OFFICE ON AGING & WARD SIX SENIOR WELLNESS CENTER

1035 5TH STREET N.E, BUILDING # 162, WASHINGTON, D.C

Case No. 16942
Exhibit No. 3
BZA

ARCHITECT:

BRYANT BRYANT WILLIAMS P.C.
4200 CONNECTICUT AVENUE, SUITE 500, WASHINGTON, D.C 20008-1158

LANDSCAPE ARCHITECT:

THE EDGECOMBE GROUP, INC.
3415 HAMILTON STREET, SUITE 6, HYATTSVILLE, MARYLAND 20782

CIVIL ENGINEER:

LANDPLAN ASSOCIATES
ENGINEERS, PLANNERS, SURVEYERS
207 MARTINS LANE, # 100, P.O BOX 10375, ROCKVILLE, MARYLAND 20849

STRUCTURAL ENGINEER:

GULDU ENGINEERS, P.C
1924 HIDDEN POINT ROAD, ANNAPOLIS, MARYLAND 21401

BEI STRUCTURAL ENGINEERS
5881 LEESBURG PIKE, SUITE 304, BAILEYS CROSSROADS, VIRGINIA 22041

MECHANICAL CONSULTANT:

FACE ASSOCIATES, INC.
1420 BEVERLY ROAD, SUITE 230, MCLEAN, VIRGINIA 22101-3719

GEOTECHNICAL ENGINEER:

MATERIAL SYMBOLS

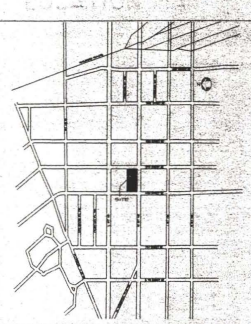
BRICK
PRECAST CONCRETE
METAL
NEW CONCRETE
CEMENT FILL OR TERRAZZO
CERAMIC TILE
C.M.U.
C.M.U. (STRUCTURAL)
GLAZED C.M.U. OR STRUCTURAL TILE
WOOD (FINISH)
WOOD (ROUGH)
EARTH
ACOUSTICAL TILE
BATT INSUL.
RIGID INSUL.

OTHER SYMBOLS

EL 461.1' NEW OR REQUIRED SPOT ELEVATION (PLAN)
EL 461.1' EXISTING SPOT ELEVATION PLAN
LEVEL LINE
DOOR NUMBER
AREA REVISED
REVISION NUMBER
WINDOW/STOREFRONT/ LOUVER TYPE
ROOM
CASE OPENING (DOOR HEIGHT-TYP)
ACTIVE LEAF / INACTIVE LEAF — ACTIVE/INACTIVE DOORS
PROPERTY LINES, BOUNDARY LINES/ LIMITS OF CONSTRUCTION
CENTER LINES, PROJECTED LINES
LINE OF ITEMS ABOVE OR HIDDEN LINES
SECTION NUMBER / SHEET NUMBER
DETAIL NUMBER / SHEET NUMBER
ELEVATION NUMBER
ELEVATION NUMBER / SHEET NUMBER
TITLE / SCALE
COLUMN NUMBER

FEDERAL BOOK FORM REQUIREMENTS

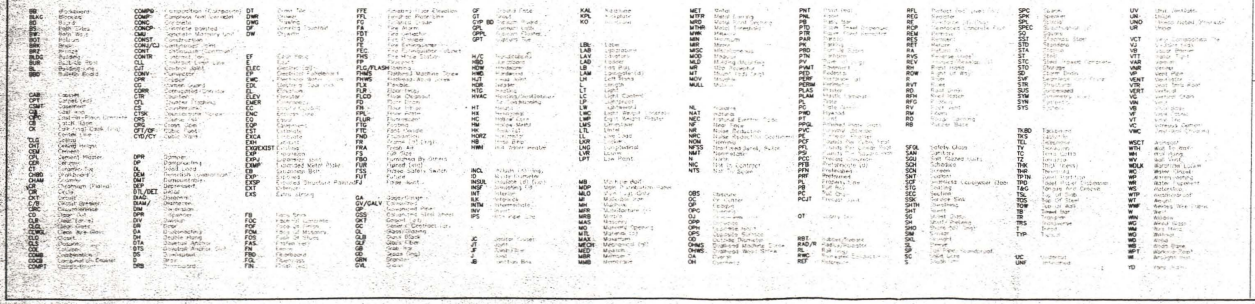
BUILDING CLASSIFICATION:	ASSEMBLY (A4), BUSINESS (B)
CONSTRUCTION TYPE:	2A
EXTERIOR WALLS:	2-HOUR
FIRE PROTECTION:	FULLY SPRINKLED
FIRE SEPARATION:	OVER 5 FEET
EXIT ACESS CORRIDORS:	0 HOUR
STRUCTURAL MEMBERS SUPPORTING WALLS: (SUPPORTING MORE THAN ONE FLOOR)	2 HOURS
STRUCTURAL MEMBERS SUPPORTING WALLS: (SUPPORTING ONLY ONE FLOOR)	1 1/2 HOUR
ROOF CONSTURCTION:	1 HOUR



	EXISTING	PROPOSED	ALLOWED
LOT AREA	22,902 SF	22,902 SF	22,902 SF
LOT OCCUPANCY	6,790 SF	6,790 SF	9,160 SF (40%)
HEIGHT	3 STORE W/ CELLAR (40 FT)	3 STORE W/ CELLAR (40 FT)	3 STORE (40 FT)
PARKING	–	42 SPACES	41 SPACES (1 FOR EACH 600 SF OF GROSS FLOOR AREA AND CELLAR FLOOR AREA)
GROSS AREA	23,420 GSF	17,774 GSF (GROSS FLOOR AREA) 6,131 GSF (CELLAR FLOOR AREA) TOTAL: 23,905 GSF	–
FAR	–	–	NONE PRESCRIBED

LOCATION: 1035 5TH STREET N.E, WASHINGTON, D.C
ZONING DISTRICT: R-4
STRUCTURE: NEW OFFICE FACILITY
BUILDING: USE GROUP B

ARCHITECTURAL



CS COVER SHEET

C-1 GRADE PLAN

A-100 SITE PLAN
A-101 LOWER LEVEL AND FIRST FLOOR PLANS
A-102 SECOND FLOOR AND THIRD FLOOR PLANS
A-103 ROOF PLAN

A-201 BUILDING ELEVATIONS
A-202 BUILDING SECTIONS
A-203 BUILDING WALL SECTION

35% SUBMITTAL
08/20/02

35% SUBMITTALS

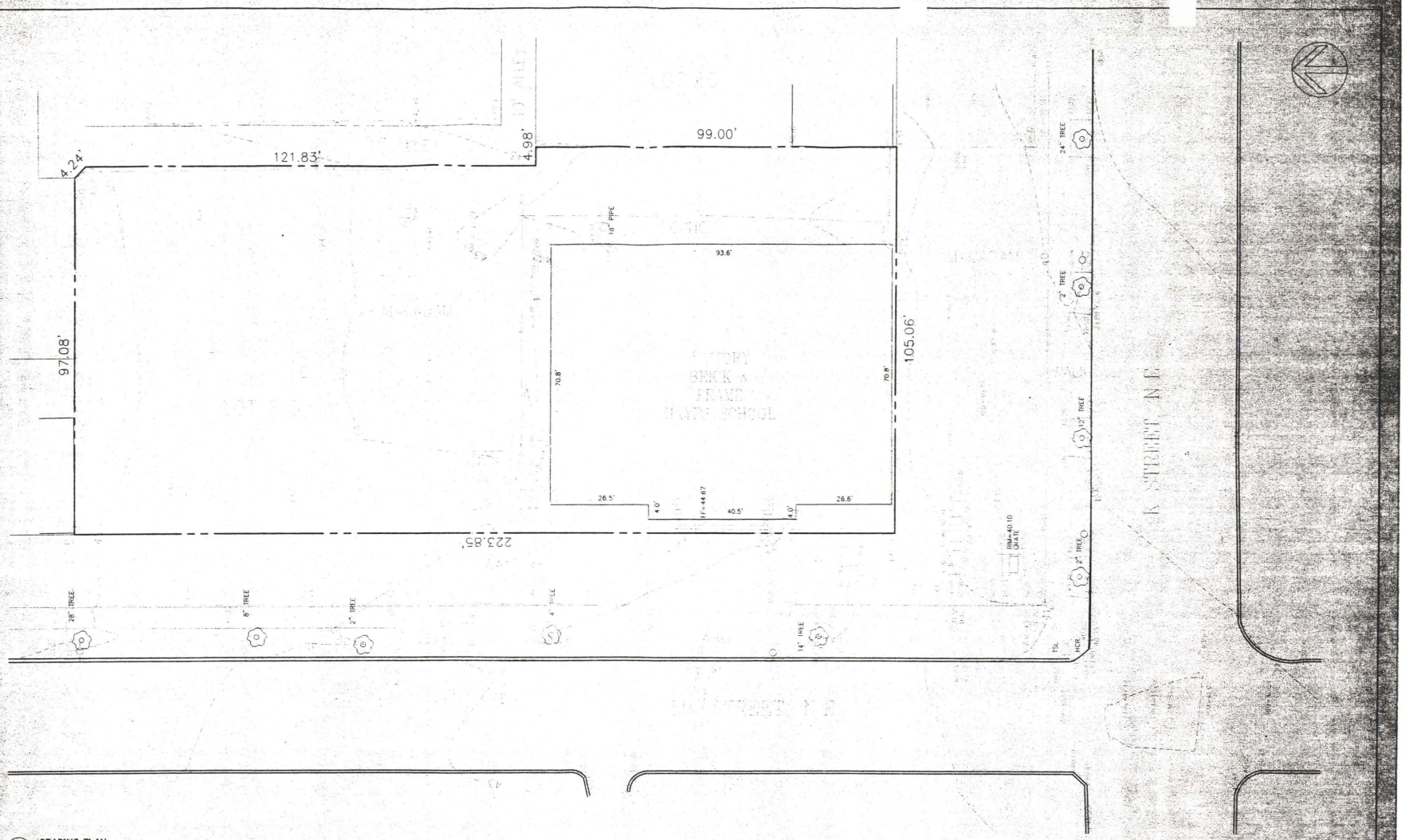
PROJECT DRAWINGS
COVER SHEET
OFFICE ON AGING
WARD SIX SENIOR WELLNESS CENTER
1035 Fifth Street, N.E., Washington D.C.

DRAWING NO. CS

Bryant Bryant Williams, P.C.
4200 Connecticut Avenue, N.W. Suite 500
Washington, D.C. 20008-1158
(202) 244-1004 (202) 244-1880 FAX

RECEIVED
D.C. OFFICE OF ZONING
2002 SEP 23 PM 4:36

Board of Zoning Adjustment
District of Columbia
CASE NO.16942



1 / C-1 GRADING PLAN
SCALE: 1"=10'= 1'-0"

35% SUBMITTAL

DESIGNED			
Drawn			
CHECKED			
CERTIFICATION	REVISION	DATE	DESCRIPTION

"The proposed work building is designed in accordance with the D.C. Building Code."

PROJECT DRAWINGS

GRADING PLAN

OFFICE ON AGING
&
WARD SIX SENIOR WELLNESS CENTER
1950 7th Street, N.W. Washington D.C.

DRAWING NO. C-1

CHIEF DESIGN & ENGINEERING DIVISION

REGISTRATION No.

DATE

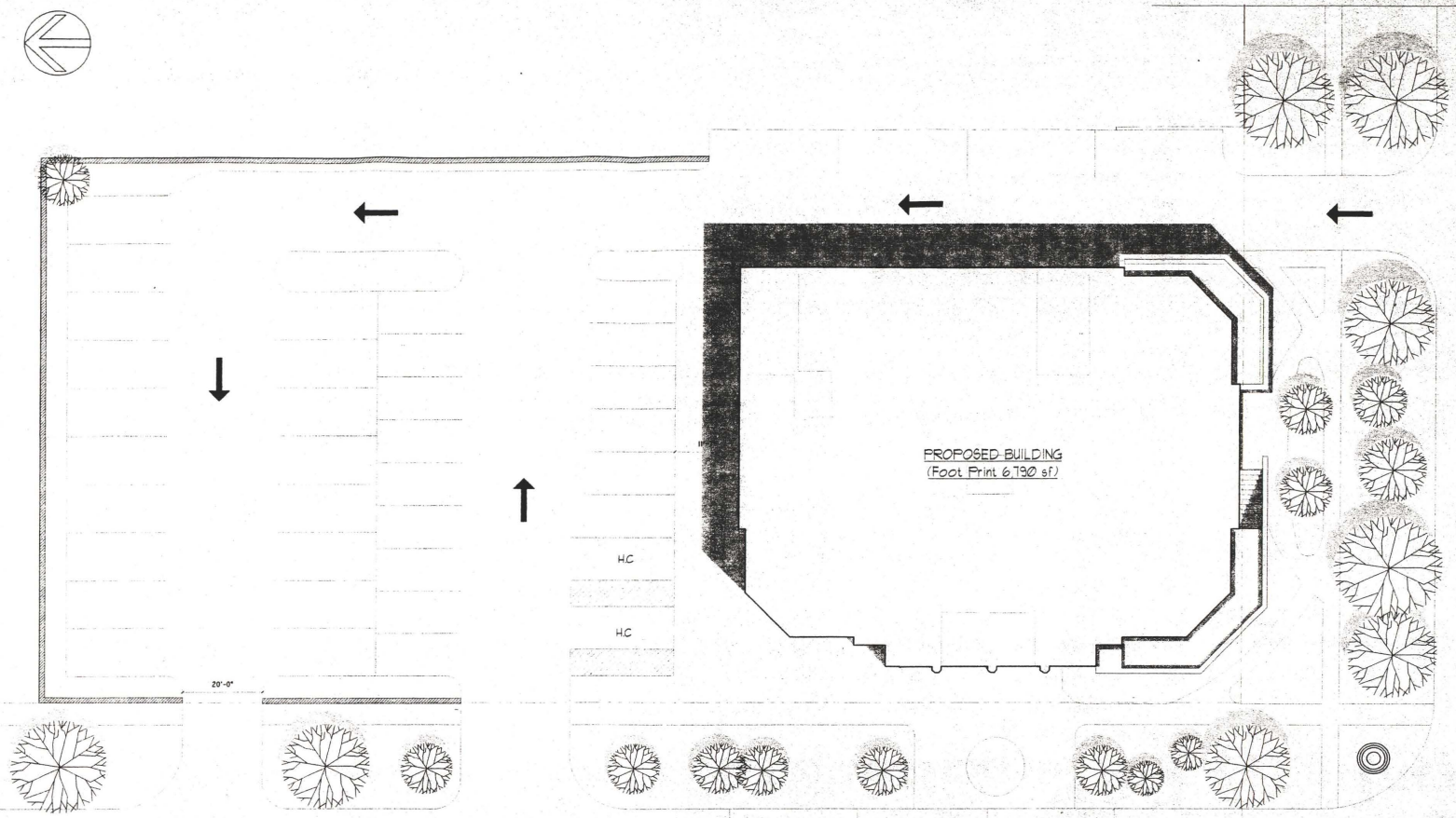
ARCHITECT

DATE

bbw

Bryant-Bryant Williams Barnes
529 Pennsylvania Avenue S.E. Suite 300
Washington, D.C. 20003
(202) 547-8108 (202) 547-8178

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PROPERTY MANAGEMENT



1 A-100 SITE PLAN
SCALE: 1/8" = 1'-0"

35% SUBMITTALS

DESIGNED					
DRAWN					
CHECKED					
REVISION	DATE	DESCRIPTION		BY	APP.

CERTIFICATION

"This proposed new building is designed in accordance with the D.C. Building Code."

PROJECT DRAWINGS

OFFICE ON AGING
&
WARD SIX SENIOR WELLNESS CENTER
1039 Fifth Street, N.E. Washington D.C.

DRAWING NO. A-100

CHIEF DESIGN & ENGINEERING OFFICER — REGISTRATION No. — DATE

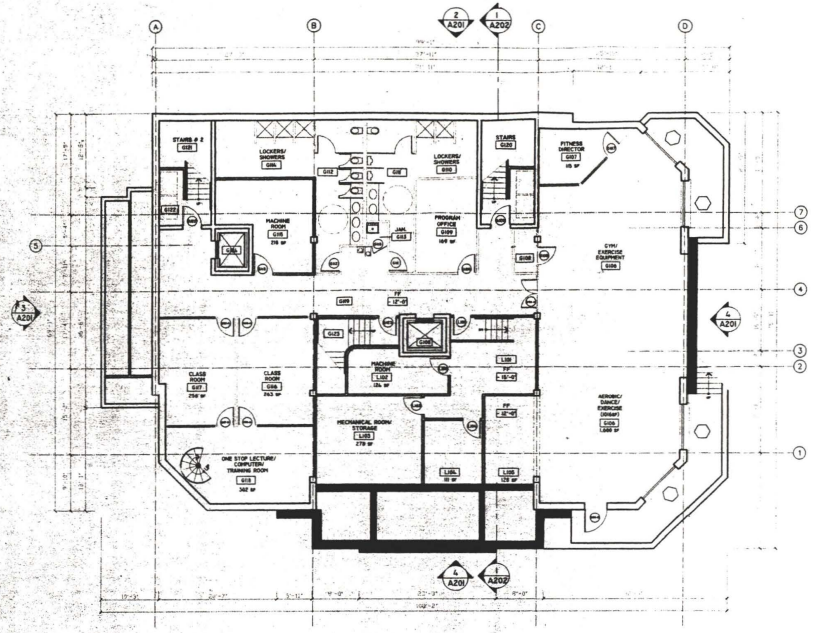
ARCHITECT — DATE

bbw Bryant Bryant Williams P.C.
1025 Connecticut Avenue N.W. Suite 900,
Washington, D.C. 20036-1149
(202) 544-8108 (202) 544-1293 FAX

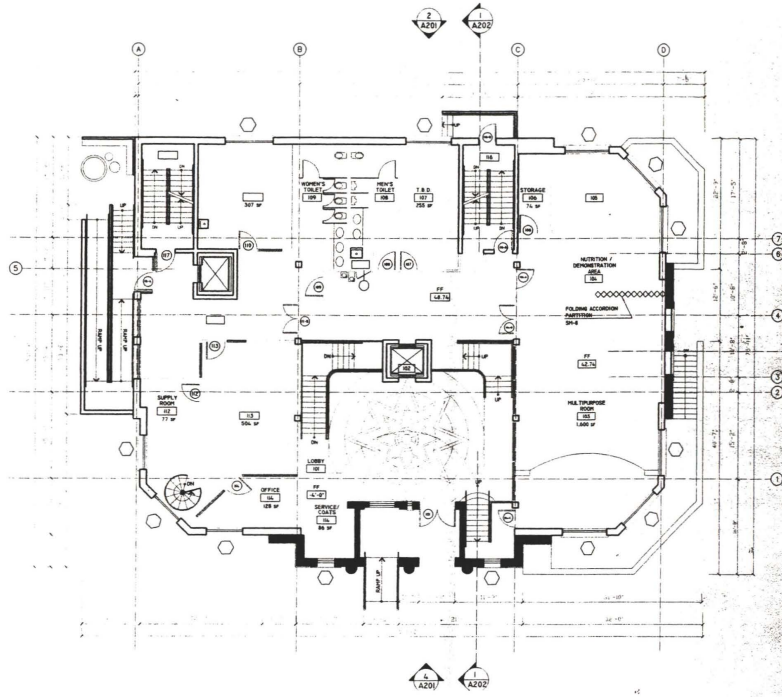
GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PROPERTY MANAGEMENT

PROJECT NO. A05-02
BLDG NO.
DATE 05.20.02
SHEET 3 OF 9

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1 A-101 LOWER LEVELFLOOR PLAN
SCALE: 1/8" = 1'-0"



2 A-101 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

35% SUBMITTALS

DESIGNED			
DRAWN			
CHECKED			
REVISION	DATE	DESCRIPTION	BY / APP

CERTIFICATION

"This proposed new building is designed in accordance with the D.C. Building Code."

REGISTRATION No. 41212

CHIEF DESIGN & ENGINEERING DIVISION

DATE

ARCHITECT

DATE

PROJECT DRAWINGS

LOWER LEVEL & FIRST FLOOR PLANS

OFFICE ON AGING
&
WARD SIX SENIOR WELLNESS CENTER
1035 Fifth Street, N.E., Washington D.C.

bbw Bryant Bryant Williams, P.C.
4201 Connecticut Avenue N.W., Suite 500,
Washington, D.C. 20008-1150
(202) 244-0106 (202) 244-4202 FAX

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PROPERTY MANAGEMENT

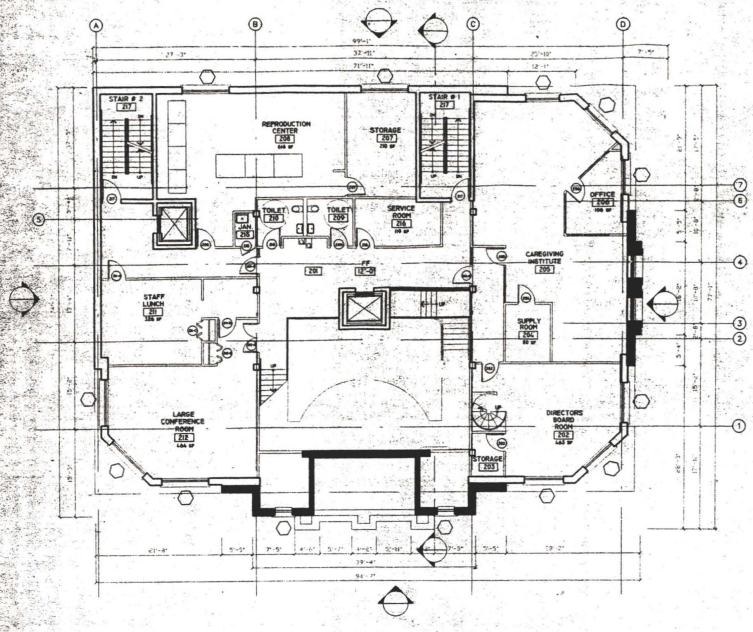
DRAWING NO. A-101

PROJECT NO. AOS-02

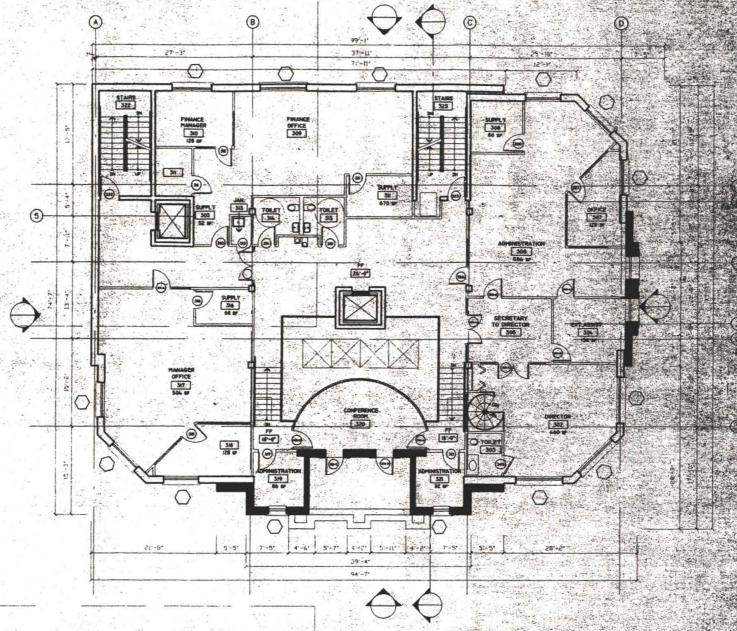
DATE OF ISSUE 08/20/02

SHEET 4 OF 9

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1 A-102 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 A-102 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

DESIGNED
DRAWN
CHECKED

CERTIFICATION

"This proposal was building is designed in accordance with the D.C. Building Code."

DISTRICT OF COLUMBIA REGISTERED ARCHITECT No. AI212

CHIEF DESIGN & ENGINEERING DIVISION

REGISTRATION No.
DATE

ARCHITECT

DATE

REVISION | DATE

PROJECT DRAWINGS

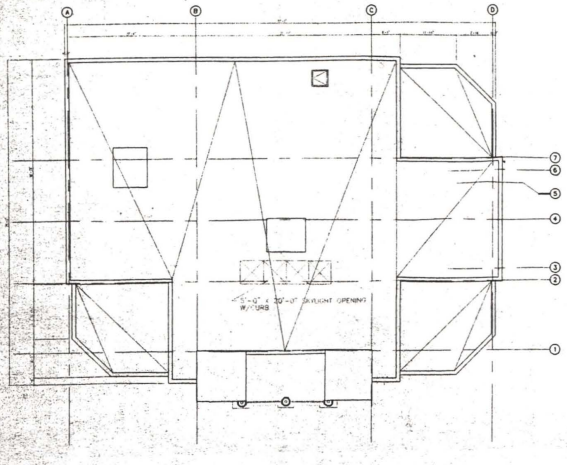
SECOND & THIRD FLOOR PLANS

OFFICE ON AGING
&
WARD SIX SENIOR WELLNESS CENTER
1650 Fifth Street, N.W. / Washington, D.C.

Bryant Bowen Bunge
Architects
1250 Connecticut Avenue, N.W.
Washington, D.C. 20036

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PROPERTY MANAGEMENT

A-102



1 A-103 **ROOF PLAN**
SCALE: 1/8" = 1'-0"

DESIGNED
DRAWN
CHECKED

CERTIFICATION

"This proposed new Building is designed in accordance with the D.C. Building Code."

CHIEF DESIGN & ENGINEERING OFFICER

DATE

REVISION | DATE | DRAWING

PROJECT DRAWINGS

OFFICE ON AGING
WARD SIX SENIOR WELLNESS CENTER
1036 55th Street, N.E. Washington, D.C.

bbw
Bryant Bryant Williamson
200 Constitution Avenue, N.W.
Washington, D.C. 20001

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PROPERTY MANAGEMENT

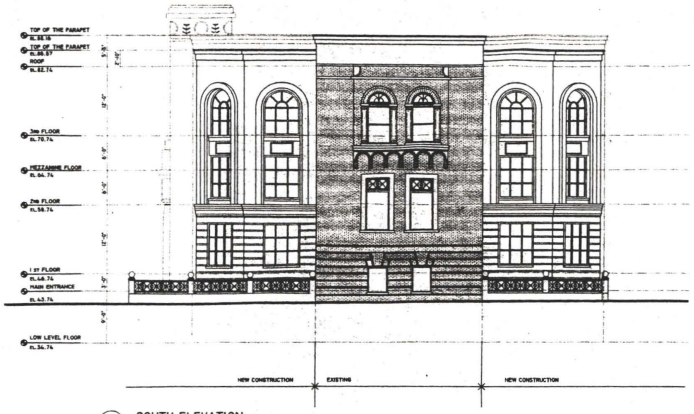
REGISTRATION No.

DATE

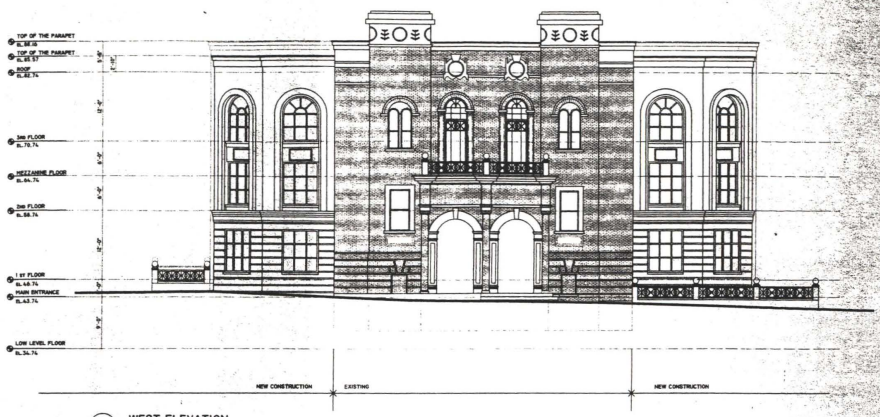
ARCHITECT

DATE

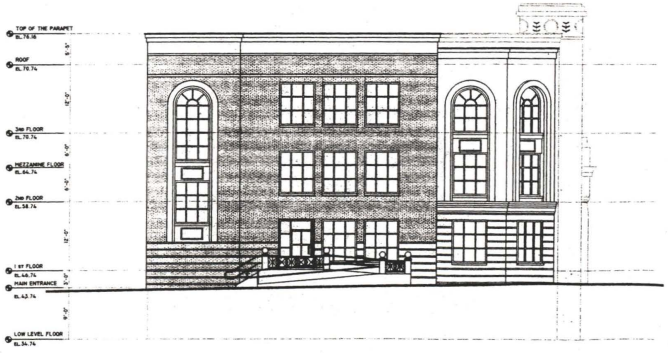
A-1



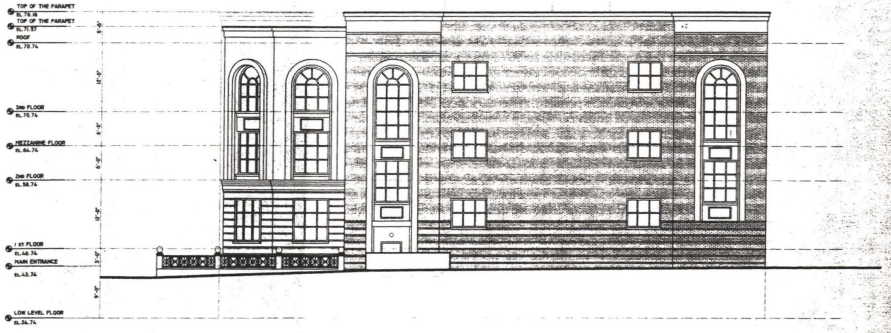
2 A-201 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



4 A-201 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"



1 A-201 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



3 A-201 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"

35% SUBMITTALS

DESIGNED
DRAWN
CHECKED

CERTIFICATION

"I hereby certify that the proposed new building is designed in accordance with the D.C. Building Code."

DISTRICT OF COLUMBIA — No. A1212 — REGISTERED — ARCHITECT

CHIEF DESIGN & ENGINEERING DIVISION

DATE

REGISTRATION No.

DATE

ARCHITECT

DATE

REVISION	DATE	DESCRIPTION	BY	APP

PROJECT DRAWINGS

BUILDING ELEVATIONS

OFFICE ON AGING
&
WARD SIX SENIOR WELLNESS CENTER
1035 Fifth Street, N.E. Washington D.C.

DRAWING NO. A-201

bbw Bryant Bryant Williams, P.C.
4201 Connecticut Avenue N.W. Suite 500,
Washington, D.C. 20008-1158
(202) 244-2108 (202) 244-1293 FAX

PROJECT NO. A05-02

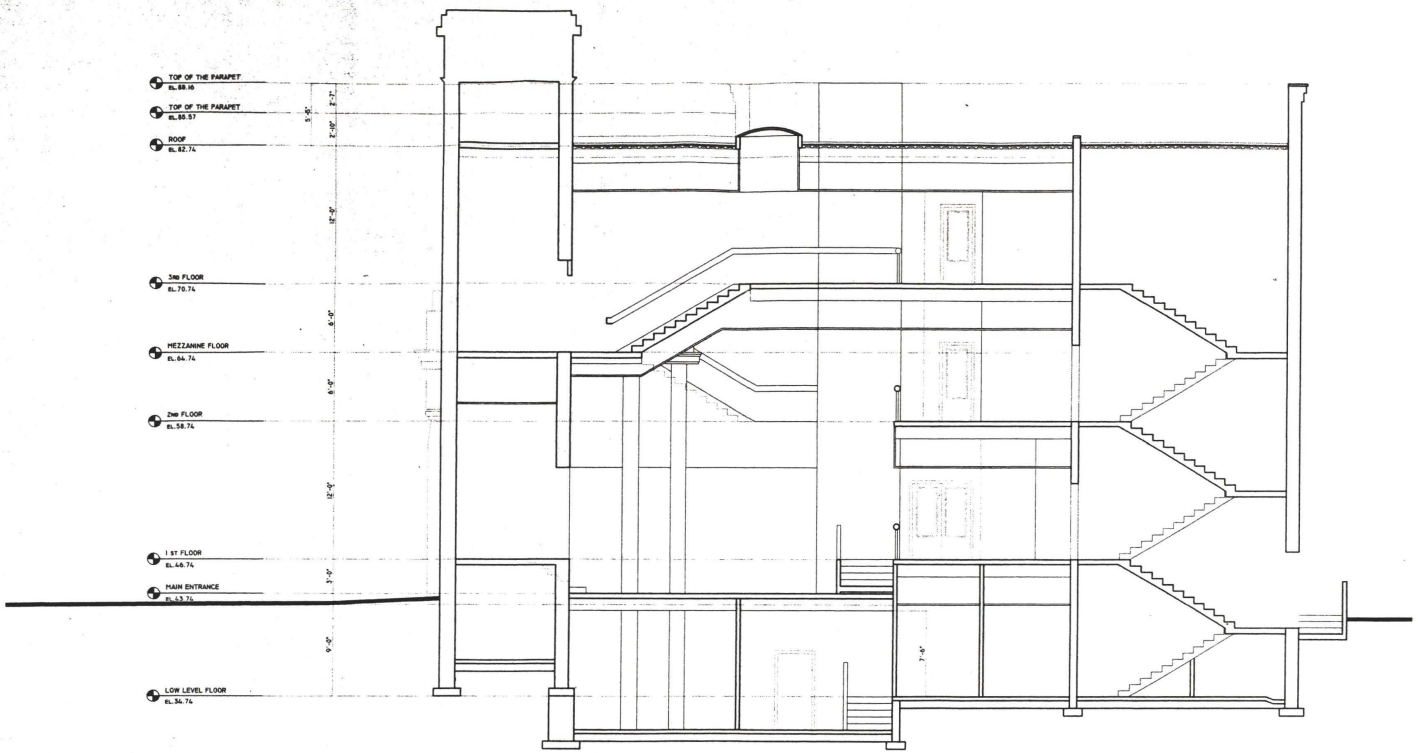
BID NO.

DATE 08.20.02

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PROPERTY MANAGEMENT

SHEET: 7 OF 9

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1 / A-202 BUILDING SECTION I-I
SCALE: 1/4" = 1'-0"

35% SUBMITTALS

REVISION	DATE	DESCRIPTION	BY	APP

DESIGNED
DRAWN
CHECKED

CERTIFICATION

"This proposed new building is designed in accordance with the D.C. Building Code."

DISTRICT OF COLUMBIA — JAMES IRVING BRYANT — No. A1212 E — REGISTERED — ARCHITECT

CHIEF DESIGN & ENGINEERING DIVISION
DATE

REGISTration No:
DATE
ARCHITECT
DATE

PROJECT DRAWINGS

BUILDING SECTION I-I

OFFICE ON AGING
&
WARD SIX SENIOR WELLNESS CENTER
1035 Fifth Street, N.E. Washington D.C.

DRAWING NO. A-202

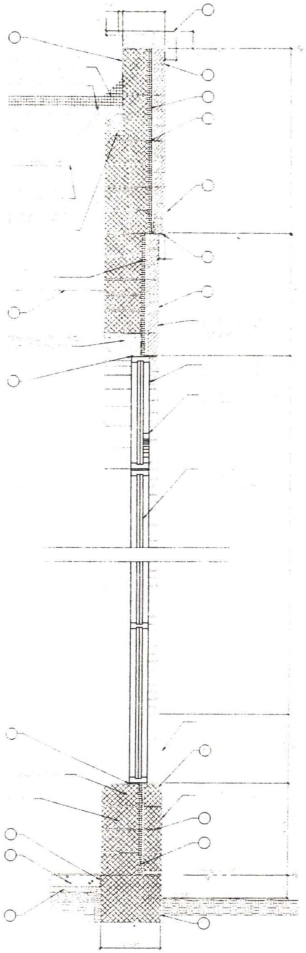
bbw
Bryant Bryant Williams, P.C.
1201 Connecticut Avenue N.W. Suite 900,
Washington, D.C. 20036-1158
(202) 744-2108 (202) 744-1293 FAX

PROJECT NO. A05-02
BLDG NO.
DATE 08.20.02

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PROPERTY MANAGEMENT

SHEET 8 OF 9

\\FS-1\DIVISIONS\DPDS\DWG\OFFICE ON AGING\DWG\DRAFT SUBMISSION\A-202 BUILDING SECTION I-I.dwg 08/20/02 dgd



1 A-203 **WALL SECTION A**
SCALE: 3/4" = 1'-0"

MATERIAL LEGEND

1. CMU (CONCRETE MASONRY UNIT)
2. 4" FACE BRICK
3. METAL SILL PAN
4. METAL DECK
5. STUD CMU W/ BULL NOSE
6. TREATED WOOD BLOCK
7. SPLIT FACE BLOCK (SCORED)
8. H.S.S. PLATE FROM STEEL BEAM
9. ALUMINUM FRAMED INSULATED GLASS WINDOW
10. ACOUSTICAL TILE CEILING
11. METAL FLASHING-PROVIDE WEEP HOLE @ 24"O.C. AT BASE OF FLASHING
12. 1½" RIGID INSULATION IN 2" CAVITY/R.V.=7.5
13. 4" RIGID INSULATION ON METAL DECK/R.V.=21.7
14. METAL HORIZONTAL JOINT REINFORCEMENT @ 16"O.C. VERTICALLY MAXIMUM
15. 4" REINFORCED CONCRETE SLAB ON 10 MIL VAPOR BARRIER ON 4" COARSE AGGREGATE ON COMPACTED FILL
16. 2" PERIMETER INSULATION EXTENDED VERTICALLY TO FOOTING AND 2'-0" HORIZONTALLY
17. ½" PRE-MOLDED EXPANSION JOINT FILLER
18. ½" DAMPROOFING ON PARGING
19. METAL COPING
20. STANDING SEAM METAL ROOF
21. METAL COUNTER FLASHING
22. 4" BATT INSULATION R.V.=13.00
23. ½" EXTERIOR GRADE GYPSUM BOARD
24. CONCRETE FOOTING
25. STEEL BEAM -SEE STRUC
26. STEEL JOIST -SEE STRUC
27. STEEL ANGLE LINTEL -SEE STRUC
28. CONCRETE ON METAL DECK
29. METAL STUD AT 2'-0" O.C.±
30. CONTINUOUS METAL FASCIA
31. BUILT-UP ROOF ON RIGID INSULATION
32. ¾" PLYWOOD OR APPROVED SUBSTRATE
33. A/P WEATHER BARRIER
34. REINFORCING MESH
35. FLASHING TAPE
36. SEALANT & CLOSED CELL BACKER ROD
37. 8"x8" ALUMINUM GUTTER
38. PRE-CAST CONC. CONT. MOULDING
39. METAL THRU-WALL FLASHING WITH GROUT BELOW WEEP HOLES
40. CMU FOUNDATION WALL
41. BOND COURSE
42. STONE COPING
43. SUSPENDED ACOUSTIC CEILING
44. V.C.T. FLOORING
45. REINF. CONC. SLAB
46. BULL NOSE SPLIT FACE CMU SILL

NOTES:
1) ALL MATERIALS OTHER THAN THOSE LISTED AS "EXISTING" SHALL BE NEW.
2) ALL WINDOW OPENINGS TO BE SEALED.
3) FIREPROOF ALL EXPOSED BEAMS. (NOT SHOWN FOR CLARITY)
4) KICKERS NOT SHOWN FOR CLARITY. SEE STRUC.

35% SUBMITTALS

DESIGNED
Drawn
CHECKED

REVISION	DATE	DESCRIPTION	BY	APP

CERTIFICATION

"This proposed new building is designed in accordance with the D.C. Building Code."

DISTRICT OF COLUMBIA — No. A1212 — REGISTERED (RETIRED) ARCHITECT

PROJECT DRAWINGS

BUILDING WALL SECTIONS

DRAWING NO. A-203

OFFICE ON AGING & WARD SIX SENIOR WELLNESS CENTER
1036 Fifth Street, N.E., Washington D.C.

CHIEF DESIGN & ENGINEERING DIVISION
REGISTRATION No.
DATE
ARCHITECT
DATE

bbw Bryant Bryant Williams, P.C.
4201 Connecticut Avenue N.W. Suite 500, Washington, D.C. 20008-1156
(202) 244-2100 (202) 244-1089 FAX

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PROPERTY MANAGEMENT

PROJECT NO. A05-02
BLDG NO.
DATE 08.20.02
SHEET 9 OF 9

V:\PJ-A05\CAD_DOCS\DB2_OFFICE_ON_Aging\DB2_Shar1_DRAWING_CONCEPTS\%_DB2PLOTTING.
08/20/02 cb2