

PHASE 2

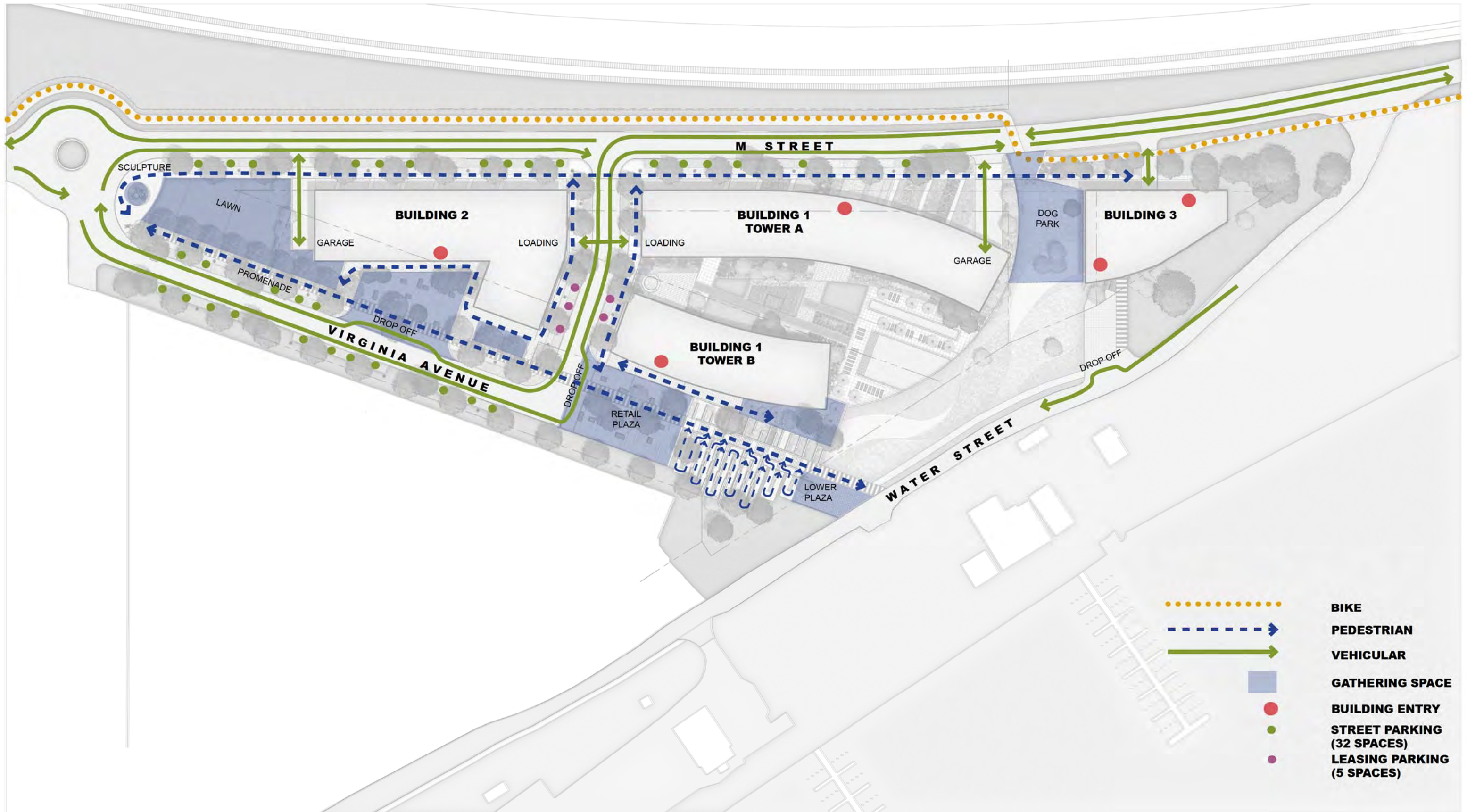


PHASE 1



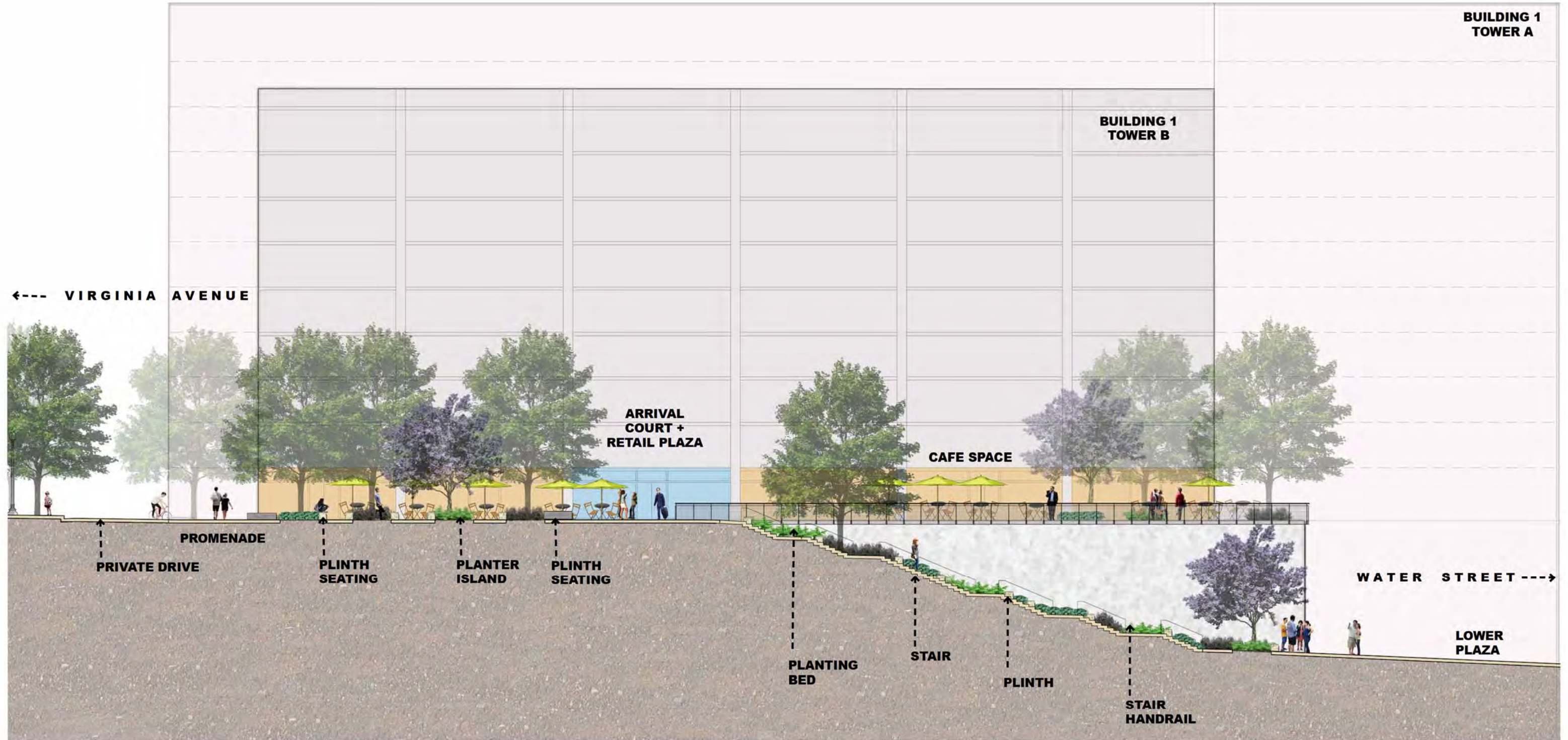








KEY



1333 M STREET
DATE: 10-30-13

PROMENADE STAIR SECTION

25

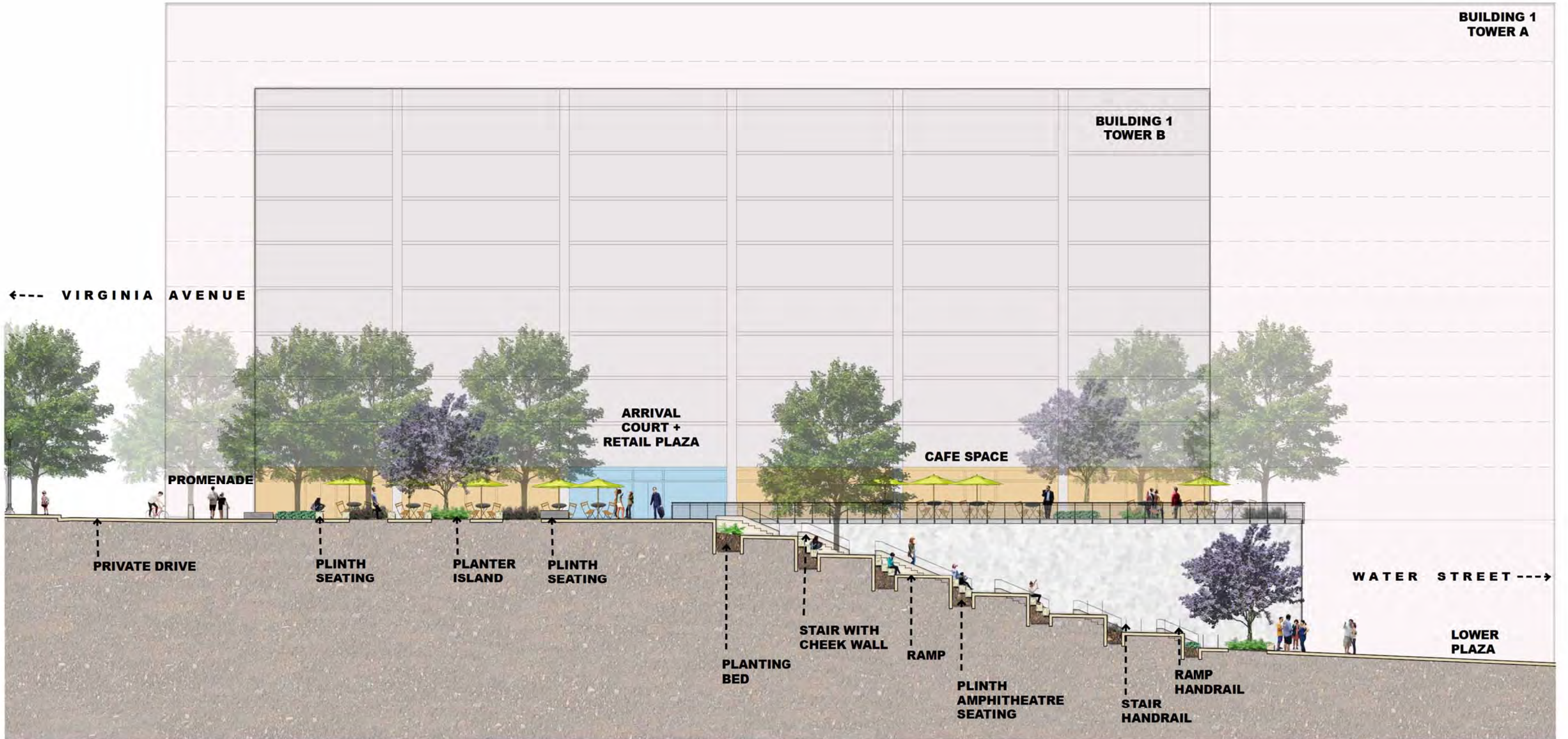


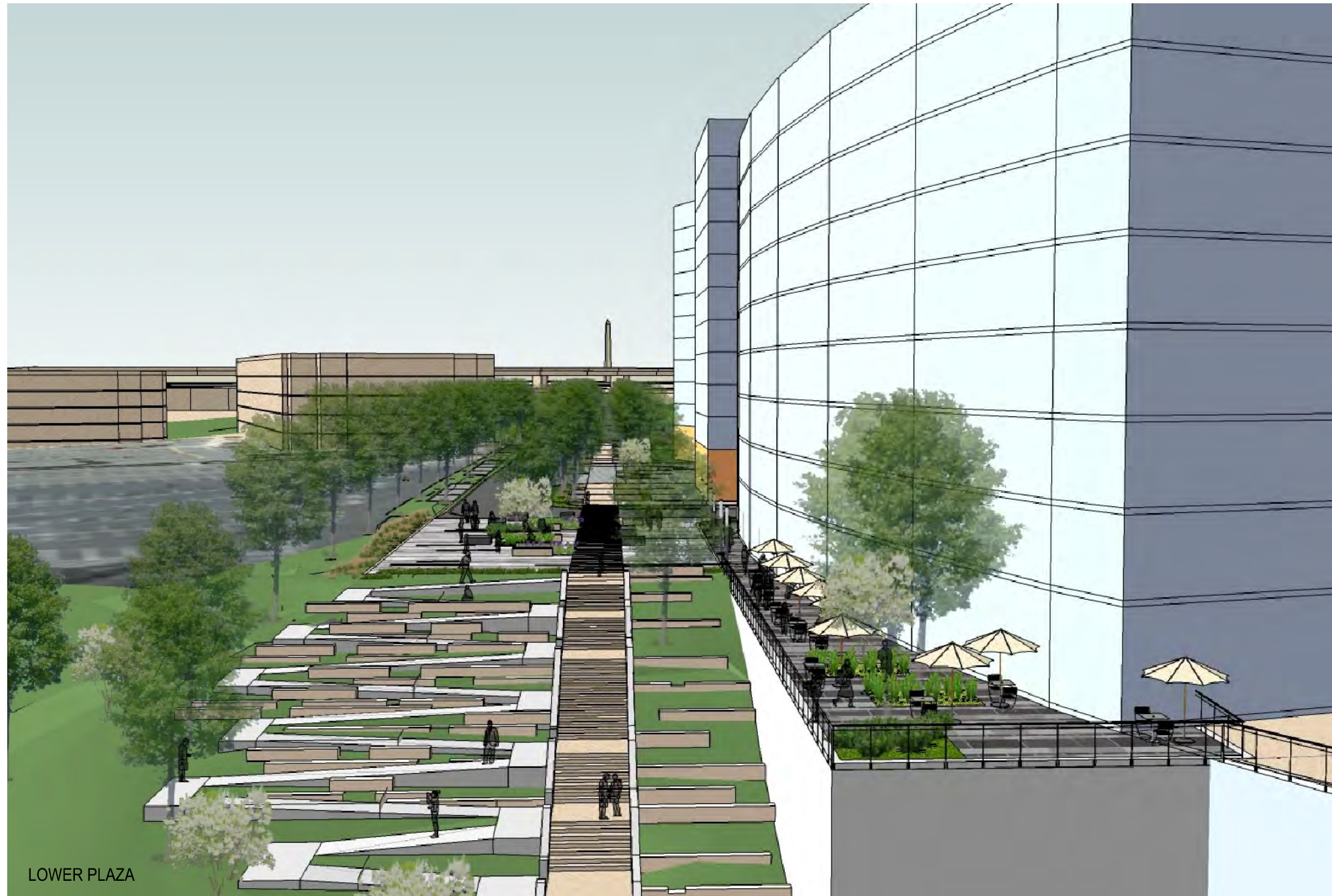
PARKERRODRIGUEZ, INC.
Planning | Urban Design | Landscape Architecture





KEY





LOWER PLAZA

1 VIEW WEST TOWARDS VIRGINIA AVENUE



1 VIEW AT RETAIL PLAZA



2 VIEW AT RETAIL PLAZA



1 AERIAL VIEW LOOKING NORTHWEST
SCALE: NTS

1333 M STREET
DATE: 10-30-13

PERSPECTIVE MASSING VIEW

29





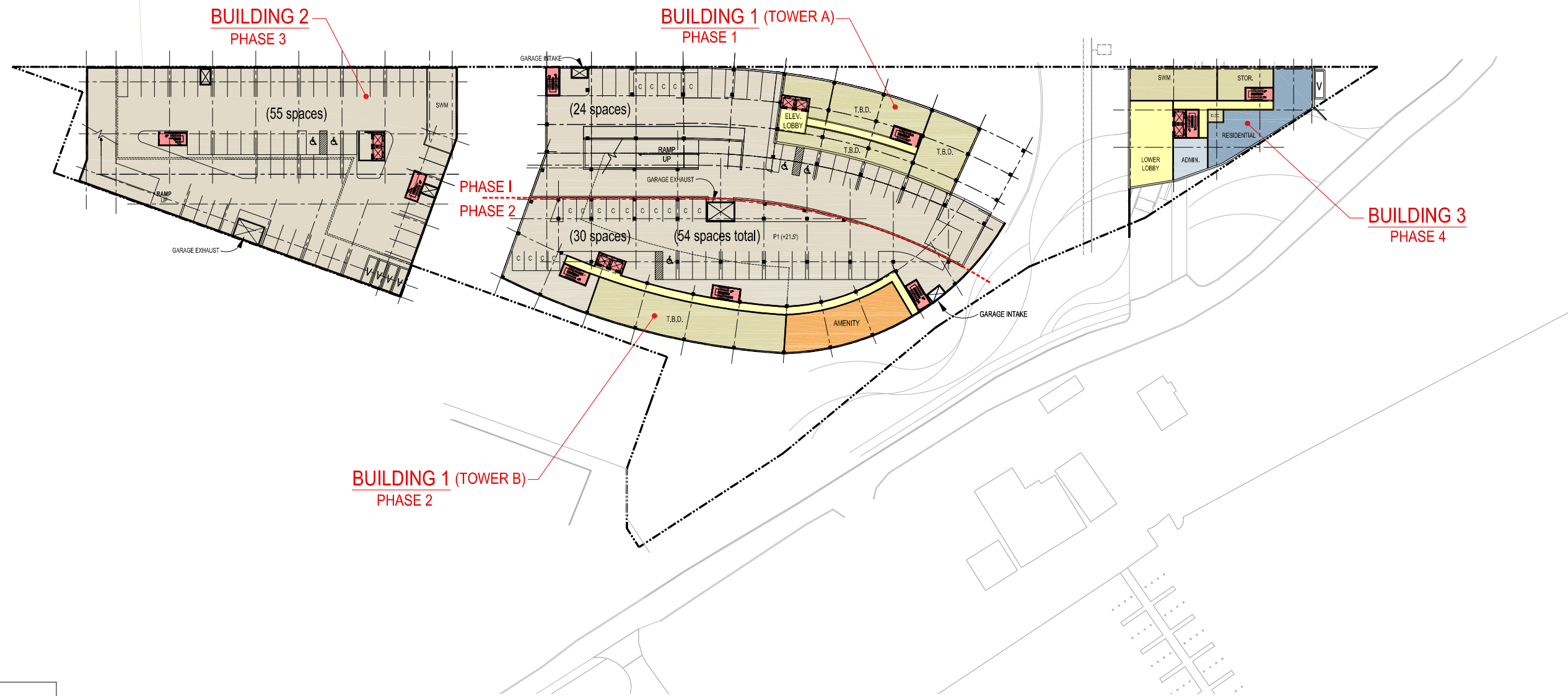
2 AERIAL VIEW LOOKING SOUTHWEST
SCALE: NTS

1333 M STREET
DATE: 10-30-13

PERSPECTIVE MASSING VIEW

30





BUILDING 2
PHASE 3

BUILDING 1 (TOWER A)
PHASE 1

BUILDING 3
PHASE 4

BUILDING 1 (TOWER B)
PHASE 2

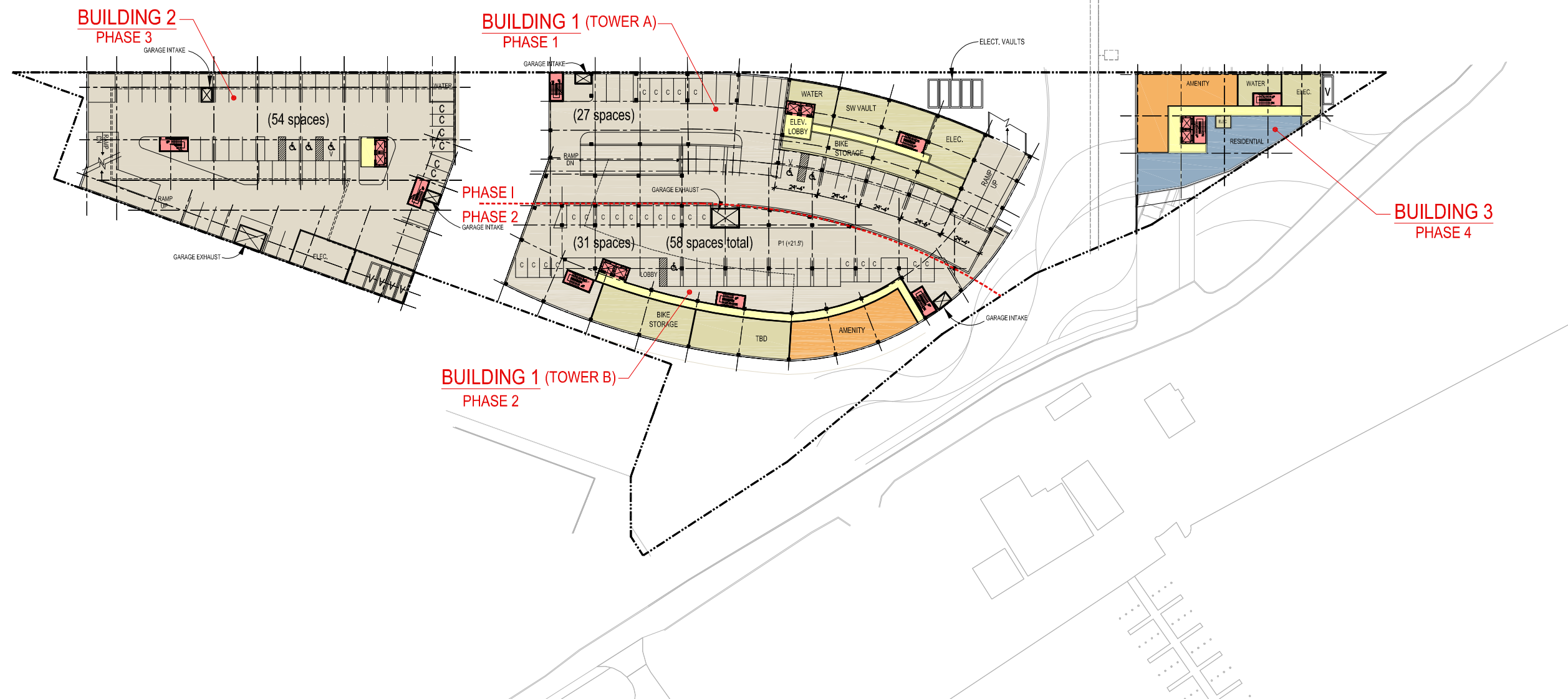
LEGEND

- RESIDENTIAL
- AMENITY
- ADMINISTRATION
- BUILDING CORE
- PARKING
- SERVICE

PARKING DATA - P2 LEVEL	
BUILDING PHASE	# SPACES
PHASE 1	24
PHASE 2	30
PHASE 3	55
PHASE 4	0
TOTAL SPACES	109

1 PARKING PLAN - P2 LEVEL
SCALE: AS NOTED

20' 10' 0 20' 40' 80'
1:80 (11x17 size sheet)

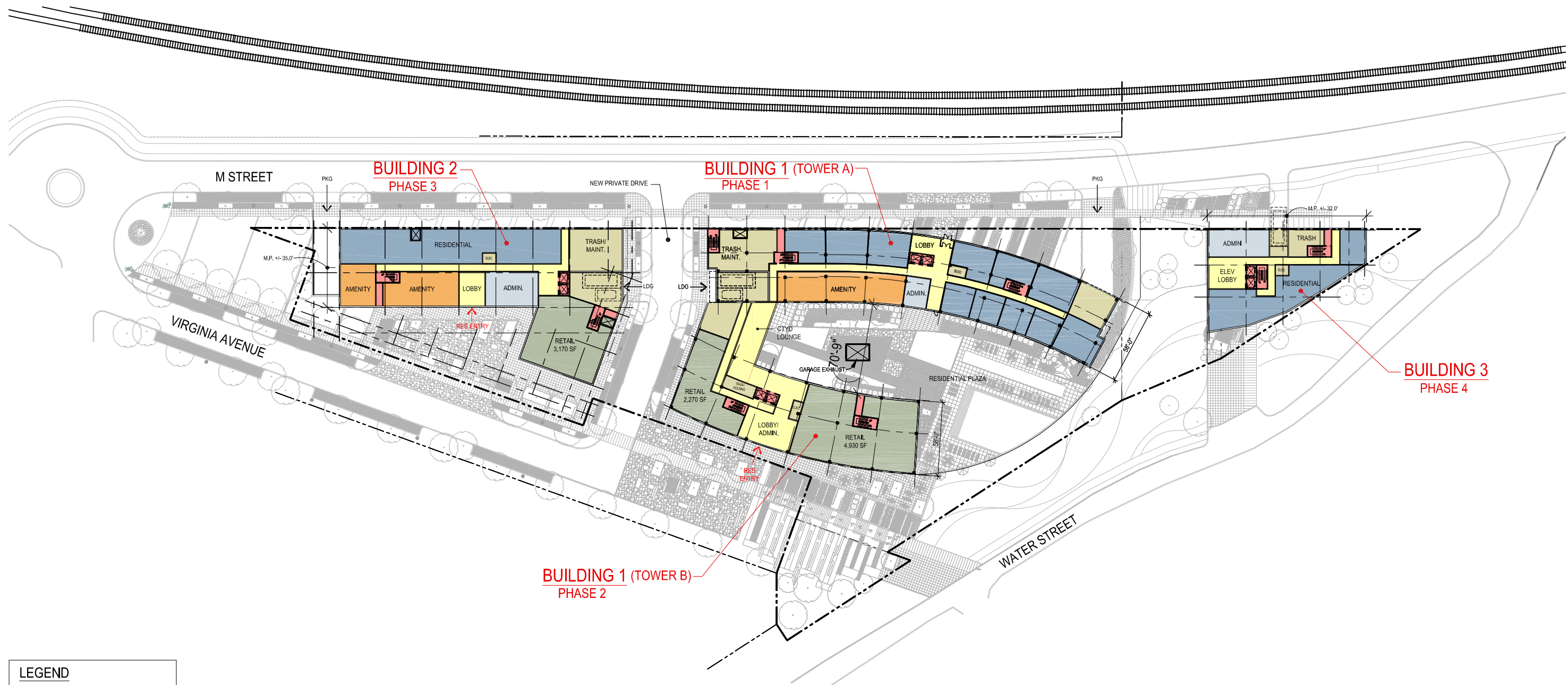


LEGEND

- RESIDENTIAL
- AMENITY
- BUILDING CORE
- PARKING
- SERVICE

PARKING DATA - P1 LEVEL	
BUILDING PHASE	# OF SPACES
PHASE 1	27
PHASE 2	31
PHASE 3	54
PHASE 4	0
TOTAL SPACES	112

1 PARKING PLAN - P1 LEVEL
 SCALE: AS NOTED
 20' 10' 0 20' 40' 80'
 1:80 (11x17 size sheet)



LEGEND

- RESIDENTIAL
- RETAIL
- AMENITY
- ADMINISTRATION
- BUILDING CORE
- PARKING
- SERVICE

BUILDING DATA		
BUILDING PHASE	GSF	UNITS
PHASE 1	181,911	218
PHASE 2	92,505	133
PHASE 3	184,379	234
PHASE 4	69,066	88
TOTAL	527,861	673

1 GROUND FLOOR PLAN
 SCALE: AS NOTED
 20' 10' 0 20' 40' 80'
 1:80 (11x17 size sheet)



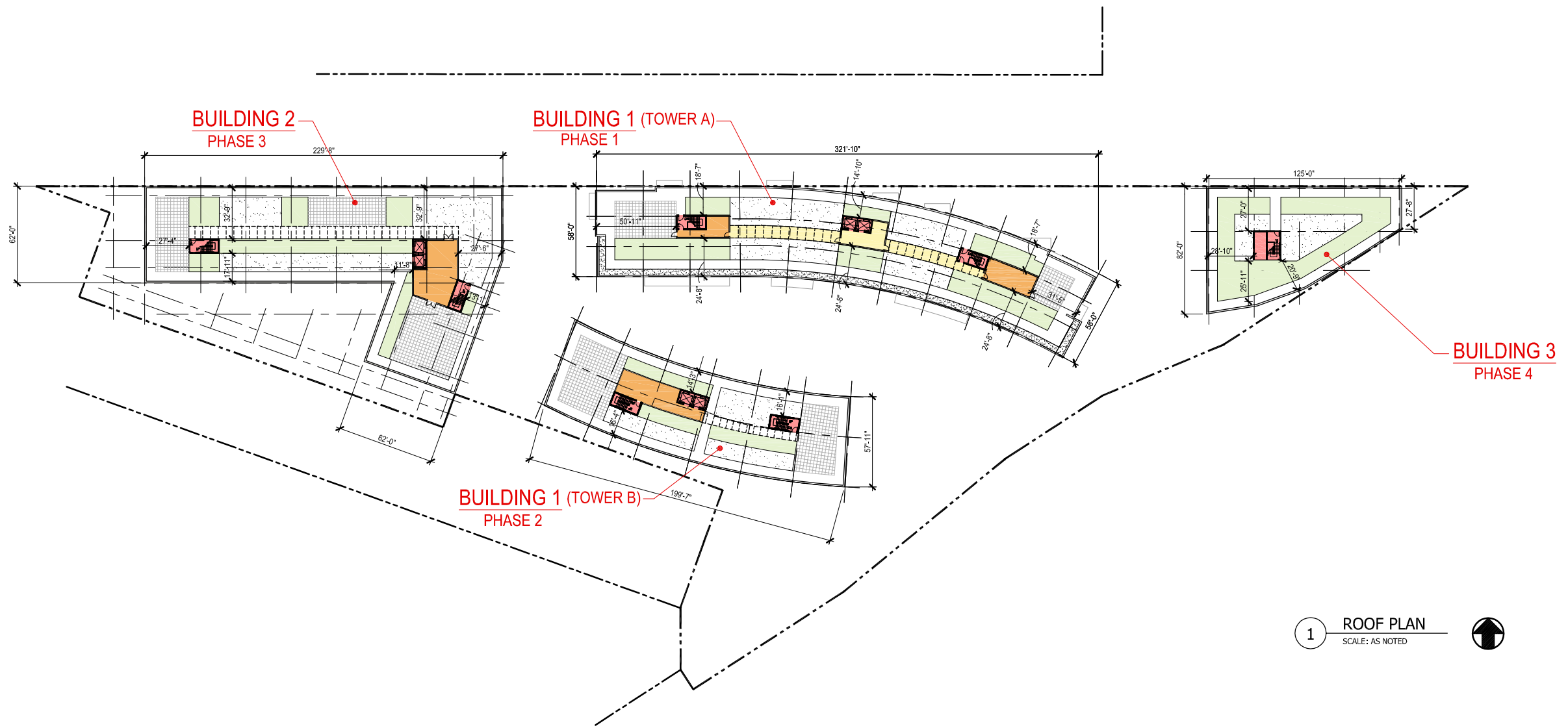
1 TYPICAL FLOOR PLAN
SCALE: AS NOTED

20' 10' 0 20' 40' 80'
1:80 (11x17 size sheet)

LEGEND

RESIDENTIAL
BUILDING CORE
SERVICE





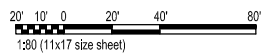
1 ROOF PLAN
SCALE: AS NOTED

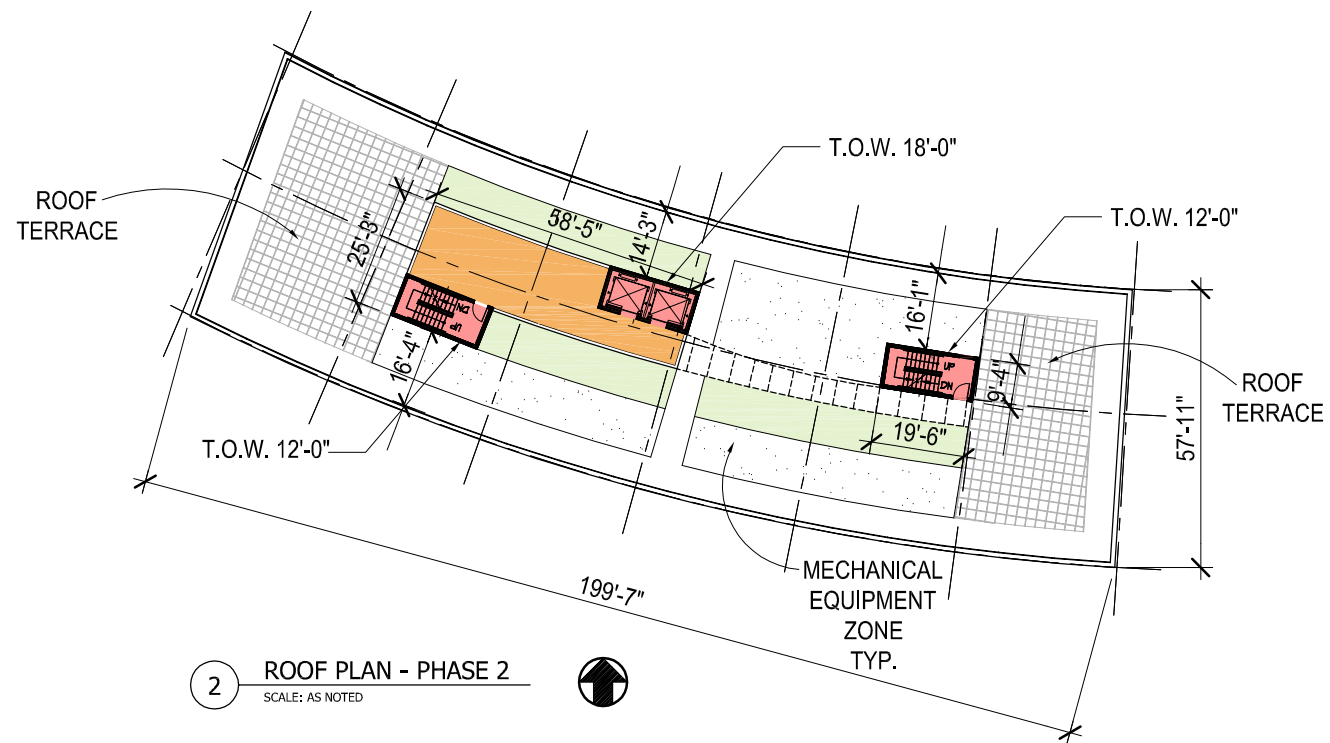
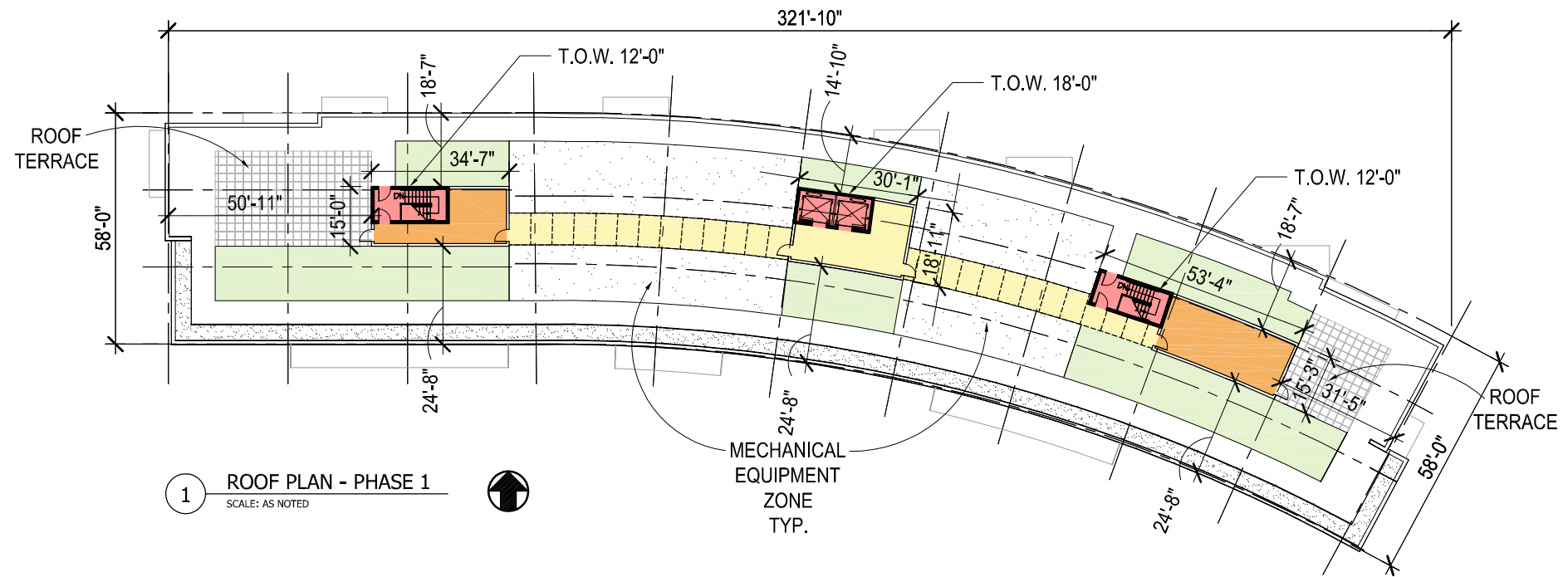
LEGEND

	MECHANICAL EQUIP. ZONE
	GREEN ROOF
	CORE
	ACCESSORY ROOF SPACE

NOTES:

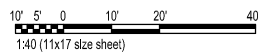
1. MECHANICAL PENTHOUSE AND FACILITY LOCATIONS ARE APPROXIMATE IN SIZE AND LOCATION. FINAL LAYOUTS MAY VARY DEPENDING ON ENGINEERING AND CONSTRUCTION REQUIREMENTS.
2. EXTENSIVE GREEN ROOF SURFACE COVERAGE IS ILLUSTRATIVE IN PURPOSE. GREEN ROOF SHALL BE PROVIDED TO MEET STORM WATER MANAGEMENT REQUIREMENTS. SEE STORM WATER MANAGEMENT PLAN.





LEGEND

	GREEN ROOF
	CORE
	ACCESSORY ROOF SPACE

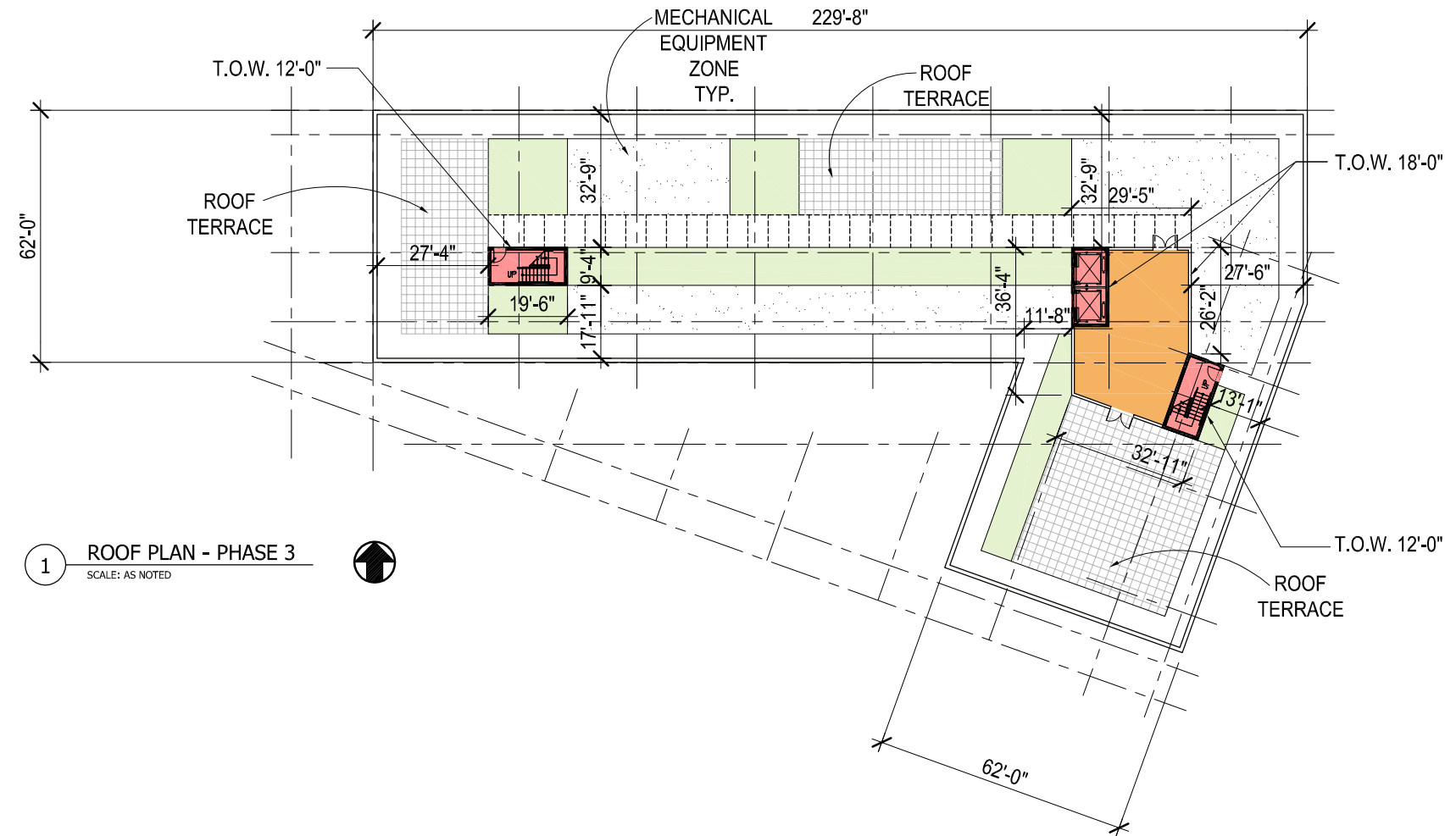


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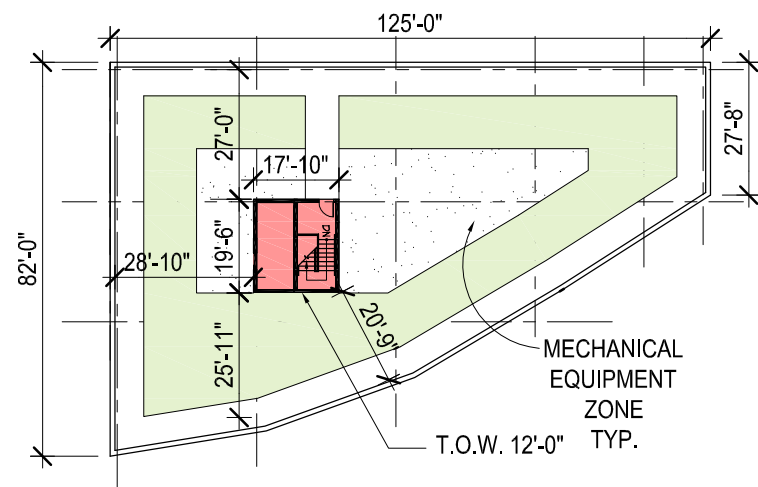
ENLARGED ROOF PLANS

35a





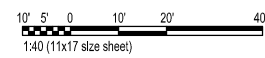
1 ROOF PLAN - PHASE 3
SCALE: AS NOTED

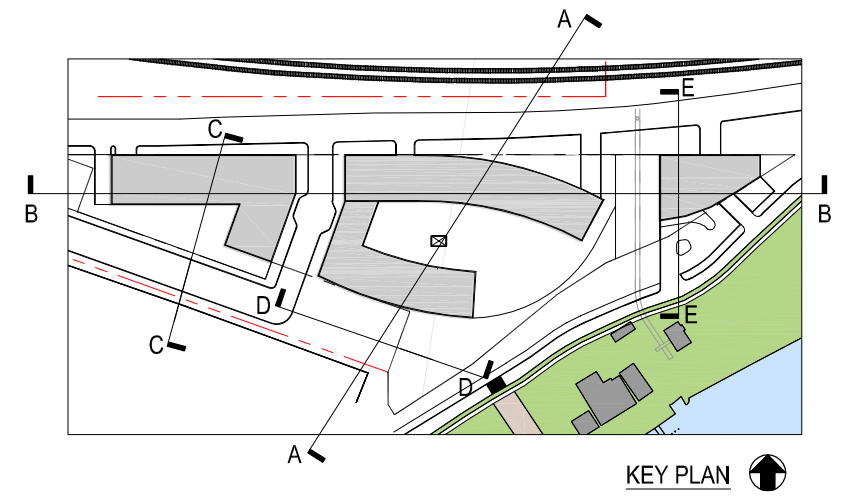
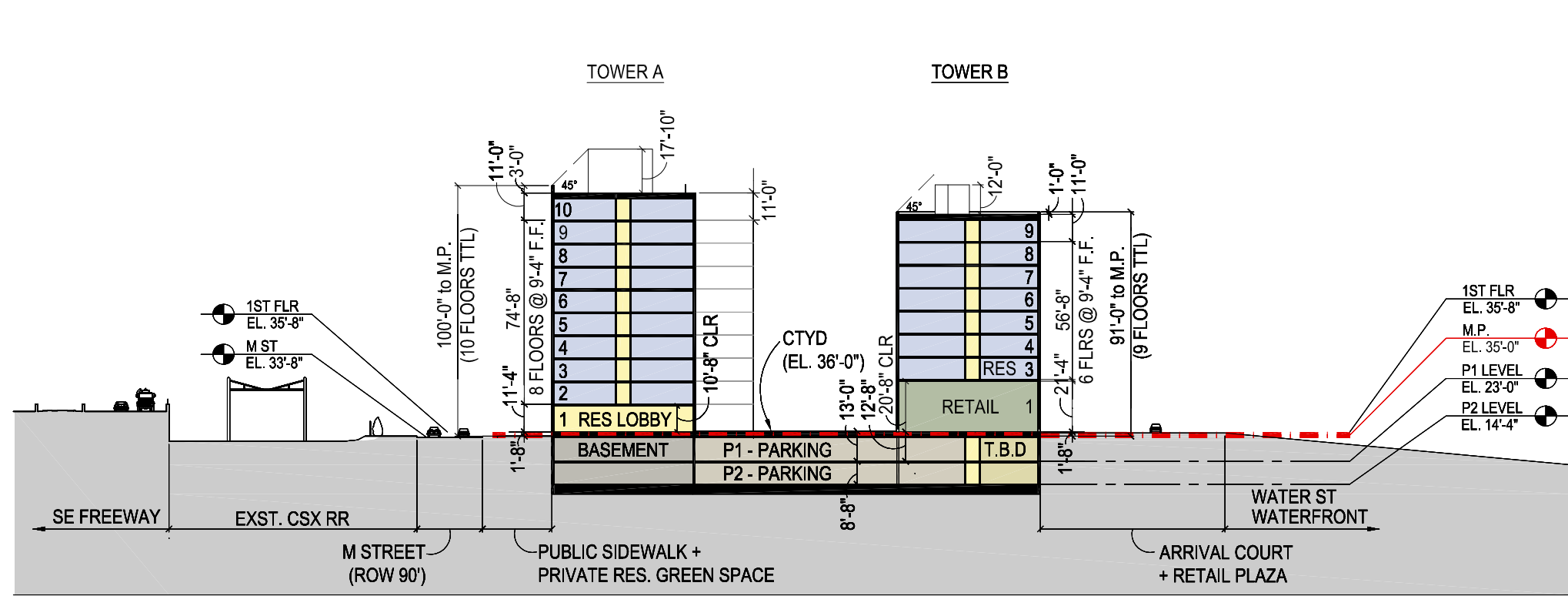


2 ROOF PLAN - PHASE 4
SCALE: AS NOTED

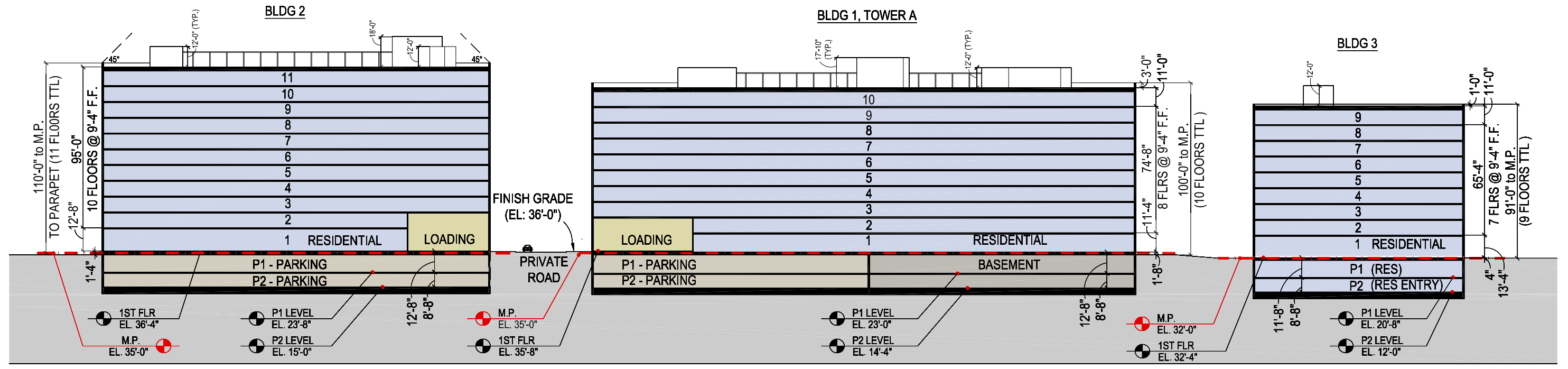
LEGEND

- GREEN ROOF
- CORE
- ACCESSORY ROOF SPACE

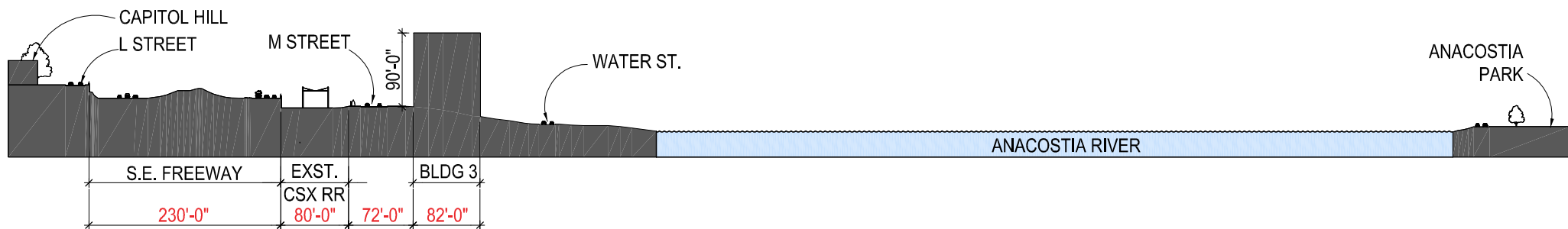




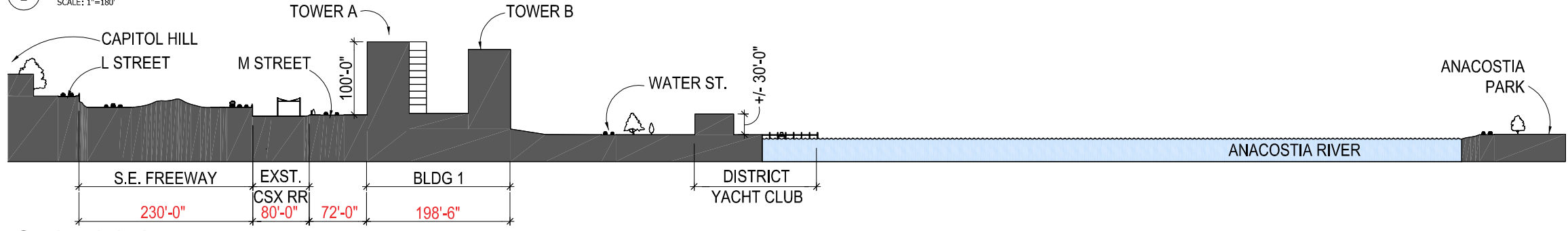
1 SITE SECTION A-A
 15' 10' 5' 0' 15' 30' 60'
 1:60 (11x17 size sheet)



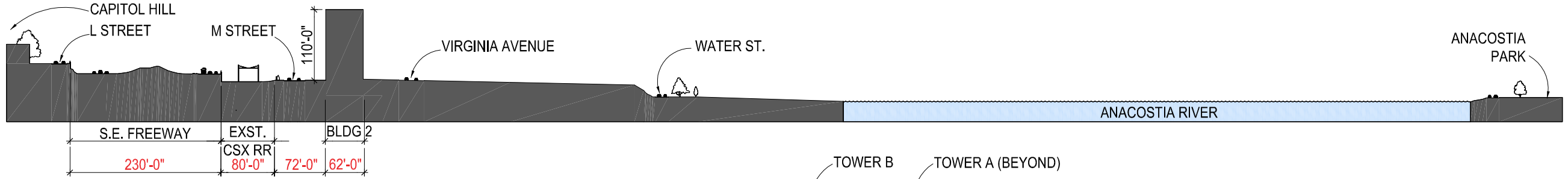
2 SITE SECTION B-B
 15' 10' 5' 0' 15' 30' 60'
 1:60 (11x17 size sheet)



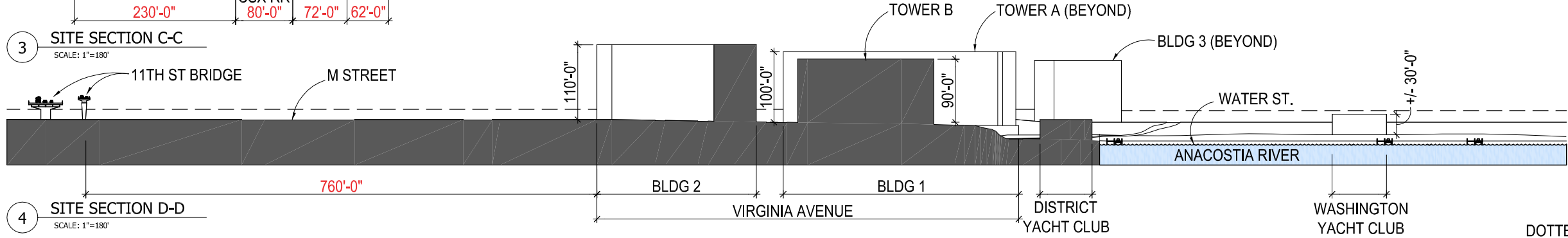
1 SITE SECTION A-A
SCALE: 1"=180'



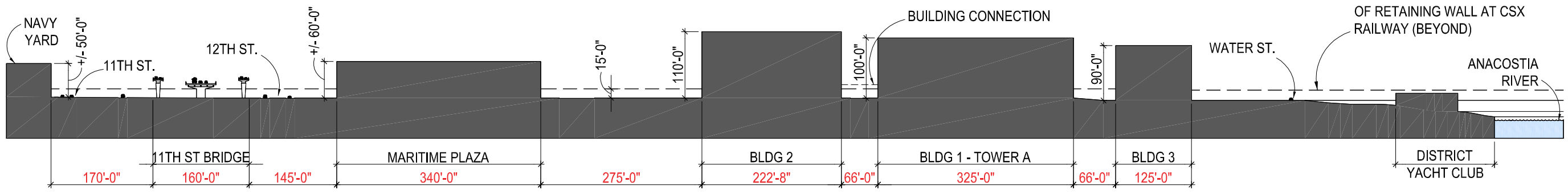
2 SITE SECTION B-B
SCALE: 1"=180'



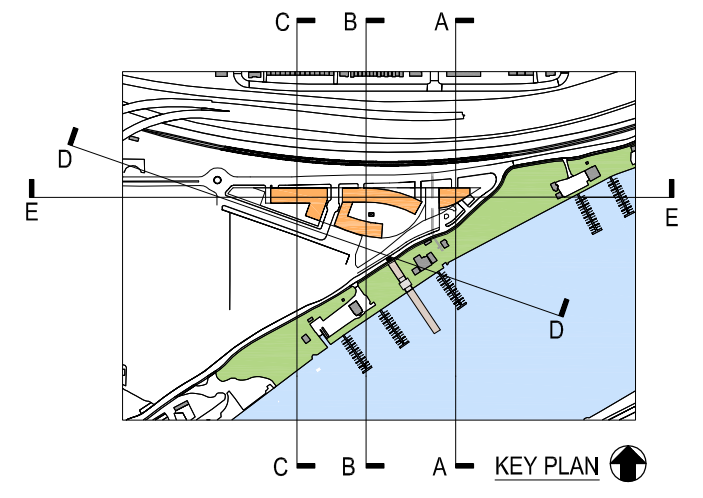
3 SITE SECTION C-C
SCALE: 1"=180'



4 SITE SECTION D-D
SCALE: 1"=180'



5 SITE SECTION E-E
SCALE: 1"=180'



*NOTE: HORIZONTAL DIMENSIONS ARE APPROXIMATE, BASED ON INFORMATION OBTAINED FROM GOOGLE MAPS.