



2100 M Street, NW  
Washington, D.C. 20037

Voluntary Design Review

PICKARD CHILTON

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TITLE SHEET

PROJECT: 2530  
DATE: June 2025  
SCALE:  
SHEET NUMBER:  
ZONING COMMISSION  
District of Columbia  
CASE NO. 26-05  
EXHIBIT NO. 8A1  
VDR A0.00

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<u>DETAILED SITE PLAN</u>	<u>SHEET NUMBER</u>
LOCATION AND EXTERNAL DIMENSIONS OF BUILDING	A1.01
UTILITIES	C
WALKWAYS AND DRIVEWAYS	C
<u>DETAILED LANDSCAPING AND GRADING PLAN</u>	C, L
<u>ARCHITECTURAL PLANS, SECTIONS, AND ELEVATIONS</u>	
BUILDING FLOOR PLANS	A2.01 - A2.12
CONTEXT ELEVATIONS	A3.01
BUILDING ELEVATIONS	A3.11 - A3.12
BUILDING SECTIONS	A3.21 - A3.22
BUILDING AXONOMETRICS	A4.01 - A4.04
ENCLOSURE DRAWINGS	A4.10 - A4.12
SIGNAGE DRAWINGS	A5.01 - A5.10
<u>CIRCULATION PLAN</u>	
DRIVEWAYS AND WALKWAYS, INCLUDING WIDTHS, GRADES AND CURB CUTS	A, C
DETAILED PARKING PLANS	A2.B1 - A2.B3
NUMBER OF PARKING SPACES AND LOADING BERTHS	A0.02
<u>OTHER INFORMATION</u>	
SITE CONTEXT IMAGES	A0.06 - A0.07
PERSPECTIVE RENDERINGS	A1.02 - A1.05

**ZONING DATA**

PROJECT ADDRESS 2100 M STREET NW  
 ZONE DISTRICT D-5  
 SQUARE, SUFFIX, LOT SQUARE 0072, LOT 0076  
 LAND AREA (SF) 41,496 SF

LOT OCCUPANCY DCMR 11 SUBTITLE I, SECTION 202.1  
 ALLOWED: 41,496 SF (100%)  
 PROPOSED: 39,752 SF (95.7%)

BUILDING HEIGHT DCMR 11 SUBTITLE I, SECTION 540.1  
 ALLOWED: 130FT PLUS 20FT PENTHOUSE  
 PROPOSED: 130FT PLUS 20FT PENTHOUSE

GROSS FLOOR AREA TABULATION

LEVEL	(GFA)
10	31,179
09	31,179
08	33,753
07	33,753
06	33,753
05	33,753
04	33,753
03	33,753
02	32,833
01	36,299
TOTAL	334,008

FLOOR AREA RATIO DCMR 11 SUBTITLE I, SECTION 539.3  
 ALLOWED: 6.5 FAR (NONRESIDENTIAL)  
 9.05 FAR (WITH DENSITY CREDITS VESTED IN PROPERTY\*)  
 PROPOSED: 8.1 FAR

\* 105,000 SQ FT OF DENSITY CREDITS TRANSFERRED TO PROPERTY PURSUANT TO INSTR. NO. 2008019718

PENTHOUSE GFA DCMR 11 SUBTITLE C, SECTION 1505.1  
 ALLOWED: 0.4 x 41,496 SF = 16,598 GFA  
 PROPOSED: 14,165 GFA  
 \*9,187 HABITABLE PENTHOUSE AREA

GREEN AREA RATIO DCMR 11 SUBTITLE I, SECTION 208.1  
 REQUIRED: 0.20 MIN  
 PROPOSED: 0.20 MIN

STREETFRONT DCMR 11 SUBTITLE I, SECTION 203.1  
 MINIMUM 75% OF BUILD-TO REQUIREMENT WITHIN 4FT OF PROPERTY LINE UP TO HEIGHT OF AT LEAST 15FT (APPLICABLE FOR ANY ABUTTING STREETS NAMED FOR U.S. STATES)

\* FLEXIBILITY REQUESTED TO ALLOW FOR SETBACK FROM PROPERTY LINE TO BE INCREASED TO 6FT ON NEW HAMPSHIRE AVENUE

REAR YARD DCMR 11 SUBTITLE I, SECTION I-205.2  
 A REAR YARD NEED NOT BE PROVIDED FOR A THROUGH LOT, INCLUDING A LOT FRONTING ON THREE OR MORE STREETS

CLOSED COURT NONE REQUIRED; IF PROVIDED, 2.5" PER FT OF HEIGHT, 12' MIN.

\* FLEXIBILITY REQUESTED

SIDE YARD DCMR 11 SUBTITLE I, SECTION 206.1  
 NONE REQUIRED; IF PROVIDED, MUST BE AT LEAST 4FT WIDE

NONE PROVIDED

**ZONING PARKING REQUIREMENT**

DCMR 11 SUBTITLE C, SECTION 701.5 & 702.1  
 OFFICE 0.5 SPACES PER 1K SF IN EXCESS OF 3K SF = 0.5/1,000 SF \* (335K SF - 3K SF) = 166 SPACES REQUIRED  
 \*OFFICE GFA CALCULATED AS BUILDING GFA - RETAIL GFA + HABITABLE PENTHOUSE AREA.  
 (334,008 SF - 8,439 SF + 9,187 SF = 334,756 SF - 335K OFFICE GFA)

RETAIL 1.33 SPACES PER 1K SF IN EXCESS OF 3K SF = 1.33/1,000 SF \* (8.4K SF - 3K SF) = 7 SPACES REQUIRED

PARKING PROVIDED

LEVEL	STD (9'X18')	TANDEM	ADA (8'X18')	CMPCT (8'X16')	TOTAL
B1	28	10	05	15	58
B2	76	06	00	14	96
B3	80	06	02	13	101
-----					
TOTAL	184	22	07	42	255

\*CURRENT PLANNED SPACES = 255; FINAL 255 +/- 5%  
 \*\* FLEXIBILITY REQUESTED TO MODIFY NUMBER & DISTRIBUTION OF PARKING TYPES PROVIDED DURING DEVELOPMENT OF DESIGN

COMPACT SPACES ALLOWED: MAX 49% OF TOTAL (SECTION 712.3)  
 PROVIDED: 42 COMPACT SPACES / 255 TOTAL = 16.5%

ADA SPACES ADA SECTION 208.2  
 REQUIRED: 5 STANDARD PLUS 2 VAN ACCESSIBLE  
 PROVIDED: 5 STANDARD PLUS 2 VAN ACCESSIBLE LOCATED ON LEVELS B1 AND B3

BICYCLE PARKING DCMR 11 SUBTITLE C, SECTION 802.1  
 OFFICE - LONG TERM  
 REQUIRED: 92  
 PROPOSED: 92  
 1 BIKE PER 2,500 GSF (FOR FIRST 50);  
 1 BIKE PER 5,000 GSF (AFTER FIRST 50)

OFFICE - SHORT TERM  
 REQUIRED: 08  
 PROPOSED: 08  
 1 BIKE PER 40,000 GSF

RETAIL - LONG TERM  
 REQUIRED: 01  
 PROPOSED: 01  
 1 BIKE PER 10,500 GSF

RETAIL - SHORT TERM  
 REQUIRED: 02  
 PROPOSED: 02  
 1 BIKE PER 3,500 GSF

SHOWERS / LOCKER FACILITY >25,000 SF: (MIN. x 2 SHOWERS); PLUS 2 SHOWERS PER ADDITIONAL 50,000 SF, MAX. 6 SHOWERS  
 SHOWERS REQUIRED: 06  
 SHOWERS PROVIDED: 06

# OF LOCKERS = LONG TERM PARKING \* 0.6  
 LOCKERS REQUIRED: 56  
 LOCKERS PROVIDED: 56

LOADING DOCK LOADING BERTHS (12'X30')  
 REQUIRED: 03  
 PROVIDED: 03

LOADING PLATFORM (100 SF EACH)  
 REQUIRED: 03  
 PROVIDED: 03

DELIVERY SPACE (20'X10')  
 REQUIRED: 01  
 PROVIDED: 01

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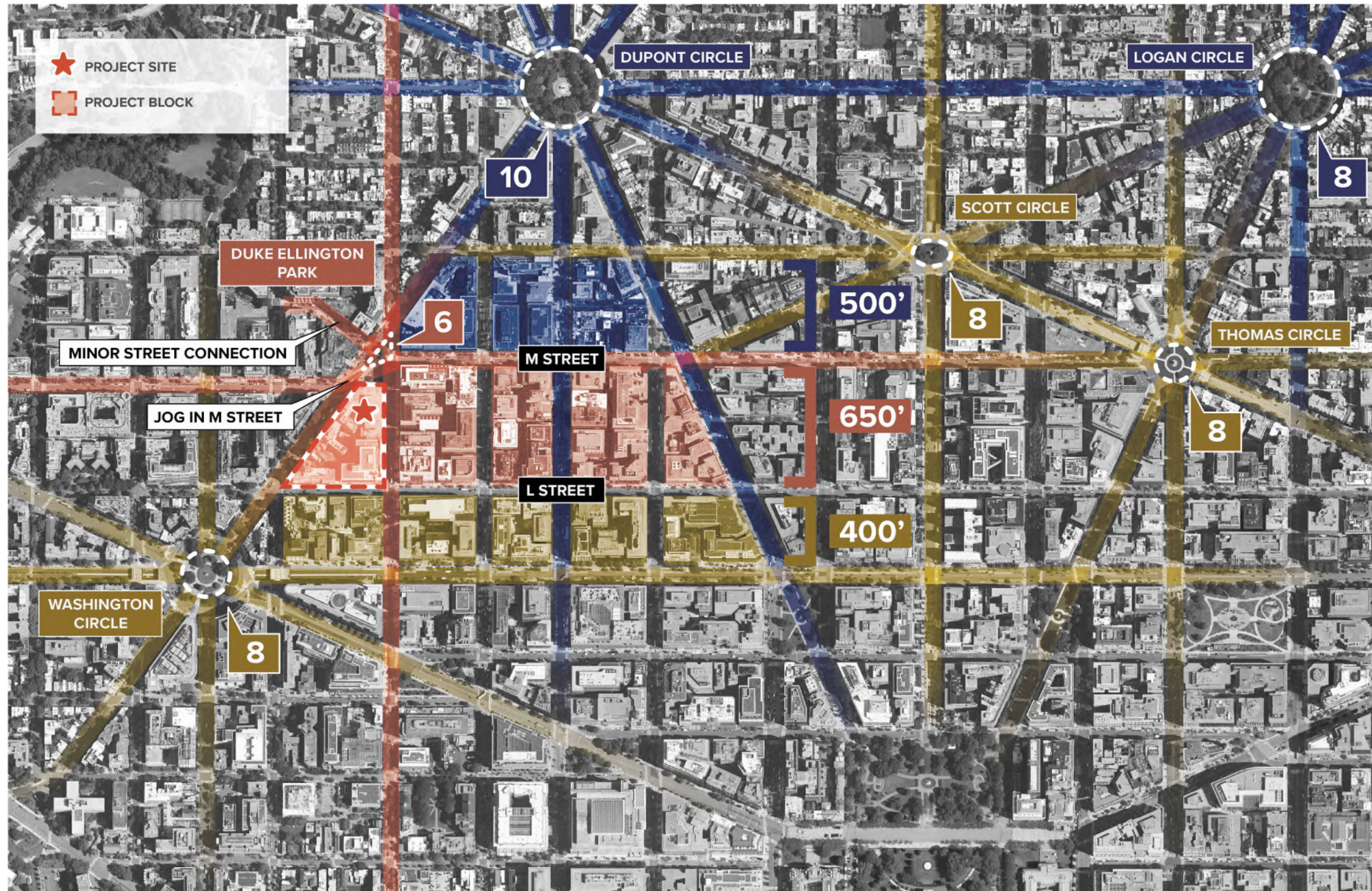
PROJECT INFORMATION

PROJECT: 2530  
 DATE: June 2026  
 SCALE:

SHEET NUMBER:

**VDR A0.02**

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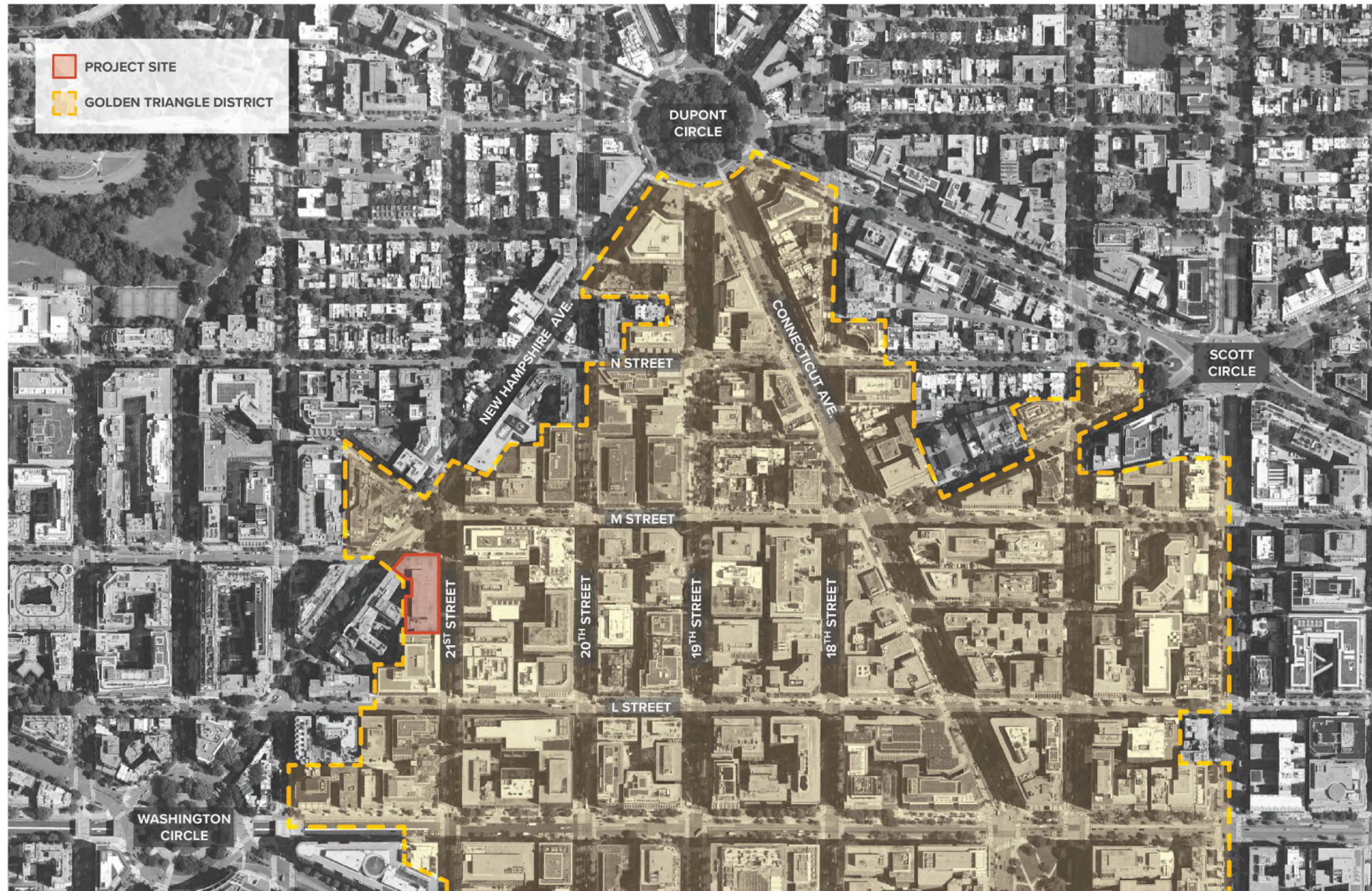
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CONTEXTUAL INFLUENCES MAP

PROJECT: 2530  
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DISTRICT CONTEXT MAP

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SITE CONTEXT MAP

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