



PROJECT TEAM:

OWNER: Douglas Development Corporation
ARCHITECT: Antunovich Associates
STRUCTURAL: Tadjer Cohen Edelson Associates
MEP: SSA Engineering
CIVIL: Dewberry
TRANSPORTATION: Gorove / Slade Associates, Inc.

DRAWING INDEX:

- 1 Cover
- 2 Site Location
- 3 Existing Building Photos
- 4 Existing Building Photos
- 5 Master Plan
- 6 Floor Plan: First Floor
- 7 Floor Plan: Second Floor
- 8 Section & Area Summary
- 9 Elevations
- 10 Elevations
- 11 Landscape Plan
- 12 Street & Sidewalk Sections
- 13 Street & Sidewalk Sections
- 14 Site Furniture & Trees
- 15 Perspective: Aerial View Looking Southeast
- 16 Perspective: Northwest Entry View
- 17 Perspective: Northeast Corner
- 18 Perspective: Parking Garage - Southeast Corner
- 19 Perspective: From Across 3rd Street

WASHINGTON, DC

THE COLISEUM

1140 3rd Street NE, Washington, DC

9 July 2013



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Site Location

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NORTHWEST CORNER
WALKING FROM METRO
ORIGINAL BUILDING 1941



NORTH FACADE
FROM M STREET NE



SOUTHWEST CORNER



LOOKING NORTH ON CONGRESS STREET NE
PROPOSED ENTRANCE TO PARKING

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Existing Building Photos

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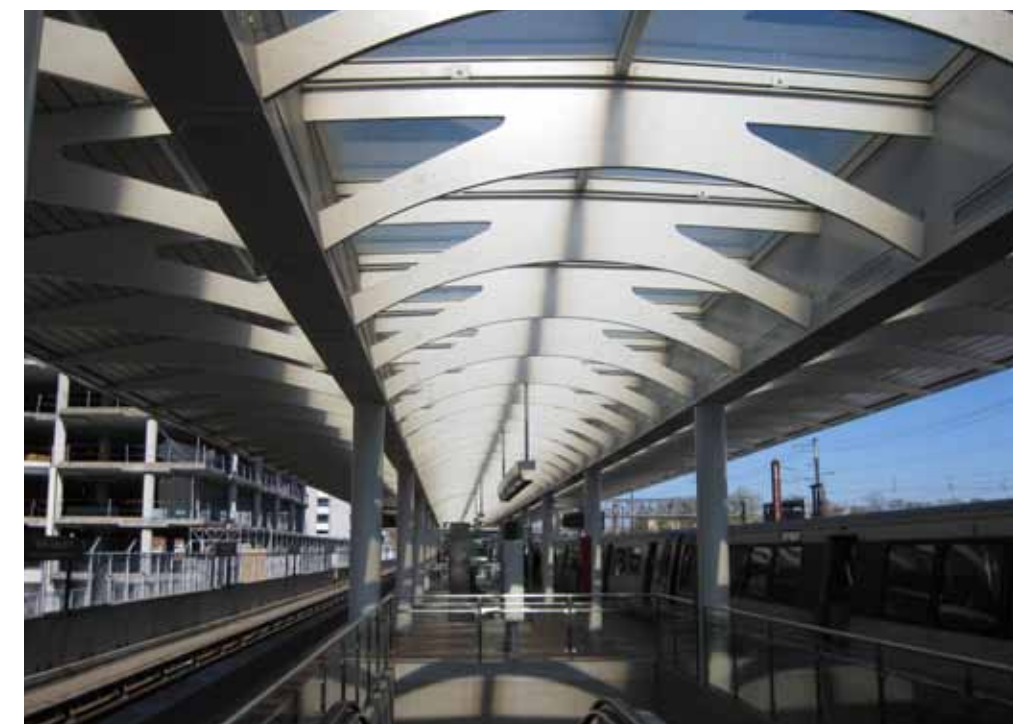
NORTHEAST CORNER
ORIGINAL BUILDING 1931



RESIDENCES
EAST OF 3RD STREET



ARENA ENTRANCE
& TICKET OFFICE



NOMA METRO STATION
LESS THAN 500 FEET AWAY

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Existing Building Photos

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Master Plan

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First Floor Plan

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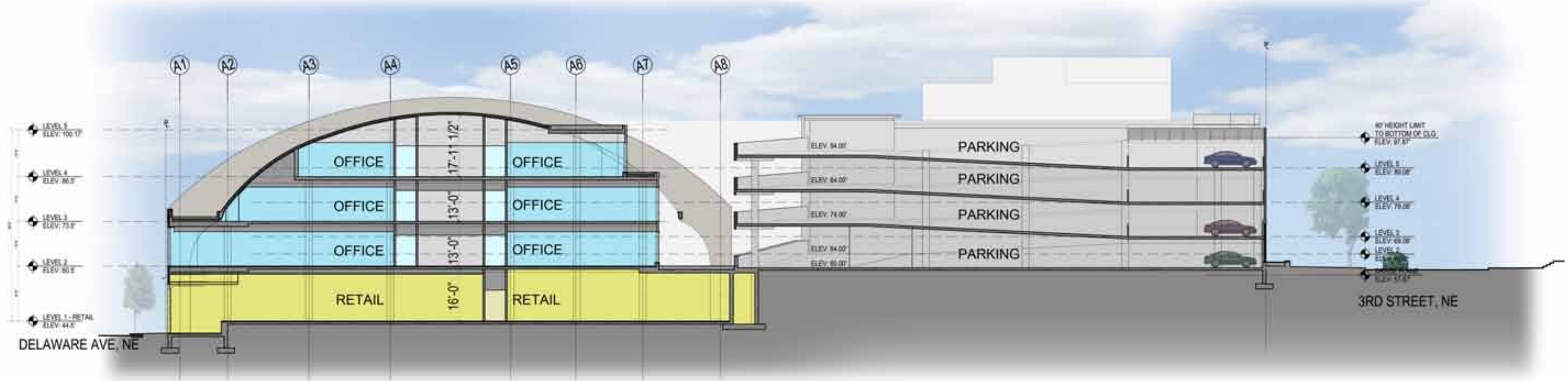


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Second Floor Plan

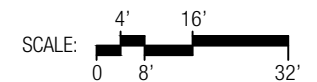
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THE COLISEUM - AREA SUMMARY*												
FLOOR	OFFICE (ICEHOUSE BLDG)		CONNECTOR		OFFICE (ARENA BLDG)		RETAIL		LOTS 30-34	PARKING AREA	PARKING SPACES	Total GSF
	COMMON	OFFICE GSF	COMMON	OFFICE GSF	COMMON	OFFICE GSF	RETAIL	RETAIL COMMON/LOADING	LOADING			
PH	5,608	0	0	0	0	0	0	0	0	16,515	49	22,123
4	3,497	15,026	489	800	6,448	28,163	0	0	0	17,215	46	71,638
3	3,496	17,672	489	800	6,448	35,431	0	0	0	17,215	46	81,551
2	4,720	4,882	489	800	7,465	38,714	12,049	535	0	17,155	26	86,809
1	3,281	0	0	0	3,013	0	54,977	756	5,849	0	0	67,876
BUILDING TOTAL	20,602	37,580	1,467	2,400	23,374	102,308	67,026	1,291	5,849	68,100	167	329,997

*Areas are measured to center of demise wall and outside face of exterior wall.

**The back of house corridor has been split between Retail and Office common Use



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Section & Area Summary

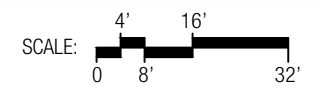
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ELEVATION
EAST: 3RD STREET



ELEVATION
WEST: DELAWARE AVENUE



THE COLISEUM

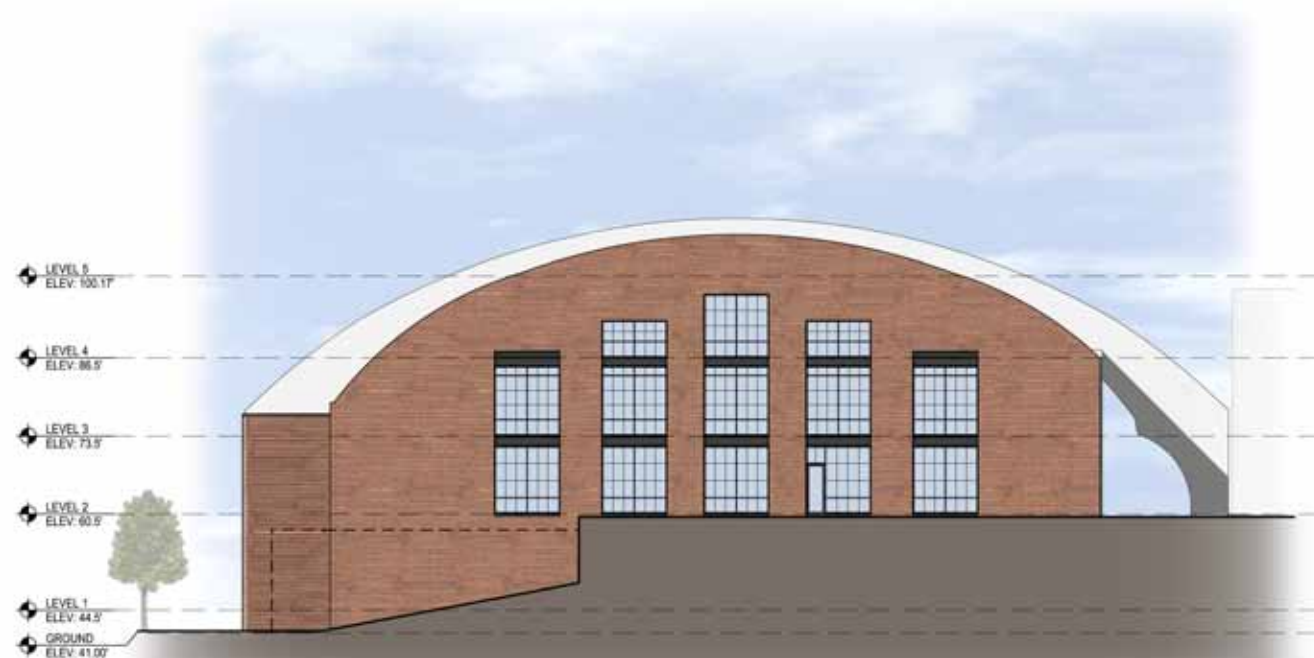
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Elevations

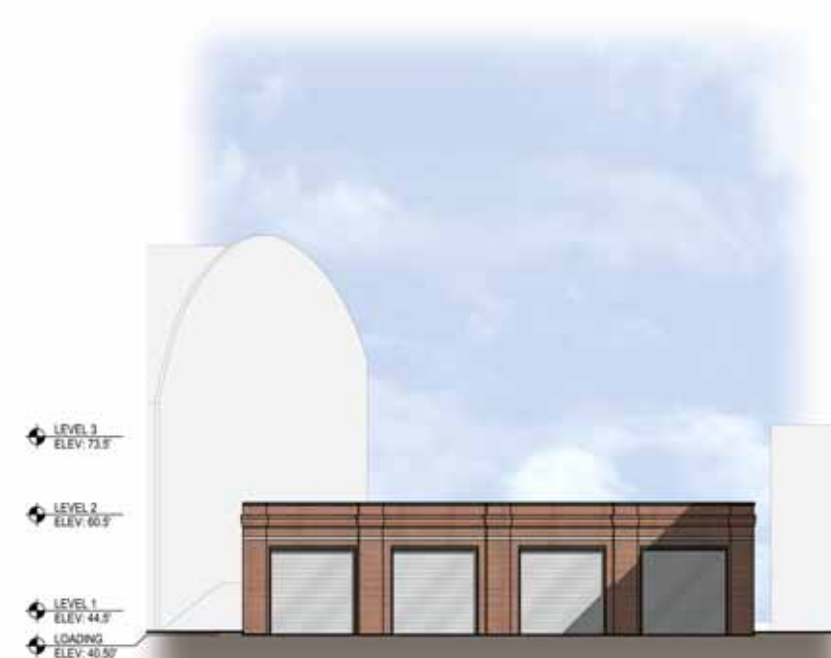
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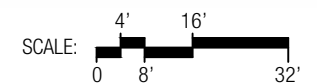
ELEVATION
NORTH: M STREET



ELEVATION
SOUTH: ARENA



ELEVATION
WEST: LOADING DOCK



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Elevations

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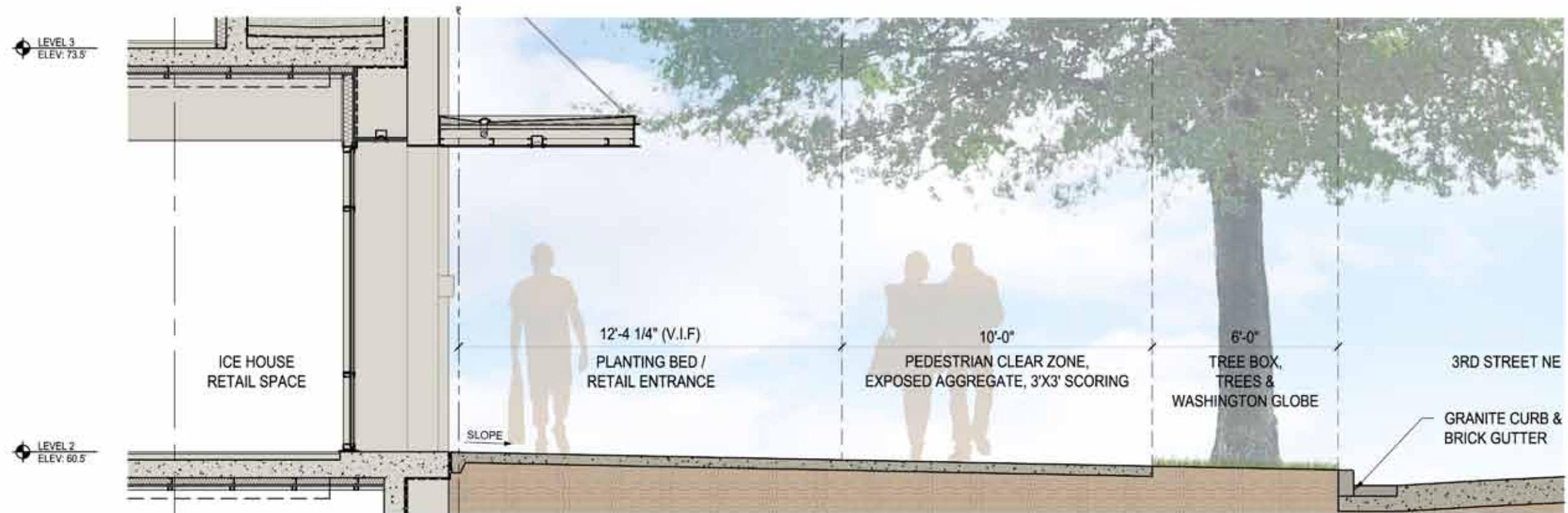


THE COLISEUM

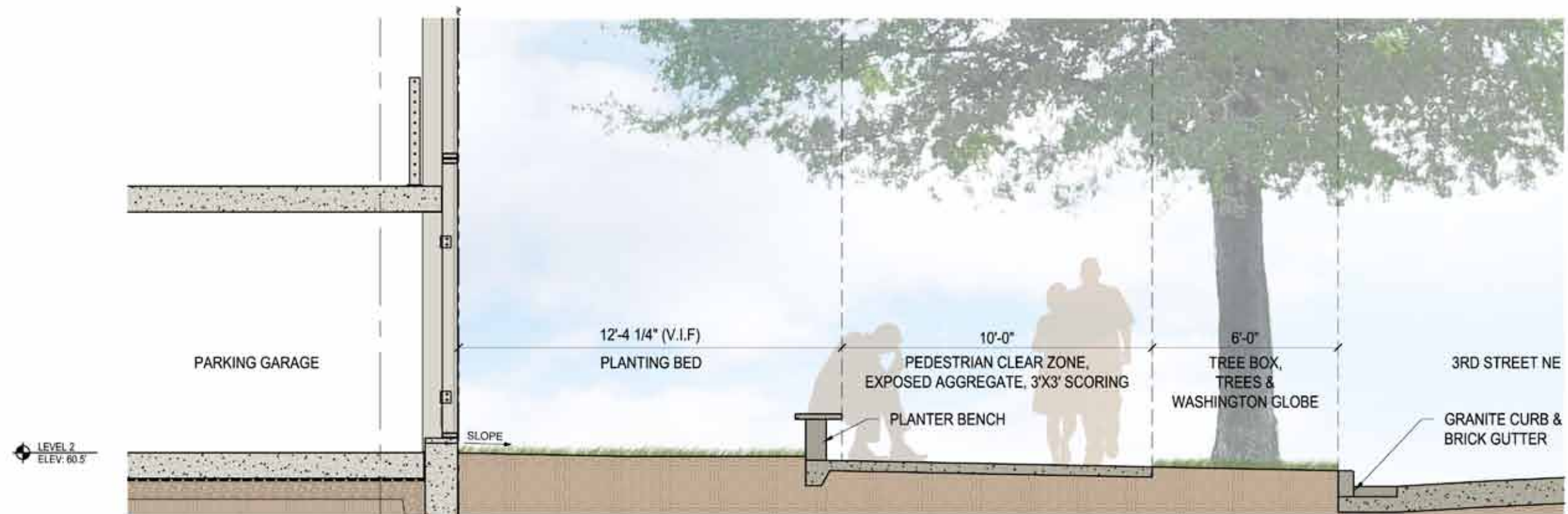
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Landscape Plan

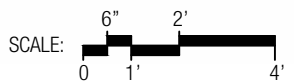
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SIDEWALK SECTION
3RD STREET NE @ ICE HOUSE



SIDEWALK SECTION
3RD STREET NE @ PARKING GARAGE

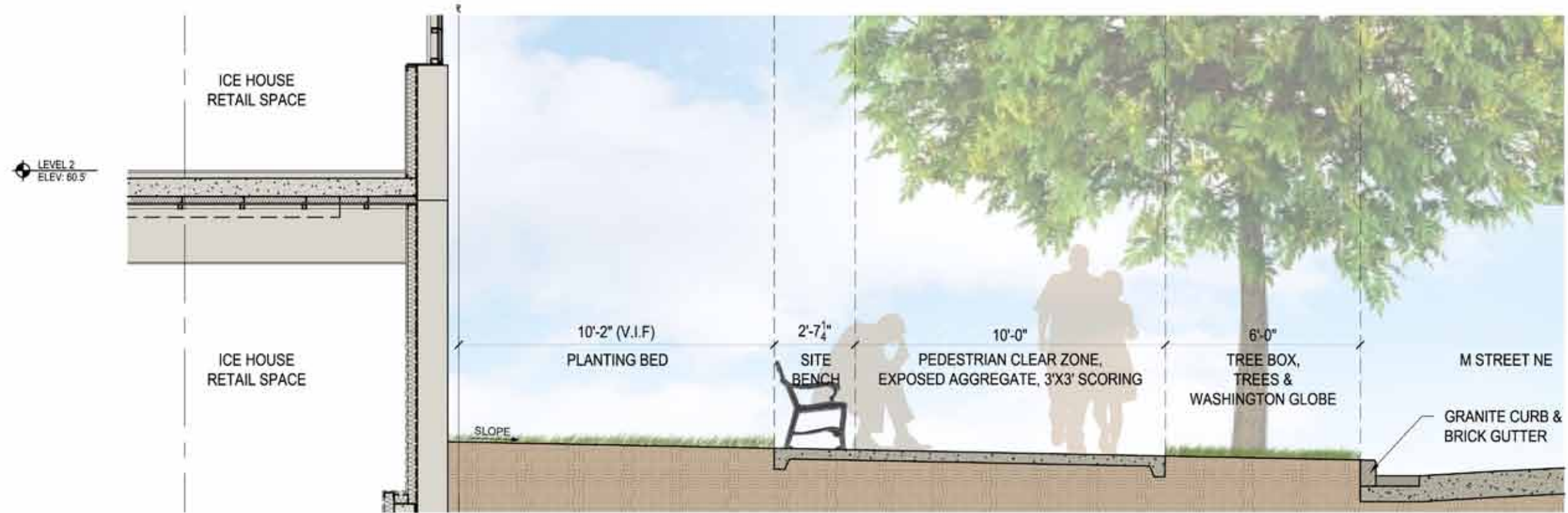


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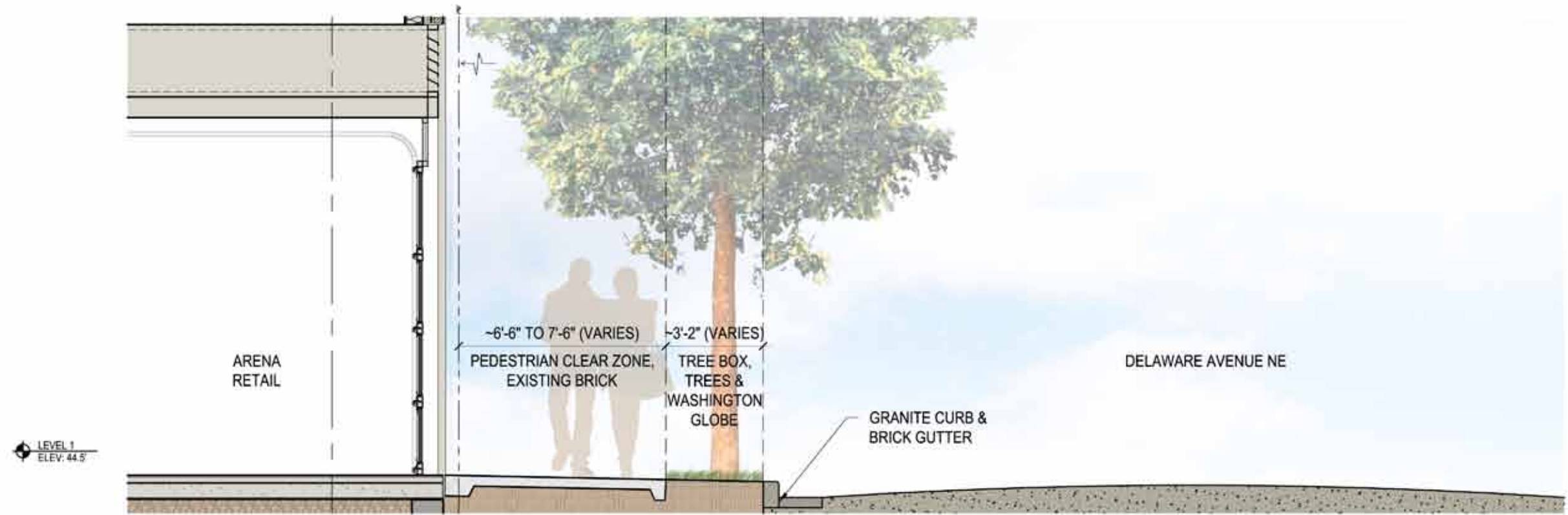
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Street & Sidewalk Sections

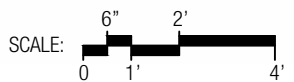
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SIDEWALK SECTION
M STREET @ ICE HOUSE



SIDEWALK SECTION
DELAWARE AVENUE @ ARENA



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Street & Sidewalk Sections

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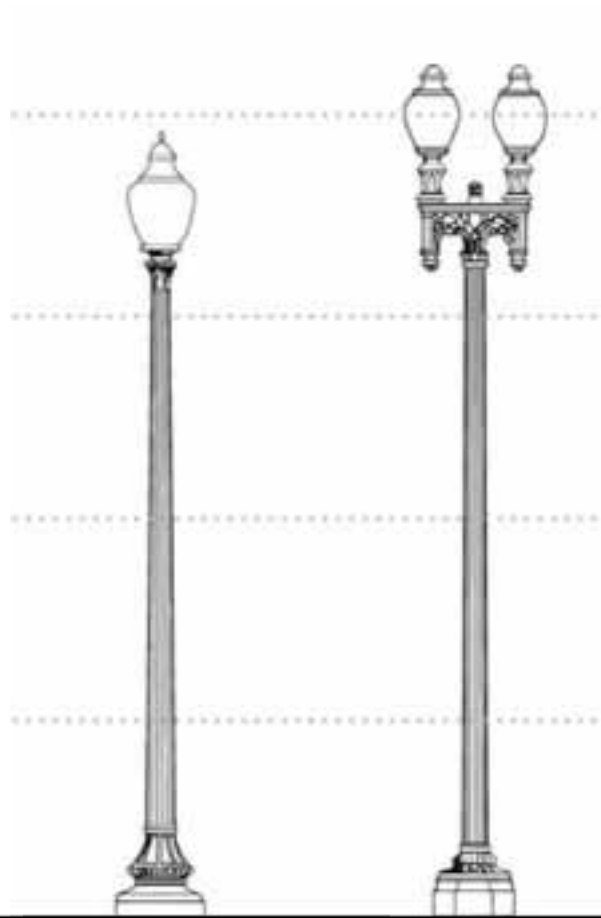
TYPICAL BIKE RACK



TYPICAL BENCH



TYPICAL TRASH RECEPTACLE



Single Globe

Twin-20

TYPICAL STREET LIGHT FIXTURE



TYPICAL TREE: DELAWARE AVENUE
LITTLE LEAF LINDEN



TYPICAL TREE: 3RD STREET
WILLOW OAK



TYPICAL TREE: M STREET
GOLDEN RAIN



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Aerial View Looking Southeast

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Northwest Entry View

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Northeast Corner

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Parking Garage: Southeast Corner

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Parking Garage - From Across 3rd Street

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