PLANNED UNIT DEVELOPMENT IN FOUR PHASES

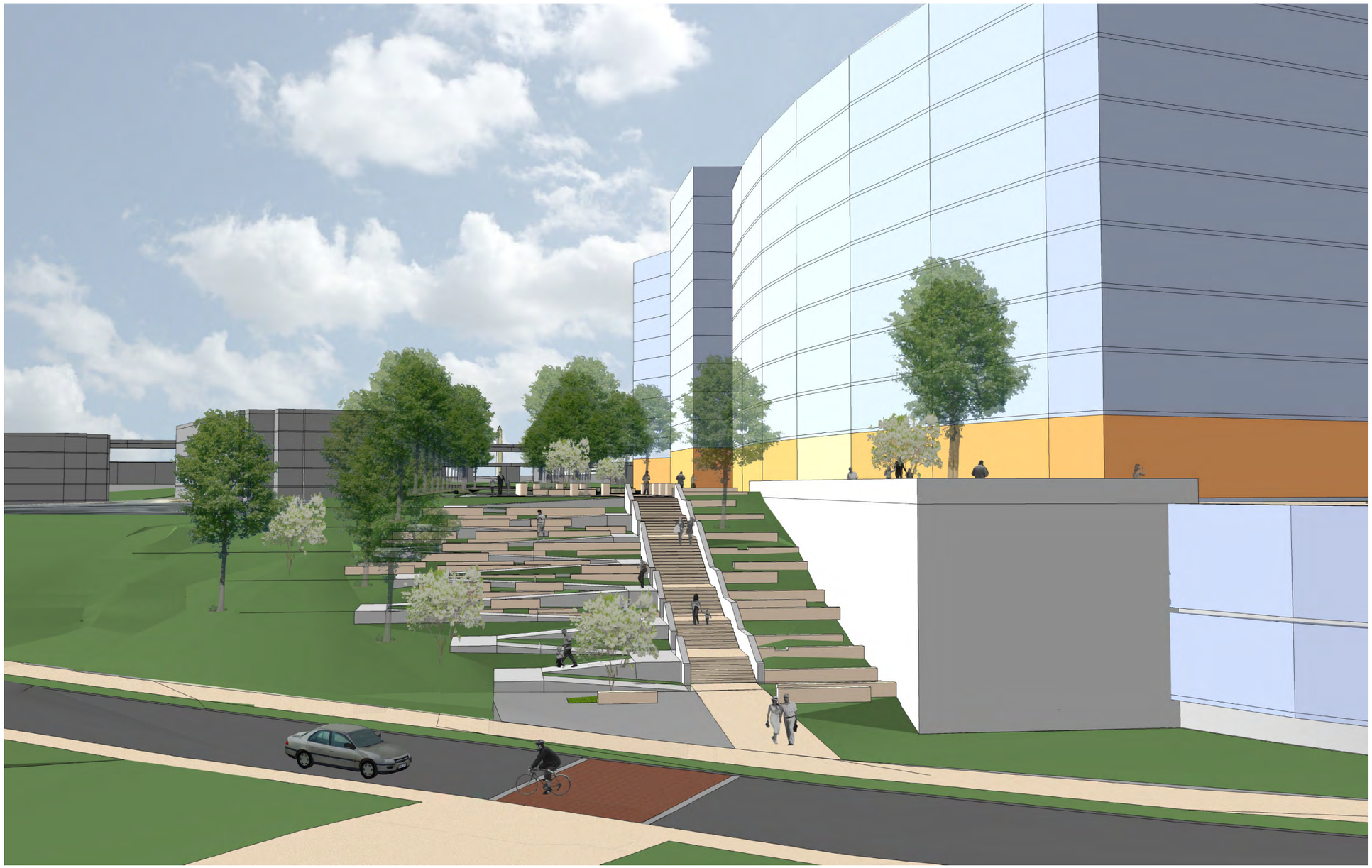
Exhibit A

1333 M STREET, SE

WASHINGTON, DISTRICT OF COLUMBIA

PREHEARING SUBMISSION

July 25, 2014



OWNER
1333 M Street, SE LLC

DEVELOPER
Cohen Siegel Investors, LLC.

ARCHITECTS
GTM Architects, Inc.

LAND USE COUNSEL
Holland & Knight, LLP

LANDSCAPE ARCHITECTS
Parker Rodriguez

CIVIL ENGINEERS
CAS Engineering

MEP CONSULTANT
Built Environment Engineers

TRAFFIC CONSULTANT
Wells + Associates

PRELIMINARY PUD DOCUMENTS FOR OVERALL SITE
PHASES 1, 2, 3, AND 4

DRAWING INDEX:

1 AERIAL MAP
SCALE: NTS

1333 M STREET DATE: 7-25-14	AERIAL MAP	02	NORTH SCALE: AS NOTED

GTM ARCHITECTS

GENERAL CONSTRUCTION NOTES

1) TOPOGRAPHIC INFORMATION BASED ON SURVEYS BY CAS ENGINEERING, DATED APRIL, 2003, AND JUNE, 2008.

2) BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A SURVEY–TO–MARK PERFORMED BY MADDOX ENGINEERS AND SURVEYORS, DATED OCTOBER 21, 2009 AND RECORDED IN THE DISTRICT OF COLUMBIA OFFICE OF THE SURVEYOR IN SURVEY BOOK 1002 AT PAGE 257.

3) ZONING: M

4) TOTAL LOT AREA: TOTAL = 127,499 SQ. FT.± (2.93 ACRES±)
LOT 802, SQUARE 1025–E = 5,107 SQ. FT.± (0.12 ACRES±)
LOT 1, SQUARE 1048–S = 40,580 SQ. FT.± (0.93 ACRES±)
LOT 801, SQUARE 1048–S = 16,183 SQ. FT.± (0.37 ACRES±)
LOT 802, SQUARE 1048–S = 42,424 SQ. FT.± (0.97 ACRES±)
RESERVATION 129 = 15,269 SQ. FT.± (0.35 ACRES±)
RESERVATION 299 = 7,936 SQ. FT.± (0.18 ACRES±)

5) FINAL GAS, TELEPHONE AND ELECTRIC ALIGNMENT SUBJECT TO UTILITY COMPANY APPROVAL.

6) EX. WATER AND SEWER LINES TO BE "TEST –PITTED" PRIOR TO CONSTRUCTION. PROPOSED WATER AND SEWER TO BE ADJUSTED IN LINE AND GRADE ACCORDINGLY.

7) ANY NECESSARY TREE PROTECTION MEASURES, FOR ON–SITE OR OFF–SITE TREES, ARE TO BE ADDRESSED BY OTHERS.

8) THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS AND CONNECTING POINTS TO DETERMINE THE EXACT LOCATION AND DEPTH WELL IN ADVANCE OF CONSTRUCTION.

9) D.C. STANDARD DETAILS WHERE SHOWN ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL OBTAIN THE MOST CURRENT APPLICABLE D.C. DETAILS AND STANDARDS AND PERFORM CONSTRUCTION ACCORDINGLY.

10) FOR FIELD LOCATION AND ABANDONMENT / REMOVAL OF GAS MAINS AND SERVICE CONNECTIONS, CONTRACTOR SHALL NOTIFY WASHINGTON GAS LIGHT COMPANY, (703) 750–1000, 72 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.

11) CONTRACTOR SHALL CONTACT MISS UTILITY, 1–800–257–7777, 48 HOURS PRIOR TO START OF CONSTRUCTION.

12) CONTRACTOR SHALL CONTACT DEPARTMENT OF PUBLIC WORKS – PUBLIC SPACE MAINTENANCE ADMINISTRATION, 48 HOURS PRIOR TO START OF CONSTRUCTION, AT (202) 645–7050.

13) THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, REPLACING AND/OR RESTORING ANY AND ALL UTILITY SERVICE CONNECTIONS DISTURBED DURING CONSTRUCTION.

14) CONTRACTOR IS TO VERIFY FIELD CONDITIONS PRIOR TO AND DURING CONSTRUCTION AND NOTIFY CAS ENGINEERING AT (301) 607–8031 IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE APPROVED PLANS.

15) THE CONTRACTOR SHALL PERFORM ALL CONSTRUCTION IN PUBLIC SPACE IN ACCORDANCE WITH D.C. DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES, LATEST EDITION. THE CONTRACTOR SHALL OBTAIN SAID SPECIFICATIONS.

16) CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO PROCEEDING WITH DEMOLITION OF EXISTING IMPROVEMENTS.

17) THE CONTRACTOR SHALL VERIFY THE ACTIVE/INACTIVE STATUS OF ANY EXISTING UTILITIES ENCOUNTERED ON SITE AND ABANDON OR RELOCATE AS APPROPRIATE. ABANDONMENT SHALL BE IN ACCORDANCE WITH DC WATER STANDARDS AND DETAILS.

SITE CONSTRUCTION NOTES

1) PROPOSED UTILITY LOCATIONS SUBJECT TO FIELD MODIFICATION AND UTILITY COMPANY APPROVAL.

2) CONTRACTOR TO COORDINATE ABANDONMENT OF ALL EXISTING UTILITIES AS NECESSARY.

3) CONTRACTOR TO COORDINATE ON–SITE UTILITY CROSSINGS TO ENSURE ADEQUATE SEPARATION AT INTERSECTIONS.

4) TEST PIT ALL UTILITY CROSSINGS PRIOR TO START OF CONSTRUCTION, ANY FIELD MODIFICATION TO BE COORDINATED WITH APPROPRIATE UTILITY AND/OR DC INSPECTOR.

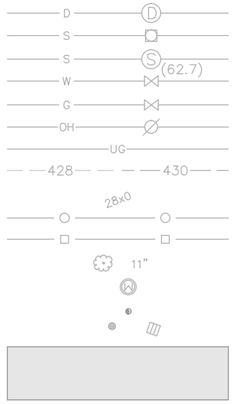
5) PROPOSED RETAINING WALLS SHOWN ARE TO BE DESIGNED BY OTHERS, TYPICAL.

6) FOR FINAL LANDSCAPE/HARDSCAPE DETAILS, SPECIFICATIONS, ELEVATIONS, AND DIMENSIONS SEE LANDSCAPE PLANS, POOL PLANS, OR ARCHITECTURAL PLANS, AS APPROPRIATE.

7) FOR TREE PROTECTION MEASURES SEE PLANS AND REPORTS BY OTHERS AS APPLICABLE.

LEGEND

EXISTING FEATURES

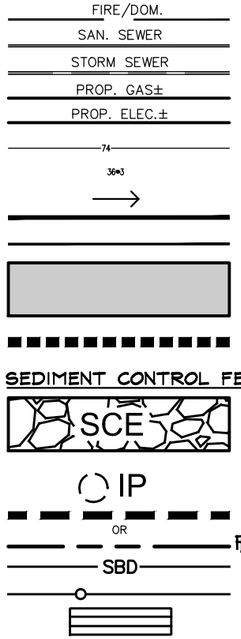


EX. STORM DRAIN WITH MANHOLE
EX. SEWER LINE WITH CLEAN OUT
EX. SEWER MANHOLE AND INVERT
EX. WATER LINE WITH VALVE
EX. GAS LINE WITH VALVE
EX. OVERHEAD UTILITY WITH POLE
EX. UNDERGROUND UTILITY LINE
EX. TWO– AND TEN–FOOT CONTOURS
EX. SPOT ELEVATION
EX. CHAIN LINK OR WIRE FENCE
EX. WOOD FENCE
EX. TREE (SPECIES OMITTED)
EX. MONITORING WELL
EX. BOLLARD
EX. DRAIN

EXISTING BUILDING/STRUCTURE

PROPERTY LINE

PROPOSED FEATURES



PROP. WATER CONNECTION
PROP. SANITARY SEWER CONNECTION
PROP. STORM SEWER CONNECTION
PROP. GAS CONNECTION
PROP. ELECTRIC CONNECTION
PROP. CONTOUR WITH ELEVATION
PROP. SPOT ELEVATION
PROP. DRAINAGE PATH
PROP. BUILDING (FOUNDATION WALL)
PROP. BUILDING (ABOVE GRADE WALL)
PROPOSED BUILDING (ABOVE GRADE)
PROPOSED DRAINAGE AREA

SEDIMENT CONTROL FEATURES

STABILIZED CONSTRUCTION ENTRANCE (CE)
INLET PROTECTION (IP)
LIMITS OF DISTURBANCE
STRAW BALE OR EROSION CONTROL TUBE (SBD)
CONSTRUCTION FENCE
WASH RACK

ABBREVIATIONS LIST

(FOR REFERENCE ONLY, NOT ALL ARE USED WITHIN THIS PLAN SET)

A	AREA OF ARC
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS
AC	ACRE
ADJ	ADJACENT
AGGR	AGGREGATE
AHD	AHEAD
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AVE	AVENUE
AWWA	AMERICAN WATER WORKS ASSOCIATION
B	BREADTH
BC	BACK OF CURB
BF	BASEMENT FLOOR
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCHMARK
BMP	BEST MANAGEMENT PRACTICES (WATER QUALITY)
BOV	BLOW OFF VALVE
BRG	BEARING
BRL	BUILDING RESTRICTION LINE
BVCE	BEGINNING VERTICAL CURVE ELEVATION
BVCS	BEGINNING VERTICAL CURVE STATION
BW	BOTTOM OF WALL
C,e	CENTER CORRECTION ON VERTICAL CURVE
C	RUNOFF COEFFICIENT
C&G	CURB AND GUTTER
CATV	CABLE TELEVISION
CB	CATCH BASIN
CBR	CALIFORNIA BEARING RATIO
CC	CENTER TO CENTER
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CG(R)	CURB AND GUTTER (REVERSE SLOPE)
CH	CHORD
CHBRG	CHORD BEARING
CIP	CAST IRON PIPE OR CAST IN PLACE
CL	CLASS
	CENTER LINE
C/L ℄	CENTER LINE
CLR	CLEAR
CM	CUBIC METERS
CMP	CORRUGATED METAL PIPE
CMS	CUBIC METERS PER SECOND
CN	RUNOFF CURVE NUMBER
CONN	CONNECTION
CONT	CONTINUOUS
C/O	CLEAN OUT
CONC	CONCRETE
COV	COVERED
CS	CURB STOP
C/S	COMBINED SEWER
CT	COURT
CTR	CENTER
CY	CUBIC YARD
D	DRAIN
DA	DRAINAGE AREA
DB	DEED BOOK
DC	DISTRICT OF COLUMBIA
DDOT	DISTRICT DEPARTMENT OF TRANSPORTATION
DET	DETAIL
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DI	DROP INLET
DIST	DISTANCE
DL	DOMESTIC LINE
DM	DROP MANHOLE
DOH	DEPARTMENT OF HEALTH
DOM	DOMESTIC
DR	DRIVE
DRN	DRAINAGE
DU	DWELLING UNITS
DWG	DRAWING
D/S	DOWN SPOUT
D/W	DRIVEWAY
	DELTA
E	EAST OR ELECTRIC OR RATE OF SUPER ELEVATION
EA	EACH
EBL	EAST BOUND LANE
EC	EROSION CONTROL
EG	EDGE OF GUTTER
EGL	ENERGY LINE GRADIENT
EHC	ELECTRIC HOUSE CONNECTION
EL	ELEVATION
ELEC	ELECTRIC
ELEV	ELEVATION
ENGR	ENGINEER
ENT	ENTRANCE
EP	EDGE OF PAVEMENT
EQUIP	EQUIPMENT
ES	END SECTION
ESMT	EASEMENT
ETD	EXISTING TO BE DEMOLISHED
ETR	EXISTING TO BE REMOVED
ETRL	EXISTING TO BE RELOCATED
ETRP	EXISTING TO BE REPLACED
EVCE	ENDING VERTICAL CURVE ELEVATION
EVCS	ENDING VERTICAL CURVE STATION
EW	END WALL
EX	EXISTING
EQC	ENVIRONMENTAL QUALITY CORRIDOR
F	FIRE LINE
FAR	FLOOR AREA RATION
FC	FACE OF CURB
FD	FLOOR DRAIN
FF	FIRST FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FND	FOUNDATION
FOY	FOYER
FP	FLOOD PLAIN
FPS	FEET PER SECOND
FS	FIRE SAFETY OR FACTOR OF SAFETY
FT	FOOT OR FEET
G	GAS
GAR	GARAGE
GFA	GROSS FLOOR AREA
GHC	GAS HOUSE CONNECTION
GR	GUARD RAIL OR GRATE
GV	GAS VALVE
H	HEAD
HC	HANDICAP
HB	HORIZONTAL BEND
HGL	HYDRAULIC GRADE LINE
HORZ	HORIZONTAL
HP	HIGH POINT
HR	HAND RAIL
HT	HEIGHT
HW	HEADWATER
I	INTENSITY, RAINFALL
ID	INSIDE DIAMETER OR IDENTIFICATION
IE	INVERT ELEVATION
IN	INCH
INV	INVERT
IP	IRON PIPE
IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
JB	JUNCTION BOX
JNT	JOINT
K	SIGHT DISTANCE COEFFICIENT
Ke	CULVERT ENTRANCE LOSS COEFFICIENT
L	LENGTH
LAT	LATERAL
LOG	LIMITS OF CLEARING & GRADING
LF	LINEAR FEET
LL	LOWER LEVEL
LOC	LOCATION
LOS	LINE OF SIGHT
LP	LOW POINT OR LIGHT POLE
LS	LOADING SPACE
L/S	LANDSCAPE AREA
LT	LEFT
M	METER
MAP.	MAPLE
MAX	MAXIMUM
MD	MARYLAND
MECH	MECHANICAL
METRO	METROPOLITAN
MH	MANHOLE
MI	MILE
MIN	MINIMUM
MISC	MISCELLANEOUS
MON	MONUMENT
MPH	MILES PER HOUR
MS	MEDIAN STRIP
MSHA	MARYLAND STATE HIGHWAY ADMINISTRATION
MSL	MEAN SEA LEVEL
N	NORTH
N/A	NOT APPLICABLE
NBL	NORTH BOUND LANE
NE	NORTHEAST
N/F	NOW OR FORMERLY
NFA	NET FLOOR AREA
NO.	NUMBER
NW	NORTHWEST
OC	ON CENTER
OBJ	OBJECT
OD	OUTSIDE DIAMETER
OH	OVERHANG
O/H	OVERHEAD
OHC	OVERHEAD CABLE
OHE	OVERHEAD ELECTRIC
OHT	OVERHEAD TELEPHONE
P	PER PLAN OR PERIMETER
P&P	PLAN & PROFILE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PCTC	POINT OF CURVATURE TOP OF CURB
PCEP	POINT OF CURVE EDGE OF PAVEMENT
PFM	PUBLIC FACILITIES MANUAL
PG	PAGE
PGL	POINT OF GRADE LINE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
℄	PROPERTY LINE
PP	POWER POLE
PRC	POINT OF REVERSE CURB
PRELIM	PRELIMINARY
PROP	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVE OR POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVRC	POINT OF VERTICAL REVERSE CURVE
PVT	POINT OF VERTICAL TANGENT
Q	AMOUNT OF RUNOFF (FLOW RATE)
R	RADIUS OR PER RECORD
RCP	REINFORCED CONCRETE PIPE
RD	ROAD OR ROOF DRAIN
REINF	REINFORCED
REQD	REQUIRED
RET	RETAINING
REV	REVISION
RGP	ROUGH GRADING PLAN
RMA	RESOURCE MANAGEMENT AREA
ROM	REMOTE OUTSIDE MONITOR
RPA	RESOURCE PROTECTION AREA
RR	RAIL ROAD
RT	RIGHT
RTE	ROUTE
R/W	RIGHT OF WAY
S	SOUTH OR SEWER OR SPEED OR SLOPE
SAN	SANITARY
SBL	SOUTH BOUND LANE
SCH	SCHEDULE
SD	SIGHT DISTANCE OR STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SE	SOUTHEAST
SEC	SECTION
SECT	SECTION
SEW	SEWER
SF	SQUARE FOOT
SH	SHOULDER
SHC	SEWER HOUSE CONNECTION
SMH	SEWER MANHOLE
SP	SPACE OR SITE PLAN
SPEC	SPECIFICATIONS
ST	STREET
STA	STATION
STD	STANDARD
STK	STACK
STM	STORM
STR	STRUCTURE
SVC	SERVICE
S/W	SIDEWALK
SW	SOUTHWEST
SWM	STORMWATER MANAGEMENT
Sx	CROSS SLOPE
SY	SQUARE YARD
T	TELEPHONE OR TANGENT
TB	TOP OF BANK
TC	TOP OF CURB
T.C.	TERRA COTTA
Tc	TIME OF CONCENTRATION
TEL	TELEPHONE
TEMP	TEMPORARY
TH	TEST HOLE
TL	TRAFFIC LIGHT
TP	TEST PIT OR TREE PROTECTION
TRANSP	TRANSPORTATION
TW	TOP OF WALL OR TAIL WATER
TYP	TYPICAL
U	UNKNOWN
UG	UNDERGROUND
U/G	UNDERGROUND
UGE	UNDERGROUND ELECTRIC
UGT	UNDERGROUND TELEPHONE
UGC	UNDERGROUND CABLE
UL	UPPER LEVEL
UP	UTILITY POLE
USGS	US GEOLOGICAL SURVEY
V, VOL	VOLUME
V, VEL	VELOCITY
VA	VIRGINIA
VB	VERTICAL BEND
VC	VERTICAL CURVE
VDOT	VA DEPARTMENT OF TRANSPORTATION
VERT	VERTICAL
VF	VERTICAL FOOT
W	WEST OR WATER OR WEIGHT OR WIDTH
W/	WITH
WBL	WEST BOUND LANE
WHC	WATER HOUSE CONNECTION
WL	WATER LINE
WM	WATER METER
WQIA	WATER QUALITY IMPACT ASSESSMENT
W/S	WRAPPED STEEL
WV	WATER VALVE
XCROSS	CROSS SECTION
XF	TRANSFORMER
YI	YARD INLET
YR	YEAR
Z	SIDE SLOPES

UTILITY GENERAL NOTES (DC WATER)

CONTRACTOR TO REFER TO DC WATER GENERAL CONSTRUCTION NOTES, MOST RECENT VERSION FOR INFORMATION REGARDING DC WATER UTILITIES. NOTES ARE AVAILABLE AT www.dcwater.com/business/permits/DCWater_General_Construction_Notes.pdf

UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

MISS UTILITY

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1–800–257–7777, OR LOG ON TO WWW.MISSUTILITY.NET,ITIC 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL JURISDICTIONAL REQUIREMENTS.

STORM DRAIN NOTES

1) ALL STORM DRAIN PIPE TO BE SCHEDULE 40 PVC OR OF HIGHER QUALITY.

2) DOWNSPOUT LEADERS ORIGINATING DIRECTLY FROM DOWNSPOUTS TO BE 4" PVC (OR APPROVED EQUIVALENT), UNLESS INDICATED OTHERWISE ON PLAN.

3) PROVIDE CLEANOUTS, AS SHOWN ON PLAN AT A MINIMUM, OR AS REQUIRED BY PLUMBING CODE.

4) MAINTAIN MINIMUM 12" COVER OVER ALL PIPE.

5) ALL STORM DRAIN UNDER DRIVEWAY OR PAVED AREAS TO BE BEDDED IN GRAVEL AND TO HAVE A MINIMUM OF 12" OF COVER, OR BE CAST IRON.

6) PROPOSED STORM DRAIN PIPING TO BE AT 2.0% MINIMUM SLOPE, UNLESS OTHERWISE INDICATED. USE VERTICAL BENDS WHERE NECESSARY TO FOLLOW FINISHED GRADES.

1333 M STREET, SE
LOTS 1, 801 & 802, SQUARE 1048-S
LOT 802, SQUARE 1025-E
RESERVATIONS 129 & 299
LEGEND AND NOTES

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(202) 393-7200 | www.casengineering.com

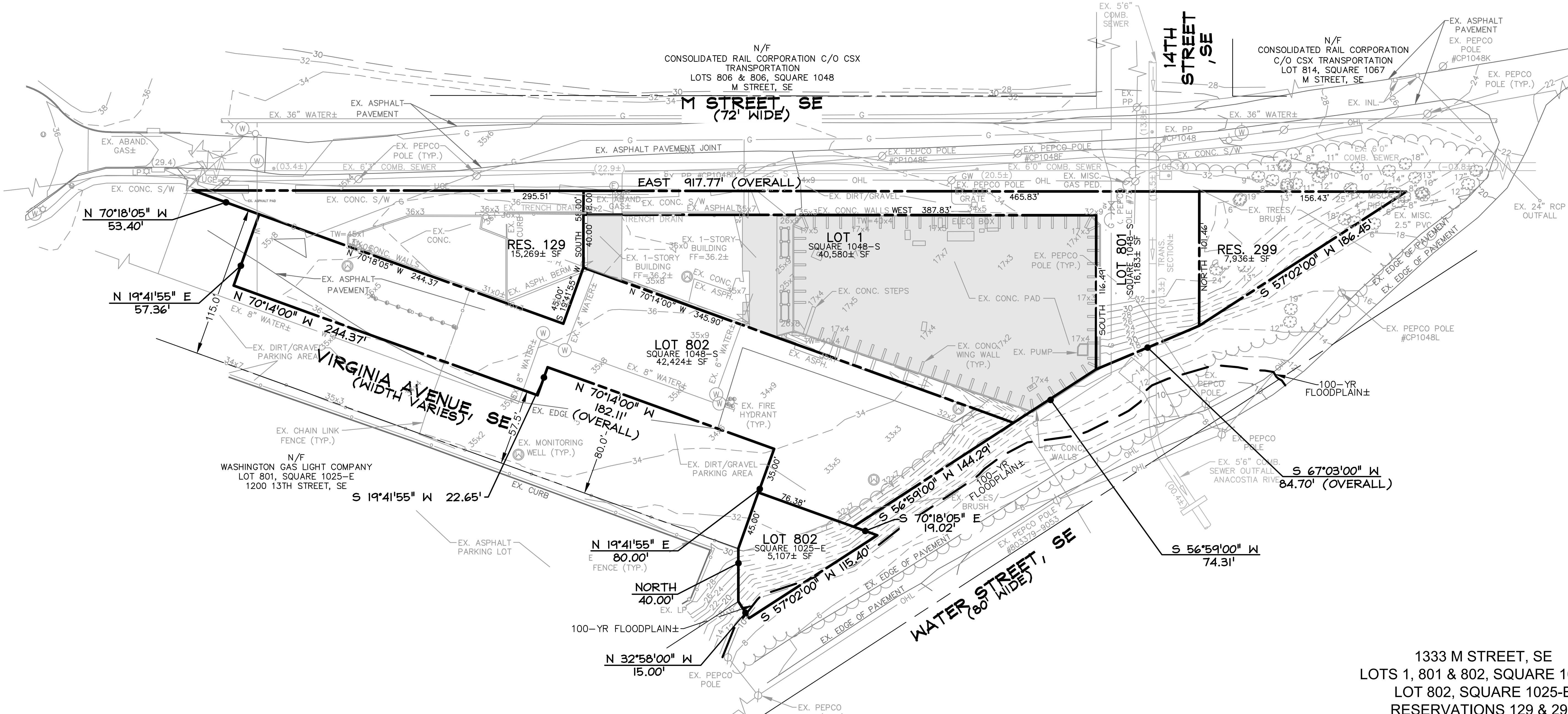
GTMARCHITECTS

CAS JOB 03–051 | DRAWN BY: DCL | CHECKED BY: CAS

LOT AREA TABULATION

EXISTING

LOT	SQUARE	AREA (SF)	AREA (AC.)
802	1025–E	5,107	0.117
1	1048–S	40,580	0.932
801	1048–S	16,183	0.372
802	1048–S	42,424	0.974
129	RES	15,269	0.351
299	RES	7,936	0.182
TOTAL		127,499	2.927



1333 M STREET, SE
LOTS 1, 801 & 802, SQUARE 1048-S
LOT 802, SQUARE 1025-E
RESERVATIONS 129 & 299
EXISTING CONDITIONS PLAN

1333 M STREET
DATE: 07-25-14

EXISTING CONDITIONS PLAN

04

NORTH
SCALE: 1" = 80'

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GTM ARCHITECTS

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LOT AREA TABULATION

EXISTING

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802	1025–E	5,107	0.117
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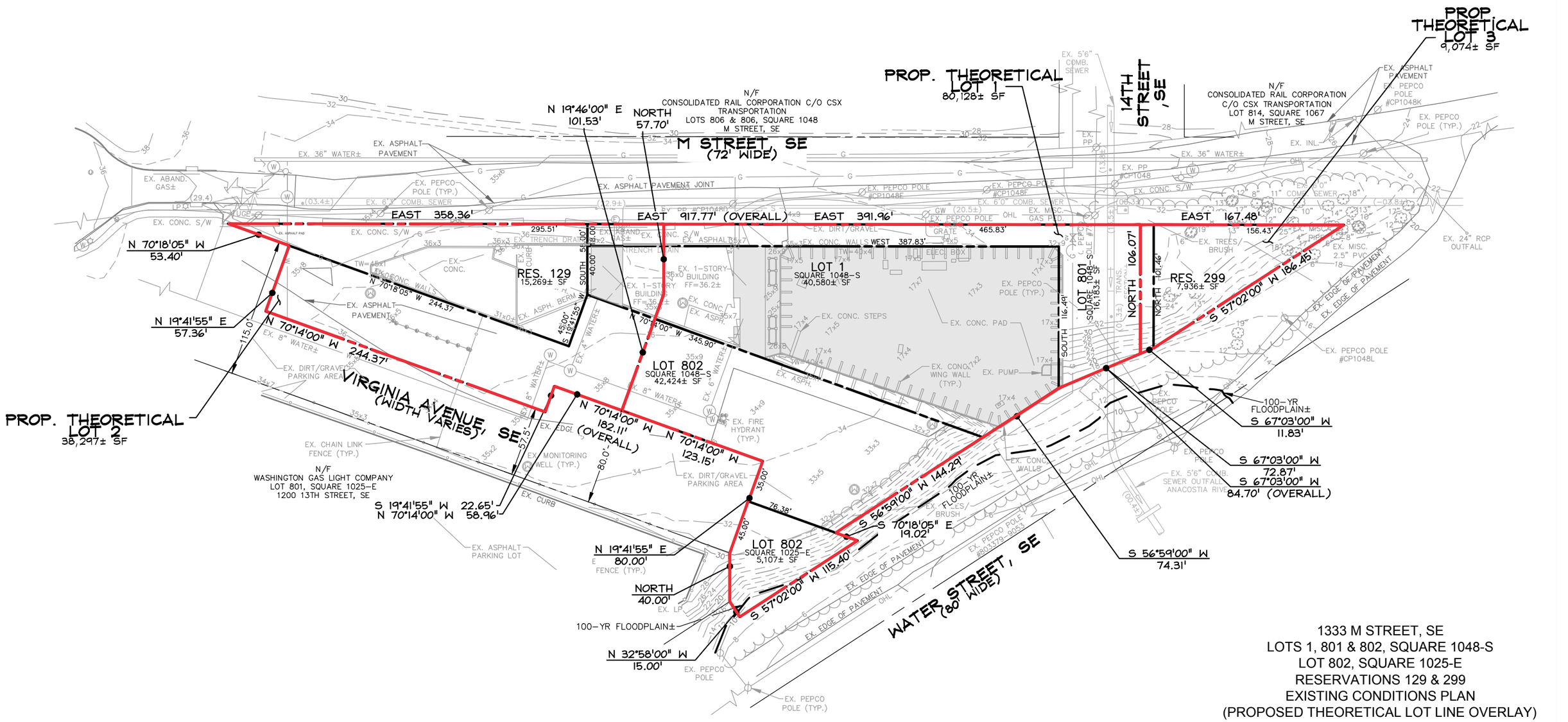
801	1048–S	16,183	0.372
802	1048–S	42,424	0.974
129	RES	15,269	0.351
299	RES	7,936	0.182
TOTAL		127,499	2.927

PROPOSED

LOT	SQUARE	AREA (SF)	AREA (AC.)
1	1048–S	80,128	1.840
2	1048–S	38,297	0.879
3	1048–S	9,074	0.208
TOTAL		127,499	2.927



1333 M STREET, SE
LOTS 1, 801 & 802, SQUARE 1048-S
LOT 802, SQUARE 1025-E
RESERVATIONS 129 & 299
EXISTING CONDITIONS PLAN
(PROPOSED THEORETICAL LOT LINE OVERLAY)

1333 M STREET DATE: 07-25-14	EXISTING CONDITIONS PLAN (PROPOSED THEORETICAL LOT LINE OVERLAY)	04a	NORTH SCALE: 1" = 80'

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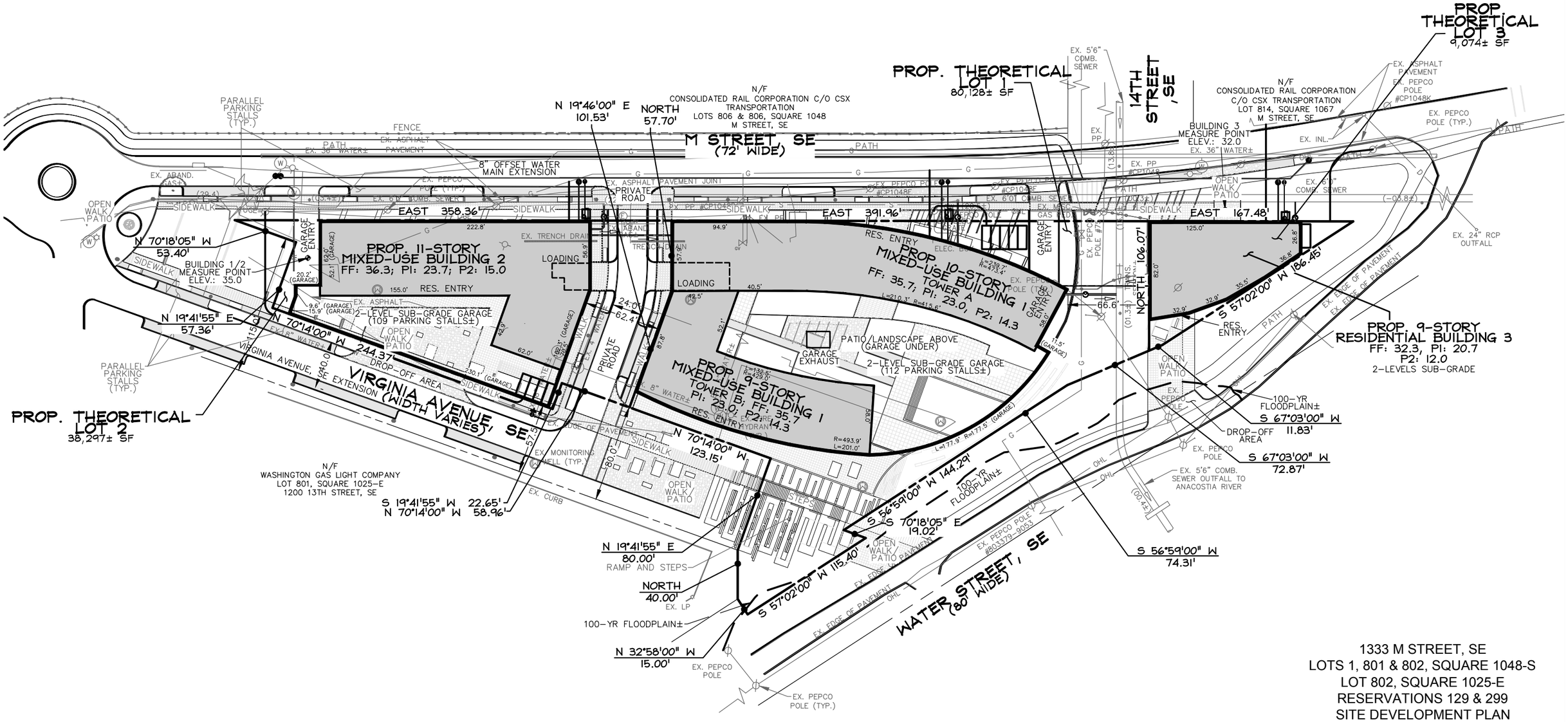
GTM ARCHITECTS

CAS JOB 03–051 | DRAWN BY: DCL | CHECKED BY: CAS

BUILDING COVERAGE/HEIGHT TABULATION

BUILDING	FOOTPRINT	NUMBER OF STORIES	MEASURE POINT	FF	BLDG. HEIGHT	HEIGHT	% OCCUPANCY
BUILDING 1 – TOWER A	31,905±	10	35.0	35.7	109.3	100.0	39.8%
BUILDING 1 – TOWER B	(INCL. ABOVE)	9	35.0	35.7	89.3	90.0	(INCL. ABOVE)
BUILDING 2	17,147±	11	35.0	36.3	109.3	110.0	83.8%
BUILDING 3	7,603±	9	32.0	32.3	89.7	90.0	44.8%
TOTAL SITE AREA = 127,499 SQ. FT.±; TOTAL BUILDING FOOTPRINT = 57,415 SQ. FT.±; % OCCUPANCY OVER ENTIRE SITE = 44.5%							



1333 M STREET, SE
LOTS 1, 801 & 802, SQUARE 1048-S
LOT 802, SQUARE 1025-E
RESERVATIONS 129 & 299
SITE DEVELOPMENT PLAN

1333 M STREET
DATE: 07-25-14

SITE DEVELOPMENT PLAN

05

NORTH
SCALE: 1" = 80'

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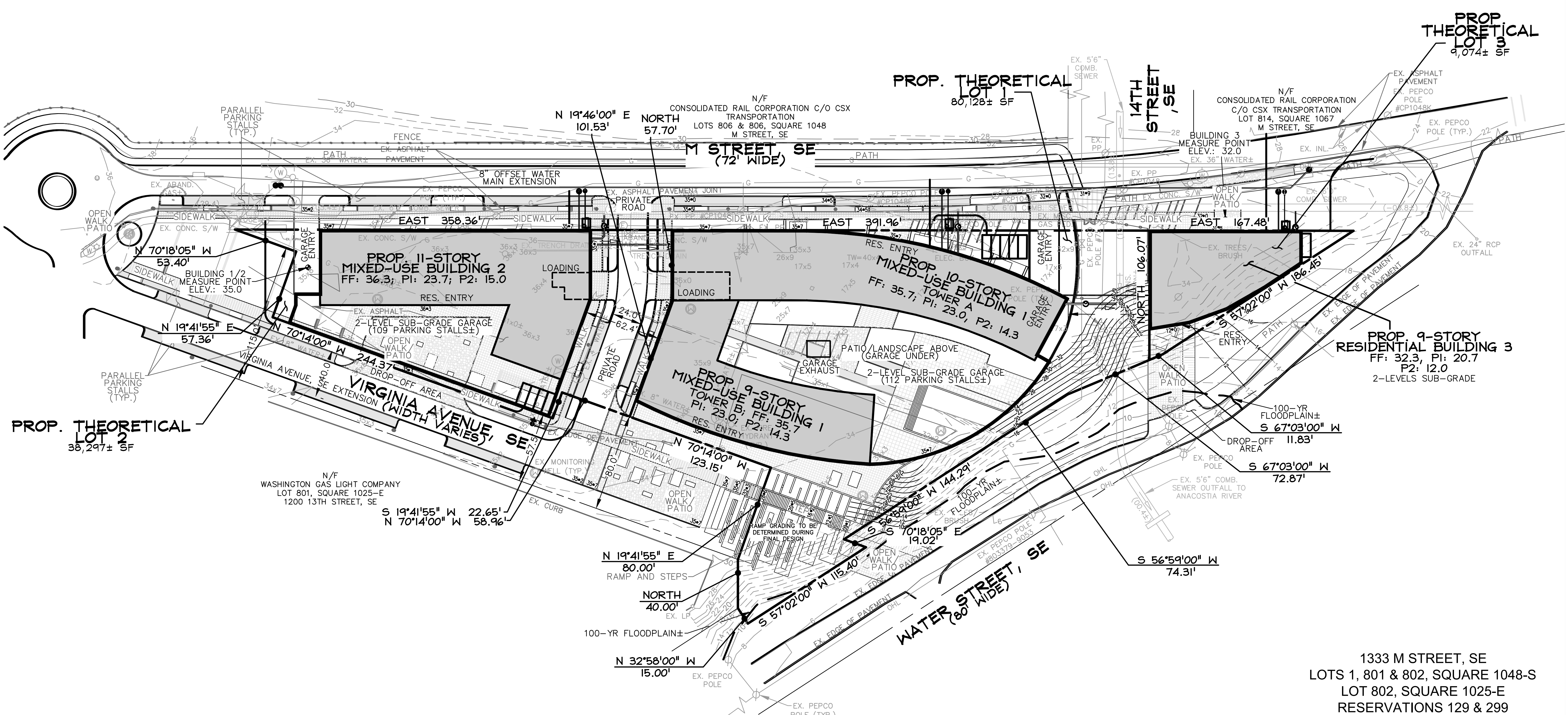
GTM ARCHITECTS

CAS JOB 03-051 | DRAWN BY: DCL | CHECKED BY: CAS

GRADING PLAN NOTES

1) GRADING SHOWN SUBJECT TO FINAL PATIO/LANDSCAPE DESIGN.



1333 M STREET, SE
LOTS 1, 801 & 802, SQUARE 1048-S
LOT 802, SQUARE 1025-E
RESERVATIONS 129 & 299
GRADING PLAN

1333 M STREET
DATE: 07-25-14

GRADING PLAN

06

NORTH
SCALE: 1" = 80'

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GTM ARCHITECTS

CAS JOB 03-051 | DRAWN BY: DCL | CHECKED BY: CAS

STORMWATER MANAGEMENT NARRATIVE

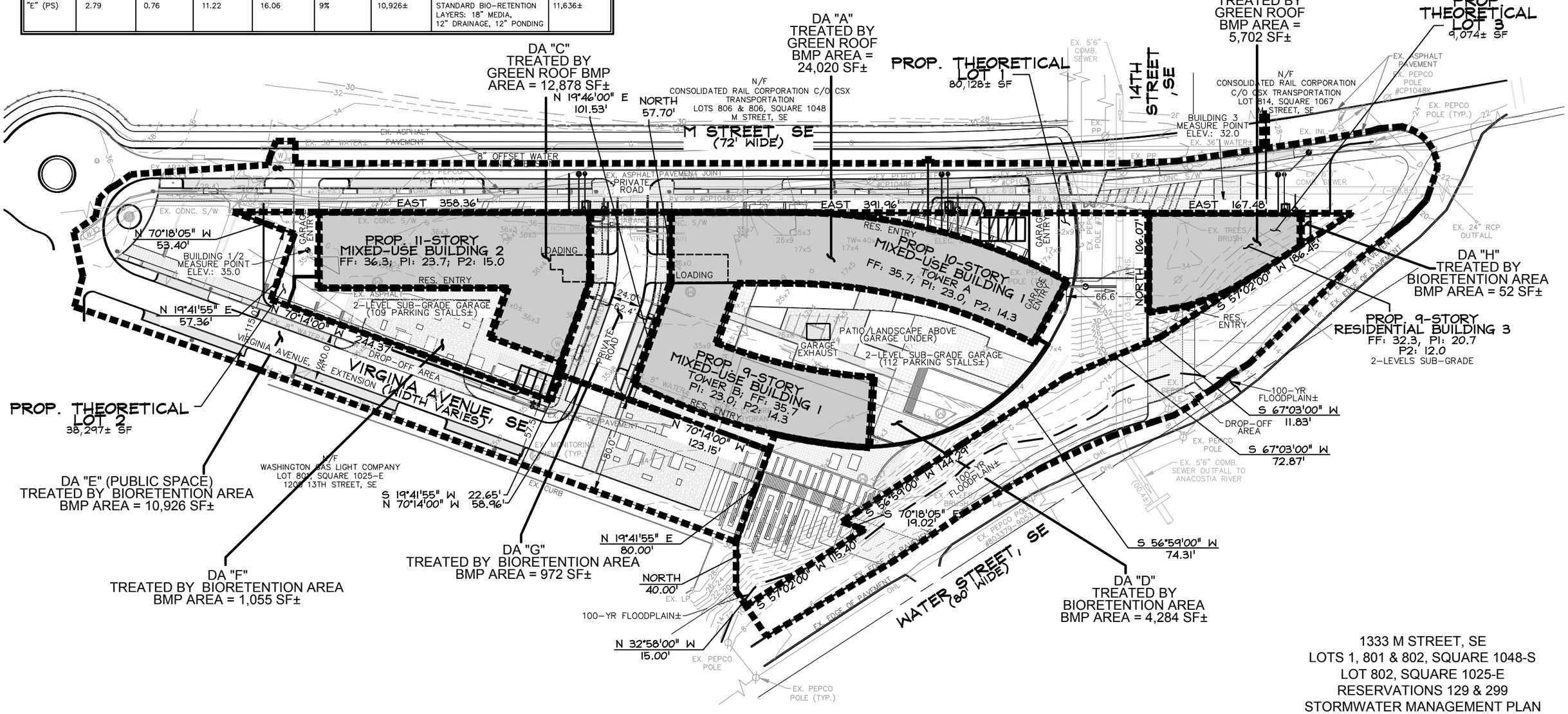
STORMWATER MANAGEMENT FOR THIS PROJECT WILL BE CONCEPTUALLY PROVIDED THROUGH THE FOLLOWING FACILITIES/BMPS:

DRAINAGE AREA	AREA (AC.)	C (ASSUMED)	Q2 (CFS)	Q15 (CFS)	BMP %	BMP AREA	BMP DESC.	RETENTION VOLUME (CF)
"A"	0.74	0.9	3.49	5.00	75%	24,020±	GREEN ROOF 6" GROWING MEDIA	4,204±
"B"	0.17	0.9	0.83	1.19	75%	5,702±	GREEN ROOF 6" GROWING MEDIA	998±
"C"	0.39	0.9	1.87	2.68	75%	12,878±	GREEN ROOF 6" GROWING MEDIA	2,254±
"D", "F" "G", "H"	1.62	0.76	6.53	9.35	9%	6,363±	STANDARD BIO-RETENTION LAYERS: 18" MEDIA, 12" DRAINAGE, 12" PONDING	6,776±
"E" (PS)	2.79	0.76	11.22	16.06	9%	10,926±	STANDARD BIO-RETENTION LAYERS: 18" MEDIA, 12" DRAINAGE, 12" PONDING	11,636±

SITE IS WITHIN THE ANACOSTIA WATERFRONT DEVELOPMENT ZONE (AWDZ). 1.7" REGULATORY RAIN EVENT FOR WQTv. IN ADDITION TO TREATMENT SHOWN ABOVE, A TREATMENT VAULT WILL BE PROVIDED IN THE GARAGE (WITHIN DA "A"). TREATMENT VAULT WILL BE APPROXIMATELY 12' LONG x 15' WIDE x 5' DEEP AND ACHIEVE 80% TSS REMOVAL.

STORAGE FOR CHANNEL PROTECTION VOLUME MAY BE NECESSARY IF STORM SEWER CONNECTION AS SHOWN IS NOT CONSIDERED A DIRECT DISCHARGE THROUGH THE SEPARATE SEWER SYSTEM TO THE MAIN STEM OF THE TIDAL ANACOSTIA RIVER. IF REQUIRED, AN APPROXIMATELY 45' LONG x 15' WIDE x 5' DEEP STORAGE TANK WILL BE PROVIDED IN GARAGE FOR CHANNEL PROTECTION VOLUME FROM THE PROJECT SITE. CALCULATIONS PENDING.

CONCEPTUAL STORMWATER MANAGEMENT SIZING PERFORMED UNDER NEW DDOE REGULATIONS, EFFECTIVE FOR BUILDING PERMIT SUBMITTALS AFTER 1/14/2014. COMPLETE DETAILS AND DESIGN WILL BE PROVIDED WITH FINAL DESIGN.



1333 M STREET, SE
LOTS 1, 801 & 802, SQUARE 1048-S
LOT 802, SQUARE 1025-E
RESERVATIONS 129 & 299
STORMWATER MANAGEMENT PLAN

1333 M STREET DATE: 07-25-14	STORMWATER MANAGEMENT PLAN	07	NORTH SCALE: 1" = 80'

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GTM ARCHITECTS

CAS JOB 03-051 | DRAWN BY: DCL | CHECKED BY: CAS

SEDIMENT CONTROL NOTES

1) THE CONTRACTOR SHALL CALL THE INSPECTION/ENFORCEMENT BRANCH, WATERSHED PROTECTION DIVISION, DISTRICT DEPARTMENT OF THE ENVIRONMENT AT (202) 535-2977 FOR A PRE-CONSTRUCTION MEETING 72 HOURS PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITY.

2) ADDITIONAL LOCATIONS AND TYPES OF EROSION AND SEDIMENT CONTROL MEASURES WILL BE DETERMINED AS DEEMED NECESSARY BY INSPECTORS FROM THE INSPECTION/ENFORCEMENT BRANCH, WATERSHED PROTECTION DIVISION, DISTRICT DEPARTMENT OF THE ENVIRONMENT DURING LAND DISTURBING ACTIVITY.

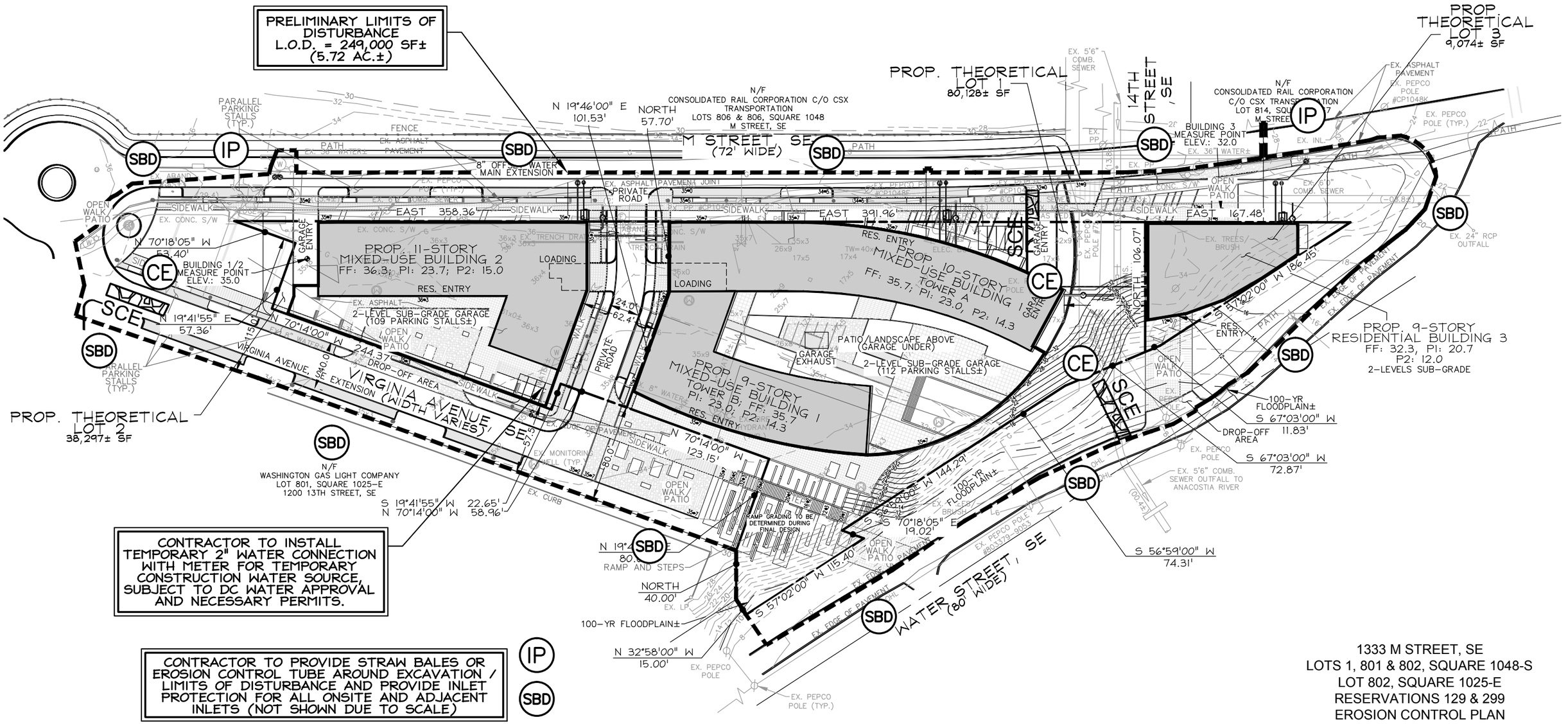
CONSTRUCTION SEQUENCE

CONTRACTOR TO SECURE ALL NECESSARY PERMITS, AND CONDUCT A PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR, (202) 535-2977, PRIOR TO THE START OF CONSTRUCTION OR ANY LAND DISTURBANCE.

CONSTRUCTION SEQUENCE PENDING, WILL BE DETERMINED DURING FINAL DESIGN.

SEDIMENT CONTROL NARRATIVE, NOTES AND DETAILS

WILL BE PROVIDED IN CONJUNCTION WITH FINAL DESIGN/PERMIT DOCUMENTS. SELECTED DETAILS ARE REFERENCED ON THESE DOCUMENTS FOR SEDIMENT CONTROL FEATURES.



1333 M STREET, SE
LOTS 1, 801 & 802, SQUARE 1048-S
LOT 802, SQUARE 1025-E
RESERVATIONS 129 & 299
EROSION CONTROL PLAN

1333 M STREET
DATE: 07-25-14

EROSION CONTROL PLAN

08

NORTH
SCALE: 1" = 80'

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GTM ARCHITECTS

CAS JOB 03-051 | DRAWN BY: DCL | CHECKED BY: CAS

WATER AND SANITARY SEWER USAGE ESTIMATION

BUILDING 1 – TOWER A

PROJECTED SEWAGE FLOWS

BEDROOMS	# persons/unit (estimated)	totals (from Bldg Unit Matrix: 03/28/2013)		
EFF/STUDIO	1	62	62	62
1 BR	1.5	156	156	234
1 BR + Den	2	21	21	42
Jr 2 BR	2.5	0	0	0
2 BR	3	10	10	30
			249 units	368 residents

		Table 8-6 Min.	Table 8-6 Max.	Table 8-6 Typical	Table 8-10 Average	
		53	90	69	60	(gallons / resident / day)
Residential # of residents	368	19504	33120	25392	22080	total gallons/day
added factor	10%	21454	36432	27931	24288	total gallons/day
		0.5	2.1	1.1	N/A	(gallons / parking space / day)
Shopping Center # of pkg spaces	15	7.5	31.5	16.5		total gallons/day
		7.9	13.2	10.6	N/A	(gallons / employee / day)
Shopping Center # of employees	10	79	132	106		total gallons/day
Total for EISF:			36,596		24,411	total gallons/day
			37,000 PEAK		25,000 AVERAGE	total gallons/day

see attached Tables from ASPE Design Handbook

BUILDING 1 – TOWER B

PROJECTED SEWAGE FLOWS

BEDROOMS	# persons/unit (estimated)	totals (from Bldg Unit Matrix: 03/28/2013)		
EFF/STUDIO	1	59	59	59
1 BR	1.5	133	133	199.5
1 BR + Den	2	8	8	16
Jr 2 BR	2.5	0	0	0
2 BR	3	9	9	27
			209 units	301.5 residents

		Table 8-6 Min.	Table 8-6 Max.	Table 8-6 Typical	Table 8-10 Average	
		53	90	69	60	(gallons / resident / day)
Residential # of residents	301.5	15979.5	27135	20803.5	18090	total gallons/day
added factor	10%	17577	29849	22884	19899	total gallons/day
		0.5	2.1	1.1	N/A	(gallons / parking space / day)
Shopping Center # of pkg spaces	0	0	0	0		total gallons/day
		7.9	13.2	10.6	N/A	(gallons / employee / day)
Shopping Center # of employees	0	0	0	0		total gallons/day
Total for EISF:			29,849		19,899	total gallons/day
			30,000 PEAK		20,000 AVERAGE	total gallons/day

see attached Tables from ASPE Design Handbook

BUILDING 2

PROJECTED SEWAGE FLOWS

BEDROOMS	# persons/unit (estimated)	totals (from Bldg Unit Matrix: 03/28/2013)		
EFF/STUDIO	1	78	78	78
1 BR	1.5	186	186	279
1 BR + Den	2	32	32	64
Jr 2 BR	2.5	0	0	0
2 BR	3	10	10	30
			306 units	451 residents

		Table 8-6 Min.	Table 8-6 Max.	Table 8-6 Typical	Table 8-10 Average	
		53	90	69	60	(gallons / resident / day)
Residential # of residents	451	23903	40590	31119	27060	total gallons/day
added factor	10%	26293	44649	34231	29766	total gallons/day
		0.5	2.1	1.1	N/A	(gallons / parking space / day)
Shopping Center # of pkg spaces	50	25	105	55		total gallons/day
		7.9	13.2	10.6	N/A	(gallons / employee / day)
Shopping Center # of employees	20	158	264	212		total gallons/day
Total for EISF:			45,018		30,033	total gallons/day
			45,000 PEAK		30,000 AVERAGE	total gallons/day

see attached Tables from ASPE Design Handbook

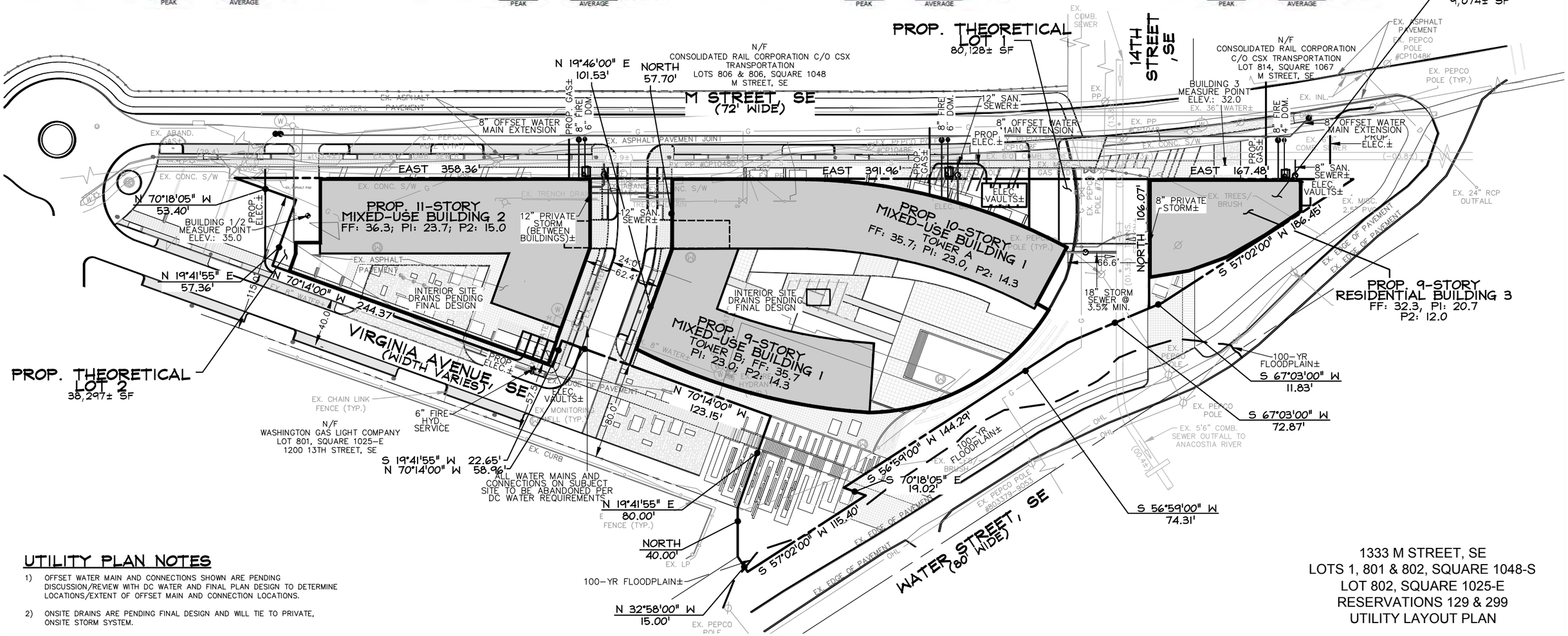
BUILDING 3

PROJECTED SEWAGE FLOWS

BEDROOMS	# persons/unit (estimated)	totals (from Bldg Unit Matrix: 03/28/2013)		
EFF/STUDIO	1	37	37	37
1 BR	1.5	48	48	72
1 BR + Den	2	15	15	30
Jr 2 BR	2.5	0	0	0
2 BR	3	3	3	9
			103 units	148 residents

		Table 8-6 Min.	Table 8-6 Max.	Table 8-6 Typical	Table 8-10 Average	
		53	90	69	60	(gallons / resident / day)
Residential # of residents	148	7844	13320	10212	8880	total gallons/day
added factor	10%	8628	14652	11233	9768	total gallons/day
		0.5	2.1	1.1	N/A	(gallons / parking space / day)
Shopping Center # of pkg spaces	0	0	0	0		total gallons/day
		7.9	13.2	10.6	N/A	(gallons / employee / day)
Shopping Center # of employees	0	0	0	0		total gallons/day
Total for EISF:			14,652		9,768	total gallons/day
			15,000 PEAK		10,000 AVERAGE	total gallons/day

see attached Tables from ASPE Design Handbook



UTILITY PLAN NOTES

1) OFFSET WATER MAIN AND CONNECTIONS SHOWN ARE PENDING DISCUSSION/REVIEW WITH DC WATER AND FINAL PLAN DESIGN TO DETERMINE LOCATIONS/EXTENT OF OFFSET MAIN AND CONNECTION LOCATIONS.

2) ONSITE DRAINS ARE PENDING FINAL DESIGN AND WILL TIE TO PRIVATE, ONSITE STORM SYSTEM.

1333 M STREET, SE
LOTS 1, 801 & 802, SQUARE 1048-S
LOT 802, SQUARE 1025-E
RESERVATIONS 129 & 299
UTILITY LAYOUT PLAN

1333 M STREET
DATE: 07-25-14

UTILITY LAYOUT PLAN

09

NORTH
SCALE: 1" = 80'

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GTM ARCHITECTS

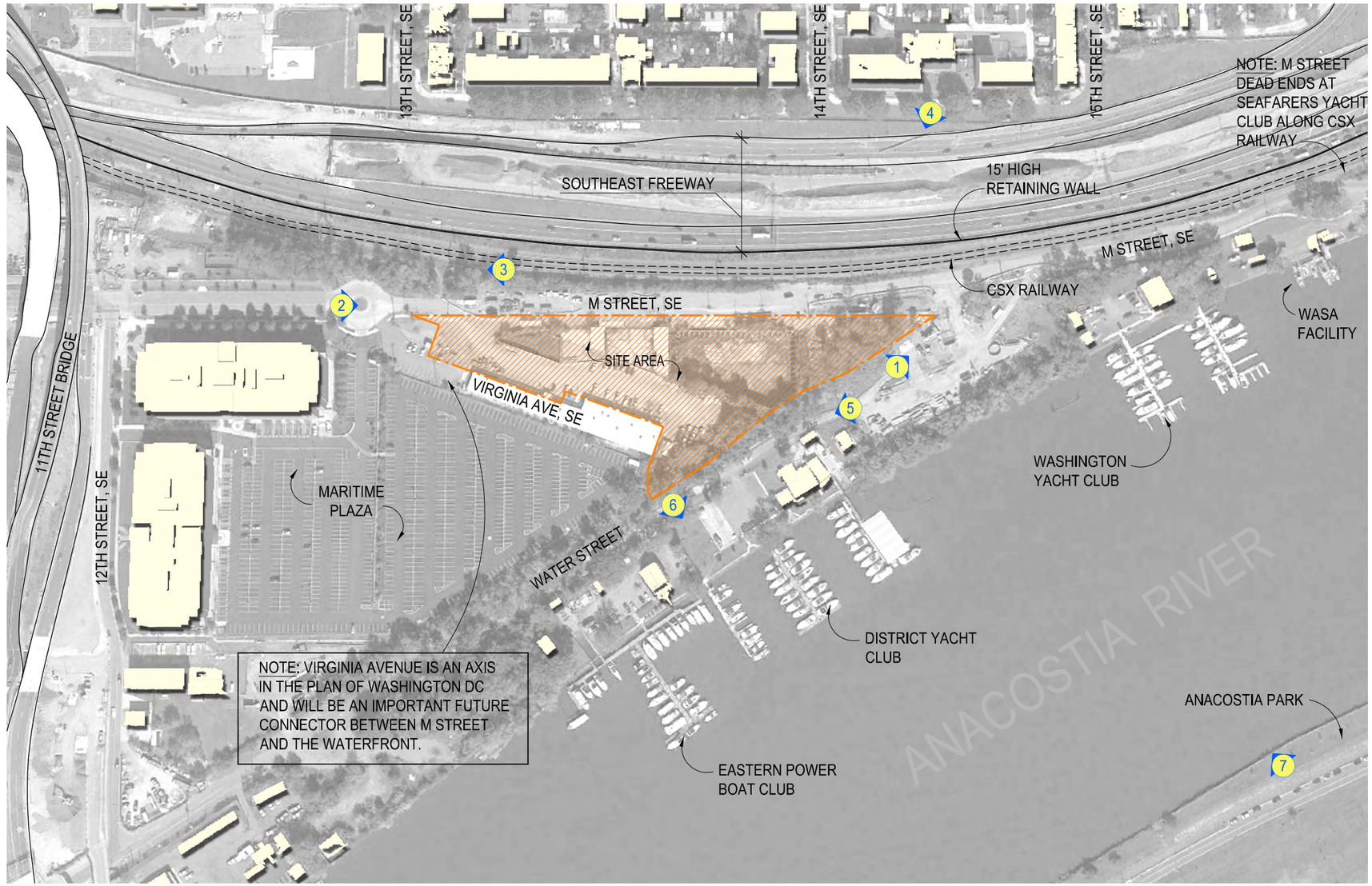
CAS JOB 03-051 | DRAWN BY: DCL | CHECKED BY: CAS

1 VIEW NORTHEAST ALONG WATER ST

2 VIEW EAST ALONG M STREET

3 VIEW WEST ALONG CSX RAILWAY

4 VIEW OF SITE FROM SE FREEWAY



1 EXISTING CONTEXT PLAN
SCALE: N.T.S.

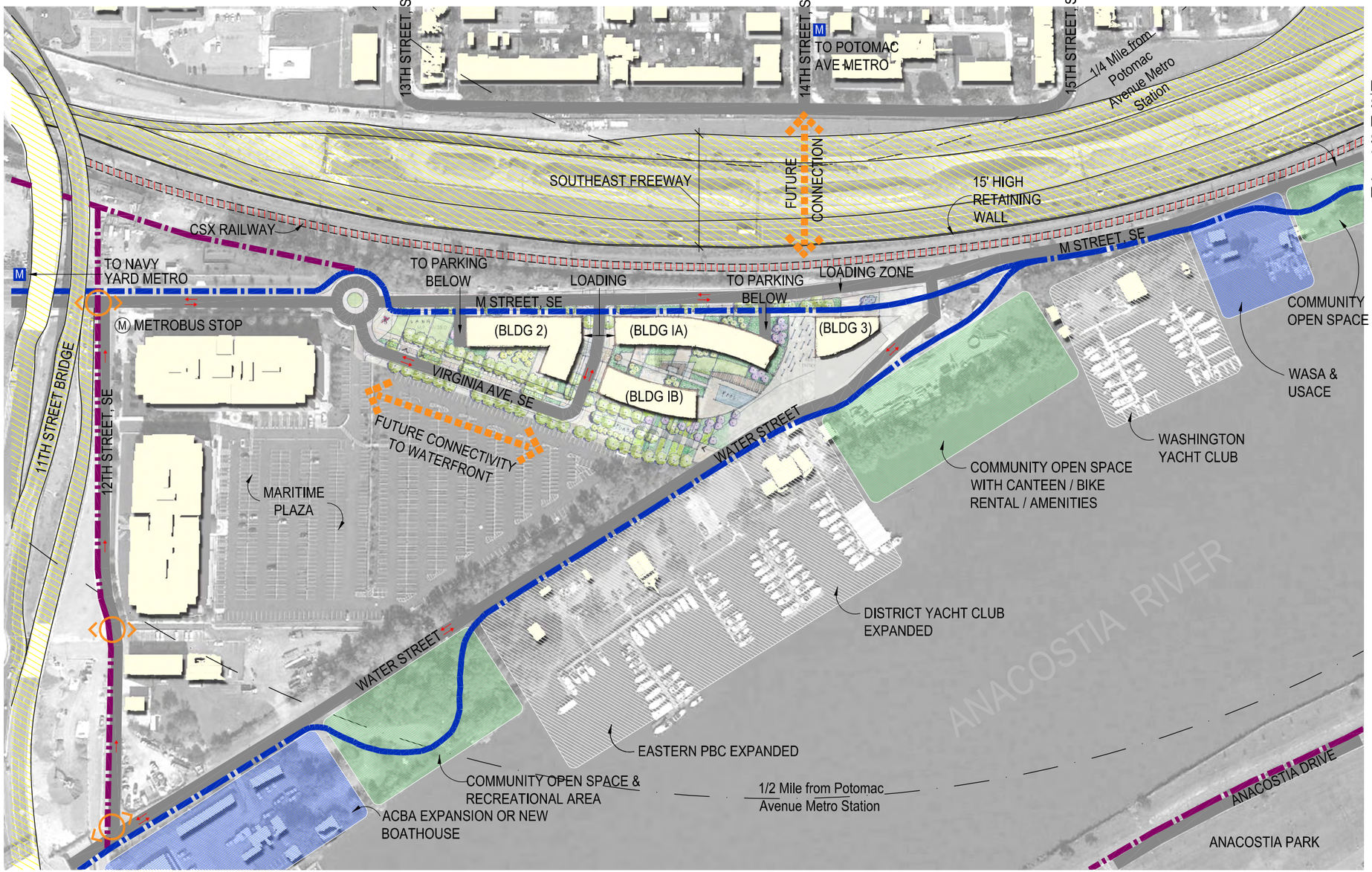
5 VIEW LOOKING SOUTHWEST ALONG WATER ST.

6 VIEW OF WATERFRONT AT DISTRICT YACHT CLUB

7 VIEW OF SITE FROM ANACOSTIA PARK

GUIDING PRINCIPLES FROM THE BOATHOUSE ROW PLANNING STUDY:

- IMPROVE M STREET
- REBUILD WATER STREET
- REESTABLISH VIRGINIA AVENUE AS A GREENWAY
- INCORPORATE ANACOSTIA RIVERWALK TRAIL
- CREATE A MIX OF USES AND OPEN SPACES
- MAINTAIN VIEWS OF RIVER
- CREATE A GRAND PLAZA / WATERFRONT PARK
- PRESERVE AND ENHANCE PEDESTRIAN & BICYCLE ACCESS TO THE WATER



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

LEGEND:

- PROPOSED VISION FOR BOATHOUSE ROW - CONCEPT 1
- MAJOR HIGHWAYS
- FUTURE CONNECTIVITY
- RIVERWALK TRAIL
- MULTI-USE TRAIL
- SECONDARY ROADWAYS
- CSX RAILWAY
- METRO & METROBUS STOPS
- GATEWAYS TO SITE

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

1 SITE CIRCULATION PLAN
SCALE: N.T.S.

1333 M STREET
DATE: 7-25-14

SITE CONNECTIVITY PLAN

11

NORTH
SCALE: AS NOTED

GTM ARCHITECTS