

FAIRMONT AVENUE PROPERTY

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

Preliminary Plan Plan I	Data Table (Section 59.4)	
Development Standard	Permitted/Required	Proposed
Tract Area (Square Feet/acres)		
CR5.0 C5.0 R 5.0 H-225		
Lots 58, 59, 85 & 86 St. Elmo and Fairmont Ave		12,250 (.2
Lots 84 & 644 St. Elmo and Fairmont Ave.		12,375 (.2)
Lots 82 & 83 St. Elmo Ave.		6,000 (.1
Subtotal CR5.0		<u>30,725 (.7</u>
CR3.0 C3.0 R3.0 H-110		
Lots 263, 264, 265, 266 & 267 Del Ray Ave.		15,625 (.3
Total Tract Area		46,250 (1.0
Site Area (Square Feet/Acres)		
Prior Dedication		7,500 (.1
Site Area (Tract Area-Dedications)		38,750 (.8
Residential Density (GFA/FAR)		
CR5.0 C5.0 R 5.0 H-225	153,125 (3.52)	153,125 (3.5
CR3.0 C3.0 R3.0 H-110		14,863 (.3
Subtotal		167,988 (3.8
Commercial Density (GFA/FAR)		
CR5.0 C5.0 R 5.0 H-225	153,125 (3.52)	153,125 (3.5
CR3.0 C3.0 R3.0 H-110		
Subtotal		153,125 (3.5
Total Mapped Density (GFA/FAR)	167,988 (3.86)	167,988 (3.8
MPDU Density (GFA/FAR)	15%	*30,917 (.7
Bethesda Overlay Zone Density (GFA/FAR)	n/a	162,012 (3.7
Total GFA/FAR	n/a	330,000 (7.5
Buidling Height	225 Feet	2
Public Open Space	20%	20
Green Cover	35%	3!
Minimum Setbacks	n/a	

*MPDU payment not to count towards PIP payment.

				St. Elmo Apa						
				FAR Averagi	ng Table					
TRACT ANALYSIS										
					PRIOR					
		EXISTING SITE	EXISTING SITE	PRIOR	DEDICATIONS	PROPOSED R/W		TRACT AREA		
PROPERTY	ZONE	AREA (SF)	<u>'</u>	DEDICATION (SF)	` ′	DEDICATION (SF)	, ,	(ACRES)		
SUBJECT PROPERTY	CR 5.0 (C 5.0, R 5.0, H-225)	25,625	0.59	5,000	0.11	-	30,625	0.70		
DEL RAY, LOTS 263-267	CR 3.0 (C3.0, R2.75, H-110)	13,125	0.30	2,500	0.06	0	15,625	0.36		
TOTAL		38,750	0.89	7,500	0.17	-	46,250	1.06		
DENSITY ANALYSIS BEFO	——————————————————————————————————————									
7211011171117121010 02110	THE TANK TO THE TANK	T		BASE DENSITY	BASE DENSITY	BASE DENSITY		Existing to		Transfer of Re
		BASE DENSITY	BASE DENSITY	ALLOWABLE	ALLOWABLE	ALLOWABLE	BASE DENSITY	Remain	Existing to	to Subject
		ALLOWABLE	ALLOWABLE	COMMERCIAL	COMMERCIAL	RESIDENTIAL	ALLOWABLE	(Commercial -	Remain	Property (Tota
PROPERTY	ZONE	TOTAL GFA (SF)	TOTAL FAR	GFA (SF)	FAR	GFA (SF)	RESIDENTIAL FAR	<u> </u>	(Residential - SF)	
SUBJECT PROPERTY	CR 5.0 (C 5.0, R 5.0, H-225)	153,125	5.00	153,125	5.00	153,125	5.00	16,000	137,125	
DEL RAY, LOTS 263-267	CR 3.0 (C3.0, R2.75, H-110)	46,875	3.00	46,875	3.00	42,969	2.75	32,012	0	14,8
TOTAL	-									

PARKING REQUIRMENTS IN BETHESDA PARKING LOT DISTRICT

O

Han and han Consum	# OF	Required per Unit				Proposed
Use or Use Group	UNITS	Minimum	Spaces	Maximum	Spaces	
Vehicle Parking						
Commercial						
Retail (6,000 SF) Spaces/1,0000 SF		3.50	21	6.00	36	
Office (10,000 SF) Spaces/1,0000 SF		2.00	20	3.00	30	
SUBTOTAL			41		66	
Residential - Unbundled						
1 Bedroom Market	126	0.50	63	1.25	158	
1 Bedroom MPDU	22	0.25	6	1.25	28	
2 Bedroom Market	61	0.75	46	1.50	92	
2 Bedroom MPDU	15	0.38	6	1.50	23	
3 Bedroom Market	21	0.75	16	1.50	32	
SUBTOTAL			136		331	
TOTAL SPACES	245		177		397	
TOTAL BOZ 20% REDUCTION			141		397	*230

FAIRMONT AVENUE OF A 18 MONT AVENUE AVENUE AVE

BLIC BENEFITS CREDIT UNDER STRUCTURED PARKING AND N	MINIMUM PA	RKING, RESPECTIVELY.	
Hee or Hee Crown		Requi	ired pe
Use or Use Group		20: (20)	

Hee or Hee Group		Required per Unit				Long	Provided	
Use or Use Group		Min (Max) % Long-Term		Term	Term	Spaces		
Bicycle Parking	,			,				
Commercial								
Retail (6,000 SF) Spaces/10,000 SF		1.00 (50 Max)	1.00	15%	*1	1	2	
Office (10,000 SF) Spaces/5,000 SF		1.00 (100 Max)	2.00	85%	*2	2	4	
Residential (20+ Units)								
Multi-Living Unit	245	0.50 (100 Max)	100	95%	5	95	100	

GROSS TRACT AREA TABULATION

PARCEL	ZONE	Existing Lot Area SF	Prior Dedication Area SF	Proposed R/W Dedication Area SF	Gross Tract Area SF	Max Allowable FAR	Total Allowable GSF
Subject Property	CR 5.0 (C 5.0, R 5.0, H-225)	25,625	5,000	0	30,625	5	153, 125
Del Ray Lots 263-267	CR 3.0 (C3.0, R3.0, H-110)	13,125	2,500	0	15,625	3	46,875
Totals		38,750	7,500	0	46,250		200,000

BUILDING HEIGHT 524 MEASURE POINT

#4914-4916

BUILDING

ELEVATION=351,86°

DETERMINED AT SITE PLAN)

3 STŸ. BRICK & BLOCK

(FINAL LOCATION TO BE X

PUBLIC USE SPA	<u>\CE</u>				
PARCEL	ZONE	NET LOT AREA	REQUIRED MINIMUM PUBLIC USE SPACE %	REQUIRED MINIMUM PUBLIC USE SPACE SF	PUBLIC USE SPACE PROVIDED SF
Subject Property	CR 5.0 (C 5.0, R 5.0, H-225)	25,625	n/a	5,150	5,150
Del Ray Lots 263-267	CR 3.0 (C1.0, R3.0, H-90T)	13,125	n/a	0	
Totals		38,750		5,150	5,150

GENERAL NOTES:

#4915 STORY STUC

CONC. CURB & GUTi

X. 6"W(CI)CONT.# 22-0111`

ST. ELMO AVENUE

-11 STREETSCAPE

EX. 6"S(CI)CONT.# 20-0126Y

17536 F.

AT GRADE COURTYARD

& STUCCO

121 STORY RESIDENTIAL

BUILDING

225' HEIGHT

WITH GROUND FLOOR RETAIL

AND BELOW GRADE PARKING

245 APARTMENTS 16,000 SF COMMERCIAL

19,725 SF GROUND FLOOR AREA

ABOV

9' STREETSCAPE

2 STY. BRICK & BLOCK

EX. 6"W(CI)CONT.# 22-8111

- 1. THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. HN22 WITH A TAX ACCOUNT NO'S:TRACT-1; #07-005501326, #07-00551315, & #07-00551304, TRACT-2; #07-00550947 & #07-00553108, TRACT-3; #07-00552536 & #0702799951
- 2. THE SUBJECT PROPERTY IS CURRENTLY ZONED "CR 5.0, C 5.0, R 5.0, H-225" AND WITHIN THE BETHESDA OVERLAY DISTRICT.
- 3. THE HORIZONTAL DATUM IS BASED ON MARYLAND STATE GRID NORTH (NAD83 / 91) AND THE VERTICAL DATUM IS BASED ON NVGD 29.
- 4. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 24031C0455D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006...
- 5. BOUNDARY SURVEY WAS PREPARED BY VIKA, INC. DATED FEBRUARY 14,
- 6. THIS SITE IS LOCATED IN THE LOWER ROCK CREEK WATERSHED AND IS CLASSIFIED AS USE I.
- 7. THE PROJECT IS PROPOSED TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS CURRENTLY IN WATER AND SEWER SERVICE CATEGORIES
- W-1 & S-1, RESPECTIVELY. 8. CHANGES TO THIS PLAN DUE TO FINAL ENGINEERING REQUIRED AS A RESULT OF PUBLIC AGENCY REVIEW, SUBSEQUENT TO APPROVAL OF THE
- 9. THE NUMBER OF PRIVATE PARKING SPACES WILL BE SET AT SITE PLAN, SUBJECT TO FINAL BEDROOM MIX & UNIT COUNT AND WILL COMPLY WITH

TO THIS PLAN BY THE PLANNING BOARD.

PLAN PROVISION WAS APPROVED ON 11/13/15.

MONTGOMERY COUNTY PARKING REQUIREMENTS. 10. FOREST CONSERVATION EXEMPTION PLAN 42016068E WITH A TREE SAVE

CERTIFIED SITE PLAN, ARE ALLOWED AND DO NOT REQUIRE AMENDMENTS

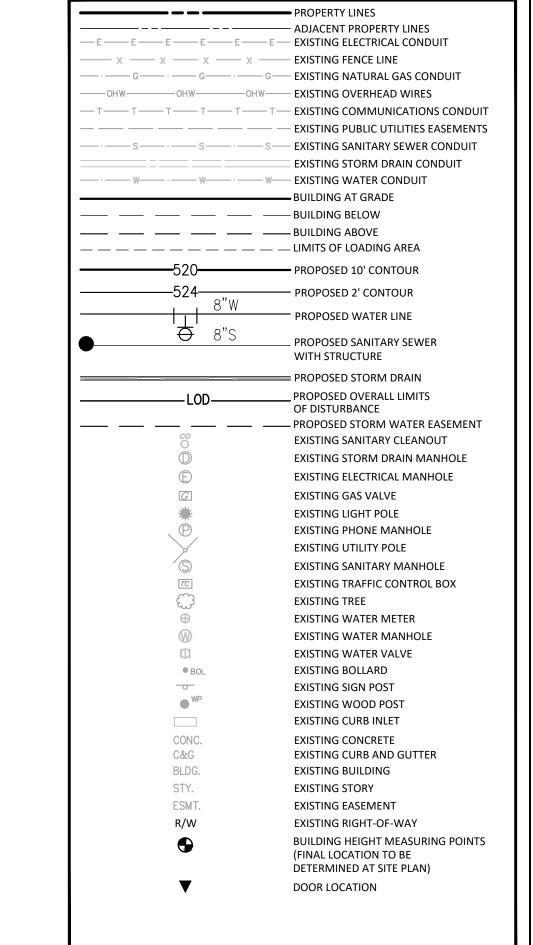
- 11. 15 PERCENT OF THE UNITS APPROVED FOR PERMIT IN THE DEVELOPMENT WILL BE MPDUS. THE FINAL MPDU AREA WILL BE DETERMINED AT TIME OF
- 12. ACCESS TO THE LOADING AREA ON FAIRMONT AVENUE IS LIMITED TO AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) WB-40 VEHICLES OR SMALLER. .
- 13. UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS. STRUCTURES AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF SITE PLAN APPROVAL. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE

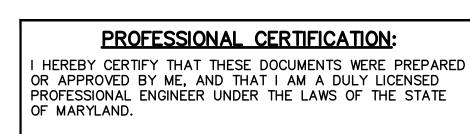
INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.

PLAN LEGEND

5"TRFF

15' B.R.L.

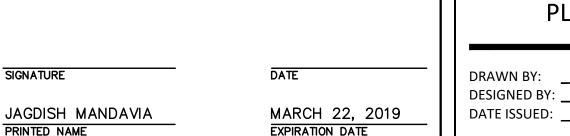




LICENSE No. <u>20776</u>

SIGNATURE

PRINTED NAME TITLE: ASSOCIATE



20251 CENTURY BOULEVARD SUITE #400 GERMANTOWN, MARYLAND 20874 PHONE: (301) 916-4100 FAX: (301) 916-2262 GERMANTOWN, MD. MCLEAN, VA.

PREPARED FOR: 4931 FAIRMONT, LLC 4922A ST. ELMO AVENUE BETHESDA, MD 20814 301.654.2100 EDDIE LENKIN

DESIGN CONSULTANTS

ARCHITECTS

1707 L STREET N.W. WASHINGTON, DC 20036 202.862.0777 DAVID SCHWARZ

DAVID M SCHWARZ ARCH.

9400 OLD GEORGETOWN ROAD

BETHESDA, MD 20814 301.897.9000 FAIK TUGBERK

> LANDSCAPE ARCHITECTS RHODESIDE & HARWELI 510 KING STREET

ALEXANDRIA, VA 22314 703.683.7447 ELLIOT RHODESIDE

ERCH, EARLY & BREWER 7600 WISCONSIN AVE, STE 700 BETHESDA, MD 20814

301.986.1300 STEVE ROBINS TRAFFIC ENGINEER

WELLS & ASSOCIATES 8730 GEORGIA AVENUE SUITE 200 SILVER SPRING, MD 20910 301.448.1333 CHRIS KABATT

CIVIL ENGINEER VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD

SUITE 400 GERMANTOWN MD, 20874 301.916.4100

BILL LANDFAIR

PROFESSIONAL SEAL

ST. ELMO **APARTMENTS**

7TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 209NW05

> TAX MAP: HN22 **MNCPPC**

120150204 **PRELIMINARY**

DRAWN BY: DESIGNED BY: _____ DATE ISSUED: <u>8/7/2018</u>