

# 04 BUILDING DRAWINGS

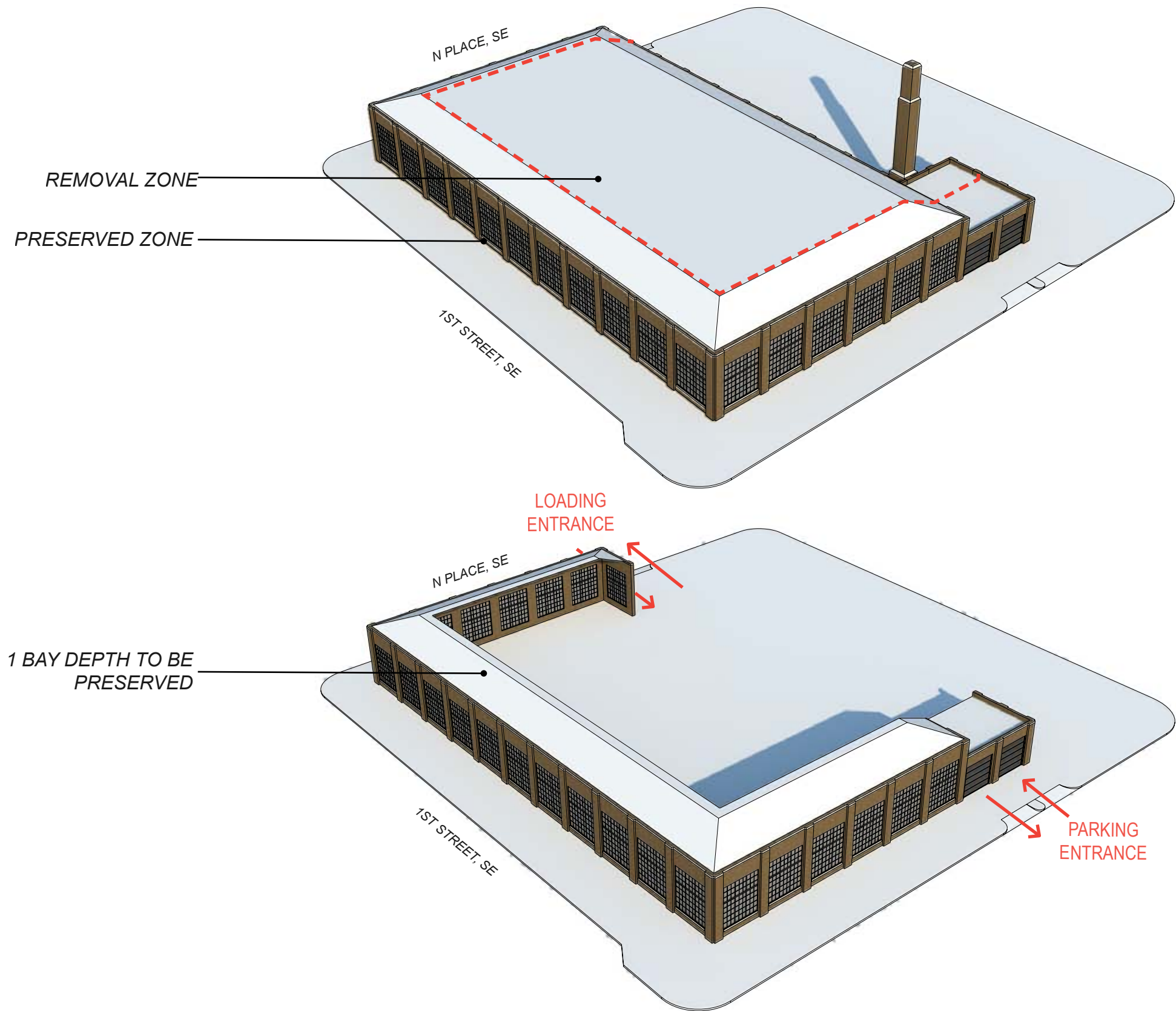
G1 PRESERVATION CONCEPT



EXISTING IMAGES FLEET MAINTENANCE BUILDING

NOTE

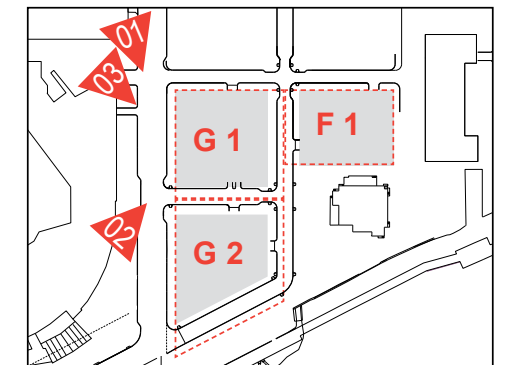
AS REQUIRED BY THE CAPITOL GATEWAY OVERLAY DISTRICT, THE PROPOSED GROUND FLOOR USE ALONG 1ST STREET, SE IS RETAIL. PROPOSED MODIFICATIONS TO THE EXISTING BUILDING'S RETAINED FACADES, IN ORDER TO ACCOMMODATE RETAIL ENTRANCES AND IDENTITY, WILL BE INCLUDED IN FUTURE SECOND STAGE PLANNED UNIT DEVELOPMENT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



PRESERVATION DIAGRAM FLEET MAINTENANCE BUILDING



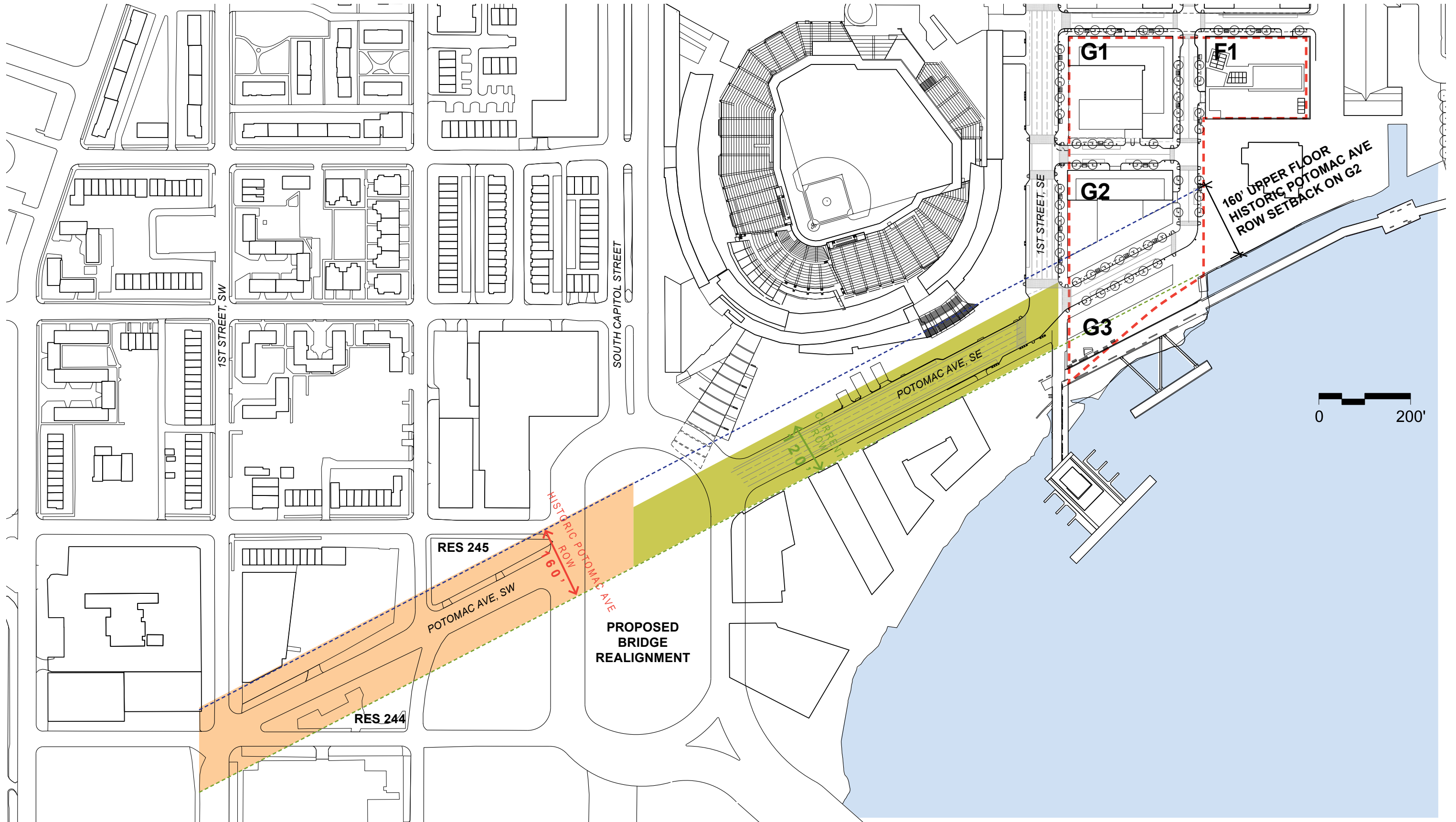
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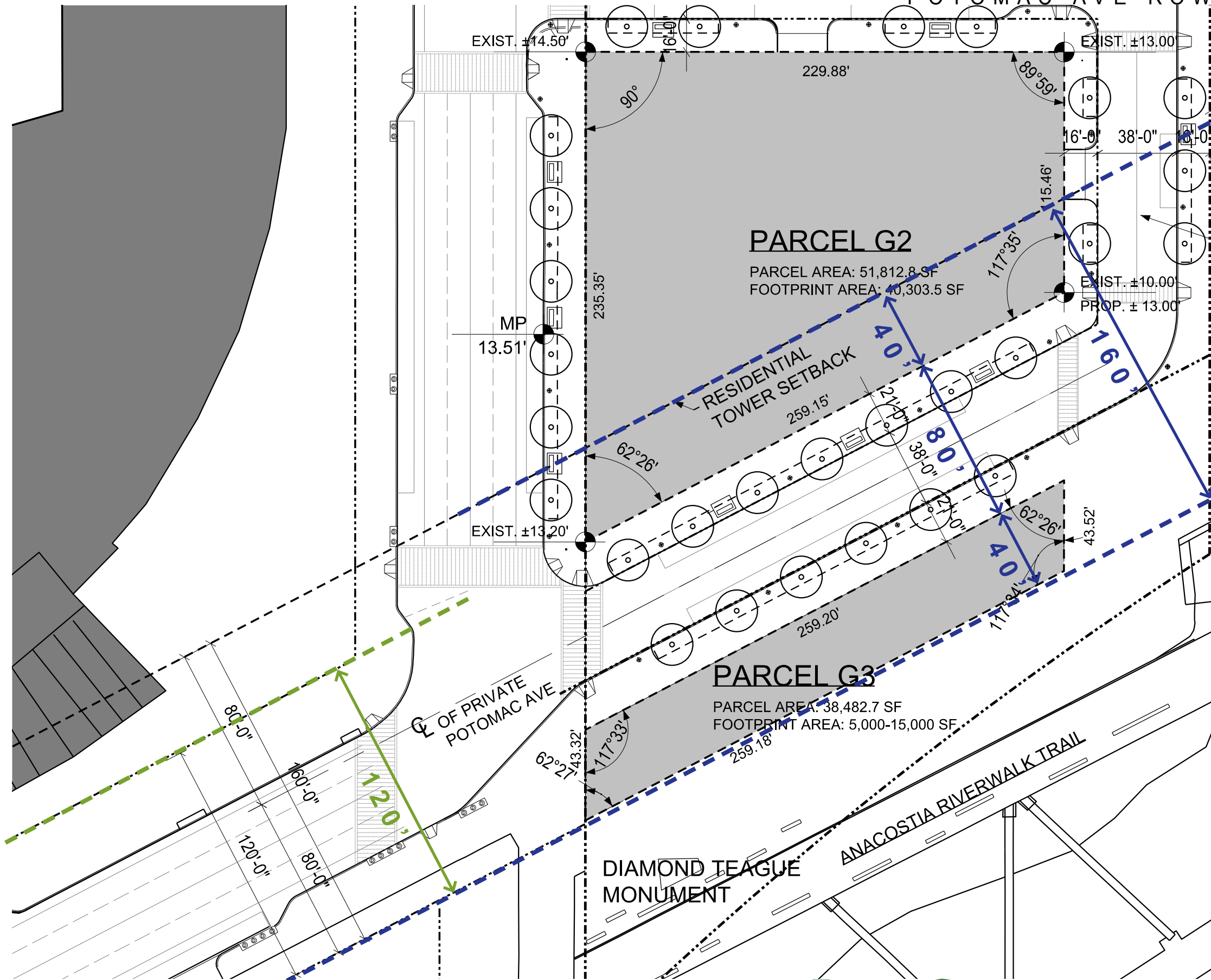







NOTE

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

# POTOMAC AVE ROW DIAGRAM





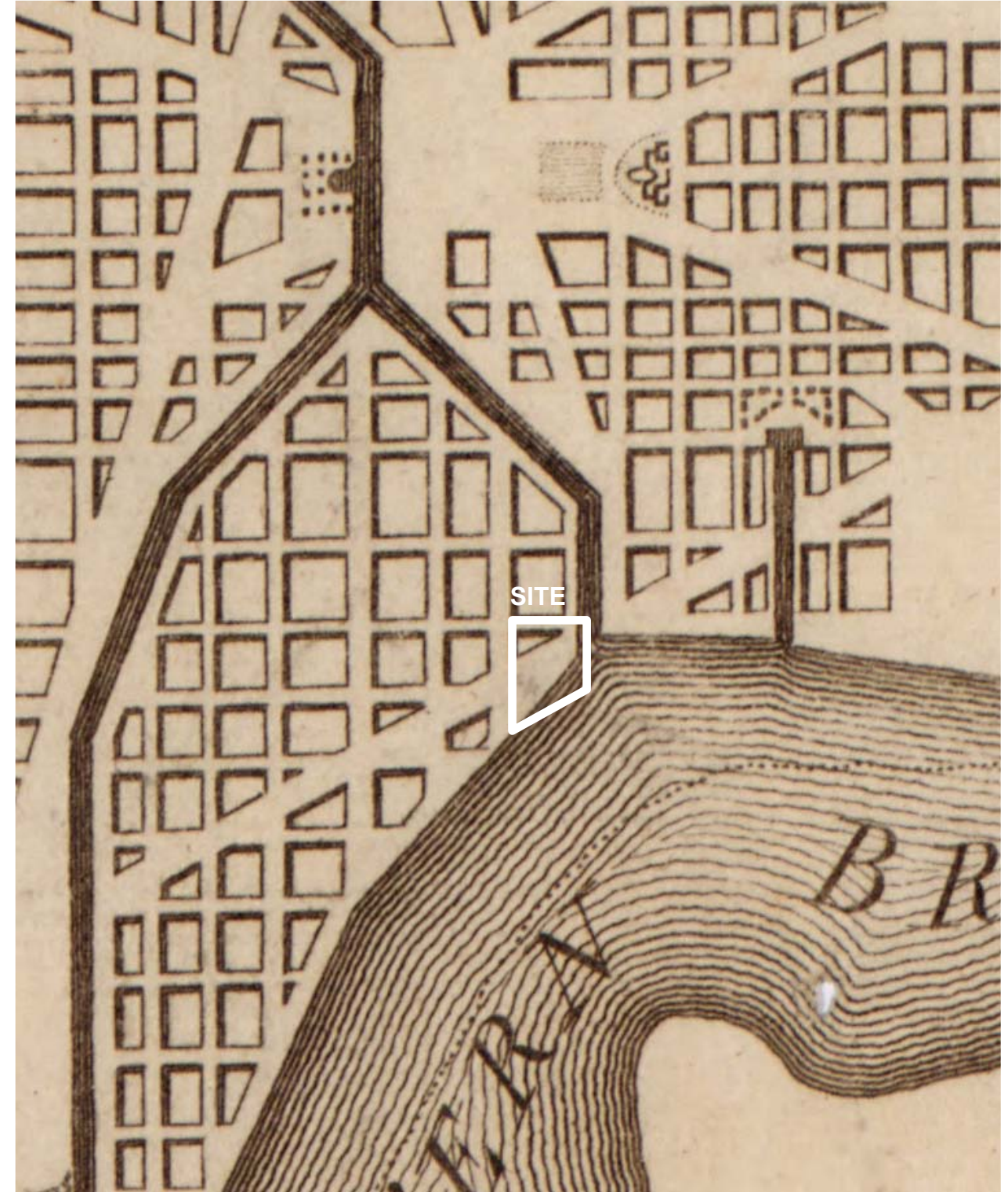
-  CURRENT ROW BOUNDARY BETWEEN SOUTH CAPITOL ST & 1 ST, SE
-  HISTORIC POTOMAC ROW (ABOVE RETAIL)
-  RETAIL/CULTURAL WITHIN HISTORIC POTOMAC AVE ROW (MAX HEIGHT OF 30')
-  HISTORIC POTOMAC AVE ROW
-  CURRENT POTOMAC AVE ROW

**DC WATER OCCUPIED SITES**

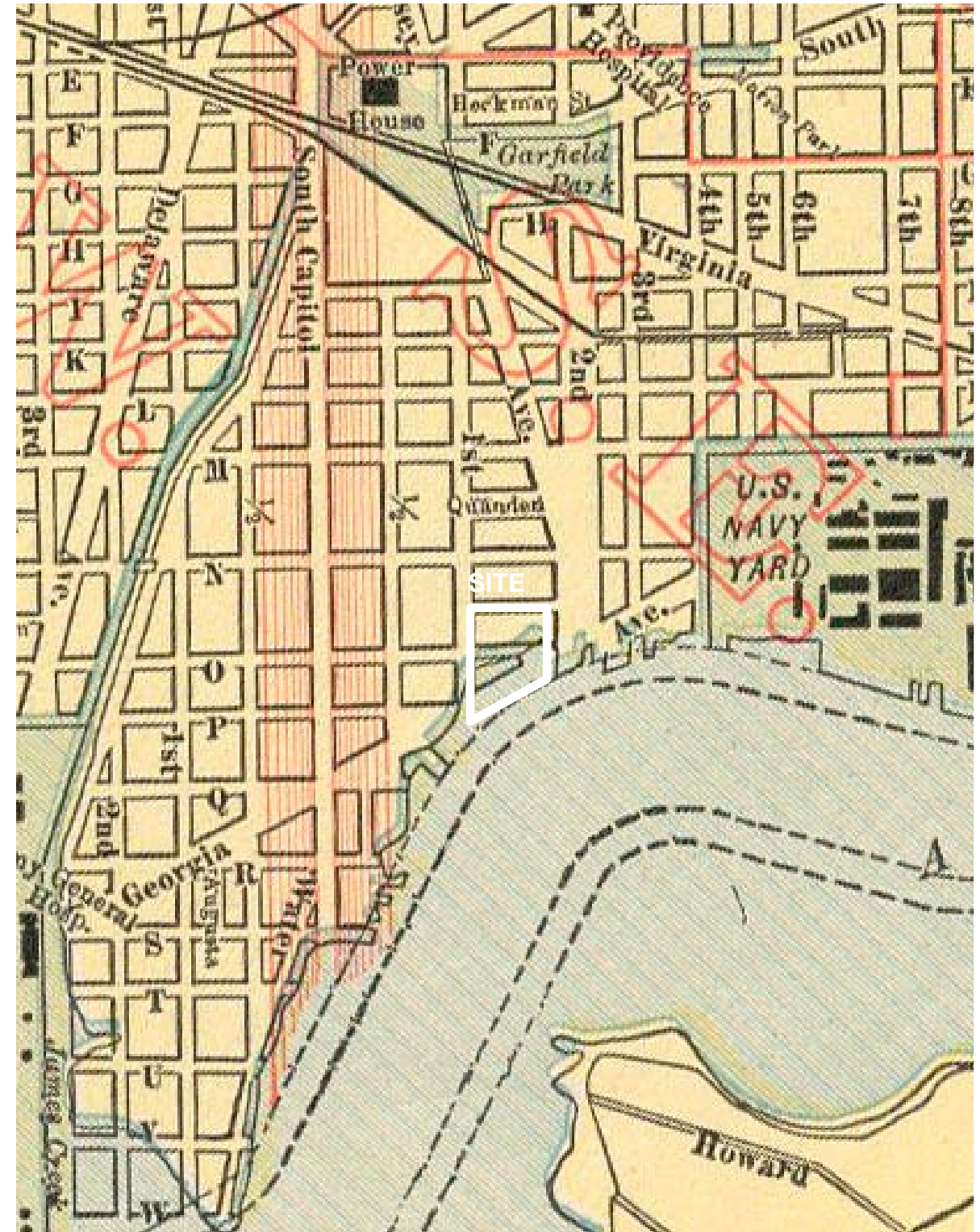
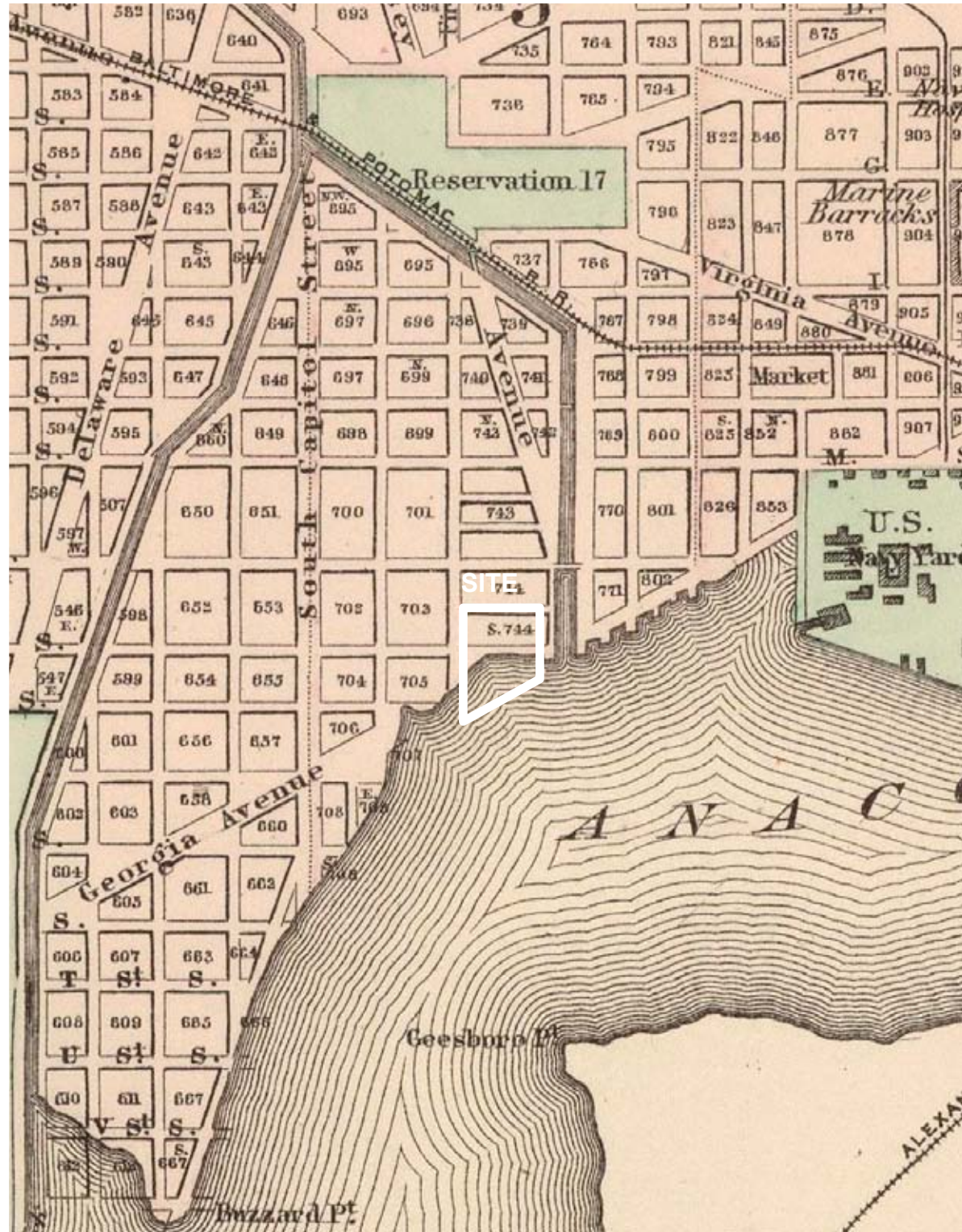




L'ENFANT PLAN 1791



ELLICOTT PLAN 1792

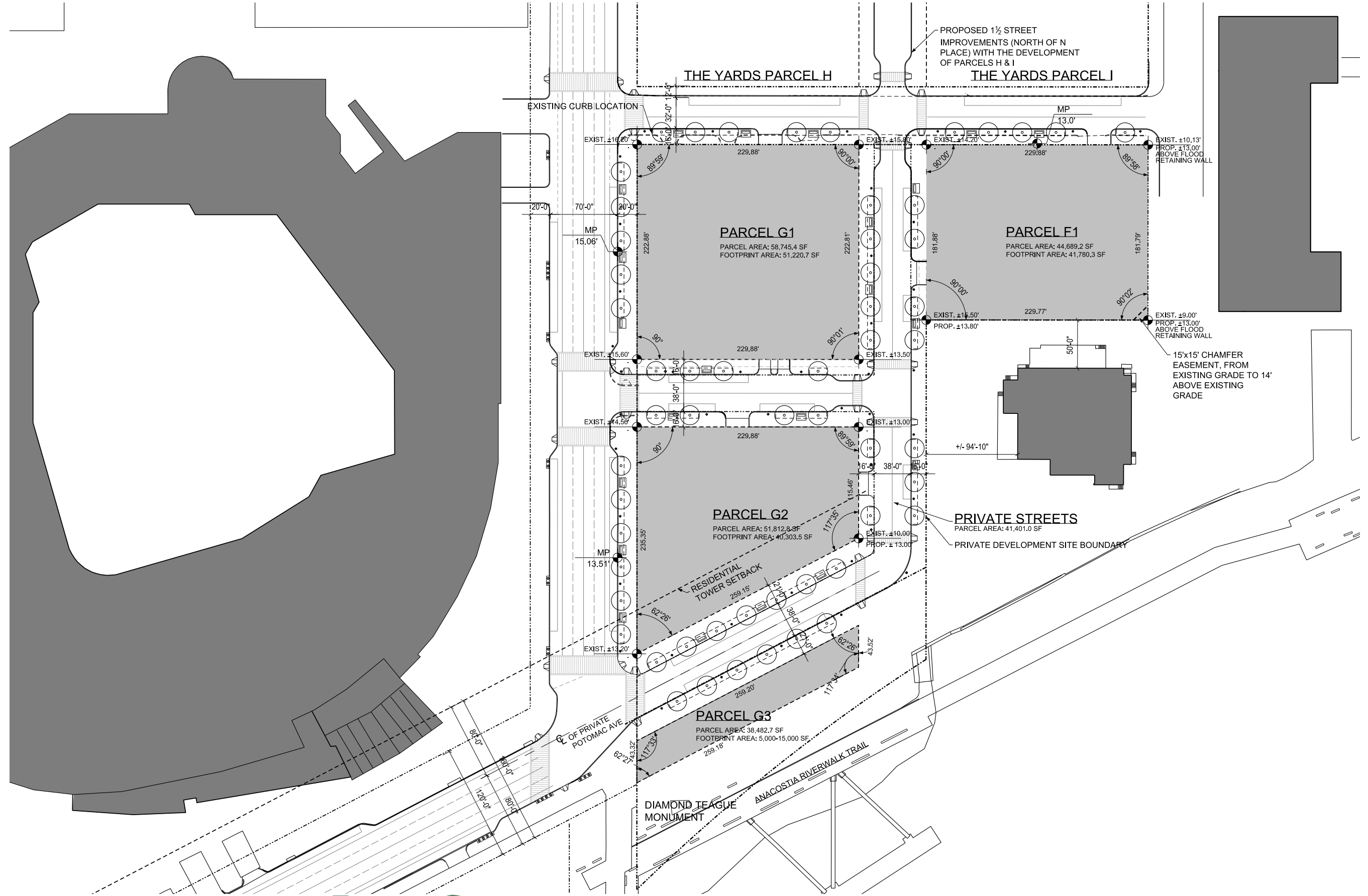


JOHNSON'S MAP 1860

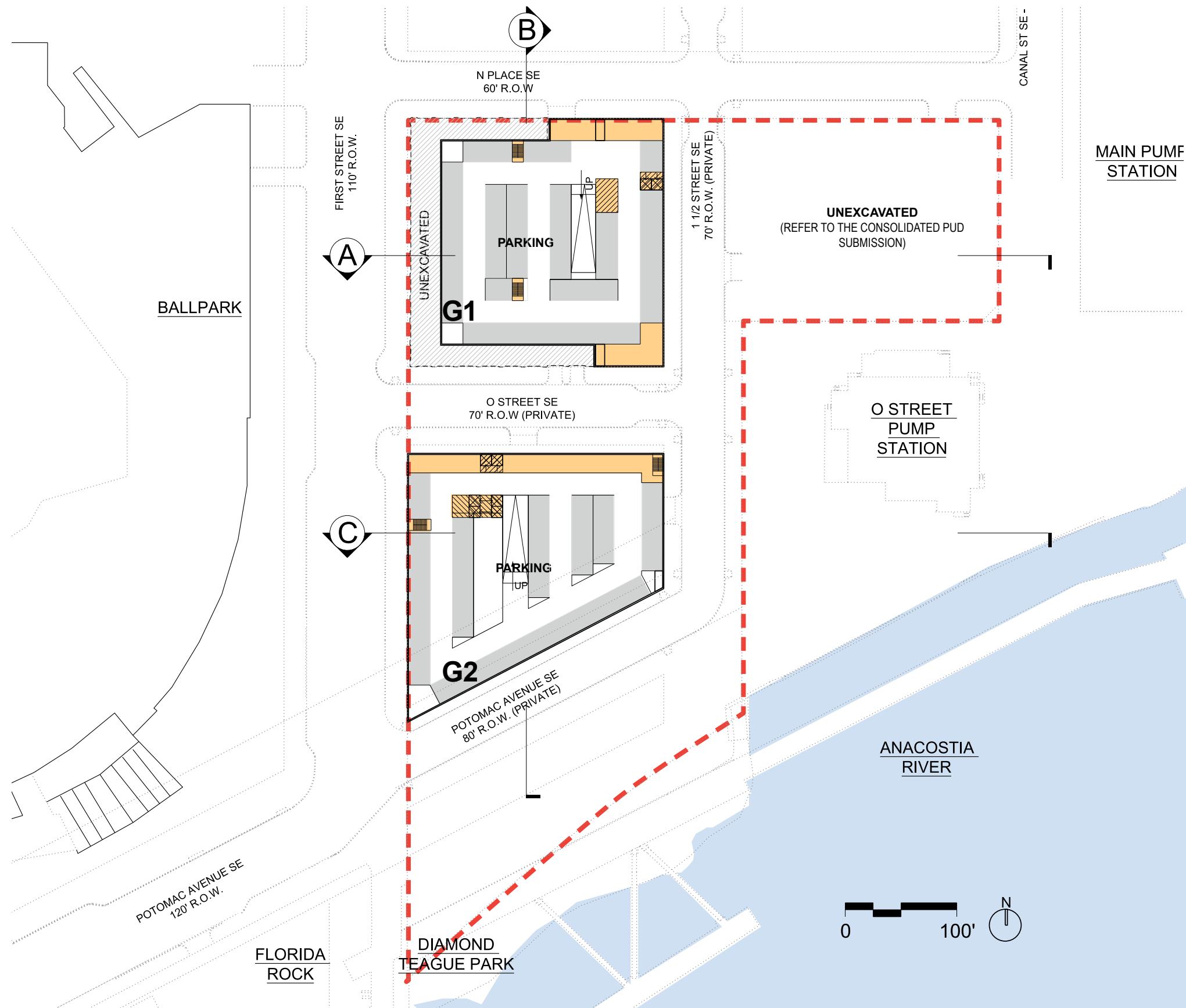
HAMMOND AND CO MAP 1908

# DC WATER OCCUPIED SITES







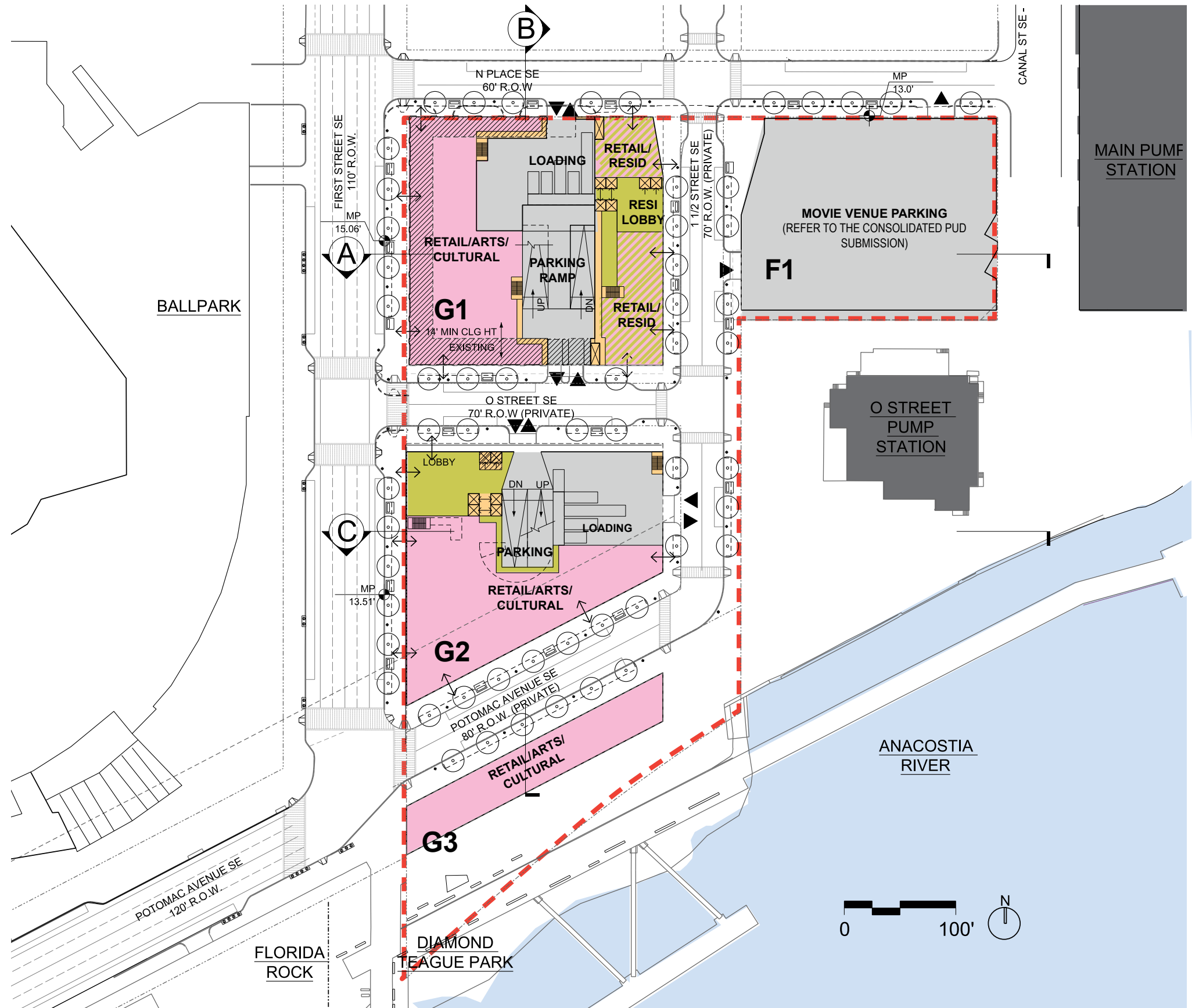


**KEY**

<span style="display:inline-block; width:15px; height:10px; background-color: #FFB6C1; border: 1px solid black;"></span>	RETAIL
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<span style="display:inline-block; width:15px; height:10px; background-color: #A9A9A9; border: 1px solid black;"></span>	PARKING / LOADING
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**NOTE**  
 PLANS FOR G1 & G2 ARE FOR ILLUSTRATIVE PURPOSES AND ARE SUBJECT TO CHANGE DURING THE FUTURE SECOND STAGE DESIGN AND REVIEW PROCESS.

# GROUND FLOOR PLAN

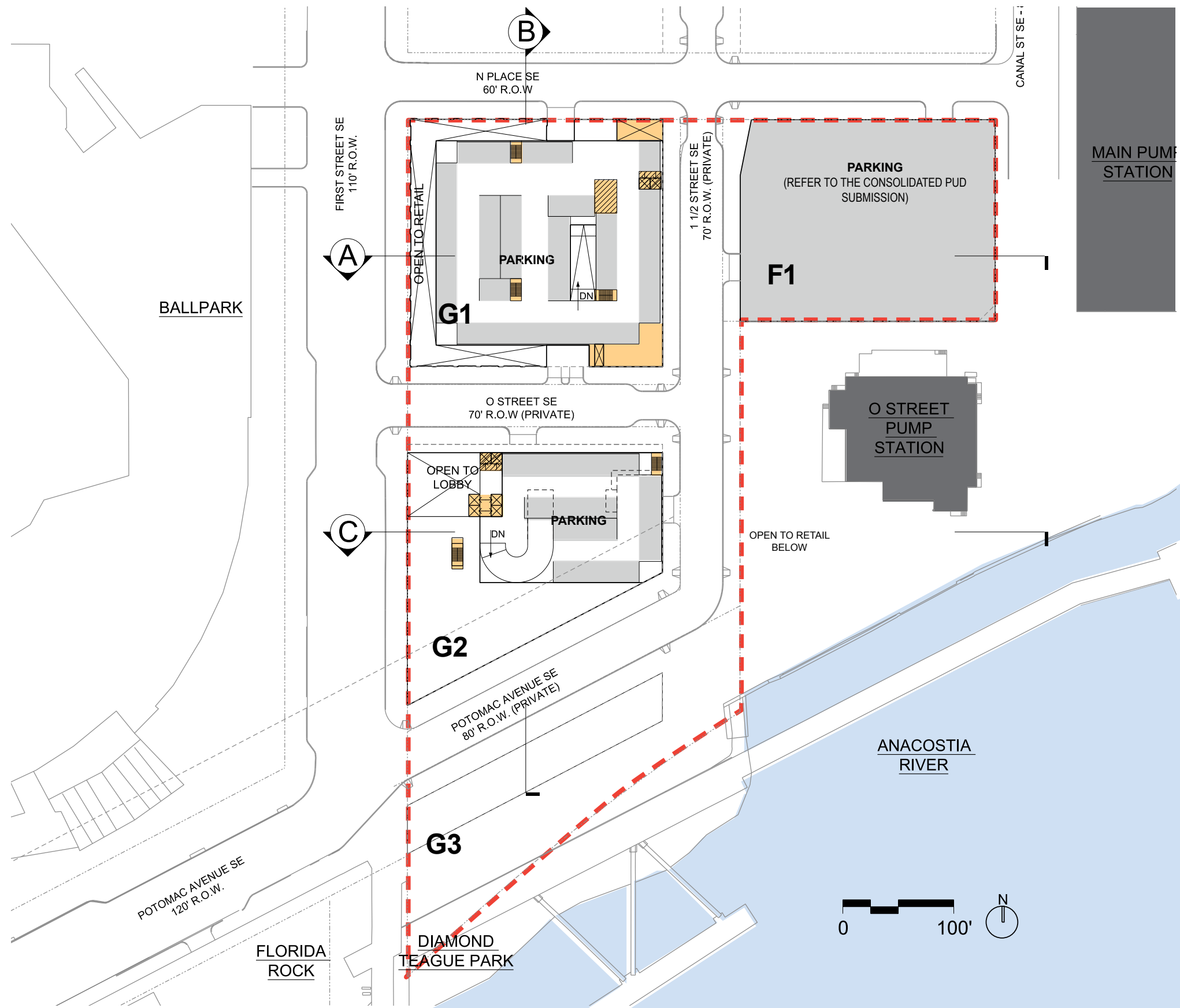


## KEY

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

## NOTE

PLANS FOR G1 & G2 ARE FOR ILLUSTRATIVE PURPOSES AND ARE SUBJECT TO CHANGE DURING THE FUTURE SECOND STAGE DESIGN AND REVIEW PROCESS.



KEY

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

NOTE

PLANS FOR G1 & G2 ARE FOR ILLUSTRATIVE PURPOSES AND ARE SUBJECT TO CHANGE DURING THE FUTURE SECOND STAGE DESIGN AND REVIEW PROCESS.

THE SCREENING OF ABOVE-GRADE PARKING WILL BE DESIGNED IN A FUTURE SECOND STAGE PUD APPROVAL PROCESS

# 3RD FLOOR PLAN



## KEY

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

## NOTE

PLANS FOR G1 & G2 ARE FOR ILLUSTRATIVE PURPOSES AND ARE SUBJECT TO CHANGE DURING THE FUTURE SECOND STAGE DESIGN AND REVIEW PROCESS.

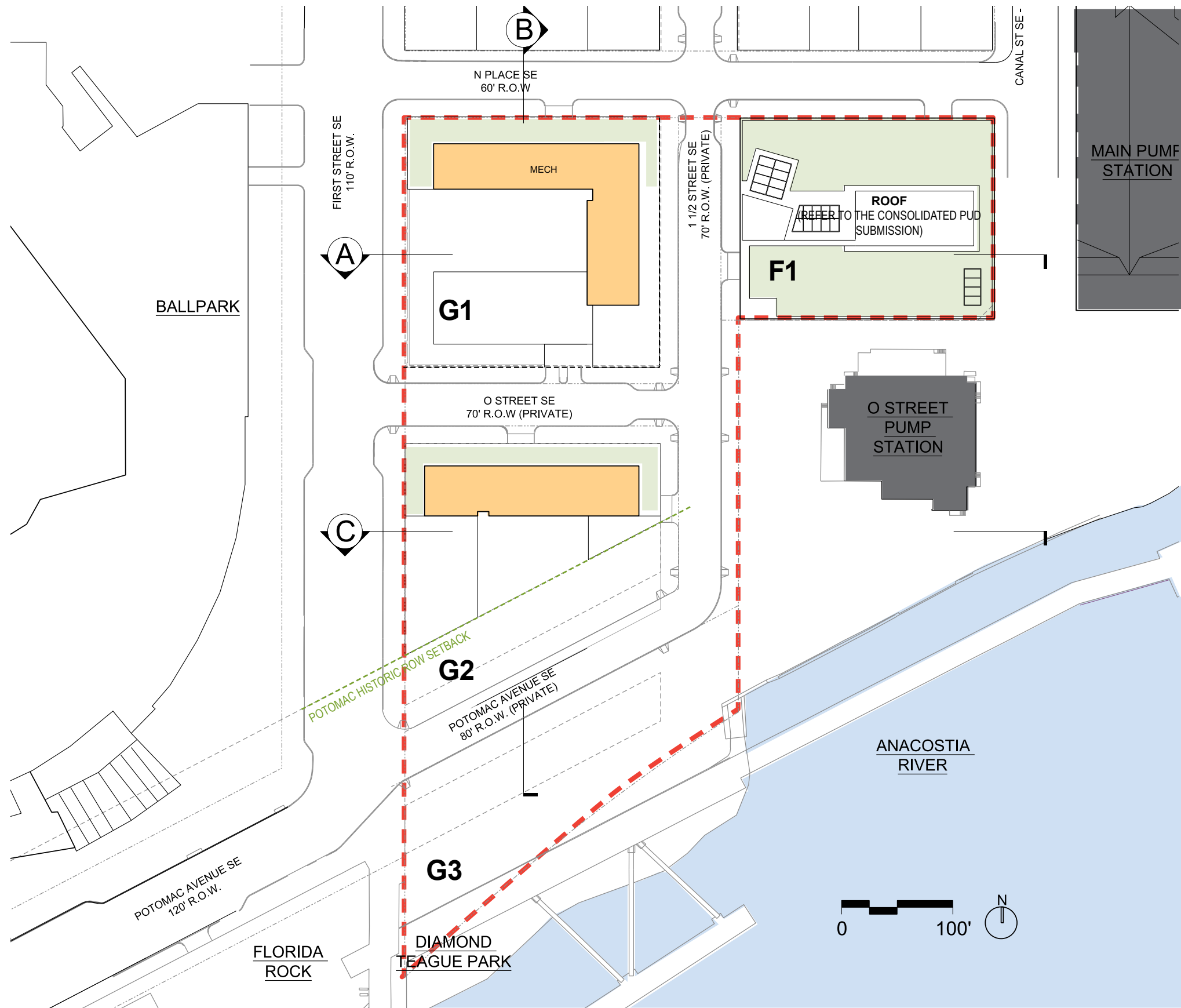


- KEY**
- RETAIL
  - RESIDENTIAL
  - RESI COMMON
  - PARKING / LOADING
  - MEP / SHAFTS

**NOTE**  
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UPPER FLOORS (11-12)

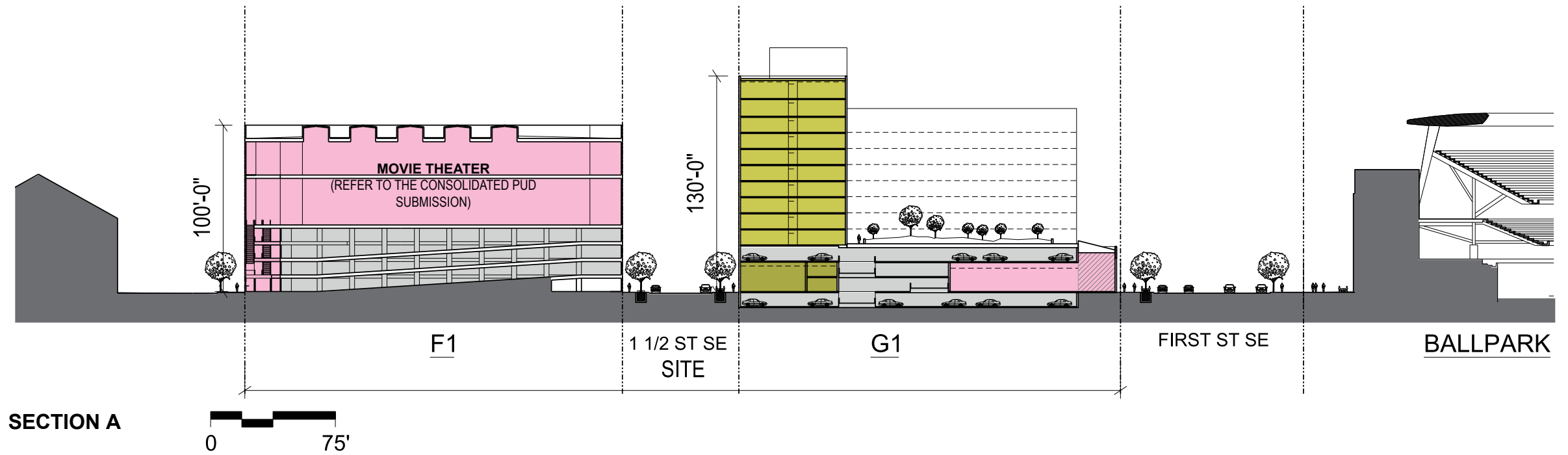




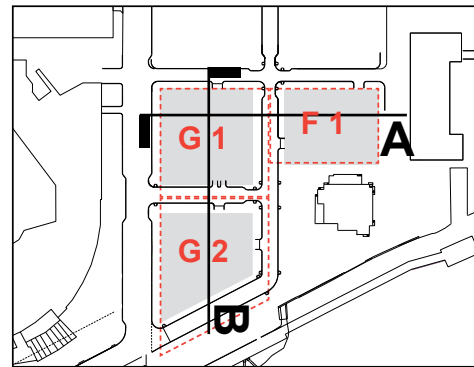
- KEY**
- RETAIL
  - RESIDENTIAL
  - RESI COMMON
  - PARKING / LOADING
  - MEP / SHAFTS

**NOTE**  
 PLANS FOR G1 & G2 ARE FOR ILLUSTRATIVE PURPOSES AND ARE SUBJECT TO CHANGE DURING THE FUTURE SECOND STAGE DESIGN AND REVIEW PROCESS.

# SITE SECTIONS



## KEY

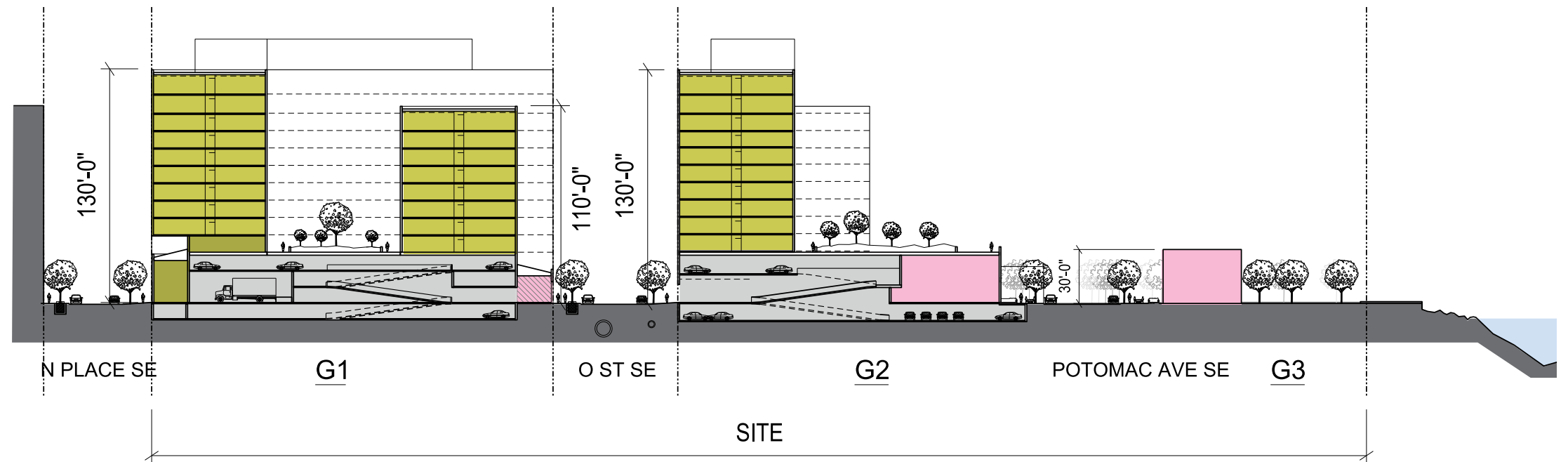


- RETAIL
- RESIDENTIAL
- RESI COMMON
- PARKING / LOADING / MEP

## NOTE

THE BUILDING HEIGHTS SHOWN ARE TAKEN FROM THE MEASURING POINTS FOR EACH DEVELOPMENT PARCEL AS SHOWN ON THE GROUND FLOOR PLAN. THE ROOF STRUCTURE HEIGHTS FOR THE G1 AND G2 PARCELS ARE 18'6" MEASURED FROM THE TOP OF THE MAIN ROOF.

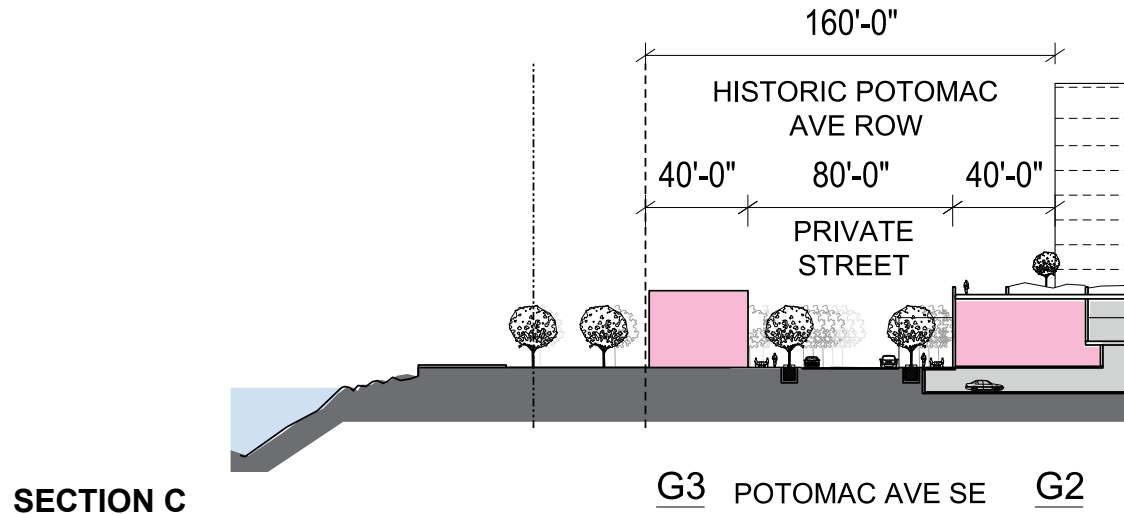
## SECTION B



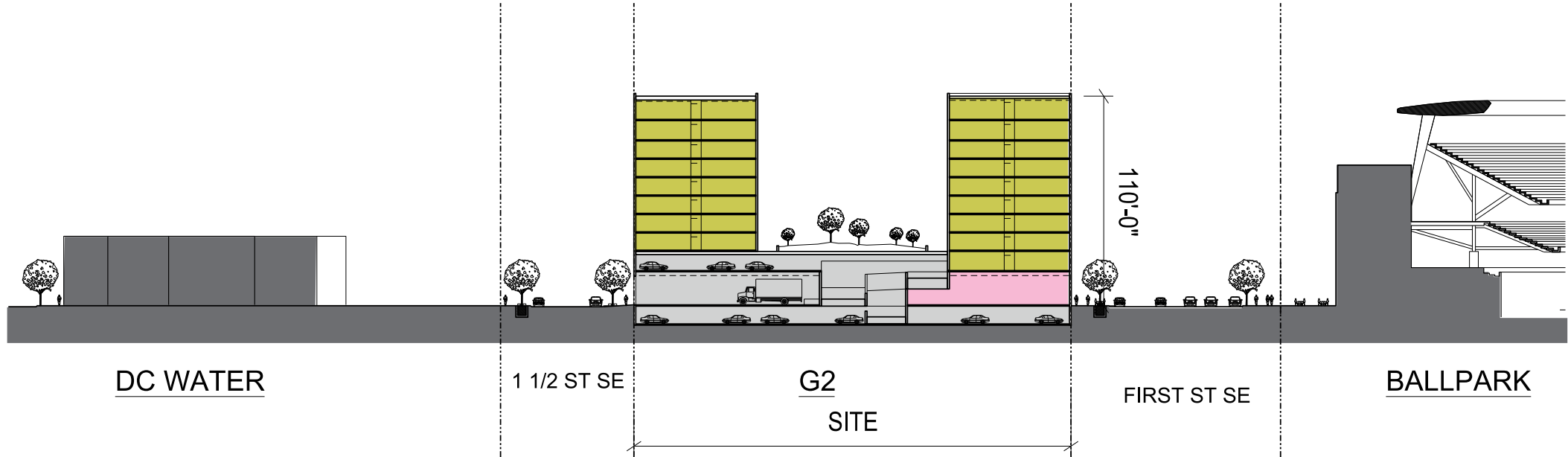
**FORESTCITY**

**DC WATER OCCUPIED SITES**

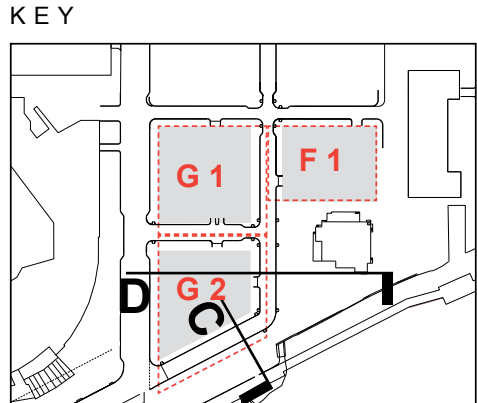




SECTION C



SECTION D



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

NOTE

THE BUILDING HEIGHTS SHOWN ARE TAKEN FROM THE MEASURING POINTS FOR EACH DEVELOPMENT PARCEL AS SHOWN ON THE GROUND FLOOR PLAN. THE ROOF STRUCTURE HEIGHTS FOR THE G1 AND G2 PARCELS ARE 18'6" MEASURED FROM THE TOP OF THE MAIN ROOF.

DC WATER OCCUPIED SITES



