARCHITECTS

SORG ARCHITECTS

**ELEVATIONS**

## V. EAST CAPITOL COMMUNITY BUILDING

The Community Building is designed make a noticeable visual statement as one approaches Capitol Gateway Estates from the west along East Capitol Street. The design also attempts to create a harmony of form, color and textures with the overall new developmental fabric. Because of the prominent location of this building on East Capitol Street, landscaping also is a key consideration.

**Description and Program**

A significant element of the Capitol Gateway Estates development project, the East Capitol Community Building may be used by people of all generations. The building and its attendant on-site uses will be constructed on a strategically selected one-acre site along the western boundary of the Capitol Gateway Estates project. The facility will provide space for community meetings, recreation and entertainment, training and outreach programs, and child care and development.

**Site and Environs**

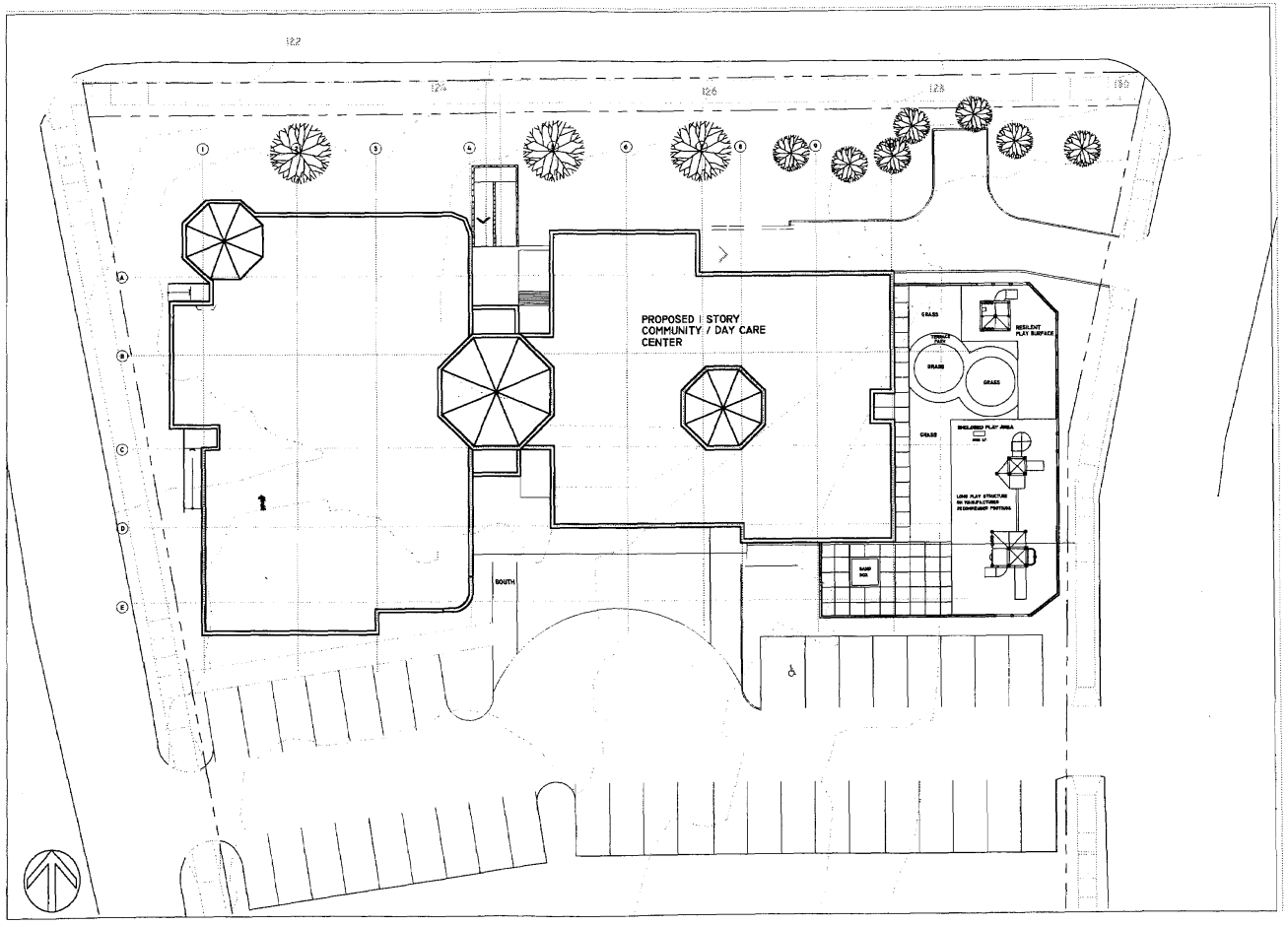
The Community Building will be located at the southeast corner of the intersection of East Capitol Street and 56th Place. Directly across East Capitol Street is a junior high school and across 56th Place, to the west, is an elementary school. Both facilities will remain to become part of the newly unfolding fabric generated by the Capitol Gateway Estates development.

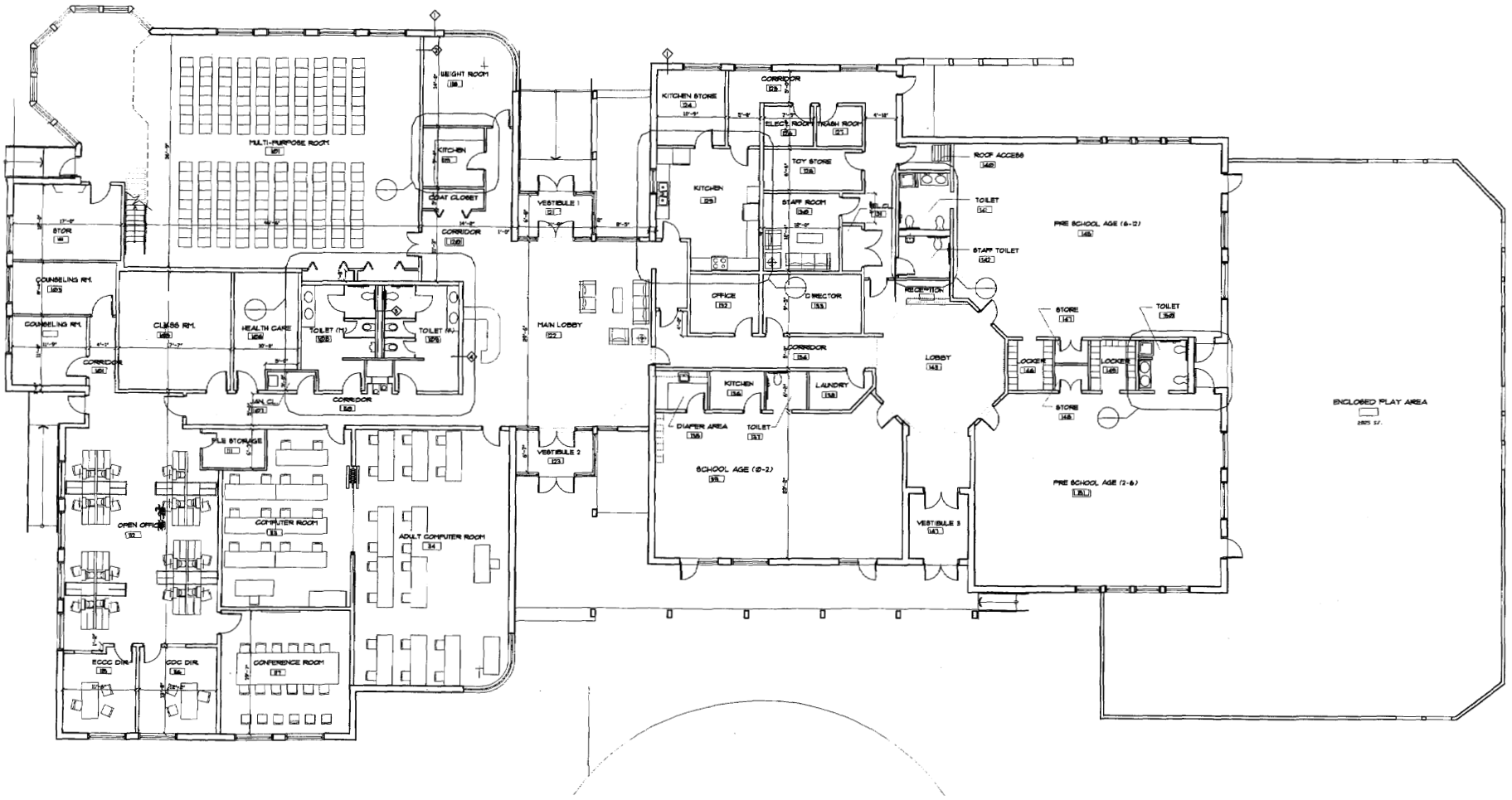
**Zoning and Street Alignment**

The project site is currently zoned R-2 and primarily surrounded by residential and attendant uses that do not contribute to an optimum quality of life for the occupants. The Capitol Gateway Estates PUD will rectify this situation. Changes in the existing street network will extend 57th Place across East Capitol to the south and create a new east-west street to the south, resulting in a parcel for the Community Building with roadways on all four sides.

**Design**

The building is one story with lot coverage of 32 percent. Pedestrian access to the building is via a north (secondary) entrance and a south (primary) entrance, both arriving at a central building point of control in the main lobby. A separate entry from the south accesses the child care center east wing of the building. Automobile drop-off for all building functions is on the south side and 33 parking spaces are allocated there. Up to 45 spaces are provided with the inclusion of adjacent on-street spaces. The building service entrance is located at the northeast edge of the site near the newly proposed extension of 57th Place and is artfully landscaped to minimize its visibility. The color palate will have a brick compatibility with finish-textured variations. Metal windows or other visible metal in accent color and masonry units with attention to scale detailing will be provided. Introduction of octagonal elements to appropriately profile building spaces, where logical, will introduce visual impact interest in an otherwise very horizontal and low building on a slope.


PROPOSED 1 STORY
COMMUNITY / DAY CARE
CENTER
SOUTH
GRASS
RESILIENT
PLAY SURFACE
GRASS
GRASS

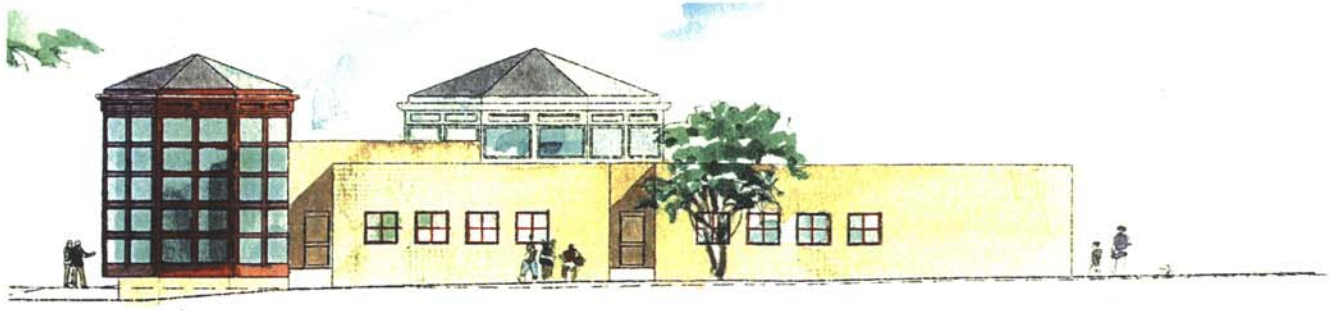



bbw

FLOOR PLAN



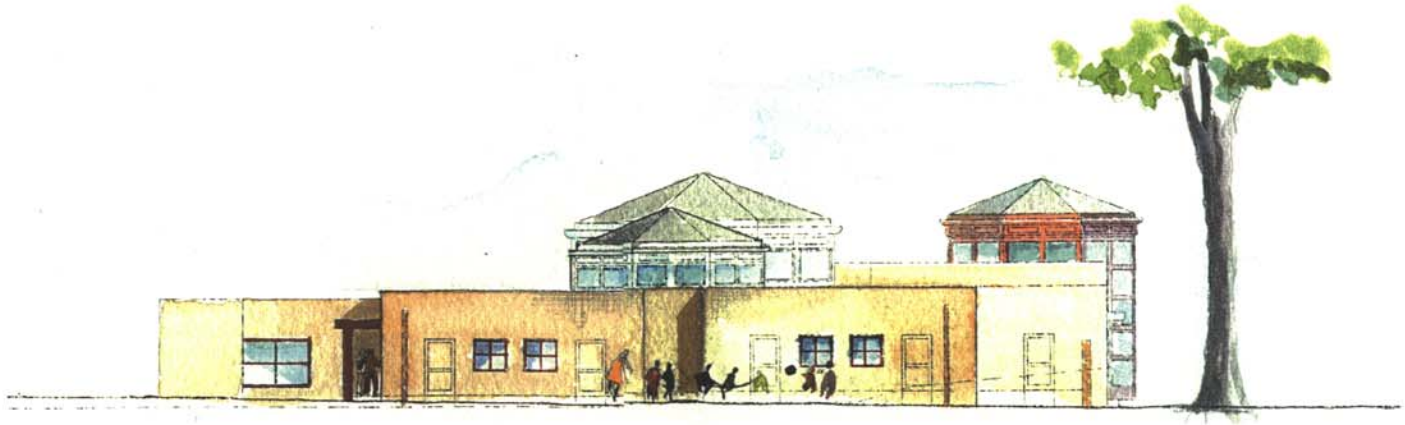
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION