

DPA-06-01 WOODMONT VIEW



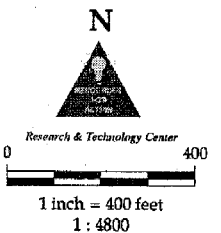
Map compiled on January 17, 2006 at 3:41 PM | Site located on base sheet no - 210NW05

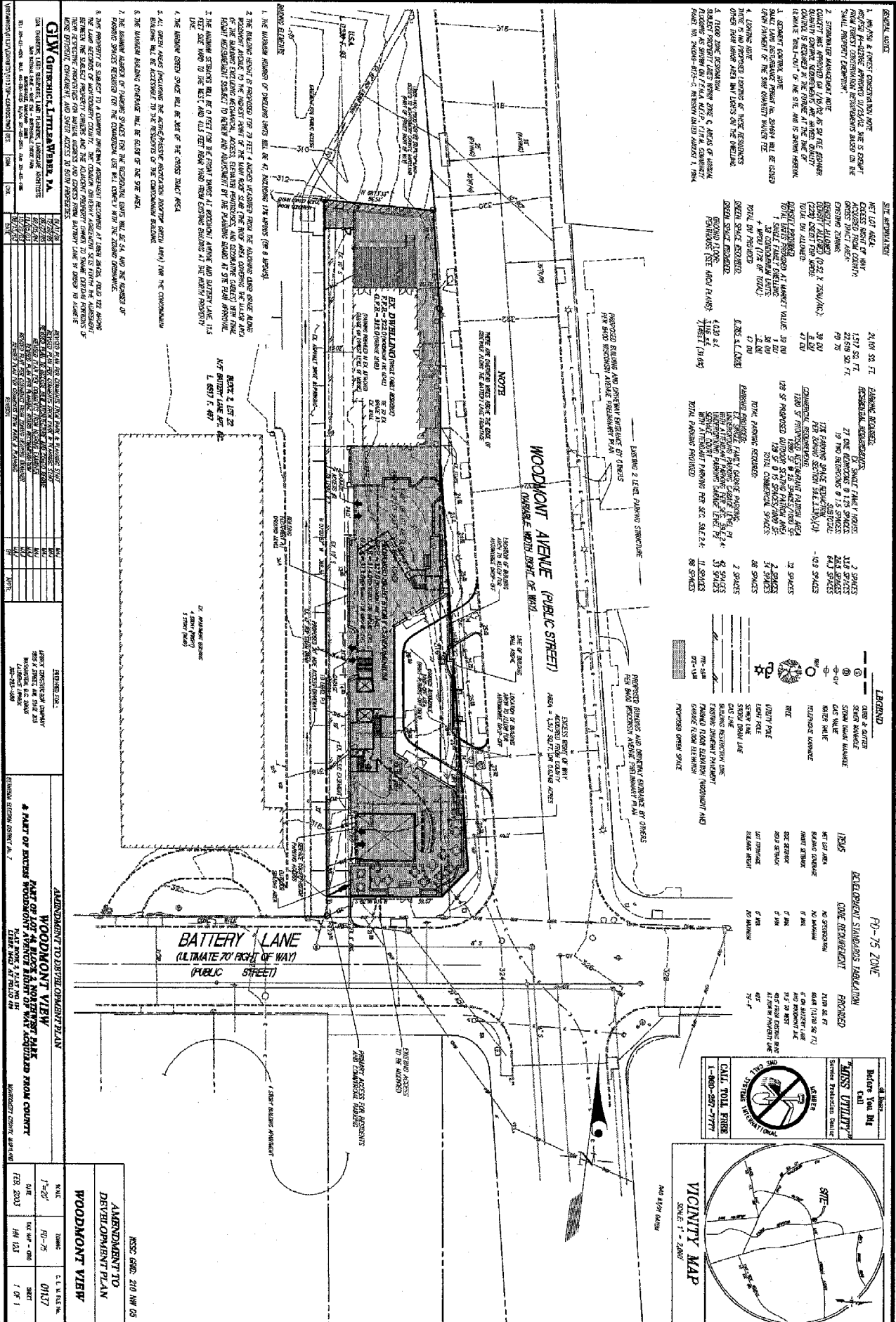
NOTICE

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998





GENERAL NOTES

1. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN.
5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURBS AND GUTTERS.
6. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SIDEWALKS.
7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAYS.
8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FENCES.
9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LIGHTING.
10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPING.

NET LOT AREA

1.97 AC. (137,000 SQ. FT.)	2.00 AC. (138,680 SQ. FT.)
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PLANNING REQUIREMENTS

REQUIREMENT	EXISTING	PROPOSED
MINIMUM LOT AREA	1.97 AC.	2.00 AC.
MINIMUM FRONT SETBACK	25 FT.	25 FT.
MINIMUM SIDE SETBACK	10 FT.	10 FT.
MINIMUM REAR SETBACK	10 FT.	10 FT.
MINIMUM FRONT YARD SETBACK	10 FT.	10 FT.
MINIMUM SIDE YARD SETBACK	5 FT.	5 FT.
MINIMUM REAR YARD SETBACK	5 FT.	5 FT.
MINIMUM FRONT SETBACK FROM DRIVEWAY	5 FT.	5 FT.
MINIMUM SIDE SETBACK FROM DRIVEWAY	5 FT.	5 FT.
MINIMUM REAR SETBACK FROM DRIVEWAY	5 FT.	5 FT.
MINIMUM FRONT SETBACK FROM DRIVEWAY	5 FT.	5 FT.
MINIMUM SIDE SETBACK FROM DRIVEWAY	5 FT.	5 FT.
MINIMUM REAR SETBACK FROM DRIVEWAY	5 FT.	5 FT.

LEGEND

○	EXISTING CURB
○	EXISTING SIDEWALK
○	EXISTING DRIVEWAY
○	EXISTING UTILITY
○	EXISTING SIGNAGE
○	EXISTING LIGHTING
○	EXISTING LANDSCAPING
○	EXISTING FENCES
○	EXISTING LIGHTING
○	EXISTING LANDSCAPING
○	EXISTING FENCES

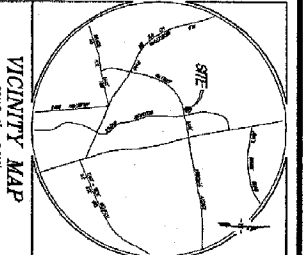
DEVELOPMENT STANDARDS REGULATION

REQUIREMENT	EXISTING	PROPOSED
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MINIMUM SIDE SETBACK FROM DRIVEWAY	5 FT.	5 FT.
MINIMUM REAR SETBACK FROM DRIVEWAY	5 FT.	5 FT.

CALL TOLL FREE
1-800-887-7777

WOODMONT VIEW

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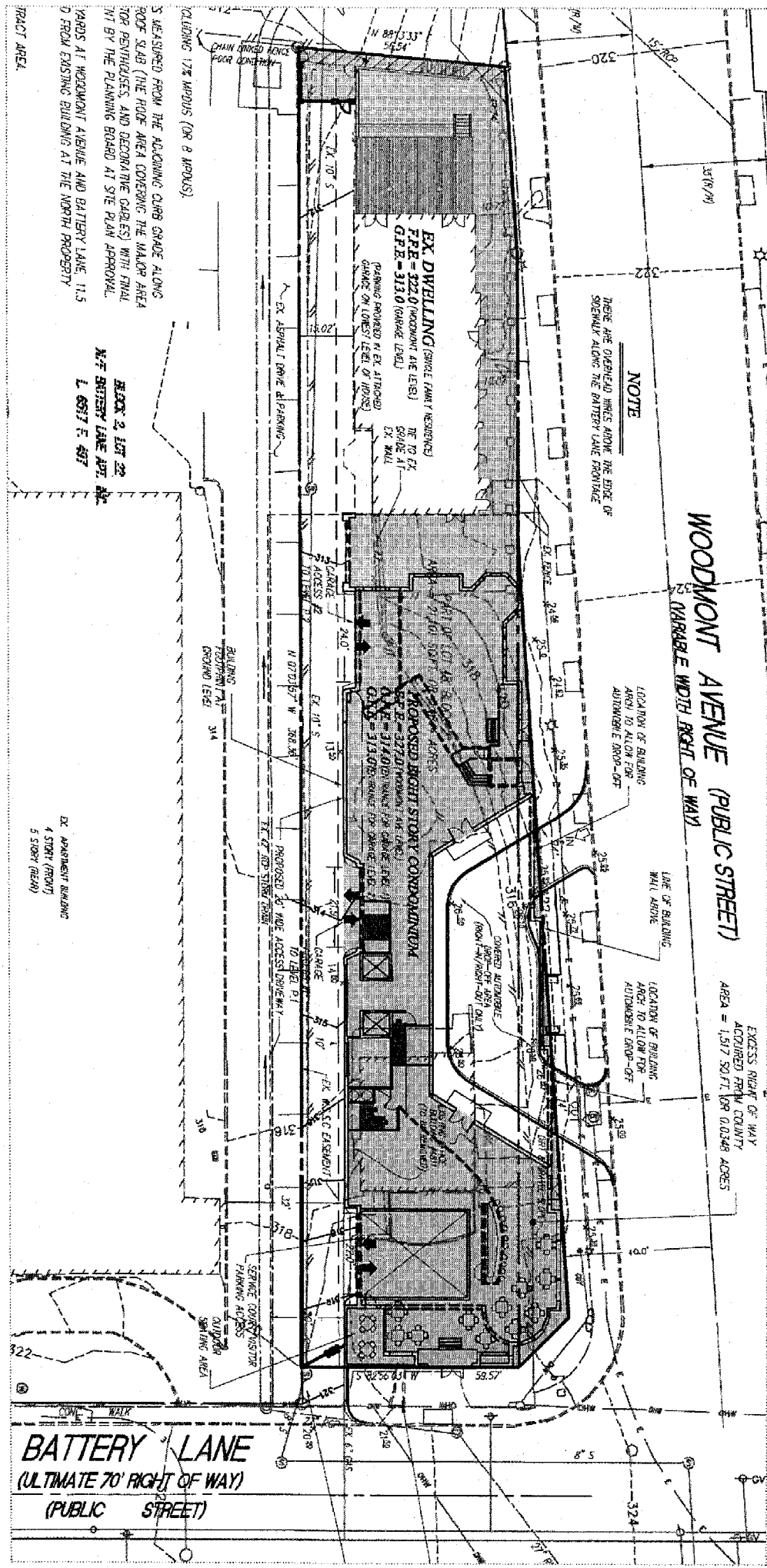
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WOODMONT AVENUE (PUBLIC STREET)
VARIABLE WIDTH RIGHT OF WAY

EXCESS RIGHT OF WAY
ACQUIRED FROM COUNTY
AREA = 1,517 SQ. FT. OR 0.0348 ACRES

NOTE

THESE ARE OVERHEAD WIRES ABOVE THE EDGE OF SPECIMALLY ALONG THE BATTERY LANE FRONTAGE

EX DWELLING (SINGLE FAMILY RESIDENCE)
FFE - 322.0 (WOODMONT AVE LEVEL)
GFR - 313.0 (GRADE LEVEL)
PARKING PROVIDED IN EX ATTACHED GARAGE ON LOWEST LEVEL OF HOUSE

PROPOSED EIGHT STORY CONDOMINIUM
PER E - 327.0 (WOODMONT AVE LEVEL)
GFR - 314.0 (GRADE LEVEL)
GFR - 313.0 (GRADE LEVEL)
CONVERTED AUTOMOBILE (FROM L.A. - NORTH - 001) (20' 11")

MEASURED FROM THE MCKINNON CURB GRADE ALONG ROOF SLAB (THE ROOF AREA COVERING THE MAJOR AREA FOR PENETRATORS, AND DECORATIVE CABLES) WITH FINAL TYP BY THE PLANNING BOARD AT SITE PLAN APPROVAL.

BLOCK 2, LOT 22
N.F. BROOKLYN LANE APT. BLDG.
L. 6517 F. 497

VARDS AT WOODMONT AVENUE AND BATTERY LANE, 11.5' FROM EXISTING BUILDING AT THE NORTH PROPERTY TRACT AREA.

BATTERY LANE
(ULTIMATE 70' RIGHT OF WAY)
(PUBLIC STREET)

EX APARTMENT BUILDING
4 STORY (FRONT)
5 STORY (REAR)

BUILDING FOOTPRINT
GROUND LEVEL

PROPOSED TO WIDE ACCESS DRIVEWAY TO LEVEL P1

EX M.A.S.C. ELEMENT

SERVICE TOWER ASSISTOR
PARKING ACCESS
WALKWAY
WALKWAY

EX APARTMENT BUILDING

EX DWELLING

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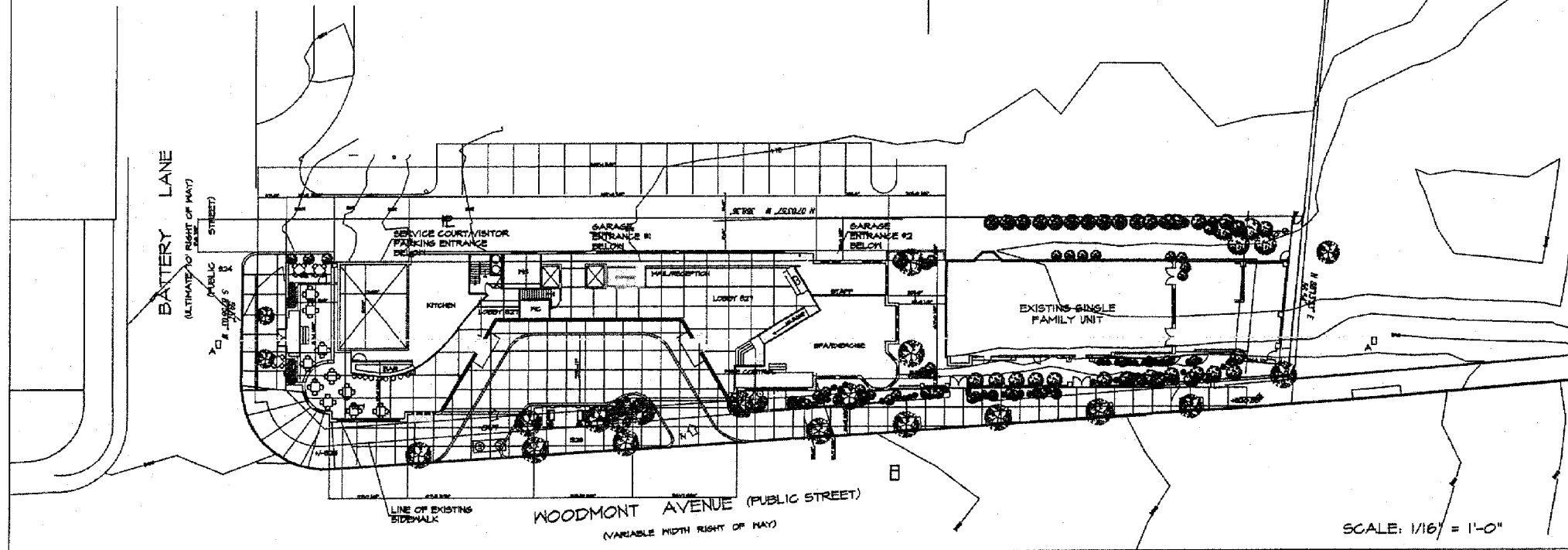
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EX DWELLING

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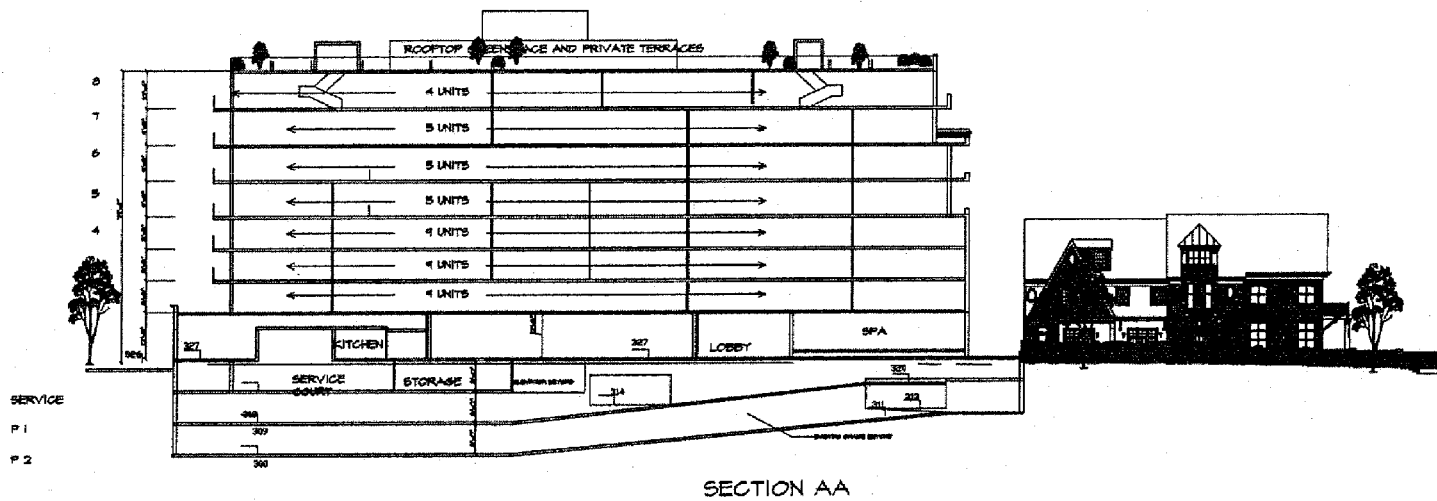
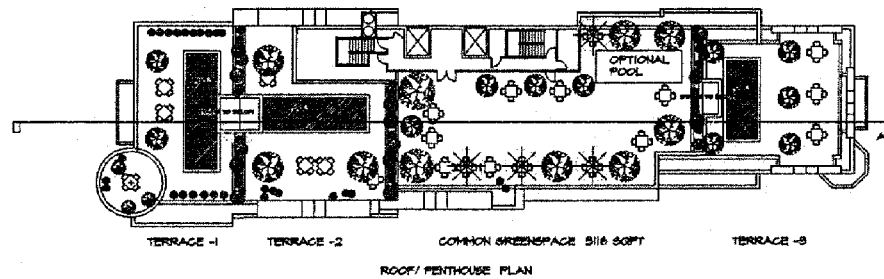
date	ISSUED
12-22-2008	
011006	

ILLUSTRATIVE GROUND FLOOR PLAN & ILLUSTRATIVE WOODMONT AVENUE ELEVATION

BATTERY LN & WOODMONT AVE
BETHESDA, MD

MORRISON ARCHITECTS
1728 CONNECTICUT AVENUE, N.W. SUITE 800, WASHINGTON D.C. 20004
TELEPHONE: 202.269.2482 FAX: 202.269.8184
E-MAIL: MEL.GOVEN@MORRISONARCHITECTS.COM





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

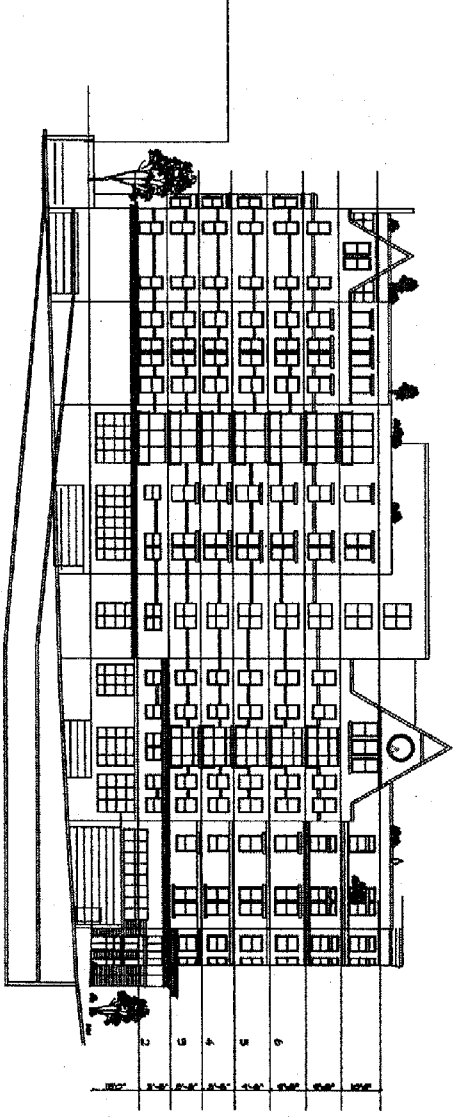
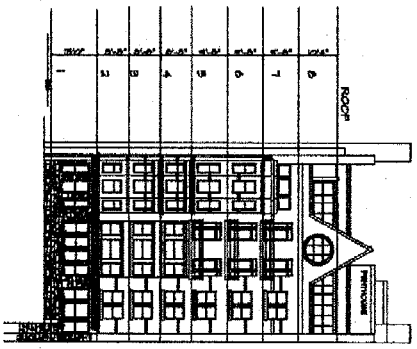
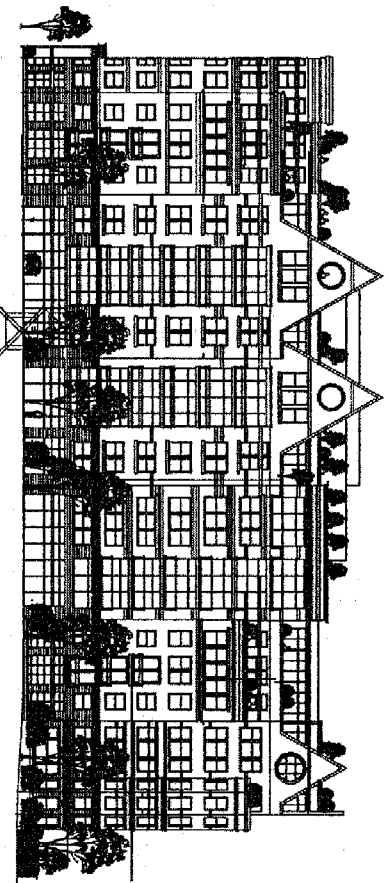
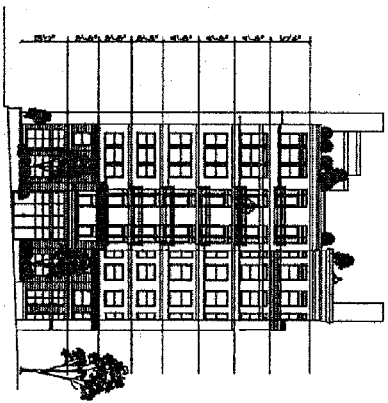
date issued
12-22-2002

ILLUSTRATIVE SECTION AND ROOF
PLAN

BATTERY LN & WOODMONT AVE
BETHESDA, MD

MORRISON ARCHITECTS
1126 CONNECTICUT AVENUE, N.W. SUITE 500, WASHINGTON, D.C. 20004
TELEPHONE: 202.265.8182 FAX: 202.265.8184
E-MAIL: NELCO@MORRISONARCHITECTS.COM

A.2



WEST ELEVATION

NORTH ELEVATION

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

DATE: 12-22-2008
 DRAWN BY: [REDACTED]

ILLUSTRATIVE ELEVATIONS

BATTERY LN & WOODMONT AVE
 BETHESDA, MD

MORRISON ARCHITECTS
 775 CONNECTICUT AVENUE, 16TH FLOOR, WASHINGTON, D.C. 20004
 TELEPHONE: 202.265.5852 FAX: 202.265.5844
 E-MAIL: INFO@MORRISONARCHITECTS.COM

A.3

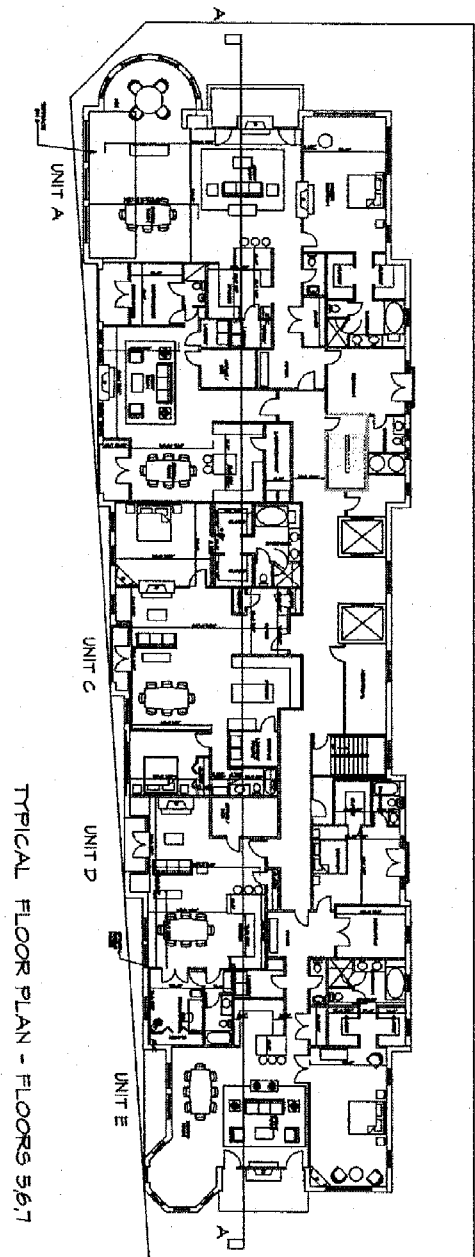
Date: 12-22-2008
Issued:

ILLUSTRATIVE FLOOR PLAN

BATTERY LN & WOODMONT AVE
BETHESDA, MD

MORRISON ARCHITECTS
778 CONVENTOR AVENUE, NW SUITE 800, WASHINGTON D.C. 20004
TELEPHONE: 202.261.8442 FAX: 202.261.8454
E-MAIL: INFO@MORRISON-ARCHITECTS.COM

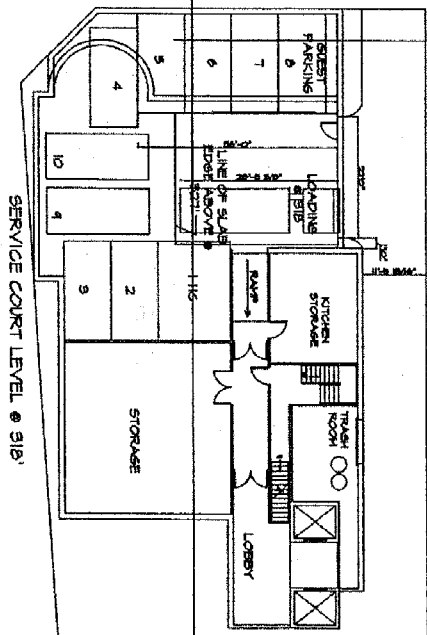
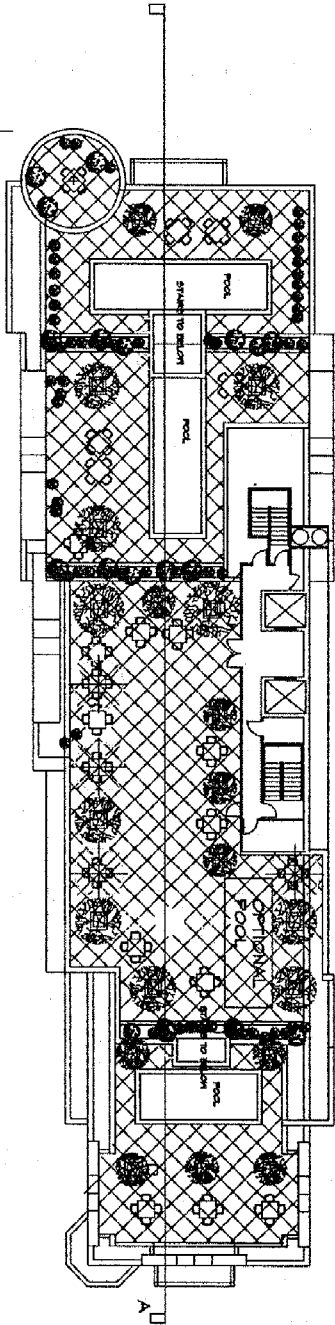
A.4



TYPICAL FLOOR PLAN - FLOORS 5,6,7

SCALE: 3/32" = 1'-0"

TERRACE - 1 TERRACE - 2 COMMON GREENSPACE 316 SQFT TERRACE - 3
 ROOF/ PENTHOUSE PLAN



SCALE: 3/32" = 1'-0"

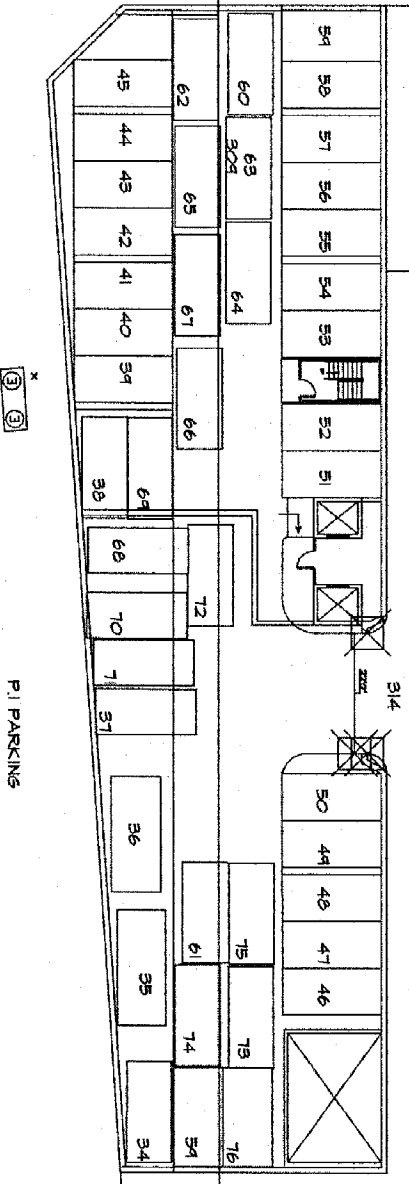
DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____

ILLUSTRATIVE
 ROOFTOP GARDEN LEVEL AND
 SERVICE COURT

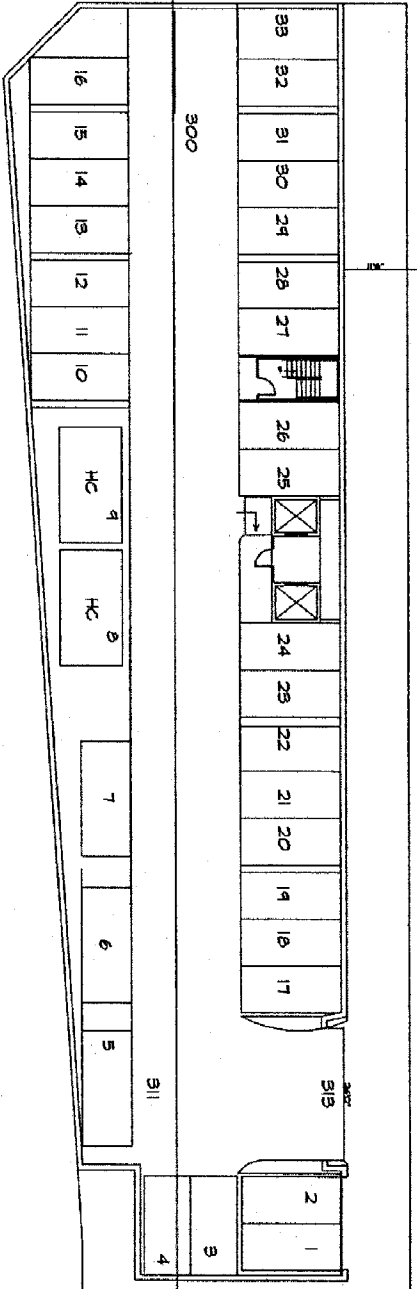
BATTERY LN & WOODMONT AVE
 BETHESDA, MD

MORRISON ARCHITECTS
 1725 CONNECTICUT AVENUE, NW SUITE 800, WASHINGTON D.C. 20009
 TELEPHONE: 202.261.8182 FAX: 202.261.8184
 EMAIL: INFO@MORRISONARCHITECTS.COM

A.5



P.1 PARKINGS



P.2 PARKINGS LOWER LEVEL

SCALE: 3/32" = 1'-0"

DATE ISSUED
 12/22/08
 01/03/09

ILLUSTRATIVE
 PARKING PLANS

BATTERY LN & WOODMONT AVE
 BETHESDA, MD

MORRISON ARCHITECTS
 775 CONVENT ROAD, SUITE 200, WASHINGTON, DC 20001
 TELEPHONE: 202.338.6152 FAX: 202.338.6154
 EMAIL: TEL@MORRISONARCHITECTS.COM

A.6