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TERRACE MANOR: SCHEMATIC DESIGN - BZA SUBMISSION

OWNER

TERRACE MANOR REDEVELOPMENT LP

LAND USE COUNSEL

GOULSTON&STORRS

ARCHITECT

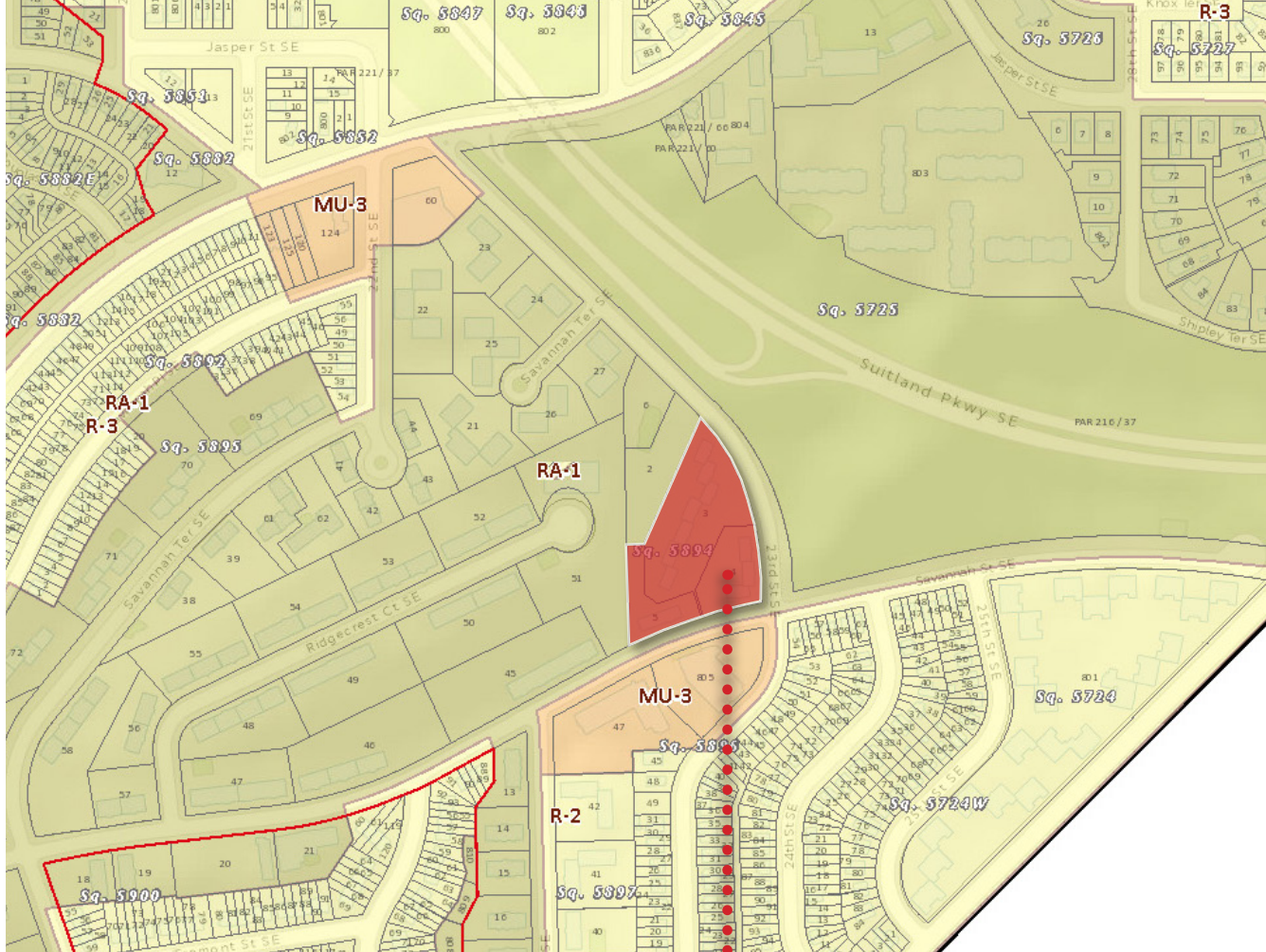
STOIBER+ASSOCIATES, PC

CIVIL ENGINEER +

LANDSCAPE ARCHITECT

CHRISTOPHER CONSULTANTS

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	LOT 3 = 59,189 SF LOT 4 = 23,557 SF LOT 5 = 17,516 SF	1,800 SF	N/A	COMBINED LOT = 100,262 SF	--
Lot Width (ft. to the tenth)	LOT 3 = 306.3' LOT 4 = 189.2' LOT 5 = 188.0'	N/A	N/A	COMBINED LOT = 398.8'	--
Lot Occupancy (building area/lot area)	LOT 3 = 17.5% LOT 4 = 18.8% LOT 5 = 15.3%	N/A	40%	COMBINED LOT = 37.2%	--
Floor Area Ratio (FAR) (floor area/lot area)	LOT 3 = 0.66 LOT 4 = 0.74 LOT 5 = 0.46		1.08 WITH IZ	COMBINED LOT = 1.08	--
Parking Spaces (number)	51 SHARED SPACES, INCLUDING 3 HC	1 PER 3 DWELLINGS AFTER FIRST 4 = (128-4)/3 = 41* * ELIGIBLE FOR 50% REDUCTION FOR PRIORITY BUS LINE (ROUTE 32)	IF THE PARKING INCREASE IS MORE THAN 25%, THE LAND AREA FOR PARKING CAN'T EXCEED 100,000 SF	+/-81 SPACES, INCLUDING 3 HC AND 1 HC VAN (32,995 GSF)	--
Loading Berths (number and size in ft.)	NONE	FOR PROJECTS WITH > 50 DWELLING UNITS = 1 LOADING BERTH @ 12'Wx30'Dx14'H + 1 SERVICE/DELIVERY SPACE @ 10'Wx20'Dx10'H	N/A	128 DWELLING UNITS = 1 LOADING BERTH + 1 SERVICE/DELIVERY SPACE	--
Front Yard (ft. to the tenth)	LOT 3 = 15.2' LOT 4 = 18.7' LOT 5 = 19.5'	15.0' (BRL)	N/A	15.0'	--
Rear Yard (ft. to the tenth)	LOT 3 = 54.3' LOT 4 = 41.8' LOT 5 = 20.0'	20'	N/A	33.7'	--
Side Yard (ft. to the tenth)	LOT 3 = 24.9' LOT 4 = 18.7' LOT 5 = 20.0'	8'	N/A	25.5'	--
Court, Open (width by depth in ft.)	NONE	2.5 IN / FT OF COURT HEIGHT 25' HEIGHT X 2.5 IN = 5.2' (USE 6' MINIMUM)	N/A	39.2'	--
Court, Closed (width by depth in ft.)	NONE	2.5 IN / FT OF COURT HEIGHT 10' MAX HEIGHT X 2.5 IN = 2.1' (USE 12' MINIMUM)	N/A	15.0'	--
Height (ft. to the tenth)	LOT 3 = 31.1' LOT 4 = 26.2' LOT 5 = 31.8'	N/A	40' AND 3 STORIES	36.5' AND 3 STORIES	--



SUBJECT PROPERTY
SQUARE 5894
LOTS 3, 4 AND 5

TOTAL LAND AREA
100,262 SF

ZONING
RA-1



SHEET INDEX

- C-100 EXISTING CONDITIONS PLAN
- C-200 CONCEPTUAL GRADING AND DRAINAGE PLAN
- C-300 CONCEPTUAL LANDSCAPE PLAN

STORM STRUCTURE TABLE

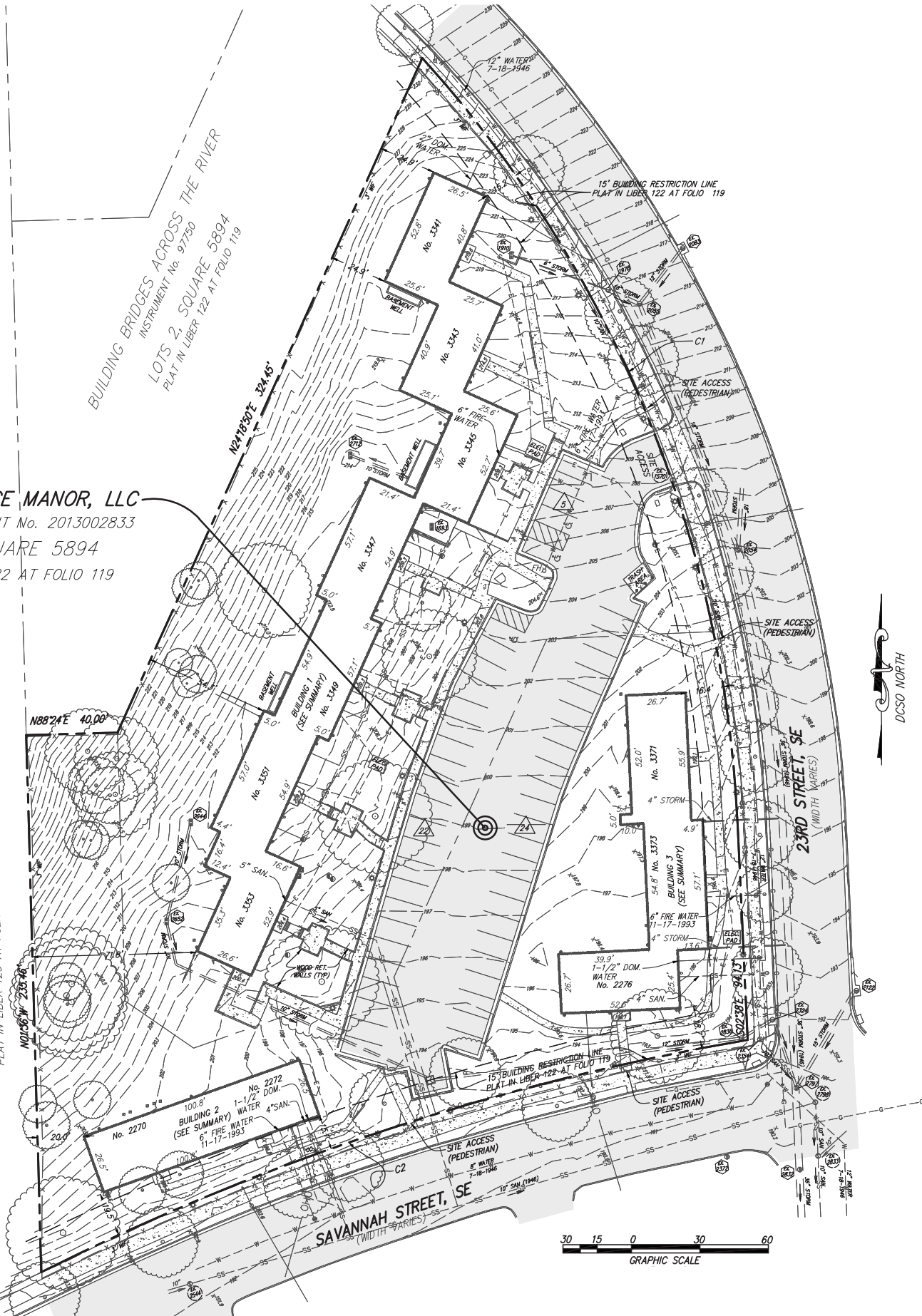
1693 (DROP INLET GRATE) TOP = 205.36' INV OUT = INACCESSIBLE	2055 (MANHOLE) TOP = 215.08' INV IN = 208.48' (18" FROM 1978) INV OUT = 206.78 (18" TO 2054)
2712 (DROP INLET GRATE) TOP = 213.77' INV IN = 211.52' (10" CIP FROM BUILDING) INV OUT = FILLED WITH DEBRIS (211.07' AT DEBRIS)	2054 (MANHOLE) TOP = 203.86' INV IN = 187.46' (18" FROM 2055) INV IN = 193.26' (18" FROM NORTHEAST) INV OUT = 187.51 (36" TO 2797)
1910 (DROP INLET GRATE) TOP = 219.05' INV OUT = 216.70' (4" CIP TO 1978)	2797 (MANHOLE) TOP = 191.13' INV IN = 181.58' (36" FROM 2054) INV OUT = 181.53 (36" TO 2832)
1978 (MANHOLE & DROP INLET) TOP = 216.46' INV NOT FOUND - FILLED WITH DEBRIS	2832 (MANHOLE) TOP = 189.89' INV IN = 181.54' (36" FROM 2792) INV OUT = 181.54' (36" TO SOUTH)
2083 (MANHOLE & DROP INLET) TOP = 216.81' INV OUT = 212.26' (12" TO 2055)	
2122 (MANHOLE & DROP INLET) TOP = 192.70' INV OUT = 188.10' (15" TO UNKNOWN)	
2324 (MANHOLE & DROP INLET) TOP = 192.23' INV NOT FOUND - FILLED WITH DEBRIS	
2372 (MANHOLE & DROP INLET) TOP = 190.76' INV NOT FOUND - FILLED WITH DEBRIS	
2644 (DROP INLET GRATE) TOP = 210.19' INV OUT = 207.84' (10" CIP TO 2652)	
2652 (DROP INLET GRATE) TOP = 206.72' INV IN = FILLED WITH DEBRIS (10" CIP FROM 2652) INV OUT = 204.19' (10" CIP TO EOI)	
2836 (MANHOLE) TOP = 192.96' INV IN = 187.70' (12" RCP FROM WEST) INV OUT = 187.59' (12" TO 2324)	

SANITARY STRUCTURE TABLE

SS 2830 TOP = 244.48' LID LOCKED - NO ACCESS
SS 1570 TOP = 207.80' NV IN = 194.65' (10" FROM 2830) INV OUT = 194.60' (10" TO 2354)
SS 2354 TOP = 192.04' NV IN = 179.04' (10" FROM 1570) INV OUT = 178.94' (10" TO 2798)
SS 2544 TOP = 192.34' NV IN = 179.44' (10" FROM WEST) INV OUT = 179.39' (10" TO 2798)
SS 2798 TOP = 191.02' NV IN = 177.62' (10" FROM 2354) INV IN = 177.52' (10" FROM 2544) INV OUT = 177.47' (10" TO 2833)
SS 2833 TOP = 190.27' INV IN = 177.47' (10" FROM EAST)

TERRACE MANOR, LLC
INSTRUMENT No. 2013002833
SQUARE 5894
LIBER 122 AT FOLIO 119

PARKLANDS MANOR ASSOC LP
INSTRUMENT No. NOT AVAILABLE
LOTS 51, SQUARE 5894
PLAT IN LIBER 129 AT FOLIO 41



LEGEND

- Symbols**
- ⊕ FIRE HYDRANT
 - ⊙ WATER MANHOLE/METER
 - ⊙ SANITARY MANHOLE
 - ⊙ CLEANOUT
 - ⊙ STORM DRAIN MANHOLE
 - ⊙ DROP INLET GRATE
 - ⊕ POWER POLE
 - ⊕ GUY WIRE
 - ⊕ LIGHT POLE
 - ⊙ ELECTRIC MANHOLE
 - ⊙ HANDICAP PARKING SPACE
 - ⊙ PARKING SPACE COUNTS
 - ⊙ DOWNSPOUT

Linetypes

- ==== CURB & GUTTER
- ==== PROPERTY LINES
- X-X-X- FENCE LINE
- O-O-O- OVERHEAD UTILITY LINE
- E-E-E- ELECTRIC LINE
- G-G-G- GAS LINE
- W-W-W- WATER LINE
- ==== STORM SEWER LINE
- SS-SS-SS- SANITARY SEWER LINE

Hatching

- [Hatched Box] ASPHALT
- [Dotted Box] CONCRETE

Abbreviations

- WF WROUGHT IRON FENCE

GENERAL NOTES

1. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF TERRACE MANOR, LLC BY INSTRUMENT RECORDED IN INSTRUMENT No. 2013002833, ALL AMONG THE LAND RECORDS DISTRICT OF COLUMBIA SURVEYOR'S OFFICE (DCSO).
2. THE PROPERTY HAS A RECORD AND MEASURED AREA OF 100,261 SQUARE FEET.
3. BOUNDARY AND PHYSICAL IMPROVEMENTS SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY PERFORMED BY THIS FIRM BETWEEN OCTOBER 3, 2017 AND OCTOBER 10, 2017.
4. HORIZONTAL DATUM SHOWN HEREON IS DCSO NORTH AS ESTABLISHED BY THIS SURVEY.
5. DURING THE PROCESS OF OUR PHYSICAL SURVEY NO INDICATIONS OF CEMETERIES, GRAVE SITES AND BURIAL GROUNDS WERE FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
6. NO CERTIFICATION IS MADE AS TO THE LOCATIONS OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, CATV, WATER, SANITARY AND STORM SEWERS.
7. NO GEOTECHNICAL, SUBSURFACE, FIELD REVIEWS, RESEARCH, AGENCY OR GOVERNMENTAL RECORD REVIEWS, OR OTHER INVESTIGATIONS HAVE BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF WETLANDS, HAZARDOUS MATERIALS, OR OTHER ENVIRONMENTAL CONCERNS ON SITE IN THE PERFORMANCE OF THIS SURVEY BY CHRISTOPHER CONSULTANTS, LTD FOR THE PROPERTY AS SHOWN HEREON.
8. ALL BUILDING DIMENSIONS ARE MEASURED AT THE OUTSIDE GROUND LEVEL OF BUILDING. OVERALL SQUARE FOOTAGE HAS BEEN DETERMINED BY EXTERIOR DIMENSIONS AT GROUND LEVEL.
9. PARKING SPACES: 48 STANDARD, 3 HANDICAP, 51 TOTAL

BUILDING SUMMARY

- BUILDING 1: 3341-3353 23RD STREET, S.E.
(PER LOCATION DRAWING DATED 08/02/2012 PREPARED BY MILLENNIUM ENGINEERING, LLC)
3 STORY BRICK BUILDING
AREA = ±10,303 SQUARE FEET (SEE GENERAL NOTE 8)
HEIGHT = ±31.1'
- BUILDING 2: 2270-2272 SAVANNAH STREET, S.E.
(PER LOCATION DRAWING DATED 08/02/2012 PREPARED BY MILLENNIUM ENGINEERING, LLC)
3 STORY BRICK BUILDING
AREA = ±2,669 SQUARE FEET (SEE GENERAL NOTE 8)
HEIGHT = ±31.8'
- BUILDING 3: 2276 SAVANNAH STREET, S.E., 3371-3373 23RD STREET, S.E.
(PER LOCATION DRAWING DATED 08/02/2012 PREPARED BY MILLENNIUM ENGINEERING, LLC)
3 STORY BRICK BUILDING
AREA = ±4,427 SQUARE FEET (SEE GENERAL NOTE 8)
HEIGHT = ±26.2'





1



2



3



4

