



CALCULATIONS:

CALCULATIONS ARE APPROXIMATE

STACKED TOWNHOUSES/FLATS:

TYPE: 18 FT X 44 FT STACKED TOWNHOUSE
18 FT X 44 FT "CELLAR" FLAT

QUANTITY:

60 TOTAL UNITS
42 STACKED TOWNHOUSES
18 FLATS
TOTAL FAR AREA* = 80,973 SF

LOT OCCUPANCY: 57 %

ZONING/FAR:

WASHINGTON DC: R-5-B
HEIGHT: 50 FT.
FAR: 2.16 WITH IZ
SITE AREA: 38,167 SF
MAX FAR: 82,441 ALLOWABLE

THIS PLAN ACHIEVES: 80,973 SF
FAR: 2.12 FAR

*USING PERIMETER WALL METHOD TO DETERMINE FAR AREA CALCULATION (PERCENT OF CELLAR LEVEL INCLUDED = 48%); AREA ALSO INCLUDES BRICK VENEER, CANOPY (ALONG GEORGIA AVE), 14 BAYS, AND PARKING DECK + WALKWAY.

KEY PLAN:

ALL DIMENSIONS APPROXIMATE

UNIT ENTRY DOOR: 

CONNECTING TRELLIS: 
TRELLIS IS LOCATED AT FIRST FLOOR LEVEL AND CONNECTS BETWEEN PORTION OF THE BUILDING, SEE ELEVATIONS.

CANOPY ALONG GEORGIA AVE ELEVATION: 

RAISED REAR ENTRY: 

PLAN LAYOUTS ARE CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES; FINAL LAYOUTS MAY VARY.



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CONCEPT SITE PLAN

ANNOTATED SITE PLAN + CALCULATIONS

GEORGIA AVE (WALTER REED)

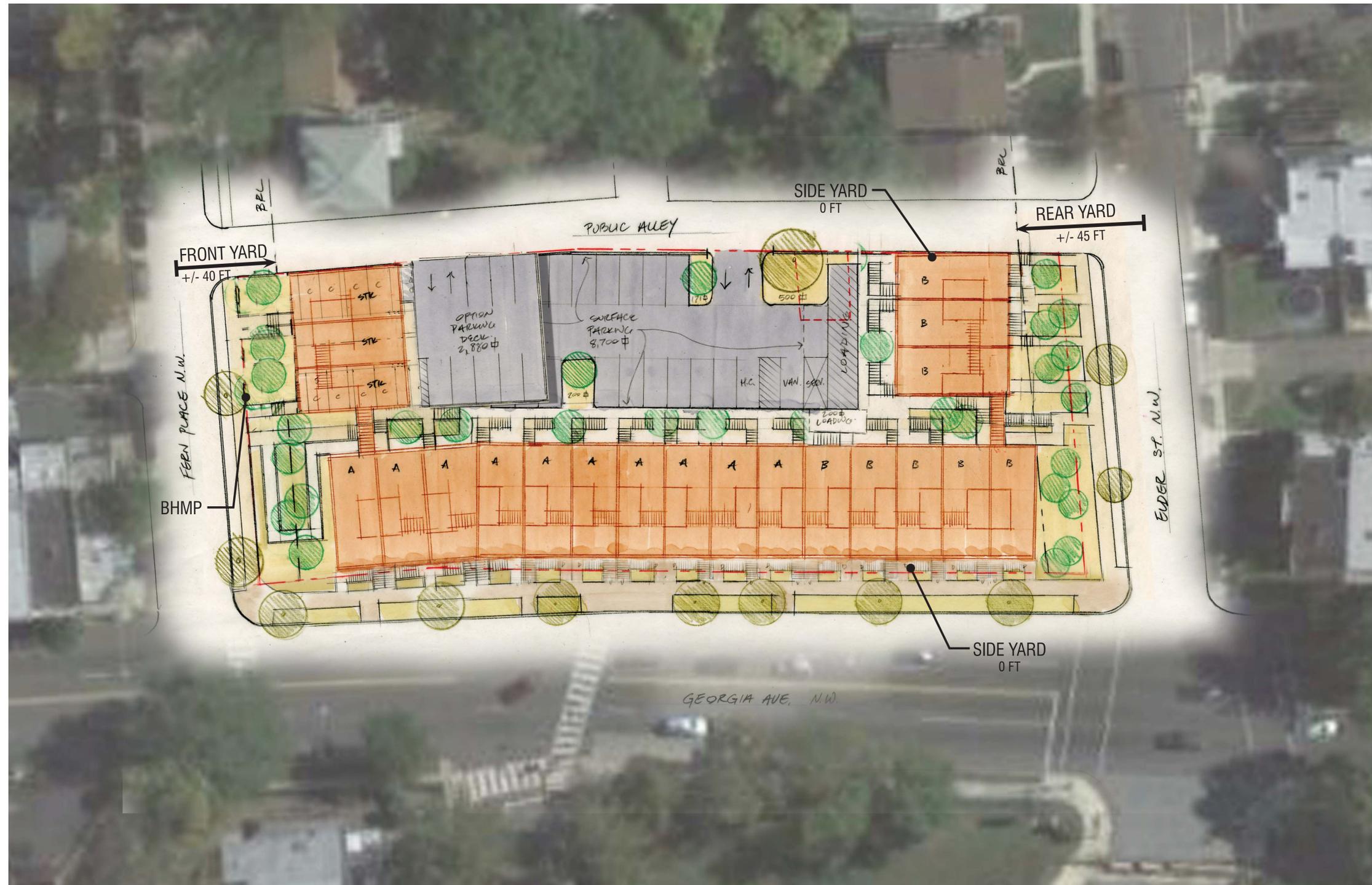
WASHINGTON, DC
ELM STREET DEVELOPMENT



SP1

0 20' 40'
SCALE: 1" = 20'-0"

rev 02.24.2015
10:00am
ELM.009A



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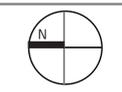
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CONCEPT SITE PLAN

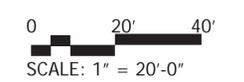
BHMP & YARD CALCULATIONS

GEORGIA AVE (WALTER REED)

WASHINGTON, DC
ELM STREET DEVELOPMENT



SP2



rev 02.24.2015
10:00am
ELM.009A



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KEY PLAN:

ALL DIMENSIONS APPROXIMATE

AREA INCLUDED FOR FAR CALCULATION:



PERIMETER WALL METHOD: DELINEATES PORTION OF GROUND FLOOR OPEN AT ADJACENT GRADE AND INCLUDED IN PERCENTAGE TOWARD FAR FOR GRD FLR



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CONCEPT SITE PLAN

FAR & PERIMETER METHOD DIAGRAM

GEORGIA AVE (WALTER REED)

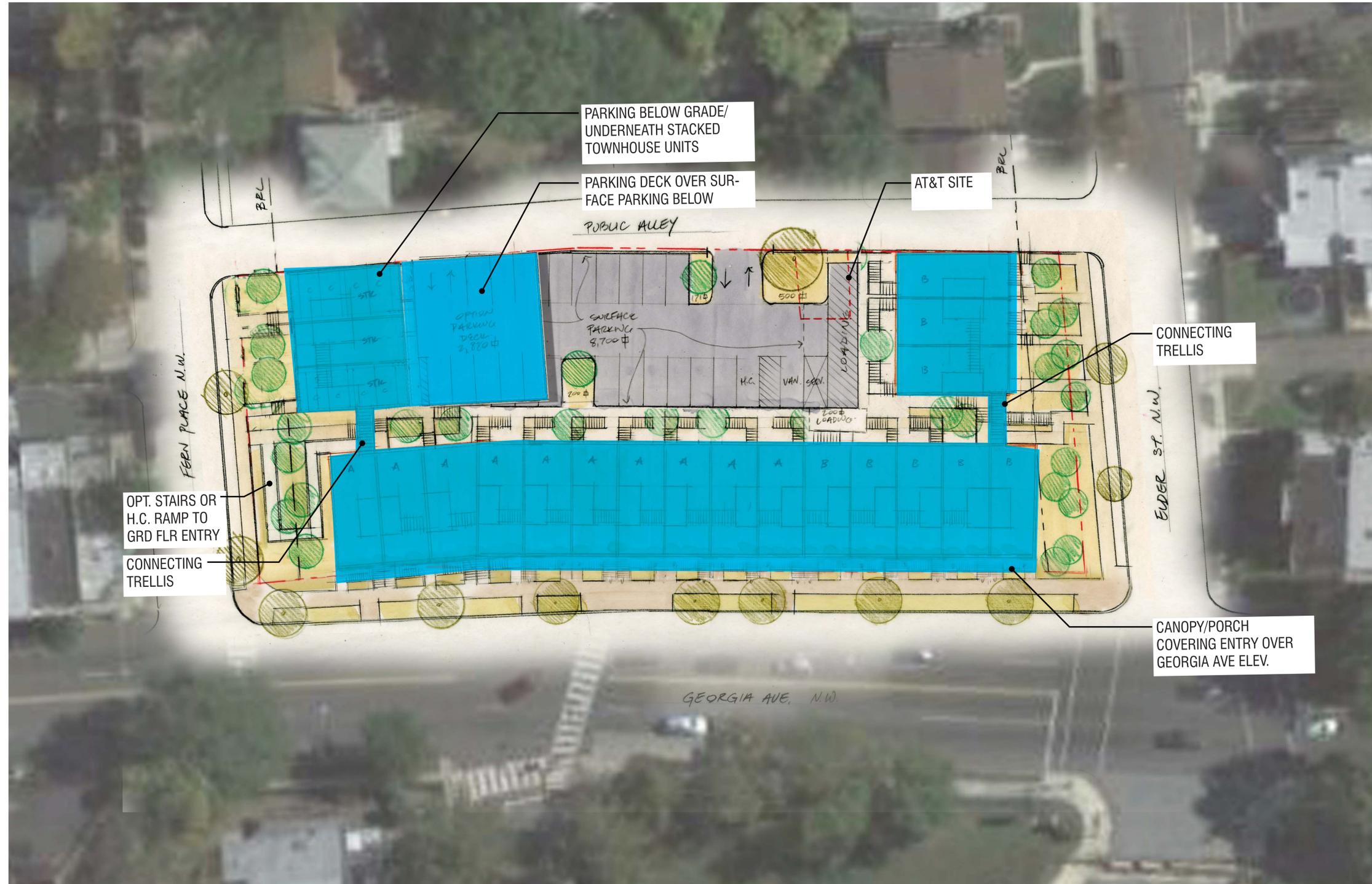
WASHINGTON, DC
ELM STREET DEVELOPMENT



SP3

0 20' 40'
SCALE: 1" = 20'-0"

rev 02.24.2015
10:00am
ELM.009A



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KEY PLAN:

ALL DIMENSIONS APPROXIMATE

AREA INCLUDED INTO LOT OCCUPANCY:



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CONCEPT SITE PLAN

LOT OCCUPANCY DIAGRAM

GEORGIA AVE (WALTER REED)

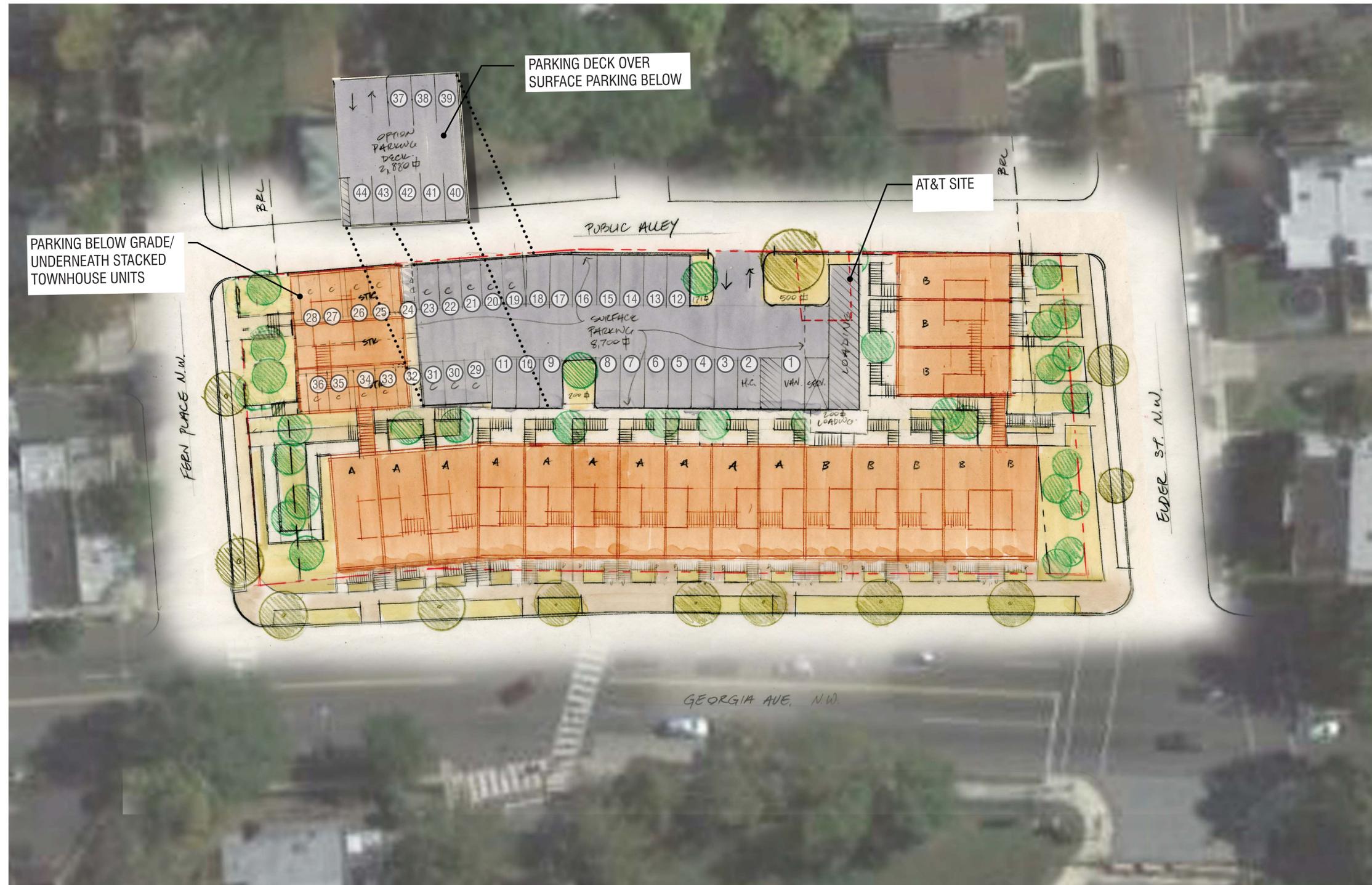
WASHINGTON, DC
ELM STREET DEVELOPMENT



SP4

0 20' 40'
SCALE: 1" = 20'-0"

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10:00am
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CALCULATIONS:
 CALCULATIONS ARE APPROXIMATE

PARKING REQUIREMENTS PER ZONING:
 ZONED R-5-B REQUIRES 1 SPACE/2 UNITS
 SPACES REQUIRED: 30
 MAX COMPACT SPACES (40%) WITHIN 30 SPACES: 12
 HC CAR PARKING SPACE: 1
 HC VAN PARKING SPACE: 1

PARKING AS SHOWN:
 STANDARD SPACES: 26
 COMPACT SPACES: 16
 HC CAR PARKING SPACE: 1
 HC VAN PARKING SPACE: 1

*PROVIDES 1 PARKING SPACE PER EACH MARKET-RATE STACKED FLAT TOWNHOUSE

LOADING REQUIREMENTS PER ZONING:
 1 LOADING BERTH (55 FT DEEP)
 200 SF LOADING AREA
 1 SERVICE PARKING SPACE

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CONCEPT SITE PLAN

PARKING CALCULATION DIAGRAM

GEORGIA AVE (WALTER REED)

WASHINGTON, DC
 ELM STREET DEVELOPMENT



SP5

0 20' 40'
 SCALE: 1" = 20'-0"

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 10:00am
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TYPE 'A' UNIT TYPE 'C' UNIT TYPE 'B' UNIT TYPE 'C' UNIT TYPE 'B' UNIT TYPE 'C' UNIT TYPE 'A' (REVERSE)

ELEVATIONS ARE CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES;
FINAL DESIGN MAY VARY.



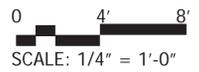
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CONCEPT ELEVATION
GEORGIA AVE PARTIAL ELEVATION

WALTER REED TOWNHOUSES (GEORGIA AVE)

WASHINGTON, DC
ELM STREET DEVELOPMENT



A1

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SIDE ELEVATION

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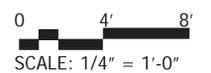
CONCEPT ELEVATION

CORNER ELEVATION AT GEORGIA AVE & ELDER ST

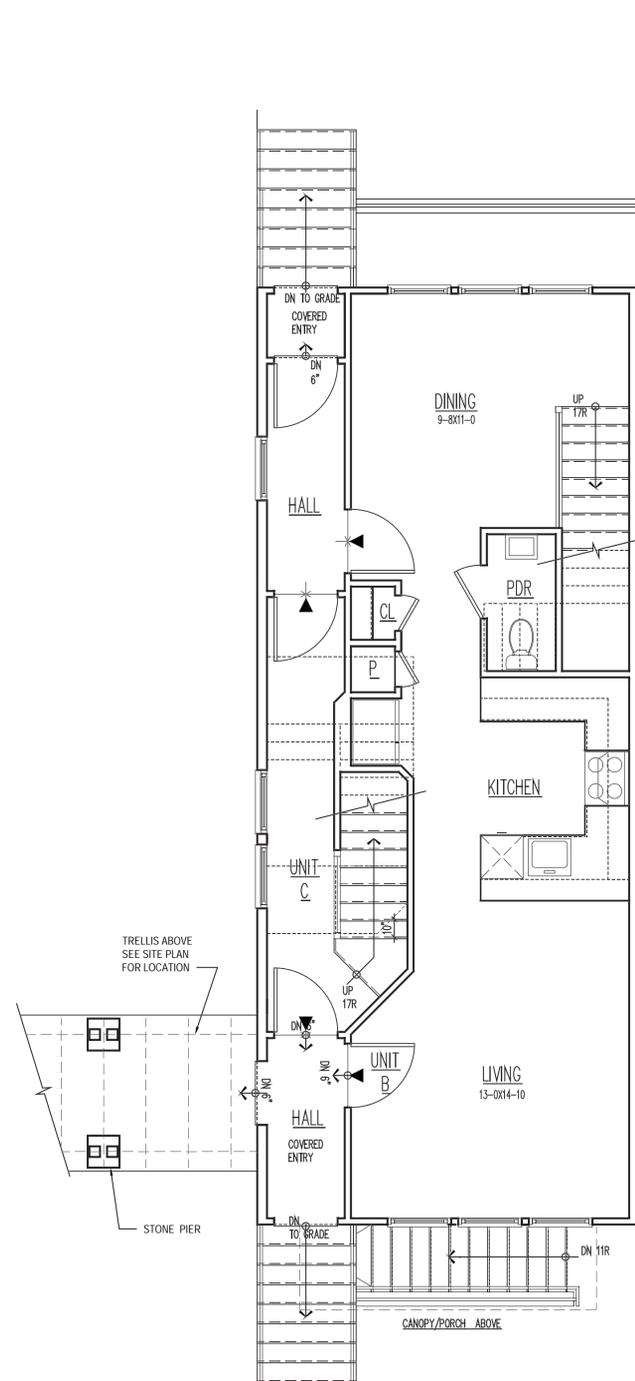
WALTER REED TOWNHOUSES (GEORGIA AVE)

WASHINGTON, DC
ELM STREET DEVELOPMENT

A2

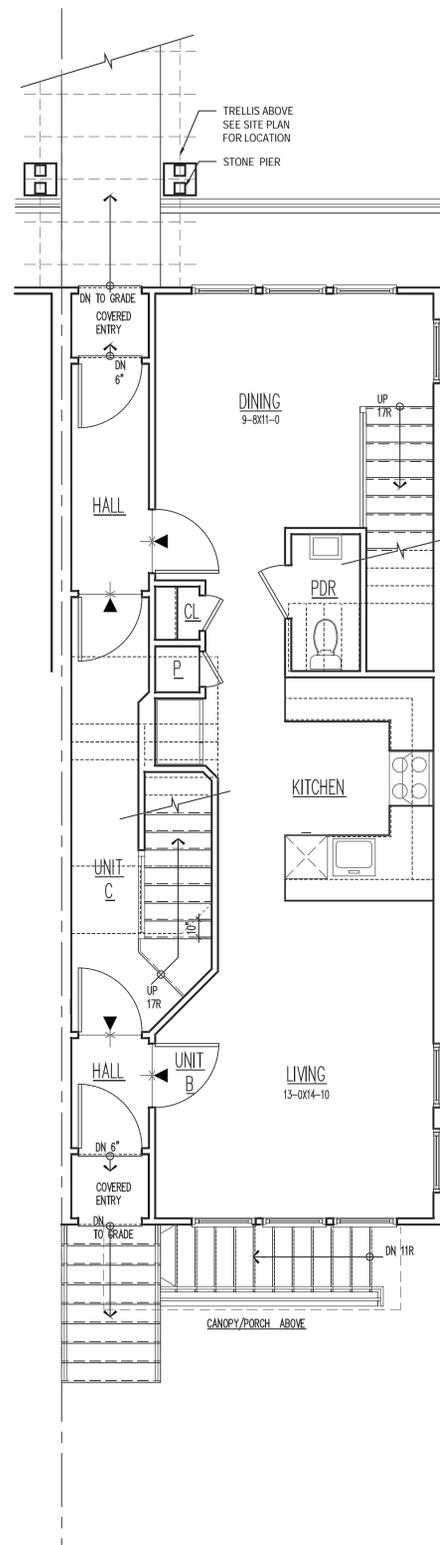


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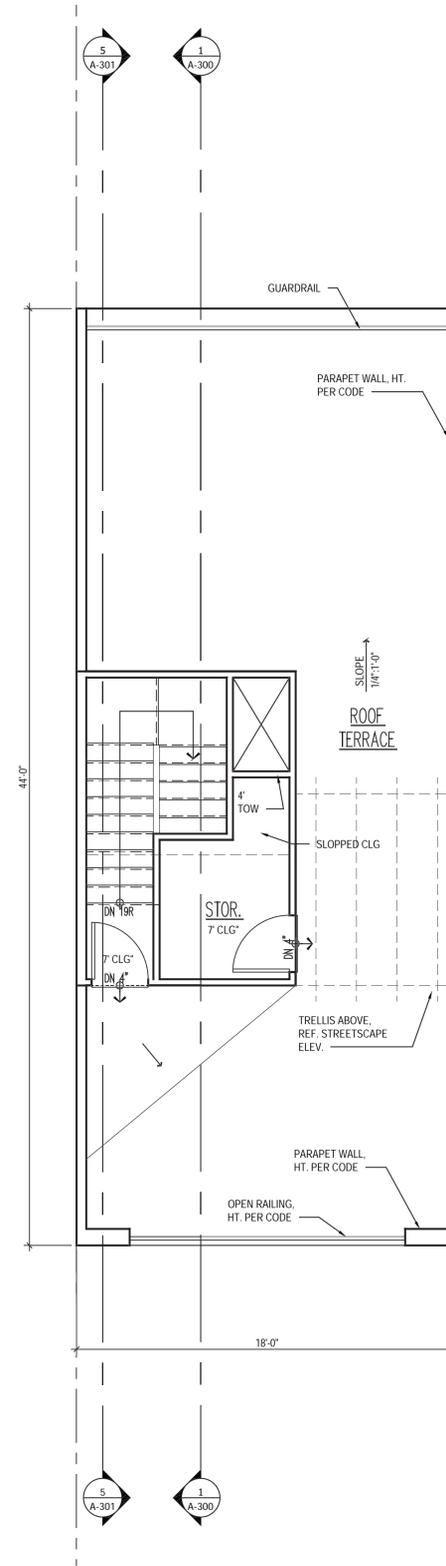
UNIT B - LOWER LEVEL
ALTERNATE W/ SIDE TRELLIS

3
A-101 SCALE: 1/4" = 1'-0"



UNIT B - LOWER LEVEL
ALTERNATE W/ REAR TRELLIS

2
A-101 SCALE: 1/4" = 1'-0"



UNIT C - ROOF TERRACE
TOTAL: 152 SQ.FT.

1
A-100 SCALE: 1/4" = 1'-0"

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CONCEPT ELEVATION

ENTRY AT TRELLIS; ROOF PENTHOUSE

WALTER REED TOWNHOUSES (GEORGIA AVE)

WASHINGTON, DC
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A3

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2:00pm
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