

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

ZONE:  
PUD APPROVED: MU-9

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

## SITE CALCULATIONS BASED ON PROPOSED LOT B-8

FAR	$460,530 / 88,790 = 5.19$
LOT OCCUPANCY	57.8%

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
<b>TOTAL</b>	<b>96</b>	<b>121</b>	<b>4</b>	<b>1</b>	<b>221</b>

PER 1106.2: 2% X 223 SPACES = 5 ACCESSIBLE SPACES REQUIRED

PER 1106.5: 1 VAN-ACCESSIBLE PARKING SPACE REQUIRED

### ELECTRICAL VEHICLE PARKING

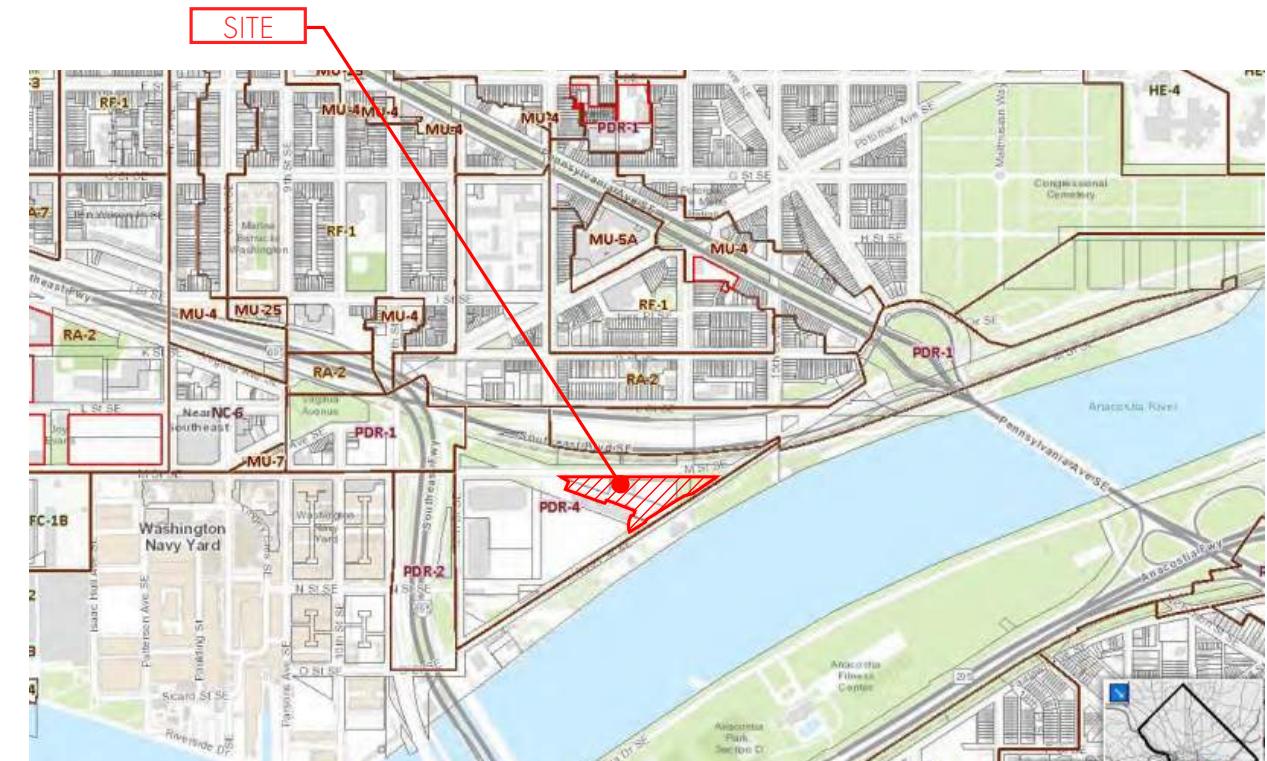
	STANDARD & COMPACT	ACCESSIBLE	VAN ACCESSIBLE	TOTAL	%	% REQUIRED
EV CHARGERS	3	1	1	5	2.2%	2%
EV CONDUIT	40			40	17.9%	
<b>EV READY + CHARGERS</b>	<b>43</b>	<b>1</b>	<b>1</b>	<b>45</b>	<b>20.1%</b>	<b>20%</b>

### PROPOSED BICYCLE PARKING

LEVEL	STD RES	TANDEM RES	TOTAL RES	TOTAL RETAIL
P1	76	10	86	0
P2	88	0	88	2
<b>TOTAL</b>	<b>164</b>	<b>10</b>	<b>174</b>	<b>2</b>

\*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

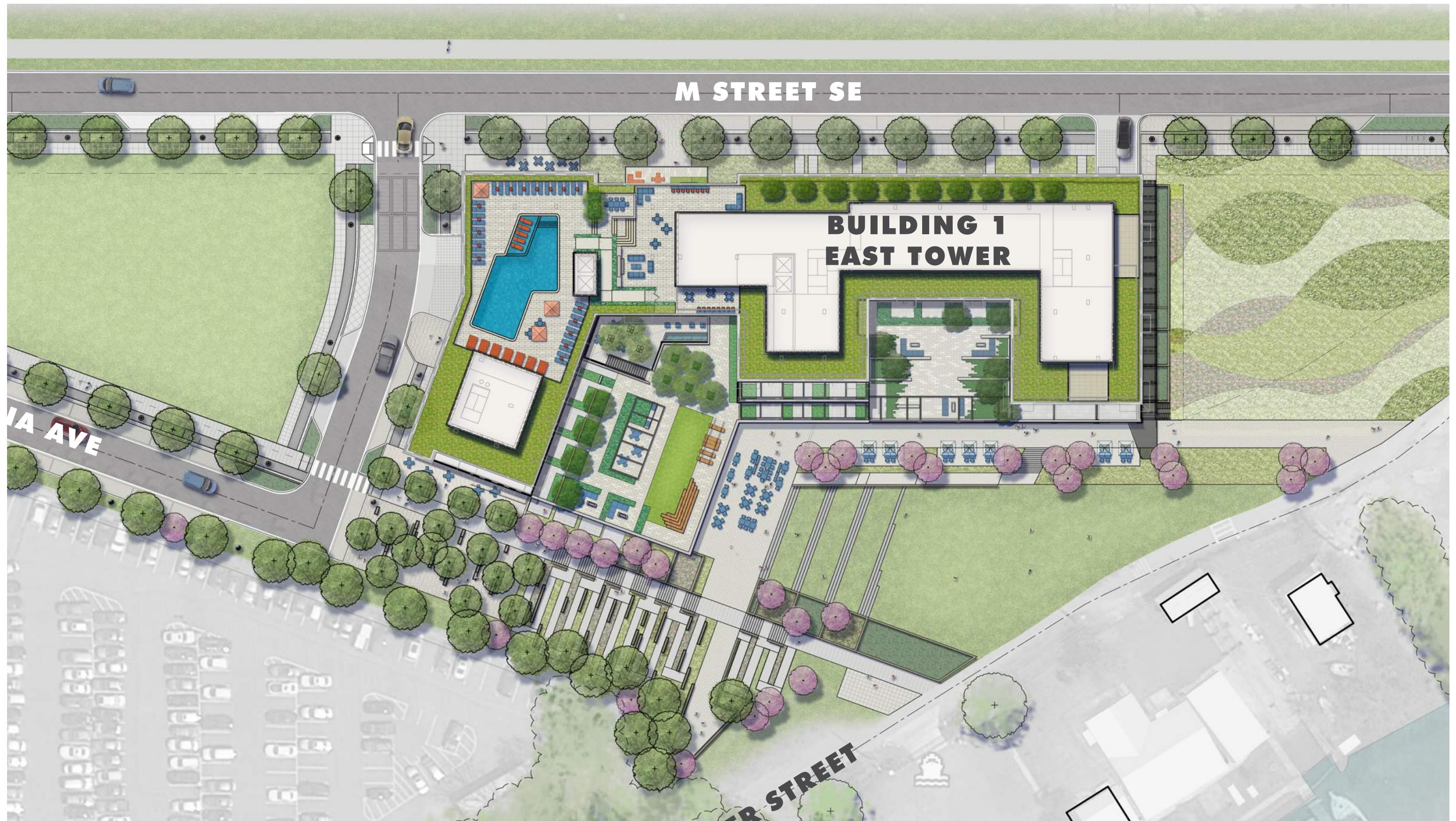
FAR CALCULATED OVER THEORETICAL LOT			LOT OCCUPANCY CALCULATED OVER THEORETICAL LOT			BUILDING HEIGHT			PENTHOUSE HEIGHT			VEHICULAR PARKING			BICYCLE PARKING (LONG-TERM)			LOADING			
REQUIRED/ ALLOWED	PUD APPROVED	PROPOSED MOD	REQUIRED/ ALLOWED	PUD APPROVED	PROPOSED MOD	REQUIRED/ ALLOWED	PUD APPROVED	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" 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: 167 SPACES (97 HORIZONTAL, 70 VERTICAL, 10 TANDEM/CARGO, 17 ELECTRICAL)	RES: 172 SPACES  RETAIL: 2 SPACES  TOTAL: 174 SPACES	RES: 172 SPACES  RETAIL: 1 SERVICE  TOTAL: 174 SPACES	RES: 1 LOADING @ 55' DEEP  RETAIL: 1 LOADING @ 30' DEEP  TOTAL: 1 SERVICE SPACE	RES: 1 LOADING @ 55' DEEP  RETAIL: 1 LOADING @ 30' DEEP  TOTAL: 1 SERVICE SPACE	1 LOADING @ 55' DEEP  RETAIL: 1 LOADING @ 30' DEEP  TOTAL: 1 SERVICE SPACE	1 LOADING @ 55' DEEP  RETAIL: 1 LOADING @ 30' DEEP  TOTAL: 1 SERVICE SPACE

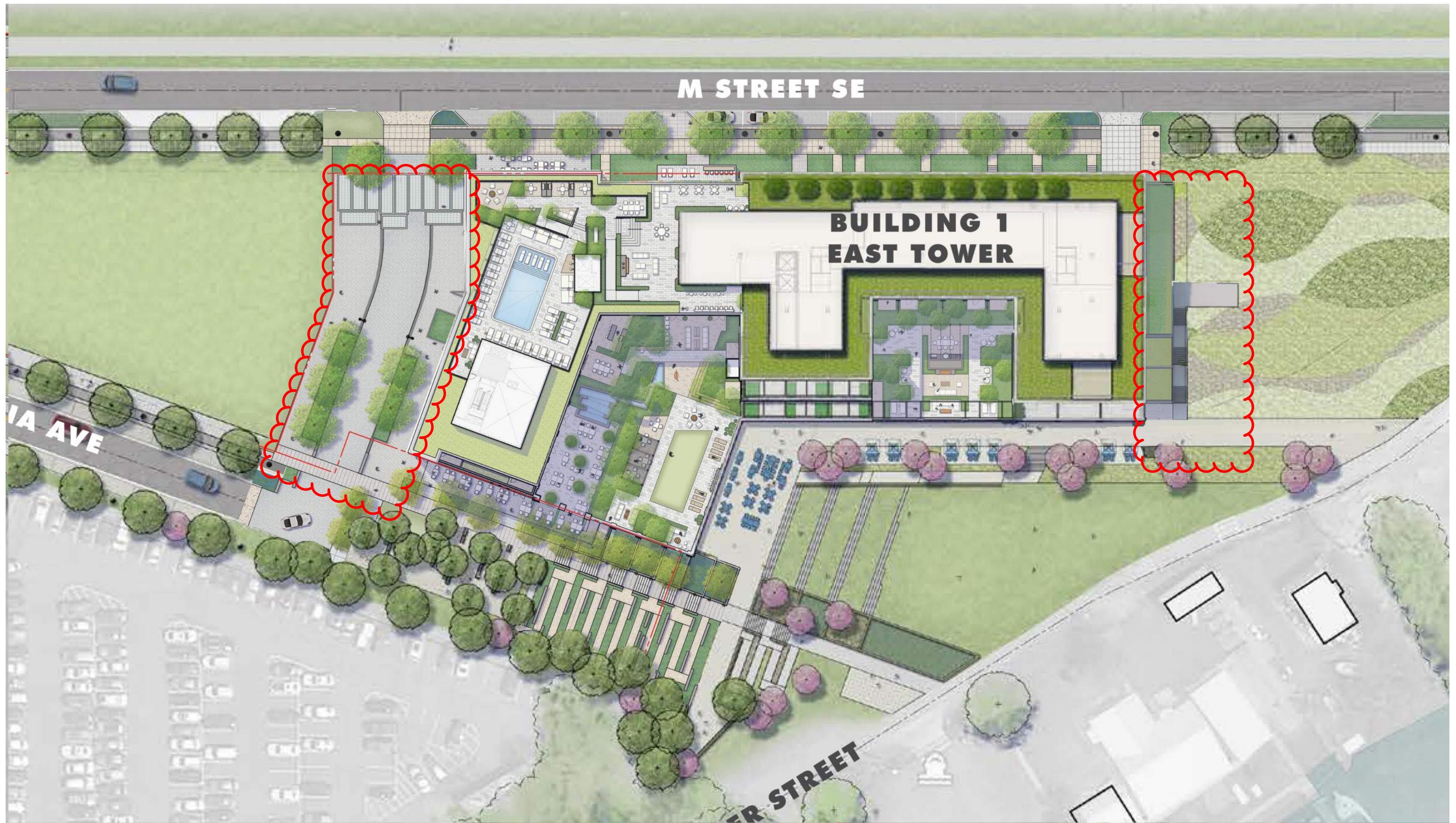
REAR YARD			SIDE YARD			OPEN COURT		
REQUIRED/ ALLOWED	PUD APPROVED	PROPOSED MOD	REQUIRED/ ALLOWED	PUD APPROVED	PROPOSED MOD	REQUIRED/ ALLOWED	PUD APPROVED	PROPOSED MOD
OPEN COURT PROVIDED IN LIEU OF REAR YARD	NONE PROVIDED	NONE PROVIDED	NONE REQUIRED IF PROVIDED: S3: 2" per 130'-0" = 21'-8" S4: 2" per 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

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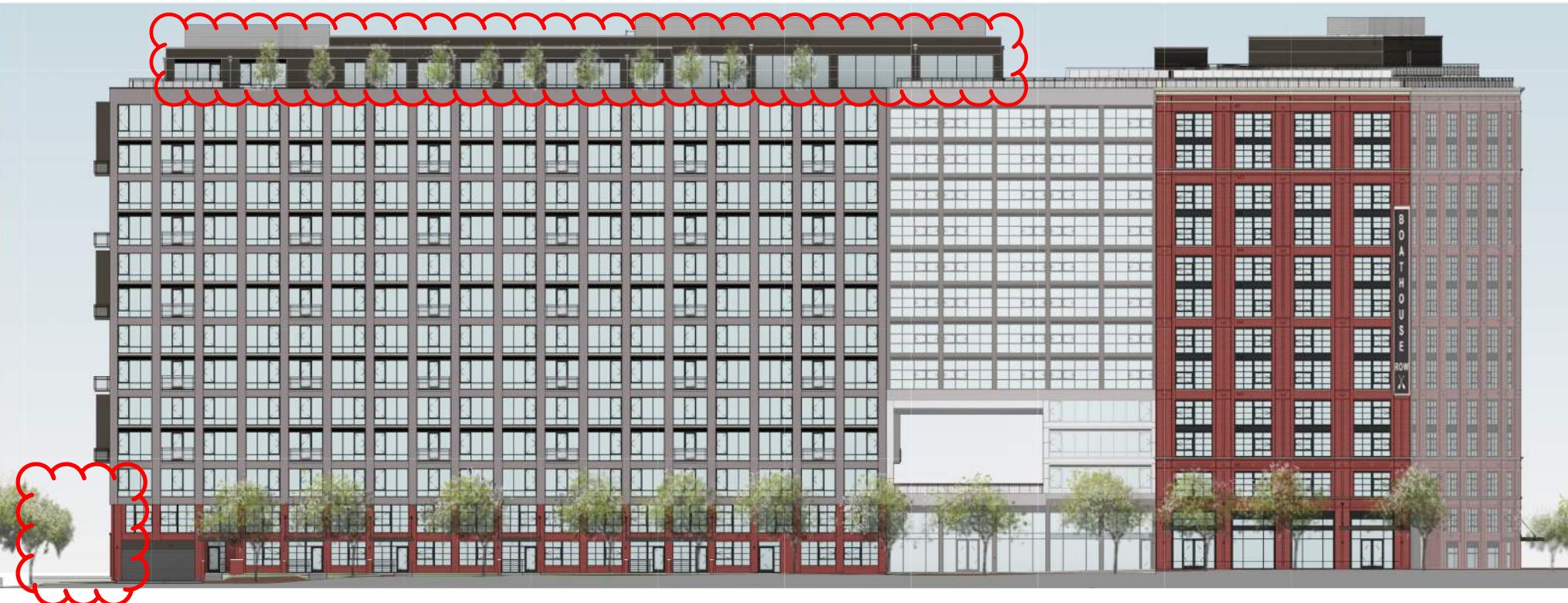




**PROPOSED**



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 as been removed.

NORTH ELEVATION  
1333 M STREET SE



APPROVED



PROPOSED



APPROVED



PROPOSED

WEST ELEVATION  
1333 M STREET SE

8



APPROVED



PROPOSED

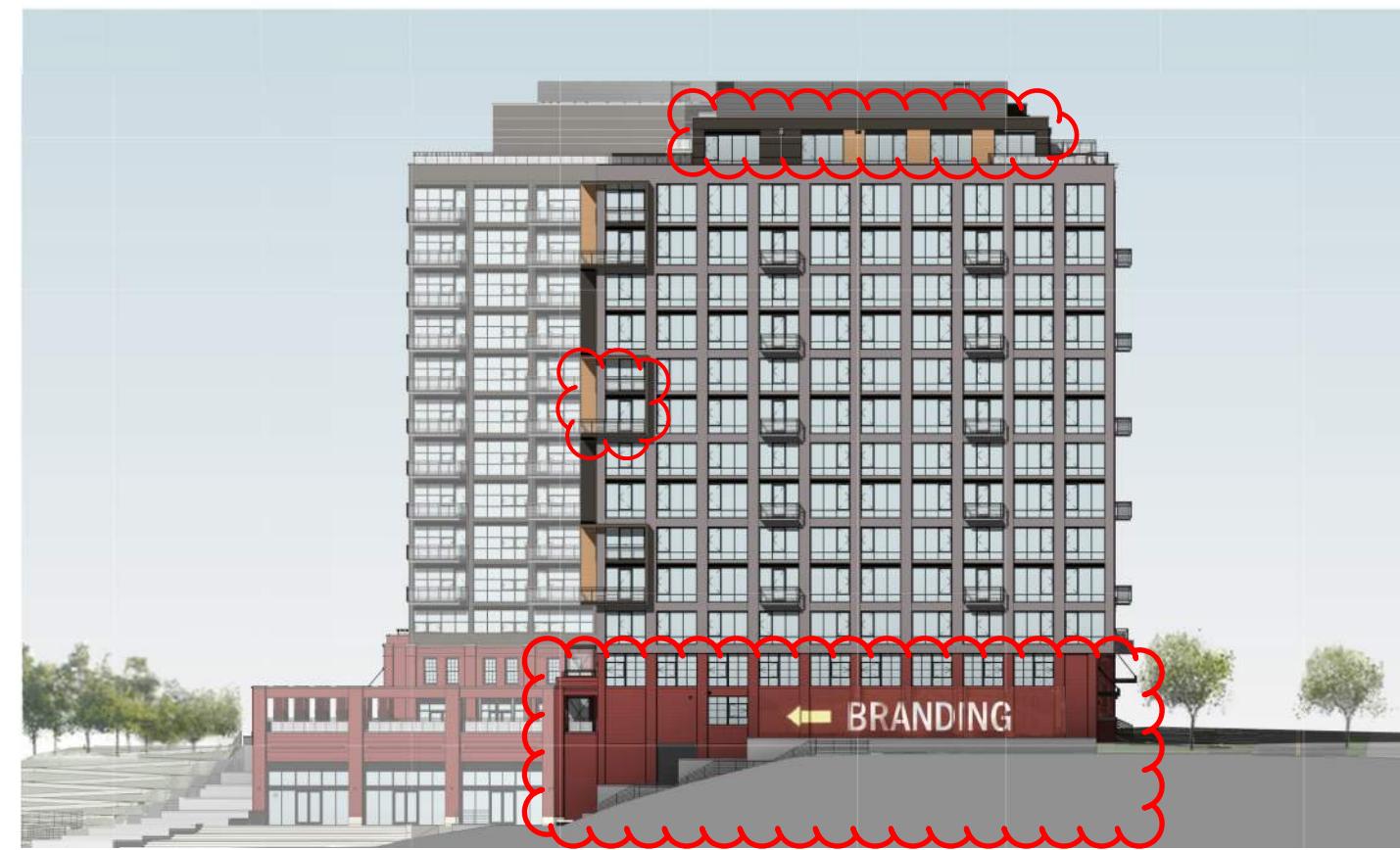
PROPOSED MODIFICATION: The penthouse windows have been adjusted to the updated facade. The catwalk as been removed and in its place is a set of stairs on grade. Enclosed balconies have been changed from glass to metal mesh.

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



APPROVED



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M STREET VIEW  
1333 M STREET SE



## PROPOSED

PROPOSED MODIFICATION: The private road is revised in its layout to read more as a woonerf.

M STREET VIEW  
1333 M STREET SE



APPROVED



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SOUTHEAST VIEW  
1333 M STREET SE



## PROPOSED

PROPOSED MODIFICATION: 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 (see sheets 11 and 12). Site walls at grade have become concrete instead of brick finish.

SOUTHEAST VIEW  
1333 M STREET SE