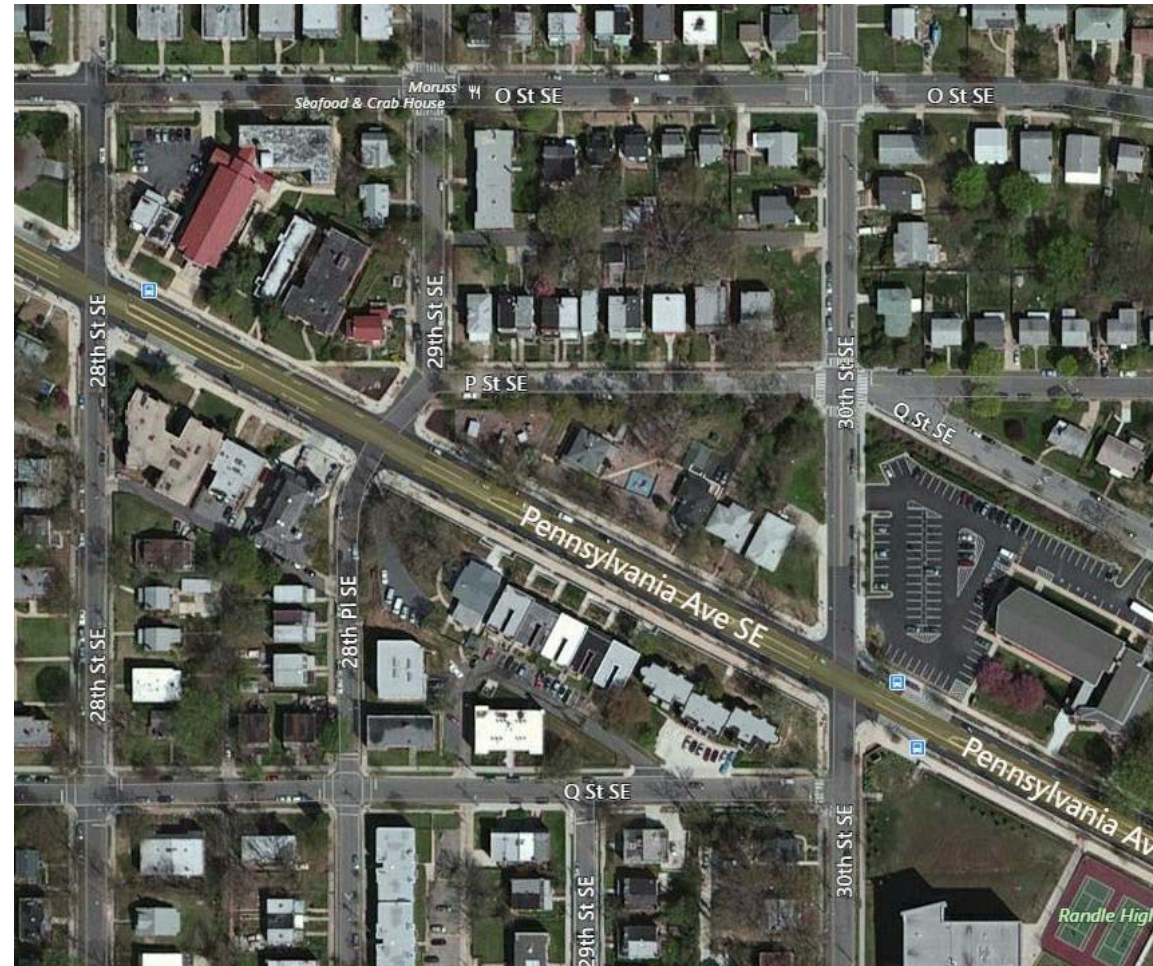




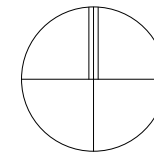
**LIST OF DRAWINGS**

- 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 FIRST FLOOR PLAN
- BZA-10 SECOND FLOOR PLAN
- BZA-11 THIRD FLOOR PLAN
- BZA-12 ROOF PLAN
- BZA-13 PROPOSED NW ELEVATION
- BZA-14 PROPOSED SE ELEVATION
- BZA-15 PROPOSED ELEVATIONS
- BZA-16 SITE SECTIONS
- BZA-17 PROPOSED RENDERING
- BZA-18 PROPOSED RENDERING
- BZA-19 PROPOSED RENDERING
- BZA-20 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:** PROSPERA  
 901 COMMERCE DRIVE  
 UPPER MARLBORO, MD 20774  
 (410) 598 - 3583

**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



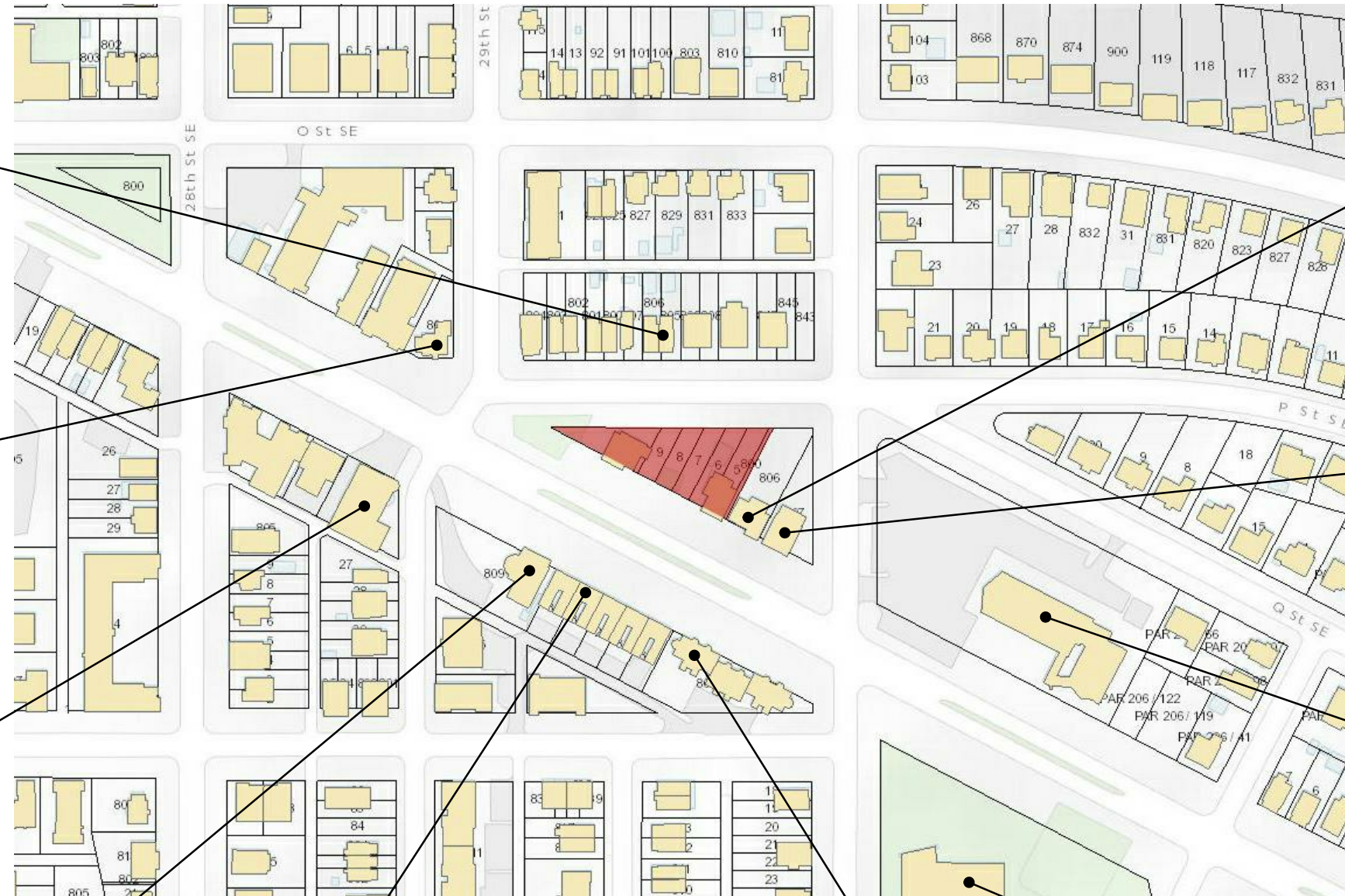
RESIDENCE - 2826 PENNSYLVANIA AVE, SE  
2.5 STORIES



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

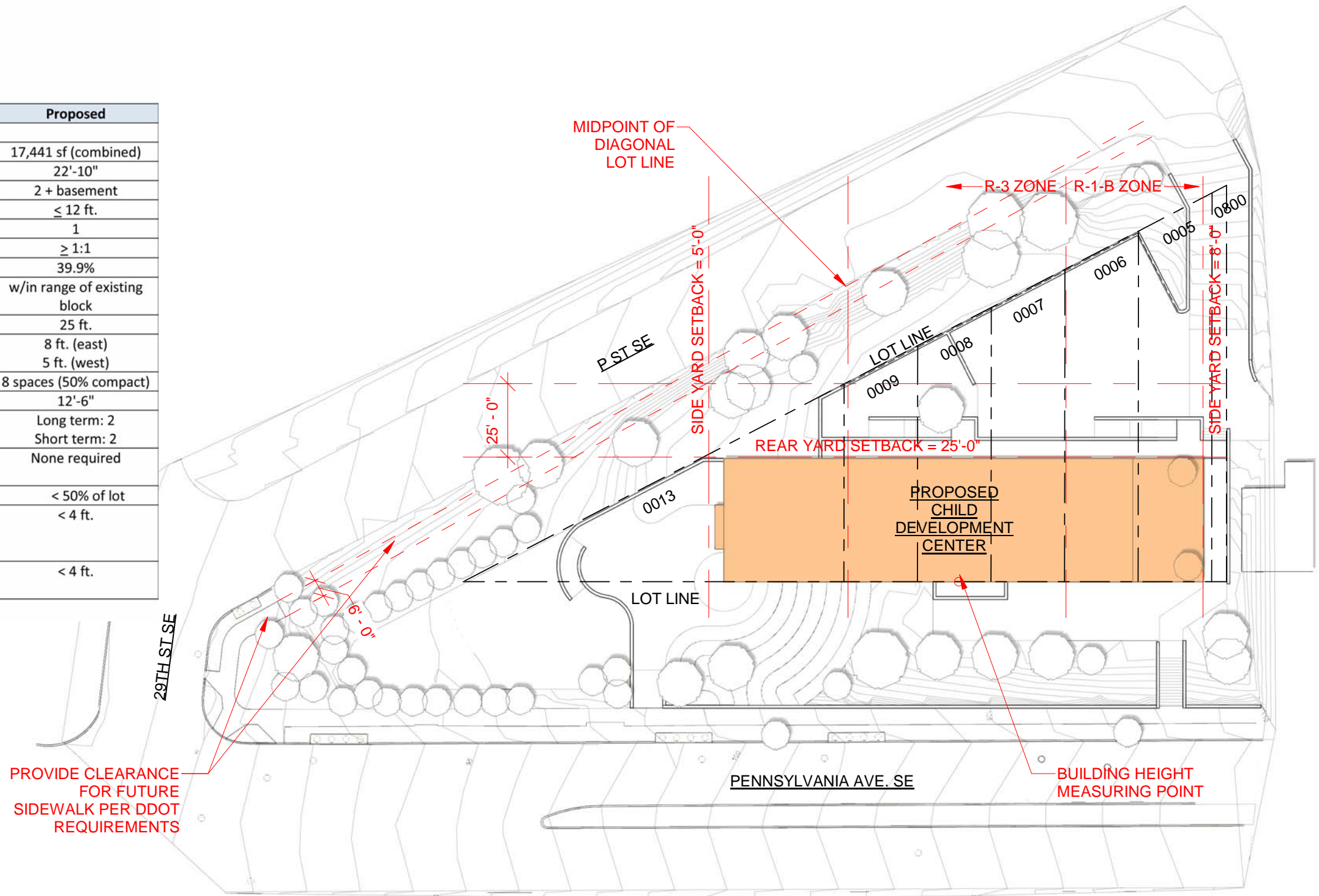


EXISTING SITE CONDITION - PENNSYLVANIA AVE., SE

**ZONING DATA**

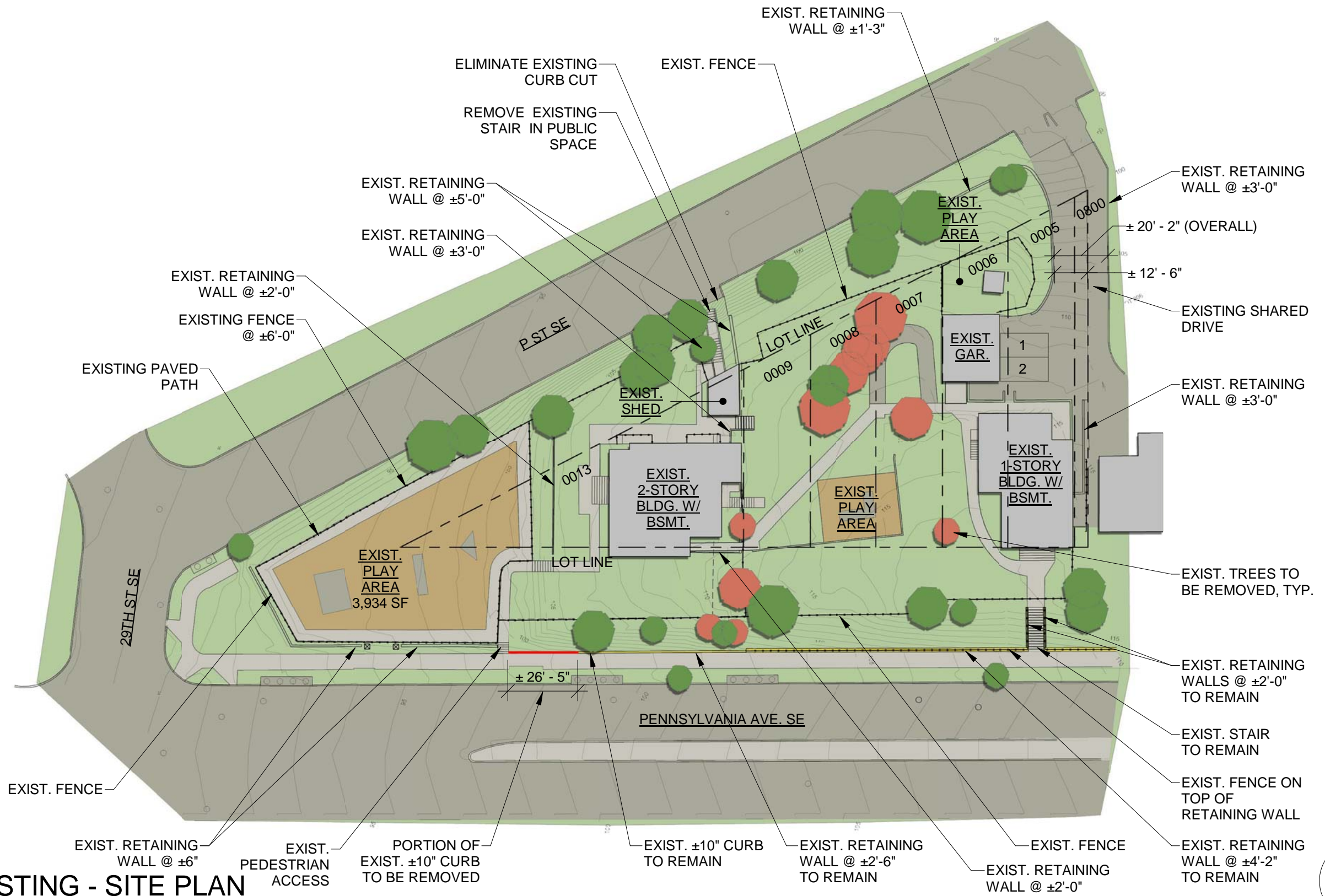
Address: 2910-2916 Pennsylvania Ave., SE  
 Square: 5546  
 Lots: 5, 6, 7, 8, 9, 13 and 800  
 Zone: R-1-B (Lots 5-6, 800) and R-3 (Lots 7-9, 13)  
 Land Area: 17,441 sf  
 Current Use: Child Development Center  
 Proposed Use: Child Development Center

	R-1-B	R-3	Proposed
Lot Width	50'	40'	
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**

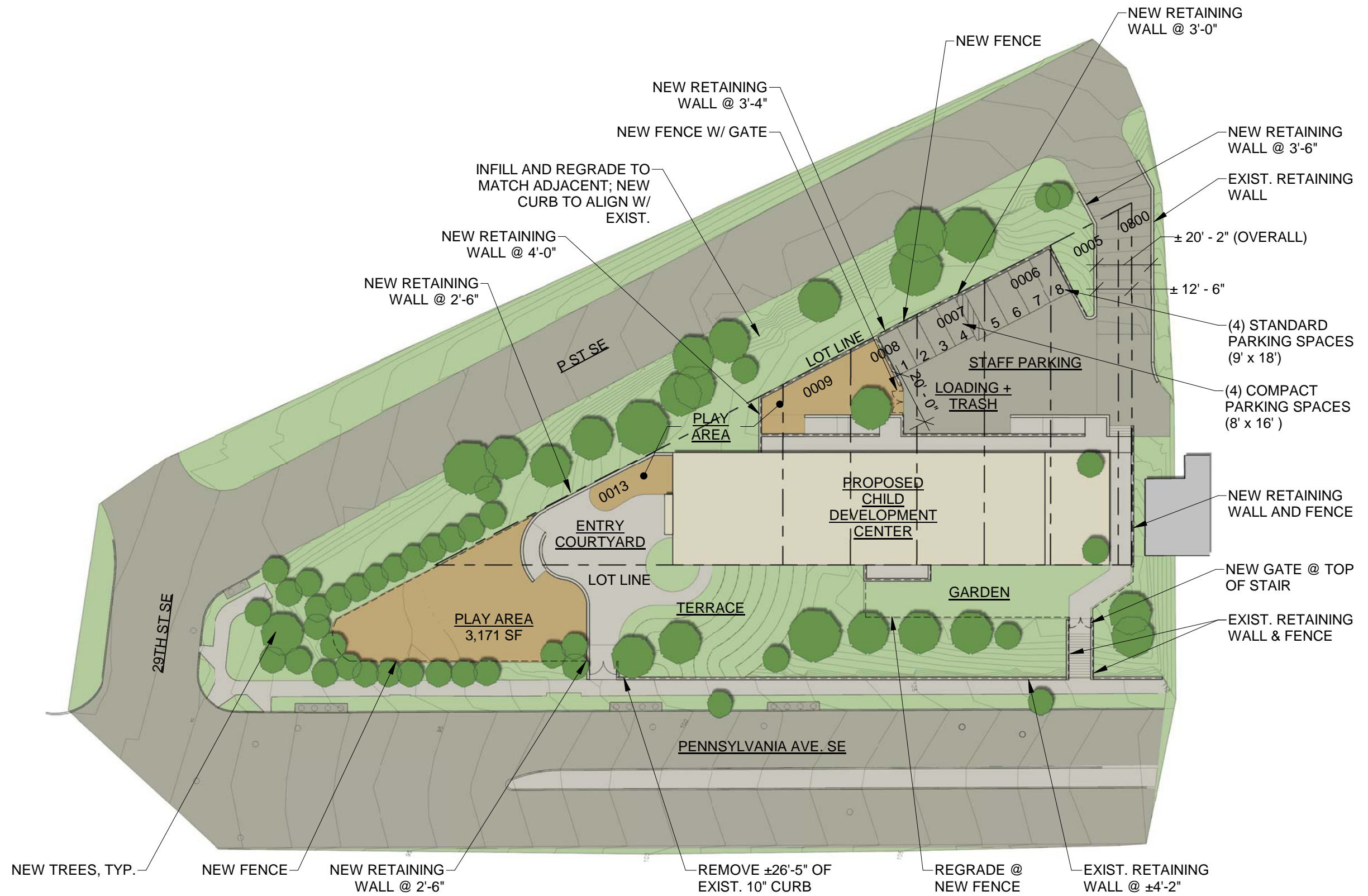
Scale: 1" = 40'-0"



**EXISTING - SITE PLAN**

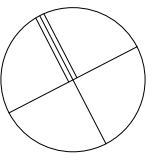
Scale: 1" = 40'-0"

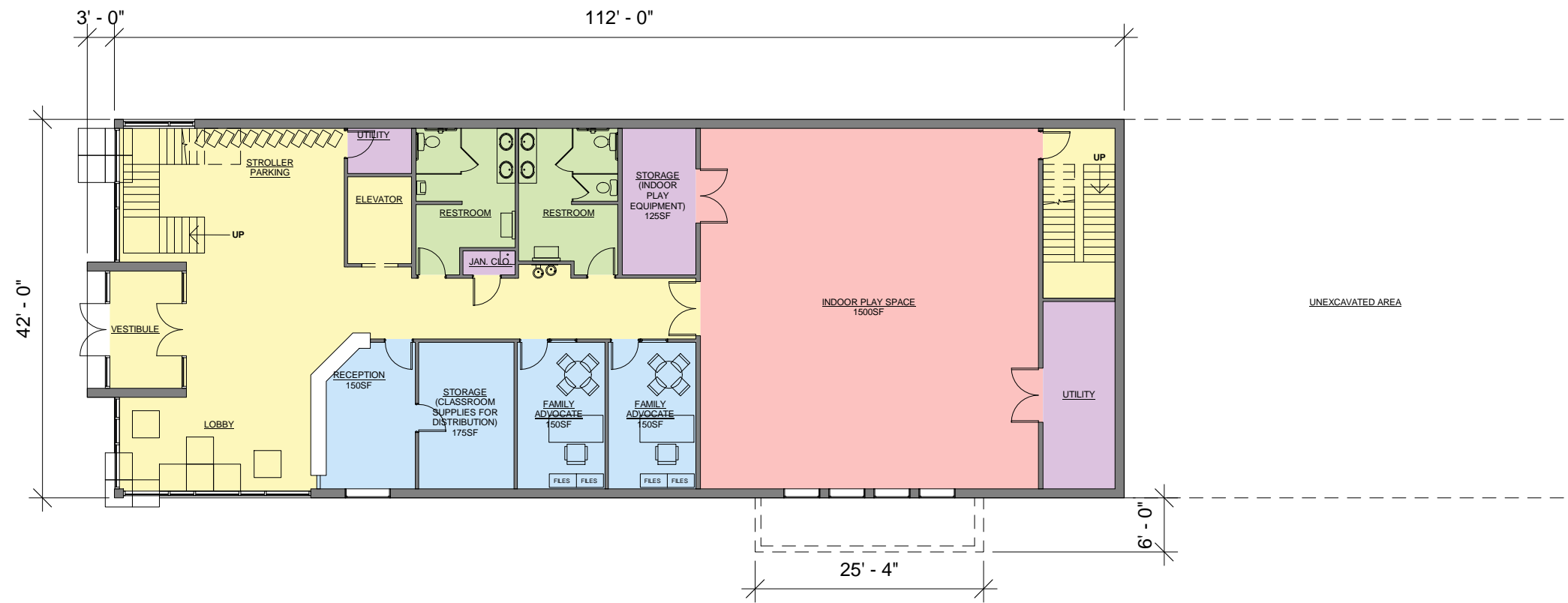




**PROPOSED - SITE PLAN**

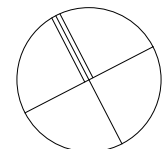
Scale: 1" = 40'-0"

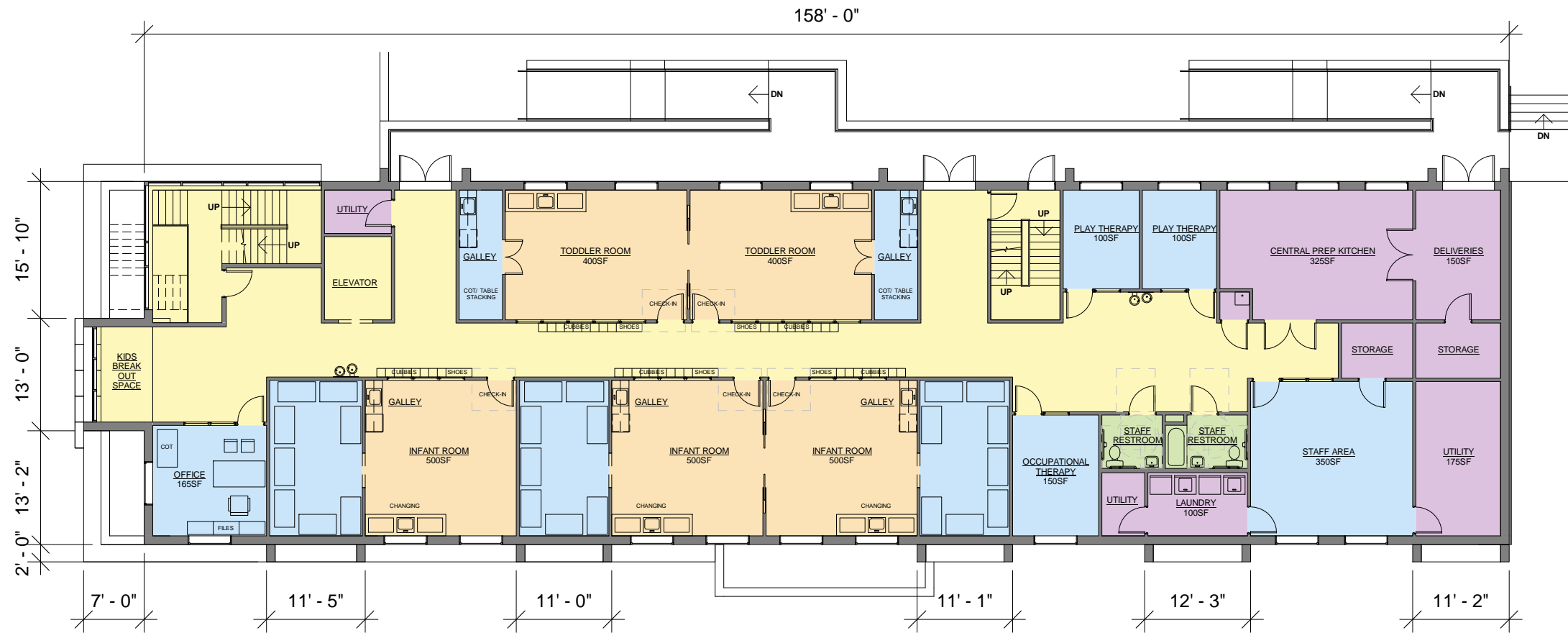




**PROPOSED - FIRST FLOOR PLAN**

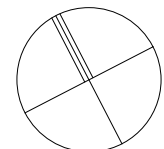
Scale: 1/16" = 1'-0"

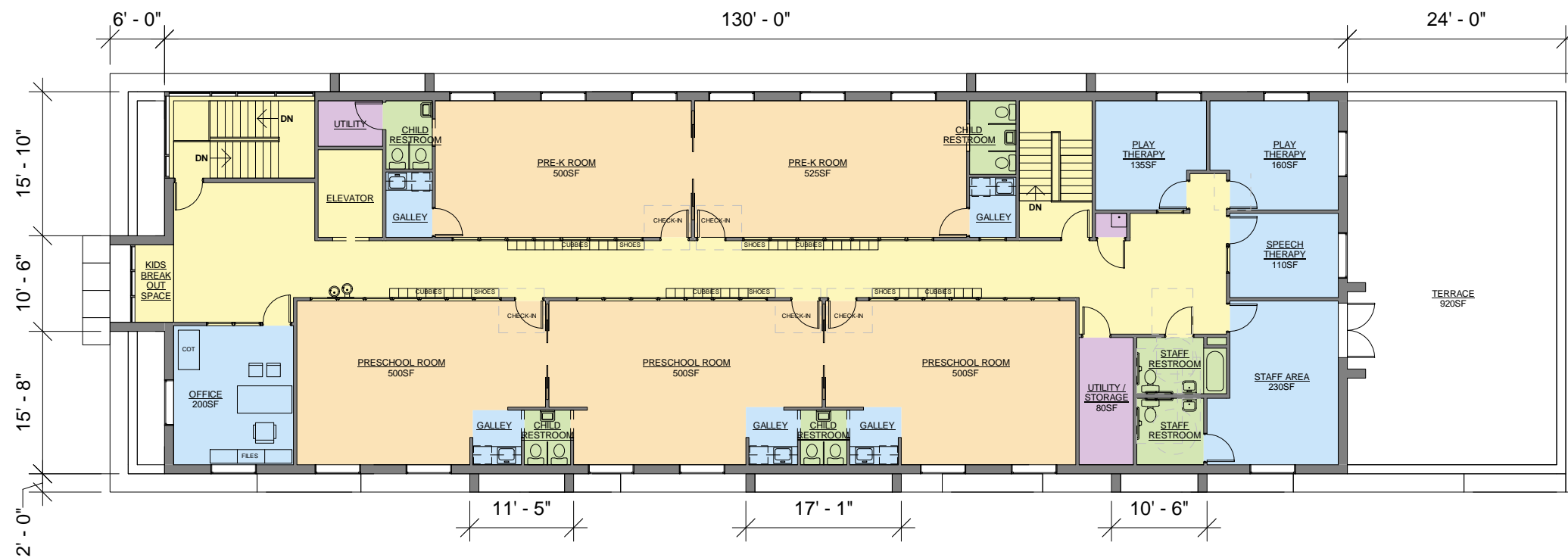




**PROPOSED - SECOND FLOOR PLAN**

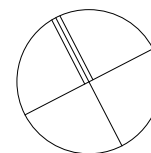
Scale: 1/16" = 1'-0"

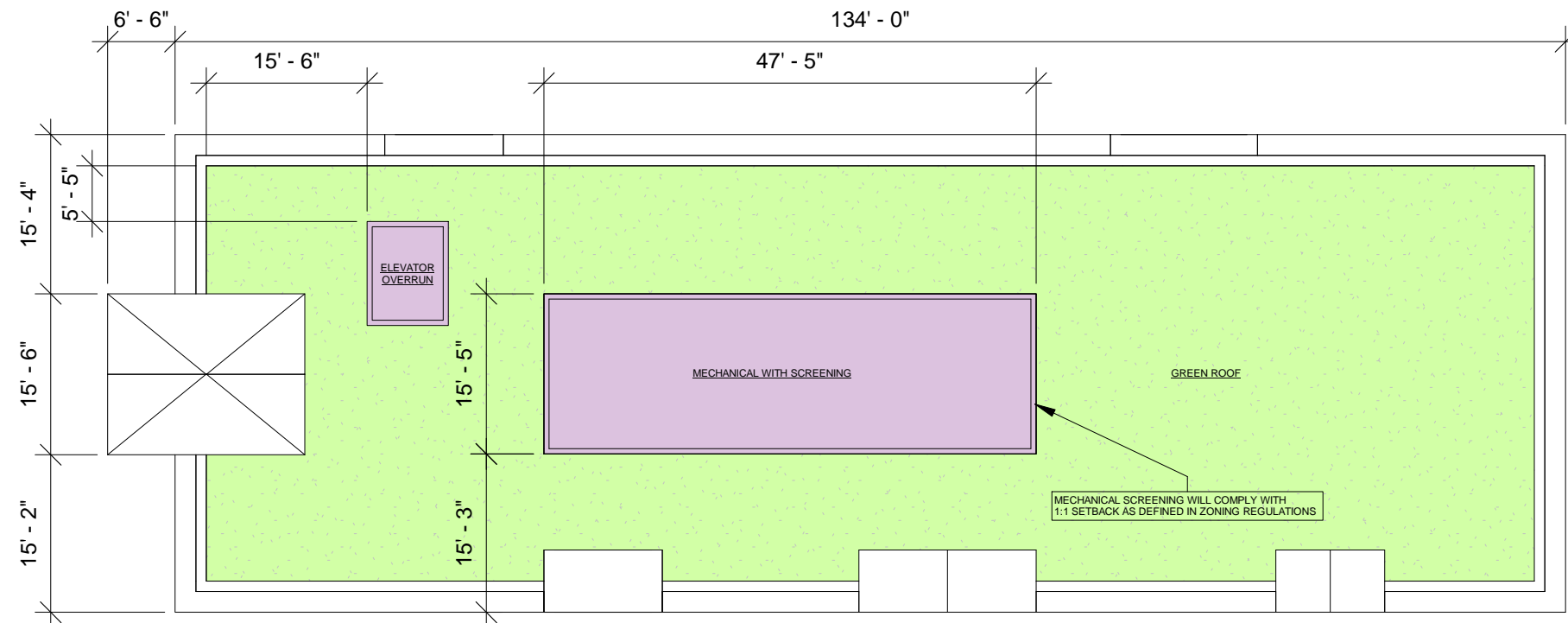




**PROPOSED - THIRD FLOOR PLAN**

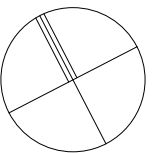
Scale: 1/16" = 1'-0"

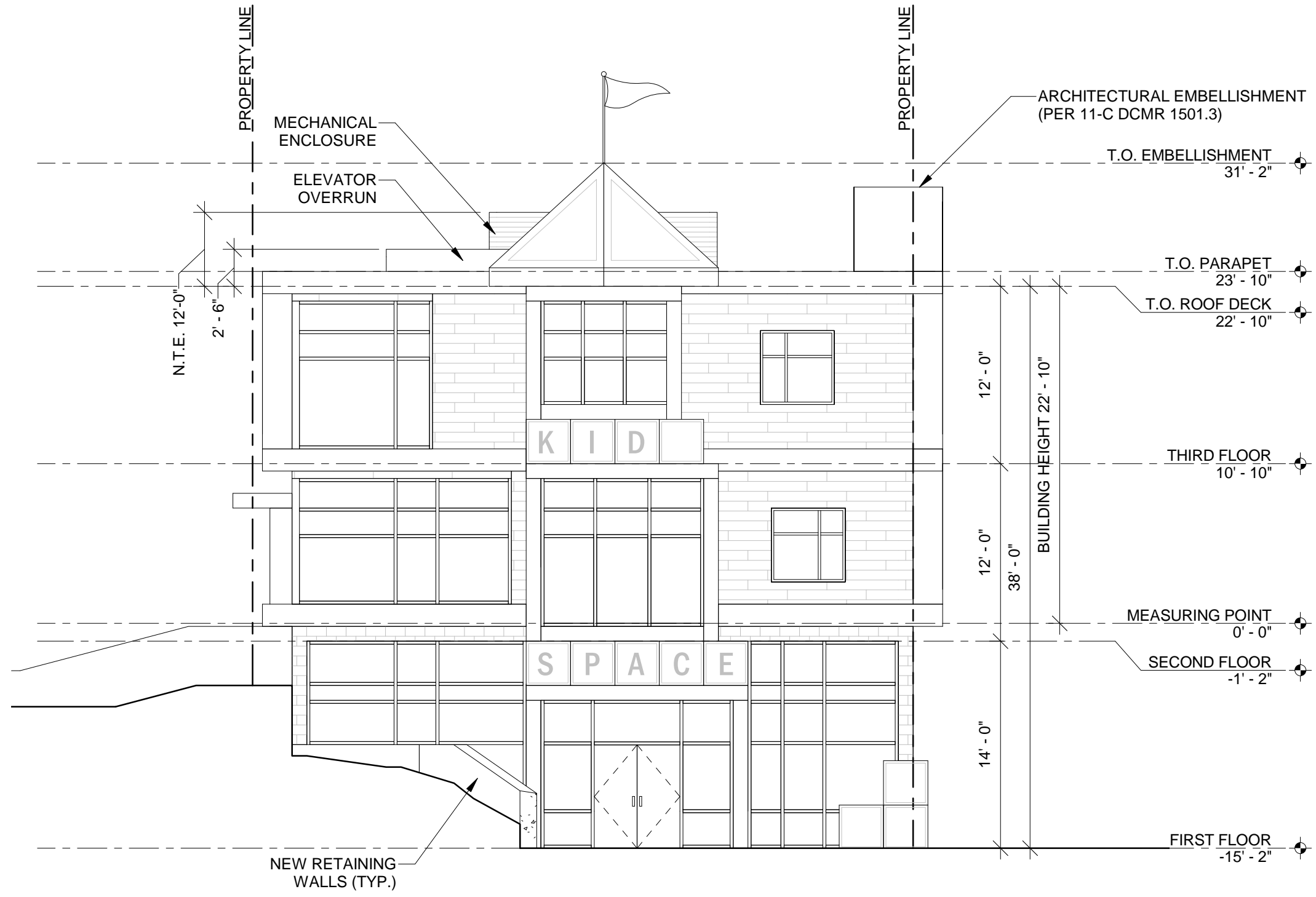




PROPOSED - ROOF PLAN

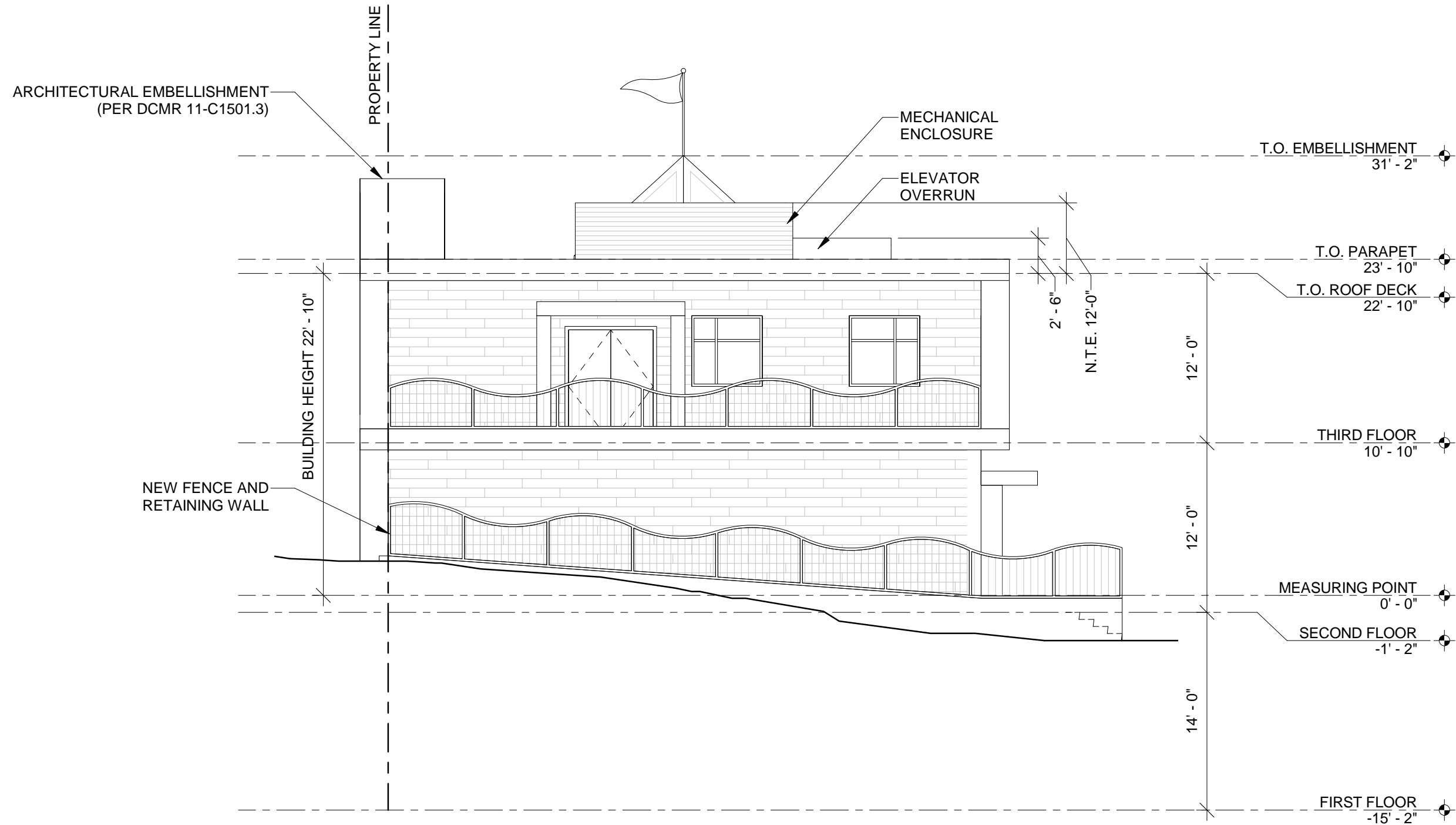
Scale: 1/16" = 1'-0"





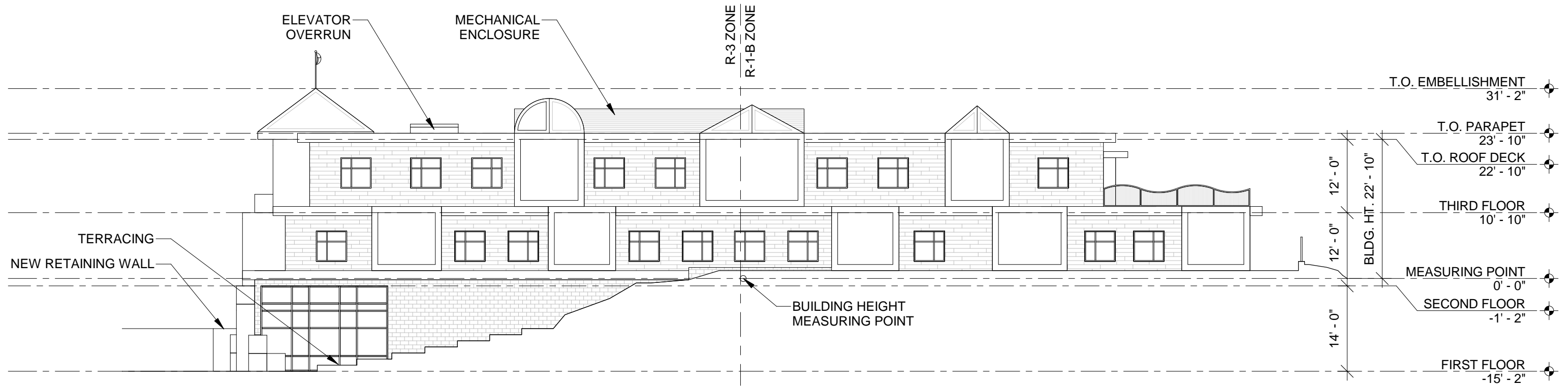
**PROPOSED - NW ELEVATION**

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



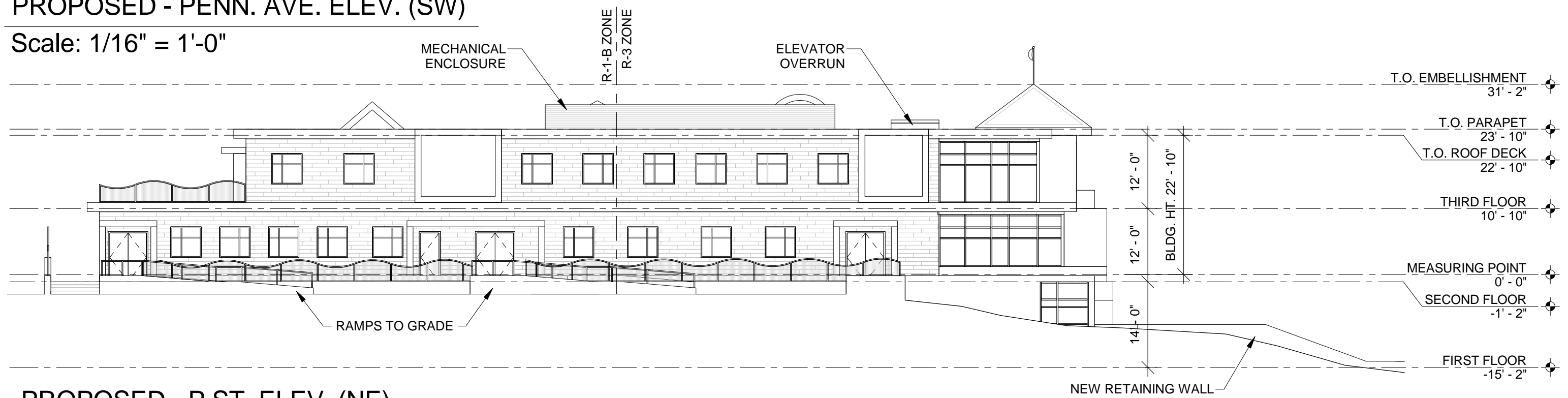
**PROPOSED - SE ELEVATION**

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



PROPOSED - PENN. AVE. ELEV. (SW)

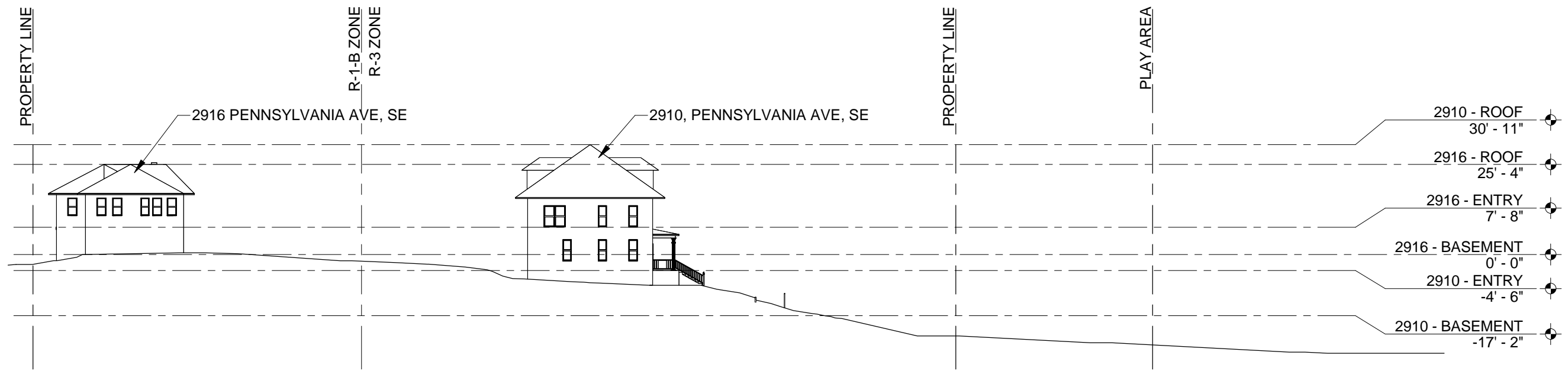
Scale: 1/16" = 1'-0"



PROPOSED - P ST. ELEV. (NE)

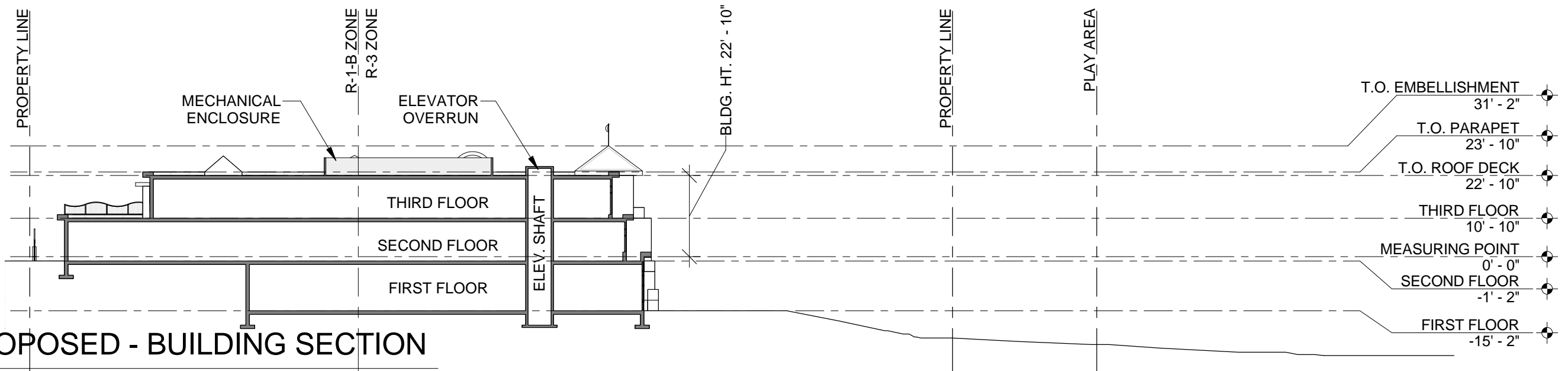
Scale: 1/16" = 1'-0"





**EXISTING - SITE SECTION**

Scale: 1/32" = 1'-0"



**PROPOSED - BUILDING SECTION**

Scale: 1/32" = 1'-0"







