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ART PLACE + SHOPS

AT FORT TOTTEN

SUPPLEMENTAL SUBMISSION PUD APPLICATION - BUILDING 'B'

SUBMITTED TO: The District of Columbia Zoning Commission

Z.C. CASE #: 06-010

SUBMITTED ON: January 16th, 2012

OWNER

THE MORRIS & GWENDOLYN CAFRITZ FOUNDATION

PLANNING/ ARCHITECT

MV+A ARCHITECTS

LANDSCAPE ENGINEER

PARKER RODRIGUEZ

CIVIL ENGINEER

VIKA CAPITOL

ZONING COMMISSION
District of Columbia

CASE NO. 06-10B

EXHIBIT NO. 7



List of Drawings

No.	Drawing Name	Description of Changes	No.	Drawing Name	Description of Changes
Section 1- Stage 1 PUD Master Plan			Section 2- Consolidated PUD Drawings- Building B		
1	Table of Contents		21	Basement Parking Level (+112')	New Plans
2	Aerial/ Site Location	None	22	Street Level Retail (+123')	New Plans
3	Illustrative Site Plan	Updated Plan Comparison	23	Children's Museum Level (+134')	New Plans
4	PUD Phasing Plan	Updated Plan	24	Anchor Retail Level (+145')	New Plans
5	Street Level Retail Plan	Updated Plan Comparison	25	Recreation Level Plan (+165')	New Plans
6	Anchor Level Retail Plan	Updated Plan Comparison	26	Recreation Mezzanine Level (+177')	New Plans
7	Parking Plan	Updated Plan Comparison	27	Roof Level Plan	New Plans
8	Data Development	Updated Calculations	28	Building Elevations	New Elevations
9	Loading/ Service Data	Updated Calculations	29	Building Elevations	New Elevations
10	Vehicular Circulation	Updated Plan Comparison	30	Enlarged Building Elevation	New Elevations
11	Pedestrian Circulation	Updated Plan Comparison	31	Enlarged Building Elevation	New Elevations
12	Landscape Plan	Updated Plan Comparison	32	Enlarged Building Elevation	New Elevations
13	Site Grading Plan	Updated Plan Comparison	33	Enlarged Building Elevation	New Elevations
14	Site Utility Plan	Updated Plan Comparison	34	Building Sections	New Sections
15	Stormwater Management Plan	Updated Plan Comparison	35	Site Perspective	New View
16	Sediment & Erosion Control Plan	None	36	Site Perspective	New View
17	Site Sections	Updated Building 'B' Elevations	37	Landscape Plan	New Plans
18	Building Heights	Updated Plan Comparison	38	Enlarged Landscape Plan	New Plans
19	Dimensions & Setbacks	Updated Plan Comparison	39	Enlarged Landscape Plan	New Plans
20	Fort Totten Overlay Information	None	40	Enlarged Landscape Plan	New Plans



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Art Place and Shops

Fort Totten, Washington, DC

TABLE OF CONTENTS

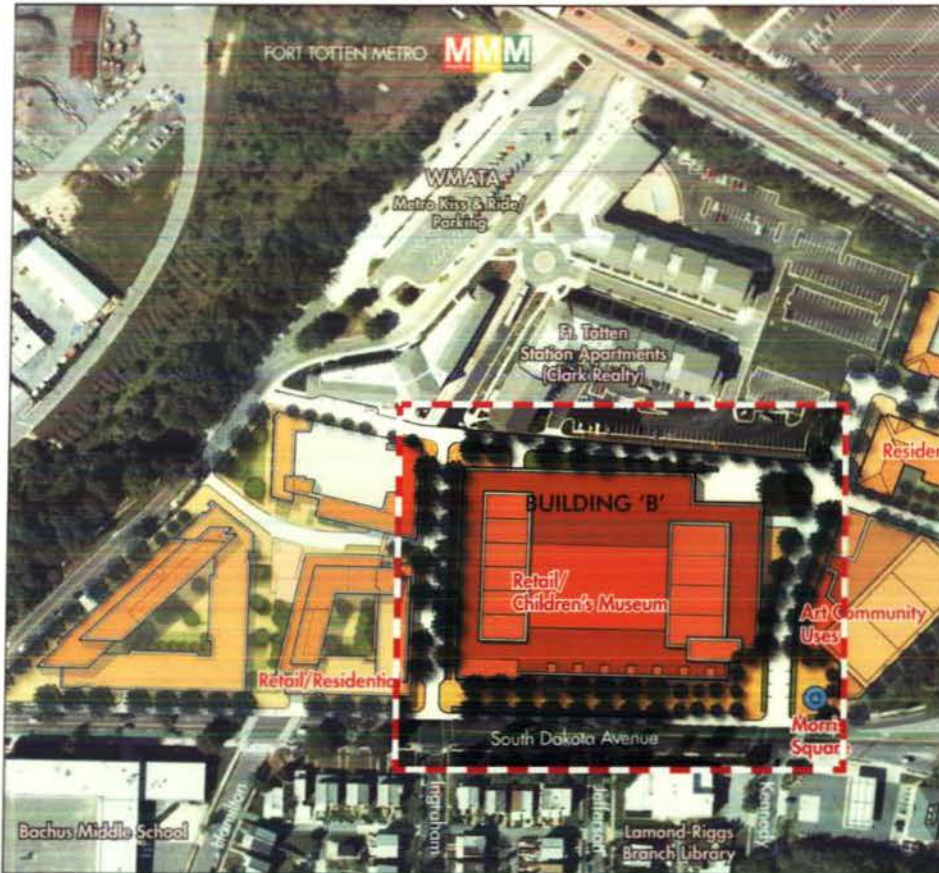


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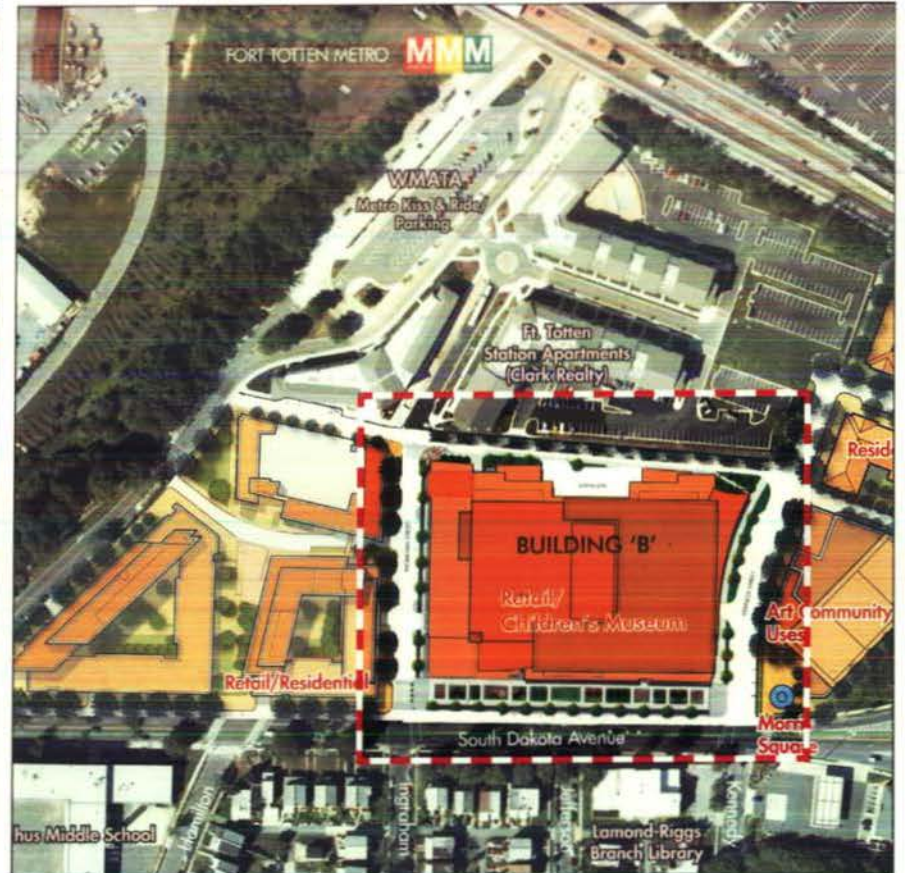
Art Place and Shops

Fort Totten, Washington, DC

AERIAL/ SITE LOCATION



ORIGINAL SEPTEMBER 16, 2009 PLAN
Re: Sheet #4



REVISED JANUARY 13, 2012 PLAN

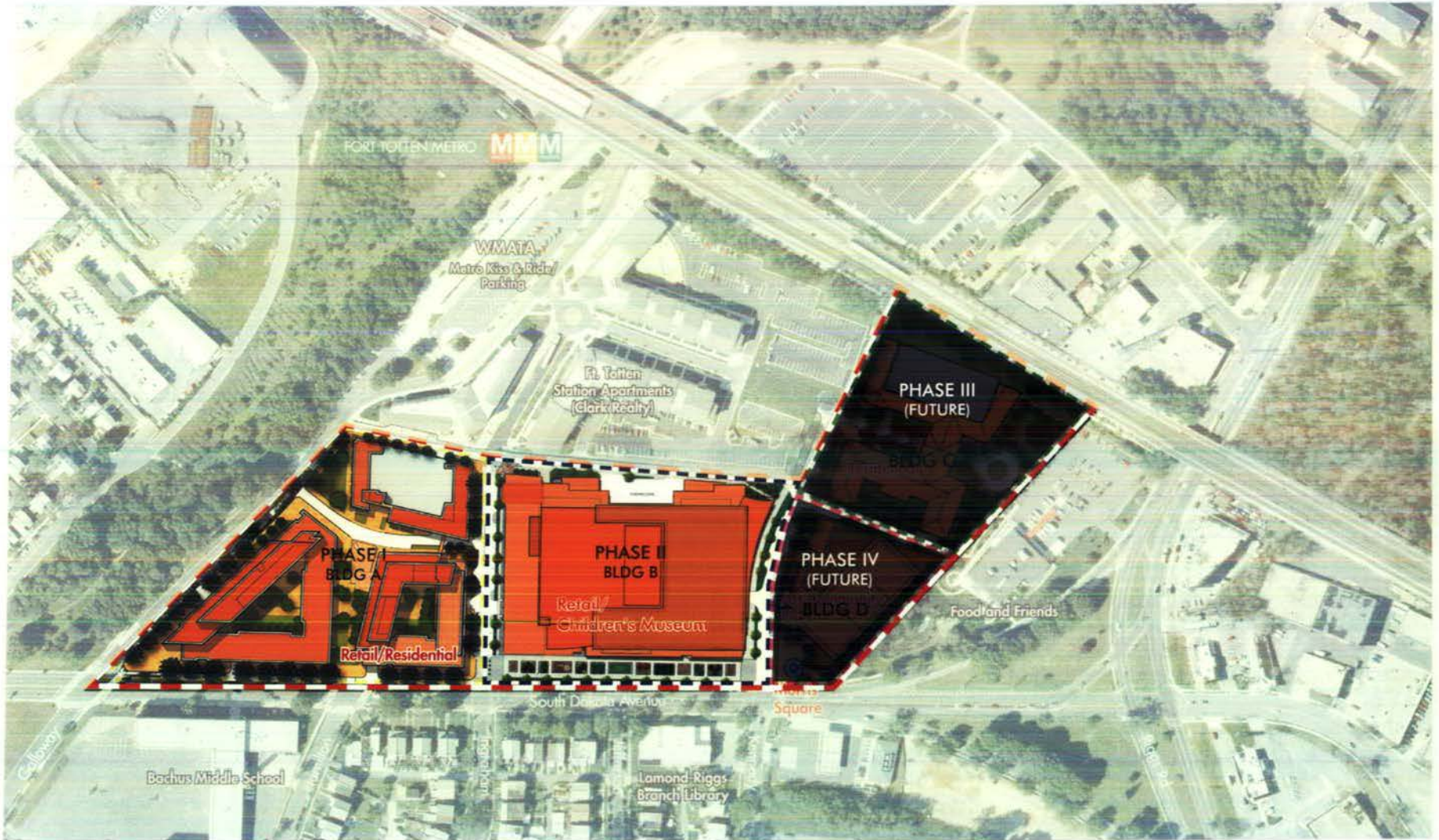


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Fort Totten, Washington, DC

BUILDING 'B'
ILLUSTRATIVE SITE PLAN

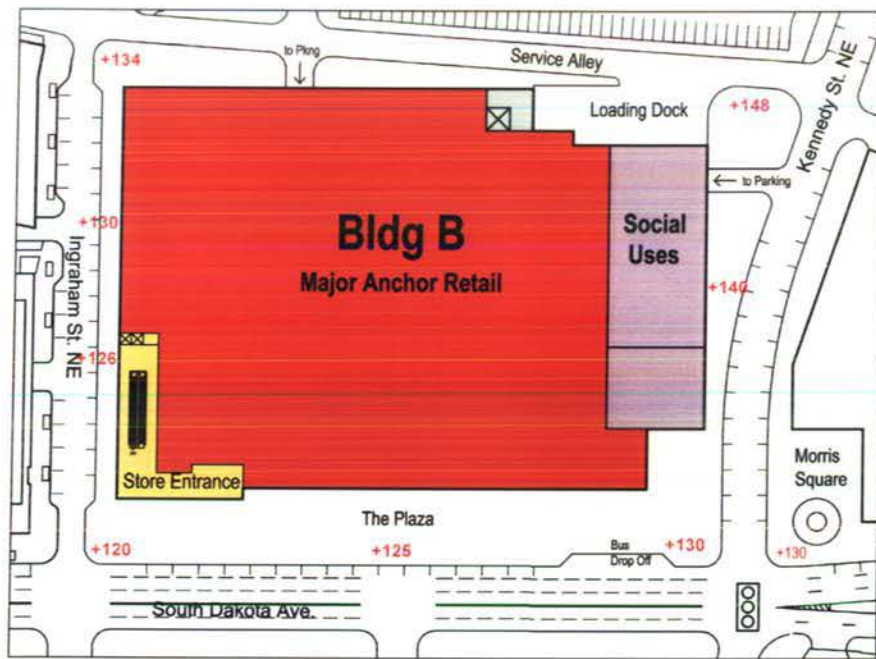


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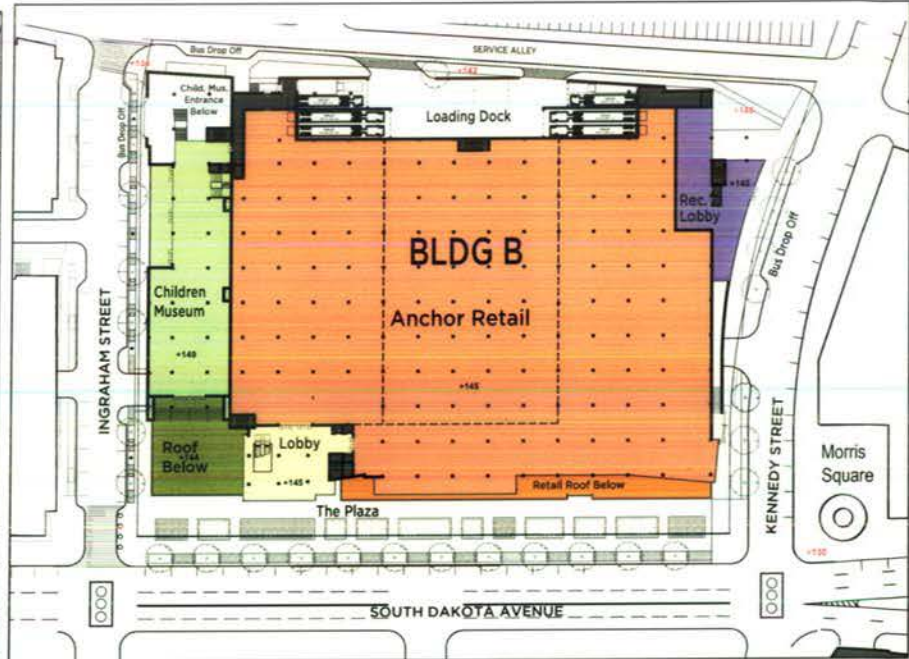
Art Place and Shops

Fort Totten, Washington, DC

BUILDING 'B'
PUD PHASING PLAN

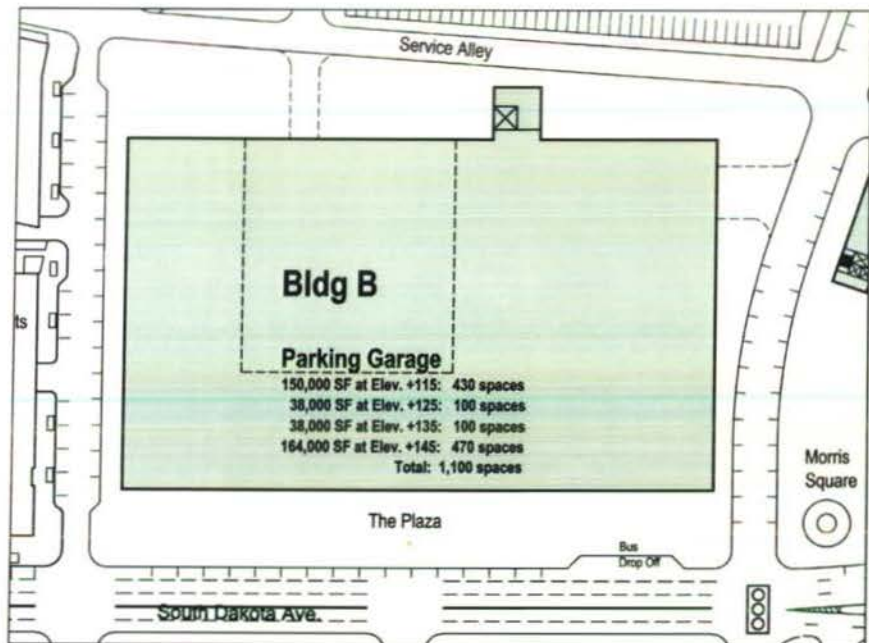


ORIGINAL SEPTEMBER 16, 2009 PLAN
Re: Sheet #35

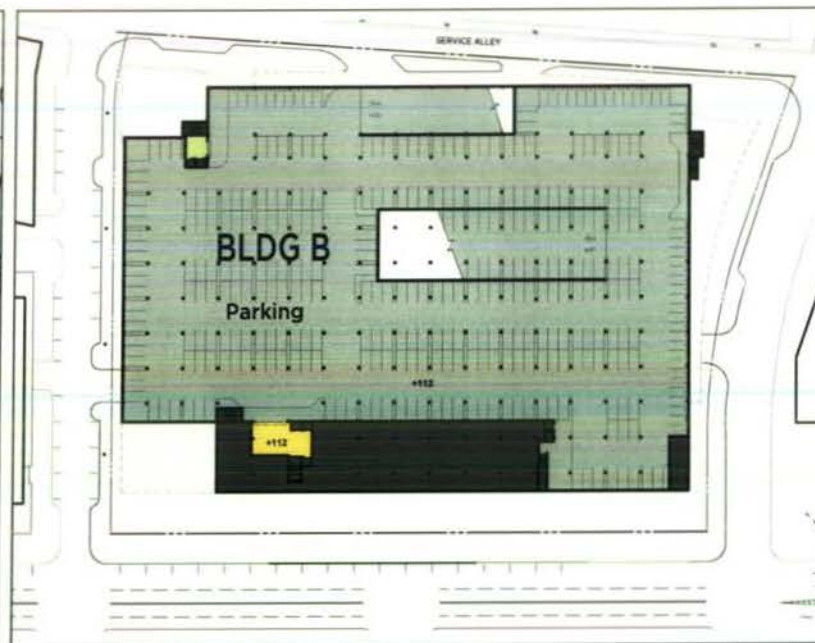


REVISED JANUARY 13, 2012 PLAN
Refer to Sheet 21-27 for more detailed plans.





ORIGINAL SEPT 16, 2009 PLAN
Re: Sheet #36



REVISED JANUARY 13, 2012 PLAN
Refer to Sheet 21-27 for more detailed plans.

Parking Garage

135,000 SF @ Elev. +112'	= 349 Spaces
102,000 SF @ Elev. +123'	= 265 Spaces
109,700 SF @ Elev. +134'	= 289 Spaces
Total	= 903 Spaces



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Fort Totten, Washington, DC

BUILDING 'B'
PARKING LEVEL PLAN

DEVELOPMENT DATA																	
		REV 01.13.12		01.11.12		01.13.12				01.13.12		01.11.12		01.13.12		01.13.12	
LOT	AREA (SF)**	BLDG. FOOTPRINT (SF)	REVISED BLDG. FOOTPRINT	LOT OCCUP. %	REV. LOT OCCUPY. %	GFA (SF)*	REV. GFA (SF)*	BREAKDOWN OF USE	# OF UNITS	SF (PER F.A.R.)	REVISED SF (PER F.A.R.)	F.A.R.	MIS. F.A.R.	PARKING REQUIRED	REV. PARKING NEEDED	PARKING PROVIDED***	REV. PARKING PROVIDED***
LOT A	216,453.8	188,315		87.0%		804,880	804,880	RESIDENTIAL (431 MIXED INCOME + 98 SENIOR UNITS RETAIL (GROCERY-GROUND FLOOR)** RETAIL (NON-GROCERY, ALL LEVELS)** FLEXIBLE COMMERCIAL (NON-GROCERY, ALL LEVELS)*** DAY CARE**** CANOPIES (ATTRIBUTABLE TO RES & RETAIL) LOADING/ SERVICE (COVERED) PARKING (SW, 2-LEVELS RETAIL & COMMERCIAL) PARKING (NW, 7-LEVELS RESIDENTIAL)	529	526,930	526,930	2.43	2.43	160	160	344	
										25,195	0	0.12	0.00	30	0	215	
										26,685	51,880	0.12	0.34	36	65	122	
										19,210	19,210	0.09	0.09	26	26	AAA	
										7,250	7,250	0.03	0.03	3	3	AAAA	
										7,450	7,450	0.03	0.03				
										4,890	4,890	0.02	0.02				
										88,720	88,720	0.41	0.41				
										98,550	98,550	0.46	0.46				
LOT SUBTOTAL										804,880	804,880	3.72	3.72	255	254	681	681
LOT B	216,252.6	165,000	168,000	76.3%	77.7%	456,000	505,329	RETAIL \$ CHILDREN'S MUSEUM \$\$ SENIOR CENTER RECREATION w/ MEZZANINE \$\$\$ LOBBY, ATRIUM, SERVICE PARKING LEVEL		203,000	135,350	0.94	0.63	267	177	1,100	588
										47,000	38,807	0.22	0.18	147	59	59	
										15,000	0	0.07	0.00	8			
										0	144,450	N/A	0.66	73	73	270	
										27,000	25,562	0.12	0.12				
										164,000	161,155	0.76	0.73				
LOT SUBTOTAL										456,000	505,329	2.11	2.34	422	310	1,100	903
LOT C	150,466.0	72,000		47.9%		520,000		RESIDENTIAL (MIXED INCOME) PARKING DECK (5 LEVELS -RESIDENTIAL)	400	410,000		2.72		133		420	
										110,000		0.73					
LOT SUBTOTAL										520,000		3.46		133		420	420
LOT D	73,125.4	52,000		71.1%		238,000		ART USES LIBRARY COMMUNITY USE LOBBY/ LOADING, MISC.		170,000		2.32		110		160	
										20,000		0.27		34		****	
										30,000		0.41		60		****	
										18,000		0.25					
LOT SUBTOTAL										238,000		3.25		204		160	160
TOTAL**	656,291.8	477,315	466,110	72.7%	73.1%	2,038,880	2,040,658		928	2,028,880	2,028,630	9.08	9.11	1,094	461	2,941	2,148
											Net Change	49,329	0.08		-113		-197
										TOTAL RESIDENTIAL (incl parking)		1,145,480	N/A	1.75	N/A		
										TOTAL NON-RESIDENTIAL (incl non-res. Parking)		873,400	1.33	1.40			

NOTES:

- * GFA CONTRIBUTING TO F.A.R. ONLY (PER DC ZONING REGULATIONS)
- ** LOT AREAS EXCLUDE 63,415.7 SF ASSUMED TO BE DEDICATED TO R.O.W WITHIN PUD APPLICATION ZONE
- *** PARKING PROVIDED ON BUILDING-WIDE BASIS
- **** ADDITIONAL SHARED PARKING IN LOT B
- † FULL GROCERY RETAIL AREA, INCLUDING BOTH F.A.R. & NON-F.A.R. SPACE = 59,350 SF (THIS AREA USED TO DETERMINE PARKING PROVIDED FOR THIS RETAIL USE - PER 3.62 SPACES PER 1,000 SF)
- ** FULL NON-GROCERY RETAIL AREA, INCLUDING BOTH F.A.R. & NON-F.A.R. SPACE = 51,990 SF (THIS AREA USED TO DETERMINE PARKING PROVIDED FOR THIS RETAIL USE - PER 2.35 SPACES PER 1,000 SF)
- *** FLEXIBLE COMMERCIAL SPACE (RETAIL, OFFICE OR LOWER LEVEL RESIDENTIAL ALONG GALLOWAY), REQUIRED PARKING WITH NON-GROCERY RETAIL.
- § RETAIL PARKING REQUIRED (INCLUDING BOTH F.A.R. & NON-F.A.R. SPACE = 173,115 SF) REQ'D PARKING CALCULATED AT 1.33 PER 1000SF / PARKING PROVIDED 3.0 PER 1,000 SF
- §§ CHILDREN'S MUSEUM PARKING REQUIRED 1.66 PER 1000SF / PROVIDED 1.66 PER 1,000 SF
- §§§ RECREATION PARKING PROVIDED SPACES PER FACILITY RECOMMENDATION



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Art Place and Shops

Fort Totten, Washington, DC

BUILDING 'B'
DEVELOPMENT DATA

ORIGINAL SEPT 16, 2009 SET
Re: Sheet #8

LOADING / SERVICE

		01.16.12		LOADING/ SERVICE REQUIRED			LOADING/ SERVICE PROVIDED*		
LOT	USE	SF	REV. SF	55' BERTH	30' BERTH	20' SPACE	55' BERTH	30' BERTH**	20' SPACE
LOT A	RESIDENTIAL	526,930		1	0	1	1	0	1
	GROCERY, RETAIL, FLEXIBLE COMMERCIAL (RETAIL ASSUMED)	25,195							
	RETAIL + FLEXIBLE COMMERCIAL (RETAIL ASSUMED)	41,895		2	2	2	1	2	2
	DAYCARE	7,250		0	0	0	0	0	0
AGGREGATE REQUIREMENT FOR ENTIRE BLOCK (ALL USERS)		605,270		3	2	3	3	2	3
LOT B	RETAIL	303,000	135,955	2	3	1	4	1	2
	CHILDREN'S MUSEUM %	47,000	38,807	0	1	1	0	1	1
	SENIOR CENTER	15,000	0	0	0	0	0	0	0
	RECREATION CENTER %	6	344,458	1	1	1	0	0	1
AGGREGATE REQUIREMENT FOR ENTIRE BLOCK (ALL USERS)		265,000	318,631	3	3	3	4	2	4
LOT C	RESIDENTIAL	433,000		1	1	1	1	1	1
LOT D	ART USES	170,000		1	1	1	1	1	1
	LIBRARY & COMMUNITY USES	50,000		1	1	1	1	1	1
	AGGREGATE REQUIREMENT FOR ENTIRE BLOCK (ALL USERS)	220,000		2	2	2	2	2	2

NOTES:
 * PER BUILDING
 ** THIS BERTH IS ACTUALLY 55' LONG, BUT SATISFIED THE 30' REQUIREMENT
 *** ALL BUILDINGS WILL HAVE LOADING PLATFORMS WHICH COMPLY W/ ZONING REGULATIONS
 & 55' BERTH SHOWN WILL ACCOMMODATE 65' TRUCKS, TYP.
 % 30' BERTH IS SHARED WITH RECREATION/ MUSEUM

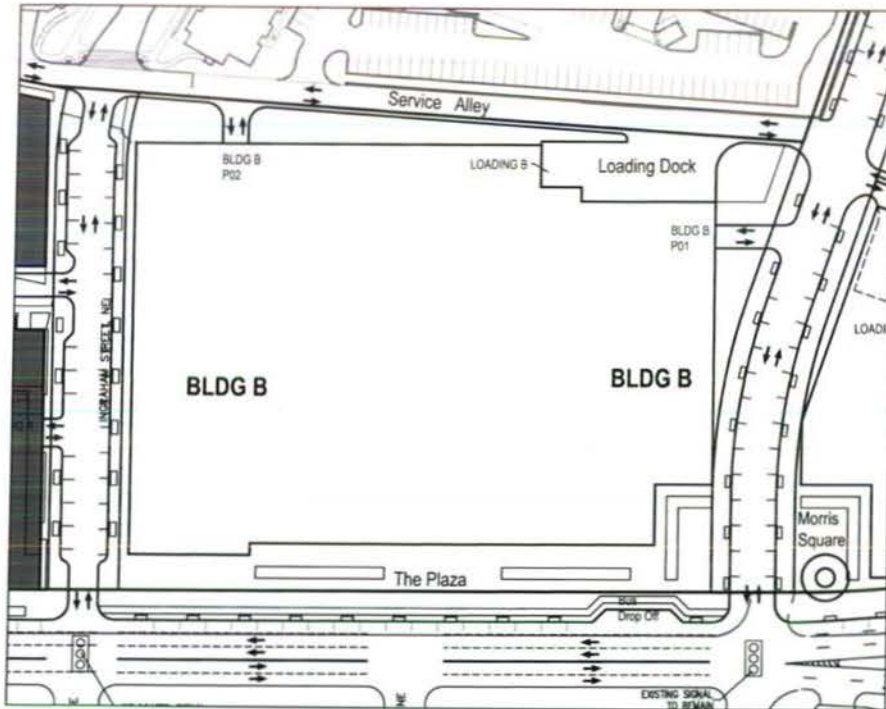


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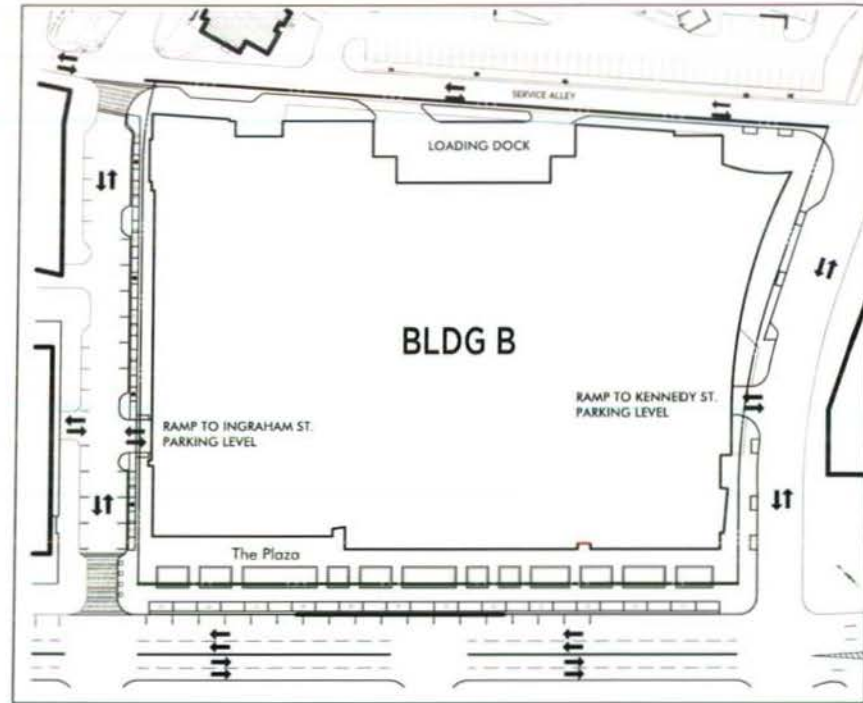
Art Place and Shops
Fort Totten, Washington, DC

BUILDING 'B'
LOADING/ SERVICE DATA

ORIGINAL SEPT 16, 2009 SET
Re: Sheet #8



ORIGINAL SEPTEMBER 16, 2009 PLAN
 Re: Sheet #C-18/19



REVISED JANUARY 13, 2012 PLAN



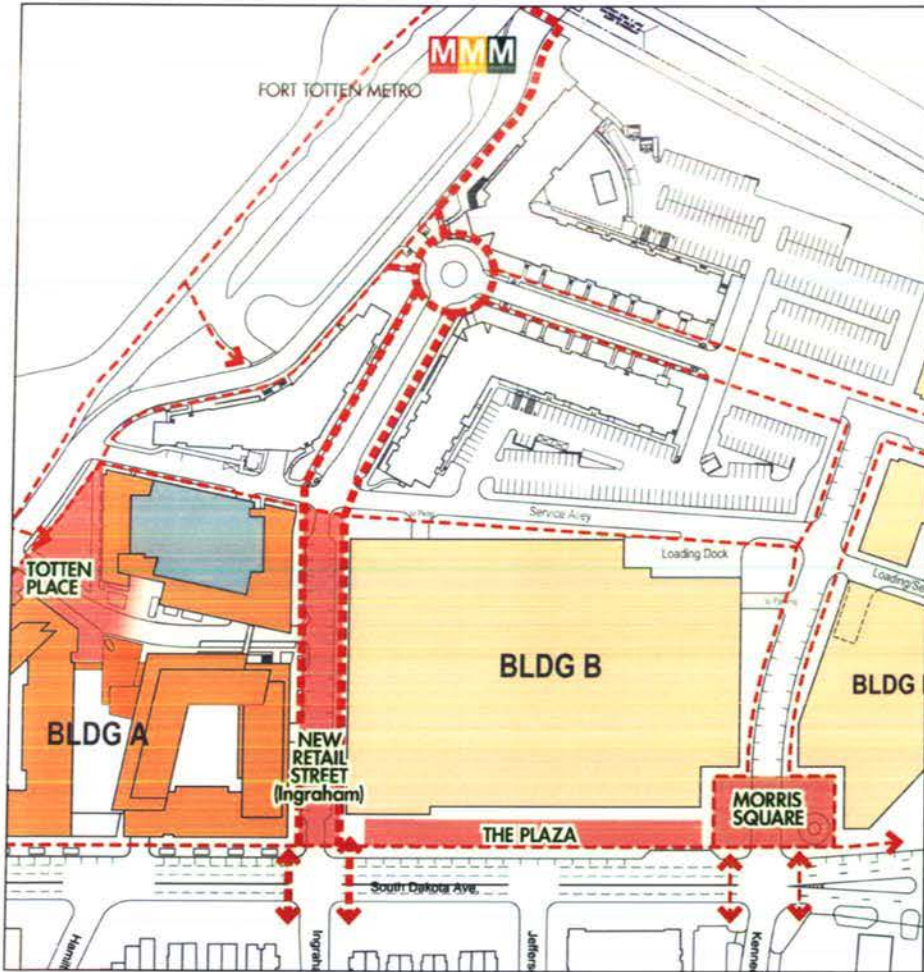
THE MORRIS & GWENDOLYN
 CATREZ FOUNDATION

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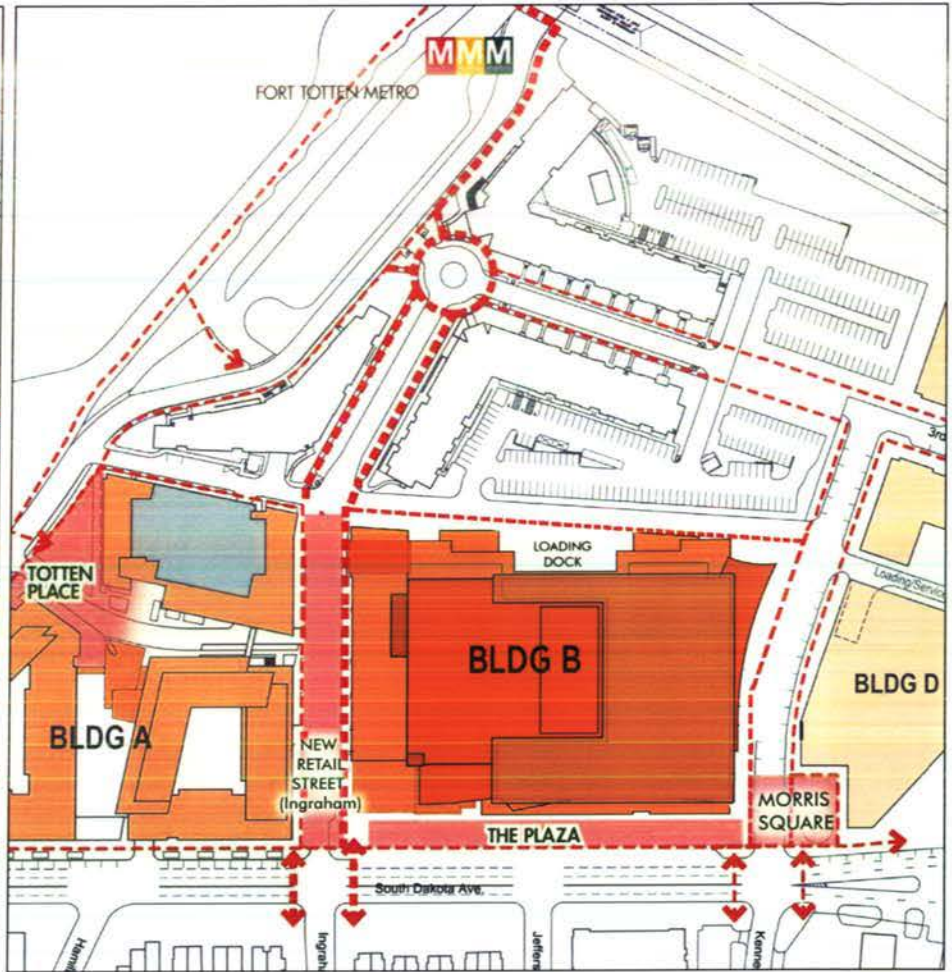
Art Place and Shops

Fort Totten, Washington, DC

BUILDING 'B'
 VEHICULAR CIRCULATION



ORIGINAL SEPTEMBER 16, 2009 PLAN
Re: Sheet #20



REVISED JANUARY 13, 2012 PLAN



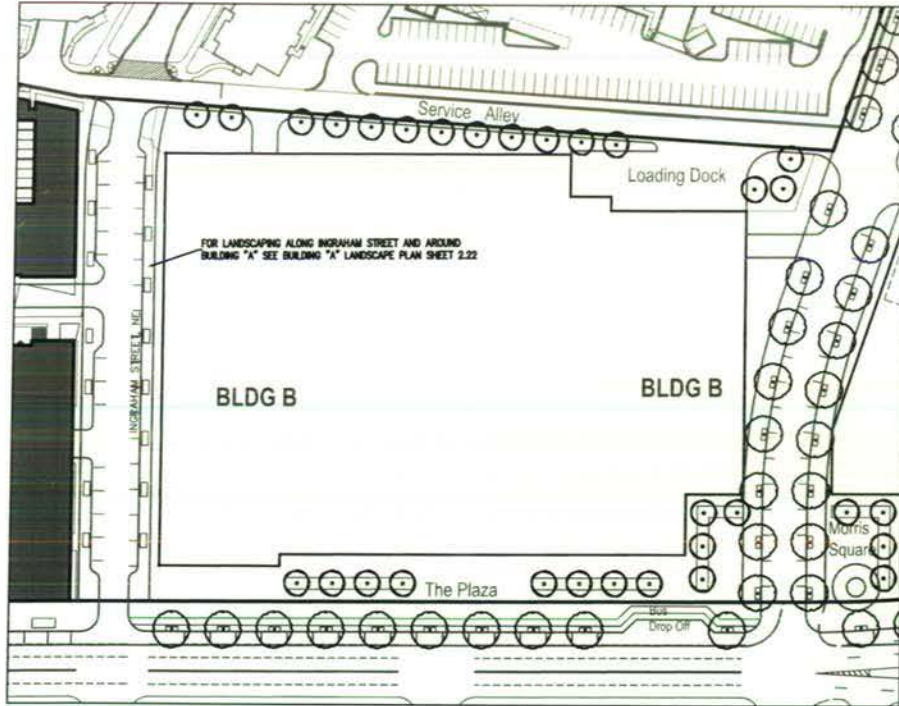
THE MORRIS & GWENDOLYN
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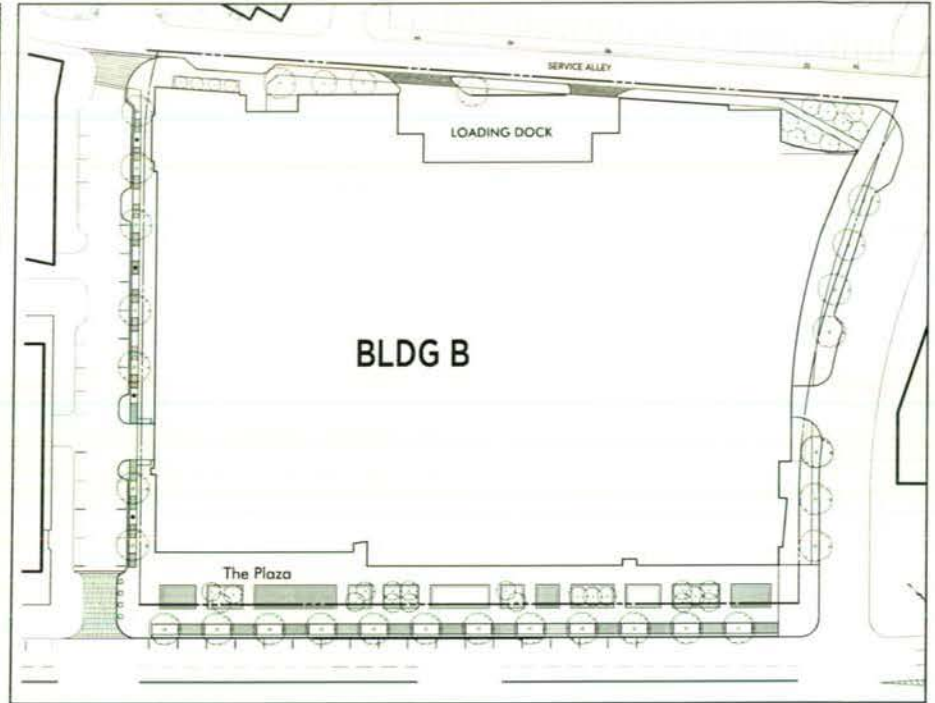
Art Place and Shops

Fort Totten, Washington, DC

BUILDING 'B'
PEDESTRIAN CIRCULATION



ORIGINAL SEPTEMBER 16, 2009 PLAN
 Re: Sheet #C-21/22



REVISED JANUARY 13, 2012 PLAN
 Refer to Sheet 37-40 for more detailed landscape plans.

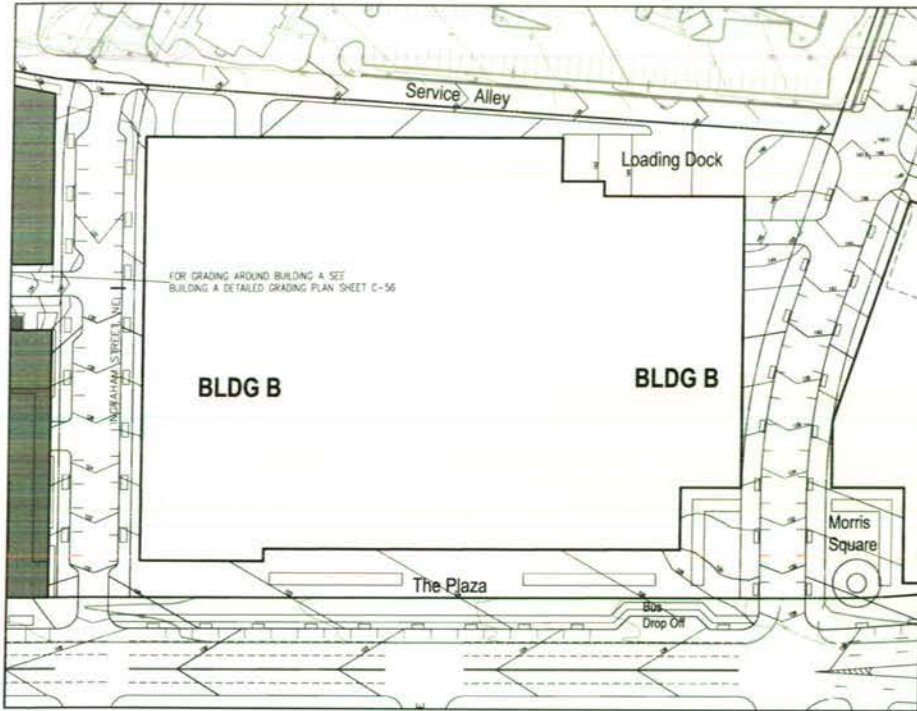


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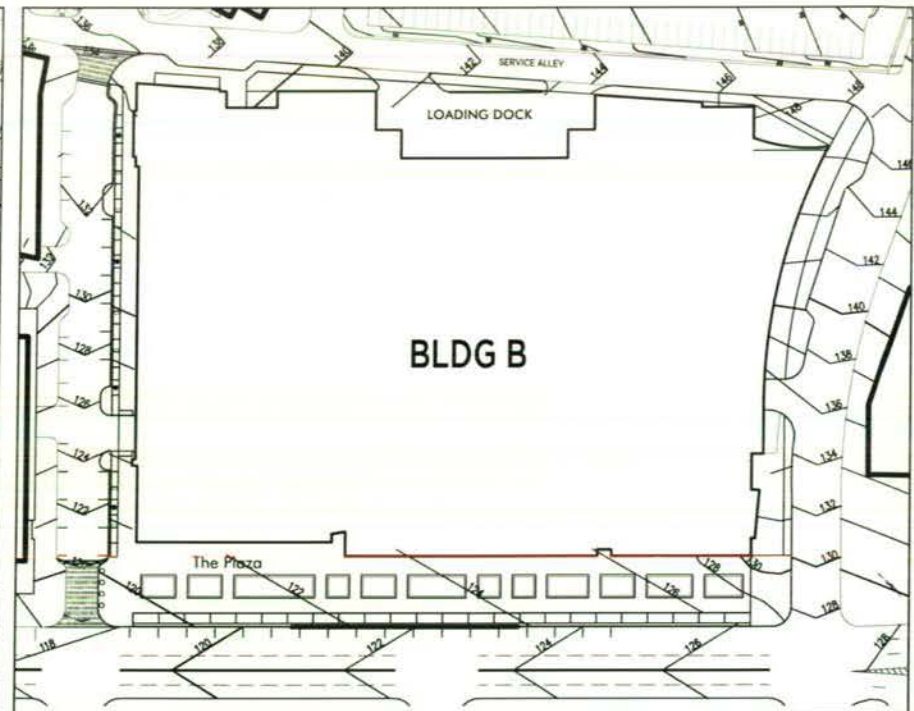
Art Place and Shops

Fort Totten, Washington, DC

BUILDING 'B'
 LANDSCAPE PLAN



ORIGINAL SEPTEMBER 16, 2009 PLAN
 Re: Sheet #C-23/24



REVISED JANUARY 13, 2012 PLAN

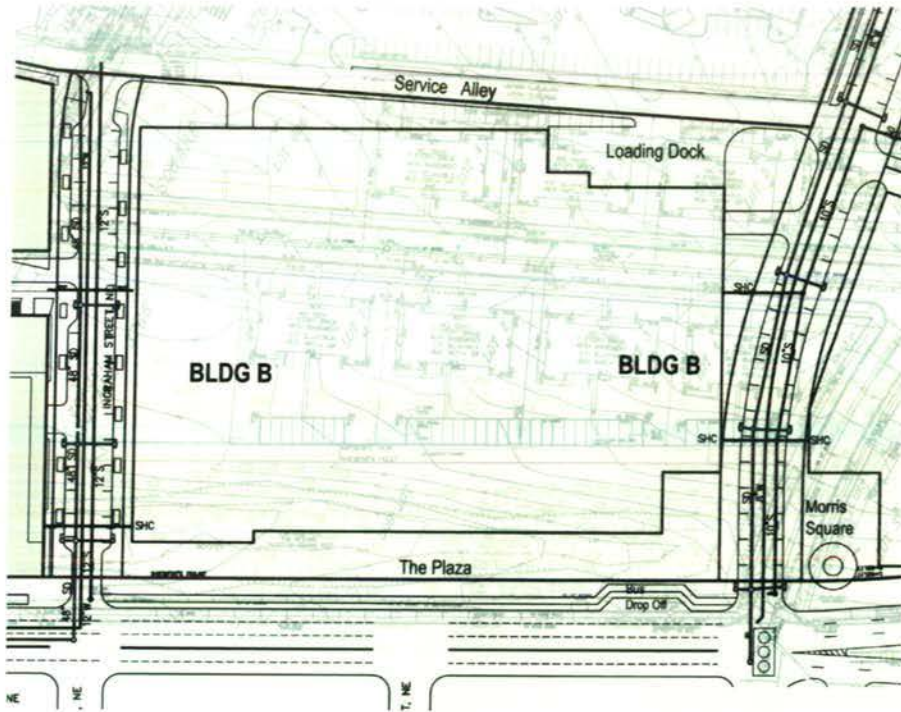


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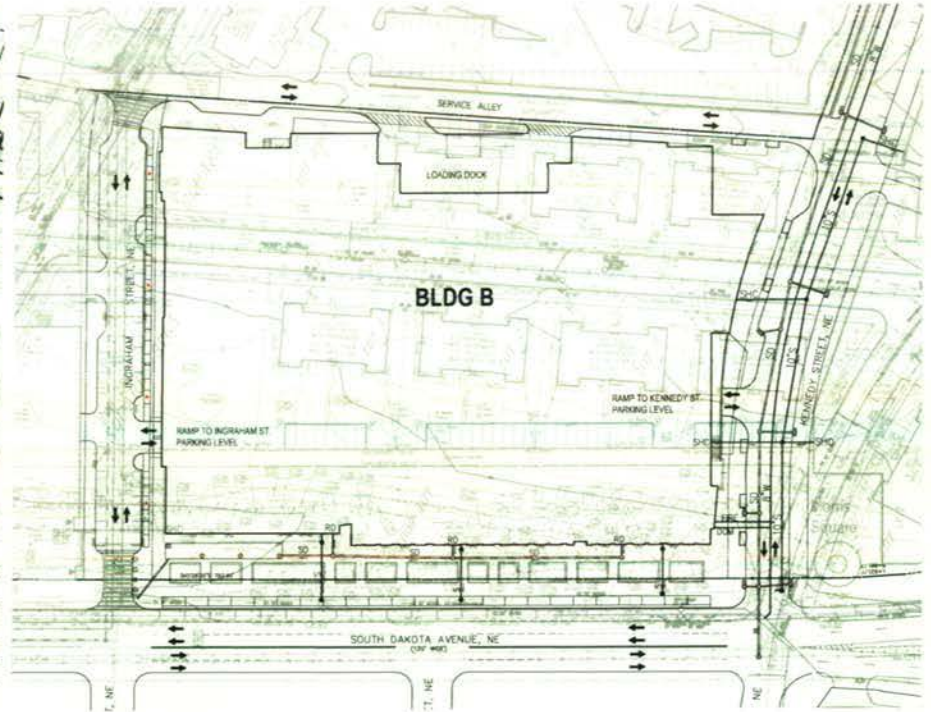
Art Place and Shops

Fort Totten, Washington, DC

BUILDING 'B'
 SITE GRADING PLAN



ORIGINAL SEPTEMBER 16, 2009 PLAN
 Re: Sheet #C-25/26



REVISED JANUARY 13, 2012 PLAN



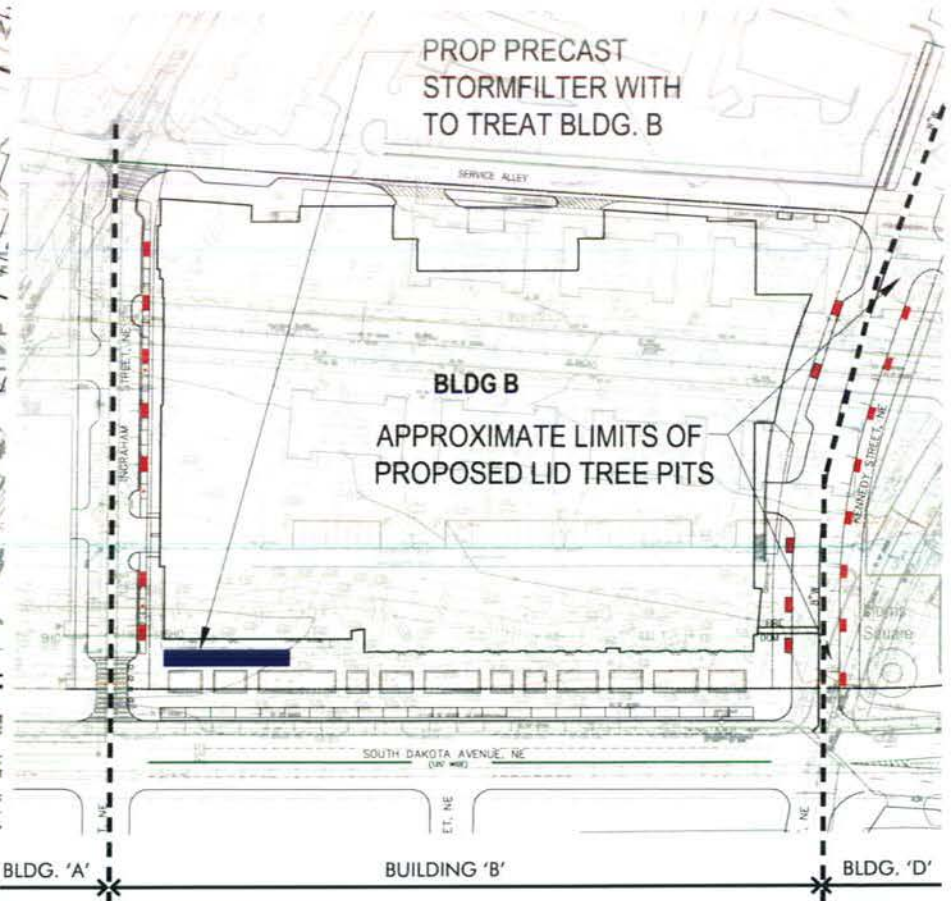
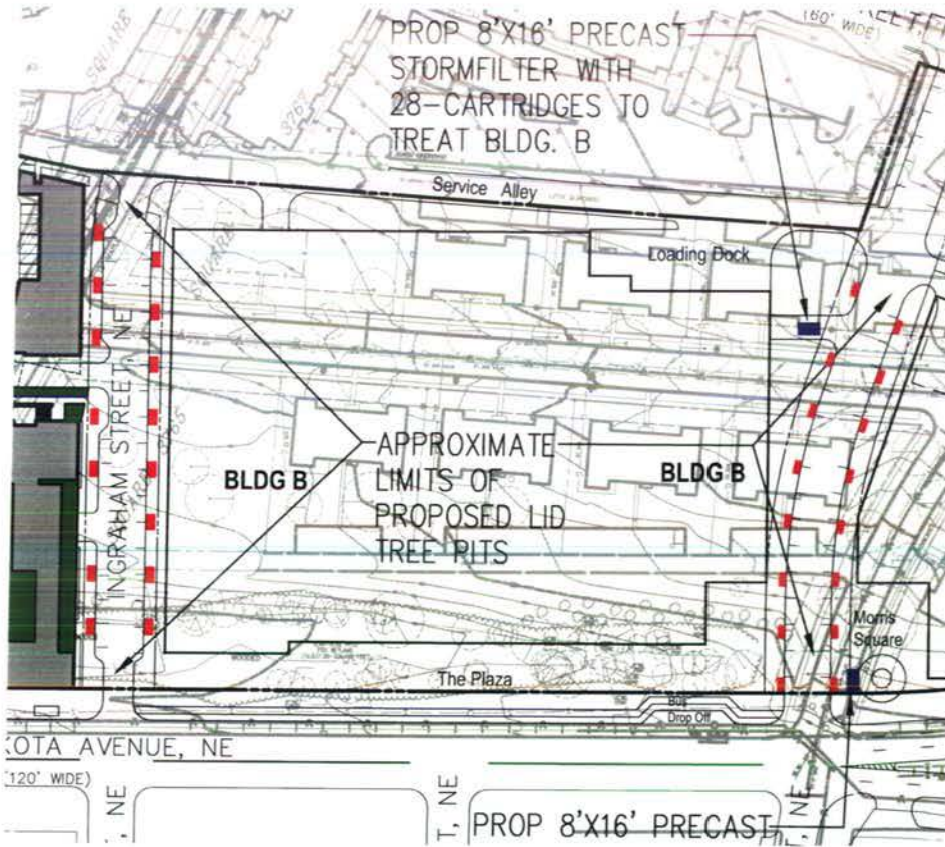
THE MORRIS & GWENDOLYN
 CAFRITZ FOUNDATION

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Art Place and Shops

Fort Totten, Washington, DC

BUILDING 'B'
 SITE UTILITY PLAN

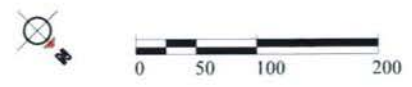


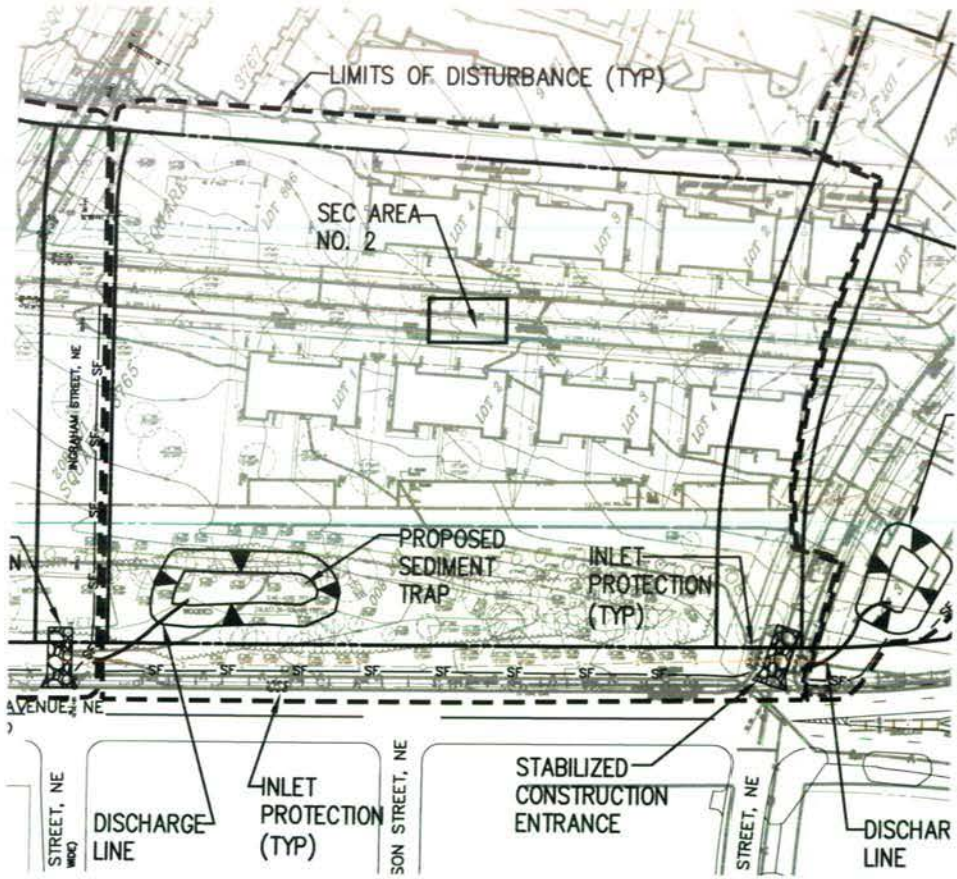
ORIGINAL SEPTEMBER 16, 2009 PLAN
 Re: Sheet # C-27

REVISED JANUARY 13, 2012 PLAN

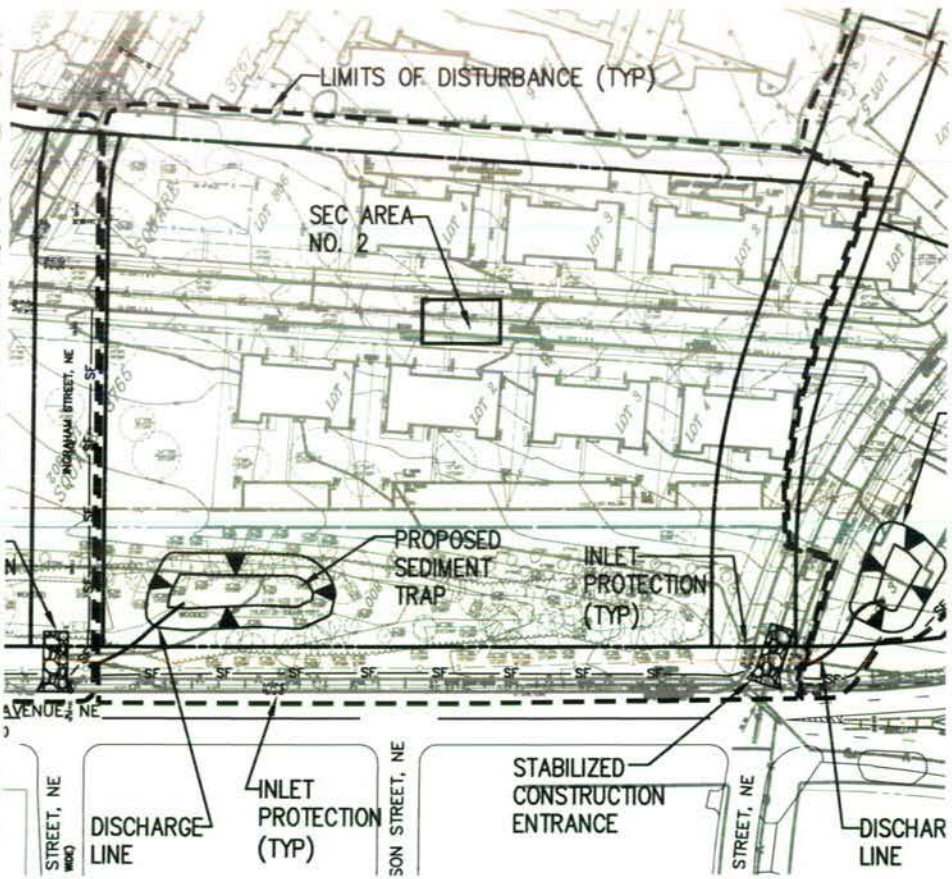
PLAN LEGEND

- PROPOSED LID TREE PITS
- PROPOSED STORMFILTER
- PROPOSED LANDSCAPE/
GREEN ROOF AREAS

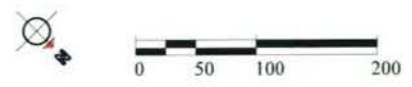


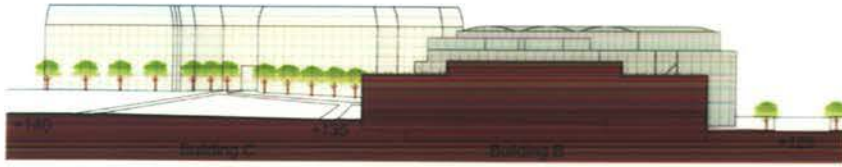


ORIGINAL SEPTEMBER 16, 2009 PLAN
 Re: Sheet # C-29



REVISED JANUARY 13, 2012 PLAN
 UNCHANGED

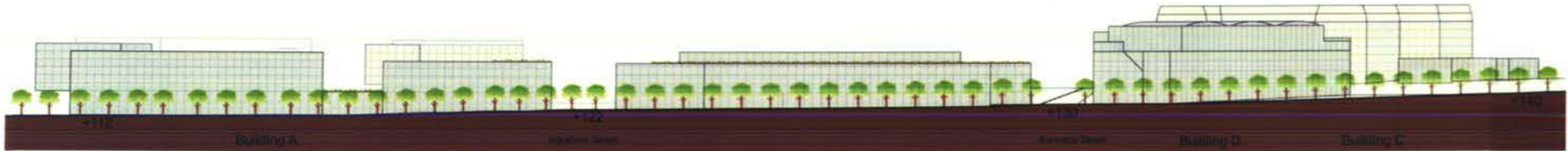




ORIGINAL SEPTEMBER 16th, 2009 SITE SECTION 1-1
(ELEVATION ALONG INGRAHAM STREET)
Re: Sheet #30



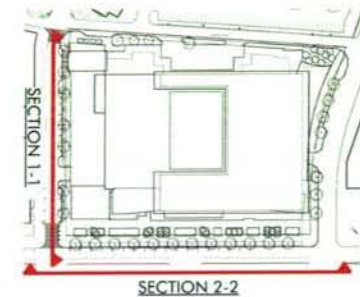
REVISED JANUARY 13, 2012 SITE SECTION 1-1
(ELEVATION ALONG INGRAHAM STREET)



ORIGINAL SEPTEMBER 16th, 2009 SITE SECTION 2-2
(ELEVATION ALONG S. DAKOTA AVE.)
Re: Sheet #30



REVISED JANUARY 13, 2012 SITE SECTION 2-2
(ELEVATION ALONG S/ DAKOTA AVE.)



KEY PLAN

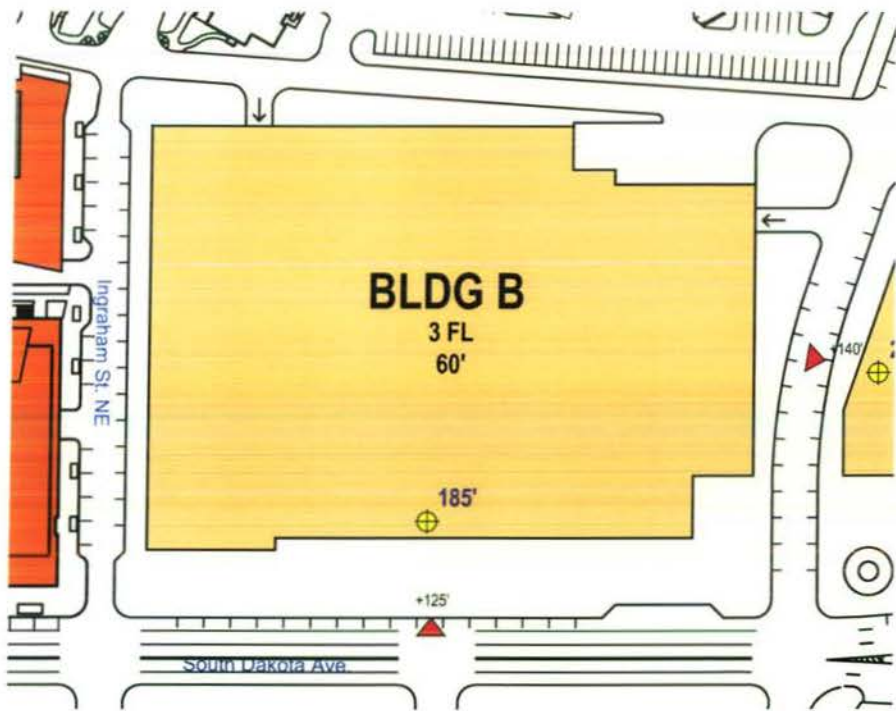


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Art Place and Shops

Fort Totten, Washington, DC

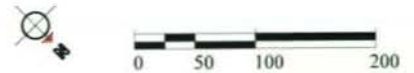
BUILDING 'B'
SITE SECTIONS



ORIGINAL SEPTEMBER 16, 2009 PLAN
Re: Sheet #31



REVISED JANUARY 13, 2012 PLAN
Refer to Sheet 27 for more detailed roof plan.

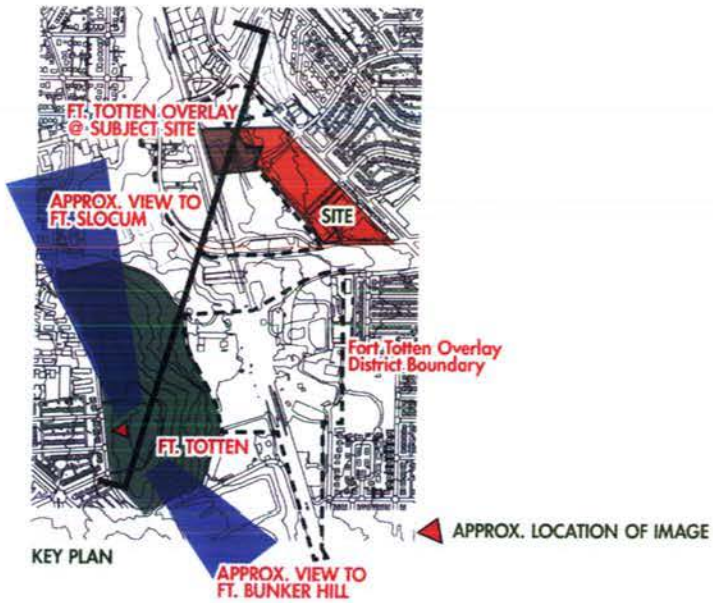
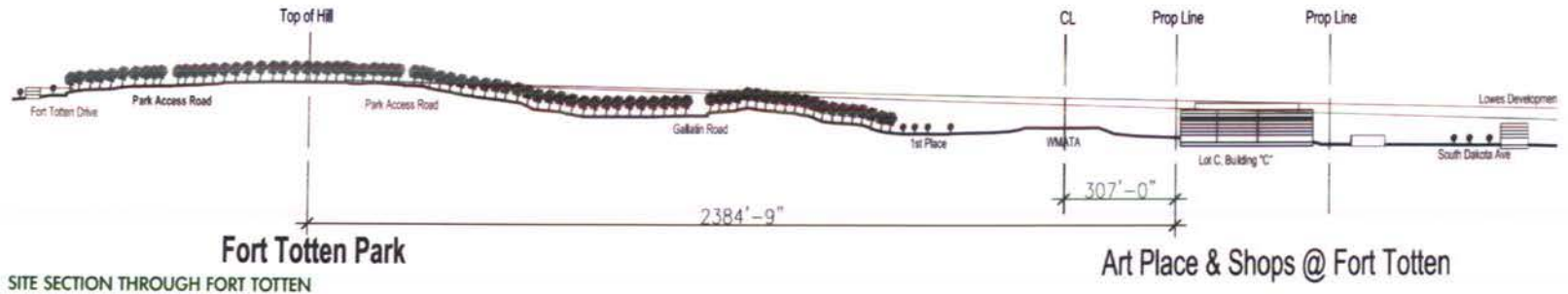


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Art Place and Shops

Fort Totten, Washington, DC

BUILDING 'B'
BUILDING HEIGHTS



VIEW FROM FT. TOTTEN TOWARDS SUBJECT SITE - TAKEN 4/04/09



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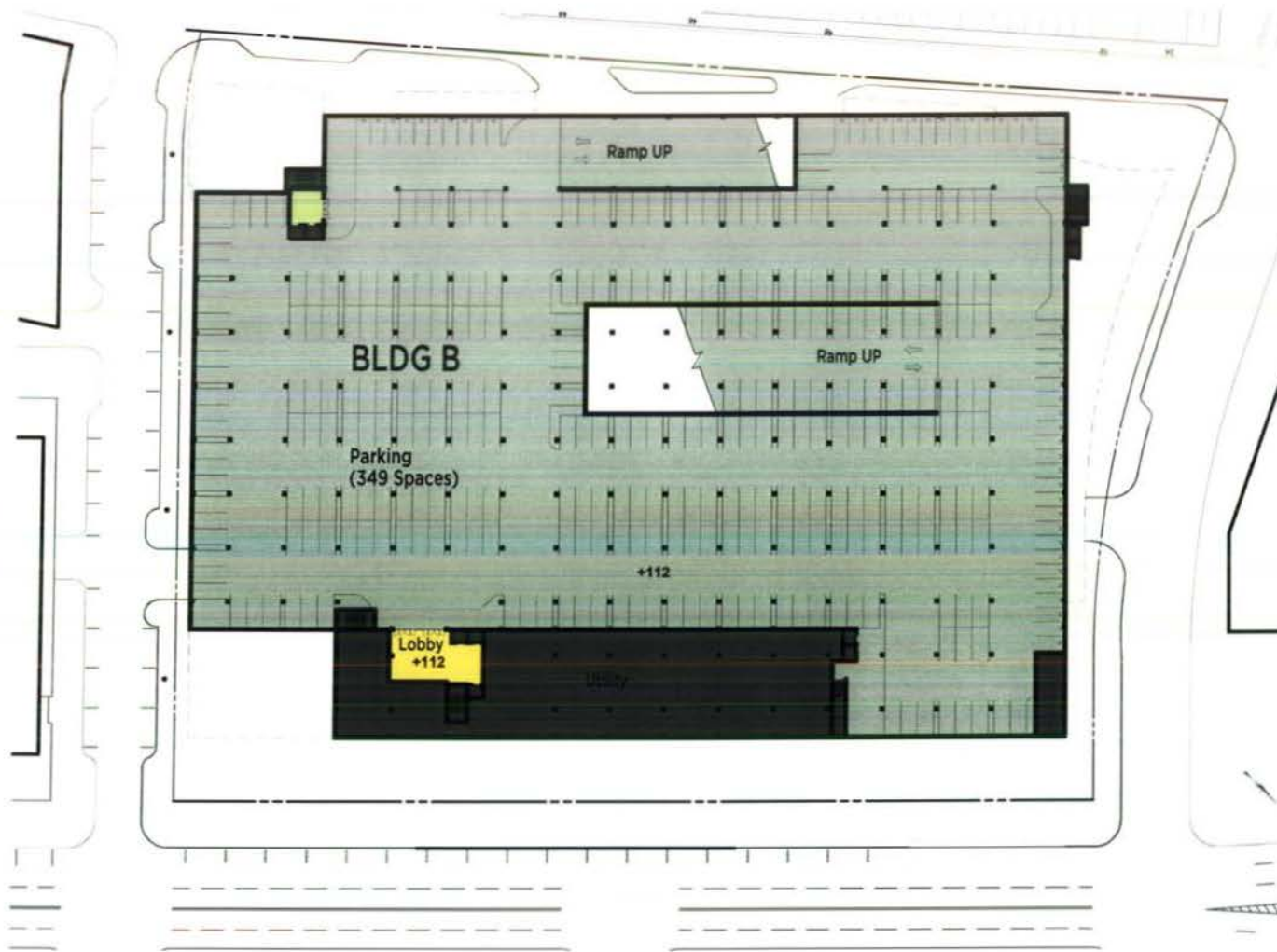
Art Place and Shops
Fort Totten, Washington, DC

BUILDING 'B'
FORT TOTTEN OVERLAY INFORMATION

PLAN LEGEND

- PARKING AREA
- LOADING/
CORRIDOR
- IN-LINE RETAIL
- ANCHOR RETAIL
- RETAIL LOBBY
- CHILDREN'S
MUSEUM
- ROOF GARDEN
- RECREATION

Parking Total: 349 Spaces
 Regular (9'x19'): 299 Spaces
 Compact (8'x16'): 50 Spaces



NOTE: 1) Interior plan layouts are conceptual and shown for illustrative purposes only. Final layouts may vary.
 2) Typical drive aisles in parking garage are 22' wide.



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Art Place and Shops

Fort Totten, Washington, DC

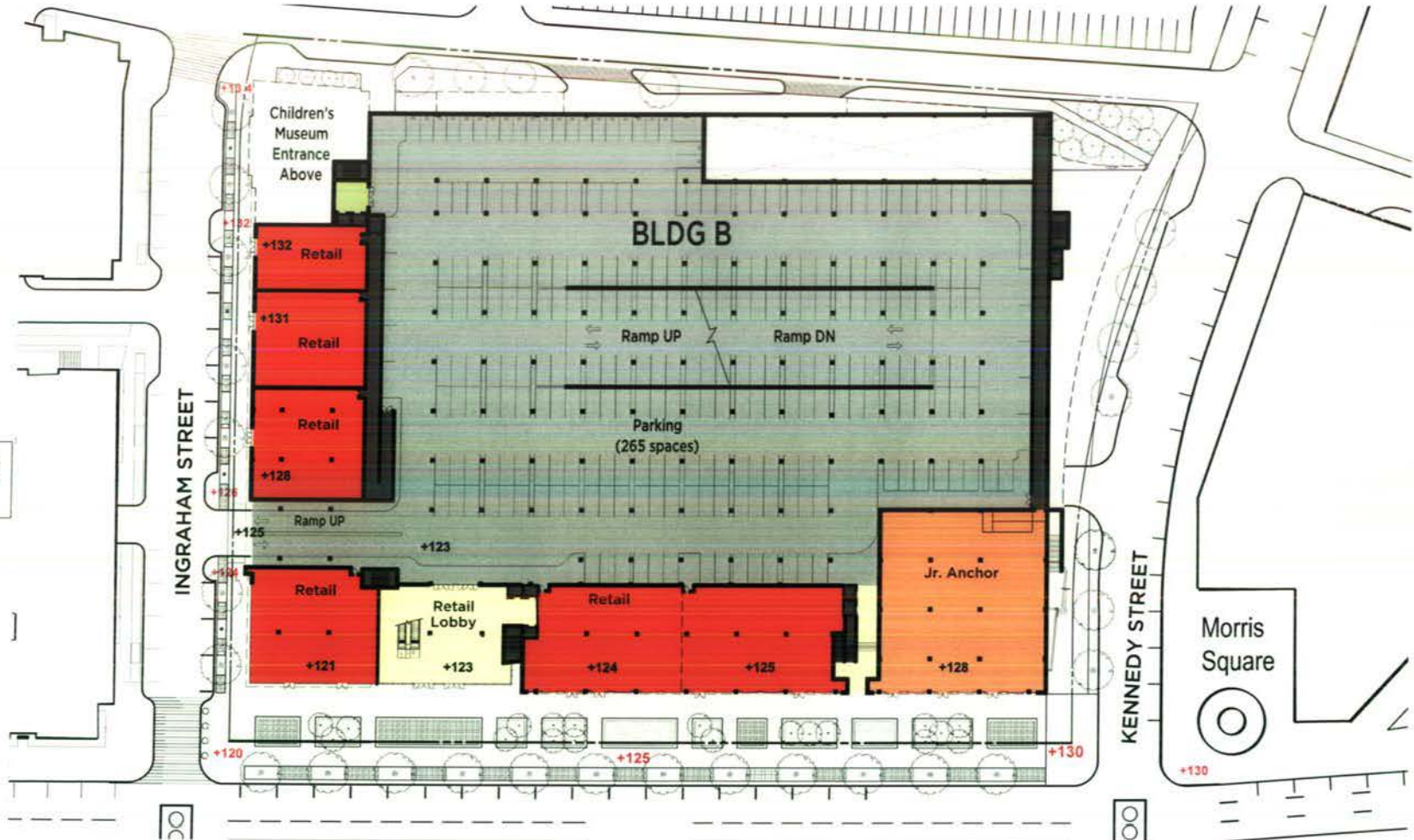
Basement
Parking (El. +112')



PLAN LEGEND

- PARKING AREA
- LOADING/ CORRIDOR
- IN-LINE RETAIL
- ANCHOR RETAIL
- RETAIL LOBBY
- CHILDREN'S MUSEUM
- ROOF GARDEN
- RECREATION

Parking Total: 265 Spaces
 Regular (9'x19'): 243 Spaces
 Compact (8'x16'): 22 Spaces



NOTE: 1) Interior plan layouts are conceptual and shown for illustrative purposes only. Final layouts may vary.
 2) Typical drive aisles in parking garage are 22' wide.



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Art Place and Shops
 Fort Totten, Washington, DC

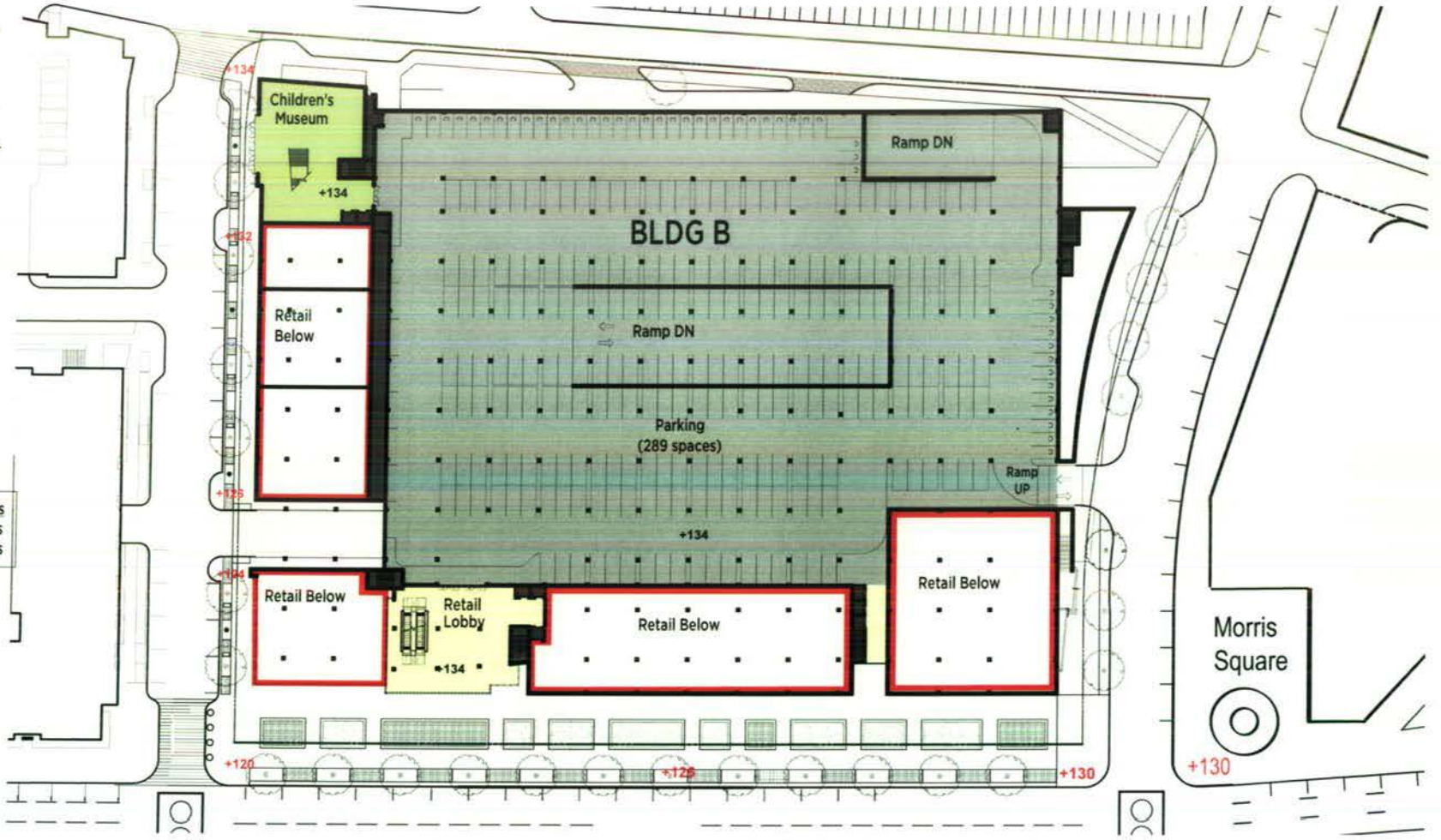
Street Retail
 (El. +123')



PLAN LEGEND

- PARKING AREA
- LOADING/ CORRIDOR
- IN-LINE RETAIL
- ANCHOR RETAIL
- RETAIL LOBBY
- CHILDREN'S MUSEUM
- ROOF GARDEN
- RECREATION

Parking Total: 289 Spaces
 Regular (9'x19'): 242 Spaces
 Compact (8'x16'): 47 Spaces



NOTE: 1) Interior plan layouts are conceptual and shown for illustrative purposes only. Final layouts may vary.
 2) Typical drive aisles in parking garage are 22' wide.



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11041.01

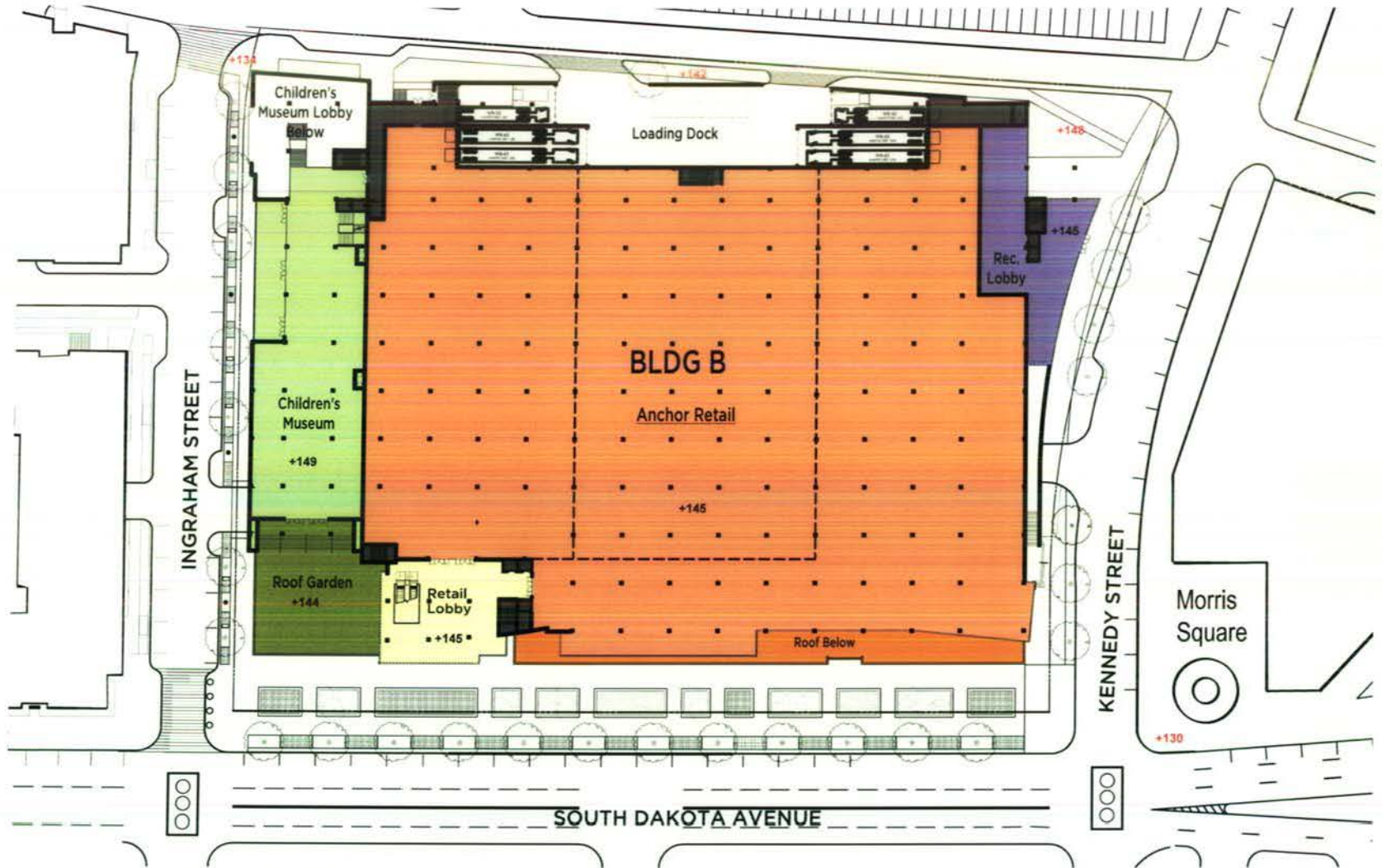
Art Place and Shops
 Fort Totten, Washington, DC

Children's Museum
 Lobby (El. +134')



PLAN LEGEND

- PARKING AREA
- LOADING/ CORRIDOR
- IN-LINE RETAIL
- ANCHOR RETAIL
- RETAIL LOBBY
- CHILDREN'S MUSEUM
- ROOF GARDEN
- RECREATION



NOTE: 1) Interior plan layouts are conceptual and shown for illustrative purposes only. Final layouts may vary.
 2) Typical drive aisles in parking garage are 22' wide.



01.16.12
11041.01

Art Place and Shops

Fort Totten, Washington, DC

Anchor
Retail (El. +145')



PLAN LEGEND

- PARKING AREA
- LOADING/
CORRIDOR
- IN-LINE RETAIL
- ANCHOR RETAIL
- RETAIL LOBBY
- CHILDREN'S
MUSEUM
- ROOF GARDEN
- RECREATION



NOTE: 1) Interior plan layouts are conceptual and shown for illustrative purposes only. Final layouts may vary.
 2) Typical drive aisles in parking garage are 22' wide.



01.16.12
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Art Place and Shops
Fort Totten, Washington, DC

Recreation
Plan (El. +165')



PLAN LEGEND

- PARKING AREA
- LOADING/ CORRIDOR
- IN-LINE RETAIL
- ANCHOR RETAIL
- RETAIL LOBBY
- CHILDREN'S MUSEUM
- ROOF GARDEN
- RECREATION



NOTE: 1) Interior plan layouts are conceptual and shown for illustrative purposes only. Final layouts may vary.
 2) Typical drive aisles in parking garage are 22' wide.



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Art Place and Shops

Fort Totten, Washington, DC

Recreation
Mezzanine (+177')



PLAN LEGEND

- PARKING AREA
- LOADING/
CORRIDOR
- IN-LINE RETAIL
- ANCHOR RETAIL
- RETAIL LOBBY
- CHILDREN'S
MUSEUM
- ROOF GARDEN
- RECREATION



NOTE: 1) Interior plan layouts are conceptual and shown for illustrative purposes only. Final layouts may vary.
2) Typical drive aisles in parking garage are 22' wide.

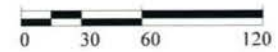


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Art Place and Shops

Fort Totten, Washington, DC

ROOF PLAN





East Elevation - South Dakota Avenue

Enlarged Elevation
(Sheet 30)

Enlarged Elevation
(Sheet 31)



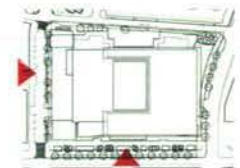
South Elevation - Ingraham Street

Enlarged Elevation
(Sheet 32)

*Flexibility is requested to vary the final selection of the exterior materials within the color ranges and general material types proposed, based on availability at the time of construction without reducing the quality of materials.

** Flexibility is requested to make minor refinements to exterior details and dimensions, including but not limited to belt courses, sills, bases, cornices, railings and trims, or any other changes that comply with local building codes or that otherwise are necessary to obtain a final building permit.

***Flexibility is request for the final design of the Children's museum entrance feature. The location and scale of the entrance will be as shown, form and design detail will be further refined as the program evolves.



KEY PLAN



01.16.12
11041.00

Art Place and Shops

Fort Totten, Washington, DC

BUILDING 'B' ELEVATIONS
Scale: 1" = 50'-0"



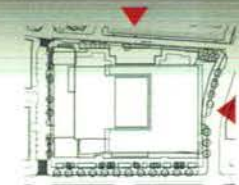
North Elevation - Kennedy Street



West Elevation - Service Alley

*Flexibility is requested to vary the final selection of the exterior materials within the color ranges and general material types proposed, based on availability at the time of construction without reducing the quality of materials.

** Flexibility is requested to make minor refinements to exterior details and dimensions, including but not limited to belt courses, sills, bases, cornices, railings and trims, or any other changes that comply with local building codes or that otherwise are necessary to obtain a final building permit.



KEY PLAN



01.16.12
11041.00

Art Place and Shops

Fort Totten, Washington, DC

BUILDING 'B' ELEVATIONS
Scale: 1" = 50'-0"

Retail Lobby Masonry 1a
White Terra Cotta Panel

Retail Lobby Masonry 1a
White Terra Cotta Panel

Retail Lobby Canopy 1b
Pre-Finished Metal

Retail Lobby Glazing 1c
Pre-Finished Curtainwall w/
Low-E Glazing

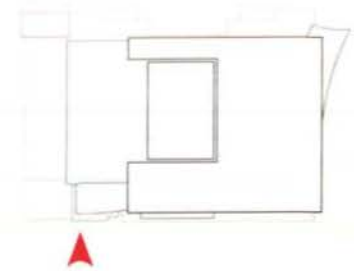
Museum Stone Panel 3c
Light Limestone w/ Light Grout

Museum Glazing 3d
Pre-Finished Curtainwall w/
Low-E Glazing

Museum Guardrail 1d
Pre-Finished Aluminum Guardrail &
Handrail w/ Opaque Clear Glass

Retail Lobby Canopy 1e
Pre-Finished Metal

In-line Retail Glazing 1f
Pre-Finished Storefront w/ Low-E
Glazing



Note: Refer to Sheet 32 for Additional Children's Museum Finishes Beyond

*Flexibility is requested to vary the final selection of the exterior materials within the color ranges and general material types proposed, based on availability at the time of construction without reducing the quality of materials.

** Ground floor retail bay elevations are illustrative and intended to describe the character and scale for the base of the building. The actual retail bay elevations will be developed by individual retail tenants, approved by the building owner and change over time with each new tenant that occupies the space.



01.16.12
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Art Place and Shops

Fort Totten, Washington, DC

BUILDING 'B'
ENLARGED PARTIAL ELEVATIONS

Recreation Coping 2a
Pre-Finished Metallic Aluminum

Recreation Glazing 2b
Pre-Finished Curtainwall w/
Low-E Opaque Glazing

Recreation Glazing 2c
Pre-Finished Curtainwall w/
Low-E Glazing

Recreation/ Anchor Retail Wall Panel 2d
Pre-Finished Metallic Panel w/ Recessed
Sealed Joints

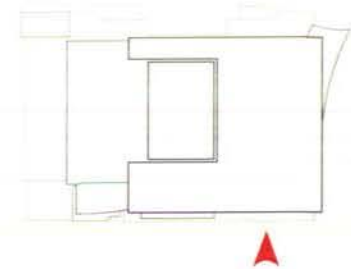
Anchor Retail Glazing 2e
Pre-Finished Curtainwall w/
Low-E Glazing

In-Line Retail Coping 2f
Pre-Finished Metal

In-Line Retail Masonry 2g
White Terra Cotta Panel

In-Line Retail Storefront Frame 2h
Painted Structural Steel Beams &
Columns

In-Line Retail Glazing 2i
Pre-Finished Storefront w/ Low-E
Glazing



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Art Place and Shops

Fort Totten, Washington, DC

BUILDING 'B'
ENLARGED PARTIAL ELEVATION

Museum Coping 3a
Pre-Finished Metallic Aluminum

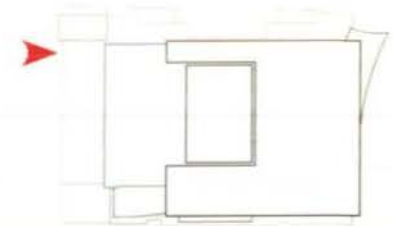
Museum Glazing 3b
Pre-Finished Curtainwall w/
Low-E Glazing

Museum Stone Panel 3c
Limestone Panels w/ Light Grout

Museum Glazing 3d
Structural Curtainwall w/
Low-E Glazing

Museum Coping 3a
Pre-Finished Metallic Aluminum

In-Line Retail Glazing 2i
Pre-Finished Storefront w/
Low-E Glazing



*Flexibility is requested to vary the final selection of the exterior materials within the color ranges and general material types proposed, based on availability at the time of construction without reducing the quality of materials.

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Art Place and Shops

Fort Totten, Washington, DC

BUILDING 'B'
ENLARGED PARTIAL ELEVATION

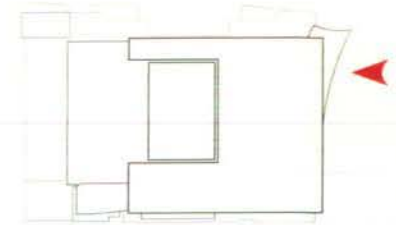
Recreation Coping 2a
Pre-Finished Metallic Aluminum

Recreation Glazing 2b
Pre-Finished Curtainwall w/
Low-E Opaque Glazing

Recreation Glazing 2c
Pre-Finished Curtainwall w/
Low-E Glazing

Recreation/ Anchor Retail Wall Panel 2d
Pre-Finished Metallic Panel w/ Recessed
Sealed Joints

Recreation Glazing 2c
Curved Pre-Finished Curtainwall
w/ Low-E Glazing



Recreation/ Anchor Retail Wall Panel 2d
Pre-Finished Metallic Panel w/ Recessed
Sealed Joints

Recreation Glazing 3a
Pre-Finished Curtainwall w/
Low-E Glazing

In-Line Retail Masonry 2g
White Terra Cotta Panel

*Flexibility is requested to vary the final selection of the exterior materials within the color ranges and general material types proposed, based on availability at the time of construction without reducing the quality of materials.

** Ground floor retail bay elevations are illustrative and intended to describe the character and scale for the base of the building. The actual retail bay elevations will be developed by individual retail tenants, approved by the building owner and change over time with each new tenant that occupies the space.

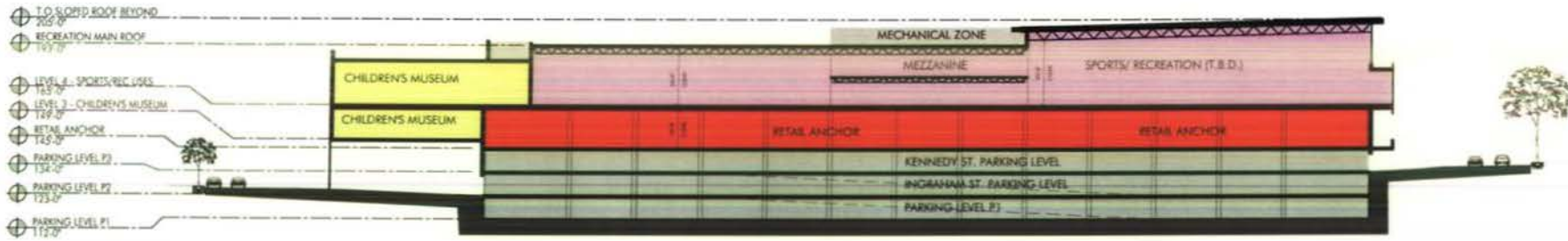


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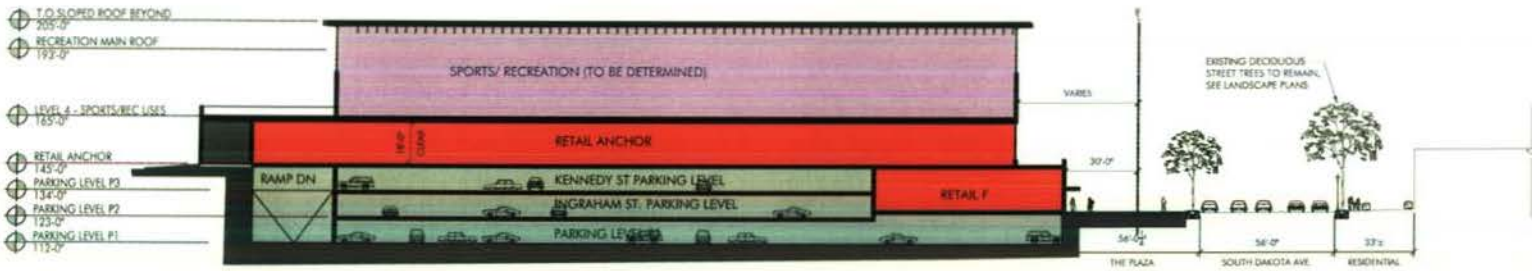
Art Place and Shops

Fort Totten, Washington, DC

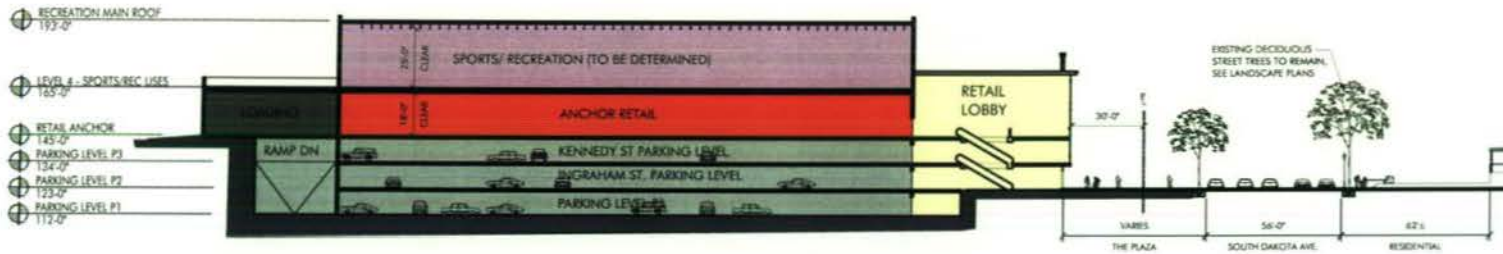
BUILDING 'B'
ENLARGED PARTIAL ELEVATION



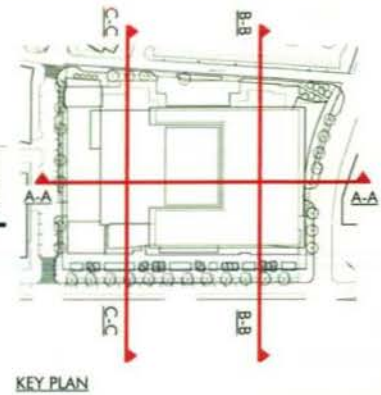
BUILDING SECTION A-A



BUILDING SECTION B-B



BUILDING SECTION C-C



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Art Place and Shops
Fort Totten, Washington, DC

BUILDING 'B'
BUILDING SECTIONS



01.16.12
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Art Place and Shops

Fort Totten, Washington, DC

BUILDING 'B'
SITE PERSPECTIVE



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Art Place and Shops

Fort Totten, Washington, DC

BUILDING 'B'
SITE PERSPECTIVE

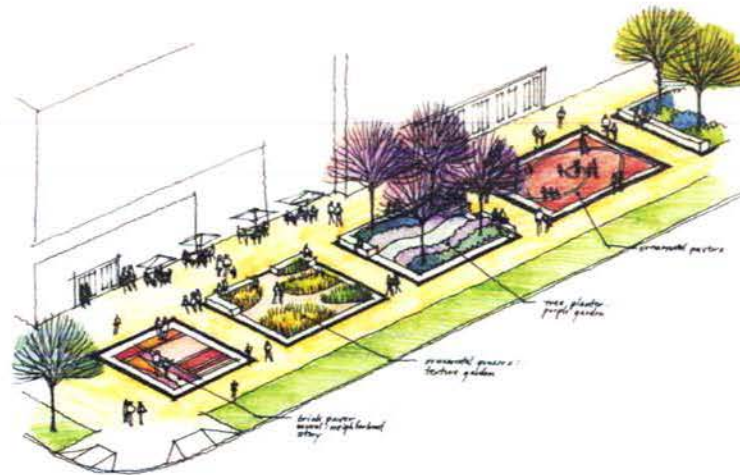


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Art Place and Shops

Fort Totten, Washington, DC

BUILDING 'B'
LANDSCAPE PLAN

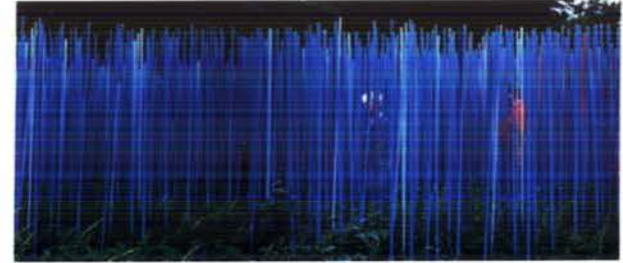
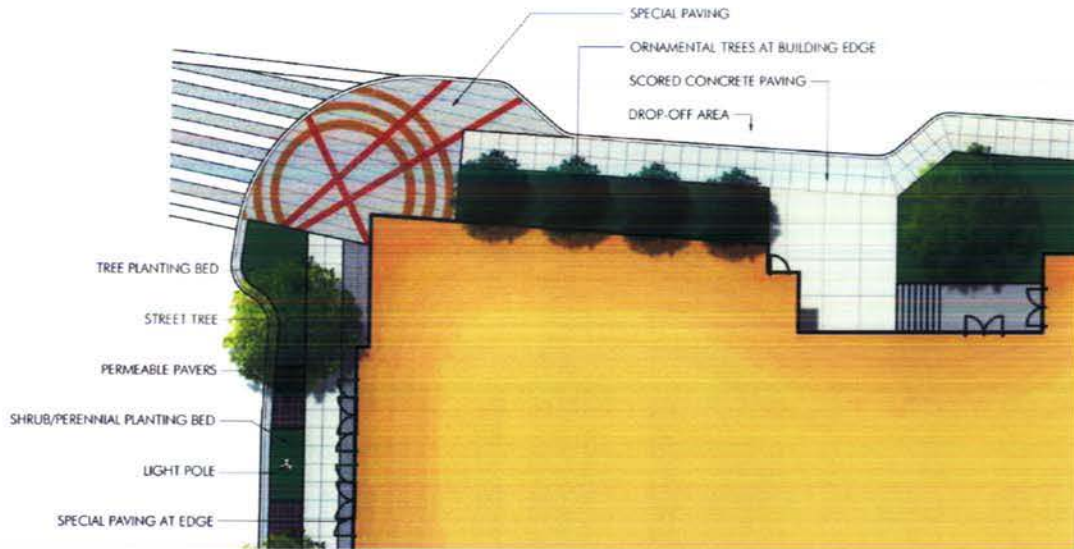
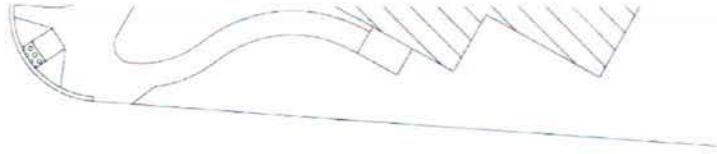


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Art Place and Shops

Fort Totten, Washington, DC

BUILDING 'B'
Enlarged Plaza Promenade

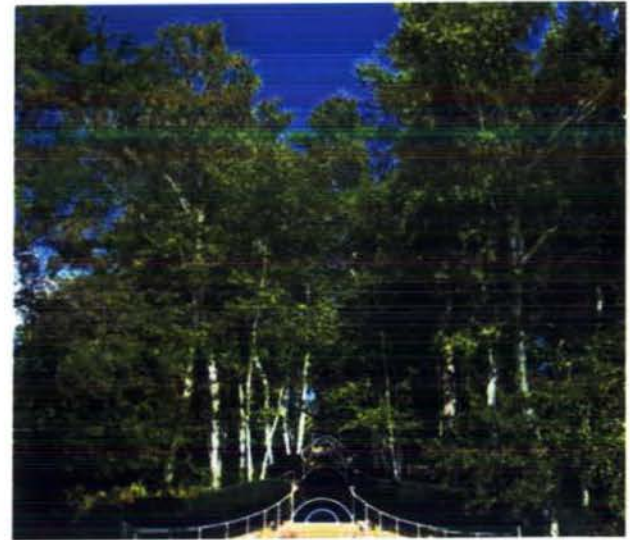
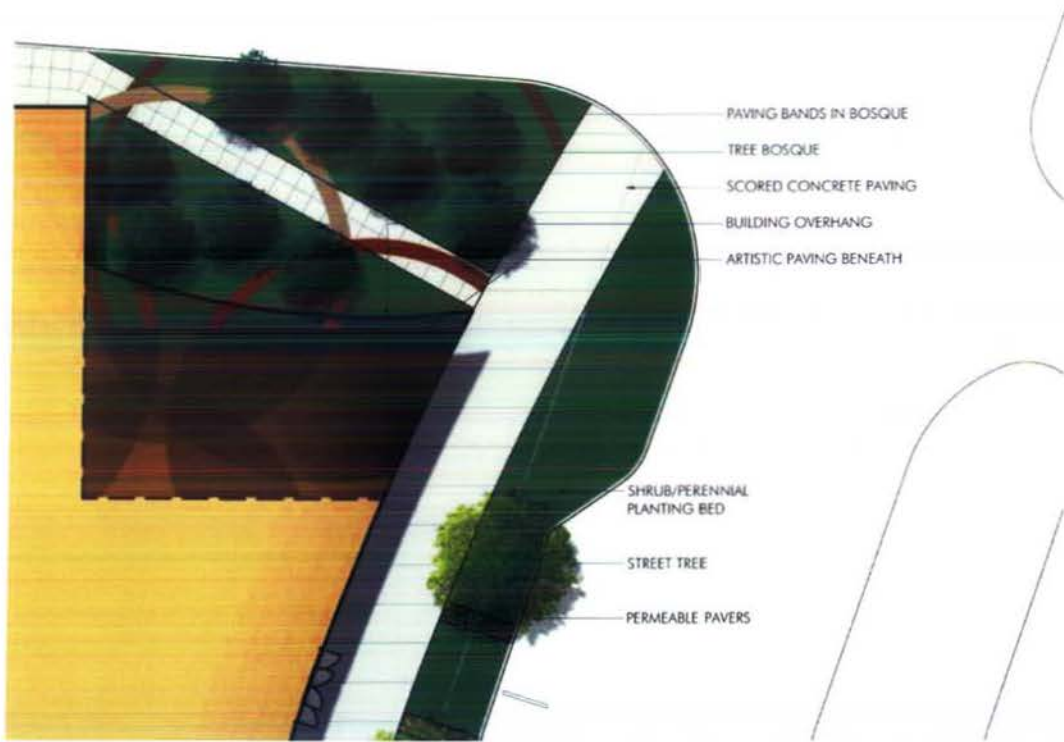


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Art Place and Shops

Fort Totten, Washington, DC

BUILDING 'B'
Childrens Museum Plaza



01.16.12
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Art Place and Shops

Fort Totten, Washington, DC

BUILDING 'B'
Recreation Pocket Park