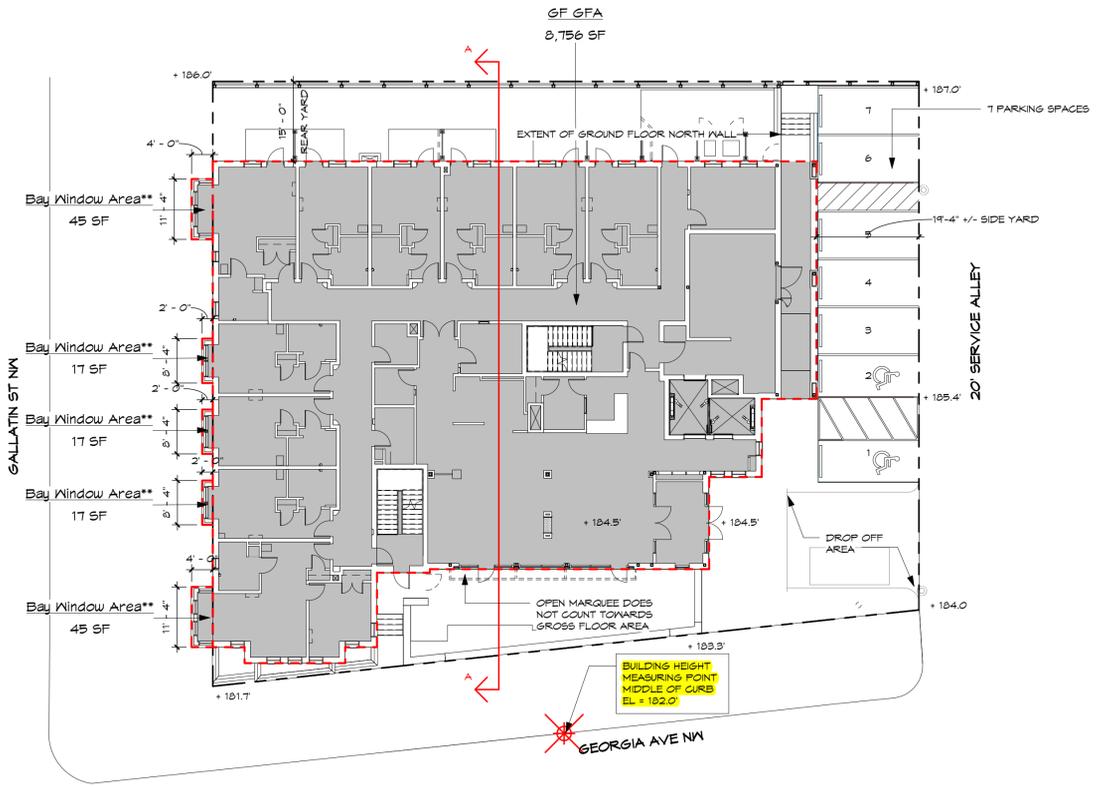
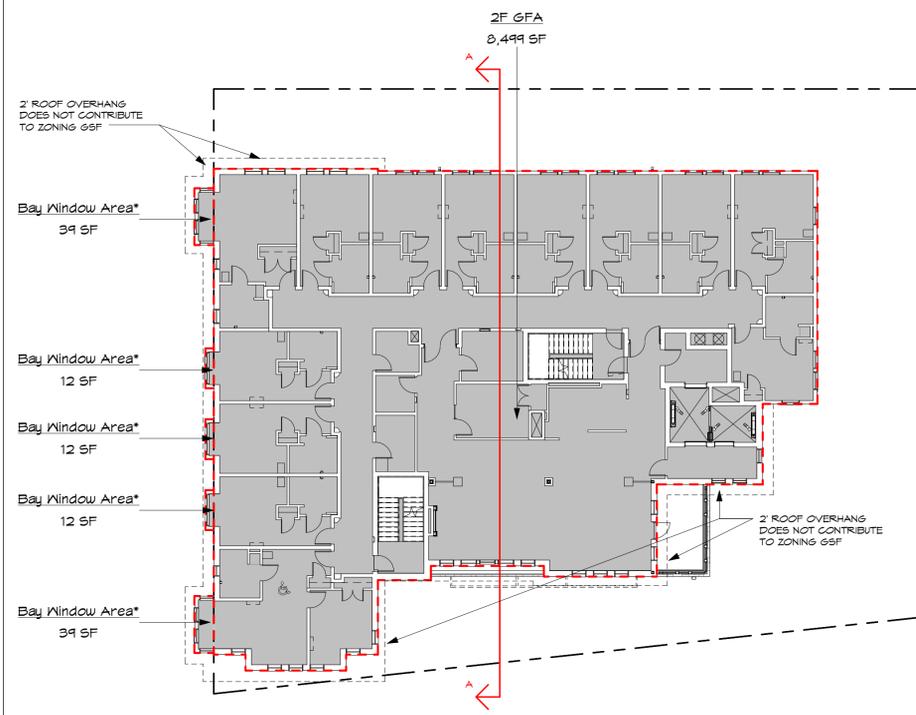


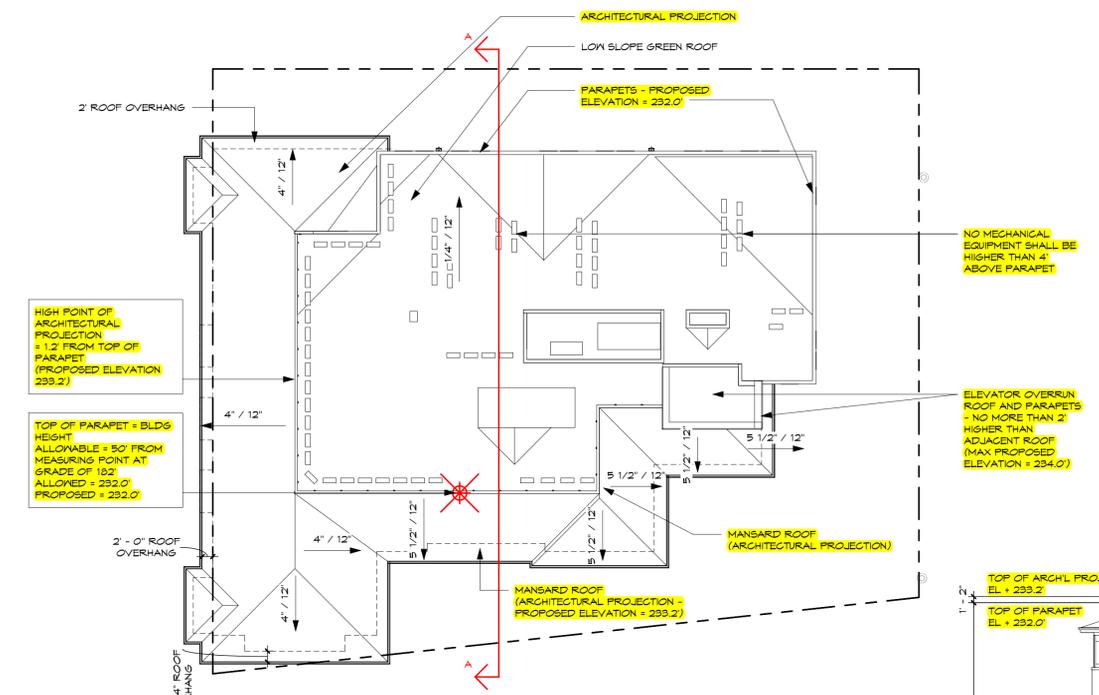
1 CELLAR LEVEL
1/16" = 1'-0"



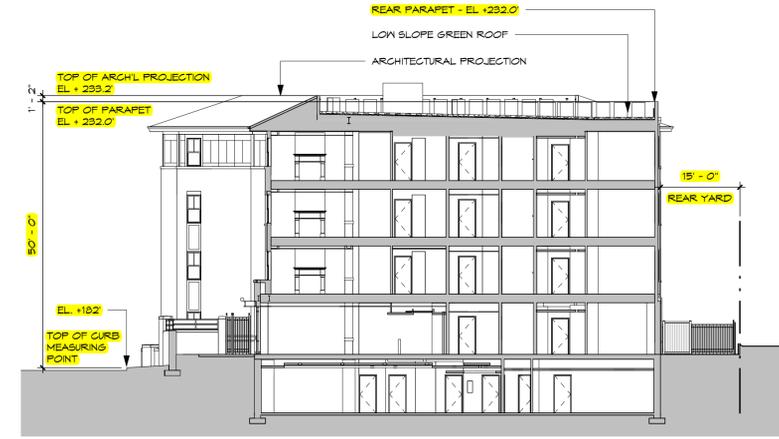
2 LEVEL 1
1/16" = 1'-0"



3 LEVEL 2-4
1/16" = 1'-0"



4 ROOF PLAN
1/16" = 1'-0"



5 SECTION A-A THROUGH BUILDING / GEORGIA AVENUE
1/16" = 1'-0"

ZONING INFO

LOT INFO:
 SQUARE 2424
 LOTS 413

ZONE:
 C-2-A

FAR:
 ALLOWABLE 2.5 (APARTMENT HOUSE / OTHER RES. USE)
 1.5 (OTHER PERMITTED USE)
 2.5 (MAXIMUM PERMITTED)
 PROPOSED 2.4

LOT AREA 65F
 LOT SIZE 14,216 ±
 MAX. LOT COVERAGE 60%
 MAXIMUM LOT COVERAGE 8,521 SF ±
 MAXIMUM TOTAL BUILDING 35,540 SF

PROPOSED LOT COVERAGE 61.6%*** / 8,756 SQ. FT. (GROUND FL ONLY)
 PROPOSED TOTAL BUILDING 34,253 SQ. FT. - SEE CHART BELOW

AREA BREAKDOWN:

	GSF*	ZONING GSF **
CELLAR	0,457	-
GF	0,547	0,756
2F	0,613	0,449
3F	0,613	0,449
4F	0,613	0,449
	49,143	34,253

* CONSTRUCTED GROSS SQUARE FOOTAGE
 ** PER ZONING REGS GSF DOES NOT INCLUDE CELLAR / BAY WINDOWS
 PROJECTIONS OVER PROPERTY LINE
 *** MINOR FLEXIBILITY ONLY IF ALLOWED PER ZONING ADMINISTRATOR DISCRETION - DCMR 11-2522.1

STORIES:
 ALLOWABLE - 1/1
 PROPOSED - 4 (ABOVE GRADE) + 1 CELLAR (BELOW GRADE)

HEIGHT:
 ALLOWABLE - 50'
 PROPOSED - 50'

UNIT COUNT
 49 TOTAL ASSISTED LIVING

USE GROUP / CONSTRUCTION TYPE:
 11 / IIIA

SETBACK REQUIRED:
 FRONT YARD: -
 SIDE YARD: 0 / 2' PER FOOT OF BUILDING HT / 6' MIN (8'-4" REQUIRED / 19.33' PROVIDED)
 REAR YARD: 15' REQUIRED / 15' PROVIDED

LOADING REQUIRED:
 N/A (50 DWELLING UNITS)

PARKING:
 PARKING COUNT - 7 SPACES PROVIDED
 * COMMUNITY BASED RESIDENTIAL FACILITY
 1 SPACE / 8 RESIDENTS - 56 RESIDENTS MAX = 7 PROPOSED TO DCOZ 2A

ACCESSIBILITY:
 2 FULLY ACCESSIBLE UNITS REQ'D PER IBC - (4% OF 49 = 2 PER IBC 1107.5.1 - 11 USE GROUP) - ALL OTHER UNITS TO COMPLY WITH ANS I 117.1 TYPE B REQUIREMENTS

ADDITIONAL NOTES

- INCLUSIONARY ZONING DOES NOT APPLY (IS COMMUNITY BASED RESIDENTIAL FACILITY)
- BAY WINDOW WIDTHS DETERMINED PER DCMR 3202.10.3.1.(1) - THE ALLOWABLE AGGREGATE WIDTH OF DOUBLE OR MULTIPLE PROJECTIONS ON BUILDINGS EXCEEDING 24 FEET (7315 MM) IN WIDTH AT THE LOT LINE OR BUILDING RESTRICTION LINE, IF ONE EXISTS SHALL BE INCREASED 6 INCHES (152 MM) FOR EACH FOOT (305 MM) OF INCREASED BUILDING WIDTH OVER 24 FEET (7315 MM). CALCULATION IS 94.33'-24" = 70.33' = 10.33' x 35.1' = 366.1' (ALLOWED FOR 24' WIDTHS) = 40' TOTAL BAY WINDOW LINEAR WIDTH
- BAY WINDOW PROJECTION NOT TO EXCEED 4' PER DCMR 3202.10.3.3



(T) 301 - 652 - 6263
(F) 301 - 652 - 6463



ISSUED

DATE	DESCRIPTION
12/23/15	BID SET
01/18/16	PERMIT / HUD SUBMISSION

REVISIONS

NO.	DESCRIPTION

OWNER: 5100 GEORGIA AVE LLC

PROJECT: ASSISTED LIVING FACILITY
 5100 GEORGIA AVE NW
 WASHINGTON, DC 20011

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DRAWN	JL
CHECKED	S&A
SCALE	As Indicated

PROJECT NO. 60-13-14
SHEET TITLE
 ZONING EXHIBITS

SHEET

0020