



SHORT TERM FAMILY HOUSING - WARD 7

APRIL 8, 2016

**BOARD OF ZONING
ADJUSTMENT**

DRAFT

5004 D STREET SE
Washington, DC 20019

Table of Contents:

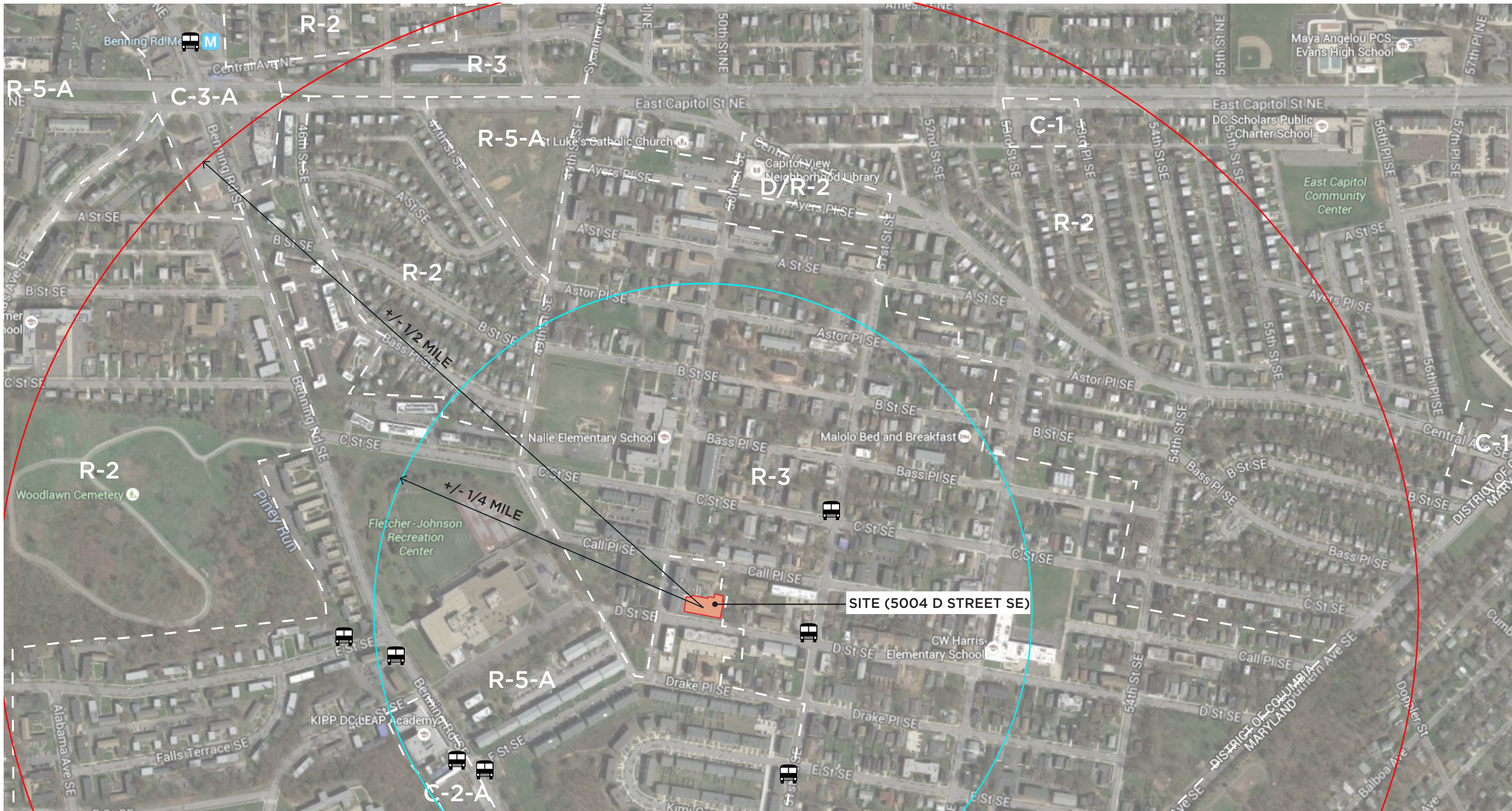
Cover	1
Site Location + Existing Zoning	2
Community Context	3
Existing Survey.....	4
Civil Site Plan.....	5
Architectural Site Plan.....	6
Ground Floor Plan	7
Typical Upper Floor Plan	8
Cellar Floor Plan	9
Roof Floor Plan	10
Zoning Diagram	11
Building Data	12
Elevations.....	13
Elevations.....	14
Sections	15
Sections	16

SHORT TERM FAMILY HOUSING - WARD 7

SITE LOCATION + EXISTING ZONING...2

5004 D STREET SE Washington, DC 20019

APRIL 8, 2016

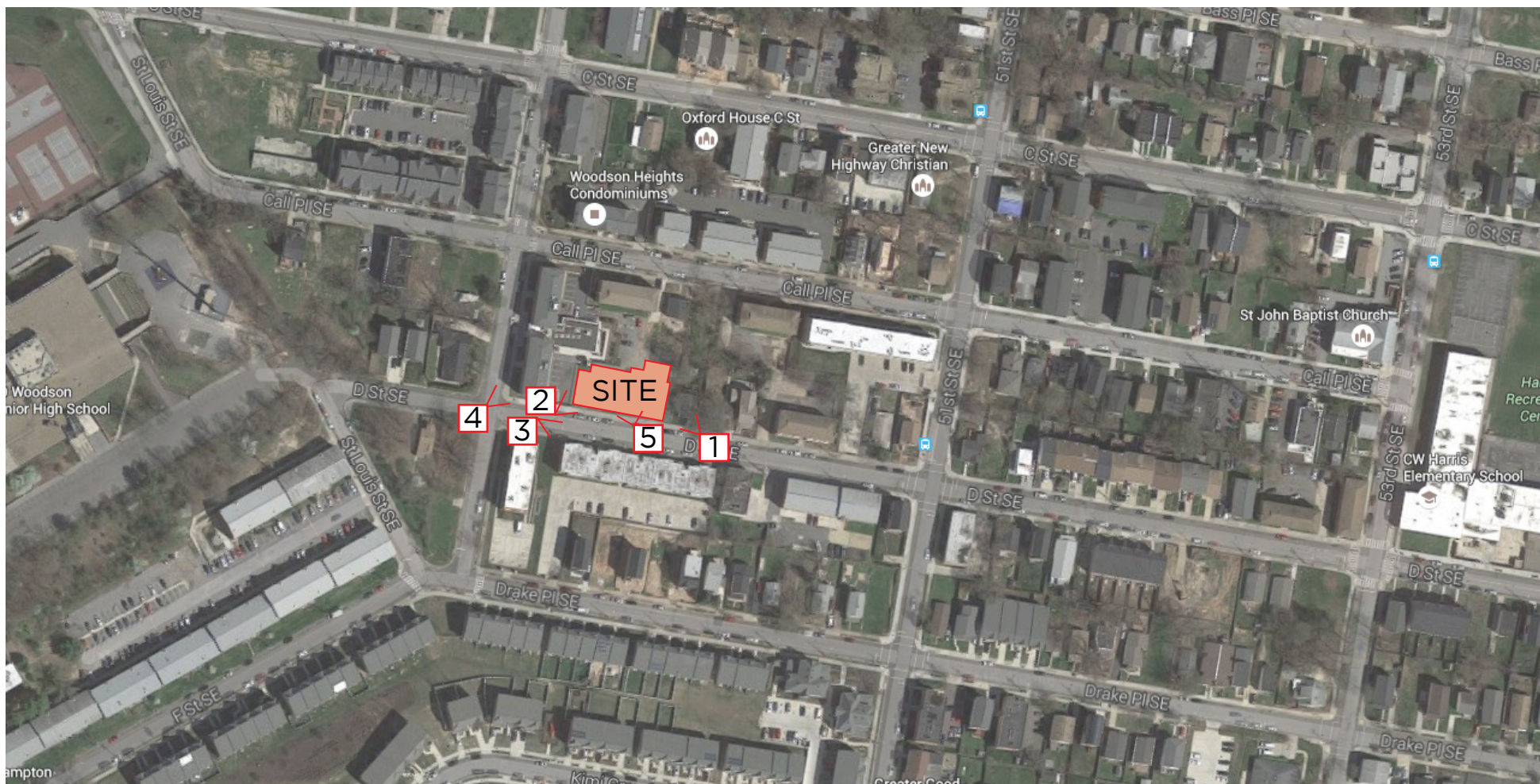


SHORT TERM FAMILY HOUSING - WARD 7

5004 D STREET SE Washington, DC 20019

COMMUNITY CONTEXT...3

APRIL 8, 2016



Site Aerial



1. D Street, Looking West to Site



2. Site, Looking Northeast



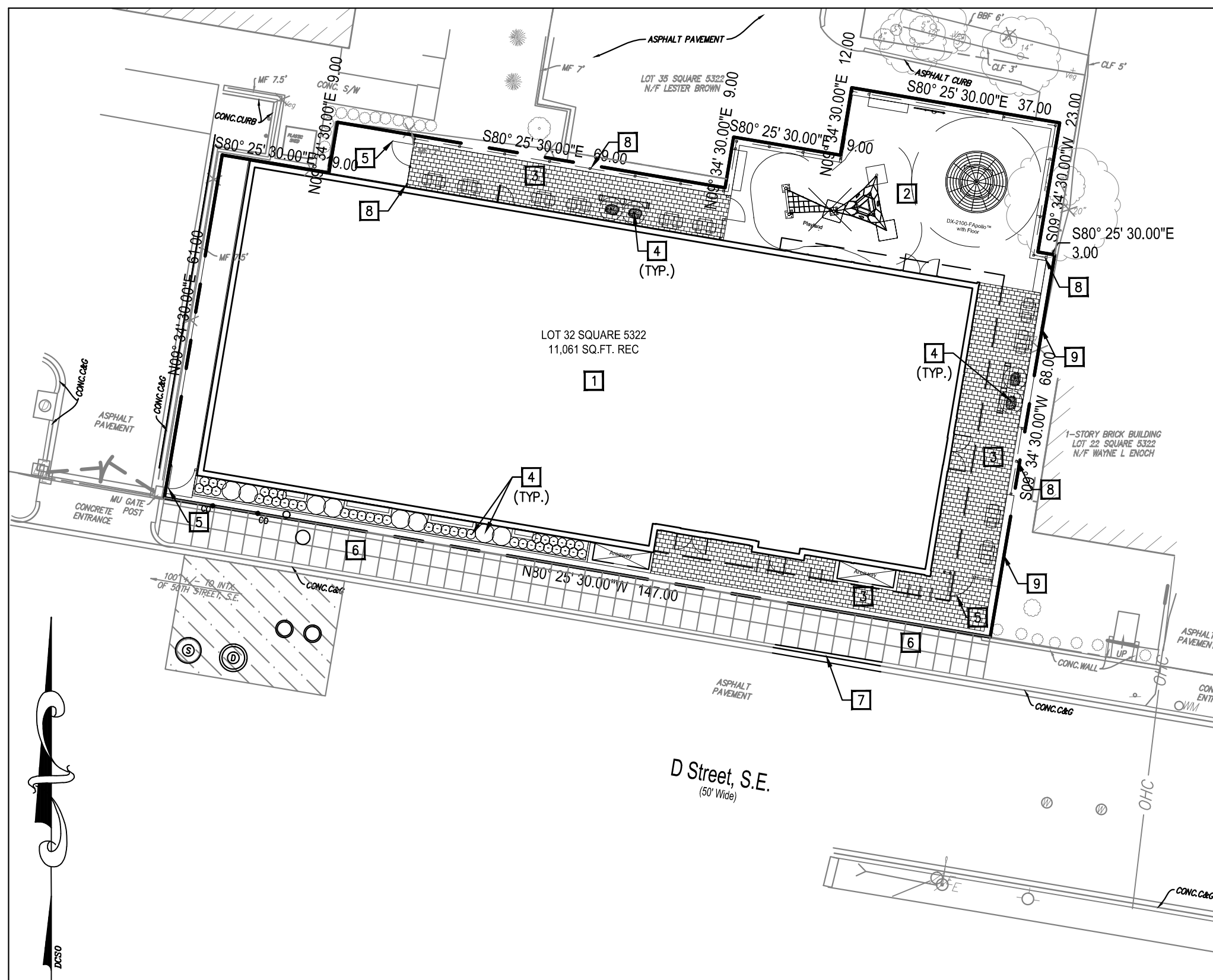
3. D Street, Looking East (Opposite Site)



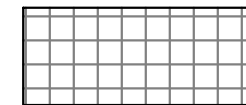
4. 50th Street & D Street, Looking North and East



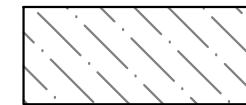
5. Site, Looking Northwest



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.



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

SCALE: 1" = 20'

Page 5

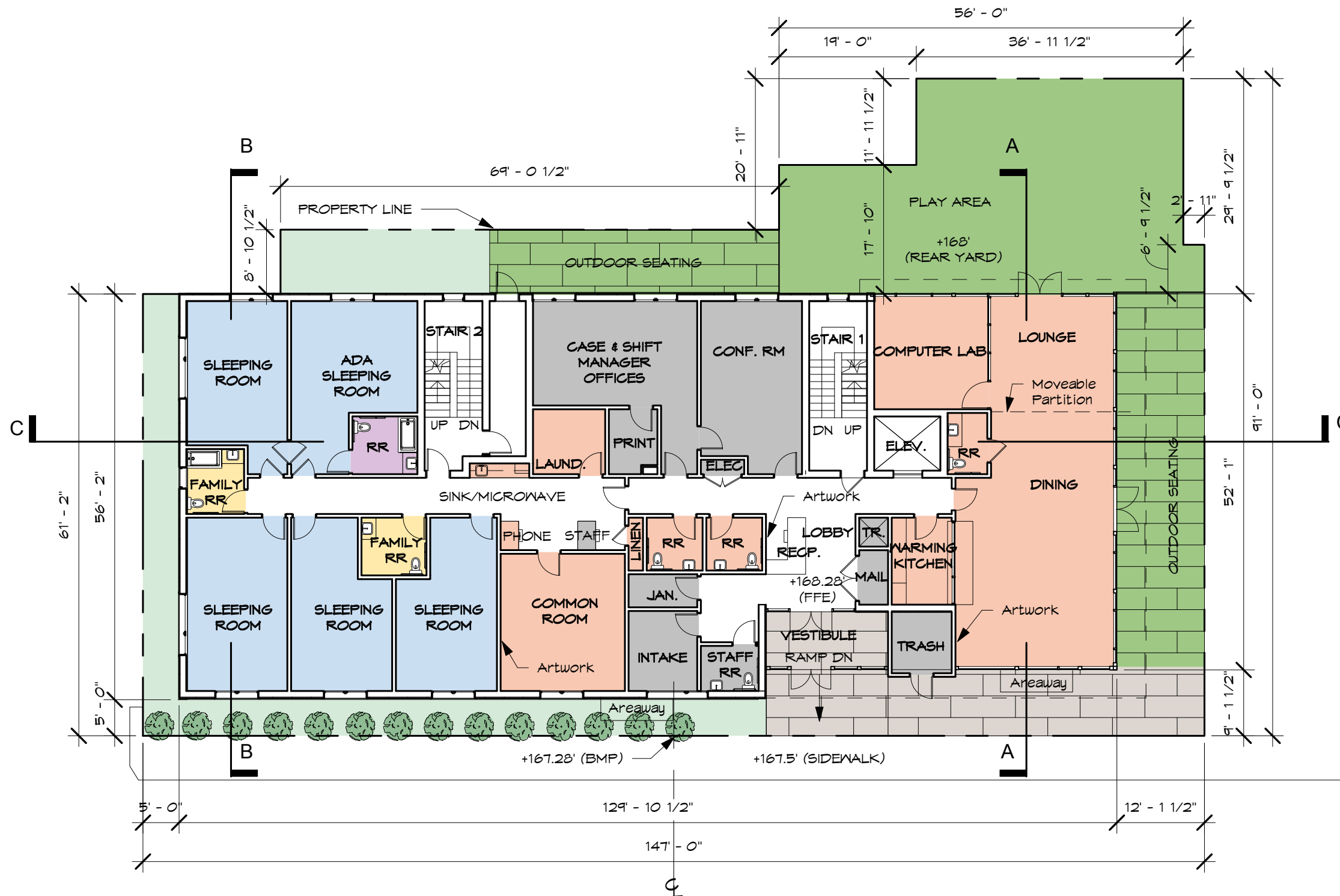


SHORT TERM FAMILY HOUSING - WARD 7

5004 D STREET SE Washington, DC 20019

GROUND FLOOR PLAN....7

APRIL 8, 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

SCALE: 1" = 16'-0"

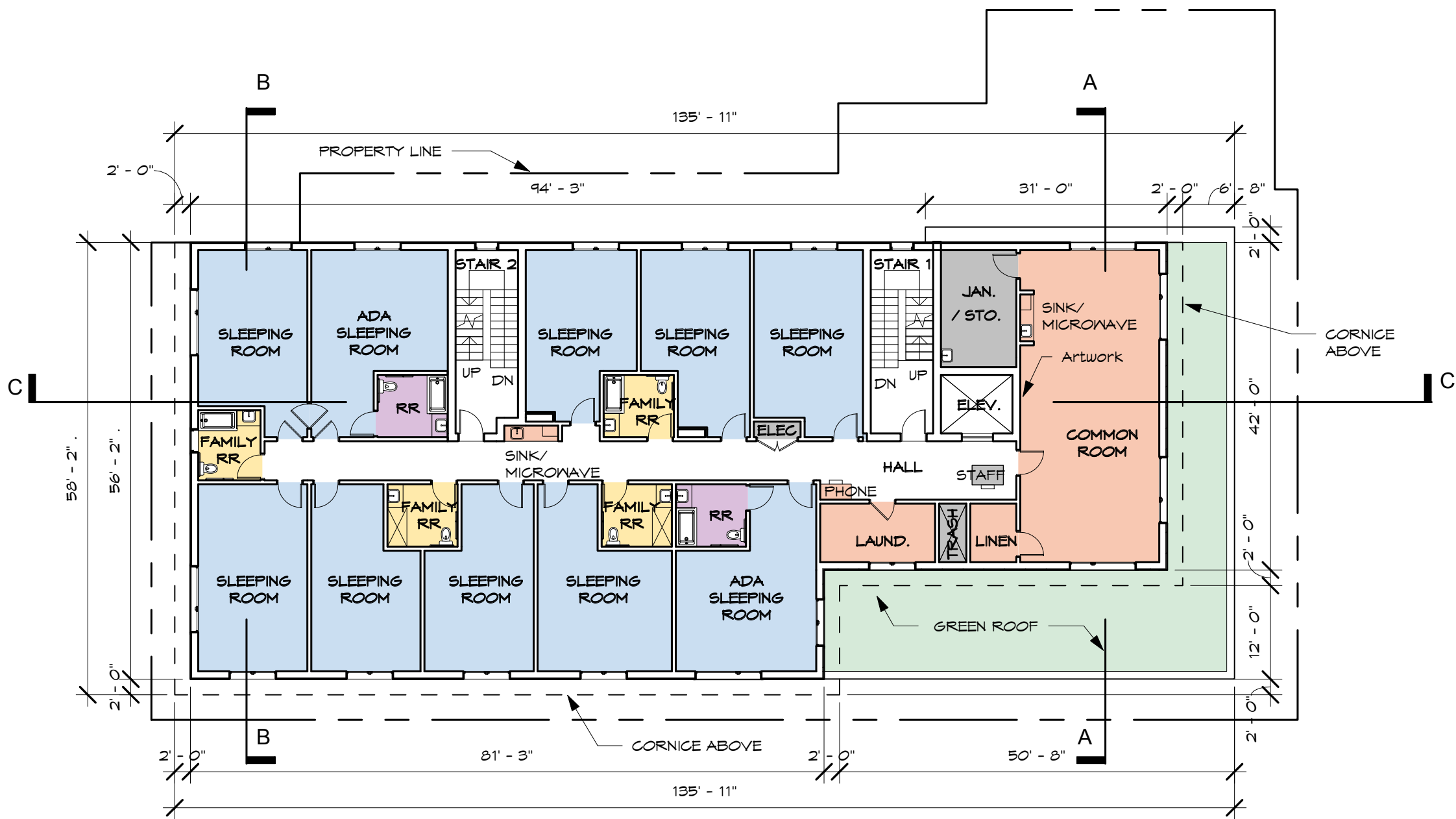


SHORT TERM FAMILY HOUSING - WARD 7

5004 D STREET SE Washington, DC 20019

TYPICAL UPPER FLOOR PLAN...8

APRIL 8, 2016

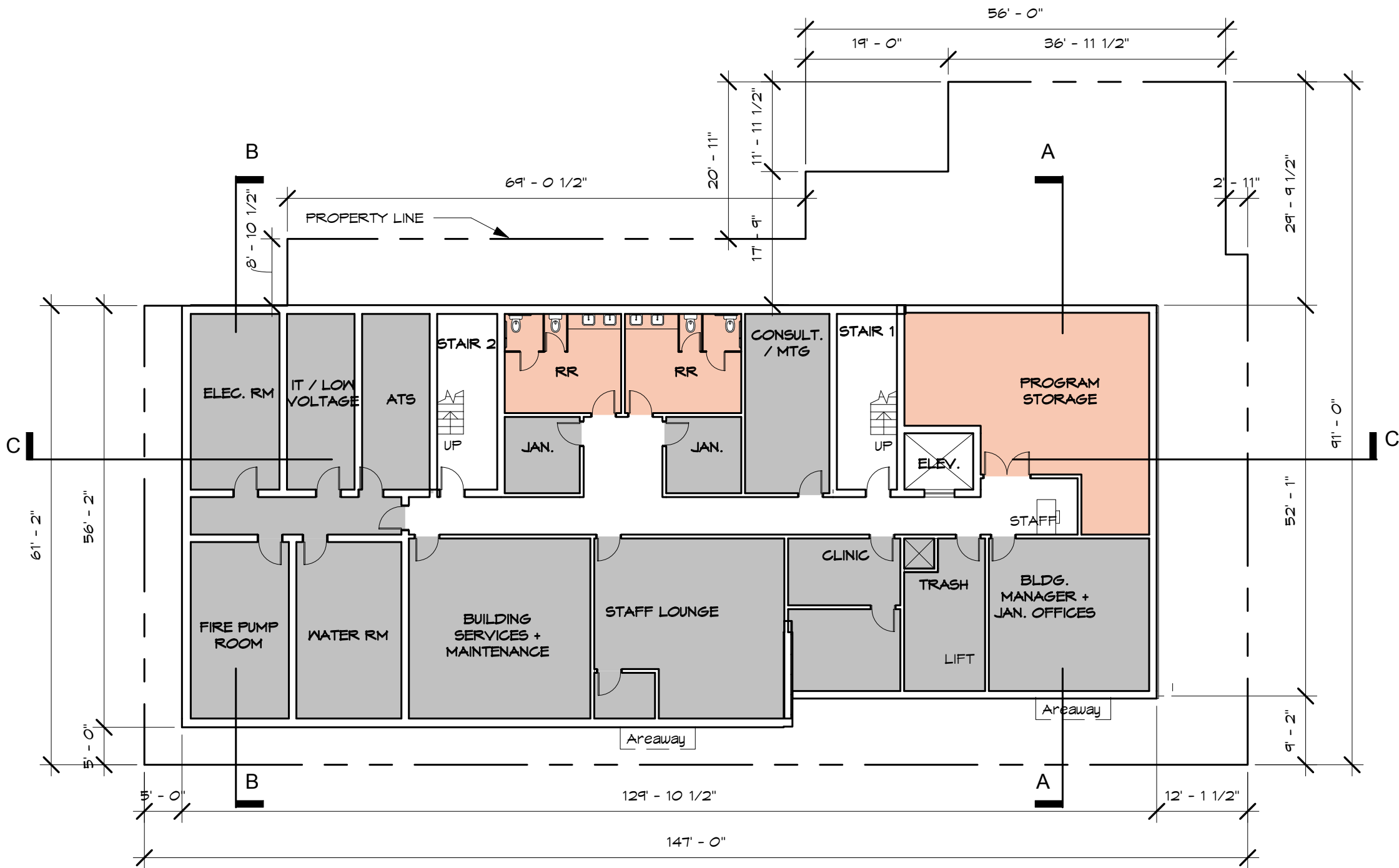


Each of the 3 upper floors contains 10 sleeping rooms, including 2 accessible rooms with private baths. The remaining 8 sleeping rooms share 4 family-style bathrooms on each floor. Each floor is also provided with laundry facilities and a common room, both for use by families.

KEY:

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





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

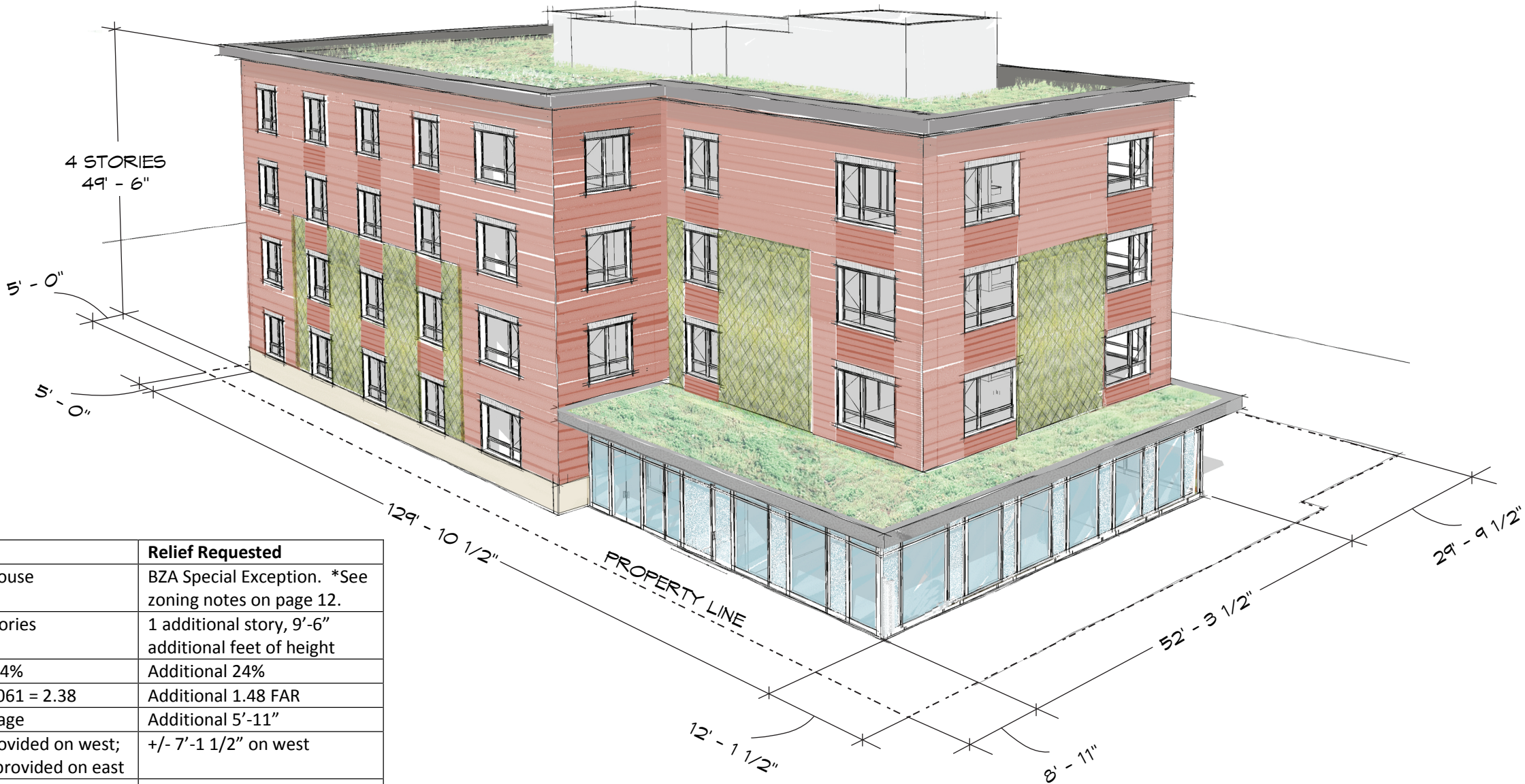


SHORT TERM FAMILY HOUSING - WARD 7

ZONING DIAGRAM...11

5004 D STREET SE Washington, DC 20019

APRIL 8, 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	Boarding House	Boarding House	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	7,083 sf = 64%	Additional 24%
Floor Area Ratio	0.9 x 11,061 = 9,955 sf	26,283/11,061 = 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'-1-1/2"	+/- 5'-0" provided on west; 12'-1 1/2" provided on east	+/- 7'-1 1/2" on west
Parking	8 parking spots	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

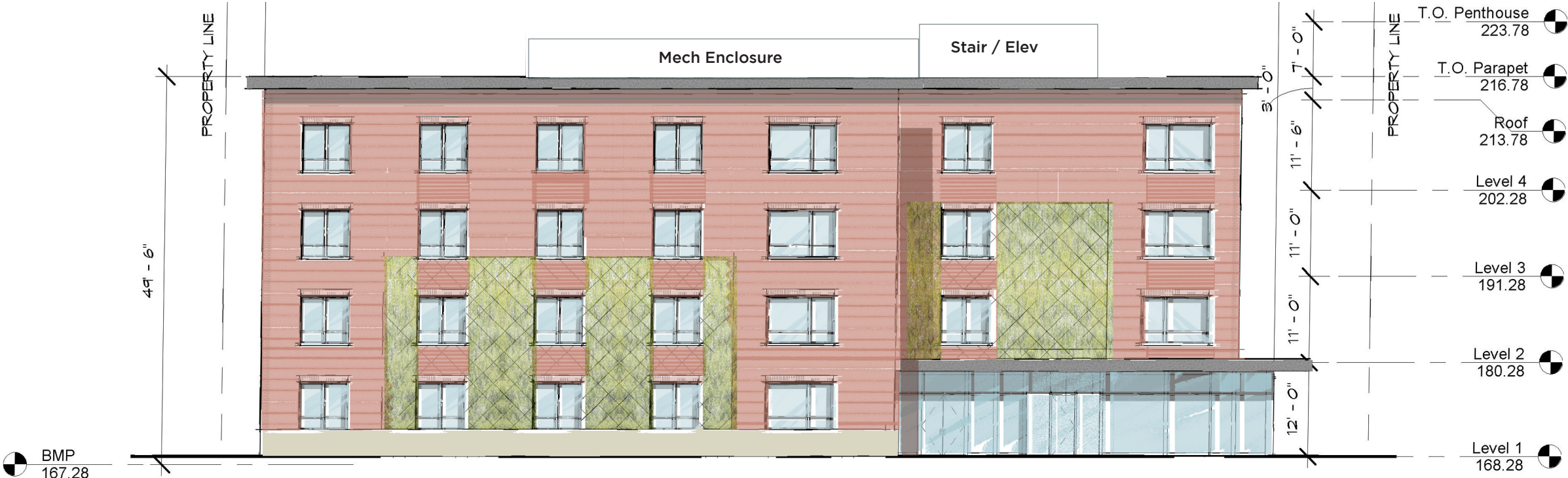
Building Data	Zoning Notes																						
Ward 7 Short Term Family Housing: Building Data BUILDING AREA <table><tr><td>Cellar</td><td>7,083 GSF</td></tr><tr><td>Ground Floor</td><td>7,083 GSF</td></tr><tr><td>Second Floor</td><td>6,400 GSF</td></tr><tr><td>Third Floor</td><td>6,400 GSF</td></tr><tr><td>Fourth Floor</td><td>6,400 GSF</td></tr><tr><td>Total Building</td><td>33,366 GSF (26,283 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 (140 w/ trundles)</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	7,083 GSF	Ground Floor	7,083 GSF	Second Floor	6,400 GSF	Third Floor	6,400 GSF	Fourth Floor	6,400 GSF	Total Building	33,366 GSF (26,283 GSF without Cellar)	Sleeping Rooms	35	Beds	116 (140 w/ trundles)	Shared Family Style Restrooms for Residents	14	Private ADA restrooms within Sleeping Rooms	7	Additional Restrooms For Public Space & Staff	7	* 330.6 A rooming or boarding house shall be permitted as a matter of right in an R-4 District; provided: (a) Accommodations are not provided to transient guests who stay ninety (90) days or less at the premises; (b) No sign is displayed on the premises; (c) No advertisement is displayed or published on or off the premises holding out the establishment to be a hotel, motel, inn, hostel, bed and breakfast, private club, tourist home, guest house, or other transient accommodation; (d) Cooking facilities are not provided in any individual unit; and (e) In a rooming house, no central dining or food preparation area is provided for guests. 350.4 The following uses shall be permitted as a matter of right in an R-5 District: (a) Any use permitted in the R-4 District subject to the requirements of § 353; 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.
Cellar	7,083 GSF																						
Ground Floor	7,083 GSF																						
Second Floor	6,400 GSF																						
Third Floor	6,400 GSF																						
Fourth Floor	6,400 GSF																						
Total Building	33,366 GSF (26,283 GSF without Cellar)																						
Sleeping Rooms	35																						
Beds	116 (140 w/ trundles)																						
Shared Family Style Restrooms for Residents	14																						
Private ADA restrooms within Sleeping Rooms	7																						
Additional Restrooms For Public Space & Staff	7																						

SHORT TERM FAMILY HOUSING - WARD 7

5004 D STREET SE Washington, DC 20019

ELEVATIONS...13

APRIL 8, 2016

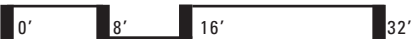


SOUTH ELEVATION



NORTH ELEVATION

SCALE: 1" = 16'-0"

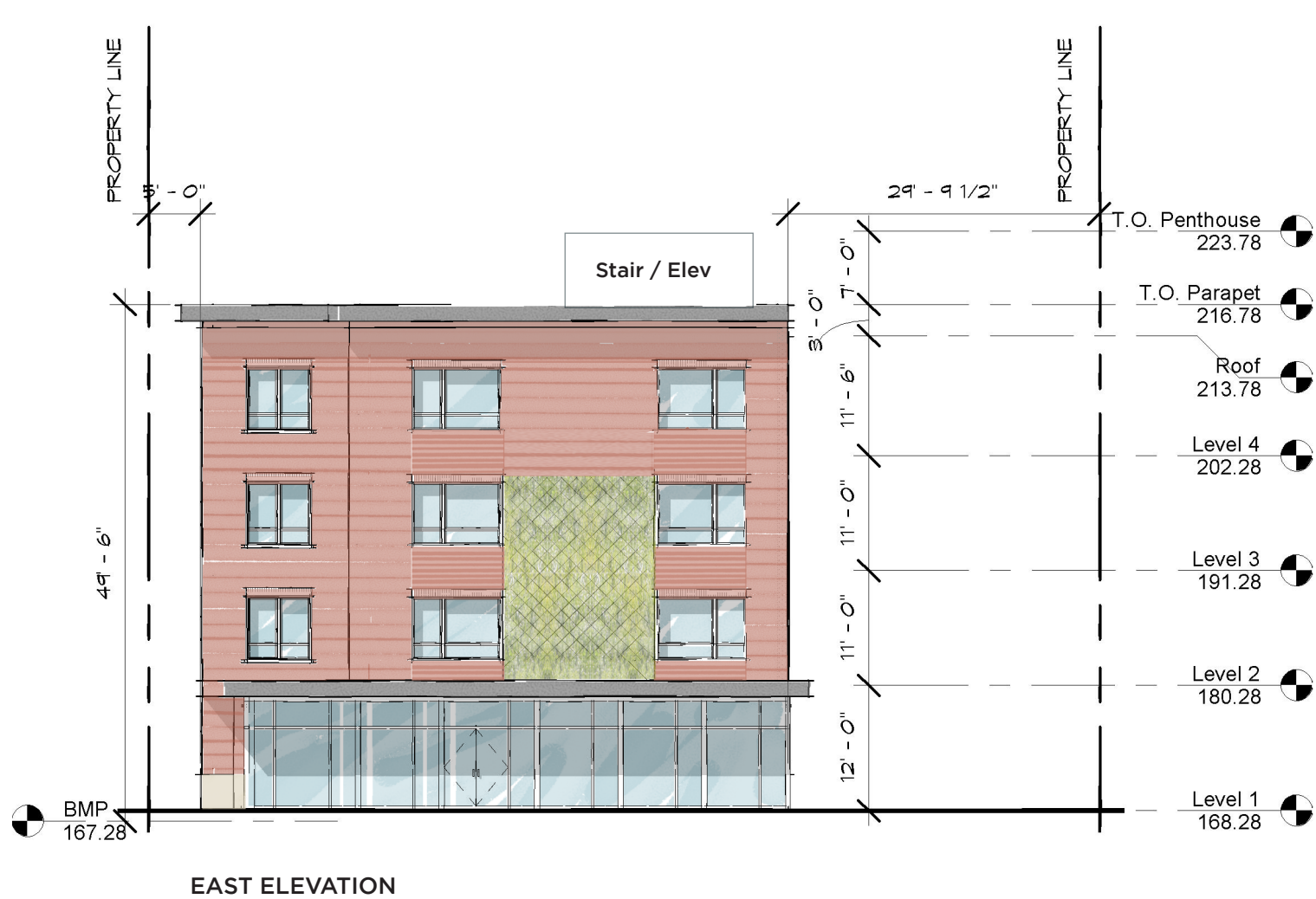


SHORT TERM FAMILY HOUSING - WARD 7

5004 D STREET SE Washington, DC 20019

ELEVATIONS...14

APRIL 8, 2016



SCALE: 1" = 16'-0"

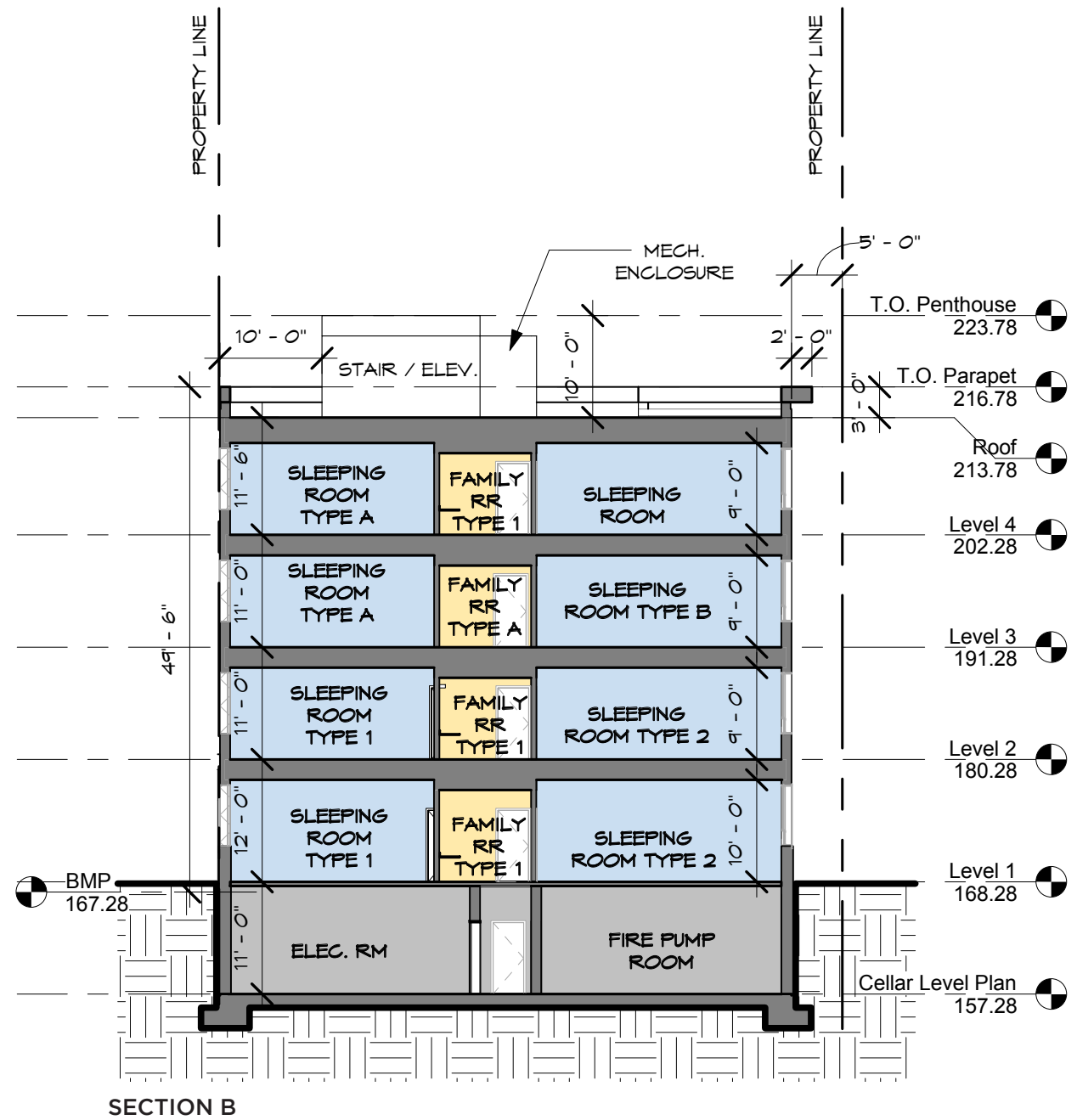
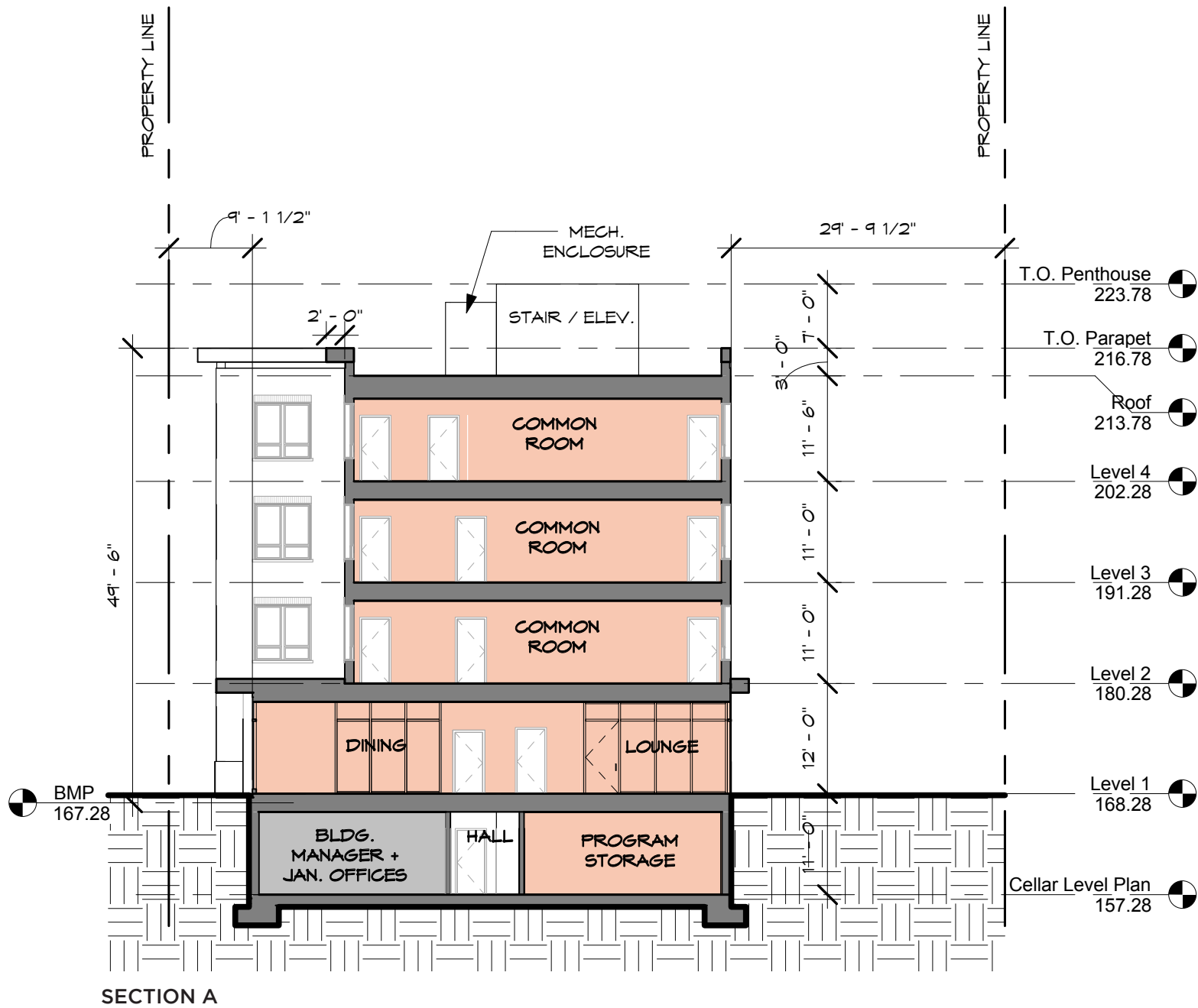


SHORT TERM FAMILY HOUSING - WARD 7

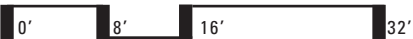
5004 D STREET SE Washington, DC 20019

SECTIONS...15

APRIL 8, 2016



SCALE: 1" = 16'-0"



5004 D STREET SE Washington, DC 20019

APRIL 8, 2016



0' 8' 16' 32'