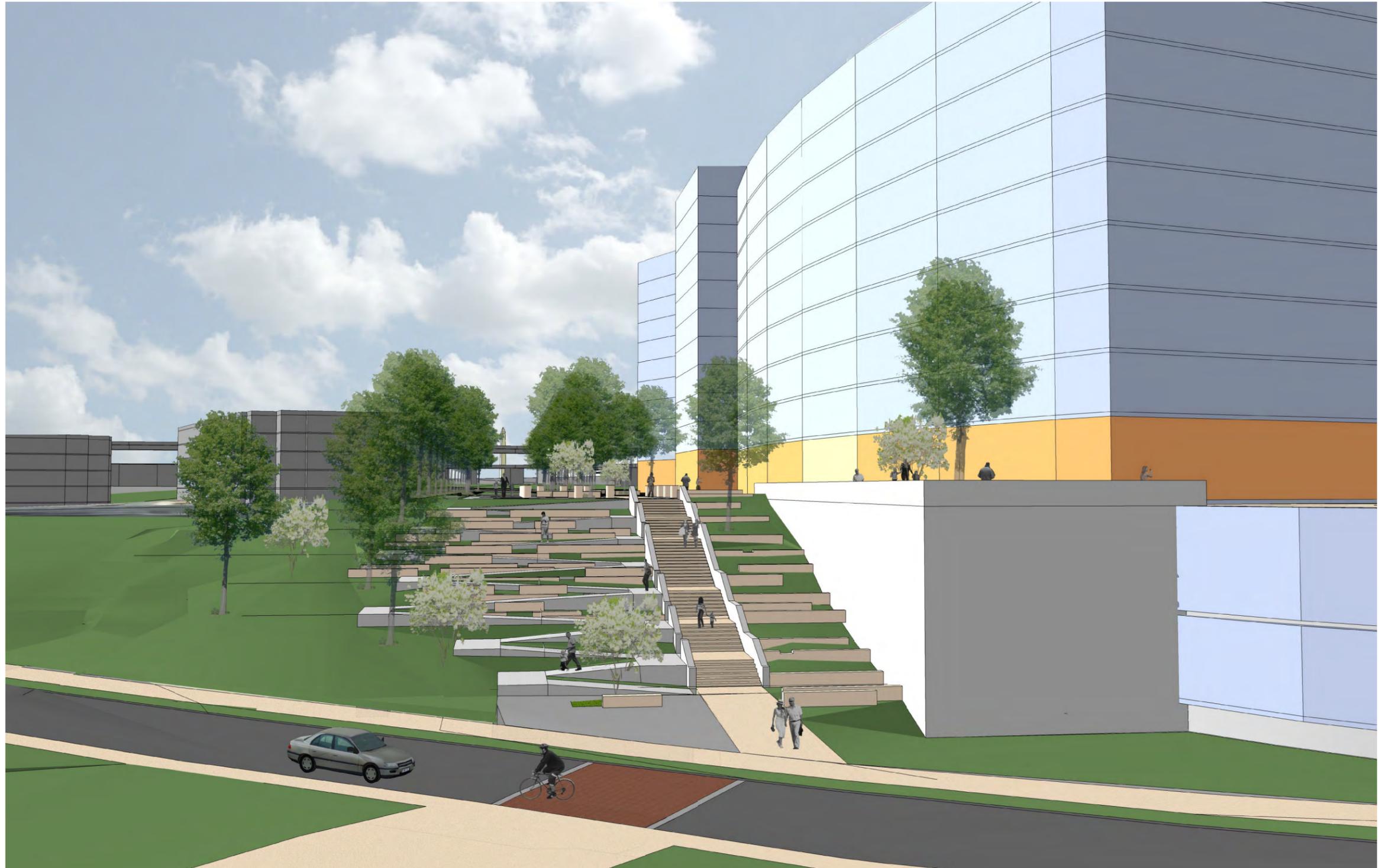


PLANNED UNIT DEVELOPMENT IN FOUR PHASES

1333 M STREET, SE
WASHINGTON, DISTRICT OF COLUMBIA
October 30, 2013



OWNER
1333 M Street, SE LLC

DEVELOPER
Cohen Companies

ARCHITECTS
GTM Architects, Inc.

LAND USE COUNSEL
Holland & Knight, LLP

LANDSCAPE ARCHITECTS
Parker Rodriguez

CIVIL ENGINEERS
CAS Engineering

MEP CONSULTANT
Built Environment Engineers

ZONING COMMISSION
District of Columbia
TRAFFIC CONSULTANT
Wells + Associates
EXHIBIT NO.5A1

**PRELIMINARY PUD DOCUMENTS FOR OVERALL SITE
PHASES 1, 2, 3, AND 4**

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1 AERIAL MAP
SCALE: NTS



GENERAL CONSTRUCTION NOTES

- TOPOGRAPHIC INFORMATION BASED ON SURVEYS BY CAS ENGINEERING, DATED APRIL, 2003, AND JUNE, 2008.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A SURVEY-TO-MARK PERFORMED BY MADDOX ENGINEERS AND SURVEYORS, DATED OCTOBER 21, 2009 AND RECORDED IN THE DISTRICT OF COLUMBIA OFFICE OF THE SURVEYOR IN SURVEY BOOK 1002 AT PAGE 257.
- ZONING: M
- TOTAL LOT AREA: TOTAL = 127,499 SQ. FT.± (2.93 ACRES±)
 LOT 802, SQUARE 1025-E = 5,107 SQ. FT.± (0.12 ACRES±)
 LOT 1, SQUARE 1048-S = 40,580 SQ. FT.± (0.93 ACRES±)
 LOT 801, SQUARE 1048-S = 16,183 SQ. FT.± (0.37 ACRES±)
 LOT 802, SQUARE 1048-S = 42,424 SQ. FT.± (0.97 ACRES±)
 RESERVATION 129 = 15,269 SQ. FT.± (0.35 ACRES±)
 RESERVATION 299 = 7,936 SQ. FT.± (0.18 ACRES±)
- FINAL GAS, TELEPHONE AND ELECTRIC ALIGNMENT SUBJECT TO UTILITY COMPANY APPROVAL.
- EX. WATER AND SEWER LINES TO BE "TEST -PITTED" PRIOR TO CONSTRUCTION. PROPOSED WATER AND SEWER TO BE ADJUSTED IN LINE AND GRADE ACCORDINGLY.
- ANY NECESSARY TREE PROTECTION MEASURES, FOR ON-SITE OR OFF-SITE TREES, ARE TO BE ADDRESSED BY OTHERS.
- THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS AND CONNECTING POINTS TO DETERMINE THE EXACT LOCATION AND DEPTH WELL IN ADVANCE OF CONSTRUCTION.
- D.C. STANDARD DETAILS WHERE SHOWN ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL OBTAIN THE MOST CURRENT APPLICABLE D.C. DETAILS AND STANDARDS AND PERFORM CONSTRUCTION ACCORDINGLY.
- FOR FIELD LOCATION AND ABANDONMENT / REMOVAL OF GAS MAINS AND SERVICE CONNECTIONS, CONTRACTOR SHALL NOTIFY WASHINGTON GAS LIGHT COMPANY, (703) 750-1000, 72 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.
- CONTRACTOR SHALL CONTACT MISS UTILITY, 1-800-257-7777, 48 HOURS PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL CONTACT DEPARTMENT OF PUBLIC WORKS - PUBLIC SPACE MAINTENANCE ADMINISTRATION, 48 HOURS PRIOR TO START OF CONSTRUCTION, AT (202) 645-7050.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, REPLACING AND/OR RESTORING ANY AND ALL UTILITY SERVICE CONNECTIONS DISTURBED DURING CONSTRUCTION.
- CONTRACTOR IS TO VERIFY FIELD CONDITIONS PRIOR TO AND DURING CONSTRUCTION AND NOTIFY CAS ENGINEERING AT (301) 607-8031 IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE APPROVED PLANS.
- THE CONTRACTOR SHALL PERFORM ALL CONSTRUCTION IN PUBLIC SPACE IN ACCORDANCE WITH D.C. DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES, LATEST EDITION. THE CONTRACTOR SHALL OBTAIN SAID SPECIFICATIONS.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO PROCEEDING WITH DEMOLITION OF EXISTING IMPROVEMENTS.
- THE CONTRACTOR SHALL VERIFY THE ACTIVE/INACTIVE STATUS OF ANY EXISTING UTILITIES ENCOUNTERED ON SITE AND ABANDON OR RELOCATE AS APPROPRIATE. ABANDONMENT SHALL BE IN ACCORDANCE WITH DC WATER STANDARDS AND DETAILS.

SITE CONSTRUCTION NOTES

- PROPOSED UTILITY LOCATIONS SUBJECT TO FIELD MODIFICATION AND UTILITY COMPANY APPROVAL.
- CONTRACTOR TO COORDINATE ABANDONMENT OF ALL EXISTING UTILITIES AS NECESSARY.
- CONTRACTOR TO COORDINATE ON-SITE UTILITY CROSSINGS TO ENSURE ADEQUATE SEPARATION AT INTERSECTIONS.
- TEST PIT ALL UTILITY CROSSINGS PRIOR TO START OF CONSTRUCTION, ANY FIELD MODIFICATION TO BE COORDINATED WITH APPROPRIATE UTILITY AND/OR DC INSPECTOR.
- PROPOSED RETAINING WALLS SHOWN ARE TO BE DESIGNED BY OTHERS, TYPICAL.
- FOR FINAL LANDSCAPE/HARDSCAPE DETAILS, SPECIFICATIONS, ELEVATIONS, AND DIMENSIONS SEE LANDSCAPE PLANS, POOL PLANS, OR ARCHITECTURAL PLANS, AS APPROPRIATE.
- FOR TREE PROTECTION MEASURES SEE PLANS AND REPORTS BY OTHERS AS APPLICABLE.

LEGEND

EXISTING FEATURES	
	EX. STORM DRAIN WITH MANHOLE
	EX. SEWER LINE WITH CLEAN OUT
	EX. SEWER MANHOLE AND INVERT
	EX. WATER LINE WITH VALVE
	EX. GAS LINE WITH VALVE
	EX. OVERHEAD UTILITY WITH POLE
	EX. UNDERGROUND UTILITY LINE
	EX. TWO- AND TEN-FOOT CONTOURS
	EX. SPOT ELEVATION
	EX. CHAIN LINK OR WIRE FENCE
	EX. WOOD FENCE
	EX. TREE (SPECIES OMITTED)
	EX. MONITORING WELL
	EX. BOLLARD
	EX. DRAIN
	EXISTING BUILDING/STRUCTURE
	PROPERTY LINE
PROPOSED FEATURES	
	PROP. WATER CONNECTION
	PROP. SANITARY SEWER CONNECTION
	PROP. STORM SEWER CONNECTION
	PROP. GAS CONNECTION
	PROP. ELECTRIC CONNECTION
	PROP. CONTOUR WITH ELEVATION
	PROP. SPOT ELEVATION
	PROP. DRAINAGE PATH
	PROP. BUILDING (FOUNDATION WALL)
	PROP. BUILDING (ABOVE GRADE WALL)
	PROPOSED BUILDING (ABOVE GRADE)
	PROPOSED DRAINAGE AREA
SEDIMENT CONTROL FEATURES	
	STABILIZED CONSTRUCTION ENTRANCE
	INLET PROTECTION
	LIMITS OF DISTURBANCE
	STRAW BALE OR EROSION CONTROL TUBE
	CONSTRUCTION FENCE
	WASH RACK

ABBREVIATIONS LIST

(FOR REFERENCE ONLY, NOT ALL ARE USED WITHIN THIS PLAN SET)

A	AREA OF ARC	F	FIRE LINE	R	RADIUS OR PER RECORD
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS	FAR	FLOOR AREA RATION	RCP	REINFORCED CONCRETE PIPE
AC	ACRE	FACE	FACE OF CURB	RD	ROAD OR ROOF DRAIN
ADJ	ADJACENT	FD	FLOOR DRAIN	REINF	REINFORCED
AGGR	AGGREGATE	FF	FIRST FLOOR	REDOBT	REDOBT
AHD	AHEAD	FG	FINISHED GRADE	RET	RETAINING
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	FH	FIRE HYDRANT	REV	REVISION
APPROX	APPROXIMATE	FL	FLOW LINE	RGP	ROUGH GRADING PLAN
ARCH	ARCHITECTURAL	FND	FOUNDATION	RMA	RESOURCE MANAGEMENT AREA
ASPH	ASPHALT	FOY	FOYER	ROM	REMOTE OUTSIDE MONITOR
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	FP	FLOOD PLAIN	RPA	RESOURCE PROTECTION AREA
AVE	AVENUE	FPS	FEET PER SECOND	RR	RAIL ROAD
AWWA	AMERICAN WATER WORKS ASSOCIATION	FS	FIRE SAFETY OR FACTOR OF SAFETY	RT	RIGHT
B	BREADTH	FT	FOOT OR FEET	RTE	ROUTE
BC	BACK OF CURB	G	GAS	R/W	RIGHT OF WAY
BF	BASEMENT FLOOR	GAR	GARAGE	S	SOUTH OR SEWER OR SPEED OR SLOPE
BLDG	BUILDING	GFA	GROSS FLOOR AREA	SAN	SANITARY
BLVD	BOULEVARD	GHC	GAS HOUSE CONNECTION	SBL	SOUTH BOUND LANE
BM	BENCHMARK	GR	GUARD RAIL OR GRATE	SCH	SCHEDULE
BMP	BEST MANAGEMENT PRACTICES (WATER QUALITY)	GV	GAS VALVE	SD	SIGHT DISTANCE OR STORM DRAIN
BOV	BLOW OFF VALVE	H	HEAD	SDMH	STORM DRAIN MANHOLE
BRG	BEARING	HC	HANDICAP	SE	SOUTHEAST
BRL	BUILDING RESTRICTION LINE	HB	HORIZONTAL BEND	SEC	SECTION
BVCE	BEGINNING VERTICAL CURVE ELEVATION	HGL	HYDRAULIC GRADE LINE	SECT	SECTION
BVCS	BEGINNING VERTICAL CURVE STATION	HORIZ	HORIZONTAL	SEW	SEWER
BW	BOTTOM OF WALL	HP	HIGH POINT	SF	SQUARE FOOT
C, e	CENTER CORRECTION ON VERTICAL CURVE	HR	HAND RAIL	SHC	SEWER HOUSE CONNECTION
C	CURB AND GUTTER	HT	HEIGHT	SMH	SEWER MANHOLE
C&G	CURB AND GUTTER	HW	HEADWATER	SP	SPACE OR SITE PLAN
CATV	CABLE TELEVISION	I	INTENSITY, RAINFALL	SPECS	SPECIFICATIONS
CB	CATCH BASIN	ID	INSIDE DIAMETER OR IDENTIFICATION	ST	STREET
CBR	CALIFORNIA BEARING RATIO	IE	INVERT ELEVATION	STA	STATION
CC	CENTER TO CENTER	IN	INCH	STD	STANDARD
CF	CUBIC FEET	INV	INVERT	STR	STRUCTURE
CFP	CUBIC FEET PER SECOND	IP	IRON PIPE	SVC	SERVICE
CG(R)	CURB AND GUTTER (REVERSE SLOPE)	IPF	IRON PIPE FOUND	S/W	SIDEWALK
CH	CHORD	IPS	IRON PIPE SET	SW	SOUTHWEST
CHBRG	CHORD BEARING	JB	JUNCTION BOX	SWM	STORMWATER MANAGEMENT
CIP	CAST IRON PIPE OR CAST IN PLACE	JNT	JOINT	Sx	CROSS SLOPE
CL	CLASS	Ke	SIGHT DISTANCE COEFFICIENT CULVERT ENTRANCE LOSS COEFFICIENT	SY	SQUARE YARD
CL	CENTER LINE	L	LENGTH	T	TELEPHONE OR TANGENT
C/L	CENTER LINE	LAT	LATERAL	TB	TOP OF BANK
CLR	CLEAR	LCG	LIMITS OF CLEARING & GRADING	TC	TOP OF CURB
CM	CUBIC METERS	LF	LINEAR FEET	T.C.	TERRA COTTA
CMP	CORRUGATED METAL PIPE	LL	LOWER LEVEL	Tc	TIME OF CONCENTRATION
CMS	CUBIC METERS PER SECOND	LOC	LOCATION	TEL	TELEPHONE
CON	CONNECTION	LOS	LINE OF SIGHT	TEMP	TEMPORARY
CONT	CONTINUOUS	LP	LOW POINT OR LIGHT POLE	TH	TEST HOLE
C/O	CLEAN OUT	LS	LOADING SPACE	TL	TRAFFIC LIGHT
CONC	CONCRETE	L/S	LANDSCAPE AREA	TP	TEST PIT OR TREE PROTECTION
COV	COVERED	LT	LEFT	TRANSP	TRANSPORTATION
CS	CURB STOP	M	METER	TW	TOP OF WALL OR TAIL WATER
C/S	COMBINED SEWER	MAP	MAPLE	TY	TYPICAL
CT	COURT	MAX	MAXIMUM	U	UNKNOWN
CTR	CENTER	MD	MARYLAND	UG	UNDERGROUND
CY	CUBIC YARD	MECH	MECHANICAL	UGT	UNDERGROUND TELEPHONE
D	DRAIN	METRO	METROPOLITAN	UGC	UNDERGROUND CABLE
DA	DRAINAGE AREA	MH	MANHOLE	UL	UPPER LEVEL
DB	DEED BOOK	MI	MILE	UP	UTILITY POLE
DC	DISTRICT OF COLUMBIA	MIN	MINIMUM	USGSUS	USGSUS GEOLOGICAL SURVEY
DDOT	DISTRICT DEPARTMENT OF TRANSPORTATION	MISC	MISCELLANEOUS	V, VOL	VOLUME
DET	DETAIL	MON	MONUMENT	V, VEL	VELOCITY
DIA	DIAMETER	MPH	MILES PER HOUR	VA	VIRGINIA
DIP	DUCTILE IRON PIPE	MS	MARYLAND STATE HIGHWAY ADMINISTRATION	VB	VERTICAL BEND
DI	DROP INLET	MSHA	MARYLAND STATE HIGHWAY ADMINISTRATION	VC	VERTICAL CURVE
DIST	DISTANCE	MSL	MEAN SEA LEVEL	VDOT	VA DEPARTMENT OF TRANSPORTATION
DL	DOMESTIC LINE	N	NORTH	VF	VERTICAL FOOT
DM	DROP MANHOLE	N/A	NOT APPLICABLE	W	WEST OR WATER OR WEIGHT OR WIDTH
DOH	DEPARTMENT OF HEALTH	NBL	NORTH BOUND LANE	W/	WITH
DOM	DOMESTIC	NE	NORTHEAST	WBL	WEST BOUND LANE
DR	DRIVE	N/F	NOW OR FORMERLY	WHC	WATER HOUSE CONNECTION
DRN	DRAINAGE	NFA	NET FLOOR AREA	WL	WATER LINE
DU	DWELLING UNITS	NO	NUMBER	WM	WATER METER
DWG	DRAWING	NW	NORTHWEST	WQA	WATER QUALITY IMPACT ASSESSMENT
D/S	DOWN SPOUT	OC	ON CENTER	W/S	WRAPPED STEEL
D/W	DRIVEWAY	OBJ	OBJECT	WV	WATER VALVE
E	EAST OR ELECTRIC OR RATE OF SUPER ELEVATION	OD	OUTSIDE DIAMETER	XCROSS	CROSS SECTION
EA	EACH	OH	OVERHANG	XF	TRANSFORMER
EBL	EAST BOUND LANE	O/H	OVERHEAD	YI	YARD INLET
EC	EROSION CONTROL	OHC	OVERHEAD CABLE	YR	YEAR
EG	EDGE OF GUTTER	OHE	OVERHEAD ELECTRIC	Z	SIDE SLOPES
EGL	ENERGY LINE GRADIENT	OHT	OVERHEAD TELEPHONE		
EHC	ELECTRIC HOUSE CONNECTION	P	PER PLAN OR PERIMETER		
EL	ELEVATION	P&P	PLAN & PROFILE		
ELEC	ELECTRIC	PC	POINT OF CURVATURE		
ELEV	ELEVATION	PCC	POINT OF COMPOUND CURVE		
ENGR	ENGINEER	PCTC	POINT OF CURVATURE TOP OF CURB		
ENT	ENTRANCE	PCEP	POINT OF CURVE EDGE OF PAVEMENT		
EP	EDGE OF PAVEMENT	PFM	PUBLIC FACILITIES MANUAL		
EQUIP	EQUIPMENT	PG	PAGE		
ES	END SECTION	PGL	POINT OF GRADE LINE		
ESMT	EASEMENT	PI	POINT OF INTERSECTION		
ETD	EXISTING TO BE DEMOLISHED	PL	PROPERTY LINE		
ETR	EXISTING TO BE REMOVED	PL	PROPERTY LINE		
ETRL	EXISTING TO BE RELOCATED	P	POWER POLE		
ETRP	EXISTING TO BE REPLACED	PRC	POINT OF REVERSE CURB		
EVCE	ENDING VERTICAL CURVE ELEVATION	PRELIM	PRELIMINARY		
EVCS	ENDING VERTICAL CURVE STATION	PROP	PROPOSED		
EW	END WALL	PT	POINT OF TANGENCY		
EX	EXISTING	PVC	POINT OF VERTICAL CURVE OR POLYVINYL CHLORIDE PIPE		
EQC	ENVIRONMENTAL QUALITY CORRIDOR	PVI	POINT OF VERTICAL INTERSECTION		
		PVMT	PAVEMENT		
		PVRC	POINT OF VERTICAL REVERSE CURVE		
		PVT	POINT OF VERTICAL TANGENT		
		Q	AMOUNT OF RUNOFF (FLOW RATE)		

UTILITY GENERAL NOTES (DC WATER)

CONTRACTOR TO REFER TO DC WATER GENERAL CONSTRUCTION NOTES, MOST RECENT VERSION FOR INFORMATION REGARDING DC WATER UTILITIES. NOTES ARE AVAILABLE AT www.dcwater.com/business/permits/DCWater_General_Construction_Notes.pdf

UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

MISS UTILITY

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/ITIC 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL JURISDICTIONAL REQUIREMENTS.

STORM DRAIN NOTES

- ALL STORM DRAIN PIPE TO BE SCHEDULE 40 PVC OR OF HIGHER QUALITY.
- DOWNSPOUT LEADERS ORIGINATING DIRECTLY FROM DOWNSPOUTS TO BE 4" PVC (OR APPROVED EQUIVALENT), UNLESS INDICATED OTHERWISE ON PLAN.
- PROVIDE CLEANOUTS, AS SHOWN ON PLAN AT A MINIMUM, OR AS REQUIRED BY PLUMBING CODE.
- MAINTAIN MINIMUM 12" COVER OVER ALL PIPE.
- ALL STORM DRAIN UNDER DRIVEWAY OR PAVED AREAS TO BE BEDDED IN GRAVEL AND TO HAVE A MINIMUM OF 12" OF COVER, OR BE CAST IRON.
- PROPOSED STORM DRAIN PIPING TO BE AT 2.0% MINIMUM SLOPE, UNLESS OTHERWISE INDICATED. USE VERTICAL BENDS WHERE NECESSARY TO FOLLOW FINISHED GRADES.

1333 M STREET, SE
 LOTS 1, 801 & 802, SQUARE 1048-S
 LOT 802, SQUARE 1025-E
 RESERVATIONS 129 & 299
 LEGEND AND NOTES

1333 M STREET
 DATE: 10-30-13

LEGEND AND NOTES

03



SCALE: N.T.S.



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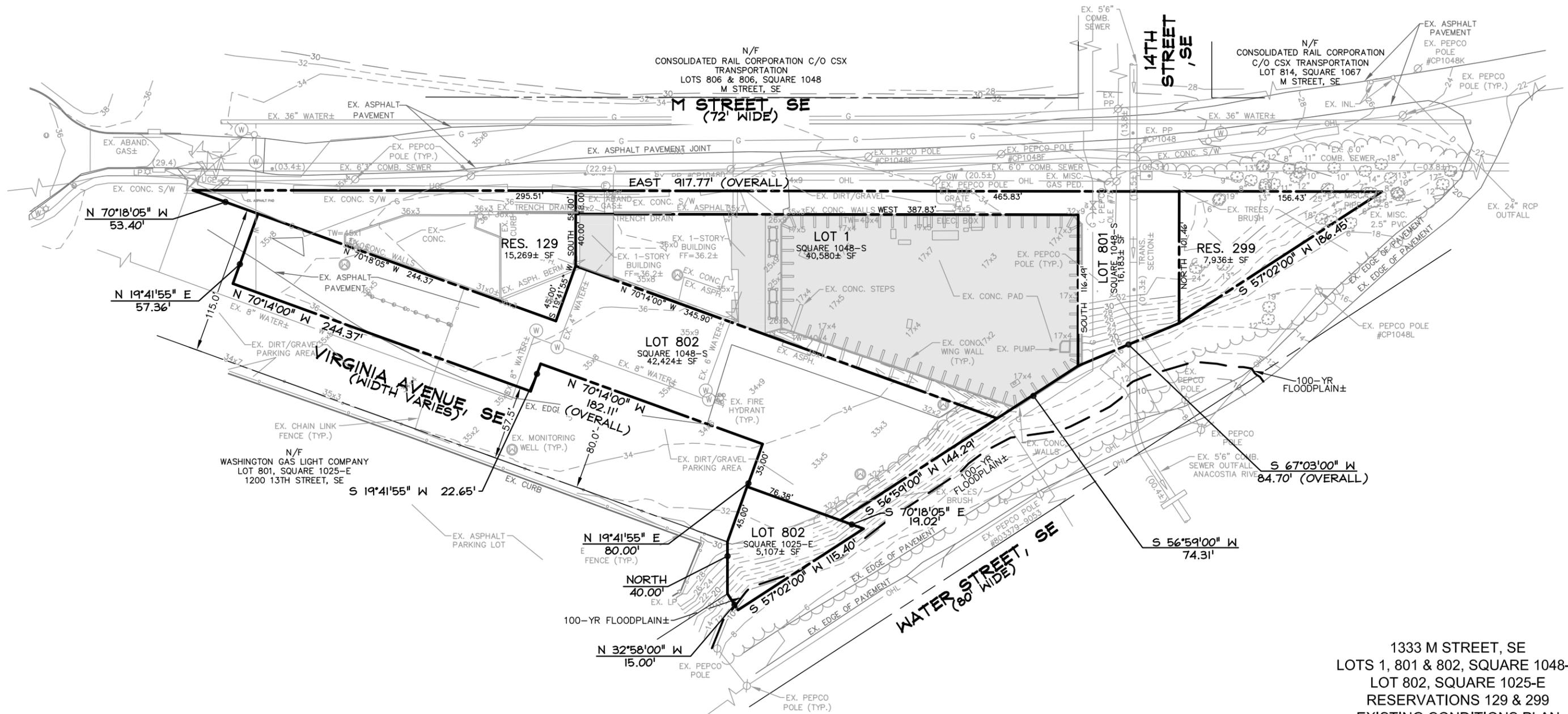
GTM ARCHITECTS



LOT AREA TABULATION

EXISTING

LOT	SQUARE	AREA (SF)	AREA (AC.)
802	1025-E	5,107	0.117
1	1048-S	40,580	0.932
801	1048-S	16,183	0.372
802	1048-S	42,424	0.974
129	RES	15,269	0.351
299	RES	7,936	0.182
TOTAL		127,499	2.927



1333 M STREET, SE
 LOTS 1, 801 & 802, SQUARE 1048-S
 LOT 802, SQUARE 1025-E
 RESERVATIONS 129 & 299
 EXISTING CONDITIONS PLAN

1333 M STREET
 DATE: 10-30-13

EXISTING CONDITIONS PLAN

04

