

# WESTMINSTER CHURCH LIVING

400 I STREET SW  
WASHINGTON, DC  
SQUARE 499, LOT 52

**PUD AND ZONING MAP AMENDMENT SUPPLEMENTAL PREHEARING SUBMISSION**  
MARCH 23, 2021



COVER SHEET

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**DRAWING INDEX**

**A-0.0**

# ZONING TABULATIONS

SQUARE : 0499		LOT: 0052	
	SUBTITLE	ALLOWED PER PROPOSED MU-2 ZONING	PROPOSED UNDER PLANNED UNIT DEVELOPMENT
ZONE:		MU-2	MU-2
LOT AREA		N/A	30,375 SF
BUILDING FOOTPRINT:		N/A	29,778 SF
MAXIMUM HEIGHT:	SUBTITLE X, 303.7	90'-0" PUD	RESIDENTIAL 90'-0" PROVIDED (MEASURED FROM BHMP)
			SENIOR RESIDENTIAL 90'-0" PROVIDED (MEASURED FROM BHMP)
PENTHOUSE HEIGHT:	SUBTITLE G, 303.2	20'-0" ALLOWED: 1 STORY + 2 <sup>ND</sup> STORY FOR MECHANICAL PENTHOUSE	RESIDENTIAL PROVIDED: 10'-0", 11'-6", 16'-0", 20'-0"
			SENIOR RESIDENTIAL PROVIDED: 8'-0", 10'-0", 11'-0", 20'-0"
			RELIEF REQUESTED FOR NUMBER OF PENTHOUSE HEIGHTS AND FOR PENTHOUSE WITH A SLOPED ROOF
PENTHOUSE SETBACK		1:1 SETBACK	1:1 SETBACK
GROSS FLOOR AREA:	SUBTITLE G, 302.1 SUBTITLE X, 303.3, 303.4	218,700 SF (7.2 FAR AS A MATTER OF RIGHT WITH IZ) 262,440 SF (8.64 AS A PUD WITH IZ)	CHURCH – 18,513 SF
			SENIOR RESIDENTIAL – 102,236 SF
			RESIDENTIAL – 90,000 SF
			TOTAL - 214,338 SF <sub>(1)</sub>
FAR (ENTIRE SITE):	SUBTITLE G, 302.1 SUBTITLE X, 303.3, 303.4	7.2 FAR (MATTER OF RIGHT WITH IZ) 8.64 FAR (PUD WITH IZ)	7.05 PROVIDED
FAR (NON-RESIDENTIAL)		4.69 FAR (PUD)	0.60 PROVIDED
LOT OCCUPANCY:	SUBTITLE G, 304.1	90 % (IZ)	98% PROVIDED AT LEVEL 1 – RELIEF REQUESTED 87% PROVIDED AT LEVEL 2 76% PROVIDED AT TYPICAL LEVEL
REAR YARD:	SUBTITLE G, 305.1, 305.2, 305.3	(SEE NOTES FOR THE FULL CODE REFERENCE)	0 FT PROVIDED – RELIEF REQUESTED
SIDE YARD:	SUBTITLE G, 306.1	NOT REQUIRED	0 PROVIDED
GAR:	SUBTITLE G, 307.2	0.3	0.3 PROVIDED
LOADING	SUBTITLE C, 901.1	1 BERTH AT 30'-0" 1 SERVICE/ DELIVERY AT 20'-0"	1 BERTH AT 30'-0" 1 SERVICE/ DELIVERY AT 20'-0"
LOADING PLATFORM	SUBTITLE C, 905.4	100 SQFT	≈ 320 SQFT PROVIDED
COURTS:	SUBTITLE G 202.1	4 IN/FT OF HEIGHT OF COURT; 15 FT MIN (82'-7" X 4" )/12 = 27'-6" MIN	PROVIDED: 80'-0"

## BUILDING UNIT MATRIX

### RESIDENTIAL

### SENIOR RESIDENTIAL

**TOTAL: 99 TOTAL: 123**

PROJECT MEETS CONDITIONS (a)-(d) AND 1 OF SUBTITLE B 309.1 AND SHALL BE CONSIDERED **A SINGLE BUILDING**

### NOTES:

- TOTAL GROSS FLOOR AREA INCLUDES GROSS FLOOR AREA DEDICATED TO SHARED SERVICE, LOADING, AND BACK-OF-HOUSE CORRIDOR.
- REARYARD CALCULATIONS:
  - 305.1 A minimum rear yard of twelve feet (12 ft.) shall be required above a horizontal plane as described in Subtitle G § 305.2 in the MU-1 and MU-2 zones.
  - 305.2 A horizontal plane may be established at twenty-five feet (25 ft.) above the mean finished grade at the middle of the rear of the structure for the purpose of measuring rear yards.
  - 305.3 A rear yard is not required to be provided below a horizontal plane as described in Subtitle G § 305.
- SEE A1.4A FOR COURT CALCULATIONS

## ZONING TABULATION

**A-0.1**

## BIKE AND PARKING CALCULATIONS

PARKING CALCULATIONS (SUBTITLE C, 701.5 & 702.1)				
	RATIO	UNITS	*REQ.	PROVIDED
PUBLIC ASSISTED HOUSING FOR THE ELDERLY	1 PER 6 DWELLING UNITS	123	11	4
RESIDENTIAL HOUSING	1 PER 3 DWELLING UNITS IN EXCESS OF 4 UNITS	99	16	30
CHURCH	1 PER 10 SEATS (7 SF FOR EACH NON FIXED SEAT)	517 SEATS	26	26
TOTAL:		222	53	60

\* PER SUBTITLE C, 702.1 (a) - PARKING REQUIREMENT REDUCED BY 50%

PARKING CALCULATIONS (SUBTITLE C, 701.5 & 702.1)	
PUBLIC ASSISTED HOUSING FOR THE ELDERLY	$123 \text{ UNITS} \div 6 = 20.5 \approx 21$ $21 \div 2 = 10.5 \approx 11$
RESIDENTIAL HOUSING	$99 \text{ UNITS} - 4 = 95$ $95 \div 3 = 31.6$ $32 \div 2 = 16$
CHURCH	$3620 \div 7 = 517 \text{ SEATS}$ $517 \div 10 = 51.7 \approx 52$ $52 \div 2 = 26$

### BREAKDOWN OF PARKING SPACES:

60 PARKING SPACES

40 STANDARD

16 COMPACT

4 ACCESSIBLE SPACES ( 2 VAN SPACES)

BICYCLE CALCULATIONS (SUBTITLE C, 802.1)			
	RATIO	REQUIRED	PROVIDED
RESIDENTIAL SHORT TERM	1 PER 20 UNITS	11	12
RESIDENTIAL LONG TERM	1 PER 3 UNITS	74	74
CHURCH SHORT TERM	1 PER 2,500 SF, BUT NOT LESS THAN 8	8	8
CHURCH LONG TERM	1 PER 7,500 SF	2	2
TOTAL:		95	95

BICYCLE PARKING CALCULATIONS (SUBTITLE C, 802.1)		
PUBLIC ASSISTED HOUSING FOR THE ELDERLY	SHORT TERM	$123 \text{ UNITS} \div 20 = 6.15 \approx 6$
	LONG TERM	$123 \text{ UNITS} \div 3 = 41$
RESIDENTIAL HOUSING	SHORT TERM	$99 \text{ UNITS} \div 20 = 4.95 \approx 5$
	LONG TERM	$99 \text{ UNITS} \div 3 = 33$
CHURCH	SHORT TERM	$17,946 \text{ SF} \div 2,500 = 7.18 \approx 7$
	LONG TERM	$17,946 \text{ SF} \div 7,500 = 2.39 \approx 2$

## BIKE AND PARKING CALCULATIONS

PUD & ZONING MAP  
 AMENDMENT SUPPLEMENTAL  
 PREHEARING SUBMISSION  
 MARCH 23, 2021

**A-0.1A**

**ZONING TABULATIONS – SQUARE FOOTAGE BREAKDOWN**

Floor	GFA	SQFT	Common GFA	Church GFA	Residential Units	Residential GFA	Senior Residential Units	Senior Residential GFA
Garage		30,375						
Level 1	29,778		3,589	15,313	0	6,200	0	4,676
Mezzanine	3,200			3,200				
Level 2	9,460				8	9,460		
Level 3	22,815				9	10,620	14	12,195
Level 4	22,815				9	10,620	15	12,195
Level 5	22,815				9	10,620	15	12,195
Level 6	22,815				9	10,620	15	12,195
Level 7	22,815				9	10,620	15	12,195
Level 8	22,815				9	10,620	15	12,195
Level 9	22,815				9	10,620	15	12,195
Level 10	12,195						15	12,195
Habitable Penthouse *		10,704			4	0	4	0
Penthouse Amenity		2,077				770		1,307
Penthouse Dwelling Units		5,705				3,301		2,404
Penthouse Core Space		2,922				1,187		1,735
Mechanical Penthouse		6,214						
<b>Unit Count</b>	222				99		123	
<b>GFA (W/O GARAGE &amp; PENTHOUSE)</b>	214,338		3,589	18,513		90,000		102,236

\* NOTE: HABITABLE PENTHOUSE INCLUDES SQUARE FOOTAGES OF AMENITY SPACES AND PENTHOUSE DWELLING UNITS. SEE BREAKDOWN ABOVE IN GRAY. THESE SQUARE FOOTAGES ARE NOT INCLUDED IN THE GROSS FLOOR AREA.

FOR THE PURPOSES OF CALCULATING FLOOR AREA RATIO FOR THE BUILDING, THE AGGREGATE SQUARE FOOTAGE OF ALL PENTHOUSE LEVELS OR STORIES MEASURING SIX AND ONE-HALF FEET SUBTITLE C 114 (6.5 FT.) OR MORE IN HEIGHT SHALL BE INCLUDED IN THE TOTAL FLOOR AREA RATIO PERMITTED FOR THE BUILDING, WITH THE FOLLOWING EXCEPTIONS:

PENTHOUSE HABITABLE SPACE, OTHER THAN AS EXEMPTED IN SUBTITLE C § 1503.1(B) WITH A FLOOR AREA RATIO OF LESS THAN FOUR-TENTHS (0.4)

Site Area	Total GFA	FAR
30,375	214,338	7.05
	<b>Total GFA (Level 1)</b>	<b>Lot Occupancy</b>
	29,778	98%
	<b>Total GFA (Typical Level)</b>	<b>Lot Occupancy</b>
	22,815	76%

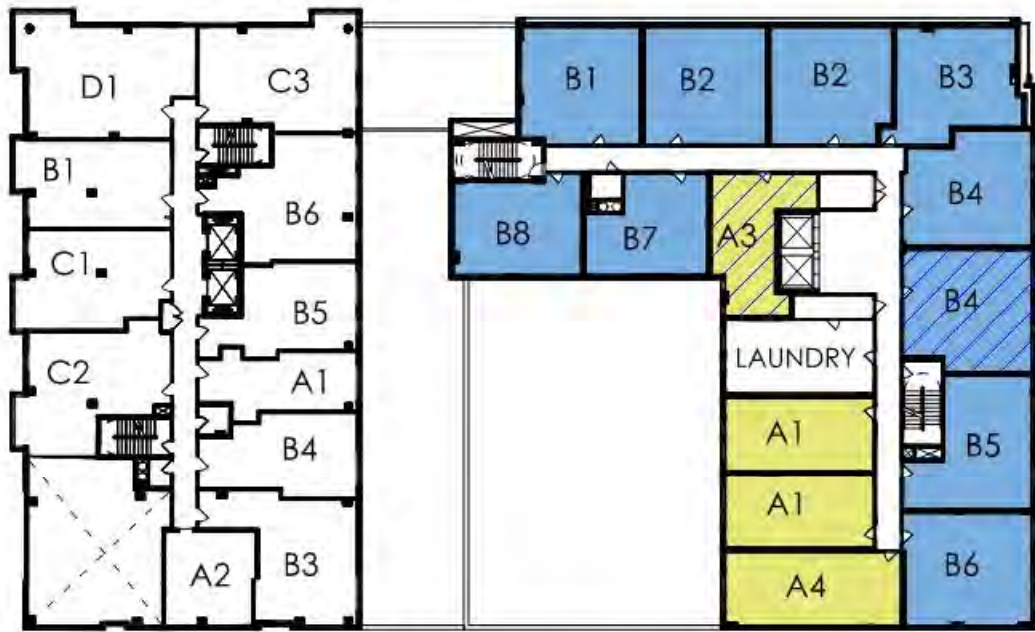
FAR CALCULATIONS



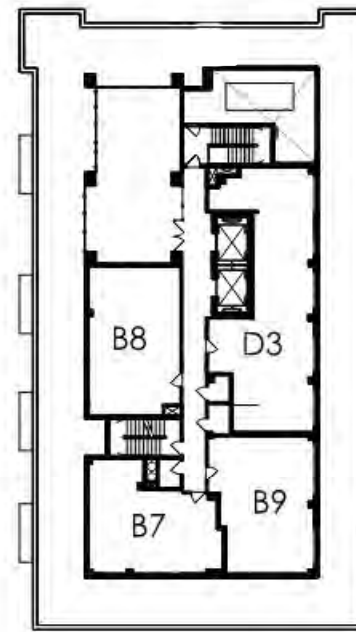
WESTMINSTER CHURCH LIVING  
400 I STREET SW, WASHINGTON DC

PUD & ZONING MAP  
AMENDMENT SUPPLEMENTAL  
PREHEARING SUBMISSION  
MARCH 23, 2021

**A-0.1B**



RESIDENTIAL LEVEL 2 FLOOR PLAN  
SENIOR RESIDENTIAL LEVEL 3 FLOOR PLAN



PENTHOUSE LEVEL FLOOR PLAN

LEGEND

- STUDIO AFFORDABLE HOUSING
- 1 BEDROOM AFFORDABLE HOUSING
- STUDIO AFFORDABLE HOUSING AFTER EXPIRATION OF TAX CREDIT PERIOD (8% OF TOTAL RESIDENTIAL GFA)
- 1 BEDROOM AFFORDABLE HOUSING AFTER EXPIRATION OF TAX CREDIT PERIOD (8% OF TOTAL RESIDENTIAL GFA)



RESIDENTIAL LEVELS 3-9 FLOOR PLAN  
SENIOR RESIDENTIAL LEVELS 4-10 FLOOR PLAN

AFTER EXPIRATION OF TAX CREDIT, AFFORDABLE HOUSING UNIT ARE AS FOLLOWS:

- A3 & B9 ON FLOORS 4 & 6
- A1 & B2 ON FLOORS 5 & 7
- B4 ON FLOOR 5 & 9
- A1 ON FLOOR 10

	MKT STUDIO	SENIOR AFFORDABLE STUDIO	MKT ONE BED	SENIOR AFFORDABLE ONE BED	MKT TWO BED	TOTAL
LEVEL 1	0	0	0	0	0	
LEVEL 2	2	0	9	0	1	
LEVEL 3	1	4	9	10	2	
LEVEL 4	1	4	9	11	2	
LEVEL 5	1	4	9	11	2	
LEVEL 6	1	4	9	11	2	
LEVEL 7	1	4	9	11	2	
LEVEL 8	1	4	9	11	2	
LEVEL 9	1	4	9	11	2	
LEVEL 10	0	4	0	11	0	
PH	0	2	3	2	1	
<b>TOTAL MKT RESIDENTIAL</b>	<b>9</b>		<b>74</b>		<b>16</b>	<b>99</b>
<b>TOTAL AFFORDABLE RESIDENTIAL</b>		<b>34</b>		<b>89</b>		<b>123</b>
<b>TOTAL UNITS:</b>						<b>222</b>

ALL NUMBERS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENTS DURING DESIGN DEVELOPMENT AND PERMITTING IN ACCORDANCE WITH ANY FLEXIBILITY GRANTED BY THE ZONING COMMISSION. AFFORDABLE HOUSING 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

AFFORDABLE HOUSING (IZ) CALCULATIONS



WESTMINSTER CHURCH LIVING  
400 I STREET SW, WASHINGTON DC

PUD & ZONING MAP  
AMENDMENT SUPPLEMENTAL  
PREHEARING SUBMISSION  
MARCH 23, 2021

**A-0.1C**

IZ CALCULATIONS								
	TOTAL RESIDENTIAL (RESI.) GFA	TOTAL PENTHOUSE SF DEVOTED TO RESI. UNITS	TOTAL IZ GFA REQUIRED AT 60% MFI (8% OF RESI. GFA)	TOTAL IZ GFA REQUIRED AT 50% MFI (8% OF PH UNITS)	TOTAL IZ GFA PROVIDED AT 60% MFI (SEE % BELOW)	TOTAL IZ GFA PROVIDED AT 50% MFI (SEE % BELOW)	TOTAL IZ GFA REQUIRED (8% OF RESI. GFA + 8% PH UNITS)	TOTAL IZ GFA PROVIDED (SEE % BELOW)
RESIDENTIAL TOWER	90,000 SF	3,301 SF	7,200 SF	265 SF	0 SF (0% OF RESI GFA)	0 SF (0% OF PH UNITS)	7,465 SF	0 SF (0% OF RESI GFA + PH UNITS)
SENIOR AFFORDABLE TOWER	102,236 SF	2,404 SF	8,179 SF	192 SF	102,236 SF (100% OF RESI GFA)	525 SF (21% OF PH UNITS)	8,371 SF	102,761 SF (100% OF RESI GFA + 21% OF PH UNITS)
TOTAL	192,236 SF	5,705 SF	15,379 SF	457 SF	102,236 SF	525 SF	15,836 SF	102,761 SF

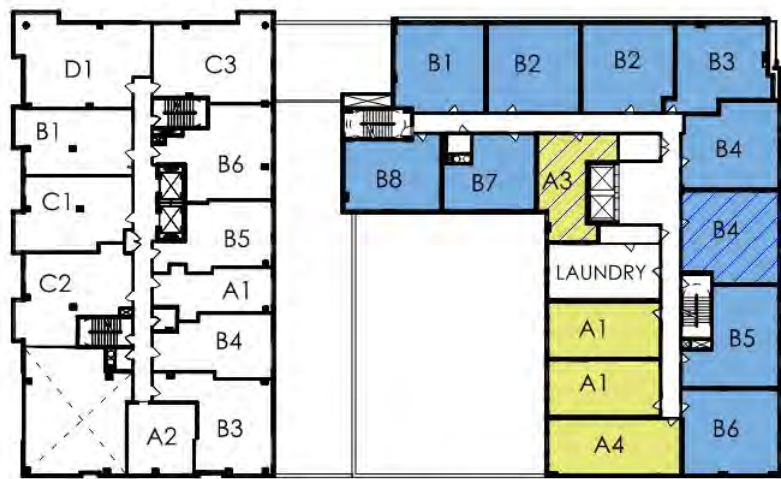
LEGEND

- STUDIO AFFORDABLE HOUSING
- 1 BEDROOM AFFORDABLE HOUSING
- STUDIO AFFORDABLE HOUSING AFTER EXPIRATION OF TAX CREDIT PERIOD (8% OF TOTAL RESIDENTIAL GFA)
- 1 BEDROOM AFFORDABLE HOUSING AFTER EXPIRATION OF TAX CREDIT PERIOD (8% OF TOTAL RESIDENTIAL GFA)

AFTER EXPIRATION OF TAX CREDIT PERIOD, 8,208 SF OF GFA TO BE PROVIDED AT 60% MFI

AFTER EXPIRATION OF TAX CREDIT PERIOD, 548 SF OF GFA TO BE PROVIDED AT 50% MFI

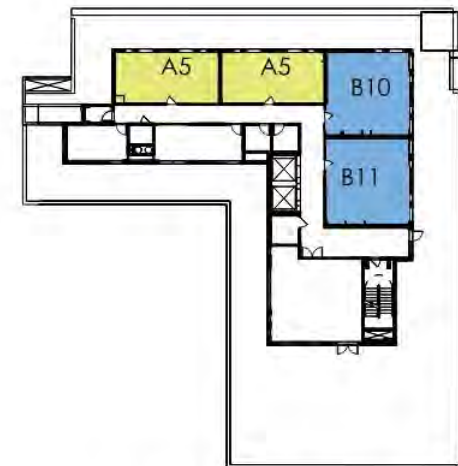
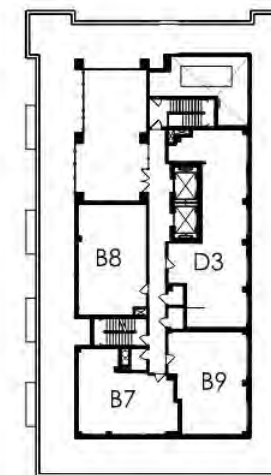
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RESIDENTIAL LEVEL 2 FLOOR PLAN  
SENIOR RESIDENTIAL LEVEL 3 FLOOR PLAN



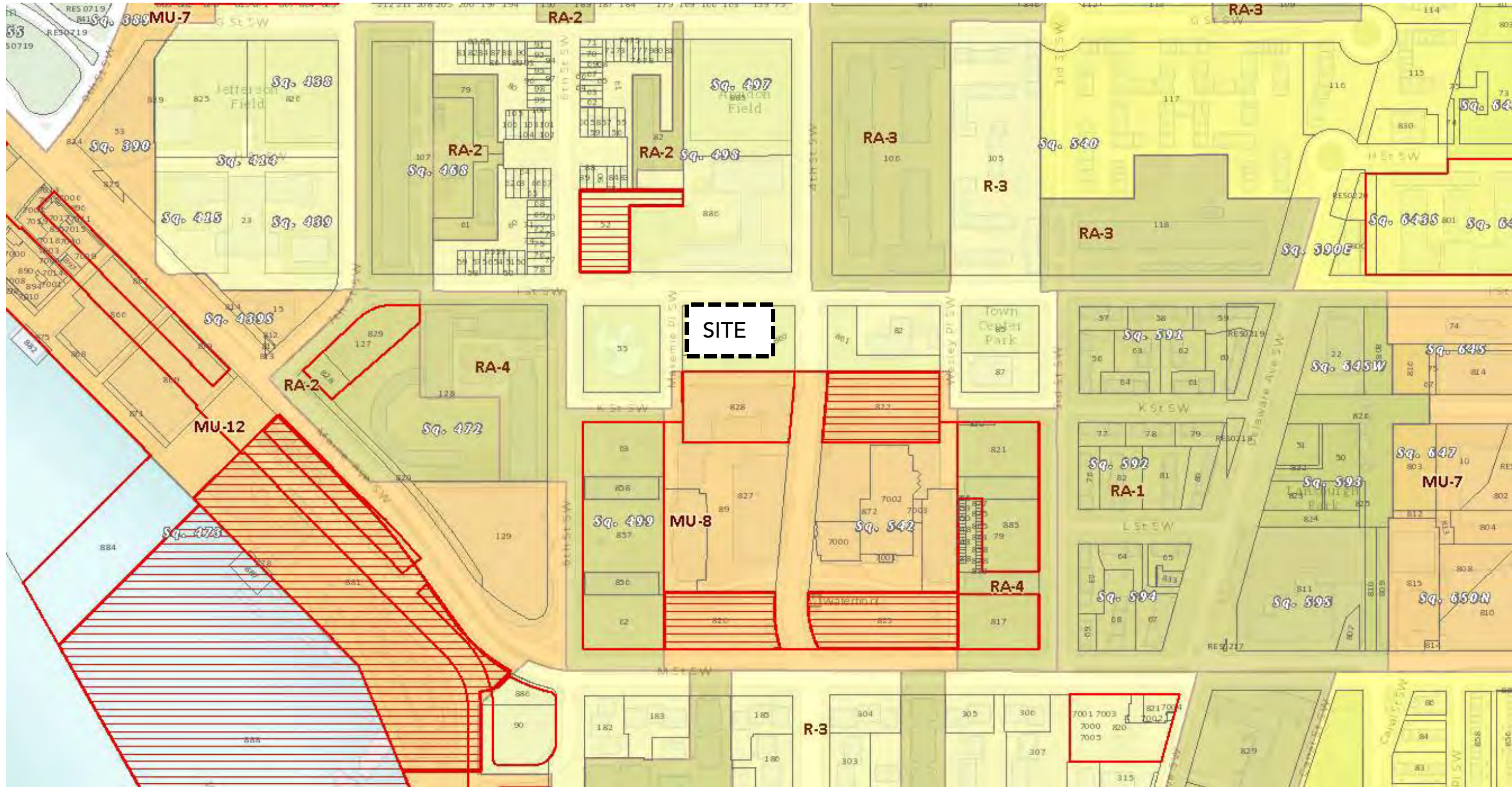
RESIDENTIAL LEVELS 3-9 FLOOR PLAN  
SENIOR RESIDENTIAL LEVELS 4-10 FLOOR PLAN



PENTHOUSE LEVEL FLOOR PLAN

AFTER EXPIRATION OF TAX CREDIT, AFFORDABLE HOUSING UNIT ARE AS FOLLOWS:  
 A3 & B9 ON FLOORS 4 & 6  
 A1 & B2 ON FLOORS 5 & 7  
 B4 ON FLOOR 5 & 9  
 A1 ON FLOOR 10

AFFORDABLE HOUSING (IZ) CALCULATIONS



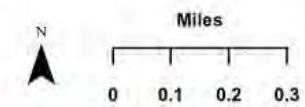
ZONING MAP



**Comprehensive Plan  
Generalized Policy  
Map 7**



- Neighborhood Conservation Areas
  - Neighborhood Enhancement Areas
  - Land Use Change Areas
  - Land Use Change Areas (Federal)
- Commercial/ Mixed Use Areas**
- Main Street Mixed Use Corridors
  - Neighborhood Commercial Centers
  - Enhanced/New Neighborhood Centers
  - Multi-Neighborhood Centers
  - Enhanced/New Multi-Neighborhood Centers
  - Regional Centers
  - Central Employment Area
- Other Map Elements**
- Federal Lands
  - Central Washington
  - Institutional Uses
  - Parks - Federal and District-owned
  - Water Bodies



Government of the District of Columbia  
Office of Planning ~ January 2013

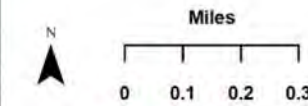
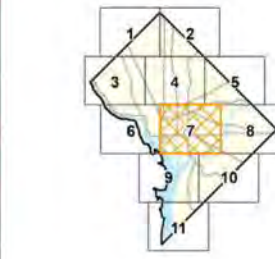
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**SITE**

2013 COMPREHENSIVE PLAN GENERALIZED POLICY MAP

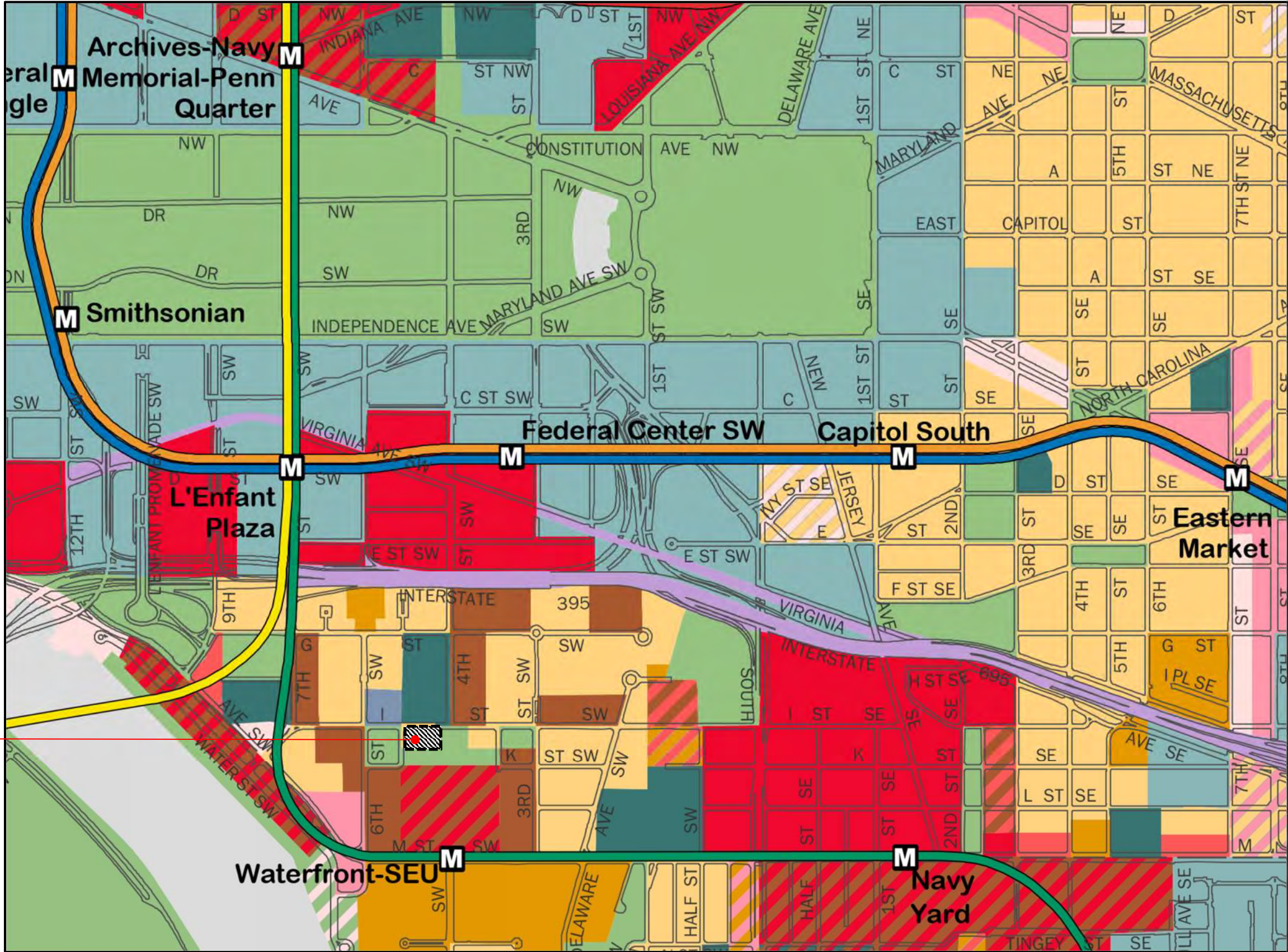
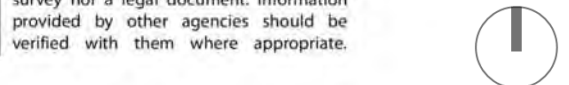
**Comprehensive Plan  
Future Land Use  
Map 7**

- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial
- Medium Density Commercial
- High Density Commercial
- Production, Distribution, and Repair
- Federal
- Local Public Facilities
- Institutional
- Parks, Recreation, and Open Space
- Mixed Land Use
- Water



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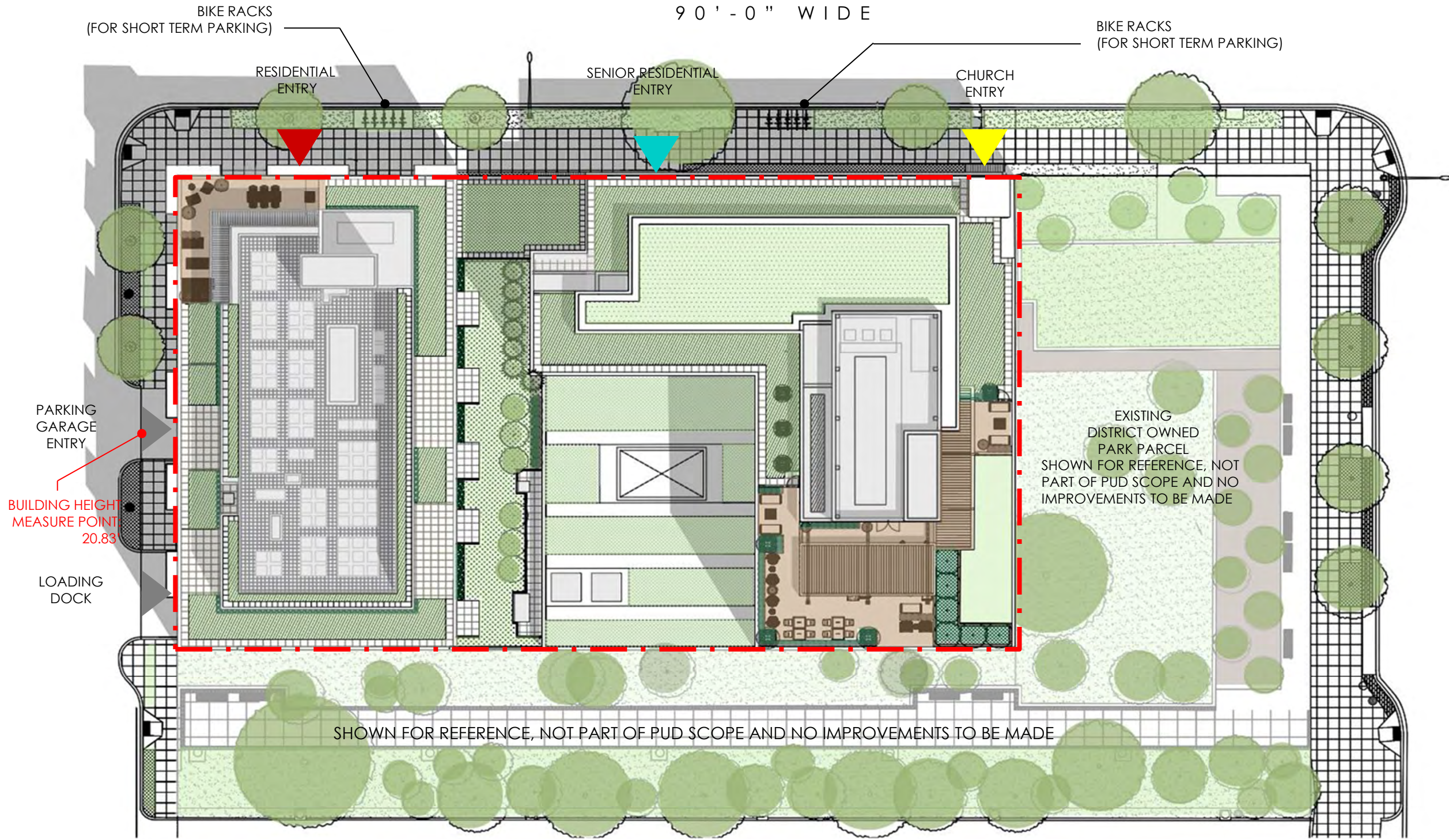
**SITE**

2013 COMPREHENSIVE PLAN FUTURE LAND USE MAP

MAKEMIEPLACE SW  
60' - 0" WIDE

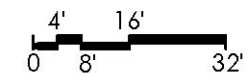
I STREET SW  
90' - 0" WIDE

4TH STREET SW  
90' - 0" WIDE

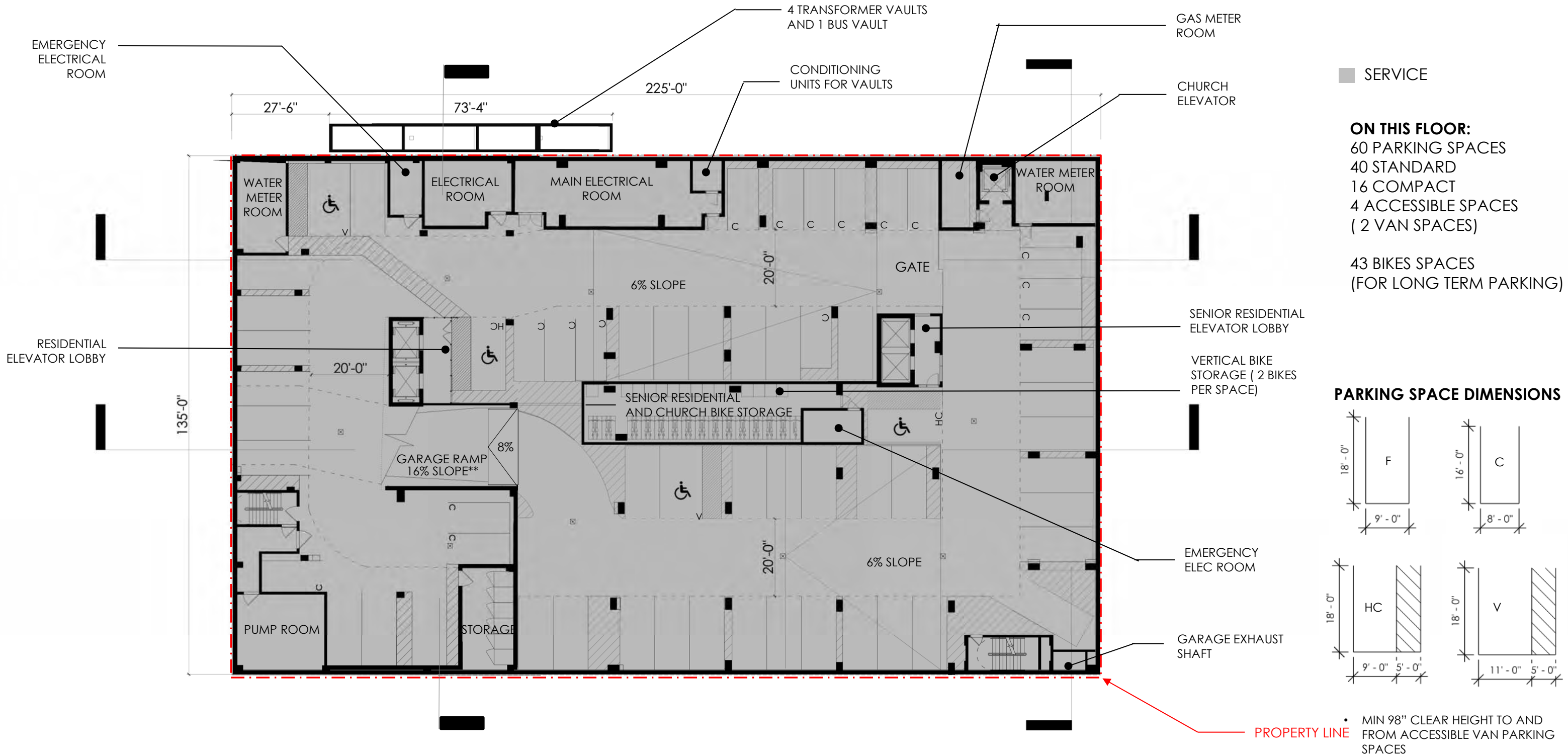


NOTE:

1. REFER TO LANDSCAPE DRAWINGS FOR TERRACE AND GREEN ROOF LAYOUT
2. DISTRICT OWNED PARCEL SHOWN FOR REFERENCE. NOT PART OF SCOPE. NO IMPROVEMENTS TO BE MADE



ARCHITECTURAL SITE PLAN

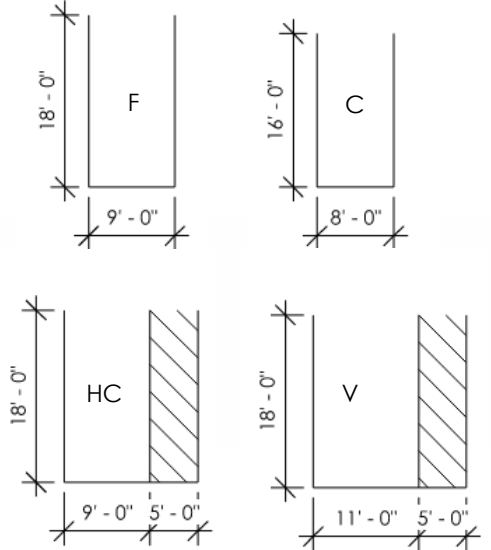


■ SERVICE

**ON THIS FLOOR:**  
 60 PARKING SPACES  
 40 STANDARD  
 16 COMPACT  
 4 ACCESSIBLE SPACES  
 ( 2 VAN SPACES)

43 BIKES SPACES  
 (FOR LONG TERM PARKING)

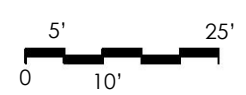
**PARKING SPACE DIMENSIONS**



• MIN 98" CLEAR HEIGHT TO AND FROM ACCESSIBLE VAN PARKING SPACES

\*\* GARAGE RAMP IS 16% SLOPE WITH 8% TRANSITIONS AT THE PROPERTY LINE/TOP 10' AND AT THE BOTTOM 10' OF RAMP

NOTE:  
 1. INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, OUTDOOR SPACE, STAIRS, BALCONY AND ELEVATORS ARE PRELIMINARY, SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.

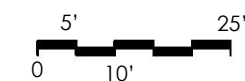


**GARAGE FLOOR PLAN**



\*\* GARAGE RAMP IS 16% SLOPE WITH 8% TRANSITIONS AT THE PROPERTY LINE/TOP 10' AND AT THE BOTTOM 10' OF RAMP

NOTE:  
 1. INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, OUTDOOR SPACE, STAIRS, BALCONY AND ELEVATORS ARE PRELIMINARY, SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.



FIRST FLOOR PLAN

I STREET SW

PROJECTION KEY

FIRST FLOOR CANOPY  
3'-0" PROJECTION  
11'-0" FROM GRADE

FIRST FLOOR CANOPY  
5'-0" PROJECTION  
14'-0" FROM GRADE

- 3'-0" PROJECTION
- 5'-0" PROJECTION

PROJECTION CALCULATIONS  
IBC 2013 3202.10.3

MAKEMIE PLACE FAÇADE:  
LENGTH OF FAÇADE = 135'-0"

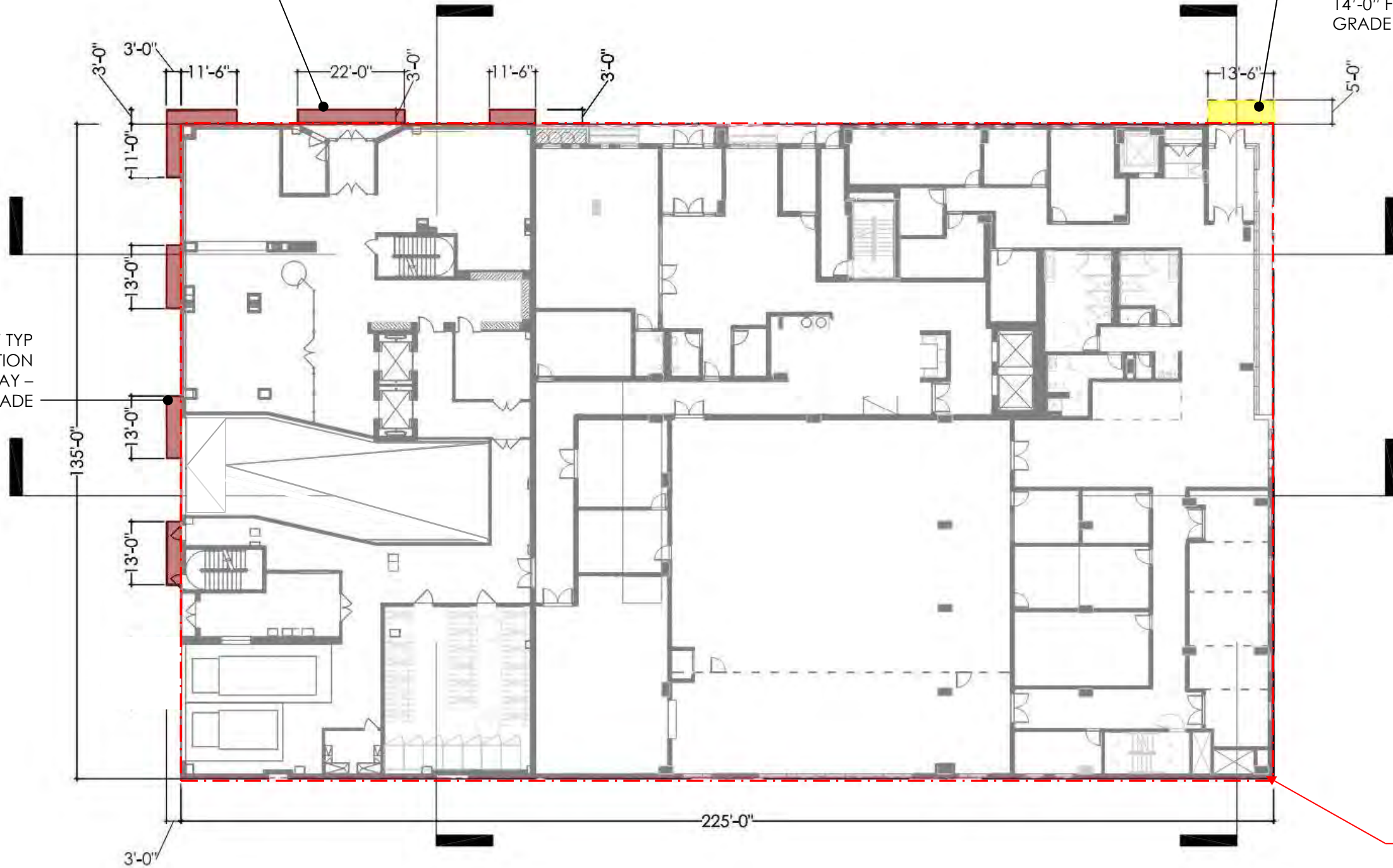
**ALLOWED:** 68'-6" OF TOTAL LENGTH OF PROJECTIONS  
**PROVIDED:** 63'-0" TOTAL LENGTH OF PROJECTIONS

I STREET RESIDENTIAL FAÇADE:  
LENGTH OF FAÇADE = 75'-0"

**ALLOWED:** 38'-6" OF TOTAL LENGTH OF PROJECTIONS  
**PROVIDED:** 25'-0" TOTAL LENGTH OF PROJECTIONS

BAY WINDOW TYP  
3'-0" PROJECTION  
BOTTOM OF BAY -  
11'-0" FROM GRADE

MAKEMIE  
PLACE SW



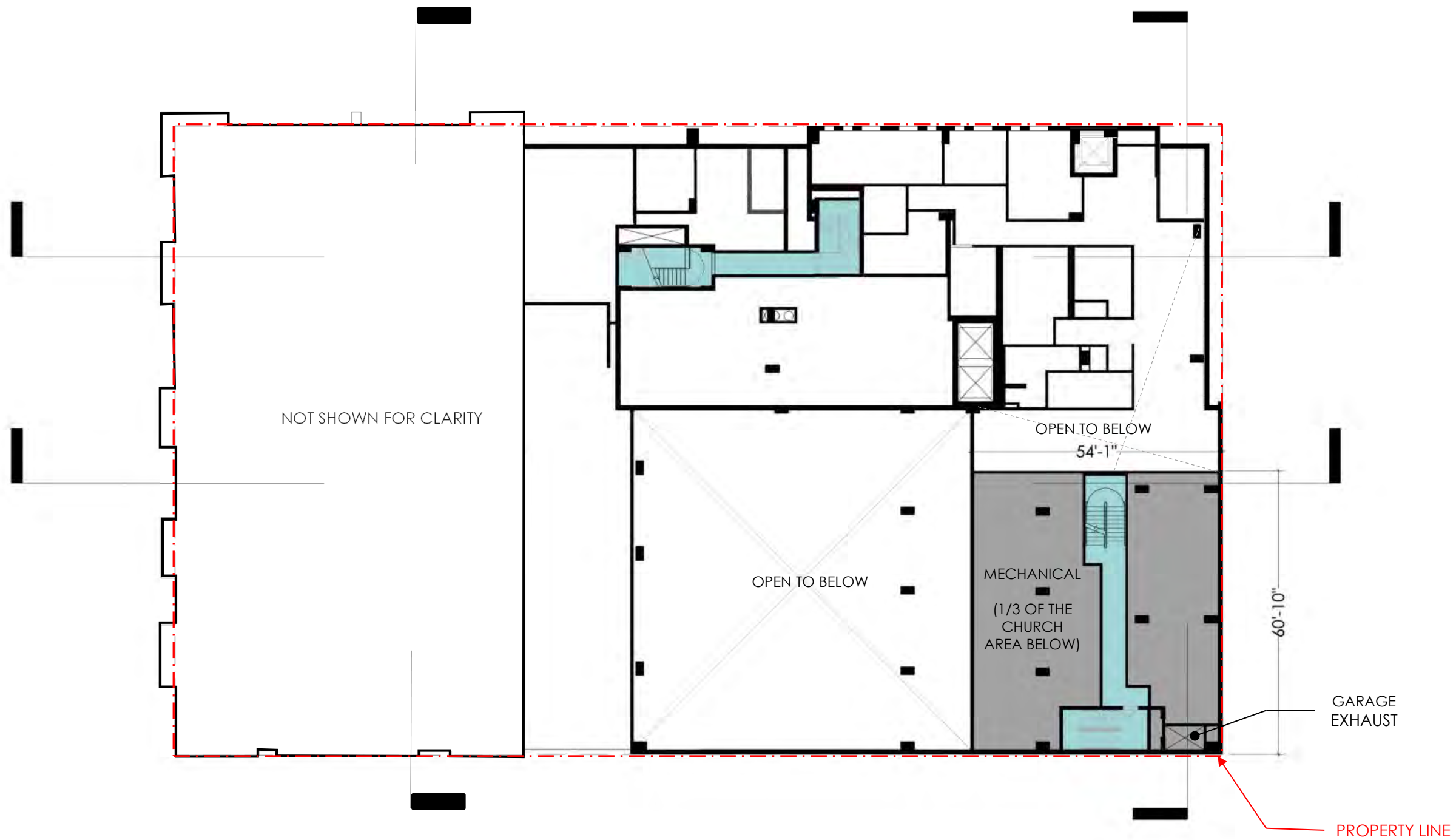
PROPERTY LINE

NOTES PER IBC 2013, CHAPTER 32

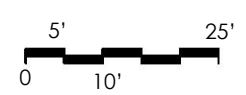
- 3202.10.3.1.7: THE ALLOWABLE WIDTH OF MULTIPLE PROJECTIONS SHALL BE INCREASED 6 INCHES FOR EACH FOOT OF INCREASED BUILDING WIDTH OVER 24 FEET
- 3202.10.3.1.6: A DOUBLE PROJECTIONS - THE TOTAL WIDTH OF BOTH PROJECTIONS NOT TO EXCEED 13 FEET. MAXIMUM BAY PROJECTION LENGTH IS 13'-0" CONTINUOUS.
- 3202.10.3.1.8: THE WIDTH OF BAY WINDOW PROJECTIONS SHALL BE MEASURED AT A DISTANCE OF 1
- 3202.10.3.1.10: A BAY WINDOW AT THE CORNER OF TWO STREETS IS PERMITTED TO BE CONTINUED AROUND THE CORNER AND THAT PORTION SHALL NOT BE COUNTED IN THE WIDTH OF PROJECTIONS ON EITHER FRONT.

FIRST FLOOR PROJECTION DIAGRAM

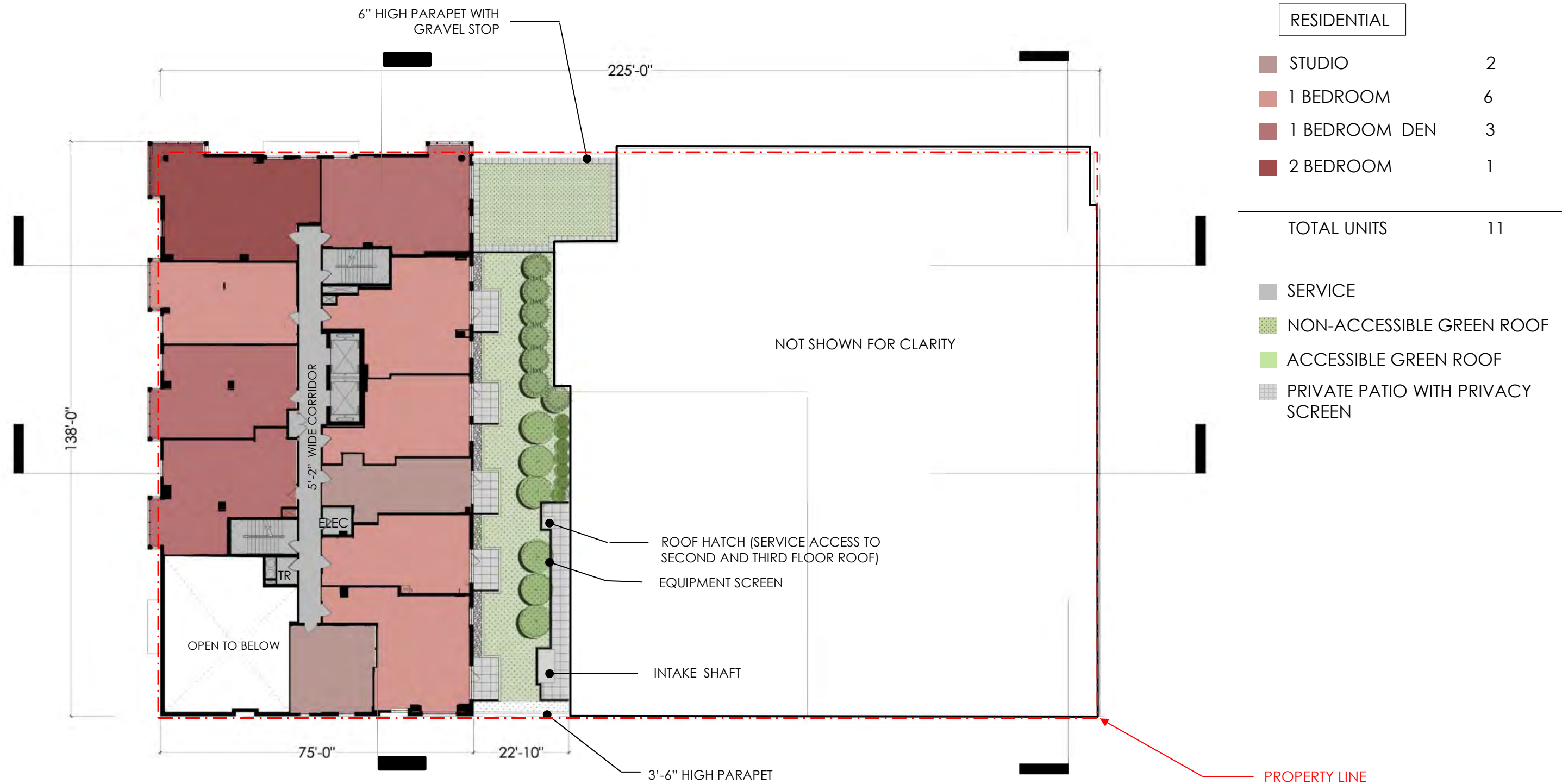
■ SERVICE  
 ■ SENIOR RESIDENTIAL



NOTE:  
 1. INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, OUTDOOR SPACE, STAIRS, BALCONY AND ELEVATORS ARE PRELIMINARY, SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.



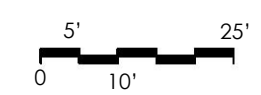
MEZZANINE FLOOR PLAN



RESIDENTIAL	
STUDIO	2
1 BEDROOM	6
1 BEDROOM DEN	3
2 BEDROOM	1
<hr/>	
TOTAL UNITS	11
<hr/>	
SERVICE	
NON-ACCESSIBLE GREEN ROOF	
ACCESSIBLE GREEN ROOF	
PRIVATE PATIO WITH PRIVACY SCREEN	

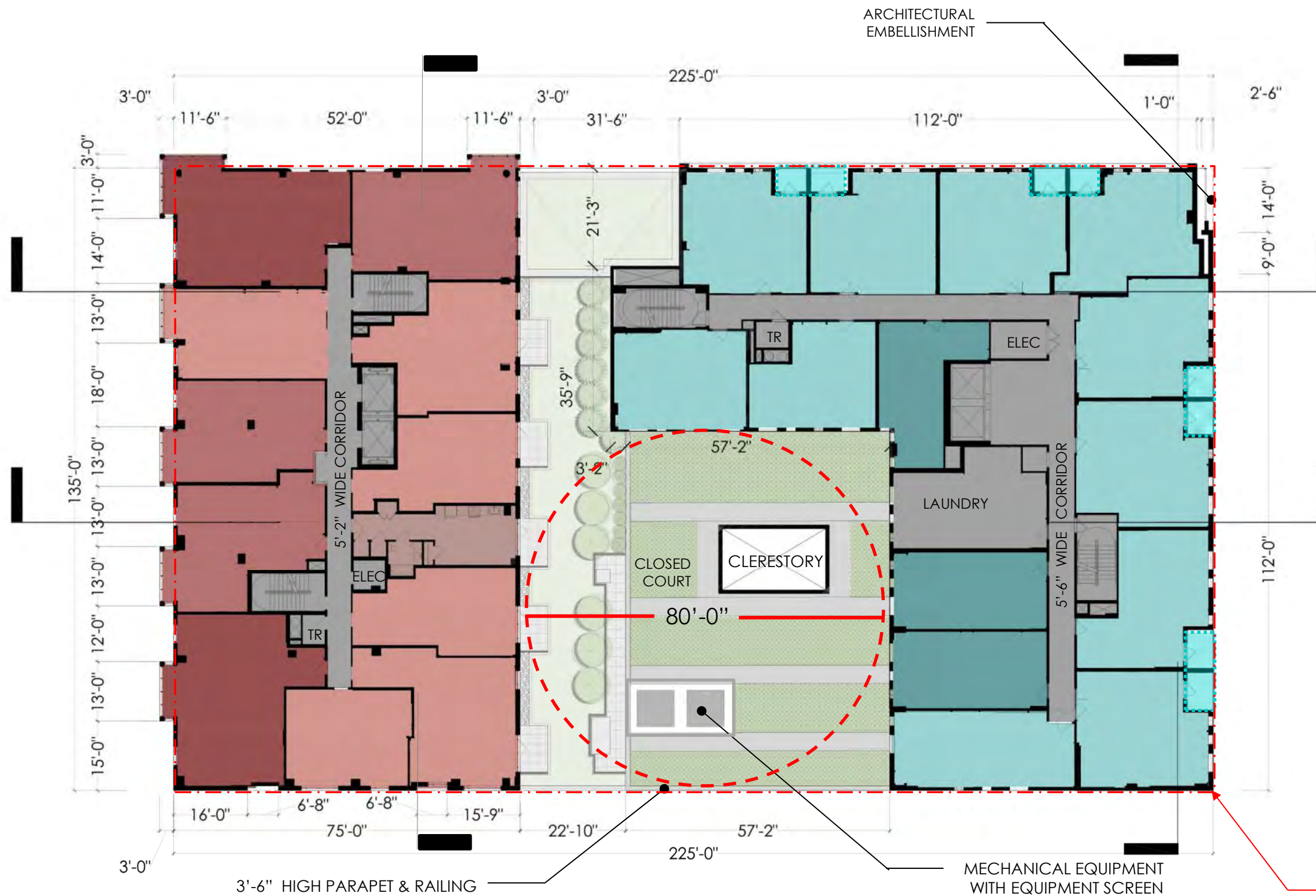
NOTE:

1. REFER TO LANDSCAPE DRAWINGS FOR TERRACE AND GREEN ROOF LAYOUT.
2. ALL GREEN AREAS ARE NON-ACCESSIBLE.
3. SEE SHEET A1.4A FOR COURT CALCULATIONS.
4. SERVICE ACCESS TO 2<sup>ND</sup> FLOOR ROOF VIA ACCESS COORIDOR. SERVICE ACCESS PROVIDED VIA LADDER TO 3<sup>RD</sup> FLOOR ROOF
5. INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, OUTDOOR SPACE, STAIRS, BALCONY AND ELEVATORS ARE PRELIMINARY, SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.



SECOND FLOOR PLAN





SENIOR RESIDENTIAL	
1 BEDROOM	10
JR. BEDROOM	4
<b>TOTAL</b>	<b>14</b>

RESIDENTIAL	
STUDIO	1
1 BEDROOM	6
1 BEDROOM + DEN	3
2 BEDROOM	2
<b>TOTAL UNITS</b>	<b>12</b>

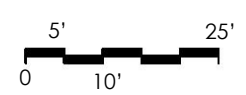
- SERVICE
- NON-ACCESSIBLE GREEN ROOF
- ACCESSIBLE GREEN ROOF
- PRIVATE PATIO WITH PRIVACY SCREEN
- SENIOR RESIDENTIAL BALCONY

SENIOR AFFORDABLE BALCONY CALCULATIONS ( FLOORS 3-10)

8 UNITS ON EACH FLOOR WITH BALCONIES  
64 UNITS TOTAL WITH BALCONIES

64 BALCONIES UNITS/ 123 TOTAL UNITS = 52% UNITS WITH BALCONIES

PROPERTY LINE



- NOTE:
1. REFER TO LANDSCAPE DRAWINGS FOR TERRACE AND GREEN ROOF LAYOUT
  2. ALL GREEN ROOFS ARE NON-ACCESSIBLE.
  3. COURT BY DEFINITION IS UNOCCUPIED SPACE PER SUBTITLE G 202.1.
  4. SECOND FLOOR ROOF IS OCCUPIED. THIRD FLOOR ROOF IS UNOCCUPIED.
  5. SEE SHEET A1.4A FOR COURT CALCULATIONS.
  6. INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, OUTDOOR SPACE, STAIRS, BALCONY AND ELEVATORS ARE PRELIMINARY, SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.
  7. TYPICAL BALCONY SIZE 5'-6" X 6'-0" AT SENIOR RESIDENTIAL.

THIRD FLOOR PLAN

BAY WINDOW TYP  
3'-0" PROJECTION

I STREET SW

BELT COURSE/CORNICE  
8" PROJECTION

PROJECTION KEY

- 3'-0" PROJECTION
- 1'-0" PROJECTION

BAY WINDOWS  
3'-0" PROJECTION  
TYPICAL

CLOSED COURT CALCULATIONS:  
SUBTITLE G 202.1

MAX HEIGHT OF COURT WALL: 82'-7"  
REFER TO A 8.0 FOR HEIGHT OF COURT

REQ. WIDTH OF COURT: 27'-6" MIN  
4 in / ft of height of court;

PROVIDED WIDTH OF COURT: 80'-0"

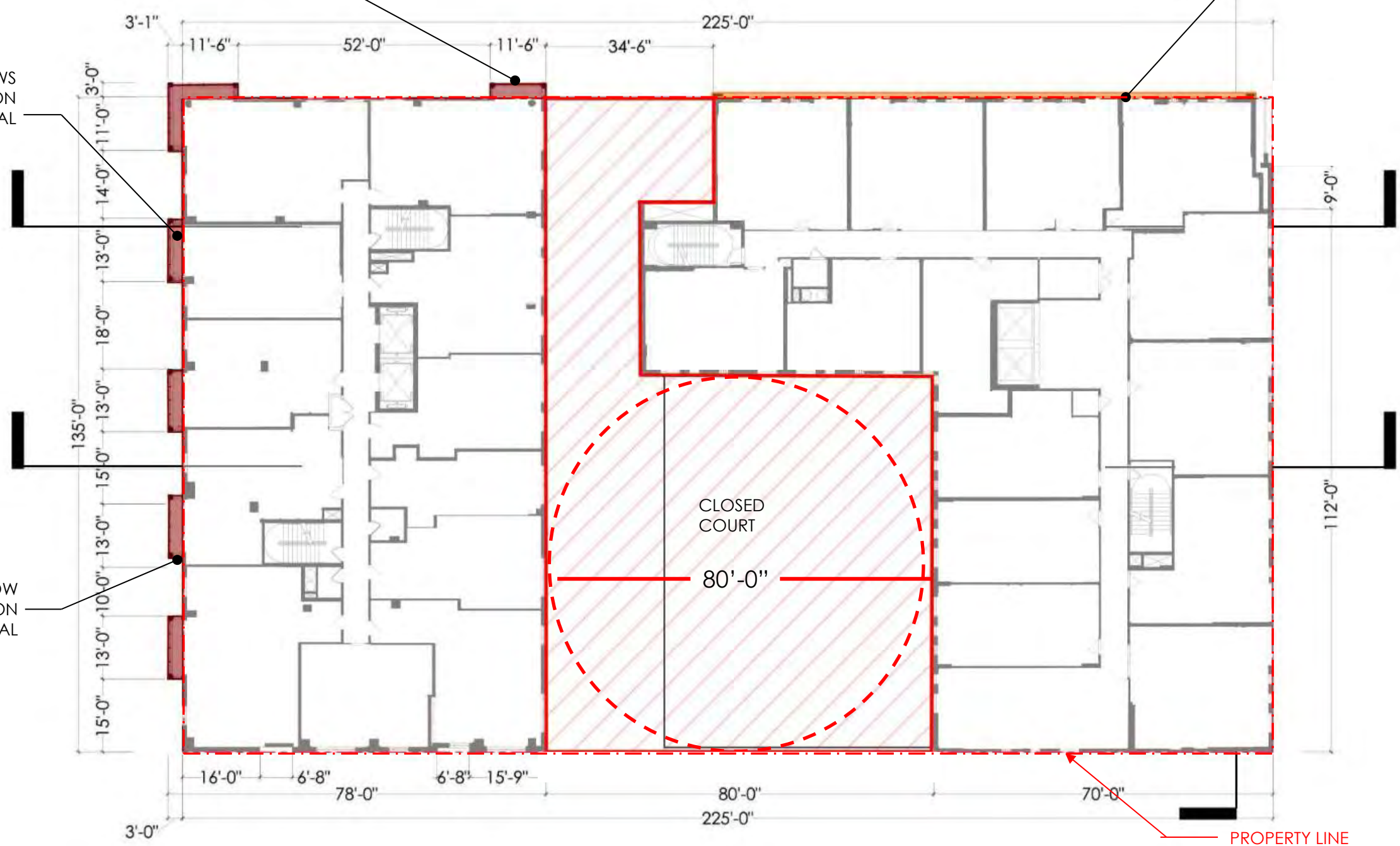
PROJECTION CALCULATIONS  
IBC 2013 3202.10.3

MAKEMIE PLACE FAÇADE:  
LENGTH OF FAÇADE = 135'-0"  
**ALLOWED:** 68'-6" OF TOTAL LENGTH OF PROJECTIONS  
**PROVIDED:** 63'-0" TOTAL LENGTH OF PROJECTIONS

I STREET RESIDENTIAL FAÇADE:  
LENGTH OF FAÇADE: 75'-0"  
**ALLOWED:** 38'-6" OF TOTAL LENGTH OF PROJECTIONS  
**PROVIDED:** 25'-0" TOTAL LENGTH OF PROJECTIONS

MAKEMIE  
PLACE SW

BAY WINDOW  
3'-0" PROJECTION  
TYPICAL



PROPERTY LINE

NOTES PER IBC 2013, CHAPTER 32

1. 3202.10.3.1.7: THE ALLOWABLE WIDTH OF MULTIPLE PROJECTIONS SHALL BE INCREASED 6 INCHES FOR EACH FOOT OF INCREASED BUILDING WIDTH OVER 24 FEET
2. 3202.10.3.1.6: A DOUBLE PROJECTIONS - THE TOTAL WIDTH OF BOTH PROJECTIONS NOT TO EXCEED 13 FEET. MAXIMUM BAY PROJECTION LENGTH IS 13'-0" CONTINUOUS.
3. 3202.10.3.1.8: THE WIDTH OF BAY WINDOW PROJECTIONS SHALL BE MEASURED AT A DISTANCE OF 1

4. 3202.10.3.1.10: A BAY WINDOW AT THE CORNER OF TWO STREETS IS PERMITTED TO BE CONTINUED AROUND THE CORNER AND THAT PORTION SHALL NOT BE COUNTED IN THE WIDTH OF PROJECTIONS ON EITHER FRONT.
5. 3202.10.9: THE LENGTH AND HEIGHT OF BELT COURSES, CORNICES, AND ROOF OVERHANGS ARE NOT LIMITED. THE PROJECTION BEYOND THE LOT LINE OR BUILDING RESTRICTION LINE, IF ONE EXISTS, IS LIMITED TO 8 INCHES FOR BELT COURSES AND 60 INCHES FOR CORNICES AND ROOF OVERHANGS.

2<sup>ND</sup> FLOOR PROJECTION  
AND COURT DIAGRAM