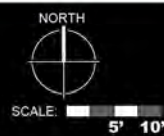
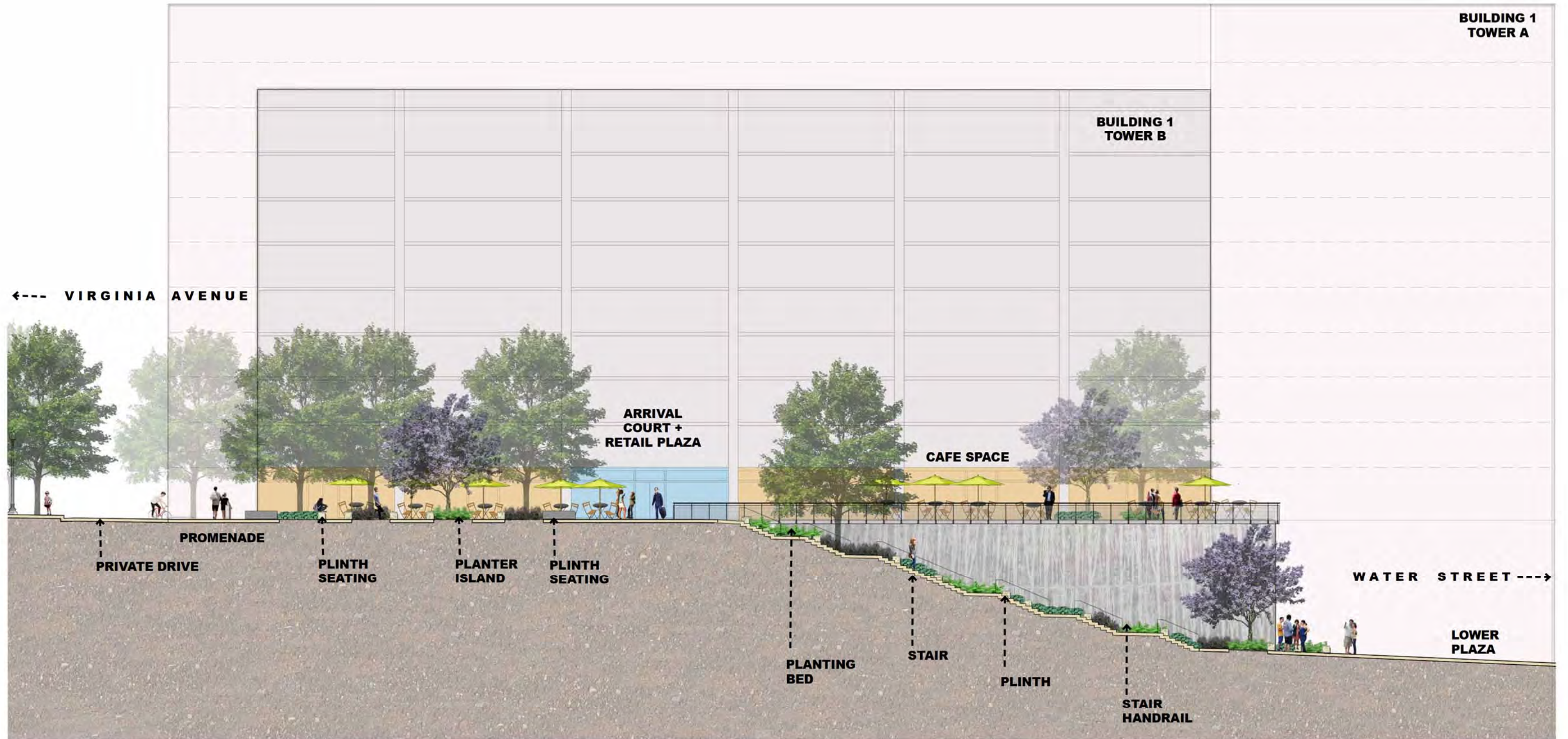
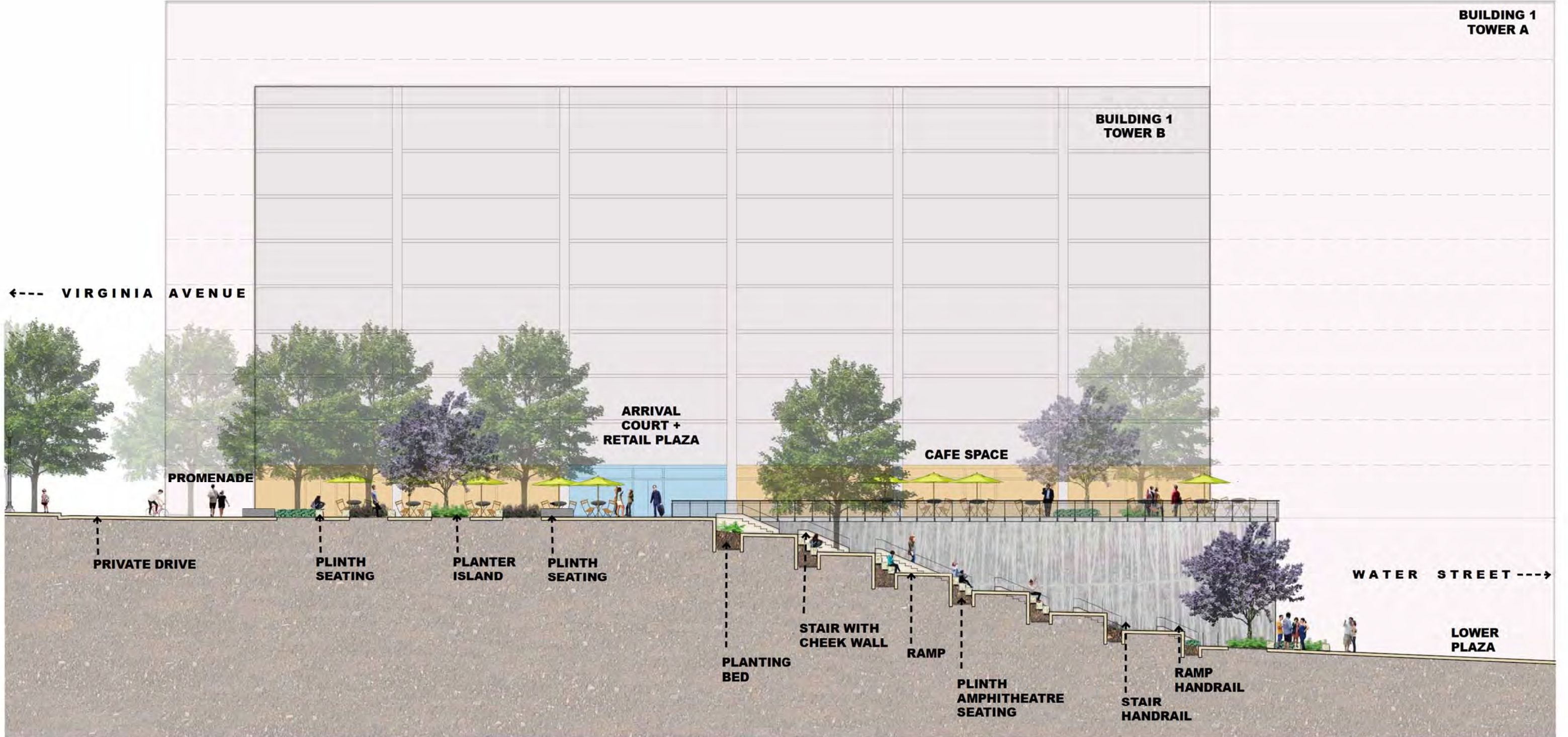
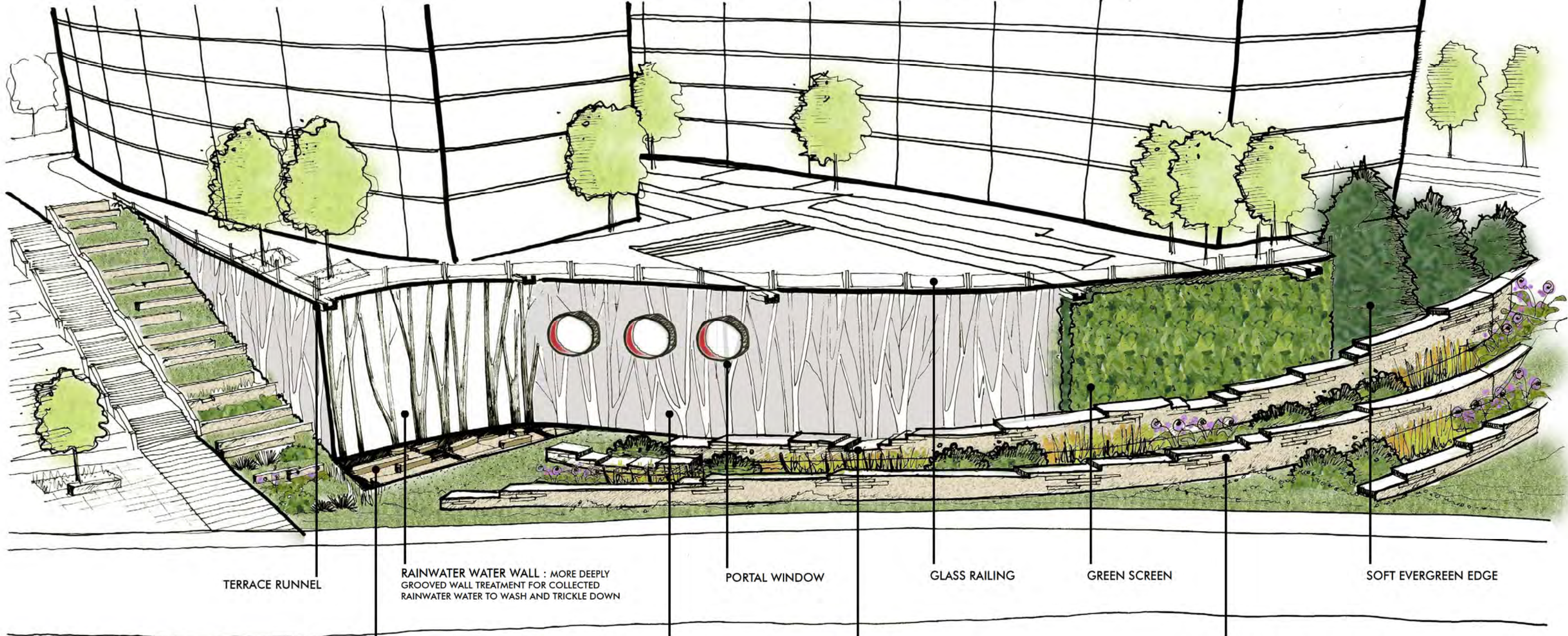




KEY







TERRACE RUNNEL

RAINWATER WATER WALL : MORE DEEPLY GROOVED WALL TREATMENT FOR COLLECTED RAINWATER WATER TO WASH AND TRICKLE DOWN

PORTAL WINDOW

GLASS RAILING

GREEN SCREEN

SOFT EVERGREEN EDGE

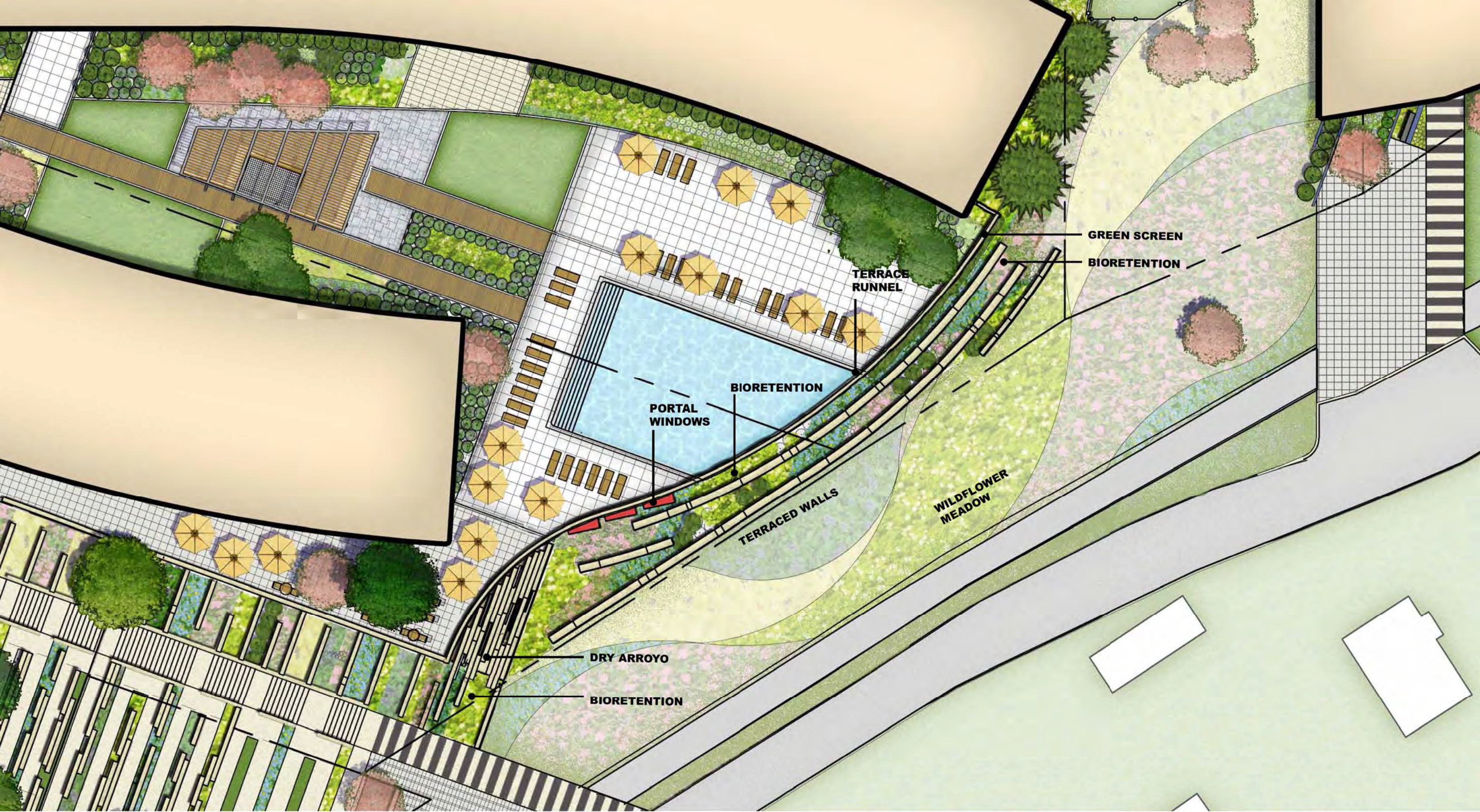
DRY ARROYO

WALL TREATMENT

WEIRS

ANGULAR TERRACE WALLS





DCR
VIRGINIA COASTAL PLAINS NATIVE SPECIES

Conservation/Restoration Plantings + High Moisture Focus * for illustrative purposes only to show planting character



Alnus serrulata / Hazel Alder



Lindera benzoin / Spice Bush



Cercis canadensis / Eastern Redbud



Viola cucullata / Marsh blue violet



Chelone glabra / White turtlehead



Aronia arbutifolia / Red chokeberry



Hamamelis virginiana / Witch Hazel



Rhus glabra / Smooth Sumac



Lobelia siphilitica / Great Blue lobelia



Juncus canadensis / Canada rush



Cephalanthus occidentalis / Buttonbush



Dryopteris intermedia / Evergreen wood fern



Athyrium asplenoides / Southern Ladyfern

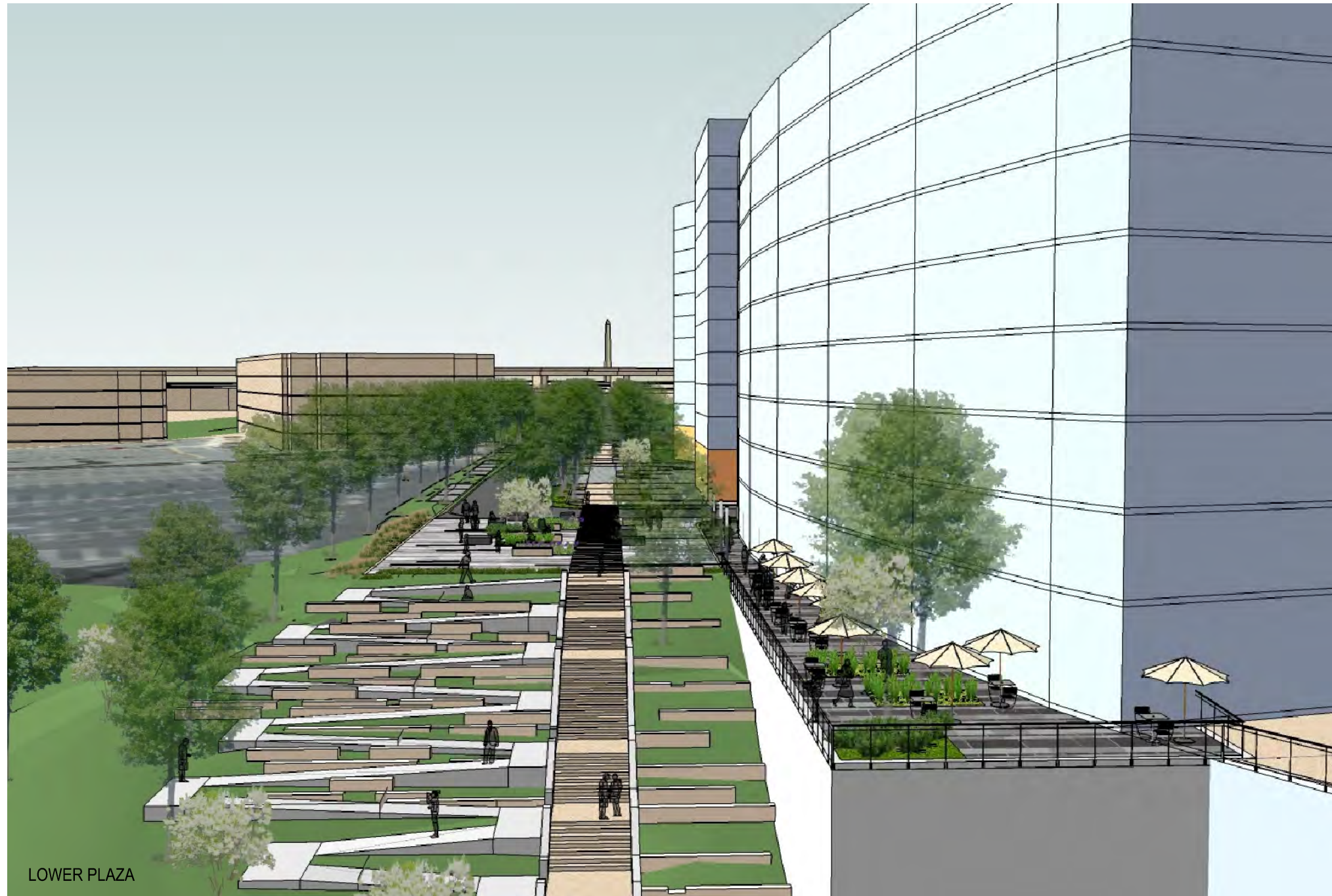


Tripsacum dactyloides / Gama Grass



Typha latifolia / Broad-leaf cattail





LOWER PLAZA

1 VIEW WEST TOWARDS VIRGINIA AVENUE



1 VIEW AT RETAIL PLAZA



2 VIEW AT RETAIL PLAZA



1 AERIAL VIEW LOOKING NORTHWEST
SCALE: NTS

1333 M STREET
DATE: 7-25-14

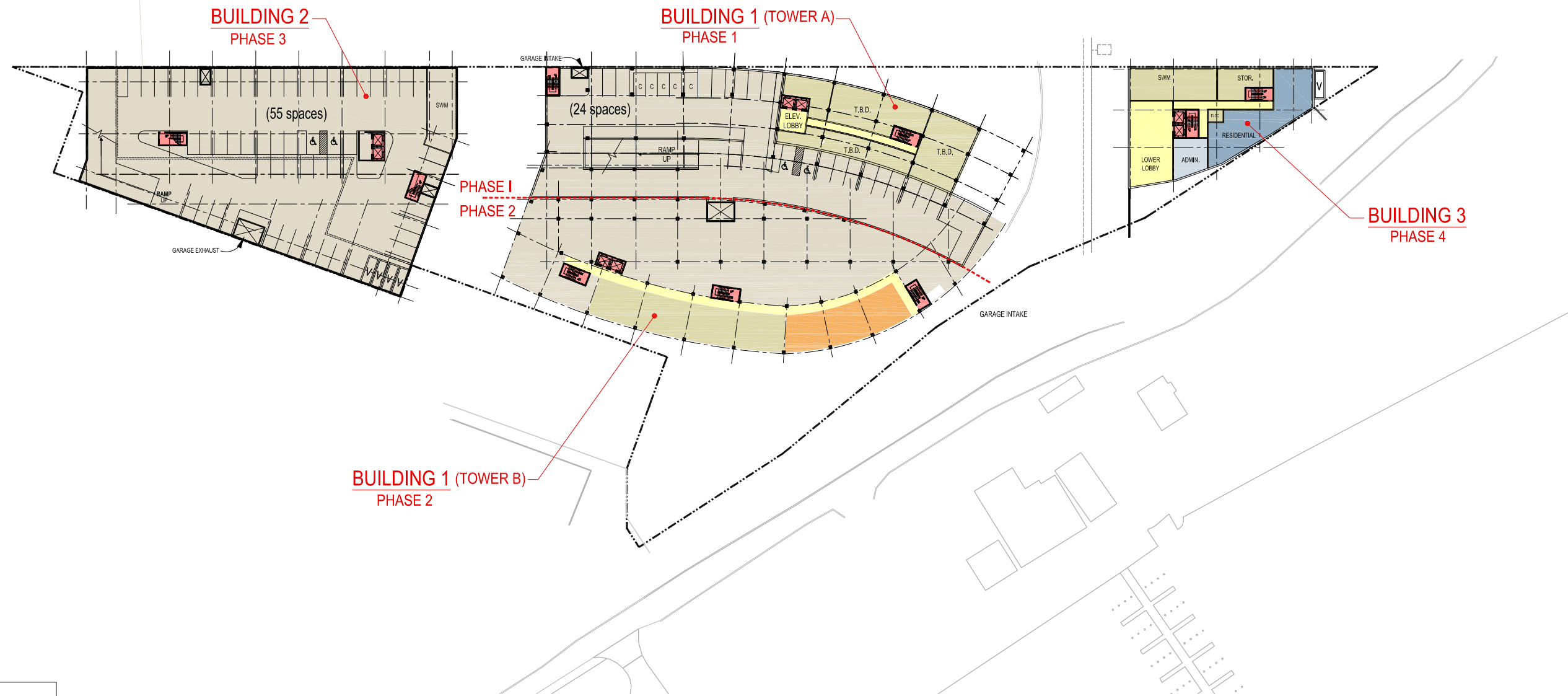
PERSPECTIVE MASSING VIEW

32





1 AERIAL VIEW LOOKING SOUTHWEST
SCALE: NTS

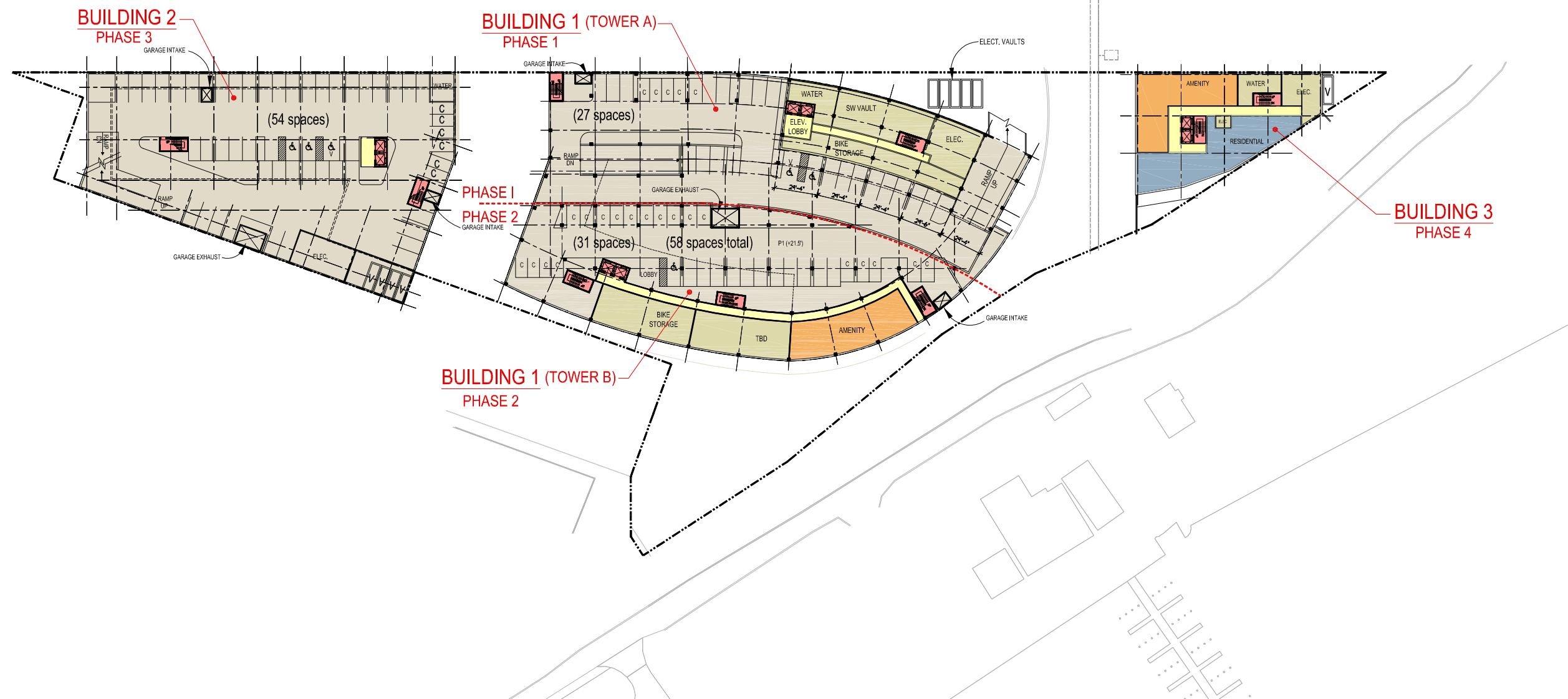


LEGEND

- RESIDENTIAL
- AMENITY
- ADMINISTRATION
- BUILDING CORE
- PARKING
- SERVICE

PARKING DATA - P2 LEVEL	
BUILDING PHASE	# SPACES
PHASE 1	24
PHASE 2	30
PHASE 3	55
PHASE 4	0
TOTAL SPACES	109

1 PARKING PLAN - P2 LEVEL
 SCALE: AS NOTED
 20' 10' 0 20' 40' 80'
 1:80 (11x17 size sheet)

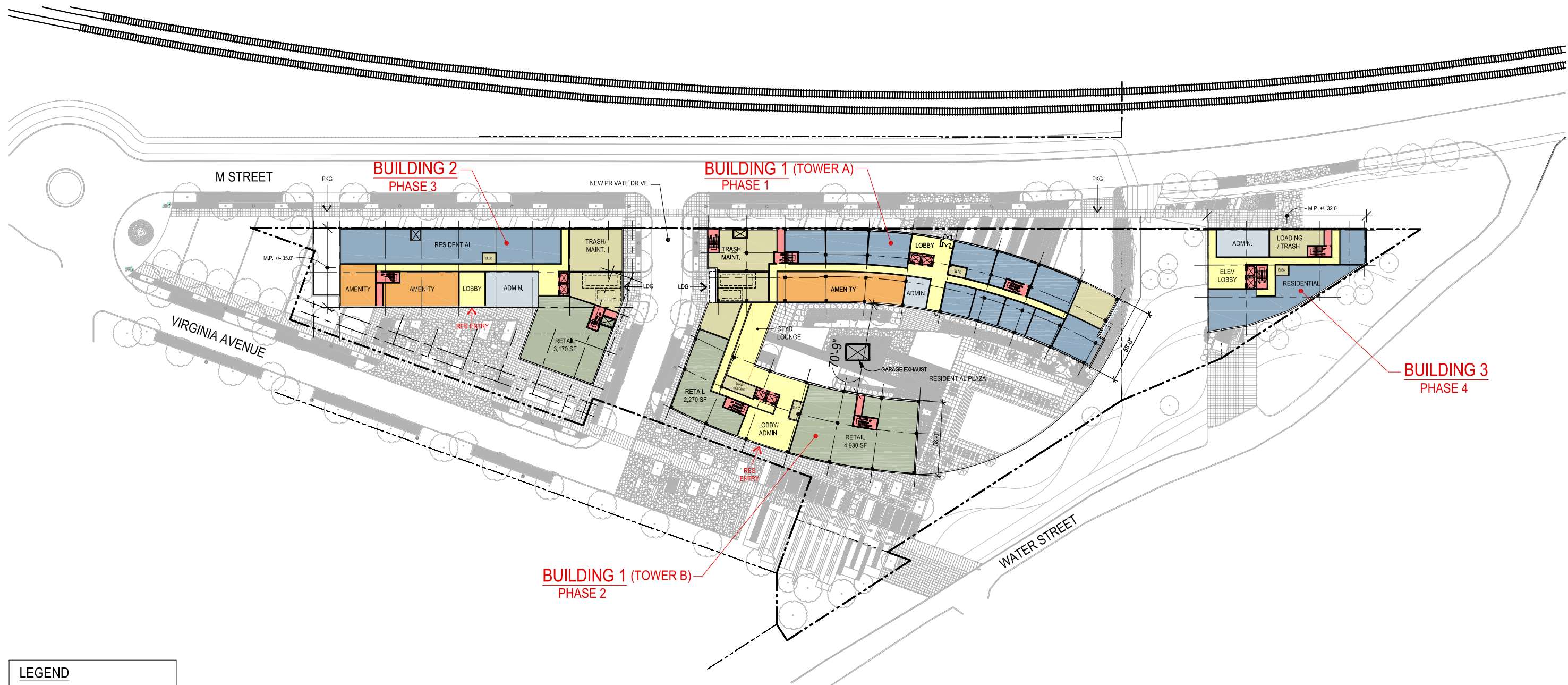


LEGEND

- RESIDENTIAL
- AMENITY
- BUILDING CORE
- PARKING
- SERVICE

PARKING DATA - P1 LEVEL	
BUILDING PHASE	# OF SPACES
PHASE 1	27
PHASE 2	31
PHASE 3	54
PHASE 4	0
TOTAL SPACES	112

1 PARKING PLAN - P1 LEVEL
 SCALE: AS NOTED
 20' 10' 0 20' 40' 80'
 1:80 (11x17 size sheet)



LEGEND

- RESIDENTIAL
- RETAIL
- AMENITY
- ADMINISTRATION
- BUILDING CORE
- PARKING
- SERVICE

BUILDING DATA		
BUILDING PHASE	GSF	UNITS
PHASE 1	181,911	218
PHASE 2	92,505	133
PHASE 3	184,379	234
PHASE 4	69,066	88
TOTAL	527,861	673

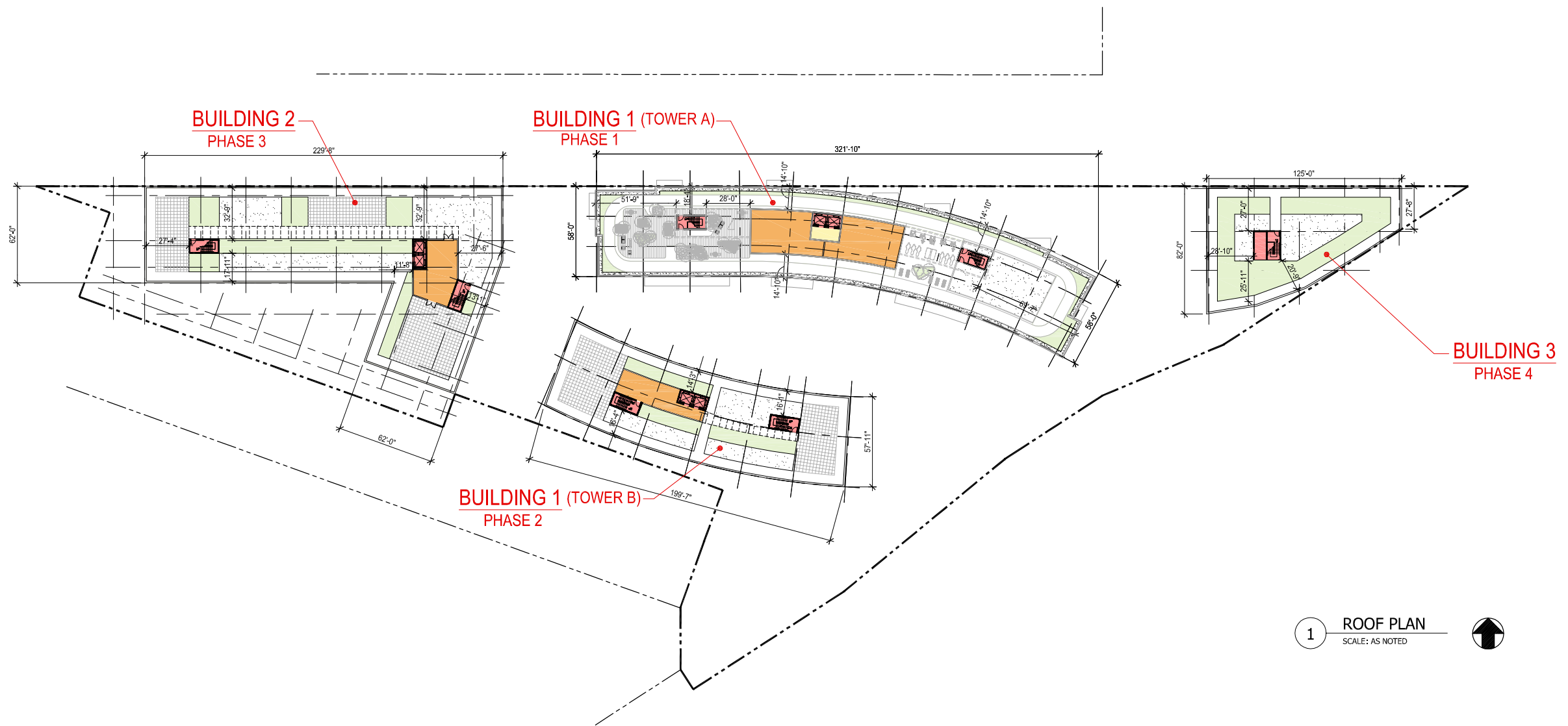
1 GROUND FLOOR PLAN
 SCALE: AS NOTED
 20' 10' 0 20' 40' 80'
 1:80 (11x17 size sheet)



LEGEND

	RESIDENTIAL
	BUILDING CORE
	SERVICE





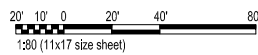
1 ROOF PLAN
SCALE: AS NOTED

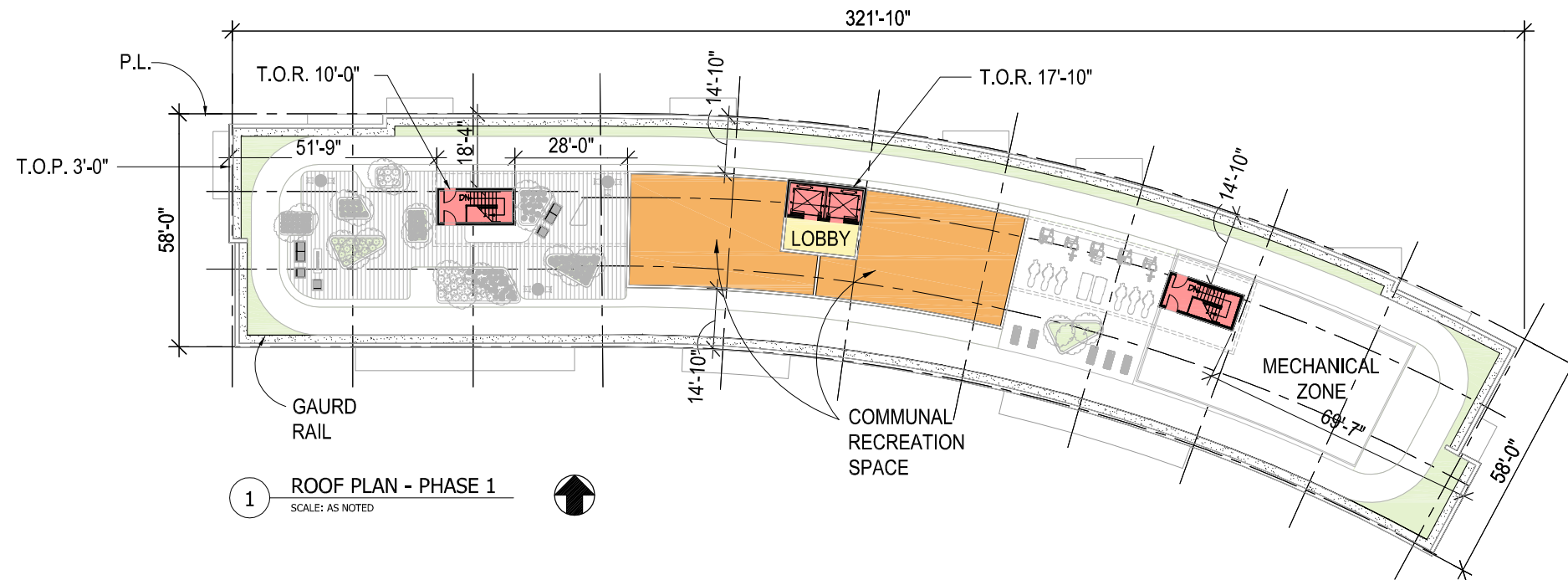
LEGEND

	MECHANICAL EQUIP. ZONE
	GREEN ROOF
	CORE
	COMMUNAL RECREATION SPACE

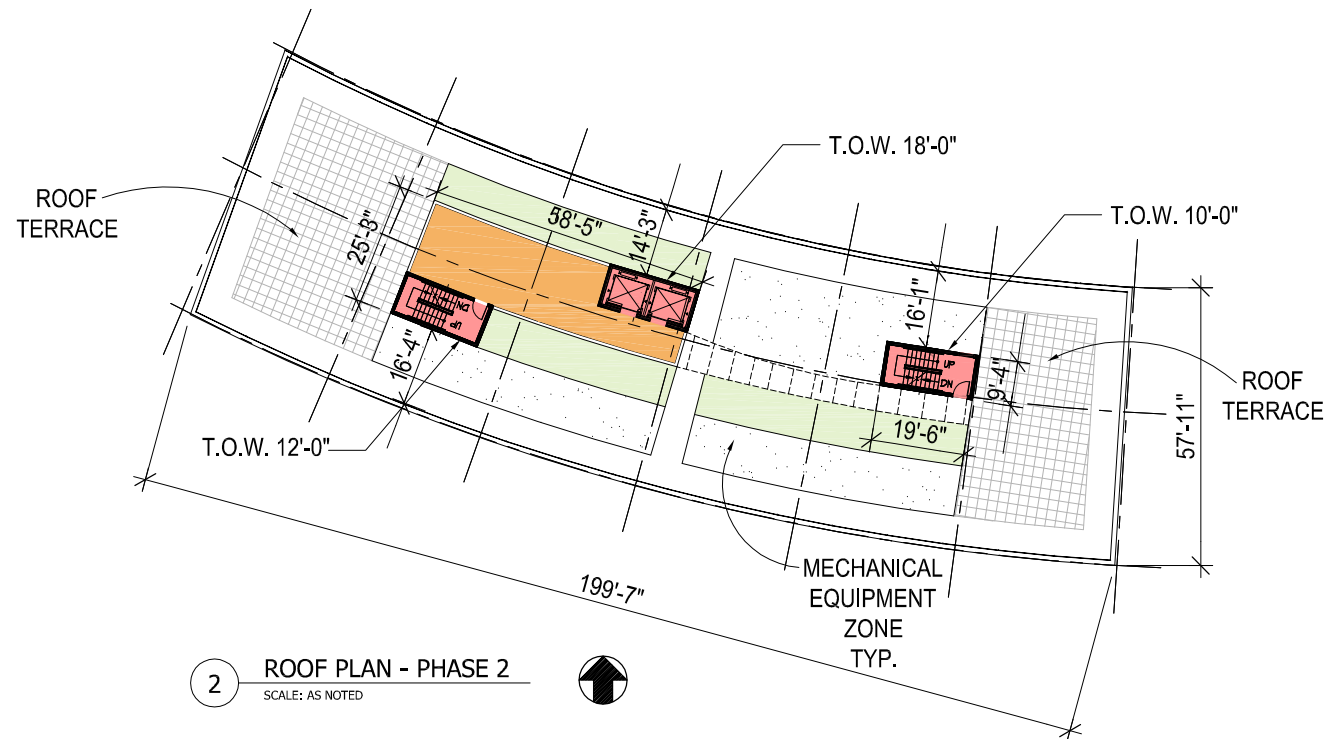
NOTES:

1. MECHANICAL PENTHOUSE AND FACILITY LOCATIONS ARE APPROXIMATE IN SIZE AND LOCATION. FINAL LAYOUTS MAY VARY DEPENDING ON ENGINEERING AND CONSTRUCTION REQUIREMENTS.
2. EXTENSIVE GREEN ROOF SURFACE COVERAGE IS ILLUSTRATIVE IN PURPOSE. GREEN ROOF SHALL BE PROVIDED TO MEET STORM WATER MANAGEMENT REQUIREMENTS. SEE STORM WATER MANAGEMENT PLAN.





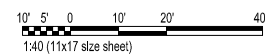
1 ROOF PLAN - PHASE 1
SCALE: AS NOTED

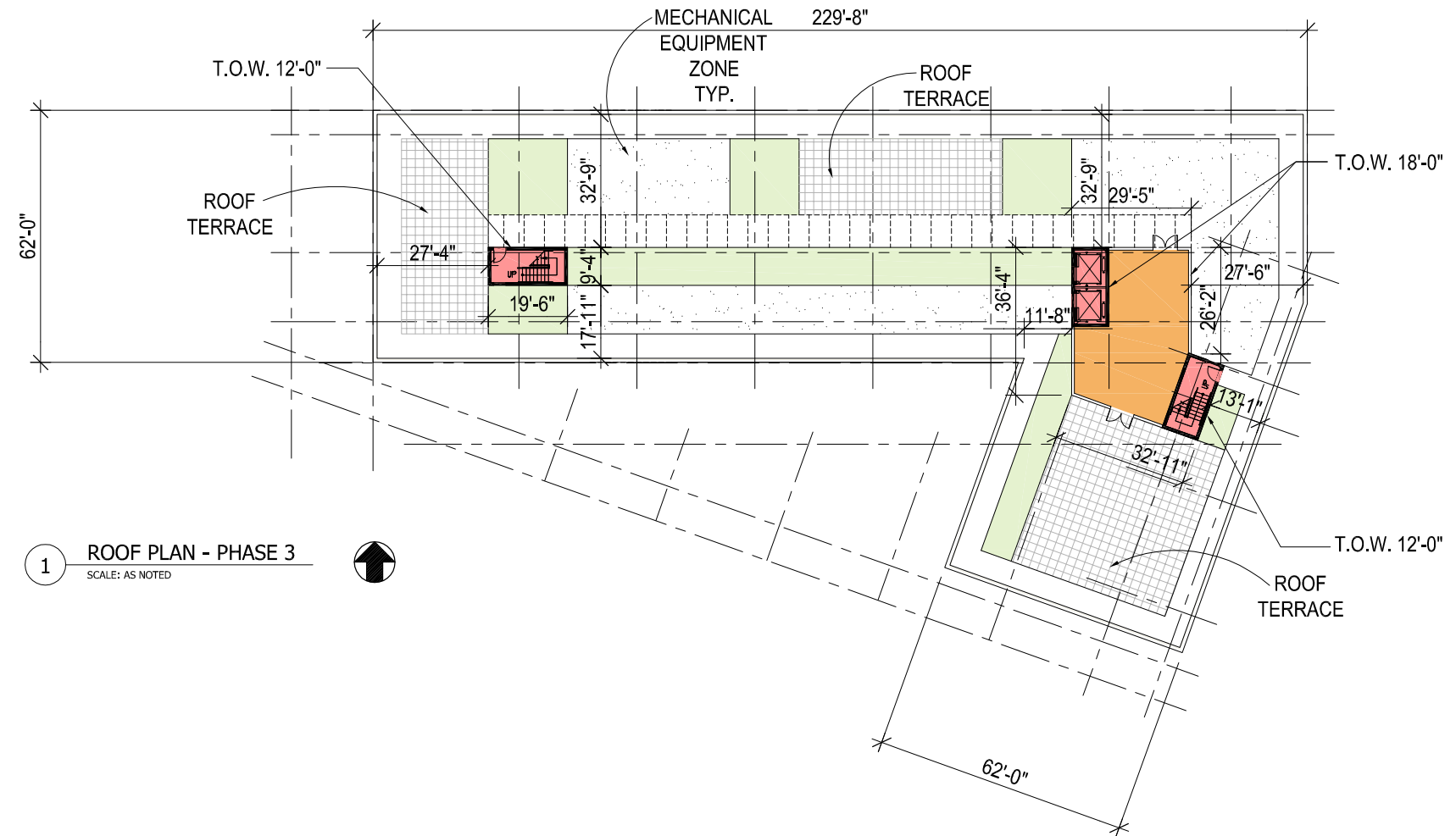


2 ROOF PLAN - PHASE 2
SCALE: AS NOTED

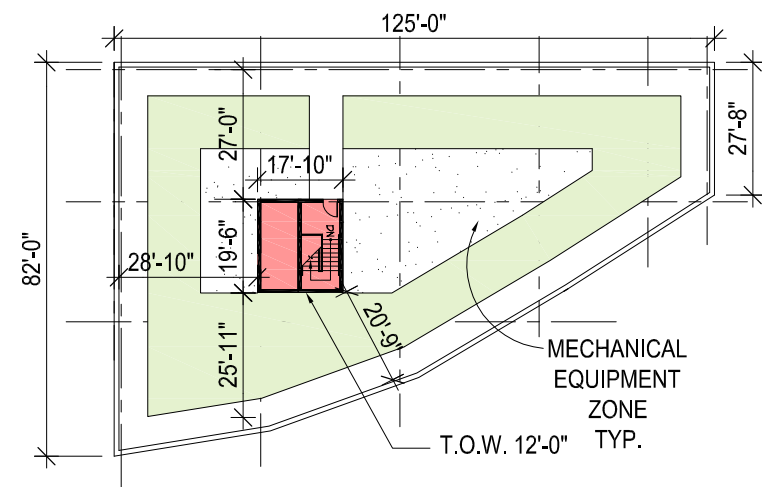
LEGEND

	GREEN ROOF
	CORE
	COMMUNAL RECREATION SPACE





1 ROOF PLAN - PHASE 3
SCALE: AS NOTED



2 ROOF PLAN - PHASE 4
SCALE: AS NOTED

LEGEND

	GREEN ROOF
	CORE
	COMMUNAL RECREATION SPACE

