

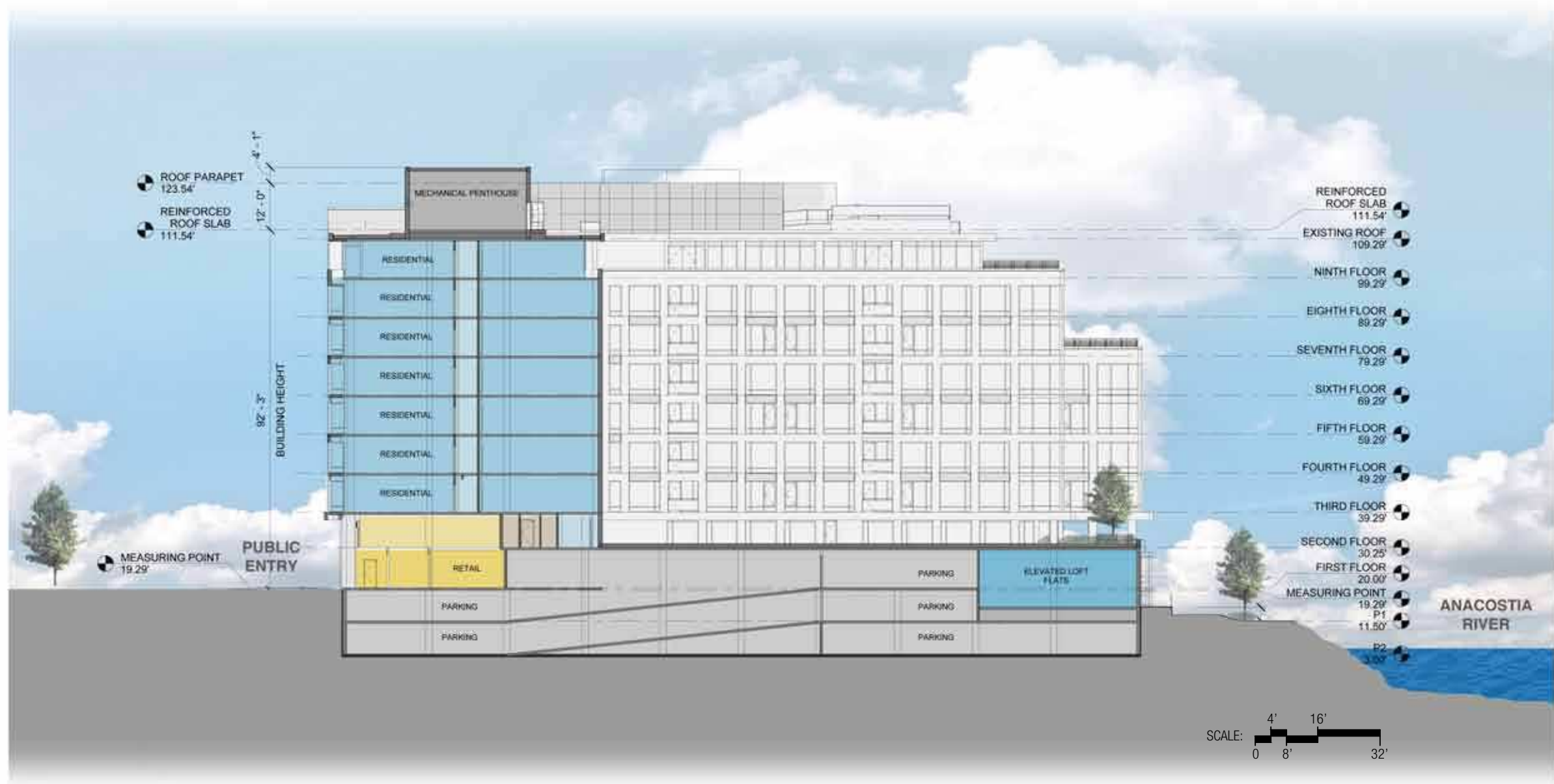
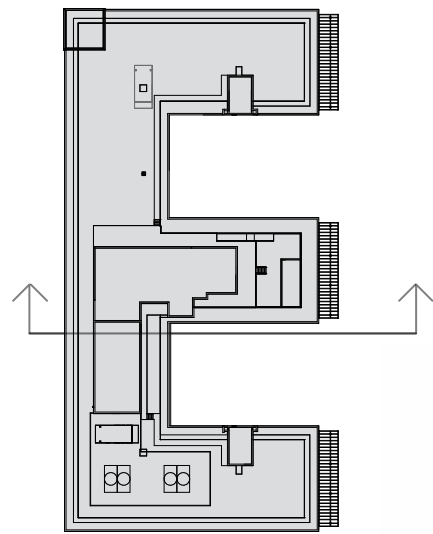
40' TRUCK

# 1900 HALF STREET

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## Loading Dock Access

ZONING COMMISSION  
 District of Columbia  
 June 20 2016  
 CASE NO. 16-02  
 EXHIBIT NO. 29A2

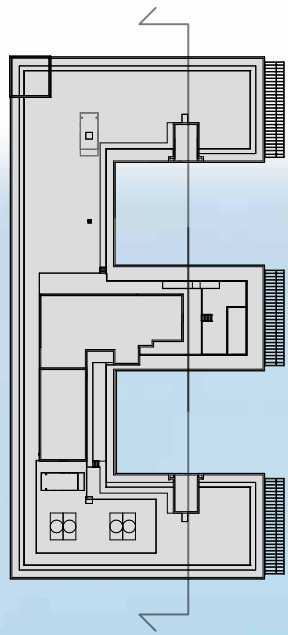


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## Building Section

June 20 2016

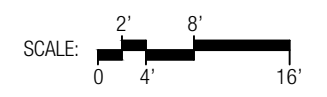
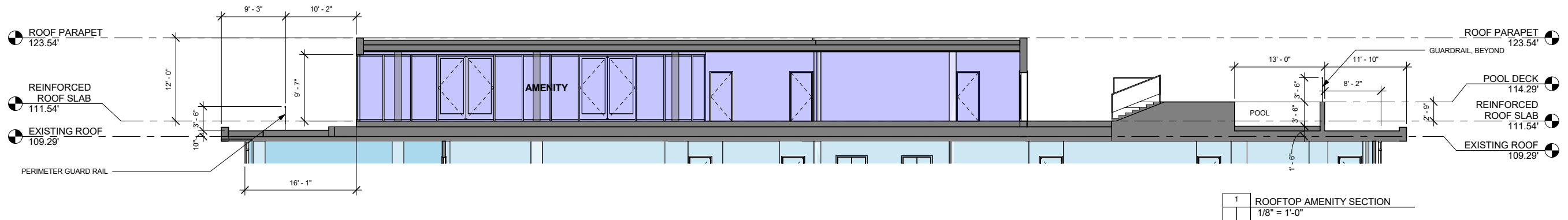
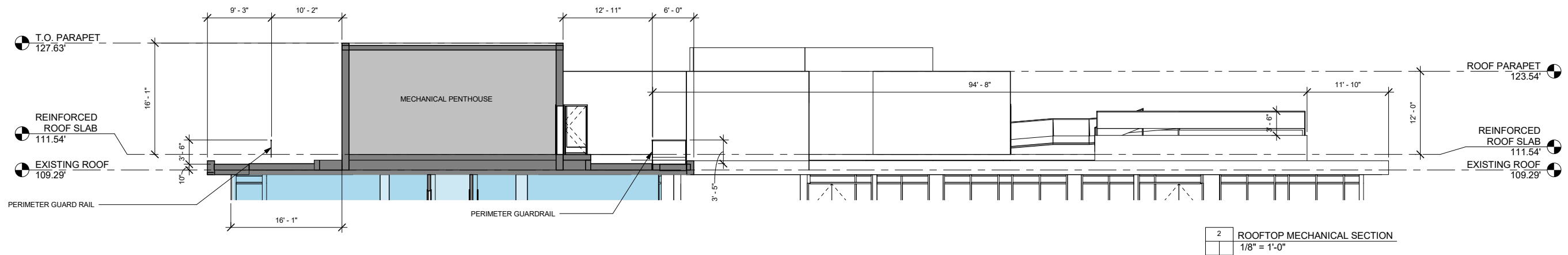
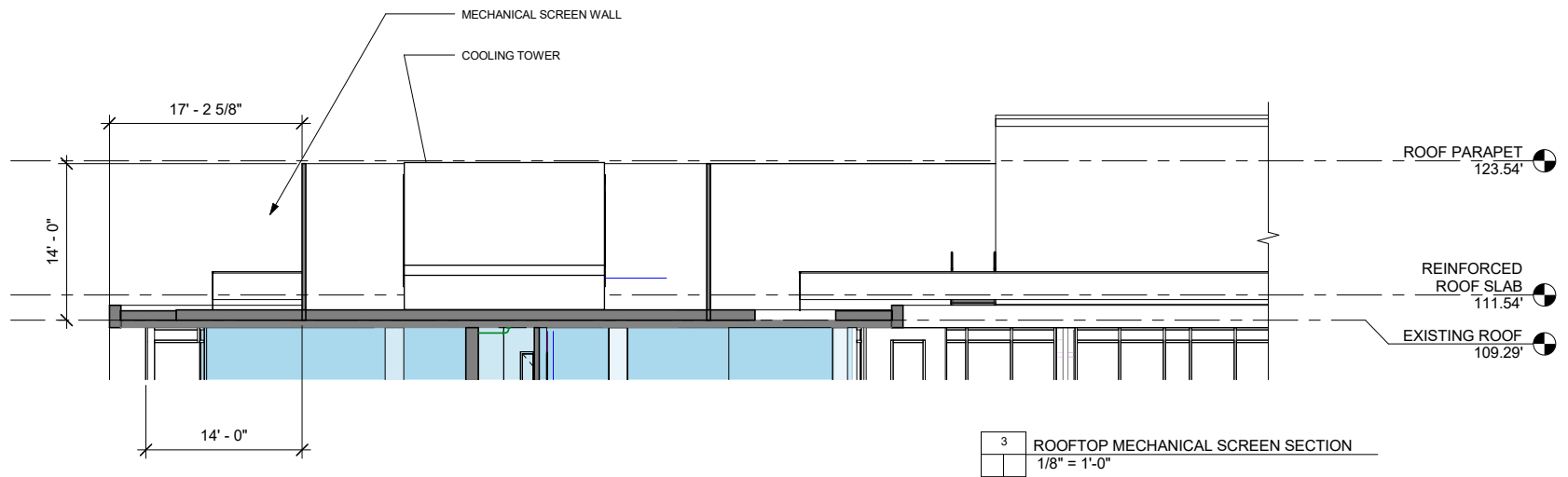
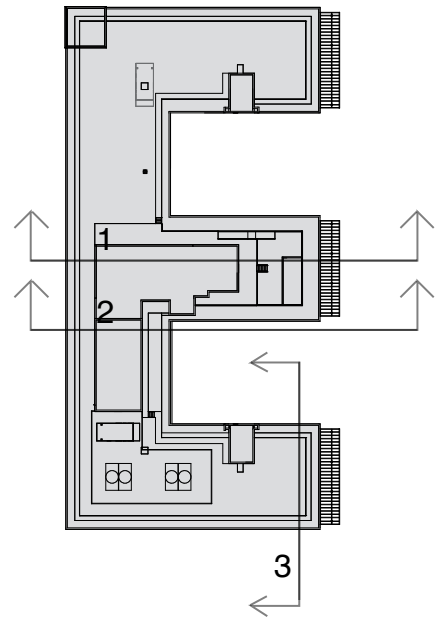


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## Building Section

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## Enlarged Rooftop Sections

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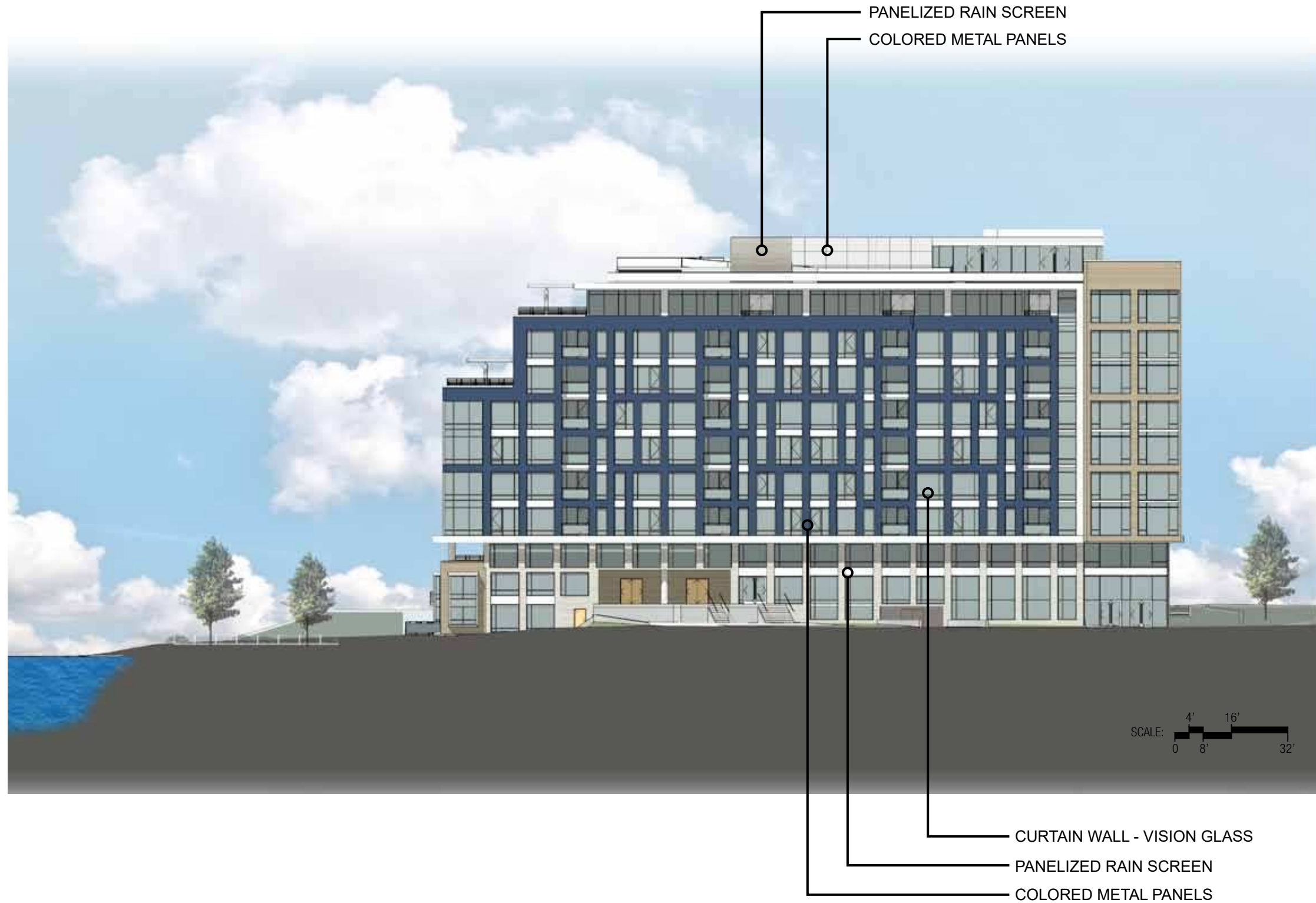


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## West (Water Street) Elevation

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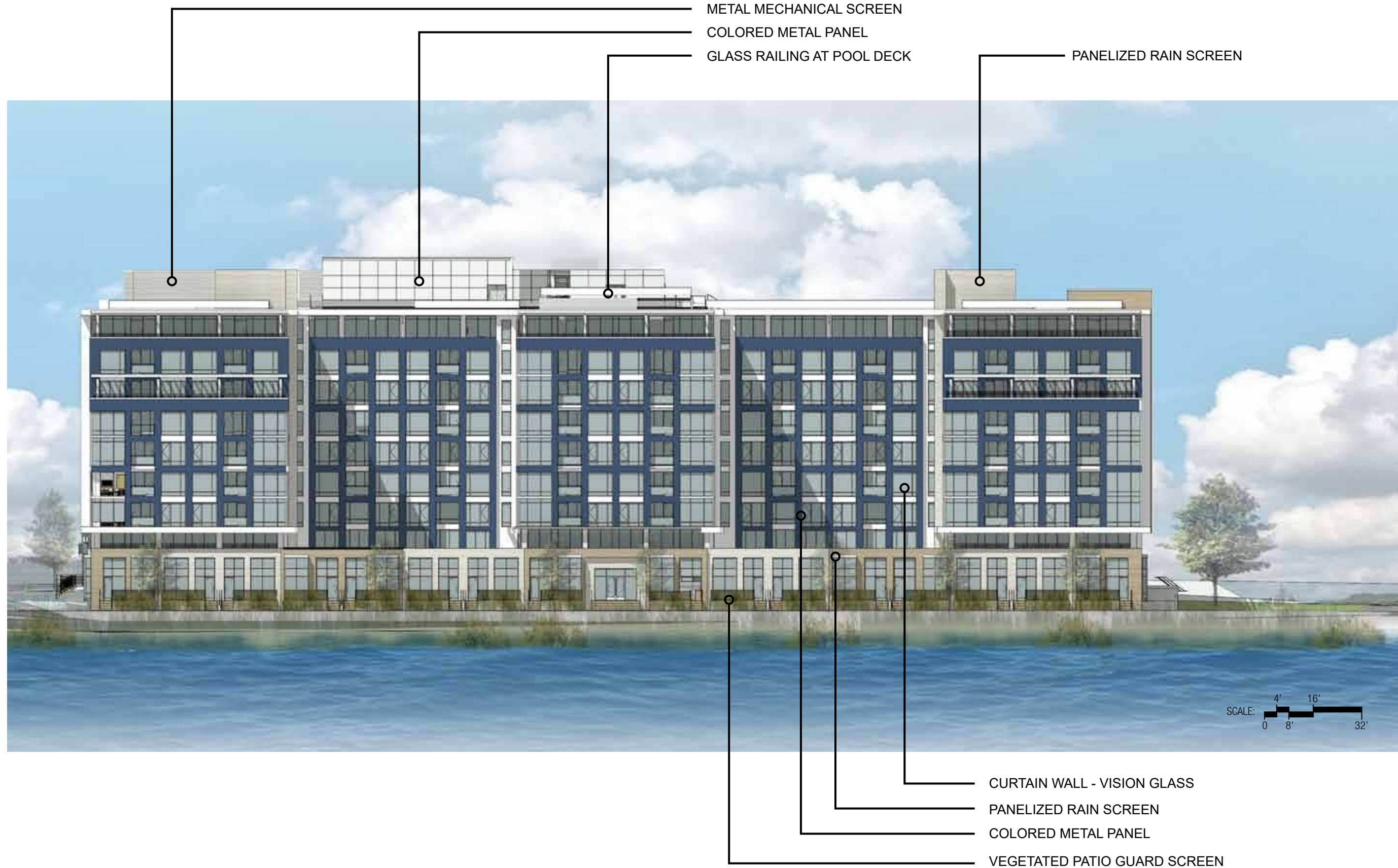


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North Elevation

June 20 2016

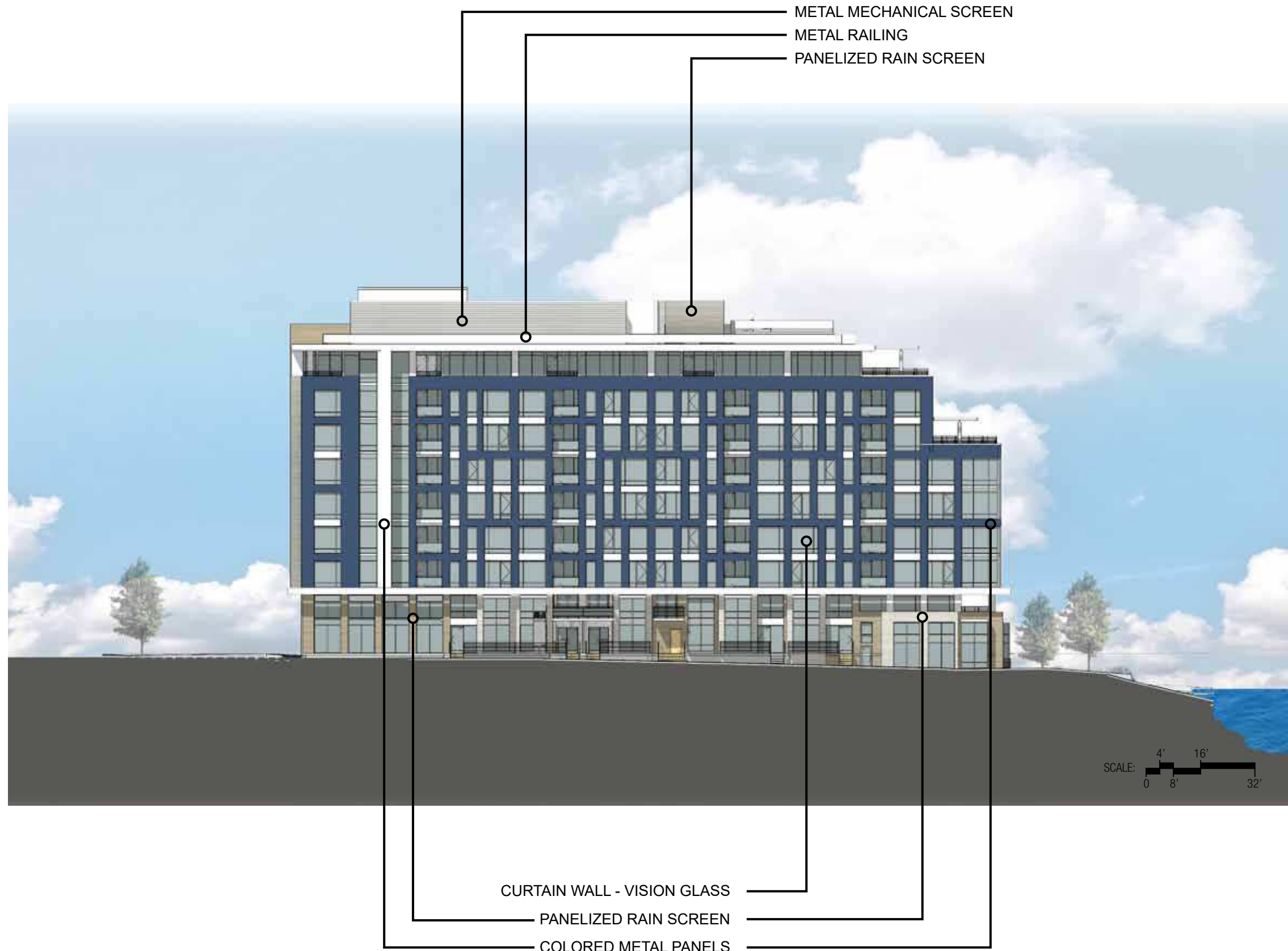


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## East Elevation

June 20 2016



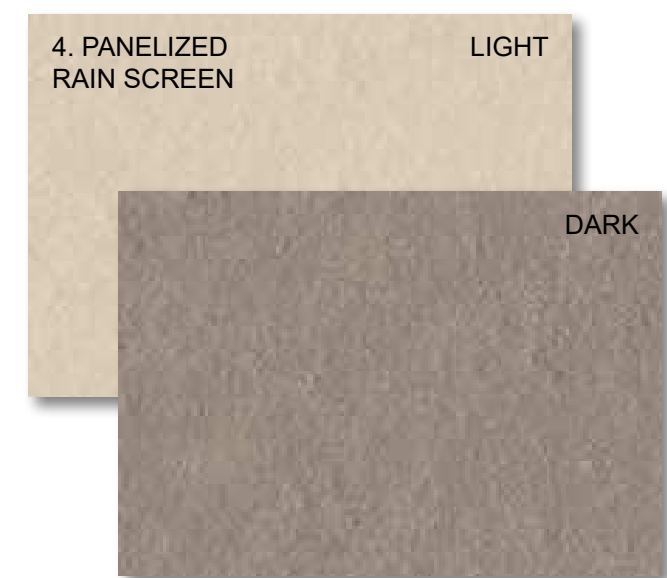
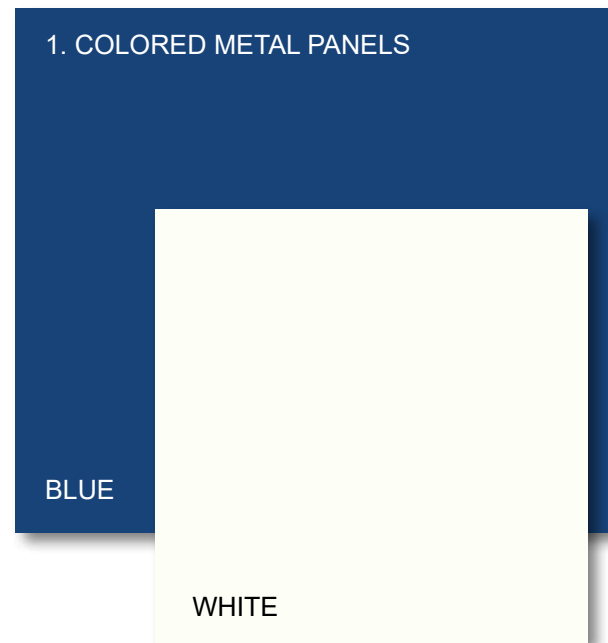
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## South Elevation

June 20 2016



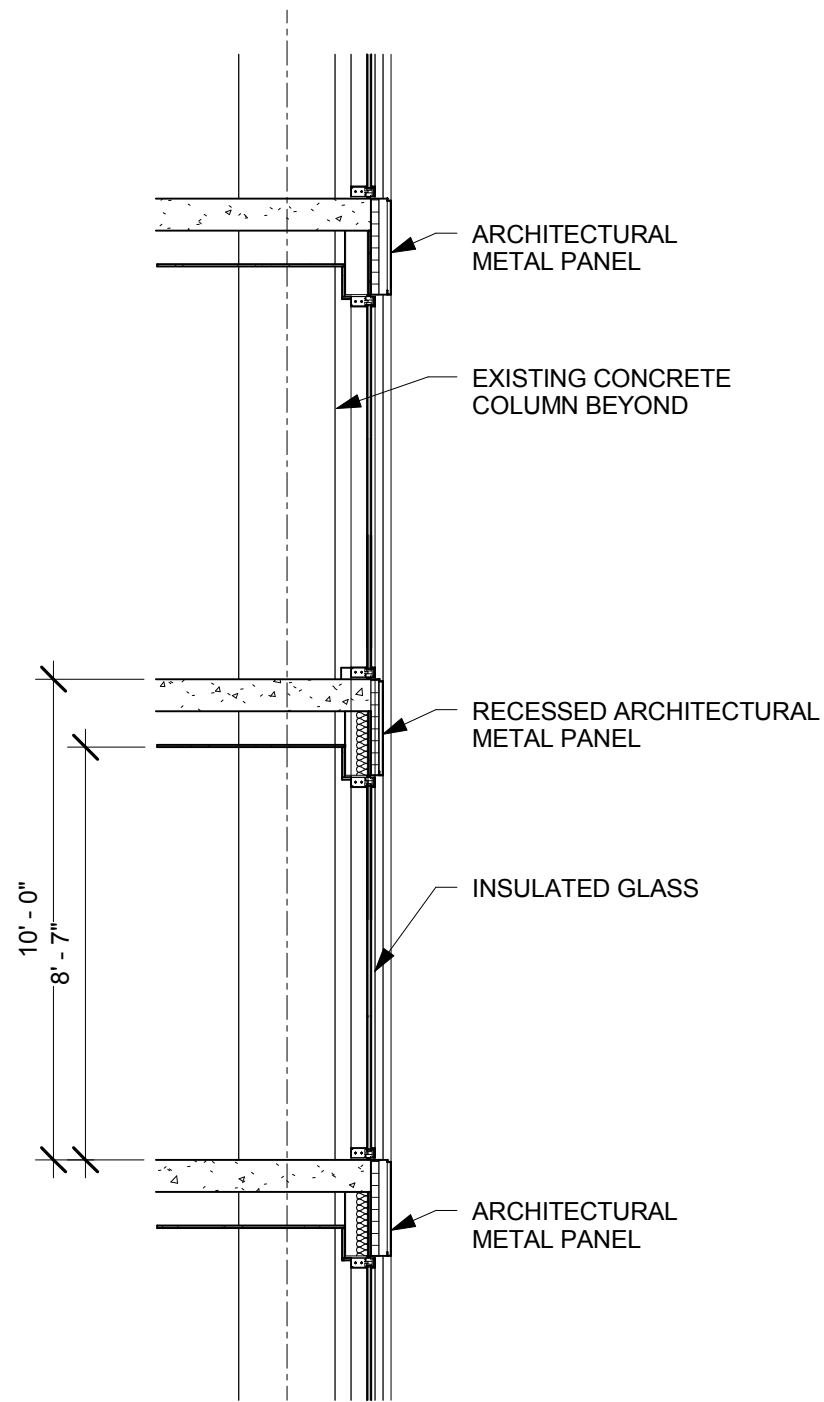


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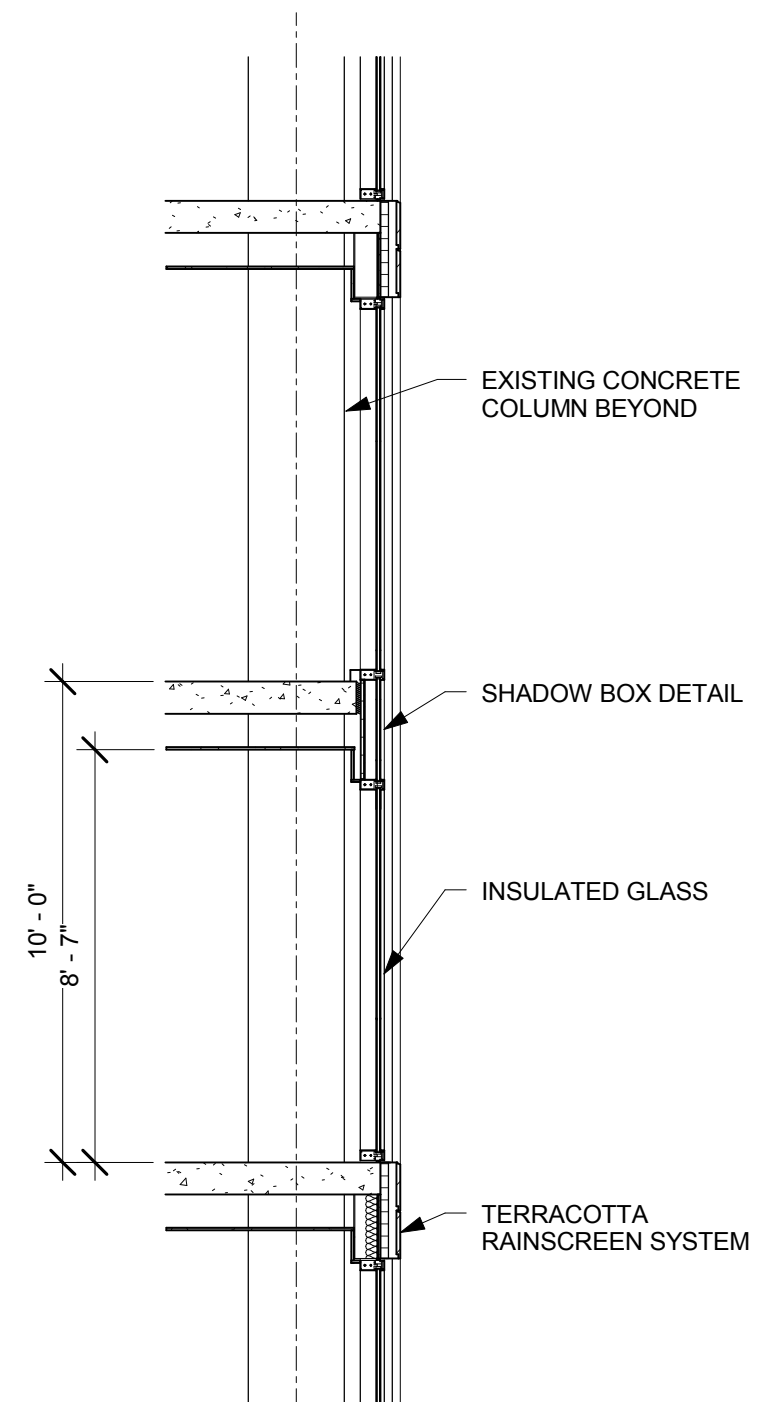
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## Proposed Materials

June 20 2016



WALL SECTION A:  
THROUGH METAL PANEL FACADE



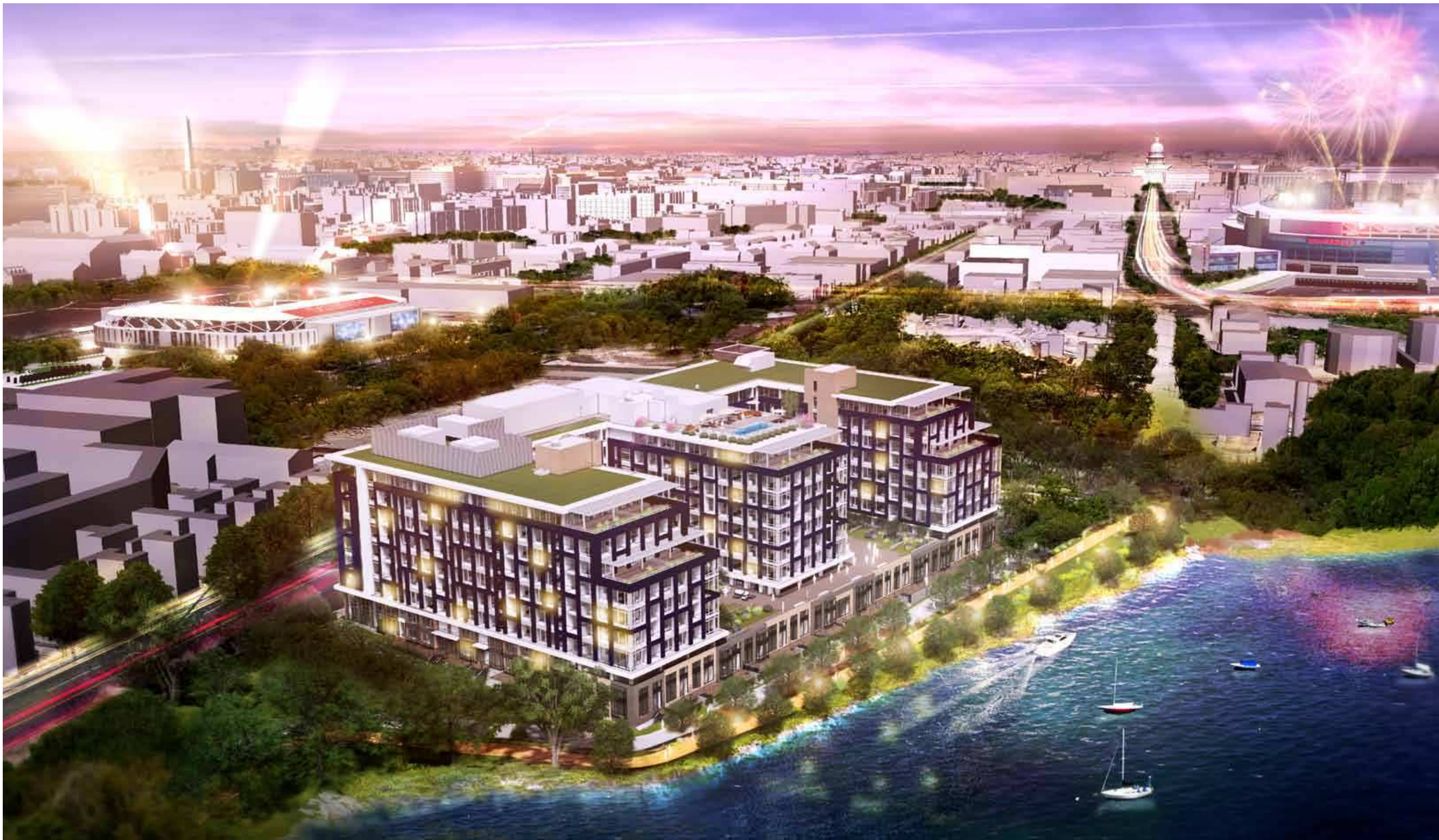
WALL SECTION B:  
THROUGH TERRACOTTA FACADE

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## Wall Sections

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Overall View

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View from the Anacostia River

June 20 2016



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View from Half Street

June 20 2016



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View from Courtyard

June 20 2016



# 1900 HALF STREET

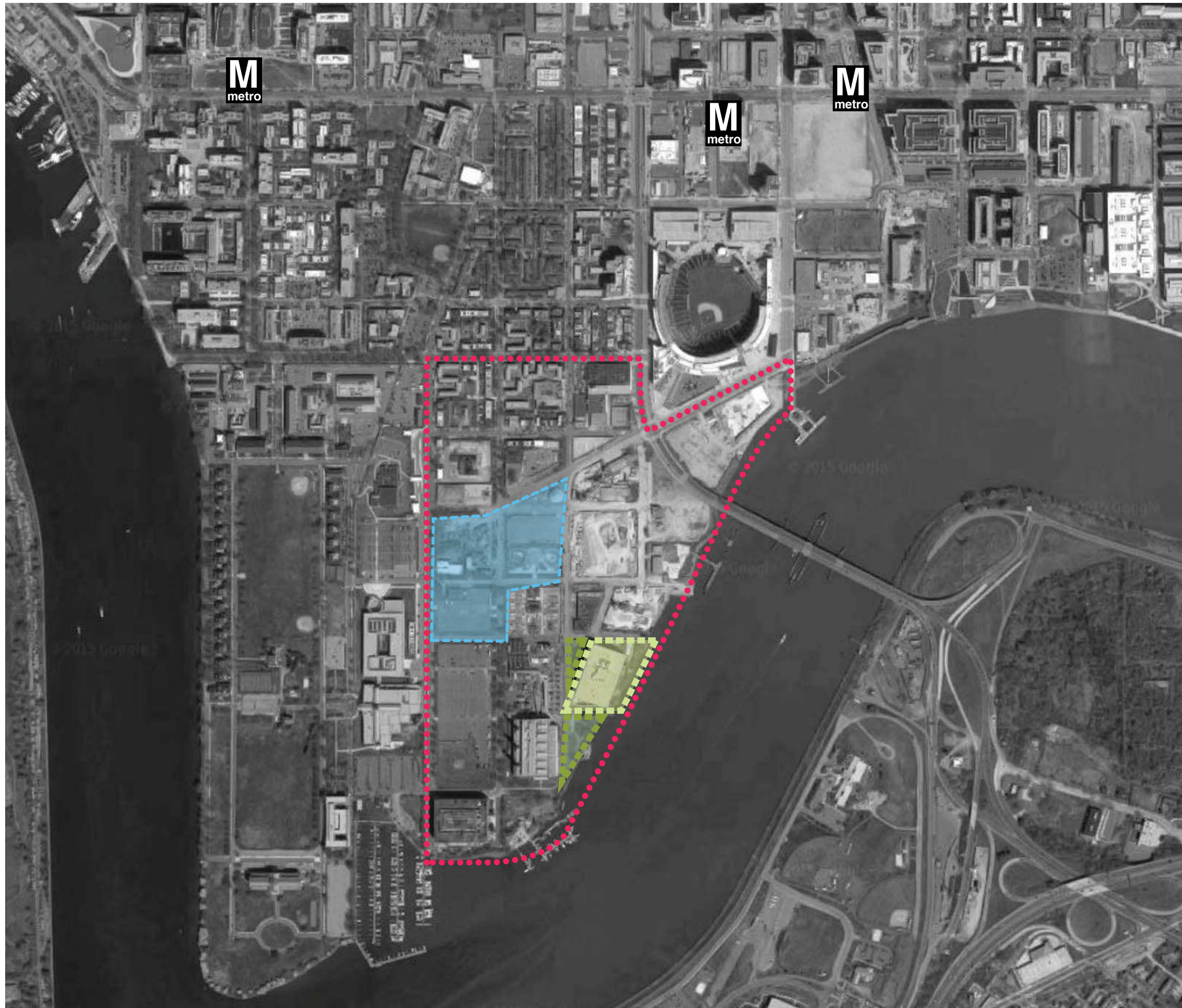
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View from Anacostia Riverwalk






June 20, 2016

**LANDSCAPE DESIGN**





LEGEND

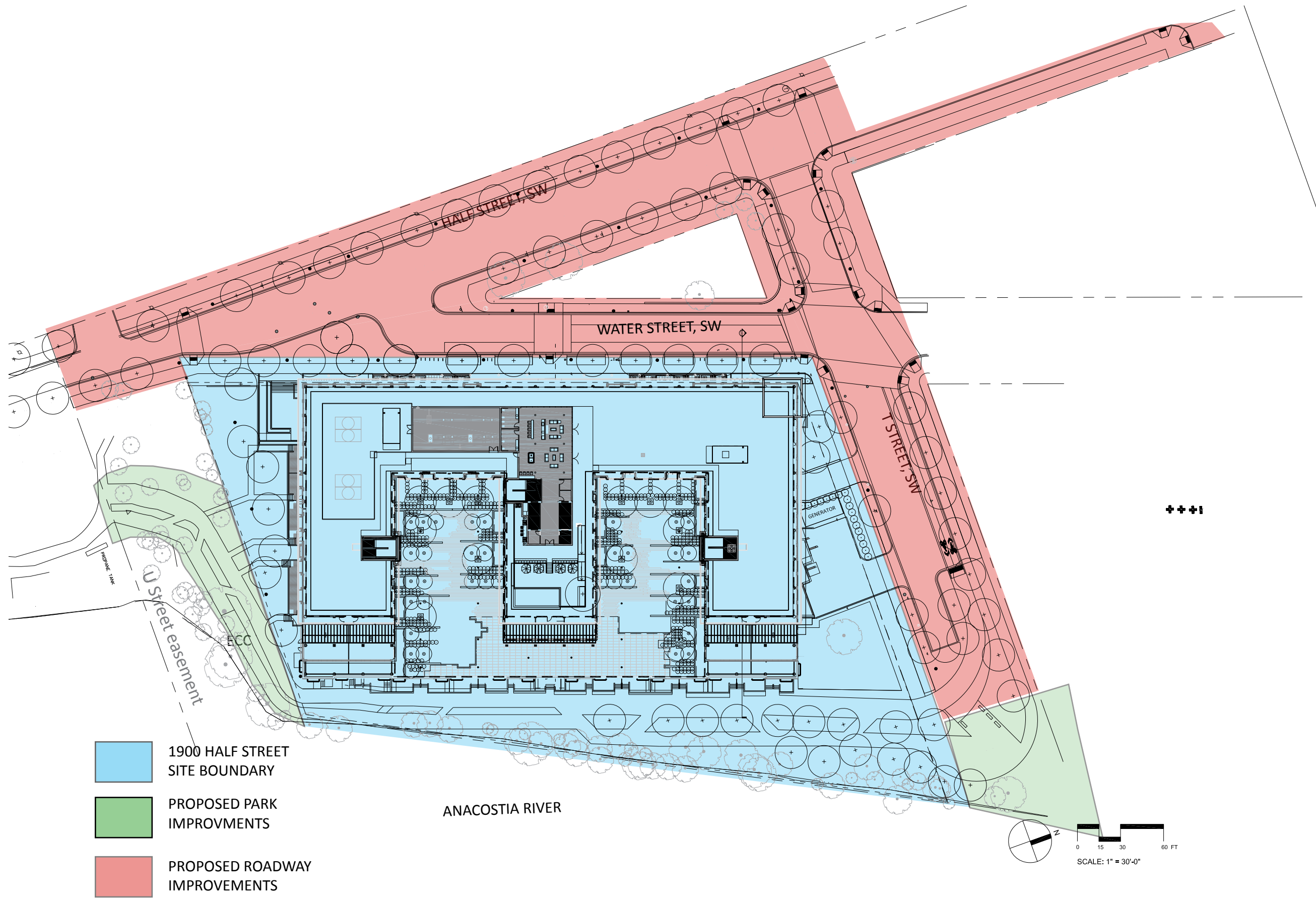
-  proposed DC United stadium location
-  site
-  extended site
-  Buzzard Point study area
-  Navy Yard Metro egress

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## site analysis | buzzard point area

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# 1900 HALF STREET

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site plan | diagram

June 20, 2016


# LEGEND

--- EX. PROPERTY LINE

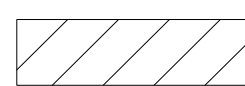
— PROP. BUILDING

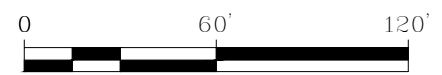
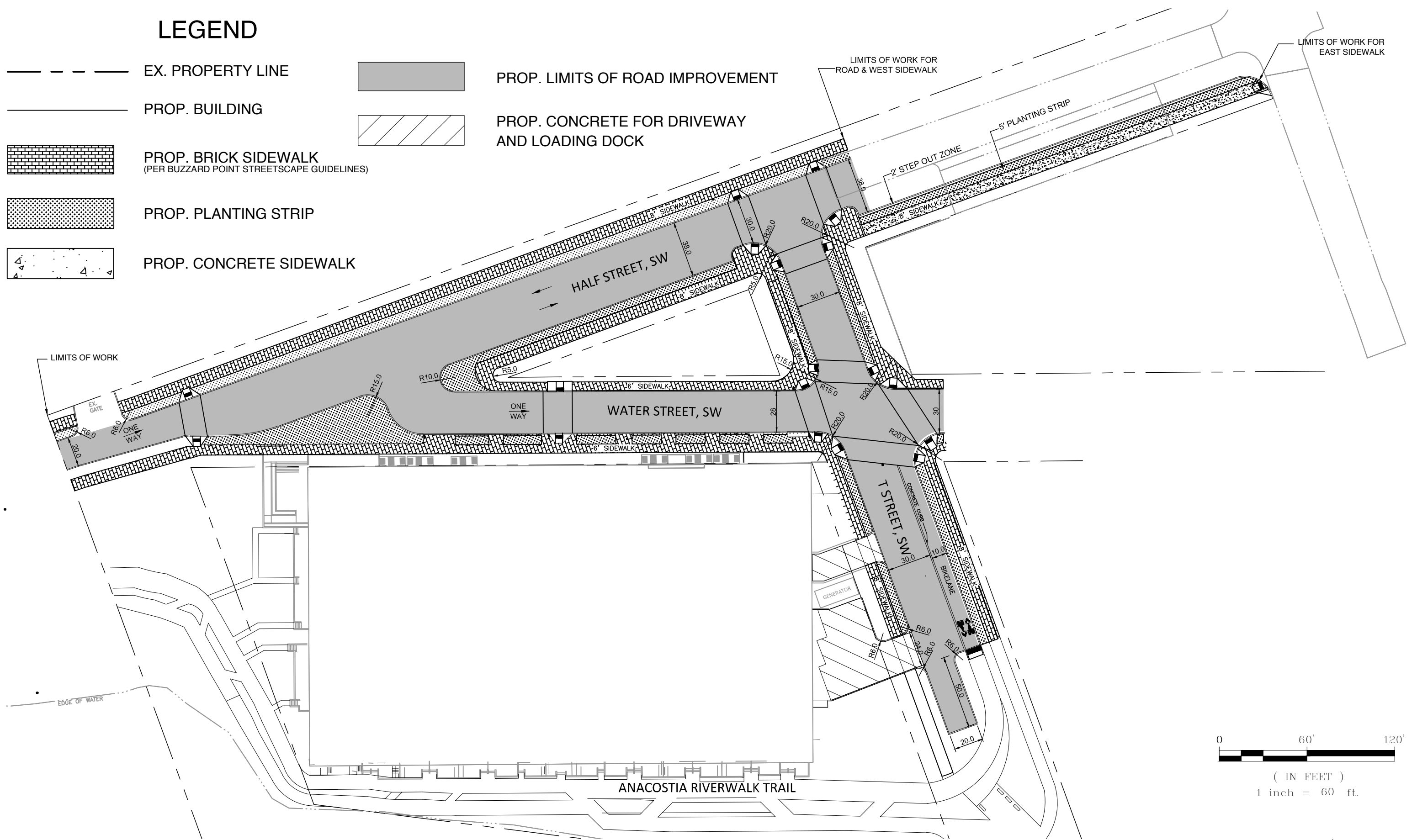
 PROP. BRICK SIDEWALK  
(PER BUZZARD POINT STREETScape GUIDELINES)

 PROP. PLANTING STRIP

 PROP. CONCRETE SIDEWALK

 PROP. LIMITS OF ROAD IMPROVEMENT

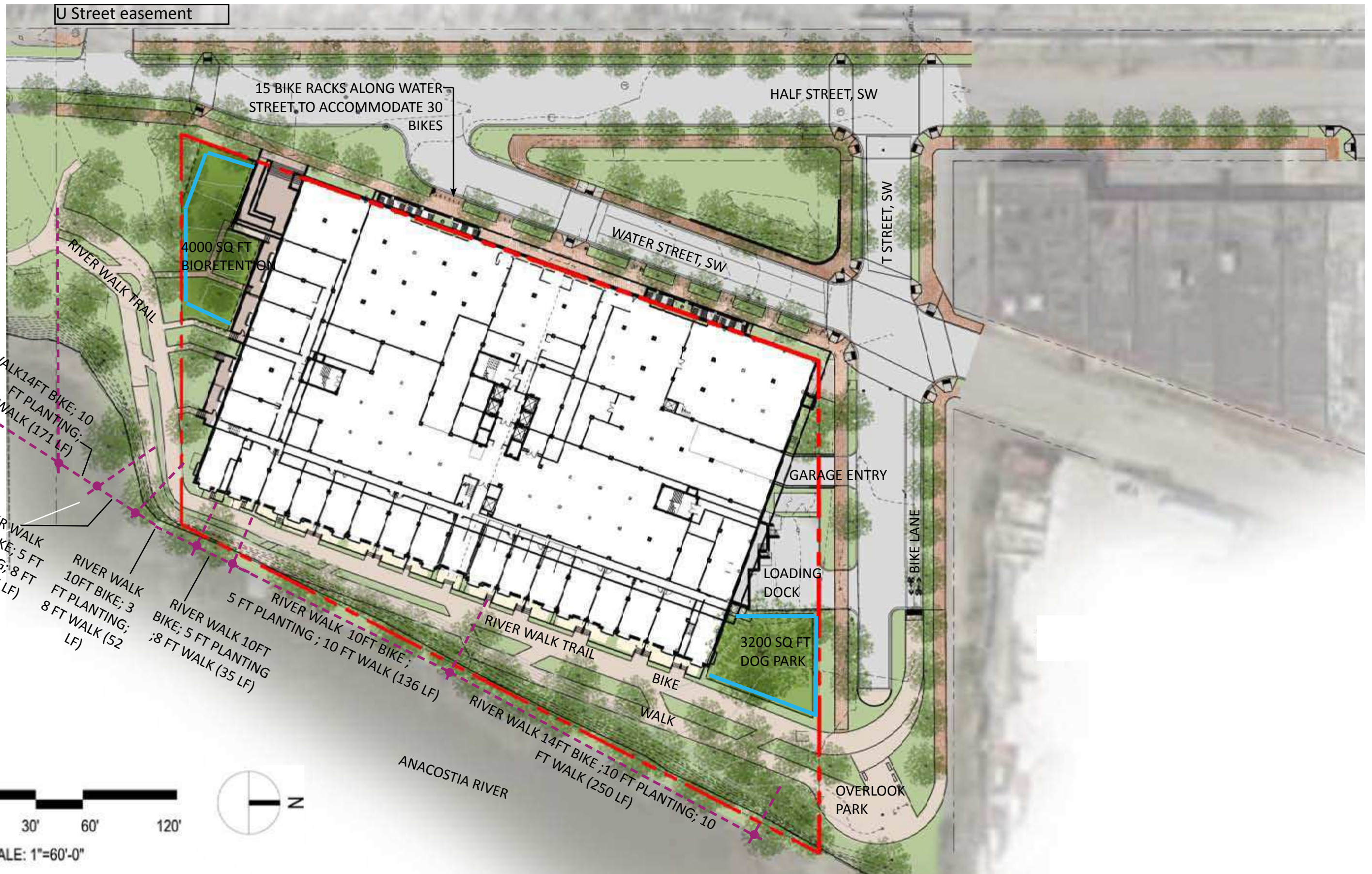
 PROP. CONCRETE FOR DRIVEWAY AND LOADING DOCK



( IN FEET )  
1 inch = 60 ft.

# 1900 HALF STREET

## public road improvements



# 1900 HALF STREET

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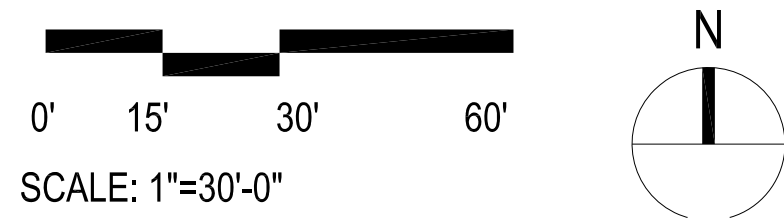
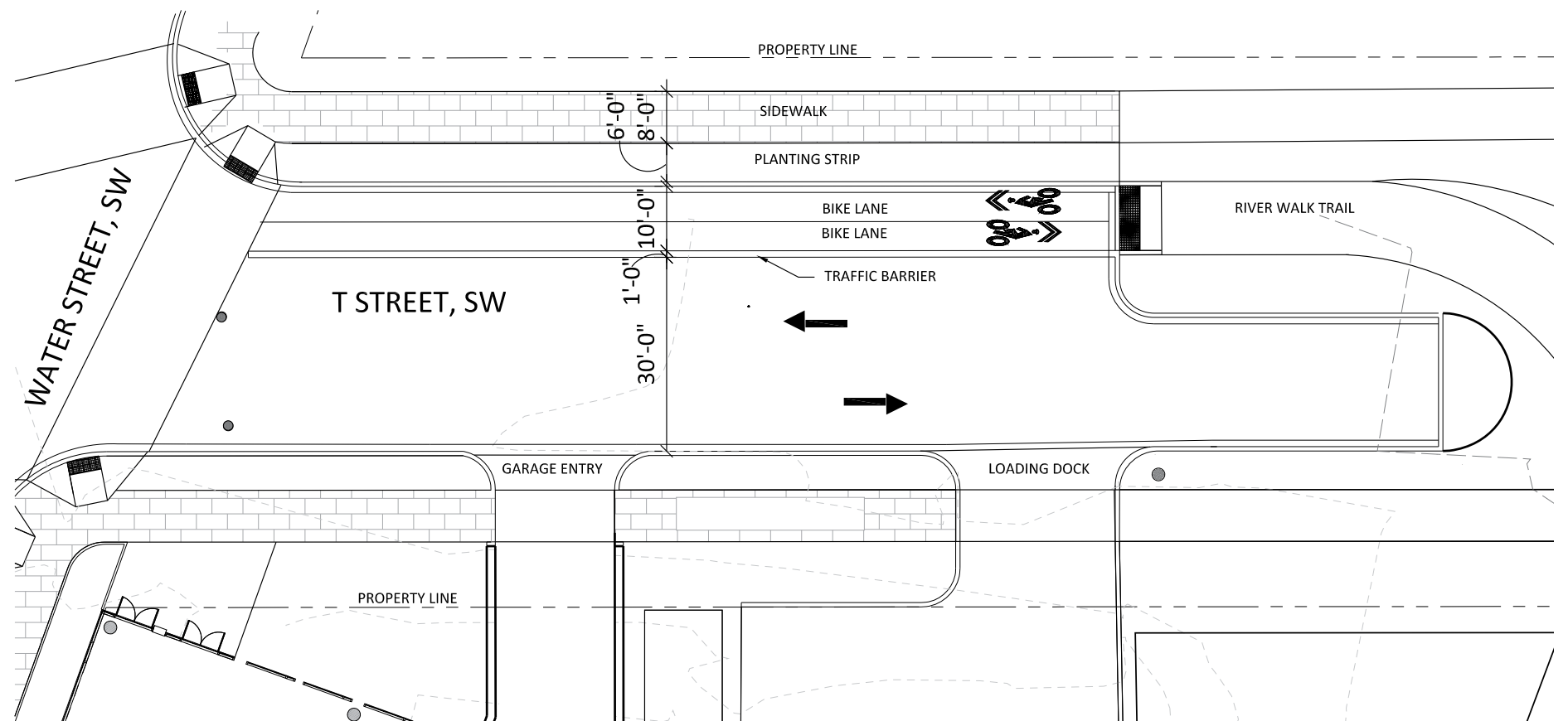
site plan | diagram

June 20, 2016



- LEGEND**
- existing shared street
  - proposed shared street
  - proposed bike route
  - point of interest

PROPOSED BIKE CIRCULATION T STREET TRANSITION



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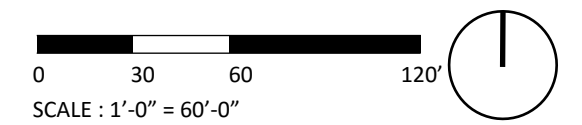
site analysis | bicycle routes

June 20, 2016



LEGEND

- - - property line
- existing tree
- bulkhead at river
- existing green space
- existing pavement



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## site analysis | existing site

June 20, 2016











ADDITIONAL INFORMATION

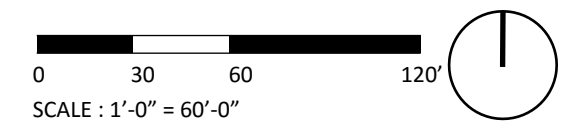
Existing water lines outfall directly into Anacostia River, which places additional environmental value on low impact development measures on site.



example of outfall at Anacostia River

LEGEND

- - - property line
-  existing tree
-  bulkhead at river
-  existing green space
-  existing pavement
-  water line
-  utility corridor
-  existing combined sewer lines
-  existing pepco vaults



# 1900 HALF STREET

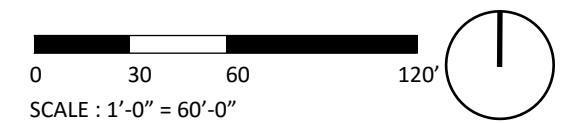
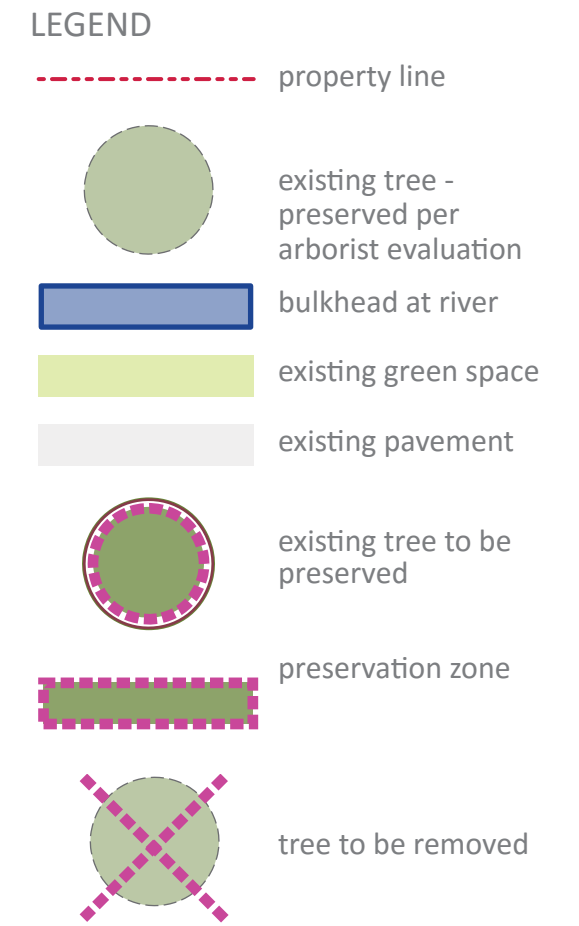
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## site analysis | existing utilities

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ADDITIONAL INFORMATION  
Trees appear in good condition



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## site analysis | site preservation

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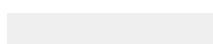




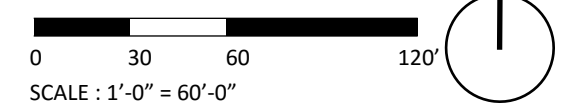


ADDITIONAL INFORMATION

Entry points pose grading conflicts and ADA accessibility challenges.

LEGEND

- - - property line
-  existing tree
-  bulkhead at river
-  existing green space
-  existing pavement
-  entry level 1
-  entry level P1
- o o o grading conflict areas



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## site analysis | topography

June 20, 2016