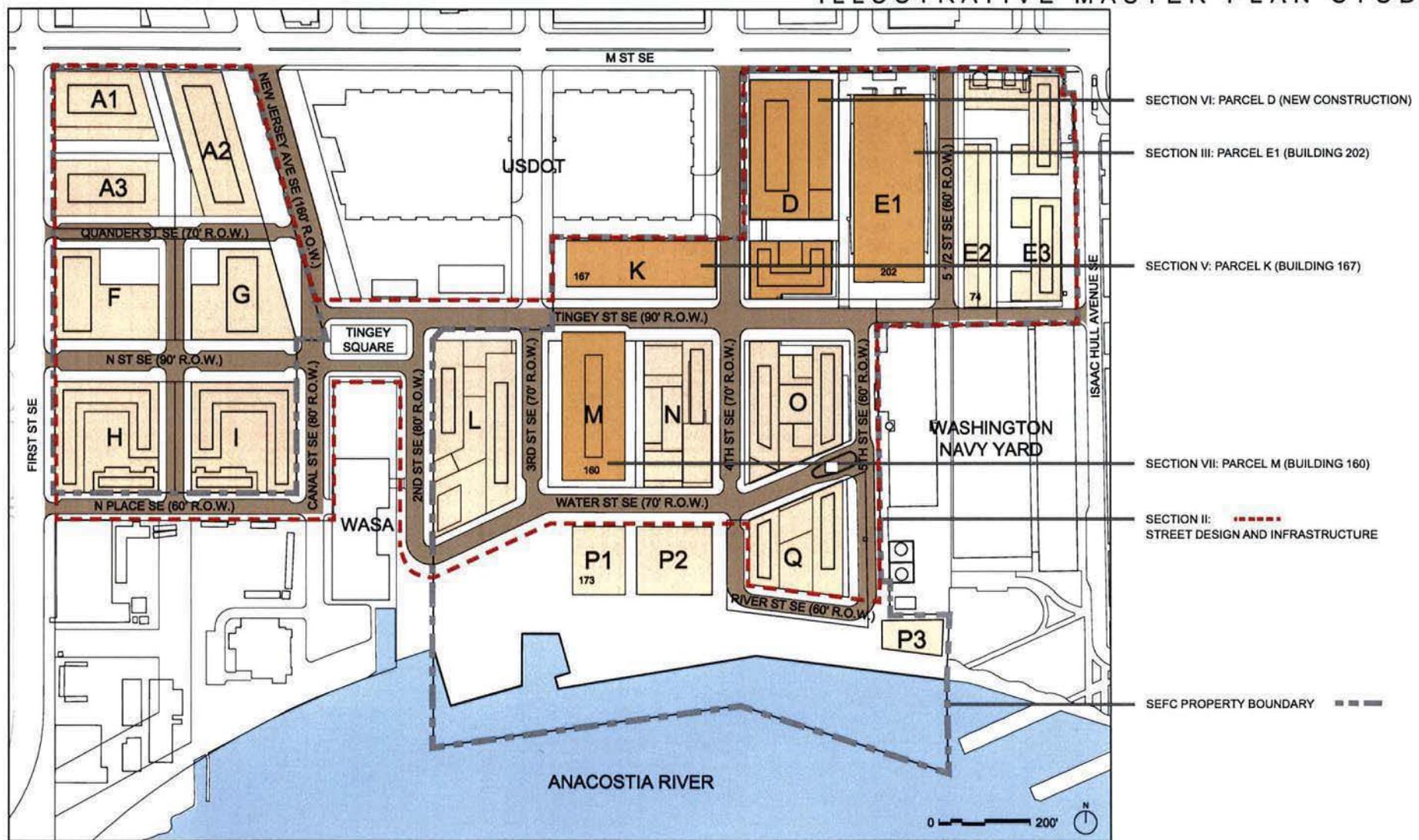


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District of Columbia

CASE NO. 07-11
District of Columbia
CASE NO. 07-11
EXHIBIT NO. 20
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ILLUSTRATIVE MASTER PLAN STUDY



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SITE BOUNDARIES



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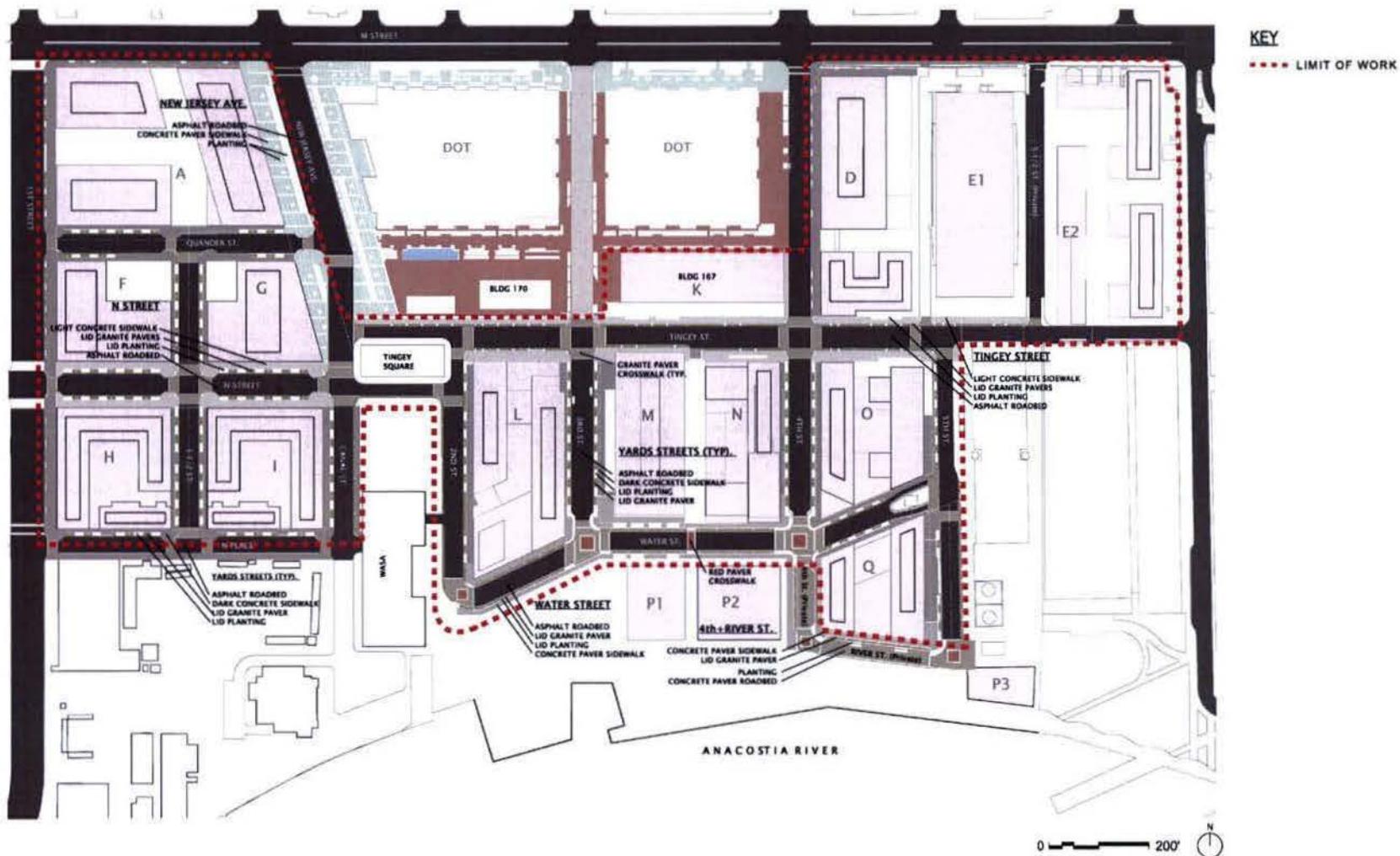
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PAVING PLAN



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PARCEL K: BUILDING 167



② PROPOSED DESIGN



① EXISTING VIEW



③ PROPOSED DESIGN



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PARCEL M : BUILDING 160



② PROPOSED DESIGN



① EXISTING VIEW



③ PROPOSED DESIGN



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PARCEL E1 : BUILDING 202



② PROPOSED DESIGN



① EXISTING VIEW



③ PROPOSED DESIGN



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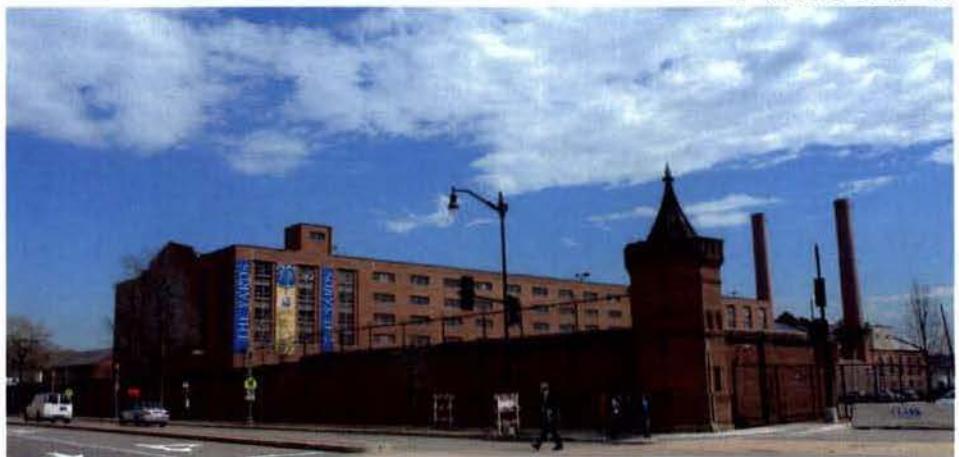
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P A R C E L D



① EXISTING VIEW



③ PROPOSED DESIGN



② PROPOSED DESIGN



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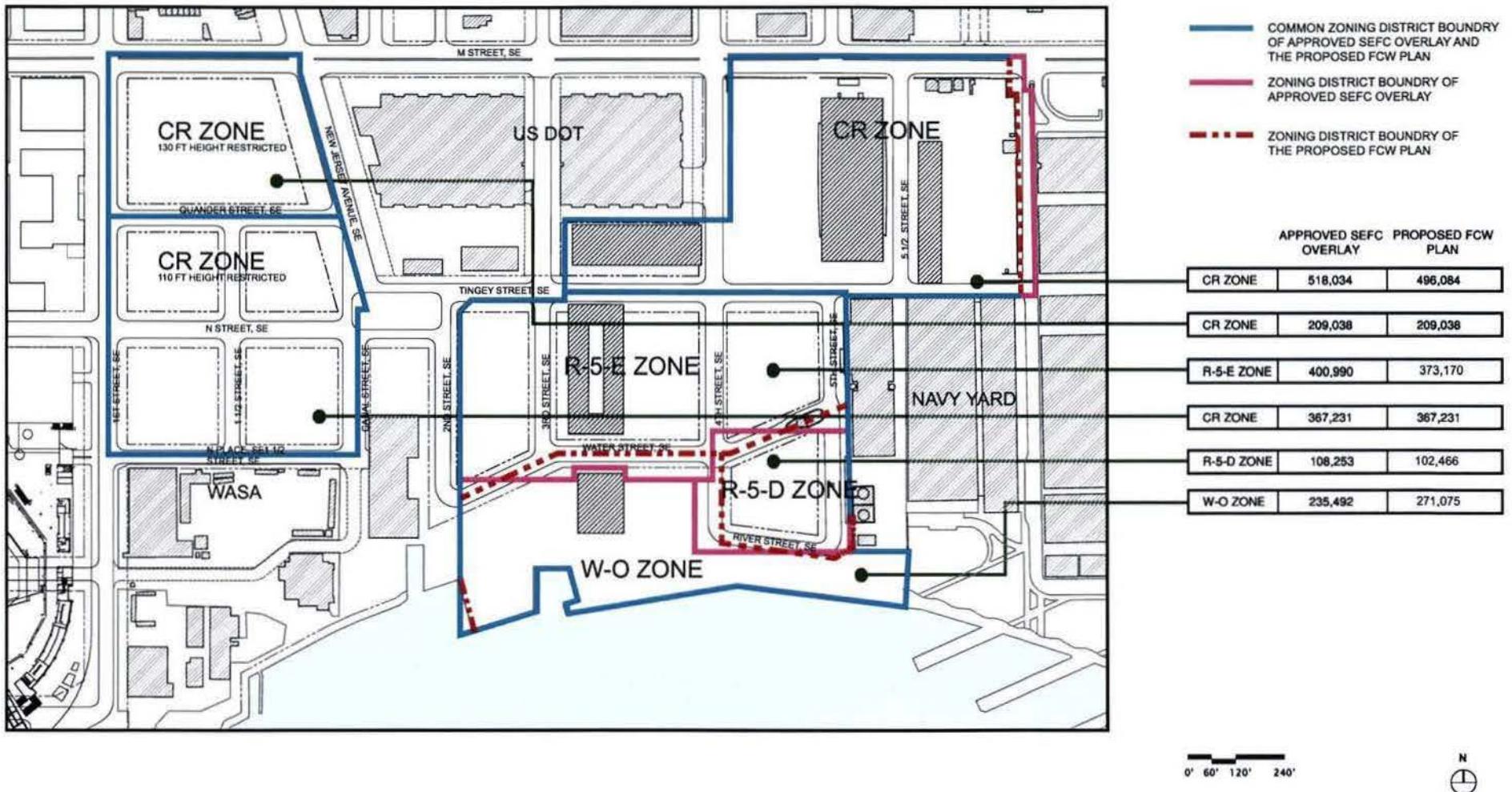
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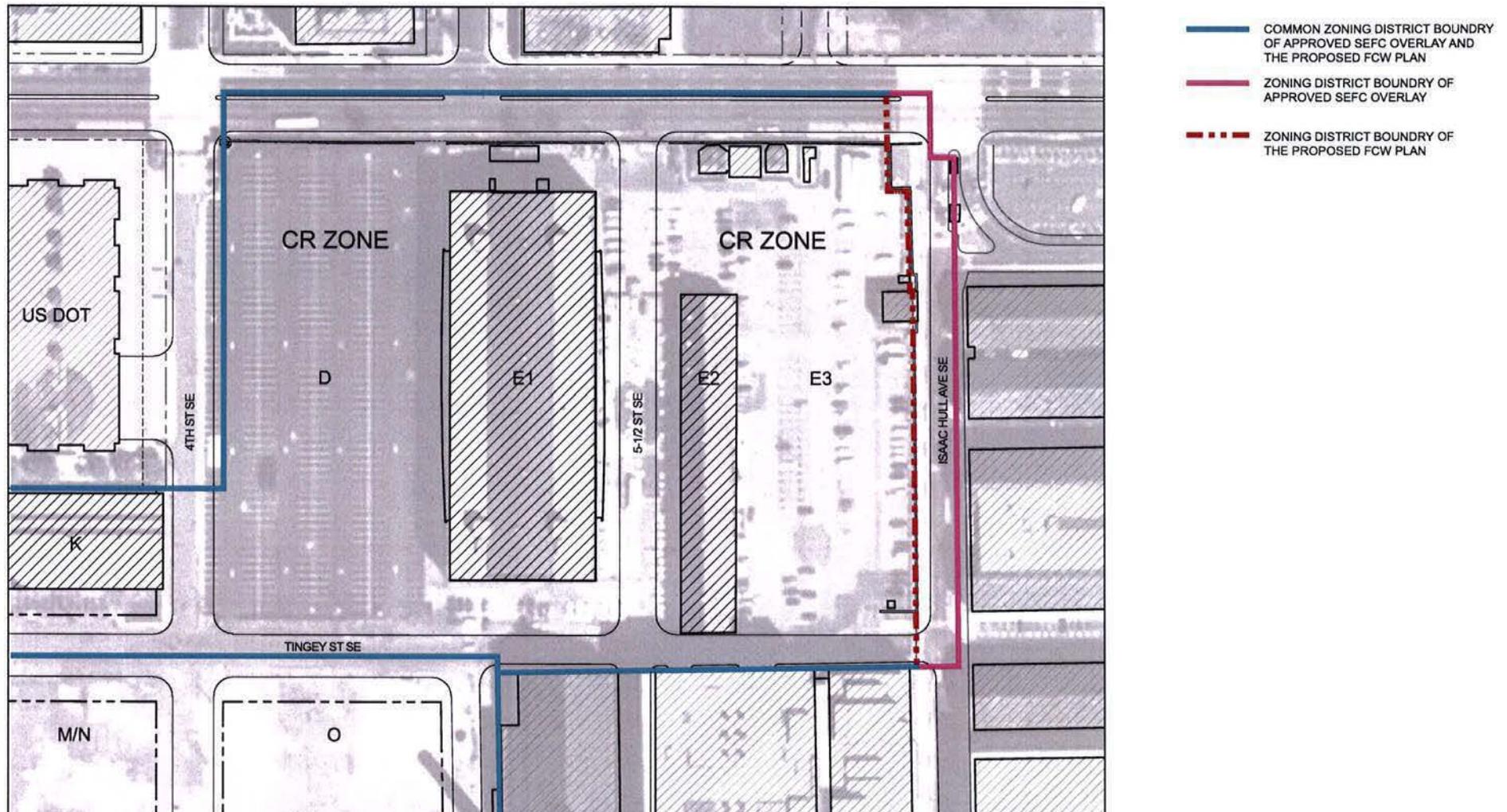
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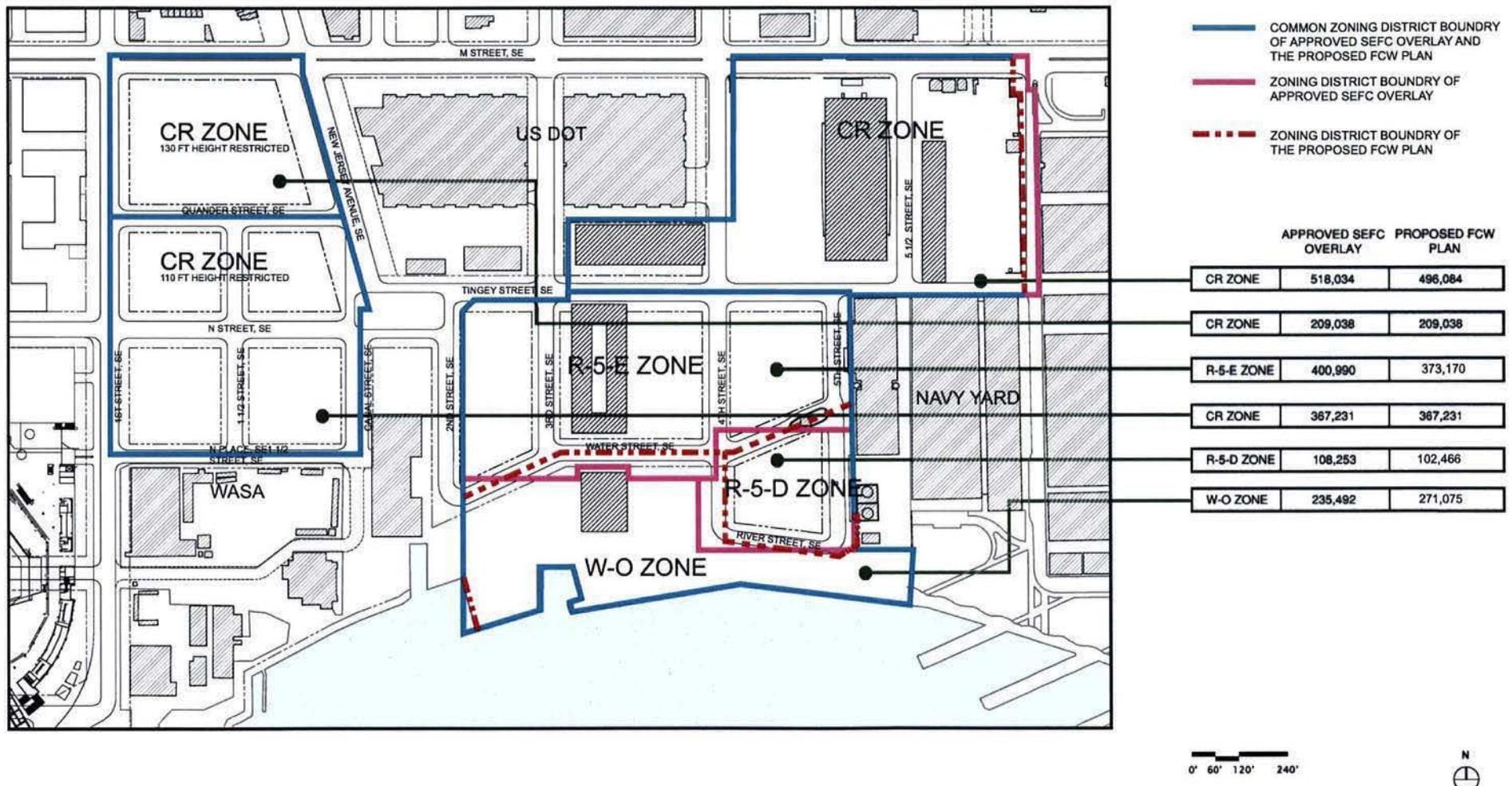
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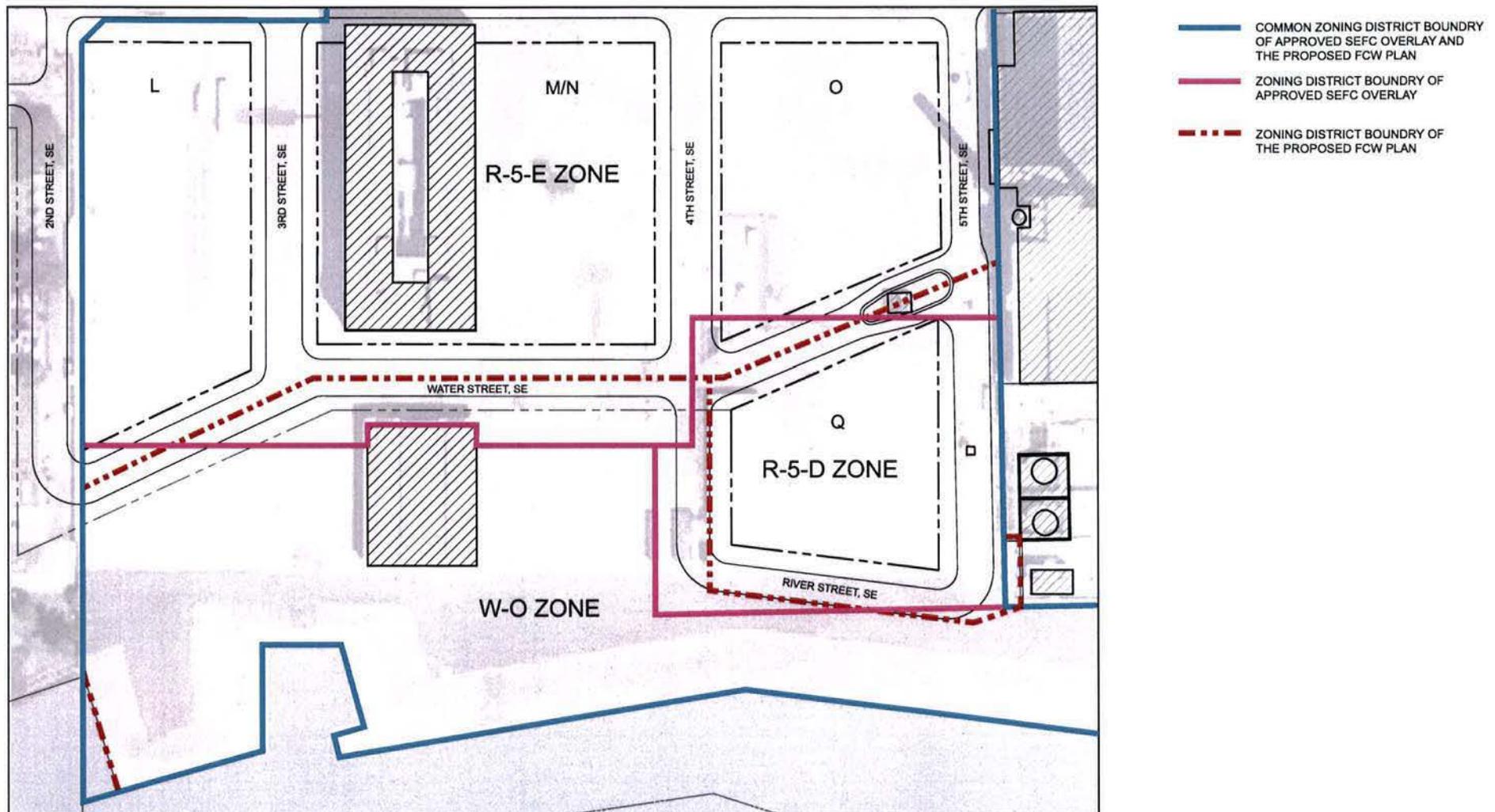
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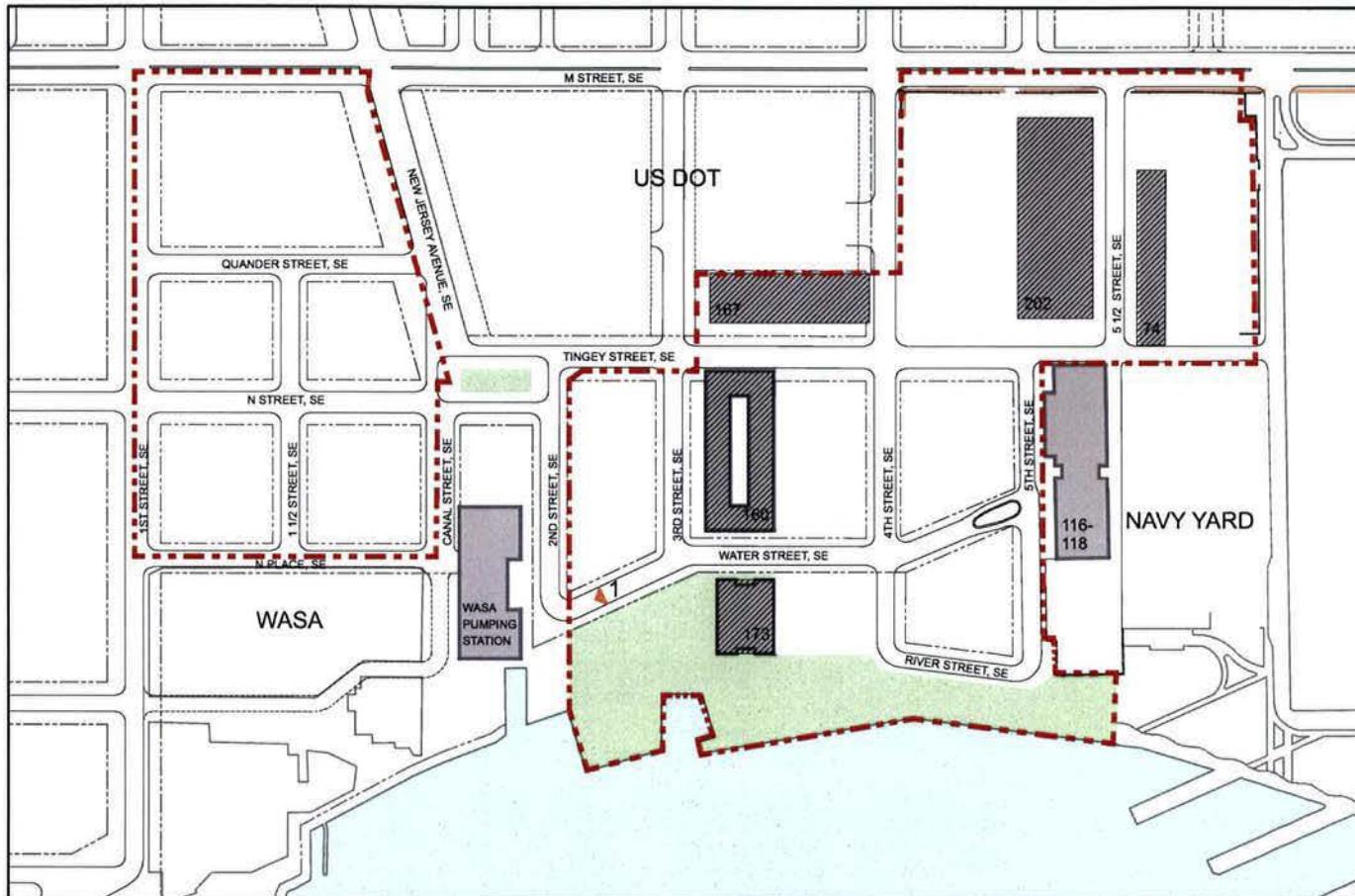
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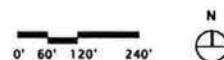
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PROPOSED WATER STREET LAYOUT
WITH RESPECT TO HISTORIC STRUCTURES



LEGEND:

- VISTA TO HISTORIC BUILDINGS (Red dashed line)
- PRIMARY OPEN SPACE (Green shaded area)



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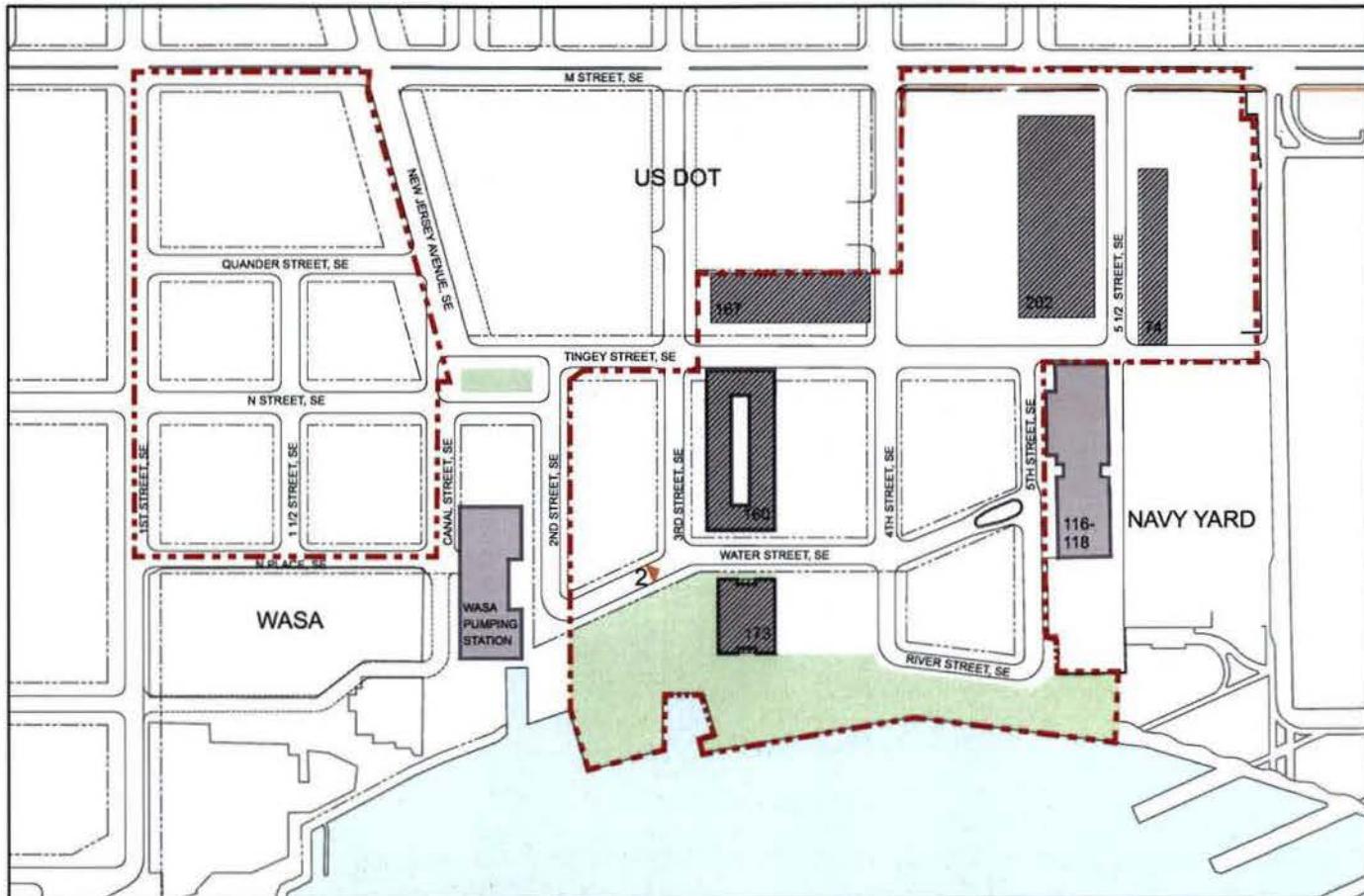
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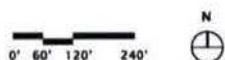
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PROPOSED WATER STREET LAYOUT
WITH RESPECT TO HISTORIC STRUCTURES



LEGEND:

- VISTA TO HISTORIC BUILDINGS (indicated by a red arrow pointing left)
- PRIMARY OPEN SPACE (indicated by a green square)



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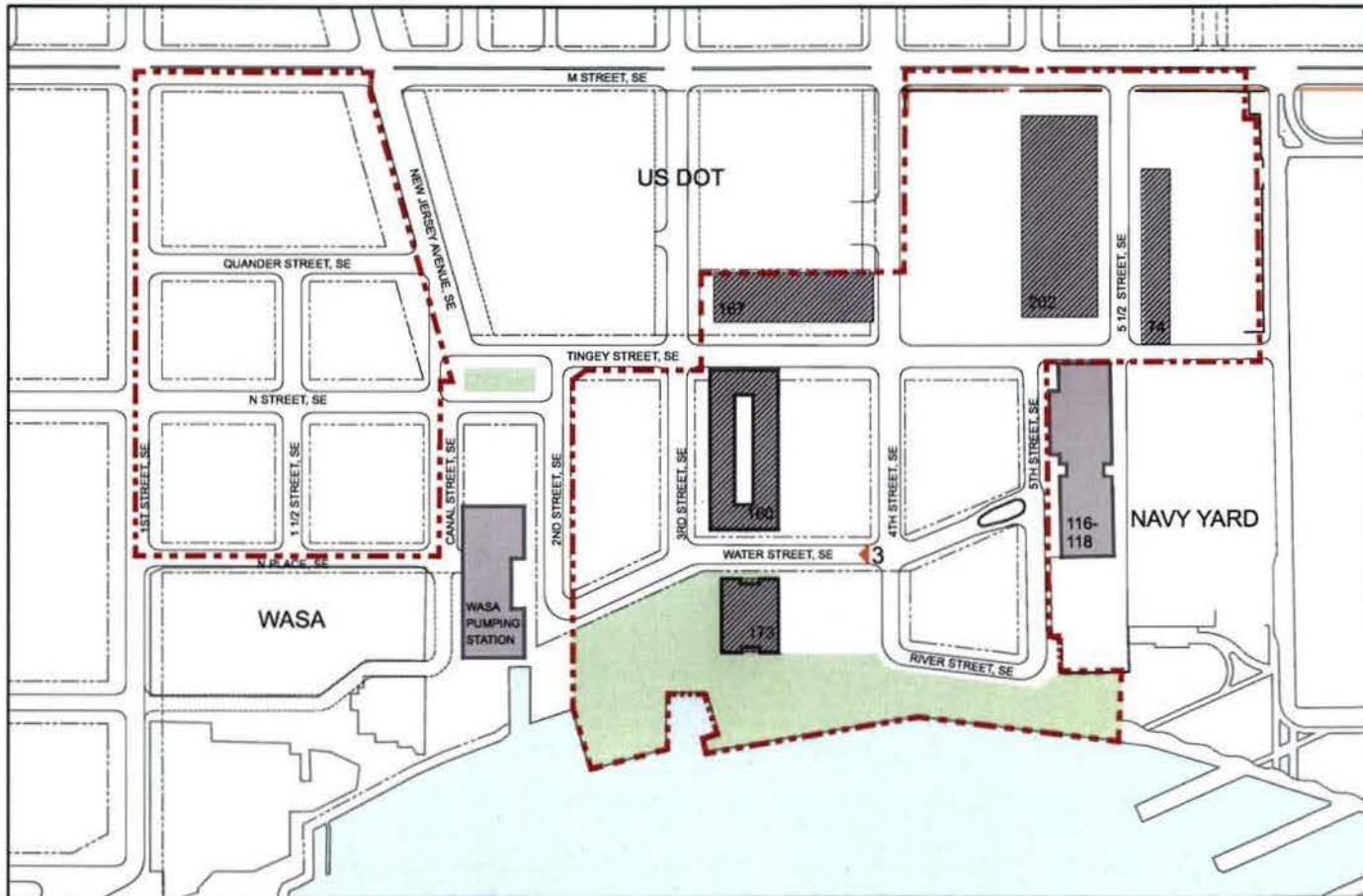
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PROPOSED WATER STREET LAYOUT
WITH RESPECT TO HISTORIC STRUCTURES



LEGEND:

- VISTA TO HISTORIC BUILDINGS
- PRIMARY OPEN SPACE



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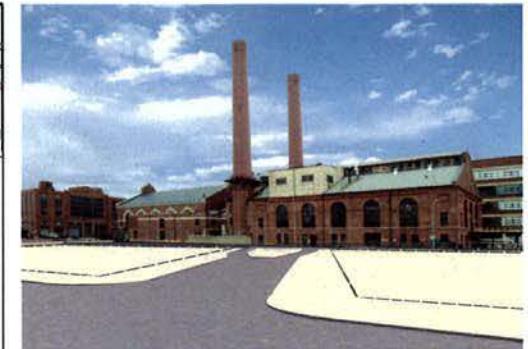
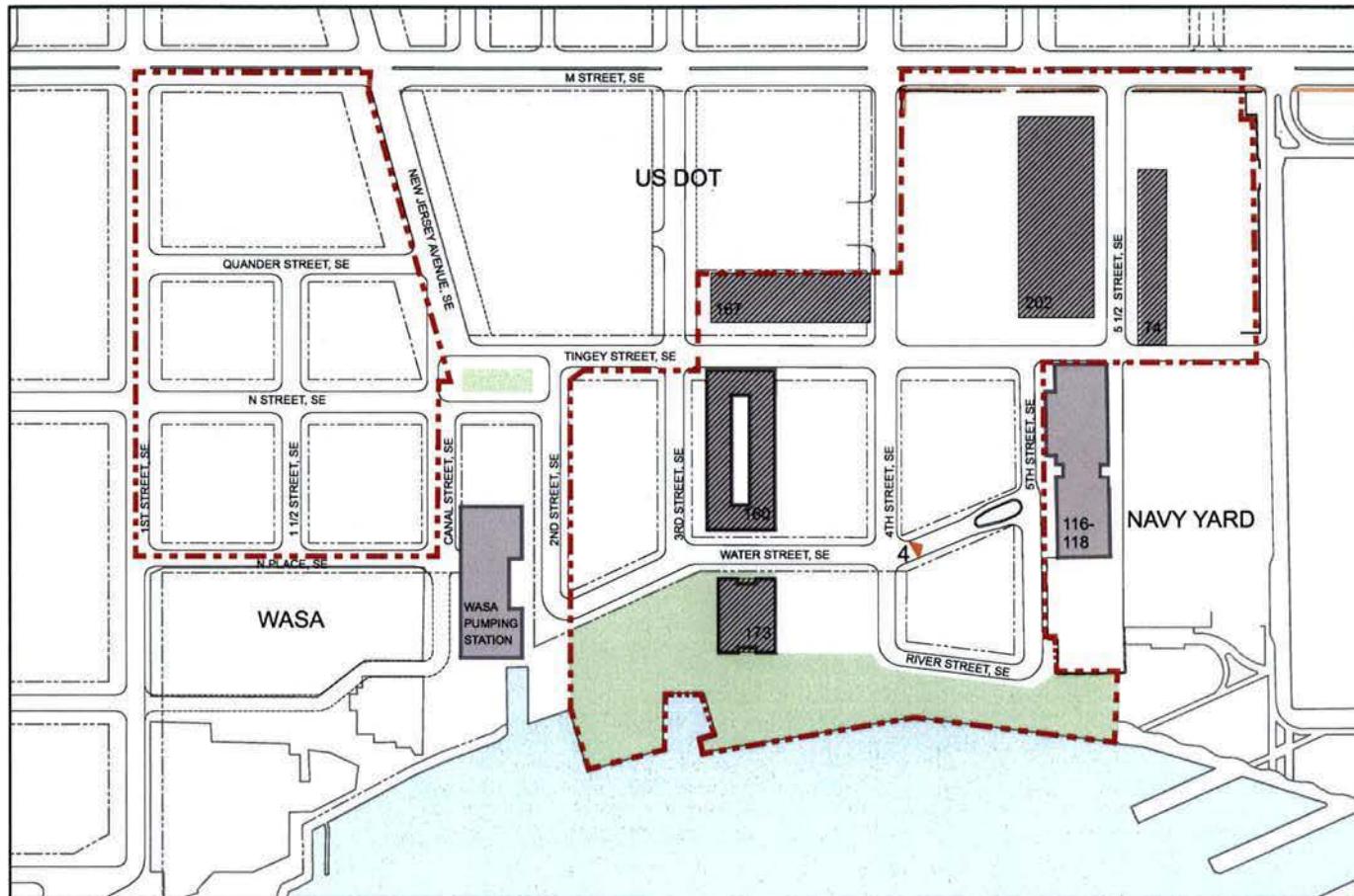
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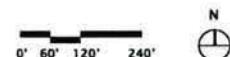
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PROPOSED WATER STREET LAYOUT
WITH RESPECT TO HISTORIC STRUCTURES



LEGEND:

- VISTA TO HISTORIC BUILDINGS
- PRIMARY OPEN SPACE



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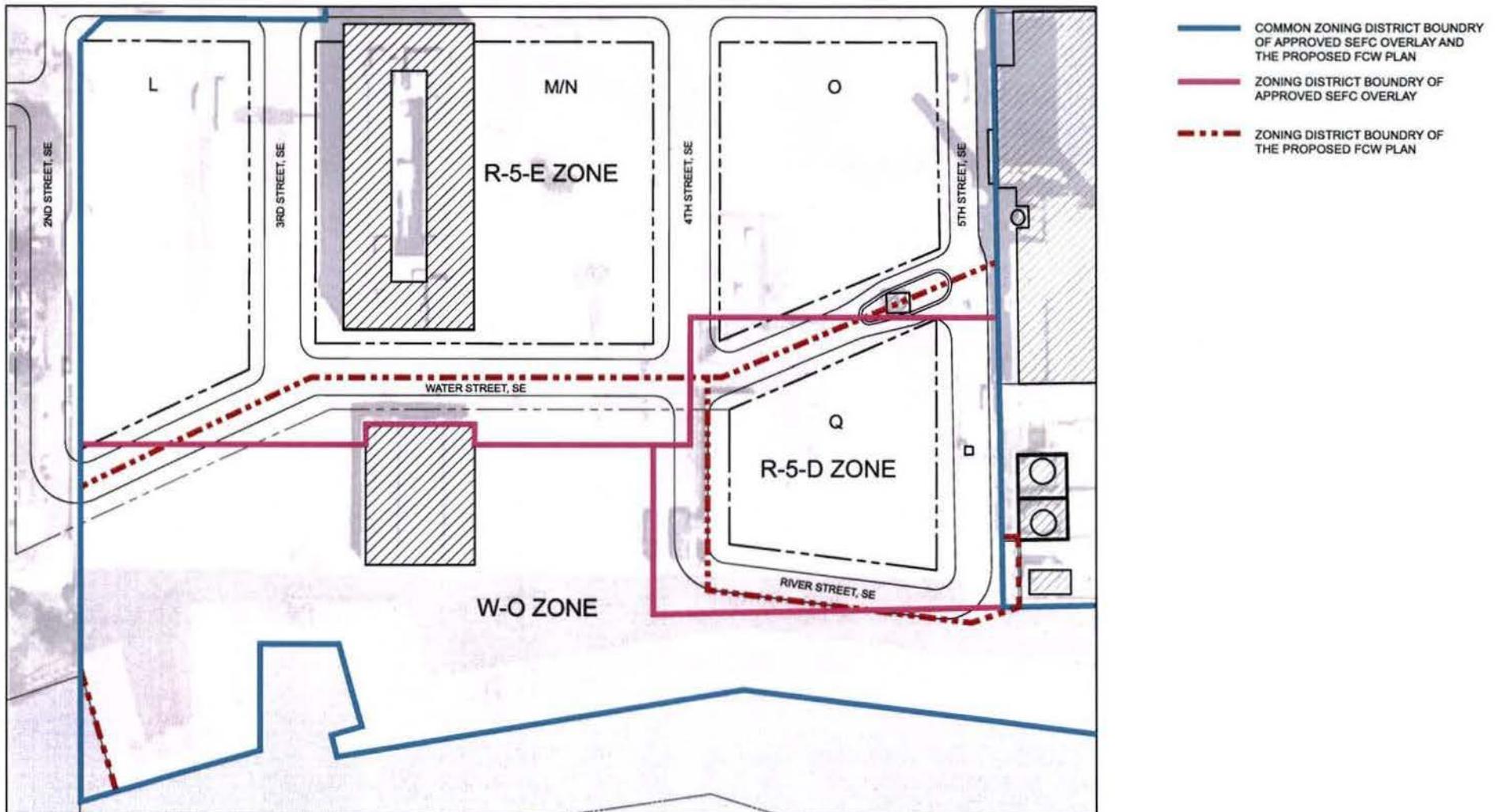
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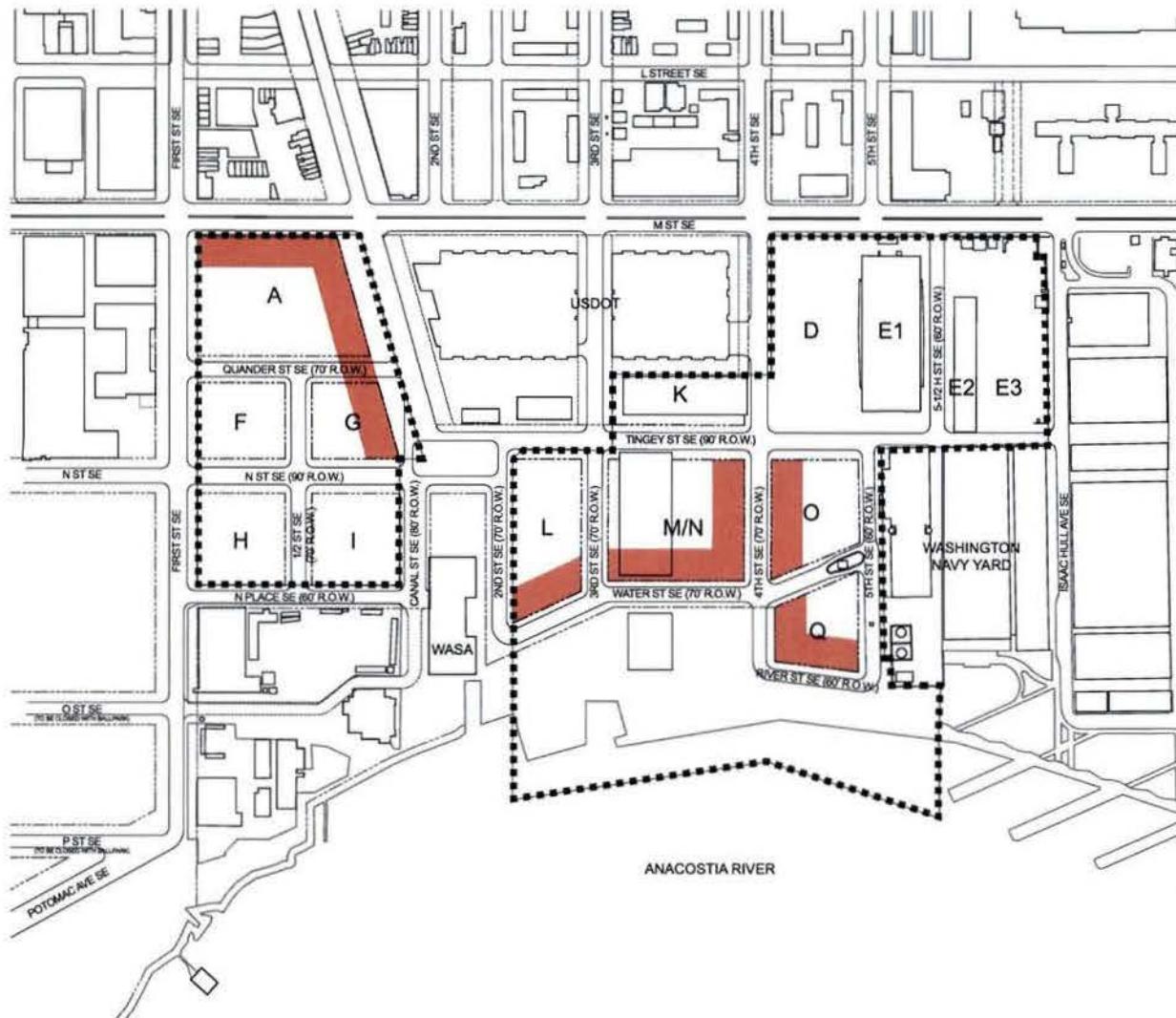
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PREFERRED USE FRONTAGE DIAGRAM



LEGEND

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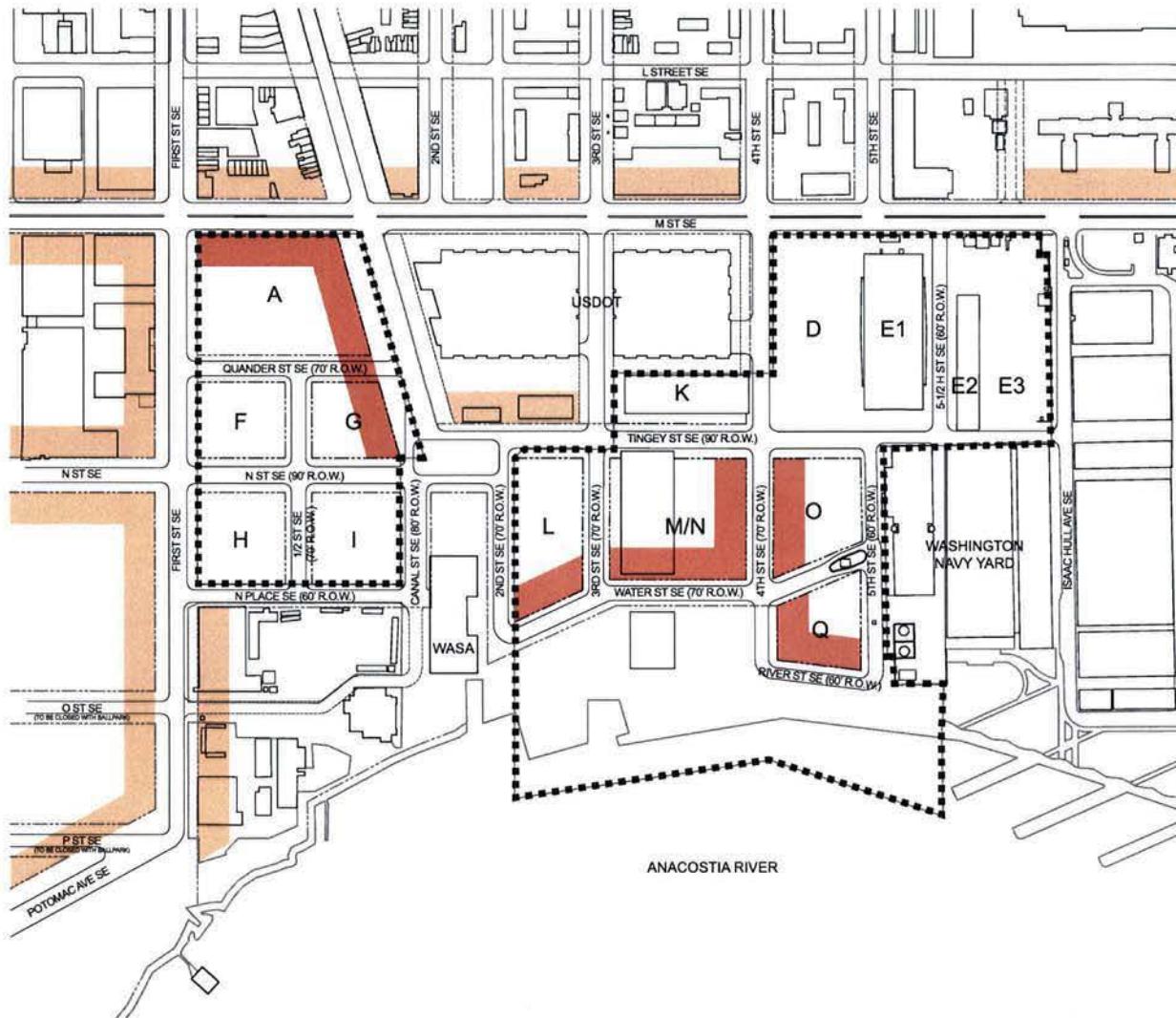
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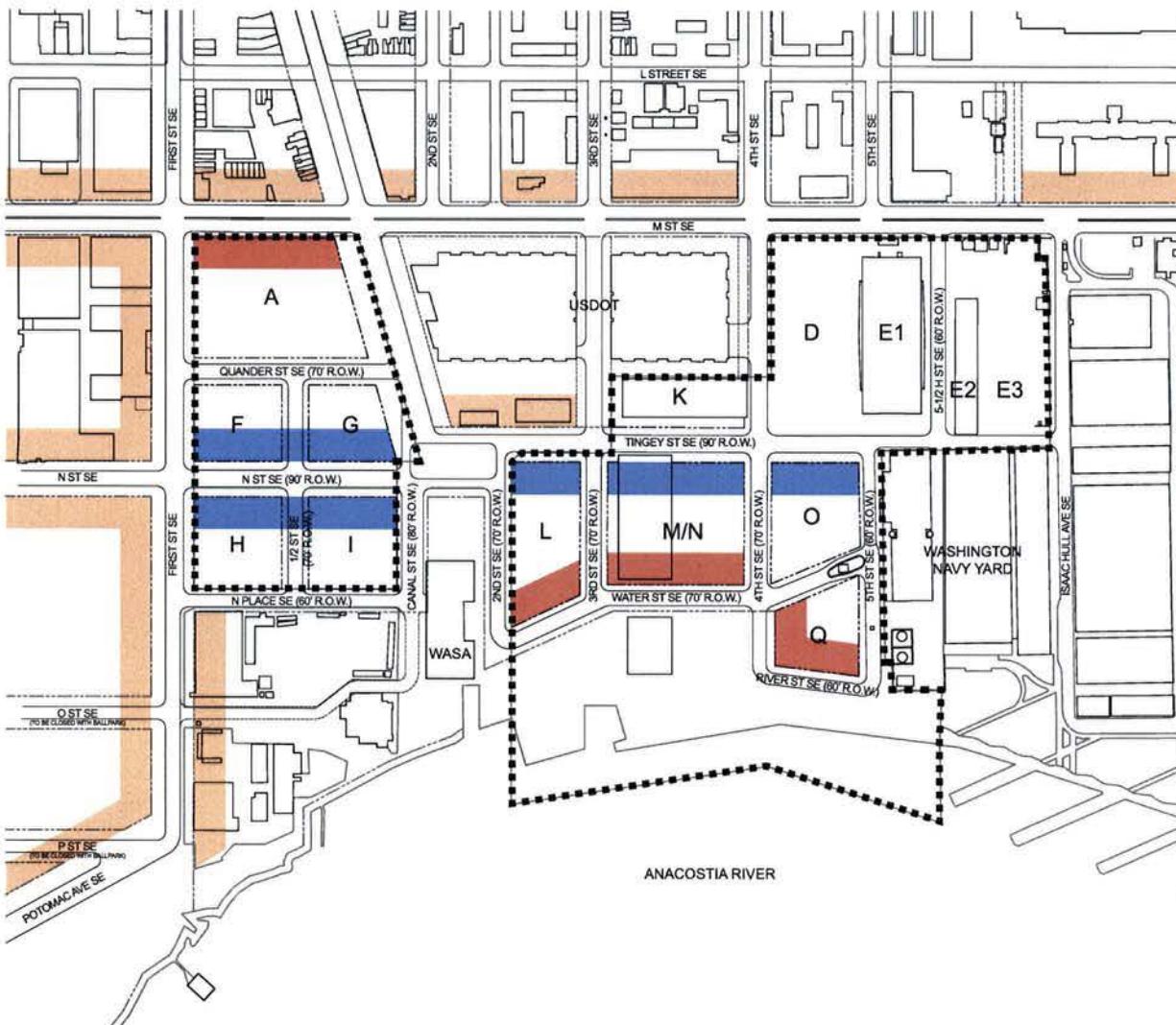
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PREFERRED USE FRONTAGE DIAGRAM



LEGEND

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- PROPOSED RELOCATION IN SEFC



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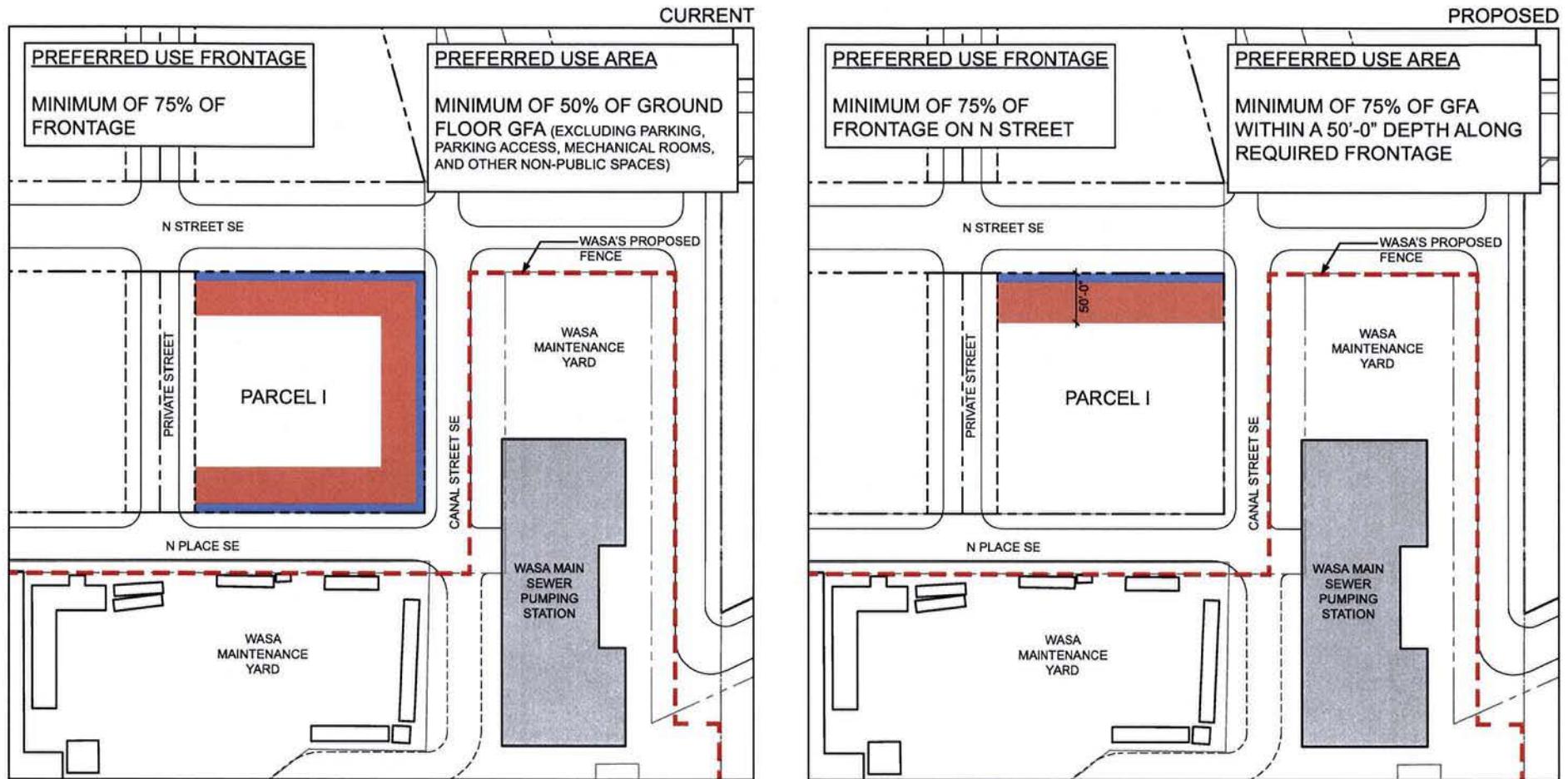
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PREFERRED USE FRONTAGE AND AREA REQUIREMENTS



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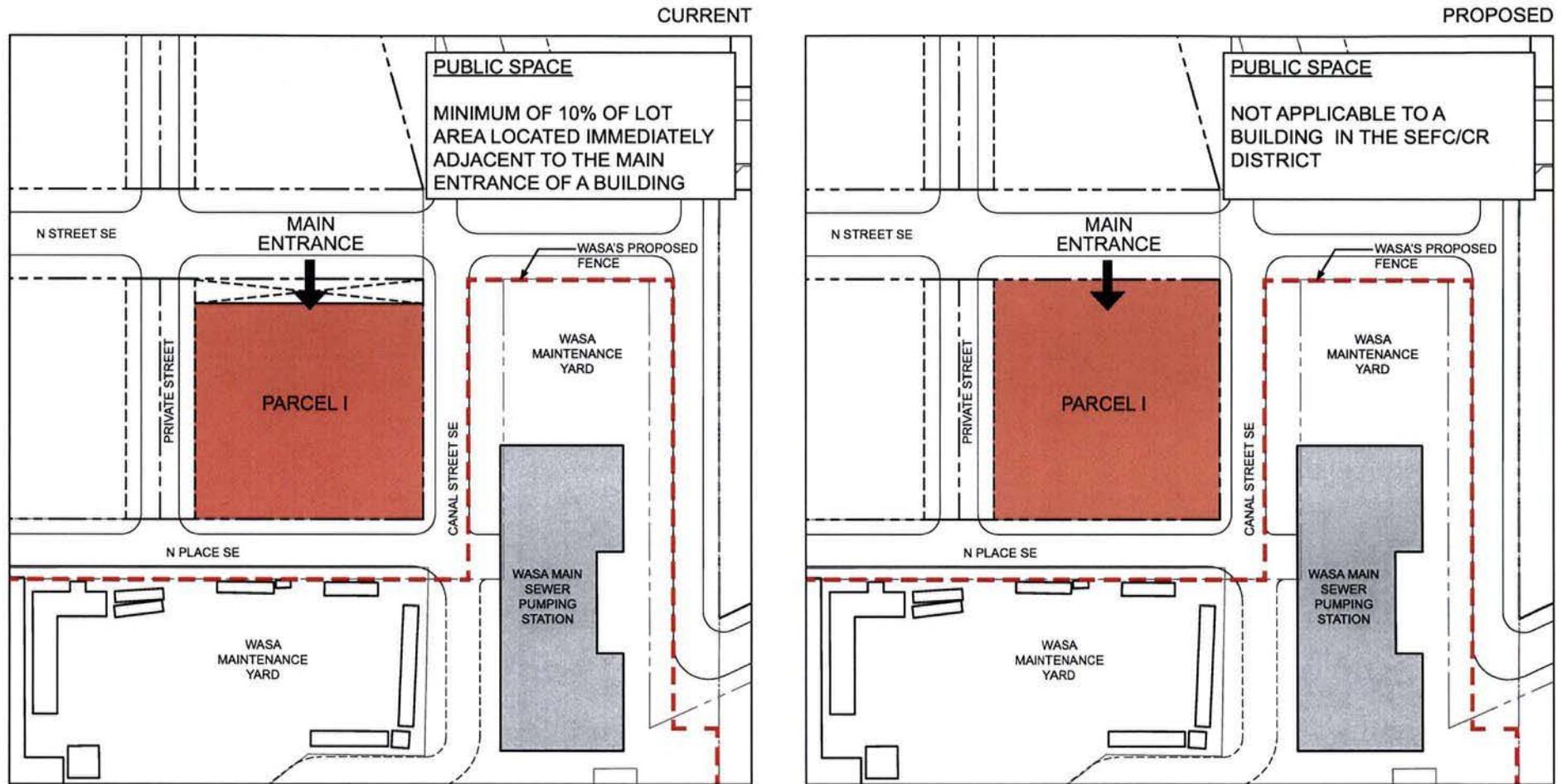
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SEFC/CR PUBLIC SPACE REQUIREMENT



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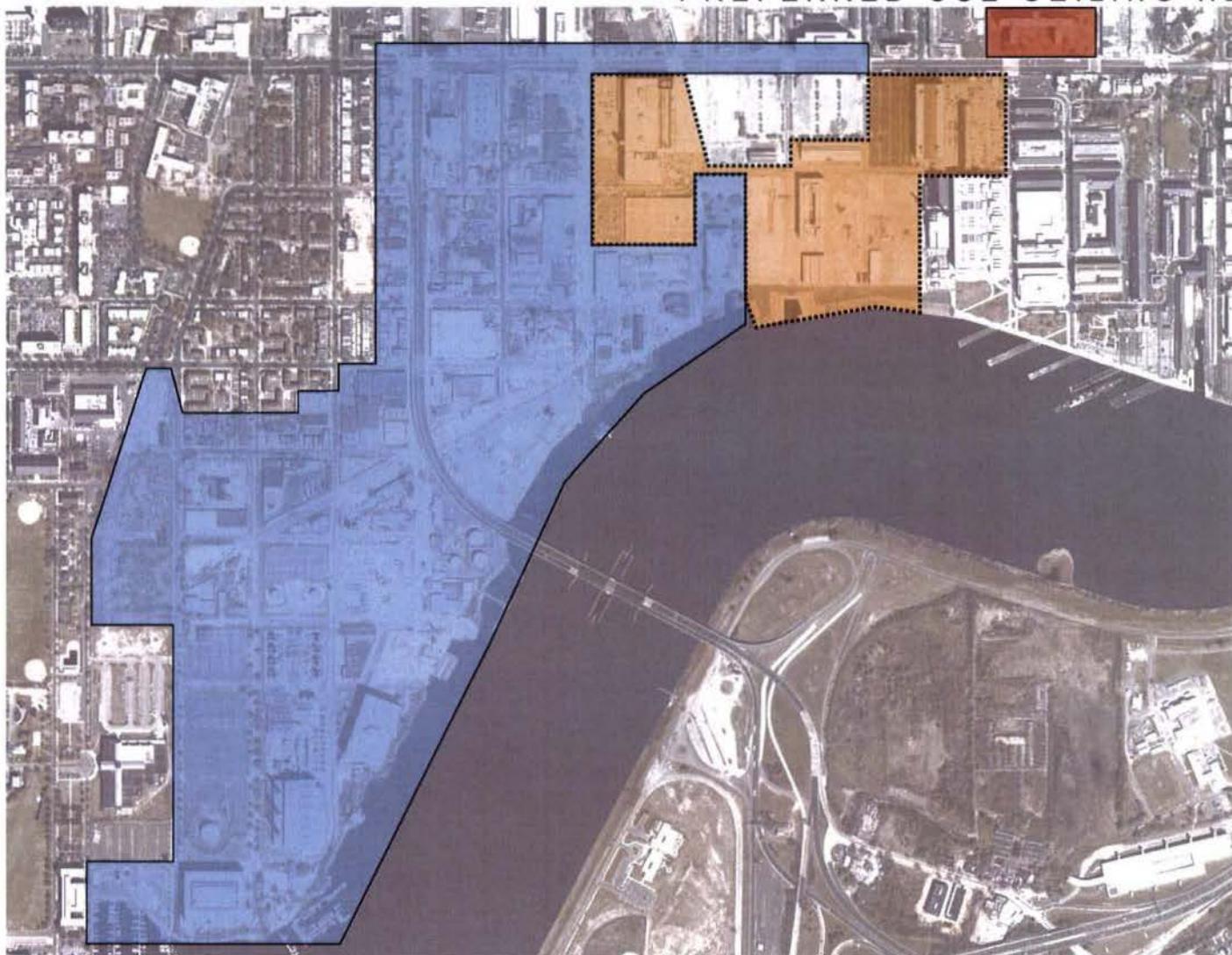
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PREFERRED USE CEILING HEIGHT REQUIREMENT



LEGEND

- CAPPER CARROLLSBURG**
14'-0" CEILING HEIGHT FOR REQ. RETAIL
STAGE 1 P.U.D. APPROVAL
- S.E.F.C. OVERLAY DISTRICT**
15'-0" CEILING HEIGHT FOR REQ. RETAIL
- CAPITOL GATEWAY OVERLAY DISTRICT**
14'-0" CEILING HEIGHT FOR REQ. RETAIL



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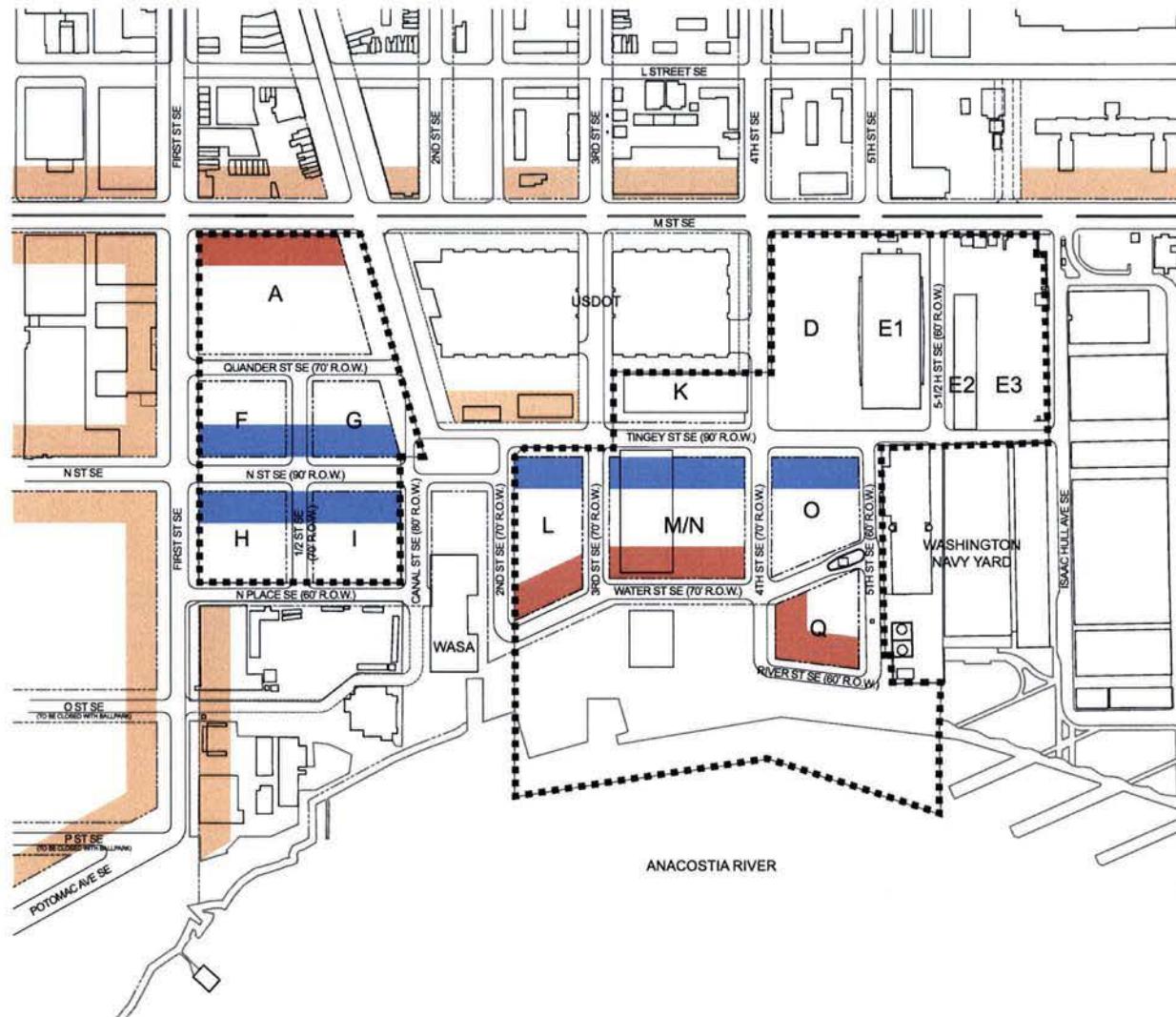
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LEGEND

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- ANTICIPATED ADJACENT TO SEFC
- PROPOSED RELOCATION IN SEFC

NOT REQUIRED TO CONFORM TO:

- MINIMUM FRONTAGE AND AREA REQUIREMENTS
- MINIMUM STREET WALL REQUIREMENTS
- EXTERIOR ACCESS REQUIREMENT
- MINIMUM CEILING HEIGHT REQUIREMENT



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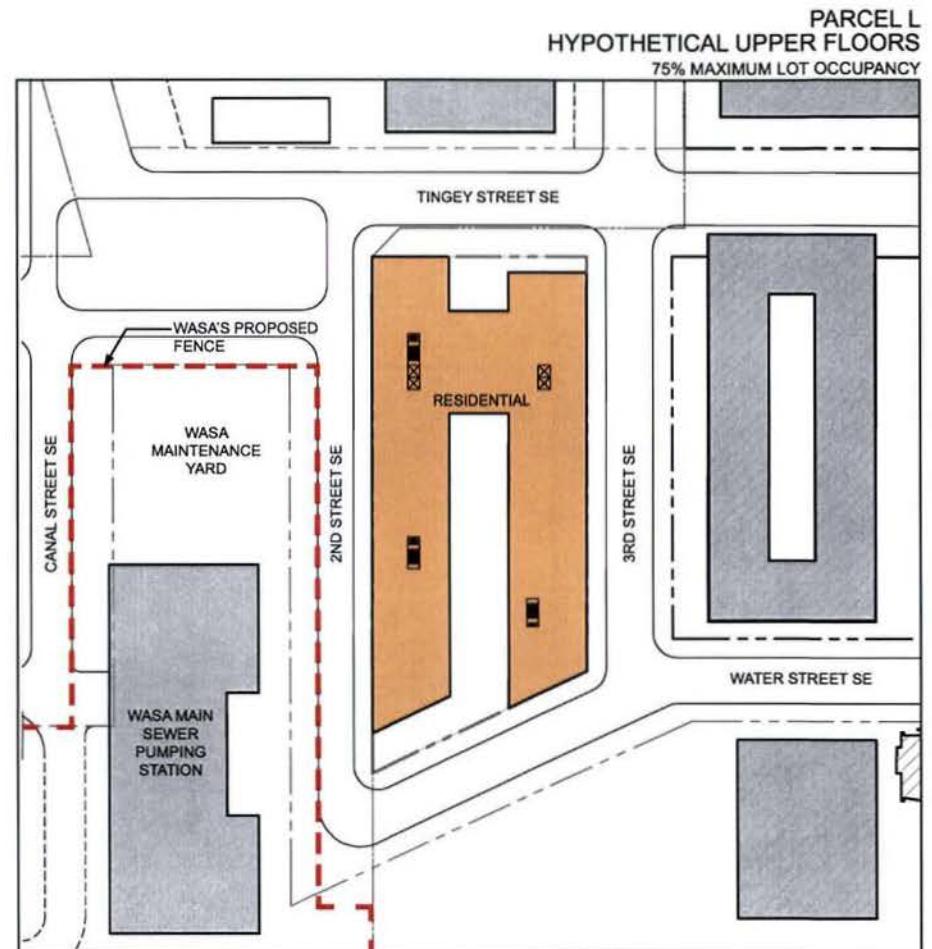
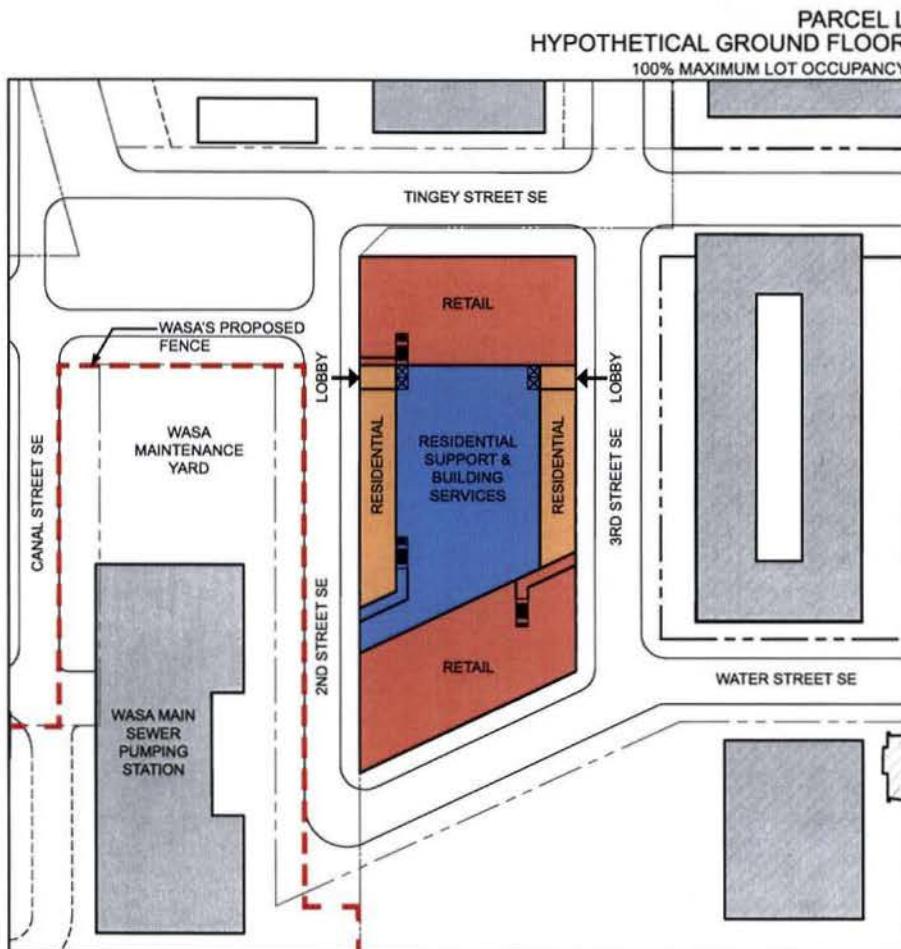
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SEFC/R-5-E LOT OCCUPANCY REQUIREMENTS
(SEFC/R-5-D SIMILAR)



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