

PROJECT DATA						
PROJECT ADDRESS:		2229 M STREET NE , WASHINGTON, D.C.				
SQUARE LOT:		4665 0036 +0039				
ZONING DISTRICT		RA-2 UPZONED TO RA-4 (PUD)				
LOT AREA:		15,068				
CONSTRUCTION TYPE:		TYPE 3B COMBUSTIBLE OVER TYPE 1A PODIUM				
NUMBER OF STORIES:		7 STORIES ABOVE GRADE + PENTHOUSE				
FIRE SUPRESSION SYSTEM:		BUILDING TO BE FULLY SPRINKLERED WITH A NFPA 13 FIRE SUPRESSION SYSTEM				
ZONING ANALYSIS - DCMR TITLE 11 (2016)						
SECTION	ZONING REGULATION	PERMITTED RA-4 (PUD)		PROPOSED RA-4 (PUD)		NOTES
	Floor Area Ratio					
F-302.1	Maximum Permitted FAR	5.04	75,943 GFA	4.43	66,687 GFA	3.5 + .5 (20% IZ) = 4.2 4.2 + .84 (20% PUD) = 5.04. See sheet A0.08 for calculations
	All Affordable – Exempt from Inclusionary Zoning					
	Building Height					
F-403.1	Height	90'-0"		71' - 8.5"		BHMP to top of roof structure
	Penthouse					
F-403.2	Height	20'		18'-4 1/2"		10'-10 1/2" penthouse + 7'-6" mechanical enclosure
	Stories	1 story; (2nd story permitted for penthouse mechanical space)		1 story + mechanical space		
C-1504.1(a)(b)	Setbacks	1:1 on Front, Back, and Side; No minimum setback on closed court		1:1 on Front, Back, and Side		Adjacent lots are zoned RA-2
C-1505.1	Permitted habitable FAR	0.4		0.3		See Sheet A0.08 for calculations
	Lot Occupancy					
F-304.1	Residential w/ IZ	75%		63%		
	Rear Yard Setback					
F-305.1	Rear Yard Setback	4" PER FOOT < 15' Minimum:		38.6'		Measured from grade along rear of lot
	Side Yard Setback					
F-306.2(a)	Side Yard Setback	None required, but 4'-0" minimum if provided		5'-0"		
	Green Area Ratio					
F-307.1	Ratio	0.3		0.3		
	Car Parking					
TABLE C-701.	Residential	1 space per 6 units (92 units)		16 required; 17 provided		11 + 2 Car-share spaces = 17 spaces
C-708.2	Care-share space	2 max; each space - 3 spaces		2 provided		
	Bicycle Parking					
		Long Term	Short Term	Long Term	Short Term	
TABLE C-802.	Residential	1 Space /3 units	1 Space /20 units=	31	5	5 Short term bike racks located on M Street
	Total	31 spaces	5 spaces	31 spaces	5 Spaces	
	Loading Requirements					
TABLE C-901.	Residential	1 Loading Berth Required		1 Provided		
TABLE C-901.	Residential	1 Service Space Required		1 Provided		Service Space located at rear alley
C-905.2	Loading Berth Size	12' x 30', 14' vertical clear		12' x 30' x 14'-0"		
C-905.3	Service Space Size	10' x 20', 10' vertical clear		10' x 20' x 10'-0"		
C-905.4(a)	Loading Platform	1 Required		1 Provided		100 s.f. loading platform provided adjacent to service space

ZONING ANALYSIS

2225 - 2229 M ST NE

OWNER:

OUTLIER/GOODWIN
COMPANIES
2225-2229 M ST NE
WASHINGTON, DC

ARCHITECT:

ZDS

ZDS inc.
1405 Rhode Island NW
Washington, D.C. 20005

+1.202.660.0555
www.z-ds.com

CONSULTANT:

page from
approved
PUD

CASE NO.22-21
EXHIBIT NO.47B2

PUD
SUBMISSION

DATE: 03-07-2023

NO	DATE	DESCRIPTION

A0 07

ZONING COMMISSION
District of Columbia
CASE NO.22-21A
EXHIBIT NO.2C1

ZONING ANALYSIS

2225 - 2229 M STREET NE

PROJECT DATA								
PROJECT ADDRESS:		2229 M STREET, NE WASHINGTON, DC 20002						
SQUARE LOT:		SQUARE 4465 LOT 0040 (0036+0039 COMBINED)						
ZONING DISTRICT - EXISITNG PROPOSED:		RA-2 PREVIOUS RA - 4 UPZONED PER PUD+MAP AMENDMENT Z.C. CASE #22-21						
ANC SMD		ANC 5D SMD 5D09						
LOT AREA:		15,068 SF	0.346 ACRES					
CONSTRUCTION TYPE (IBC 2015)		TYPE 1B NON-COMBUSTIBLE						
NUMBER OF STORIES:		7 STORIES ABOVE GRADE + PENTHOUSE, CELLAR BELOW GRADE						
FIRE SUPRESSION SYSTEM:		FULLY SPRINKLERED (NFPA 13) + STANDPIPE (NFPA 14) + SMOKE DETECTION AND FIRE ALARM						
ZONING ANALYSIS SUMMARY- DCMR TITLE 11 (ZONING REGULATIONS OF 2016)								
SECTION	ZONING REGULATION	PERMITTED RA-4 (PUD)		APPROVED PUD		PROPOSED RA-4 PUD		NOTES
	Floor Area Ratio							
F §201.1 Density C §1002.3 X §303.4	Maximum Permitted FAR	5.04	75,943 GFA	4.43	66,687 GFA	4.51	67,961 GFA	≤ 2% increase allowable per Zoning Administrator Flexibility note a portion of basement space added, building size has not increased, gfa on typical floors has decreased slightly.
	Building Height							
F §303.1	Height	90'-0"		71'-8.5"		73'-0"		BHMP moved to 50'-0" after receipt of new survey and grade adjustments to accommodate accessible ramp to building entrance. Roof level elevation has not changed
	Penthouse							
F §205.1	Penthouse Height	20'-0"		18'-4 1/2"		19'-0"		Height increased due to offset from roof structure t ofloor level of penthouse required for insulation and roof waterproofing
F §205.1	Stories	1 story; (2nd story permitted for penthouse mechanical space)		1 story + mechanical space		1 story + mechanical screen of penthouse roof		
C §1502.1 (a)(b)(c3)	Setbacks	1:1 on Front, Back, and Side; No minimum setback on closed court		1:1 Front, Back, and Side		1:1 on Front, Back, and Side		
	Lot Occupancy							
F §210	Residential w/ IZ	75%		63%		63.66%		1st Floor = .64 FAR, Round up to 64% Lot Occupancy
	Rear Yard Setback							
F §207.1	Rear Yard Setback	4" per 1'-0" of height, but not less than 15' min		38.6'		35.38'		73 x 4= 292" = 24'3 required
	Side Yard Setback							
F §208	Side Yard Setback	None required, but 4' minimum if provided		5'		4'-9 7/8"		
	Green Area Ratio							
F §211.1	Ratio	0.3		0.3		0.3		
	Car Parking							
TABLE C §701.5	Residential	1 space per 6 units publicly assisted housing reserved for elderly (92 units)		16 required, 17 provided		16 required, 17 provided		11 + 2 car sharing spaces = 17 spaces
TABLE C §708.2	Car-share space	2 max each space = 3 spaces		2 provided		2 provided		
	Bicycle Parking							
		Long Term	Short Term	Long Term	Short Term	Long Term	Short Term	
TABLE C §802.1	Residential	1 Space /3 units	1 Space /20 units	31	5	34	6	Inside: Double Tier Dero Duplex racks provide 16 at ground level, 16 above; + 2 ground level cargo bike spaces with Hoop Rack. Outside: 3 Hoop Racks provide 6 spaces
	Total	31 spaces	5 spaces	31 spaces	5 spaces	35 spaces	6 spaces	
	Loading Requirements							
TABLE C §901.1	Residential	1 Loading Berth Required		1 Provided		1 Provided		Loading Space is inside with Overhead Door (14' clear)
TABLE C §901.1	Residential	1 Service/Delivery Space Required		1 Provided		1 Provided		Service/Delivery Space located at rear alley
C §904.2	Loading Berth Size	12' x 30', 14' vertical clear		12' x 30' x 14'-0"		12' x 30', 14' vertical clear		
C §904.2	Delivery Space Size	10' x 20', 10' vertical clear		10' x 20' x 10'-0"		10' x 20', 10' vertical clear		
C §905.4(a)	Loading Platform	1 Required		1 Provided		1 Provided		100 s.f loading platform (at floor level) provided adjacent to service space at least 8' wide.

OWNER:



2229 M STREET NE LLC
c/o OUTLIER REALTY CAPITAL
1255 UNION STREET NE, 7TH FLOOR #16
WASHINGTON, DC 20002
(202) 888-6480

ARCHITECT:



MCLENNAN ARCHITECTS
1716 14TH STREET NW, STE 300
WASHINGTON, DC 20009
(571) 800-3879

PUD REVISIONS

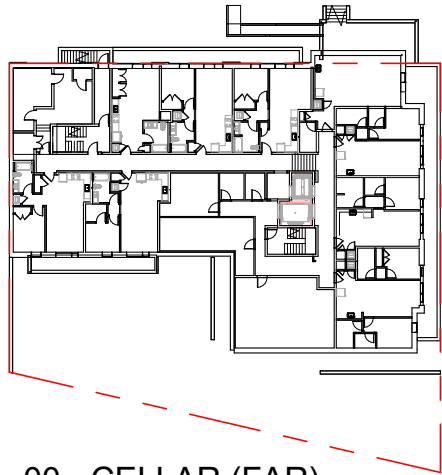
2229 M STREET NE

2229 M STREET NE
WASHINGTON, DC 20002

PROJECT NO. 2024-02		
DATE: 04/02/25		
ISSUES / REVISIONS		
NO.	DATE	DESCRIPTION

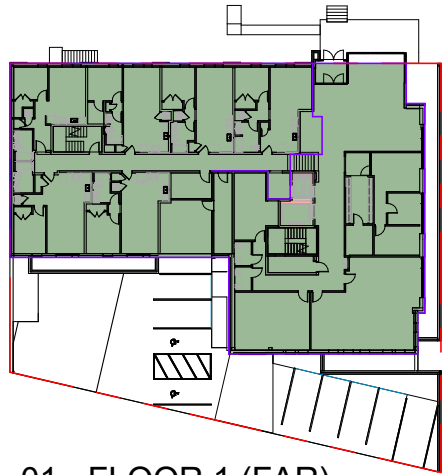
ZONING ANALYSIS

A0.07R



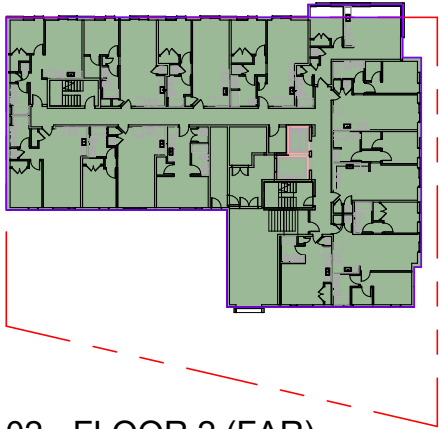
1 00 - CELLAR (FAR)
1" = 60'-0"

CELLAR NOT INCLUDED IN FAR



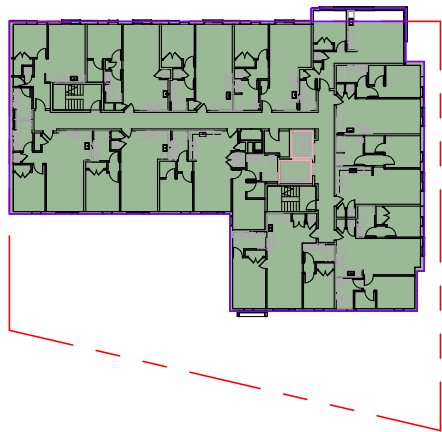
2 01 - FLOOR 1 (FAR)
1" = 60'-0"

GROSS AREA
FAR AREA



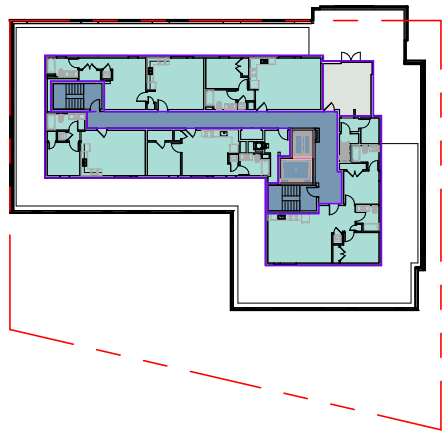
3 02 - FLOOR 2 (FAR)
1" = 60'-0"

GROSS AREA
FAR AREA



4 TYPICAL FLOOR (3-7) (FAR)
1" = 60'-0"

GROSS AREA
FAR AREA



5 08 - PENTHOUSE (FAR)
1" = 60'-0"

GROSS AREA
CIRCULATION
COMMON AREA
PENTHOUSE HABITABLE

GROSS FLOOR AREA - FAR

LEVEL	NAME	GROSS FLOOR AREA	FAR
01 - FLOOR 1	FAR AREA	9583 SF	0.64
02 - FLOOR 2	FAR AREA	9518 SF	0.63
03 - FLOOR 3	FAR AREA	9518 SF	0.63
04 - FLOOR 4	FAR AREA	9518 SF	0.63
05 - FLOOR 5	FAR AREA	9518 SF	0.63
06 - FLOOR 6	FAR AREA	9518 SF	0.63
07 - FLOOR 7	FAR AREA	9518 SF	0.63
TOTAL AREA / FAR		66693 SF	4.43

PENTHOUSE AREAS

NAME	GROSS FLOOR AREA
PENTHOUSE HABITABLE	3617 SF
PENTHOUSE HABITABLE	3617 SF
COMMON AREA	264 SF
COMMON AREA	264 SF
CIRCULATION	1050 SF
CIRCULATION	1050 SF

PENTHOUSE HABITABLE FAR CALCULATION:

HABITABLE GFA + COMMON GFA = 3,617+264 = 3,881 GFA NON CIRCULATION AREA

HABITABLE % OF NON CIRCULATION GFA = 93.2% (3,617 / 3,881)

HABITABLE % OF CIRCULATION GFA = 979 GFA (93.2 % of 1050)

HABITABLE GFA INLCUDING CIRCULATION = 3,617 + 979 = 4,596 GFA
TOTAL PENTHOUSE HABITABLE FAR = 0.3* (4,596 / 15,068)

*PENTHOUSE HABITABLE AREA IS LESS THAN 0.4 FAR AND THEREFORE IS NOT INCLUDED IN TOTAL BUILDING FAR

OWNER:

OUTLIER/GOODWIN
COMPANIES
2225-2229 M ST NE
WASHINGTON, DC

ARCHITECT:

ZDS

ZDS inc.

1405 Rhode Island NW
Washington, D.C. 20005

+1.202.660.0555
www.z-ds.com

CONSULTANT:

page from
approved
PUD

CASE NO.22-21
EXHIBIT NO.47B2

PUD
SUBMISSION

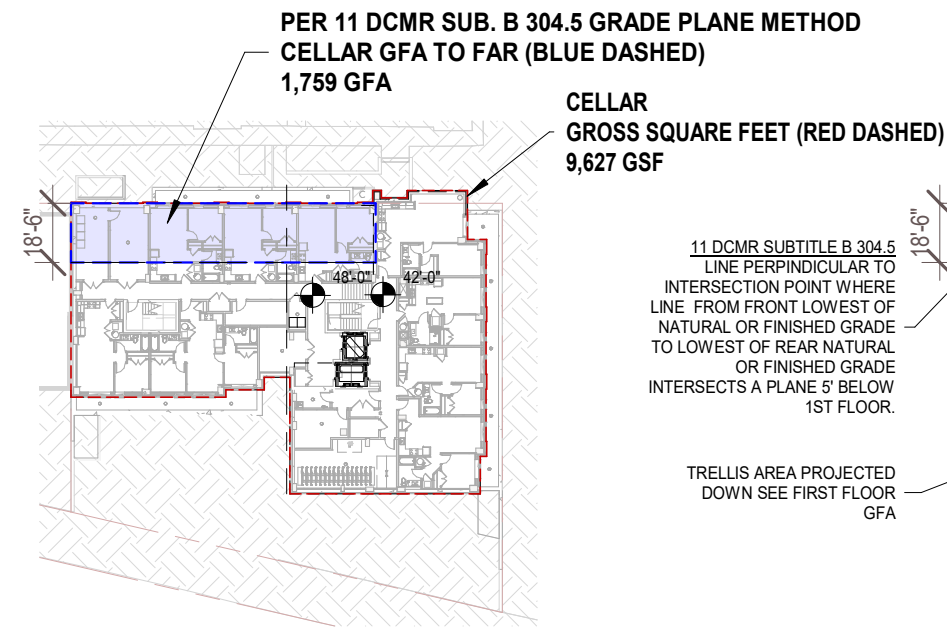
DATE: 03-10-2023

NO	DATE	DESCRIPTION

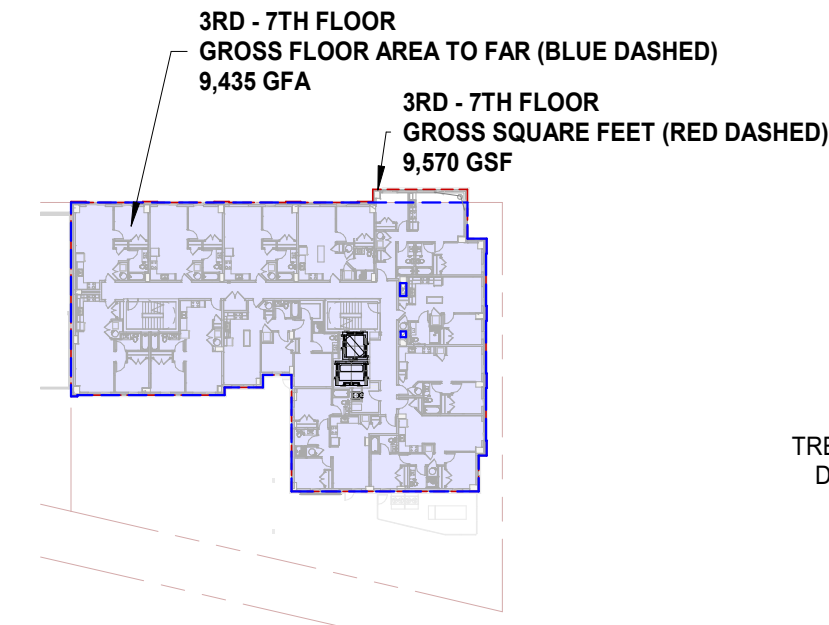
A0.08

FAR PLANS

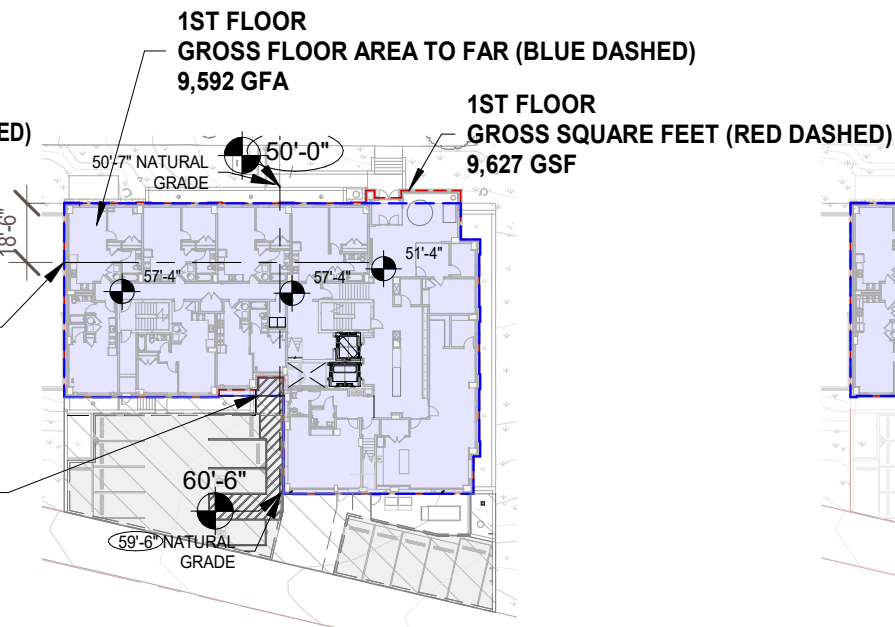
2225 - 2229 M ST NE



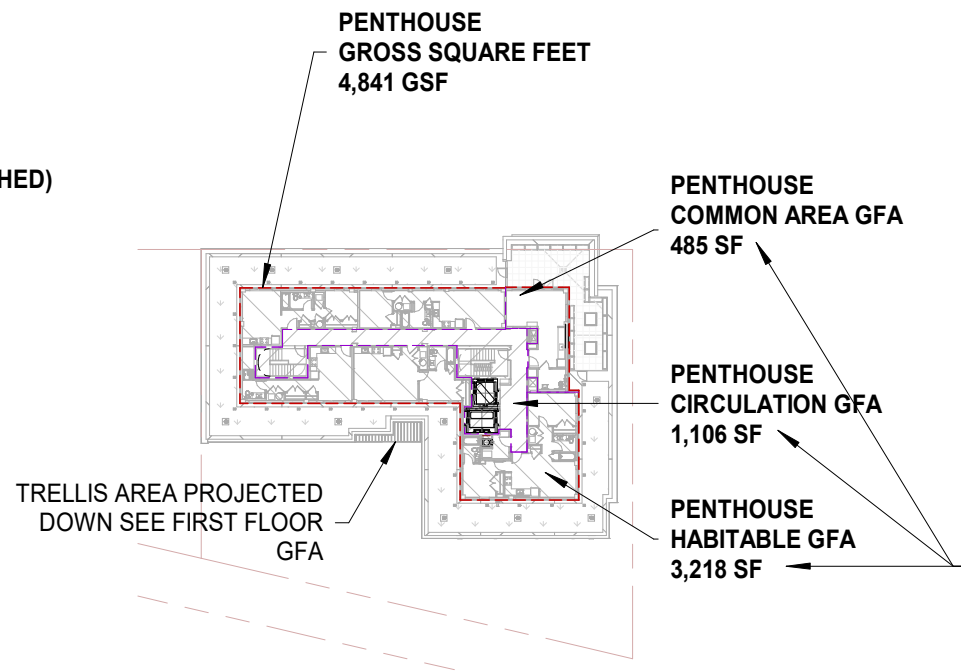
① CELLAR LEVEL (FAR)
1" = 60'-0"



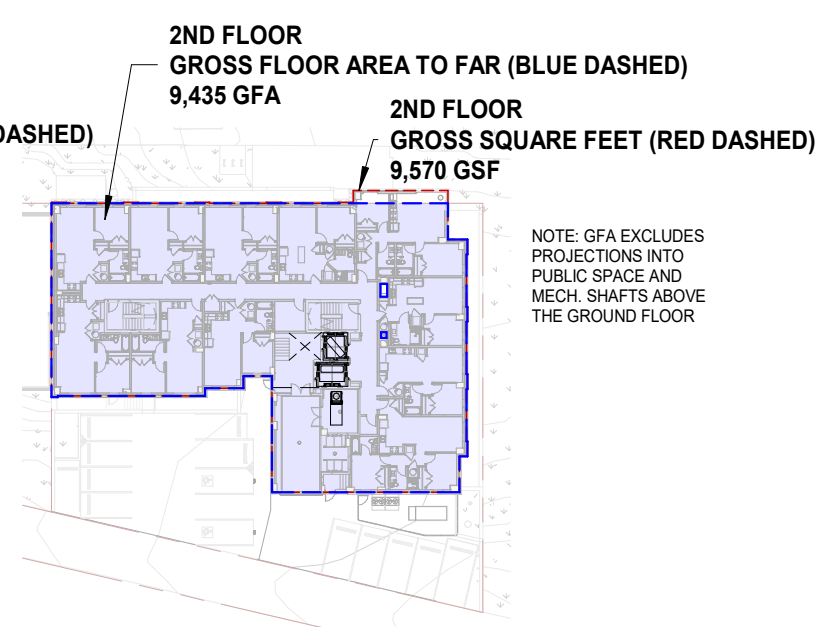
④ LEVEL 3-7 (FAR)
1" = 60'-0"



② LEVEL 1 (FAR)
1" = 60'-0"



⑤ PENTHOUSE LEVEL (FAR)
1" = 60'-0"



③ LEVEL 2 (FAR)
1" = 60'-0"

NOTE: GFA EXCLUDES
PROJECTIONS INTO
PUBLIC SPACE AND
MECH. SHAFTS ABOVE
THE GROUND FLOOR

PROPOSED BUILDING AREAS			
LEVEL	TOTAL CONSTRUCTION GROSS SQUARE FEET (GSF)	GROSS FLOOR AREA (GFA) FOR FAR	FAR
CELLAR:	9,627 GSF	1,759 GFA	0.12
1ST FLOOR:	9,627 GSF	9,592 GFA	0.64
2ND FLOOR:	9,570 GSF	9,435 GFA	0.63
3RD FLOOR:	9,570 GSF	9,435 GFA	0.63
4TH FLOOR:	9,570 GSF	9,435 GFA	0.63
5TH FLOOR:	9,570 GSF	9,435 GFA	0.63
6TH FLOOR:	9,570 GSF	9,435 GFA	0.63
7TH FLOOR:	9,570 GSF	9,435 GFA	0.63
PENTHOUSE	4,841 GSF	0 GFA	0.00
TOTAL:	81,515 GSF	67,961 GFA	4.51

PENTHOUSE GFA
4,809 SF

0 SF GFA COUNTS
TOWARDS FAR,
SEE CALCULATION BELOW.

PENTHOUSE HABITABLE FAR CALCULATION PER 11 DCMR SUBTITLE C 1505

HABITABLE GFA + COMMON GFA = 3,218+485 = 3,703 GFA NON CIRCULATION AREA

HABITABLE % OF NON CIRCULATION GFA = **86.9%** (3,218 / 3,703)

HABITABLE % OF CIRCULATION GFA = 961 GFA (86.9% of 1,106)

HABITABLE GFA INCLUDING CIRCULATION = 3,218 + 961 = 4,179 GFA
TOTAL PENTHOUSE HABITABLE FAR = 0.28* (4,179 / 15,068 SITE AREA)

*PENTHOUSE HABITABLE AREA IS LESS THAN 0.4 FAR AND THEREFORE IS NOT INCLUDED IN TOTAL BUILDING FAR

FAR PLANS

2225 - 2229 M STREET NE

OWNER:

outlier

2229 M STREET NE LLC
c/o OUTLIER REALTY CAPITAL
1255 UNION STREET NE, 7TH FLOOR #16
WASHINGTON, DC 20002
(202) 888-6480

ARCHITECT:



MCCLENNAN ARCHITECTS
1716 14TH STREET NW, STE 300
WASHINGTON, DC 20009
(571) 800-3879

PUD
REVISIONS

2229 M STREET
NE

2229 M STREET NE
WASHINGTON, DC 20002

PROJECT NO. 2024-02

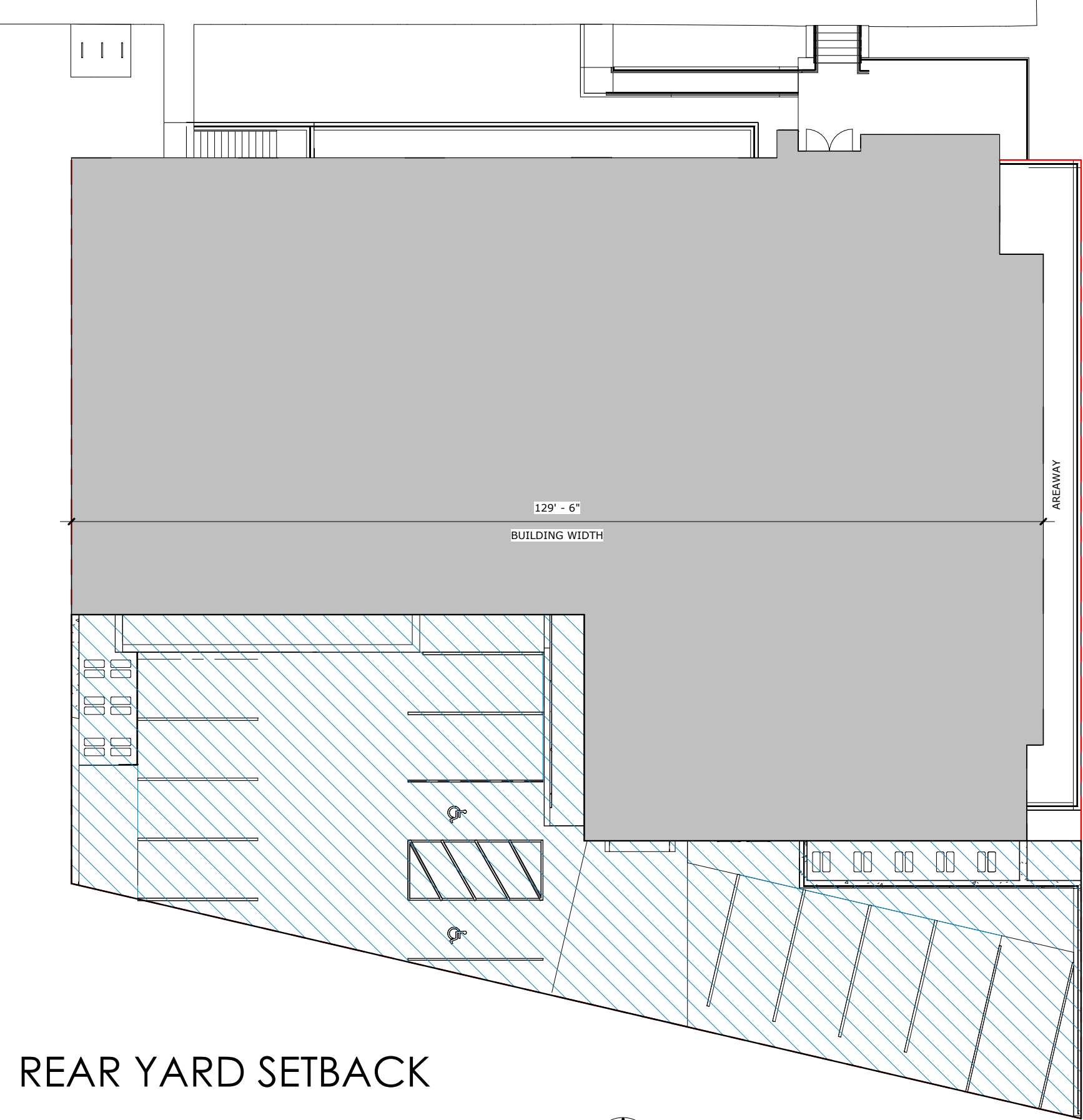
DATE: 04/02/25

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

FAR PLANS

A0.08R



REAR YARD SETBACK

2225 - 2229 M ST NE

AREAWAY

129' - 6"

BUILDING WIDTH

KEY:

OPEN REAR YARD
AREA

REQUIRED REAR YARD
4" PER 1' OF BUILDING HEIGHT
BUILDING HEIGHT: 71.71'
REQUIRED REAR YARD: 23.9'

PROVIDED REAR YARD
4998 SF OPEN REAR YARD AREA
129'-6" LENGTH OF BUILDING
38.6' PROVIDED REAR YARD SETBACK

OWNER:

OUTLIER/GOODWIN
COMPANIES
2225-2229 M ST NE
WASHINGTON, DC

ARCHITECT:

ZDS

ZDS inc.
1405 Rhode Island NW
Washington, D.C. 20005

+1.202.660.0555
www.z-ds.com

CONSULTANT:

page from
approved
PUD

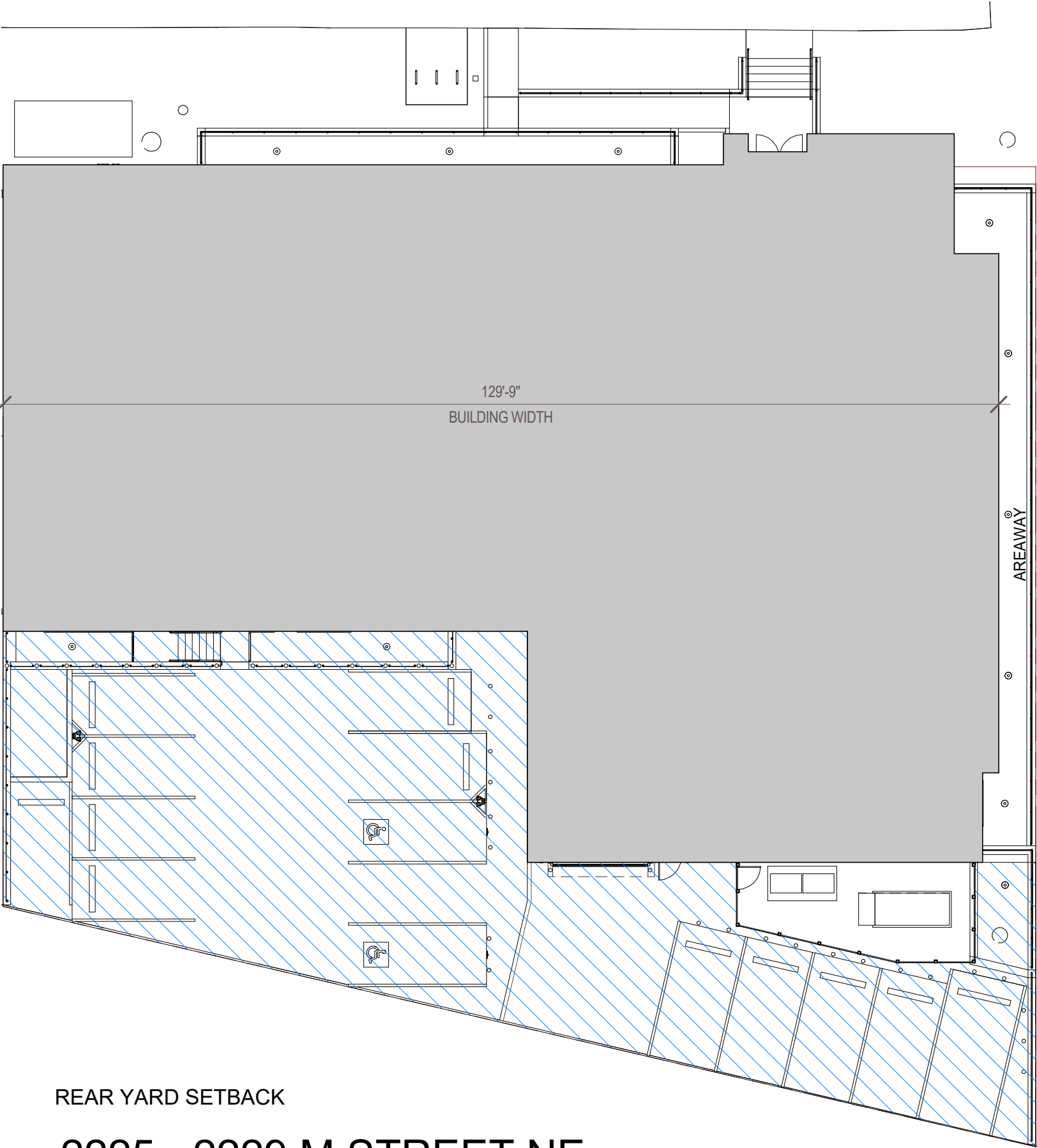
CASE NO.22-21
EXHIBIT NO.47B2

PUD
SUBMISSION

DATE: 03-10-2023


NO	DATE	DESCRIPTION

A1.06



REAR YARD SETBACK

2225 - 2229 M STREET NE

KEY:
 OPEN REAR YARD AREA

REQUIRED REAR YARD
4" PER 1' OF BUILDING HEIGHT
BUILDING HEIGHT: 71.71'
REQUIRED REAR YARD: 23.9'

PROVIDED REAR YARD
4661 SF OPEN REAR YARD AREA
129'-9" LENGTH OF BUILDING
35.38' PROVIDED REAR YEARD SETBACK

OWNER:
outlier
2229 M STREET NE LLC
c/o OUTLIER REALTY CAPITAL
1255 UNION STREET NE, 7TH FLOOR #16
WASHINGTON, DC 20002
(202) 888-6480

ARCHITECT:

MCCLENNAN ARCHITECTS
1716 14TH STREET NW, STE 300
WASHINGTON, DC 20009
(571) 800-3879

PUD
REVISIONS

**2229 M STREET
NE**
2229 M STREET NE
WASHINGTON, DC 20002

PROJECT NO. 2024-02
DATE: 04/02/25

ISSUES / REVISIONS		
NO.	DATE	DESCRIPTION

REAR YARD
SETBACK

A1.06R



3D VIEW

2225 - 2229 M ST NE

OWNER:

OUTLIER/GOODWIN
COMPANIES
2225-2229 M ST NE
WASHINGTON, DC

ARCHITECT:

ZDS

ZDS inc.
1405 Rhode Island NW
Washington, D.C. 20005

+1.202.660.0555
www.z-ds.com

CONSULTANT:

page from
approved
PUD

CASE NO.22-21
EXHIBIT NO.47B3

PUD
SUBMISSION

DATE: 03-10-2023

NO	DATE	DESCRIPTION

A3.04