

WESTMINSTER CHURCH LIVING

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

PUD AND ZONING MAP AMENDMENT APPLICATION
MAY 22, 2020



COVER SHEET

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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 ND 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 ₍₁₎
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

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						
Unit Count	222				99		123	
GFA (W/O GARAGE & PENTHOUSE)	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	7.06
	Total GFA (Level 1)	Lot Occupancy
	29,778	98%
	Total GFA (Typical Level)	Lot Occupancy
	22,815	76%

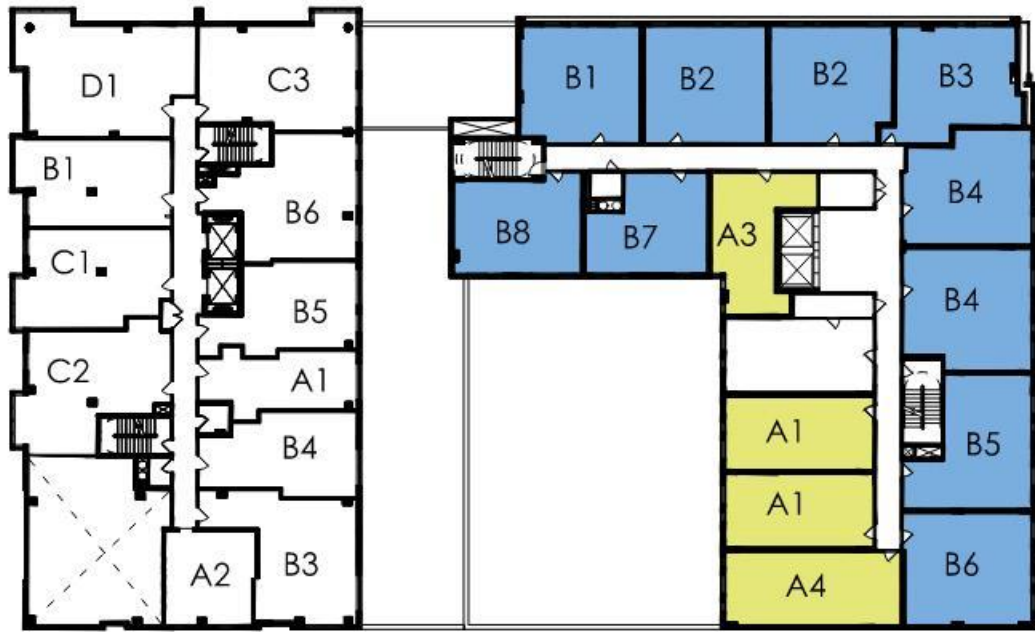
FAR CALCULATIONS



WESTMINSTER CHURCH LIVING
400 I STREET SW, WASHINGTON DC

PUD & ZONING MAP
AMENDMENT APPLICATION
MAY 22, 2020

A-0.1B



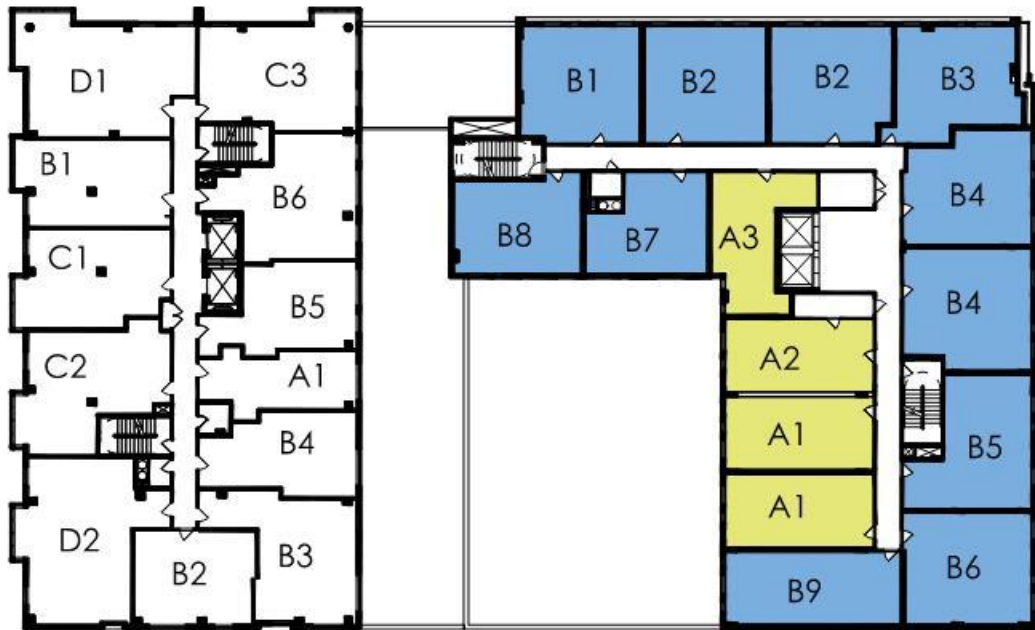
RESIDENTIAL LEVEL 2 FLOOR PLAN
SENIOR RESIDENTIAL LEVEL 3 FLOOR PLAN



PENTHOUSE LEVEL FLOOR PLAN

LEGEND

- STUDIO AFFORDABLE HOUSING
- 1 BEDROOM AFFORDABLE HOUSING



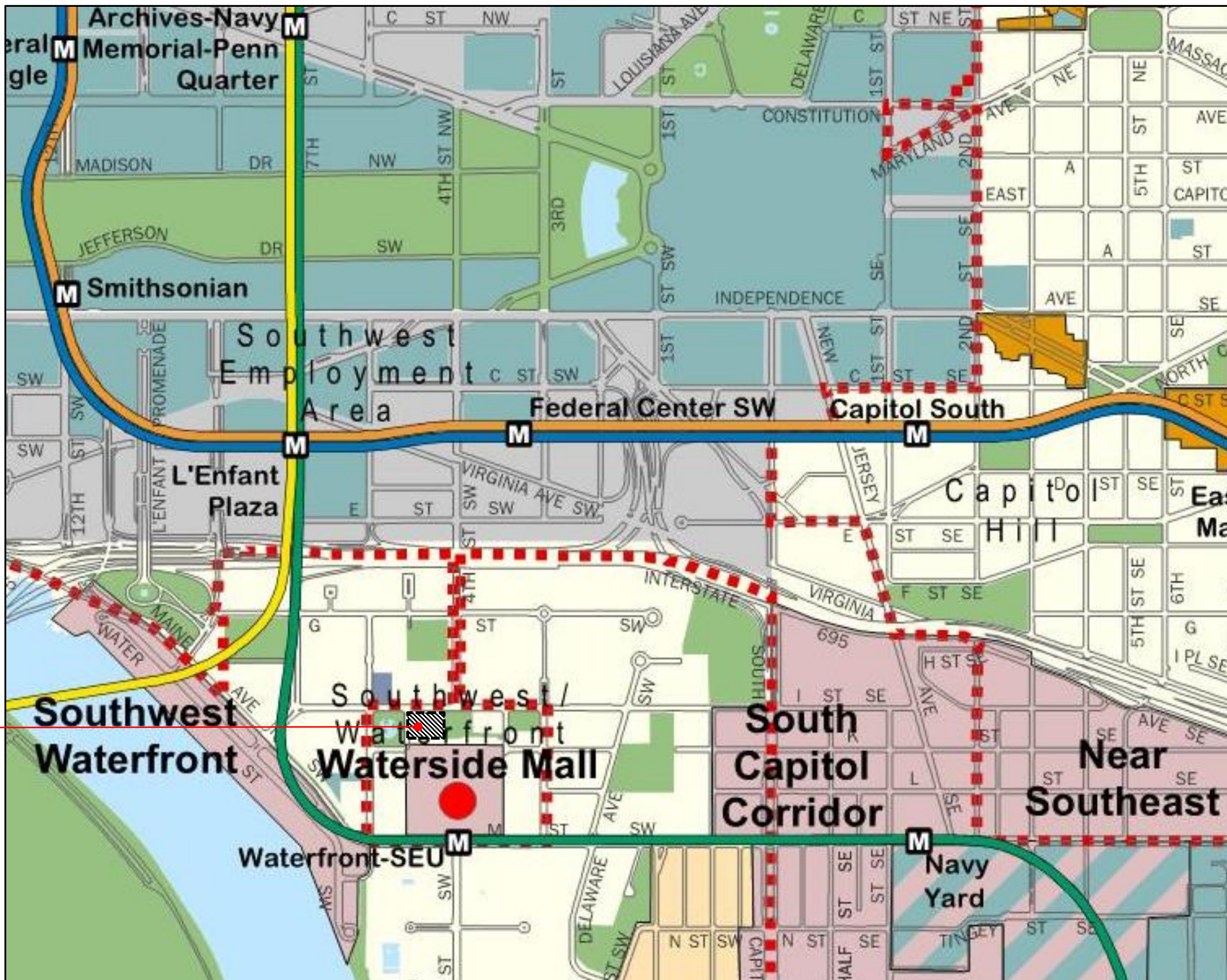
RESIDENTIAL LEVELS 3-9 FLOOR PLAN
SENIOR RESIDENTIAL LEVELS 4-10 FLOOR PLAN

	MKT STUDIO	SENIOR AFFORDABLE STUDIO	MKT ONE BED	SENIOR AFFORDABLE ONE BED	MKT ONE BED+DEN	MKT TWO BED	TOTAL
LEVEL 1	0	0	0	0	0	0	
LEVEL 2	2	0	5	0	3	1	
LEVEL 3	1	4	6	10	3	2	
LEVEL 4	1	4	6	11	3	2	
LEVEL 5	1	4	6	11	3	2	
LEVEL 6	1	4	6	11	3	2	
LEVEL 7	1	4	6	11	3	2	
LEVEL 8	1	4	6	11	3	2	
LEVEL 9	1	4	6	11	3	2	
LEVEL 10	0	4	0	11	0	0	
PH	0	2	3	2	0	1	
TOTAL MKT RESIDENTIAL	9		50		24	16	99
TOTAL AFFORDABLE RESIDENTIAL		34		89			123
TOTAL UNITS:							222

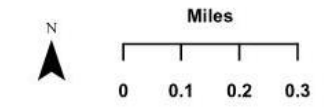
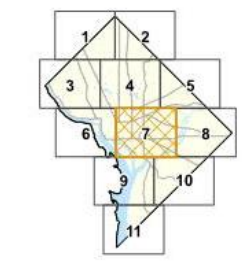
ALL NUMBERS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENTS DURING DESIGN DEVELOPMENT AND PERMITTING IN ACCORDANCE WITH ANY FLEXIBILITY GRANTED BY THE ZONING COMMISSION. AFFORDABLE HOUSING UNIT MIX AND LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES AND ARE SUBJECT TO CHANGE WITHIN THE SAME GENERAL AREA BASED ON FINAL INTERIOR LAYOUT AND TOTAL UNIT MIX

AFFORDABLE HOUSING CALCULATIONS

**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



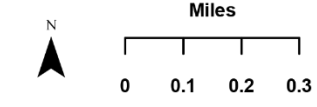
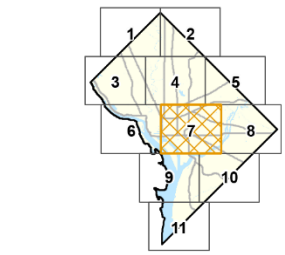
Government of the District of Columbia
Office of Planning ~ January 2013
This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

SITE

2013 COMPREHENSIVE PLAN GENERALIZED POLICY MAP

**Comprehensive Plan
Future Land Use
Map 7**

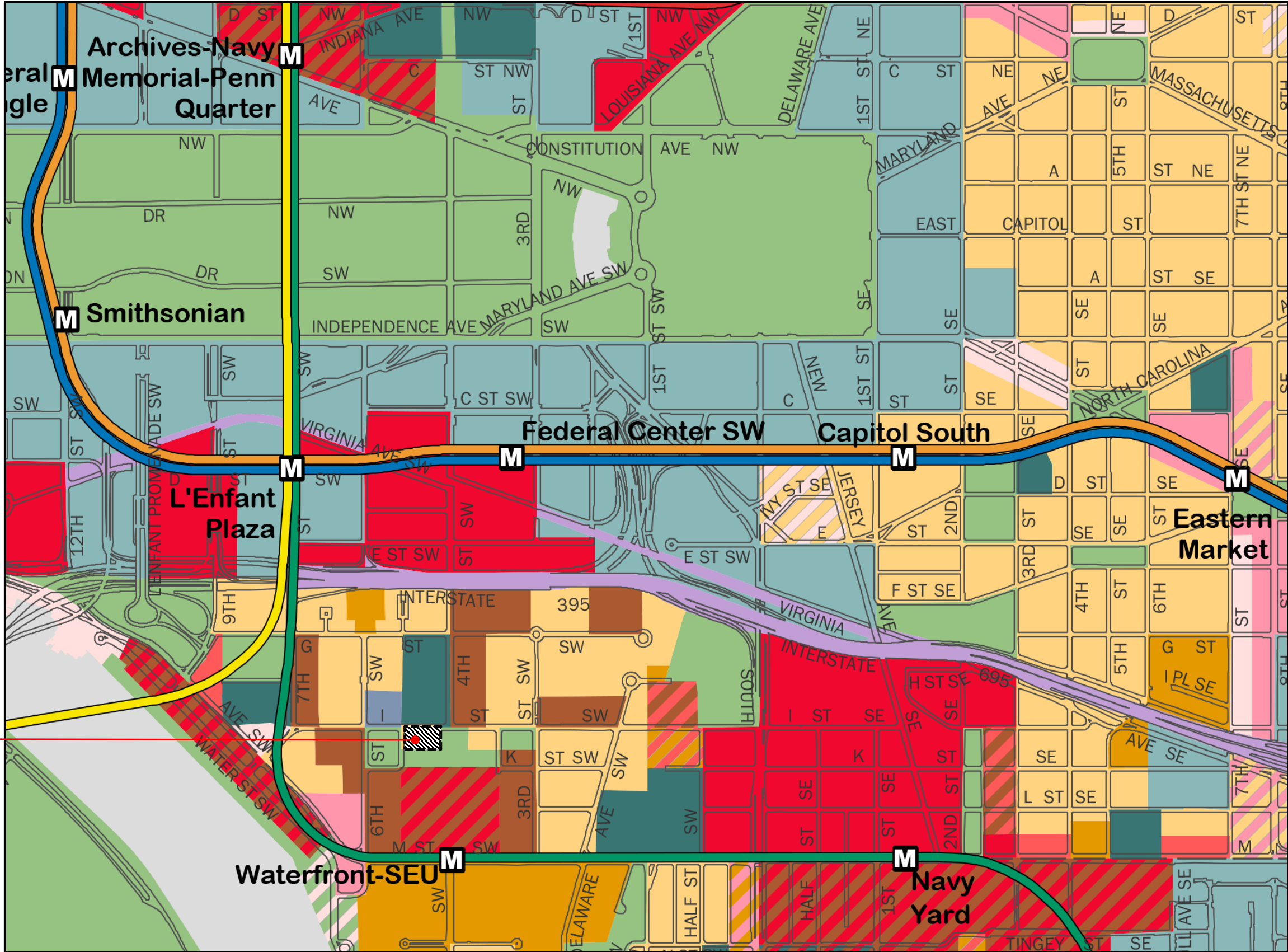
- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial
- Medium Density Commercial
- High Density Commercial
- Production, Distribution, and Repair
- Federal
- Local Public Facilities
- Institutional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



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SITE



2013 COMPREHENSIVE PLAN FUTURE LAND USE MAP

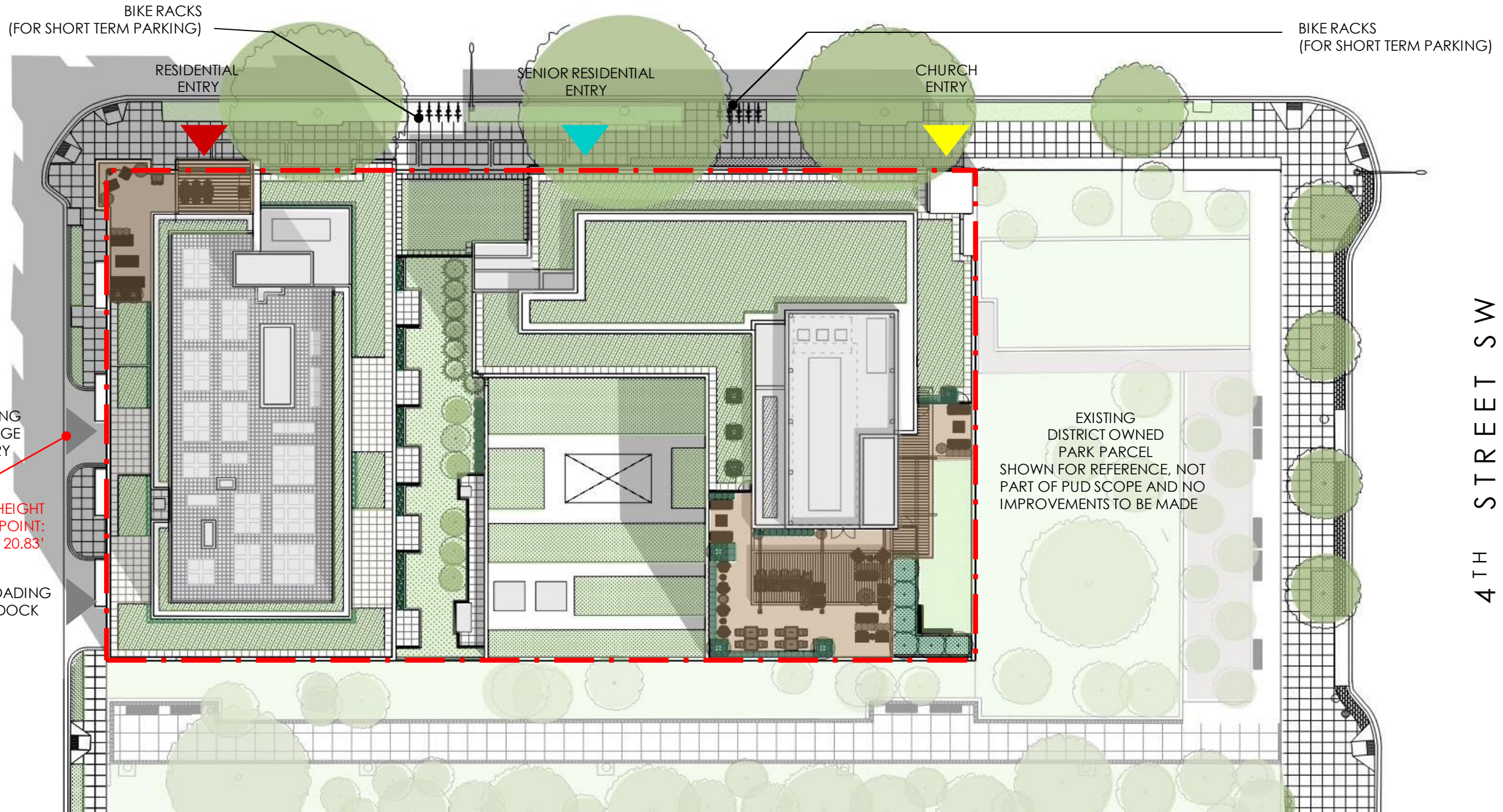


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A-0.2B

I STREET SW
90'-0" WIDE

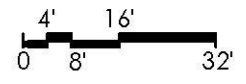


MAKEMIE PLACE SW
60'-0" WIDE

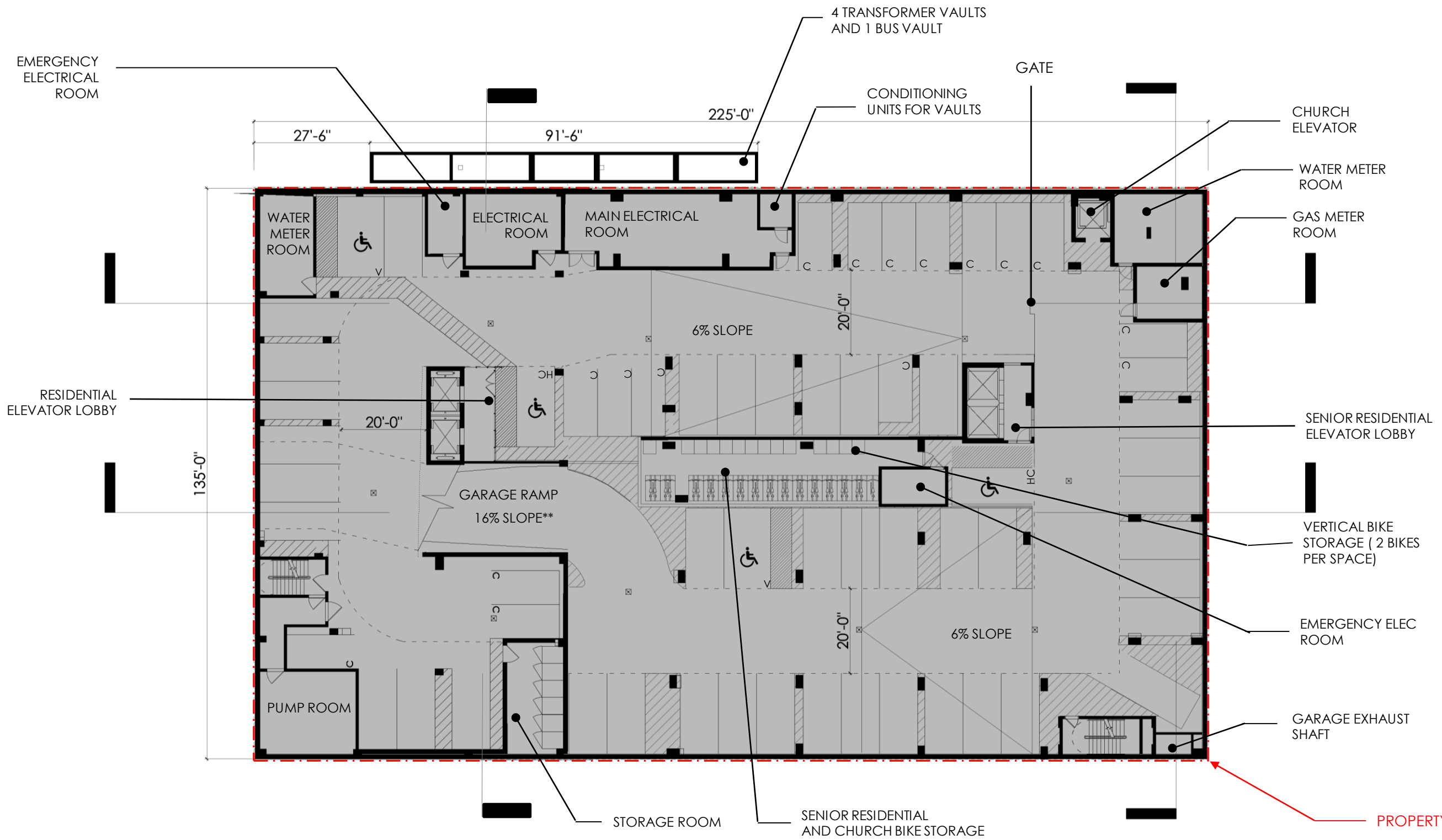
4TH STREET SW
90'-0" WIDE

BUILDING HEIGHT
MEASURE POINT:
20.83'

- 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

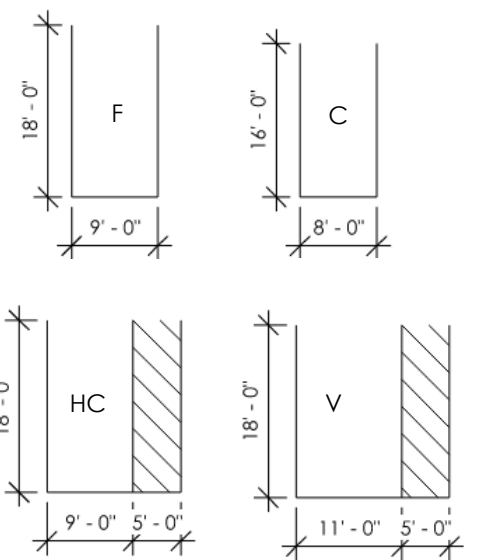


■ SERVICE

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 TOP AND BOTTOM 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

I STREET SW

SHORT TERM BIKE PARKING



- CHURCH
- SENIOR RESIDENTIAL
- RESIDENTIAL

- SERVICE

ON THIS FLOOR:
 33 BIKES SPACES – LONG TERM PARKING
 20 BIKE SPACES - SHORT TERM PARKING

EXISTING DISTRICT PARCEL - SHOWN FOR REFERENCE, NOT PART OF PUD SCOPE AND NO IMPROVEMENTS TO BE MADE

- CANOPY ABOVE
- BAY WINDOW ABOVE
- MAKEMIE PLACE SW
- BUILDING HEIGHT MEASURE POINT; 20.83
- PARKING GARAGE ENTRY (GARAGE INTAKE)
- LOUVER
- (1) 12' x 30' LOADING BERTHS
- (1) 10' x 20' DELIVERY SPACE
- LOADING DOCK
- 320 SQFT LOADING PLATFORM
- DOG WASH
- RESIDENTIAL LONG TERM BIKE AND TENANT STORAGE

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

A-1.1

PROJECTION KEY

- 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

ARCHITECTURAL EMBELLISHMENT
3'-0" PROJECTION
BOTTOM OF EMBELLISHMENT –
11'-0" FROM GRADE

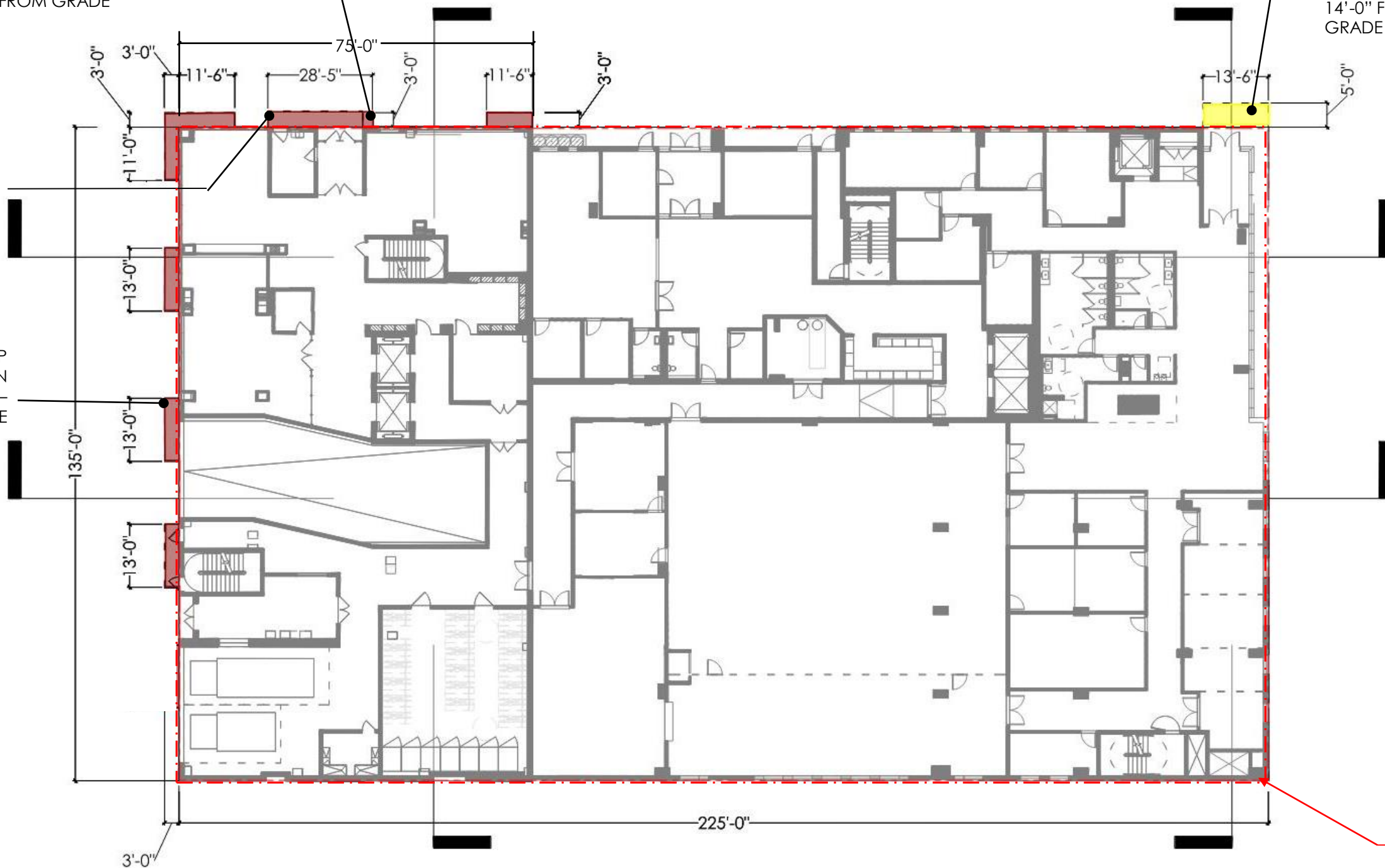
FIRST FLOOR
CANOPY
5'-0" PROJECTION
14'-0" FROM
GRADE

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

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

MAKEMIE
PLACE SW

I STREET SW



PROPERTY LINE

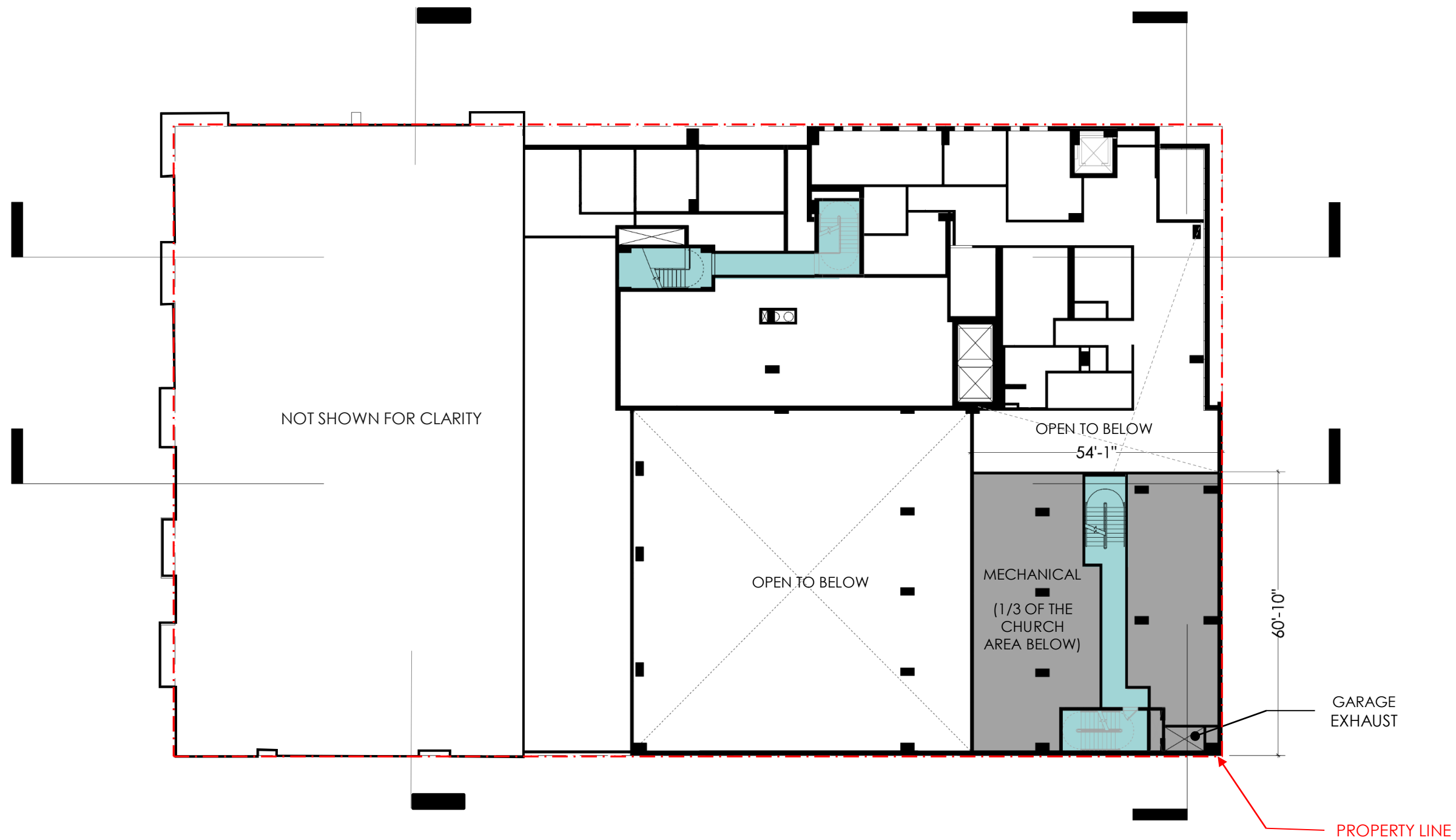
NOTES PER IBC 2013, CHAPTER 32

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.

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

ARCHITECTURAL EMBELLISHMENT

6" HIGH PARAPET WITH GRAVEL STOP

225'-0"

135'-0"

75'-0"

22'-10"

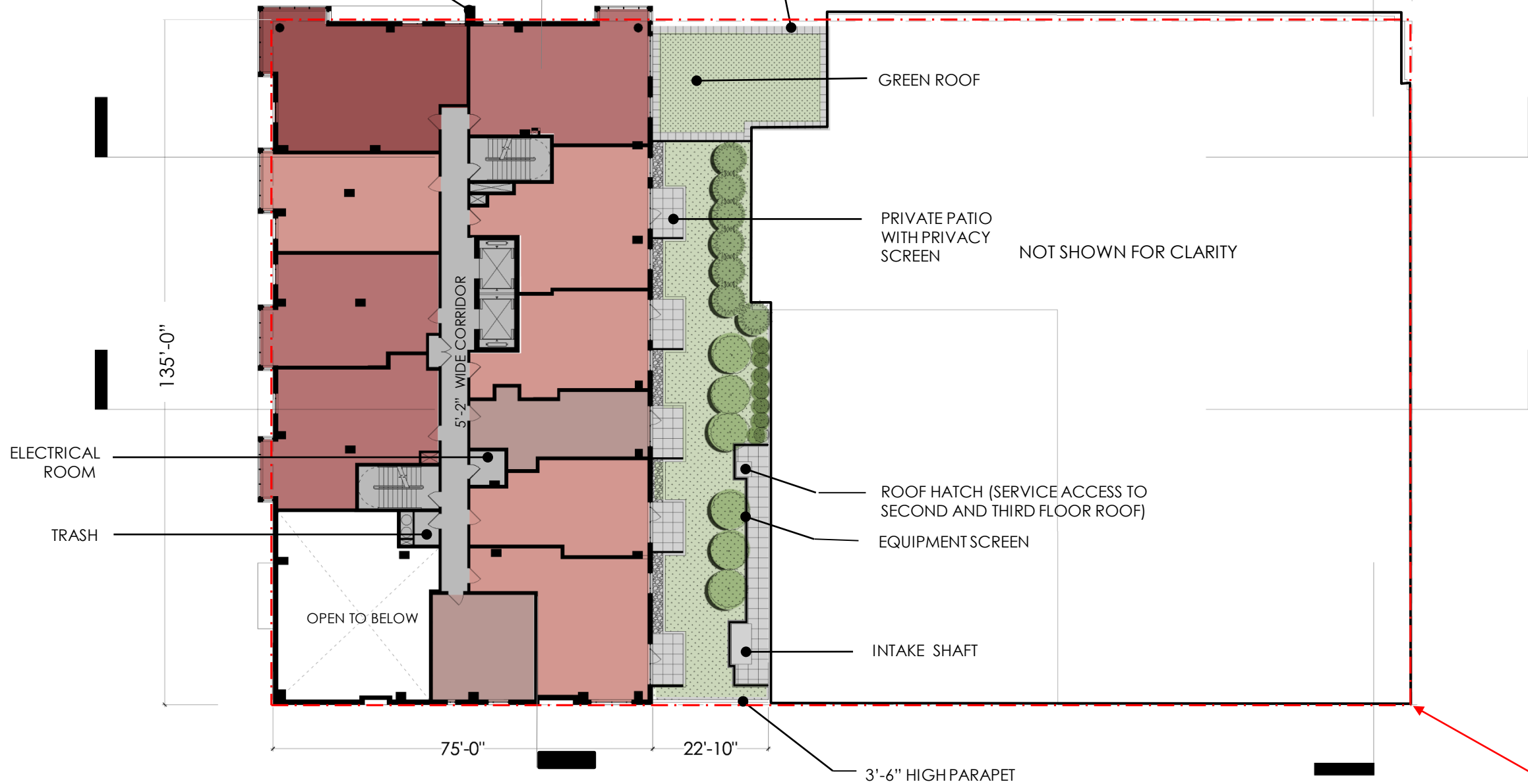
3'-6" HIGH PARAPET

RESIDENTIAL

STUDIO	2
1 BEDROOM	6
1 BEDROOM DEN	3
2 BEDROOM	1

TOTAL UNITS 11

SERVICE
NON-ACCESSIBLE GREEN ROOF
ACCESSIBLE GREEN ROOF
PRIVATE PATIO WITH PRIVACY SCREEN



PROPERTY LINE

NOTE:

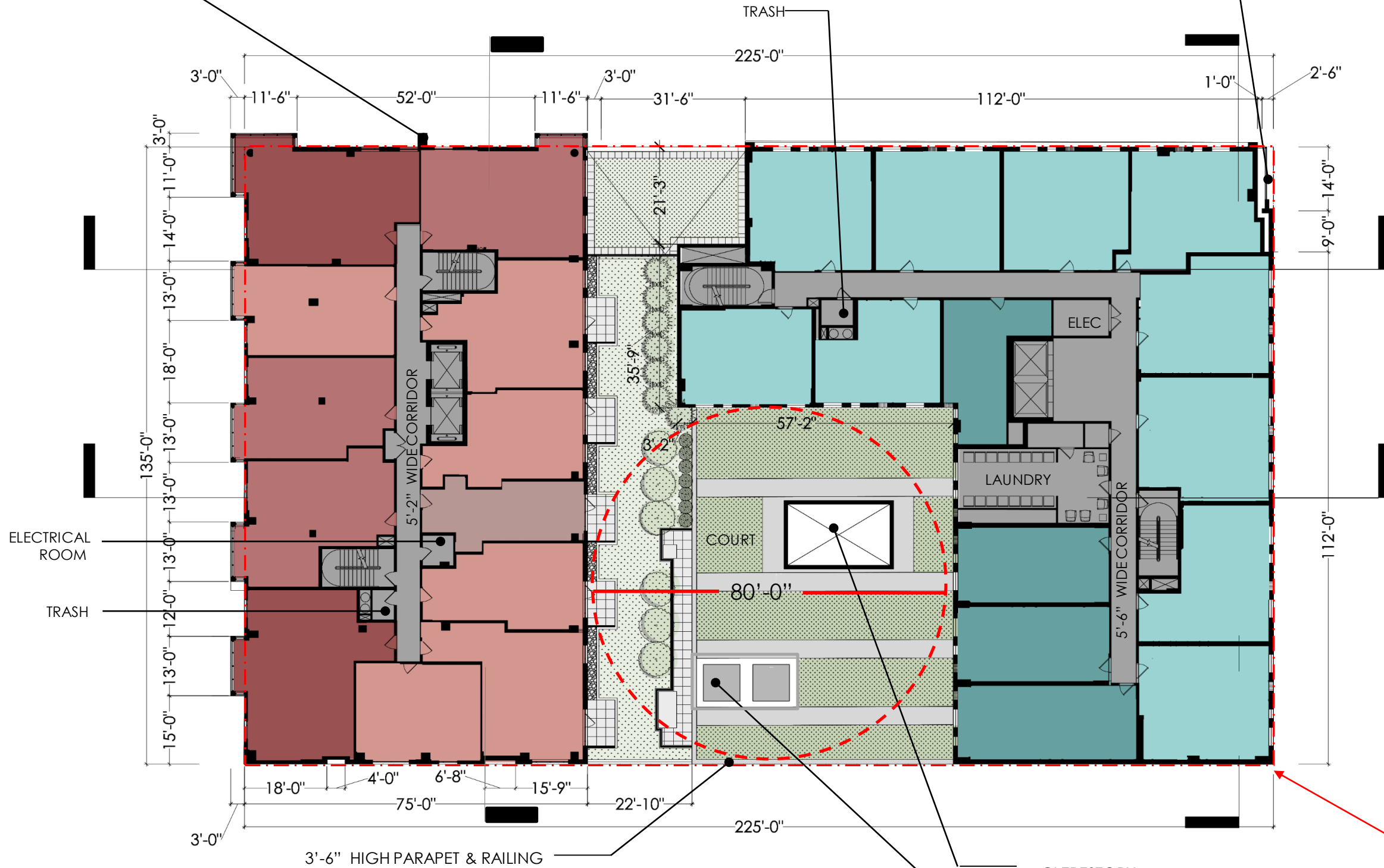
1. REFER TO LANDSCAPE DRAWINGS FOR TERRACE AND GREEN ROOF LAYOUT.
2. ALL GREEN AREAS ARE NON-ACCESSIBLE.
3. SEE SHEET A1.4A FOR COURT CALCULATIONS.
4. SERVICE ACCESS TO 2ND FLOOR ROOF VIA ACCESS COORIDOR. SERVICE ACCESS PROVIDED VIA LADDER TO 3RD FLOOR ROOF
5. INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, 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

ARCHITECTURAL EMBELLISHMENT

ARCHITECTURAL EMBELLISHMENT



SENIOR RESIDENTIAL	
1 BEDROOM	10
JR. BEDROOM	4
TOTAL	14

RESIDENTIAL	
STUDIO	1
1 BEDROOM	6
1 BEDROOM + DEN	3
2 BEDROOM	2
TOTAL UNITS	12

- 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. SECOND FLOOR ROOF IS OCCUPIED. THIRD FLOOR ROOF IS UNOCCUPIED.
 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.

CLERESTORY
 MECHANICAL EQUIPMENT WITH EQUIPMENT SCREEN



THIRD FLOOR PLAN

BAY WINDOW TYP
3'-0" PROJECTION

ARCHITECTURAL
EMBELLISHMENT
3'-0" PROJECTION

BAY WINDOWS
3'-0" PROJECTION
TYPICAL

BAY WINDOW
3'-0" PROJECTION
TYPICAL

MAKEMIE
PLACE SW

I STREET SW

BELT COURSE/CORNICE
8" PROJECTION

PROJECTION KEY

- 3'-0" PROJECTION
- 8" PROJECTION

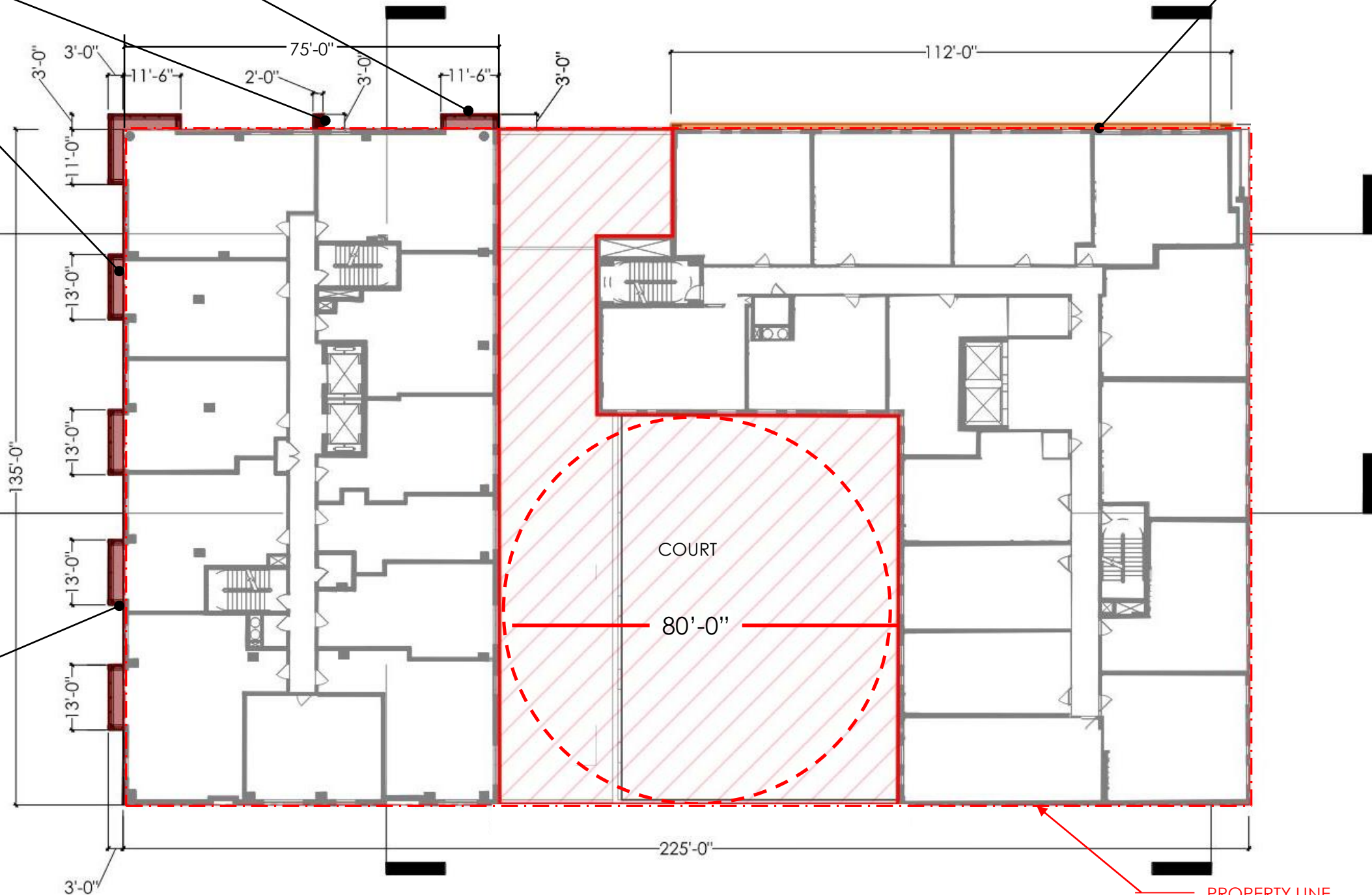
COURT CALCULATIONS:
SUBTITLE G 202.1

MAX HEIGHT OF COURT WALL: 82'-7"
 REQ. WIDTH OF COURT:
 4 in / ft of height of court; 27'-6" MIN
 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

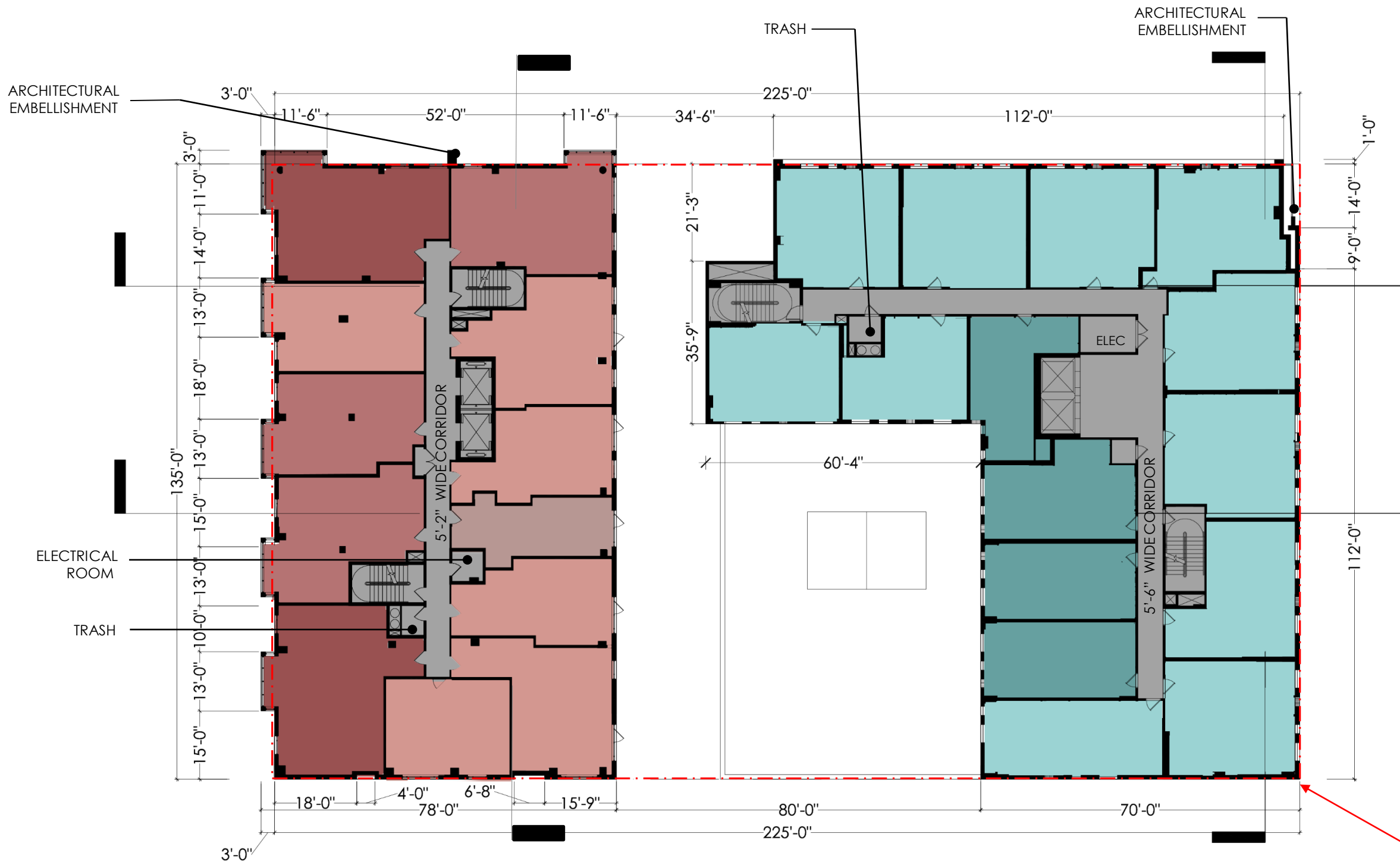


NOTES PER IBC 2013, CHAPTER 32

- 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.
- 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.

2ND FLOOR PROJECTION
AND COURT DIAGRAM



SENIOR RESIDENTIAL	
1 BEDROOM	11
JR. BEDROOM	4
TOTAL	15

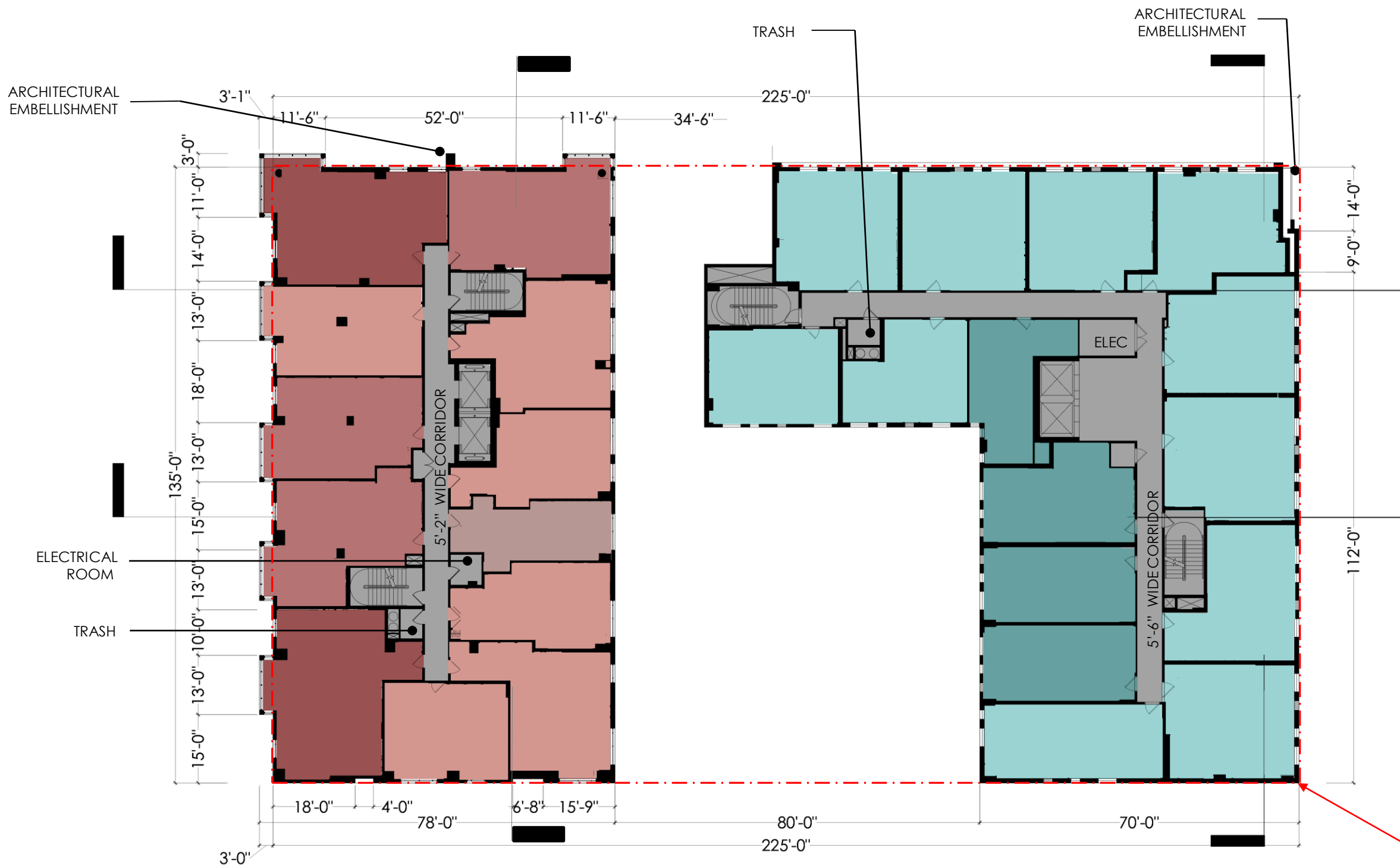
RESIDENTIAL	
STUDIO	1
1 BEDROOM	6
1 BEDROOM + DEN	3
2 BEDROOM	2
TOTAL UNITS	12

- SERVICE
- NON-ACCESSIBLE GREEN ROOF
- ACCESSIBLE GREEN ROOF
- PRIVATE PATIO WITH PRIVACY SCREEN

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.



FOURTH FLOOR PLAN



SENIOR RESIDENTIAL	
1 BEDROOM	11
JR. BEDROOM	4
TOTAL	15

RESIDENTIAL	
STUDIO	1
1 BEDROOM	6
1 BEDROOM + DEN	3
2 BEDROOM	2
TOTAL UNITS	12

- SERVICE
- NON-ACCESSIBLE GREEN ROOF
- ACCESSIBLE GREEN ROOF
- PRIVATE PATIO WITH PRIVACY SCREEN

NOTE:
 1. FOR THE RESIDENTIAL TOWER, TYPICAL FLOORS ARE FLOORS 3-9.
 2. FOR SENIOR RESIDENTIAL TOWER, TYPICAL FLOORS ARE FLOORS 4-10
 3. 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.



TYPICAL FLOOR PLAN



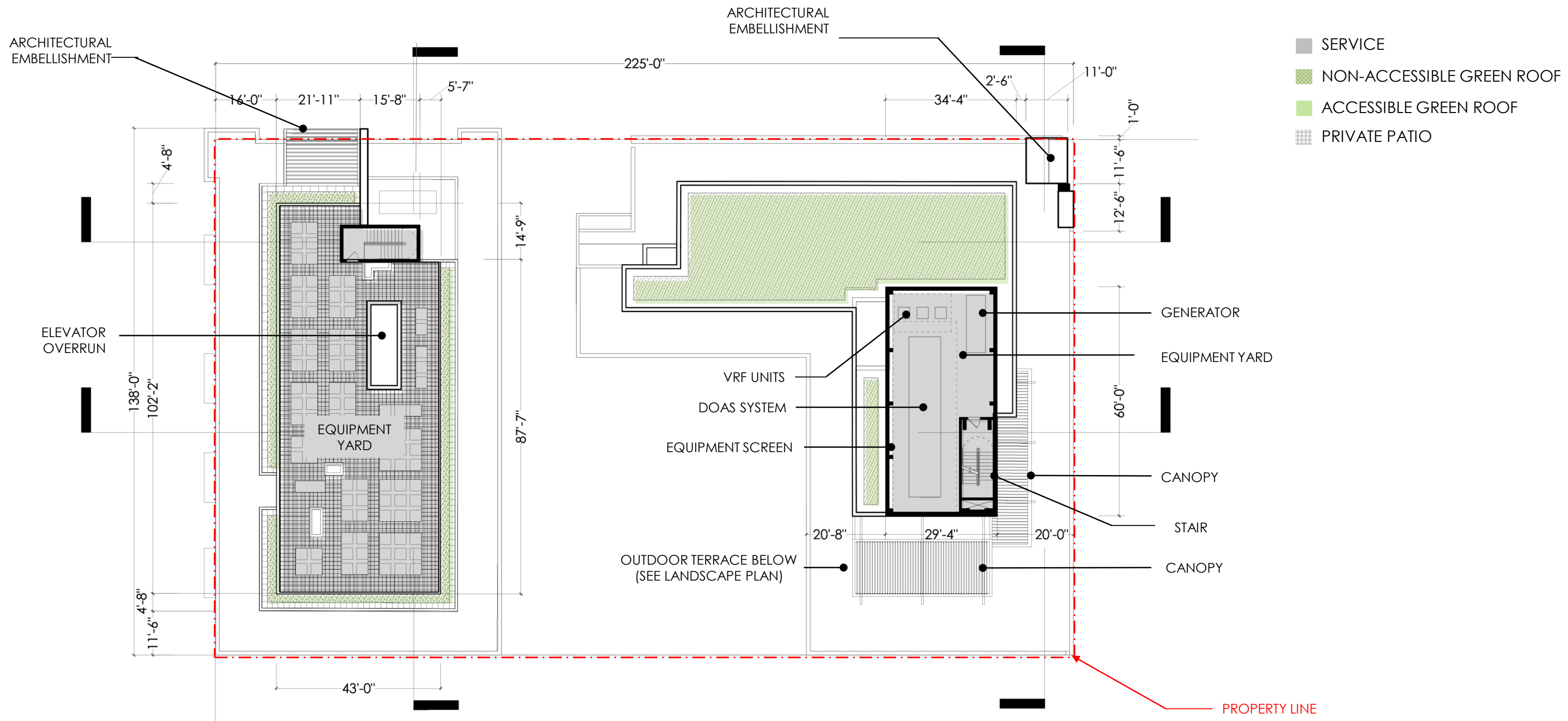
SENIOR RESIDENTIAL	
1 BEDROOM	2
JR. BEDROOM	2
TOTAL UNITS	4

RESIDENTIAL	
1 BEDROOM	3
2 BEDROOM	1
TOTAL UNITS	4

- AMENITY
- AMENITY
- SERVICE
- NON-ACCESSIBLE GREEN ROOF
- ACCESSIBLE GREEN ROOF
- PRIVATE PATIO
- PET RELIEF AREA

NOTE:
 1. REFER TO LANDSCAPE DRAWINGS FOR TERRACE AND GREEN ROOF LAYOUT
 2. ON THE SENIOR RESIDENTIAL ROOF, ALL GREEN AREAS ARE NON-ACCESSIBLE WITH THE EXCEPTION OF THE PET RELIEF AREA.
 3. ALL GREEN ROOF ON THE RESIDENTIAL ROOF IS ACCESSIBLE.
 4. SEE SHEET A-1.8A & A-1.8B FOR ARCHITECTURAL EMBELLISHMENT CALCULATIONS AND HEIGHT/SETBACKS
 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.



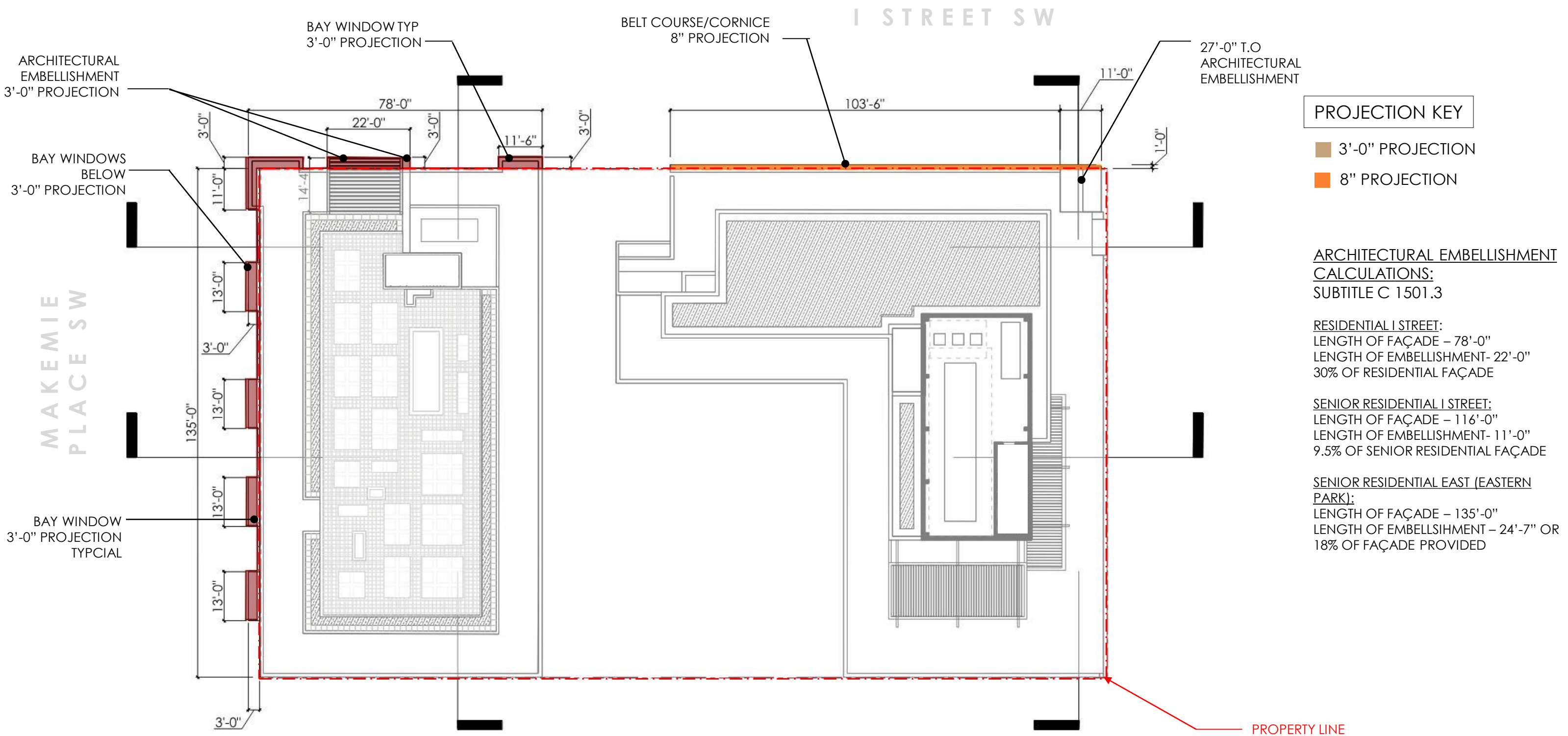


NOTE:

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PENTHOUSE MECHANICAL FLOOR PLAN

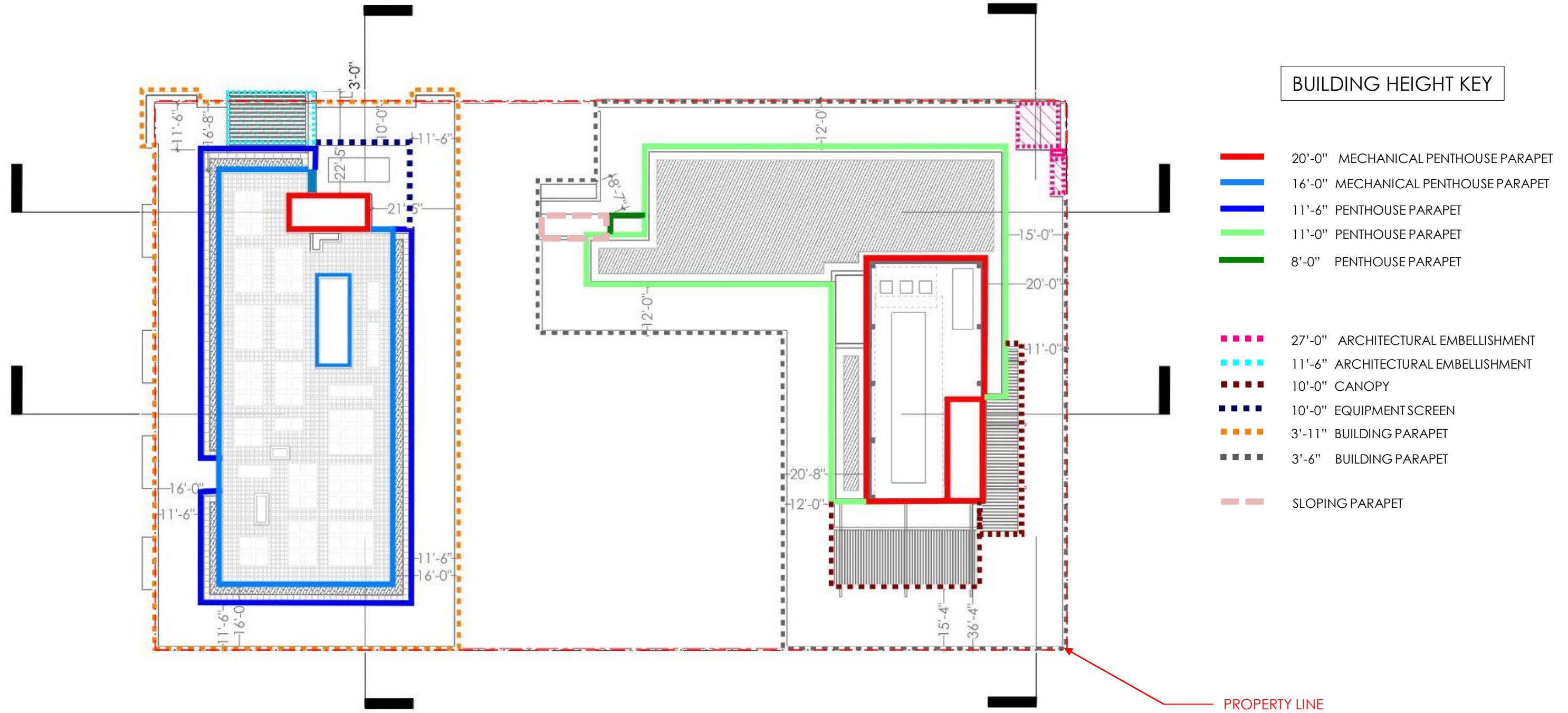


1. SEE SHEET A1.4A FOR PROJECTIONS CALCUALTIONS AT THIS LEVEL

ROOF PLAN PROJECTION DIAGRAM

MAKEMIE PLACE SW

I STREET SW



ROOF PLAN SETBACK DIAGRAM