SITE DATA

EXISTING SITE AREA:

LOT 802 (SQUARE 1025-E)	= 5,107 SF
LOT 1 (SQUARE 1048-S)	= 40,580 SF
LOT 801 (SQUARE 1048-S)	= 16,183 SF
LOT 802 (SQUARE 1048-S)	= 42,424 SF
RES 129	= 15,269 SF
RES 299	= 7,936 SF
TOTAL	127,499 SF

ZONE:
EXISTING: M (GENERAL INDUSTRY)
PROPOSED: C-3-C PUD

PROJECT DESCRIPTION

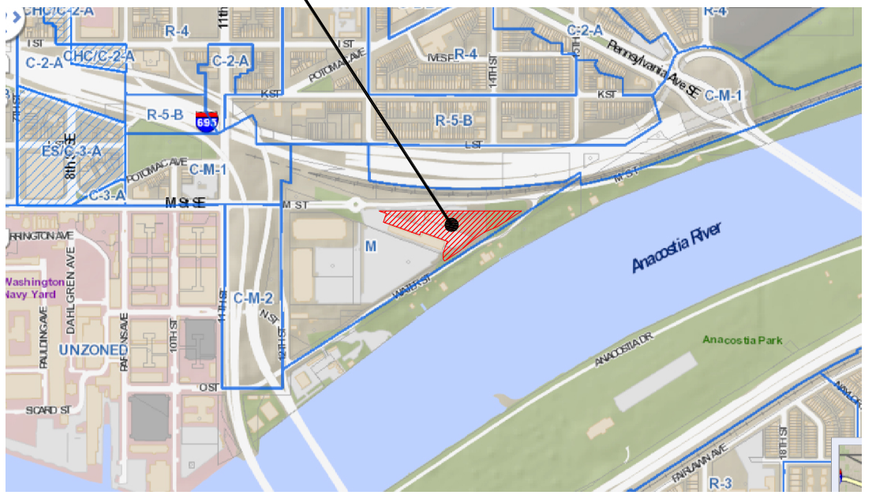
673 UNITS; 3 RESIDENTIAL BUILDINGS WITH GROUND LEVEL RETAIL

SQUARE FOOTAGE CALCUATIONS				
	RESIDENTIAL GSF	RESIDENTIAL UNITS	RETAIL GSF	TOTAL GSF ALL USES
BUILDING 1 (BLDG 1A) (BLDG 1B)	267,216 (151,584) (85,305)	351 (218) (133)	7,200 (n/a) (7,200)	274,416 (181,911) (92,505)
BUILDING 2	181,209	234	3,170	184,379
BUILDING 3	69,066	88	--	69,066
TOTAL	517,491	673	10,370	527,861

PROPOSED THEORECTICAL SITE AREA:
(NOTE: SEE PAGE 13 FOR MORE INFORMATION)

THEORETICAL LOT 1	= 80,128 SF
THEORETICAL LOT 2	= 38,297SF
THEORETICAL LOT 3	= 9,074 SF
TOTAL	127,499 SF

EXISTING ZONING: M
PROPOSED ZONING : C-3-C PUD



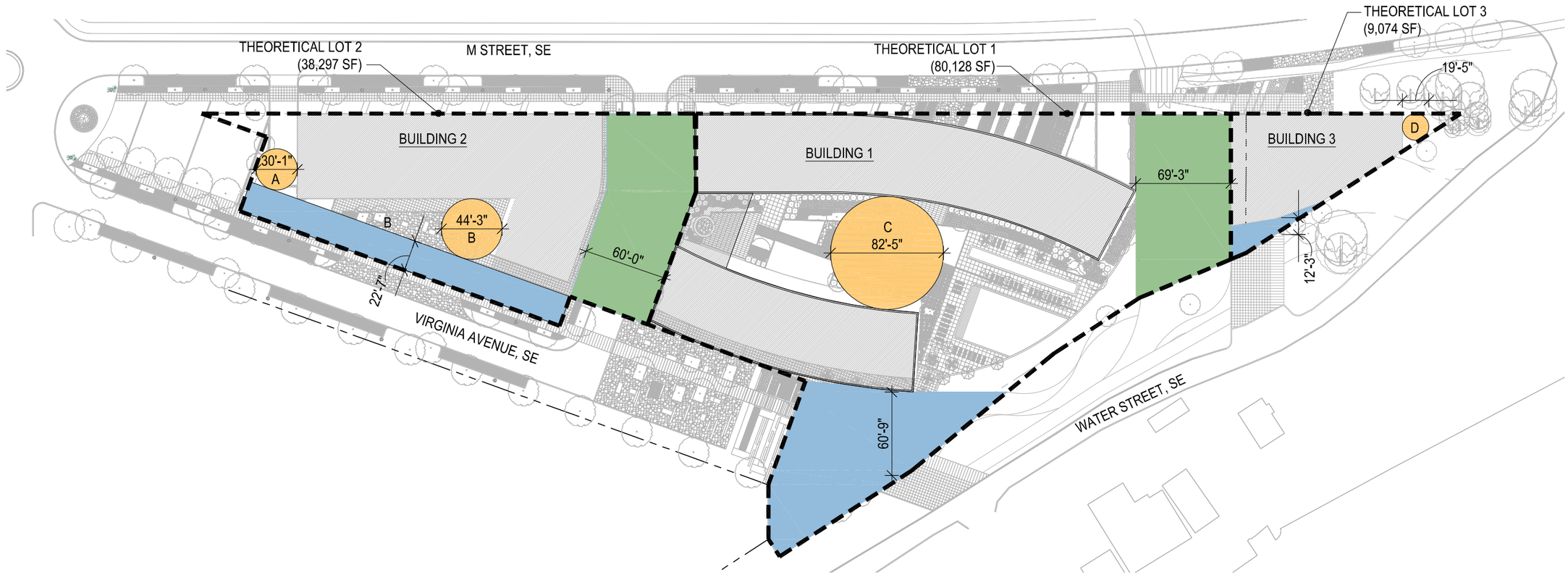
1 ZONING PLAN
SCALE: NTS

ZONING TABULATIONS

	FAR:* (calculated over total lot)		LOT OCCUPANCY: (calculated over total lot)		BUILDING HEIGHT:		PENTHOUSE HEIGHT:		PARKING:		LOADING:	
	REQUIRED /ALLOWED	PUD PROPOSED	REQUIRED /ALLOWED	PUD PROPOSED	REQUIRED /ALLOWED	PUD PROPOSED	REQUIRED /ALLOWED	PUD PROPOSED	REQUIRED /ALLOWED	PUD PROPOSED	REQUIRED /ALLOWED	PUD PROPOSED
BUILDING 1	8.0	2.15	100%	24.7%	100'-0"	Tower A: 100'-0" and 10 stories from m.p. 35.0 on Virginia Ave Tower B: 90'-0" and 9 stories from m.p. 35.0 on Virginia Ave	18'-6"	18'-6"	Residential: 351 units/4 = 88 Retail: 6 Spaces	Residential: 106 Spaces Retail: 6 Spaces	Residential: 1 Loading Berth @ 55' deep 1 Loading Platform @ 100 sf 1 Service Space @ 20' deep Retail: none	Residential: 1 Loading Berth @ 30' deep 1 Loading Platform @ 200 sf 1 Service Space @ 20' deep Retail: none
BUILDING 2	8.0	1.45	100%	14.3%	130'-0"	110'-0" and 11 stories from m.p. 35.0 on Virginia Ave	18'-6"	18'-6"	Residential: 234 units/4 = 59 Retail: 1 Spaces	Residential: 108 Spaces Retail: 1 Spaces	Residential: 1 Loading Berth @ 55' deep 1 Loading Platform @ 100 sf 1 Service Space @ 20' deep Retail: none	Residential: 1 Loading Berth @ 30' deep 1 Loading Platform @ 200 sf 1 Service Space @ 20' deep Retail: none
BUILDING 3	8.0	.54	100%	6.0%	92'-0"	91'-0" and 9 stories from m.p. 32.0 on M St	18'-6"	18'-6"	Residential: 88 units/4 = 22	Residential: NONE	Residential: 1 Loading Berth @ 55' deep 1 Loading Platform @ 100 sf 1 Service Space @ 20' deep	Residential: none
TOTAL SITE	8.0	4.14	100%	45.0%					176	221		

* FOR PURPOSES OF COUNTING F.A.R.: GROSS FLOOR AREA DOES NOT INCLUDE: 1)PARKING AND ACCESS RAMPS, 2) BAYS PROJECTING OVER AREA LINES, AND 2) SPACES WITH STRUCTURAL HEADROOM CLEARANCE LESS THAN 4'-0" ABOVE GRADE LEVEL

ZONING COMMISSION
District of Columbia
CASE NO.13-12
EXHIBIT NO.10A2



1 ZONING DIAGRAM
SCALE: 1:80

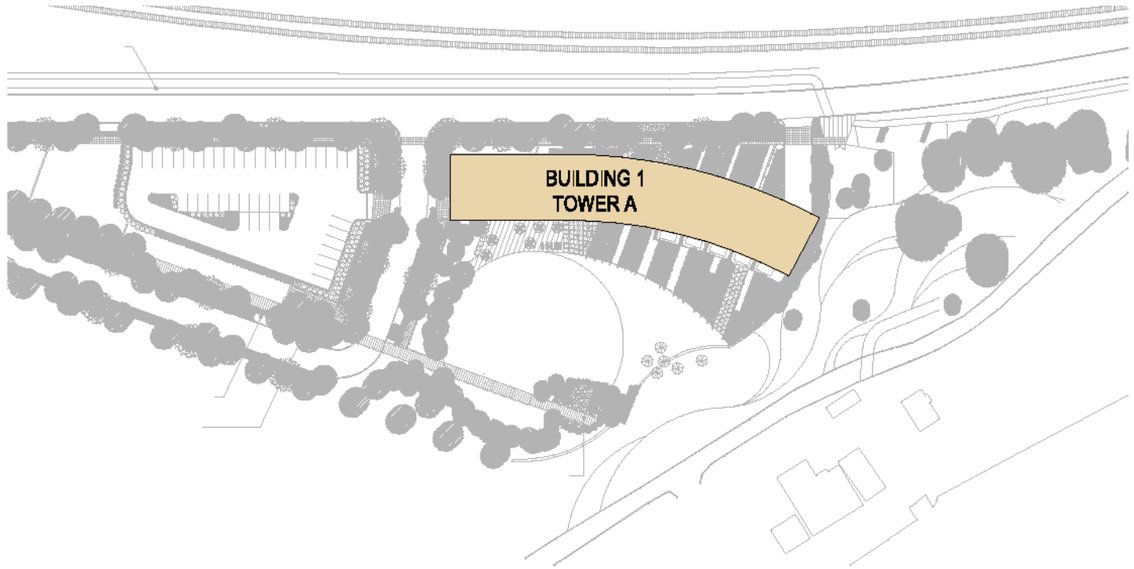
	REAR YARD		SIDE YARD		OPEN COURT		
	REQUIRED /ALLOWED	PUD PROPOSED	REQUIRED /ALLOWED	PUD PROPOSED	REQUIRED /ALLOWED	PUD PROPOSED	AREA
BUILDING 1	NONE; IF PROVIDED: 2-1/2" per 100'-0" = 20'-10"	60'-9"	NONE; IF PROVIDED: 2" per 100'-0" = 16'-8"	69'-3"	COURT C: (RES. USE) 15'-0" MIN., 99'-10" HT X 4" = 33'-3" MIN.	82'-5"	
BUILDING 2	NONE; IF PROVIDED: 2-1/2" per 110'-0" = 22'-1"	22'-7"	NONE; IF PROVIDED: 2" per 110'-0" = 18'-4"	60'-0"	COURT A: (RES. USE) 15'-0" MIN., 110'-0" HT X 4" = 36'-8" MIN. COURT B: (RES. USE) 15'-0" MIN., 110'-0" HT X 4" = 36'-8" MIN.	30'-1" 44'-3"	
BUILDING 3	NONE; IF PROVIDED: 2-1/2" per 111'-0" = 23'-0"	12'-3"	NONE	N/A	COURT D: (RES. USE) 12'-0" MIN., 91'-0" HT X 4" = 23'-0" MIN.	19'-5"	

NOTE: THEORETICAL LOTS HAVE BEEN ESTABLISHED FOR THE PURPOSE OF DETERMINING CONFORMANCE TO REAR AND SIDE YARD REQUIREMENTS

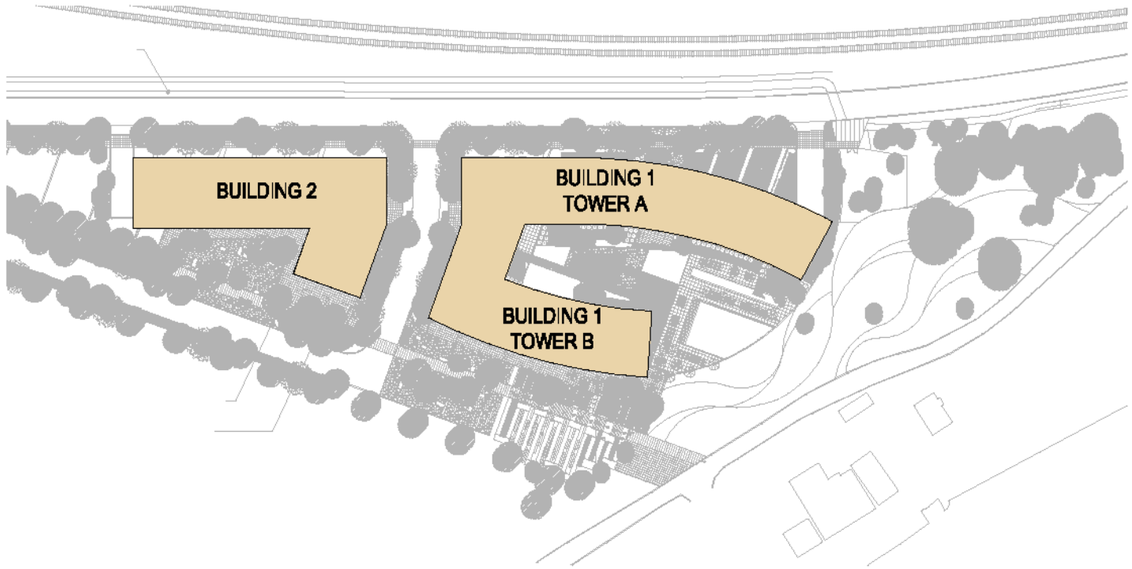
LEGEND

- OPEN COURT
- SIDE YARD
- REAR YARD
- THEORETICAL LOT LINE

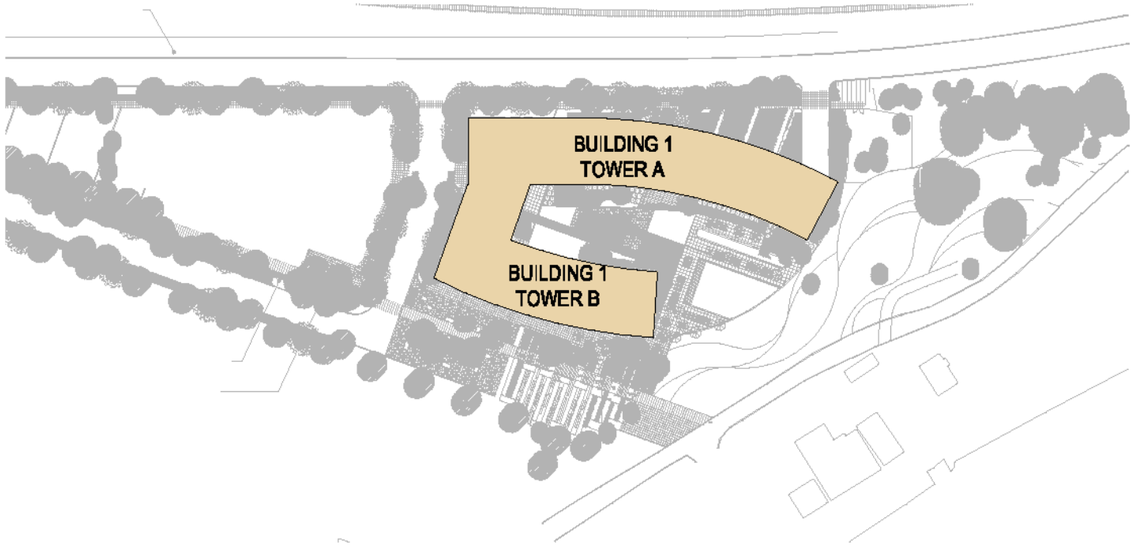
GTM ARCHITECTS



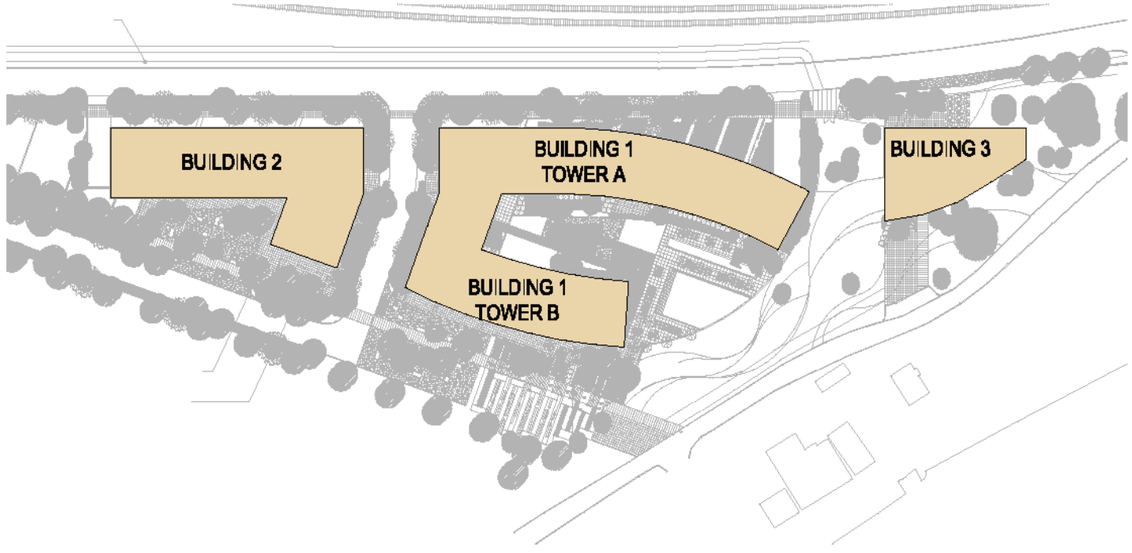
1 PHASE 1
SCALE: N.T.S.



3 PHASE 3
SCALE: N.T.S.



2 PHASE 2
SCALE: N.T.S.



1 PHASE 4
SCALE: N.T.S.

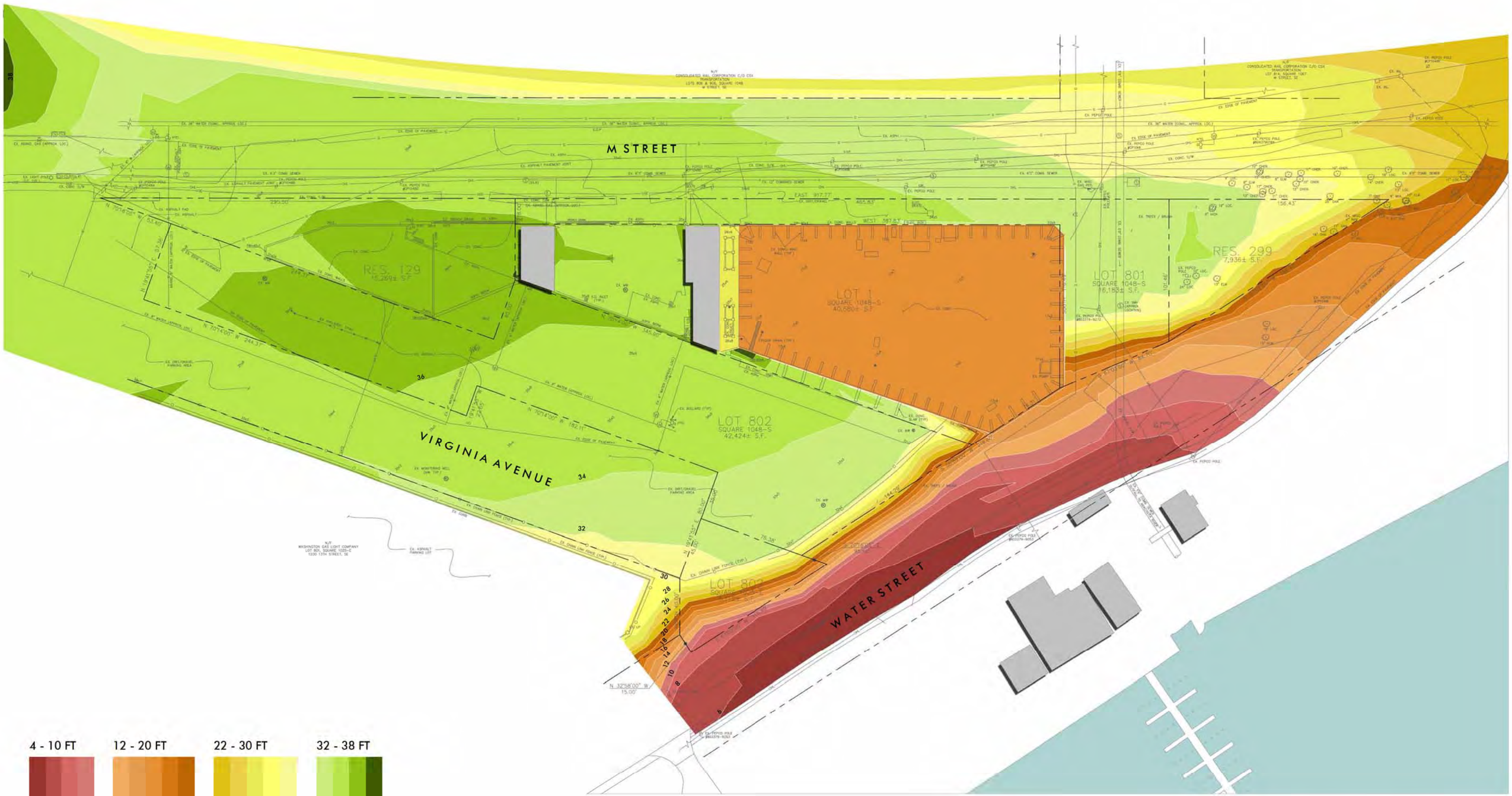
1333 M STREET
DATE: 7-25-14

PHASING DIAGRAM

14

NORTH
SCALE: AS NOTED

GTMARCHITECTS



1333 M STREET
DATE: 07-25-14

2 FT INTERVAL ELEVATION STUDY / EXISTING CONDITIONS

15

NORTH
SCALE: 16' 32'

PARKERRODRIGUEZ, INC.
Planning | Urban Design | Landscape Architecture

CS

TWO LANE BIKE TRAIL

M STREET WEST ENTRANCE

ANACOSTIA BIKE TRAIL

ANACOSTIA BIKE TRAIL

SITE PIT

WATERFRONT HILLSIDE

1333 M STREET
DATE: 07-25-14

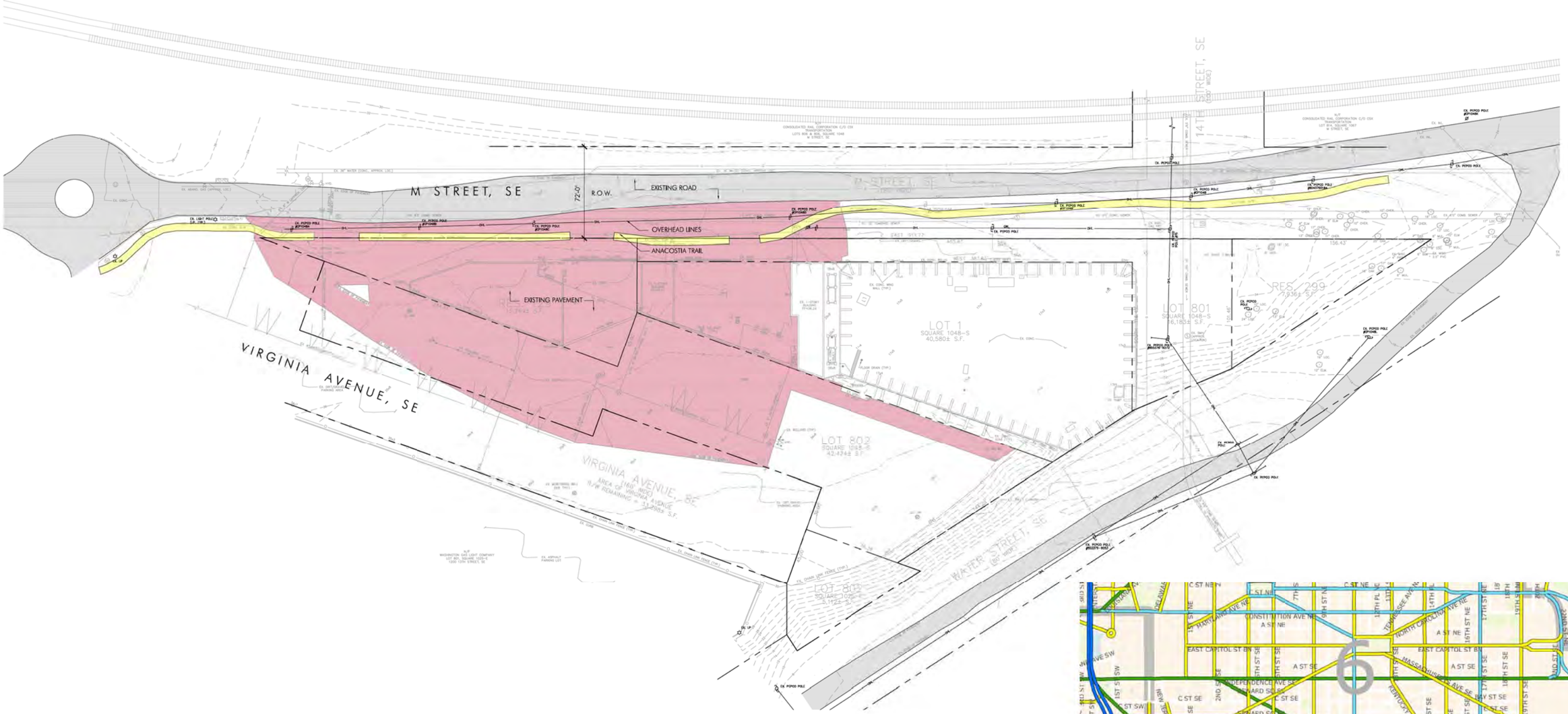
VIEW STUDY

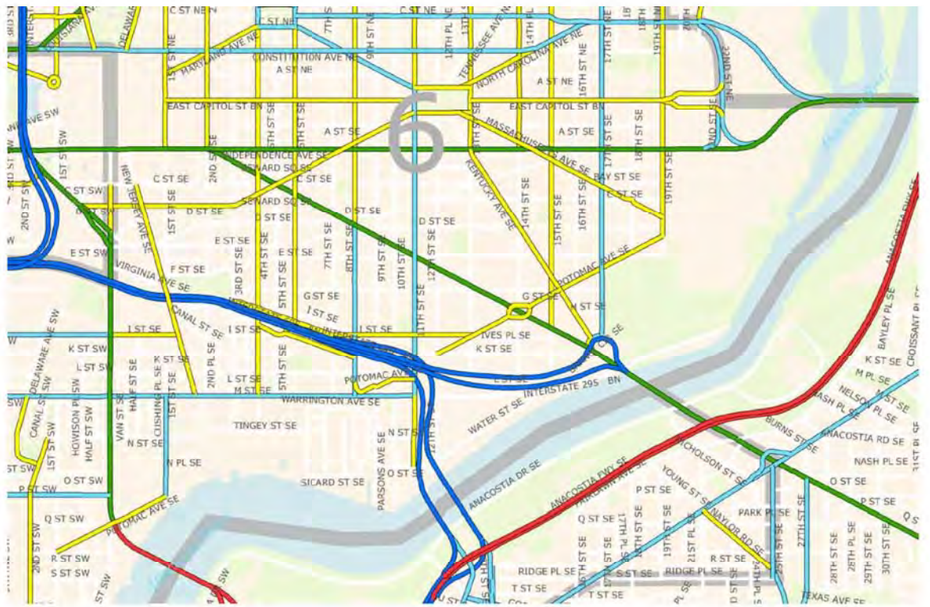
16

NORTH
SCALE:

PARKERRODRIGUEZ, INC.
Planning | Urban Design | Landscape Architecture

CS





Legend

- Interstate
- Other Freeway and Expressway
- Principal Arterial
- Minor Arterial
- Collector
- Local

1333 M STREET
DATE: **07-25-14**

EXISTING CONDITIONS / STREET CLASSIFICATION

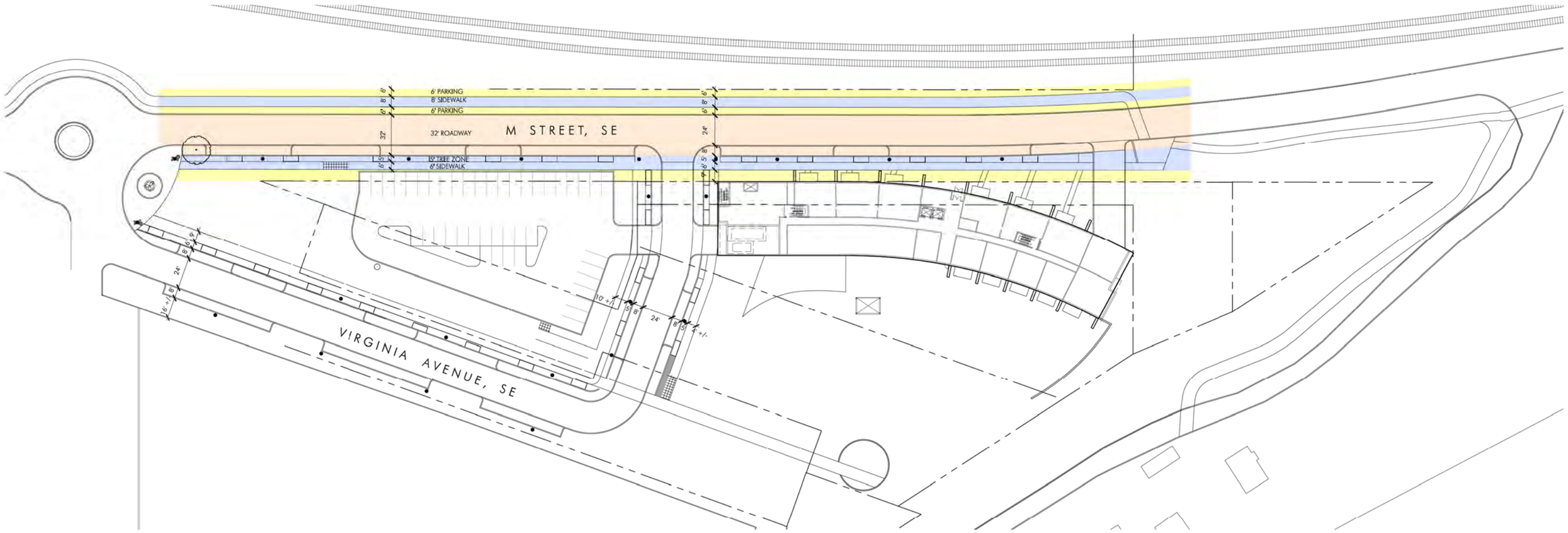
17

NORTH

SCALE: 20' 40'

PARKERRODRIGUEZ, INC.
Planning | Urban Design | Landscape Architecture

CS



1333 M STREET
DATE: 07-25-14

STREET DISTRIBUTION

18

NORTH

SCALE: 20' 40'

PARKERRODRIGUEZ, INC.
Planning | Urban Design | Landscape Architecture

CS

1333 M STREET
DATE: 07-25-14

PHASE 1

19

NORTH
SCALE: 20' 40'

PARKERRODRIGUEZ, INC.
Planning | Urban Design | Landscape Architecture

CS

1333 M STREET
DATE: 07-25-14

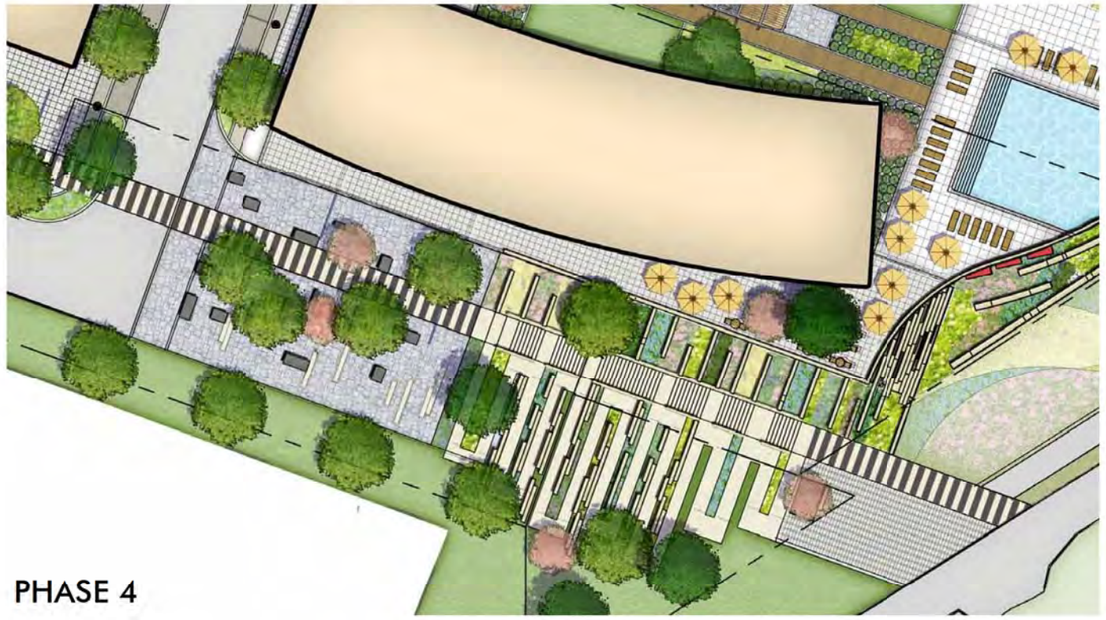
PHASE 2

20

NORTH
SCALE: 20' 40'

PARKERRODRIGUEZ, INC.
Planning | Urban Design | Landscape Architecture

CS



PHASE 4

PHASE 1

1333 M STREET
DATE: 07-25-14

PHASE 3

22

NORTH
SCALE: 20' 40'

PARKERRODRIGUEZ, INC.
Planning | Urban Design | Landscape Architecture

CS

1333 M STREET
DATE: 07-25-14

PHASE 4

23

NORTH
SCALE: 20' 40'

PARKERRODRIGUEZ, INC.
Planning | Urban Design | Landscape Architecture

CS