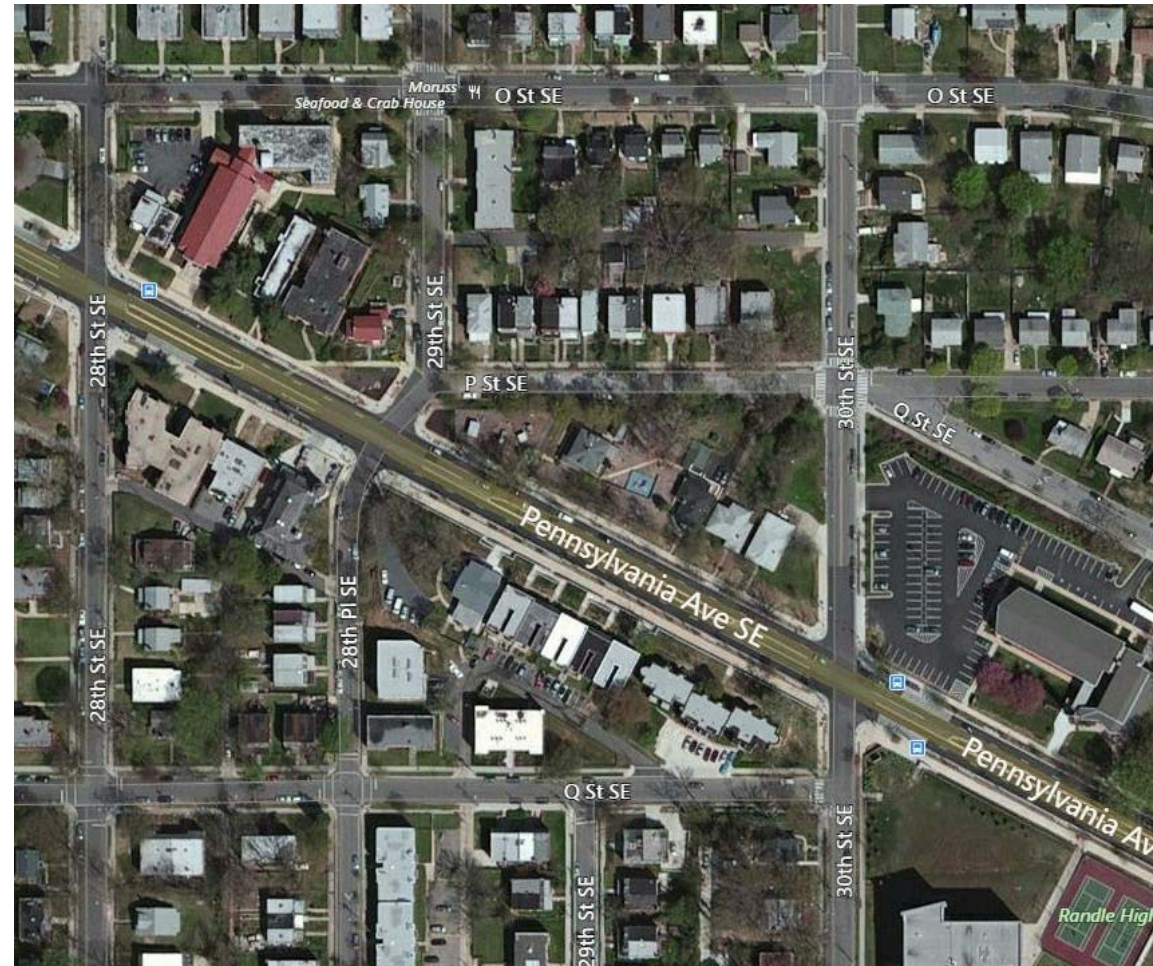




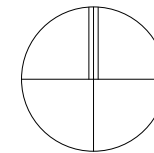
LIST OF DRAWINGS

- BZA-1 PROJECT INFORMATION
- BZA-2 ZONING MAP
- BZA-3 CONTEXT MAP
- BZA-4 EXISTING SITE PHOTOS
- BZA-5 EXISTING SITE PHOTOS
- BZA-6 ZONING DATA & DIAGRAM
- BZA-7 EXISTING SITE PLAN
- BZA-8 PROPOSED SITE PLAN
- BZA-9 PLAY EQUIPMENT KEY PLAN
- BZA-10 PLAY EQUIPMENT DETAILS
- BZA-11 FIRST FLOOR PLAN
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- BZA-13 THIRD FLOOR PLAN
- BZA-14 ROOF PLAN
- BZA-15 PROPOSED NW ELEVATION
- BZA-16 PROPOSED SE ELEVATION
- BZA-17 PROPOSED ELEVATIONS
- BZA-18 SITE SECTIONS
- BZA-19 PROPOSED RENDERING
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- BZA-21 PROPOSED RENDERING
- BZA-22 PROPOSED RENDERING

VICINITY MAP



SQUARE: 5546
 LOTS: 5, 6, 7, 8, 9, 13, 800



PROJECT TEAM

OWNER: HOUSE OF RUTH
 5 THOMAS CIRCLE, NW
 WASHINGTON, DC 20005
 (202) 745 - 2322

ARCHITECT: STOIBER + ASSOCIATES
 1621 CONNECTICUT AVE, NW
 SUITE 200
 WASHINGTON, DC 20009
 (202) 986 - 4700

**PROJECT
 MANAGER:** STEEL MANAGEMENT GROUP
 1390 CHAIN BRIDGE RD #10079
 MCLEAN, VA 22101
 (202) 350 - 0101

**LAND USE
 COUNSEL:** DONOHUE & STEARNS, PLC
 1750 K ST, NW 12TH FLOOR
 WASHINGTON, DC 20006
 (410) 763 - 7538





RESIDENCES - 2914 & 2916 P ST, SE
2 STORIES



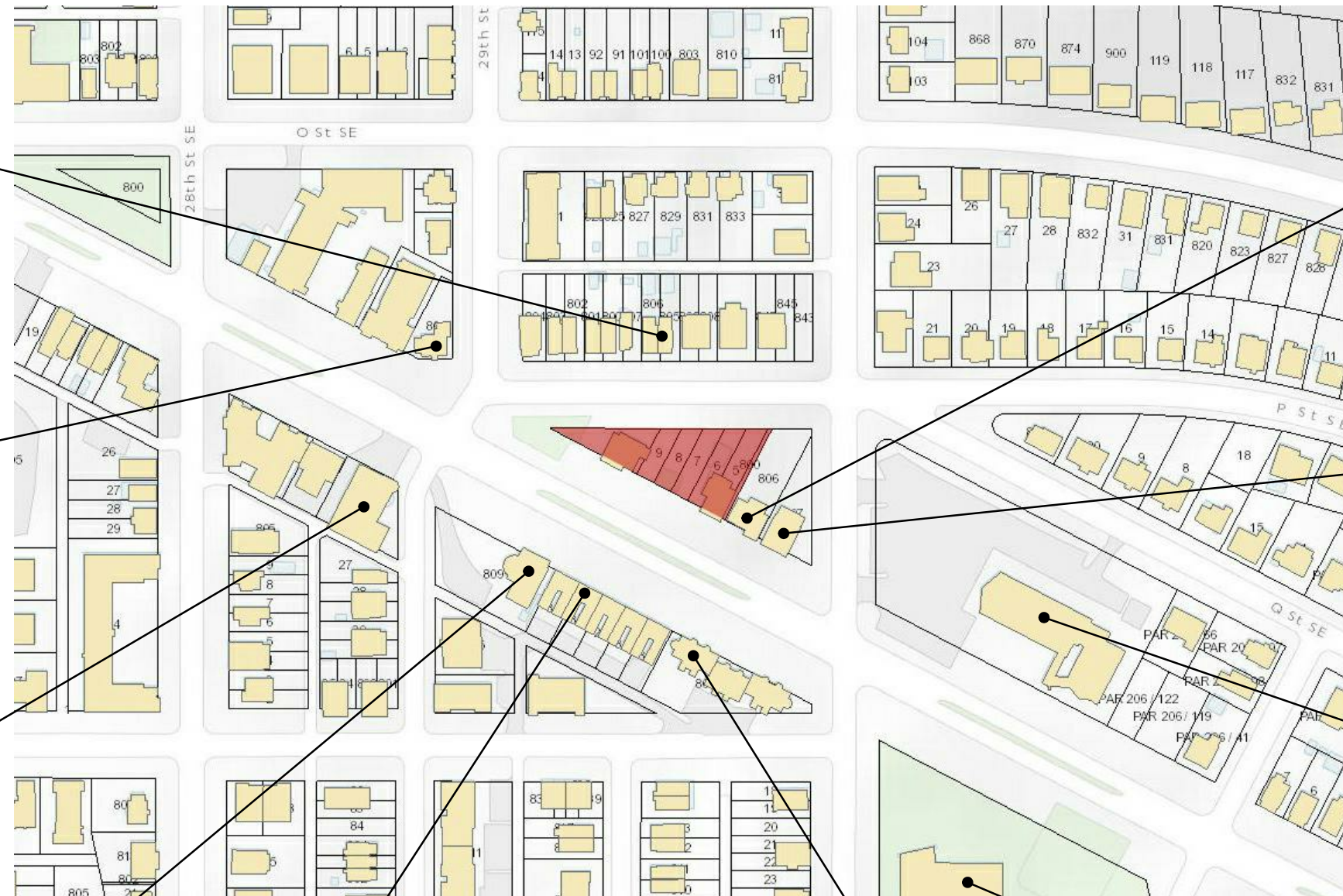
RESIDENCE - 2826 PENNSYLVANIA AVE, SE
2.5 STORIES



ENGINE CO. NO. 19 FIRE & EMS STATION -
2813 PENNSYLVANIA AVE, SE
2 STORIES



DC DREAM CENTER - 2909 PENNSYLVANIA AVE, SE
2 STORIES



RESIDENCE - 2920 PENNSYLVANIA AVE, SE
1 STORY



RESIDENCE - 2922 PENNSYLVANIA AVE, SE
1 STORY



PENNSYLVANIA AVE BAPTIST CHURCH -
3000 PENNSYLVANIA AVE, SE
3 STORIES



RESIDENCES - 2915-2923 PENNSYLVANIA AVE, SE
2 STORIES



RESIDENCES - 2925-2929 PENNSYLVANIA AVE, SE
3 STORIES



RANDLE HIGHLANDS ELEMENTARY
SCHOOL - 1650 30TH ST, SE
4 STORIES



EXISTING SITE CONDITION - PENNSYLVANIA AVE., SE



EXISTING SITE CONDITION - P ST., SE



EXISTING SITE CONDITION - PENNSYLVANIA AVE., SE



EXISTING SITE CONDITION - P ST., SE



EXISTING SITE CONDITION - P ST., SE



EXISTING SITE CONDITION - 29TH ST., SE



EXISTING SITE CONDITION - PENNSYLVANIA AVE., SE

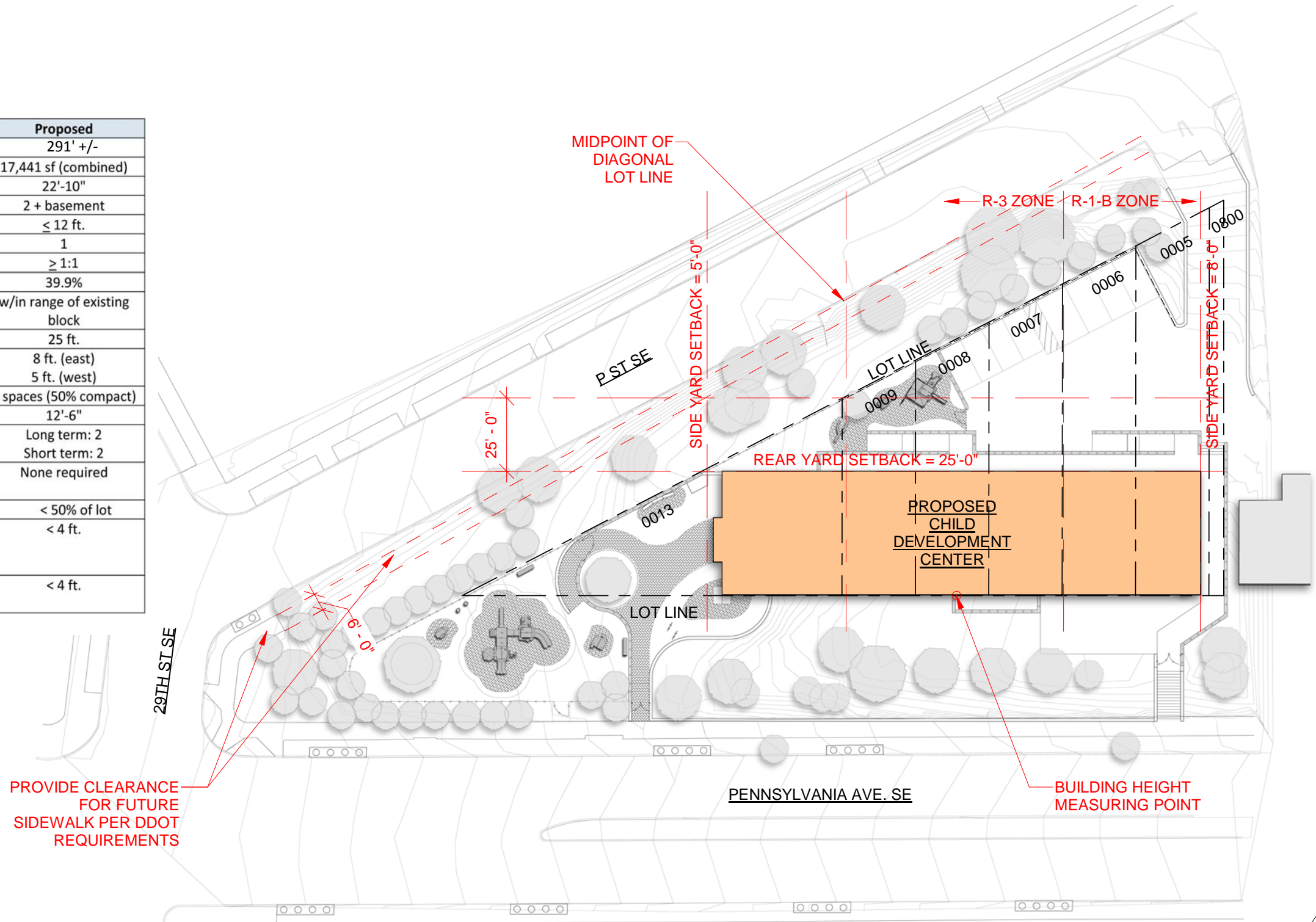


EXISTING SITE CONDITION - PENNSYLVANIA AVE., SE

ZONING DATA

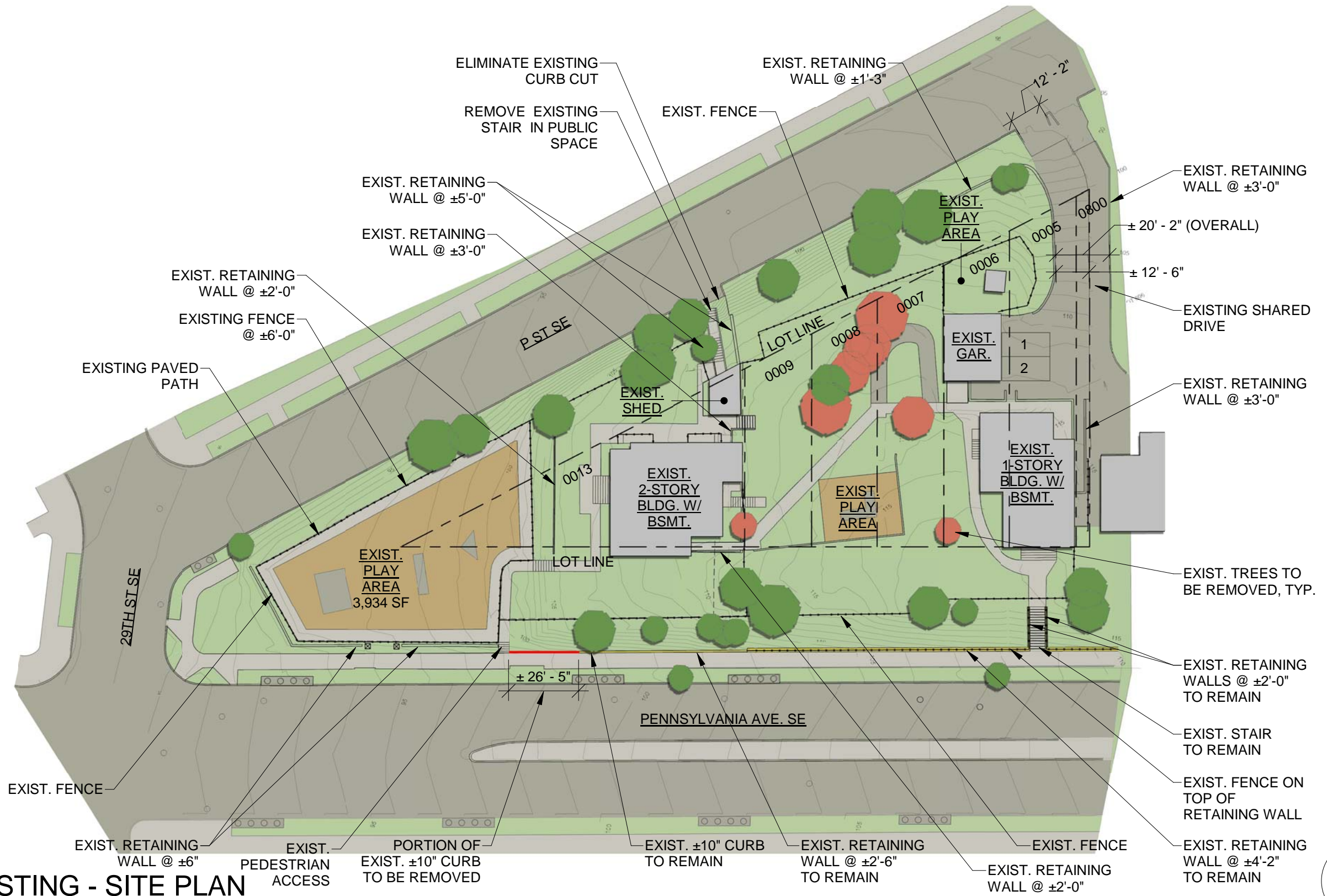
Address: 2910-2916 Pennsylvania Ave., SE
 Square: 5546
 Lots: 5, 6, 7, 8, 9, 13 and 800
 Zone: R-1-B (Lots 5-6, 800) and R-3 (Lots 7-9, 13)
 Land Area: 17,441 sf
 Current Use: Child Development Center (I-4)
 Proposed Use: Child Development Center (I-4)

	R-1-B	R-3	Proposed
Lot Width	50'	40'	291' +/-
Land Area	5000 sf	4000 sf	17,441 sf (combined)
Base Height	40 ft.	40 ft.	22'-10"
Number of Stories	3	3	2 + basement
Penthouse Height	12 ft.	12 ft.	≤ 12 ft.
Penthouse Stories	1	1	1
Penthouse Setback	1:1	1:1	≥ 1:1
Lot Occupancy	40%	40%	39.9%
Front Setback	w/in range of existing block	w/in range of existing block	w/in range of existing block
Rear Yard	25 ft.	20 ft.	25 ft.
Side Yard	8 ft.	5 ft.	8 ft. (east) 5 ft. (west)
Parking – Daytime Care	0.5 per 1000 sf	0.5 per 1000 sf	8 spaces (50% compact)
Driveway	12 ft./1-way	12 ft./1-way	12'-6"
Bike Parking – Daytime Care	LT: 1/10000 sf ST: 1/10000 sf	LT: 1/10000 sf ST: 1/10000 sf	Long term: 2 Short term: 2
Loading – Daytime Care	30K-100K = 1 loading; 1svc/del	30K-100K = 1 loading; 1svc/del	None required
Pervious Surface	50% of lot	20% of lot	< 50% of lot
Retaining Wall – Front	No higher than adj. prop; 4 ft. max.	No higher than adj. prop; 4 ft. max.	< 4 ft.
Retaining Wall – Rear	4 ft. w/in 25 ft. of rear prop line	4 ft. w/in 25 ft. of rear prop line	< 4 ft.



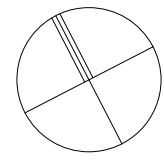
ZONING DIAGRAM

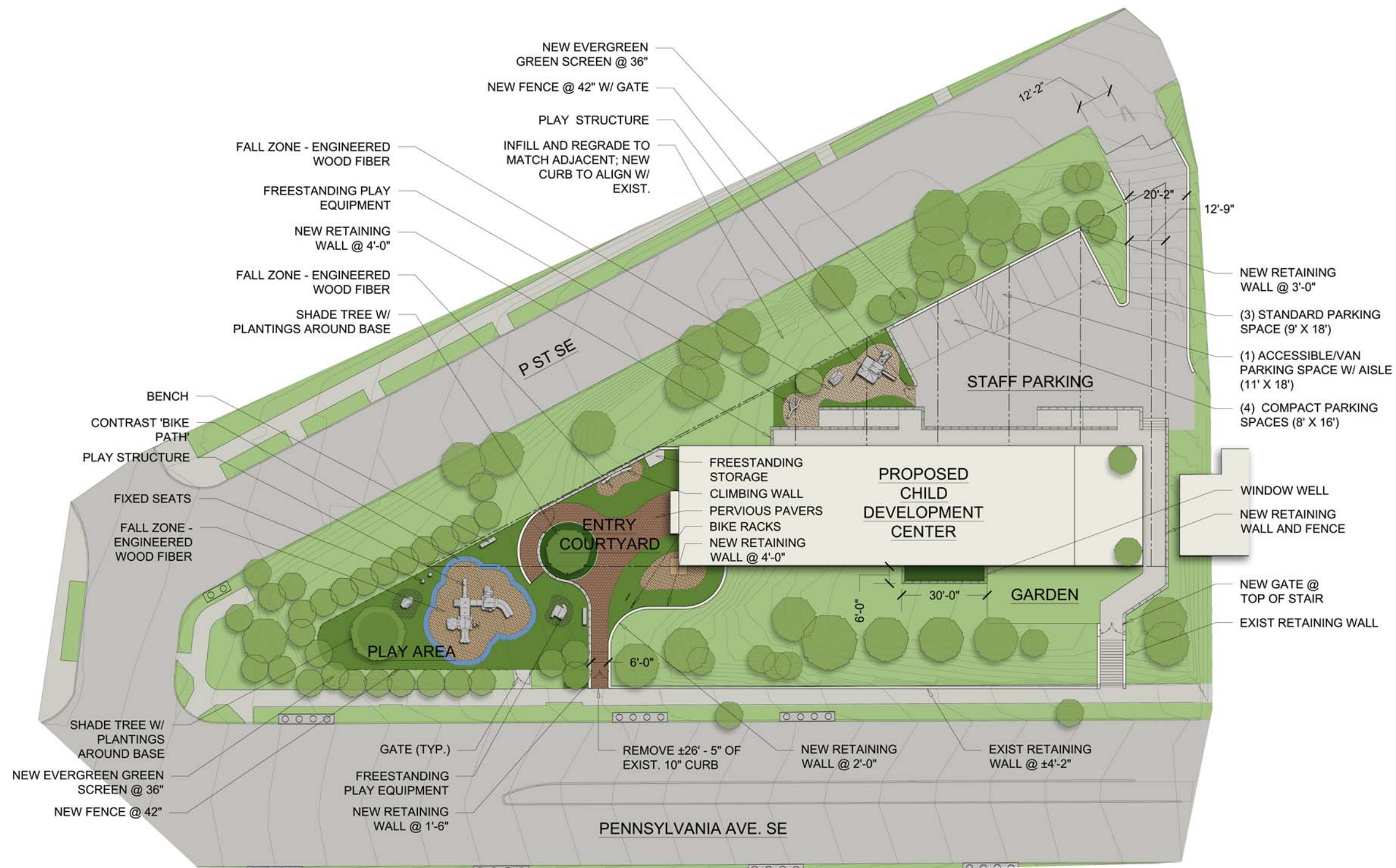
Scale: 1" = 40'-0"



EXISTING - SITE PLAN

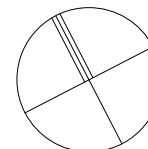
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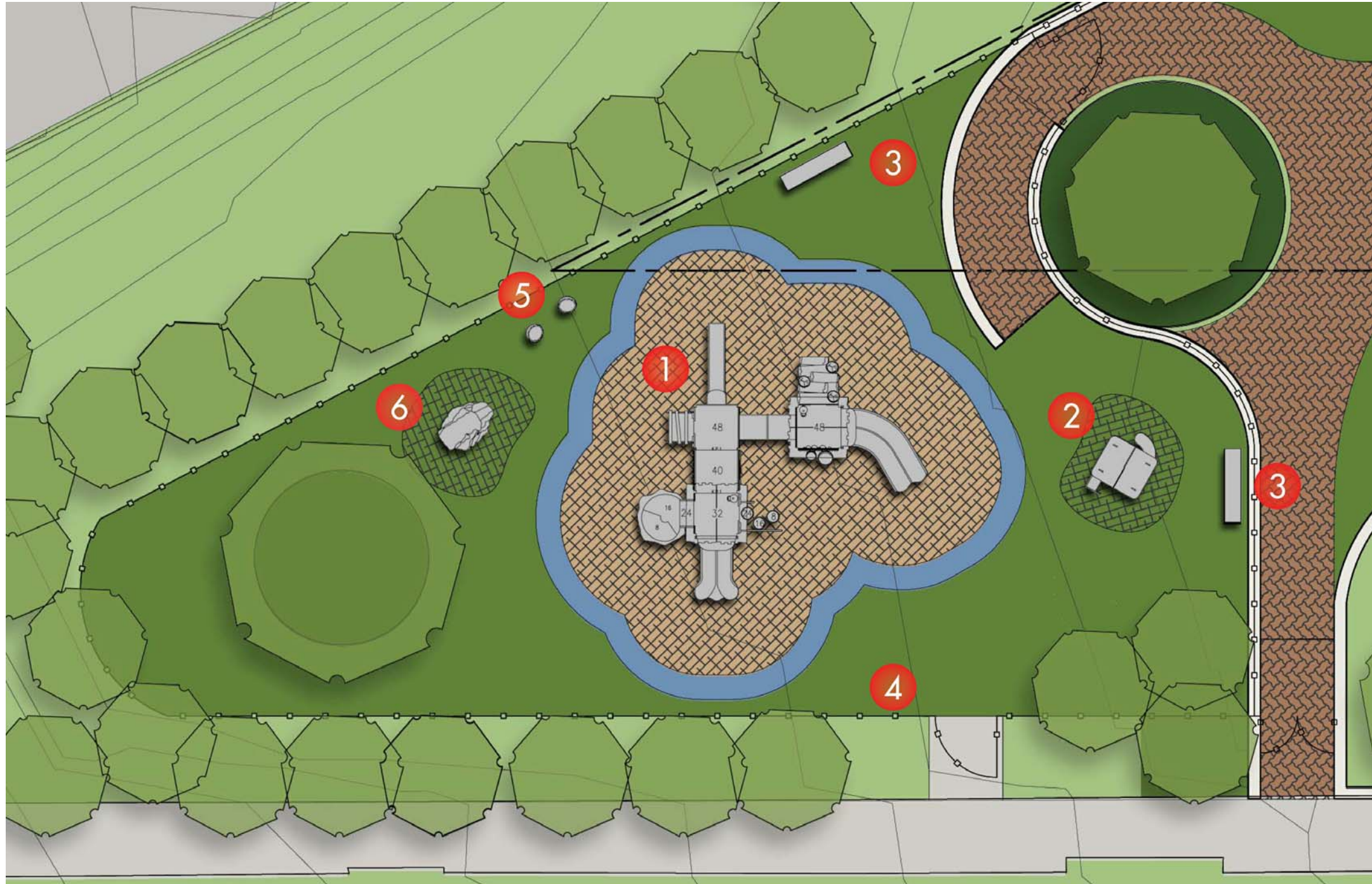




PROPOSED - SITE PLAN

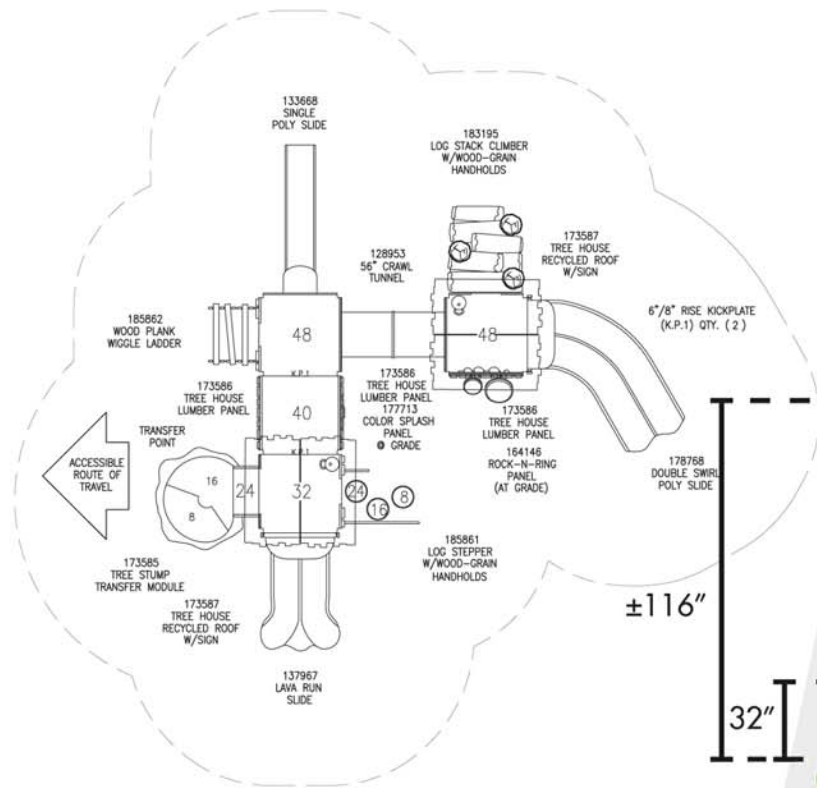
Scale: 1" = 40'-0"





PLAY EQUIPMENT KEY PLAN

Scale: 1" = 10'-0"



1
TREE HOUSE PLAY STRUCTURE
MAX. FALL HEIGHT = 48" H



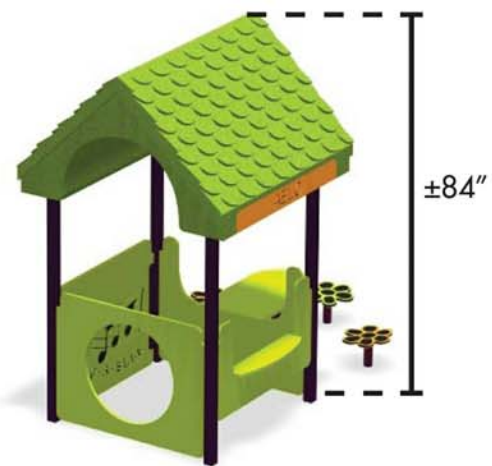
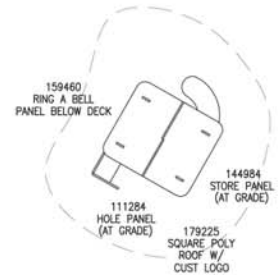
4
ABERDEEN COMMERCIAL IRON FENCE
(3 HORIZONTAL RAILS & 9" RINGS)
TOP RAIL HEIGHT = 42"



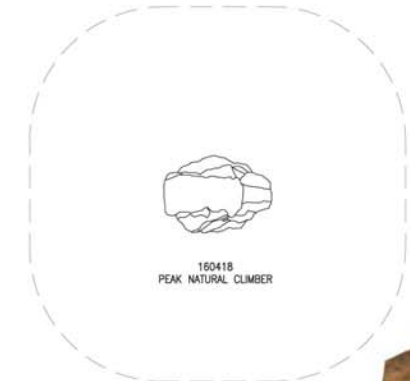
5
ACORN SEAT
SEAT HEIGHT = 16-1/2"



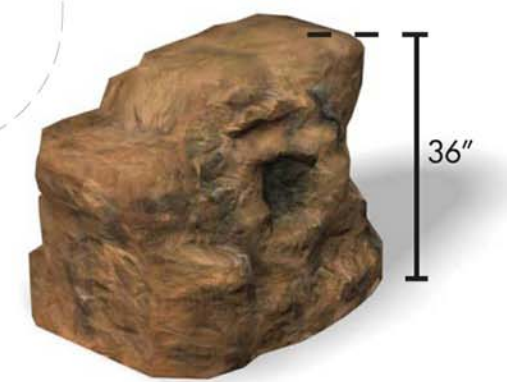
2
KIDS CABIN
TOP OF ROOF (APPROX.) = TBD

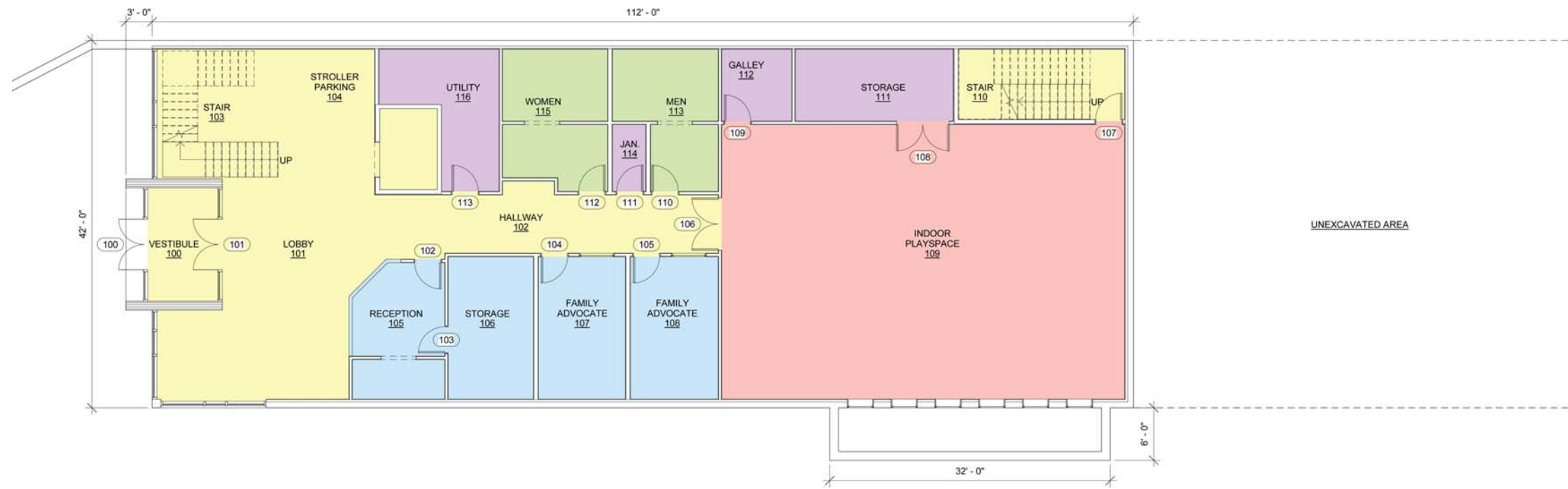


3
LOG BENCH
SEAT HEIGHT = 18" H



6
PEAK ROCK CLIMBER
MAX. FALL HEIGHT = 36"





PROPOSED - FIRST FLOOR PLAN

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