



PROPOSED CORNER VIEW



EXISTING CORNER VIEW



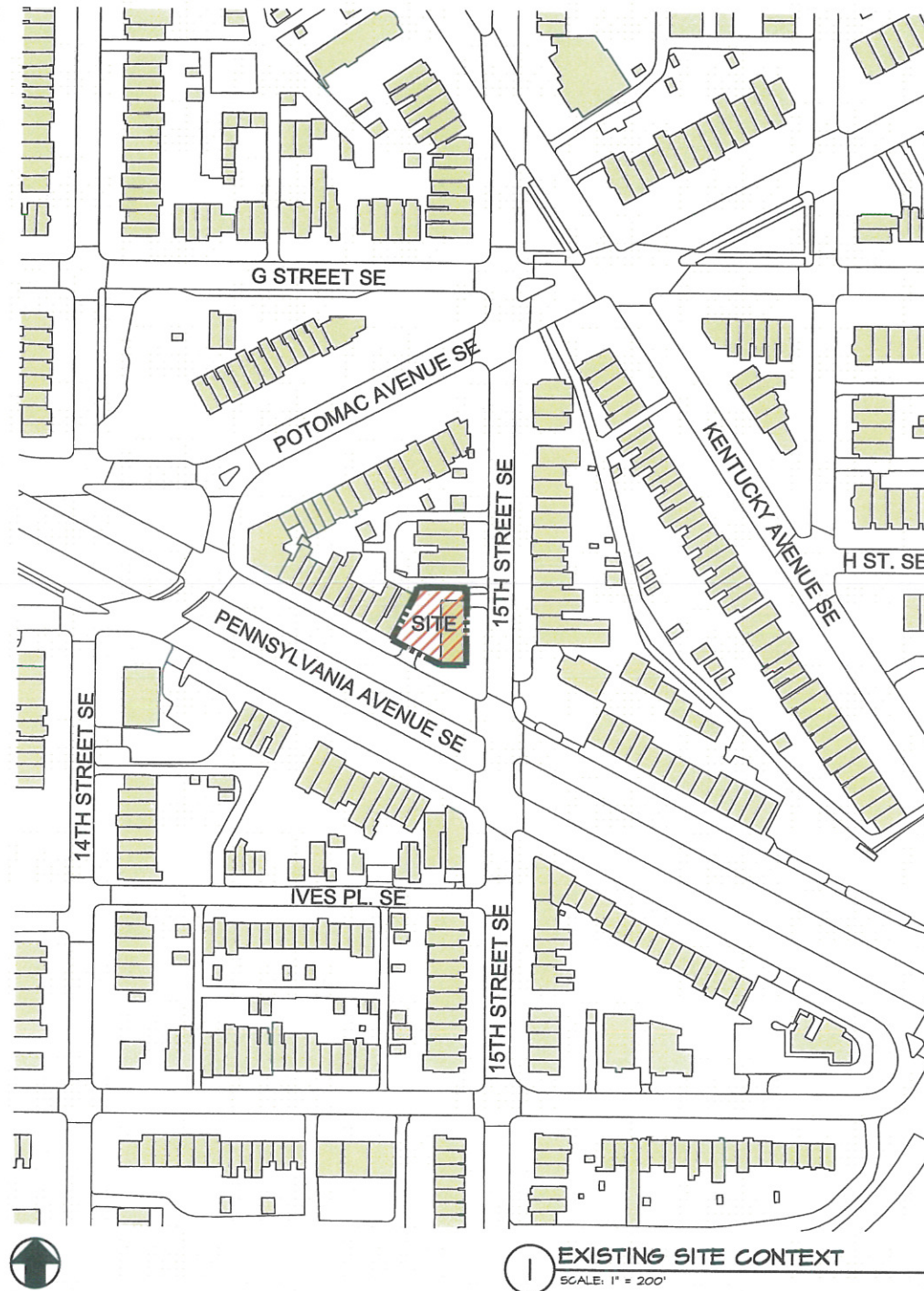
## 1442 PENNSYLVANIA AVENUE, SE - Feasibility Study

PROJECT # 08.0088 FEASIBILITY STUDY - BZA APPLICATION 07-11-08



G T M A R C H I T E C T S

7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001



### SITE DATA

C-2-A

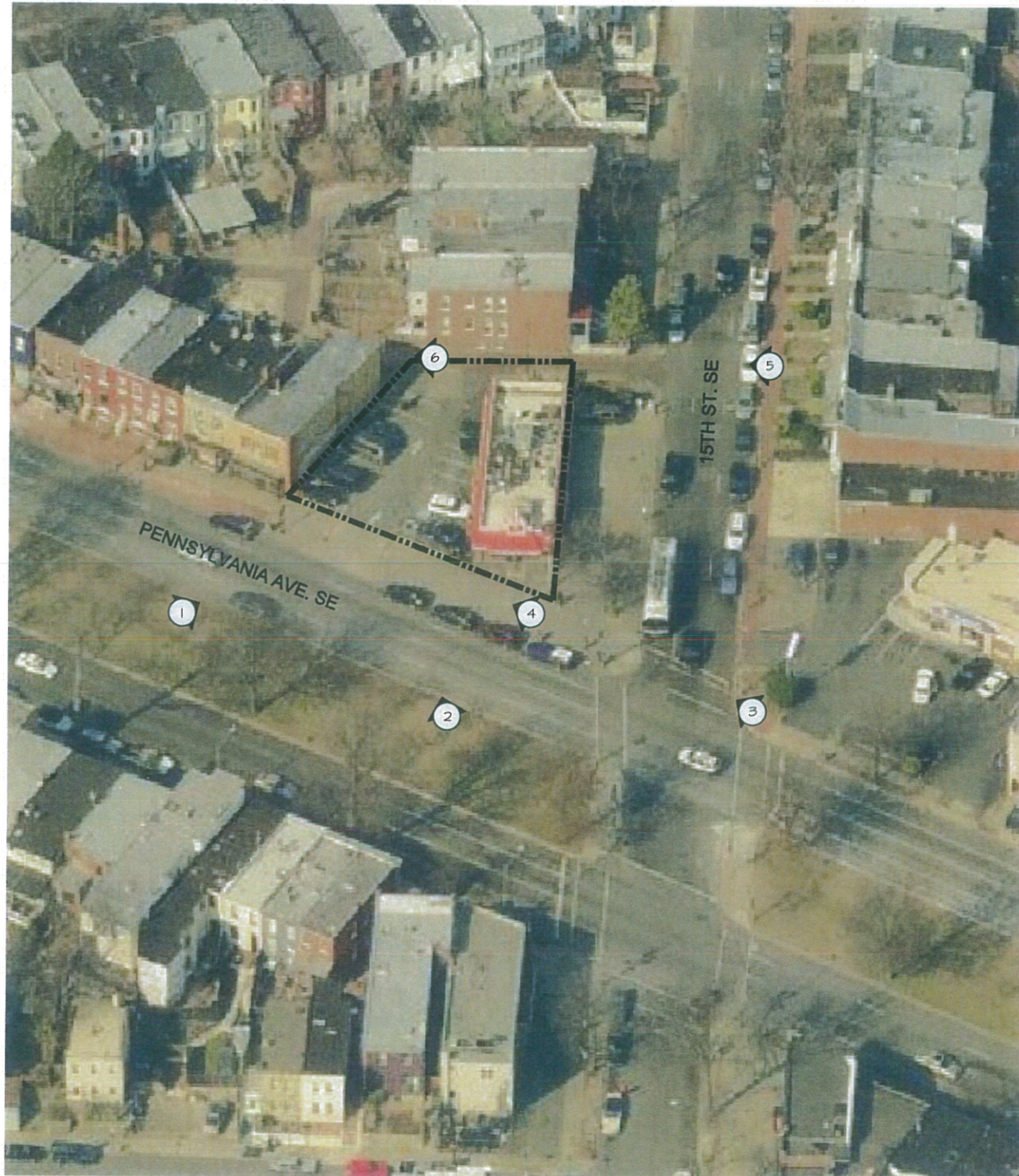
LOW MEDIUM DENSITY DEVELOPMENT, INCLUDING OFFICE, RETAIL, AND ALL KINDS OF RESIDENTIAL USES

EXISTING LOT AREA: 7,277 SF (FROM DC/CFO)  
SQUARE 1065 NE; LOT 0049

|                                   | ZONING<br>ALLOWED / REQ'D | EXISTING              | PROPOSED                               |
|-----------------------------------|---------------------------|-----------------------|----------------------------------------|
| MAX G.S.F.                        | 10,916 G.S.F.             | 1,871 G.S.F.          | 14,554 G.S.F.                          |
| F.A.R.<br>(NON-RESIDENTIAL)       | 1.50                      | 0.26                  | 2.00                                   |
| BUILDING HT                       | 50'                       | 18'                   | +/- 31'                                |
| LOT COVERAGE<br>(NON-RESIDENTIAL) | 100%                      | 26%                   | 100%                                   |
| ELEVATOR                          | VARIES                    | NONE                  | YES                                    |
| REAR YARD                         | 15' MIN                   | 15'                   | 0'                                     |
| SIDE YARD                         | 0'                        | +/- 3'                | 0                                      |
| *PARKING                          | VARIES                    | 0 REQ.<br>11 PROVIDED | 29 REQ.<br>0 PROVIDED                  |
| LOADING                           | VARIES                    | 0                     | **1 REQ.                               |
| WAIVERS REQ.                      |                           | -                     | PARKING (29 SP)<br>F.A.R.<br>REAR YARD |

\*(Retail/Restaurant: over 3000 sf, 1 for ea. add'l 300 sf; Office: over 2000 sf, 1 for ea. add'l 600 sf)

\*\*For over 5,000sf of retail



NORTH AERIAL VIEW OF SITE



1 LOOKING NORTHEAST ON PENNSYLVANIA AVE.



2 LOOKING AT SITE ON MEDIAN OF PENNSYLVANIA AVE.



3 LOOKING NORTHWEST ON PENNSYLVANIA AVE.



4 LOOKING NORTHWEST ON PENNSYLVANIA AVE.



5 LOOKING WEST ON 15TH ST.



6 LOOKING NORTHWEST ON PENNSYLVANIA AVE.



## 1442 PENNSYLVANIA AVENUE, SE - SITE PHOTOS

PROJECT # 08.0088 FEASIBILITY STUDY - BZA APPLICATION 07-11-08



G T M A R C H I T E C T S

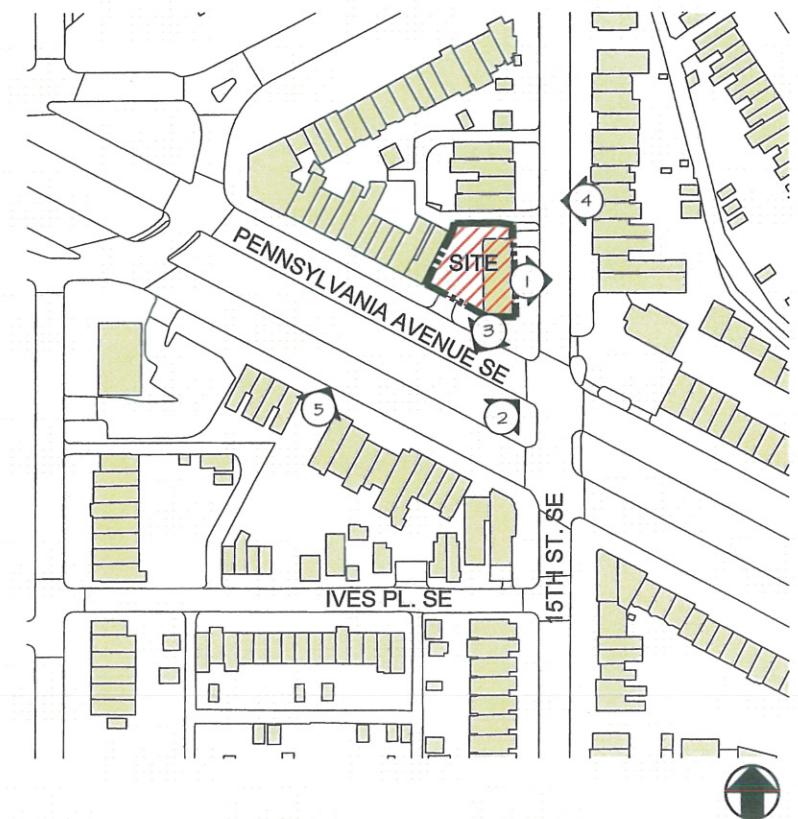
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1 LOOKING EAST ON 15TH ST.



2 CORNER OF 15TH AND PENNSYLVANIA LOOKING NORTHEAST



3 VIEW FROM ACROSS SITE



4 ELEVATION LOOKING WEST ON 15TH ST.



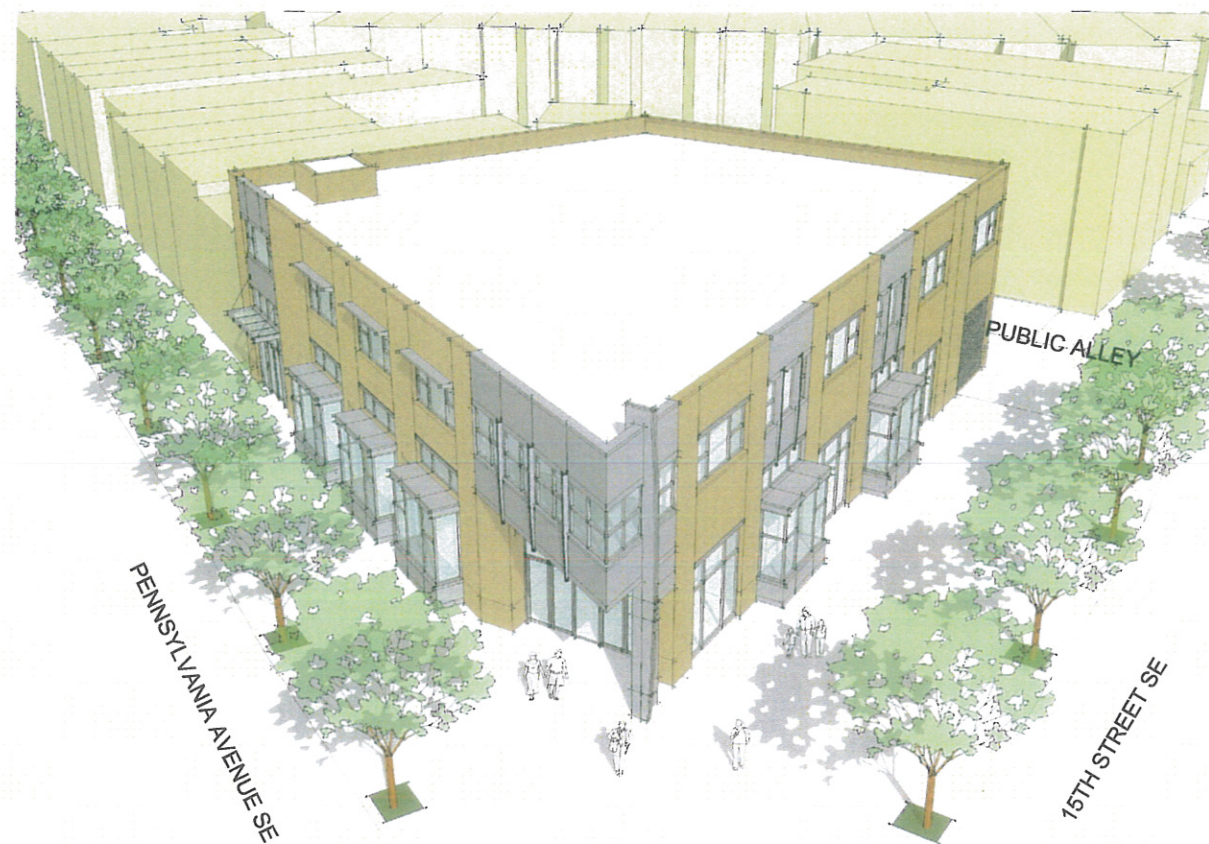
5 ELEVATION LOOKING NORTHEAST ON PENNSYLVANIA AVE.



## 1442 PENNSYLVANIA AVENUE, SE - CONTEXT PHOTOS

GTM

G T M A R C H I T E C T S



1 AXON  
SCALE: N.T.S.

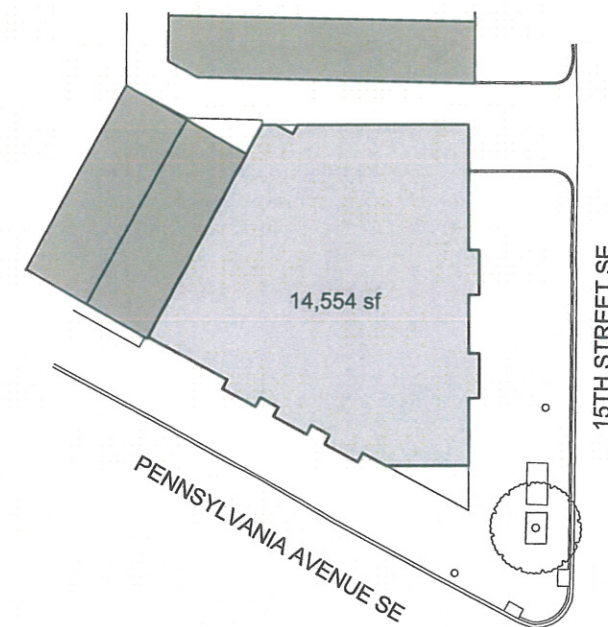


## 1442 PENNSYLVANIA AVENUE, SE - Massing and Zoning Review

PROJECT # 08.0088 FEASIBILITY STUDY - BZA APPLICATION 07-11-08

|              | ZONING<br>ALLOWED / REQ'D | PROPOSED      | WAIVER<br>REQ'D |
|--------------|---------------------------|---------------|-----------------|
| MAX G.S.F.   | 10,915 G.S.F.             | 14,554 G.S.F. | YES             |
| F.A.R.       | 1.5 / NON-RESIDENTIAL     | 2.00          | YES             |
| BUILDING HT  | 50'                       | +/- 31'       | -               |
| LOT COVERAGE | 100% NON RESIDENTIAL      | 100%          | -               |
| ELEVATOR     |                           | YES           | -               |
| REAR YARD    | 15'                       | 0'            | YES             |
| SIDE YARD    | 0'                        | 0'            | -               |
| *PARKING     | 29 SPACES                 | 0             | YES             |
| LOADING      | 1 SPACE                   | 1 SPACE       | -               |

\*(Retail: over 3000 sf, 1 for ea. add'l 300 sf; Office: over 2000 sf, 1 for ea. add'l 600 sf)



2 SITE PLAN  
SCALE: 1"=50'



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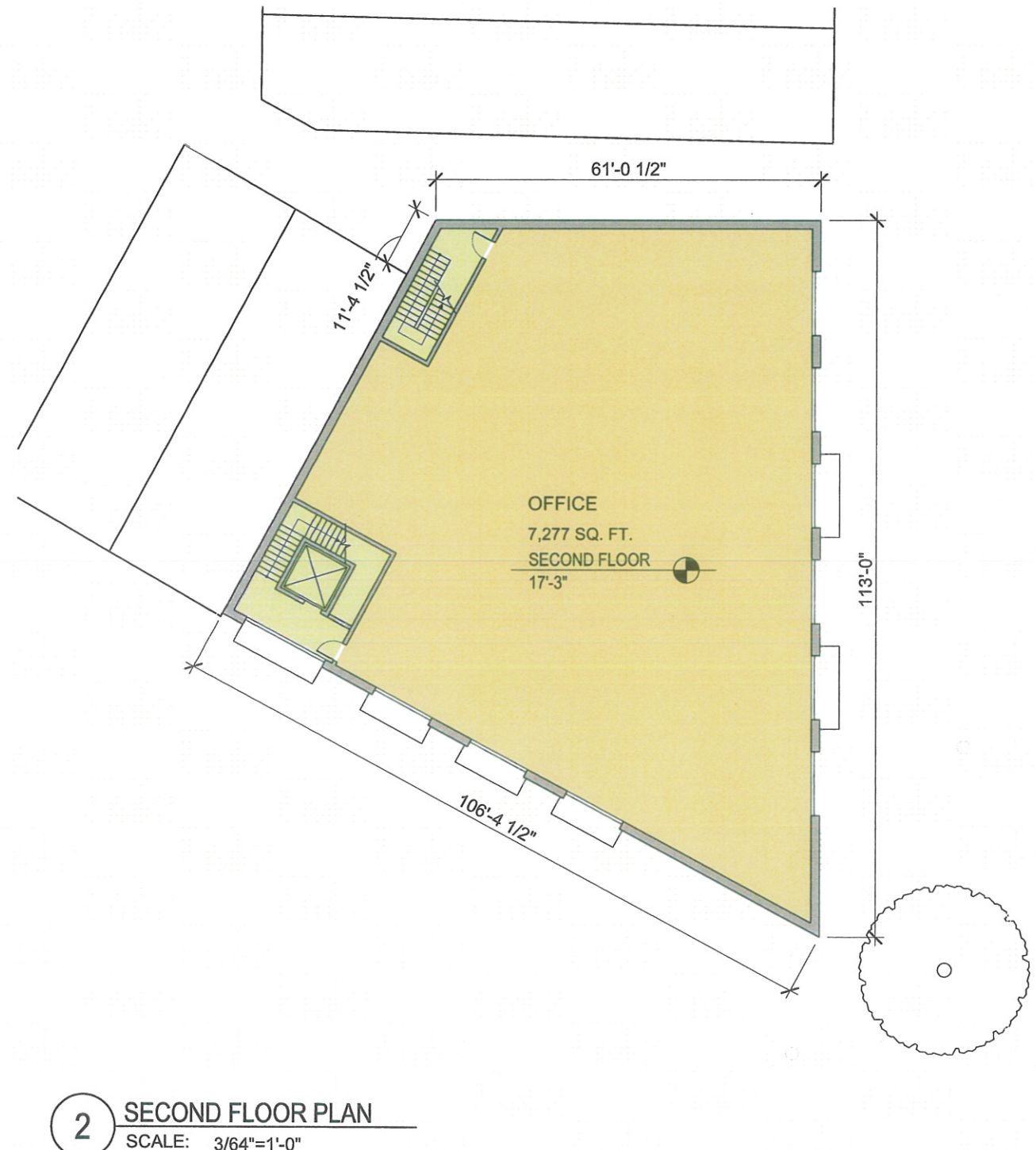
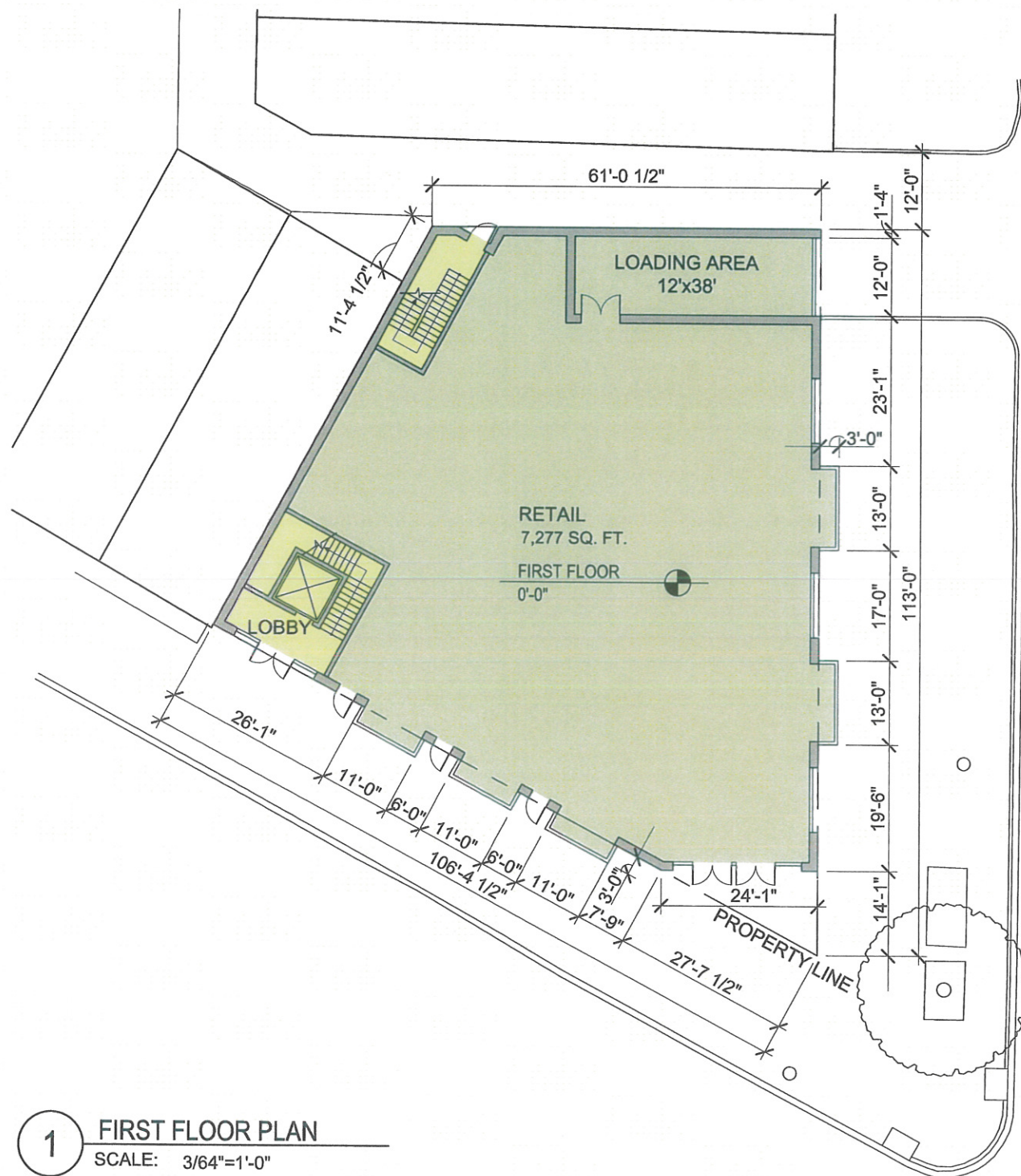
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1 SOUTH ELEVATION  
SCALE: 3/32"=1'-0"



2 EAST ELEVATION  
SCALE: 3/32"=1'-0"

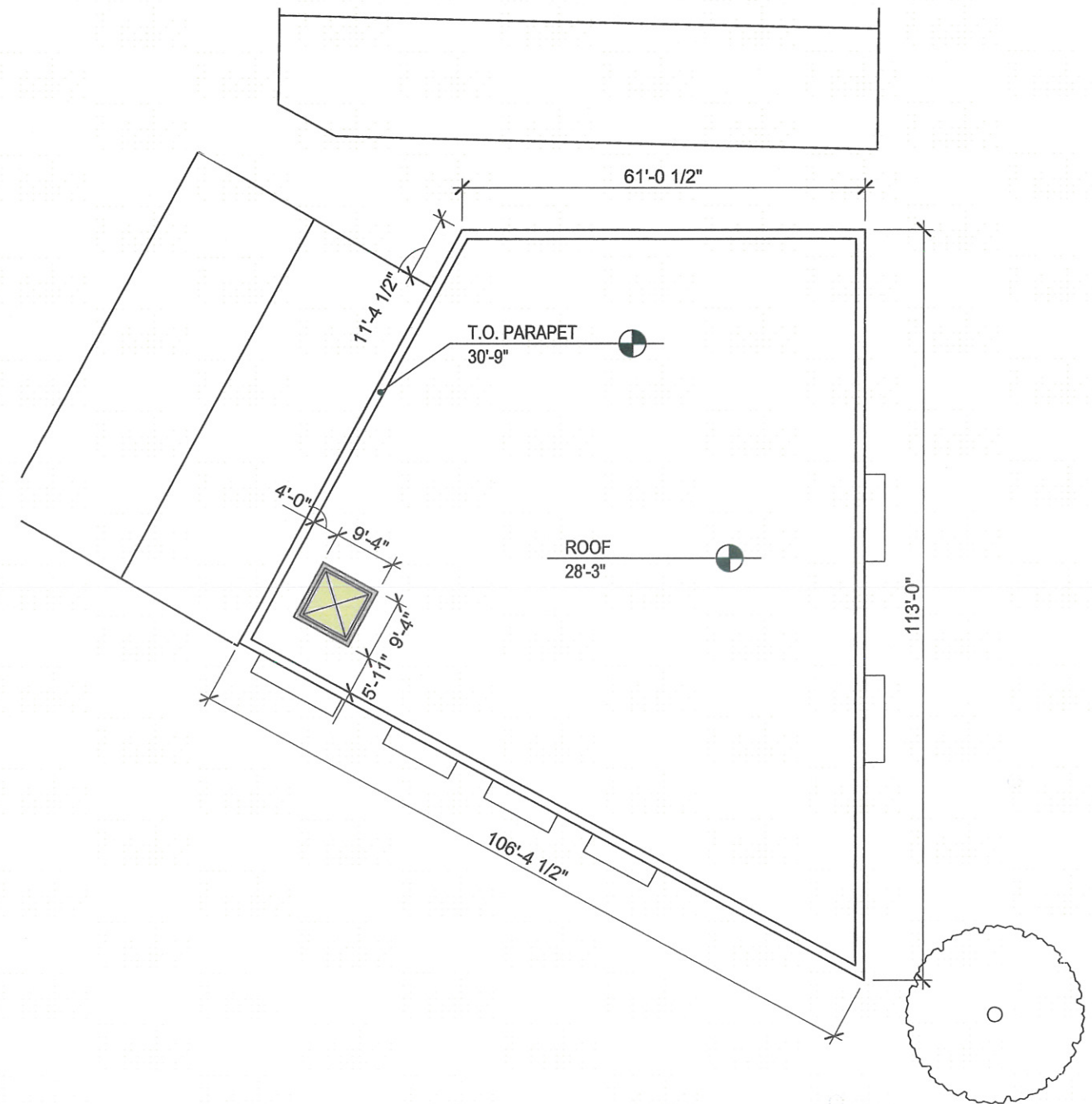


| FIRST FLOOR AREA | SECOND FLOOR AREA | TOTAL          |
|------------------|-------------------|----------------|
| 7,277 SQ. FT.    | 7,277 SQ. FT.     | 14,554 SQ. FT. |
|                  |                   | F.A.R. = 2.00  |



1442 PENNSYLVANIA AVENUE, SE - Floor Plans

G T M A R C H I T E C T S



1 ROOF PLAN  
SCALE: 3/64"=1'-0"