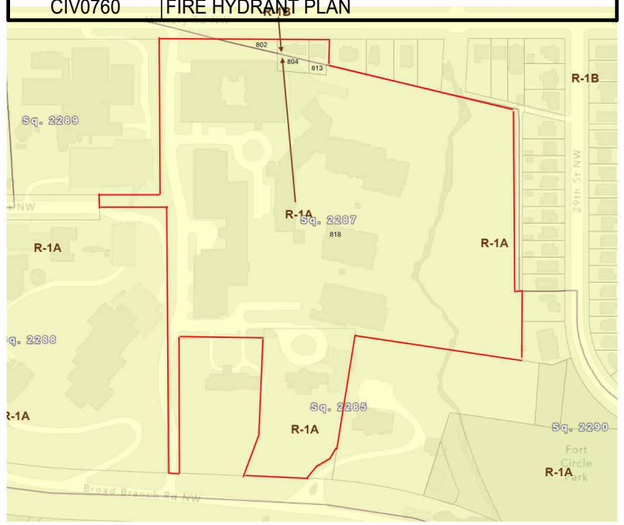
EXHIBIT A

· ZONING DRAWING LIST ·

NUMBER	SHEET NAME
01 - GENERAL	
1.0	COVER SHEET
1.1	EXISTING MASTER PLAN
1.2	PROPOSED MASTER PLAN
1.3	NEW IL BUILDING - SITE CONTEXT PHOTOS
1.4	NEW IL BUILDING - SITE CONTEXT PHOTOS
1.5	NEW IL BUILDING - SITE CONTEXT PHOTOS
02 - ARCHITECTURAL	
A1.1.1	PROPOSED IL BUILDING SITE PLAN
A1.2.1	NEW IL BUILDING - FLOOR PLANS
A1.2.2	NEW IL BUILDING - FLOOR PLANS
A1.2.3	NEW IL BUILDING - FLOOR PLANS
A1.2.4	NEW IL BUILDING - FLOOR PLANS
A1.2.5	NEW IL BUILDING - FLOOR PLANS
A1.2.6	NEW IL BUILDING - FLOOR PLANS
A1.3.1	NEW IL BUILDING - EXTERIOR ELEVATIONS
A1.3.2	NEW IL BUILDING - EXTERIOR ELEVATIONS
A1.3.3	NEW IL BUILDING - EXTERIOR ELEVATIONS
A1.3.4	NEW IL BUILDING - EXTERIOR ELEVATIONS
A1.3.5	NEW IL BUILDING - MATERIALS
A1.4.1	NEW IL BUILDING - SITE SECTION
A1.4.2	NEW IL BUILDING - SITE SECTION
A1.5.1	NEW IL BUILDING - EXTERIOR RENDERING - BROAD BRANCH VIEW
A1.5.2	NEW IL BUILDING - EXTERIOR RENDERING - BROAD BRANCH VIEW
A2.1.1	IL RESIDENCE 3024 MILITARY ROAD, NW - SITE PLAN
A2.1.2	IL RESIDENCE 3024 MILITARY ROAD, NW - ENLARGED SITE PLAN
A2.3.1	IL RESIDENCE 3024 MILITARY ROAD, NW - ELEVATION

· ZONING DRAWING LIST ·

NUMBER	SHEET NAME
A2.3.2	IL RESIDENCE 3024 MILITARY ROAD, NW - ELEVATION
A2.3.3	IL RESIDENCE 3024 MILITARY ROAD, NW - ELEVATION
A2.3.4	IL RESIDENCE 3024 MILITARY ROAD, NW - ELEVATION
A2.4.1	IL RESIDENCE 3024 MILITARY ROAD, NW - RENDERING
03 - CIVIL	
CIV0120	PROPOSED USE EXHIBIT
CIV0300	SITE AND UTILITY PLAN
CIV0400	GRADING PLAN - CAMPUS & NEW IL BUILDING
CIV0401	GRADING PLAN
CIV0402	GRADING PLAN - PARKING ENTRANCE
CIV0403	GRADING PLAN - FIRE TRUCK ENTRANCE
CIV0500	STORMWATER MANAGEMENT PLAN
CIV0501	STORMWATER MANAGEMENT CALCULATIONS
CIV0502	STORMWATER MANAGEMENT DETAILS
CIV0550	PUBLIC SPACE PLAN
CIV0560	FIRE TRUCK ACCESS PLAN
CIV0570	CIRCULATION PLAN
CIV0600	PLANTING PLAN
CIV0650	PLANTING PALETTE
CIV0700	SEC PLAN
CIV0750	BUILDING PLAT
CIV0760	FIRE HYDRANT PLAN



Zoning Map

ZONING DATA

ZONING CATEGORY		R-1-A | R-1-B	
SQUARE 2287, LOTS 802, 804, 813, AND 818			
3050 MILITARY ROAD			
WASHINGTON, DISTRICT of COLUMBIA 20015			
		SF	
SITE AREA (SF)	=	604,674	
LOT OCCUPANCY (EXISTING)	=	156,230	25.84%
LOT OCCUPANCY (PROPOSED)	=	182,383	30.16%
PERVIOUS COVERAGE (EXISTING)	=	489,562	80.96% (50% REQUIRED)
PERVIOUS COVERAGE (PROPOSED)	=	456,347	75.47% (50% REQUIRED)
SITE FAR (PERMITTED)	=	N/A	
SITE FAR (EXISTING)	=	1.046	
SITE FAR (PROPOSED)	=	1.367	
SIDE YARD SETBACK (WEST)	=	8'	
SIDE YARD SETBACK (EAST)	=	8'	
REAR YARD SETBACK	=	25'	

EXISTING / REQUIRED PARKING AND LOADING

PARKING	=	367 SPACES APPROVED IN BZA APPLICATION NO. 18898
LOADING	=	THREE 55' LOADING BERTHS APPROVED IN BZA APPLICATION NO. 18898 ONE SERVICE DELIVERY SPACE APPROVED IN BZA APPLICATION NO. 18898

PROPOSED PARKING AND LOADING

PARKING	=	367 SPACES APPROVED IN BZA APPLICATION NO. 18898 + APPROXIMATELY 145 PARKING SPACES
LOADING	=	NO ADDITIONAL LOADING FACILITIES PROVIDED
MAXIMUM BUILDING HEIGHT (PERMITTED)	=	90'-0" (WITH REQUIRED SETBACKS)
PROPOSED BUILDING HEIGHT	=	40'-0" (WITH REQUIRED SETBACKS

EXISTING BUILDING SQUARE FOOTAGE: **= 642,857 S.F.**

NEW BUILDING SQUARE FOOTAGE:

GARAGE 3	=	17,187 S.F.
GARAGE 2	=	22,263 S.F.
GARAGE 1	=	22,263 S.F.
FIRST FLOOR	=	27,050 S.F.
UNDERGROUND CONNECTOR	=	1,327 S.F.
SECOND FLOOR	=	20,095 S.F.
THIRD FLOOR	=	19,797 S.F.
FOURTH FLOOR	=	18,343 S.F.
FIFTH FLOOR	=	18,343 S.F.
SIXTH FLOOR	=	14,937 S.F.
SEVENTH FLOOR	=	14,937 S.F.
TOTAL	**=**	**196,542 S.F.**

TOTAL PROJECT SQUARE FOOTAGE (EXISTING AND NEW): **= 839,399 S.F.**

INGLESIDE AT ROCK CREEK
ENGAGED LIVING
3050 MILITARY ROAD, NW, WASHINGTON, DC 20015

Goulston & Storrs
PAUL TUMMONS | LEGAL
1999 K STREET, NW SUITE 500
WASHINGTON, DC 20006

rlps ARCHITECTS
CRAIG KIMMEL, MANAGING PARTNER | ARCHITECT
250 VALLEYBROOK DRIVE
LANCASTER, PA 17601

jfw
STEVEN J. VAN DORPE,
PROJECT EXECUTIVE
PROJECT DEVELOPMENT
18310 MONTGOMERY VILLAGE AVE
GAITHERSBURG, MD 20879

VIKA CAPITOL
KYLE OLIVER, PE PRINCIPAL | CIVIL & LANDSCAPE
4910 MASSACHUSETTS AVENUE, NW
WASHINGTON, DC 20016

GOROVE SLADE
Transportation Planners and Engineers
ASHLEY ORR, PE, PROJECT MANAGER
TRANSPORTATION ENGINEERING
1140 CONNECTICUT AVE NW SUITE 1010
WASHINGTON, DC 20036

COVER SHEET

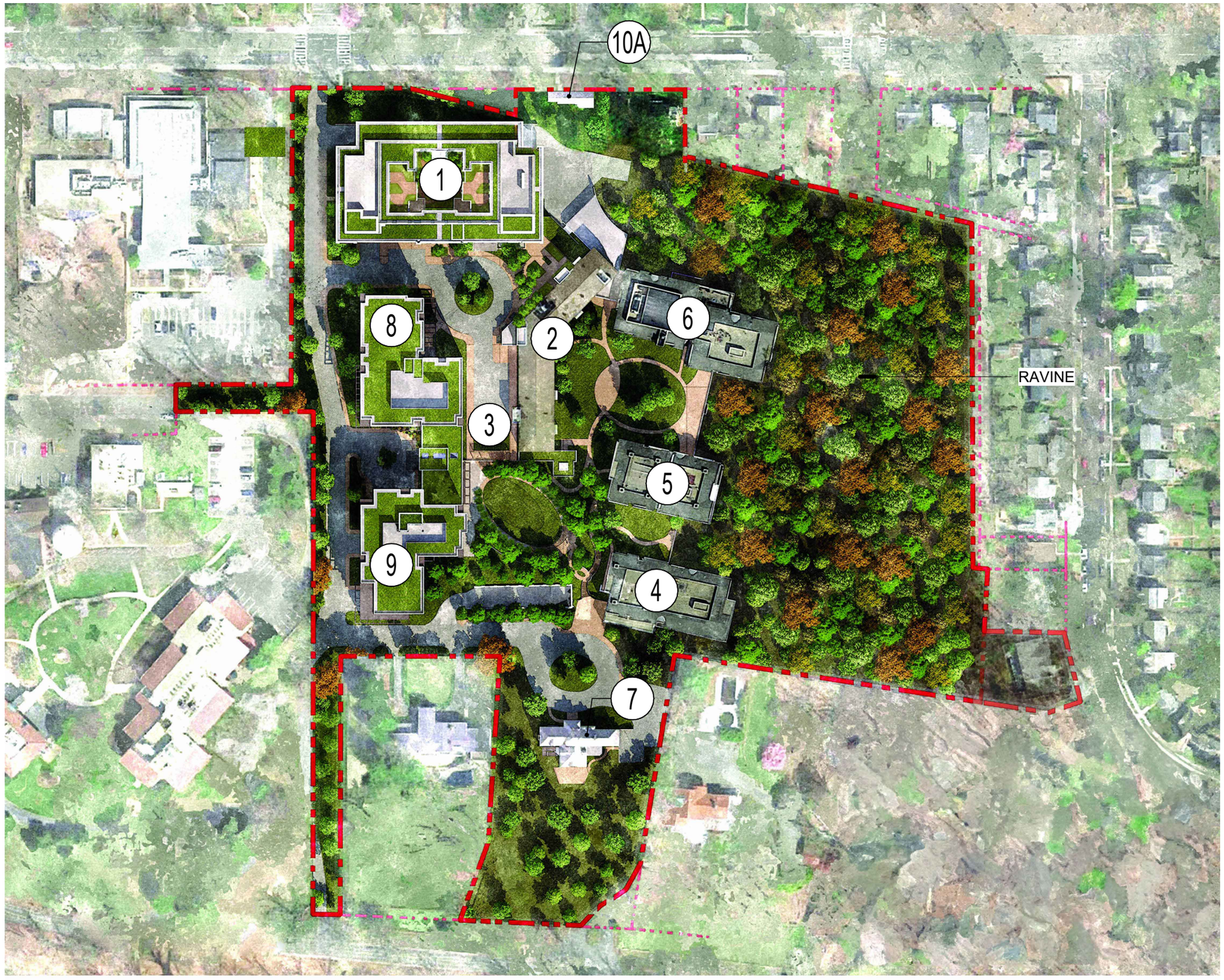
INGLESIDE AT ROCK CREEK MASTER PLAN

ZONING SUBMISSION

09/25/26 DRAWN BY: JB

1.0

EXISTING CAMPUS LEGEND	
NO.	BUILDING NAME
1	HEALTH SERVICES BUILDING
2	McCRACKE INDEPENDENT LIVING
3	CROSS CAMPUS CONNECTOR
4	CLASSIC INDEPENDENT LIVING
5	CLASSIC INDEPENDENT LIVING
6	CLASSIC INDEPENDENT LIVING
7	MANOR HOUSE
8	INDEPENDENT LIVING
9	INDEPENDENT LIVING BUILDING
10A	CURRENT ADMINISTRATION BUILDING SUPPORT



INGLESIDE AT ROCK CREEK
ENGAGED LIVING
3050 MILITARY ROAD, NW, WASHINGTON, DC 20015

Goulston & Storrs
PAUL TUMMONS | LEGAL
1999 K STREET, NW SUITE 500
WASHINGTON, DC 20006

rlps ARCHITECTS
CRAIG KIMMEL, MANAGING PARTNER | ARCHITECT
250 VALLEYBROOK DRIVE
LANCASTER, PA 17601

jfw
STEVEN J. VAN DORPE,
PROJECT EXECUTIVE
PROJECT DEVELOPMENT
18310 MONTGOMERY VILLAGE AVE
GAITHERSBURG, MD 20879

VIKA CAPITOL
KYLE OLIVER, PE PRINCIPAL | CIVIL & LANDSCAPE
4910 MASSACHUSETTS AVENUE, NW
WASHINGTON, DC 20016

GOROVE SLADE
Transportation Planners and Engineers
ASHLEY ORR, PE, PROJECT MANAGER
TRANSPORTATION ENGINEERING
1140 CONNECTICUT AVE NW SUITE 1010
WASHINGTON, DC 20036

EXISTING MASTER PLAN

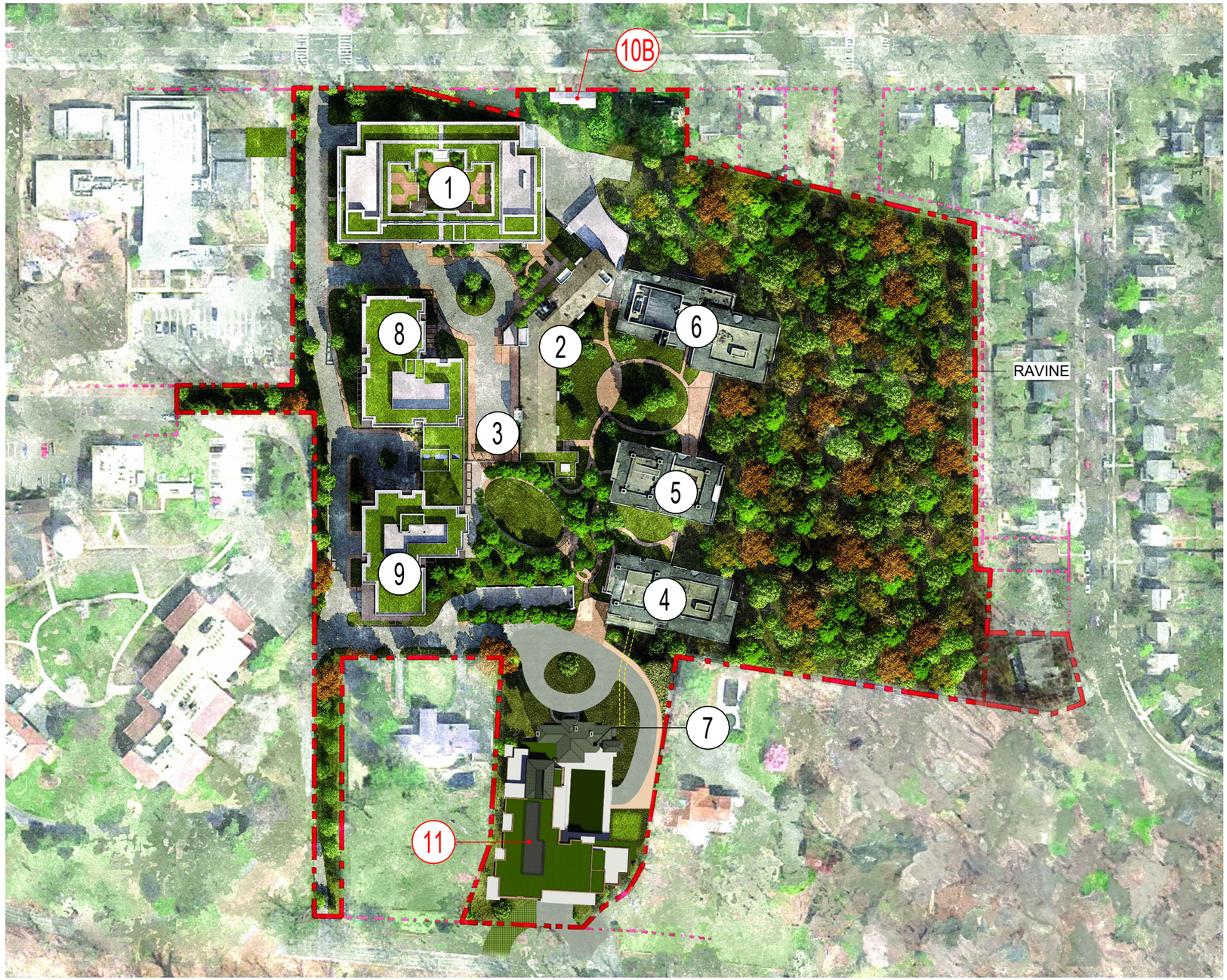
INGLESIDE AT ROCK CREEK MASTER PLAN

ZONING SUBMISSION

10/05/26 DRAWN BY: AD

1.1

PROPOSED CAMPUS LEGEND	
NO.	BUILDING NAME
1	HEALTH SERVICES BUILDING
2	McCRACKE INDEPENDENT LIVING
3	CROSS CAMPUS CONNECTOR
4	CLASSIC INDEPENDENT LIVING
5	CLASSIC INDEPENDENT LIVING
6	CLASSIC INDEPENDENT LIVING
7	MANOR HOUSE
8	INDEPENDENT LIVING
9	INDEPENDENT LIVING BUILDING
10B	PROPOSED IL RESIDENCE 3024 MILITARY ROAD, NW
11	PROPOSED IL BUILDING



PROPOSED MASTER PLAN
INGLESIDE AT ROCK CREEK MASTER PLAN
ZONING SUBMISSION

10/05/26 DRAWN BY: AD

INGLESIDE AT ROCK CREEK
ENGAGED LIVING
3050 MILITARY ROAD, NW, WASHINGTON, DC 20015

Goulston & Storrs
PAUL TUMMONS | LEGAL
1999 K STREET, NW SUITE 500
WASHINGTON, DC 20006

rlps ARCHITECTS
CRAIG KIMMEL, MANAGING PARTNER | ARCHITECT
250 VALLEYBROOK DRIVE
LANCASTER, PA 17601

jfw
STEVEN J. VAN DORPE,
PROJECT EXECUTIVE
PROJECT DEVELOPMENT
18310 MONTGOMERY VILLAGE AVE
GAITHERSBURG, MD 20879

VIKA CAPITOL
KYLE OLIVER, PE PRINCIPAL | CIVIL & LANDSCAPE
4910 MASSACHUSETTS AVENUE, NW
WASHINGTON, DC 20016

GOROVE SLADE
Transportation Planners and Engineers
ASHLEY ORR, PE, PROJECT MANAGER
TRANSPORTATION ENGINEERING
1140 CONNECTICUT AVE NW SUITE 1010
WASHINGTON, DC 20036