

INCLUSIONARY ZONING UNITS

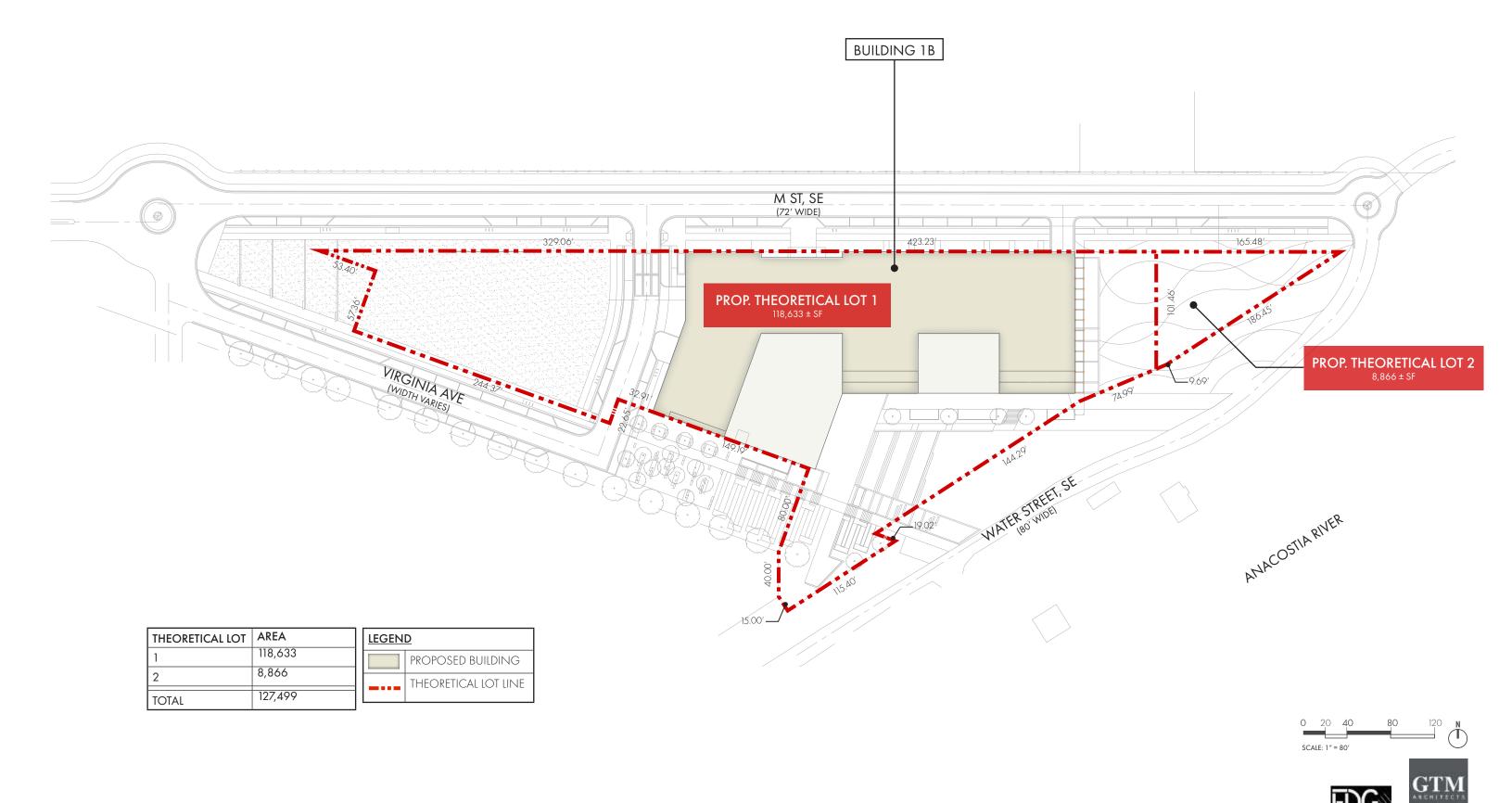
	TOTAL	REQUIRED IZ UNDER EXISTING PDR-4 ZONING	required iz under Mu-9 Mor (8%)	PROPOSED IZ UNDER MU-9 PUD (10%)	PROPOSED IZ UNDER MU-9 PUD (.82 CORE FACTOR)
RESIDENTIAL (GFA)	439,340	0	35,148	43,934	36,026
PROJECTIONS	350	0	28	35	29
TOTAL	439,690	0	35,176	43,969	36,055

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.



IZ UNITS at 60% MFI



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)

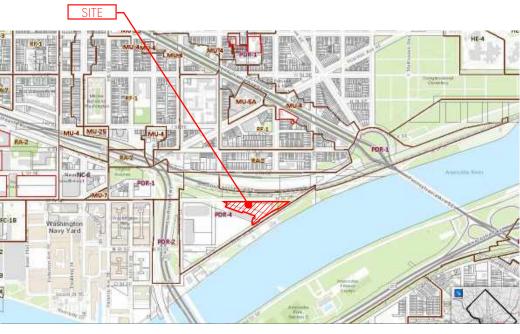
PROJECT DESCRIPTION

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





ZONING TABULATIONS

	FAF (calculated over	-		UPANCY: r theoretical lot)	BUILD	ING HEIGHT	PENTHOUS	SE HEIGHT:	VEHICULAR PARK	ING:	BICYCLE PARKII	NG:	LC	DADING:
	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



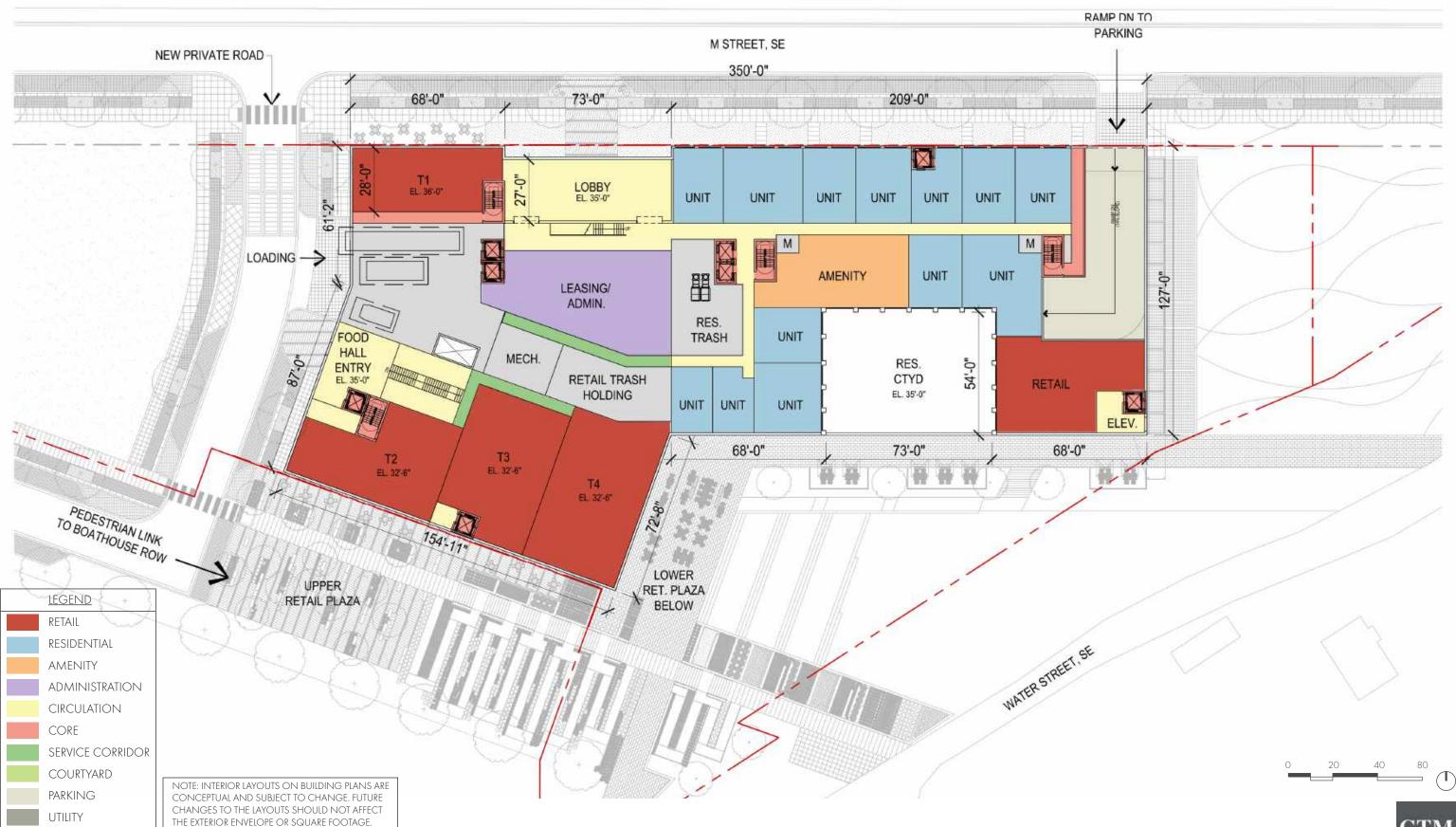
	REAR YARD		SIDE YARD		OPEN COURT		
	REQUIRED/ ALLOWED	PUD PROPOSED	REQUIRED/ ALLOWED	PUD PROPOSED	REQUIRED/ ALLOWED	PUD PROPOSED	
BUILDING 1B	OPEN COURT PROVIDED IN LIEU OF REAR YARD	none provided	NONE REQUIRED IF PROVIDED: S1: 2" per 130'-0"=21'-8" S2: 2" per 130'-0"=21'-8"	VARIES 73'-3"	NONE REQUIRED 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.

LEGEN	LEGEND				
	PROPOSED BUILDING				
	THEORETICAL LOT LINE				

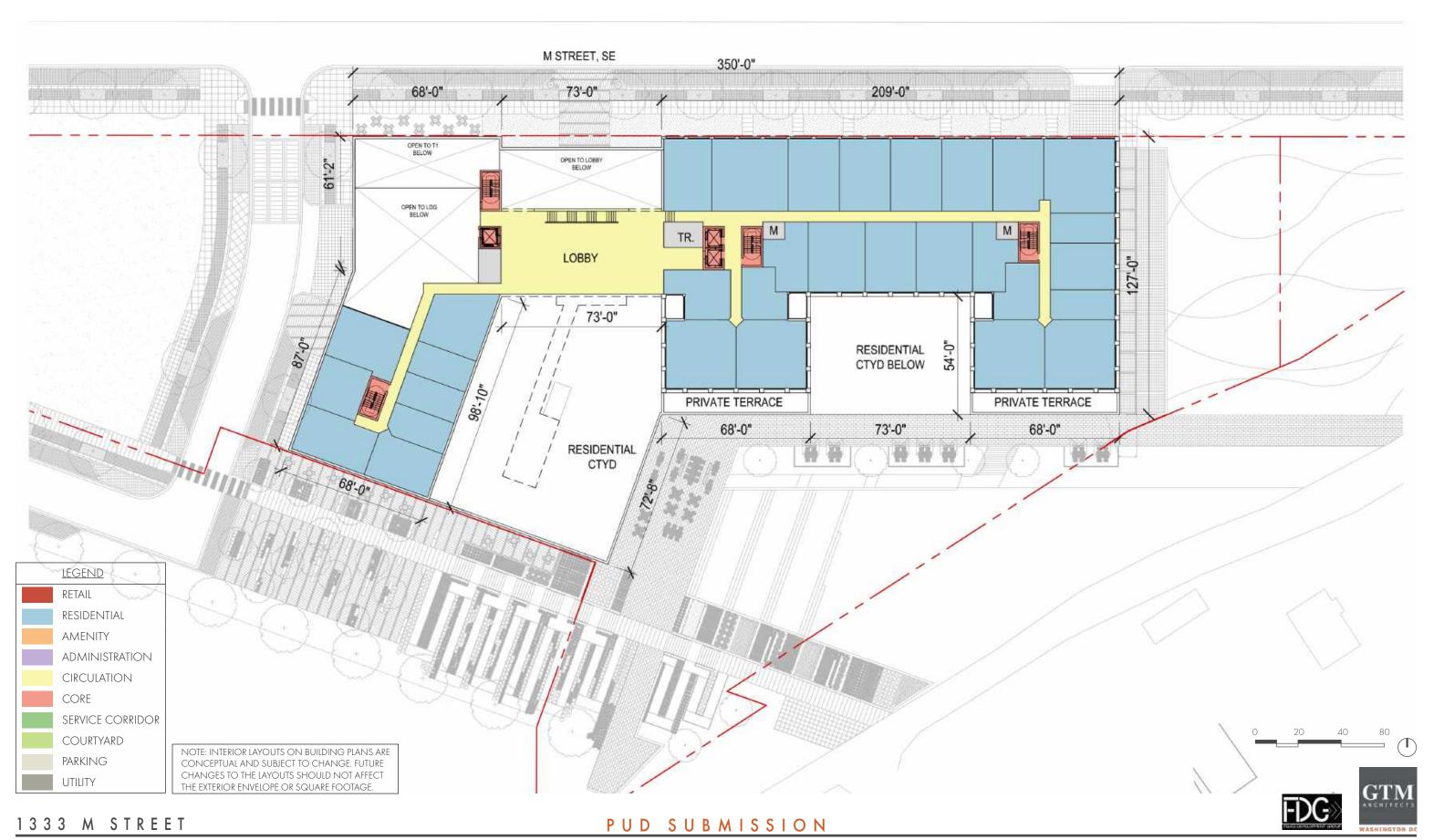


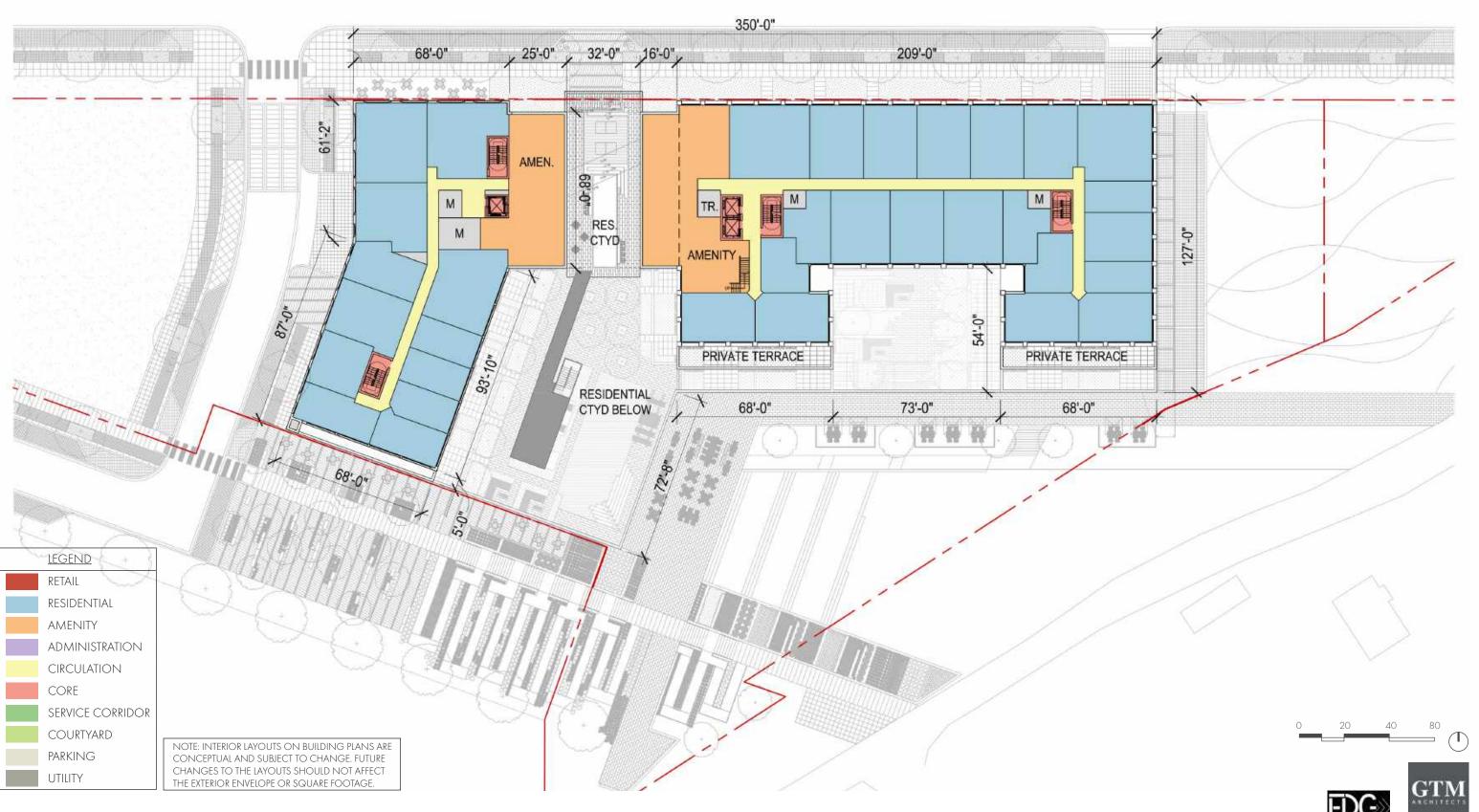




1333 M STREET

PUD SUBMISSION

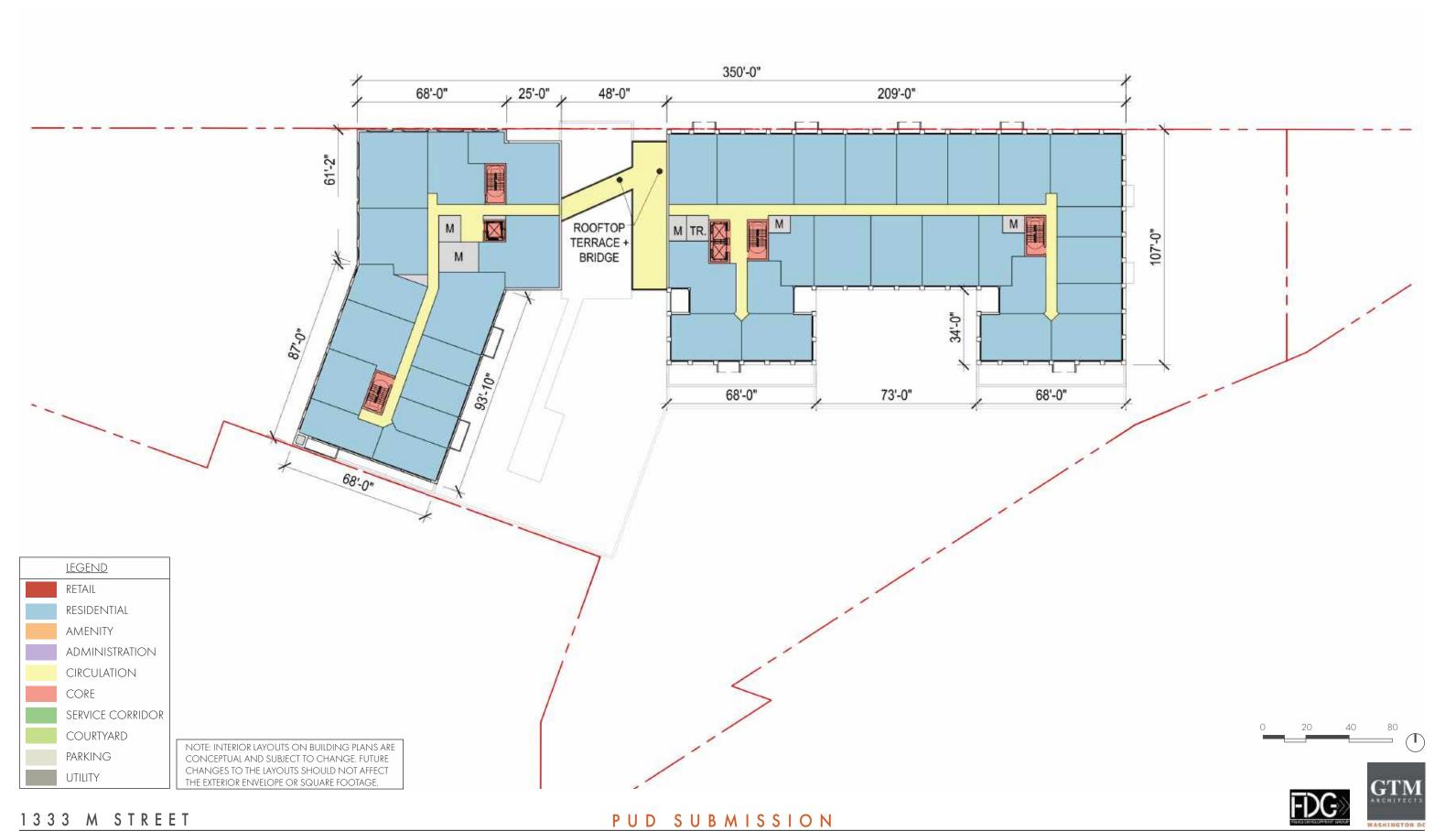


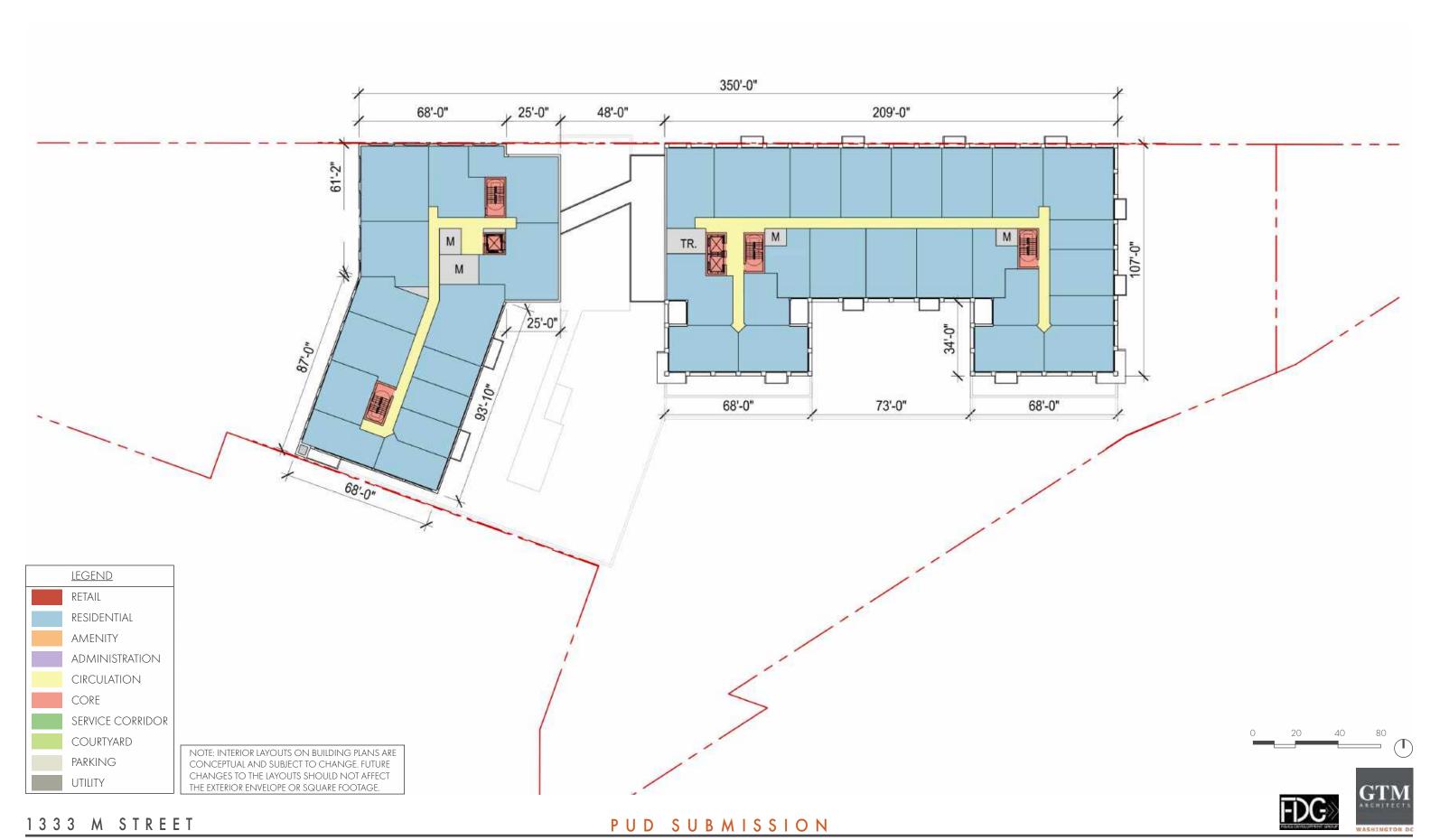


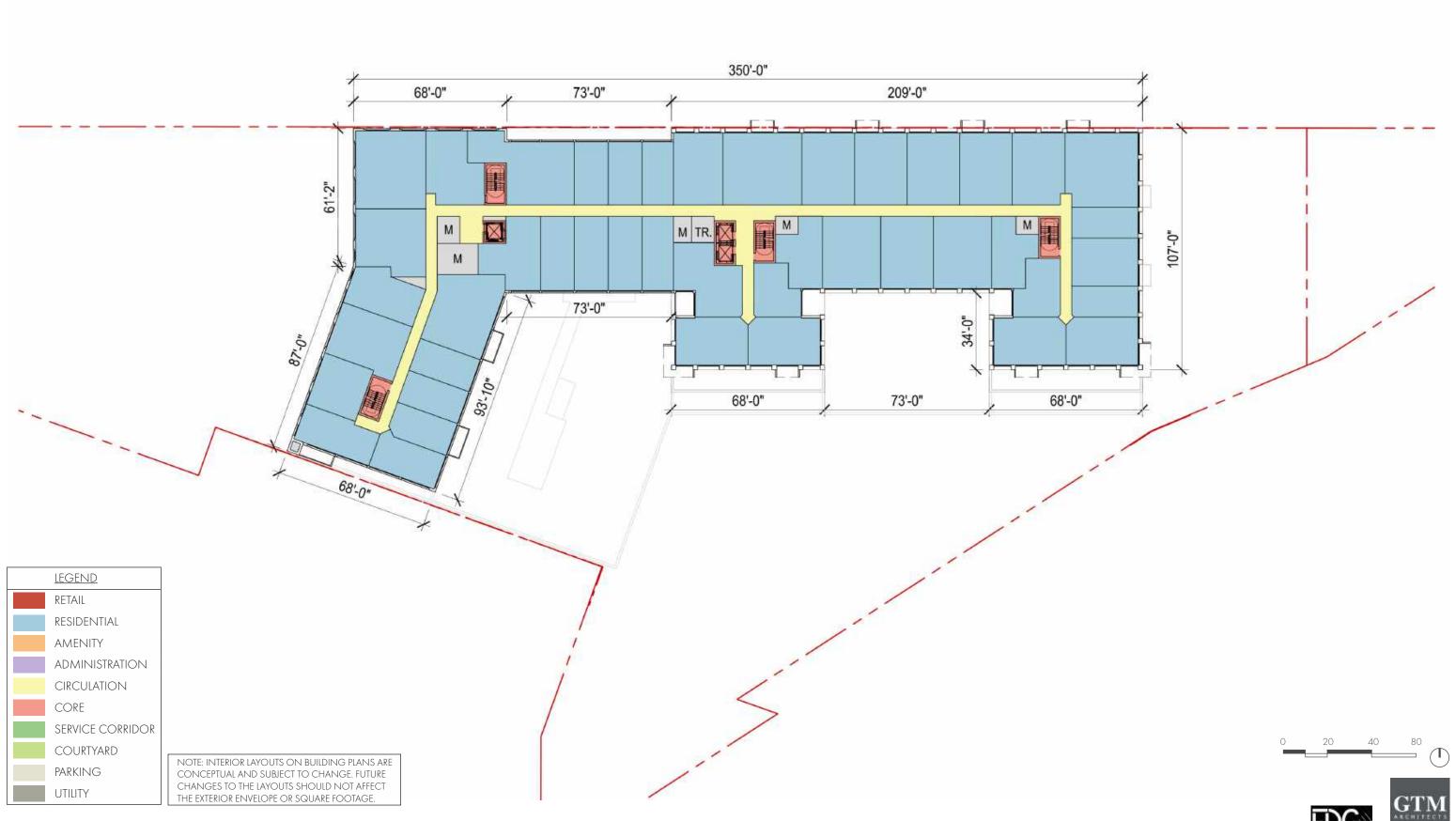
1333 M STREET

PUD SUBMISSION

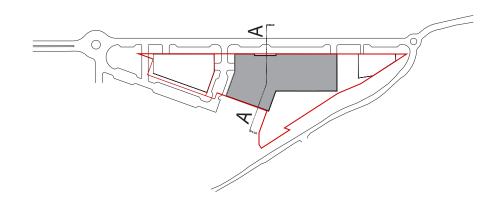


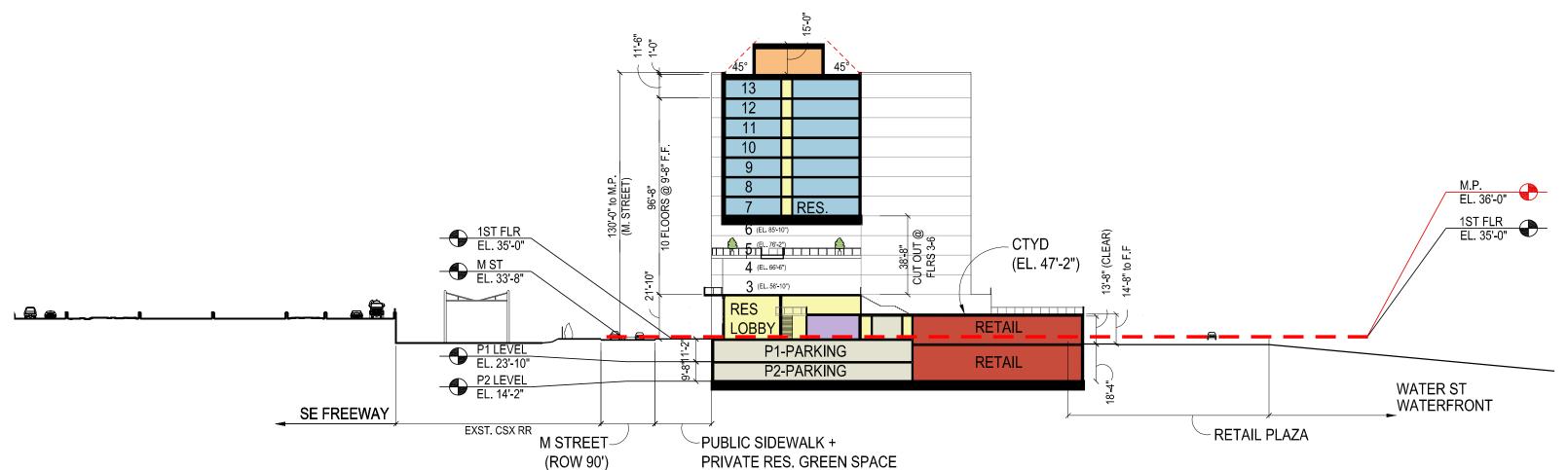






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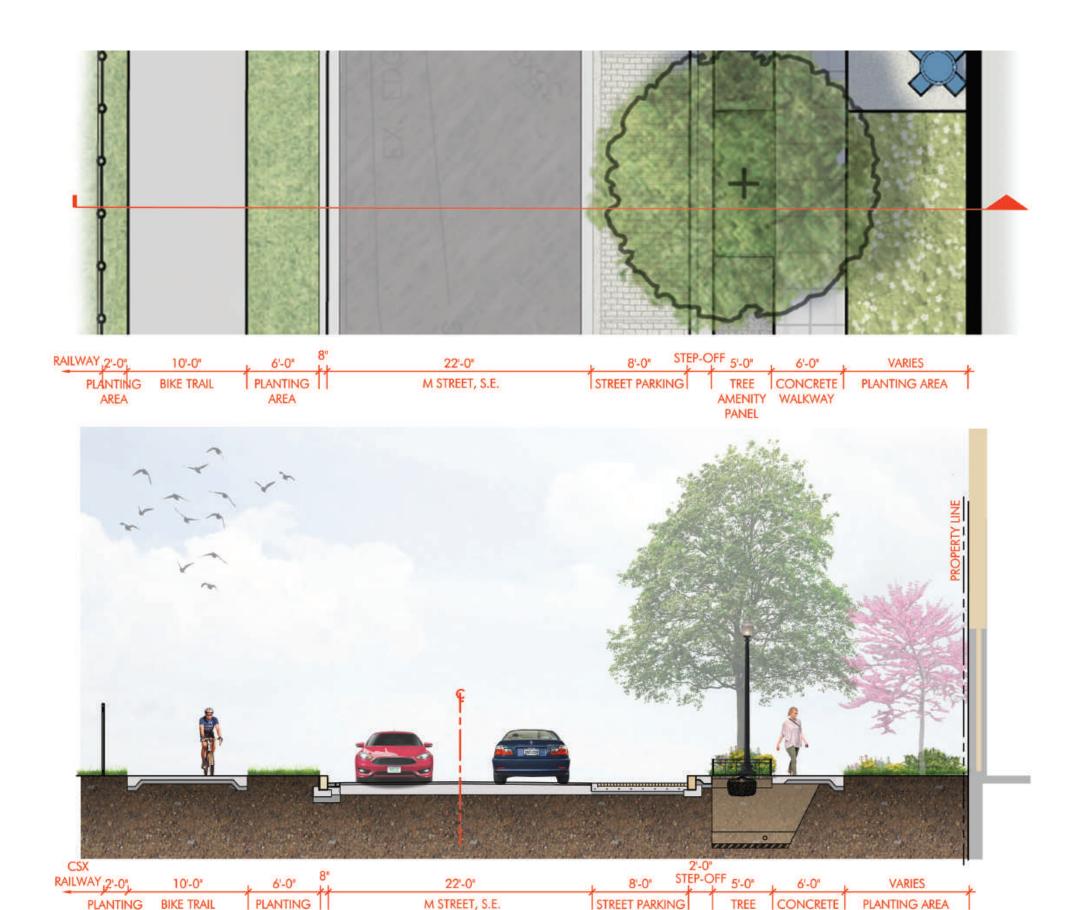












1333 M STREET

AREA

PUD SUBMISSION

AMENITY WALKWAY

PANEL



Context Map: NTS

NOTES:

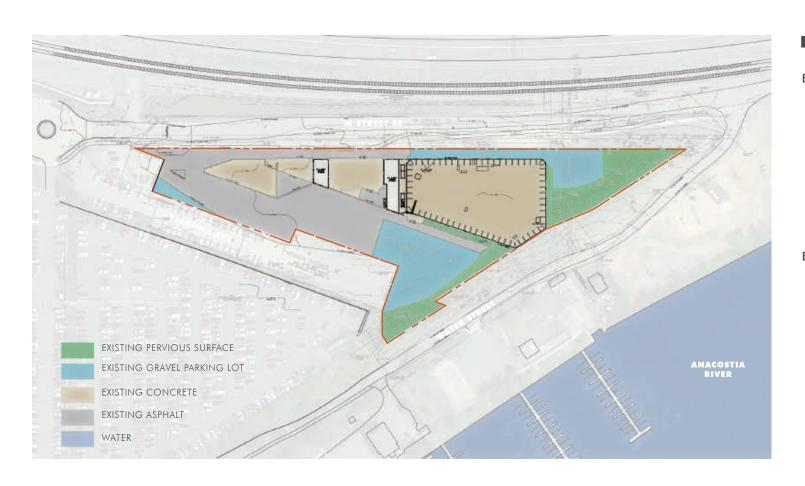
- 1. Flexibility is requested to vary the final selection of exterior materials within the color ranges and general material types proposed, based on availability at the time of construction without reducing the quality of materials.
- 2. Flexibility is requested to vary the final location of all stairs and outdoor seating areas, in order to accommodate future retail.
- 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.

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





AREA



EXISTING CONDITIONS PLAN

EXISTING IMPERVIOUS AREA: 108,560 SF 85.2%

EXISTING ASPHALT: 37,514 SF 34.6%

EXISTING GRAVEL: 25,130 SF 23.1%

EXISTING CONCRETE: 41,887 SF 38.6%

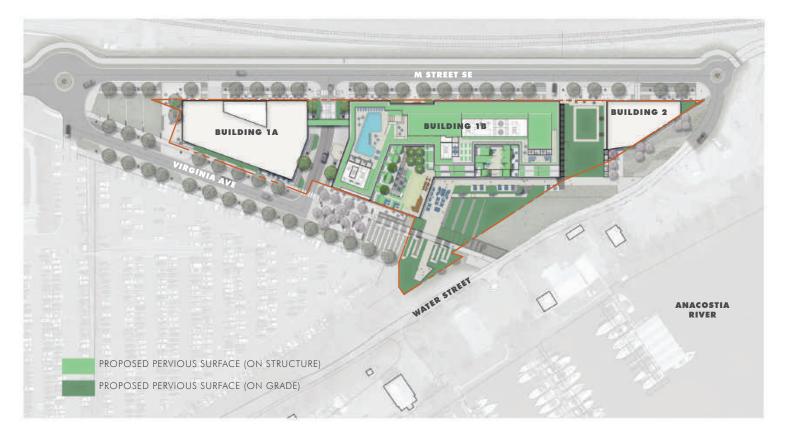
EXISTING STRUCTURES: 4,029 SF 3.7%

EXISTING PERVIOUS AREA: 18,914 SF 14.8%

NOTES:

- Calculations are taken from within property boundary only. Areas to be improved outside of property have been excluded from these tabluations.
- 2. The green space identified on this scoresheet is shown to illustrate compliancce 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 57.1%

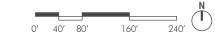
PROPOSED PERVIOUS AREA: 54,697 SF 42.9%

PERVIOUS AREA 20,754 SF 37.9%

ON GRADE:

PERVIOUS AREA 33,943 SF 62.1% ON STRUCTURE:

SCALE: 1" = 160'-0"



FDG

- 1. The green space identified on this scoresheet is shown to illustrate compliancce 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.

* *	Address 1333 M Street	Squ	are	Gre	Lot Lot	Zone District
	Other	Lot area (sf)	Minimum Score		Multiplier	GAR Score
	Lot size (enter this value first) *	118,615	0.2		SCORE:	0.204
	Landscape Elements		Square Feet	Factor		Total
Α	Landscaped areas (select one of the following for each	area)	square feet			
1	Landscaped areas with a soil depth < 24"		square feet	0.30		-
2	Landscaped areas with a soil depth ≥ 24"		12,000 square feet	0.60		7,200.0
3	Bioretention facilities		2,500	0.40		1,000.0
В	Plantings (credit for plants in landscaped areas from S	ection A)			Native Bonus	
1	Groundcovers, or other plants < 2' height	n of closes	square feet 0	0.20	square feet	-
2	Plants ≥ 2' height at maturity	# of plants		0.30	# of plants	_
	- calculated at 9-sf per plant		_			
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees	0	0.50	# of trees	-
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees		0.60	# of trees	-
5	Preservation of existing tree 6" to 12" DBH	# of trees	0	0.70	# of trees	-
6	- calculated at 250 sq ft per tree Preservation of existing tree 12" to 18" DBH	# of trees	0	0.70	# of trees	-
7	- calculated at 600 sq ft per tree Preservation of existing trees 18" to 24" DBH	# of trees	٠.	0.70	# of trees	
,	- calculated at 1300 sq ft per tree	# of trees	0	0.70	# of trees	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree		0	0.80		-
9	Vegetated wall, plantings on a vertical surface		square feet	0.60	square feet	-
С	Vegetated or "green" roofs				anuma faat	
1	Over at least 2" and less than 8" of growth medium		square feet square feet	0.60	square feet square feet	-
2	Over at least 8" of growth medium		20,000	0.80	square jeet	16,000.0
D	Permeable Paving***					
1	Permeable paving over 6" to 24" of soil or gravel		square feet	0.40		-
2	Permeable paving over at least 24" of soil or gravel		square feet	0.50		-
E	Other					
1	Enhanced tree growth systems***		square feet	0.40		-
2	Renewable energy generation		square feet	0.50		-
3	Approved water features		square feet	0.20		-
F	Bonuses	sub-total of sq ft =	34,500			
1	Native plant species		square feet O	0.10		_
2	Landscaping in food cultivation		square feet	0.10		_
	. •		square feet			-
3	Harvested stormwater irrigation	Abital afab C	Green Area Ratio no	0.10 umerator =	:	- 24,200
· * Perm	eable paving and structural soil together may not qualify for more than one Total square footage o			e growth		-

THEORETICAL LOT 1

1333 M STREET

3	Bioretention facilities	U	0.40		-
В	Plantings (credit for plants in landscaped areas from Section A)	square feet		Native Bonus square feet	
1	Groundcovers, or other plants < 2' height # of plants	0	0.20	# of plants	-
2	Plants ≥ 2' height at maturity 0	0	0.30	" of plants	-
	- calculated at 9-sf per plant # of trees			# of trees	
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	0	0.50	# 0J aces	-
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	0	0.60	# of trees	-
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	0	0.70	# of trees	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	0	0.70	# of trees	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	0	0.70	# of trees	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	0	0.80	# of trees	-
9	Vegetated wall, plantings on a vertical surface	square feet	0.60	square feet	-
С	Vegetated or "green" roofs	square feet		square feet	
1	Over at least 2" and less than 8" of growth medium	square feet	0.60	square feet	-
2	Over at least 8" of growth medium	2,100	0.80	square jeet	1,680.0
D	Permeable Paving***				
1	Permeable paving over 6" to 24" of soil or gravel	square feet square feet	0.40		-
2	Permeable paving over at least 24" of soil or gravel		0.50		-
E	Other				
1	Enhanced tree growth systems***	square feet square feet	0.40		-
2	Renewable energy generation	square feet	0.50		-
3	Approved water features	square jeet	0.20		-
F	sub-total of sq ft Bonuses	= 2,350			
1	Native plant species	square feet O	0.10		-
2	Landscaping in food cultivation	square feet	0.10		-
3	Harvested stormwater irrigation	square feet Green Area Ratio nu	0.10		- 1,830
					1,000

8,855

Square Feet Factor

THEORETICAL LOT 2

Address 1333 M Street

Landscape Elements

A Landscaped areas (select one of the following for each area)

Landscaped areas with a soil depth < 24" Landscaped areas with a soil depth ≥ 24"

Total square footage of all permeable paving and enhanced tree gro

Green Area Ratio Scoresheet

150.0

LOT AREA TABULATION

EXISTING

LOT	SQUARE	AREA (SF)	AREA (AC.)
	- 4		
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

- CONTRACTOR TO SECURE ALL NECESSARY PERMITS AND CONDUCT A PRE-CONTSTRUCTION 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.
- INSTALL SEDIMENT CONTROL MEASURES.
 PROCEED WITH DEMOLITION ACTIVITIES, DEMOLISH EXISTING STRUCTURES WITH APPROPRIATE FOUIPMENT.
- REMOVE DEBRIS FROM SITE BY TRUCK. TEMPORARILY STABILIZE ALL
- DISTURBED AREAS PER DC SEDIMENT CONTROL REQUIREMENTS.
 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 DOOT PERMITS, AS APPLICABLE)

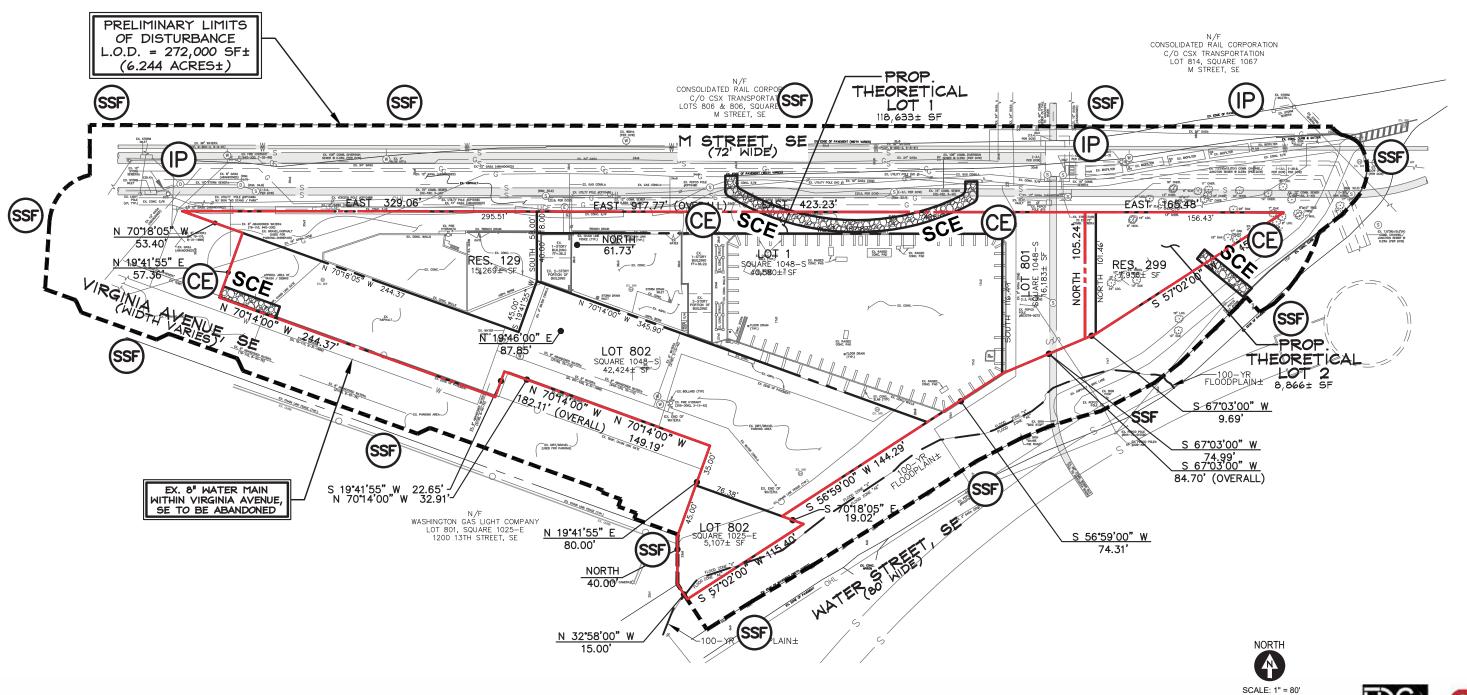
CONTRACTOR TO PROTECT TREES (BRANCHES, TRUNK, ROOTS) ON NEIGHBORING LOTS THAT OVERLAP THE L.O.D. AND HERITAGE TREES ON SITE, COORDINATE WITH DOOT UFA WARD 6 ARBORIST AS APPLICABLE. CONTRACTOR TO USE A TRENCHLESS SILT FENCE METHOD AND TO HORIZONTALLY BORE OR AIR SPADE EXCAVATE FOR UTILITIES WITHIN THE CANOPY OF ANY TREE TO BE PRESERVED (INCLUDING PROTECTING TREES ON ADJACENT PROPERTIES), COORDINATE WITH DOOT WARD 6 ARBORIST AS APPLICABLE. THE DDOT WARD 6 LEAD ARBORIST IS STEVE McKINDLEY-WARD, 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)



1333 M STREET

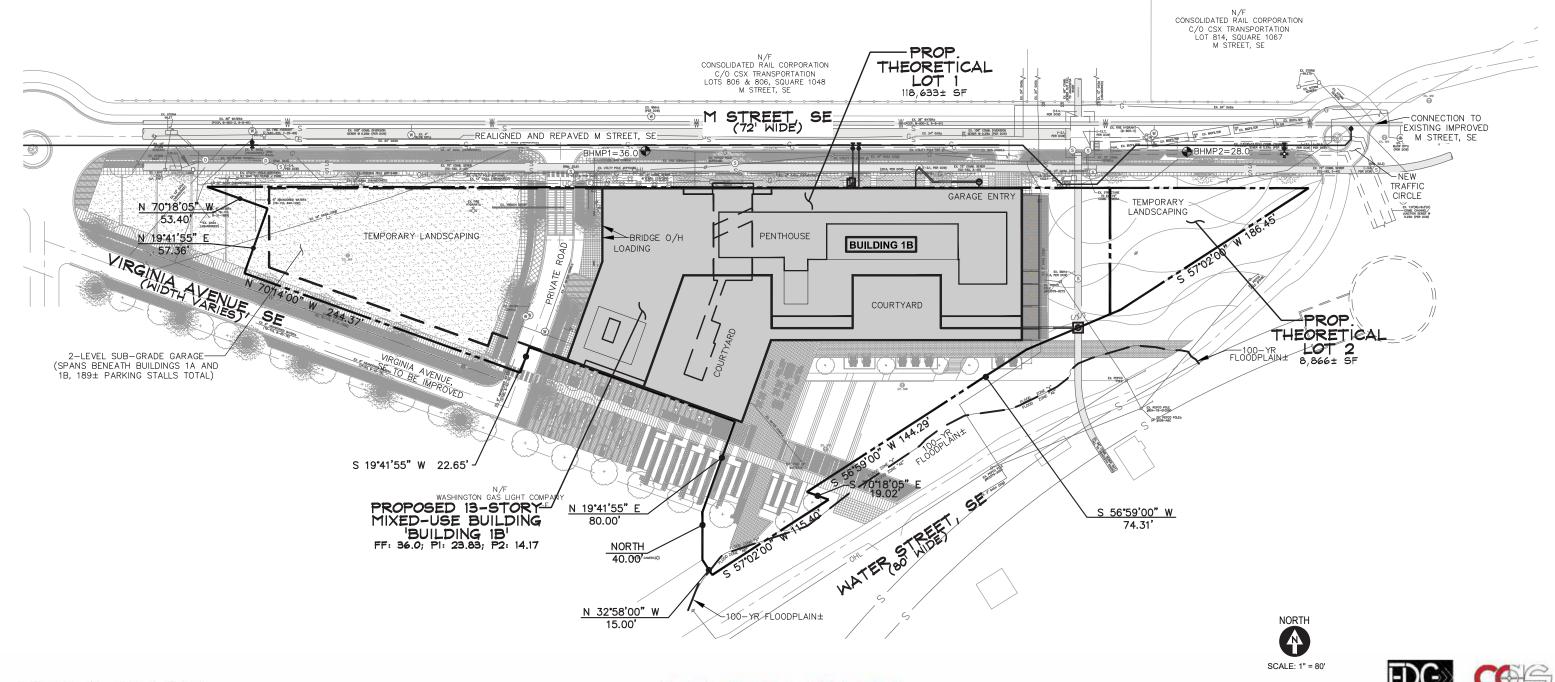
SE Waterfront, Washington DC

PUD SUBMISSION



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%						



SE Waterfront, Washington DC