



1 M STREET FACADE VIEW  
SCALE: NOT TO SCALE

1333 M STREET  
SE Waterfront, Washington DC

PUD SUBMISSION | Consolidated\_Phase 1  
BUILDING VIEWS





1 AERIAL MAP  
SCALE: NTS

1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION

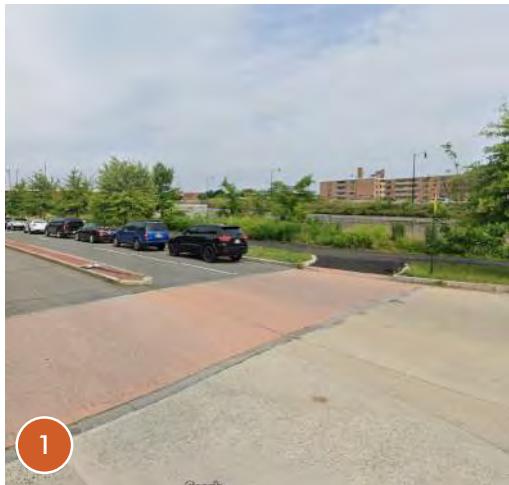
CONTEXT MAP



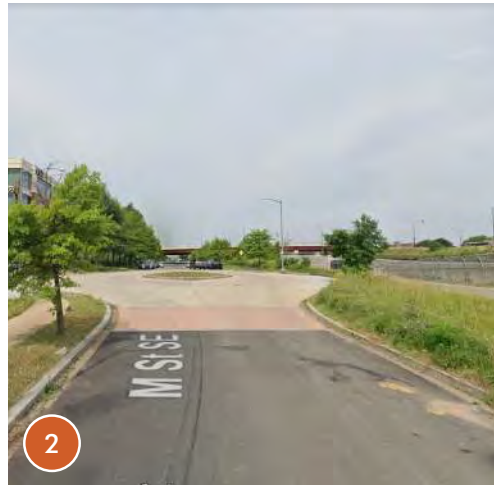
JUNE 05, 2020

A-1

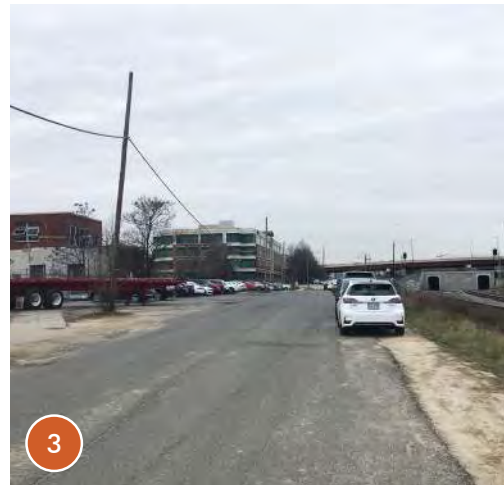




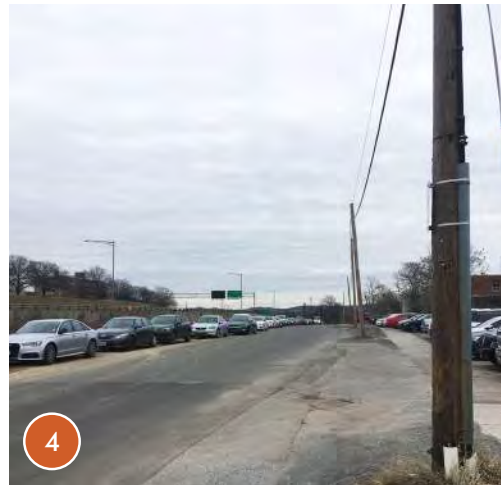
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TWO LANE BIKE TRAIL



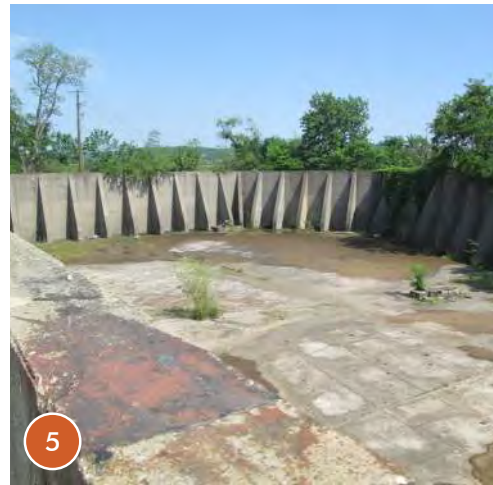
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M STREET WEST ENTRANCE



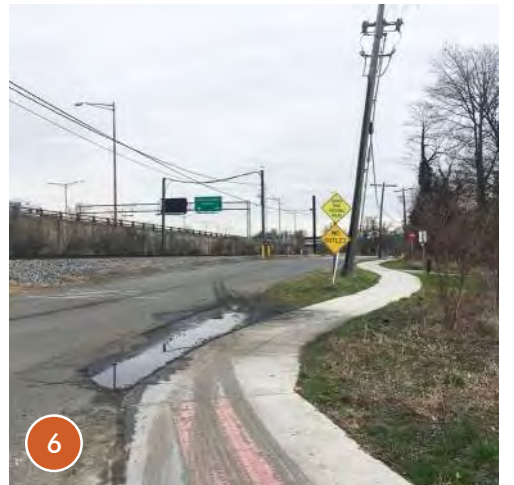
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M STREET LOOKING WEST



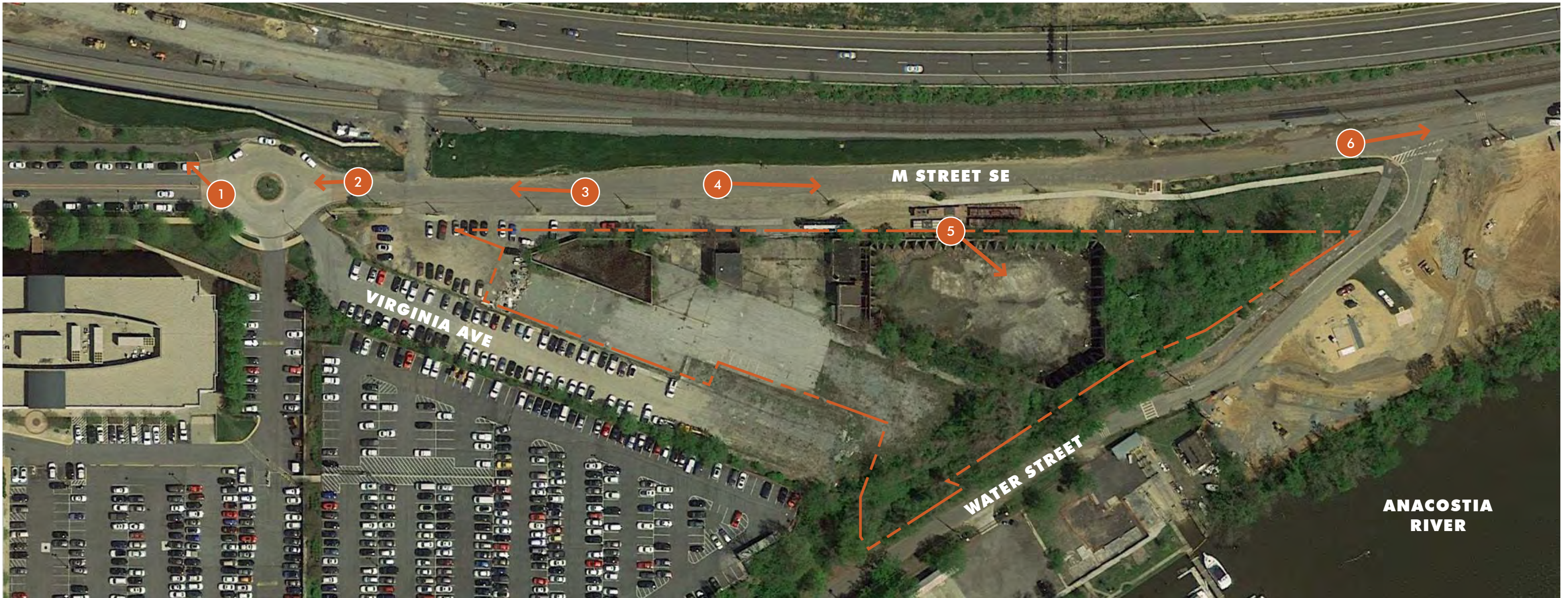
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M STREET LOOKING EAST



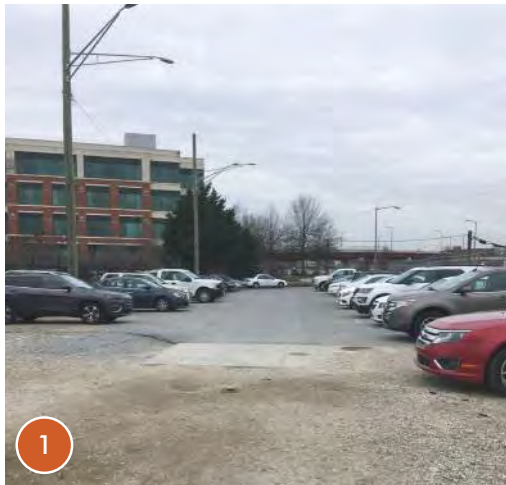
5  
SITE PIT



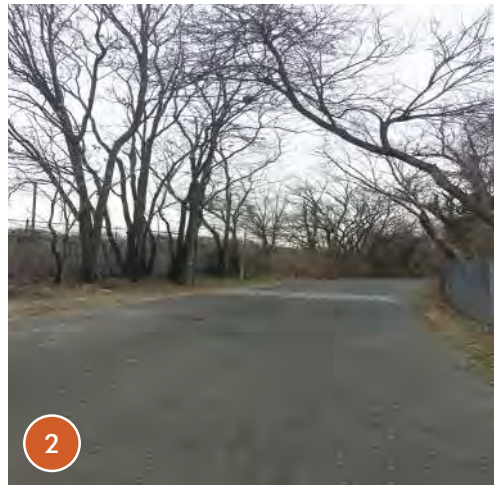
6  
M STREET CONTINUATION



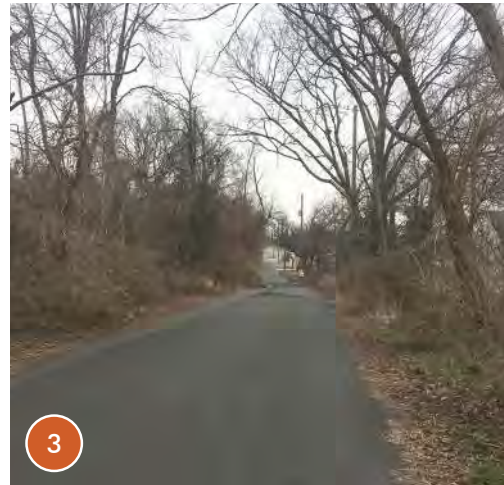




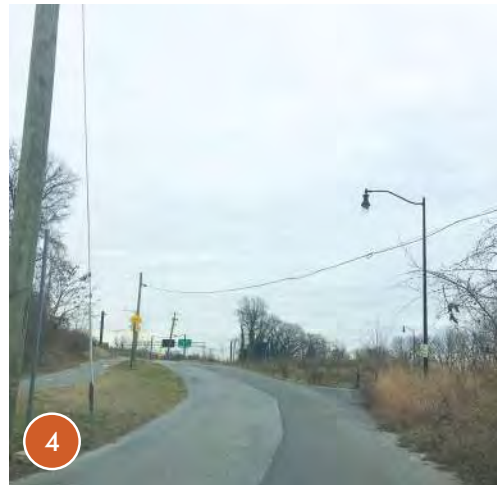
1  
ADJACENT PARKING LOT



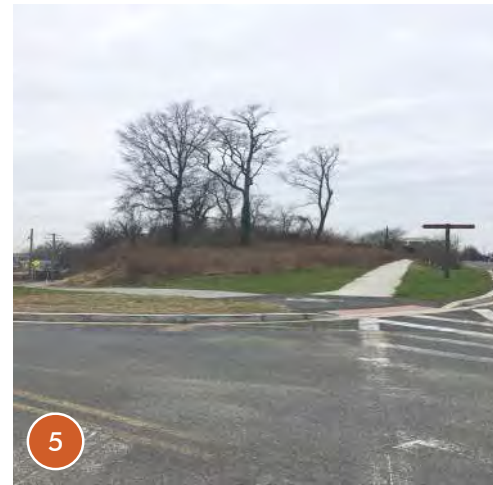
2  
WATER STREET WEST END



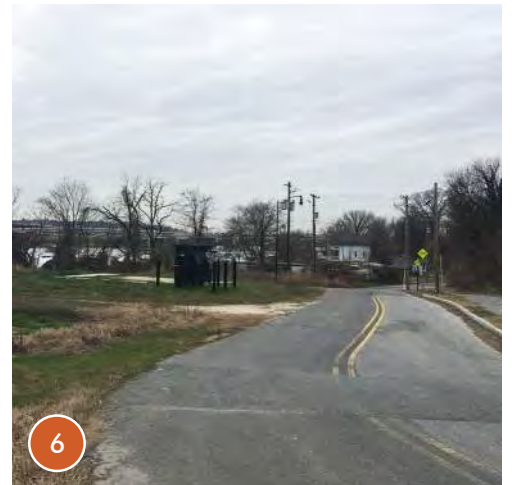
3  
WATER STREET BY BOATHOUSE ROW



4  
WATER STREET LOOKING EAST



5  
WATER STREET INTERSECTION



6  
WATER STREET LOOKING WEST



**1333 M STREET**

SE Waterfront, Washington DC

**PUD SUBMISSION**

EXISTING VIEWS - WATER STREET



**PARKERRODRIGUEZ, INC**  
Landscape Architecture | Urban Design | Planning

June 05, 2020

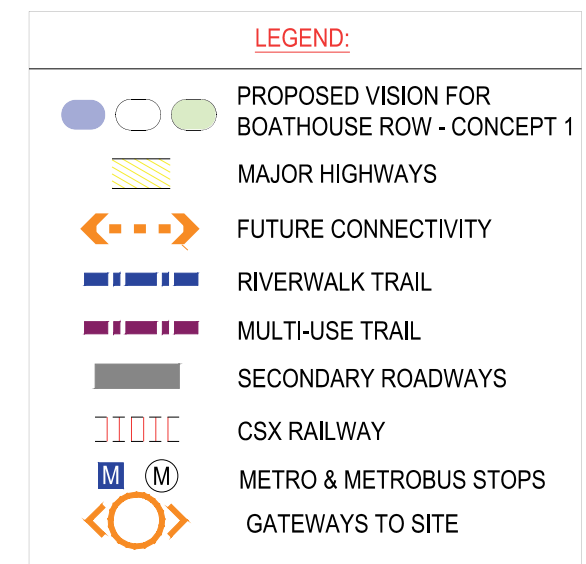


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NOTE: M STREET DEAD ENDS AT SEAFARERS YACHT CLUB ALONG CSX RAILWAY



NOTE: INFORMATION BASED ON THE BOATHOUSE ROW PLANNING STUDY FROM MARCH 12, 2009







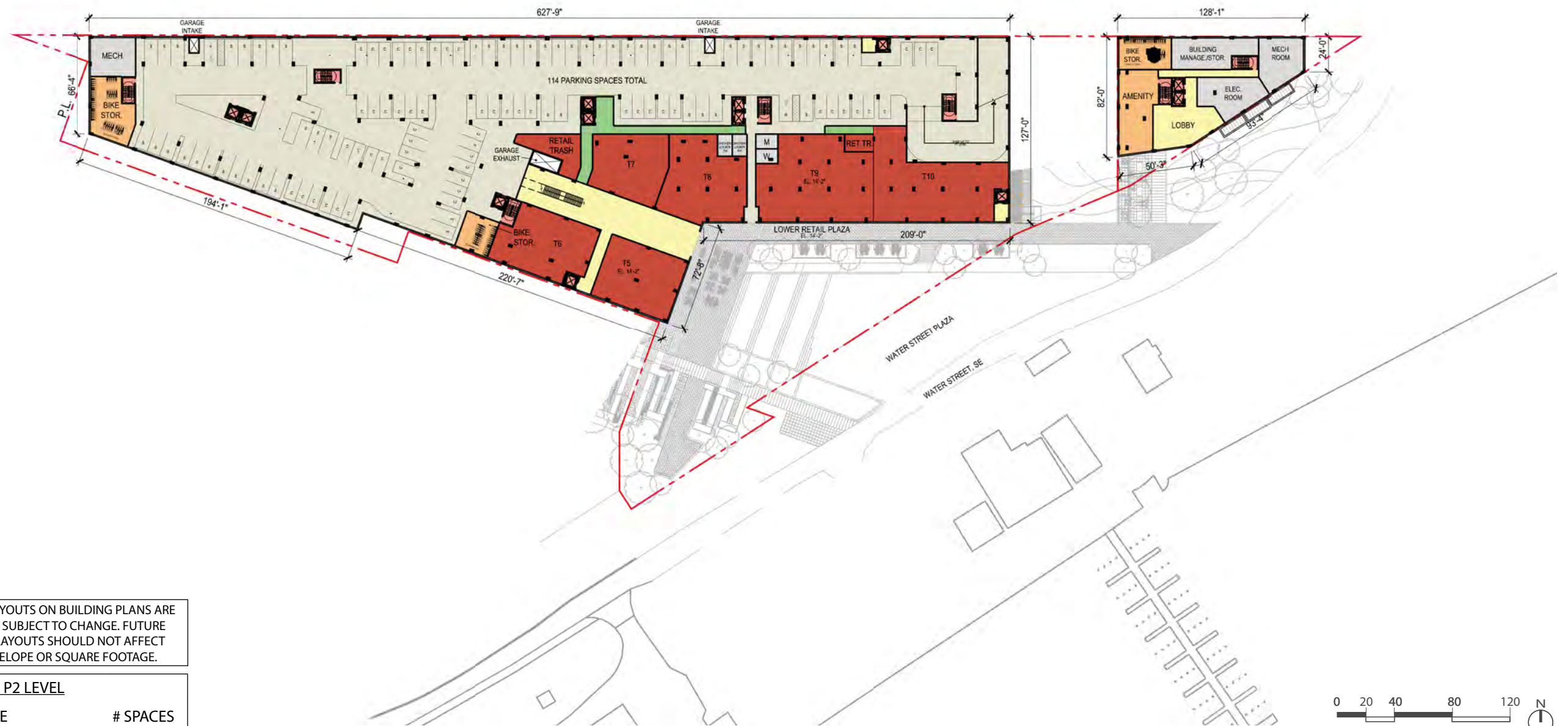
STAGE 1 PUD APPROVAL:



CONSOLIDATED PUD APPROVAL/PHASE 1:



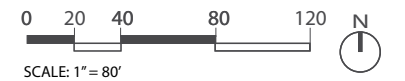




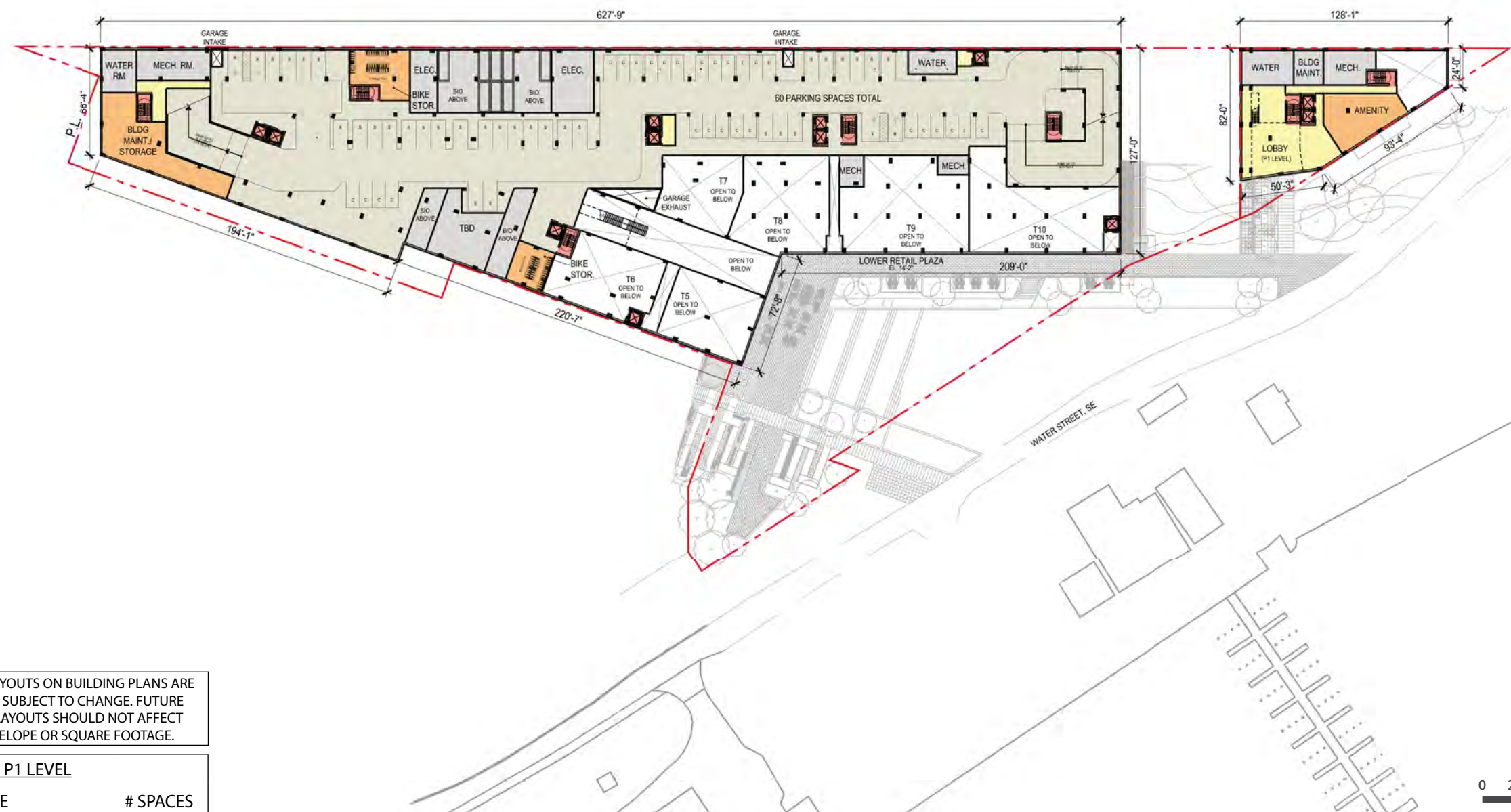
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<span style="display:inline-block; width:15px; height:15px; background-color:purple;"></span>	ADMINISTRATION
<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	CIRCULATION
<span style="display:inline-block; width:15px; height:15px; background-color:lightcoral;"></span>	CORE
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen;"></span>	SERVICE CORRIDOR
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<span style="display:inline-block; width:15px; height:15px; background-color:gray;"></span>	UTILITY

NOTE: INTERIOR LAYOUTS ON BUILDING PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE. FUTURE CHANGES TO THE LAYOUTS SHOULD NOT AFFECT THE EXTERIOR ENVELOPE OR SQUARE FOOTAGE.

PARKING DATA - P2 LEVEL	
BUILDING PHASE	# SPACES
PHASE 1	114
PHASE 2	-
TOTAL SPACES	114



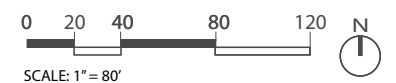




LEGEND	
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<span style="color: orange;">■</span>	AMENITY
<span style="color: purple;">■</span>	ADMINISTRATION
<span style="color: yellow;">■</span>	CIRCULATION
<span style="color: red;">■</span>	CORE
<span style="color: green;">■</span>	SERVICE CORRIDOR
<span style="color: lightgreen;">■</span>	COURTYARD
<span style="color: tan;">■</span>	PARKING
<span style="color: brown;">■</span>	UTILITY

NOTE: INTERIOR LAYOUTS ON BUILDING PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE. FUTURE CHANGES TO THE LAYOUTS SHOULD NOT AFFECT THE EXTERIOR ENVELOPE OR SQUARE FOOTAGE.

PARKING DATA - P1 LEVEL	
BUILDING PHASE	# SPACES
PHASE 1	60
PHASE 2	-
TOTAL SPACES	60

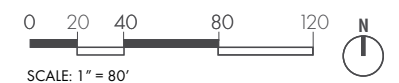






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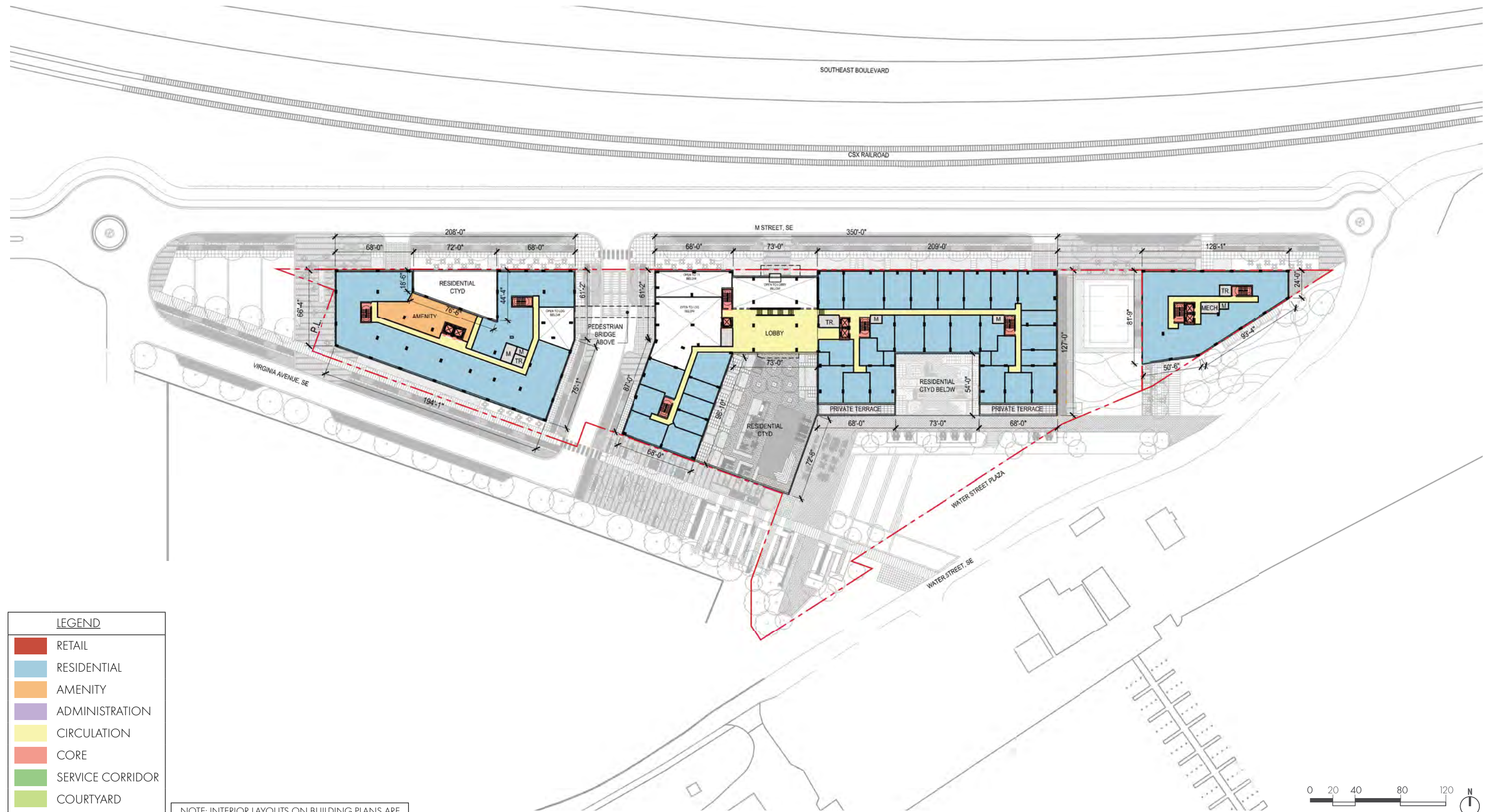
1ST FLOOR PLAN



JUNE 05, 2020

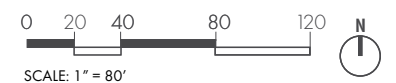
A-1 2





LEGEND	
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<span style="color: lightgrey;">■</span>	UTILITY

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PUD SUBMISSION

2ND FLOOR PLAN



JUNE 05, 2020

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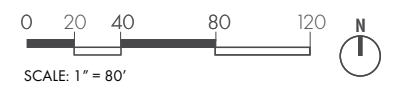






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<span style="color: green;">■</span>	COURTYARD
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<span style="color: grey;">■</span>	UTILITY

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PUD SUBMISSION

4TH FLOOR PLAN



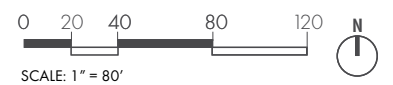
JUNE 05, 2020 A-15





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PUD SUBMISSION

5TH FLOOR PLAN



JUNE 05, 2020

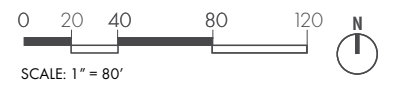
A-1 6





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NOTE: INTERIOR LAYOUTS ON BUILDING PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE. FUTURE CHANGES TO THE LAYOUTS SHOULD NOT AFFECT THE EXTERIOR ENVELOPE OR SQUARE FOOTAGE.



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PUD SUBMISSION

6TH FLOOR PLAN



JUNE 05, 2020

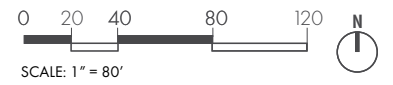
A-17





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<span style="color: darkgrey;">■</span>	UTILITY

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1333 M STREET

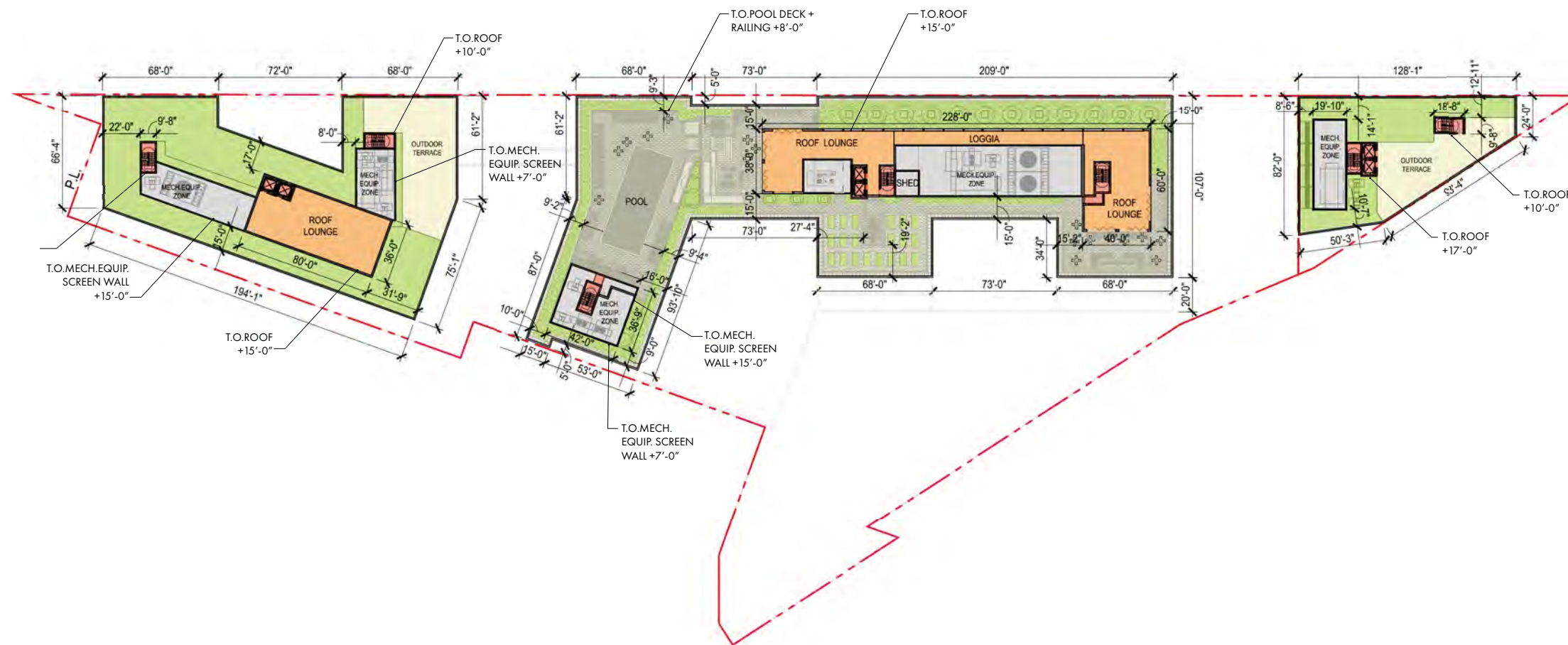
SE Waterfront, Washington DC

## PUD SUBMISSION

### 7TH FLOOR PLAN (TYPICAL FLOOR)

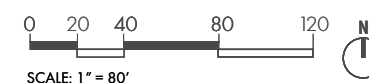






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<span style="display:inline-block; width:15px; height:15px; background-color:lightgrey;"></span>	PARKING
<span style="display:inline-block; width:15px; height:15px; background-color:grey;"></span>	UTILITY

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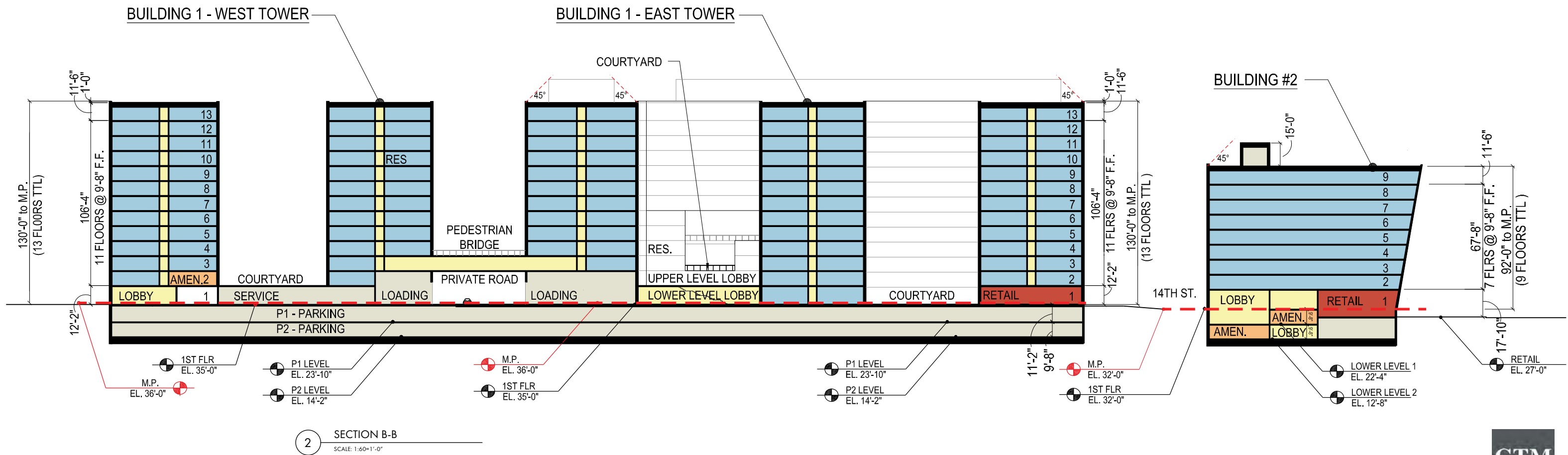
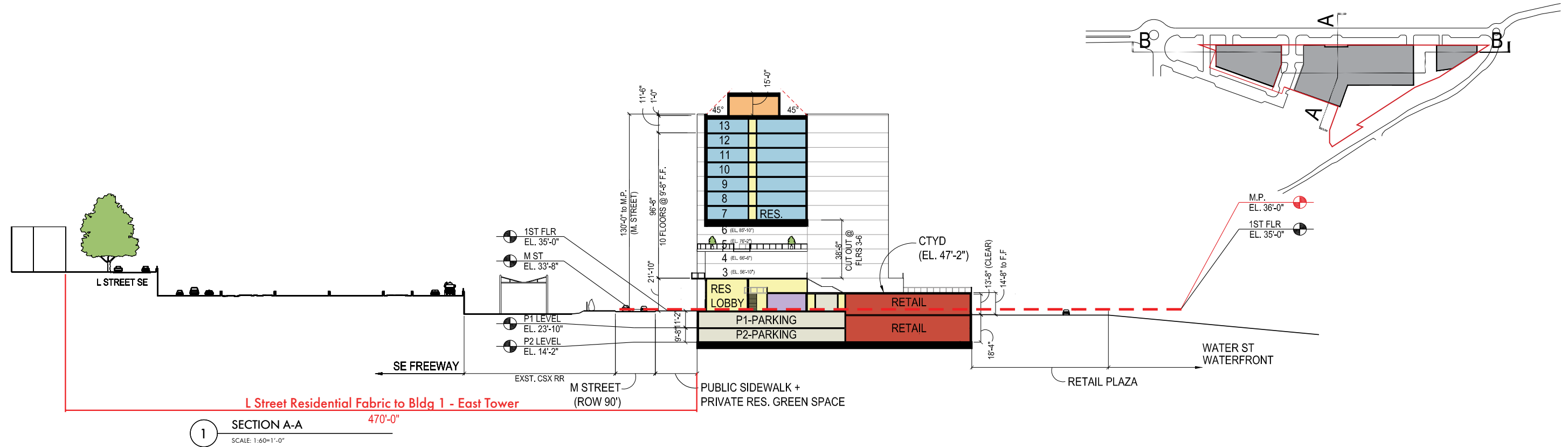
ROOF PLAN



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1333 M STREET

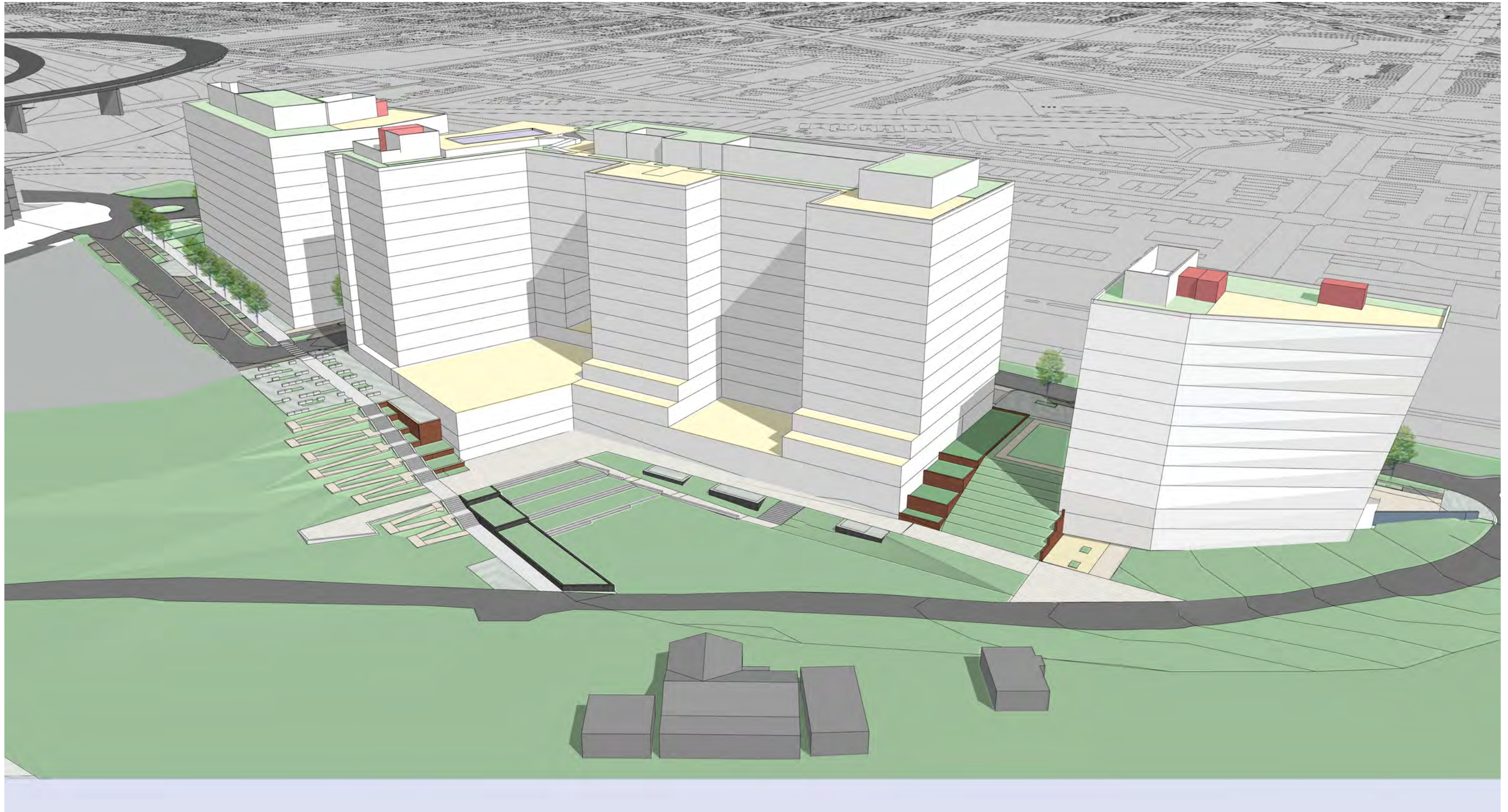
SE Waterfront, Washington DC

PUD SUBMISSION

AERIAL VIEW











1 WATER STREET VIEW TOWARDS NORTHWEST  
SCALE: NOT TO SCALE



**BUILDING 1 - EAST TOWER**  
 13 FLOORS  
 475,671 GFA  
 496 UNITS



\*The plan and imagery shown is conceptual and may change with final design provided that the use of the space, character, and quality of the features and plantings remain in substantial conformance with that shown.

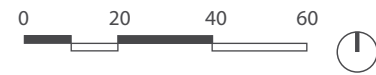
\*All elements located within the public right-of-way such as, but not limited to, crosswalks, bike racks, green infrastructure features, and bike lanes may change in response to future input and coordination with the District Department of Transportation and other government agencies.





LEGEND	
<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span>	RETAIL
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<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span>	CIRCULATION
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<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span>	SERVICE CORRIDOR
<span style="display:inline-block; width:15px; height:15px; background-color:lightyellow; border:1px solid black;"></span>	COURTYARD
<span style="display:inline-block; width:15px; height:15px; background-color:lightgray; border:1px solid black;"></span>	PARKING
<span style="display:inline-block; width:15px; height:15px; background-color:gray; border:1px solid black;"></span>	UTILITY

PARKING DATA - P2 LEVEL	
BUILDING PHASE	# SPACES
PHASE 1	114
TOTAL SPACES	114







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PARKING DATA - P1 LEVEL	
BUILDING PHASE	# SPACES
PHASE 1	60
TOTAL SPACES	60





LEGEND	
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PUD SUBMISSION

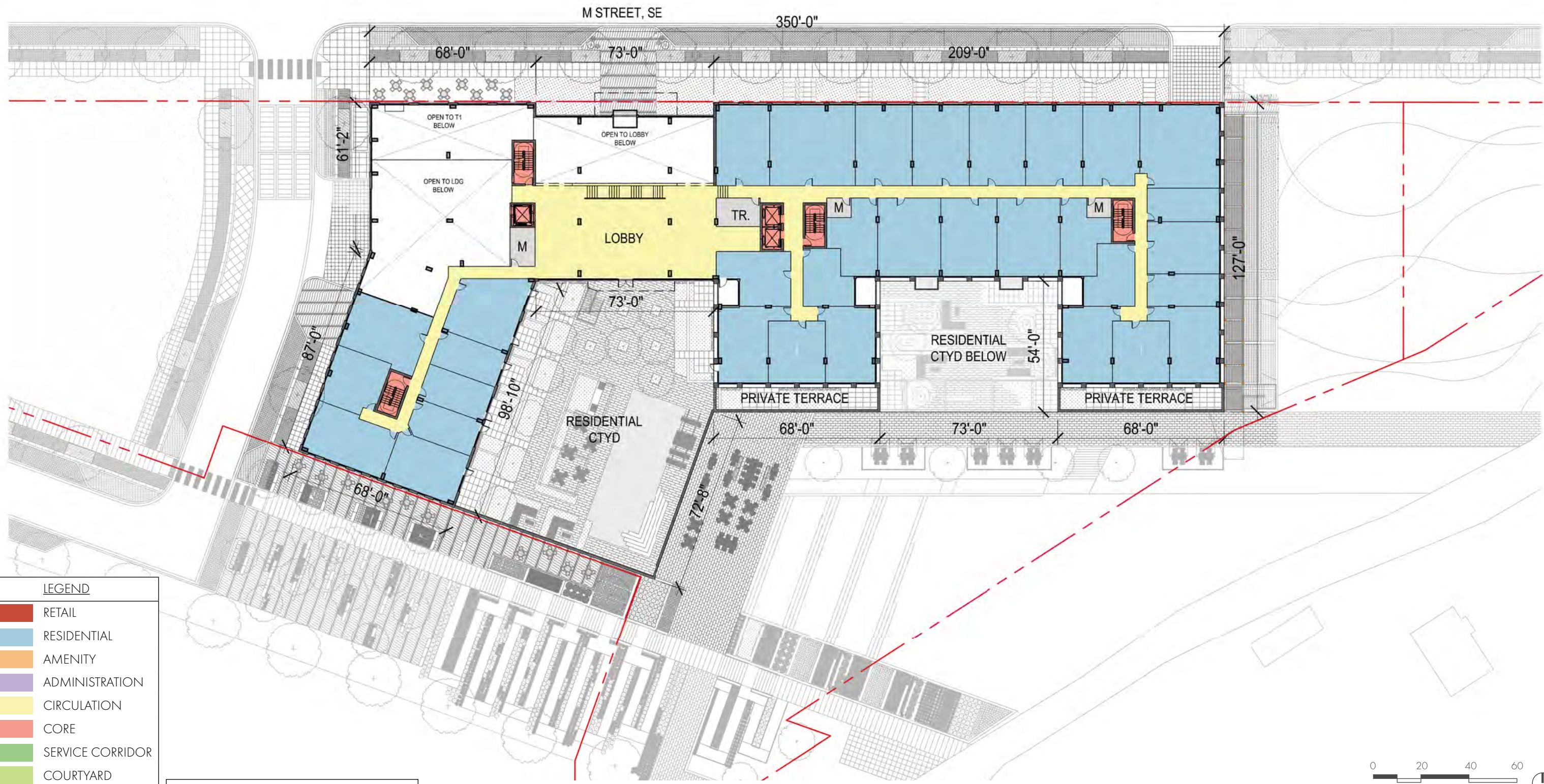
1ST FLOOR PLAN



JUNE 05, 2020

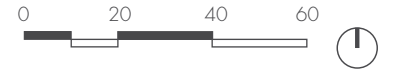
A-1 2





LEGEND	
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<span style="color: orange;">■</span>	AMENITY
<span style="color: purple;">■</span>	ADMINISTRADION
<span style="color: yellow;">■</span>	CIRCULATION
<span style="color: red;">■</span>	CORE
<span style="color: green;">■</span>	SERVICE CORRIDOR
<span style="color: lightgreen;">■</span>	COURTYARD
<span style="color: lightgrey;">■</span>	PARKING
<span style="color: darkgrey;">■</span>	UTILITY

NOTE: INTERIOR LAYOUTS ON BUILDING PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE. FUTURE CHANGES TO THE LAYOUTS SHOULD NOT AFFECT THE EXTERIOR ENVELOPE OR SQUARE FOOTAGE.



1333 M STREET

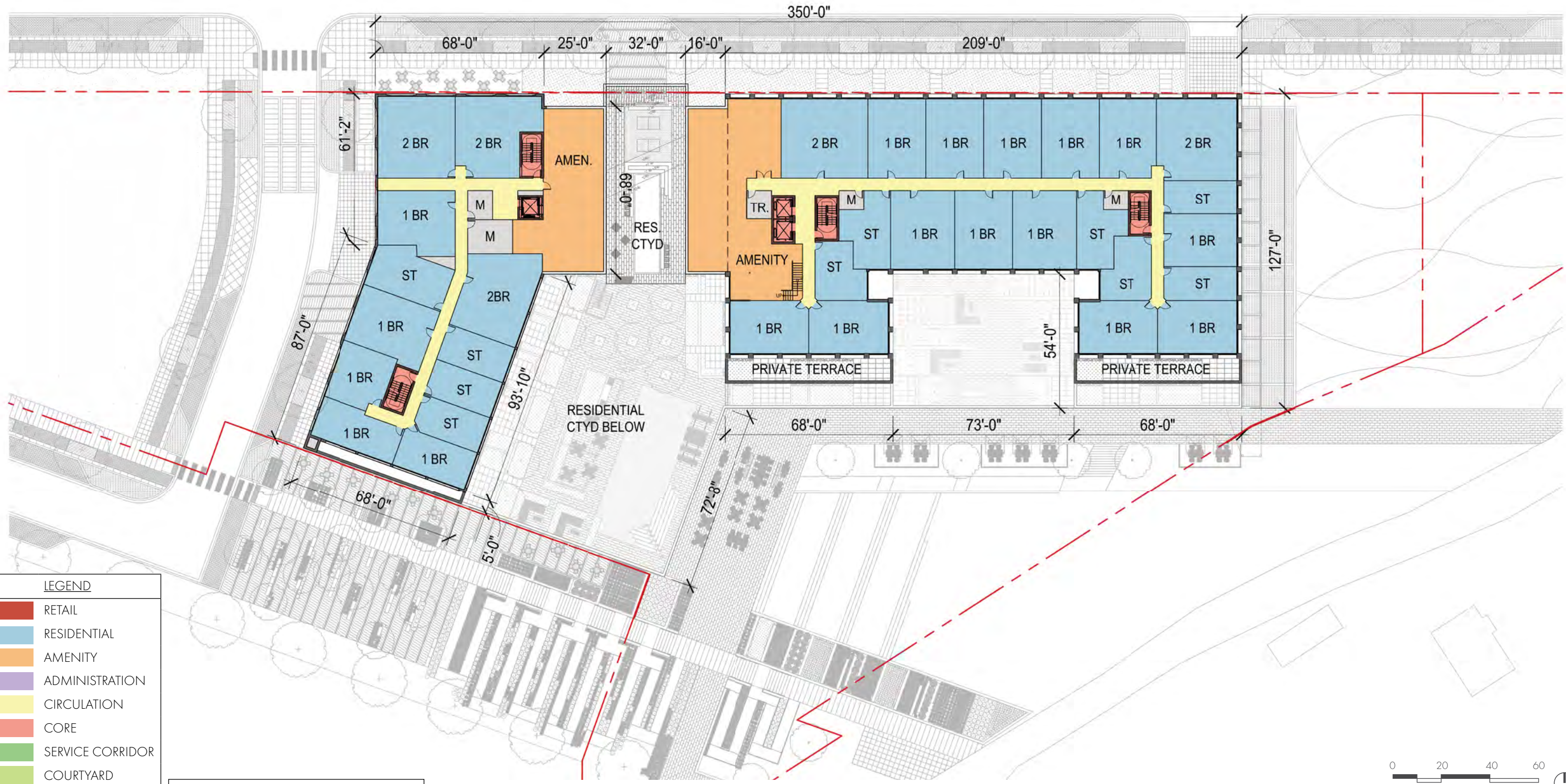
SE Waterfront, Washington DC

PUD SUBMISSION

2ND FLOOR PLAN





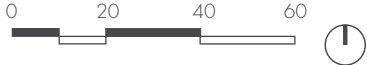




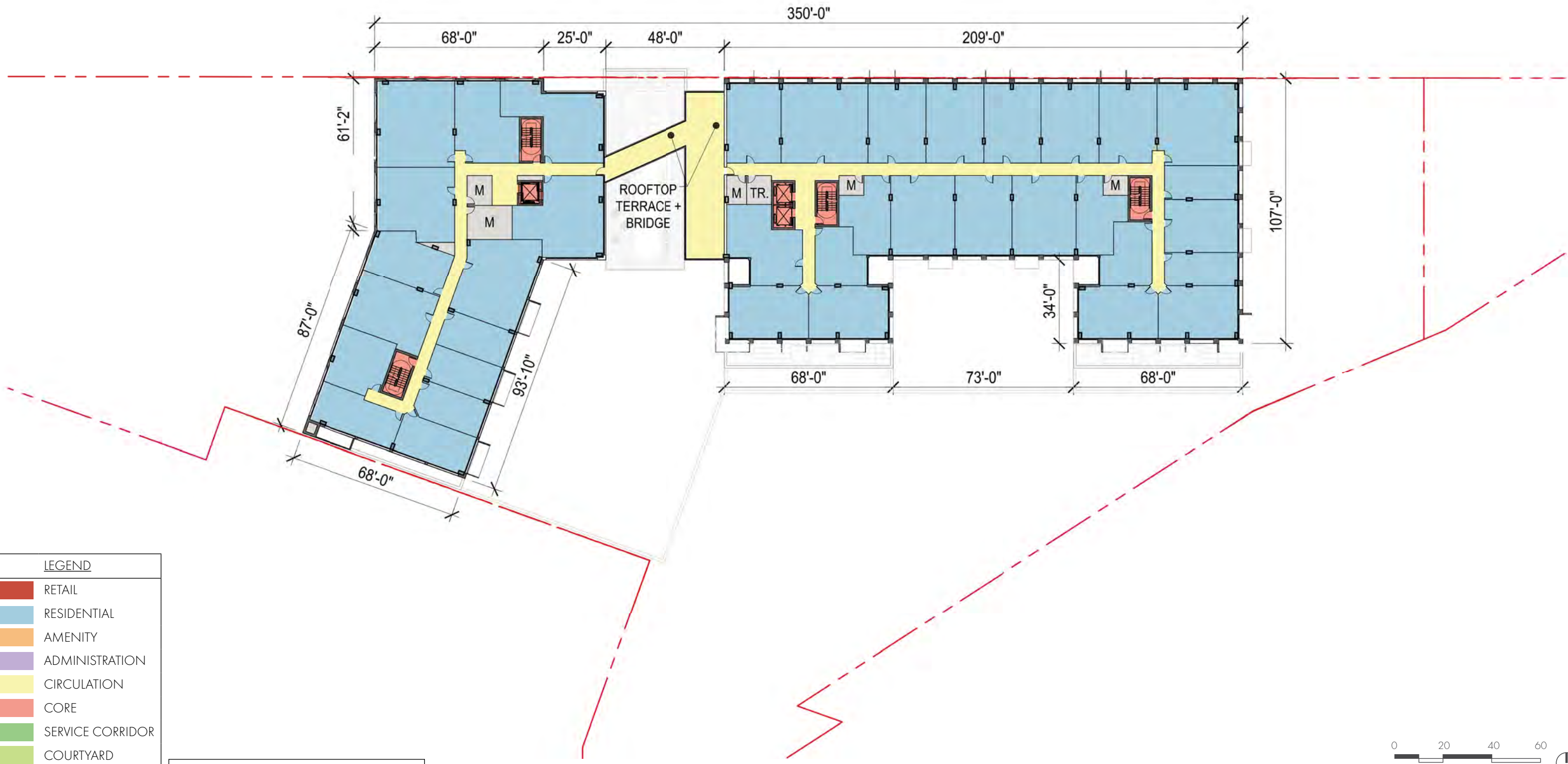


LEGEND	
<span style="display:inline-block; width:15px; height:15px; background-color:blue;"></span>	RETAIL
<span style="display:inline-block; width:15px; height:15px; background-color:blue;"></span>	RESIDENTIAL
<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span>	AMENITY
<span style="display:inline-block; width:15px; height:15px; background-color:purple;"></span>	ADMINISTRATION
<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	CIRCULATION
<span style="display:inline-block; width:15px; height:15px; background-color:red;"></span>	CORE
<span style="display:inline-block; width:15px; height:15px; background-color:green;"></span>	SERVICE CORRIDOR
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen;"></span>	COURTYARD
<span style="display:inline-block; width:15px; height:15px; background-color:lightgrey;"></span>	PARKING
<span style="display:inline-block; width:15px; height:15px; background-color:darkgrey;"></span>	UTILITY

NOTE: INTERIOR LAYOUTS ON BUILDING PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE. FUTURE CHANGES TO THE LAYOUTS SHOULD NOT AFFECT THE EXTERIOR ENVELOPE OR SQUARE FOOTAGE.

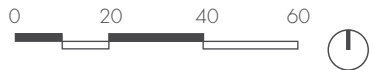






LEGEND	
<span style="color: red;">■</span>	RETAIL
<span style="color: blue;">■</span>	RESIDENTIAL
<span style="color: orange;">■</span>	AMENITY
<span style="color: purple;">■</span>	ADMINISTRATION
<span style="color: yellow;">■</span>	CIRCULATION
<span style="color: red;">■</span>	CORE
<span style="color: green;">■</span>	SERVICE CORRIDOR
<span style="color: lightgreen;">■</span>	COURTYARD
<span style="color: lightgrey;">■</span>	PARKING
<span style="color: darkgrey;">■</span>	UTILITY

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1333 M STREET

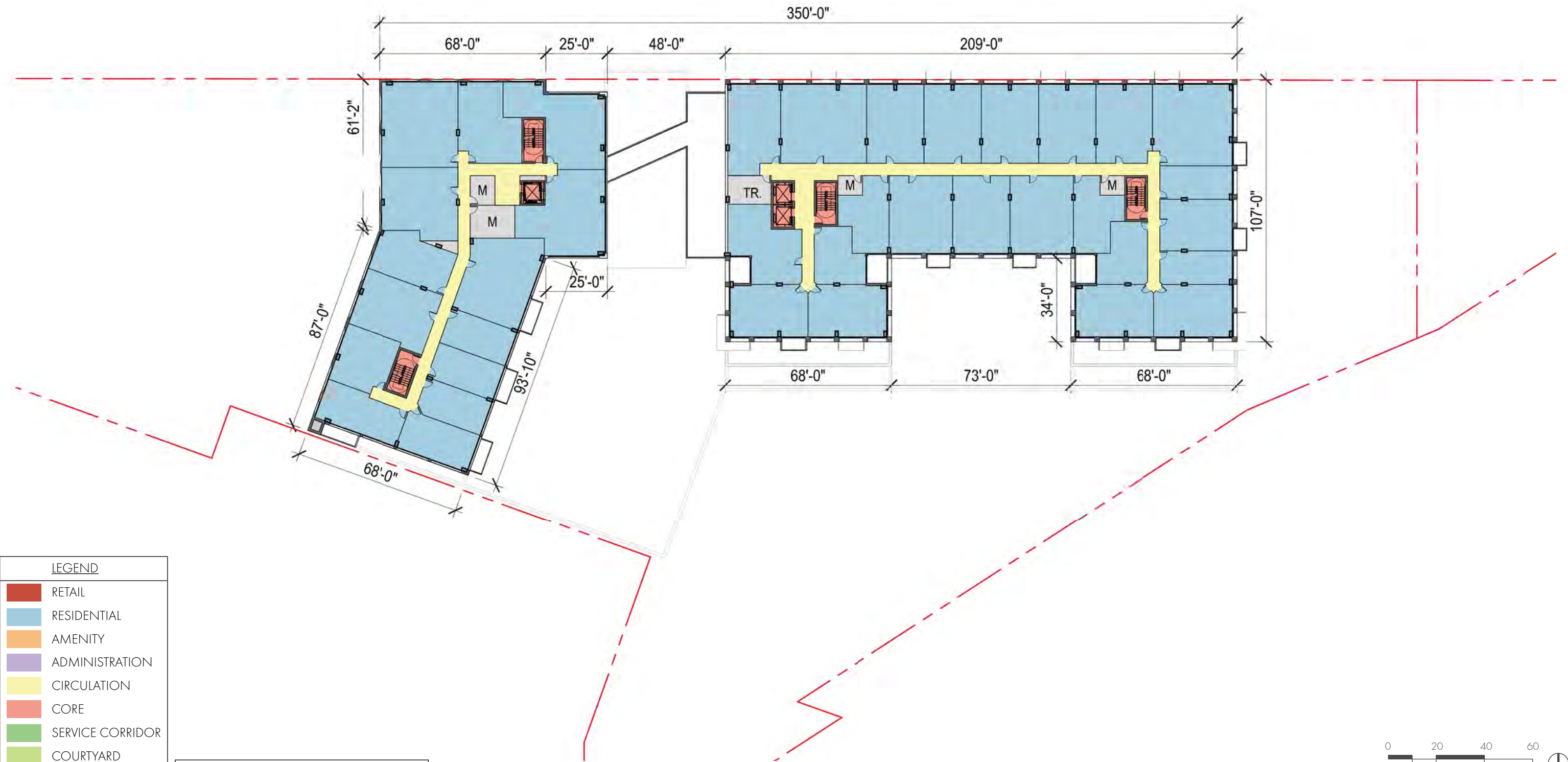
SE Waterfront, Washington DC

PUD SUBMISSION

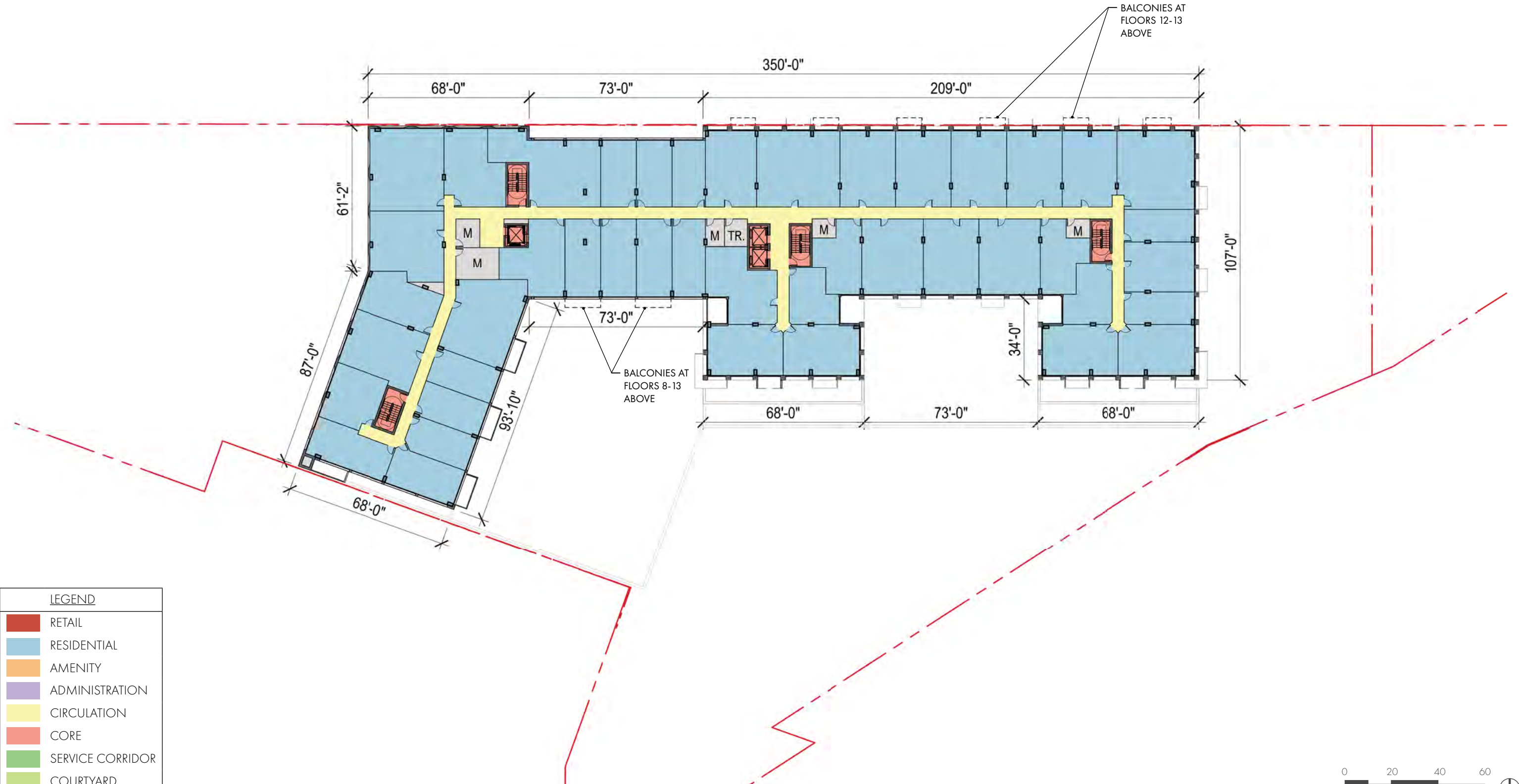
5TH FLOOR PLAN





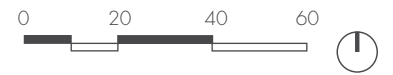






LEGEND	
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span>	RETAIL
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span>	RESIDENTIAL
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span>	AMENITY
<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span>	ADMINISTRATION
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span>	CIRCULATION
<span style="display:inline-block; width:15px; height:15px; background-color:lightcoral; border:1px solid black;"></span>	CORE
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span>	SERVICE CORRIDOR
<span style="display:inline-block; width:15px; height:15px; background-color:lightyellow; border:1px solid black;"></span>	COURTYARD
<span style="display:inline-block; width:15px; height:15px; background-color:lightgrey; border:1px solid black;"></span>	PARKING
<span style="display:inline-block; width:15px; height:15px; background-color:darkgrey; border:1px solid black;"></span>	UTILITY

NOTE: INTERIOR LAYOUTS ON BUILDING PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE. FUTURE CHANGES TO THE LAYOUTS SHOULD NOT AFFECT THE EXTERIOR ENVELOPE OR SQUARE FOOTAGE.



1333 M STREET

SE Waterfront, Washington DC

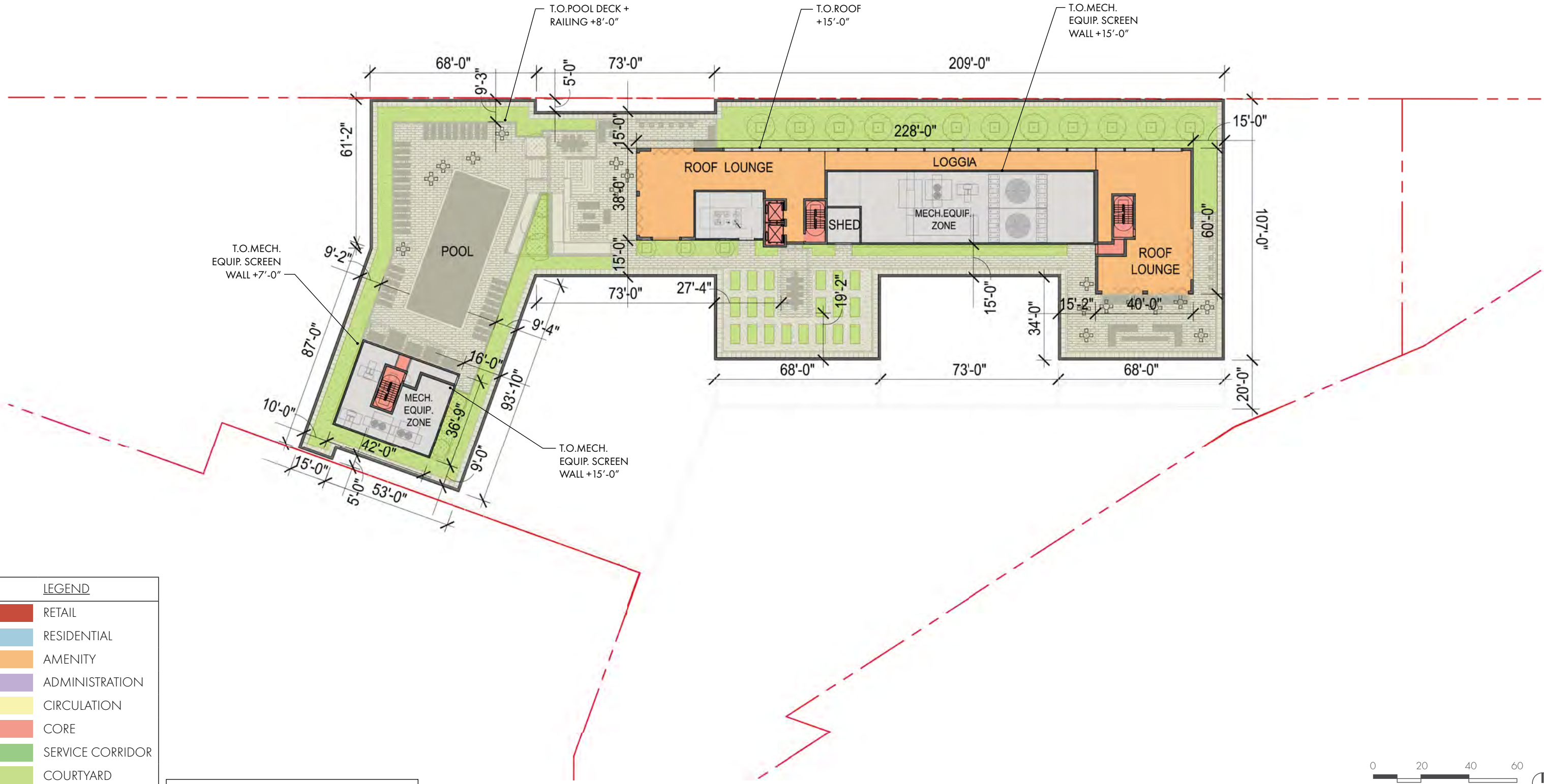
PUD SUBMISSION  
7TH FLOOR PLAN (TYPICAL FLOOR)



JUNE 05, 2020

A-18





LEGEND	
<span style="display:inline-block; width:15px; height:15px; background-color:blue;"></span>	RETAIL
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span>	RESIDENTIAL
<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span>	AMENITY
<span style="display:inline-block; width:15px; height:15px; background-color:purple;"></span>	ADMINISTRATION
<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	CIRCULATION
<span style="display:inline-block; width:15px; height:15px; background-color:lightcoral;"></span>	CORE
<span style="display:inline-block; width:15px; height:15px; background-color:green;"></span>	SERVICE CORRIDOR
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen;"></span>	COURTYARD
<span style="display:inline-block; width:15px; height:15px; background-color:lightgray;"></span>	PARKING
<span style="display:inline-block; width:15px; height:15px; background-color:gray;"></span>	UTILITY

NOTE: INTERIOR LAYOUTS ON BUILDING PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE. FUTURE CHANGES TO THE LAYOUTS SHOULD NOT AFFECT THE EXTERIOR ENVELOPE OR SQUARE FOOTAGE.



1333 M STREET

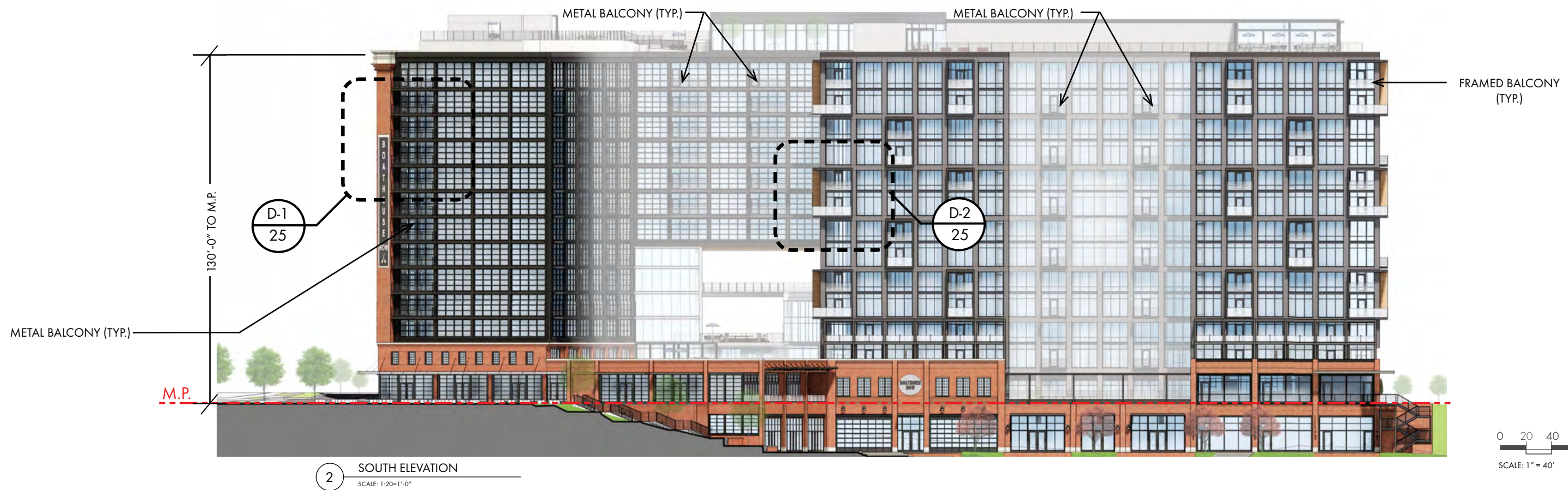
SE Waterfront, Washington DC

PUD SUBMISSION

ROOF PLAN







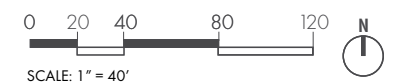




1 WEST ELEVATION  
SCALE: 1:20=1'-0"



2 EAST ELEVATION  
SCALE: 1:20=1'-0"



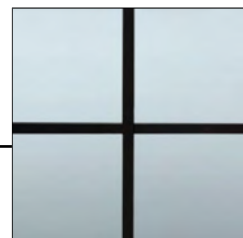




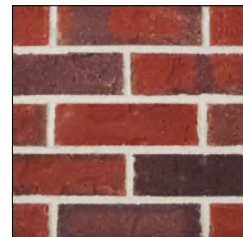
A-1 NORTH ELEVATION  
SCALE: 1/8"=1'-0"



CAST STONE TRIM



THERMAL PANE  
ALUMINUM  
WINDOWS (TYP.)



BRICK



COMPOSITE METAL  
PANEL



A-2 NORTH ELEVATION  
SCALE: 1/8"=1'-0"

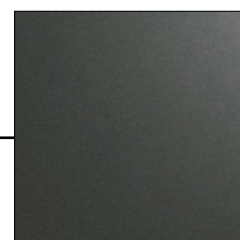




**B-1** NORTH ELEVATION  
SCALE: 1/8"=1'-0"



CAST STONE TRIM



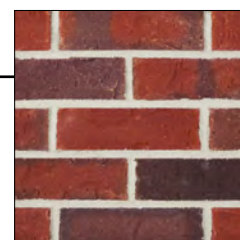
COMPOSITE METAL  
PANEL



THERMAL PANE  
ALUMINUM  
WINDOWS (TYP.)



ALUMINUM  
STOREFRONT  
SYSTEM



BRICK

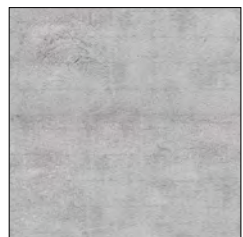


**B-2** NORTH ELEVATION  
SCALE: 1/8"=1'-0"





METAL BALCONY RAILING



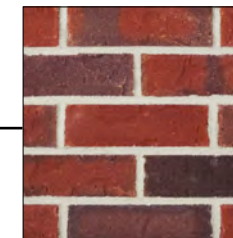
CONCRETE



ALUMINUM CURTAINWALL SYSTEM



COMPOSITE METAL PANEL



BRICK



CAST STONE TRIM



COMPOSITE METAL PANEL



ALUMINUM STOREFRONT SYSTEM



(C-1) NORTH ELEVATION  
SCALE: 1/8"=1'-0"



