

Z.C. 22-11
807 Maine Avenue, SW

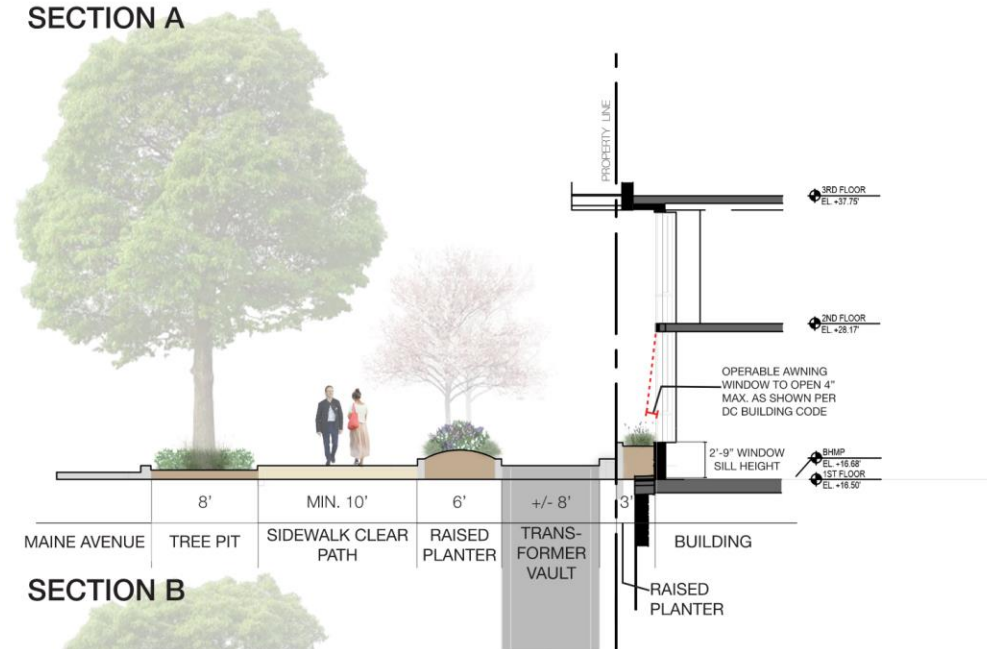
PUD & Related Map
Amendment Revisions



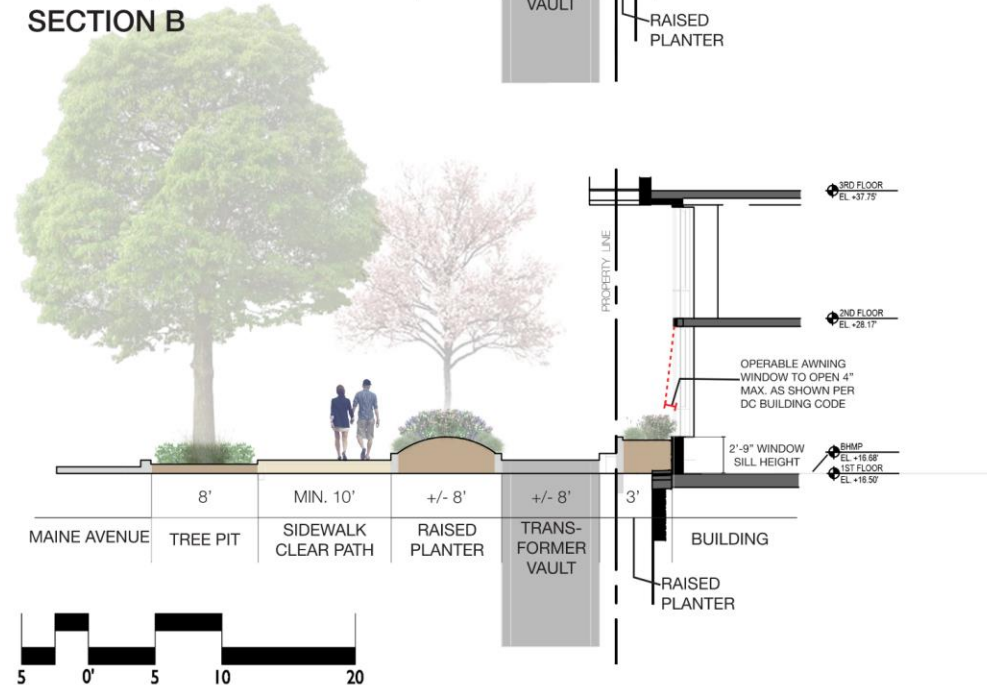
Post-Hearing Submission
November 28th, 2022

Maine Avenue Street Sections

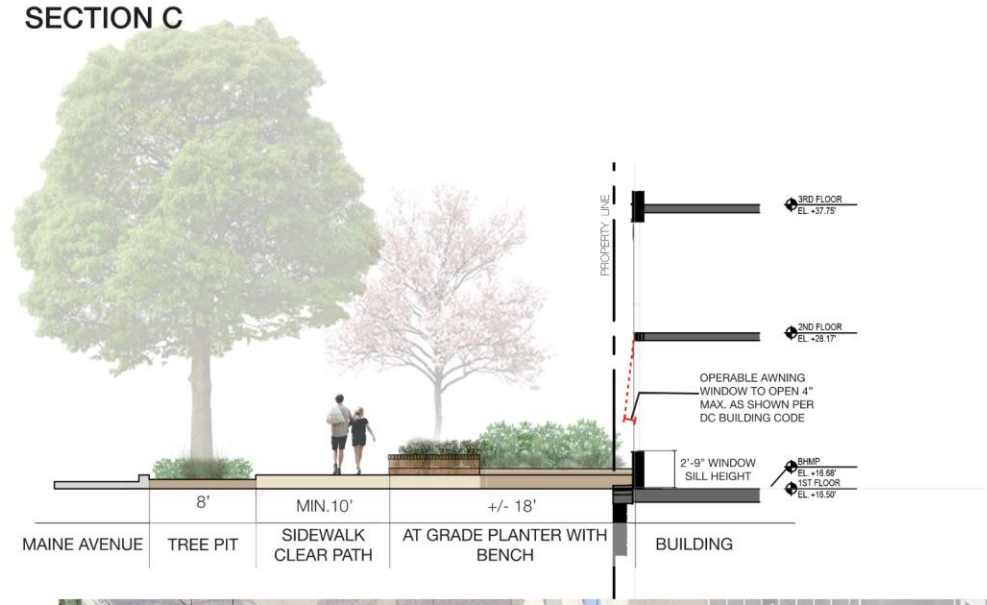
SECTION A



SECTION B



SECTION C



Looking Down Maine Avenue Sidewalk Landscaping



Maine Avenue Landscaping



Inclusionary Zoning Unit Mix					
Unit Type	IZ Units	IZ Unit %	Market Units	Market Unit %	Total Units
Studio (Studio, JR 1BR)	9	33.3%	60	35.7%	69
One Bedroom (1BR, 1BR+D, JR 2BR)	11	40.7%	71	42.3%	82
Two Bedroom (2BR, 3BR)	7	25.9%	37	22.0%	44
Total	27	100%	168	100%	195

Residential GFA + Bay Projection GSF	196,435
Penthouse GSF	6,599
15% of Residential GFA for IZ	29,465
15% of Penthouse GSF for IZ	990
Total GSF to be provided for IZ	30,455
Estimated Efficiency (NSF/GSF)	78%
Estimated NSF to be provided for IZ	23,755

Type	Number	%GSF
Market Studio	60	
Market 1	71	
Market 2	31	
Market 3	6	
Total	168	85%

Type	Number	%GSF
IZ Studio	9	
IZ 1	11	
IZ 2	4	
IZ 3	3	
Total	27	15%

MFI Level	Type	Number	%GSF
50%	Studio	1	
50%	1 BR	2	
Total		3	1%

60%	Studio	8	
60%	1 BR	9	
60%	2 BR	4	
60%	3 BR	3	
Total		24	14%

Total IZ	27	
Total	195	100%

INCLUSIONARY ZONING UNIT MIX					
Floor	Studio	1 Bed	2 Bed	3 Bed	Total
11	0	0	0	0	0
10	0	0	0	0	0
9	0	1	0	0	1
8	1	1	0	1	3
7	1	1	0	0	2
6	0	1	0	2	3
5	2	1	1	0	4
4	2	2	0	0	4
3	1	2	1	0	4
2	2	1	1	0	4
1	0	1	1	0	2
Total	9	11	4	3	27



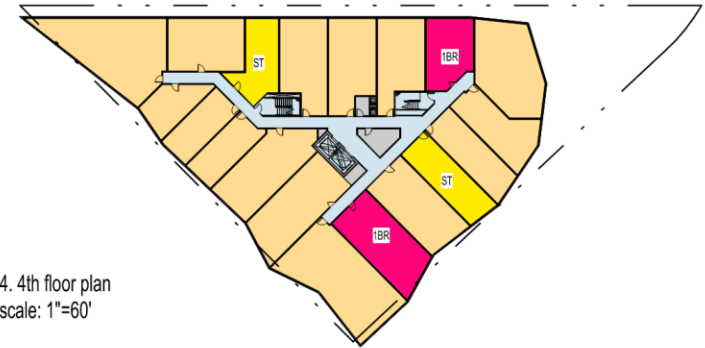
1. 1st floor plan scale: 1"=60'



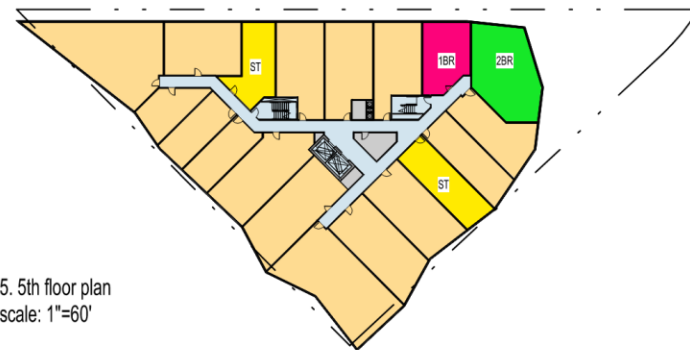
2. 2nd floor plan scale: 1"=60'



3. 3rd floor plan scale: 1"=60'

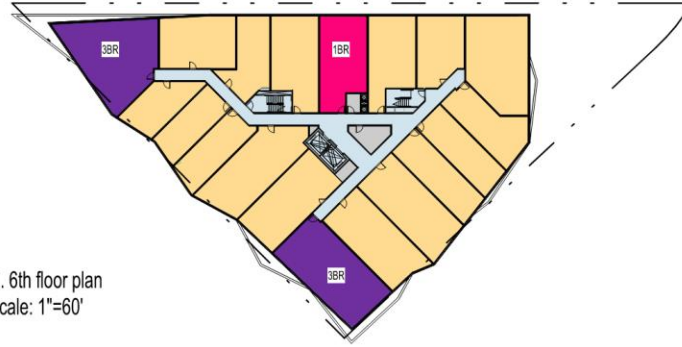


4. 4th floor plan scale: 1"=60'

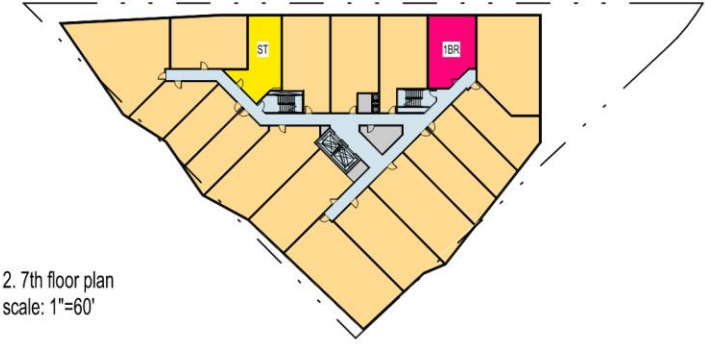


5. 5th floor plan scale: 1"=60'

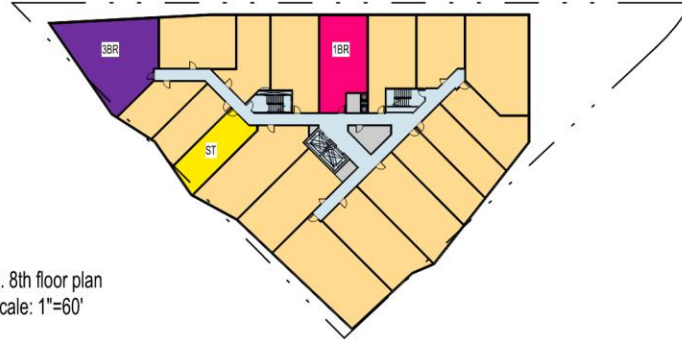
notes:
 1. interior partition locations, the number, size, and locations of units, stairs, and elevators are preliminary, and shown for illustrative purposes only. the final layouts may vary.
 2. unit mix and sizes are subject to change per requested flexibility within ranges stated.



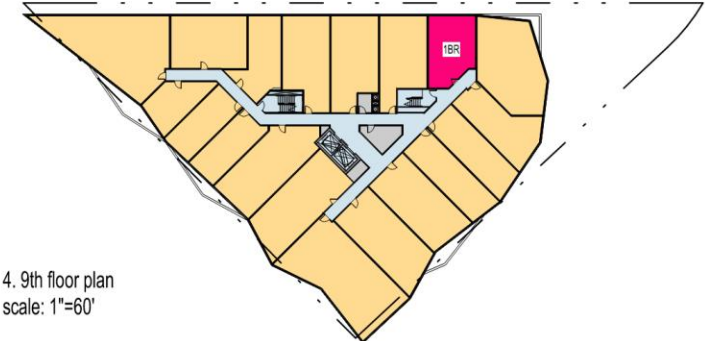
1. 6th floor plan
scale: 1"=60'



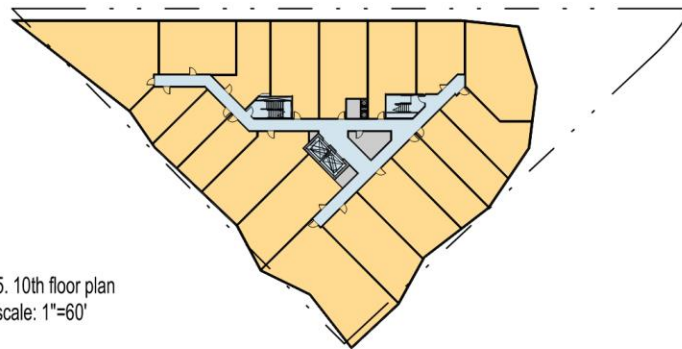
2. 7th floor plan
scale: 1"=60'



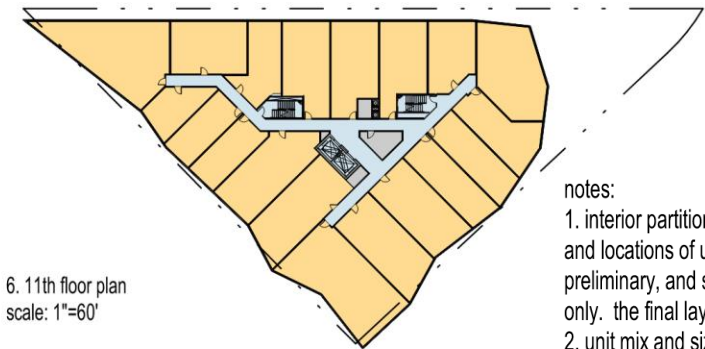
3. 8th floor plan
scale: 1"=60'



4. 9th floor plan
scale: 1"=60'



5. 10th floor plan
scale: 1"=60'

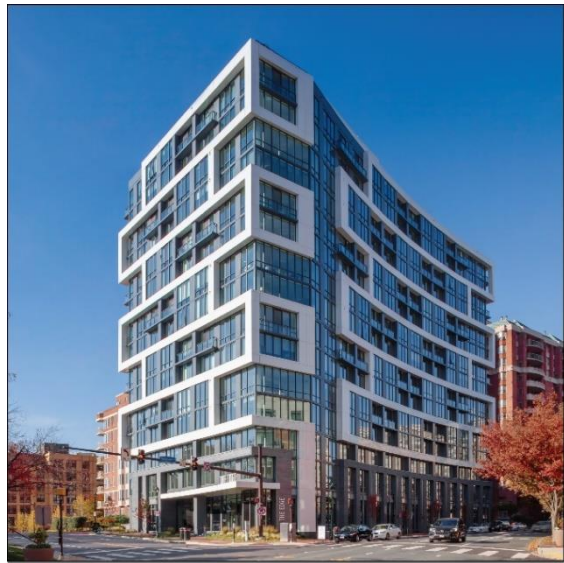


6. 11th floor plan
scale: 1"=60'

notes:
1. interior partition locations, the number, size, and locations of units, stairs, and elevators are preliminary, and shown for illustrative purposes only. the final layouts may vary.
2. unit mix and sizes are subject to change per requested flexibility within ranges stated.

INCLUSIONARY ZONING UNIT MIX					
Floor	Studio	1 Bed	2 Bed	3 Bed	Total
11	0	0	0	0	0
10	0	0	0	0	0
9	0	1	0	0	1
8	1	1	0	1	3
7	1	1	0	0	2
6	0	1	0	2	3
5	2	1	1	0	4
4	2	2	0	0	4
3	1	2	1	0	4
2	2	1	1	0	4
1	0	1	1	0	2
Total	9	11	4	3	27

White Metal Panel Precedents: SK+I Projects



The Edge, SK+I



Modera Mosaic, SK+I



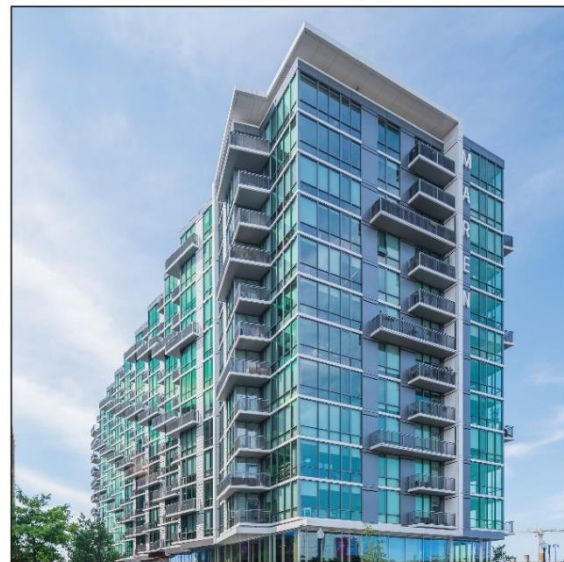
The Apollo, SK+I



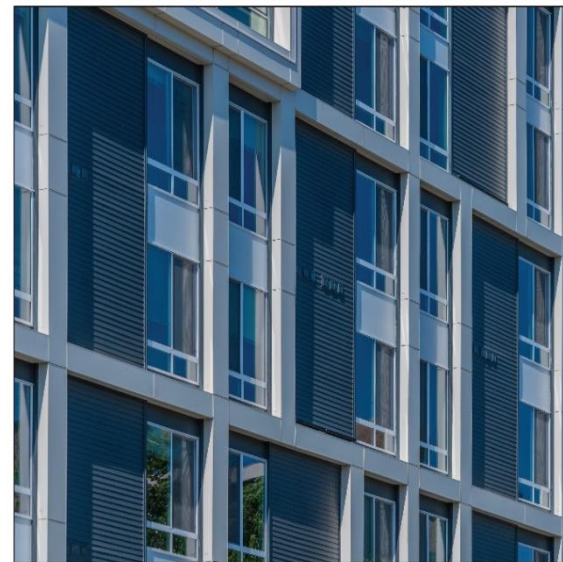
The Edison, SK+I



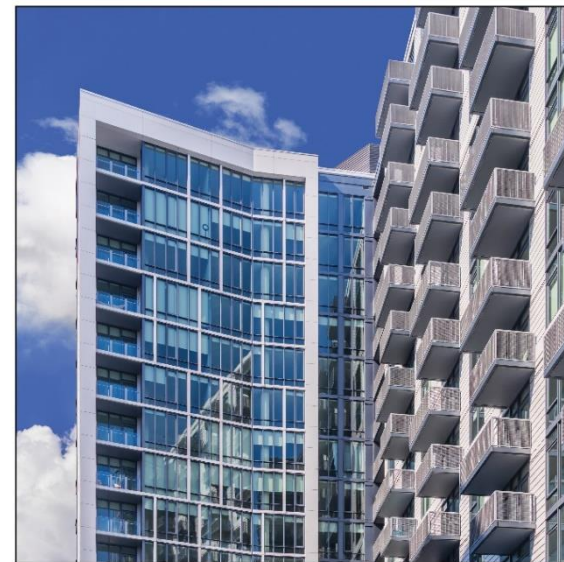
Camden NoMa, SK+I



Maren, SK+I



Modern on M, SK+I



The Burton, SK+I

White Metal Panel Precedents: Neighbors & D.C., MD



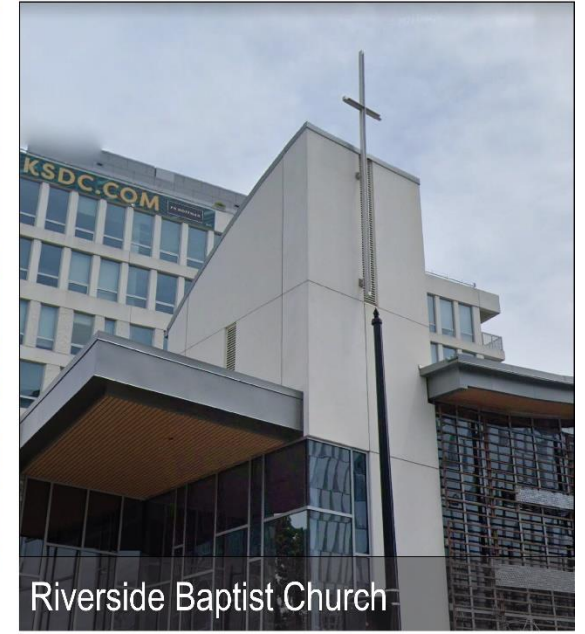
The Banks



Town Square Towers



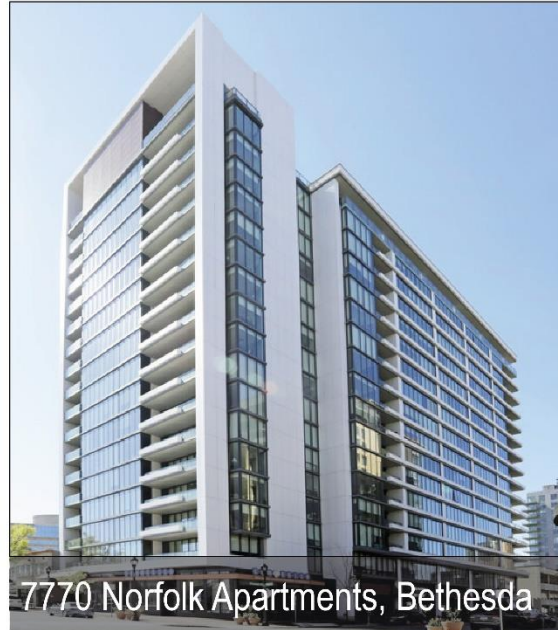
Hilton Canopy



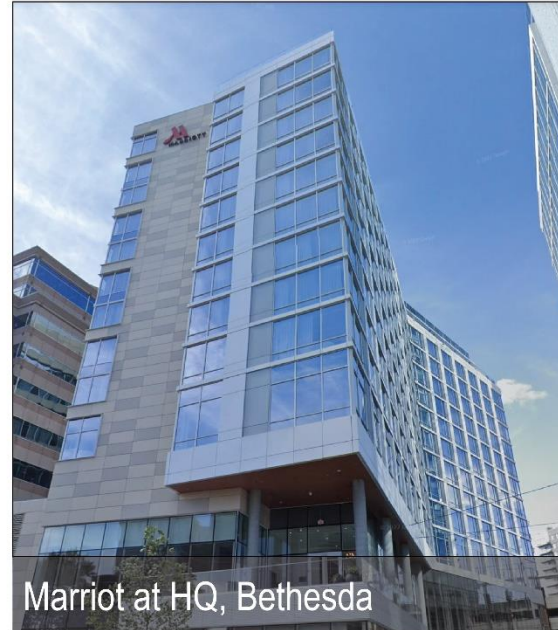
Riverside Baptist Church



5333 CT Avenue



7770 Norfolk Apartments, Bethesda



Marriot at HQ, Bethesda

- All metal panels will either be dry-sealed or directly glazed into the window system. Shadow lines will be created by inset reveal joints, with all gaskets and sealants recessed into the system, to help the façade stay cleaner over time. Metal panels will be cleaned based on manufacturer recommendations.
- The Project will provide the ability for window washing, allowing for the metal panels to be cleaned at the same time as the windows.