

PROJECT DATA					
PROJECT ADDRESS:	2229 M STREET NE, WASHINGTON, D.C. 4665   0036 +0039				
SQUARE   LOT:	RA-2 UPZONED TO RA-4 (PUD)				
ZONING DISTRICT	15,068				
LOT AREA:	TYPE 3B COMBUSTIBLE OVER TYPE 1A PODIUM				
CONSTRUCTION TYPE:	7 STORIES ABOVE GRADE + PENTHOUSE				
NUMBER OF STORIES:	BUILDING TO BE FULLY SPRINKLERED WITH A NFPA 13 FIRE SUPPRESSION SYSTEM				
FIRE SUPPRESSION SYSTEM:					
ZONING ANALYSIS - DCMR TITLE 11 (2016)					
SECTION	ZONING REGULATION	PERMITTED RA-4 (PUD)	PROPOSED RA-4 (PUD)	NOTES	
<b>Floor Area Ratio</b>					
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
<b>All Affordable – Exempt from Inclusionary Zoning</b>					
<b>Building Height</b>					
F-403.1	Height	90'-0"	71' - 8.5"	BHMP to top of roof structure	
<b>Penthouse</b>					
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	
<b>Lot Occupancy</b>					
F-304.1	Residential w/ IZ	75%	63%		
<b>Rear Yard Setback</b>					
F-305.1	Rear Yard Setback	4" PER FOOT < 15' Minimum:	38.6'	Measured from grade along rear of lot	
<b>Side Yard Setback</b>					
F-306.2(a)	Side Yard Setback	None required, but 4'-0" minimum if provided	5'-0"		
<b>Green Area Ratio</b>					
F-307.1	Ratio	0.3	0.3		
<b>Car Parking</b>					
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	Car-share space	2 max; each space - 3 spaces	2 provided		
<b>Bicycle Parking</b>					
TABLE C-802.	Residential	1 Space /3 units	1 Space /20 units=	31	5 Short term bike racks located on M Street
	Total	31 spaces	5 spaces	31 spaces	5 Spaces
<b>Loading Requirements</b>					
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:



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CONSULTANT:

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CASE NO.22-21  
EXHIBIT NO.47B2

## PUD SUBMISSION

DATE: 03-07-2023

NO	DATE	DESCRIPTION

A007  
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 SUPPRESSION 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 to floor 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						
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:  
**outlier**  
2229 M STREET NE LLC  
c/o OUTLIER REALTY CAPITAL  
1255 UNION STREET NE, 7TH FLOOR #16  
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ARCHITECT:  
  
**McClennan**  
ARCHITECTS  
1716 14TH STREET NW, STE 300  
WASHINGTON, DC 20009  
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## 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

OWNER:  
OUTLIER/GOODWIN  
COMPANIES  
2225-2229 M ST NE  
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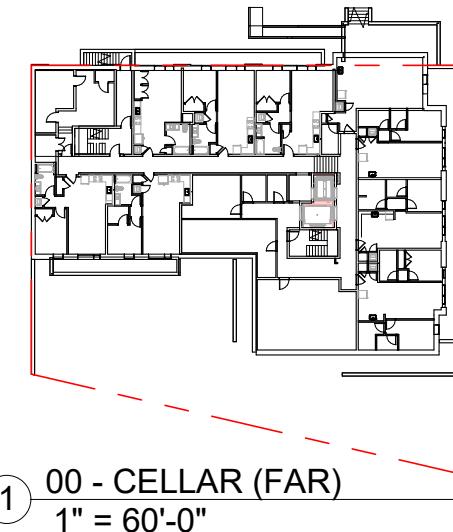
CASE NO.22-21  
EXHIBIT NO.47B2

## PUD SUBMISSION

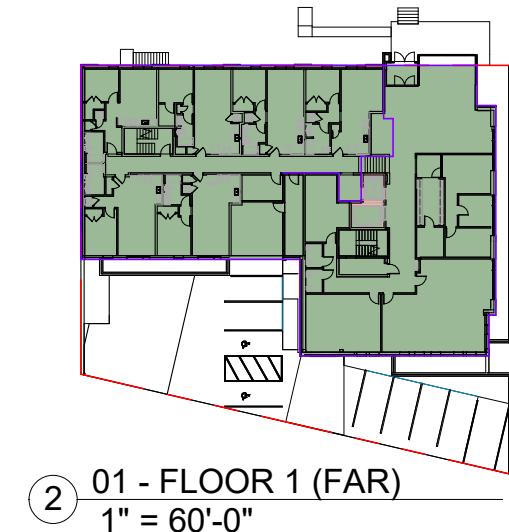
DATE: 03-10-2023

NO	DATE	DESCRIPTION

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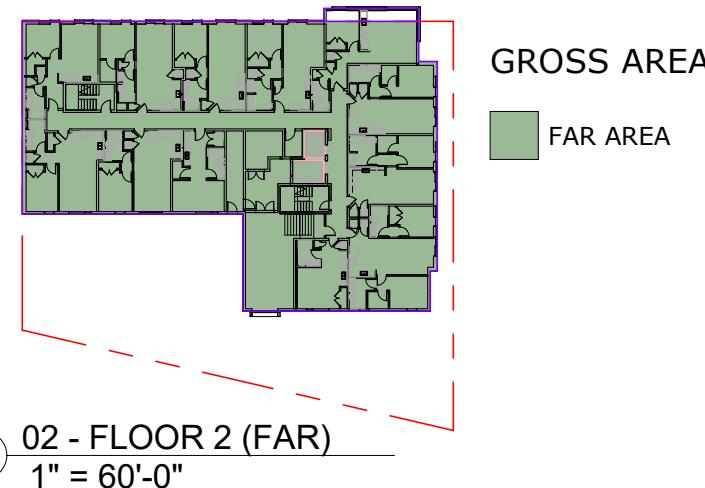
CELLAR NOT INCLUDED IN FAR



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

GROSS AREA

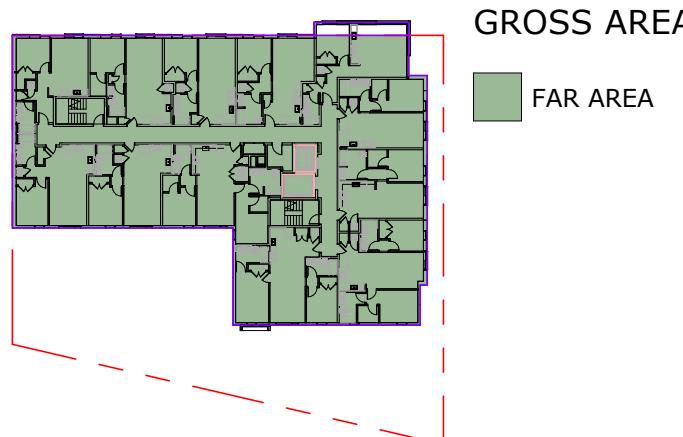
FAR AREA



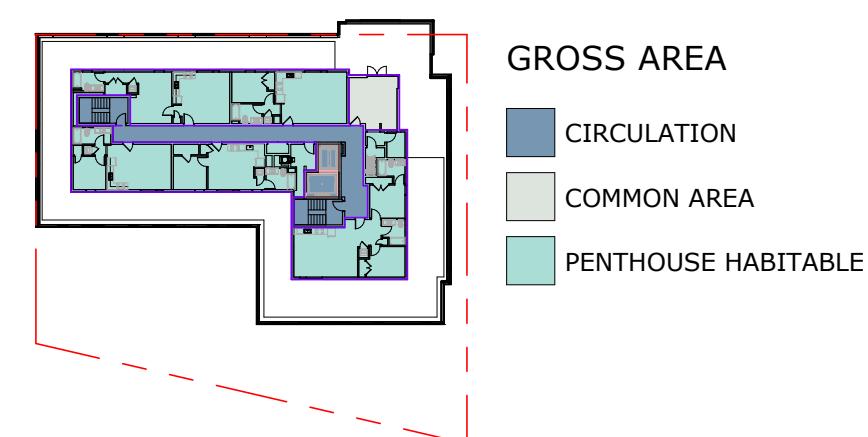
02 - FLOOR 2 (FAR)  
1" = 60'-0"

GROSS AREA

FAR AREA



03-07 - TYPICAL FLOOR (FAR)  
1" = 60'-0"



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

GROSS AREA

FAR 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 INCLUDING 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

FAR PLANS

2225 - 2229 M ST NE

OWNER:  
**outlier**  
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c/o OUTLIER REALTY CAPITAL  
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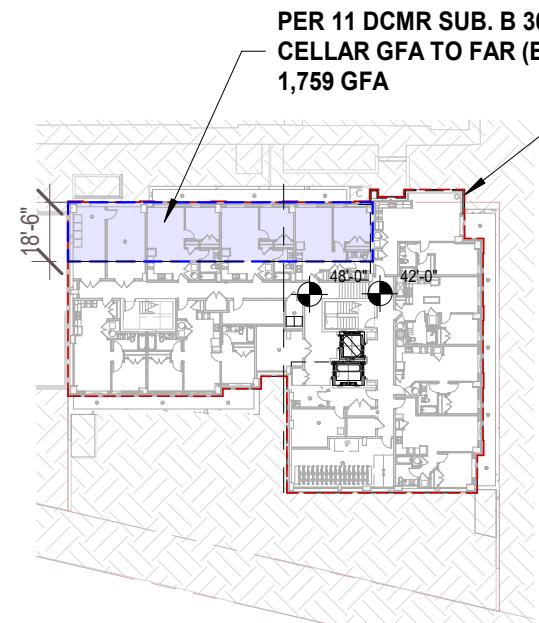
## PUD REVISIONS

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

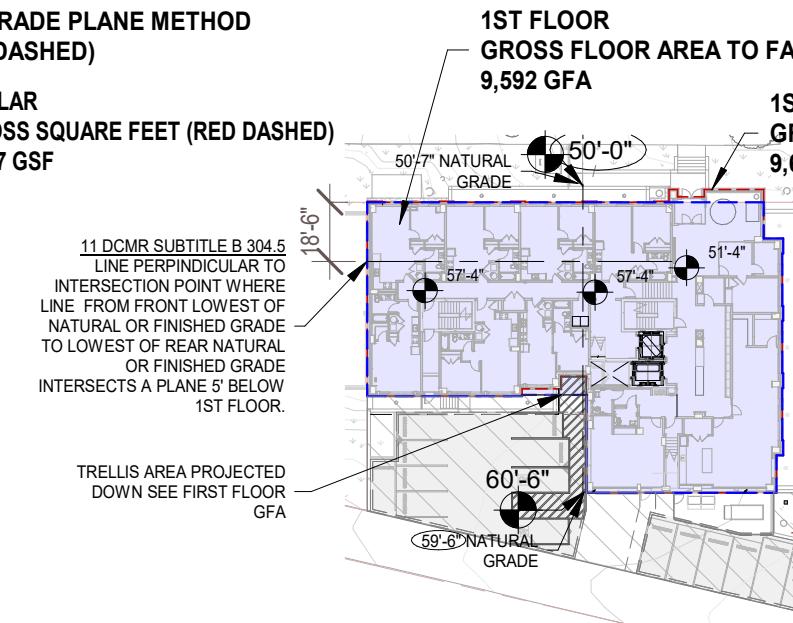
PROJECT NO.	2024-02	
DATE:	04/02/25	
ISSUES / REVISIONS		
NO.	DATE	DESCRIPTION

FAR PLANS

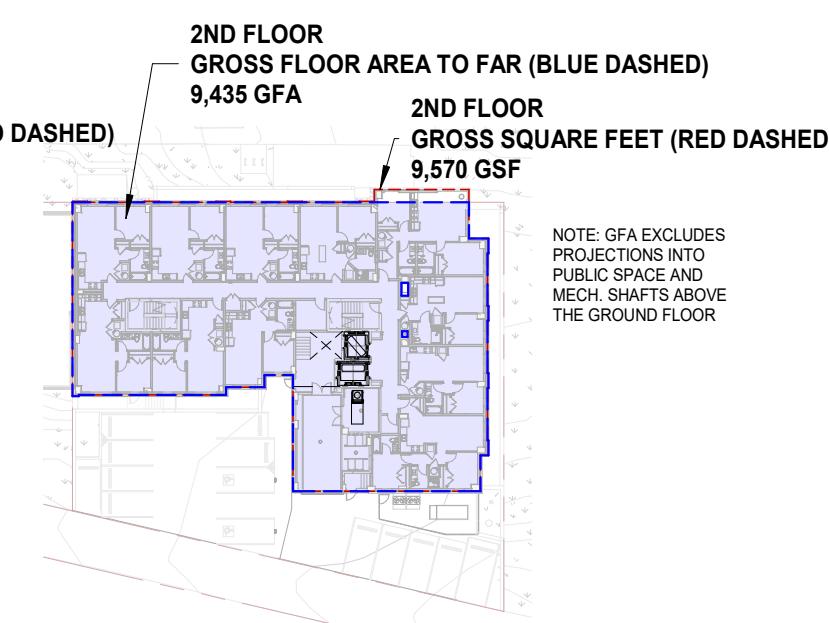
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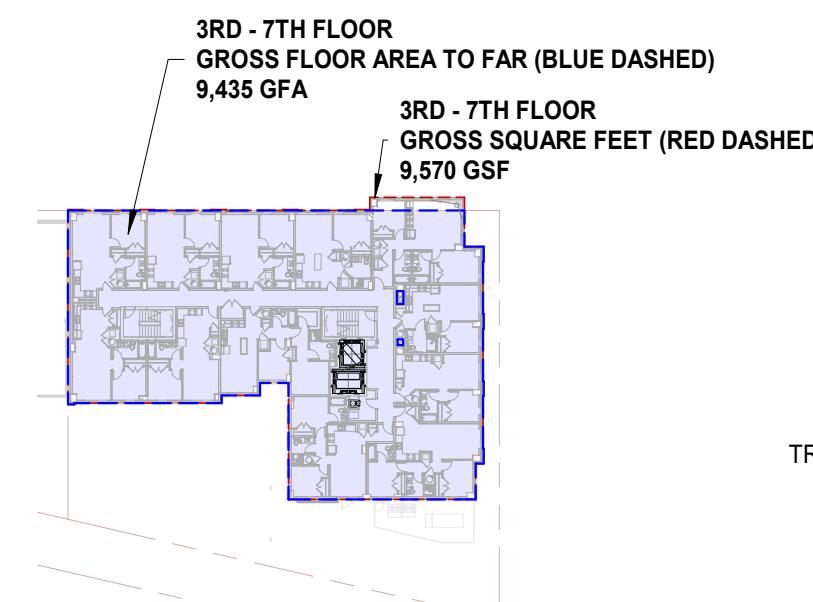
① CELLAR LEVEL (FAR)  
1" = 60'-0"



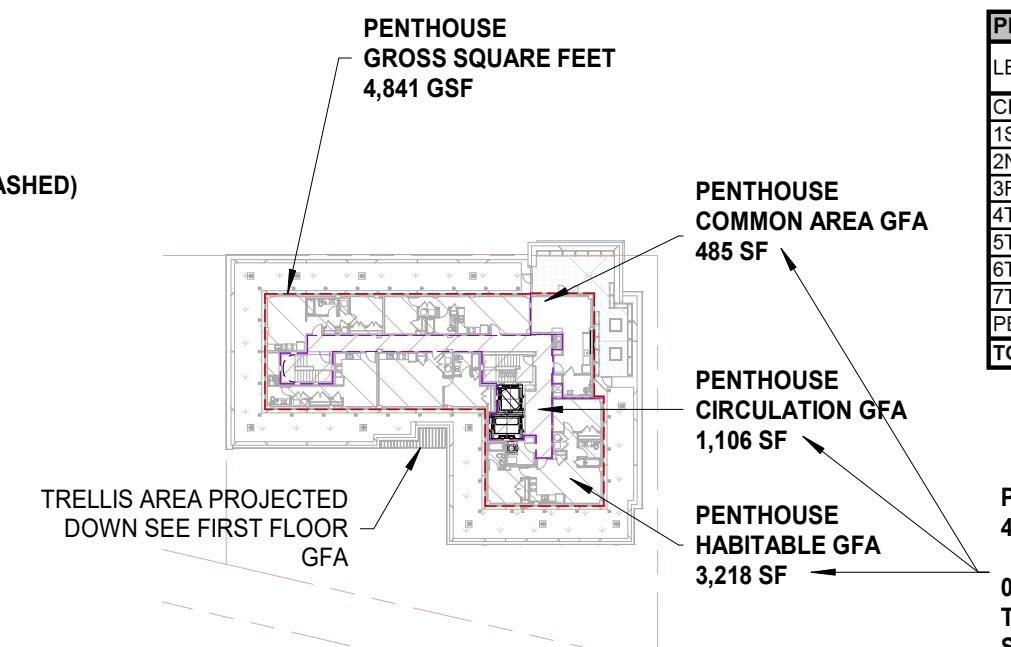
② LEVEL 1 (FAR)  
1" = 60'-0"



③ LEVEL 2 (FAR)  
1" = 60'-0"



④ LEVEL 3-7 (FAR)  
1" = 60'-0"



⑤ PENTHOUSE LEVEL (FAR)  
1" = 60'-0"

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
<b>TOTAL:</b>	<b>81,515 GSF</b>	<b>67,961 GFA</b>	<b>4.51</b>

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)

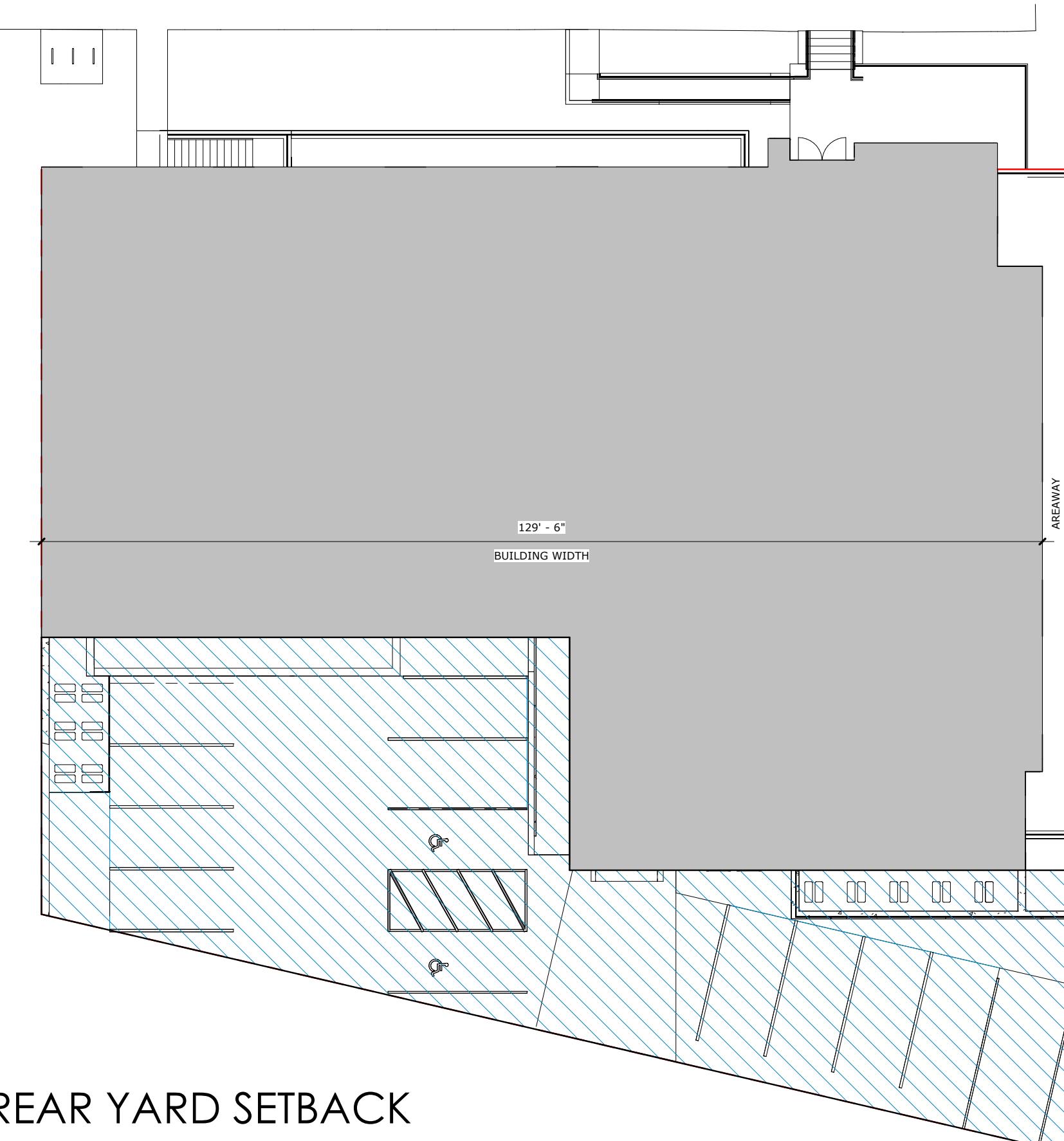
HABITABLE GFA INLCUDING CIRCULATION = 3,218 + 961 = 4,179 GFA

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



REAR YARD SETBACK

2225 - 2229 M ST NE

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

ARCHITECT:



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CASE NO.22-21  
EXHIBIT NO.47B2

## PUD SUBMISSION

DATE: 03-10-2023

NO	DATE	DESCRIPTION

A1.06

OWNER:  
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## PUD REVISIONS

### 2229 M STREET NE

2229 M STREET NE  
WASHINGTON, DC 20002

PROJECT NO. 2024-02

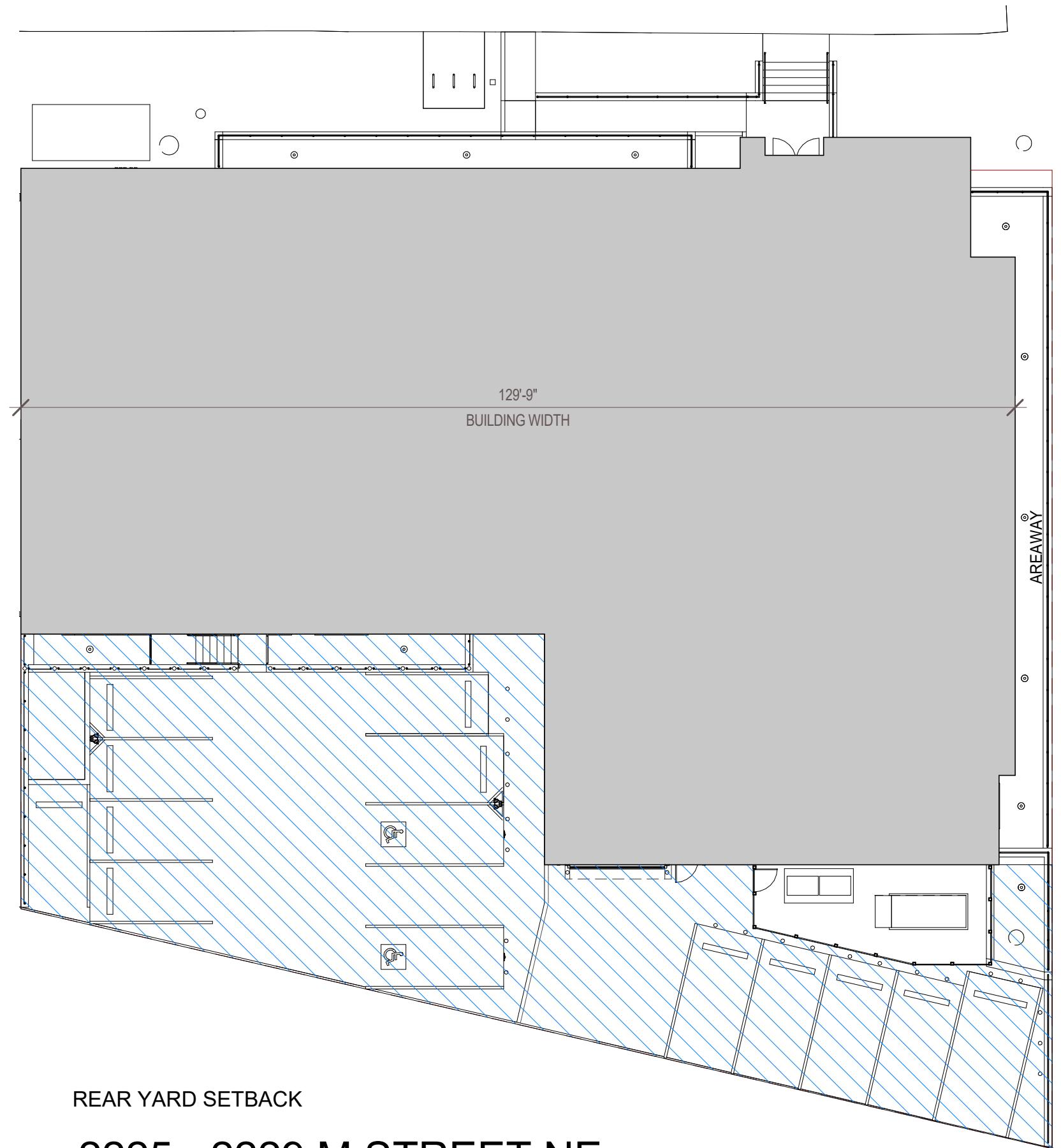
DATE: 04/02/25

#### ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

### REAR YARD SETBACK

A1.06R



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 YARD SETBACK



3D VIEW

2225 - 2229 M ST NE

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COMPANIES  
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CASE NO.22-21  
EXHIBIT NO.47B3

## PUD SUBMISSION

DATE: 03-10-2023

NO	DATE	DESCRIPTION

A3.04