

# 899 Maine Avenue

SOUTHWEST, WASHINGTON, DC

899 Maine Avenue, SW

PROPOSED PLANS FOR PUD MODIFICATION  
WITHOUT HEARING

ZC Order No. 22-06  
ZC Case No. 22-06A

May 16<sup>th</sup> , 2025

APPLICANT  
801 Maine Ave SW PJV, LLC

DEVELOPER  
JAIR LYNCH REAL ESTATE PARTNERS

ARCHITECT  
PERKINS EASTMAN DC, PLLC

LANDSCAPE ARCHITECT  
LandDesign

TRAFFIC CONSULTANT  
GOROVE SLADE & ASSOCIATES

CIVIL ENGINEER  
Willes Mensch Corporation DC

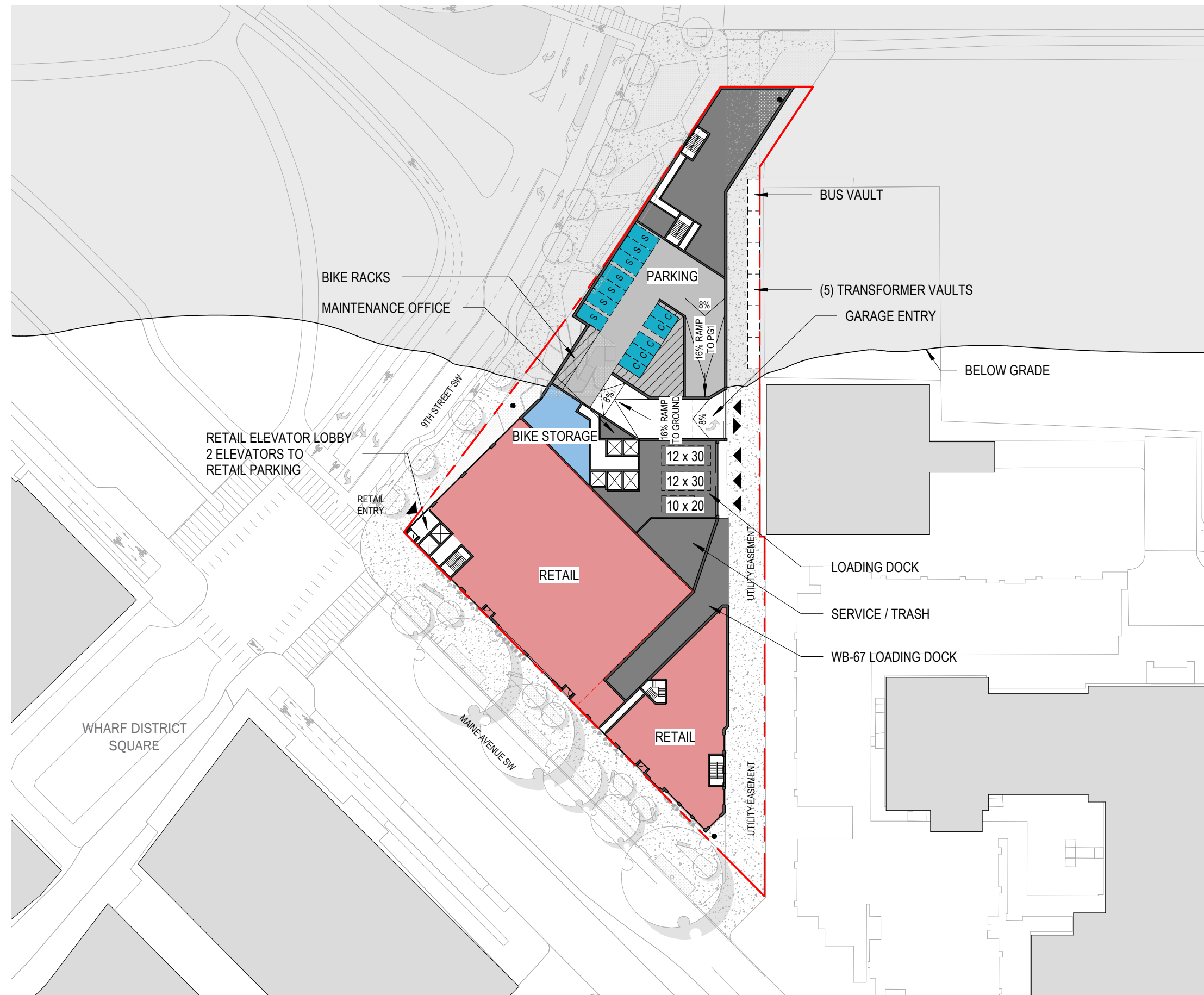
LAND USE COUNSEL  
HOLLAND & KNIGHT LLP



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BUILDING PLANS

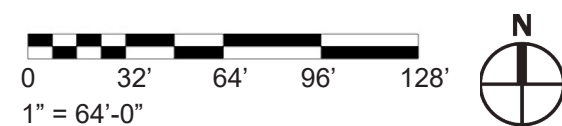




NOTES:

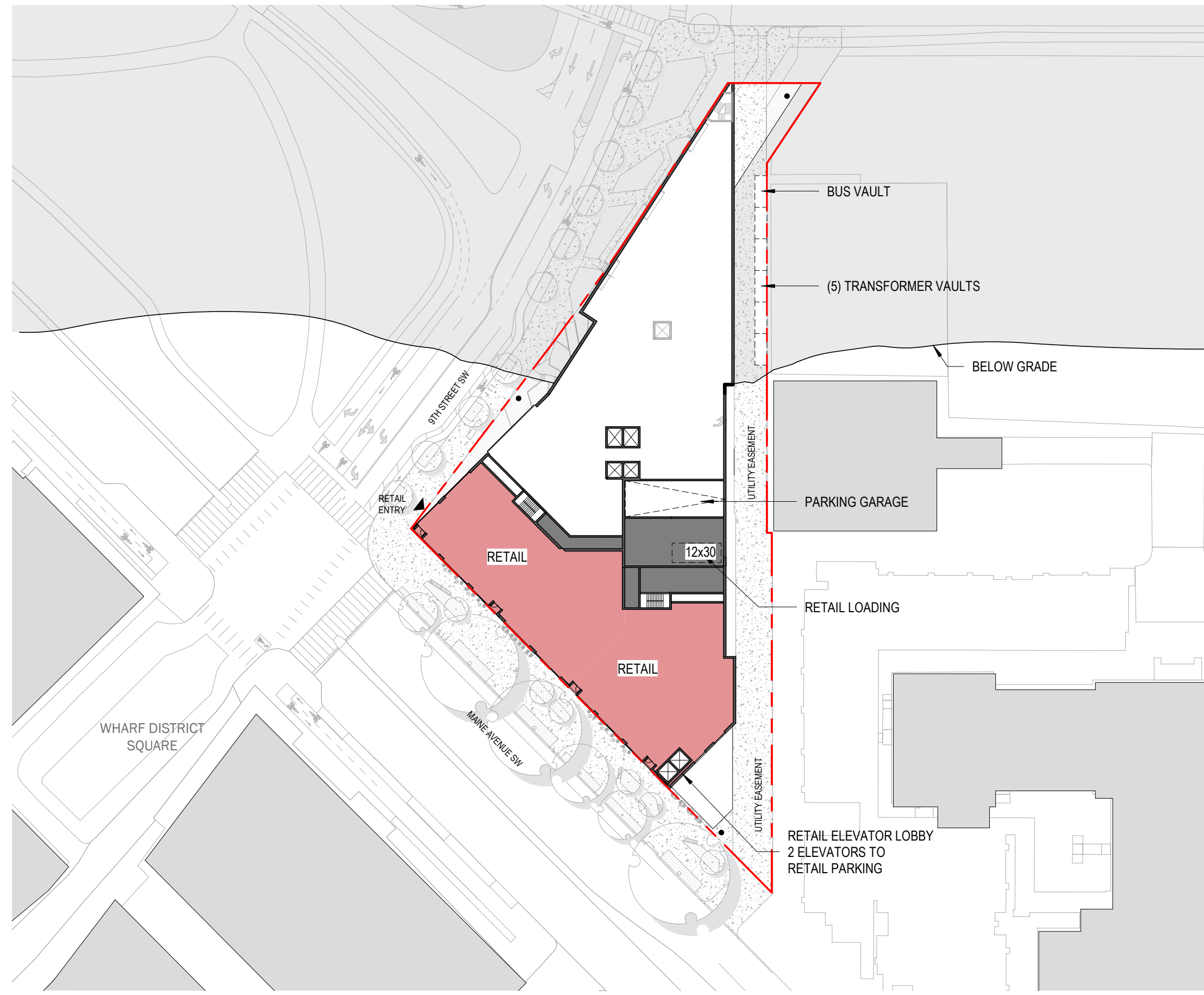
1. INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE AND LOCATIONS OF UNITS, STAIRS, AND ELEVATIONS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
2. RETAIL, COMMUNITY & AMENITY ENTRANCES MAY INCREASE, DECREASE, OR BE MODIFIED WITHIN THE AREA OF THE RETAIL & AMENITY SPACE, DEPENDING ON THE NEEDS OF THE TENANTS.
3. THE RETAIL, COMMUNITY, AND AMENITY USES SHALL BE CONSISTENT WITH THE FLEXIBILITY GRANTED IN THE FINAL ZONING COMMISSION ORDER.
4. SERVICE AREAS DISTRIBUTED AMONG BUILDING USES.

- COMMON AREA
- BUILDING SUPPORT
- RESIDENTIAL
- RETAIL
- PARKING SPACE



APPROVED GROUND FLOOR

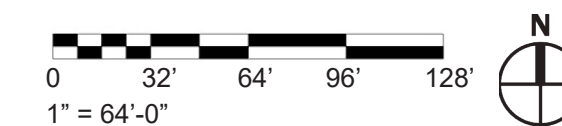
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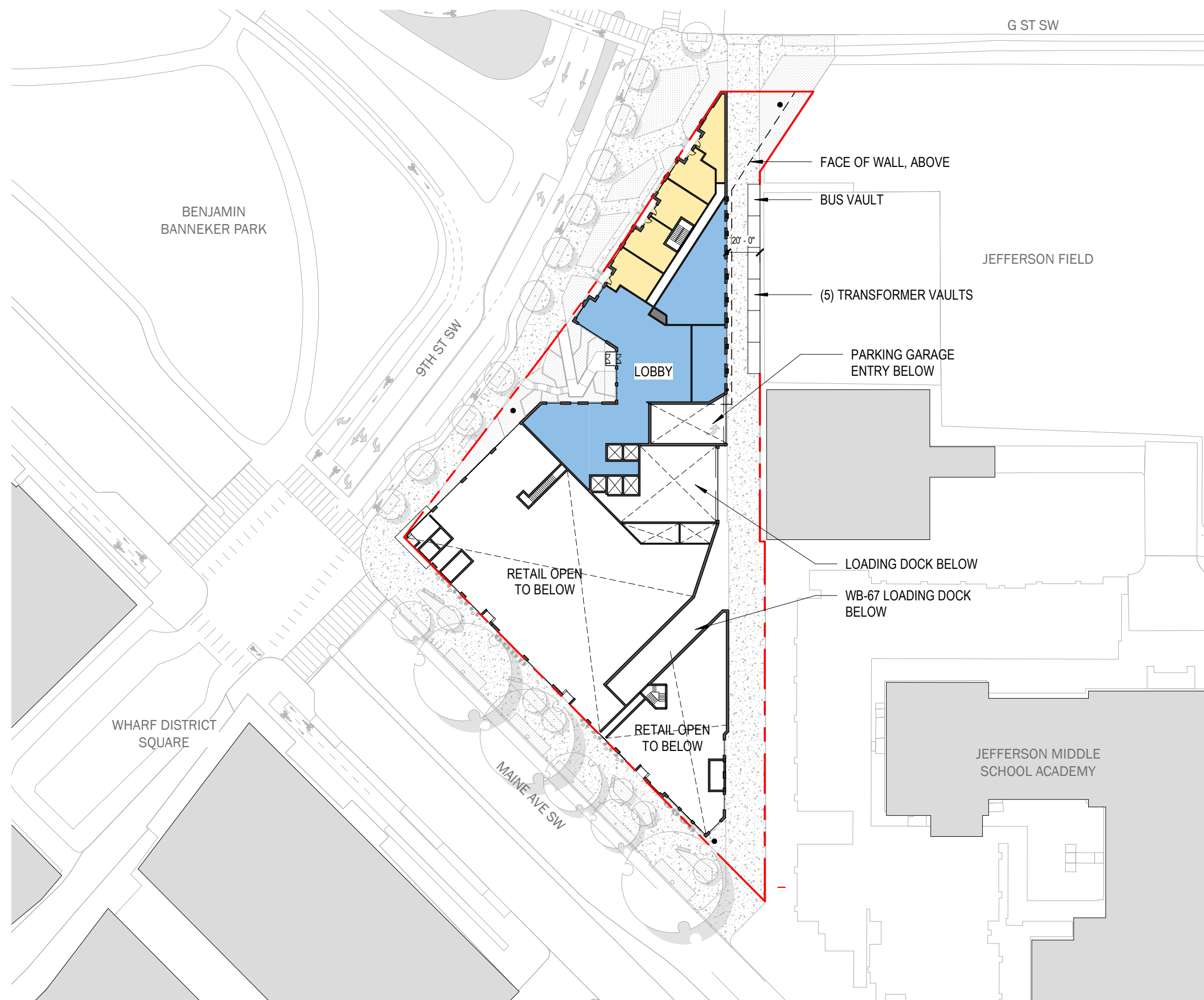
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MODIFIED GROUND FLOOR

05/16/25

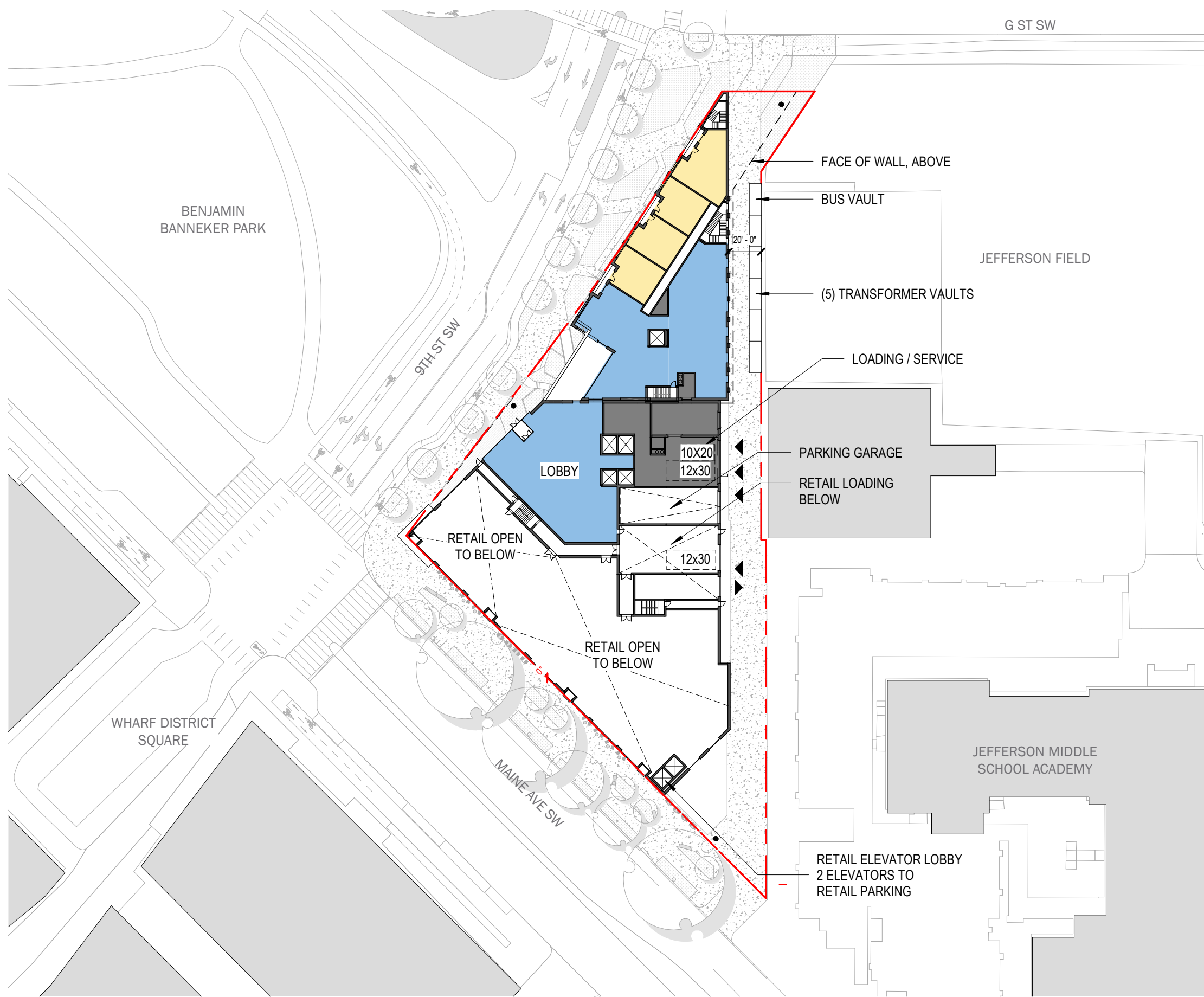
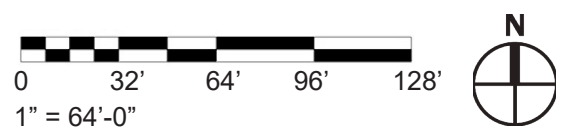




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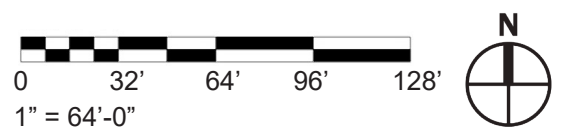
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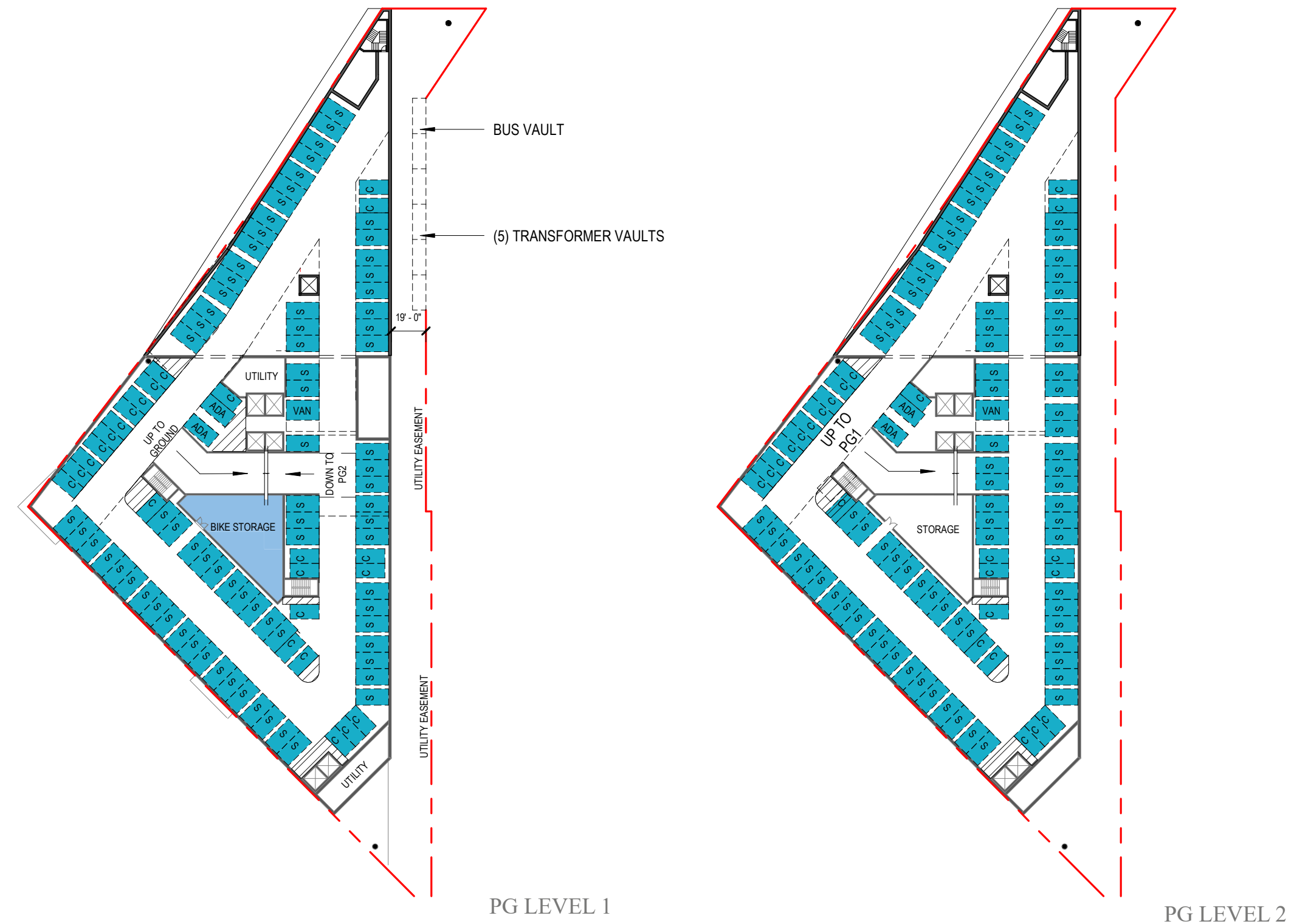
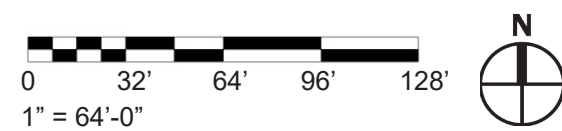
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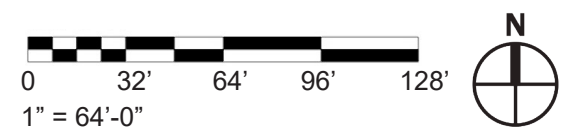
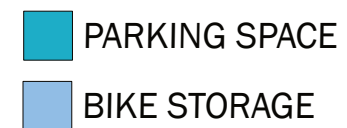
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2. ALL COMPACT SPACES DENOTED BY "C" ARE 8'-0" X 16'-0" MIN.
3. ALL OTHER SPACES (EXCEPT ACCESSIBLE) ARE 9'-0" X 18'-0" MIN.
4. ALL DRIVE AISLES (EXCEPT WHERE SPECIFIED) ARE 22'-0" TYPICAL.



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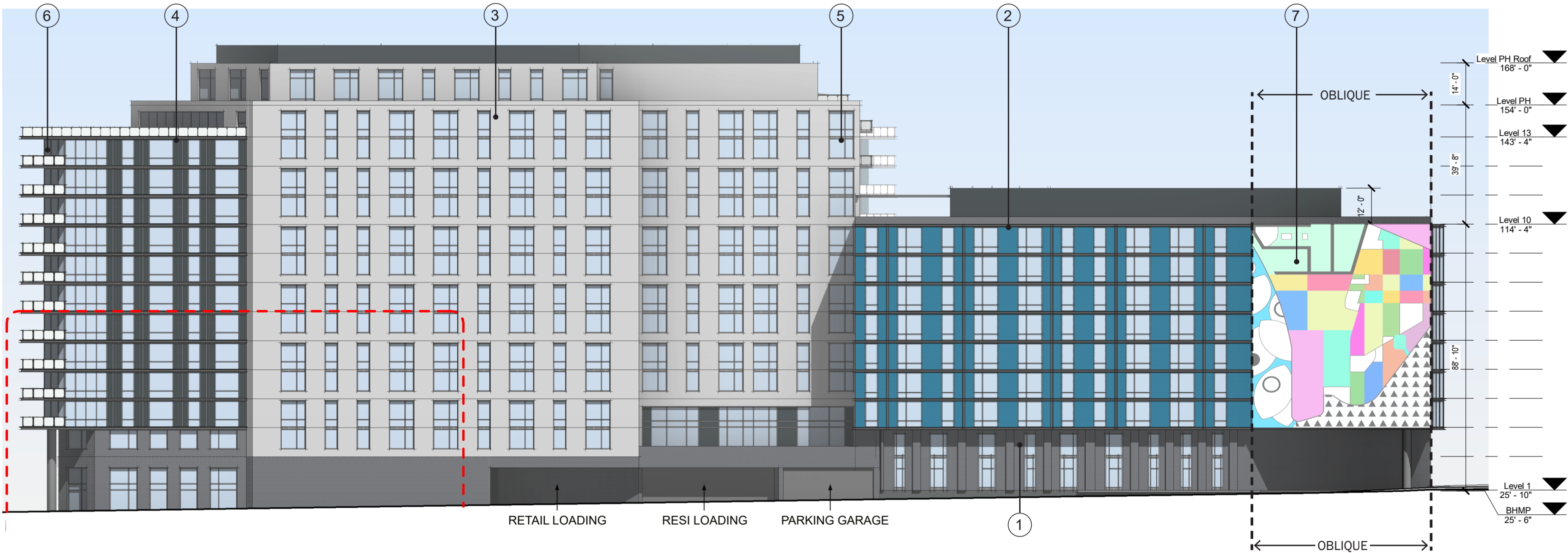
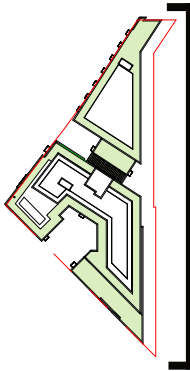
BUILDING ELEVATIONS



- MATERIALS SUMMARY:
- 1. MASONRY 1
  - 2. MASONRY 2
  - 3. MASONRY 3
  - 4. COMPOSITE METAL PANEL
  - 5. GLAZING SYSTEM
  - 6. GLASS BALCONY RAILINGS
  - 7. FIBER CEMENT PANEL

NOTES:

1. ART ON BUILDING IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL SELECTION OF ART MAY VARY.



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