

# ST. ELMO APARTMENTS

Applicant/Owner:

## 4931 Fairmont Avenue LLC

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Washington, DC 20016  
301.654.2100  
Contact: Eddie Lenkin

Architects:

## David M Schwarz Arch.

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Washington, DC 20036  
202.862.0777  
Contact: David Schwarz

ACI

9400 Old Georgetown Road  
Bethesda, MD 20814  
301.897.9000  
Contact: Faik Tugberk

Landscape Architect:

## RHODESIDE & HARWEL

510 King Street  
Alexandria, VA 22314  
703-683-7447  
Contact: Elliot Rhodeside

Attorney:

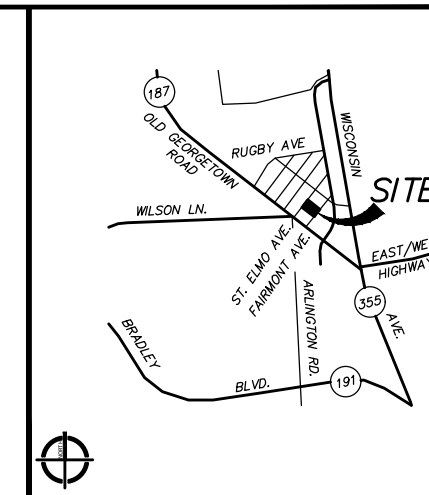
## Lerch, Early & Brewer

7600 Wisconsin Avenue, Suite 700  
Bethesda, MD 20814  
301.986.1300  
Contact: Steve Robins

Civil Engineer:

## VIKA Maryland, LLC

20251 Century Boulevard - Suite 400  
Germantown, MD 20874  
301.916.4100  
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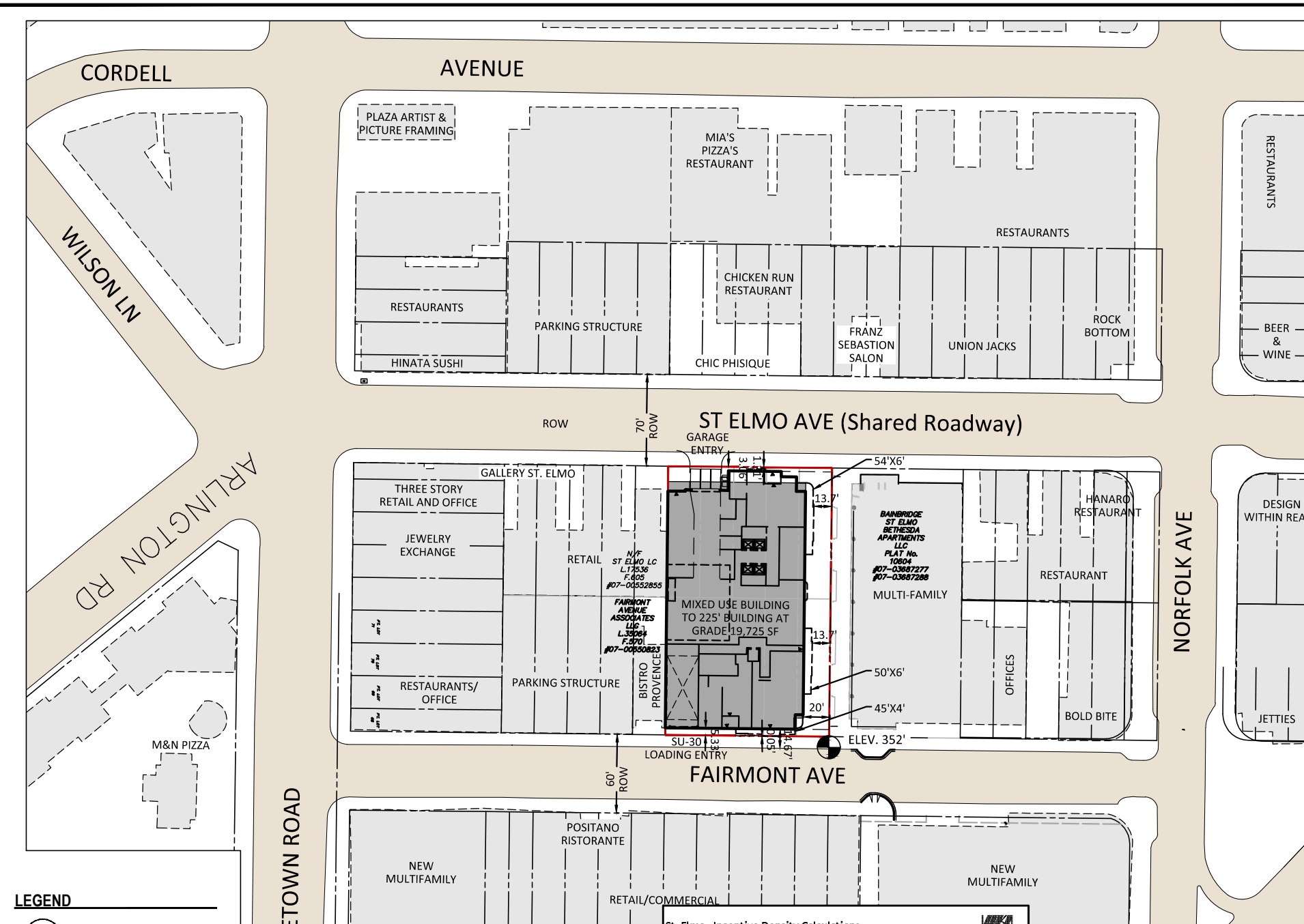


VICINITY MAP - NTS

### PROJECT DATA TABLE FOR CR-5.0 C-5.0 R-5.0 H-225

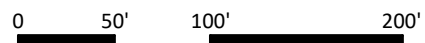
Sketch Plan Data Table (Section 59.4)		
Development Standard	Permitted/Required	Proposed
<b>Tract Area (Square Feet/acres)</b>		
CR5.0 C5.0 R 5.0 H-225		12,250 (.28)
Lots 58, 59, 85 & 86 St. Elmo and Fairmont Ave.		12,375 (.28)
Lots 84 & 644 St. Elmo and Fairmont Ave.		6,000 (.14)
Lots 82 & 83 St. Elmo Ave.		30,725 (.70)
<b>Subtotal CR5.0</b>		
CR3.0 C3.0 R3.0 H-110		15,625 (.36)
Lots 263, 264, 265, 266 & 267 Del Ray Ave.		
<b>Total Tract Area</b>		46,250 (1.06)
<b>Site Area (Square Feet/Acres)</b>		
Prior Dedication		7,500 (.17)
Site Area (Tract Area-Dedications)		38,750 (.89)
<b>Residential Density (GFA/FAR)</b>		
CR5.0 C5.0 R 5.0 H-225	153,125 (3.52)	153,125 (3.52)
CR3.0 C3.0 R3.0 H-110		14,863 (.34)
<b>Subtotal</b>		167,988 (3.86)
<b>Commercial Density (GFA/FAR)</b>		
CR5.0 C5.0 R 5.0 H-225	153,125 (3.52)	153,125 (3.52)
CR3.0 C3.0 R3.0 H-110		0
<b>Subtotal</b>		153,125 (3.52)
<b>Total Mapped Density (GFA/FAR)</b>	167,988 (3.86)	167,988 (3.86)
MPDU Density (GFA/FAR)	15%	*30,917 (.71)
Bethesda Overlay Zone Density (GFA/FAR)	n/a	162,012 (3.72)
<b>Total GFA/FAR</b>	n/a	330,000 (7.58)
Building Height	225 Feet	225
Public Open Space	20%	20%
Green Cover	35%	35%
Minimum Setbacks	n/a	0

\*MPDU payment not to count towards PIP payment.



**LEGEND**

- Height Proposed
- Height Allowed
- Base Point for Building Height Measurement
- Proposed Building with structured parking below bldg. and open space.
- Proposed Public Open Space
- Proposed Property Line
- Adjacent Existing Buildings
- Loading Space (Typ.)



**St. Elmo - Incentive Density Calculations**  
ZONE: CR-5.0 C-5.0 R-5.0 H-225 8/6/2018 17:58

MAJOR PUBLIC FACILITY	70	-	-
TRANSIT PROXIMITY	0	-	-
<b>CONNECTIVITY &amp; MOBILITY</b>			
1) Advance Dedication	30	-	-
2) Minimum Parking	20	-	6.50
3) Public Parking	25	-	-
4) Neighborhood Services	15	-	-
5) Through Block Connection	30	-	15.00
6) Transit Access Improvement	20	-	-
7) Streetscape	20	-	-
8) Trip Mitigation	20	-	-
9) Wayfinding	10	-	-
			21.50
<b>DIVERSITY OF USES &amp; ACTIVITIES</b>			
1) Adaptive Buildings	15	-	-
2) Care Centers	20	-	-
3) Dwelling Unit Mix	10	-	-
4) Enhanced Accessibility for the Disabled	20	-	-
5) Live/Work	15	-	-
6) Affordable Housing	no cap	-	-
7) Small Business Opportunity	20	-	10.00
			10.00

<b>QUALITY BUILDING AND SITE DESIGN</b>		
1) Architectural Elevations	20	-
2) Exceptional Design	30	15.00
3) Historic Resource Protection	20	-
4) Public Open Space	30	20.00
5) Public Art	20	15.00
6) Structured Parking	20	20.00
7) Tower Setback	20	-
		70.00
<b>PROTECTION AND ENHANCEMENT OF THE NATURAL ENVIRONMENT</b>		
1) BLT's	30	6.08
2) Cool Roof	15	10.00
	25	15.00
3) Energy Conservation & Generation	15	-
4) Habitat Preservation & Restoration	20	-
5) Recycling Facility Plan	10	-
6) Transferable Development Rights	10	-
7) Tree Canopy	15	-
8) Vegetated Area	15	-
9) Vegetated Roof	20	-
10) Vegetated Wall	10	-
		31.08
		132.58

**GENERAL NOTE:** The Sketch Plan drawings are conceptual only and represent proposed development in an illustrative manner. Final building locations, dimensions, heights, uses, phasing, density, development standards and programs shall be determined at time of site plan applications. Maximum density and heights for the property pursuant to the CRT & CRN Zones and the Chevy Chase Lake Sector Plan may be permitted.

ISSUE DATE

SHEET TITLE:  
**SKETCH PLAN**

SHEET No:

**SK5**  
32015004A

Note:  
 • This drawing is conceptual/illustrative and is to be refined and/or finalized at time of preliminary and/or site plan, as applicable. See General Note # on SK5.  
 • Some of the planimetric information shown on this plan is based on copyrighted GIS Data from M-NCPPC, and may not be copied or reproduced without express written permission from M-NCPPC.