



# TAKOMA PARK

SQUARE 3357, WASHINGTON, D.C.  
 BZA SUBMISSION APRIL 20, 2007  
 OWNER / DEVELOPER:  
 DOUGLAS DEVELOPMENT CORPORATION

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BOARD OF ZONING ADJUSTMENT  
 District of Columbia

CASE NO. 17679  
 EXHIBIT NO. 9

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TAKOMA PARK - SQUARE 3357

G T M ARCHITECTS

# ZONING TABULATIONS

**LOT DATA**  
**SQUARE:** 3357  
**LOTS:** LOT 808, 811 & 818  
**LOTS:** 26, 27, 28, 29, 40, 814, 815, 819, 820, 824, 825, 840, & 843  
**ZONE:** R-5-A

**THREE (3) EXISTING 2 STORY SINGLE FAMILY RESIDENCES**  
**THIRTEEN (13) EXISTING VACANT LOTS**



	REQUIRED/ALLOWED	MULTI-FAMILY BUILDINGS		RELOCATED EXISTING SINGLE FAMILY HOMES (UNDER SEPARATE "CONCEPT" REVIEW 08-24-08)			TOTAL OF ALL LOTS
		MAPLE HOUSE (lot A)	WILLOW HOUSE (lot B)	6926 WILLOW (lot C)	6949 MAPLE (lot D)	6924 WILLOW (lot E)	
NUMBER OF UNITS		38	38	1	1	1	79
GROSS FLOOR AREA		47,744SF	47,744SF	1,592SF	1,107SF	1,136SF	99,323SF
LOT AREA	4,000 SF MIN	44,208SF	44,208SF	4,040SF	4,672SF	4,751SF	101,879SF
F.A.R.	0.90 MAX (1.08 MAX w/ INCLUSIONARY ZONING)	1.08	1.08	0.39	0.24	0.24	0.97
LOT WIDTH	At least 40% of required min width (50') and not less than 14 feet	323'-0"	347'-6"	50'-6"	50'-6"	51'-2"	
BUILDING FOOTPRINT		15,834SF	15,834SF	1,155SF	1,447SF	1,155SF	35,425SF
LOT OCCUPANCY	40%	35.8%	35.8%	28.6%	31.0%	24.3%	34.8%
BUILDING HEIGHT (MEASURING HEIGHT FROM 0'-0" (+269.00))	40' MAX	40' MAX	40' MAX	+/- 25'-0"	+/- 22'-0"	+/- 20'-0"	
NUMBER OF STORIES	3 MAX	3	3	2	1	1	
REAR YARD SETBACK	20'-0" MIN	41'-7"	41'-5"	31'-2"	27'-1"	20'-0"	
SIDE YARD SETBACKS	3' per foot of height of building, but not less than 8 feet	34'-0" / 82'-7" (10'-0" MIN)	34'-0" / 74'-2" (10'-0" MIN)	8'-0" / 8'-2" (8'-0" MIN)	8'-10" / 11'-6" (8'-0" MIN)	8'-1" / 8'-6" (8'-0" MIN)	
PARKING	1 per 1 dwelling unit	1 per 1 dwelling unit = 38 Spaces	1 per 1 dwelling unit = 38 Spaces	1 per 1 dwelling unit	1 per 1 dwelling unit	1 per 1 dwelling unit	76 Spaces
LOADING	None required since less than 50 dwelling units per building	Loading dock and zone provided Loading Dock Size = 12' x 30'	Loading dock and zone provided Loading Dock Size = 12' x 30'	N/A	N/A	N/A	

ALL PLANS ARE SUBJECT TO CHANGE PENDING FINAL APPROVAL BY HPRB





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# TAKOMA PARK - SQUARE 3357 - AERIAL SITE PHOTO

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

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G101



1 EXISTING SITE ALONG WILLOW STREET



2 INTERSECTION OF WILLOW STREET AND CARROLL AVENUE



3 MAPLE STREET LOOKING NORTH



4 HOUSE AT 6926 WILLOW STREET TO BE RELOCATED



5 HOUSE AT 6924 WILLOW STREET TO BE RELOCATED



6 HOUSE AT 6949 MAPLE STREET TO BE RELOCATED



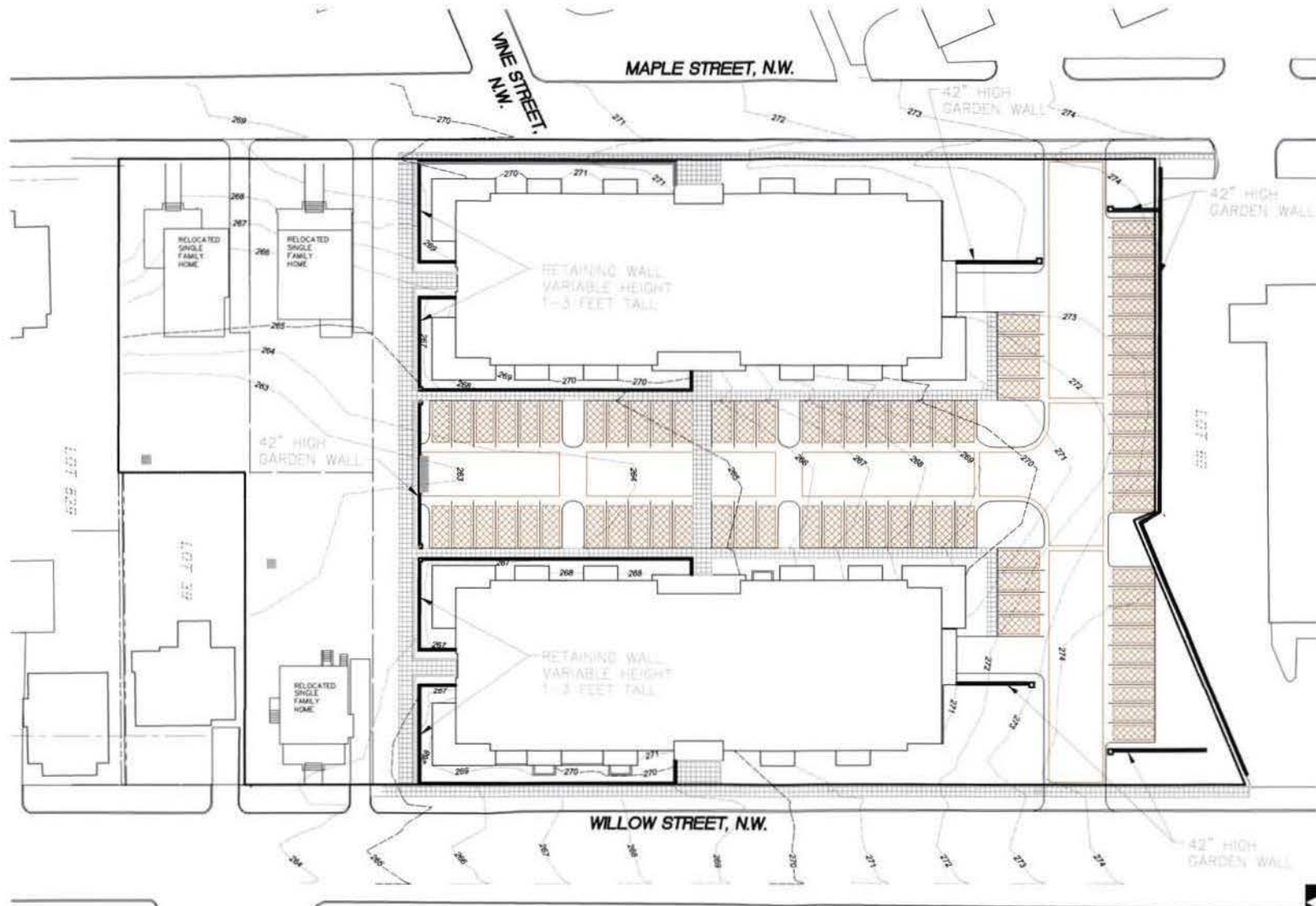
7 WILLOW STREET LOOKING NORTH



8 WILLOW STREET LOOKING SOUTH



# TAKOMA PARK - SQUARE 3357 - SITE PHOTOS

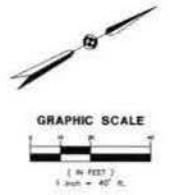


**LEGEND**

269 MINOR CONTOUR

270 MAJOR CONTOUR

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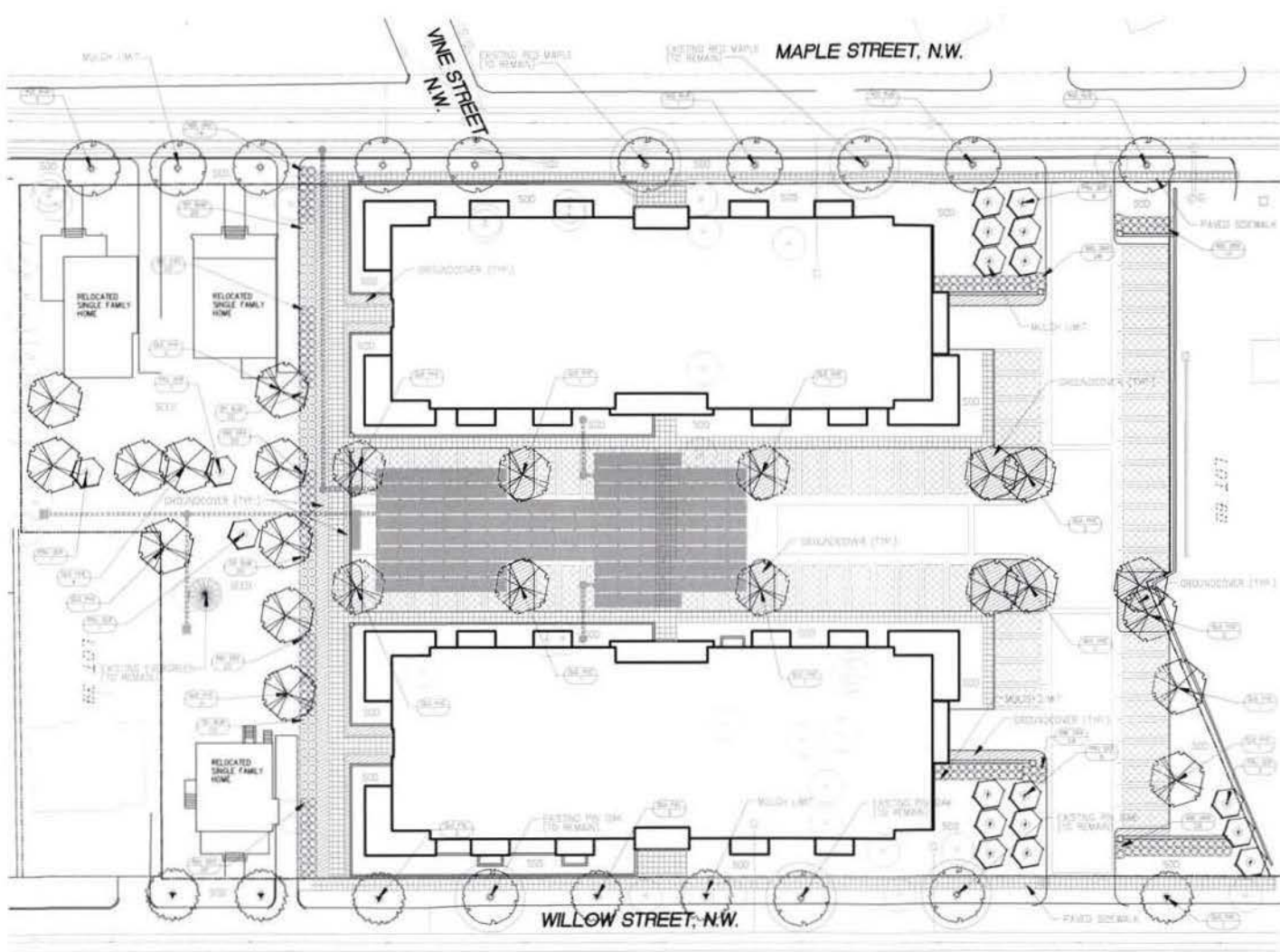


**TAKOMA PARK - SQUARE 3357 GRADING PLAN**

BZA Submission - 05-22-07

**Kimley-Horn and Associates, Inc.**  
 13221 WOODLAND PARK ROAD, SUITE 400  
 HERNDON, VA 20171  
 TEL: 703.674.1300 FAX: 703.674.1350

C600



PLANTING SCHEDULE					
QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
1	42' 4.2'	Aster multiflorus	ROCKY MOUNTAIN ASTER	36"	12' SA - 40' 54" DIA.
1	192' 33'	Prunella americana	AMERICAN PRUNELLA	36"	8' P - 24' H
2	32' 14.6'	Sorbus alba	EUROPEAN DOGWOOD	36"	12' SA - 40' 54" DIA.
2	32' 14.6'	Sorbus alba	EUROPEAN DOGWOOD	36"	12' SA - 40' 54" DIA.
18	18' 5.8'	Malus grandiflora	CRABAPPLE	1 1/2'	12' SA - 40' 54" DIA.
60	30' 6.0'	Spirea x vanhouttei	EUROPEAN SPIREA	1 1/2'	12' SA - 40' 54" DIA.
42	(Symbol)	Grass seed to be installed			
6	(Symbol)	Grass seed to be installed			
1	(Symbol)	Grass seed to be installed			

- 1" = 20' SCALE
- MISCELLANEOUS**
- SEED: 50/50 Mix Annual Ryegrass & Cereal (Winter) Rye
  - SOD: Tall Fescue
  - MULCH STRIP: Double shredded hardwood mulch, natural (undyed) Mulch between Ground Cover and Shrubs to Top of Curb.

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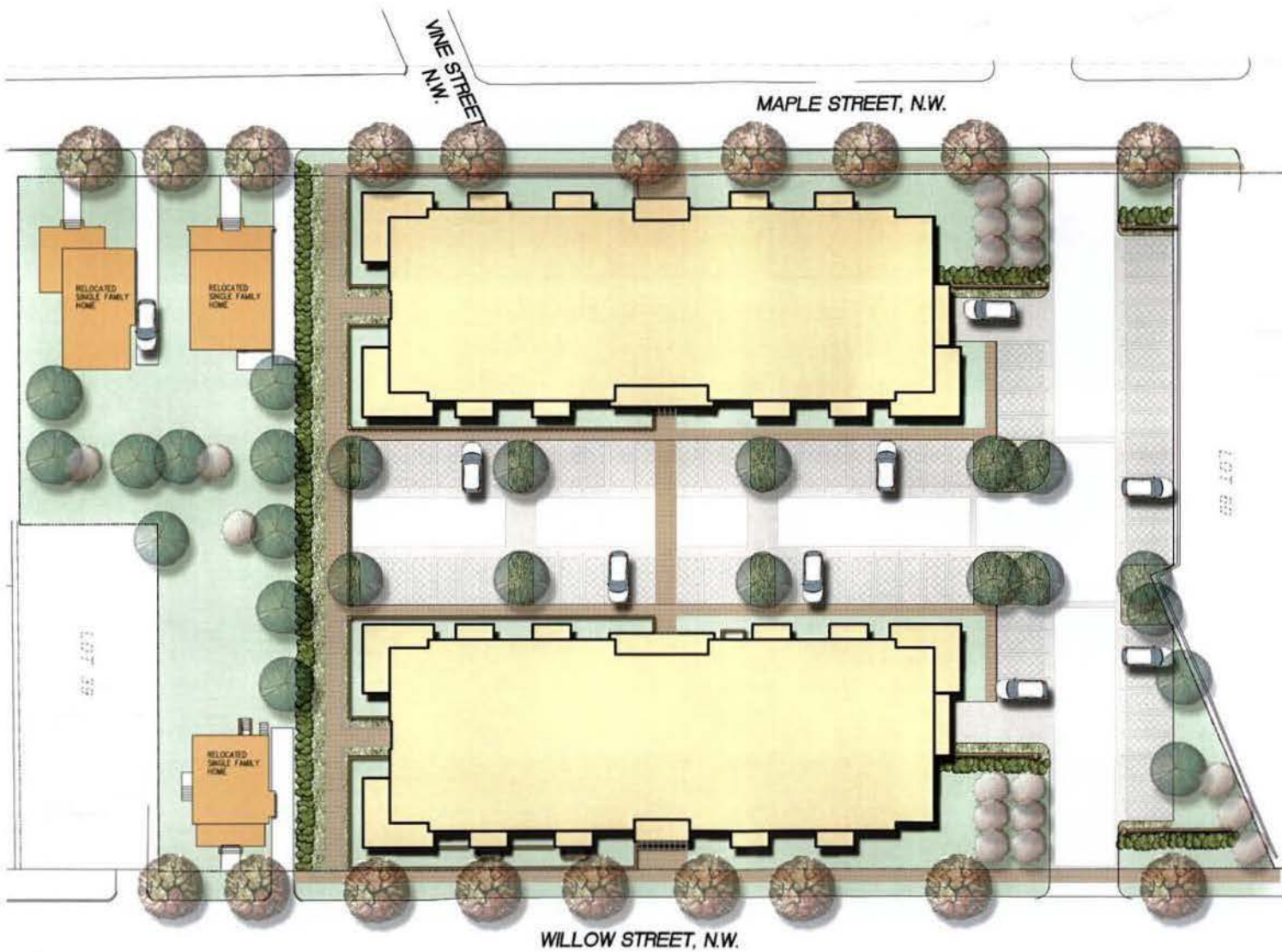


**TAKOMA PARK - SQUARE 3357 LANDSCAPE PLAN**

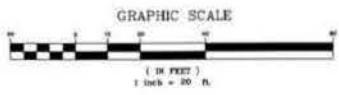
BZA Submission - 05-22-07

NOT FOR CONSTRUCTION

Kimley-Horn and Associates, Inc.  
 13221 WOODLAND PARK ROAD, SUITE 400  
 HERNDON, VA 20171  
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**TAKOMA PARK - SQUARE 3357 LANDSCAPE PLAN RENDERING**

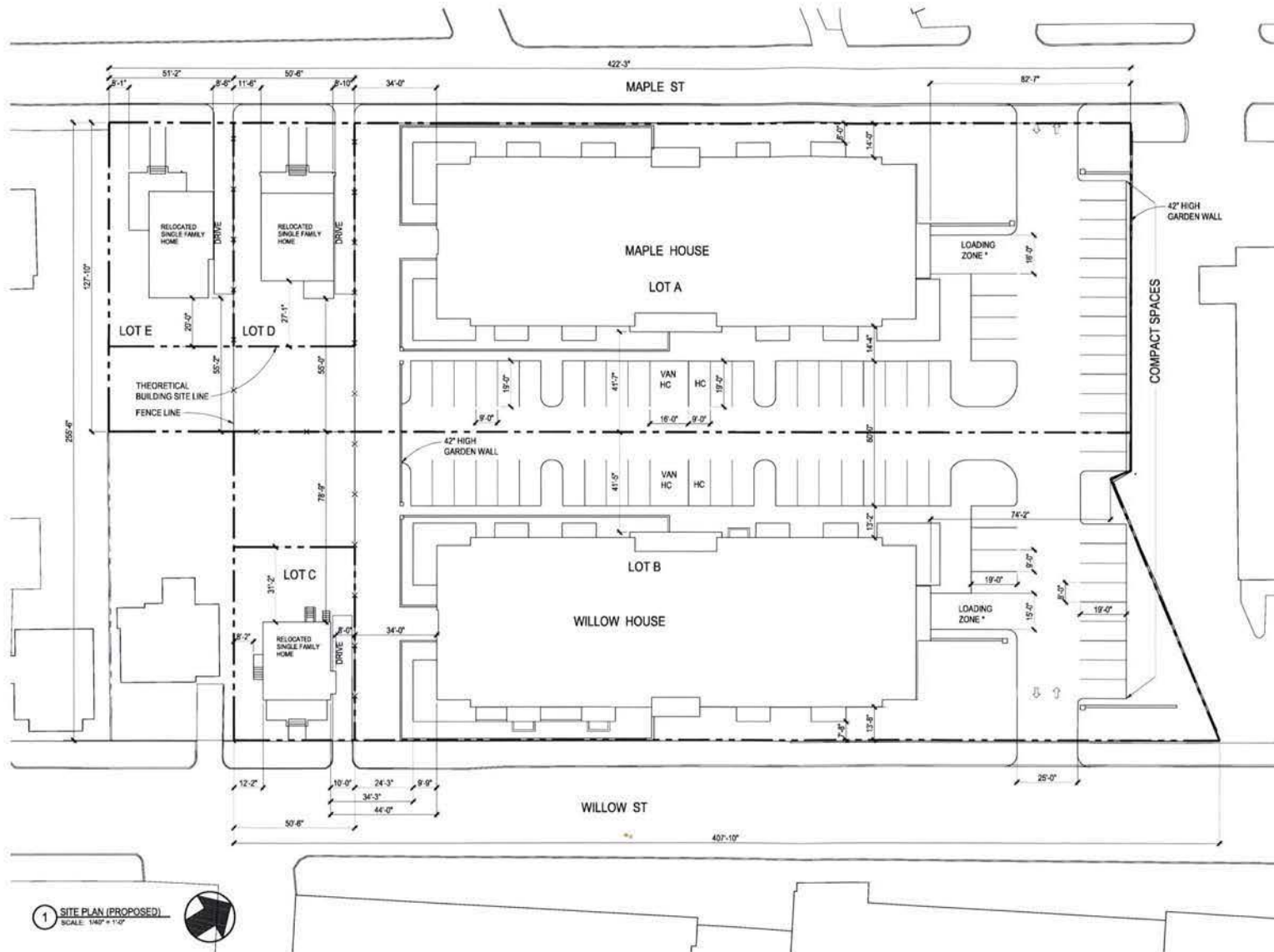
BZA Submission - 05-22-07

**U R G**  **Kimley-Horn and Associates, Inc.**  
 13221 WOODLAND PARK ROAD, SUITE 400  
 HERNDON, VA 20171  
 TEL: 703.674.1300 FAX: 703.674.1350



**TAKOMA PARK - SQUARE 3357 - EXISTING SITE CONDITIONS**

**G T M ARCHITECTS**



PARKING COUNT	
STANDARD SPACES	48
COMPACT CARS	24
HANDICAPPED	2
VAN-ACCESSIBLE	2
<b>TOTAL</b>	<b>76</b>

PAVED PARKING AREA: 26,218sf  
 REQUIRED GREEN SPACE (5%): 1,311sf  
 PROVIDED GREEN SPACE (lot A&B): 30,530sf

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1 SITE PLAN (PROPOSED)  
 SCALE: 1/4" = 1'-0"

# TAKOMA PARK - SQUARE 3357 - SITE PLAN AND PARKING

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**G T M ARCHITECTS**





1 CELLAR FLOOR PLAN  
SCALE: 1/8" = 1'-0"

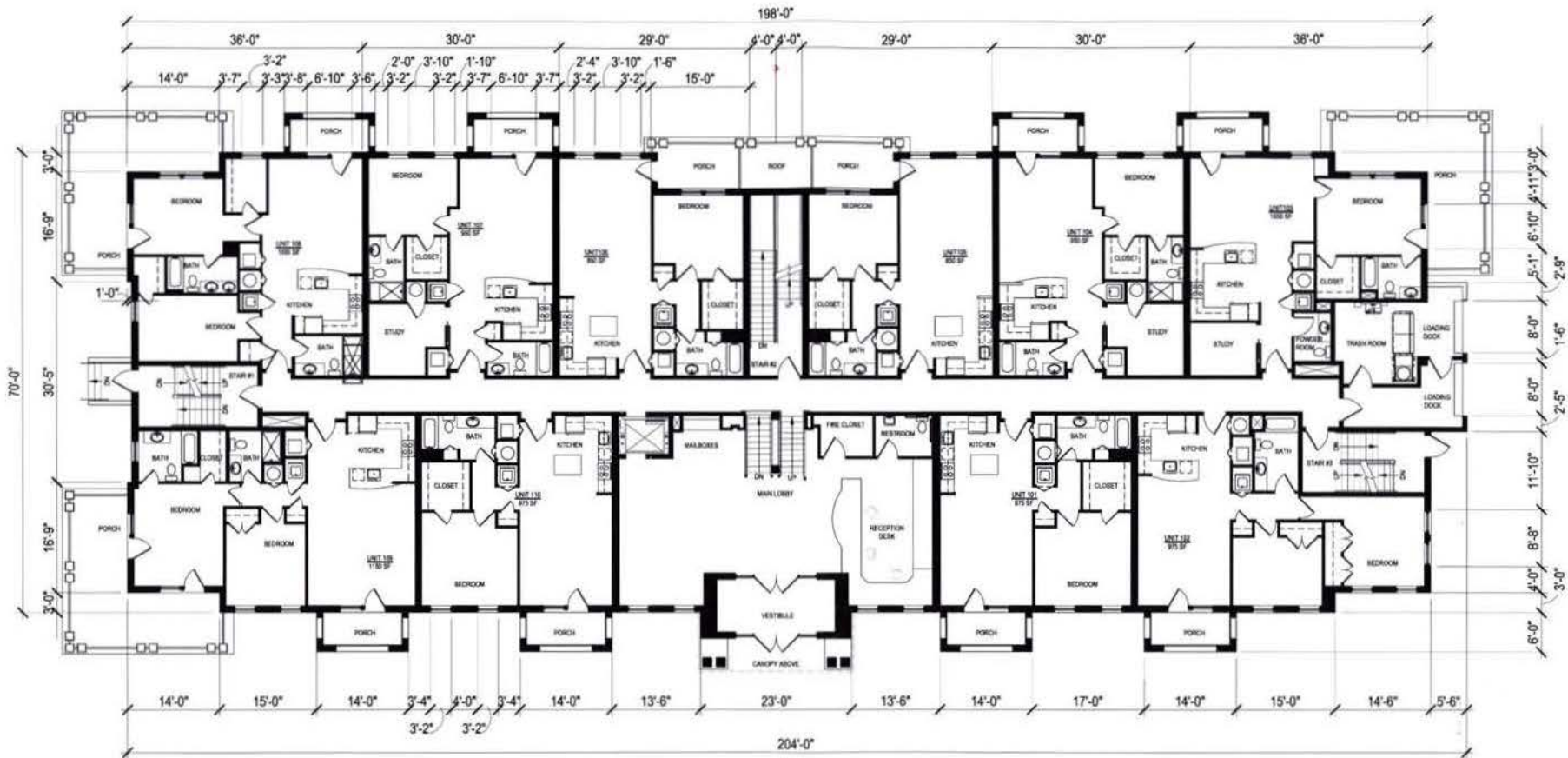
NOTES:  
1. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

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TAKOMA PARK - SQUARE 3357 - CELLAR FLOOR PLAN

G T M ARCHITECTS



1 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



NOTES:

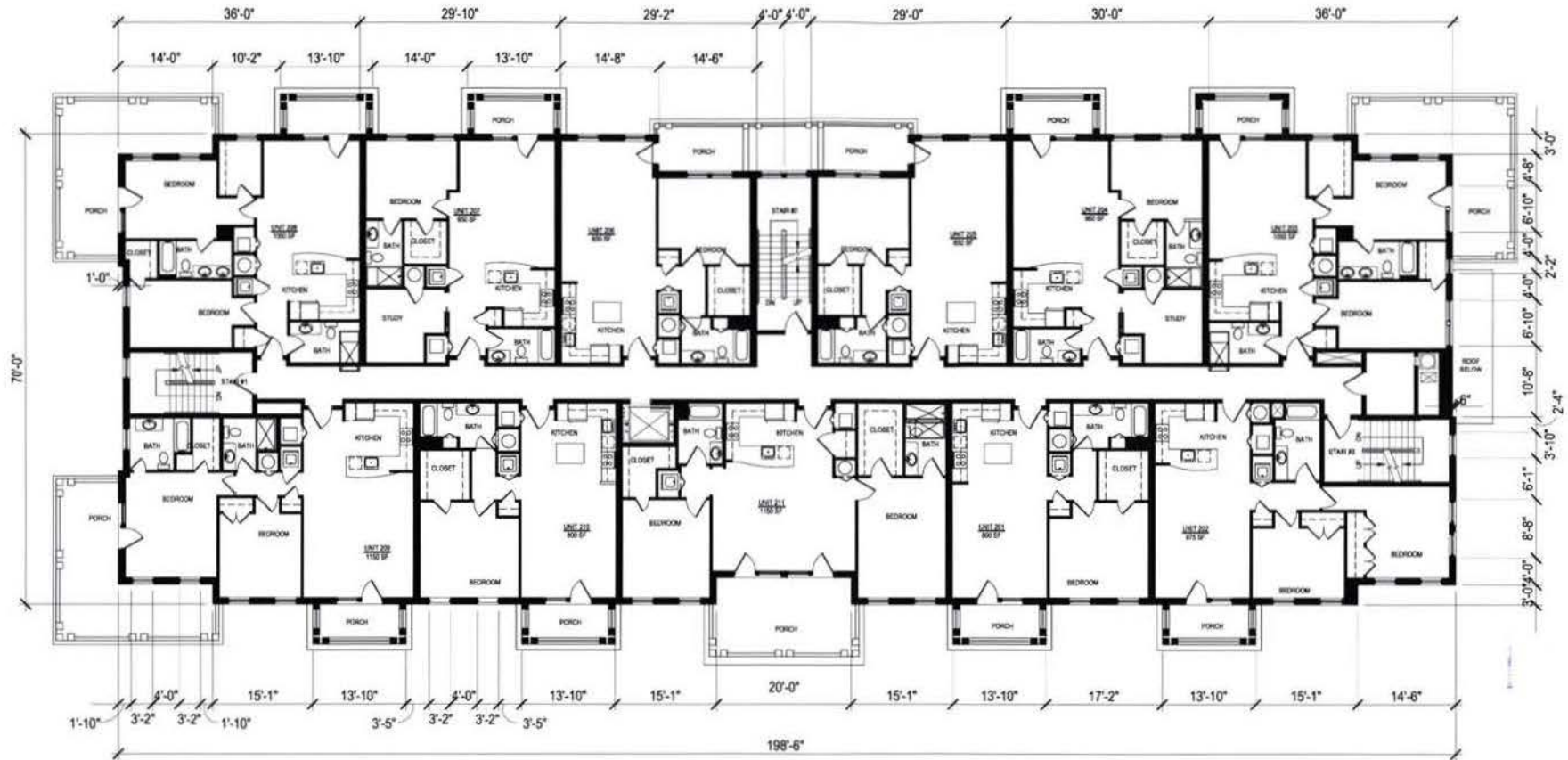
1. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

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TAKOMA PARK - SQUARE 3357- FIRST FLOOR PLAN

G T M ARCHITECTS



1 SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



NOTES:

1. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

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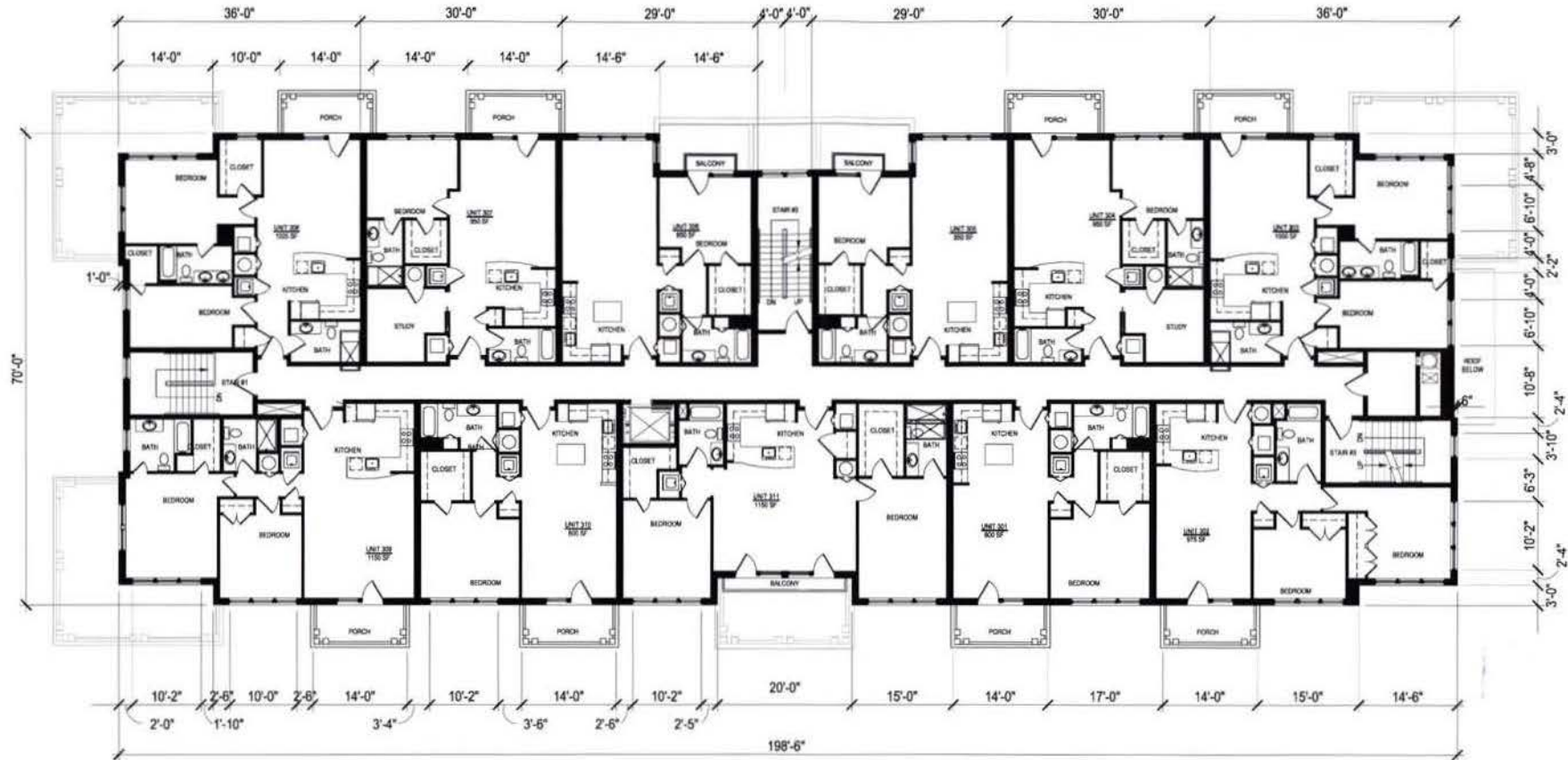
DC OFFICE REVIEWS

REVISION



TAKOMA PARK - SQUARE 3357- SECOND FLOOR PLAN

G T M ARCHITECTS



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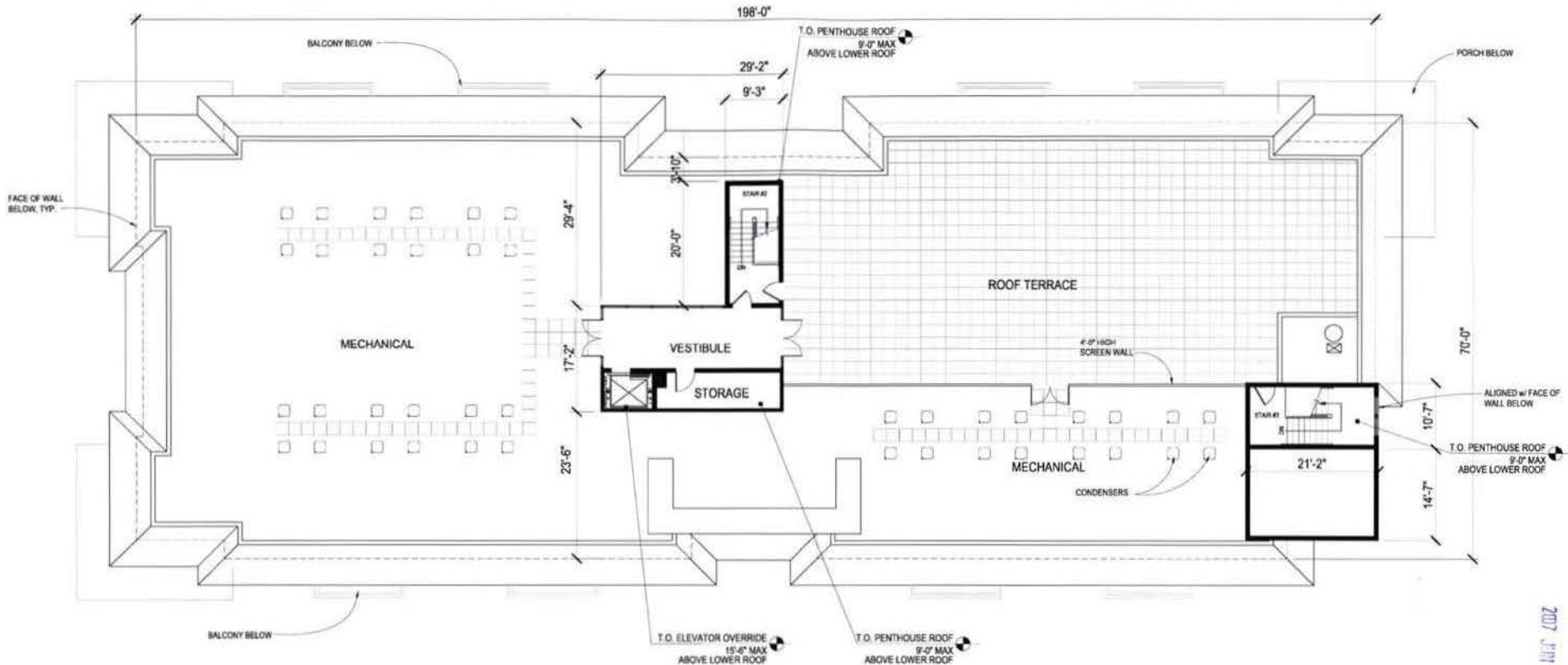
1 THIRD FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

**NOTES:**  
 1. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.



**TAKOMA PARK - SQUARE 3357 - THIRD FLOOR PLAN**

**G T M ARCHITECTS**



1 ROOF PLAN  
SCALE: 1/16" = 1'-0"

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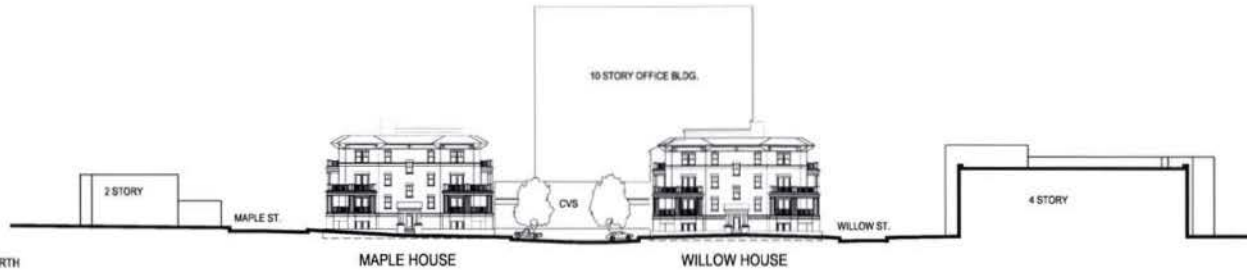


# TAKOMA PARK - SQUARE 3357- ROOF PLAN

G T M ARCHITECTS



1 CONTEXT ELEVATION LOOKING SOUTH  
SCALE: 1" = 80'-0"



2 CONTEXT ELEVATION LOOKING NORTH  
SCALE: 1" = 80'-0"



3 WILLOW STREET CONTEXT ELEVATION  
SCALE: 1" = 80'-0"



4 MAPLE STREET CONTEXT ELEVATION  
SCALE: 1" = 80'-0"

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TAKOMA PARK - SQUARE 3357 CONTEXT ELEVATIONS

G T M ARCHITECTS

EL-321.83  
T.O. ELEV OVERRIDE

EL-307.33  
ROOF LEVEL

EL-296.0  
THIRD LEVEL

EL-284.83  
SECOND LEVEL

EL-273.67  
FIRST LEVEL

EL-270  
LOBBY LEVEL

EL-262.0  
CELLAR LEVEL



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

EL-321.83  
T.O. ELEV OVERRIDE

EL-307.33  
ROOF LEVEL

EL-296.0  
THIRD LEVEL

EL-284.83  
SECOND LEVEL

EL-273.67  
FIRST LEVEL

EL-270  
LOBBY LEVEL

EL-262.0  
CELLAR LEVEL



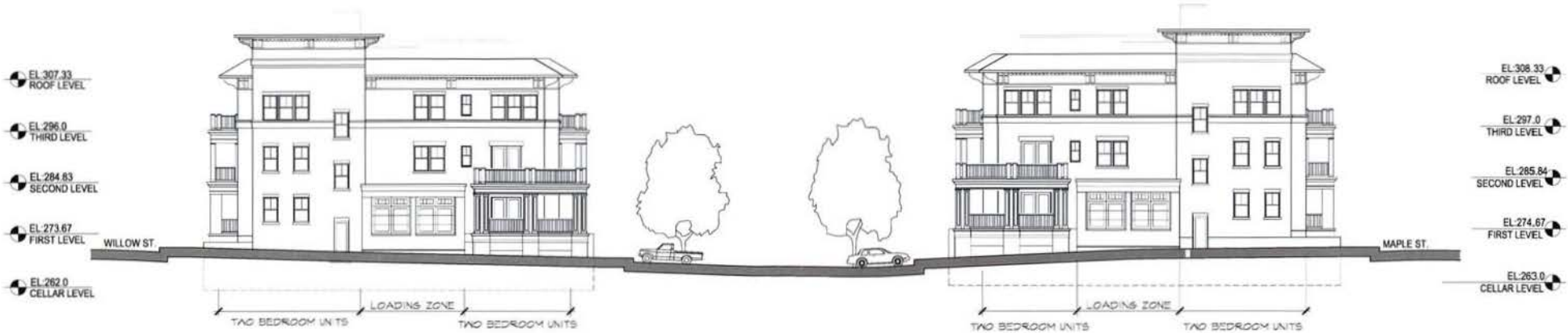
2 INTERIOR SITE ELEVATION  
SCALE: 3/32" = 1'-0"

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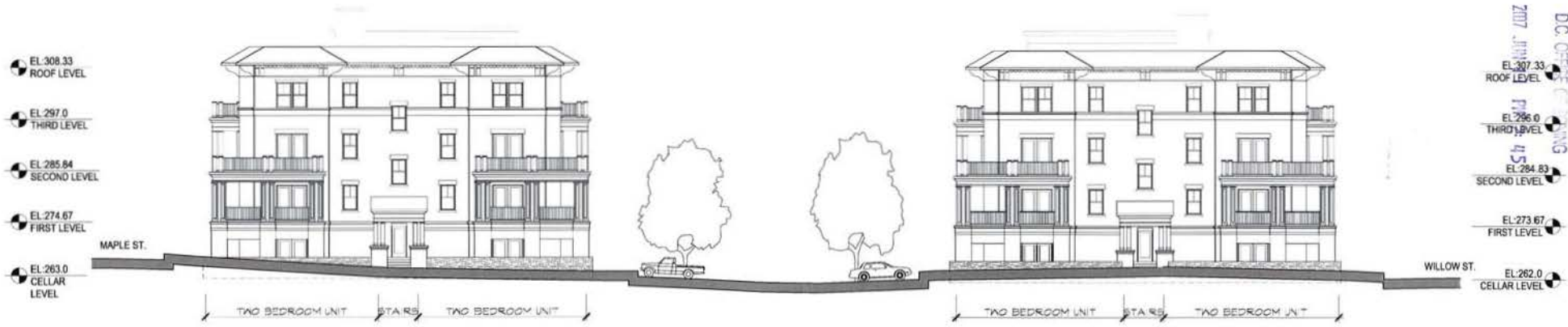


# TAKOMA PARK - SQUARE 3357 WILLOW HOUSE ELEVATIONS

G T M ARCHITECTS



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



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

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 EL 307.33 ROOF LEVEL  
 EL 296.0 THIRD LEVEL  
 EL 284.83 SECOND LEVEL  
 EL 273.67 FIRST LEVEL  
 EL 262.0 CELLAR LEVEL

# TAKOMA PARK - SQUARE 3357 - BUILDING ELEVATIONS

G T M ARCHITECTS

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A300



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

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