



GALLATIN STREET AND GEORGIA AVE NW

WASHINGTON DC

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SCALE: AS NOTED

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ZONING ANALYSIS

LOT INFO:
 SQUARE 2929
 LOTS 41,3

ZONE:
 C-2-A

FAR:
 ALLOWABLE - 2.5 (APARTMENT HOUSE / OTHER RES'L USE)
 - 1.5 (OTHER PERMITTED USE)
 - 2.5 (MAXIMUM PERMITTED)
 PROPOSED - 1.84 ±

LOT AREA	GSF
LOT SIZE:	14,216 ±
MAX. LOT COVERAGE:	60%
MAXIMUM LOT COVERAGE:	8,529 SF ±
MAXIMUM TOTAL BUILDING:	35,540 SF

PROPOSED LOT COVERAGE: 55% / 7,807 SQ. FT. ±
 PROPOSED TOTAL BUILDING: SEE BELOW

PROPOSED BUILDING AREA / USE BREAKDOWN:

CONVENIENCE STORE	2,415 SQ. FT.
RES'L COMMON	1,453 SQ. FT.
GROUND FLOOR MISC*	3,949 SQ. FT.
SECOND FLOOR	6,844 SQ. FT.
THIRD FLOOR	6,112 SQ. FT.
FOURTH FLOOR	6,112 SQ. FT.
FIFTH FLOOR	6,113 SQ. FT.
TOTAL**	32,997 SQ. FT. ±

* - INCLUDES SF OF ROOF CANOPY ABOVE
 ** (TOTAL IS PER ZONING REGS - DOES NOT INCLUDE 5,458 SQ. FT. CELLAR)

STORIES:
 ALLOWABLE - U/L
 PROPOSED - 5

HEIGHT:
 ALLOWABLE - 50'
 PROPOSED - TBD

UNIT MIX (49 TOTAL ASSISTED LIVING):

(14) - MEMORY CARE (240 sf) - SECOND FLOOR
 (28) - STUDIO (240 sf +/-) - THIRD / FOURTH FLOOR
 (7) - 1-BR (480 sf +/-) - FIFTH FLOOR

CONSTRUCTION TYPE:
 TBD

SETBACK REQUIRED:

FRONT YARD: -
 SIDE YARD: 0 / 2" PER FOOT OF BUILDING HT / 6' MIN
 REAR YARD: 15'

LOADING REQUIRED:

N/A (SF < 5,000 SQ FT RETAIL / SERVICE OTHER THAN GROCERY)
 N/A (< 50 DWELLING UNITS)

PARKING:

PARKING COUNT TBD* - 10 SPACES PROVIDED
 * Retail - C-2-A - in excess of 3,000 sq ft, 1 for each additional 300 sq ft. (0 spaces required, assuming 2400 +/- sf retail)
 * Community Based Residential Facility - 49 persons ± / Parking Space count per BZA

ACCESSIBILITY:

2 Accessible Units req'd - (4% OF 49 = 2 per IBC 1107.5.1 - i1 Use Group)



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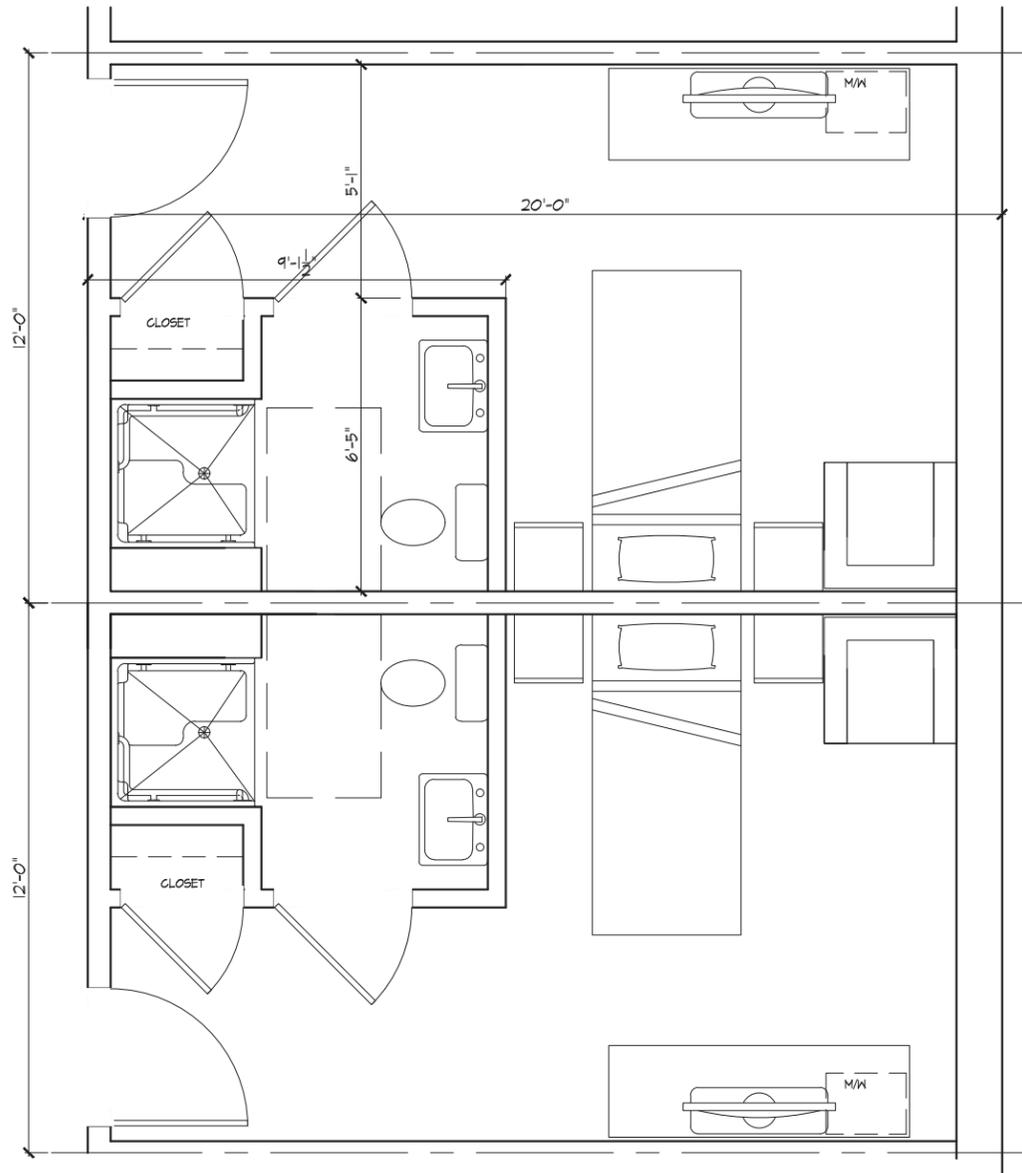
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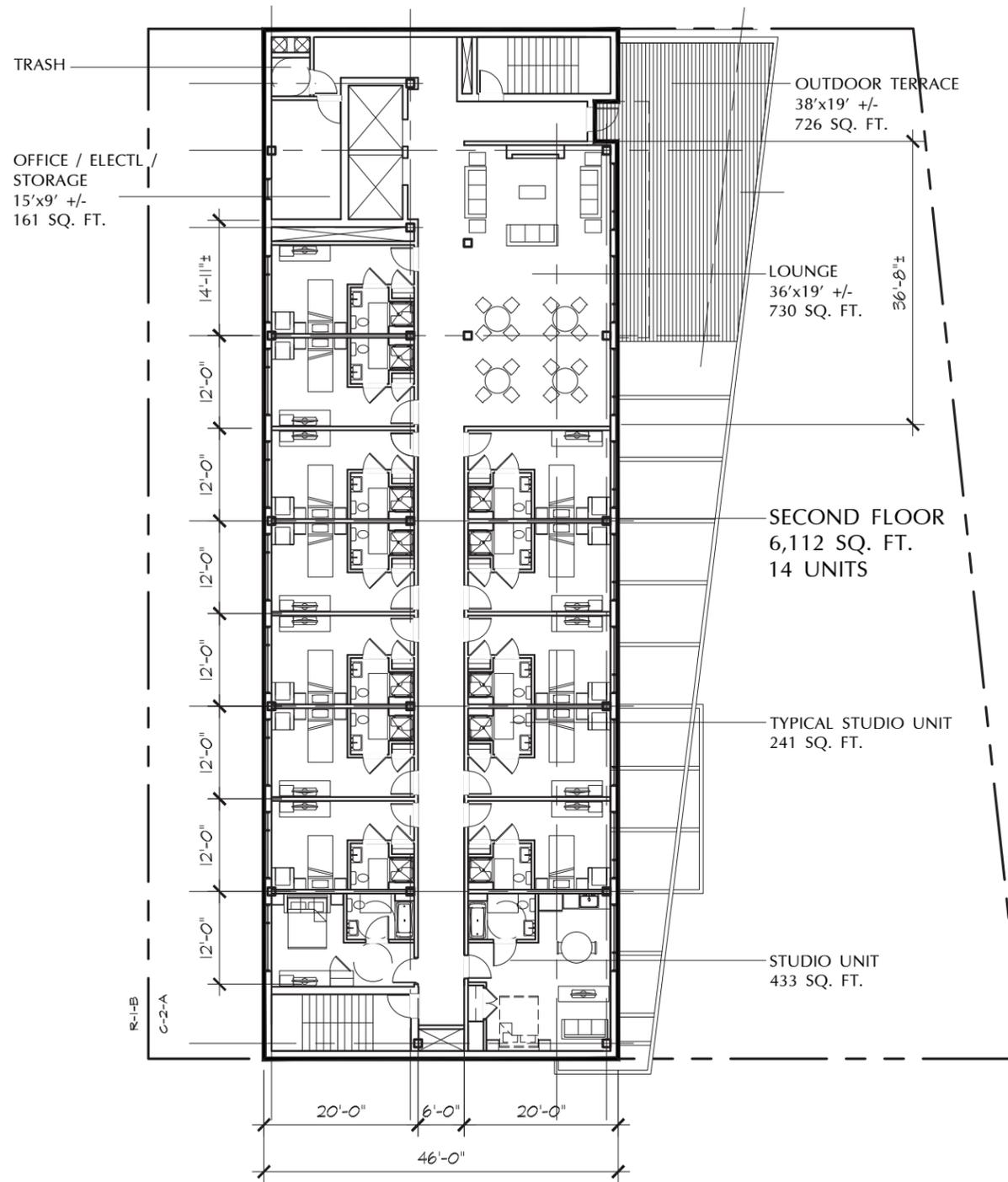
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1 TYPICAL UNIT PLANS
SK-1 SCALE: 1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
SK-1 SCALE: 1" = 20'



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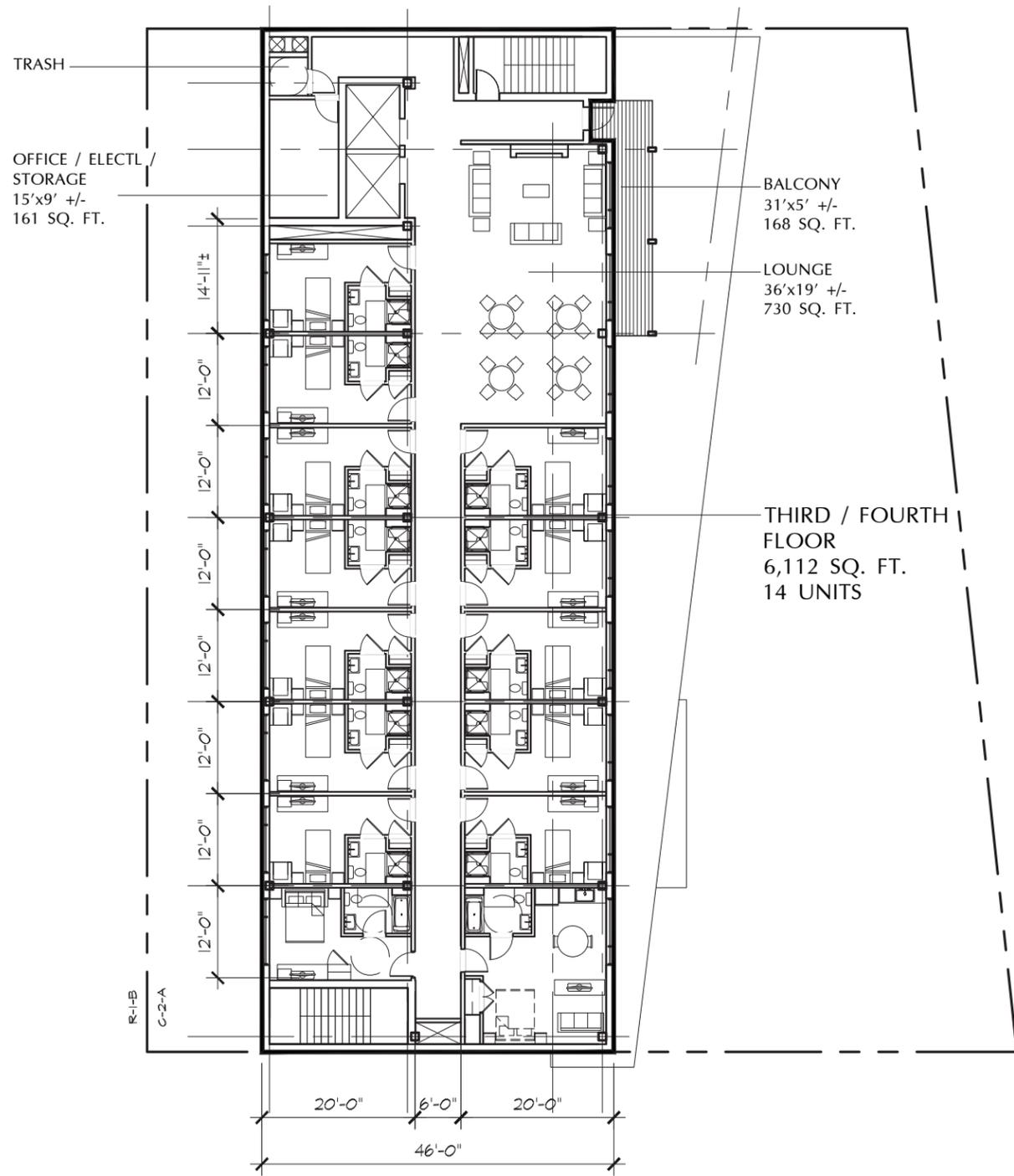
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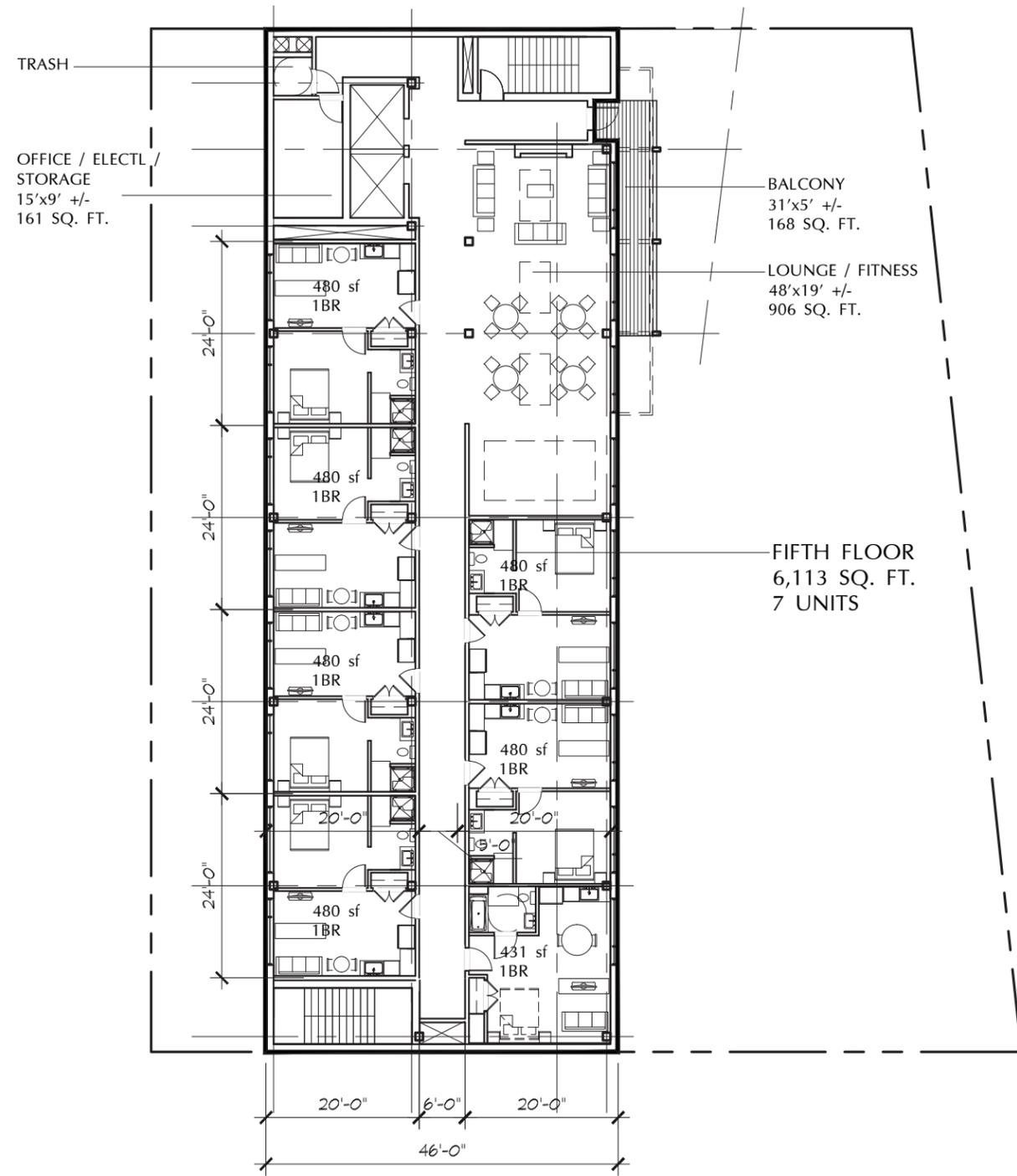
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1 PROPOSED THIRD / FOURTH FLOOR PLAN
 SK-3 SCALE: 1" = 20'



2 PROPOSED FIFTH FLOOR PLAN
 SK-3 SCALE: 1" = 20'



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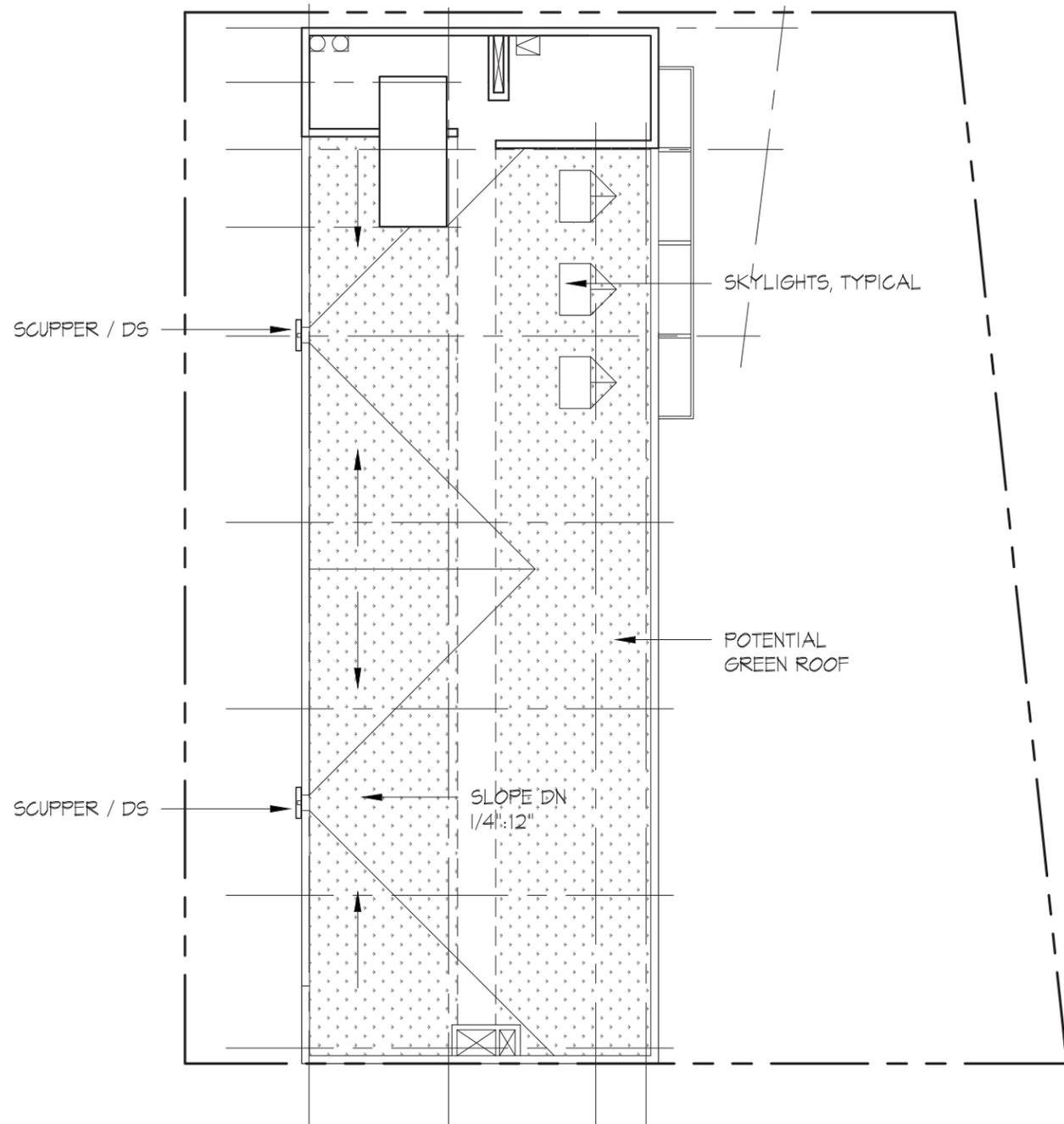
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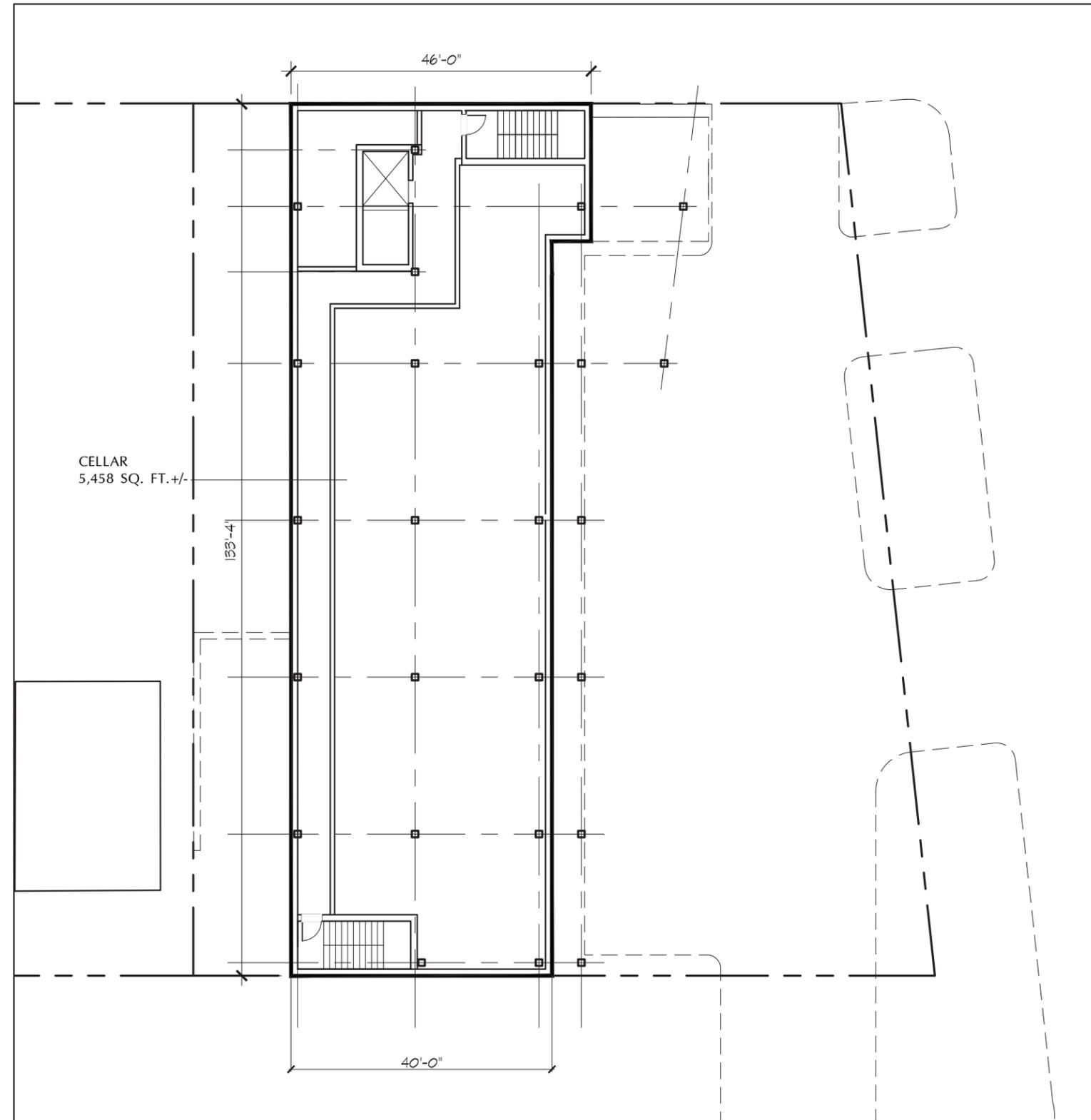
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1 PROPOSED ROOF PLAN
SK-4 SCALE: 1" = 20'



2 CELLAR PLAN
SK-4 SCALE: 1" = 20'



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1 EAST ELEVATION
 A3.01 SCALE: 1/8" = 1'-0"



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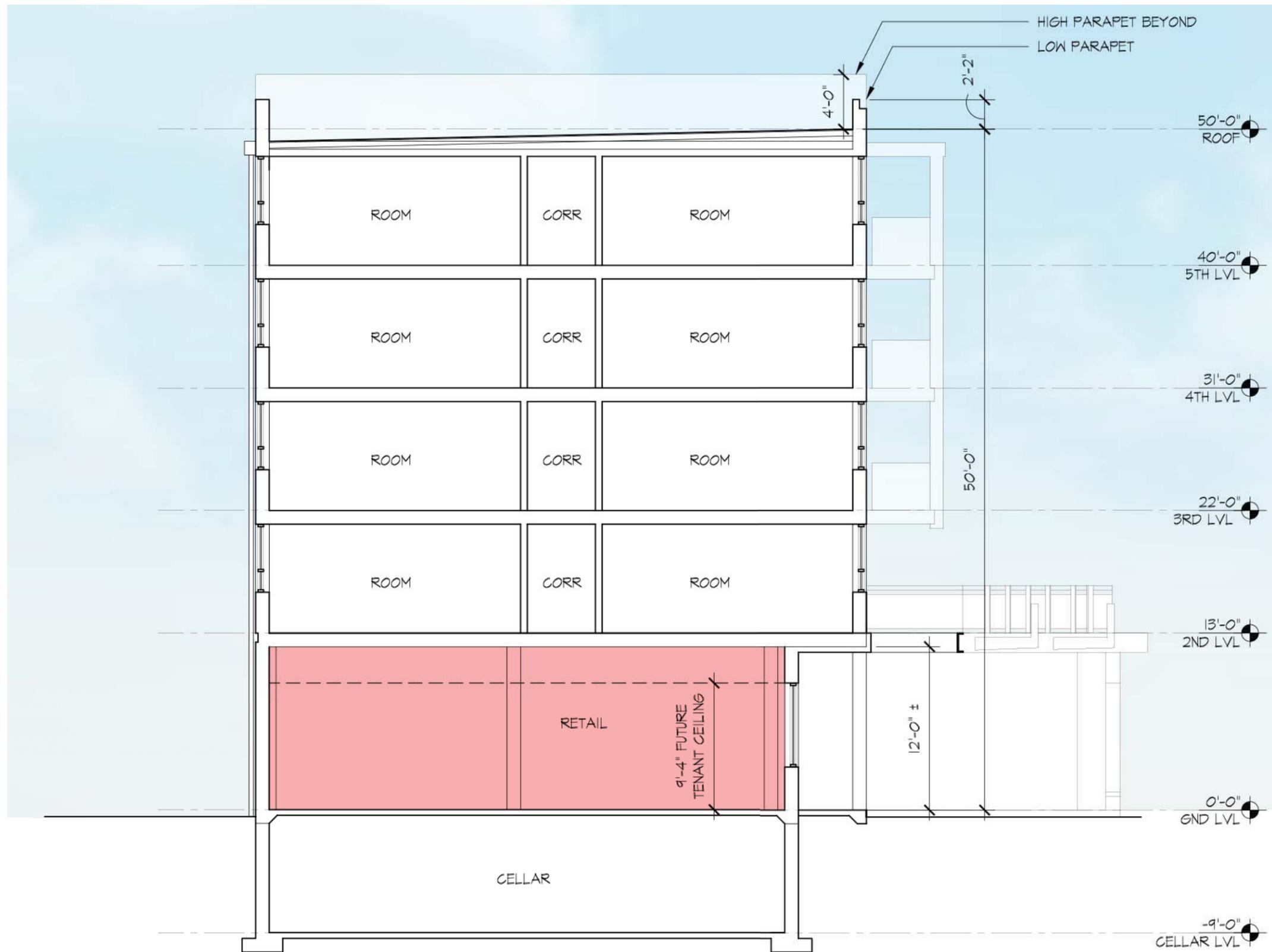
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SCALE: NTS

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VIEW 1

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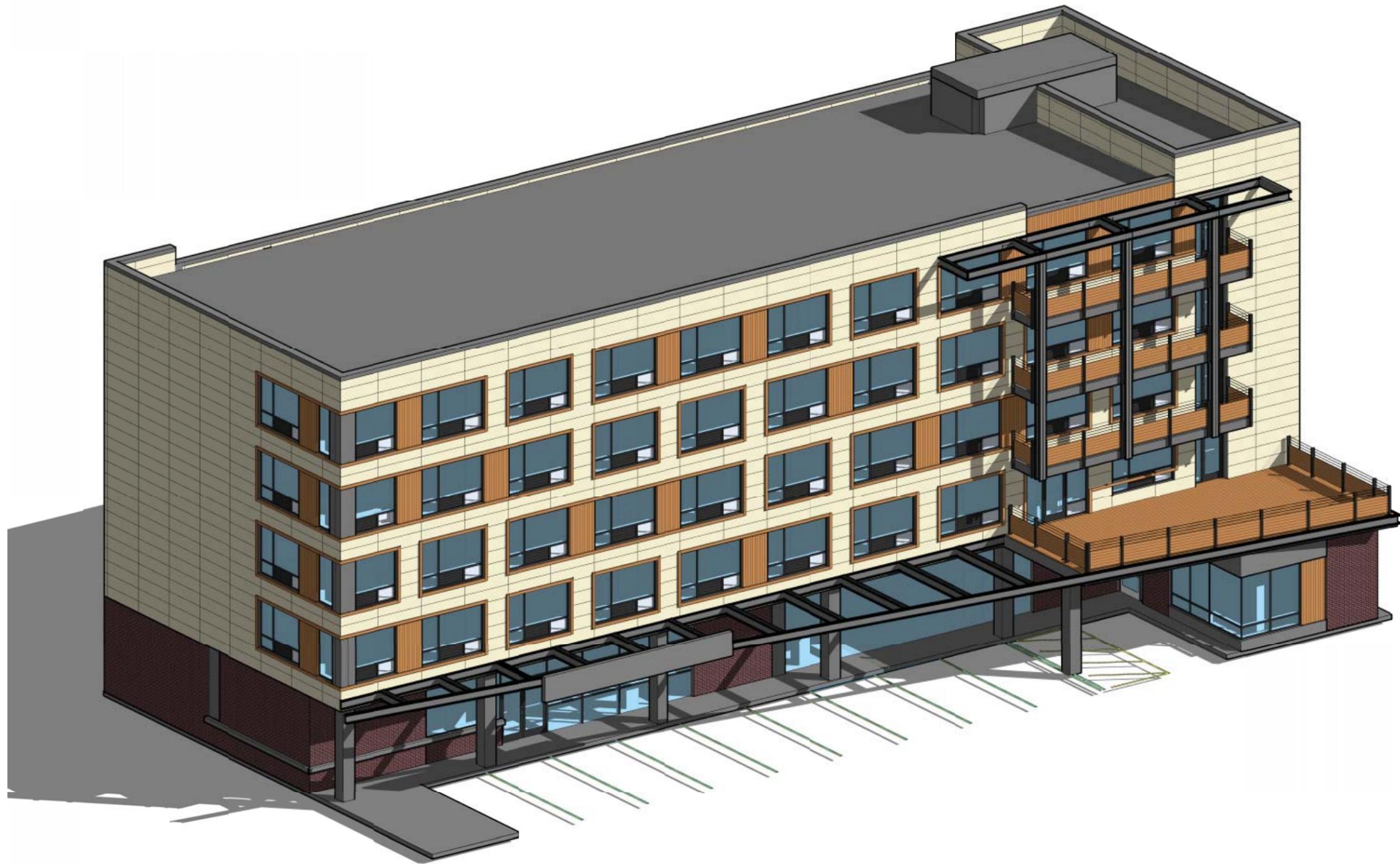
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3D VIEWS

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