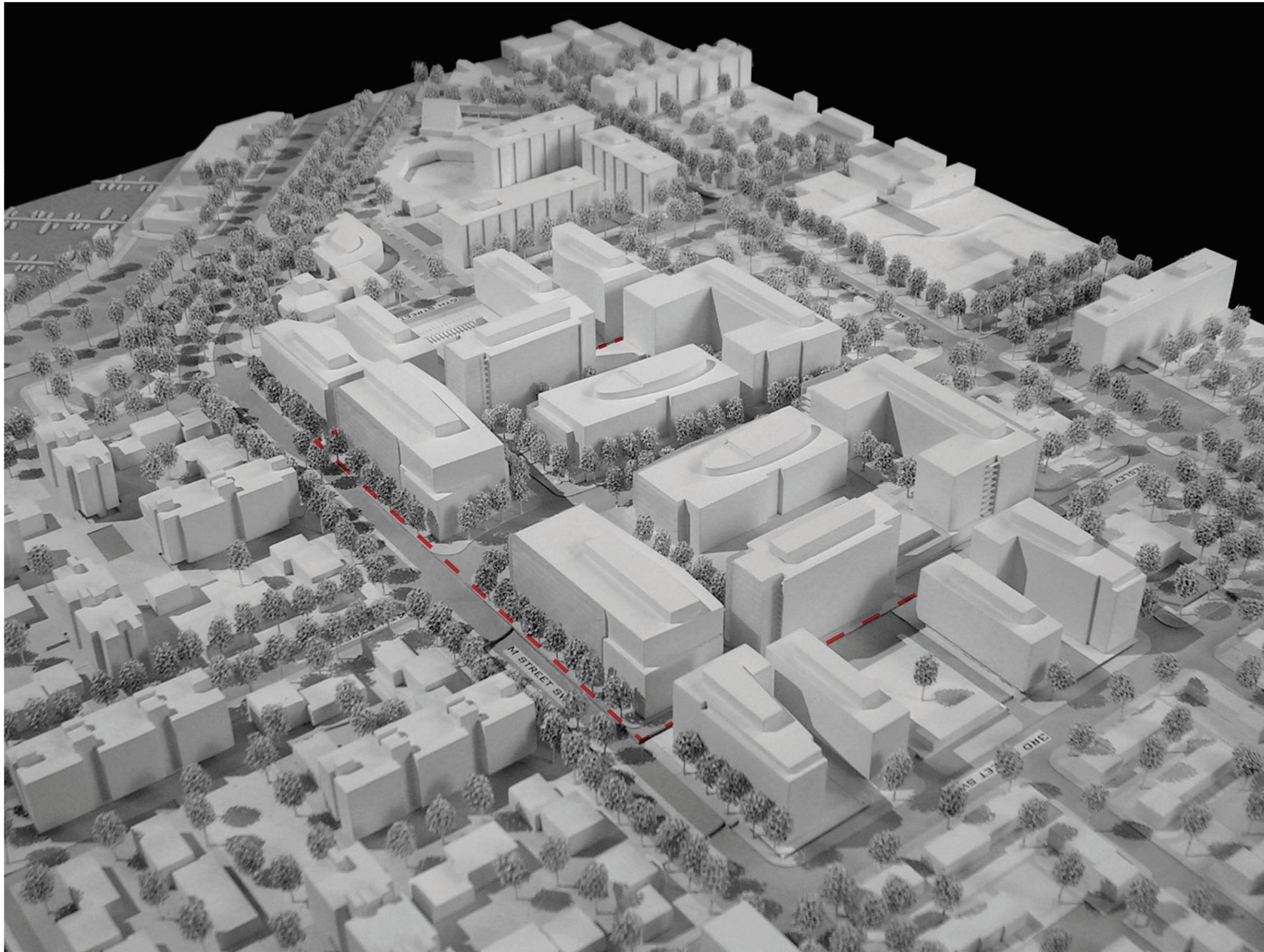


← The dashed outline indicates the extent of a concurrent Stage 2 Application.

For complete information, refer to the Stage 2 PUD Submission.





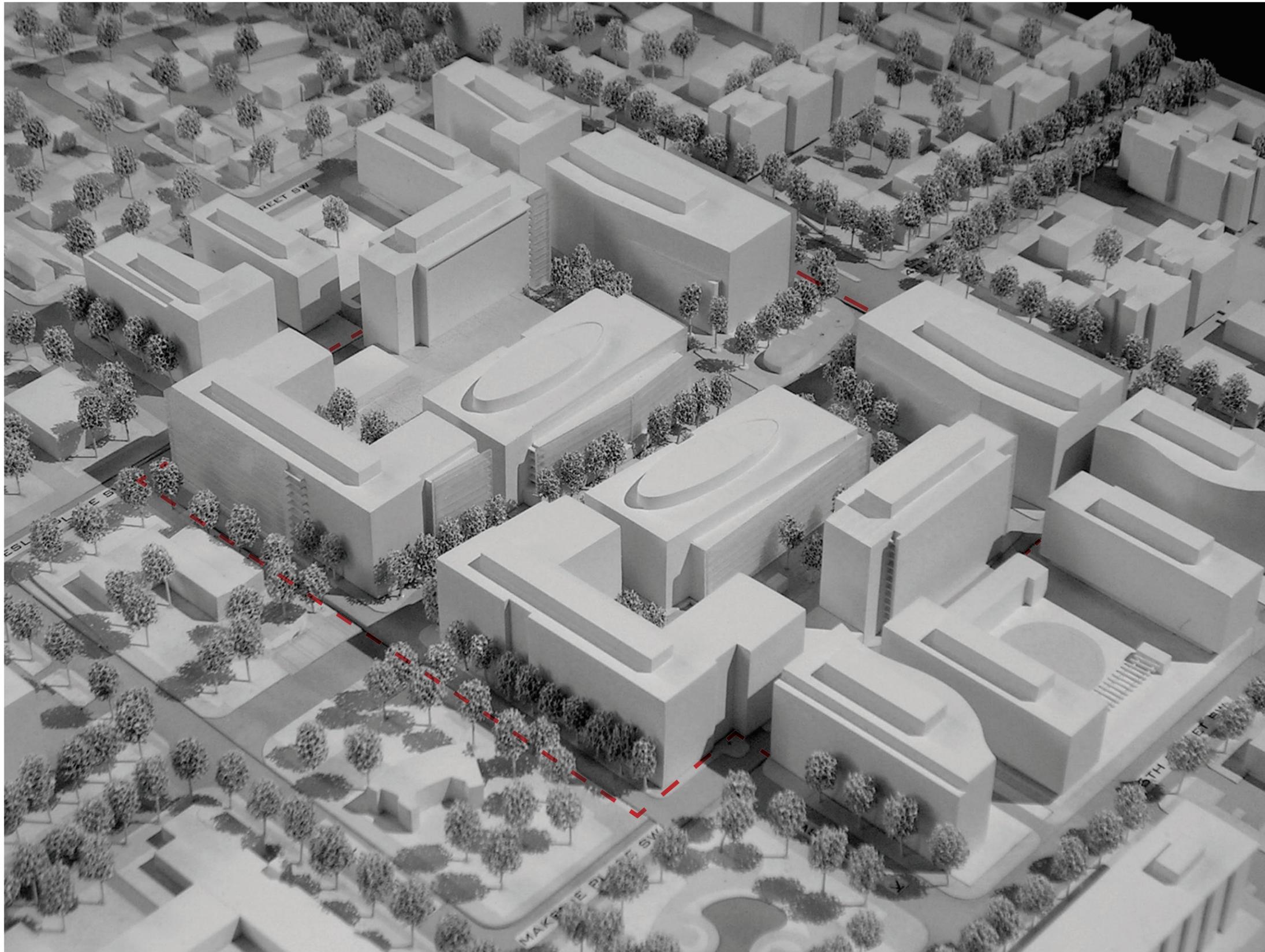
LEGEND:
- - - Property Line



LEGEND:
- - - Property Line



LEGEND:
- - - - - Property Line



LEGEND:
- - - Property Line



LEGEND:
- - - Property Line

NORTHWEST BUILDING

New Residential Building
12 Floors / 112' Bldg. Ht. / 18.5' Mech. P.H.
400,000 GFA - (2 Phases of 200,000 SF each)

WEST 4TH STREET BUILDING

New Office Building
6 Floors / 79' Bldg. Ht. / 18.5' Mech. P.H.
312,500 GFA - (includes 75,000 GFA of existing parking)

WEST TOWER

Existing Office Building
12 Floors / 130' Bldg. Ht.
192,500 GFA

WEST M STREET BUILDING

New Office Building
10 Floors / 112' Bldg. Ht. / 18.5' Mech. P.H.
350,000 GFA

NORTHEAST BUILDING

New Office Building
10 Floors / 112' Bldg. Ht. / 18.5' Mech. P.H.
470,000 GFA

EAST 4TH STREET BUILDING

New Office Building
6 Floors / 79' Bldg. Ht. / 18.5' Mech. P.H.
265,000 GFA (includes 50,500 GFA of existing 1 story commercial building)

EAST TOWER

Existing Office Building
12 Floors / 130' Bldg. Ht.
201,500 GFA

EAST M STREET BUILDING

New Office Building
10 Floors / 112' Bldg. Ht. / 18.5' Mech. P.H.
350,000 GFA



M Street, SW

NOTE:
The design of the building footprints are shown for illustrative purposes, conforming to the density, setback, and height limitations proposed in the drawings. Final design proposals for the buildings will be filed in subsequent Second Stage PUD applications.

Total Residential:	1,229,605 sf 2.11 FAR
Total Commercial:	1,296,895 sf 2.22 FAR
Total Development:	2,526,500 sf 4.33 FAR

NORTHWEST BUILDING
New Residential Building
12 Floors Condo / 114' Bldg. Ht.
13 Floors Rental / 114' Bldg. Ht.
total area 406,900 sf

WEST 4TH STREET BUILDING
New Commercial Office Building
8 Floors / 94' Bldg. Ht.
total area 291,570 sf

WEST TOWER
Converted Residential Building
12 Floors / 130' Bldg. Ht.
total area 219,600 sf

WEST M STREET BUILDING
New Commercial Office Building
10 Floors / 114' Bldg. Ht.
total area 322,785 sf

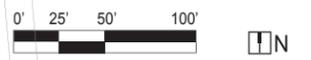
NORTHEAST BUILDING
New Residential Building
12 Floors / 114' Bldg. Ht.
with Courtyard over 1 Story Structure
(with option to do 13 Floors with Courtyard at grade)
total area 400,000 sf

EAST 4TH STREET BUILDING
New Commercial Office Building
8 Floors / 94' Bldg. Ht.
total area 273,330 sf

GROCERY (At-Grade)
1 Floor / 25' Bldg. Ht.
total area 55,000 sf

EAST TOWER
Converted Residential Building
12 Floors / 130' Bldg. Ht.
total area 218,400 sf

EAST M STREET BUILDING
New Commercial Office Building
10 Floors / 114' Bldg. Ht.
total area 339,815 sf



NOTE:

The design of the building footprints are shown for illustrative purposes, conforming to the density, setback, and height limitations proposed in the drawings. Final design proposals for the buildings will be filed in subsequent Second Stage PUD applications.

Total Residential:	838,000 sf 1.44 FAR
Total Commercial:	1,688,500 sf 2.89 FAR
Total Development:	2,526,500 sf 4.33 FAR

NORTHWEST BUILDING

New Commercial Office Building
10 Floors / 114' Bldg. Ht.
total area 406,900 sf

WEST 4TH STREET BUILDING

New Commercial Office Building
8 Floors / 94' Bldg. Ht.
total area 291,570 sf

Shared Private Drive requires mutual approval
by Waterfront Associates and Marina View

WEST TOWER

Converted Residential Building
12 Floors / 130' Bldg. Ht.
total area 219,600 sf

WEST M STREET BUILDING

New Commercial Office Building
10 Floors / 114' Bldg. Ht.
total area 322,785 sf

NORTHEAST BUILDING

New Commercial Office Building
10 Floors / 114' Bldg. Ht.
total area 400,000 sf

EAST 4TH STREET BUILDING

New Commercial Office Building
8 Floors / 94' Bldg. Ht.
total area 273,330 sf

GROCERY (At-Grade)

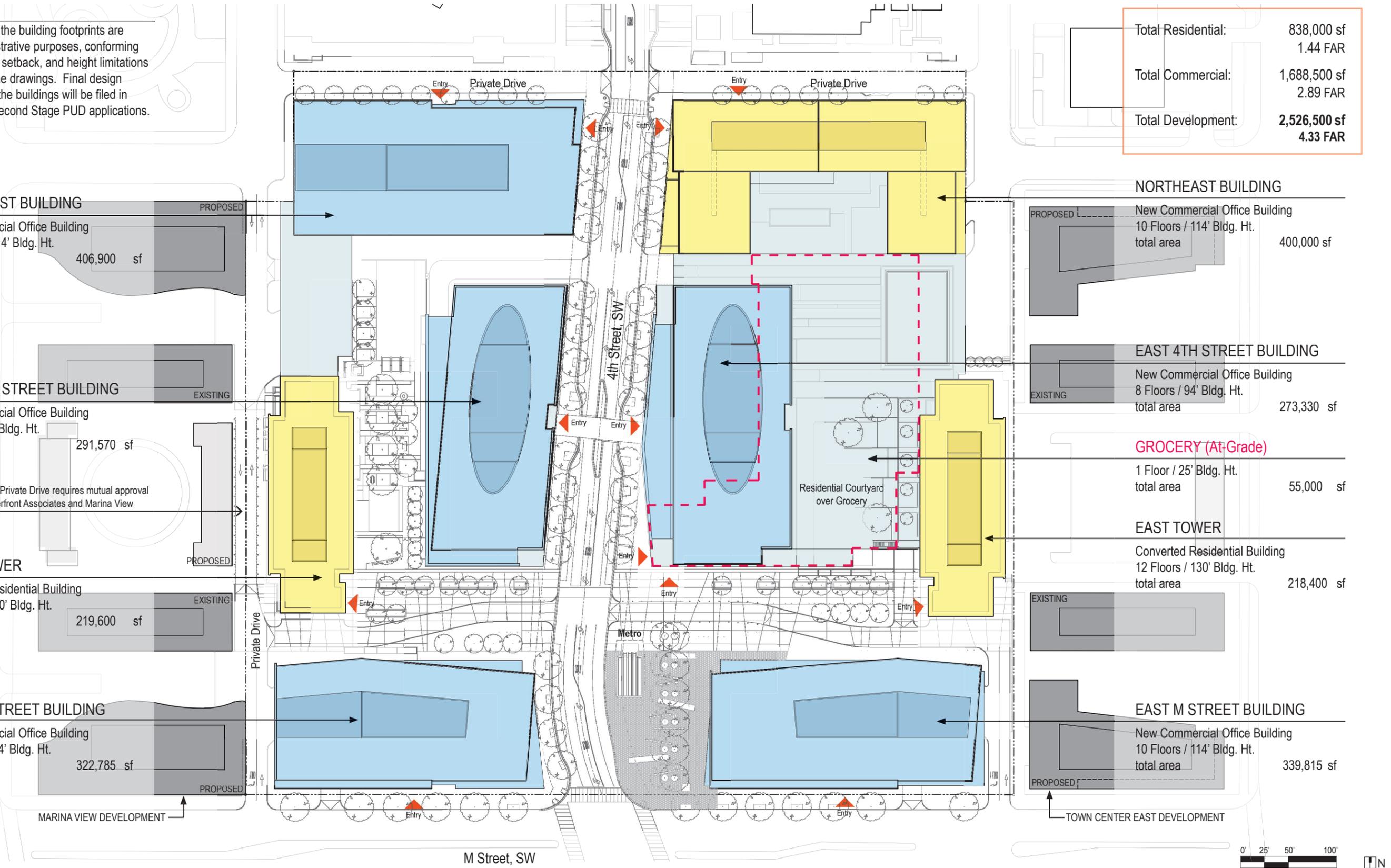
1 Floor / 25' Bldg. Ht.
total area 55,000 sf

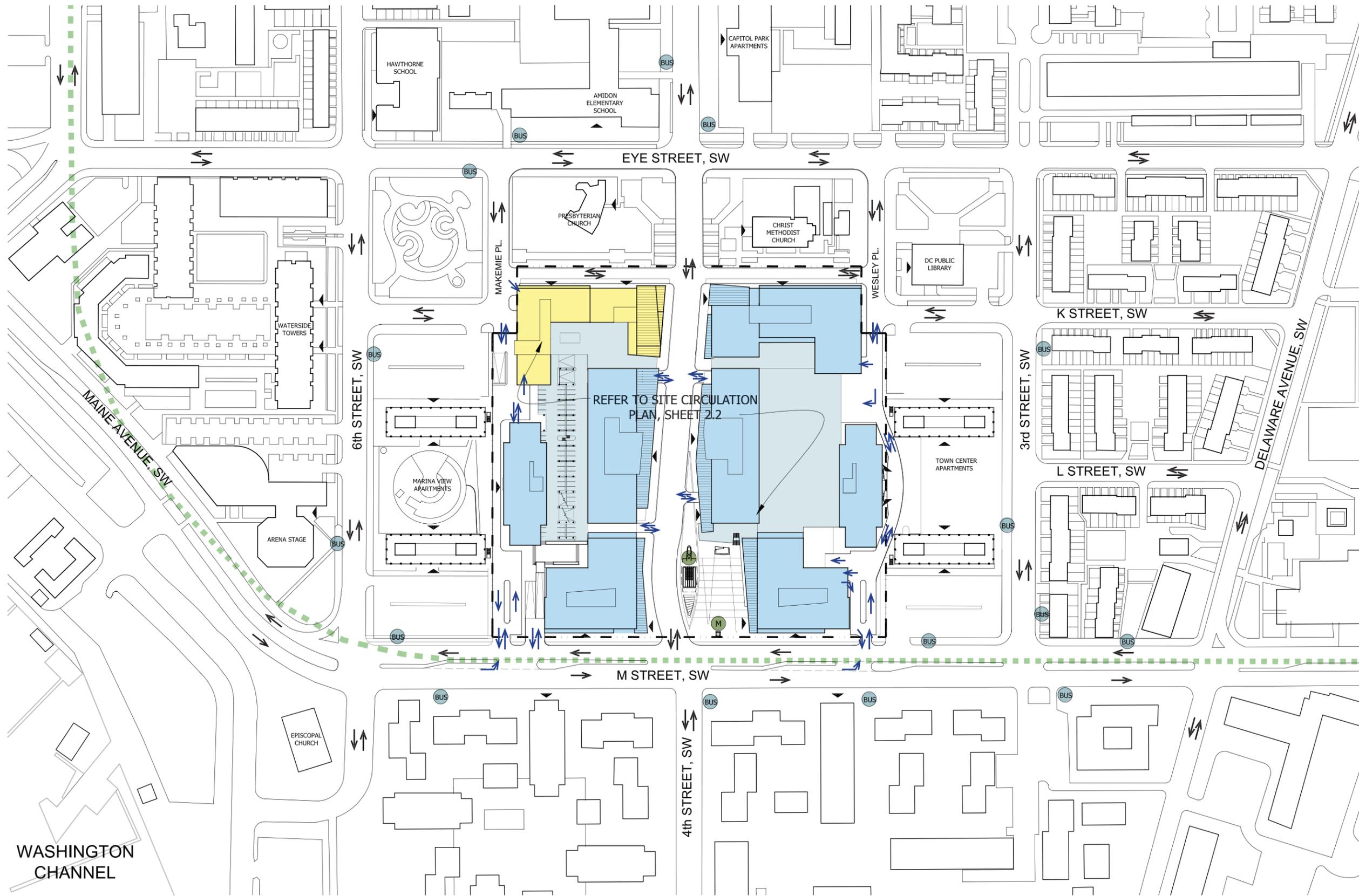
EAST TOWER

Converted Residential Building
12 Floors / 130' Bldg. Ht.
total area 218,400 sf

EAST M STREET BUILDING

New Commercial Office Building
10 Floors / 114' Bldg. Ht.
total area 339,815 sf





- Legend:**
- Site boundary
 - ▲ Pedestrian entrance
 - Metro rail green line (underground)
 - M Metro rail station entrance
 - BUS Metrobus stop
 - ← Road travel direction
 - ← Loading/Parking entrance

WASHINGTON CHANNEL

