

- RESIDENTIAL AMENITY
- COMMUNITY
- RETAIL
- SERVICE

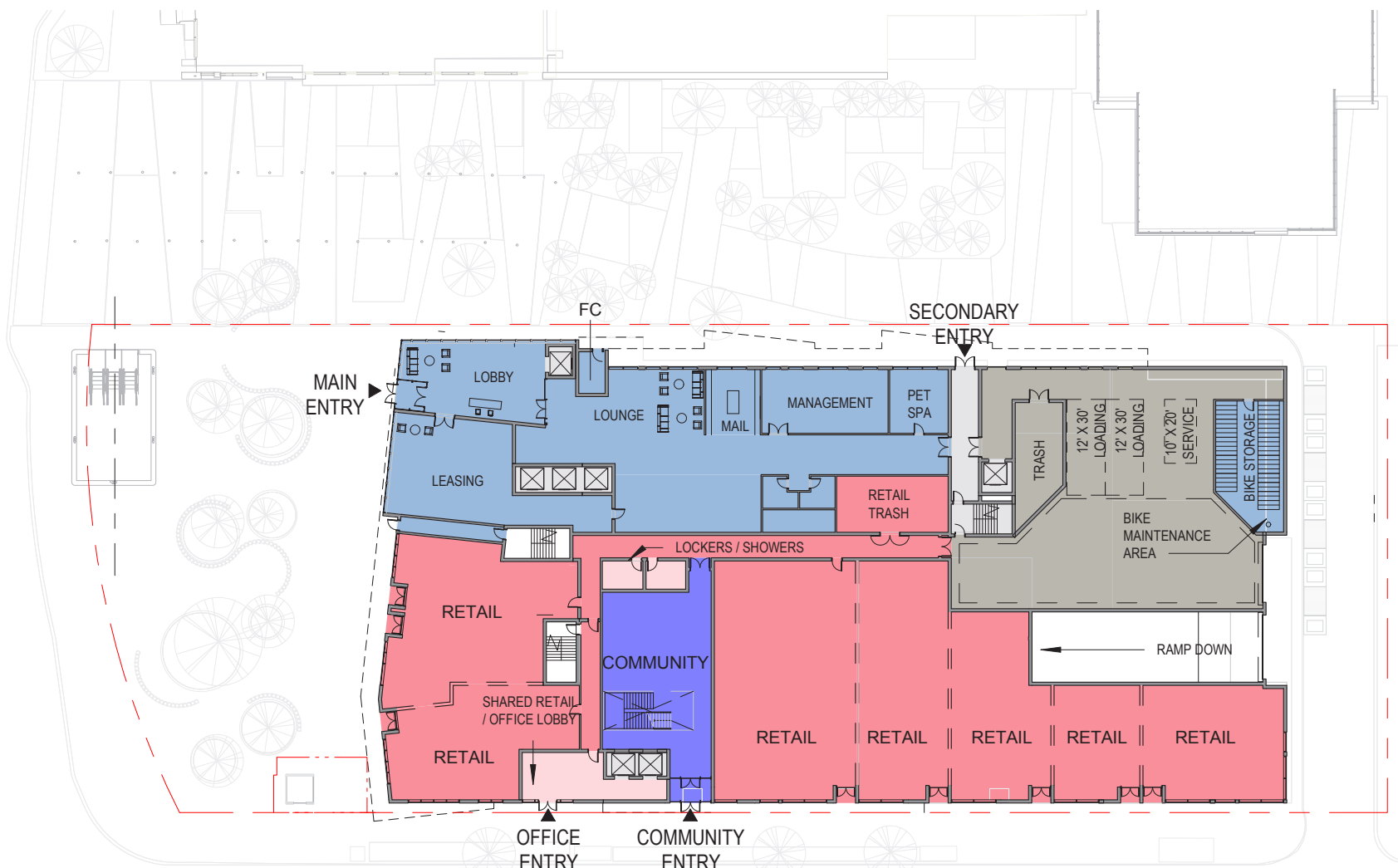
**NOTES:**

1. INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE AND LOCATIONS OF UNITS, RETAIL SPACES, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.
2. RETAIL, COMMUNITY, & OFFICE ENTRANCES MAY INCREASE, DECREASE, OR BE MODIFIED WITHIN THE AREA OF THE RETAIL & OFFICE SPACE, DEPENDING UPON THE NEEDS OF THE TENANTS.
3. THE RETAIL, COMMUNITY, AND OFFICE USES SHALL BE CONSISTENT WITH THE FLEXIBILITY GRANTED IN THE FINAL ZONING COMMISSION ORDER.
4. SERVICE AREAS DISTRIBUTED AMONG BUILDING USES



**425 M STREET SW**

**4TH STREET SW**



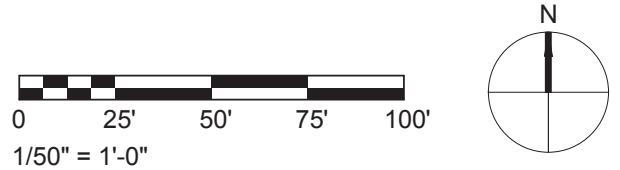
**375 M STREET SW**

**WEST BUILDING**

RESIDENTIAL	11,317 SF
RETAIL	21,103 SF
SERVICE <sup>(4)</sup>	

**EAST BUILDING**

COMMUNITY	2,000 SF
OFFICE SERVICE	1,780 SF
RESIDENTIAL	14,141 SF
RETAIL	19,069 SF



SOUTHEAST + SOUTHWEST M STREET PARCELS  
 FIRST-STAGE PUD MODIFICATION & SECOND-STAGE PUD APPLICATION

July 2, 2018

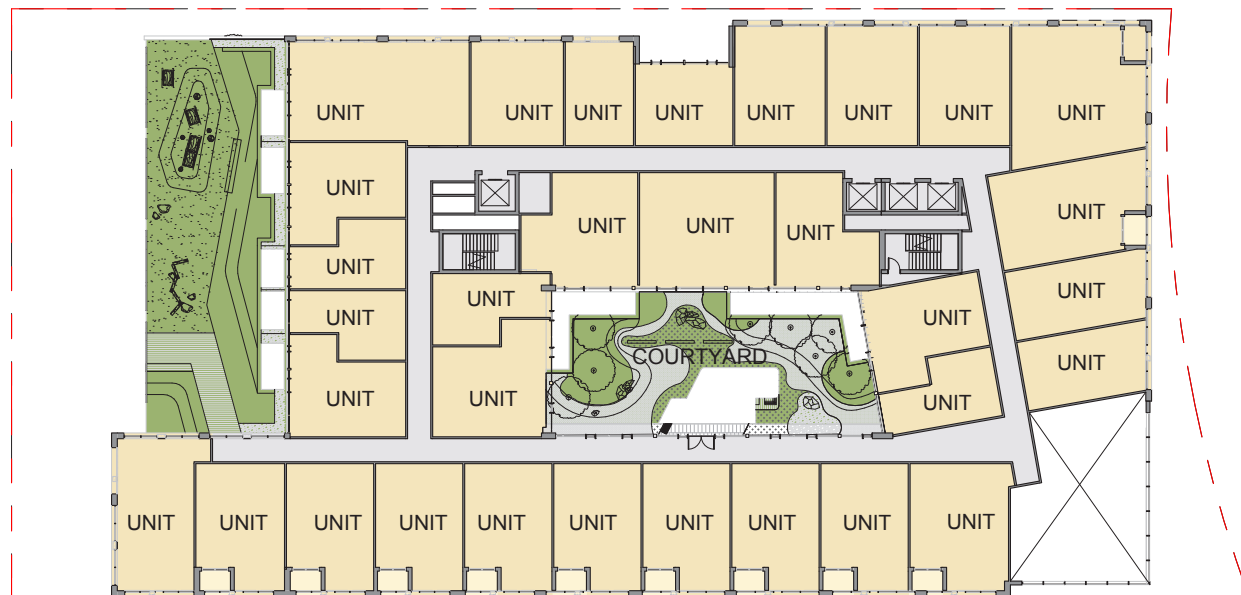
**Perkins Eastman DC**

**FULL SITE PLAN - FIRST FLOOR PLAN**

375 & 425 M STREET SW  
 ZONING COMMISSION  
 District of Columbia  
 CASE NO.02-381  
 EXHIBIT NO.131G4

- RESIDENTIAL UNITS
- OFFICE
- COMMUNITY

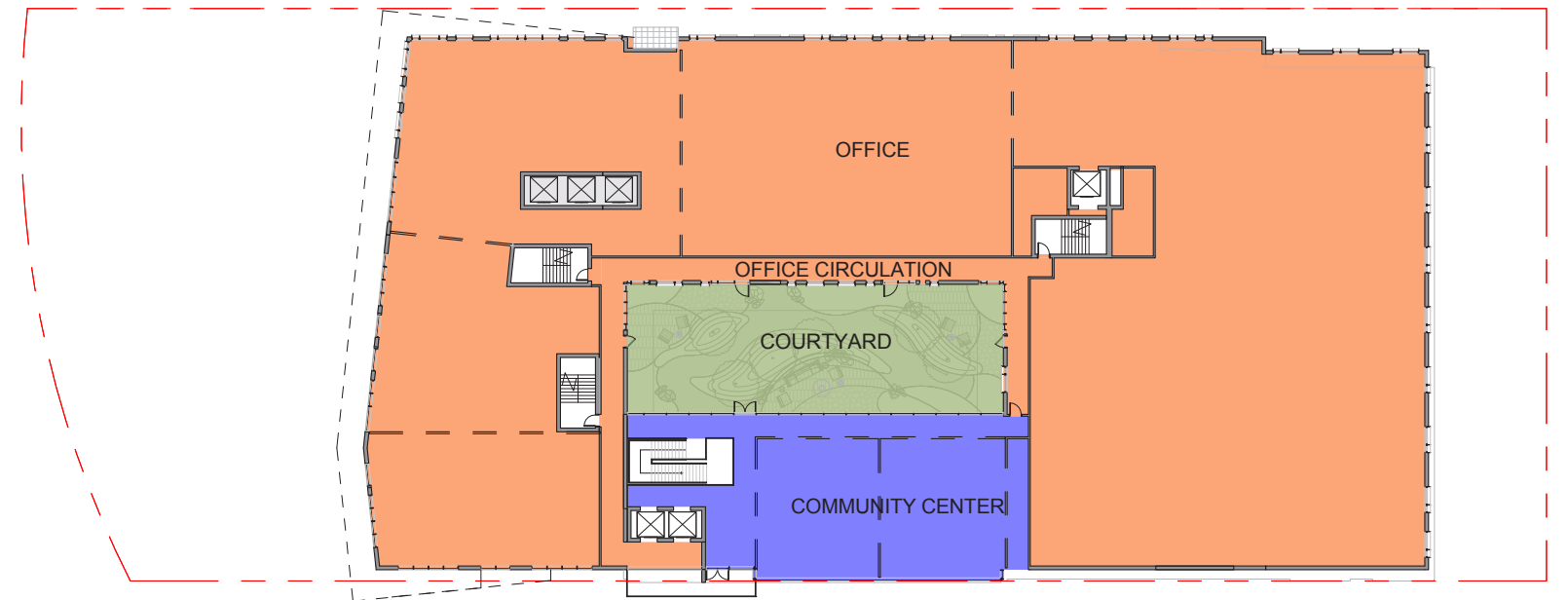
- NOTES:
1. INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE AND LOCATIONS OF UNITS, OFFICE SPACES, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.
  2. UNIT MIX AND SIZES ARE SUBJECT TO CHANGE PER REQUESTED FLEXIBILITY WITHIN RANGES STATED.
  3. THE NUMBER, SIZE, AND LOCATIONS OF DOORS ACCESSING THE COURTYARDS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.
  4. COURTYARD DESIGN AND LAYOUTS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.
  5. THE RETAIL AND OFFICE USES SHALL BE CONSISTENT WITH THE FLEXIBILITY GRANTED IN THE FINAL ZONING COMMISSION ORDER.



**425 M STREET SW**

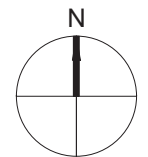
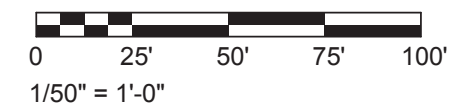
WEST BUILDING	
RESIDENTIAL	29,874 SF

**4TH STREET SW**



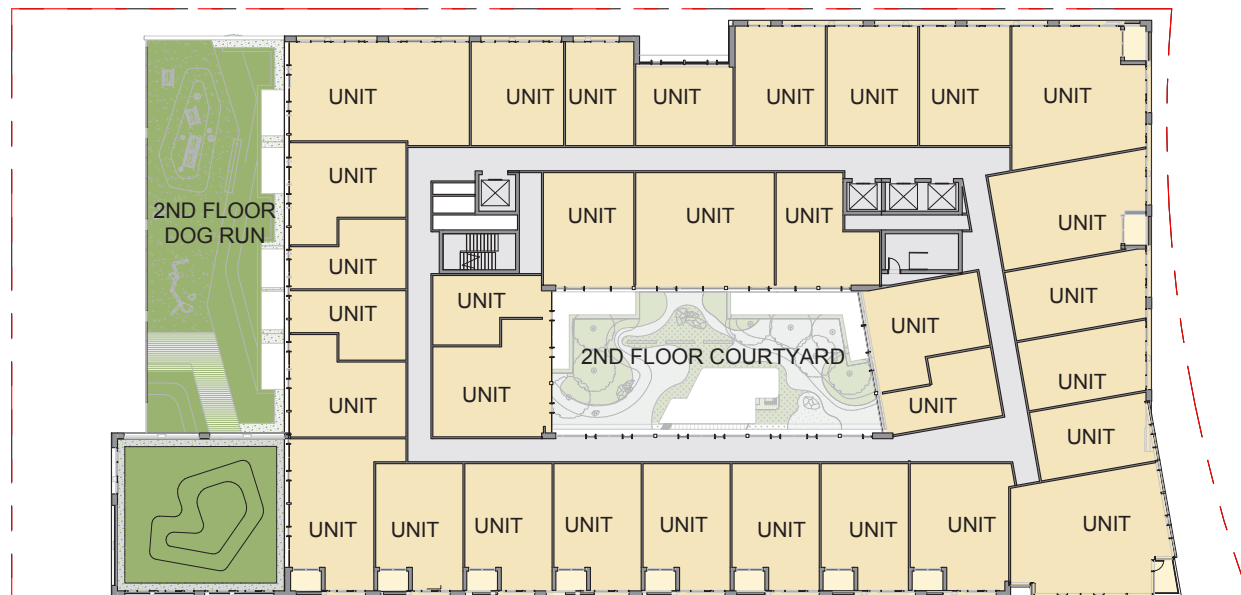
**375 M STREET SW**

EAST BUILDING	
COMMUNITY	4,000 SF
OFFICE	30,676 SF



RESIDENTIAL UNITS

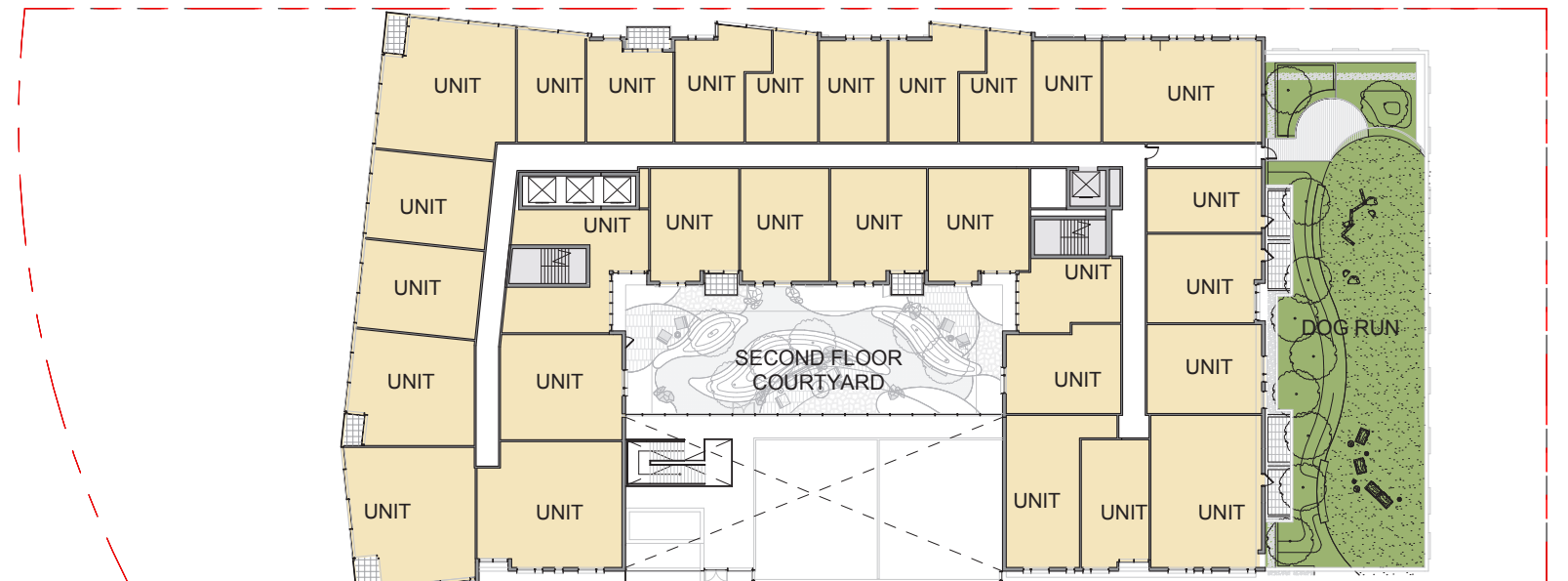
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425 M STREET SW

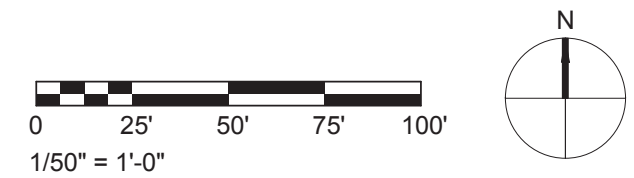
WEST BUILDING  
RESIDENTIAL 29,730 SF

4TH STREET SW



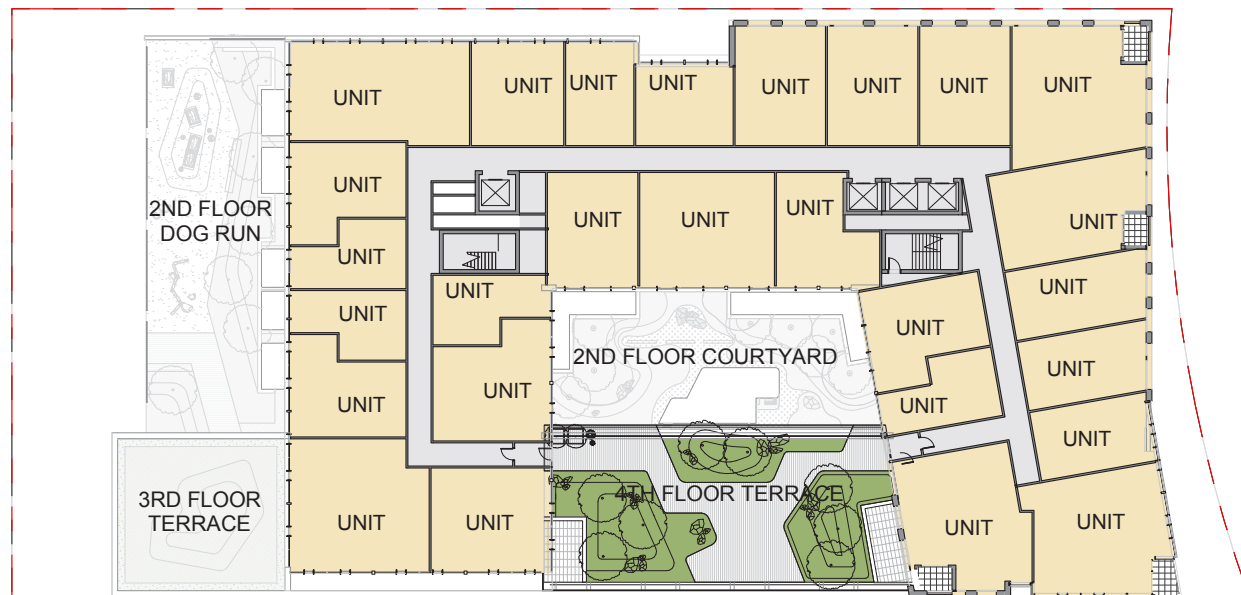
375 M STREET SW

EAST BUILDING  
RESIDENTIAL 26,954 SF



RESIDENTIAL UNITS

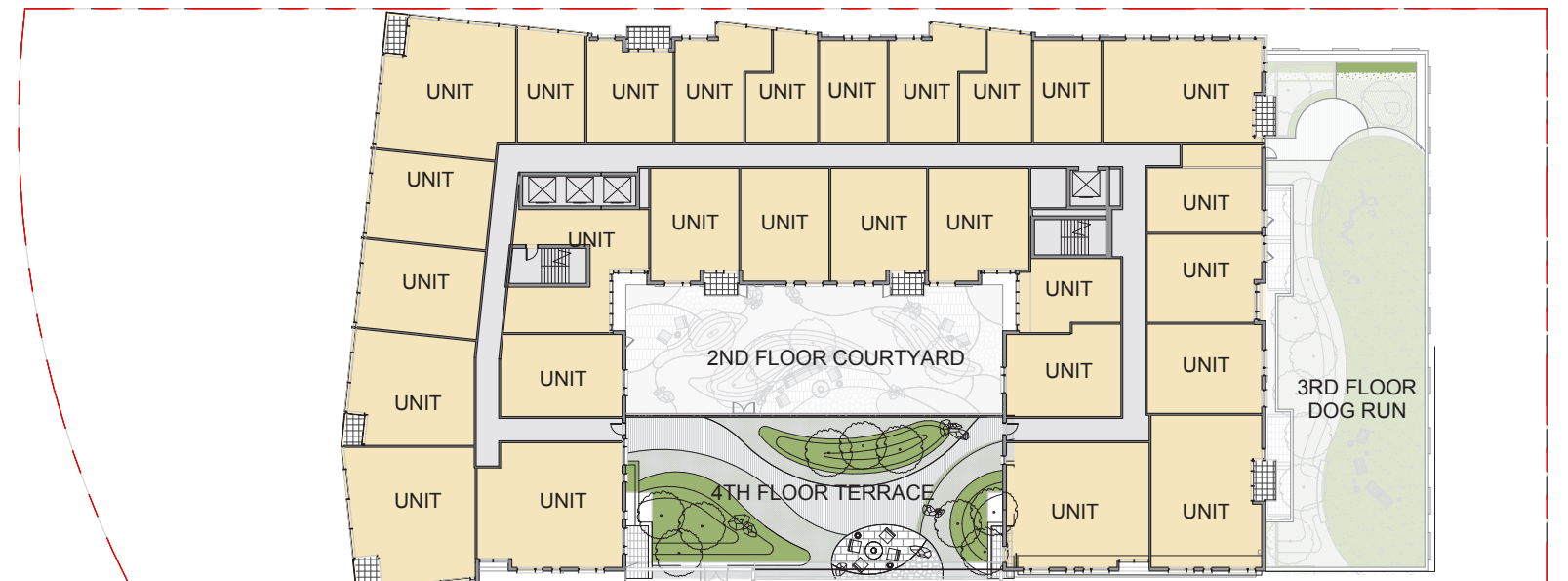
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425 M STREET SW

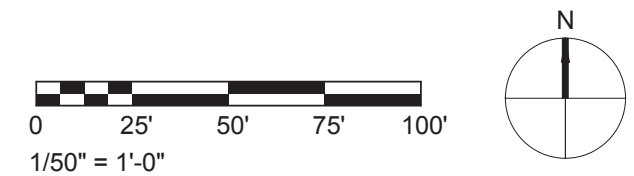
WEST BUILDING  
RESIDENTIAL 25,457 SF

4TH STREET SW



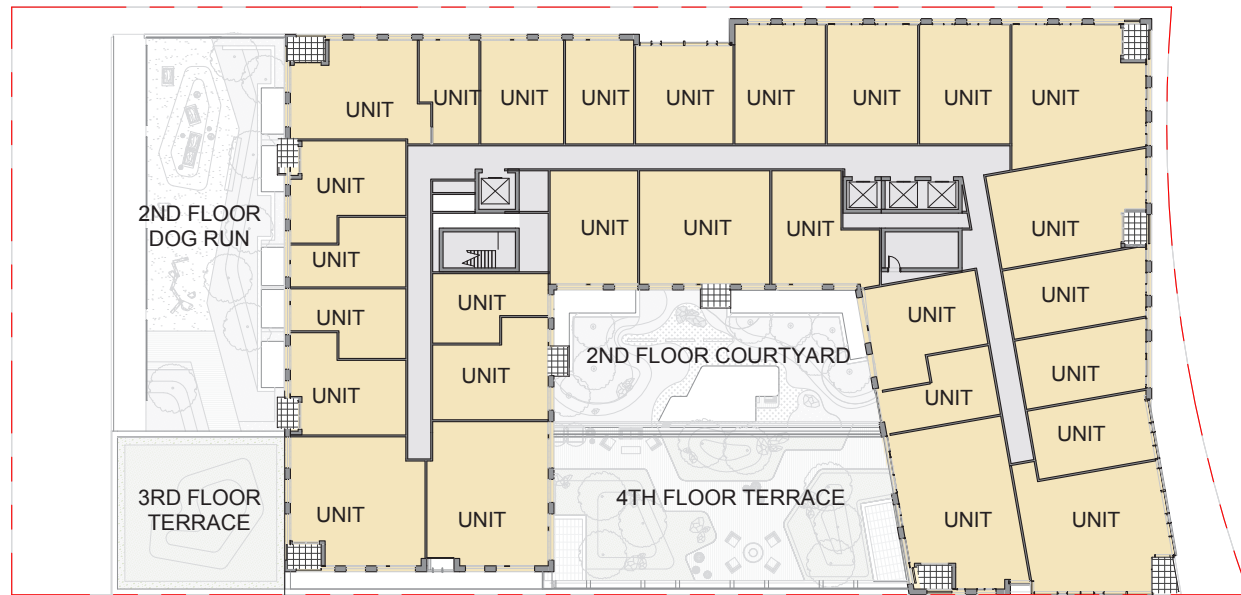
375 M STREET SW

EAST BUILDING  
RESIDENTIAL 26,960 SF



RESIDENTIAL UNITS

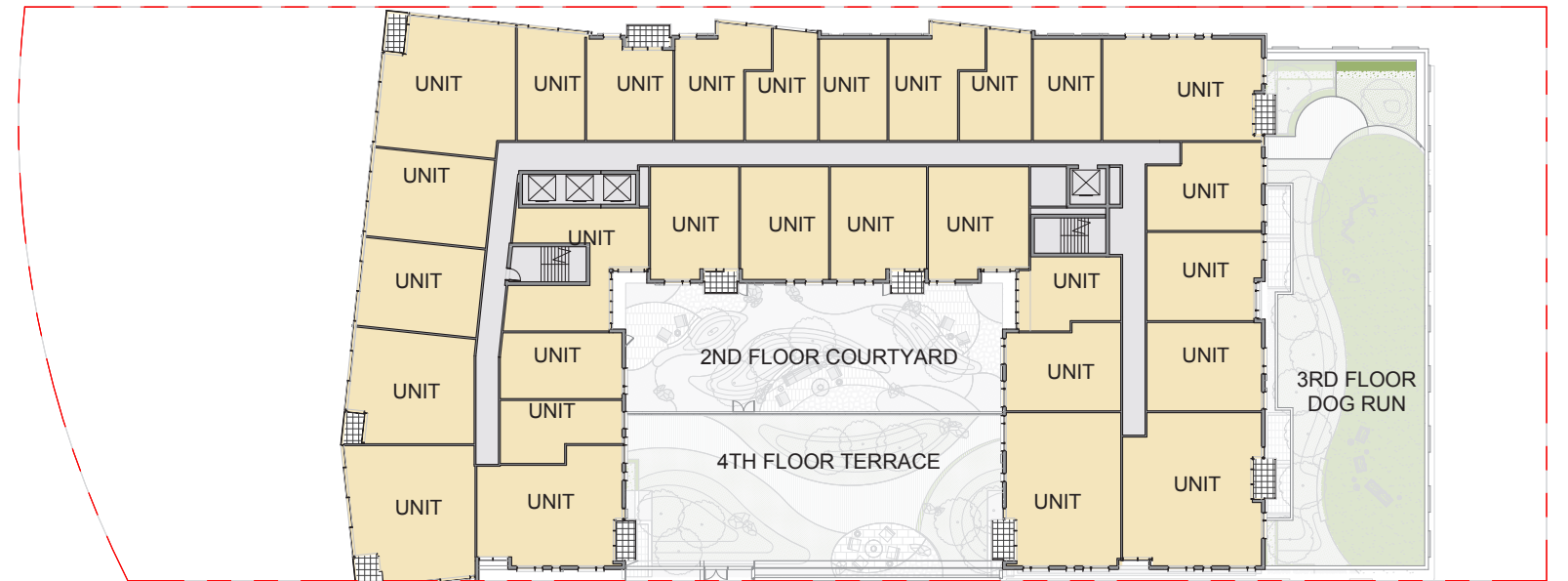
NOTES:  
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425 M STREET SW

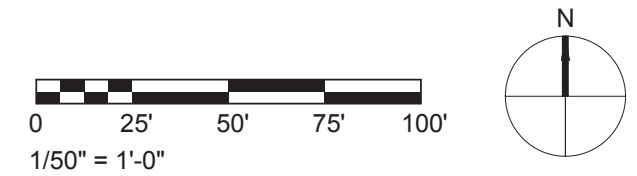
WEST BUILDING  
 RESIDENTIAL 26,038 SF

4TH STREET SW



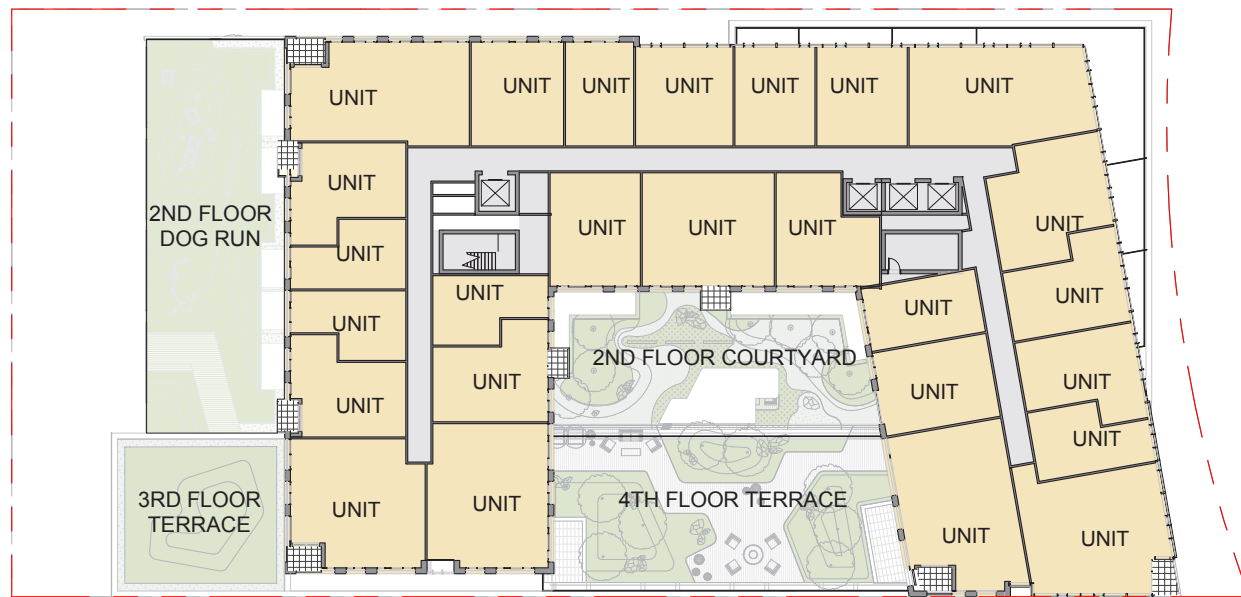
375 M STREET SW

EAST BUILDING  
 RESIDENTIAL 26,866 SF



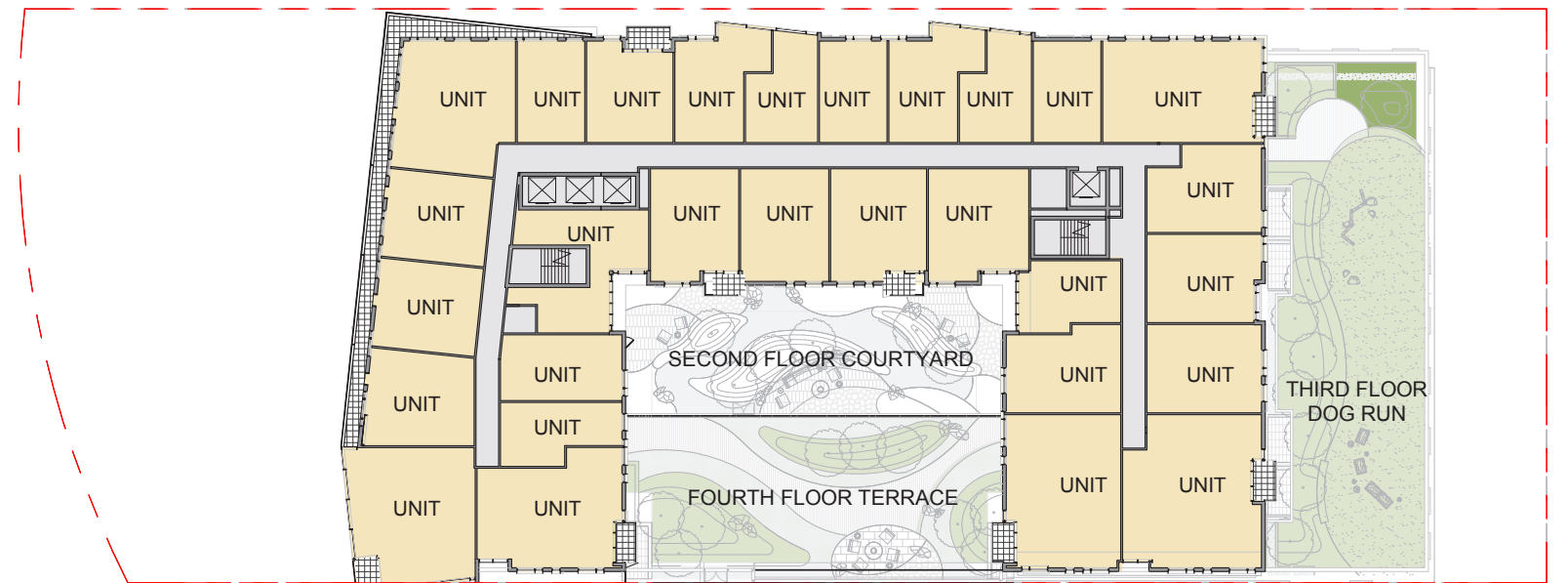
RESIDENTIAL UNITS

NOTES:  
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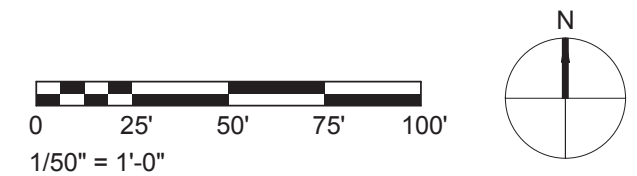
425 M STREET SW

WEST BUILDING  
 RESIDENTIAL 24,382 SF



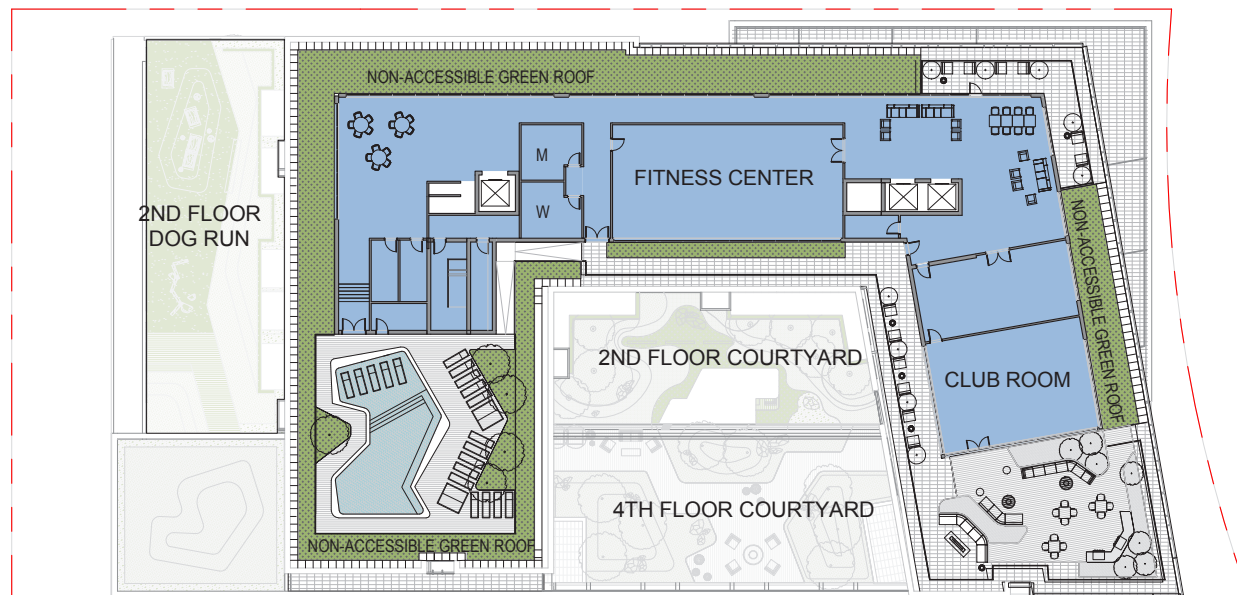
375 M STREET SW

EAST BUILDING  
 RESIDENTIAL 26,159 SF



RESIDENTIAL AMENITY (HABITABLE PENTHOUSE)

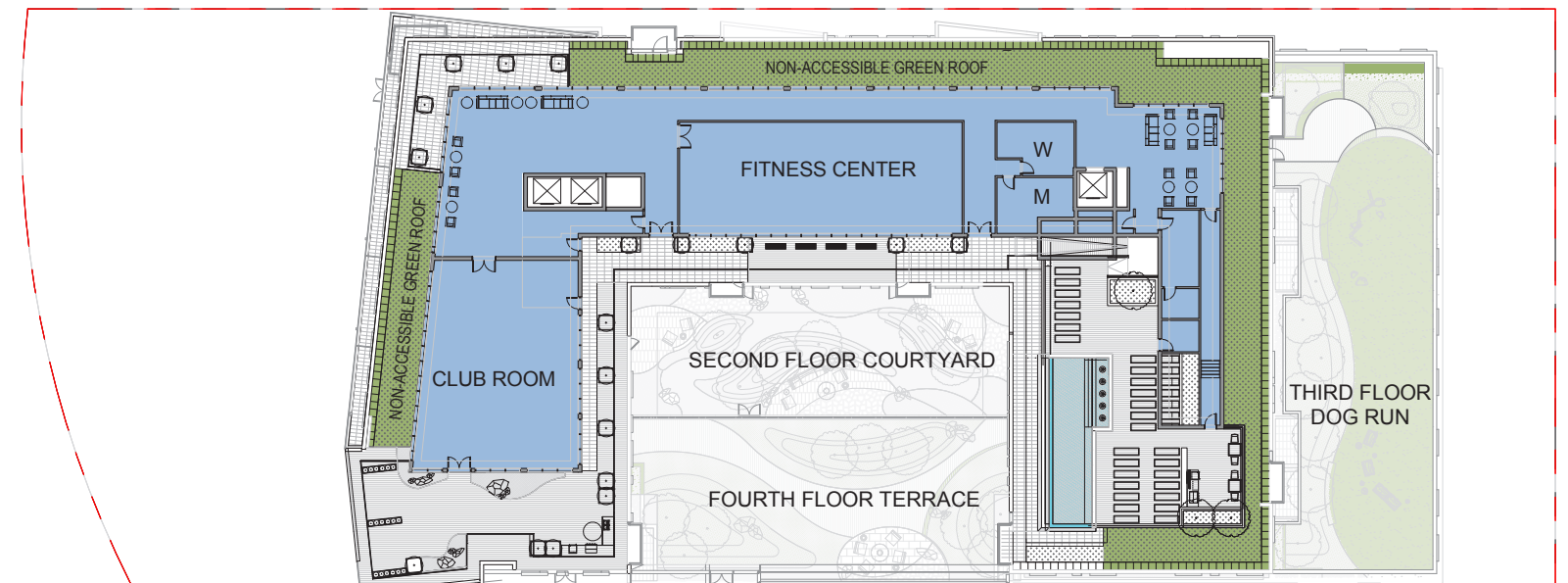
- NOTES:
1. INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE AND LOCATIONS OF AMENITY SPACES, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.
  2. THE DESIGN AND LAYOUTS OF THE POOLS AND OUTDOOR AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.
  3. ALL PENTHOUSE HABITABLE SPACE IS DEVOTED EXCLUSIVELY TO COMMUNAL ROOFTOP RECREATION OR AMENITY SPACE FOR THE PRIMARY USE OF RESIDENTS.
  4. SEE SHEETS L6, L7A, L8, L9A FOR TRELIS DESIGNS AND LOCATIONS. TRELISES WILL HAVE HORIZONTAL MEMBERS THAT ARE MORE THAN 24" ON CENTER. ALL TRELISES WILL BE SET BACK 1:1.



425 M STREET SW

WEST BUILDING  
PH COMMUNAL SPACE 10,360 SF

4TH STREET SW



375 M STREET SW

EAST BUILDING  
PH COMMUNAL SPACE 11,742 SF

