


PROPOSED USE CATEGORY - TABULATED DEVELOPMENT DATA

	PROPOSED BUILDING	MU – 9 (PUD)
Proposed Use	Shelter - Dorms - Training - Medical Clinic - Administration	Mixed Use (High Density)
Height	East Wing – 83’ West Wing – 61’	130’
FAR	.49 (GFA 99,529 SF)	9.36
Penthouse Height	Stair Overrun at 9’ 6”	20’
Lot Occupancy	15% Footprint of 30,447 SF / Lot Area 203,898 SF	100%
Front Setback	None	None
Rear yard Setback	30’	12’ – 18’ (Based on 2.5” x Height)
Side yard	None	None
Parking	41 Spaces	0.5/1,000 SF + Transit Exception   25 Spaces
Bicycle Parking	11 Long Term Spaces 10 Short Term Spaces	10 Long term spaces and 10 Short term spaces based on 1/10,000 SF of building area
Loading	(1) Loading (1) Service/Delivery	(1) Loading (1) Service/Delivery
GAR	.50+	.20
Potable Water Estimate	270 GPM Potable Water (Connected Load)	N/A



**BUILD**  
MAINTAIN  
SUSTAIN


**NEW YORK AVENUE SHELTER**  
1201 NEW YORK AVENUE NE  
WASHINGTON, DC 20002

SHEET NUMBER

PUD  
0.13

DRAWING NAME

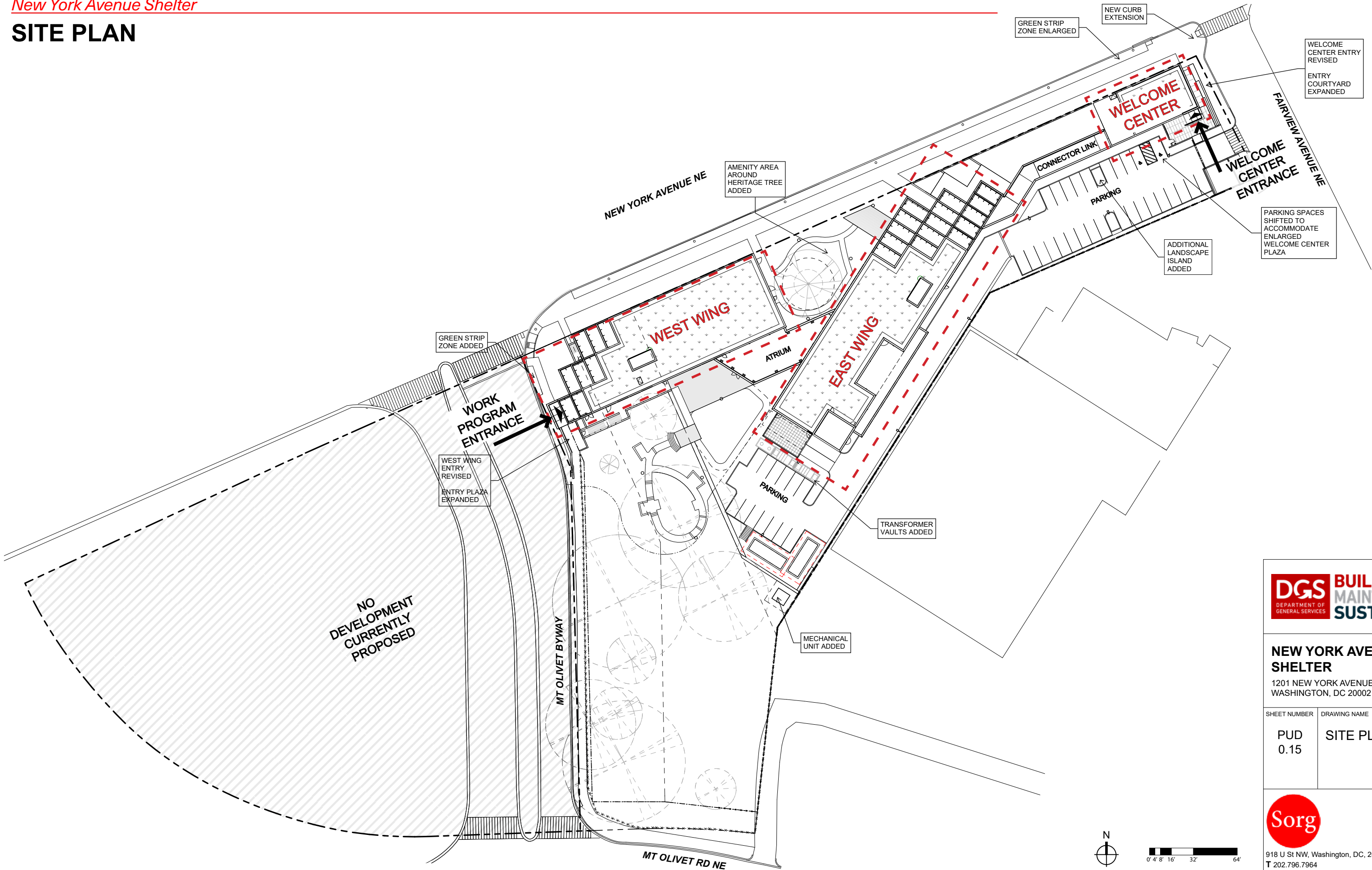
PROPOSED  
USE  
CATEGORY





ZONING COMMISSION  
District of Columbia  
918 Constitution Avenue, NE, Washington, DC 20002  
T 202-799-2900  
W <https://sorgdesign.com>

CASE NO. 24-24  
EXHIBIT 22A

SITE PLAN






**NEW YORK AVENUE SHELTER**

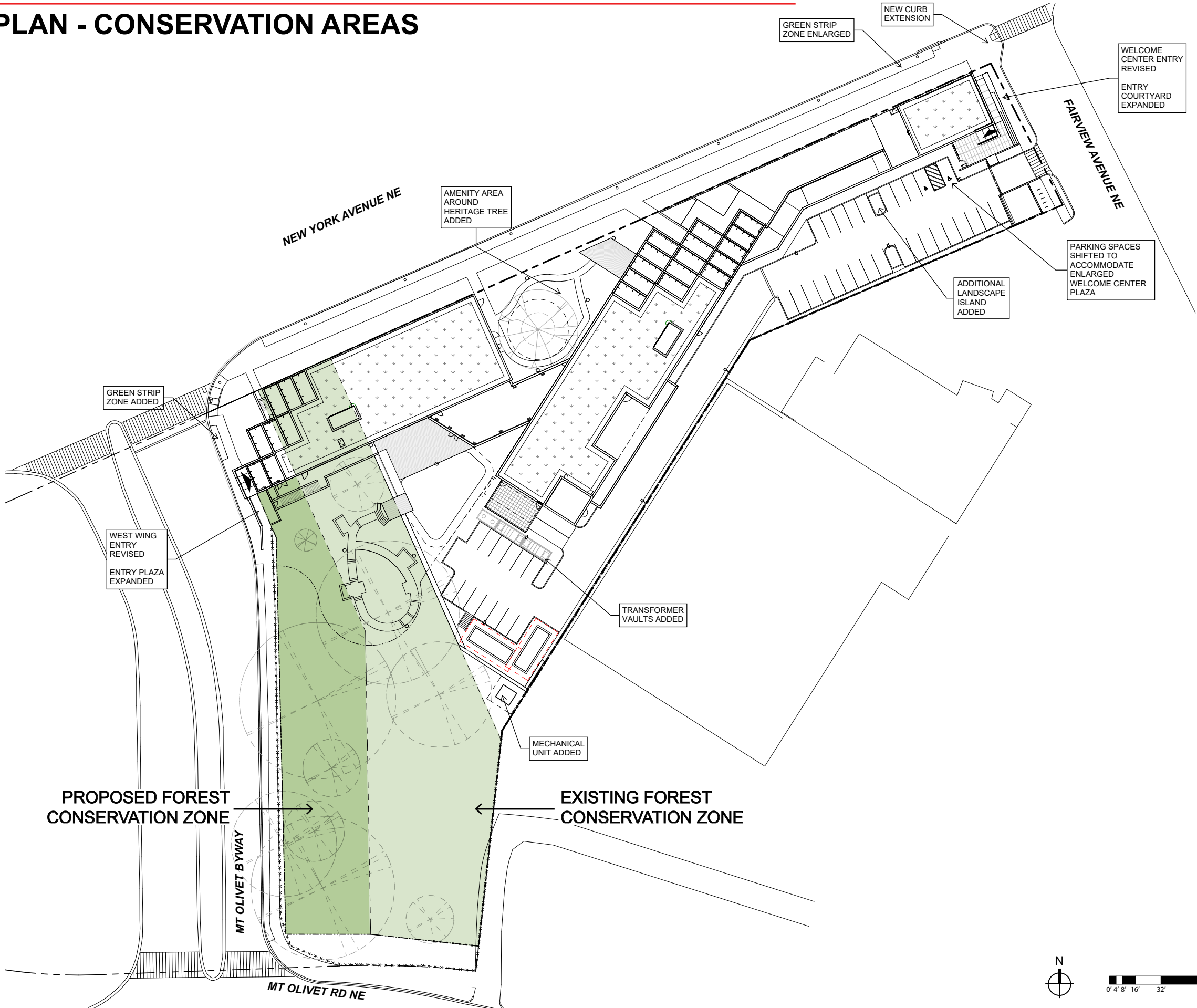
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SHEET NUMBER	DRAWING NAME
PUD 0.15	SITE PLAN



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SITE PLAN - CONSERVATION AREAS



DGS

DEPARTMENT OF  
GENERAL SERVICES

BUILD

MAINTAIN

SUSTAIN

NEW YORK AVENUE  
SHELTER

1201 NEW YORK AVENUE NE  
WASHINGTON, DC 20002

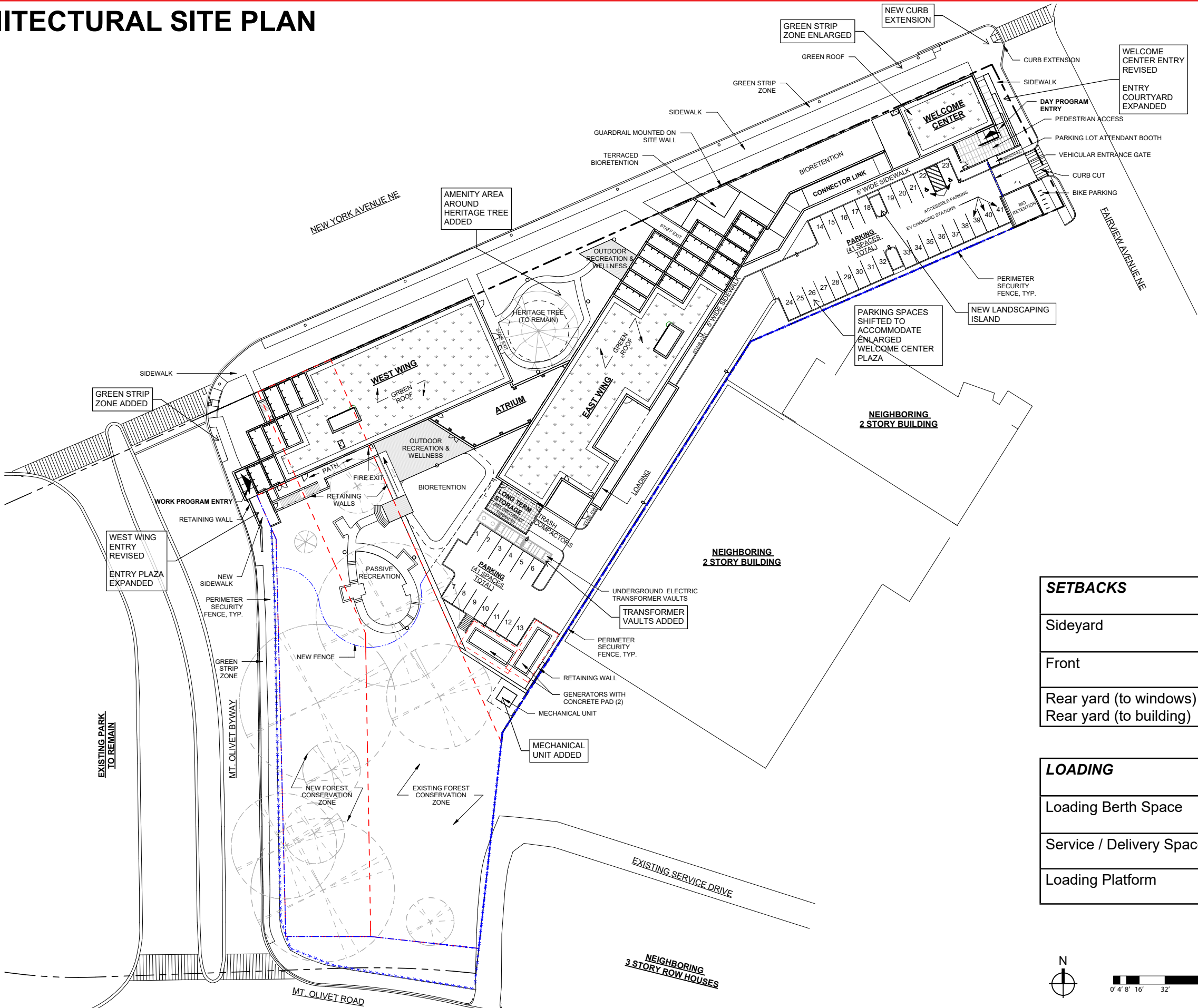
SHEET NUMBER	DRAWING NAME
PUD 0.16	SITE PLAN - CONSERVATION AREAS

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ARCHITECTURAL SITE PLAN



SETBACKS	
Sidyard	None
Front	None
Rear yard (to windows)	30'
Rear yard (to building)	22'-4"


LOADING	
Loading Berth Space	1
Service / Delivery Spaces	1
Loading Platform	1



**NEW YORK AVENUE SHELTER**

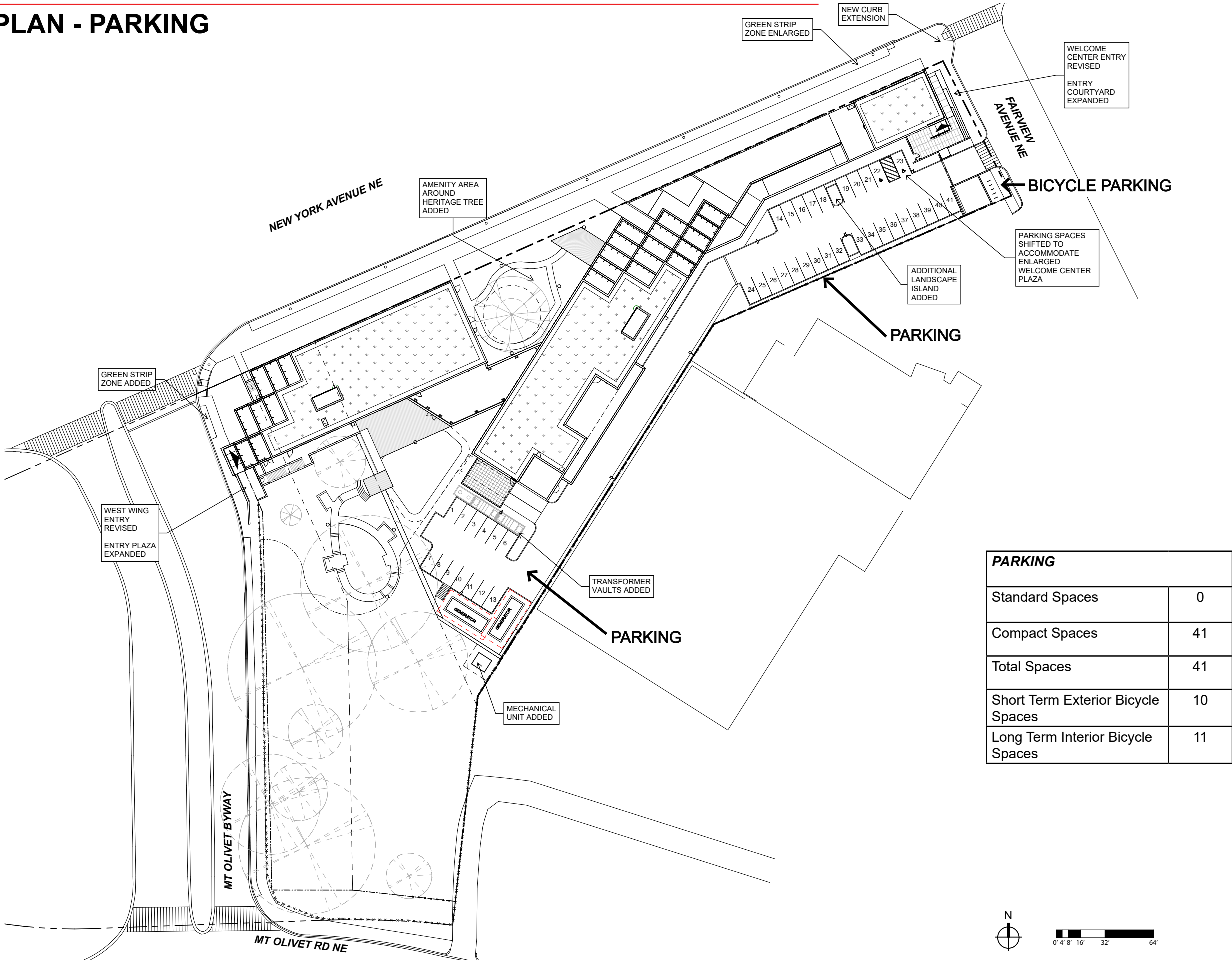
1201 NEW YORK AVENUE NE  
WASHINGTON, DC 20002

SHEET NUMBER	DRAWING NAME
PUD 0.17	ARCHITECTURAL SITE PLAN




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SITE PLAN - PARKING



PARKING	
Standard Spaces	0
Compact Spaces	41
Total Spaces	41
Short Term Exterior Bicycle Spaces	10
Long Term Interior Bicycle Spaces	11



**BUILD**  
MAINTAIN  
SUSTAIN


**NEW YORK AVENUE SHELTER**  
1201 NEW YORK AVENUE NE  
WASHINGTON, DC 20002

SHEET NUMBER

PUD  
0.18

DRAWING NAME

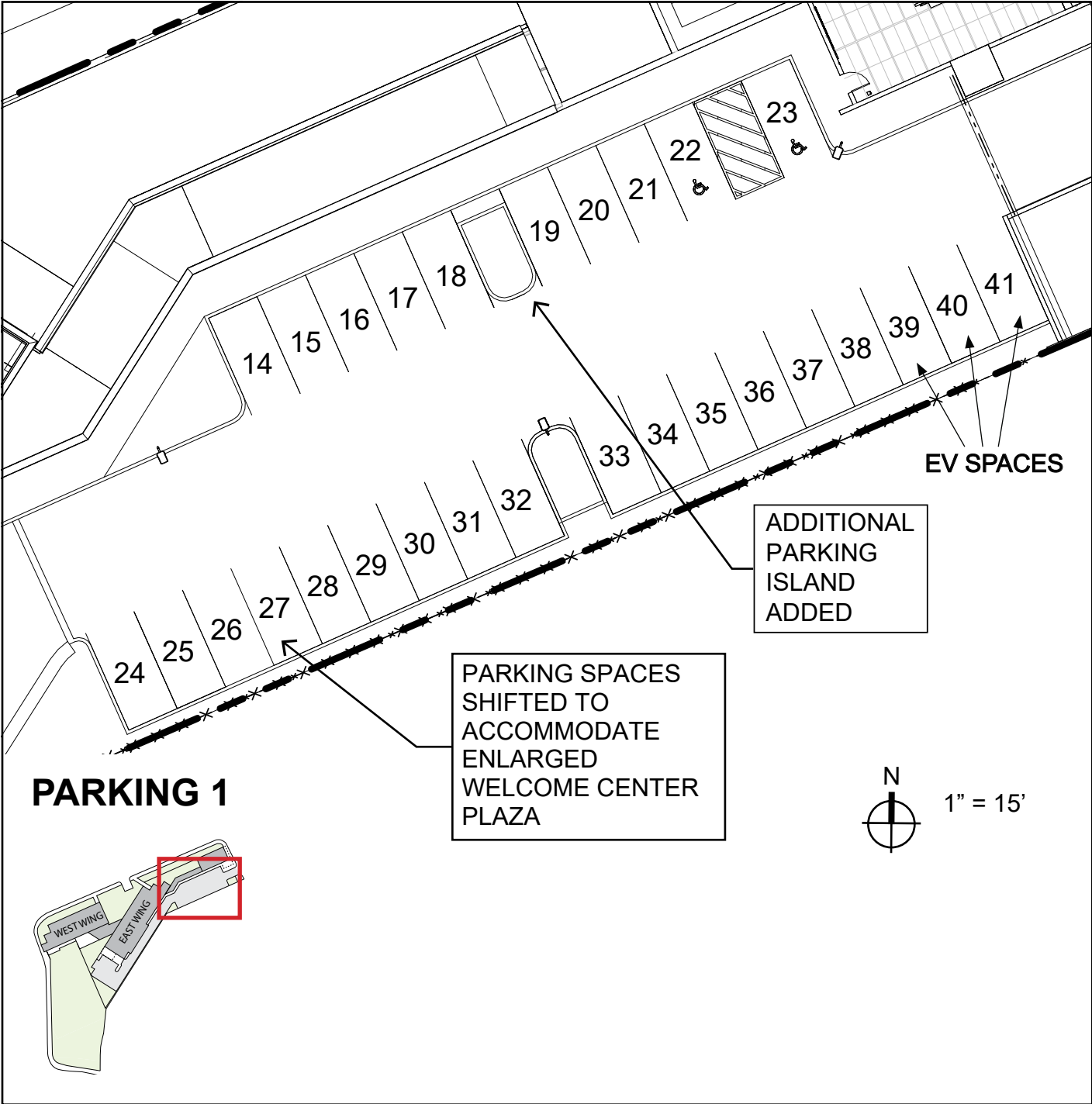
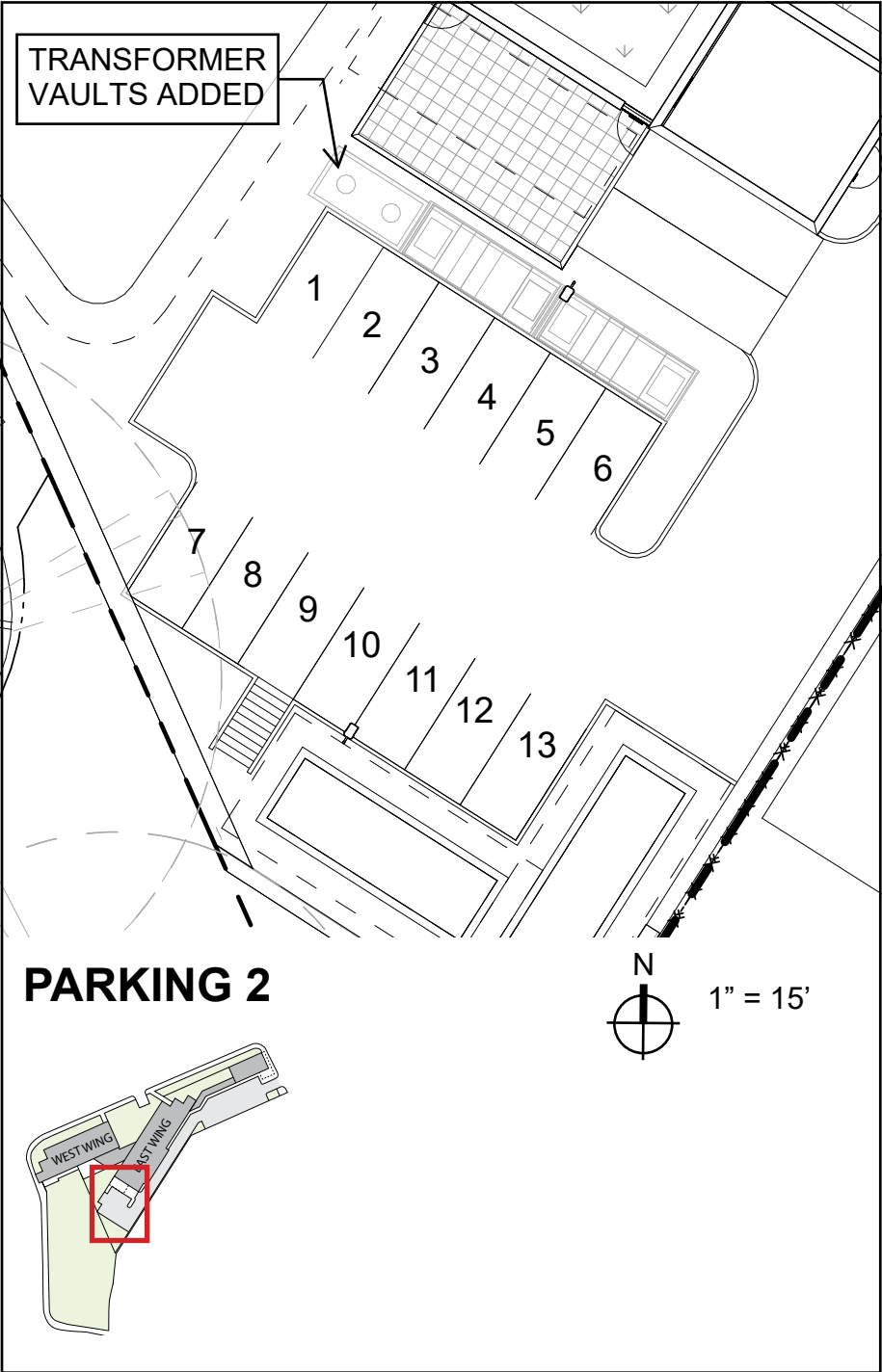
SITE PLAN -  
PARKING



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ENLARGED PLANS - PARKING



PARKING	
Standard Spaces	0
Compact Spaces	41
Total Spaces	41



**NEW YORK AVENUE SHELTER**

1201 NEW YORK AVENUE NE  
WASHINGTON, DC 20002

SHEET NUMBER	DRAWING NAME
PUD 0.42	ENLARGED PLANS: PARKING



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LANDSCAPE PLAN



NEW YORK AVENUE SHELTER

1201 NEW YORK AVENUE NE  
WASHINGTON, DC 20002

SHEET NUMBER	DRAWING NAME
PUD 0.46	LANDSCAPE PLAN

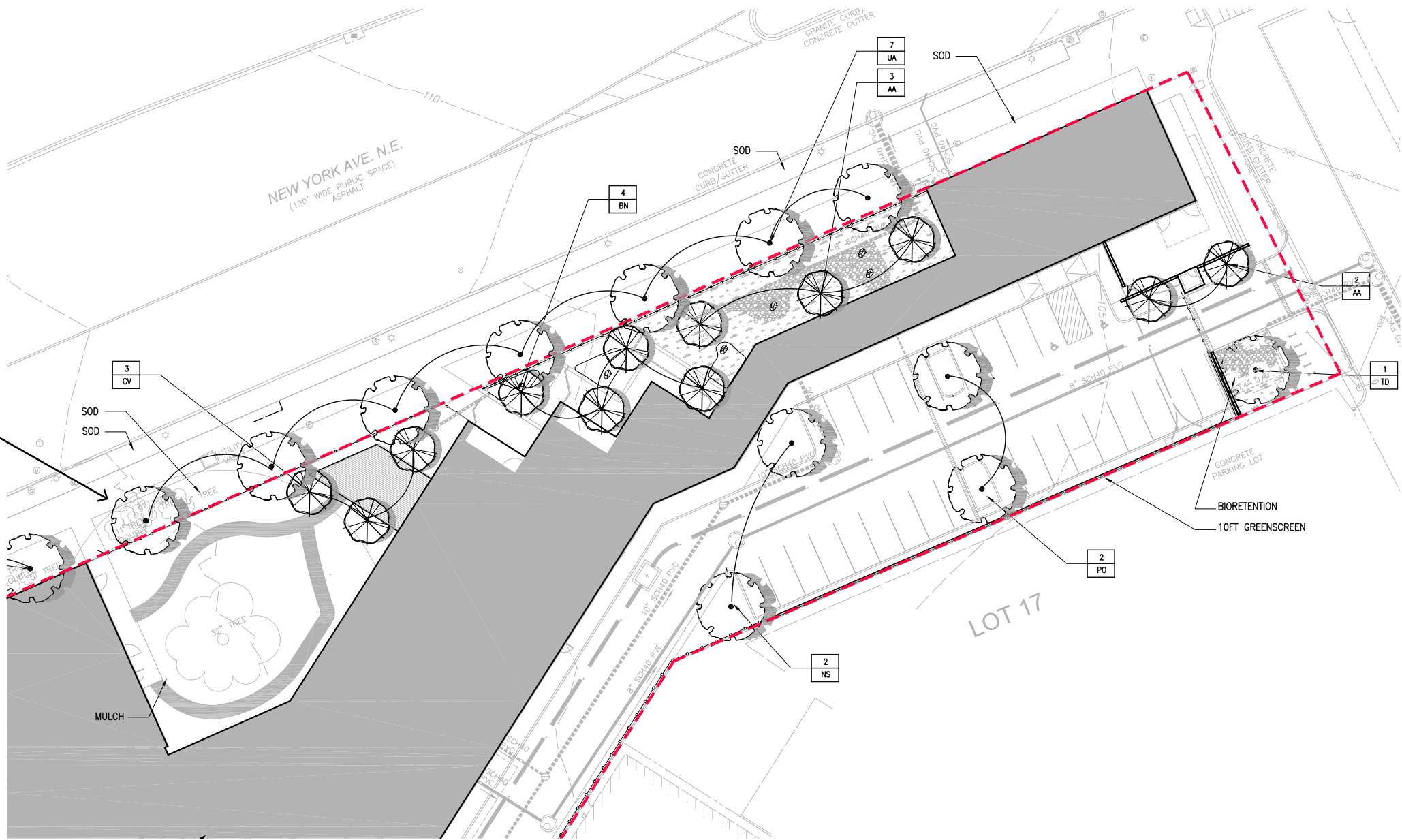


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LANDSCAPE - TREE PLANTING PLAN - NORTH

STREET TREE  
ZONE PLACED  
ALONG  
PROPERTY  
LINE



NOTES:

- 1. All proposed plants are native or adaptive species to the Chesapeake Bay Region.
- 2. All new plant material must meet the standards in the ANLA American Standards for Nursery Stock (ANSI Z60.1-2014).
- 3. Companion plants (i.e. perennials, grasses, bulbs, shrubs, etc.) to be installed in a tree space must conform to the current version of the DDOT Design and Engineering Manual Chapter 47 - Landscape Design and DCMR Title 24 Section 109 - Beautification of Tree Spaces. Companion plants shall not exceed 3 feet in height, have a shallow root system and be planted at minimum 2 feet from the root flare (crown) of the street tree.
- 4. All new plant materials must meet the standards in the ANLA American Standards for Nursery Stock (ANSI Z60.1-2014).
- 5. The property owner is required to maintain the lot's minimum GAR score through appropriate stewardship and maintenance of landscape elements after the property is granted its Certificate of Occupancy.
- 6. Contractor shall contact Duff McCully, Ward \_8\_ Arborist at duff.mccully@dc.gov when the street trees are ready to be planted, providing at least 48 hours' notice

NOTES:

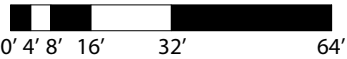
- 1. SEE SHEET L109 FOR GAR SCORECARD AND WORKSHEET.
- 2. SEE SWM #8214 FOR SWM PLANS.

TREE SCHEDULE

Key	Qty	Botanical Name	Common Name	Size	Remarks	GAR credit	Bio-Retention	Native
Decorative grasses:								
Trees								
AA	5	Amelanchier arborea	Serviceberry	2" cal., b&b	multi-stem*	B3	3	X
BN	1	Betula nigra 'Heritage'	Heritage River Birch	2.5" cal., b&b	multi-stem*	B4	6	X
CC	4	Cercis canadensis	Eastern Redbud	2" cal., b&b	multi-stem*	B3		X
TD		Taxodium distichum	Bald Cypress	2.5" cal., b&b		B4	2	X
CF	3	Cornus florida	Flowering Dogwood	2" cal., b&b	multi-stem*	B3		X
CV	3	Chionanthus virginicus	Fringetree	2" cal., b&b	multi-stem*	B3		X
NS	2	Nyssa sylvatica	Black Gum	2.5" cal., b&b		B4		X
PO	5	Platanus occidentalis	American Sycamore	2.5" cal., b&b		B4		X
UA	11	Ulmus americana	Princeton Elm	2.5" cal., b&b	Street Trees	N/A		X

\*Caliper Measurement Note:  
Caliper is equal to one-half of the total calipers of the three largest trunks.

--- GAR BOUNDARY



NEW YORK AVENUE  
SHELTER

1201 NEW YORK AVENUE NE  
WASHINGTON, DC 20002

SHEET NUMBER

PUD  
0.51

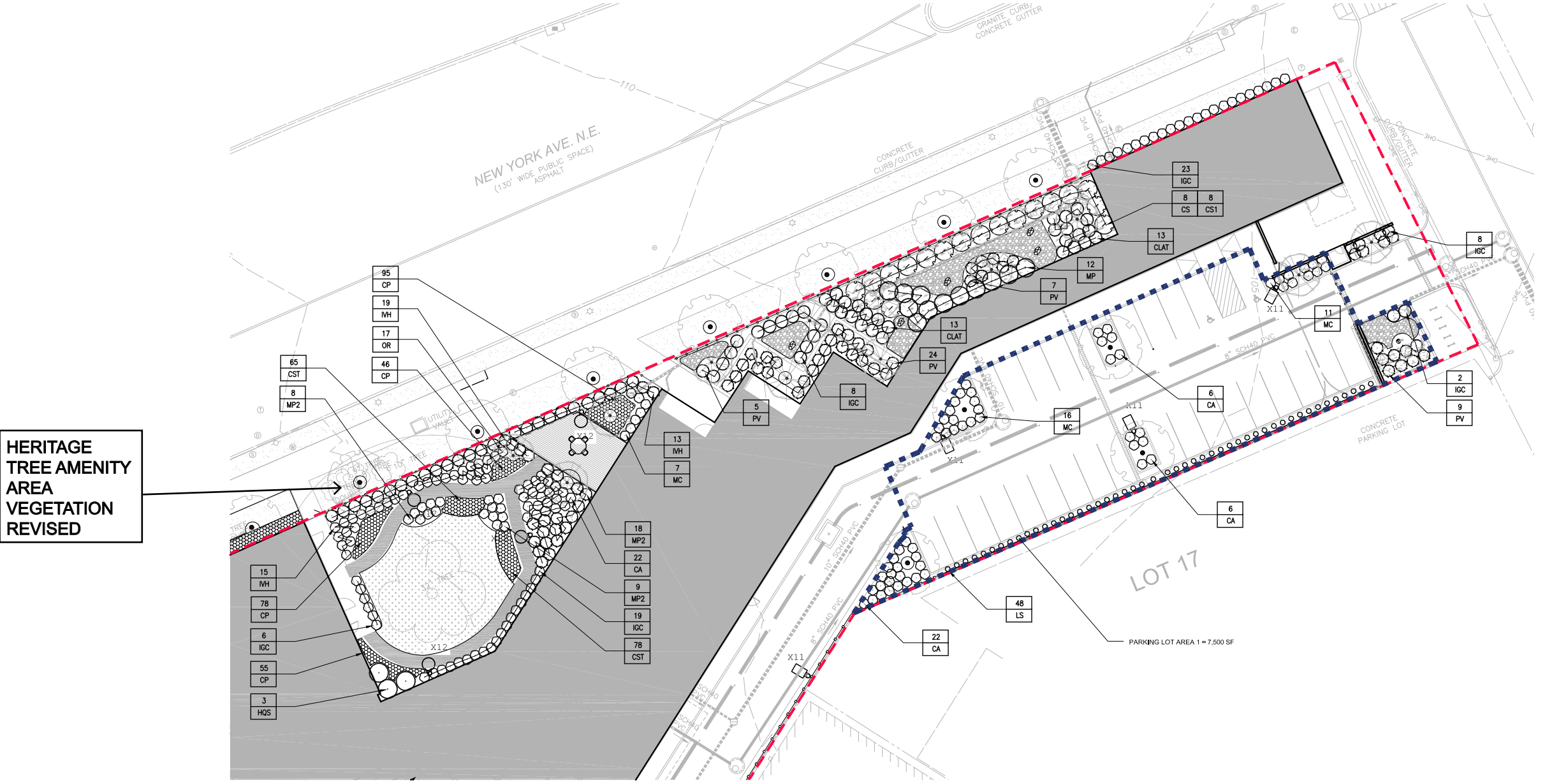
DRAWING NAME

TREE  
PLANTING  
PLAN -  
NORTH



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LANDSCAPE - SHRUB PLANTING PLAN - NORTH

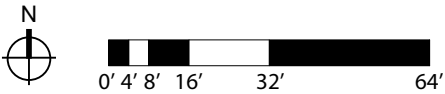


PLANTING SCHEDULE							
Native	Key	Qt	Botanical Name	Common Name	Size	Remarks	Bio-Retention GAR Credit Category
Shrubs:							
Y	CA	83	Ceanothus americanus	New Jersey Tea	3 Gal. cont.	plant 36" o.c.	B2
Y	CAH	11	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	3 Gal. cont.	plant 36" o.c.	B2
Y	CS		Cornus Sericea 'Cardinal'	Red Twigged Dogwood	5 Gal. cont.	plant per plan	B2
Y	CS1		Cornus Sericea 'Flaviramea'	Yellow Twigged Dogwood	5 Gal. cont.	plant per plan	B2
Y	HOS	11	Hydrangea quercifolia 'Sykes Dwarf'	Sykes Dwarf Hydrangea	3 gal. cont.	plant 36" o.c.	B2
Y	IGC	75	Ilex glabra compacta	Dwarf Inkberry	3 Gal. cont.	plant 24" o.c.	13
Y	IVB		Ilex verticillata 'Berry Poppins'	Berry Poppins Winterberry Holly	3 Gal. cont.	plant 36" o.c.	3
Y	IVH	47	Itea virginica 'Little Henry'	Virginia Sweetspire	3 Gal. cont.	plant 24" o.c.	12
Y	MP		Myrica pennsylvanica	Bayberry	5 Gal. cont.	plant per plan	12
Y	VID		Viburnum dentatum	Arrowwood Viburnum	5 Gal. cont.	plant per plan	6
Grasses/ Perennials/ Groundcovers							
Y	CLAT	8	Chasmanthium latifolium	Northern Sea Oats	1 gal. cont.	plant 24" o.c.	38
Y	CP	1,382	Carex pennsylvanica	Pennsylvania Sedge	1 Gal. cont.	plant 12" o.c.	B2
Y	CST	143	Carex stricta	Tussock Sedge	1 Gal. cont.	plant 18" o.c.	B2
Y	LS	48	Lonicera sempervirens	Honeysuckle Vine	3 Gal. cont.	plant per plan	B2
Y	MC	36	Muhlenbergia capillaris	Pink Muhlygrass	3 Gal. cont.	plant 24" o.c.	B2
Y	MP2	17	Mattuccia Pennsylvanica	Ostrich Fern	3 Gal. cont.	plant 24" o.c.	B2
Y	OR	17	Osmunda regalis	Royal Fern	3 Gal. cont.	plant 24" o.c.	B2
Y	PV	8	Panicum virgatum	Switchgrass	3 Gal. cont.	plant 24" o.c.	93
Y	PVH		Panicum virgatum 'Heavy Metal'	Heavy Metal Switchgrass	1 Gal. cont.	plant 24" o.c.	27

PARKING LOT LANDSCAPE CALCULATIONS

PER DC CODE SUBTITLE 'C' SECTION 115 - PARKING LOT LANDSCAPE REQUIREMENTS		
PARKING LOT 1 SIZE = 7,500 SF	REQUIRED	PROVIDED
OPEN AREA	10% = 750 SF	20% = 1,500 SF
TREES PER SPACE	1 TREE PER 5 SPACES = 8 TREES	7 TREES

----- PARKING LOT AREA BOUNDARY



DGS BUILD MAINTAIN SUSTAIN  
DEPARTMENT OF GENERAL SERVICES

NEW YORK AVENUE SHELTER  
1201 NEW YORK AVENUE NE  
WASHINGTON, DC 20002

SHEET NUMBER	DRAWING NAME
PUD 0.51A	SHRUB PLANTING PLAN - NORTH



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LANDSCAPE PLAN - TREE PLANTING PLAN - SOUTH

TREE SCHEDULE

Key	Qty	Botanical Name	Common Name	Size	Remarks	GAR credit	Bio-Retention	Native
Decorative grasses:								
Trees								
AA	5	Amelanchier arborea	Serviceberry	2" cal., b&b	multi-stem*	B3	3	X
BN	1	Betula nigra 'Heritage'	Heritage River Birch	2.5" cal., b&b	multi-stem*	B4	6	X
CC	4	Cercis canadensis	Eastern Redbud	2" cal., b&b	multi-stem*	B3		X
TD		Taxodium distichum	Bald Cypress	2.5" cal., b&b		B4	2	X
CF	3	Cornus florida	Flowering Dogwood	2" cal., b&b	multi-stem*	B3		X
CV	3	Chionanthus virginicus	Fringetree	2" cal., b&b	multi-stem*	B3		X
NS	2	Nyssa sylvatica	Black Gum	2.5" cal., b&b		B4		X
PO	5	Platanus occidentalis	American Sycamore	2.5" cal., b&b		B4		X
UA	11	Ulmus americana	Princeton Elm	2.5" cal., b&b	Street Trees	N/A		X

\*Caliper Measurement Note:  
Caliper is equal to one-half of the total calipers of the three largest trunks.

--- GAR BOUNDARY

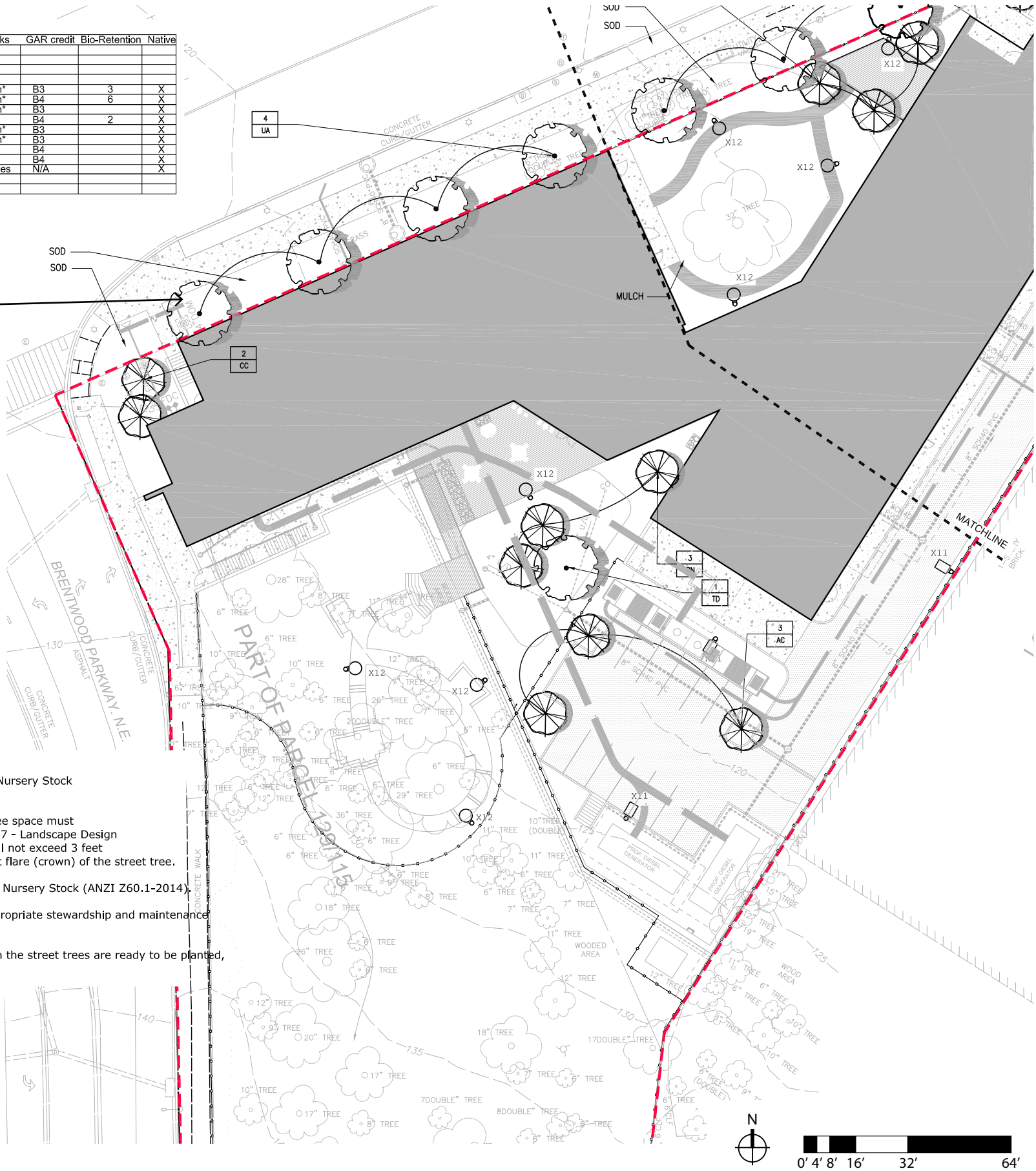
STREET TREE  
ZONE PLACED  
ALONG  
PROPERTY  
LINE

NOTES:

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- All new plant material must meet the standards in the ANLA American Standards for Nursery Stock (ANSI Z60.1-2014).
- Companion plants (i.e. perennials, grasses, bulbs, shrubs, etc.) to be installed in a tree space must conform to the current version of the DDOT Design and Engineering Manual Chapter 47 - Landscape Design and DCMR Title 24 Section 109 - Beautification of Tree Spaces. Companion plants shall not exceed 3 feet in height, have a shallow root system and be planted at minimum 2 feet from the root flare (crown) of the street tree.
- All new plant materials must meet the standards In the ANLA American Standards for Nursery Stock (ANZI Z60.1-2014).
- The property owner is required to maintain the lot's minimum GAR score through appropriate stewardship and maintenance of landscape elements after the property is granted it's Certificate of Occupancy.
- Contractor shall contact Duff McCully, Ward \_8\_ Arborist at duff.mccully@dc.gov when the street trees are ready to be planted, providing at least 48 hours' notice

NOTES:

- SEE SHEET L109 FOR GAR SCORECARD AND WORKSHEET.
- SEE SWM #8214 FOR SWM PLANS.



**NEW YORK AVENUE SHELTER**  
1201 NEW YORK AVENUE NE  
WASHINGTON, DC 20002

SHEET NUMBER	DRAWING NAME
PUD 0.52	TREE PLANTING PLAN - SOUTH

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LANDSCAPE - SHRUB PLANTING PLAN - SOUTH

PLANTING SCHEDULE

Native	Key	Qt.	Botanical Name	Common Name	Size	Remarks	Bio-Retention	GAR Credit Category
Shrubs:								
Y	CAH	83	Ceanothus americanus	New Jersey Tea	3 Gal. cont.	plant 36" o.c.		B2
Y	CAH	11	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	3 Gal. cont.	plant 36" o.c.		B2
Y	CS		Cornus Sericea 'Cardinal'	Red Twigged Dogwood	5 Gal. cont.	plant per plan	13	B2
Y	CS1		Cornus Sericea 'Flaviramea'	Yellow Twigged Dogwood	5 Gal. cont.	plant per plan	8	B2
Y	HQS	11	Hydrangea quercifolia 'Sykes Dwarf'	Sykes Dwarf Hydrangea	3 gal., cont.	plant 36" o.c.		B2
Y	IGC	75	Ilex glabra compacta	Dwarf Inkberry	3 Gal. cont.	plant 24" o.c.	13	B2
Y	IVB		Ilex verticillata 'Berry Poppins'	Berry Poppins Winterberry Holly	3 Gal. cont.	plant 36" o.c.	3	B2
Y	IVH	47	Itea virginica 'Little Henry'	Virginia Sweetspire	3 Gal. cont.	plant 24" o.c.	12	B2
Y	MP		Myrica pennsylvanica	Bayberry	5 Gal. cont.	plant per plan	12	B2
Y	VID		Viburnum dentatum	Arrowwood Viburnum	5 Gal. cont.	plant per plan	6	B2
Grasses/ Perennials/ Groundcovers								
Y	CLAT	8	Chasmanthium latifolium	Northern Sea Oats	1 gal. cont.	plant 24" o.c.	38	B2
Y	CP	1,382	Carex pennsylvanica	Pennsylvania Sedge	1 Gal. cont.	plant 12" o.c.		B2
Y	CST	143	Carex stricta	Tussock Sedge	1 Gal. cont.	plant 18" o.c.		B2
Y	LS	48	Lonicera sempervirens	Honeysuckle Vine	3 Gal. cont.	plant per plan		B2
Y	MC	36	Muhlenbergia capillaris	Pink Muhlygrass	3 Gal. cont.	plant 24" o.c.		B2
Y	MP2	17	Mattuccia Pennsylvanica	Ostrich Fern	3 Gal. cont.	plant 24" o.c.		B2
Y	OR	17	Osmunda regalis	Royal Fern	3 Gal. cont.	plant 24" o.c.		B2
Y	PV	8	Panicum virgatum	Switchgrass	3 Gal. cont.	plant 24" o.c.	93	B2
Y	PVH		Panicum virgatum 'Heavy Metal'	Heavy Metal Switchgrass	1 Gal. cont.	plant 24" o.c.	27	B2

--- GAR BOUNDARY

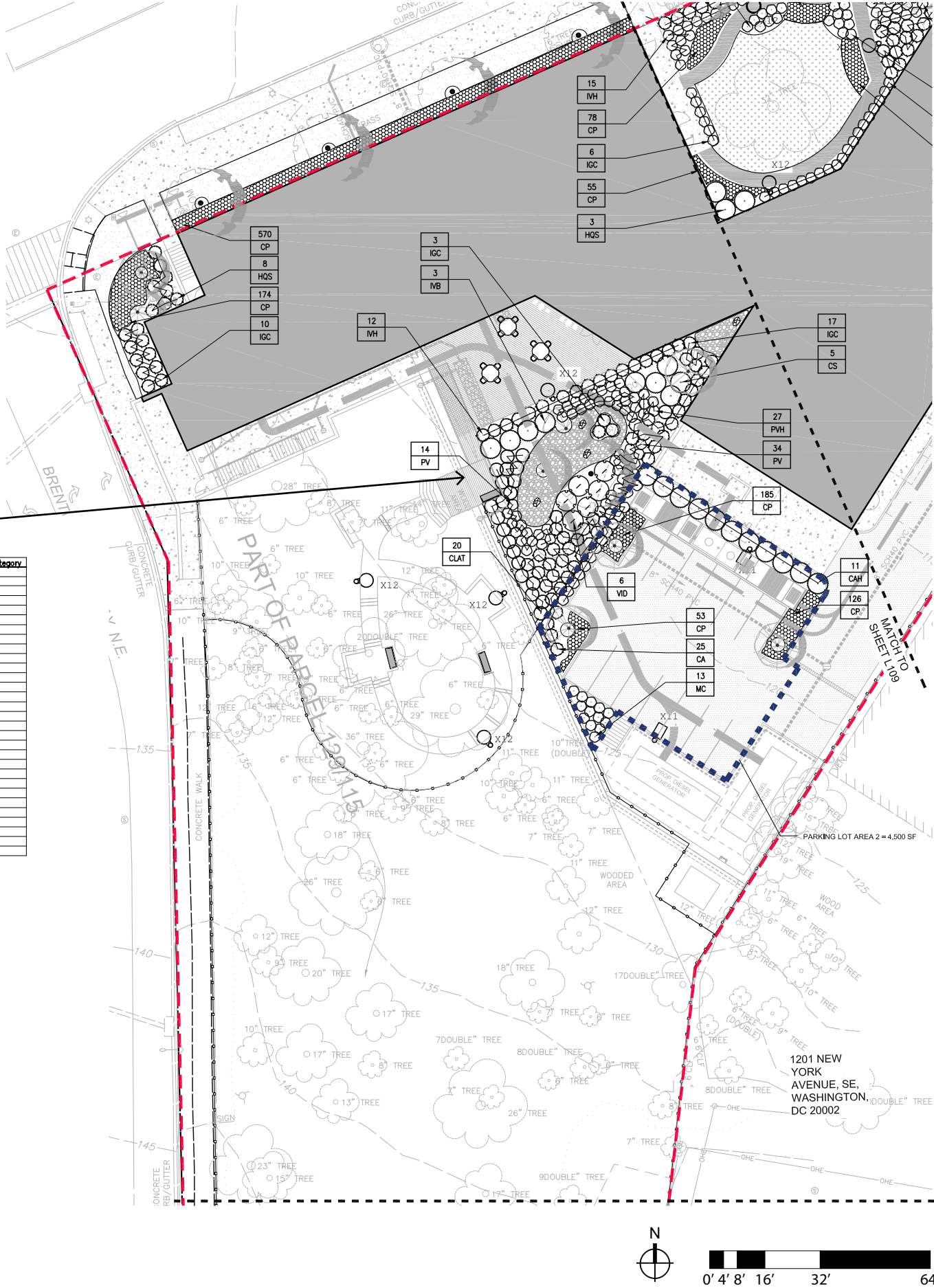
**PARKING LOT LANDSCAPE CALCULATIONS**

PER DC CODE SUBTITLE 'C' SECTION 115 - PARKING LOT LANDSCAPE REQUIREMENTS

PARKING LOT 2 SIZE = 4,500 SF	REQUIRED	PROVIDED
OPEN AREA	10% = 450 SF	24% = 1,100 SF
TREES PER SPACE	1 TREE PER 5 SPACES = 3 TREES	3 TREES

--- PARKING LOT AREA BOUNDARY

BIORETENTION  
AREA  
VEGETATION  
REVISED



**DGS BUILD MAINTAIN SUSTAIN**  
DEPARTMENT OF GENERAL SERVICES

**NEW YORK AVENUE SHELTER**  
1201 NEW YORK AVENUE NE  
WASHINGTON, DC 20002

SHEET NUMBER <b>PUD 0.52A</b>	DRAWING NAME <b>SHRUB PLANTING PLAN - SOUTH</b>
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