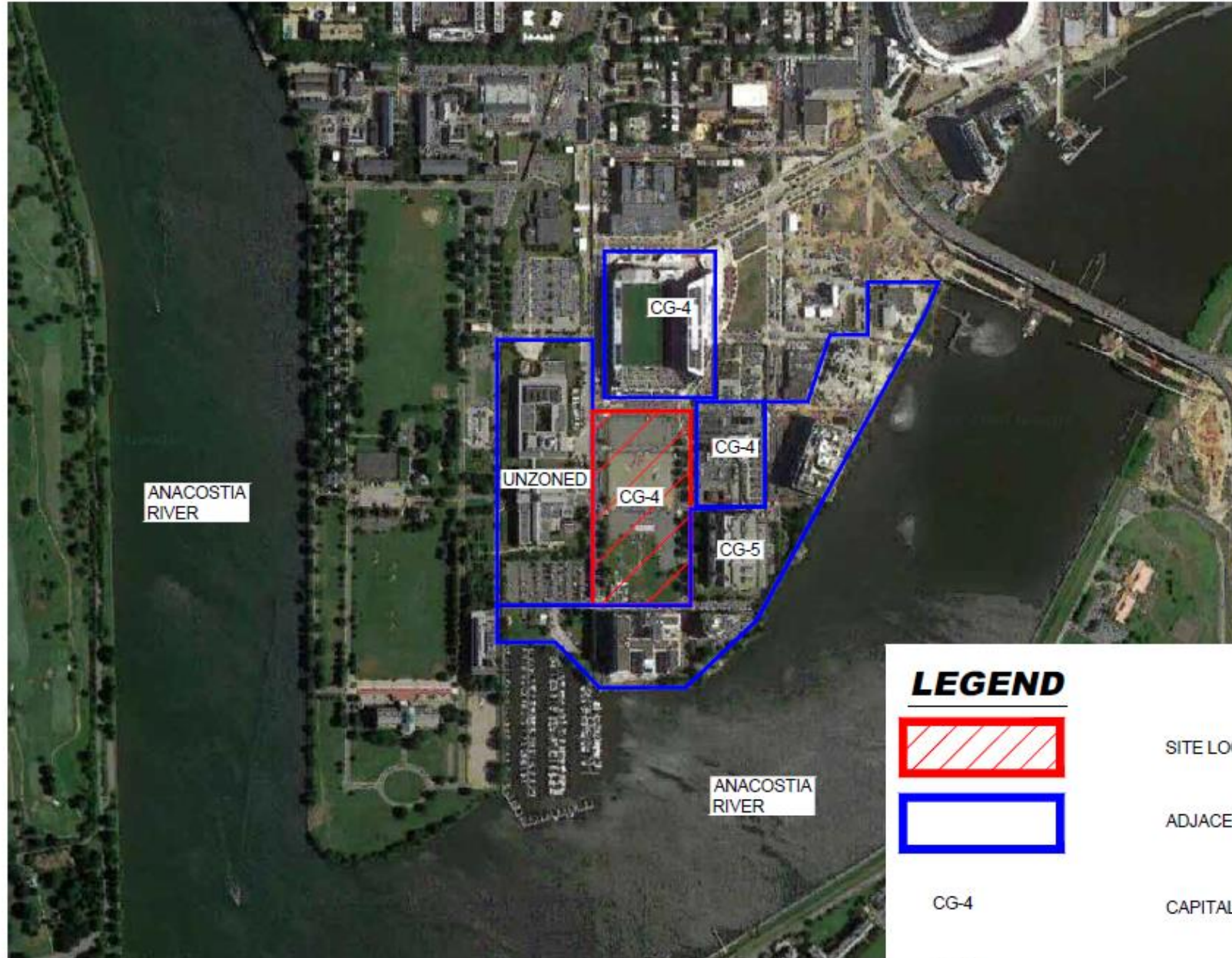


100 V Street SW: Large Tract Review



ZONING MAP



LEGEND



SITE LOCATION



ADJACENT SITES

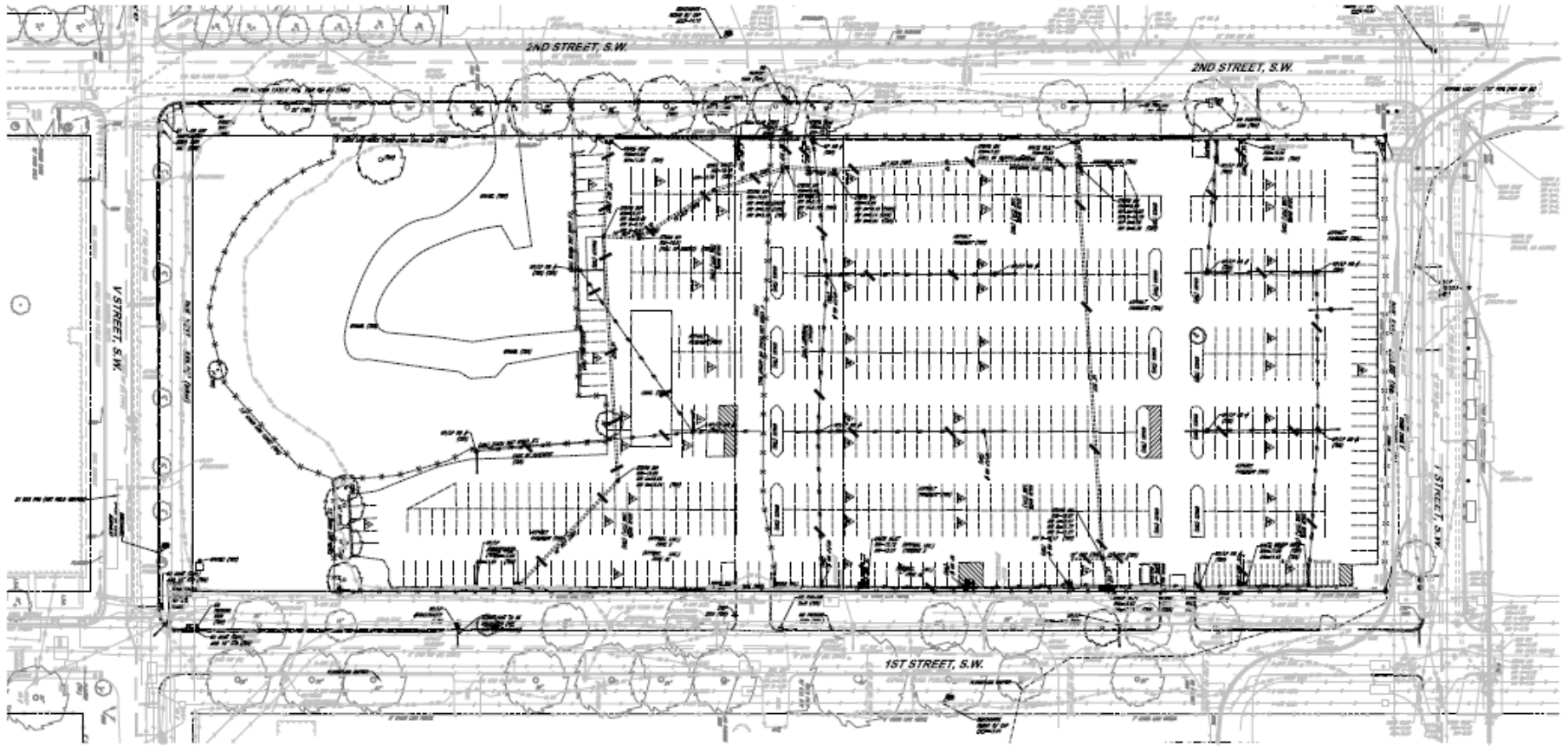
CG-4

CAPITAL GATEWAY ZONE 4

CG-5

CAPITAL GATEWAY ZONE 5

EXISTING CONDITIONS AND DEMOLITION PLAN



SURVEY REFERENCES

- REFERENCES:
1. MAP WITH NO TITLE OF 2100 2ND ST NW, DC, PREPARED BY PERCO ENGINEERS - DISTRICT OF COLUMBIA, DATED MAY 2, 2010.
 2. MAPS ENTITLED "16.50 SQ. ACRES, A 13.00 ACRES S.A. & 3.50 ACRES" PREPARED BY DC WATER, DATED MARCH 3, 2008.
 3. MAP ENTITLED "A 16.50 ACRES LAND TITLE SURVEY" PREPARED BY A. MORTON THOMAS AND ASSOCIATES, INC., DATED DECEMBER 2008 AND LAST REVISED DECEMBER 6, 2008.
 4. 800007 ENTITLED "SITE PLAN DOCUMENTS FOR AIRSIDE FLOODPLAIN REGULATIONS 800007" PREPARED BY SCHLAR DC, DATED MAY 22, 2010.

EXISTING CONDITIONS/DEMOLITION NARRATIVE

THE SITE CONSISTS OF AN EXISTING SURFACE PARKING LOT. THIS PROPOSED PLAN INCLUDES THE DEMOLITION OF THE EXISTING SURFACE PARKING LOT, ITS RELATED FEATURES, AND UTILITIES AND THE CONSTRUCTION OF A GARAGE, UTILITY LABORATORY, PUBLIC SPACE, BIODIVERSITY, AND OTHER SITE-RELATED FEATURES. THE PROJECT PROPOSES THE RELOCATION OF TWO (2) CURB CUTS THAT PROVIDE ENTRY TO THE SITE, THE CLOSURE AND REMOVAL OF TWO (2) CURB CUTS, AND THE ADDITION OF FOUR (4) CURB CUTS.

REFERENCES:

1. MAPS ENTITLED "16.50 A SURVEY" AND "30.1 A & 3.0 A SURVEY" PREPARED BY DC WATER.
2. MAPS ENTITLED "16.50 A SURVEY", "30.1 A SURVEY", AND "3.0 A SURVEY" PREPARED BY DC WATER.

SURVEY NOTES

1. PROPERTY IN LOT 16, SQUARE 811 IS RECORDED IN PLAT RECORDS AT PAGE 110. ASSET LOT 816, SQUARE 811 AND ASSET LOT 816, SQUARE 812 ARE ALL AROUND THE OFFICE OF THE SURVEYOR IN THE DISTRICT OF COLUMBIA AND BEING THE LAND OF RAYLAND HOLDEN, LLC. AS RECORDED IN PLAT NUMBER NO. 2003-00161. ALL RECORDED AROUND THE OFFICE OF THE RECORDS OF DEEDS FOR THE DISTRICT OF COLUMBIA.
 2. AREA ASSET LOT 816 + 13.000 SQUARE FEET OR 0.297 ACRES (M) ASSET LOT 816 + 13.000 SQUARE FEET OR 0.297 ACRES (M) LOT 14 + 13.000 SQUARE FEET OR 0.297 ACRES (M)
 3. LOCATION OF ALL UNDERGROUND UTILITIES AND APPROXIMATE SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THEIR LOCATION AND UTILITIES. HOWEVER, LACKING INFORMATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND FULLY DETERMINED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT RECONSTRUCTION MAY BE NECESSARY.
 4. THIS FIELD SURVEY WAS PERFORMED ON THE GROUND UTILIZING THE REFERENCE MATERIAL AS LISTED HEREIN AND DEFECTS, RECORDS, STRUCTURES AND OTHER IMPROVEMENTS PHYSICAL ON APRIL 11, 2011, BY SCHLAR ENGINEERS.
 5. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY; HOWEVER, NO PHYSICAL INDICATORS OF SUCH WERE FOUND AT THE TIME OF THE FIELD SURVEY OF THIS SITE.
 6. ELEVATIONS ARE BASED ON DC DPM DATUM PER BENCHMARK, MAP 10-10, WITH A PUBLISHED ELEVATION OF 10.70 FEET.
 7. THE PROPERTY IS LOCATED IN ZONE A6 (A6) FLOOD PLANNING DISTRICT, AND ZONE X (A6) OF 0.7% ANNUAL CHANCE FLOOD. AREAS OF FLOODING ARE SHOWN BY A LINE THREE (3) FEET OR MORE FROM THE BOUNDARY. AREAS LESS THAN THREE (3) FEET ARE SHOWN BY A LINE FROM THE ANNUAL CHANCE FLOOD PER MAP ENTITLED "1998 FLOOD INSURANCE RATE MAP, DISTRICT OF COLUMBIA, WASHINGTON, D.C., PAGE 87 OF 107, MAP NUMBER 110000007, WITH A MAP REVISED DATE OF SEPTEMBER 22, 2010.
- BOUNDARY INFORMATION (SHOW HEREIN) WAS OBTAINED FROM OFFICIAL CITY RECORDS, AND VERIFIED BY THE FIELD SURVEY AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH THE ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO REVIEW AND APPROVAL BY THE OFFICE OF THE SURVEYOR, DISTRICT OF COLUMBIA. A "SURVEY TO MARK" PREPARED BY THE DISTRICT OF COLUMBIA SURVEYING LANE SURVEYOR AND VERIFIED BY THE OFFICE OF THE SURVEYOR IS REQUIRED TO ESTABLISH AN ANNUAL BOUNDARY DETERMINATION AND COMPARISON FOR THIS PROPERTY. THIS SURVEY REFLECTS A "PRELIMINARY SURVEY TO MARK" FOR LOTS 16 AND 816 SQUARE 811 AND LOT 816 SQUARE 812, DATED JULY 15, 2011, PREPARED BY DATUMBART, INC. AND RECORDED IN BOOK 5002 AT PAGE 207.
8. THREE (3) INCH DIA. AND LARGER NEW BIRM LOCATED WITHIN THE PROJECT BOUNDARY.

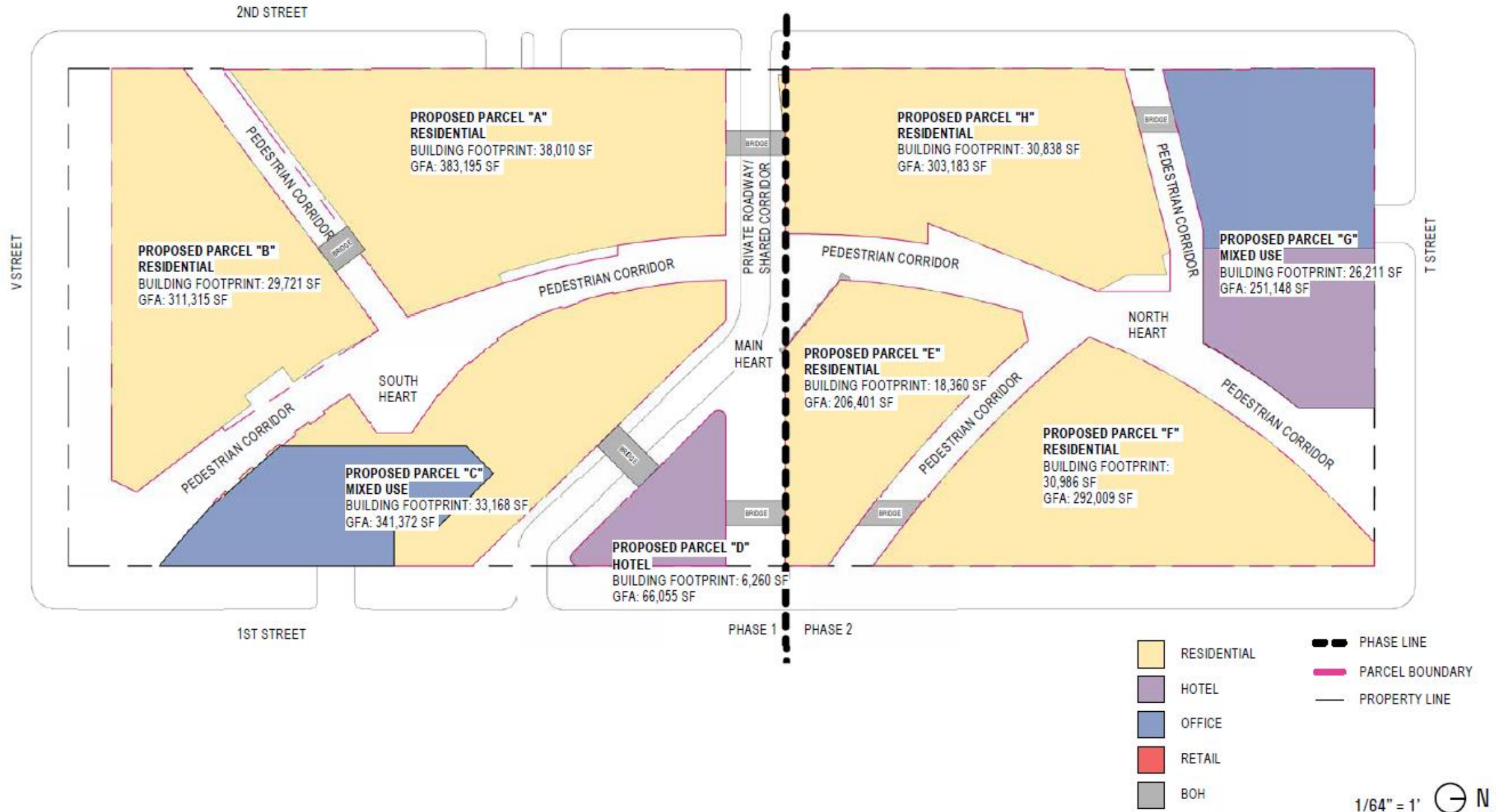
DEMOLITION NOTES:

1. 100 YEAR AND 500 YEAR FLOOD PLANNING ARE APPROXIMATE.
2. CONTRACTOR TO LOCATE AND IDENTIFY ALL BENCHMARKS PRIOR TO CONSTRUCTION.
3. THE DISPOSITION OF DRY UTILITIES ON THIS PLAN IS FOR REFERENCE. CONTRACTOR TO REFER TO DRY UTILITY PLAN FOR FINAL DESIGN.

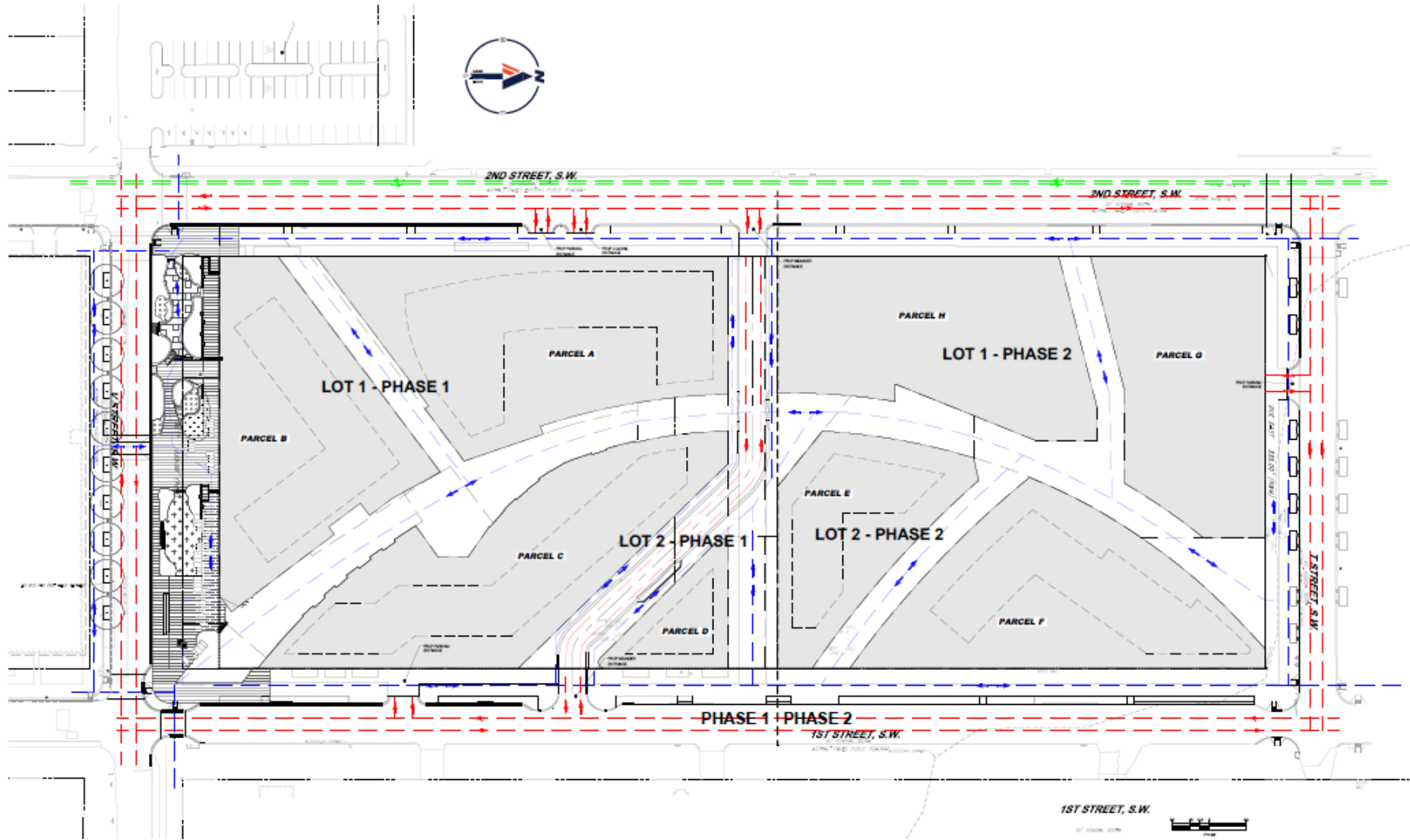
LEGEND

	PROPERTY LINE
	BOUNDARY LINE
	EXISTING CENTERLINE
	EXISTING BOUNDARY LINE
	EXISTING BIODIVERSITY LINE
	OVERHEAD LINE TO BE REMOVED
	SEWER LATERAL TO BE REMOVED
	EXISTING FLOODPLAIN BUFFER
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN

GENERAL SITE AND DEVELOPMENT PLAN



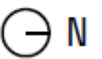
CIRCULATION PLAN



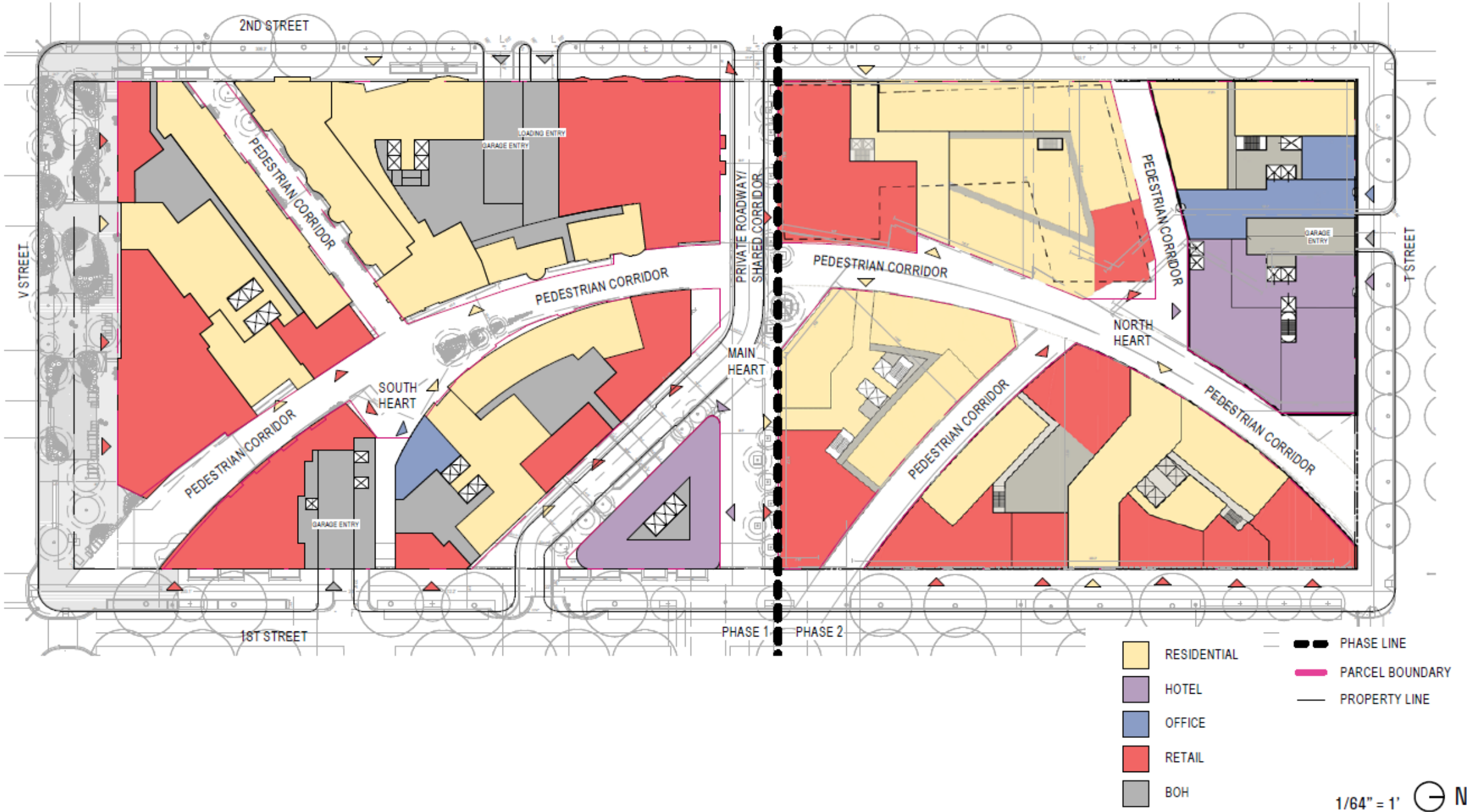
LEGEND

- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- BIKE CIRCULATION

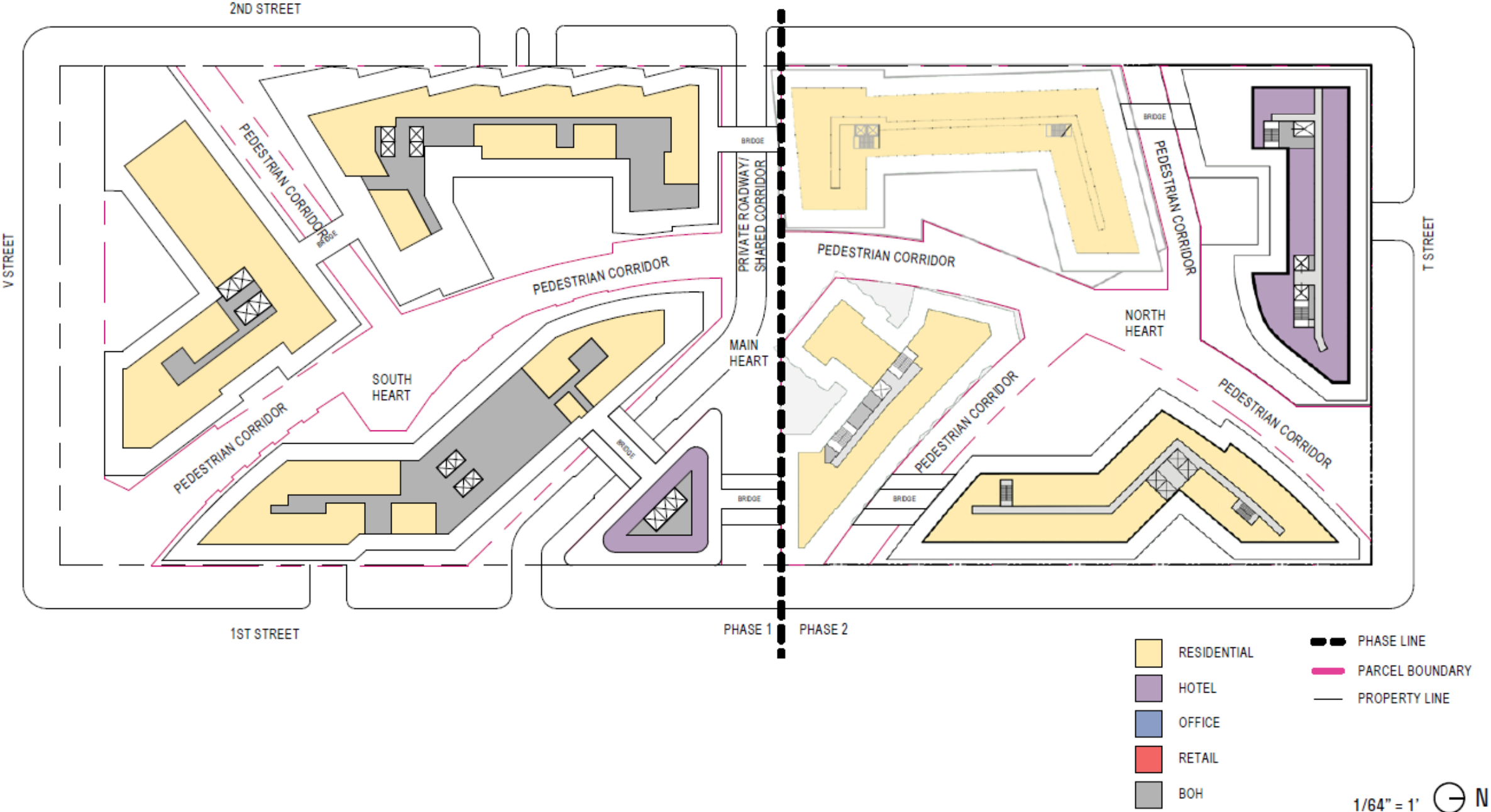
NTS



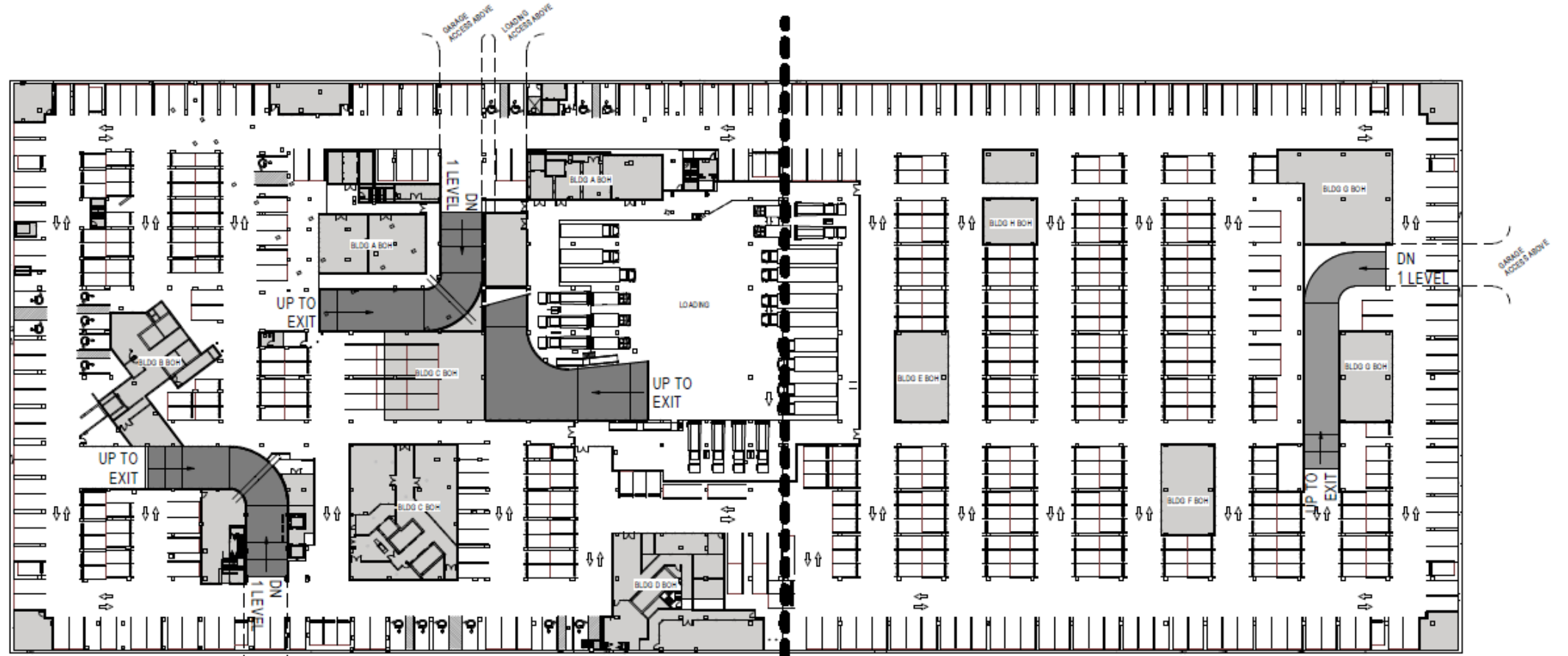
PROGRAM PLAN - GROUND











PROGRAM PLAN - ROOF




GARAGE - P1



PHASE 1 PHASE 2

	RESIDENTIAL		PHASE LINE
	HOTEL		PARCEL BOUNDARY
	OFFICE		PROPERTY LINE
	RETAIL		
	BOH		

1/64" = 1' 

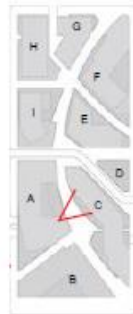
SITE PERSPECTIVES - SOUTH HEART



FROM RESIDENTIAL PASSAGE



SOUTH HEART



PLANTERS



NORTH APPROACH

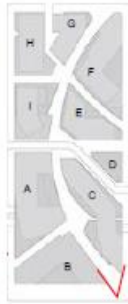
SITE PERSPECTIVES - RESIDENTIAL PASSAGE



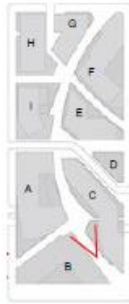
SOUTHWEST APPROACH



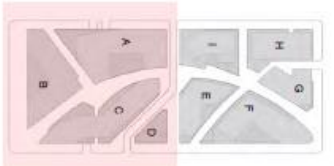
SOUTH HEART - SOUTHWEST APPROACH



SOUTHEAST APPROACH



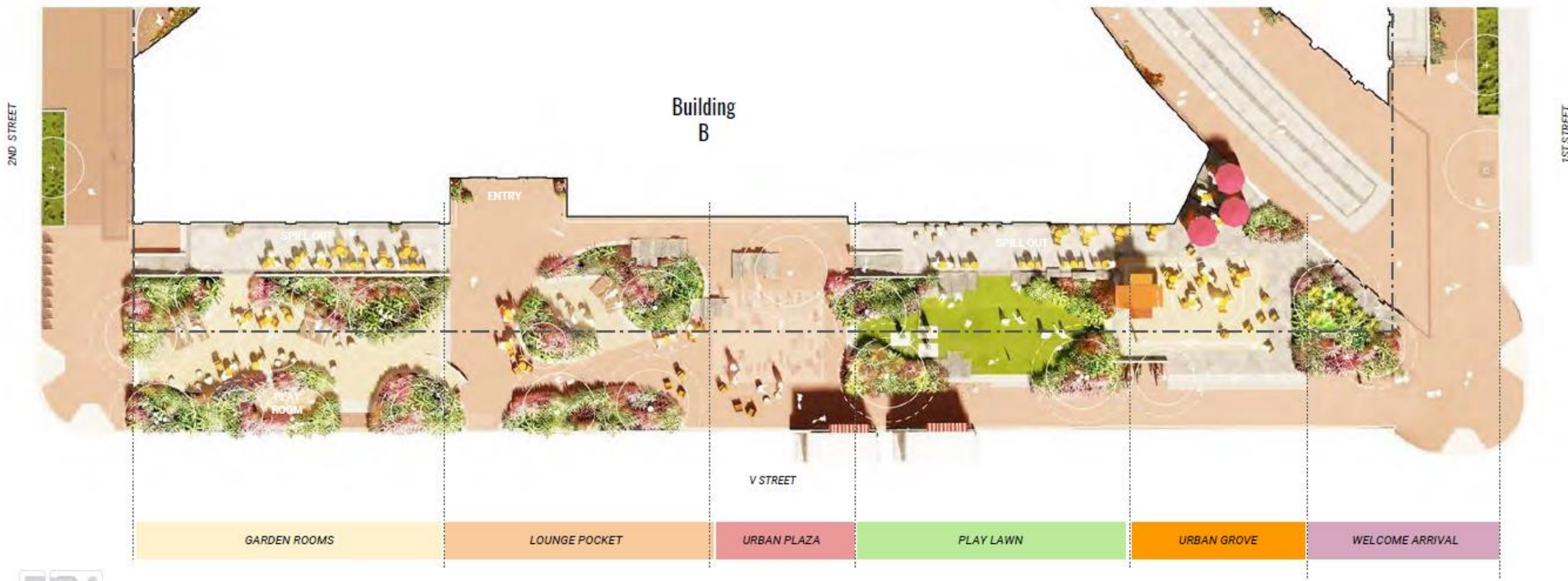
SOUTH HEART - SOUTHEAST APPROACH



Site Plan

V STREET PARK | ILLUSTRATIVE PLAN

Six Outdoor Rooms



Site Plan

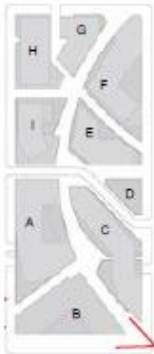
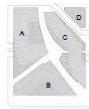
SITE PERSPECTIVES - V STREET



V STREET OVERVIEW

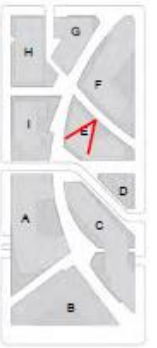


SOUTHEAST APPROACH



MAIN HEART | LOOKING TOWARDS PHASE 1

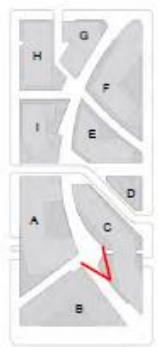
Retail Spill-out, Seasonal Art Installation, Moment of Confluence



Site Plan

SOUTH HEART | UPPERSTORY VIEW

Intimate Square



🕒 Site Plan

REFERENCE IMAGERY



BUILDING A

Note: Design and layout of interior spaces shown are schematic and subject to change.

2ND ST SW SW CORNER MAISONNETTES



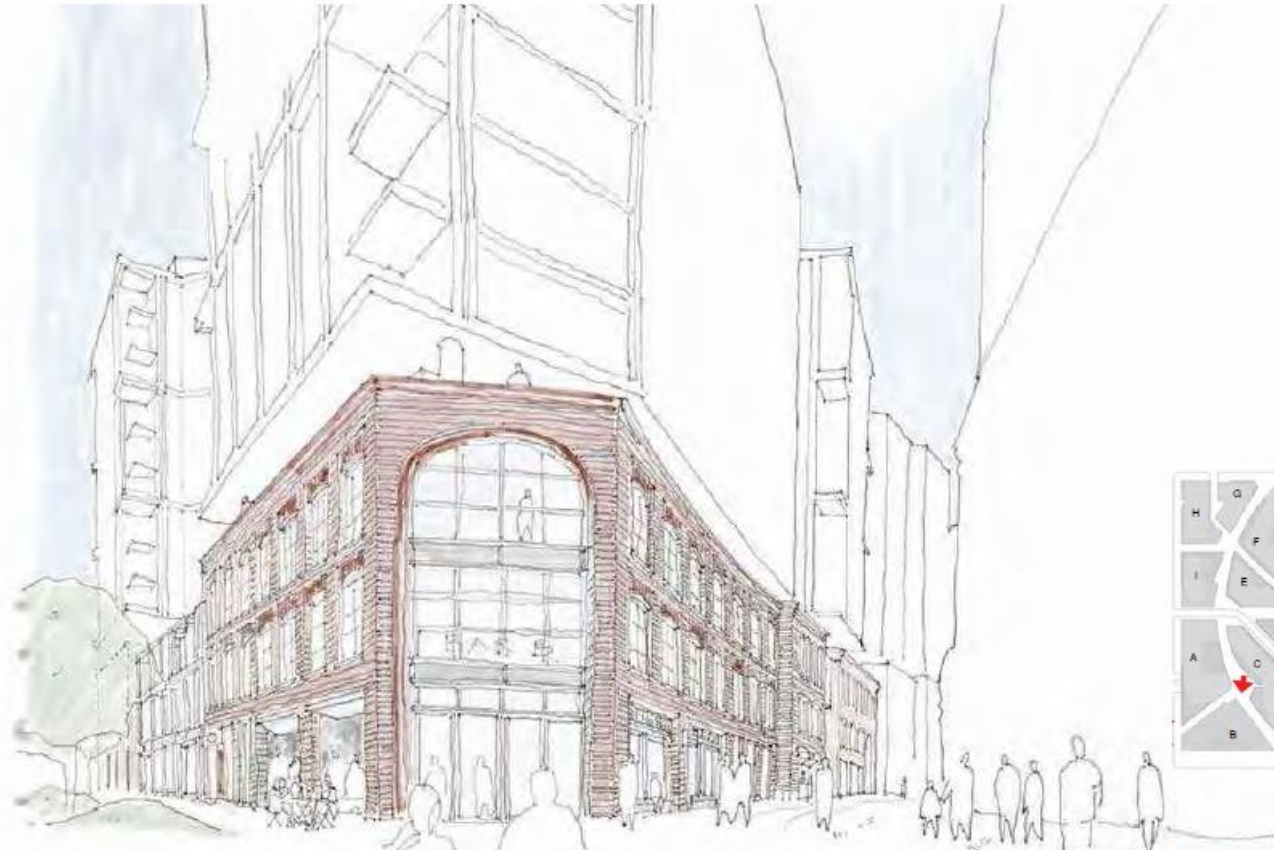
CREATE SHADOW LINE WITH BRICK SURROUND



BASE STONE & MATCHING TONE BRICK

BUILDING A

VIEWS | CORSO & V STREET



BUILDING B

Note: Design and layout of interior spaces shown are schematic and subject to change.

VIEWS | PASSAGE



BUILDING B

Note: Design and layout of interior spaces shown are schematic and subject to change.

PLAN & ELEVATION | CORSO



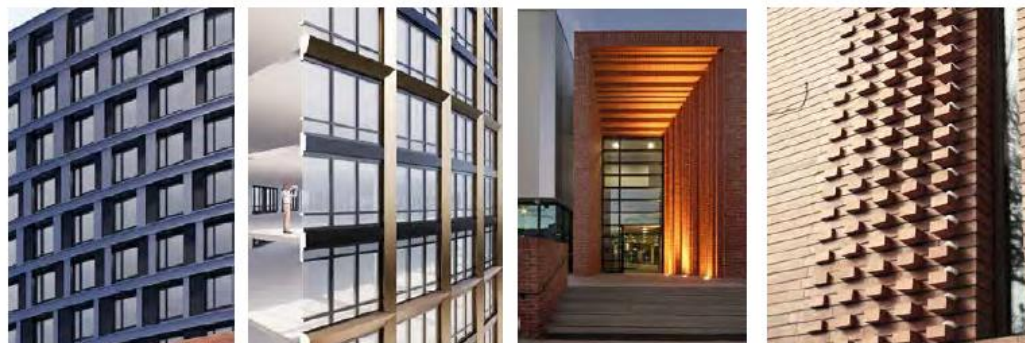
BIKE ALLEY



BUILDING C

Note: Design and layout of interior spaces shown are schematic and subject to change.

VIEWS | CENTER PLAZA & SE CORNER



BUILDING C

Note: Design and layout of interior spaces shown are schematic and subject to change.

VIEWS | MAISONNETTES

2-level residential, larger, townhomelike units with private entries to the exterior



BUILDING C

Note: Design and layout of interior spaces shown are schematic and subject to change.

VIEWS | BIKE ALLEY



Passage studies



BUILDING C

Note: Design and layout of interior spaces shown are schematic and subject to change.

VIEWS | PLINTH STUDY



BUILDING D

Note: Design and layout of interior spaces shown are schematic and subject to change.



BUILDING D

Note: Design and layout of interior spaces shown are schematic and subject to change.

Thank You & Questions / Feedback

