

CAMPUS EXPANSION
INGLESIDE at ROCK CREEK

2014-12-23
BOARD OF ZONING ADJUSTMENT



NOTE: IN RESPONSE TO TOPOGRAPHICAL ISSUES, SOIL CONDITIONS AND OTHER POTENTIAL CHALLENGES ASSOCIATED WITH THE SITE, AND IN THE INTEREST OF MINIMIZING SITE DISTURBANCE AND IMPACTS ON ABUTTING PROPERTIES TO THE MAXIMUM EXTENT FEASIBLE, CERTAIN FLEXIBILITY IS NEEDED. ACCORDINGLY, THE PROVIDED YARD DEPTHS AND BUILDING HEIGHT MAY DEVIATE BY UP TO 5% FROM THE APPROVED PARAMETERS. IN ADDITION, BUILDING FOOTPRINTS MAY SHIFT UP TO 5 FEET IN ANY DIRECTION. THESE DEVIATIONS WILL NOT RESULT IN AN INCREASE IN THE OVERALL APPROVED GROSS FLOOR AREA OR LOT OCCUPANCY OF THE PROJECT AND WILL REMAIN WITHIN THE MATTER OF RIGHT LIMITS.

ZONING DATA

ZONING CATEGORY: R-1-A | R-1-B
SQUARE 2287, LOTS 802, 804, 809 & 813
3050 MILITARY ROAD, NW
WASHINGTON, DISTRICT of COLUMBIA 20015

SITE AREA¹ = 612,352 S.F.
LOT OCCUPANCY (EXISTING) = 93,351 S.F. - 15.24%
LOT OCCUPANCY (PROPOSED) = 130,325 S.F. - 21.28%
PERVIOUS COVERAGE = 61.98% (50.00% REQUIRED)

SITE FAR (PERMITTED) = N/A
SITE FAR (EXISTING)² = 0.64
SITE FAR (PROPOSED)² = 1.03

SIDE YARD SETBACK (WEST) = 50'-1"
SIDE YARD SETBACK (EAST) = 249'-0"
REAR YARD SETBACK = 271'-6"

MAXIMUM BUILDING HEIGHT (PERMITTED) = 90'-0" (WITH REQUIRED SETBACKS)
PROPOSED BUILDING HEIGHT = 79'-0" (WITH REQUIRED SETBACKS)

EXISTING BUILDINGS:

BUILDING 1 TOTAL = 75,040 S.F.
BUILDING 2 TOTAL = 10,403 S.F.
BUILDING 3 TOTAL = 63,332 S.F.
BUILDINGS 4, 5 & 6 TOTAL = 228,876 S.F.
BUILDING 7 TOTAL = 8,241 S.F.
3024 MILITARY ROAD = 1,784 S.F.
3020 MILITARY ROAD = 1,624 S.F.

TOTAL EXISTING SQUARE FOOTAGE = 389,300 S.F.

DEMOLITION:

BUILDING 1 TOTAL = 75,040 S.F.
BUILDING 3 TOTAL = 63,332 S.F.

TOTAL DEMOLITION SQUARE FOOTAGE: = 138,372 S.F.

NEW BUILDINGS:

BUILDING A TOTAL = 121,781 S.F.
BUILDING B TOTAL = 114,125 S.F.
BUILDING C TOTAL = 135,722 S.F.
BUILDING D TOTAL = 9,766 S.F.

TOTAL PROJECT SQUARE FOOTAGE
(EXISTING AND NEW) : = 632,322 S.F.

¹ THIS DOES NOT INCLUDE THE 5314 29th STREET PROPERTY THAT WILL ULTIMATELY BE MARKETING FOR SALE AFTER ITS TEMPORARY USE AS AN ASSISTED LIVING FACILITY. 5314 29th STREET IS 10,252 SF IN SIZE.
² THESE CALCULATIONS DO NOT INCLUDE THE IMPROVEMENTS ON LOTS 804, 813, OR LOT 30 IN SQUARE 2290.

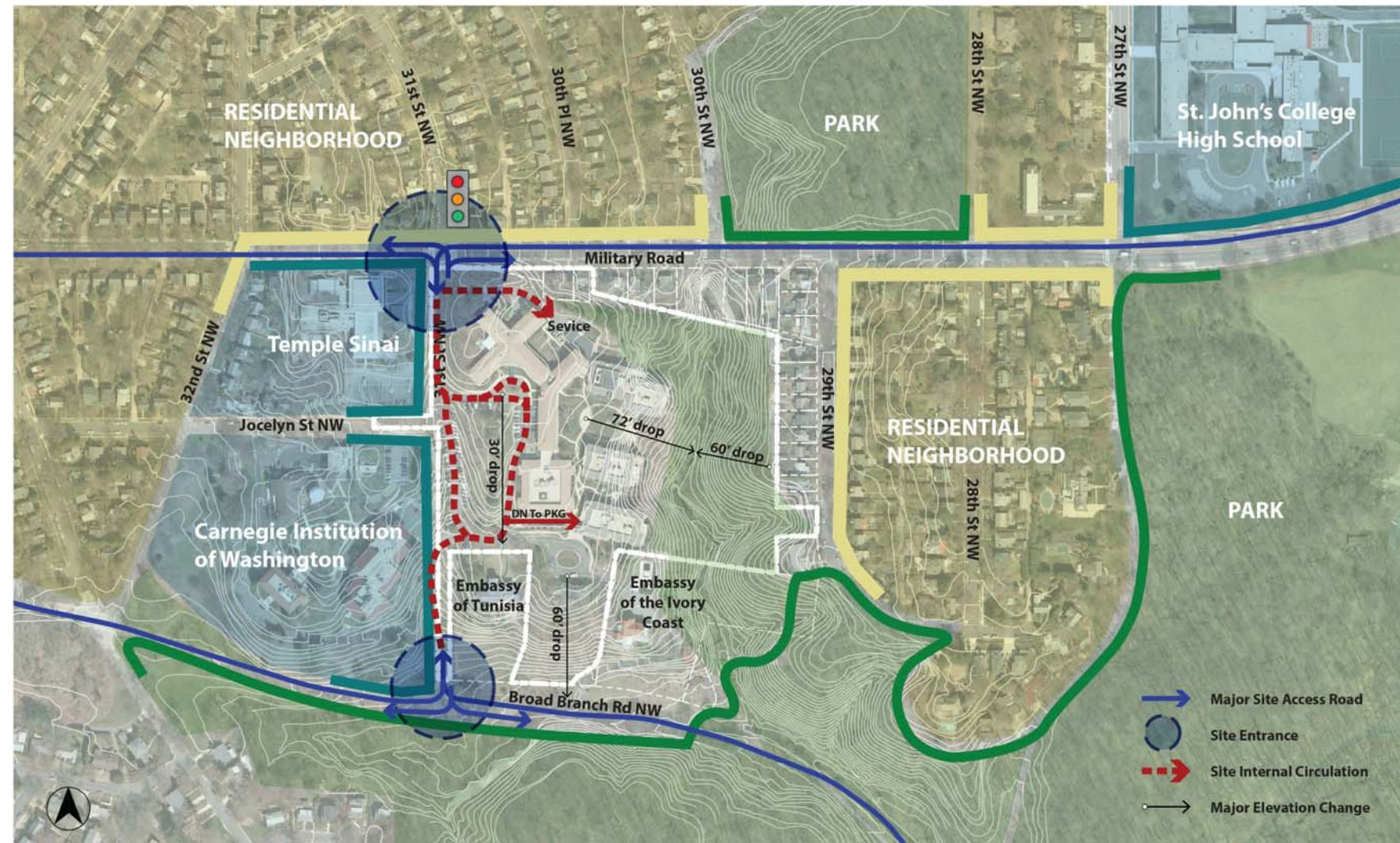
COVER SHEET

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**1. EXISTING CONDITIONS SITE
DIAGRAM**



2. SITE ANALYSIS DIAGRAM

SITE DIAGRAMS



1. ENTRY DRIVE LOOKING FROM BROAD BRANCH



2. ENTRY DRIVE LOOKING NORTH



3. PARKING LOT LOOKING NORTH



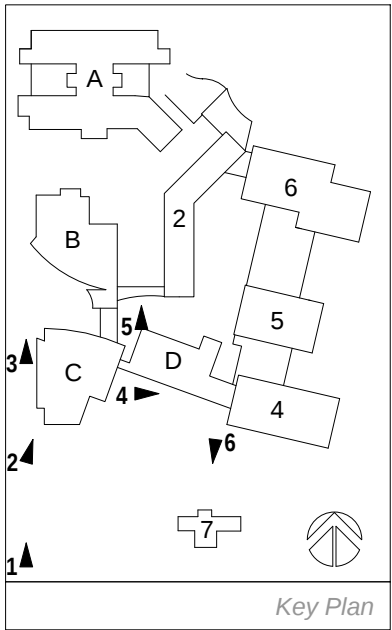
4. ENTRY TO EXISTING UNDERGROUND PARKING



5. INTERNAL LOOP ROAD LOOKING NORTH



6. MANOR HOUSE



SITE CONTEXT PHOTOS



1. LOOKING SOUTH AT
EXISTING IL BUILDING 6



2. LOOKING SOUTH
AT McCRACKEN



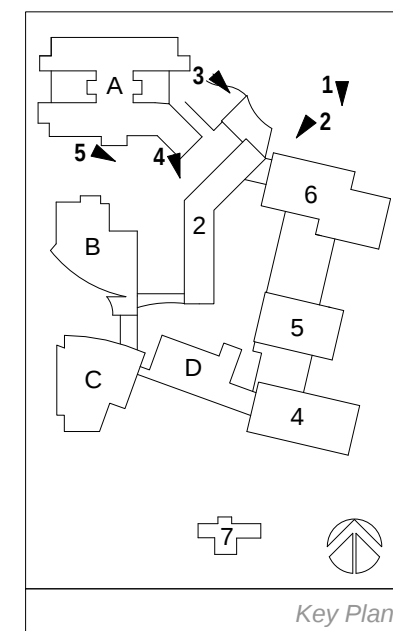
3. LOADING DOCK



4. MCCRACKEN ENTRY



5. ASSISTED LIVING ENTRY



SITE CONTEXT PHOTOS



1. MILITARY ROAD NW ENTRANCE LOOKING SOUTHEAST



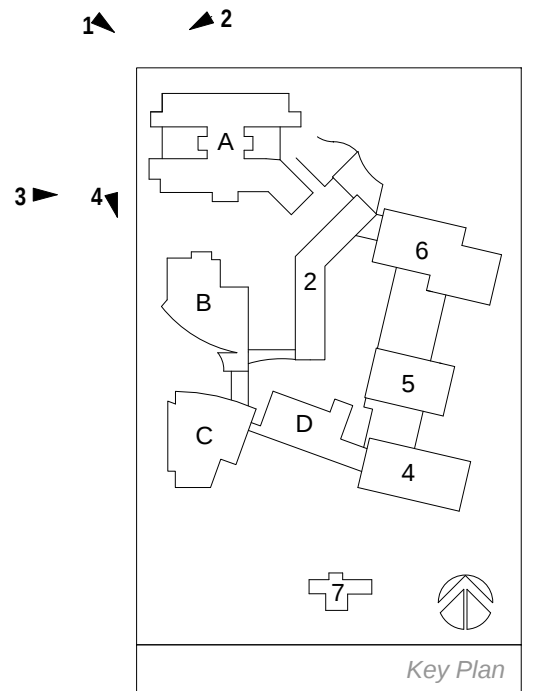
2. MILITARY ROAD NW ENTRANCE LOOKING SWHWEAST



3. JOCELYN STREET NW LOOKING EAST INTO SITE



4. JOCELYN STREET NW VIEW LOOKING SOUTHEAST ALONG SITE BOUNDARY



SITE CONTEXT PHOTOS



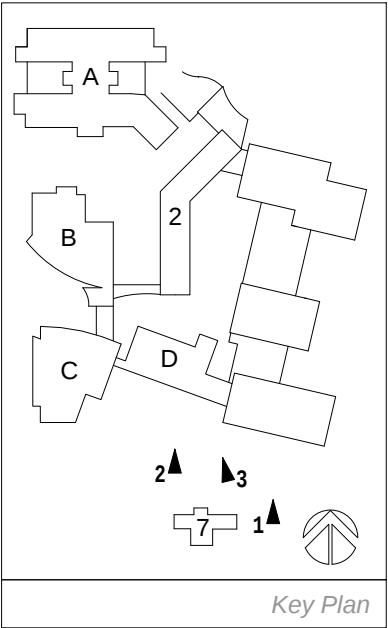
1. LOOKING NORTH FROM
MANOR HOUSE PARKING



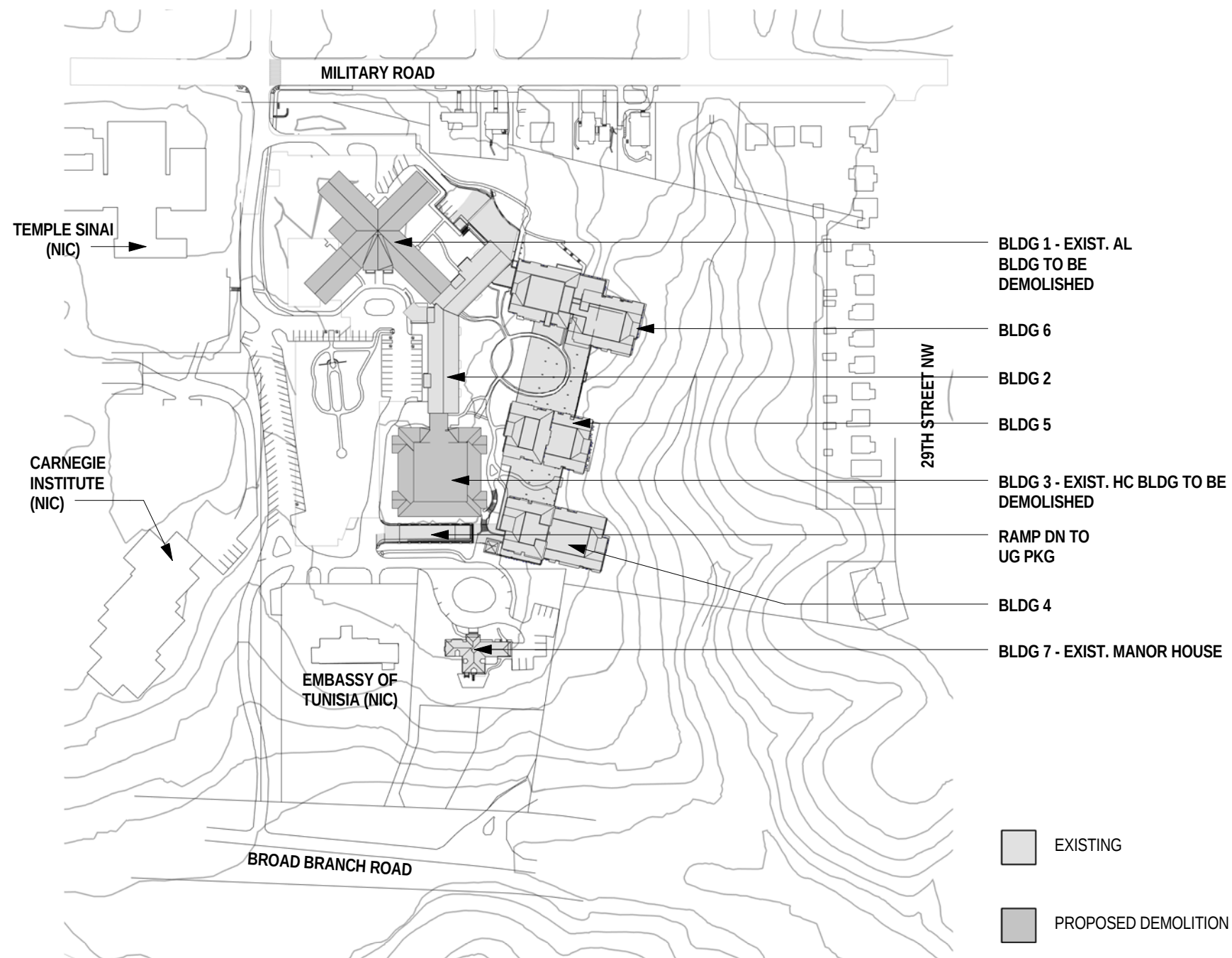
2. LOOKING NORTH FROM
MANOR HOUSE CIRCLE



3. LOOKING NORTH FROM MANOR HOUSE CIRCLE



SITE CONTEXT PHOTOS



Existing Square Footage Components

Building 1 total	= 75,040 SF
Building 2 total	= 10,403 SF
Building 3 total	= 63,332 SF
Buildings 4, 5 & 6 total	= 228,876 SF
Building 7	= 8,241 SF
3020 Military Road	= 1,624 SF
3024 Military Road	= 1,784 SF
Total Existing Area	= 389,300 SF

Proposed Demolition Square Footage

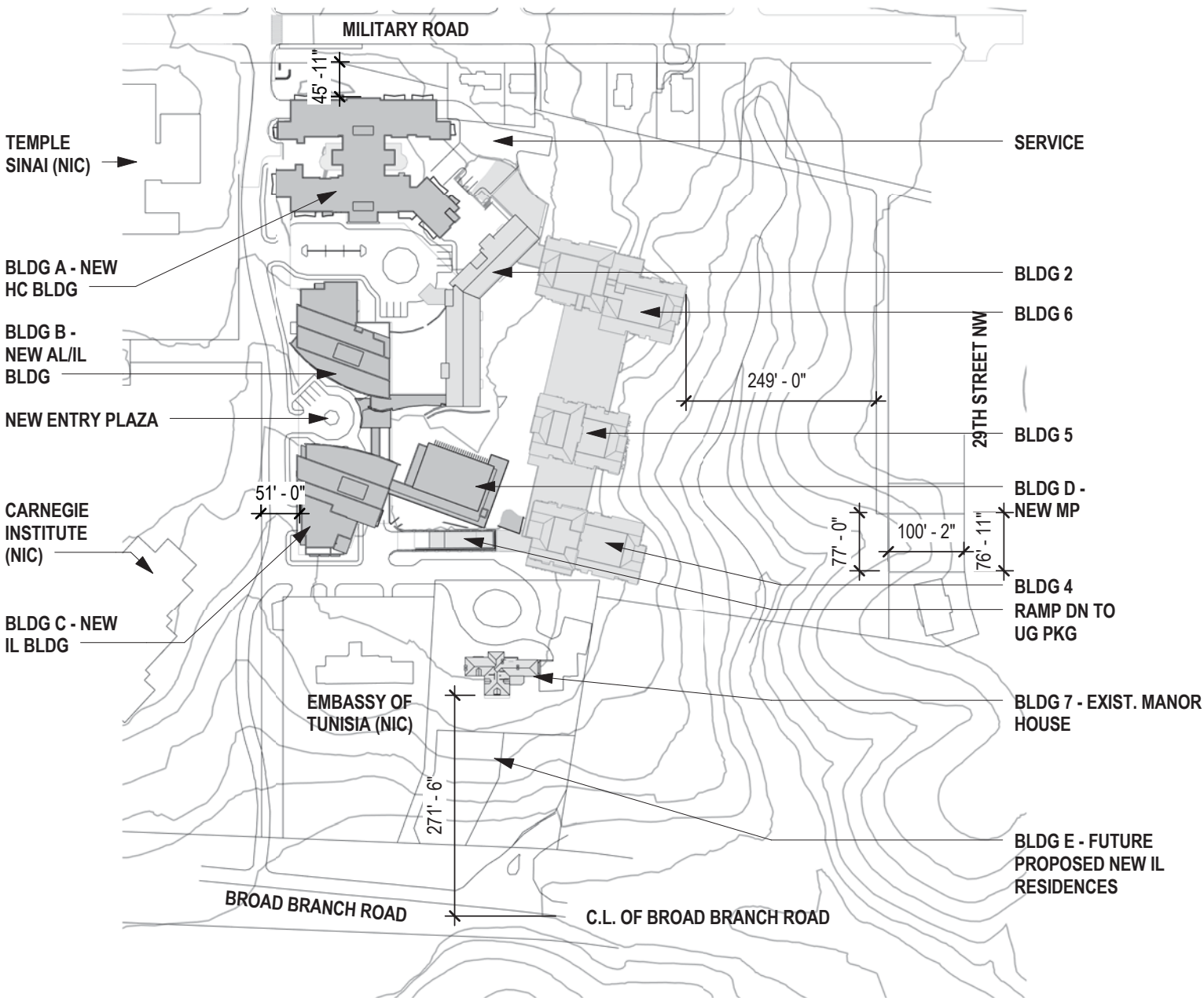
Building 1 total	= 75,040 SF
<u>Building 3 total</u>	<u>= 63,332 SF</u>
Total Demolition	= 138,372 SF

**TOTAL EXISTING SQUARE FOOTAGE
AFTER DEMOLITION = 250,928 SF**

1

EXISTING SITE PLAN

1" = 200'-0"



Existing Square Footage Components (After Demolition)

Building 2 Total	=	10,403 SF
Buildings 4, 5 & 6 Total	=	228,876 SF
Building 7 Total	=	8,241 SF
3020 Military Road	=	1,624 SF
3024 Military Road	=	1,784 SF
Total Existing Area After Demolition	=	250,928 SF

New Buildings Square Footage

Building A	=	121,781 SF
Building B	=	114,125 SF
Building C	=	135,722 SF
Building D	=	9,766 SF
New Buildings Sub Total	=	381,394

P Total Gross Floor Area = 632,322 SF

1 PROPOSED SITE PLAN
1" = 200'-0"



1. RENDERED PROPOSED SITE PLAN

RENDERED PROPOSED SITE PLAN

Perkins Eastman
2121 WARD COURT, NW
FLOOR 6
WASHINGTON, DC 20037
T. 202.861.1325
F. 202.861.1326

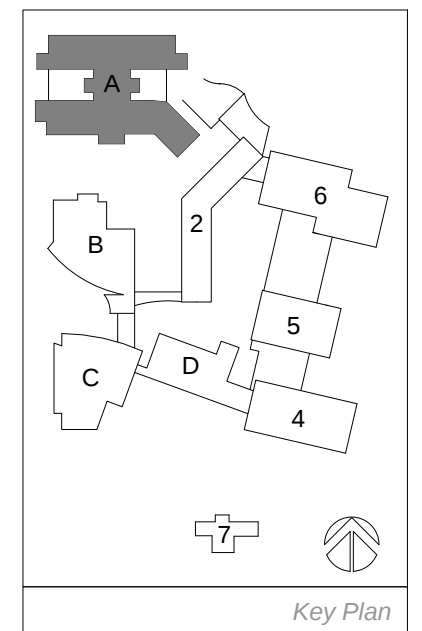
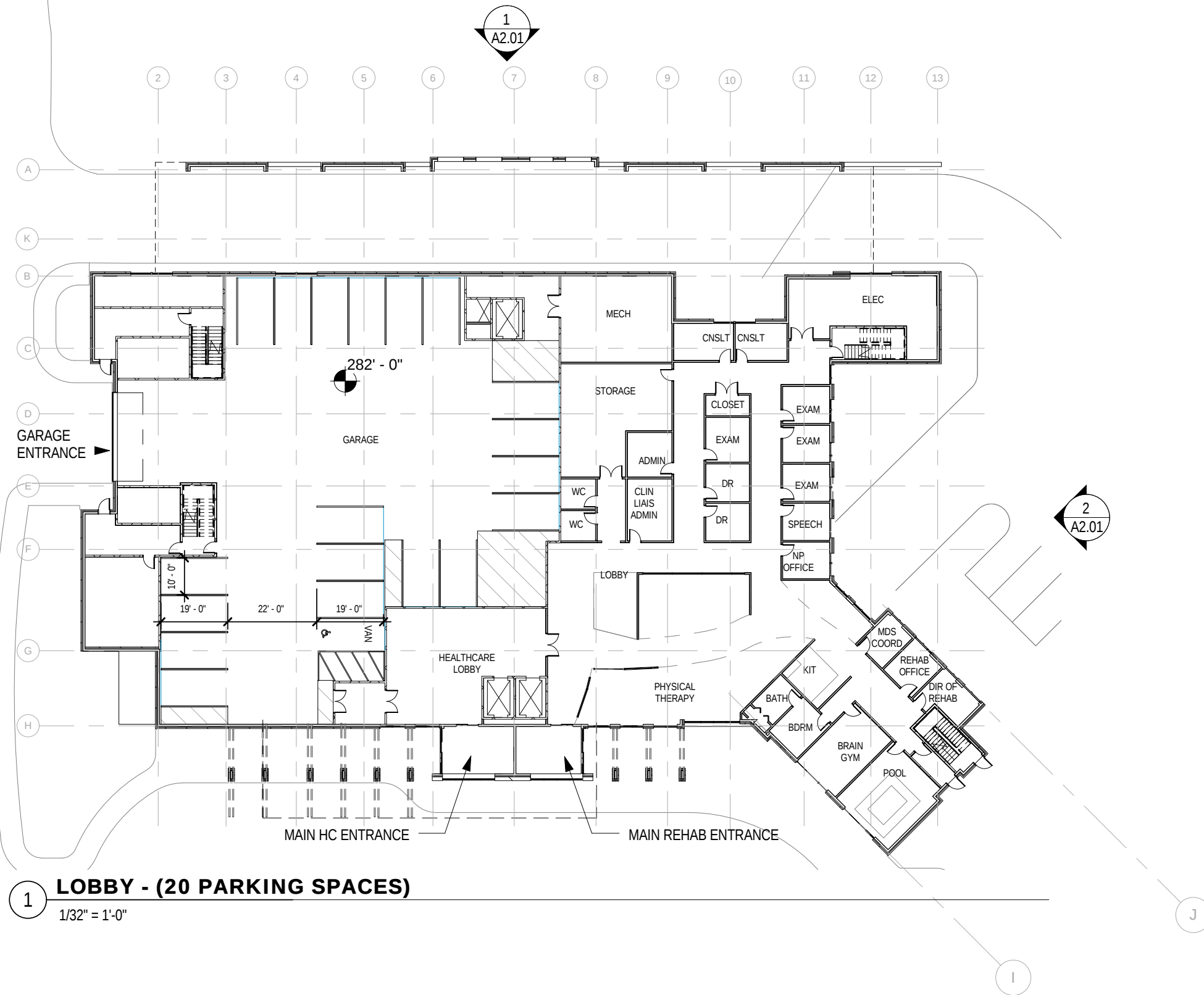


Ingleside at Rock Creek
3050 Military Rd NW, Washington, DC 20008

SCALE:

12/23/14

G0.08



FLOOR PLAN BUILDING A

Perkins Eastman
2121 WARD COURT, NW
FLOOR 6
WASHINGTON, DC 20037
T. 202.861.1325
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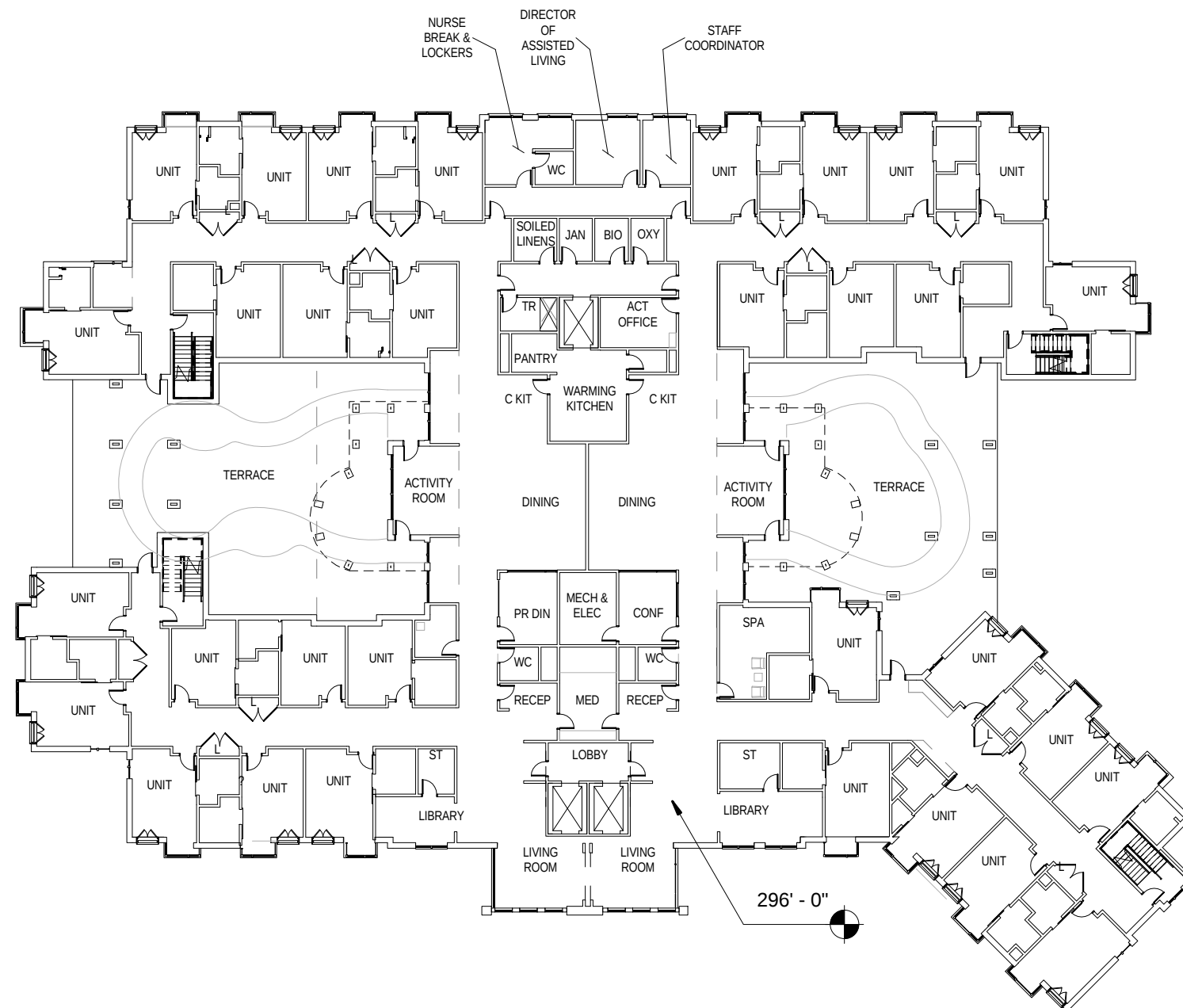


Ingleside at Rock Creek
3050 Military Road NW Washington, D.C. 20015

SCALE: 1/32" = 1'-0"

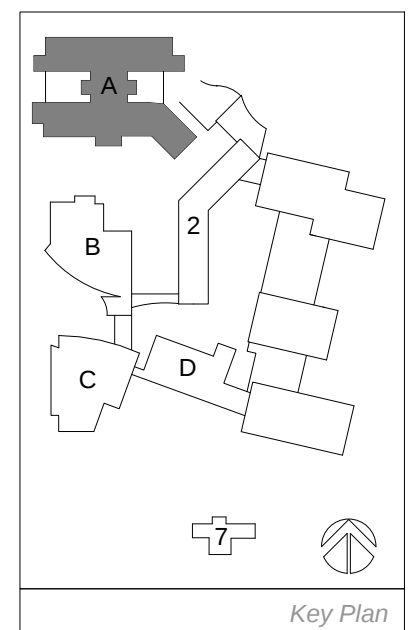
12/23/14

A1.02



FLOOR 2 : MEMORY CARE
 FLOOR 3 : NURSING
 FLOOR 4 : NURSING

1 **HEALTH CARE FLOORS 2, 3 & 4**
 1/32" = 1'-0"



FLOOR PLAN BUILDING A

Perkins Eastman
 2121 WARD COURT, NW
 FLOOR 6
 WASHINGTON, DC 20037
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 F. 202.861.1326

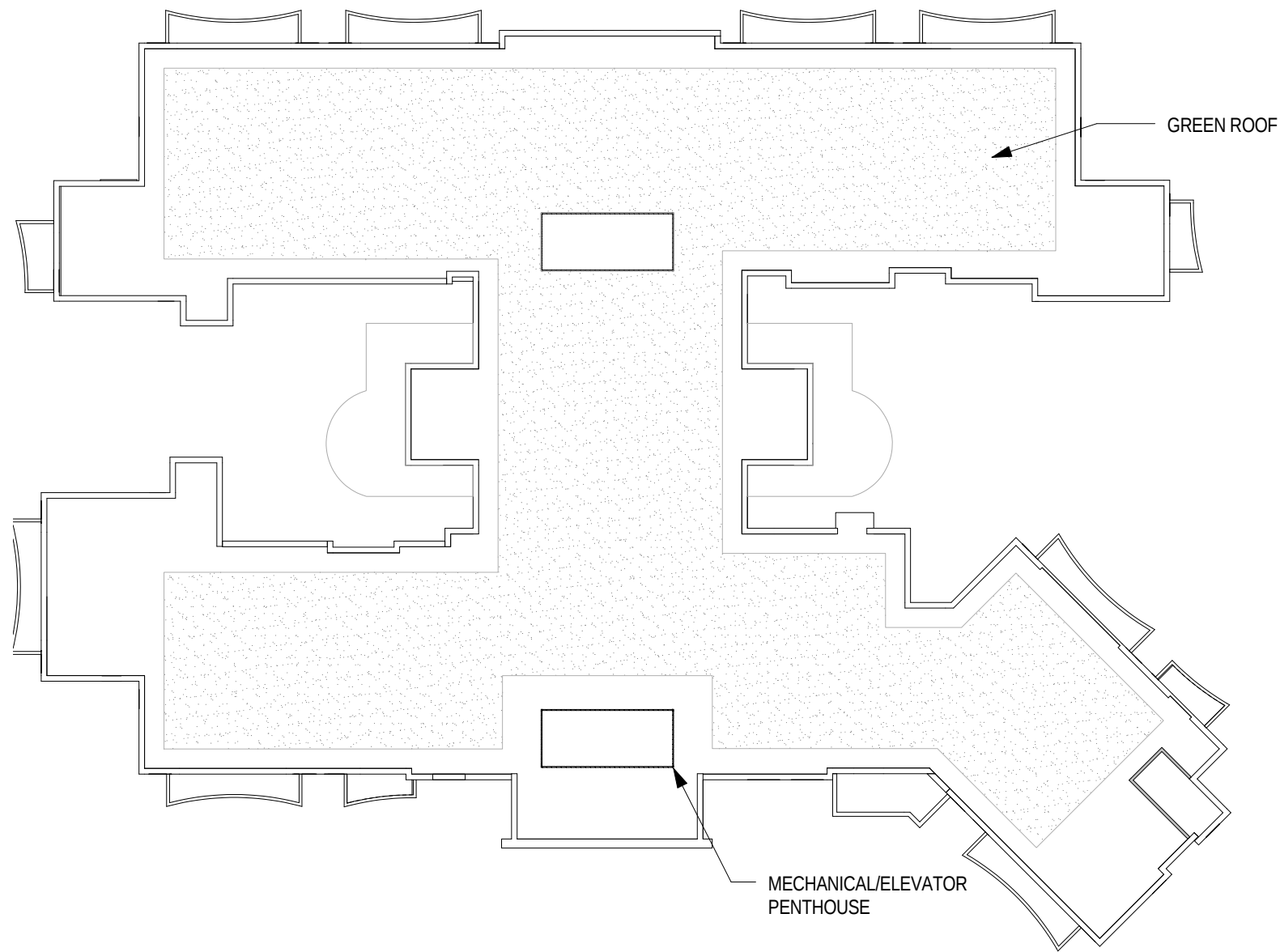


Ingleside at Rock Creek
 3050 Military Road NW Washington, D.C. 20015

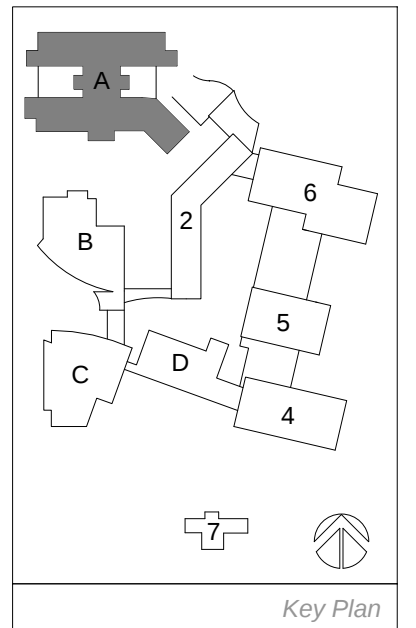
SCALE: As indicated

12/23/14

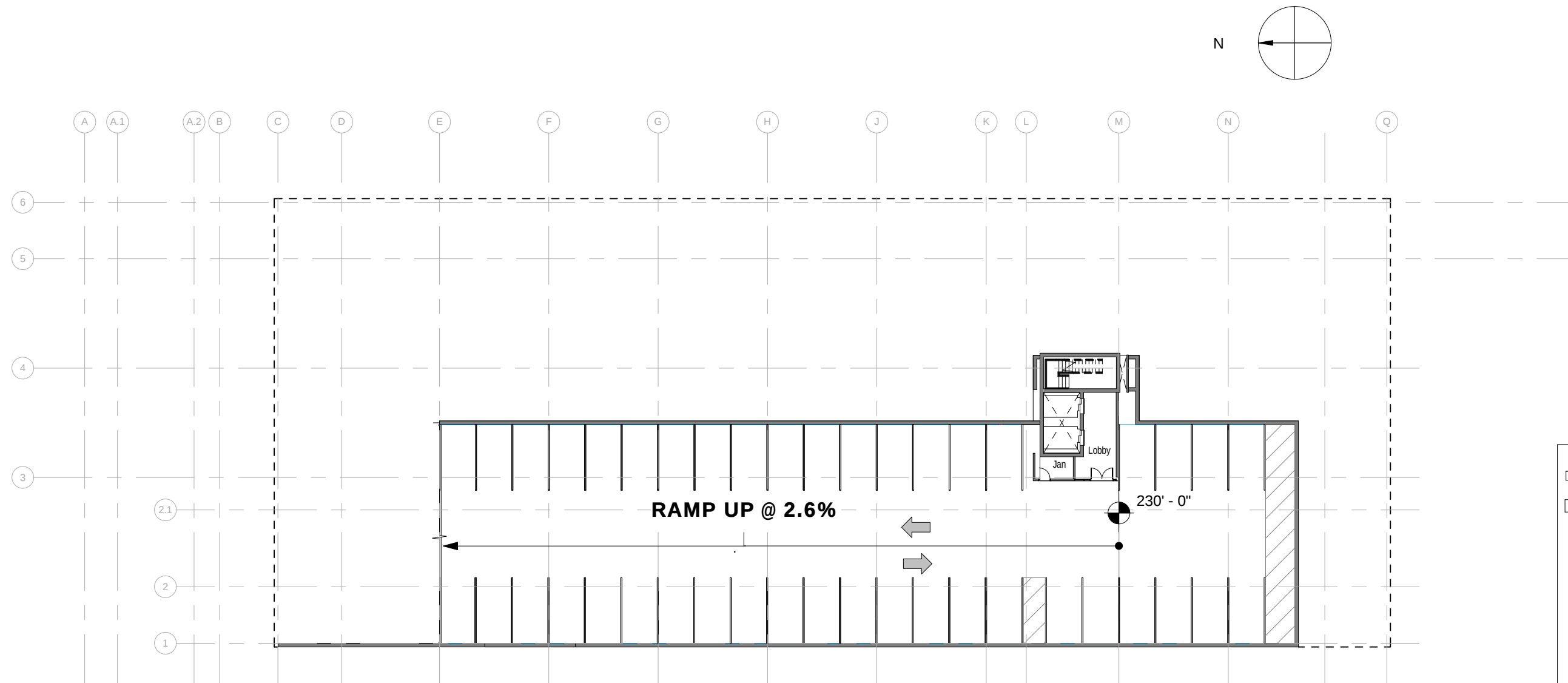
A1.03



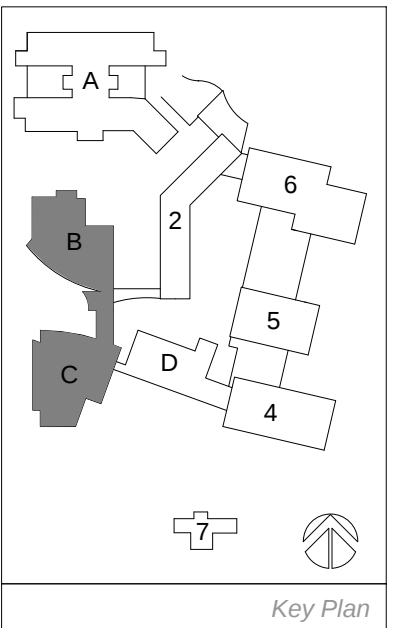
1 **ROOF PLAN - ELEV. 332' - 0"**
1/32" = 1'-0"



ROOF PLAN BUILDING A



1 **LEVEL G5 - ELEV. 230' - 0" (42 PARKING SPACES)**
1/32" = 1'-0"



FLOOR PLAN BUILDINGS B & C

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FLOOR 6
WASHINGTON, DC 20037
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F. 202.861.1326

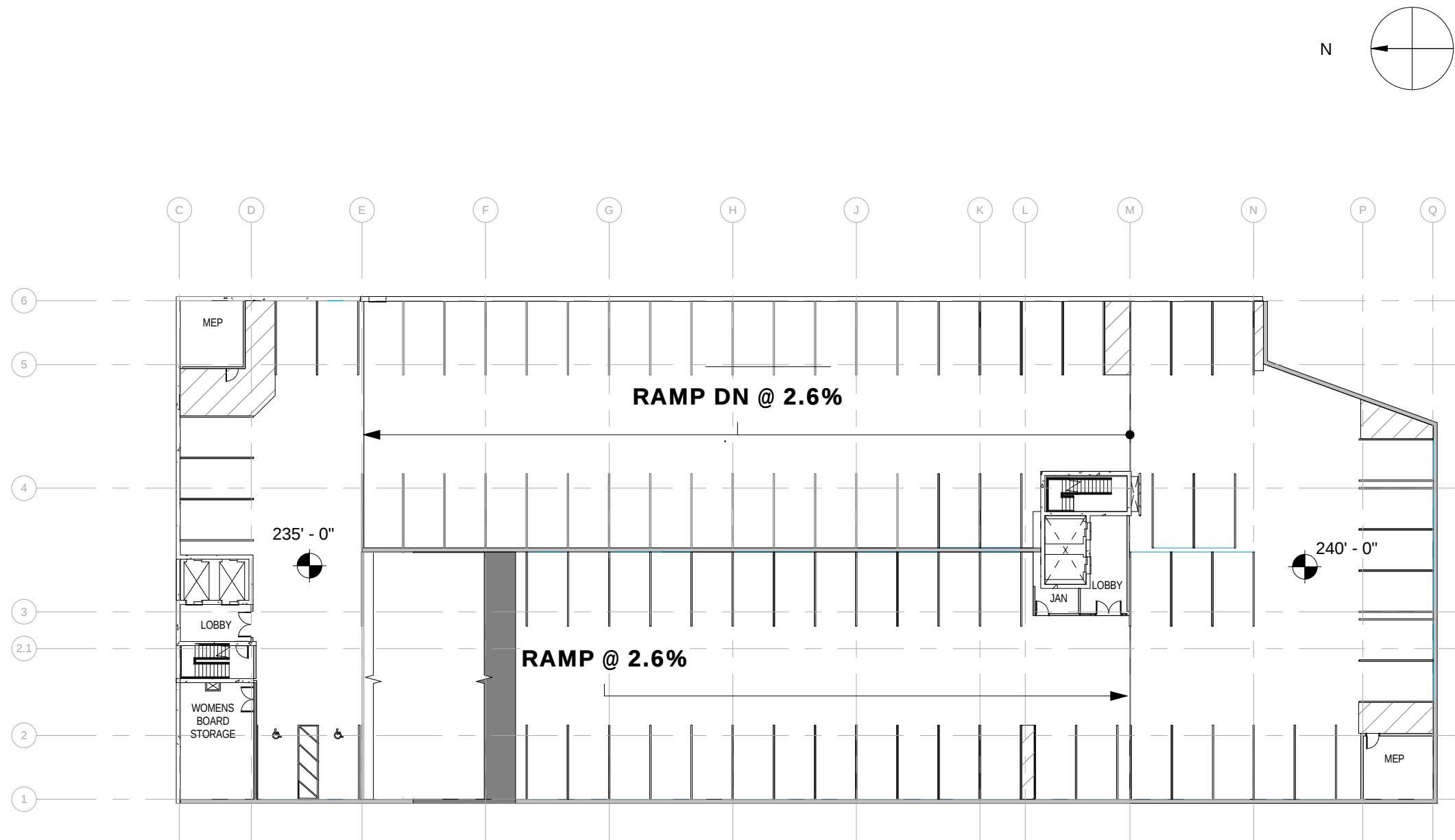


Ingleside at Rock Creek
3050 Military Road NW Washington, D.C. 20015

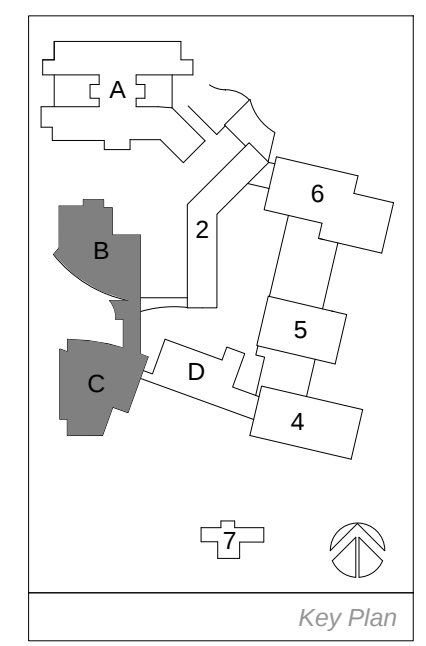
SCALE: 1/32" = 1'-0"

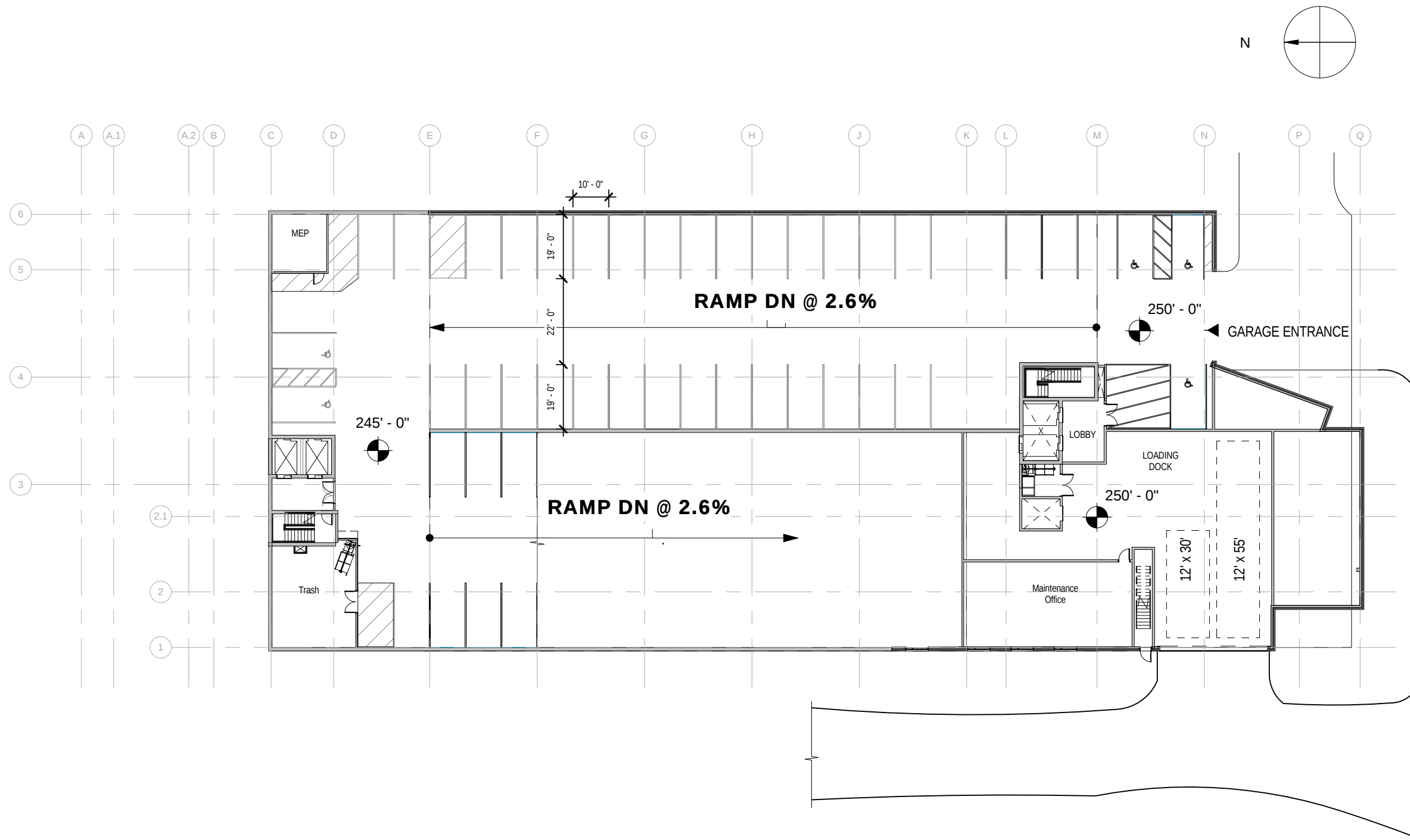
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A1.05

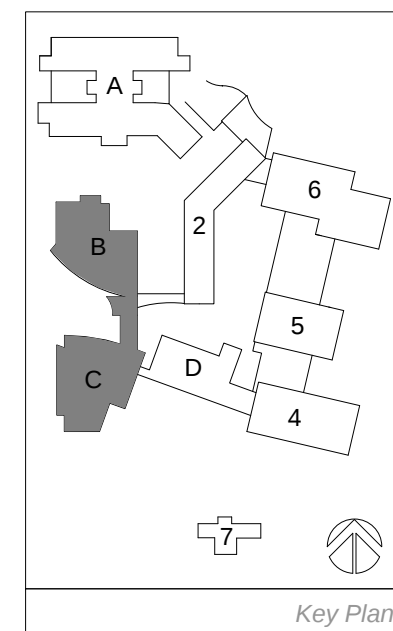


1 **LEVEL G4 - ELEV. 240' - 0" (80 PARKING SPACES)**
 1/32" = 1'-0"





1 **LEVEL G3 - ELEV. 250' - 0" (48 PARKING SPACES)**
1/32" = 1'-0"



FLOOR PLAN BUILDINGS B & C

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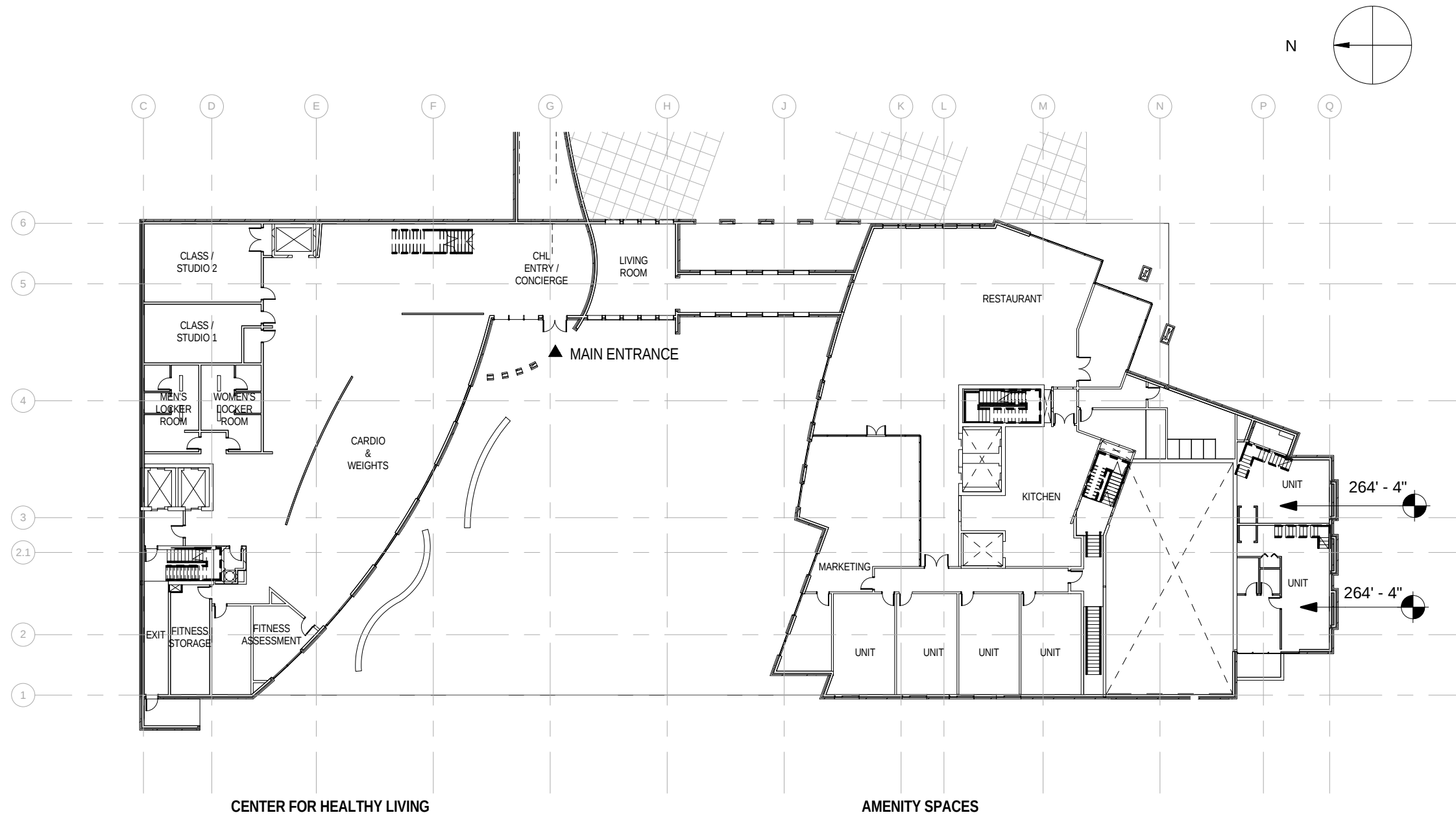


Ingleside at Rock Creek
3050 Military Road NW Washington, D.C. 20015

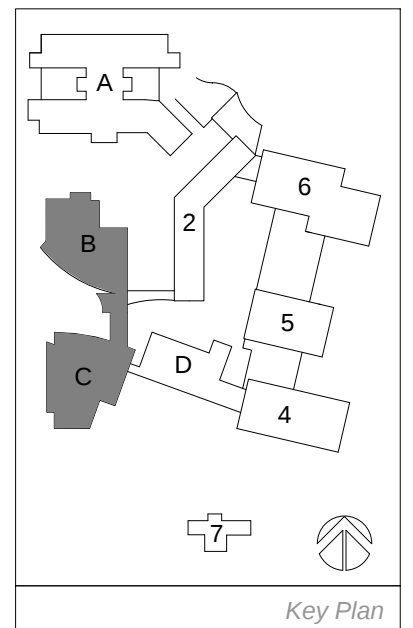
SCALE: 1/32" = 1'-0"

12/23/14

A1.07



1 **LEVEL G2 - ELEV. 260' - 0"**
1/32" = 1'-0"



FLOOR PLAN BUILDINGS B & C

Perkins Eastman
2121 WARD COURT, NW
FLOOR 6
WASHINGTON, DC 20037
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F. 202.861.1326



Ingleside at Rock Creek
3050 Military Road NW Washington, D.C. 20015

SCALE: 1/32" = 1'-0"

12/23/14

A1.08