



SHORT TERM FAMILY HOUSING - WARD 7

MAY 4, 2016

BOARD OF ZONING ADJUSTMENT

5004 D STREET SE
Washington, DC 20019

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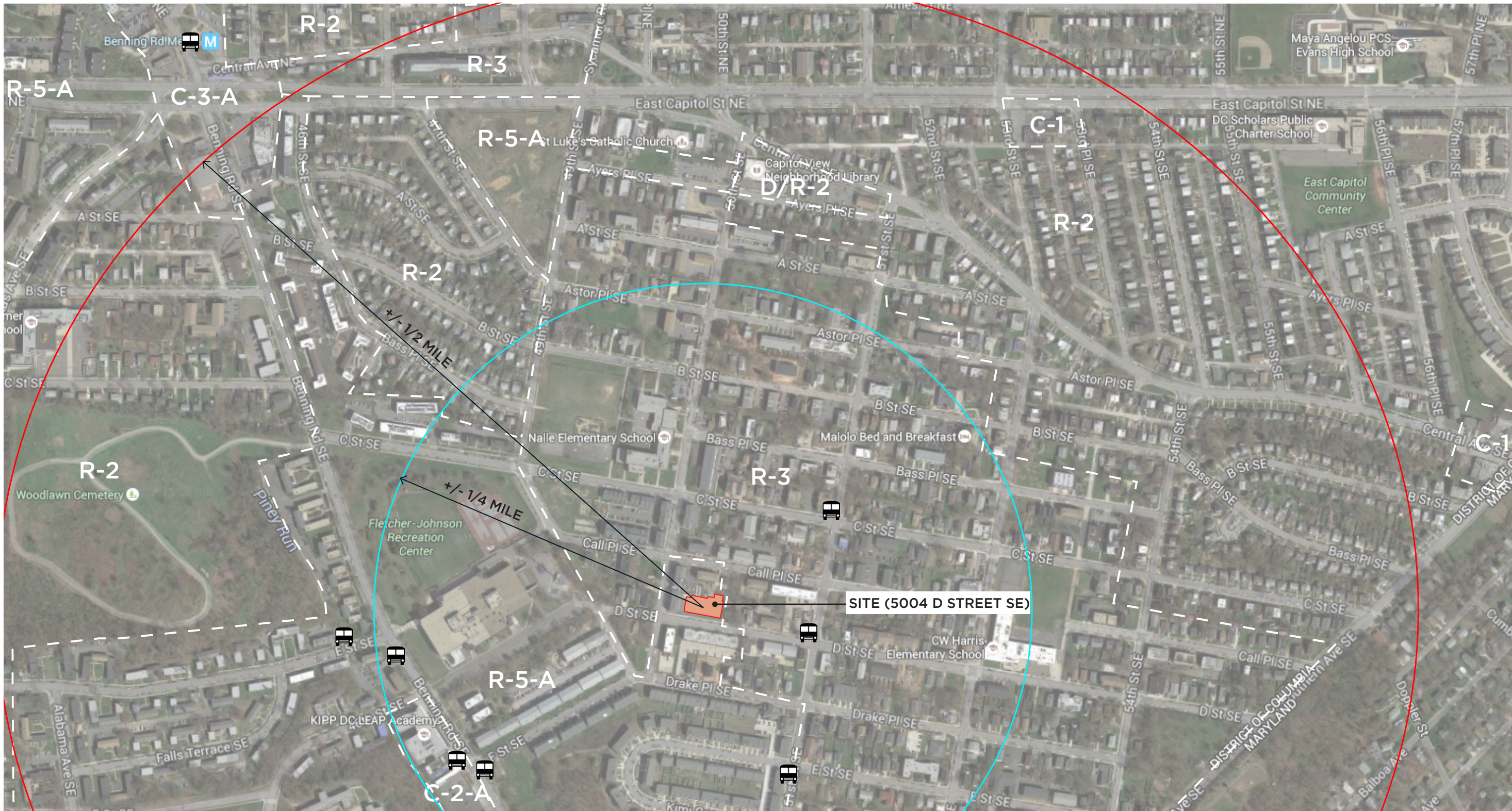
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SITE LOCATION + EXISTING ZONING...2

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COMMUNITY CONTEXT...3

MAY 4, 2016



Site Aerial



1. D Street, Looking West to Site



2. Site, Looking Northeast



3. D Street, Looking East (Opposite Site)



4. 50th Street & D Street, Looking North and East

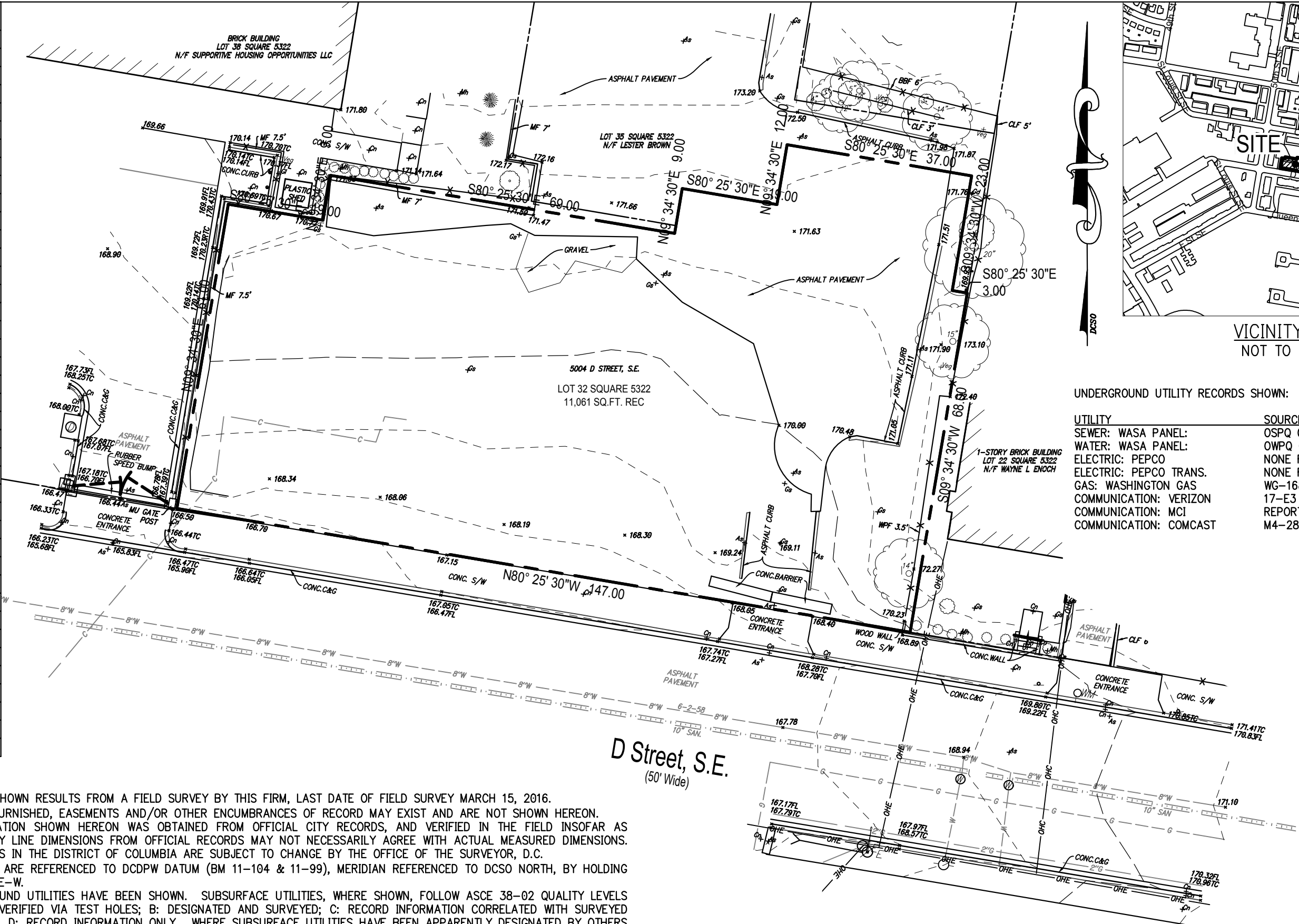


5. Site, Looking Northwest

LEGEND	
	OVERHEAD BUILDING COMMUNICATION
	OVERHEAD ELECTRIC
	UNDERGROUND COMMUNICATION
	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	UNDERGROUND WATER
	UNDERGROUND STORM/SEWER
	FENCE LINE
	HAND RAIL
	PROPERTY LINE
TC TOP OF CURB	
FL FLOWLINE	
S/W SIDEWALK	
N/F NOW AND/OR FORMERLY	
C&G CURB AND GUTTER	
CONC. CONCRETE	
MU MASONRY UNIT	
WPF WOODEN PICKET FENCE	
BBF BOARD ON BOARD FENCE	
CLF CHAIN LINK FENCE	
MF METAL FENCE	
SINGLE COBRA LIGHT POLE	
	UTILITY POLE
	WATER METER
	ELECTRIC POLE
	DRAINAGE MANHOLE
	BUSH
	WATER MANHOLE
	DECIDUOUS TREE
	SIGN
	FIRE HYDRANT
	ELECTRIC BOX
	BOLLARD
	ASPHALT
	CONCRETE
	GRAVEL
	GROUND
	GRASS
	MULCH
	VEGETATION

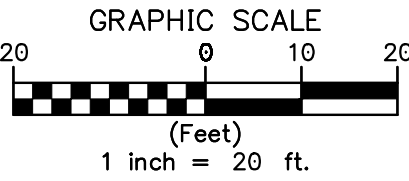
GENERAL NOTES:

- THE INFORMATION SHOWN RESULTS FROM A FIELD SURVEY BY THIS FIRM, LAST DATE OF FIELD SURVEY MARCH 15, 2016.
- NO TITLE REPORT FURNISHED, EASEMENTS AND/OR OTHER ENCUMBRANCES OF RECORD MAY EXIST AND ARE NOT SHOWN HEREON.
- BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS, AND VERIFIED IN THE FIELD INSOFAR AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE BY THE OFFICE OF THE SURVEYOR, D.C.
- ELEVATIONS SHOWN ARE REFERENCED TO DCDPW DATUM (BM 11-104 & 11-99), MERIDIAN REFERENCED TO DCSO NORTH, BY HOLDING D STREET, S.E. AS E-W.
- VISIBLE ABOVE GROUND UTILITIES HAVE BEEN SHOWN. SUBSURFACE UTILITIES, WHERE SHOWN, FOLLOW ASCE 38-02 QUALITY LEVELS A-D. A: VISUALLY VERIFIED VIA TEST HOLES; B: DESIGNATED AND SURVEYED; C: RECORD INFORMATION CORRELATED WITH SURVEYED SURFACE FEATURES; D: RECORD INFORMATION ONLY. WHERE SUBSURFACE UTILITIES HAVE BEEN APPARENTLY DESIGNATED BY OTHERS ON SITE, THOSE LOCATIONS WILL BE SHOWN AS QUALITY LEVEL C. UTILITIES MAY EXIST THAT ARE NOT SHOWN. UNLESS OTHERWISE LABELED AS ABOVE, THIS SURVEY REPRESENTS QUALITY LEVEL C.
- PROPERTY IS IDENTIFIED AS OTHER AREAS - ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED ON FIRM COMMUNITY PANEL 11000 10043C, EFFECTIVE DATE SEPTEMBER 27, 2010.
- AS OF MARCH 29, 2016, THE PROPERTY IS ZONED R-5-A AS DELINEATED ON THE ZONING MAP FROM DISTRICT OF COLUMBIA'S OFFICE OF ZONING (<http://zmap.dcoz.dc.gov>); MINIMUM BUILDING SETBACK, MAXIMUM PERMITTED FLOOR AREA RATIOS, AND MAXIMUM BUILDING HEIGHTS ARE BASED UPON INTERPRETATIONS OF THE PROPOSED USE BY THE DISTRICT OF COLUMBIA ZONING OFFICE.



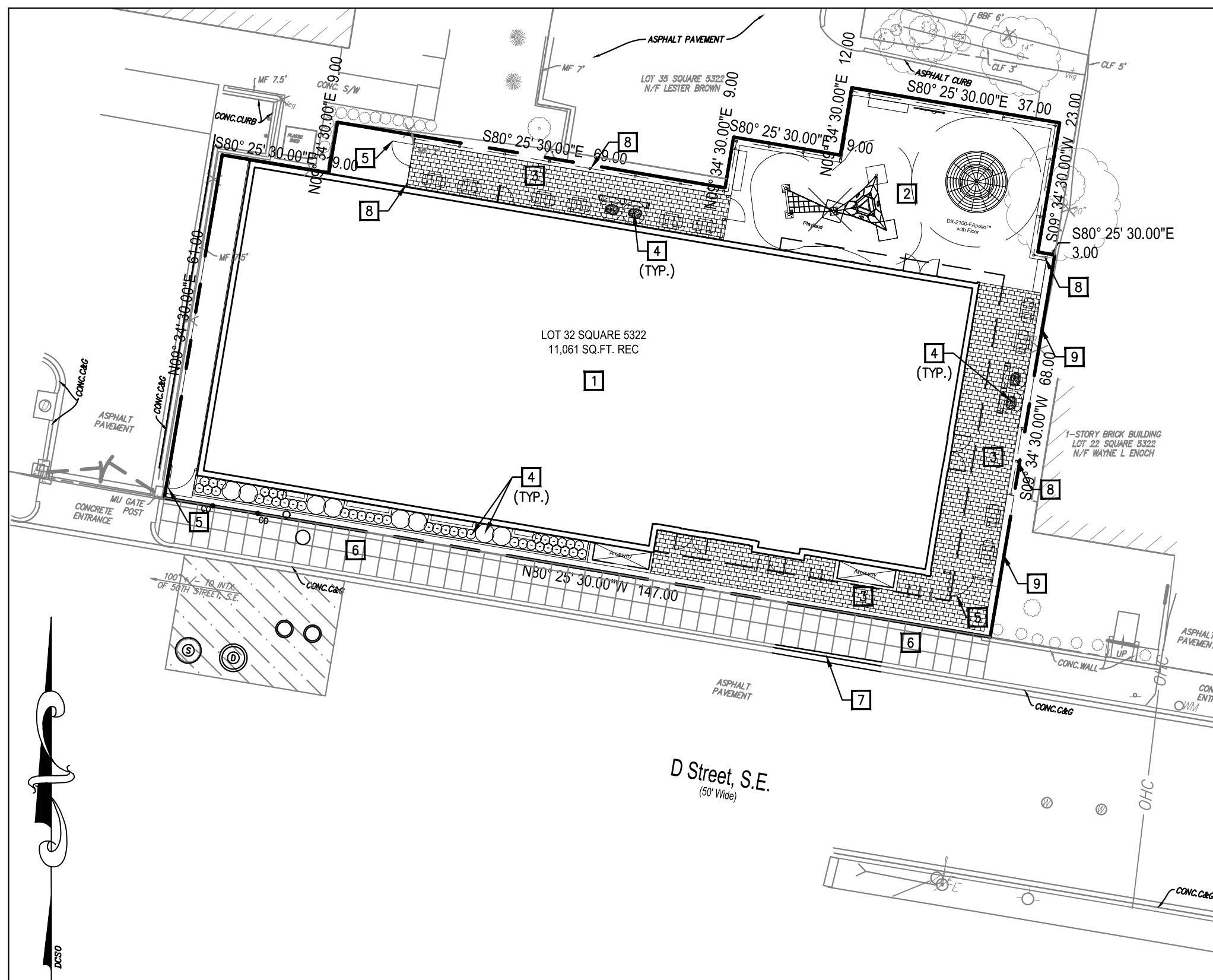
UNDERGROUND UTILITY RECORDS SHOWN:

UTILITY	SOURCE	DATE:
SEWER: WASA PANEL:	OSPQ 01-02 SE	2-16-60
WATER: WASA PANEL:	OWPQ 01-02 SE	6-7-55
ELECTRIC: PEPCO	NONE RECEIVED AS OF	3-29-2016
ELECTRIC: PEPCO TRANS.	NONE RECEIVED AS OF	3-29-2016
GAS: WASHINGTON GAS	WG-168	3-21-2016
COMMUNICATION: VERIZON	17-E3	10-27-86
COMMUNICATION: MCI	REPORTED NONE	2-26-2016
COMMUNICATION: COMCAST	M4-28	3-2-2016

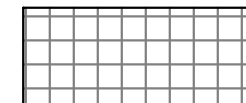


WMCDC
WILES MENSCH CORPORATION-DC
Planning, Engineering, Surveying & Landscape Architecture
739 8th Street, SE 2nd Floor Washington, DC 20003
(T) 703-391-7600 (F) 703-264-0959 www.wilesmensch.com

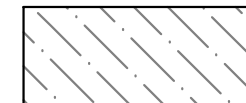
SHEET TITLE: BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY	
PROJECT: LOT 32 SQUARE 5322 5004 D STREET, S.E., WASHINGTON, DC	
CLIENT: CUNNINGHAM QUILL ARCHITECTS PLLC ADVANCED COPY 2016-03-24	
SCALE: 1" = 20'	Page 4



PAVING LEGEND



NEW CONCRETE SIDEWALK



NEW ASPHALT PAVEMENT
(FULL DEPTH)

SITE KEYNOTES:

- 1 NEW BUILDING. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
- 2 NEW PLAYGROUND. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
- 3 NEW HARD SCAPE. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
- 4 NEW VEGETATION. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
- 5 NEW GATE. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
- 6 NEW CONCRETE SIDEWALK. SEE STANDARD DDOT DETAIL 608.01 ON SHEET C5.03 FOR DETAILS.
- 7 NEW CONCRETE CURB AND GUTTER. SEE STANDARD DDOT DETAIL 609.01 ON SHEET C5.03 FOR DETAILS.
- 8 NEW FENCE. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
- 9 NEW WALL. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.



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SHEET TITLE: SITE PLAN
PROJECT: LOT 32 SQUARE 5322
5004 D STREET, S.E., WASHINGTON, DC
CLIENT: CUNNINGHAM QUILL ARCHITECTS PLLC

SCALE: 1" = 20'

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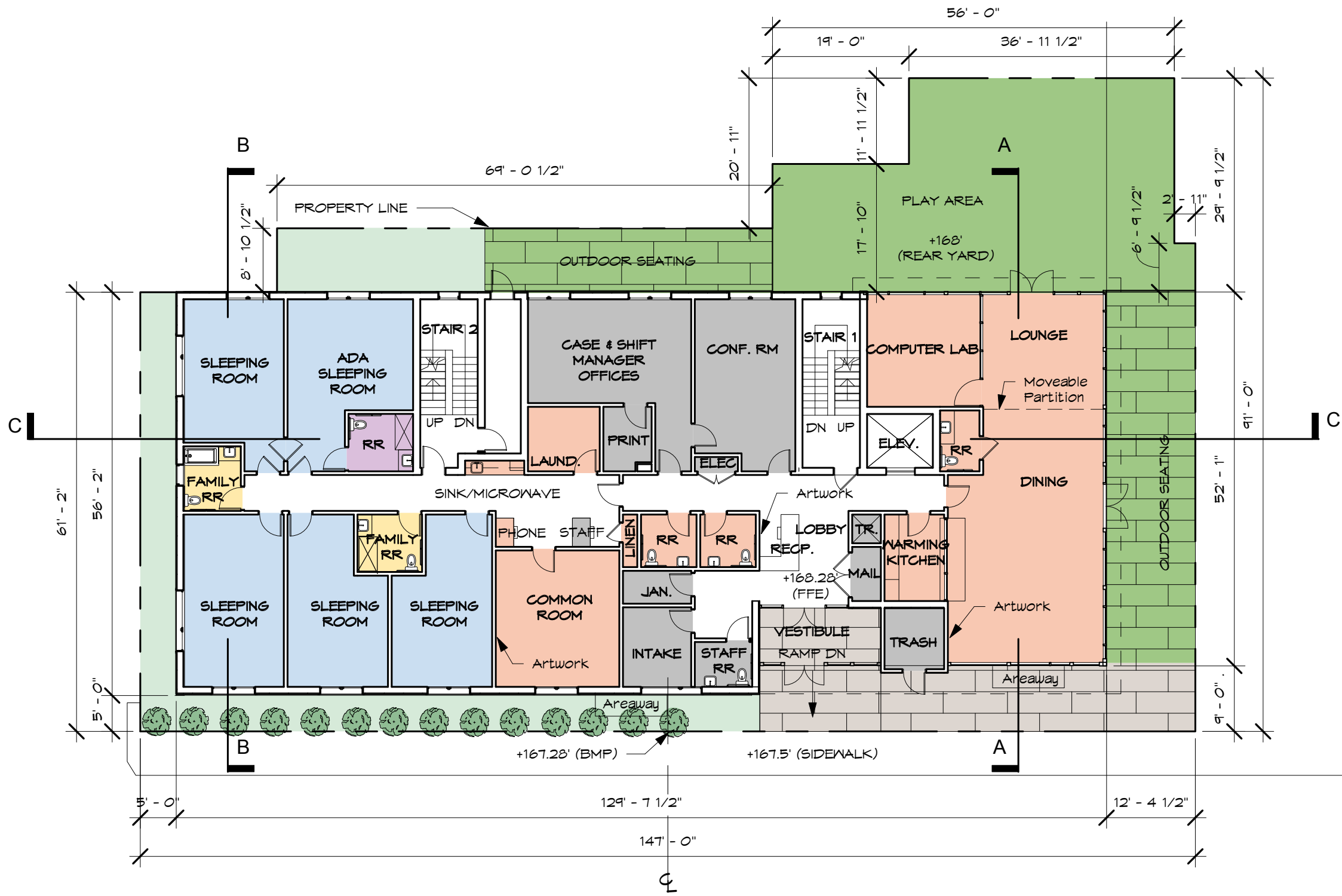


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GROUND FLOOR PLAN....7

MAY 4, 2016



This building contains a total of 35 sleeping units for families. In addition, spaces are provided for wrap-around services for families, including case worker meals, computer facilities, and additional area for outside program providers. The ground floor contains 5 sleeping units and much of the needed space for services.

All meals are provided to families in the dining area. Meals are delivered daily and are to be stored and heated in the warming kitchen.

- KEY:
- Residential Units
 - Family Bathrooms
 - Private Bathrooms
 - Administrative / Bldg. Services
 - Common Spaces
 - Indoor / Outdoor Play Areas

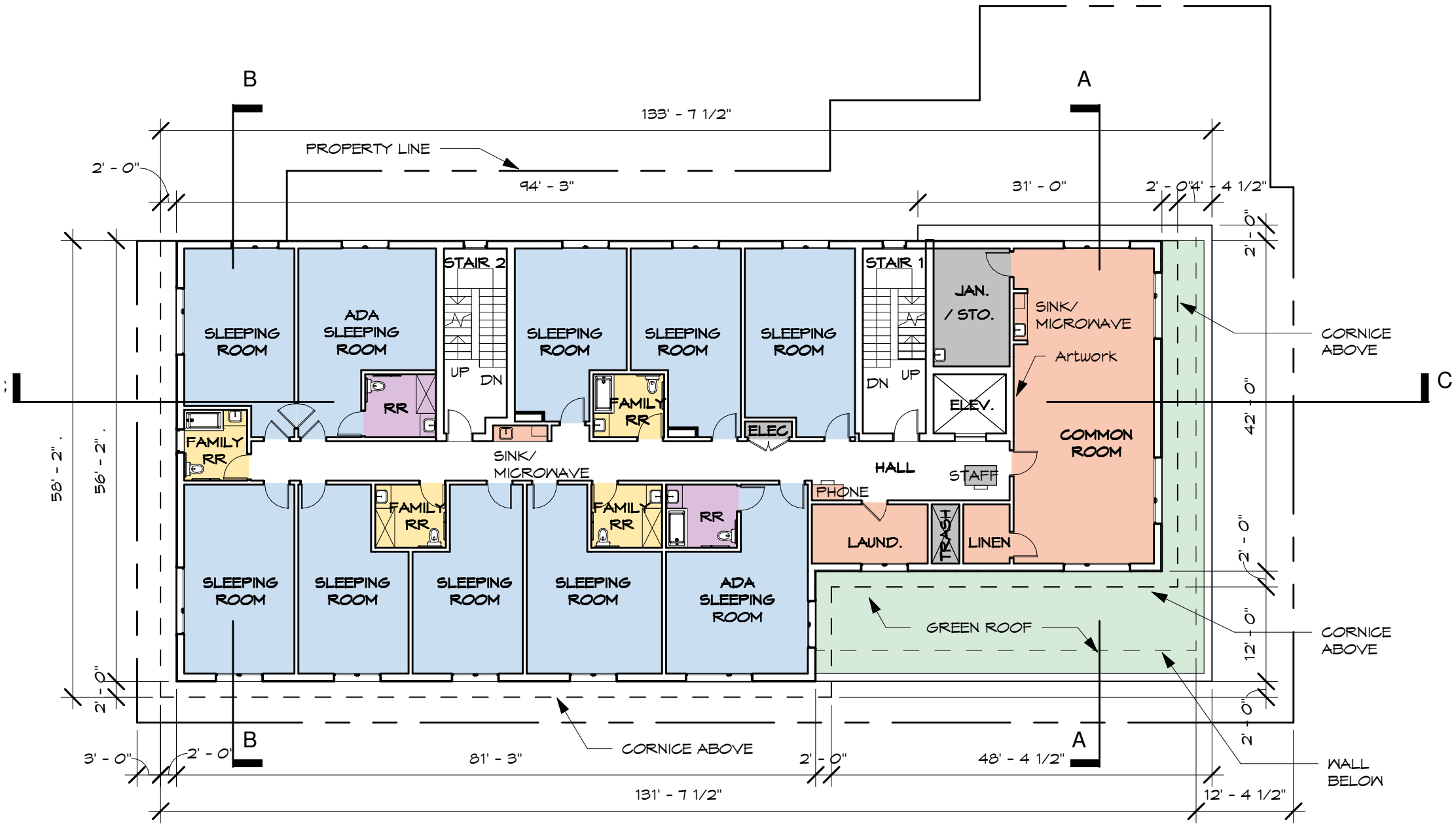


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TYPICAL UPPER FLOOR PLAN...8

MAY 4, 2016



Each of the 3 upper floors contains 10 sleeping rooms, including 2 accessible rooms with private baths. The remaining 8 sleeping rooms share 4 family-style bathrooms on each floor. Each floor is also provided with laundry facilities and a common room, both for use by families.

KEY:

- Residential Units
- Family Bathrooms
- Private Bathrooms
- Administrative / Bldg. Services
- Common Spaces
- Indoor / Outdoor Play Areas

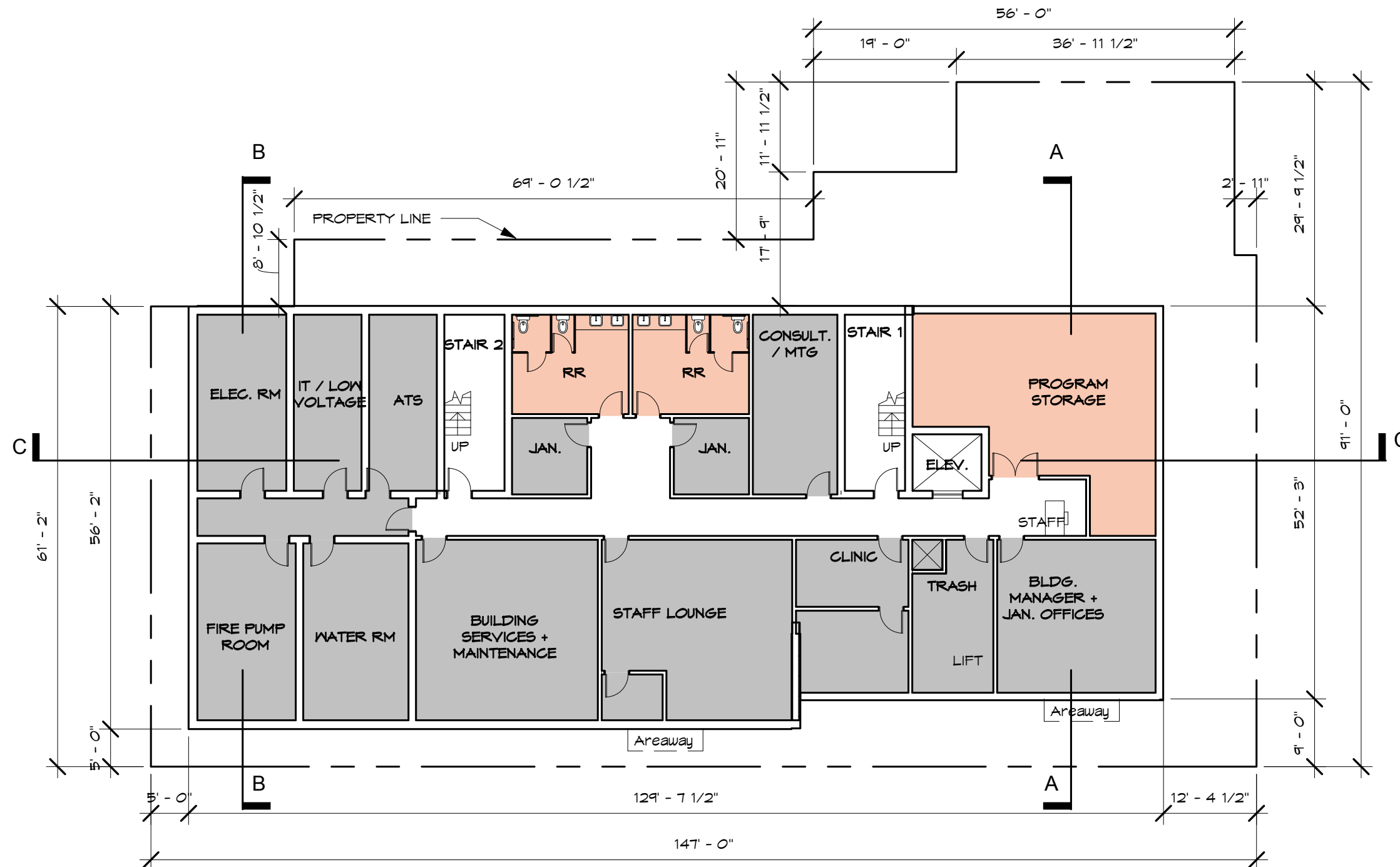


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CELLAR FLOOR PLAN...9

MAY 4, 2016



The cellar floor contains additional staff offices and lounge as well as much needed storage space for donated items and outside providers. This floor also contains a small wellness clinic.

KEY:

- Residential Units
- Family Bathrooms
- Private Bathrooms
- Administrative / Bldg. Services
- Common Spaces
- Indoor / Outdoor Play Areas

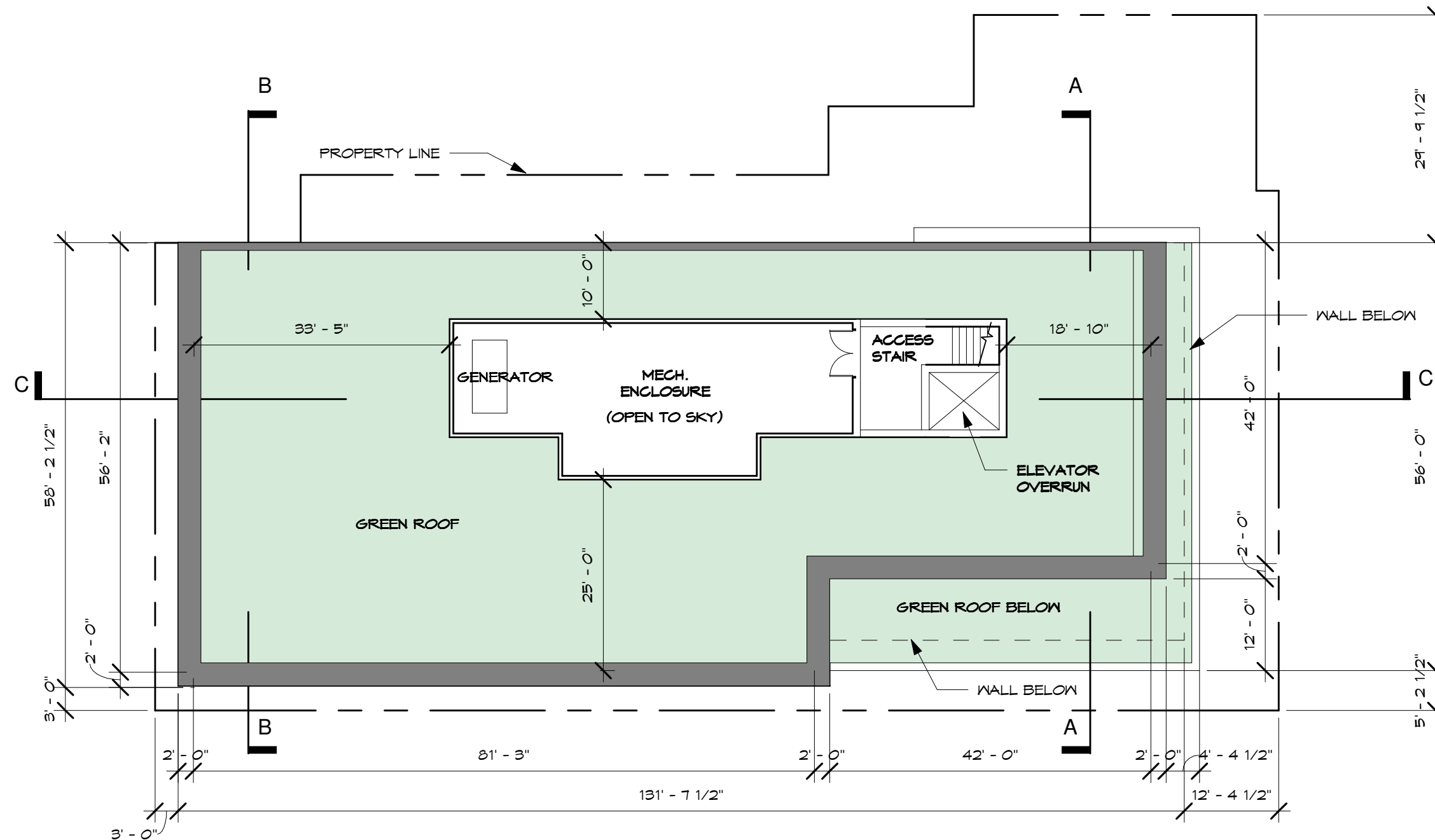
SCALE: 1" = 16'-0"



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ROOF PLAN...10

MAY 4, 2016



SCALE: 1" = 16'-0"

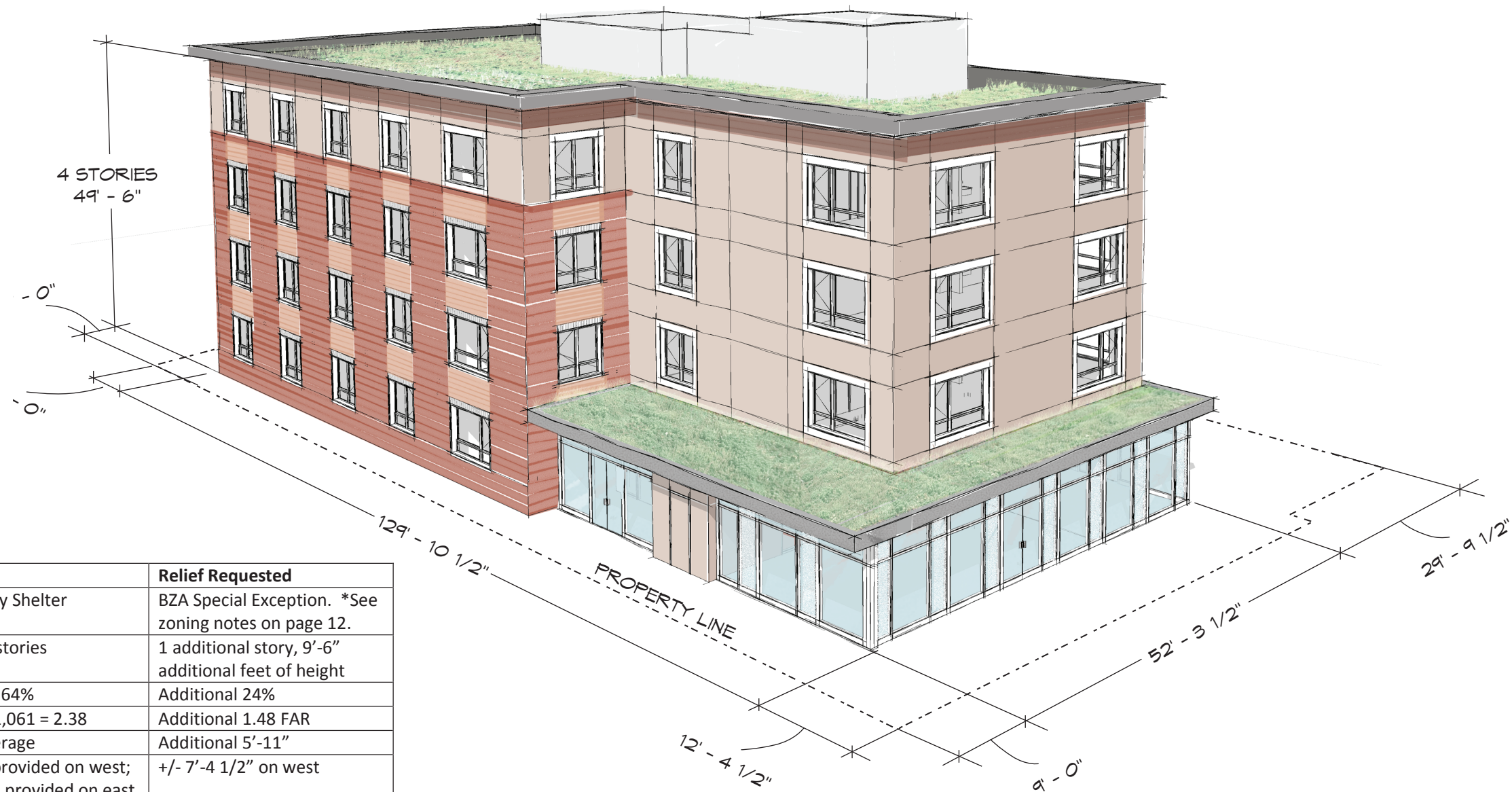


SHORT TERM FAMILY HOUSING - WARD 7

ZONING DIAGRAM...11

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MAY 4, 2016



Ward 7: 5004 D Street SE
Lot area: 11,061 sf
Zone: R-5-A
Lot: 0032
Square: 5322

	Allowed	Actual	Relief Requested
Use	Emergency Shelter	Emergency Shelter	BZA Special Exception. *See zoning notes on page 12.
Height	40'/3 stories	49'-6" /4 stories	1 additional story, 9'-6" additional feet of height
Lot Occupancy	40% x 11,061 = 4,424 sf	7,067 sf = 64%	Additional 24%
Floor Area Ratio	0.9 x 11,061 = 9,955 sf	26,267/11,061 = 2.38	Additional 1.48 FAR
Rear Yard	20'	14'-1" average	Additional 5'-11"
Side Yard	2 required, 3" per 1' of building height = 12'-4-1/2"	+/- 5'-0" provided on west; 12'-4 1/2" provided on east	+/- 7'-4 1/2" on west
Parking	BZA determination for Community-based residential facility housing more than 16 persons.	None provided	No on-site parking will be provided.
Loading	None required	None	None
Penthouse	12' maximum height/1 story, set back from front, side, and rear by distance equal to its height	10' height/1 story, set back from front, side, and rear by distance equal to its height	None
Pervious Surface	No Minimum		N/A
GAR	0.4	0.4	None ***See zoning notes on page 12.
Projections	Cornices and eaves may project over any req. yard by 2 ft. max	2 ft. roof overhangs over side yards	None

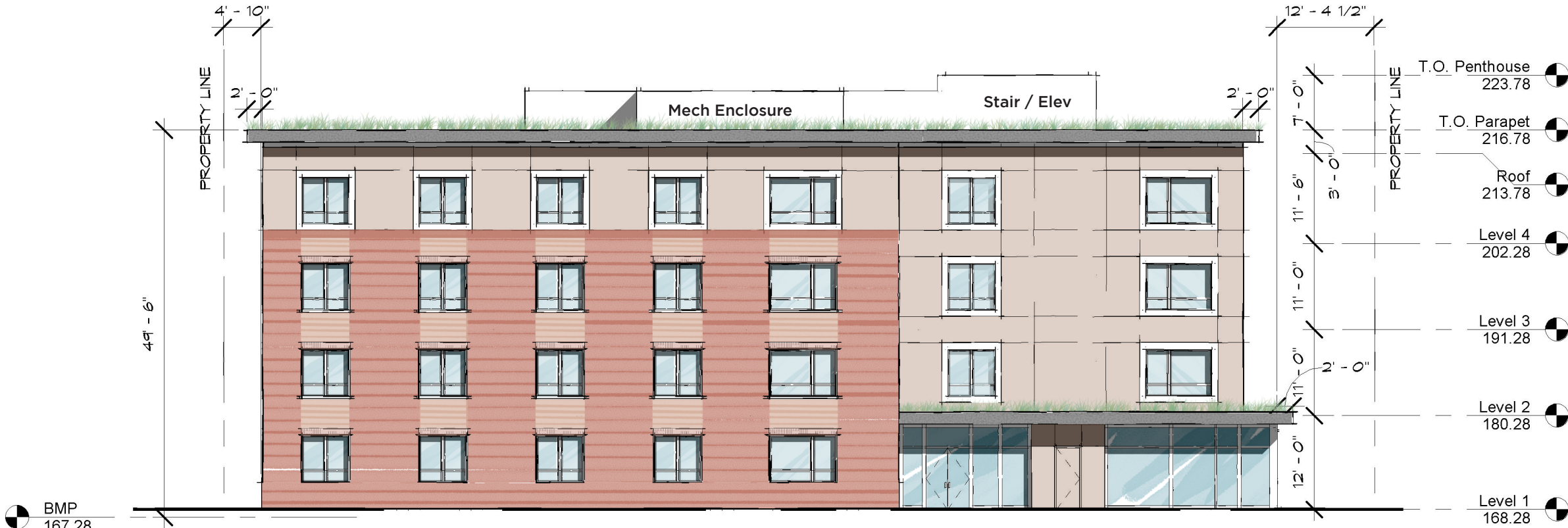
Building Data	Zoning Notes																						
Ward 7 Short Term Family Housing: Building Data BUILDING AREA <table><tr><td>Cellar</td><td>7,067 GSF</td></tr><tr><td>Ground Floor</td><td>7,067 GSF</td></tr><tr><td>Second Floor</td><td>6,400 GSF</td></tr><tr><td>Third Floor</td><td>6,400 GSF</td></tr><tr><td>Fourth Floor</td><td>6,400 GSF</td></tr><tr><td>Total Building</td><td>33,334 GSF (26,267 GSF without Cellar)</td></tr></table> # OF SLEEPING ROOMS AND BATHROOMS <table><tr><td>Sleeping Rooms</td><td>35</td></tr><tr><td>Beds</td><td>116</td></tr><tr><td>Shared Family Style Restrooms for Residents</td><td>14</td></tr><tr><td>Private ADA restrooms within Sleeping Rooms</td><td>7</td></tr><tr><td>Additional Restrooms For Public Space & Staff</td><td>7</td></tr></table>	Cellar	7,067 GSF	Ground Floor	7,067 GSF	Second Floor	6,400 GSF	Third Floor	6,400 GSF	Fourth Floor	6,400 GSF	Total Building	33,334 GSF (26,267 GSF without Cellar)	Sleeping Rooms	35	Beds	116	Shared Family Style Restrooms for Residents	14	Private ADA restrooms within Sleeping Rooms	7	Additional Restrooms For Public Space & Staff	7	* 360.1 Emergency shelters for five (5) to twenty-five (25) persons, not including resident supervisors or staff and their families, shall be permitted as special exceptions in an R-5 District if approved by the Board of Zoning Adjustment under § 3104, subject to the standards and requirements of § 358. 353.1 In R-5-A Districts, all new residential developments, except those comprising all one-family detached and semi-detached dwellings, shall be reviewed by the Board of Zoning Adjustment as special exceptions under § 3104 in accordance with the standards and requirements in this section. *** This assumes 8” deep green roof in all locations currently shown. If this changes due to constructability or value engineering, relief may be needed for this requirement.
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Ground Floor	7,067 GSF																						
Second Floor	6,400 GSF																						
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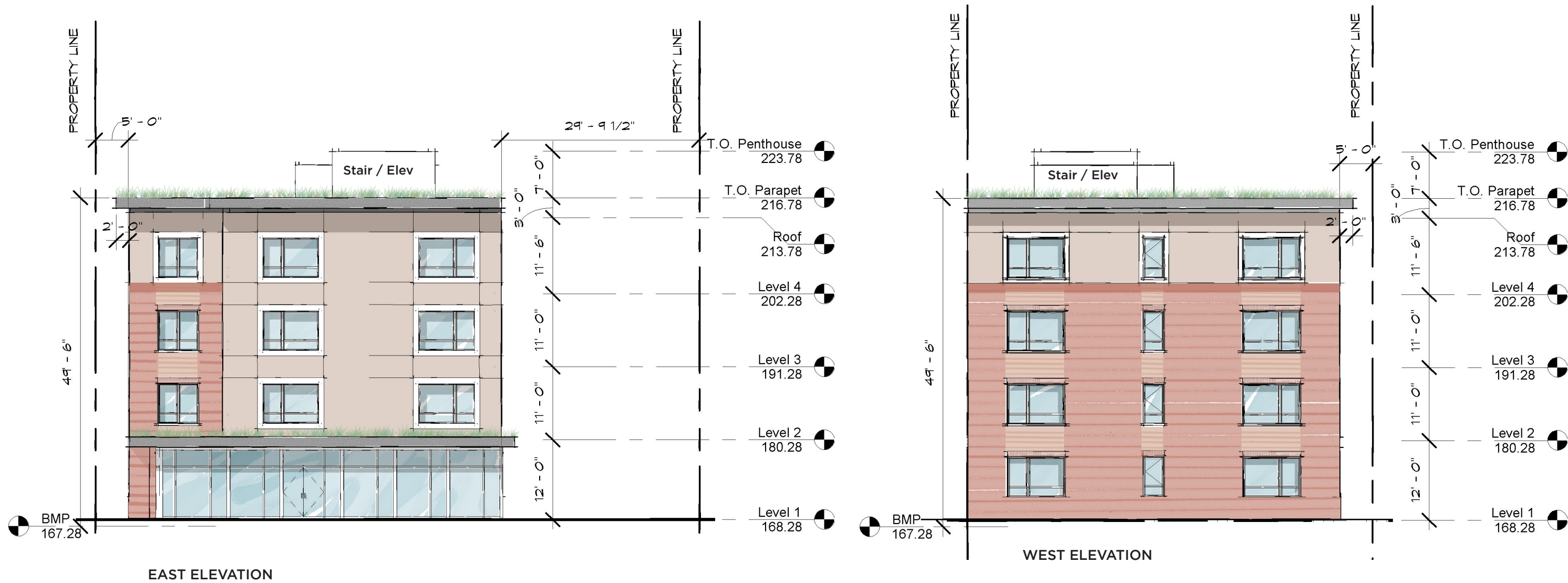
ELEVATIONS...13

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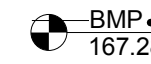
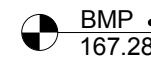
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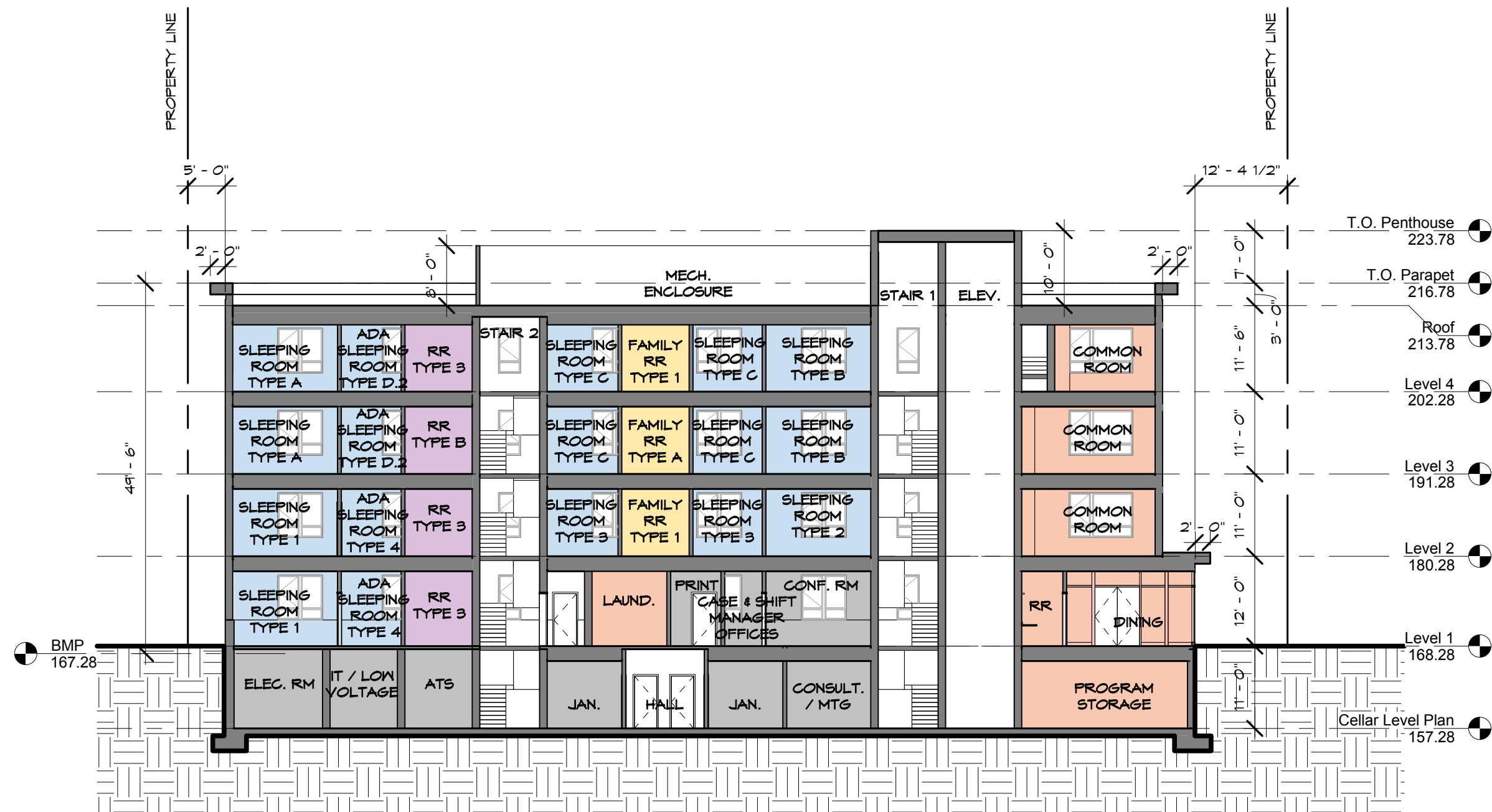
0' 8' 16' 32

SHORT TERM FAMILY HOUSING - WARD 7

5004 D STREET SE Washington, DC 20019

SECTIONS...16

MAY 4, 2016



SECTION C

SCALE: 1" = 16'-0"

