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PUD Submission

September 10, 2007

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ZONING COMMISSION

District of Columbia

CASE NO. 07-27

EXHIBIT NO. 4B

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SAINT PAUL'S COLLEGE PLANNED UNIT DEVELOPMENT

LOT 808, SQUARE 3648
A & T, PLAT No. 3796-C
WASHINGTON, DC



VICINITY MAP
SCALE: 1" = 2000'

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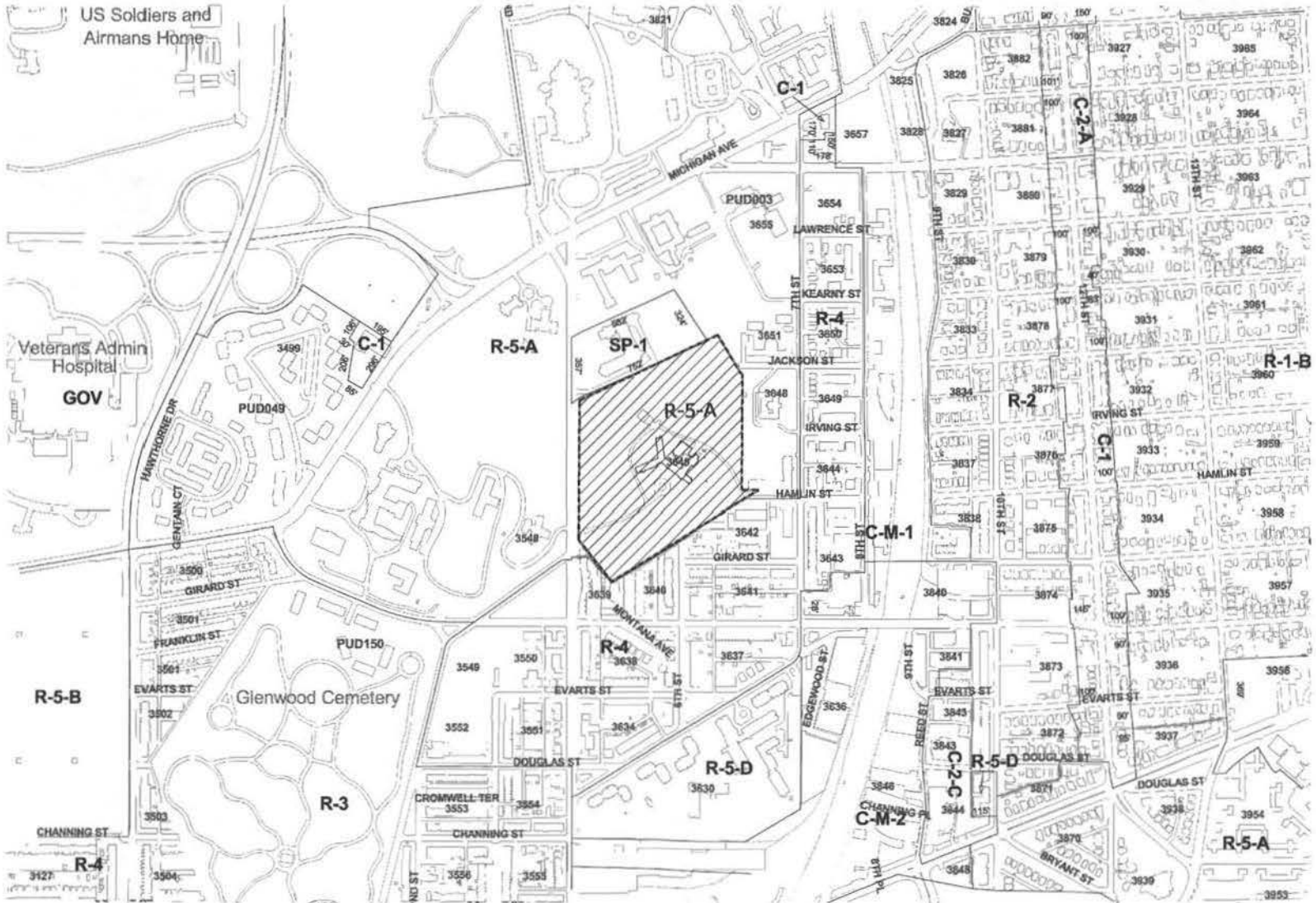
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CO-01



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ZONING MAP

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CO-02



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OVERALL SITE PLAN

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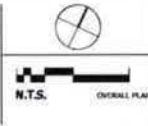
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1023 Lenthing Pike, Ste. 700
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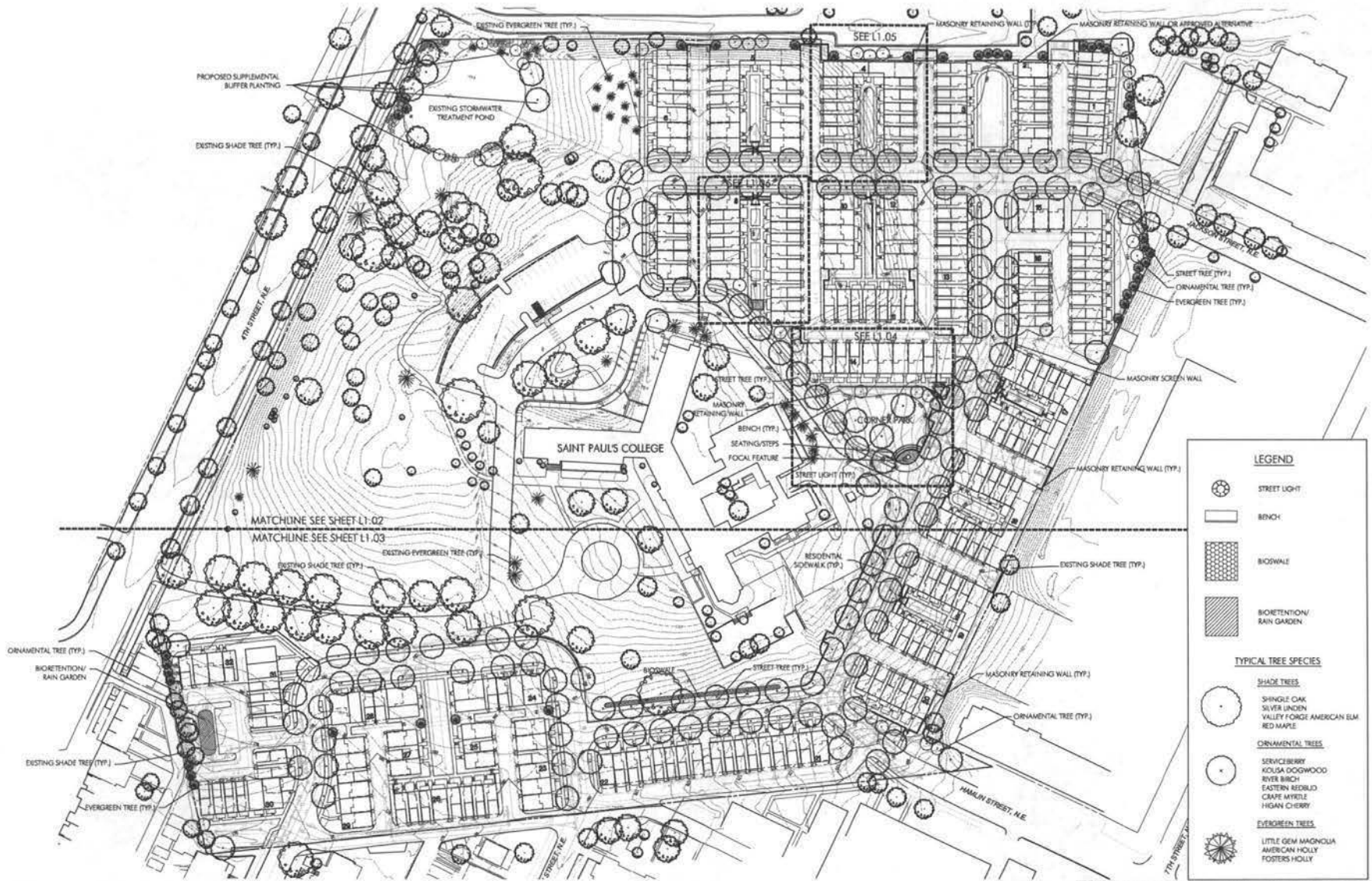
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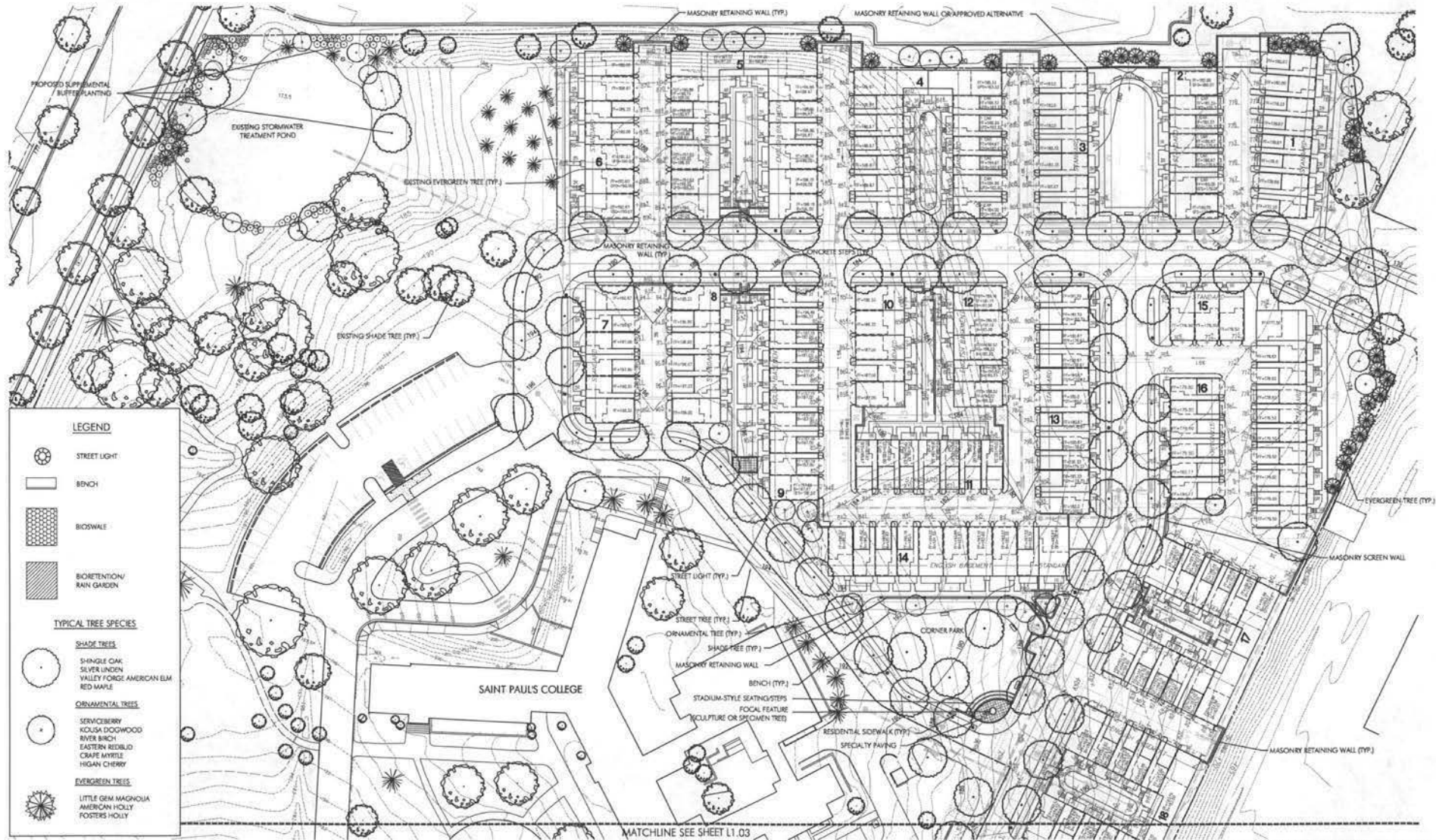
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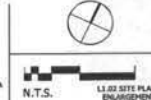
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L1.02



LEGEND

-  STREET LIGHT
-  BENCH
-  BIOSWALE
-  BIORETENTION/
RAIN GARDEN

TYPICAL TREE SPECIES

- SHADE TREES**
-  SINGLE OAK
 -  SILVER LINCOLN
 -  VALLEY Forge AMERICAN ELM
 -  RED MAPLE
- ORNAMENTAL TREES**
-  SERVICEBERRY
 -  KOJIMA DOGWOOD
 -  RIVER BIRCH
 -  EASTERN REDBUD
 -  CHINA SPRUCE
 -  HIGAN CHERRY
- EVERGREEN TREES**
-  LITTLE GEM MAGNOLIA
 -  AMERICAN HOLLY
 -  FOSTERS HOLLY

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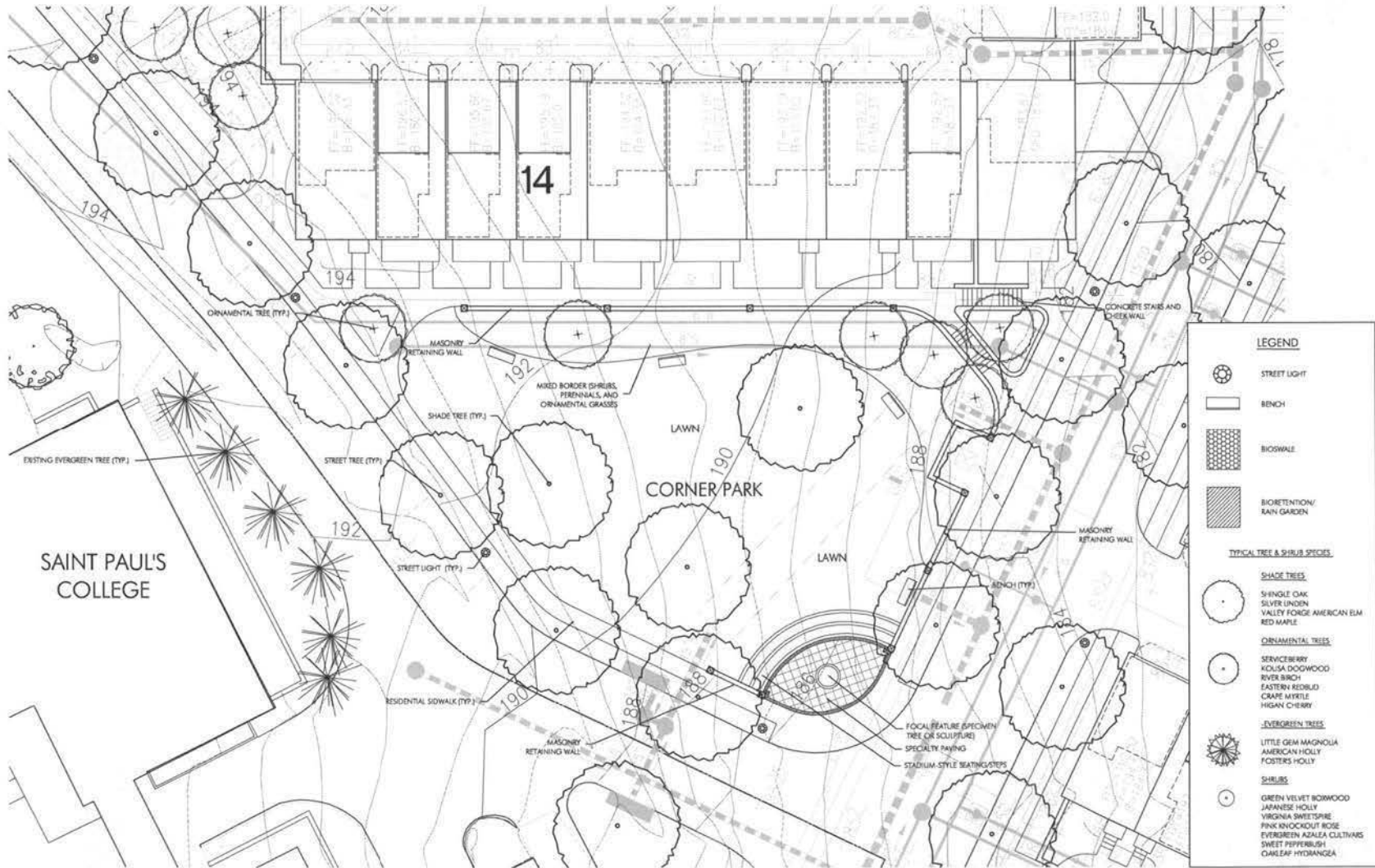
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N.T.S.

L1.02 SITE PLAN
ENLARGEMENT

L1.03



LEGEND

- STREET LIGHT
- BENCH
- BIOSWALE
- BIORETENTION/RAIN GARDEN

TYPICAL TREE & SHRUB SPECIES

SHADE TREES

- SINGLE OAK
- SILVER LINDEN
- VALLEY Forge AMERICAN ELM
- RED MAPLE

ORNAMENTAL TREES

- SERVICEBERRY
- KOLUSA DOGWOOD
- RIVER BIRCH
- EASTERN REDBUD
- GRAPE MYRTLE
- HIGAN CHERRY

EVERGREEN TREES

- LITTLE GEM MAGNOLIA
- AMERICAN HOLLY
- FOSTERS HOLLY

SHRUBS

- GREEN VELVET BIRCHWOOD
- JAPANESE HOLLY
- VIRGINIA SWEETSPIRE
- PINK KNOCKOUT ROSE
- EVERGREEN AZALEA CULTIVARS
- SWEET PEPPERCORN
- OAKLEAF HYDRANGEA

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CORNER PARK ENLARGEMENT

SEPTEMBER 10, 2007

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N.T.S. 1/8" = 1'-0" CORNER PARK ENLARGEMENT

L1.04



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CORNER PARK

SEPTEMBER 10, 2007



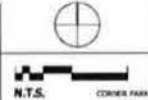
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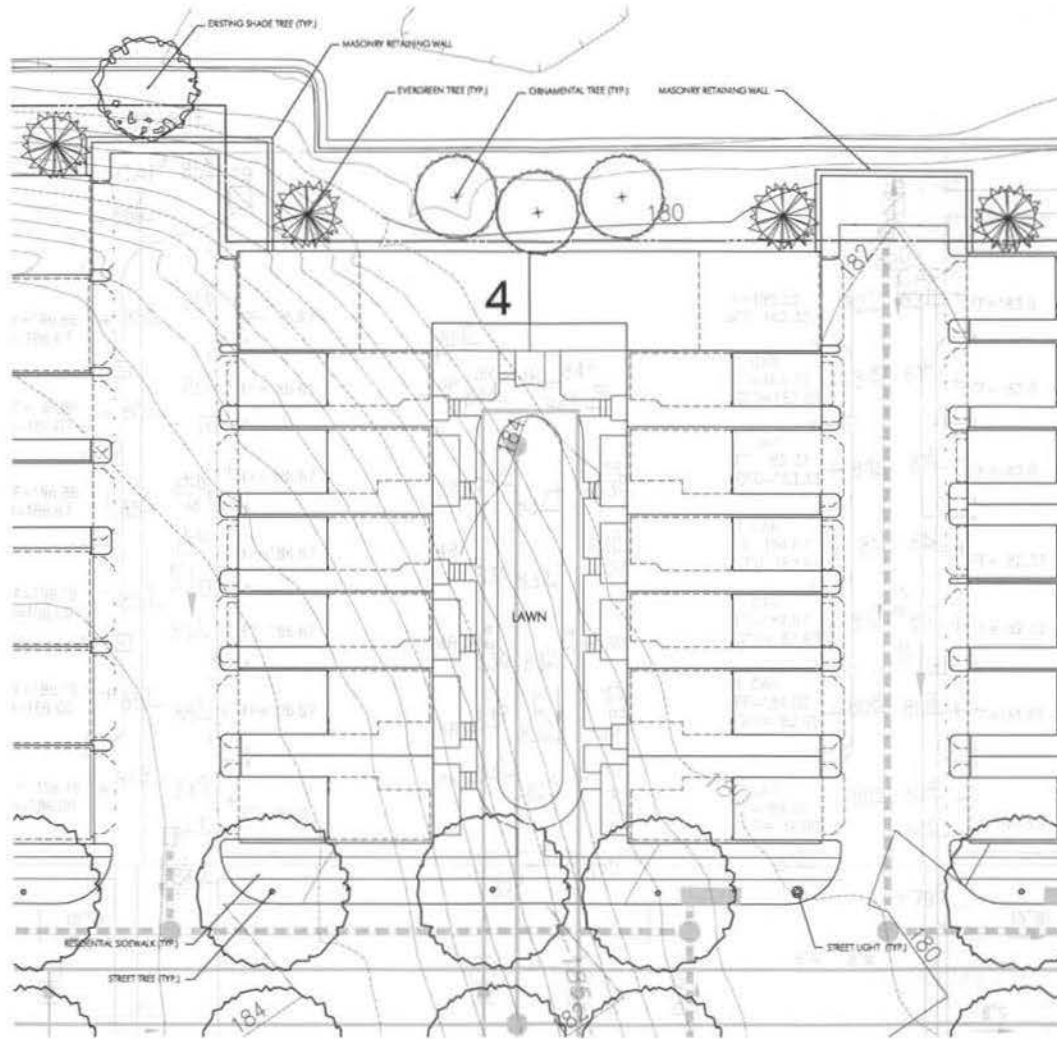


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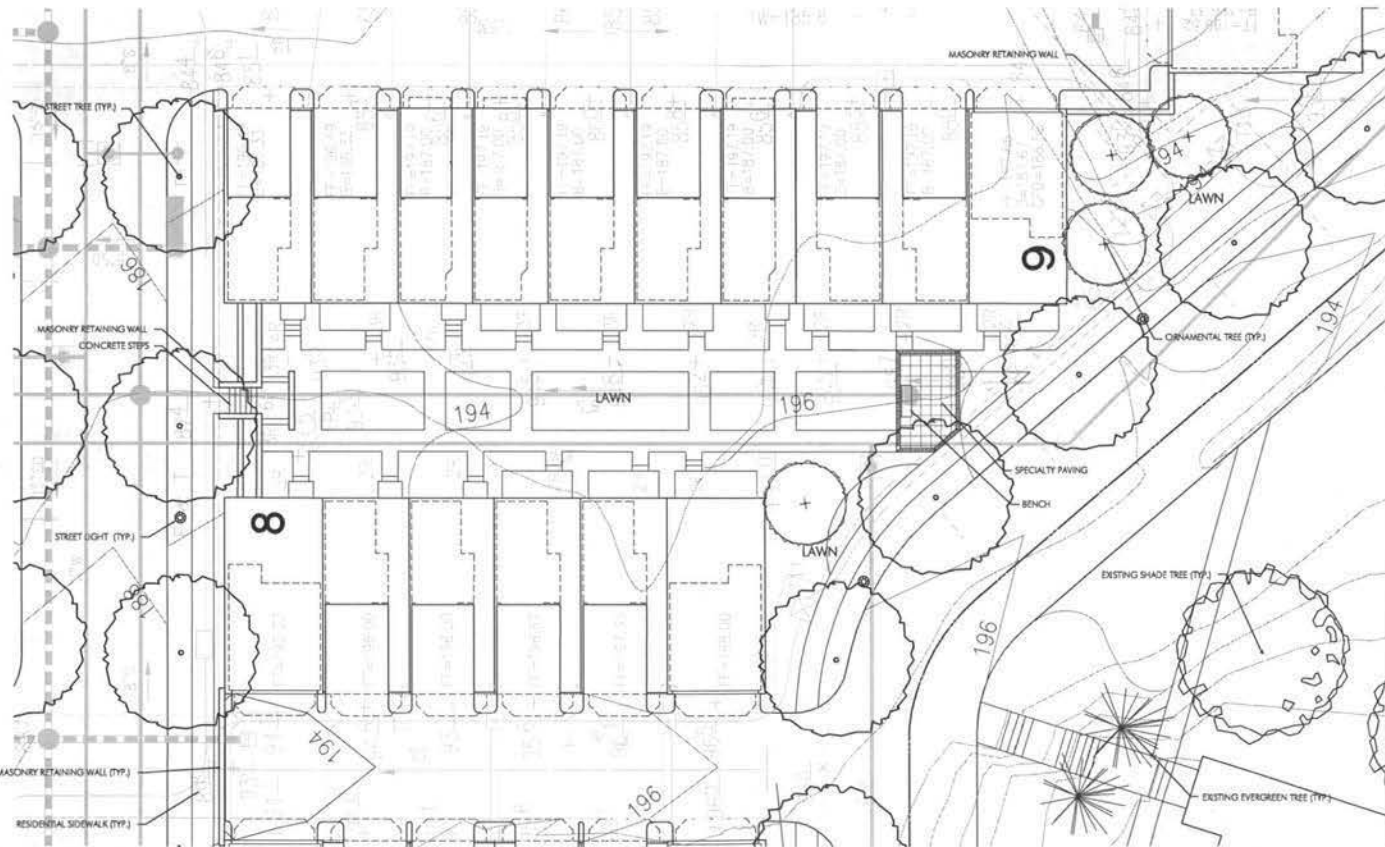
N.T.S. CORNER PARK

L1.03



LEGEND	
	STREET LIGHT
	RINCK
	SODWALK
	RETENTION/ RAIN GARDEN
TYPICAL TREE & SHRUB SPECIES	
SHADE TREES	
	SPINDLE OAK
	SILVER LINEN
	VALLEY Forge AMERICAN ELM
	RED MAPLE
ORNAMENTAL TREES	
	DOUGLASS BIRCH
	KIDUSH DOGWOOD
	RIVER BIRCH
	EASTERN REDBUD
	CAPE ARNISTE
	HIGAN CHERRY
EVERGREEN TREES	
	LITTLE GEM MAGNOLIA
	AMERICAN HOLLY
	FOXTAILS HOLLY
SHRUBS	
	GREEN VELVET BURNING BUSH
	JAPANESE HOLLY
	VIRGINIA SWEET SPICE
	PINK KNOCKOUT Roses
	EVERGREEN AZALEA CULTIVARS
	SWEET SPYRORUSH
	OAKLEAF HYDRANGEA

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LEGEND	
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	BENCH
	BIOSWALE
	BIORETENTION/ RAIN GARDEN
TYPICAL TREE & SHRUB SPECIES	
SHADE TREES	
	SHINGLE OAK
	SILVER LINDEN
	VALLEY FORDGE AMERICAN ELM
	RED MAPLE
ORNAMENTAL TREES	
	SERVICEBERRY
	KOUSSA DOGWOOD
	RIVER BIRCH
	EASTERN REDBUD
	CRAPE MYRTLE
	HIGAN CHERRY
EVERGREEN TREES	
	LITTLE OAK MAGNOLIA
	AMERICAN HOLLY
	FOSTER'S HOLLY
SHRUBS	
	GREEN VELVET BOXWOOD
	JAPANESE HOLLY
	VIRGINIA SWEETSPICE
	PINK KNOCKOUT ROSE
	EVERGREEN AZALEA CULTIVARS
	SWEET PEPPERBUSH
	OAKLEAF HYDRANGEA

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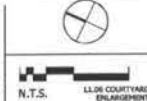
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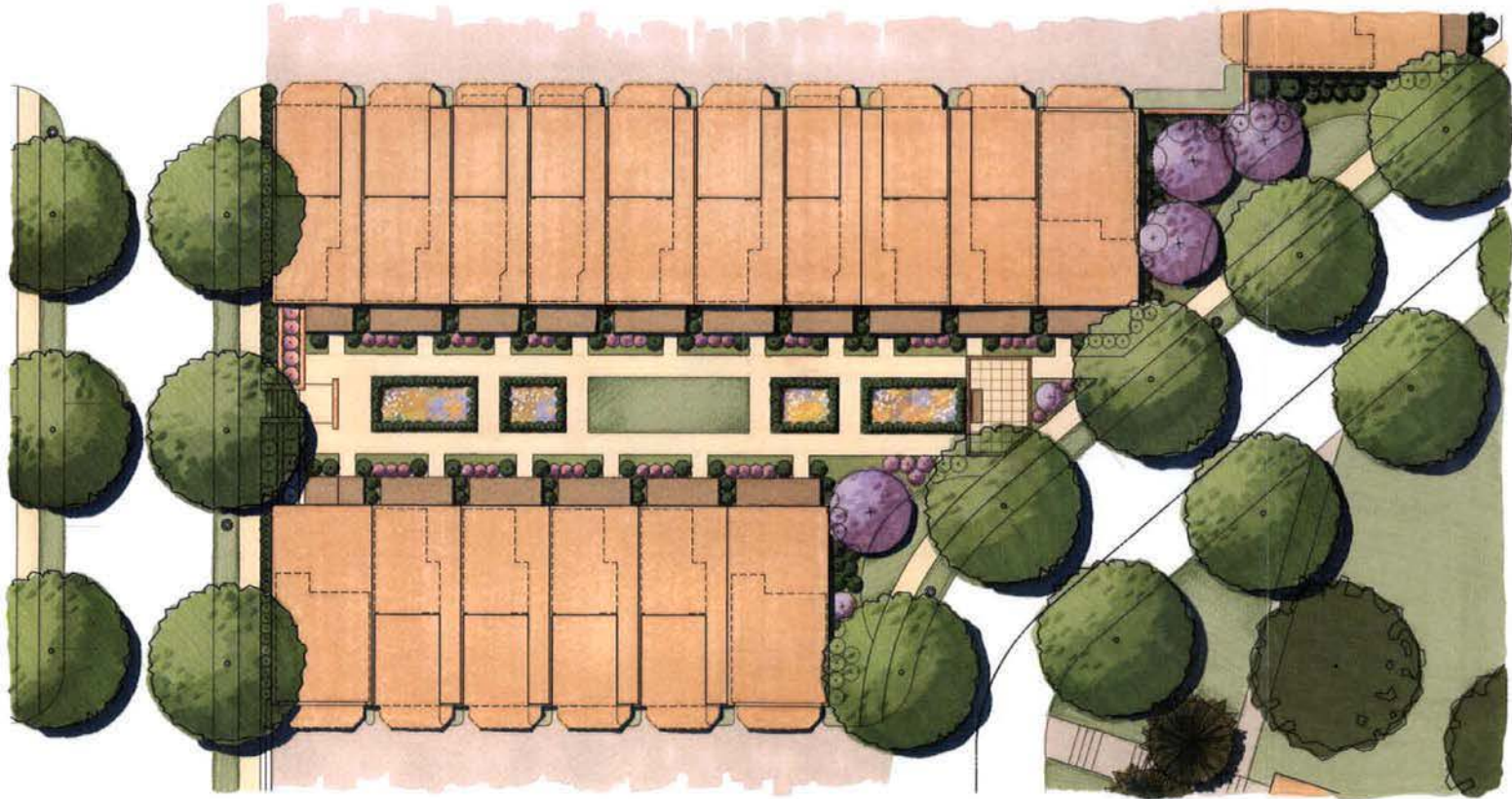
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TYPICAL COURTYARD

SEPTEMBER 10, 2007



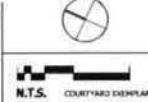
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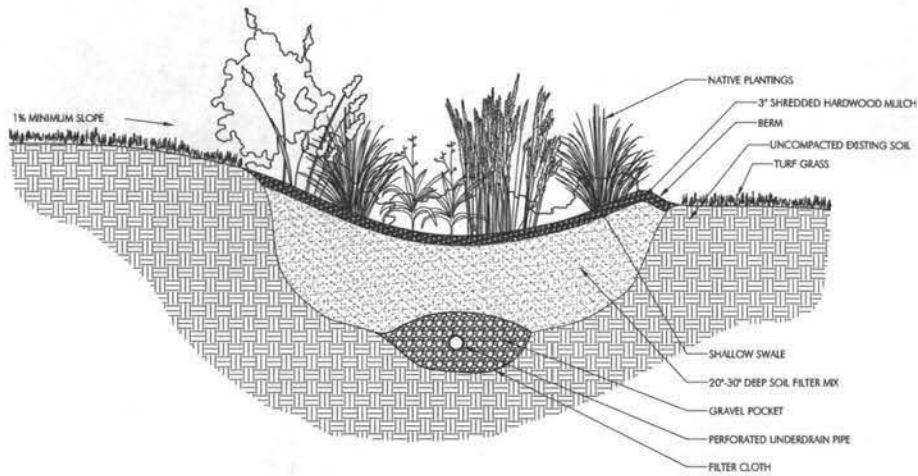
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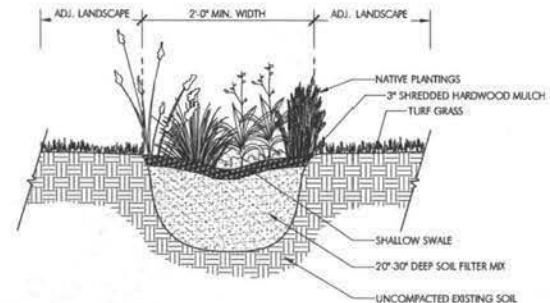
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2 BIORETENTION AREA - RAIN GARDEN
Scale: 3/4" = 1'-0"

SECTION



2 BIOSWALE
Scale: 3/4" = 1'-0"

SECTION

**BIOSWALE & BIORETENTION/RAIN GARDEN
TYPICAL PLANT SPECIES**

ORNAMENTAL TREES:

- FRINGE TREE
- SERVICE BERRY
- SWEETBAY MAGNOLIA
- BLACK GLUM

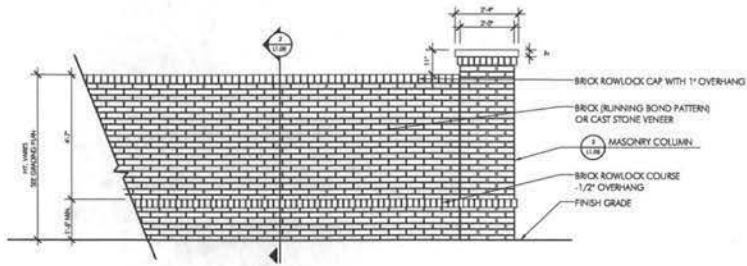
SHRUBS:

- RED CHOKEBERRY
- BLACK CHOKEBERRY
- BUTTON BUSH
- REDTIG DOGWOOD
- WITCH HAZEL
- ST. JOHN'S WORT
- INKBERRY
- WINTERBERRY
- VIRGINIA SWEET SPIRE
- SPICE BUSH
- WAX MYRTLE
- BAYBERRY
- SWEET AZALEA
- SWAMP AZALEA

PERENNIALS

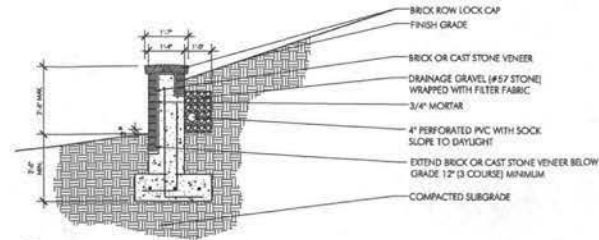
- NEW ENGLAND ASTER
- MARSH MARIGOLD
- JOE PYE WEED
- SWAMP SUNFLOWER
- SENSITIVE FERN
- CINNAMON FERN
- ROYAL FERN
- SWITCH GRASS
- CONEFLOWER
- WRINKLE LEAF GOLDENROD
- WILLOWLEAF BLUESTAR
- COLUMBINE
- SWAMP MILKWEED
- RIVER CATS
- VIRGINIA BLUE BELL

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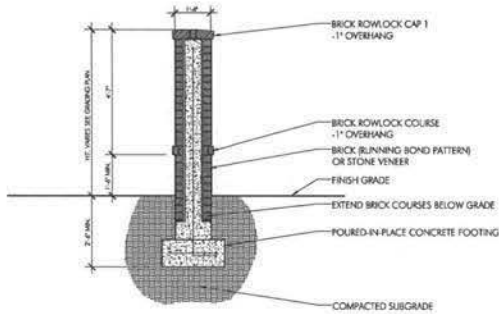
1 MASONRY SCREEN WALL
Scale: 1/2" = 1'-0"

DETAIL



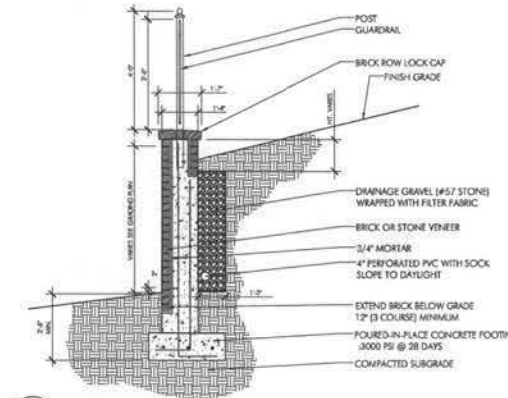
4 MASONRY RETAINING WALL
Scale: 1/2" = 1'-0"

SECTION



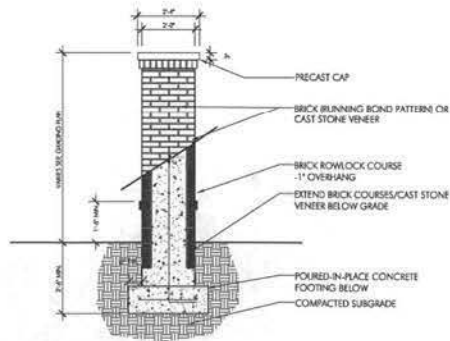
2 MASONRY SCREEN WALL
Scale: 1/2" = 1'-0"

SECTION



5 MASONRY RETAINING WALL WITH GUARDRAIL
Scale: 1/2" = 1'-0"

SECTION



3 MASONRY COLUMN
Scale: 1/2" = 1'-0"

ELEVATION/SECTION



TYPICAL MASONRY WALL

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SITE DETAILS

SEPTEMBER 10, 2007



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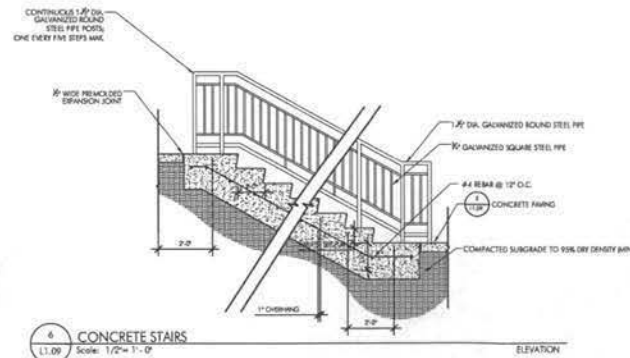
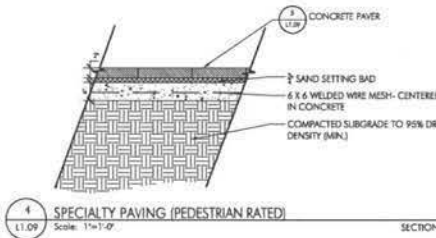
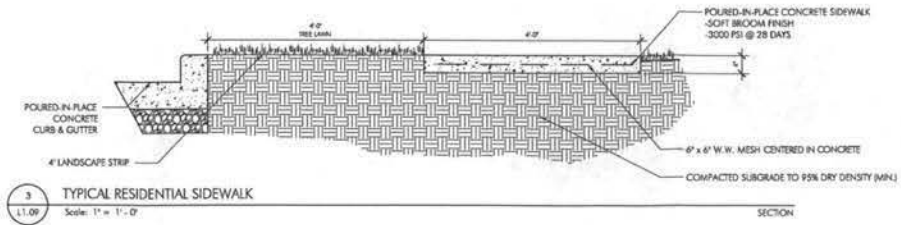
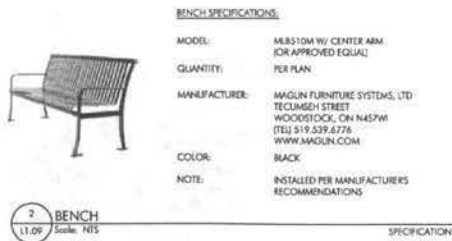
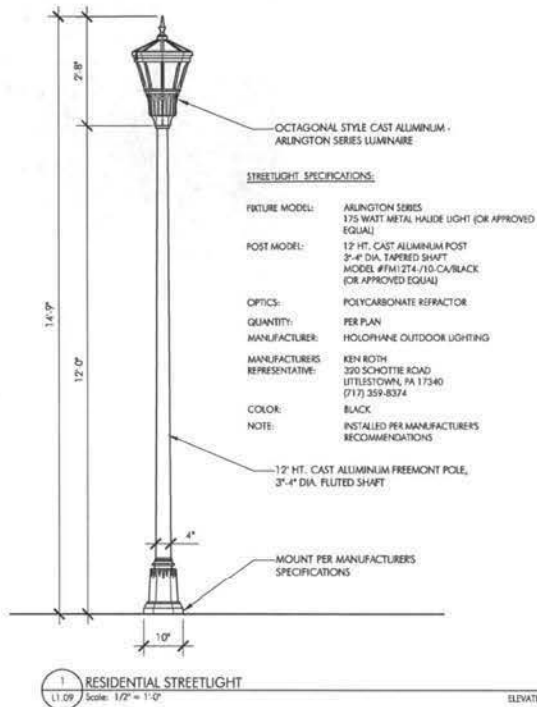
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N.T.S. 1:1.00 SITE DETAILS

L1.08





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BUILDING COLOR ELEVATION

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A-EC1

Architectural rendering of building color elevation. All colors are approximate and subject to change. All dimensions are approximate and subject to change. All materials are approximate and subject to change. All colors are approximate and subject to change. All dimensions are approximate and subject to change. All materials are approximate and subject to change.



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BUILDING COLOR ELEVATION

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N.T.S.

A-EC2



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F: 703.760.7328
www.lessardgroup.com



VIXA, INC.
20251 Century Blvd
Suite 1000, VA 22129
P: 703.554.4200
F: 703.554.4200
www.vixa.com

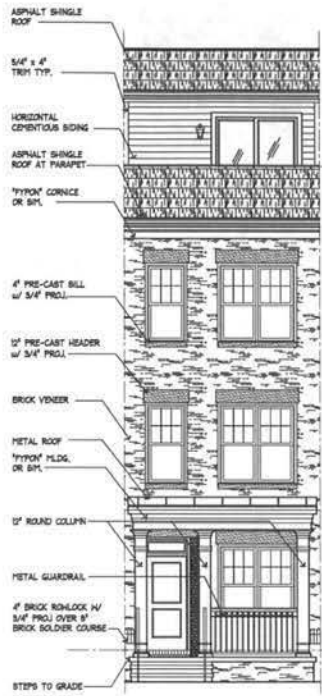


STUDIO 39
8418 Greenview Dr., Ste. 100A
Alexandria, VA 22304
P: 703.718.6500
F: 703.718.6000
www.studio39.com

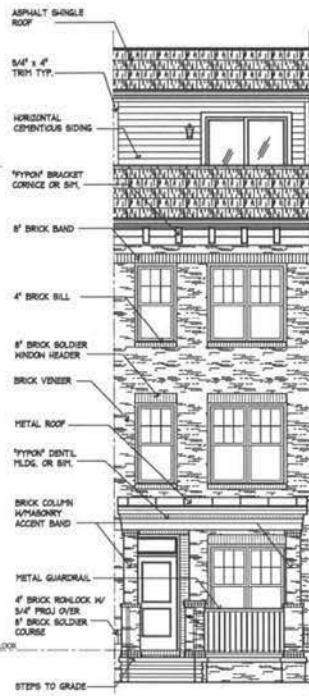
EYA.1466.00



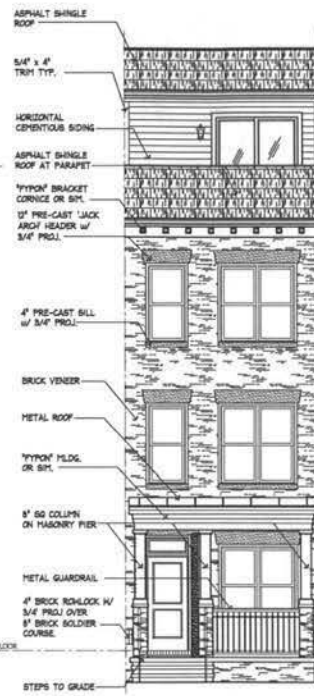
A-EC3



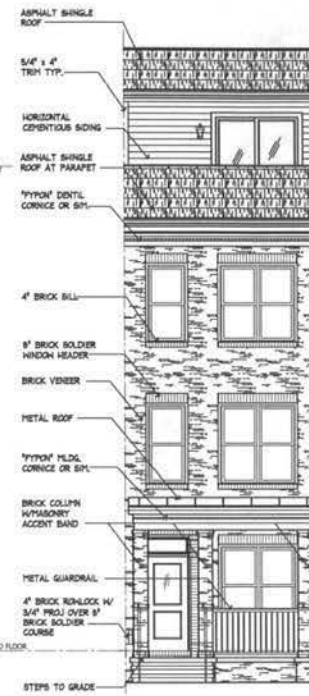
ELEVATION 1



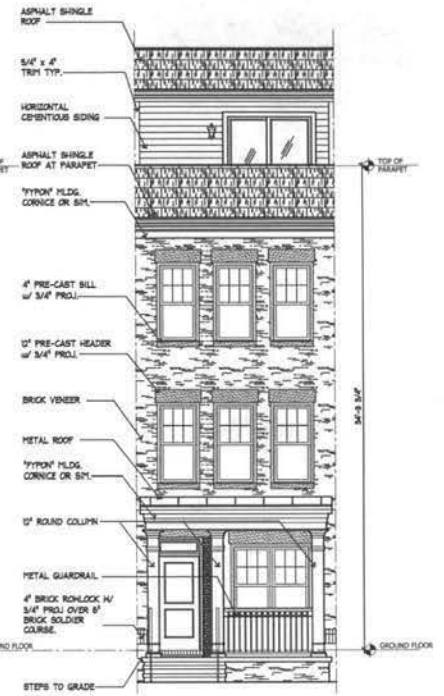
ELEVATION 2



ELEVATION 3



ELEVATION 4



ELEVATION 5

Saint Paul's College
WASHINGTON, D.C.



UNIT TYPE 'A'
FRONT ELEVATIONS

SEPTEMBER 10, 2007



LESSARD GROUP INC.
8521 Leesburg Pike, Ste. 700
Vienna, VA 22182
P: 703.760.9384
F: 703.760.9328
www.lessardgroup.com



VIKI, INC.
20311 Century Blvd
Germantown, MD 20874
P: 301.918.4100
F: 301.918.2262
www.viki.com



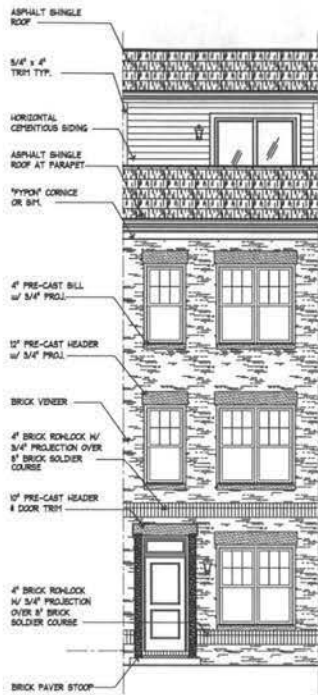
STUDIO 39
6418 Swansboro Dr., Ste. 100-A
Alexandria, VA 22304
P: 703.719.6000
F: 703.719.6003
www.studio39.com

EYA.1468.00

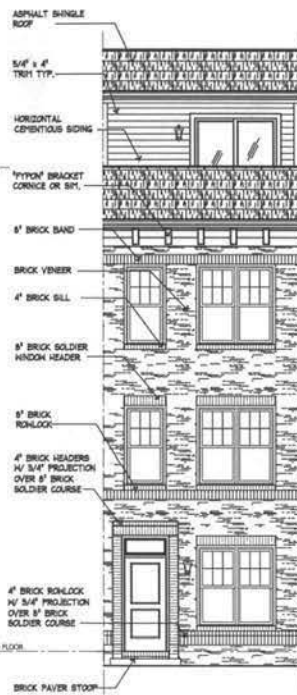


A-A1

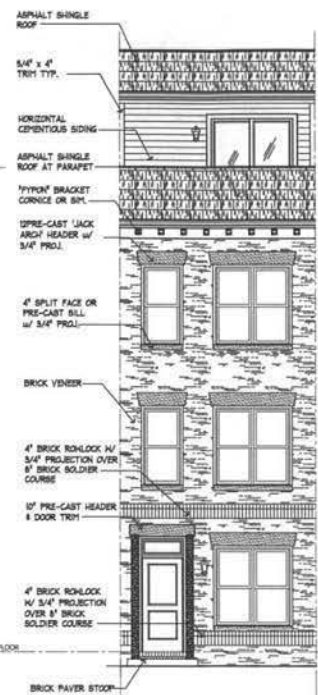
NOT TO SCALE. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL MATERIALS AND FINISHES ARE TO BE AS SHOWN. ALL MATERIALS AND FINISHES ARE TO BE AS SHOWN. ALL MATERIALS AND FINISHES ARE TO BE AS SHOWN.



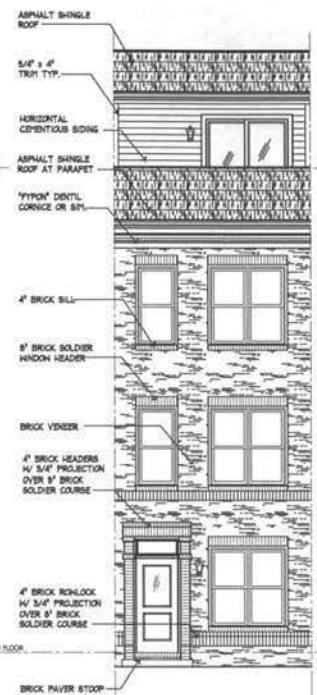
ELEVATION 1a



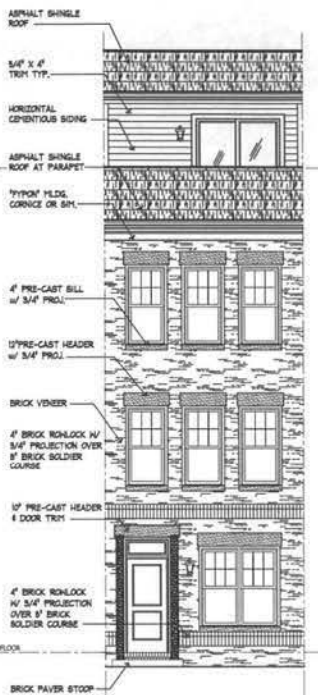
ELEVATION 2a



ELEVATION 3a



ELEVATION 4a



ELEVATION 5a

Saint Paul's College
WASHINGTON, D.C.



UNIT TYPE 'A'
FRONT ELEVATIONS

SEPTEMBER 10, 2007



LESSARD GROUP INC.
8021 Leesburg Pike, Ste. 750
Vienna, VA 22182
P: 703.760.8344
F: 703.760.9328
www.lessardgroup.com



VIXA INC.
2021 Century Blvd.
Germantown, MD 20874
P: 301.994.4500
F: 301.914.2502
www.vixa.com



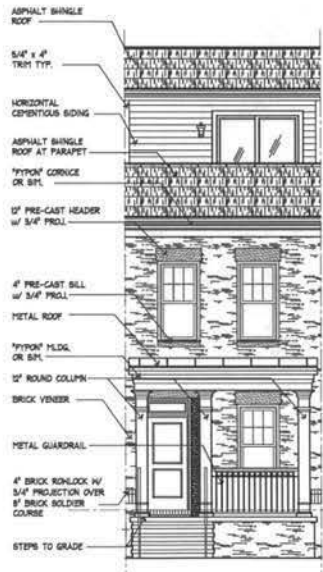
STUDIO 39
6415 Greenleaf Dr. Ste. 100-A
Alexandria, VA 22310
P: 703.713.6500
F: 703.713.6502
www.studio39.com

EYA.146a.00

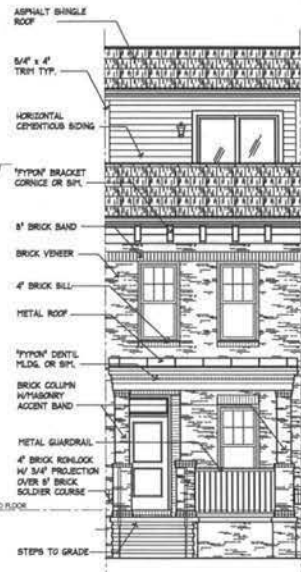


EYA146a/Rev

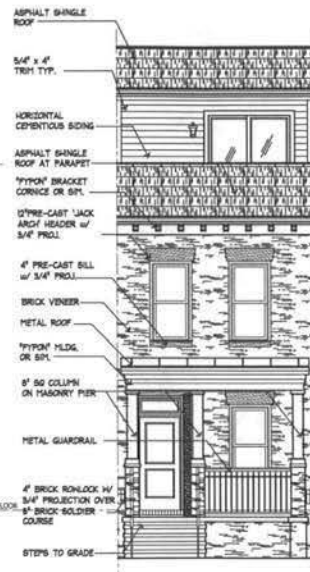
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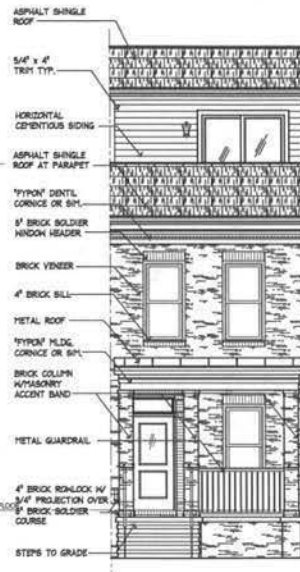
ELEVATION 1b



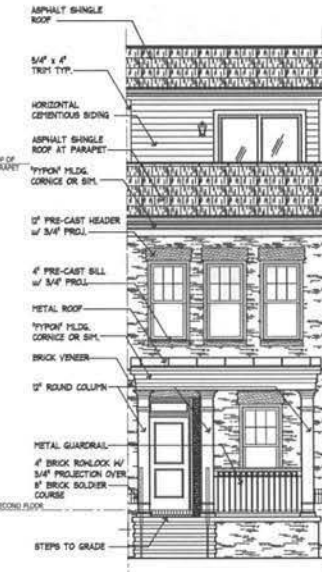
ELEVATION 2b



ELEVATION 3b



ELEVATION 4b



ELEVATION 5b

Saint Paul's College
 WASHINGTON, D.C.



UNIT TYPE 'A'
 FRONT ELEVATIONS
 SEPTEMBER 10, 2007



LESSARD GROUP INC.
 8021 Leesburg Pike, Ste. 700
 Vienna, VA 22182
 P: 703.760.8344
 F: 703.760.8128
 www.lessardgroup.com



VIKA, INC.
 20251 Century Blvd.
 Germantown, MD 20874
 P: 703.719.4000
 F: 703.719.4200
 www.vika.com

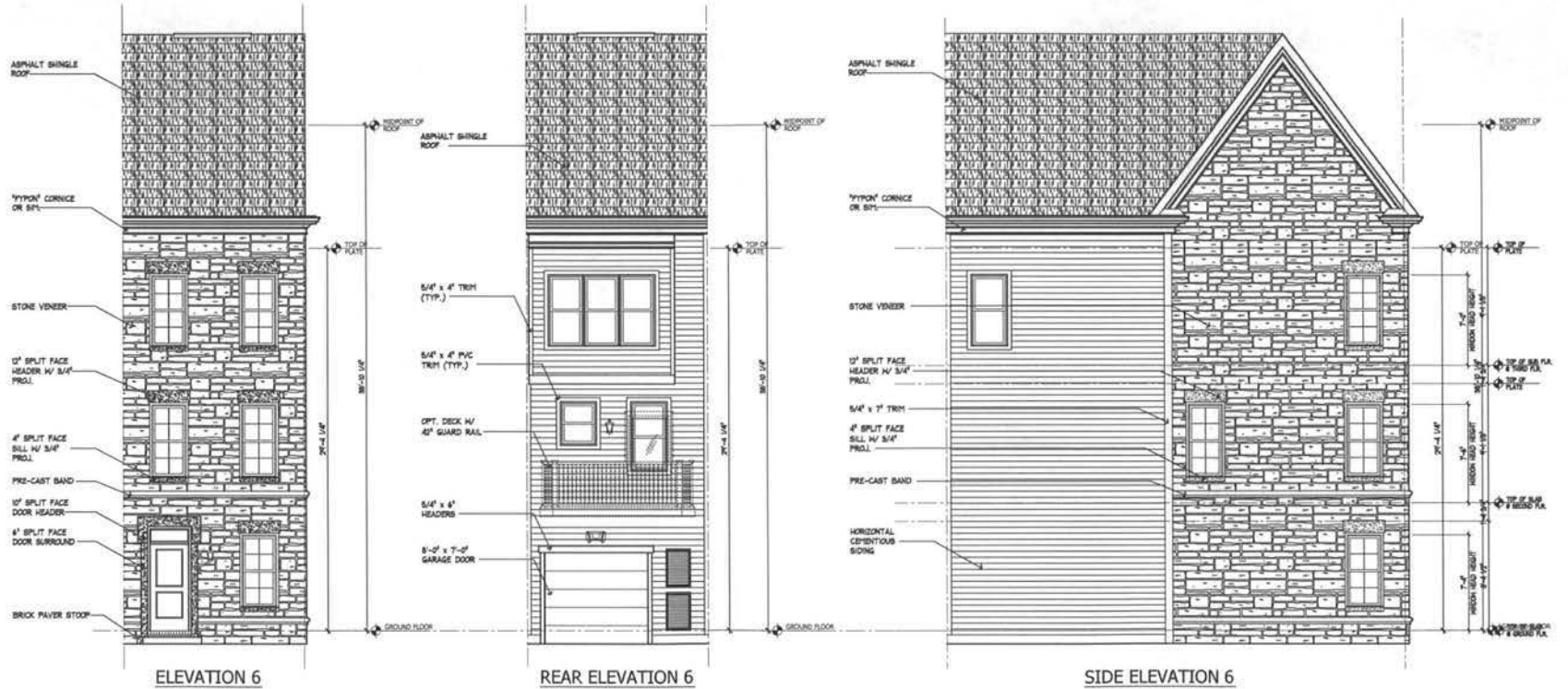


STUDIO 39
 5418 Greenlawn Dr., Ste. 100-A
 Alexandria, VA 22302
 P: 703.719.4800
 F: 703.719.4900
 www.studio39.com

EYA.146a.00



A-A3



Saint Paul's College
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UNIT TYPE 'A'
REAR ELEVATIONS
SEPTEMBER 10, 2007



LESSARD GROUP INC.
8521 Leesburg Pike, Ste. 300
Vienna, VA 22182
P: 703.760.8344
F: 703.760.9328
www.lessardgroup.com



VIFA INC.
20251 Century Blvd.
Germantown, MD 20874
P: 301.916.4100
F: 301.916.2462
www.vifa.com

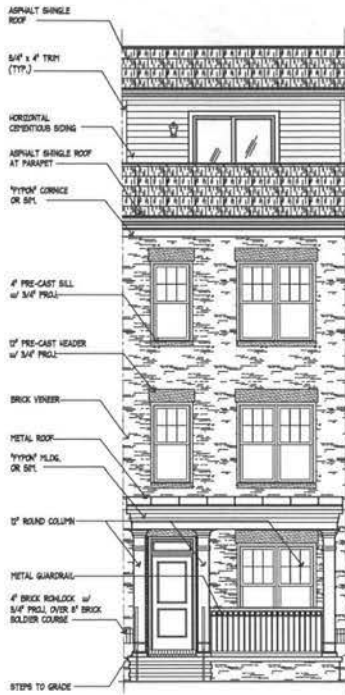


STUDIO 39
6416 Greenleaf Dr. Ste. 100-A
Alexandria, VA 22304
P: 703.718.6000
F: 703.712.6003
www.studio39.com

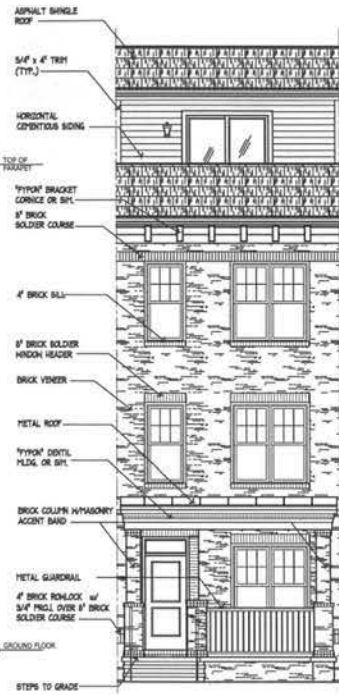
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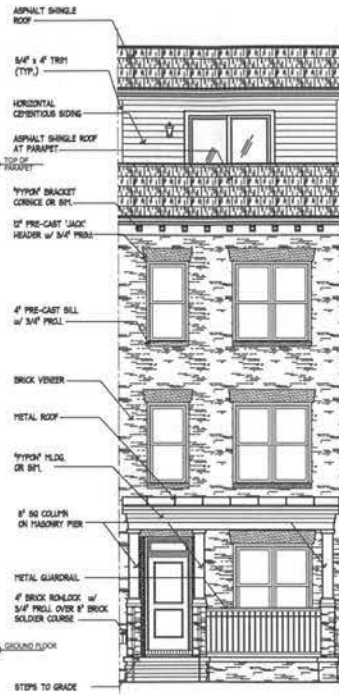
A-A6



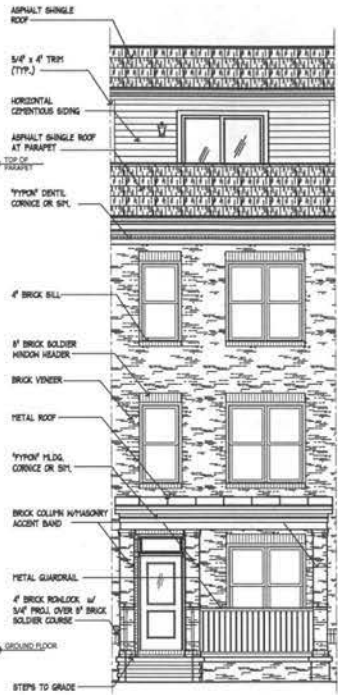
ELEVATION 1



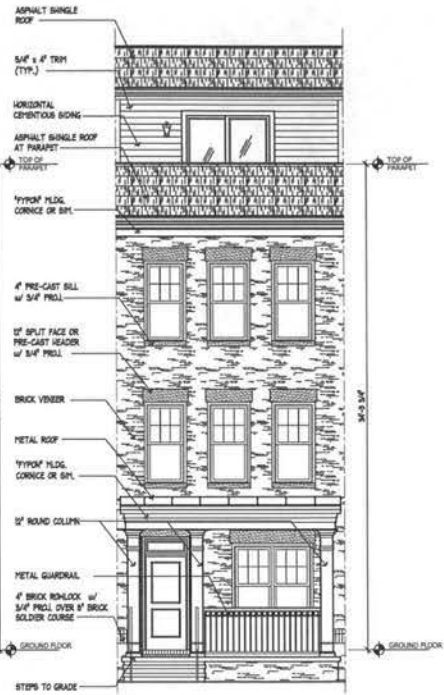
ELEVATION 2



ELEVATION 3



ELEVATION 4



ELEVATION 5

Saint Paul's College
WASHINGTON, D.C.



UNIT TYPE 'B'
FRONT ELEVATIONS

SEPTEMBER 10, 2007



LESSARD GROUP INC.
8521 Leesburg Rd. Ste. 700
Vienna, VA 22182
P: 703.760.8394
F: 703.760.9328
www.lessardgroup.com



VIKA, INC.
2021 Century Blvd.
Germantown, MD 20874
P: 301.918.4100
F: 301.918.2362
www.vika.com



STUDIO 39
6418 Greenbriar Dr. Ste. 100A
Alexandria, VA 22304
P: 703.718.6000
F: 703.718.6003
www.studio39.com

EYA.146a.00



N.T.S.

EYA\Kathleen

A-B1



ELEVATION 1a

ELEVATION 2a

ELEVATION 3a

ELEVATION 4a

ELEVATION 5a

Saint Paul's College
WASHINGTON, D.C.



UNIT TYPE 'B'
FRONT ELEVATIONS

SEPTEMBER 10, 2007



LESSARD GROUP INC.
8221 Leesburg Pike, Ste. 700
Vienna, VA 22182
P: 703.760.9344
F: 703.760.9328
www.lessardgroup.com



VIXA, INC.
20251 Century Blvd
Germantown, MD 20874
P: 301.914.4100
F: 301.914.2862
www.vixa.com



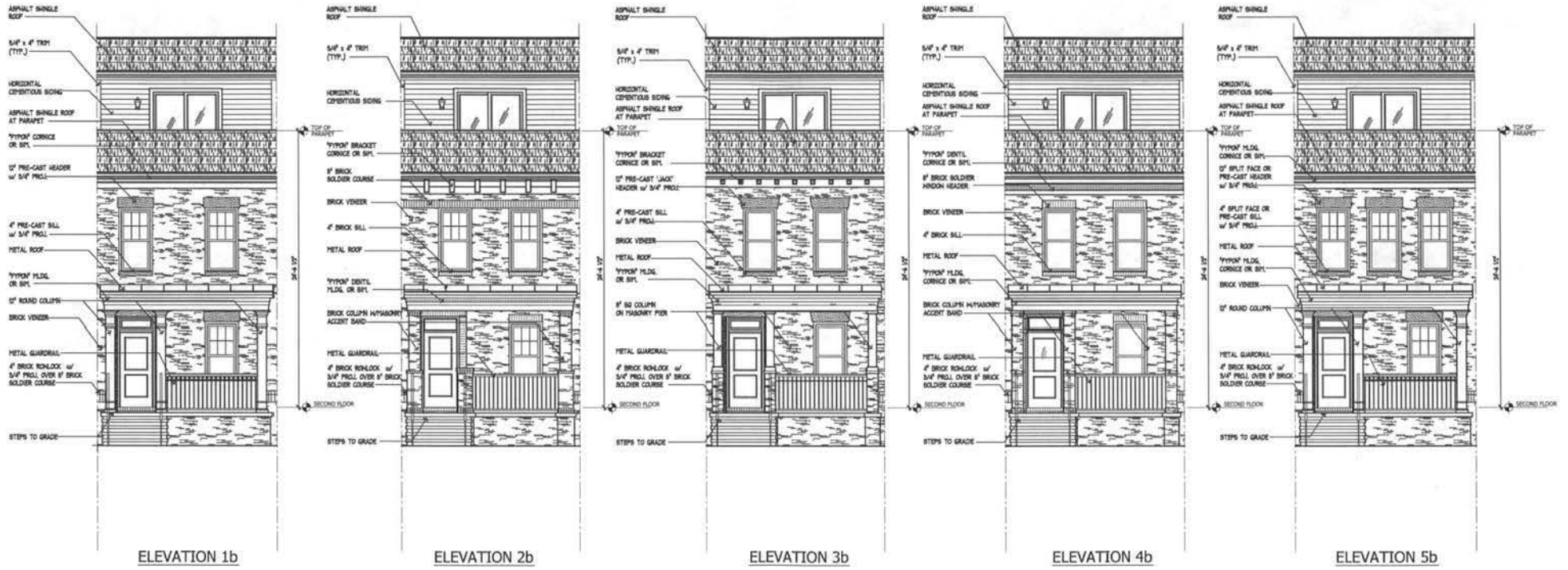
STUDIO 39
6418 Greenlee Dr., Ste. 100-A
Alexandria, VA 22304
P: 703.718.6900
F: 703.718.6903
www.studio39.com

EYA.146a.00



N.T.S. EYA/Studio39

A-B2



Saint Paul's College
WASHINGTON, D.C.



UNIT TYPE 'B'
FRONT ELEVATIONS
SEPTEMBER 10, 2007



LESSARD GROUP INC.
8521 Leesburg Pike, Ste. 700
Vienna, VA 22181
P: 703.760.8394
F: 703.760.8398
www.lessardgroup.com



VIKA, INC.
20501 Century Blvd.
Greenbelt, MD 20770
P: 301.916.4120
F: 301.916.2262
www.vika.com



STUDIO 39
8416 Greenlawn Dr. Ste. 100-4
Alexandria, VA 22304
P: 703.715.8500
F: 703.715.8503
www.studio39.com

EYA.146a.00



N.T.S.

EYA | Washington

A-B3



Saint Paul's College
WASHINGTON, D.C.

THE NEIGHBORHOODS OF
EYA

UNIT TYPE 'B'
FRONT ELEVATIONS
SEPTEMBER 10, 2007

LESSARD GROUP INC.
8521 Leesburg Pike, Ste. 700
Herndon, VA 22060
P: 703.760.6344
F: 703.760.9720
www.lessardgroup.com

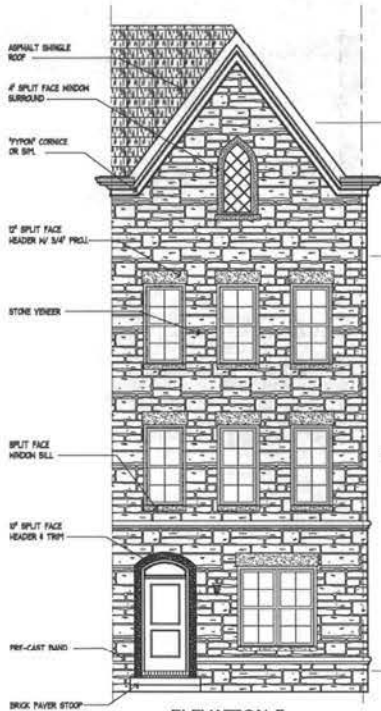
VIVA INC.
2024 Century Blvd.
Germantown, MD 20874
P: 301.844.6100
F: 301.844.2362
www.viva.com

STUDIO 39
6416 Greenleaf Dr., Ste. 100-A
Alexandria, VA 22304
P: 703.718.8000
F: 703.718.8003
www.studio39.com

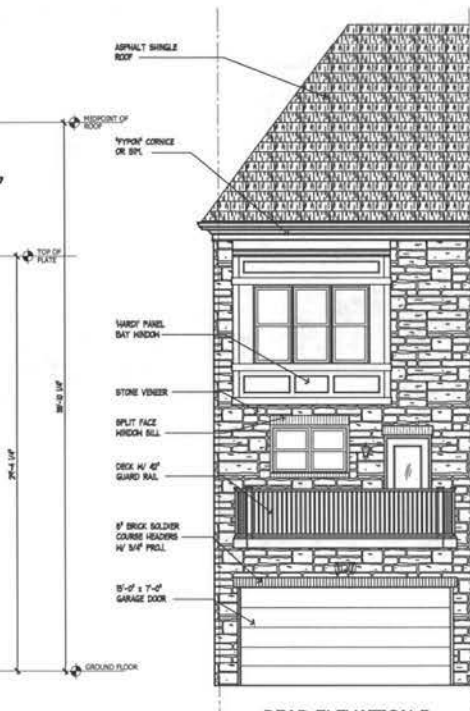
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N.T.S.
EYA146a/b/c/d

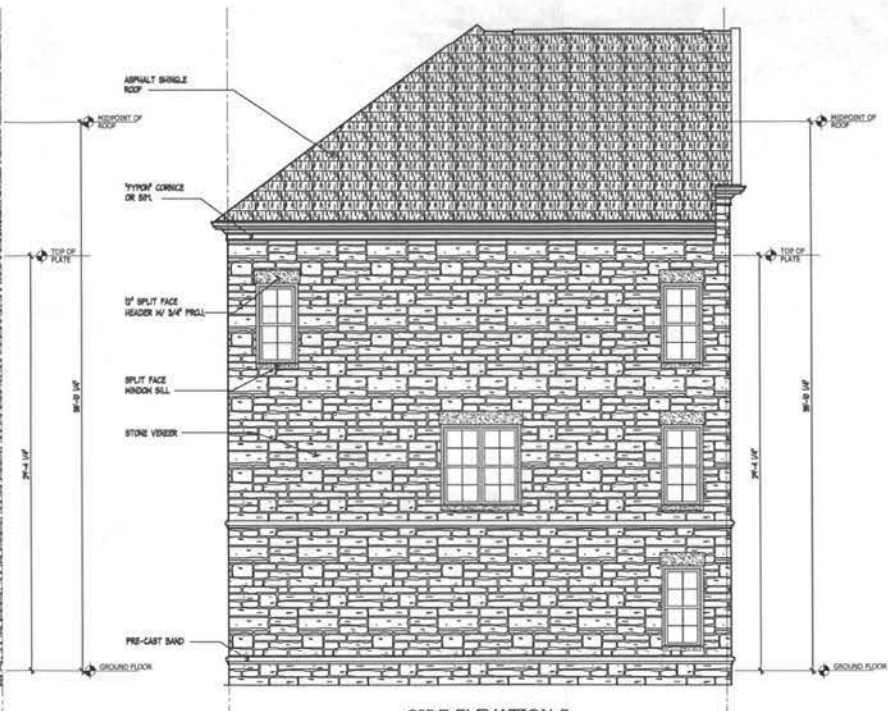
A-B5



ELEVATION 5



REAR ELEVATION 5



SIDE ELEVATION 5

Saint Paul's College
 WASHINGTON, D.C.



UNIT TYPE 'C'
 FRONT ELEVATIONS
 SEPTEMBER 10, 2007



LESSARD GROUP INC.
 8521 Leesburg Pike, Ste. 700
 Vienna, VA 22181
 P: 703.750.5344
 F: 703.750.5328
 www.lessardgroup.com



VIKA, INC.
 20351 Century Blvd.
 Springfield, MD 20781
 P: 301.561.4100
 F: 301.594.2262
 www.vika.com

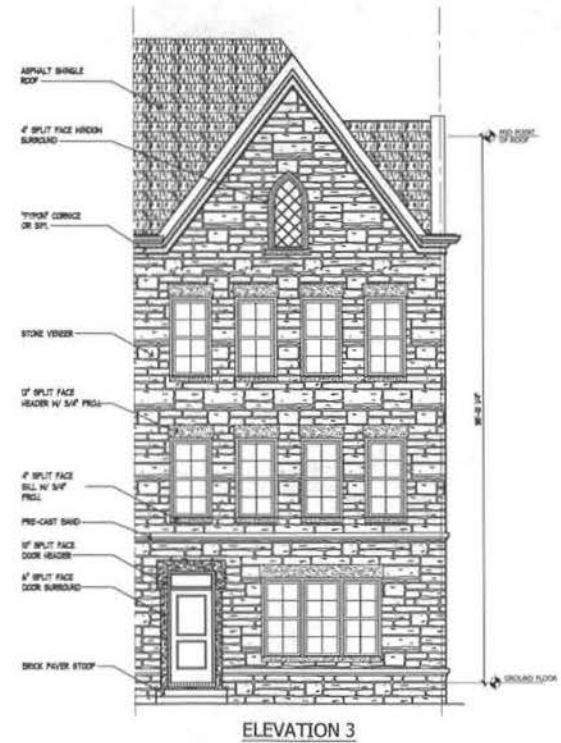
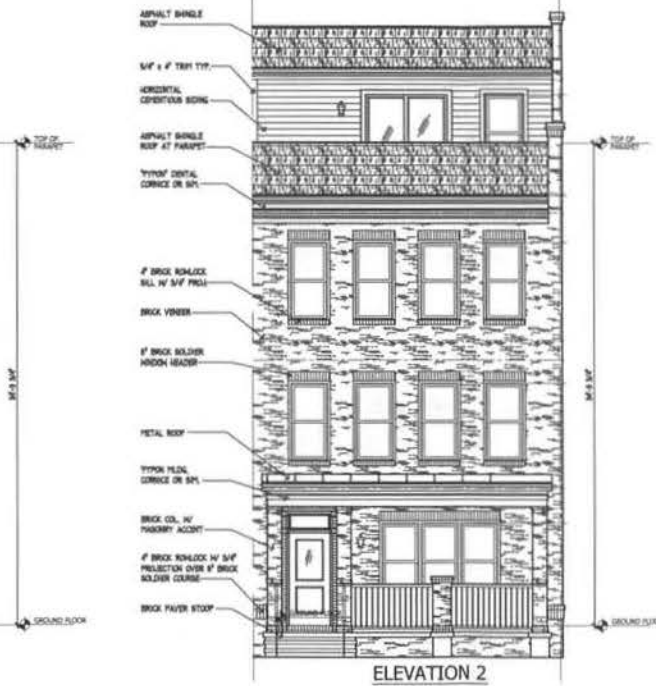
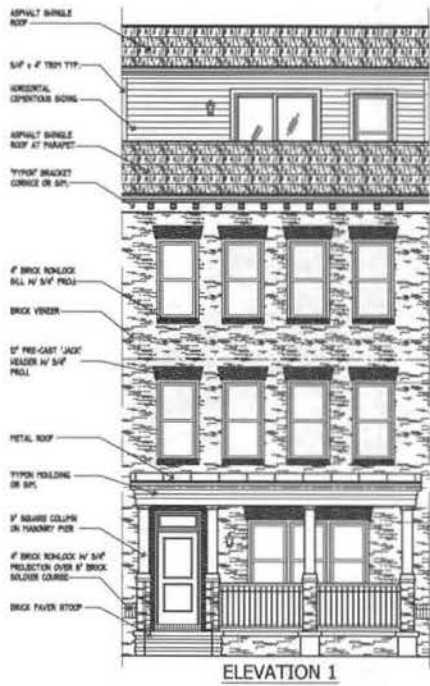


STUDIO 39
 6414 Greenbush Cr. Ste. 105-A
 Alexandria, VA 22303
 P: 703.719.6000
 F: 703.719.6003
 www.studio39.com

EYA.146a.00



A-C6



Saint Paul's College
WASHINGTON, D.C.



UNIT TYPE 'E'
FRONT ELEVATIONS
SEPTEMBER 10, 2007



LESSARD GROUP INC.
8533 Sandhill Pike, Ste. 700
Vienna, VA 22180
P: 703.763.8194
F: 703.763.8198
www.lessardgroup.com



VIFA INC.
20201 Century Blvd.
Georgetown, MD 20884
P: 301.854.4500
F: 301.854.2302
www.vifa.com

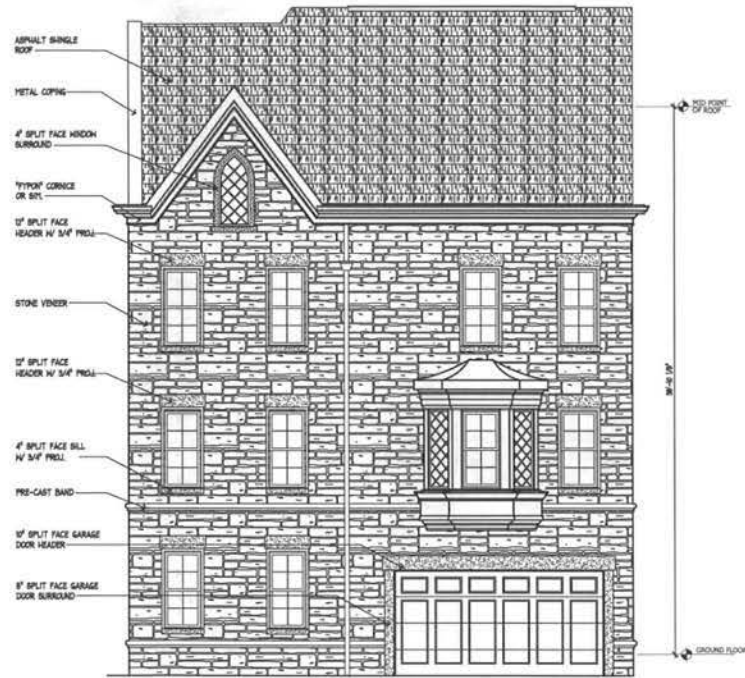


STUDIO 39
1443 Greenway Dr. Ste. 100-A
Alexandria, VA 22304
P: 703.738.6888
F: 703.733.8883
www.studio39.com

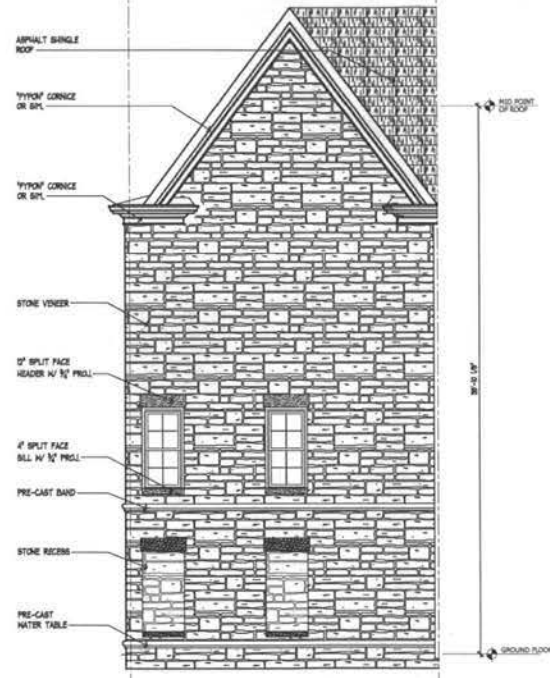
EYA-146a.00



A-E1



ELEVATION 3 (SIDE)



REAR ELEVATION

Saint Paul's College
WASHINGTON, D.C.



UNIT TYPE 'E'
SIDE & REAR ELEVATIONS

SEPTEMBER 10, 2007



LESSARD GROUP INC.
8521 Lamburg Pike, Ste. 700
Vienna, VA 22181
P: 703.760.5344
F: 703.760.9108
www.lessardgroup.com



VIKA, INC.
20251 Century Blvd.
Germantown, MD 20874
P: 301.916.4100
F: 301.916.2262
www.vika.com



STUDIO 39
6410 Grovegate Dr., Ste. 100-A
Alexandria, VA 22310
P: 703.778.6000
F: 703.778.6003
www.studio39.com

EYA.146a.00



A-E2



Saint Paul's College
WASHINGTON, D.C.

OVERALL EXISTING CONDITIONS PLAN

SEPTEMBER 10, 2007



LAYOUT 1_EX_COND_11x17_Plot1.dwg, Plotted By: Guter
K:\9000-1500\1453\paul\graphics\1453100.dwg, -- Sep 06, 2007 AT 11:37:32 AM

LESSARD GROUP INC.
8331 Leesburg Pike, Ste. 700
Vienna, VA 22181
P: 703 705 6341
F: 703 705 6338
www.lessardgrp.com

VIMA, INC.
22331 Century Blvd
Gaithersburg, MD 20878
P: 301 946 4100
F: 301 946 2862
www.vima.com

STUDIO 39
645 Executive Dr. Ste. 100A
Arlington, VA 22204
P: 703 719 6800
F: 703 719 6800
www.studio39.com

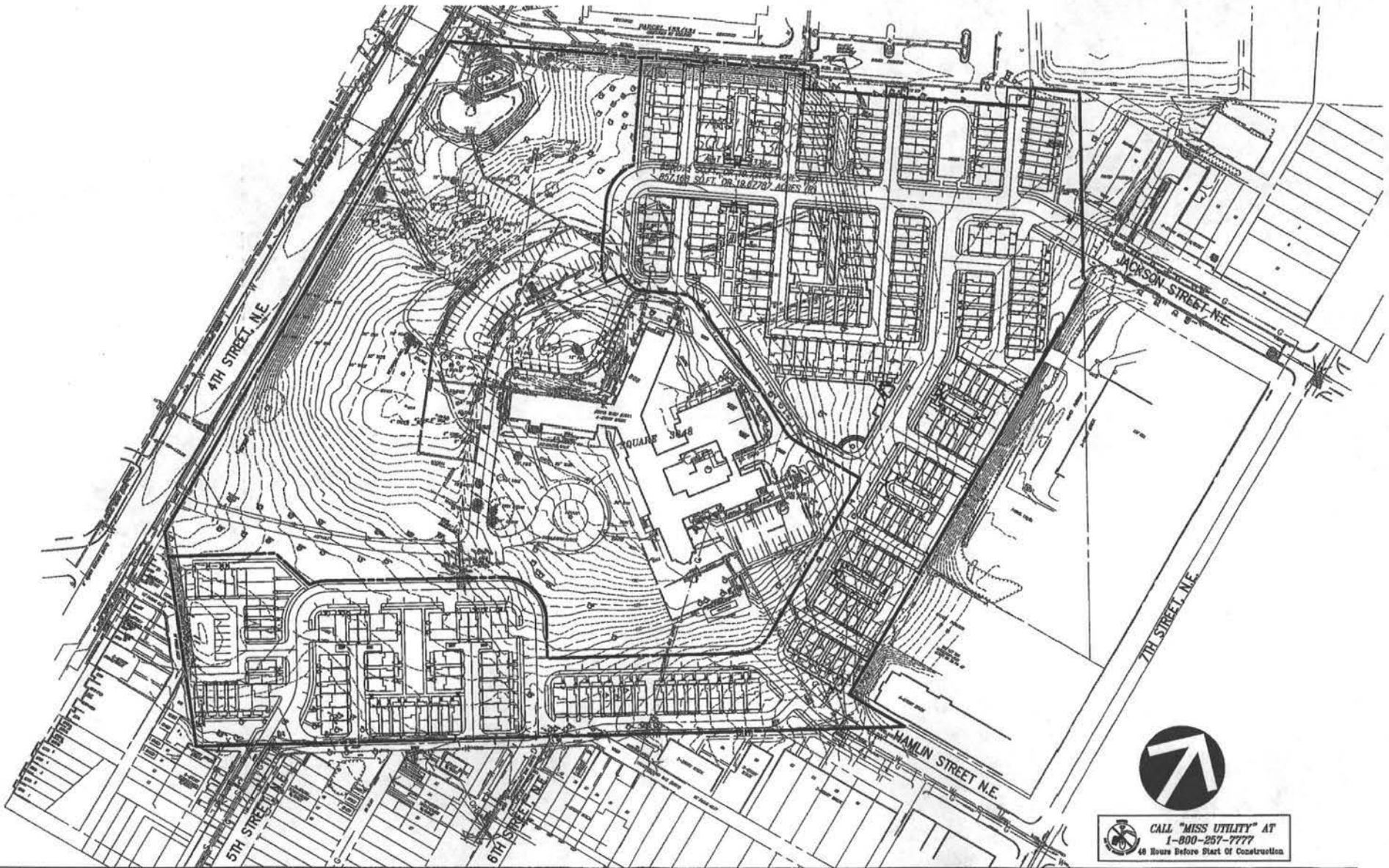
1453A



1"=120'

CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start of Construction

C-1



CALL "MISS UTILITY" AT
1-800-257-7777
48 hours Before Start of Construction

Saint Paul's College
WASHINGTON, D.C.

OVERALL DETAILED SITE PLAN

SEPTEMBER 10, 2007



LAYOUT: 7_DETACHED SITE 11x17, Plotless Site Quicker
K:\1000-1500\1453\p001\p01\p01\p01\1453100.dwg -- Sep 06, 2007 AT 11:50:59 AM

ERRORS AND OMISSIONS ARE THE RESPONSIBILITY OF THE CLIENT. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN. THESE PLANS ARE NOT TO BE ADJUSTED OR CHANGED IN ANY MANNER WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

LESSARD GROUP INC.
8521 Leesburg Pike, Ste. 700
Vienna, VA 22186
P: 703.360.8344
F: 703.760.8330
www.lessardgroup.com

VIVA, INC.
2028 Century Blvd
Brentwood, TN 37024
P: 615.816.4300
F: 615.816.2852
www.viva.com

STUDIO 39
6418 Greenleaf Dr. Ste. 100-A
Alexandria, VA 22319
P: 703.718.8300
F: 703.718.8600
www.studio39.com

1453A



C-2

LEGEND

--- LIMITS OF DISTURBANCE

 STABILIZED CONSTRUCTION ENTRANCE



 **CALL "MISS UTILITY" AT 1-800-857-7777 48 hours before Start of Construction**

Saint Paul's College
WASHINGTON, D.C.

CONCEPT SEDIMENT & EROSION CONTROL PLAN

SEPTEMBER 10, 2007



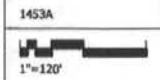
LAYOUT: SB_Concept BEC 1147, Plotted By: Ocular
N:\1000-1800\1483\acad\p\minority\1453100.dwg - Sep 04, 2007 AT 11:15:57 AM

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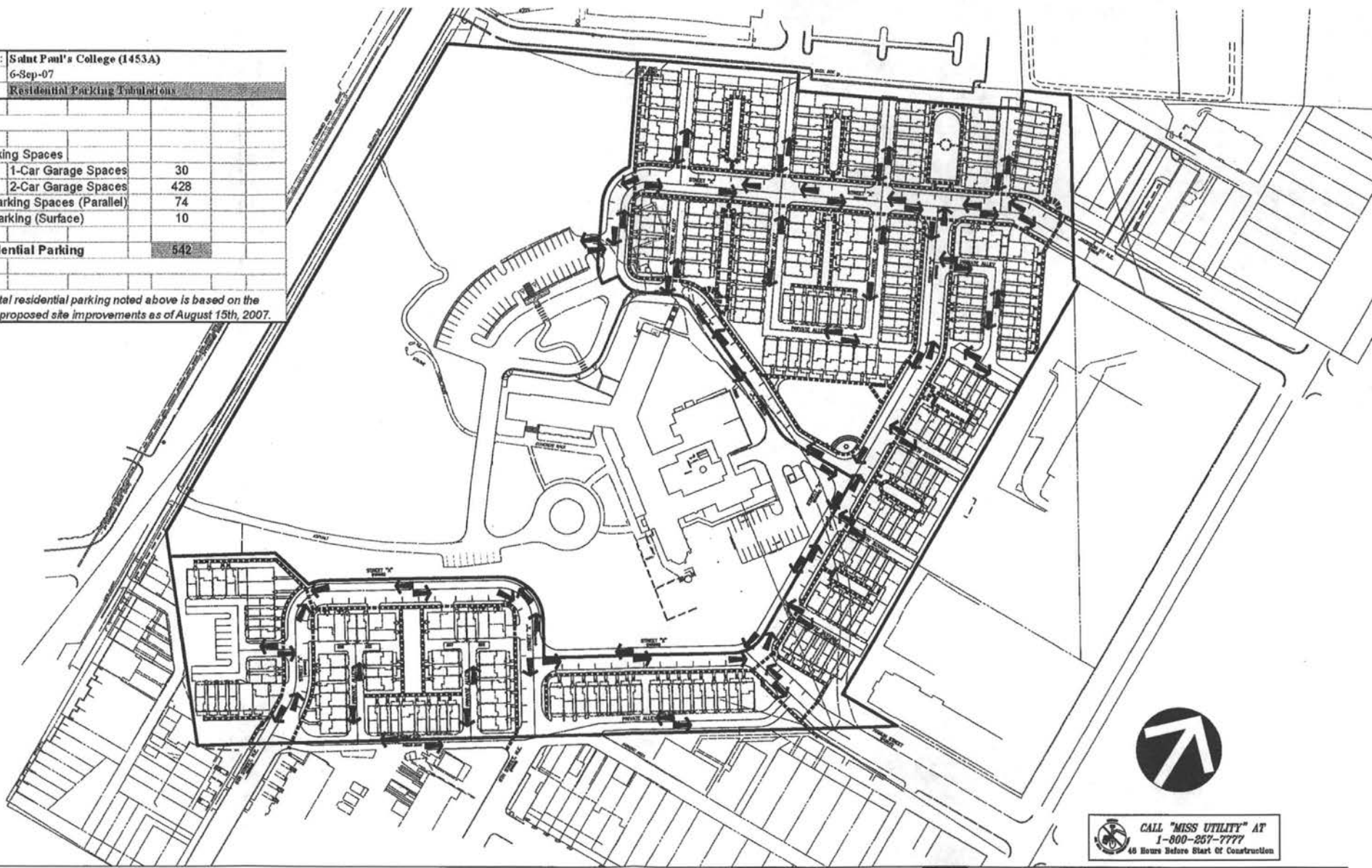
LESBARD GROUP INC.
8551 Southway Pike, Ste. 700
Manassas, VA 22120
P: 703.262.8144
F: 703.262.8228
www.lesbargroup.com

VHA INC.
32251 Century Blvd.
Oxonford, MD 20894
P: 301.814.4100
F: 301.814.2062
www.vha.com

STUDIO 39
5414 Greenleaf Dr., Ste. 100-A
Alexandria, VA 22310
P: 703.719.8200
F: 703.719.8203
www.studio39.com



Project Name: Saint Paul's College (1453A)	
Date: 6-Sep-07	
Residential Parking Tabulations	
Garage Parking Spaces	
1-Car Garage Spaces	30
2-Car Garage Spaces	428
On-street Parking Spaces (Parallel)	74
Off-Street Parking (Surface)	10
Total Residential Parking	542
Note: The total residential parking noted above is based on the scope of the proposed site improvements as of August 15th, 2007.	



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1-800-257-7777
48 Hours Before Start of Construction

Saint Paul's College
WASHINGTON, D.C.

OVERALL CIRCULATION PLAN

SEPTEMBER 10, 2007



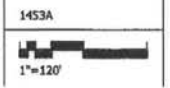
LAYOUT: 28_CIRCULATION PLAN - 1107, Plotted By: Guntar
R:\1000-1800\1453\pdr\plan\circ\145310.dwg - Sep 06, 2007 AT 11:09:20 AM

SHOWN UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. THESE PLANS ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION AND CONSENT OF LESSARD GROUP INC.

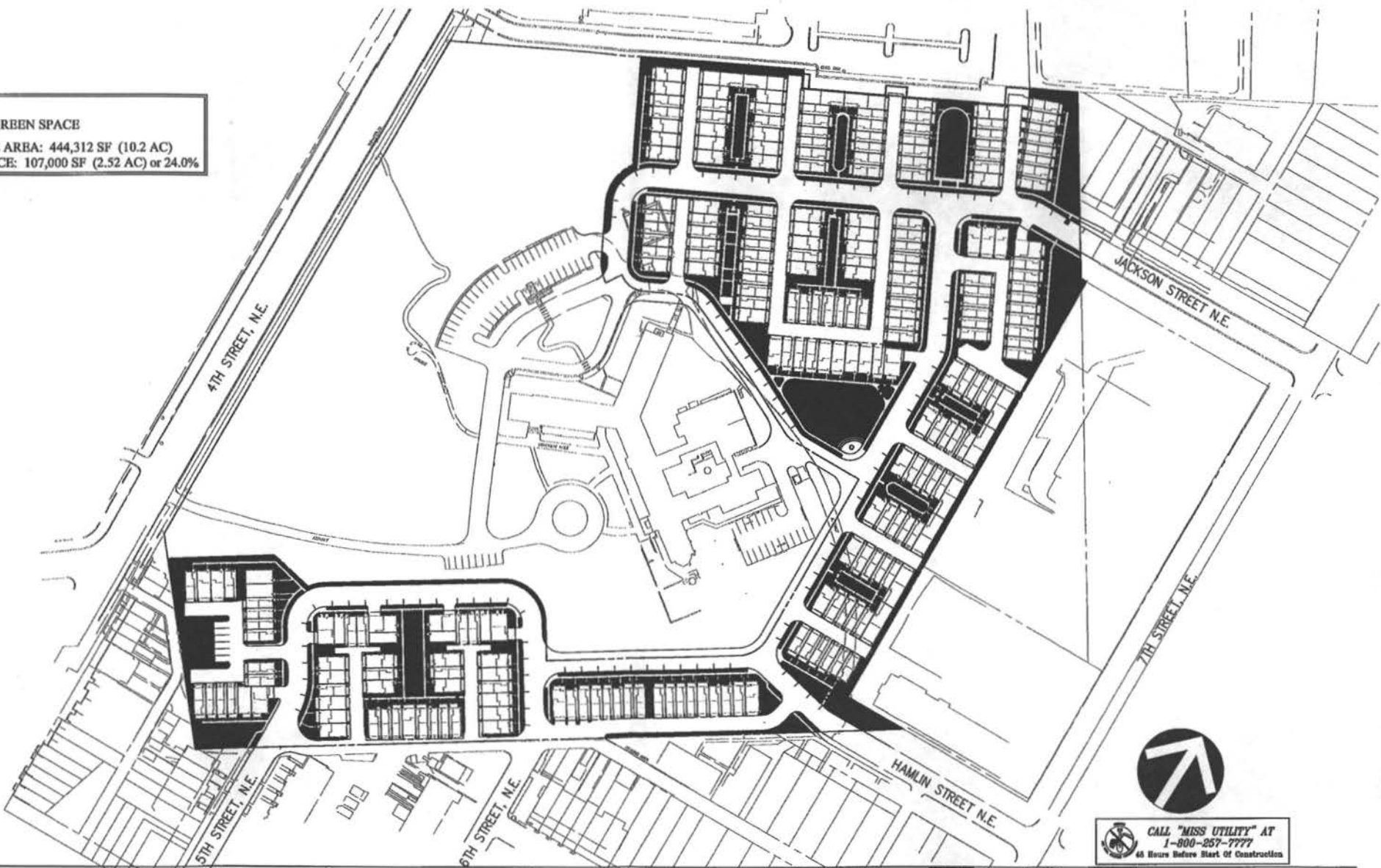
LESSARD GROUP INC.
8221 Leesboro Pike, Ste. 700
Vienna, VA 22182
P: 703.260.5244
F: 703.260.8128
www.lessardgroup.com

VIFA, INC.
2021 Century Blvd.
Brentwood, MD 20747
P: 301.895.4210
F: 301.516.2262
www.vifa.com

STUDIO 39
2416 Greenleaf Ln., Ste. 100-A
Arlington, VA 22204
P: 703.718.8800
F: 703.718.8800
www.studio39.com



KEY
 ■ GREEN SPACE
 TOTAL SITE AREA: 444,312 SF (10.2 AC)
 GREEN SPACE: 107,000 SF (2.52 AC) or 24.0%



CALL "MISS UTILITY" AT
 1-800-257-7777
 48 Hours Before Start of Construction



Saint Paul's College
 WASHINGTON, D.C.

GREEN AREA PLAN

SEPTEMBER 10, 2007

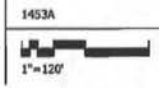


LAYOUT 37 - GREEN SPACE PLAN, Printed By: Center
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LESGARD GROUP INC.
 8821 Landover Pk. Dr. P.O.
 Vienna, VA 22188
 P: 703.760.8284
 F: 703.760.8200
 www.lesgardgroup.com

VIFA, INC.
 20251 Century Blvd.
 Germantown, MD 20874
 P: 301.884.4100
 F: 301.884.5245
 www.vifa.com

STUDIO 30
 8418 Openlands Dr. Ste. 100-A
 Alexandria, VA 22310
 P: 703.719.8000
 F: 703.719.8005
 www.studio30.com





LINCOLN ROAD, NE

10TH STREET, N.E.

JACKSON STREET, N.E.

7TH STREET, N.E.

HAMM STREET, N.E.

8TH STREET, N.E.

9TH STREET, N.E.

17TH STREET, N.E.



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Saint Paul's College
WASHINGTON, D.C.

OVERALL THEORETICAL SUBDIVISION PLAN

SEPTEMBER 10, 2007



LAYOUT: 36_THEORETICAL SUBDIVISION - 1107, Plotted By: Dunler
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1453A



1"=40'

C-6

GROSS FLOOR AREA RATIO (PER BUILDING)

Bldg #	Units	Type	Qty	Gross Area Per Unit	Total Area
1	A	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	B	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	C	w/PORCH	2	1,817.00 s.f.	3,634.00 s.f.
	TOTAL AREA per BLDG				12,994.00 s.f.
2	A	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	B	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	C	w/PORCH	2	1,817.00 s.f.	3,634.00 s.f.
	TOTAL AREA per BLDG				12,994.00 s.f.
3	A	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	B	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	C	w/PORCH	2	1,817.00 s.f.	3,634.00 s.f.
	TOTAL AREA per BLDG				12,994.00 s.f.
4	A	w/PORCH	3	2,090.00 s.f.	6,270.00 s.f.
	B	w/PORCH	3	2,090.00 s.f.	6,270.00 s.f.
	C	w/PORCH	2	1,817.00 s.f.	3,634.00 s.f.
	TOTAL AREA per BLDG				16,174.00 s.f.
5	A	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	B	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	C	w/PORCH	2	1,817.00 s.f.	3,634.00 s.f.
	TOTAL AREA per BLDG				12,994.00 s.f.
6	A	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	B	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	C	w/PORCH	2	1,817.00 s.f.	3,634.00 s.f.
	TOTAL AREA per BLDG				12,994.00 s.f.
7	A	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	B	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	C	w/PORCH	2	1,817.00 s.f.	3,634.00 s.f.
	TOTAL AREA per BLDG				12,994.00 s.f.

Bldg #	Units	Type	Qty	Gross Area Per Unit	Total Area
8	A	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	B	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	C	w/PORCH	2	1,817.00 s.f.	3,634.00 s.f.
	TOTAL AREA per BLDG				12,994.00 s.f.
9	A	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	B	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	C	w/PORCH	2	1,817.00 s.f.	3,634.00 s.f.
	TOTAL AREA per BLDG				12,994.00 s.f.
10	A	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	B	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	C	w/PORCH	2	1,817.00 s.f.	3,634.00 s.f.
	TOTAL AREA per BLDG				12,994.00 s.f.
11	A	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	B	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	C	w/PORCH	2	1,817.00 s.f.	3,634.00 s.f.
	TOTAL AREA per BLDG				12,994.00 s.f.
12	A	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	B	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	C	w/PORCH	2	1,817.00 s.f.	3,634.00 s.f.
	TOTAL AREA per BLDG				12,994.00 s.f.
13	A	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	B	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	C	w/PORCH	2	1,817.00 s.f.	3,634.00 s.f.
	TOTAL AREA per BLDG				12,994.00 s.f.
14	A	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	B	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	C	w/PORCH	2	1,817.00 s.f.	3,634.00 s.f.
	TOTAL AREA per BLDG				12,994.00 s.f.
15	A	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	B	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	C	w/PORCH	2	1,817.00 s.f.	3,634.00 s.f.
	TOTAL AREA per BLDG				12,994.00 s.f.
16	A	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	B	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	C	w/PORCH	2	1,817.00 s.f.	3,634.00 s.f.
	TOTAL AREA per BLDG				12,994.00 s.f.
17	A	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	B	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	C	w/PORCH	2	1,817.00 s.f.	3,634.00 s.f.
	TOTAL AREA per BLDG				12,994.00 s.f.
18	A	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	B	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	C	w/PORCH	2	1,817.00 s.f.	3,634.00 s.f.
	TOTAL AREA per BLDG				12,994.00 s.f.
19	A	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	B	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	C	w/PORCH	2	1,817.00 s.f.	3,634.00 s.f.
	TOTAL AREA per BLDG				12,994.00 s.f.
20	A	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	B	w/PORCH	2	2,090.00 s.f.	4,180.00 s.f.
	C	w/PORCH	2	1,817.00 s.f.	3,634.00 s.f.
	TOTAL AREA per BLDG				12,994.00 s.f.

UNIT	FLOOR	FLOOR GROSS AREA (G.A.)	No. of Units	TOTAL AREA	
A	GROUND	500 s.f.			
	SECOND	500 s.f.			
	THIRD	523 s.f.			
	LOFT/ROOF TERRACE	499 s.f.			
	SUBTOTAL UNIT AREA W/O PORCH		2,022 s.f.	36	76,856 s.f.
	PORCH		68 s.f.		
SUBTOTAL UNIT AREA W PORCH		2,090 s.f.	33	68,970 s.f.	
TOTAL UNIT GROSS				145,826 s.f.	
B	GROUND	500 s.f.			
	SECOND	500 s.f.			
	THIRD	523 s.f.			
	LOFT/ROOF TERRACE	499 s.f.			
	SUBTOTAL UNIT AREA W/O PORCH		2,022 s.f.	33	57,486 s.f.
	PORCH		75 s.f.		
SUBTOTAL UNIT AREA W PORCH		2,097 s.f.	64	116,281 s.f.	
TOTAL UNIT GROSS				173,774 s.f.	
C	GROUND	648 s.f.			
	SECOND	648 s.f.			
	THIRD	648 s.f.			
	LOFT/ROOF TERRACE	642 s.f.			
	SUBTOTAL UNIT AREA W/O PORCH		2,586 s.f.	26	87,236 s.f.
	PORCH		86 s.f.		
SUBTOTAL UNIT AREA W PORCH		2,672 s.f.	35	93,520 s.f.	
TOTAL UNIT GROSS				160,756 s.f.	
D	GROUND	876 s.f.			
	SECOND	889 s.f.			
	THIRD	863 s.f.			
	LOFT/ROOF TERRACE	766 s.f.			
	SUBTOTAL UNIT AREA W/O PORCH		3,374 s.f.	0	0 s.f.
	PORCH		86 s.f.		
SUBTOTAL UNIT AREA W PORCH		3,460 s.f.	10	34,600 s.f.	
TOTAL UNIT GROSS				34,600 s.f.	
E	GROUND	792 s.f.			
	SECOND	801 s.f.			
	THIRD	792 s.f.			
	LOFT/ROOF TERRACE	705 s.f.			
	SUBTOTAL UNIT AREA W/O PORCH		3,090 s.f.	5	15,450 s.f.
	PORCH		107 s.f.		
SUBTOTAL UNIT AREA W PORCH		3,197 s.f.	2	6,394 s.f.	
TOTAL UNIT GROSS				21,844 s.f.	
TOTAL GROSS FLOOR AREA				536,780 s.f.	
SITE AREA				444,312 s.f.	
FLOOR AREA RATIO				1.21	

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AREA CALCULATION

SEPTEMBER 10, 2007



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