



Panicum virgatum



Carex stricta



Chasmanthium latifolium



Itea virginica



Rudbeckia hirta



Aster novae-angliae



Eupatorium 'Little Joe'



Monarda fistulosa



Amsonia hubrichtii



Solidago rugosa



Franklinia atamaha



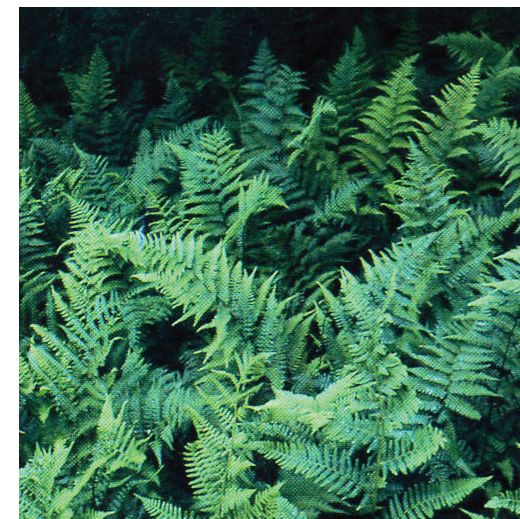
Rhododendron sp.



Onoclea sensibilis



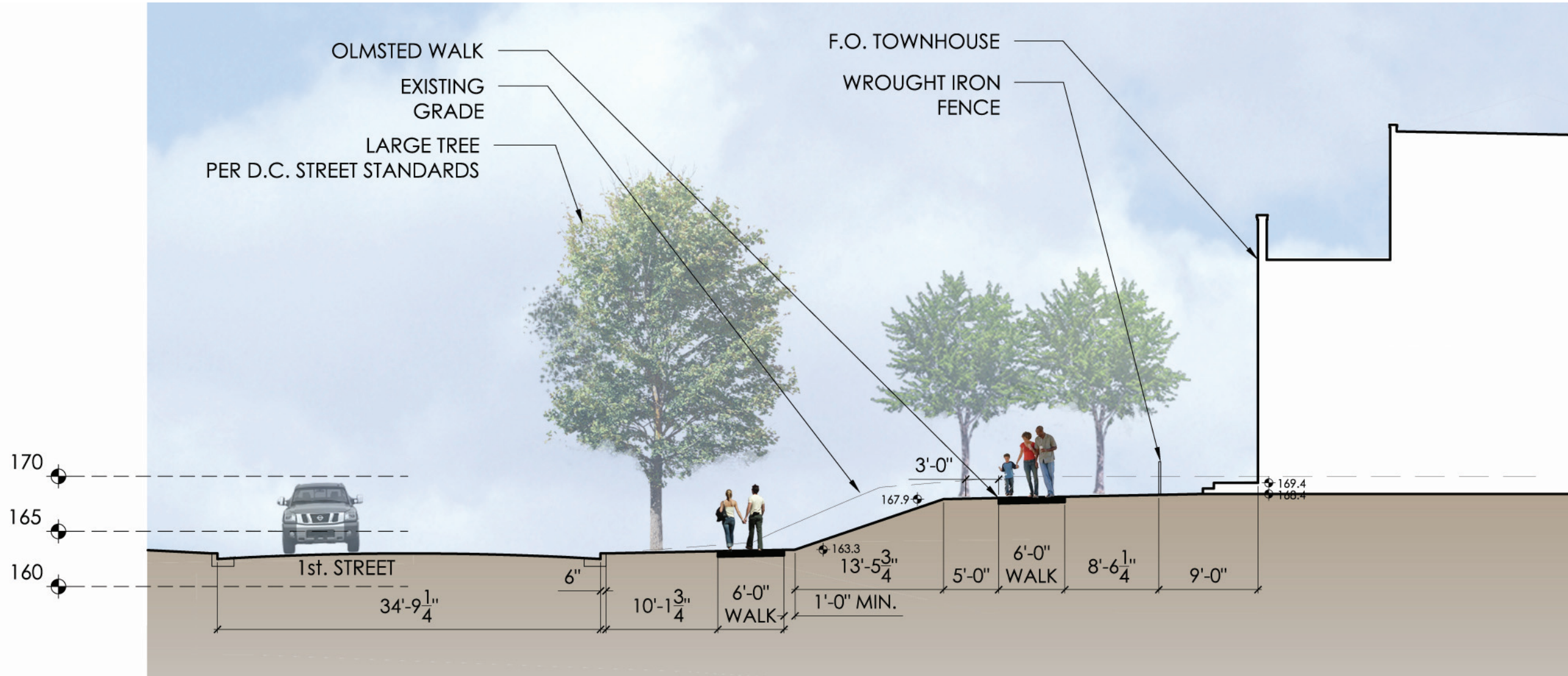
Polystichum acrosticoides



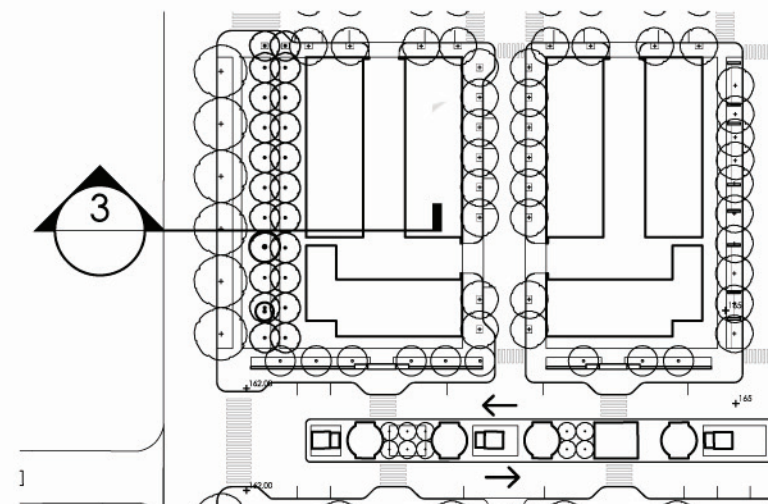
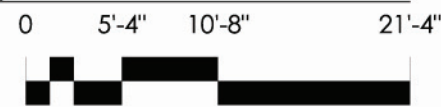
Athyrium filix femina

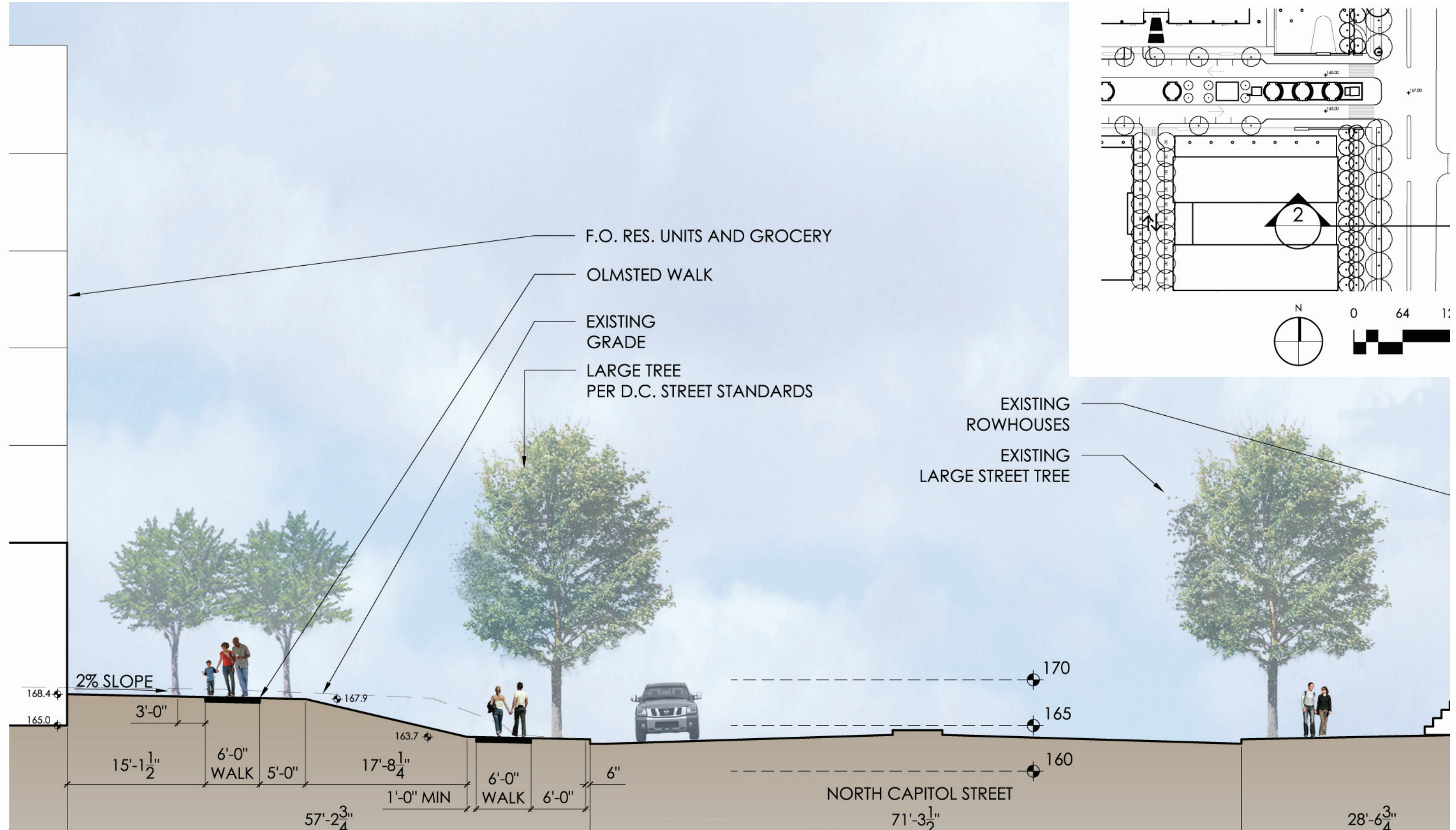


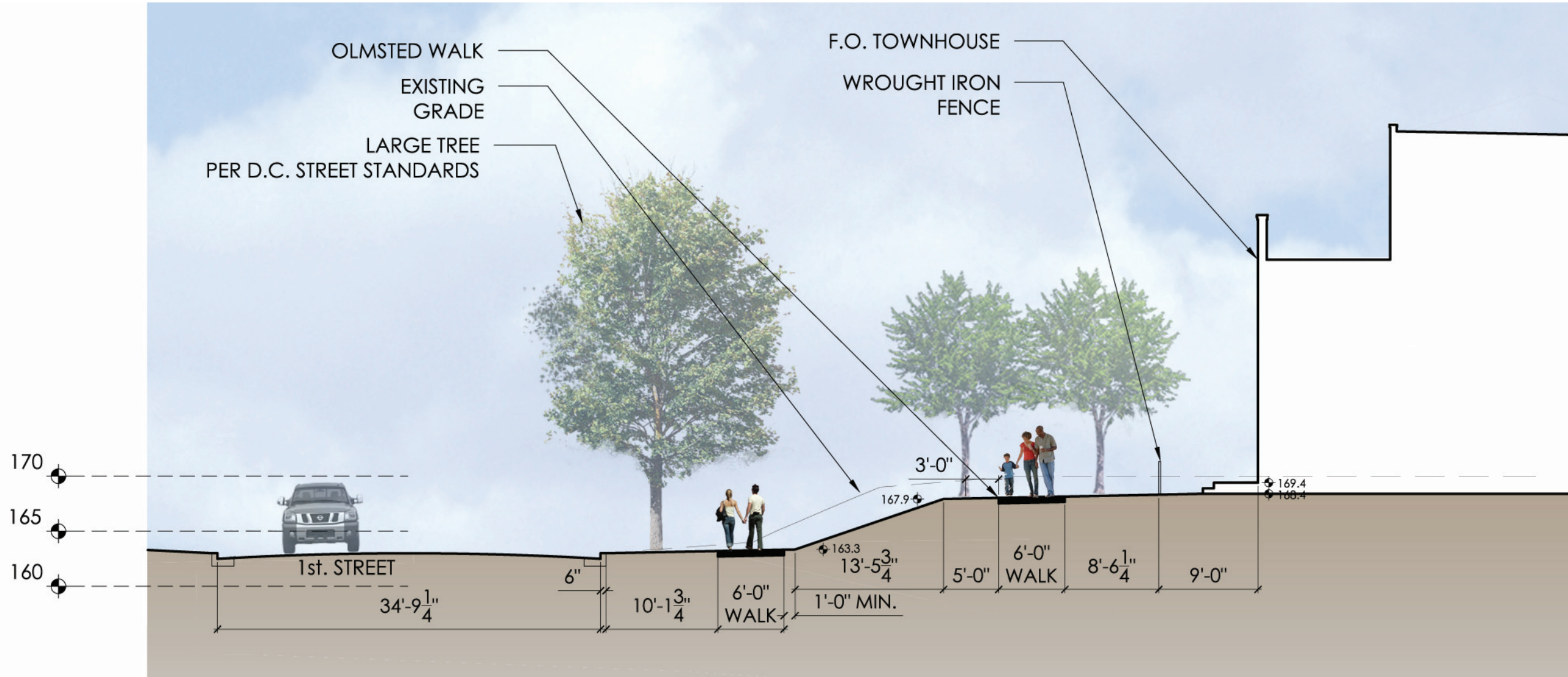
Equisetum sp.



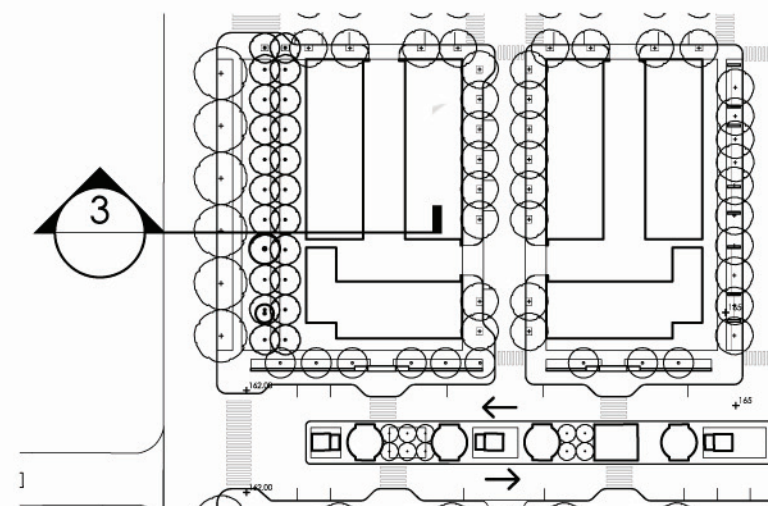
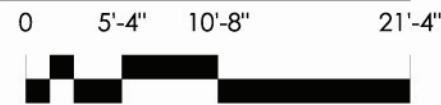
3 1st STREET : SECTION AT TOWNHOUSES (EL 169.4)
SCALE: 3/32" = 1'-0"

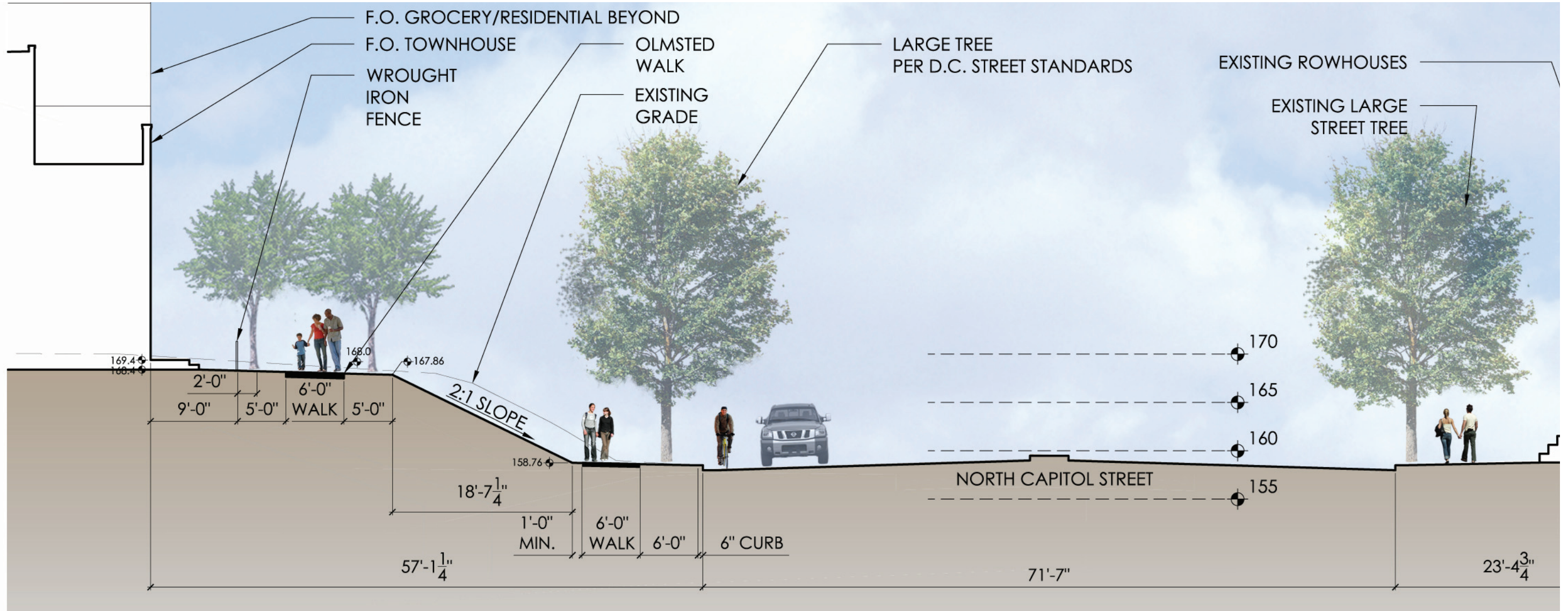




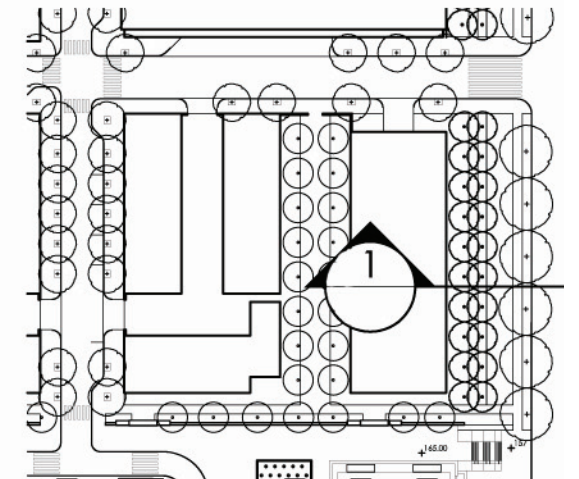
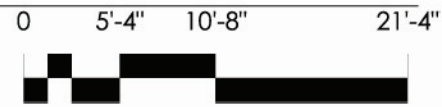


3 1st STREET : SECTION AT TOWNHOUSES (EL 169.4)
SCALE: 3/32" = 1'-0"





1 SECTION AT TOWNHOUSES (EL 169.4)
SCALE: 3/32" = 1'-0"





Row Houses

DEVELOPER

EYA

PROJECT DIRECTOR

ANNE L. CORBETT

ARCHITECTS

LESSARD DESIGN

BUILDING DATA



UNIT TYPES	UNIT PROGRAM	BUILDING HEIGHT ¹	BUILDING STORIES	BUILDING FOOTPRINT AREA		GROSS FLOOR AREA ²		PARKING	
				Sq. Ft.	subtotal	Sq. Ft.	subtotal	Per Unit Type	subtotal
Row House									
UNIT A (14' WIDTH)	40	42'	4	499	19,950	1,995	79,800	1	40
UNIT B (16' WIDTH)	44	42'	4	569	25,049.20	2,277	100,197	1	44
UNIT C (18' WIDTH)	42	42'	4	641	26,901	2,562	107,604	2	84
UNIT D (CORNER/20' WIDTH)	4	42'	4	1,008	4,033.36	4,033	16,133.44	2	8
<i>Subtotal</i>	130								
Back-to-Back									
UNITS E & F (22' WIDTH)									
West Side (Mews)		42'	4						
East Side (North Capitol St.) ³		32'	3						
<i>Subtotal</i>	16			702	11,230	2,808	44,921.60	2	32
Total	146				87,164		348,656		208

¹ Building Height is measured from top-of-slab to-top-of-cornice, including 4th floor/loft level

² Gross Floor Area includes ENTIRE floor plate, to outside wall, including unfinished areas (garage, stor., trash, stairs, roof terrace)

³ Ground Floor (Garage) is a buried condition on East Side (North Capitol St.)


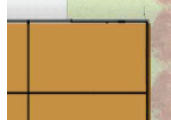
⁴ Optional parking space may include one (1) compact parking space

CR ZONE GUIDELINES	LOT OCCUPANCY	FLOOR AREA RATIO (FAR)	BUILDING HEIGHT	SETBACK
Permitted/Required	75%	8.0	110'	An area equivalent to 10% of the total lot area shall be required at ground level for all new development, and rear yards shall be provided for each residential building or structure.
Provided	30%	1.53	42' (Row House) 43' (Back-to-Back - Mews) 32' (Back-to-Back - N. Capital)	Rear yards on every townhome unit and/or building

PARKING

Minimum Parking Spaces		With Optional Parking	
Per Unit Type	<i>subtotal</i>	Spaces Per Unit Type ⁴	<i>subtotal</i>
1	40	2	80
1	44	2	88
2	84	2	84
2	8	2	8
2	32	2	64
	208		324

KEY

	ROW HOUSE • 130 UNITS
	BACK TO BACK • 16 UNITS

