



KELSEY GARDENS DEVELOPMENT WASHINGTON, D.C. PROJECT TEAM

OWNER

KELSEY GARDENS PROPERTY COMPANY, LLC
8521 LEESBURG PIKE | SUITE 750
VIENNA, VA 22182
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LANDSCAPE ARCHITECT

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CONTACT: GEORGE OSBORN
GOSBORN@ORGENGINEERING.COM

STRUCTURAL ENGINEER

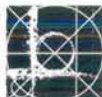
TADGER-COHEN-EDSON ASSOCIATES, INC.
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ATAHBAZ@TADJERCO.COM

DEVELOPMENT DATA CHART

Total PUD Site Area	47.025 S.F. (1.08 acres)
Required Minimum for PUD (C-2-C)	15,000 S.F.
Proposed Gross Floor Area (g.f.a.)	
Residential	262,246 S.F.
Retail	14,480 S.F.
Total	276,726 S.F.
Floor Area Ratio	
Proposed	6.0 FAR
Permitted under C-2-C	6.0 FAR
Permitted under C-2-A	2.5 FAR
Building Height	
Proposed	80.83 feet
Permitted - C-2-C	90 feet
Permitted - C-2-A	50 feet
Minimum Lot Width and Lot Area	None Required or Provided
Lot Occupancy	
Proposed	73 percent
Maximum Permitted - C-2-C	80 percent
Maximum Permitted - C-2-A	60 percent
Side Yard	None Required or Provided
Rear Yard	
Proposed	None
Required - C-2-C	15 feet*
Required - C-2-A	15 feet*
*May be measured from center line of alley and for the first 20' above grade	
Parking	
Proposed	230 Spaces
Required - C-2-A (1 per 2 units and 1 per 300 sf of retail minus 3,000 sf)	182 Spaces
Required - C-2-C (1 per 4 units and 1 per 750 sf of retail minus 3,000 sf)	87 Spaces
Loading Areas	
Provided	One 15' x 55' residential dock One 12' x 30' retail dock One 17' x 19' 323 sf residential loading platform One 8' x 20' 160 sf retail loading platform
Required - C-2-C	One 55' residential dock One 30' retail dock One 100sf loading platform
Required - C-2-A	One 55' residential dock One 30' retail dock One 100 sf loading platform
Courts	Several open courts are provided along the alley elevation
Proposed	
Required	None

ADU (60% AMI)	54 Units
Market	217 Units
Residential Row Houses	14 Units
Total Units	285 Units
Retail	14,480 S.F.

*Residential Row Houses may be Converted to Office



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NOVEMBER 21, 2008

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KELSEY GARDENS PROPERTY COMPANY, L.L.C.
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District of Columbia
CASE NO.08-14
EXHIBIT NO.52

01

MARKET RATE UNITS											Units Provided			
Unit Type	Description	Area	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor	8th Floor	Total	Ratio	Units	Ratio
S1	1 Junior Bedroom	552 SGP	0	4	4	4	4	4	4	4	28	13%	61	23%
S2	1 Junior Bedroom	600 SGP	0	2	2	2	2	2	2	2	12	6%		
S3	1 Junior Bedroom	576 SGP	0	3	3	3	3	3	3	3	21	10%		
A1	1 Bed 1 Ba	705 SGP	0	6	6	6	6	6	6	6	42	19%		
A3	1 Bed 1 Ba	664 SGP	0	2	2	2	2	2	2	2	14	6%		
A4	1 Bed 1 Ba	728 SGP	0	0	1	1	1	1	1	1	5	2%		
A5	1 Bed 1 Ba	691 SGP	0	1	1	1	1	1	1	1	6	3%		
A7	1 Bed 1 Ba	648 SGP	0	4	4	4	4	4	4	4	28	13%		
A8	1 Bed 1 Ba	648 SGP	0	0	0	0	0	0	0	0	2	1%		
B1	1 Bed 1 Ba Den	792 SGP	0	0	0	0	0	0	0	0	0	0%		
B2	1 Bed 1 Ba Den	850 SGP	0	0	0	0	0	0	0	0	0	0%		
B3	1 Bed 1.5 Ba Den	630 SGP	0	1	1	1	1	1	1	1	6	3%		
B4	1 Bed 1.5 Ba Den	640 SGP	0	0	0	0	0	0	0	0	1	0%		
C3	2 Bed 2 Ba	1,035 SGP	0	1	1	1	1	1	1	1	7	3%		
C4	2 Bed 2 Ba	1,005 SGP	0	1	1	1	1	1	1	1	7	3%		
C5	2 Bed 2 Ba	955 SGP	0	1	1	1	1	1	1	1	5	2%		
C6	2 Bed 2 Ba	1,063 SGP	0	4	4	4	4	4	4	4	24	11%		
C7	2 Bed 2 Ba	783 SGP	0	0	0	0	0	0	0	0	0	0%		
D1	2 Bed 2 Ba Den	1,195 SGP	0	2	2	2	2	2	2	2	12	6%		
Subtotal Market Units			0	32	33	33	33	33	26	25	217	100%	217	80%

AFFORDABLE UNITS											Units Provided			
Unit Type	Description	Area	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor	8th Floor	Total	Ratio	Units	Ratio
A2	1 Bed 1 Ba	600 SGP	0	1	1	1	1	1	1	1	7	12%		
A6	1 Bed 1 Ba	568 SGP	0	1	1	1	1	1	1	1	7	12%		
A8	1 Bed 1 Ba	728 SGP	0	1	0	0	0	0	0	0	1	2%		
C2	2 Bed 2 Ba	736 SGP	0	3	3	3	3	3	3	3	21	36%		
C8	2 Bed 2 Ba	955 SGP	0	0	0	0	0	0	0	0	0	0%		
E1	1 Bed 1 Ba	648 SGP	0	2	2	2	2	2	2	2	14	26%		
G1	4 Bed 3 Ba	1,436 SGP	1	0	0	0	0	0	0	0	1	2%		
G2	4 Bed 3 Ba	1,411 SGP	1	0	0	0	0	0	0	0	1	2%		
G3	4 Bed 3 Ba	1,381 SGP	1	0	0	0	0	0	0	0	1	2%		
G4	4 Bed 3 Ba	1,332 SGP	1	0	0	0	0	0	0	0	1	2%		
Subtotal Affordable Units			4	8	7	7	7	7	7	7	54	591%	54	25%
SUBTOTAL MULTIFAMILY BUILDING			4	40	40	40	40	40	33	32	271	100%	271	100%

TOWN HOUSES UNITS											Units Provided			
Unit Type	Description	Area	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor	8th Floor	Total	Ratio	Units	Ratio
TH-1	1 Bed 2.5 Ba	1,432 SGP	1								1	143%		
TH-2	2 Bed Den 2.5 Ba	1,296 SGP	1								1	129%		
TH-3	2 Bed Den 2.5 Ba	1,025 SGP	2								2	1,025%		
Flat-1	1 Bed 1 Ba	478 SGP	1								1	478%		
Flat-2	1 Bed 1 Ba	478 SGP	1								1	478%		
Flat-3	1 Bed 1 Ba	520 SGP	2								2	1,040%		
Subtotal Town Houses			14								14		14	13,704
TOTALS			18	40	40	40	40	40	35	32	285	100%	285	100%

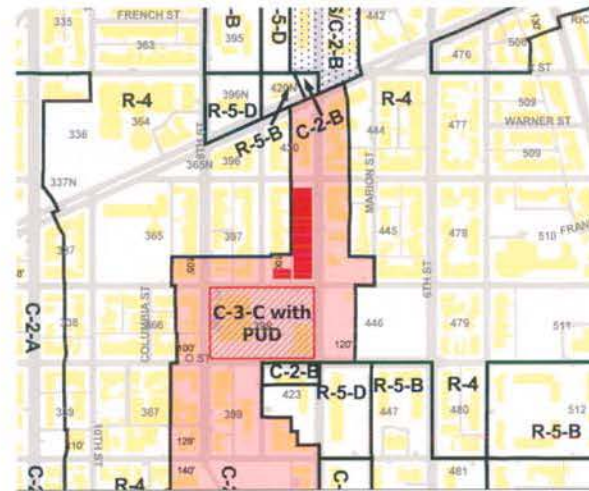
Market Rate Unit Net Area	0	24,544	25,272	25,272	25,272	25,272	25,272	25,272	20,729	17,090	163,463		
Affordable Unit Net Area	5,550	6,002	5,274	5,274	5,274	5,274	5,274	5,274	5,961	5,661	43,870		
Town Houses Unit Net Area	13,704										13,704		
TOTAL NET RESIDENTIAL AREA MF + TH	10,254	30,546	30,546	30,546	30,546	30,546	30,546	30,546	26,390	22,753	221,127		
Net Residential Area multifamily bldg.	8,550	30,546	30,546	30,546	30,546	30,546	30,546	30,546	26,390	22,753	207,409		
Net Retail Area multifamily bldg.	14,490	0	0	0	0	0	0	0	0	0	14,490		
Net Amenities + Lobby Area MF bldg.	5,870	0	0	0	0	0	0	0	0	0	5,870		
TOTAL NET AREA MF bldg.	25,900	30,546	30,546	30,546	30,546	30,546	30,546	30,546	26,390	22,753	227,773		
Gross Area Without projections	30,348	34,938	34,938	34,938	34,938	34,938	34,938	34,938	31,031	26,963	263,022		
Area of projections	339	664	664	664	664	664	664	664	477	477	4,613		
TOTAL GROSS AREA** MF bldg.	30,687	35,602	35,602	35,602	35,602	35,602	35,602	35,602	31,496	27,440	267,635		

F.A.R. Analysis

AREAS PROVIDED											TOTAL			
Unit Type	Description	Area	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor	8th Floor	Total	Ratio	Units	Ratio
MULTIFAMILY BUILDING GROSS AREA (no projections)			30,348	34,938	34,938	34,938	34,938	34,938	31,031	26,963	263,022			
Area of projections			339	664	664	664	664	664	477	477	4,613			
MULTIFAMILY BUILDING TOTAL GROSS AREA (with projections)			30,687	35,602	35,602	35,602	35,602	35,602	31,496	27,440	267,635			
Affordable Unit Net Area			5,550	6,002	5,274	5,274	5,274	5,274	5,961	5,661	43,870			
TOWNHOUSE GROSS AREA			13,704								13,704			
Amenity / Recreation Area / Lobby			5,870								5,870			
Retail Area			14,490								14,490			
Market Rate Units			0	32	33	33	33	33	26	25	217			
Affordable Dwelling Units			4	8	7	7	7	7	7	7	54			
MULTIFAMILY BUILDING TOTAL UNITS											271			
Townhouse Units			14								14			
TOTAL UNITS			11	47	40	40	40	40	35	32	285			

Parking				
Zone	Requirement	Standard	Compact	Handicap
Residential	1	35	24	7
Commercial	1	10	7	2
Total	45	35	7	9

Provided				
Zone	Standard	Compact	Handicap	Total
Residential	35	24	7	66
Commercial	10	7	2	19
Total	45	31	9	85



ZONING MAP
Scale 1"=300'

Summary		Area (sq.ft.)	%
Site Area for Multifamily + Townhouses		47,025	100.00
Site coverage Provided for Multifamily		33,963	72.22

FAR Provided		5.88
Total Gross Area Multifamily + Townhouses combined Site Area		

MULTIFAMILY BUILDING GROSS AREA (no projections)		263,022 GSF
Area of projections		4,613 GSF
MULTIFAMILY BUILDING GROSS AREA (including projections)		267,635 GSF
TOWNHOUSES GROSS AREA		13,704 GSF
TOTAL GROSS AREA Multifamily + Townhouses (no projections)		276,726 GSF

MULTIFAMILY UNITS PROVIDED		271 UNITS
TOWNHOUSES UNITS PROVIDED		14 UNITS
TOTAL UNITS PROVIDED Multifamily + Townhouses		285 UNITS
Site Area (in acres) Multifamily + Townhouses combined		1.0795
Units per Acre		264.00

SUMMARY		
COMBINED SITE AREA Multifamily + Townhouses	COMBINED TOTAL GROSS BUILDING AREA Multifamily - Townhouses	FAR
47,025	276,726	6 .00



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FLOOR PLAN
GROUND FLOOR

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

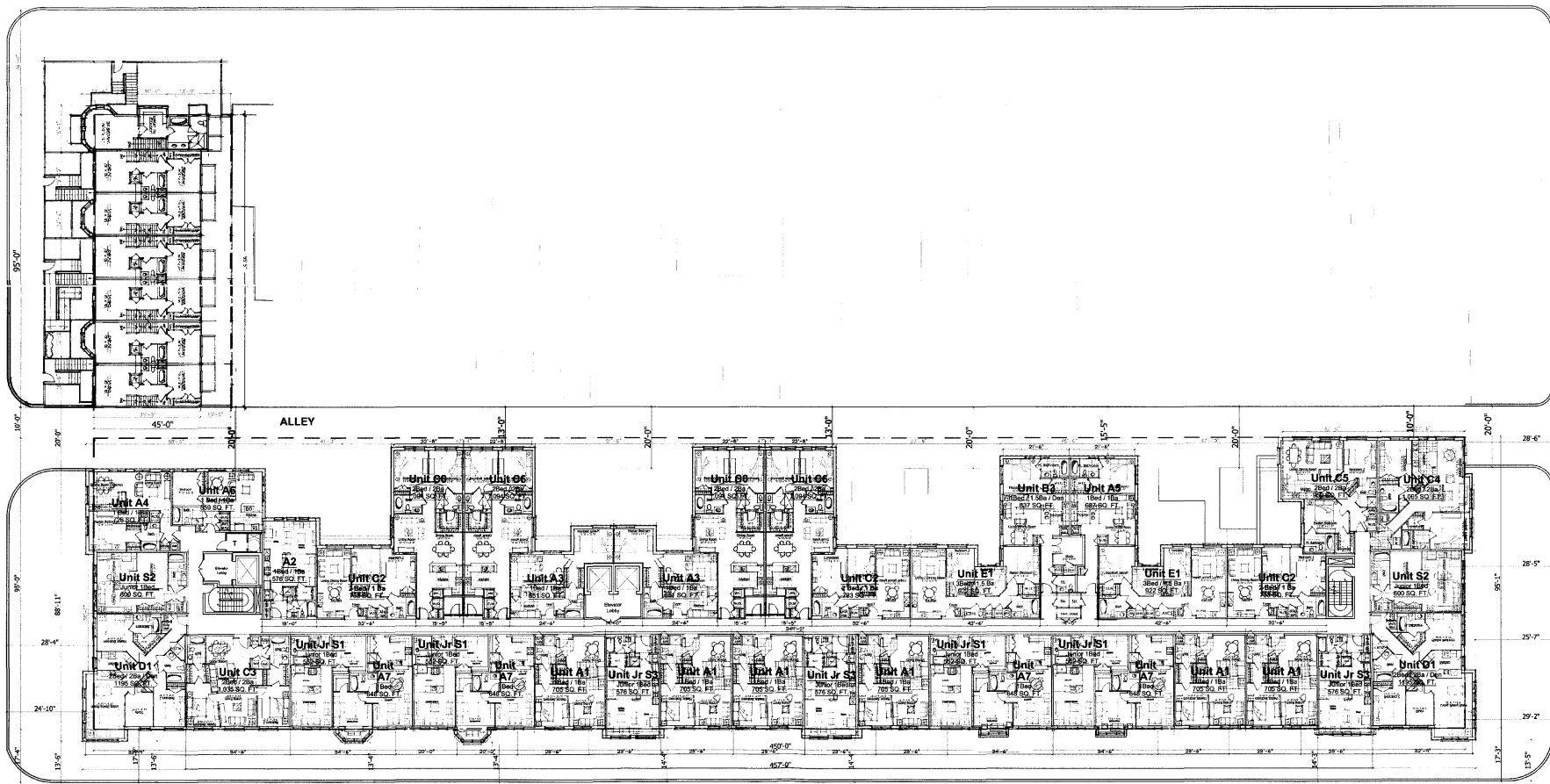
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8TH STREET N.W.

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N.W. STREET N.W.
Q STREET N.W.

P STREET N.W.



7TH STREET N.W.

MARKET RATE UNITS = 33 UNITS
AFFORDABLE UNITS = 7 UNITS
TOTAL = 40 UNITS

3RD FLOOR TOTAL UNITS 40 PER FLOOR



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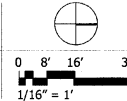
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FLOOR PLAN 3RD FLOOR

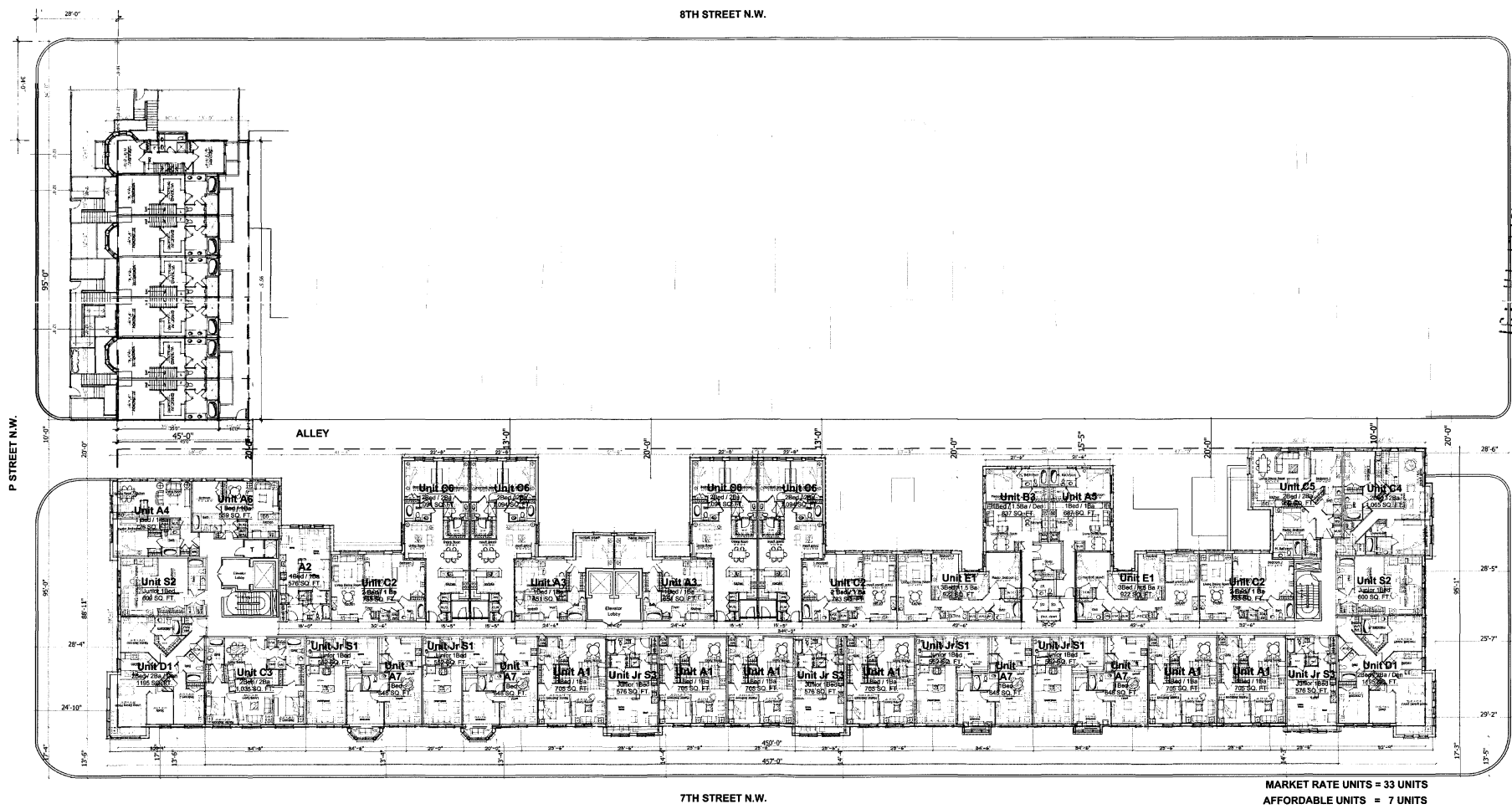
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Q STREET N.W.

MARKET RATE UNITS = 33 UNITS
AFFORDABLE UNITS = 7 UNITS
TOTAL = 40 UNITS
4th FLOOR TOTAL UNITS 40 PER FLOOR



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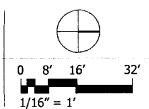
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FLOOR PLAN 4TH FLOOR

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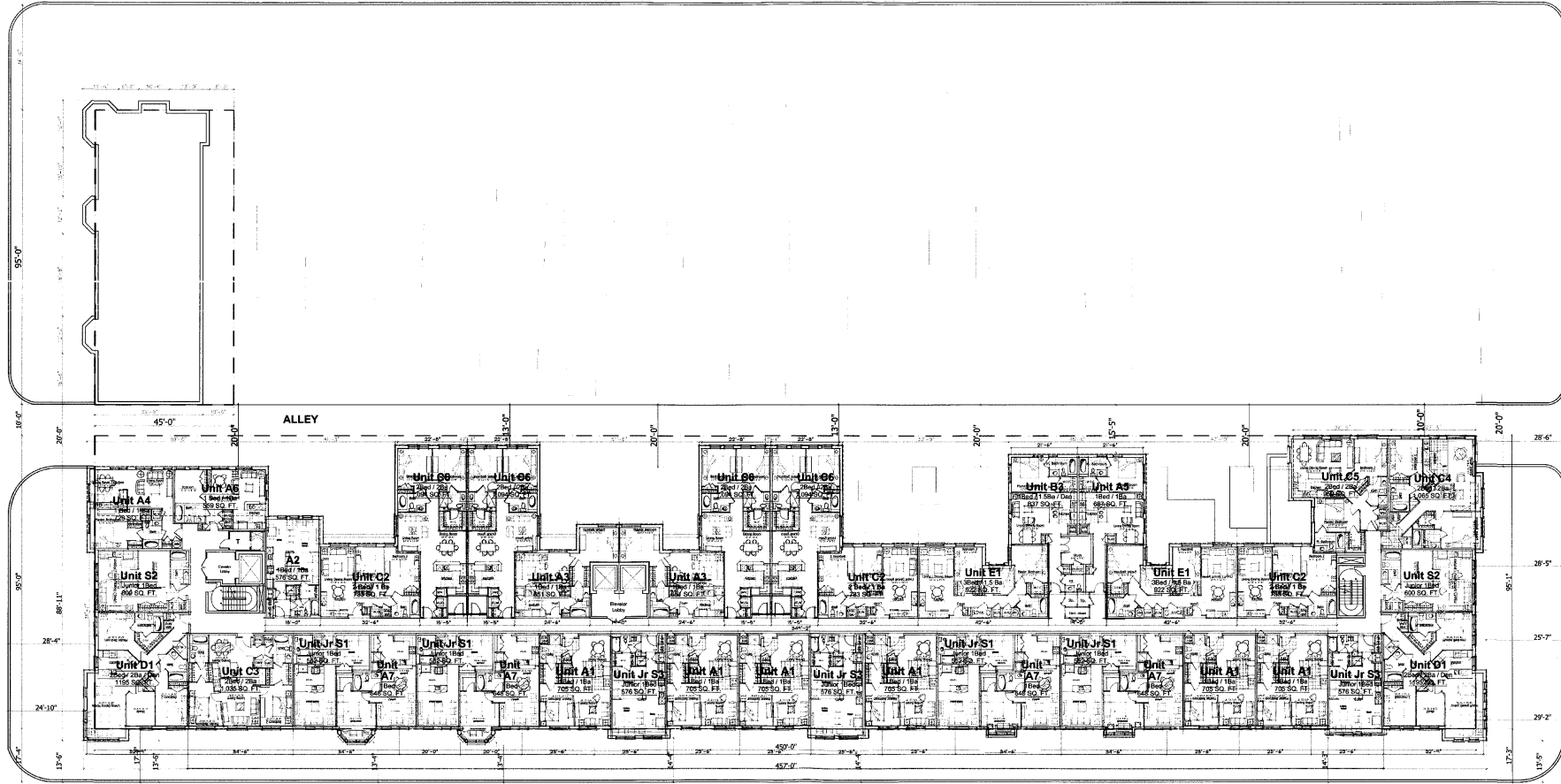
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Q STREET N.W.

P STREET N.W.



7TH STREET N.W.

MARKET RATE UNITS = 33 UNITS
AFFORDABLE UNITS = 7 UNITS
TOTAL = 40 UNITS

5th FLOOR TOTAL UNITS 40 PER FLOOR



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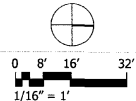
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FLOOR PLAN 5TH FLOOR

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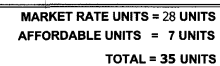


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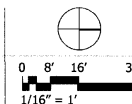
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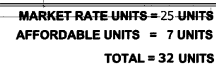
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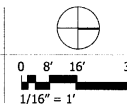
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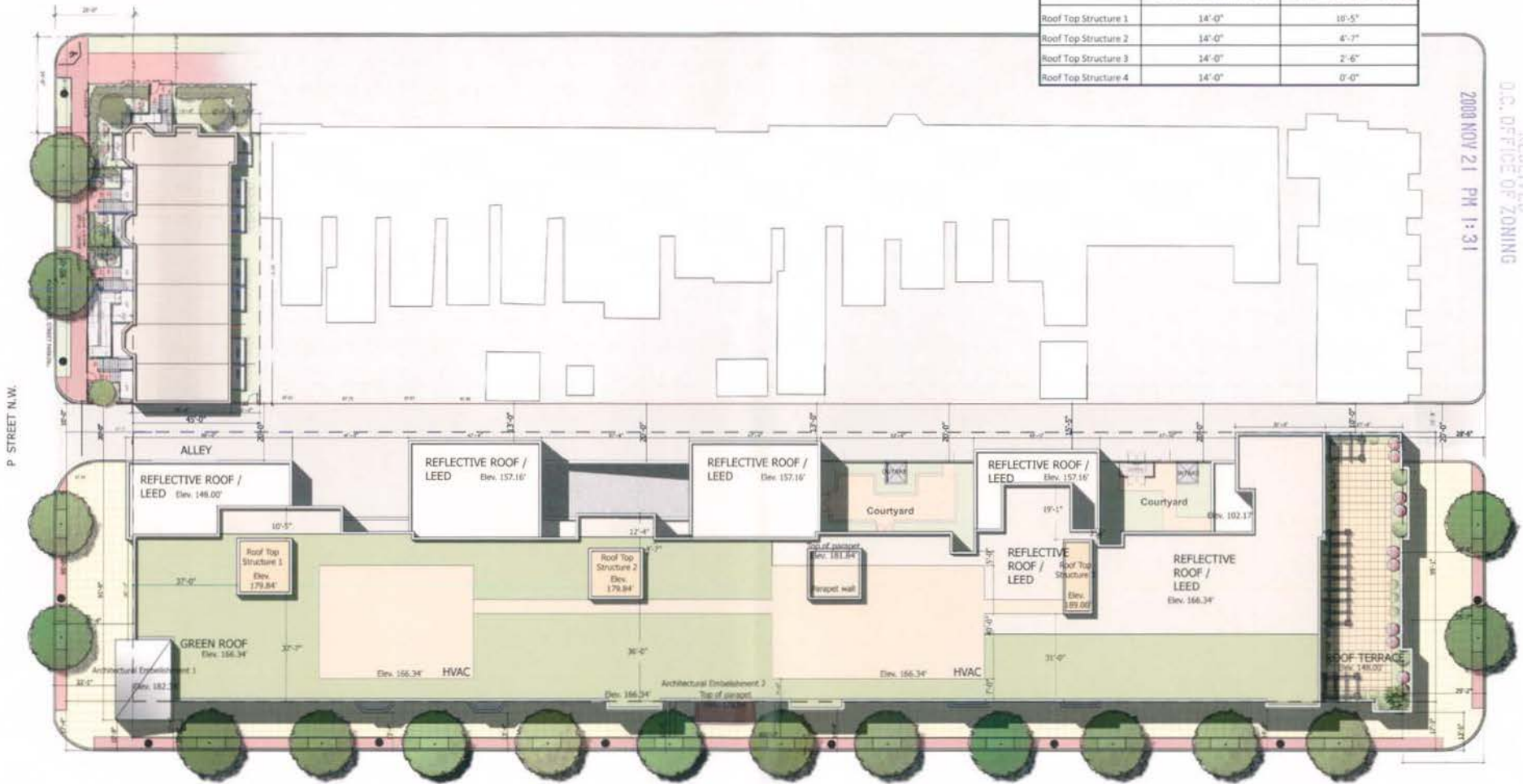
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8TH STREET N.W.

DESCRIPTION	MIN. REQUIRED SETBACK TO NEAREST BUILDING EDGE	PROVIDED SETBACK TO NEAREST BUILDING EDGE
Roof Top Structure 1	14'-0"	10'-5"
Roof Top Structure 2	14'-0"	4'-7"
Roof Top Structure 3	14'-0"	2'-6"
Roof Top Structure 4	14'-0"	0'-0"

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W STREET N.W.



7TH STREET N.W.

TOTAL ROOF AREA= 33,325 SqFt
HVAC AREA= 5,967 SqFt
ROOF TERRACE= 2,730 SqFt
NET ROOF AREA= 24,728 SqFt
GREEN ROOF= 12,364 SqFt
GREEN ROOF 50% NET ROOF AREA



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GREEN ROOF PLAN

ROOF PLAN

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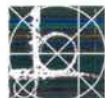
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KELSEY GARDENS PROPERTY COMPANY, L.L.C.

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0' 8' 16' 32'
1/16" = 1'

A.11



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ELEVATIONS

Multifamily Building & Townhouses

NOVEMBER 21, 2008

KELSEY GARDENS DEVELOPMENT
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0 8' 16' 32'
1/16" = 1'

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ELEVATIONS
Multifamily Building

NOVEMBER 21, 2008

KELSEY GARDENS DEVELOPMENT
 WASHINGTON, D.C.

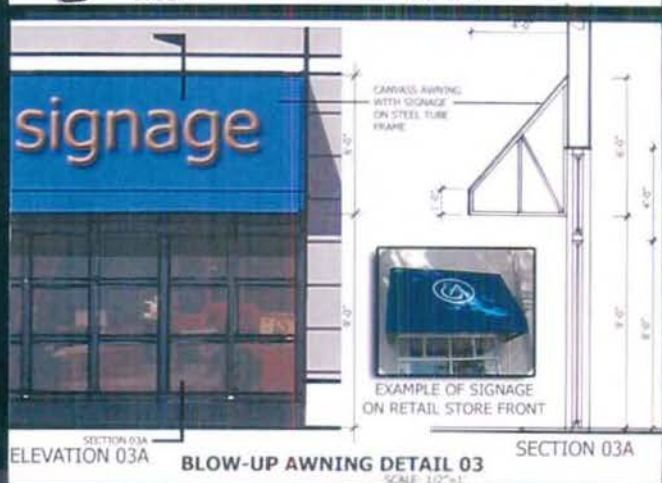
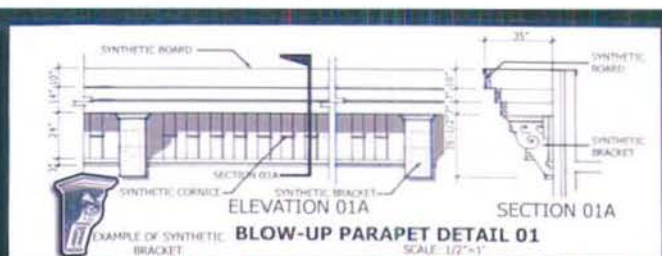
KELSEY GARDENS PROPERTY COMPANY, L.L.C.
 MOD.012C.00

0 8' 16' 32'
 1/16" = 1'

A.14b.1

RECEIVED
 D.C. OFFICE OF ZONING
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Kelsey Gardens Property Company, L.L.C.

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Kelsey Gardens Development

Washington, D.C.

Lessard Group Inc.

18227 Greenburg Pike, Suite 100, Arlington, VA 22206
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BOARD 1

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DETAIL 01

SYNTHETIC
BOARD
CORNER

BRICK 2

ALUMINUM
WINDOW

METAL
RAILING

PRE-CAST

BRICK 2

PRE-CAST

METAL
FANES

SYNTHETIC
STONE

METAL
CLAMPING
ROOFING

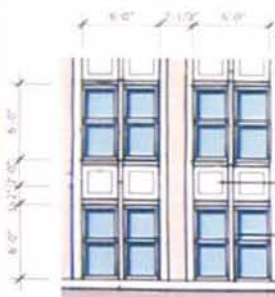
METAL FRAME

DETAIL 02

PARTIAL ELEVATION

SCALE: 1/4"=1'

DETAIL 03



ELEVATION 03A

BLOW-UP WINDOW DETAIL 03

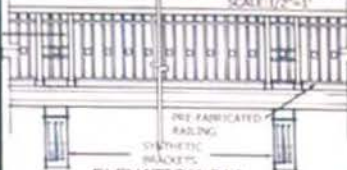
SCALE: 1/4"=1'



EXAMPLE OF WINDOW
WITH METAL PANEL

BLOW-UP BALCONY DETAIL 01

SCALE: 1/2"=1'



ELEVATION 01A



EXAMPLE OF PRE-CAST BALCONY

ELEVATION 01B



EXAMPLE OF
SYNTHETIC
BRACKET



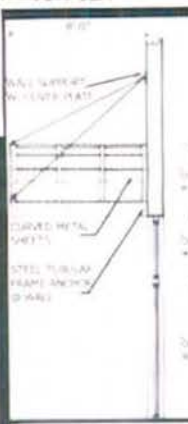
ELEVATION 02A



BLOW-UP METAL
CANOPY DETAIL 02

SCALE: 1/4"=1'

EXAMPLE OF
METAL CANOPY



METAL CANOPY
SECTION 02A

SCALE: 1/4"=1'

METAL WINDOW
PANEL
COLOR - GRAY

METAL CANOPY
COLOR - GREEN

METAL CANOPY
SECTION 02A

SCALE: 1/4"=1'

BRICK 2

PRE-CAST

SYNTHETIC STONE

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Washington, D.C.
November 11, 2008

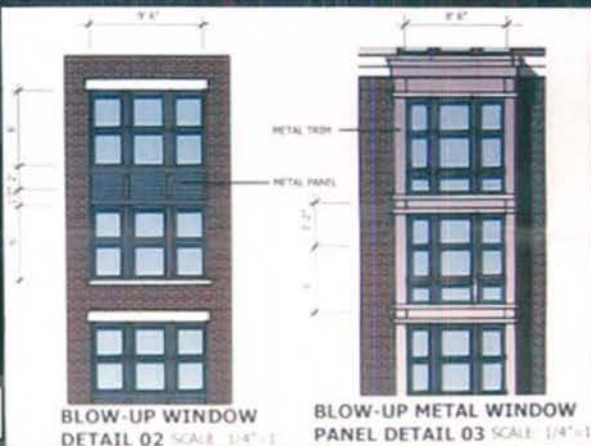
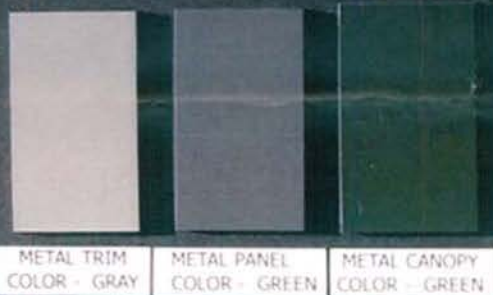
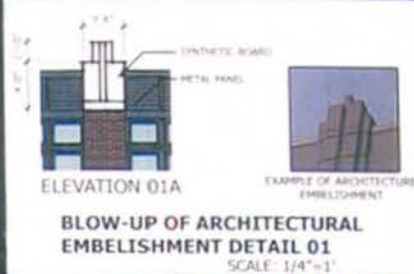
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BOARD 2

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BOARD 3