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BLOCK 19 RESIDENTIAL CONCEPTUAL DESIGN SET



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PARADIGM DEVELOPMENT CO.

ARCHITECTS COLLABORATIVE, INC.

9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

COVER SHEET

Scale: 1/16"=1'-0" 09.06.12

CS.1

	S	1B	1BD	2B	Total Unit Count	GFA	Deductions (SF)						AGFA
							Trash Room	Loading Dock	Garage Ramp	Stair/Elevator	Mechanical	Total	
20th Floor	3	3	0	4	10	14,714	51	0	0	765	379	1,195	13,519
19th Floor	3	12	0	5	20	20,129	51	0	0	765	469	1,285	18,844
18th Floor	3	12	0	5	20	20,129	51	0	0	765	469	1,285	18,844
17th Floor	3	12	0	5	20	20,129	51	0	0	765	469	1,285	18,844
16th Floor	3	12	0	5	20	20,129	51	0	0	765	469	1,285	18,844
15th Floor	3	12	0	5	20	20,129	51	0	0	765	469	1,285	18,844
14th Floor	3	12	0	5	20	20,129	51	0	0	765	469	1,285	18,844
13th Floor	3	12	0	5	20	20,129	51	0	0	765	469	1,285	18,844
12th Floor	3	12	0	5	20	20,129	51	0	0	765	469	1,285	18,844
11th Floor	3	12	0	5	20	20,129	51	0	0	765	469	1,285	18,844
10th Floor	3	12	0	5	20	20,129	51	0	0	765	469	1,285	18,844
9th Floor	3	18	1	9	31	32,138	51	0	0	925	586	1,562	30,576
8th Floor	3	18	1	9	31	32,138	51	0	0	925	586	1,562	30,576
7th Floor	3	18	1	9	31	32,138	51	0	0	925	586	1,562	30,576
6th Floor	3	18	1	9	31	32,138	51	0	0	925	586	1,562	30,576
5th Floor	3	19	1	9	32	32,840	51	0	0	925	595	1,571	31,269
4th Floor	3	19	1	9	32	32,840	51	0	0	925	595	1,571	31,269
3rd Floor	3	19	1	9	32	32,840	51	0	0	925	595	1,571	31,269
2nd Floor	3	19	1	9	32	32,840	51	0	0	925	595	1,571	31,269
1st Floor / Lobby*	1	7	2	5	15	32,840	1,567	3,680	1,565	925	442	8,179	24,661
Unit Type Total	58	278	10	131	477	508,756	2,536	3,680	1,565	16,740	10,235	34,756	474,000
Unit Type %	12.2%	58.3%	2.1%	27.5%									

ZONING TABULATION	
ZONING OF THE SITE	CDD#2
EXISTING USES ON THE SITE	VACANT
PROPOSED USES FOR THE SITE	RESIDENTIAL MULTI FAMILY
LOT AREA	129,383 SF OF 2.97 ACRE
NUMBER OF DWELLING UNITS	477 UNITS
UNITS PER ACRE	164.5 UNITS / ACRE
GROSS SQUARE FEET OF BUILDING AREA	SEE TABULATION ABOVE
NET SQUARE FEET OF FLOOR AREA (AGFA)	SEE TABULATION ABOVE
EXISTING FLOOR AREA RATIO	VACANT
PROPOSED FLOOR AREA RATIO	3.66
OPEN SPACE PROVIDED (INCLUDING DROP OFF AREA)	APP. 85,000
AVERAGE FINISH GRADE	118
HEIGHT	215
HEIGHT WITH PENTHOUSE	250
PARKING SPACES:	
COMPACT PARKING SPACES	160
STANDARD PARKING SPACES	290
TOTAL PARKING SPACE	450
LOADING SPACE REQUIRED	5
LOADING SPACE PROVIDED	4



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UNIT MIX / AGFA & ZONING TABULATIONS

09.06.12

CS.2



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1ST FLOOR PLAN

Scale: 1/40"=1'-0" 0' 20' 40' 80' 09.06.12





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2ND THRU 5TH FLOOR PLAN

Scale: 1/40"=1'-0" 0 20' 40' 80' 09.06.12



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6TH THRU 9TH FLOORS PLAN

Scale: 1/40"=1'-0" 0' 20' 40' 80' 09.06.12



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6TH THRU 9TH FLOORS PLAN

Scale: 1/16"=1'-0" 09.06.12



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10TH THRU 19TH FLOORS PLAN

Scale: 1/40"=1'-0" 0' 20' 40' 80' 09.06.12





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20TH FLOOR PLAN

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Scale: 1/40"=1'-0" 09.06.12

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ROOF PLAN

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Scale: 1/40"=1'-0" 09.06.12

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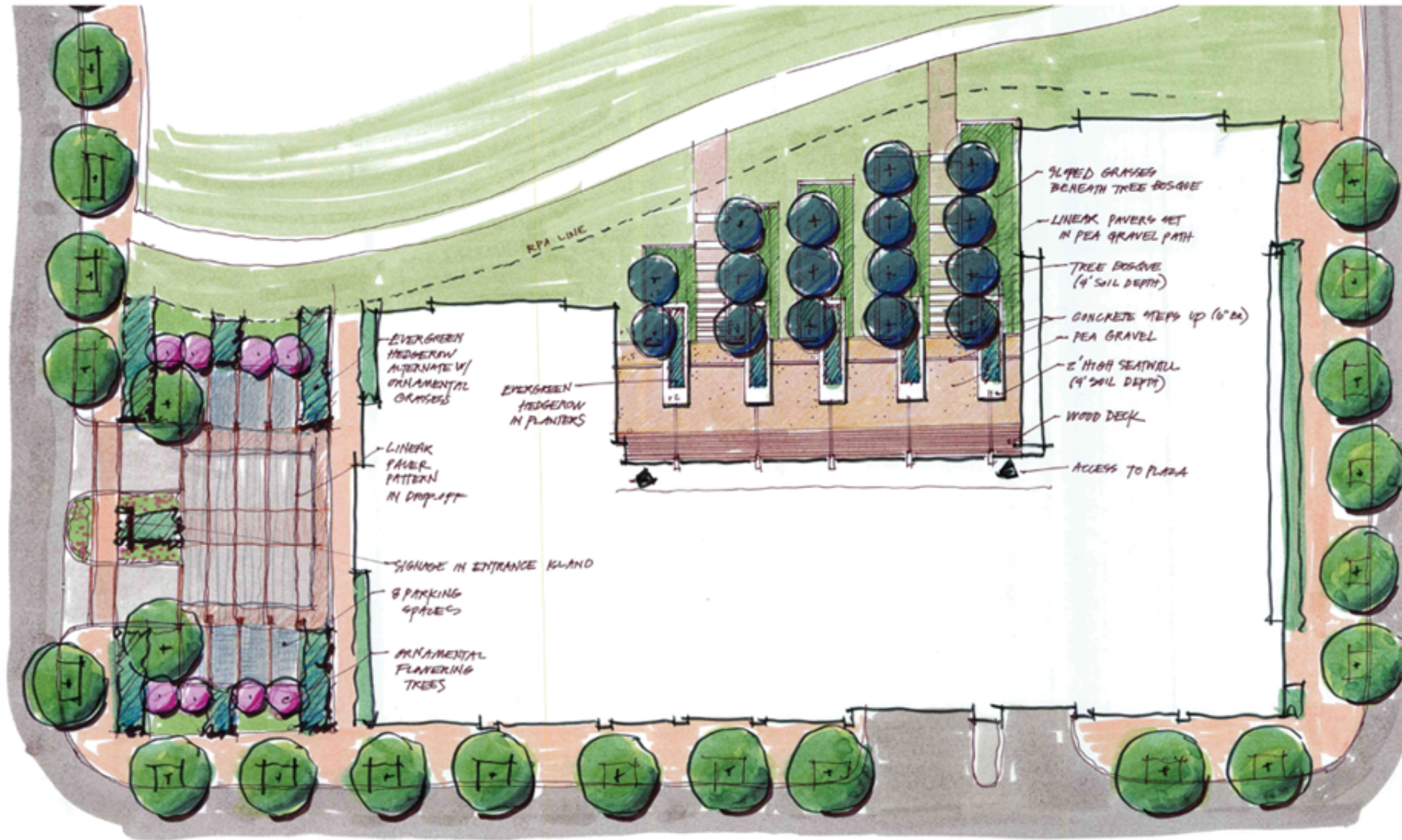
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BASEMENT PLAN

Scale: 1/40"=1'-0" 0' 20' 40' 80' 09.06.12





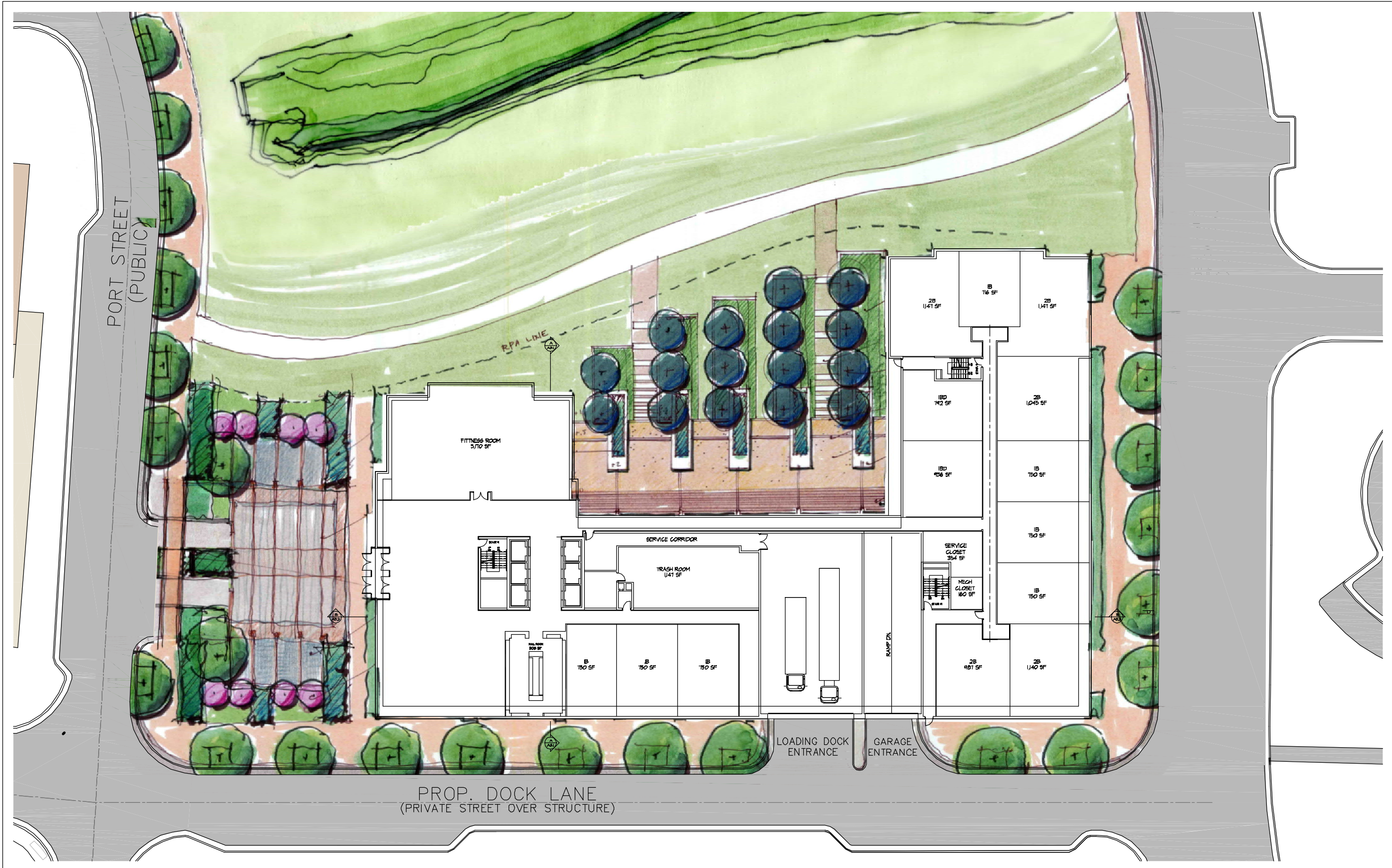
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LANDSCAPE CONCEPT PLAN

PROJECT #: 12057

Scale: 1" = 20'-0"
0 5' 10' 20'





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1ST FLOOR PLAN

PARADIGM DEVELOPMENT CO. 8TH THRU 19TH FLOORS PLAN

Scale: 1/16"=1'-0" 0 8 16 32 09.06.12

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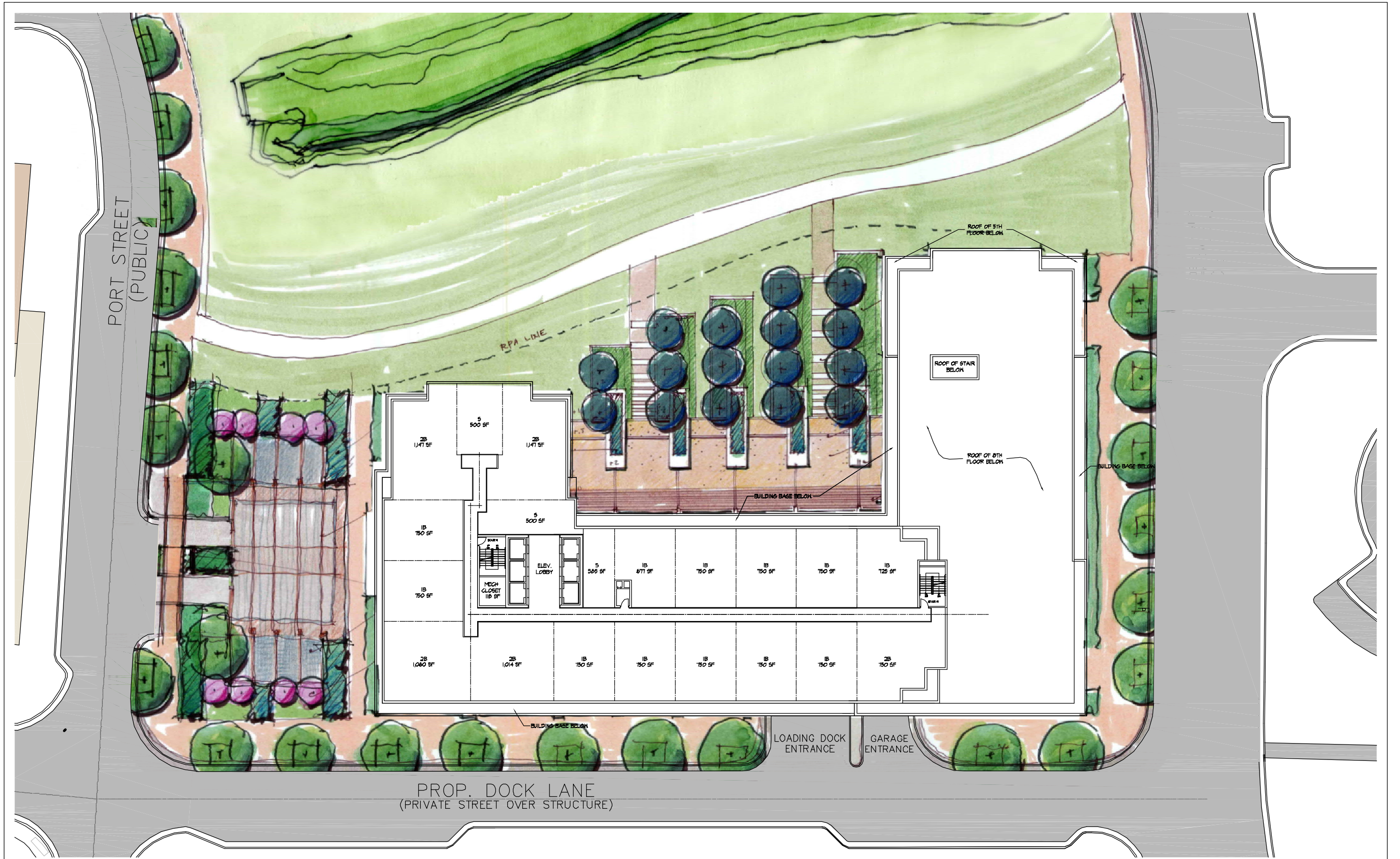
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2ND THRU 5TH FLOOR PLAN

Scale: 1/16"=1'-0" 0 8 16 32 09.06.12



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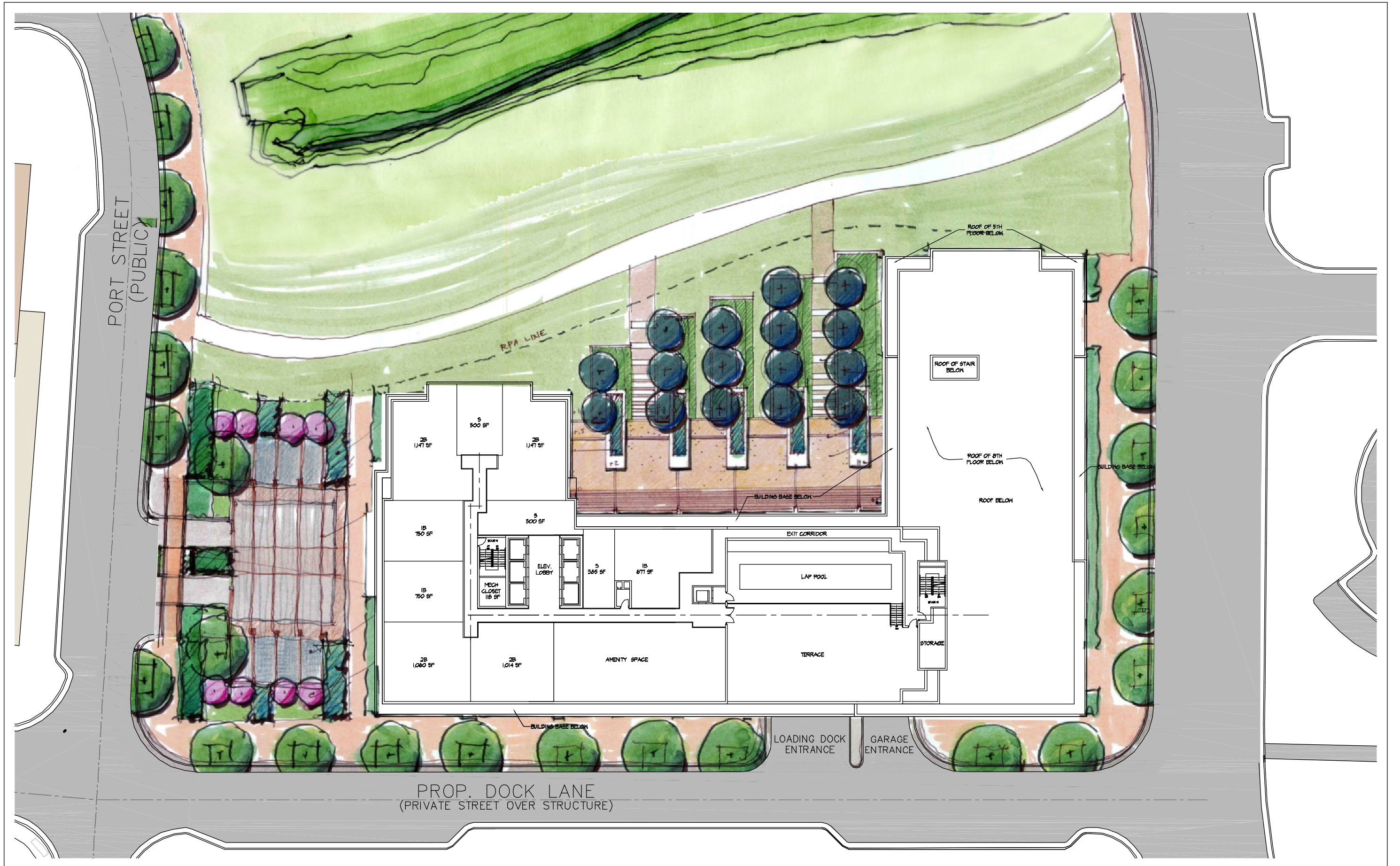
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10TH THRU 19TH FLOORS PLAN

Scale: 1/16"=1'-0" 0 8 16 32 09.06.12



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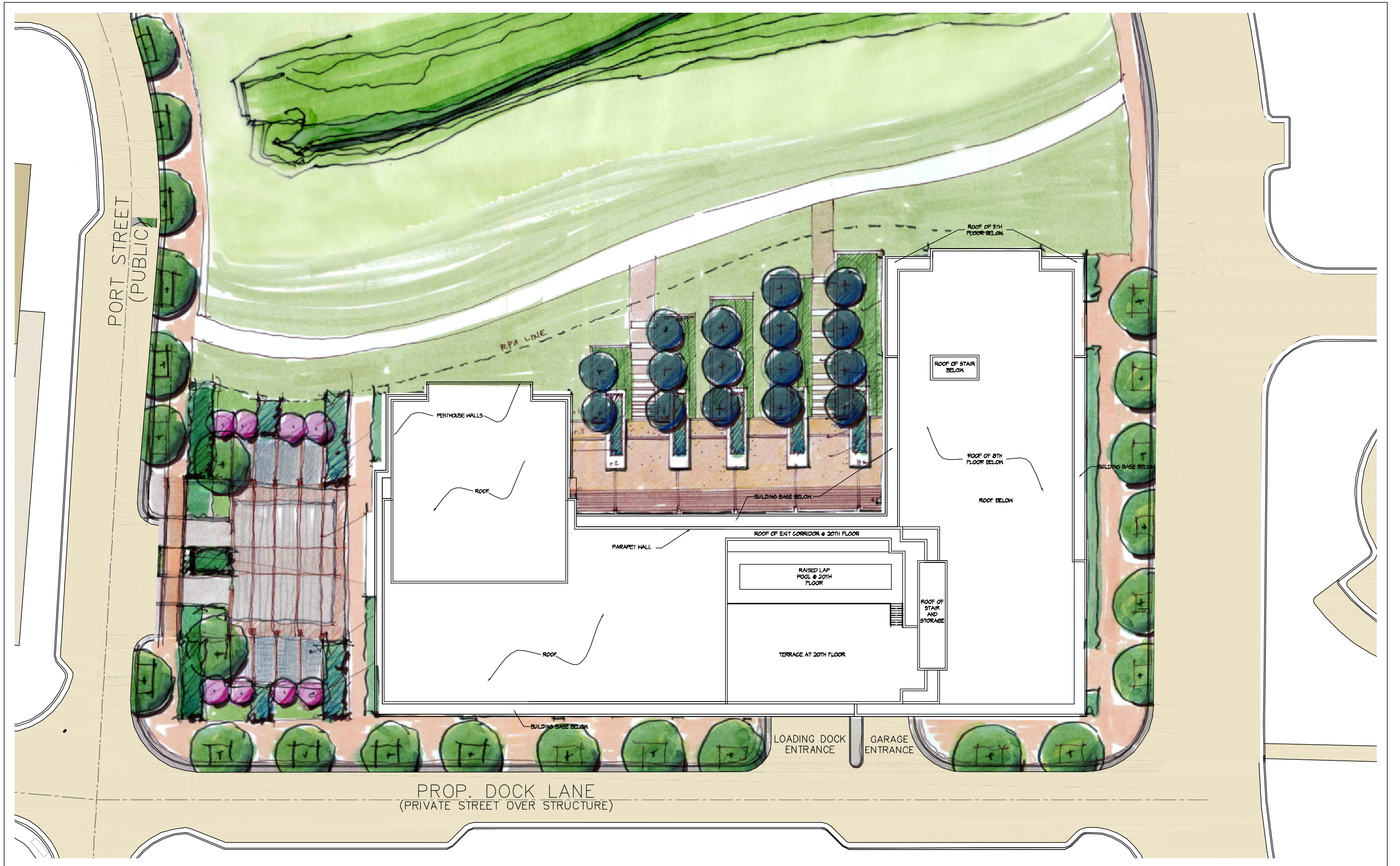
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20TH FLOOR PLAN

Scale: 1/16"=1'-0" 0 8 16 32 09.06.12



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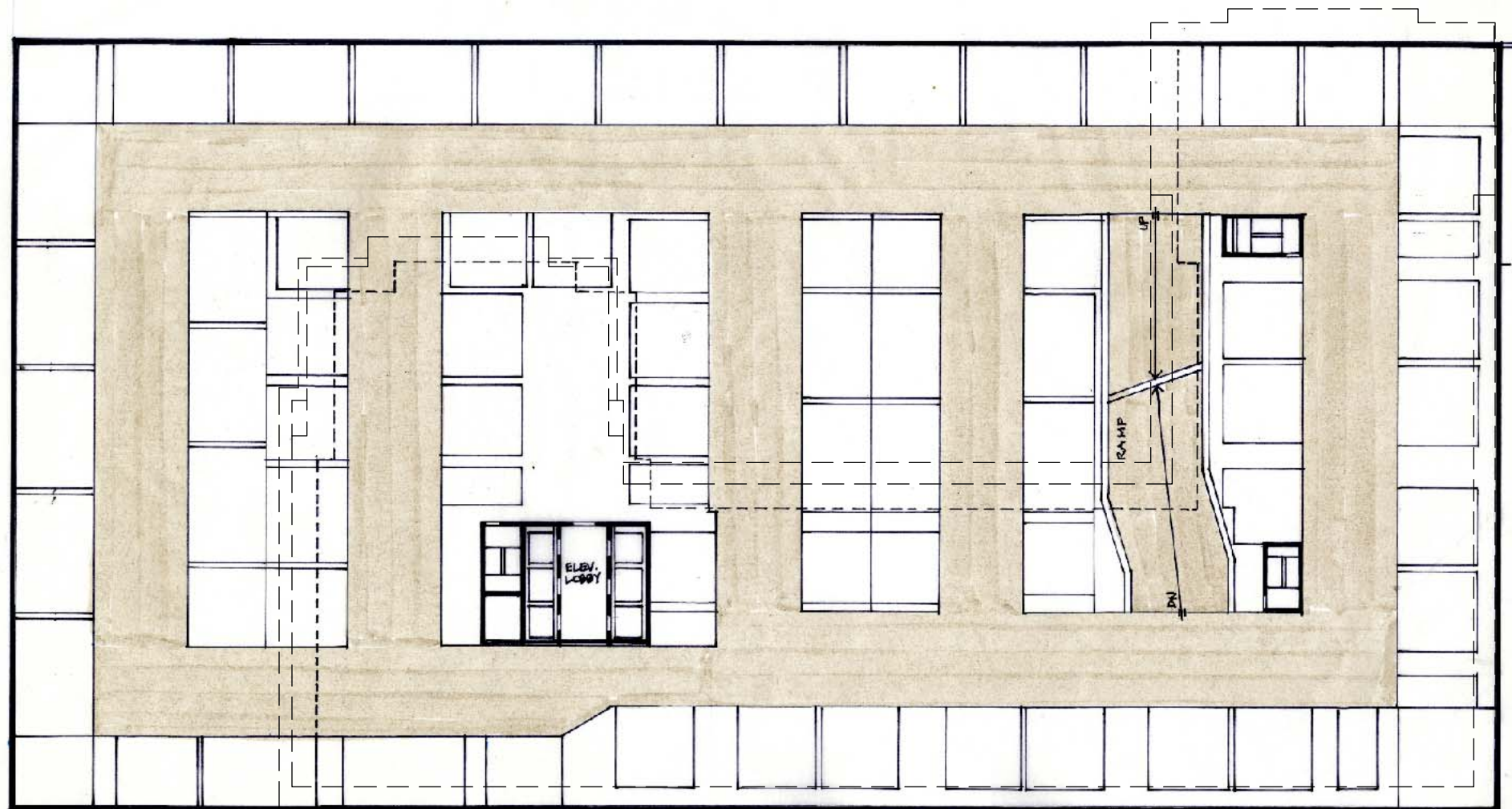
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ROOF PLAN

Scale: 1/16"=1'-0" 09.06.12



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BASEMENT PLAN

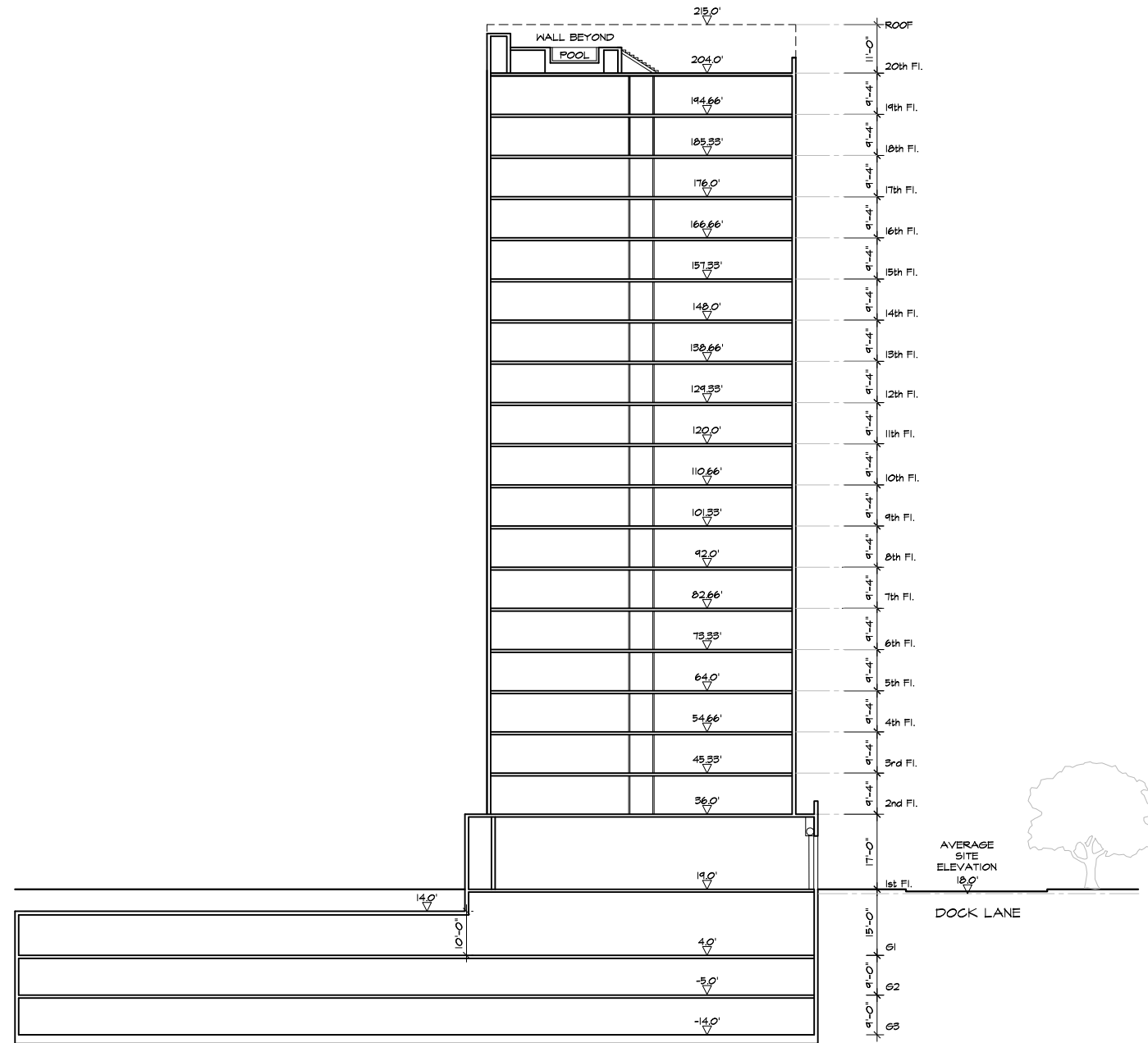
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Scale: 1/16"=1'-0" 0 8 16 32 09.06.12

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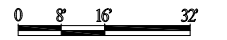


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BUILDING SECTION A

PARADIGM DEVELOPMENT CO.

Scale: 1/16"=1'-0"

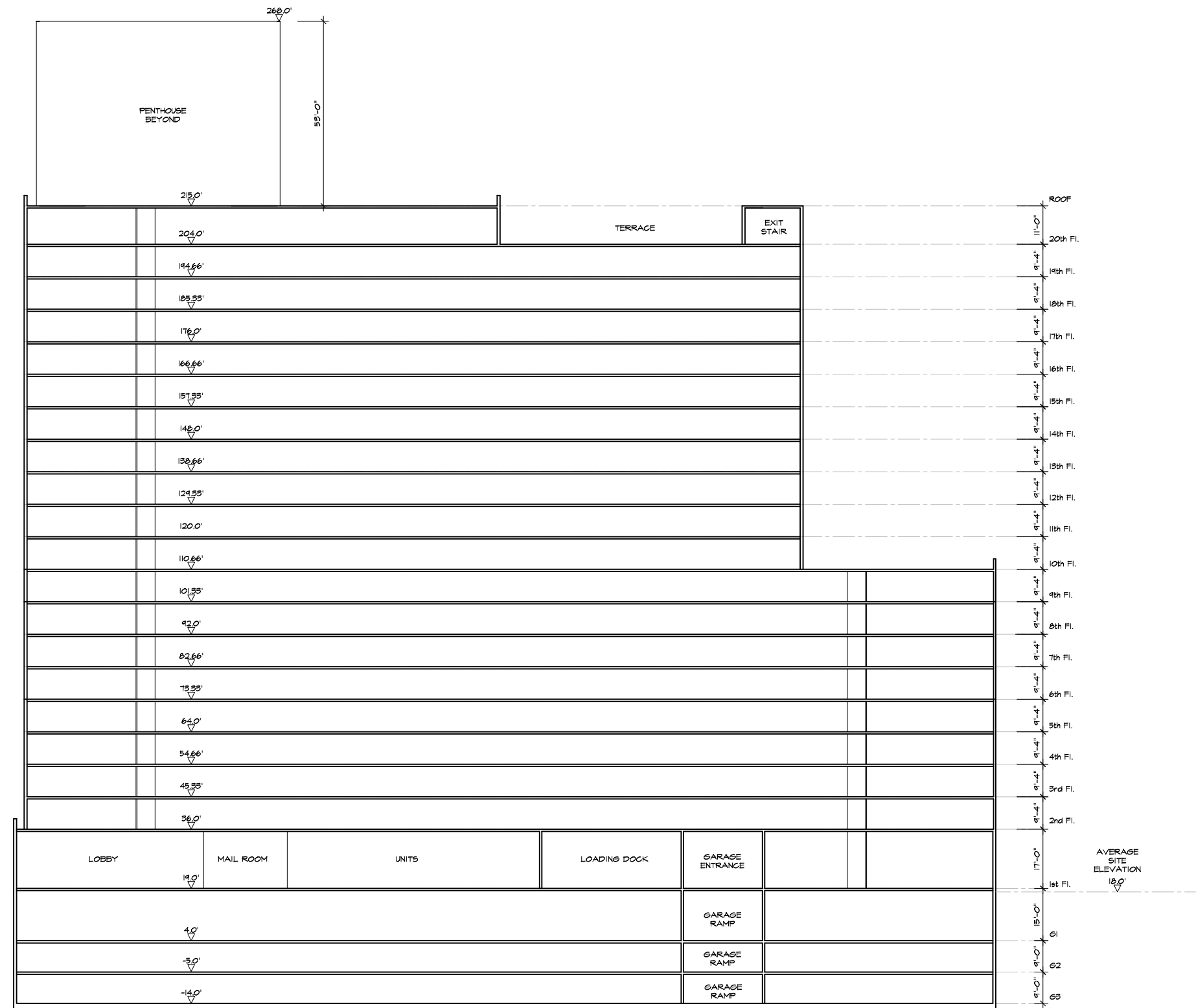


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BUILDING SECTION B

PARADIGM DEVELOPMENT CO.

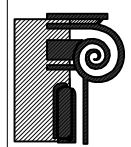
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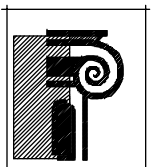


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PERSPECTIVE VIEW FROM CORNER OF DOCK LANE AND PORT STREET

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A4.1



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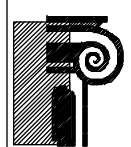
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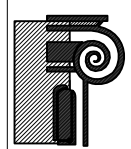
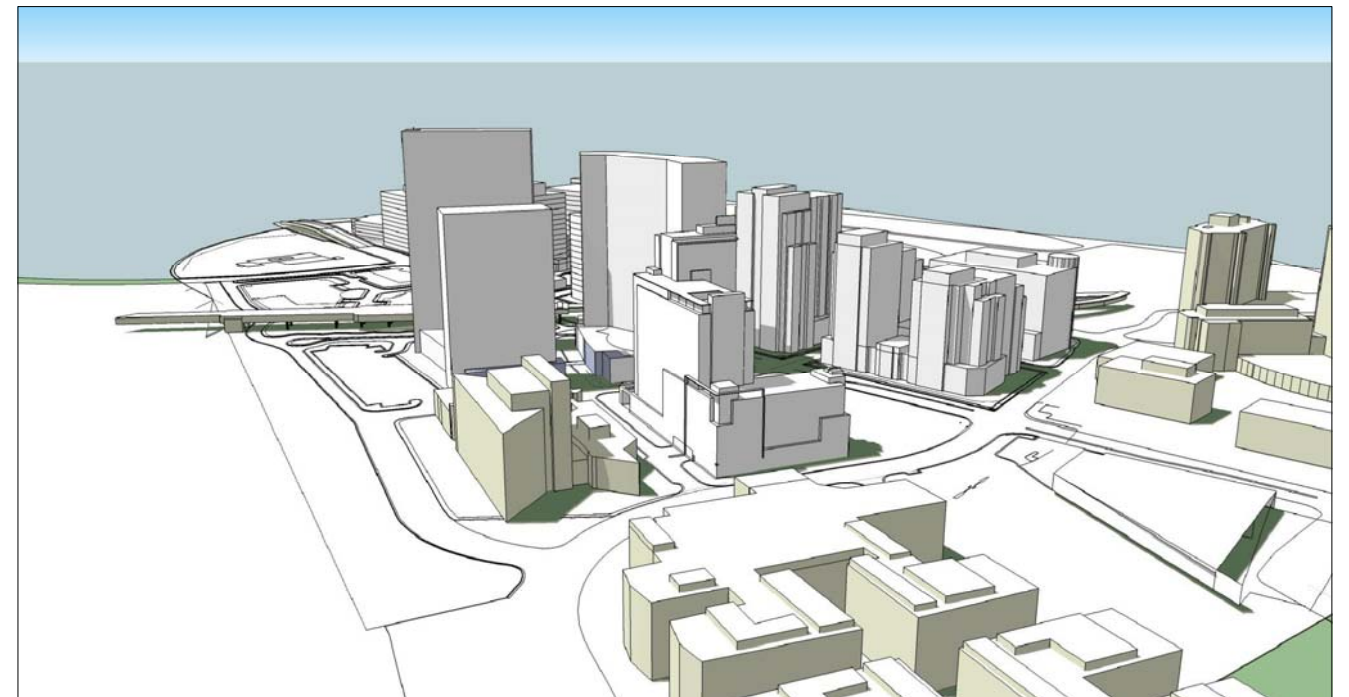
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PERSPECTIVE VIEW FROM MILL ROAD

09.06.12

A4.1B





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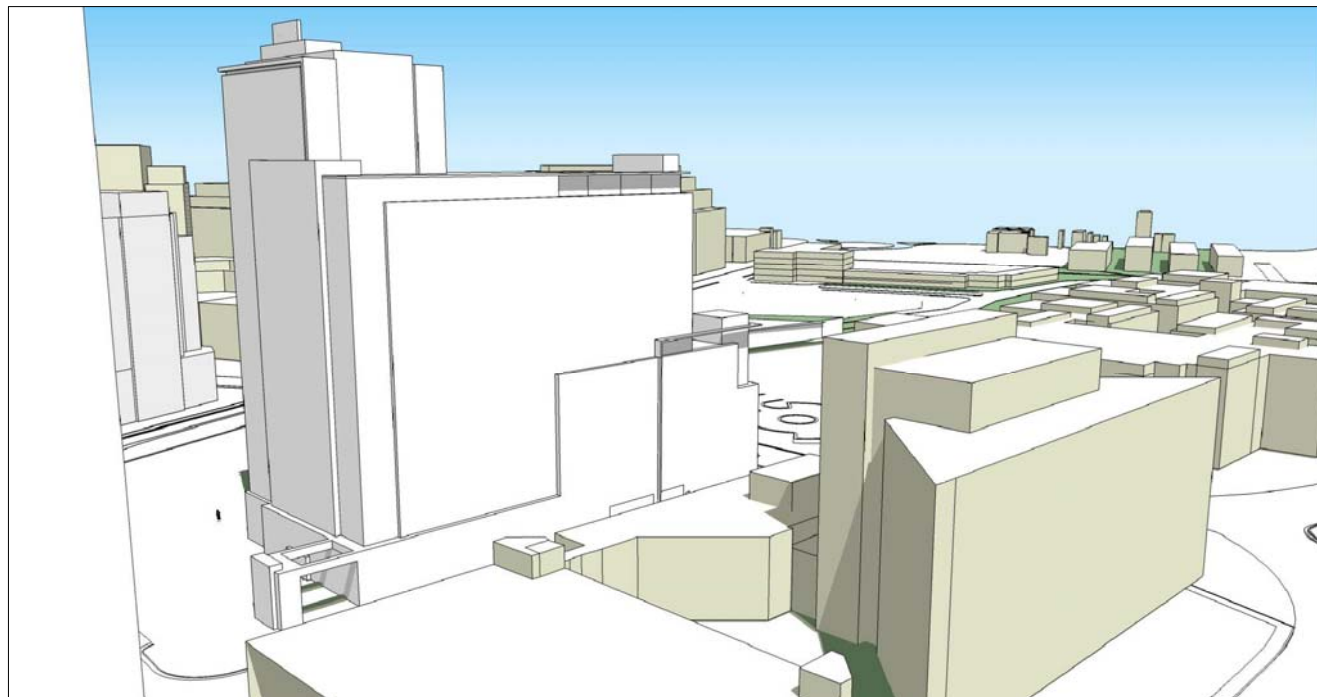
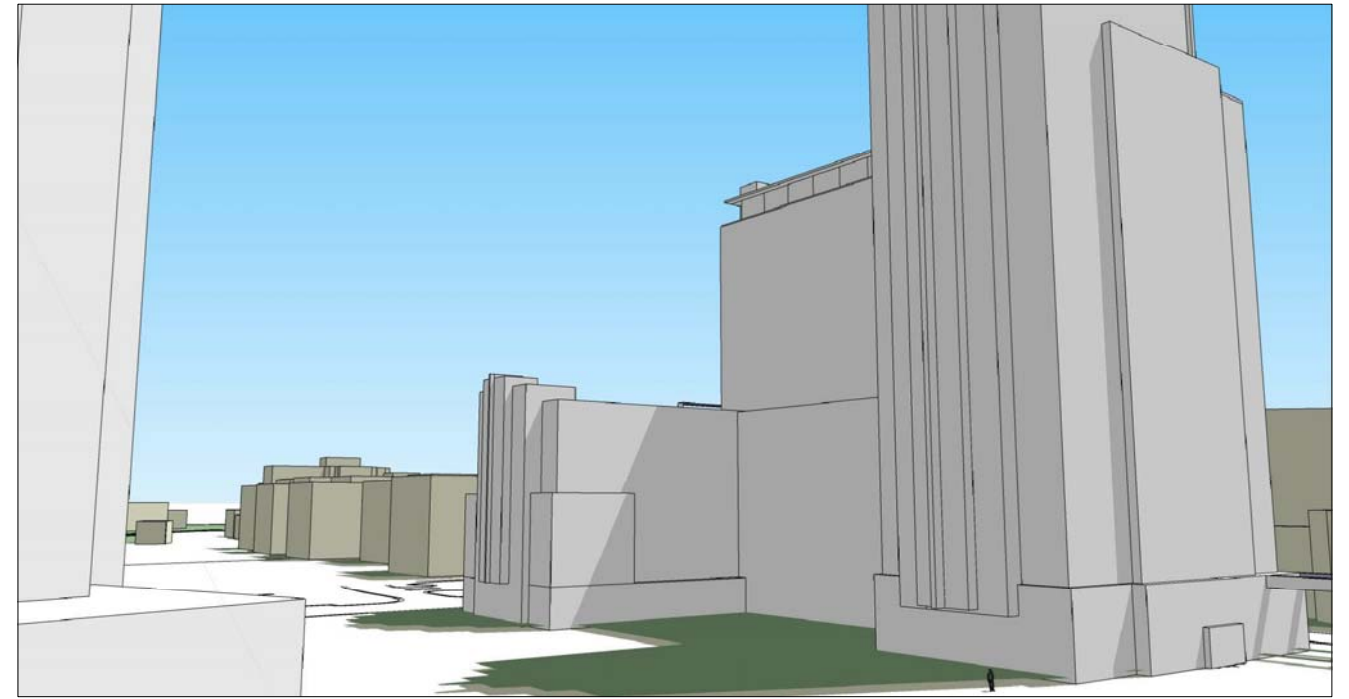
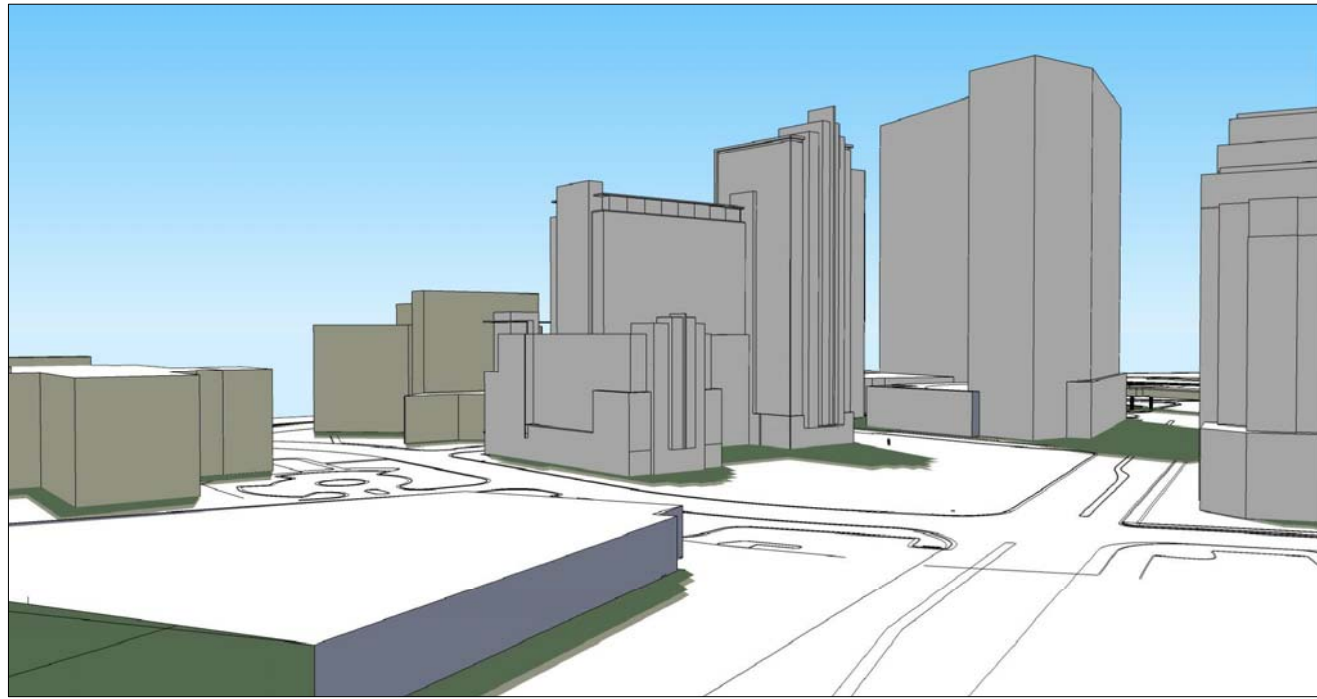
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MODEL VIEWS

09.06.12

A4.2



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MODEL VIEWS

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A4.3