

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

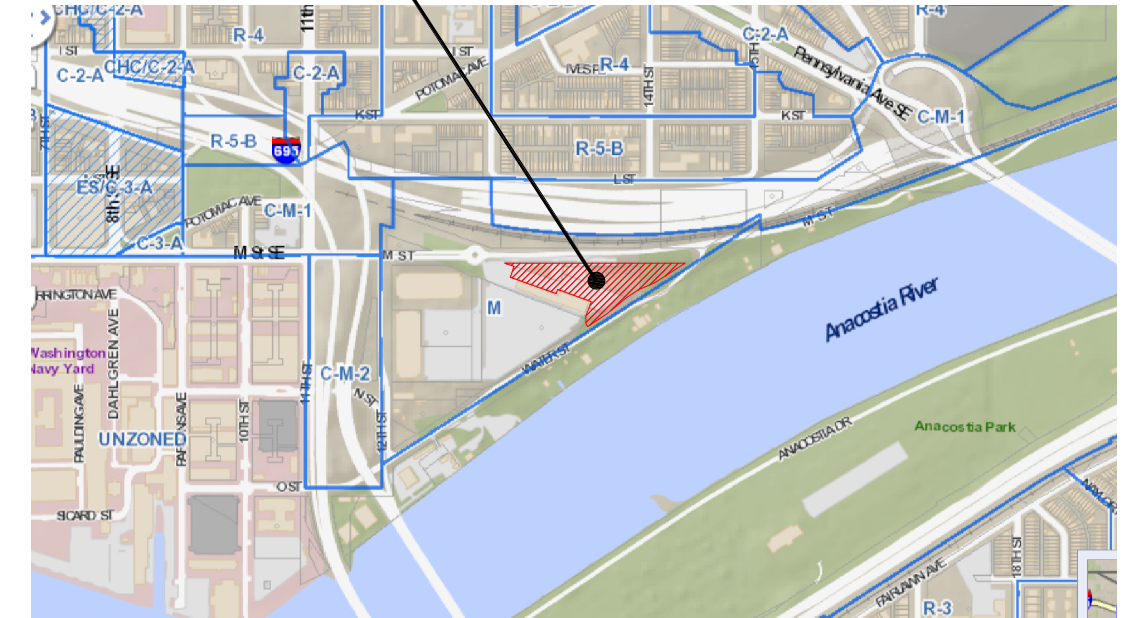
PHASE 1 OF A 4-PHASE PROJECT
 TOTAL PROJECT TO CONSISTS OF 673 UNITS;
 3 RESIDENTIAL BUILDINGS WITH GROUND LEVEL RETAIL

BUILDING DATA					
	RESIDENTIAL GSF	AMENITY GSF	CORE GSF	TOTAL GSF	UNITS
FLOOR 1	7,332 sf	2,437 sf	6,776 sf	16,545 sf	11
FLOOR 2	16,028 sf	--	2,346 sf	18,374 sf	23
FLOOR 3	16,028 sf	--	2,346 sf	18,374 sf	23
FLOOR 4	16,028 sf	--	2,346 sf	18,374 sf	23
FLOOR 5	16,028 sf	--	2,346 sf	18,374 sf	23
FLOOR 6	16,028 sf	--	2,346 sf	18,374 sf	23
FLOOR 7	16,028 sf	--	2,346 sf	18,374 sf	23
FLOOR 8	16,028 sf	--	2,346 sf	18,374 sf	23
FLOOR 9	16,028 sf	--	2,346 sf	18,374 sf	23
FLOOR 10	16,028 sf	--	2,346 sf	18,374 sf	23
TOTAL	151,584 sf	2,437 sf	27,890 sf	181,911 sf	218

PROPOSED THEORETICAL SITE AREA:
 (NOTE: SEE PAGE 11 FOR MORE INFORMATION)

THEORETICAL LOT 1 = 80,128 SF

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



1 ZONING PLAN
 SCALE: NTS

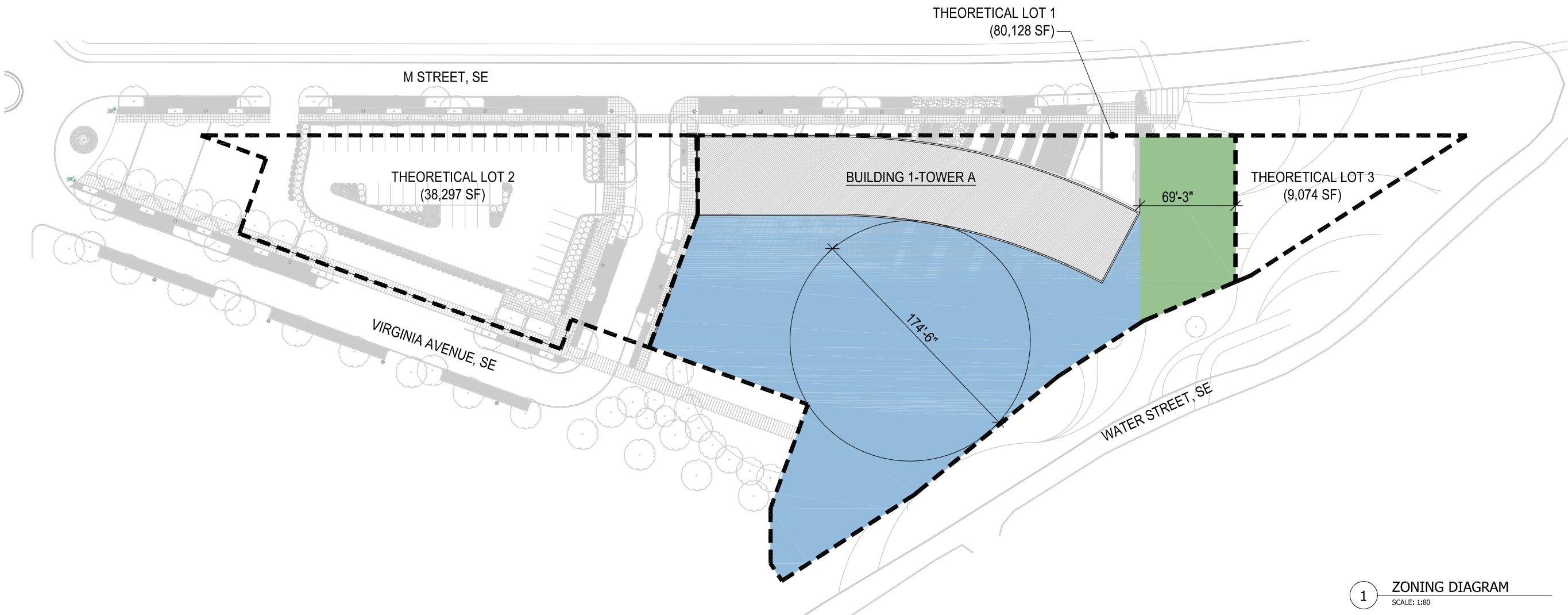
ZONING TABULATIONS

	FAR*		LOT OCCUPANCY:		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, TOWER A	8.0	2.27	100%	20.6%	100'-0"	Tower A: 100'-0" and 10 stories from m.p. 35.0 on Virginia Ave	18'-6"	17'-10"	Residential: 218 units/4 = 55	Residential: 57 Spaces (Garage) 44 Spaces (Surface) 101 Spaces Total	Residential: 1 Loading Berth @ 55' deep 1 Loading Platform @ 100 sf 1 Service Space @ 20' deep	Residential: 1 Loading Berth @ 30' deep 1 Loading Platform @ 200 sf 1 Service Space @ 20' deep

* FOR PURPOSES OF COUNTING F.A.R.: GROSS FLOOR AREA DOES NOT INCLUDE: 1) PARKING AND ACCESS RAMPS, 2) BAYS PROJECTING OVER PROPERTY LINES, AND 3) SPACES WITH STRUCTURAL HEADROOM CLEARANCE LESS THAN 4'-0" ABOVE GRADE LEVEL

NOTE: SITE AREA FOR CALCULATIONS ARE BASED ON THEORETICAL LOT 1 SITE AREA: 80,128 SF





1 ZONING DIAGRAM
SCALE: 1:80

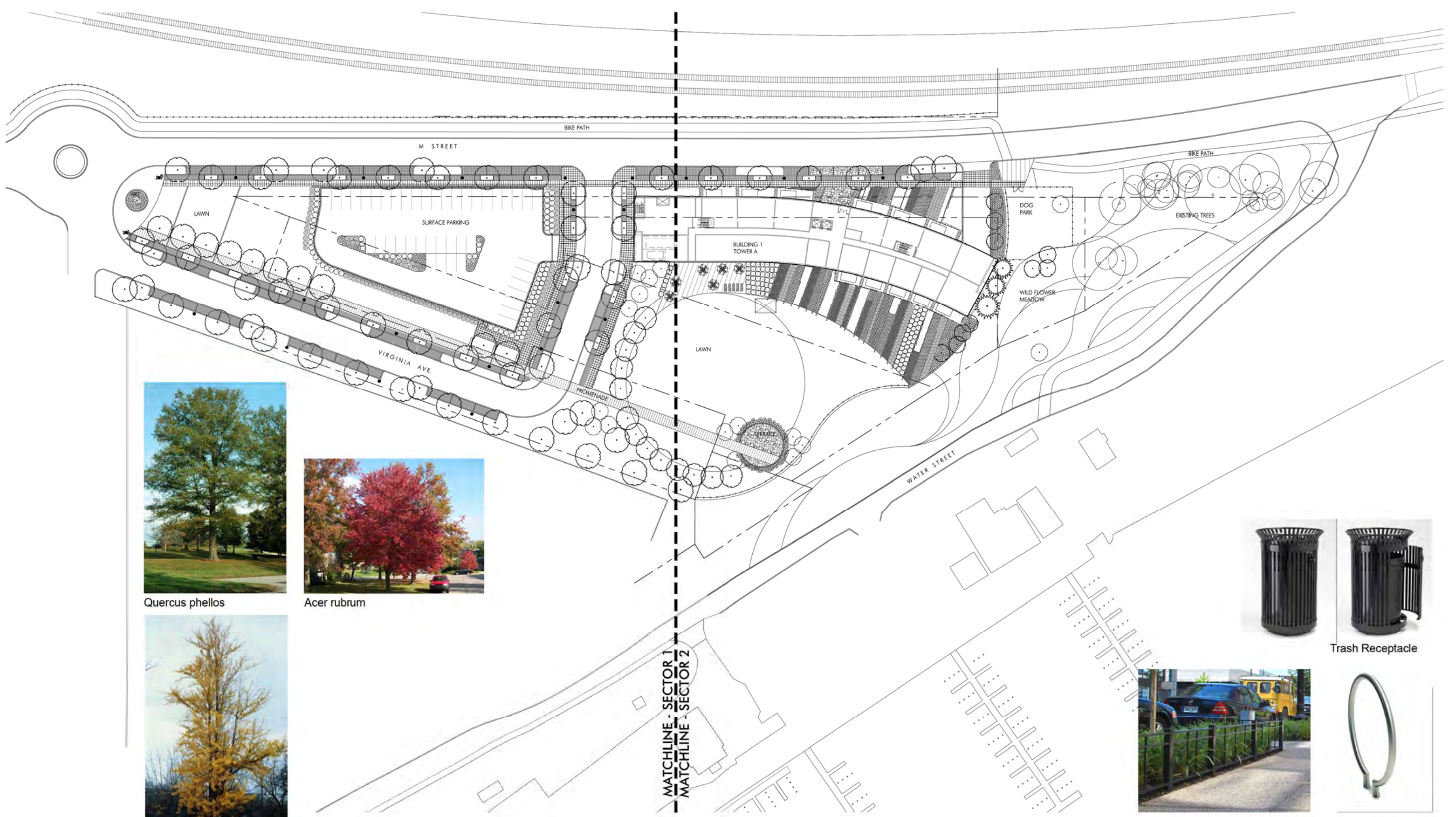
NOTE: THEORETICAL LOTS HAVE BEEN ESTABLISHED FOR THE PURPOSE OF DETERMINING CONFORMANCE TO REAR AND SIDE YARD REQUIREMENTS

LEGEND

- SIDE YARD
- REAR YARD
- THEORETICAL LOT LINE

	REAR YARD		SIDE YARD	
	REQUIRED /ALLOWED	PUD PROPOSED	REQUIRED /ALLOWED	PUD PROPOSED
BUILDING 1, TOWER A	NONE; IF PROVIDED: 2-1/2" per 100'-0" = 20'-10"	174'-6"	NONE; IF PROVIDED: 2" per 100'-0" = 16'-8"	69'-3"





Quercus phellos



Acer rubrum



Ginkgo biloba



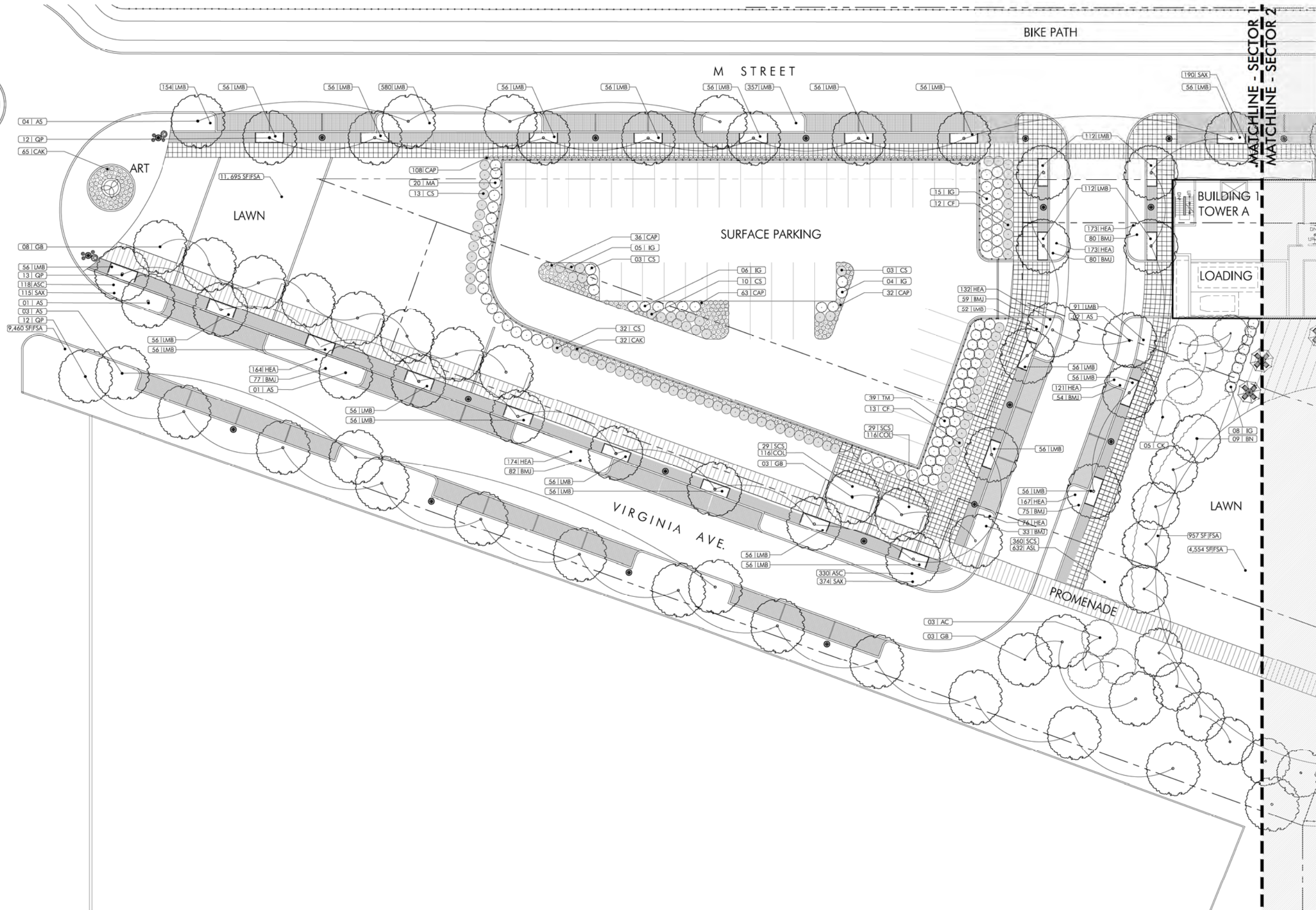
Trash Receptacle

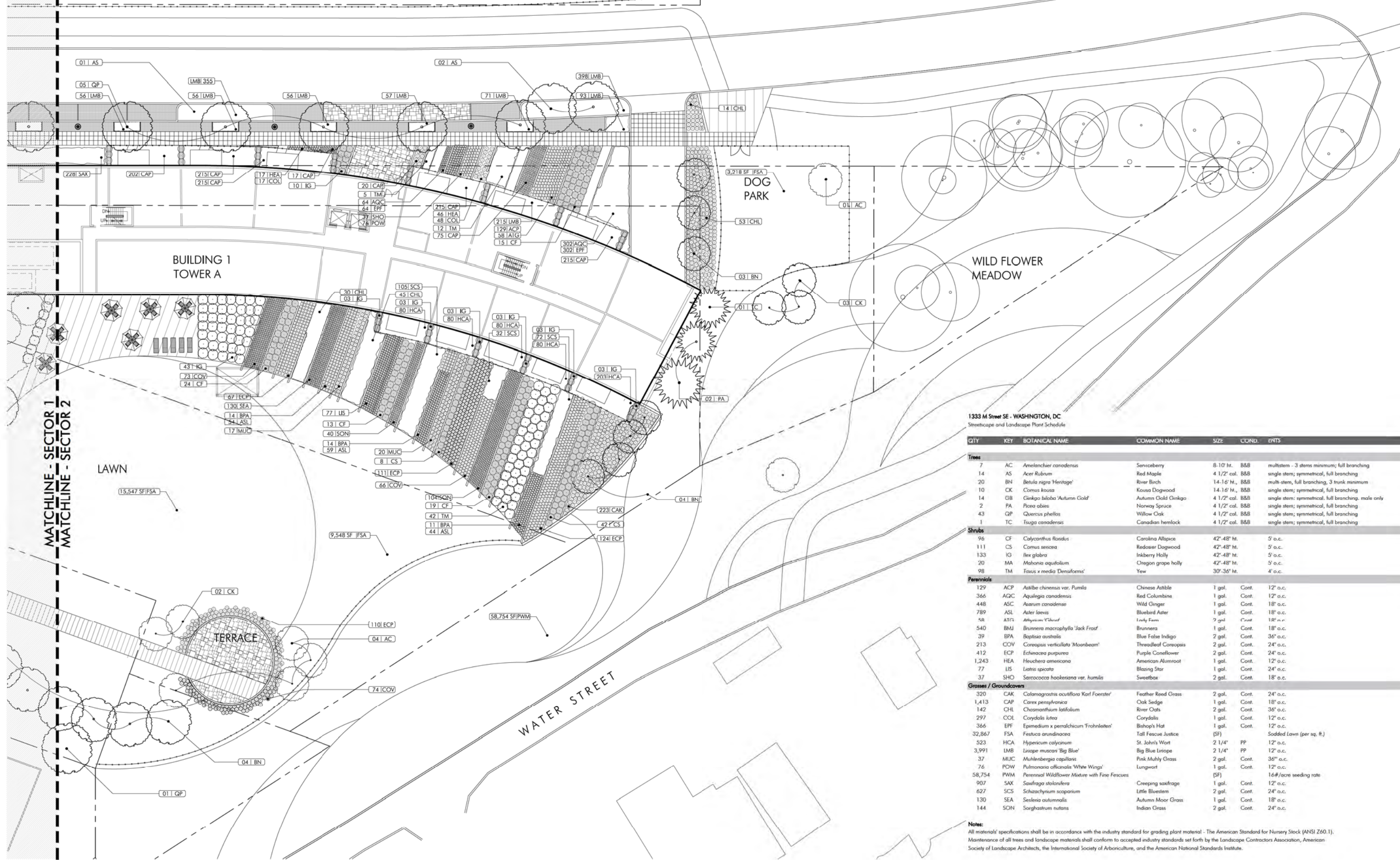


Tree Guard



Bike Rack

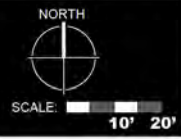


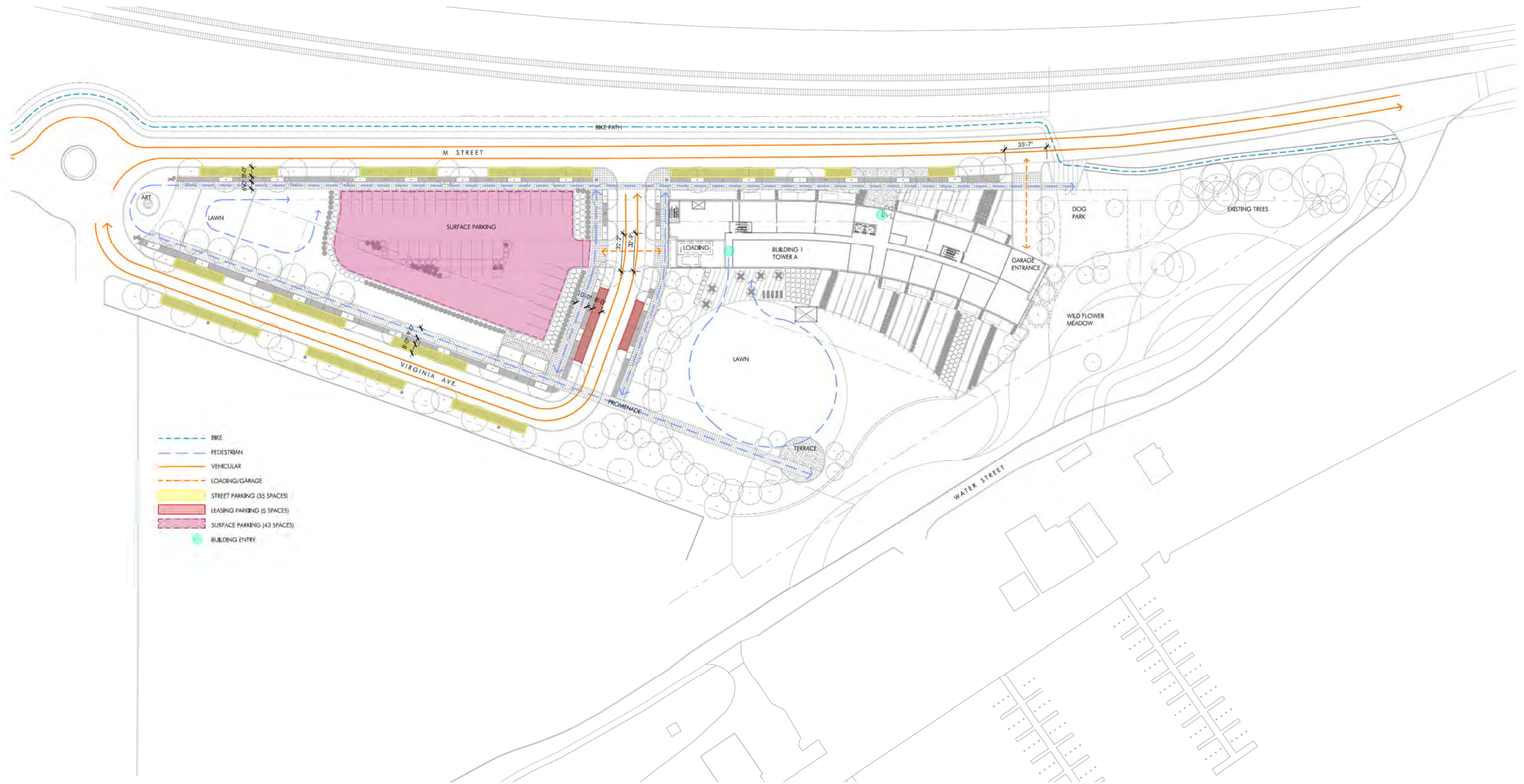


1333 M Street SE - WASHINGTON, DC
Streetcape and Landscape Plant Schedule

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	ENTS
Trees						
7	AC	<i>Amelanchier canadensis</i>	Serviceberry	8-10' ht.	B&B	multistem - 3 stems minimum; full branching
14	AS	<i>Acer Rubrum</i>	Red Maple	4 1/2' cal.	B&B	single stem; symmetrical, full branching
20	BN	<i>Betula nigra 'Heritage'</i>	River Birch	14-16' H.	B&B	multi-stem, full branching, 3 trunk minimum
10	CK	<i>Cornus kousa</i>	Kousa Dogwood	14-16' H.	B&B	single stem; symmetrical, full branching
14	GB	<i>Ginkgo biloba 'Autumn Gold'</i>	Autumn Gold Ginkgo	4 1/2" cal.	B&B	single stem; symmetrical, full branching - male only
2	PA	<i>Picea abies</i>	Norway Spruce	4 1/2" cal.	B&B	single stem; symmetrical, full branching
43	QP	<i>Quercus phellos</i>	Willow Oak	4 1/2" cal.	B&B	single stem; symmetrical, full branching
1	TC	<i>Tsuga canadensis</i>	Canadian hemlock	4 1/2" cal.	B&B	single stem; symmetrical, full branching
Shrubs						
96	CF	<i>Corylanthus floridus</i>	Carolina Allspice	42'-48" ht.	5' o.c.	
111	CS	<i>Cornus sericea</i>	Redosier Dogwood	42'-48" ht.	5' o.c.	
133	IG	<i>Ilex glabra</i>	Inkberry Holly	42'-48" ht.	5' o.c.	
20	MA	<i>Mahonia aquifolium</i>	Oregon grape holly	42'-48" ht.	5' o.c.	
98	TM	<i>Taxus x media 'Densiformis'</i>	Yew	30'-36" ht.	4' o.c.	
Perennials						
129	ACP	<i>Astilbe chinensis var. Pumila</i>	Chinese Astilbe	1 gal.	Cont.	12" o.c.
366	AQC	<i>Aquilegia canadensis</i>	Red Columbine	1 gal.	Cont.	12" o.c.
448	ASC	<i>Asarum canadense</i>	Wild Ginger	1 gal.	Cont.	18" o.c.
789	ASL	<i>Aster laevis</i>	Bluebird Aster	1 gal.	Cont.	18" o.c.
58	ATG	<i>Athyrium 'Chivvif'</i>	Irish Fern	2 gal.	Cont.	18" o.c.
540	BMJ	<i>Brunnera macrophylla 'Jack Frost'</i>	Brunnera	1 gal.	Cont.	18" o.c.
39	BPA	<i>Baptisia australis</i>	Blue False Indigo	2 gal.	Cont.	36" o.c.
213	COV	<i>Coneopsis verticillata 'Moonbeam'</i>	Threadleaf Coneopsis	2 gal.	Cont.	24" o.c.
412	ECP	<i>Echinacea purpurea</i>	Purple Coneflower	2 gal.	Cont.	24" o.c.
1,243	HEA	<i>Heschera americana</i>	American Alumroot	1 gal.	Cont.	12" o.c.
77	LIS	<i>Liatris spicata</i>	Blazing Star	1 gal.	Cont.	24" o.c.
37	SHO	<i>Sarcococca hookeriana var. humilis</i>	Sweetbox	2 gal.	Cont.	18" o.c.
Grasses / Groundcovers						
320	CAK	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	Feather Reed Grass	2 gal.	Cont.	24" o.c.
1,413	CAP	<i>Carex pensylvanica</i>	Oak Sedge	1 gal.	Cont.	18" o.c.
142	CHL	<i>Chasmanthium latifolium</i>	River Oats	2 gal.	Cont.	36" o.c.
297	COL	<i>Corydalis lutea</i>	Corydalis	1 gal.	Cont.	12" o.c.
366	EPF	<i>Epimedium x peralchicum 'Frohneiten'</i>	Bishop's Hat	1 gal.	Cont.	12" o.c.
32,867	FSA	<i>Festuca arundinacea</i>	Tall Fescue Justice	(SF)		Sodded Lawn (per sq. ft.)
523	HCA	<i>Hypericum calycarum</i>	St. John's Wort	2 1/4"	PP	12" o.c.
3,991	LMB	<i>Liriope muscari 'Big Blue'</i>	Big Blue Liriope	2 1/4"	PP	12" o.c.
37	MUC	<i>Muhlenbergia capillaris</i>	Pink Muhly Grass	2 gal.	Cont.	36" o.c.
76	POW	<i>Pulmonaria officinalis 'White Wings'</i>	Lungwort	1 gal.	Cont.	12" o.c.
58,754	PWM	<i>Perennial Wildflower Mixture with Fine Fescues</i>		(SF)		16#/acre seeding rate
907	SAX	<i>Saxifraga stolonifera</i>	Creeping saxifrage	1 gal.	Cont.	12" o.c.
627	SCS	<i>Schizanthium scaparium</i>	Little Bluestem	2 gal.	Cont.	24" o.c.
130	SEA	<i>Sesleria autumnalis</i>	Autumn Moor Grass	1 gal.	Cont.	18" o.c.
144	SON	<i>Sorghastrum nutans</i>	Indian Grass	2 gal.	Cont.	24" o.c.

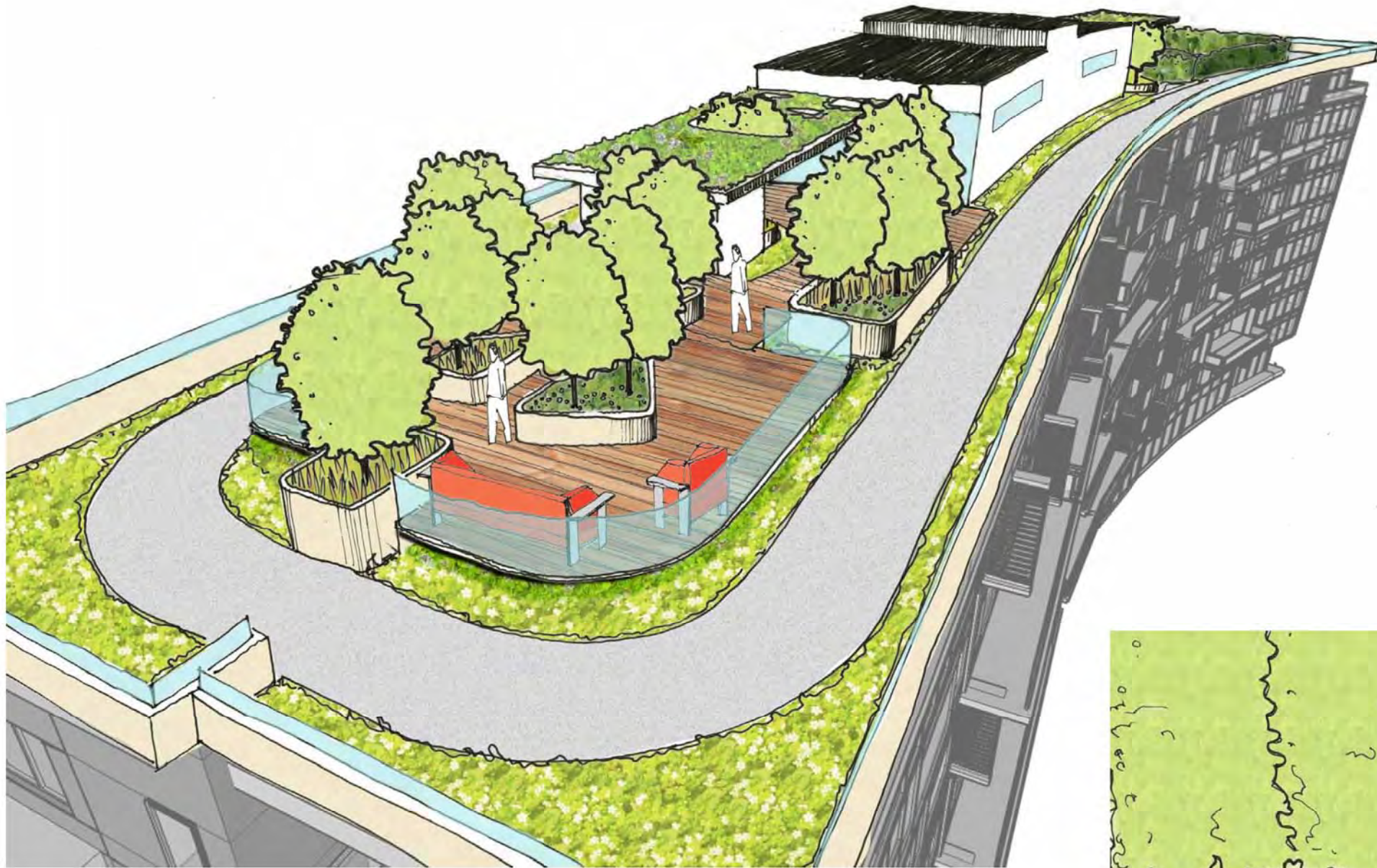
Notes:
All materials' specifications shall be in accordance with the industry standard for grading plant material - The American Standard for Nursery Stock (ANSI Z60.1).
Maintenance of all trees and landscape materials shall conform to accepted industry standards set forth by the Landscape Contractors Association, American Society of Landscape Architects, the International Society of Arboriculture, and the American National Standards Institute.





- BIKE
- PEDESTRIAN
- VEHICULAR
- LOADING/GARAGE
- STREET PARKING (35 SPACES)
- LEASING PARKING (5 SPACES)
- SURFACE PARKING (43 SPACES)
- BUILDING ENTRY







PHASE I - PARKING DATA	
LEVEL	# SPACES
P1 LEVEL	27
P2 LEVEL	24
SURFACE	44
TOTAL	95
BICYCLE PARKING DATA	
P1 LEVEL	73
P2 LEVEL	0
TOTAL	73

1 PHASE I - BELOW GRADE PLAN, P2 LEVEL

