

WATER AND SANITARY SEWER USAGE ESTIMATION

BUILDING 1 - TOWER A

BUILDING 1 - TOWER B

BUILDING 2

BUILDING 3

PROJECTED SEWAGE FLOWS

BEDROOMS	# persons/unit (estimated)	Totals (from Bldg Unit Matrix: 03/28/2013)		
EFF/STUDIO	1	62	62	62
1 BR	1.5	156	156	234
1 BR + DM	2	21	21	42
2 BR	2.5	0	0	0
3 BR	3	10	10	30
		249	368	
		units	residents	

	Table 8-6				Table 8-10				
	Min.	Max.	Typical	Average	Min.	Max.	Typical	Average	
Residential	53	90	69	80	See attached Tables from ASPE Design Handbook				
# of residents	368	19504	33120	25392	22090	total gallons/day			
added factor	10%	21454	36432	27831	24288	total gallons/day			
Shopping Center	0.5	2.1	1.1	N/A	total gallons/day				
# of pkg spaces	15	7.5	31.5	16.5	total gallons/day				
Shopping Center	7.9	13.2	10.6	N/A	total gallons/day				
# of employees	10	79	132	106	total gallons/day				
Total for EISF:	36,596	37,000	24,411	25,000	total gallons/day				
	PEAK		AVERAGE						

PROJECTED SEWAGE FLOWS

BEDROOMS	# persons/unit (estimated)	Totals (from Bldg Unit Matrix: 03/28/2013)		
EFF/STUDIO	1	59	59	59
1 BR	1.5	133	133	199.5
1 BR + DM	2	8	8	16
2 BR	2.5	0	0	0
3 BR	3	9	9	27
		209	301.5	
		units	residents	

	Table 8-6				Table 8-10				
	Min.	Max.	Typical	Average	Min.	Max.	Typical	Average	
Residential	53	90	69	80	See attached Tables from ASPE Design Handbook				
# of residents	301.5	15979.5	27135	20803.5	18090	total gallons/day			
added factor	10%	17577	29849	22604	19899	total gallons/day			
Shopping Center	0.5	2.1	1.1	N/A	total gallons/day				
# of pkg spaces	0	0	0	0	total gallons/day				
Shopping Center	7.9	13.2	10.6	N/A	total gallons/day				
# of employees	0	0	0	0	total gallons/day				
Total for EISF:	28,849	30,000	19,899	20,000	total gallons/day				
	PEAK		AVERAGE						

PROJECTED SEWAGE FLOWS

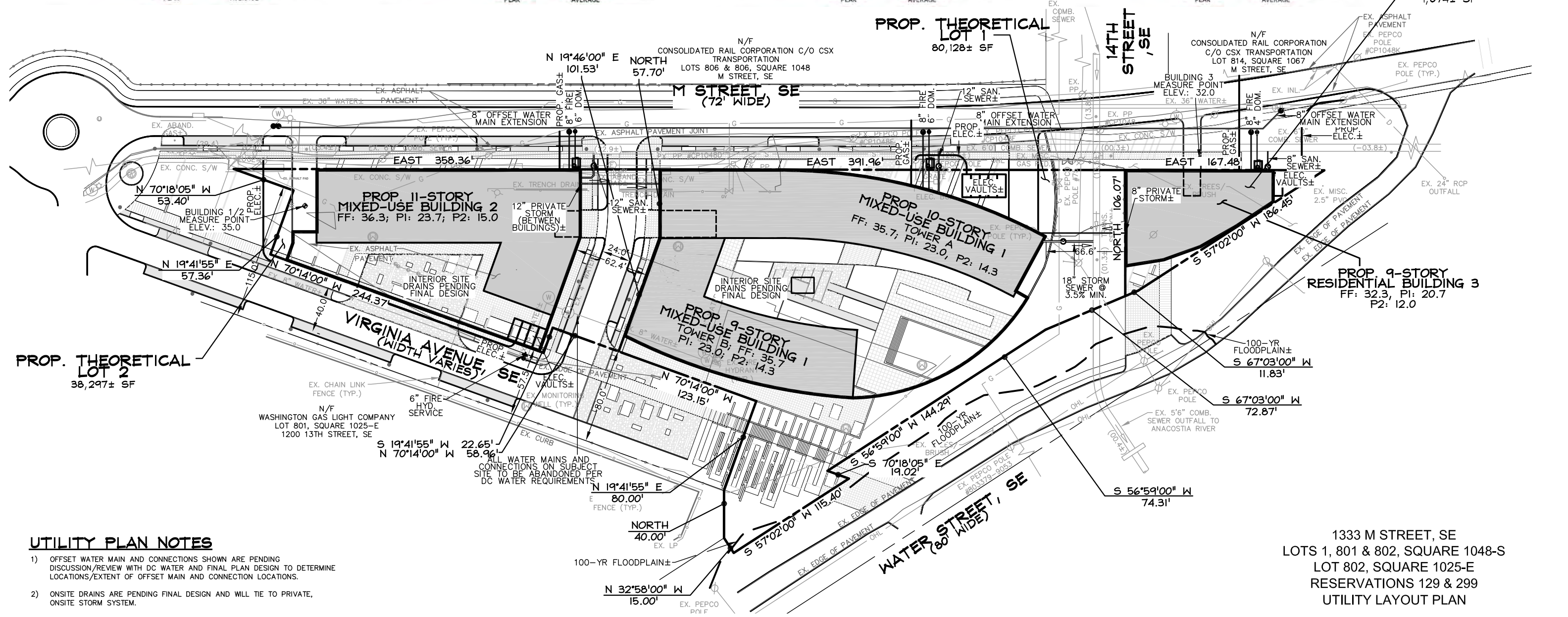
BEDROOMS	# persons/unit (estimated)	Totals (from Bldg Unit Matrix: 03/28/2013)		
EFF/STUDIO	1	78	78	78
1 BR	1.5	166	166	279
1 BR + DM	2	32	32	64
2 BR	2.5	0	0	0
3 BR	3	10	10	30
		306	451	
		units	residents	

	Table 8-6				Table 8-10				
	Min.	Max.	Typical	Average	Min.	Max.	Typical	Average	
Residential	53	90	69	80	See attached Tables from ASPE Design Handbook				
# of residents	451	23803	40590	31119	27060	total gallons/day			
added factor	10%	26293	44649	34231	29786	total gallons/day			
Shopping Center	0.5	2.1	1.1	N/A	total gallons/day				
# of pkg spaces	50	25	105	55	total gallons/day				
Shopping Center	7.9	13.2	10.6	N/A	total gallons/day				
# of employees	20	158	264	212	total gallons/day				
Total for EISF:	45,018	45,000	30,033	30,000	total gallons/day				
	PEAK		AVERAGE						

PROJECTED SEWAGE FLOWS

BEDROOMS	# persons/unit (estimated)	Totals (from Bldg Unit Matrix: 03/28/2013)		
EFF/STUDIO	1	37	37	37
1 BR	1.5	48	48	72
1 BR + DM	2	15	15	30
2 BR	2.5	0	0	0
3 BR	3	3	3	9
		103	148	
		units	residents	

	Table 8-6				Table 8-10				
	Min.	Max.	Typical	Average	Min.	Max.	Typical	Average	
Residential	53	90	69	80	See attached Tables from ASPE Design Handbook				
# of residents	148	7844	13320	10212	8880	total gallons/day			
added factor	10%	8626	14852	11233	9769	total gallons/day			
Shopping Center	0.5	2.1	1.1	N/A	total gallons/day				
# of pkg spaces	0	0	0	0	total gallons/day				
Shopping Center	7.9	13.2	10.6	N/A	total gallons/day				
# of employees	0	0	0	0	total gallons/day				
Total for EISF:	14,652	15,000	9,768	10,000	total gallons/day				
	PEAK		AVERAGE						



- ### UTILITY PLAN NOTES
- OFFSET WATER MAIN AND CONNECTIONS SHOWN ARE PENDING DISCUSSION/REVIEW WITH DC WATER AND FINAL PLAN DESIGN TO DETERMINE LOCATIONS/EXTENT OF OFFSET MAIN AND CONNECTION LOCATIONS.
 - ONSITE DRAINS ARE PENDING FINAL DESIGN AND WILL TIE TO PRIVATE, ONSITE STORM SYSTEM.

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



1 VIEW NORTHEAST ALONG WATER ST



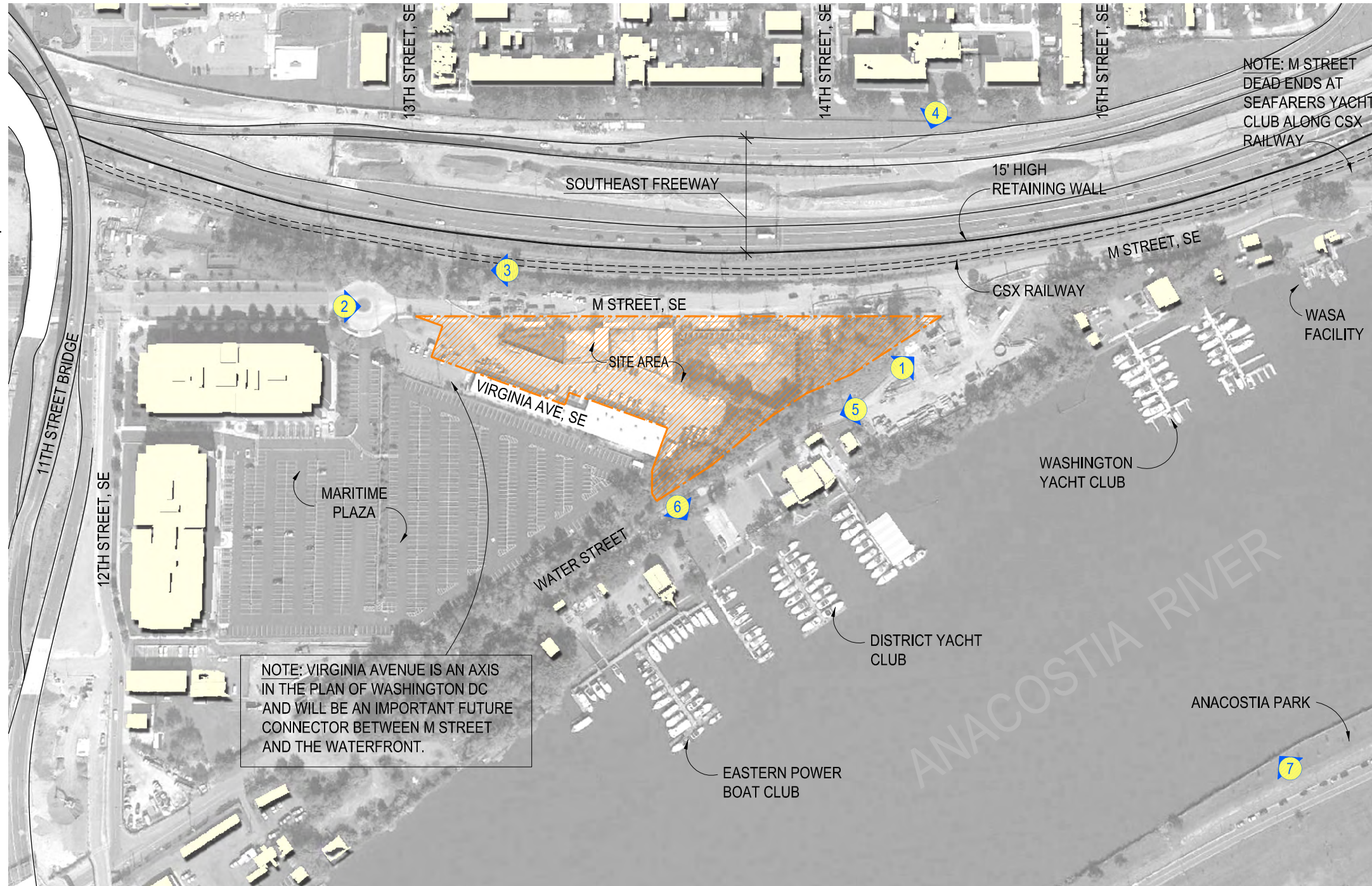
2 VIEW EAST ALONG M STREET



3 VIEW WEST ALONG CSX RAILWAY



4 VIEW OF SITE FROM SE FREEWAY



5 VIEW LOOKING SOUTHWEST ALONG WATER ST.



6 VIEW OF WATERFRONT AT DISTRICT YACHT CLUB

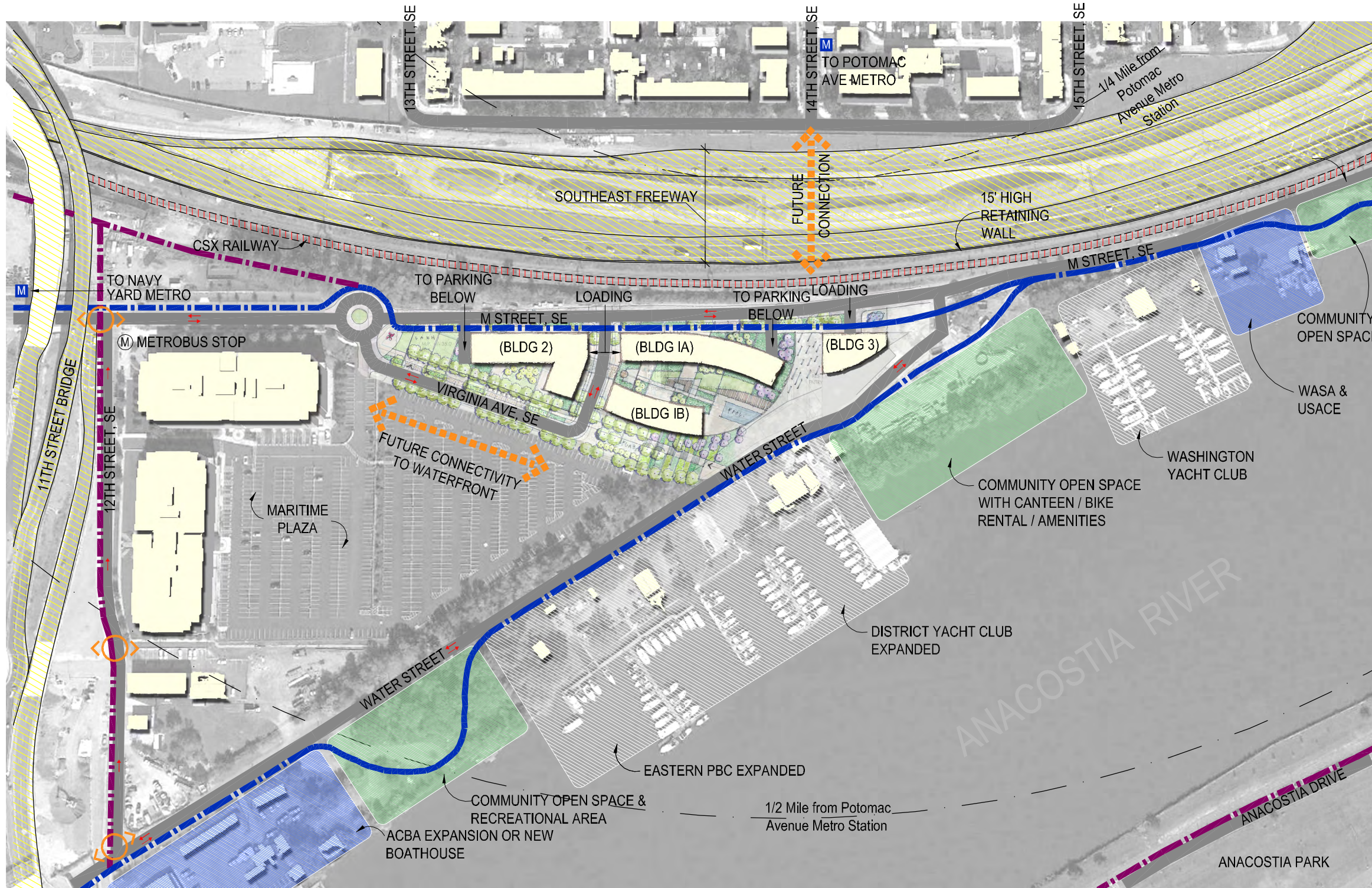


7 VIEW OF SITE FROM ANACOSTIA PARK

GUIDING PRINCIPLES FROM THE BOATHOUSE ROW PLANNING STUDY:

- IMPROVE M STREET
- REBUILD WATER STREET
- REESTABLISH VIRGINIA AVENUE AS A GREENWAY
- INCORPORATE ANACOSTIA RIVERWALK TRAIL
- CREATE A MIX OF USES AND OPEN SPACES
- MAINTAIN VIEWS OF RIVER
- CREATE A GRAND PLAZA / WATERFRONT PARK
- PRESERVE AND ENHANCE PEDESTRIAN & BICYCLE ACCESS TO THE WATER

1 EXISTING CONTEXT PLAN
SCALE: N.T.S.



NOTE: M STREET DEAD ENDS AT SEAFARERS YACHT CLUB ALONG CSX RAILWAY

LEGEND:

		PROPOSED VISION FOR BOATHOUSE ROW - CONCEPT 1
		MAJOR HIGHWAYS
		FUTURE CONNECTIVITY
		RIVERWALK TRAIL
		MULTI-USE TRAIL
		SECONDARY ROADWAYS
		CSX RAILWAY
		METRO & METROBUS STOPS
		GATEWAYS TO SITE

NOTE: INFORMATION BASED ON THE BOATHOUSE ROW PLANNING STUDY FROM MARCH 12, 2009

1 SITE CIRCULATION PLAN
SCALE: N.T.S.

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: M (GENERAL INDUSTRY)
PROPOSED: C-3-C PUD

SQUARE FOOTAGE CALCUATIONS				
	RESIDENTIAL GSF	RESIDENTIAL UNITS	RETAIL GSF	TOTAL GSF ALL USES
BUILDING 1	267,216	351	7,200	274,416
BUILDING 2	181,209	234	3,170	184,379
BUILDING 3	69,066	88	--	69,066
TOTAL	517,491	673	10,370	527,861

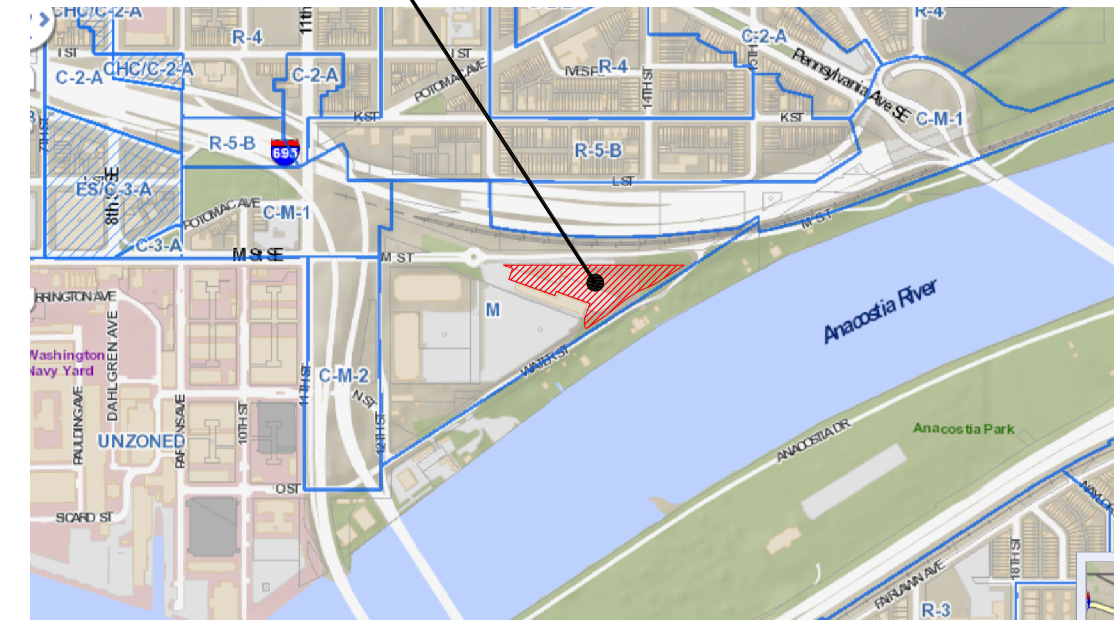
PROJECT DESCRIPTION

673 UNITS; 3 RESIDENTIAL BUILDINGS WITH GROUND LEVEL RETAIL

PROPOSED THEORETICAL SITE AREA: (NOTE: SEE PAGE 13 FOR MORE INFORMATION)

THEORETICAL LOT 1	= 80,128 SF
THEORETICAL LOT 2	= 38,297 SF
THEORETICAL LOT 3	= 9,074 SF
TOTAL	127,499 SF

EXISTING ZONING: M
PROPOSED ZONING: C-3-C PUD



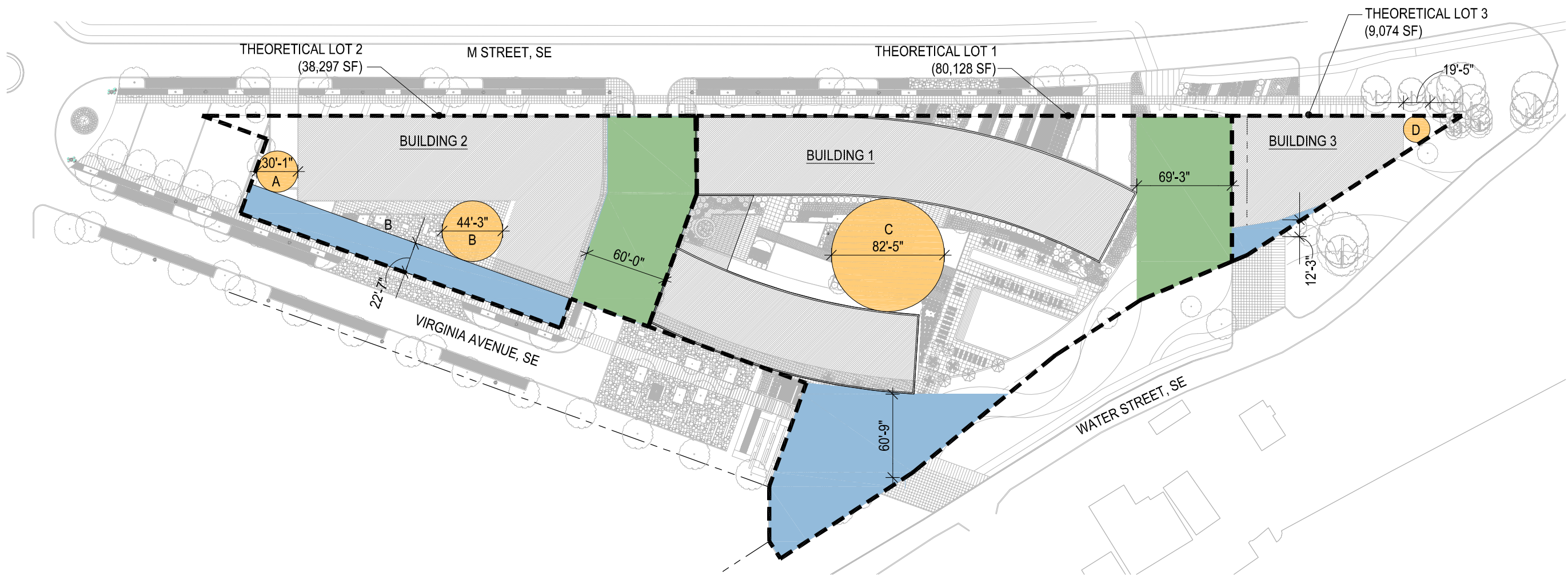
1 ZONING PLAN
SCALE: NTS

ZONING TABULATIONS

	FAR*		LOT OCCUPANCY:		BUILDING HEIGHT:		PENTHOUSE HEIGHT:		PARKING:		LOADING:	
	REQUIRED /ALLOWED	PUD PROPOSED	REQUIRED /ALLOWED	PUD PROPOSED	REQUIRED /ALLOWED	PUD PROPOSED	REQUIRED /ALLOWED	PUD PROPOSED	REQUIRED /ALLOWED	PUD PROPOSED	REQUIRED /ALLOWED	PUD PROPOSED
BUILDING 1	8.0	2.15	100%	24.7%	100'-0"	Tower A: 100'-0" and 10 stories from m.p. 35.0 on Virginia Ave Tower B: 90'-0" and 9 stories from m.p. 35.0 on Virginia Ave	18'-6"	18'-6"	Residential: 351 units/4 = 88 Retail: 6 Spaces	Residential: 106 Spaces Retail: 6 Spaces	Residential: 1 Loading Berth @ 55' deep 1 Loading Platform @ 100 sf 1 Service Space @ 20' deep Retail: none	Residential: 1 Loading Berth @ 30' deep 1 Loading Platform @ 200 sf 1 Service Space @ 20' deep Retail: none
BUILDING 2	8.0	1.45	100%	14.3%	130'-0"	110'-0" and 11 stories from m.p. 35.0 on Virginia Ave	18'-6"	18'-6"	Residential: 234 units/4 = 59 Retail: 1 Spaces	Residential: 108 Spaces Retail: 1 Spaces	Residential: 1 Loading Berth @ 55' deep 1 Loading Platform @ 100 sf 1 Service Space @ 20' deep Retail: none	Residential: 1 Loading Berth @ 30' deep 1 Loading Platform @ 200 sf 1 Service Space @ 20' deep Retail: none
BUILDING 3	8.0	.54	100%	6.0%	92'-0"	91'-0" and 9 stories from m.p. 32.0 on M St	18'-6"	18'-6"	Residential: 88 units/4 = 22	Residential: NONE	Residential: 1 Loading Berth @ 55' deep 1 Loading Platform @ 100 sf 1 Service Space @ 20' deep	Residential: 1 Loading Berth @ 30' deep 1 Loading Platform @ 200 sf
TOTAL SITE	8.0	4.14	100%	45.0%					176	221		

* FOR PURPOSES OF COUNTING F.A.R.: GROSS FLOOR AREA DOES NOT INCLUDE: 1) PARKING AND ACCESS RAMPS, 2) BAYS PROJECTING OVER AREA LINES, AND 2) SPACES WITH STRUCTURAL HEADROOM CLEARANCE LESS THAN 4'-0" ABOVE GRADE LEVEL





1 ZONING DIAGRAM
SCALE: 1:80

	REAR YARD		SIDE YARD		OPEN COURT		AREA
	REQUIRED /ALLOWED	PUD PROPOSED	REQUIRED /ALLOWED	PUD PROPOSED	REQUIRED /ALLOWED	PUD PROPOSED	
BUILDING 1	NONE; IF PROVIDED: 2-1/2" per 119'-6" = 24'-10 3/4"	60'-9"	NONE; IF PROVIDED: 2" per 100'-0" = 16'-8"	69'-3"	COURT C: (RES. USE)	15'-0" MIN., 99'-10" HT X 4" = 33'-3" MIN.	82'-5"
BUILDING 2	NONE; IF PROVIDED: 2-1/2" per 130'-0" = 27'-1"	22'-7"	NONE; IF PROVIDED: 2" per 129'-6" = 49'-10-3/4"	60'-0"	COURT A: (RES. USE)	15'-0" MIN., 128'-6" HT X 4" = 42'-10" MIN.	30'-1"
BUILDING 3	NONE; IF PROVIDED: 2-1/2" per 130'-0" = 27'-1"	12'-3"	NONE	N/A	COURT D: (NON-RES. USE)	12'-0" MIN., 109'-10" HT X 3" = 27'-6" MIN.	19'-5"

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

LEGEND

- OPEN COURT
- SIDE YARD
- REAR YARD
- THEORETICAL LOT LINE