

INGLESIDE
AT ROCK CREEK

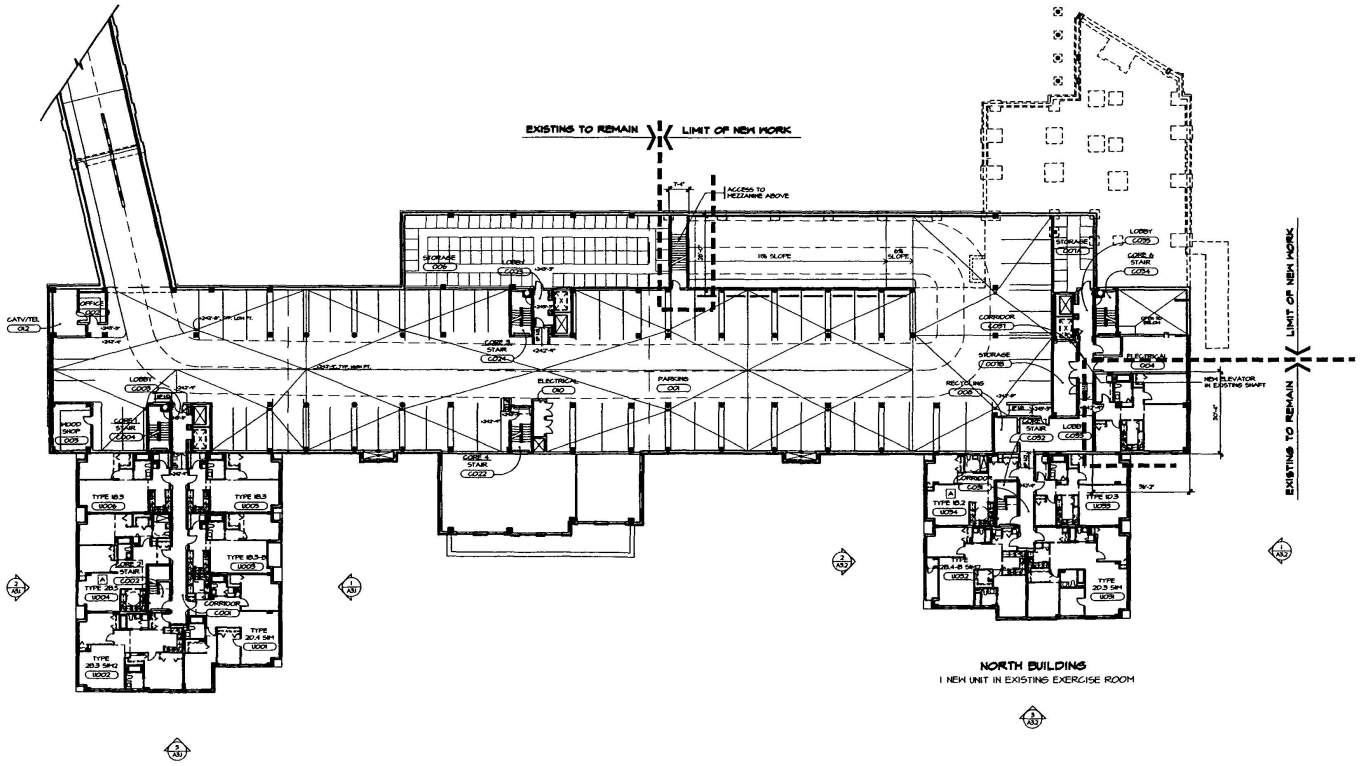
The Presbyterian Home

ZONING SUBMISSION

20 NOV 2003

KERNS GROUP
ARCHITECTS

Board of Zoning Adjustment
District of Columbia
CASE NO. 17114
EXHIBIT NO. 6



1 / A2.2 LEVEL 1.1 FLOOR PLAN

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

KERNS GROUP ARCHITECTS

3000 CLARENDON BOULEVARD, SUITE 100
ARLINGTON, VIRGINIA 22201-5004
TEL 703.528.1150 FAX 703.528.1151

CIVIL ENGINEER
CAS-CON CONSULTING INC
14700 PARKDALE LANE
DARNESTOWN, VIRGINIA 20878
301.330.3150 FAX 703.330.9597

STRUCTURAL ENGINEER
REXER ASSOCIATES, P.C.
901 PRINCE STREET, SUITE 301
ALEXANDRIA, VIRGINIA 22314
703.836.2000 FAX 703.549.6553

M P E ENGINEER
HANSEL ASH ASSOCIATES, INC
30 SOUTH PITCAIRN STREET, SUITE 110
ALEXANDRIA, VIRGINIA 22314
703.823.4499 FAX 703.823.4497

LANDSCAPE ARCHITECTS
EDAW INCORPORATED
901 PRINCE STREET
ALEXANDRIA, VIRGINIA 22314
703.836.4171 FAX 703.549.3449

URBAN FORESTER
THE CARE OF TREES
3034 GALTHER ROAD
GAITHERSBURG, MARYLAND 20877
301.948.4658 FAX 301.948.4658

SPECIFICATION CONSULTANT
DONALD WHITE, CSI, LTD.
5411 BRIDGECK ROAD
SPRINGFIELD, VIRGINIA 22151
703.321.1100 FAX 703.425.0930

INGLESIDE AT ROCK CREEK

The Presbyterian House

ZONING SUBMISSION 30 NOV 2005

CONSTRUCTION DOCUMENTS

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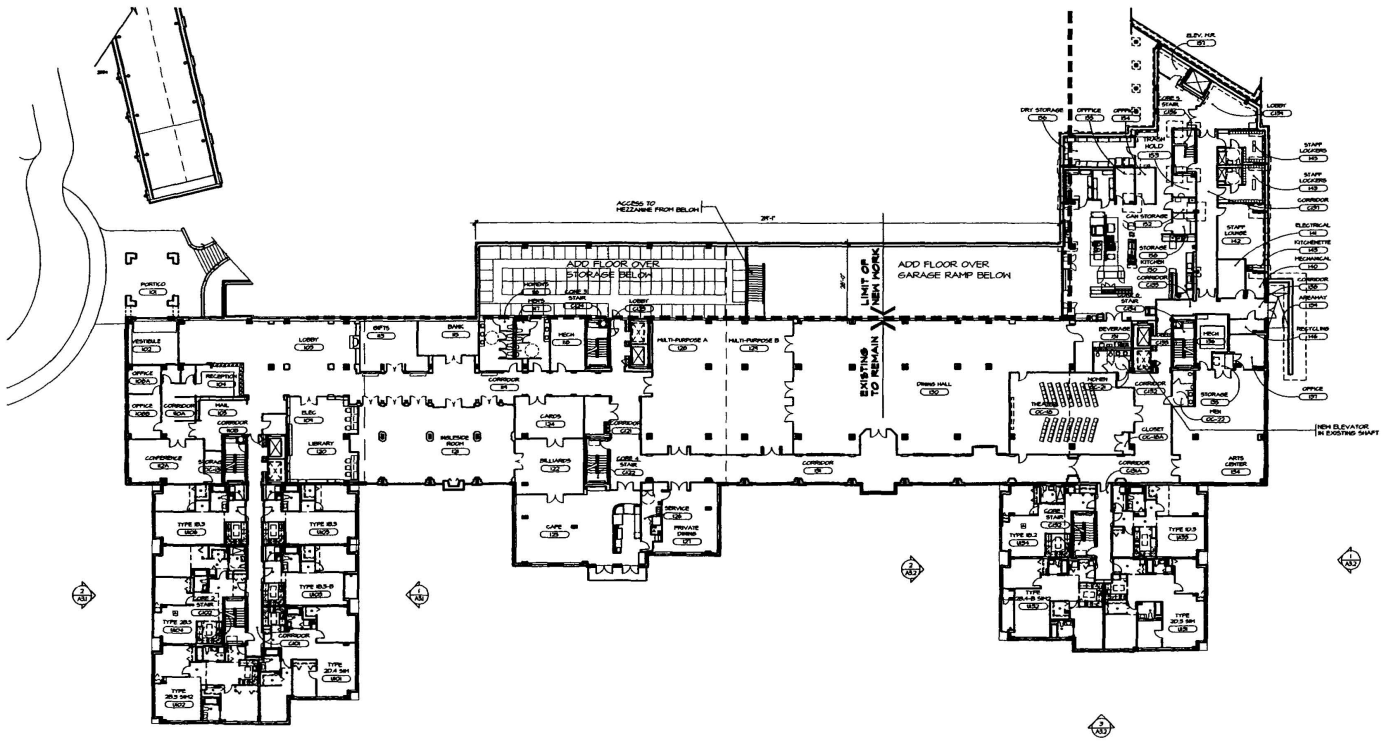
LEVEL 1.1 PLAN

1" 1' 1' 1'
0" 16" 32" 96"

DRAWING NO.

A2.2

SGA PROJECT NO. 305.02



1 / A2.3 LEVEL LL FLOOR PLAN

SCALE: 1/8" = 1'-0"

KERNS GROUP ARCHITECTS

3020 CLARENDON BOULEVARD, SUITE 100
ARLINGTON, VIRGINIA 22201-3004
TEL 703.528.1150 FAX 703.528.1151

CIVIL ENGINEER

CAS-ONE CONSULTING, INC.
19788 YARDBOOK LANE
HAMILTON, VIRGINIA 20158
703.338.3161 FAX 703.338.4557

STRUCTURAL ENGINEER

WEIDLER ASSOCIATES, P.C.
901 PRINCE STREET, SUITE 201
ALEXANDRIA, VIRGINIA 22314
703.683.8888 FAX 703.548.8307

M P E ENGINEER

PARSEL AND ASSOCIATES, INC
50 SOUTH PICKETT STREET, SUITE 110
ALEXANDRIA, VIRGINIA 22304
703.823.1888 FAX 703.823.4885

LANDSCAPE ARCHITECTS

EDAW, INCORPORATED
2022 L STREET, NORTH WEST
WASHINGTON, DISTRICT OF COLUMBIA
703.339.1818 FAX 703.549.2848

URBAN FORESTER

THE CARE OF TREES
1030 DAITZER ROAD
GAITHERSBURG, MARYLAND 20877
301.948.4658 FAX 301.948.4954

SPECIFICATION CONSULTANT

DONALD WHITE, CSI, LTD.
8301 ARLINGTON BOULEVARD
SUITE 200
FAIRFAX, VIRGINIA 22031
703.560.5290 FAX 703.560.5482

INGLESIDE
AT ROCK CREEK

The Presbyterian Home

ZONING SUBMISSION 20 NOV 2009

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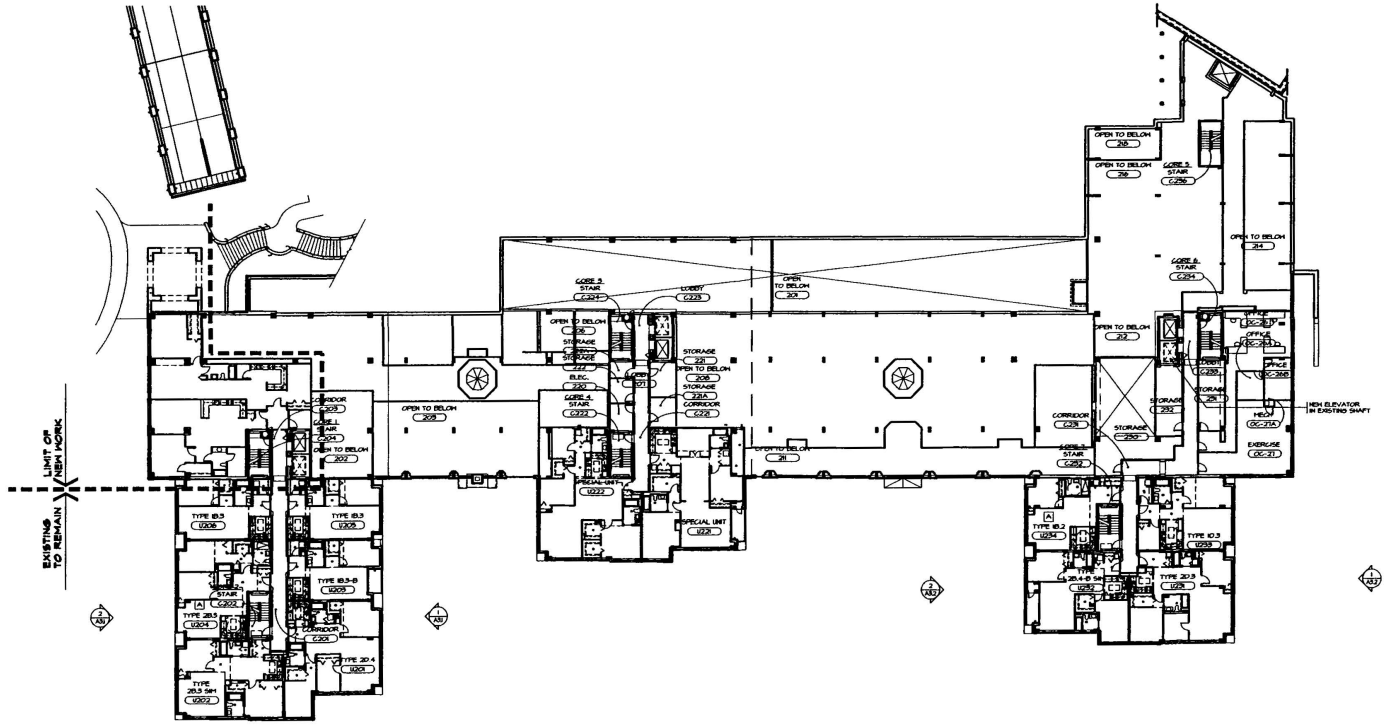
LEVEL LL PLAN

1" 0" 15' 30' 1"

SHEET NO.

A2.3

KGA PROJECT NO. 305.02



1 A2.4 LEVEL 1 FLOOR PLAN

SCALE: 1/8"=1'-0"

KERNS GROUP ARCHITECTS

3020 CLARENDON BOULEVARD, SUITE 100
ARLINGTON, VIRGINIA 22201-2004
TEL 703.528.1150 FAX 703.528.1154

CIVIL ENGINEER
CLD-CDP CONSULTING, INC.
14720 PARKVALE LANE
ROCKVILLE, VIRGINIA 20853
703.206.1111 FAX 703.231.0697

STRUCTURAL ENGINEER
BRAND ASSOCIATES, P.C.
800 PRINCE STREET, SUITE 201
ALEXANDRIA, VIRGINIA 22314
703.549.0080 FAX 703.549.0355

M P E ENGINEER
HARDAR AND ASSOCIATES,INC
10 SOUTH PICKETT STREET, SUITE 110
ALEXANDRIA, VIRGINIA 22304
703.823.4004 FAX 703.823.4007

LANDSCAPE ARCHITECTS
EDAW, INCORPORATED
901 PRINCE STREET
ALEXANDRIA, VIRGINIA 22314
703.836.0119 FAX 703.549.3889

URBAN FORESTER
THE CARE OF TREES
8624 CALVERT ROAD
GAITHERSBURG, MARYLAND 20877
301.948.5995 FAX 301.948.2525

SPECIFICATION CONSULTANT
DONALD BEATY, CSI, LTD.
8401 BRADDOCK ROAD
SPRINGFIELD, VIRGINIA 22151
703.425.1500 FAX 703.425.0600

INGLESIDE AT ROCK CREEK

The Presbyterian Home

ZONING SUBMISSION 20 NOV 2003

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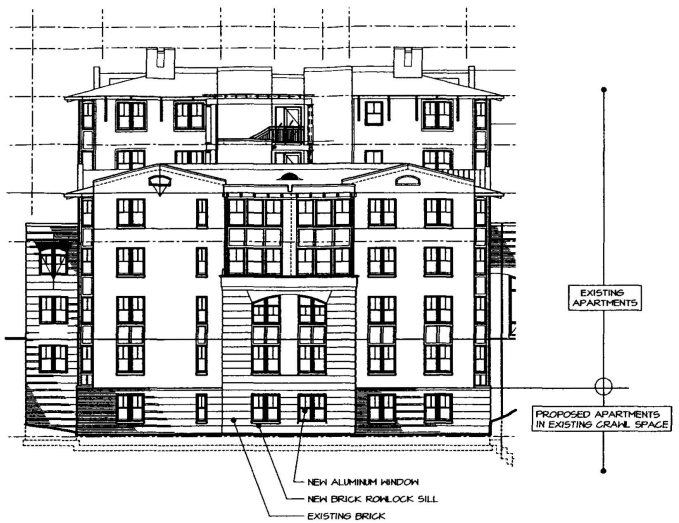
LEVEL 1 PLAN

1" 1/4" 1/2" 1"

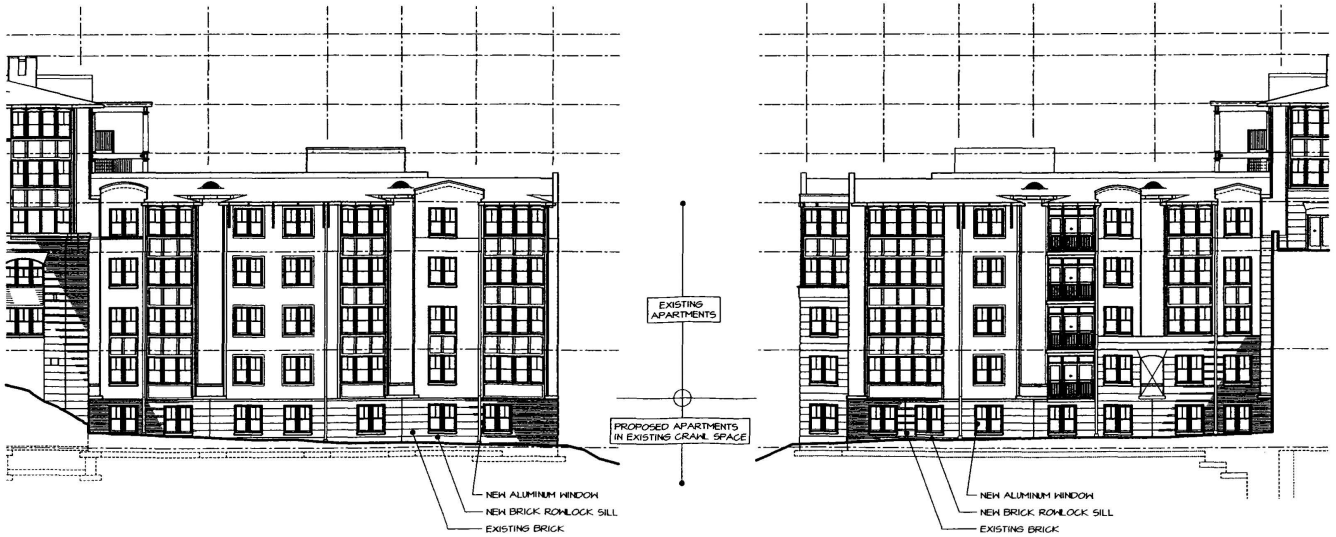
SHEET NO.

A2.4

KGA PROJECT NO. 200.02



3 A3.1 EAST ELEVATION OF SOUTH BUILDING
SCALE: 1/8"= 1'-0"



2 A3.1 SOUTH ELEVATION OF SOUTH BUILDING
SCALE: 1/8"= 1'-0"

1 A3.1 NORTH ELEVATION OF SOUTH BUILDING
SCALE: 1/8"= 1'-0"

KERNS GROUP ARCHITECTS
3030 CLARENDON BOULEVARD, SUITE 100
ARLINGTON, VIRGINIA 22201-2984
TEL 703.528.1150 FAX 703.528.1151

CIVIL ENGINEER
C&R-CSR CONSULTING, INC.
10700 PARKRIDGE BLVD
RESTON, VIRGINIA 20191
703.391.5151 FAX 703.391.5007

STRUCTURAL ENGINEER
KEENE ASSOCIATES, P.C.
801 PRINCE STREET, SUITE 201
ALEXANDRIA, VIRGINIA 22314
703.683.0900 FAX 703.548.4555

M P E ENGINEER
HAGUEL AND ASSOCIATES,INC
10 SOUTH PICKETT STREET, SUITE 100
ALEXANDRIA, VIRGINIA 22304
703.823.4004 FAX 703. 823.4007

LANDSCAPE ARCHITECTS
EDAW, INCORPORATED
801 PRINCE STREET
ALEXANDRIA, VIRGINIA 22314
703.998.1616 FAX 703.548.5000

URBAN FORESTER
THE CARE OF TREES
9208 GAITHER ROAD
GAITHERSBURG, MARYLAND 20877
301.948.1009 FAX 301.948.1059

SPECIFICATION CONSULTANT
DONALD WUJTZ, CSI, CFS, AIA
8001 BRADDOCK ROAD
SPRINGFIELD, VIRGINIA 22151
703. 425 - 1150 FAX 703. 425-0450

INGLESIDE AT ROCK CREEK
The Presbyterian Home

ZONING SUBMISSION 20 NOV 2008

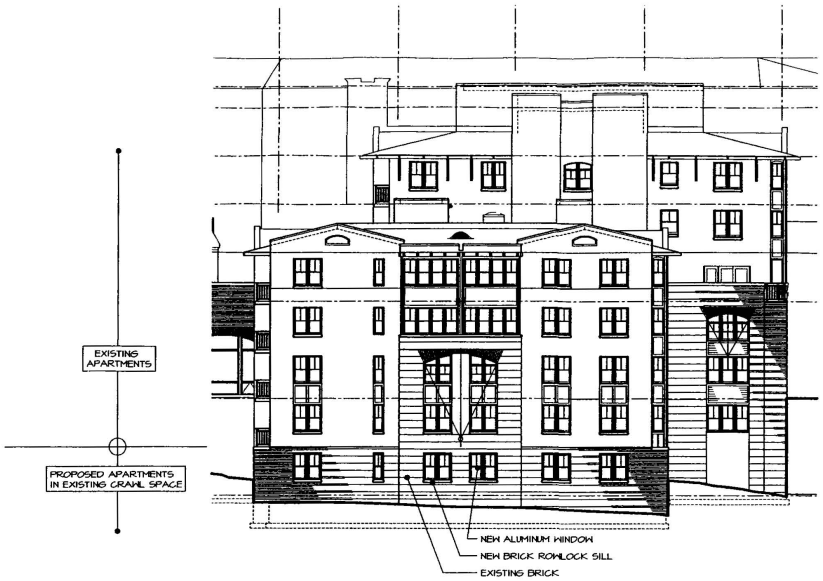
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EXTERIOR ELEVATIONS

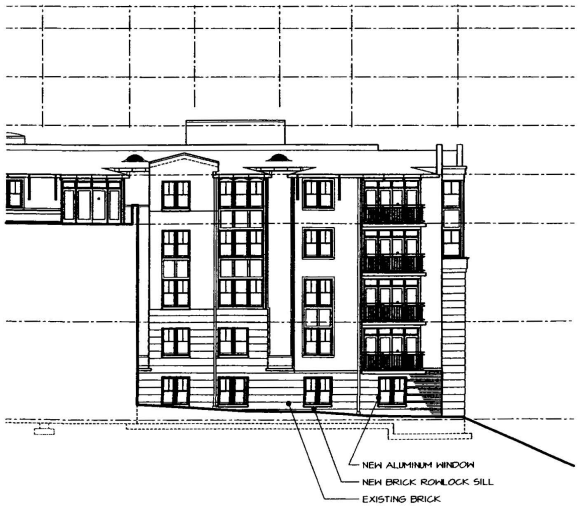
1" 1" 1" 1"
0' 16' 32' 48'

DRAWING NO.
A3.1

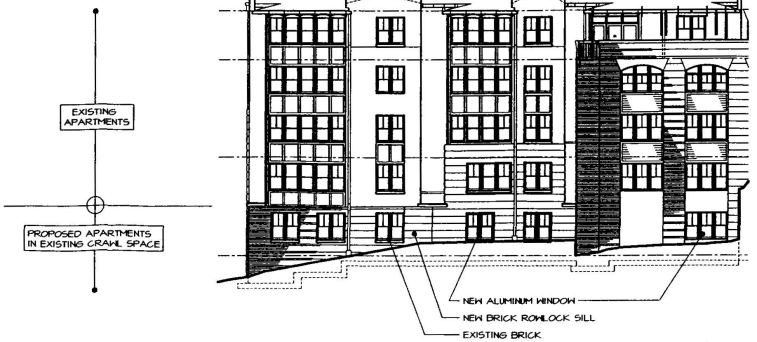
KGA PROJECT NO. 0604.02



3 A3.2 EAST ELEVATION OF NORTH BUILDING
SCALE: 1/8"= 1'-0"



2 A3.2 SOUTH ELEVATION OF NORTH BUILDING
SCALE: 1/8"= 1'-0"



1 A3.2 NORTH ELEVATION OF NORTH BUILDING
SCALE: 1/8"= 1'-0"

KERNS GROUP ARCHITECTS
3606 CLARENDON BOULEVARD, SUITE 100
ARLINGTON, VIRGINIA 22201-2904
TEL 703.528.1150 FAX 703.528.1151

CIVIL ENGINEER
CAS-CON CONSULTING, INC.
10708 FAIRBROOK LANE
MANASSAS, VIRGINIA 20110
703.330.3101 FAX 703.330.8507

STRUCTURAL ENGINEER
MEKKA ASSOCIATES, P.C.
901 PRINCE STREET, SUITE 201
ALEXANDRIA, VIRGINIA 22314
703.683.6006 FAX 703.548.8353

M P E ENGINEER
RANDAL AND ASSOCIATES, INC
50 SOUTH PICKETT STREET, SUITE 110
ALEXANDRIA, VIRGINIA 22304
703.823.1006 FAX 703.823.0007

LANDSCAPE ARCHITECTS
EDAW, INCORPORATED
601 PRINCE STREET
ALEXANDRIA, VIRGINIA 22314
703.339.1615 FAX 703.549.2909

URBAN FORESTER
THE CARE OF TREES
1450 LEESBURG ROAD
GAITHERSBURG, MARYLAND 20877
301.948.5800 FAX 301.948.2358

SPECIFICATION CONSULTANT
DONALD WHITE, CSI, LTD.
8001 BRADDOCK ROAD
SPRINGFIELD, VIRGINIA 22151
703.425-1100 FAX 703.425-0038

INGLESIDE AT ROCK CREEK
The Presbyterian Home

ZONING SUBMISSION 30 NOV 2005

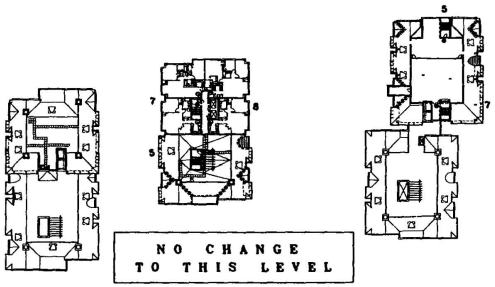
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EXTERIOR ELEVATIONS

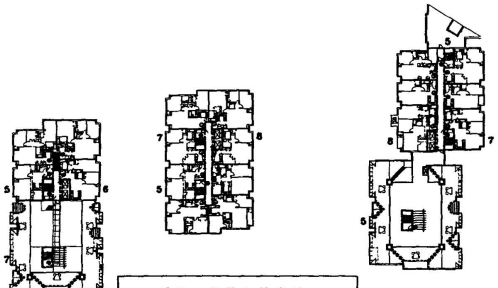
1' 0" 1' 0" 2' 0" 3' 0"

DRAWING NO.
A3.2

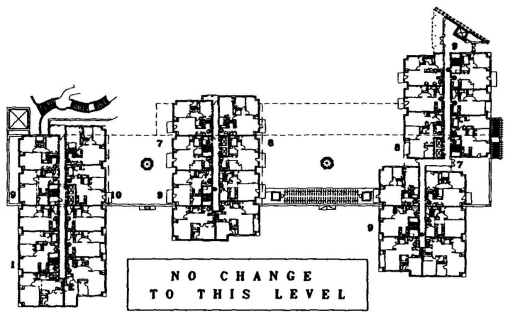
DCA PROJECT NO. 305.02



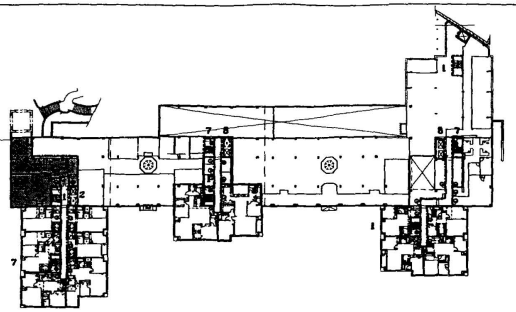
7 / T2 NOT TO SCALE — LEVEL 297 CODE INFORMATION PLAN



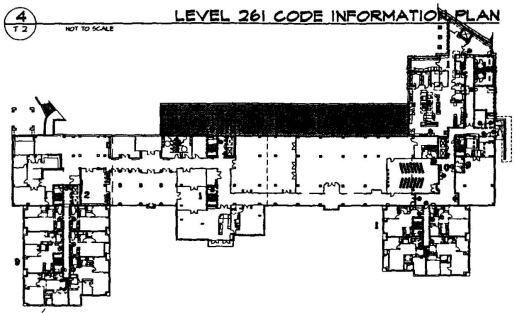
6 / T2 NOT TO SCALE — LEVEL 279 (288 SIM) CODE INFORMATION PLAN



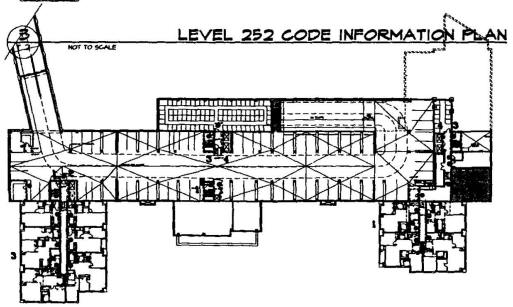
5 / T2 NOT TO SCALE — LEVEL 270 CODE INFORMATION PLAN



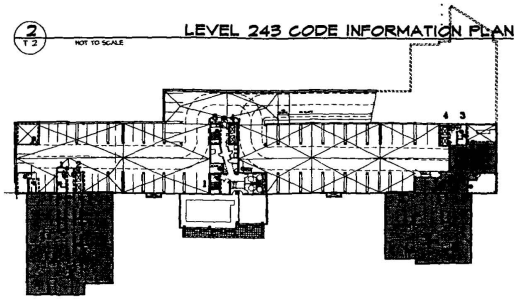
4 / T2 NOT TO SCALE — LEVEL 261 CODE INFORMATION PLAN



3 / T2 NOT TO SCALE — LEVEL 252 CODE INFORMATION PLAN



2 / T2 NOT TO SCALE — LEVEL 243 CODE INFORMATION PLAN



1 / T2 NOT TO SCALE — LEVEL 234 CODE INFORMATION PLAN

PROJECT DATA

PROJECT NAME
Ingleside at Rock Creek, an Independent living Community of The Presbyterian Home, a nonprofit Corporation (Formerly Known as The Presbyterian Home of the District of Columbia, The Presbyterian Home of Washington, The Presbyterian Home of DC, PHDC

LOCATION
3050 Military Road, NW,
Washington, District of Columbia

ZONING
District of Columbia Municipal Regulations
Title 11, Zoning, February 1994
Original BZA Order #6038, attached hereto

WATER/SEWER
Public, District of Columbia

PARKING
REQUIRED by Original BZA Order
Total: 304
Loading: 3
Provided vs. Original Construction: Total 304 Spaces

PROPOSED
Provided after new units are constructed: Total 302 Spaces

SETBACKS
REQUIRED (by Zoning)
Front Yards: 0' (90' for up to 90' Building Height)
Side Yards: 0' (90' for up to 90' Building Height)
Rear Yards: 25' (90' for up to 90' Building Height)

REQUIRED (by Original BZA Order as per plans)

PROPOSED: NO CHANGE

BUILDINGS AREA
PERMITTED (By Zoning, Original BZA Order): Approx 165,000 to 178,000 square feet.

Building Level	Existing Areas	Proposed Areas	Total Areas	Cellar/Rent Factor	Zoning Areas
L2 (324)	32,894	11,280	44,174	4.6%	4,237
L1 (345)	45,974	-0-	45,974	44.8%	31,103
LL (252)	49,645	5,175	54,820	69.0%	38,456
1 (286)	22,136	-0-	22,136	65.0%	14,382
2 (270)	32,344	-0-	32,344	100.0%	32,344
3 (274)	22,394	-0-	22,394	100.0%	22,394
4 (286)	31,164	-0-	31,164	100.0%	31,164
5 (297)	8,847	-0-	8,847	100.0%	8,847
6 (306)	185	-0-	185	100.0%	185
Totals	250,043	11,055	261,098		183,261

LOT AREA
Existing Lot Area: 346,378 SF
PROPOSED: NO CHANGE

LOT OCCUPANCY
Permitted: 40.00%
Existing on Existing Lot: 13.10%
PROPOSED: NO CHANGE

BUILDING HEIGHT
PERMITTED (By Original BZA Order as per drawings)
PROPOSED: NO CHANGE

DRAWING LEGEND

T1	COVER SHEET
T2	PROJECT DATA AND DIAGRAMS
A2.1	LEVEL L2 FLOOR PLAN
A2.2	LEVEL L1 FLOOR PLAN
A2.3	LEVEL LL FLOOR PLAN
A2.4	LEVEL 1 FLOOR PLAN
A5.1	EXTERIOR ELEVATIONS
A5.2	EXTERIOR ELEVATIONS

LEGEND

- 1/2 HOUR RATING
- 1 HOUR RATING
- 2 HOUR RATING
- 3 HOUR SEPARATION
- 20 MIN. DOOR
- 45 MIN. DOOR
- 90 MIN. DOOR
- LIMIT OF WORK

KEYED NOTES

1. EXIT STAIR - UP TO LEVEL 270
2. EXIT ELEVATOR - UP TO LEVEL 270
3. EXIT - STAIR UP TO LEVEL 252
4. EXIT ELEVATOR - UP TO LEVEL 252
5. EXIT STAIR - DOWN TO LEVEL 270
6. EXIT ELEVATOR -DOWN TO LEVEL 270
7. EXIT STAIR - DOWN TO LEVEL 252
8. EXIT ELEVATOR - DOWN TO 252
9. EXIT STAIR - HORIZONTAL DISCHARGE
10. EXIT ELEVATOR - HORIZ DISCHARGE

N

KERNS GROUP ARCHITECTS
3020 CLARENDON BOULEVARD, SUITE 100
ARLINGTON, VIRGINIA 22201-2004
TEL 703.528.1150 FAX 703.528.1151

CIVIL ENGINEER
CAS-COR CONSULTING, INC.
10524 FAIRFAX LANE
MANASSAS, VIRGINIA 20110
703.330.3111 FAX 703.330.3887

STRUCTURAL ENGINEER
MEYER ASSOCIATES, P.C.
900 PRINCE STREET, SUITE 202
ALEXANDRIA, VIRGINIA 22314
703.836.8884 FAX 703.836.8888

M P E ENGINEER
HARRIS AND ASSOCIATES, INC.
30 SOUTH PITTSTT STREET, SUITE 116
ALEXANDRIA, VIRGINIA 22314
703.739.0881 FAX 703.739.0882

LANDSCAPE ARCHITECTS
EDAW INCORPORATED
800 PRINCE STREET
ALEXANDRIA, VIRGINIA 22314
703.836.4114 FAX 703.549.3668

URBAN FORESTER
THE CARE OF TREES
9606 CATTAIL MEAD
GAITHERSBURG, MARYLAND 20877
703.330.3668 FAX 703.948.3668

SPECIFICATION CONSULTANT
DOUGLAS KNOTT, CSI, LTD.
9300 DEERING AVENUE
CHATSWORTH, CALIFORNIA 91311
703.165.4555 FAX 703.885.8885

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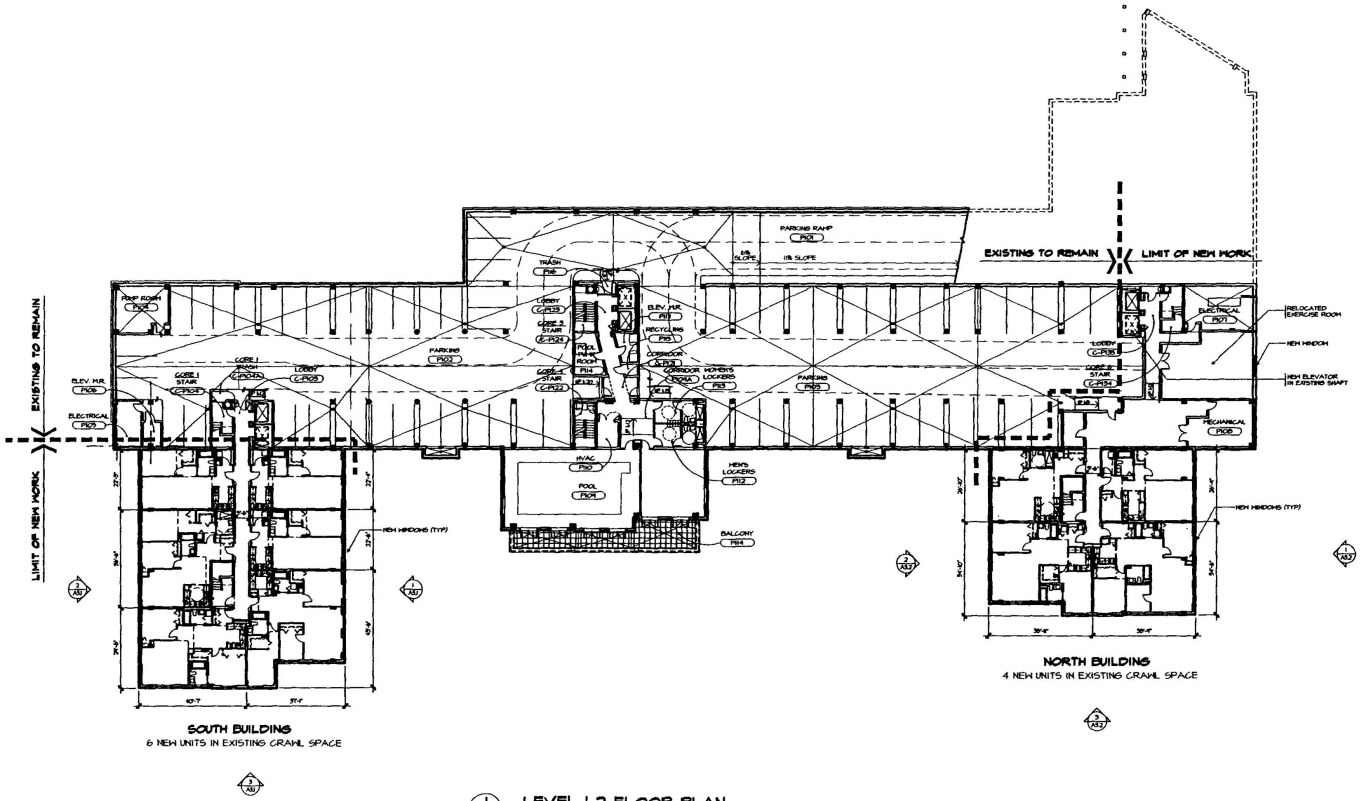
ZONING SUBMISSION 30 NOV 2009

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PROJECT DATA AND DIAGRAMS

DRAWING NO.
T 2

SEA PROJECT NO. 30.02



LEVEL L2 FLOOR PLAN

SCALE: 1/8"=1'-0"

KERNS GROUP ARCHITECTS

CIVIL ENGINEER

STRUCTURAL ENGINEER

M P E ENGINEER

LANDSCAPE ARCHITECTS

URBAN FORESTER

SPECIFICATION CONSULTANT

INGLESIDE AT ROCK CREEK

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ZONING SUBMISSION 20 NOV 2009

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LEVEL L2 PLAN

1" 1/8" 1/4" 1/2" 1"

DRAWING NO.

A2.1

SCA PROJECT NO. 305.02