

DCAM-17-CS-0041
Construction Management At Risk Services
Wards 3, 5, and 6 Short Term Family Housing Facilities

Attachment A3
Ward 6

STUDIO
ARCHITECTURE
LEO A DALY

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., December 5, 2016

Plat for Building Permit of: SQUARE E - 590 LOT 800

Scale: 1 inch = 50 feet Recorded on Map 10278

Receipt No. 17-01282

Furnished to: JOHN BURKE

Surveyor, D.C.

By: A.S.

I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon are drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees, and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon, or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents. It is the policy of the Zoning Office that a Building Plat is valid for six (6) months from the date of issuance.

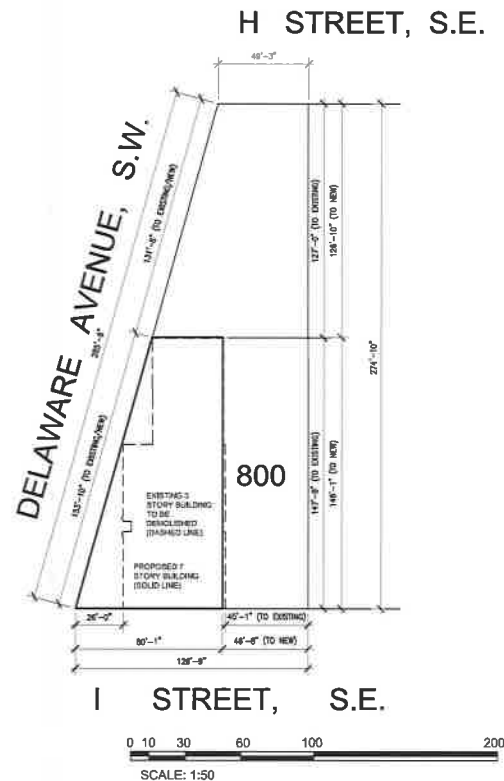
Date: _____

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lists or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

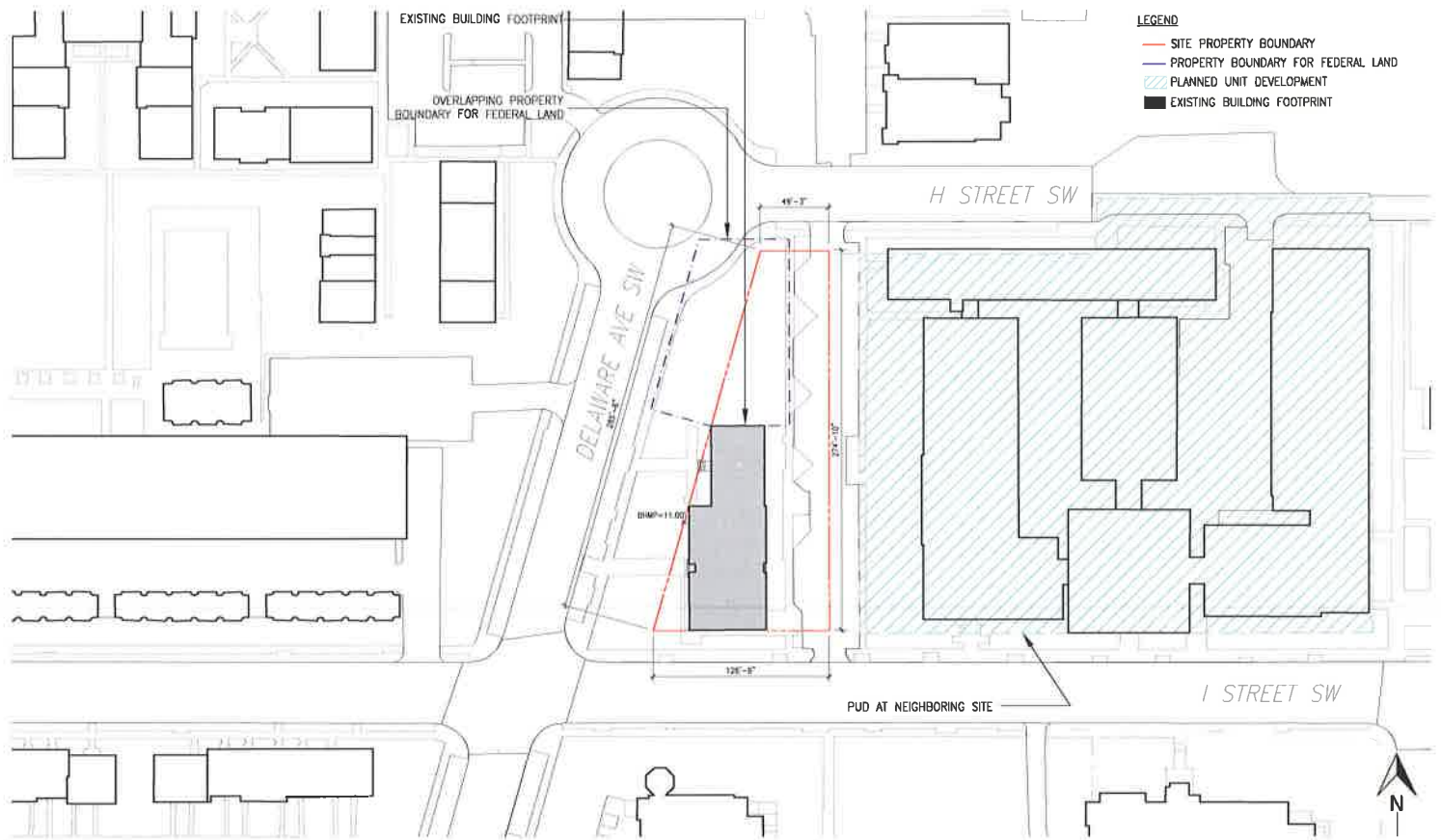
Word 6: Short Term Family Housing - BZA Application
Plat

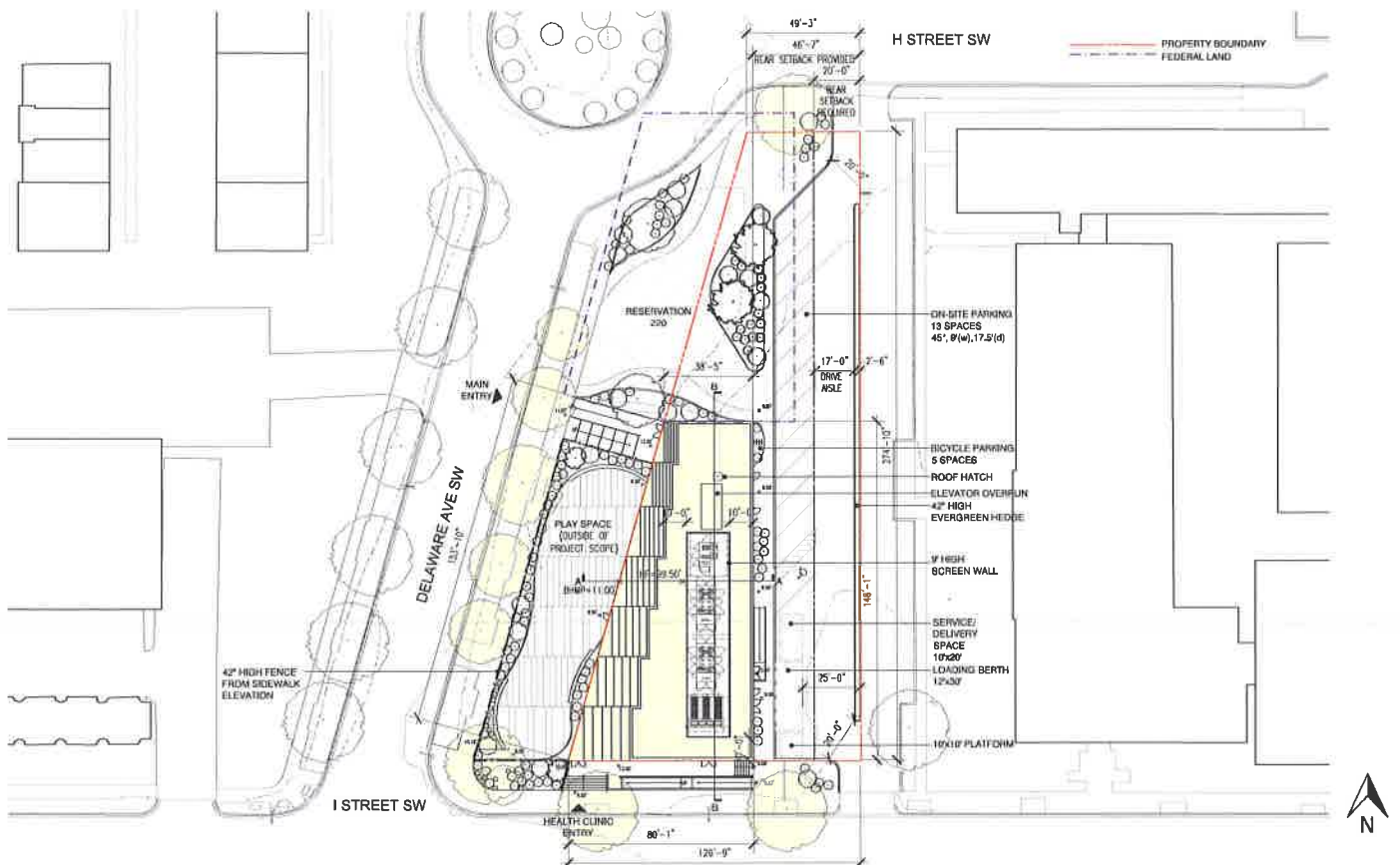
850 Delaware Avenue SW
December 20, 2016





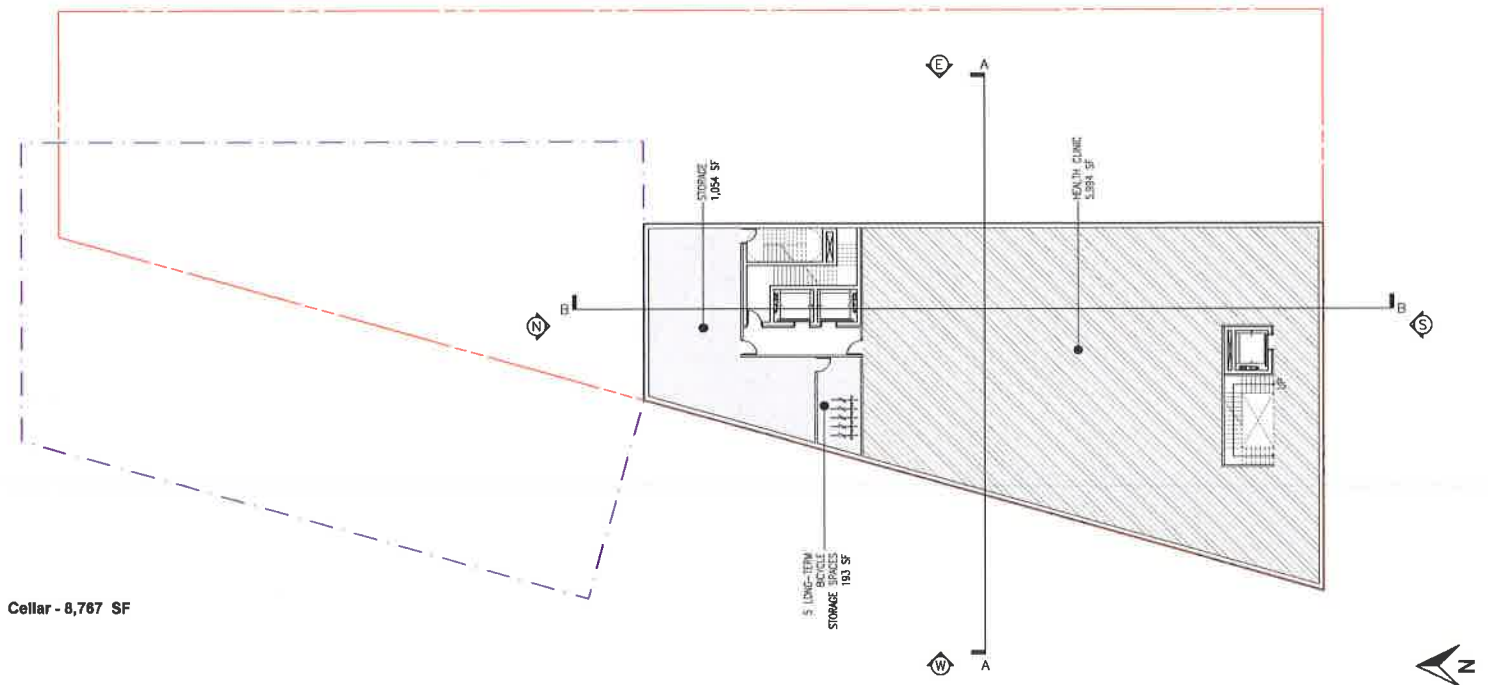
Ward 6 Short Term Family Housing 18 December 2016			QUANTITY REQUIRED	PROPOSED
Location	Address	850 Delaware Ave SW		
	Address / Lot	0906 / 800		
	Lot Area	24,187 sf		
	Zone	RF-1		
	Overlay	Residential Flat Zone 1		
	Historic District	none		
	Lot type - corner, through, interior	Corner		
	DC Reservation	Partial Coverage		
	DC Reservation	Reservation 200		
Proposed Uses				Emergency Shelter / Medical Care
Proposed Gross Square Footage				
Emergency Shelter (1st - 7th Floor)		51,793 gross sf		
Medical Care (1st Floor)		1,214 gross sf		
Total Gross Square Footage				53,007 gross sf
Cellar SF				
Emergency Shelter		2,121 sf		
Medical Care		6,646 sf		
Total Cellar SF				8,767 sf
CRITERIA				
Off-Street Parking Spaces + Loading				
C-701.5 Proposed Emergency Shelter		0.5 per 1,000 sf	24 spaces	
C-701.5 Proposed Medical Care		1 per 1,000 sf in excess of 3,000 sf, with a minimum of 1 space required	1 space	
			27 spaces	13
C-712.6 Minimum Dimensions for Full-sized Parking Spaces and Aisles		45', 9' (w), 17.5' (d)		45', 9' (w), 17.5' (d)
C-714.1 Screening required for any external surface parking spaces		wall/old fence/evergreen hedges or trees - at least 40' high		hedges at least 42' provided
C-901.1 Loading - Emergency Shelter		30,000 to 100,000 GSF	1 loading berth of 12x20' and 1 service/delivery space at 10' x 20' and 1 platform at 100 sf (C-105.4)	1 loading berth, 1 service/delivery space, and 1 platform at min. req. dimensions
C-901.1 Loading - Medical Care		30,000 to 100,000 GSF		0
Bicycle Parking Spaces				
C-802.1 Long-Term Spaces		1 per 10,000 sf	5 spaces	
Proposed Emergency Shelter		1 per 10,000 sf	0 spaces	
Proposed Medical Care Use			5 spaces	5
C-802.1 Short-Term Spaces		1 per 10,000 sf	5 spaces	
Proposed Emergency Shelter		1 per 40,000 sf	0 spaces	
Proposed Medical Care Use			5 spaces	5
Showers and Changing Facilities				
C-806.3 Shower Requirements		120 for first 250 sf, 120 for every 500 sf after up to (4) showers	none required with residential use; 5 required if considered Non-residential	0
C-806.4 Locker Requirements		(4) times the min. number of required long-term bicycle parking spaces	none required with residential use; 4 required if considered Non-residential	0
Roof Structures				
C-1500.1 Roof Structures - housing for mesh equip. penthouse		one enclosure for all objects > 40' h		One enclosure provided
C-1500.2 Setback from exterior walls		Equal or greater than height of roof structure from roof level		1" Screen wall set back 10' from perimeter
C-1500.3 Eave		<1/3 of roof level roof area		20%
C-1500.7 Height		12' max from roof level		1" Screen Wall
General Provisions				
C-202.1 Minimum Lot Width		40'		128.4'
C-203.1 Minimum Lot Area		4,000 sf		24,187 sf
C-203.2 Front Area Ratio		no maximum		
C-203.3 Open Court				
C-203.4 Minimum Width		>6' / 2.5 inches per 1 ft of height		N/A
C-203.5 Closed Court				
C-203.6 Minimum Width		>12' / 2.5 inches per 1 ft of height		N/A
C-203.7 Minimum Area		> 250 ft twice the square of the required width		N/A
C-204.1 Permitted Surface Area		minimum 50% of lot		67% (12,940 sf)
C-205.1 Building Height, excluding architectural embellishments		35'		58' 4"
C-205.2 Building Height, excluding the penthouses		90' - provided the building or structure shall be removed from all lot lines of its lot for a distance equal to the height of the building structure above natural grade		
C-205.3 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		
C-205.4 Building Height - Stories		3 stories		7 stories - 12.5' (d)
C-205.5 Lot Occupancy		40% (10,674 sf)		54% (12,767 sf)
C-205.6 Rear Yard				66'-7"
C-205.7 Side Yard		A side yard shall not be required along a side street abutting a corner lot in an RF-1 zone		
C-205.8		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

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



STUDIO ARCHITECTURE
1000 10th Street NW, Suite 1000, Washington, DC 20004
202.462.1111 | 202.462.1112 | 202.462.1113 | 202.462.1114

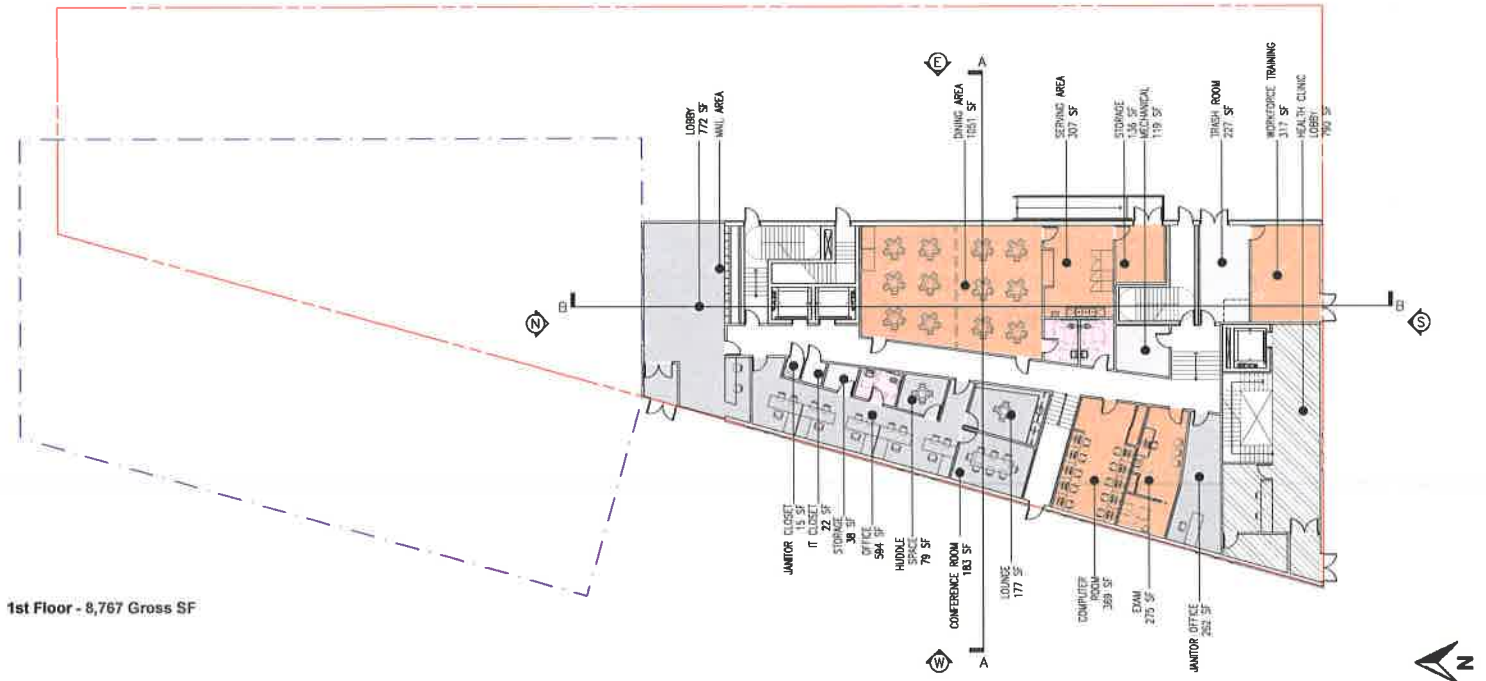
LEO A DALY

Ward 6: Short Term Family Housing - BZA Application
Cellar Floor Plan - Scale: 1" = 20'

850 Delaware Avenue SW
December 20, 2016

--- PROPERTY BOUNDARY
 --- FEDERAL LAND

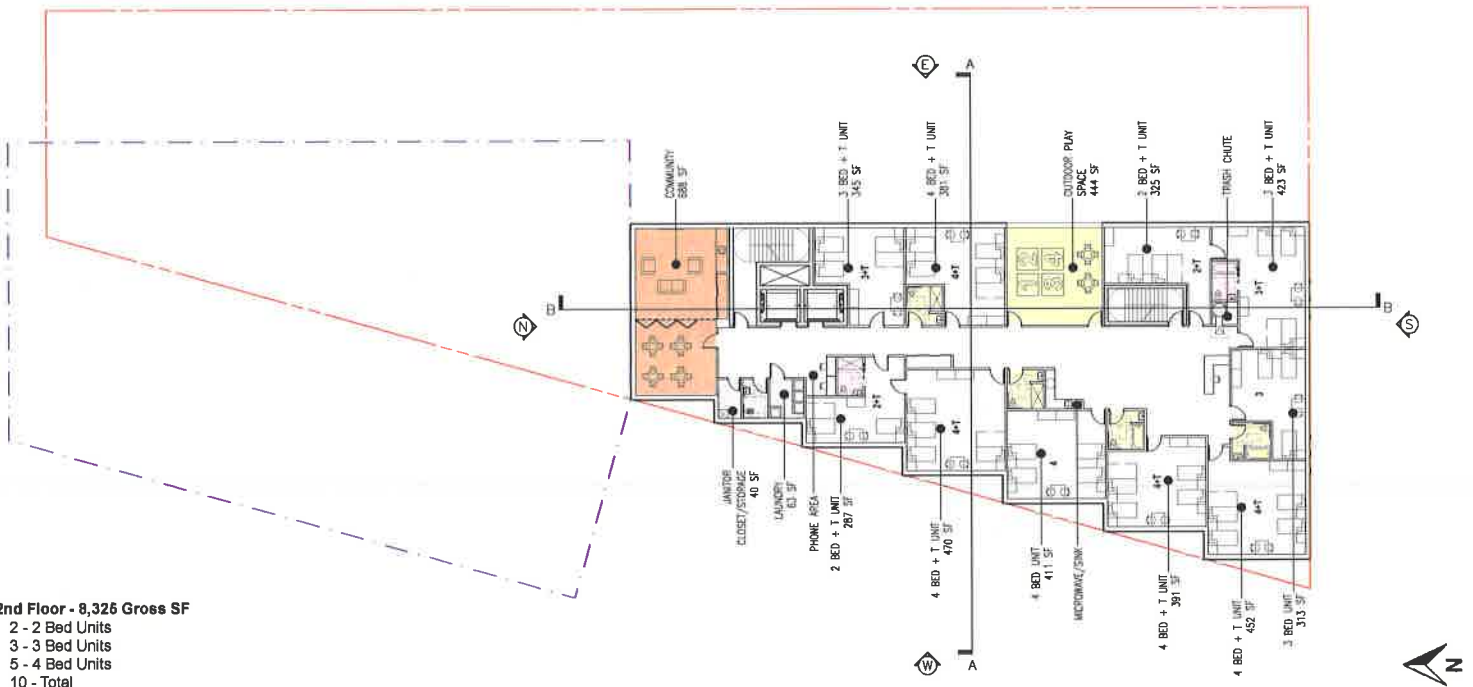
RESIDENT UNITS
 FAMILY BATHROOMS
 PRIVATE BATHROOMS
 ADMINISTRATIVE SPACES
 COMMON SPACES
 OUTDOOR PLAY SPACES



1st Floor - 8,767 Gross SF

PROPERTY BOUNDARY
FEDERAL LAND

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



PROPERTY BOUNDARY
FEDERAL LAND

RESIDENT UNITS
FAMILY BATHROOMS
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COMMON SPACES
OUTDOOR PLAY SPACES

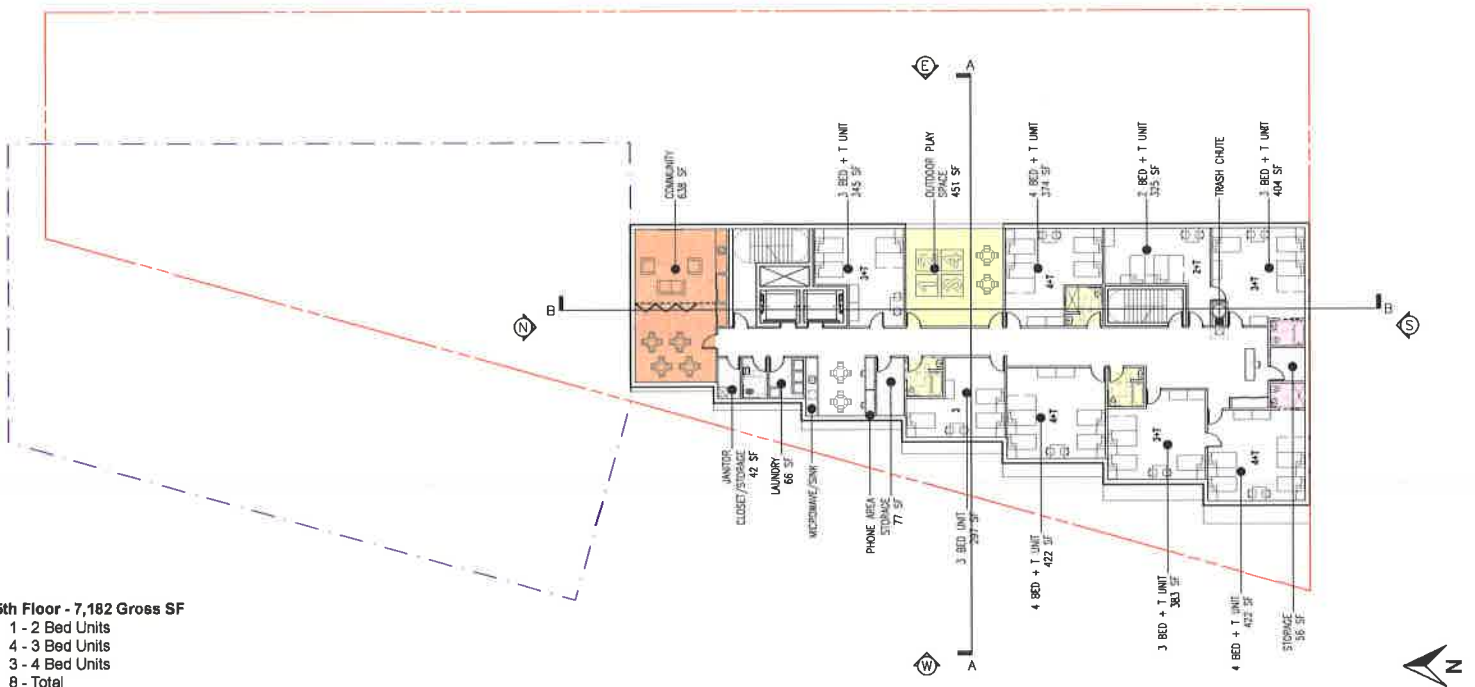


4th Floor - 7,563 Gross SF

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

PROPERTY BOUNDARY
FEDERAL LAND

RESIDENT UNITS
FAMILY BATHROOMS
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ADMINISTRATIVE SPACES
COMMON SPACES
OUTDOOR PLAY SPACES



STUDIO ARCHITECTURE
1001 N. 10TH ST. SUITE 100
DENVER, CO 80202

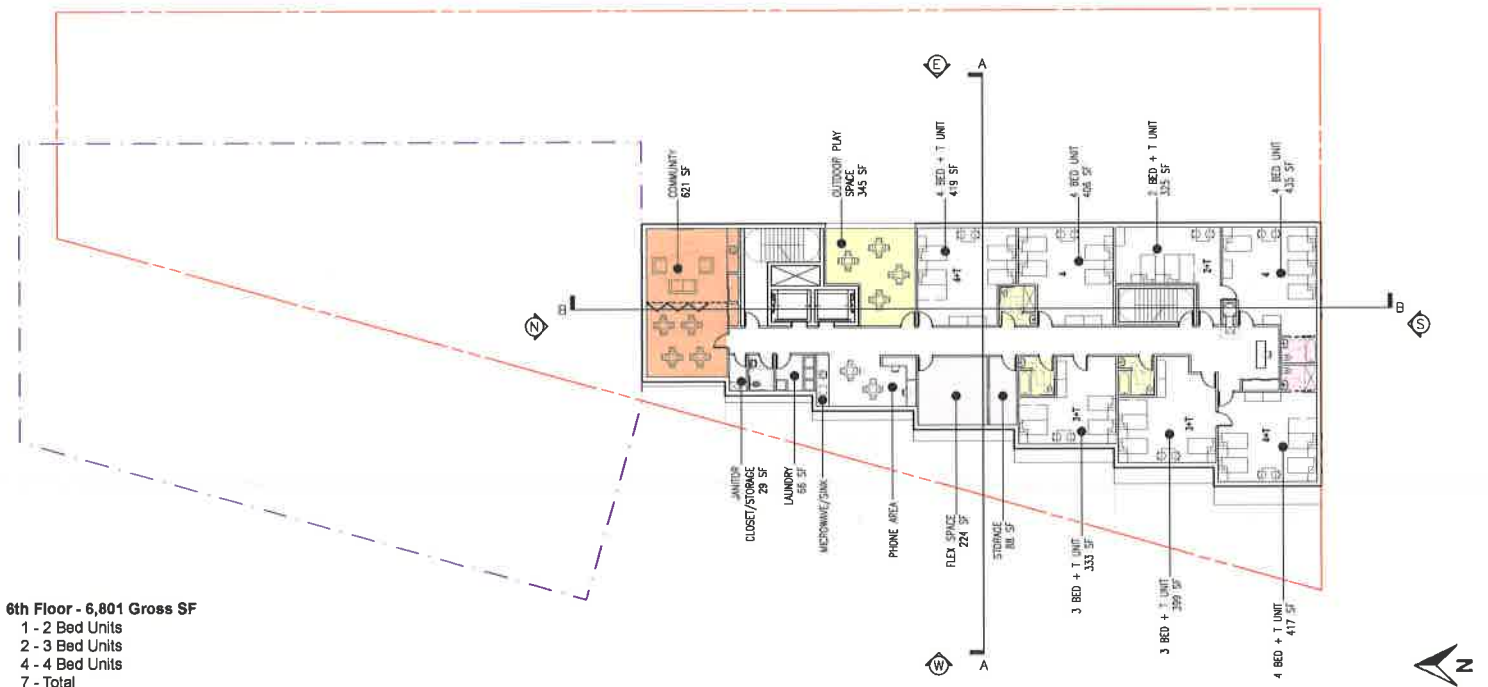
LEO A DAILY

Ward 6: Short Term Family Housing - BZA Application
Fifth Floor Plan - Scale: 1" = 20'

850 Delaware Avenue SW
December 20, 2016

PROPERTY BOUNDARY
FEDERAL LAND

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



STUDIO ARCHITECTURE
1000 S. 10TH AVE. SUITE 1000
PHOENIX, AZ 85026
602.944.1111 WWW.STUDIOARCHITECTURE.COM

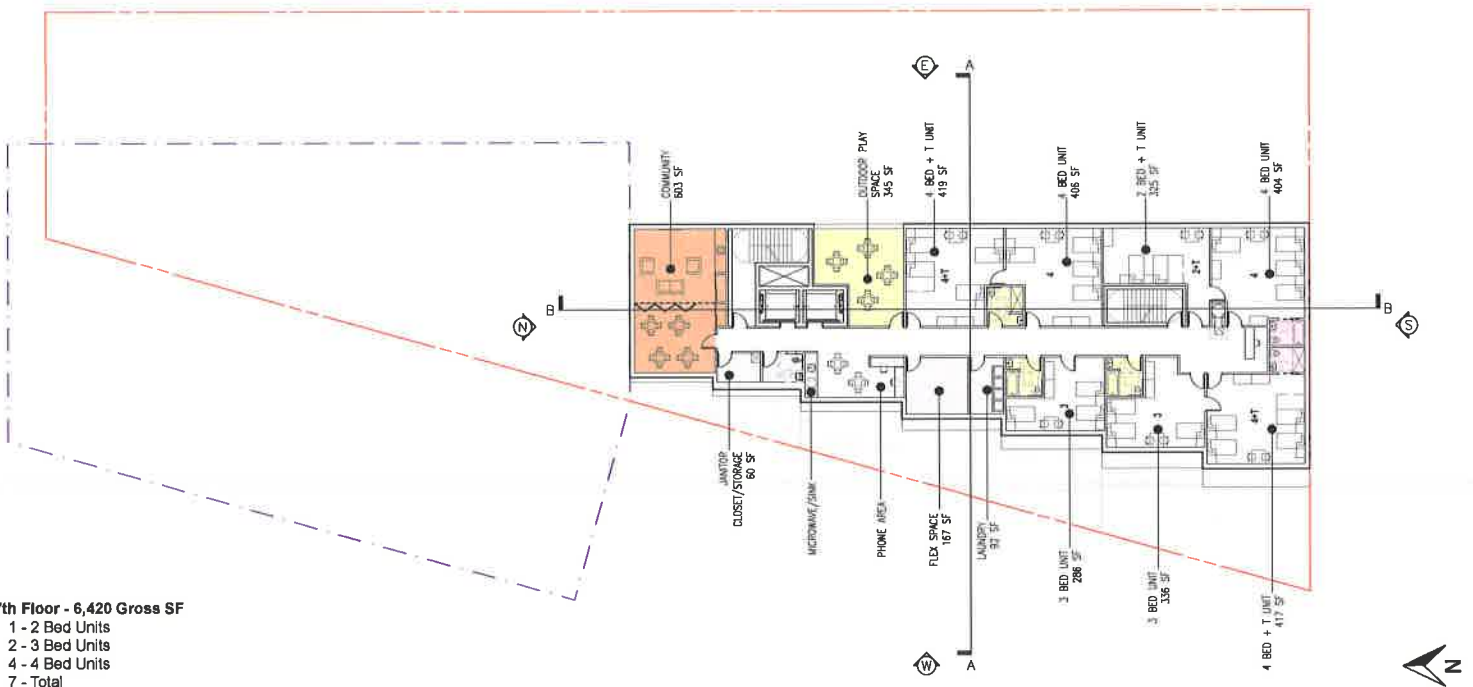
LEO A DALY

Ward 6: Short Term Family Housing - BZA Application
Sixth Floor Plan - Scale: 1" = 20'

850 Delaware Avenue SW
December 20, 2016

PROPERTY BOUNDARY
FEDERAL LAND

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



7th Floor - 6,420 Gross SF

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

STUDIO ARCHITECTURE
1000 N. 10th St. Suite 100
Seattle, WA 98109

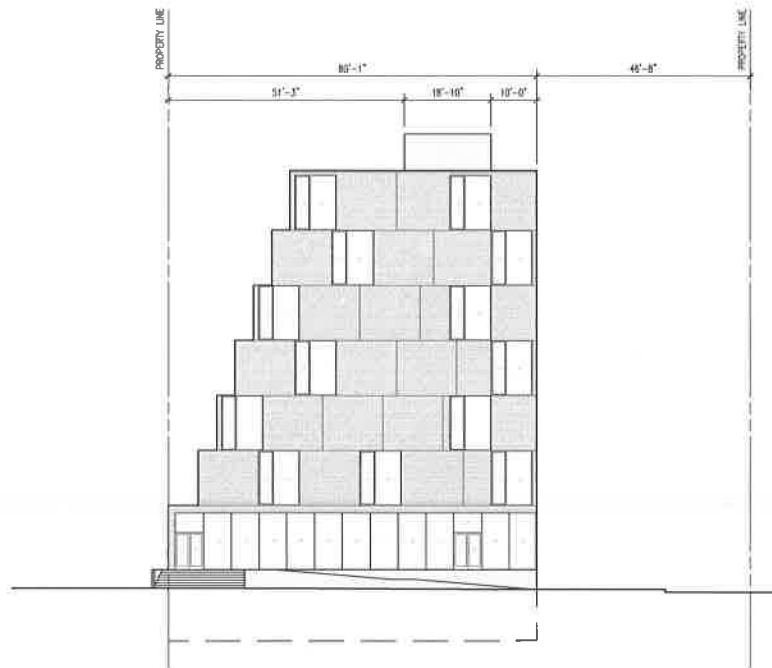
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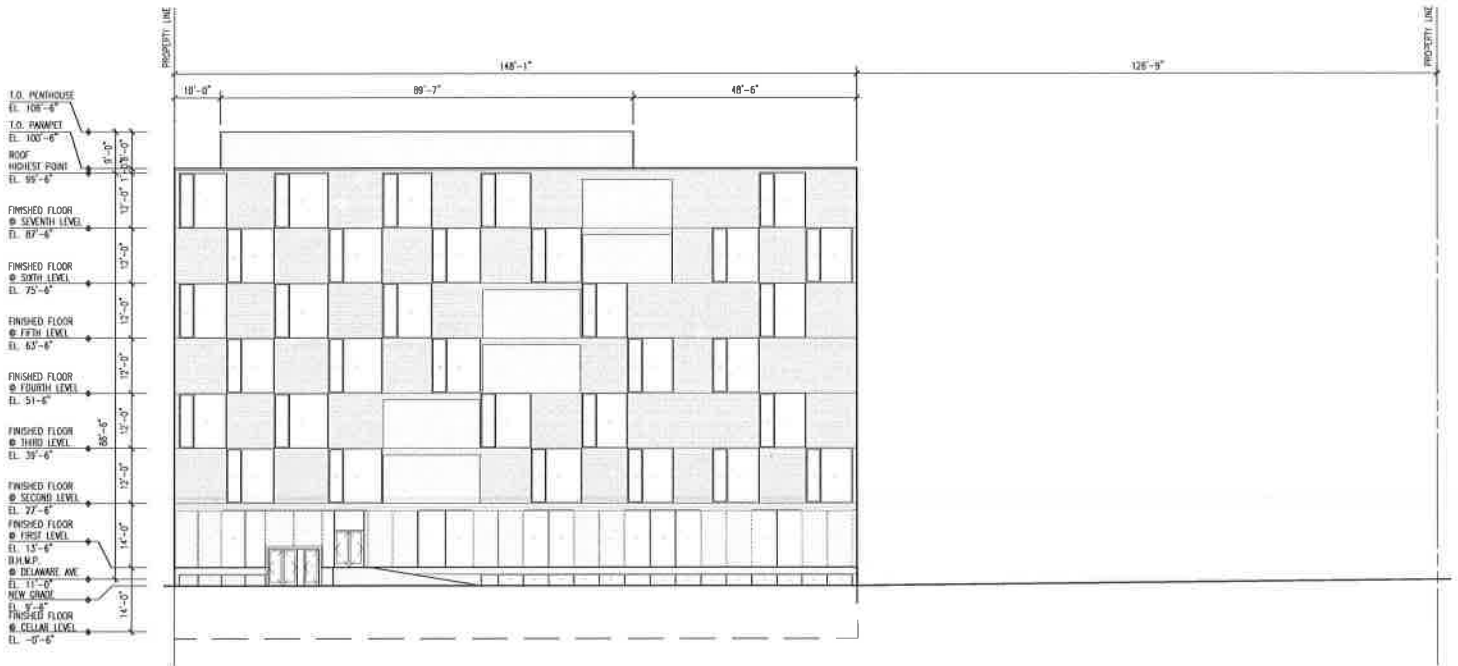
Ward 6: Short Term Family Housing - BZA Application
Seventh Floor Plan - Scale: 1" = 20'

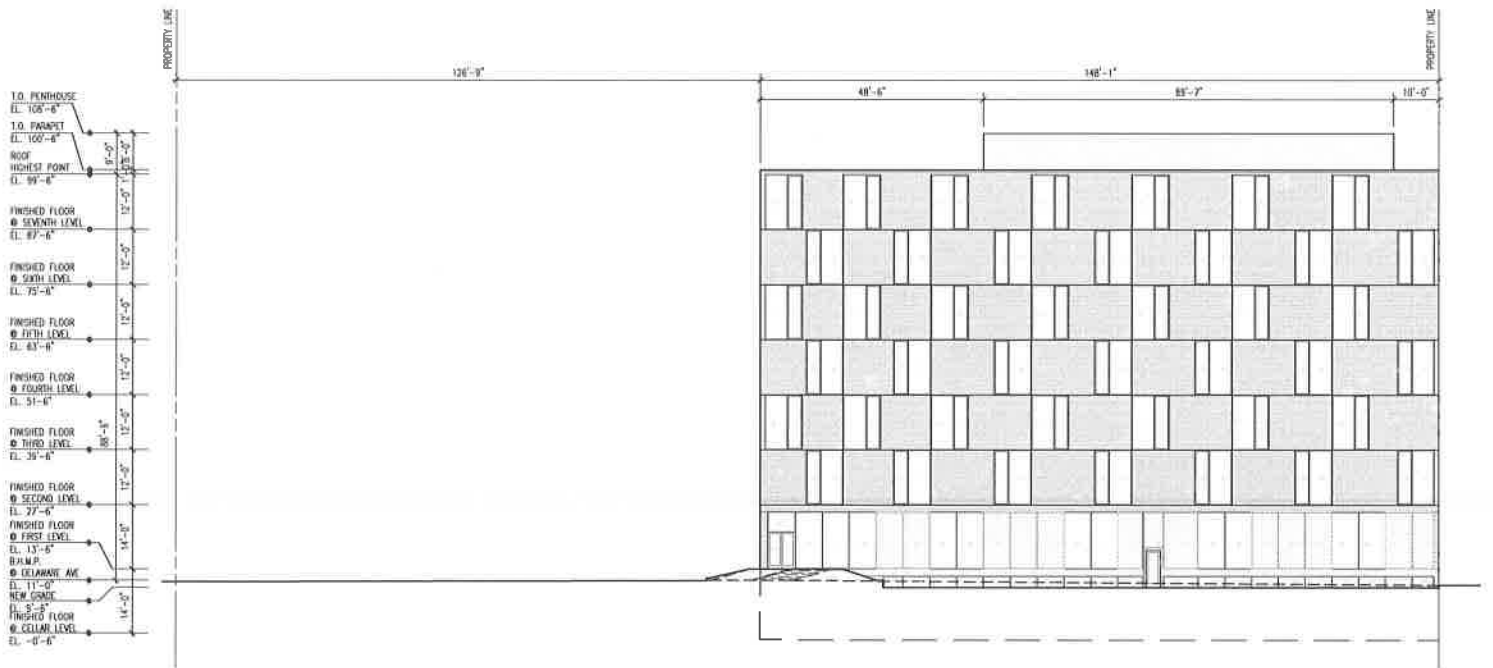
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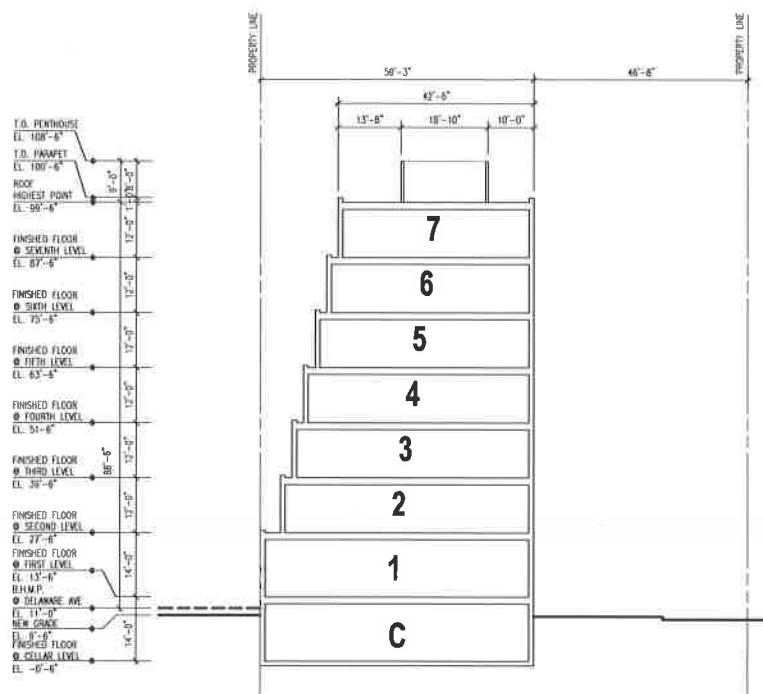


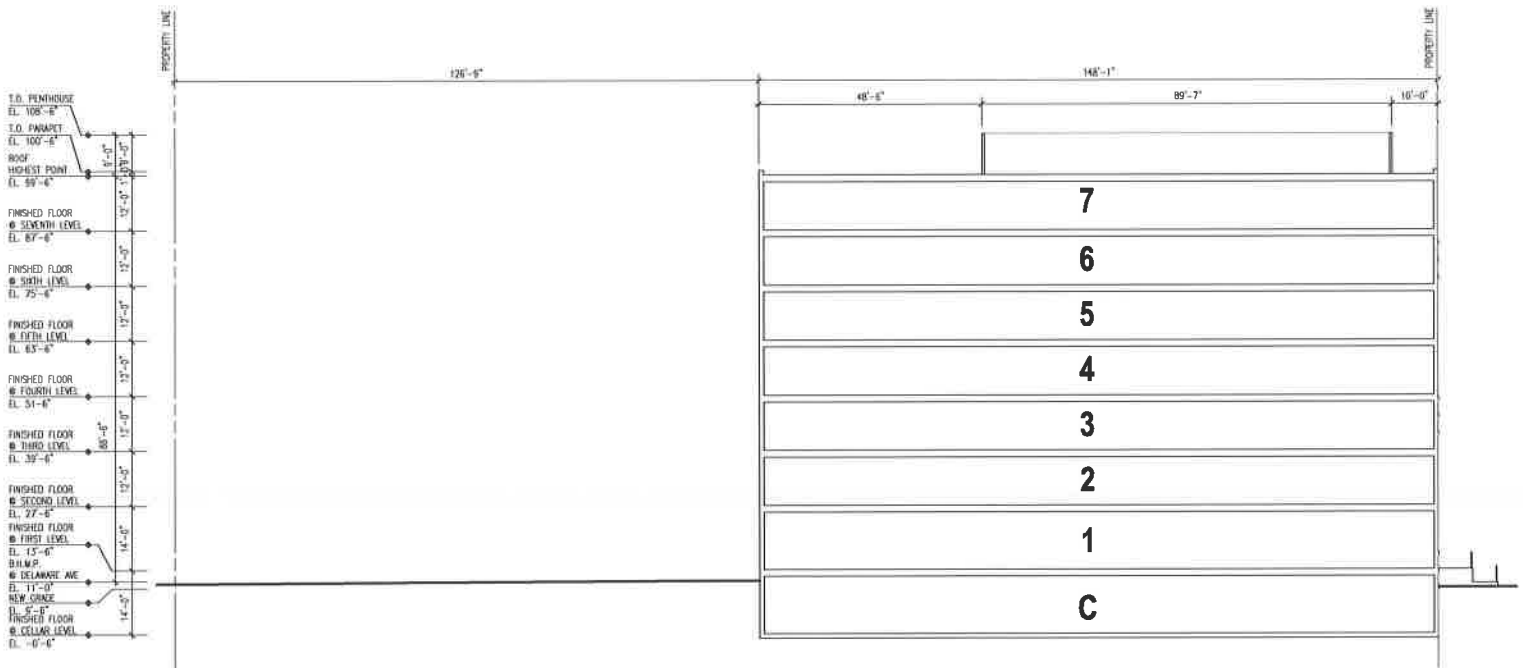
T.O. PENTHOUSE
 EL. 100'-0"
 T.O. PARAPET
 EL. 100'-0"
 ROOF
 HIGHEST POINT
 EL. 99'-8"
 5'-0"
 12'-0"
 FINISHED FLOOR
 @ SEVENTH LEVEL
 EL. 87'-8"
 12'-0"
 FINISHED FLOOR
 @ SIXTH LEVEL
 EL. 75'-0"
 12'-0"
 FINISHED FLOOR
 @ FIFTH LEVEL
 EL. 63'-0"
 12'-0"
 FINISHED FLOOR
 @ FOURTH LEVEL
 EL. 51'-0"
 12'-0"
 FINISHED FLOOR
 @ THIRD LEVEL
 EL. 39'-8"
 12'-0"
 FINISHED FLOOR
 @ SECOND LEVEL
 EL. 27'-8"
 FINISHED FLOOR
 @ FIRST LEVEL
 EL. 15'-8"
 BALMYP
 EL. 11'-0"
 DELAWARE AVE.
 NEW GRADE
 EL. 9'-0"
 FINISHED FLOOR
 @ CELLAR LEVEL
 EL. -0'-0"













View From North End of Delaware Ave

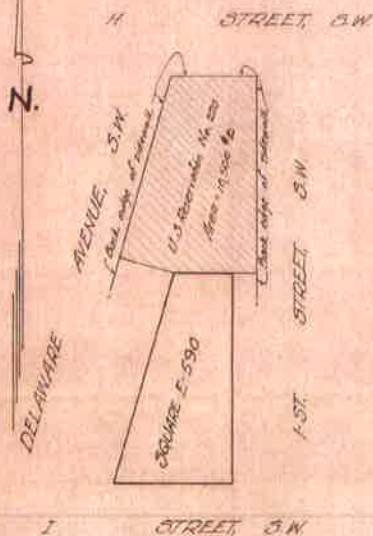


View From Delaware Ave



View From I St

TRANSFER OF JURISDICTION



Department of the Interior
National Park Service

Washington, D.C. 2/8 1953

In accordance with Public Act No. 143, approved May 20, 1932, I hereby transfer to the jurisdiction of the Commissioners of the District of Columbia the area shown in hatched lines for highway purposes.

Samuel L. Hays
Director of National Park Service

Office of the Commissioners of the District of Columbia
Washington, D.C. February 19, 1953

In accordance with Public Act No. 143, approved May 20, 1932, the transfer offered herein in hatched lines is hereby accepted. By order of the Board of Commissioners of the District of Columbia

W. J. Hays
Secretary to the Board

National Capital Planning Commission

Washington, D.C. Feb. 19, 1953

In accordance with Public Act No. 143, approved May 20, 1932, and Public Act No. 502, approved July 13, 1952, Recommended by vote of Commission.

Harold Bartholomew
Chairman

Office of the Surveyor of the District of Columbia
Washington, D.C. Feb. 20, 1953

I certify that the foregoing plat is correct and is approved for record in this office.

J. J. Hays
Surveyor, D.C.

SURVEYORS OFFICE, DISTRICT OF COLUMBIA
Note to Director of Highway, D.C. 78-1-53
Drawn by R.C.H. checked by J.D. 25892
Incorporation by State Feb. 60, 1954
Approved by 100TH February 20, 1954
Recorded in Book 127 page 178
Plan City Sub. Under U.S. Reg. 220

RECORD OF THE DISTRICT OF COLUMBIA

Department of the Interior Bureau of Land Management
Washington, D.C. February 10, 1957

It is requested that the Public Land Act, 1820, approved May 20, 1820, be amended to include the following:

(Amended) Amend the Act

Department of the Interior Bureau of Land Management
Washington, D.C. February 10, 1957

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Washington, D.C. February 10, 1957

STREET, S.W.

J. ST.

STREET, S.W.

STREET, S.W.