



1 VIEW OF M STREET LOBBY
SCALE: NOT TO SCALE

PRECEDENT IMAGES



HISTORIC PRECEDENT: ANACOSTIA COMMUNITY BOATHOUSE



MALOPOLSKA GARDEN OF ARTS



CANAL DOCK BOATHOUSE

1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Consolidated_Phase 1

EXHIBIT: VIEW OF M STREET LOBBY



SEPTEMBER 25, 2020
District of Columbia
CASE NO.20-06
EXHIBIT NO.70A3
A-4 7



1 VIEW OF M STREET RESIDENTIAL YARDS
SCALE: NOT TO SCALE

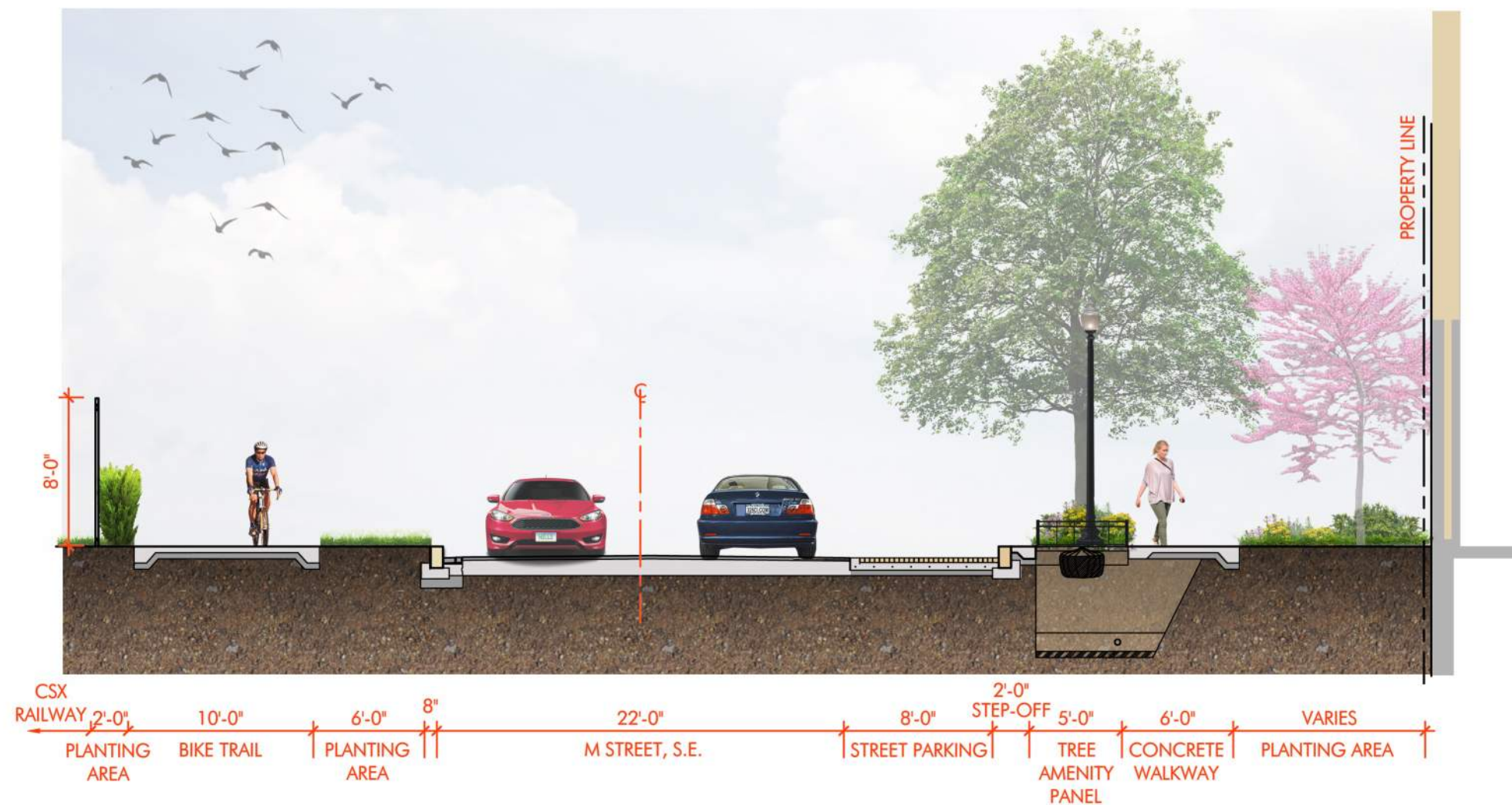
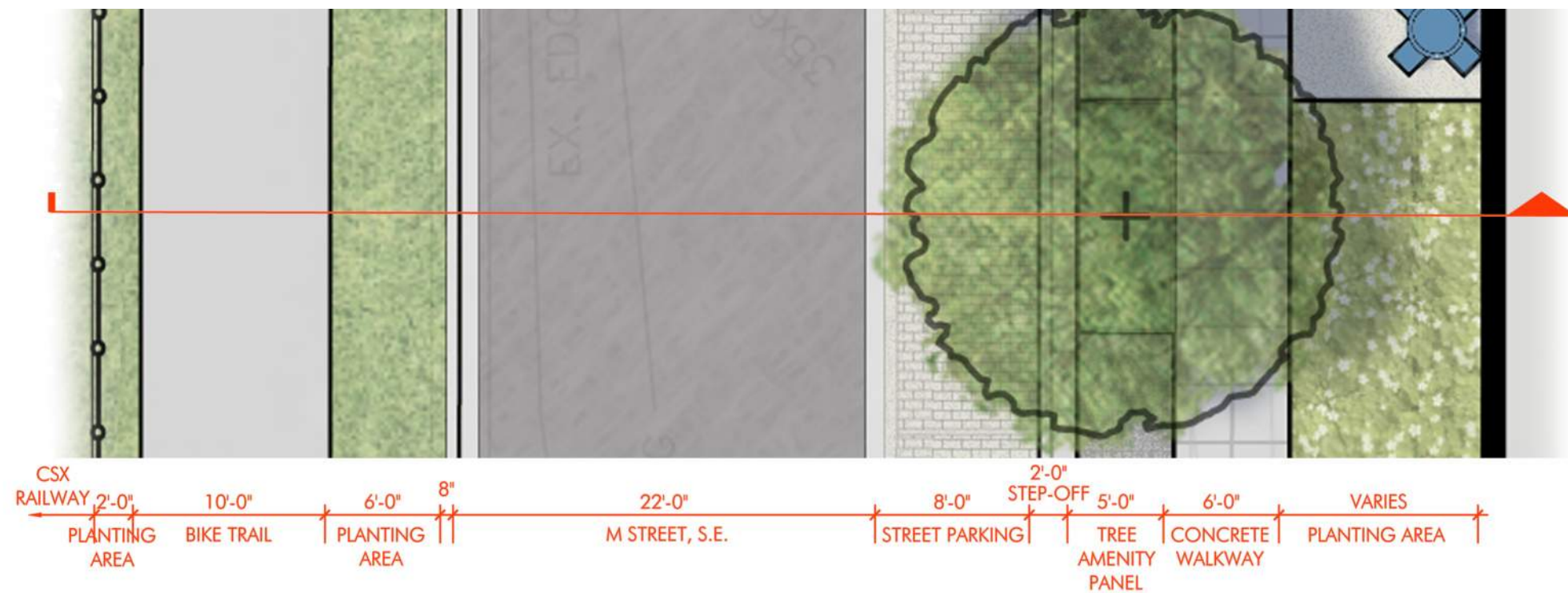


1 VIEW OF SOUTH ELEVATION BALCONIES
SCALE: NOT TO SCALE

1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Consolidated_Phase 1
EXHIBIT: DETAIL VIEW OF SOUTH ELEVATION BALCONIES



1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION

M STREET SECTION



Context Map: NTS

NOTES:

1. Flexibility is requested to vary the final selection of exterior materials within the color ranges and general material types proposed, based on availability at the time of construction without reducing the quality of materials.
2. Flexibility is requested to vary the final location of all stairs and outdoor seating areas, in order to accommodate future retail.
3. Images are provided to help illustrate design concepts, elements, and character and do not reflect the final design of the landscape components.
4. The green space identified on this plan is shown to illustrate design intent and may be modified with final engineering and design.



Potential anti-climb bike trail fence.

SCALE:
1/8" = 1'-0"



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September 25, 2020 L - 09

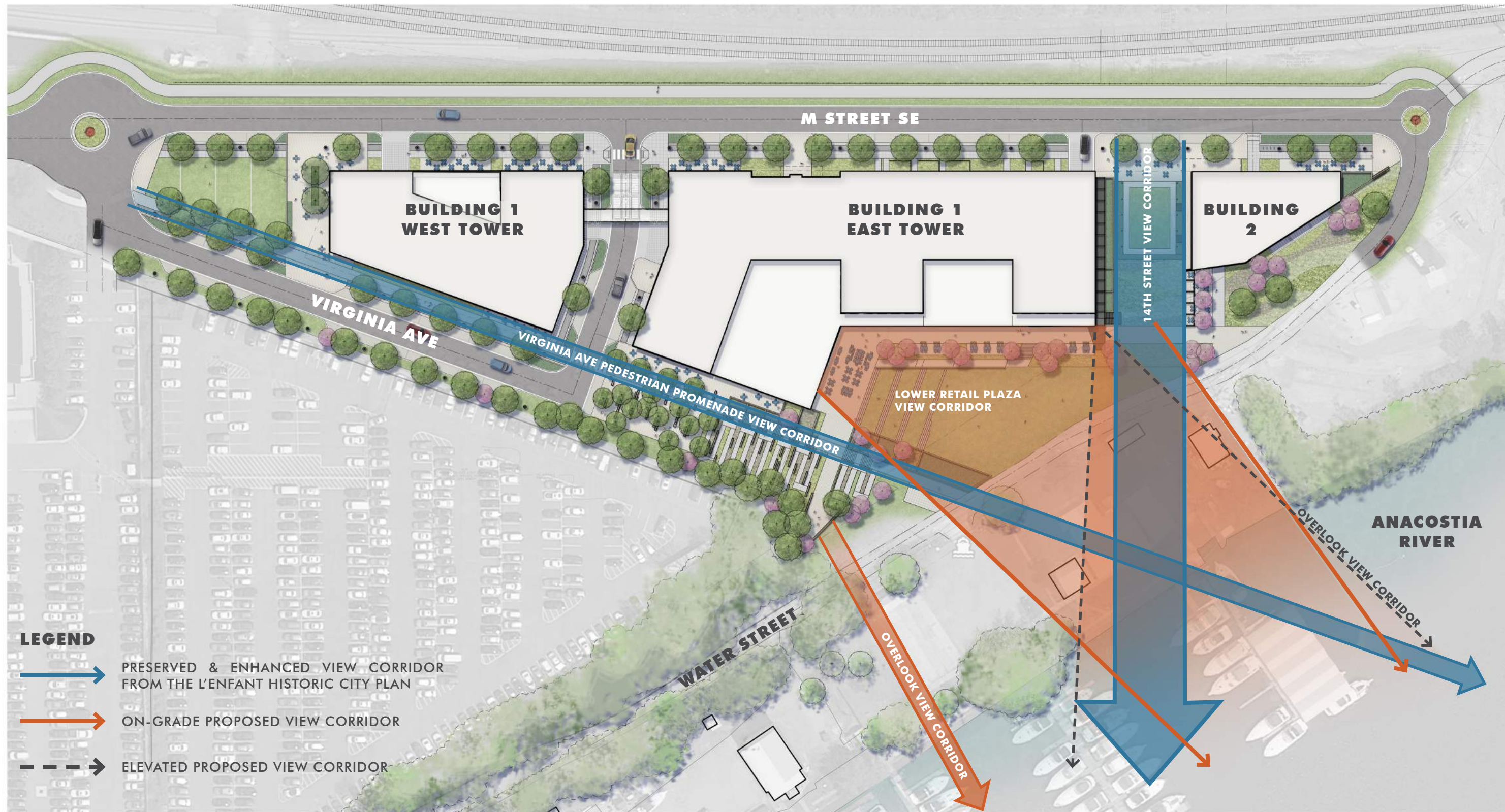
- NOTES:
1. The green space identified on this scoresheet is shown to illustrate compliance and may be modified with final engineering and design.
 2. Stormwater calculations and takeoffs may vary from those shown here due to varying requirements for compliance with DOEE.

Green Area Ratio Scoresheet							
<div>★ ★ ★</div>	Address	1333 M Street		Square	Lot	Zone District	
	Other						
	Lot size (enter this value first) *		Lot area (sf)	Minimum Score	Multiplier	GAR Score	
		118,615	0.2	SCORE:	0.225		
Landscape Elements			Square Feet	Factor	Total		
A Landscaped areas (select one of the following for each area)							
1	Landscaped areas with a soil depth < 24"	<div>square feet</div>	0.30	-			
2	Landscaped areas with a soil depth ≥ 24"	<div>square feet</div> <div>13,000</div>	0.60	7,800.0			
3	Bioretention facilities	<div>square feet</div> <div>2,600</div>	0.40	1,040.0			
B Plantings (credit for plants in landscaped areas from Section A)							
1	Groundcovers, or other plants < 2' height	<div>square feet</div> <div>1,000</div>	0.20	<div>Native Bonus square feet</div>	200.0		
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	<div># of plants</div> <div>10</div>	90	0.30	<div># of plants</div>	27.0	
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	<div># of trees</div> <div>0</div>	0	0.50	<div># of trees</div>	-	
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	<div># of trees</div>	0	0.60	<div># of trees</div>	-	
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	<div># of trees</div>	0	0.70	<div># of trees</div>	-	
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	<div># of trees</div>	0	0.70	<div># of trees</div>	-	
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	<div># of trees</div>	0	0.70	<div># of trees</div>	-	
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	<div># of trees</div>	0	0.80	<div># of trees</div>	-	
9	Vegetated wall, plantings on a vertical surface	<div>square feet</div>	0.60	<div>square feet</div>	-		
C Vegetated or "green" roofs							
1	Over at least 2" and less than 8" of growth medium	<div>square feet</div>	0.60	<div>square feet</div>	-		
2	Over at least 8" of growth medium	<div>square feet</div> <div>22,000</div>	0.80	<div>square feet</div>	17,600.0		
D Permeable Paving***							
1	Permeable paving over 6" to 24" of soil or gravel	<div>square feet</div>	0.40	-			
2	Permeable paving over at least 24" of soil or gravel	<div>square feet</div>	0.50	-			
E Other							
1	Enhanced tree growth systems***	<div>square feet</div>	0.40	-			
2	Renewable energy generation	<div>square feet</div>	0.50	-			
3	Approved water features	<div>square feet</div>	0.20	-			
F Bonuses			sub-total of sq ft =		38,690		
1	Native plant species	<div>square feet</div> <div>0</div>	0.10	-			
2	Landscaping in food cultivation	<div>square feet</div>	0.10	-			
3	Harvested stormwater irrigation	<div>square feet</div>	0.10	-			
			Green Area Ratio numerator =		26,667		
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.							
Total square footage of all permeable paving and enhanced tree growth.							-

THEORETICAL LOT 1

Green Area Ratio Scoresheet							
<div>★ ★ ★</div>	Address	1333 M Street		Square	Lot	Zone District	
	Other						
	Lot size (enter this value first) *		Lot area (sf)	Minimum Score	Multiplier	GAR Score	
		8,855	0.2	SCORE:	0.225		
Landscape Elements			Square Feet	Factor	Total		
A Landscaped areas (select one of the following for each area)							
1	Landscaped areas with a soil depth < 24"	<div>square feet</div>	0.30	-			
2	Landscaped areas with a soil depth ≥ 24"	<div>square feet</div> <div>300</div>	0.60	180.0			
3	Bioretention facilities	<div>square feet</div> <div>0</div>	0.40	-			
B Plantings (credit for plants in landscaped areas from Section A)							
1	Groundcovers, or other plants < 2' height	<div>square feet</div> <div>0</div>	0.20	<div>Native Bonus square feet</div>	-		
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	<div># of plants</div> <div>0</div>	0	0.30	<div># of plants</div>	-	
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	<div># of trees</div> <div>0</div>	0	0.50	<div># of trees</div>	-	
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	<div># of trees</div>	0	0.60	<div># of trees</div>	-	
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	<div># of trees</div>	0	0.70	<div># of trees</div>	-	
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	<div># of trees</div>	0	0.70	<div># of trees</div>	-	
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	<div># of trees</div>	0	0.70	<div># of trees</div>	-	
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	<div># of trees</div>	0	0.80	<div># of trees</div>	-	
9	Vegetated wall, plantings on a vertical surface	<div>square feet</div>	0.60	<div>square feet</div>	-		
C Vegetated or "green" roofs							
1	Over at least 2" and less than 8" of growth medium	<div>square feet</div>	0.60	<div>square feet</div>	-		
2	Over at least 8" of growth medium	<div>square feet</div> <div>2,270</div>	0.80	<div>square feet</div>	1,816.0		
D Permeable Paving***							
1	Permeable paving over 6" to 24" of soil or gravel	<div>square feet</div>	0.40	-			
2	Permeable paving over at least 24" of soil or gravel	<div>square feet</div>	0.50	-			
E Other							
1	Enhanced tree growth systems***	<div>square feet</div>	0.40	-			
2	Renewable energy generation	<div>square feet</div>	0.50	-			
3	Approved water features	<div>square feet</div>	0.20	-			
F Bonuses			sub-total of sq ft =		2,570		
1	Native plant species	<div>square feet</div> <div>0</div>	0.10	-			
2	Landscaping in food cultivation	<div>square feet</div>	0.10	-			
3	Harvested stormwater irrigation	<div>square feet</div>	0.10	-			
			Green Area Ratio numerator =		1,996		
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.							
Total square footage of all permeable paving and enhanced tree growth.							-

THEORETICAL LOT 2



1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION

SITE VIEW CORRIDOR EXHIBIT

SCALE:
1" = 80'-0"



0' 20' 40' 80' 120'

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September 25, 2020 L - 27