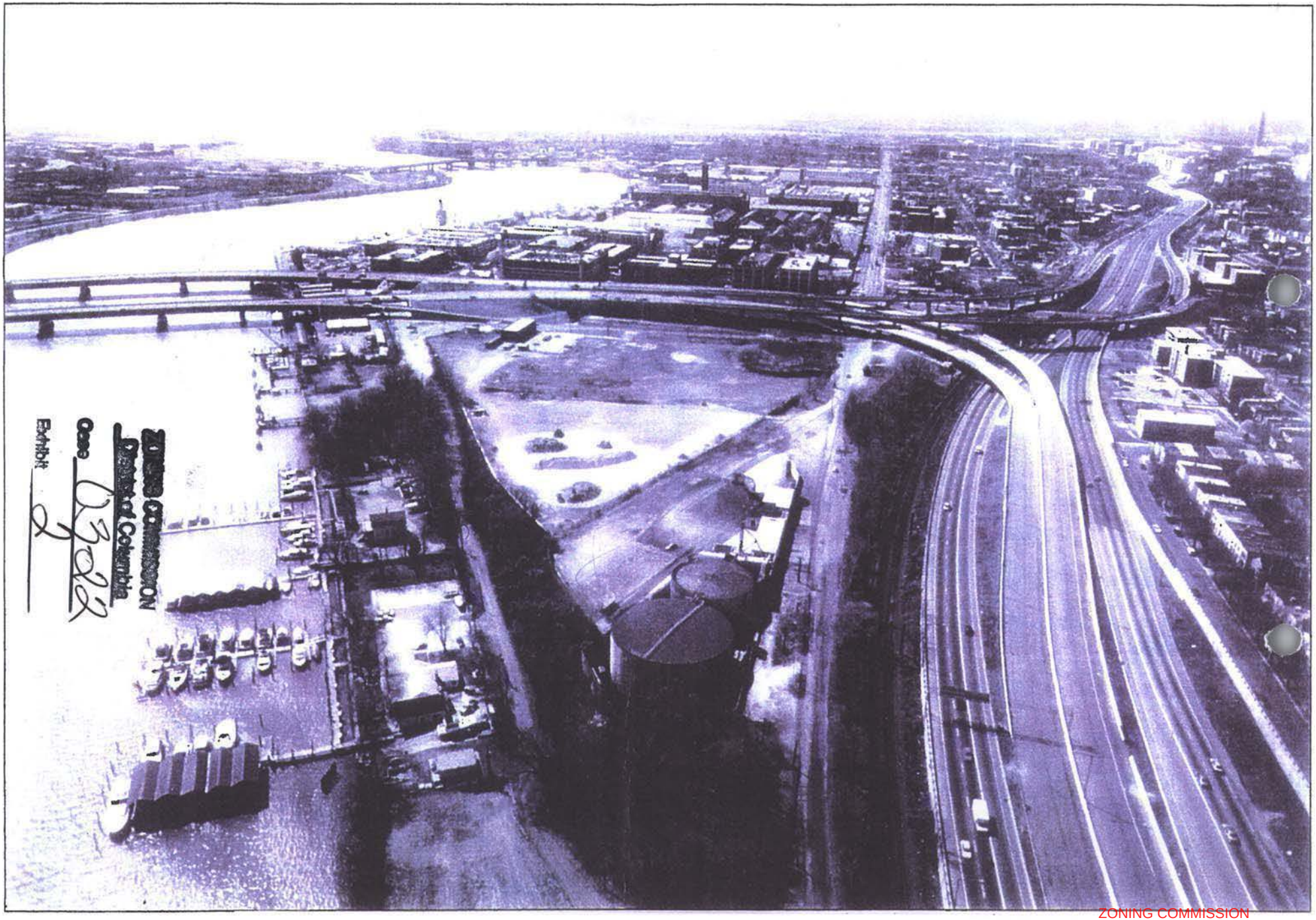


1333 M STREET, SE

ZONING COMMISSION
District of Columbia
CASE NO.03-22
EXHIBIT NO.2

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7 200 FT RADIUS PROPERTY OWNERS

8 PROPOSED DEVELOPMENT PLAN

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AVERY® READY INDEX® INDEXING SYSTEM

FLGA LLC
REAL ESTATE GROUP

Hamilton Court - Georgetown
1230 Thirty-First Street, NW, Washington, DC 20007
Phone 202-965-0900 - Fax 202-965-4070 - www.flgallc.com

2003 JUN -1 PM 1:30
D.C. Office of Zoning

June 13, 2003

VIA MESSENGER

DC Office of Zoning
441 4th Street, NW
Suite 210
Washington, DC 20001

Re: Zoning Map Amendment Request-
1333 M Street, SE; Square 1048-S-
Lot No. 1

Dear Sir:

This represents a request to rezone the above referenced property from its current zoning of M, General Industry District, to R-5-B, General Residence District, in accordance with Chapter 30 of the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning (Rules of Practice and Procedure before the Zoning Commission for the District of Columbia).

Enclosed is a completed application with the following attachments:

1. The original of Zoning Commission Form No. 1, completed and signed by the owner of the property;

2. Twenty (20) copies of a statement of reasons for the requested rezoning;

3. Copies of a key map;

4. A certified plat of survey;

5. Twenty copies of a plat plan showing lot lines for the subject square and squares within a one block radius of the property: and

6. A filing fee of $250.00.

We are prepared to submit additional upon your request. Your consideration of this request would be appreciated. Should you have any questions, please feel free to give me a call on 202-965-0900.

Thank you.

Kind regards,

Fred L. Greene

Enclosure

Z.C. Form #1 (5-93)

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION TO AMEND THE ZONING MAP

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Section 102 of the Zoning Regulations, request is hereby made for an amendment to the Zoning Map as follows:

Square No.	Lot Nos.	Existing Zoning	Requested Zoning
1048-S	Lot 1	M-General Industry	R-5-B

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Address or description of the premises:

1333 M Street, SE

Area of the Site: 40,580 square feet or acres: _____

Baist Atlas No. _____, Page _____.

The above information and attached documents are true to the best of my knowledge.

Owner's Signature

6/16/03
Date

ALAN D. Cohen
Owner's Printed Name

Person(s) to be notified of all actions:

Fred Greene
FLGA, LLC
Name

Telephone Number

Hamilton Court
1230 Thirty-first Street, NW
Address

Washington, DC 20007

STATE OF REASONS AND JUSTIFICATION

This application is being filed on behalf of the Cohen Companies ("Applicant") and ADC Builders. It requests an amendment to the Zoning Map of the District of Columbia specifically for Square S-1048, Lot 1. The property address is 1333 M Street, SE. It is situated at the east end of M Street, SE, overlooking the Anacostia River. It is located in Ward 6.

The property generally is a triangular shaped parcel improved with two large oil storage tanks and distribution facilities. It is the former Stuart Petroleum facility. It contains 40,580 square feet of land area. It is zoned M, General Industrial District.

The Applicant seeks rezoning or a change of zoning to R-5-B. According to the Zoning Code, the R-5 Districts are General Residence Districts designed to permit flexibility of design by permitting all types of urban residential development, provided that they conform to the prescribed height, density and area requirements established for the zone district.

The Applicant is proposing to establish a waterfront community and build 26 luxury town-homes on the subject property, as shown in greater detail under Tab 8. The proposal is consistent with and is in compliance with the height, density, area and other requirements of the R-5-B Zoning District.

R-5-B zoning is located immediately to the north of the subject property.

THE IMMEDIATE AREA

The site is bounded by M Street to the north; Virginia Avenue to the south; 14th Street to the east; and 13th Street to the west. Virginia Avenue is not improved to standards along the southern length of the property. It terminates at the southeastern edge of the property overlooking Water Street, which is separated from Virginia Avenue at that point by a grade elevation change of approximately 30 feet. 14th Street is a paper street.

The proposed site is also flanked by two small U.S. reservations, as shown in Tab 4.

The area in the immediate vicinity of the site has experienced development activity in recent years. On the former Washington Gas site, Lincoln Properties has completed a major office building. The building is immediately next door to the subject site. Future plans for the Lincoln project include a hotel and a structure parking facility.

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It is our understanding that these plans are under review by the DC Office of Planning as part of the Large Tract Review process.

Prior to the new office building, the area appeared isolated, encompassed on two sides by the 11the Street Bridge and the Southeast Freeway, and the Anacostia River. While the office development has changed the perception somewhat, the area continues to look and feel underutilized, as characterized by vacant and underused land, including the subject site.

The area has been influenced in recent years by the expansion of the Washington Navy Yard and planned development activity within the Southeast Federal Center. In addition, private real estate development activity along M Street and the recent Hope 6 redevelopment program for Arthur Capper have created a market for spill-over development within this small, compact and confined area at the east end of M Street. Additionally, its proximity to the Anacostia River makes it even more attractive, especially from a residential development standpoint.

THE COMPREHENSIVE PLAN

The proposed rezoning is generally consistent with the Comprehensive Plan. The Plan contains a number of provisions in support of this proposal. The area of the Plan that may be indifference to this proposal is the Comprehensive Plan Map. The Land Use Map designates the subject site, and the small cluster of properties adjacent to the proposed site, as Production and Technical Employment (PTE). This designation was put in place during the approval process for the original Comprehensive Plan back in 1984, and it has continued to this date. We proffer that the area has changed substantially since 1984 and more recently with the development of the first phase of the Lincoln Properties Plan. Furthermore, the M zone is out of step or inconsistent with the more recent Anacostia Waterfront Initiative, within which the subject site is located. Finally, on balance, the PTE objective of encouraging high density employment uses has been accomplished somewhat with the development of the Lincoln office building next door to the subject site. The Comprehensive Plan and the PTE zone do not preclude the development and integration of residential development into the mix of uses in order to achieve a "total community" effect. This argument is enhanced further by the planning principle of "living close to work." The Anacostia Waterfront Initiative encourages a "cohesive and attractive mixture of commercial, residential, recreational, and open-space uses" within the geographical area of the Initiative.

There are, however, other provisions of the Comprehensive Plan that clearly support the subject request to rezone the site.

Section 706-WATERFRONT DESIGN AREAS-states that waterfront design areas objectives are to "promote residential and commercial development at appropriate waterfront locations." As mentioned, the subject site is located within the Anacostia Waterfront Initiative area as discussed below and within material attached to this statement.

Section 712-AREAS IN NEED OF NEW AND IMPROVED CHARACTER-The intent of this policy is to encourage "new development...in areas with vacant or underused land...and to secure a strong, positive physical identity." The proposed project contributes to the achievement of this goal by providing high quality residential development integrated into an environment with office, hotel, and the potential for recreation and open space development. In total, this small cluster of properties locked in by the Freeway and the 11th Street Bridge has the potential to establish an identity as a unique and desirable waterfront community within Washington, DC. Section 712.2 further outlines policies in support of the objective of Section 712. Some include: (1) encourage well-designed developments in areas that are vacant, underused, or deteriorated; (2) encourage in-fill development of attractive design quality; (3) establish a new physical identity in areas having a strong negative image and where the surrounding areas lack character; and (4) use extensive landscaping in areas without character to present a more positive image. The proposed project, as shown under Tab 7, responds well to these policies.

Section 1100.6-LAND USE ELEMENT-states that the District's waterfront and shorelines are great assets which may be conserved and protected but which also represent exciting opportunities for the District's future development. The future growth and development of the District and especially its shorelines should welcome the style and quality of residential as proposed by this project. Also, this project was designed to promote and encourage pedestrian access to the waterfront (see Site Plan under Tab 8).

The subject site is located in Ward 6. In Section 1711, Subsection 1711.1, the Ward Plan for the area recognizes the potential environmental effect of fuel service facilities and recommended in one instance to provide appropriate screening and buffering of such use from the residential neighborhood. The subject request takes it a step further. If rezoning is granted, then the fuel service facility will be demolished and a new residential will be built.

Finally, the proposed rezoning and residential development is not inconsistent with the land use objectives and policies of the Ward 6 Plan as included in the Comprehensive Plan. The Plan encourages new residential development to be consistent with existing development in terms of scale and quality. Our decision to build three-level town-homes, and not a high rise building, is in keeping with the Ward Plan objective and policies. Section 1734-WARD 6 POLICIES IN SUPPORT OF LAND USE OBJECTIVES--encourages the monitoring of new developments to ensure that they are consistent with the moderate-density residential and low-to-moderate density commercial character of Ward 6.

THE ANACOSTIA WATERFRONT INITIATIVE

The property at 1333 M Street SE is located within the Anacostia Waterfront Initiative geographic boundaries, as stated and shown on the enclosed map. The Initiative encompasses the shoreline from the Tidal Basin and Popular Point to the

Maryland border. Its objective is to create and implement a vision for a new, energized waterfront that will unify the diverse waterfront areas into a cohesive and attractive mixture of commercial, residential, recreational, and open spaces uses. It is priority of Mayor Williams, and over a dozen federal agencies, including the General Services Administration and the National Parks Service, have agreed to partner in order to ensure timely planning, community participation, and implementation. Furthermore, the Initiative recognizes the importance of concurrent private and community efforts.

The subject proposal to rezone from a general industrial district to a residential district, to facilitate a new waterfront residential community, is consistent with the Anacostia Waterfront Initiative. The current use of the property, as a fuel service facility is not consistent with the goals, objectives and vision of the Initiative. In fact, if left in its current state, the property would hinder full implementation of the proposed vision for the waterfront, whereas allowing the property to redevelop in a manner consistent with the Initiative, without the threat of eminent domain, is an opportunity that the District should welcome.

WELCOME TO WASHINGTON
District of Columbia



Mayor
Anthony A. Williams

Office of Planning

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Anacostia Waterfront Initiative

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On March 22, 2000, Mayor Anthony A. Williams, on behalf of the District of Columbia, and over a dozen federal agencies signed the Anacostia Waterfront Initiative Memorandum of Understanding (MOU), creating a partnership that will govern the creation of a new vision and legacy for the Anacostia River and its waterfront communities.

The Initiative envisions a new, energized waterfront for this millennium, one that will unify the diverse waterfront areas into a cohesive and attractive mixture of commercial, residential, recreational, and open-space uses. The Initiative will coordinate waterfront development and conservation, develop enhanced park areas, and provide greater access to the waterfront from neighborhoods on both sides of the river, as well as from the Mall, Capitol Hill, and Downtown.

Mayor Williams has mobilized his administration through the DC Office of Planning to work with the General Services Administration, the National Park Service, and other partners to develop a comprehensive plan for the Anacostia Waterfront. Over 90 percent of the riverfront is publicly owned by the Department of Defense, the National Park Service, and the District of Columbia. The MOU signing begins an ambitious effort incorporating a broad range of activities:

- Community workshops addressing river-wide opportunities
- A Southeast Neighborhood and Southeast Federal Center workshop organized by the General Services Administration and its Center for Urban Development and Livability
- Dialogue with the Southeast community to create a broad vision for the Waterfront
- Short- and long-range plans for the Poplar Point, Anacostia Park, and RFK Stadium areas, working in conjunction with the National Park Service
- A riverwalk plan, produced with the help of the Department of Transportation, that connects the various environments along the river to surrounding neighborhoods and the rest of the District
- Local labor force development through the "Bridges to Friendship" and related programs
- A plan that coordinates various strategies into a single vision for the Anacostia waterfront
- An Anacostia Waterfront Summit that wraps up all of the activities of the Initiative

The Anacostia Waterfront Initiative, together with concurrent private and community efforts, creates a waterfront that rivals all other great urban waterfronts and enhances the District of Columbia's reputation as one of the most beautiful national capitals in the world.



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Goals



The goals for the Anacostia Waterfront Initiative are drawn from a number of sources and will evolve over the course of the planning process. The following goals constitute provide a framework for planning, design, and decision-making:

- Create a riverfront that serves a world-class capital city for the new millennium
- Create a coordinated plan for the waterfront that can be implemented over time
- Improve the river's water quality and enhance its natural beauty
- Promote sustainable development and smart growth strategies
- Stimulate economic revitalization through commercial activity and job creation
- Link the neighborhoods along the river and create direct access to the water from surrounding communities
- Address the concerns of all segments of the community, including residents, business and property owners, and visitors
- Create open green spaces and maritime activities
- Maximize educational and training opportunities for residents of the District
- Minimize adverse effects on waterfront communities and the environment
- Promote excellence in design

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Map

Project: Anacostia Waterfront Initiative

The Anacostia Waterfront Initiative encompasses the shoreline from the Tidal Basin and Poplar Point all the way to the Maryland border. Key target areas include the Southwest Waterfront, the Near Southeast Waterfront, Poplar Point, the RFK Stadium area, and Anacostia Park.

Key assets of the Anacostia shoreline include the Fish Market, Washington Channel marinas, Fort McNair, Buzzard Point, Poplar Point, the Southeast Federal Center, the Navy Yard, Anacostia Park, Anacostia River marinas, RFK Stadium, Kingman and Heritage Islands, Langston golf course, the National Arboretum, and Kenilworth Aquatic Gardens.



Anacostia Waterfront Initiative Geographic Boundaries
Geographic Boundaries

File Size: 57KB

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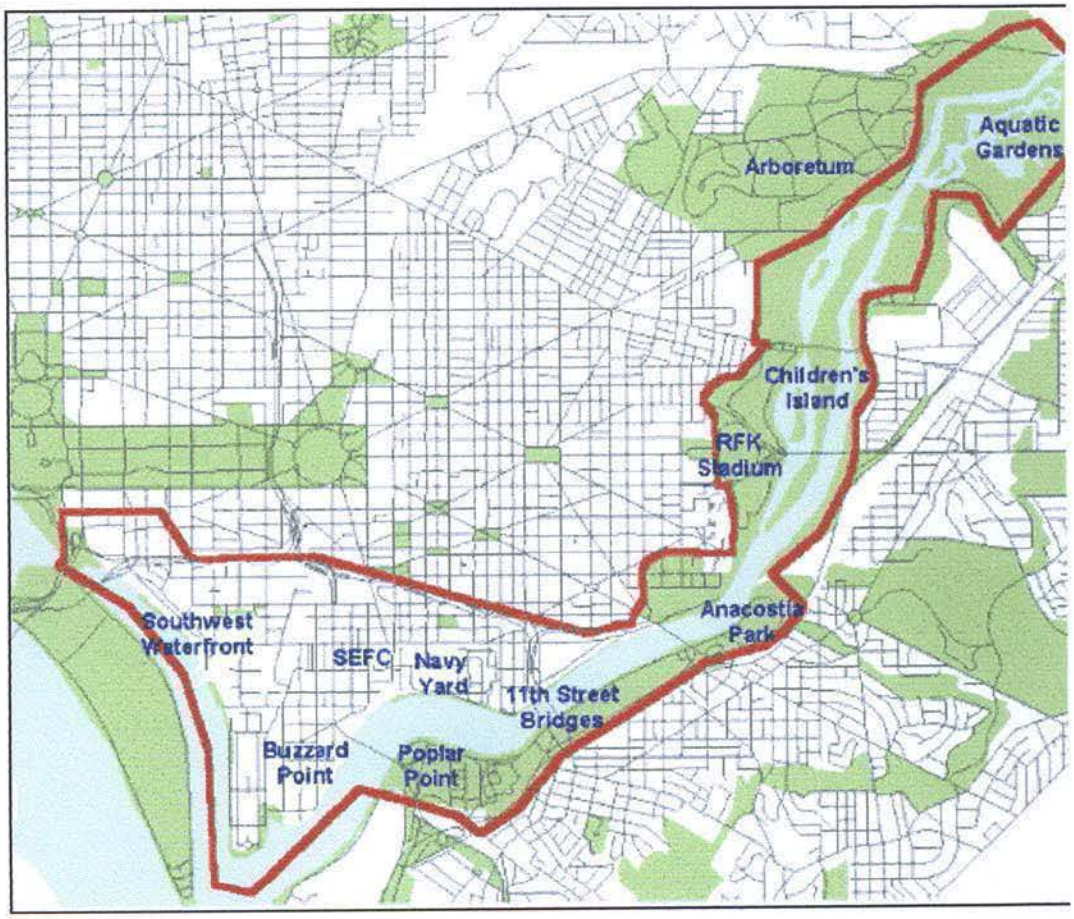
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Anacostia Waterfront Initiative Geographic Boundaries

Geographic Boundaries



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Project Summaries

Anacostia Waterfront Initiative

Planning for the Anacostia Waterfront Initiative began in March 2000 with the signing of a Memorandum of Understanding (MOU) between the District and over a dozen federal agencies. Introductory public workshops have been held for the Near Southeast Neighborhood, the Riverwalk, and Kingman Island. The Department of Transportation has committed $1.3 million for the design phase of the Anacostia Riverwalk. The Office of Planning has distributed the first of several editions of a waterfront newsletter, which will track the status of the planning effort, report on community meetings, and provide a schedule for upcoming events. Click here for more.

- Give Us Your Opinion

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- Goals
- Map
- MOU
- Video
- Photo Gallery
- Give Us Your Opinion

Riverwalk
The Riverwalk and Trail are major components of the Anacostia Waterfront Initiative. The U.S. Department of Transportation has provided funds to plan a thoroughfare suitable for walking, biking, and other recreational activities adjacent to the Anacostia River. The Riverwalk and Trail will give all of the District's residents easy access to the Anacostia riverfront.

- Goals
- FAQs
- More Information

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Riverwalk Goals and Objectives

This is an evolving document. As ideas and concerns are raised, the plan will be changed to reflect the community's vision for the riverwalk and trail. Your comments are welcome.

Community input regarding the riverwalk and trail, and broader waterfront areas, has been gathered at three major public meetings:

- AWI Kickoff Open House, at Savoy Elementary School (April 29, 2000)
- Near Southeast Waterfront Neighborhood Workshop, at Van Ness Elementary School (May 19-21, 2000)
- Anacostia Riverwalk and Trail Kickoff Public Meeting (July 26, 2000)
  - Riverwalk Meeting Minutes

Community goals directly related to the riverwalk and trail were discussed at these meetings and have been compiled in this document.

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Access

- Create a public park along the entire Anacostia River with full access to surrounding communities
- Develop a multi-use trail along both sides of the river to provide access to the waterfront, park activity centers, and open spaces
- Protect and enhance existing park resources
- Preserve and enhance recreational boating activities
- Connect both sides of the river via existing bridges, new bridges, or ferry services
- Create bicycle and pedestrian links from surrounding Metro stations
- Link riverwalk and trail with nearby commercial districts, such as Martin Luther King Jr. Avenue in Southeast
- Ensure that all new trails connect to other city and regional trails

Trail and Park Design

- Celebrate the unique characteristics of each waterfront area
- Provide a variety of public spaces at the river's edge
- Balance trail continuity with the creation of unique spaces along the river
- Celebrate the waterfront's cultural heritage, including African-American history, industrial history, and federal history
- Use best practices in environmental design
- Demand excellence in design

Environment

- Enhance the natural features and beauty of the river
- Restore riverside forestry with native shade trees and underbrush
- Create an ecological buffer between the water's edge and the urban environment
- Consider impact on water quality
- Avoid or minimize potential environmental damage during construction

Social and Economic

- Reconnect communities on both sides of the river
- Provide jobs related to the planning, design, and construction of the riverwalk and trail

The Planning Process

- Develop realistic plans
- Allow residents on both sides of the river to participate
- Involve schools and churches, especially young people
- Make the procees accessible, using a website, newsletter, walking and boating tours, neighborhood-based meeting sites, an information library, and the news media
- Track funding commitments and make them public

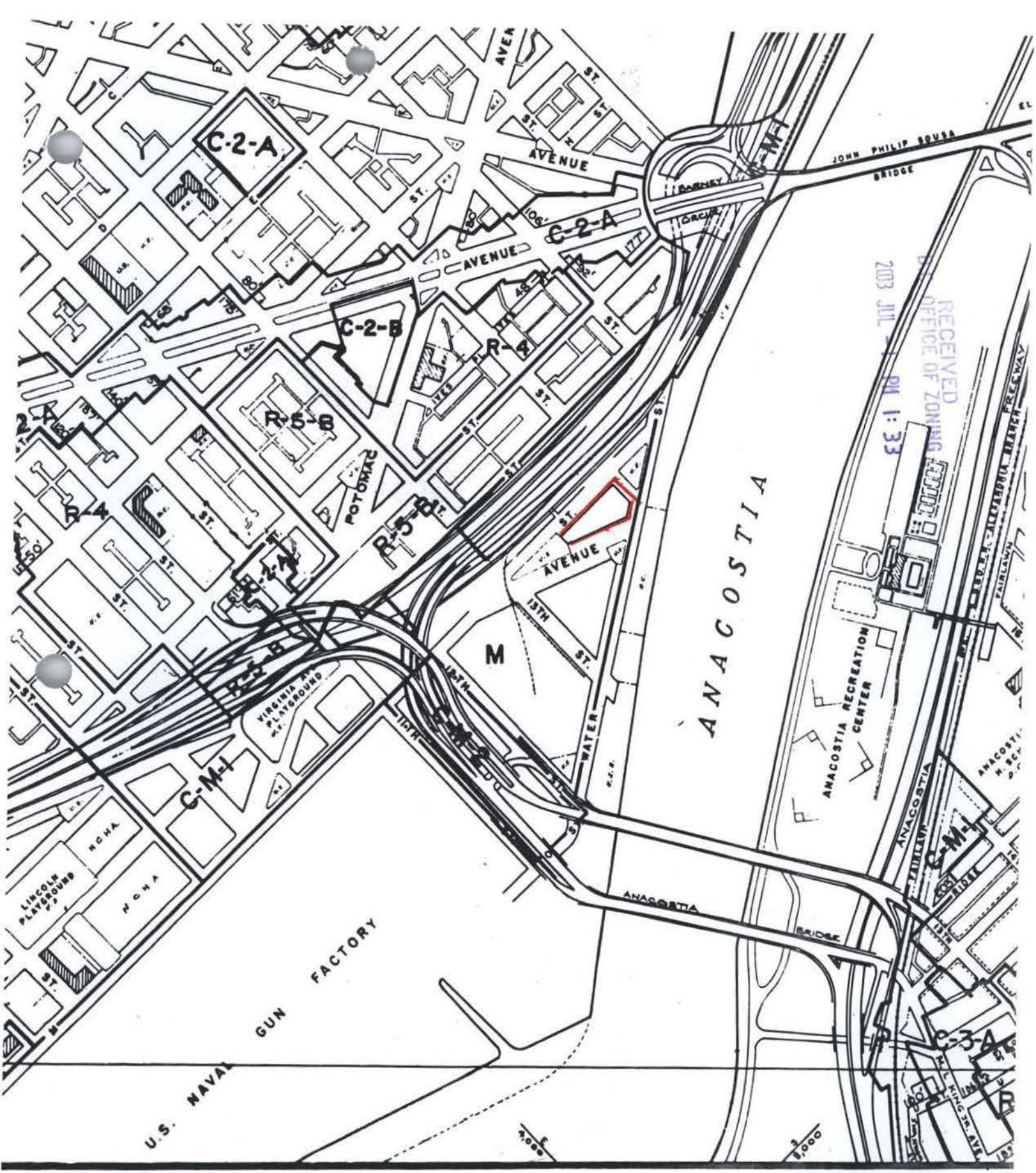
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Washington, DC 20004

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DISTRICT

ZONIN

SE

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., 4-22, 2003

Plat for Building Permit of: SQ-S-1048 LOT 1

Scale: 1 inch = 50 feet Recorded in Book 163 Page 119

Receipt No. 4037

Furnished to: COHEN COMPANIES

Surveyor, D.C.

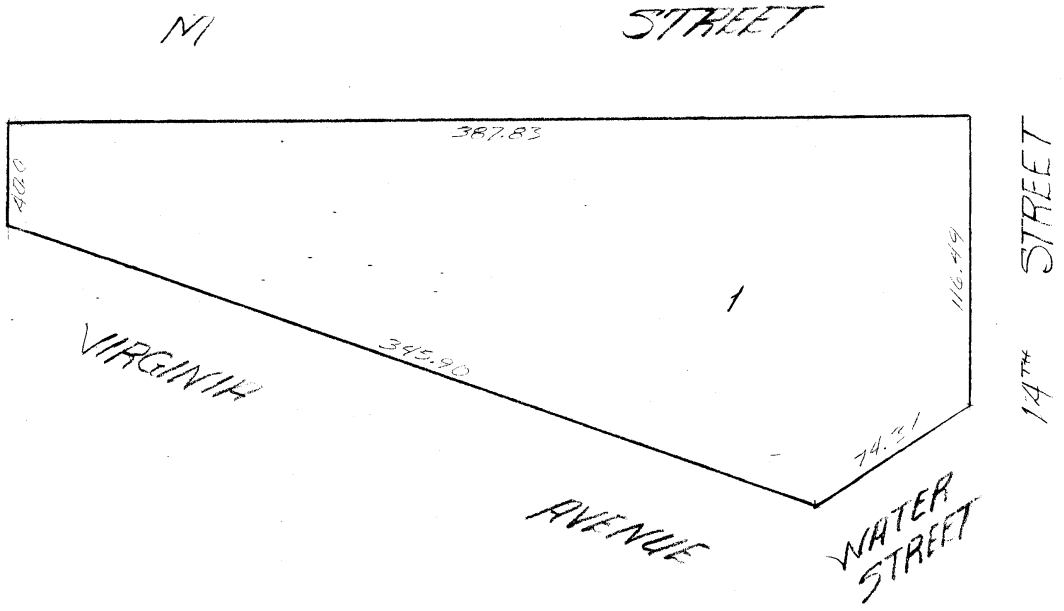
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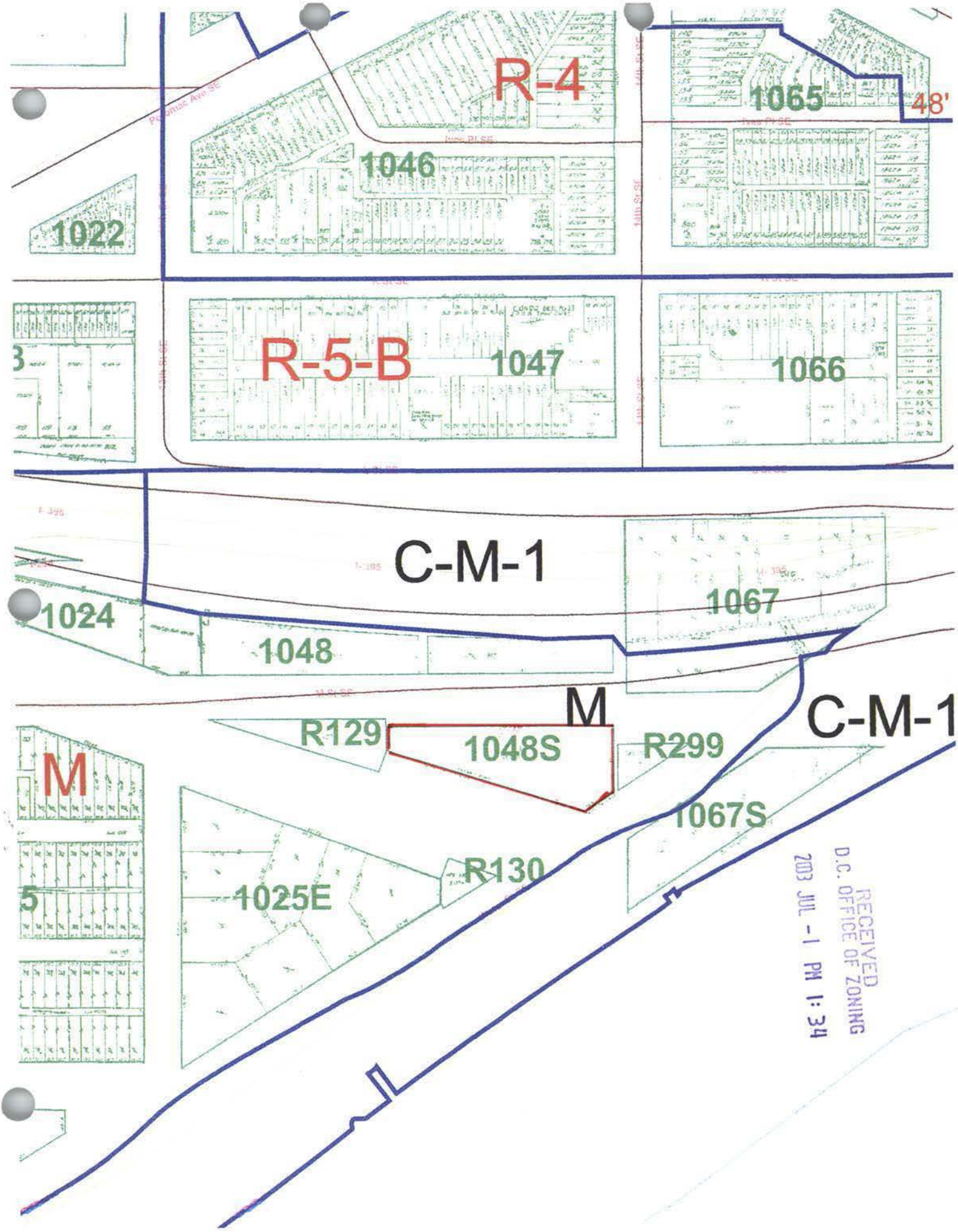
I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat;and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

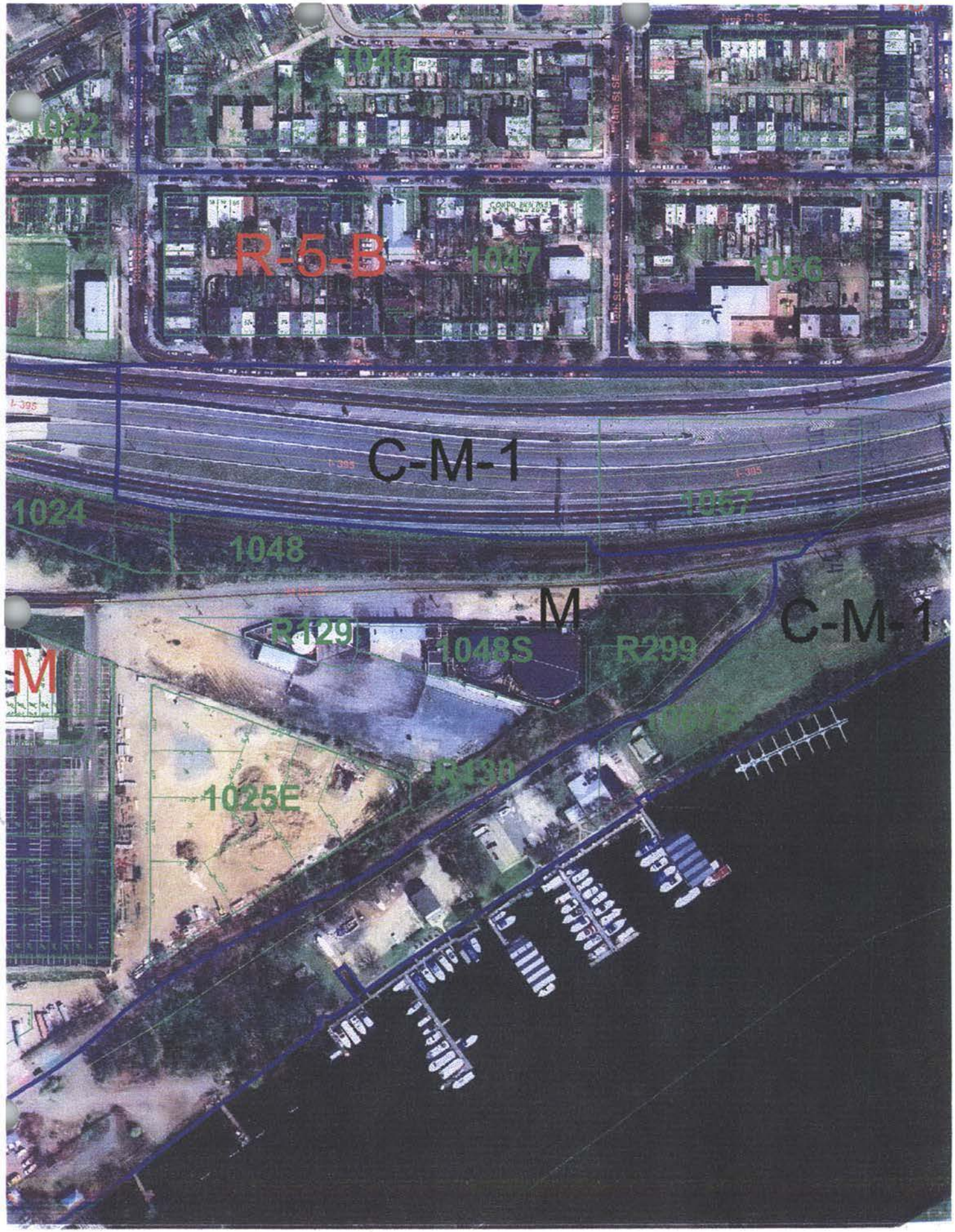
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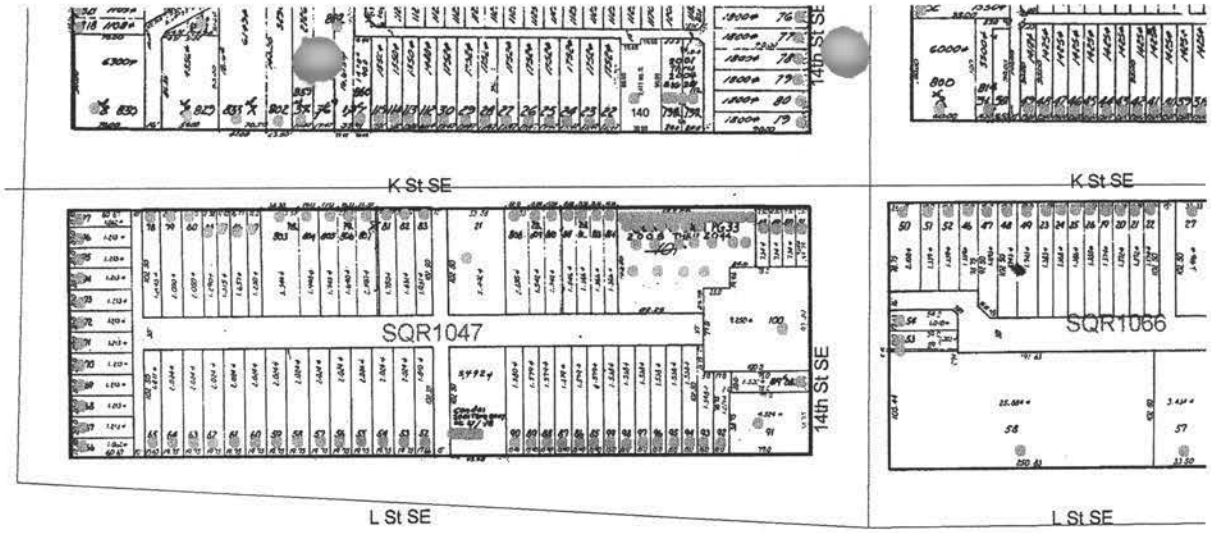
(Signature of owner or his authorized agent)

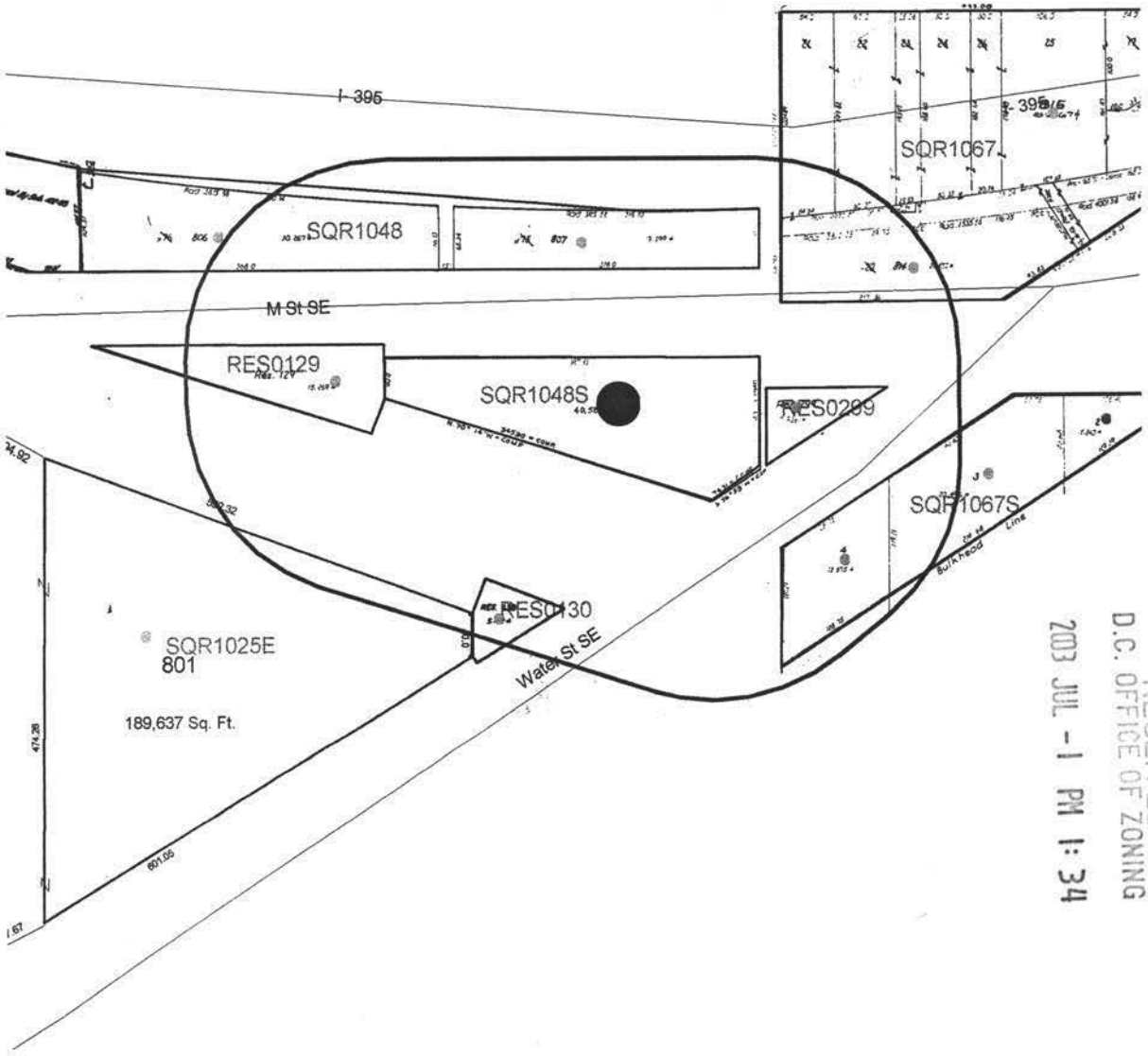
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C/O GERALD HARMON
PO BOX 850186
MESQUITE, TX 75185-0186

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CONSOLIDATED RAIL CORPORATION
C/O CSX TRANSPORTATION
500 WATER ST
JACKSONVILLE, FL 32202-4423

CONSOLIDATED RAIL CORPORATION
C/O CSX TRANSPORTATION TAX
500 WATER ST
JACKSONVILLE, FL 32202-4423

1333 M STREET SE LLC
2701 TOWER OAKS BLVD STE 200 STE 200
ROCKVILLE, MARYLAND 20852-4235

CONSOLIDATED RAIL CORPORATION
C/O CSX TRANSPORTATION TAX DEP
500 WATER ST
JACKSONVILLE, FL 32202-4423

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1100 H ST NW
WASHINGTON, DC 20080-0001

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Owner: STEWART INVESTMENTS COMPANY * Owner's Address: C/O GERALD HARMON PO BOX 850186 MESQU

Square Suffix and Lot: RES 01300000 * Lot Address: VIRGINIA AV SE
Owner: UNITED STATES OF AMERICA * Owner's Address: NON-TAXABLE

Square Suffix and Lot: RES 02990000 * Lot Address: 14TH ST SE
Owner: UNITED STATES OF AMERICA * Owner's Address: NON-TAXABLE

Square Suffix and Lot: 1048 0806 * Lot Address: M ST SE
Owner: CONSOLIDATED RAIL CORPORATION * Owner's Address: C/O CSX TRANSPORTATION 500 WATER ST J/

Square Suffix and Lot: 1048 0807 * Lot Address: M ST SE
Owner: CONSOLIDATED RAIL CORPORATION * Owner's Address: C/O CSX TRANSPORTATION TAX 500 WATER

Square Suffix and Lot: 1048S 0001 * Lot Address: 1333 M ST SE
Owner: 1333 M STREET SE LLC * Owner's Address: 2701 TOWER OAKS BLVD STE 200 STE 200 ROCKVILLE, M/

Square Suffix and Lot: 1067 0814 * Lot Address: M ST SE
Owner: CONSOLIDATED RAIL CORPORATION * Owner's Address: C/O CSX TRANSPORTATION TAX DEP 500 WA

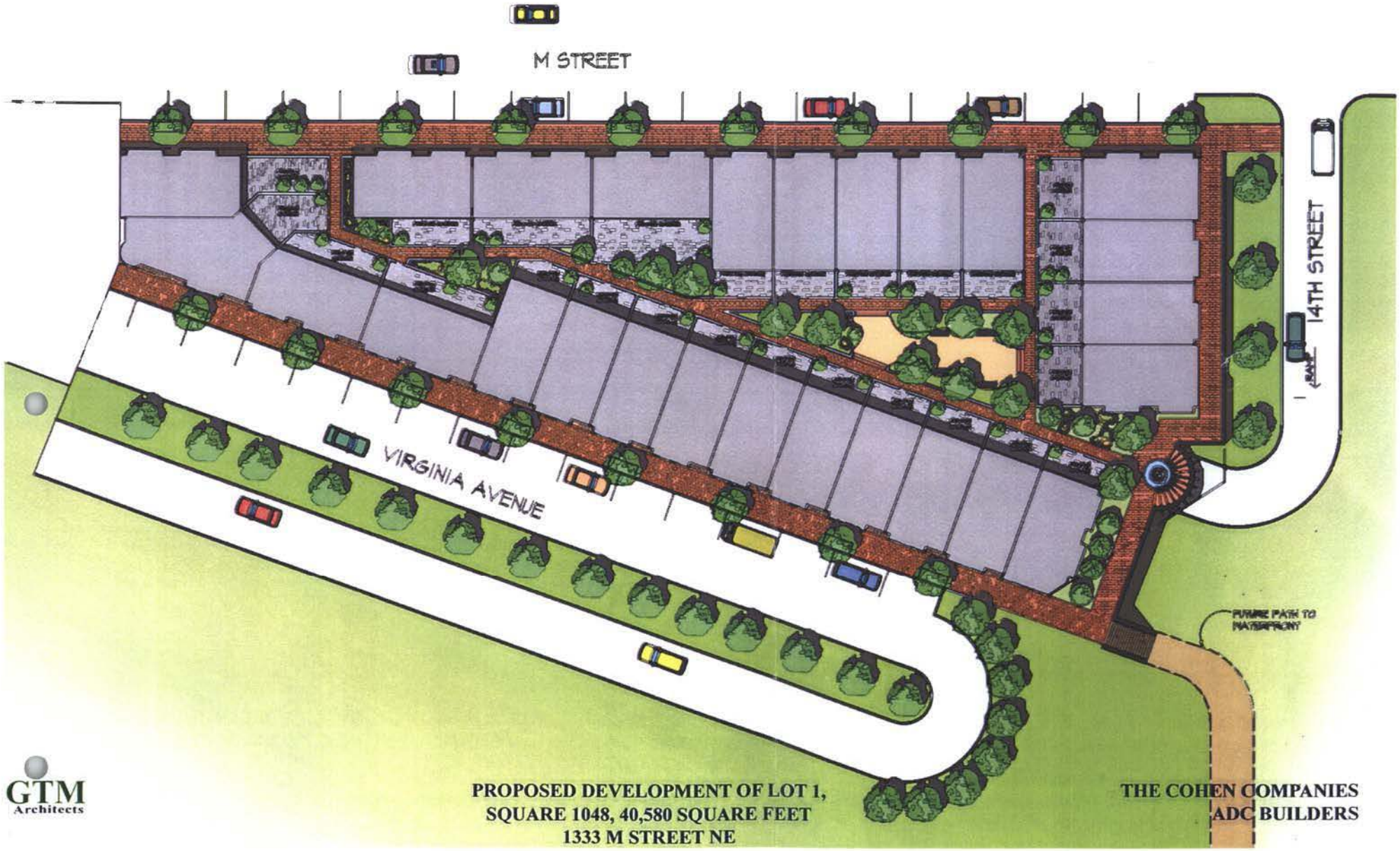
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Owner: UNITED STATES OF AMERICA * Owner's Address: NON-TAXABLE

Square Suffix and Lot: 1067S 0004 * Lot Address: SE
Owner: UNITED STATES OF AMERICA * Owner's Address: NON-TAXABLE

Square Suffix and Lot: 1025E 0801 * Lot Address: 1200 13TH ST SE
Owner: WASHINGTON GAS LIGHT COMPANY * Owner's Address: 1100 H ST NW WASHINGTON, DC 20080-0001



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2003 JUL -1 PM 1:35



GTM Architects

PROPOSED DEVELOPMENT OF LOT 1,
SQUARE 1048, 40,580 SQUARE FEET
1333 M STREET NE

THE COHEN COMPANIES
ADC BUILDERS

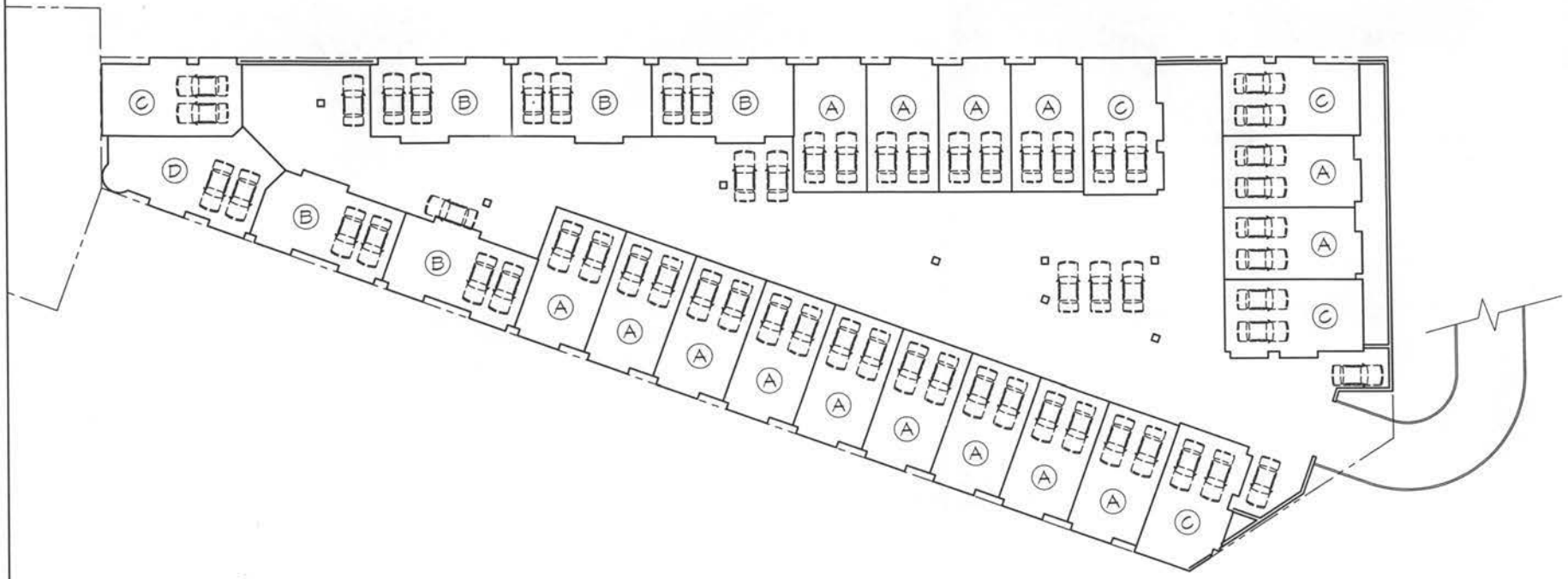
PROJECT DEVELOPMENT CRITERIA

TOTAL SITE AREA: 40,560 SQUARE FEET (0.93 ACRES)

	ALLOWED	PROPOSED
TOTAL FOOTPRINT	24,336 SQUARE FEET	24,272 SQUARE FEET
LOT OCCUPANCY	60% MAX. (24,348 SQUARE FEET)	59.8% (24,272 SQUARE FEET)
FLOOR AREA RATIO	1.8 (73,075)	1.8 (72,945)
BUILDING HEIGHT	50'-0"	40'-0"

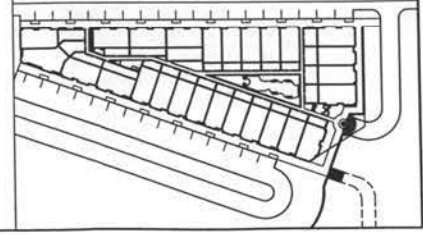
UNIT FOOTPRINTS

(15) UNIT A - 885#
(5) AVG UNIT B - 997#
(5) AVG UNIT C - 970#
(1) UNIT D - 1161#



1 SP-0 SITE PLAN - UNDERGROUND
SCALE: 1/32"=1'-0"

KEY PLAN NOT TO SCALE



GTM ARCHITECTS
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WASHINGTON, DC

ZONING SUBMISSION

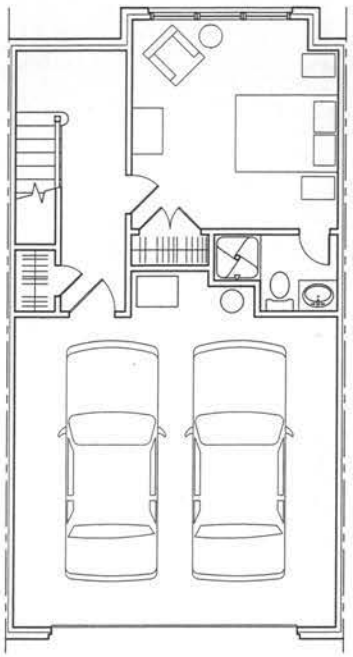
THE COHEN COMPANIES
ADC BUILDERS
LOT 1 SQUARE 1048

REVISIONS:

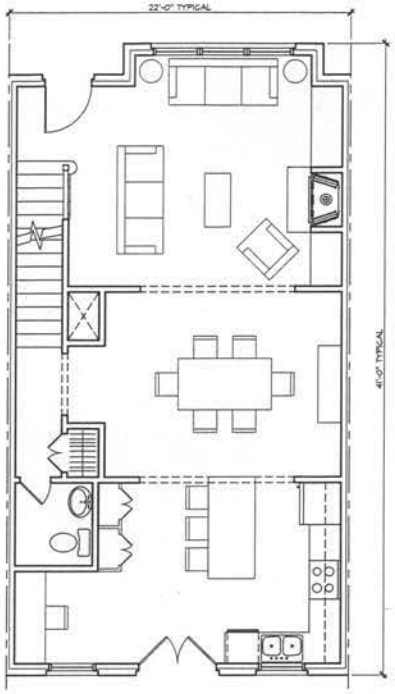
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DRAWN BY: MD/SH
CHECKED BY: GTM
SCALE: AS NOTED
DATE: 06.08.03
PROJECT NO: 03.0154
DRAWING NO.

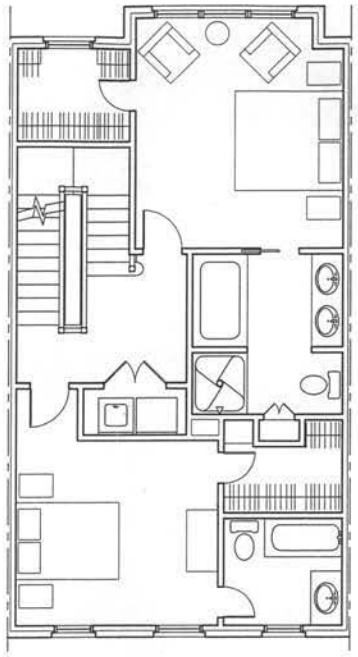
SP-0



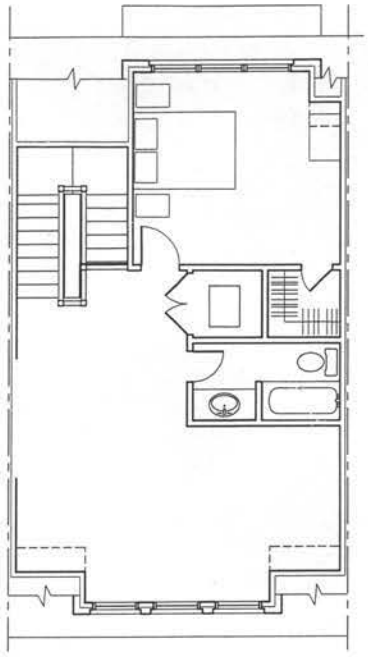
1/A-1 UNIT 'A' - OPTION 1- BASEMENT
SCALE: 1/8"=1'-0"



2/A-1 UNIT 'A' - OPTION 1- 1ST FLR
SCALE: 1/8"=1'-0"

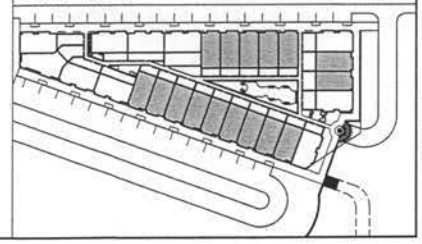


3/A-1 UNIT 'A' - OPTION 1- 2ND FLR
SCALE: 1/8"=1'-0"



4/A-1 UNIT 'A' - OPTION 1- 3RD FLR
SCALE: 1/8"=1'-0"

KEY PLAN NOT TO SCALE



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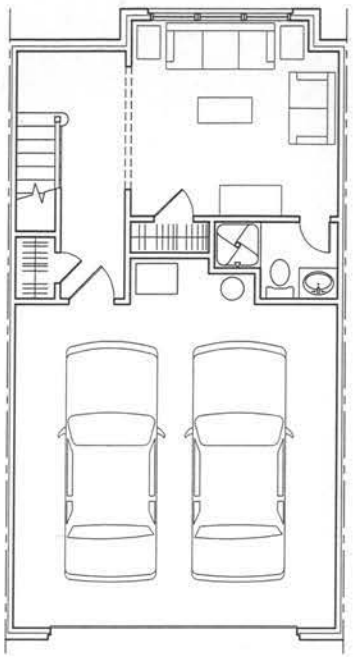
ZONING SUBMISSION
UNIT 'A' PLANS OPTION 1

THE COHEN COMPANIES
ADC BUILDERS
LOT 1 SQUARE 1048

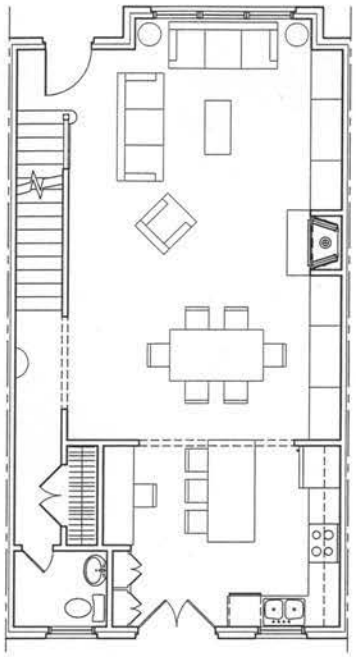
REVISIONS:

SEAL:

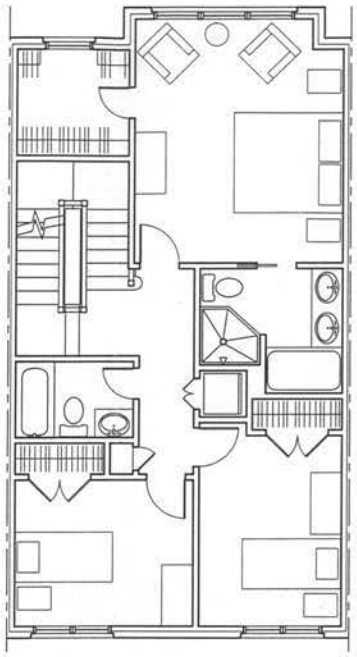
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DATE: 06.06.03
PROJECT NO. 03.0159
DRAWING NO. **A-1**



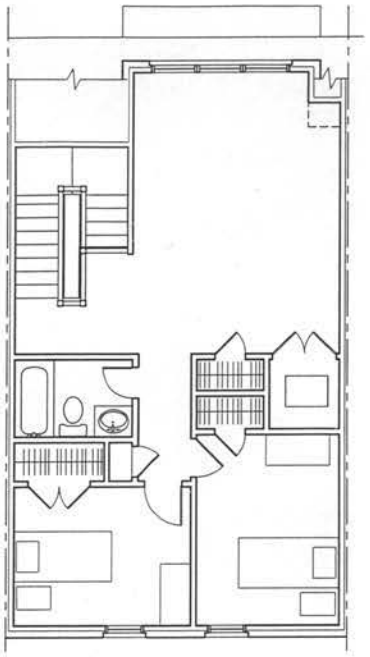
1 A-2 UNIT 'A' - OPTION 2- BASEMENT
SCALE: 1/8"=1'-0"



2 A-2 UNIT 'A' - OPTION 2- 1ST FLR
SCALE: 1/8"=1'-0"

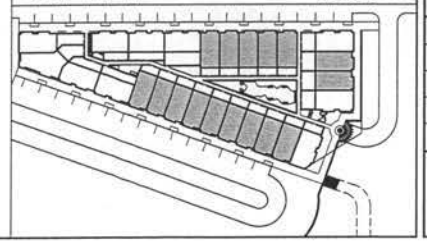


3 A-2 UNIT 'A' - OPTION 2- 2ND FLR
SCALE: 1/8"=1'-0"



4 A-2 UNIT 'A' - OPTION 2- 3RD FLR
SCALE: 1/8"=1'-0"

KEY PLAN NOT TO SCALE



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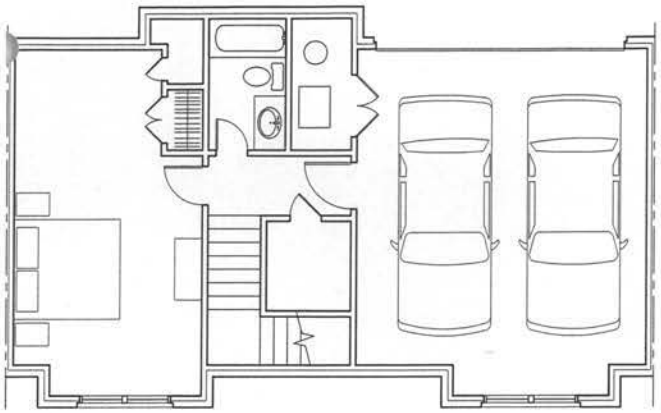
ZONING SUBMISSION
UNIT 'A' PLANS OPTION 2

THE COHEN COMPANIES
ADC BUILDERS
LOT 1 SQUARE 1048

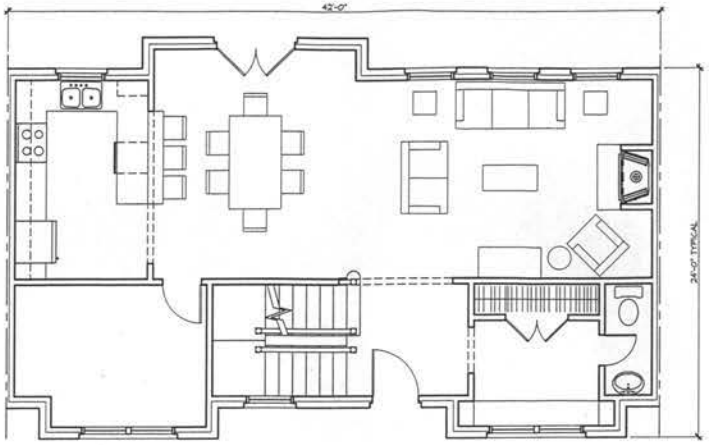
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SEAL:

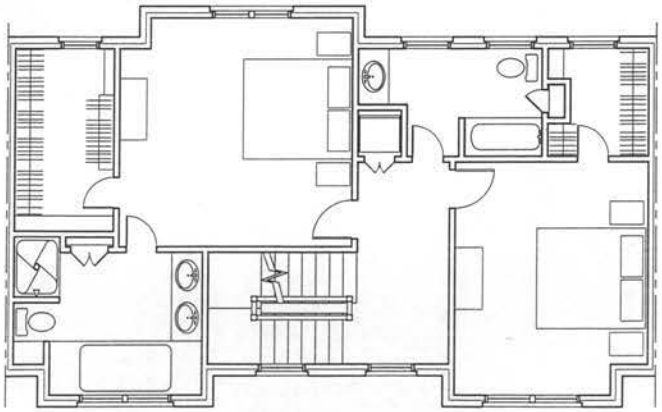
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CHECKED BY: GTM
SCALE: AS NOTED
DATE: 06.06.03
PROJECT NO.: 03.0159
DRAWING NO.: **A-2**



1/B-1 UNIT 'B' OPTION 1 - BASEMENT
SCALE: 1/8"=1'-0"

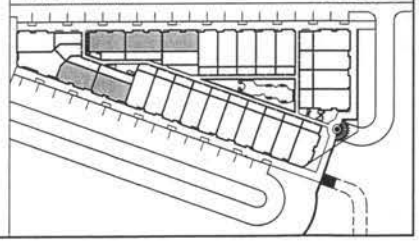


2/B-1 UNIT 'B' OPTION 1 - 1ST FLR PLAN
SCALE: 1/8"=1'-0"



3/B-1 UNIT 'B' OPTION 1 - 2ND FLR PLAN
SCALE: 1/8"=1'-0"

KEY PLAN NOT TO SCALE



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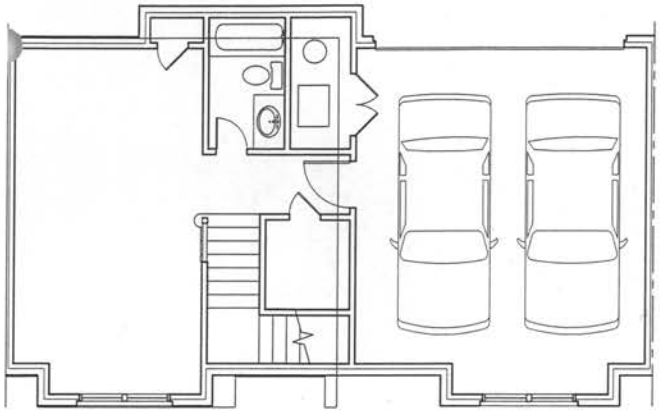
ZONING SUBMISSION
UNIT 'B' PLANS OPTION 1

THE COHEN COMPANIES
ADC BUILDERS
LOT 1 SQUARE 1048

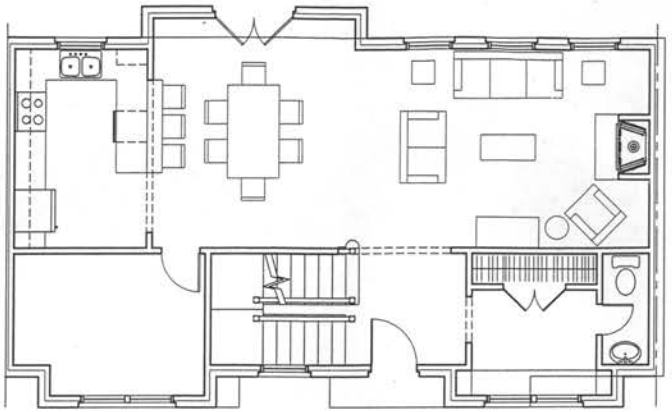
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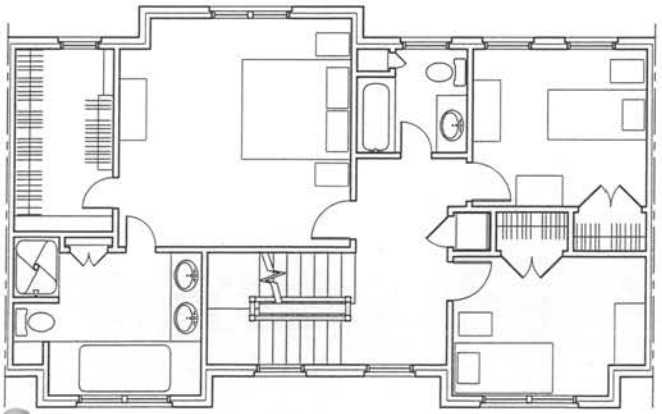
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CHECKED BY: GTM
SCALE: AS NOTED
DATE: 06.08.03
PROJECT NO. 03.0159
DRAWING NO. **B-1**



1/B-2 UNIT 'B' OPTION 2 - BASEMENT
SCALE: 1/8"=1'-0"

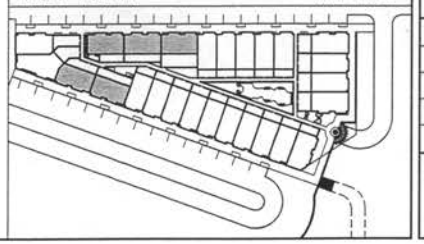


2/B-2 UNIT 'B' OPTION 2 - 1ST FLR PLAN
SCALE: 1/8"=1'-0"



3/B-2 UNIT 'B' OPTION 2 - 2ND FLR PLAN
SCALE: 1/8"=1'-0"

KEY PLAN NOT TO SCALE



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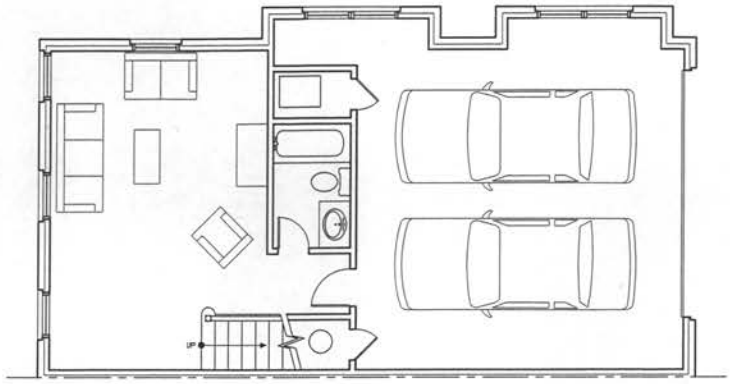
ZONING SUBMISSION
UNIT 'B' PLANS OPTION 2

THE COHEN COMPANIES
ADC BUILDERS
LOT 1 SQUARE 1048

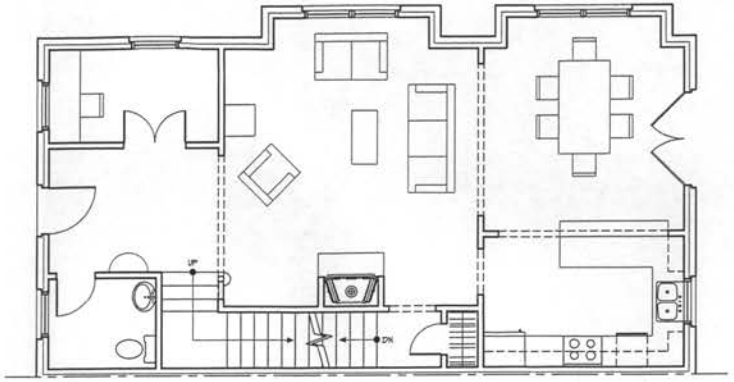
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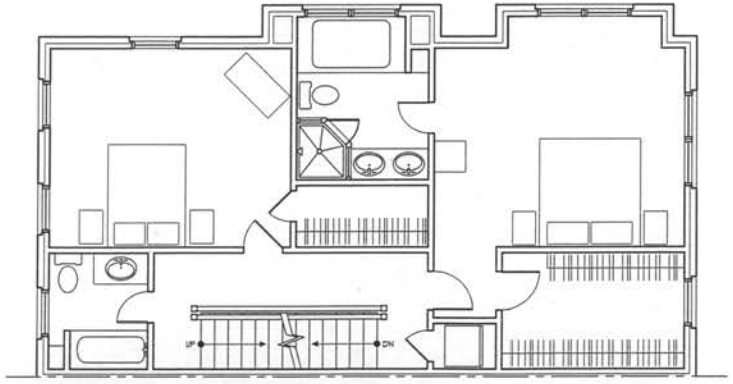
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SCALE:	AS NOTED
DATE:	06.06.03
PROJECT NO.	03.0159
DRAWING NO.	**B-2**



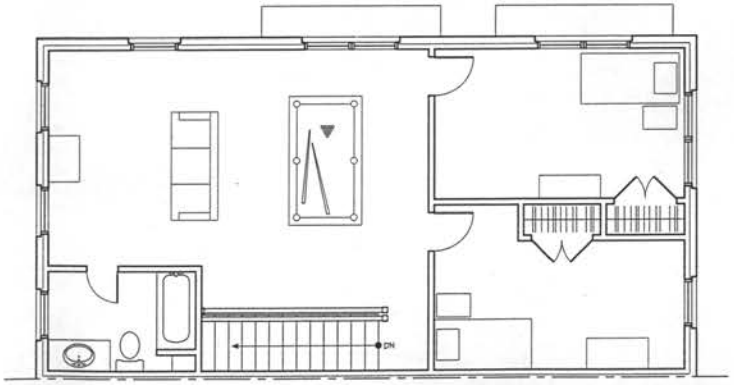
1/C-1 UNIT 'C' - BASEMENT FLOOR
SCALE: 1/8"=1'-0"



2/C-2 UNIT 'C' - FIRST FLOOR
SCALE: 1/8"=1'-0"

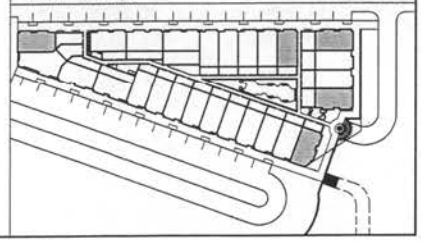


3/C-3 UNIT 'C' - SECOND FLOOR
SCALE: 1/8"=1'-0"



3/C-3 UNIT 'C' - THIRD FLOOR
SCALE: 1/8"=1'-0"

KEY PLAN NOT TO SCALE



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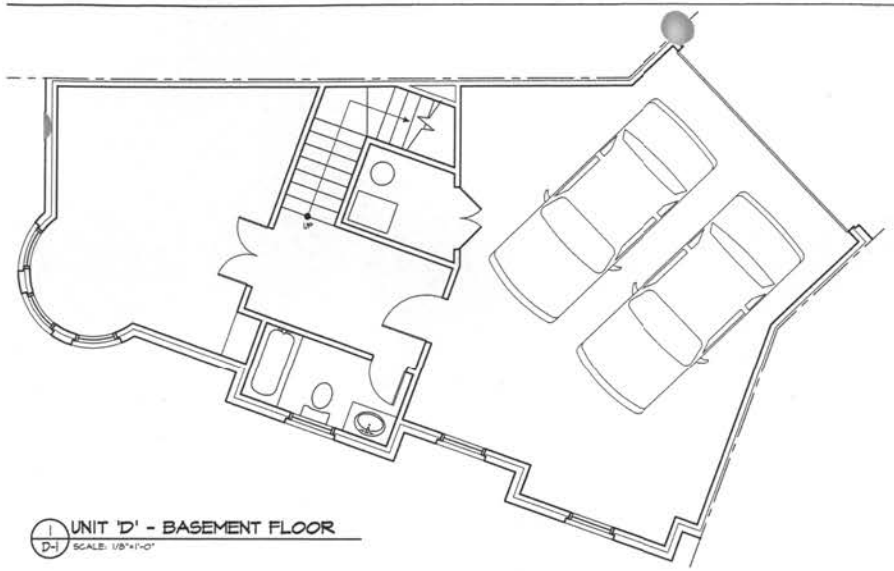
ZONING SUBMISSION
UNIT 'C' PLANS

THE COHEN COMPANIES
ADC BUILDERS
LOT 1 SQUARE 1048

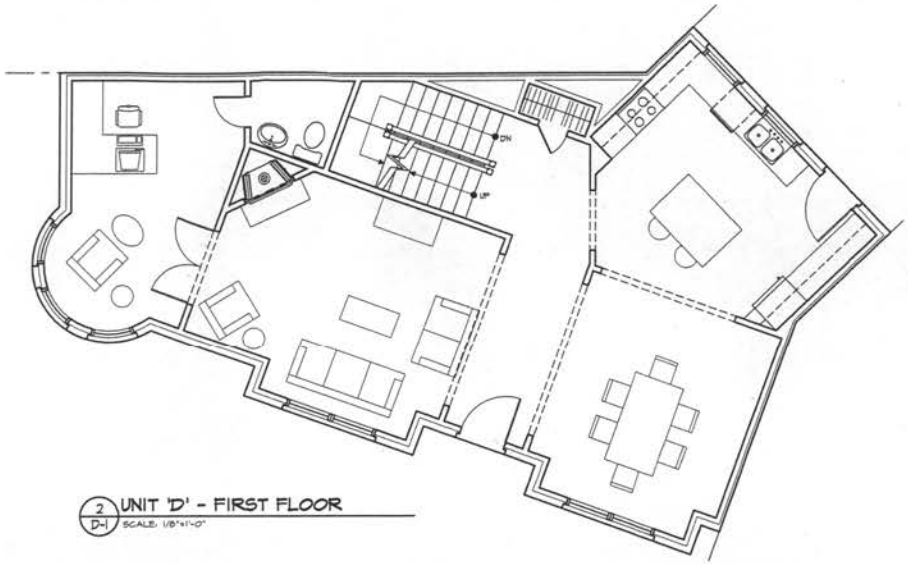
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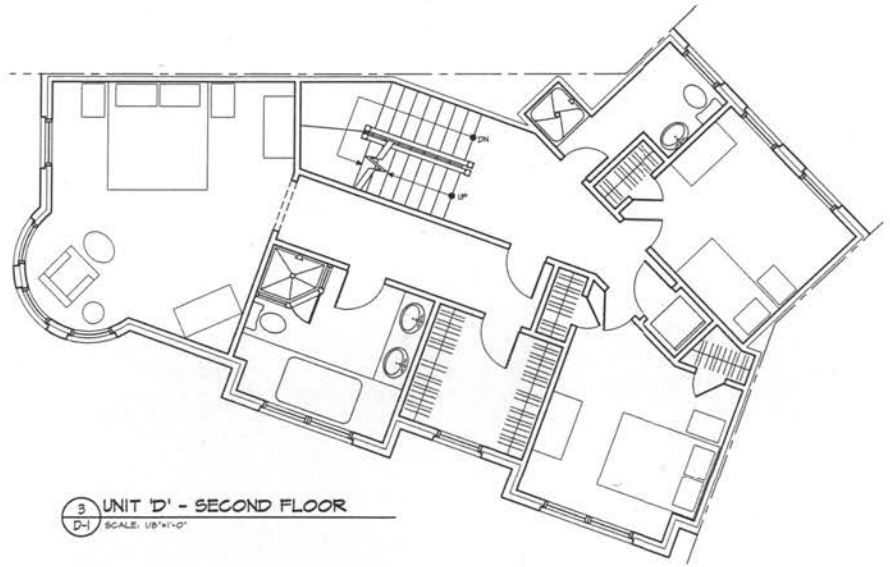
DRAWN BY:	MB/SH
CHECKED BY:	GTM
SCALE:	AS NOTED
DATE:	06.08.03
PROJECT NO:	03.0159
DRAWING NO:	C-1



1 / D-1 UNIT 'D' - BASEMENT FLOOR
SCALE: 1/8"=1'-0"

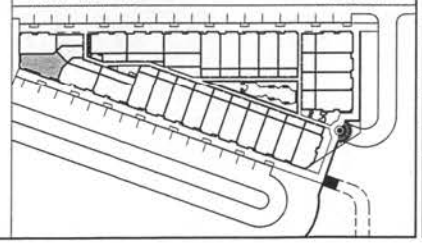


2 / D-1 UNIT 'D' - FIRST FLOOR
SCALE: 1/8"=1'-0"



3 / D-1 UNIT 'D' - SECOND FLOOR
SCALE: 1/8"=1'-0"

KEY PLAN NOT TO SCALE



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WASHINGTON, DC

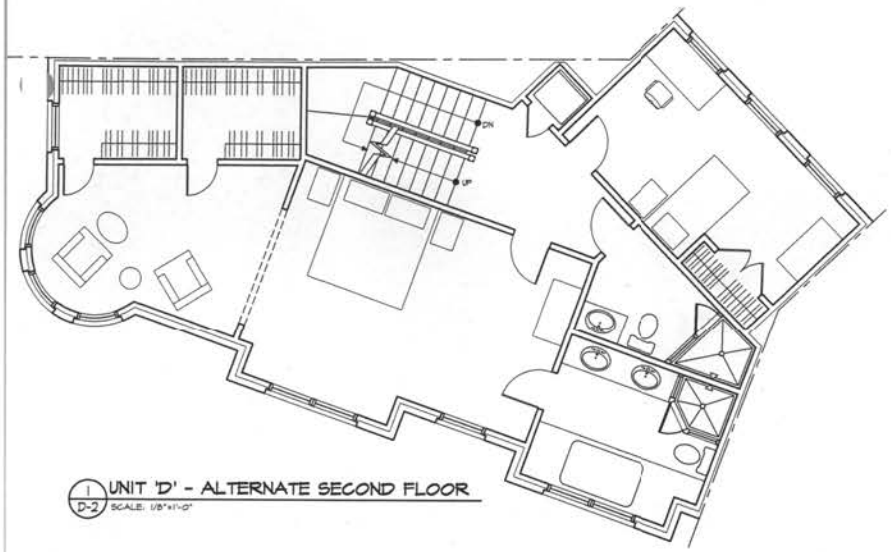
ZONING SUBMISSION
UNIT 'D' PLANS

THE COHEN COMPANIES
ADC BUILDERS
LOT 1 SQUARE 1048

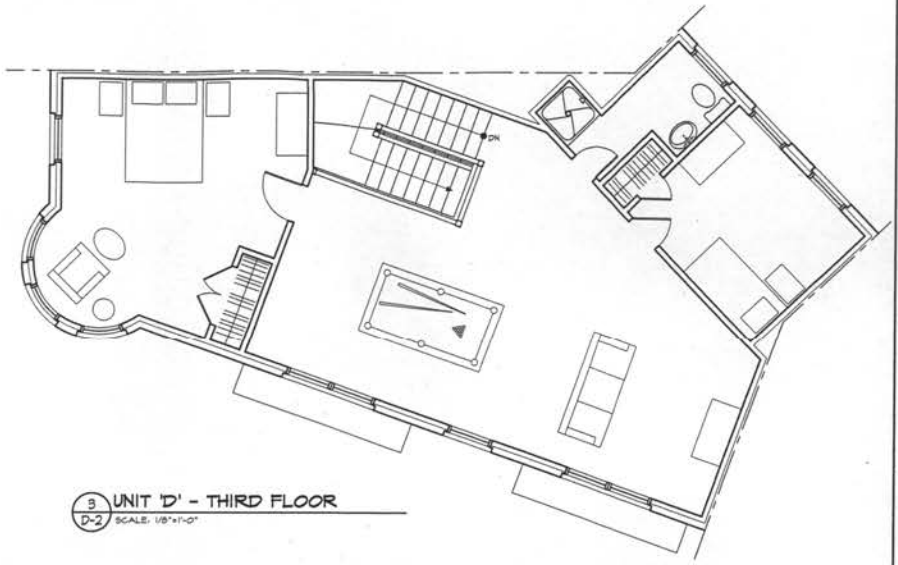
REVISIONS:

SEAL:

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CHECKED BY: GTM
SCALE: AS NOTED
DATE: 06.06.03
PROJECT NO. 03.C154
DRAWING NO. **D-1**

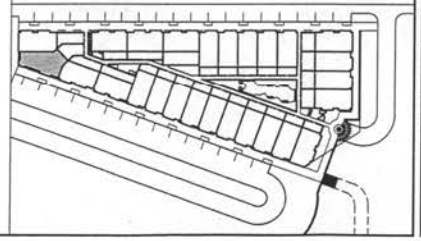


1/D-2 UNIT 'D' - ALTERNATE SECOND FLOOR
SCALE: 1/8"=1'-0"



3/D-2 UNIT 'D' - THIRD FLOOR
SCALE: 1/8"=1'-0"

KEY PLAN NOT TO SCALE



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WASHINGTON, DC

ZONING SUBMISSION
UNIT 'D' PLANS

THE COHEN COMPANIES
ADC BUILDERS
LOT 1 SQUARE 1048

REVISIONS:

SEAL:

DRAWN BY: MB/SH
CHECKED BY: GTM
SCALE: AS NOTED
DATE: 06.08.03
PROJECT NO: 03.0159
DRAWING NO: **D-2**



GTM Architects

Proposed Development of Lot 1, Square 1048
1333 M Street NE

The Cohen Companies
ADC Builders


GTM
Architects
Proposed Development of Lot 1, Square 1048
1333 M Street NE
The Cohen Companies
ADC Builders


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Proposed Development of Lot 1, Square 1048
1333 M Street NE
The Cohen Companies
ADC Builders