

899 Maine Avenue

SOUTHWEST, WASHINGTON, DC

899 Maine Avenue, SW

SUPPLEMENTAL POST-HEARING
SUBMISSION

ZC Case No. 22-06

November 28, 2022

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

Wiles Mensch Corporation DC

LAND USE COUNSEL

HOLLAND & KNIGHT LLP



No. Title:

SITE OVERVIEW

- 4 SITE LOCATION MAP
- 5 EXISTING CONDITIONS MAP
- 6 EXISTING CONDITIONS - NORTH AERIAL VIEW
- 7 URBAN PATTERNS - MASSING
- 8 VIEW CORRIDORS TOWARDS SITE

DEVELOPMENT TABULATIONS

- 11 ZONING TABULATIONS
- 12 BUILDING DATA SUMMARIES
- 13 YARDS AND COURTS

CONCEPT MASSING

- 15 MASSING DEVELOPMENT
- 16 PROPOSED MASSING
- 17 CONTEXT HEIGHTS DIAGRAM

BUILDING PLANS

- 19 GROUND FLOOR
- 20 LEVEL 1
- 21 LEVEL 2
- 22 LEVEL 3
- 23 LEVEL 4-9
- 24 LEVEL 10
- 25 LEVEL 11
- 26 LEVEL 12
- 27 LEVEL 13
- 28 PENTHOUSE LEVEL
- 29 ROOF LEVEL
- 30 PARKING LEVELS
- 31 DIMENSIONED SITE PLAN
- 32 IZ UNIT MIX

BUILDING SECTIONS

- 34 NORTH / SOUTH SECTION LOOKING EAST
- 35 EAST / WEST SECTION
- 36 ENLARGED SECTIONS

No. Title:

EXTERIOR RENDERINGS

- 38 NORTH AERIAL VIEW
- 39 SOUTHWEST AERIAL VIEW
- 40 MAINE AVE & 9TH ST LOOKING NW
- 41 MAINE AVE & 9TH ST LOOKING NE
- 42 G ST & 9TH ST LOOKING SOUTH
- 43 MAINE AVE & 9TH ST LOOKING EAST
- 44 G ST & 7TH ST LOOKING WEST
- 45 MAINE AVE & 9TH ST LOOKING EAST

BUILDING ELEVATIONS

- 47 EAST ELEVATION
- 48 SOUTH ELEVATION ON MAINE AVE SW
- 49 WEST ELEVATION ON 9TH ST SW
- 50 NORTH ELEVATION ON G ST SW
- 51 EAST ENLARGED ELEVATION 1
- 52 SOUTH ENLARGED ELEVATION 1
- 53 WEST ENLARGED ELEVATION 1
- 54 MATERIAL PALETTE
- 55 MASONRY 2 FACADE DETAIL
- 56 MASONRY 3 FACADE DETAIL
- 57 MASONRY 2 FACADE DETAIL
- 58 WINDOW WALL FACADE DETAIL

SITE SHADOW STUDY

- 60 MARCH / SEPTEMBER (EQUINOXES) 130-90
- 61 JUNE (SUMMER SOLSTICE) 130-90
- 62 DECEMBER (WINTER SOLSTICE) 130-90

LANDSCAPE

- 64 EXISTING CONDITIONS
- 65 PROPOSED SITE PLAN
- 66 LOBBY PLAZA & 9TH STREET SW STREETScape PLAN
- 67 LOBBY PLAZA & 9TH STREET SW PRECEDENT IMAGES
- 68 9TH STREET SW SECTION A
- 69 9TH STREET SW SECTION B
- 70 9TH STREET SW SECTION C
- 71 MAINE AVENUE SW STREETScape PLAN

No. Title:

- 72 MAINE AVENUE SW PUBLIC ART EXHIBIT
- 73 MAINE AVENUE SW PRECEDENT IMAGES
- 74 MAINE AVENUE SW SECTION D
- 75 PRIVATE AMENITIES
- 76 GREEN ROOF PLAN

CIVIL

- 78 EXISTING CONDITIONS
- 79 EROSION AND SEDIMENT CONTROL PLAN
- 80 SITE PLAN
- 81 UTILITY PLAN
- 82 GRADING PLAN
- 83 STORM WATER MANAGEMENT PLAN - PROPOSED

SUSTAINABILITY

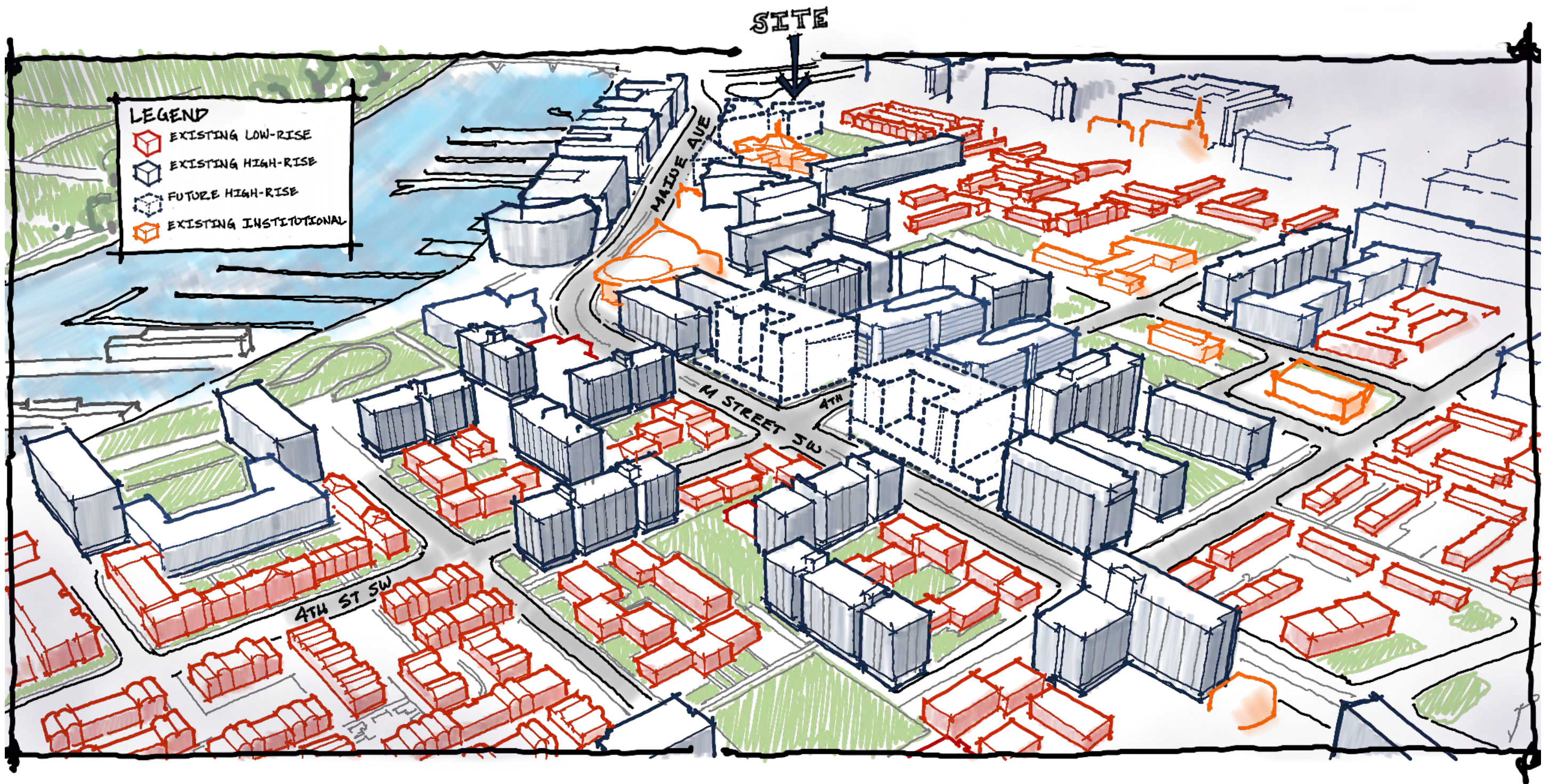
- 85 LEED RATING SCORE

SITE OVERVIEW









LEGEND

- ▣ EXISTING LOW-RISE
- ▣ EXISTING HIGH-RISE
- ▣ FUTURE HIGH-RISE
- ▣ EXISTING INSTITUTIONAL