

# CONSOLIDATED PUD FOR PHASE 1

1333 M STREET, SE  
WASHINGTON, D.C. 20003

SEPTEMBER 25, 2020  
(REVISED SHEETS)



DEVELOPER  
Felice Development

ARCHITECT  
GTM Architects - D.C.

LAND USE COUNSEL  
Holland & Knight

LANDSCAPE ARCHITECT  
Parker Rodriguez

CIVIL ENGINEER  
CAS Engineering

MEP CONSULTANT  
Built Environment Engineers

TRAFFIC CONSULTANT  
Wells + Associates  
ZONING COMMISSION  
District of Columbia  
CASE NO.20-06  
EXHIBIT NO.70A2

## TABLE OF CONTENTS

### REVISED SHEETS:

#### ARCHITECTURE

- A-6 INCLUSIONARY ZONING UNITS
- A-20 EXTERIOR ELEVATIONS
- A-35 BUILDING VIEWS: VIEW ALONG VIRGINIA AVENUE PROMENADE
- A-36 BUILDING VIEWS: VIEW FROM ANACOSTIA WATERFRONT PARK
- A-43 LEED CHECKLIST
- A-47 EXHIBIT: VIEW OF M STREET LOBBY
- A-48 EXHIBIT: VIEW OF M STREET RESIDENTIAL YARDS
- A-49 EXHIBIT: DETAIL VIEW OF SOUTH ELEVATION BALCONIES

#### LANDSCAPE

- L-09 M STREET SECTION
- L-25 GAR SCORECARD
- L-27 SITE VIEW CORRIDOR EXHIBIT



1st FLOOR



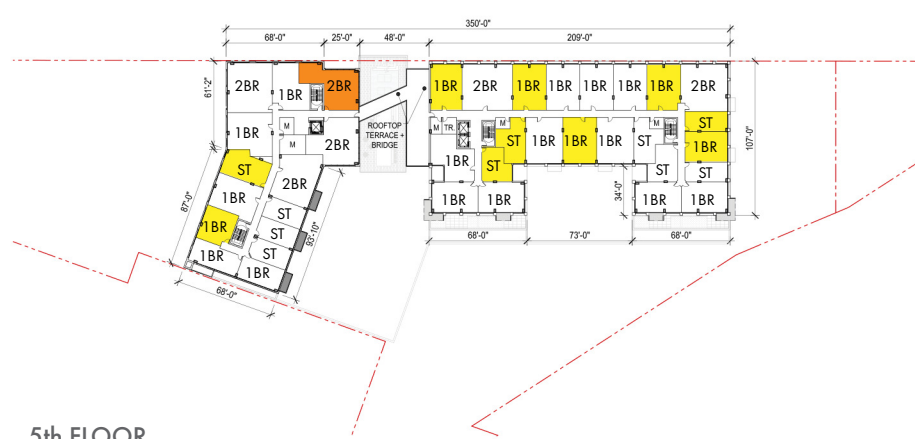
2nd FLOOR



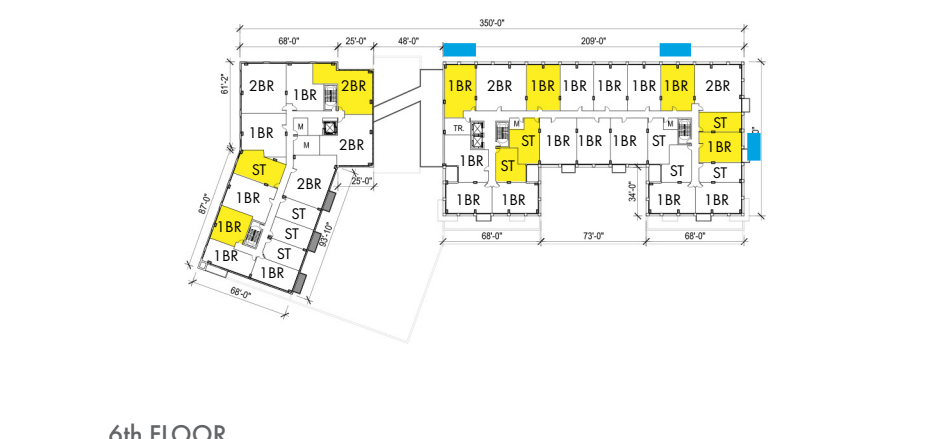
3rd FLOOR



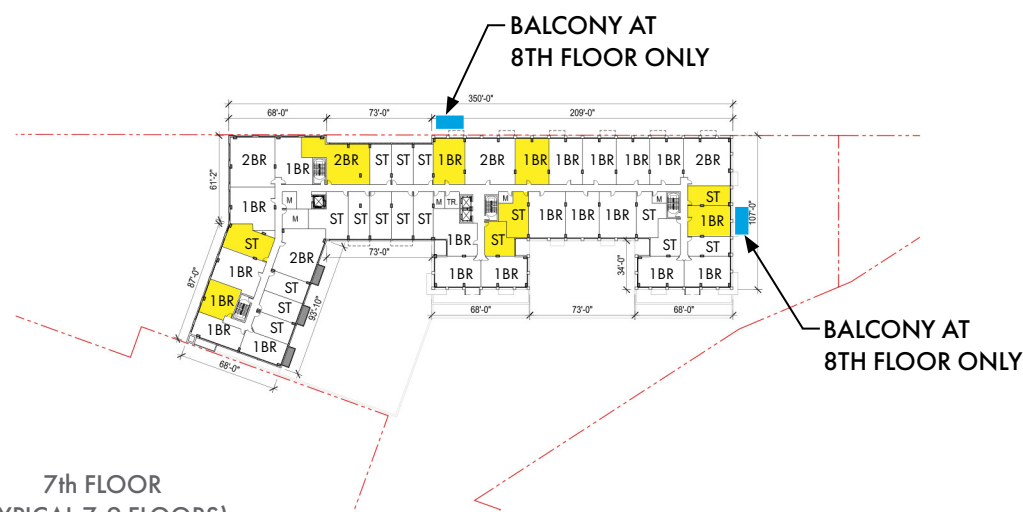
4th FLOOR



5th FLOOR

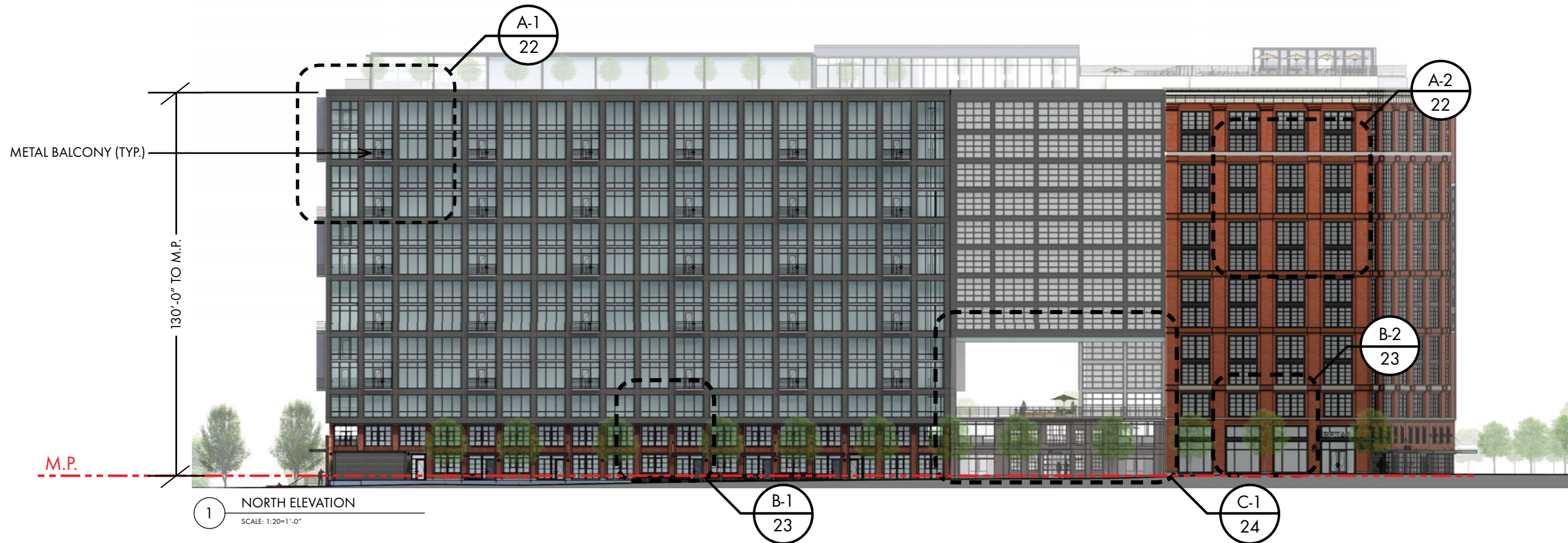


6th FLOOR

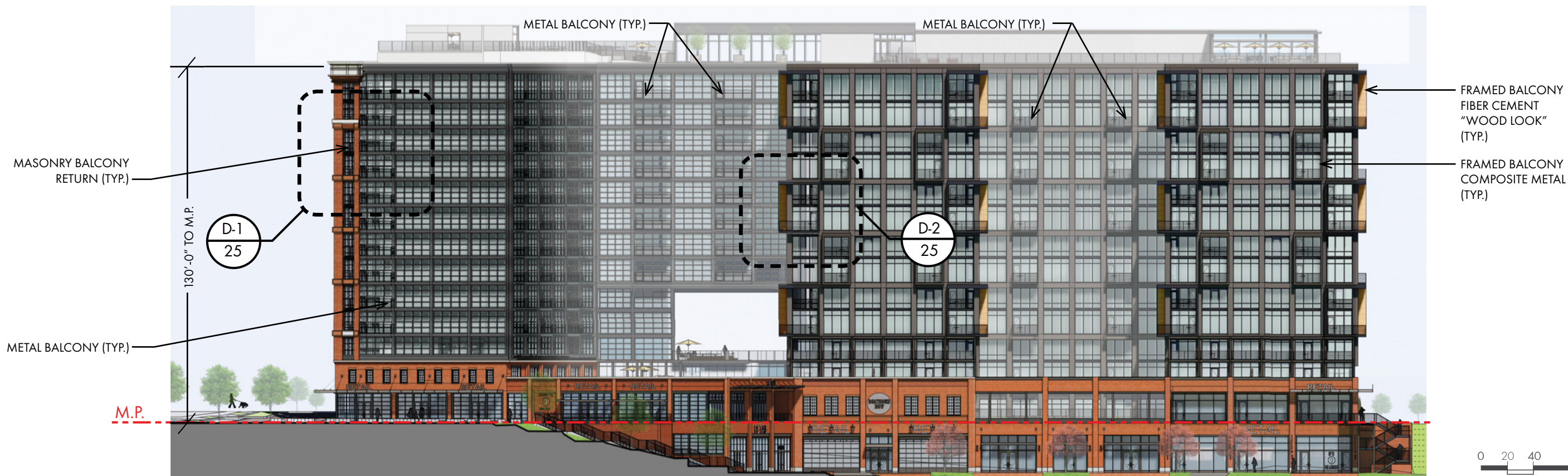


7th FLOOR  
(TYPICAL 7-9 FLOORS)

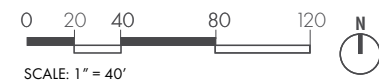
- = IZ UNITS AT 50% MFI
- = IZ UNITS AT 60% MFI
- = IZ UNIT WITH BALCONY OR OUTDOOR TERRACE



1 NORTH ELEVATION  
SCALE: 1:20=1'-0"



2 SOUTH ELEVATION  
SCALE: 1:20=1'-0"





1 VIEW ALONG VIRGINIA AVENUE PROMENADE  
SCALE: NOT TO SCALE

1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Consolidated\_Phase 1

BUILDING VIEWS



SEPTEMBER 25, 2020

A-3 5



1 VIEW FROM ANACOSTIA WATERFRONT PARK  
SCALE: NOT TO SCALE

1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Consolidated\_Phase 1

BUILDING VIEWS



SEPTEMBER 25, 2020

A-36



**LEED v4 for BD+C: New Construction and Major Renovation**  
Project Checklist

Project Name: 1333 M Street  
Date: 9/25/2020

Y ? N

			Credit	Integrative Process		1
<b>19</b>	<b>0</b>	<b>13</b>	<b>Location and Transportation</b>			<b>32</b>
4		12	Credit	LEED for Neighborhood Development Location		16
		1	Credit	Sensitive Land Protection		1
2			Credit	High Priority Site		2
5			Credit	Surrounding Density and Diverse Uses		5
5			Credit	Access to Quality Transit		5
1			Credit	Bicycle Facilities		1
1			Credit	Reduced Parking Footprint		1
1			Credit	Green Vehicles		1
<b>8</b>	<b>2</b>	<b>0</b>	<b>Sustainable Sites</b>			<b>10</b>
Y			Prereq	Construction Activity Pollution Prevention		Required
1			Credit	Site Assessment		1
2			Credit	Site Development - Protect or Restore Habitat		2
1			Credit	Open Space		1
3			Credit	Rainwater Management		3
1	1		Credit	Heat Island Reduction		2
	1		Credit	Light Pollution Reduction		1
<b>4</b>	<b>7</b>	<b>0</b>	<b>Water Efficiency</b>			<b>11</b>
Y			Prereq	Outdoor Water Use Reduction		Required
Y			Prereq	Indoor Water Use Reduction		Required
Y			Prereq	Building-Level Water Metering		Required
	2		Credit	Outdoor Water Use Reduction		2
2	4		Credit	Indoor Water Use Reduction		6
1	1		Credit	Cooling Tower Water Use		2
1			Credit	Water Metering		1
<b>9</b>	<b>10</b>	<b>14</b>	<b>Energy and Atmosphere</b>			<b>33</b>
Y			Prereq	Fundamental Commissioning and Verification		Required
Y			Prereq	Minimum Energy Performance		Required
Y			Prereq	Building-Level Energy Metering		Required
Y			Prereq	Fundamental Refrigerant Management		Required
3	3		Credit	Enhanced Commissioning		6
5	2	11	Credit	Optimize Energy Performance		18
1			Credit	Advanced Energy Metering		1
	1	1	Credit	Demand Response		2
	2	1	Credit	Renewable Energy Production		3
	1		Credit	Enhanced Refrigerant Management		1
	1	1	Credit	Green Power and Carbon Offsets		2

<b>4</b>	<b>6</b>	<b>3</b>	<b>Materials and Resources</b>			<b>13</b>
Y			Prereq	Storage and Collection of Recyclables		Required
Y			Prereq	Construction and Demolition Waste Management Planning		Required
1	1	3	Credit	Building Life-Cycle Impact Reduction		5
1	1		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations		2
	2		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials		2
1	1		Credit	Building Product Disclosure and Optimization - Material Ingredients		2
1	1		Credit	Construction and Demolition Waste Management		2

<b>7</b>	<b>9</b>	<b>0</b>	<b>Indoor Environmental Quality</b>			<b>16</b>
Y			Prereq	Minimum Indoor Air Quality Performance		Required
Y			Prereq	Environmental Tobacco Smoke Control		Required
1	1		Credit	Enhanced Indoor Air Quality Strategies		2
1	2		Credit	Low-Emitting Materials		3
1			Credit	Construction Indoor Air Quality Management Plan		1
1	1		Credit	Indoor Air Quality Assessment		2
	1		Credit	Thermal Comfort		1
1	1		Credit	Interior Lighting		2
1	2		Credit	Daylight		3
1			Credit	Quality Views		1
	1		Credit	Acoustic Performance		1

<b>5</b>	<b>1</b>	<b>0</b>	<b>Innovation</b>			<b>6</b>
4	1		Credit	Innovation		5
1			Credit	LEED Accredited Professional		1

<b>4</b>	<b>0</b>	<b>0</b>	<b>Regional Priority</b>			<b>4</b>
1			Credit	Regional Priority: Specific Credit		1
1			Credit	Regional Priority: Specific Credit		1
1			Credit	Regional Priority: Specific Credit		1
1			Credit	Regional Priority: Specific Credit		1

**60 35 30 TOTALS** Possible Points: **126**  
**Certified:** 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110