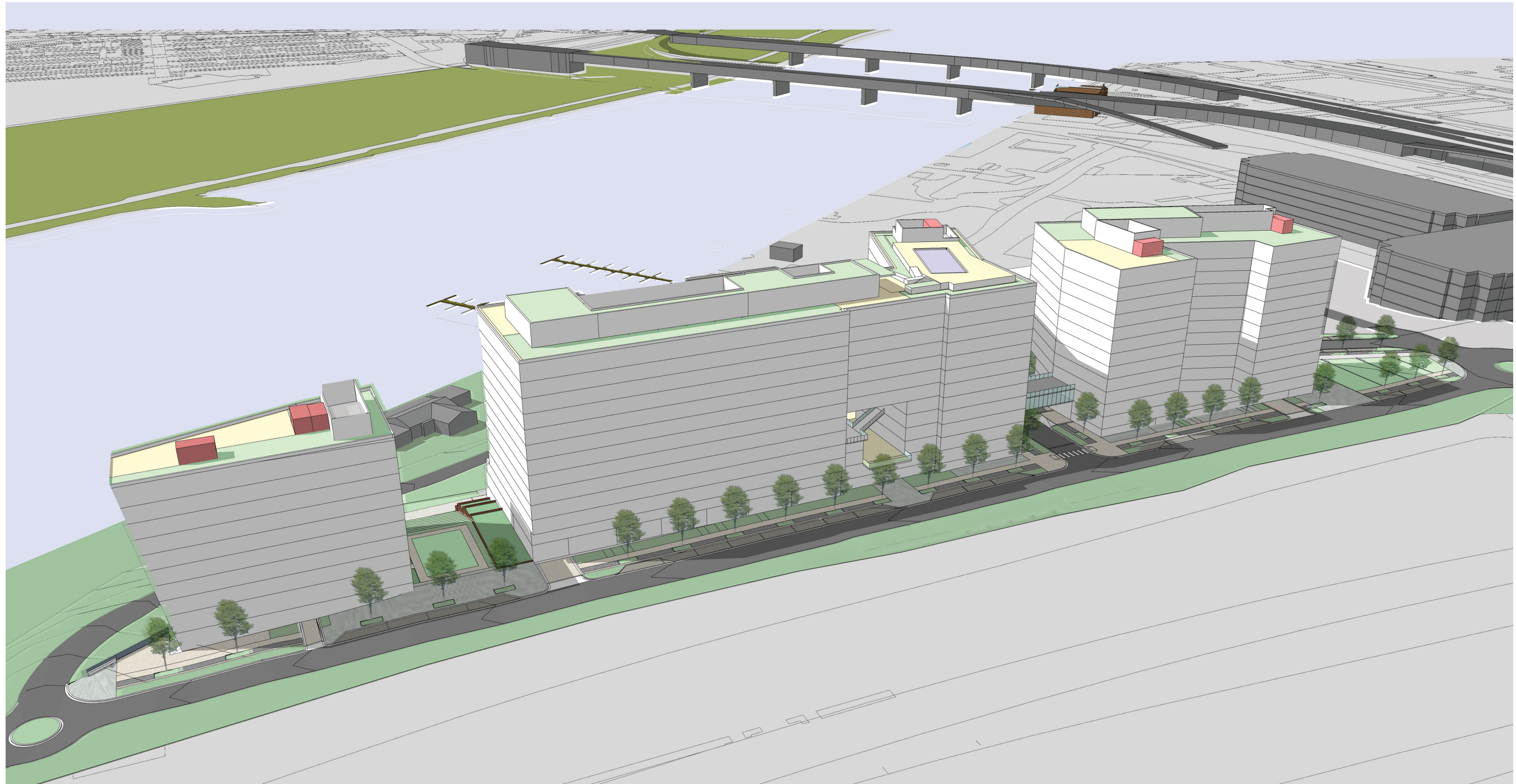


FIRST-STAGE PUD APPROVAL FOR 1333 M STREET, SE

WASHINGTON, D.C. 20003

AUGUST 21, 2020

(REVISED SHEETS)



DEVELOPER
Felice Development

ARCHITECT
GTM Architects - D.C.

LAND USE COUNSEL
Holland & Knight

LANDSCAPE ARCHITECT
Parker Rodriguez

CIVIL ENGINEER
CAS Engineering

MEP CONSULTANT
BuiltEnvironmentEngineers

TRAFFIC CONSULTANT
Wells + Associates
ZONING COMMISSION
District of Columbia
CASE NO.20-06
EXHIBIT NO.30B

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ARCHITECTURE

A-6	ZONING TABULATIONS AND ZONING PLAN
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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

900 UNITS; 2 RESIDENTIAL BUILDINGS
WITH GROUND LEVEL RETAIL

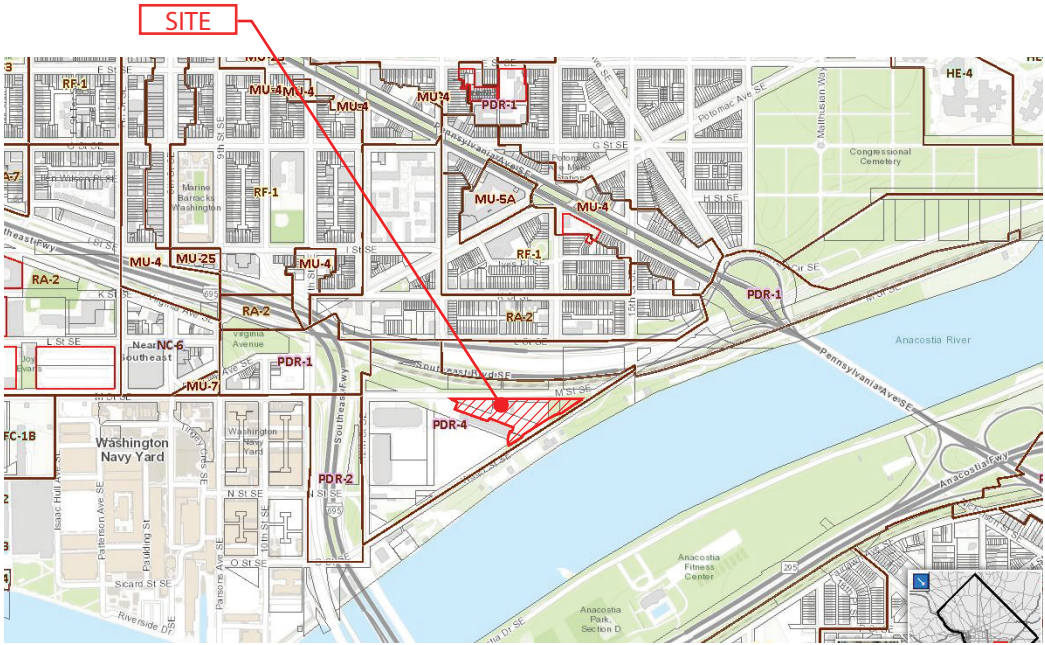
SQUARE FOOTAGE CALCULATIONS

	TOTAL GFA ALL USES*	NON-RESIDENTIAL GFA	RESIDENTIAL UNITS
BUILDING 1- WEST TOWER	237,516	9,971	307
BUILDING 1- EAST TOWER	475,671	32,217	496
BUILDING 2	72,973	1,904	97
TOTAL	786,160	44,092	900

PROPOSED THEORETICAL SITE AREA:

(NOTE SEE PAGE A-5 FOR MORE INFORMATION)

THEORETICAL LOT 1 (Bldg 1)	118,633 SF
THEORETICAL LOT 2 (Bldg 2)	8,866 SF
TOTAL	127,499 SF



1 ZONING PLAN
SCALE: NTS

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
BUILDING1 - EAST TOWER	6.5 7.8 (IZ) 9.36 (PUD)	2.00	100%	61.3%	130'-0"	130'-0" / 13 Stories from M.P. 36.0 M Street	20'-0"	15'-0"	Residential: 133 Spaces Retail: 25 Spaces (Includes 50% Reduction)	174 Spaces	Long Term = 163 Total Residential: 159 Spaces Retail: 4 Spaces Short Term = 52 Total Residential: 40 Spaces Retail: 12 Spaces	163 Spaces 52 Spaces	Residential: 1 Loading Berth 1 Service Space Retail: 2 Loading Berths 1 Service Space	1 Loading Berth @ 30' deep 1 Service Space
BUILDING1 - WEST TOWER		4.01			130'-0"	130'-0" / 13 Stories from M.P. 36.0 M Street		15'-0"	Total = 158 Spaces					1 Loading Berth @ 55' deep 1 Loading Berth @ 30' deep 1 Service Space
BUILDING 2		8.23		87.5%	92'-0"	92'-0" / 9 Stories from M.P. 32.0 M Street		15'-0"	Residential: 16 Spaces Retail: 0 Spaces (Includes 50% Reduction) Total = 16 Spaces	None Provided	Long Term = 33 Total Residential: 32 Spaces Retail: 1 Space Short Term = 6 Total Residential: 5 Spaces Retail: 1 Space	33 Spaces 6 Spaces	Residential: 1 Loading Berth 1 Service Space Retail: Not Required	None
TOTAL SITE		6.17		63.1%					Residential: 149 Spaces Retail: 25 Spaces Total = 174 Spaces	174 Spaces	Long Term = 196 Total Short Term = 58 Total	196 Spaces 58 Spaces		

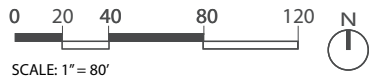
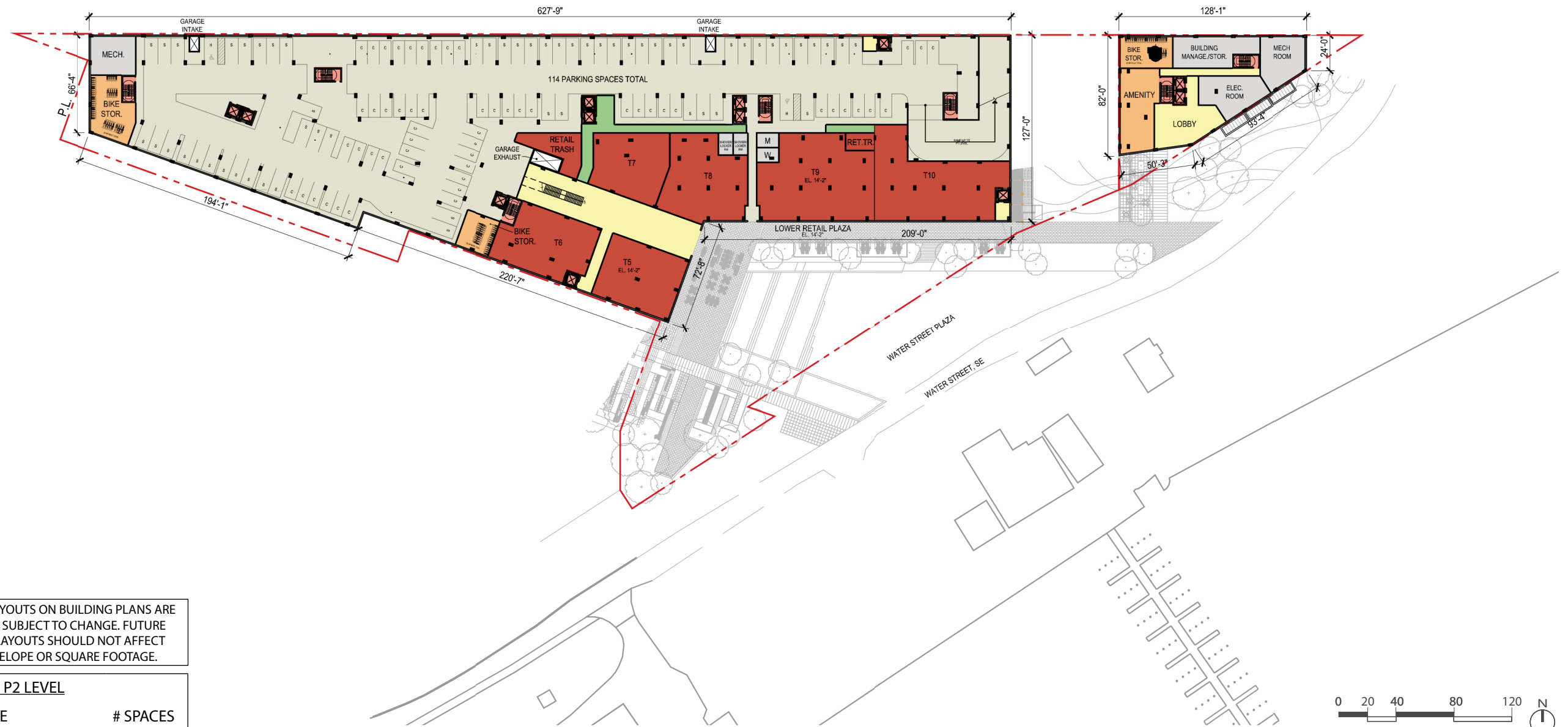
*FOR PURPOSES OF COMPUTING FAR, GROSS FLOOR AREA DOES NOT INCLUDE: 1) ANY FLOOR AREA OR BUILDING ELEMENT IDENTIFIED UNDER 11-B DCMR 304.8; 2) PROJECTIONS OVER BUILDING LINES; AND
3) PORTIONS OF ANY STORY THAT ARE LESS THAN 5 FEET ABOVE GRADE AS MEASURED FROM ADJACENT NATURAL OR FINISHED GRADE, WHICHEVER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

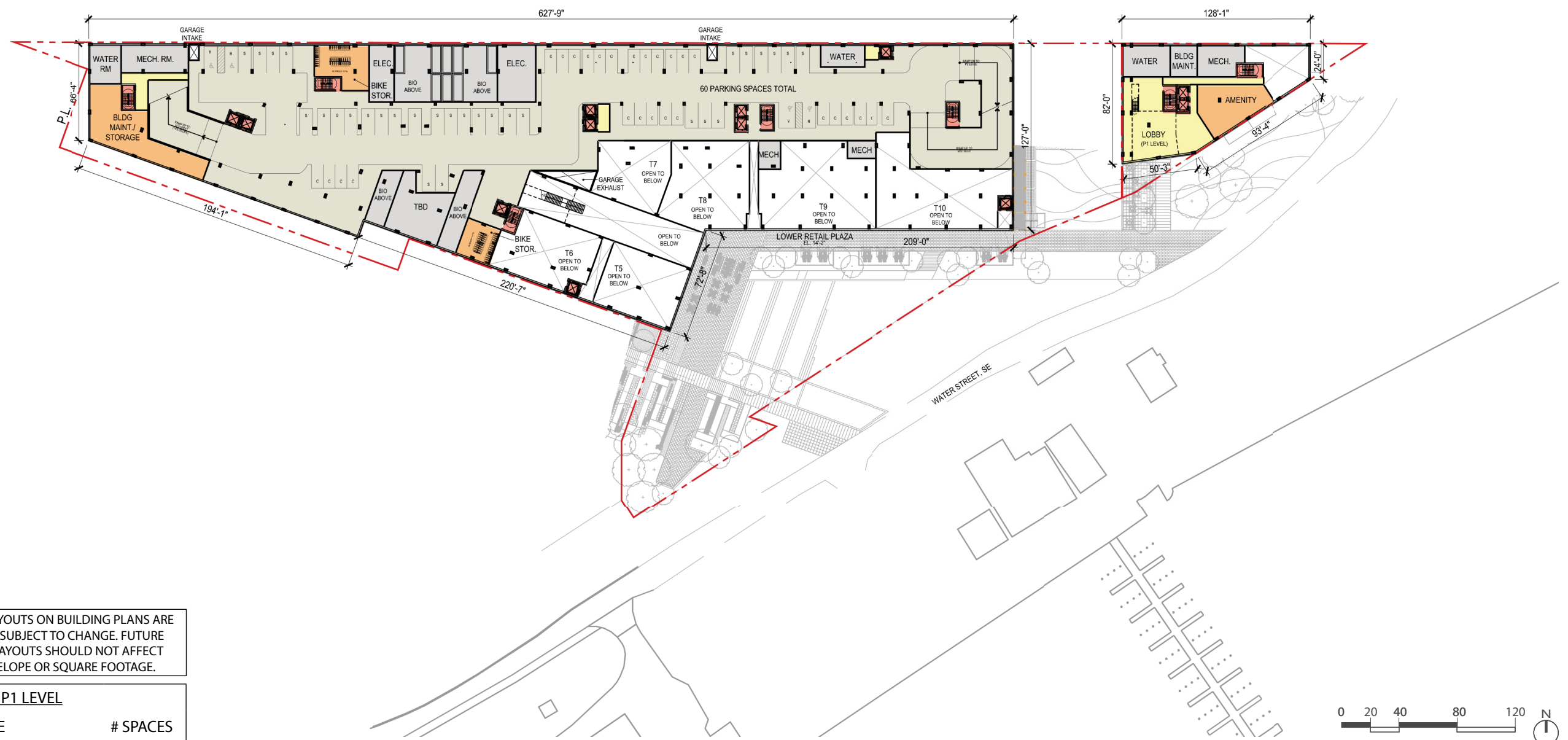
** FIFTY PERCENT (50%) REDUCTION OF MINIMUM PARKING REQUIREMENTS PER DCMR SECTION 702.1

LEGEND	
	RETAIL
	RESIDENTIAL
	AMENITY
	ADMINISTRATION
	CIRCULATION
	CORE
	SERVICE CORRIDOR
	COURTYARD
	PARKING
	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.

PARKING DATA - P2 LEVEL	
BUILDING PHASE	# SPACES
PHASE 1	114
PHASE 2	-
TOTAL SPACES	114





LEGEND	
■	RETAIL
■	RESIDENTIAL
■	AMENITY
■	ADMINISTRATION
■	CIRCULATION
■	CORE
■	SERVICE CORRIDOR
■	COURTYARD
■	PARKING
■	UTILITY