

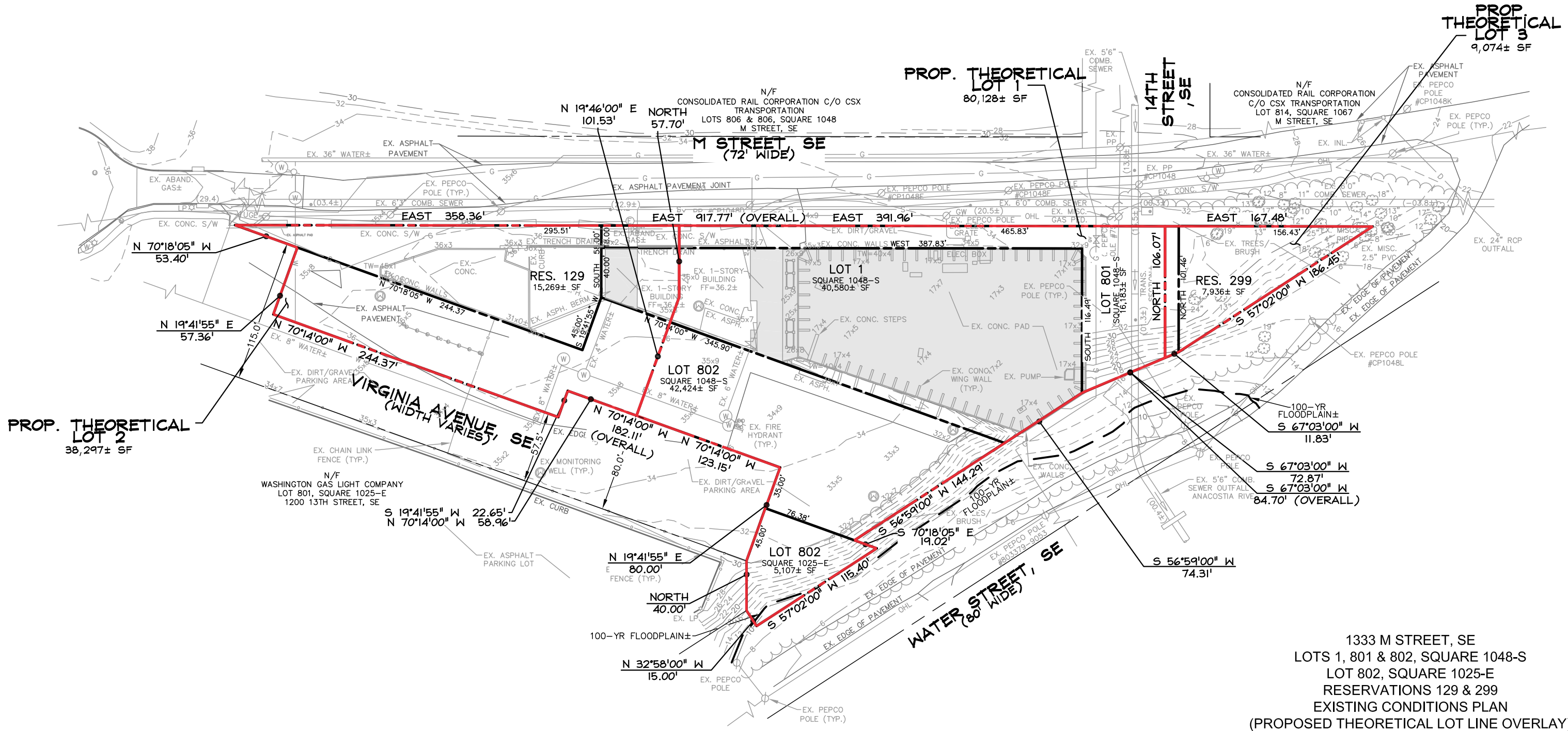
LOT AREA TABULATION

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	80,128	1.840
2	1048-S	38,297	0.879
3	1048-S	9,074	0.208
TOTAL		127,499	2.927



1333 M STREET, SE
 LOTS 1, 801 & 802, SQUARE 1048-S
 LOT 802, SQUARE 1025-E
 RESERVATIONS 129 & 299
 EXISTING CONDITIONS PLAN
 (PROPOSED THEORETICAL LOT LINE OVERLAY)

1333 M STREET
 DATE: 10-30-13

EXISTING CONDITIONS PLAN
 (PROPOSED THEORETICAL LOT LINE OVERLAY)

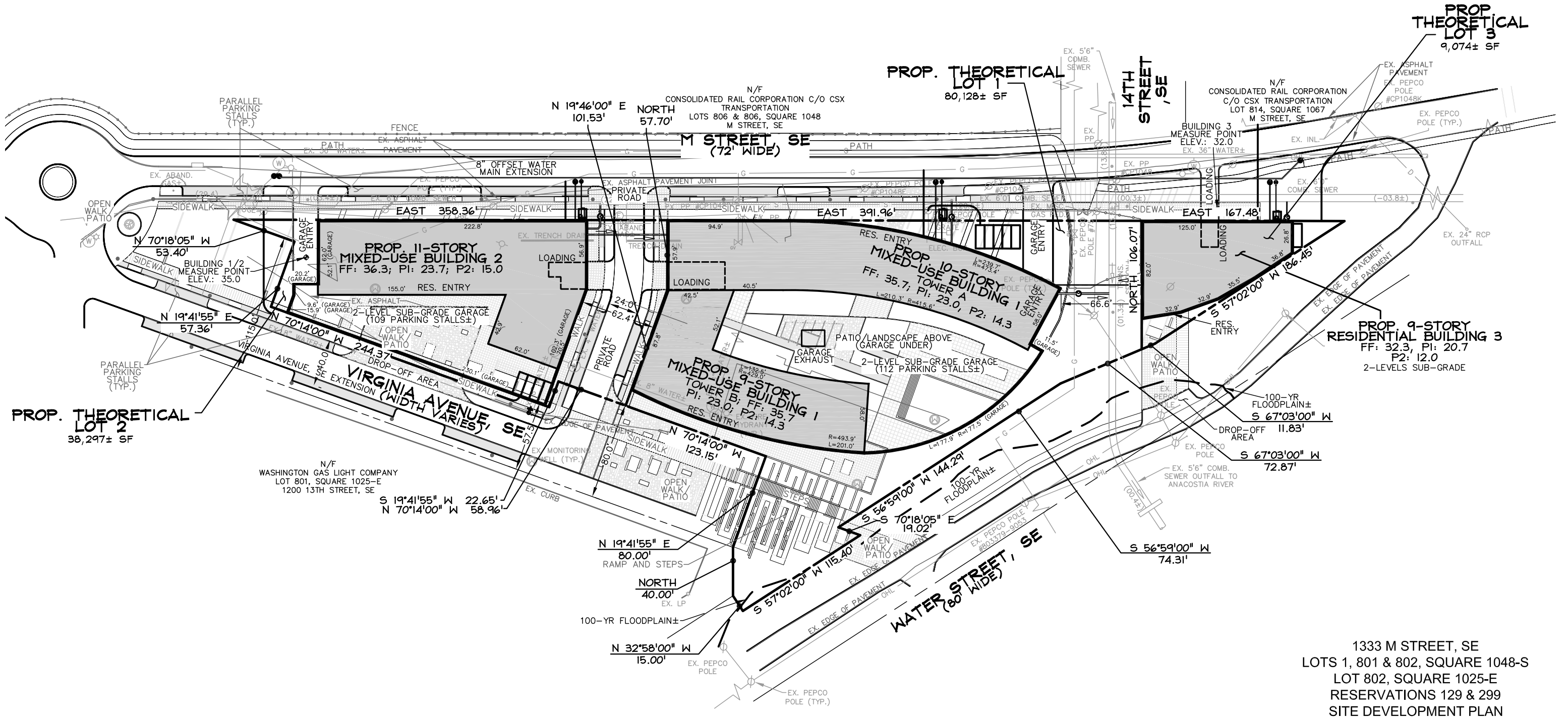
04a



BUILDING COVERAGE/HEIGHT TABULATION

BUILDING	FOOTPRINT	NUMBER OF STORIES	MEASURE POINT	FF	BLDG. HEIGHT	HEIGHT	% OCCUPANCY
BUILDING 1 - TOWER A	31,905±	10	35.0	35.7	109.3	100.0	39.8%
BUILDING 1 - TOWER B (INCL. ABOVE)	(INCL. ABOVE)	9	35.0	35.7	89.3	90.0	(INCL. ABOVE)
BUILDING 2	17,147±	11	35.0	36.3	109.3	110.0	83.8%
BUILDING 3	7,603±	9	32.0	32.3	89.7	90.0	44.8%

TOTAL SITE AREA = 127,499 SQ. FT.±; TOTAL BUILDING FOOTPRINT = 57,415 SQ. FT.±; % OCCUPANCY OVER ENTIRE SITE = 44.5%



1333 M STREET, SE
 LOTS 1, 801 & 802, SQUARE 1048-S
 LOT 802, SQUARE 1025-E
 RESERVATIONS 129 & 299
 SITE DEVELOPMENT PLAN

1333 M STREET
 DATE: 10-30-13

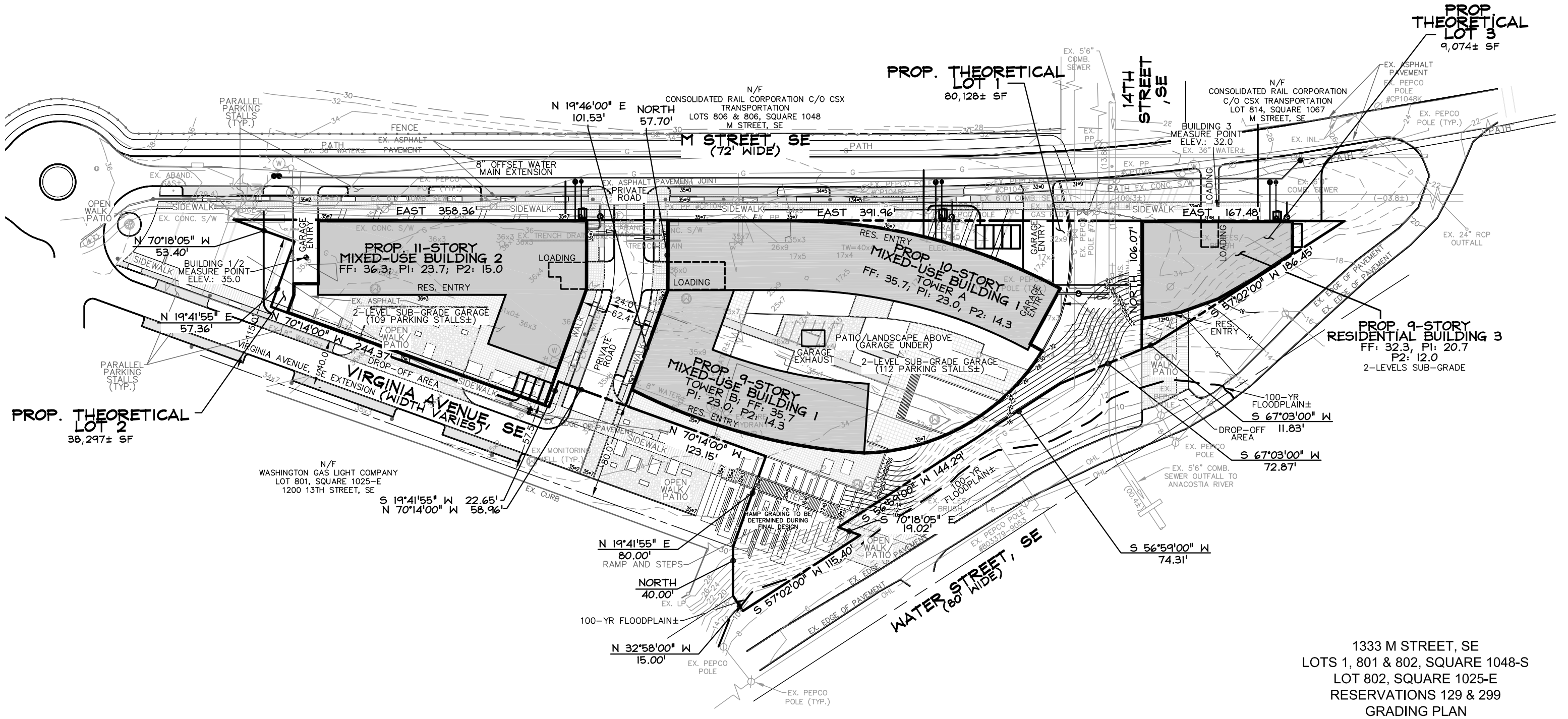
SITE DEVELOPMENT PLAN

05



GRADING PLAN NOTES

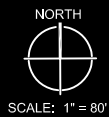
1) GRADING SHOWN SUBJECT TO FINAL PATIO/LANDSCAPE DESIGN.



1333 M STREET
DATE: 10-30-13

GRADING PLAN

06



STORMWATER MANAGEMENT NARRATIVE

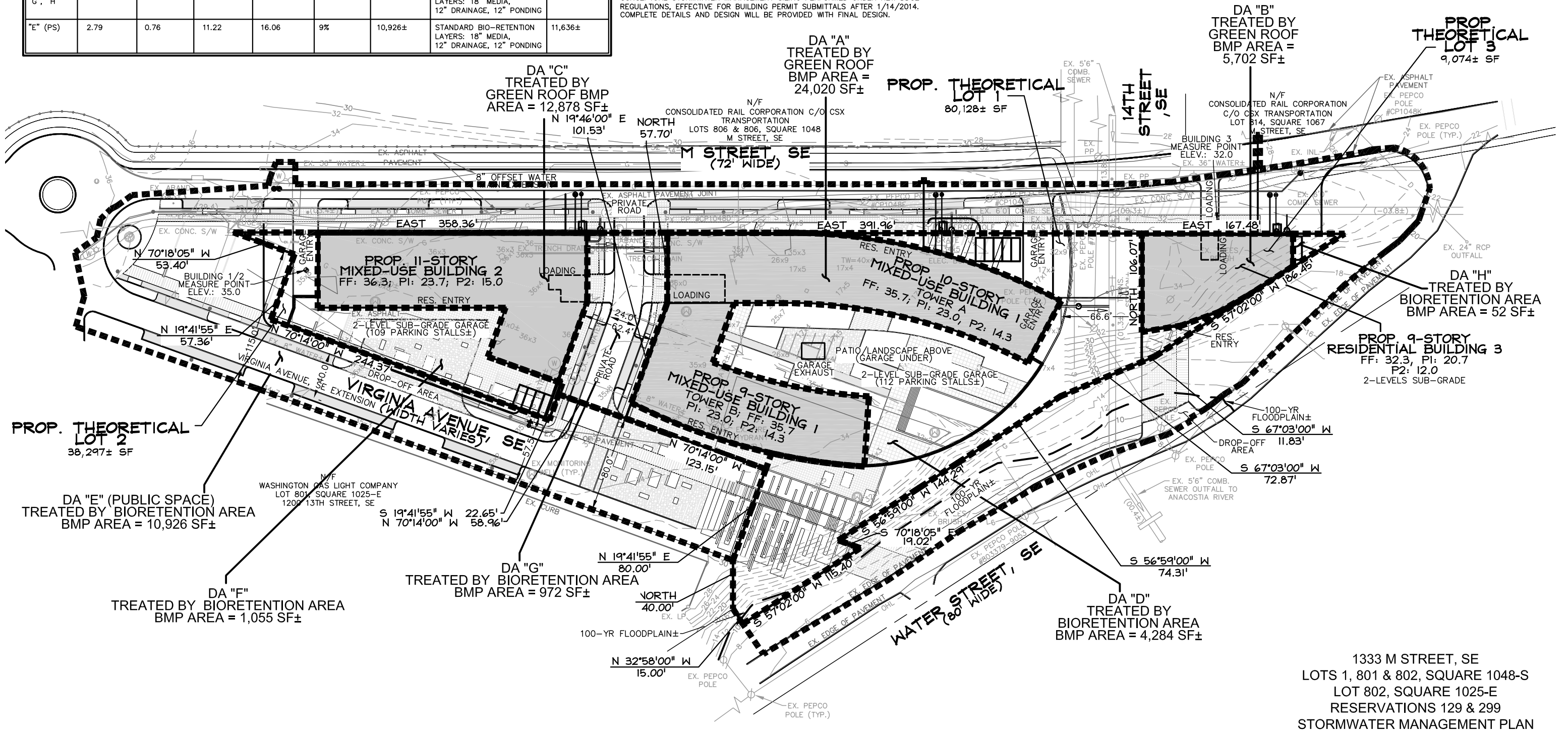
STORMWATER MANAGEMENT FOR THIS PROJECT WILL BE CONCEPTUALLY PROVIDED THROUGH THE FOLLOWING FACILITIES/BMPS:

DRAINAGE AREA	AREA (AC.)	C (ASSUMED)	Q2 (CFS)	Q15 (CFS)	BMP %	BMP AREA	BMP DESC.	RETENTION VOLUME (CF)
"A"	0.74	0.9	3.49	5.00	75%	24,020±	GREEN ROOF 6" GROWING MEDIA	4,204±
"B"	0.17	0.9	0.83	1.19	75%	5,702±	GREEN ROOF 6" GROWING MEDIA	998±
"C"	0.39	0.9	1.87	2.68	75%	12,878±	GREEN ROOF 6" GROWING MEDIA	2,254±
"D", "F", "G", "H"	1.62	0.76	6.53	9.35	9%	6,363±	STANDARD BIO-RETENTION LAYERS: 18" MEDIA, 12" DRAINAGE, 12" PONDING	6,776±
"E" (PS)	2.79	0.76	11.22	16.06	9%	10,926±	STANDARD BIO-RETENTION LAYERS: 18" MEDIA, 12" DRAINAGE, 12" PONDING	11,636±

SITE IS WITHIN THE ANACOSTIA WATERFRONT DEVELOPMENT ZONE (AWDZ). 1.7" REGULATORY RAIN EVENT FOR WQTV. IN ADDITION TO TREATMENT SHOWN ABOVE, A TREATMENT VAULT WILL BE PROVIDED IN THE GARAGE (WITHIN DA "A"). TREATMENT VAULT WILL BE APPROXIMATELY 12' LONG x 15' WIDE x 5' DEEP AND ACHIEVE 80% TSS REMOVAL.

STORAGE FOR CHANNEL PROTECTION VOLUME MAY BE NECESSARY IF STORM SEWER CONNECTION AS SHOWN IS NOT CONSIDERED A DIRECT DISCHARGE THROUGH THE SEPARATE SEWER SYSTEM TO THE MAIN STEM OF THE TIDAL ANACOSTIA RIVER. IF REQUIRED, AN APPROXIMATELY 45' LONG x 15' WIDE x 5' DEEP STORAGE TANK WILL BE PROVIDED IN GARAGE FOR CHANNEL PROTECTION VOLUME FROM THE PROJECT SITE. CALCULATIONS PENDING.

CONCEPTUAL STORMWATER MANAGEMENT SIZING PERFORMED UNDER NEW DD0E REGULATIONS, EFFECTIVE FOR BUILDING PERMIT SUBMITTALS AFTER 1/14/2014. COMPLETE DETAILS AND DESIGN WILL BE PROVIDED WITH FINAL DESIGN.

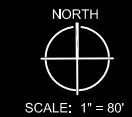


1333 M STREET, SE
 LOTS 1, 801 & 802, SQUARE 1048-S
 LOT 802, SQUARE 1025-E
 RESERVATIONS 129 & 299
 STORMWATER MANAGEMENT PLAN

1333 M STREET
 DATE: 10-30-13

STORMWATER MANAGEMENT PLAN

07



GTMARCHITECTS



SEDIMENT CONTROL NOTES

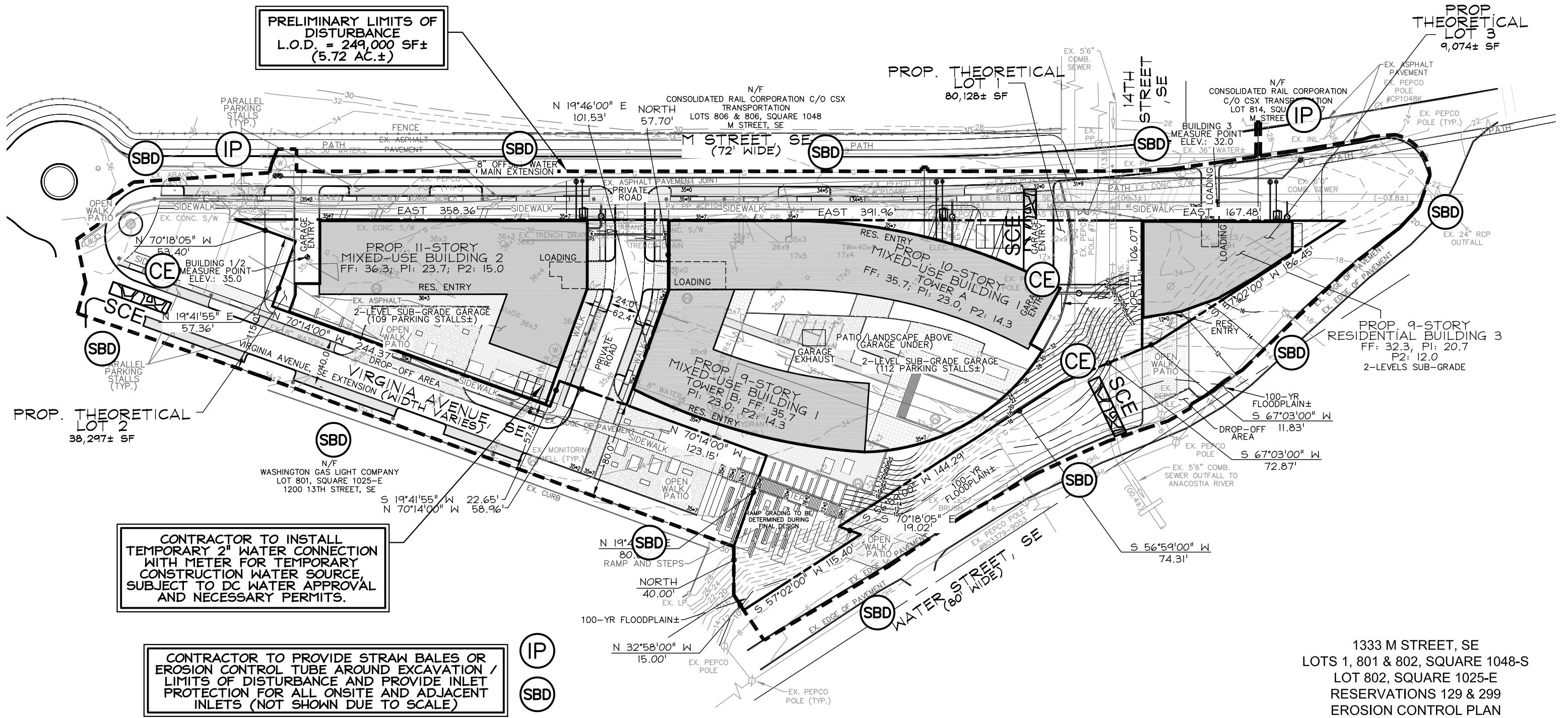
- 1) THE CONTRACTOR SHALL CALL THE INSPECTION/ENFORCEMENT BRANCH, WATERSHED PROTECTION DIVISION, DISTRICT DEPARTMENT OF THE ENVIRONMENT AT (202) 535-2977 FOR A PRE-CONSTRUCTION MEETING 72 HOURS PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITY.
- 2) ADDITIONAL LOCATIONS AND TYPES OF EROSION AND SEDIMENT CONTROL MEASURES WILL BE DETERMINED AS DEEMED NECESSARY BY INSPECTORS FROM THE INSPECTION/ENFORCEMENT BRANCH, WATERSHED PROTECTION DIVISION, DISTRICT DEPARTMENT OF THE ENVIRONMENT DURING LAND DISTURBING ACTIVITY.

SEDIMENT CONTROL NARRATIVE, NOTES AND DETAILS

WILL BE PROVIDED IN CONJUNCTION WITH FINAL DESIGN/PERMIT DOCUMENTS. SELECTED DETAILS ARE REFERENCED ON THESE DOCUMENTS FOR SEDIMENT CONTROL FEATURES.

CONSTRUCTION SEQUENCE

CONTRACTOR TO SECURE ALL NECESSARY PERMITS, AND CONDUCT A PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR, (202) 535-2977, PRIOR TO THE START OF CONSTRUCTION OR ANY LAND DISTURBANCE.
 CONSTRUCTION SEQUENCE PENDING, WILL BE DETERMINED DURING FINAL DESIGN.



PRELIMINARY LIMITS OF DISTURBANCE
 L.O.D. = 249,000 SF ±
 (5.72 AC. ±)

CONTRACTOR TO INSTALL TEMPORARY 2" WATER CONNECTION WITH METER FOR TEMPORARY CONSTRUCTION WATER SOURCE, SUBJECT TO DC WATER APPROVAL AND NECESSARY PERMITS.

CONTRACTOR TO PROVIDE 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
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 RESERVATIONS 129 & 299
 EROSION CONTROL PLAN

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