PLANNED UNIT DEVELOPMENT (PUD) AND ZONING MAP AMENDMENT

CAPITOL GATEWAY MARKETPLACE

WASHINGTON, DC

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GENERAL NOTES:

1. THE INTERIOR LAYOUT SHOWN OF THE BUILDINGS IS SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.
2. LANDSCAPING AND SPECIAL PAVING IN PUBLIC SPACES SUBJECT TO DDOT APPROVAL AND AVAILABILITY OF MATERIALS.

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CAPITOL GATEWAY MARKETPLACE
WASHINGTON, DC

DATE
07.11.13

TITLE
COVER / INDEX

SHEET
G00-00

ZONING COMMISSION
District of Columbia
CASE NO.12-16
EXHIBIT NO.45

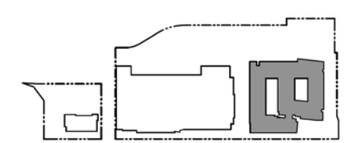
LEGEND

- RESIDENTIAL AMENITY
- RESIDENTIAL PARKING
- RETAIL
- SERVICES AND SUPPORT
- VERTICAL CIRCULATION

GENERAL NOTE:

THE INTERIOR LAYOUT SHOWN OF THE BUILDINGS IS SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.

1 RESIDENTIAL PARKING / RETAIL PLAN
1" = 20'-0"



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WASHINGTON, DC

DATE
07.11.13

TITLE
RESIDENTIAL PARKING / RETAIL PLAN

SHEET
A.03-01

LEGEND

- RESIDENTIAL AMENITY
- RETAIL PARKING
- SERVICES AND SUPPORT
- VERTICAL CIRCULATION

1 RETAIL PARKING PLAN
1" = 20'-0"

N

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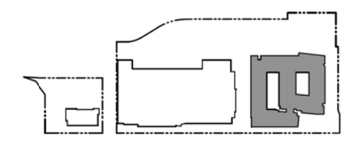

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WASHINGTON, DC

DATE
07.11.13

TITLE
RETAIL PARKING PLAN

SHEET
A.03-02

1 AMENITY LEVEL PLAN
1" = 20'-0"

LEGEND

- STUDIO
- SINGLE BEDROOM
- TWO BEDROOM
- VERTICAL CIRCULATION
- AMENITY
- SERVICE AND SUPPORT
- CORRIDOR

UNIT TABULATIONS

Unit Type	Beds / Baths	Net Area (Sq. ft.)	Units Per Floor				TOTAL	% of Total
			Level 02	Level 03	Level 04	Level 05		
S1	Studio	492	1	1	1	1	4	1.4%
S2	Studio	636	4	5	5	5	19	6.6%
		SUBTOTAL:	5	6	6	6	23	8.0%
A1	1-BR / 1-BA	636	5	6	6	6	23	8.0%
A2	1-BR / 1-BA	673	2	2	2	2	8	2.8%
A3	1-BR / 1-BA	691	3	4	4	4	15	5.2%
A4	1-BR / 1-BA	713	29	30	30	30	119	41.3%
A5	1-BR / 1-BA	722	1	1	1	1	4	1.4%
A6	1-BR / 1-BA	787	1	2	2	2	7	2.4%
A7	1-BR / 1-BA	787	1	1	1	1	4	1.4%
A8	1-BR / 1-BA	866	1	1	1	1	4	1.4%
A9	1-BR / 1-BA	868	1	1	1	1	4	1.4%
		SUBTOTAL:	44	48	48	48	188	65.3%
C1	2-BR / 2-BA	978	1	1	1	1	4	1.4%
C2	2-BR / 2-BA	979	1	1	1	1	4	1.4%
C3	2-BR / 2-BA	995	1	0	0	0	1	0.3%
C4	2-BR / 2-BA	1005	5	5	5	5	20	6.9%
C5	2-BR / 2-BA	1010	10	10	10	10	40	13.9%
C6	2-BR / 2-BA	1094	1	1	1	1	4	1.4%
C7	2-BR / 2-BA	1102	1	1	1	1	4	1.4%
		SUBTOTAL:	20	19	19	19	77	26.7%
		TOTAL:	**69**	**73**	**73**	**73**	**288**	**100.0%**

GENERAL NOTE:

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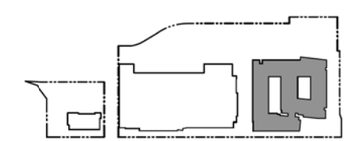
NOTES
1. FINAL LOCATION OF DEMISING WALLS TO BE DETERMINED
2. SEE SHEET L03-14 FOR COURTYARD LANDSCAPE PLAN



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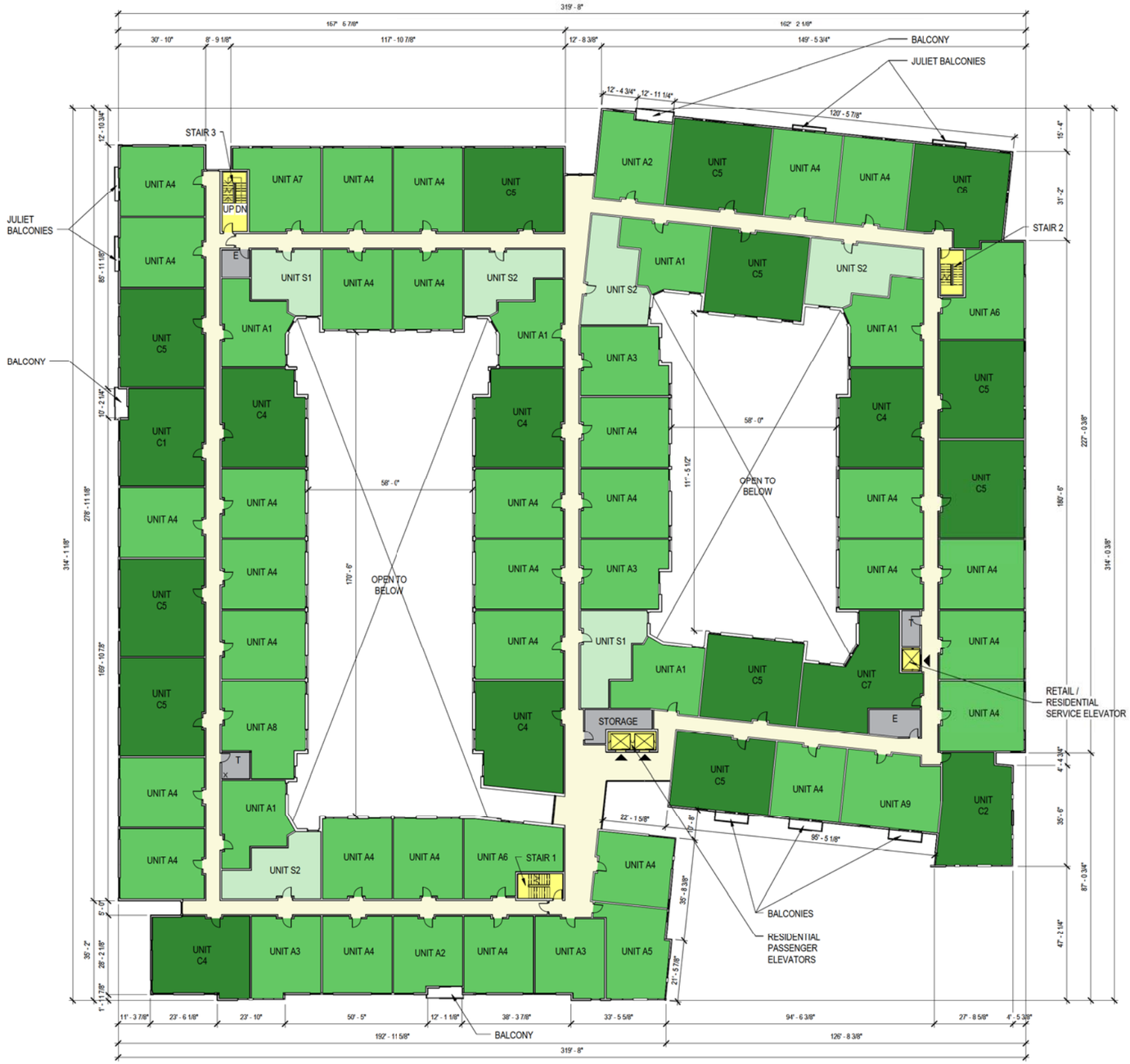
CAPITOL GATEWAY MARKETPLACE

WASHINGTON, DC

DATE
07.11.13

TITLE
AMENITY LEVEL PLAN

SHEET
A.03-03



1 TYPICAL RESIDENTIAL LEVEL PLAN
1" = 20'-0"

N

LEGEND

- STUDIO
- SINGLE BEDROOM
- TWO BEDROOM
- VERTICAL CIRCULATION
- SERVICE AND SUPPORT
- CORRIDOR

UNIT TABULATIONS

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C7	2-BR / 2-BA	1102	1	1	1	1	4	1.4%
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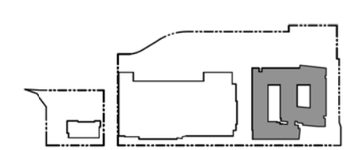
NOTES
1. FINAL LOCATION OF DEMISING WALLS TO BE DETERMINED



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DATE
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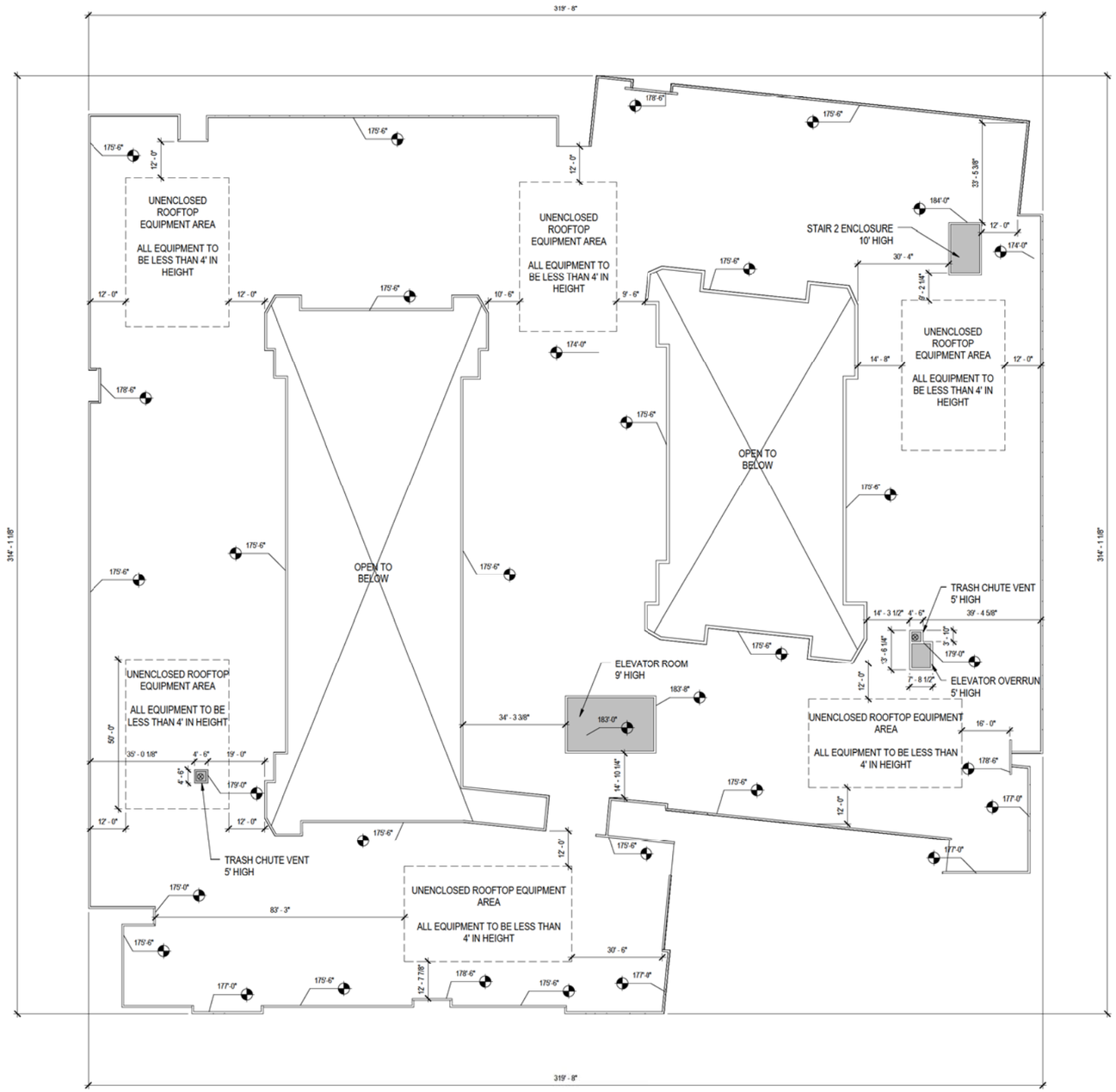
TITLE
TYPICAL RESIDENTIAL LEVEL PLAN

SHEET
A.03-04

LEGEND

ROOFTOP STRUCTURE



1 ROOF PLAN
1" = 20'-0"

N

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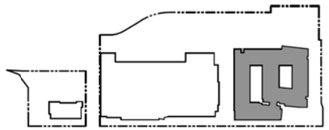

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CAPITOL GATEWAY MARKETPLACE

WASHINGTON, DC

DATE
07.11.13

TITLE
ROOF PLAN

SHEET
A.03-05

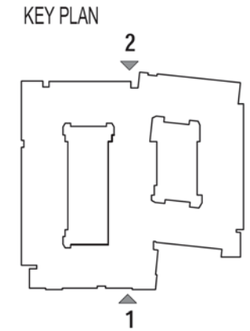
1 SOUTH ELEVATION
1/16" = 1'-0"

2 NORTH ELEVATION
1/16" = 1'-0"

NOTES :

1. SEE SHEETS A.03-21 THRU A03-27 FOR MATERIAL SPECIFICATIONS.
2. BACKGROUND ROOF STRUCTURES & PARAPETS ON OPPOSITE SIDE OF BUILDING OMITTED FOR CLARITY.

KEY PLAN



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WASHINGTON, DC

DATE
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TITLE
MIXED USE BUILDING ELEVATIONS

SHEET
A.03-11

1 EAST ELEVATION
1/16" = 1'-0"

2 WEST ELEVATION
1/16" = 1'-0"

NOTES :

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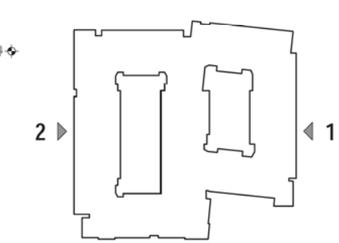
2. BACKGROUND ROOF STRUCTURES & PARAPETS ON OPPOSITE SIDE OF BUILDING OMITTED FOR CLARITY.

KEY PLAN



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WASHINGTON, DC

DATE
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TITLE
MIXED USE BUILDING ELEVATIONS

SHEET
A.03-12

1 PARTIAL SOUTH ELEVATION
1/4" = 1'-0"

2 PARTIAL SOUTH ELEVATION
1/4" = 1'-0"

ELEVATION MATERIAL KEYNOTES

1. T-1, CEMENTITOUS CLADDING SYSTEM , MEDIUM
2. T-2, CEMENTITOUS CLADDING SYSTEM , DARK
3. T-3, CEMENTITOUS CLADDING SYSTEM , LIGHT
4. MTL-1, SIMULATED METAL PANEL WALL SYSTEM
5. CMU-1, SPLIT FACE MASONRY WALL SYSTEM (4" x 16")
6. CMU-2, GROUND FACE MASONRY WALL SYSTEM (4" x 16")
7. GL-1, FIXED AND OPERABLE WINDOW SYSTEM
8. GL-2, STOREFRONT SYSTEM
9. GREEN SCREEN SYSTEM
10. LOUVER, FINISH TO MATCH ADJACENT WALL FINISH
11. METAL ROLL-UP DOOR, FINISH TO MATCH ADJACENT WALL FINISH
12. RETAIL SIGNAGE
13. HORIZONTAL STAINLESS STEEL CABLE RAIL
14. METAL SHADE STRUCTURE
15. ANODIZED ALUMINUM LOUVER
16. PRECAST CONCRETE OR CAST STONE TO MATCH T-1 FINISH
17. PRECAST CONCRETE OR CAST STONE TO MATCH T-2 FINISH
18. PRECAST CONCRETE OR CAST STONE TO MATCH T-3 FINISH
19. ANODIZED ALUMINUM EXHAUST VENT
20. PRECAST CONCRETE OR CAST STONE BASE
21. PRECAST CONCRETE OR CAST STONE COPING
22. METAL COPING TO MATCH ADJACENT FINISH
23. EXTERIOR LIGHT SCONCE

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TITLE
MIXED USE ENLARGED ELEVATIONS

SHEET
A.03-21

1 PARTIAL SOUTH ELEVATION
1/4" = 1'-0"

2 PARTIAL SOUTH ELEVATION
1/4" = 1'-0"

ELEVATION MATERIAL KEYNOTES

1. T-1, CEMENTITOUS CLADDING SYSTEM , MEDIUM
2. T-2, CEMENTITOUS CLADDING SYSTEM , DARK
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TITLE
MIXED USE ENLARGED ELEVATIONS

SHEET
A.03-22