

PUD APPLICATION

901 MONROE ST NE

PROJECT TEAM

OWNER

Horning

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Washington, DC 20010

The Menkiti Group

3401 8th Street NE
Washington, DC

ARCHITECT

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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

Gorove Slade Associates, Inc.

1140 Connecticut Ave NW
Washington, DC 20036



mauricewalters | architect

11.01.24

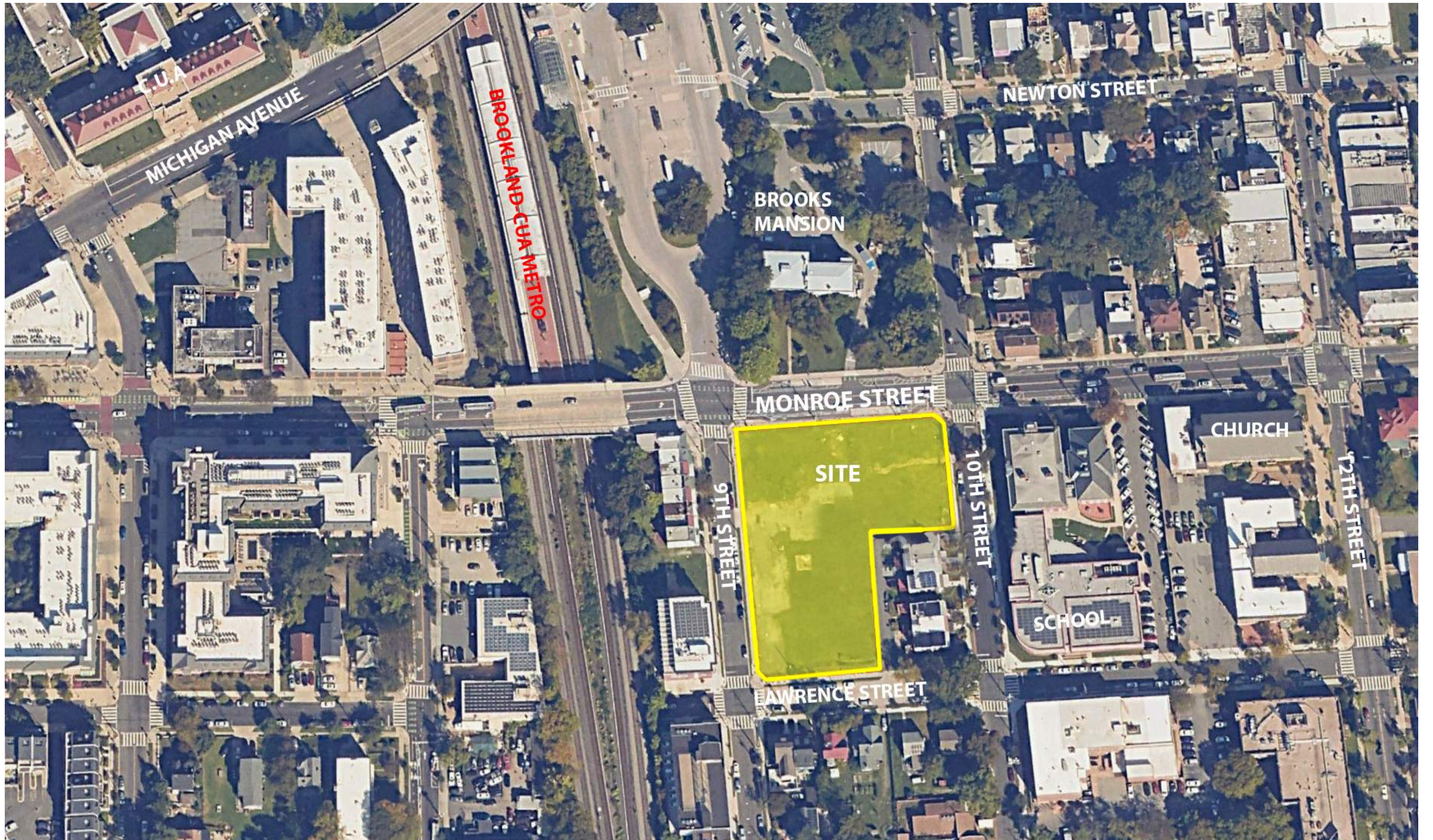
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ZONING COMMISSION
District of Columbia
CASE NO.24-15
EXHIBIT NO.3G1

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901 MONROE ST NE

PUD 003

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PUD 004

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1 GOOGLE MAPS VIEW FROM CORNER OF MONROE ST. & 9TH ST



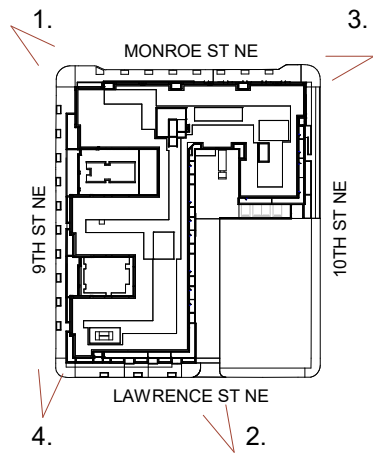
2 GOOGLE MAPS VIEW FROM LAWRENCE AT ALLEY



3 GOOGLE MAPS VIEW FROM CORNER OF MONROE ST. & 10TH ST



4 GOOGLE MAPS VIEW FROM CORNER OF LAWRENCE AND 9TH ST



901 MONROE ST NE

PUD 005

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



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



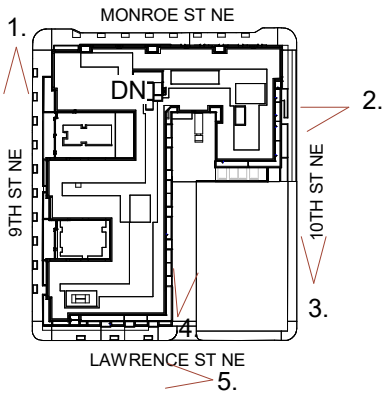
3. 10TH ST AND MONROE ST



4. VIEW FROM LAWRENCE DOWN ALLEY



5. VIEW OF 9TH STREET FROM LAWRENCE



901 MONROE ST NE

PUD 006



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



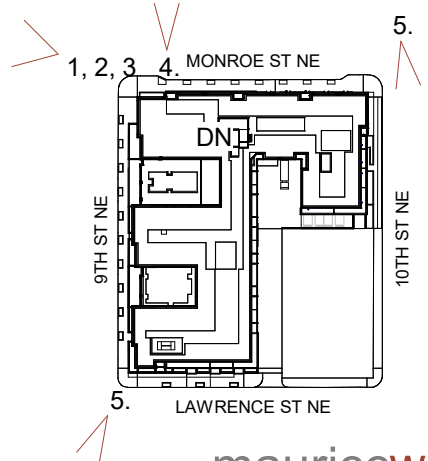
4. STANDING ON MONROE STREET LOOKING TOWARDS BROOKS MANSION



5. CORNER OF 9TH ST AND LAWRENCE STREET



6. CORNER OF MONROE ST AND 10TH STREET



901 MONROE ST NE

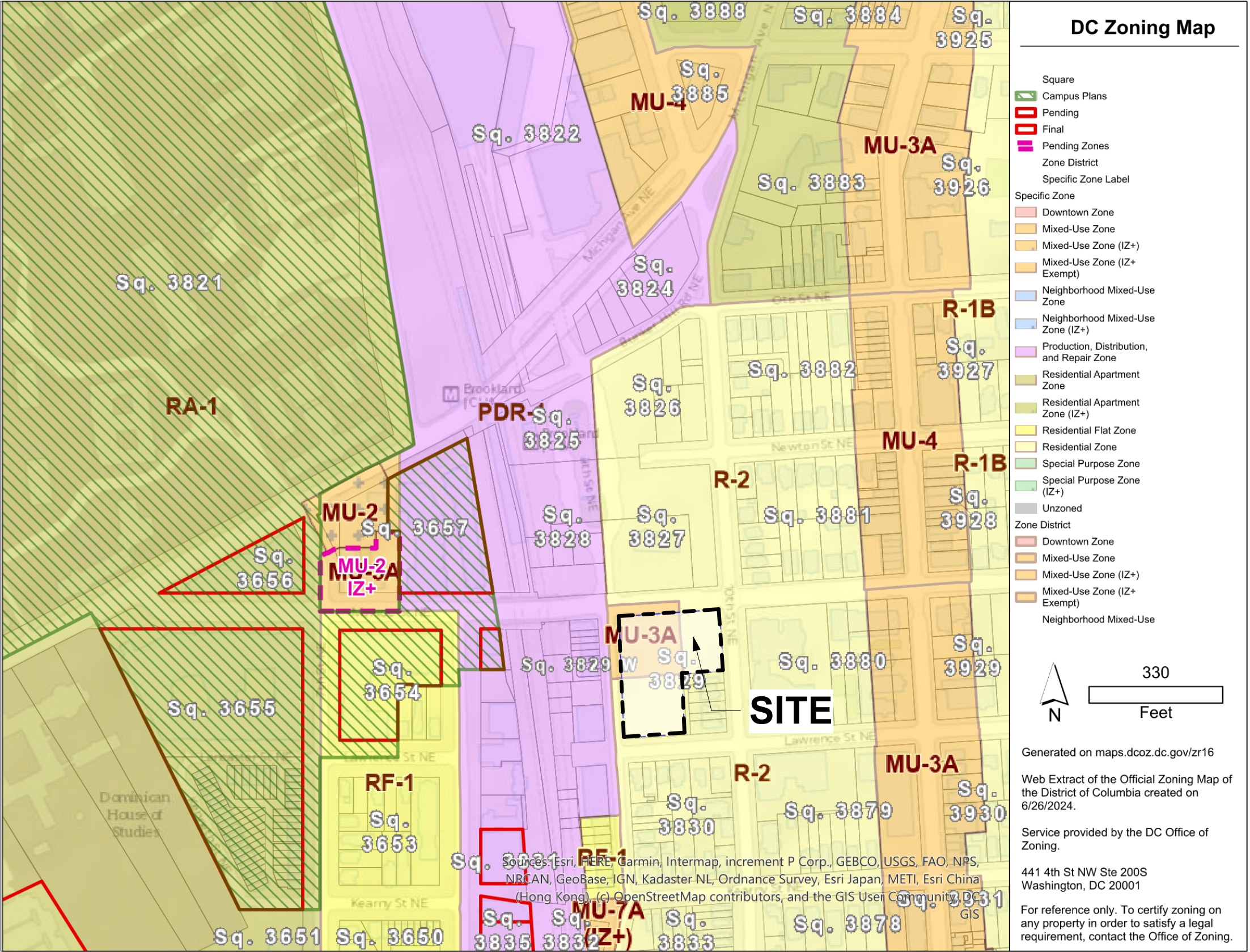
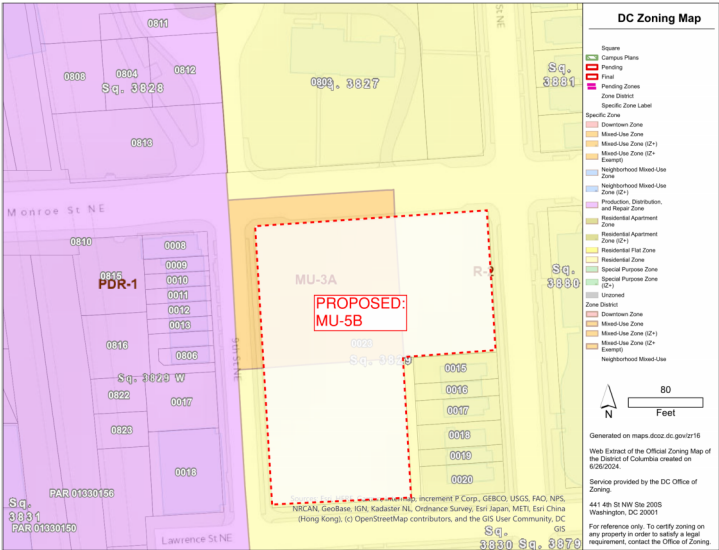
PUD 007

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

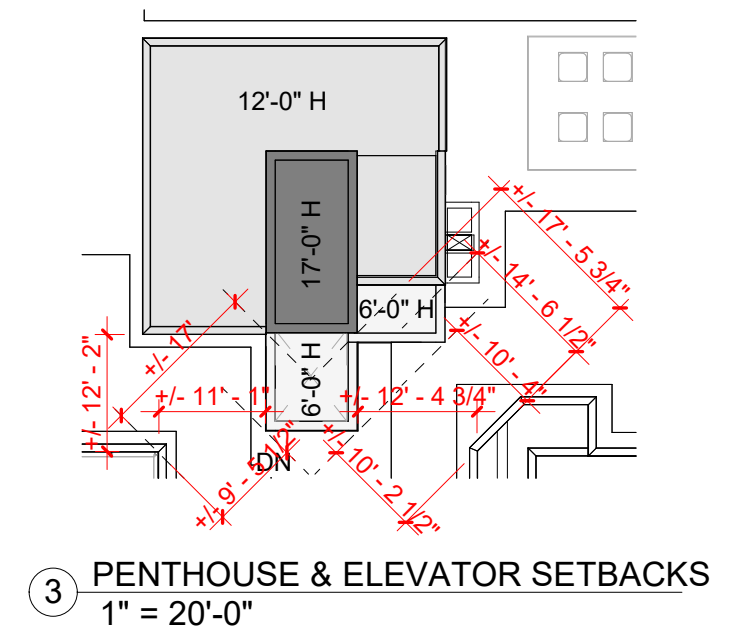
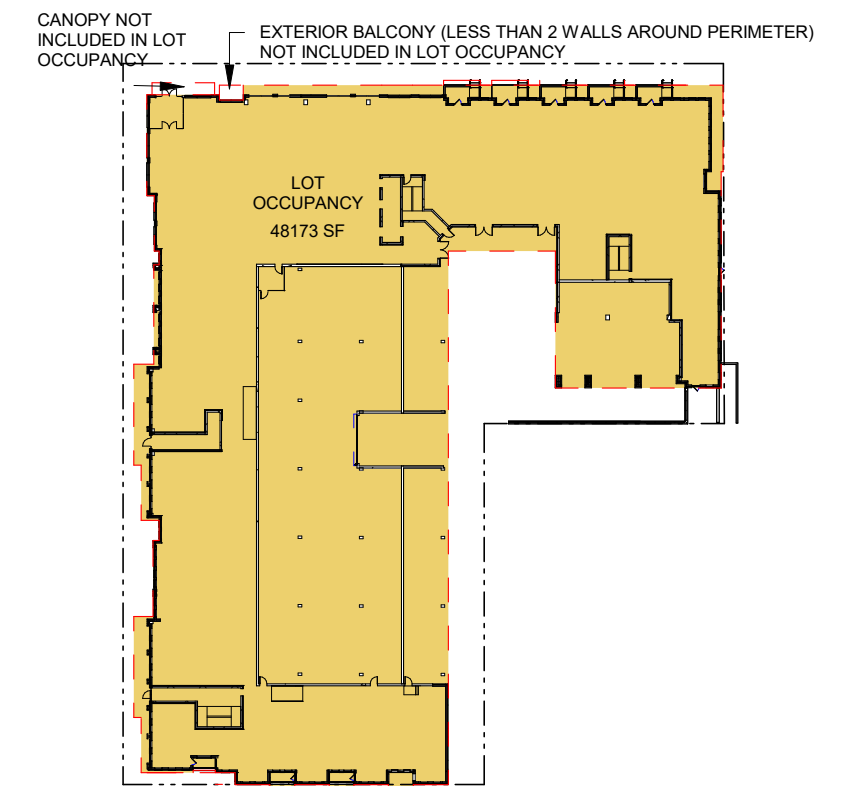
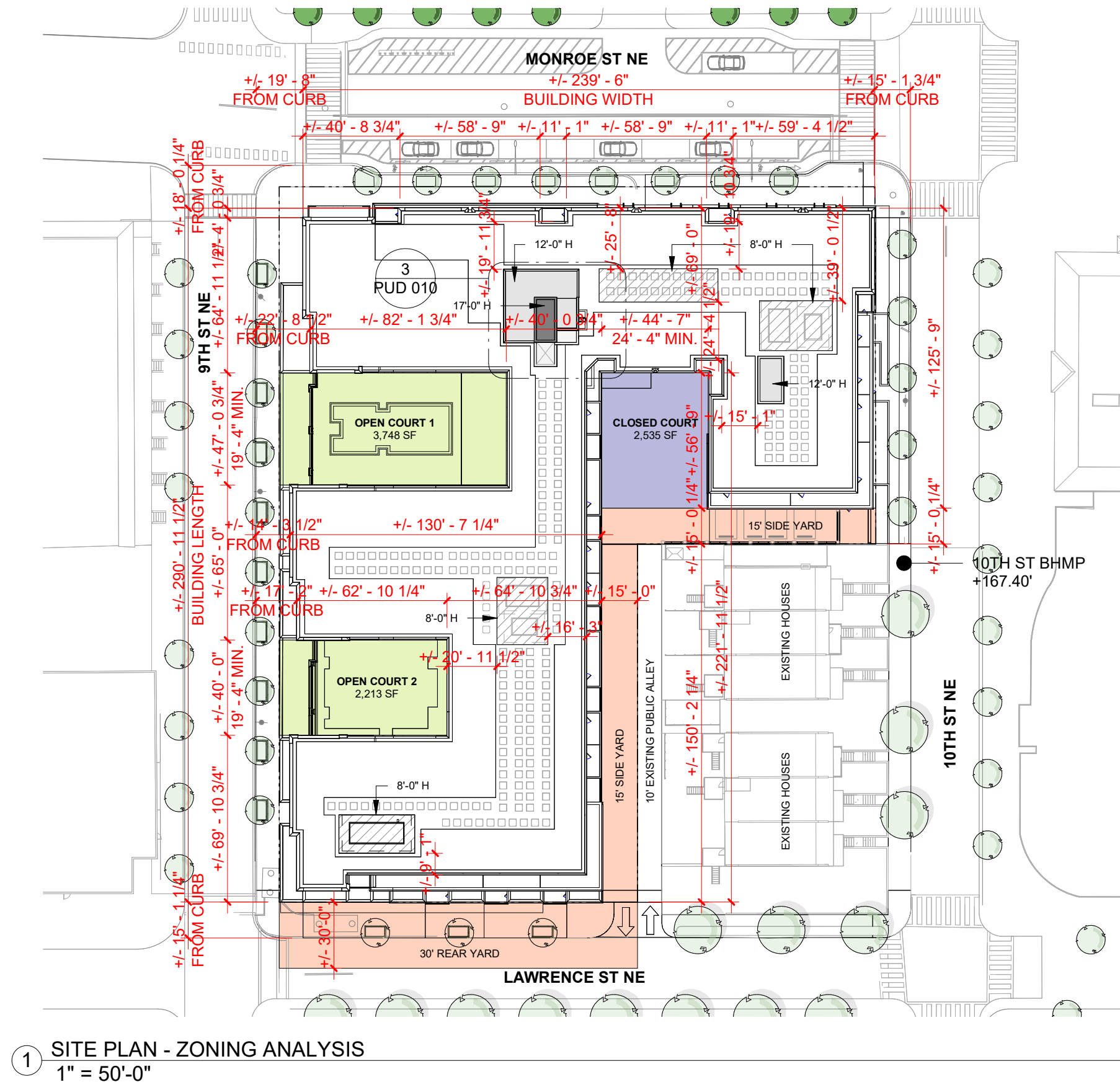
MAX LOT OCCUPANCY: 80%
MAX F.A.R.: 3.5 (4.2 IZ)
MAX HEIGHT: 75'





PUD LIMITS:

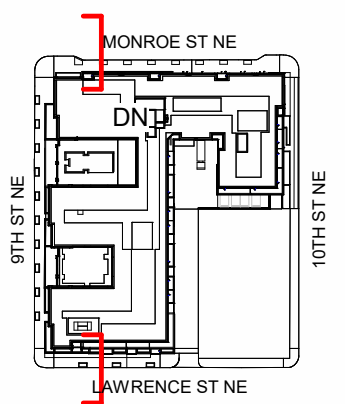
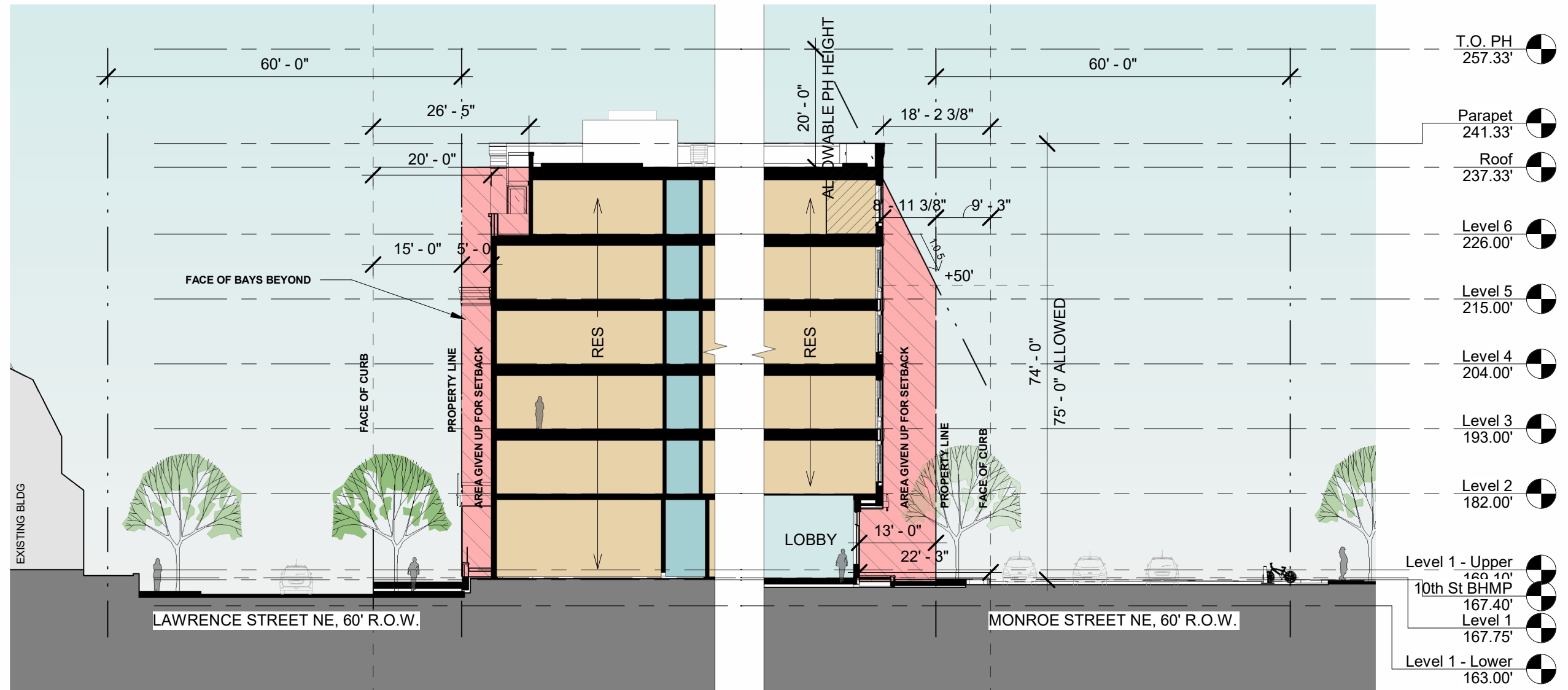
MAX F.A.R.: 5.04
MAX HEIGHT: 90'

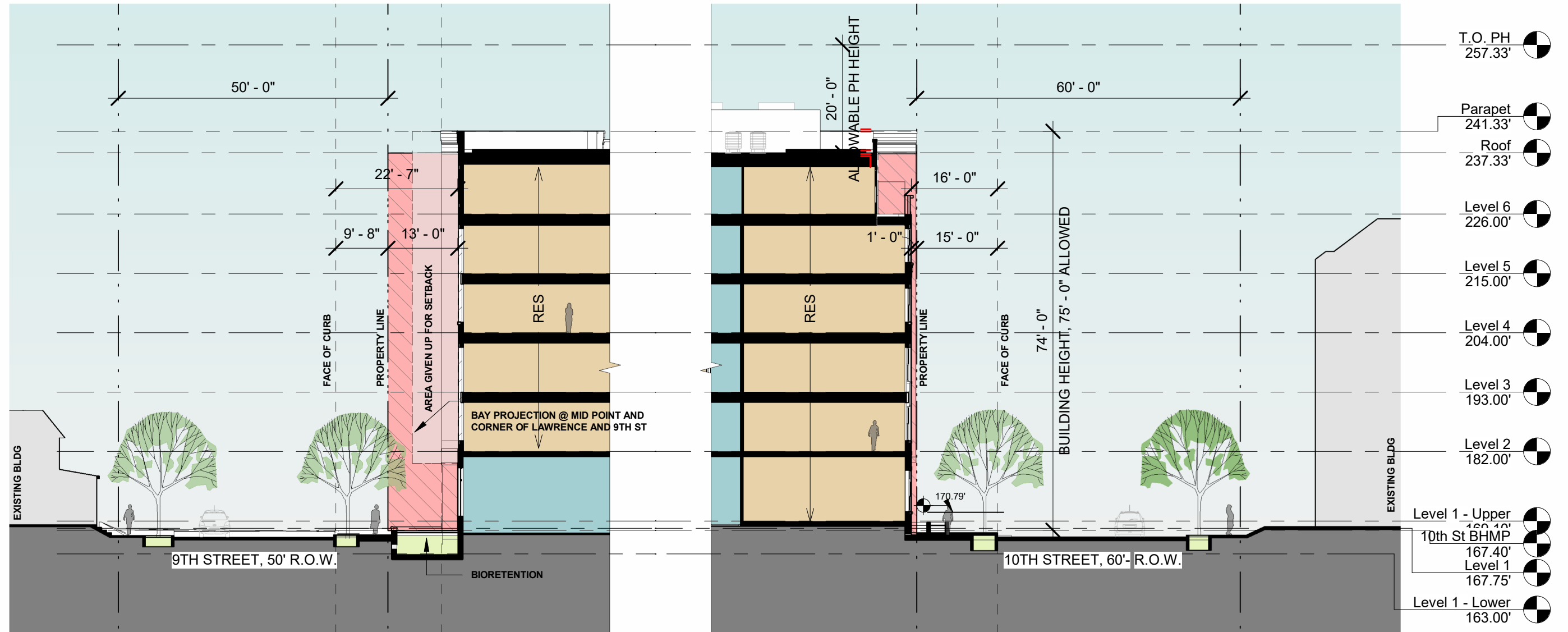


	ALLOWABLE			PROVIDED
	EXISTING ZONING (MU-3A)	EXISTING ZONING (R-2)	PROPOSED ZONING (MU-5B)	
FAR 11 DCMR, 201.1	1, or 1.2 (IZ)	1 principal dwelling and 1 accessory apt 0.9, public recreation or comm. center	3.5, or 4.2 (IZ)	4.2 251,745 SF (GFA) / 60,000 SF (site area) = 4.2 FAR provided
Max. Building Height 11 DCMR, 203.2	40' - 0"	40' - 0"	75' - 0"	75' - 0"
Max. Number of Stories 11 DCMR, 203.2	3 stories	3 stories	No limit	6 stories
Inclusionary Zoning 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	
Max. Penthouse Height 11 DCMR, 205.1, 1503.4	12' - 0"	12' - 0", one story	20' - 0", one story (Of a single, uniform height)	12' - 0"
Max. Mech Penthouse Height 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"
Penthouse Setbacks 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 euqal to its height from building walls that border all sides of an open court on the property.	1:1 setbacks provided for all penthouses
Rear Yard 11 DCMR, 207.5, 207.6	20' - 0" Min.	20' - 0" Min.	15' - 0" Min.	15' - 0"
Side Yard 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
Courts:	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:
Open Court 11 DCMR, 209.1	Residential, 3 or more units: 4 in per 1 ft of height of court, not less than 10 ft	Single Houseld: 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
Closed Court 11 DCMR, 209.1	Residential, 3 or more units: 4 in per 1 ft of height of court, not less than 15 ft; Min. are shall be twice the square of the required width of court, but not less than 350 sf	Single Houseld: 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. are 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
Lot Occupancy 11 DCMR, 210.1	60%	40%	80%	80%
Green Area Ratio	0.30	N / A	0.30	0.30
Vehicle Parking 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 wihtin 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
Bicycle Parking 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
Residential Loading 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"

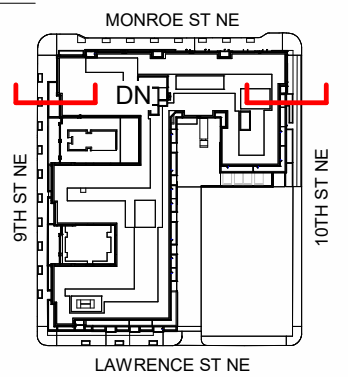


LEGEND	
	6'-0" ELEVATOR OVERRIDE & STAIR PENTHOUSE
	12'-0" PENTHOUSE
	17'-0" ELEVATOR OVERRIDE
	8'-0" MECH SCREEN WALL ENCLOSURE, OPEN TO SKY



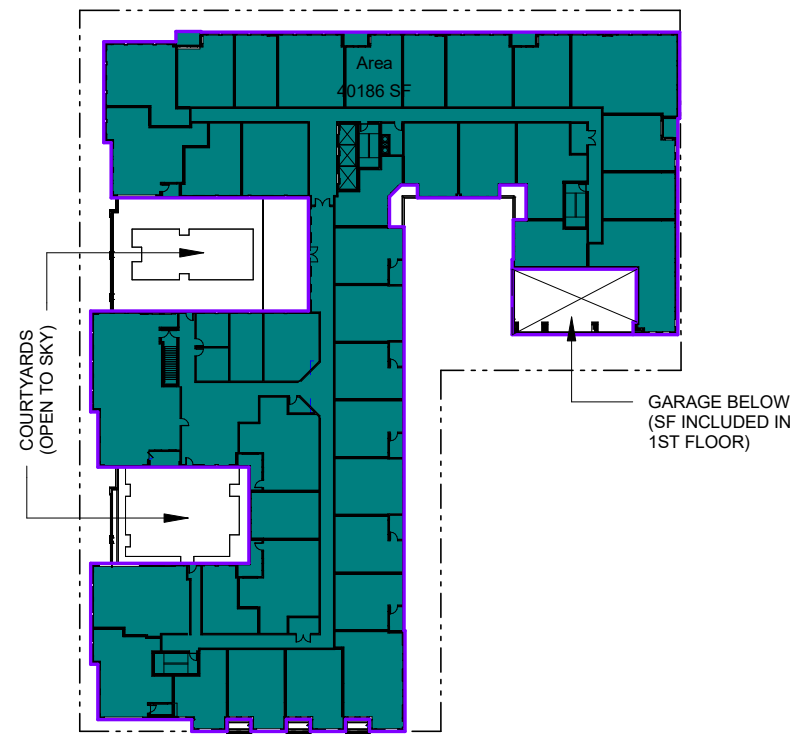


1 TRANSVERSE SECTION B2
1" = 20'-0"

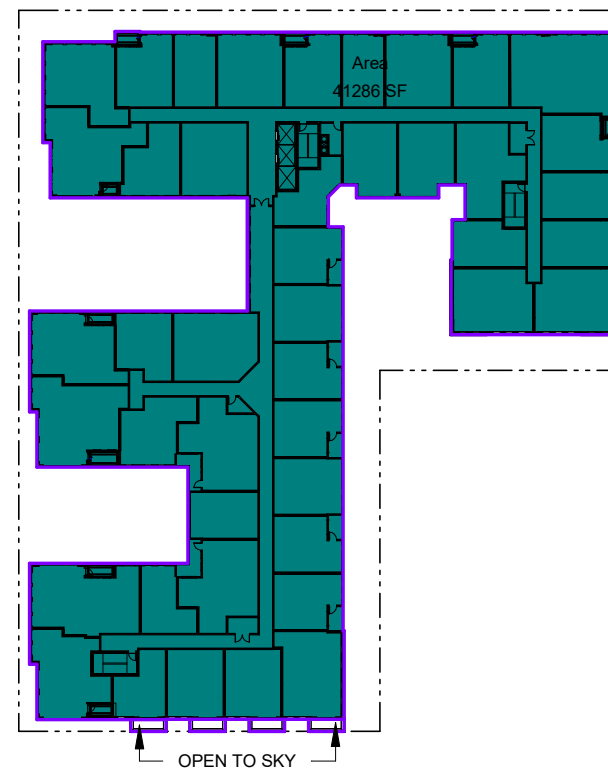


MU-5B Building											
Floor	Height	FAR	Garage	Parking Spaces	Unit Types						
	ft.	s.f.	s.f.		Studio	JR 1BD	1BD	1BD + Den	2BD	3BD	Total
Parapet	4.00										
6	11.33	38,256			3	6	18	7	7	2	43
5	11.00	41,286			1	7	18	7	9	2	44
4	11.00	41,582			1	7	18	7	9	2	44
3	11.00	41,582			1	7	18	7	9	2	44
2	11.00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

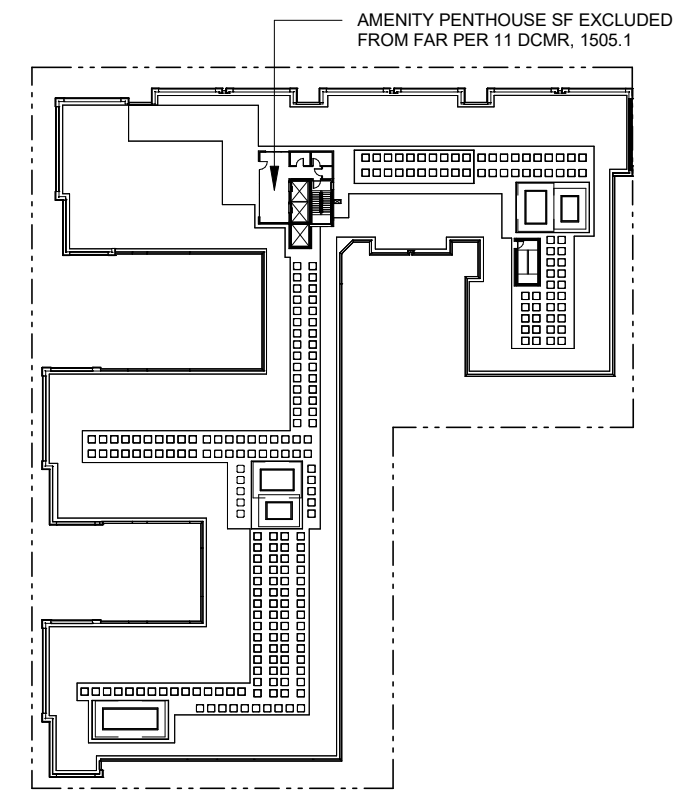
Notes:
1. Areas are preliminary, approximate and subject to change.



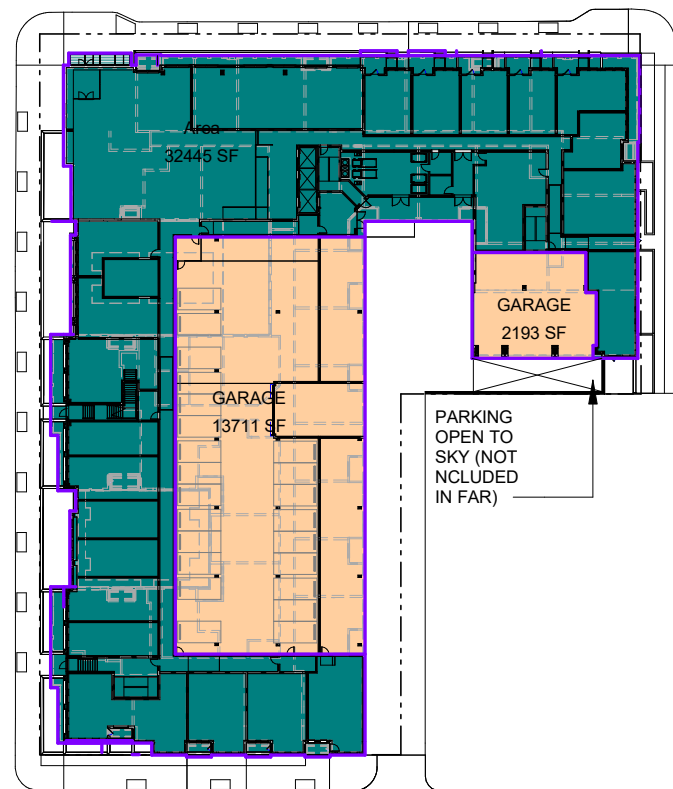
② Level 2
1" = 80'-0"



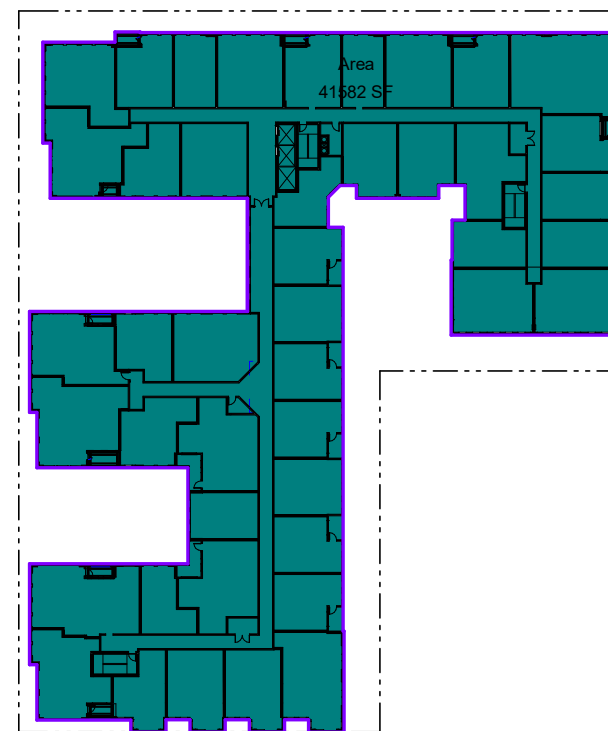
④ Level 5
1" = 80'-0"



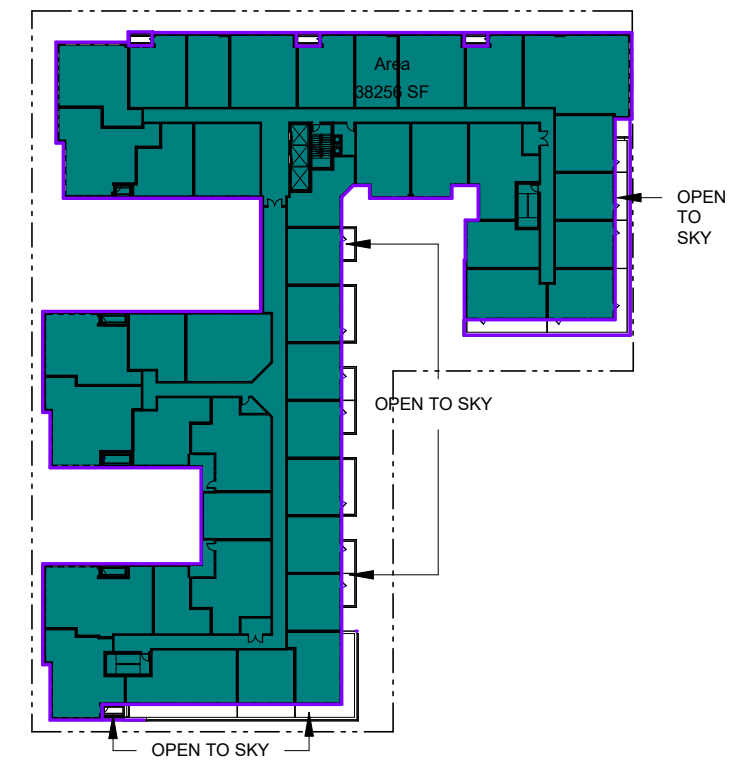
⑥ Roof
1" = 80'-0"



① Level 1 - Upper
1" = 80'-0"



③ Level 3 - 4 (Typ. Flr)
1" = 80'-0"



⑤ Level 6
1" = 80'-0"