

Landscape



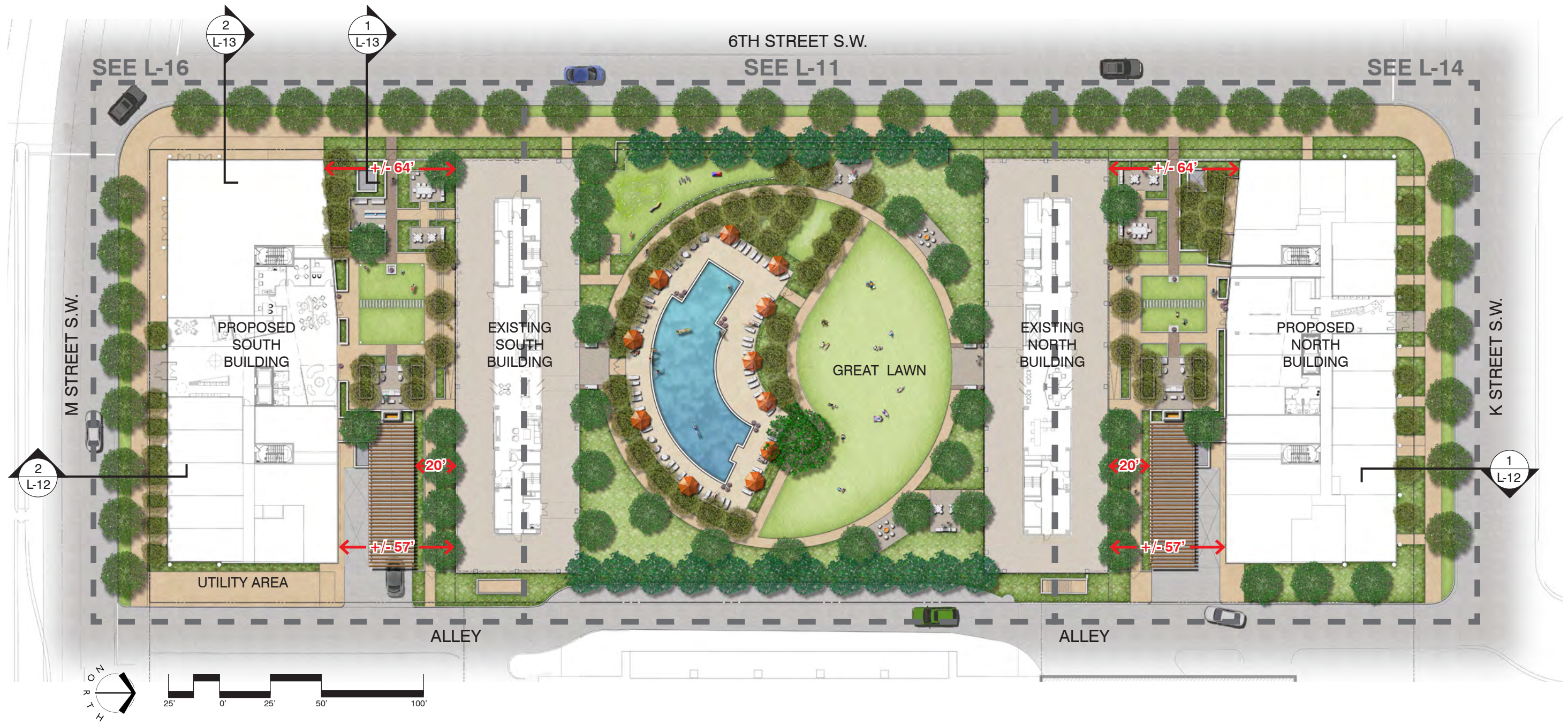
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The View at Waterfront | Washington DC

May 20, 2015

ZONING COMMISSION
District of Columbia
CASE NO.05-38B
EXHIBIT NO.24A2



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The View at Waterfront

Washington DC

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CONCEPTUAL SITE PLAN



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The View at Waterfront

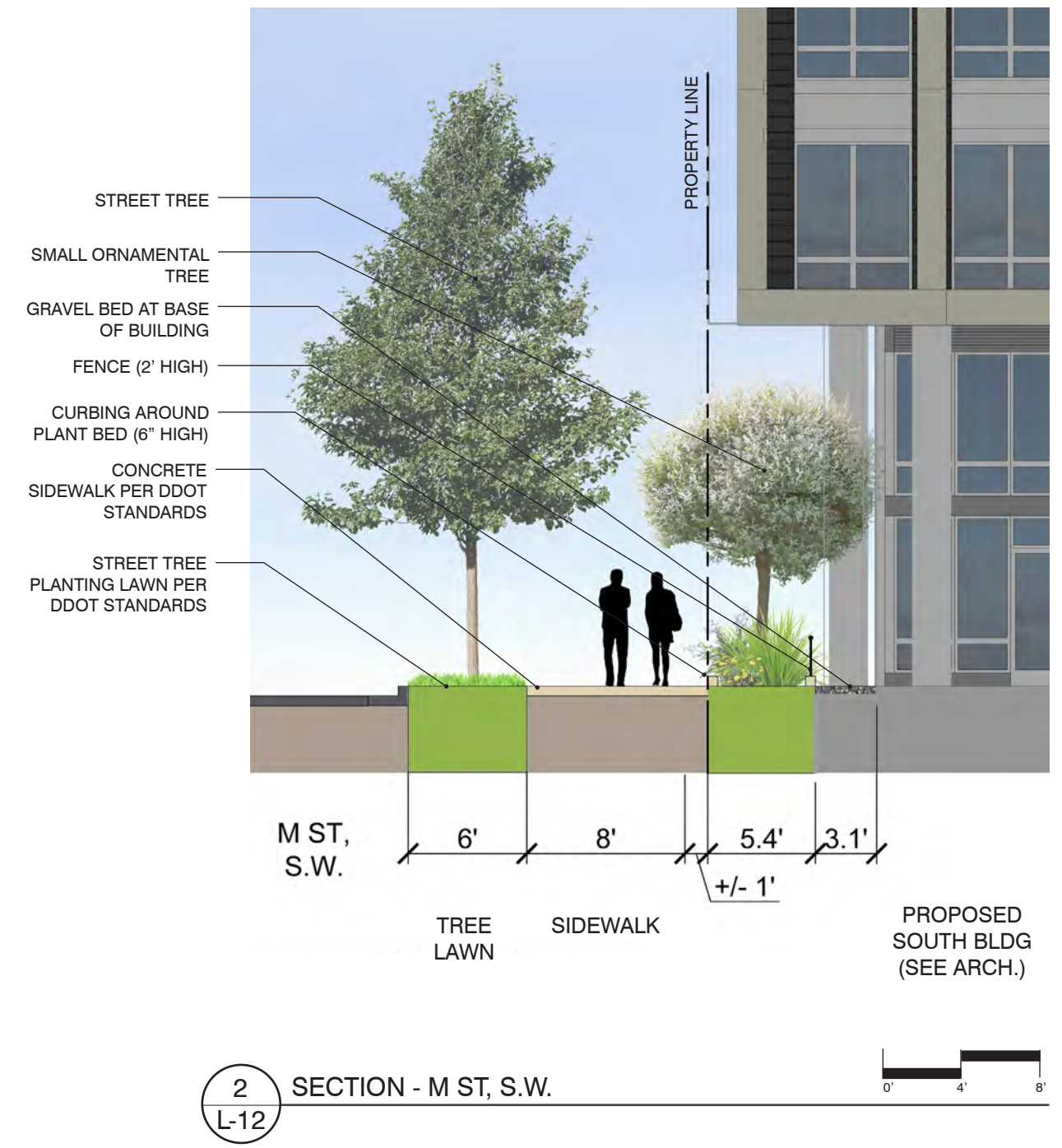
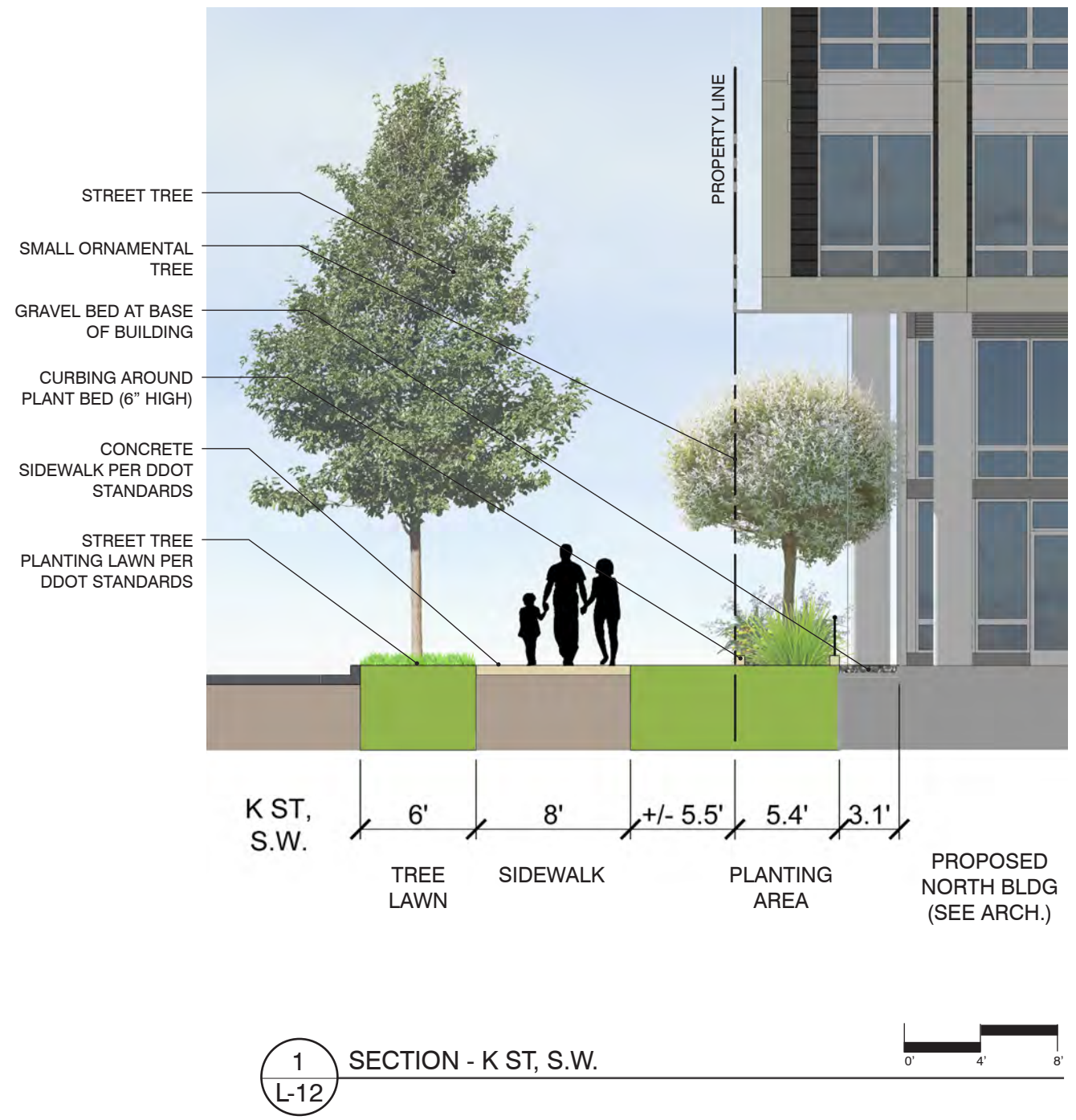
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CONCEPTUAL GREAT LAWN PLAN

L-11



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The View at Waterfront

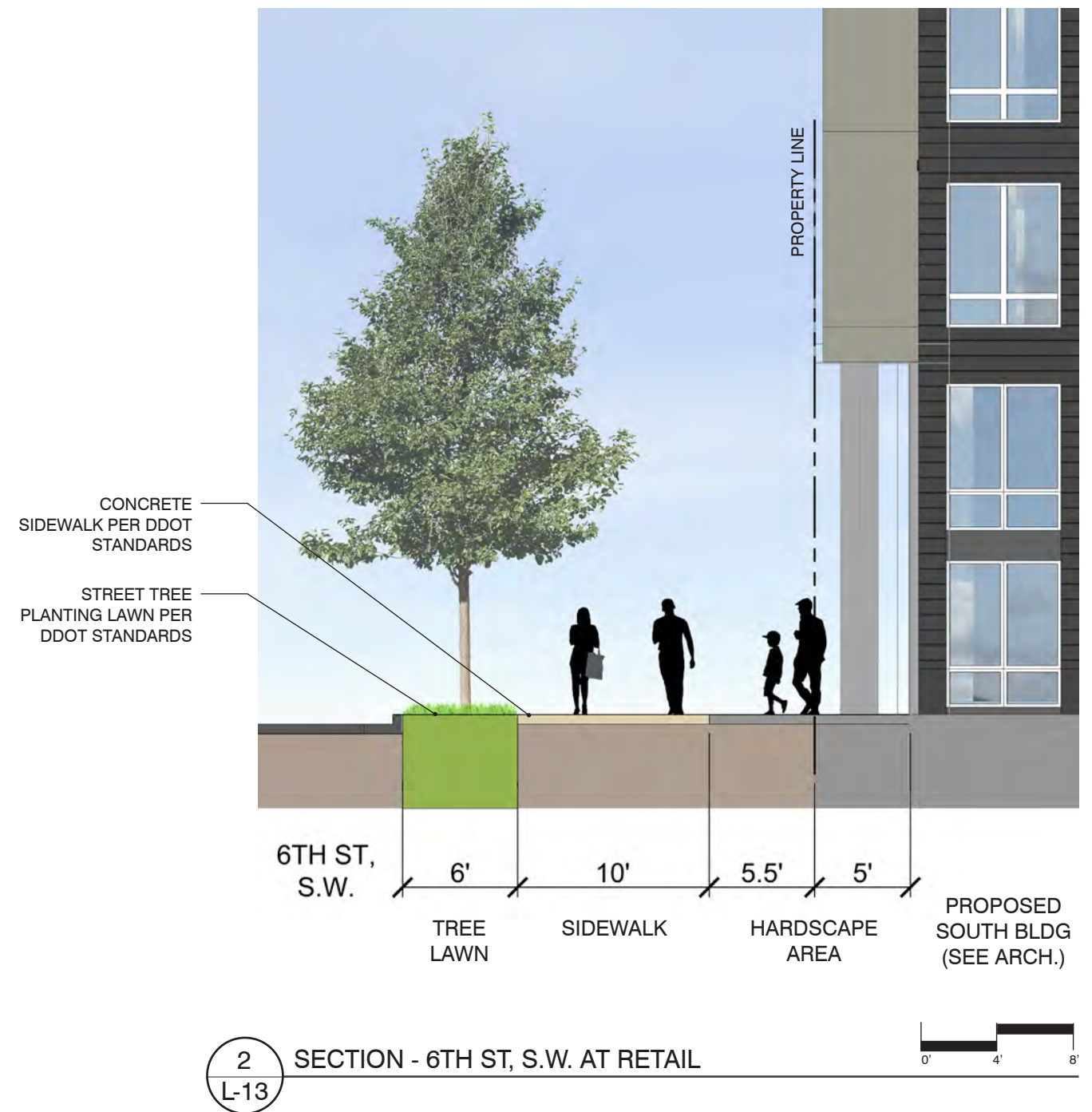
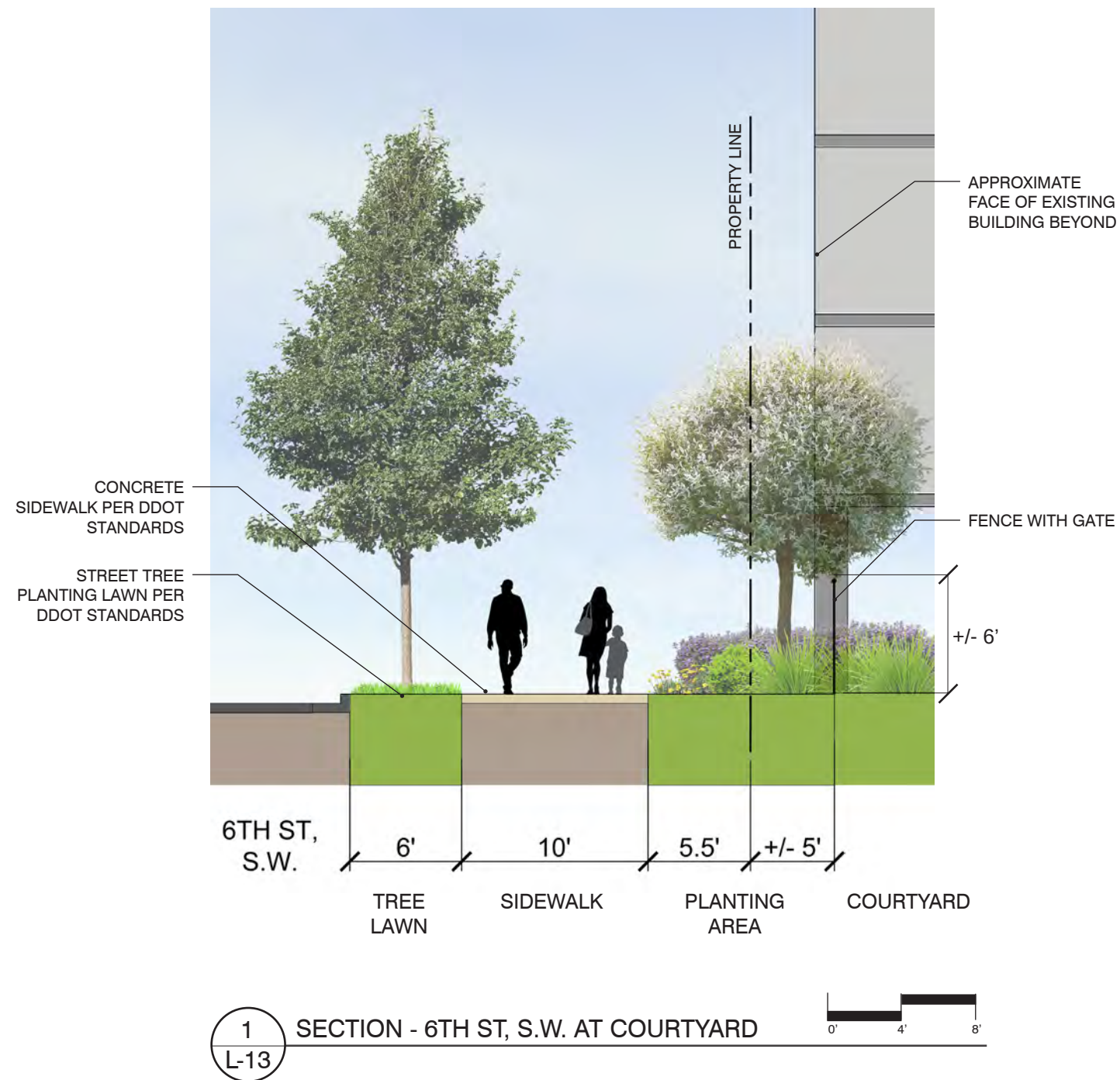
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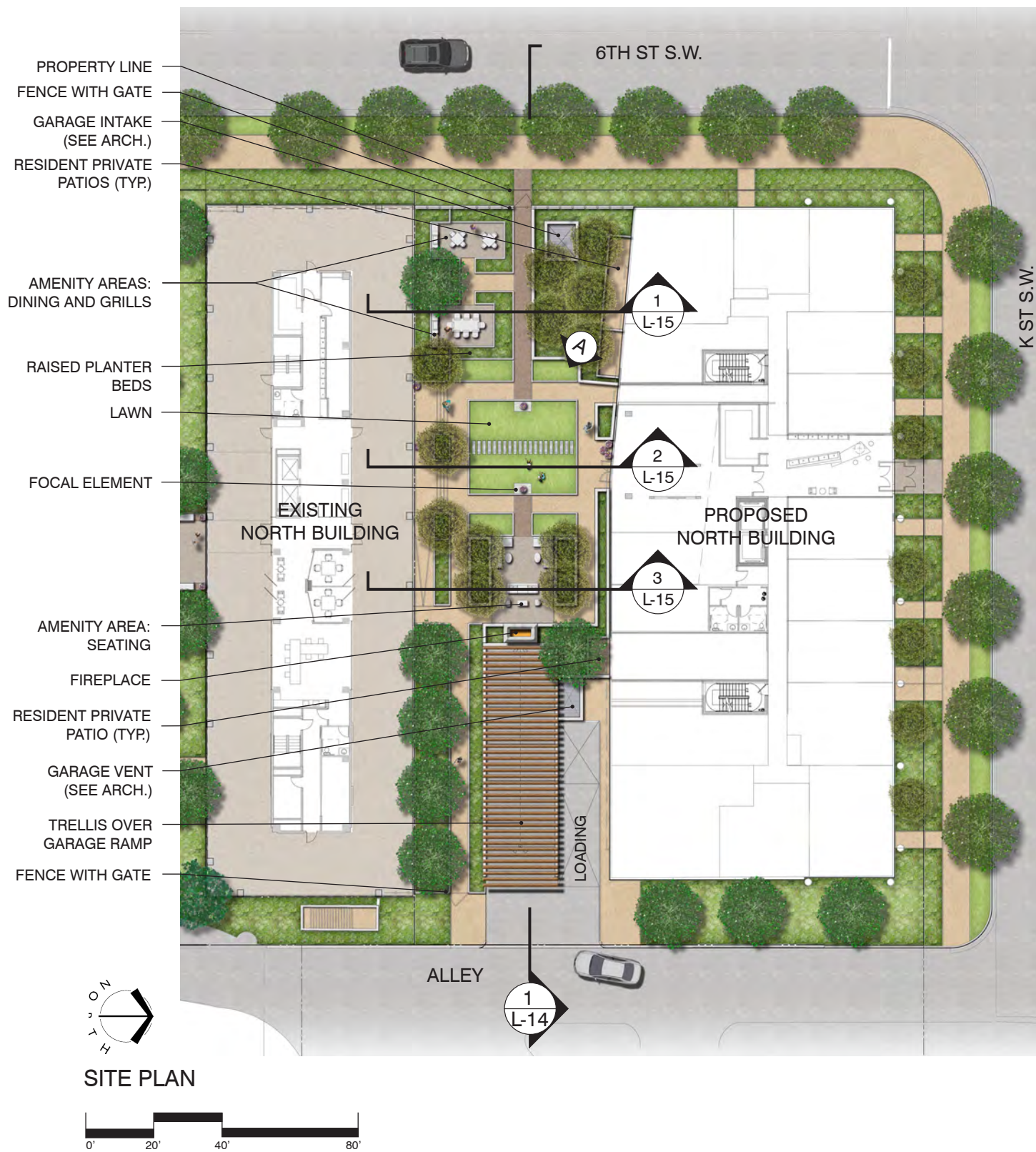


STREETSCAPE SECTIONS

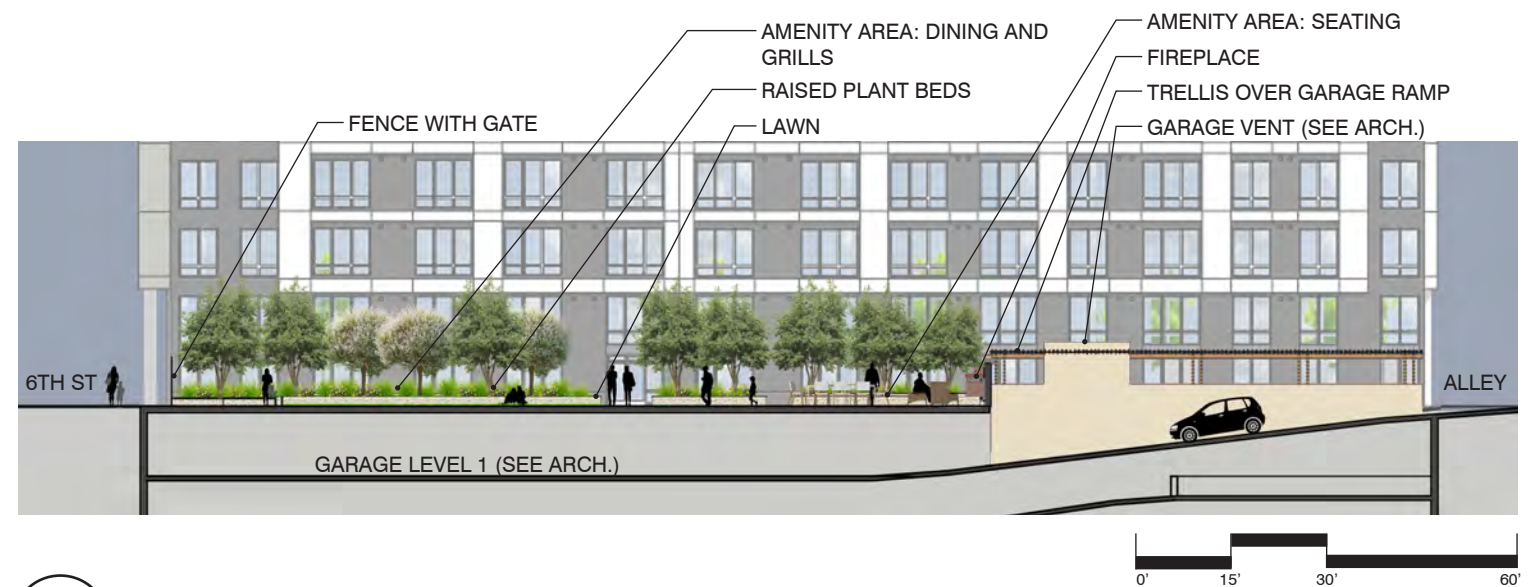
L-12



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PERSPECTIVE VIEW 'A'



1 SECTION - NORTH COURTYARD
L-14

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The View at Waterfront

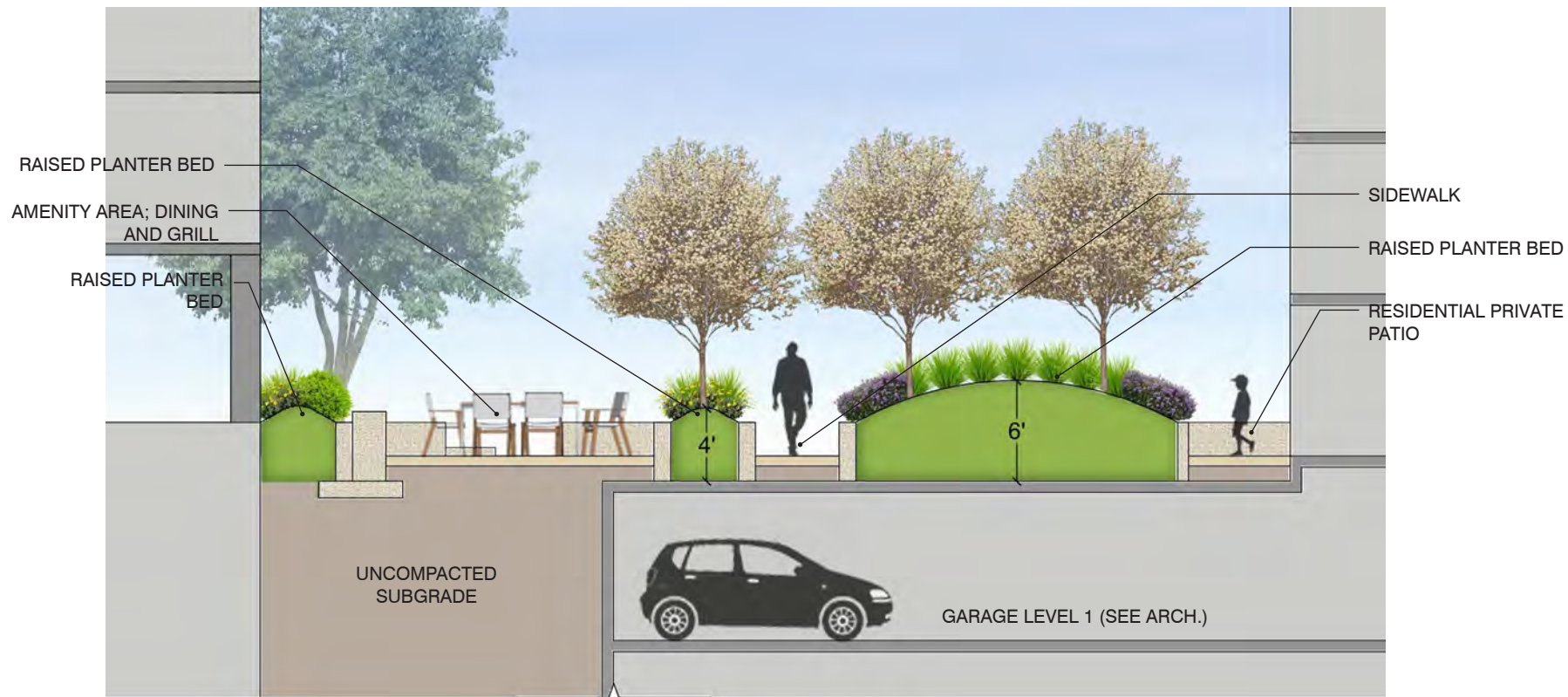
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CONCEPTUAL LANDSCAPE PLAN - NORTH COURTYARD

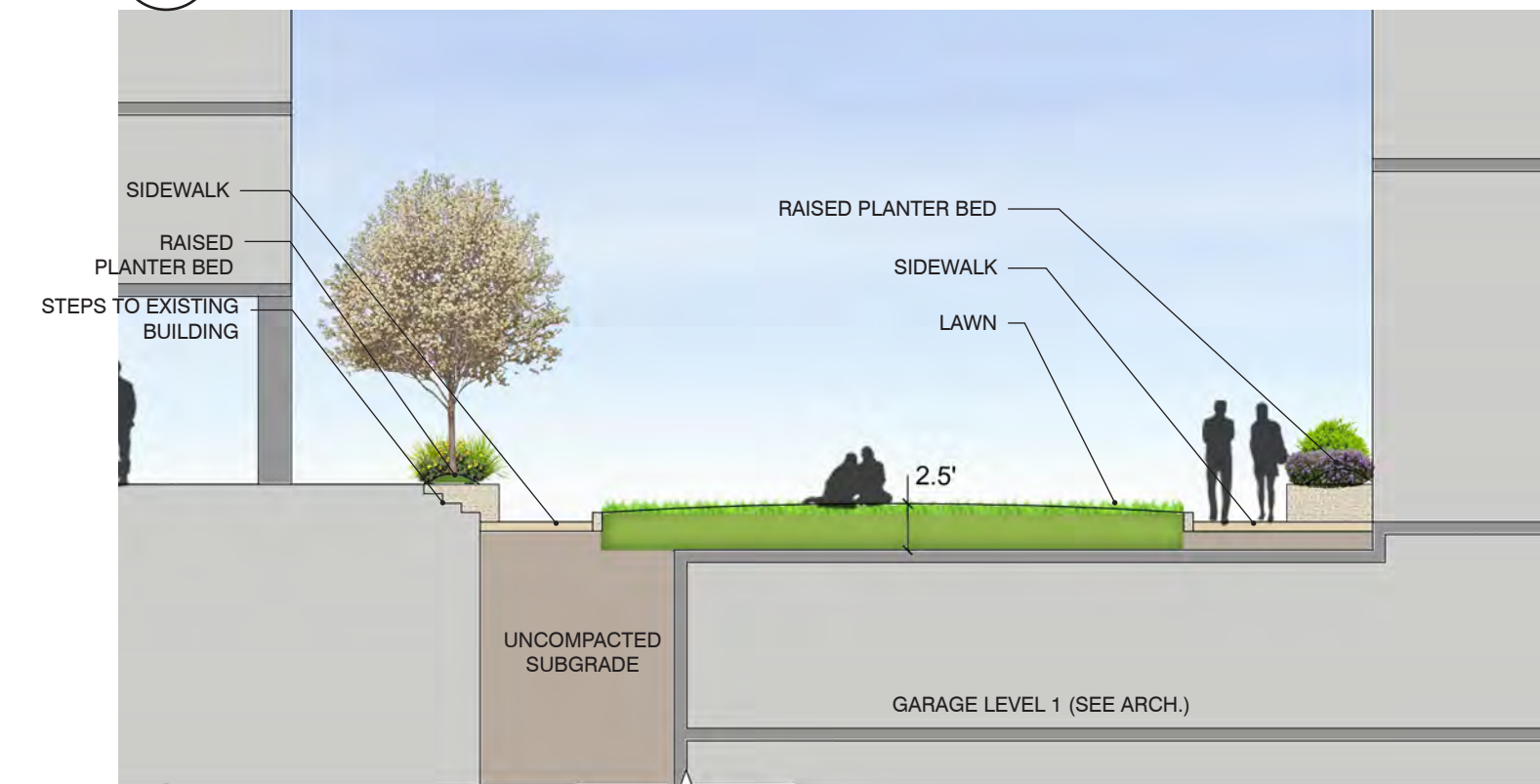
L-14



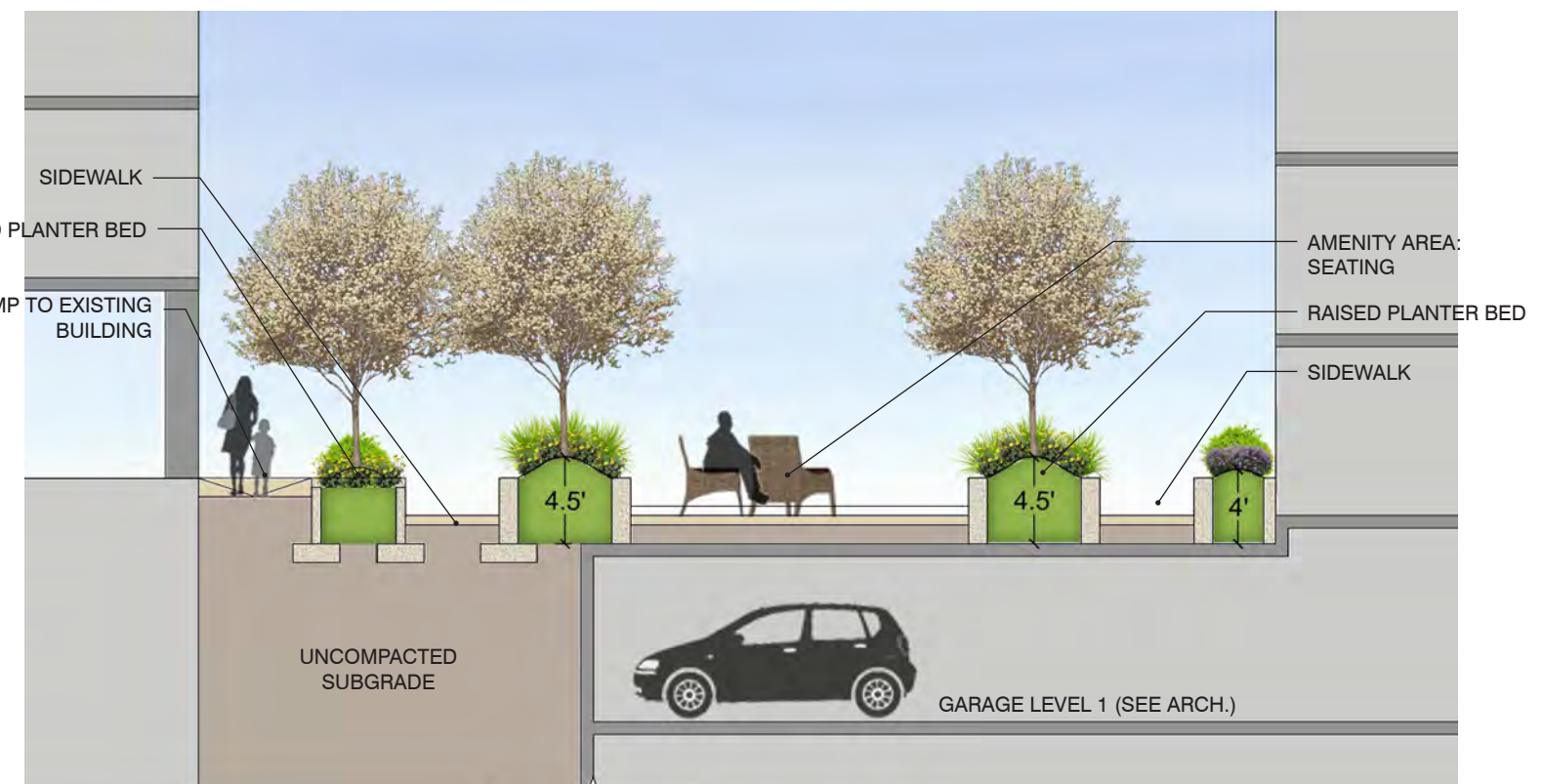
1 SECTION - NORTH COURTYARD A-A'



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2 SECTION - NORTH COURTYARD B-B'



3 SECTION - NORTH COURTYARD C-C'



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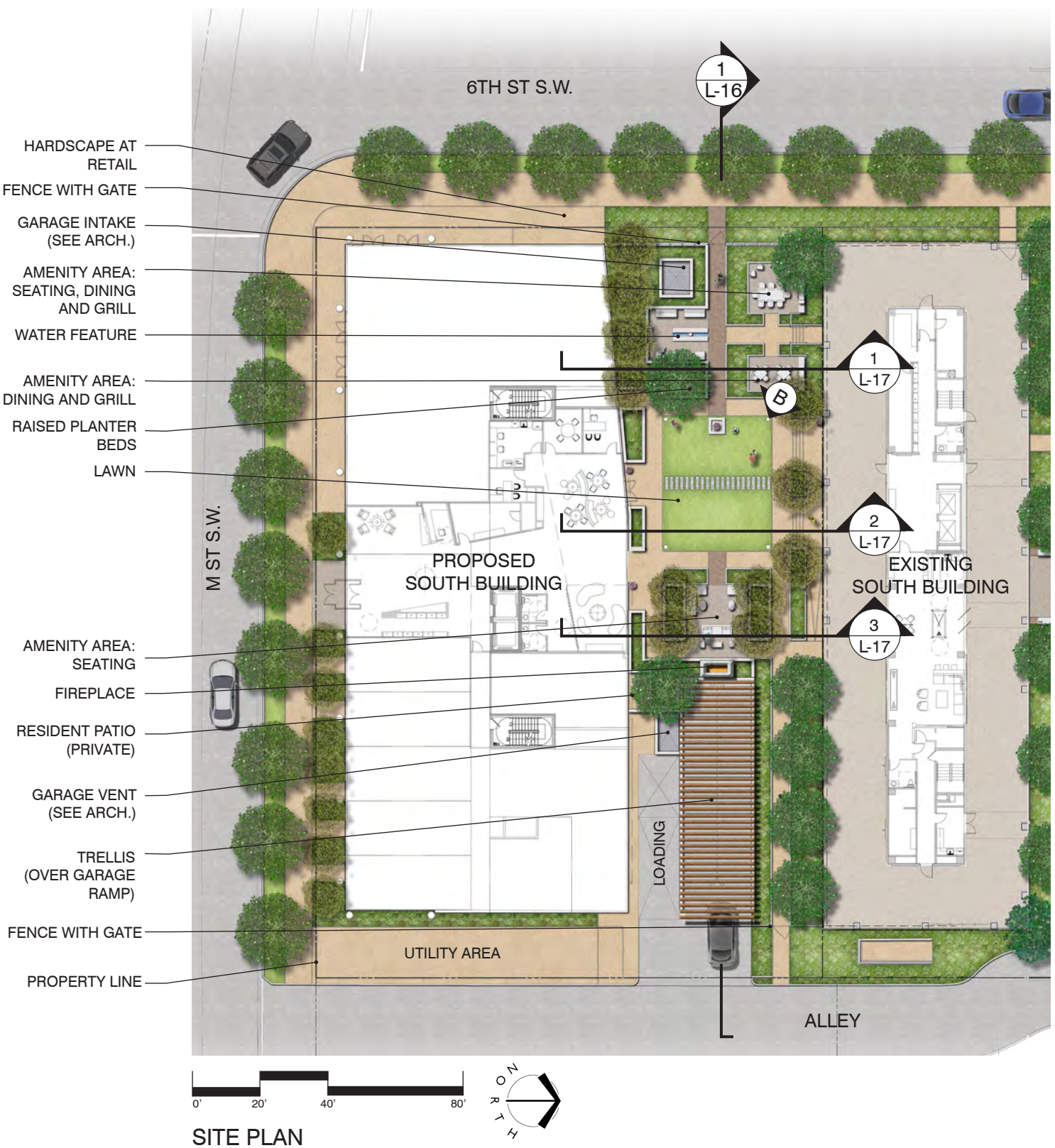
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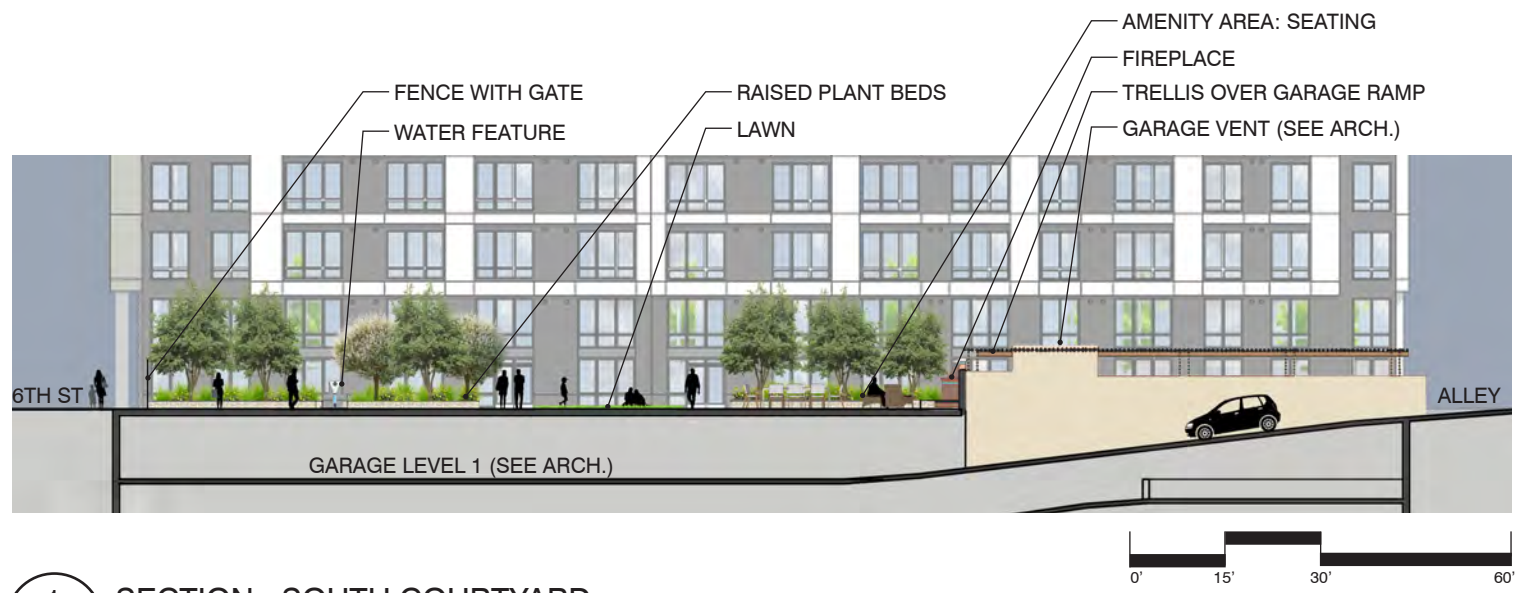


SECTIONS - NORTH COURTYARD

L-15



PERSPECTIVE VIEW 'B'



1 L-16 SECTION - SOUTH COURTYARD

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The View at Waterfront

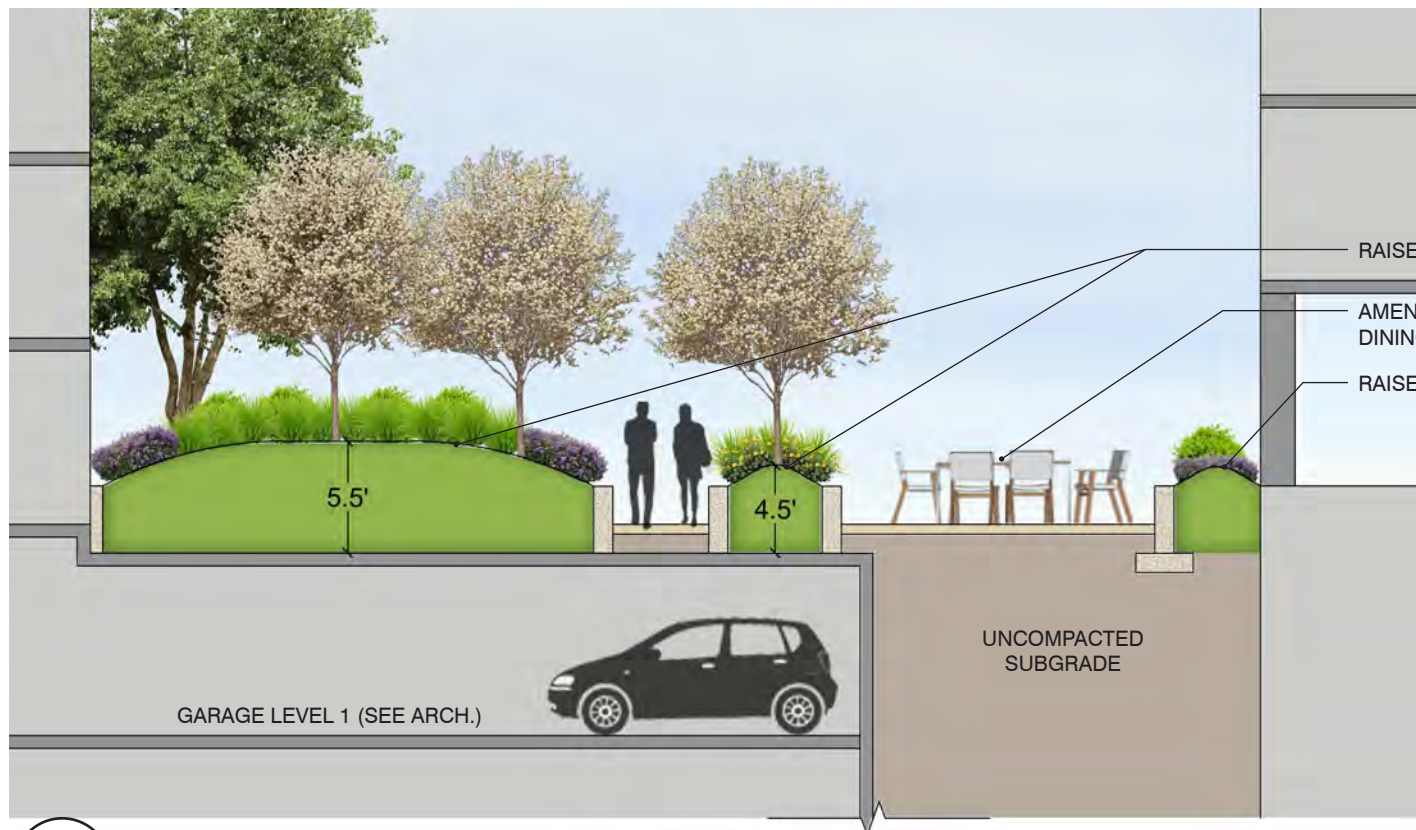
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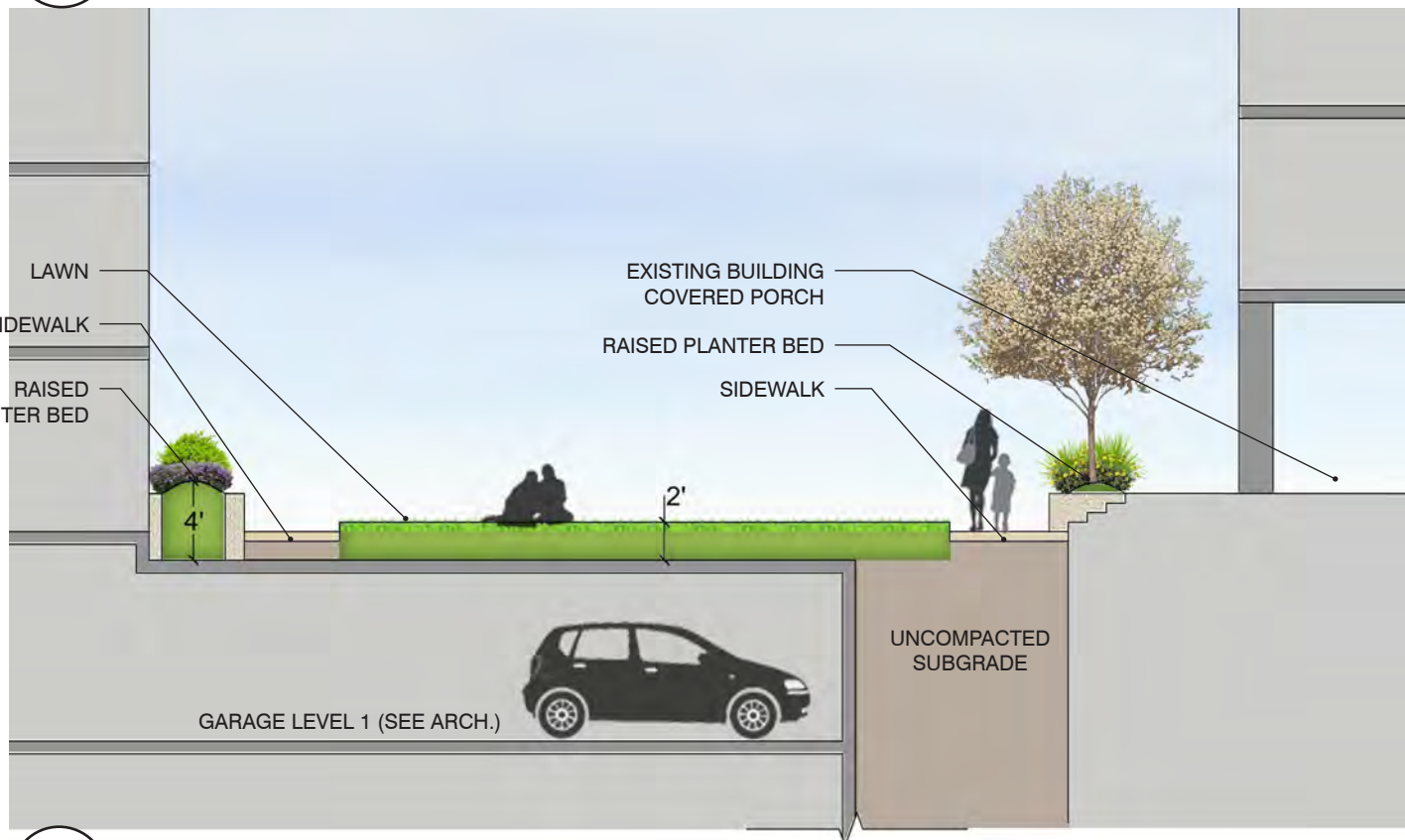


CONCEPTUAL LANDSCAPE PLAN - SOUTH COURTYARD

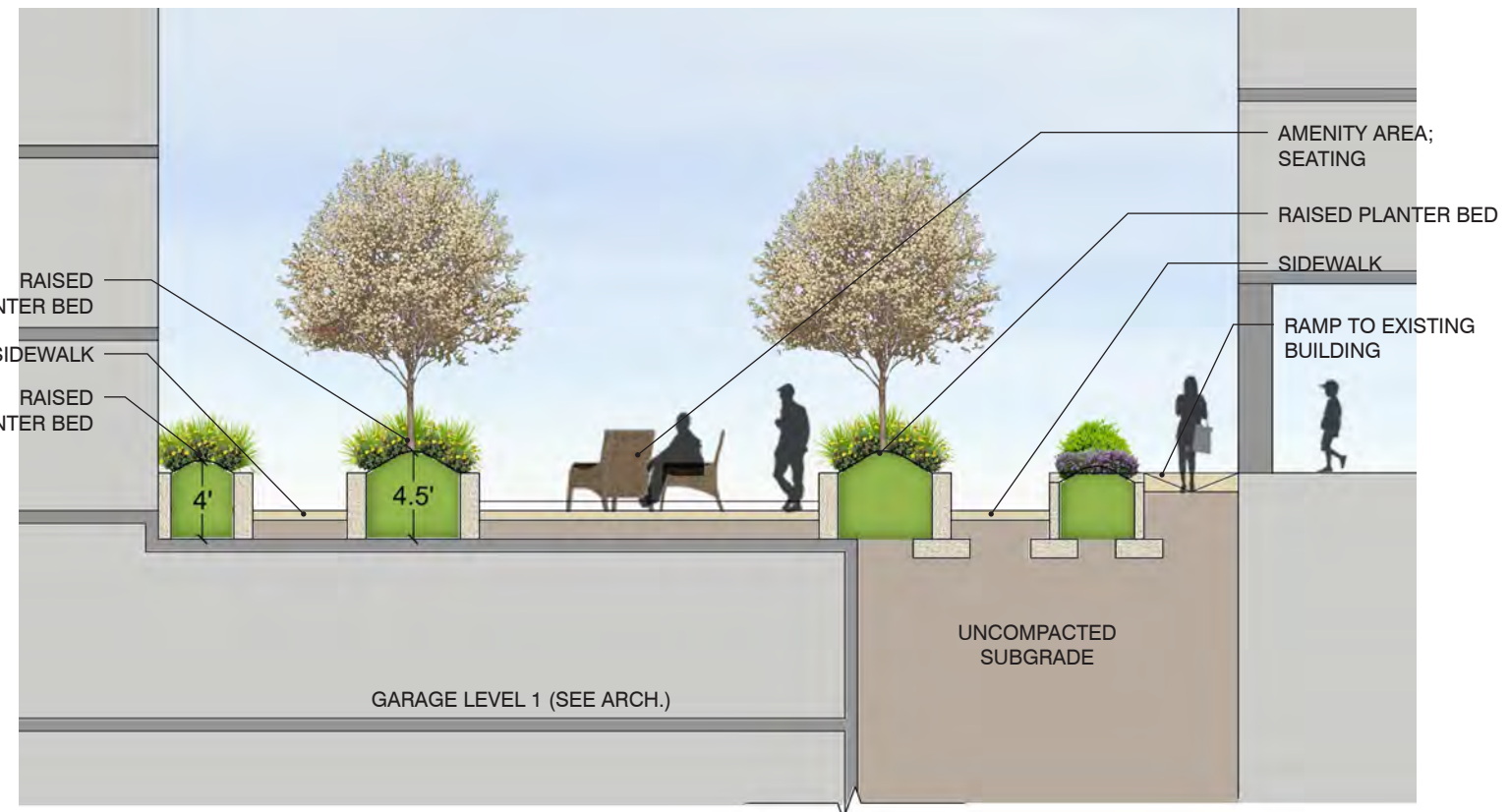
L-16



1 SECTION - SOUTH COURTYARD A-A'



2 SECTION - SOUTH COURTYARD B-B'



3 SECTION - SOUTH COURTYARD C-C'



The View at Waterfront

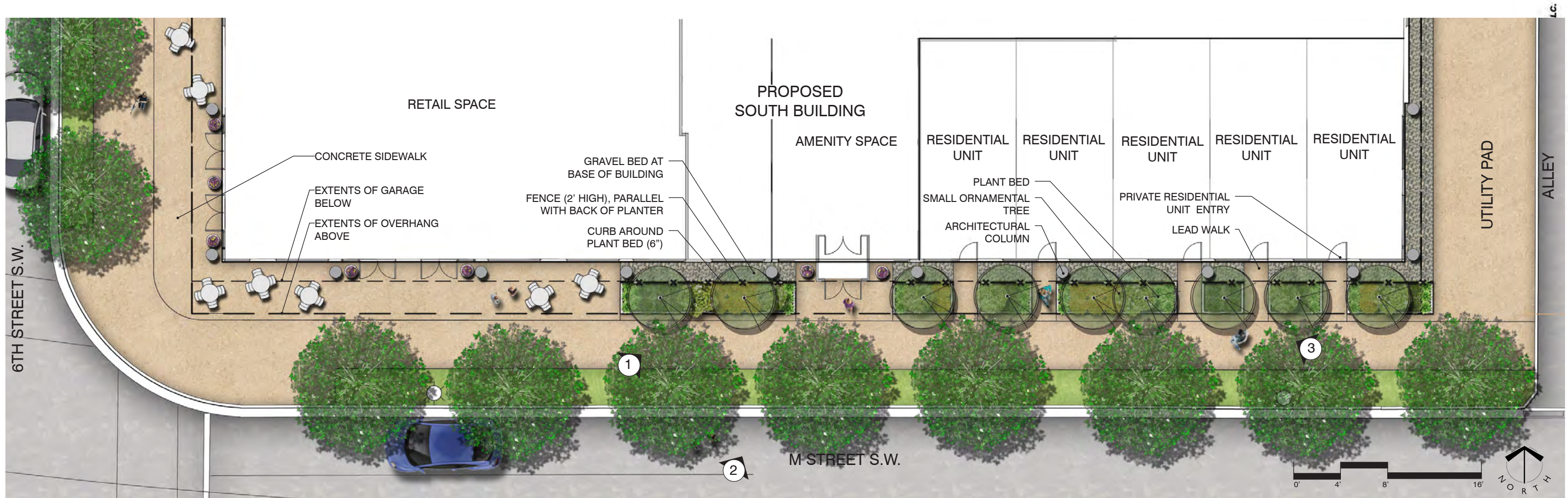
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SECTIONS - SOUTH COURTYARD

L-17



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NOTE: Final plant selections along M St, K St and 6th St to be suitable for high-traffic, urban areas (i.e. drought tolerant, non-invasive).



1
L-18 PERSPECTIVE - PROPOSED SOUTH BUILDING
LOOKING EAST



2
L-18 PERSPECTIVE - PROPOSED SOUTH BUILDING
LOOKING AT AMENITY ENTRANCE



3
L-18 PERSPECTIVE - PROPOSED SOUTH BUILDING
LOOKING WEST



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PERSPECTIVES - PROPOSED SOUTH BUILDING

L-18

PLANTINGS
LUSH | LAYERED | COLORFUL

OUTDOOR ROOMS
FLEXIBLE | SYMMETRICAL | INTIMATE

FOCAL ELEMENTS
WATER | SCULPTURAL | ON-AXIS

Contemporary furnishings and a warm material palette provide an update to the traditional courtyard layouts. Layered plantings frame flexible gathering spaces while focal elements capture attention and draw the user further into the visually engaging rooms.



Layered Plantings



Sculptural Pots



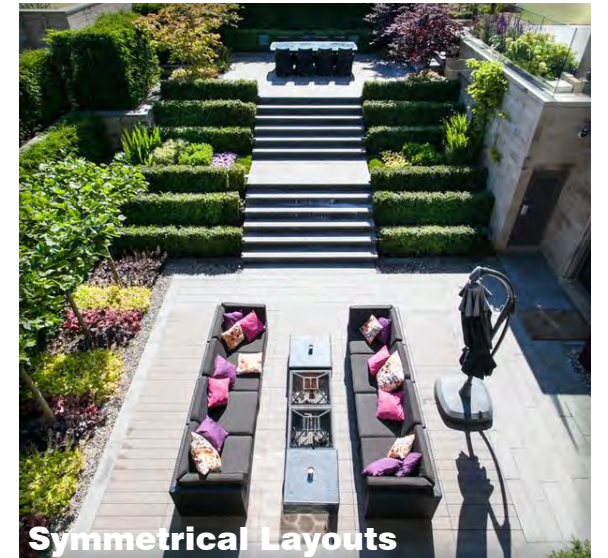
Lush Plantings



Unique Lawn Ornaments



Water Elements



Symmetrical Layouts



Low Planter Walls



Focal Elements on Axis



Flexible Gathering Areas



Colorful Plantings



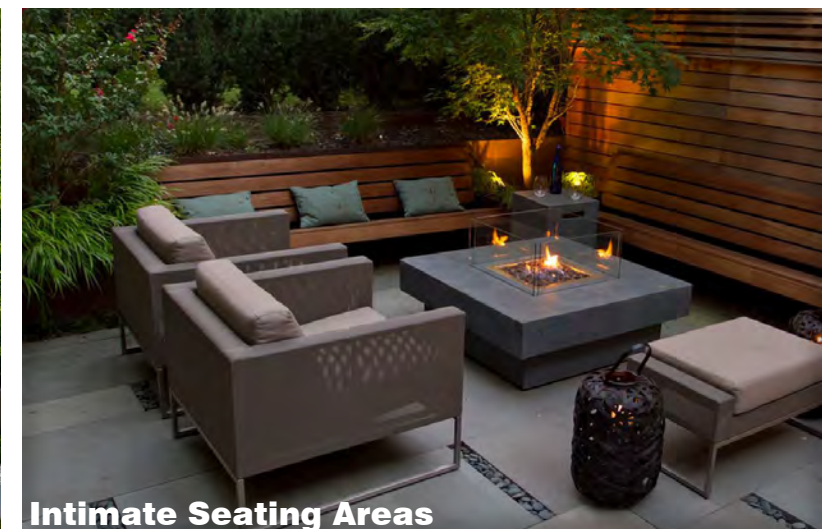
Focal Elements



Visually Engaging Rooms



Tree Allees



Intimate Seating Areas



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THEMATIC IMAGERY

L-19