

TAB A



**SHORT TERM FAMILY
HOUSING- WARD 5**

February 7, 2017

**BOARD OF ZONING
ADJUSTMENT**

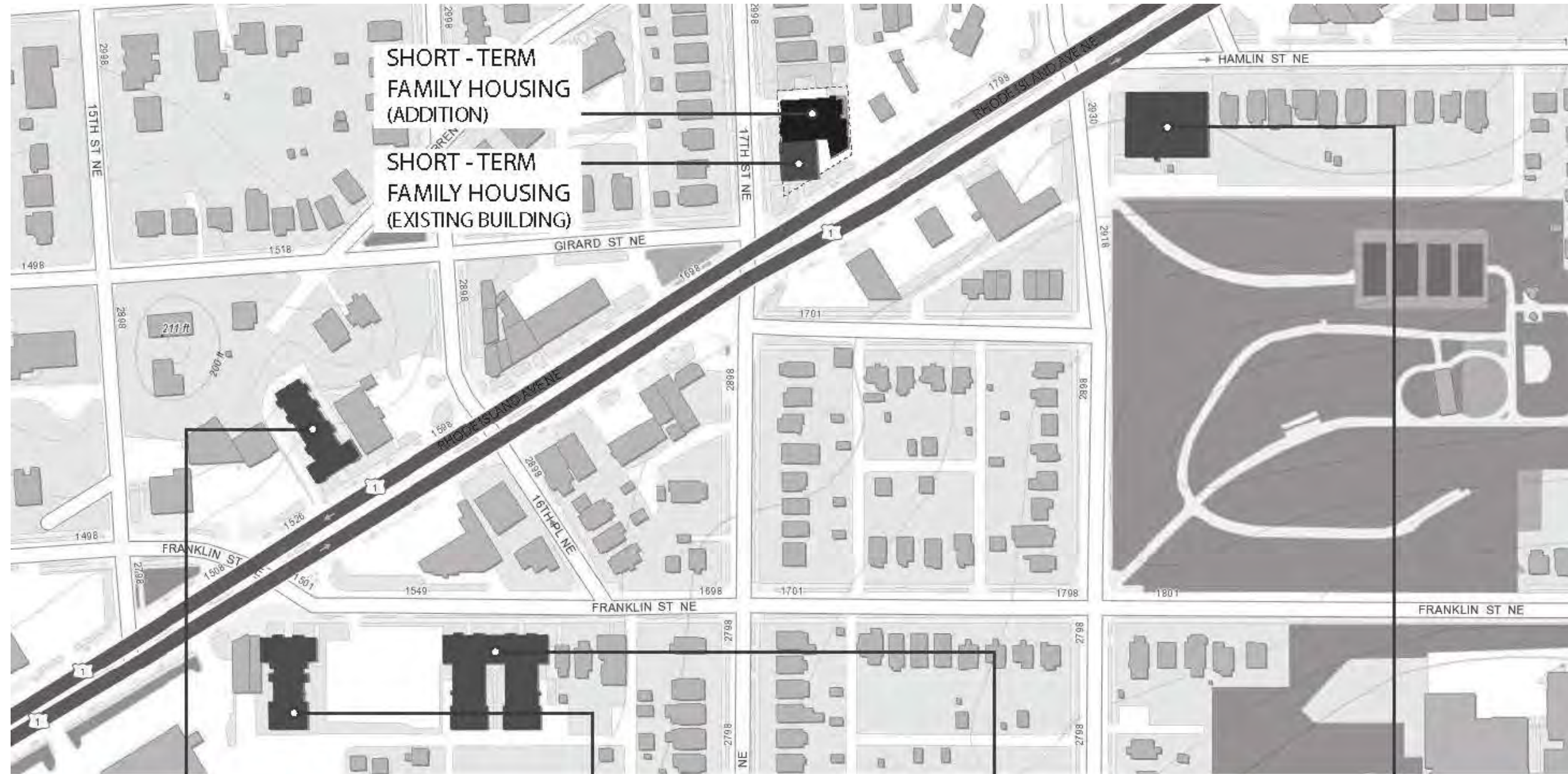
1700 RHODE ISLAND AVE, NE
WASHINGTON, DC 20018

TABLE OF CONTENTS:

Cover.....1
 Site Location and Existing Zoning.....2
 Overall Site Maps.....3
 Street View.....5
 Community Context.....6
 Existing Survey.....7
 Landscape Plans.....8
 Roof Plan.....12
 Street Section.....13
 Floor Plans.....14
 Building Data.....21
 Site Section.....22
 Exterior Perspective.....23
 Elevations.....24
 Building Sections.....26
 Addendum BZA Application.....28







5 1/2 STORY APARTMENT BUILDING



5 1/2 STORY APARTMENT BUILDING



4 STORY APARTMENT BUILDING



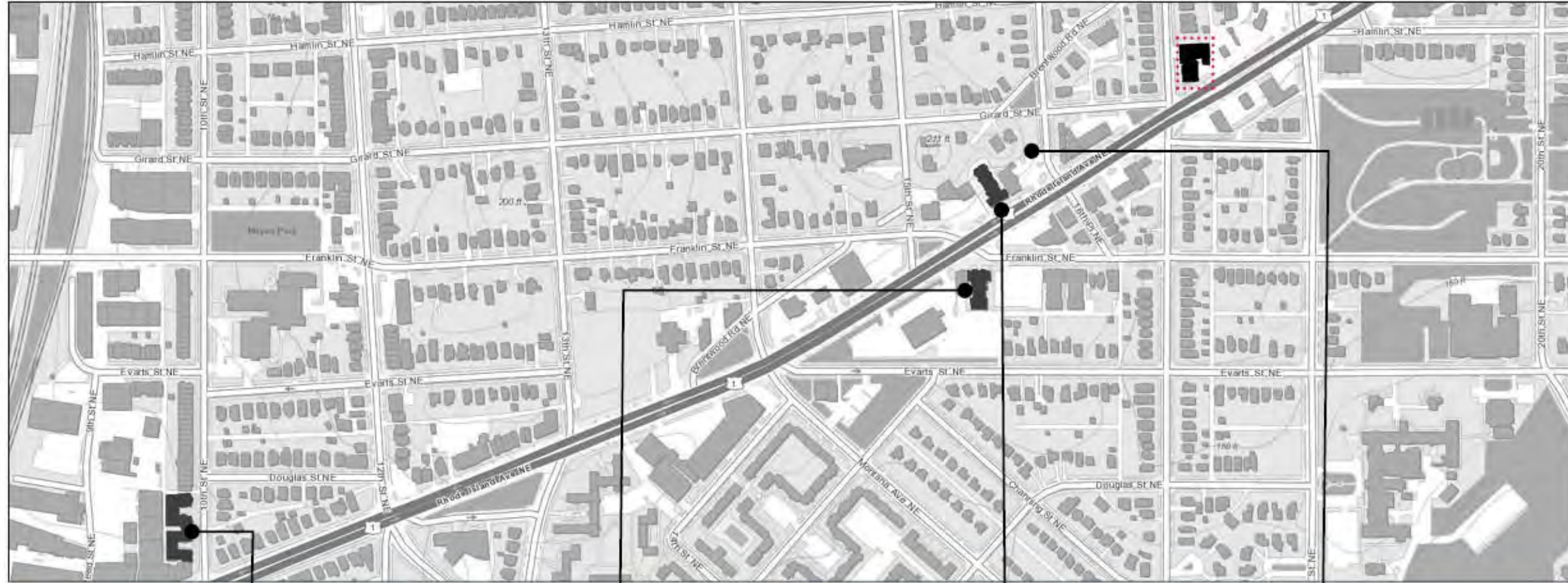
WOODRIDGE LIBRARY



SHORT TERM FAMILY HOUSING - WARD 5

1700 Rhode Island Ave. NE, Washington, DC 20018

February 07, 2017



R. McGhee & Associates









LANDSCAPE GOALS FOR THE WARD 5 FAMILY SHELTER

1. **NEIGHBORHOOD GARDENS**- Use planting in public and private space to soften the division between residents and neighbors and create gardens that both can enjoy.
2. **REDUCE STRESS**- Provide access to gardens and play space to reduce the stress of homelessness
3. **PROTECT**- Care for the existing large oak and spruce trees
4. **RESPECT**- Use the materials and features of the historic building to inform contemporary landscapes elements

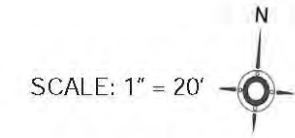
- PUBLIC SPACE**
- 1a. EXISTING SPRUCE TREE TO BE PROTECTED AND REMAIN
- 1b. EXISTING OAK HERITAGE TREE TO BE PROTECTED AND REMAIN
- 2. LAWN
- 3. PERENNIAL GARDEN
- 4. FLOWERING SHRUB PLANTING- WITCHHAZEL OR SIMILAR
- 5. ENTRY TREE PLANTING- STAR MAGNOLIA OR SIMILAR
- 6. NEW BUILDING ENTRY AT 17TH ST. NE
- 7. EXISTING ENTRY WALKWAY TO REMAIN
- 8. PROPOSED STREET TREE PLANTING- MAX HEIGHT BELOW UTILITY LINES
- 9. EXISTING STREET TREE TO REMAIN
- 10. SHORT-TERM BICYCLE PARKING RACKS (3 REQ.)
- 11. EXISTING CURB CUT TO BE CLOSED

- COURTYARD GARDEN**
- 12. PERENNIAL PLANTING AT ENTRY
- 13. STONE OR CONCRETE PAVING
- 14. OUTDOOR PING PONG TABLE
- 15. BUILT-IN WOOD BENCH
- 16. POCKET PLANTING
- 17. FOURSQUARE
- 18. MOVABLE BASKETBALL GOAL
- 19. SCREEN WALL
- 20. RAISED PLANTER WITH DECIDUOUS TREE
- 21. LINE OF BUILDING OVERHANG

- INFANT & TODDLER GARDEN**
- 22. STONE OR CONCRETE PAVING
- 23. SYNTHETIC TURF SOFT PLAY AREA WITH PLAY MAT
- 24. SHADE GARDEN PLANTING
- 25. WOOD PRIVACY FENCE
- 26. SWING OR SCULPTURAL ELEMENT HUNG FROM BUILDING ABOVE
- 27. NARROW DECIDUOUS TREE- HORNBEAM OR SIMILAR

- TEEN & ADULT RELAXATION GARDEN**
- 28. EVERGREEN HEDGE PLANTING- HICKS YEW OR SIMILAR
- 29. LOOSE SEATING
- 30. CHESS/CHECKERS TABLES
- 31. FOUNTAIN
- 32. BUILT-IN WOOD BENCH
- 33. STONE OR CONCRETE PAVING

- ADDITIONAL SITE INFORMATION**
- 34. EXISTING CELL TOWER
- 35. SHRUB PLANTING- HICKS YEW OR SIMILAR
- 36. PROPOSED PARKING
- 37. LOADING ENTRANCE
- 38. UTILITY POLE
- 39. FIRE HYDRANT
- 40. LIGHT POST
- 41. EXISTING ADJACENT BUILDING
- 42. TIME RESTRICTED PARKING
- 43. RESIDENTIAL PERMIT PARKING- ZONE 5 (2-HR PUBLIC)



LANDSCAPE SITE PLAN

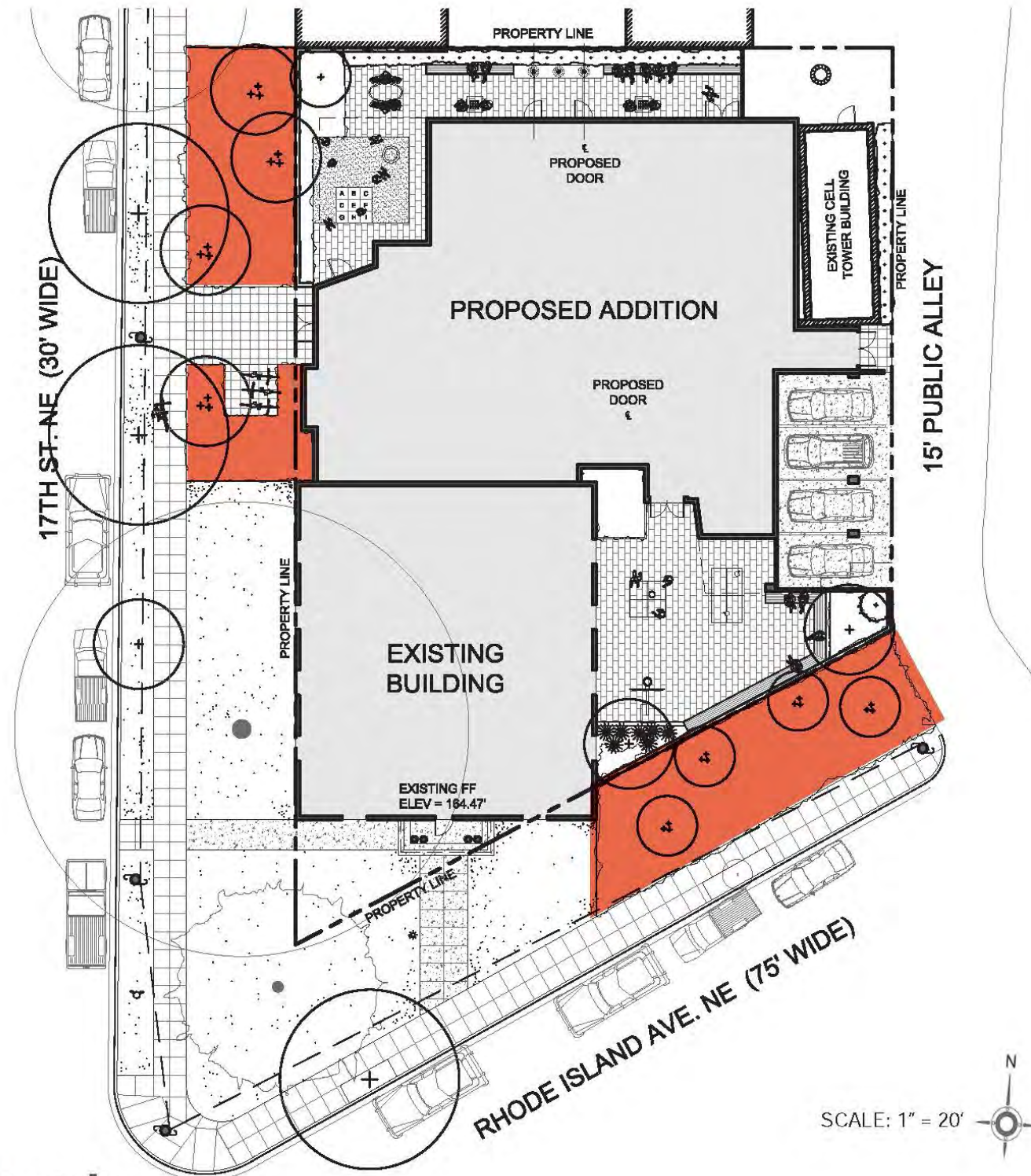
Ward 5 Family Shelter at 1700 Rhode Island Avenue NE, Washington, DC 20018 | JANUARY 25th, 2017 ANC Presentation



SHORT TERM FAMILY HOUSING - WARD 5

1700 Rhode Island Ave. NE, Washington, DC 20018

February 07, 2017



ORNAMENTAL GRASS BEDS



PERENNIAL, BULB, AND ORNAMENTAL GRASS GARDEN



SMALL TREE AND SHRUB PLANTING LAWN

LANDSCAPE PLANTING PRECEDENT IMAGES



R. McGhee & Associates



SHORT TERM FAMILY HOUSING - WARD 5

1700 Rhode Island Ave. NE, Washington, DC 20018

February 07, 2017



WOOD PRIVACY FENCE



TRANSLUCENT FEATURE WALL AT TOTS PLAY AREA



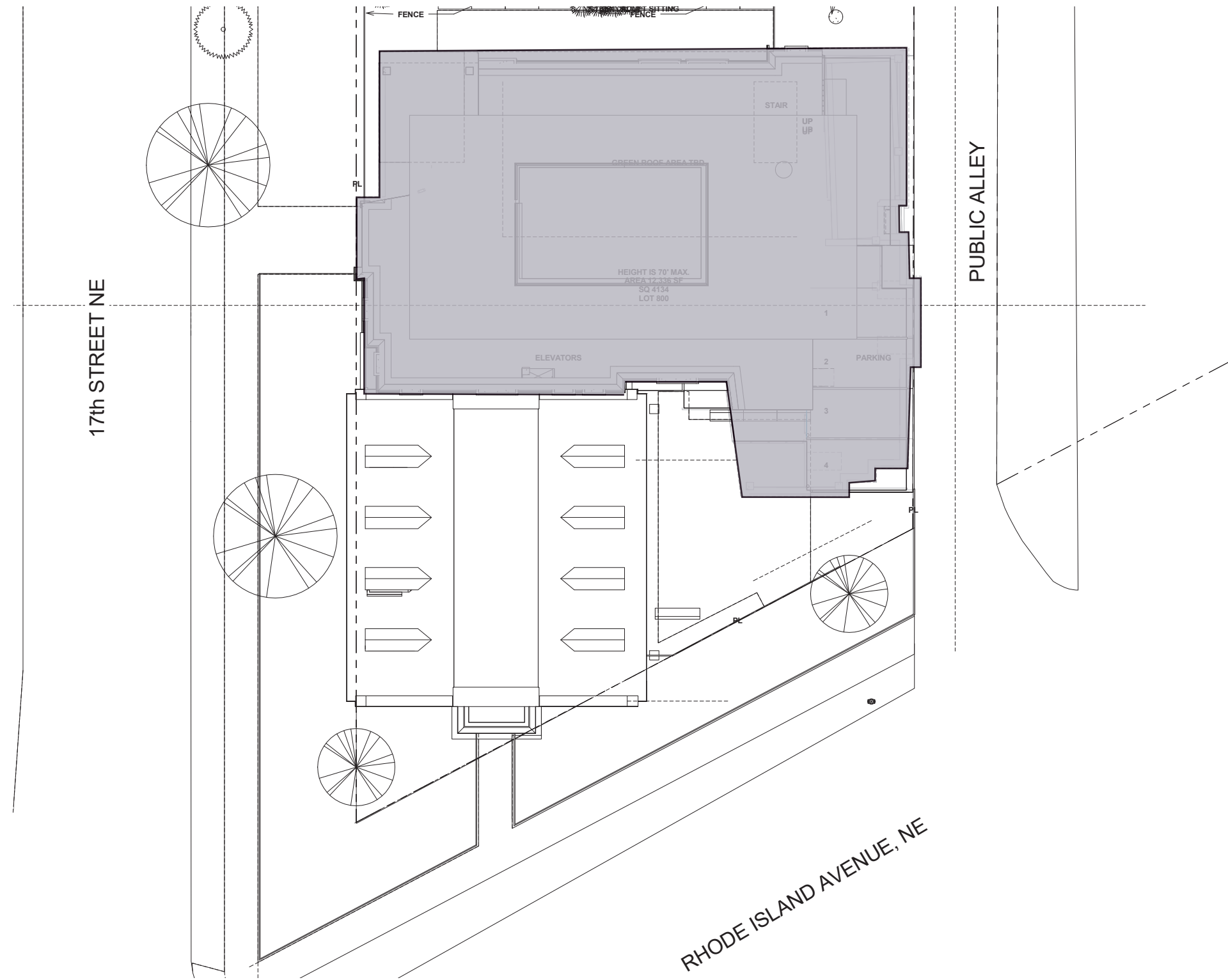
LOW SEAT WALL WITH SCREENING ABOVE

LANDSCAPE FENCING



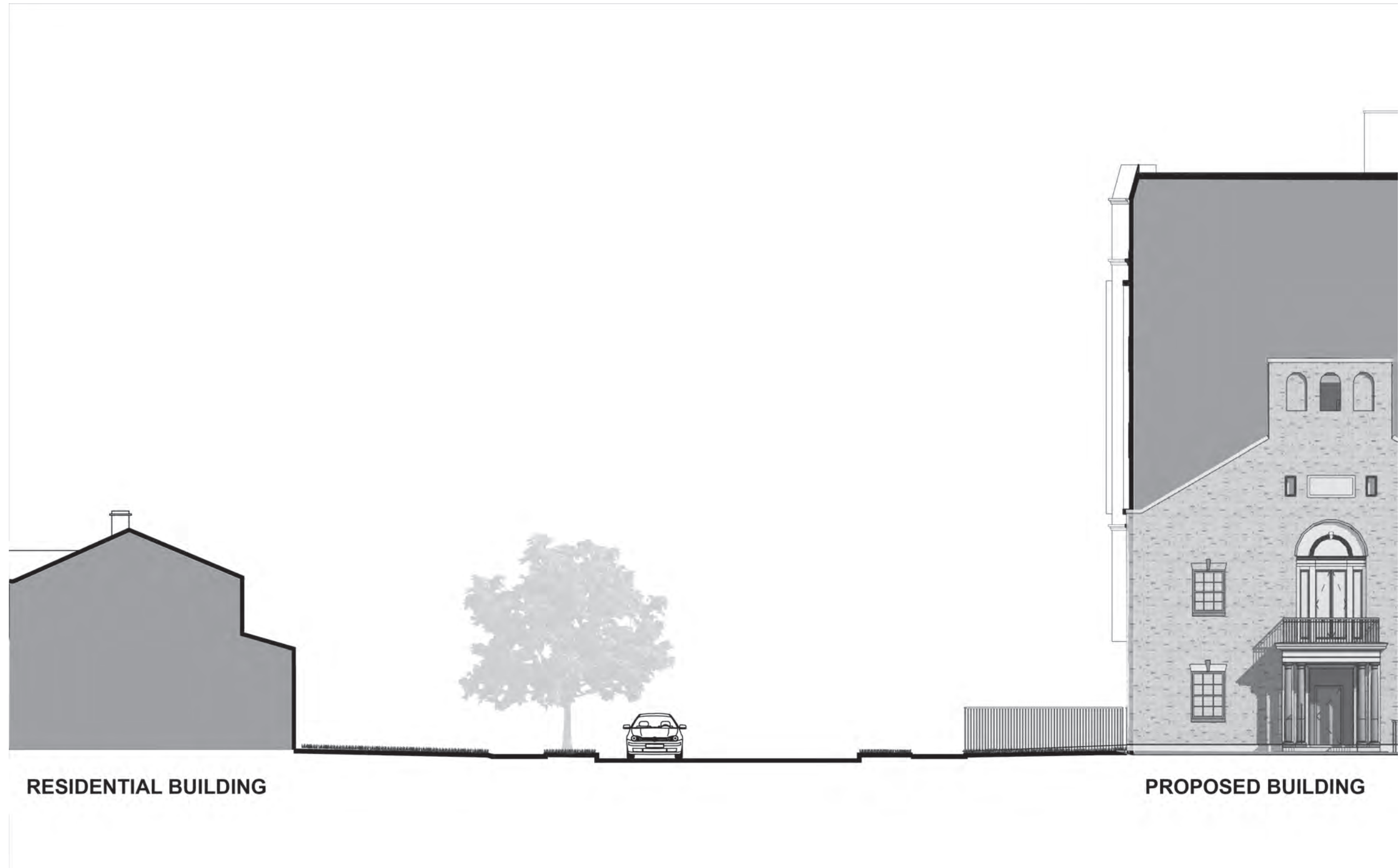
R. McGhee & Associates





GROSS BUILDING AREA		
Name	Level	Area
Existing Basement	0 BASEMENT	2837 SF
New Basement	0 BASEMENT	1391 SF
0 BASEMENT		4228 SF
Existing 1st Floor	1 FIRST FLOOR	2902 SF
New 1st Floor	1 FIRST FLOOR	4636 SF
1 FIRST FLOOR		7537 SF
Existing 2nd	2 SECOND FL.	2841 SF
New 2nd	2 SECOND FL.	6170 SF
2 SECOND FL.		9010 SF
Existing 3rd	3 THIRD FL.	1970 SF
New 3rd	3 THIRD FL.	6184 SF
3 THIRD FL.		8154 SF
New 4th Floor	4 FOURTH FL.	6179 SF
4 FOURTH FL.		6179 SF
New 5th Floor	5 FLOOR	6179 SF
5 FLOOR		6179 SF
New 6th Floor	6 SIX	6178 SF
6 SIX		6178 SF
		47465 SF

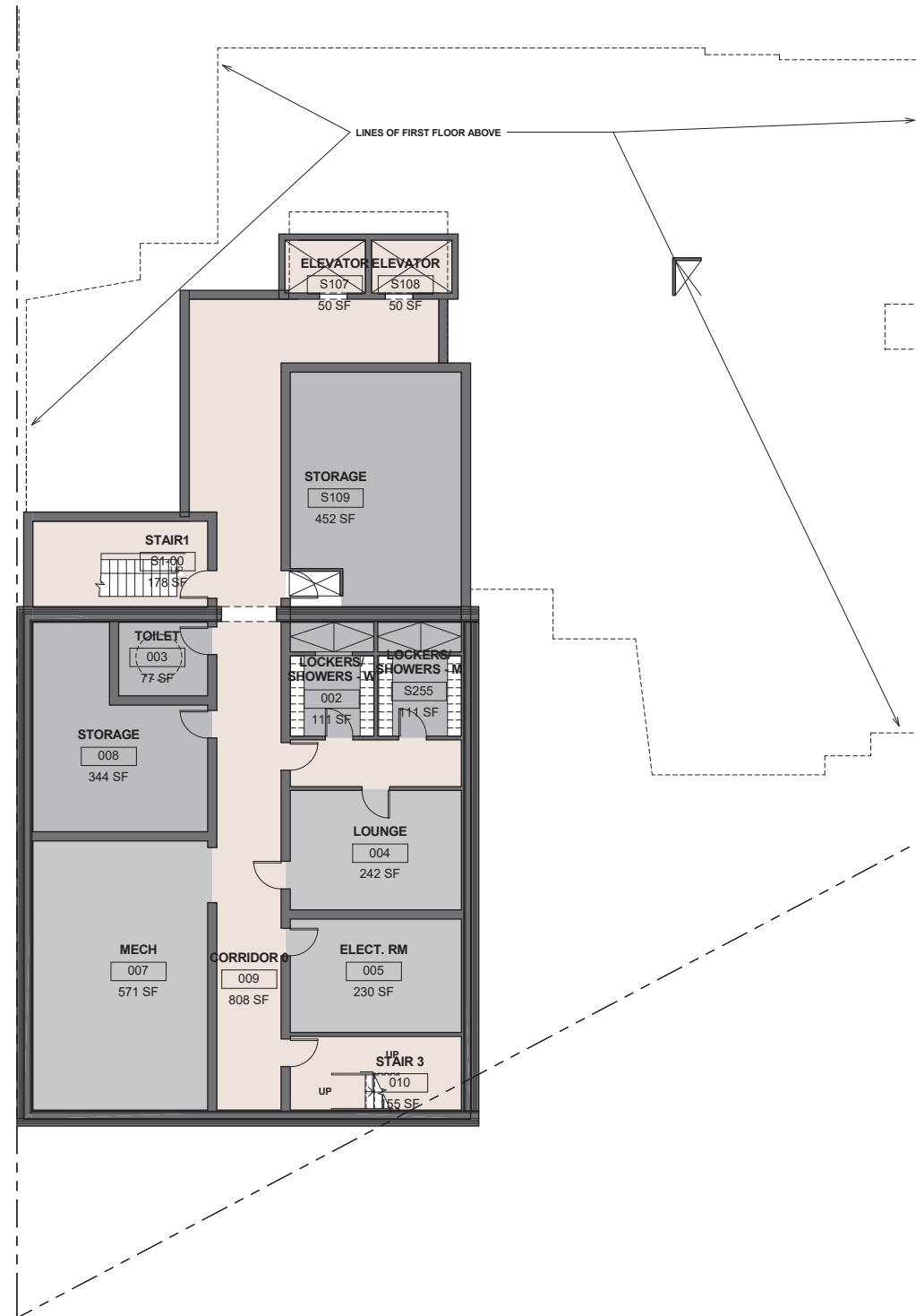




RESIDENTIAL BUILDING

PROPOSED BUILDING





Department Legend

- ADMIN
- CIRCULATION
- SERVICE

GROSS BUILDING AREA		
Name	Level	Area
Existing Basement	0 BASEMENT	2837 SF
New Basement	0 BASEMENT	1391 SF
0 BASEMENT		4228 SF
Existing 1st Floor	1 FIRST FLOOR	2902 SF
New 1st Floor	1 FIRST FLOOR	4636 SF
1 FIRST FLOOR		7537 SF
Existing 2nd	2 SECOND FL.	2841 SF
New 2nd	2 SECOND FL.	6170 SF
2 SECOND FL.		9010 SF
Existing 3rd	3 THIRD FL.	1970 SF
New 3rd	3 THIRD FL.	6184 SF
3 THIRD FL.		8154 SF
New 4th Floor	4 FOURTH FL.	6179 SF
4 FOURTH FL.		6179 SF
New 5th Floor	5 FLOOR	6179 SF
5 FLOOR		6179 SF
New 6th Floor	6 SIX	6178 SF
6 SIX		6178 SF
		47465 SF

