

CAMPUS EXPANSION
INGLESIDE at ROCK CREEK

2014-09-30
BOARD OF ZONING ADJUSTMENT



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ZONING DATA

ZONING CATEGORY: R - 1 - A
SQUARE 2287, LOTS 802, 804, 809 & 813
3050 MILITARY ROAD, NW
DISTRICT of COLUMBIA 20015
LOT AREA = 645,658 SQUARE FEET

SITE AREA = 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%

SITE FAR (PERMITTED) = N/A
SITE FAR (EXISTING) = 0.64
SITE FAR (PROPOSED) = 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 setbacks)
PROPOSED BUILDING HEIGHT = 79'-0" (with 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 = 135,7222 S.F.
BUILDING D TOTAL = 9,766 S.F.

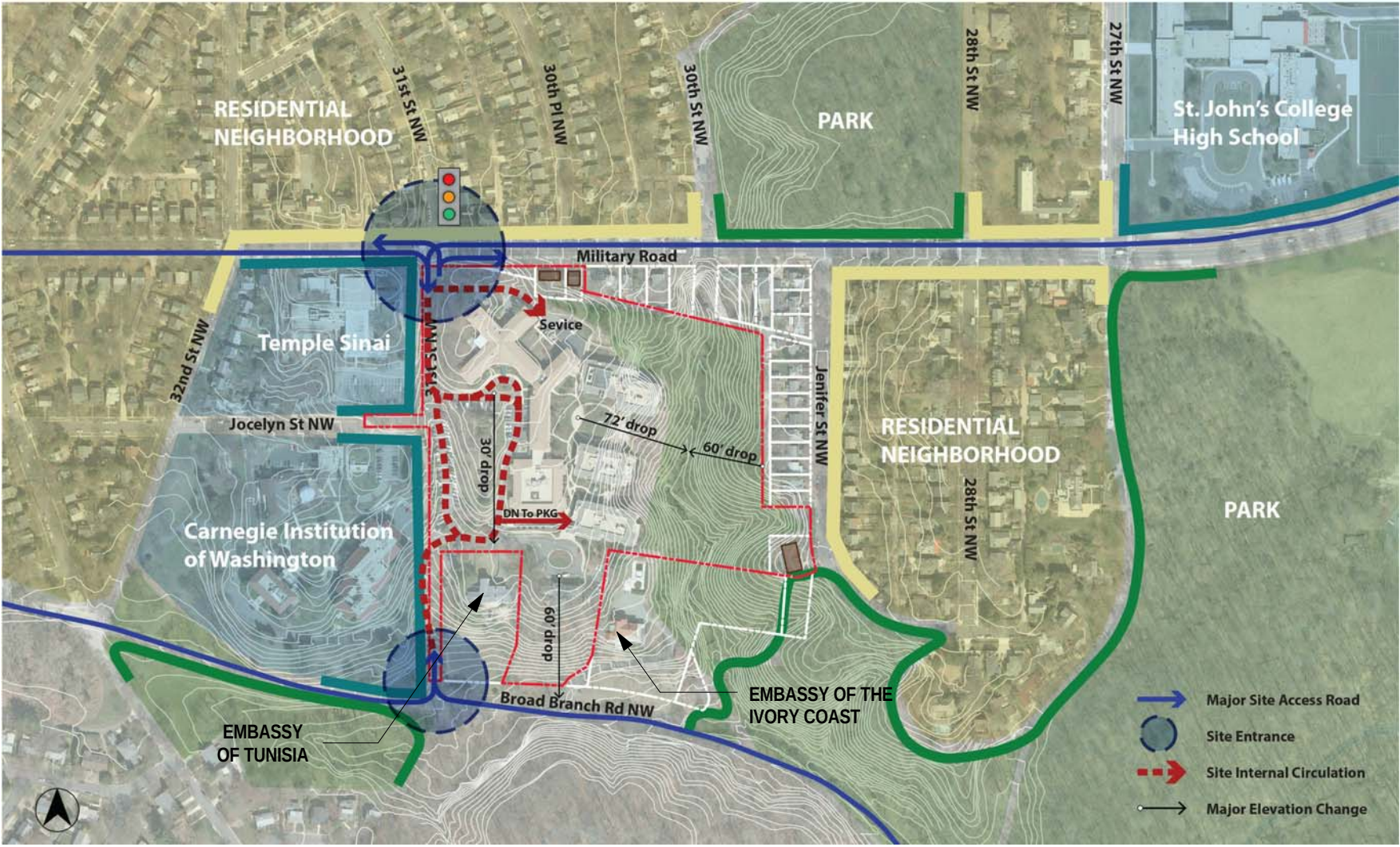
NET NEW GFA AFTER DEMOLITION: = 119,416 S.F.

TOTAL GFA (EXISTING AND NEW) : = 632,322 S.F.

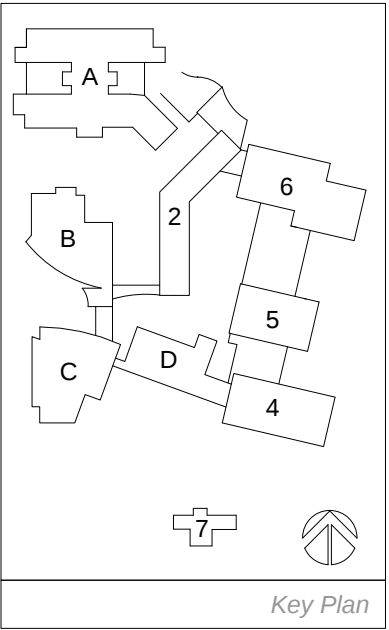
COVER SHEET



**EXISTING CONDITIONS SITE
DIAGRAM**



SITE ANALYSIS DIAGRAM



SITE DIAGRAMS



1. ENTRY DRIVE LOOKING FROM BROAD BRANCH



2. ENTRY DRIVE LOOKING NORTH



3. PARKING LOT LOOKING NORTH



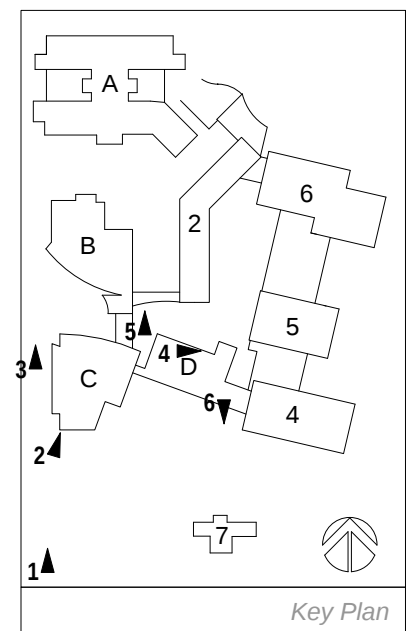
4. ENTRY TO EXISTING UNDERGROUND PARKING



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



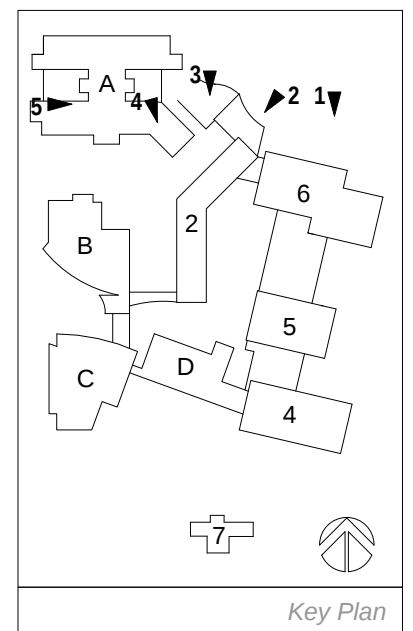
3. LOADING DOCK



4. MCCRACKEN ENTRY



5. ASSISTED LIVING ENTRY



SITE CONTEXT PHOTOS



1. MILITARY ROAD NW ENTRANCE LOOKING SOUTHEAST



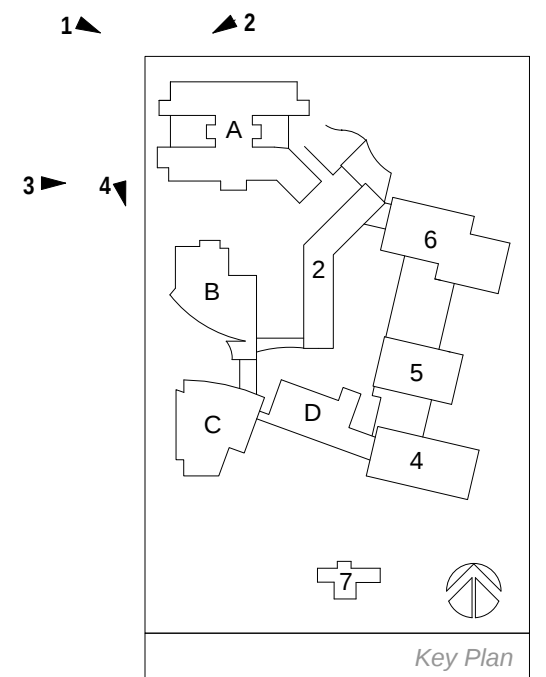
2. MILITARY ROAD NW ENTRANCE LOOKING SWHWE



3. JOCELYN STREET NW LOOKING EAST INTO SITE



4. JOCELYN STREET NW VIEW LOOKING SOUTHEAST ALONG SITE BOUNDARY



SITE CONTEXT PHOTOS



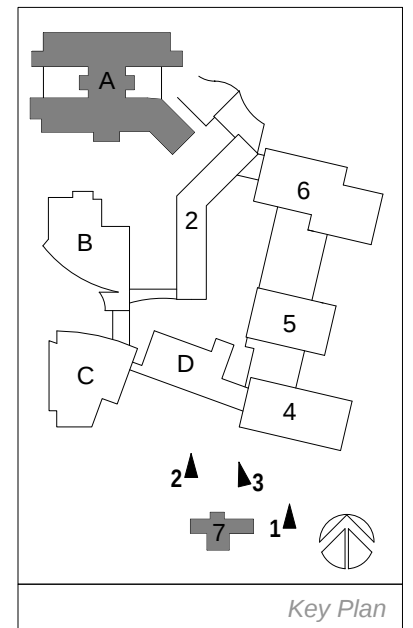
**1. LOOKING NORTH FROM
MANOR HOUSE PARKING**



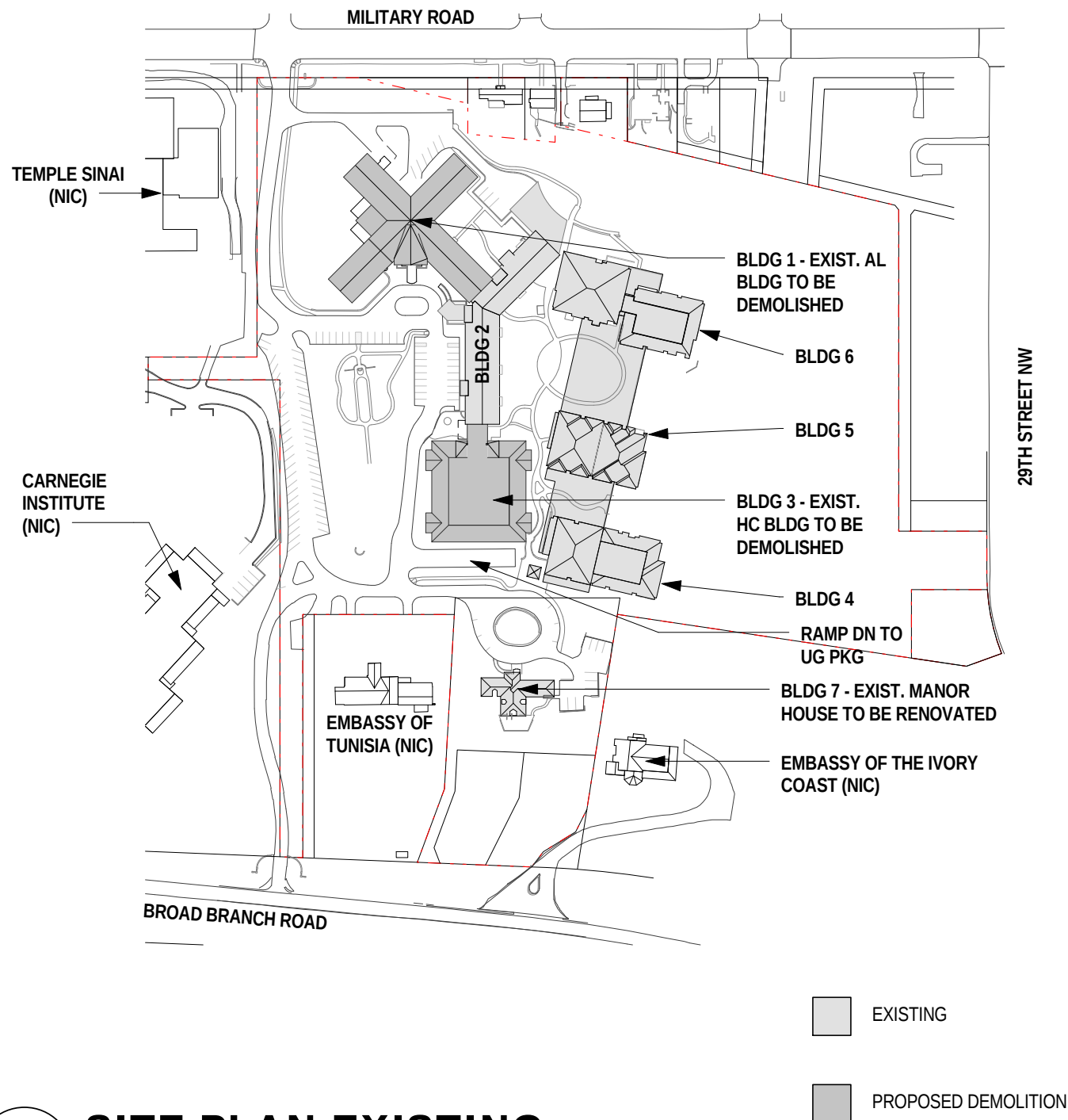
**2. LOOKING NORTH FROM
MANOR HOUSE CIRCLE**



3. LOOKING NORTH FROM MANOR HOUSE CIRCLE



SITE CONTEXT PHOTOS



1

SITE PLAN EXISTING

1" = 200'-0"

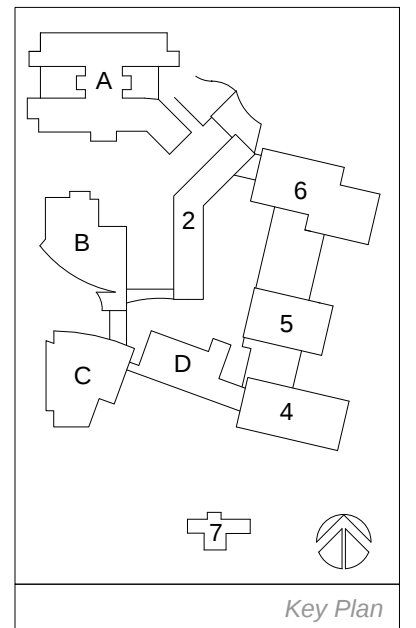
Existing Square Footage Components

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
Building 3 total	= 63,332 SF
Total Demolition	= 138,372 SF

TOTAL EXISTING SQUARE FOOTAGE AFTER DEMOLITION = 239,279 SF



EXISTING 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: As indicated

09/30/14

G0.06

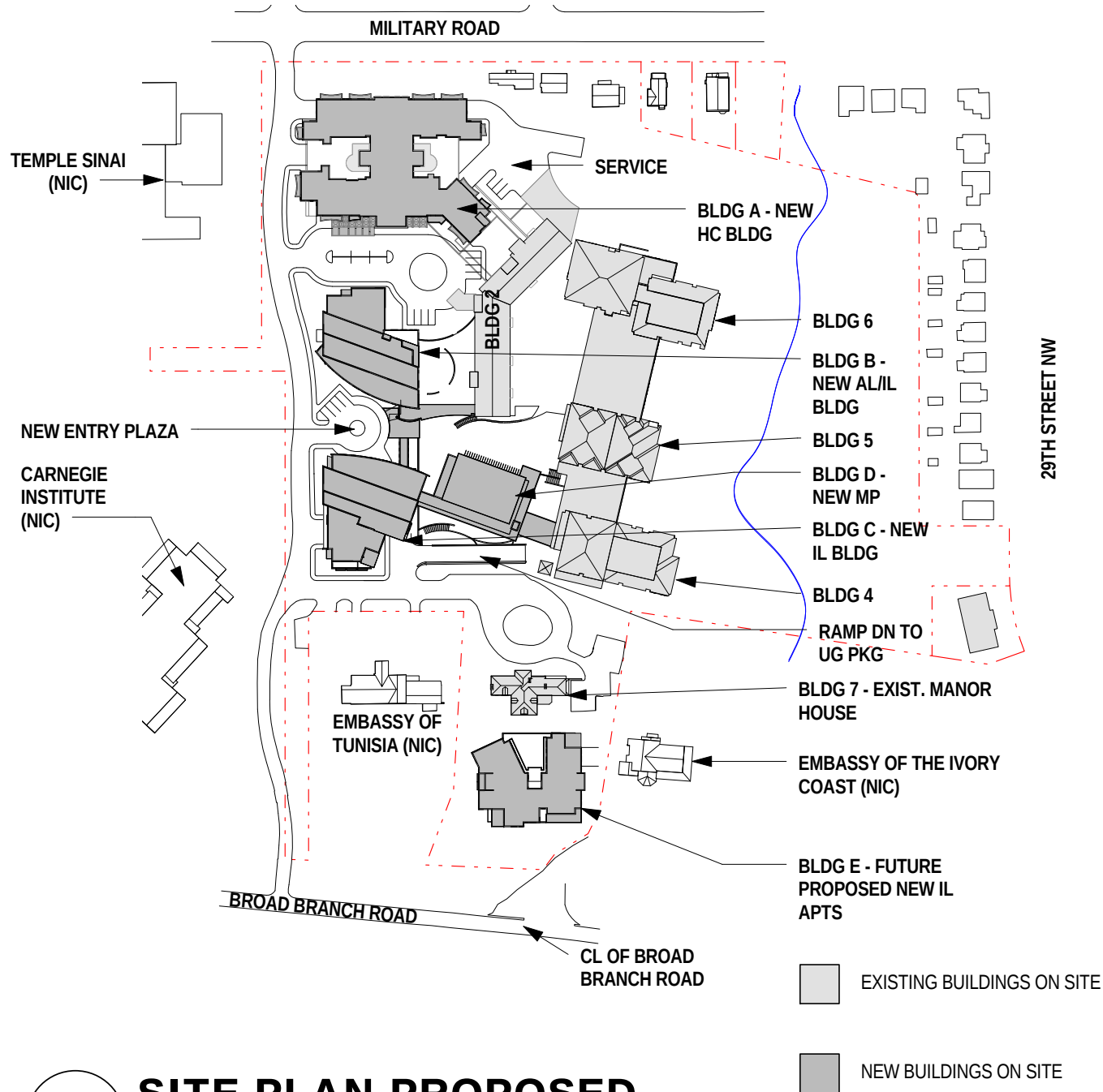
Existing Square Footage Components (After Demolition)

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

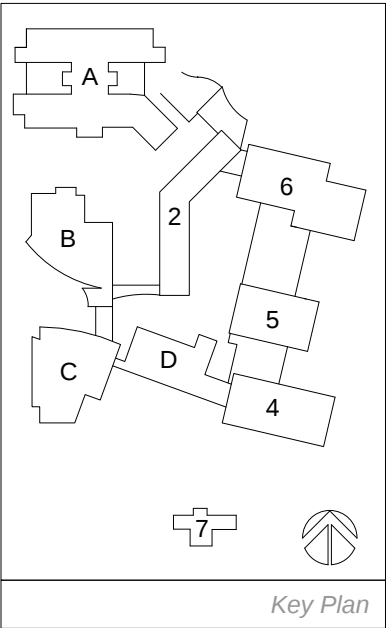
New Buildings Square Footage

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

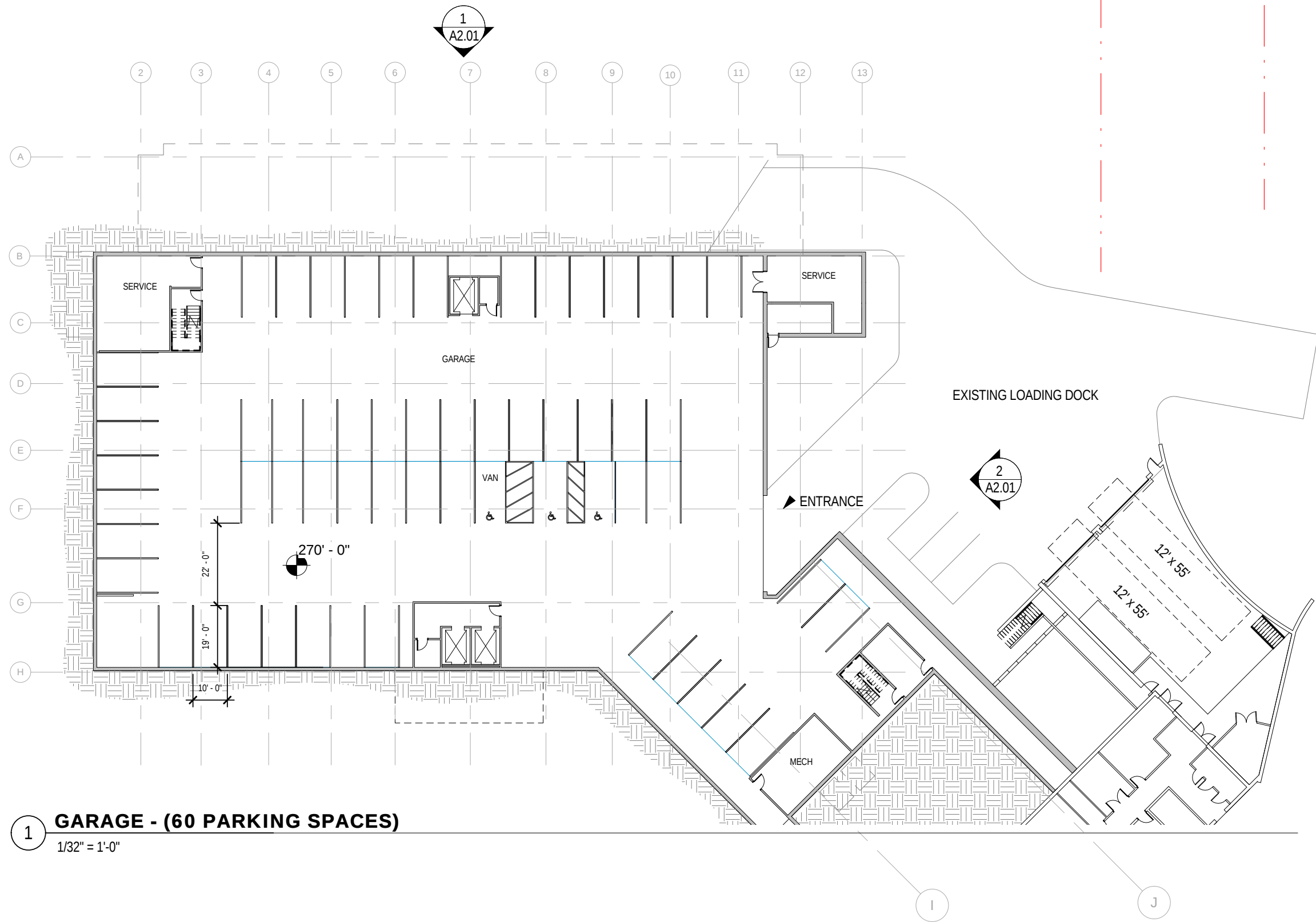
Proposed Total Gross Floor Area = 632,322 SF



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



PROPOSED SITE PLAN



FLOOR PLAN BUILDING A

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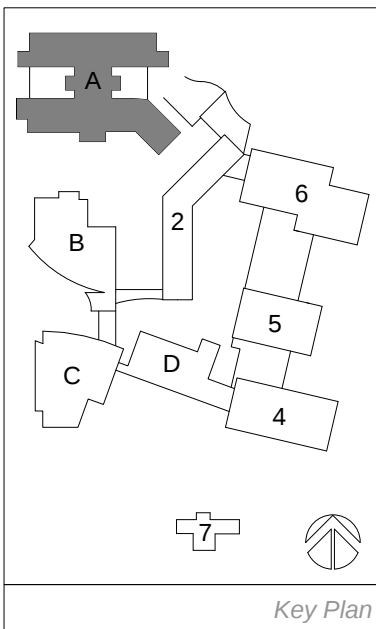
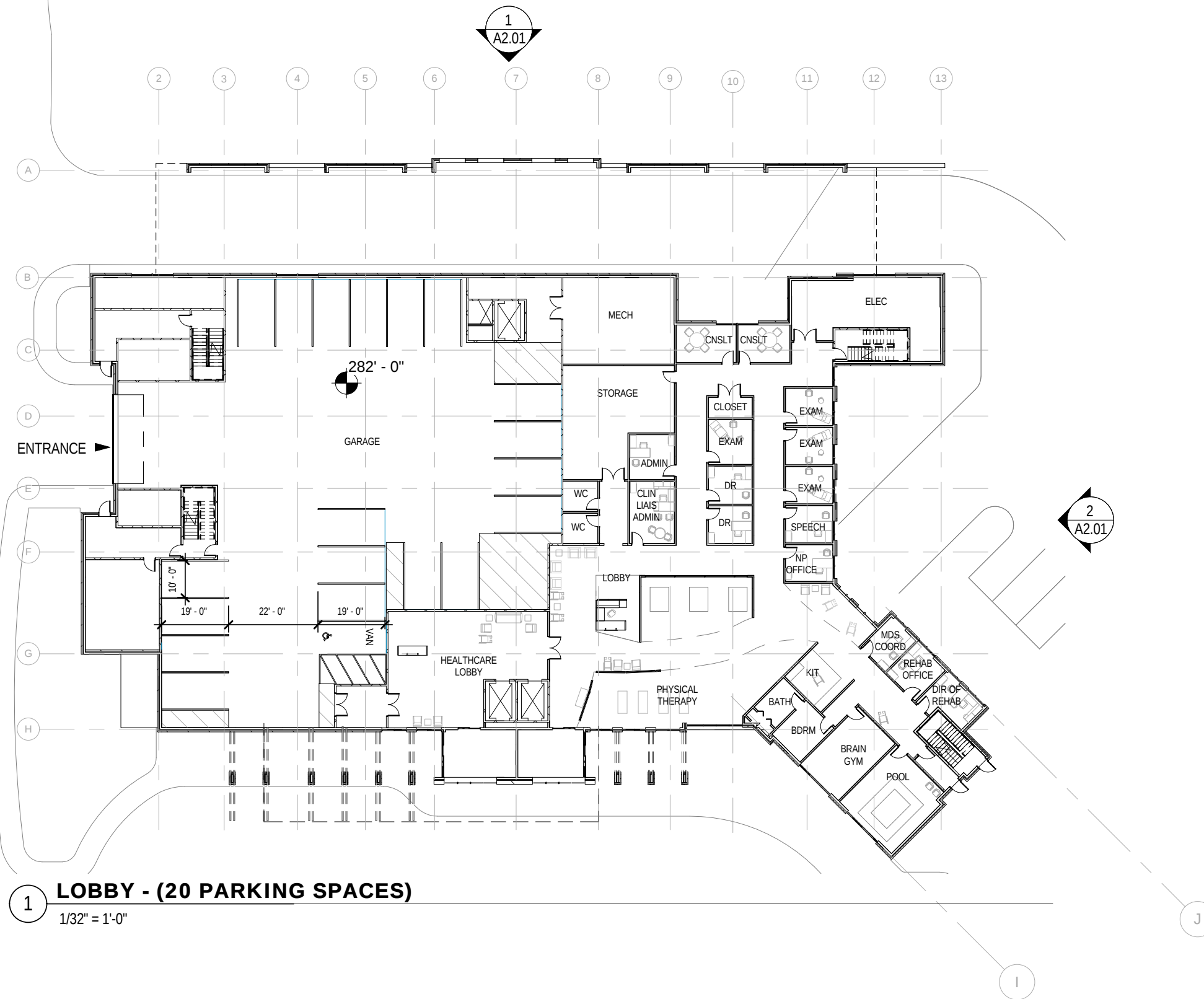


Ingleside at Rock Creek
3050 Military Road NW Washington, D.C. 20015

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

09/30/2014

A1.01



FLOOR PLAN BUILDING A

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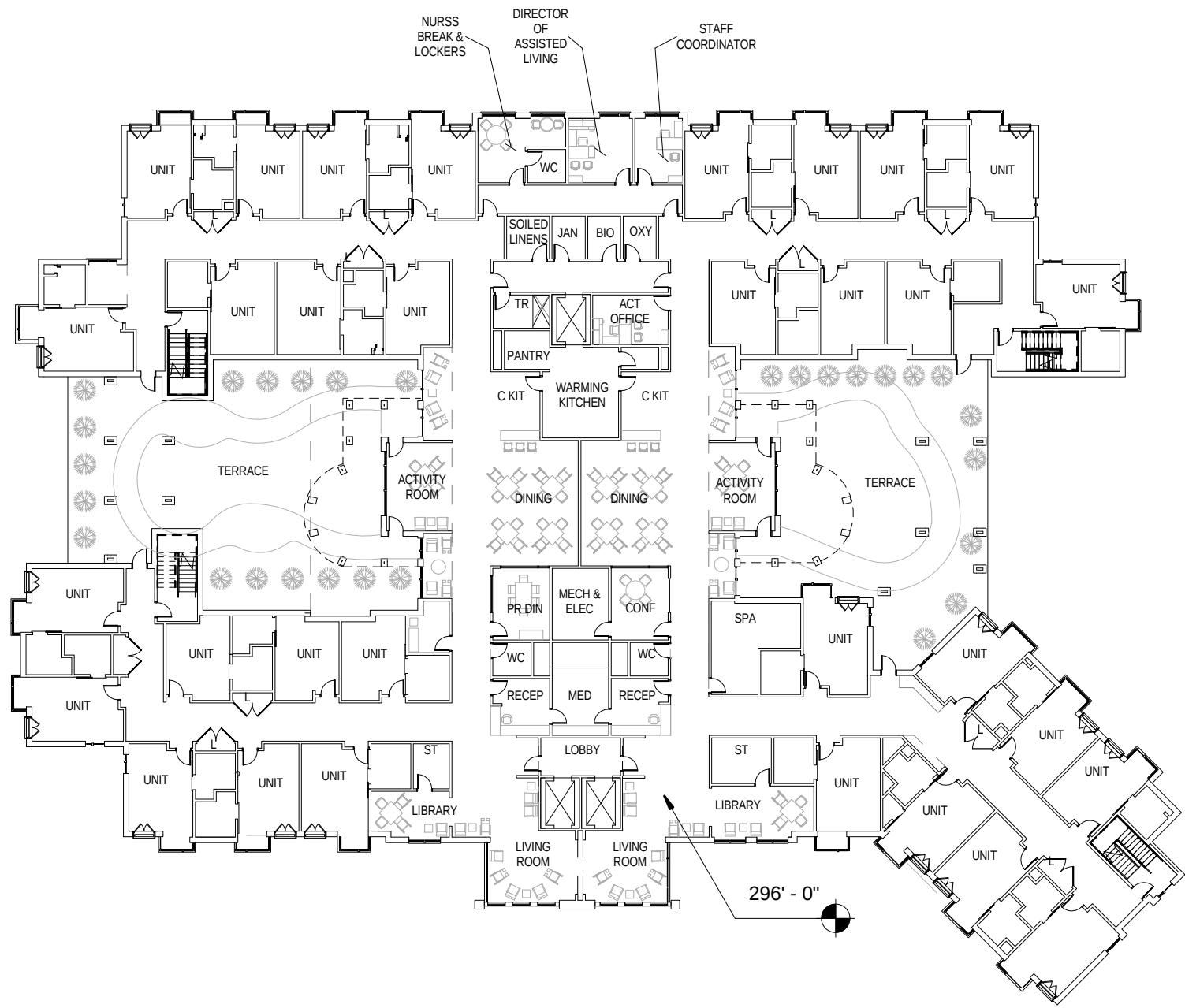


Ingleside at Rock Creek
3050 Military Road NW Washington, D.C. 20015

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

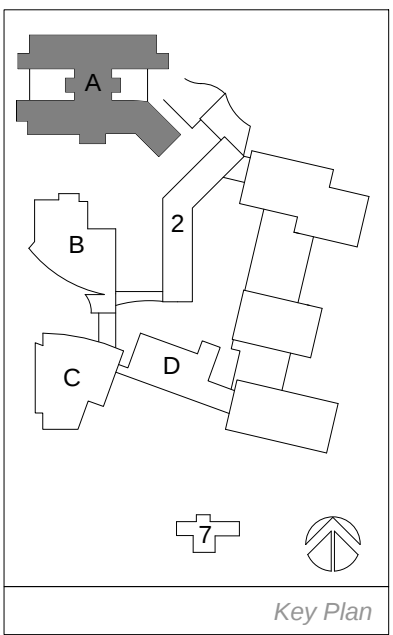
09/30/2014

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

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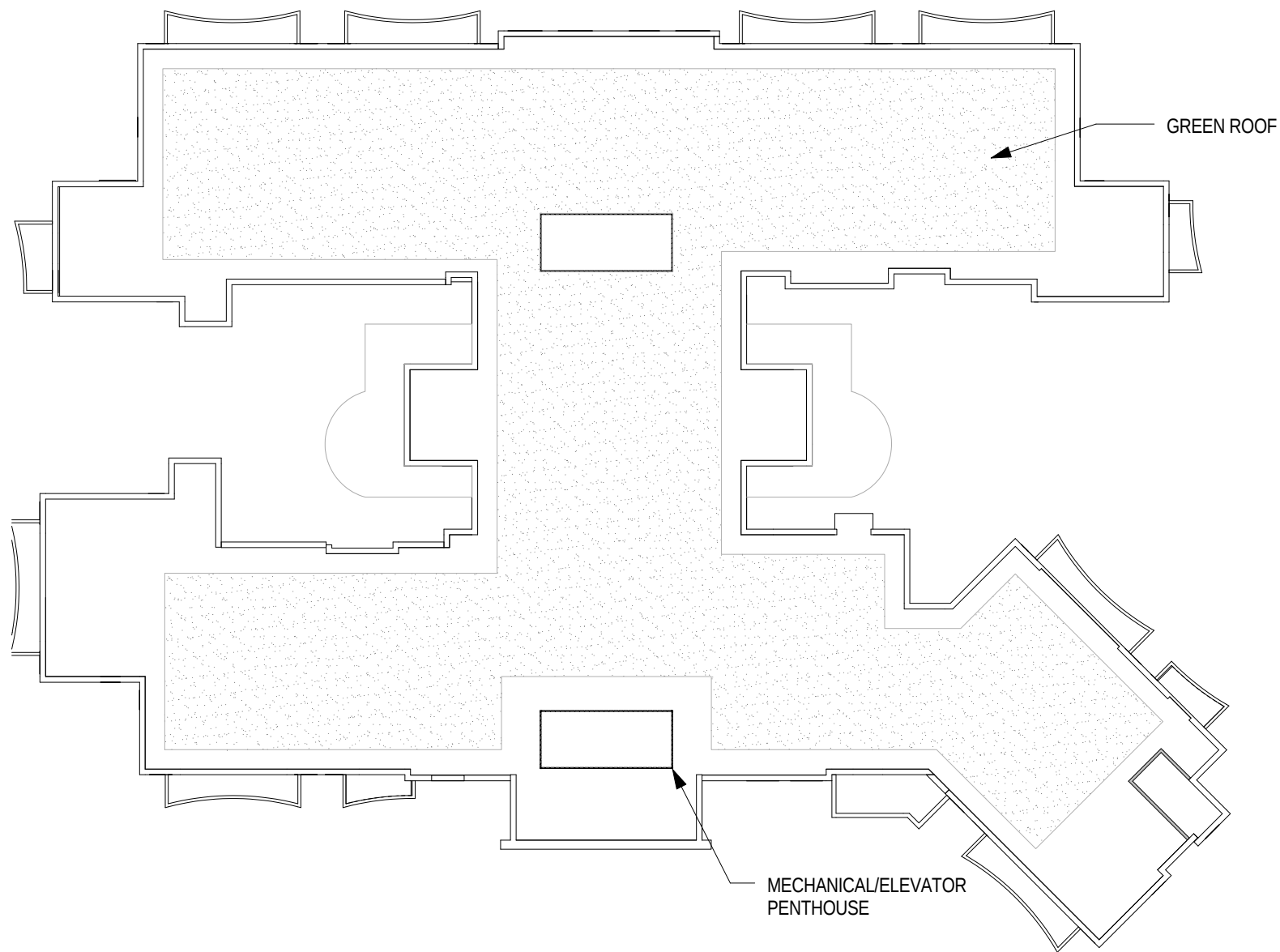


Ingleside at Rock Creek
 3050 Military Road NW Washington, D.C. 20015

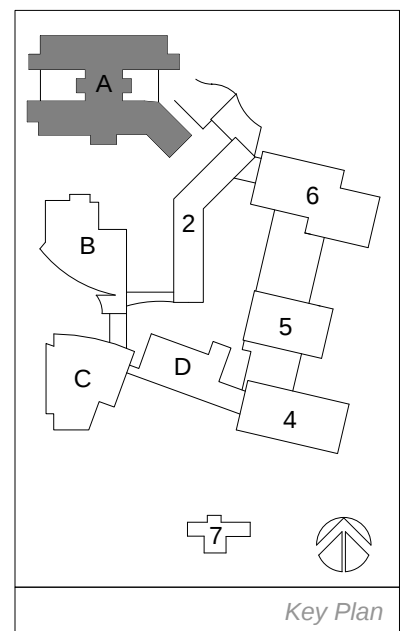
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09/30/2014

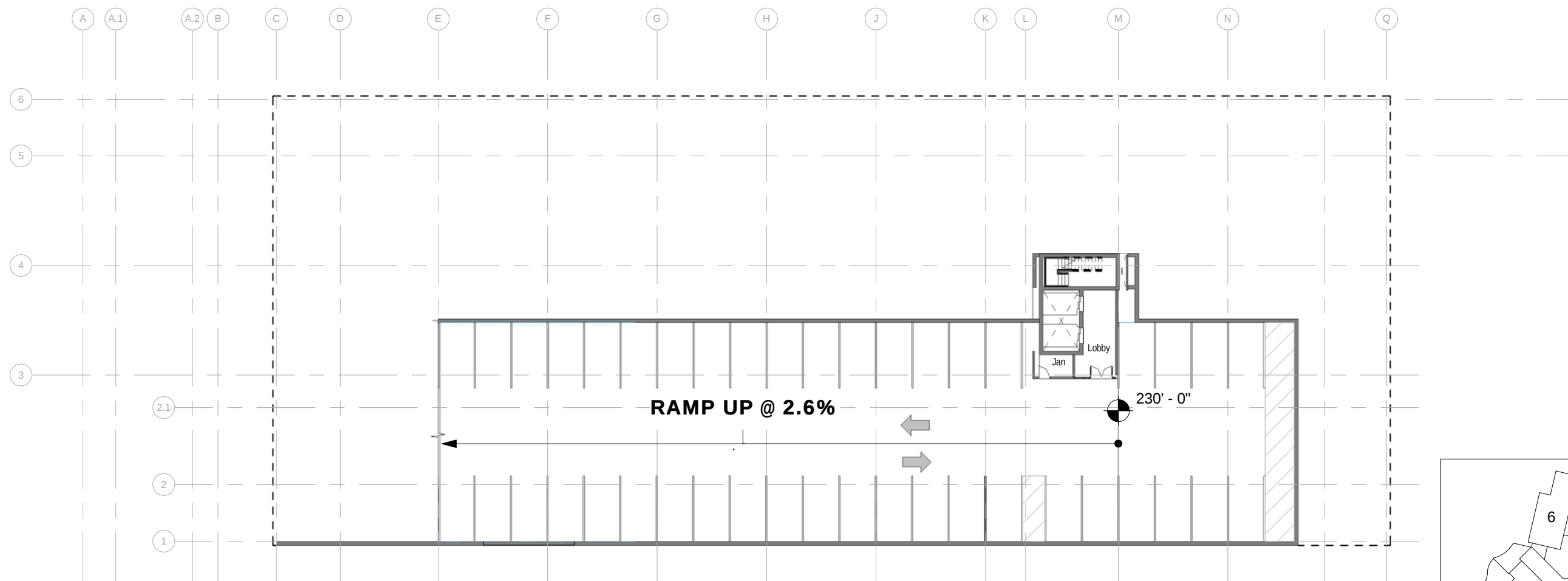
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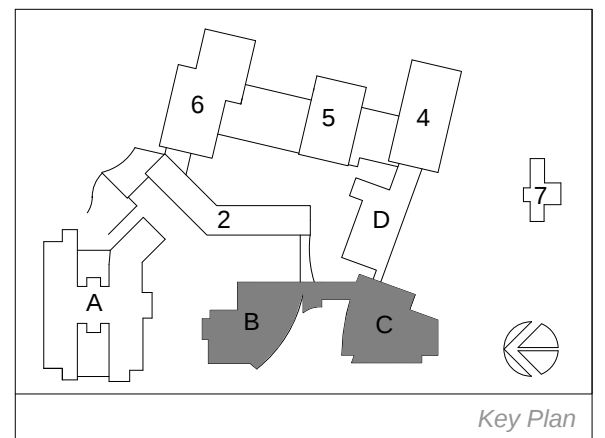
1 **ROOF PLAN - ELEV. 332' - 0"**
1/32" = 1'-0"



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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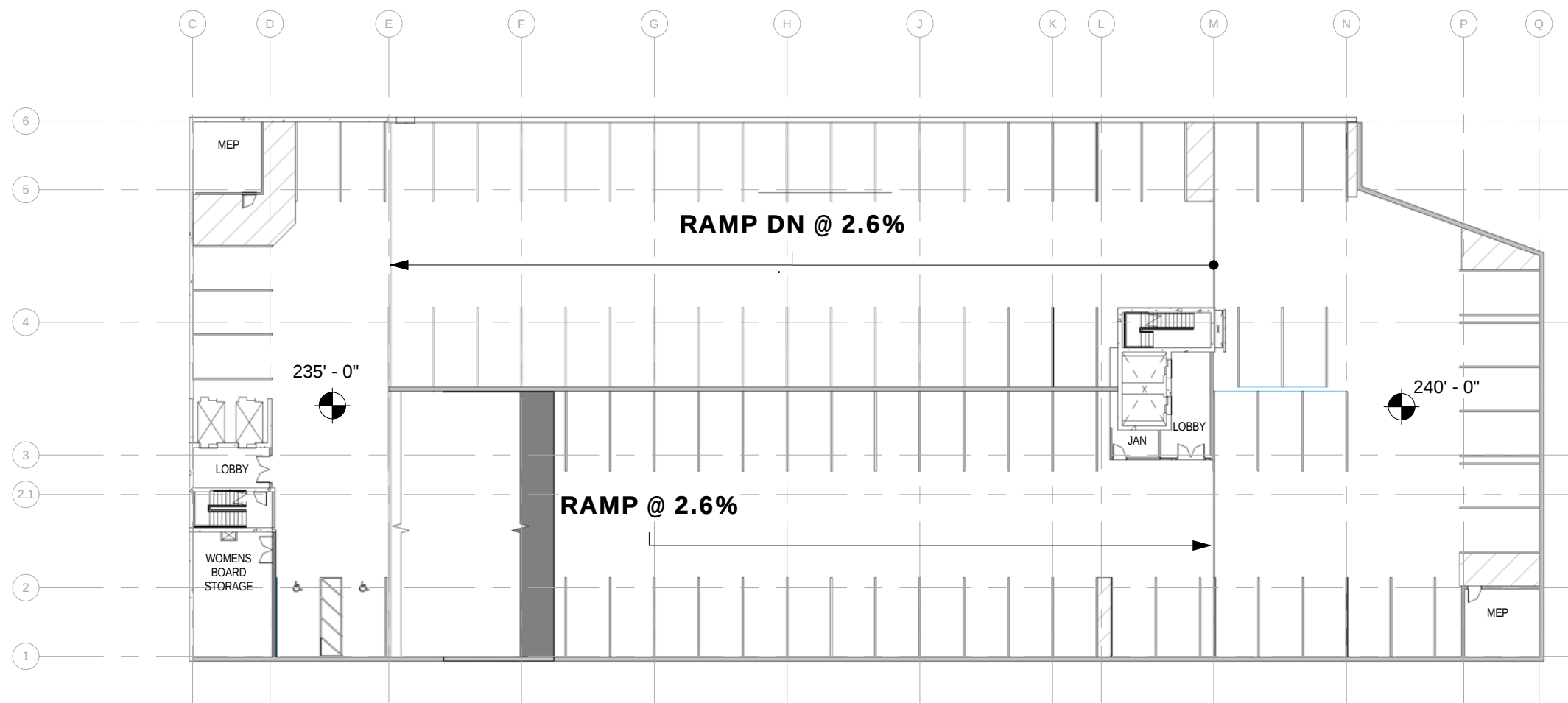


Ingleside at Rock Creek
3050 Military Road NW Washington, D.C. 20015

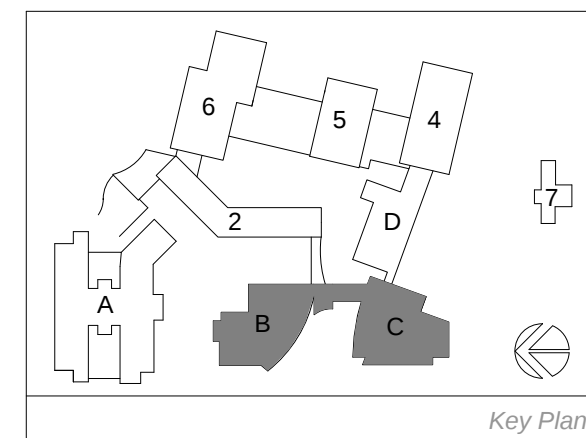
SCALE: 1/32" = 1'-0"

09/30/2014

A1.05



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



FLOOR PLAN BUILDINGS B & C

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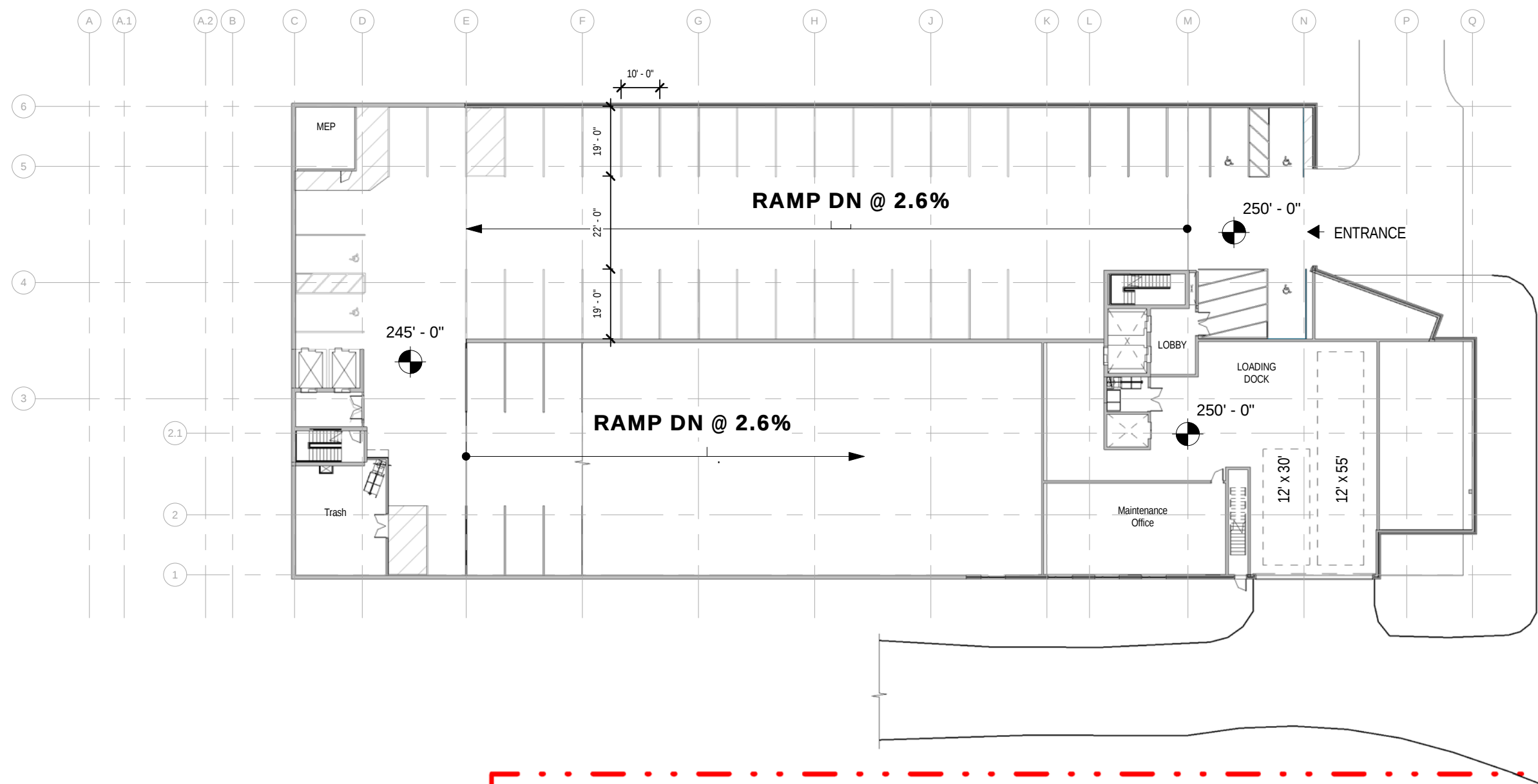


Ingleside at Rock Creek
 3050 Military Road NW Washington, D.C. 20015

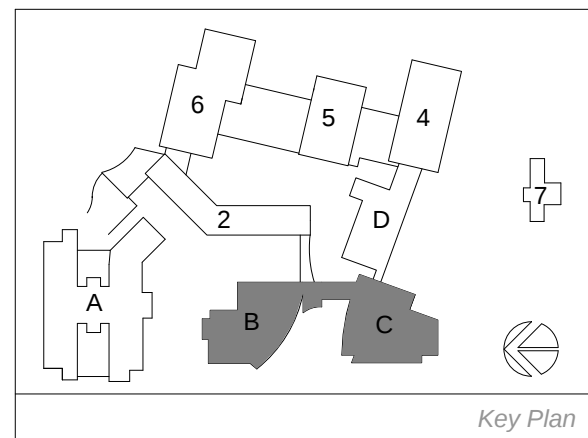
SCALE: 1/32" = 1'-0"

09/30/2014

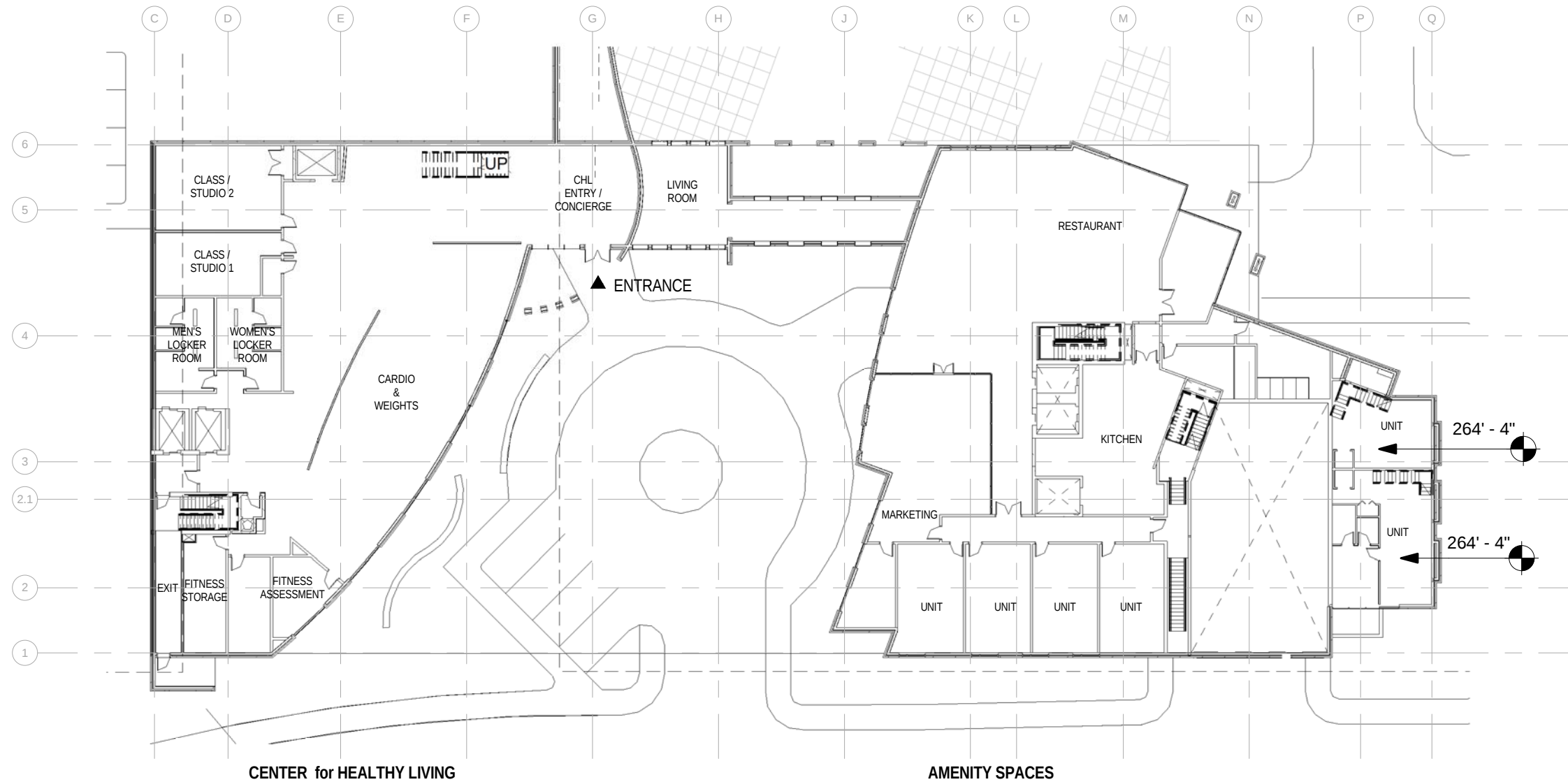
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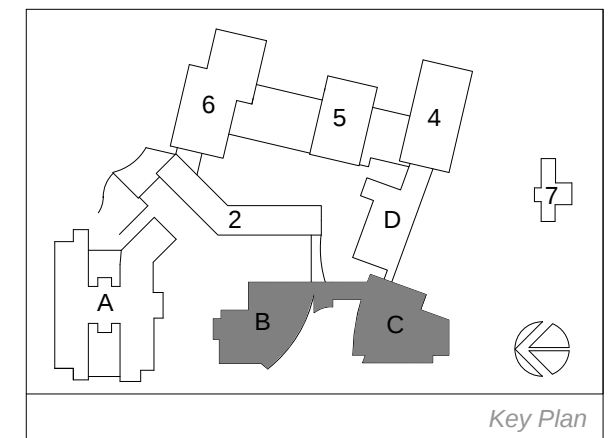
1 **LEVEL G3 - ELEV. 250' - 0" (48 PARKING SPACES)**
1/32" = 1'-0"



FLOOR PLAN BUILDINGS B & C



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



FLOOR PLAN BUILDINGS B & C

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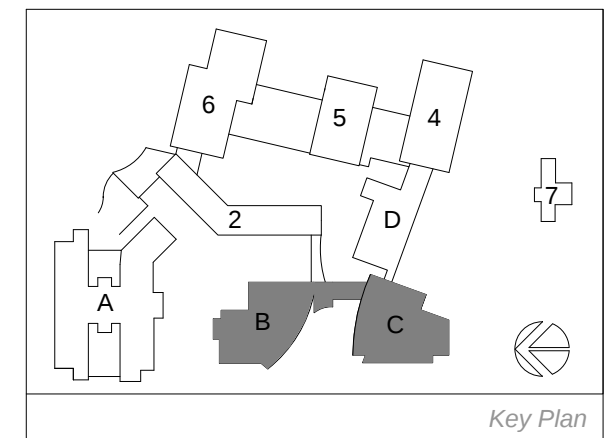
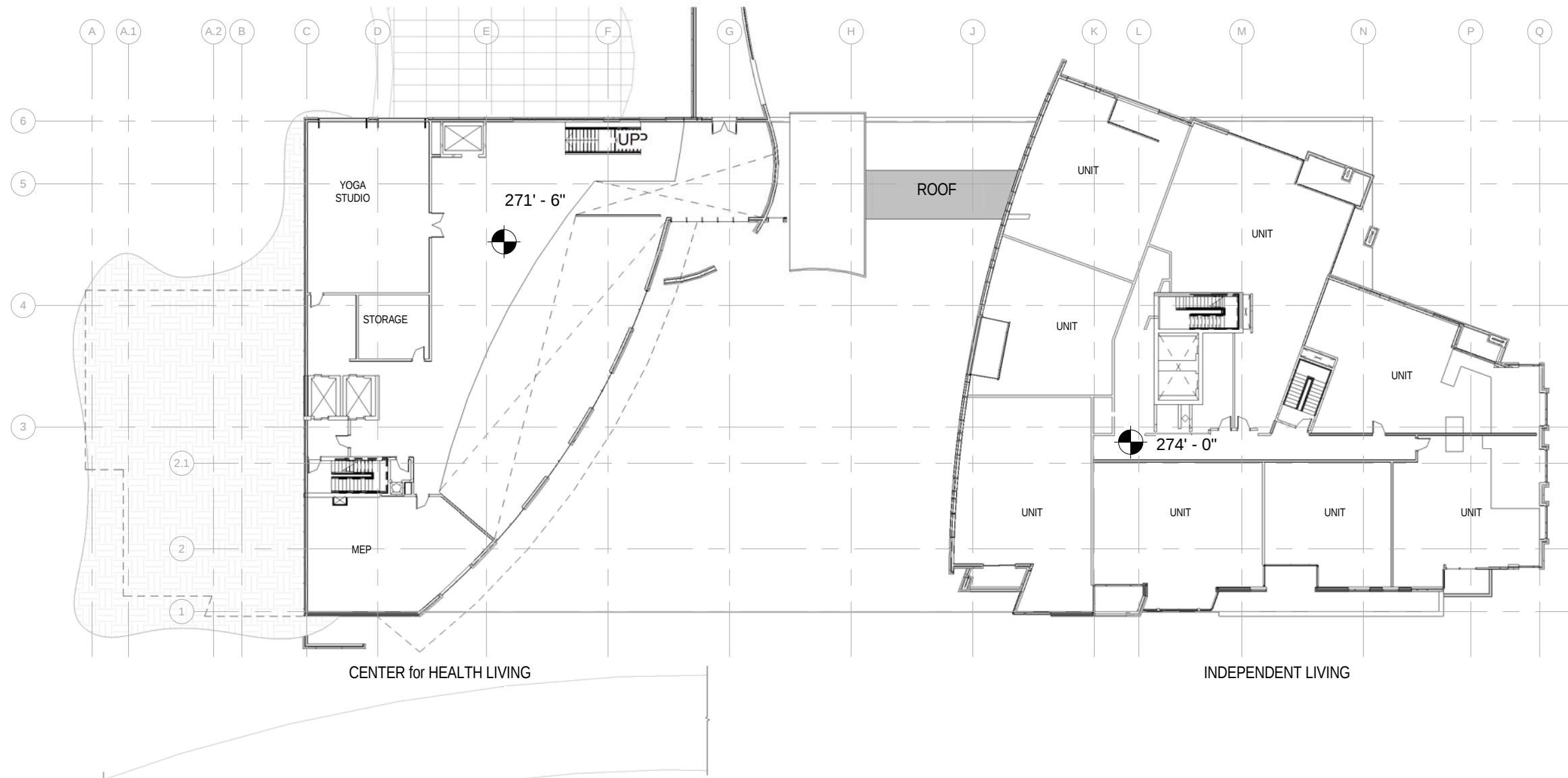


Ingleside at Rock Creek
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SCALE: 1/32" = 1'-0"

09/30/2014

A1.08



1 LEVEL G1
1/32" = 1'-0"

FLOOR PLAN BUILDINGS B & C

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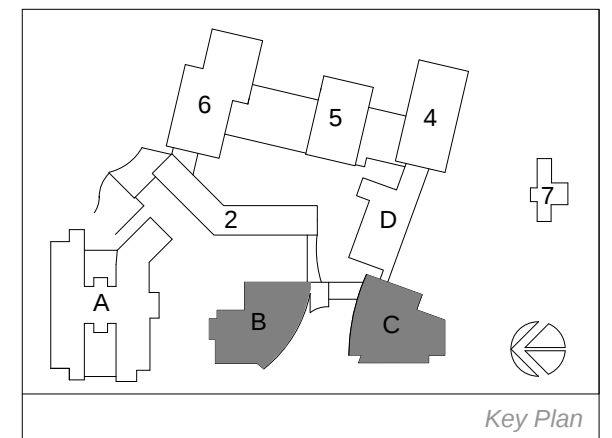


Ingleside at Rock Creek
3050 Military Road NW Washington, D.C. 20015

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

09/30/2014

A1.09



1 LEVEL 1
1/32" = 1'-0"

FLOOR PLAN BUILDINGS B & C

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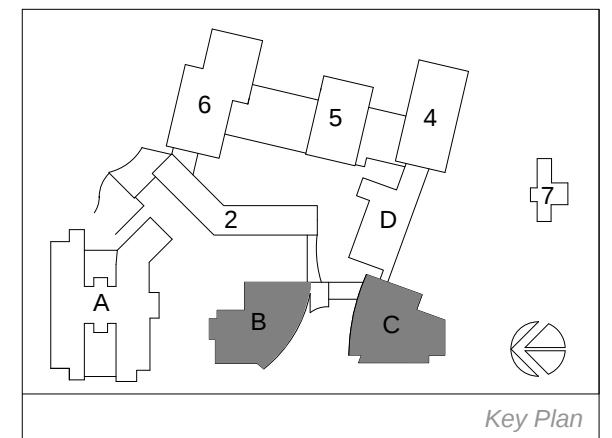


Ingleside at Rock Creek
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SCALE: 1/32" = 1'-0"

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A1.10



FLOOR PLAN BUILDINGS B & C

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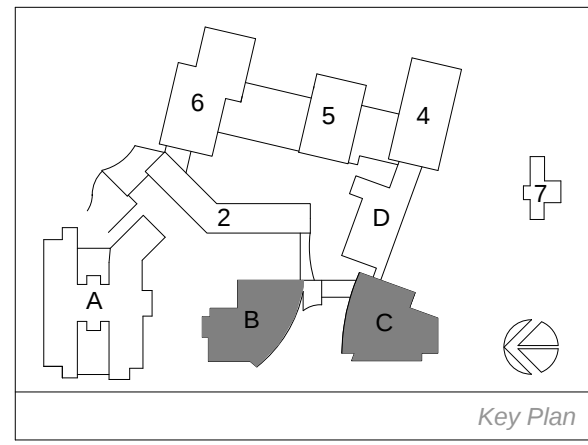
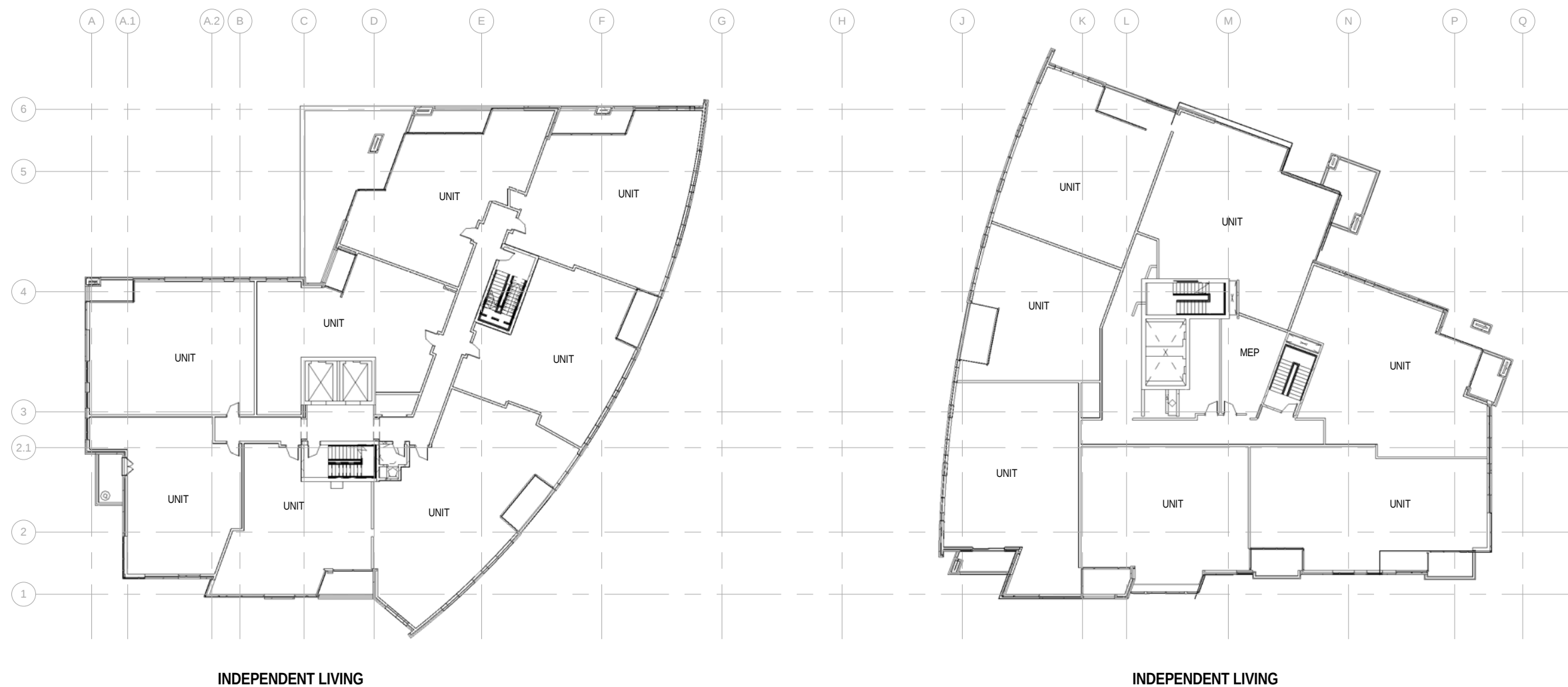


Ingleside at Rock Creek
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SCALE: 1/32" = 1'-0"

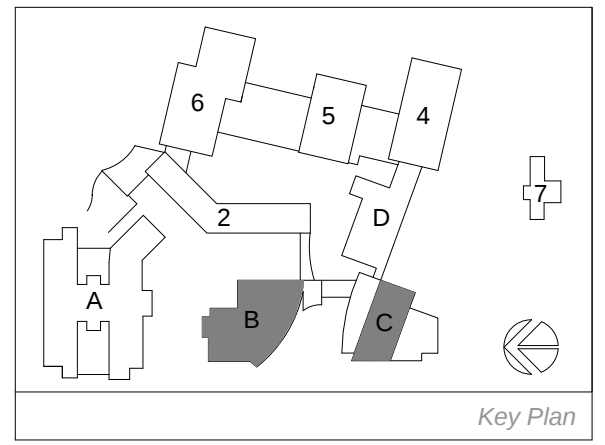
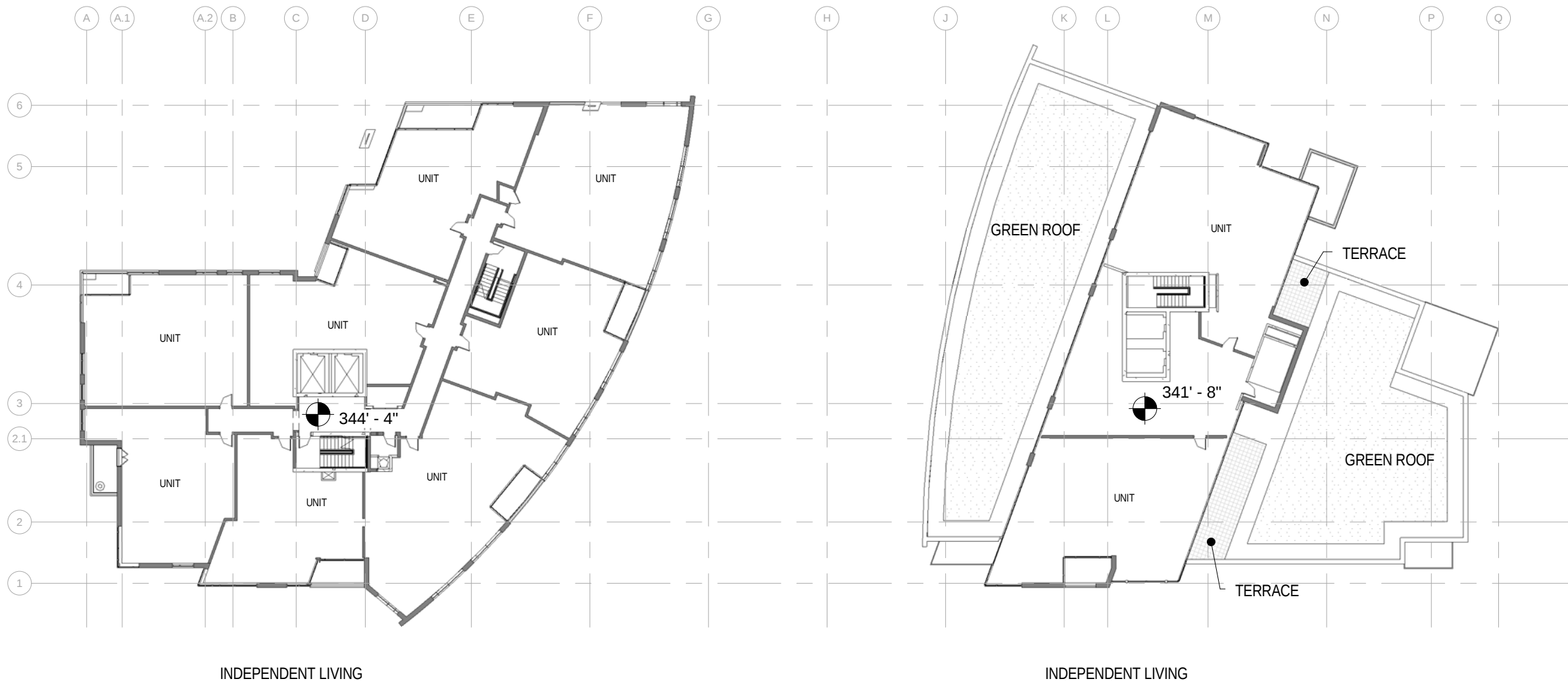
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A1.11



1 **LEVELS 3 - 6**
1/32" = 1'-0"

FLOOR PLAN BUILDINGS B & C



1 LEVEL 7
1/32" = 1'-0"

FLOOR PLAN BUILDINGS B & C

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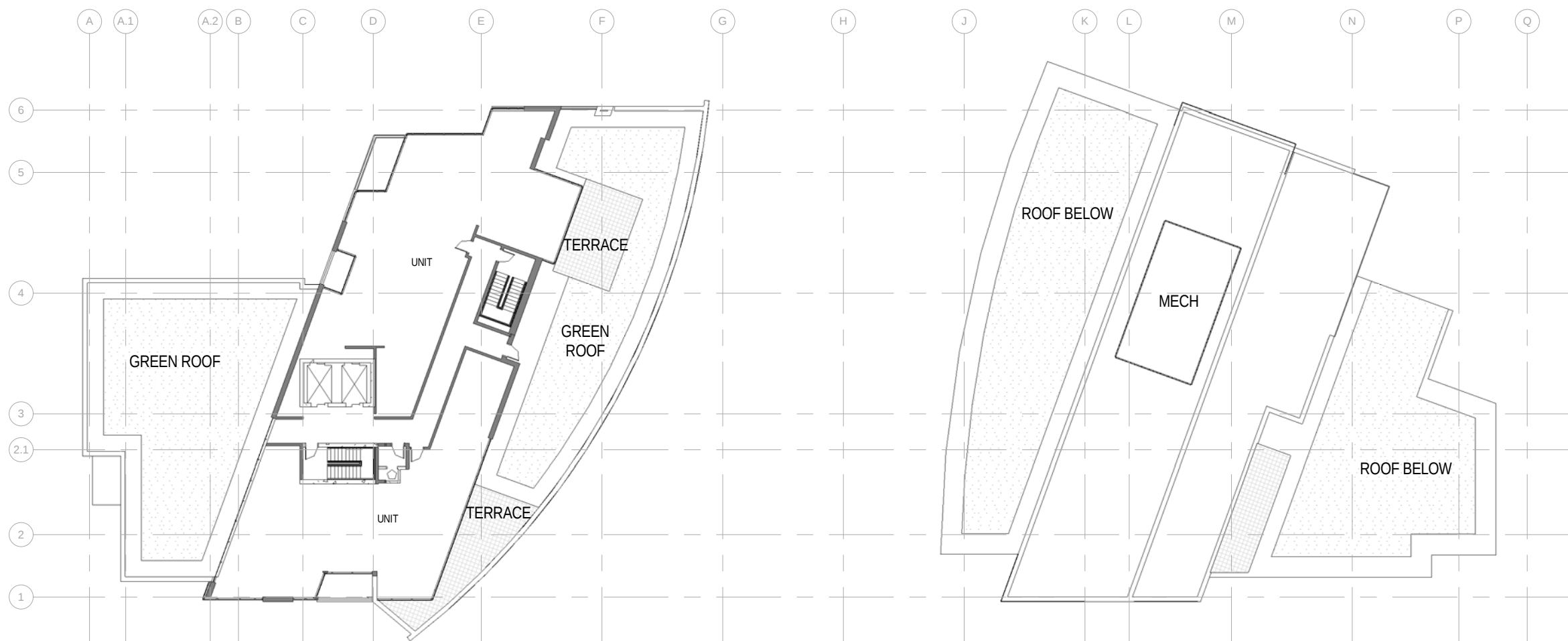


Ingleside at Rock Creek
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SCALE: 1/32" = 1'-0"

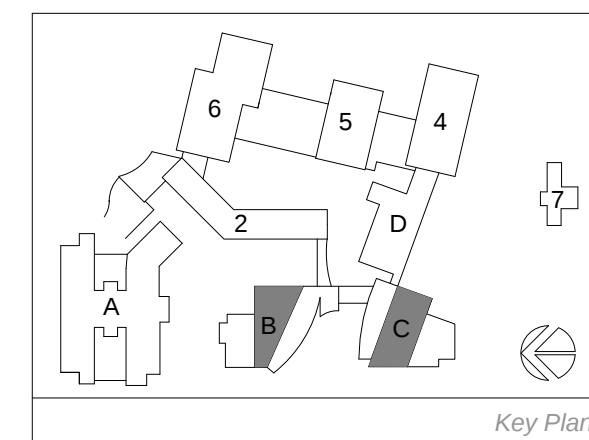
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A1.13



INDEPENDENT LIVING

BUILDING C ROOF



1 LEVEL 8
1/32" = 1'-0"

FLOOR PLAN BUILDINGS B & C

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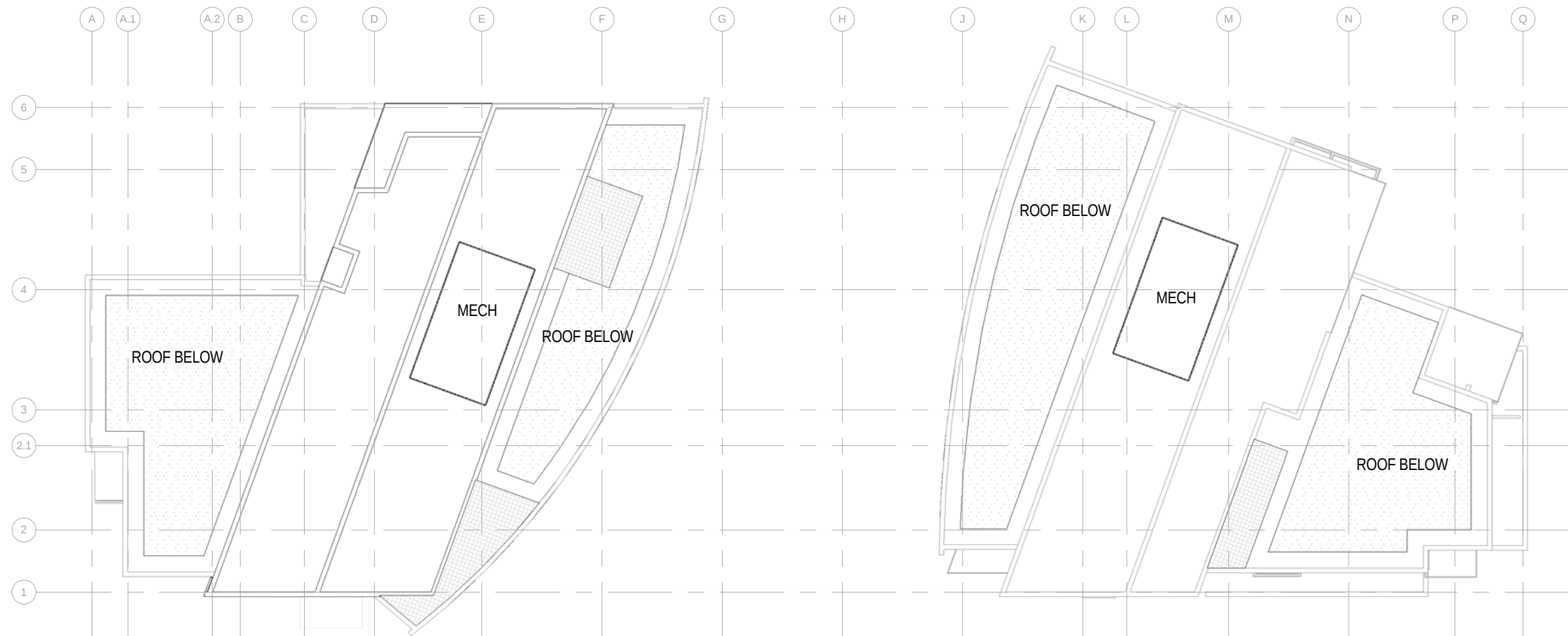


Ingleside at Rock Creek
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SCALE: 1/32" = 1'-0"

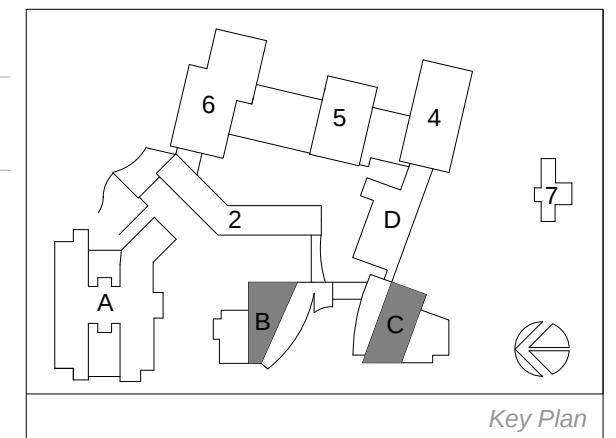
09/30/2014

A1.14



BUILDING B ROOF

BUILDING C ROOF



1 ROOF PLAN
1/32" = 1'-0"

FLOOR PLANS BUILDINGS B & C

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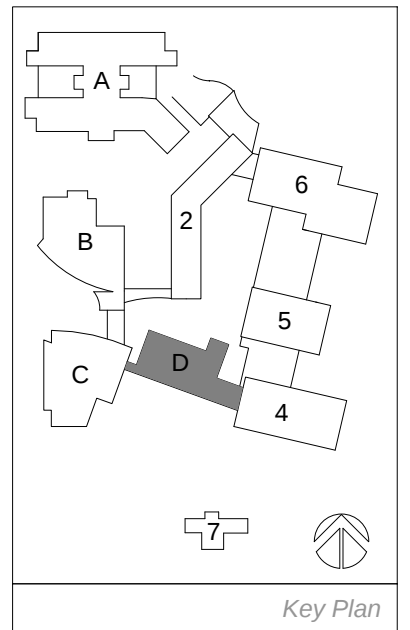
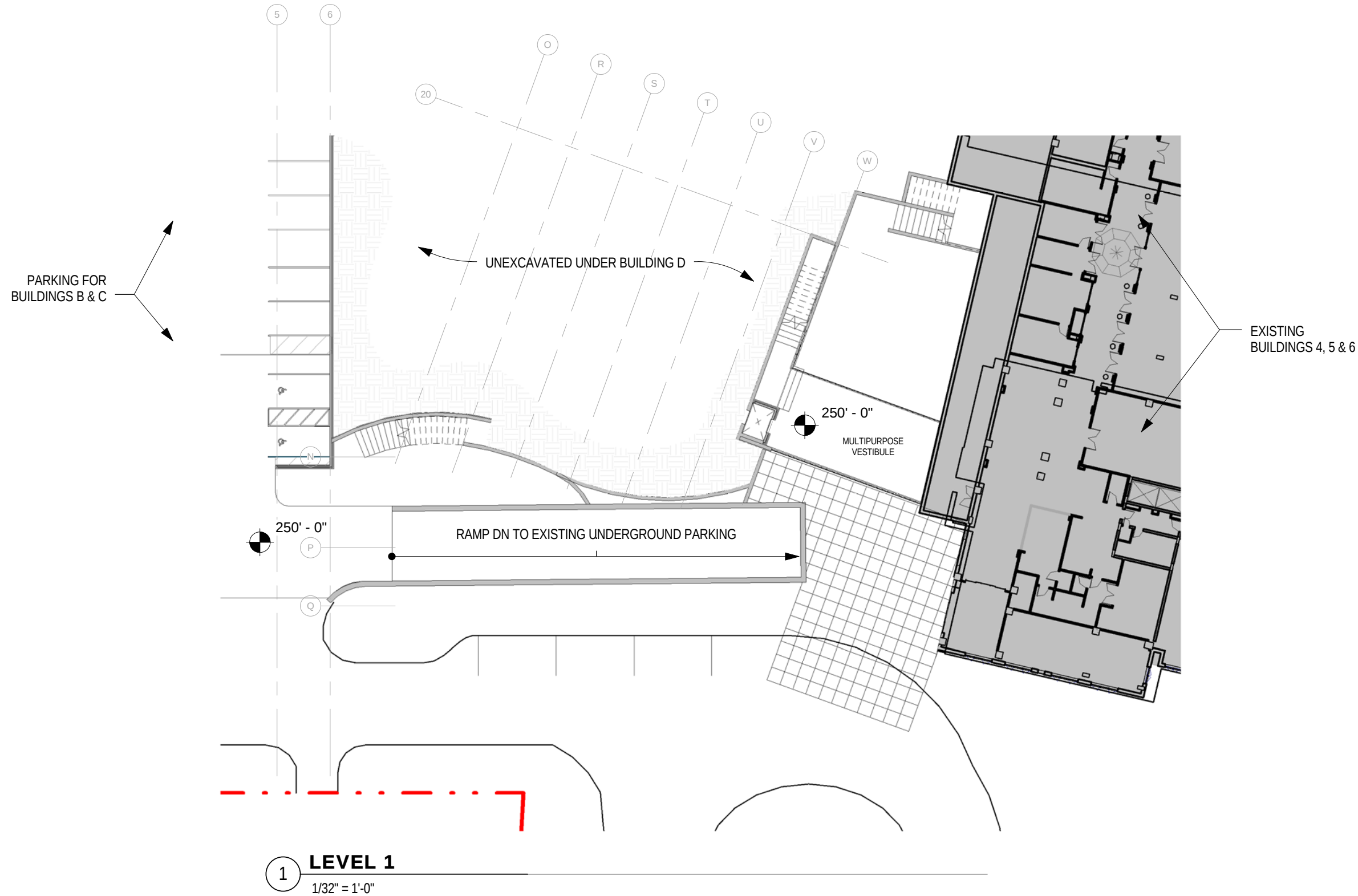


Ingleside at Rock Creek
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SCALE: 1/32" = 1'-0"

09/30/2014

A1.15



FLOOR PLAN BUILDING D

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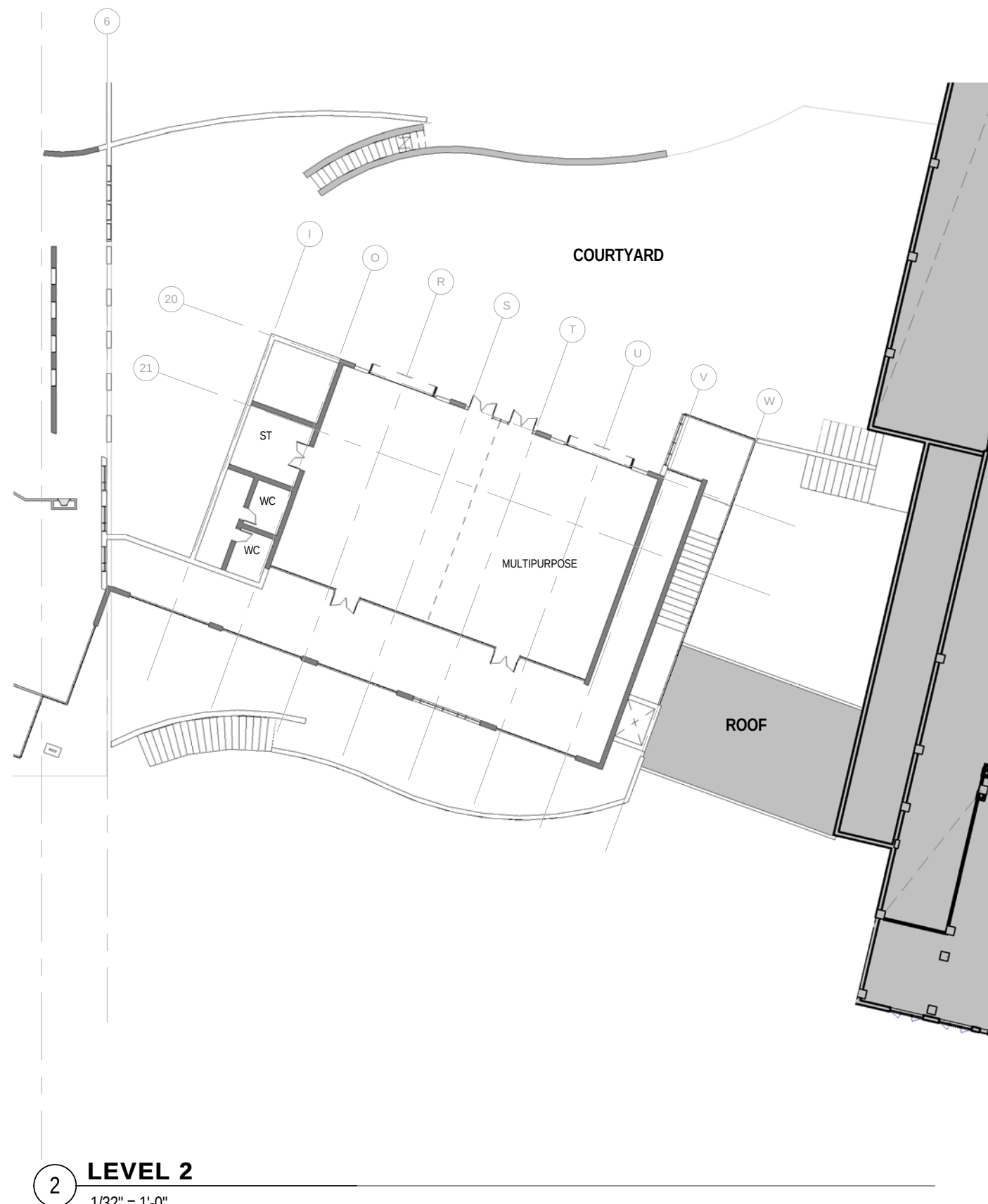


Ingleside at Rock Creek
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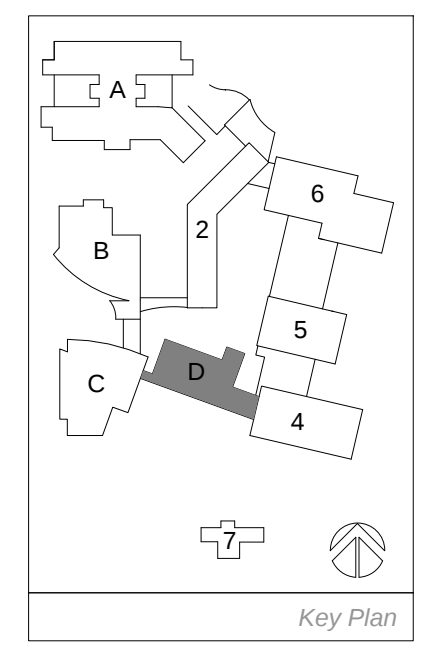
SCALE: 1/32" = 1'-0"

09/30/2014

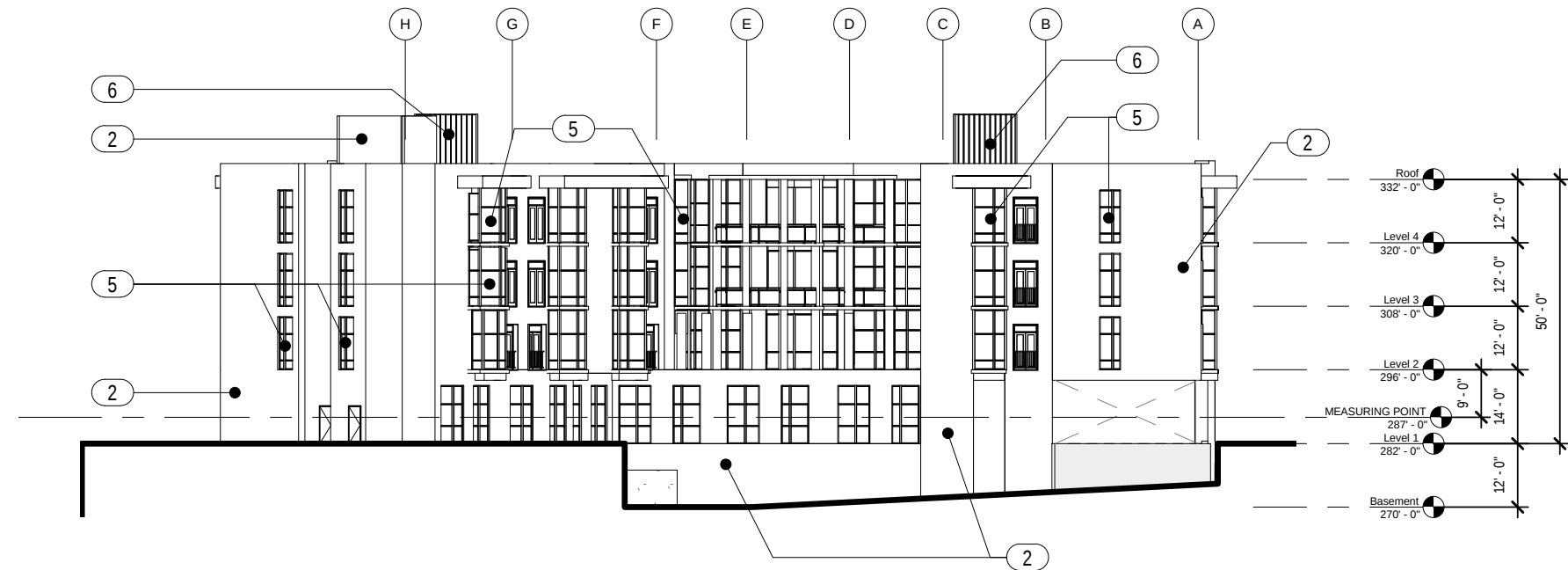
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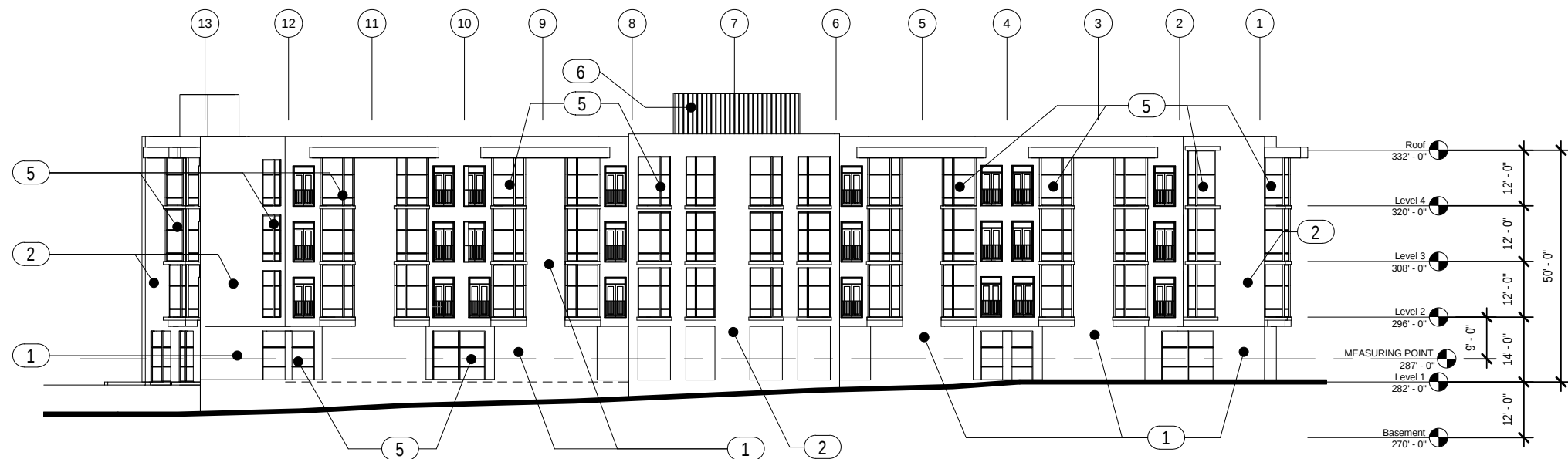
2 LEVEL 2
1/32" = 1'-0"



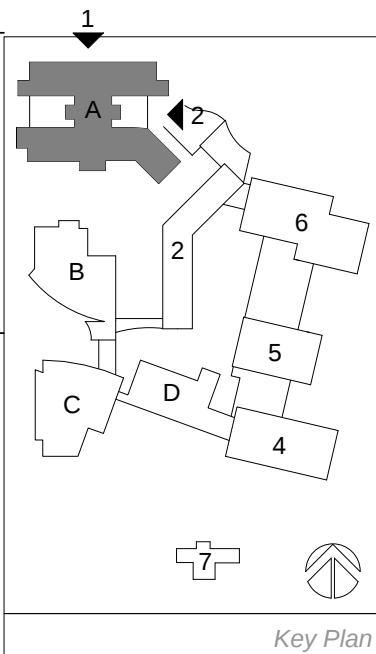
FLOOR PLAN BUILDING D



2 EAST ELEVATION - BUILDING A
1/32" = 1'-0"



1 NORTH ELEVATION - BUILDING A
1/32" = 1'-0"



EXTERIOR MATERIALS LEGEND	
1	SYNTHETIC STONE
2	BRICK VENEER
5	INSULATED GLASS WITH ALUMINUM FRAMING
6	MECHANICAL PENTHOUSE - METAL SCREEN WALL

EXTERIOR ELEVATIONS - BUILDING A

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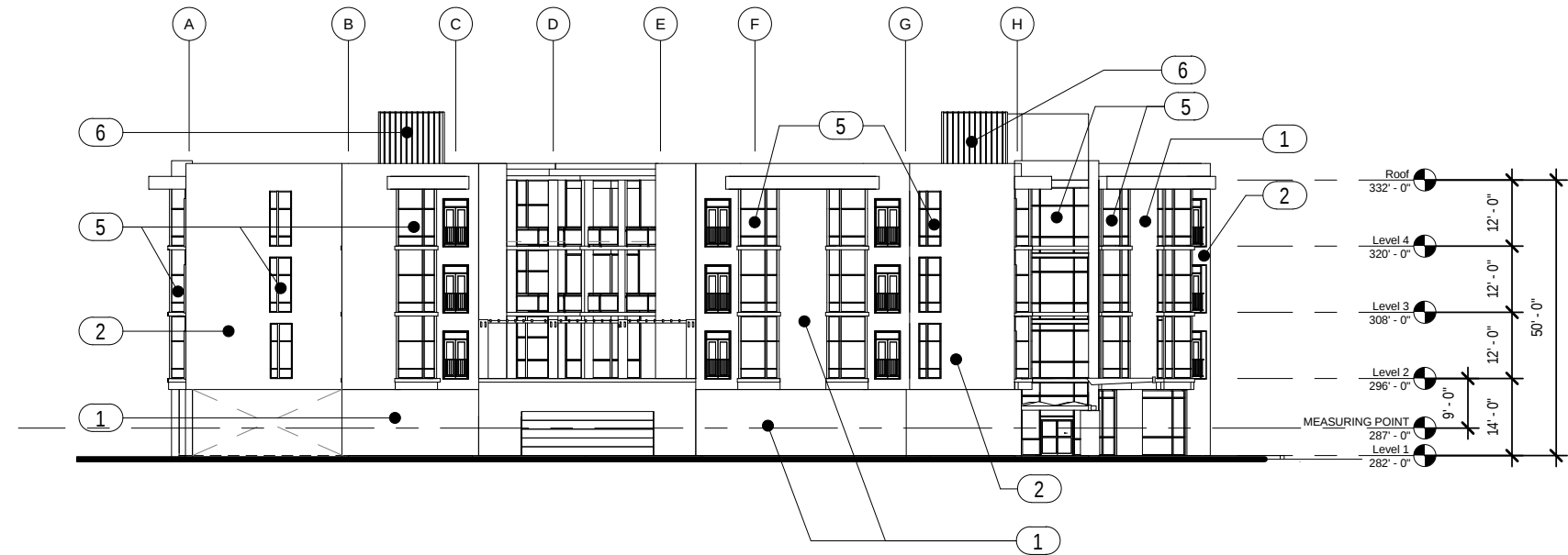


Ingleside at Rock Creek
3050 Military Road NW Washington, D.C. 20015

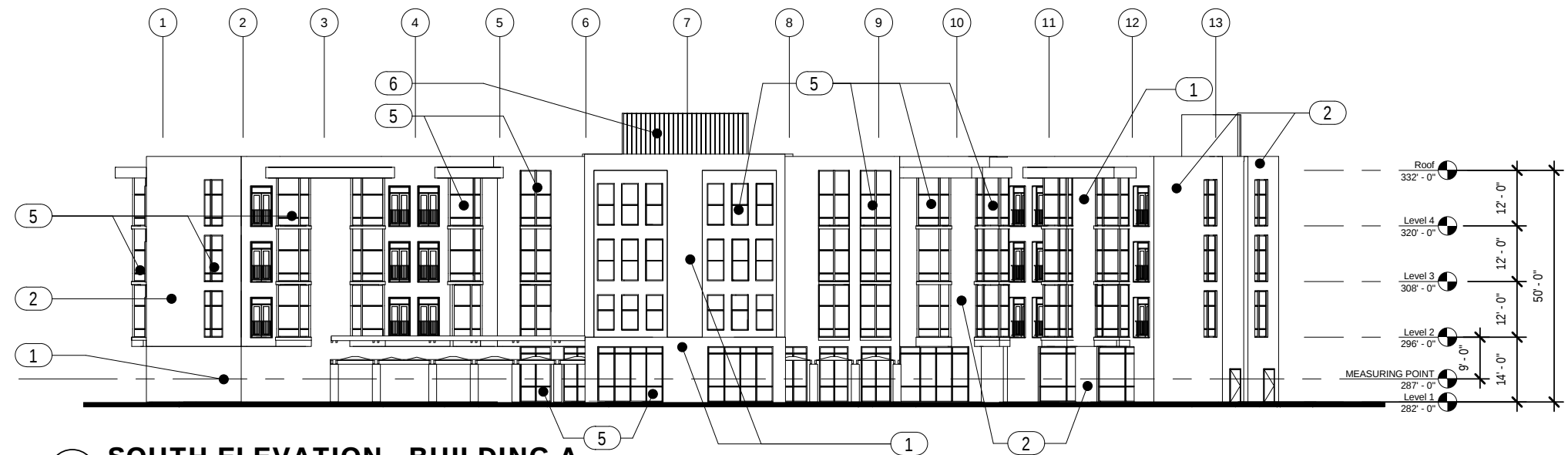
SCALE: 1/32" = 1'-0"

09/30/2014

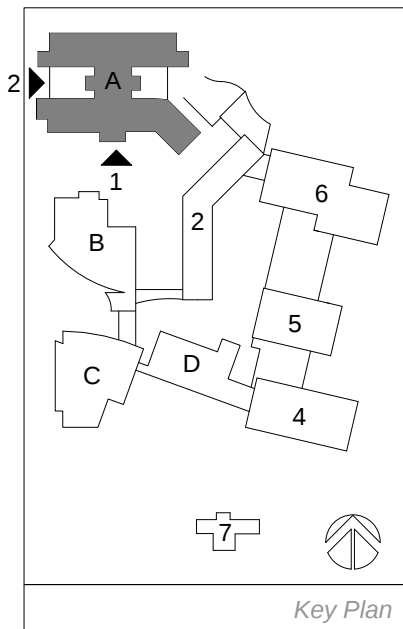
A2.01



2 WEST ELEVATION - BUILDING A
1/32" = 1'-0"



1 SOUTH ELEVATION - BUILDING A
1/32" = 1'-0"



EXTERIOR MATERIALS LEGEND	
1	SYNTHETIC STONE
2	BRICK VENEER
5	INSULATED GLASS WITH ALUMINUM FRAMING
6	MECHANICAL PENTHOUSE - METAL SCREEN WALL

EXTERIOR ELEVATIONS - BUILDING A

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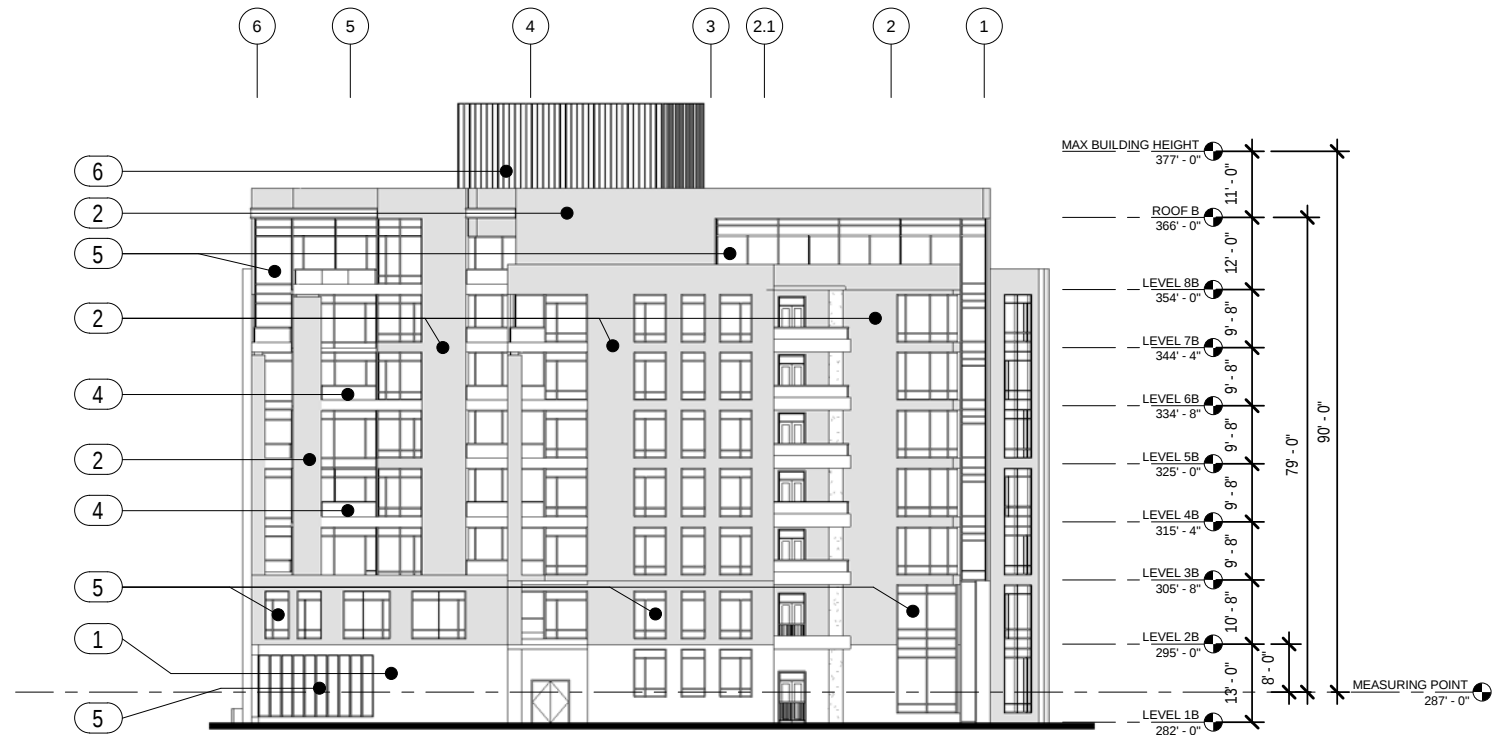


Ingleside at Rock Creek
3050 Military Road NW Washington, D.C. 20015

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

09/30/2014

A2.02

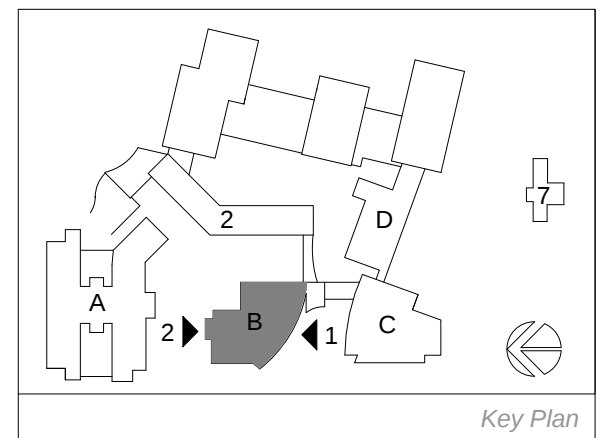


2 NORTH ELEVATION - BUILDING B
1/32" = 1'-0"

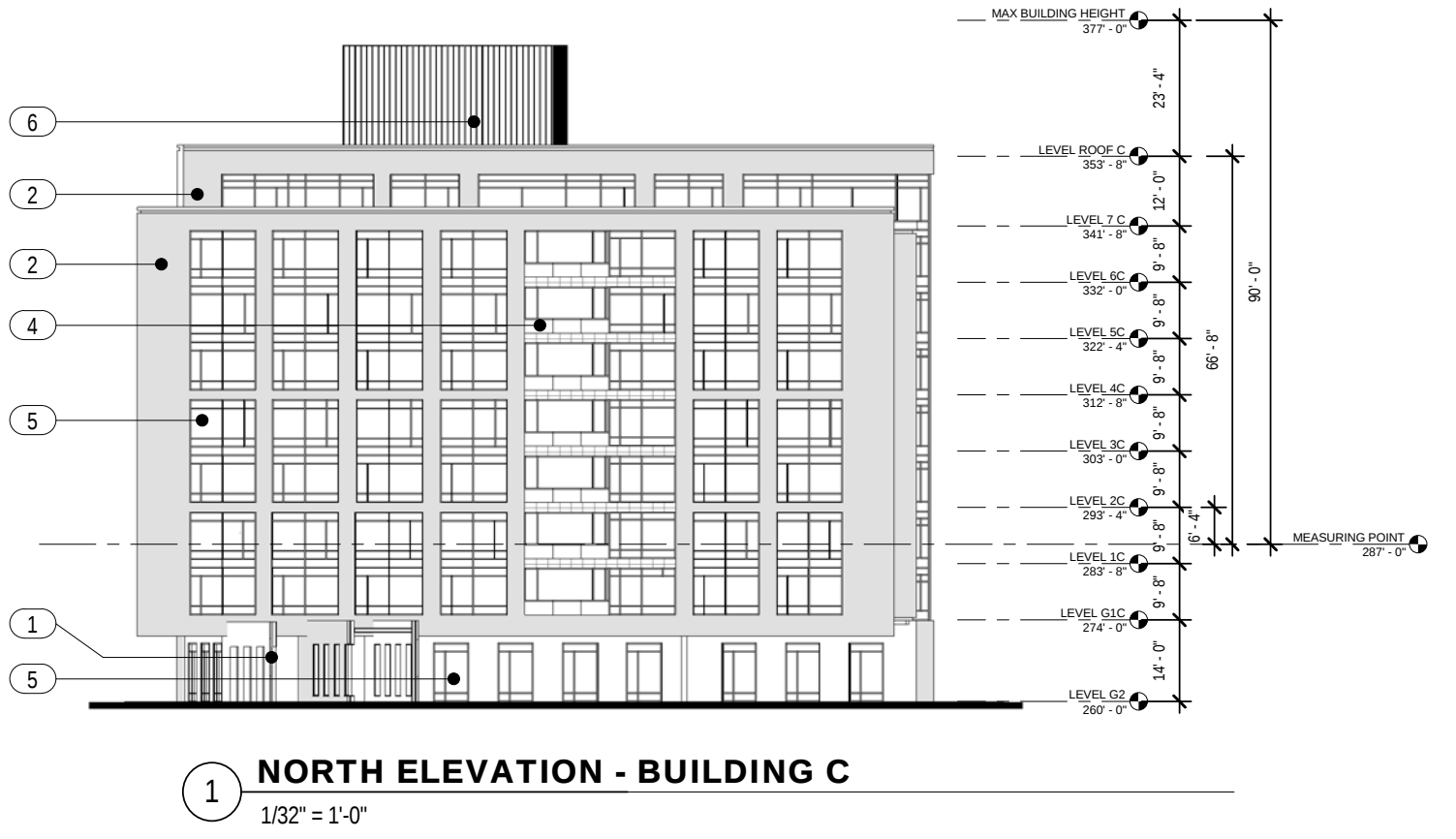
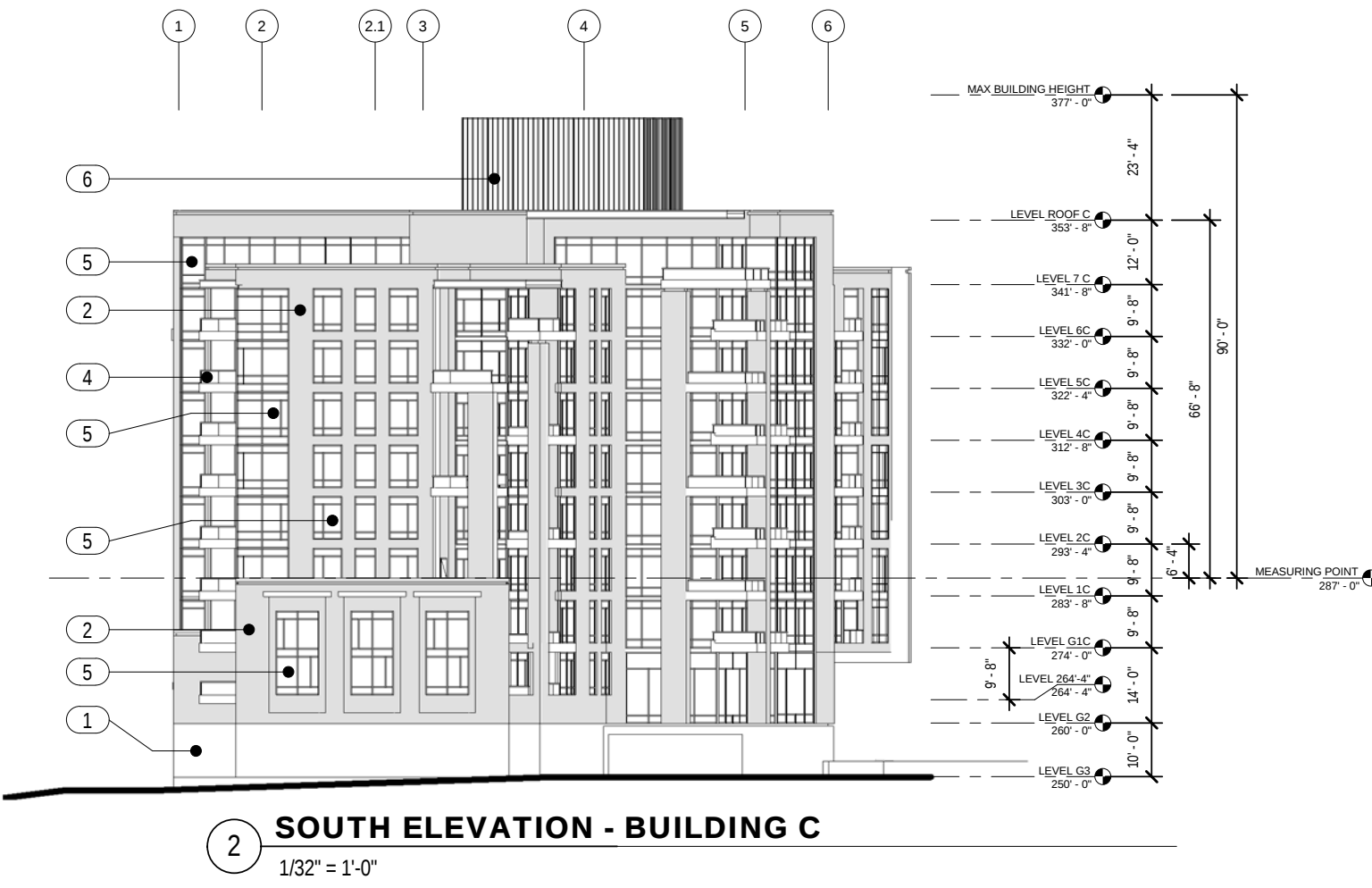


1 SOUTH ELEVATION B
1/32" = 1'-0"

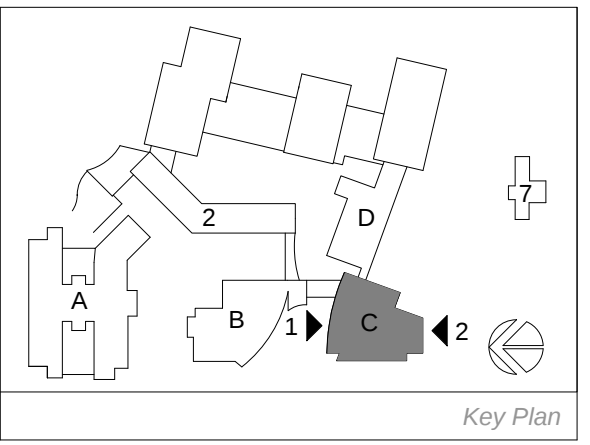
EXTERIOR MATERIALS LEGEND	
1	TYP. BASE LEVEL- SYNTHETIC STONE
2	TYP. UPPER LEVELS - BRICK VENEER
4	TYP. BALCONY RAILING - GLASS
5	INSULATED GLASS WITH ALUMINUM FRAMING WINDOW SYSTEM
6	MECHANICAL PENTHOUSE - METAL SCREEN WALL



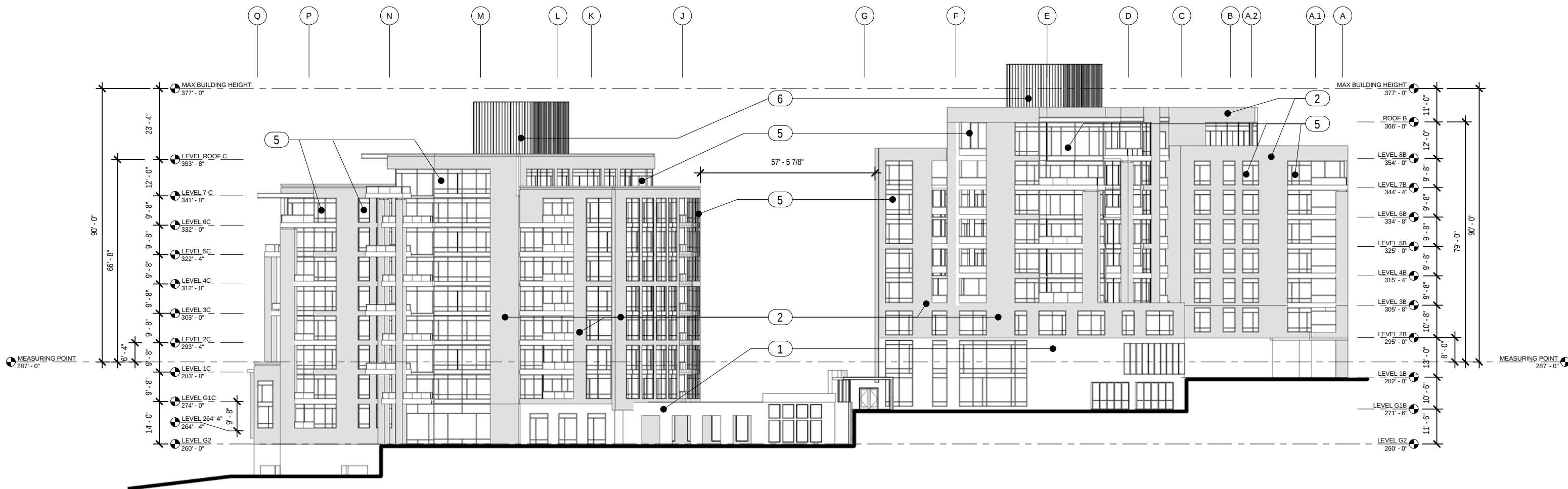
EXTERIOR ELEVATIONS BUILDING B



EXTERIOR MATERIALS LEGEND	
1	TYP. BASE LEVEL- SYNTHETIC STONE
2	TYP. UPPER LEVELS - BRICK VENEER
4	TYP. BALCONY RAILING - GLASS
5	INSULATED GLASS WITH ALUMINUM FRAMING WINDOW SYSTEM
6	MECHANICAL PENTHOUSE - METAL SCREEN WALL

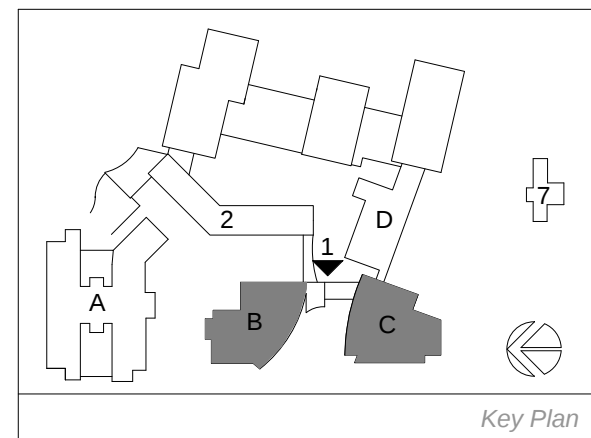


EXTERIOR ELEVATIONS BUILDING C



1 EAST ELEVATION - BUILDINGS B AND C
1/32" = 1'-0"

EXTERIOR MATERIALS LEGEND	
1	TYP. BASE LEVEL- SYNTHETIC STONE
2	TYP. UPPER LEVELS - BRICK VENEER
4	TYP. BALCONY RAILING - GLASS
5	INSULATED GLASS WITH ALUMINUM FRAMING WINDOW SYSTEM
6	MECHANICAL PENTHOUSE - METAL SCREEN WALL



EXTERIOR ELEVATIONS BUILDINGS B & C

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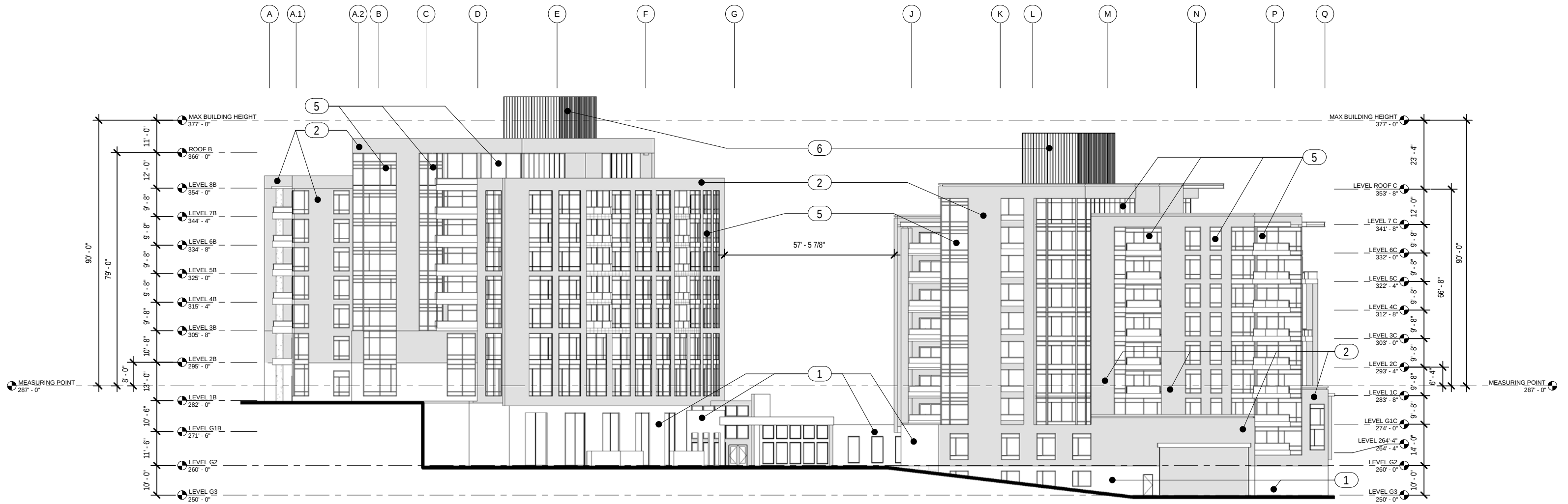


Ingleside at Rock Creek
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SCALE: 1/32" = 1'-0"

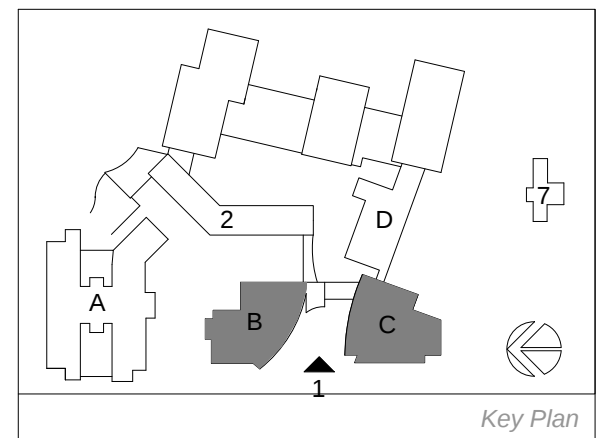
09/30/2014

A2.05



1 **WEST ELEVATION - BUILDINGS B AND C**
1/32" = 1'-0"

EXTERIOR MATERIALS LEGEND	
1	TYP. BASE LEVEL- SYNTHETIC STONE
2	TYP. UPPER LEVELS - BRICK VENEER
4	TYP. BALCONY RAILING - GLASS
5	INSULATED GLASS WITH ALUMINUM FRAMING WINDOW SYSTEM
6	MECHANICAL PENTHOUSE - METAL SCREEN WALL



EXTERIOR ELEVATIONS BUILDINGS B & C

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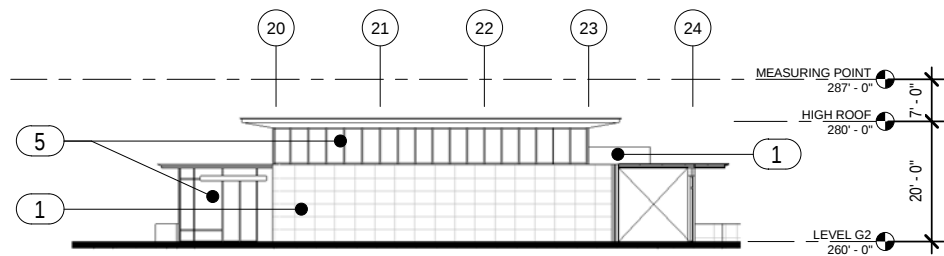


Ingleside at Rock Creek
3050 Military Road NW Washington, D.C. 20015

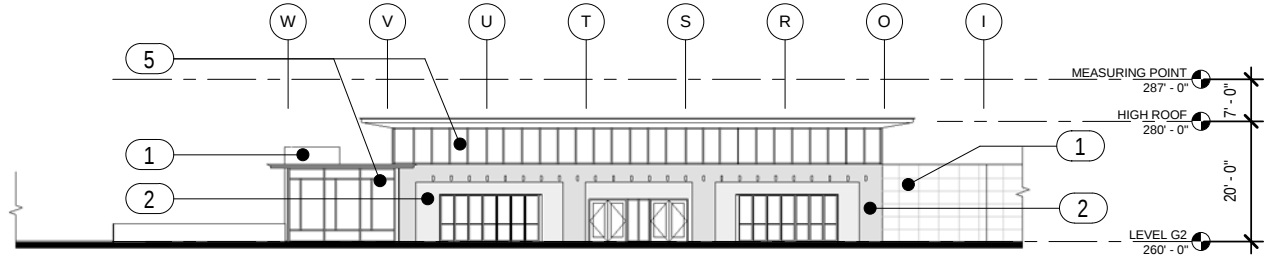
SCALE: 1/32" = 1'-0"

09/30/2014

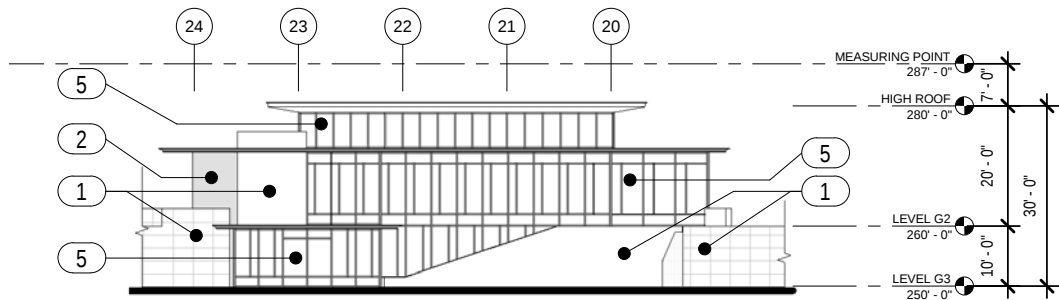
A2.06



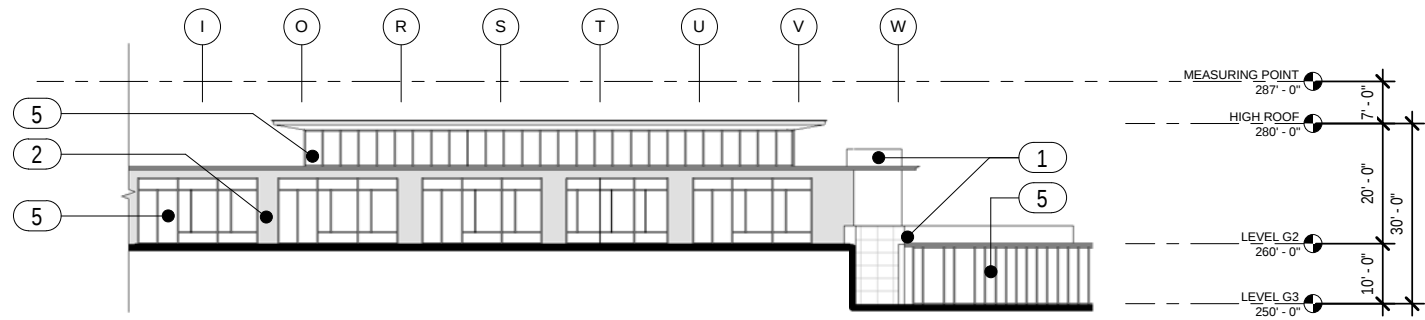
4 WEST ELEVATION - BUILDING D
1/32" = 1'-0"



2 NORTH ELEVATION - BUILDING D
1/32" = 1'-0"

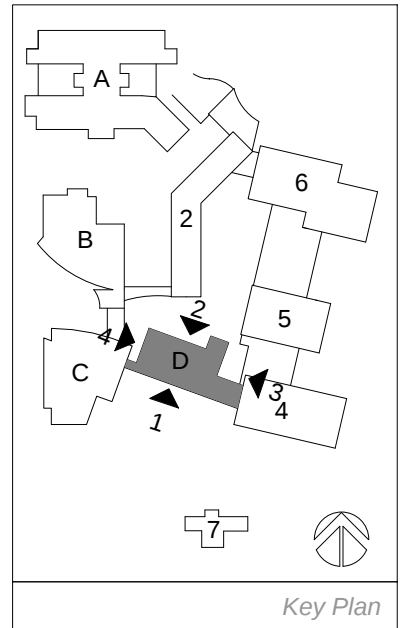


3 EAST ELEVATION - BUILDING D
1/32" = 1'-0"

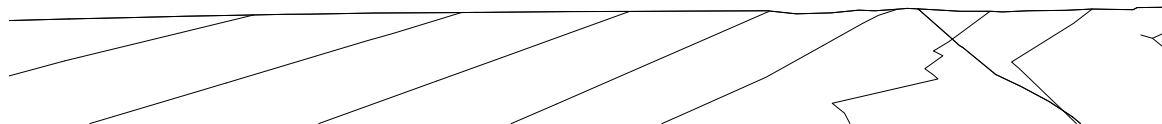


1 SOUTH ELEVATION - BUILDING D
1/32" = 1'-0"

EXTERIOR MATERIALS LEGEND	
1	TYP. BASE LEVEL- SYNTHETIC STONE
2	TYP. UPPER LEVELS - BRICK VENEER
4	TYP. BALCONY RAILING - GLASS
5	INSULATED GLASS WITH ALUMINUM FRAMING WINDOW SYSTEM
6	MECHANICAL PENTHOUSE - METAL SCREEN WALL



EXTERIOR ELEVATIONS BUILDING D



4 MOTOR COURT ENTRY



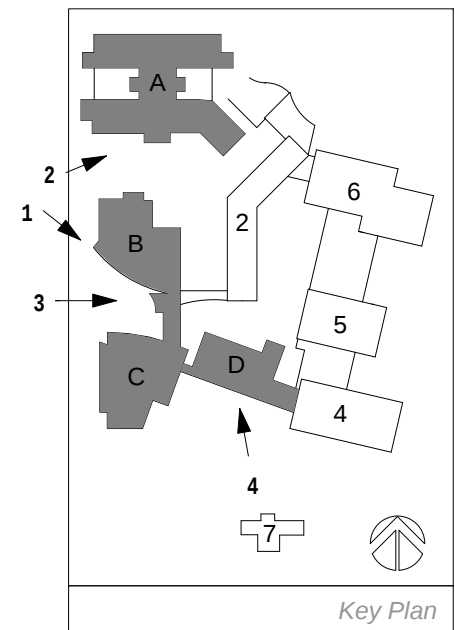
2 HEALTH CARE BUILDING A



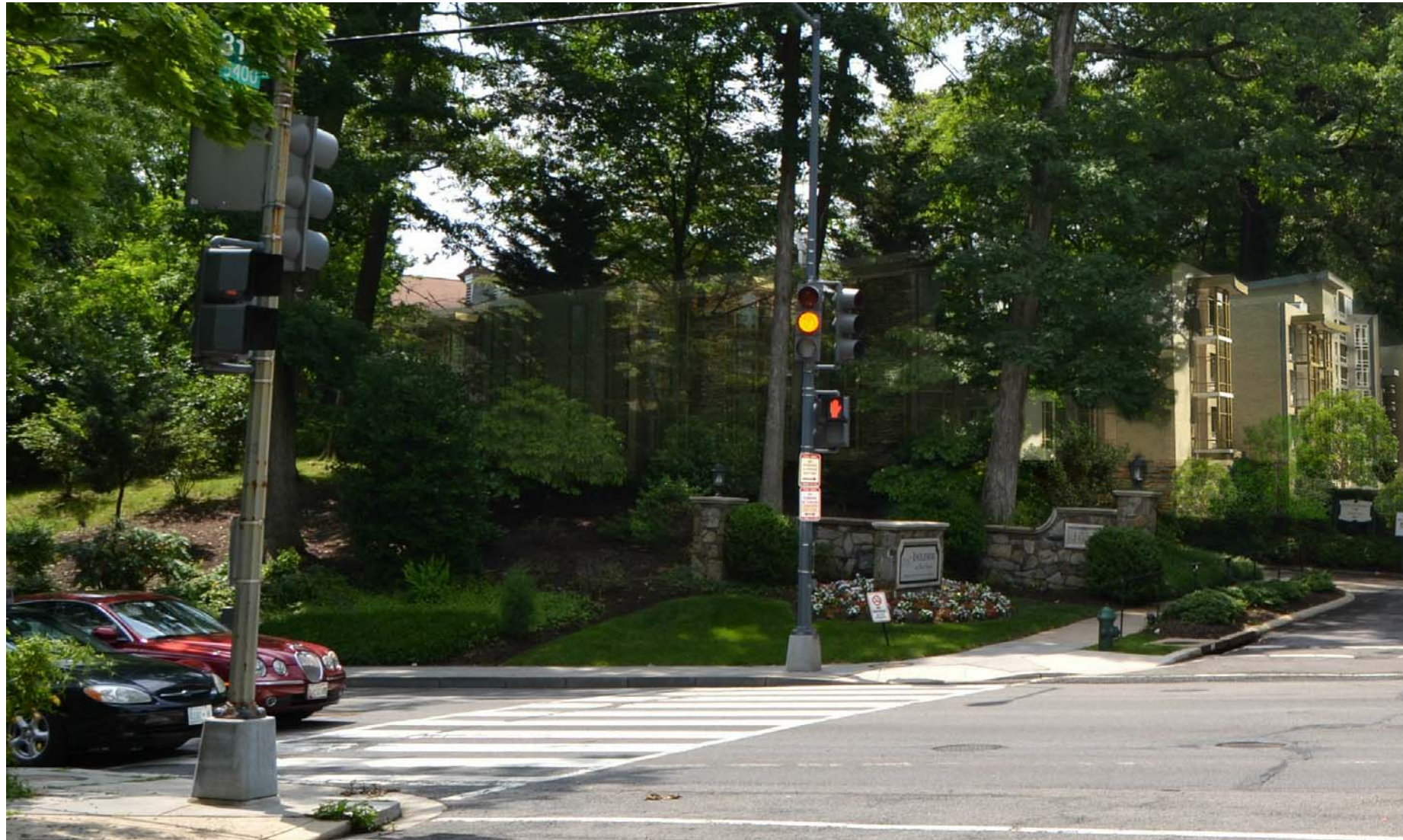
3 MULTIPURPOSE BUILDING D



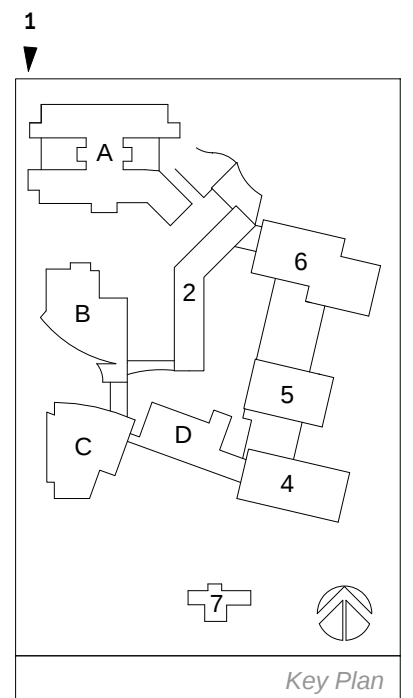
1 IL NORTH BUILDING B



SITE VIGNETTES



1. ENTRY DRIVE LOOKING FROM MILITARY ROAD



SITE VIGNETTES

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SCALE:

09/30/14

A9.02