



**SHORT TERM FAMILY
HOUSING- WARD 5**

December 21, 2016

**BOARD OF ZONING
ADJUSTMENT**

1700 RHODE ISLAND AVE, NE
WASHINGTON, DC 20018

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SHORT TERM FAMILY HOUSING - WARD 5

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SITE LOCATION AND EXISTING ZONING

December 21, 2016



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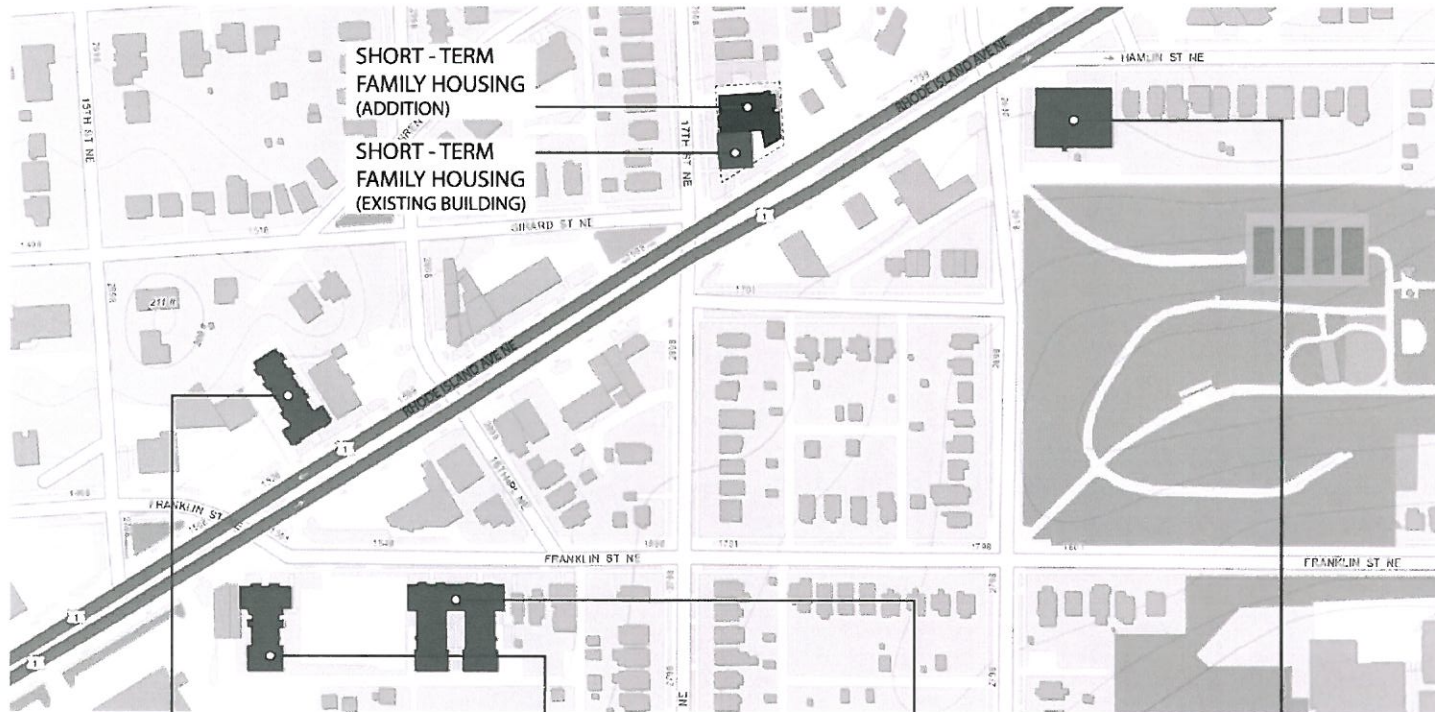


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OVERALL SITE MAP

December 21, 2016



6 STORY APARTMENT BUILDING



6 STORY APARTMENT BUILDING



4 STORY APARTMENT BUILDING



WOODRIDGE LIBRARY



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STREET VIEW FROM RHODE ISLAND AVE.

December 21, 2016



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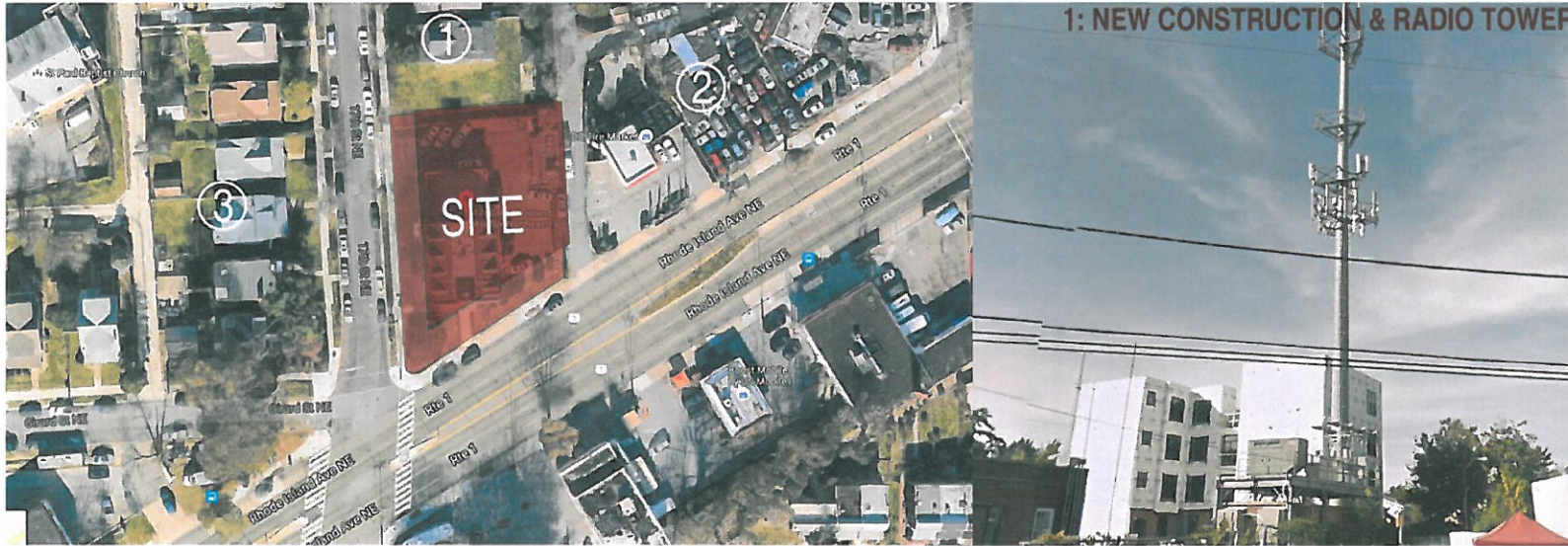


SHORT TERM FAMILY HOUSING - WARD 5

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COMMUNITY CONTEXT

December 21, 2016



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LEGEND

- Symbol key for various features: Survey Markers (Level, Bench, etc.), Utilities (Water, Sewer, Gas, etc.), Fences, Easements, and Other structures like Foundations and Foundations.

NOTES

- 1. HORIZONTAL SCALE IS THE HORIZONTAL SCALE COORDINATED WITH THE ESTABLISHED BY C&G.
2. THE VERTICAL SCALE IS THE VERTICAL SCALE COORDINATED WITH THE ESTABLISHED BY C&G.
3. UNDEVELOPED PLAYS LOCATED UNDER SURFACE ARE SHOWN WITH DASHED LINES SUBJECT TO THE PRESENT AND FUTURE WILL BE MADE BY THE OWNER OF THE LAND TO BE ACQUIRED BY THE DISTRICT OF COLUMBIA.

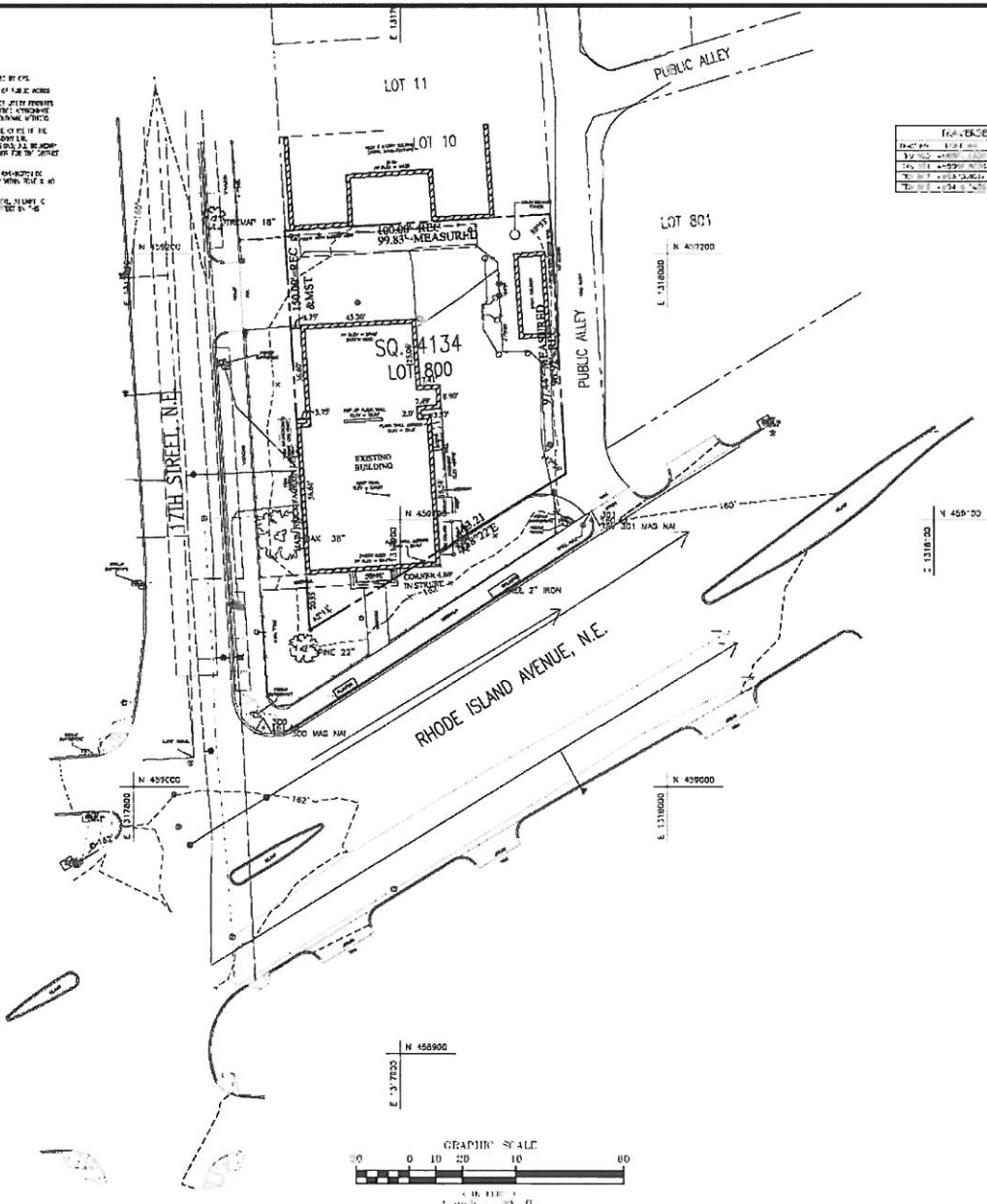
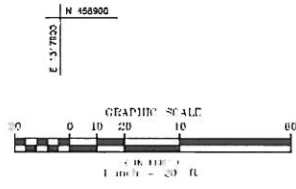


Table with 3 columns: Station, Distance, and Angle. Data points for traverse points A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z.



A PLAT TO SHOW A BOUNDARY and TOPOGRAPHIC SURVEY OF THE LANDS OF DISTRICT OF COLUMBIA SUITE 307 SITUATE AT 1700 RHODE ISLAND AVE., N.E. WASHINGTON, DISTRICT OF COLUMBIA CDDI JOB NO 16-093



CAPITOL DEVELOPMENT DESIGN, INC ENGINEERS - PLANNERS - SURVEYORS 4800 POWER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20814 OFFICE: (301) 337-5500 FAX: (301) 337-5501

RHODE ISLAND AVE., N.E. 1700 RHODE ISLAND AVE., N.E. WASHINGTON, D.C.

BOUNDARY AND TOPOGRAPHIC SURVEY

REVISIONS

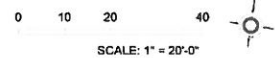
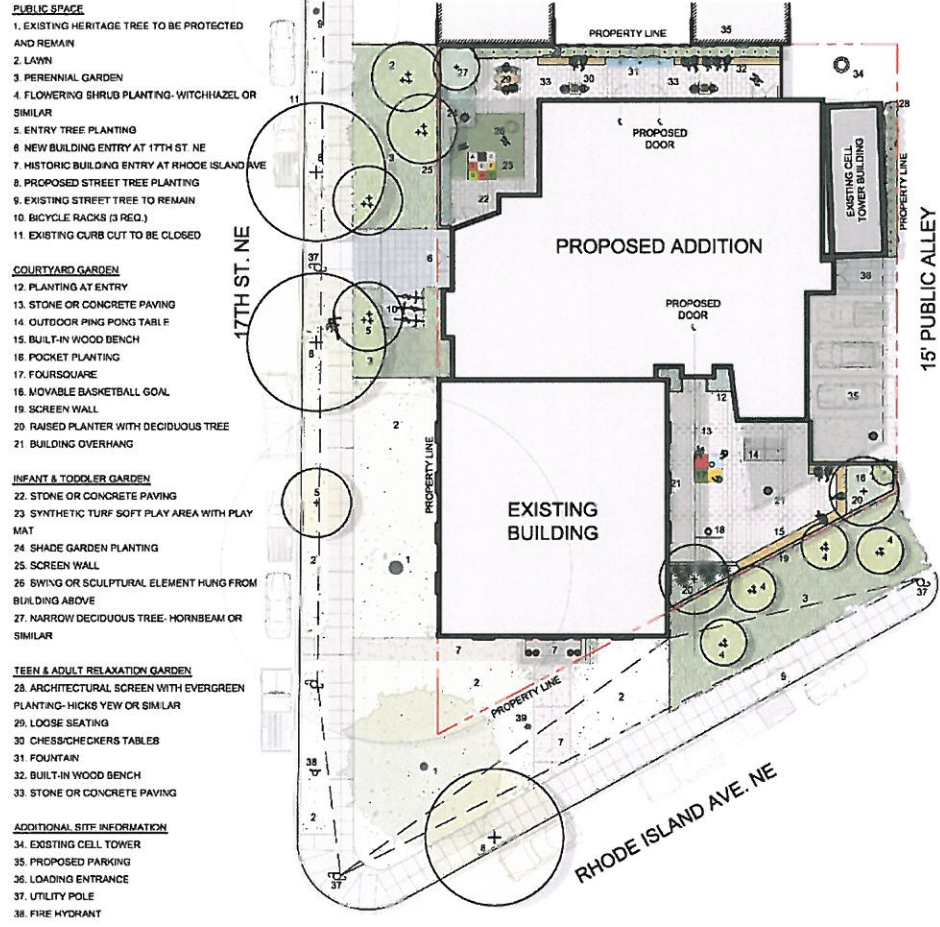
Table with 3 columns: Date, Drawn, Checked. Includes project details: DATE: 02/2016, DRAWN: ANA, CHECKED: SEC, SCALE: 1"=100', PROJECT/FILE NO: 16-093, SHEET NO: 1 OF 1

SHORT TERM FAMILY HOUSING - WARD 5

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LANDSCAPE PLAN

December 21, 2016



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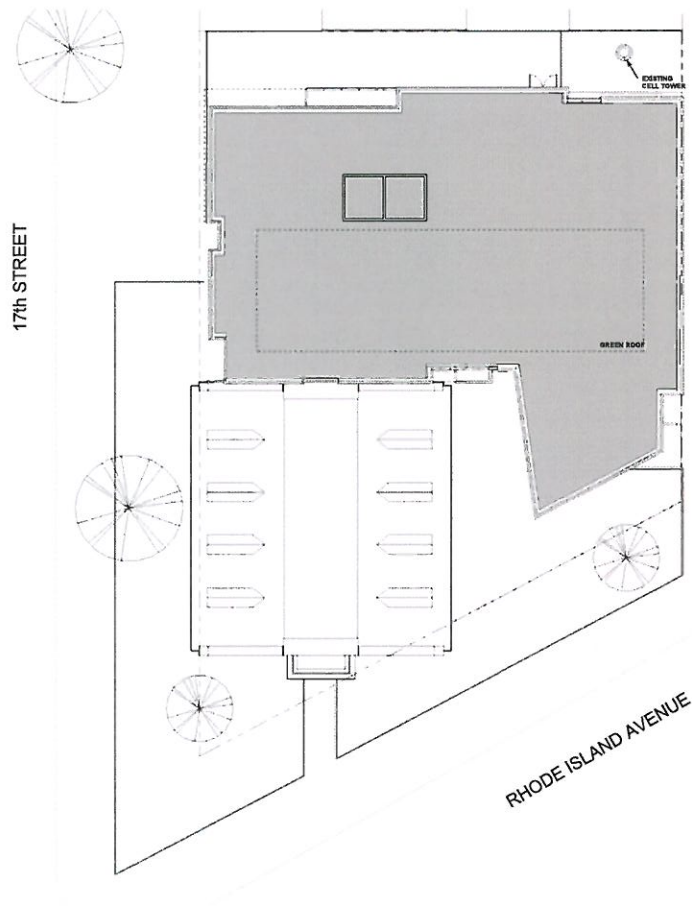


SHORT TERM FAMILY HOUSING - WARD 5

1700 Rhode Island Ave. NE, Washington, DC 20018

ROOF PLAN

December 21, 2016



UNIT COUNT PER FLOOR			
Level	Area	Department	Count
2 SECOND FL.	3725 SF	RESIDENT UNIT	11
3 THIRD FL.	3764 SF	RESIDENT UNIT	11
4 FOURTH FL.	2761 SF	RESIDENT UNIT	8
5 FLOOR	2761 SF	RESIDENT UNIT	8
6 SIX	2761 SF	RESIDENT UNIT	8
	15772 SF		46

FAMILY BATH PER FLOOR				
Level	Name	Department	Area	Count
2 SECOND FL.	FAMILY	FAMILY BATHROOMS	220 SF	4
3 THIRD FL.	FAMILY	FAMILY BATHROOMS	220 SF	4
4 FOURTH FL.	FAMILY	FAMILY BATHROOMS	160 SF	3
5 FLOOR	FAMILY	FAMILY BATHROOMS	160 SF	3
6 SIX	FAMILY	FAMILY BATHROOMS	219 SF	4
Grand total	18		979 SF	18

PRIVATE BATHS PER FLOOR				
Level	Name	Department	Area	Count
2 SECOND FL.	PRIVATE	PRIVATE BATHROOMS	148 SF	3
3 THIRD FL.	PRIVATE	PRIVATE BATHROOMS	148 SF	3
4 FOURTH FL.	PRIVATE	PRIVATE BATHROOMS	118 SF	2
5 FLOOR	PRIVATE	PRIVATE BATHROOMS	118 SF	2
6 SIX	PRIVATE	PRIVATE BATHROOMS	58 SF	1
			589 SF	11

Area Schedule (Gross Building)	
Level	Area
0 BASEMENT	4278 SF
1 FIRST FLOOR	7606 SF
2 SECOND FL.	6994 SF
3 THIRD FL.	6757 SF
4 FOURTH FL.	6210 SF
5 FLOOR	6193 SF
6 SIX	6210 SF
	48400 SF



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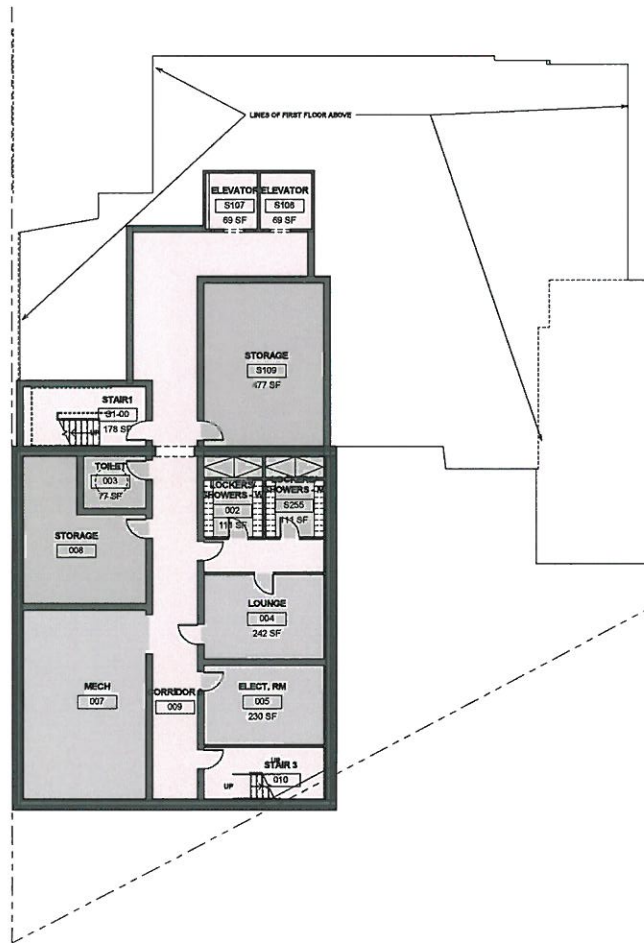


SHORT TERM FAMILY HOUSING - WARD 5

1700 Rhode Island Ave. NE, Washington, DC 20018

LOWER LEVEL FLOOR PLAN

December 21, 2016



Department Legend

- ADMIN
- CIRCULATION
- SERVICE

Area Schedule (Gross Building)	
Level	Area
0 BASEMENT	4228 SF
1 FIRST FLOOR	7806 SF
2 SECOND FL.	6594 SF
3 THIRD FL.	8757 SF
4 FOURTH FL.	8210 SF
5 FLOOR	6193 SF
6 SIX	6276 SF
	29,065 SF



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SHORT TERM FAMILY HOUSING - WARD 5

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GROUND FLOOR PLAN

December 21, 2016



SHORT TERM FAMILY HOUSING - WARD 5

1700 Rhode Island Ave. NE, Washington, DC 20018

TYPICAL MID LEVEL FLOOR PLAN

December 21, 2016



Department Legend

- ADMIN
- CIRCULATION
- COMMON
- FAMILY BATHROOMS
- PRIVATE BATHROOMS
- RESIDENT UNIT
- SERVICE

UNIT COUNT PER FLOOR			
Level	Area	Department	Count
2 SECOND FL.	3725 SF	RESIDENT UNIT	11
3 THIRD FL.	3764 SF	RESIDENT UNIT	11
4 FOURTH FL.	2761 SF	RESIDENT UNIT	8
5 FLOOR	2761 SF	RESIDENT UNIT	8
6 SIX	2761 SF	RESIDENT UNIT	8
			46

FAMILY BATH PER FLOOR				
Level	Name	Department	Area	Count
2 SECOND FL.	FAMILY	FAMILY BATHROOMS	220 SF	4
3 THIRD FL.	FAMILY	FAMILY BATHROOMS	220 SF	4
4 FOURTH FL.	FAMILY	FAMILY BATHROOMS	160 SF	3
5 FLOOR	FAMILY	FAMILY BATHROOMS	160 SF	3
6 SIX	FAMILY	FAMILY BATHROOMS	219 SF	4
Grand total 18			979 SF	18

PRIVATE BATHS PER FLOOR				
Level	Name	Department	Area	Count
2 SECOND FL.	PRIVATE	PRIVATE BATHROOMS	148 SF	3
3 THIRD FL.	PRIVATE	PRIVATE BATHROOMS	148 SF	3
4 FOURTH FL.	PRIVATE	PRIVATE BATHROOMS	118 SF	2
5 FLOOR	PRIVATE	PRIVATE BATHROOMS	118 SF	2
6 SIX	PRIVATE	PRIVATE BATHROOMS	58 SF	1
			589 SF	11

Area Schedule (Gross Building)	
Level	Area
0 BASEMENT	4228 SF
1 FIRST FLOOR	7808 SF
2 SECOND FL.	8994 SF
3 THIRD FL.	8757 SF
4 FOURTH FL.	8210 SF
5 FLOOR	6193 SF
6 SIX	6210 SF
48400 SF	



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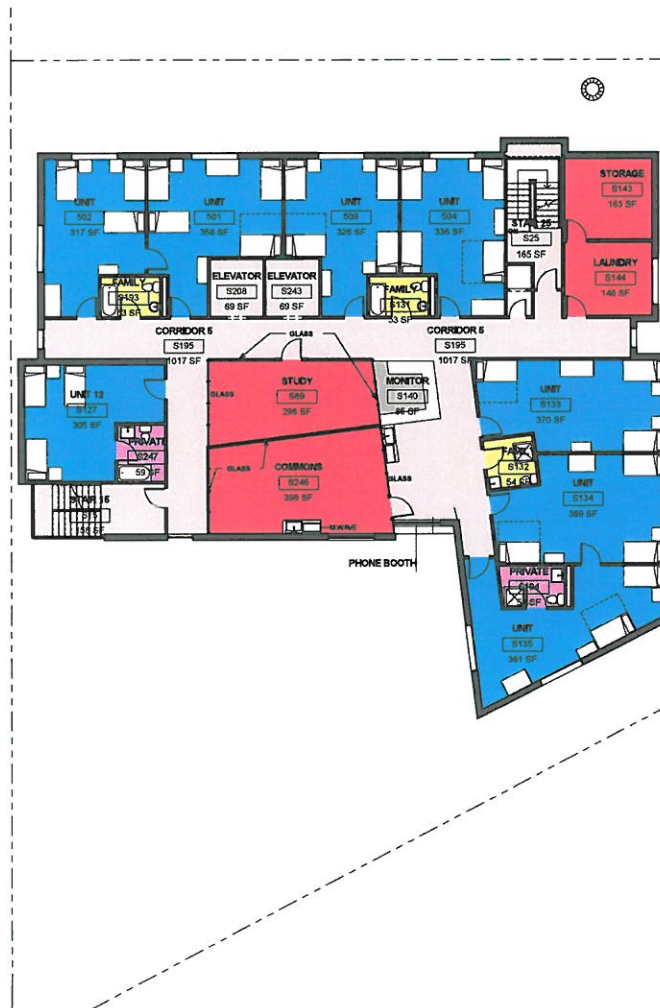


SHORT TERM FAMILY HOUSING - WARD 5

1700 Rhode Island Ave. NE, Washington, DC 20018

TYPICAL UPPER LEVEL FLOOR PLAN

December 21, 2016



Department Legend

- ADMIN
- CIRCULATION
- COMMON
- FAMILY BATHROOMS
- PRIVATE BATHROOMS
- RESIDENT UNIT
- SERVICE

UNIT COUNT PER FLOOR			
Level	Area	Department	Count
2 SECOND FL.	3725 SF	RESIDENT UNIT	11
3 THIRD FL.	3764 SF	RESIDENT UNIT	11
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5 FLOOR	2761 SF	RESIDENT UNIT	8
6 SIX	2761 SF	RESIDENT UNIT	8
	15772 SF		46

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Level	Name	Department	Area	Count
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3 THIRD FL.	FAMILY	FAMILY BATHROOMS	220 SF	4
4 FOURTH FL.	FAMILY	FAMILY BATHROOMS	160 SF	3
5 FLOOR	FAMILY	FAMILY BATHROOMS	160 SF	3
6 SIX	FAMILY	FAMILY BATHROOMS	218 SF	4
Grand total			979 SF	18

PRIVATE BATHS PER FLOOR				
Level	Name	Department	Area	Count
2 SECOND FL.	PRIVATE	PRIVATE BATHROOMS	148 SF	3
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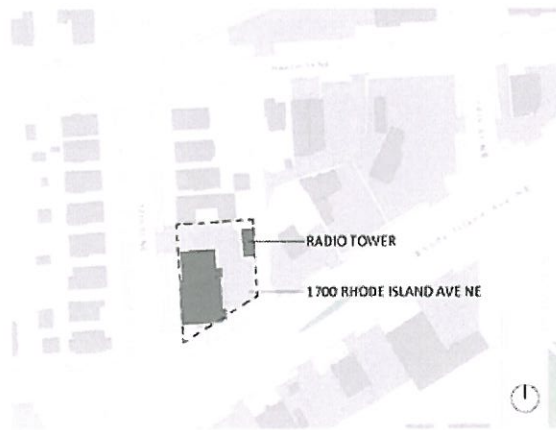
Area Schedule (Gross Building)	
Level	Area
0 BASEMENT	4228 SF
1 FIRST FLOOR	7608 SF
2 SECOND FL.	8994 SF
3 THIRD FL.	8757 SF
4 FOURTH FL.	8210 SF
5 FLOOR	6193 SF
6 SIX	8210 SF
	48400 SF

SHORT TERM FAMILY HOUSING - WARD 5

1700 Rhode Island Ave. NE, Washington, DC 20018

BUILDING DATA

December 21, 2016



BUILDING LOCATION PLAN

UNIT COUNT PER FLOOR			
Level	Area	Department	Count
2 SECOND FL.	3725 SF	RESIDENT UNIT	11
3 THIRD FL.	3764 SF	RESIDENT UNIT	11
4 FOURTH FL.	2761 SF	RESIDENT UNIT	8
5 FLOOR	2761 SF	RESIDENT UNIT	8
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			589 SF	11

Area Schedule (Gross Building)	
Level	Area
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1 FIRST FLOOR	7808 SF
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3 THIRD FL.	8757 SF
4 FOURTH FL.	6210 SF
5 FLOOR	6193 SF
6 SIX	6210 SF
	48400 SF



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SITE SECTION

December 21, 2016



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EXTERIOR PERSPECTIVE

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SHORT TERM FAMILY HOUSING - WARD 5

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NORTH AND SOUTH ELEVATIONS

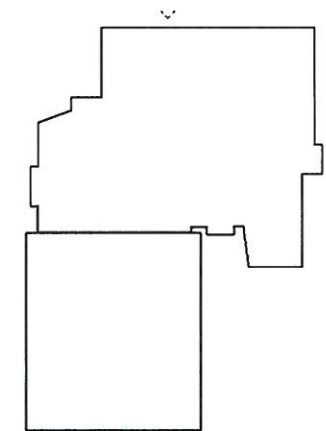
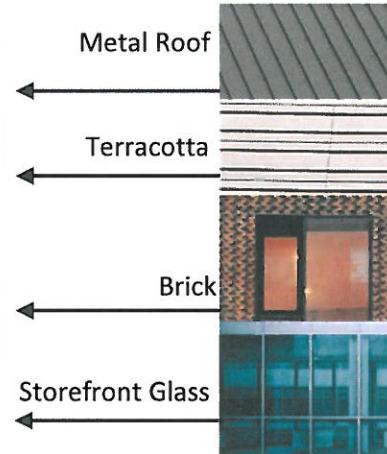
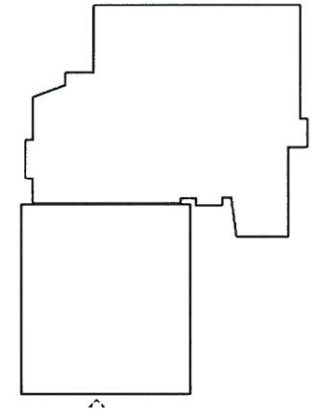
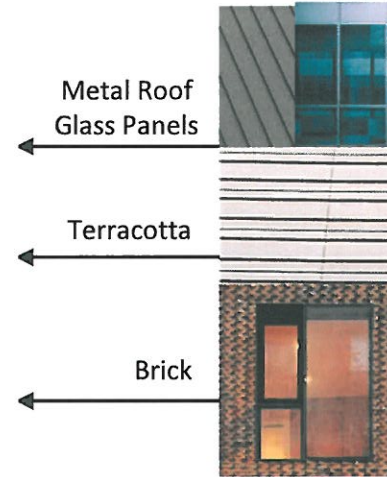
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South Elevation



North Elevation



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SHORT TERM FAMILY HOUSING - WARD 5

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EAST AND WEST ELEVATIONS

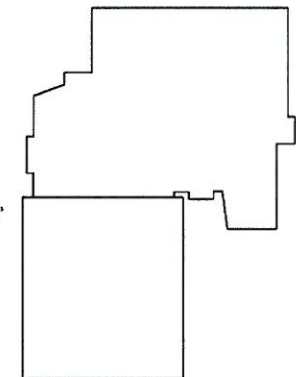
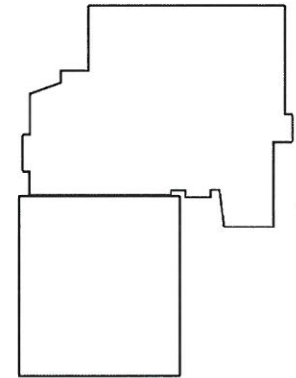
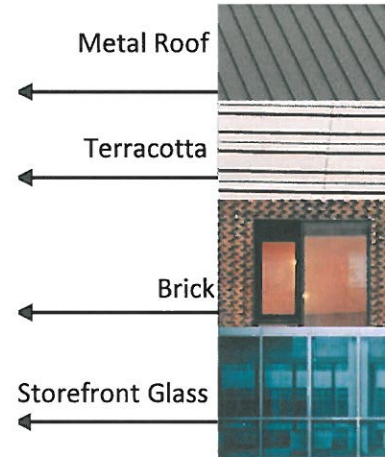
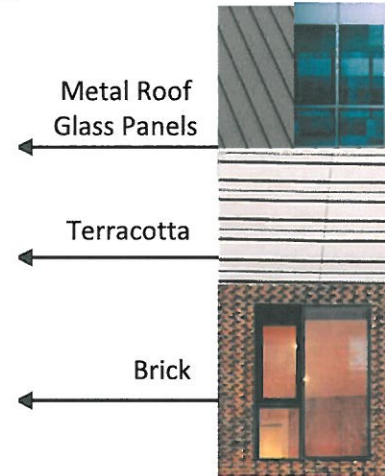
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East Elevation



West Elevation

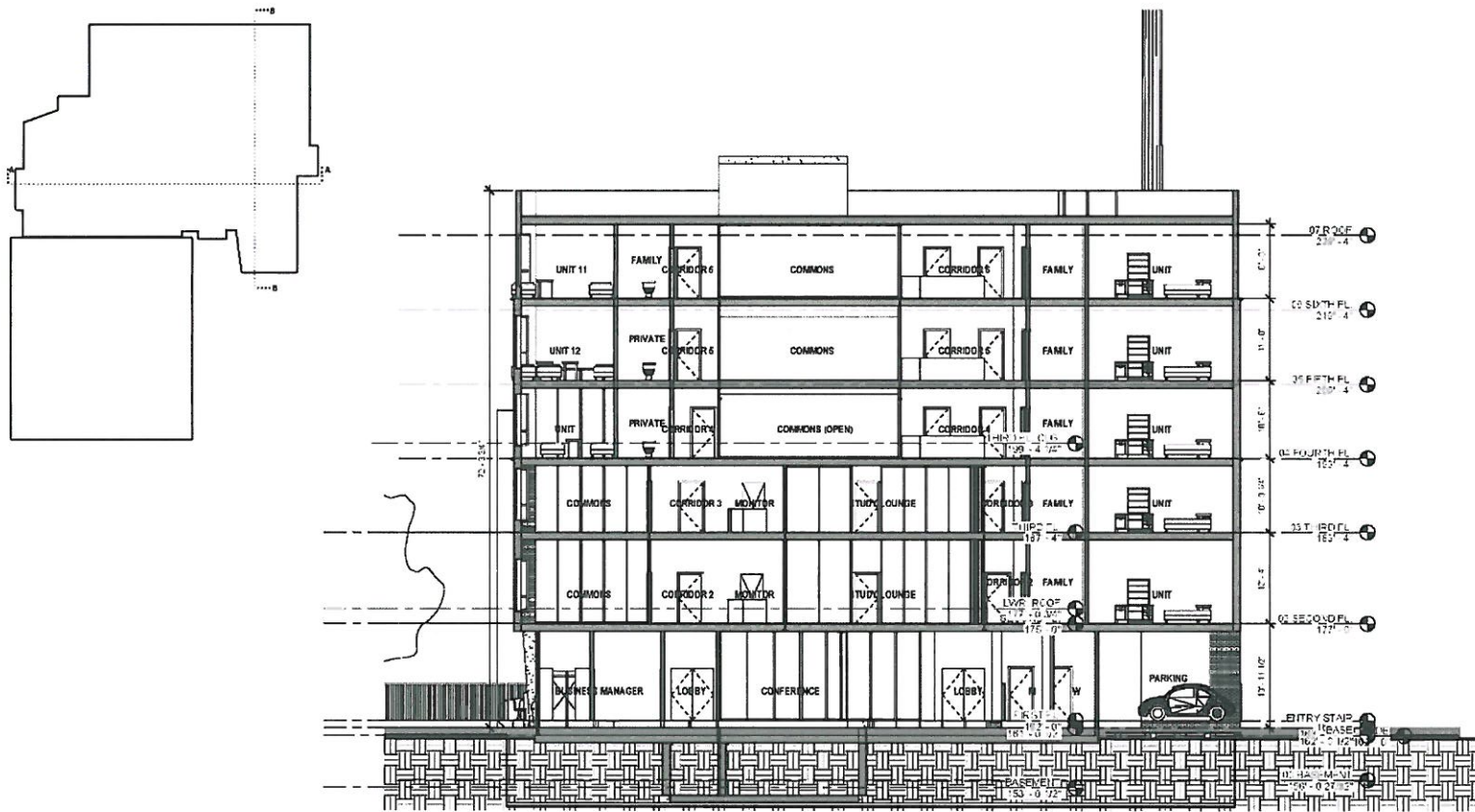


SHORT TERM FAMILY HOUSING - WARD 5

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SECTION A

December 21, 2016



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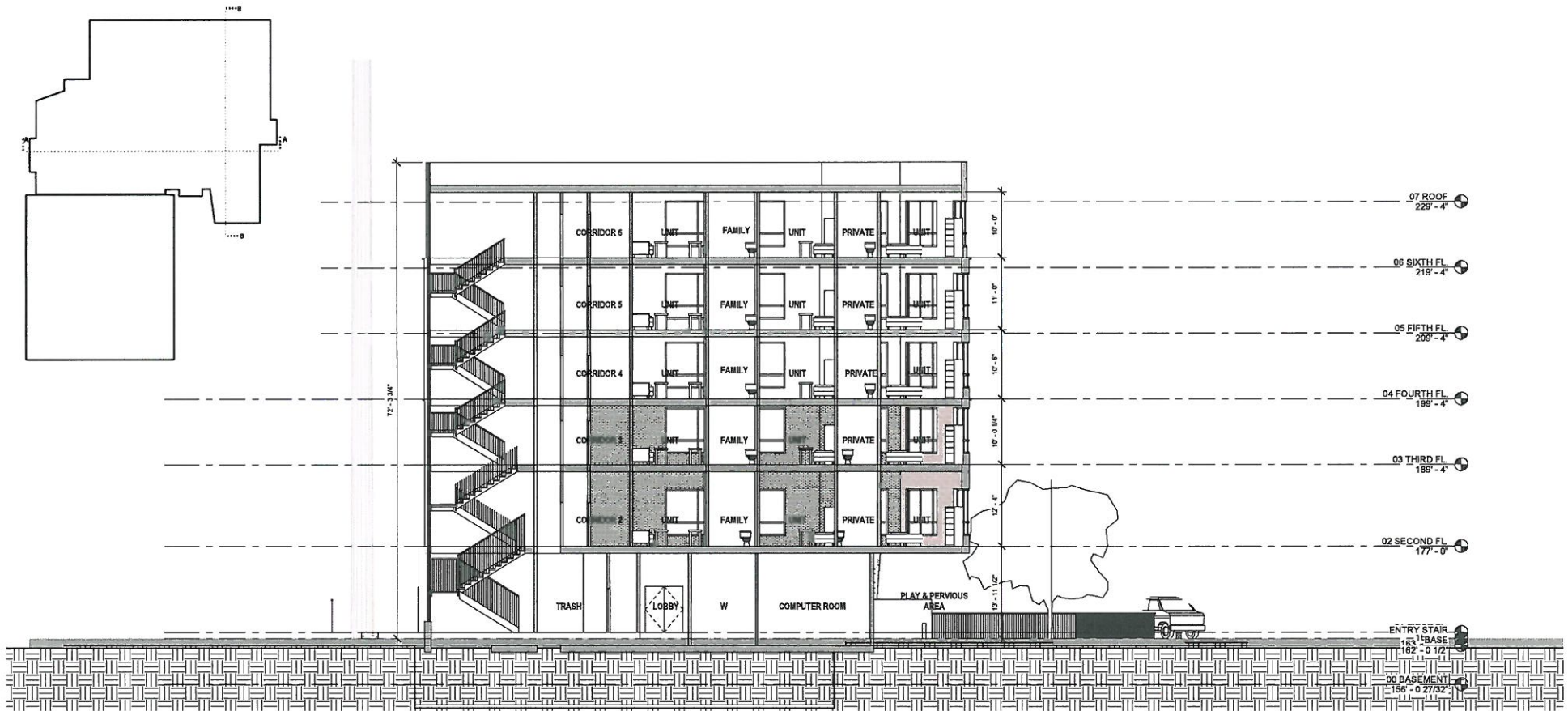


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SECTION B

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