

Government of the District of Columbia
Department of Consumer and Regulatory Affairs



1100 4th Street SW
Washington DC 20024
(202) 442 - 4400
dcra.dc.gov

C O
OF

CERTIFICATE OF OCCUPANCY



PERMIT NO. CO2000513

Issued Date: 12/03/2019

Address: 1201 HALF ST SE	Zone: CG-4	Ward: 6	Square: 0700	Suffix:	Lot: 0049
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Description of Occupancy:

MIXED-USE DEVELOPMENT ON THE 1ST THROUGH 11TH FLOORS INCLUDING A PENTHOUSE AND 3 BELOW GRADE LEVELS. THE DEVELOPMENT CONSISTS OF RETAIL ON THE 1ST FLOOR AND A 465 UNIT APARTMENT HOUSE ON THE 2ND THROUGH PENTHOUSE LEVELS PURSUANT TO Z.C. ORDER NO. C. THE PENTHOUSE INCLUDES A POOL. THE PENTHOUSE IS REQUIREMENT HAS BEEN PROVIDED WITHIN THE BUILDING (UNITS R-409, 212 AND R-612). DEVELOPMENT CONSISTS OF 11 INCLUSIONARY UNITS AS FOLLOWS: (UNITS: R-409 (STUDIO); 212 (1BR); R-612 (STUDIO); R-304 (3BR); 502 (2BR); R-208 (2BR); 602 (2BR); 407 (STUDIO); 208 (STUDIO); 1015 (1BR); AND 1116 (1BR)).

Permission Is Hereby Granted To: WEST HALF RESIDENTIAL II, LLC, WEST HALF RESIDENTIAL III LLC	Trading As: N/A	Floor(s) Occupied 1ST-11TH, THE PENTHOUSE & THE	Occupant Load: 465
Property Owner: WEST HALF RESIDENTIAL II, LLC, WEST HALF RESIDENTIAL III LLC	Address: 4445 WILLARD AVE, STE 300 CHEVY CHASE, MD 20815	BZA/PARKING: 0830	Occupied Sq. Footage: 663561
			PERMIT FEE: \$1,360.29

Building Permit Number (if applicable) B1707090	Type of Application: New Building-Establish Initial Occupancy	Approved Building Code Use Apartment Houses - R-2: Approved Zoning Code Use Approved Zoning General Use Residential
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Conditions/ Restrictions:

PER ZC ORDER NO. 08-30B MAINTAIN THE FOLLOWING:

- a. 163 AUTOMOBILE PARKING SPACES.
- b. 165 LONG-TERM AND 23 SHORT-TERM BICYCLE PARKING SPACES.
- c. ONE 30 FT. DEEP X 12 FT. WIDE X 14 FT. HIGH RESIDENTIAL LOADING BERTH.
- d. ONE 100 SQ.FT. X 8 FT. WIDE X 10 FT. HIGH RESIDENTIAL LOADING PLATFORM.
- e. THE BIKE MAINTENANCE FACILITY.
- f. TWO DEDICATED CAR SHARING SPACES INCLUDING SIGNAGE.
- g. LEED GOLD COMPLIANCE.
- f. GAR APPROVED PLAN

PROPERTY COMPOSED OF TAX LOT 0880, 1201 HALF STREET SE OWNED BY WEST HALF RESIDENTIAL 11, LLC (216 UNITS) AND TAX LOT 0881, 1205 HALF STREET SE OWNED BY WEST HALF RESIDENTIAL III, LLC (249 UNITS).

THIS CERTIFICATE MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS MAIN ENTRANCE, EXCEPT PLACES OF RELIGIOUS ASSEMBLY. Use complies w/ DCMR Title 11 (Zoning) and Title 12 (Construction).

As a condition precedent to the issuance of this Certificate, the owner agrees to conform with all conditions set forth herein, and to maintain the use authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all spaces whose use is authorized by this Certificate and to require any changes which may be necessary to ensure compliance with all the applicable regulations of the District of Columbia.

Director: Ernest Chrapah	Permit Clerk John McFarland	Expiration Date: 04/11/2018
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12/3/2019 TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-521-1639