

Loading Berths/Service Delivery Platforms/Parking Spaces

Subtitle C § 701.5: Except as provided for in Subtitle C § 702, parking requirements for all use categories are as follows (all references to “sq. ft.” refers to square feet of gross floor area as calculated in Subtitle C § 709)

| | minimum of 1 space required. |
|------------------------|---|
| Institutional, general | 1.67 per 1,000 sq. ft. in excess of 5,000 sq. ft. |

Subtitle C § 901.1 All buildings or structures shall be provided with loading berths and service/delivery spaces as follows, except for structures erected on Kingman and Heritage Islands for which the construction of service delivery loading spaces shall be prohibited:

TABLE C § 901.1: LOADING BERTHS AND SERVICE/DELIVERY SPACES

| Use | Minimum Number of Loading Berths Required | Minimum Number of Service/Delivery Spaces Required |
|--|---|--|
| Institutional | | |
| 30,000 to 100,000 sq. ft. gross floor area | 1 | 1 |
| More than 100,000 sq. ft. gross floor area | 2 | 1 |
| Loading | | |

Subtitle C § 901.4. Each loading berth shall be accompanied by one (1) adjacent loading platform.

Subtitle C § 903.1. Except as provided in this section, all loading berths and service/delivery spaces shall be located as follows: (a) Within the building or structure the berths or spaces are designed to serve; b) Within the rear yard of the building they are intended to serve; or (c) Within a court or side yard of the building they are intended to serve, provided that on a lot that is within or adjacent to an R, RF, RA, or NC zone, the loading berths and service/delivery loading spaces shall be at least six feet (6 ft.) from any side lot line.

Subtitle C § 905.2. All loading berths shall be a minimum of twelve feet (12 ft.) wide, have a minimum depth of thirty feet (30 ft.) and have a minimum vertical clearance of fourteen feet (14 ft.).

Subtitle C § 905.3 All service/delivery spaces shall be a minimum of ten feet (10 ft.) wide, have a minimum depth of twenty feet (20 ft.), and have a minimum vertical clearance of ten feet (10 ft.).

Subtitle C § 905.4. All loading berths shall be accompanied by one (1) adjacent loading platform that meets the following requirements: (a) A loading berth that is less than fifty-five feet (55 ft.) deep shall have a platform that is at least one hundred square feet (100 sq. ft.) and at least eight feet (8 ft.) wide; (b) A loading berth that is fifty-five feet (55 ft.) deep or greater shall have a platform that is at least two hundred square feet (200 sq. ft.) and at least twelve feet (12 ft.) wide; (c) Loading platforms shall have a minimum vertical clearance of ten feet (10ft.); and (d) A loading platform floor shall consist of one (1) horizontal level.

Subtitle C § 201.2

Any nonconforming use of a structure or of land, or any nonconforming structure lawfully existing on the effective date of this title that remains nonconforming, and any use or structure lawfully existing that became nonconforming on the effective date of this title, may be continued, operated, occupied, or maintained, subject to the provisions of this chapter.

Subtitle B. § 308.8

A conforming structure in existence on June 14, 2013, that would have been rendered nonconforming as a result of the adoption of amendments to this section made in Z.C. Order No. 12-11, shall be deemed conforming; provided that the height of the structure may neither be increased or extended.

Subtitle C § 705.3

A historic resource shall not be required to provide additional parking spaces for a change in use without expansion.

Subtitle C § 901.7

An addition to a historic resource shall be required to provide additional loading berths, loading platforms, and service/delivery spaces only for the addition's gross floor area and only when the addition results in at least a fifty percent (50%) increase in gross floor area beyond the gross floor area existing on the effective date of this title.

Rear Yard

Subtitle B §100.2

When a lot abuts more than one (1) street, the owner shall have the option of selecting which is to be the front for purposes of determining street frontage.

Subtitle B §308.7

If a building fronts on more than one (1) street, any front may be used to determine street frontage; but the basis for measuring the height of the building shall be established by the street selected as the front of the building.

Subtitle F § 605.1

A minimum rear yard shall be established for lots in the RA-8, RA-9, and RA-10 zones as set forth in the following table:

| | Building Height |
|-------|--|
| RA-9 | 15 ft.; or A distance equal to 4 in. per 1 ft. of principal building height |
| RA-10 | 12 ft. or |

Subtitle C §1501.3

Architectural embellishments consisting of spires, tower, domes, minarets, and pinnacles may be erected to a greater height than any limit prescribed by these regulations or the Height Act, provided the architectural embellishment does not result in the appearance of a raised building height for more than thirty percent (30%) of the wall on which the architectural embellishment is located.

Subtitle § B 101.1

Yard: An exterior space, other than a court, on the same lot with a building or other structure. A yard required by the provisions of this title shall be open to the sky from the ground up, and shall not be occupied by any building or structure, except as specifically provided in this title. No building or structure shall occupy in excess of fifty percent (50%) of a yard required by this title

Subtitle B § 100.1

Areaway: A subsurface space adjacent to a building that is open at the top or protected at the top by a grating or guard and that provides passageways accessing a basement/cellar door.

Grade, Exceptions to: The following are exceptions to “Finished Grade” and “Natural Grade” as those terms are defined below:

- (a) A window well that projects no more than four feet (4 ft.) from the building face; and
- (b) An areaway that provides direct access to an entrance and, excluding associated stairs or ramps, projects no more than five feet (5 ft.) from the building face.

Side Yard

Subtitle § F 606.1

No side yards are required in the RA-8, RA-9, and RA-10 zones; however, if a side yard is provided, it shall be a minimum of four feet (4 ft.).

DCRA Exhibit A

The undersigned certify that they are owners in fee simple of the property to be subdivided and are in peaceful occupation thereof; that there are no pending suits or actions that affect title to the property, that parties to any deeds or trusts have heretofore indicated their assent; and that there are no interests or claims affecting title to the property other than such deeds of trust. The undersigned hereby subdivides Lot 108, Square 192 (Book 207 Page 188) into two Lots and requests that this subdivision be recorded in the Office of the Surveyor of the District of Columbia.

WITNESSES

OWNERS
THE SUPREME COUNCIL
(MOTHER COUNCIL OF THE WORLD)
OF THE INSPECTORS GENERAL
KNIGHTS COMMANDERS
OF THE HOUSE OF
THE TEMPLE OF SOLOMON OF THE
THIRTY-THIRD DEGREE
OF THE ANCIENT AND ACCEPTED
SCOTTISH RITE OF FREE MASONRY
OF THE SOUTHERN JURISDICTION OF
THE UNITED STATES OF AMERICA

Barton Bell
WITNESS SIGNATURE

Ronald A. Seal
WITNESS SIGNATURE
RONALD A. SEAL, SOVEREIGN GRAND COMMANDER

William G. Seigrist
WITNESS SIGNATURE
WILLIAM G. SEIGRIST II, SIGNED EXECUTIVE DIRECTOR

Subscribed and sworn before me this 7th day of August 2019
Amelia Hoback
Notary Public My Commission Expires 3/31/22
(NOTARY SEAL)

NUMBER OF TRUSTS: 0

ASSENT BY TRUSTEES:

OFFICE OF TAX AND REVENUE
11/12/20 2019
I certify that the following statements relating to this subdivision are correct.
1 Ownership agrees with our records: 11/12/20 ob
2 Real estate taxes are paid to: 03/31/21 00
3 There are no unpaid assessments: 11/12/20 ob
Quincy Loney
for Chief Assessor, Assessment Division
I acknowledge for the owners that this is not a tax certificate as intended by D.C. Code Section 47-405.
Deanna Henderson

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
11/19/2020
I certify that this subdivision complies with all applicable provisions of DCMR11, Zoning Regulation of the District of Columbia.
Zoning District: RA-9/RA-9
for ML
Zoning Administrator

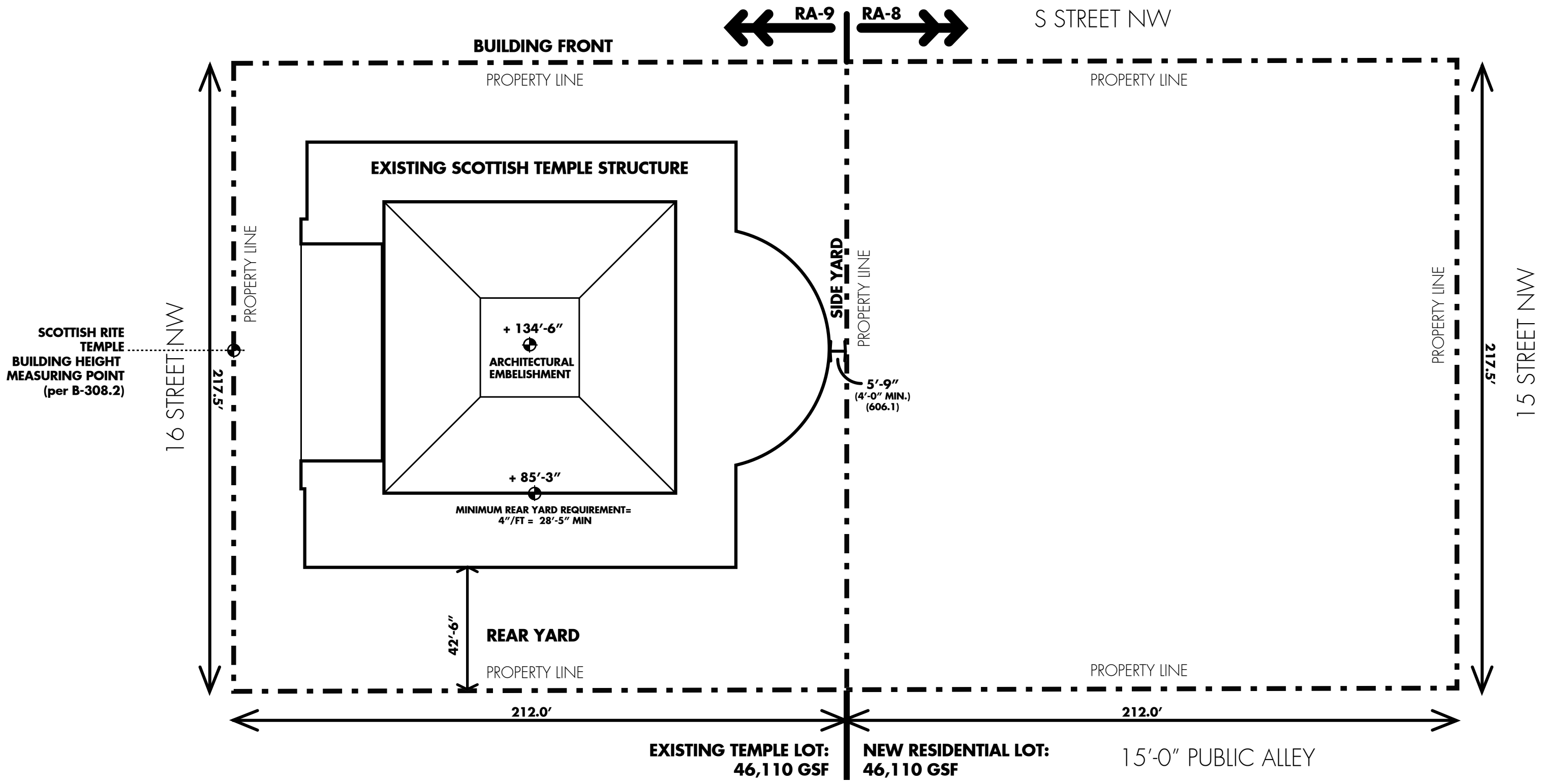
DEPARTMENT OF THE ENERGY & ENVIRONMENT (DOEE)
November 12, 2020 2019
I certify that this subdivision complies with all applicable provisions of FCMR20, Chapter 31 - Flood Hazard Rules, of the District of Columbia.
Flood Zone & Flood Elevation: Zone X Unshaded
Vicor Angelo
DOEE Official
November 19, 2020 2019
HISTORIC PRESERVATION

SUBDIVISION SQUARE 192
S STREET, N.W.
16th STREET, N.W. 15th STREET, N.W.
EAST
212.0 212.0
110 111
46,110 SF 46,110 SF
NORTH 217.59 217.59 SOUTH
212.0 212.0
PUBLIC WEST ALLEY

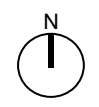
SURVEYOR'S OFFICE, D.C.
Made for: LOT 108 LESSEE, LLC
Drawn by: I.F.S. Checked by: *IB*
Record and computations by: H. MYERS
Recorded at: 1:10 p.m. on November 19, 2020
Recorded in Book 217 Page 161 SR-19-05787
Scale: 1 inch = 60 feet File No. 18-40111
2019/SUBS/SR-19-05787-SQ.192

OFFICE OF THE SURVEYOR
November 19, 2020 2019
I certify that this plan is correct and is hereby recorded.
A. E. S. D.
For Surveyor, D.C.

*Amended to accommodate/correct a degraded original image.
A. E. S. D. 11/3/2020



DCRA EXHIBIT C



Temple from 16th ST NW

DCRA EXHIBIT B

CODED NOTES

1 SIGNAGE FOR LOCATION OF ACCESSIBLE ENTRANCE, SEE 1/A9.60

OWNER
THE SUPREME COURT CLIP, 3P
SCOTTISH RTE, SOUTHERN JURISDICTION
1733 16TH STREET, NW
WASHINGTON, DC 20009
202.533.5279

ARCHITECT
HARTMAN-COX ARCHITECTS, LLP
1074 THOMAS JEFFERSON ST, NW
WASHINGTON, DC 20007
202.533.6446

GENERAL CONTRACTOR OF RECORD
DPR CONSTRUCTION
2841 FAIRVIEW PARK DR
FALLS CHURCH, VA 22042
703.698.0100

HISTORIC PRESERVATION CONTRACTOR
GRUNLEY CONSTRUCTION
15029 SHADY GROVE ROAD, SUITE 500
ROCKVILLE, MD 20850
240.399.2000

STRUCTURAL ENGINEERS
KCE STRUCTURAL ENGINEERS, PC
1818 JEFFERSON PLACE, NW
WASHINGTON, DC 20036
202.833.8624

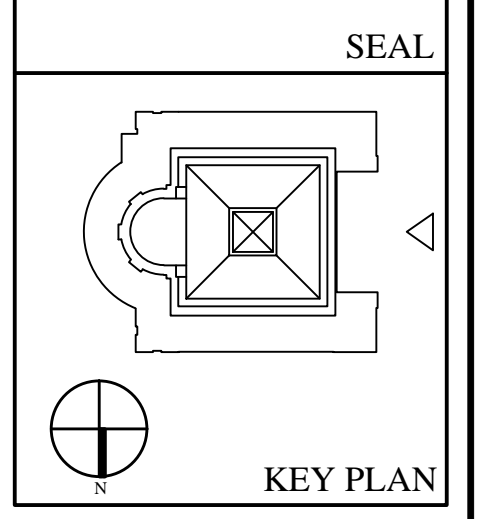
MECHANICAL ENGINEERS & CONTRACTOR
SHAPIRO & DUNCAN, INC
14630 ROTHGEB DRIVE
ROCKVILLE, MD 20850
301.535.2139

ELECTRICAL ENGINEERS
DESIGNTECH, INC
10410 KENSINGTON PARKWAY, #200
KENSINGTON, MD 20895
301.949.2608

ELECTRICAL CONTRACTOR
E.C. ERNST, INC
1430 RITCHIE MARLBORO ROAD
CAPITOL HEIGHTS, MD 20743
301.550.7776

SUBMISSION
01.26.15 100% CONSTRUCTION DOCUMENTS

HOUSE OF THE TEMPLE
1733 SIXTEENTH STREET NW
WASHINGTON DC



DRAWING TITLE
WEST ELEVATION

SCALE
1/8"=1'-0"

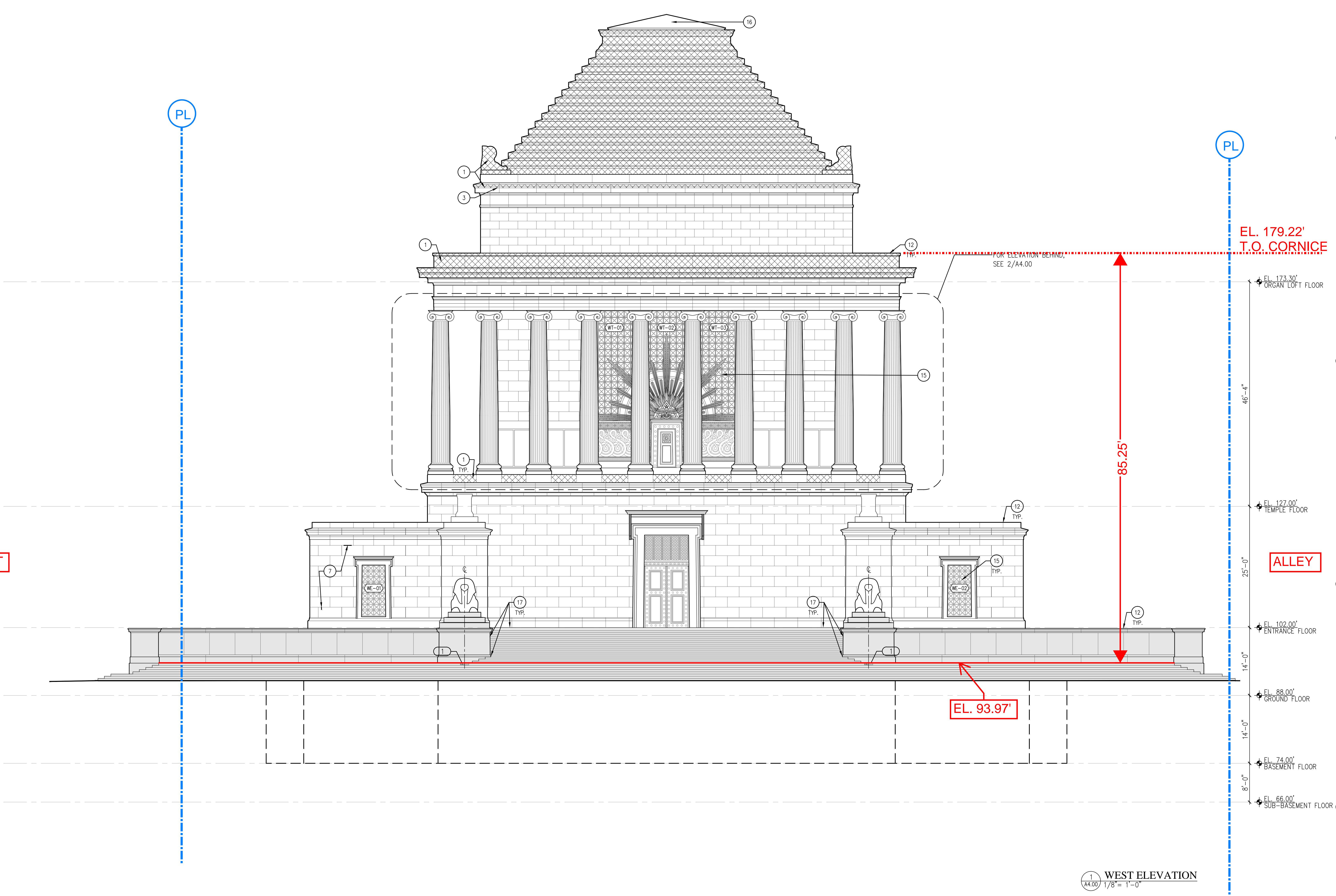
DATE
JANUARY 26, 2015

A4.00

Board of Zoning Adjustment
District of Columbia
DCAS, 2015-01-26

S STREET

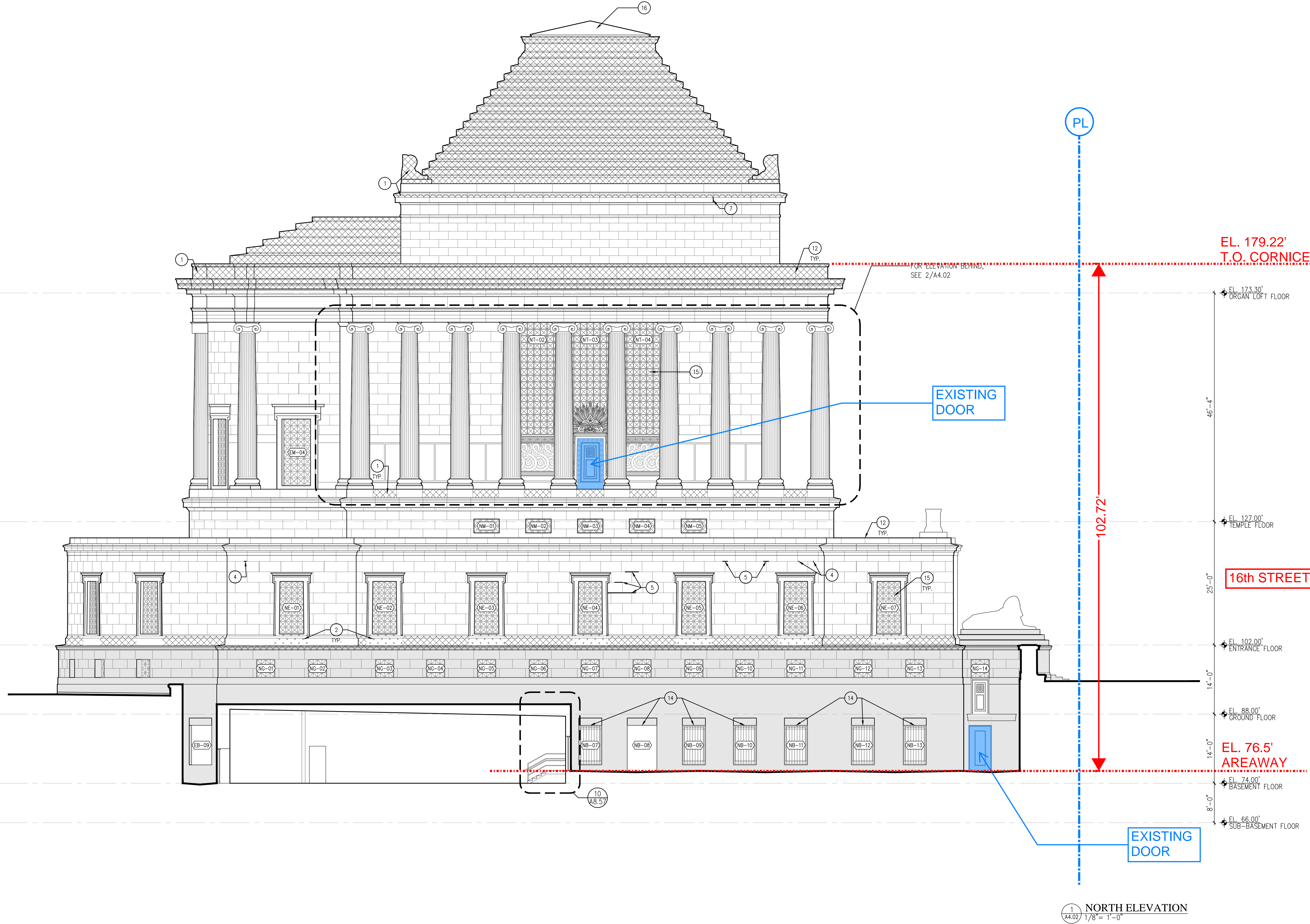
ALLEY



WEST ELEVATION
1/8"=1'-0"

TEMPLE From S STREET SW

DCRA Exhibit F



1 NORTH ELEVATION
A4.02 1/8" = 1'-0"

OWNER
THE SUPREME COURT CLERK
SCOTTISH RTE, SOUTHERN JURISDICTION
1733 16TH STREET, NW
WASHINGTON, DC 20009
202-533-5379

ARCHITECT
HARTMAN-COX ARCHITECTS, LLP
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WASHINGTON, DC 20007
202-533-6446

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WASHINGTON, DC 20036
202-833-8624

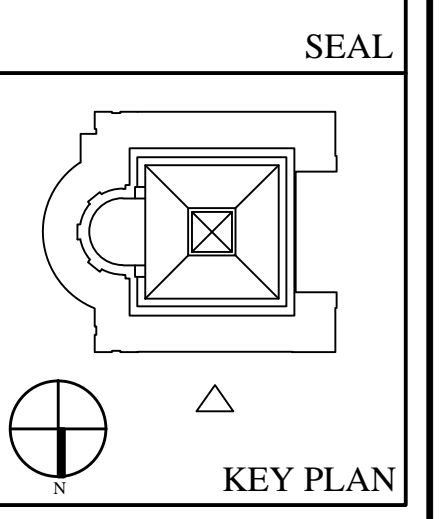
MECHANICAL ENGINEERS & CONTRACTOR
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ROCKVILLE, MD 20850
301-353-5239

ELECTRICAL ENGINEERS
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10410 KENSINGTON PARKWAY, #200
KENSINGTON, MD 20895
301-949-2608

ELECTRICAL CONTRACTOR
E.C. ERNST, INC.
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301-550-7776

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WASHINGTON DC



DRAWING TITLE
NORTH ELEVATION

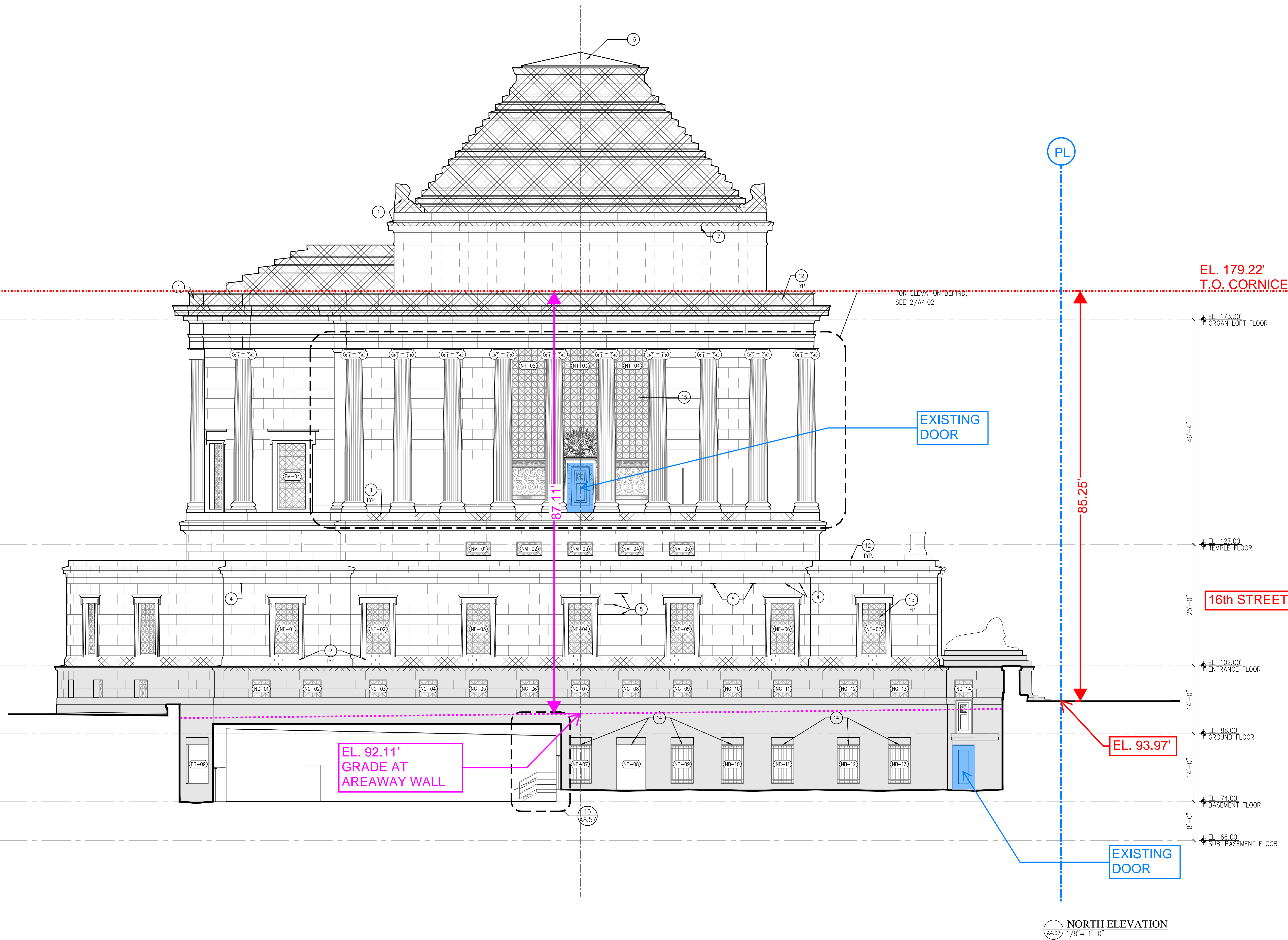
SCALE
1/8" = 1'-0"

DATE
JANUARY 26, 2015

A4.02

TEMPLE from S STREET SW

DCRA Exhibit E



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THE SUPREME COURT CLERK
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1733 16TH STREET, NW
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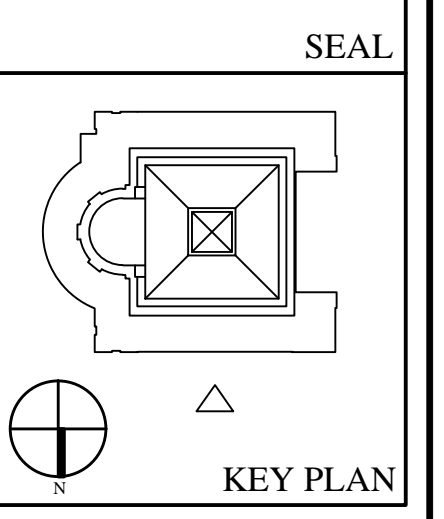
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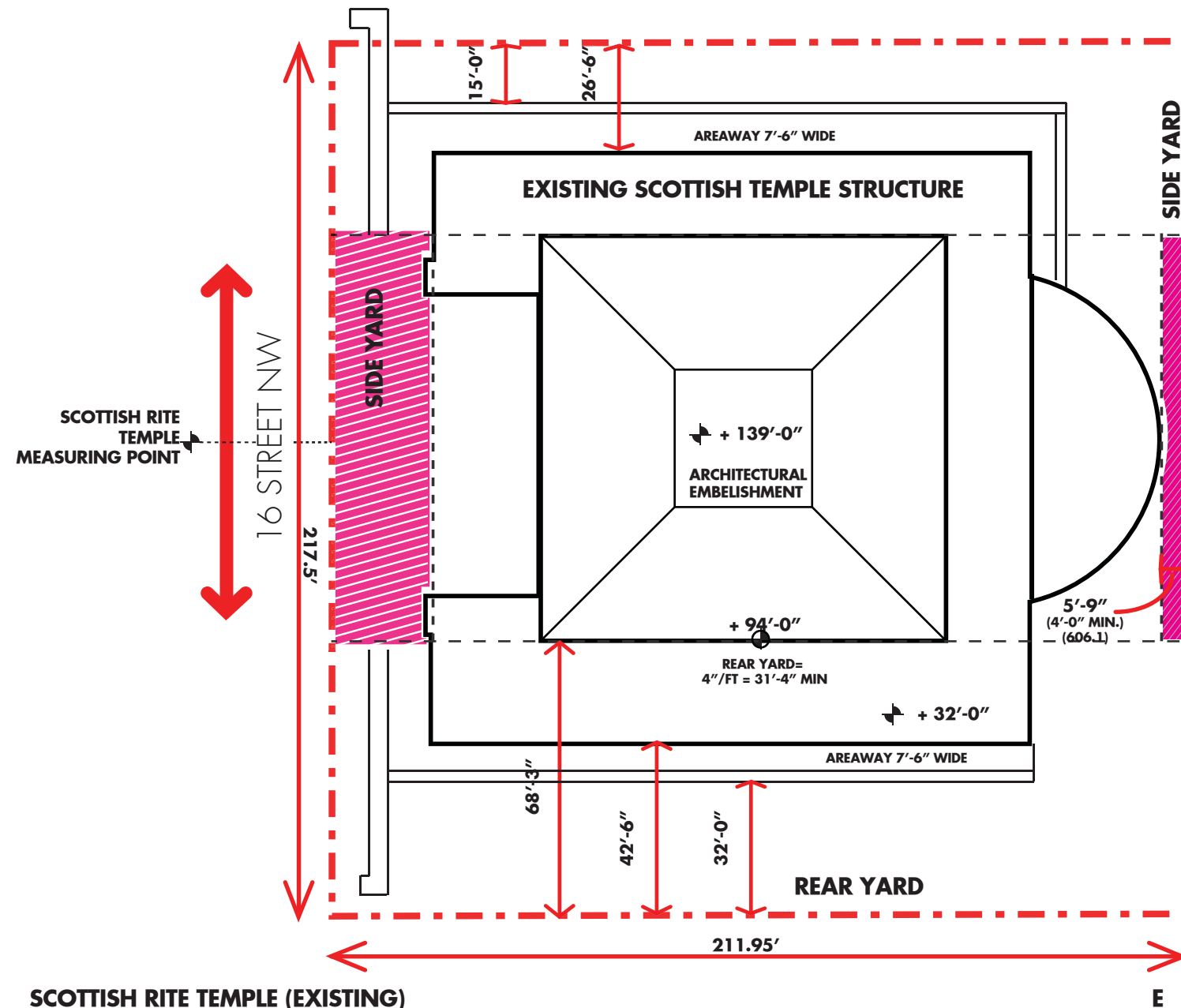
DRAWING TITLE
NORTH ELEVATION

SCALE
1/8" = 1'-0"

DATE
JANUARY 26, 2015

A4.02

S STREET NW



SCOTTISH RITE TEMPLE (EXISTING)
 FAR: = 1.38 (3.5 FAR ALLOWABLE)
 FAR = (EXISTING SF/LOT SIZE)
 = (63,783/46,099) = 1.38

LOT OCCUPANCY: = 56.1% (75% LOT OCCUPANCY ALLOWABLE)
 LOT OCCUPANCY = (LARGEST FLOOR SF/LOT SIZE)*100
 = (25,877/46,099)*100 = 56.1%

92RECORD LOT COMBINED SITE)

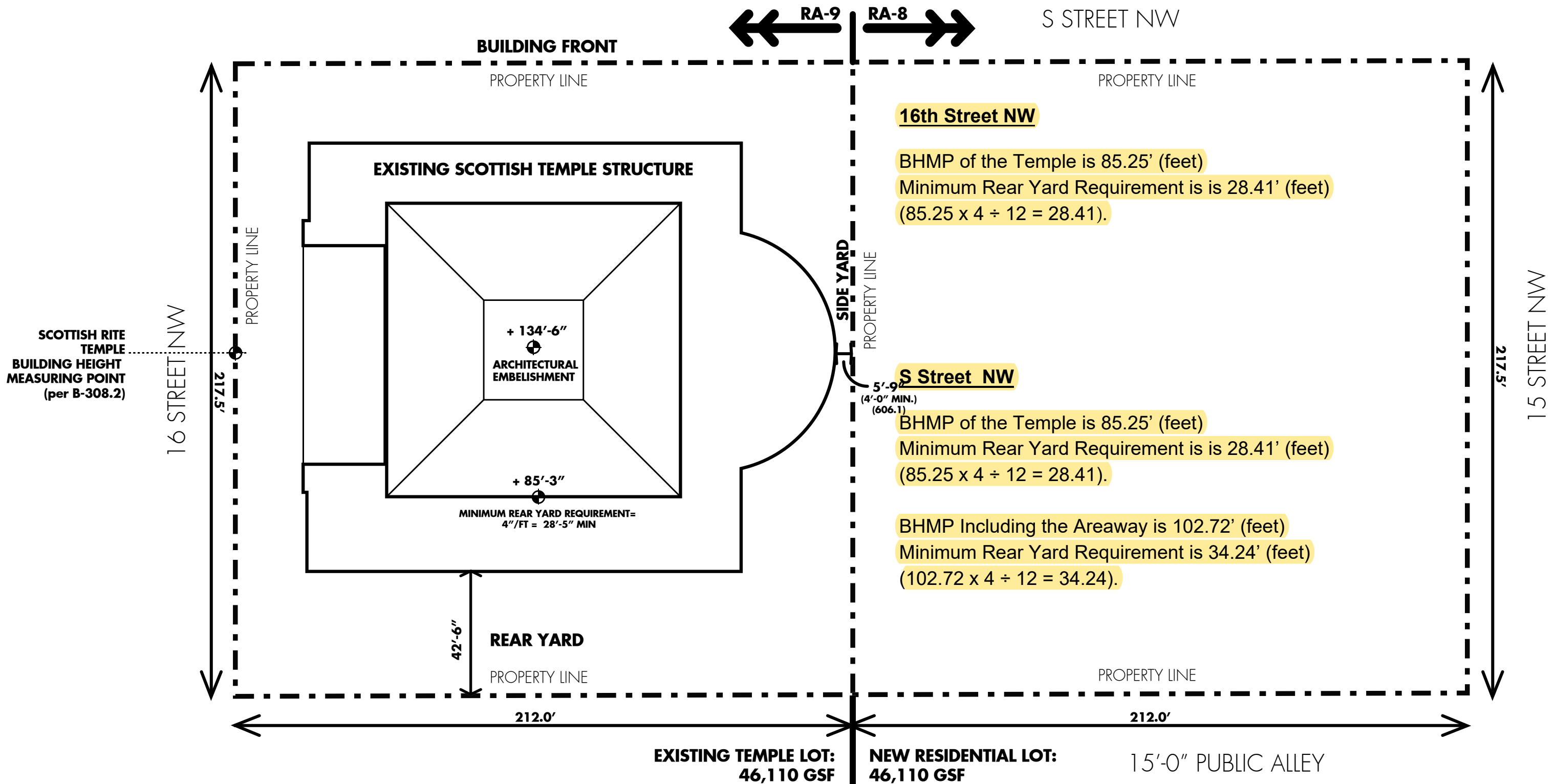


HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



1733 16TH STREET NW





DCRA EXHIBIT C