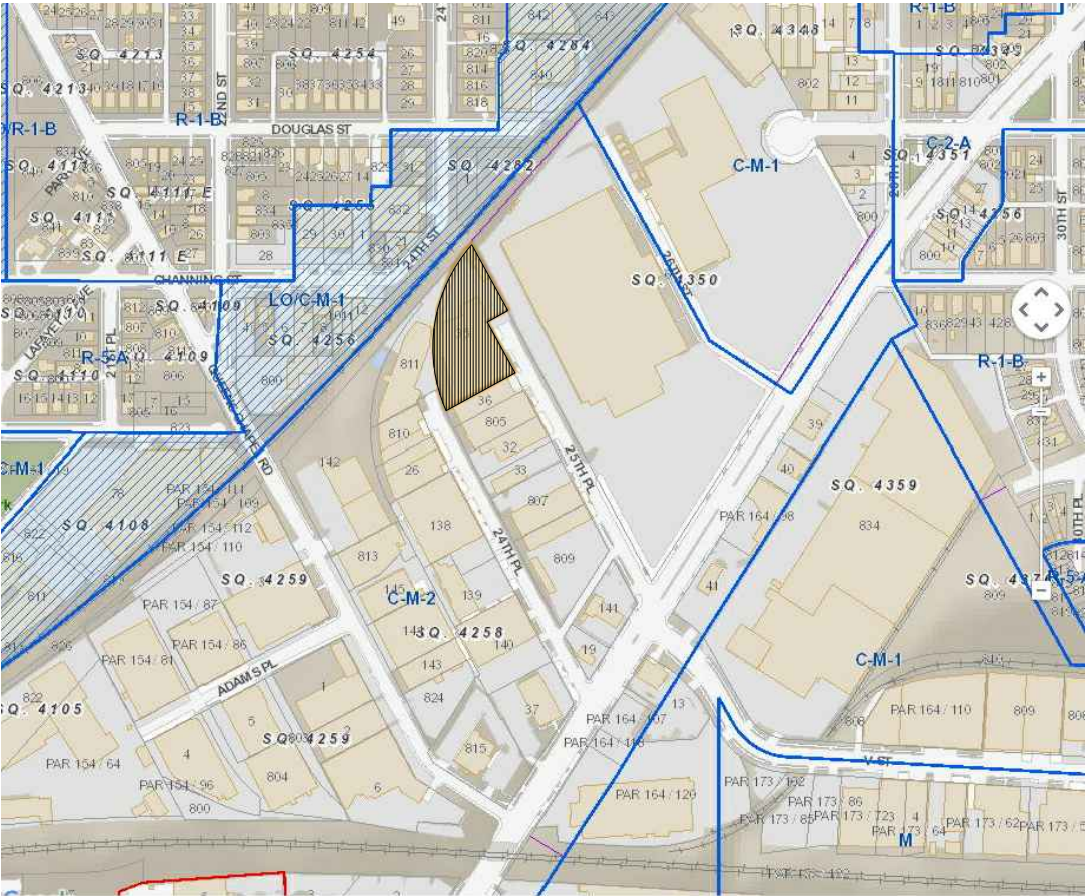




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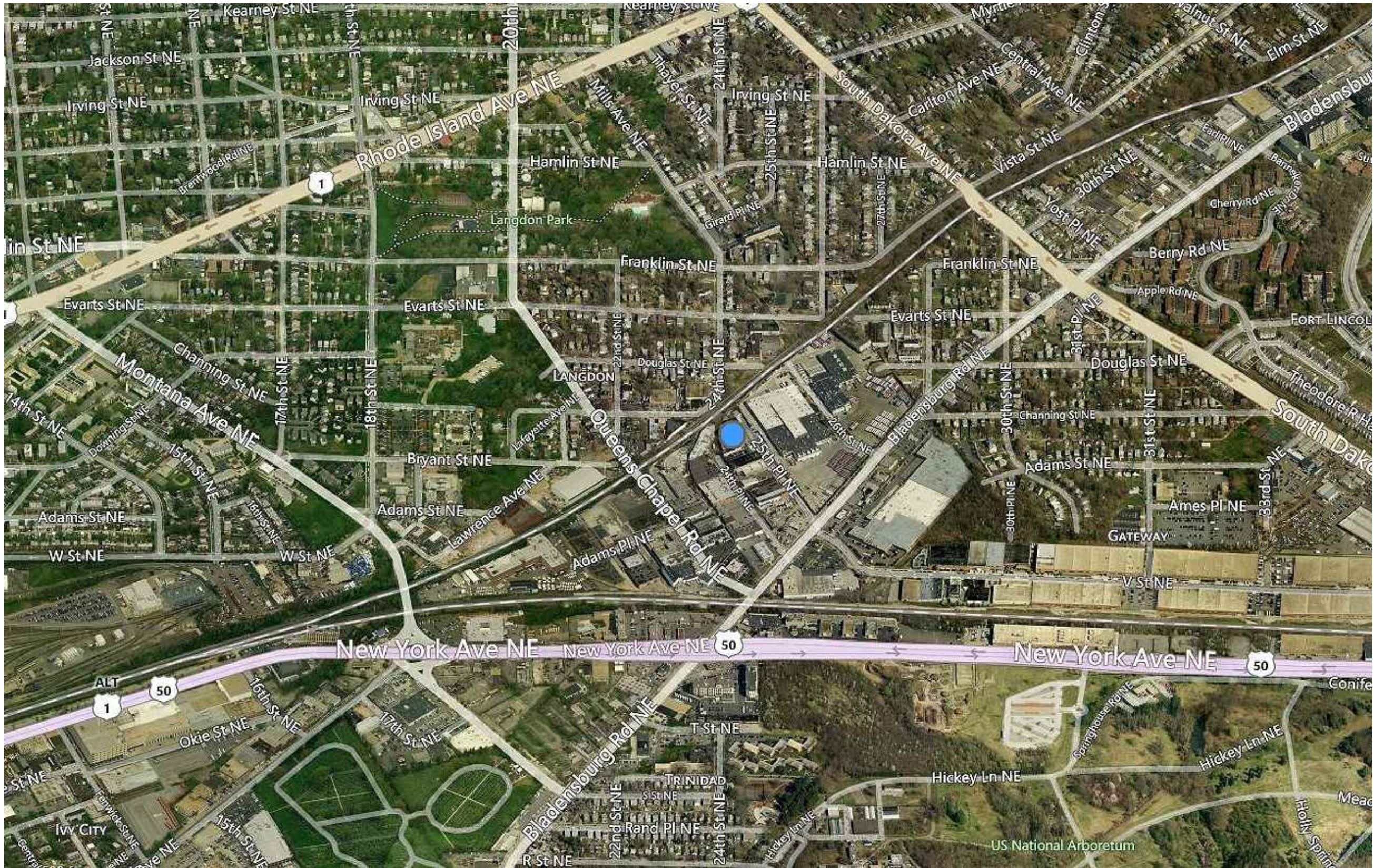
ZONING TABULATIONS

LOT DATA		
SQUARE:	4258	
LOTS:	LOT 035	TWO (2) EXISTING BUILDINGS: 2 STORY MAIN BUILDING + 1 STORY SHED
ZONE:	C-M-2	



Code Analysis				
Site Data	Existing (Main Building & Shed)	Allowed/Required	Provided (Main Building & Shed)	Compliant Per C-M-2
BUILDING USE	Industrial Warehouse	Medium Bulk Commercial and Light Manufacturing W/ Special Exceptions	Emergency Shelter	Requires BZA Special Exception
SITE AREA	55,067 Sq. Ft.	55,067 Sq. Ft.	55,067 Sq. Ft.	N/A
LOT OCCUPANCY	54.5%	Not Regulated for C-M-2 Zoning District	54.5%	N/A
MAX BUILDING HEIGHT	41'-3"	60'	41'-3"	YES
F.A.R.	0.87 (0.83+0.04)	4.0	1.01 (0.97+0.04)	YES
GROSS FLOOR AREA	47,723 Sq. Ft. (45,680 Sq. Ft. + 2,043 Sq. Ft.)	220,268 Sq. Ft.	55,510 Sq. Ft. (53,467 Sq. Ft. + 2,043 Sq. Ft.)	YES
PENTHOUSE (HEIGHT)	N/A	(12'-0" (HABITABLE) (18'-6" (MECHANICAL)	10'-0"	YES
PENTHOUSE Setback)	N/A	1" to 1"	11'-0"	YES
ACCESSORY STRUCTURES (HEIGHT)	13'-6" (1 Story)	15'-0" (1 Story Max.)	13'-6" (1 Story)	YES
SIDE YARD	15'-7"	3 in./Ft. of Vertical Distance = 8'-0" Min.	15'-7" Min.	YES
REAR YARD	22'-7"	2.5 in./Ft. of Vertical Distance (12 Ft. Min.)	22'-7"	YES
OPEN COURT #1 (WIDTH)	6'-0"	2.5 in./Ft. of Vertical Distance x 31'-9" = 6'-7" Min.	6'-0"	YES
OPEN COURT #2 (WIDTH)	6'-0"	2.5 in./Ft. of Vertical Distance x 18'-5" = 3'-10" Min.	6'-0"	YES
OPEN COURT #3 (WIDTH)	6'-0"	2.5 in./Ft. of Vertical Distance x 30'-9" = 6'-5" Min.	6'-0"	YES
OPEN COURT #4 (WIDTH)	30'-8"	2.5 in./Ft. of Vertical Distance x 32'-6" = 6'-9" Min.	30'-8"	YES
CLOSED COURT #1 (WIDTH)	N/A	2.5 in./Ft. of Vertical Distance x 35'-3" = 7'-5" Min.	31'-0"	YES
CLOSED COURT #1 (AREA)	N/A	2x Min. Width Squared (250 Sq. Ft. Min.)	1,544 Sq. Ft.	YES
PARKING	0	Community-based Residential Facility -- 16 or more persons housed As Determined by BZA	20	Requires BZA Approval
LOADING	Provided Provided Provided	Any Other Use in All Districts -- 30,000 to 100,000 sq. ft of GFA Loading berth - 1 @ 30' deep Loading platform - 1 @ 100 sq. ft. Serv./deliv. - 1 @ 20' deep	Provided Provided Provided	YES

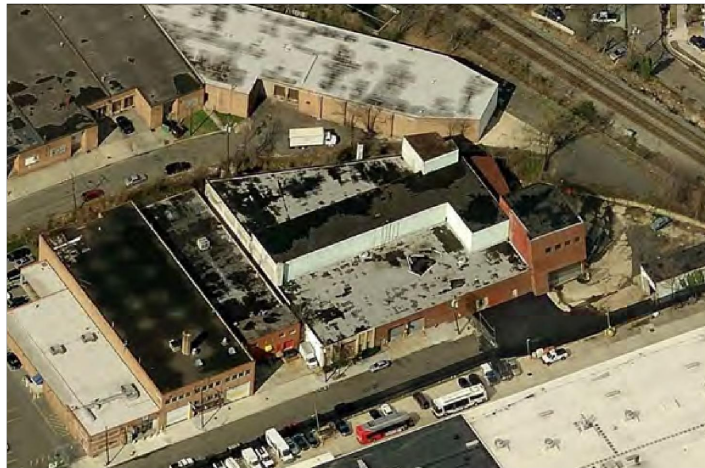
2266 25th Place



2266 25th Place

AERIAL SITE PHOTOGRAPH





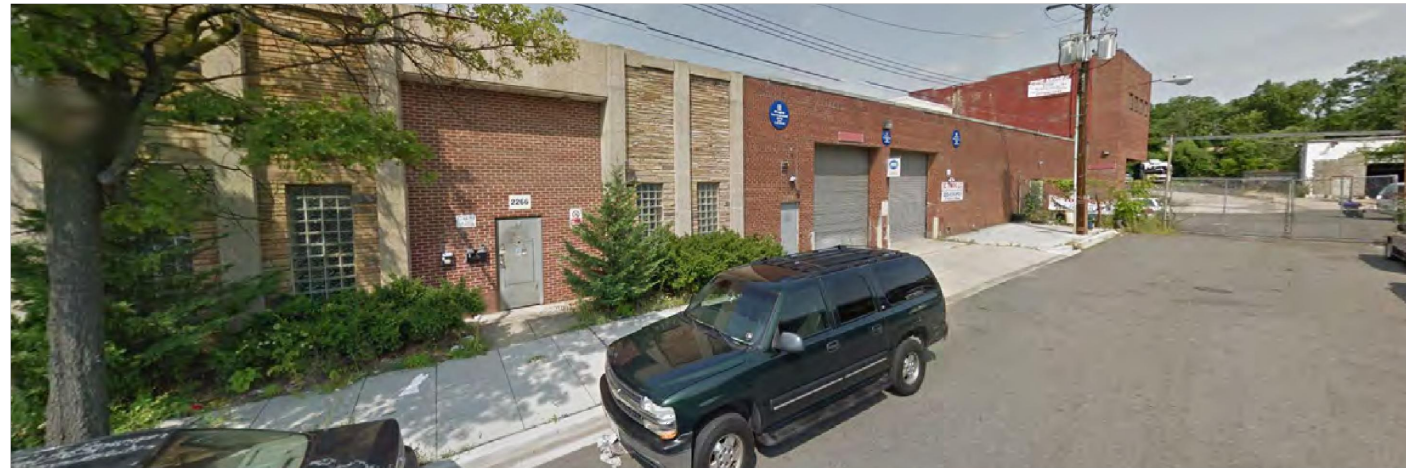
1 AERIAL VIEW - ROOF AND VICINITY



2 EAST FACADE



3 EAST FACADE



4 STREET VIEW - EAST FACADE



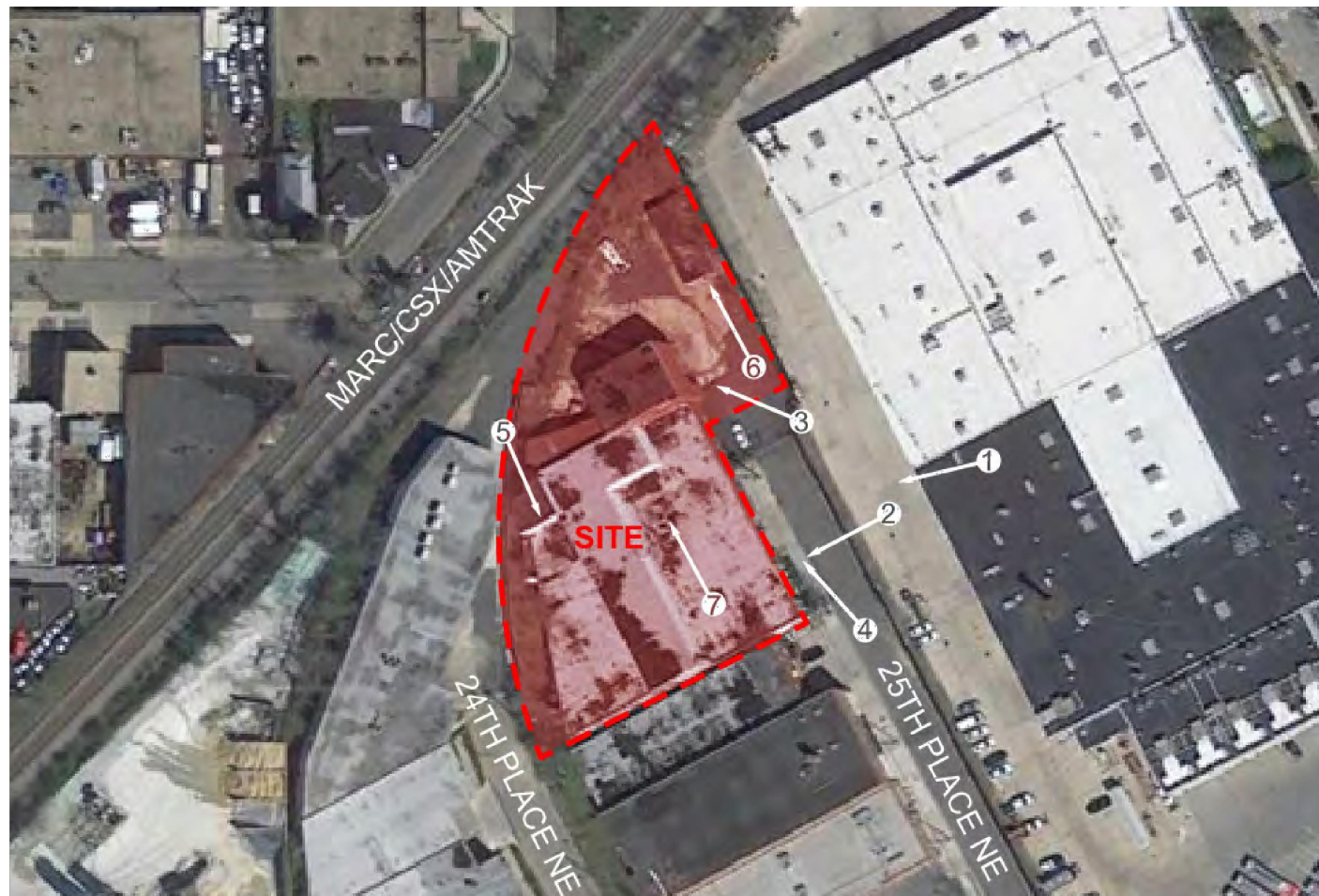
5 NORTH FACADE



6 SHED SOUTH FACADE



7 ROOF NORTH VIEW

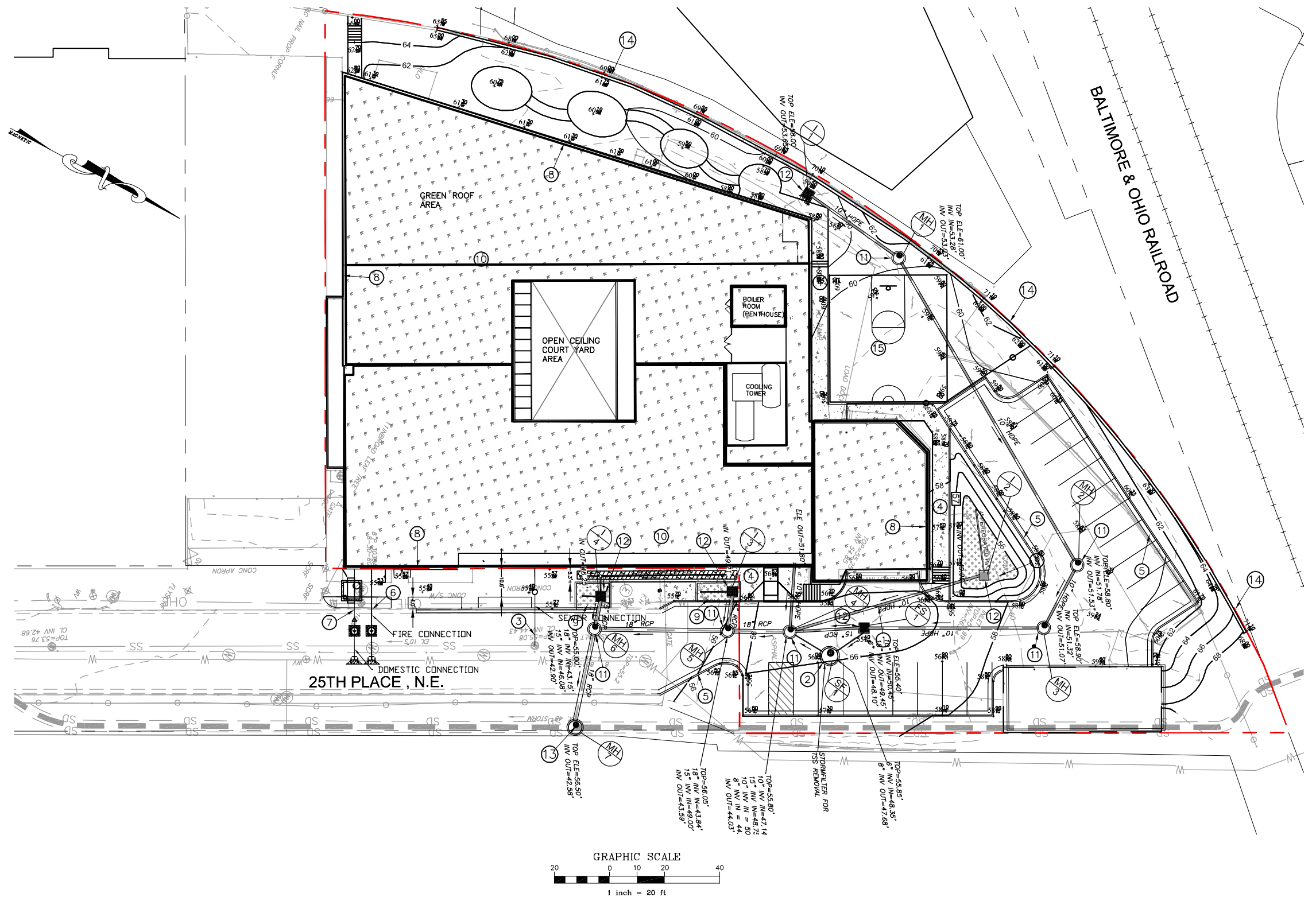


2266 25th Place

EXISTING CONDITIONS PHOTOGRAPHS

- ① NEW DRIVEWAY/ENTRANCE TYPE "A"
- ② STORMWATER MANAGEMENT STRUCTURE
- ③ PVC SANITARY SEWER LATERAL
- ④ CONCRETE SIDEWALK
- ⑤ CONCRETE CURB/GUTTER
- ⑥ FIRE
CONNECT TO EXISTING 8" WATER WITH A 8"x 6" TEE AND SLEEVE.
INSTALL THRUST BLOCK
INSTALL 6" GATE VALVE. METER LOCATED INSIDE BUILDING
CONNECTION TO BUILDING UNDER PLUMBING PERMIT
- ⑦ DOMESTIC
CONNECT TO EXISTING 8" WATER WITH A 8"x6"TEE AND SLEEVE.
INSTALL THRUST BLOCK
INSTALL 6" GATE VALVE, 6X4 REDUCER. METER LOCATED INSIDE BUILDING. CONNECTION TO BUILDING UNDER PLUMBING PERMIT
- ⑧ BUILDING WALL
- ⑨ BIO--RETENTION FACILITY
- ⑩ GREEN ROOF FACILITY
- ⑪ STANDARD MANHOLE FOR STORMWATER
- ⑫ STANDARD INLET FOR STORMWATER
- ⑬ DOG HOUSE STYLE STORM DRAIN
MANHOLE
- ⑭ RETAINING WALL
- ⑮ BASKET BALL COURT

	PROPERTY LINE
	ADJACENT PROP.
	SANITARY SEWER
	WATER PIPE
	GAS PIPE
	STORM PIPE
	ELECTRIC LINE
	OVERHEAD ELECTRIC
	2FT CONTOURS
	CURB
	ROAD
	CRITICAL ROOT ZONE
	CHAIN LINK FENCE
	BUILDING
	GAS VALVE
	LIGHT POLE
	STORM DRAIN MANHOLE
	SEWER MANHOLE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	TREE



SITE DEVELOPMENT PLAN





2266 25th Place

Washington DC 20018

BZA Submission

PROJECT #14.0479

Date: 05-04-2016

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