

# PUD APPLICATION

## 901 MONROE ST NE

### PROJECT TEAM

#### OWNER

**Horning**  
3333 14th St NW, Suite 300  
Washington, DC 20010

**The Menkiti Group**  
3401 8th Street NE  
Washington, DC

#### ARCHITECT

**Maurice Walters Architect, Inc.**  
400 7th St NW, Suite 502  
Washington, DC 20004

#### CIVIL ENGINEER

**Bohler Engineering**  
1331 Pennsylvania Avenue NW, Suite 1250 North  
Washington, DC 20004

#### STRUCTURAL ENGINEER

**Structura Inc.**  
12358 Parklawn Drive, Suite 140  
North Bethesda, MD 20852

#### MEP ENGINEERS

**Allen + Shariff**  
7061 Deepage Drive  
Columbia, MD 21045

#### LANDSCAPE ARCHITECT

**LandDesign, Inc.**  
200 S Peyton St  
Alexandria, VA 22314

#### SUSTAINABILITY CONSULTANT

**Sustainable Design Consulting**  
1432 K St NW  
Washington, DC 20005

#### TRAFFIC CONSULTANT

**Grove Slade Associates, Inc.**  
1140 Connecticut Ave NW  
Washington, DC 20036



mauricewalters | architect

11.01.24

© 2024, Maurice Walters Architect, Inc.

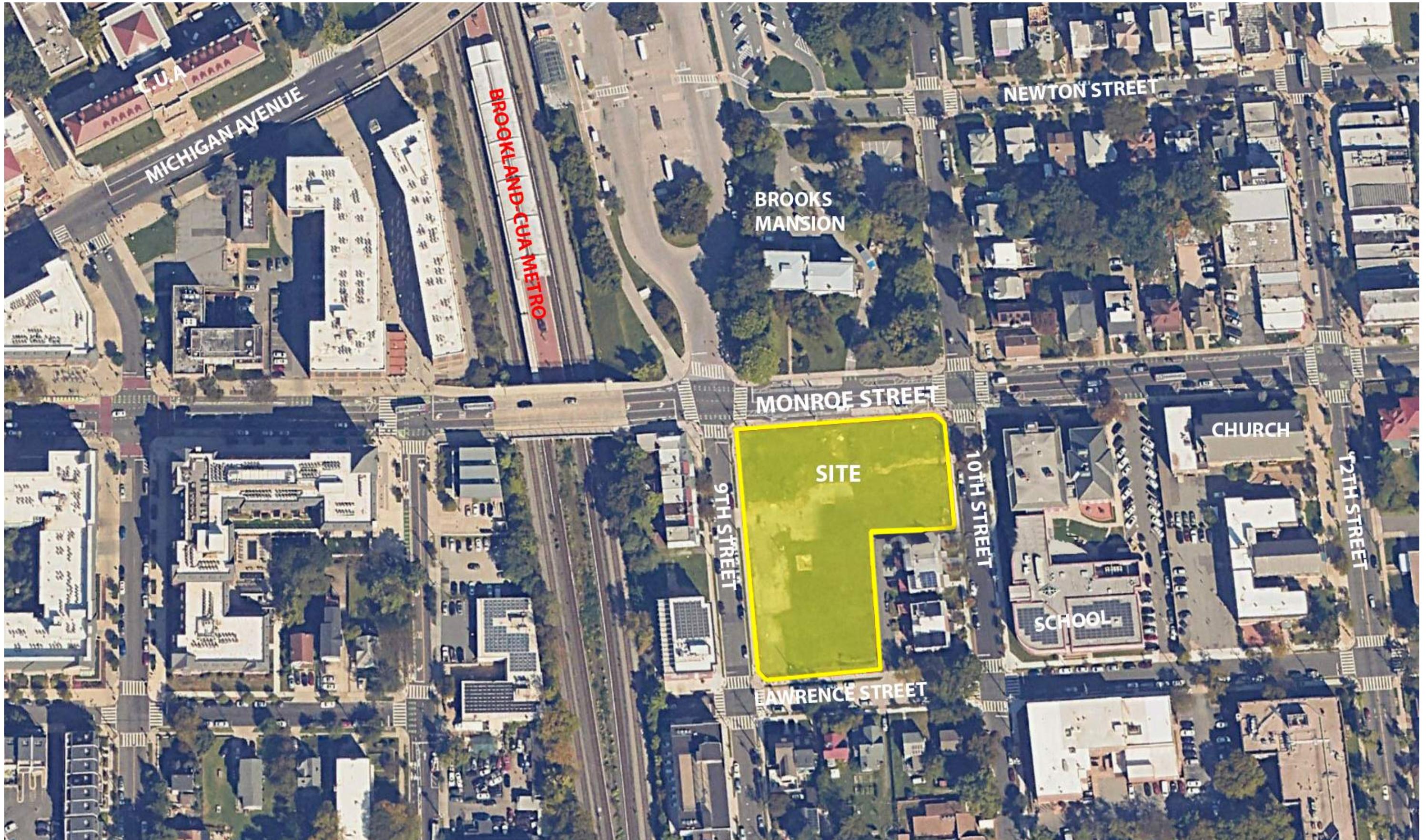
**ZONING COMMISSION**  
District of Columbia  
**CASE NO.24-15**  
**EXHIBIT NO.3G1**

PUD INDEX OF DRAWINGS	
Sheet Number	Sheet Name
PUD 001	COVER
PUD 002	INDEX OF DRAWINGS
PUD 003	AERIAL SITE PHOTO
PUD 004	NEIGHBORHOOD CONTEXT PLAN
PUD 005	SITE PHOTOS
PUD 006	SITE PHOTOS
PUD 007	SITE CONTEXT PHOTOS
PUD 008	EXISTING AND PROPOSED ZONING
PUD 009	ZONING ANALYSIS
PUD 010	ZONING ANALYSIS DIAGRAM
PUD 011	BUILDING SETBACK DIAGRAMS
PUD 012	BUILDING SETBACK DIAGRAMS
PUD 013	BUILDING TABULATIONS
PUD 014	FAR DIAGRAMS
PUD 015	VIEW AT INTERSECTION OF 9TH ST AND MONROE ST NE
PUD 016	VIEW OF APARTMENT ENTRY CORNER
PUD 017	VIEW OF STOOPS AT MONROE ST NE
PUD 018	VIEW TOWARD MONROE ST NE
PUD 019	VIEW AT CORNER OF MONROE ST AND 10TH STREET
PUD 020	VIEW OF TOWNHOUSES SEPARATION ON 10TH ST
PUD 021	VIEW OF 10TH ST TOWARD MONROE ST NE
PUD 022	VIEW AT CORNER OF LAWRENCE AND 10TH ST
PUD 023	[NOT IN SUBMISSION]
PUD 024	VIEW FROM LAWRENCE ST AT ALLEY ENTRANCE
PUD 025	VIEW FROM LAWRENCE AND 9TH ST
PUD 026	VIEW FROM 9TH ST TOWARD NORTH COURTYARD
PUD 027	MASSING STUDIES
PUD 028	MASSING STUDIES
PUD 029	SITE PLAN
PUD 030	1ST & 2ND FLOOR PLAN
PUD 031	3RD & 5TH FLOOR PLAN
PUD 032	6TH FLOOR & ROOF PLAN
PUD 033	SHADOW STUDIES
PUD 034	BUILDING ELEVATIONS
PUD 035	BUILDING ELEVATIONS
PUD 036	BUILDING ELEVATIONS
PUD 037	BUILDING SECTIONS
PUD 038	BUILDING SECTIONS
PUD 039	TYPICAL BAY STUDY
PUD 040	TYPICAL BAY STUDY
PUD 041	TYPICAL BAY STUDY
PUD 042	MATERIAL BOARD
PUD 043	ALLEY TRUCK TURNING DIAGRAM
PUD 044	ALLEY DELIVERY VAN TURNING DIAGRAM
PUD 045	PRELIMINARY LEED SCORECARD
PUD 046	PLAT

PUD INDEX OF DRAWINGS -CIVIL	
Sheet Number	Sheet Name
C-01	GENERAL NOTES AND LEGEND
C-02	EXISTING CONDITIONS AND DEMOLITION PLANS
C-03	SITE PLAN
C-04	GRADING PLAN
C-05	UTILITY PLAN
C-06	STORMWATER MANAGEMENT AND GAR PLAN
C-07	GREEN AREA RATIO WORKSHEET
C-08	EROSION AND SEDIMENT CONTROL PLAN

PUD INDEX OF DRAWINGS -LANDSCAPE	
Sheet Number	Sheet Name
PUD L1	MATERIALS & PLANTING PLAN
PUD L2	MATERIALS & PLANTING PLAN
PUD L3	MATERIALS & PLANTING PLAN
PUD L4	MATERIALS & PLANTING PLAN

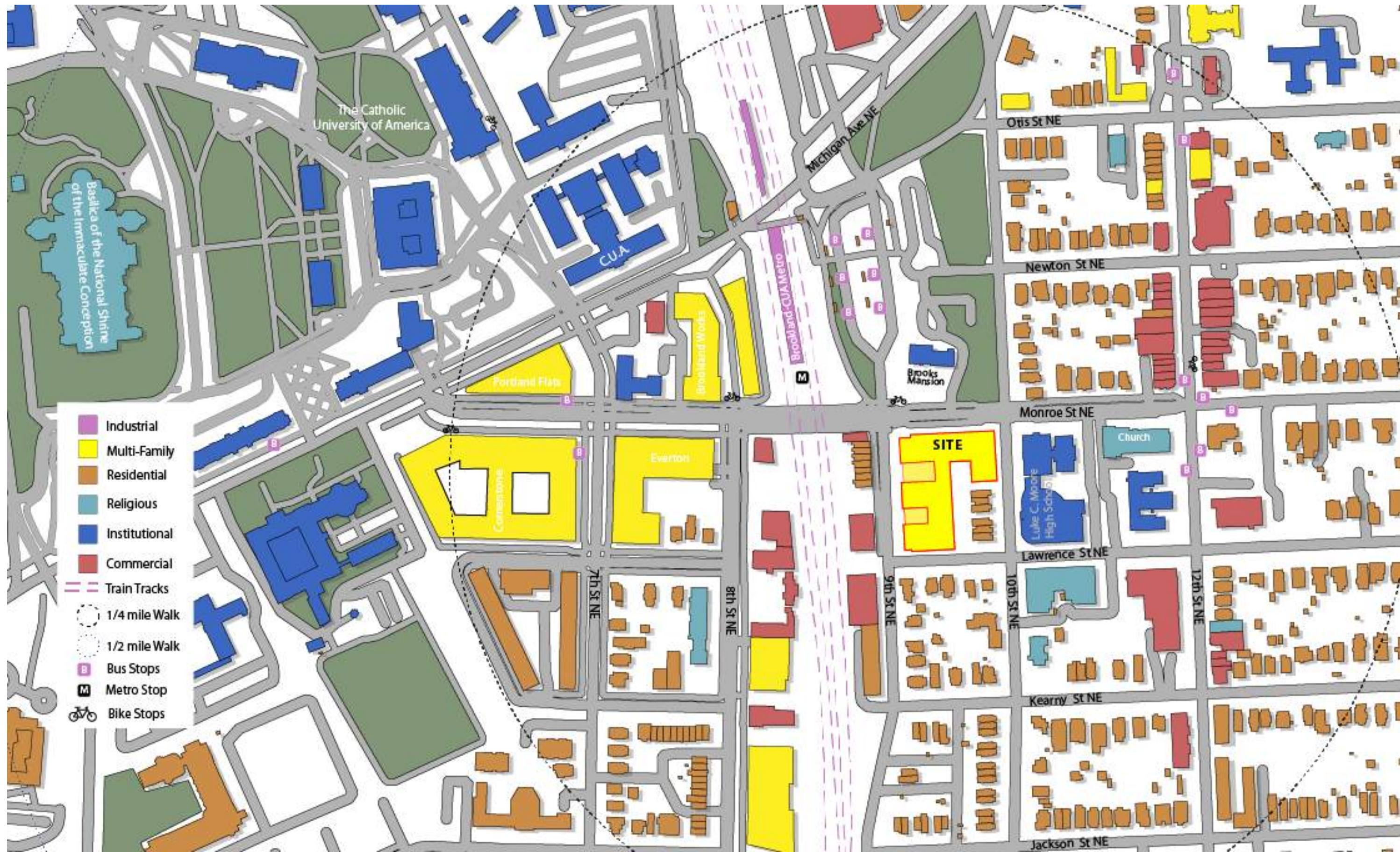


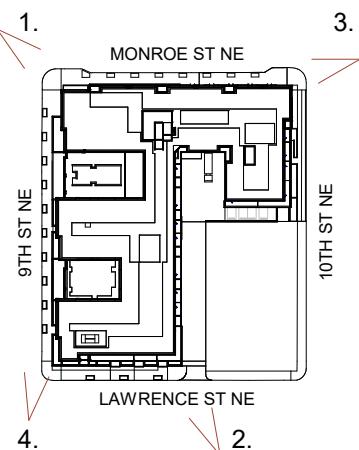
901 MONROE ST NE

PUD 003

© 2024, Maurice Walters Architect, Inc.

mauricewalters | architect

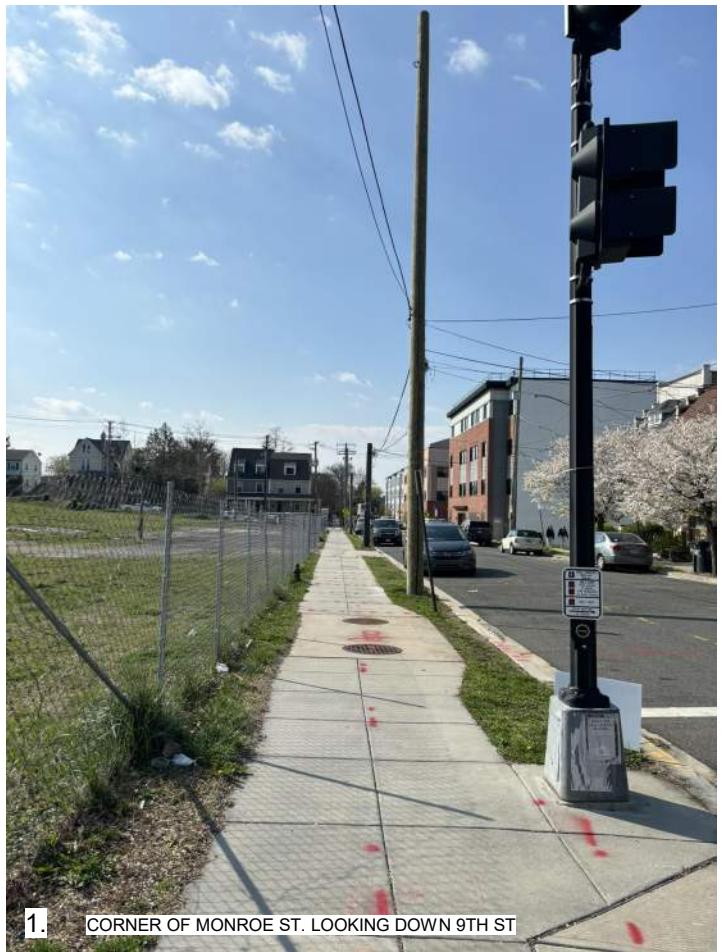




901 MONROE ST NE

PUD 005

© 2024, Maurice Walters Architect, Inc.  
mauricewalters | architect



1. CORNER OF MONROE ST. LOOKING DOWN 9TH ST



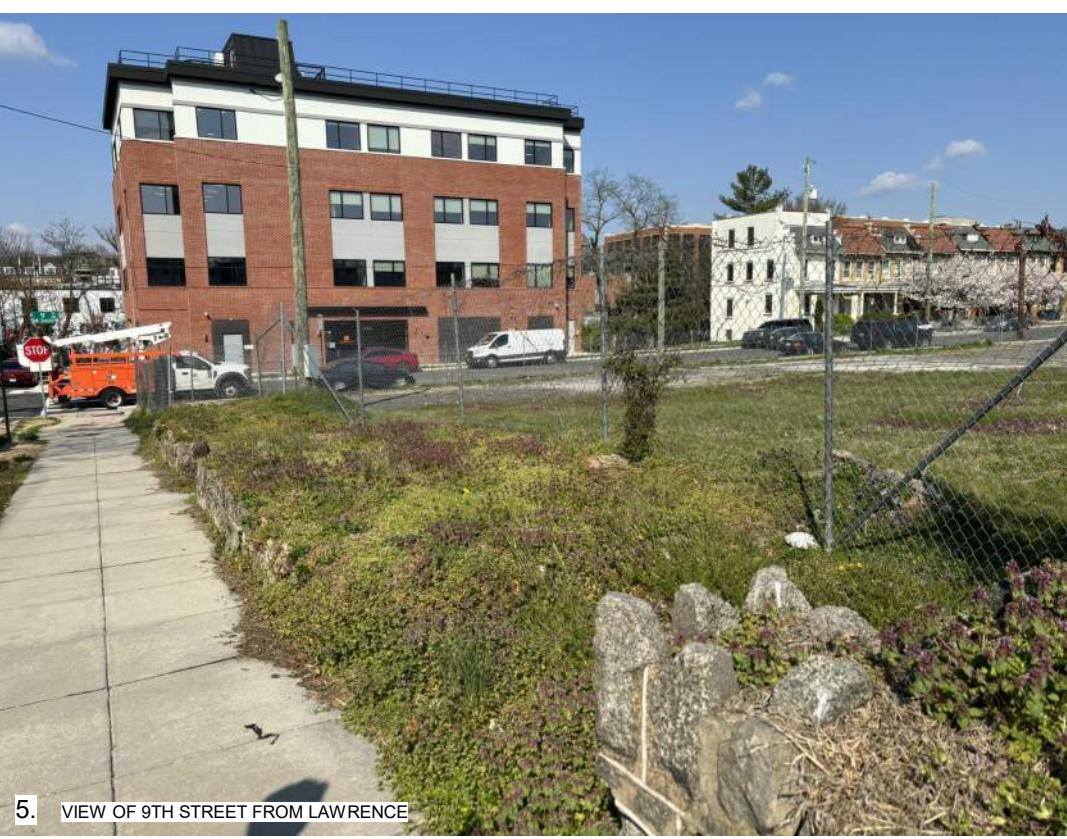
2. STANDING ON 10TH ST LOOKING ACROSS SITE TO 9TH ST



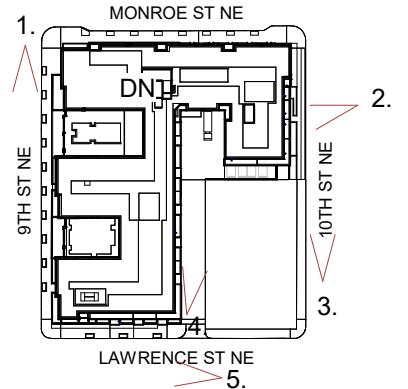
3. 10TH ST AND MONROE ST

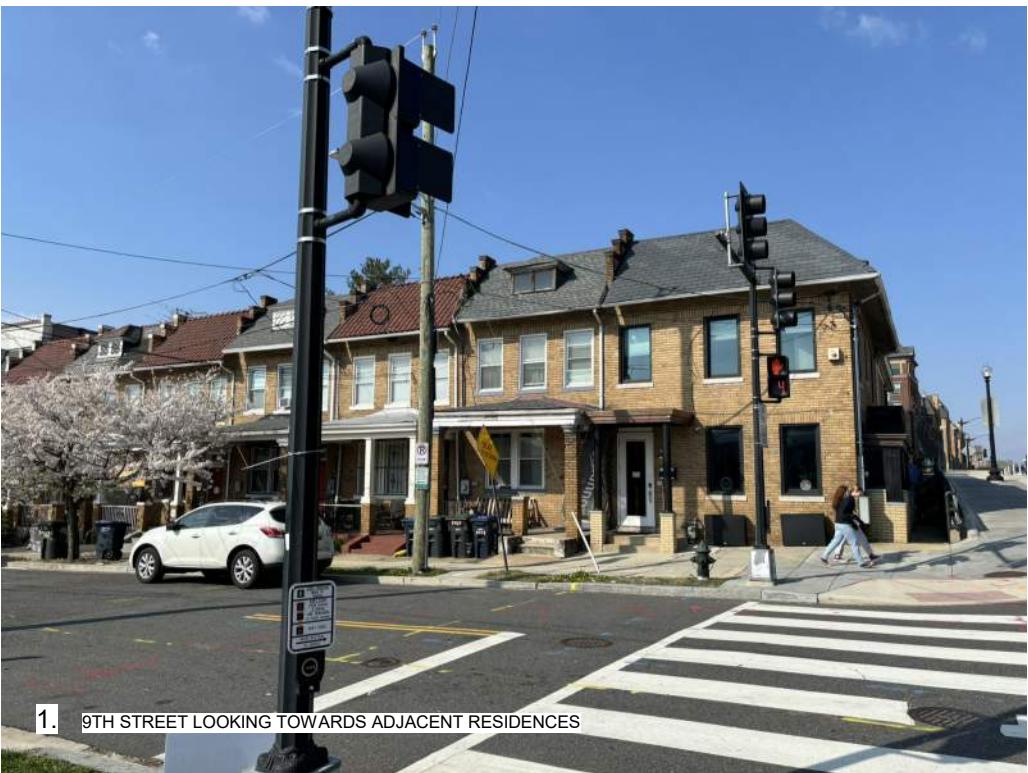


4. VIEW FROM LAWRENCE DOWN ALLEY



5. VIEW OF 9TH STREET FROM LAWRENCE





1. 9TH STREET LOOKING TOWARDS ADJACENT RESIDENCES



2. CORNER OF 9TH ST AND MONROE ST



3. CORNER OF 9TH ST AND MONROE ST LOOKING TOWARDS BROOKLAND METRO



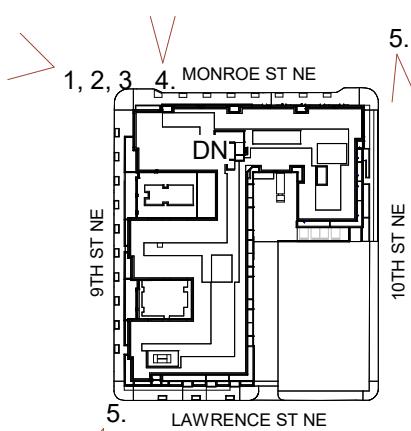
4. STANDING ON MONROE STREET LOOKING TOWARDS BROOKS MANSION



5. CORNER OF 9TH ST AND LAWRENCE STREET



6. CORNER OF MONROE ST AND 10TH STREET



© 2024, Maurice Walters Architect, Inc.

mauricewalters | architect

901 MONROE ST NE

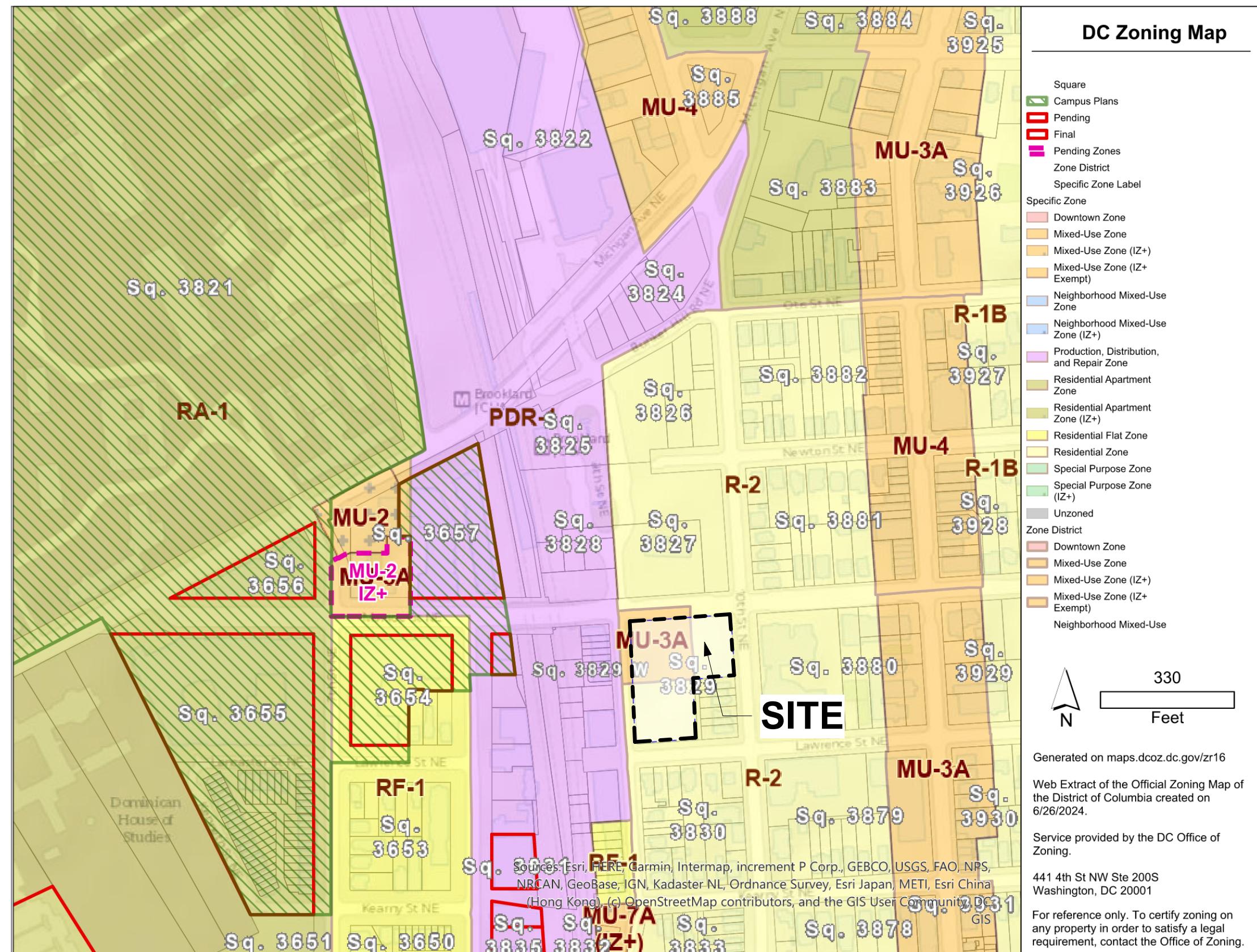
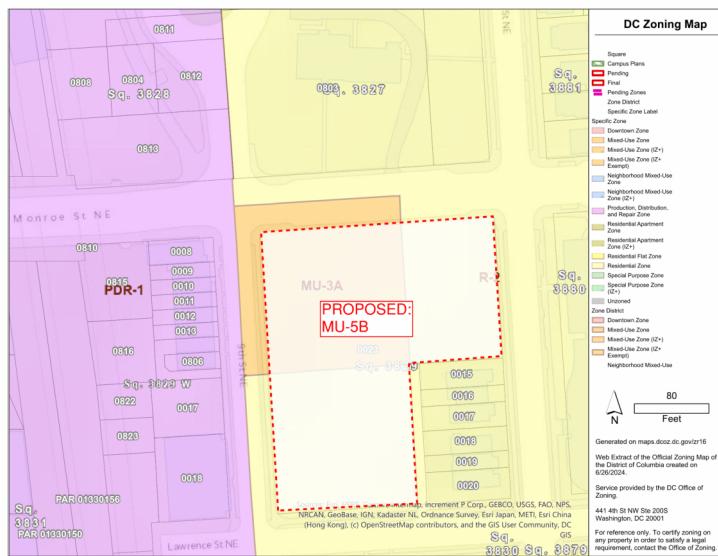
PUD 007

PROPOSED ZONE: MU-5B  
MATTER-OF-RIGHT LIMITS:

MAX LOT OCCUPANCY: 80%  
MAX F.A.R.: 3.5 (4.2 IZ)  
MAX HEIGHT: 75'

### **PUD LIMITS:**

MAX F.A.R.: 5.04  
MAX HEIGHT: 90'

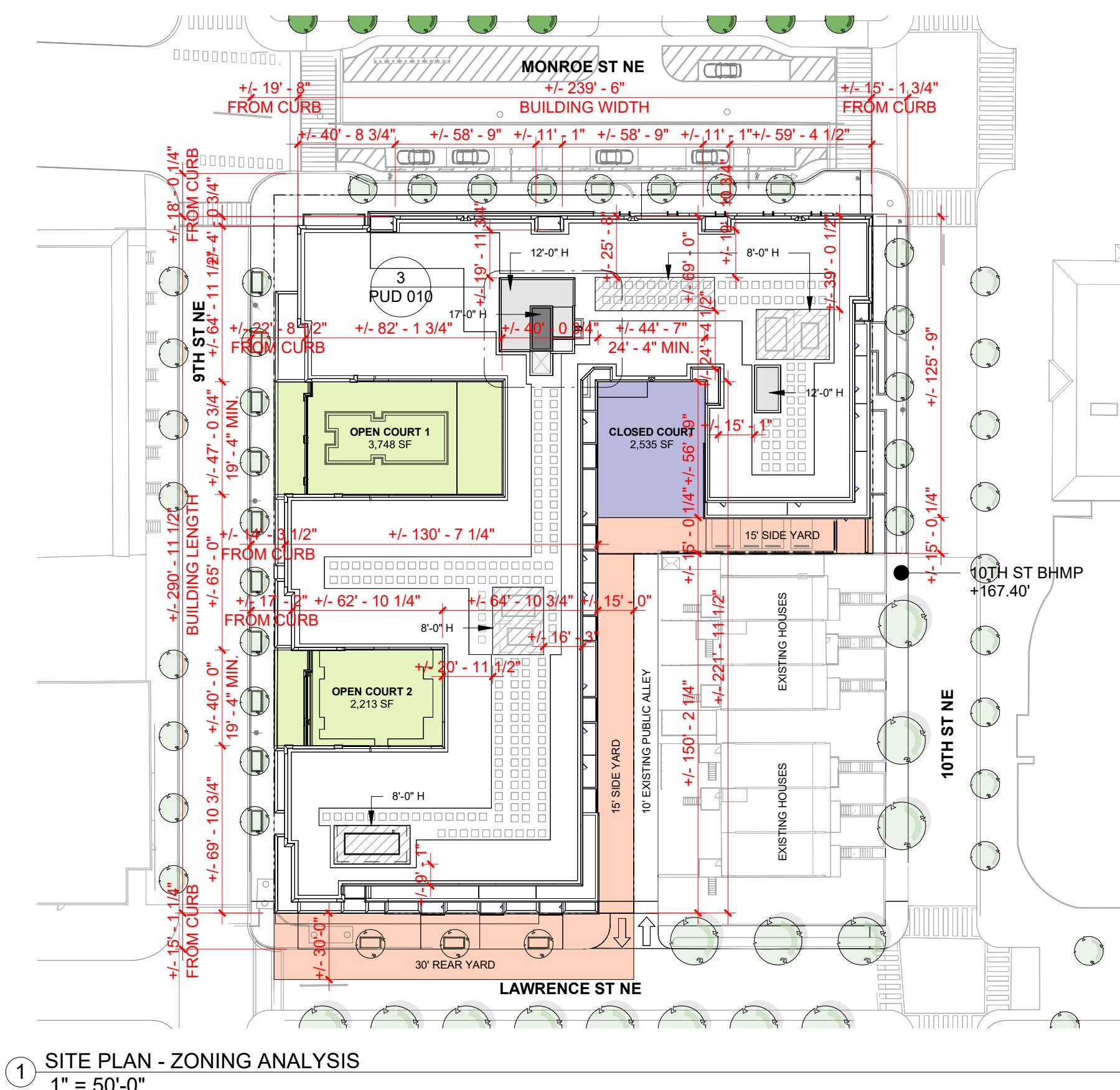


901 MONROE ST NE

PUD 008

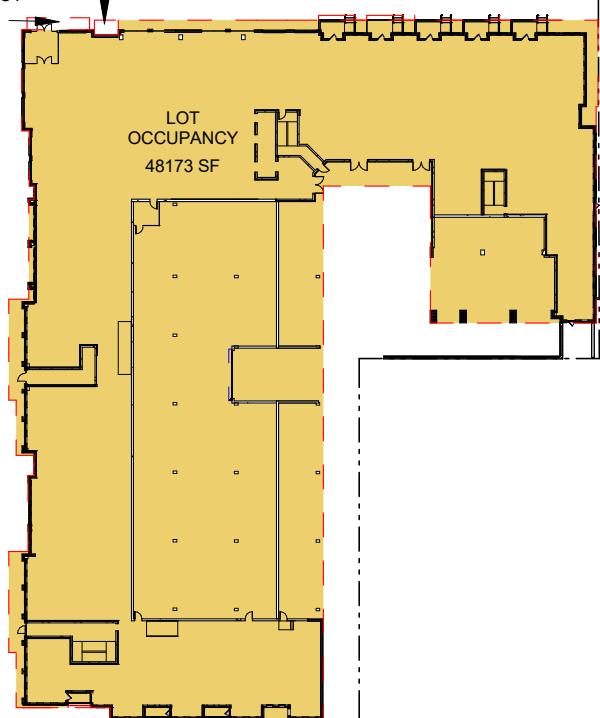
© 2024, Maurice Walters Architect, Inc.

	ALLOWABLE			PROVIDED
	EXISTING ZONING (MU-3A)	EXISTING ZONING (R-2)	PROPOSED ZONING (MU-5B)	
<b>FAR</b> 11 DCMR, 201.1	1, or 1.2 (IZ)	1 principal dwelling and 1 accessory apt 0.9, public recreation or comm. center	3.5, or 4.2 (IZ)	4.2 251,745 SF (GFA) / 60,000 SF (site area) = 4.2 FAR provided
<b>Max. Building Height</b> 11 DCMR, 203.2	40' - 0"	40' - 0"	75' - 0"	75' - 0"
<b>Max. Number of Stories</b> 11 DCMR, 203.2	3 stories	3 stories	No limit	6 stories
<b>Inclusionary Zoning</b> 11 DCMR, 1003.1			The greater of 10% of the residential gross floor area, excluding penthouse habitable space or 75% of the bonus density utilized	
<b>Max. Penthouse Height</b> 11 DCMR, 205.1, 1503.4	12' - 0"	12' - 0", one story	20' - 0", one story (Of a single, uniform height)	12' - 0"
<b>Max. Mech Penthouse Height</b> 11 DCMR, 205.1, 1503.4	15' - 0"	12' - 0", one story	20' - 0", two stories (Of a single, uniform height; except walls enclosing an elevator override may be of a different single, uniform height. Required screening around uncovered mechanical equipment shall be of a single uniform height.)	17' - 0"
<b>Penthouse Setbacks</b> 11 DCMR, 1504.1			A penthouse or rooftop structure shall be set back from the edge of the roof upon which is located, a distance equal to its height from the front building wall of the roof; a distance equal to its height from building walls that border all sides of an open court on the property.	1:1 setbacks provided for all penthouses
<b>Rear Yard</b> 11 DCMR, 207.5, 207.6	20' - 0" Min.	20' - 0" Min.	15' - 0" Min.	15' - 0"
<b>Side Yard</b> 11 DCMR, 208.2, 208.6	Not required, but if provided it shall be min. 2 inch wide for each one foot of height of building, but not less than 5' - 0"	One side yard of min. 8'-0" in width for all semi-detached building; Two side yards of min. 8'-0" in width for all detached buildings	Not required, but if provided it shall be at min. 2 inch wide for each one foot of height of building, but not less than 5' - 0"	A portion of a building, set back from the side lot line shall be considered a side yard Side yard provided: 2" x 71' - 4" building height = 12' - 0" required, 15' - 0" provided
<b>Courts:</b>	Not required, but if provided it shall have the minimum dimensions:	Not required, if provided it shall have the minimum dimensions:	Not required, if provided it shall have the minimum dimensions:	Not required but provided:
<b>Open Court</b> 11 DCMR, 209.1	Residential, 3 or more units: 4 in per 1 ft of height of court, not less than 10 ft	Single Household: N / A Other Structures: 2.5 in per 1 ft of height of court, not less than 6 ft	Residential, 3 or more units: 4 in per 1 ft of height of court, not less than 10 ft	Courtyard 1 = 58' - 4" x 4" = 19'-5" min. width rqd, ~47'-0" provided, Area provided = 3,748 SF Courtyard 2 = 58' - 4" x 4" = 19'-5" min. width rqd, 40'-0" provided, Area provided = 2,213 SF
<b>Closed Court</b> 11 DCMR, 209.1	Residential, 3 or more units: 4 in per 1 ft of height of court, not less than 15 ft; Min. area shall be twice the square of the required width of court, but not less than 350 sf	Single Household: N / A Other Structures: 2.5 in per 1 ft of height of court, not less than 12 ft	Residential, 3 or more units: 4 in per 1 ft of height of court, not less than 15 ft; Min. area shall be twice the square of the required width of court, but not less than 350 sf	Courtyard 3 = 72'-10" x 4" = 24'-4" min. width rqd, ~44'-7" provided, Area provided = 2,535 SF
<b>Lot Occupancy</b> 11 DCMR, 210.1	60%	40%	80%	80%
<b>Green Area Ratio</b>	0.30	N / A	0.30	0.30
<b>Vehicle Parking</b> 11 DCMR, 701.5, 702.1	Multiple dwelling: 1 per 2 units Single dwelling: 1 per principal unit	1 per 3 dwelling units; Parking requirement shall be reduced by 50% for any site located within one-half mile (0.5 mi) of a Metrorail station that is currently in operation: 1 per 6 dwelling units or 0.17	232 dwelling units / 6 spaces = 39 parking spaces required 54 parking spaces provided = 0.23 spaces / dwelling units	
<b>Bicycle Parking</b> 11 DCMR, 802.1		N / A	Long-Term = 1 space for each 3 dwelling units Short-Term = 1 space for each 20 dwelling units	Long-Term = 232 units / 3 = 78 spaces required, 80 provided Short-Term = 232 units / 20 = 12 spaces required, 12 provided
<b>Residential Loading</b> 11 DCMR, 901.1		N / A	Min. Number of Loading Berths required = 1 Min. Number of Service/Delivery spaces required = 1 Min. Vertical clearance of Loading Platform = 10' - 0"	Loading Berth provided = 1 berth of 12' - 0" width x 30' - 0" length, open to sky, with 100 sf platform Service/Delivery provided = 1 space of 10' - 0" width x 20' - 0" length, open to sky Vertical clearance of Loading Platform provided = 10' - 2"

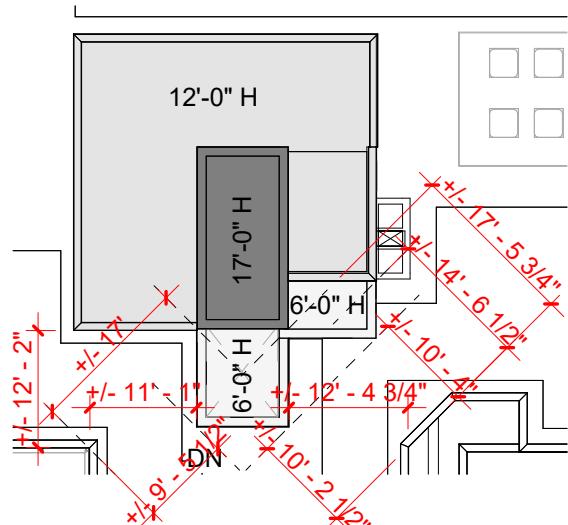


1 SITE PLAN - ZONING ANALYSIS  
1" = 50'-0"

CANOPY NOT INCLUDED IN LOT OCCUPANCY  EXTERIOR BALCONY (LESS THAN 2 WALLS AROUND PERIMETER) NOT INCLUDED IN LOT OCCUPANCY



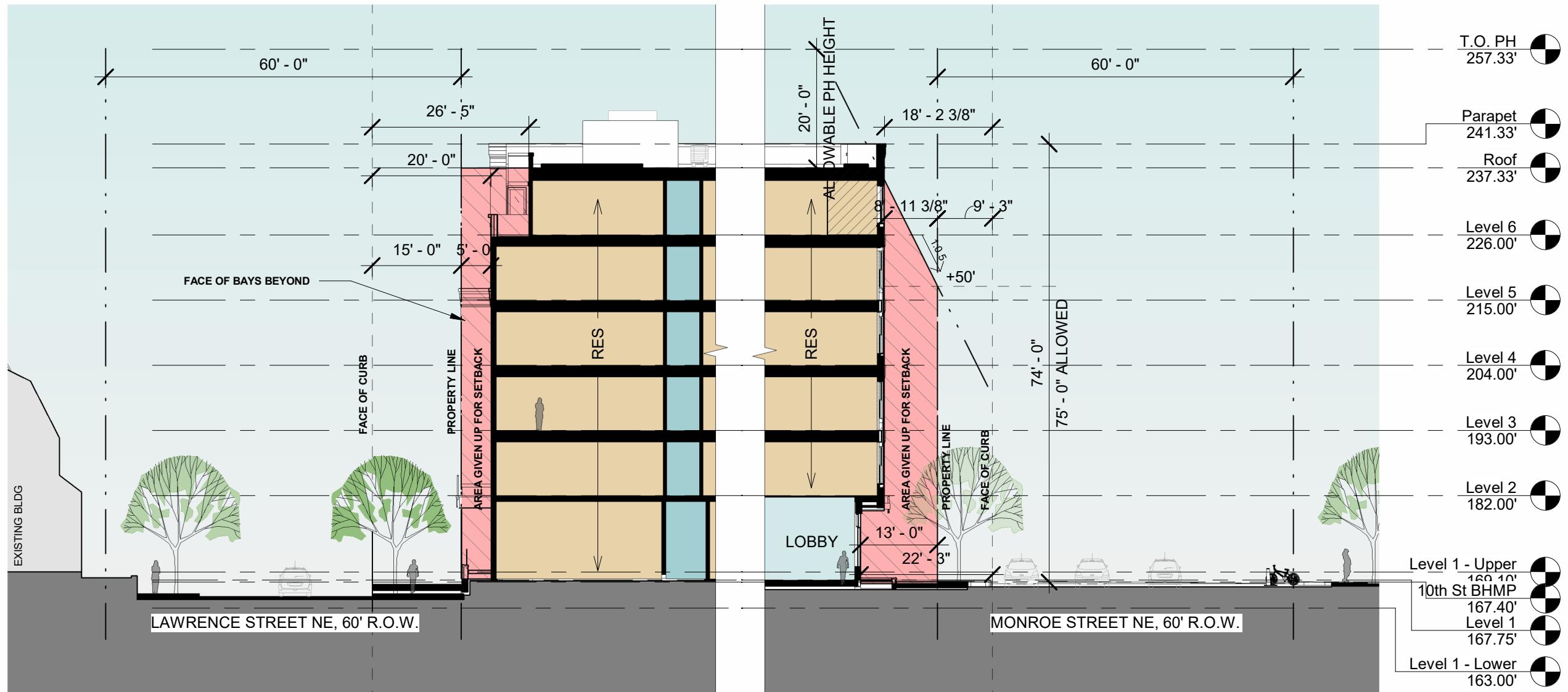
2 ZONING - LOT OCCUPANCY  
1" = 80'-0"



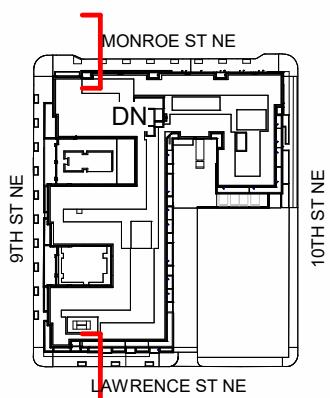
3 PENTHOUSE & ELEVATOR SETBACKS  
1" = 20'-0"

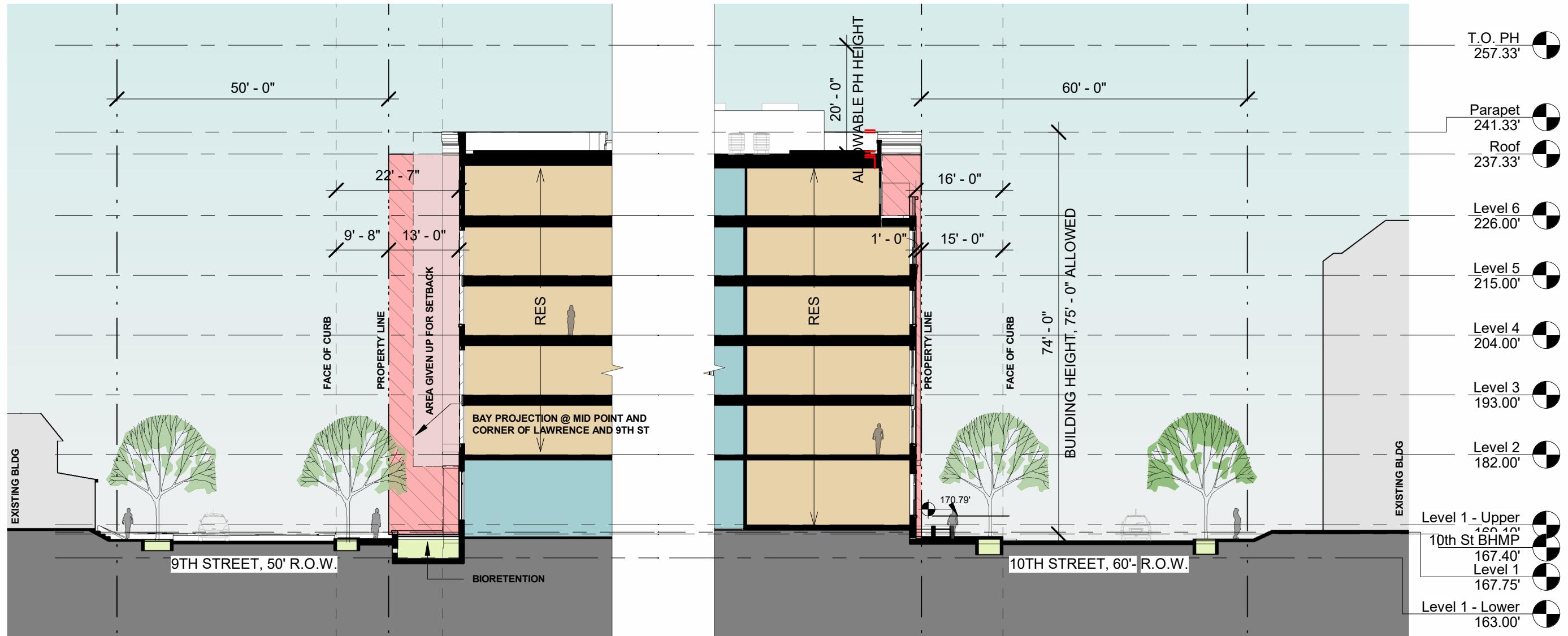
## LEGEND

- 6'-0" ELEVATOR OVERRIDE & STAIR PENTHOUSE
- 12'-0" PENTHOUSE
- 17'-0" ELEVATOR OVERRIDE
- 8'-0" MECH SCREEN WALL ENCLOSURE, OPEN TO SKY

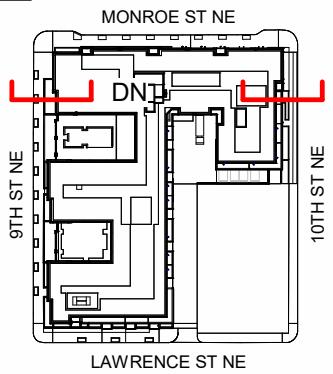


1 LONGITUDINAL SECTION A1  
1" = 20'-0"





1 TRANSVERSE SECTION B2  
1" = 20'-0"



901 MONROE ST NE

PUD 012

© 2024, Maurice Walters Architect, Inc.

# maurice**walters** | architect

Ravenna, 901 Monroe St. NE  
Washington, DC 20017

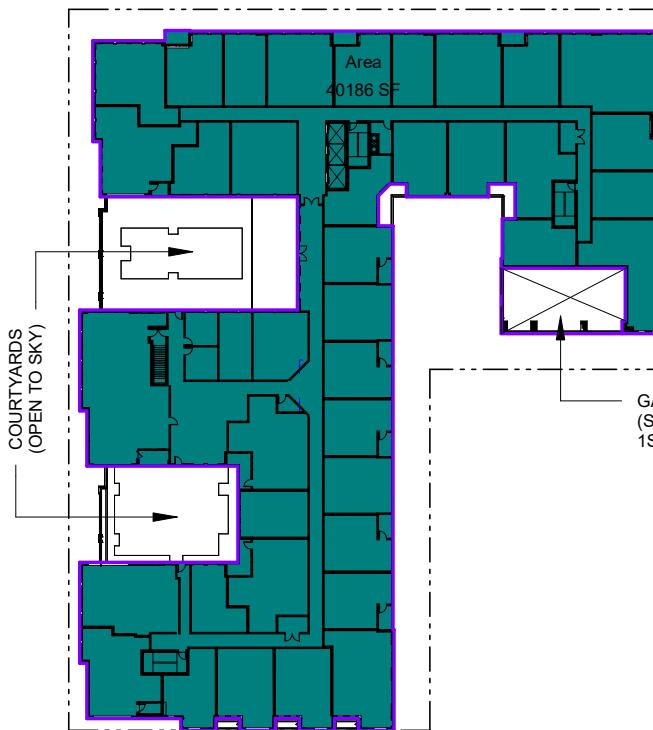
Horning

10/30/2024

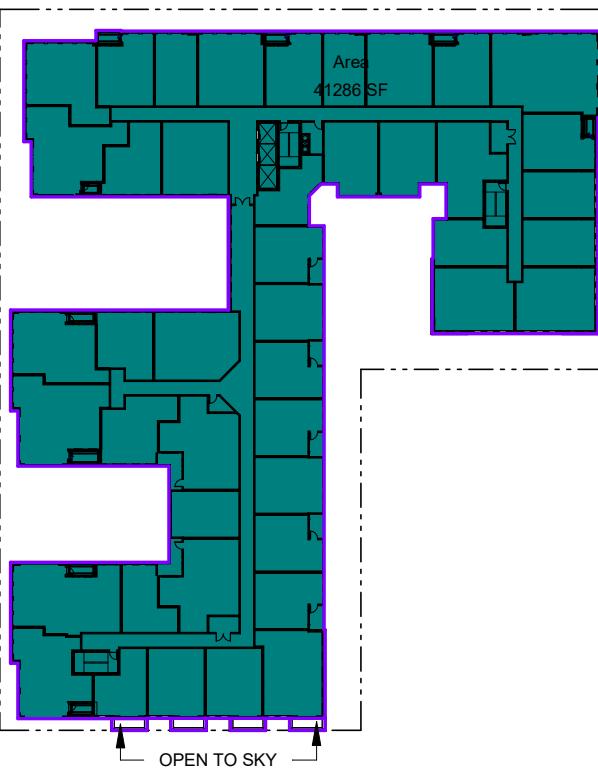
MU-5B Building												
Floor	Height	FAR	Garage	Parking Spaces	Unit Types							
					ft.	s.f.	s.f.	Studio	JR 1BD	1BD	1BD + Den	
Parapet	4.00											Total
6	11.33	38,256			3	6	18	7	7	2	43	
5	11.00	41,286			1	7	18	7	9	2	44	
4	11.00	41,582			1	7	18	7	9	2	44	
3	11.00	41,582			1	7	18	7	9	2	44	
2	11.00	40,186			1	5	18	6	4	3	37	
1	14.58	48,349	15,904	54	0	13	1	5	0	1	20	
<b>Totals</b>	<b>74.31</b>	<b>251,241</b>	<b>15,904</b>	<b>54</b>	<b>7</b>	<b>45</b>	<b>91</b>	<b>39</b>	<b>38</b>	<b>12</b>	<b>232</b>	

Notes:

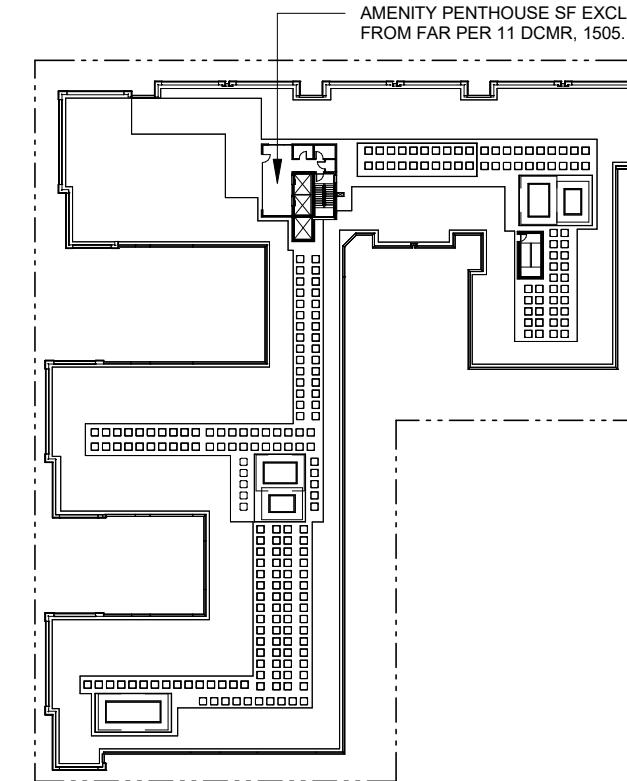
1. Areas are preliminary, approximate and subject to change.



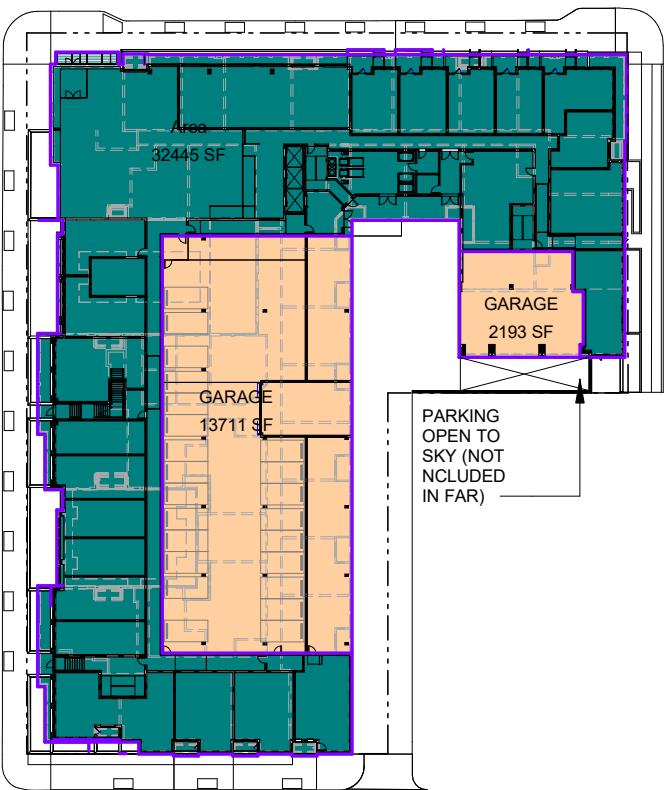
② Level 2  
1" = 80'-0"



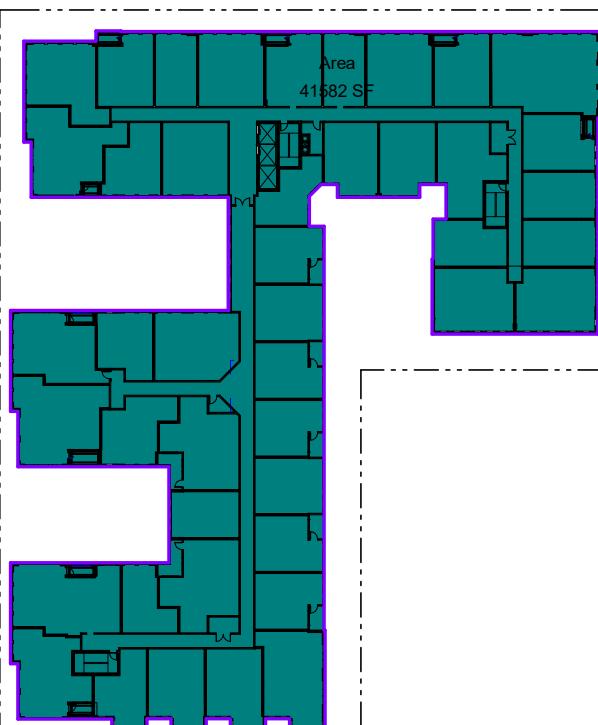
④ Level 5  
1" = 80'-0"



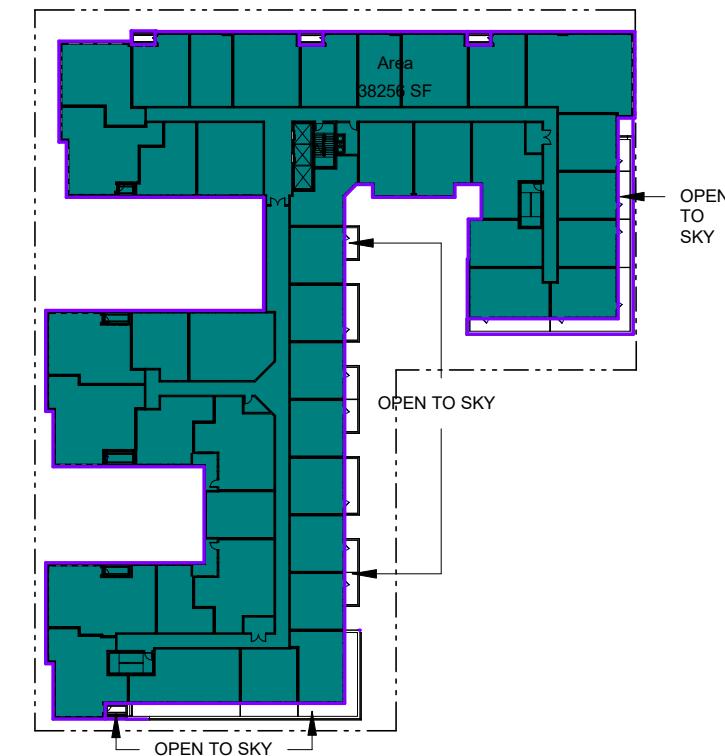
⑥ Roof  
1" = 80'-0"



① Level 1 - Upper  
1" = 80'-0"



③ Level 3 - 4 (Typ. Flr)  
1" = 80'-0"



⑤ Level 6  
1" = 80'-0"