

CONSOLIDATED PUD PORTION FOR PHASE 1 ONLY BLDG 1, TOWER A

Exhibit B

1333 M STREET, SE
WASHINGTON, DISTRICT OF COLUMBIA

PREHEARING SUBMISSION
July 25, 2014



OWNER
1333 M Street, SE LLC

DEVELOPER
Cohen Siegel Investors, LLC.

ARCHITECTS
GTM Architects, Inc.

LAND USE COUNSEL
Holland & Knight, LLP

LANDSCAPE ARCHITECTS
Parker Rodriguez

CIVIL ENGINEERS
CAS Engineering

MEP CONSULTANT
Built Environment Engineers

TRAFFIC CONSULTANT
Wells Associates
District of Columbia
CASE NO. 13-12
EXHIBIT NO. 10B1

CONSOLIDATED PUD DOCUMENTS FOR PHASE 1
BUILDING 1, TOWER A

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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	FC	FACE OF CURB	RD	ROAD OR ROOF DRAIN
ADJ	ADJACENT	FD	FLOOR DRAIN	REIN	REINFORCED
AGGR	AGGREGATE	FF	FIRST FLOOR	REQD	REQUIRED
AHD	AHEAD	FG	FINISHED GRADE	RET	RETAINING
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	FH	FIRE HYDRANT	REV	REVISION
APPROX	APPROXIMATE	FL	FLOOR 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	FS	FEET PER SECOND	RR	RAIL ROAD
AWWA	AMERICAN WATER WORKS ASSOCIATION	FT	FOOT OR FEET	R/R	RIGHT ROUTE
B	BREADTH	G	GAS	RTE	RIGHT OF WAY
BC	BACK OF CURB	GAR	GARAGE	S	SOUTH OR SEWER OR SPEED OR SLOPE
BF	BASEMENT FLOOR	GFA	GROSS FLOOR AREA	SAN	SANITARY
BLDG	BUILDING	GHC	GAS HOUSE CONNECTION	SBL	SOUTH BOUND LANE
BLVD	BOULEVARD	GR	GUARD RAIL OR GRATE	SCH	SCHEDULE
BM	BENCHMARK	GV	GAS VALVE	SD	SIGHT DISTANCE OR STORM DRAIN
BMP	BEST MANAGEMENT PRACTICES (WATER QUALITY)	H	HEAD	SDMH	STORM DRAIN MANHOLE
BOV	BLOW OFF VALVE	HC	HANDICAP	SE	SOUTHEAST
BRG	BEARING	HB	HORIZONTAL BEND	SEC	SECTION
BRL	BUILDING RESTRICTION LINE	HCL	HORIZONTAL GRADE LINE	SEW	SEWER
BVCE	BEGINNING VERTICAL CURVE ELEVATION	HORIZ	HORIZONTAL	SF	SQUARE FOOT
BVCS	BEGINNING VERTICAL CURVE STATION	HP	HIGH POINT	SH	SHOULDER
BW	BOTTOM OF WALL	HR	HAND RAIL	SHC	SEWER HOUSE CONNECTION
C, e	CENTER CORRECTION ON VERTICAL CURVE	HT	HEIGHT	SMH	SEWER MANHOLE
C	RUNOFF COEFFICIENT	HW	HEADWATER	SP	SPACE OR SITE PLAN
C&G	CURB AND GUTTER	I	INTENSITY, RAINFALL	SPEC	SPECIFICATIONS
CATV	CABLE TELEVISION	ID	INSIDE DIAMETER OR IDENTIFICATION	ST	STATION
CB	CATCH BASIN	IE	INVERT ELEVATION	STD	STANDARD
CBR	CALIFORNIA BEARING RATIO	IN	INCH	STK	STACK
CC	CENTER TO CENTER	INV	INVERT	STM	STORM STRUCTURE
CF	CUBIC FEET	IP	IRON PIPE	STR	STRUCTURE
CFS	CUBIC FEET PER SECOND	IPF	IRON PIPE FOUND	SVC	SERVICE
CG(R)	CURB AND GUTTER (REVERSE SLOPE)	IPS	IRON PIPE SET	S/W	SIDEWALK
CH	CHORD	JB	JUNCTION BOX	SW	SOUTHWEST
CHBRG	CHORD BEARING	JNT	JOINT	SWM	STORMWATER MANAGEMENT
CIP	CAST IRON PIPE OR CAST IN PLACE	K	SIGHT DISTANCE COEFFICIENT	SX	CROSS SLOPE
CL	CLASS	Ke	CULVERT ENTRANCE LOSS COEFFICIENT	SY	SQUARE YARD
C/L	CENTER LINE	L	LENGTH	T	TELEPHONE OR TANGENT
CLR	CLEAR	LAT	LATERAL	TB	TOP OF BANK
CM	CUBIC METERS	LCC	LIMITS OF CLEARING & GRADING	TC	TOP OF CURB
CMP	CORRUGATED METAL PIPE	LF	LINEAR FEET	T.C.	TERRA COTTA
CMS	CUBIC METERS PER SECOND	LL	LOWER LEVEL	Tc	TIME OF CONCENTRATION
CN	RUNOFF CURVE NUMBER	LOC	LOCATION	TEL	TELEPHONE
CONN	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	L	LEFT	TRANSP	TRANSPORTATION
CS	CURB STOP	M	METER	TW	TOP OF WALL OR TAIL WATER
C/S	COMBINED SEWER	MAP	MAPLE	TYP	TYPICAL
CT	COURT	MAX	MAXIMUM	U	UNKNOWN
CTR	CENTER	MD	MARYLAND	UG	UNDERGROUND
CY	CUBIC YARD	MECH	MECHANICAL	U/G	UNDERGROUND
D	DRAIN	METRO	METROPOLITAN	UGE	UNDERGROUND ELECTRIC
DA	DRAINAGE AREA	MH	MANHOLE	UGT	UNDERGROUND TELEPHONE
DB	DEED BOOK	MI	MILE	UGC	UNDERGROUND CABLE
DC	DISTRICT OF COLUMBIA	MIN	MINIMUM	UL	UPPER LEVEL
DDOT	DISTRICT DEPARTMENT OF TRANSPORTATION	MISC	MISCELLANEOUS	UP	UTILITY POLE
DET	DETAIL	MON	MONUMENT	USGS	US GEOLOGICAL SURVEY
DIA	DIAMETER	MPH	MILES PER HOUR	V, VOL	VOLUME
DIP	DUCTILE IRON PIPE	MS	MEAN SEA LEVEL	V, VEL	VELOCITY
DI	DROP INLET	MSHA	MARYLAND STATE HIGHWAY ADMINISTRATION	VA	VIRGINIA
DIST	DISTANCE	MSL	MEAN SEA LEVEL	VB	VERTICAL BEND
DL	DOMESTIC LINE	N	NORTH	VC	VERTICAL CURVE
DM	DROP MANHOLE	N/A	NOT APPLICABLE	VDOT	VA DEPARTMENT OF TRANSPORTATION
DOH	DEPARTMENT OF HEALTH	NBL	NORTH BOUND LANE	VERT	VERTICAL
DOM	DOMESTIC	NE	NORTHEAST	VF	VERTICAL FOOT
DR	DRIVE	N/F	NOW OR FORMERLY	W	WEST OR WATER OR WEIGHT OR WIDTH
DRN	DRAINAGE	NFA	NET FLOOR AREA	W/	WITH
DU	DWELLING UNITS	NO.	NUMBER	WBL	WEST BOUND LANE
DWG	DRAWING	NW	NORTHWEST	WHC	WATER HOUSE CONNECTION
D/S	DOWN SPOUT	OC	ON CENTER	WL	WATER LINE
D/W	DRIVEWAY	OBJ	OBJECT	WM	WATER METER
		OD	OUTSIDE DIAMETER	WQA	WATER QUALITY IMPACT ASSESSMENT
		OH	OVERHANG	W/S	WRAPPED STEEL
		O/H	OVERHEAD	WV	WATER VALVE
		OHC	OVERHEAD CABLE	XCROSS	CROSS SECTION
		OHE	OVERHEAD ELECTRIC	XF	TRANSFORMER
		OHT	OVERHEAD TELEPHONE	YI	YARD INLET
		P	PER PLAN OR PERIMETER	YR	YEAR
		P&P	PLAN & PROFILE	Z	SIDE SLOPES
		PC	POINT OF CURVATURE		
		PCC	POINT OF COMPOUND CURVE		
		PCTC	POINT OF CURVATURE TOP OF CURB		
		PCEP	POINT OF CURVE EDGE OF PAVEMENT		
		PFM	PUBLIC FACILITIES MANUAL		
		PG	PAGE		
		PGL	POINT OF GRADE LINE		
		PI	POINT OF INTERSECTION		
		PL	PROPERTY LINE		
		P	PROPERTY LINE		
		PP	POWER POLE		
		PRC	POINT OF REVERSE CURB		
		PRELIM	PRELIMINARY		
		PROP	PROPOSED		
		PT	POINT OF TANGENCY		
		PVC	POINT OF VERTICAL CURVE OR POLYVINYL CHLORIDE PIPE		
		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.dwater.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/ITC 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: 07-25-14

LEGEND AND NOTES

03



SCALE: N.T.S.



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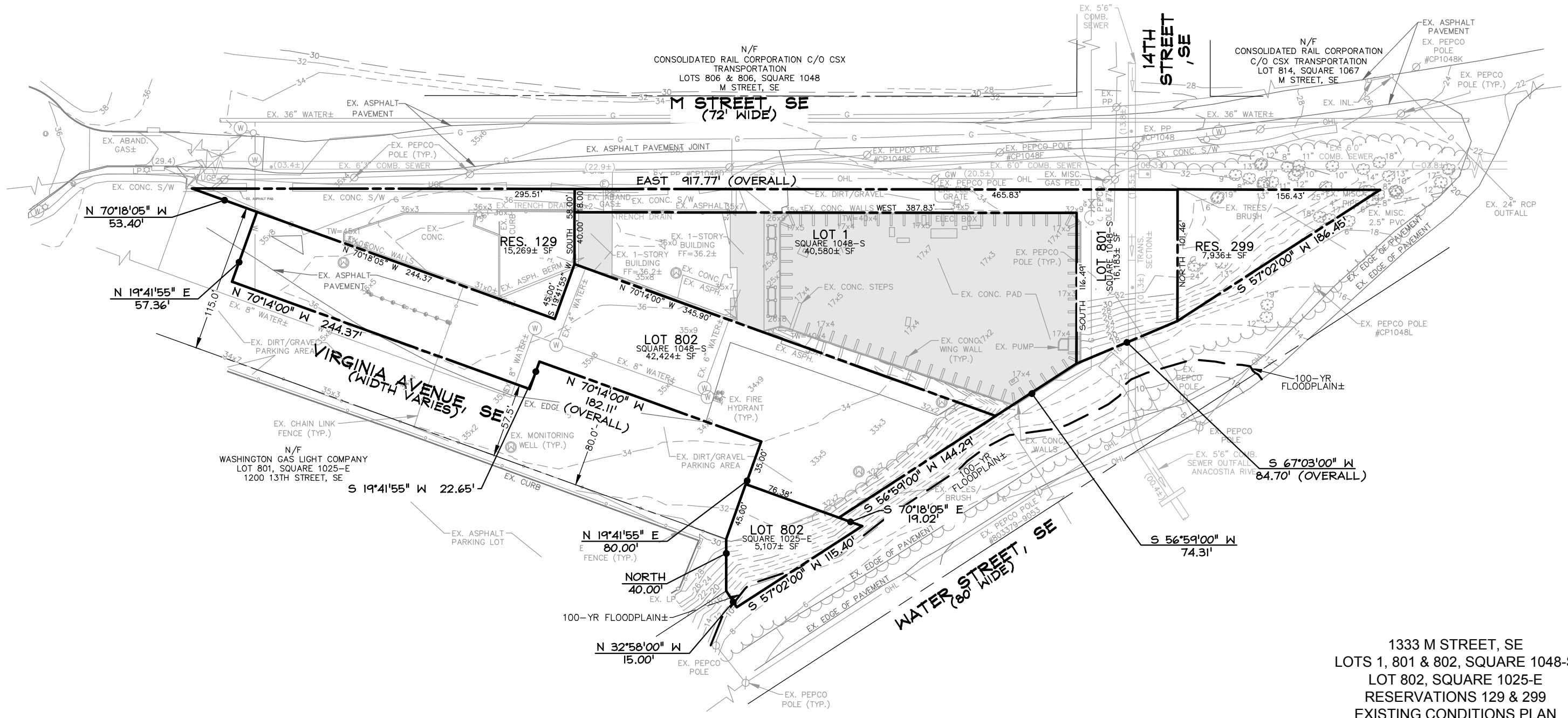


GTM ARCHITECTS



LOT AREA TABULATION

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

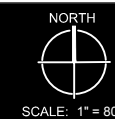


1333 M STREET, SE
 LOTS 1, 801 & 802, SQUARE 1048-S
 LOT 802, SQUARE 1025-E
 RESERVATIONS 129 & 299
 EXISTING CONDITIONS PLAN

1333 M STREET
 DATE: 07-25-14

EXISTING CONDITIONS PLAN

04



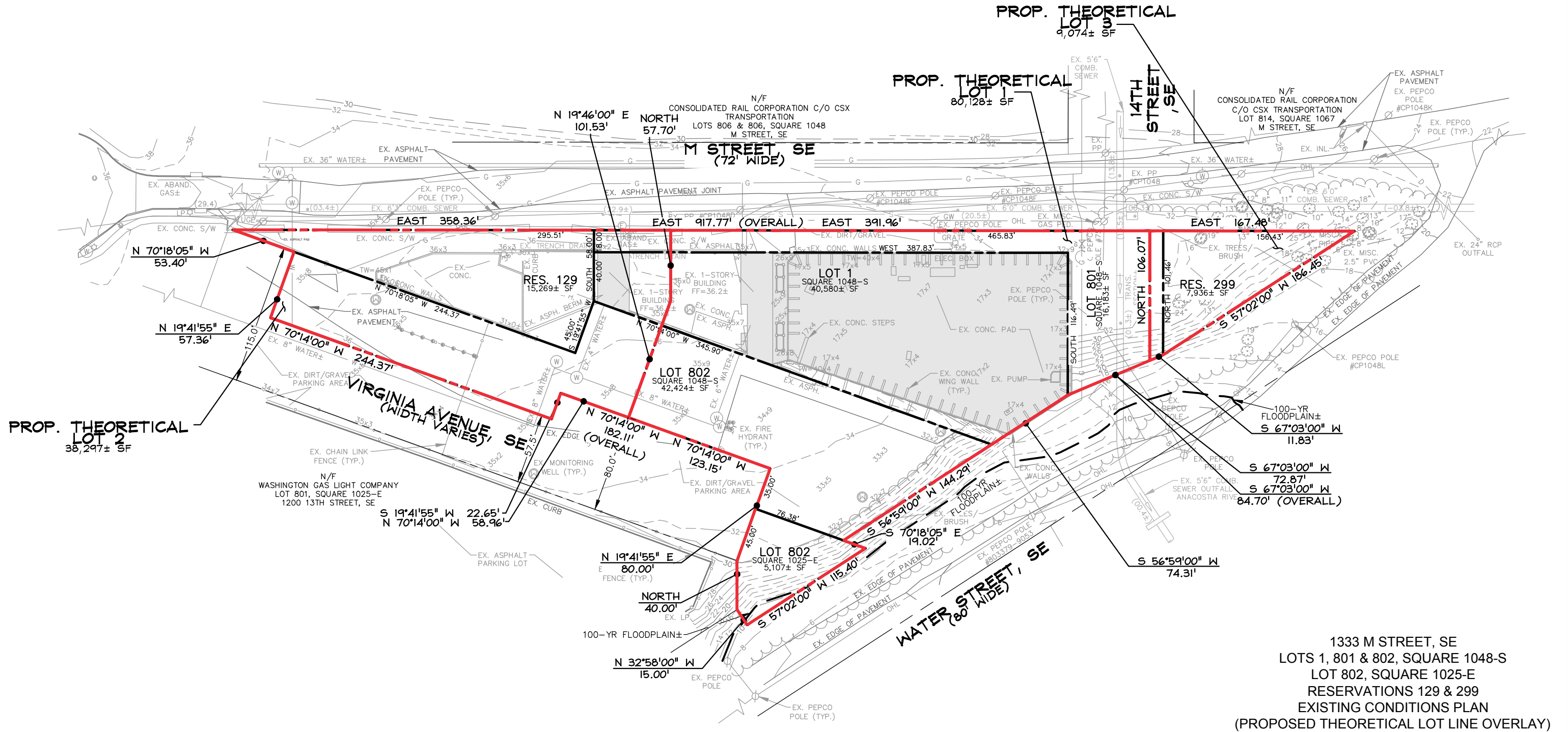
LOT AREA TABULATION

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

PROPOSED

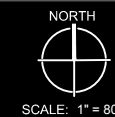
LOT	SQUARE	AREA (SF)	AREA (AC.)
1	1048-S	80,128	1.840
2	1048-S	38,297	0.879
3	1048-S	9,074	0.208
TOTAL		127,499	2.927



1333 M STREET
DATE: 07-25-14

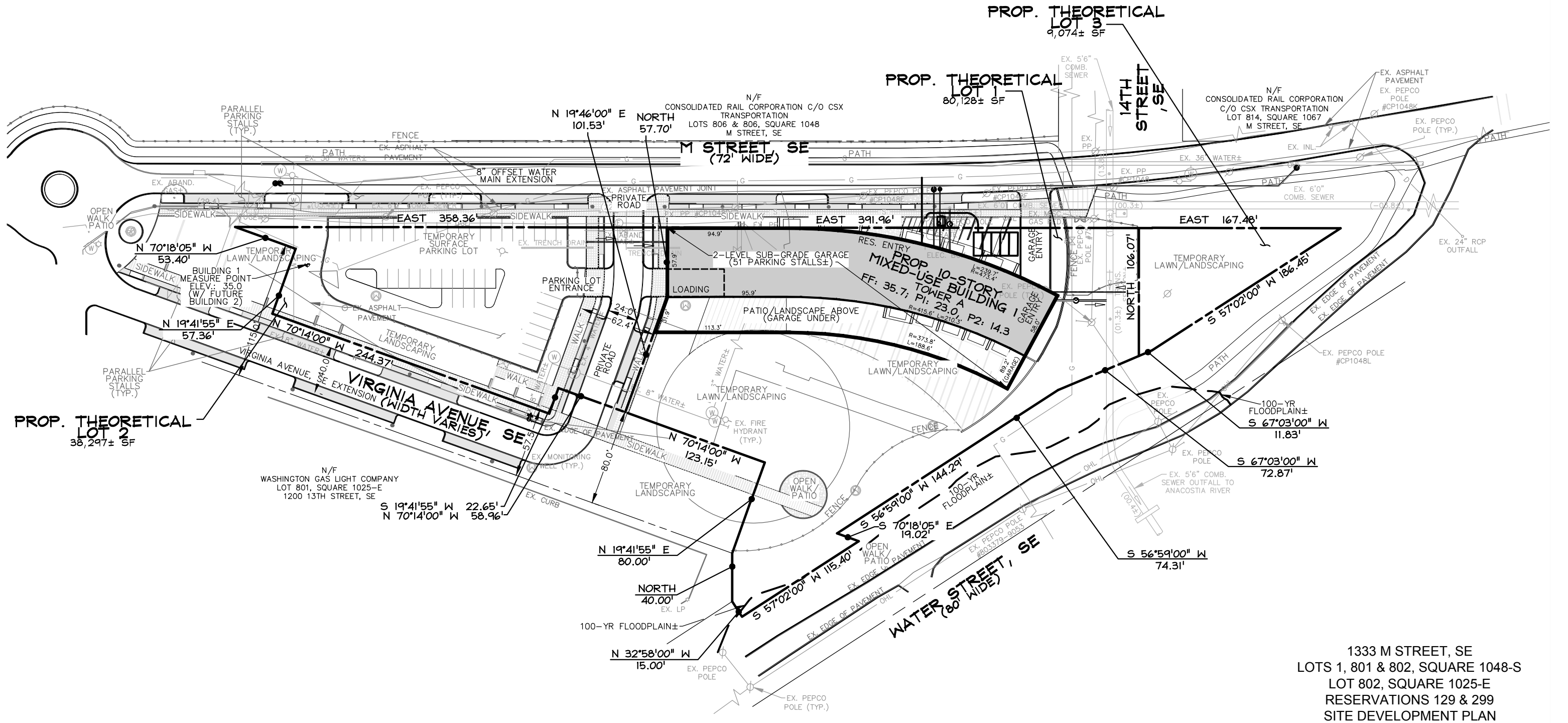
EXISTING CONDITIONS PLAN
(PROPOSED THEORETICAL LOT LINE OVERLAY)

04a



BUILDING COVERAGE/HEIGHT TABULATION

BUILDING	FOOTPRINT	NUMBER OF STORIES	MEASURE POINT	FF	BLDG. HEIGHT	HEIGHT	% OCCUPANCY
BUILDING 1 - TOWER A	18,585±	10	35.0	35.7	109.3	100.0	23.2%
TOTAL SITE AREA = 127,499 SQ. FT.±; TOTAL BUILDING FOOTPRINT = 18,585 SQ. FT.±; % OCCUPANCY OVER ENTIRE SITE = 14.6%							

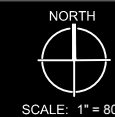


1333 M STREET, SE
 LOTS 1, 801 & 802, SQUARE 1048-S
 LOT 802, SQUARE 1025-E
 RESERVATIONS 129 & 299
 SITE DEVELOPMENT PLAN

1333 M STREET
 DATE: 07-25-14

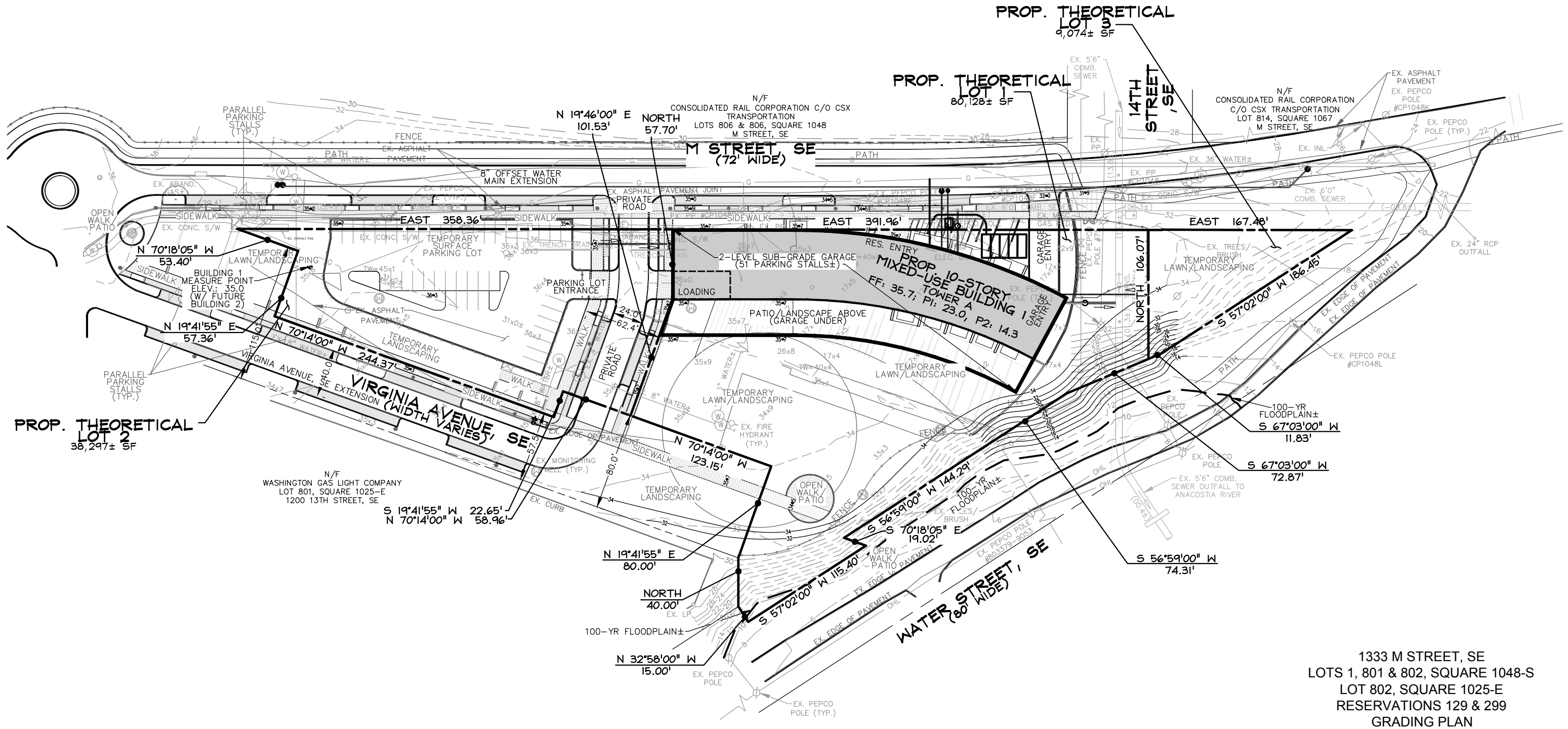
SITE DEVELOPMENT PLAN

05



GRADING PLAN NOTES

1) GRADING SHOWN SUBJECT TO FINAL PATIO/LANDSCAPE DESIGN.

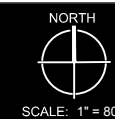


1333 M STREET, SE
 LOTS 1, 801 & 802, SQUARE 1048-S
 LOT 802, SQUARE 1025-E
 RESERVATIONS 129 & 299
 GRADING PLAN

1333 M STREET
 DATE: 07-25-14

GRADING PLAN

06



STORMWATER MANAGEMENT NARRATIVE

STORMWATER MANAGEMENT FOR THIS PROJECT WILL BE CONCEPTUALLY PROVIDED THROUGH THE FOLLOWING FACILITIES/BMPS:

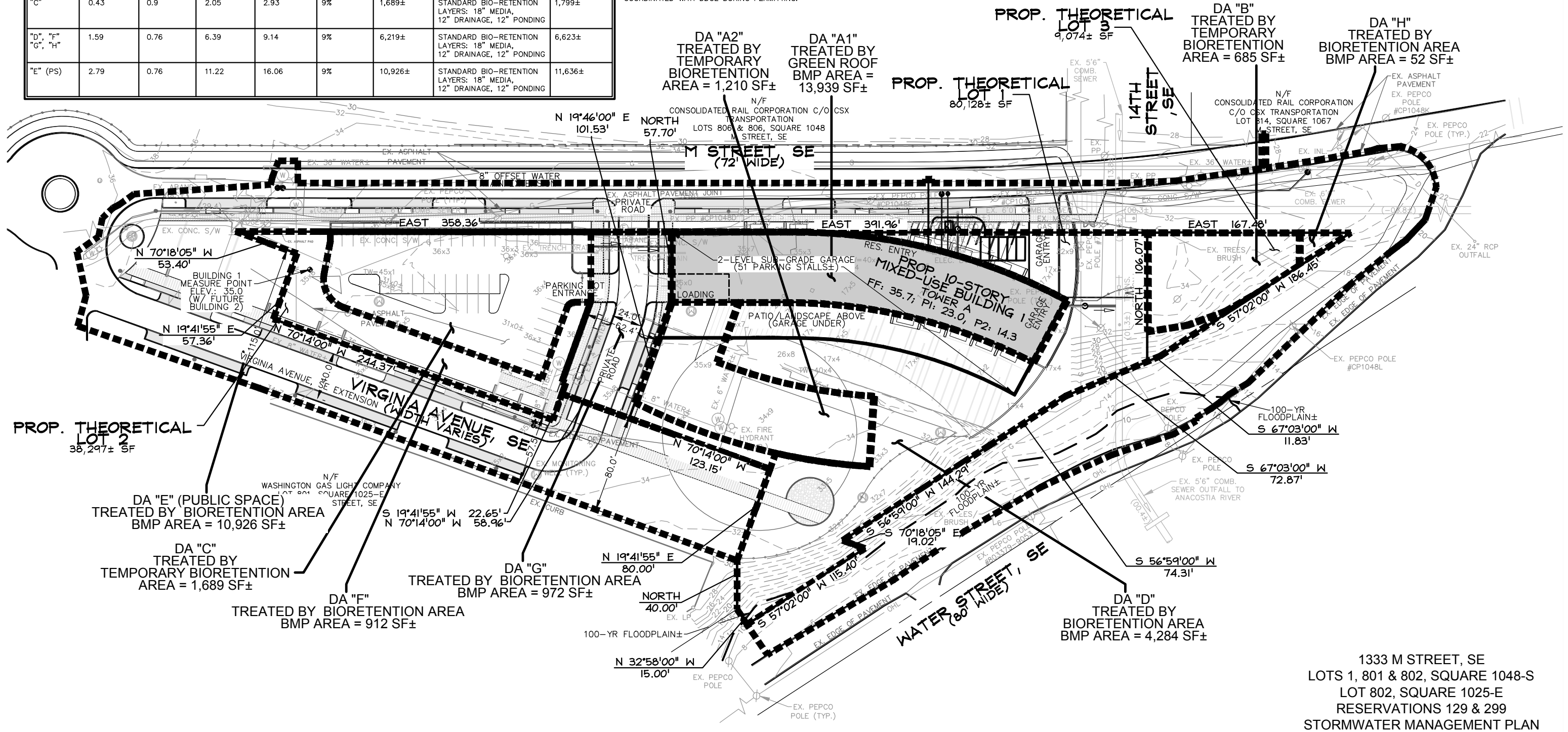
DRAINAGE AREA	AREA (AC.)	C (ASSUMED)	Q2 (CFS)	Q15 (CFS)	BMP %	BMP AREA	BMP DESC.	RETENTION VOLUME (CF)
"A1"	0.43	0.9	2.03	2.90	75%	13,939±	GREEN ROOF 6" GROWING MEDIA	2,439±
"A2"	0.31	0.9	1.47	2.10	9%	1,210±	STANDAR BIO-RETENTION LAYERS: 18" MEDIA, 12" DRAINAGE, 12" PONDING	1,288±
"B"	0.17	0.9	0.83	1.19	9%	685±	STANDARD BIO-RETENTION LAYERS: 18" MEDIA, 12" DRAINAGE, 12" PONDING	729±
"C"	0.43	0.9	2.05	2.93	9%	1,689±	STANDARD BIO-RETENTION LAYERS: 18" MEDIA, 12" DRAINAGE, 12" PONDING	1,799±
"D", "F" "G", "H"	1.59	0.76	6.39	9.14	9%	6,219±	STANDARD BIO-RETENTION LAYERS: 18" MEDIA, 12" DRAINAGE, 12" PONDING	6,623±
"E" (PS)	2.79	0.76	11.22	16.06	9%	10,926±	STANDARD BIO-RETENTION LAYERS: 18" MEDIA, 12" DRAINAGE, 12" PONDING	11,636±

SITE IS WITHIN THE ANACOSTIA WATERFRONT DEVELOPMENT ZONE (AWDZ). 1.7" REGULATORY RAIN EVENT FOR WQTV. IN ADDITION TO TREATMENT SHOWN ABOVE, A TREATMENT VAULT WILL BE PROVIDED IN THE GARAGE (WITHIN DA "A"). TREATMENT VAULT WILL BE APPROXIMATELY 12' LONG x 15' WIDE x 5' DEEP AND ACHIEVE 80% TSS REMOVAL.

STORAGE FOR CHANNEL PROTECTION VOLUME MAY BE NECESSARY IF STORM SEWER CONNECTION AS SHOWN IS NOT CONSIDERED A DIRECT DISCHARGE THROUGH THE SEPARATE SEWER SYSTEM TO THE MAIN STEM OF THE TIDAL ANACOSTIA RIVER. IF REQUIRED, AN APPROXIMATELY 45' LONG x 15' WIDE x 5' DEEP STORAGE TANK WILL BE PROVIDED IN GARAGE FOR CHANNEL PROTECTION VOLUME FROM THE PROJECT SITE. CALCULATIONS PENDING.

CONCEPTUAL STORMWATER MANAGEMENT SIZING PERFORMED UNDER NEW DDCE REGULATIONS, EFFECTIVE FOR BUILDING PERMIT SUBMITTALS AFTER 1/14/2014. COMPLETE DETAILS AND DESIGN WILL BE PROVIDED WITH FINAL DESIGN.

DRAINAGE AREAS "A2", "B" AND "C" COMPRISE AREAS WHERE FUTURE PHASES OF THE PROJECT WILL BE CONSTRUCTED. THESE AREAS AND THE IDENTIFIED BMPS WILL BE TEMPORARILY CONSTRUCTED AS SHOWN WITH TEMPORARY BMPS. THESE BMPS WILL BE REMOVED FOLLOWING CONSTRUCTION OF BUILDINGS AND REPLACED WITH BMPS FOR THE FUTURE PHASE IMPROVEMENTS. DETAILS TO BE DETERMINED AND COORDINATED WITH DDCE DURING PERMITTING.



SEDIMENT CONTROL NOTES

- 1) THE CONTRACTOR SHALL CALL THE INSPECTION/ENFORCEMENT BRANCH, WATERSHED PROTECTION DIVISION, DISTRICT DEPARTMENT OF THE ENVIRONMENT AT (202) 535-2977 FOR A PRE-CONSTRUCTION MEETING 72 HOURS PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITY.
- 2) ADDITIONAL LOCATIONS AND TYPES OF EROSION AND SEDIMENT CONTROL MEASURES WILL BE DETERMINED AS DEEMED NECESSARY BY INSPECTORS FROM THE INSPECTION/ENFORCEMENT BRANCH, WATERSHED PROTECTION DIVISION, DISTRICT DEPARTMENT OF THE ENVIRONMENT DURING LAND DISTURBING ACTIVITY.

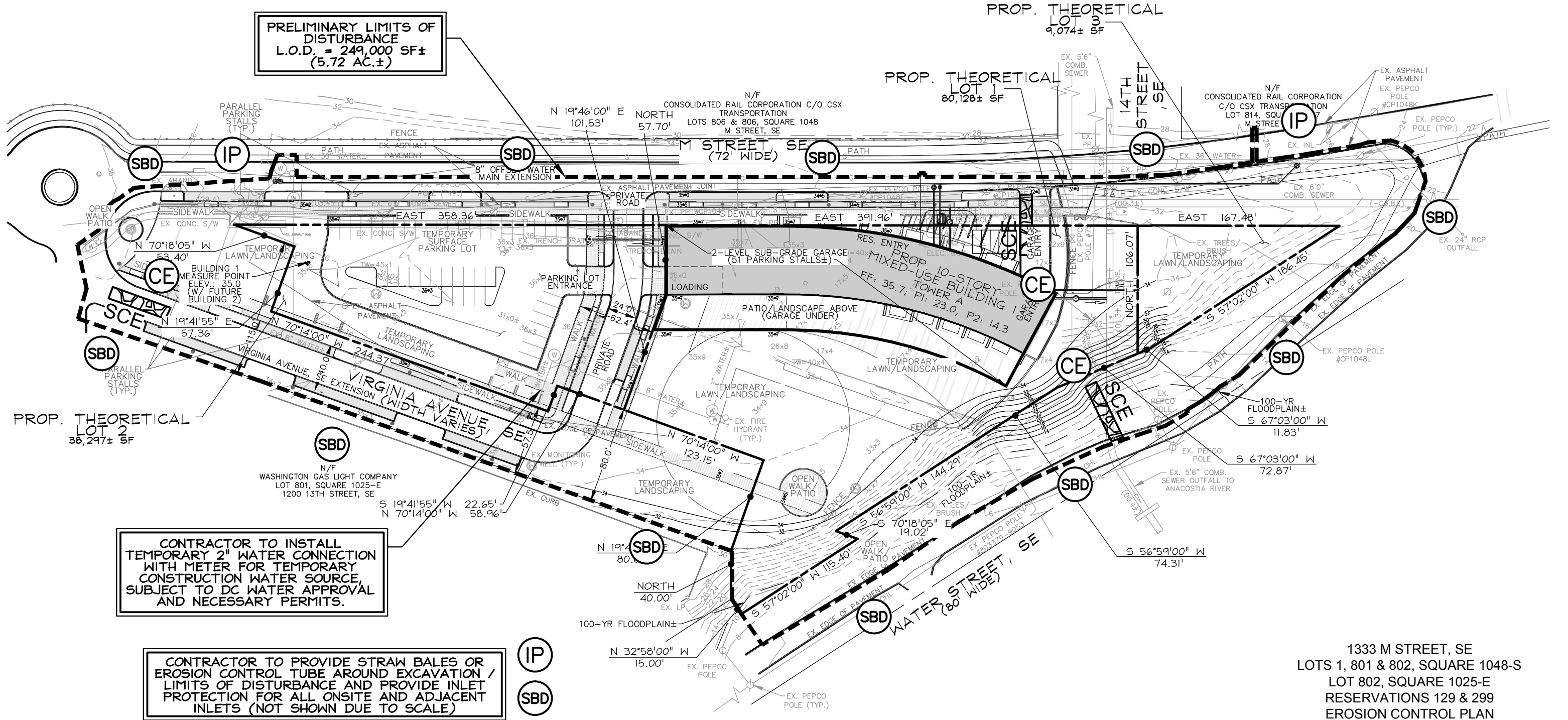
SEDIMENT CONTROL NARRATIVE, NOTES AND DETAILS

WILL BE PROVIDED IN CONJUNCTION WITH FINAL DESIGN/PERMIT DOCUMENTS. SELECTED DETAILS ARE REFERENCED ON THESE DOCUMENTS FOR SEDIMENT CONTROL FEATURES.

CONSTRUCTION SEQUENCE

CONTRACTOR TO SECURE ALL NECESSARY PERMITS, AND CONDUCT A PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR, (202) 535-2977, PRIOR TO THE START OF CONSTRUCTION OR ANY LAND DISTURBANCE.

CONSTRUCTION SEQUENCE PENDING, WILL BE DETERMINED DURING FINAL DESIGN.

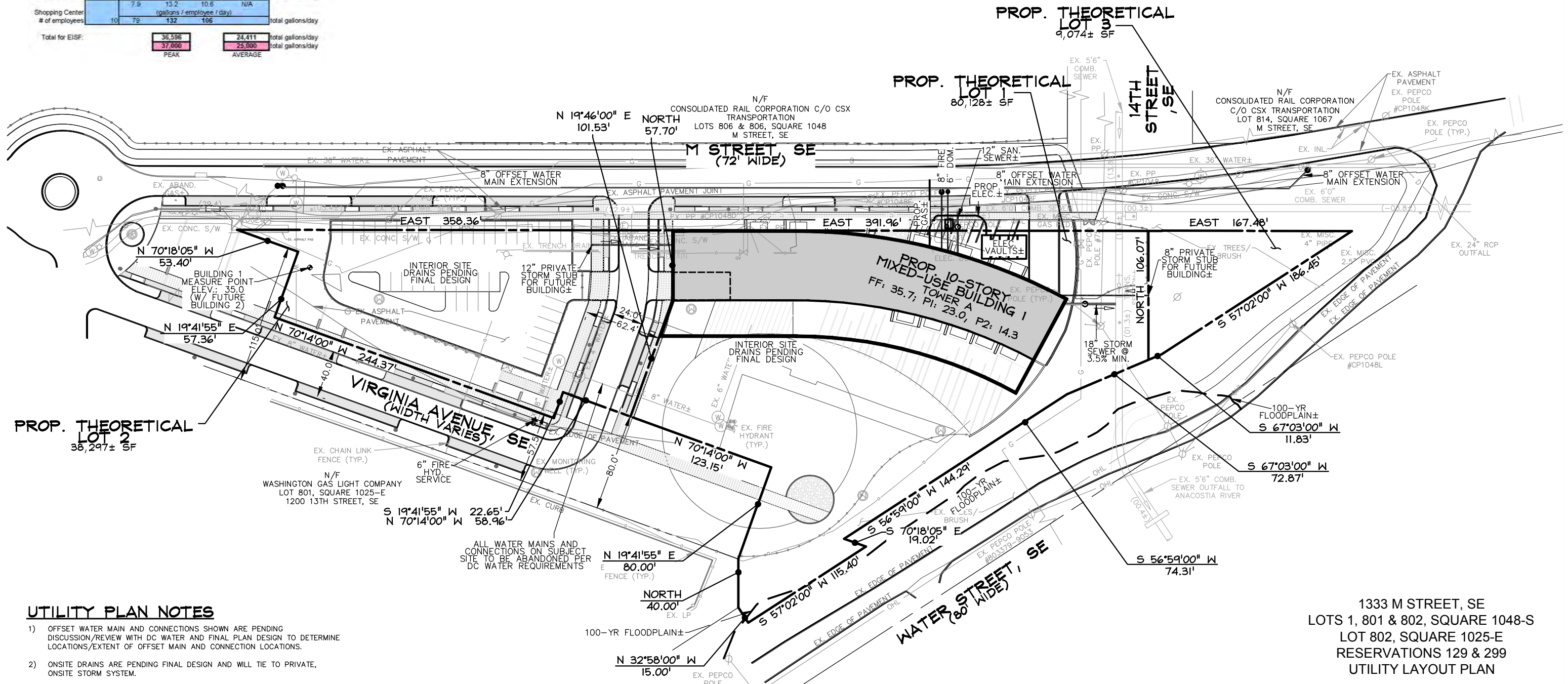


WATER AND SANITARY SEWER USAGE ESTIMATION

BUILDING 1 - TOWER A

PROJECTED SEWAGE FLOWS			
BEDROOMS	# persons/unit (estimated)	totals (from Bldg Unit Matrix: 03/28/2013)	
EFF STUDIO	1	62	62
1 BR	1.5	156	234
2 BR	2	21	42
3 BR	2.5	0	0
4 BR	3	10	30
		249	368
		units	residents

	Table 8-6		Table 8-10		total gallons/day
	Min.	Max.	Typical	Average	
Residential # of residents added factor	368	19504	33120	25392	22080
Shopping Center # of pkg spaces	15	7.5	31.5	16.5	N/A
Shopping Center # of employees	10	7.9	13.2	10.8	N/A
Total for EISF:					
	36,586	37,000	24,411	25,000	
	PEAK		AVERAGE		



UTILITY PLAN NOTES

- 1) OFFSET WATER MAIN AND CONNECTIONS SHOWN ARE PENDING DISCUSSION/REVIEW WITH DC WATER AND FINAL PLAN DESIGN TO DETERMINE LOCATIONS/EXTENT OF OFFSET MAIN AND CONNECTION LOCATIONS.
- 2) ONSITE DRAINS ARE PENDING FINAL DESIGN AND WILL TIE TO PRIVATE, ONSITE STORM SYSTEM.

1333 M STREET
DATE: 07-25-14

UTILITY LAYOUT PLAN

09

