

PUD SUBMISSION

NOVEMBER 14, 2017



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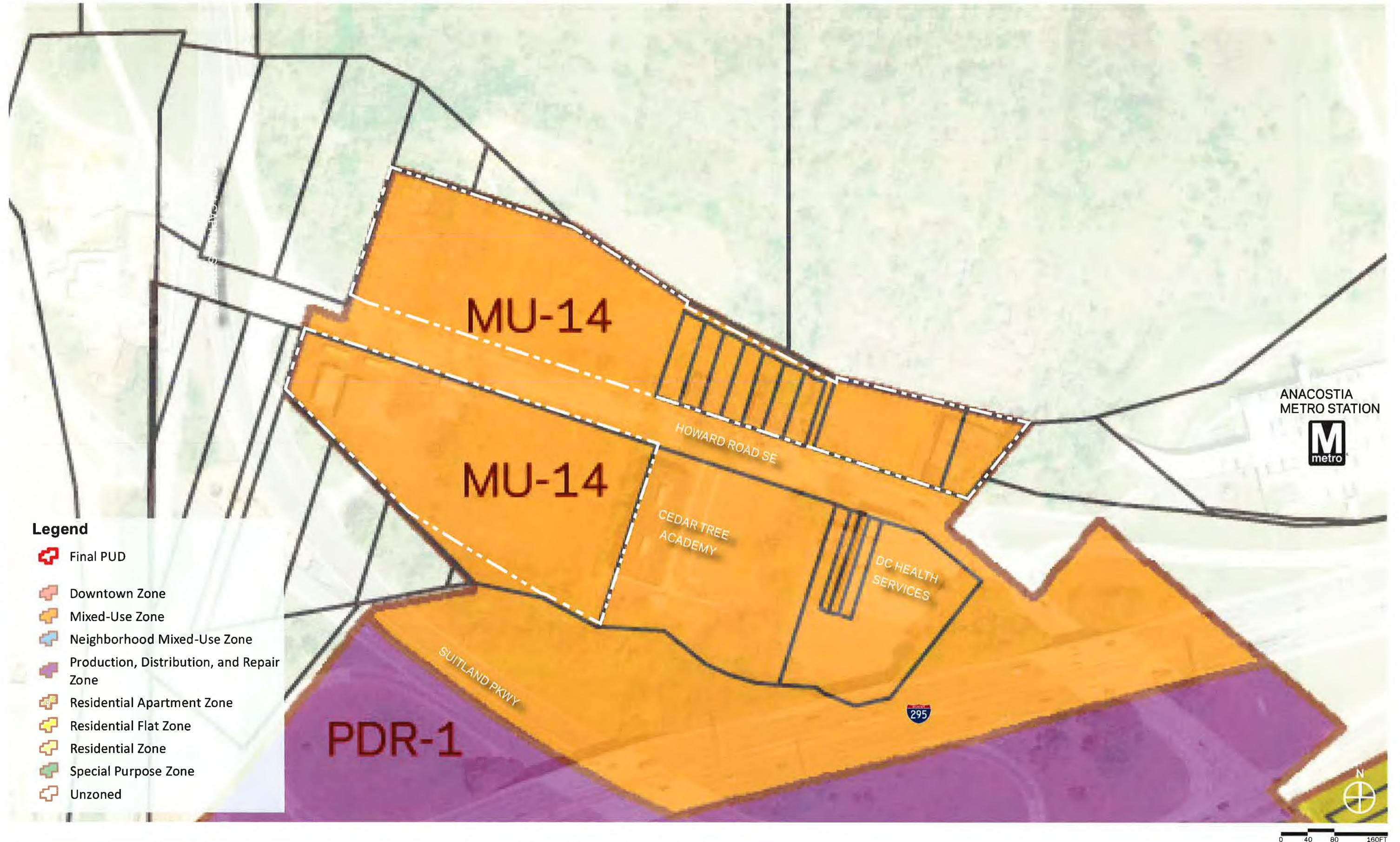
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0 40 80 160FT







0 40 80 160FT

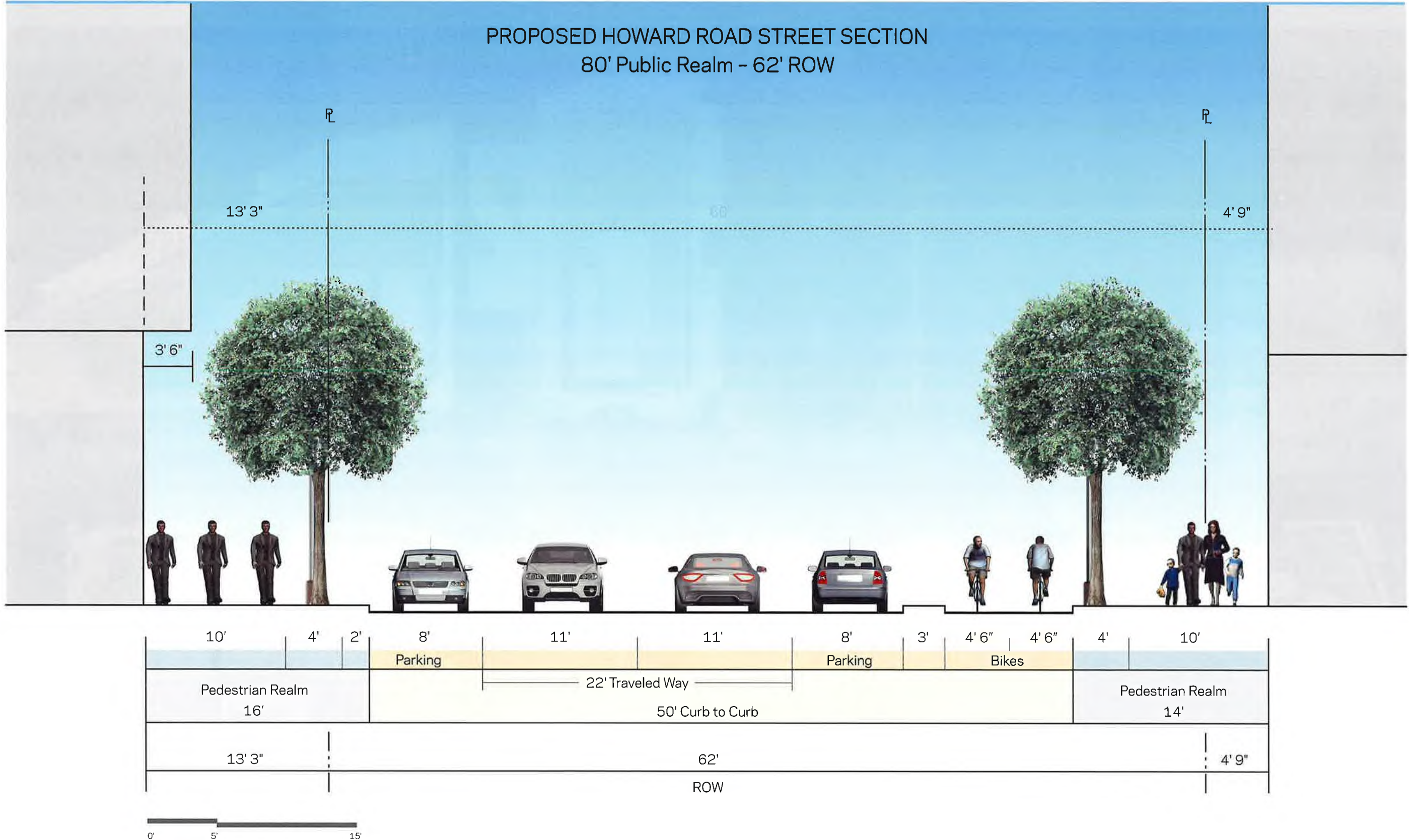


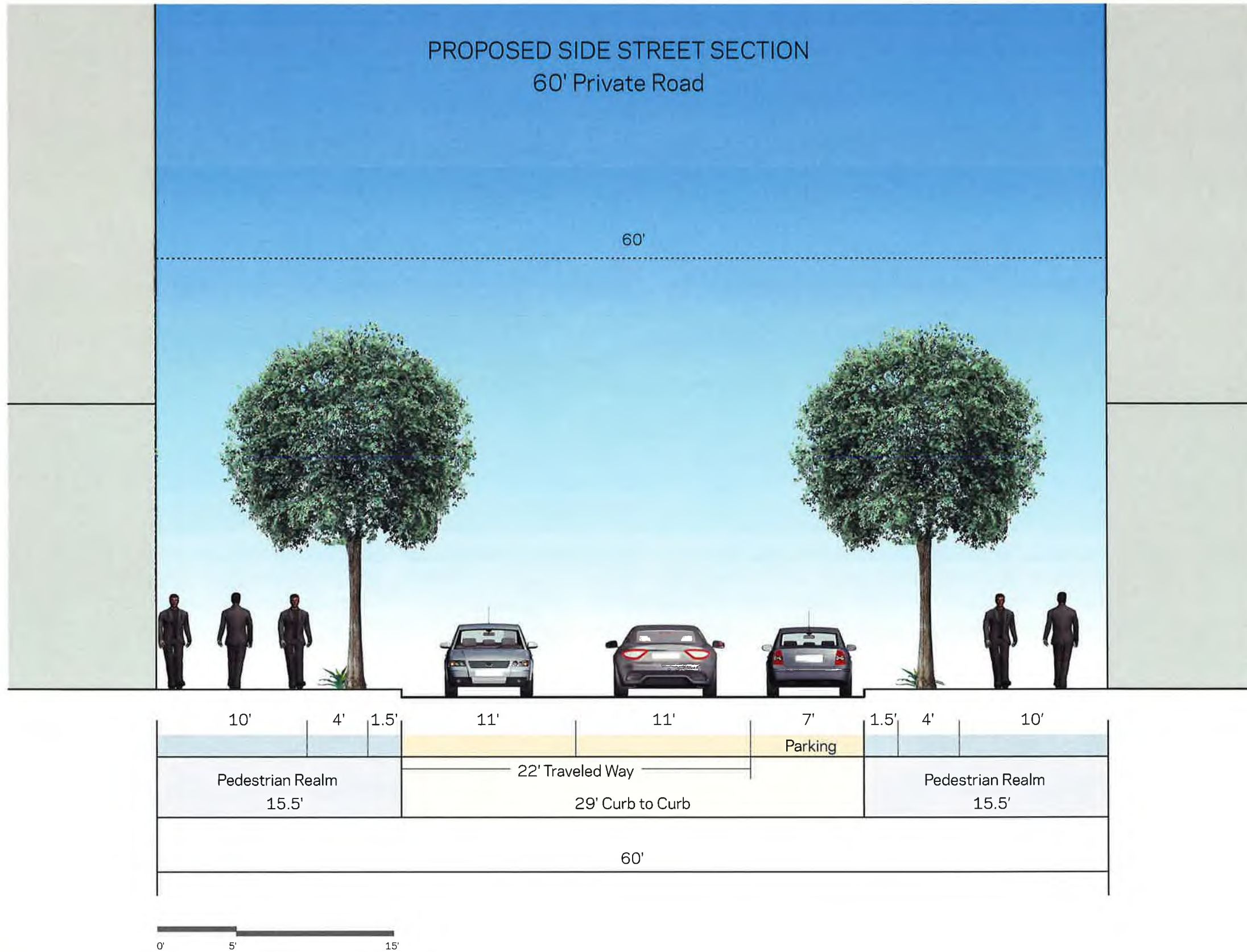






PROPOSED HOWARD ROAD STREET SECTION
 80' Public Realm - 62' ROW











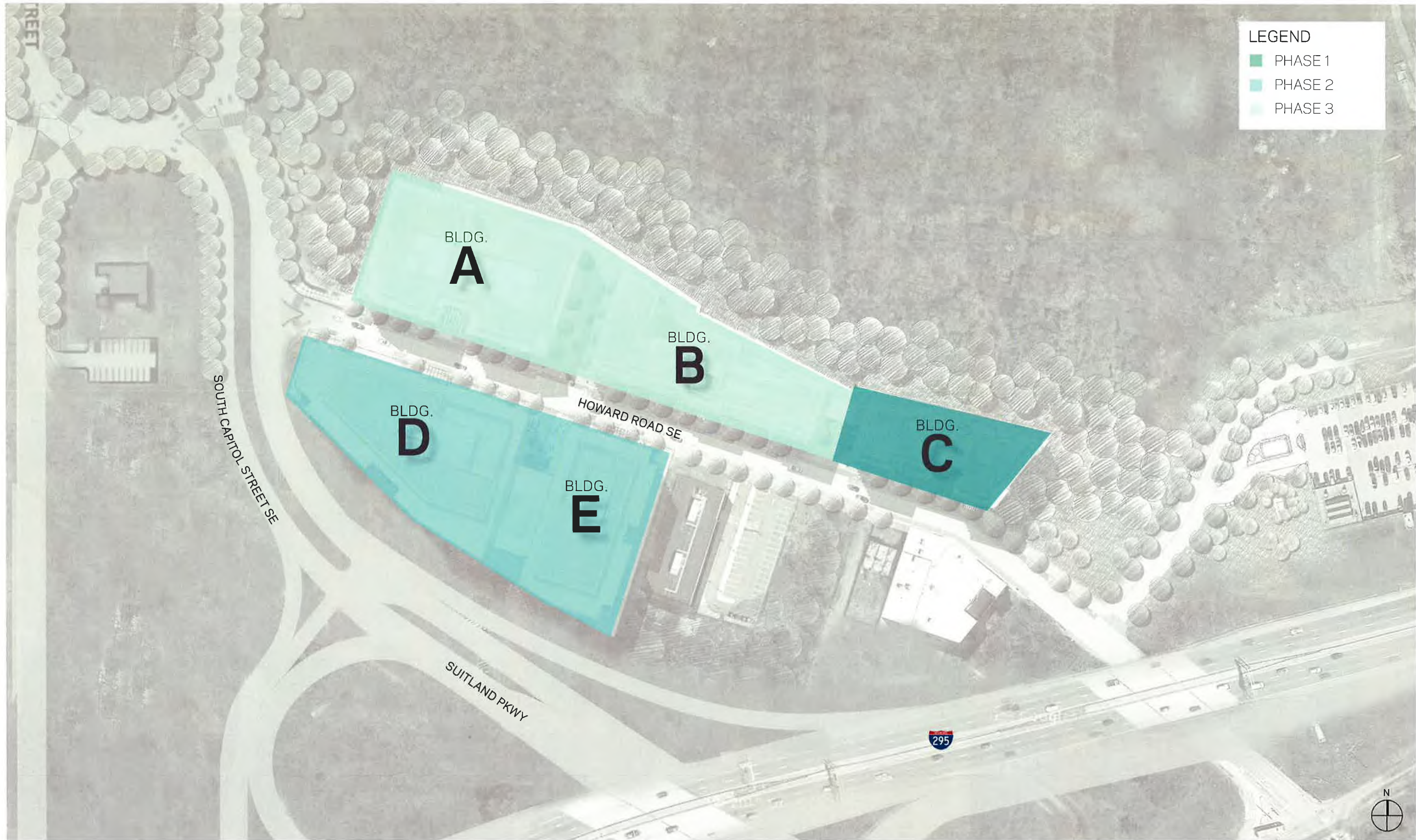












LEGEND

- PHASE 1
- PHASE 2
- PHASE 3

BLDG.
A

BLDG.
B

BLDG.
C

BLDG.
D

BLDG.
E

HOWARD ROAD SE

SOUTH CAPITOL STREET SE

SUITLAND PKWY



0 40 80 160 FT



LEGEND

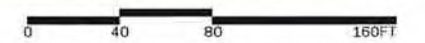
- RETAIL
- OFFICE
- CIRCULATION
- RESIDENTIAL SUPPORT
Uninhabitable Space
- SERVICE
- SHORT-TERM
BICYCLE PARKING

SOUTH CAPITOL STREET SE

HOWARD ROAD SE

SUITLAND PKWY

NOTE:
Retail sf and location subject to potential
tenant negotiation for buildings A and D.



LEGEND

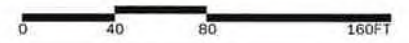
- OFFICE
- CIRCULATION
- RESIDENTIAL
- SERVICE



SOUTH CAPITOL STREET SE

HOWARD ROAD SE

SUITLAND PKWY



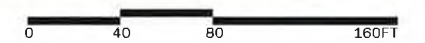
LEGEND

- OFFICE
- CIRCULATION
- RESIDENTIAL
- SERVICE

SOUTH CAPITOL STREET SE

HOWARD ROAD SE

SUITLAND PKWY



LEGEND

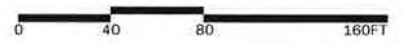
- OFFICE
- CIRCULATION
- RESIDENTIAL
- SERVICE



SOUTH CAPITOL STREET SE

HOWARD ROAD SE

SUITLAND PKWY



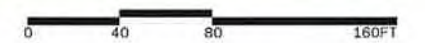
LEGEND

- OFFICE
- CIRCULATION
- RESIDENTIAL
- SERVICE

SOUTH CAPITOL STREET SE

HOWARD ROAD SE

SUITLAND PKWY



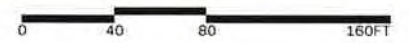
LEGEND

- OFFICE
- CIRCULATION
- RESIDENTIAL
- SERVICE

SOUTH CAPITOL STREET SE

HOWARD ROAD SE

SUITLAND PKWY



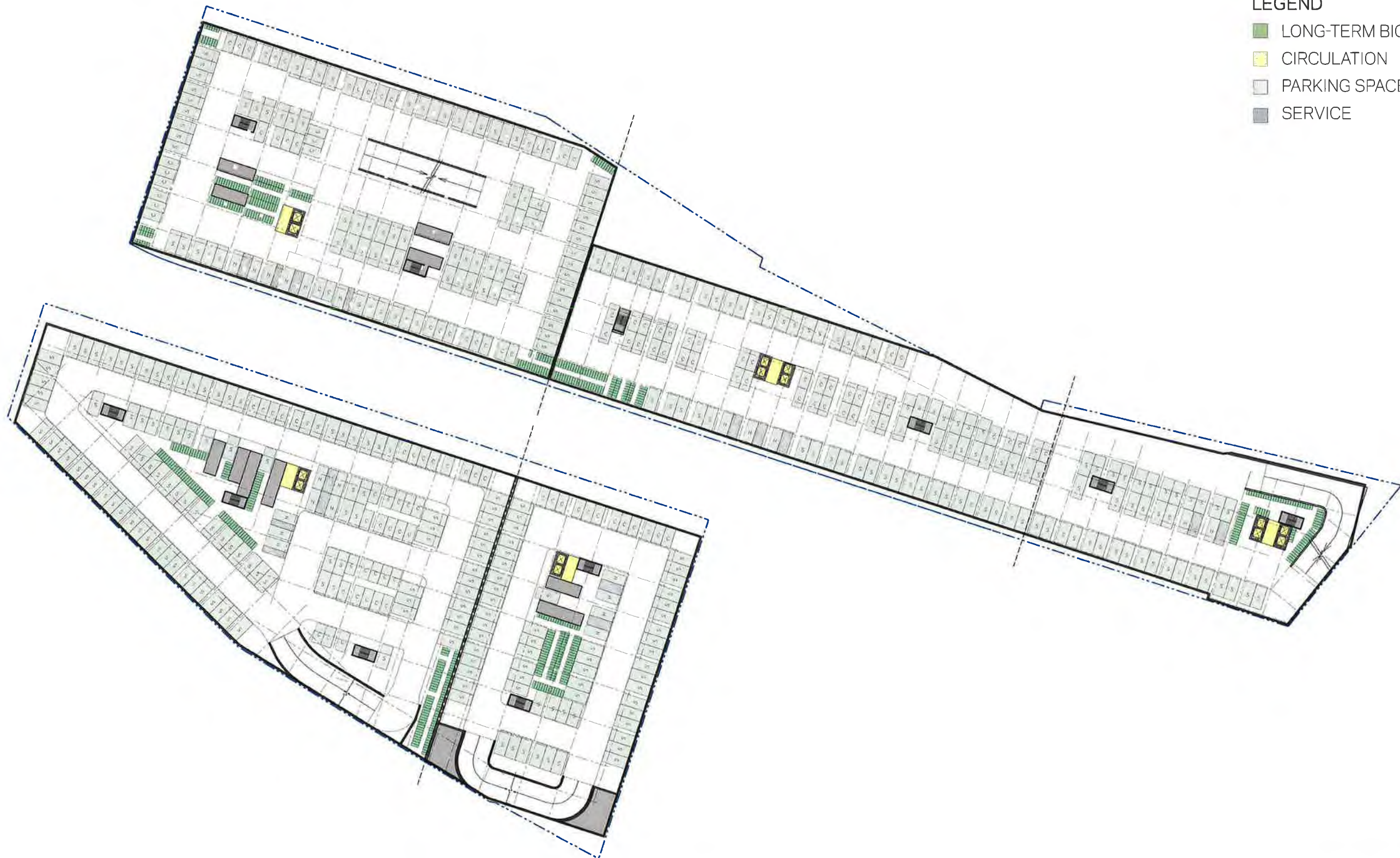
LEGEND

- OFFICE
- CIRCULATION
- RESIDENTIAL
- SERVICE

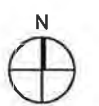




0 40 80 160FT

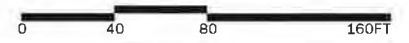
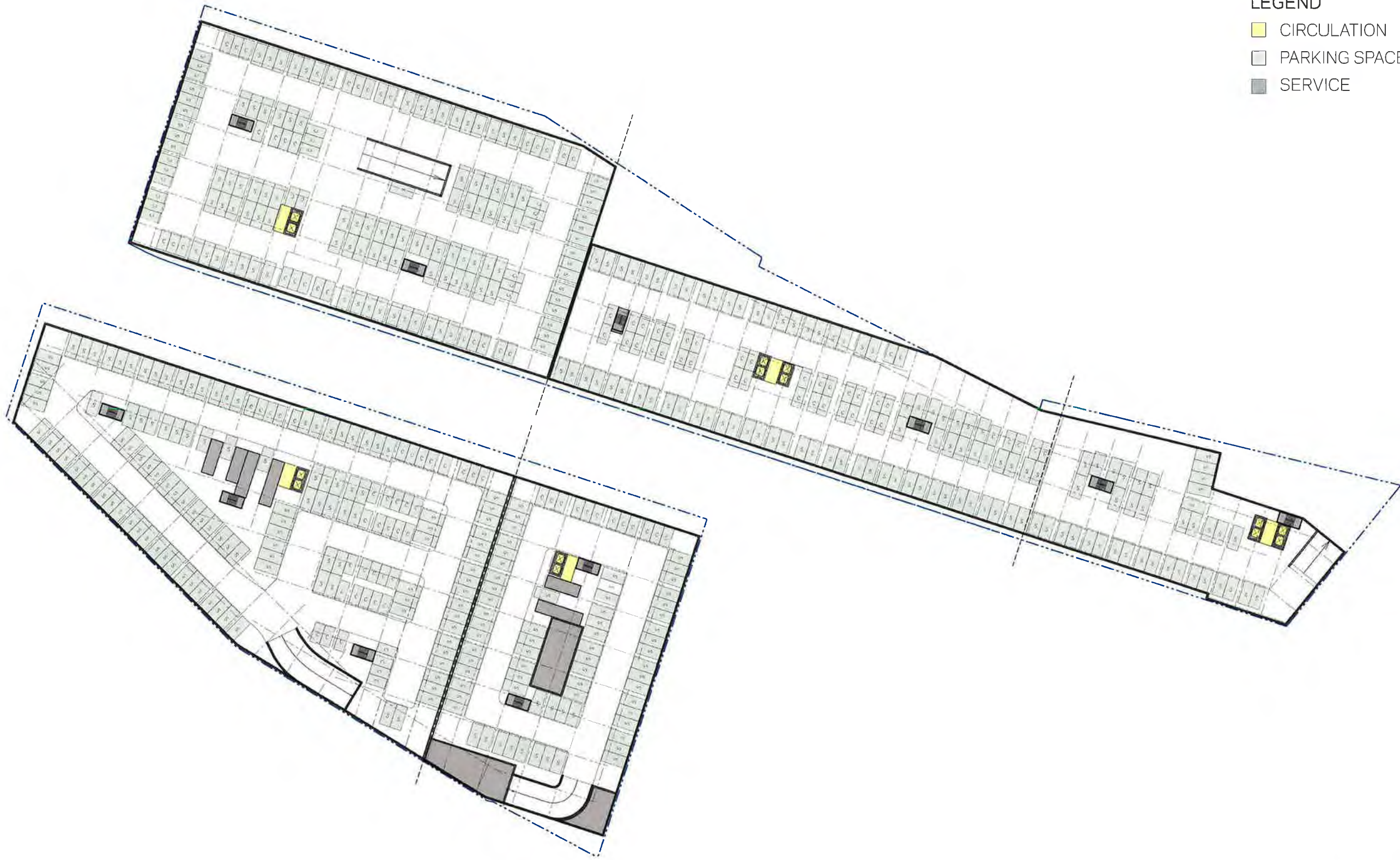


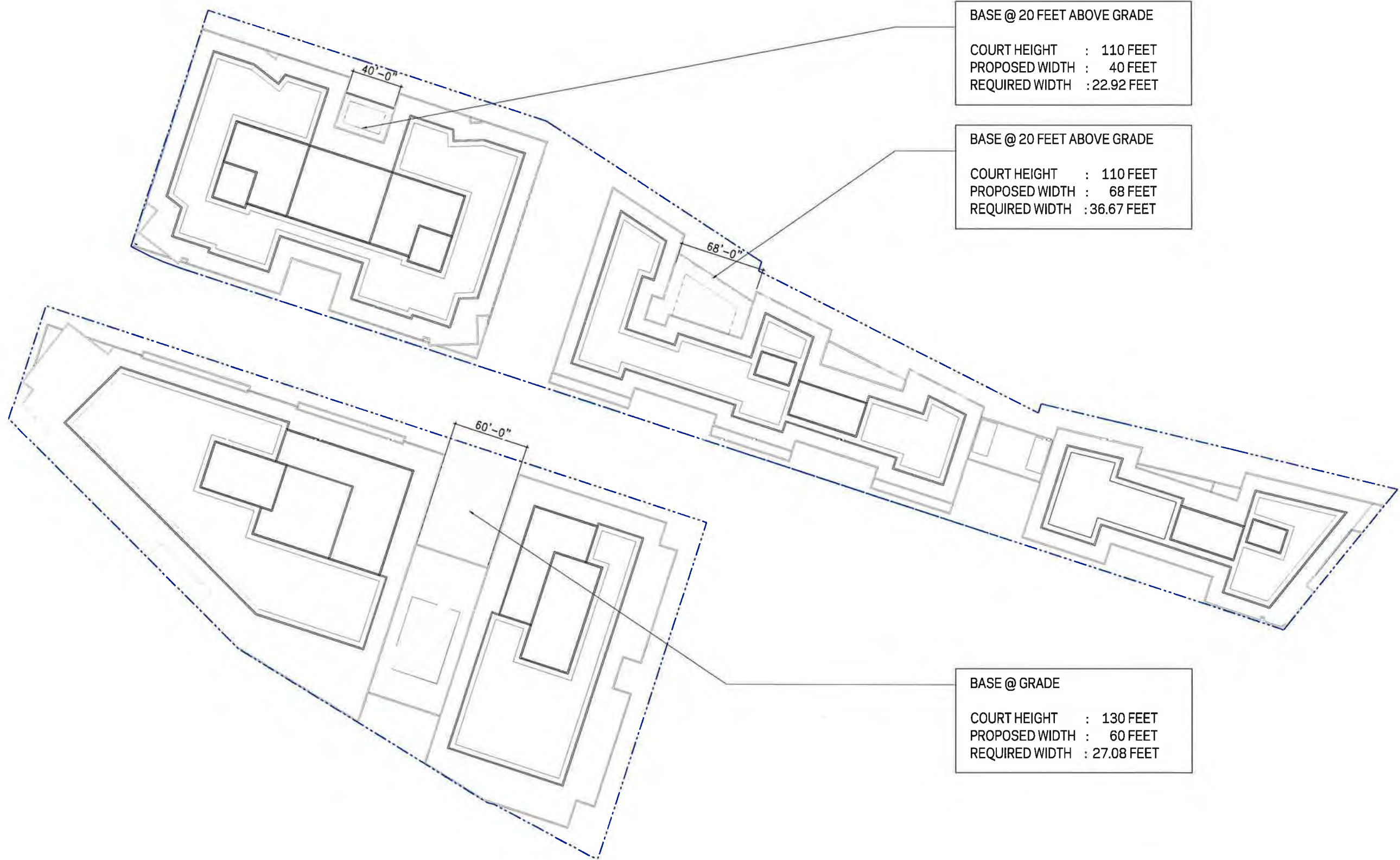
- LEGEND**
- LONG-TERM BICYCLE PARKING
 - CIRCULATION
 - PARKING SPACES
 - SERVICE



LEGEND

- CIRCULATION
- PARKING SPACES
- SERVICE





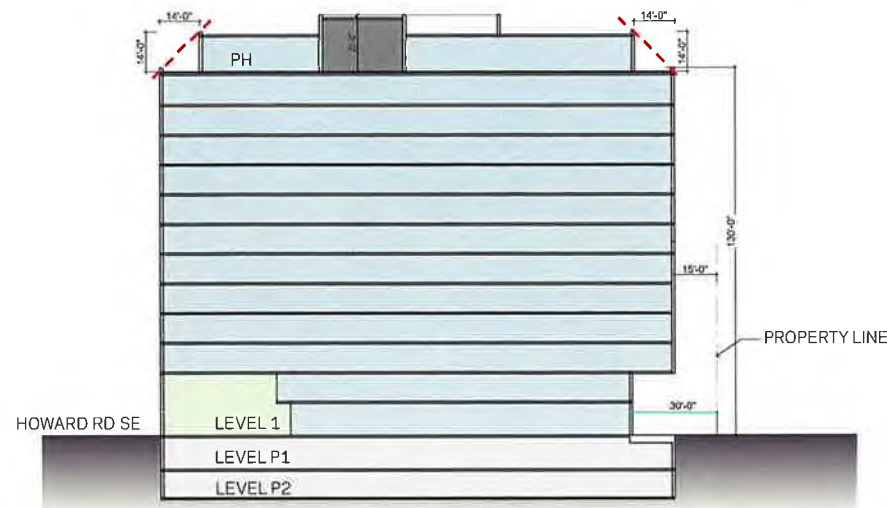
BASE @ 20 FEET ABOVE GRADE
 COURT HEIGHT : 110 FEET
 PROPOSED WIDTH : 40 FEET
 REQUIRED WIDTH : 22.92 FEET

BASE @ 20 FEET ABOVE GRADE
 COURT HEIGHT : 110 FEET
 PROPOSED WIDTH : 68 FEET
 REQUIRED WIDTH : 36.67 FEET

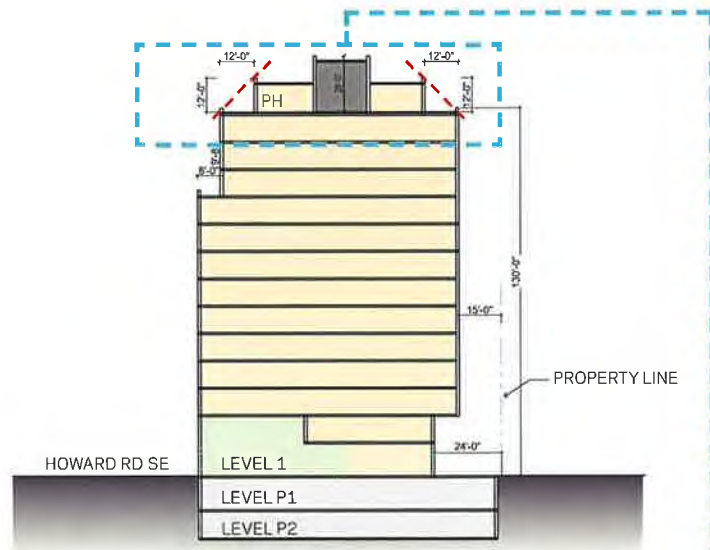
BASE @ GRADE
 COURT HEIGHT : 130 FEET
 PROPOSED WIDTH : 60 FEET
 REQUIRED WIDTH : 27.08 FEET

LEGEND

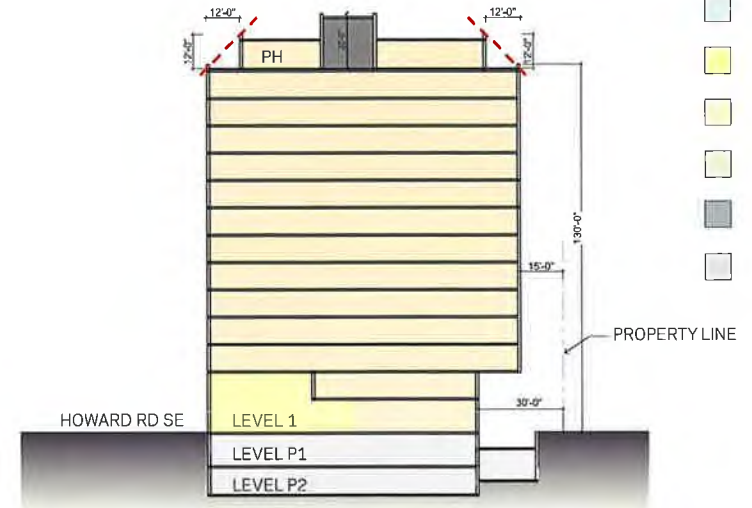
- OFFICE
- CIRCULATION
- RESIDENTIAL
- RETAIL
- SERVICE
- PARKING



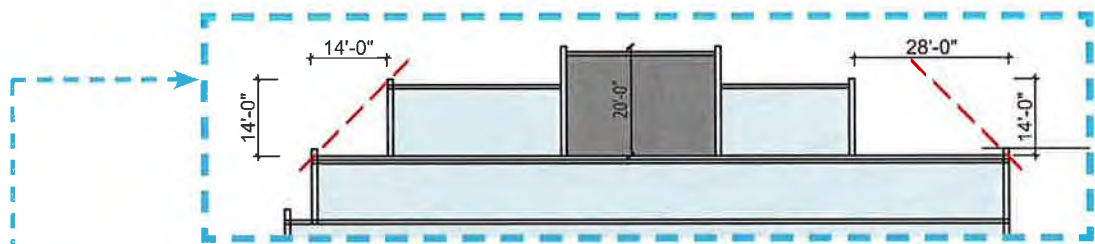
SECTION A-A'



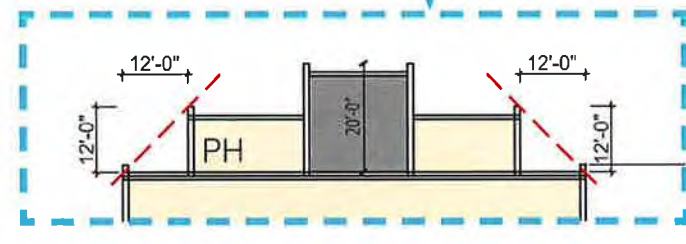
SECTION B-B'



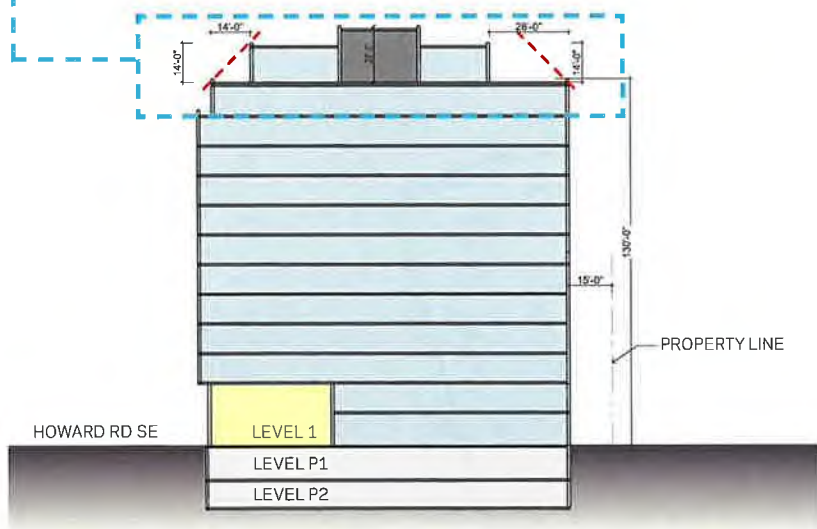
SECTION C-C'



PENTHOUSE HEIGHTS



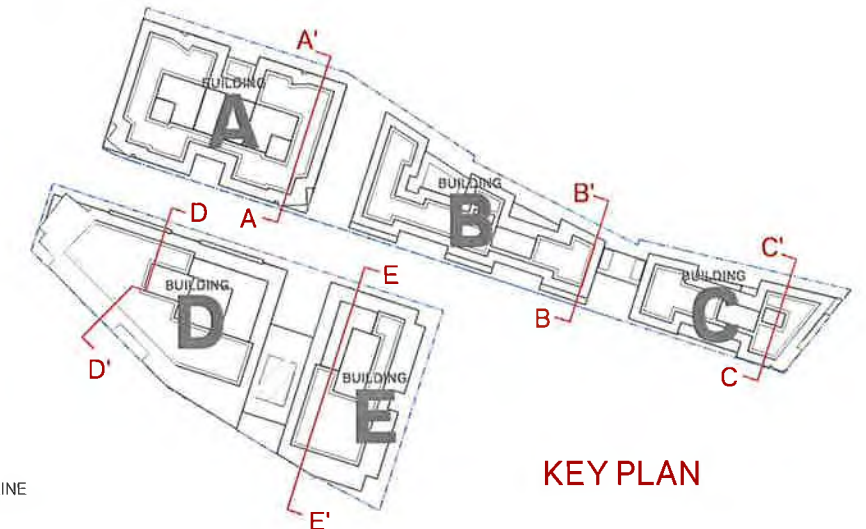
PENTHOUSE HEIGHTS



SECTION D-D'



SECTION E-E'



KEY PLAN