



1st FLOOR



2nd FLOOR



3rd FLOOR



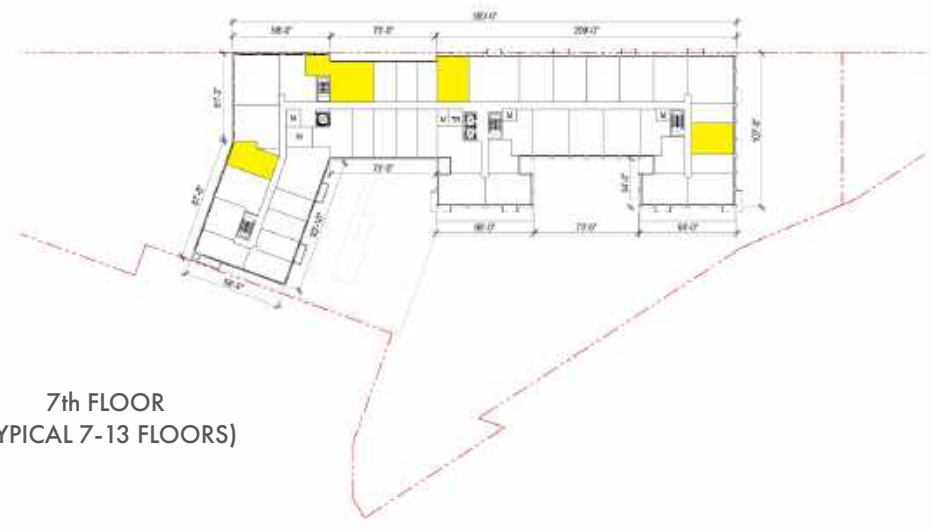
4th FLOOR



5th FLOOR



6th FLOOR



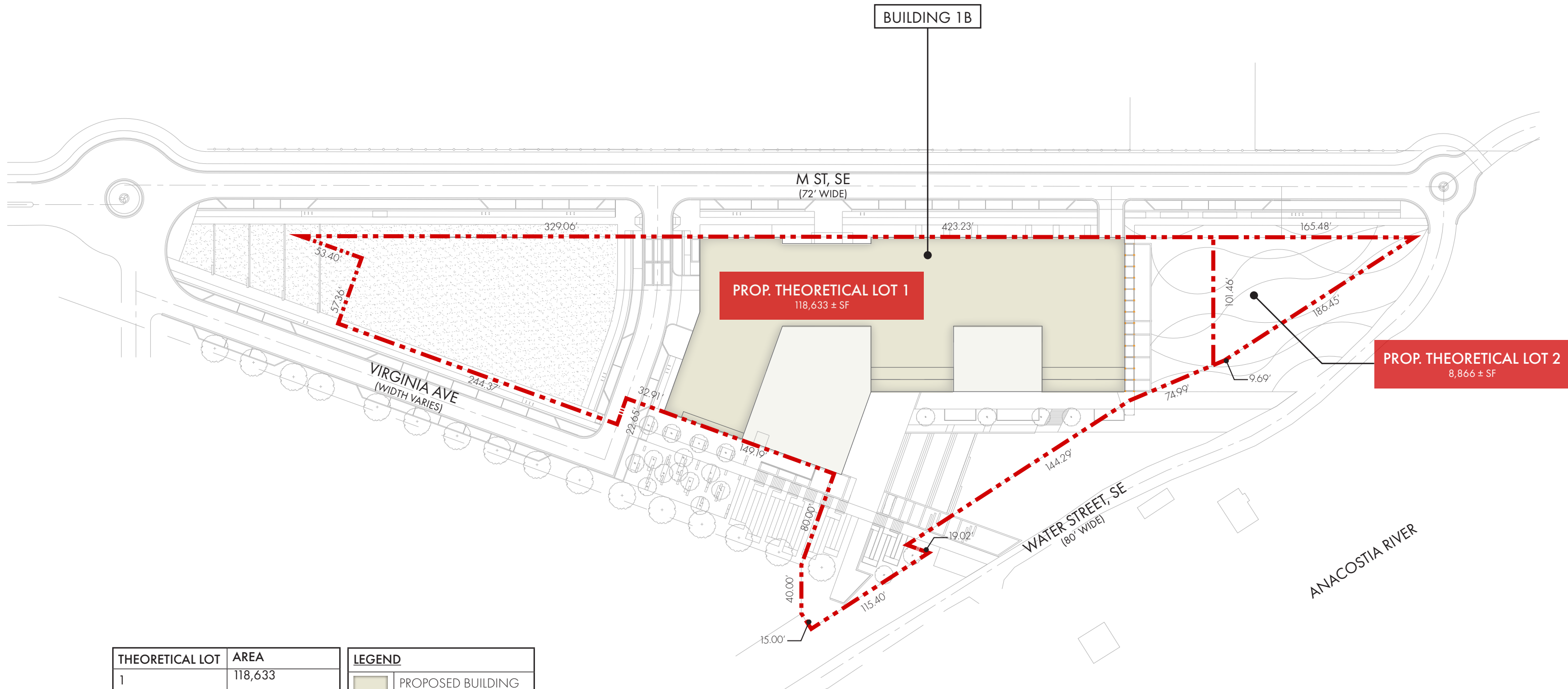
7th FLOOR  
(TYPICAL 7-13 FLOORS)

### INCLUSIONARY ZONING UNITS

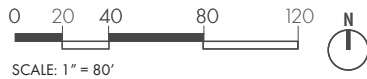
IZ UNITS at 60% MFI

	TOTAL	REQUIRED IZ UNDER EXISTING PDR-4 ZONING	REQUIRED IZ UNDER MU-9 MOR (8%)	PROPOSED IZ UNDER MU-9 PUD (10%)	PROPOSED IZ UNDER MU-9 PUD (.82 CORE FACTOR)
RESIDENTIAL (GFA)	439,340	0	35,148	43,934	36,026
PROJECTIONS	350	0	28	35	29
TOTAL	439,690	0	35,176	43,969	36,055

- NOTES:
1. All numbers are approximate and subject to adjustments during design development and permitting in accordance with any flexibility granted by the Zoning Commission
  2. IZ unit mix and locations are for illustrative purposes and are subject to change within the same general area based on final interior layout and total unit mix.



THEORETICAL LOT	AREA	LEGEND
1	118,633	PROPOSED BUILDING
2	8,866	THEORETICAL LOT LINE
TOTAL	127,499	



SITE DATA

EXISTING SITE AREA:	
LOT 802 (SQUARE 1025-E)	5,107 SF
LOT 1 (SQUARE 1048-S)	40,580 SF
LOT 801 (SQUARE 1048-S)	16,183 SF
LOT 802 (SQUARE 1048-S)	42,424 SF
RES 129	15,269 SF
RES 299	7,936 SF
TOTAL	127,499 SF

ZONE:  
EXISTING: PDR-4  
PROPOSED: MU-9 (PUD)

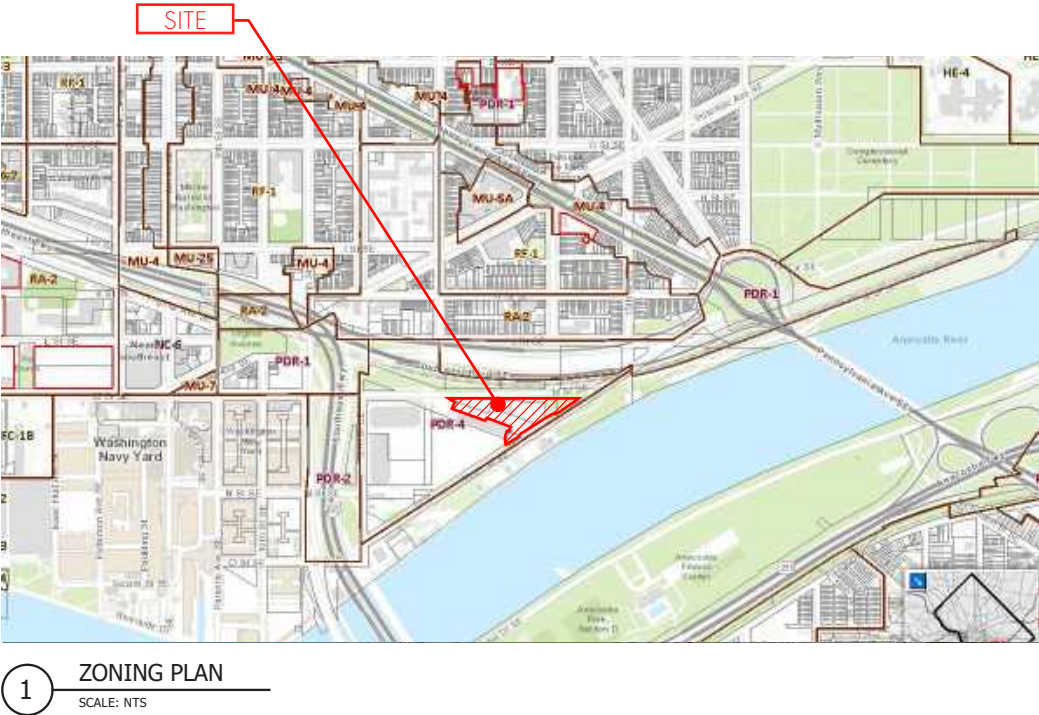
PROJECT DESCRIPTION

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

SQUARE FOOTAGE CALCULATIONS			
	TOTAL GFA ALL USES*	NON-RESIDENTIAL GFA	RESIDENTIAL UNITS
BUILDING 1B	480,200	40,860	496

PROPOSED THEORETICAL SITE AREA:  
(NOTE SEE PAGE A-4 FOR MORE INFORMATION)

THEORETICAL LOT 1	118,633 SF
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ZONING TABULATIONS

	FAR: (calculated over theoretical lot)		LOT OCCUPANCY: (calculated over theoretical lot)		BUILDING HEIGHT		PENTHOUSE HEIGHT:		VEHICULAR PARKING:		BICYCLE PARKING:		LOADING:	
	REQUIRED/ ALLOWED	PROPOSED	REQUIRED/ ALLOWED	PROPOSED	REQUIRED/ ALLOWED	PROPOSED	REQUIRED/ ALLOWED	PROPOSED	REQUIRED/ ALLOWED	PROPOSED	REQUIRED/ ALLOWED	PROPOSED	REQUIRED/ ALLOWED	PROPOSED
BUILDING1B	6.5 7.8 (IZ) 9.36 (PUD)	4.05	100%	44.8%	130'-0"	130'-0" / 13 Stories from M.P. 36.0 M Street	20'-0"	15'-0"	Residential: 82 Spaces Retail: 21 Spaces  (Includes 50% Reduction)  Total = 103 Spaces	168 Spaces	Long Term = 112 Total Residential: 108 Spaces Retail: 4 Spaces  Short Term = 35 Total Residential: 25 Spaces Retail: 10 Spaces	112 Spaces   35 Spaces	Residential: 1 Loading Berth 1 Service Space Retail: 2 Loading Berths 1 Service Space	1 Loading Berth @ 55' deep 1 Loading Berth @ 30' deep 1 Service Space

\*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





	REAR YARD		SIDE YARD		OPEN COURT	
	REQUIRED/ ALLOWED	PUD PROPOSED	REQUIRED/ ALLOWED	PUD PROPOSED	REQUIRED/ ALLOWED	PUD PROPOSED
BUILDING 1B	OPEN COURT PROVIDED IN LIEU OF REAR YARD	NONE PROVIDED	NONE REQUIRED  IF PROVIDED: S1: 2" per 130'-0"=21'-8" S2: 2" per 130'-0"=21'-8"	VARIES 73'-3"	NONE REQUIRED  IF PROVIDED: C1: 4" per 118'-10"= 39'-7" C2: 4" per 151'-10"= 50'-8" C3: 4" per 131'-0"= 43'-8"	87'-4" 109'-10" 73'-0"

NOTE: THEORETICAL LOTS HAVE BEEN ESTABLISHED FOR THE PURPOSE OF DETERMINING CONFORMANCE TO REAR AND SIDE YARD REQUIREMENTS.

LEGEND	
	PROPOSED BUILDING
	THEORETICAL LOT LINE

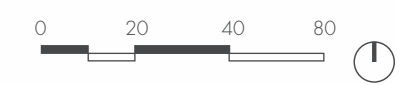


1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION

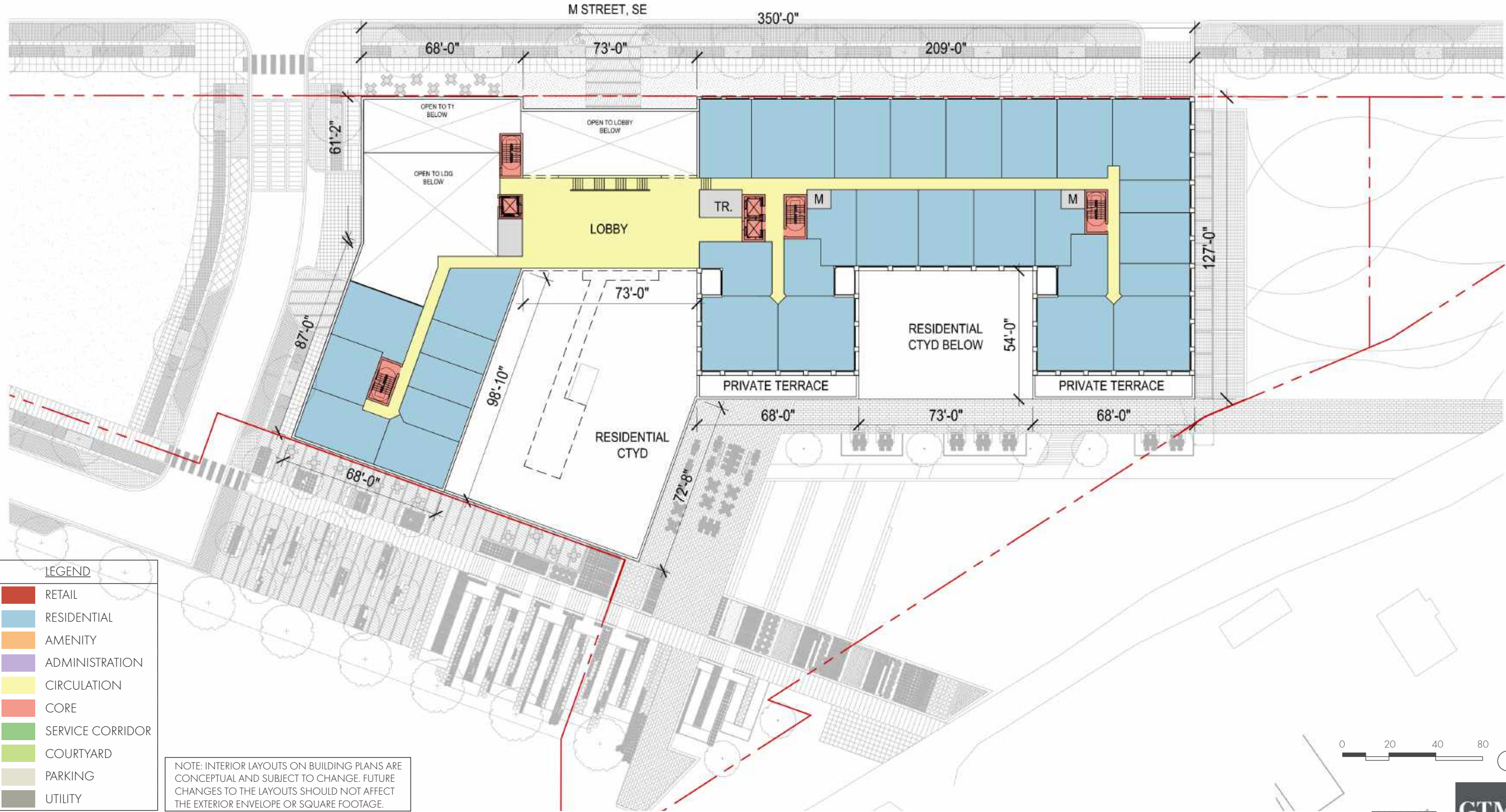
1ST FLOOR PLAN



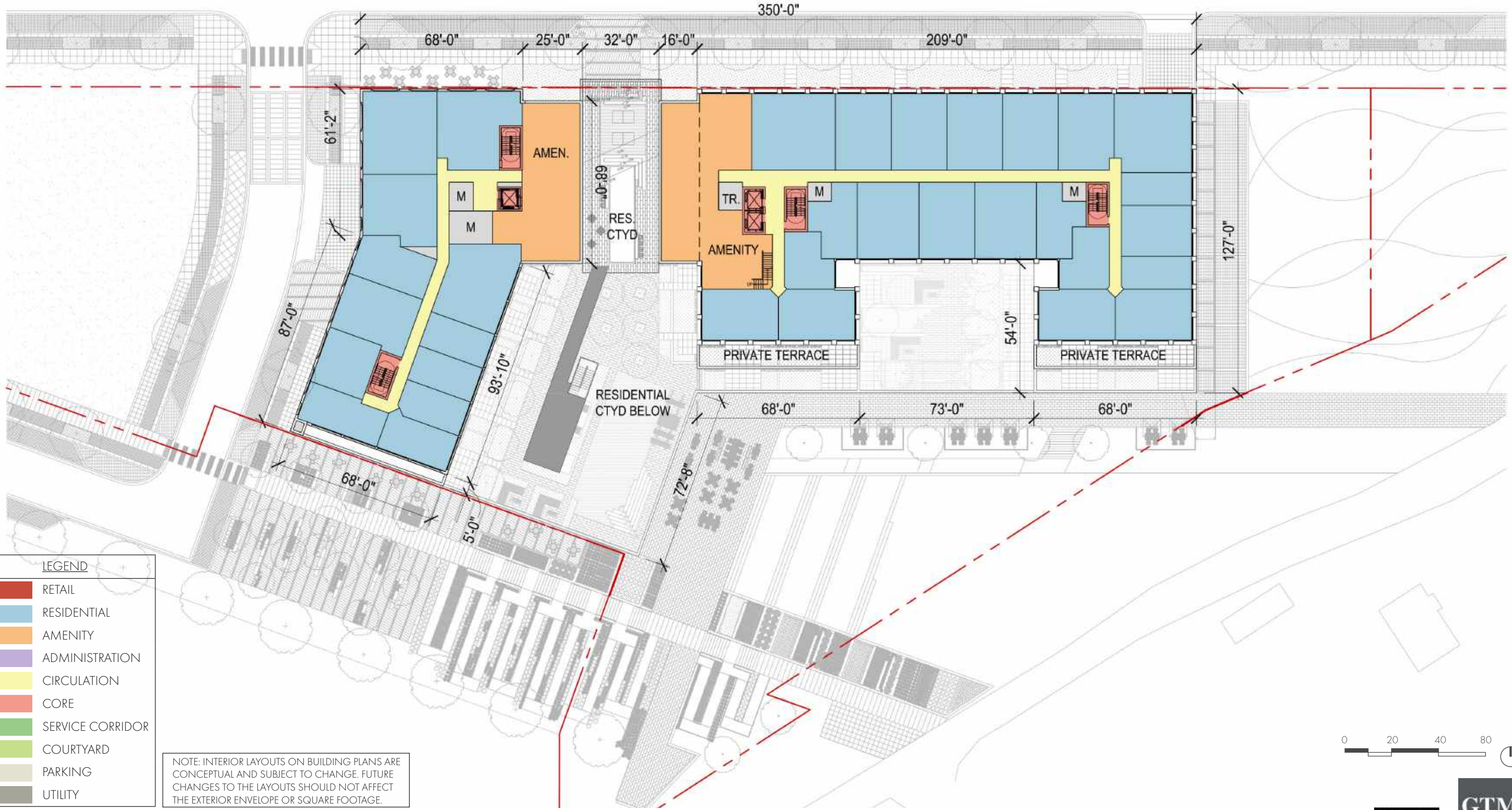
March 27, 2020

A-10



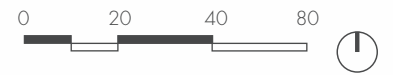






LEGEND	
<span style="color: red;">■</span>	RETAIL
<span style="color: blue;">■</span>	RESIDENTIAL
<span style="color: orange;">■</span>	AMENITY
<span style="color: purple;">■</span>	ADMINISTRATION
<span style="color: yellow;">■</span>	CIRCULATION
<span style="color: red;">■</span>	CORE
<span style="color: green;">■</span>	SERVICE CORRIDOR
<span style="color: green;">■</span>	COURTYARD
<span style="color: grey;">■</span>	PARKING
<span style="color: brown;">■</span>	UTILITY

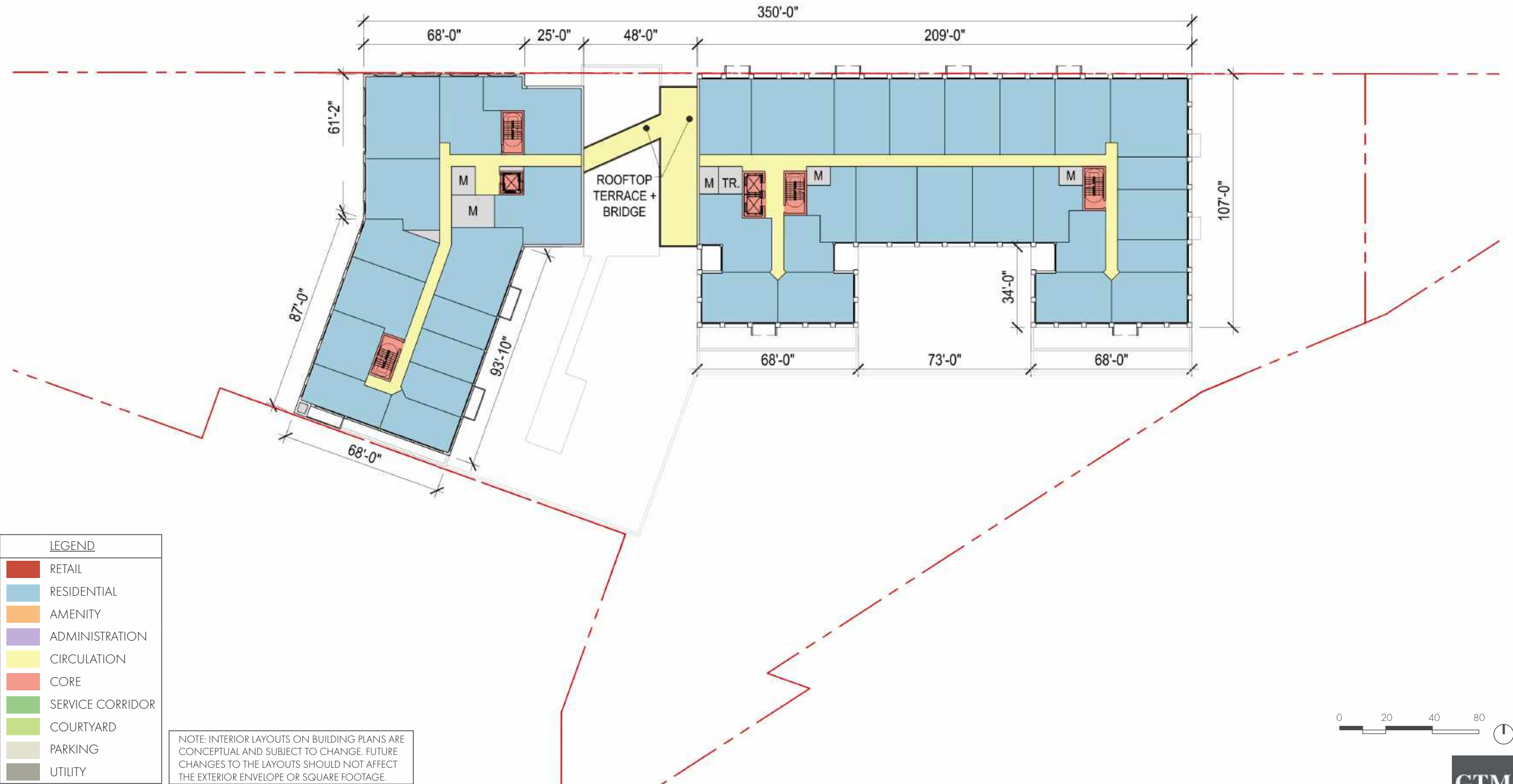
NOTE: INTERIOR LAYOUTS ON BUILDING PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE. FUTURE CHANGES TO THE LAYOUTS SHOULD NOT AFFECT THE EXTERIOR ENVELOPE OR SQUARE FOOTAGE.











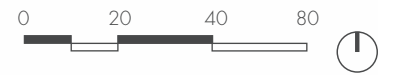






LEGEND	
<span style="color: red;">■</span>	RETAIL
<span style="color: blue;">■</span>	RESIDENTIAL
<span style="color: orange;">■</span>	AMENITY
<span style="color: purple;">■</span>	ADMINISTRATION
<span style="color: yellow;">■</span>	CIRCULATION
<span style="color: red;">■</span>	CORE
<span style="color: green;">■</span>	SERVICE CORRIDOR
<span style="color: lightgreen;">■</span>	COURTYARD
<span style="color: grey;">■</span>	PARKING
<span style="color: brown;">■</span>	UTILITY

NOTE: INTERIOR LAYOUTS ON BUILDING PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE. FUTURE CHANGES TO THE LAYOUTS SHOULD NOT AFFECT THE EXTERIOR ENVELOPE OR SQUARE FOOTAGE.



1333 M STREET

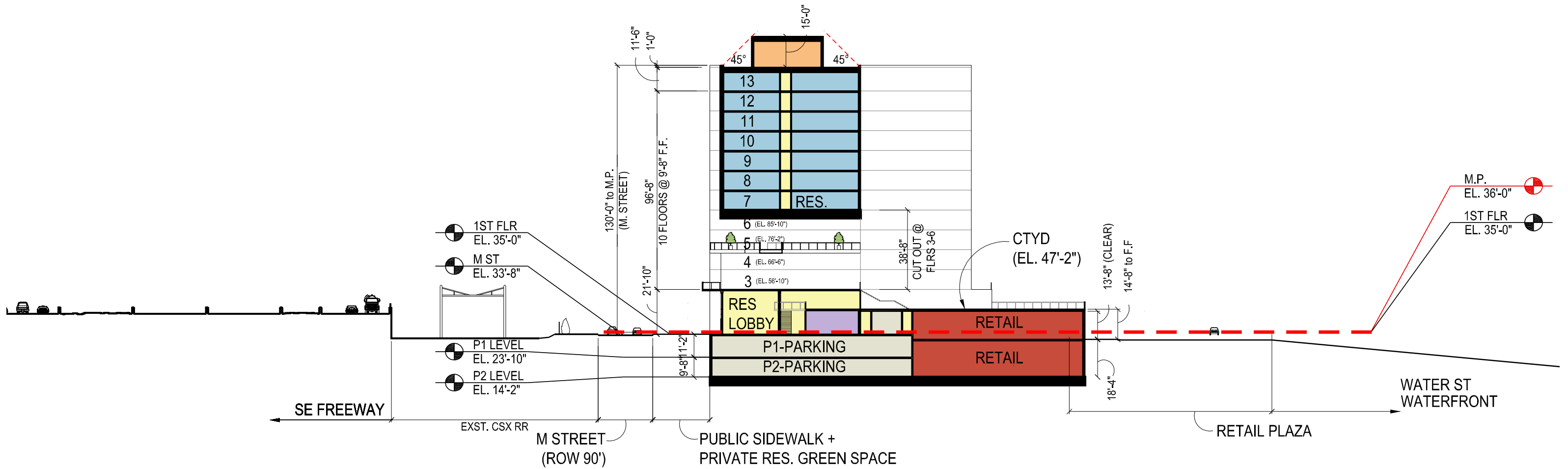
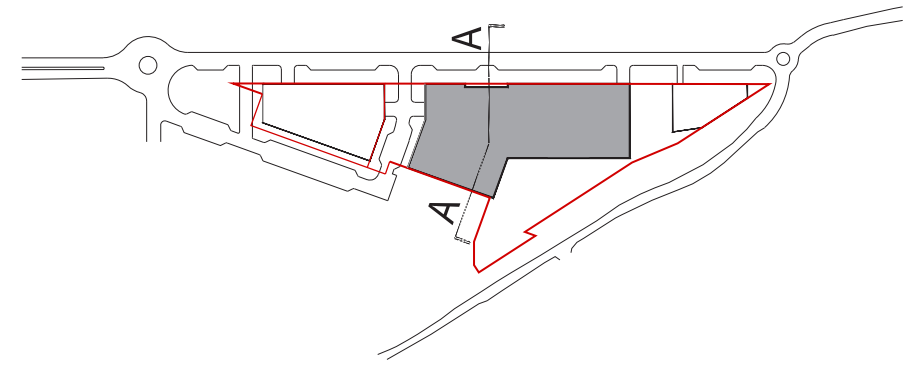
SE Waterfront, Washington DC

PUD SUBMISSION  
7TH FLOOR PLAN (TYPICAL FLOOR)



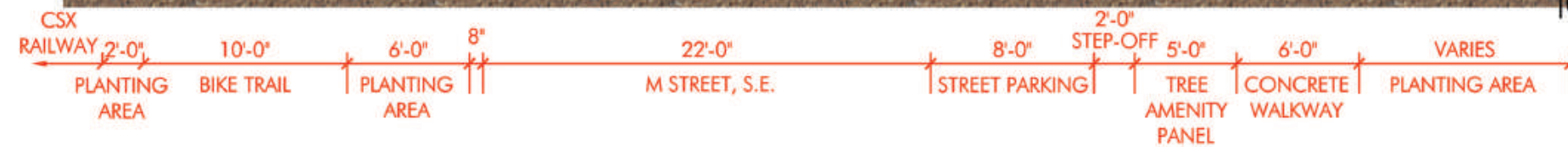
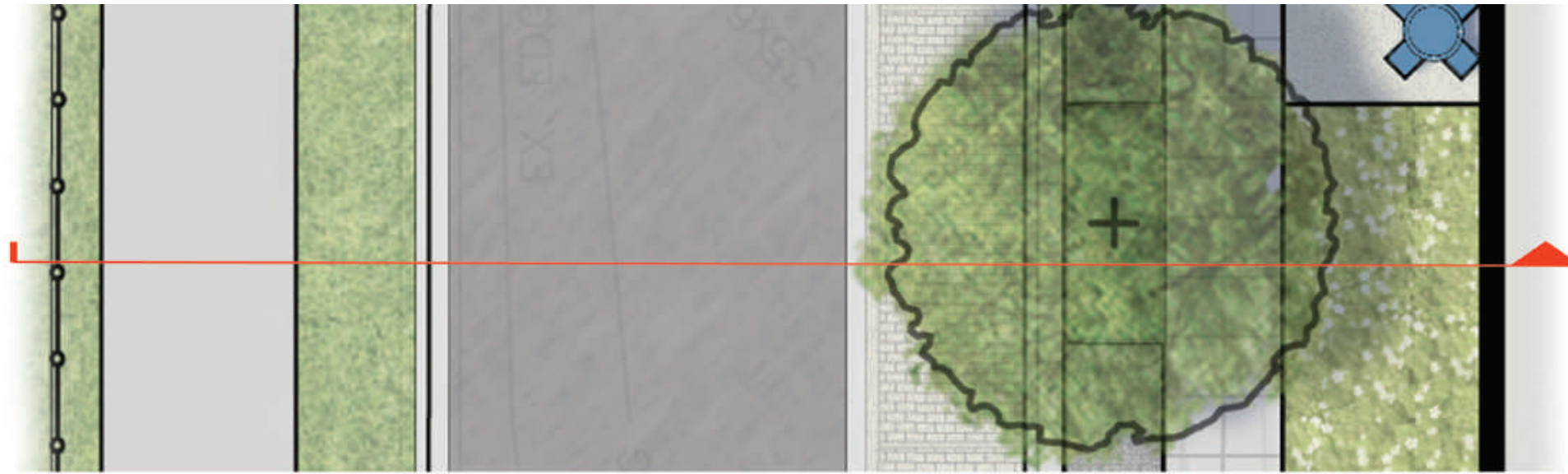
March 27, 2020

A-16



1 SECTION A-A  
SCALE: 1:30=1'-0"





Context Map: NTS

NOTES:

1. Flexibility is requested to vary the final selection of exterior materials within the color ranges and general material types proposed, based on availability at the time of construction without reducing the quality of materials.
2. Flexibility is requested to vary the final location of all stairs and outdoor seating areas, in order to accommodate future retail.
3. Images are provided to help illustrate design concepts, elements, and character and do not reflect the final design of the landscape components.
4. The green space identified on this plan is shown to illustrate design intent and may be modified with final engineering and design.

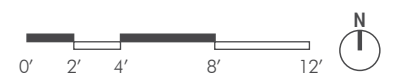
**1333 M STREET**

SE Waterfront, Washington DC

**PUD SUBMISSION**

**M STREET SECTION**

SCALE:  
1/8" = 1'-0"

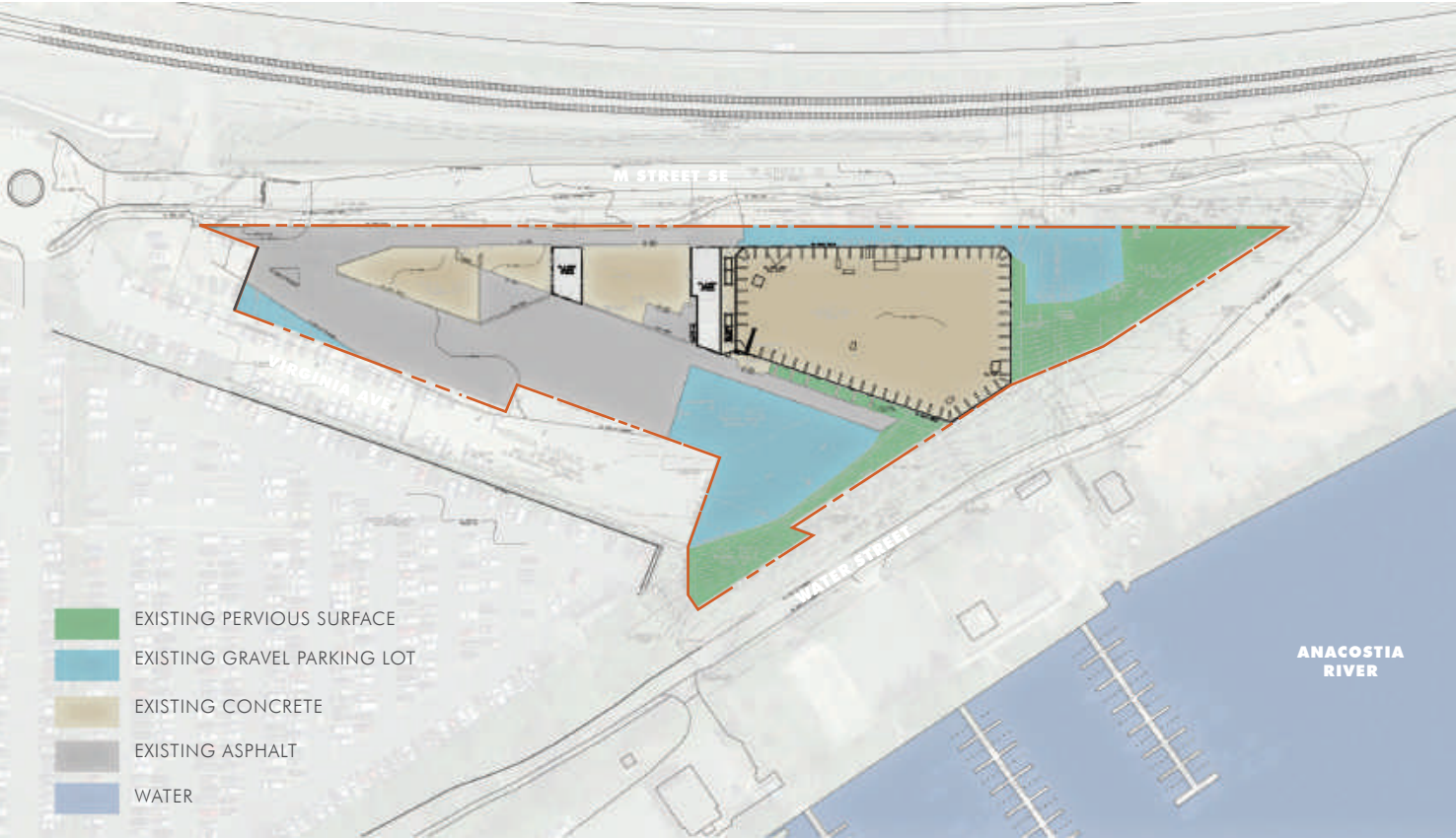


**PARKERRODRIGUEZ, INC**  
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March 27, 2020

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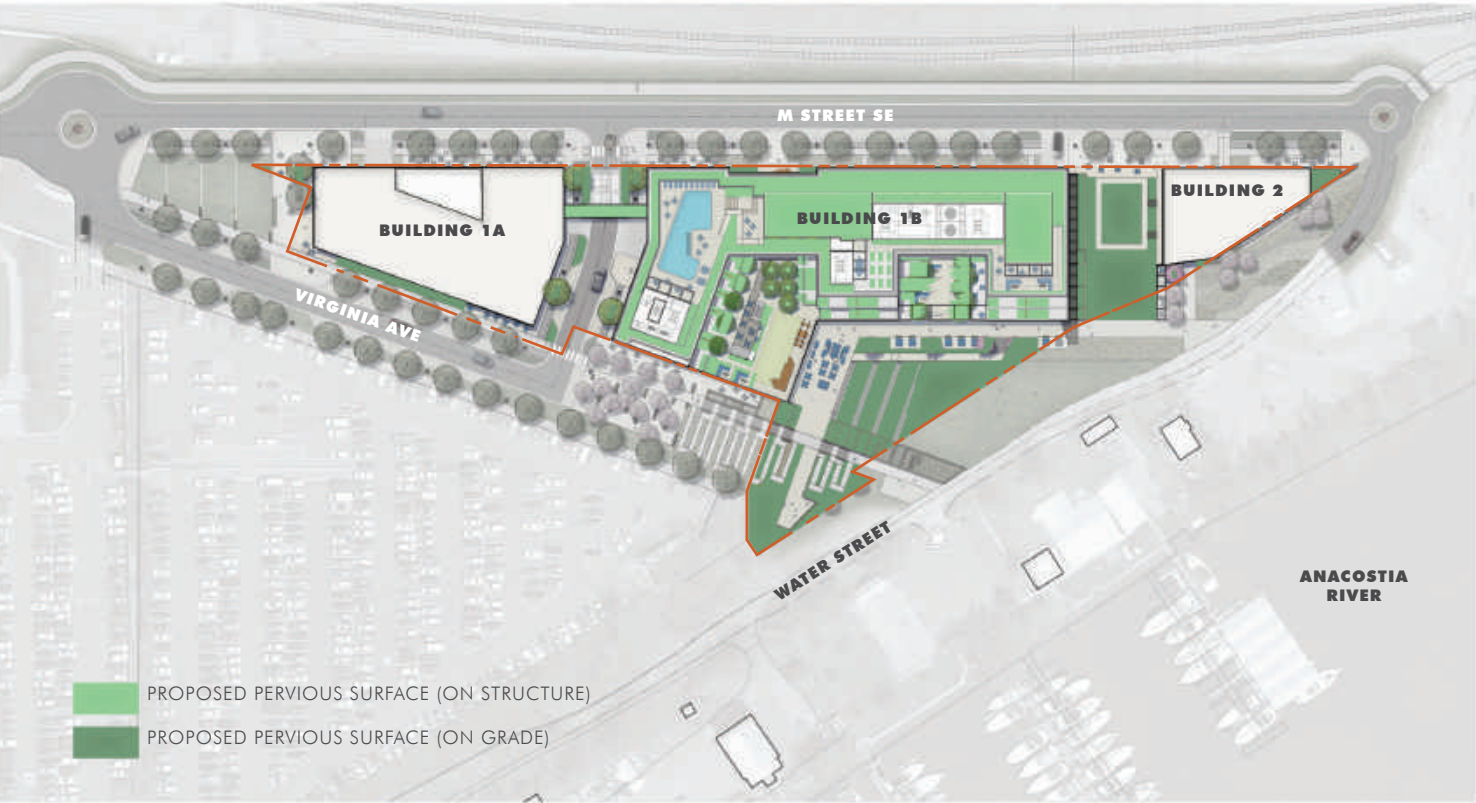


EXISTING CONDITIONS PLAN

EXISTING IMPERVIOUS AREA:	108,560 SF	<b>85.2%</b>
EXISTING ASPHALT:	37,514 SF	34.6%
EXISTING GRAVEL:	25,130 SF	23.1%
EXISTING CONCRETE:	41,887 SF	38.6%
EXISTING STRUCTURES:	4,029 SF	3.7%
EXISTING PERVIOUS AREA:	18,914 SF	<b>14.8%</b>

- NOTES:
1. Calculations are taken from within property boundary only. Areas to be improved outside of property have been excluded from these tabulations.
  2. The green space identified on this scoresheet is shown to illustrate compliance and may be modified with final engineering and design.
  3. Buildings 1A & 2 are shown for illustrative purposes only. Parcels will be developed at a later date.

PROPERTY AREA: 127,474 SF



PROPOSED MASTER PLAN

PROPOSED IMPERVIOUS AREA:	72,778 SF	<b>57.1%</b>
PROPOSED PERVIOUS AREA:	54,697 SF	<b>42.9%</b>
PERVIOUS AREA ON GRADE:	20,754 SF	37.9%
PERVIOUS AREA ON STRUCTURE:	33,943 SF	62.1%



1. The green space identified on this scoresheet is shown to illustrate compliance and may be modified with final engineering and design.
2. Stormwater calculations and takeoffs may vary from those shown here due to varying requirements for compliance with DOEE.

## THEORETICAL LOT 1

## THEORETICAL LOT 2

LOT AREA TABULATION

EXISTING			
LOT	SQUARE	AREA (SF)	AREA (AC.)
802	1025-E	5,107	0.117
1	1048-S	40,580	0.932
801	1048-S	16,183	0.372
802	1048-S	42,424	0.974
129	RES	15,269	0.351
299	RES	7,936	0.182
TOTAL		127,499	2.927

PROPOSED			
LOT	SQUARE	AREA (SF)	AREA (AC.)
1	1048-S	118,633	2.723
2	1048-S	8,866	0.204
TOTAL		127,499	2.927

SITE DEMOLITION NARRATIVE

- 1) CONTRACTOR TO SECURE ALL NECESSARY PERMITS AND CONDUCT A PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR PRIOR TO THE START OF CONSTRUCTION OR ANY LAND DISTURBANCE. CALL 202-535-2240 TO SCHEDULE A PRE-CONSTRUCTION MEETING.
- A) INSTALL SEDIMENT CONTROL MEASURES.
- B) PROCEED WITH DEMOLITION ACTIVITIES. DEMOLISH EXISTING STRUCTURES WITH APPROPRIATE EQUIPMENT.
- C) REMOVE DEBRIS FROM SITE BY TRUCK. TEMPORARILY STABILIZE ALL DISTURBED AREAS PER DC SEDIMENT CONTROL REQUIREMENTS.
- D) REMOVE SEDIMENT CONTROL DEVICES AFTER ENTIRE SITE IS STABILIZED AND PERMISSION IS RECEIVED FROM THE SEDIMENT CONTROL INSPECTOR. SOME SEDIMENT CONTROL MEASURES MAY BE RETAINED TO USE FOR FUTURE CONSTRUCTION AS APPLICABLE. COORDINATE WITH DC INSPECTOR.

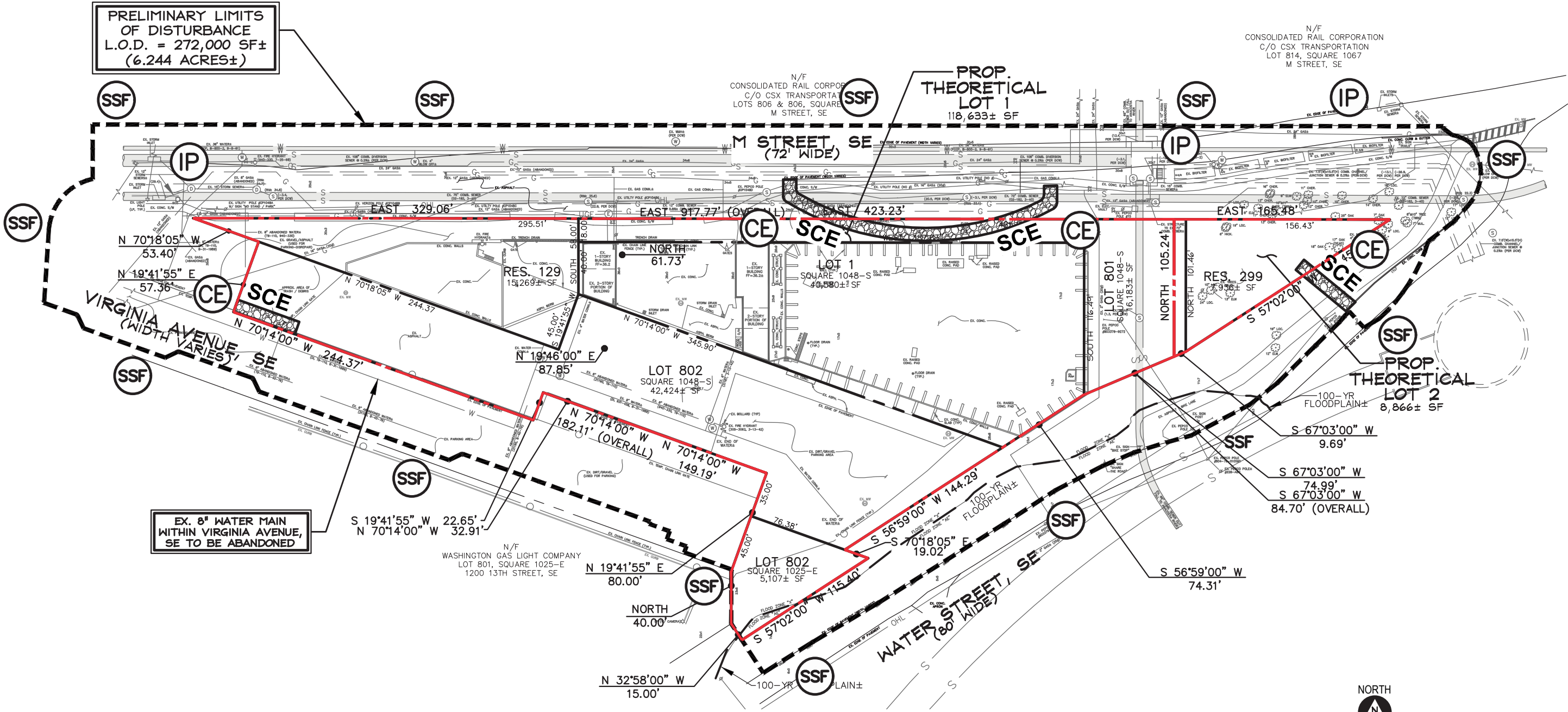
NOTE: THIS PROJECT DISTURBS OVER AN ACRE AND IS SUBJECT TO US ENVIRONMENTAL PROTECTION AGENCY (EPA) NOTICE OF INTENT FILING UNDER THE EPA'S GENERAL CONSTRUCTION PERMIT.

ALL TREES WITHIN LIMITS OF DISTURBANCE TO BE REMOVED (SUBJECT TO DDOT PERMITS, AS APPLICABLE)

CONTRACTOR TO PROTECT TREES (BRANCHES, TRUNK, ROOTS) ON NEIGHBORING LOTS THAT OVERLAP THE L.O.D. AND HERITAGE TREES ON SITE. COORDINATE WITH DDOT UFA WARD 6 ARBORIST AS APPLICABLE. CONTRACTOR TO USE A TRENCHLESS SILT FENCE METHOD AND TO HORIZONTALLY BORE OR AIR SPADE EXCAVATE FOR UTILITIES WITHIN THE CANOPY OF ANY TREE TO BE PRESERVED (INCLUDING PROTECTING TREES ON ADJACENT PROPERTIES), COORDINATE WITH DDOT WARD 6 ARBORIST AS APPLICABLE. THE DDOT WARD 6 LEAD ARBORIST IS STEVE MCKINDLEY-WARD, [steve.mckindley-ward@dc.gov](mailto:steve.mckindley-ward@dc.gov); (202) 527-5741.

CONTRACTOR TO PROVIDE SUPER SILT FENCE, STRAW BALES OR EROSION CONTROL TUBE AROUND EXCAVATION / LIMITS OF DISTURBANCE AND PROVIDE INLET PROTECTION FOR ALL ONSITE AND ADJACENT INLETS (NOT SHOWN DUE TO SCALE)

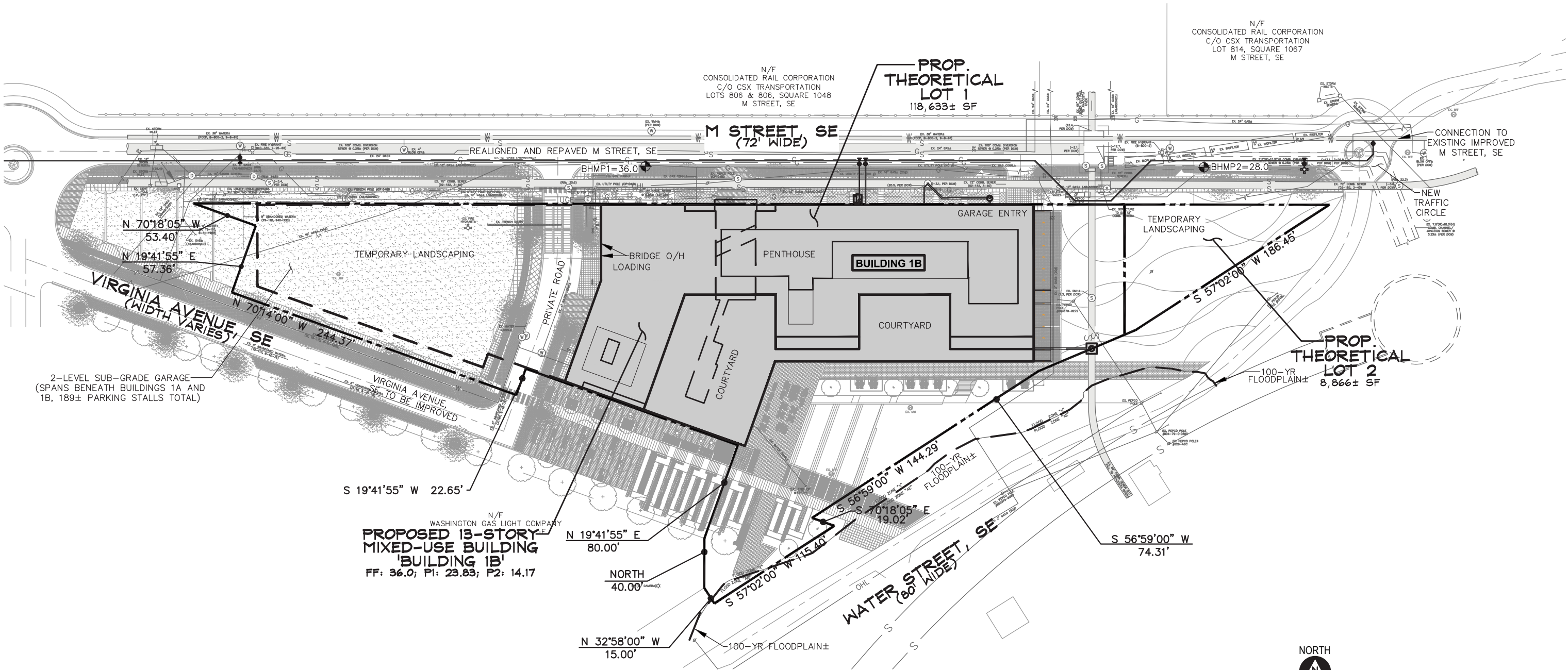
IP CE SSF





BUILDING COVERAGE/HEIGHT TABULATION

BUILDING	FOOTPRINT	NUMBER OF STORIES	MEASURE POINT	FF	BLDG. HEIGHT	% OCCUPANCY
BUILDING 1B	52,178±	13	36.0 (PROP. TOP CURB)	36.0±	130'	44.8%
TOTAL SITE AREA = 127,499 SQ. FT.±; TOTAL BUILDING FOOTPRINT = 52,178 SQ. FT.±; % OCCUPANCY OVER ENTIRE SITE = 40.9%						



1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION

SITE DEVELOPMENT PLAN



March 27, 2020

C.3