

SHORT TERM FAMILY HOUSING
5505 5TH STREET, NW
BZA SET

Square: 3260 Lots: 054



LIST OF DRAWINGS:

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5505 5TH ST, NW

5505 5TH ST, NW, Washington, DC 20011
Square: 3260 Lot No: 054 Zone: C-2-A



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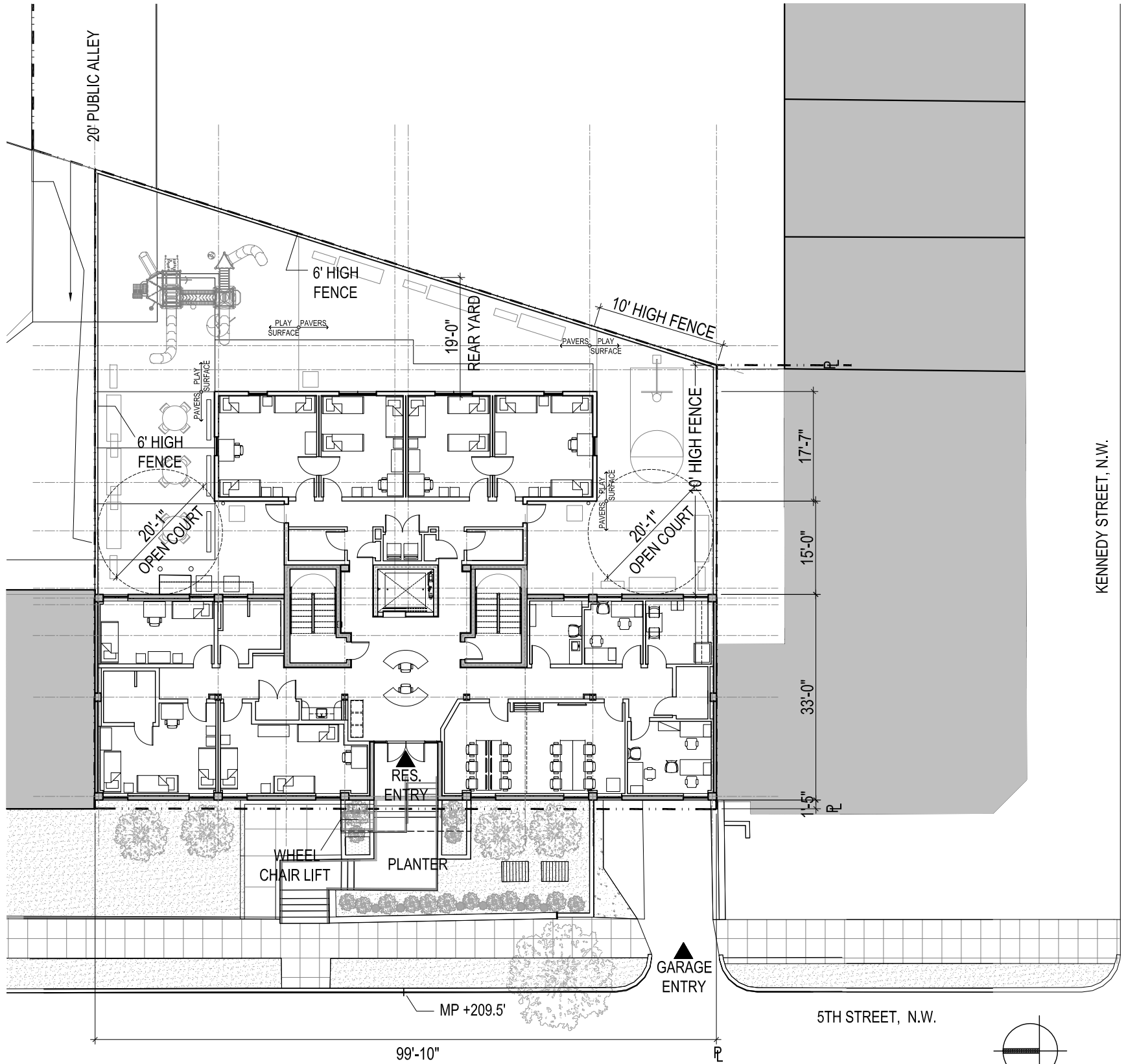
COVER SHEET | A-00

Board of Zoning Adjustment
District of Columbia
CASE NO.19289
EXHIBIT NO.12

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Sq. 3260, Lots 0054						
ZONING REQUIREMENTS		REQUIRED/ALLOWED		PROPOSED	NOTES	
Zoning District		C-2-A		C-2-A		
Use		Emergency Shelter		Emergency Shelter with 49 rooms	Special Exception	
Lot Area		8,722		8,722		
Lot Occupancy Ground Floor Non Residential		100%	8,722	N/A	N/A	
Lot Occupancy Floors Residential		60%	5,233	57%	4,991	
Total FAR		2.5	21805	2.83	24,752	Relief Needed
Total Permitted FAR Retail		1.5	13083	N/A	N/A	
Height		50'-0"		59'-2"	Relief Needed	
Courts		Typical floor residential- 4" per foot, not less than 15'-0".		20'-1"	51'-5" Open Court @ 4" per foot = 17'-2"	
Side Yard Setback		None required. If provided 2" per 1'-0" of height, not less than 6'-0"		None provided.		
Rear Yard Setback		15'-0". Structure below horizontal plane of 20' above grade, center line of alley can be used.		19'-0"		
Penthouse Height		18'-6"		10'-6"		
Residential Parking		Over 16 persons, determined by BZA		11 spaces		49 rooms with 148 beds proposed
Parking Size		9'-0" x 19'-0"		9'-0" x 19'-0"		
Residential Loading Berth		1 @ 55'-0" deep, None- Less than 50 units		Not required		
Residential Loading Platform		1 @ 200 SF, None- Less than 50 units		Not required		
Residential Loading Space		None- Less than 50 units		Not required		
Residential Bikes		1 space per 3 units		17		49 units/3 = 17
GAR		0.3		0.3		

1 SITE PLAN
SCALE: N/A



2 SITE PLAN
SCALE: 1" = 20'-0"

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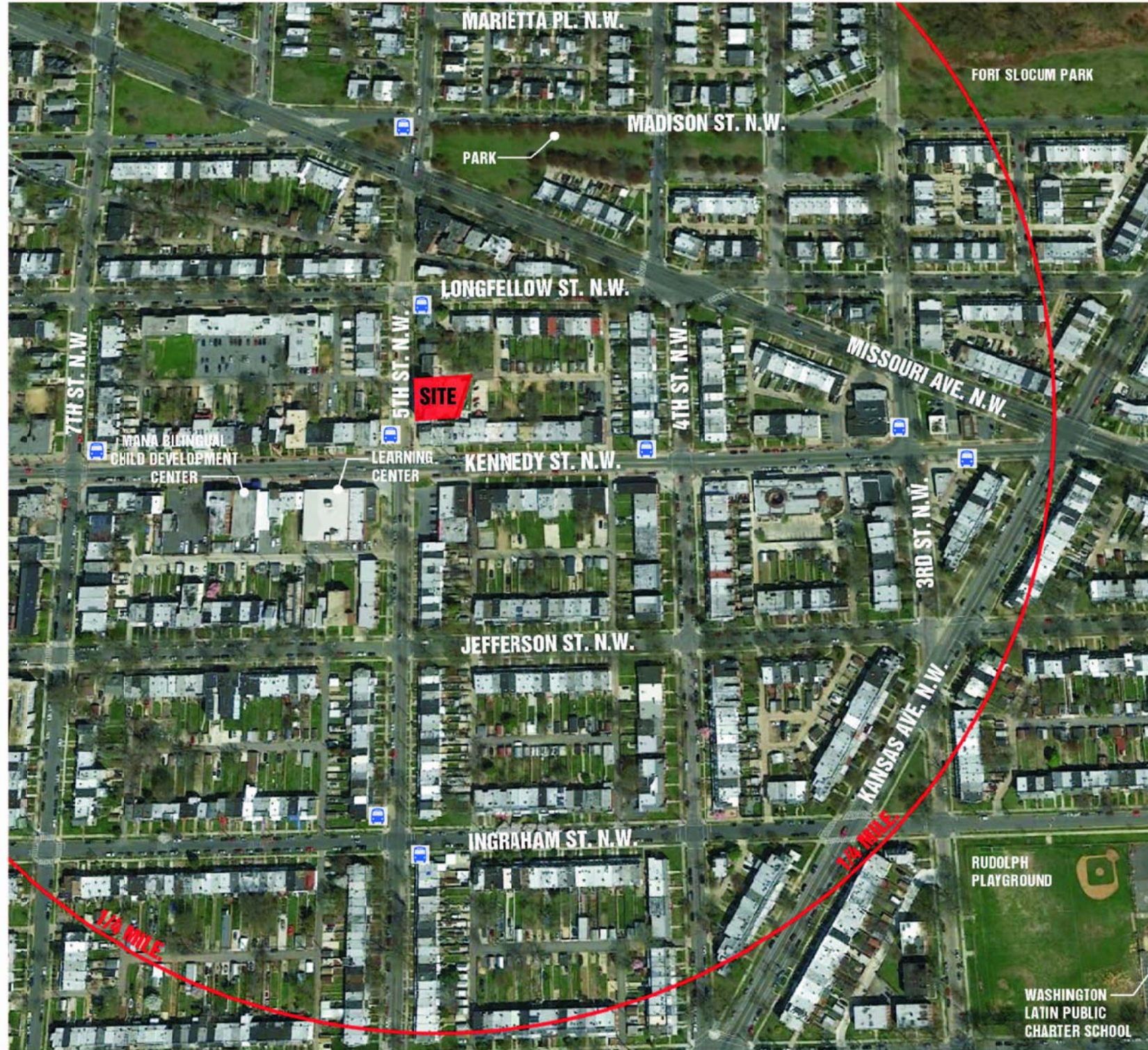


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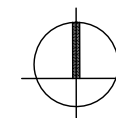
ZONING ANALYSIS & SITE PLAN

A-01

04-13-2016



1 AERIAL MAP
SCALE: N.T.S.



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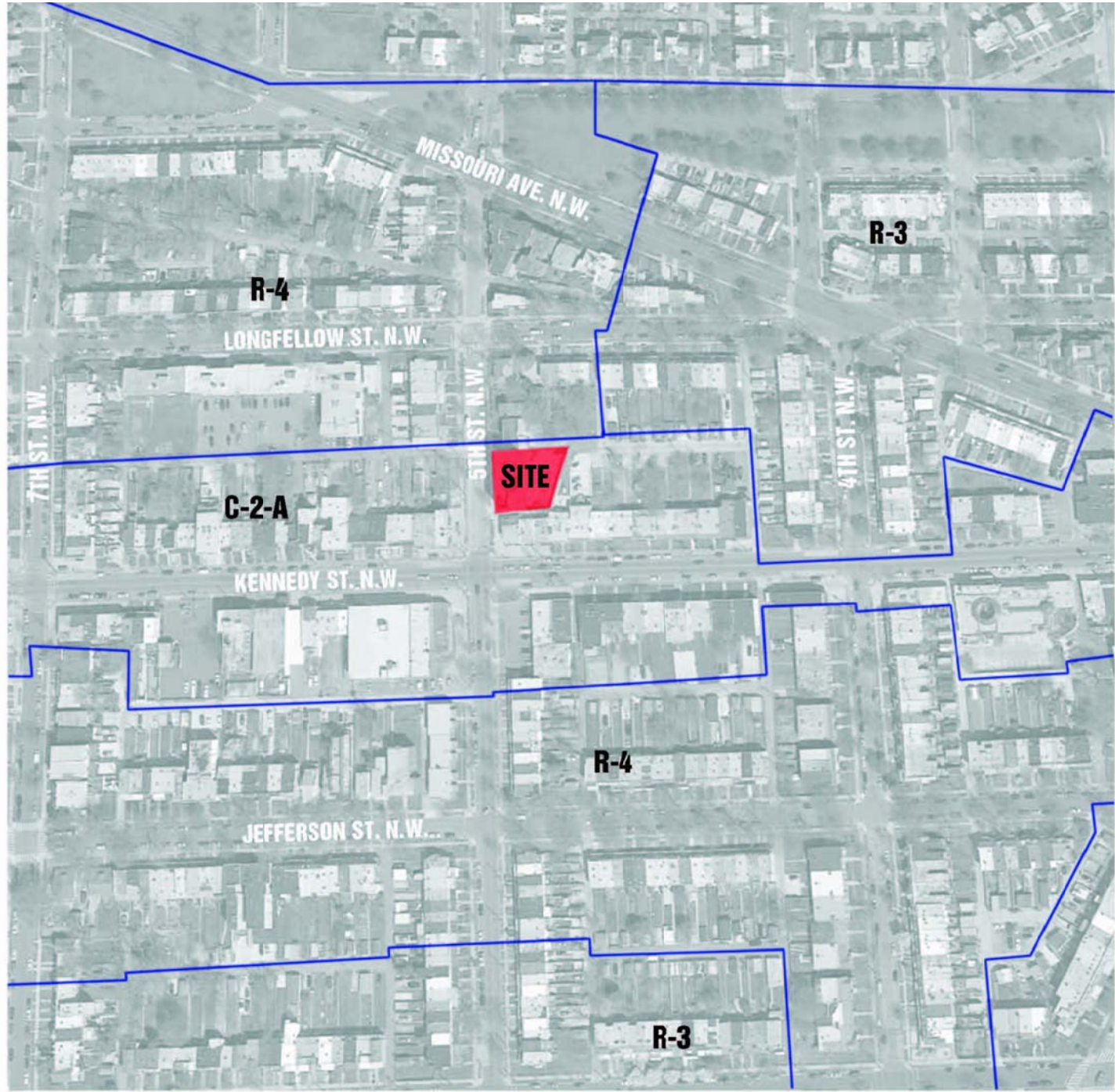


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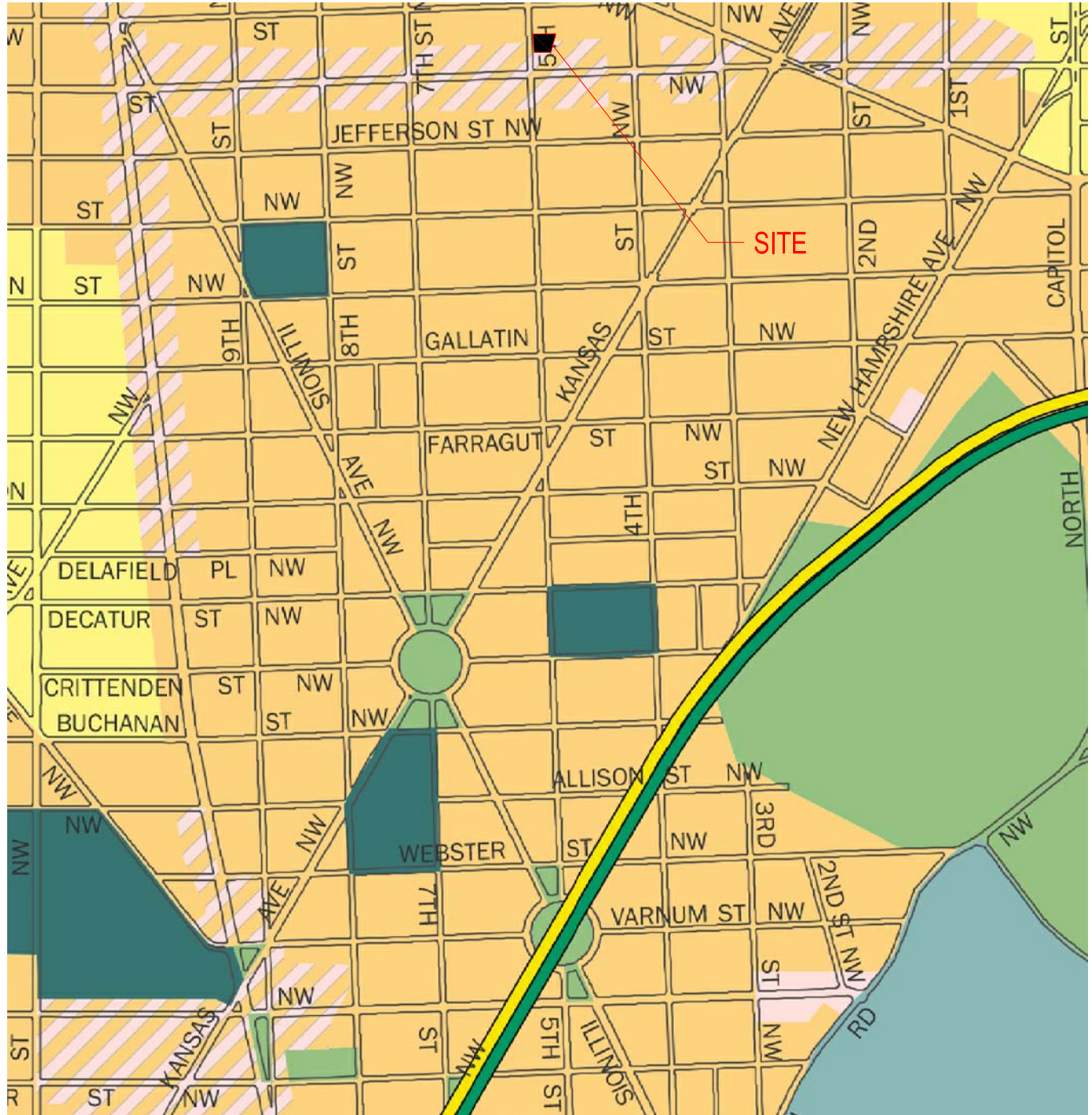
AERIAL VIEW

A-02

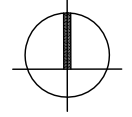
04-13-2016



1 ZONING MAP
SCALE: N.T.S.



2 COMPREHENSIVE PLAN
SCALE: N.T.S.



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PGN ARCHITECTS
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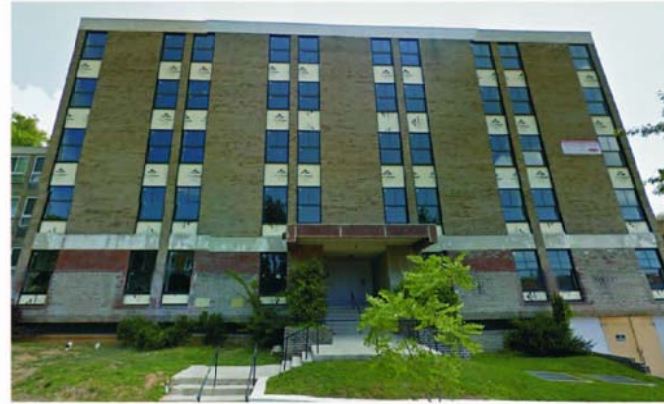
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1



2



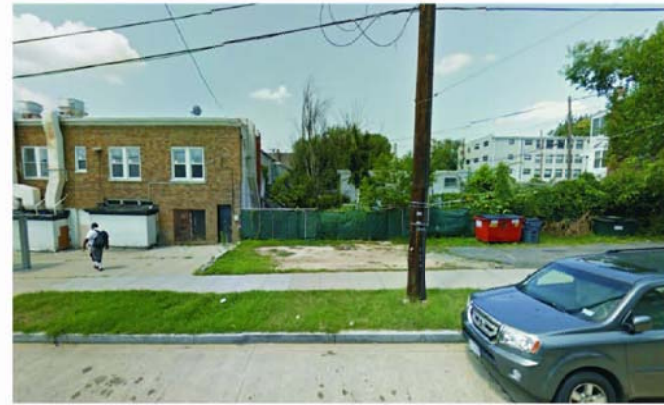
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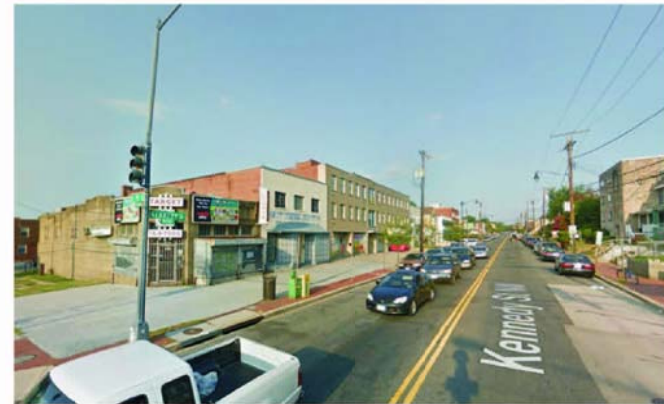
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7



8



9



VICINITY MAP

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CONTEXT PHOTOS

A-04

04-13-2016

- RESIDENT UNIT
- FAMILY BATHROOM
- PRIVATE BATHROOM
- ADMINISTRATIVE SPACE
- COMMON SPACE
- INDOOR/OUTDOOR PLAY AREA



1 GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

5TH STREET N.W.

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GROUND FLOOR PLAN A-05

04-13-2016

- RESIDENT UNIT
- FAMILY BATHROOM
- PRIVATE BATHROOM
- ADMINISTRATIVE SPACE
- COMMON SPACE
- INDOOR/OUTDOOR PLAY AREA

ALT. PLAN FLOORS 3 AND 5

01
A-09



KENNEDY STREET N.W.

5TH STREET N.W.

1 TYPICAL FLOOR PLAN
SCALE: 1/16" = 1'-0"

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TYPICAL FLOOR PLAN (FLOORS 2 - 5)

A-06

04-13-2016



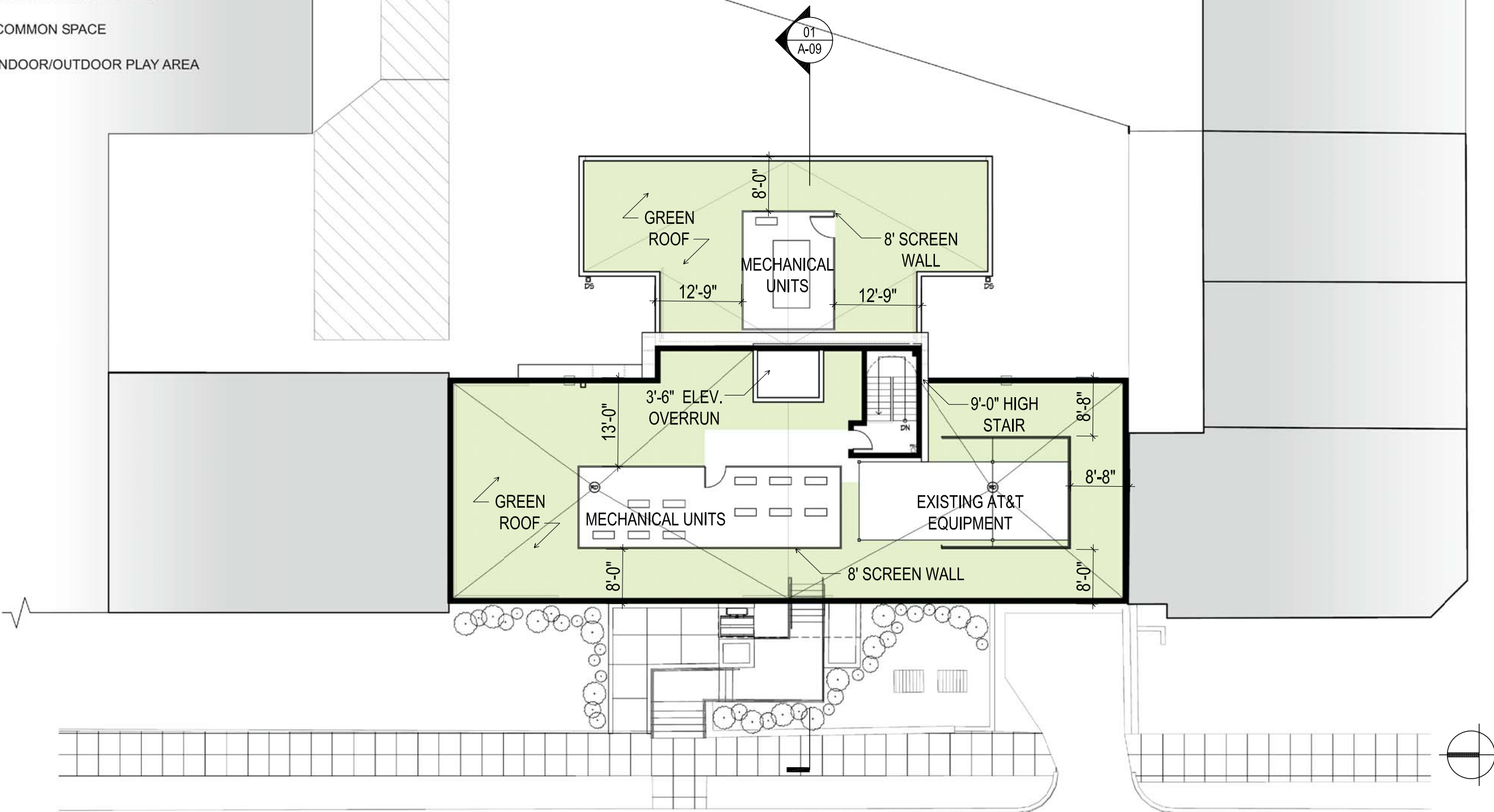
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- RESIDENT UNIT
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KENNEDY STREET N.W.



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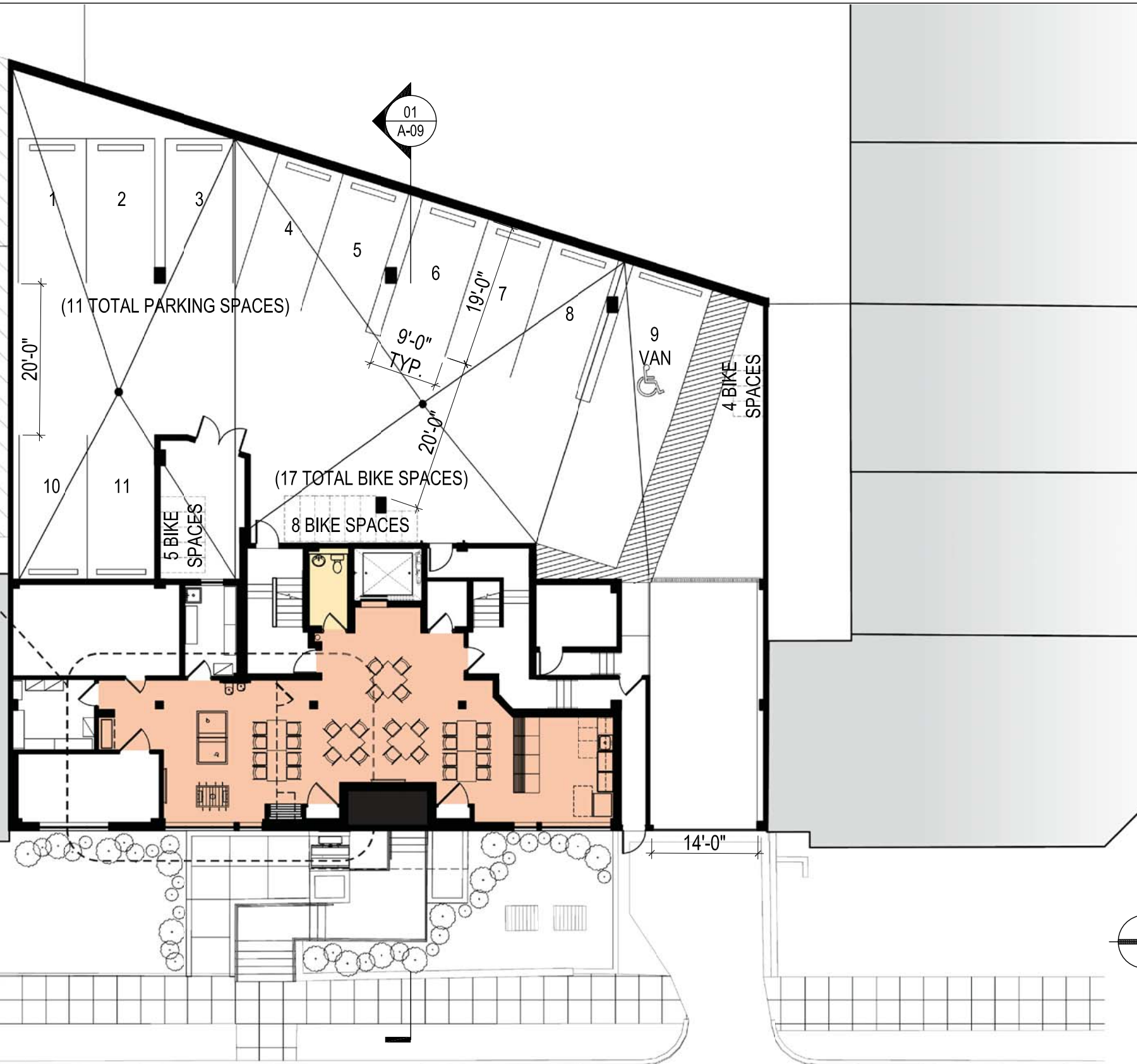
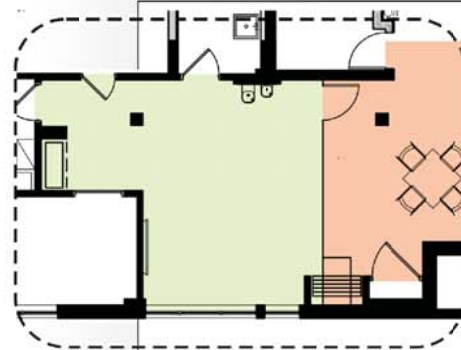
ROOF PLAN

A-07

04-13-2016

- RESIDENT UNIT
- FAMILY BATHROOM
- PRIVATE BATHROOM
- ADMINISTRATIVE SPACE
- COMMON SPACE
- INDOOR/OUTDOOR PLAY AREA

ALT. PARTIAL PLAN



KENNEDY STREET N.W.

5TH STREET N.W.

1 GARAGE PLAN
SCALE: 1/16" = 1'-0"

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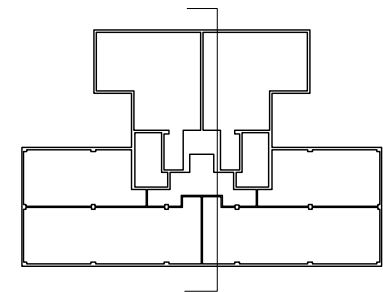
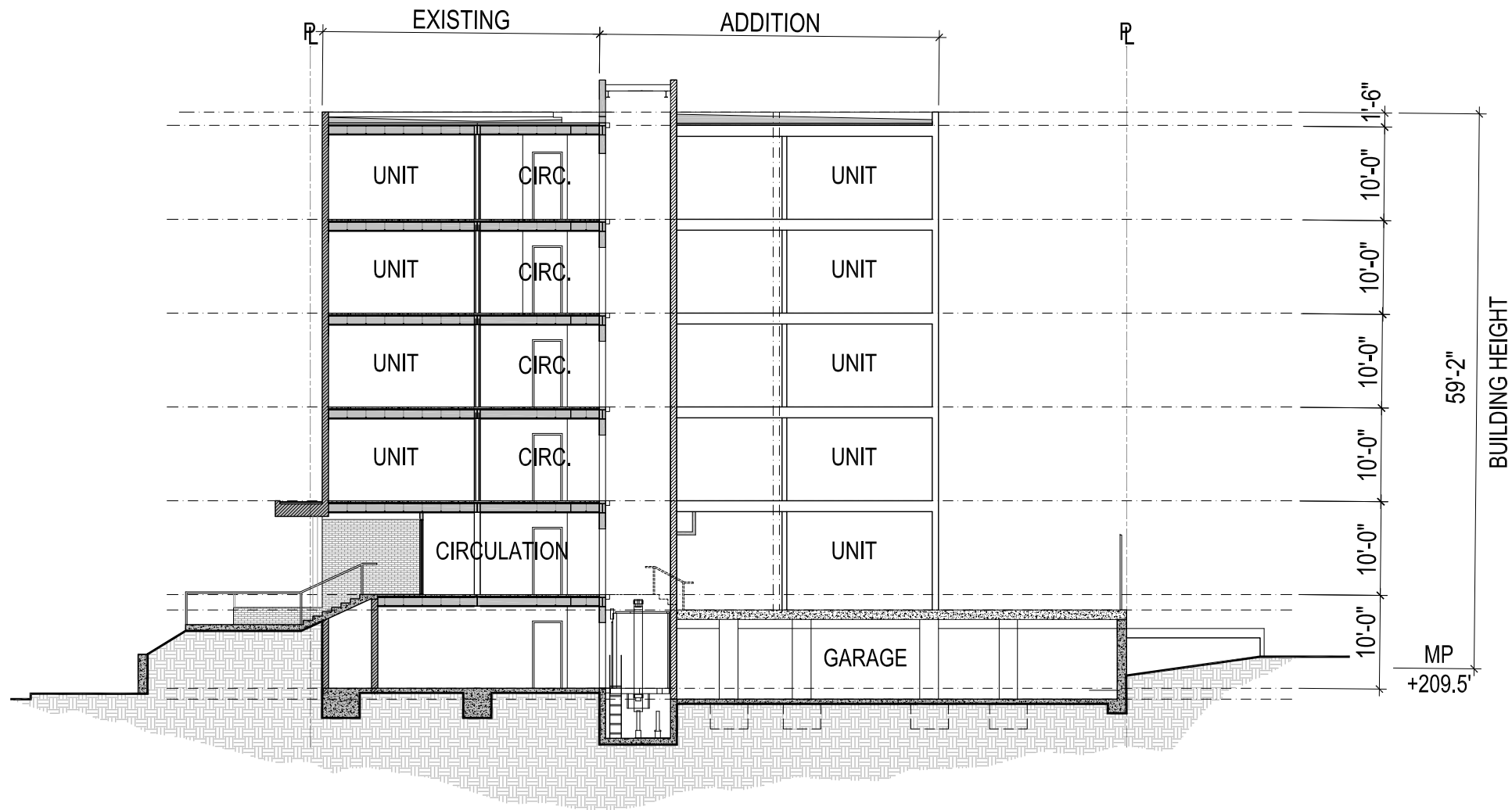


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GARAGE PLAN

A-08

04-13-2016



KEY PLAN

1 BUILDING SECTION
SCALE: 1/16" = 1'-0"

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BUILDING SECTION

A-09

04-13-2016

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RENDERED PERSPECTIVE

A-10

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