

EAST TOWER  
1333 M STREET, SE  
WASHINGTON, D.C. 20003

MAY 15, 2025

MODIFICATION TO CONSOLIDATED PUD APPROVED IN ZC ORDER 20-06

SITE DATA

EXISTING SITE AREA:  
LOT 2 (SQUARE 1048-S) 127,499 SF

SQUARE FOOTAGE CALCULATIONS			
TOTAL GFA: ALL USES*	TOTAL GFA: RESIDENTIAL	NON-RESIDENTIAL GFA	RESIDENTIAL UNITS
460,530	442,839	17,691 SF	496

SITE CALCULATIONS BASED ON PROPOSED LOT B-8	
FAR	460,530 / 88,790 = 5.19
LOT OCCUPANCY	57.8%

ZONE:  
PUD APPROVED: MU-9

PROJECT DESCRIPTION  
PHASE 1 OF A 2-PHASE PROJECT  
496 UNITS; 1 RESIDENTIAL BUILDING WITH  
GROUND LEVEL RETAIL

PROPOSED THEORETICAL SITE AREA (PUD): 112,665 SF  
PROPOSED LOT B-8: 88,790 SF  
SITE COVERAGE: 51,334 SF

ZONING CALCULATIONS

PROPOSED VEHICLE PARKING					
LEVEL	STD	COMPACT	ACCESSIBLE	VAN	TOTAL
P1	47	58	2	1	108
P2	49	63	2	0	113
TOTAL	96	121	4	1	221

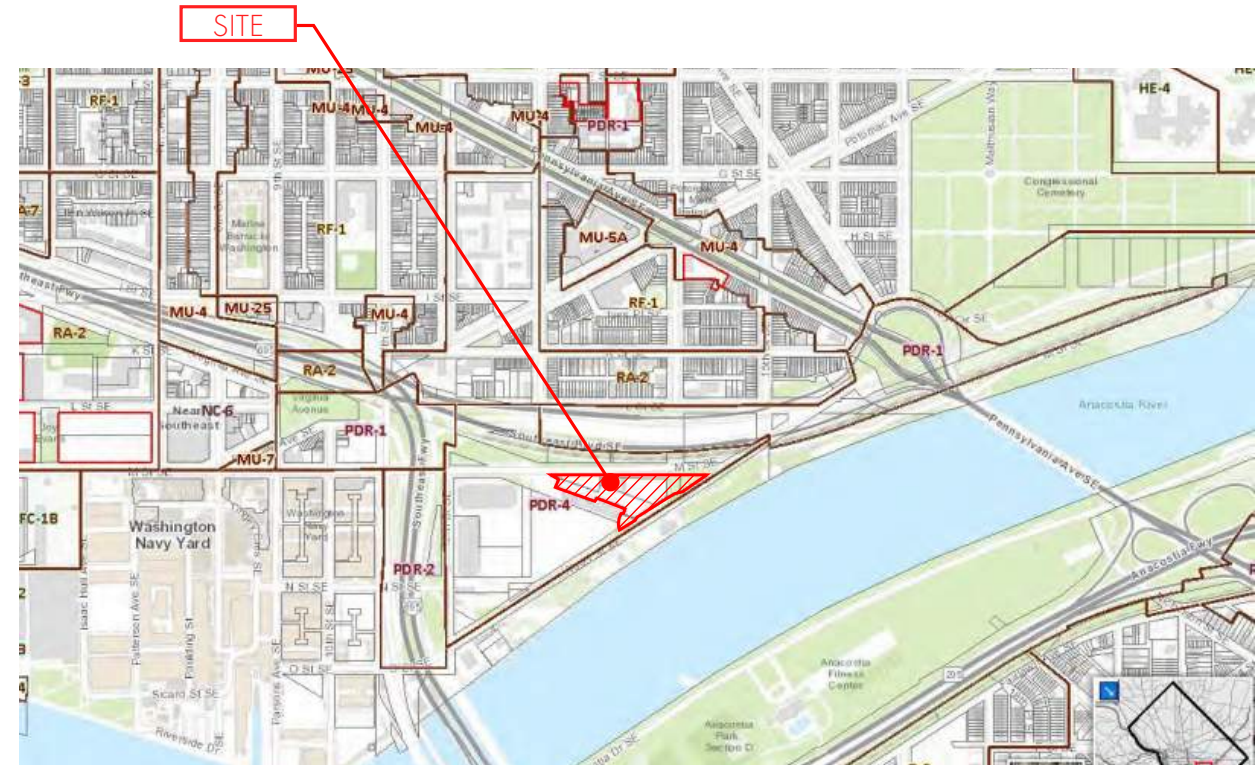
PER 1106.2: 2% X 223 SPACES = 5 ACCESSIBLE SPACES REQUIRED  
PER 1106.5: 1 VAN-ACCESSIBLE PARKING SPACE REQUIRED

ELECTRICAL VEHICLE PARKING						
	STANDARD & COMPACT	ACCESSIBLE	VAN ACCESSIBLE	TOTAL	%	% REQUIRED
EV CHARGERS	3	1	1	5	2.2%	2%
EV CONDUIT	40			40	17.9%	
EV READY + CHARGERS	43	1	1	45	20.1%	20%

PROPOSED BICYCLE PARKING				
LEVEL	STD RES	TANDEM RES	TOTAL RES	TOTAL RETAIL
P1	76	10	86	0
P2	88	0	88	2
TOTAL	164	10	174	2

\*FOR PURPOSES OF COMPUTING FAR, GROSS FLOOR AREA DOES NOT INCLUDE: 1) ANY FLOOR AREA OR BUILDING ELEMENT IDENTIFIED UNDER 11-B DCMR 304.8; 2) PROJECTIONS OVER BUILDING LINES; AND  
3) PORTIONS OF ANY STORY THAT ARE LESS THAN 5 FEET ABOVE GRADE AS MEASURED FROM ADJACENT NATURAL OR FINISHED GRADE, WHICHEVER IS LOWER, TO THE FINISHED FLOOR OF THE GROUND FLOOR.

\*\* FIFTY PERCENT (50%) REDUCTION OF MINIMUM PARKING REQUIREMENTS PER DCMR SECTION 702.1



1 ZONING PLAN  
SCALE: NTS

ZONING CALCULATIONS

FAR CALCULATED OVER THEORETICAL LOT			LOT OCCUPANCY CALCULATED OVER THEORETICAL LOT			BUILDING HEIGHT			PENTHOUSE HEIGHT			VEHICULAR PARKING			BICYCLE PARKING (LONG-TERM)			LOADING		
REQUIRED/ ALLOWED	PUD APPROVED	PROPOSED MOD	REQUIRED/ ALLOWED	PUD APPROVED	PROPOSED MOD	REQUIRED/ ALLOWED	PUD APPROVED	PROPOSED MOD	REQUIRED/ ALLOWED	PUD APPROVED	PROPOSED MOD	REQUIRED/ ALLOWED (PER ZONING)	PUD APPROVED	PROPOSED (FLEX GRANTED TO REDUCE #)	REQUIRED/ ALLOWED (PER ZONING)	PUD APPROVED	PROPOSED MOD	REQUIRED/ ALLOWED	PUD APPROVED	PROPOSED MOD
6.5 7.8 (IZ) 9.36 (PUD)	(475,446 / 112,665) 4.22	4.09 (460,530 / 112,665)	100%	45.5%	45.5%	130'-0"	130'-0" 13 STORIES	130'-0" 13 STORIES	20'-0"	20'-0"	20'-0"	RES: 82 SPACES  RETAIL: 19 SPACES (INCLUDES 50% REDUCTION)  TOTAL: 101 SPACES	222 SPACES	221 SPACES	RES: 108 SPACES  RETAIL: 3 SPACES  TOTAL: 111 SPACES		RES: 172 SPACES  RETAIL: 2 SPACES  TOTAL: 174 SPACES  (97 HORIZONTAL, 70 VERTICAL, 10 TANDEM/CARGO, 17 ELECTRICAL	RES: 1 LOADING 1 SERVICE  RETAIL: 2 LOADING 1 SERVICE	1 LOADING @ 55' DEEP  1 LOADING @ 30' DEEP  1 SERVICE SPACE	1 LOADING @ 55' DEEP  1 LOADING @ 30' DEEP  1 SERVICE SPACE

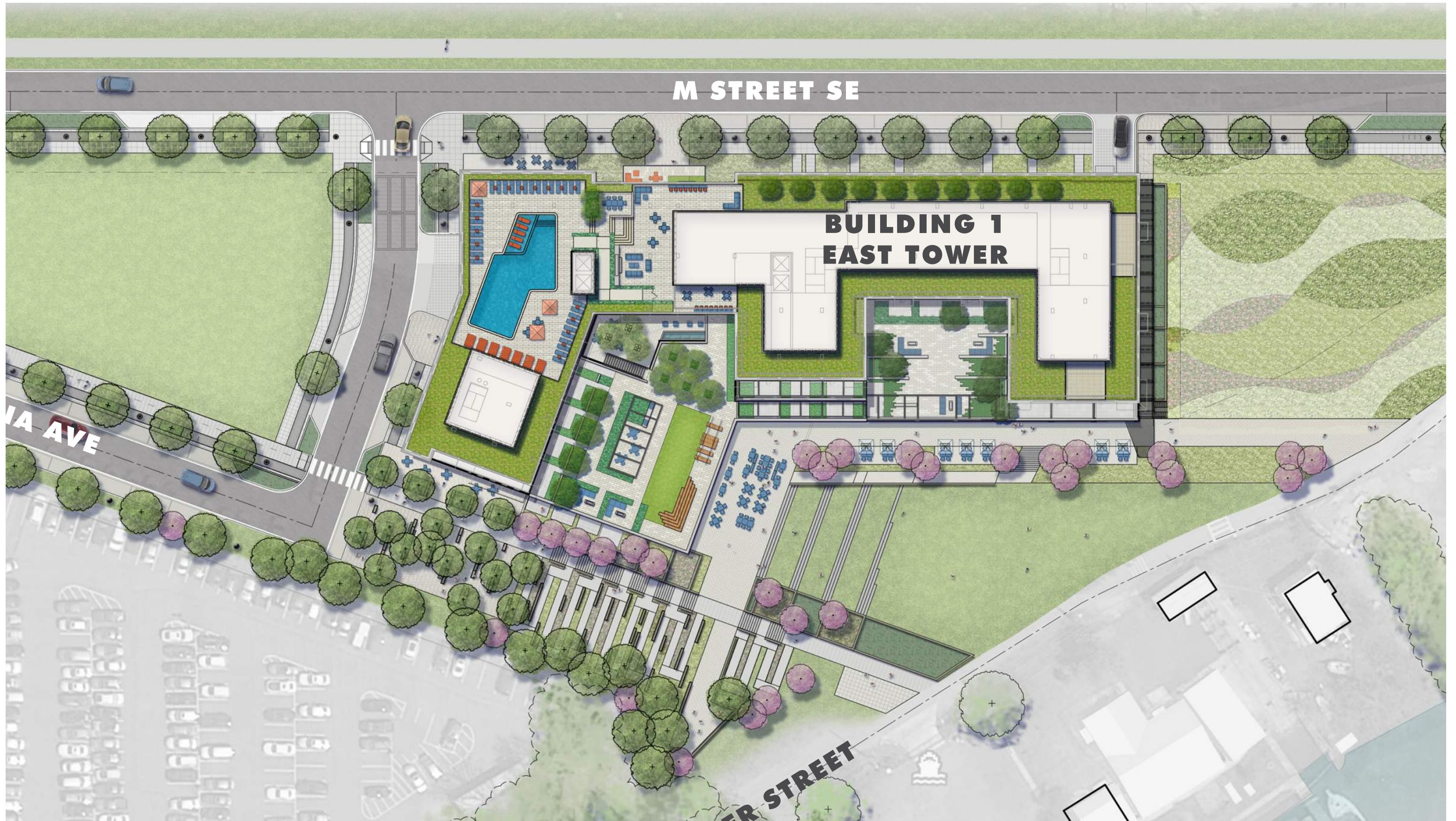
REAR YARD			SIDE YARD			OPEN COURT		
REQUIRED/ ALLOWED	PUD APPROVED	PROPOSED MOD	REQUIRED/ ALLOWED	PUD APPROVED	PROPOSED MOD	REQUIRED/ ALLOWED	PUD APPROVED	PROPOSED MOD
OPEN COURT PROVIDED IN LIEU OF REAR YARD	NONE PROVIDED	NONE PROVIDED	NONE REQUIRED  IF PROVIDED: S3: 2" per 130'-0" = 21'-8" S4: 2" per 130'-0" = 21'-8"	S3: 21'-8" S4: VARIES	S3: 21'-8" S4: VARIES	NONE REQUIRED  IF PROVIDED: C4: 4" per 118'-10" = 39'-7" C5: 4" per 151'-10" = 50'-8" C6: 4" per 131'-0" = 43'-8"	C4: 87'-4" C5: 109'-10" C6: 73'-0"	C4: 87'-4" C5: 109'-10" C6: 73'-0"

BICYCLE PARKING (SHORT-TERM)		
RES: 25 SPACES  RETAIL: 10 SPACES  TOTAL: 35 SPACES		
	TOTAL: 58 SPACES	TOTAL: 58 SPACES

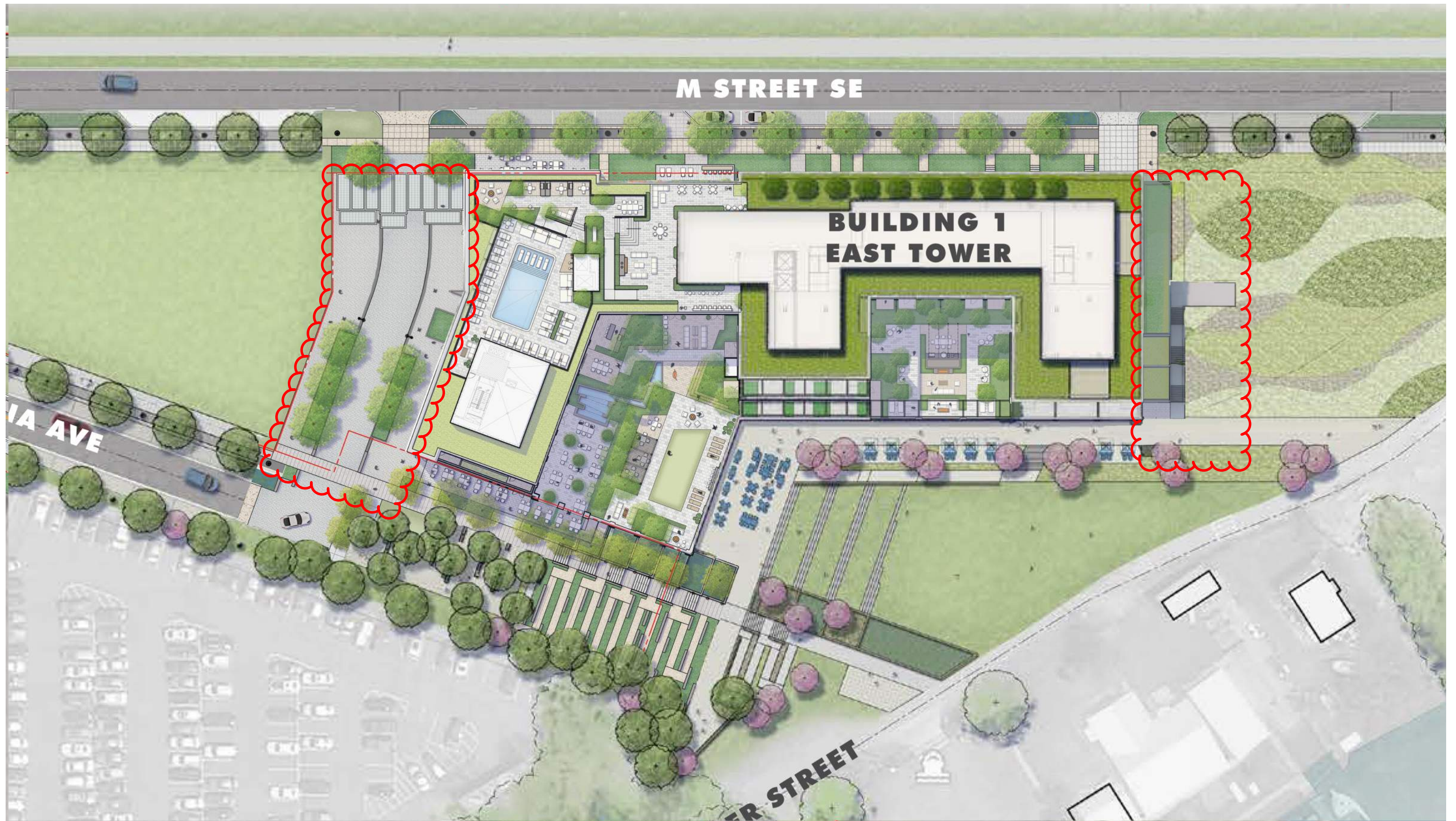
\*FOR PURPOSES OF COMPUTING FAR, GROSS FLOOR AREA DOES NOT INCLUDE: 1) ANY FLOOR AREA OR BUILDING ELEMENT IDENTIFIED UNDER 11-B DCMR 304.8; 2) PROJECTIONS OVER BUILDING LINES; AND 3) PORTIONS OF ANY STORY THAT ARE LESS THAN 5 FEET ABOVE GRADE AS MEASURED FROM ADJACENT NATURAL OR FINISHED GRADE, WHICHEVER IS LOWER, TO THE FINISHED FLOOR OF THE GROUND FLOOR.

\*\* FIFTY PERCENT (50%) REDUCTION OF MINIMUM PARKING REQUIREMENTS PER DCMR SECTION 702.1





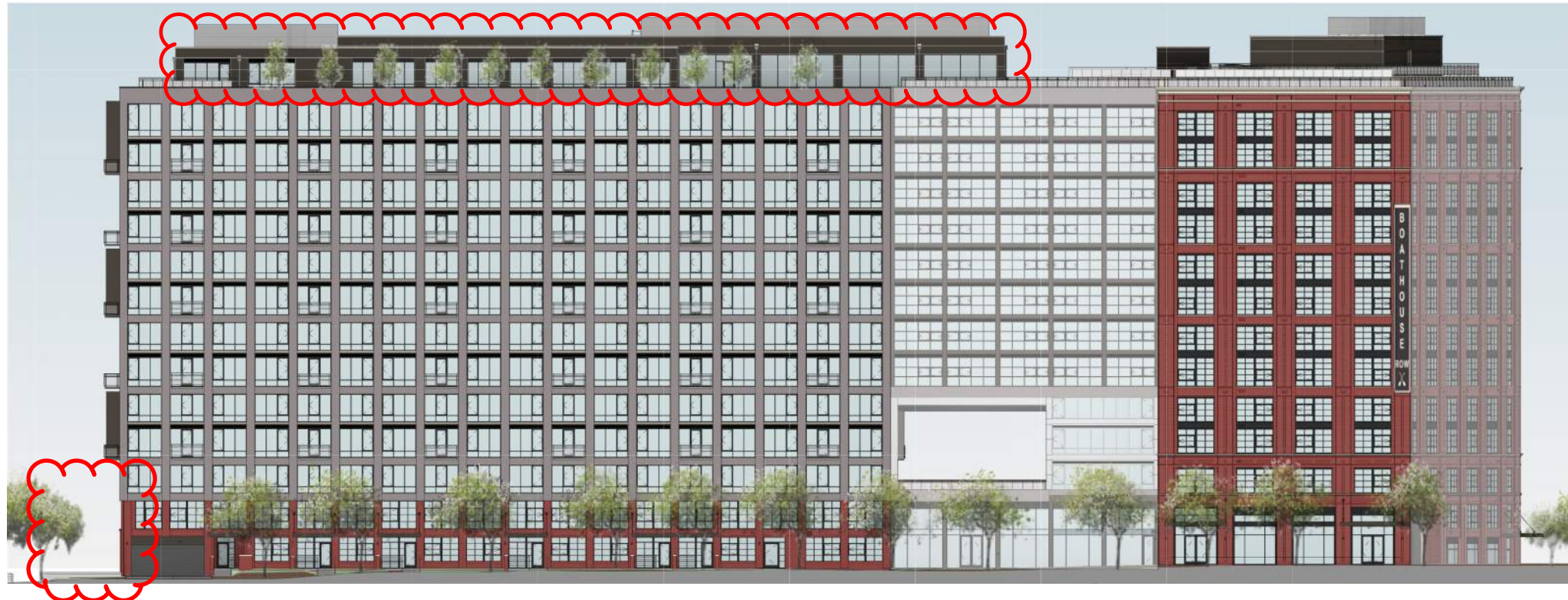








APPROVED



PROPOSED

**PROPOSED MODIFICATION:** The penthouse windows have been adjusted to work with building program and coordinate with fenestration patterns below. On the east side the catwalk has been removed.

**NORTH ELEVATION  
1333 M STREET SE**

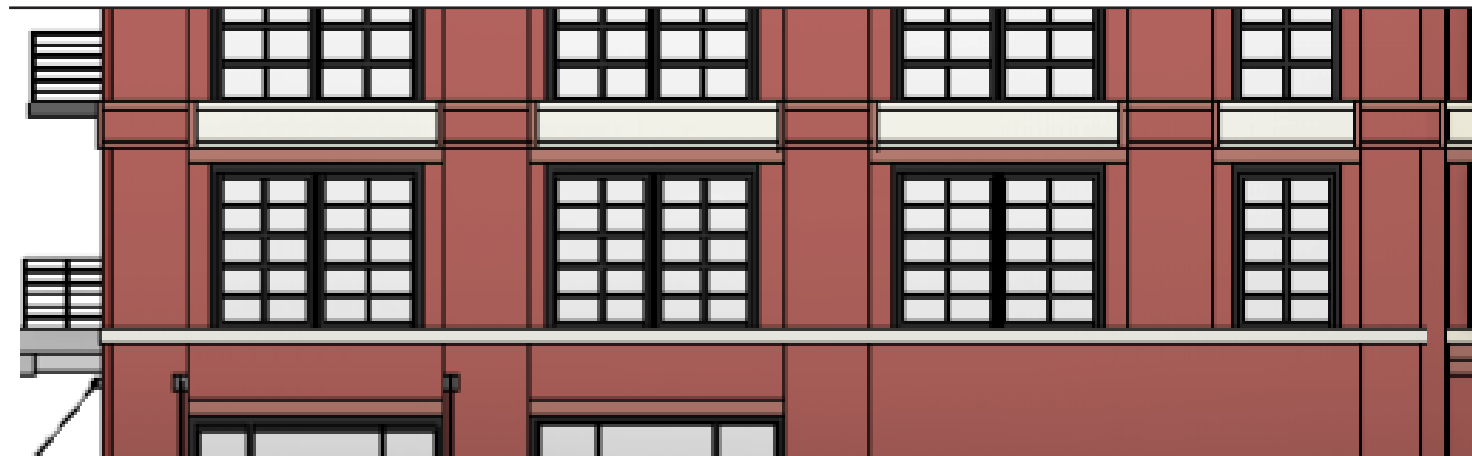
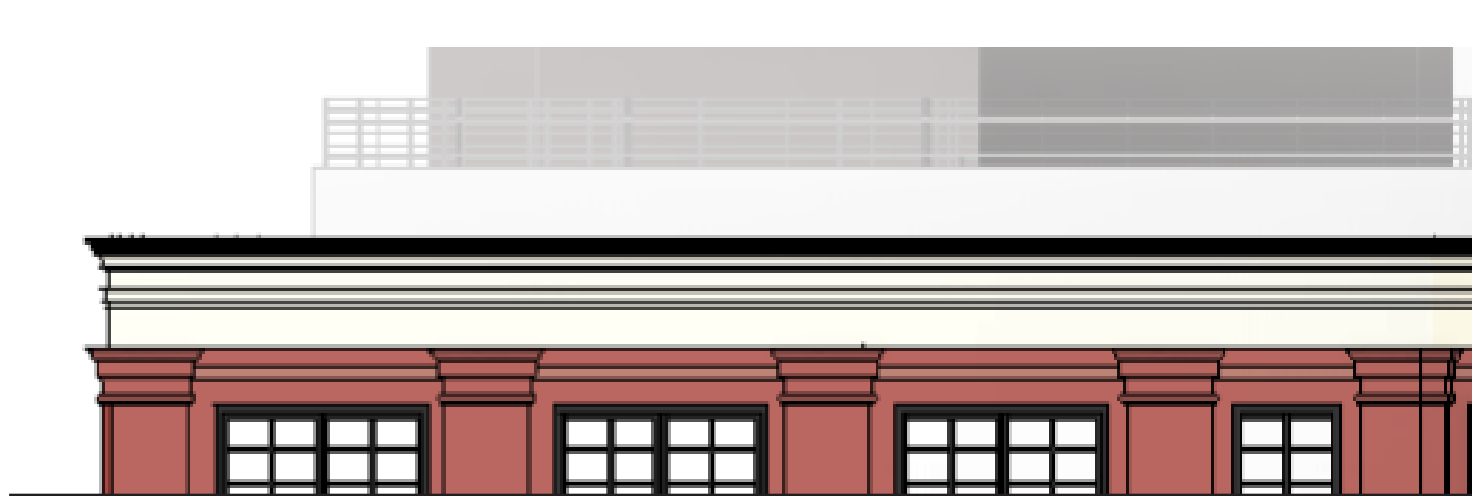




APPROVED



PROPOSED



APPROVED

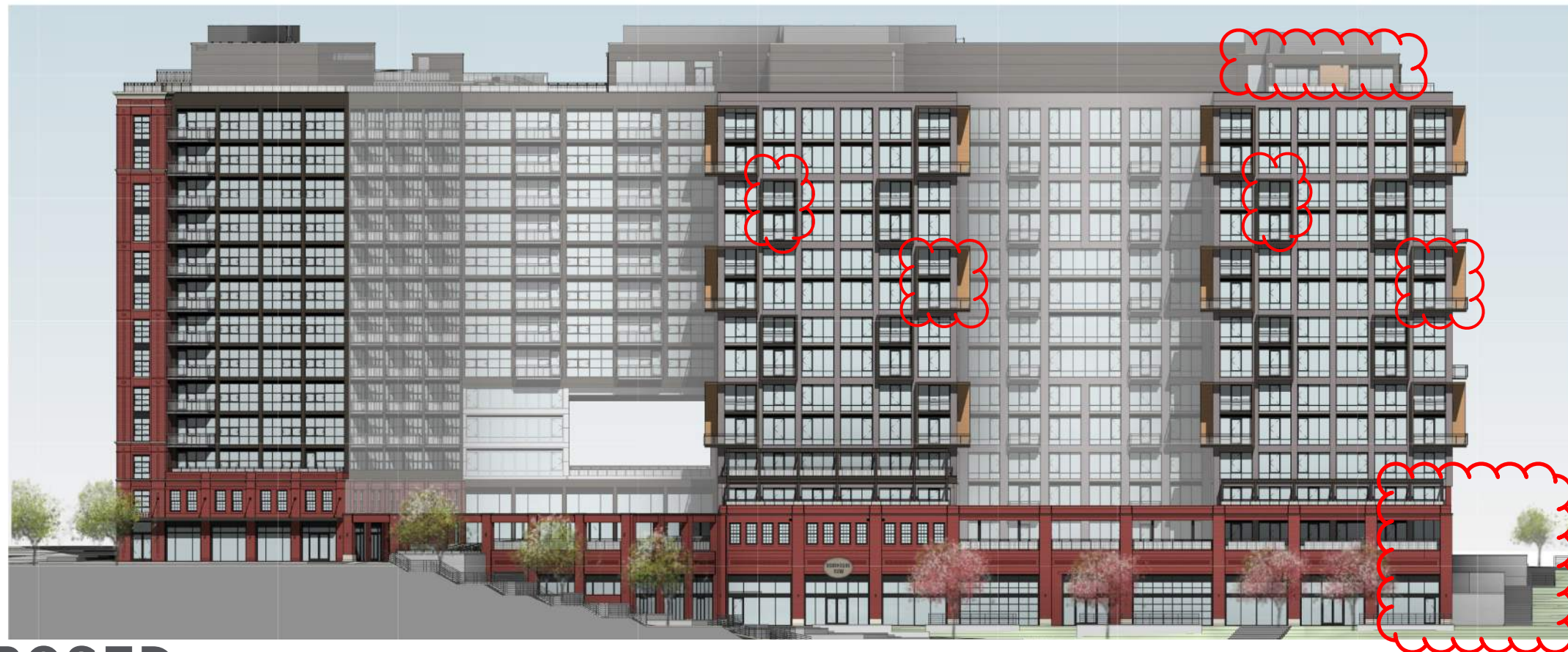


PROPOSED





APPROVED



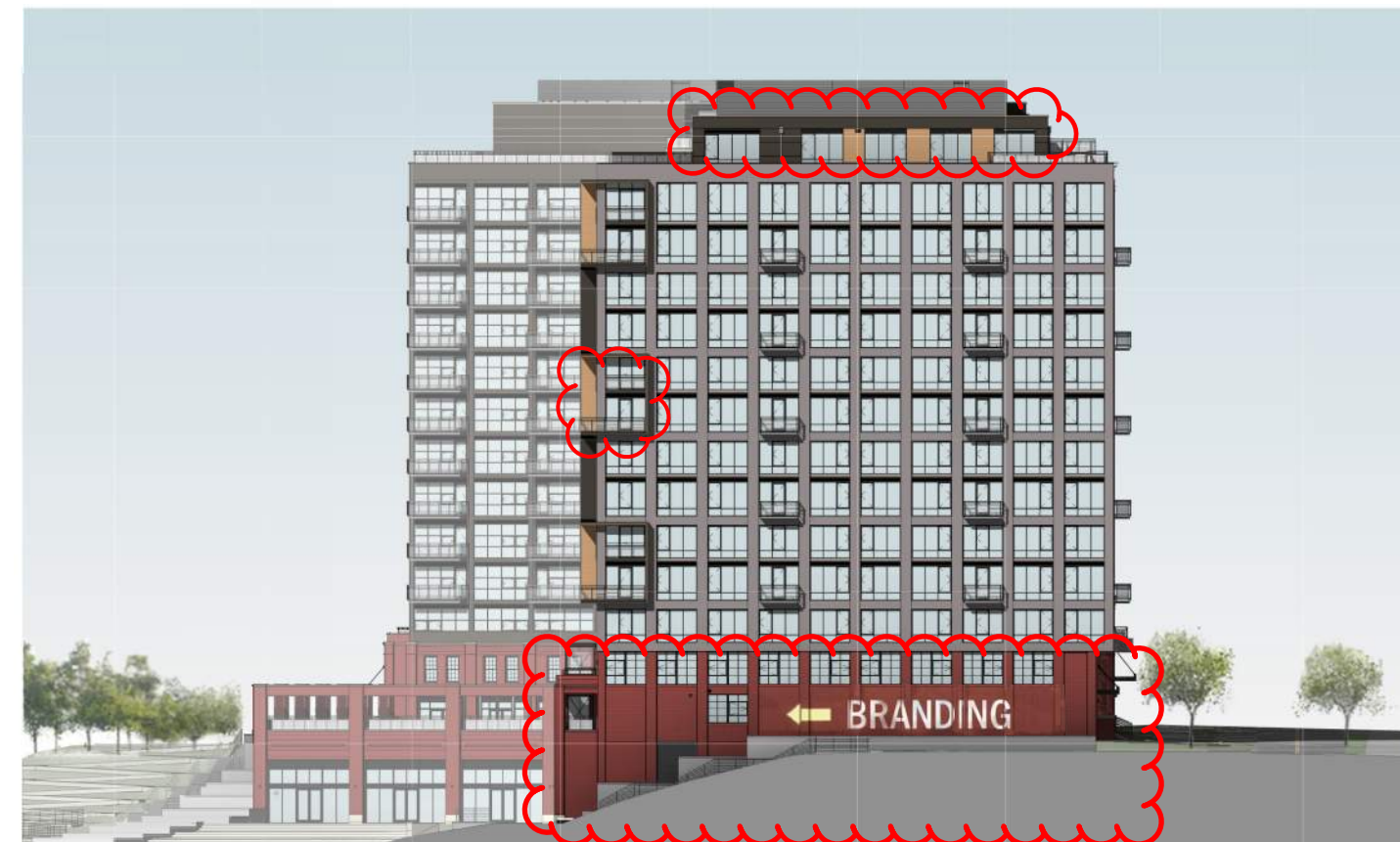
PROPOSED

PROPOSED MODIFICATION: The penthouse windows have been adjusted to the updated facade. The catwalk has been removed and in its place is a set of stairs on grade. Enclosed balconies have been changed from glass to metal mesh.

SOUTH ELEVATION  
1333 M STREET SE



APPROVED



PROPOSED

PROPOSED MODIFICATION: The windows have been adjusted to the updated facade. The catwalk has been removed and in its place is a set of stairs on grade. Enclosed balconies have been changed from glass to metal mesh.

EAST ELEVATION  
1333 M STREET SE















