

04 BUILDING DRAWINGS

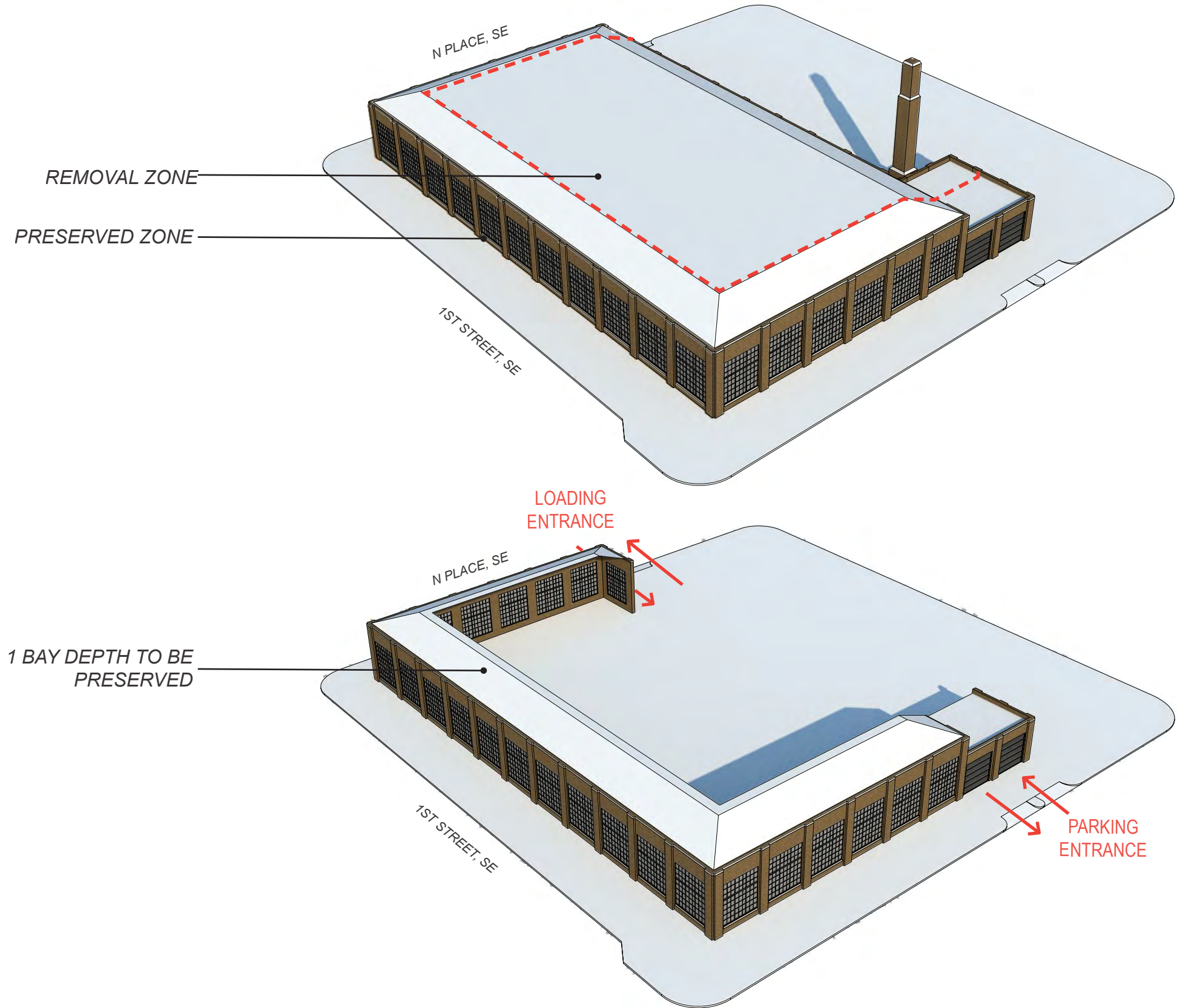
G1 PRESERVATION CONCEPT



EXISTING IMAGES FLEET MAINTENANCE BUILDING

NOTE

AS REQUIRED BY THE CAPITOL GATEWAY OVERLAY DISTRICT, THE PROPOSED GROUND FLOOR USE ALONG 1ST STREET, SE IS RETAIL. PROPOSED MODIFICATIONS TO THE EXISTING BUILDING'S RETAINED FACADES, IN ORDER TO ACCOMMODATE RETAIL ENTRANCES AND IDENTITY, WILL BE INCLUDED IN FUTURE SECOND STAGE PLANNED UNIT DEVELOPMENT APPLICATION.



PRESERVATION DIAGRAM FLEET MAINTENANCE BUILDING



THE YARDS PARCEL H
(NOT PART OF THIS PUD)

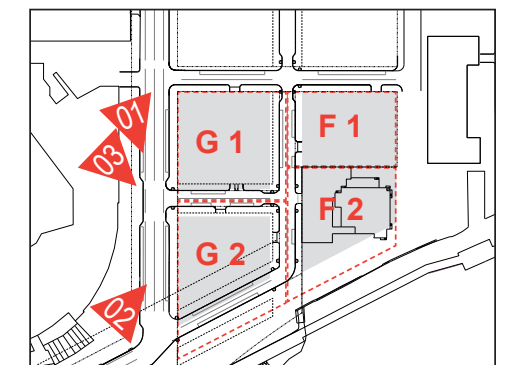


NOTE

THE BUILDING MASSING IS SHOWN FOR ILLUSTRATIVE PURPOSES. THE FUTURE DESIGN OF THESE BUILDINGS WILL BE SUBJECT TO SECOND STAGE PLANNED UNIT DEVELOPMENT DESIGN REVIEW AND APPROVAL.

- RESIDENTIAL
- RETAIL

KEY

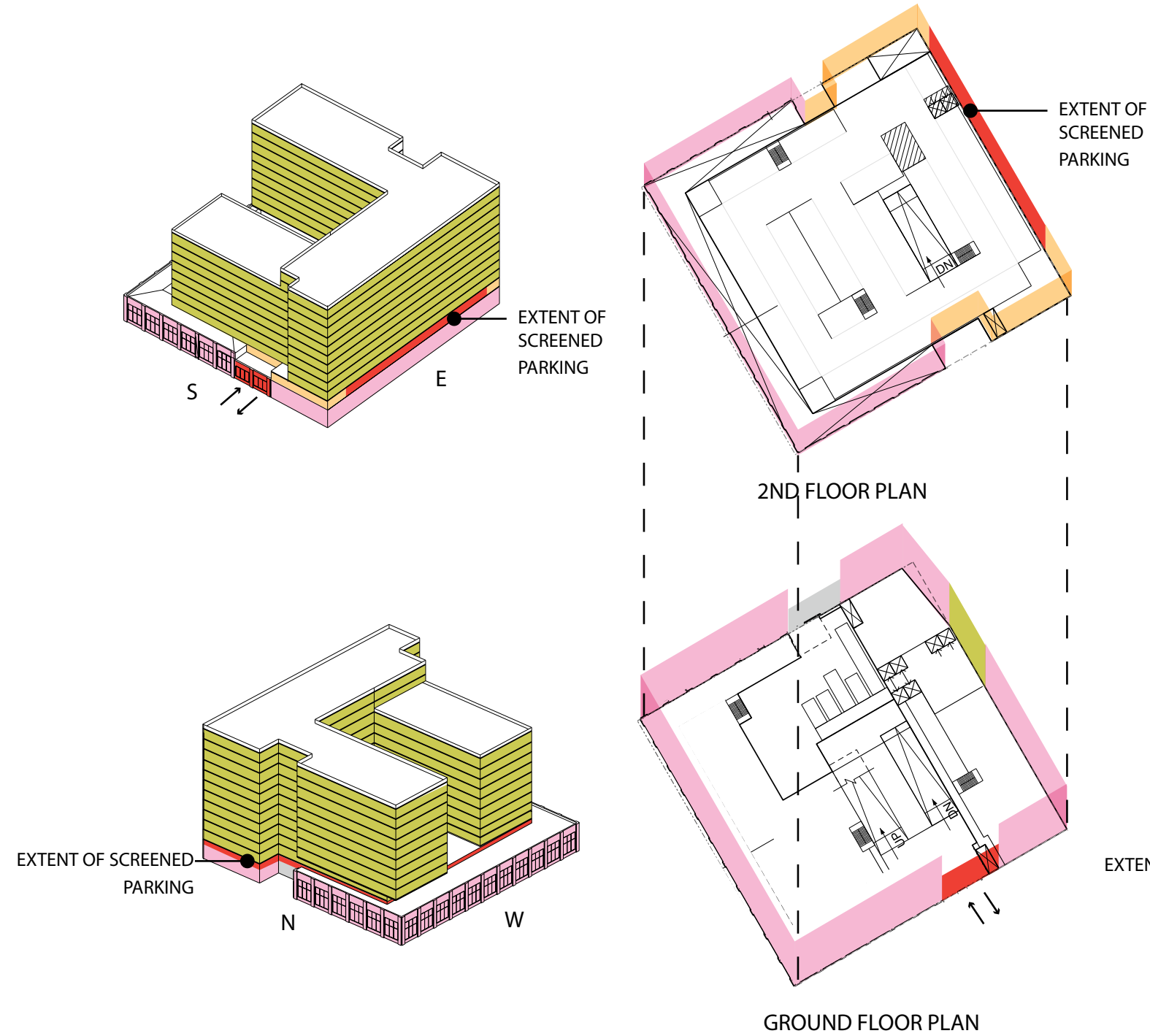


ABOVE GRADE PARKING EXPOSURE

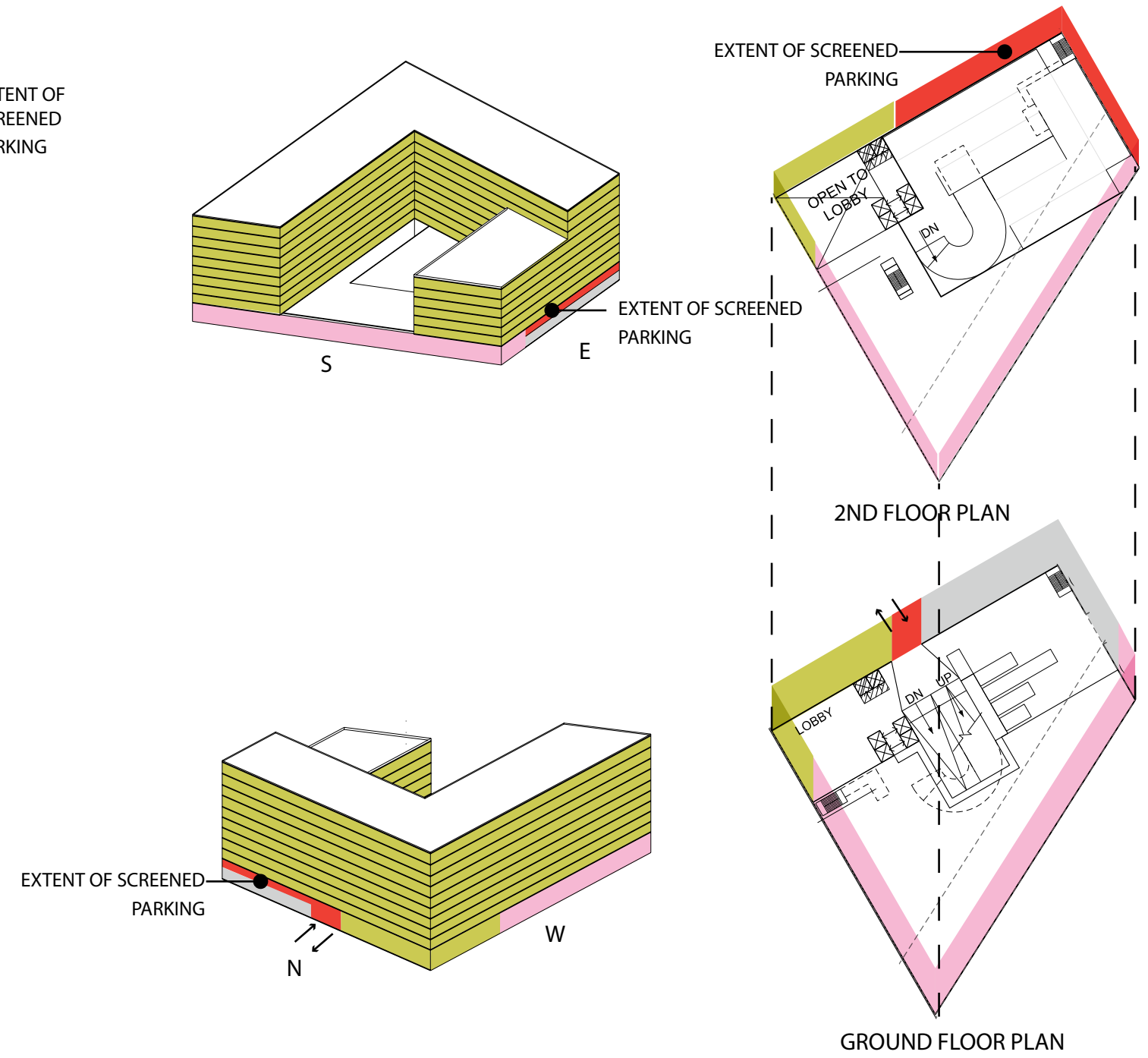
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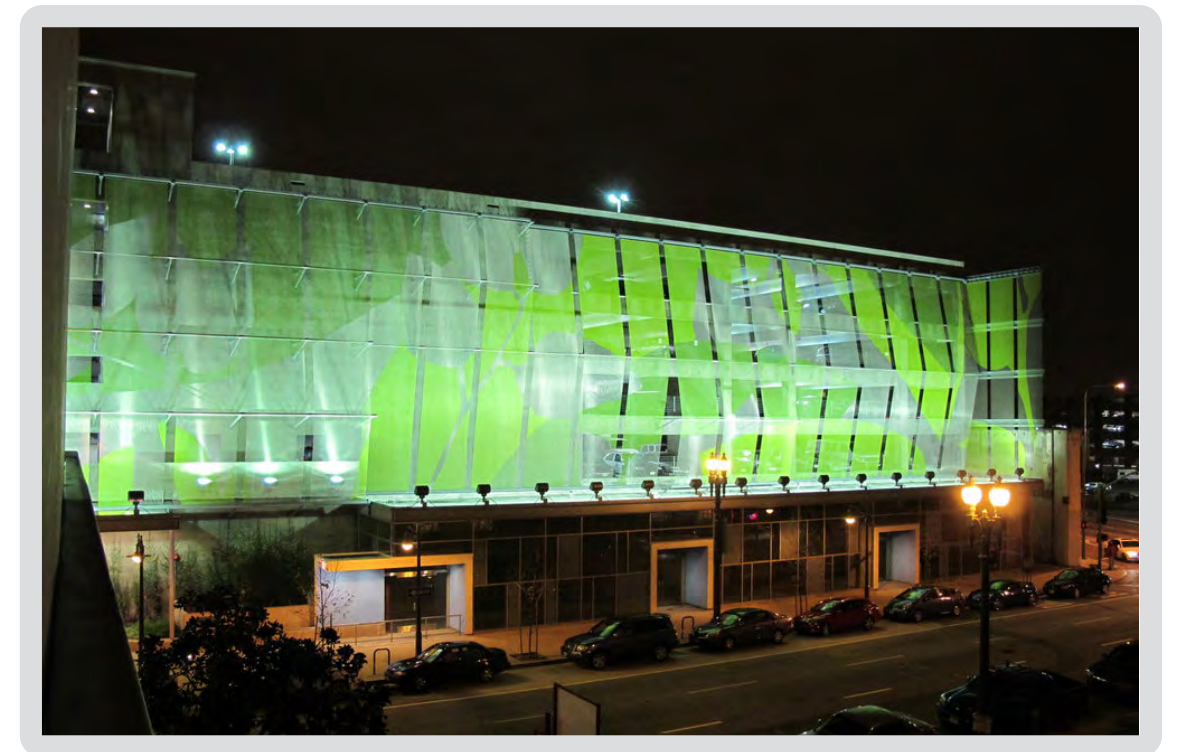
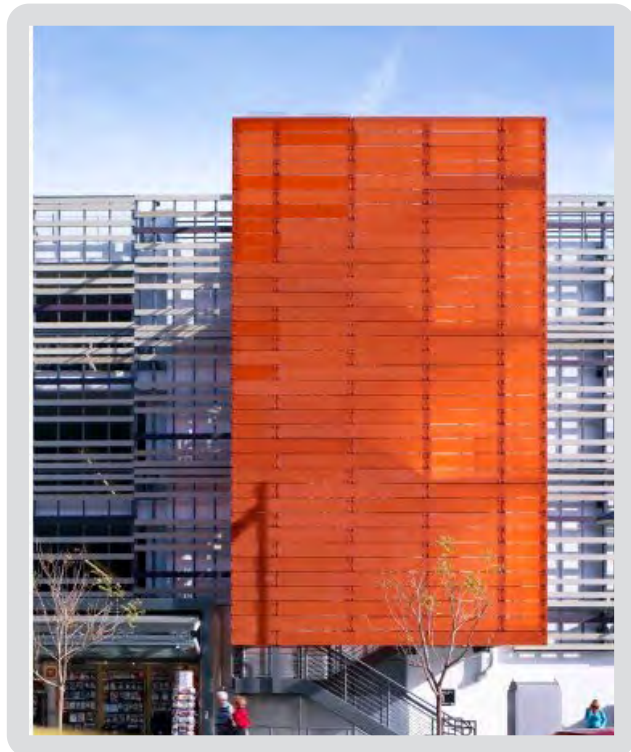
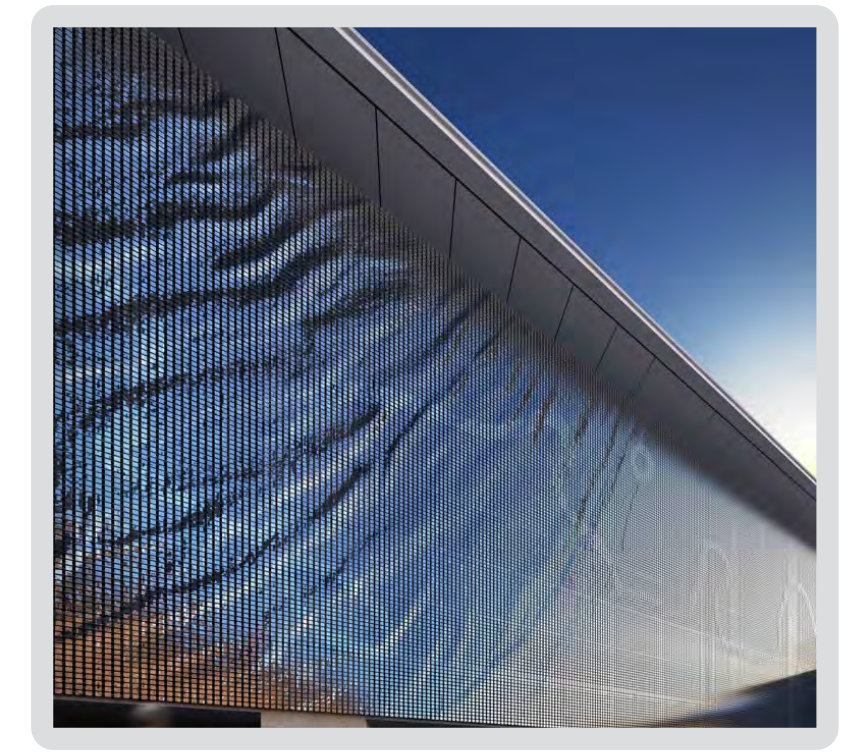
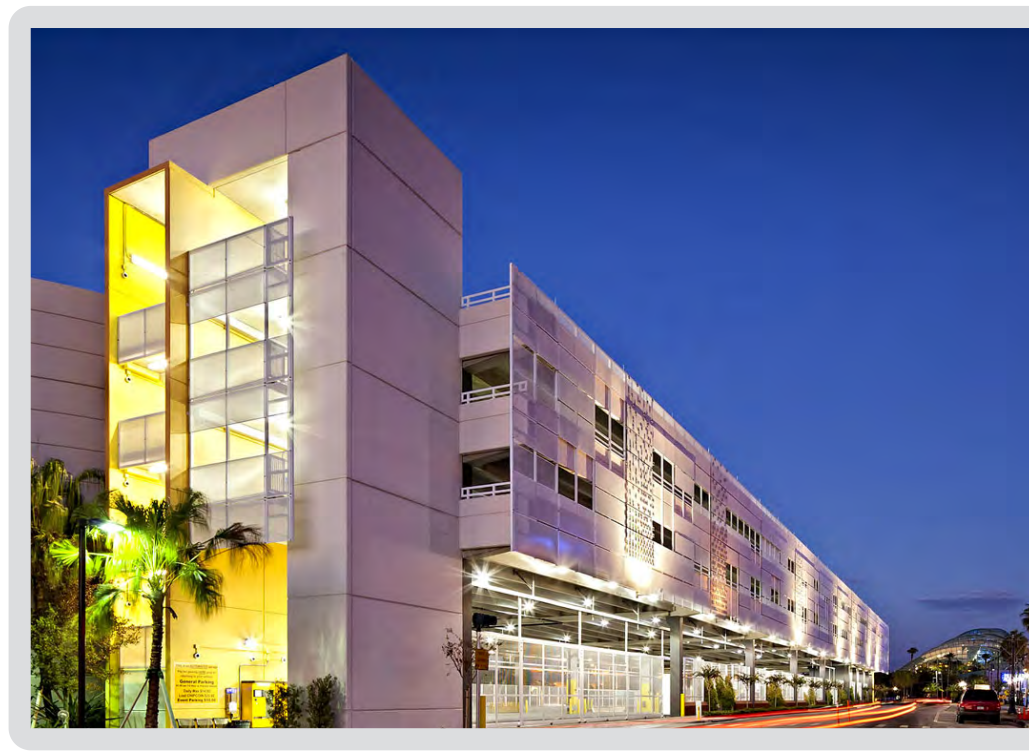
- RETAIL
- RESIDENTIAL
- RESI COMMON
- LOADING
- MEP/SHAFTS
- SCREENED PARKING

G1

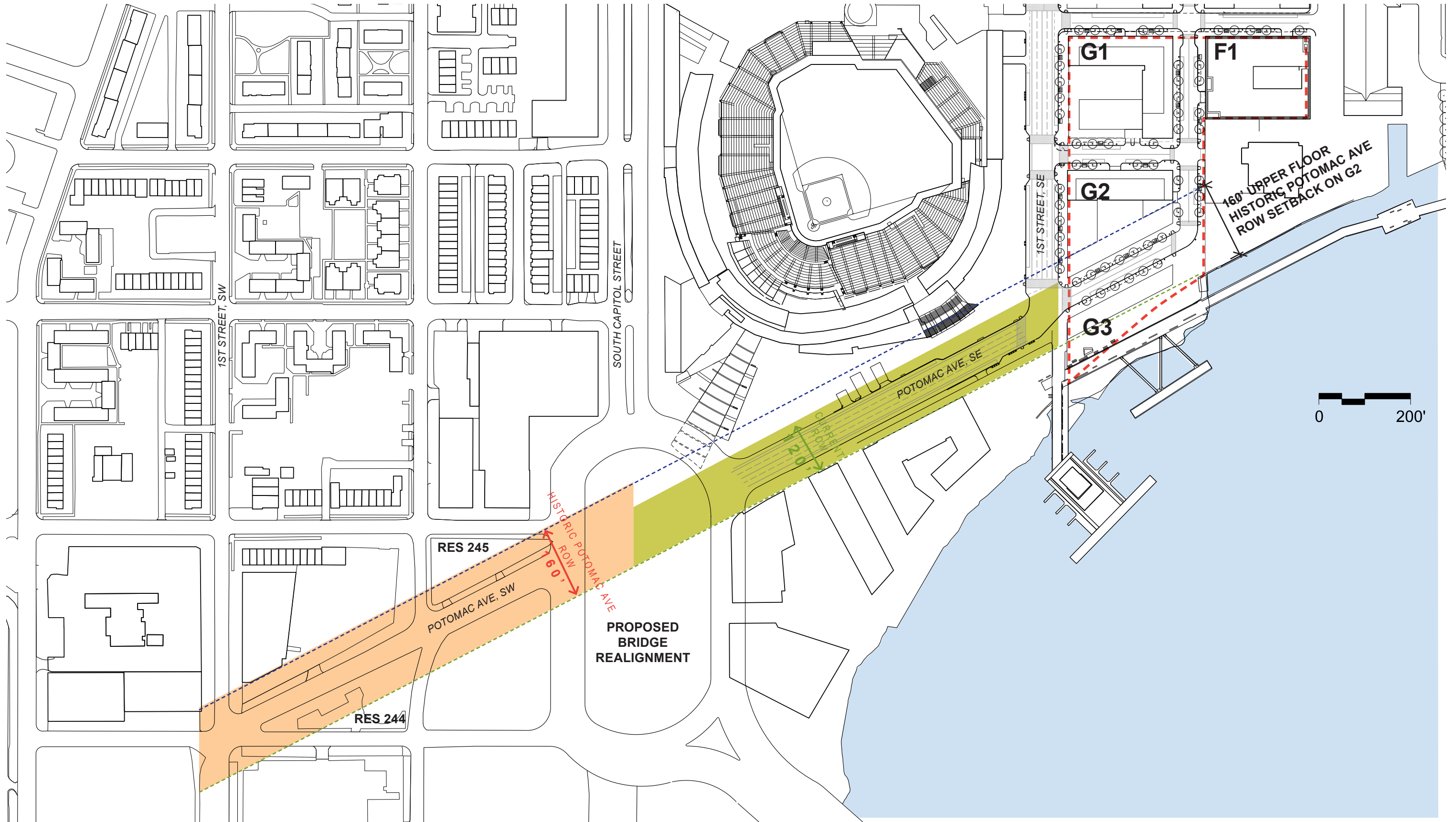


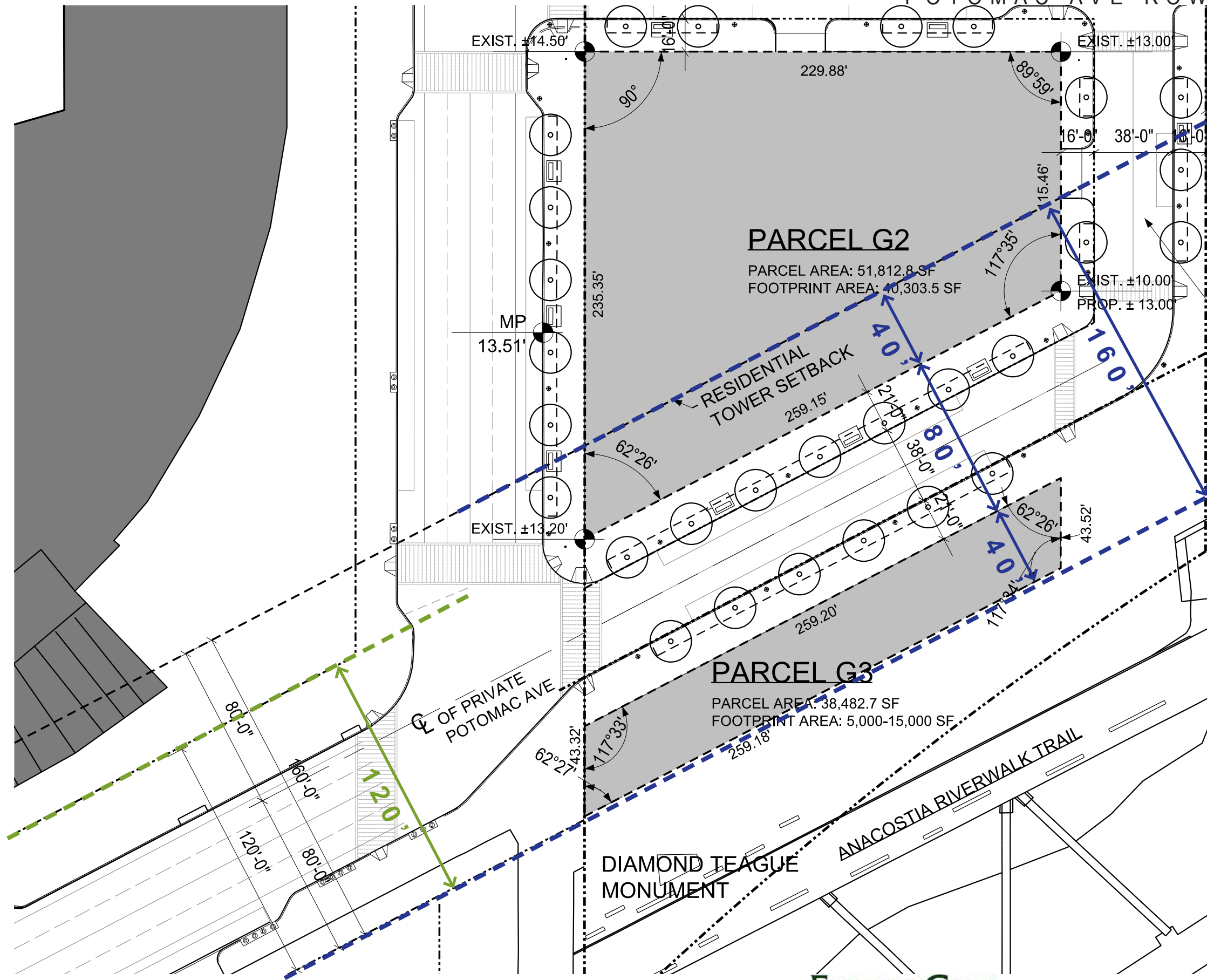
G2





POTOMAC AVE ROW DIAGRAM

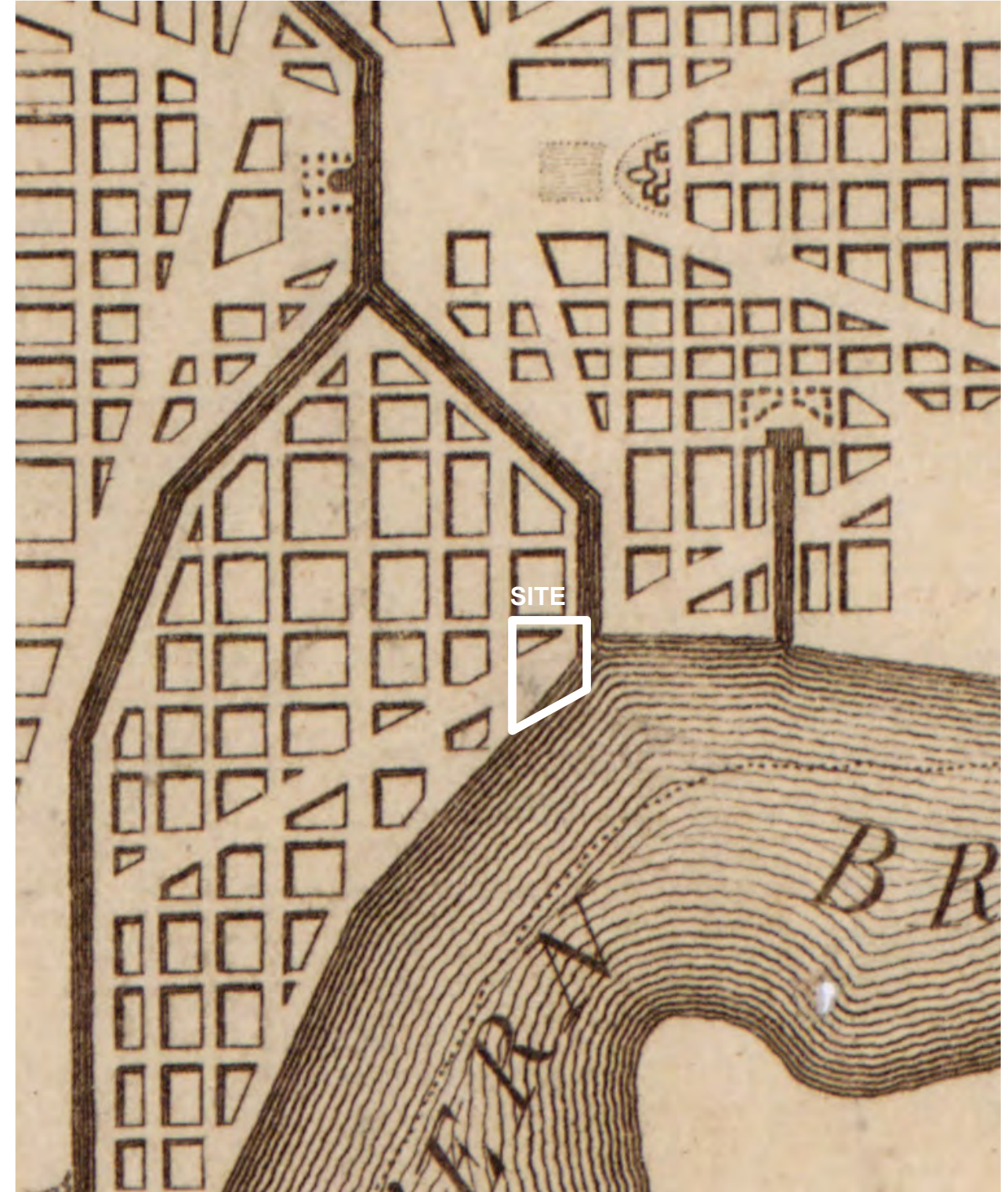




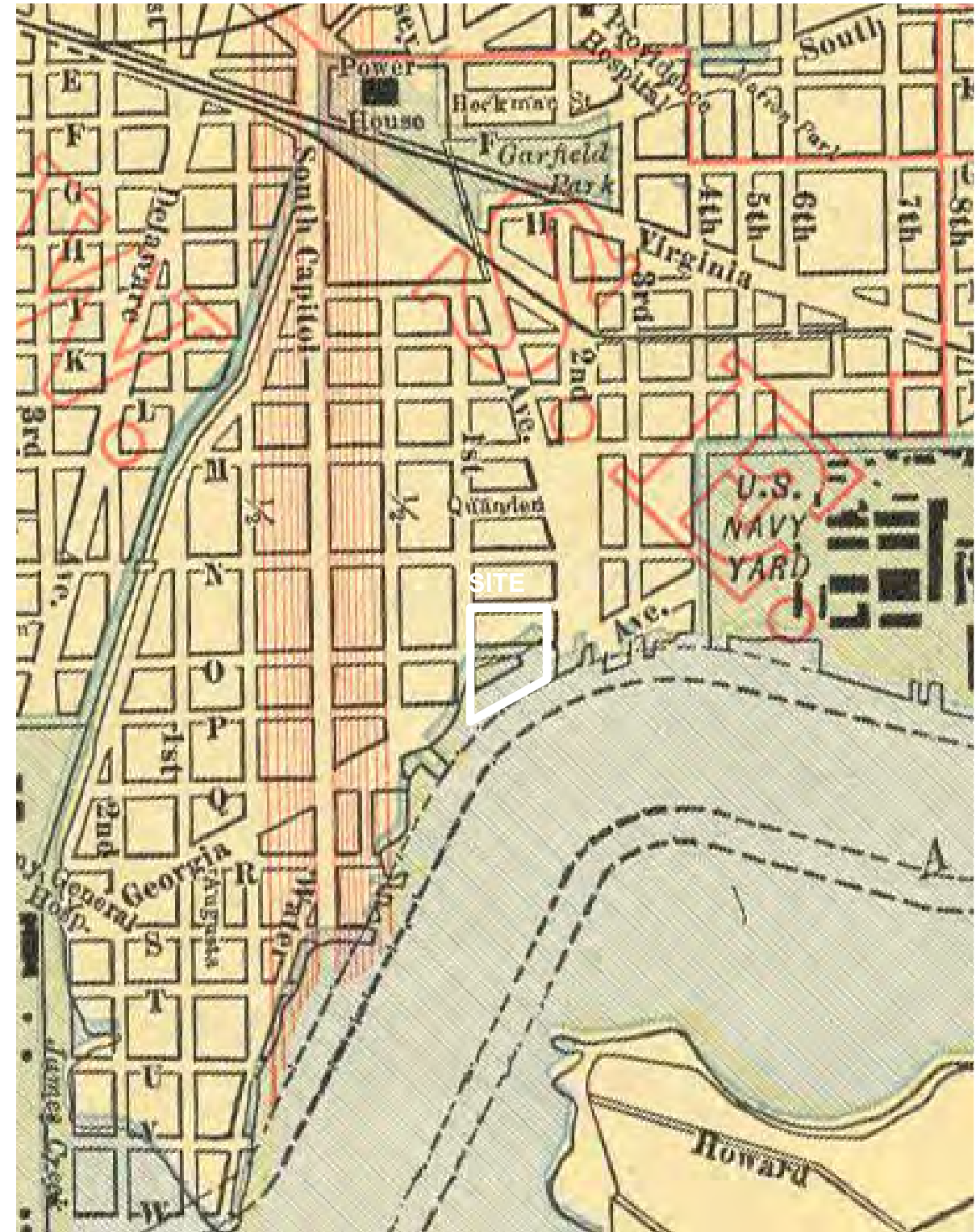
- CURRENT ROW BOUNDARY BETWEEN SOUTH CAPITOL ST & 1 ST, SE
- HISTORIC POTOMAC ROW (ABOVE RETAIL)
- RETAIL/CULTURAL WITHIN HISTORIC POTOMAC AVE ROW (MAX HEIGHT OF 30')
- HISTORIC POTOMAC AVE ROW
- CURRENT POTOMAC AVE ROW



L'ENFANT PLAN 1791



ELLICOTT PLAN 1792



JOHNSON'S MAP 1860

HAMMOND AND CO MAP 1908

DC WATER OCCUPIED SITES

