

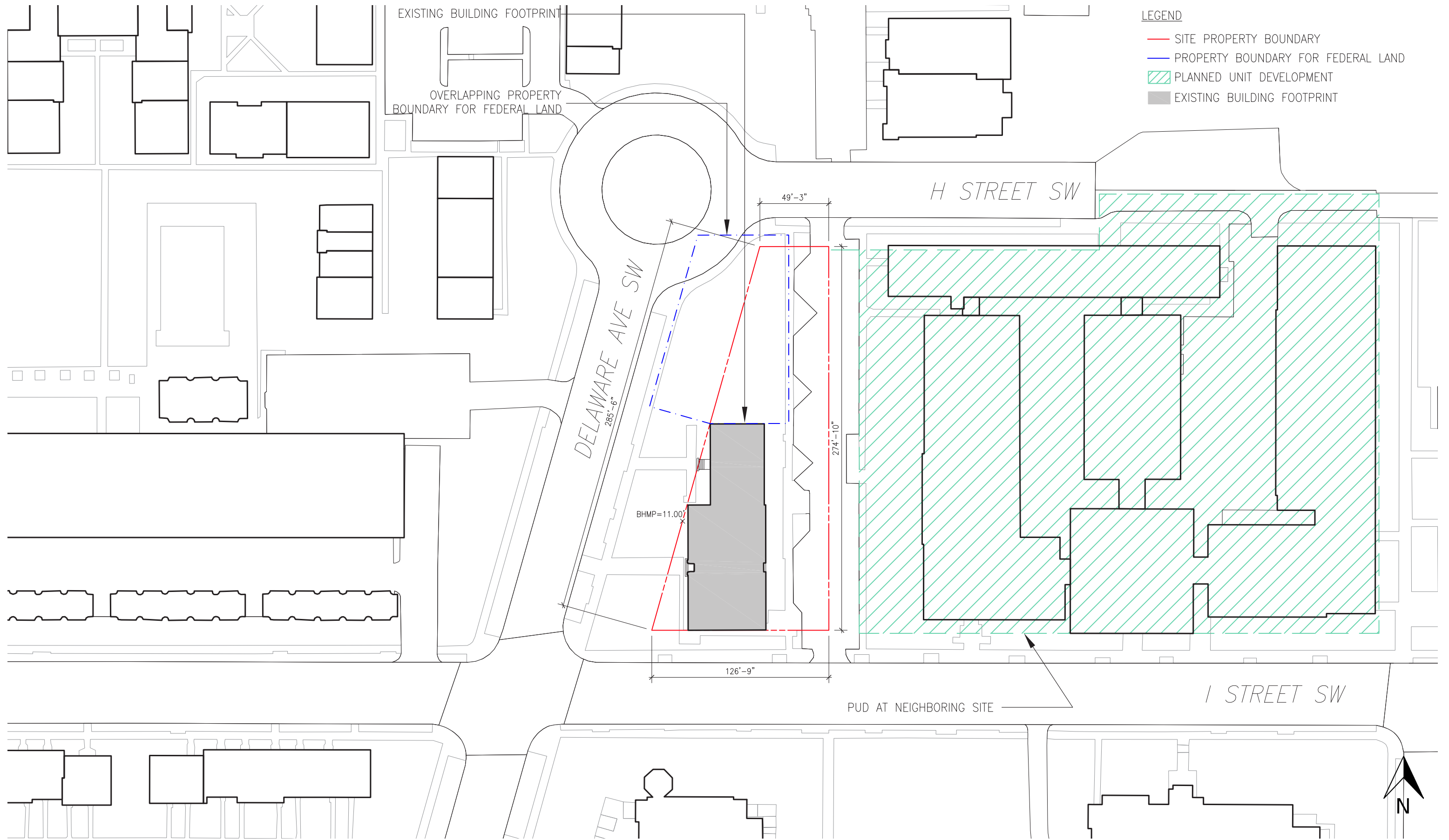
Ward 6: Short Term Family Housing - BZA Application

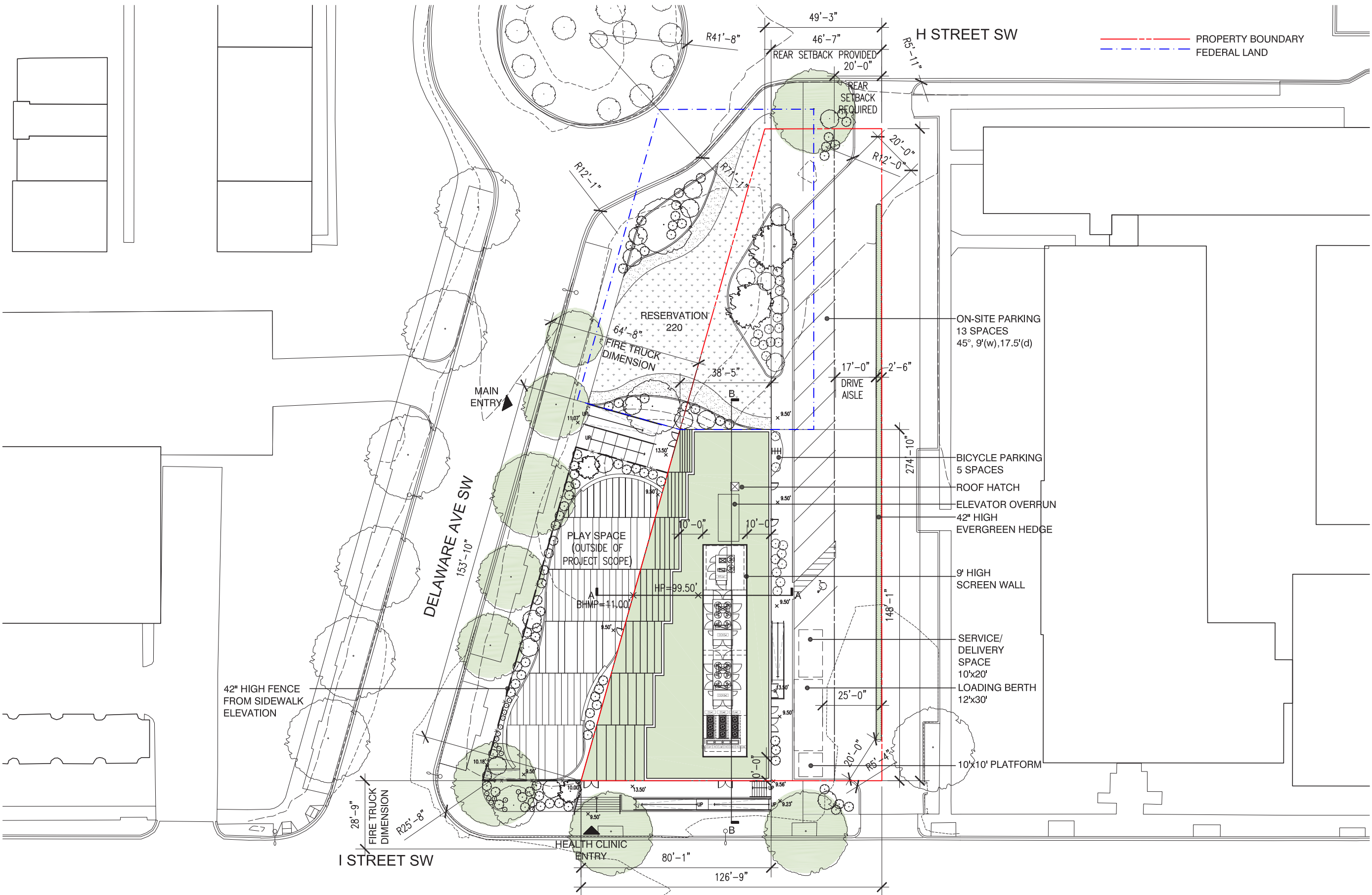


Site Photos	2
Zoning Analysis	3
Existing Site Plan	4
New Site Plan	5
Cellar Floor Plan	6
First Floor Plan	7
Second Floor Plan	8
Third Floor Plan	9
Fourth Floor Plan	10
Fifth Floor Plan	11
Sixth Floor Plan	12
Seventh Floor Plan	13
North Elevation	14
South Elevation	15
East Elevation	16
West Elevation	17
Section A	18
Section B	19
Exterior Renderings	20



Ward 6 Short Term Family Housing 15 December 2016		QUANTITY REQUIRED	PROPOSED
Location Address Square / Lot Lot Area Zone Overlays Historic District Lot type - corner, through, interior DC Reservation Proposed Uses	850 Delaware Ave SW 0590E / 800 24,187 sf RF-1 Residential Flat Zone 1 none none Corner Partial Coverage Reservation 200		Emergency Shelter / Medical Care
Proposed Gross Square Footage Emergency Shelter (1st - 7th Floor) Medical Care (1st Floor) Total Gross Square Footage	51,791 gross sf 1,214 gross sf		53,005 gross sf
Cellar SF	2,121 sf Medical Care 6,646 sf		8,767 sf
REF	CRITERIA		
Off-Street Parking Spaces + Loading			
C-701.5	Proposed Emergency Shelter	26 spaces	
C-701.5	Proposed Medical Care	1 spaces	
		27 spaces	13
C-712.6	Minimum Dimensions for Full-sized Parking Spaces and Aisles	45' x 9'(w), 17.5'(d)	45' x 9'(w), 17.5'(d)
C-714.1	Screening required for any external surface parking spaces	wall/solid fence/evergreen hedges or trees - at least (42) high	hedges at least 42' provided
C-901.1	Loading - Emergency Shelter	30,000 to 100,000 GSF	1 loading berth, 1 service/delivery space at 10' x 20' and 1 platform at 100 sf (C-905.4)
C-901.1	Loading - Medical Care	30,000 to 100,000 GSF	0
Bicycle Parking Spaces			
C-802.1	Long-Term Spaces Proposed Emergency Shelter Proposed Medical Care Use	1 per 10,000 sf 1 per 10,000 sf	5 spaces 0 spaces 5 spaces
C-802.1	Short-Term Spaces Proposed Emergency Shelter Proposed Medical Care Use	1 per 10,000 sf 1 per 40,000 sf	5 spaces 0 spaces 5 spaces
Showers and Changing Facilities			
C-806.3	Shower Requirements	(2) for first 25k sf, (2) for every 50k after up to (6) showers	0
C-806.4	Locker Requirements	(.6) times the min. number of required long-term bicycle parking spaces	0
Roof Structures			
C-1500	Roof Structures - housing for mech equip, penthouse	one enclosure for all objects > 4ft ht	One enclosure provided
C-1502.1	Setback from exterior walls	Equal or greater than height of roof structure from roof level	9' Screen wall set Back 10' from perimeter
C-1503.2	Area	<173 of roof level roof area	26%
E-303.7	Height	12' max from roof level	9' Screen Wall
General Provisions			
E-201.1	Minimum Lot Width	40'	126'-9"
E-201.1	Minimum Lot Area	4,000 sf	24,187 sf
-	Floor Area Ratio	no maximum	
E-203.1	Open Court	>6' : 2.5 inches per 1 ft of height	N/A
E-203.1	Closed Court	>12' : 2.5 inches per 1 ft of height	N/A
E-203.1	Minimum Width	> 250 ft: twice the square of the required width	N/A
E-204.1	Previous Surface Area	minimum 50% of lot	57% (13,949 sf)
E-303.1	Building Height, excluding architectural embellishments,	35'	88'-6"
E-303.5	Building Height, excluding the penthouses	90' - provided the building or structure shall be removed from all lot lines of its lot a distance of not less than one foot for each foot of height in excess of that authorized in the zone in which it is located	
E-303.6	Building Height, excluding the penthouses	90' - provided the institutional building or structure be removed from all lot lines of its lot a distance of not less than one foot for each foot of height in excess of that authorized in the zone in which it is located	
E-303.1	Building Height - Stories	3 stories	7 stories + Cellar
E-304.1	Lot Occupancy	40% (9,674 sf)	36% (8,767 sf)
E-306.1	Rear Yard	20'	46'-7"
E-307.2	Side Yards	A side yard shall not be required along a side street abutting a corner lot in an RF-1 zone	
E-307.3		No side yard is required for a principal building; however, any side yard provided on any portion of a principal building shall be at least 5 feet	



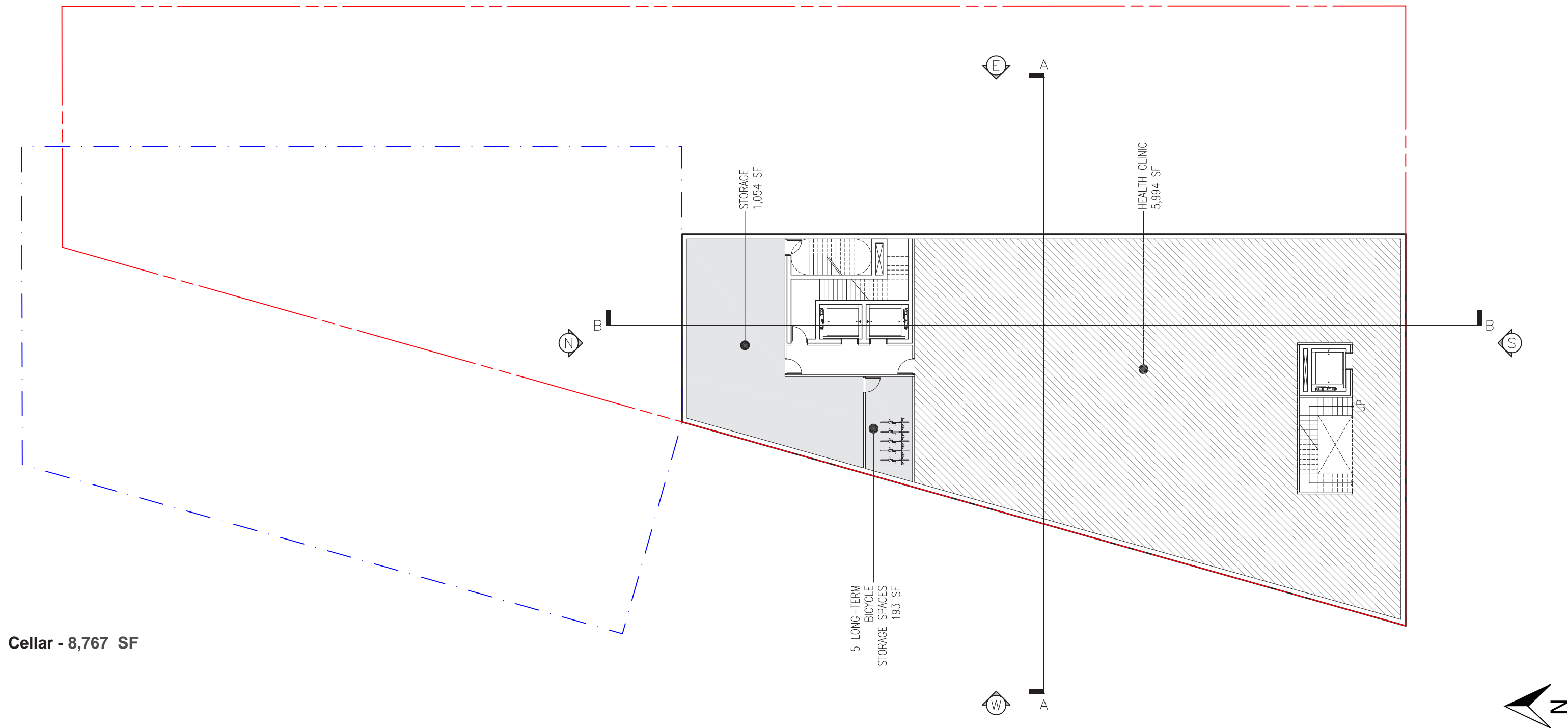


--- PROPERTY BOUNDARY
--- FEDERAL LAND



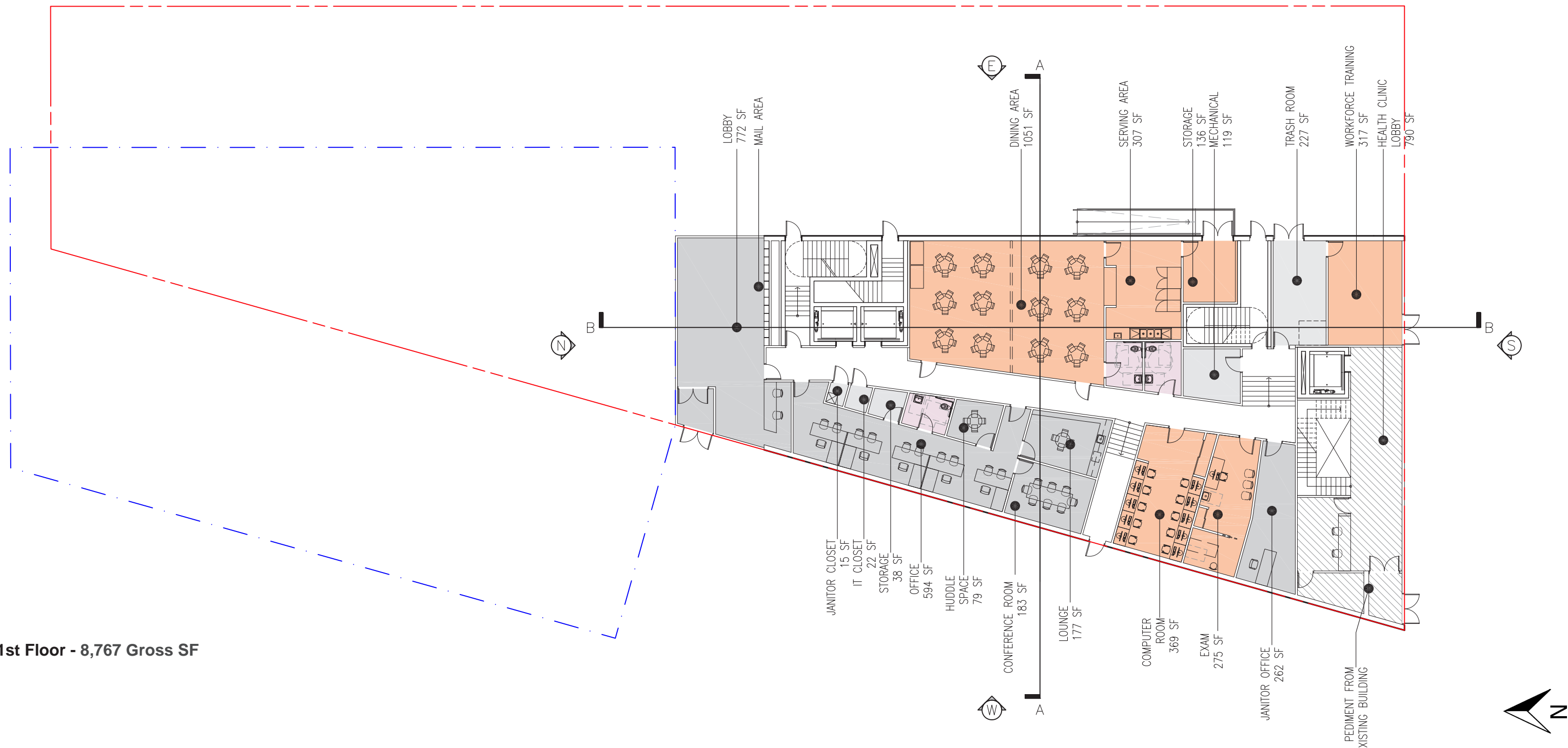
--- PROPERTY BOUNDARY
 - - - FEDERAL LAND

- RESIDENT UNITS
- FAMILY BATHROOMS
- PRIVATE BATHROOMS
- ADMINISTRATIVE SPACES
- COMMON SPACES
- OUTDOOR PLAY SPACES



PROPERTY BOUNDARY
FEDERAL LAND

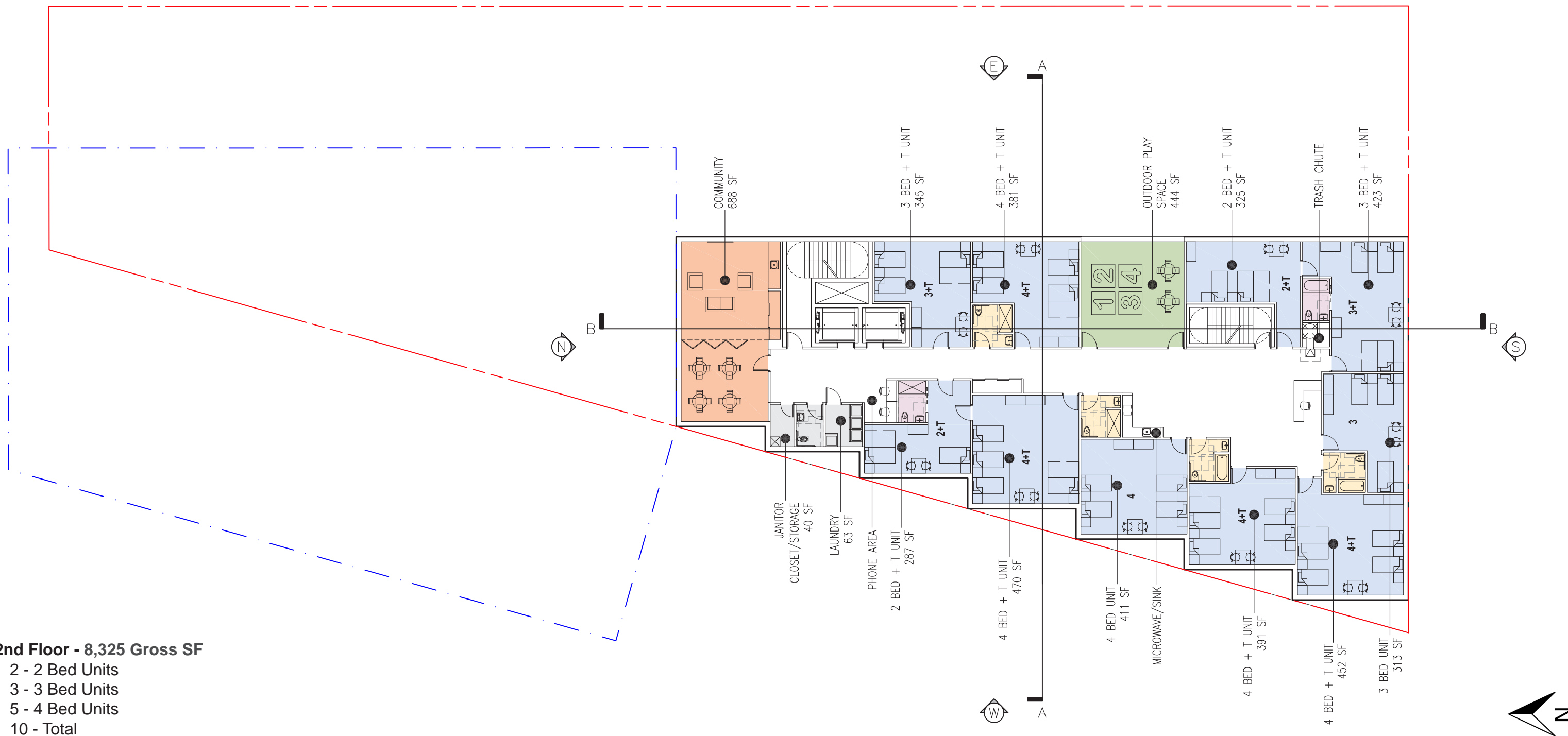
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1st Floor - 8,767 Gross SF

--- PROPERTY BOUNDARY
 - - - FEDERAL LAND

	RESIDENT UNITS		ADMINISTRATIVE SPACES
	FAMILY BATHROOMS		COMMON SPACES
	PRIVATE BATHROOMS		OUTDOOR PLAY SPACES

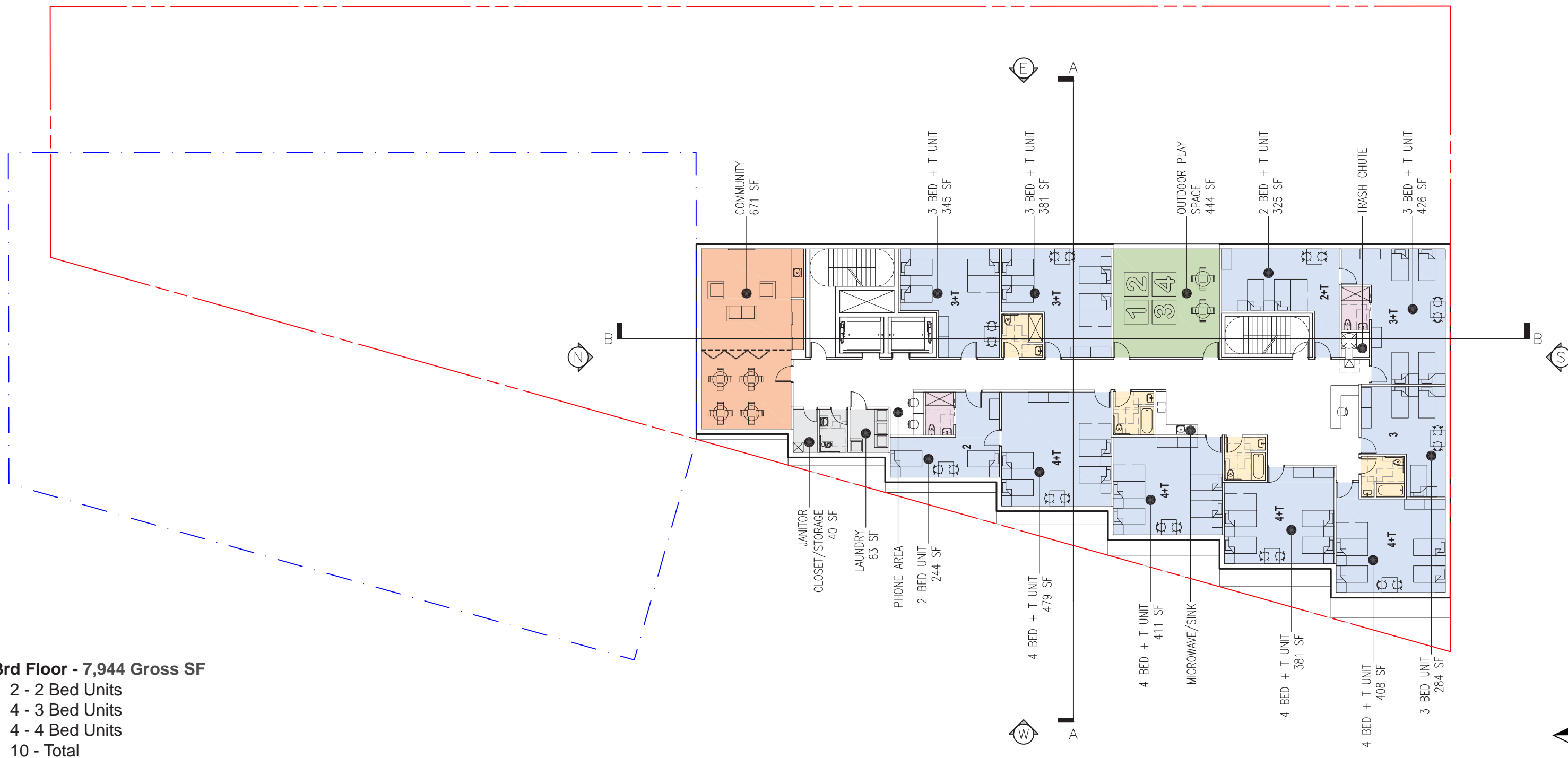


2nd Floor - 8,325 Gross SF

- 2 - 2 Bed Units
- 3 - 3 Bed Units
- 5 - 4 Bed Units
- 10 - Total

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	FAMILY BATHROOMS		COMMON SPACES
	PRIVATE BATHROOMS		OUTDOOR PLAY SPACES

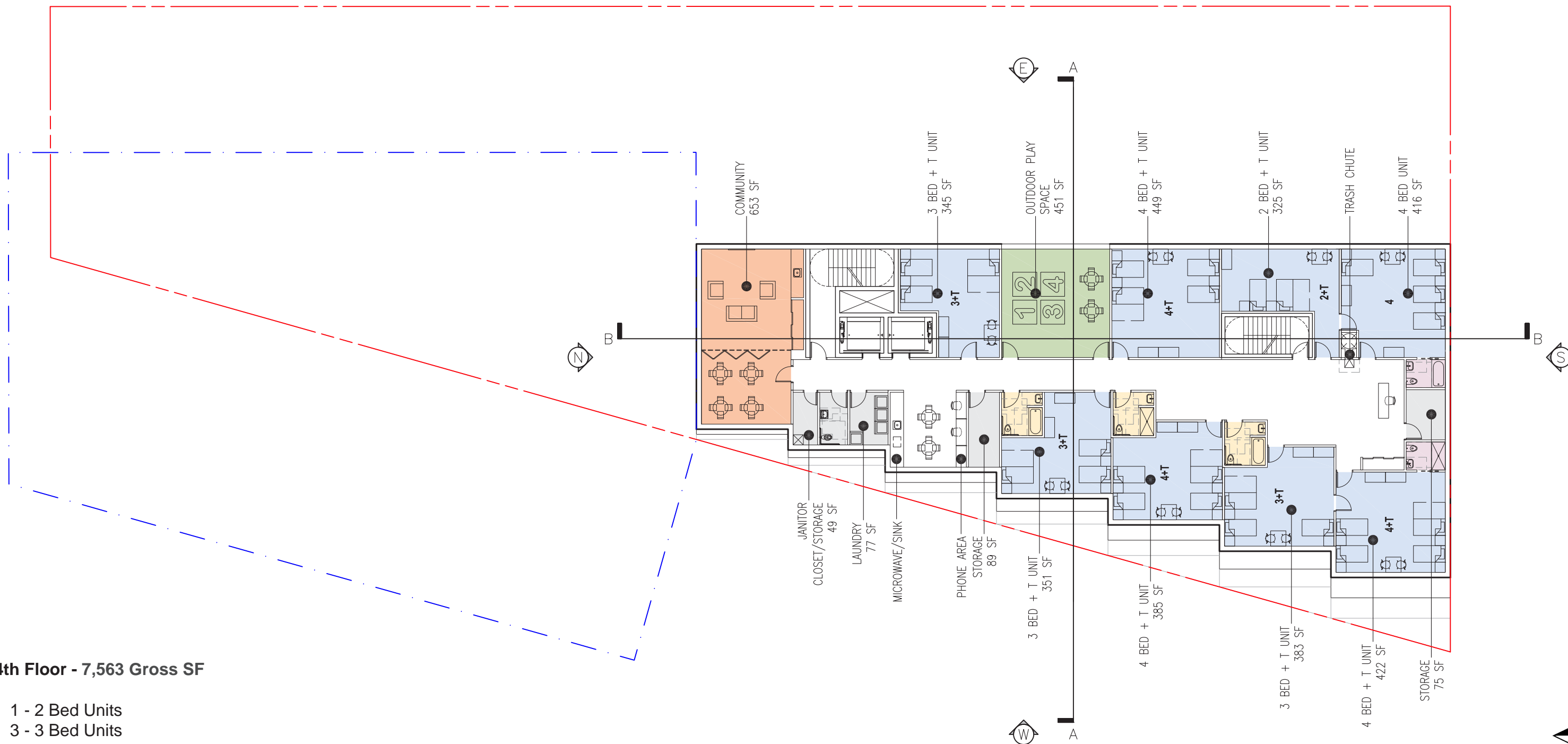


3rd Floor - 7,944 Gross SF

- 2 - 2 Bed Units
- 4 - 3 Bed Units
- 4 - 4 Bed Units
- 10 - Total

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	RESIDENT UNITS		ADMINISTRATIVE SPACES
	FAMILY BATHROOMS		COMMON SPACES
	PRIVATE BATHROOMS		OUTDOOR PLAY SPACES

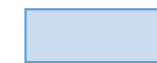


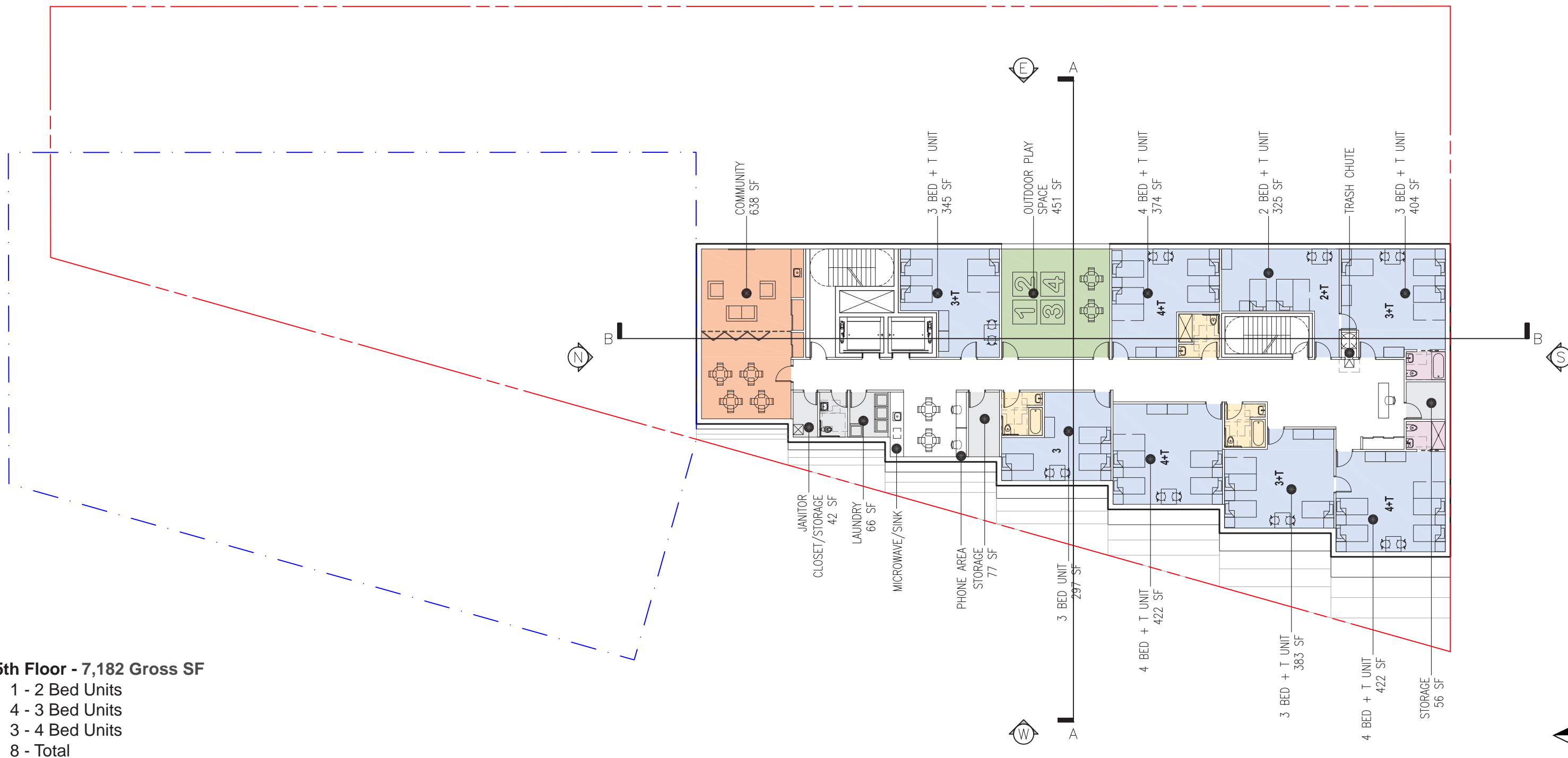
4th Floor - 7,563 Gross SF

- 1 - 2 Bed Units
- 3 - 3 Bed Units
- 4 - 4 Bed Units
- 8 - Total



--- PROPERTY BOUNDARY
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	RESIDENT UNITS		ADMINISTRATIVE SPACES
	FAMILY BATHROOMS		COMMON SPACES
	PRIVATE BATHROOMS		OUTDOOR PLAY SPACES

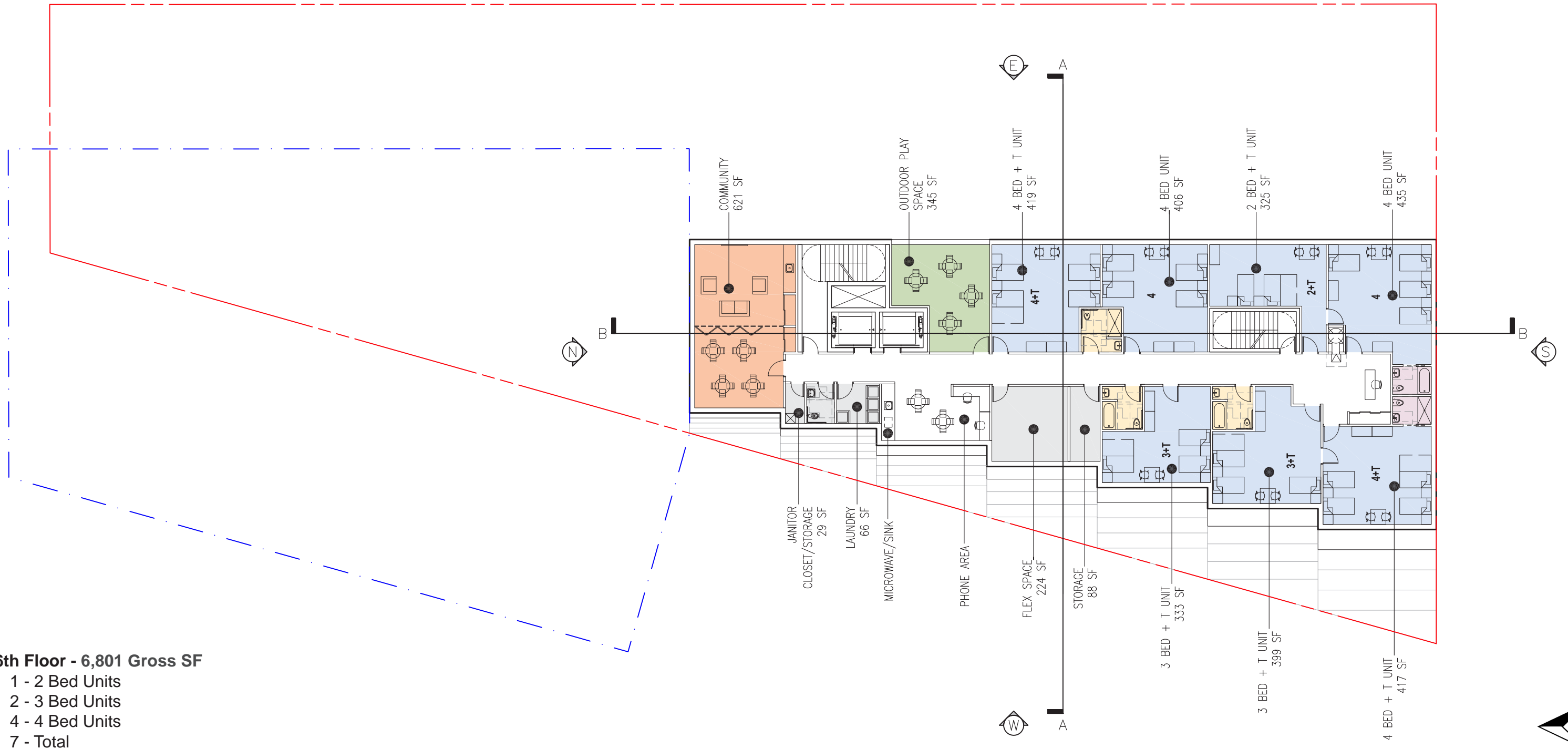


5th Floor - 7,182 Gross SF

- 1 - 2 Bed Units
- 4 - 3 Bed Units
- 3 - 4 Bed Units
- 8 - Total

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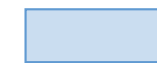





RESIDENT UNITS
 FAMILY BATHROOMS
 PRIVATE BATHROOMS
 ADMINISTRATIVE SPACES
 COMMON SPACES
 OUTDOOR PLAY SPACES

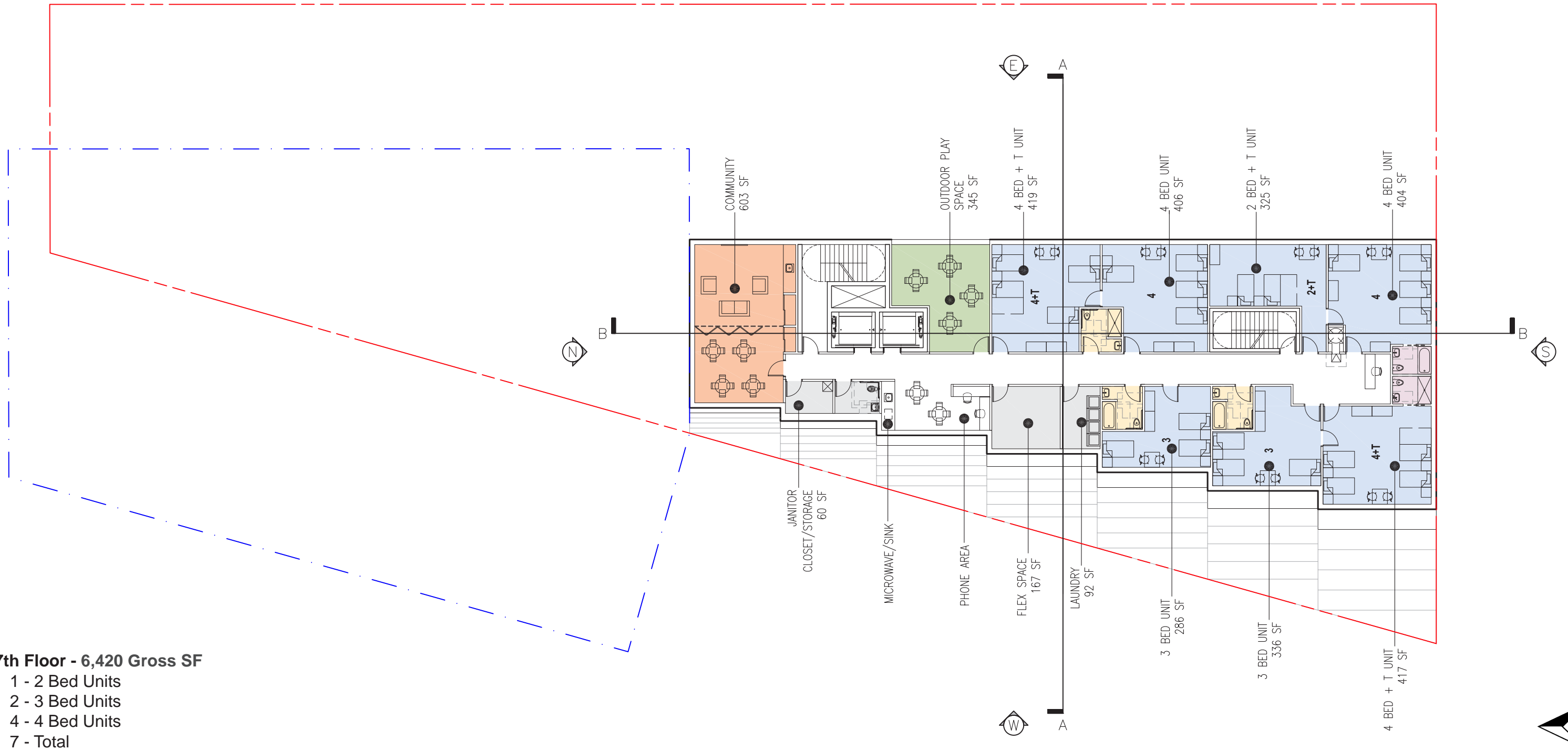


6th Floor - 6,801 Gross SF

- 1 - 2 Bed Units
- 2 - 3 Bed Units
- 4 - 4 Bed Units
- 7 - Total

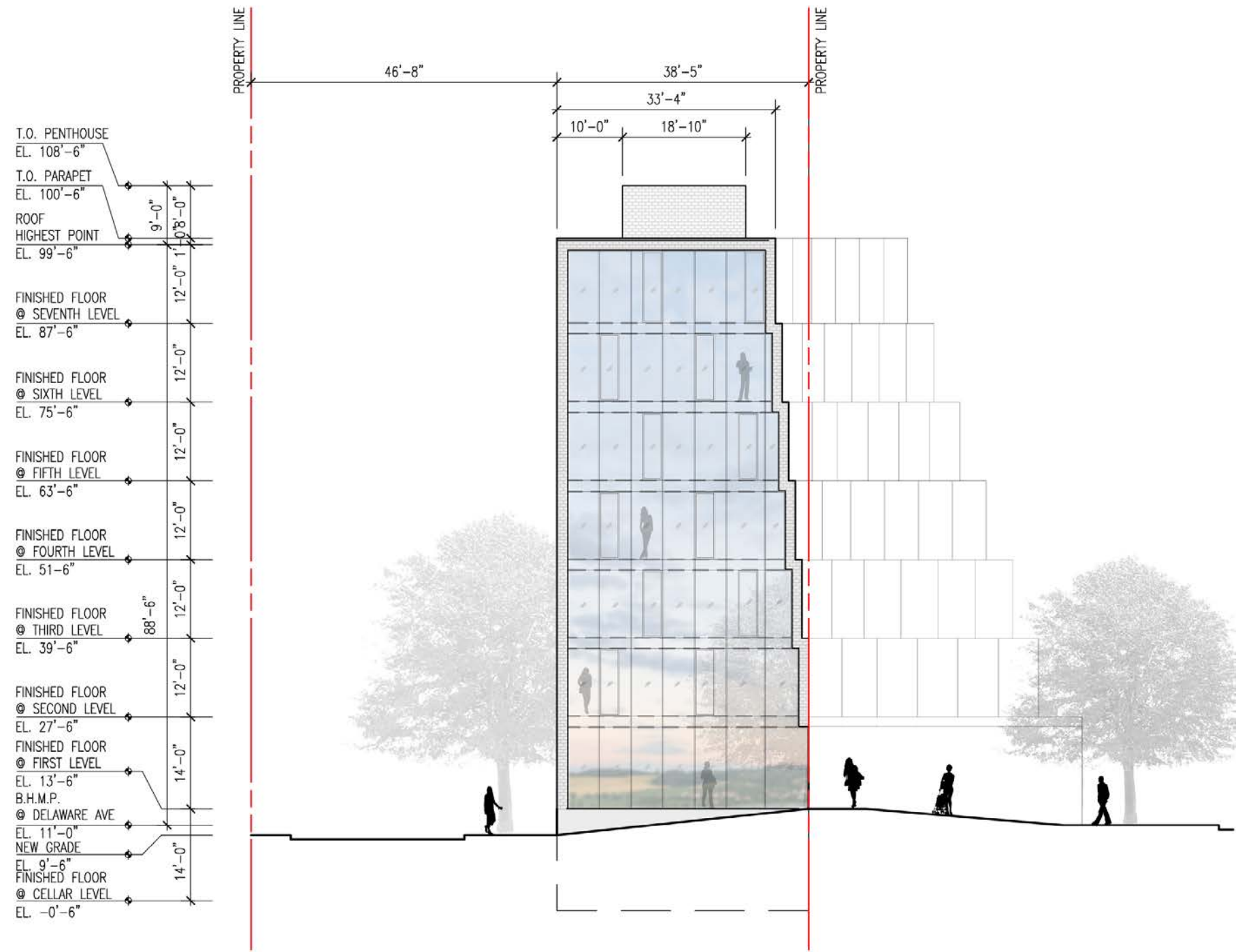
PROPERTY BOUNDARY
FEDERAL LAND

	RESIDENT UNITS		ADMINISTRATIVE SPACES
	FAMILY BATHROOMS		COMMON SPACES
	PRIVATE BATHROOMS		OUTDOOR PLAY SPACES

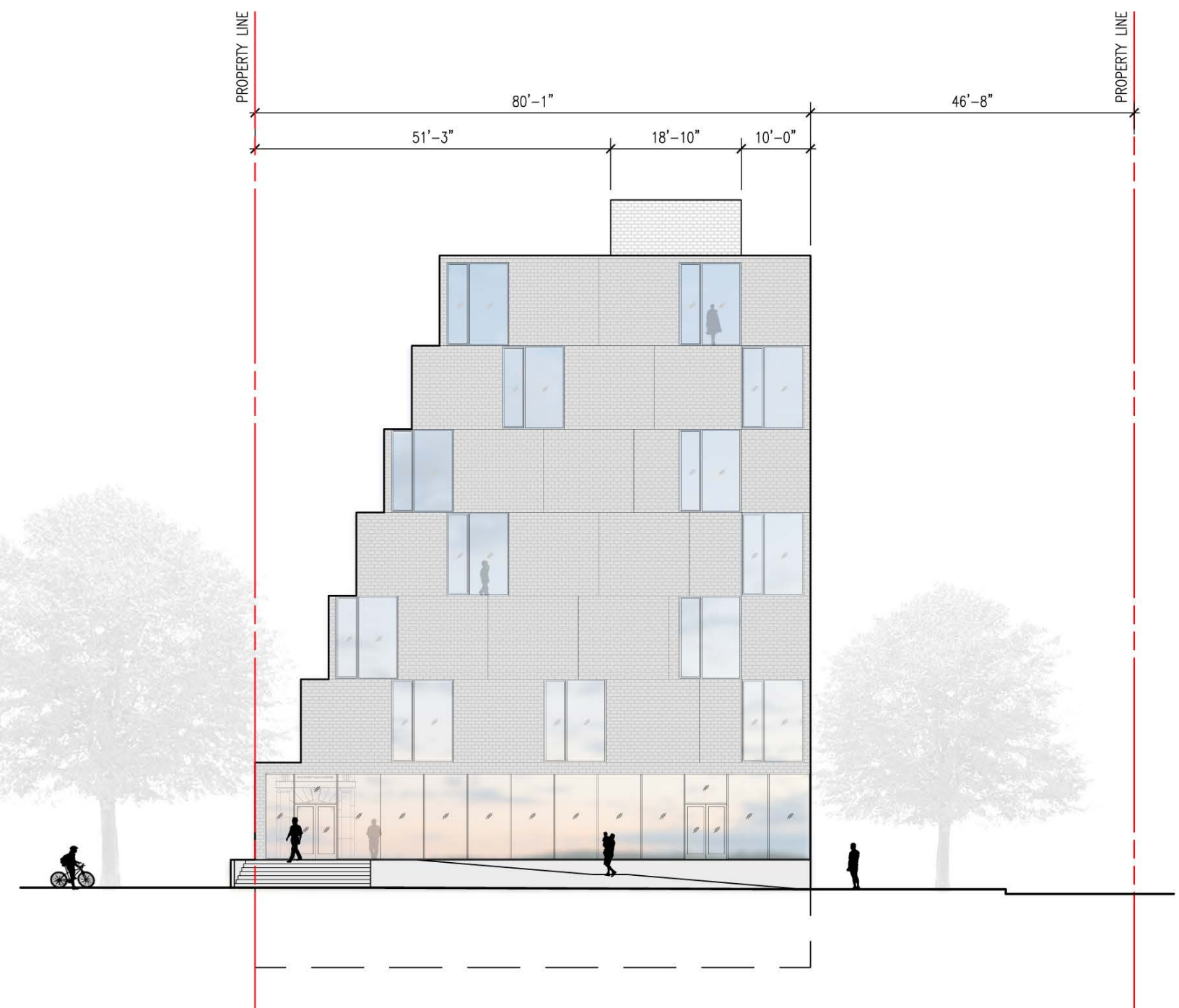


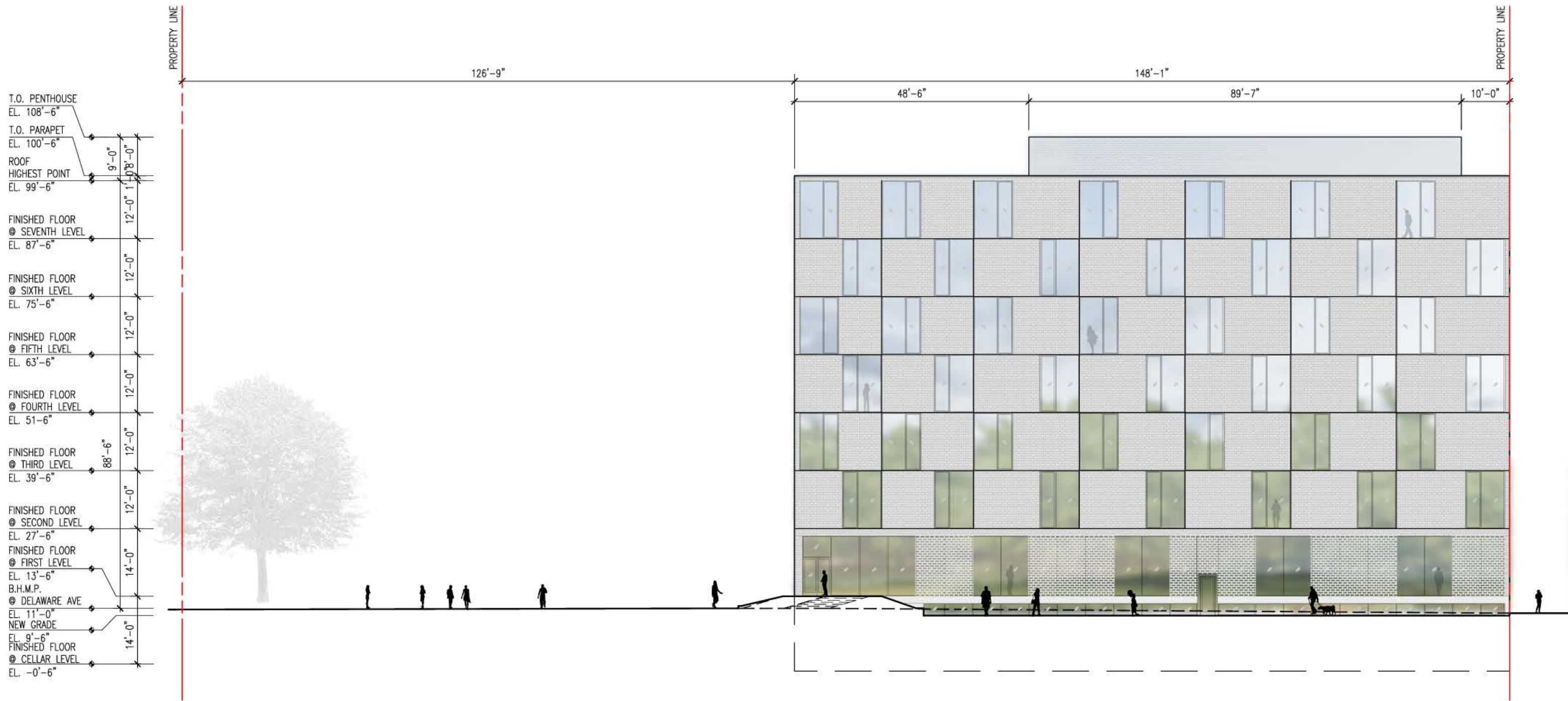
7th Floor - 6,420 Gross SF

- 1 - 2 Bed Units
- 2 - 3 Bed Units
- 4 - 4 Bed Units
- 7 - Total

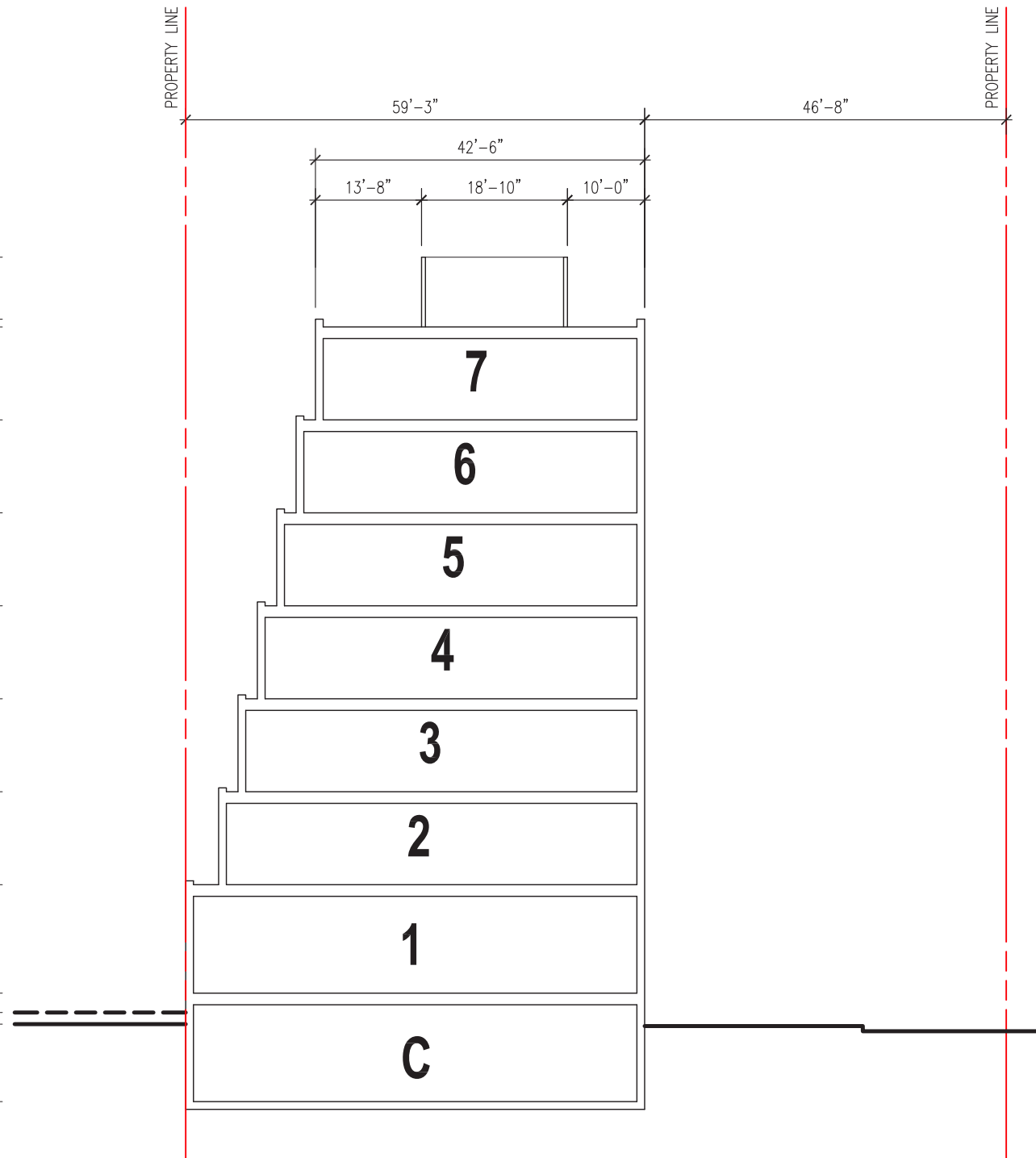


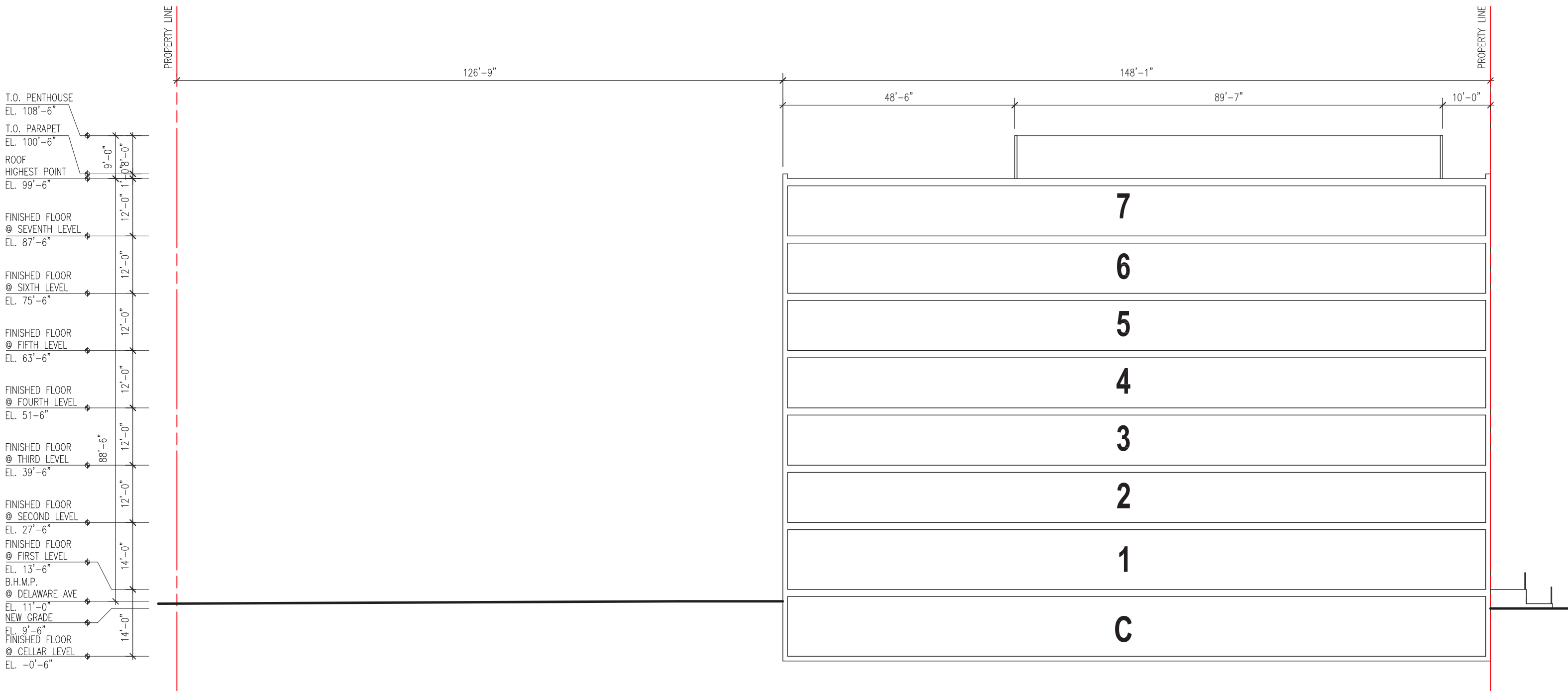
T.O. PENTHOUSE
 EL. 108'-6"
 T.O. PARAPET
 EL. 100'-6"
 ROOF
 HIGHEST POINT
 EL. 99'-6"
 FINISHED FLOOR
 @ SEVENTH LEVEL
 EL. 87'-6"
 FINISHED FLOOR
 @ SIXTH LEVEL
 EL. 75'-6"
 FINISHED FLOOR
 @ FIFTH LEVEL
 EL. 63'-6"
 FINISHED FLOOR
 @ FOURTH LEVEL
 EL. 51'-6"
 FINISHED FLOOR
 @ THIRD LEVEL
 EL. 39'-6"
 FINISHED FLOOR
 @ SECOND LEVEL
 EL. 27'-6"
 FINISHED FLOOR
 @ FIRST LEVEL
 EL. 13'-6"
 B.H.M.P.
 @ DELAWARE AVE
 EL. 11'-0"
 NEW GRADE
 EL. 9'-6"
 FINISHED FLOOR
 @ CELLAR LEVEL
 EL. -0'-6"





T.O. PENTHOUSE
 EL. 108'-6"
 T.O. PARAPET
 EL. 100'-6"
 ROOF
 HIGHEST POINT
 EL. 99'-6"
 FINISHED FLOOR
 @ SEVENTH LEVEL
 EL. 87'-6"
 FINISHED FLOOR
 @ SIXTH LEVEL
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 EL. 11'-0"
 NEW GRADE
 EL. 9'-6"
 FINISHED FLOOR
 @ CELLAR LEVEL
 EL. -0'-6"







View From North End of Delaware Ave



View From Delaware Ave



View From I St