

1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Consolidated_Phase 1
COMPOSITE LANDSCAPE PLAN

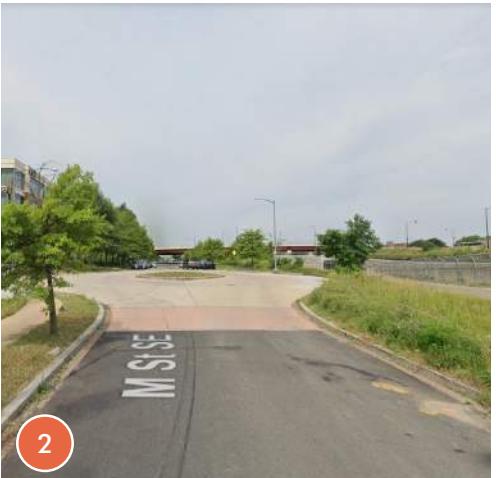
SCALE:
1" = 80'-0"
FDG
FELICE DEVELOPMENT GROUP

Parker Rodriguez
ZONING COMMISSION

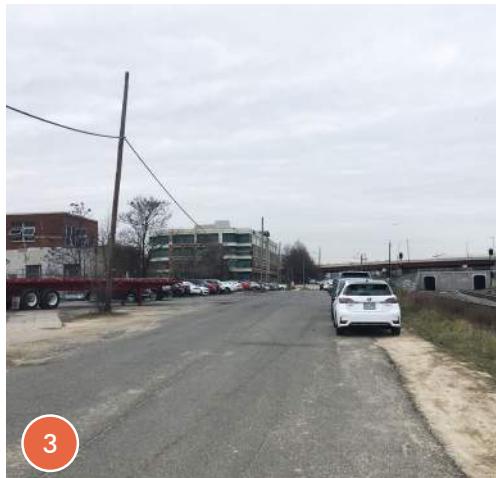
NOVEMBER 2020
District of Columbia
CASE NO 20-06
EXHIBIT NO.79C
(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #79A)



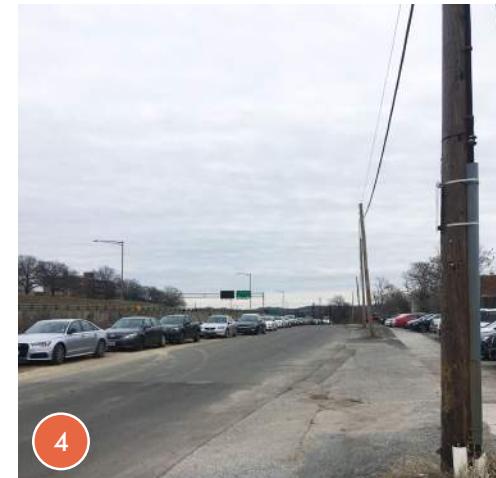
TWO LANE BIKE TRAIL



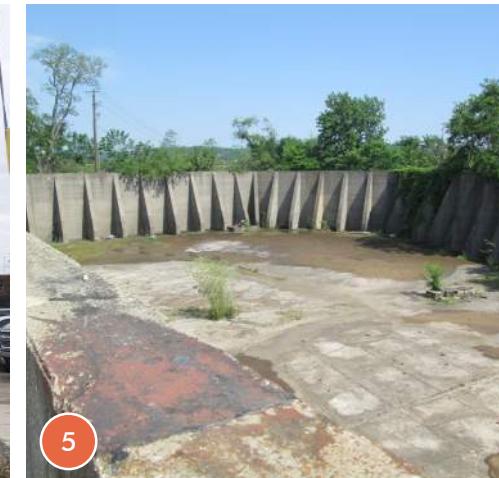
M STREET WEST ENTRANCE



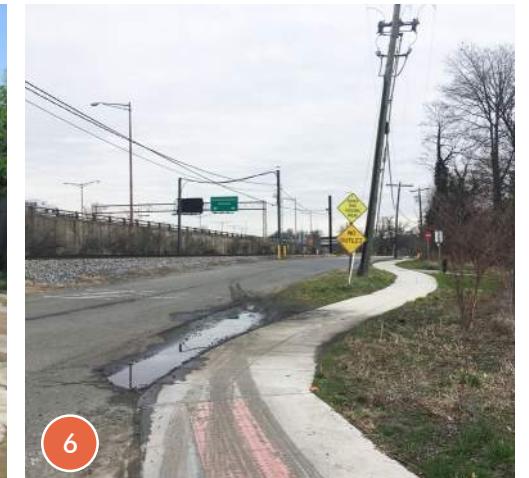
M STREET LOOKING WEST



M STREET LOOKING EAST



SITE PIT



M STREET CONTINUATION



1333 M STREET

SE Waterfront, Washington DC

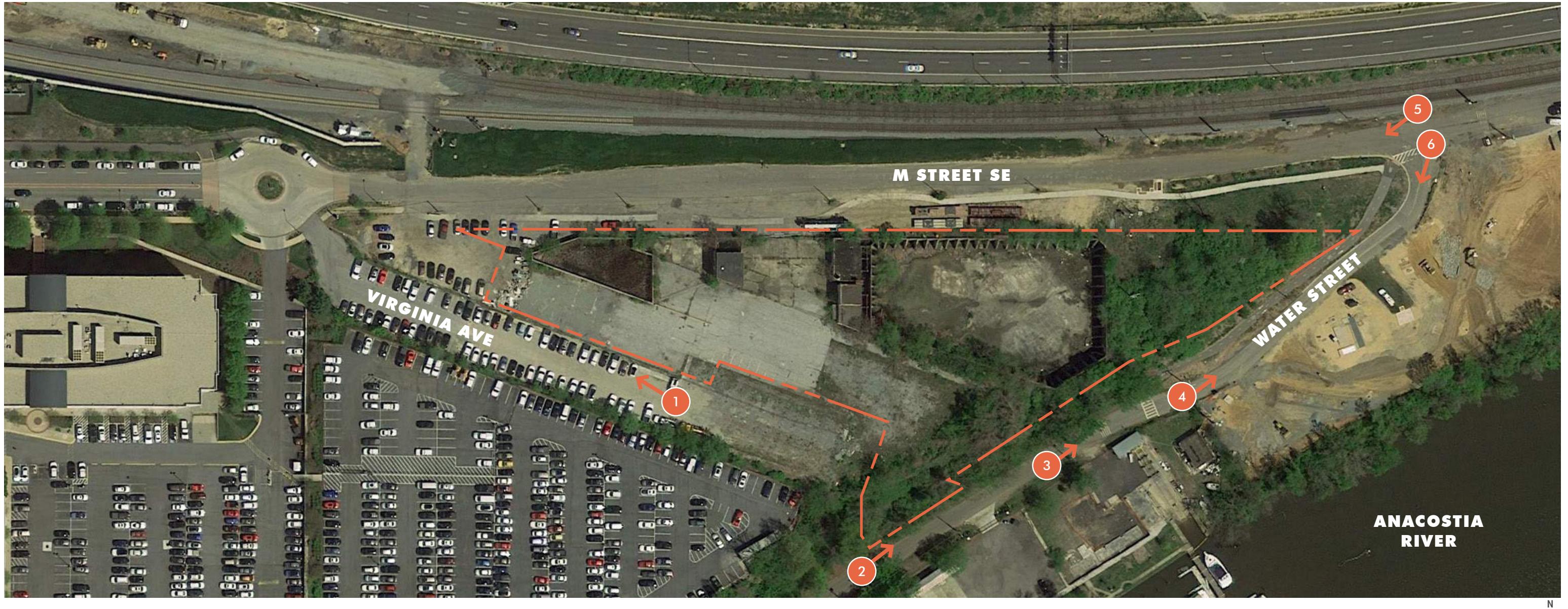
PUD SUBMISSION | Consolidated_Phase 1

EXISTING VIEWS - M STREET, SE



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NOVEMBER 19, 2020 L-02
(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)



1333 M STREET

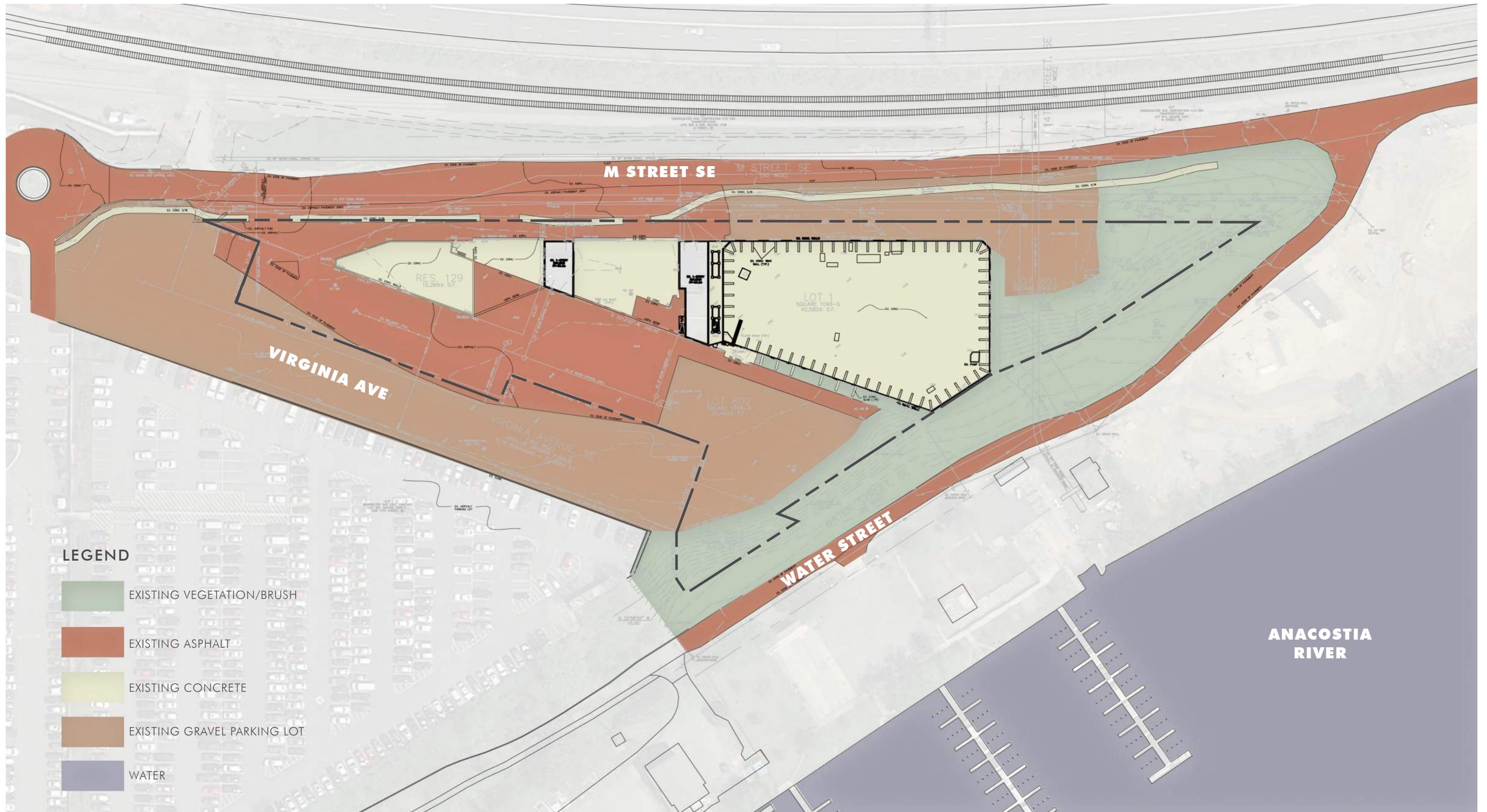
SE Waterfront, Washington DC

PUD SUBMISSION | Consolidated_Phase 1
EXISTING VIEWS - WATER STREET



Parker Rodriguez

NOVEMBER 19, 2020 L-03
(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)



1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Consolidated_Phase 1

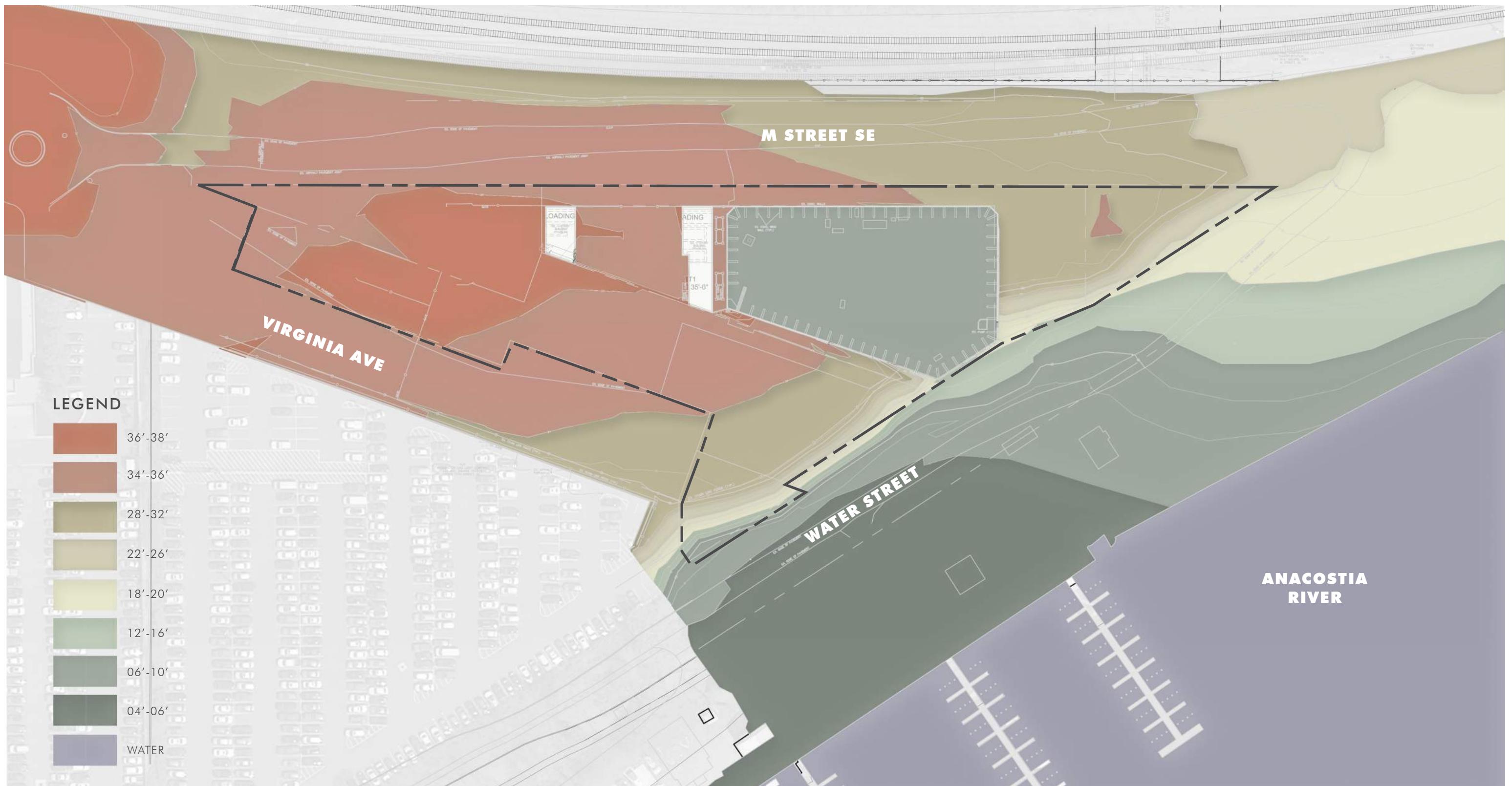
EXISTING PAVEMENT CONDITIONS

SCALE:
1" = 80'-0"



ParkerRodriguez

NOVEMBER 19, 2020 L-0 4
(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)



1333 M STREET

SE Waterfront, Washington DC

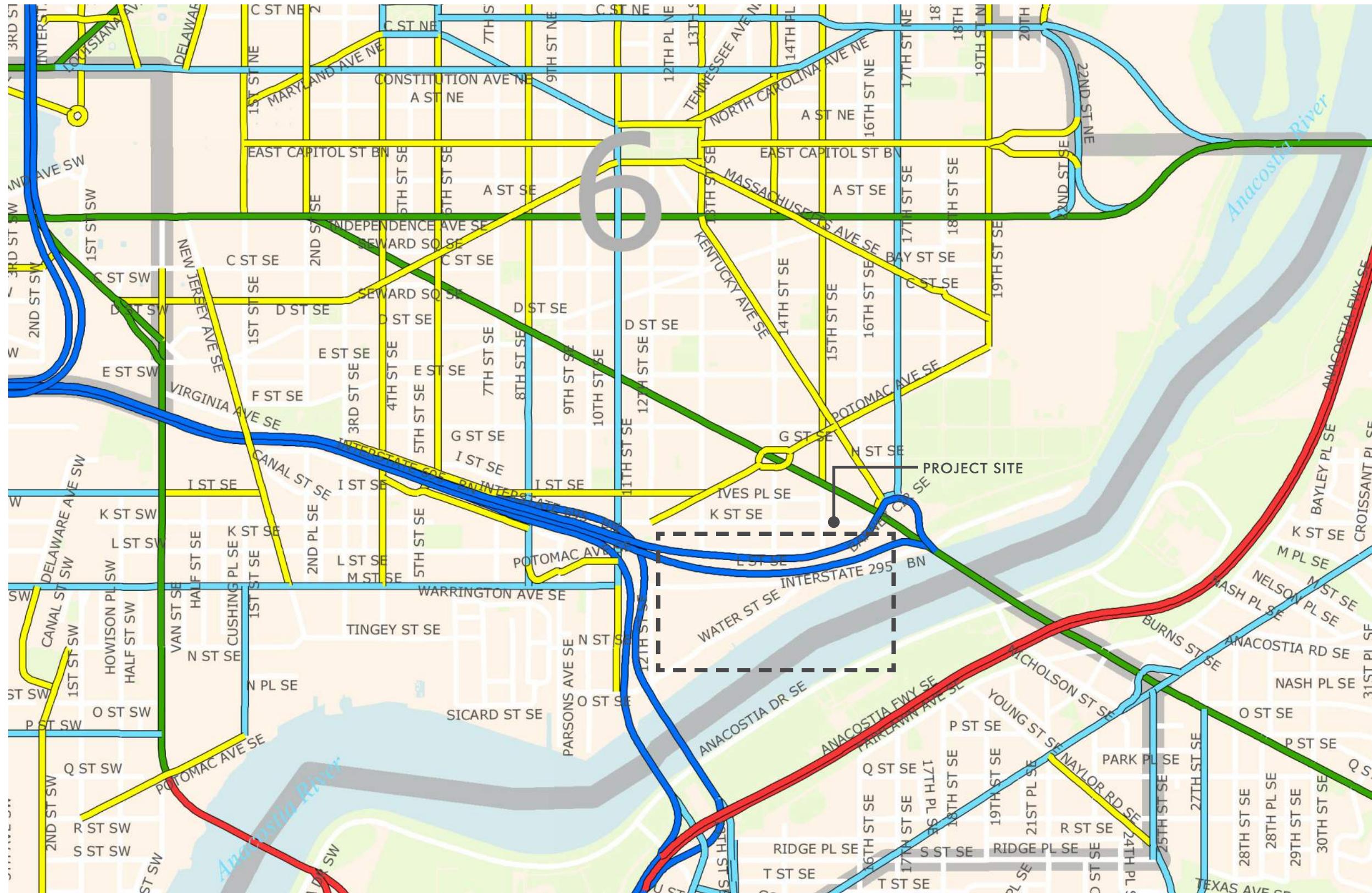
PUD SUBMISSION | Consolidated_Phase 1
EXISTING ELEVATION STUDY



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NOVEMBER 19, 2020
(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)

L-0 5



1333 M STREET

SE Waterfront, Washington DC

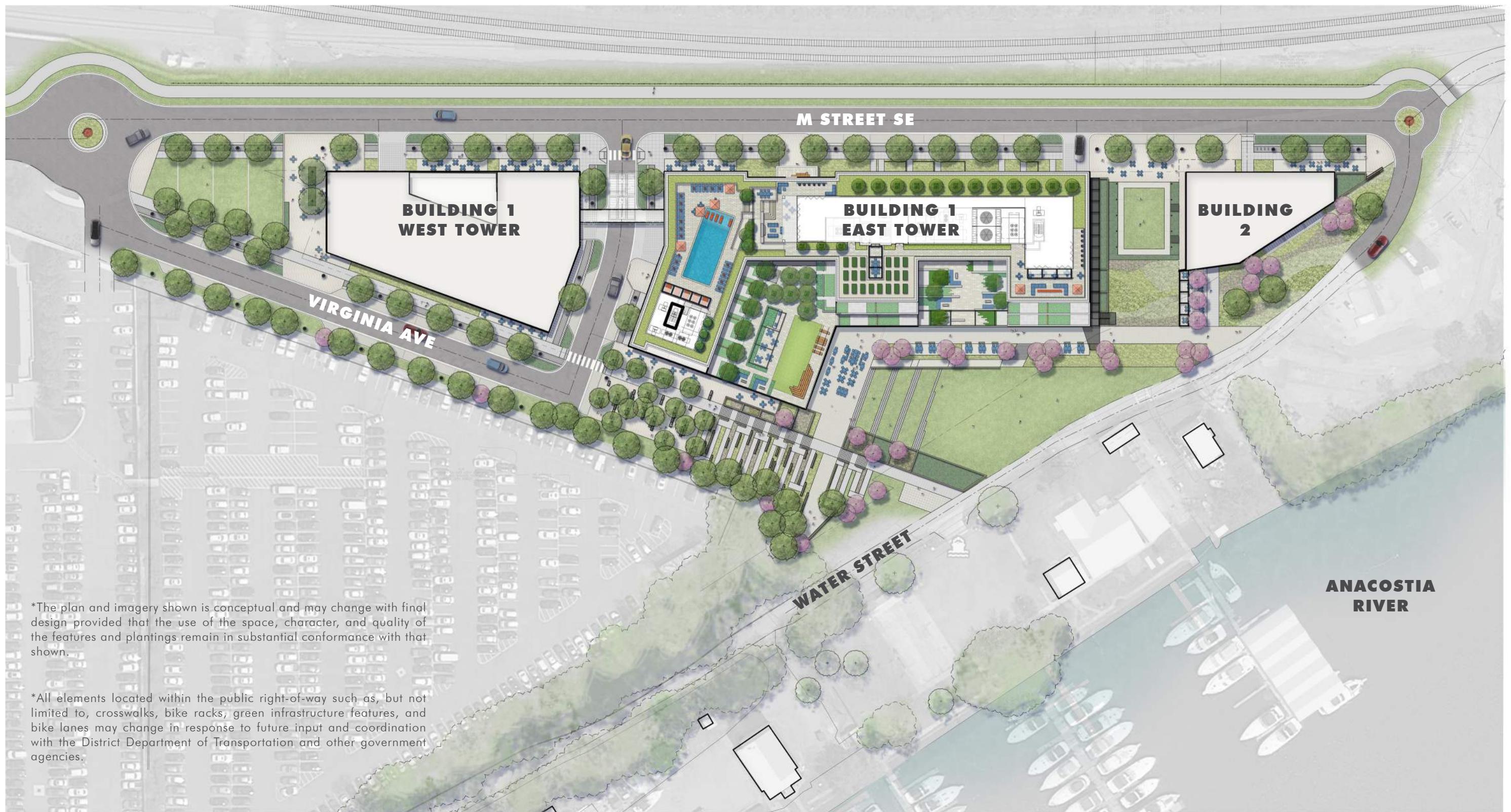
PUD SUBMISSION | Consolidated_Phase 1
ROAD CLASSIFICATION MAP



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NOVEMBER 19, 2020 L-06

(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)

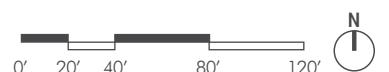


1333 M STREET

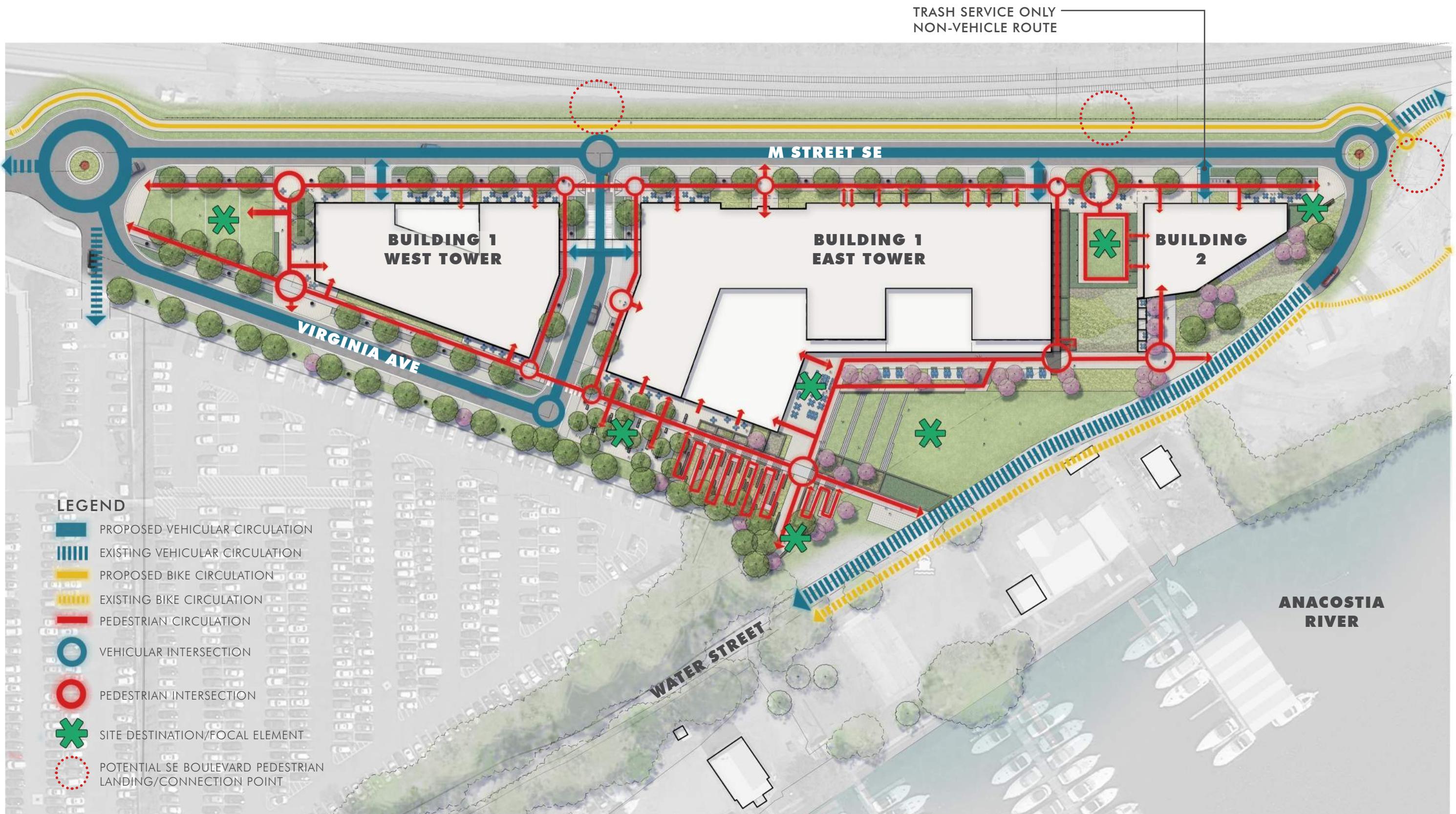
SE Waterfront, Washington DC

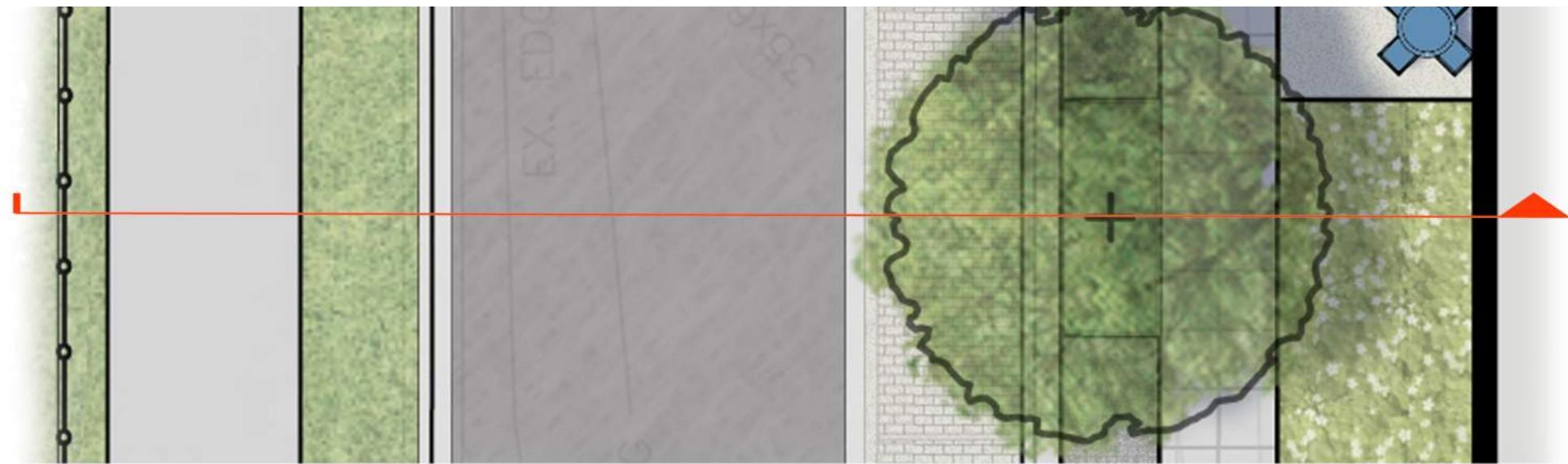
PUD SUBMISSION | Consolidated_Phase 1
PROPOSED COMPOSITE LANDSCAPE PLAN

SCALE:
1" = 80'-0"
FDG
FELICE DEVELOPMENT GROUP



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NOVEMBER 19, 2020 L-07
(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)





CSX RAILWAY 2'-0" 10'-0" 6'-0" 8" 22'-0" M STREET, S.E. 8'-0" STEP-OFF 2'-0" STREET PARKING 5'-0" TREE AMENITY CONCRETE WALKWAY PANEL VARIES PLANTING AREA



CSX RAILWAY 2'-0" 10'-0" 6'-0" 8" 22'-0" M STREET, S.E. 8'-0" STEP-OFF 2'-0" STREET PARKING 5'-0" TREE AMENITY CONCRETE WALKWAY PANEL VARIES PLANTING AREA

1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Consolidated_Phase 1

M STREET SECTION



Context Map: NTS

NOTES:

- 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.
- Flexibility is requested to vary the final location of all stairs and outdoor seating areas, in order to accommodate future retail.
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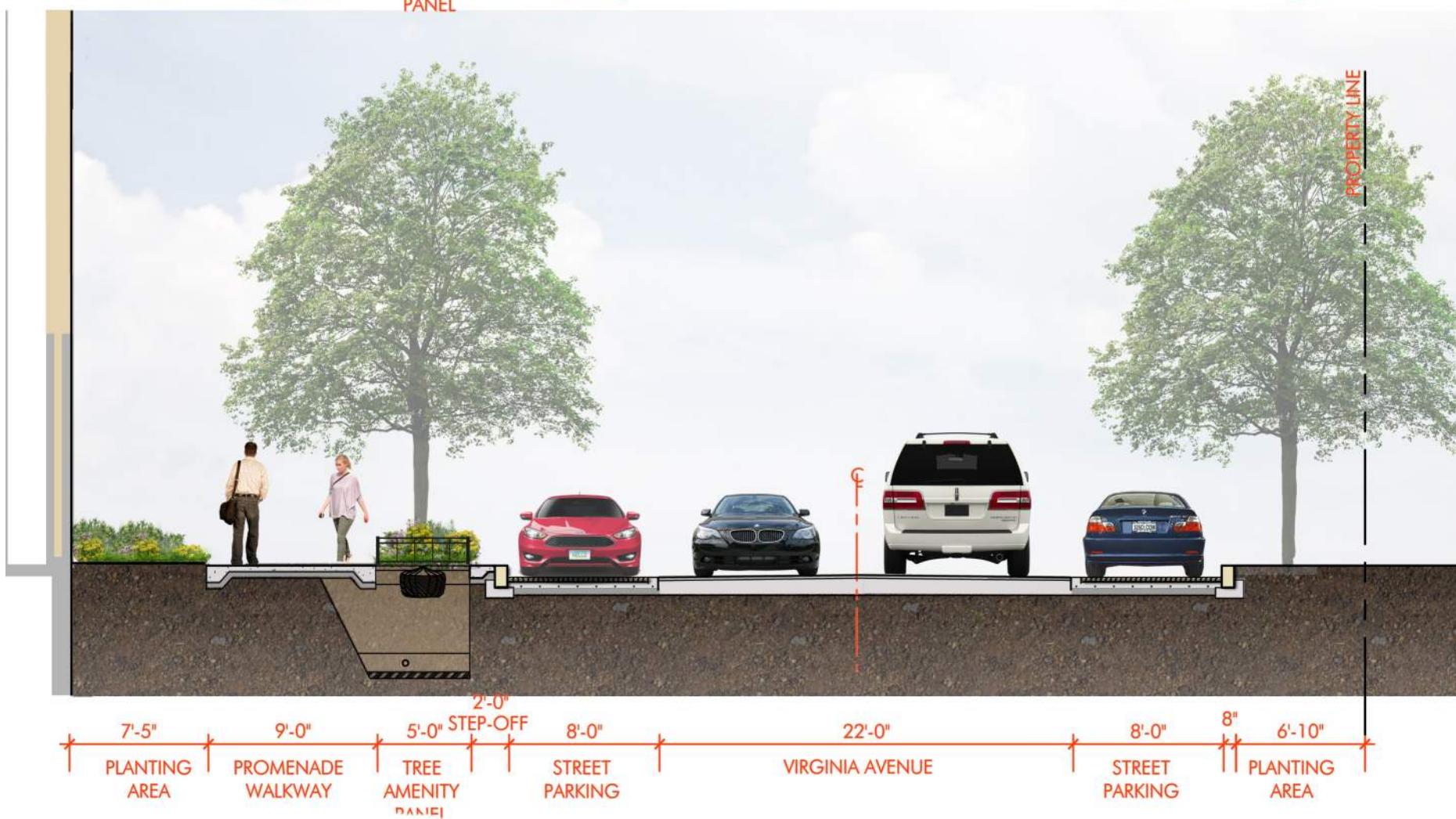
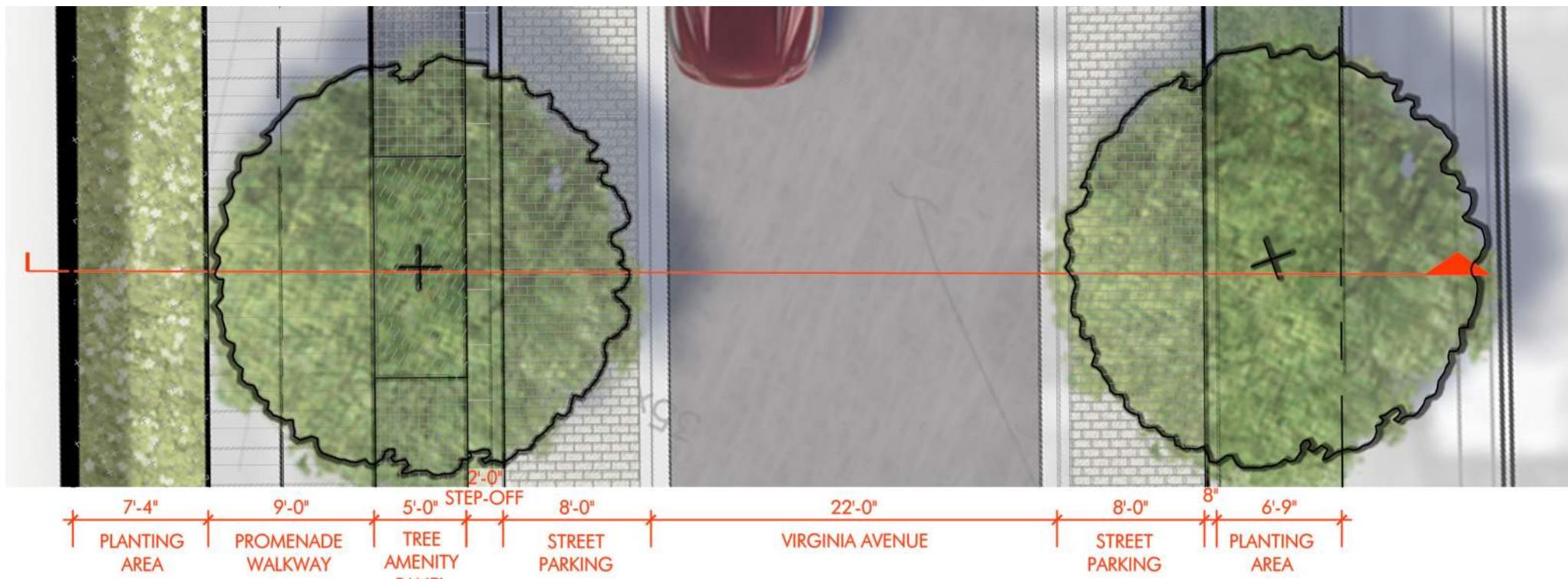


Potential anti-climb bike trail fence.

SCALE:
1/8" = 1'-0"
FDG
FELICE DEVELOPMENT GROUP

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NOVEMBER 19, 2020 L-0 9
(PREVIOUSLY FILED DATE 09.25.2020 AT EXHIBIT #70A3)



1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Consolidated_Phase 1

VIRGINIA AVENUE SECTION



Context Map: NTS

NOTES:

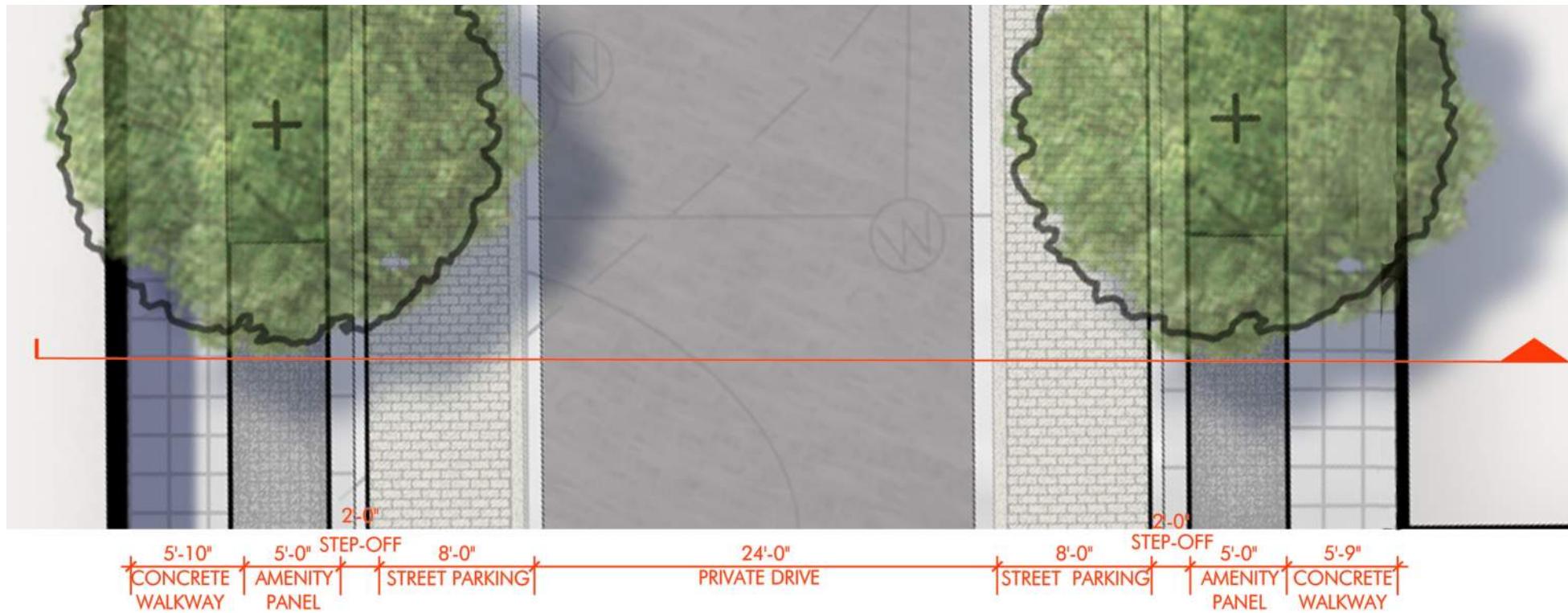
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SCALE:
1/8" = 1'-0"
FDG
FELICE DEVELOPMENT GROUP

0' 2' 4' 8' 12'

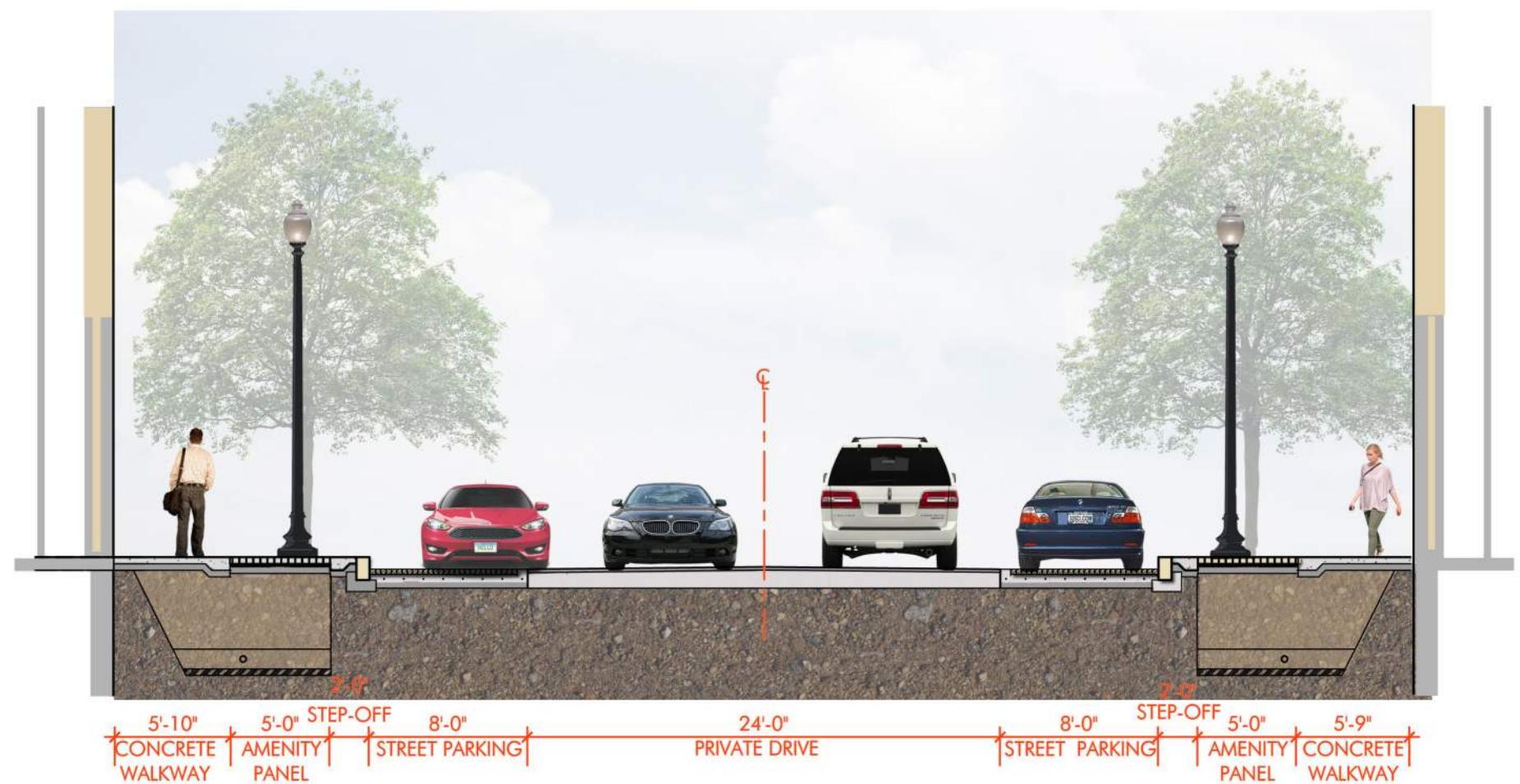
ParkerRodriguez

NOVEMBER 19, 2020 L-10
(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)



NOTES:

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1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Consolidated_Phase 1

PRIVATE DRIVE SECTION

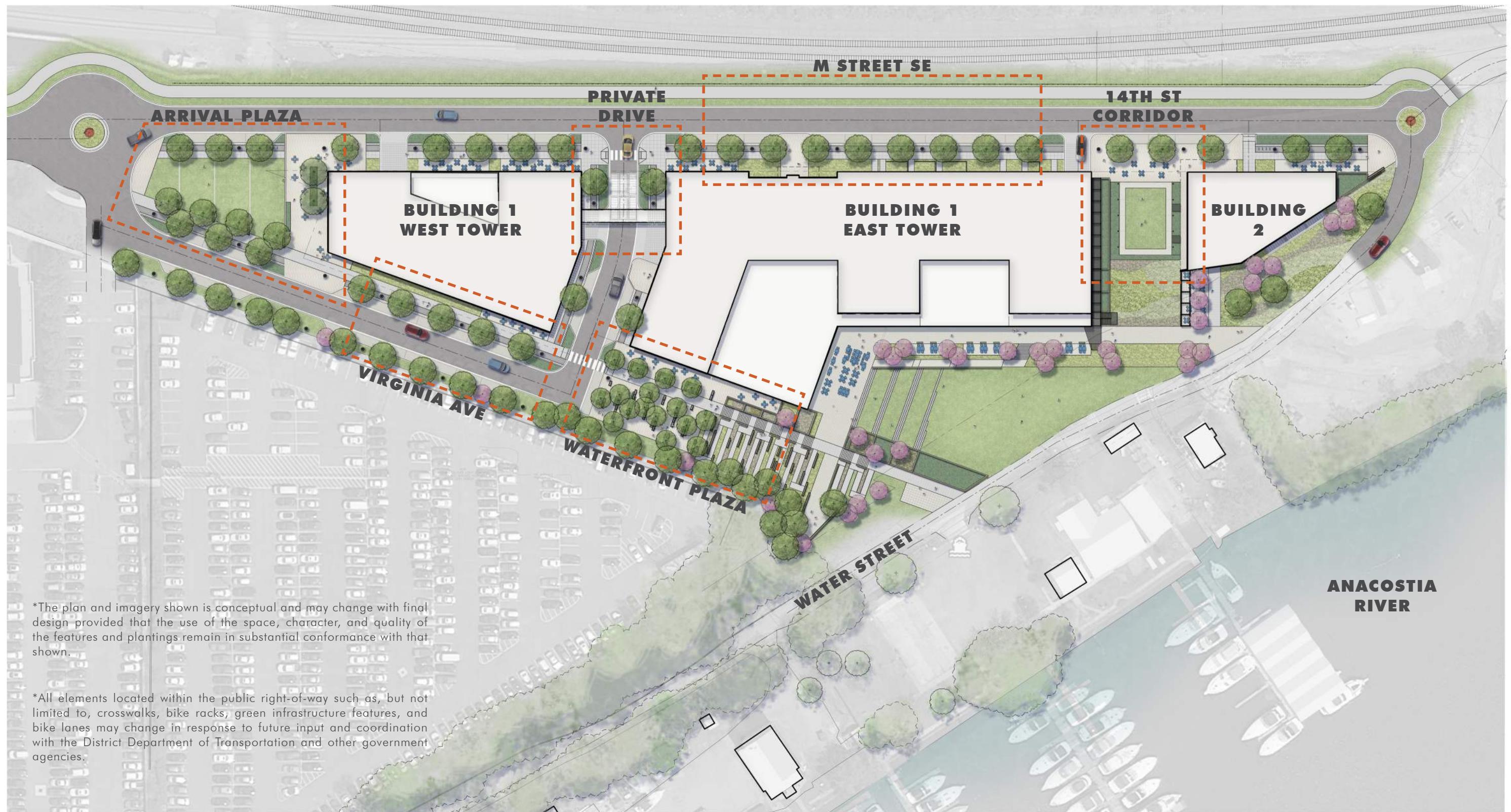
SCALE:
1/8" = 1'-0"
FDG
FELICE DEVELOPMENT GROUP

0' 2' 4' 8' 12'

ParkerRodriguez

NOVEMBER 19, 2020 L-11

(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)



1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Consolidated_Phase 1
GROUND LEVEL LANDSCAPE PLAN

SCALE:
1" = 80'-0"

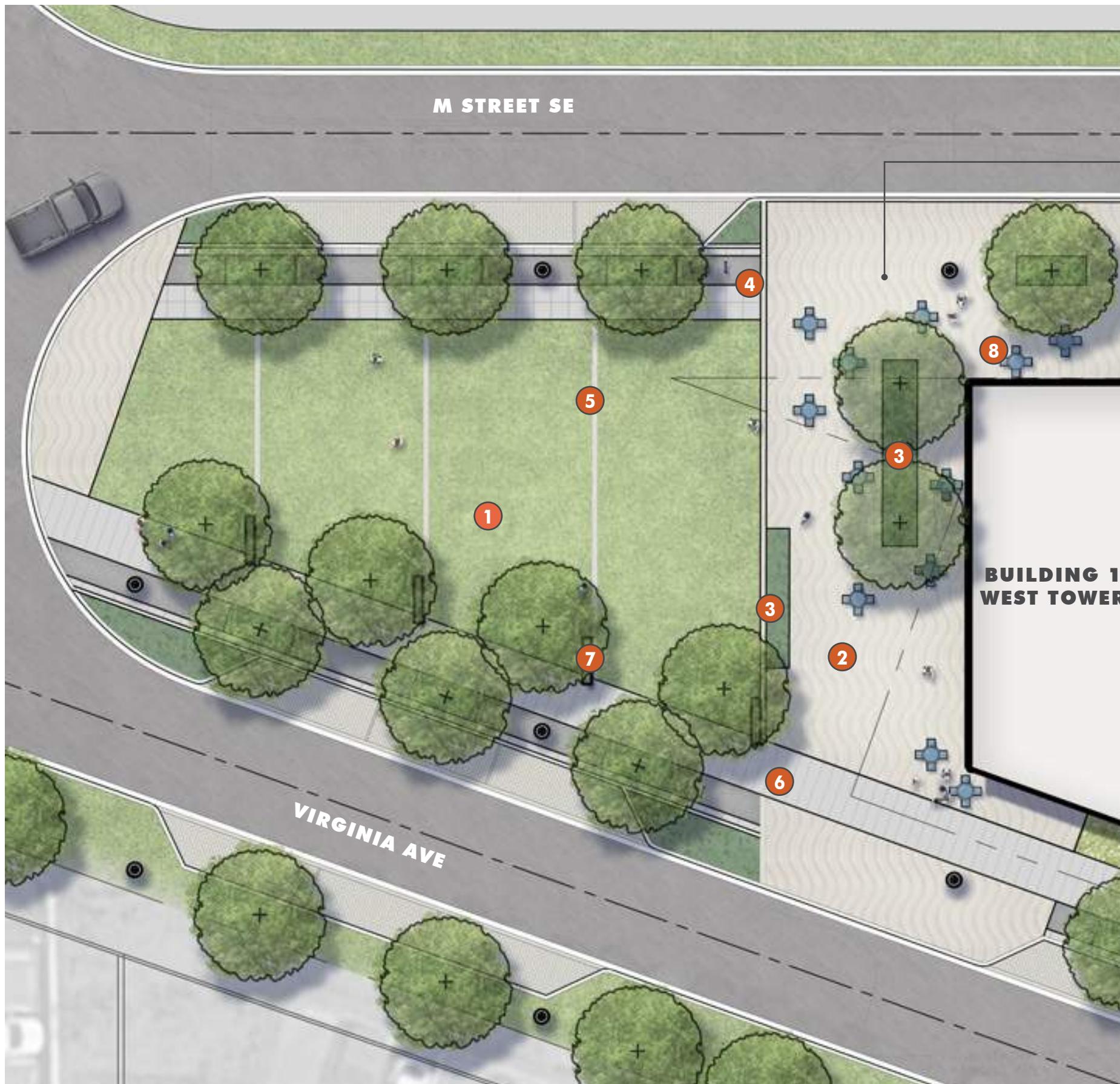
FDG
FELICE DEVELOPMENT GROUP

0' 20' 40' 80' 120'

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NOVEMBER 19, 2020
(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)

L-12



1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Consolidated_Phase 1

ARRIVAL PLAZA ENLARGEMENT



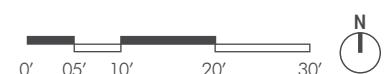
NOTES:

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KEY

- 1 LAWN PANEL
- 2 PEDESTRIAN PLAZA
- 3 PLANTINGS
- 4 PUBLIC SIDEWALK
- 5 DECORATIVE FLUSH PAVING STRIP
- 6 PEDESTRIAN PROMENADE
- 7 SEAT PLINTHS
- 8 OUTDOOR DINING

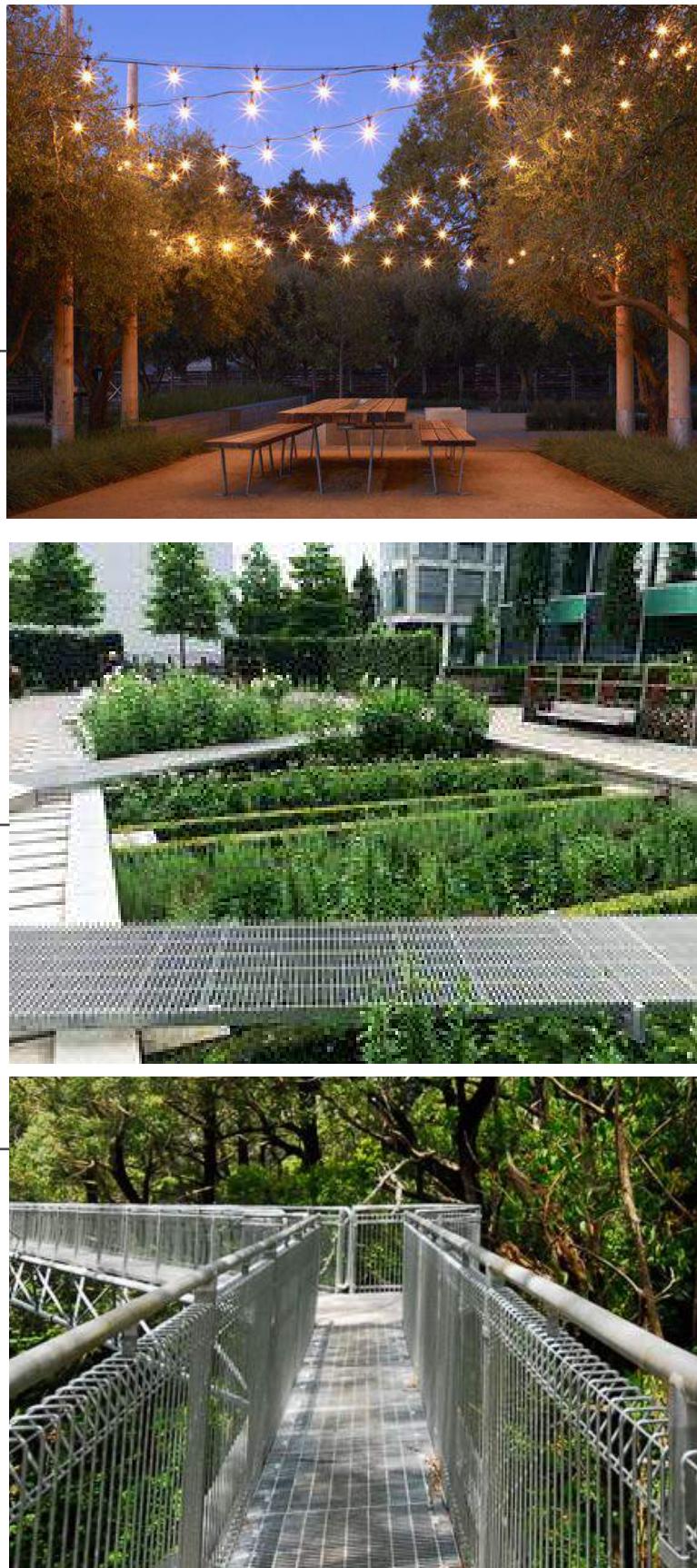
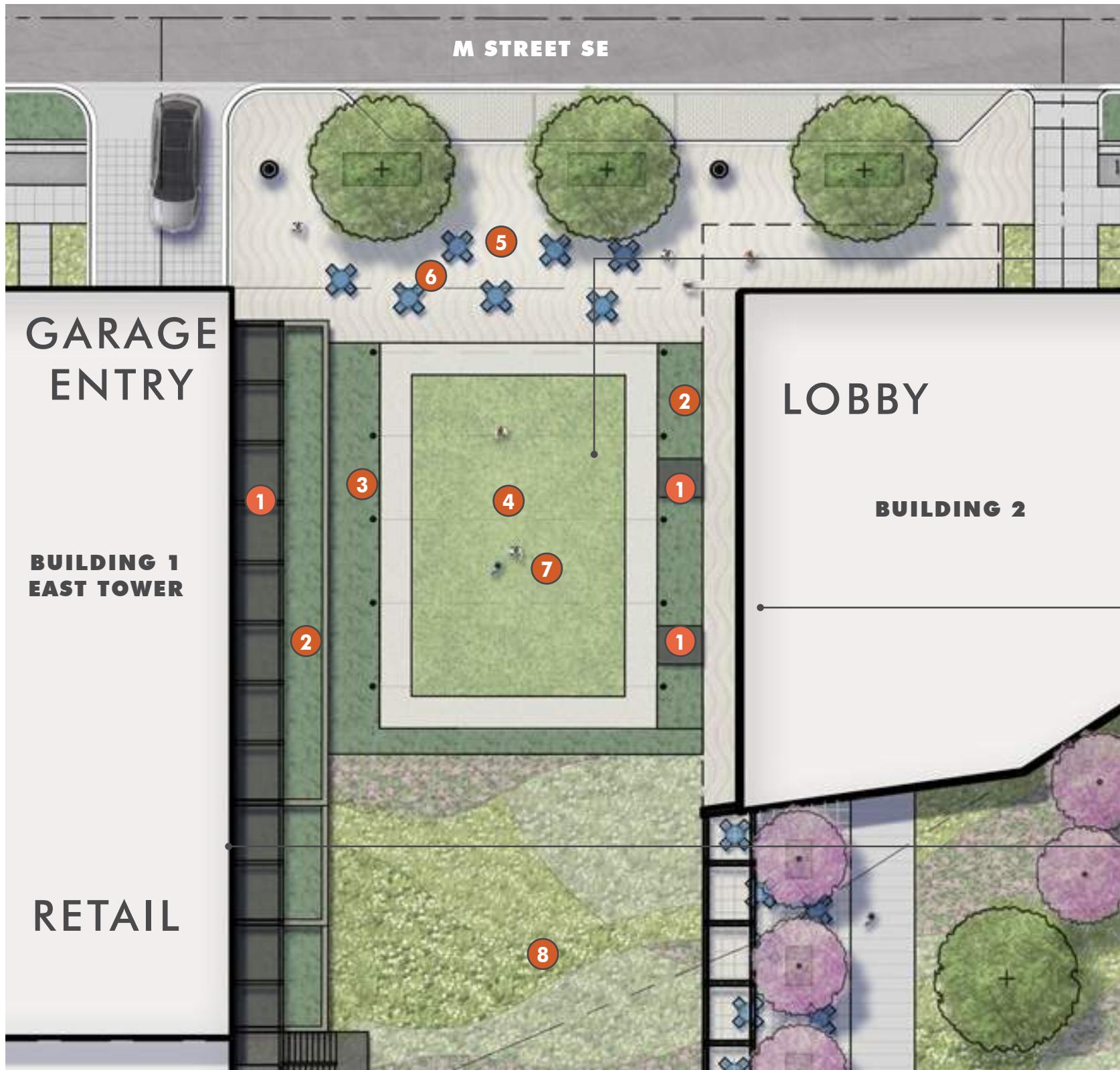
SCALE:
1" = 20'-0"



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NOVEMBER 19, 2020 (PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)

L-13



NOTES:

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KEY

- 1 ARCHITECTURAL BRIDGE
- 2 BIOPRETENTION PLANTER
- 3 PLANTINGS
- 4 LAWN PANEL
- 5 PEDESTRIAN PLAZA
- 6 OUTDOOR DINING
- 7 EVENT SPACE
- 8 MEADOW

SCALE:
1" = 20'-0"



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NOVEMBER 19, 2020 L-14

(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)



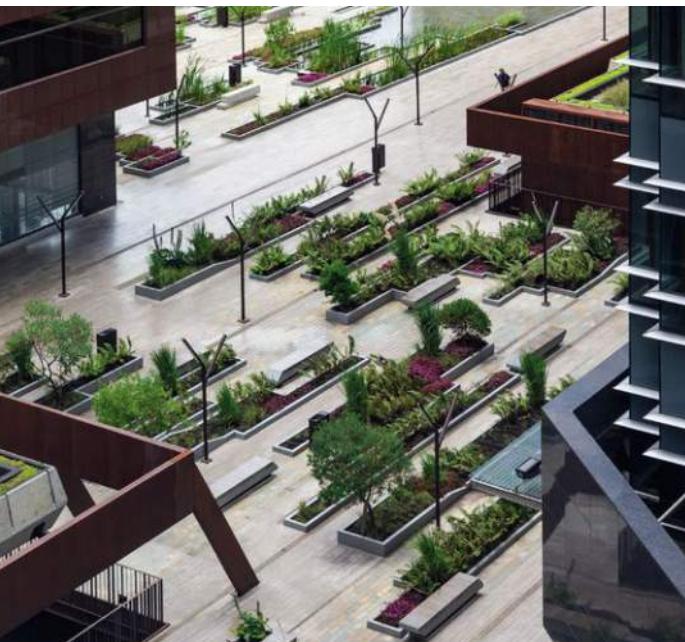
KEY

- 1 OVERLOOK
- 2 OUTDOOR DINING
- 3 PLANTINGS
- 4 STAIRS
- 5 SLOPED WALKWAY
- 6 PEDESTRIAN PROMENADE
- 7 SEAT PLINTHS
- 8 ELEVATOR TO LOWER RETAIL PROMENADE

1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Consolidated_Phase 1
WATERFRONT PLAZA ENLARGEMENT



NOTES:

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SCALE:
1" = 20'-0"

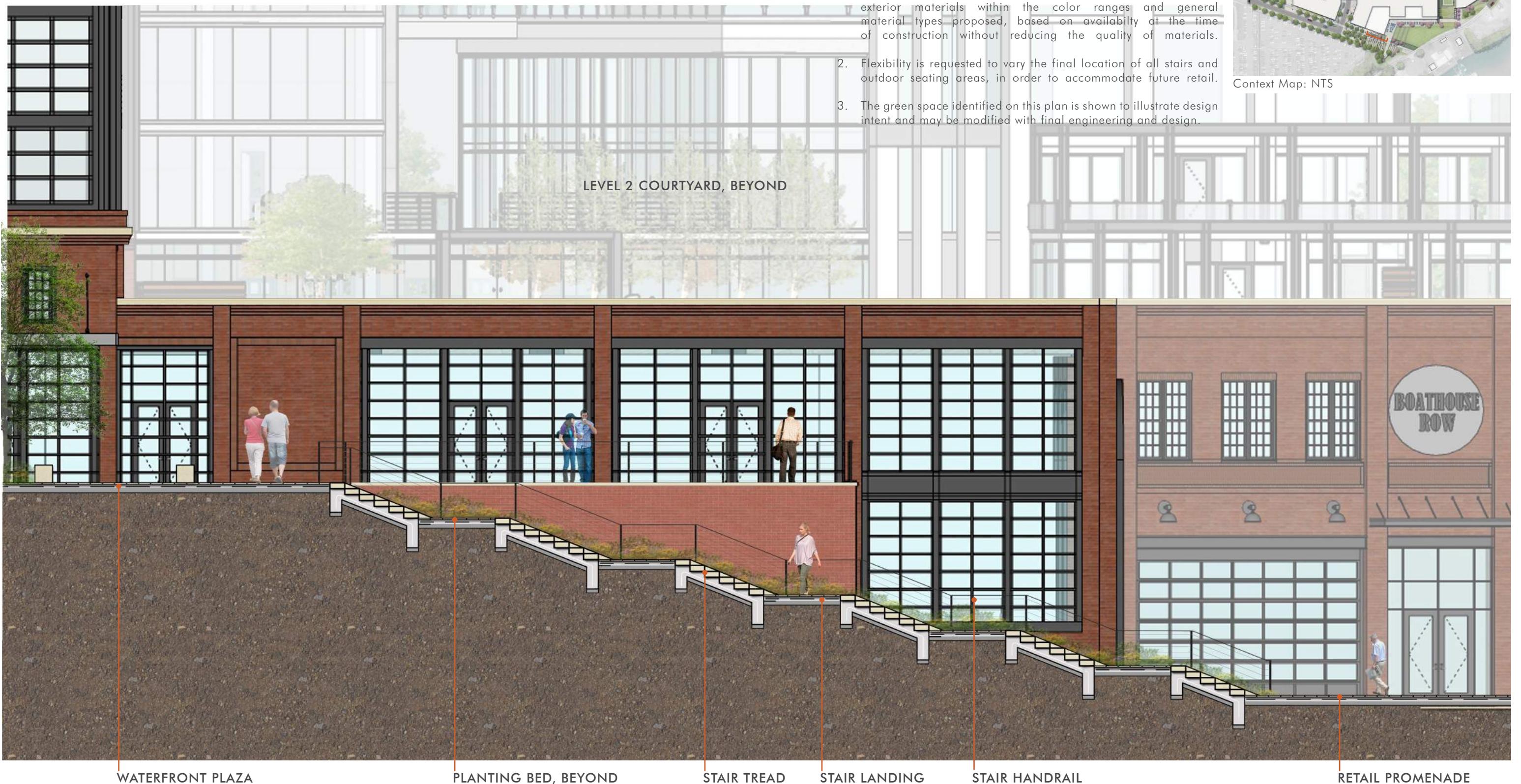
0' 05' 10' 20' 30' N

FDG
FELICE DEVELOPMENT GROUP

Parker Rodriguez

NOVEMBER 19, 2020 L-15

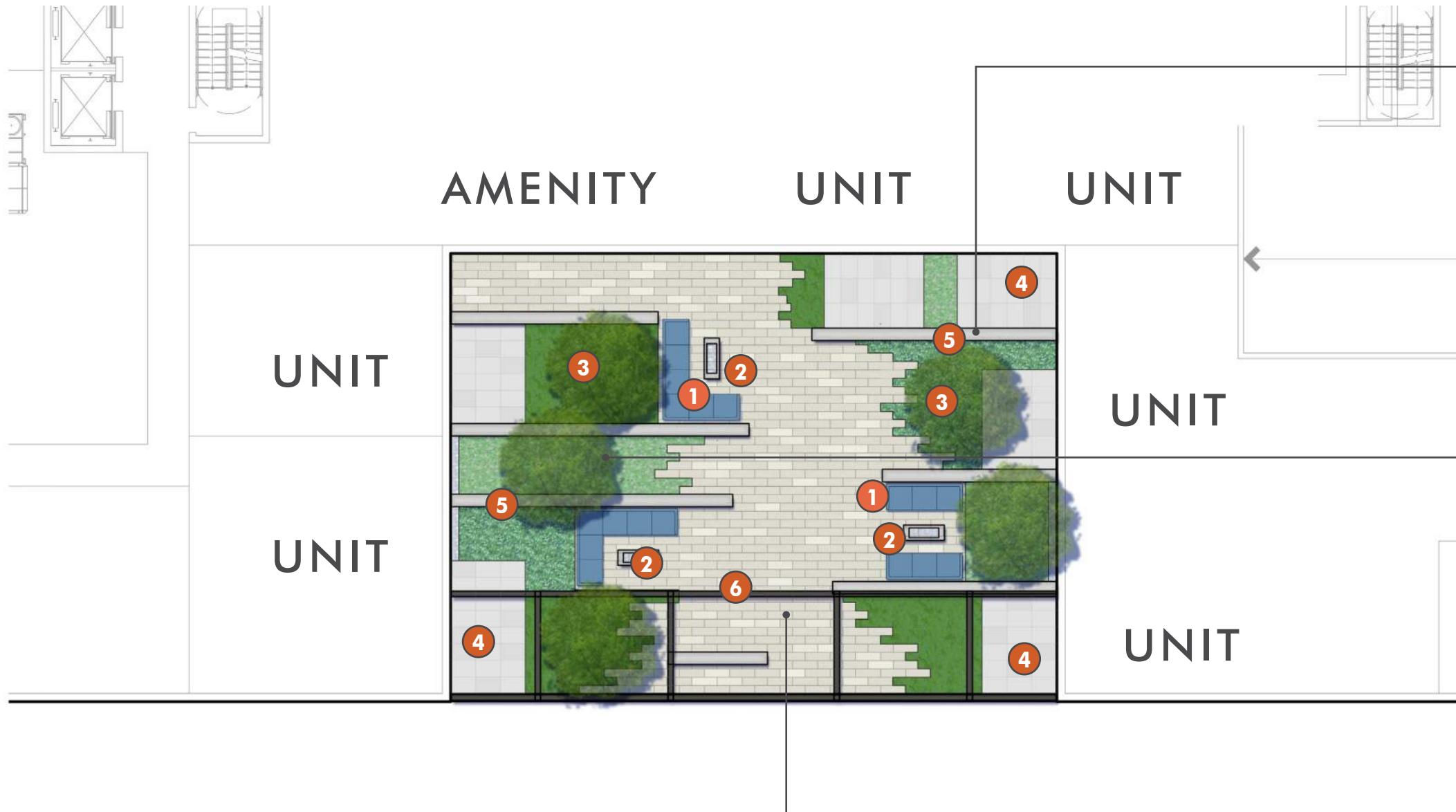
(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)



NOTES:

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KEY

- 1 SEATING AREA
- 2 FIRE ELEMENT
- 3 PLANTINGS
- 4 PRIVATE PATIO
- 5 PRIVACY WALL
- 6 PERGOLA

NOTES:

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1333 M STREET

SE Waterfront, Washington DC

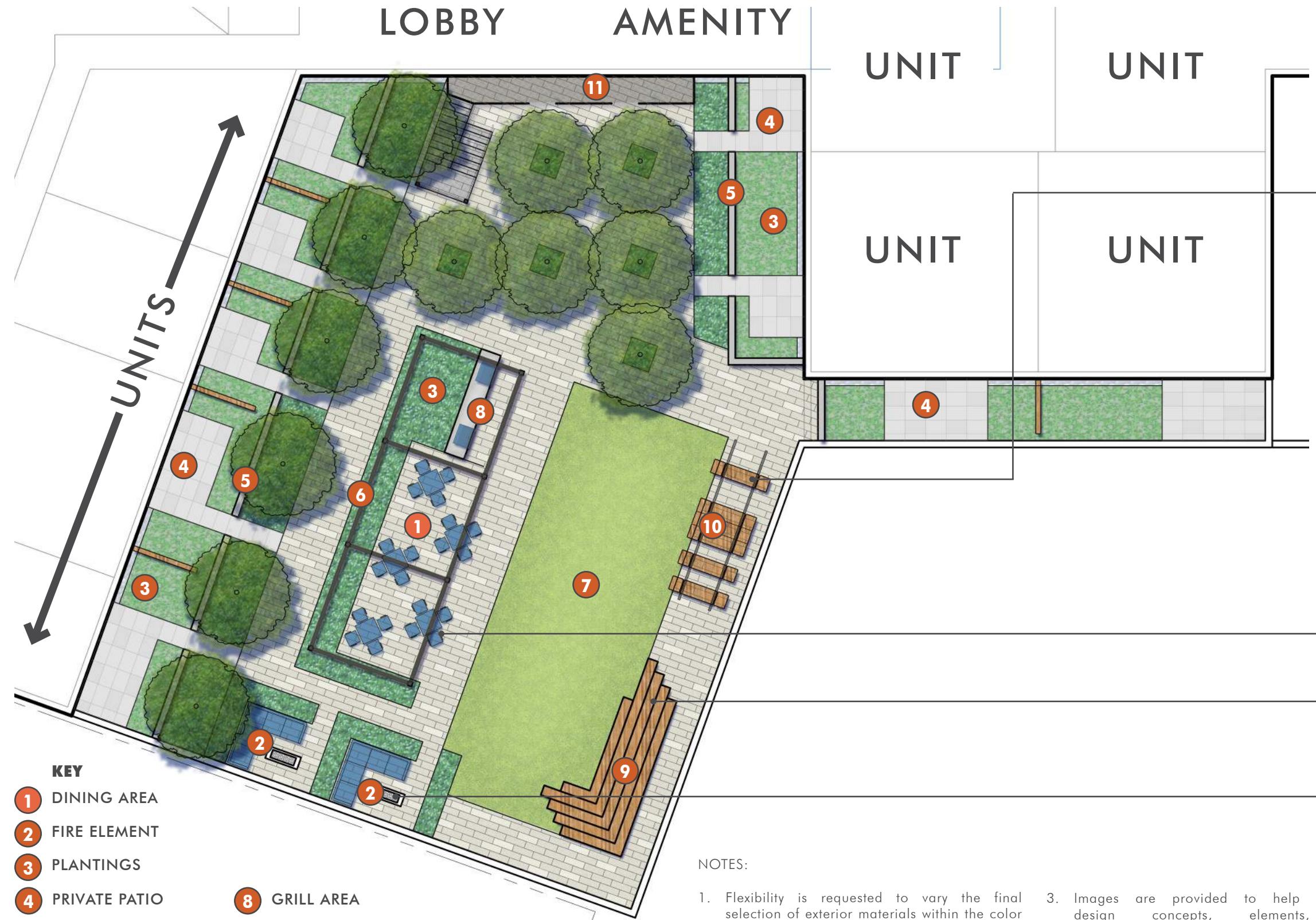
PUD SUBMISSION | Consolidated_Phase 1

LEVEL 1 COURTYARD

SCALE:
1/16" = 1'-0"
FDG
FELICE DEVELOPMENT GROUP

NOVEMBER 19, 2020 L-17
(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)

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PUD SUBMISSION | Consolidated_Phase 1

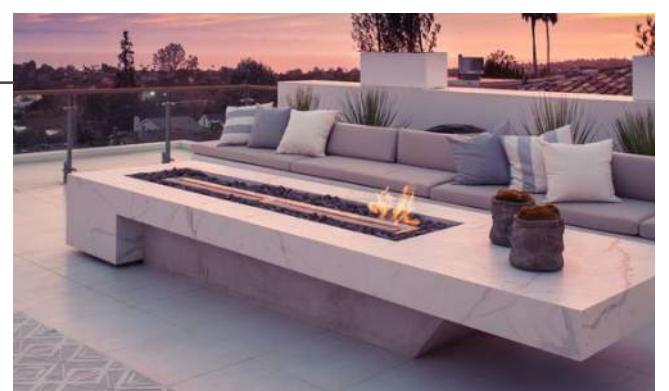
1333 M STREET

SE Waterfront, Washington DC

LEVEL 2 COURTYARD

NOTES:

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SCALE:
1/16" = 1'-0"
FDG
FELICE DEVELOPMENT GROUP

0' 4' 8' 16' 24' N

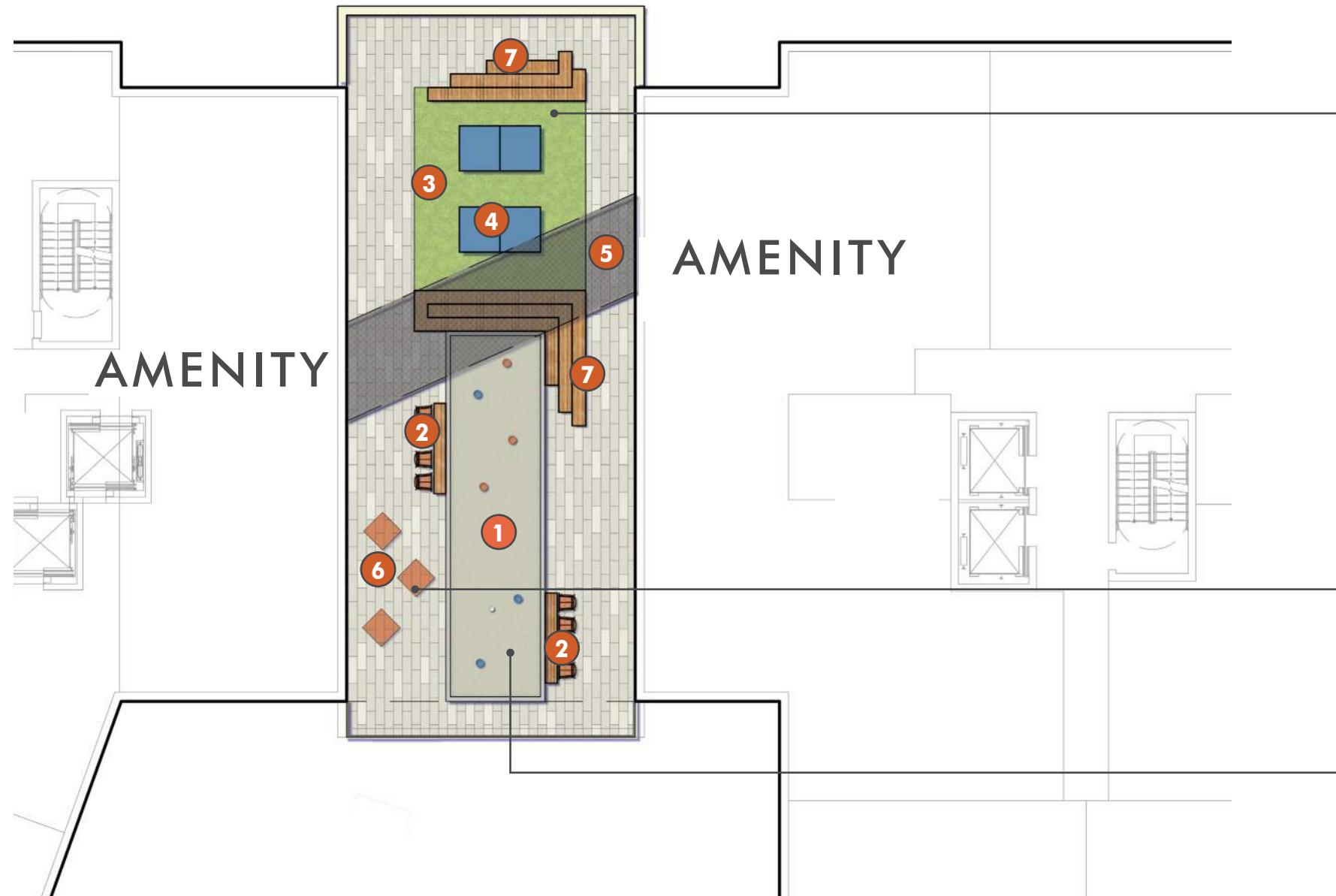
ParkerRodriguez

NOVEMBER 19, 2020 L-18

(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)

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.
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1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Consolidated_Phase 1

LEVEL 3 COURTYARD



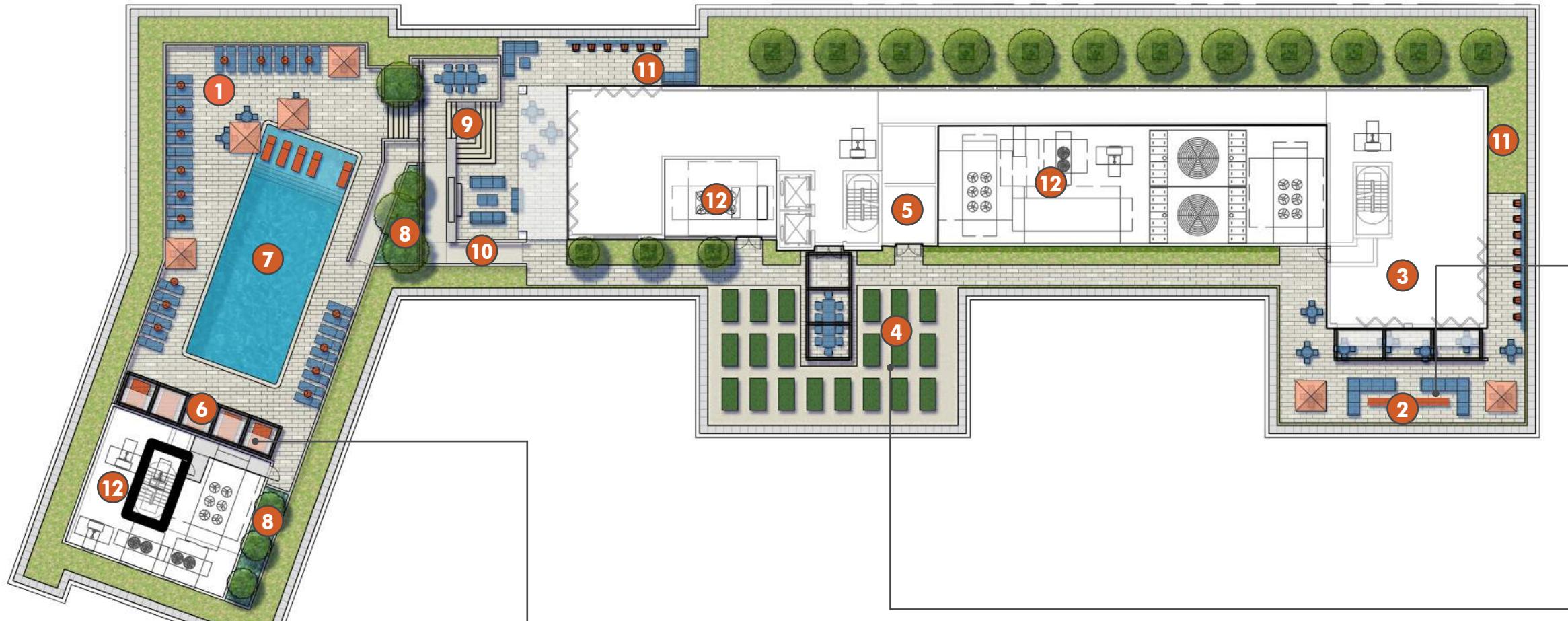
SCALE:
1/16" = 1'-0"
FDG
FELICE DEVELOPMENT GROUP

0' 4' 8' 16' 24'

ParkerRodriguez

NOVEMBER 19, 2020 L-19

(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)



KEY

1	POOL DECK	8	PLANTINGS
2	FIRE ELEMENT	9	STAIRS
3	EVENT SPACE	10	RAMP
4	COMMUNITY GARDEN	11	GREEN ROOF
5	SHED	12	MECHANICAL AREA
6	PERGOLA		
7	POOL		

NOTES:

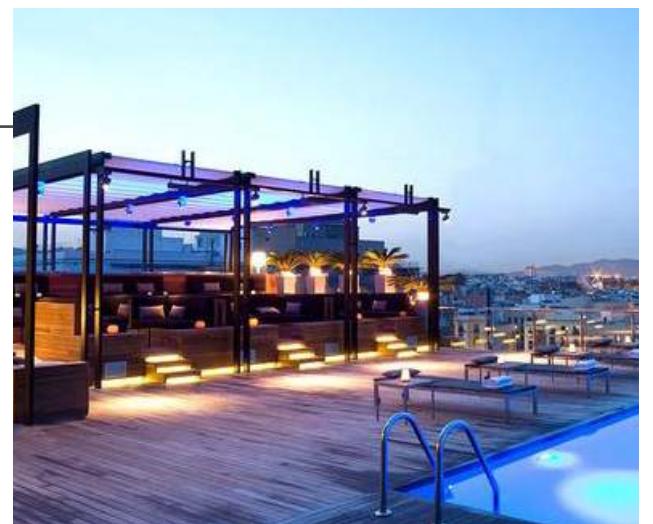
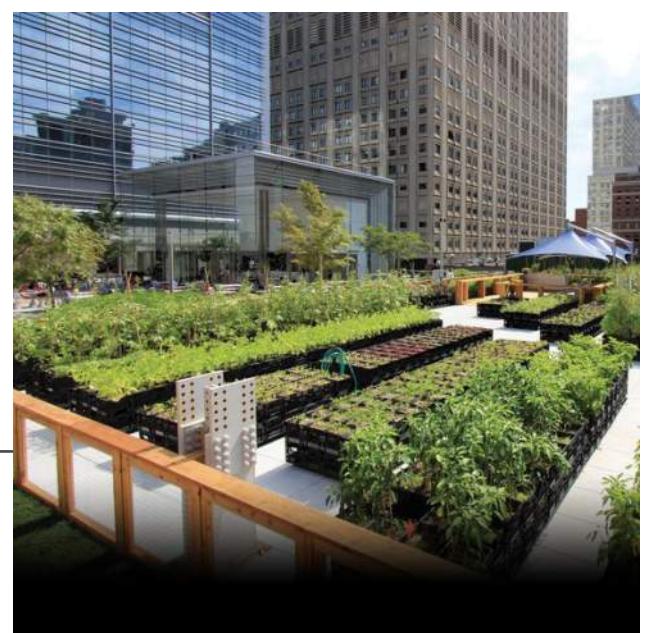
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1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Consolidated_Phase 1

BUILDING 1 - EAST TOWER ROOF

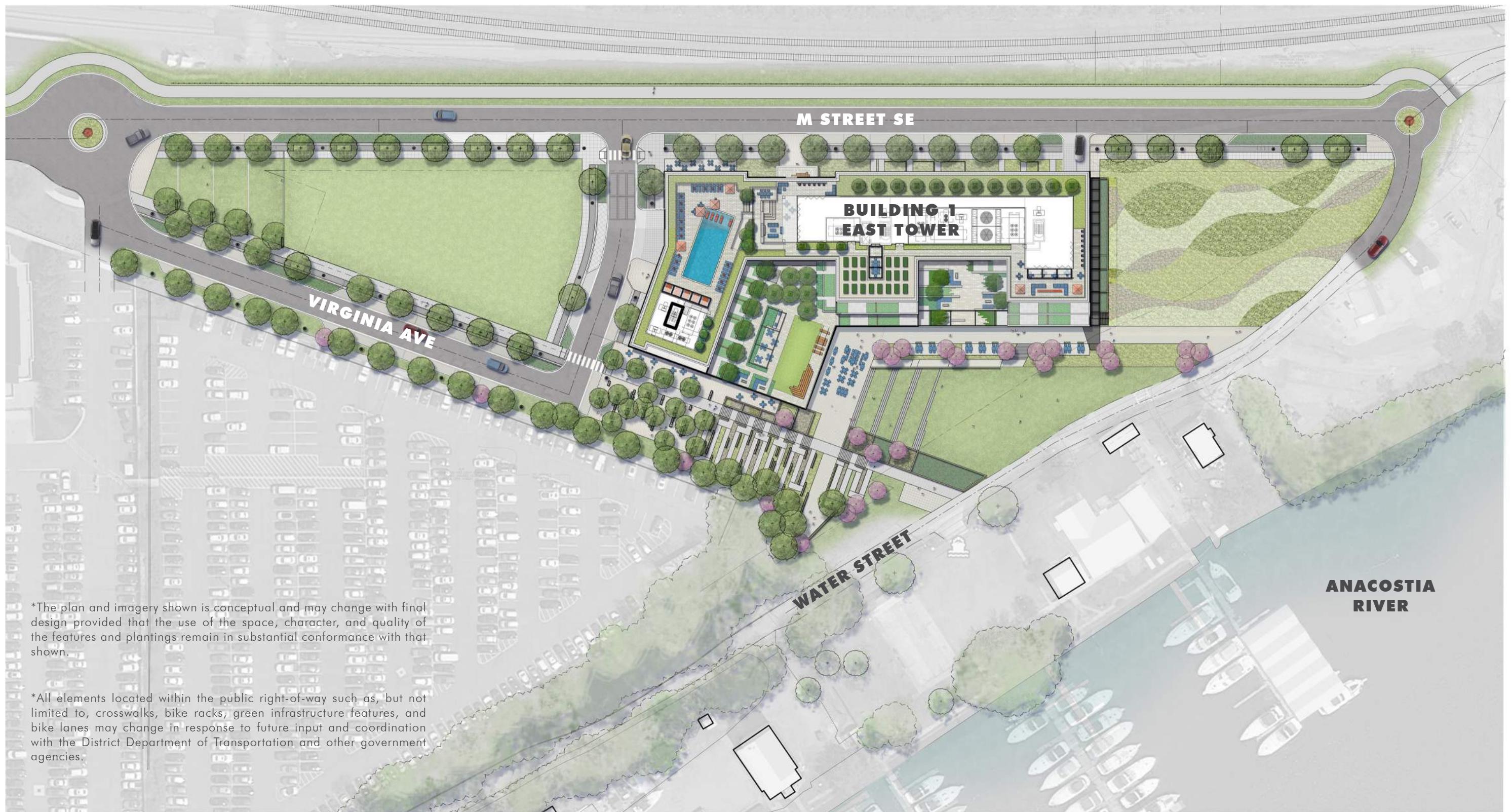


SCALE:
1/32" = 1'-0"
FDC
FELICE DEVELOPMENT GROUP

0' 8' 16' 32' 48' N

ParkerRodriguez

NOVEMBER 19, 2020 L-20
(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)



1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Consolidated_Phase 1
PHASE 1 LANDSCAPE PLAN

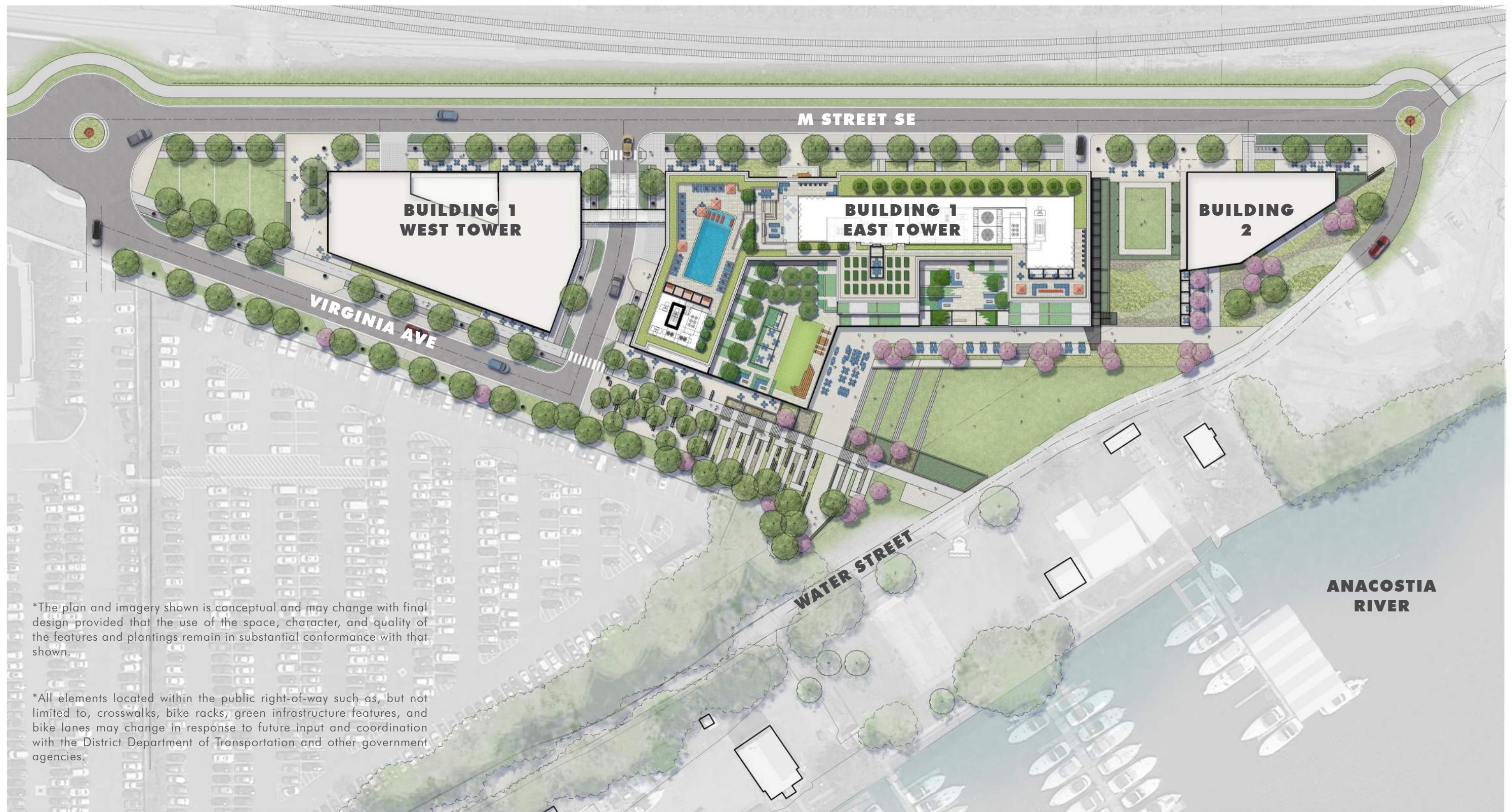
SCALE:
1" = 80'-0"
FDG
FELICE DEVELOPMENT GROUP

0' 20' 40' 80' 120'
N

ParkerRodriguez

NOVEMBER 19, 2020 (PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)

L-21



1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Consolidated_Phase 1
PHASE 2 LANDSCAPE PLAN

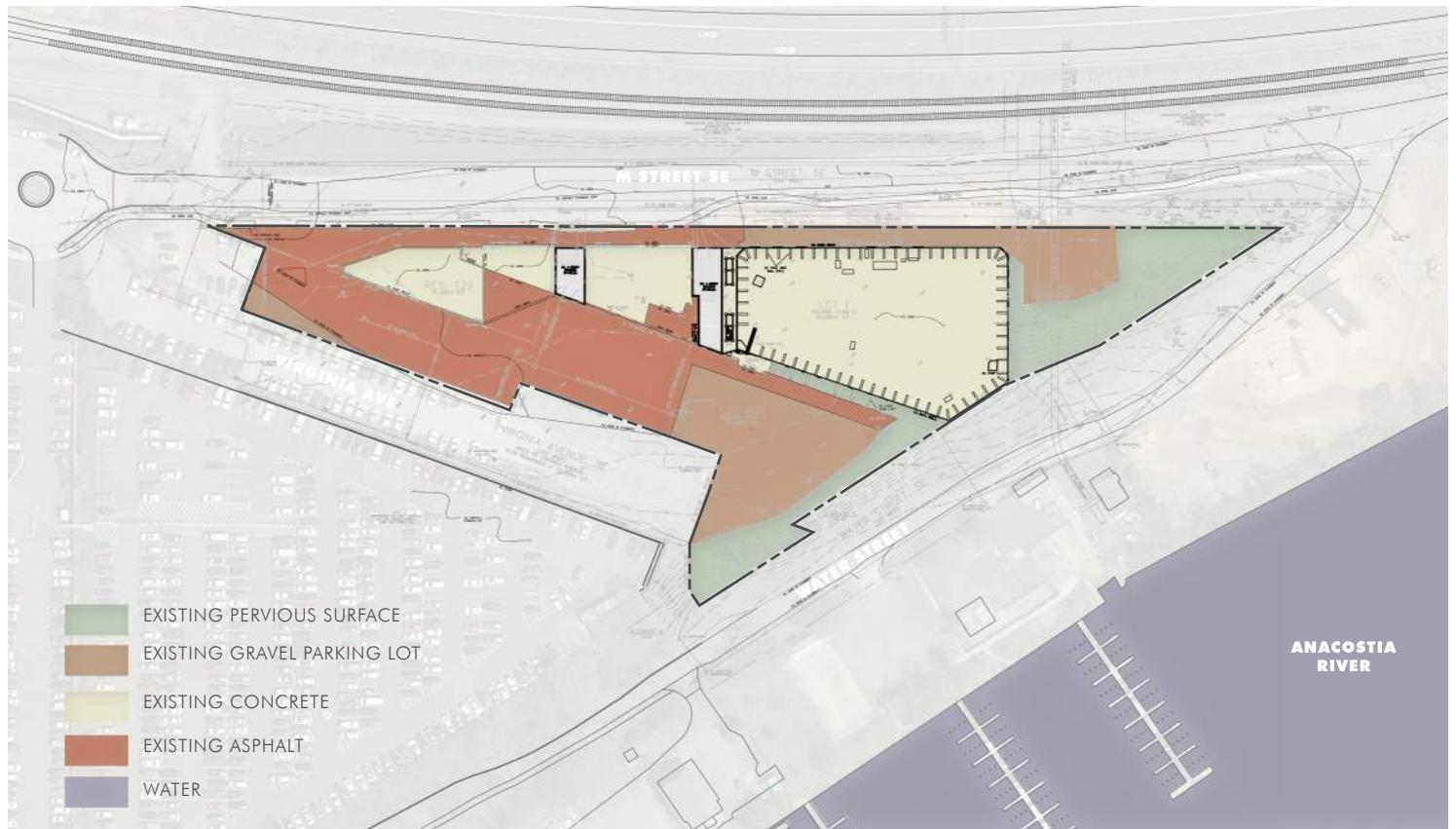
SCALE:
1" = 80'-0"
FDG
FELICE DEVELOPMENT GROUP

0' 20' 40' 80' 120'
N

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NOVEMBER 19, 2020 (PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)

L-2 2



EXISTING CONDITIONS PLAN

EXISTING IMPERVIOUS AREA: 108,560 SF **85.2%**

EXISTING ASPHALT: 37,514 SF 34.6%

EXISTING GRAVEL: 25,130 SF 23.1%

EXISTING CONCRETE: 41,887 SF 38.6%

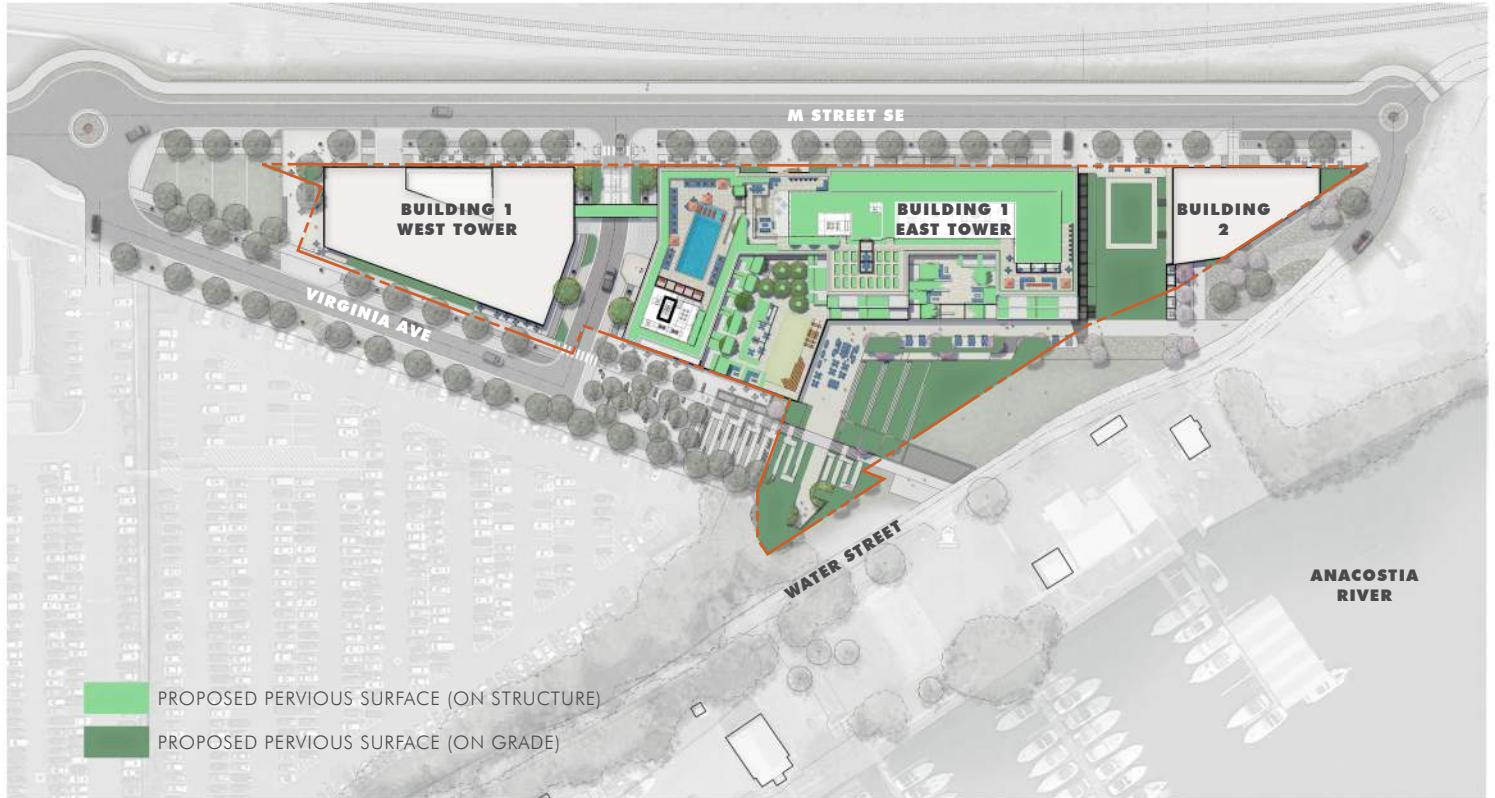
EXISTING STRUCTURES: 4,029 SF 3.7%

EXISTING PERVIOUS AREA: 18,914 SF **14.8%**

NOTES:

1. Calculations are taken from within property boundary only. Areas to be improved outside of property have been excluded from these tabulations.
2. The green space identified on this scoresheet is shown to illustrate compliance and may be modified with final engineering and design.
3. Buildings 1A & 2 are shown for illustrative purposes only. Parcels will be developed at a later date.

PROPERTY AREA: 127,474 SF



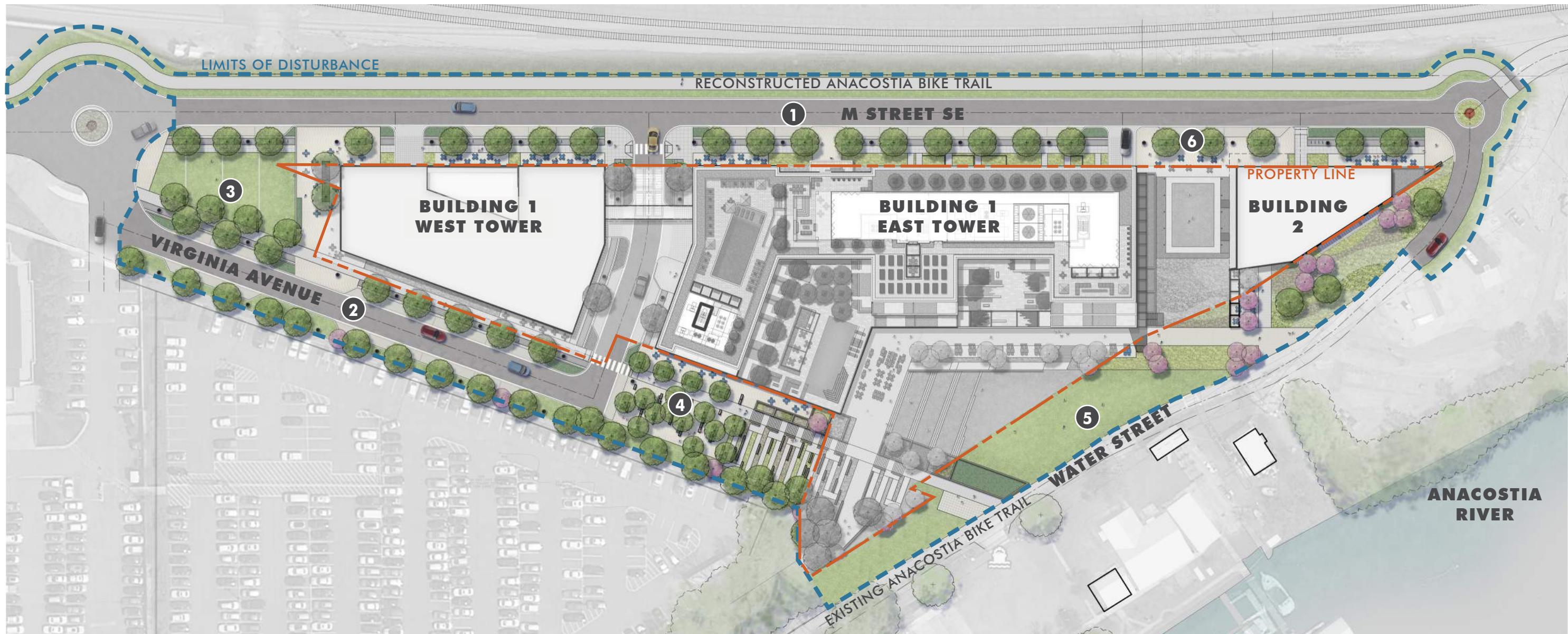
PROPOSED MASTER PLAN

PROPOSED IMPERVIOUS AREA: 75,017 SF **58.8%**

PROPOSED PERVIOUS AREA: 52,457 SF **41.2%**

PERVIOUS AREA ON GRADE: 20,608 SF 39.3%

PERVIOUS AREA ON STRUCTURE: 31,849 SF 60.7%



LEGEND

1 M STREET
DDOT STANDARD ROADWAY (22')
ON STREET PARKING (8')
BIORETENTION FACILITIES
SIDEWALK (6')
AMENITY PANEL WITH STREET TREES
STREET LIGHTS
PERMEABLE PAVING
BIKE TRAIL (10')
TRAFFIC CIRCLE
ESTIMATED COST: \$2,51,970

2 VIRGINIA AVENUE
DDOT STANDARD ROADWAY (22')
ON STREET PARKING (8')
BIORETENTION FACILITIES
PROMENADE SIDEWALK (9')
AMENITY PANEL WITH STREET TREES
STREET LIGHTS
PERMEABLE PAVING
ESTIMATED COST: \$983,300

3 ARRIVAL PLAZA
PEDESTRIAN PROMENADE
EXPANSIVE GREEN LAWN
PEDESTRIAN PLAZA
DROP OFF POINTS FOR BUILDING
ESTIMATED COST: \$322,150

4 WATERFRONT PLAZA
PEDESTRIAN PLAZA
MONUMENTAL STAIRCASE
BIORETENTION PLANTERS
RETAIL DINING
ACCESSIBLE WALKWAYS
ESTIMATED COST: \$726,400

5 LOWER RETAIL PROMENADE
GREAT LAWN
BIORETENTION PLANTERS
MEADOW
ACCESS TO WATER STREET
BIKE TRAIL CONNECTION
ESTIMATED COST: \$361,500

6 14TH ST. CORRIDOR PLAZA
ACCESS TO PEDESTRIAN BRIDGE & ELEVATOR TO LOWER RETAIL PROMENADE
PEDESTRIAN PLAZA
ESTIMATED COST: \$999,400

NOTES

- Benefits in **ORANGE** text indicate improvement to be done at Phase 1. Benefits in **BLUE** text indicate improvement to be done at Phase 2.
- Areas rendered in color are located in public space.
- Numbers shown on the plan are shown to identify spaces and do not limit the locations of benefits listed in the legend.

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				
Address		Square	Lot	Zone District
1333 M Street				
Other				
Lot size (enter this value first) *		118,615	0.2	Score: 0.225
Landscape Elements				
A Landscaped areas (select one of the following for each area)				
1 Landscaped areas with a soil depth < 24"	square feet	0.30	-	
2 Landscaped areas with a soil depth ≥ 24"	square feet	0.60	7,800.0	
3 Bioretention facilities	square feet	0.40	1,040.0	
B Plantings (credit for plants in landscaped areas from Section A)				
1 Groundcovers, or other plants < 2' height	square feet	0.20	Native Bonus square feet	200.0
2 Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants	10	# of plants	27.0
3 New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees	0	# of trees	-
4 New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees	0	# of trees	-
5 Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees	0	# of trees	-
6 Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees	0	# of trees	-
7 Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees	0	# of trees	-
8 Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees	0	# of trees	-
9 Vegetated wall, plantings on a vertical surface	square feet	0.60	square feet	-
C Vegetated or "green" roofs				
1 Over at least 2" and less than 8" of growth medium	square feet	0.60	square feet	-
2 Over at least 8" of growth medium	square feet	22,000	square feet	17,600.0
D Permeable Paving***				
1 Permeable paving over 6" to 24" of soil or gravel	square feet	0.40	-	
2 Permeable paving over at least 24" of soil or gravel	square feet	0.50	-	
E Other				
1 Enhanced tree growth systems***	square feet	0.40	-	
2 Renewable energy generation	square feet	0.50	-	
3 Approved water features	square feet	0.20	-	
F Bonuses				
1 Native plant species	square feet	0	0.10	-
2 Landscaping in food cultivation	square feet	0.10	-	
3 Harvested stormwater irrigation	square feet	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

1333 M STREET

PUD SUBMISSION | Consolidated_Phase 1
GAR SCORECARD

SE Waterfront, Washington DC

Green Area Ratio Scoresheet				
Address		Square	Lot	Zone District
1333 M Street				
Other				
Lot size (enter this value first) *		8,855	0.2	Score: 0.225
Landscape Elements				
A Landscaped areas (select one of the following for each area)				
1 Landscaped areas with a soil depth < 24"	square feet	0.30	-	
2 Landscaped areas with a soil depth ≥ 24"	square feet	0.60	180.0	
3 Bioretention facilities	square feet	0	0.40	-
B Plantings (credit for plants in landscaped areas from Section A)				
1 Groundcovers, or other plants < 2' height	# of plants	0	0.20	-
2 Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants	0	0.30	-
3 New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees	0	0.50	-
4 New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees	0	0.60	-
5 Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees	0	0.70	-
6 Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees	0	0.70	-
7 Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees	0	0.70	-
8 Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees	0	0.80	-
9 Vegetated wall, plantings on a vertical surface	square feet	0.60	square feet	-
C Vegetated or "green" roofs				
1 Over at least 2" and less than 8" of growth medium	square feet	0.60	square feet	-
2 Over at least 8" of growth medium	square feet	2,270	square feet	1,816.0
D Permeable Paving***				
1 Permeable paving over 6" to 24" of soil or gravel	square feet	0.40	-	
2 Permeable paving over at least 24" of soil or gravel	square feet	0.50	-	
E Other				
1 Enhanced tree growth systems***	square feet	0.40	-	
2 Renewable energy generation	square feet	0.50	-	
3 Approved water features	square feet	0.20	-	
F Bonuses				
1 Native plant species	square feet	0	0.10	-
2 Landscaping in food cultivation	square feet	0.10	-	
3 Harvested stormwater irrigation	square feet	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



Parker Rodriguez

NOVEMBER 19, 2020
(PREVIOUSLY FILED DATE 09.25.2020 AT EXHIBIT #70A3)

L-2 5



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



Cephaelanthus occidentalis / Buttonbush



Dryopteris intermedia / Evergreen Wood Fern



Athyrium asplenoides / Southern Ladyfern



Tripsacum dactyloides / Gama Grass



Andropogon gerardii / Big Bluestem

*Plant selections may change with final design provided that the character and quality of the planting material selections remain in substantial conformance with that shown.

