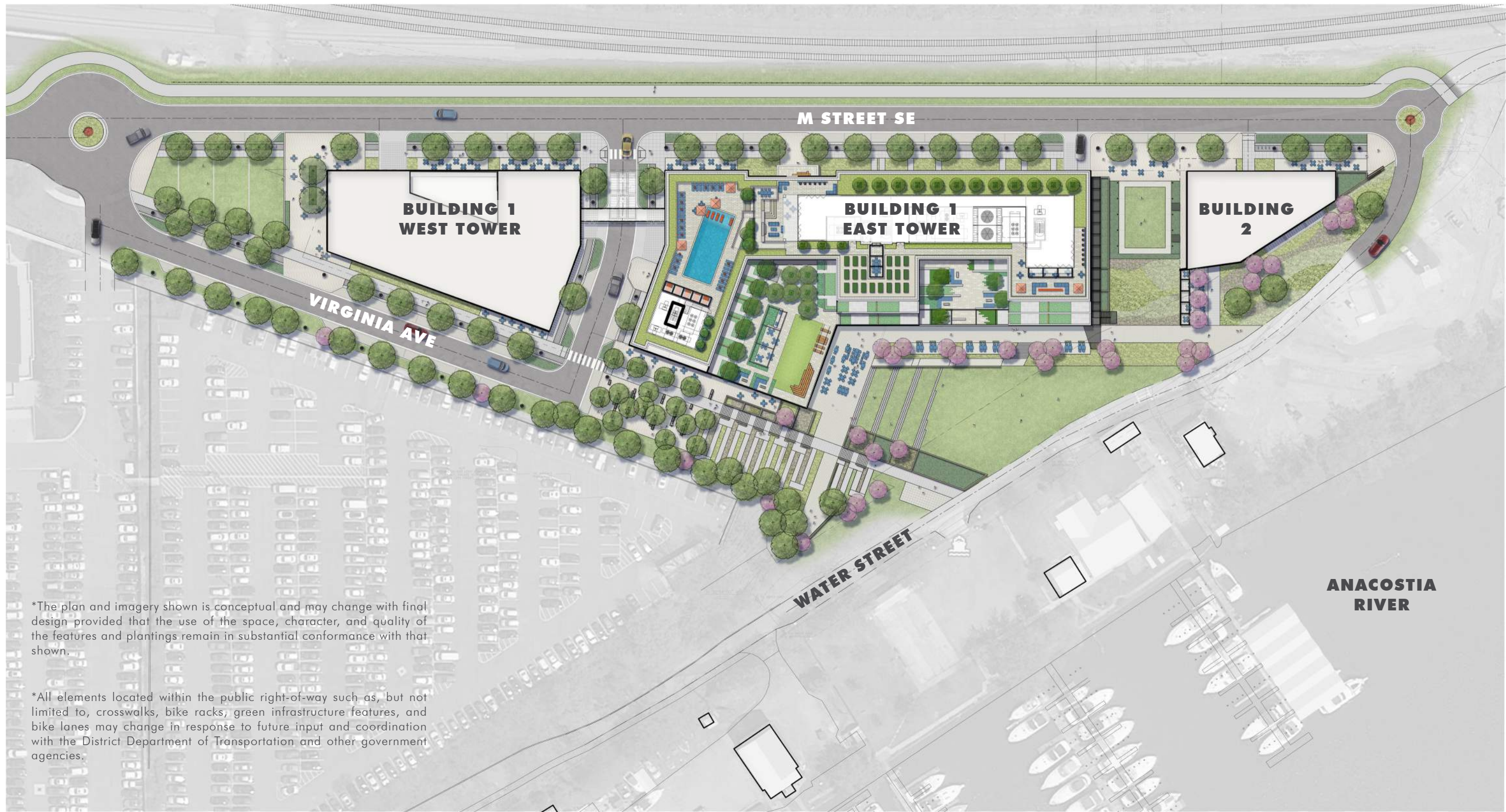


LANDSCAPE

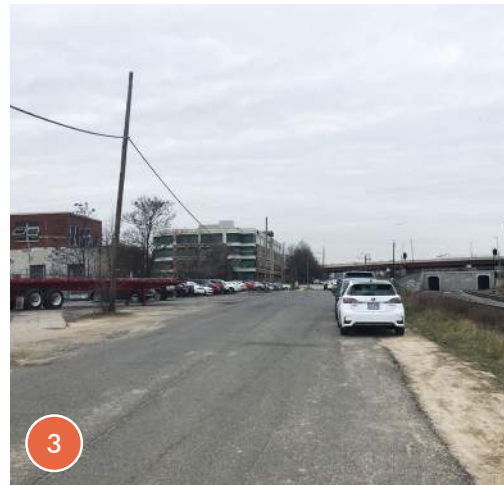




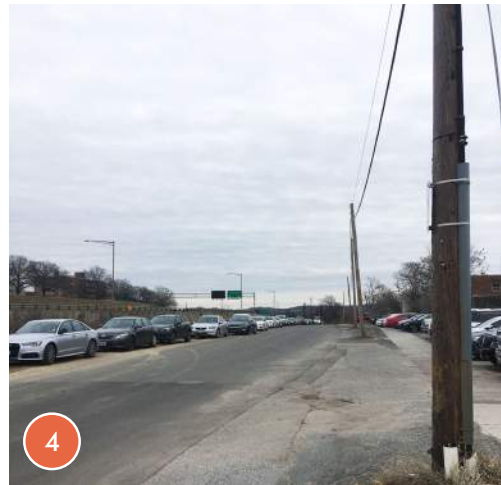
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TWO LANE BIKE TRAIL



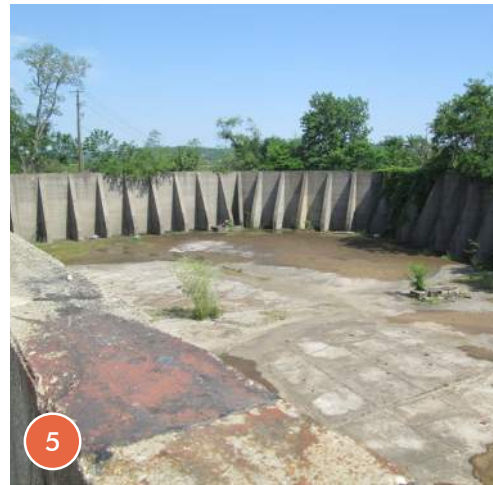
2
M STREET WEST ENTRANCE



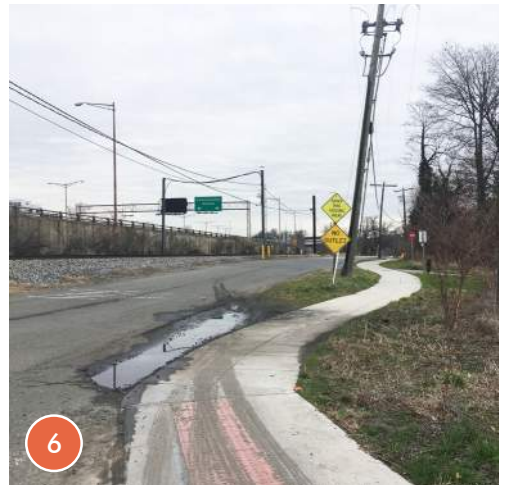
3
M STREET LOOKING WEST



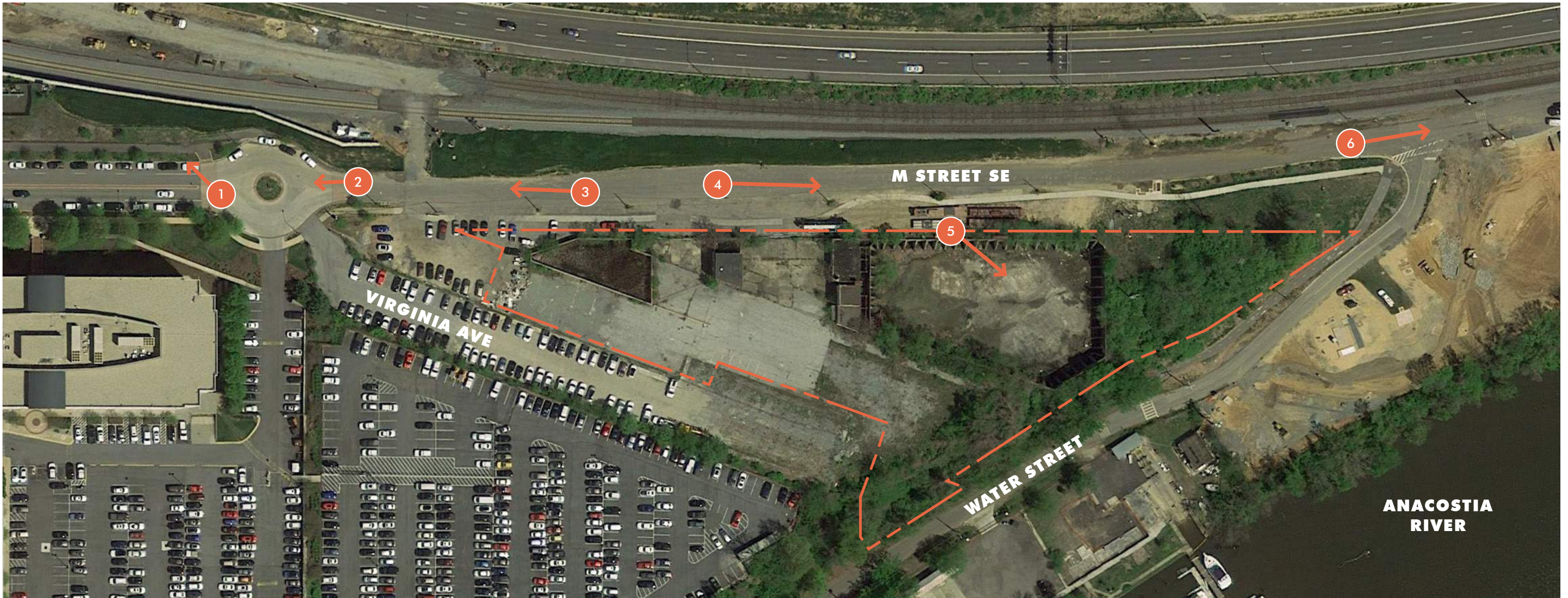
4
M STREET LOOKING EAST



5
SITE PIT



6
M STREET CONTINUATION



1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION

EXISTING VIEWS - M STREET, SE



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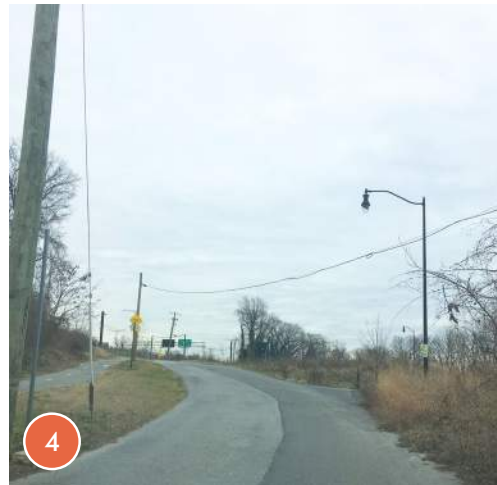
1
ADJACENT PARKING LOT



2
WATER STREET WEST END



3
WATER STREET BY BOATHOUSE ROW



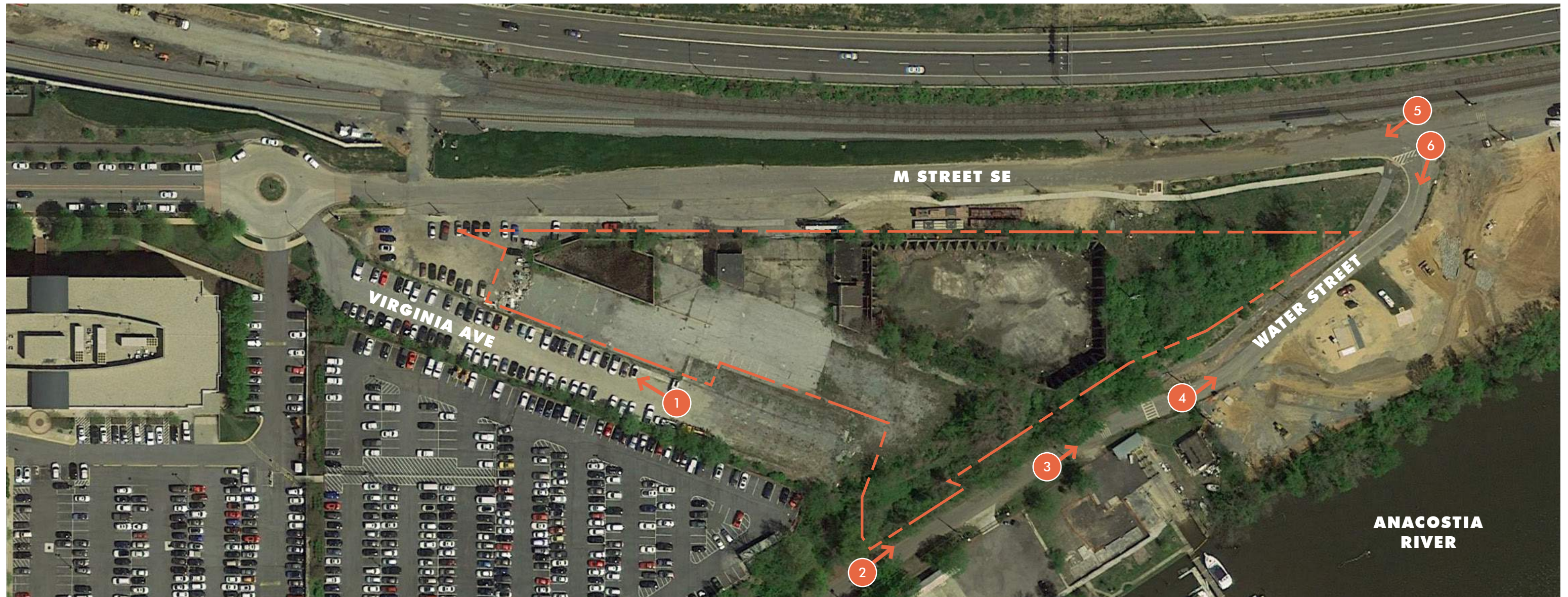
4
WATER STREET LOOKING EAST



5
WATER STREET INTERSECTION



6
WATER STREET LOOKING WEST



1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION

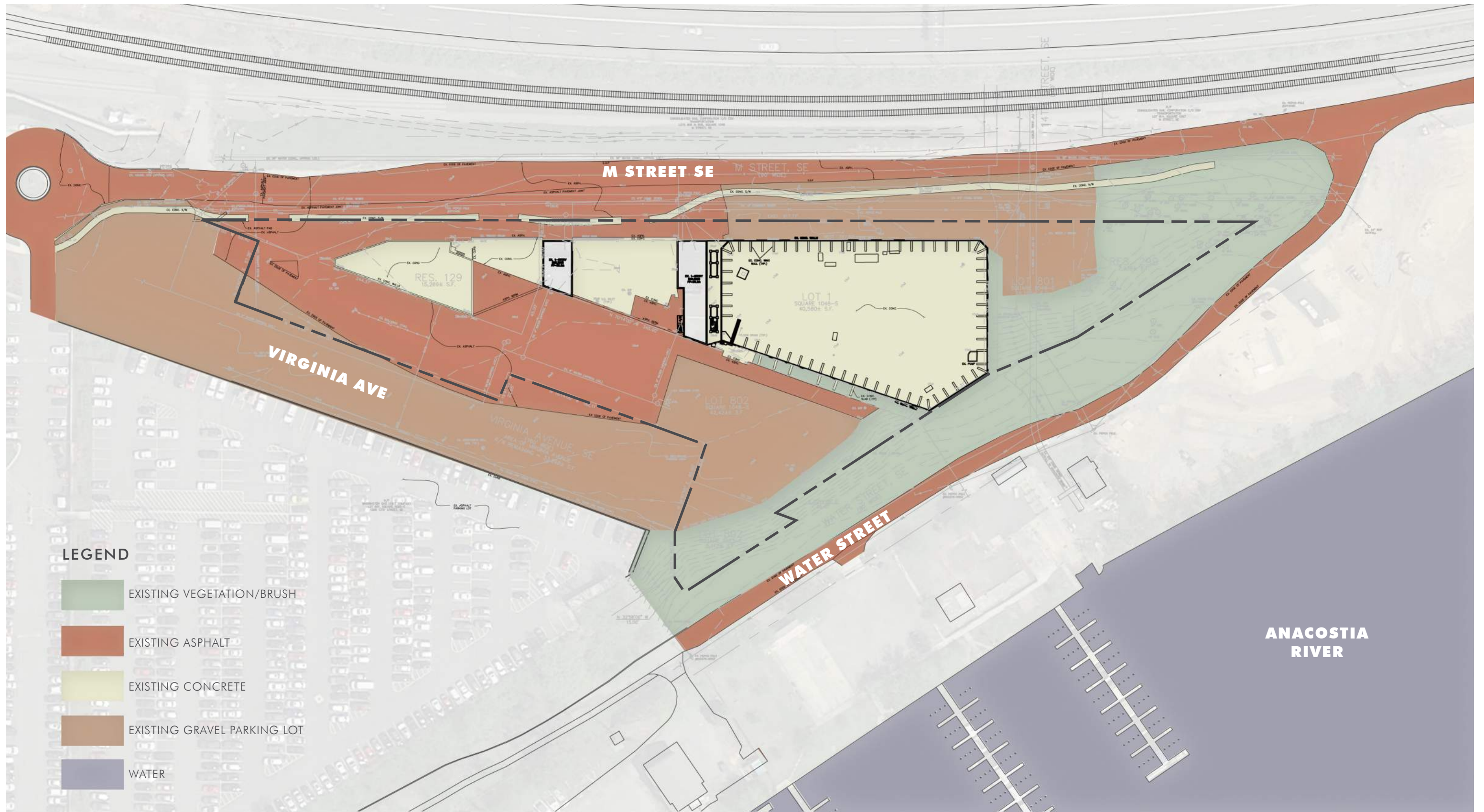
EXISTING VIEWS - WATER STREET

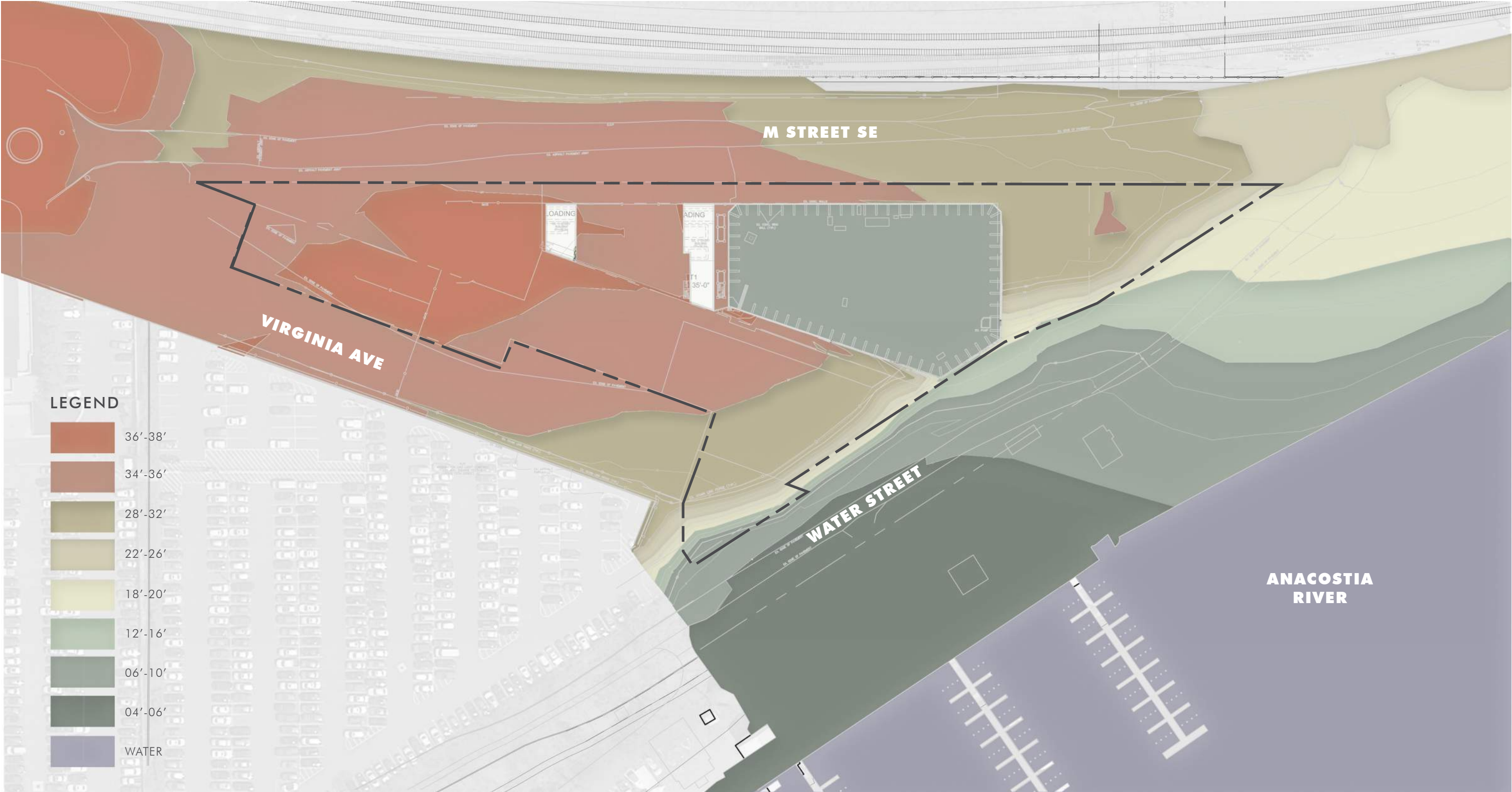


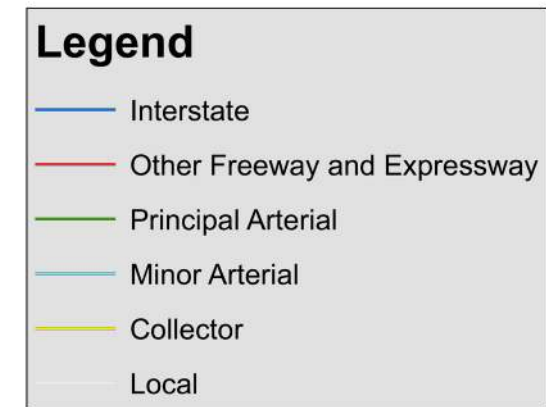
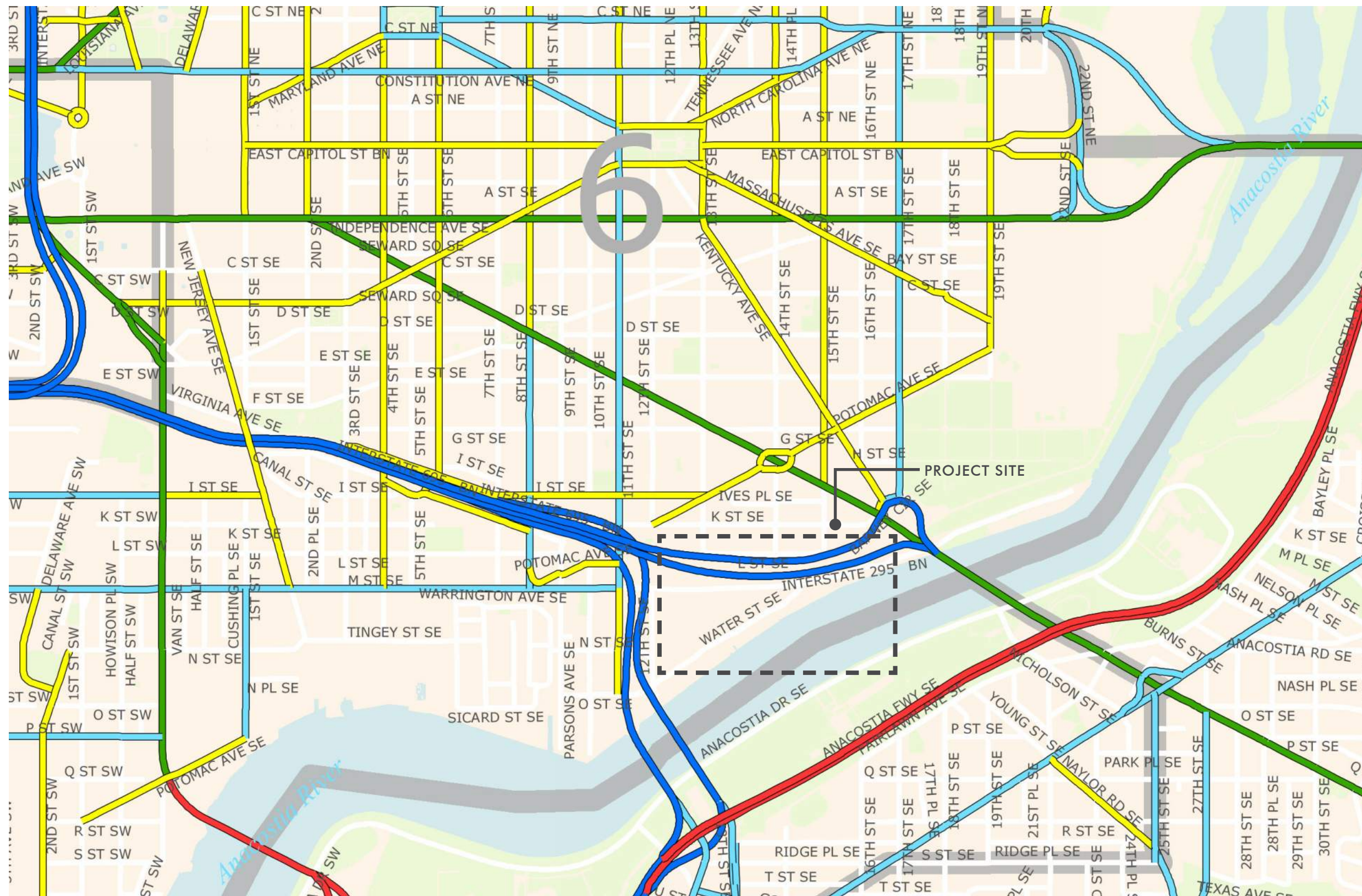
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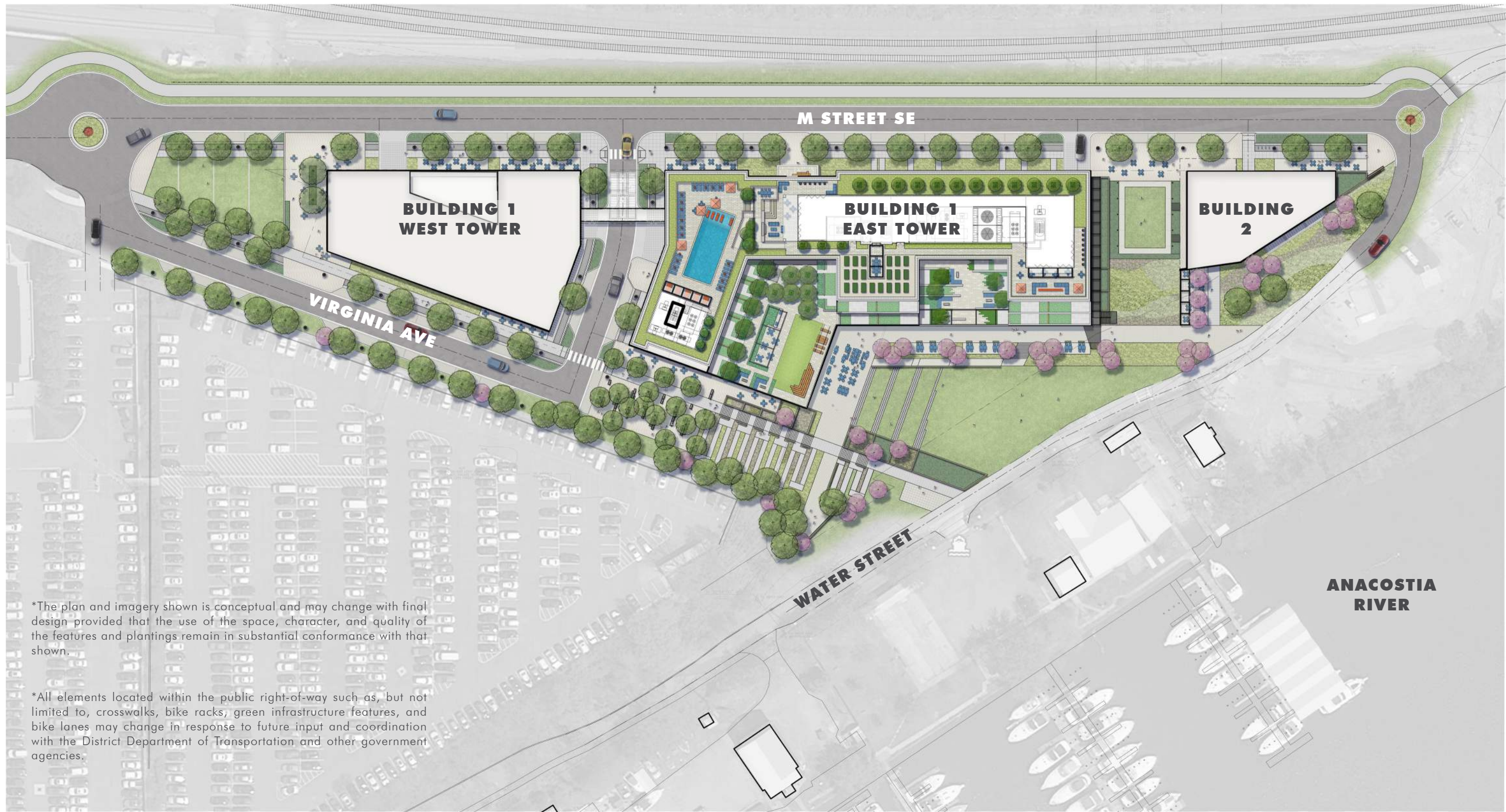
June 05, 2020 L - 03



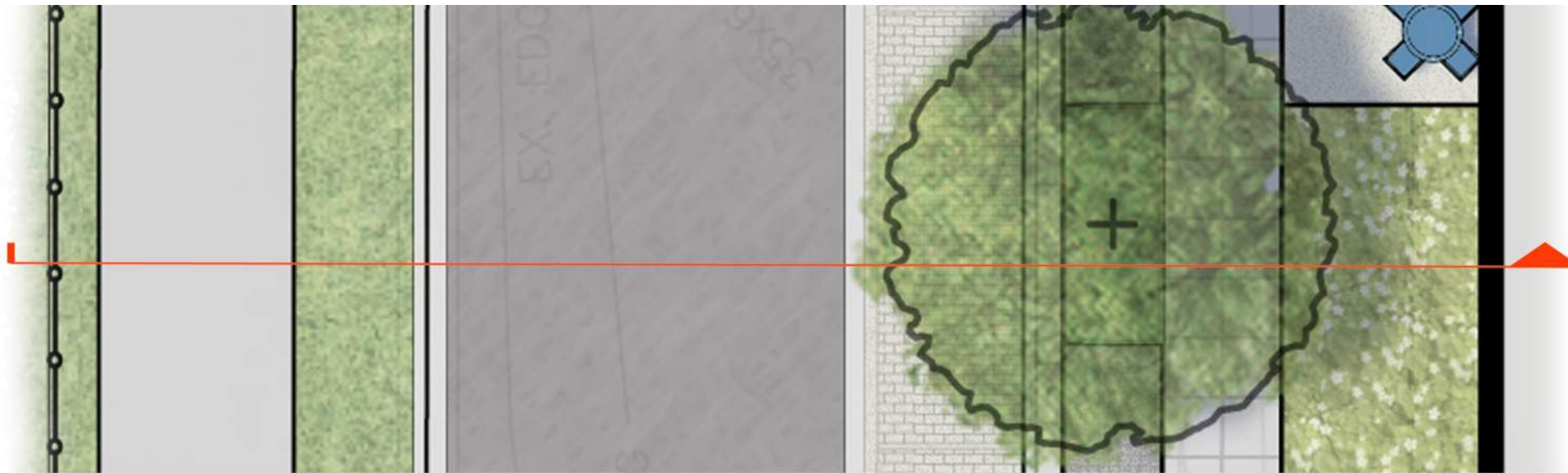












Context Map: NTS

NOTES:

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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.

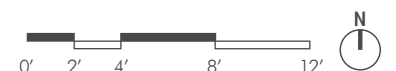
1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION

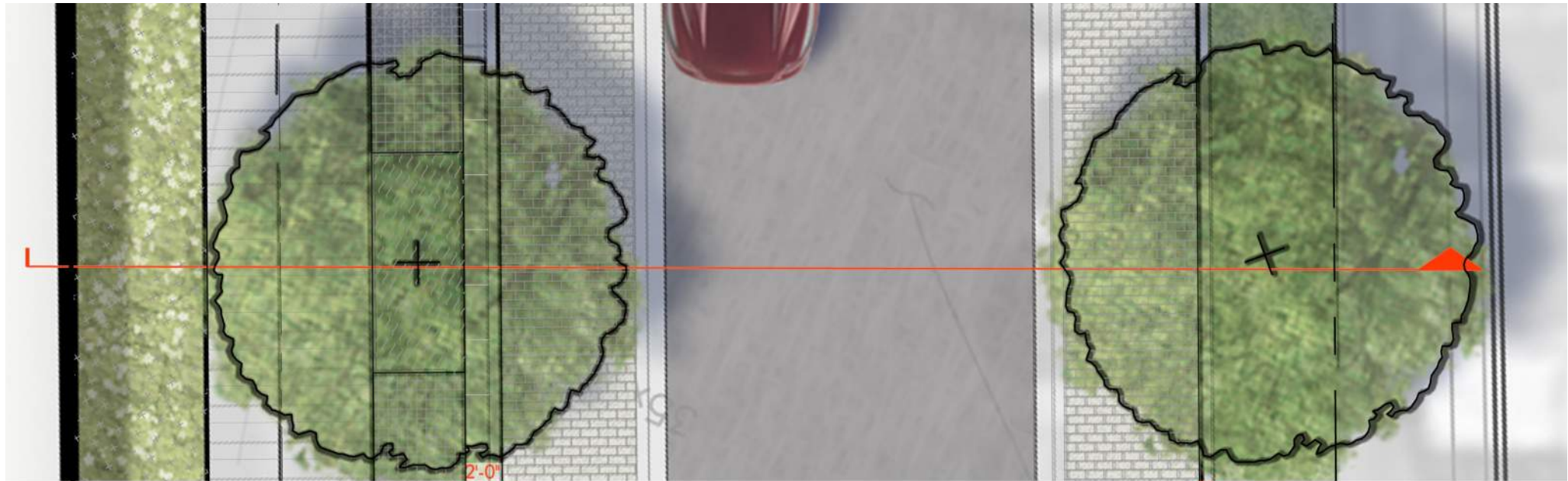
M STREET SECTION

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



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June 05, 2020 L - 09



7'-4" 9'-0" 5'-0" 2'-0" 8'-0" 22'-0" 8'-0" 8" 6'-9"

PLANTING AREA PROMENADE WALKWAY TREE AMENITY PANEL STEP-OFF STREET PARKING VIRGINIA AVENUE STREET PARKING PLANTING AREA



7'-5" 9'-0" 5'-0" 2'-0" 8'-0" 22'-0" 8'-0" 8" 6'-10"

PLANTING AREA PROMENADE WALKWAY TREE AMENITY PANEL STEP-OFF STREET PARKING VIRGINIA AVENUE STREET PARKING PLANTING AREA



Context Map: NTS

NOTES:

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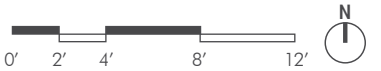
1333 M STREET

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PUD SUBMISSION

VIRGINIA AVENUE SECTION

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



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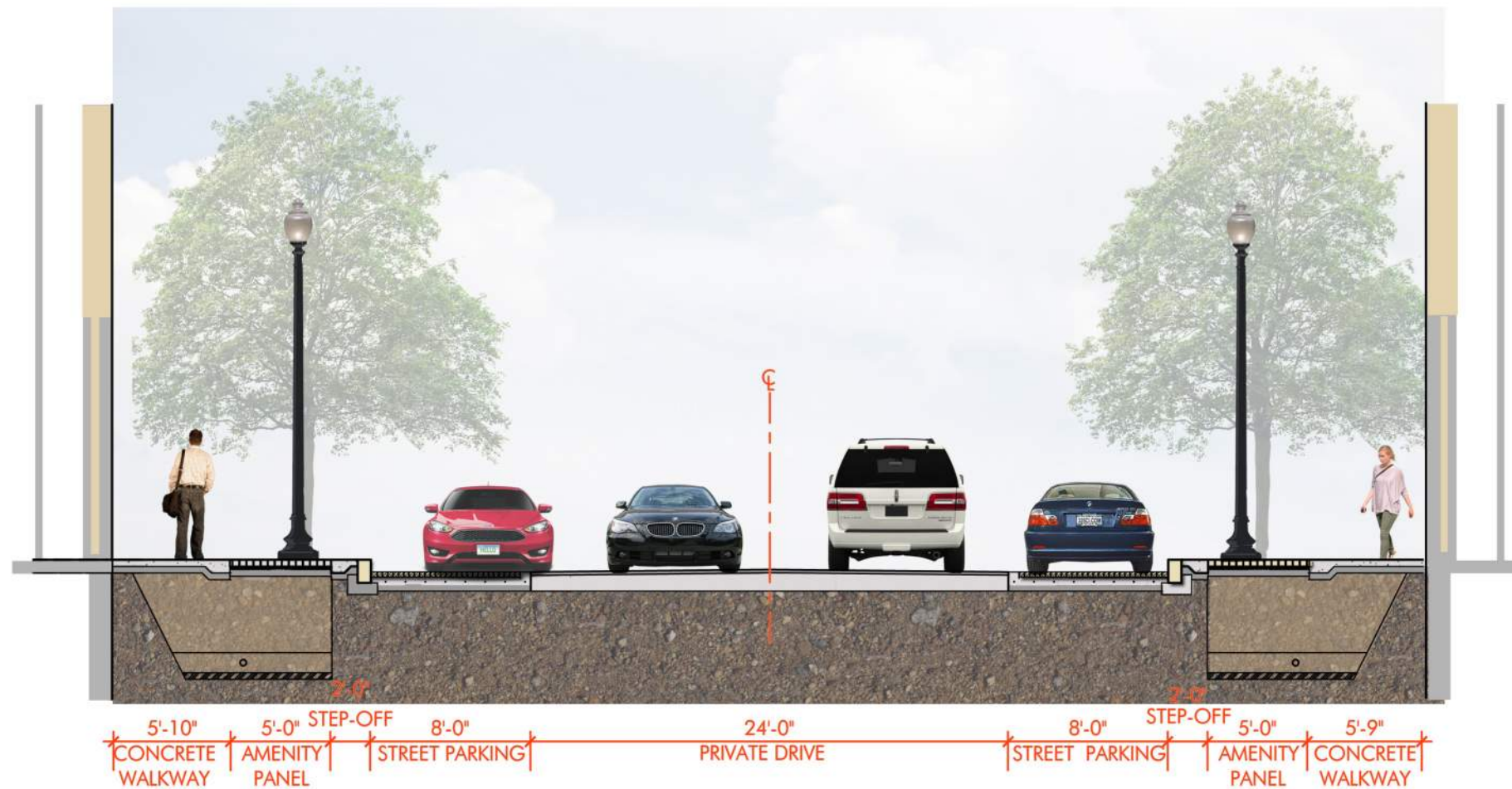
June 05, 2020 L - 10



Context Map: NTS

NOTES:

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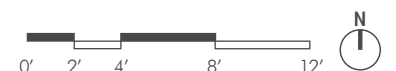
1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION

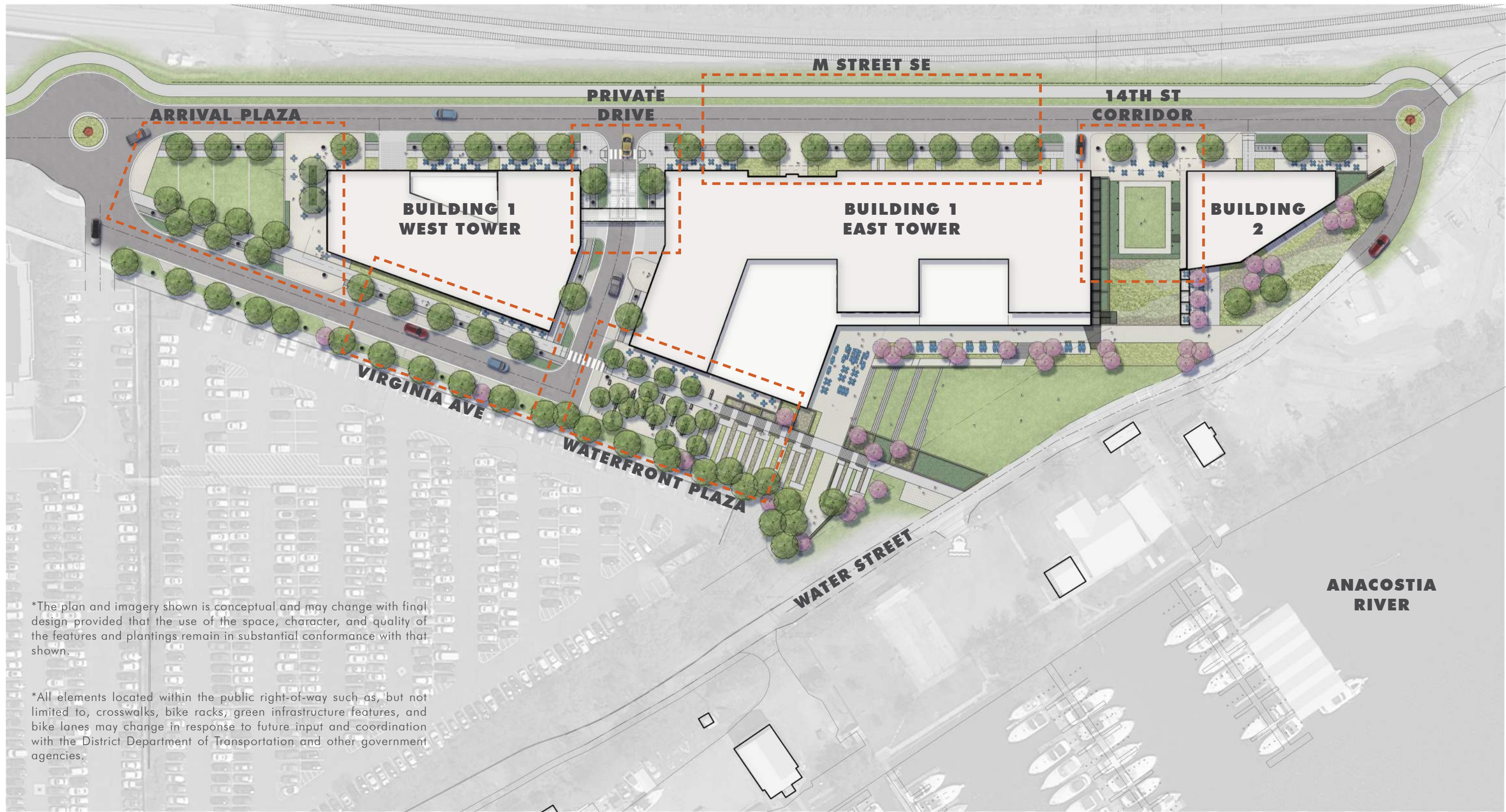
PRIVATE DRIVE SECTION

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



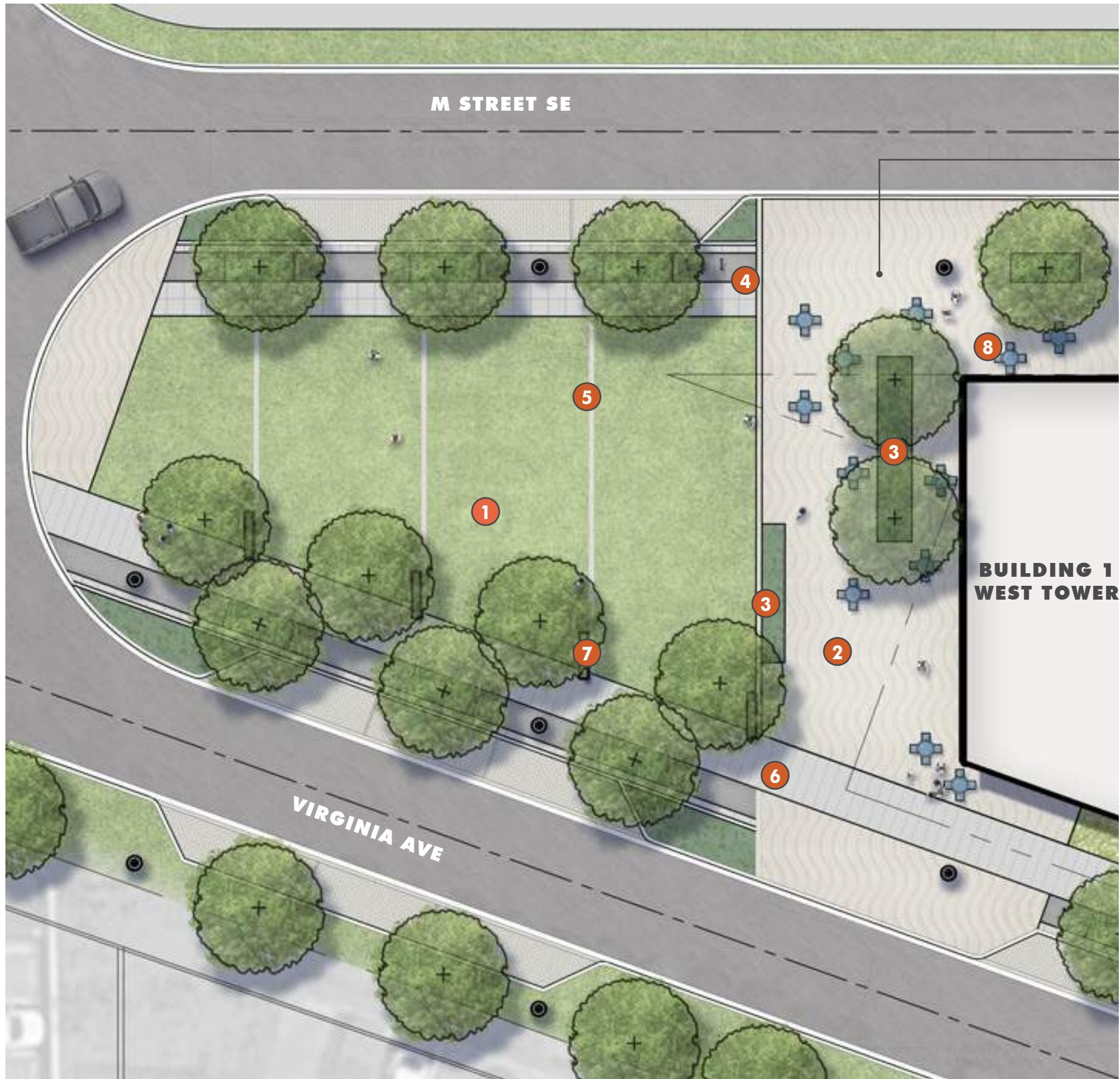
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June 05, 2020 L - 11



*The plan and imagery shown is conceptual and may change with final design provided that the use of the space, character, and quality of the features and plantings remain in substantial conformance with that shown.

*All elements located within the public right-of-way such as, but not limited to, crosswalks, bike racks, green infrastructure features, and bike lanes may change in response to future input and coordination with the District Department of Transportation and other government agencies.

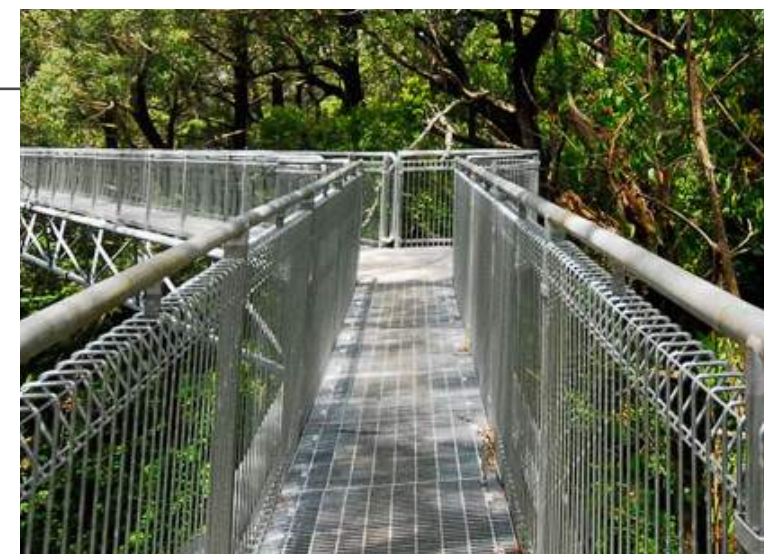
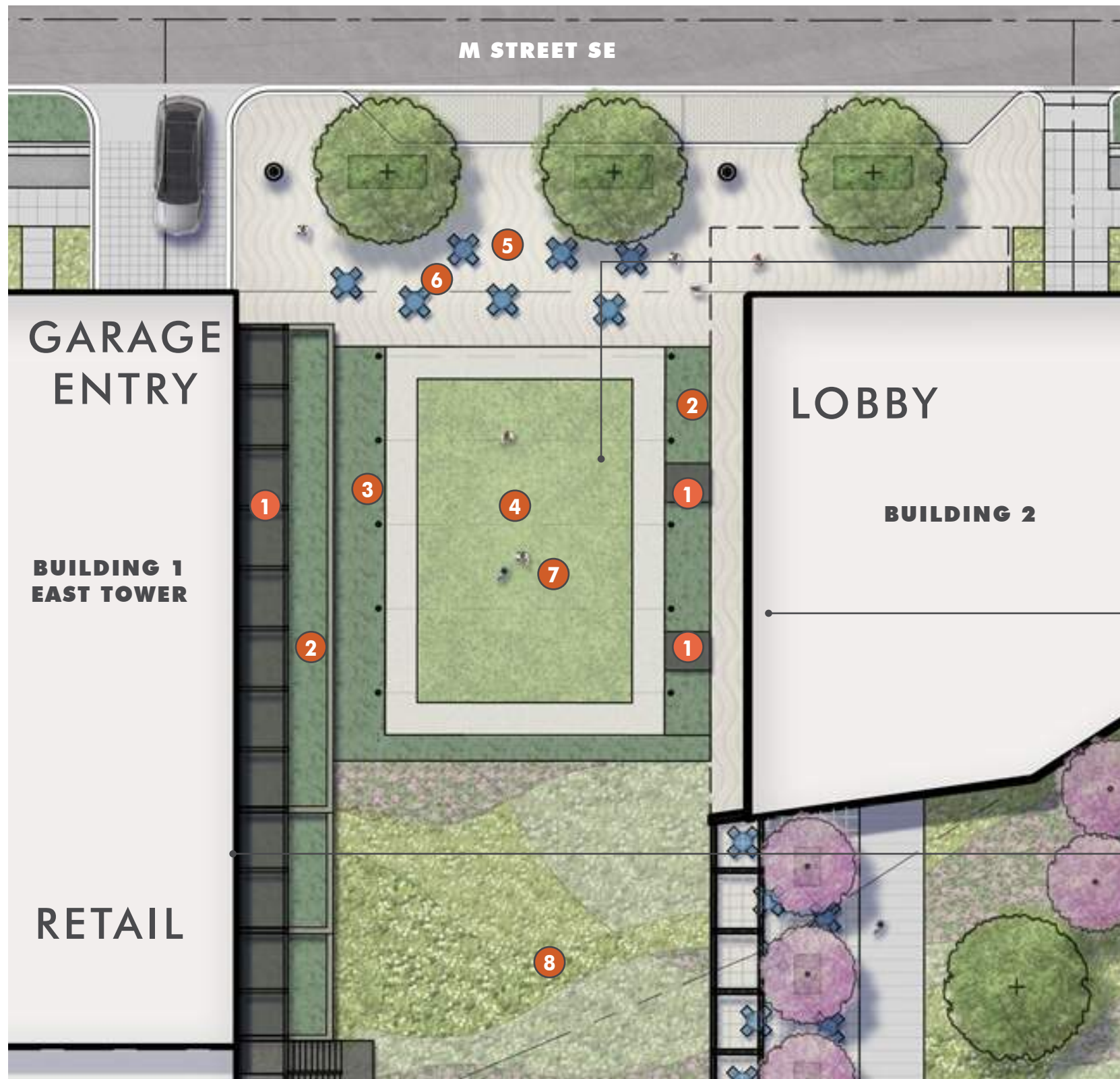


NOTES:

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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



NOTES:

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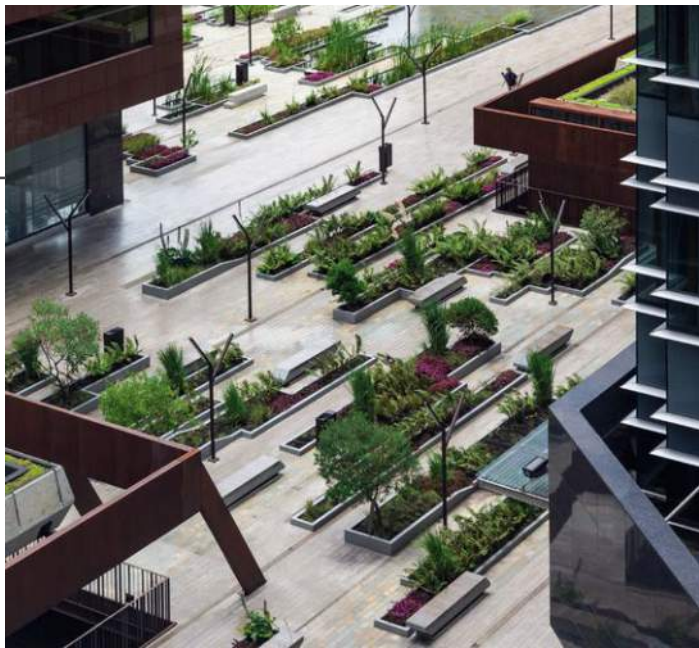
KEY

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



KEY

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



NOTES:

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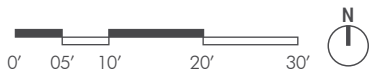
1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION

WATERFRONT PLAZA ENLARGEMENT

SCALE:
1" = 20'-0"



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June 05, 2020 L - 15

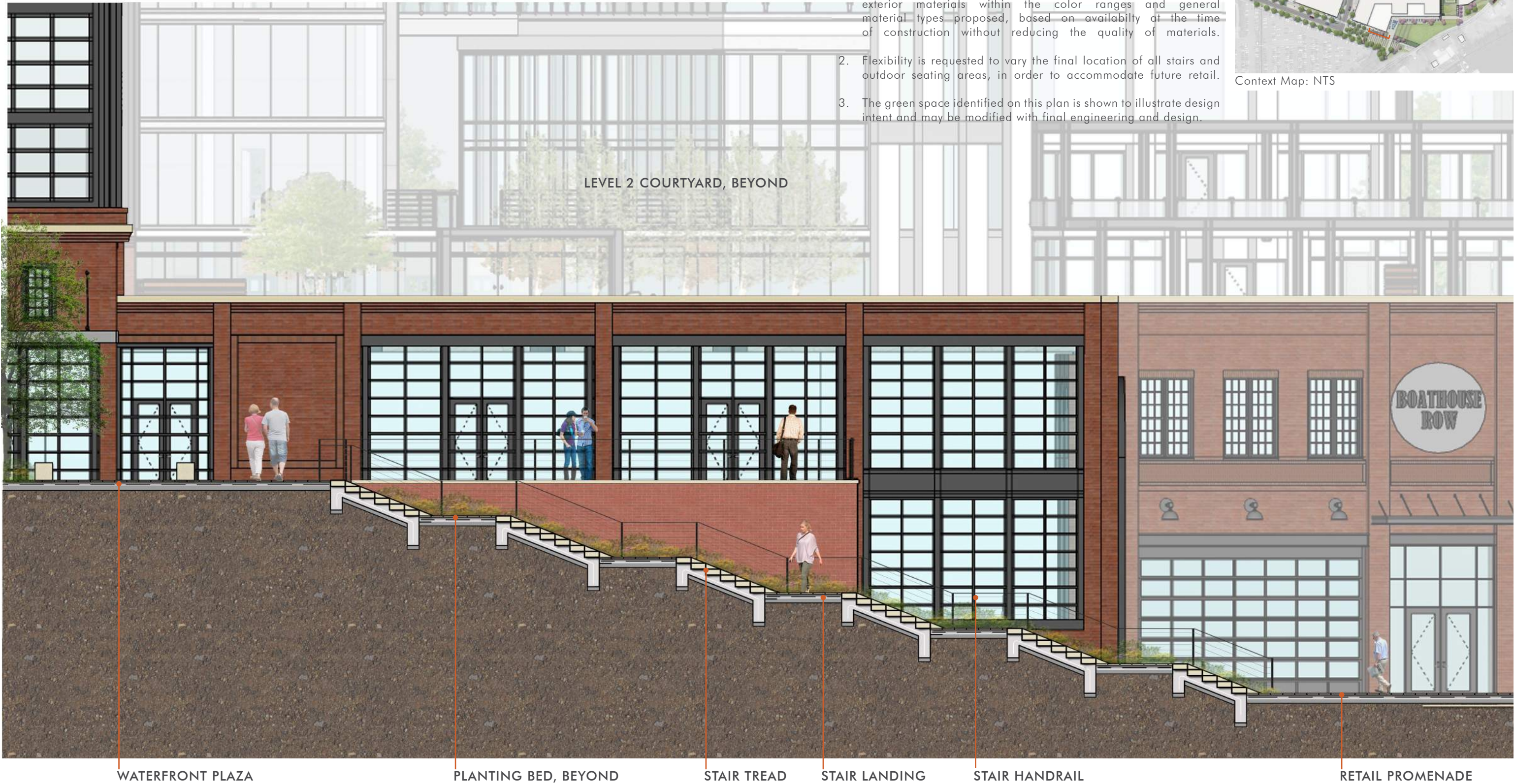
NOTES:

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Context Map: NTS

LEVEL 2 COURTYARD, BEYOND



WATERFRONT PLAZA

PLANTING BED, BEYOND

STAIR TREAD

STAIR LANDING

STAIR HANDRAIL

RETAIL PROMENADE

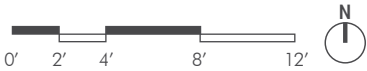
1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION

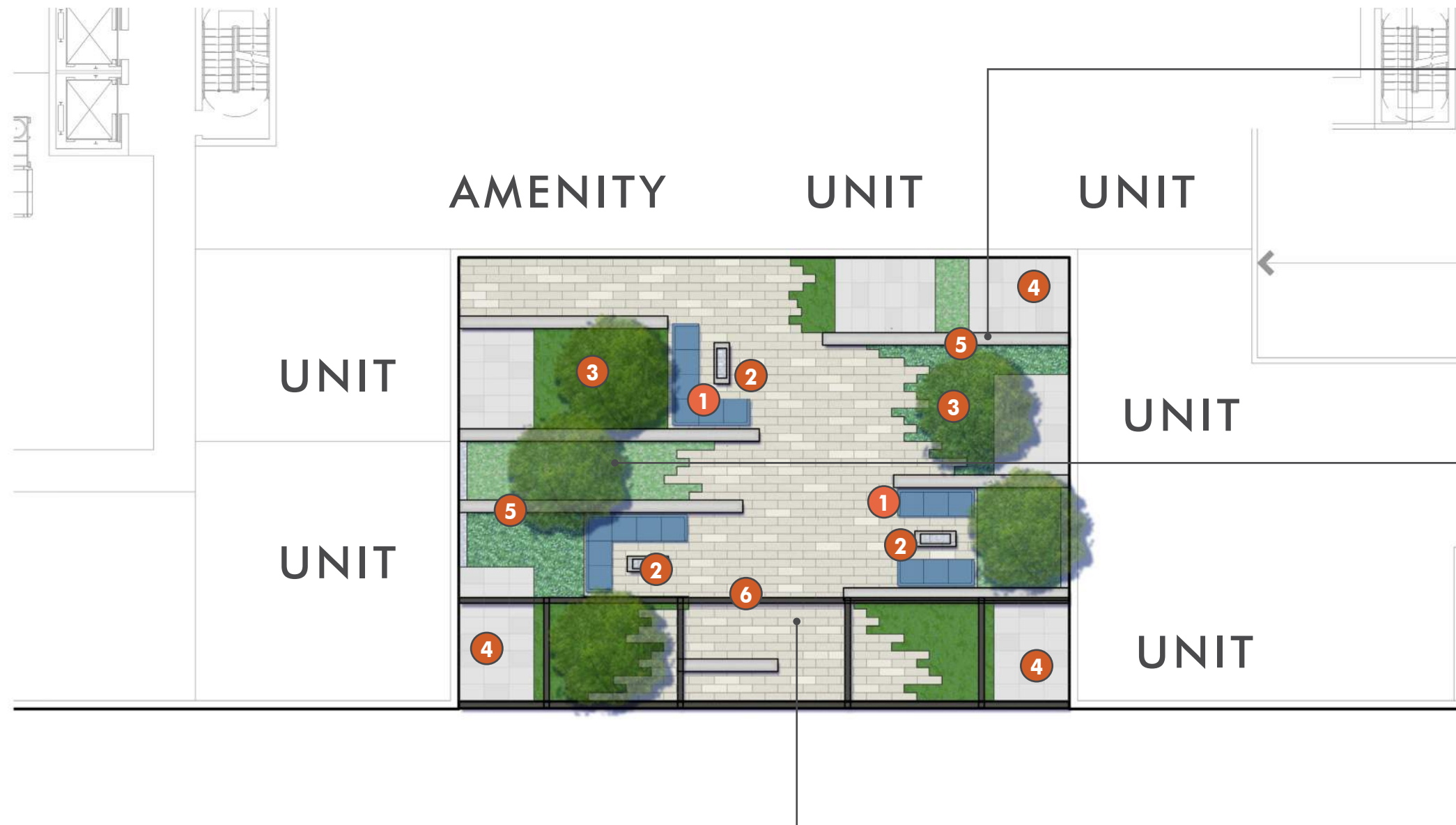
WATERFRONT PLAZA - STAIR SECTION

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



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June 05, 2020 L - 16



KEY

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

NOTES:

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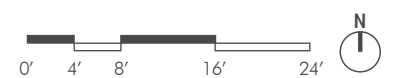
1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION

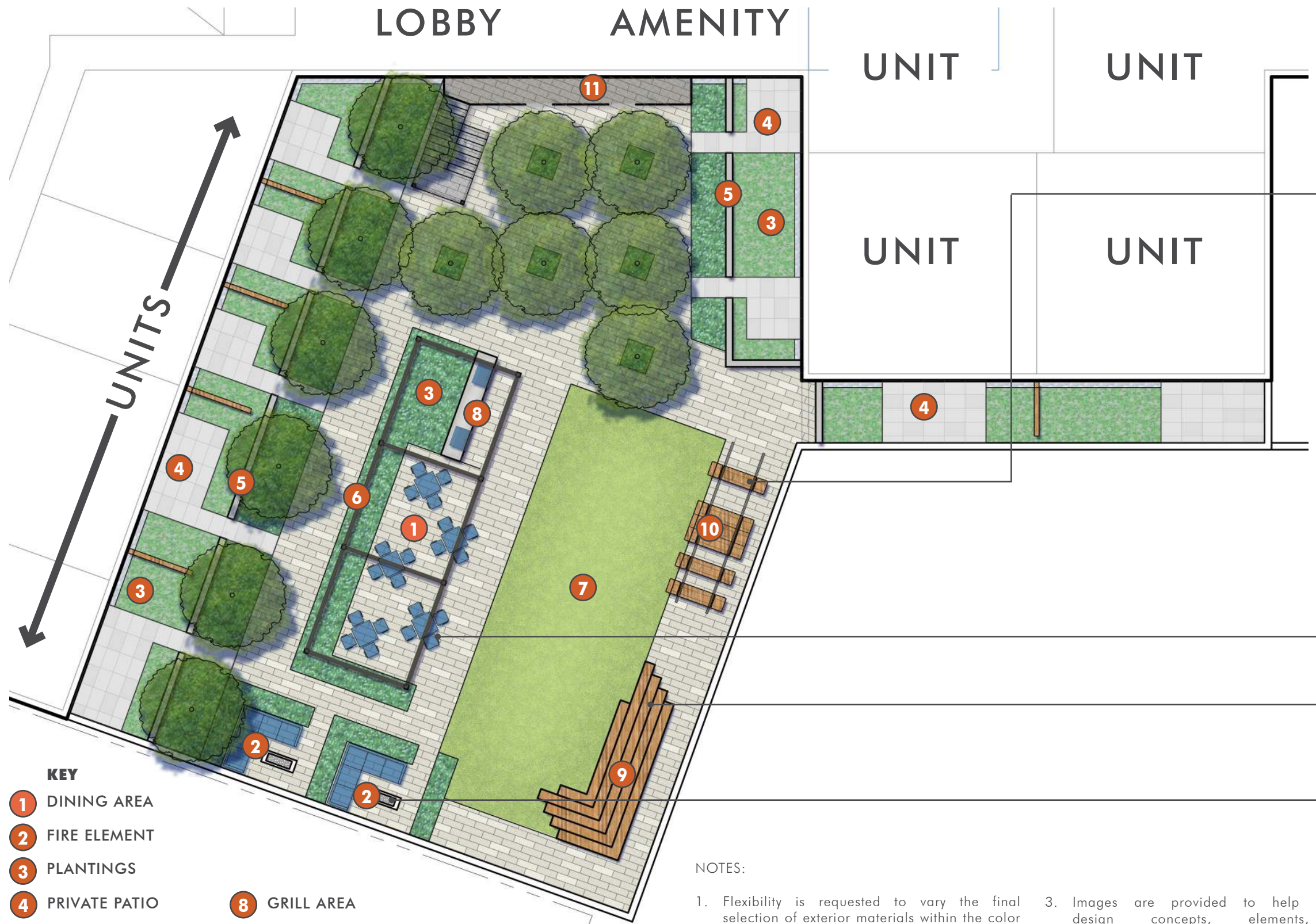
LEVEL 1 COURTYARD

SCALE:
1/16" = 1'-0"



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Landscape Architecture | Urban Design | Planning

June 05, 2020 L - 17



KEY

- | | |
|-----------------|-----------------------------|
| 1 DINING AREA | 8 GRILL AREA |
| 2 FIRE ELEMENT | 9 TERRACED SEATING |
| 3 PLANTINGS | 10 INTERACTIVE SEATING |
| 4 PRIVATE PATIO | 11 OVERLOOK TERRACE (ABOVE) |
| 5 PRIVACY WALL | |
| 6 PERGOLA | |
| 7 LAWN PANEL | |

NOTES:

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1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION

LEVEL 2 COURTYARD

SCALE:
1/16" = 1'-0"

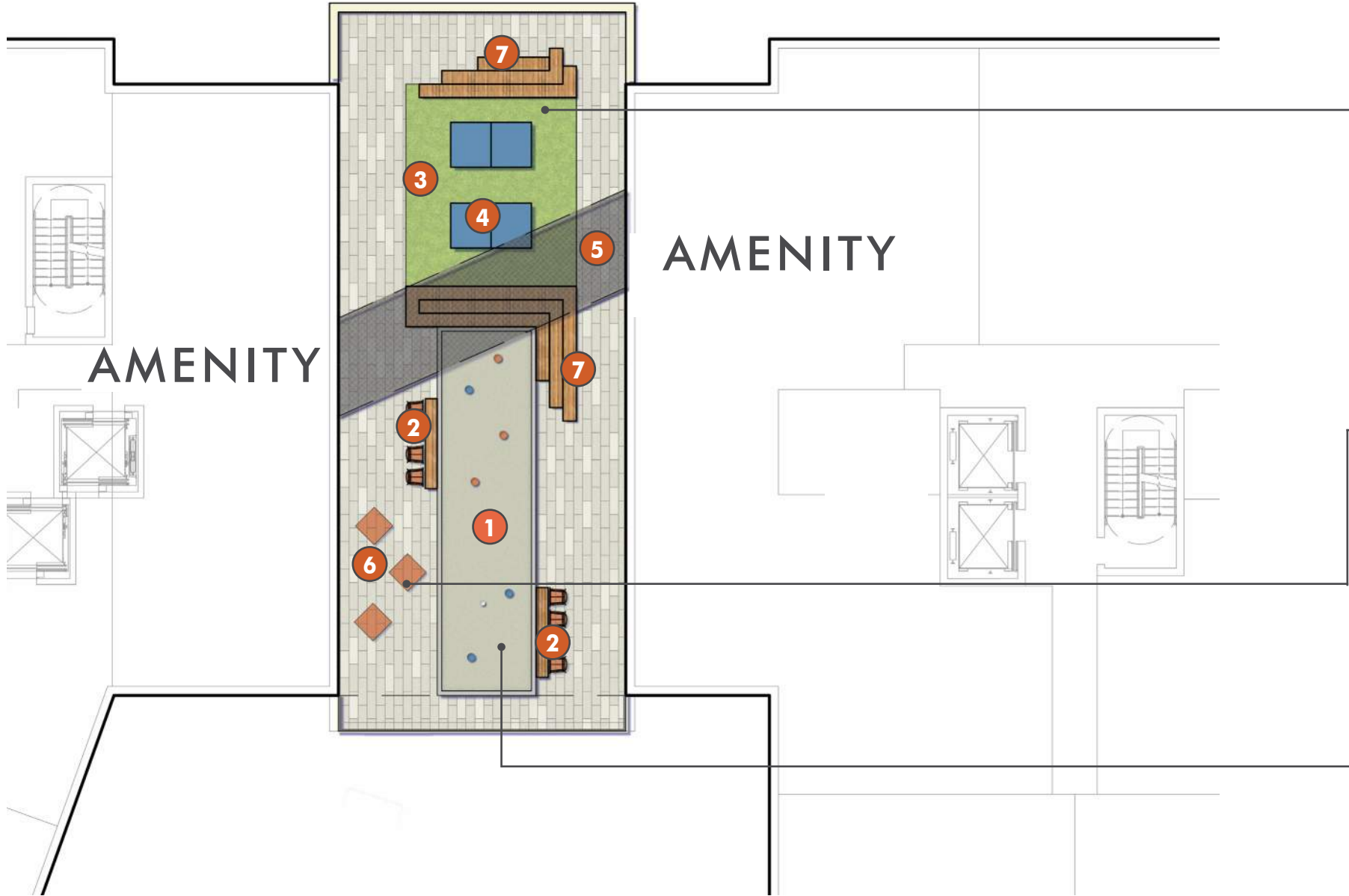


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June 05, 2020 L - 18

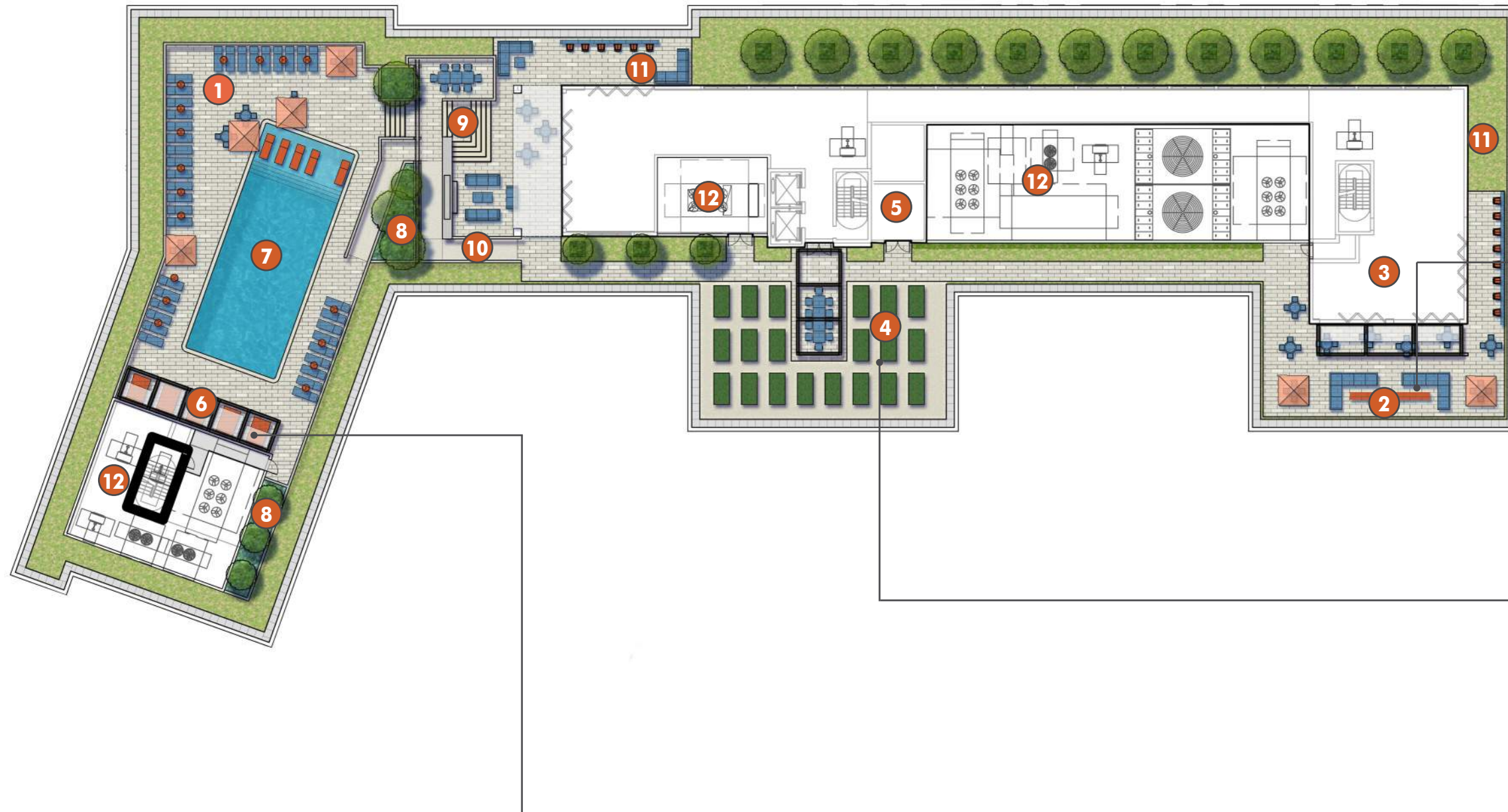
NOTES:

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- KEY**
- 1 BOCCE COURT
 - 2 BAR OVERLOOK
 - 3 LAWN PANEL
 - 4 TABLE TENNIS / GAMES
 - 5 BRIDGE (ABOVE)
 - 6 EVENT SPACE
 - 7 TERRACED SEATING



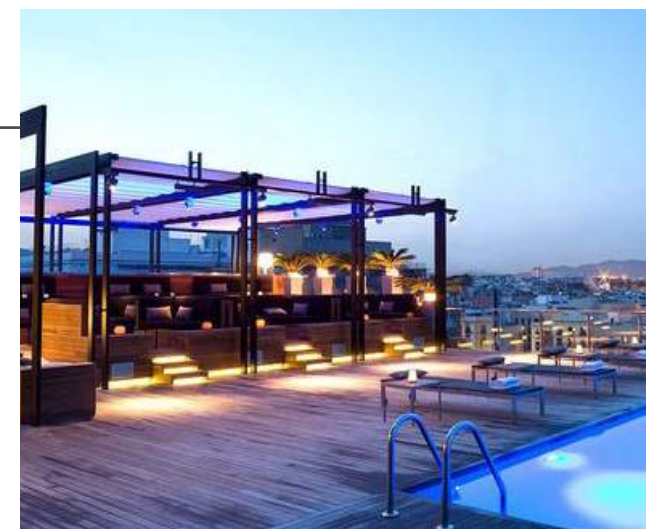


KEY

- | | |
|--------------------|--------------------|
| 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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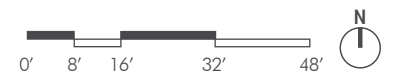


1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION
BUILDING 1 - EAST TOWER ROOF

SCALE:
1/32" = 1'-0"



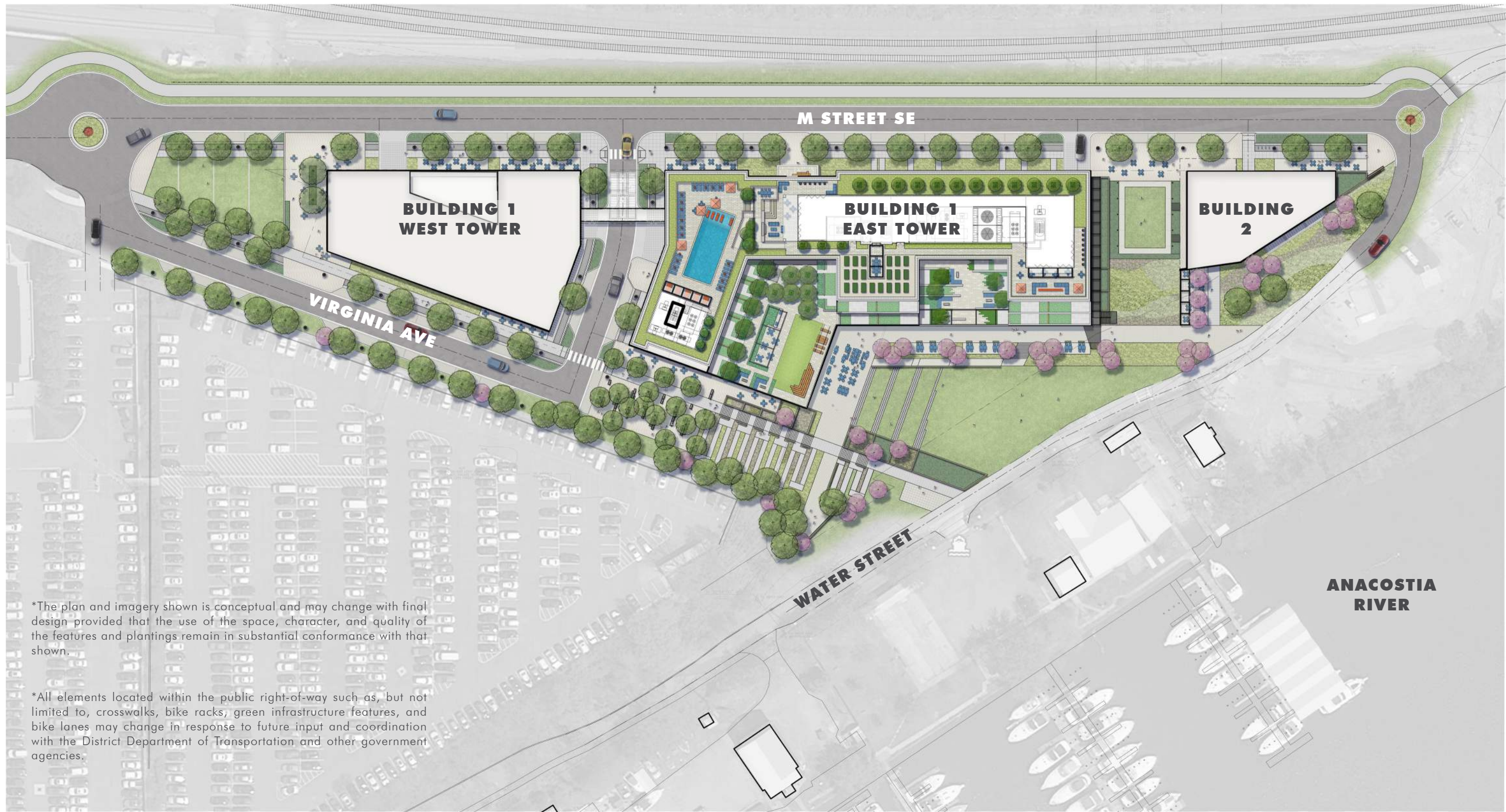
PARKERRODRIGUEZ, INC
Landscape Architecture | Urban Design | Planning

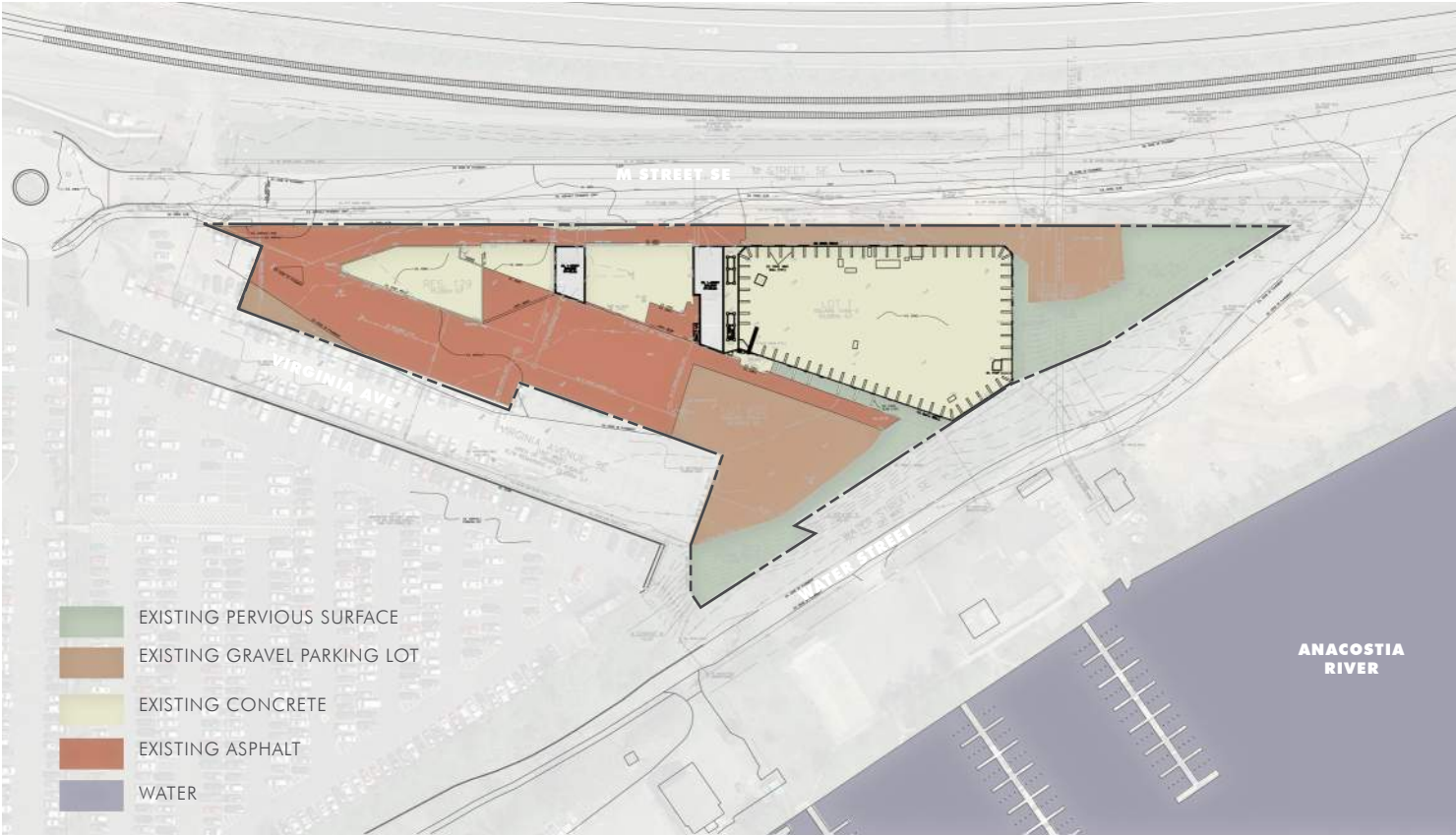
June 05, 2020 L - 20



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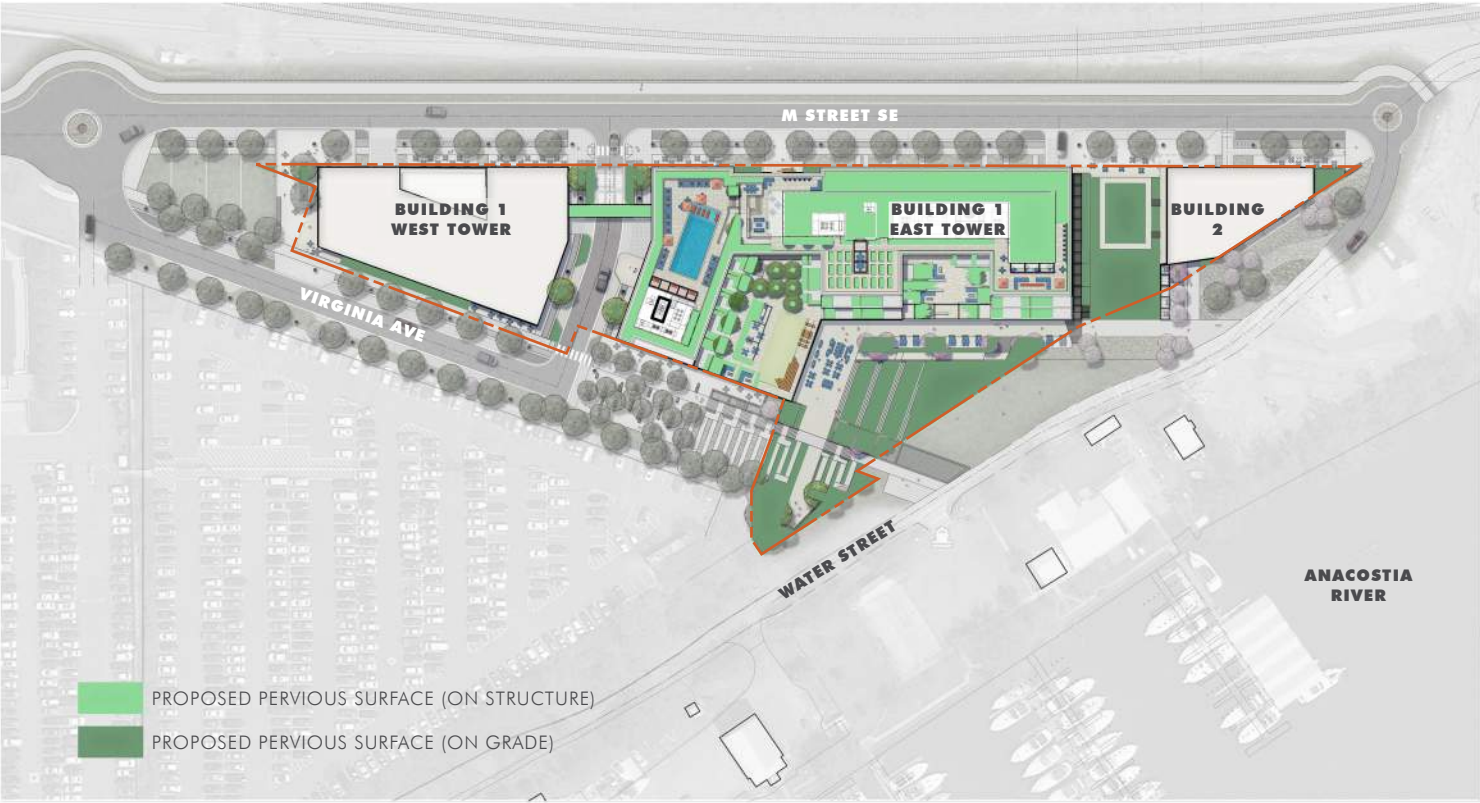


EXISTING CONDITIONS PLAN

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%

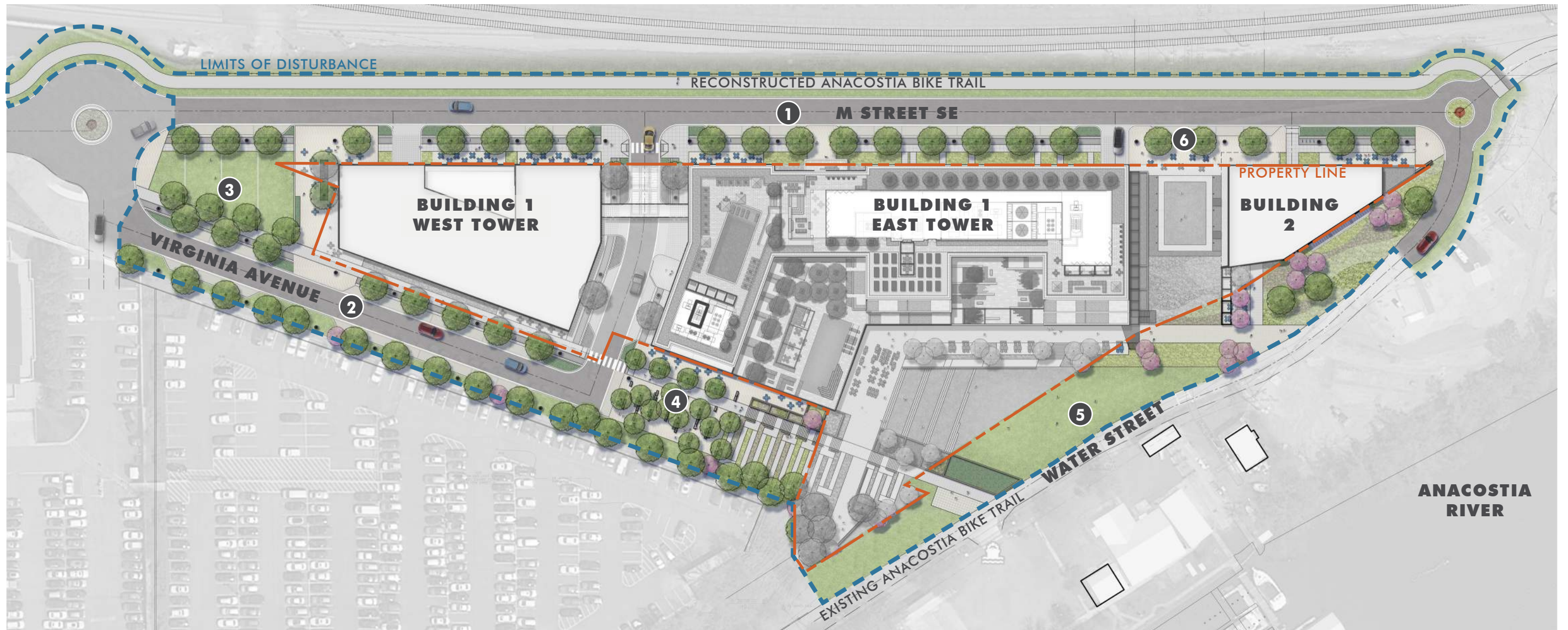
- NOTES:
1. Calculations are taken from within property boundary only. Areas to be improved outside of property have been excluded from these tabulations.
 2. The green space identified on this scoresheet is shown to illustrate compliance and may be modified with final engineering and design.
 3. Buildings 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

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

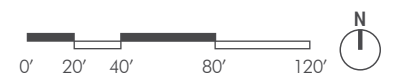
1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION

PUBLIC SPACE IMPROVEMENTS EXHIBIT

SCALE:
 1" = 80'-0"



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June 05, 2020 L - 24

- 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:	0.204	
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>12,000</div>	0.60	7,200.0		
3	Bioretention facilities	<div>square feet</div> <div>2,500</div>	0.40	1,000.0		
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>	0.30	<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>	0.50	<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>	0.60	<div># of trees</div>	-	
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	<div># of trees</div>	0.70	<div># of trees</div>	-	
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	<div># of trees</div>	0.70	<div># of trees</div>	-	
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	<div># of trees</div>	0.70	<div># of trees</div>	-	
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	<div># of trees</div>	0.80	<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>20,000</div>	0.80	<div>square feet</div>	16,000.0	
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 =		34,500	
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 =	24,200
*** 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:	0.207	
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>250</div>	0.60	150.0		
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>	0.30	<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>	0.50	<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>	0.60	<div># of trees</div>	-	
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	<div># of trees</div>	0.70	<div># of trees</div>	-	
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	<div># of trees</div>	0.70	<div># of trees</div>	-	
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	<div># of trees</div>	0.70	<div># of trees</div>	-	
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	<div># of trees</div>	0.80	<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>2,100</div>	0.80	<div>square feet</div>	1,680.0	
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 =		2,350	
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 =	1,830
*** 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



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**



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.