

Bowman
CONSULTING



COVER SHEET

EMERSON PARK TOWN HOMES - PHASE II

WASHINGTON DISTRICT OF COLUMBIA

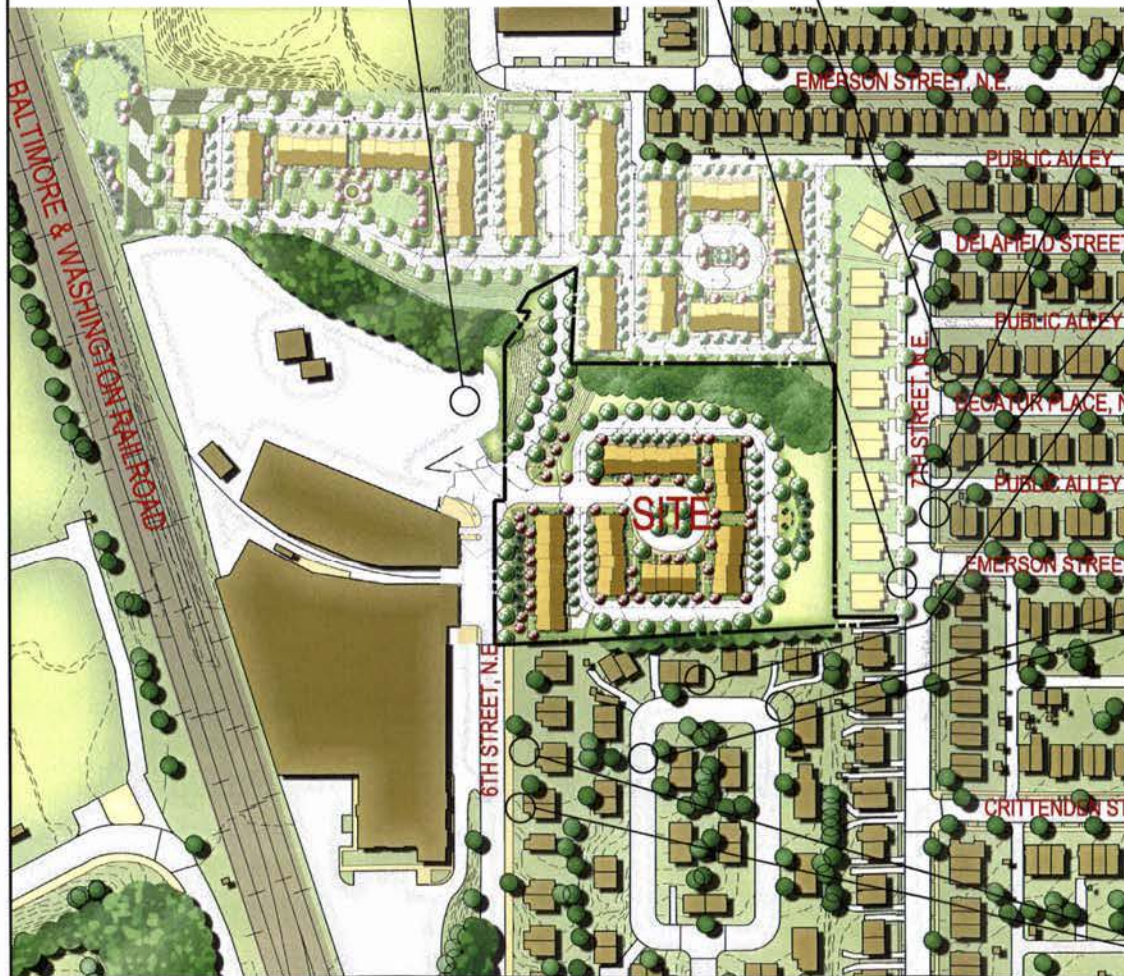
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PLAN STATUS		
DATE	DESCRIPTION	
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DESIGN	DRAWN	CHECKED
SCALE: AS SHOWN		
JOB No. 2560-01-007		
DATE: MAY, 200		
FILE No.		
SHEET C-1		

ARCHITECT
CUBELLIS DCA
8618 WESTWOOD CENTER DRIVE
SUITE 305
VIENNA, VIRGINIA 22182
(703) 288-9008

ZONING COMMISSION
District of Columbia
CASE NO.06-26
EXHIBIT NO.5B

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	20' WIDTH	
	15' WIDTH	
	10' WIDTH	
	5' WIDTH	
	3' WIDTH	
	1.5' WIDTH	
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	0.375' WIDTH	
	0.1875' WIDTH	
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	0.0234375' WIDTH	
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www.boormanconsulting.com

NEIGHBORHOOD CONTEXT IMAGES

EMERSON PARK TOWN HOMES - PHASE II

WASHINGTON DISTRICT OF COLUMBIA



PLAN STATE

DATE	DESCRIPTION	
GCL DESIGN	STC DRAWN	MA CH
SCALE	FE NO SCALE V.	
JOB No.	2560-01-0	
DATE :	MAY. 20	

FILE No.

1. 姓名	2. 性别	3. 年龄	4. 职业	5. 学历	6. 婚姻状况	7. 子女情况	8. 健康状况	9. 兴趣爱好	10. 其他
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Page 64



CHAINLINK GATE AND CONCRETE BLOCK RETAINING WALL



CHAINLINK FENCE AND RAZOR-WIRE



CHAINLINK FENCE AND CONCRETE PAVED STOCK YARD



CONCRETE PAVED STOCKYARD



CONCRETE PAVED STOCKYARD



CONCRETE RETAINING WALL AND CHAINLINK FENCE



CHAINLINK FENCE AND EXISTING BRICK STRUCTURE



EXISTING METAL FRAME



CONCRETE PAVED STOCKYARD



EXISTING BRICK STRUCTURE



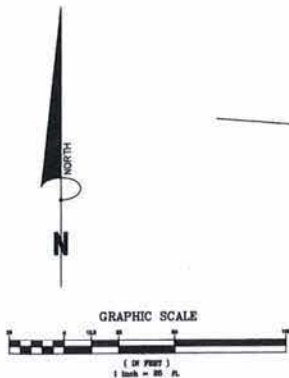
REFUSE PILE AND OVERGROWTH ON PERIMETER OF SITE



NEIGHBORHOOD ADJACENT TO SITE



REAR OF DUPLEX AND WOODEN FENCE ADJACENT TO SITE



LINE TABLE

LINE	BEARING	DISTANCE
L1	N30°44'30"E	22.57'
L2	N80°42'40"E	12.80'
L3	NORTH	3.50'
L4	EAST	4.00'
L5	WEST	4.00'
L6	NORTH	2.50'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TA	CHORD	CHORD BEARING
1	35.00'	90°00'00"	54.98'	35.00'	49.50'	N45°00'00"E
2	35.00'	90°00'00"	54.98'	35.00'	49.50'	S45°00'00"E
3	35.00'	90°00'00"	54.98'	35.00'	49.50'	S45°00'00"E
4	35.00'	90°00'00"	54.98'	35.00'	49.50'	N45°00'00"E
5	27.50'	90°00'00"	43.30'	27.50'	38.80'	N45°00'00"E
6	18.50'	88°43'21"	28.52'	18.42'	28.78'	S48°38'18"E
7	50.50'	17°44'30"	15.64'	7.80'	15.58'	S12°08'51"E
8	50.50'	53°08'40"	42.58'	25.72'	45.84'	NORTH

AREA TABULATION

AREA OF LOTS = 62,262 SQ. FT. OR 1.43003 ACRES
 AREA OF PARCEL = 120,303 SQ. FT. OR 2.78178 ACRES
 TOTAL SITE AREA = 182,565 SQ. FT. OR 4.18181 ACRES

LEGEND

DEKOTES INCRESS-EDRESS AREA TO BE
 MAINTAINED BY THE HOMEOWNERS' ASSOCIATION

6TH STREET
(60' WIDE)

LOT 41

LOT 54

LOT 55

LOT 56

LOT 57

LOT 58

LOT 84

LOT 85

LOT 86

LOT 1

SQUARE 3796

EXISTING ZONE: FT/M
 EXISTING ZONE: FT/C-M-1

PRIVATE STREET "A"

EXISTING ZONE: FT/C-M-1
 EXISTING ZONE: R-2

PRIVATE ALLEY "A"

PRIVATE STREET "B"

PRIVATE ALLEY "A"

PARCEL "A"
 120,303 SF

PARCEL "A"
 120,303 SF

A&T LOT 811

EAST - 362.68'

LOT 92

LOT 93

LOT 94

LOT 95

LOT 96

LOT 97

LOT 98

LOT 99

LOT 100

LOT 101

LOT 102

LOT 1

SOUTH
 SLOPE

7TH STREET
(60' WIDE)



PLAN STATUS

DATE	DESCRIPTION
05/01/00	DESIGN
05/01/00	PLS. DRWN
05/01/00	MOB. CHD
05/01/00	SCALE
05/01/00	JOB NO.
05/01/00	DATE
05/01/00	FILE NO.

SHEET C-6

PRELIMINARY SUBDIVISION PLAN

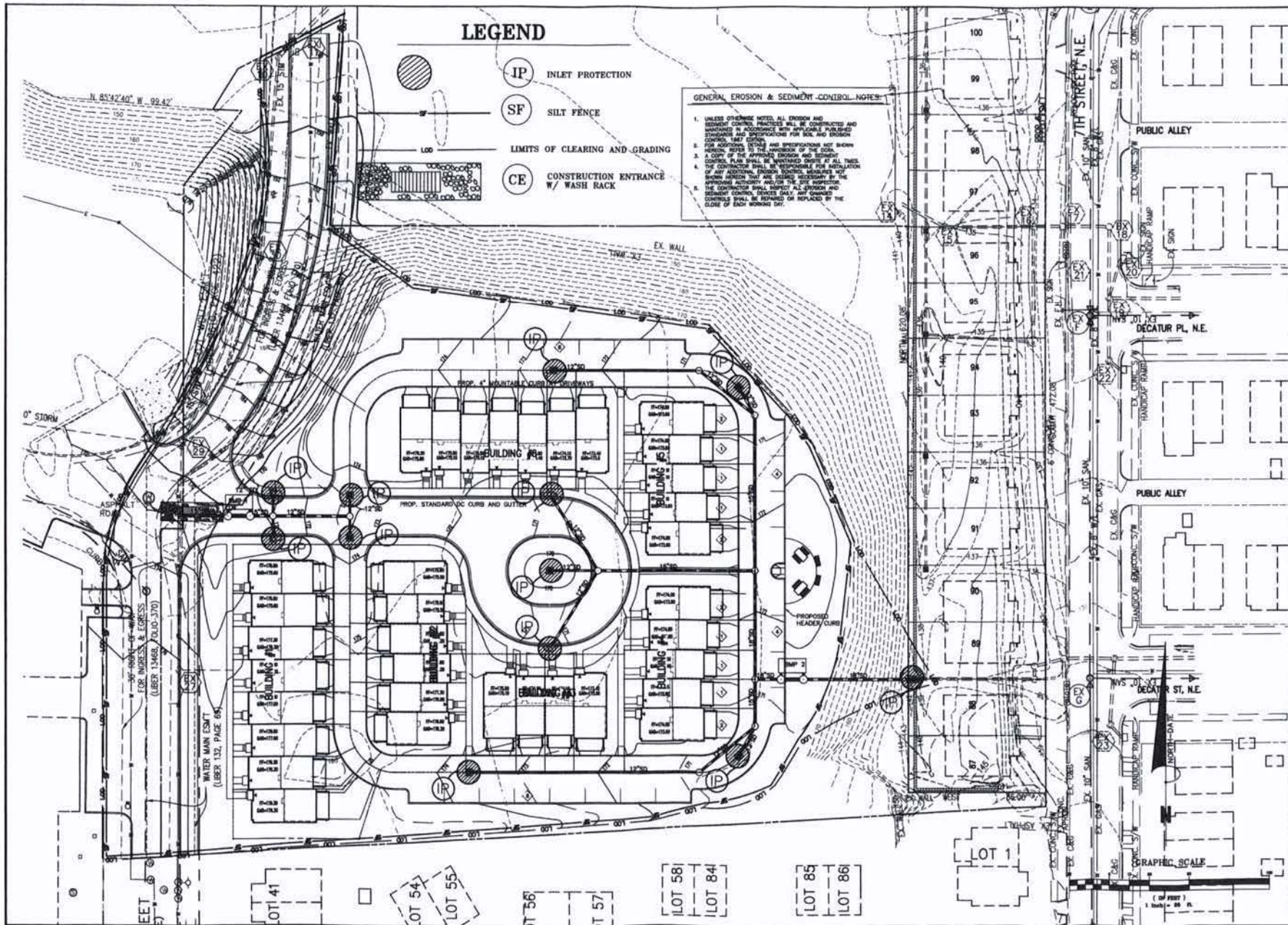
EMERSON PARK TOWN HOMES - PHASE II

DISTRICT OF COLUMBIA

WASHINGTON

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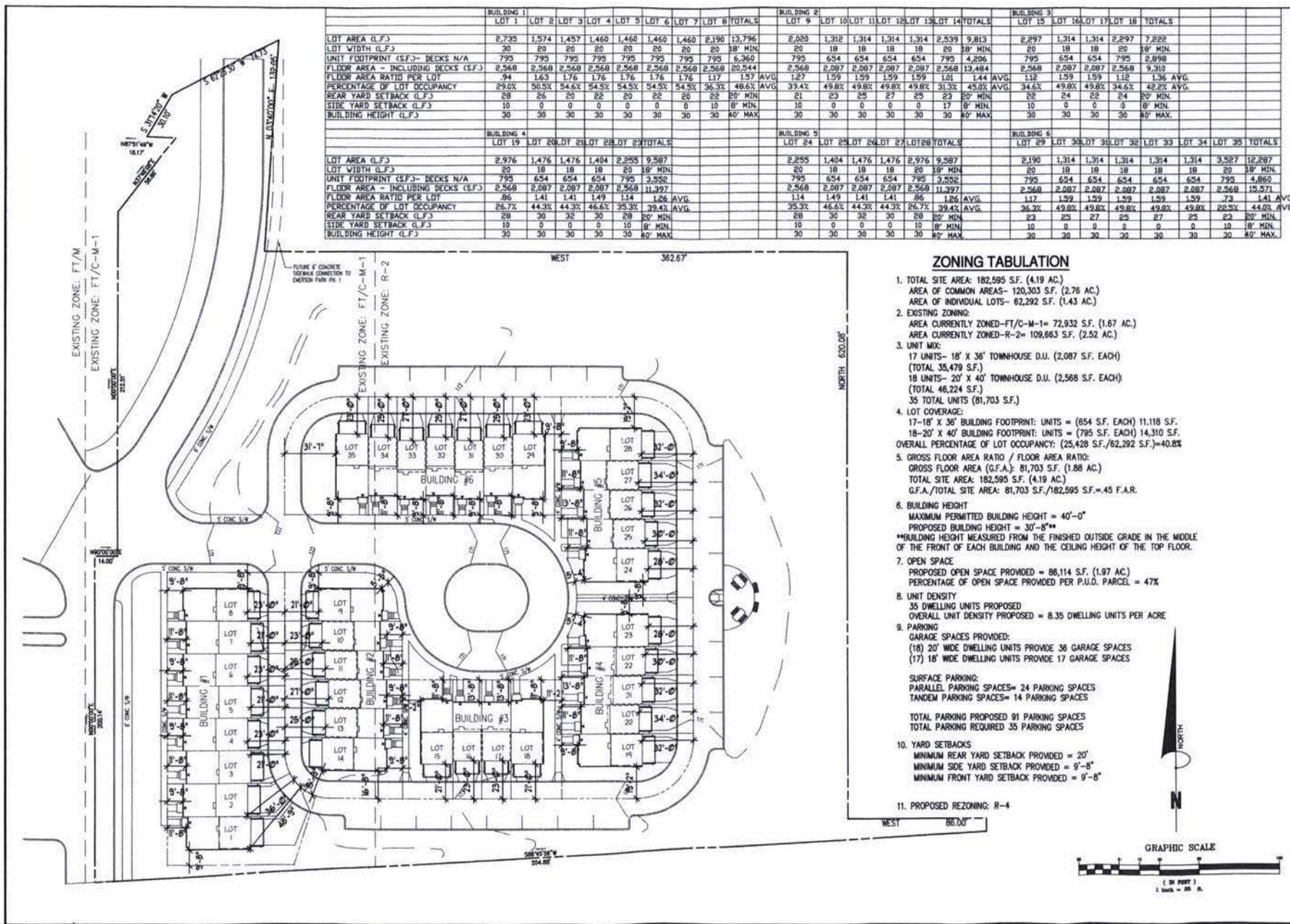
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www.bowmanconsulting.com

EROSION AND SEDIMENT CONTROL PLAN
EMERSON PARK TOWN HOMES - PHASE II
WASHINGTON DISTRICT OF COLUMBIA



DATE	DESCRIPTION
05/01/2006	DESIGN
05/01/2006	DRAWN
05/01/2006	CHECKED
05/01/2006	APPROVED
JOB No.	2560-01-007
DATE	MAY, 2006
FILE No.	
SHEET	C-9



ZONING TABULATION

- TOTAL SITE AREA: 182,595 S.F. (4.19 AC.)
AREA OF COMMON AREAS- 120,303 S.F. (2.76 AC.)
AREA OF INDIVIDUAL LOTS- 62,292 S.F. (1.43 AC.)
- EXISTING ZONING:
AREA CURRENTLY ZONED-FT/C-M-1= 72,932 S.F. (1.67 AC.)
AREA CURRENTLY ZONED-R-2= 109,663 S.F. (2.52 AC.)
- UNIT MIX:
17 UNITS- 18' X 36' TOWNHOUSE D.U. (2,087 S.F. EACH)
(TOTAL 35,479 S.F.)
18 UNITS- 20' X 40' TOWNHOUSE D.U. (2,568 S.F. EACH)
(TOTAL 46,224 S.F.)
35 TOTAL UNITS (81,703 S.F.)
- LOT COVERAGE:
17-18' X 36' BUILDING FOOTPRINT: UNITS = (654 S.F. EACH) 11,118 S.F.
18-20' X 40' BUILDING FOOTPRINT: UNITS = (795 S.F. EACH) 14,310 S.F.
OVERALL PERCENTAGE OF LOT OCCUPANCY: (25,428 S.F./62,292 S.F.)=40.8%
- GROSS FLOOR AREA RATIO / FLOOR AREA RATIO:
GROSS FLOOR AREA (G.F.A.): 81,703 S.F. (1.88 AC.)
TOTAL SITE AREA: 182,595 S.F. (4.19 AC.)
G.F.A./TOTAL SITE AREA: 81,703 S.F./182,595 S.F.=.45 F.A.R.
- BUILDING HEIGHT
MAXIMUM PERMITTED BUILDING HEIGHT = 40'-0"
PROPOSED BUILDING HEIGHT = 30'-8"
**BUILDING HEIGHT MEASURED FROM THE FINISHED OUTSIDE GRADE IN THE MIDDLE OF THE FRONT OF EACH BUILDING AND THE CEILING HEIGHT OF THE TOP FLOOR.
- OPEN SPACE
PROPOSED OPEN SPACE PROVIDED = 86,114 S.F. (1.97 AC.)
PERCENTAGE OF OPEN SPACE PROVIDED PER P.U.D. PARCEL = 47%
- UNIT DENSITY
35 DWELLING UNITS PROPOSED
OVERALL UNIT DENSITY PROPOSED = 8.35 DWELLING UNITS PER ACRE
- PARKING
GARAGE SPACES PROVIDED:
(18) 20' WIDE DWELLING UNITS PROVIDE 36 GARAGE SPACES
(17) 18' WIDE DWELLING UNITS PROVIDE 17 GARAGE SPACES

SURFACE PARKING:
PARALLEL PARKING SPACES= 24 PARKING SPACES
TANDEM PARKING SPACES= 14 PARKING SPACES

TOTAL PARKING PROPOSED 91 PARKING SPACES
TOTAL PARKING REQUIRED 35 PARKING SPACES
- YARD SETBACKS
MINIMUM REAR YARD SETBACK PROVIDED = 20'
MINIMUM SIDE YARD SETBACK PROVIDED = 9'-8"
MINIMUM FRONT YARD SETBACK PROVIDED = 9'-8"
- PROPOSED REZONING: R-4

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SITE DEVELOPMENT TABULATIONS: BUILDING SETBACKS

EMERSON PARK TOWN HOMES - PHASE II

DISTRICT OF COLUMBIA

WASHINGTON



DATE	DESCRIPTION
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DESIGN	DRAWN
SCALE	1" = 20'
JOB No.	2560-01-007
DATE	MAY, 2006
FILE No.	
SHEET	C-10

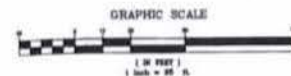
THEORETICAL LOT LAYOUT EMERSON PARK TOWN HOMES - PHASE II WASHINGTON DISTRICT OF COLUMBIA

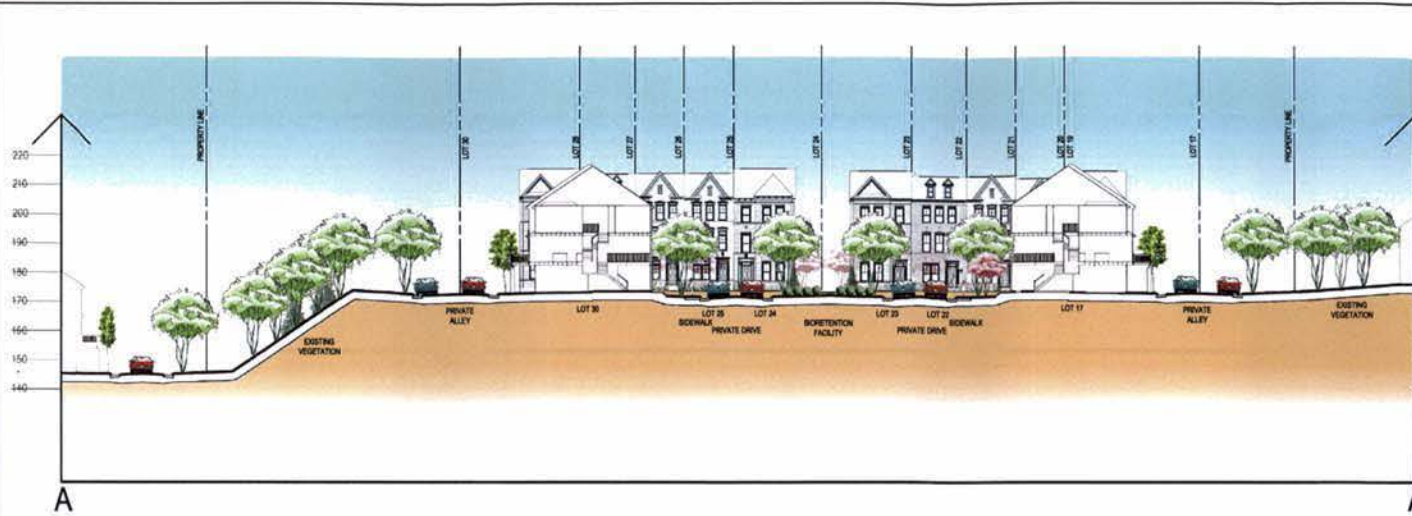


PLAN STAGE

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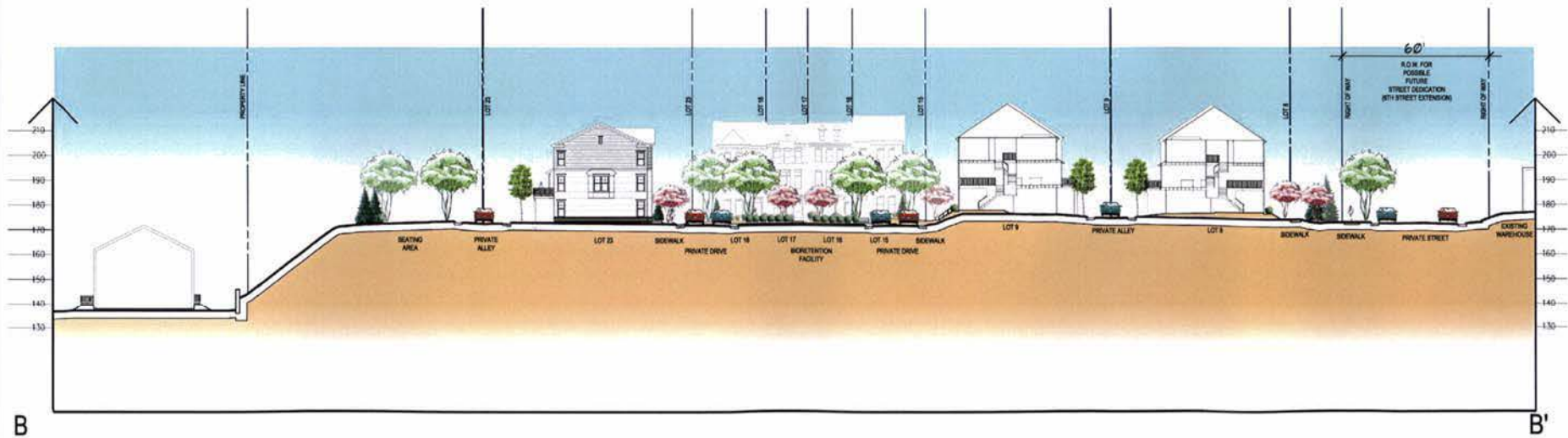
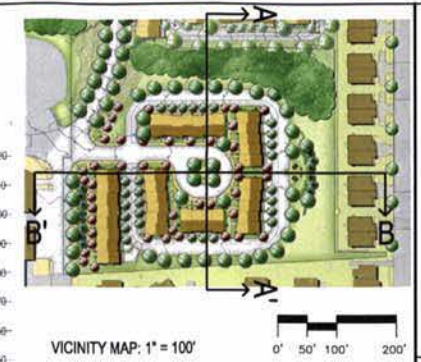
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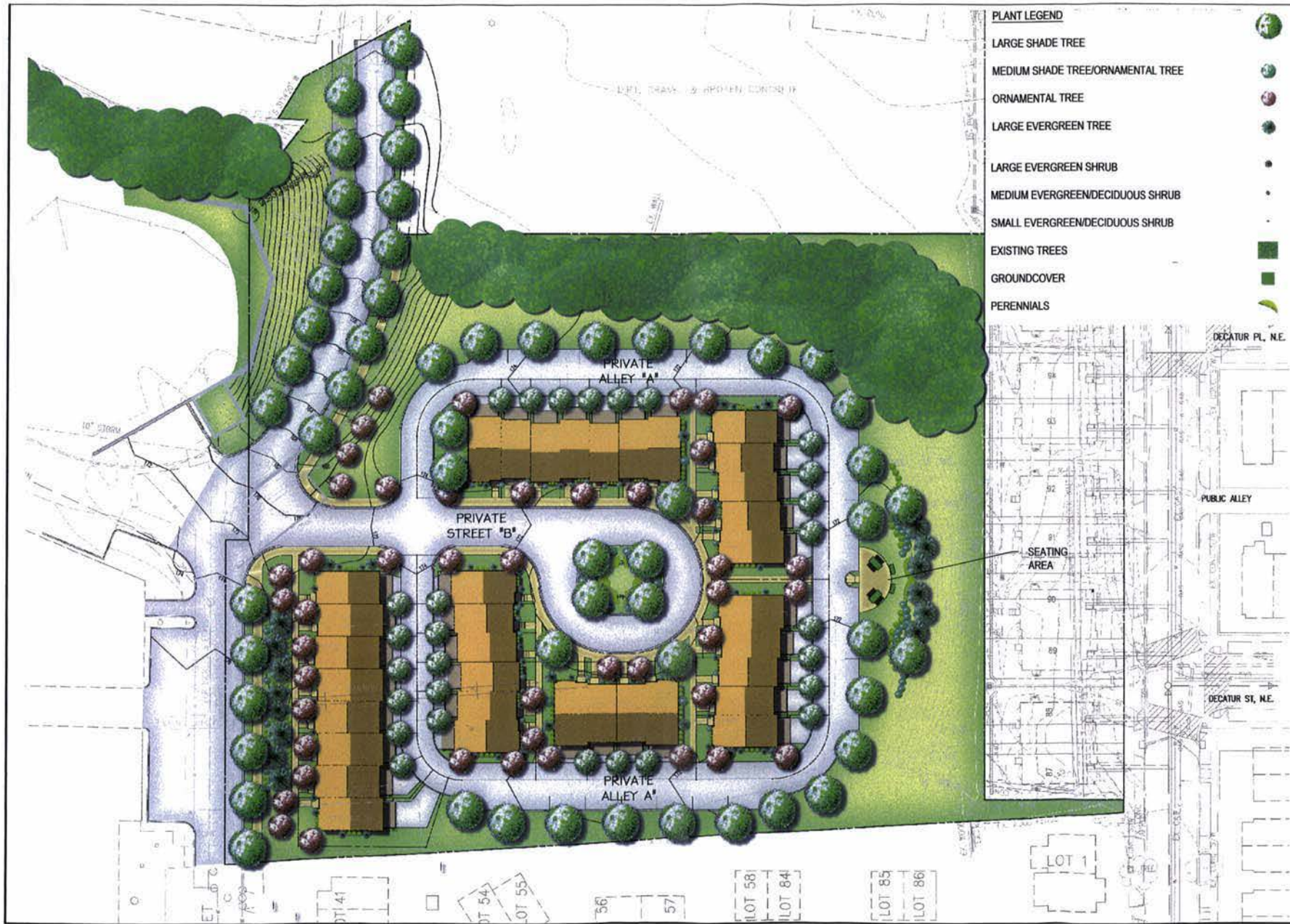
1 CROSS SECTION A-A'
C-13 ELEVATION

1" = 20'
0' 10' 20' 40'



2 CROSS SECTION B-B'
C-13 ELEVATION

1" = 20'
0' 10' 20' 40'



PLANT LEGEND

- LARGE SHADE TREE
- MEDIUM SHADE TREE/ORNAMENTAL TREE
- ORNAMENTAL TREE
- LARGE EVERGREEN TREE
- LARGE EVERGREEN SHRUB
- MEDIUM EVERGREEN/DECIDUOUS SHRUB
- SMALL EVERGREEN/DECIDUOUS SHRUB
- EXISTING TREES
- GROUND COVER
- PERENNIALS



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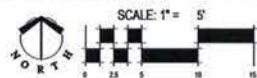
OVERALL LANDSCAPE PLAN
EMERSON PARK TOWN HOMES - PHASE II
DISTRICT OF COLUMBIA
WASHINGTON



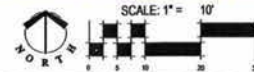
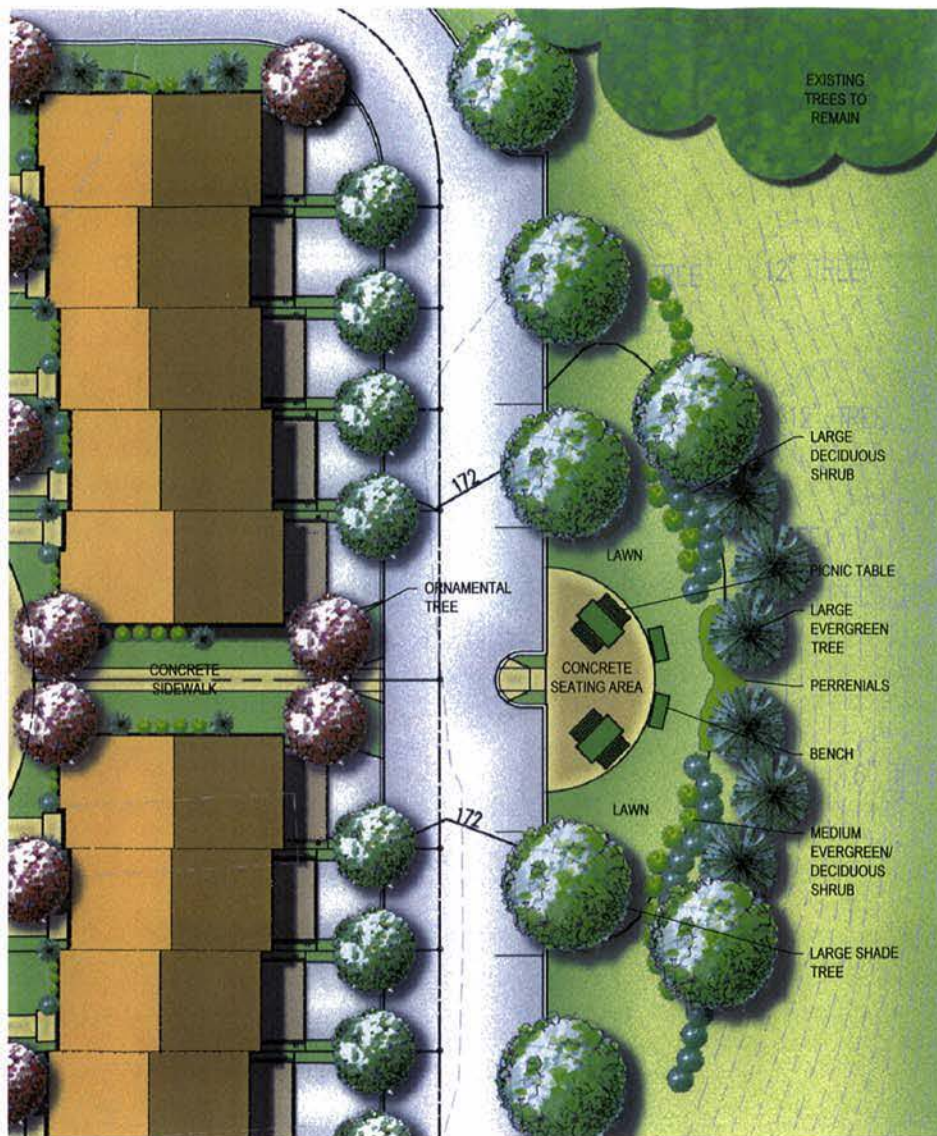
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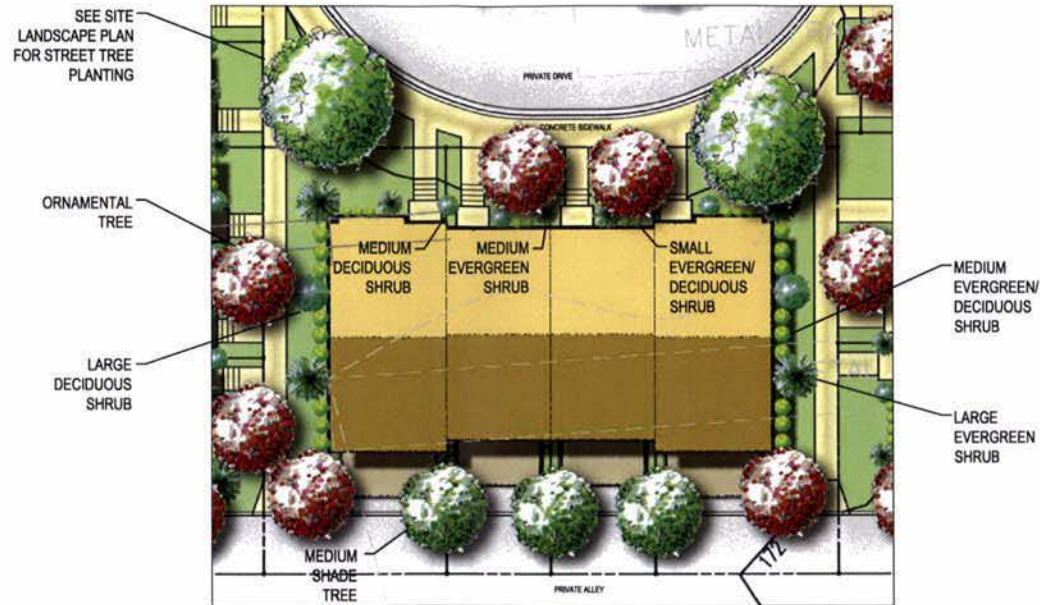
DATE	DESCRIPTION
GCL	STC
DESIGN	ORIG
SCALE	1/8" = 1' NO SCALE
JOB No.	2560-01-007
DATE	MAY, 2006
FILE No.	

SHEET C-14



PERENNIALS

[illegible]



1
16 TYPICAL UNIT PLANTING
PLAN

1" = 10'

PLANT LEGEND

LARGE SHADE TREE



MEDIUM SHADE TREE/ORNAMENTAL TREE



ORNAMENTAL TREE



LARGE EVERGREEN TREE



LARGE EVERGREEN SHRUB



MEDIUM EVERGREEN/DECIDUOUS SHRUB



SMALL EVERGREEN/DECIDUOUS SHRUB



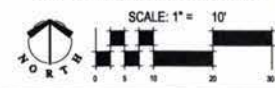
GROUND COVER

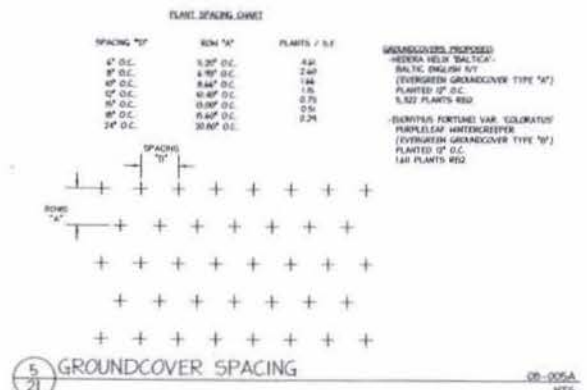
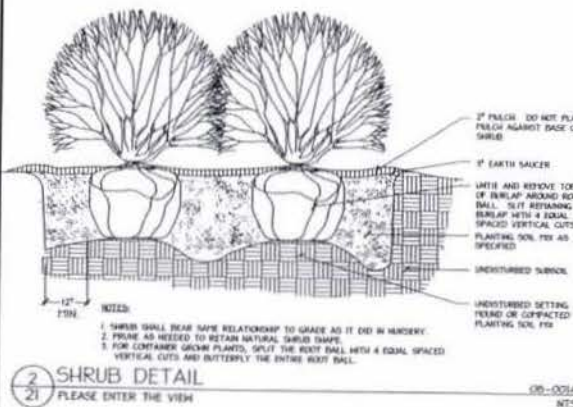
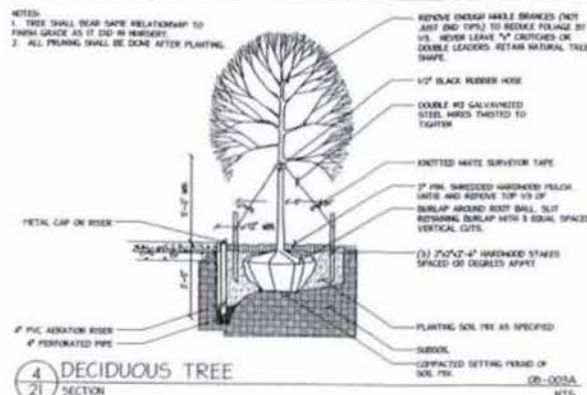
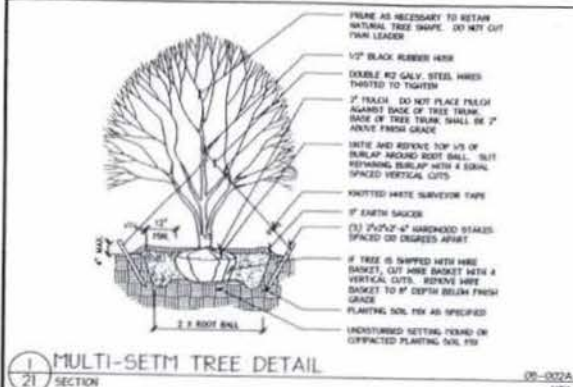


PERENNIALS



NOTES:
1. SEE SHEET C-17 FOR PLANT LIST AND DETAILS







FRONT ELEVATIONS (20' ENDS, 18' INTERIORS)
1/8"=1'-0"

A-1



TYPICAL 4 UNIT BUILDING EMERSON PARK II

MAY 2006

UNITS ARE SHOWN FLUSH, BUT VERTICAL
GRADE BREAKS AND HORIZONTAL OFFSETS
MAY OCCUR PER FINAL SITE DEVELOPMENT PLAN.



Cubellis DCA

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Philadelphia
Chicago
Portland, ME
Vernon, VA

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Vernon, VA 22182
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www.cubellis.com



FRONT ELEVATIONS (20' ENDS, 18' INTERIORS)

1/8"=1'-0"

A-2



TYPICAL 5 UNIT BUILDING EMERSON PARK II

MAY 2006

UNITS ARE SHOWN FLUSH, BUT VERTICAL
GRADE BREAKS AND HORIZONTAL OFFSETS
MAY OCCUR PER FINAL SITE DEVELOPMENT PLAN.



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FRONT ELEVATIONS (20' ENDS, 18' INTERIORS)
3/16":1'-0"

A-3



7 UNIT BUILDING EMERSON PARK II

MAY 2006

UNITS ARE SHOWN FLUSH, BUT VERTICAL
GRADE BREAKS AND HORIZONTAL OFFSETS
MAY OCCUR PER FINAL SITE DEVELOPMENT PLAN.



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Vienna, VA 22182
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FRONT ELEVATIONS (20' ENDS, 18' INTERIORS)
3/16"=1'-0"

A-4



6 UNIT BUILDING EMERSON PARK II

MAY 2006

UNITS ARE SHOWN FLUSH, BUT VERTICAL
GRADE BREAKS AND HORIZONTAL OFFSETS
MAY OCCUR PER FINAL SITE DEVELOPMENT PLAN.



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Vienna, VA 22182
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FRONT ELEVATIONS (ALL 20')
3/16":1'-0"

A-5



8 UNIT BUILDING EMERSON PARK II

MAY 2006

UNITS ARE SHOWN FLUSH, BUT VERTICAL
GRADE BREAKS AND HORIZONTAL OFFSETS
MAY OCCUR PER FINAL SITE DEVELOPMENT PLAN.



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REAR ELEVATIONS (20' & 18")

1/4" = 1'-0"

20' UNIT REAR ELEVATION IS SHOWN AT STD. 2ND FLOOR

A-6



5 UNIT BUILDING EMERSON PARK II

MAY 2006

UNITS ARE SHOWN FLUSH, BUT VERTICAL
GRADE BREAKS AND HORIZONTAL OFFSETS
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REAR ELEVATIONS (ALL 20')

3/16" = 1'-0"

A-7



8 UNIT BUILDING EMERSON PARK II

MAY 2006

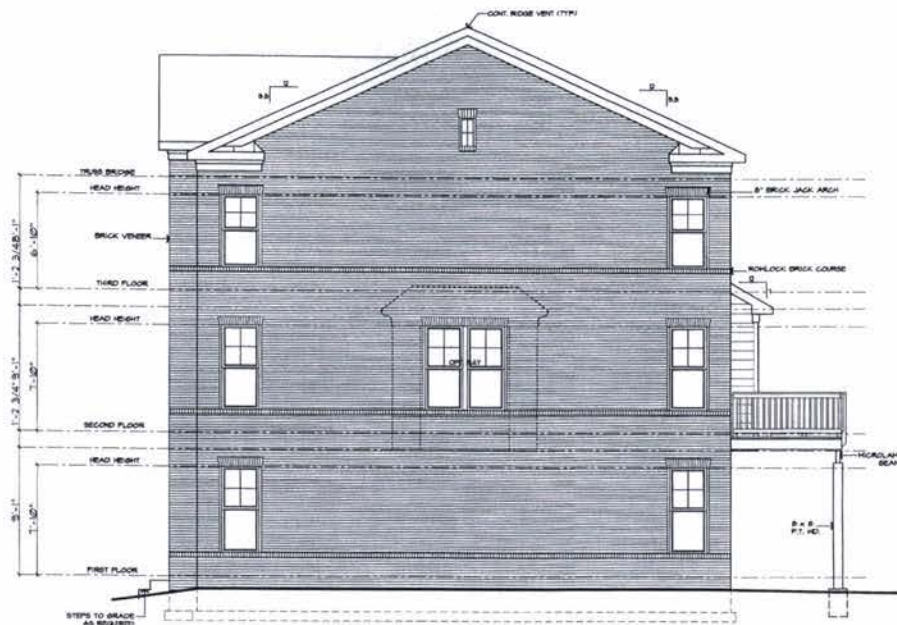
UNITS ARE SHOWN FLUSH, BUT VERTICAL
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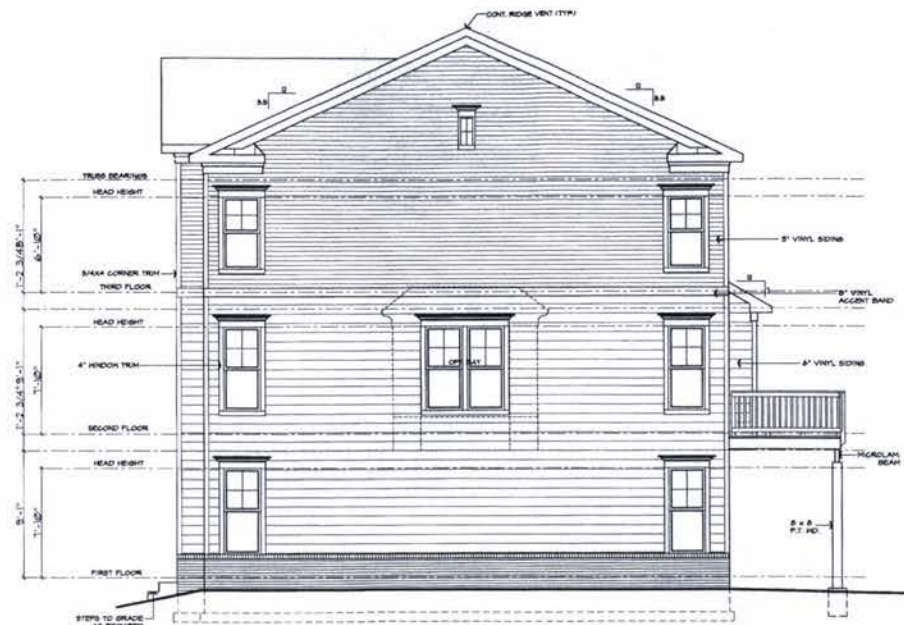
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BRICK SIDING



VINYL SIDING

SIDE ELEVATIONS @ STD. SECOND FLOOR
1/4"=1'-0"

A-8

20' UNIT B

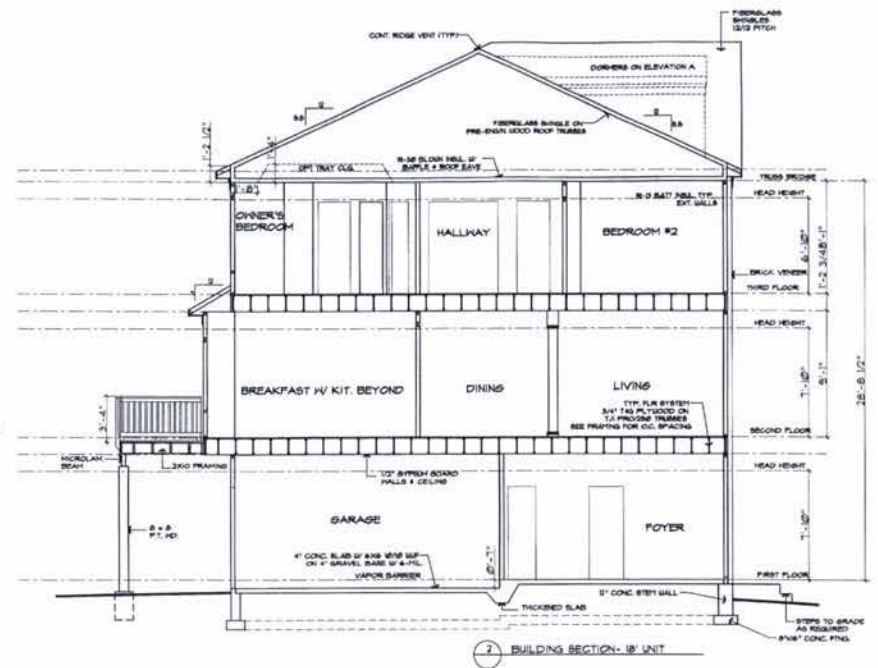
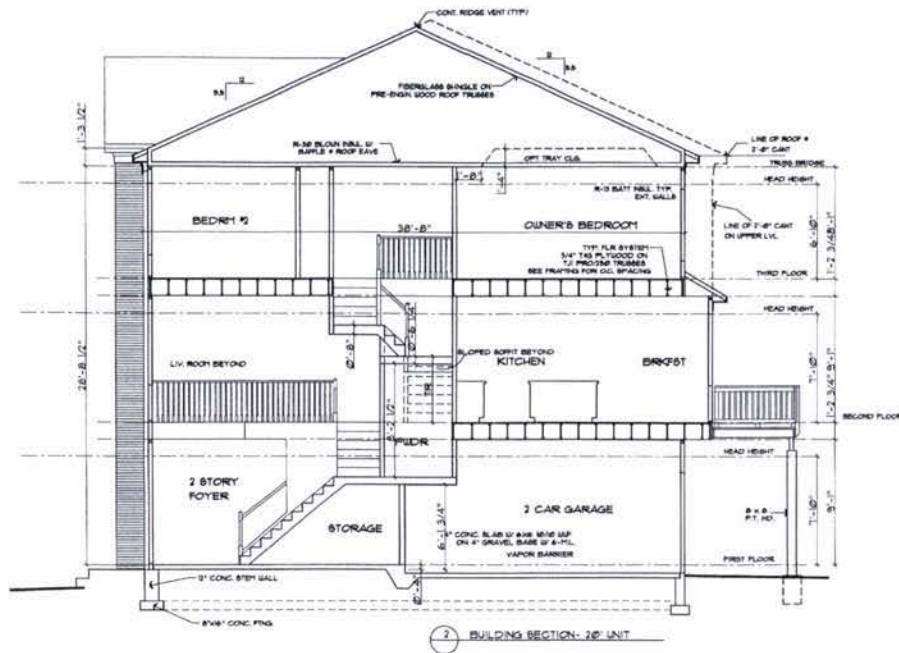
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BUILDING SECTIONS
1/4"=1'-0"

A-9



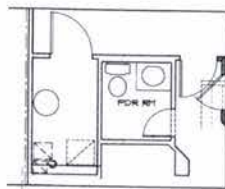
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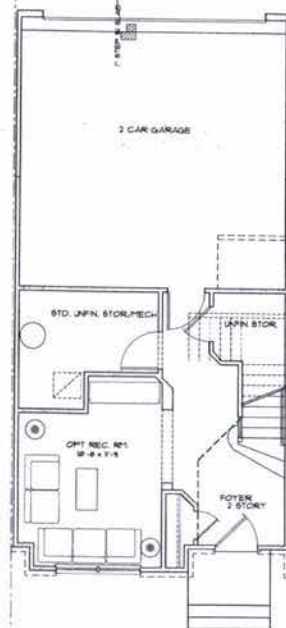


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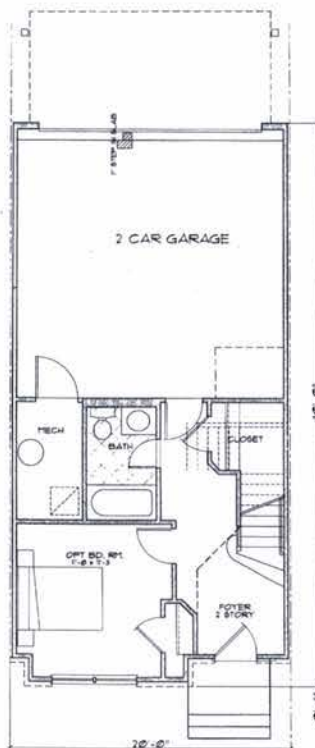
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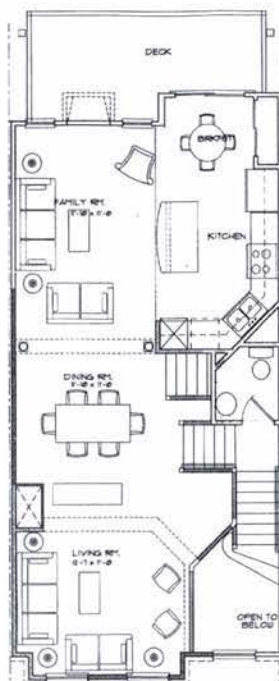
OPT. FIRST FLR. PDR ROOM



FIRST FLOOR



FIRST FLOOR
W/ OPT BEDROOM AND BATH



SECOND FLOOR



STD. THIRD FLOOR



ALT. THIRD FLOOR

FLOOR PLANS

1/4"=1'-0"

A-10



20 X 40' UNIT EMERSON PARK II

MAY 2006

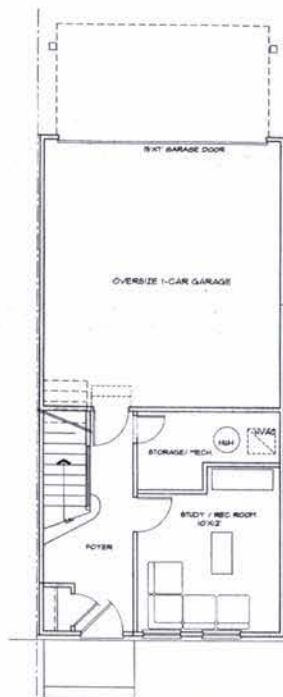
FLOOR PLANS ARE PRELIMINARY
AND SCHEMATIC. FINAL PLANS MAY
VARY DUE TO DEVELOPMENT AND
INCORPORATION OF OPTIONAL CONDITIONS



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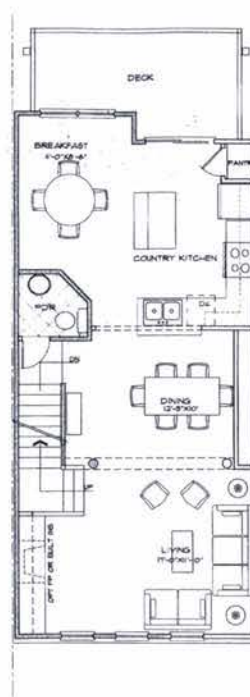
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FIRST FLOOR WITH STUDY



FIRST FLOOR
WITH OPT. BEDROOM AND BATH



SECOND FLOOR



STD. THIRD FLOOR



ALT. THIRD FLOOR
WITH OPT. LOFT/DEN

FLOOR PLANS

1/4"=1'-0"

A-11



18' X 36' UNIT EMERSON PARK II

MAY 2006

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