

TAB B



SHORT TERM FAMILY HOUSING - WARD 7

MAY 16, 2016

BOARD OF ZONING ADJUSTMENT

5004 D STREET SE
Washington, DC 20019

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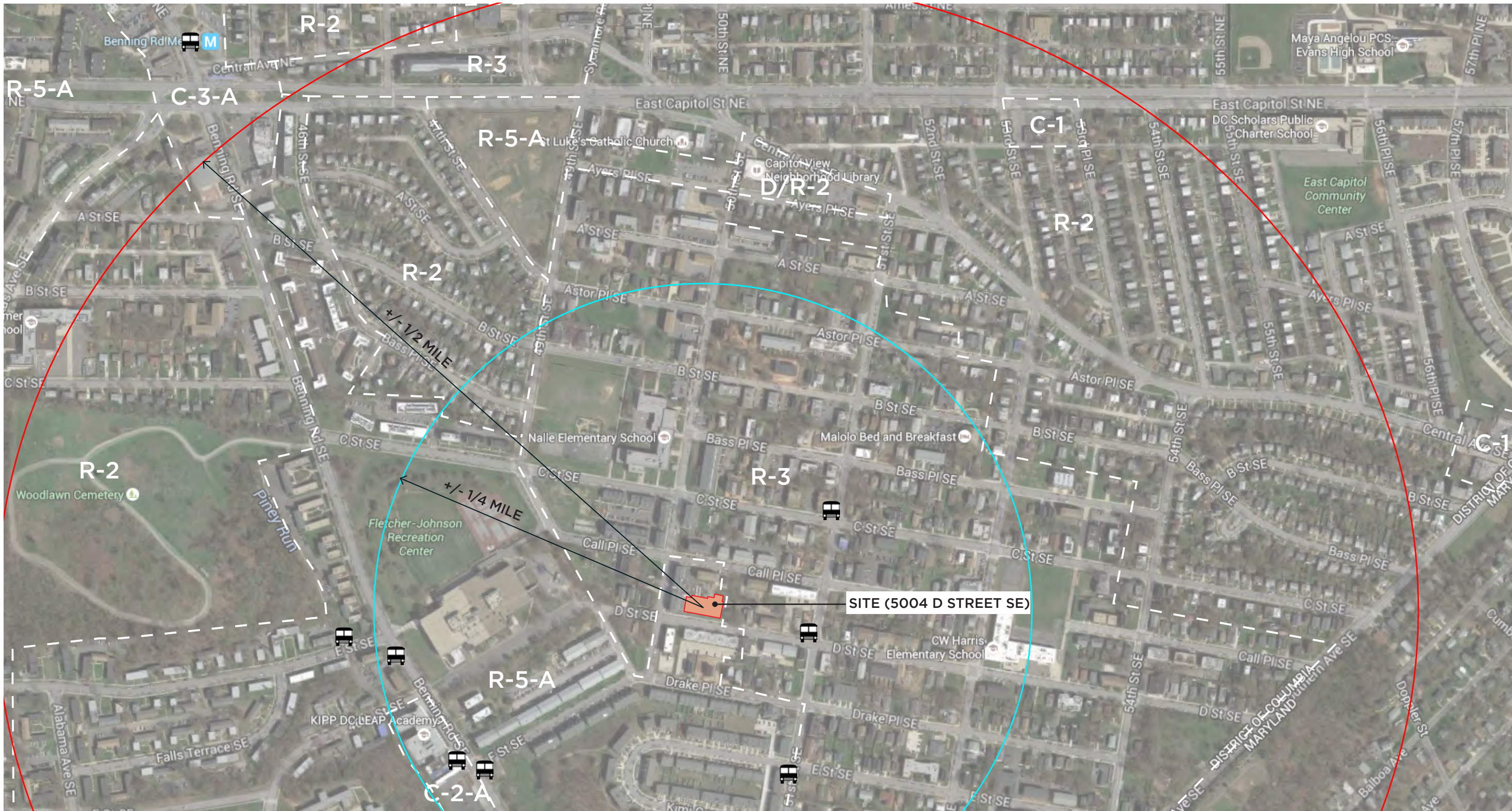
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SHORT TERM FAMILY HOUSING - WARD 7

SITE LOCATION + EXISTING ZONING...2

5004 D STREET SE Washington, DC 20019

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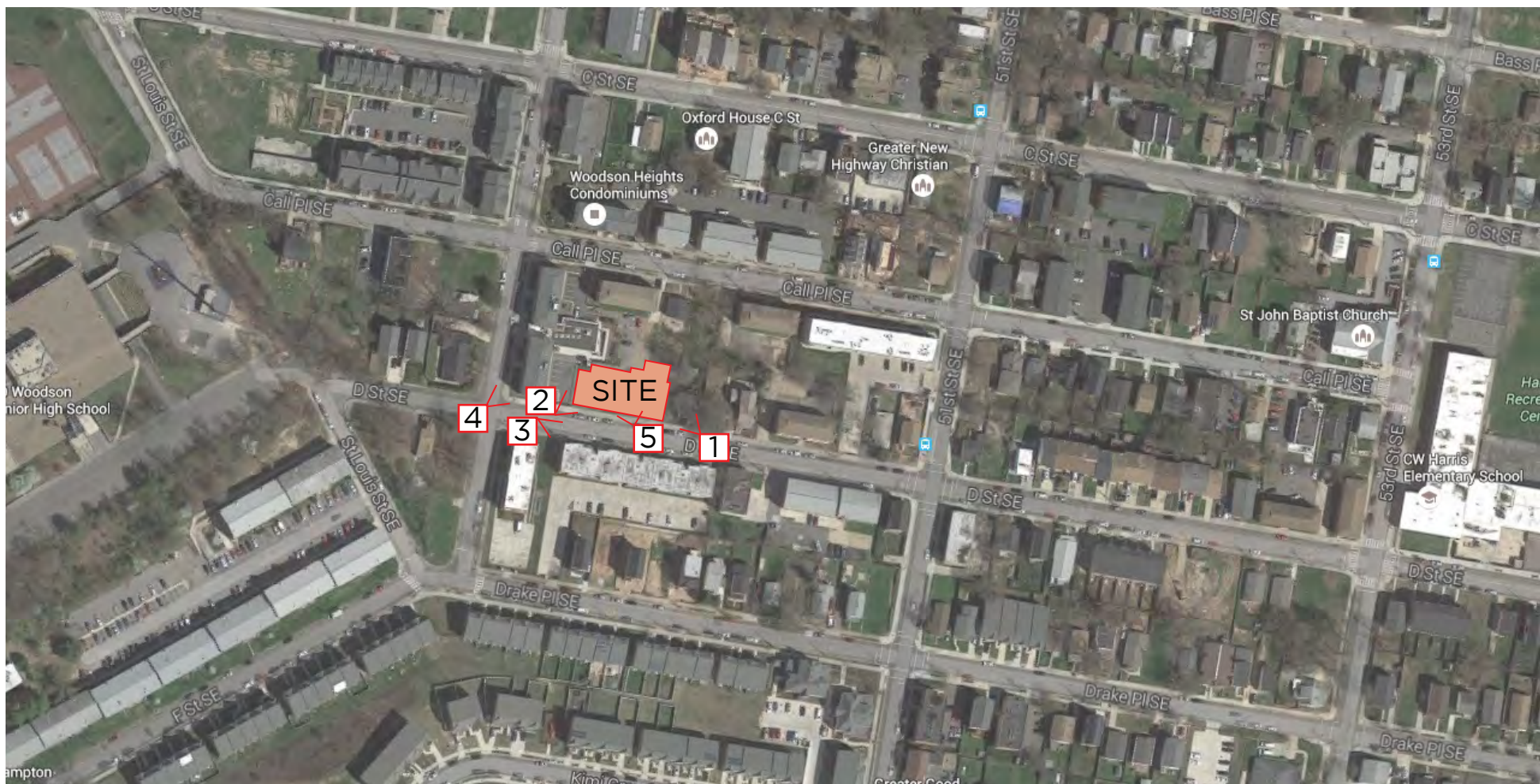


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COMMUNITY CONTEXT...3

MAY 16, 2016



Site Aerial



1. D Street, Looking West to Site



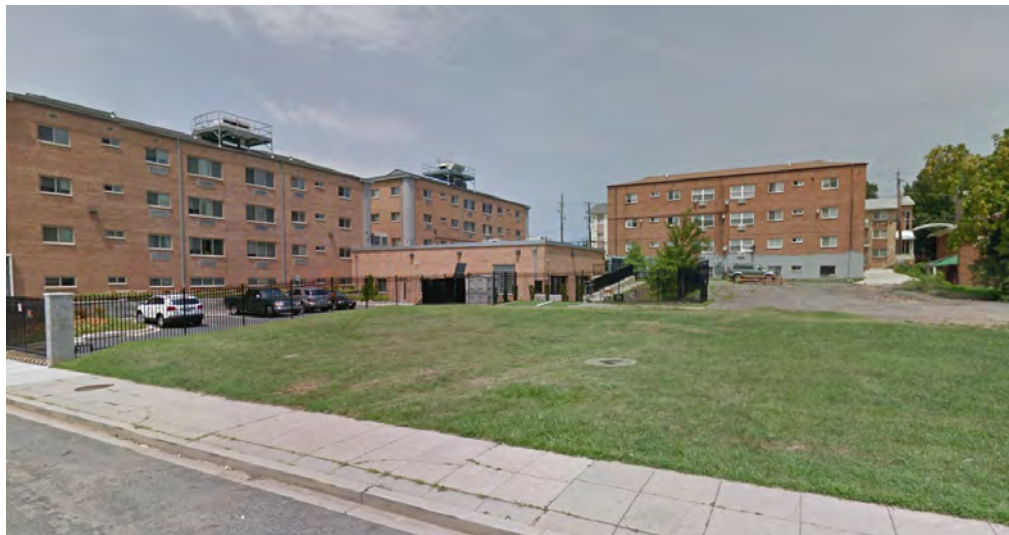
2. Site, Looking Northeast



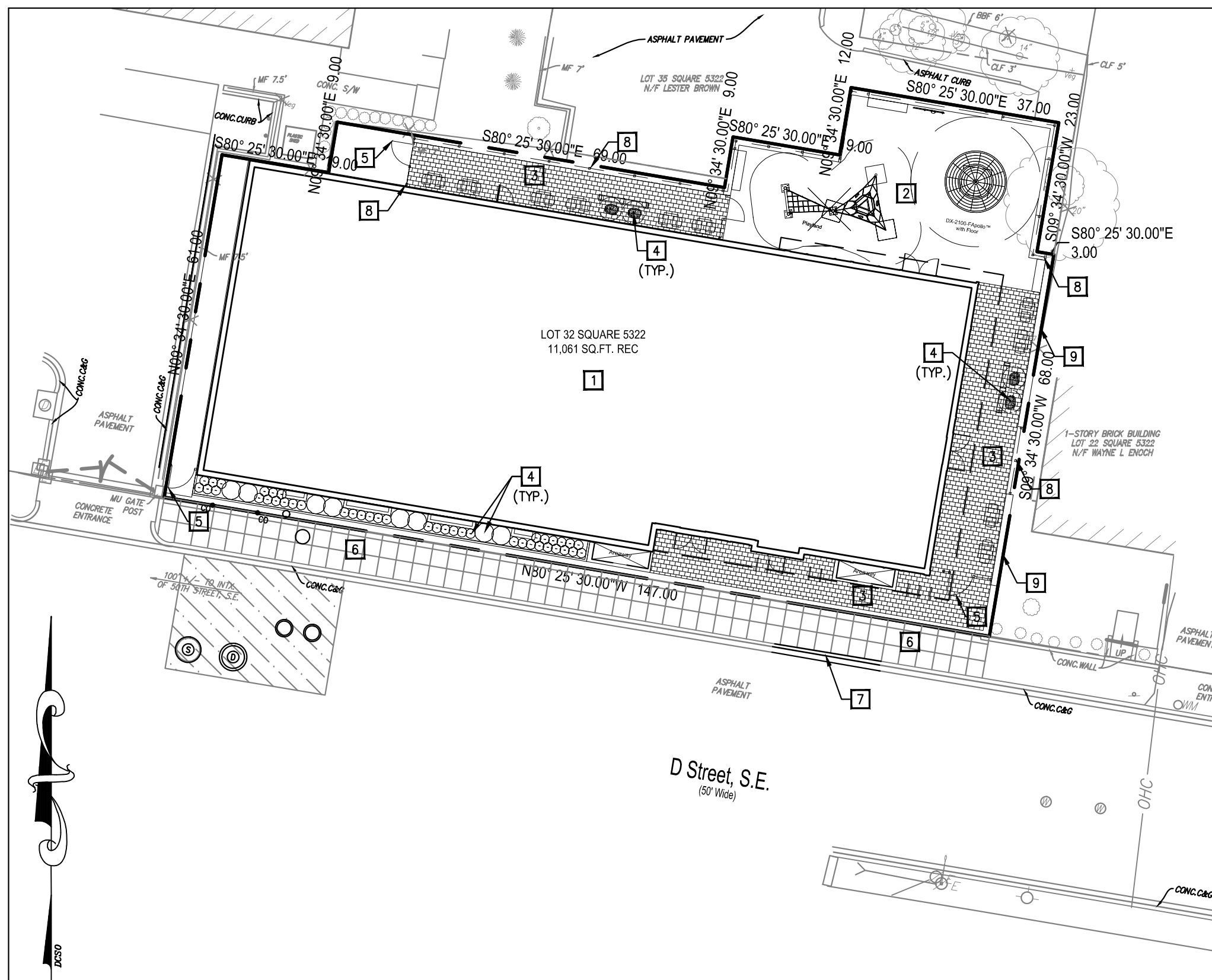
3. D Street, Looking East (Opposite Site)



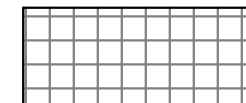
4. 50th Street & D Street, Looking North and East



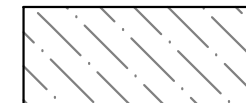
5. Site, Looking Northwest



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'

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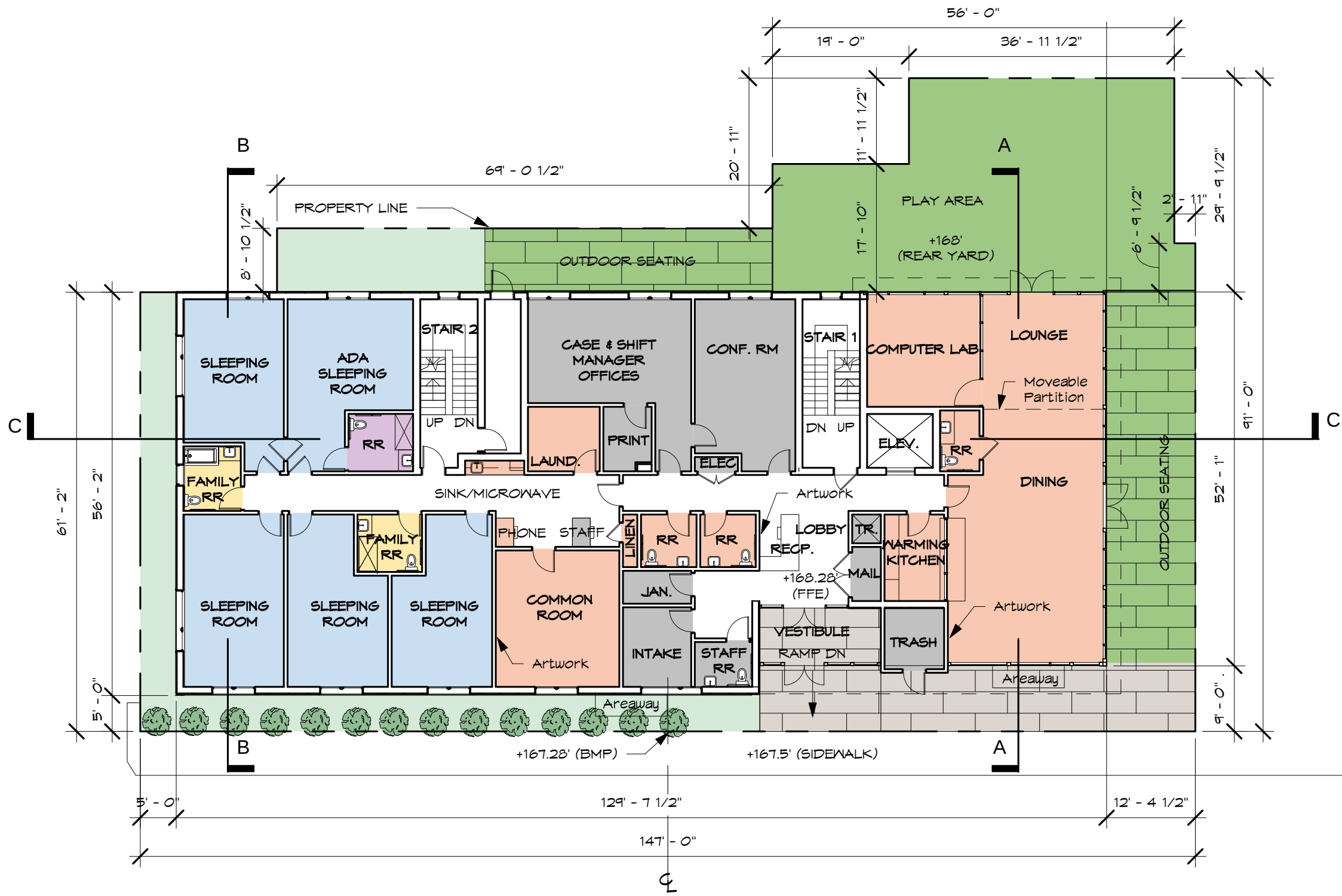


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GROUND FLOOR PLAN....7

MAY 16, 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.

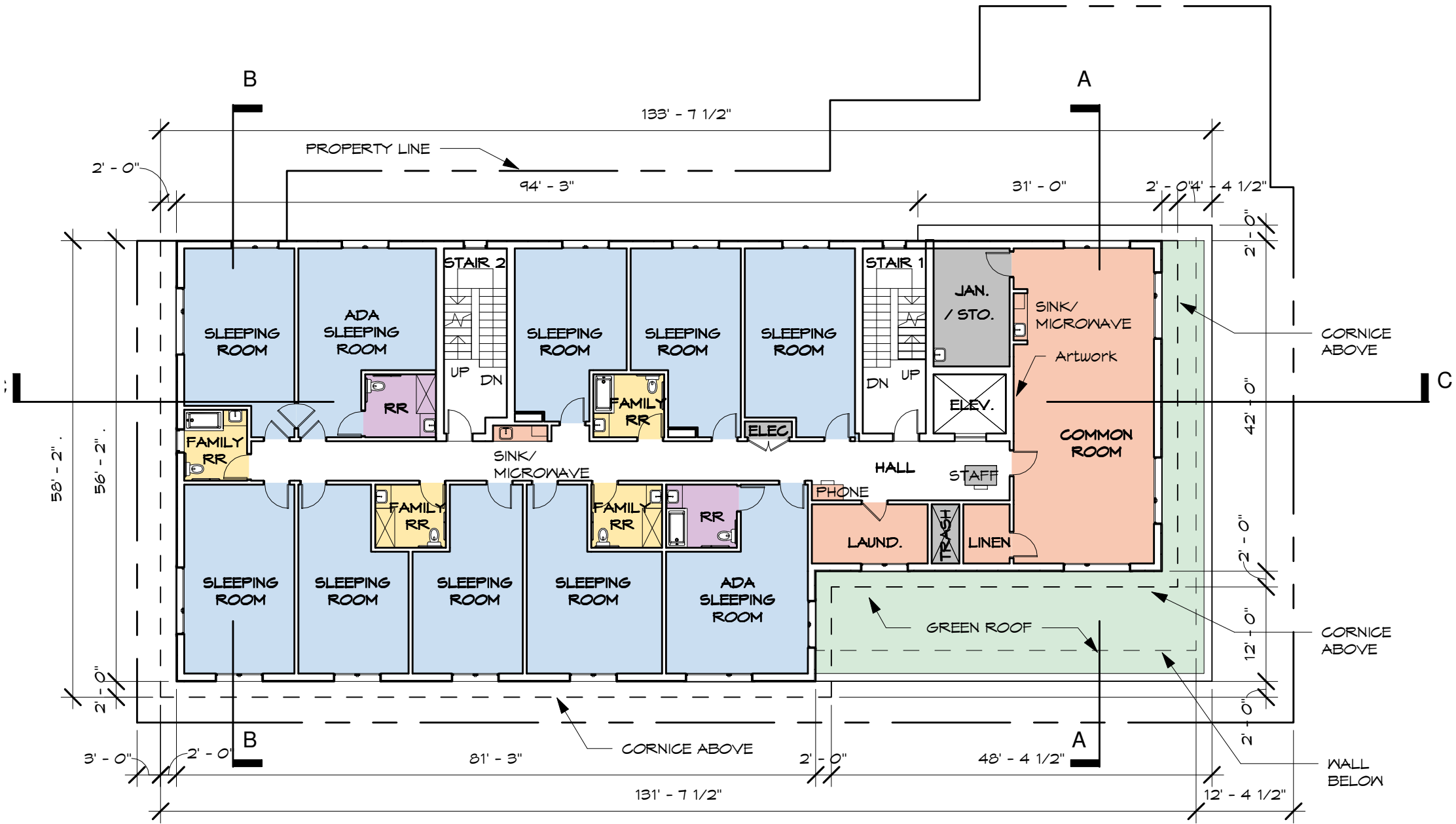


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TYPICAL UPPER FLOOR PLAN...8

MAY 16, 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.

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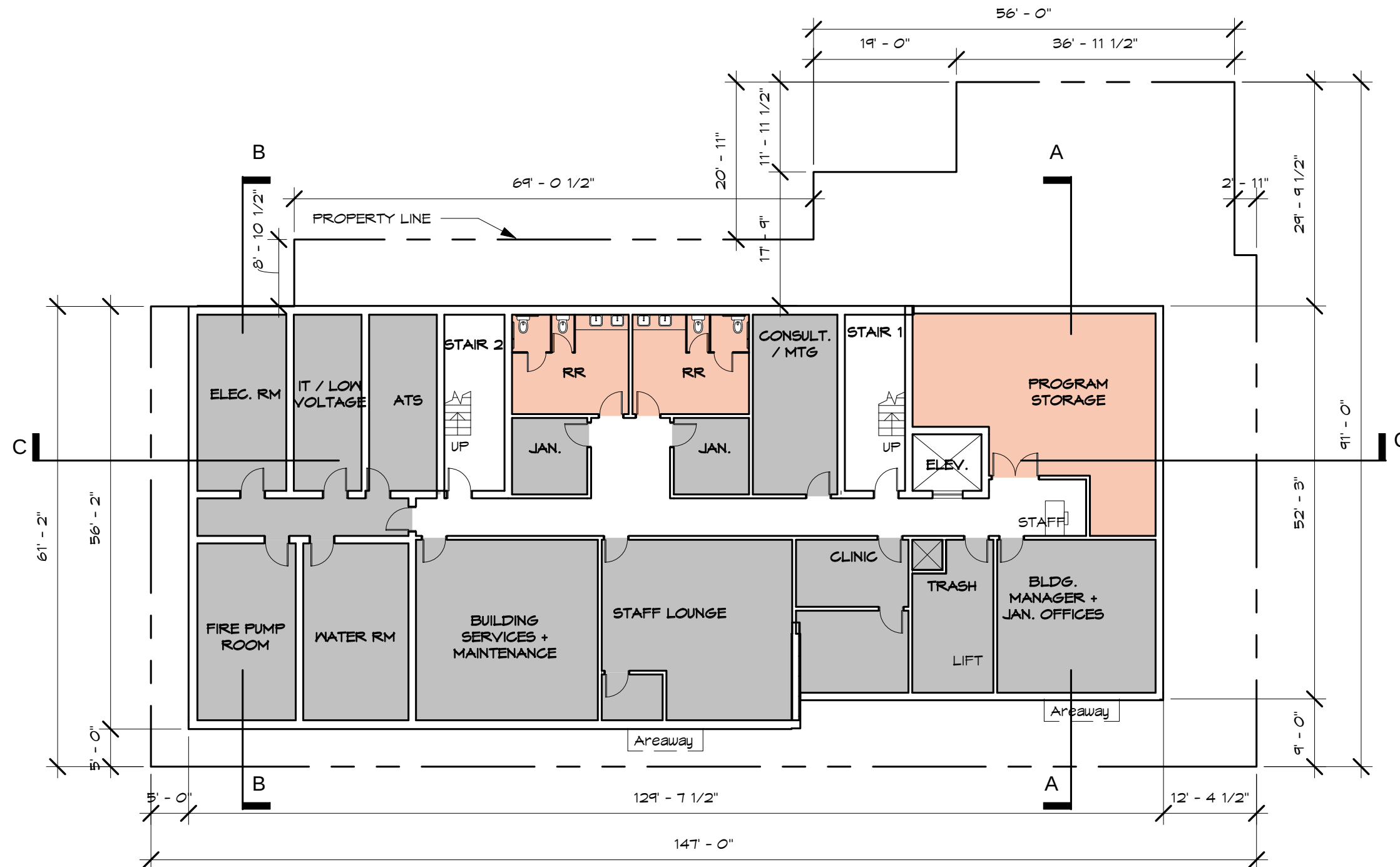
- Residential Units
- Family Bathrooms
- Private Bathrooms
- Administrative / Bldg. Services
- Common Spaces
- Indoor / Outdoor Play Areas

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CELLAR FLOOR PLAN...9

MAY 16, 2016



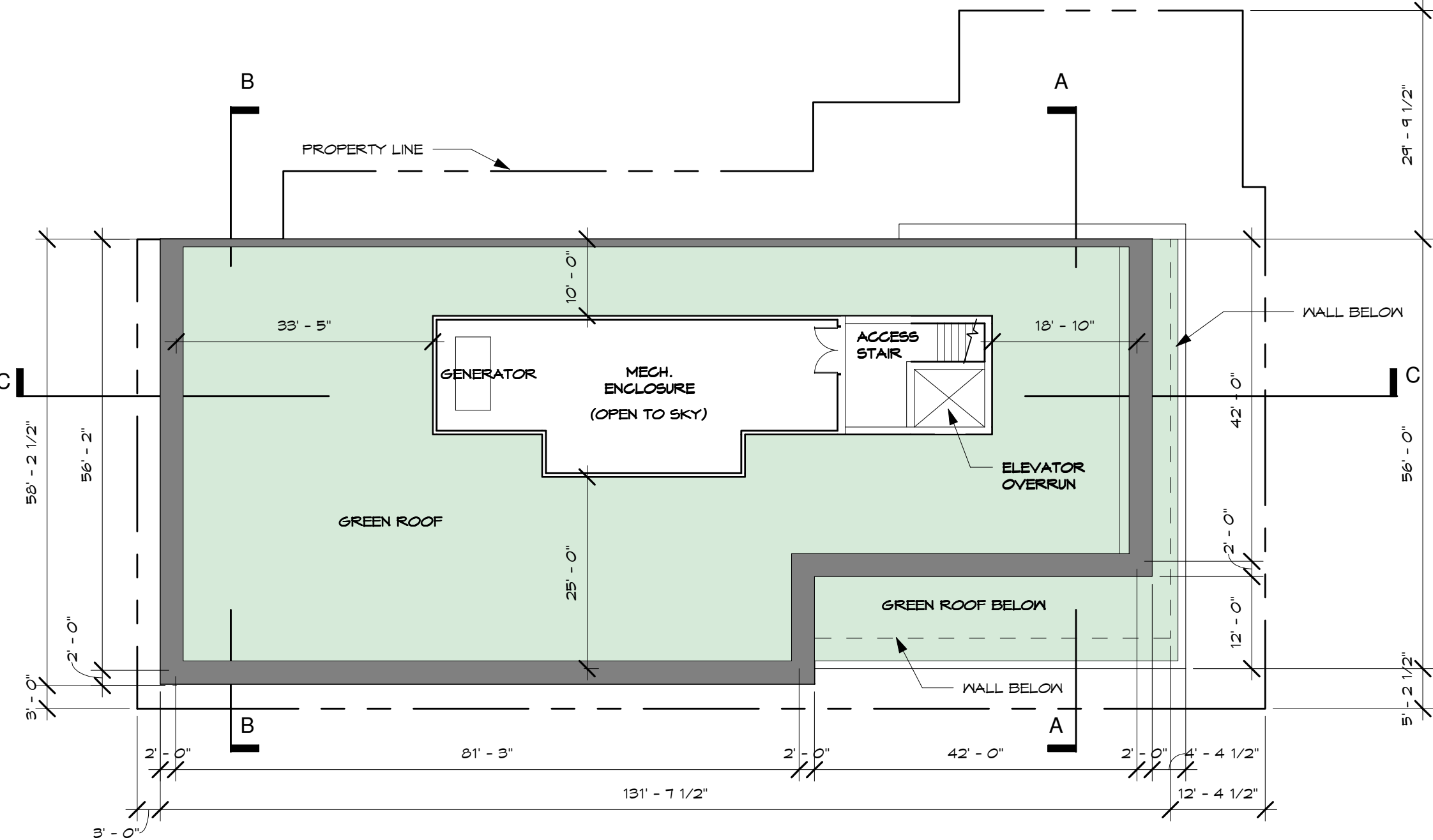
The cellar floor contains additional staff offices and lounge as well as much needed storage space for donated items and outside providers. This floor also contains a small wellness clinic.

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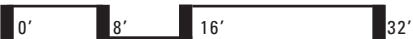
- Residential Units
- Family Bathrooms
- Private Bathrooms
- Administrative / Bldg. Services
- Common Spaces
- Indoor / Outdoor Play Areas

SCALE: 1" = 16'-0"





SCALE: 1" = 16'-0"

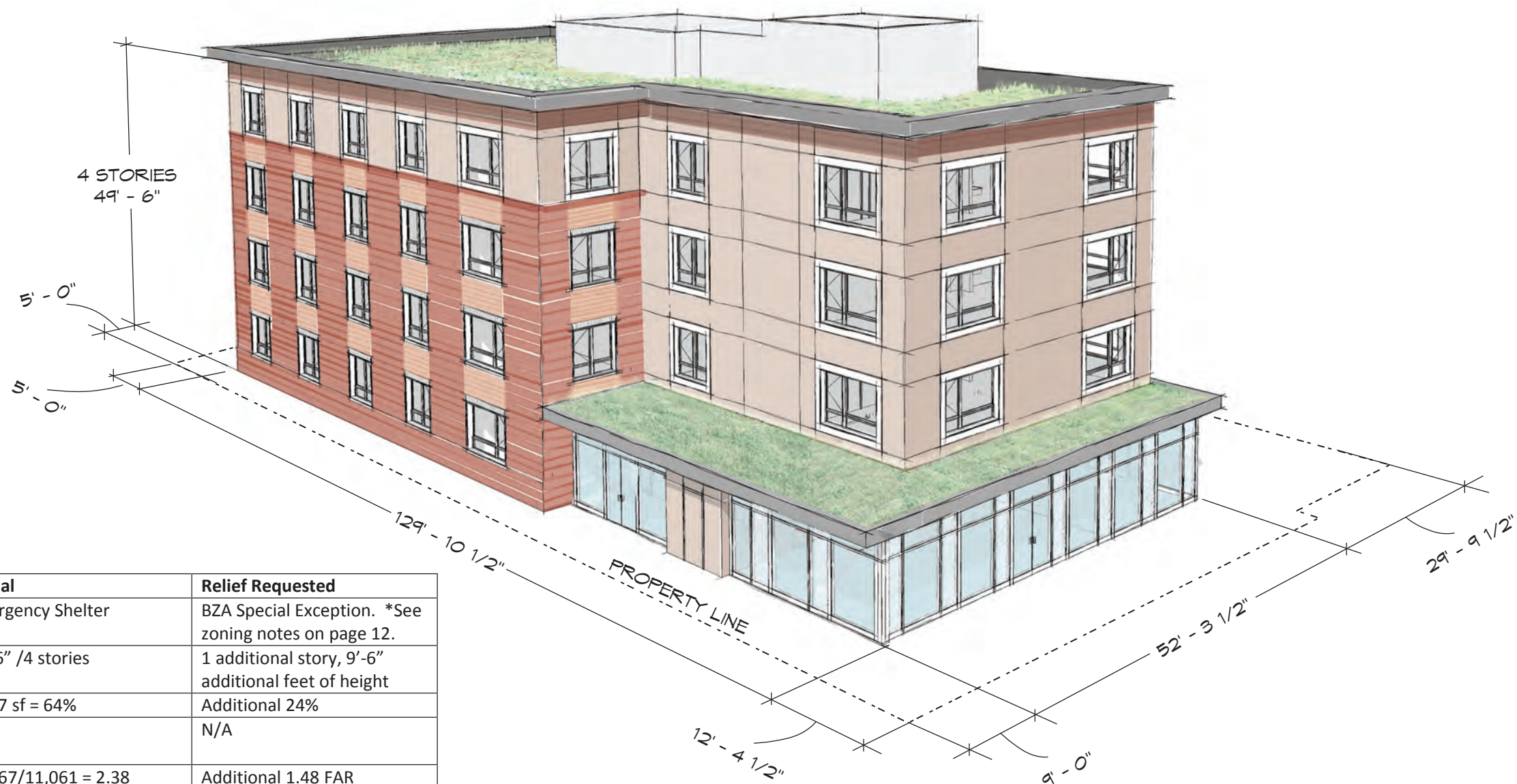


SHORT TERM FAMILY HOUSING - WARD 7

ZONING DIAGRAM...11

5004 D STREET SE Washington, DC 20019

MAY 16, 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%
Lot Occupancy Floors 2-4	N/A	58%	N/A
Floor Area Ratio	0.9 x 11,061 = 9,955 sf	26,267/11,061 = 2.38	Additional 1.48 FAR
Rear Yard	20'	14.3' average	Additional 5.7'
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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ELEVATIONS...13

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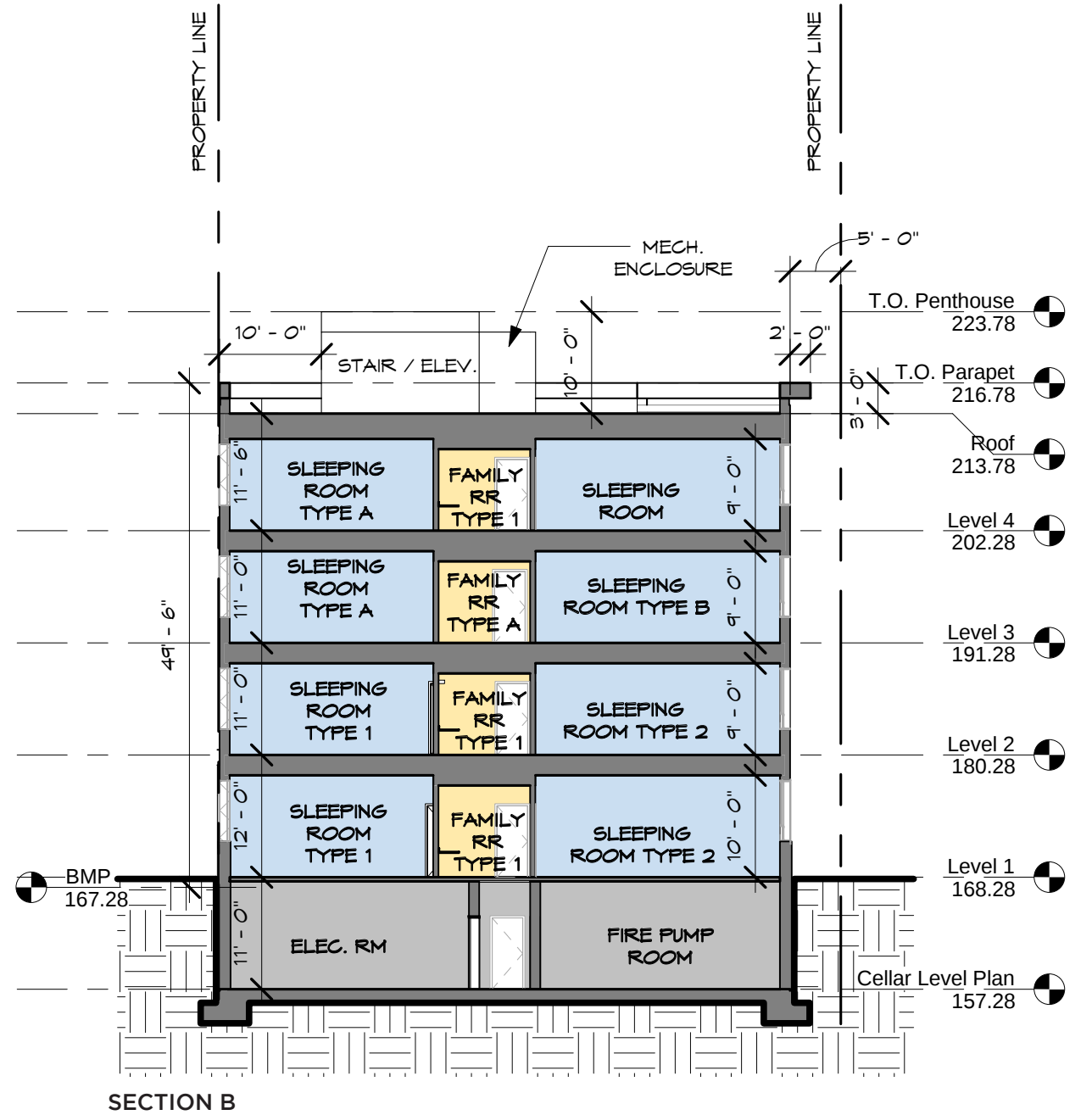
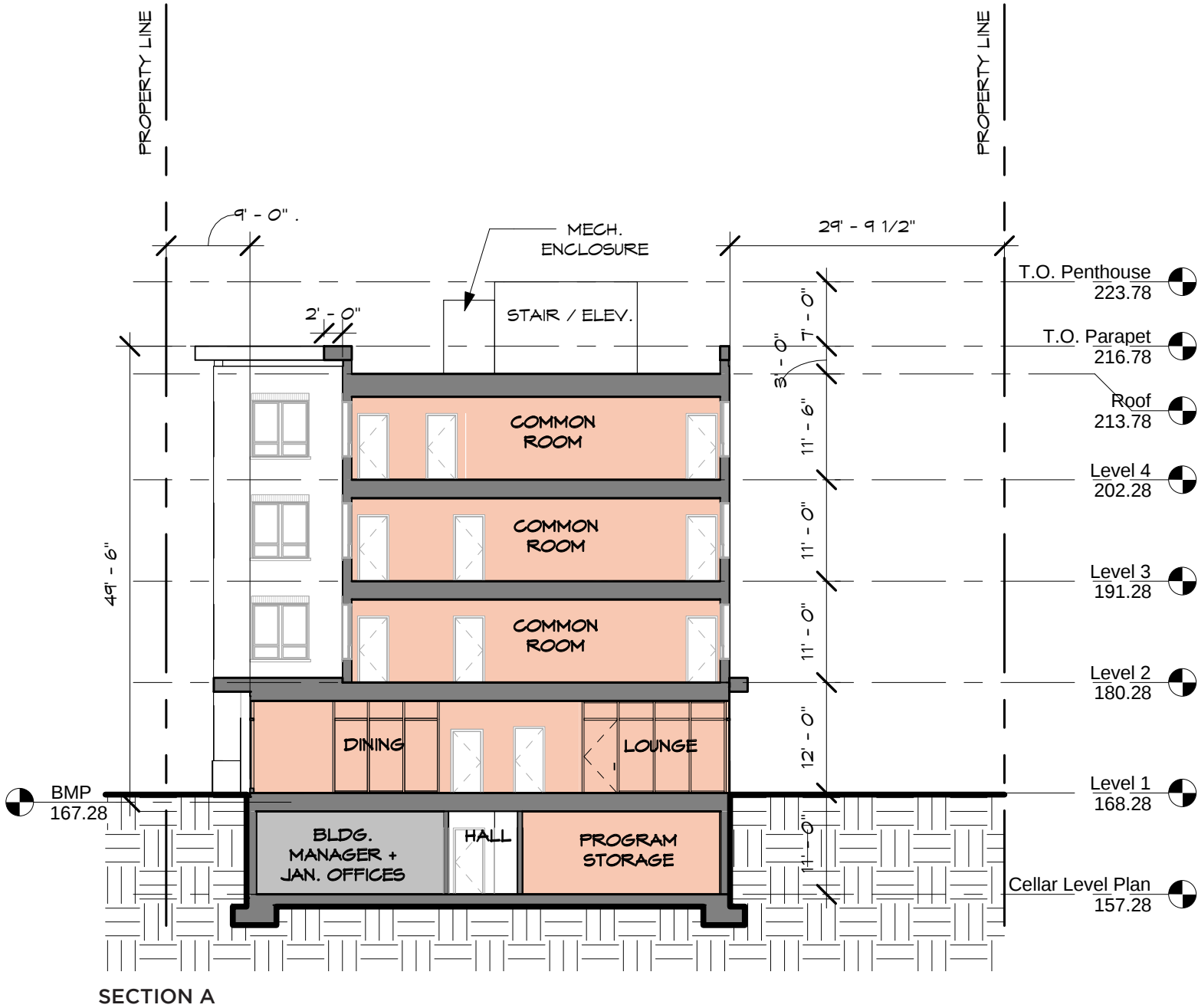


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SECTIONS...15

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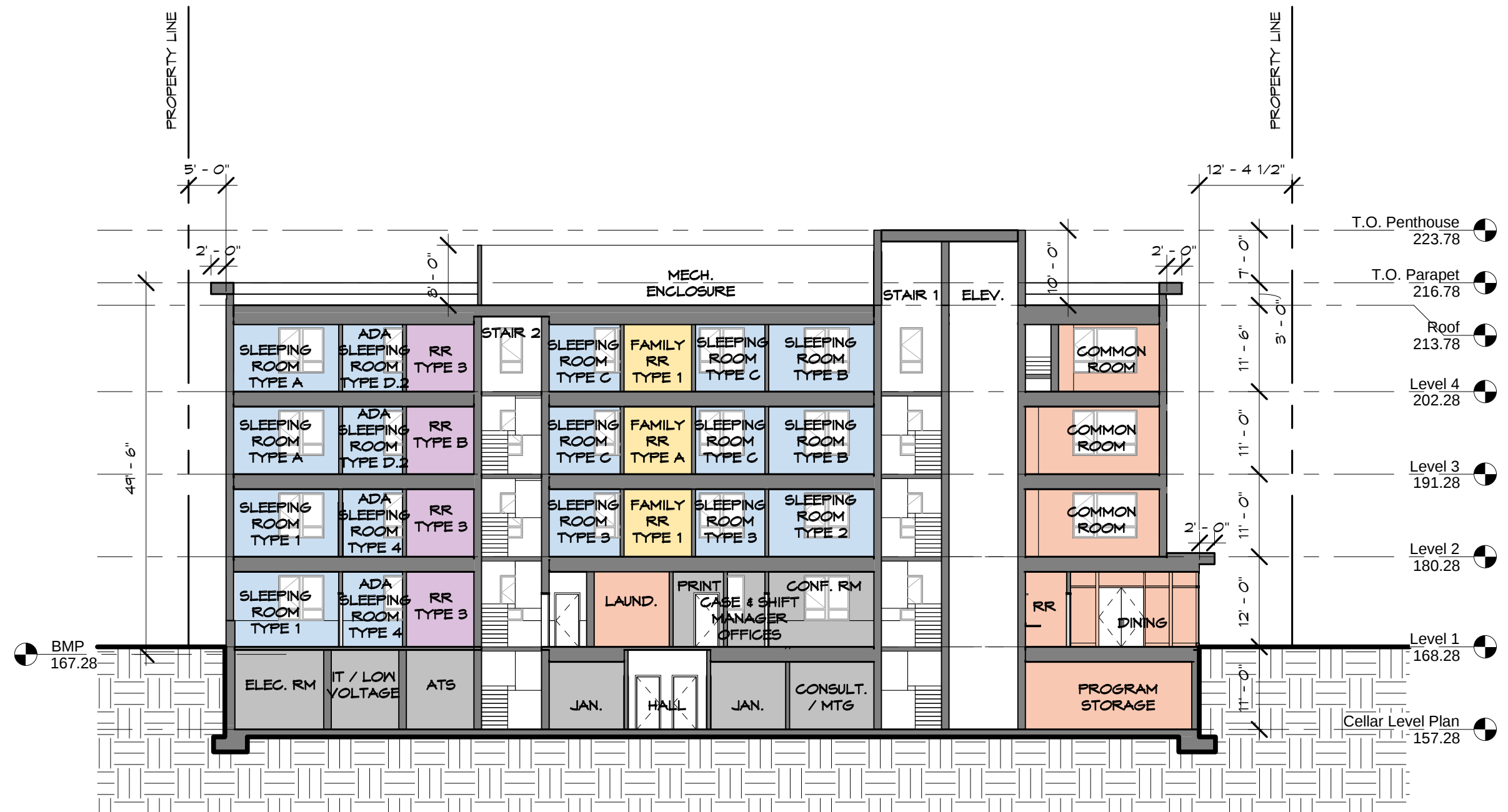
SCALE: 1" = 16'-0"



SECTIONS...16

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SECTION C

SCALE: 1" = 16'-0"

