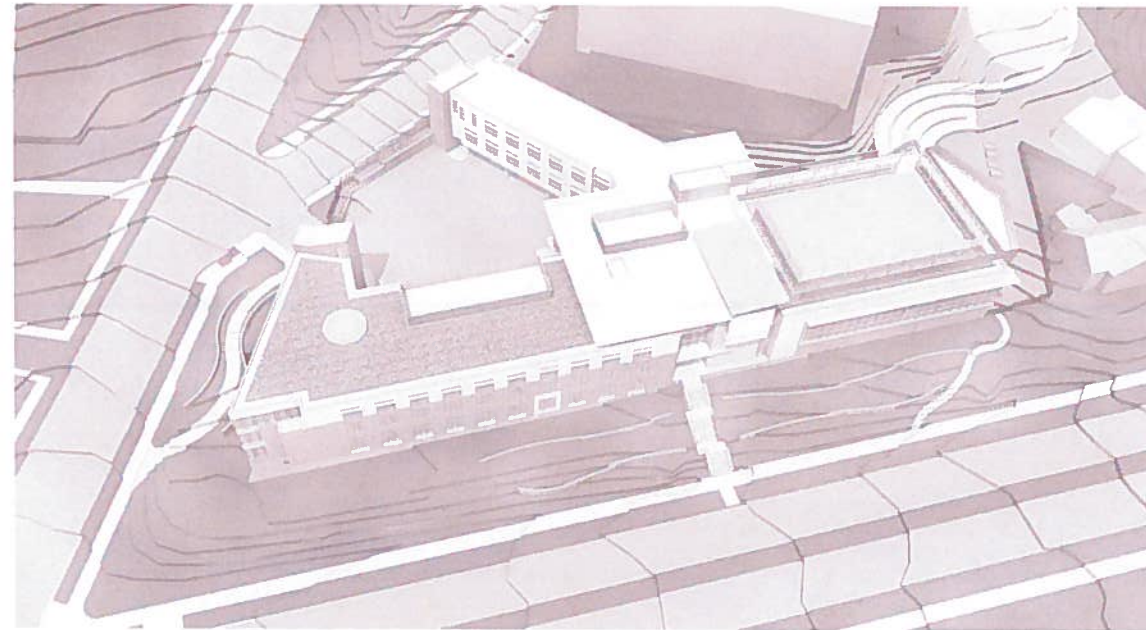




Board of Zoning Adjustment Drawing Submission

**JEWISH PRIMARY DAY SCHOOL
OF THE NATION'S CAPITAL**
6045 16TH STREET NW

Geier Brown Renfrow Architects, LLC

23 DECEMBER 2015

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Board of Zoning Adjustment
District of Columbia
CASE NO.18400A
EXHIBIT NO.25

PROJECT NARRATIVE

The Jewish Primary Day School of the Nation's Capital Inc. (JPDS-NC) is a private, co-educational elementary school providing a Jewish and general studies education for grades two- six at 6045 16th Street, NW. The School strives to create an environment filled with warmth, joy, and intellectual excitement that celebrates the unique qualities of each student, respects varied approaches to Judaism, fosters a strong sense of ethics and of self, embraces diversity, and builds a community of lifelong learners.

JPDS-NC was founded in 1988 by a small group of parents looking to provide for a Jewish primary education closer to their homes in the District. It first operated as a kindergarten, part of the Adas Israel Congregation on Quebec Street, NW, and grew slowly over the years to include K through 6th grade. In 2002, the School purchased the building at 6045 16th Street, NW, (a building that was built in 1950 to house the 350-student Hebrew Academy, and later was the home of the Owl School).

In BZA Order No. 18400 issued in 2013, the Board granted approval to expand the school's enrollment cap to 300. JPDS-NC is currently requesting to increase the school's enrollment cap to 350 students. Thanks to a generous donation, JPDS-NC has now been presented with the opportunity to add a 7th and 8th grade to the school, which will allow their students to continue through the elementary education and move directly to high school, rather than finding another school for their 7th and 8th grade education. JPDS-NC also has the opportunity to renovate and upgrade the existing building, and to build the addition. This increase in space is necessary not only for the additional two grades, but also to keep up with today's education space requirements.

The proposed renovation and expansion plans retain and renovate the original classroom wing along 16th Street N.W. The existing gymnasium and core areas are removed to allow for construction of a properly sized and equipped gymnasium for the middle school students. A turf recreational field will be provided on the roof of the gymnasium. A new classroom wing will be on the north east edge of the site. The middle school will include grades 6 through 8 and will occupy a new third floor level. The central core will be re-built to provide a new primary entrance from the parking area and shared building services including a new elevator to provide accessibility throughout the building. Building systems will be upgraded, life safety upgrades will include a new automatic sprinkler system. In general, the building will be brought into compliance with current regulations for energy efficiency, life safety, environmental and accessibility.

Estimated gross floor area for each level is:

- Cellar: 3,378 sf
- First Floor: 25,550 sf
- Second Floor: 19,702 sf
- Third Floor: 19,733 sf

**JEWISH PRIMARY DAY SCHOOL
OF THE NATION'S CAPITAL**
6045 16TH STREET NW

Geier Brown Renfrow Architects, LLC

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DETAILED DEVELOPMENT DATA

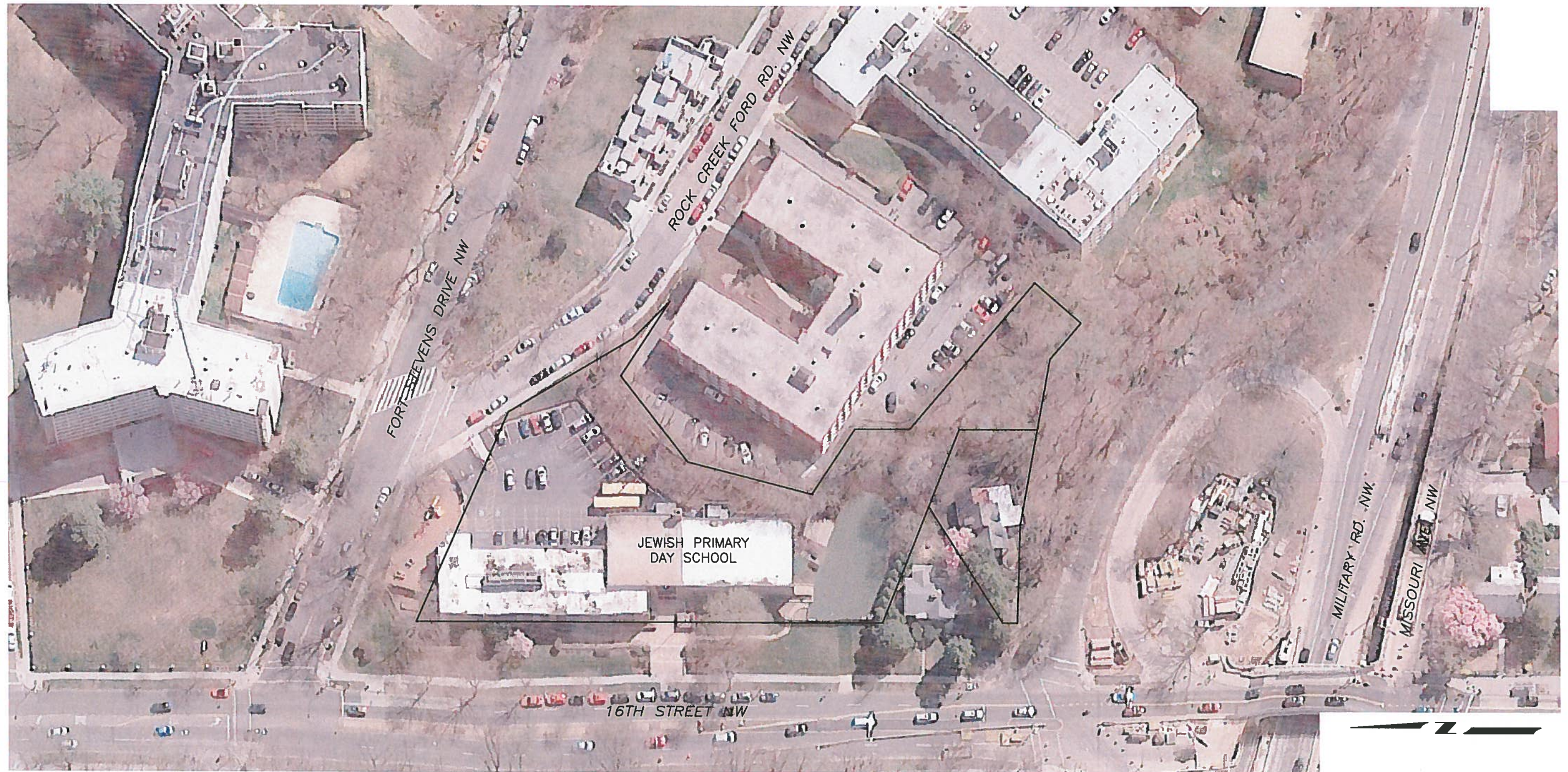
NO.	DESCRIPTION	EXISTING ZONING REQUIREMENTS (R-1-B, R-5-A & Previous BZA Order No. 18400)	PROPOSED DEVELOPMENT	RELIEF REQUESTED
1	Building Height	40'-0" from BHMP	40'-0" from BHMP	-
2	Total Site Area	-	69,205 sf	-
3	Building Footprint	-	30,360 sf (including Philip's house)	-
4	% Lot Occupancy	40%	43.87% (including Philip's house)	Yes
5	Parking	48 spaces	8 fully compliant, 28 tandem	Yes
6	% of Roof Recreation Area (Z.C. Case No. 14-13, not in effect yet)	20%	16.9% (4,765 sf play field)	-
7	Loading	1 loading berth @ 30 ft deep, 1 loading platform at 100 sf, 1 service/delivery loading space at 20 ft	None	Yes
8	Front (North) Yard Setback Along Fort Stevens Dr NW	None	None	-
9	Side (West) Yard Setback Along 16th St NW	None (405.5)	None	-
10	Side (East) Yard Setback Along Adjacent Property	3 inches per foot of height of building, but not less than 8 ft (10 ft for 40' building height)	10'-8"	-
11	Rear (South) Yard Setback Along Adjacent Property	25 ft	25 ft	-
12	Roof Structures	All penthouses and mechanical equipment shall be placed in one (1) enclosure	Multiple enclosures as shown on plans	Yes
13	Retaining Walls	A retaining wall shall not exceed four feet in height.	Retaining wall at east side yard for accessible route to playground exceeds four feet in height	Yes

**JEWISH PRIMARY DAY SCHOOL
OF THE NATION'S CAPITAL**

6045 16TH STREET NW

Geier Brown Renfrow Architects, LLC

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**JEWISH PRIMARY DAY SCHOOL
OF THE NATION'S CAPITAL**
6045 16TH STREET NW

EXISTING SITE PLAN

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looking across 16th street



looking at entry across 16th street



looking at corner of 16th street & fort stevens drive



looking northeast along 16th street



looking east at Fort Steven Drive

**JEWISH PRIMARY DAY SCHOOL
OF THE NATION'S CAPITAL**
6045 16TH STREET NW

EXISTING SITE PHOTOS

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view from rock creek ford road



adjacent apartments to north on 16th street



adjacent apartments to east on rock creek ford road



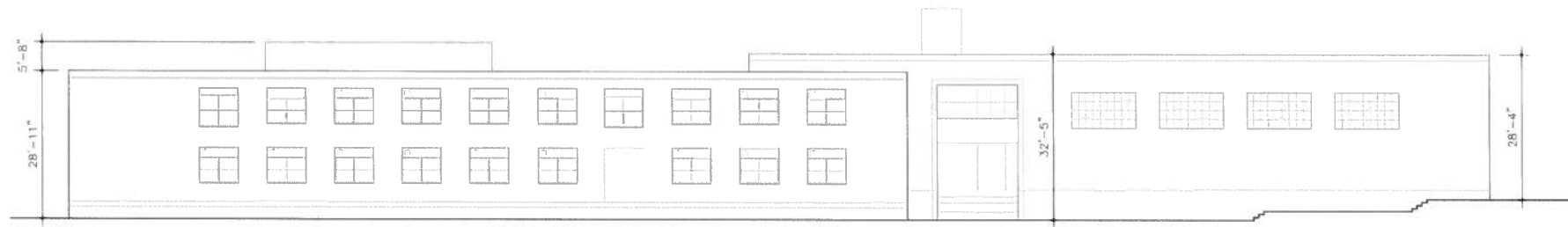
looking northeast on rock creek ford road

**JEWISH PRIMARY DAY SCHOOL
OF THE NATION'S CAPITAL**
6045 16TH STREET NW

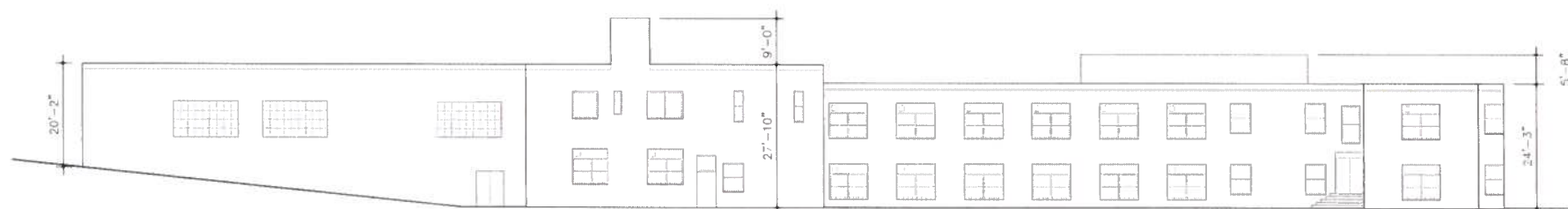
EXISTING SITE PHOTOS

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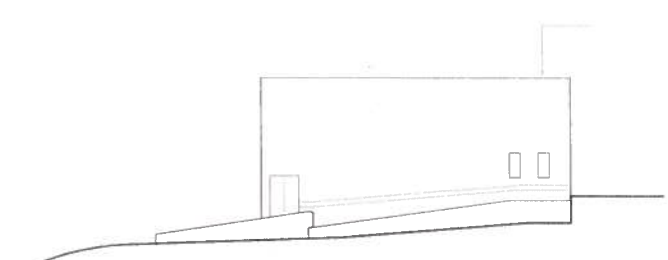
1 WEST ELEVATION (16TH ST NW)



2 EAST ELEVATION



3 NORTH ELEVATION



4 SOUTH ELEVATION

JEWISH PRIMARY DAY SCHOOL OF THE NATION'S CAPITAL

6045 16TH STREET NW

EXISTING ELEVATIONS

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DC-BENCHMARK
NORTHWEST CORNER 1ST CONCRETE STEP #3821
16TH STREET, NW
MAP NO. 2-13
ELEVATION = 253.79

- LEGEND**
- ① UNKNOWN MANHOLE
 - ② PEPCO MANHOLE
 - ③ SEWER MANHOLE
 - ④ TELEPHONE MANHOLE
 - ⑤ WATER MANHOLE
 - ⑥ FIRE HYDRANT
 - ⑦ GAS VALVE
 - ⑧ GAS METER
 - ⑨ LIGHT POLE
 - ⑩ UTILITY POLE
 - ⑪ WATER METER
 - ⑫ WATER VALVE
 - ⑬ MONITORING WELL
 - E— ELECTRIC POWER LINE
 - G— GAS LINE
 - S— SEWER LINE
 - T— TELEPHONE LINE
 - W— WATER LINE
 - X— CHAIN LINK FENCE
 - Y— WOOD FENCE
 - Z— OVER HEAD WIRE

UTILITY COMPANIES

POTOMAC ELECTRIC POWER CO.
701 8th STREET, N.W.
WASHINGTON, D.C. 20068
202-331-8237

GAS SERVICE
WASHINGTON GAS COMPANY
8801 INDUSTRIAL RD.
SPRINGFIELD, VA. 22151
703-750-1000

TELEPHONE SERVICE
VERIZON
3801 CALVERTON BOULEVARD
BETHESDA, MD. 20705
301-595-8052

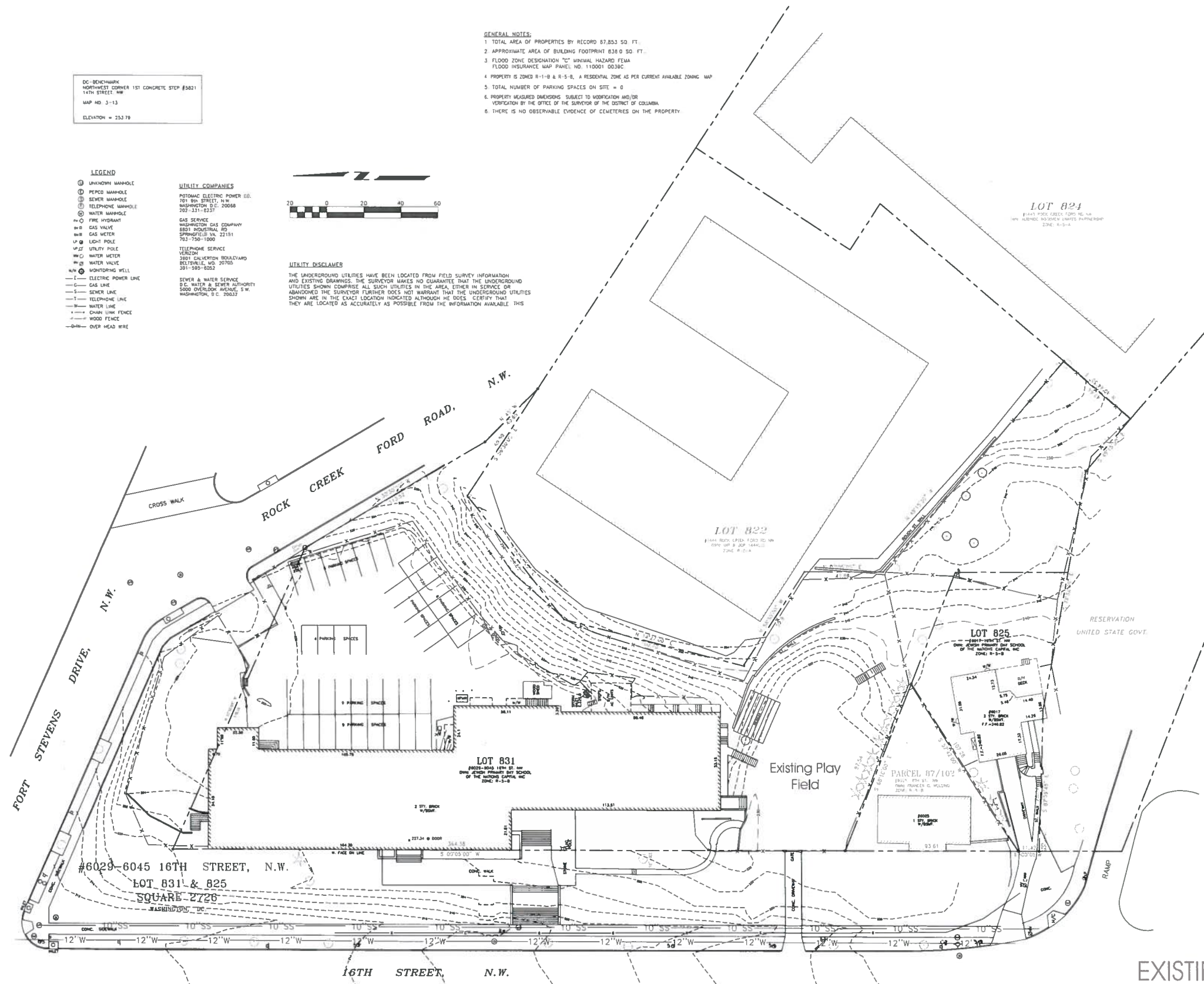
SEWER & WATER SERVICE
D.C. WATER & SEWER AUTHORITY
5400 OVERLOOK AVENUE, S.W.
WASHINGTON, D.C. 20032



UTILITY DISCLAIMER

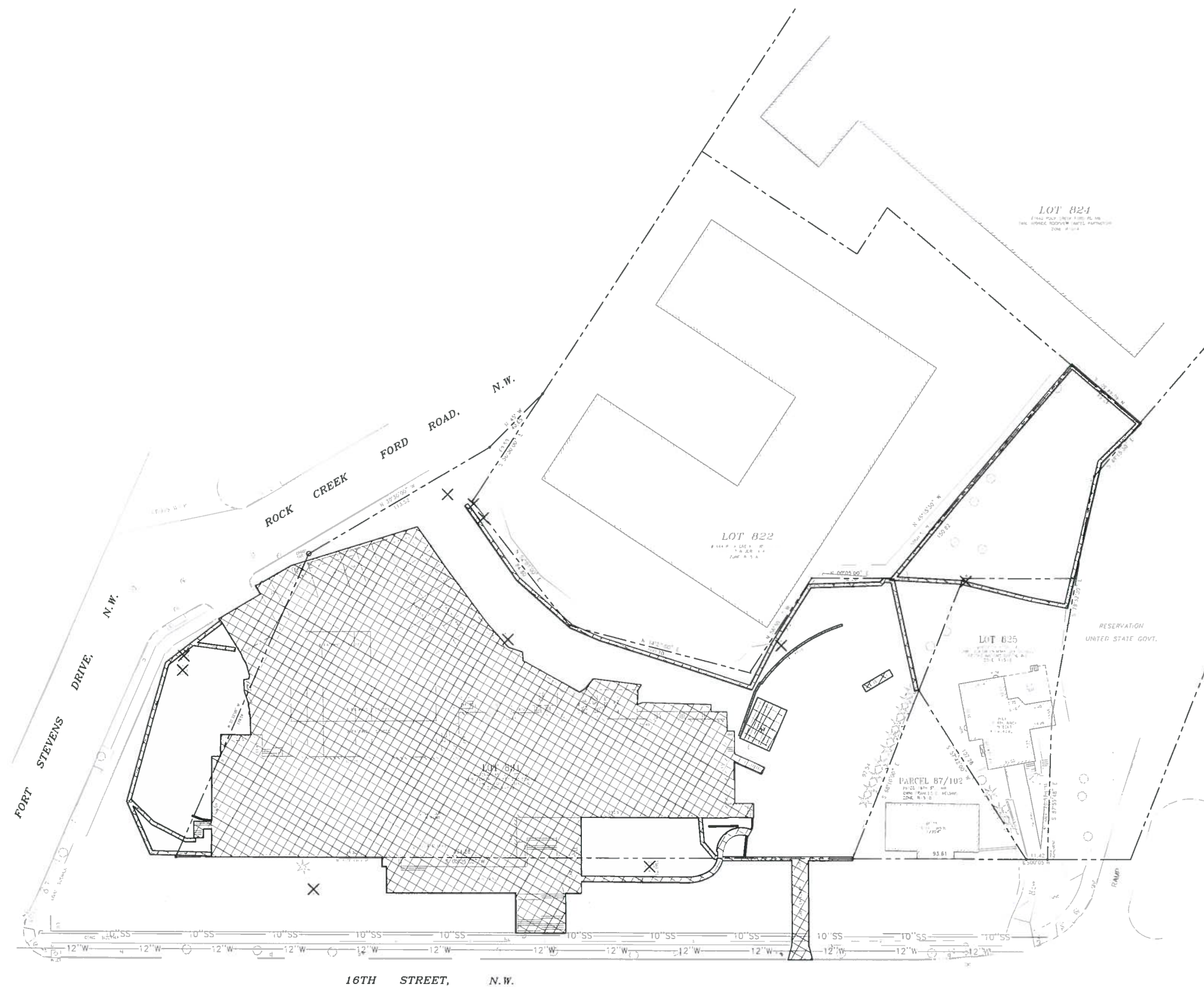
THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS

- GENERAL NOTES:**
1. TOTAL AREA OF PROPERTIES BY RECORD 67,853 SQ. FT.
 2. APPROXIMATE AREA OF BUILDING FOOTPRINT 838.0 SQ. FT.
 3. FLOOD ZONE DESIGNATION "C" MINIMAL HAZARD FEMA FLOOD INSURANCE MAP PANEL NO. 110001 D036C
 4. PROPERTY IS ZONED R-1-B & R-5-B, A RESIDENTIAL ZONE AS PER CURRENT AVAILABLE ZONING MAP
 5. TOTAL NUMBER OF PARKING SPACES ON SITE = 0
 6. PROPERTY MARGED DRAWINGS SUBJECT TO MODIFICATION AND/OR VERIFICATION BY THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA
 7. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE PROPERTY



**JEWISH PRIMARY DAY SCHOOL
OF THE NATION'S CAPITAL**
6045 16TH STREET NW

EXISTING CONDITIONS PLAN
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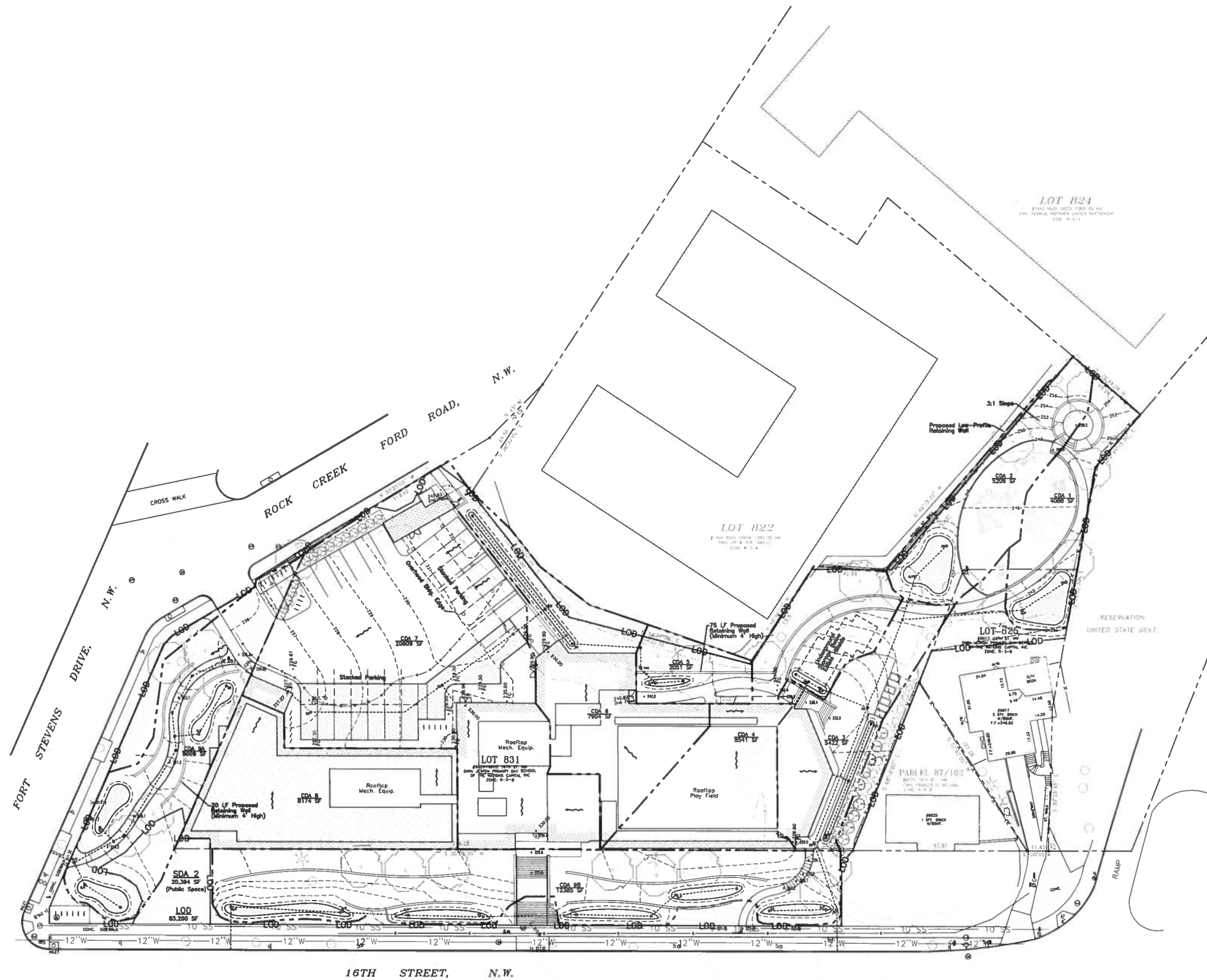


**JEWISH PRIMARY DAY SCHOOL
 OF THE NATION'S CAPITAL**
 6045 16TH STREET NW

SITE DEMOLITION PLAN

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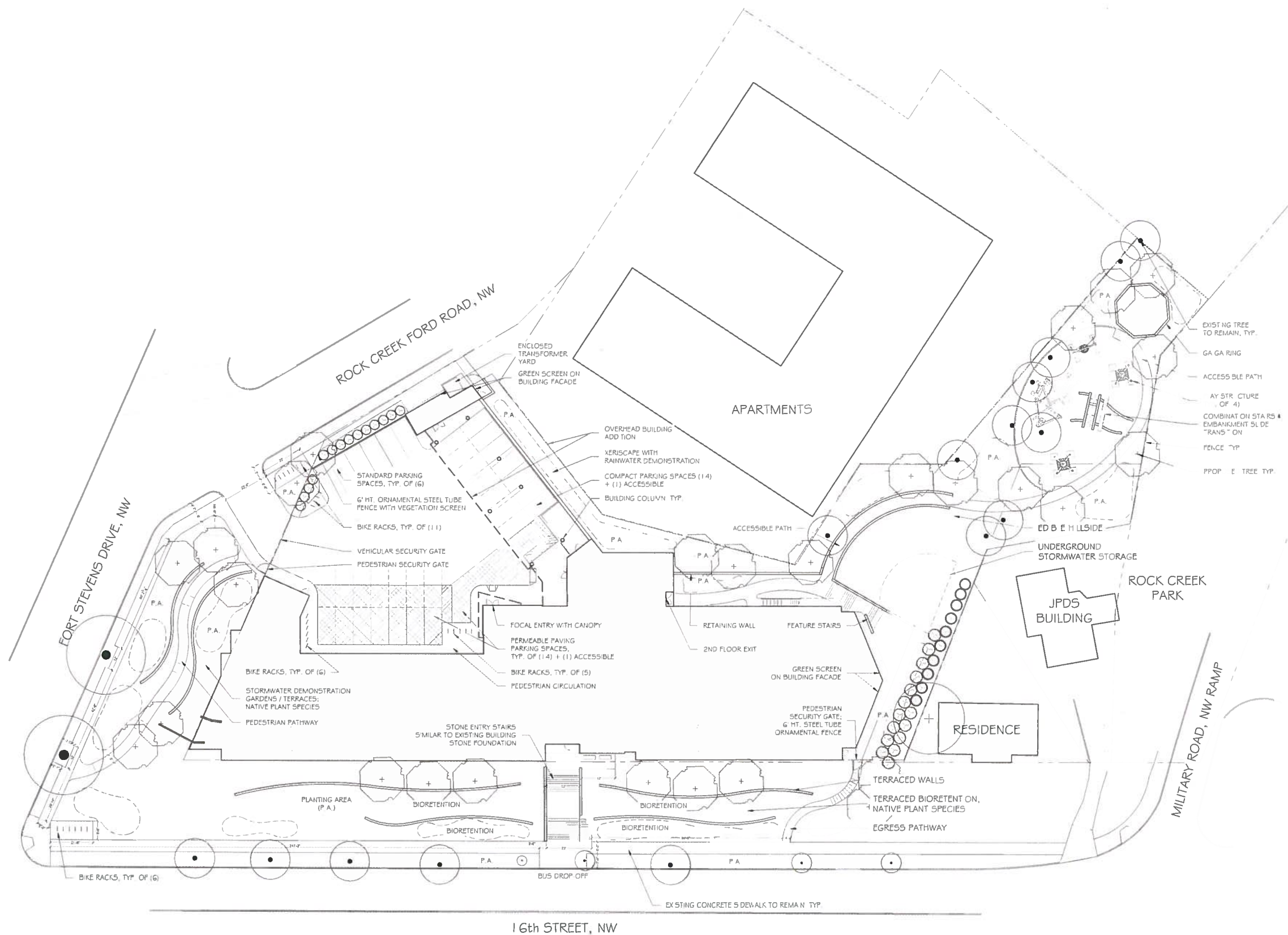


SITE GRADING PLAN

**JEWISH PRIMARY DAY SCHOOL
OF THE NATION'S CAPITAL**
6045 16TH STREET NW

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**JEWISH PRIMARY DAY SCHOOL
OF THE NATION'S CAPITAL**
6045 16TH STREET NW

LANDSCAPE PLAN

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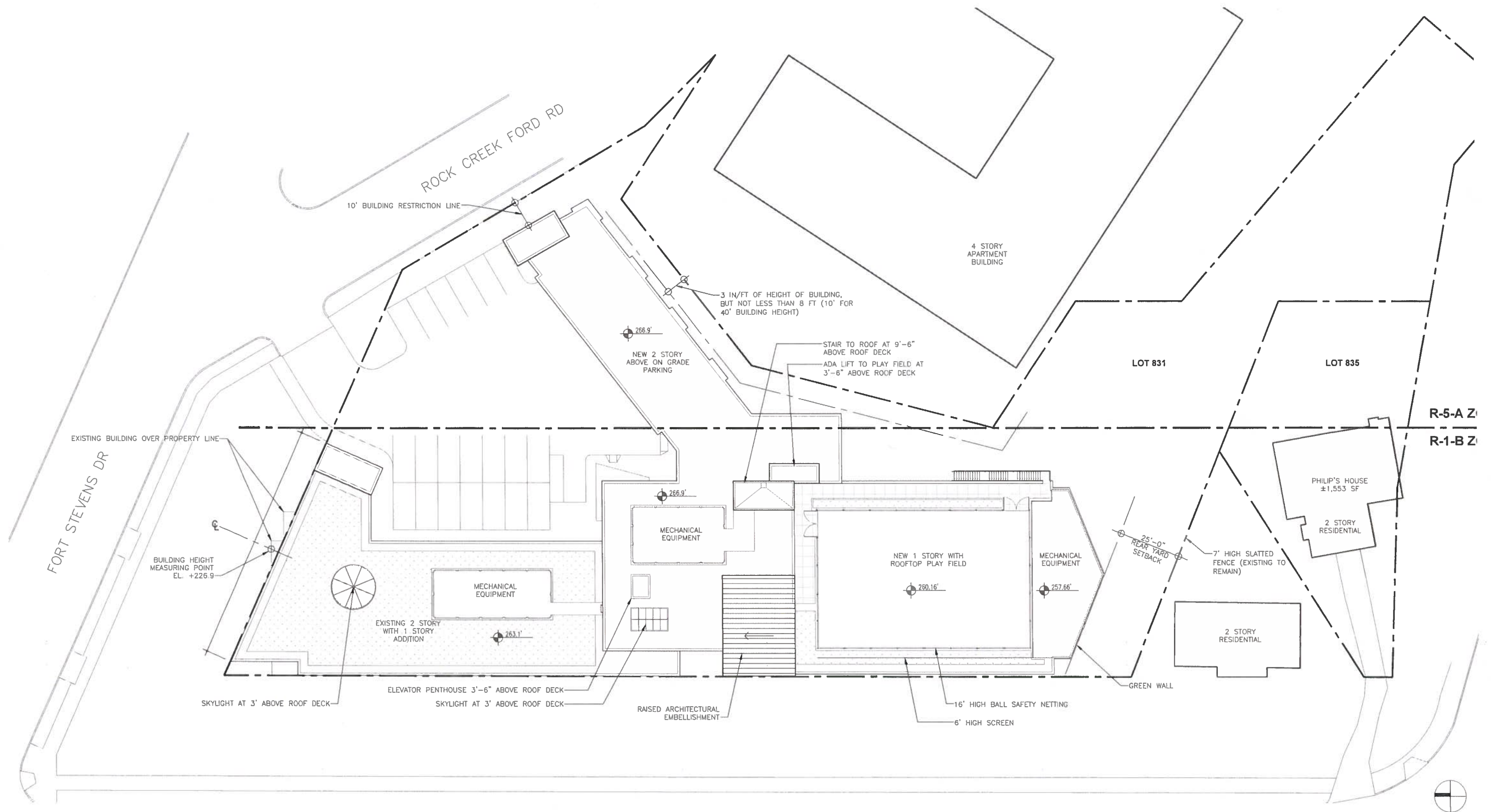
JEWISH PRIMARY DAY SCHOOL OF THE NATION'S CAPITAL

6045 16TH STREET NW

ILLUSTRATIVE SITE PLAN



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ROOF PLAN

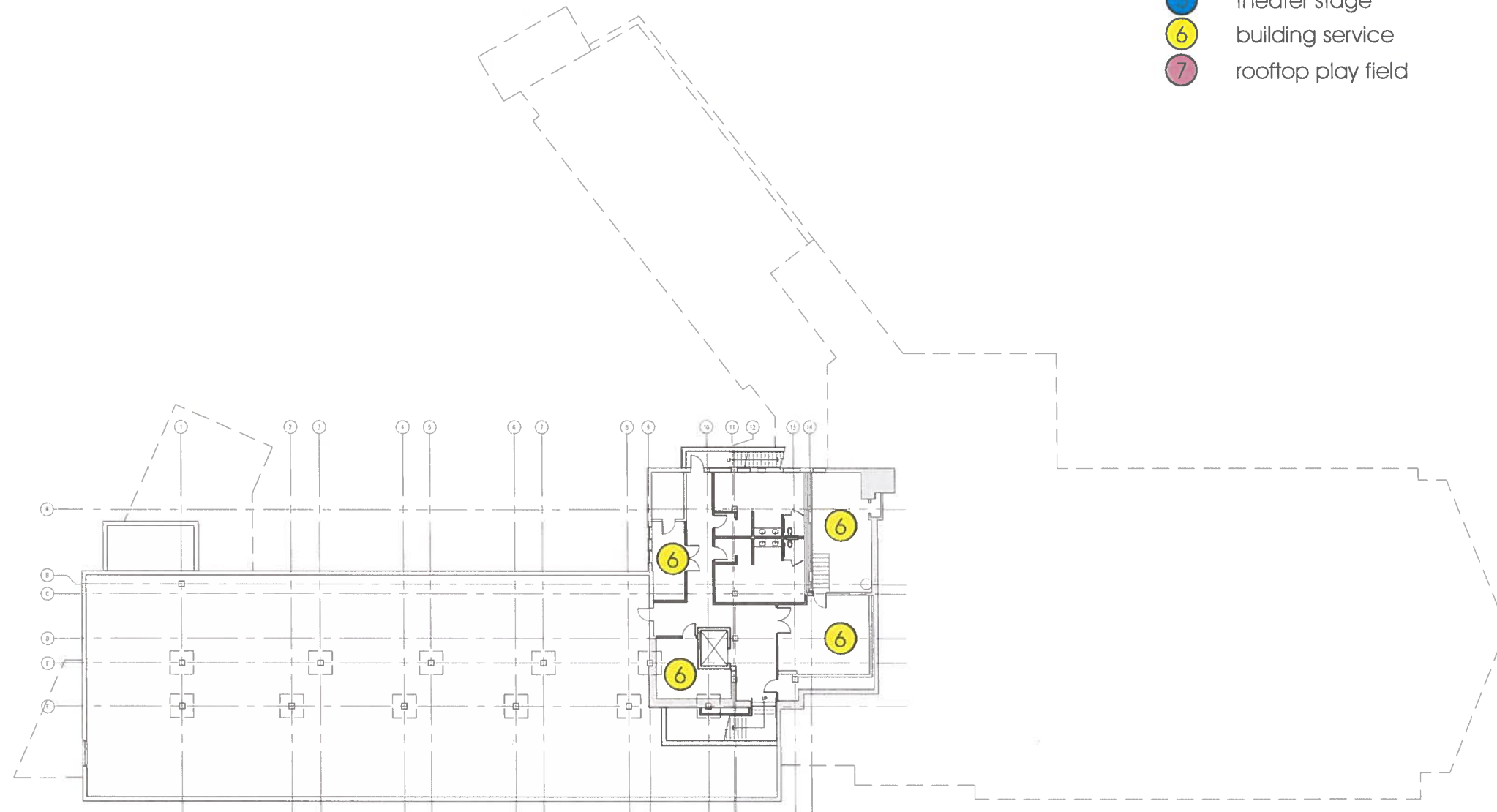
**JEWISH PRIMARY DAY SCHOOL
OF THE NATION'S CAPITAL**
6045 16TH STREET NW

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LEGEND

- 1 classroom / learning
- 2 office / admin
- 3 entry / exit
- 4 gym / multi-purpose
- 5 theater stage
- 6 building service
- 7 rooftop play field



**JEWISH PRIMARY DAY SCHOOL
OF THE NATION'S CAPITAL**
6045 16TH STREET NW

CELLAR FLOOR PLAN

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**JEWISH PRIMARY DAY SCHOOL
OF THE NATION'S CAPITAL**
6045 16TH STREET NW

GROUND FLOOR PLAN

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**JEWISH PRIMARY DAY SCHOOL
OF THE NATION'S CAPITAL**
6045 16TH STREET NW

SECOND FLOOR PLAN

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JEWISH PRIMARY DAY SCHOOL OF THE NATION'S CAPITAL

6045 16TH STREET NW

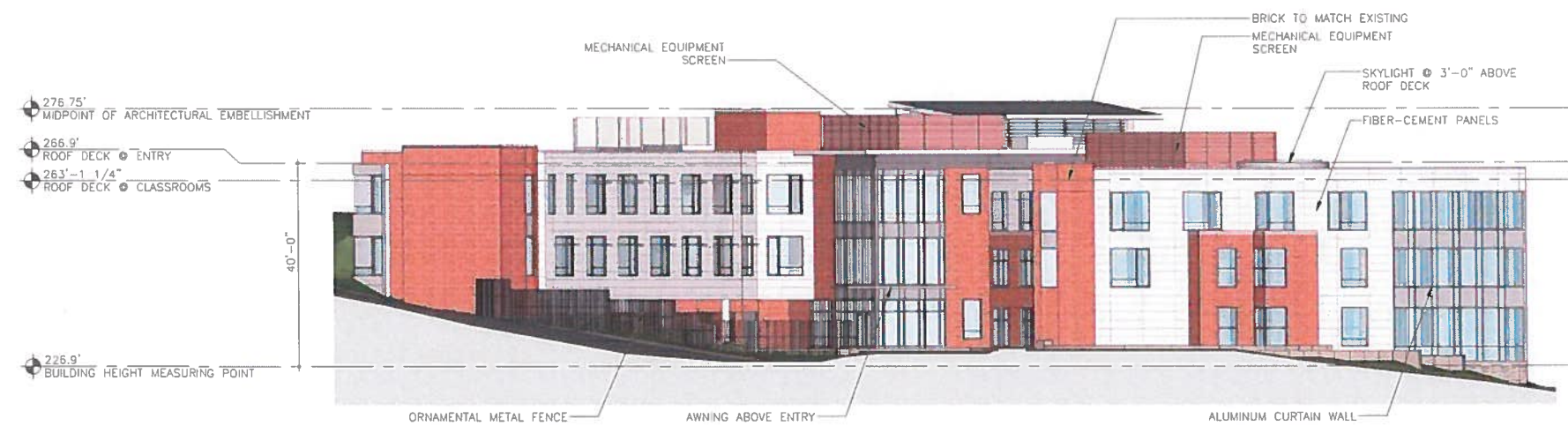
THIRD FLOOR PLAN

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WEST ELEVATION (16TH ST NW)



NORTH ELEVATION (FORT STEVENS DRIVE)

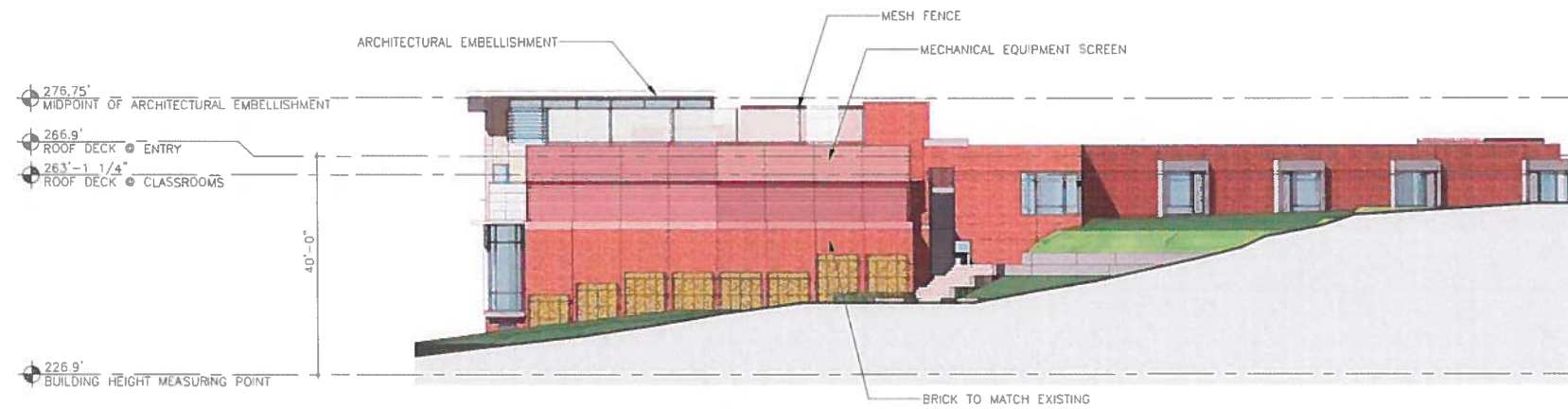
**JEWISH PRIMARY DAY SCHOOL
OF THE NATION'S CAPITAL**
6045 16TH STREET NW

EXTERIOR ELEVATIONS

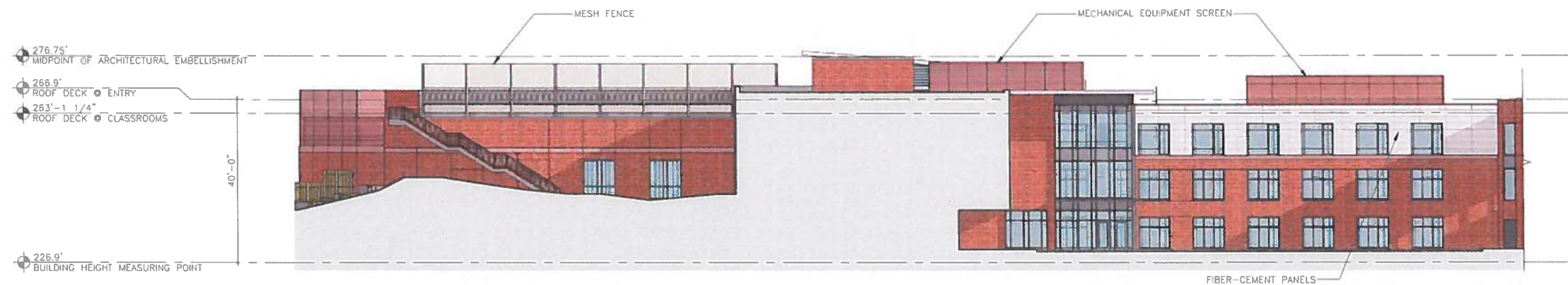
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SOUTH ELEVATION



EAST ELEVATION

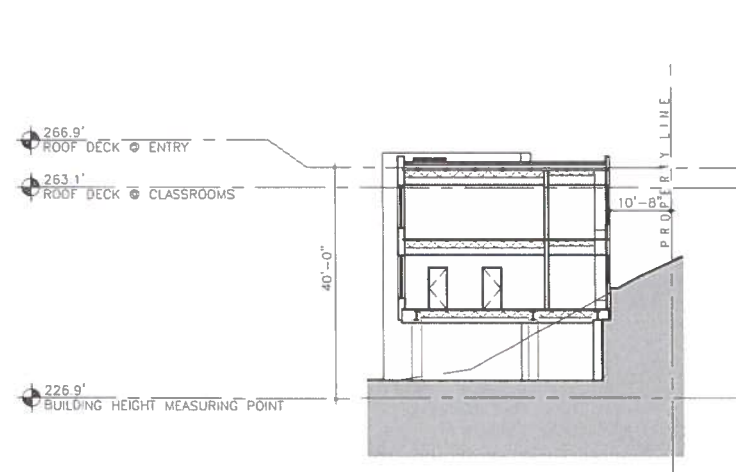
**JEWISH PRIMARY DAY SCHOOL
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6045 16TH STREET NW

EXTERIOR ELEVATIONS

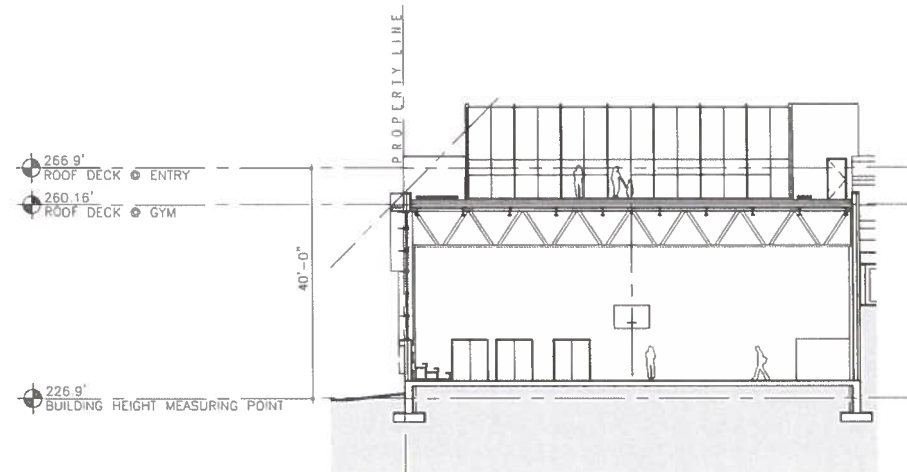
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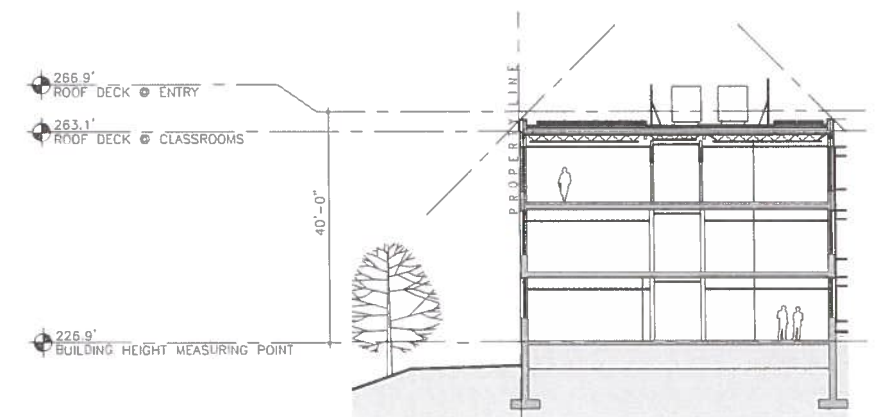
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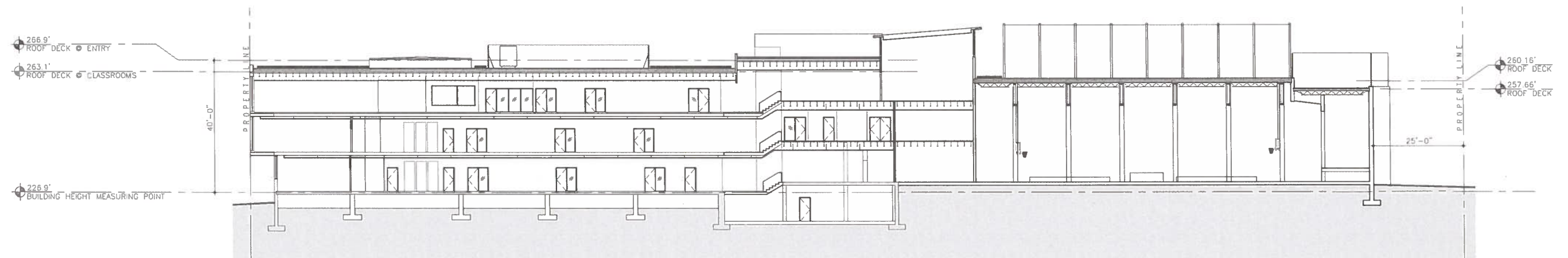
new classroom wing



gym / multi-purpose



existing classroom wing



longitudinal section

**JEWISH PRIMARY DAY SCHOOL
OF THE NATION'S CAPITAL**
6045 16TH STREET NW

BUILDING SECTIONS

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**JEWISH PRIMARY DAY SCHOOL
OF THE NATION'S CAPITAL**
6045 16TH STREET NW

AERIAL VIEW

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perspective view at 16th street



perspective view at 16th street



aerial view at Fort Steven Drive

**JEWISH PRIMARY DAY SCHOOL
OF THE NATION'S CAPITAL**
6045 16TH STREET NW

PROPOSED BUILDING VIEWS

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**JEWISH PRIMARY DAY SCHOOL
OF THE NATION'S CAPITAL**
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WEST ELEVATION (16TH STREET)

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**JEWISH PRIMARY DAY SCHOOL
OF THE NATION'S CAPITAL**

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NORTH VIEW (FORT STEVENS DRIVE)

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