

● OCCUPANCY									
ROOM	ROOM	DC RATIO	KLC RATIO	DC MAX. GRP.	KLC MAX. GRP.	STAFF	SF/CHILD REQ.	AREA REQ.	ACT. AREA
INFANT 1 (birth-12m)		1:4	1:4	8	8	2	45	360	472
INFANT 2 (birth-12m)		1:4	1:4	8	8	2	45	360	424
INFANT 3 (birth-12m)		1:4	1:4	8	8	2	45	360	456
INFANT 4 (birth-12m)		1:4	1:4	8	8	2	45	360	447
INFANT 5 (birth-12m)		1:4	1:4	8	8	2	45	360	417
TODDLERS 1 (12m-30m)		1:4	1:4	8	8	2	35	280	329
TODDLERS 2 (12m-30m)		1:4	1:4	8	8	2	35	280	322
TODDLERS 3 (12m-30m)		1:4	1:4	8	8	2	35	280	369
TODDLERS 4 (12m-30m)		1:4	1:4	8	8	2	35	280	379
DISC. PRESCHOOL 1 (30m-36m)		1:8	1:6	16	12	2	35	420	420
DISC. PRESCHOOL 1 (30m-36m)		1:8	1:6	16	12	2	35	420	444
MULTI-AGE 1 (3y-5y)		1:8	1:8	16	16	2	35	560	564
MULTI-AGE 2 (3y-5y)		1:8	1:8	16	16	2	35	560	571
TOTALS					128	26			

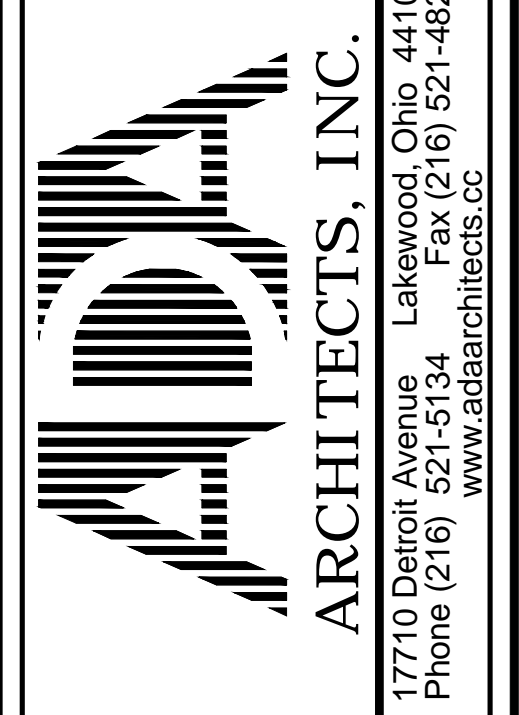
*RATIOS & GROUP SIZES ARE BASED ON ADULT-CHILD RATIOS

● BUILDING DATA		
PROPOSED BUILDING AREA:	LOWER LEVEL	+/- 4,204 SF
	FIRST LEVEL	+/- 4,206 SF
	SECOND LEVEL	+/- 4,206 SF
	TOTAL	+/- 12,616 SF
PROPOSED BUILDING CAPACITY(CHILDREN):		128
BUILDING AREA PER CHILD:		98.5
TOILETS REQUIRED:		1 TOILET PER 10 CHILDREN
SINKS REQUIRED:		1 SINK PER 10 CHILDREN

NOTE: FIXTURES ARE EXCLUDED FROM INDOOR AREA CALCULATIONS FOR CLASSROOMS
 THE PLANS SHOWN ARE PRELIMINARY AND CONCEPTUAL IN NATURE FOR DISCUSSION PURPOSES ONLY. THESE PLANS HAVE NOT BEEN EVALUATED FOR COMPLIANCE WITH BUILDING CODE. ADDITIONAL INFORMATION WILL BE NEEDED TO DETERMINE FULL COMPLIANCE WHICH MAY ALTER THE PLANS OR FEASIBILITY OF THE LAYOUT.



FIT PLAN C
SCALE: NTS



17710 Detroit Avenue Lakewood, Ohio 44107
 Phone (216) 521-5134 Fax (216) 521-4824
 www.a2aarchitects.com

WASHINGTON DC
 2461 WISCONSIN AVE NW
 KinderCare
 Wisconsin Ave.

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REVISIONS

FIT PLAN LOWER LEVEL

DATE 05/21/18

JOB NO. 18106

FP-C
SHEET NO.

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KinderCare
 Wisconsin Ave.
 2461 WISCONSIN AVE NW
 WASHINGTON DC

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**FIT PLAN
 SECOND
 LEVEL**

DATE 05/21/18
 JOB NO. 18106

FP-C
 SHEET NO.

FIT PLAN C
 SCALE: NTS

DAYTIME CARE FACILITY
LOCATION: 2461 WISCONSIN AVE NW
WASHINGTON D.C.
CONCEPT PLAN (v4)
5/22/2018

SITE DATA

JURISDICTION	WASHINGTON DC
ZONING DISTRICT	R-12 RESIDENTIAL
PERMITTED USE(S)	DAYTIME CARE
LOT AREA	± 7,237 SF (± .166 ACRES)
BUILDING AREA	12,000 SF
F.A.R.	1.6

SETBACKS

BUILDING SETBACKS	REQUIRED	PROVIDED
- FRONT YARD	1'	1'
- CORNER SIDE YARD	1'	1'
- INTERIOR SIDE YARD	1'	1'
- REAR YARD	25'	133'

OFF STREET PARKING REQUIREMENTS

PARKING STALL COUNT	6 STALLS (0.5/1,000 SF)	6 ZONING COMPLIANT PARKING SPACES
ADA STALL COUNT	N/A	1
PARKING STALL SIZE	8'x16', 9'x18'	8'x16', 9'x18'
DRIVE AISLE WIDTH	N/A	N/A
DRIVE-THRU STACKING	N/A	N/A
INTERIOR LANDSCAPING	N/A	N/A
REQUIRED ISLANDS / STALLS & SIZE	N/A	N/A
BUILDING HEIGHT	40'	22'

ADDITIONAL NOTES

DRAWN BY: SP/NM



InSite

1400 16th Street, Suite 300
 Oak Brook, IL 60523-8854
 Office: 630.617.9100
 www.insiterealestate.com

