

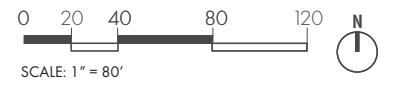


THEORETICAL LOT	AREA	LEGEND
1	118,633	 PROPOSED BUILDING
2	8,866	 THEORETICAL LOT LINE
TOTAL	127,499	



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: PDR-4
 PROPOSED: MU-9 (PUD)

PROJECT DESCRIPTION

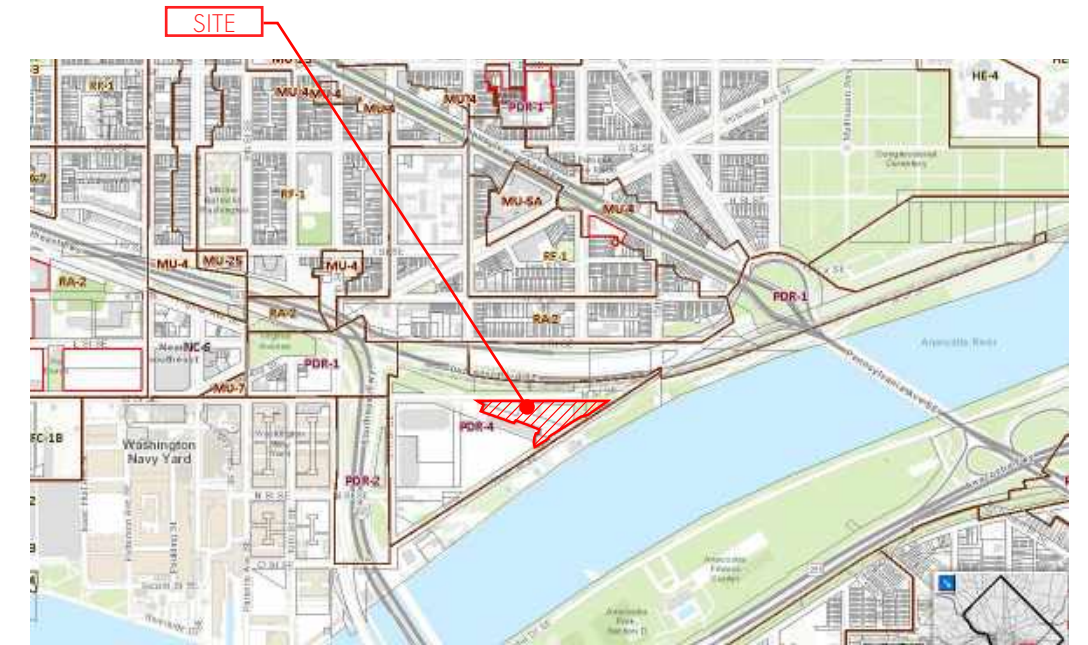
900 UNITS; 2 RESIDENTIAL BUILDINGS WITH GROUND LEVEL RETAIL

SQUARE FOOTAGE CALCULATIONS

	TOTAL GFA ALL USES*	NON-RESIDENTIAL GFA	RESIDENTIAL UNITS
BUILDING 1A	239,601	13,299	307
BUILDING 1B	480,200	40,860	496
BUILDING 2	72,914	5,891	97
TOTAL	792,715	45,455	900

PROPOSED THEORETICAL SITE AREA:
 (NOTE SEE PAGE A-5 FOR MORE INFORMATION)

THEORETICAL LOT 1 (Bldg 1A+1B)	118,633 SF
THEORETICAL LOT 2 (Bldg 2)	8,866 SF
TOTAL	127,499 SF



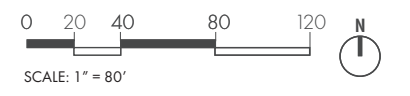
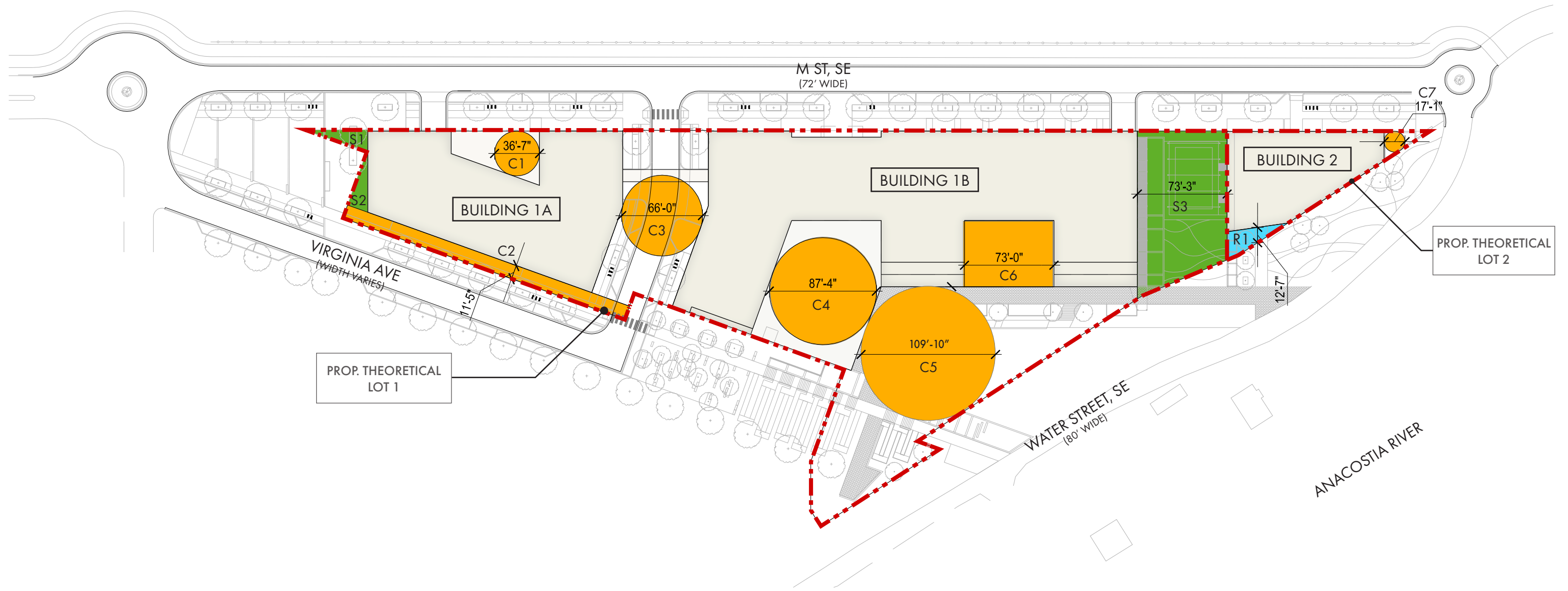
1 ZONING PLAN
 SCALE: NTS

ZONING TABULATIONS

	FAR: (calculated over theoretical lot)		LOT OCCUPANCY: (calculated over theoretical lot)		BUILDING HEIGHT		PENTHOUSE HEIGHT:		VEHICULAR PARKING:		BICYCLE PARKING:		LOADING:		
	REQUIRED/ ALLOWED	PROPOSED	REQUIRED/ ALLOWED	PROPOSED	REQUIRED/ ALLOWED	PROPOSED	REQUIRED/ ALLOWED	PROPOSED	REQUIRED/ ALLOWED	PROPOSED	REQUIRED/ ALLOWED	PROPOSED	REQUIRED/ ALLOWED	PROPOSED	
BUILDING 1A	6.5 7.8 (IZ) 9.36 (PUD)	2.02	100%	61.3%	130'-0"	130'-0" / 13 Stories from M.P. 36.0 M Street	20'-0"	15'-0"	Residential: 133 Spaces Retail: 27 Spaces (Includes 50% Reduction)	168 Spaces	Long Term = 163 Total Residential: 159 Spaces Retail: 4 Spaces	163 Spaces	Residential: 1 Loading Berth 1 Service Space	1 Loading Berth @ 30' deep 1 Service Space	
BUILDING 1B		4.05		87.5%	130'-0"	130'-0" / 13 Stories from M.P. 36.0 M Street		15'-0"	Total = 160 Spaces		Short Term = 53 Total Residential: 40 Spaces Retail: 13 Spaces		53 Spaces	Retail: 2 Loading Berths 1 Service Space	1 Loading Berth @ 55' deep 1 Loading Berth @ 30' deep 1 Service Space
BUILDING 2		8.22		87.5%	92'-0"	92'-0" / 9 Stories from M.P. 32.0 M Street		15'-0"	Residential: 16 Spaces Retail: 0 Spaces (Includes 50% Reduction)		None Provided		Long Term = 33 Total Residential: 32 Spaces Retail: 1 Space	33 Spaces	Residential: 1 Loading Berth 1 Service Space
TOTAL SITE		6.22		63.1%					Residential: 149 Spaces Retail: 27 Spaces Total = 176 Spaces	168 Spaces	Long Term = 196 Total Short Term = 59 Total	196 Spaces 59 Spaces			

*FOR PURPOSES OF COMPUTING FAR, GROSS FLOOR AREA DOES NOT INCLUDE: 1) ANY FLOOR AREA OR BUILDING ELEMENT IDENTIFIED UNDER 11-B DCMR 304.8; 2) PROJECTIONS OVER BUILDING LINES; AND 3) PORTIONS OF ANY STORY THAT ARE LESS THAN 5 FEET ABOVE GRADE AS MEASURED FROM ADJACENT NATURAL OR FINISHED GRADE, WHICHEVER IS LOWER, TO THE FINISHED FLOOR OF THE GROUND FLOOR.

** FIFTY PERCENT (50%) REDUCTION OF MINIMUM PARKING REQUIREMENTS PER DCMR SECTION 702.1

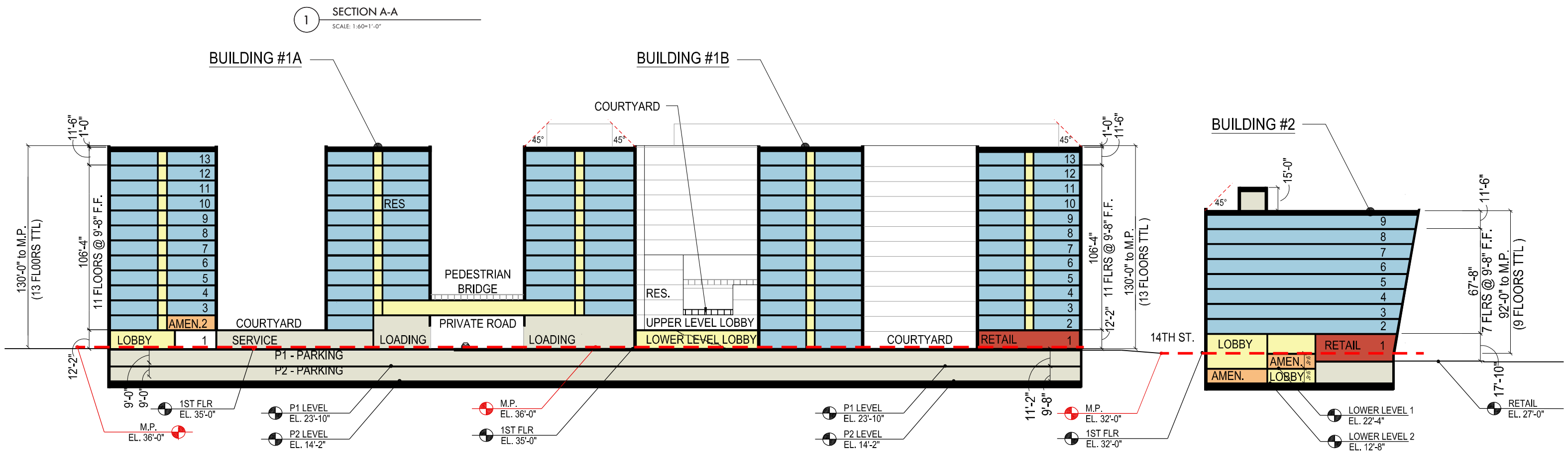
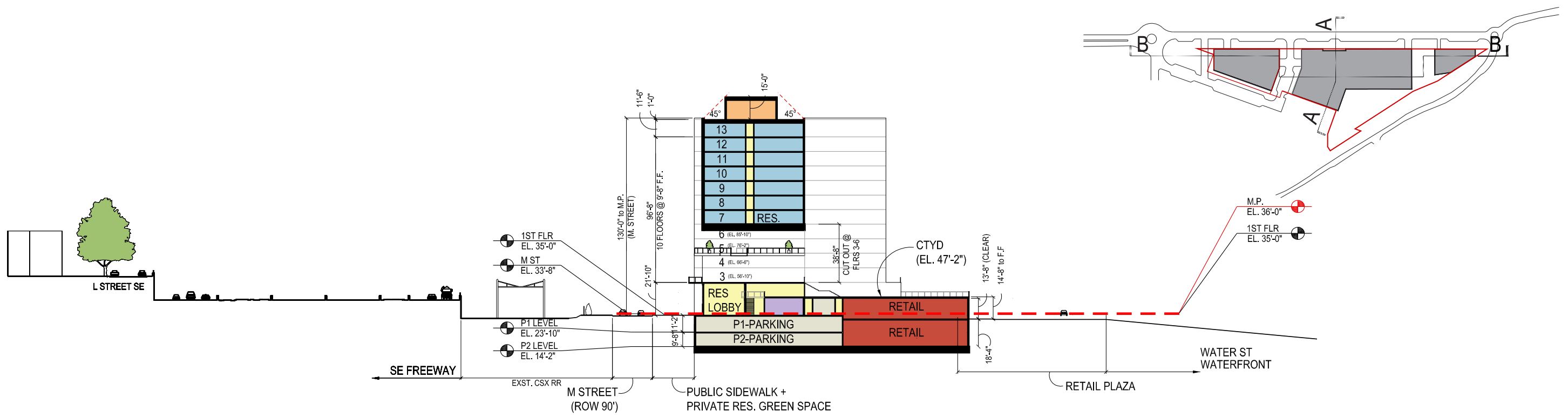


	REAR YARD		SIDE YARD		OPEN COURT	
	REQUIRED/ ALLOWED	PUD PROPOSED	REQUIRED/ ALLOWED	PUD PROPOSED	REQUIRED/ ALLOWED	PUD PROPOSED
BUILDING 1A + 1B	OPEN COURT PROVIDED IN LIEU OF REAR YARD	NONE PROVIDED	NONE REQUIRED IF PROVIDED: S1: 2" per 130'-0"=21'-8" S2: 2" per 130'-0"=21'-8" S3: 2" per 130'-0"=21'-8"	VARIES VARIES 73'-7"	NONE REQUIRED IF PROVIDED: C1: 4" per 118'-10"= 39'-7" C2: 4" per 131'-0"= 43'-8" C3: 4" per 131'-0"= 43'-8" C4: 4" per 118'-10"= 39'-7" C5: 4" per 151'-10"= 50'-8" C6: 4" per 131'-0"= 43'-8"	36'-7" 11'-5" 66'-0" 87'-4" 109'-10" 73'-0"
BUILDING 2	R1: 2-1/2" per 112'-4"= 23'-5"	12'-7"	NONE PROVIDED	NONE PROVIDED	NONE REQUIRED IF PROVIDED: C7: 4" per 98'-0"= 32'-8"	17'-1"

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

LEGEND

	PROPOSED BUILDING
	THEORETICAL LOT LINE





1333 M STREET

SE Waterfront, Washington DC

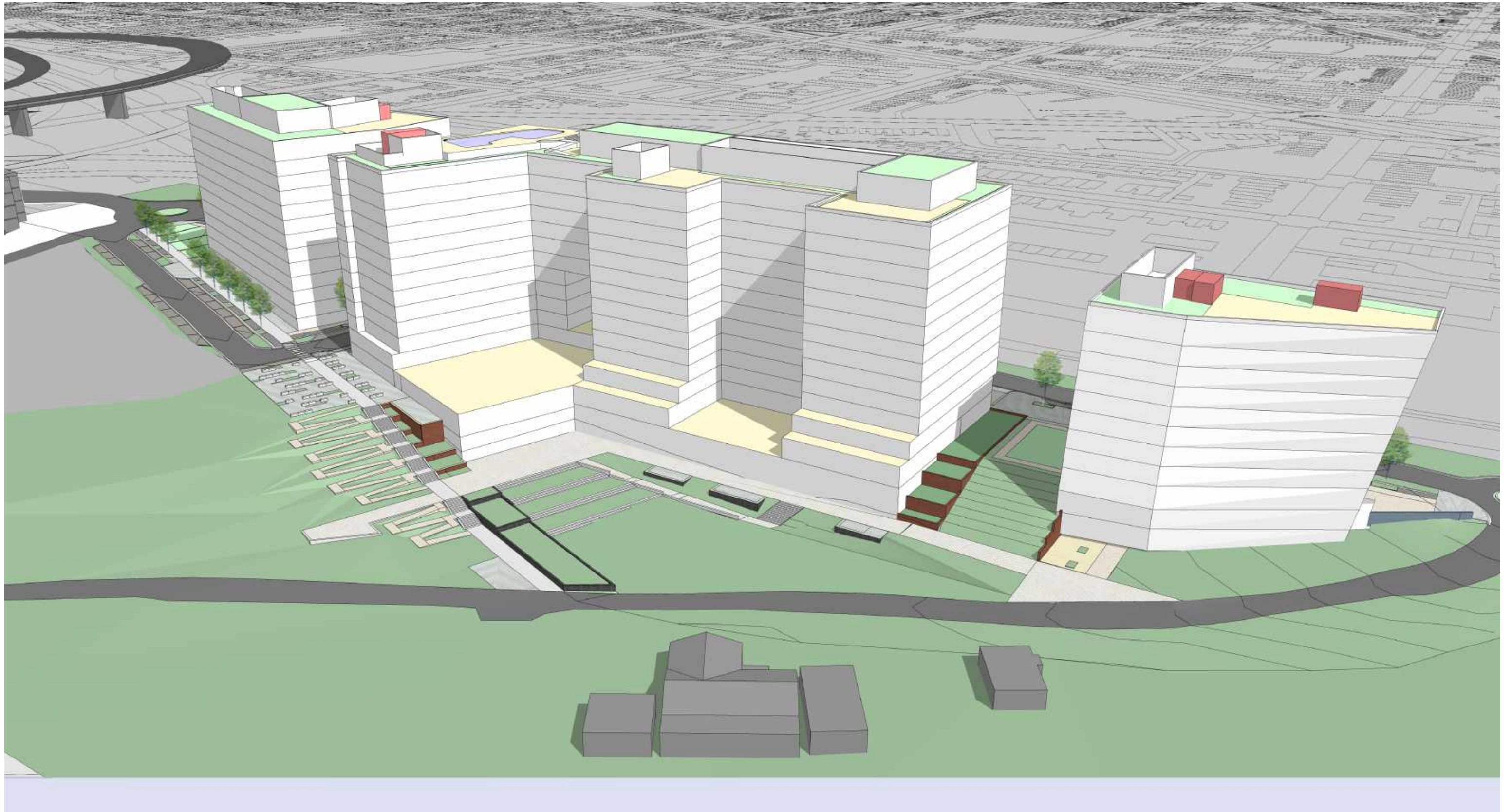
PUD SUBMISSION

AERIAL PERSPECTIVE



March 27, 2020

A-21



1333 M STREET

SE Waterfront, Washington DC

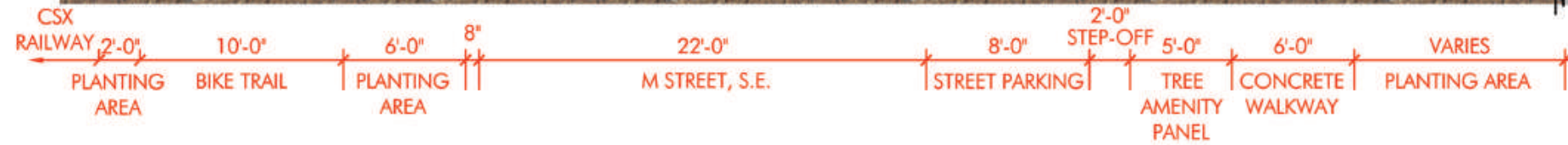
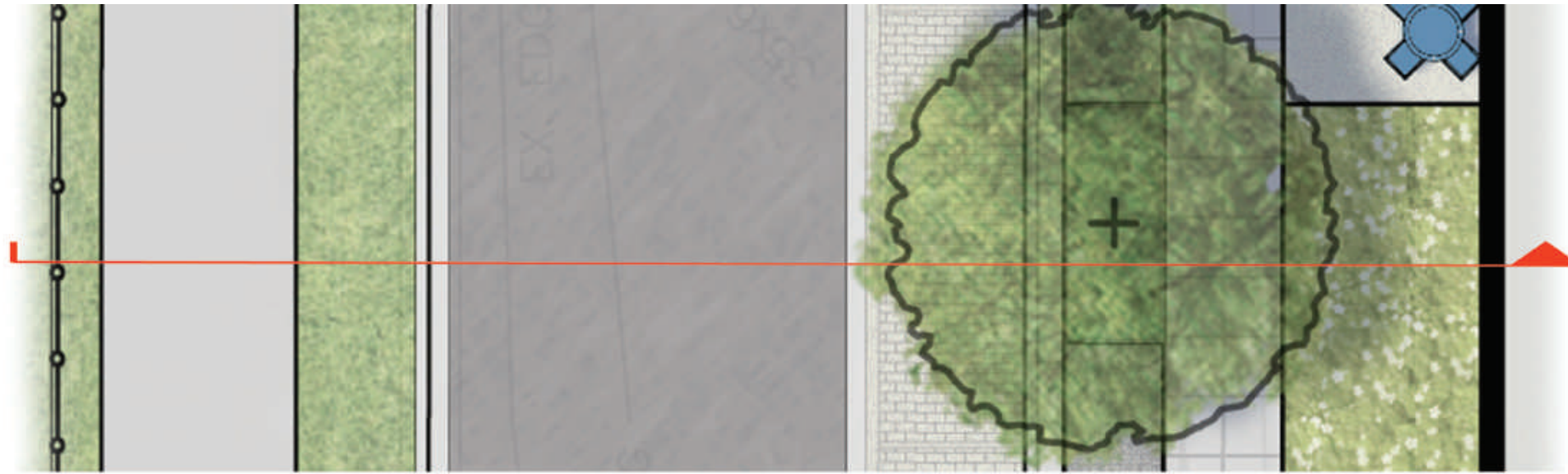
PUD SUBMISSION

AERIAL PERSPECTIVE: WATER



March 27, 2020

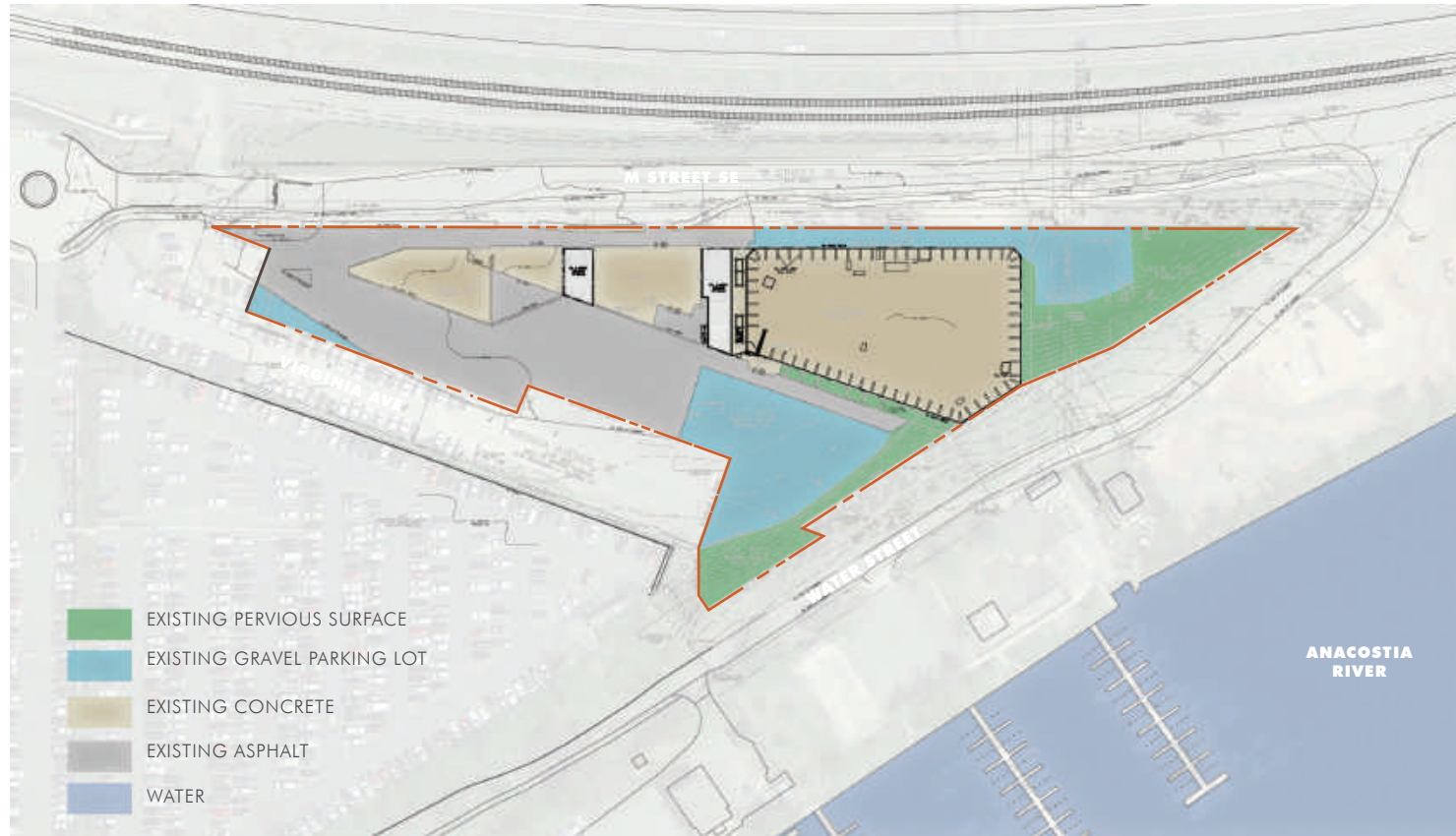
A-22



Context Map: NTS

NOTES:

1. Flexibility is requested to vary the final selection of exterior materials within the color ranges and general material types proposed, based on availability at the time of construction without reducing the quality of materials.
2. Flexibility is requested to vary the final location of all stairs and outdoor seating areas, in order to accommodate future retail.
3. Images are provided to help illustrate design concepts, elements, and character and do not reflect the final design of the landscape components.
4. The green space identified on this plan is shown to illustrate design intent and may be modified with final engineering and design.



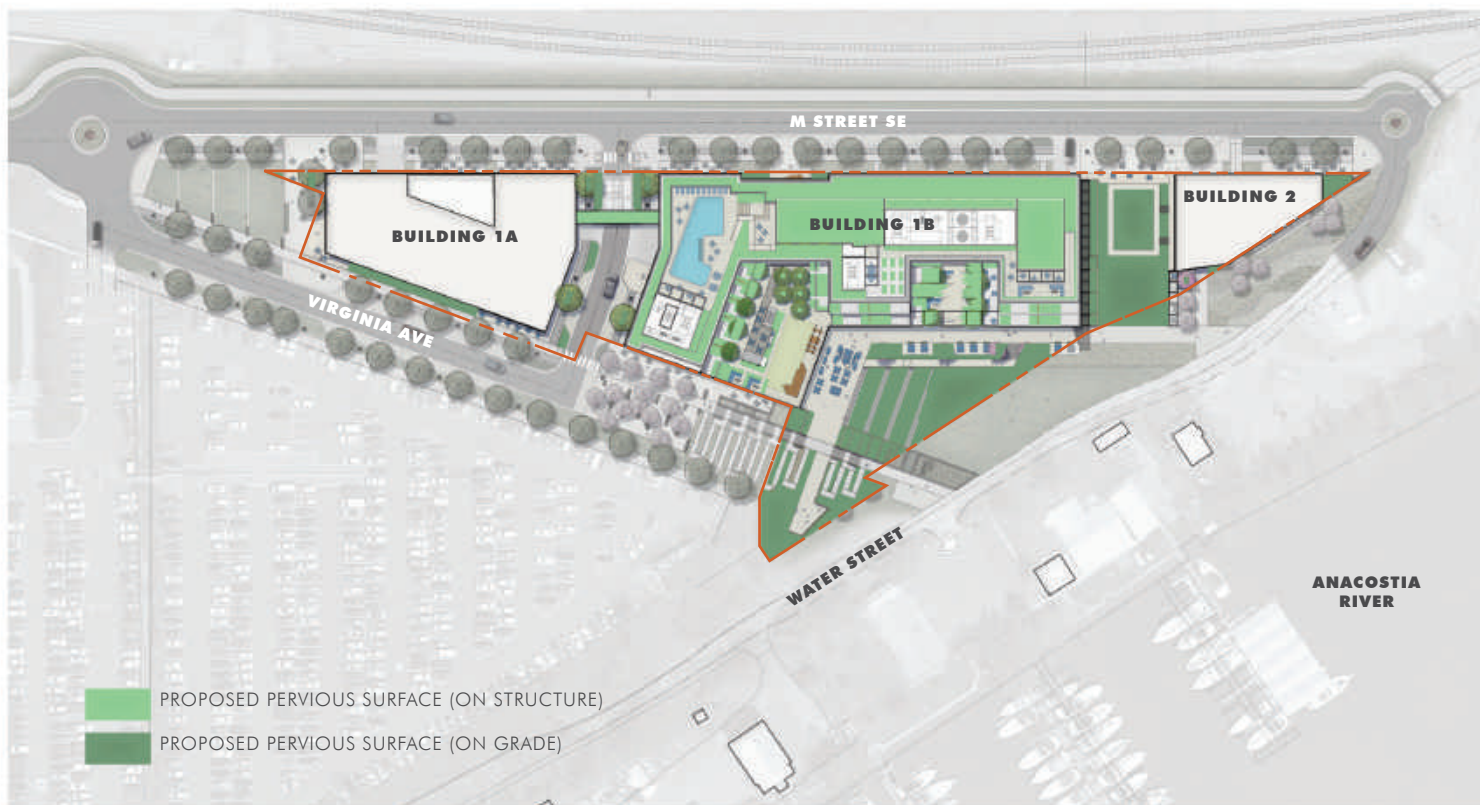
EXISTING CONDITIONS PLAN

EXISTING IMPERVIOUS AREA:	108,560 SF	85.2%
EXISTING ASPHALT:	37,514 SF	34.6%
EXISTING GRAVEL:	25,130 SF	23.1%
EXISTING CONCRETE:	41,887 SF	38.6%
EXISTING STRUCTURES:	4,029 SF	3.7%
EXISTING PERVIOUS AREA:	18,914 SF	14.8%

NOTES:

1. Calculations are taken from within property boundary only. Areas to be improved outside of property have been excluded from these tabulations.
2. The green space identified on this scoresheet is shown to illustrate compliance and may be modified with final engineering and design.
3. Buildings 1A & 2 are shown for illustrative purposes only. Parcels will be developed at a later date.

PROPERTY AREA: 127,474 SF



PROPOSED MASTER PLAN

PROPOSED IMPERVIOUS AREA:	72,778 SF	57.1%
PROPOSED PERVIOUS AREA:	54,697 SF	42.9%
PERVIOUS AREA ON GRADE:	20,754 SF	37.9%
PERVIOUS AREA ON STRUCTURE:	33,943 SF	62.1%

NOTES:

1. The green space identified on this scoresheet is shown to illustrate compliance and may be modified with final engineering and design.
2. Stormwater calculations and takeoffs may vary from those shown here due to varying requirements for compliance with DOEE.

Green Area Ratio Scoresheet						
Address: 1333 M Street		Square	Lot	Zone District		
Other: <input type="text"/>		Lot area (sf)	Minimum Score	Multiplier	GAR Score	
Lot size (enter this value first) *		118,615	0.2	SCORE:	0.204	
Landscape Elements						
A Landscaped areas (select one of the following for each area)		Square Feet	Factor	Total		
1	Landscaped areas with a soil depth < 24"	<input type="text" value=""/>	0.30	-		
2	Landscaped areas with a soil depth ≥ 24"	<input type="text" value="12,000"/>	0.60	7,200.0		
3	Bioretention facilities	<input type="text" value="2,500"/>	0.40	1,000.0		
B Plantings (credit for plants in landscaped areas from Section A)		Square Feet	Factor	Native Bonus Square Feet		
1	Groundcovers, or other plants < 2' height	<input type="text" value="0"/>	0.20	<input type="text" value=""/>	-	
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	<input type="text" value="0"/>	0.30	<input type="text" value=""/>	-	
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	<input type="text" value="0"/>	0.50	<input type="text" value=""/>	-	
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	<input type="text" value=""/>	0.60	<input type="text" value=""/>	-	
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	<input type="text" value=""/>	0.70	<input type="text" value=""/>	-	
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	<input type="text" value=""/>	0.70	<input type="text" value=""/>	-	
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	<input type="text" value=""/>	0.70	<input type="text" value=""/>	-	
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	<input type="text" value=""/>	0.80	<input type="text" value=""/>	-	
9	Vegetated wall, plantings on a vertical surface	<input type="text" value=""/>	0.60	<input type="text" value=""/>	-	
C Vegetated or "green" roofs		Square Feet	Factor	Square Feet		
1	Over at least 2" and less than 8" of growth medium	<input type="text" value=""/>	0.60	<input type="text" value=""/>	-	
2	Over at least 8" of growth medium	<input type="text" value="20,000"/>	0.80	<input type="text" value=""/>	16,000.0	
D Permeable Paving***		Square Feet	Factor			
1	Permeable paving over 6" to 24" of soil or gravel	<input type="text" value=""/>	0.40	-		
2	Permeable paving over at least 24" of soil or gravel	<input type="text" value=""/>	0.50	-		
E Other		Square Feet	Factor			
1	Enhanced tree growth systems***	<input type="text" value=""/>	0.40	-		
2	Renewable energy generation	<input type="text" value=""/>	0.50	-		
3	Approved water features	<input type="text" value=""/>	0.20	-		
F Bonuses		sub-total of sq ft = 34,500				
1	Native plant species	<input type="text" value="0"/>	0.10	-		
2	Landscaping in food cultivation	<input type="text" value=""/>	0.10	-		
3	Harvested stormwater irrigation	<input type="text" value=""/>	0.10	-		
				Green Area Ratio numerator =	24,200	
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.						
Total square footage of all permeable paving and enhanced tree growth.						

THEORETICAL LOT 1

Green Area Ratio Scoresheet						
Address: 1333 M Street		Square	Lot	Zone District		
Other: <input type="text"/>		Lot area (sf)	Minimum Score	Multiplier	GAR Score	
Lot size (enter this value first) *		8,855	0.2	SCORE:	0.207	
Landscape Elements						
A Landscaped areas (select one of the following for each area)		Square Feet	Factor	Total		
1	Landscaped areas with a soil depth < 24"	<input type="text" value=""/>	0.30	-		
2	Landscaped areas with a soil depth ≥ 24"	<input type="text" value="250"/>	0.60	150.0		
3	Bioretention facilities	<input type="text" value="0"/>	0.40	-		
B Plantings (credit for plants in landscaped areas from Section A)		Square Feet	Factor	Native Bonus Square Feet		
1	Groundcovers, or other plants < 2' height	<input type="text" value="0"/>	0.20	<input type="text" value=""/>	-	
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	<input type="text" value="0"/>	0.30	<input type="text" value=""/>	-	
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	<input type="text" value="0"/>	0.50	<input type="text" value=""/>	-	
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	<input type="text" value=""/>	0.60	<input type="text" value=""/>	-	
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	<input type="text" value=""/>	0.70	<input type="text" value=""/>	-	
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	<input type="text" value=""/>	0.70	<input type="text" value=""/>	-	
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	<input type="text" value=""/>	0.70	<input type="text" value=""/>	-	
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	<input type="text" value=""/>	0.80	<input type="text" value=""/>	-	
9	Vegetated wall, plantings on a vertical surface	<input type="text" value=""/>	0.60	<input type="text" value=""/>	-	
C Vegetated or "green" roofs		Square Feet	Factor	Square Feet		
1	Over at least 2" and less than 8" of growth medium	<input type="text" value=""/>	0.60	<input type="text" value=""/>	-	
2	Over at least 8" of growth medium	<input type="text" value="2,100"/>	0.80	<input type="text" value=""/>	1,680.0	
D Permeable Paving***		Square Feet	Factor			
1	Permeable paving over 6" to 24" of soil or gravel	<input type="text" value=""/>	0.40	-		
2	Permeable paving over at least 24" of soil or gravel	<input type="text" value=""/>	0.50	-		
E Other		Square Feet	Factor			
1	Enhanced tree growth systems***	<input type="text" value=""/>	0.40	-		
2	Renewable energy generation	<input type="text" value=""/>	0.50	-		
3	Approved water features	<input type="text" value=""/>	0.20	-		
F Bonuses		sub-total of sq ft = 2,350				
1	Native plant species	<input type="text" value="0"/>	0.10	-		
2	Landscaping in food cultivation	<input type="text" value=""/>	0.10	-		
3	Harvested stormwater irrigation	<input type="text" value=""/>	0.10	-		
				Green Area Ratio numerator =	1,830	
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.						
Total square footage of all permeable paving and enhanced tree growth.						

THEORETICAL LOT 2

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	118,633	2.723
2	1048-S	8,866	0.204
TOTAL		127,499	2.927

SITE DEMOLITION NARRATIVE

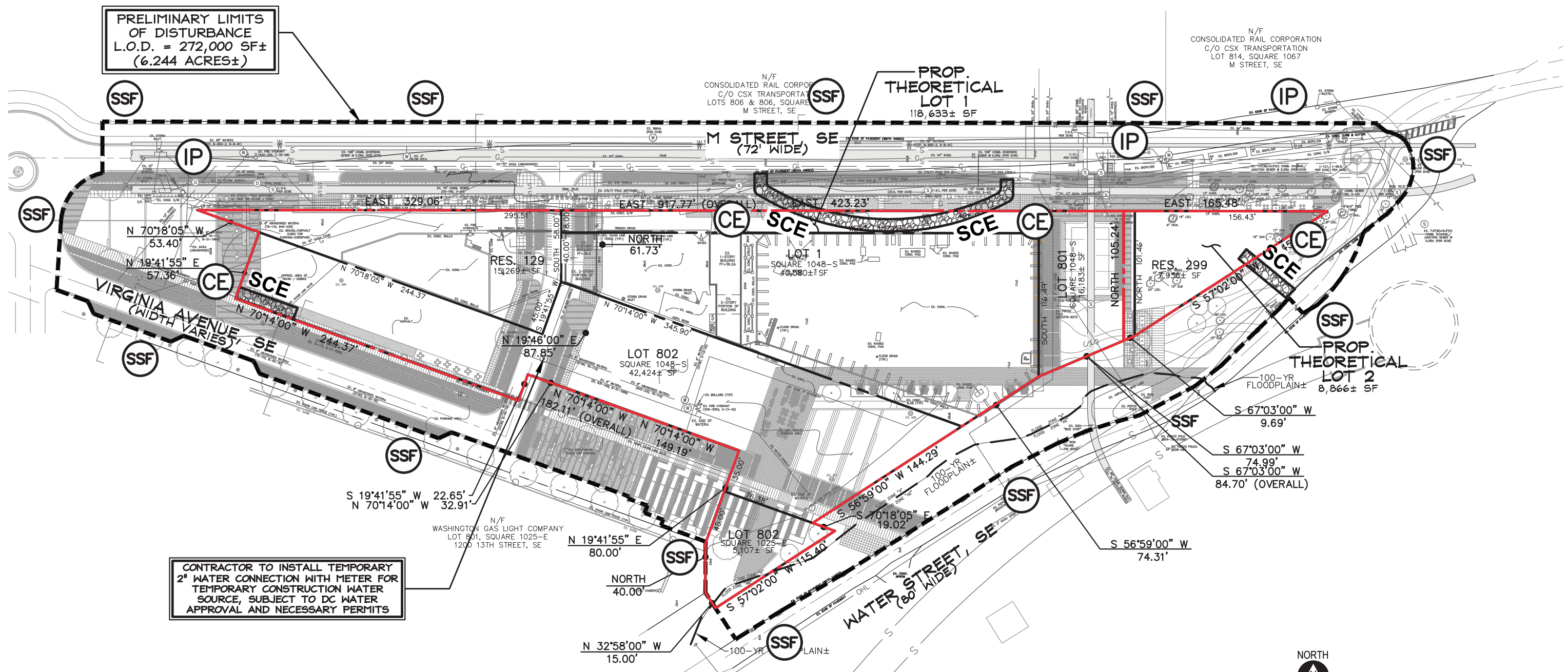
- CONTRACTOR TO SECURE ALL NECESSARY PERMITS AND CONDUCT A PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR PRIOR TO THE START OF CONSTRUCTION OR ANY LAND DISTURBANCE. CALL 202-535-2240 TO SCHEDULE A PRE-CONSTRUCTION MEETING.
- INSTALL SEDIMENT CONTROL MEASURES.
- PROCEED WITH DEMOLITION ACTIVITIES. DEMOLISH EXISTING STRUCTURES WITH APPROPRIATE EQUIPMENT.
- REMOVE DEBRIS FROM SITE BY TRUCK. TEMPORARILY STABILIZE ALL DISTURBED AREAS PER DC SEDIMENT CONTROL REQUIREMENTS.
- REMOVE SEDIMENT CONTROL DEVICES AFTER ENTIRE SITE IS STABILIZED AND PERMISSION IS RECEIVED FROM THE SEDIMENT CONTROL INSPECTOR. SOME SEDIMENT CONTROL MEASURES MAY BE RETAINED TO USE FOR FUTURE CONSTRUCTION AS APPLICABLE. COORDINATE WITH DC INSPECTOR.

NOTE: THIS PROJECT DISTURBS OVER AN ACRE AND IS SUBJECT TO US ENVIRONMENTAL PROTECTION AGENCY (EPA) NOTICE OF INTENT FILING UNDER THE EPA'S GENERAL CONSTRUCTION PERMIT.

ALL TREES WITHIN LIMITS OF DISTURBANCE TO BE REMOVED (SUBJECT TO DDOT PERMITS, AS APPLICABLE)

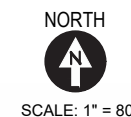
CONTRACTOR TO PROTECT TREES (BRANCHES, TRUNK, ROOTS) ON NEIGHBORING LOTS THAT OVERLAP THE L.O.D. AND HERITAGE TREES ON SITE. COORDINATE WITH DDOT UFA WARD 6 ARBORIST AS APPLICABLE. CONTRACTOR TO USE A TRENCHLESS SILT FENCE METHOD AND TO HORIZONTALLY BORE OR AIR SPADE EXCAVATE FOR UTILITIES WITHIN THE CANOPY OF ANY TREE TO BE PRESERVED (INCLUDING PROTECTING TREES ON ADJACENT PROPERTIES), COORDINATE WITH DDOT WARD 6 ARBORIST AS APPLICABLE. THE DDOT WARD 6 LEAD ARBORIST IS STEVE MCKINDLEY-WARD, steve.mckindley-ward@dc.gov; (202) 527-5741.

CONTRACTOR TO PROVIDE SUPER SILT FENCE, STRAW BALES OR EROSION CONTROL TUBE AROUND EXCAVATION / LIMITS OF DISTURBANCE AND PROVIDE INLET PROTECTION FOR ALL ONSITE AND ADJACENT INLETS (NOT SHOWN DUE TO SCALE)



1333 M STREET
SE Waterfront, Washington DC

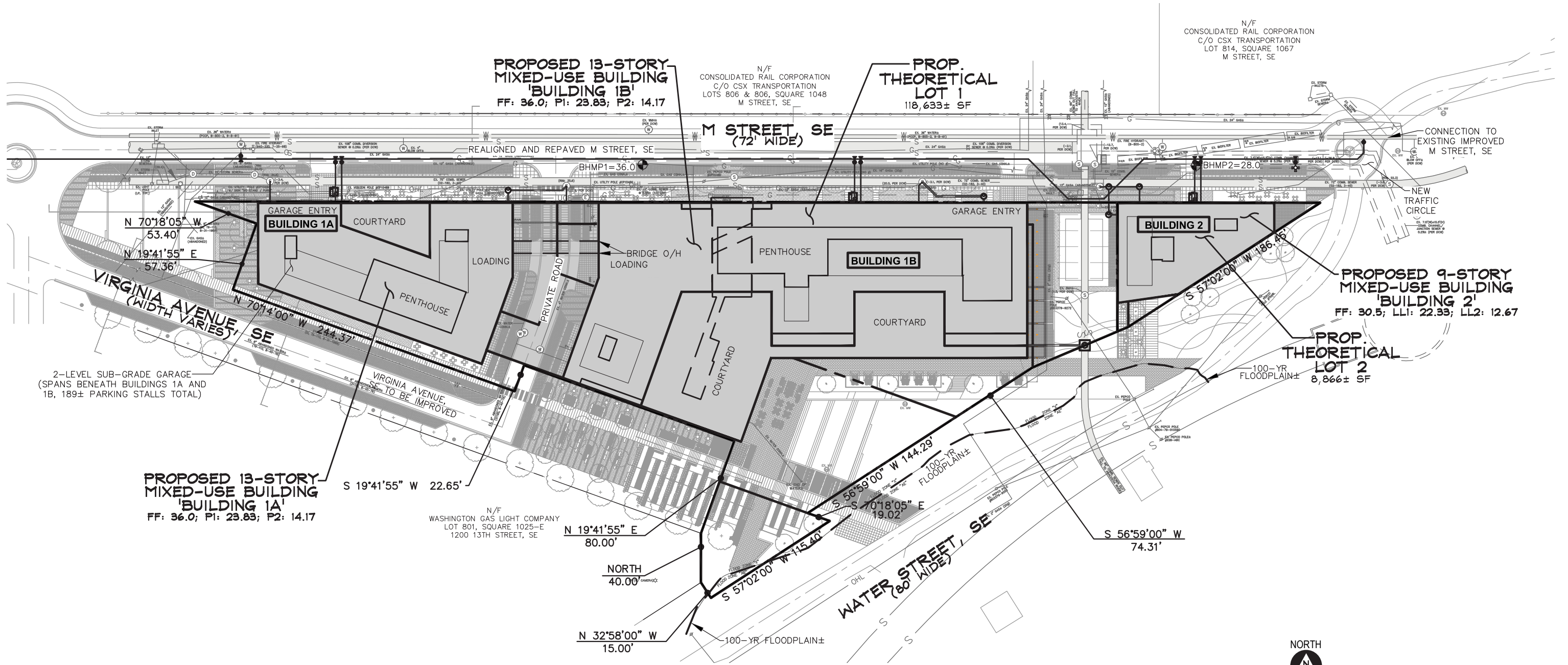
PUD SUBMISSION
EXISTING CONDITIONS AND DEMOLITION PLAN



March 27, 2020 C.2

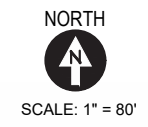
BUILDING COVERAGE/HEIGHT TABULATION

BUILDING	FOOTPRINT	NUMBER OF STORIES	MEASURE POINT	FF	BLDG. HEIGHT	% OCCUPANCY
BUILDING 1A + 1B	72,721±	13	36.0 (PROP. TOP CURB)	36.0±	130'	61.3%
BUILDING 2	7,757±	9	32.0 (PROP. TOP CURB)	32.0±	92'	87.5%
TOTAL SITE AREA = 127,499 SQ. FT.±; TOTAL BUILDING FOOTPRINT = 80,478 SQ. FT.±; % OCCUPANCY OVER ENTIRE SITE = 63.1%						



1333 M STREET
SE Waterfront, Washington DC

PUD SUBMISSION
SITE DEVELOPMENT PLAN



March 27, 2020 **C.3**