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 WASHINGTON, DC 20012
 V: 202.558.9505

OWNERSHIP
 THE CARDING GROUP
 5422 FALMOUTH RD.
 BETHESDA, MD 20816

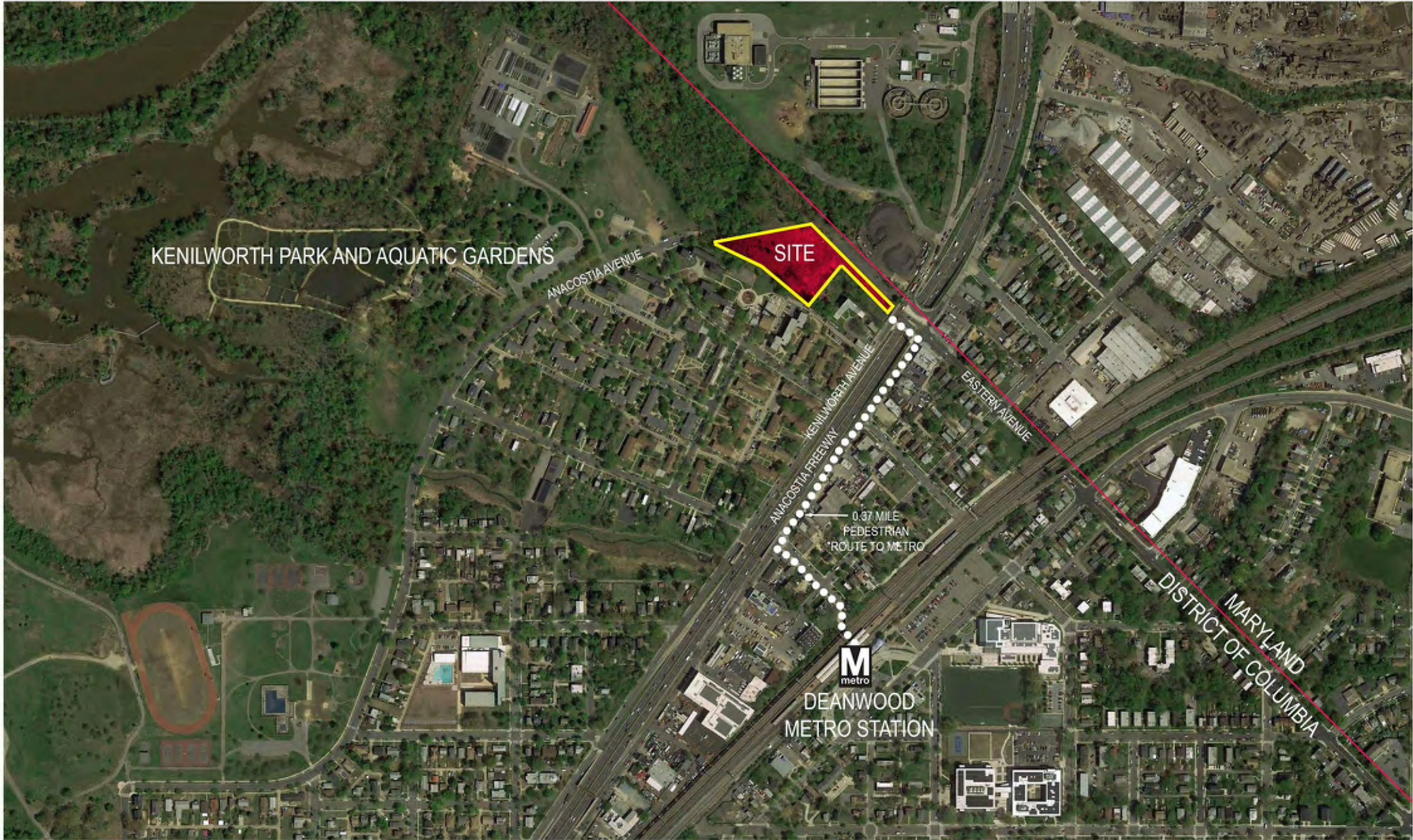
ARCHITECT
 ENVIRONMENTS FOR HEALTH ARCHITECTURE
 14291 PARK MEADOW DR. STE. 300
 CHANTILLY, VA 20151
 V: 703.378.1864

GEOTECHNICAL ENGINEERING
 SCHNABEL ENGINEERING
 4200 WISCONSIN AVENUE, NW, SUITE LL9
 WASHINGTON, DC 20016
 V: 240.882.4711

CIVIL / LANDSCAPE / SURVEYING
 URBAN
 7712 LITTLE RIVER TURNPIKE
 ANNANDALE, VA 22003
 V: 703.642.8080

MEP / STRUCTURAL ENGINEERING
 GPI
 8001 BRADDOCK ROAD, SUITE 200
 SPRINGFIELD, VA 22151
 V: 703.978.0100







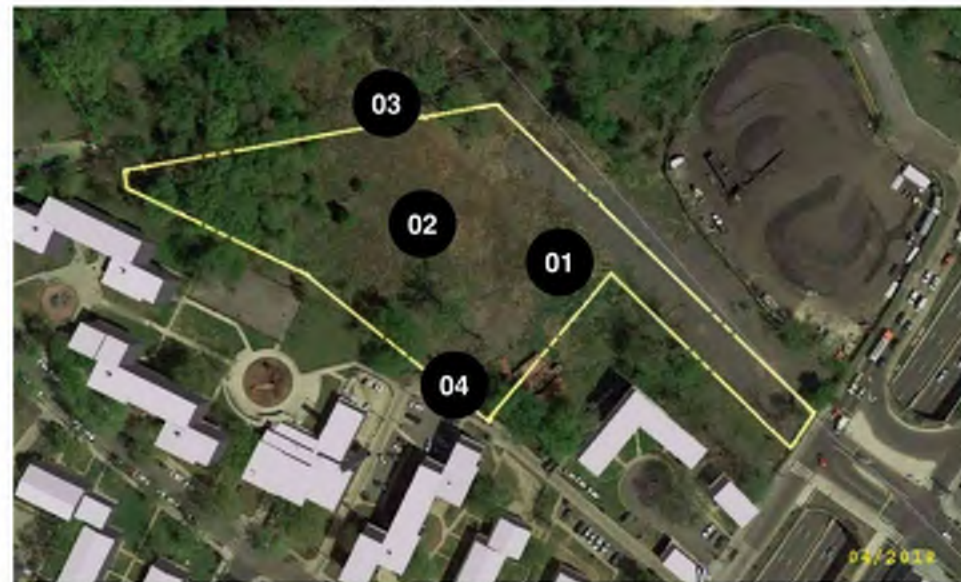
HISTORIC SITE IMAGE
(10-2012) Google Earth
FULLY FORESTED SITE



HISTORIC SITE IMAGE
(10-2014) Google Earth
RECENT TREE CLEARING



HISTORIC SITE IMAGE
(04-2015) Google Earth
RECENT GRAVEL DRIVE



HISTORIC SITE IMAGE
(04-2018) Google Earth
EXISTING CONDITIONS

EVIDENCE OF PRIOR NEGLECT, DISREPAIR AND DAMAGES TO EXISTING SITE

- 01) UNAUTHORIZED GRAVEL DRIVE
- 02) UNAUTHORIZED TREE CLEARING
- 03) PILES OF TREES & DEBRIS FROM UNAUTHORIZED TREE CLEARING
- 04) ABANDONED SEA CRATES (SINCE 2010)





EXISTING SITE PHOTO-01



EXISTING SITE PHOTO-02



EXISTING SITE PHOTO-03



EXISTING SITE PHOTO-04



EXISTING SITE PHOTO-05



EXISTING SITE PHOTO-06

EVIDENCE OF PRIOR NEGLECT, DISREPAIR AND DAMAGES TO EXISTING SITE

- 01) UNAUTHORIZED GRAVEL DRIVE
- 02) UNAUTHORIZED TREE CLEARING
- 03) PILES OF TREES & DEBRIS FROM UNAUTHORIZED TREE CLEARING
- 04) ABANDONED SEA CRATES (SINCE 2010)
- 05) ILLEGAL DUMPING



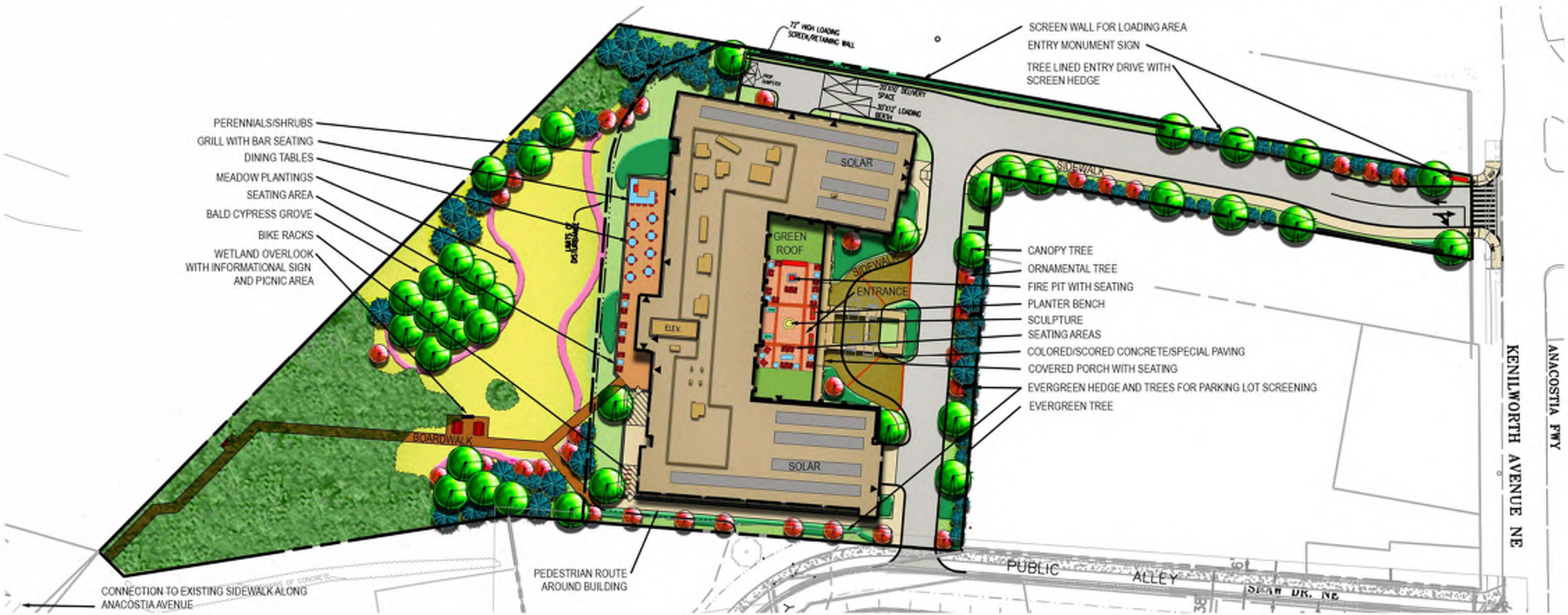
KEY PLAN



NATIVE PLANT PALETTE



GREEN ROOF



CHARACTER IMAGES



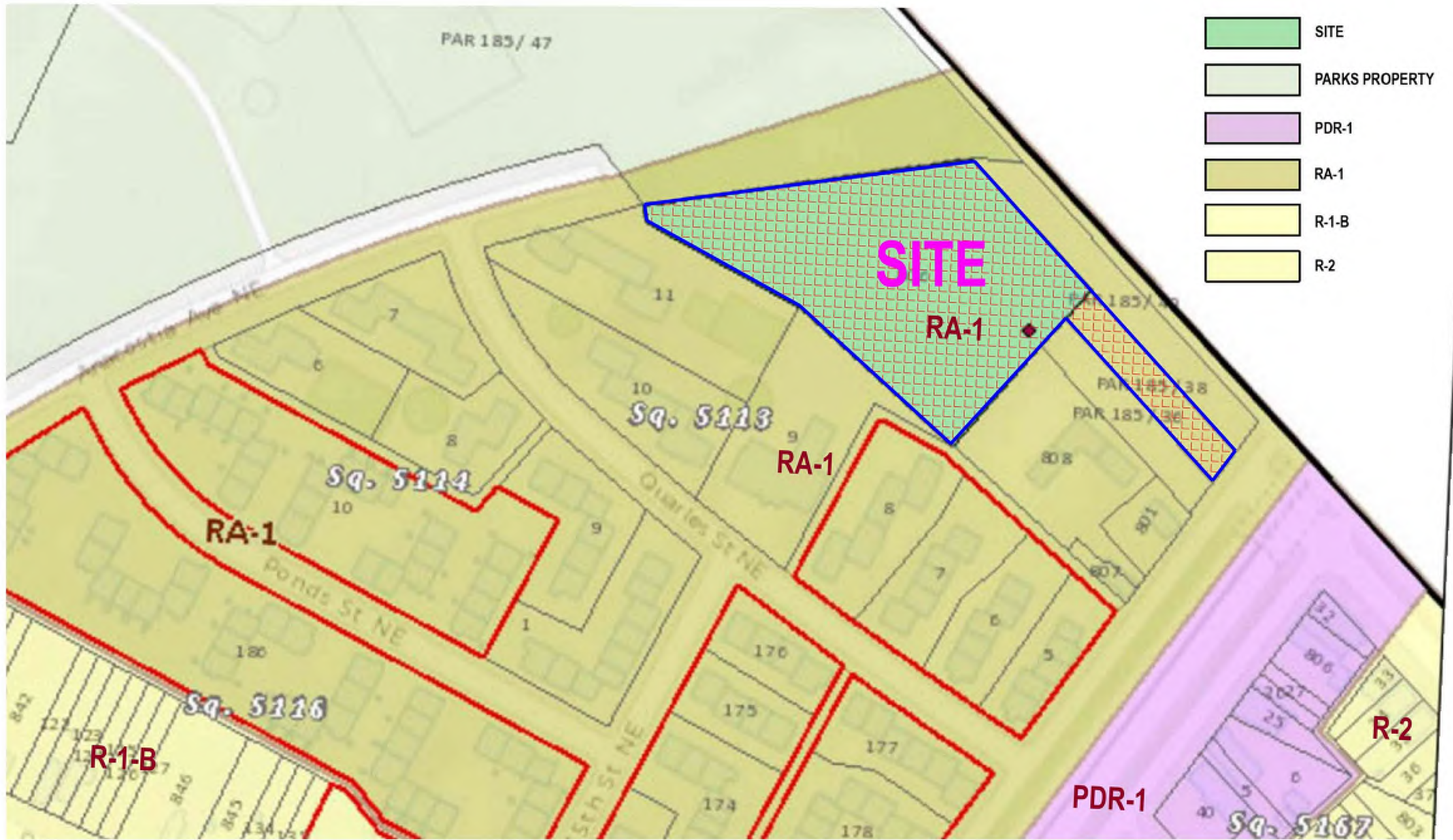








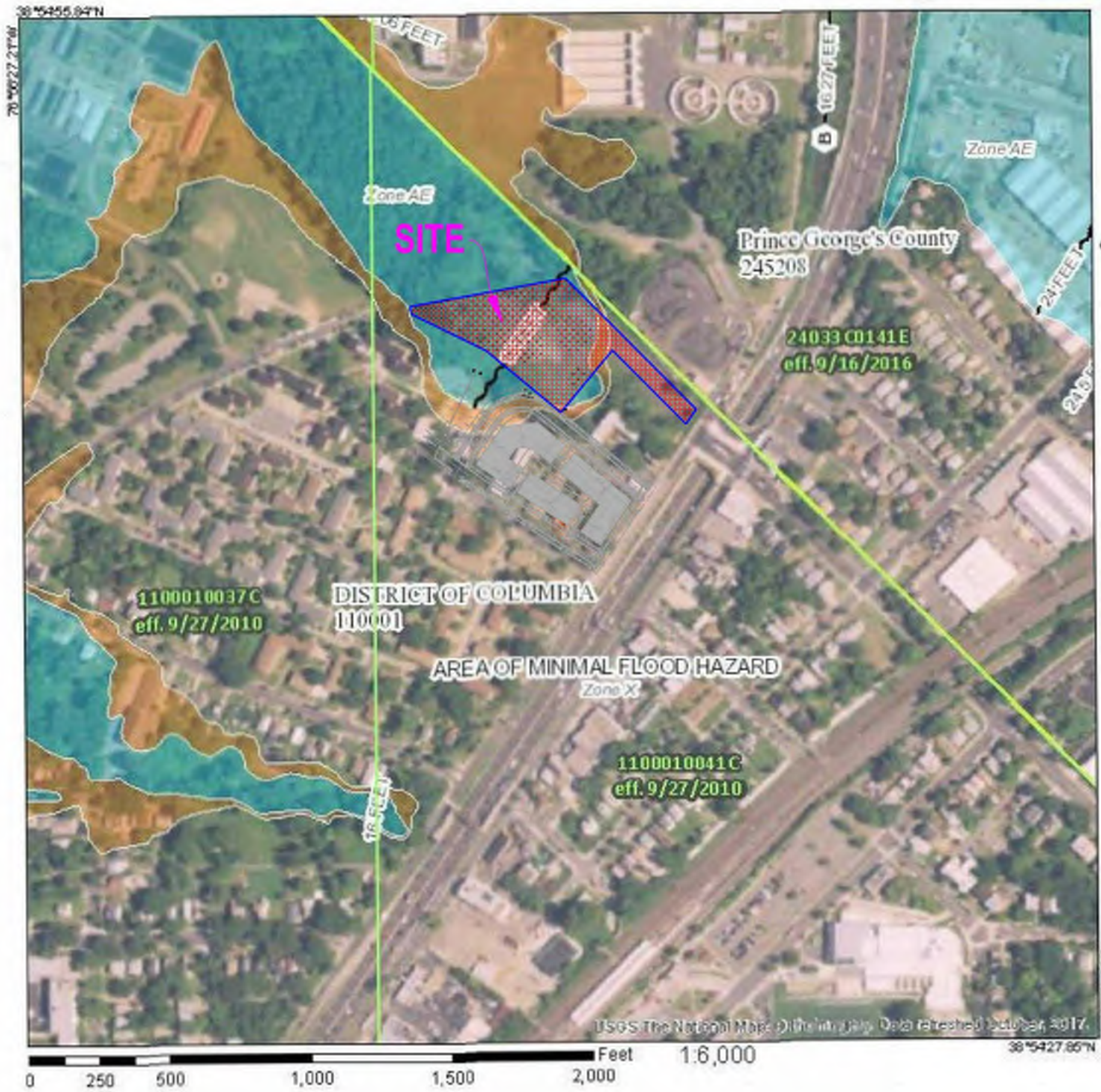




Zone District	RA-1	ANC:	7D
Square Number/Lot Number	5113/0806 & PARCEL 0185/0038	Ward:	7
Property Address	1650 KENILWORTH AVE NE	Historic District:	NO
Site Area (sq. ft.)	122,975	Commission of Fine Arts (CFA):	NO

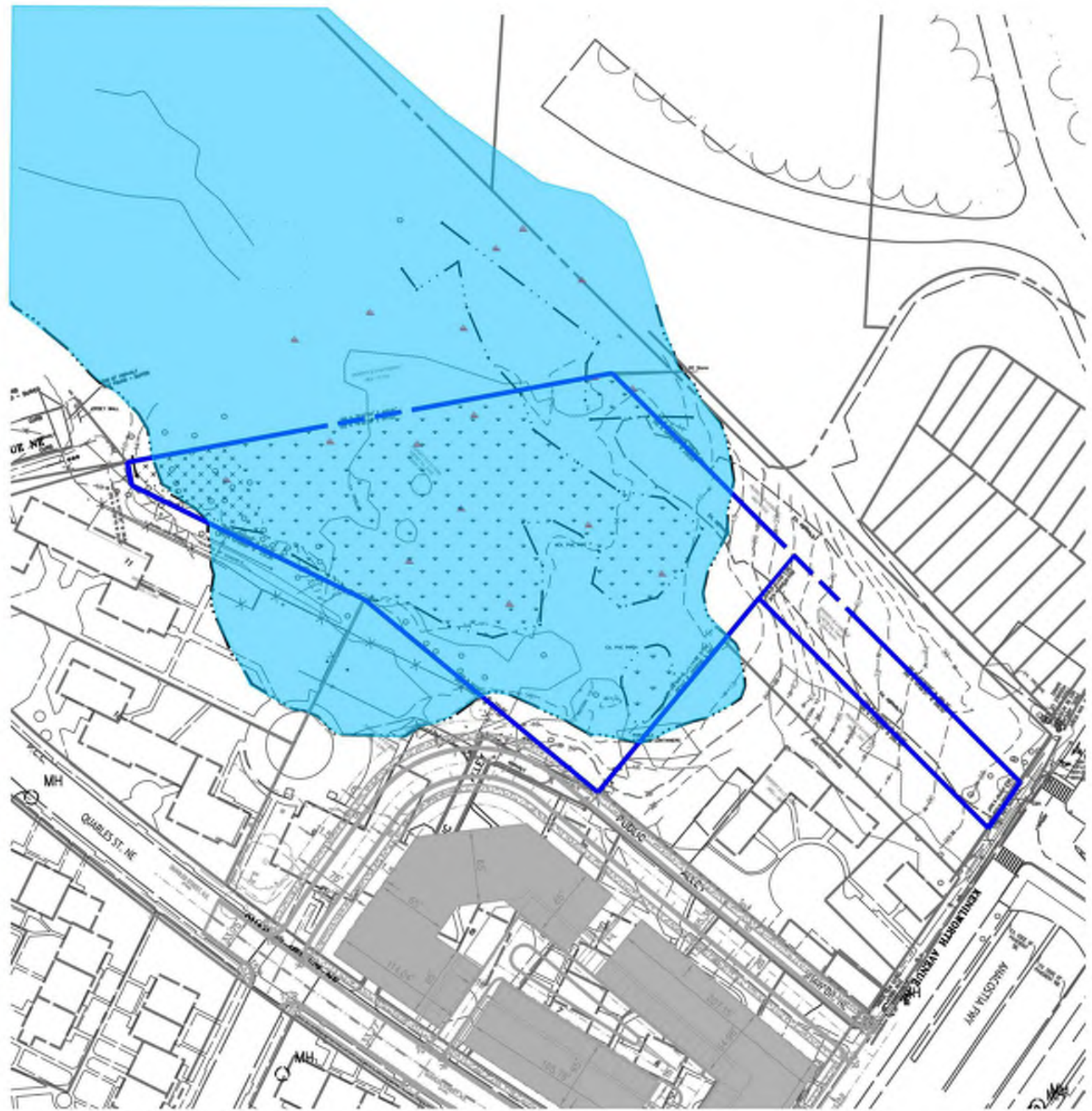
	Existing Conditions	ZR 16	Required/Allowed	Proposed/Provided	Relief Requested
FAR	n/a	11-F, §303.1	1.08	0.99	
Gross Building Area:			132,813SF	121,174 SF	
Number of Dwelling Units:	none			155	
Height:	n/a	11-F, §303.1	40'	60'	Relief Requested.
Lot Occupancy (Residential Use):	none	11-F, §304.1	40%	23%	
Rear Yard:	n/a	11-F, §305.1	20'	>20'	
Side Yard:	n/a	11-F, §306.2	15'	>15'	
Parking Spaces (Residential):	none	11-C, §701.5 & §702.1	26 (50% of 1 per 3 DUs within 0.5 mile of Metrorail Station)	26	
Standard Parking Size:	none	11-C, §712.5 & §712.6	9' X 18' (Full Size)	9' X 18' (Full Size)	
Bicycle (Residential):	none	11-C, §802.1 & §802.2	51 Spaces (1 per 3 DUs for 150 and 1 per 6DUs after that)- long term 8 Spaces (1 per 20 DUs) - short term	Provided as required.	
Loading (Residential):	none	11-C, §901.1	1 Loading Berths @ 30' deep 1 Service Delivery @ 20' deep	Provided as required.	
Gar :	n/a	11-F, §407.1	0.4	0.4	





FEMA FLOOD INSURANCE RATE MAP (FIRM)
Scale: 1"=400'

- 100 - YR FLOODPLAIN
- 500 - YR FLOODPLAIN

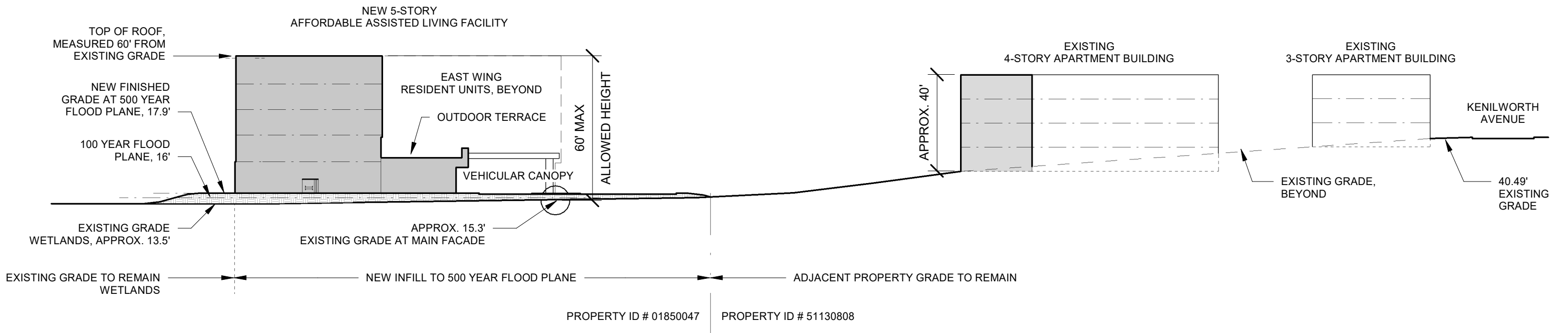


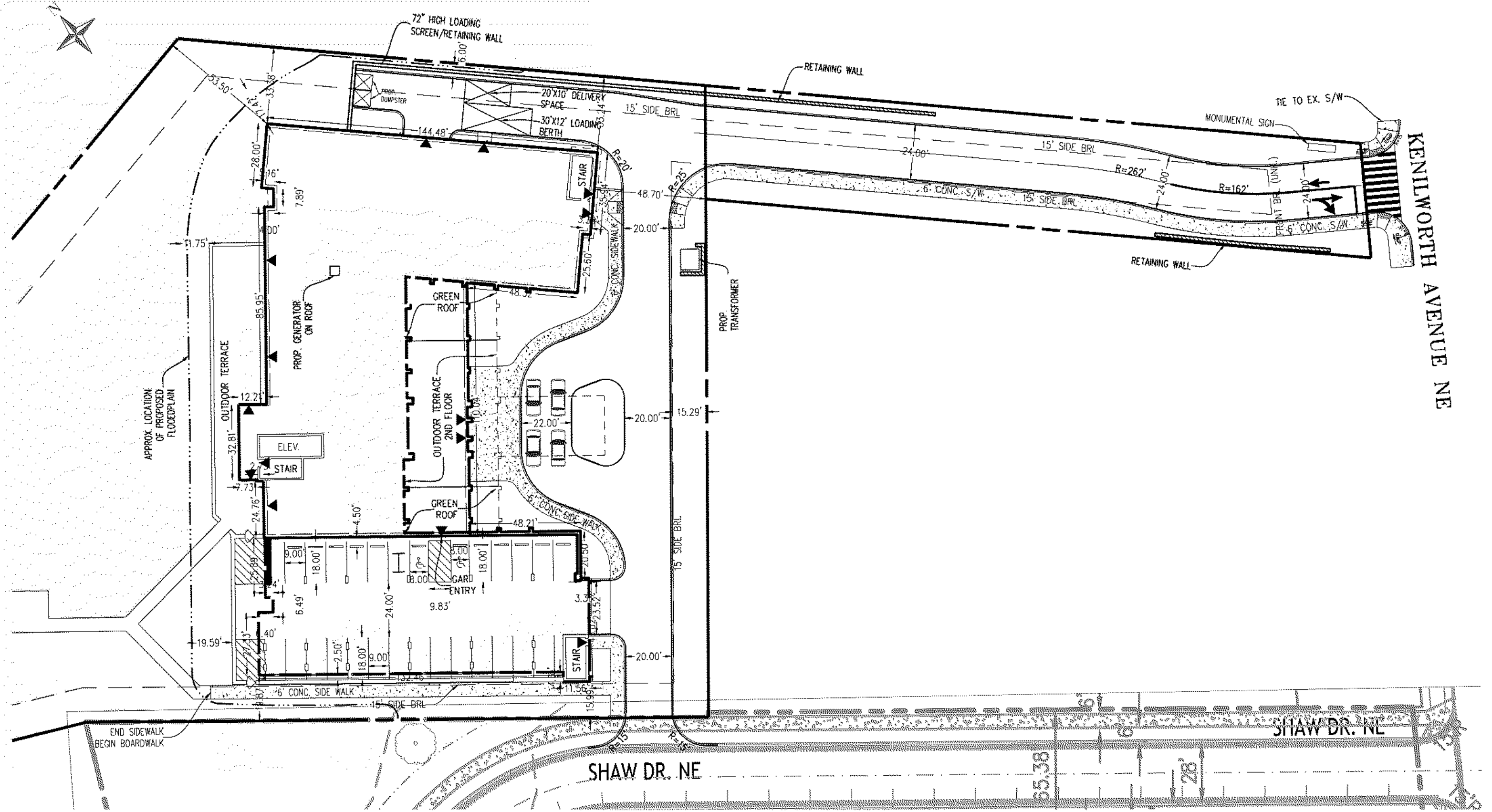
SITE IS IN FLOOD ZONE AE
BASE FLOOD ELEVATION (BFE) = 16.0' (100-YR FLOOD)
DESIGN FLOOD ELEVATION (DFE) = 17.9' (BFE+1.5' REQD.+0.5 ADDITIONAL TO ACHIEVE 500 YR ELEV. 17.9')
 Scale: 1"=120'





SITE IS IN FLOOD ZONE AE
BASE FLOOD ELEVATION (BFE) = 16.0' (100-YR FLOOD)
DESIGN FLOOD ELEVATION (DFE) = 17.9' (BFE+1.5' REQD.+0.5' ADDITIONAL TO ACHIEVE 500 YR ELEV. 17.9')







- COLOR BY DEPARTMENT
- FOOD SERVICE
 - PUBLIC AREA
 - STAFF / ADMIN
 - STORAGE
 - SUPPORT



COLOR BY DEPARTMENT

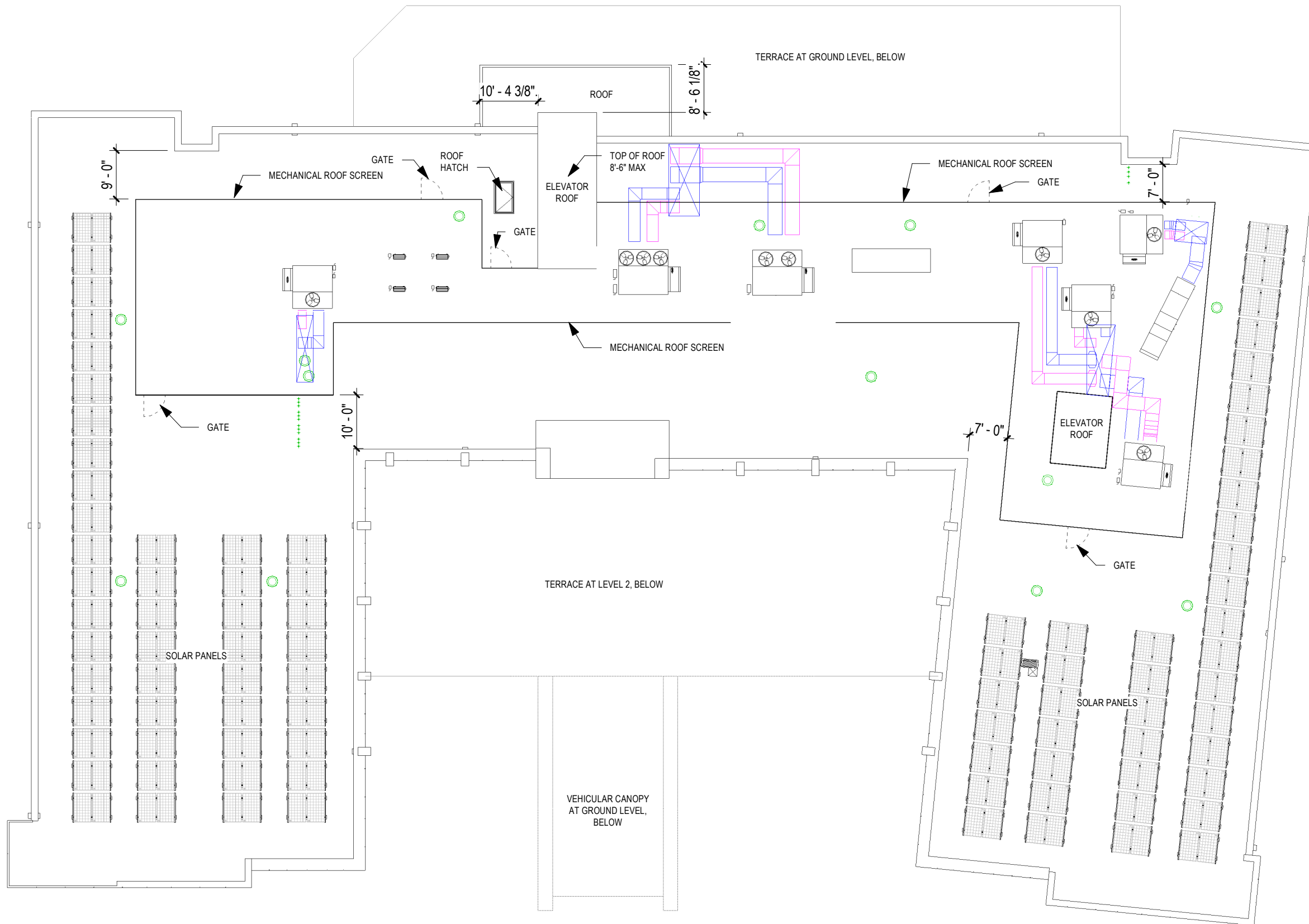
- OUTDOOR SPACE
- PUBLIC AREA
- RESIDENT
- STAFF / ADMIN
- SUPPORT





COLOR BY DEPARTMENT

- PUBLIC AREA
- RESIDENT
- STORAGE
- SUPPORT









TOP OF ELEVATOR ROOF
BEYOND, 8'-6" MAX

TYPICAL PARAPET, 42"
(48" MAX)

TOP OF PARAPET, 48" MAX

+/- 7 FT

T.O. SCREEN

T.O. ROOF

74.83'

ROOF SLAB

73.49'

LEVEL 5

62.83'

LEVEL 4

52.16'

LEVEL 3

41.49'

LEVEL 2

30.57'

LEVEL 1

500 YR FLOOD PLANE: 17.90'

EXISTING GRADE

15.3'

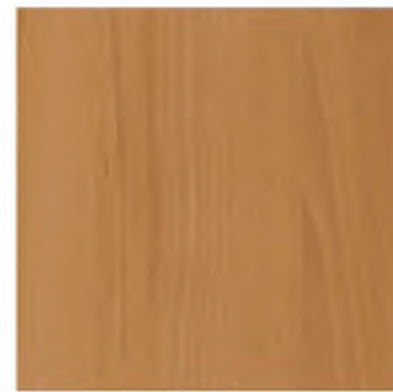
60 FT MAX ALLOWED HEIGHT





ALUMINUM STOREFRONT WINDOWS

SOLID PHENOLIC PANEL (RAIN SCREEN)



FIBROUS CEMENT PANELS (RAIN SCREEN)

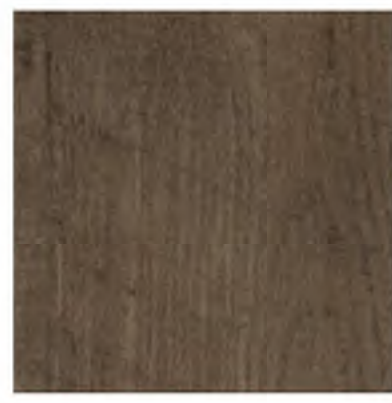


STACKED STONE VENEER





SOLID PHENOLIC PANEL (RAINSCREEN)



ALUMINUM LOUVERS @ PTAC UNITS

ALUMINUM STOREFRONT WINDOWS

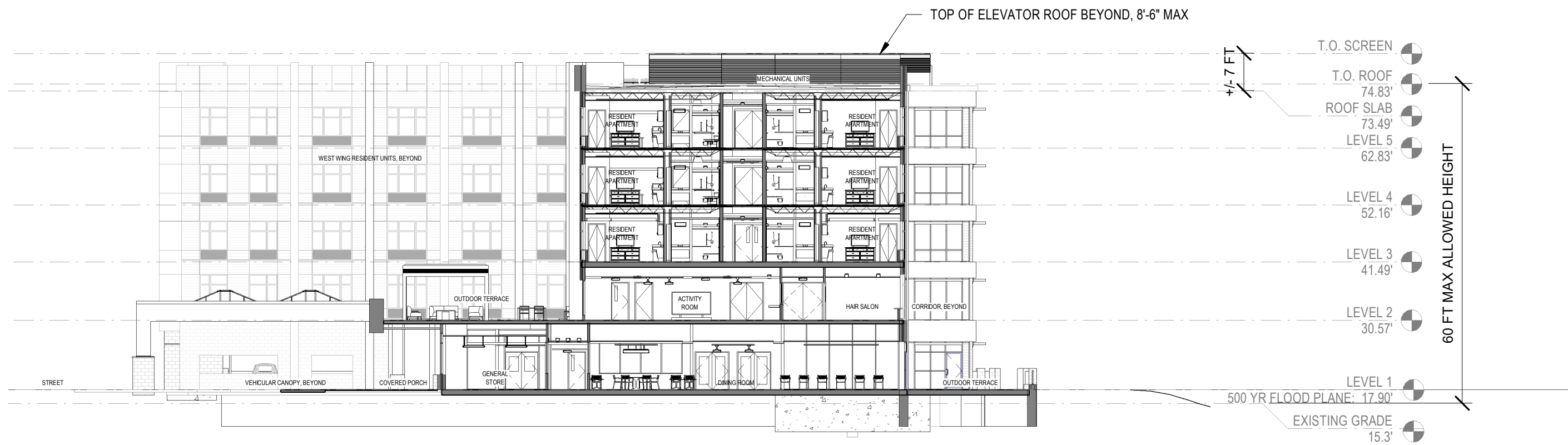
ALUMINUM CURTAIN WALL

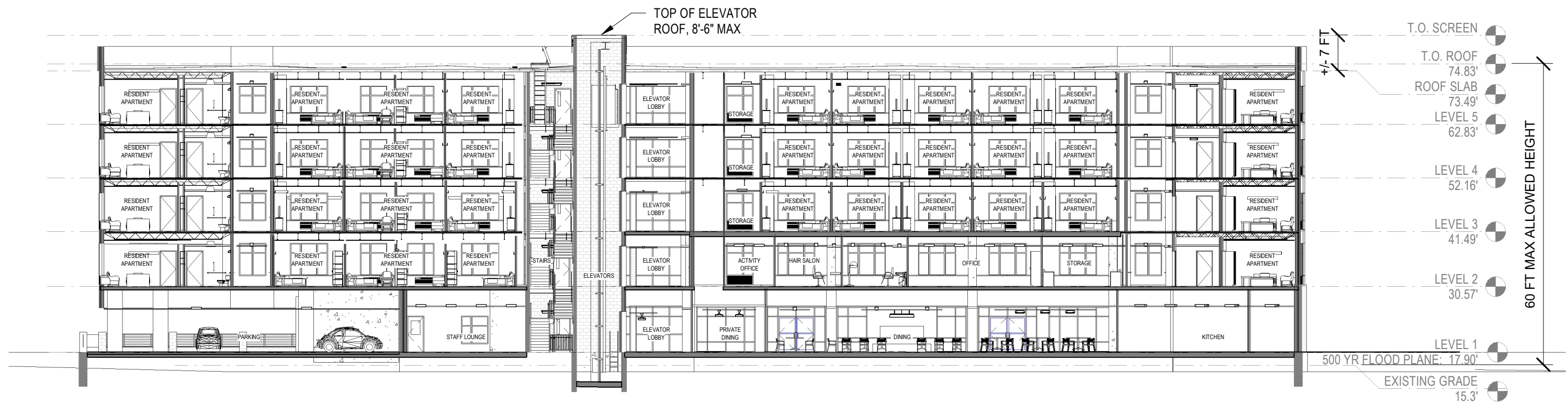
METAL PANELS (RAINSCREEN)

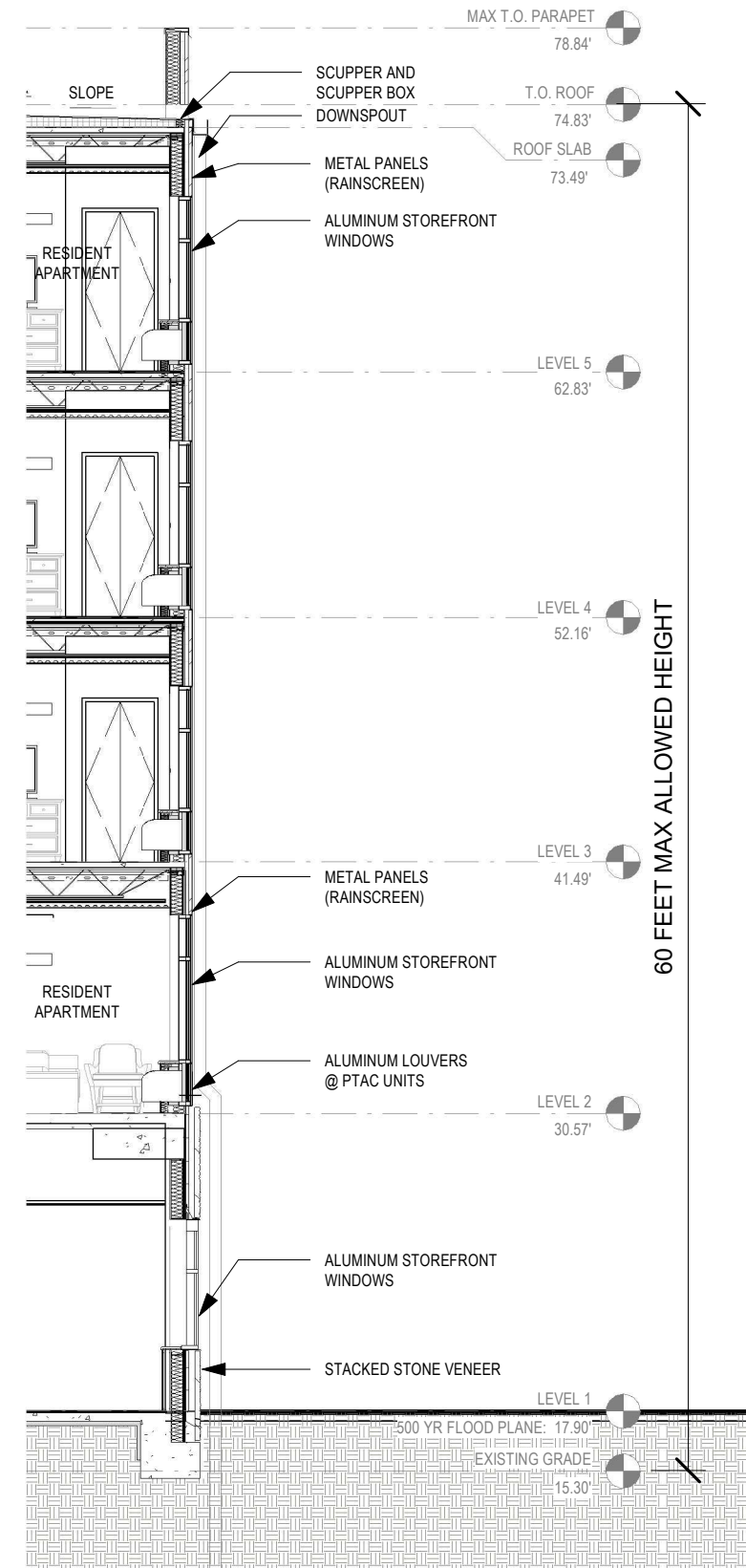
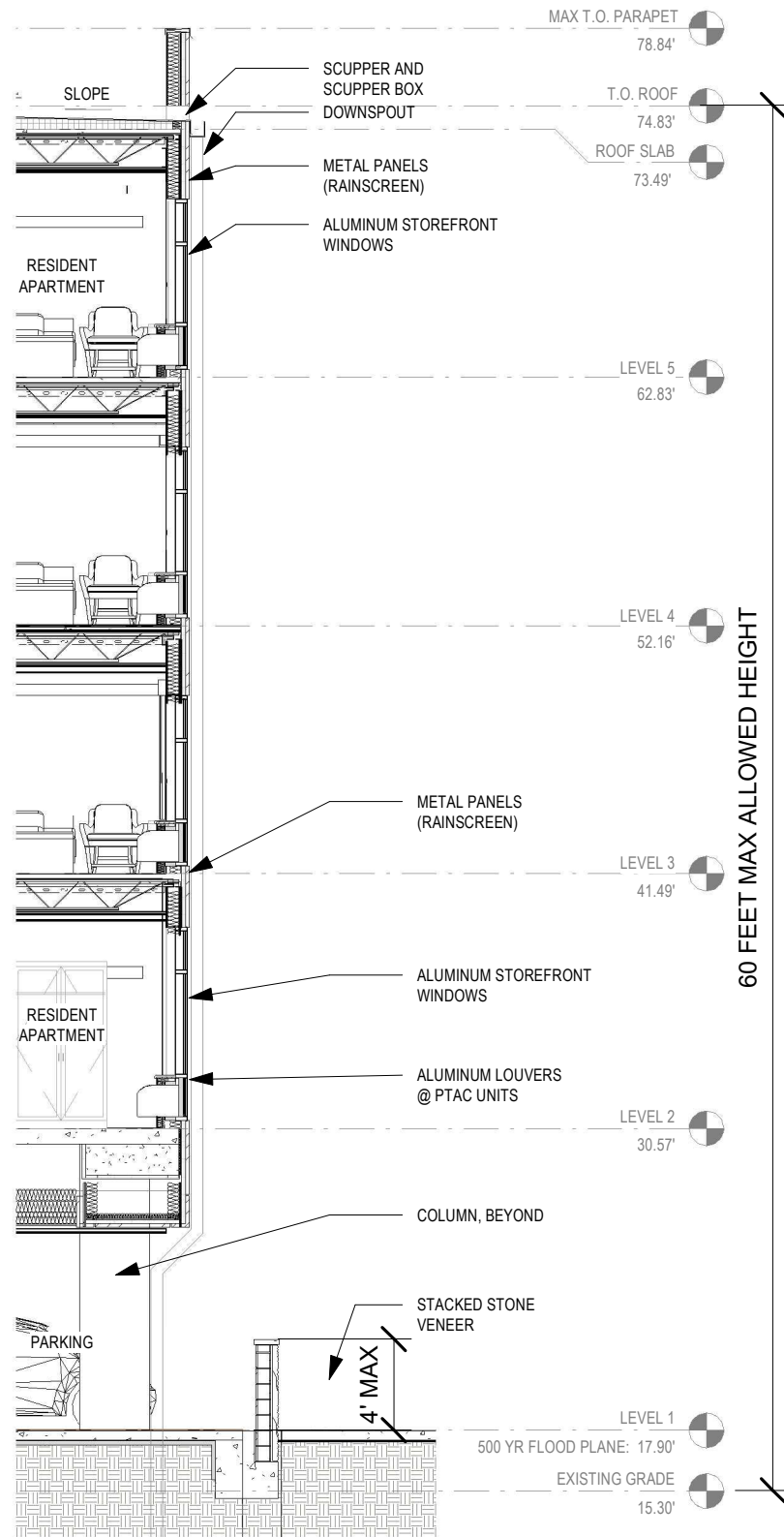
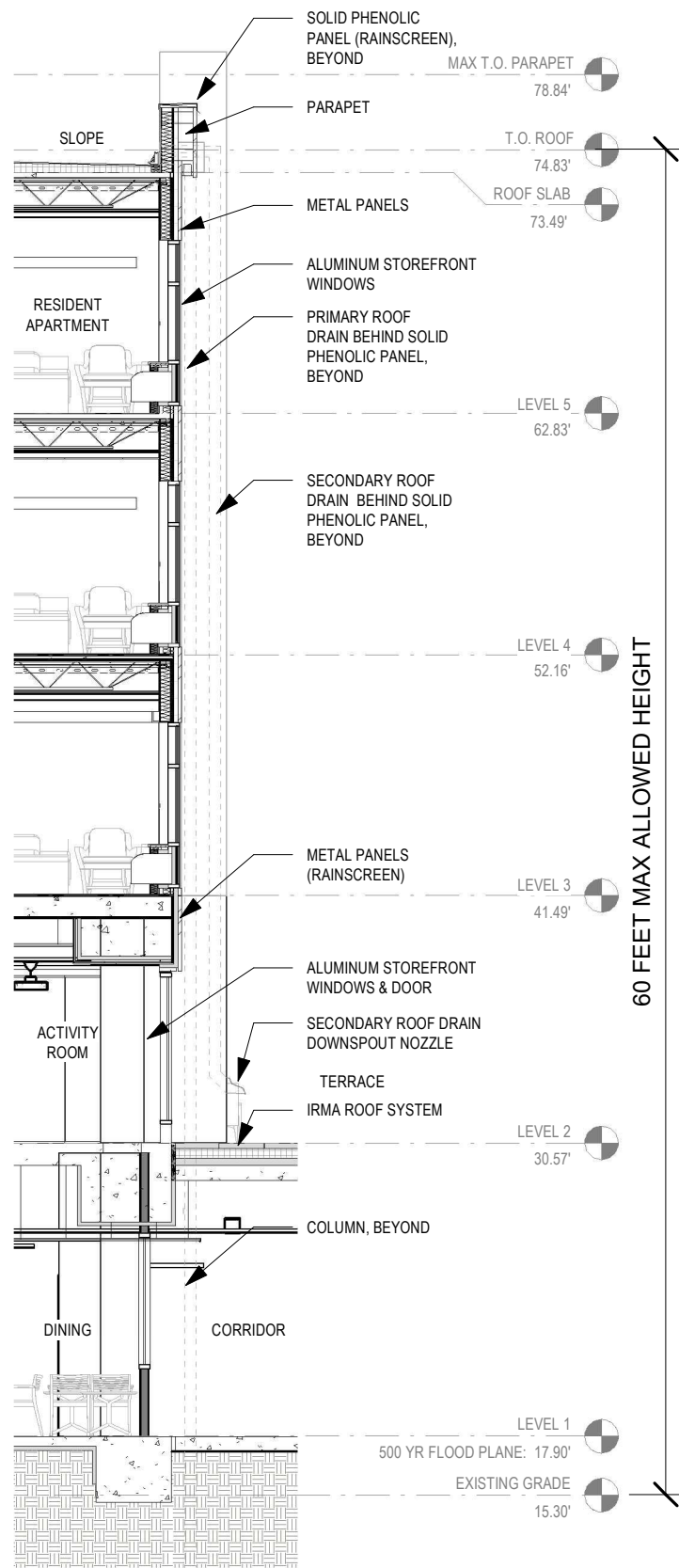


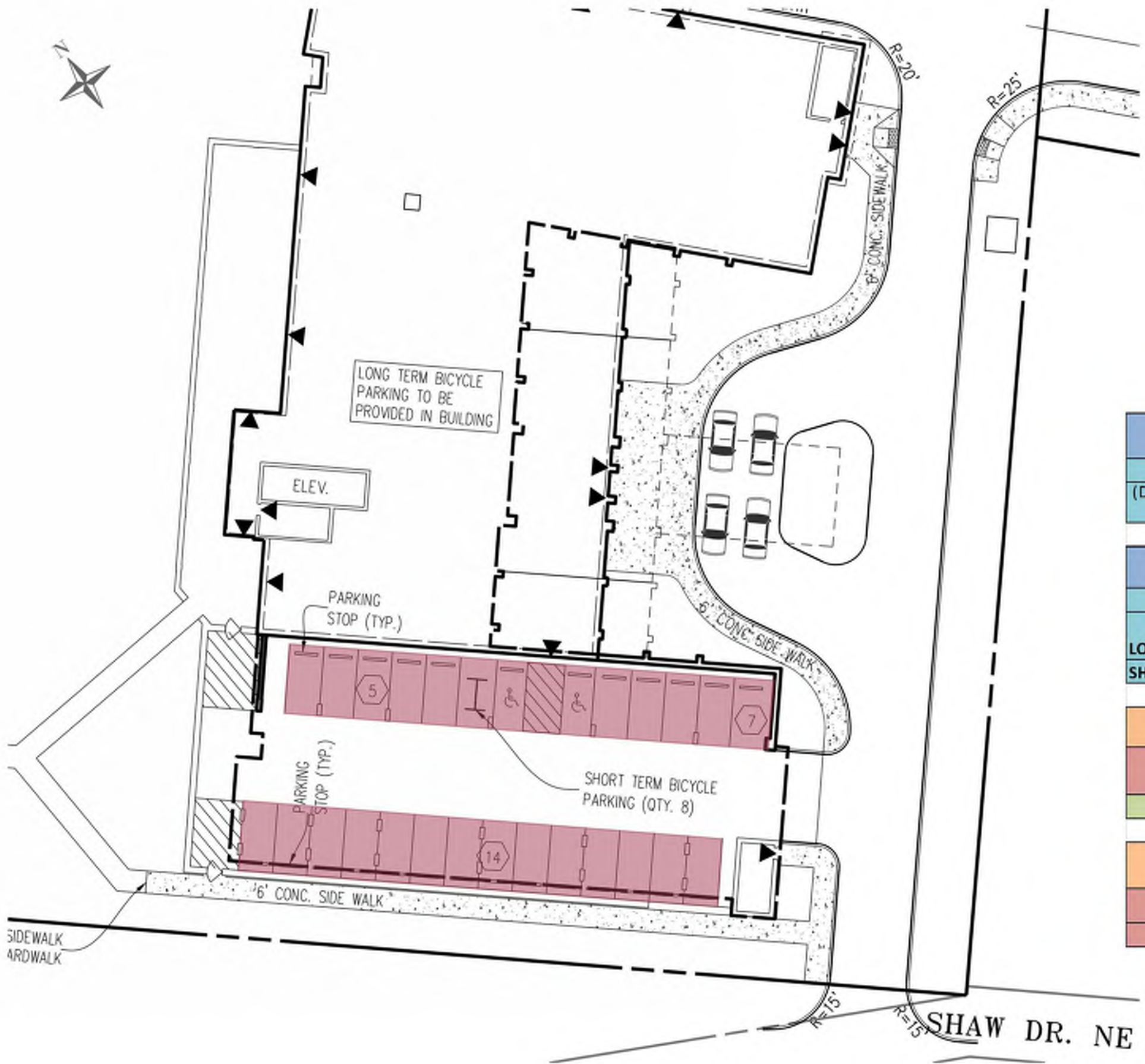
SOLID PHENOLIC PANEL (RAINSCREEN)









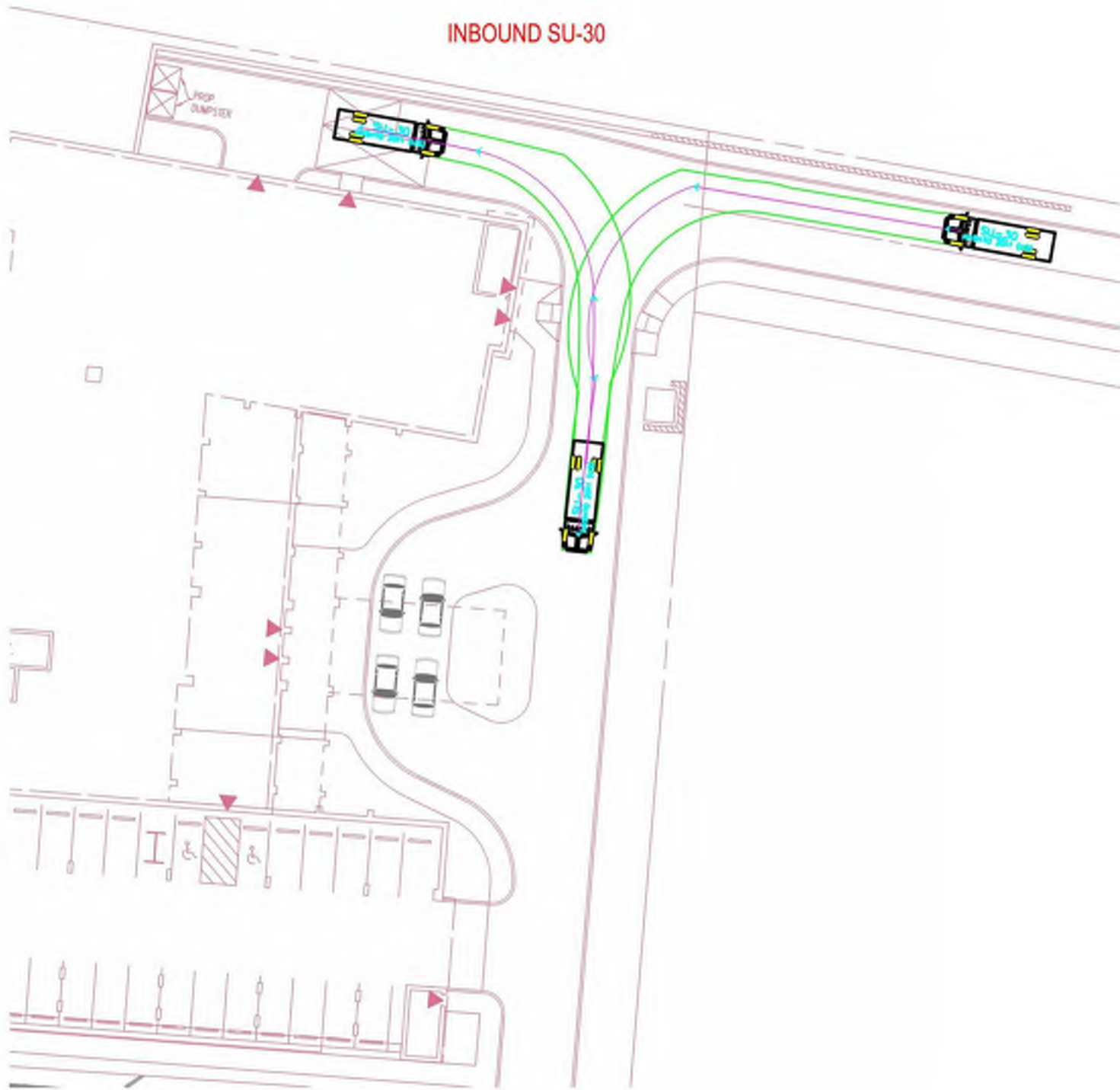


PARKING COMPUTATIONS

PARKING RESIDENTIAL (REQUIRED BY ZONING)		
Number of Dweling Units (DUs)		155
(DCMR 11-C, §701.5 & §702.1) 50% of 1 per 3 DUs within 0.5 mile of Metrorail Station		26
BICYCLE RESIDENTIAL (REQUIRED BY ZONING)		
Number of Dweling Units (DUs)		155
LONG TERM	DCMR 11-C, §802.1 & §802.2 (1 per 3 DUs for 150 and 1 per 6DUs after that)	51
SHORT TERM	DCMR 11-C, §802.1 (1 per 20 Dus)	8
PARKING (PROVIDED)		
RESIDENTIAL (STANDARD SPACES)		TOTAL SPACES
26		26
BICYCLE PARKING (PROVIDED)		
LONG TERM		51
SHORT TERM		8



INBOUND SU-30



INBOUND WB-40

