

McLean Zone 3 | The Residences at Bel Mont

Planning Board Meeting | Zone 2 & Zone 3 Townhome Comparison & Subdistrict B Architecture

July 6, 2021



McLean District | Zone 3

The Residences at Bel Mont

Project Team:



RYAN ASSOCIATES

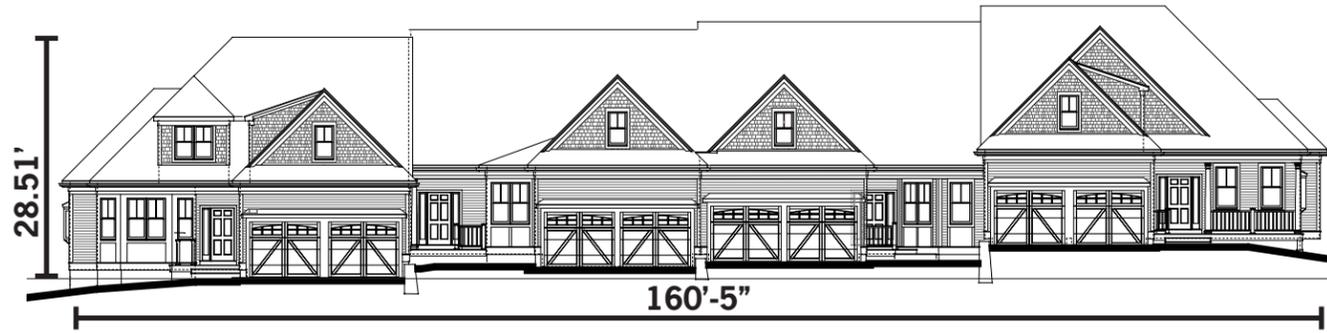


Topics of Discussion

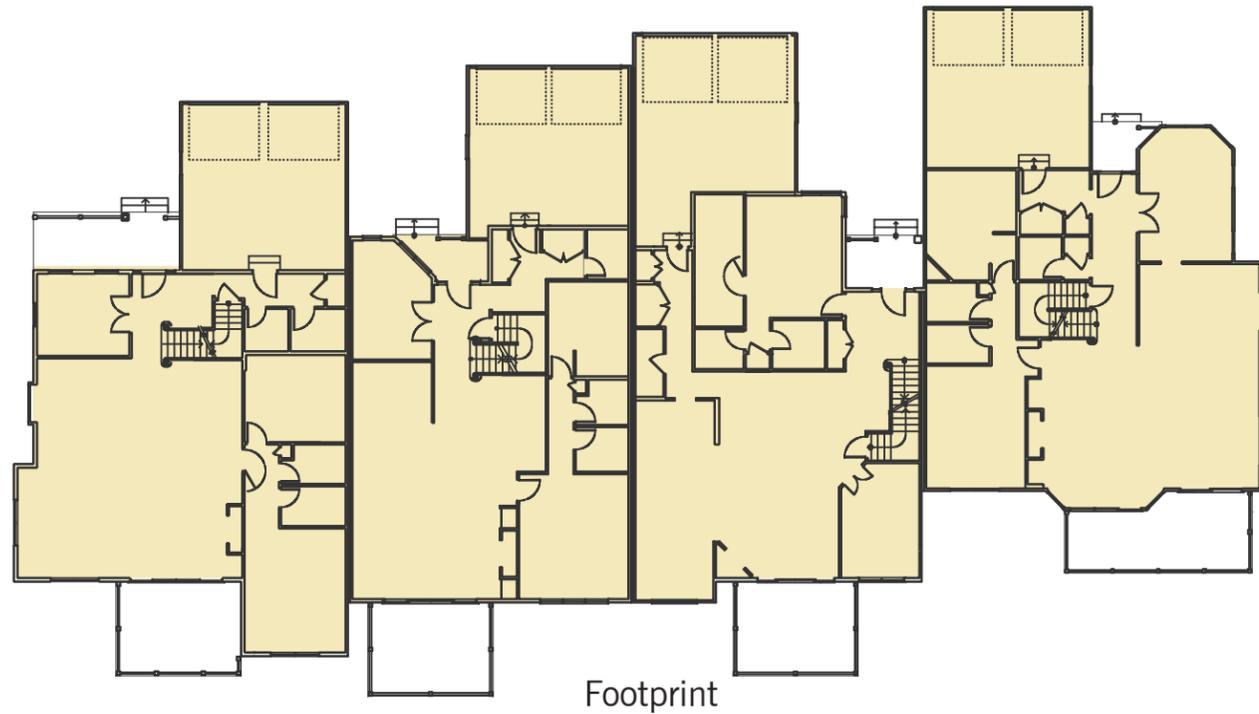
- 1 Zone 2 & Zone 3 Townhome Comparison
- 2 Subdistrict B Architecture



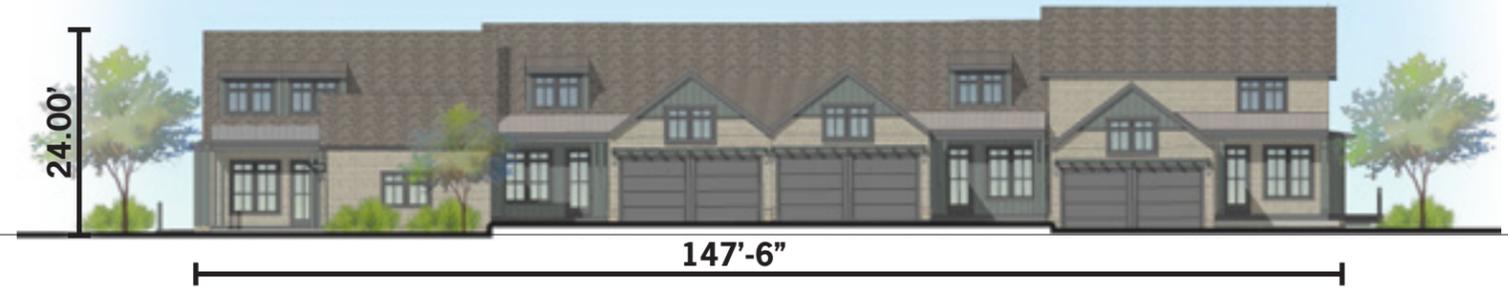




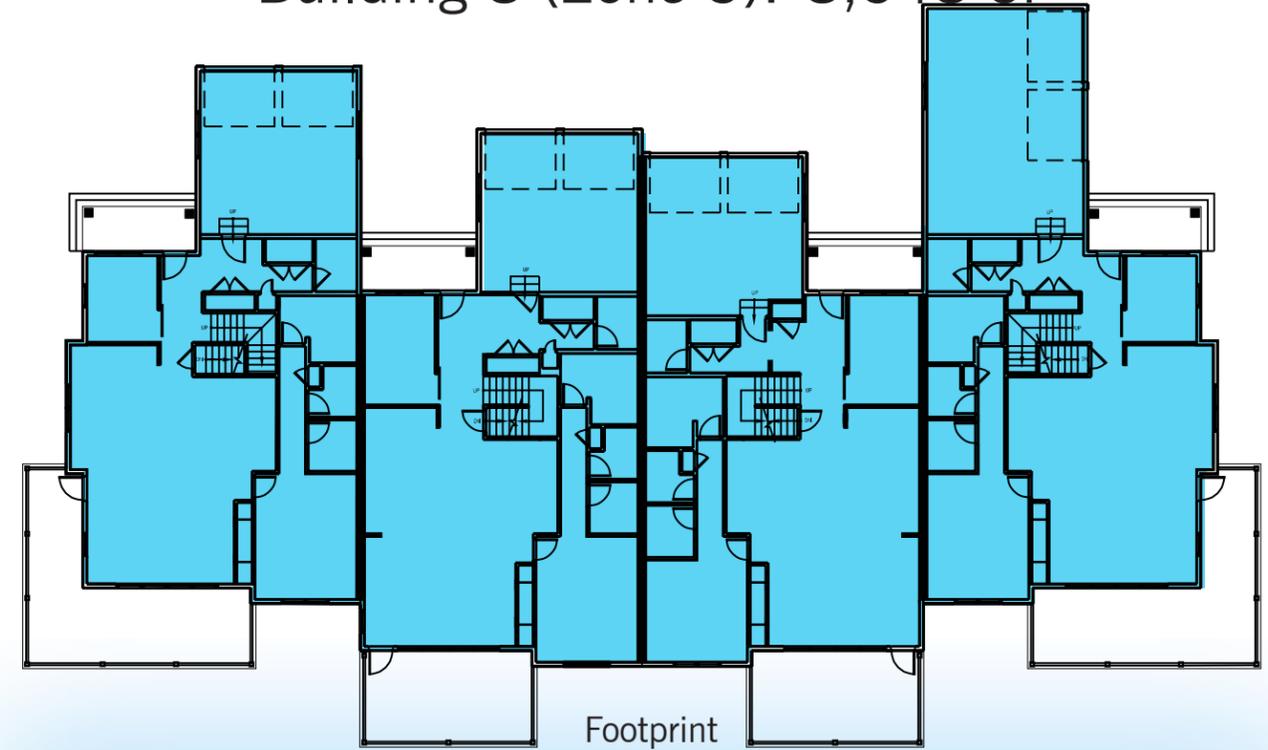
Building 11 (Zone 2): 8,808 SF



Footprint

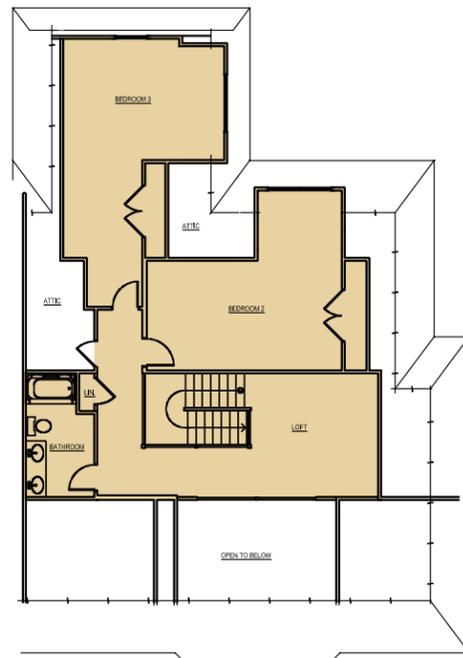


Building 8 (Zone 3): 8,548 SF

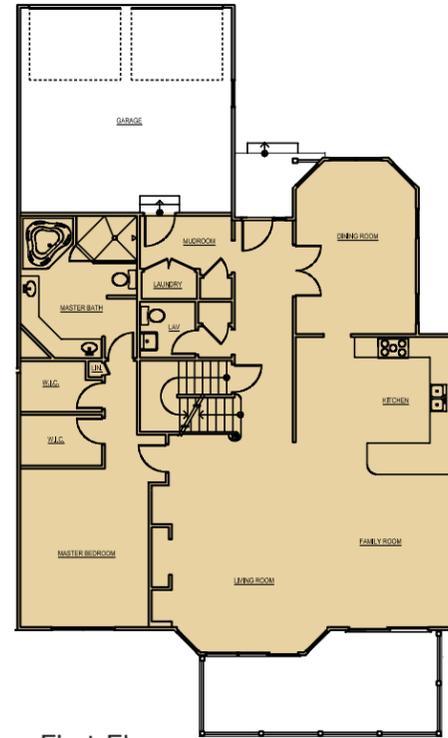


Footprint

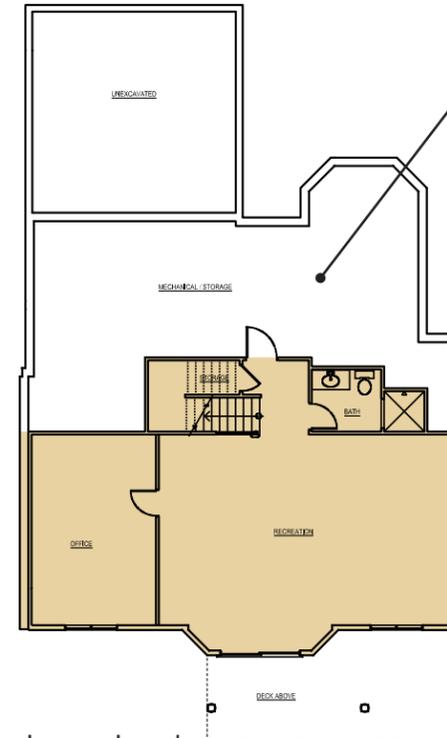




Second Floor
1,052 SF



First Floor
1,838 SF



Lower Level
1,076 SF

767 SF of Non-Habitable/
Unconditioned/Unfinished Area



THE WOODLANDS

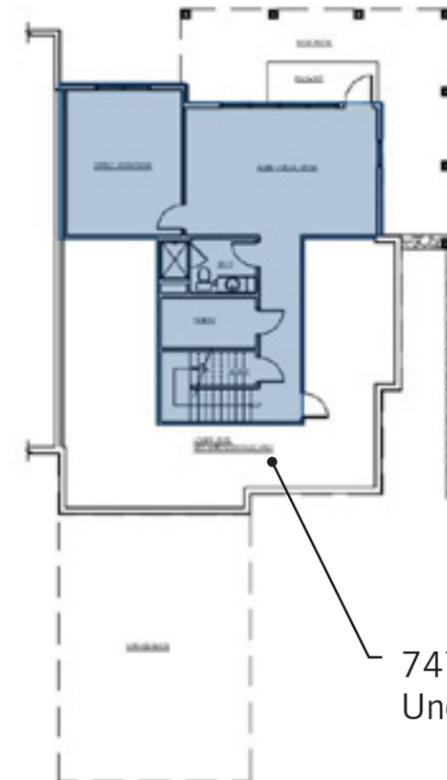
Building 11 (Zone 2)
3 Bedroom End Unit
3,966 GSF



Second Floor
901 SF



First Floor
1,643 SF

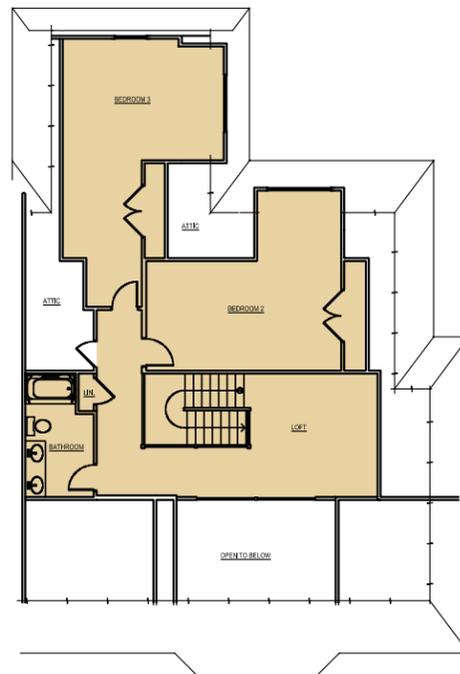


Lower Level
890 SF

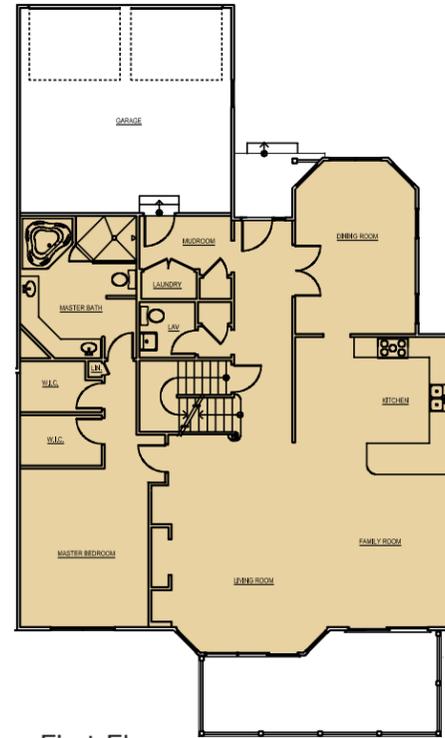
747 SF of Non-Habitable/
Unconditioned/Unfinished Area



Building 8 (Zone 3)
3 Bedroom End Unit
3,434 GSF



Second Floor
996 SF



First Floor
1,782 SF



THE WOODLANDS
Building 11 (Zone 2)
3 Bedroom End Unit
2,778 SF Living Area



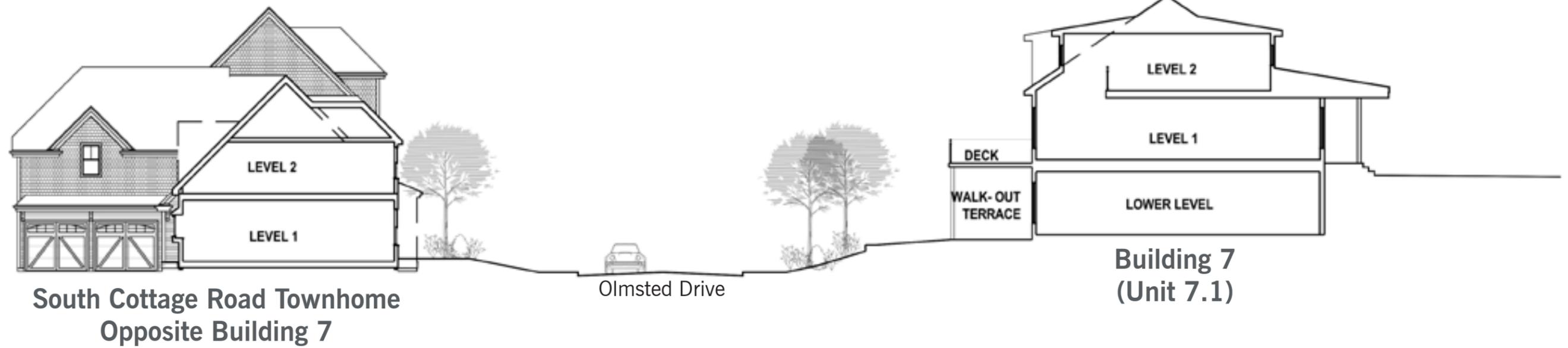
Second Floor
844 SF



First Floor
1,546 SF



**THE RESIDENCES AT
Bel Mont**
Building 8 (Zone 3)
3 Bedroom End Unit
2,390 SF Living Area







Subdistrict B



Subdistrict B

- 112 Units (110 + 2 Chapel Bonus Units)
- Building 100 • 58 Units
- Building 200 • 54 Units
- Total Unit Mix:
 - 47 • 1BR (42%)
 - 54 • 2BR (48%)
 - 11 • 3BR (10%)
 - 184,306 GSF
- 84 Market/28 Affordable
- 53 Age-Restricted Units (55+)
- 59 Non-Age-Restricted Units
- 99 Garage Parking Spaces
- 58 Surface Parking Spaces
- 157 Total Parking Spaces (1.4 Spaces/Unit)

▶ Main Entry
▶ Garage | Service Entry

Subdistrict B		
Dimensional Standards	Permitted	Proposed
No. of Units	110	110
Bonus Units	2	2
No. of 3BR units	10% (11 Units)	10% (11 Units)
Total GSF Max	250,000 SF	185,000 SF
Building Height High Side (Ft)	58	50' & 58'
Building Height Overall (Ft)	68	55' & 65'
Building Height Stories	5	3 & 4
Parking Spaces	1.5 per Unit	1.4 per Unit (157 Spaces)
Bicycle Parking	.5 per Unit	.5 per Unit (56)
Affordable Units	25%	25% (28)
Age-Restricted Units	53	53

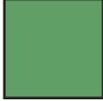


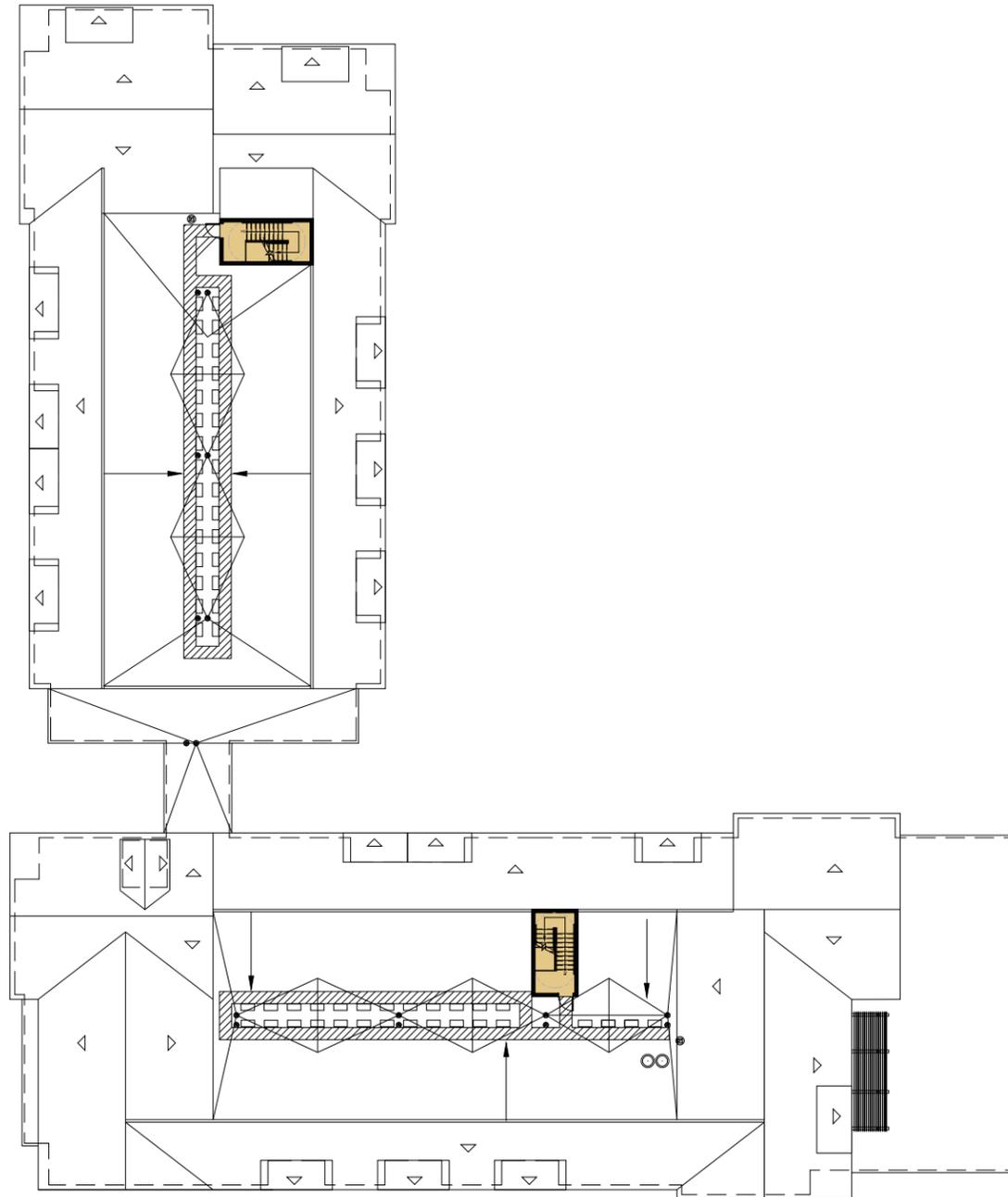


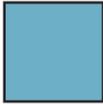
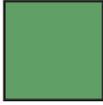


- 1BR
- 1BR+Den
- 2BR
- 2BR+Den
- 3BR

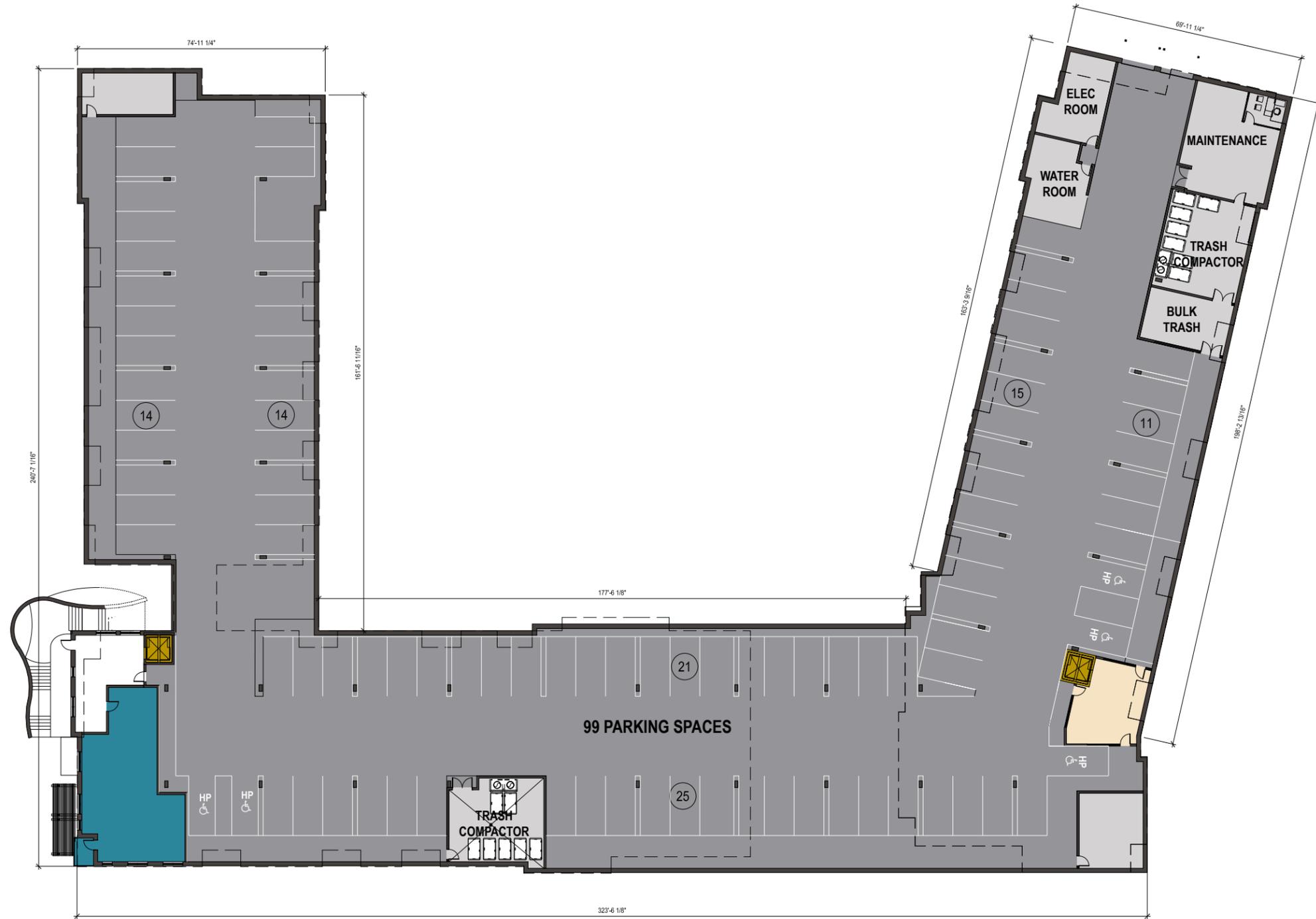


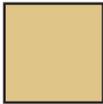
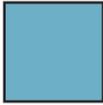
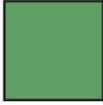
	1BR
	1BR+Den
	2BR
	2BR+Den
	3BR



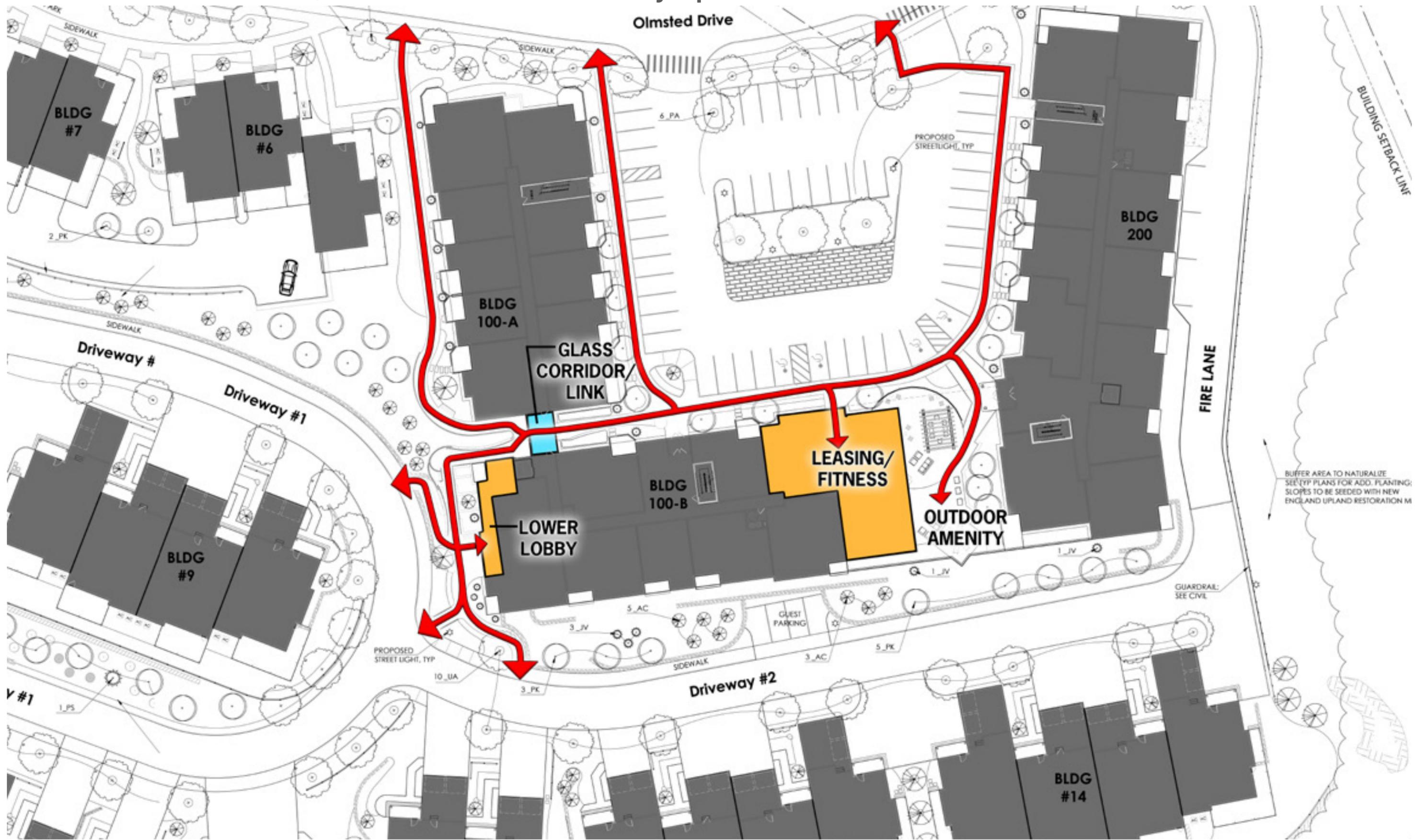
	1BR
	1BR+Den
	2BR
	2BR+Den
	3BR



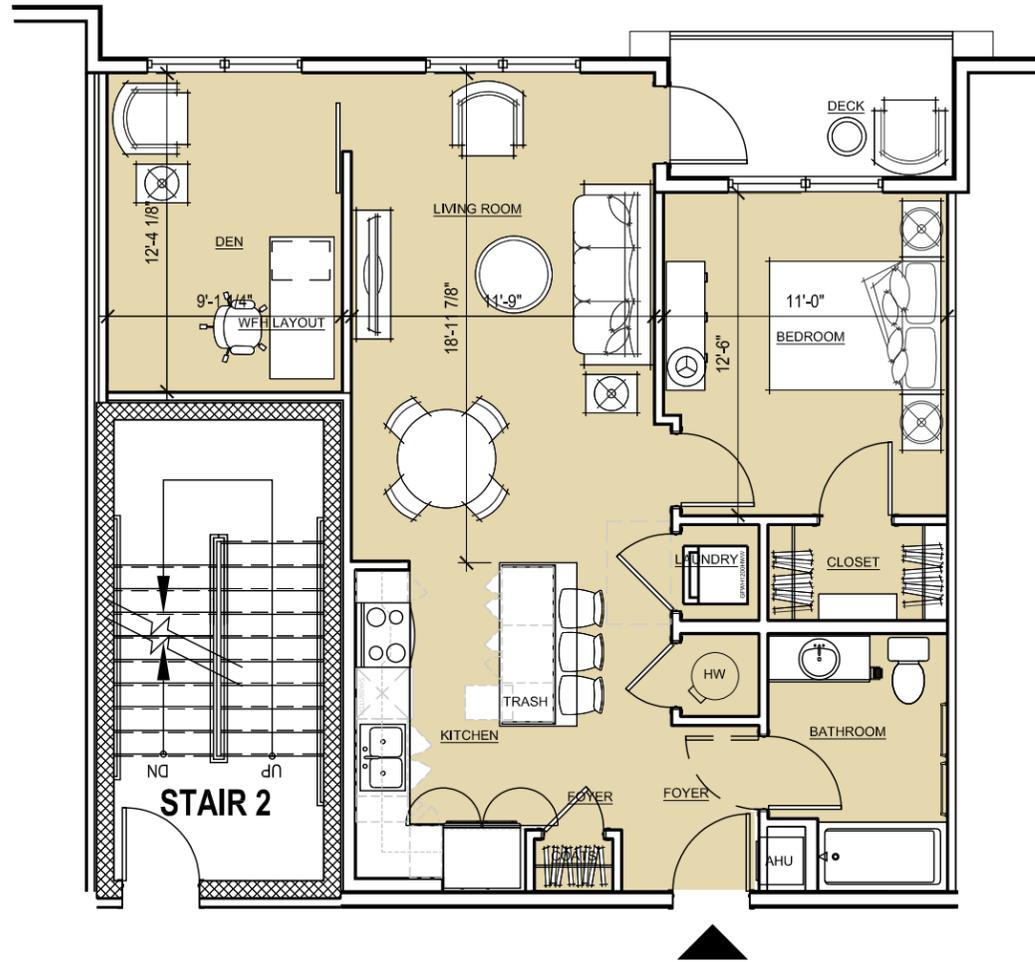


	1BR
	1BR + Den
	2BR
	2BR + Den
	3BR

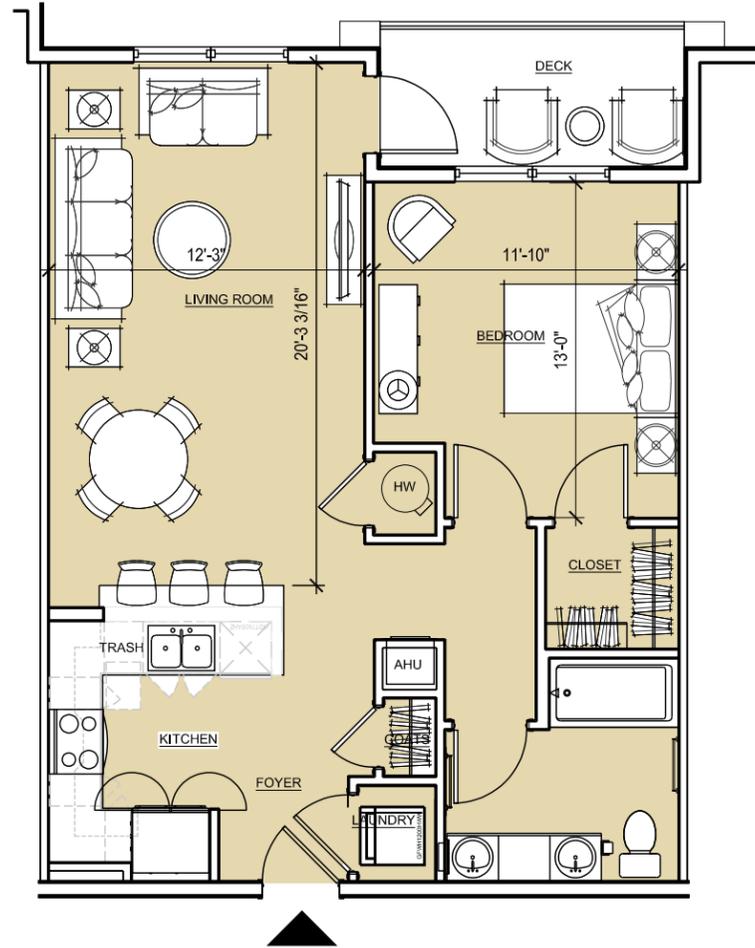
10 GARAGE PLAN - BUILDINGS 100 & 200
SCALE: 1/16" = 1'-0"



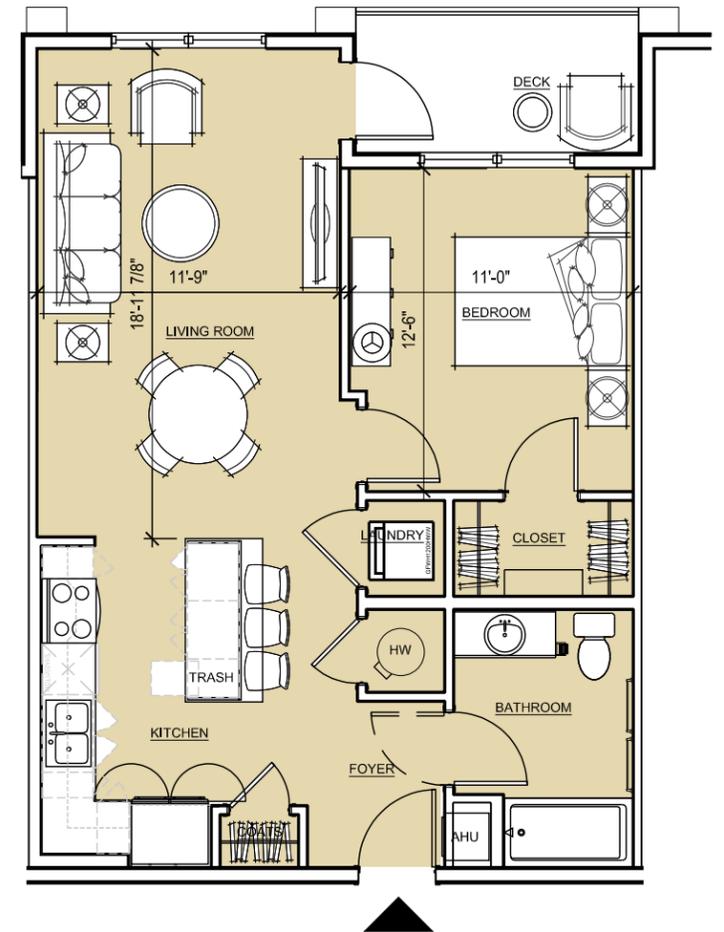




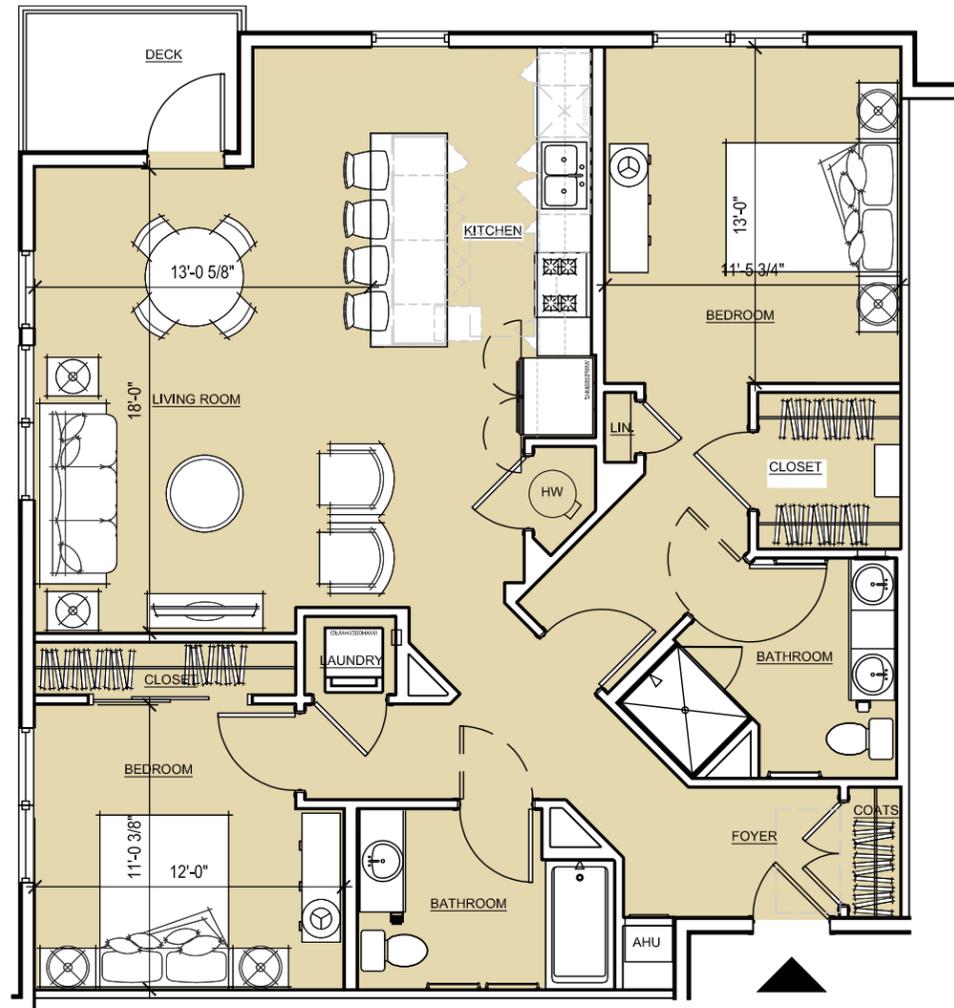
1BR + Den Type 3
860 SF



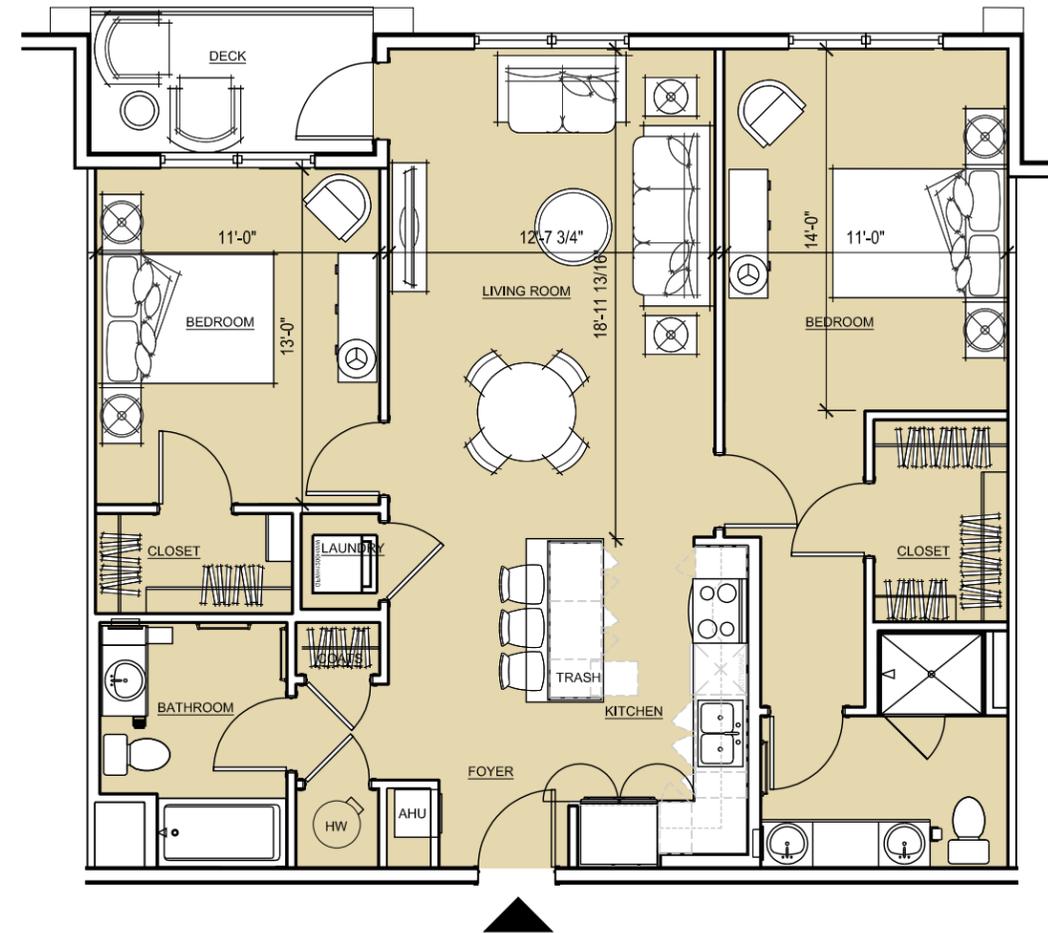
1BR Type 2
777 SF



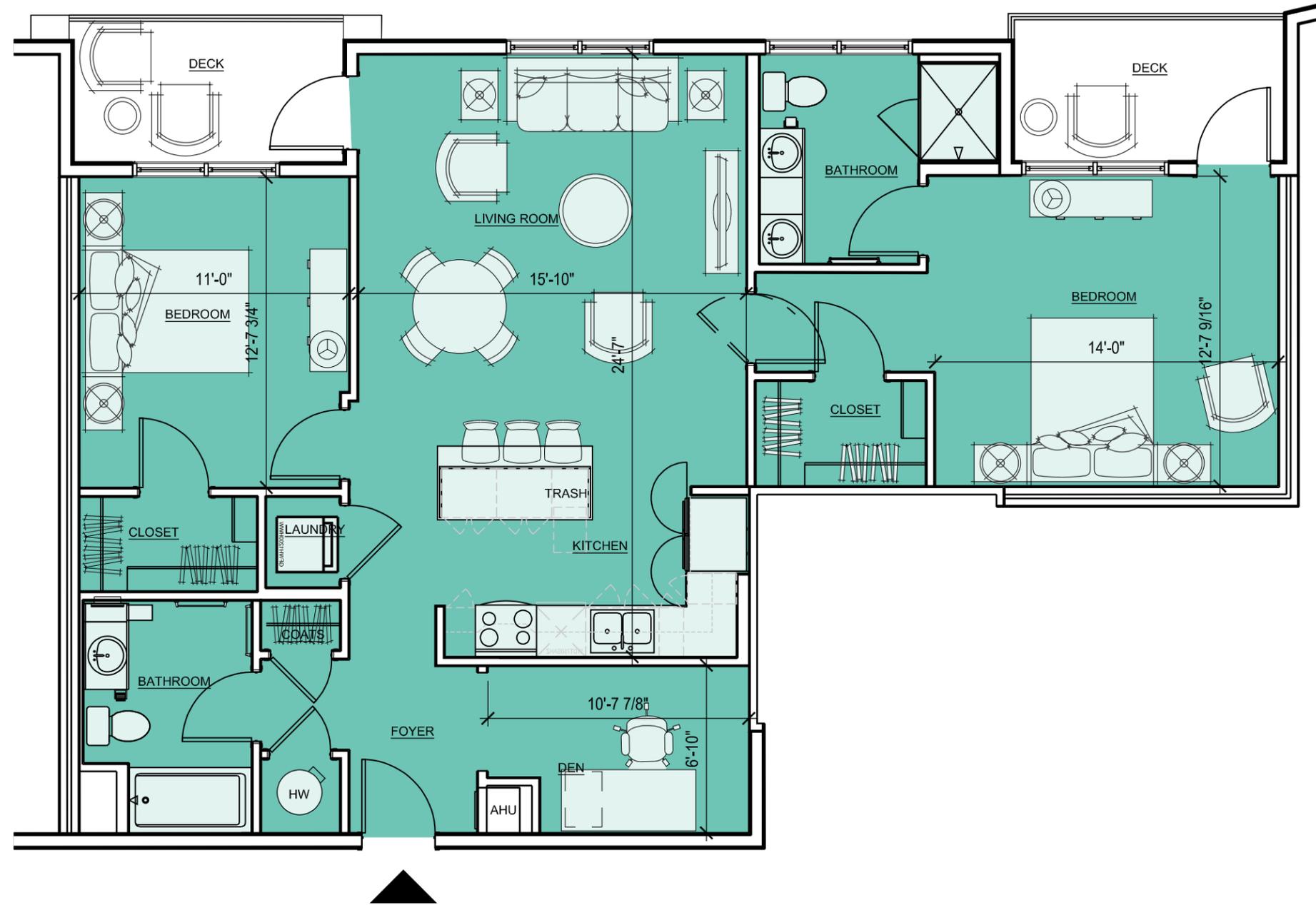
1BR Type 1
733 SF



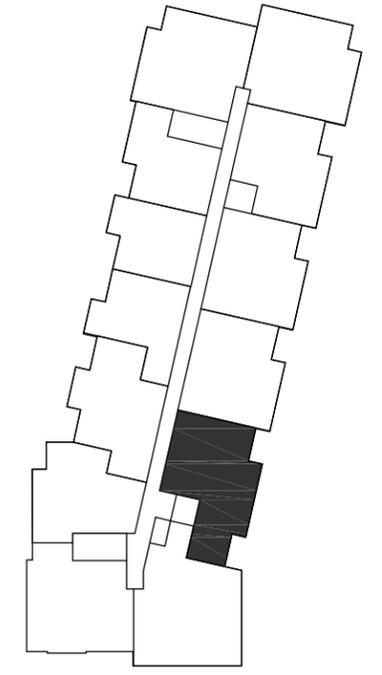
2BR Type 2
1,138 SF



2BR Type 1
1,228 SF

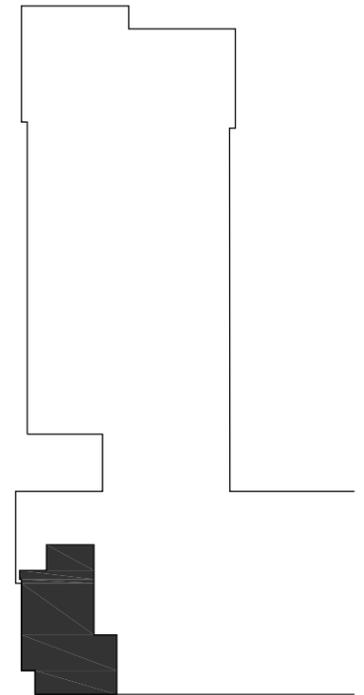
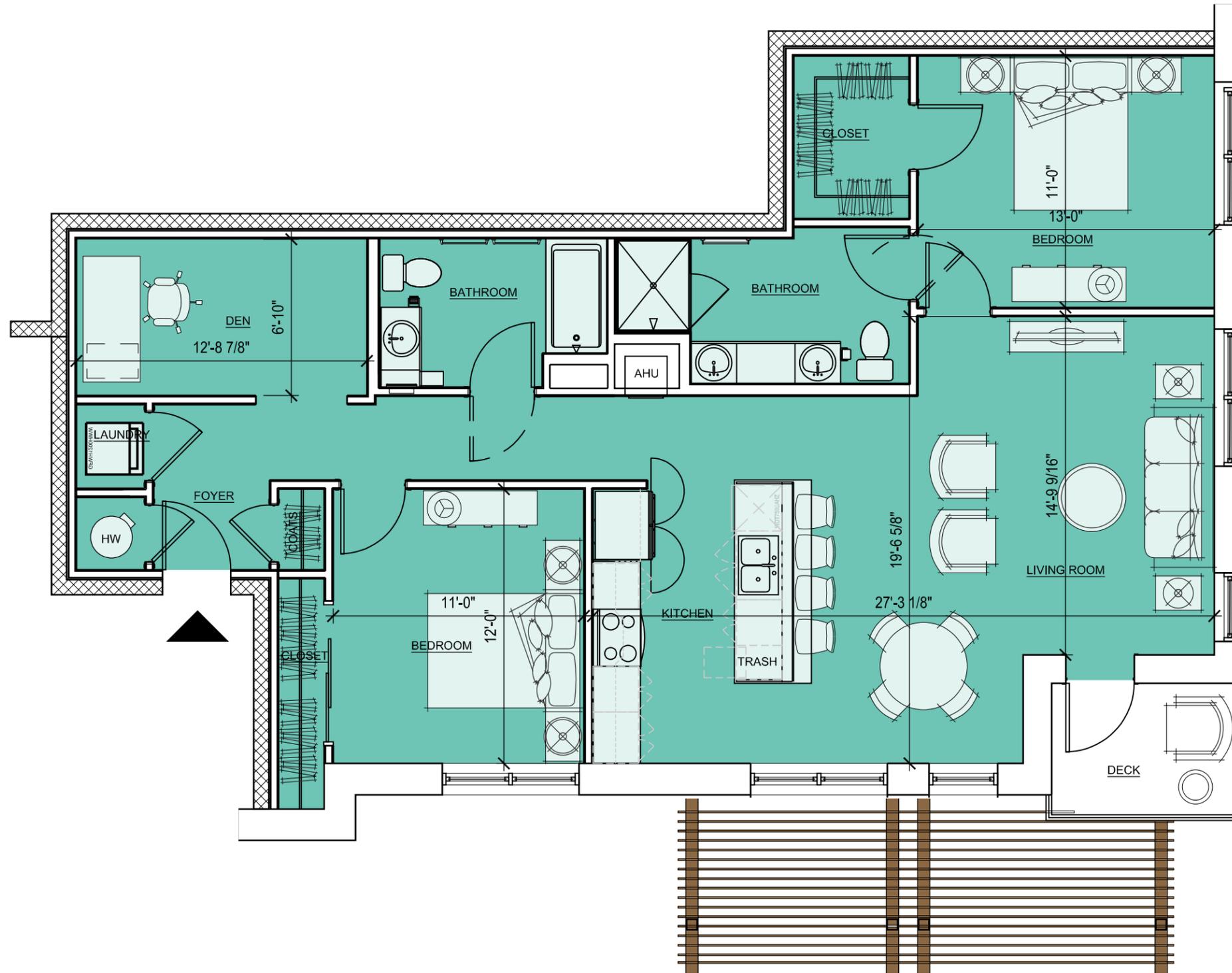


KEY PLAN

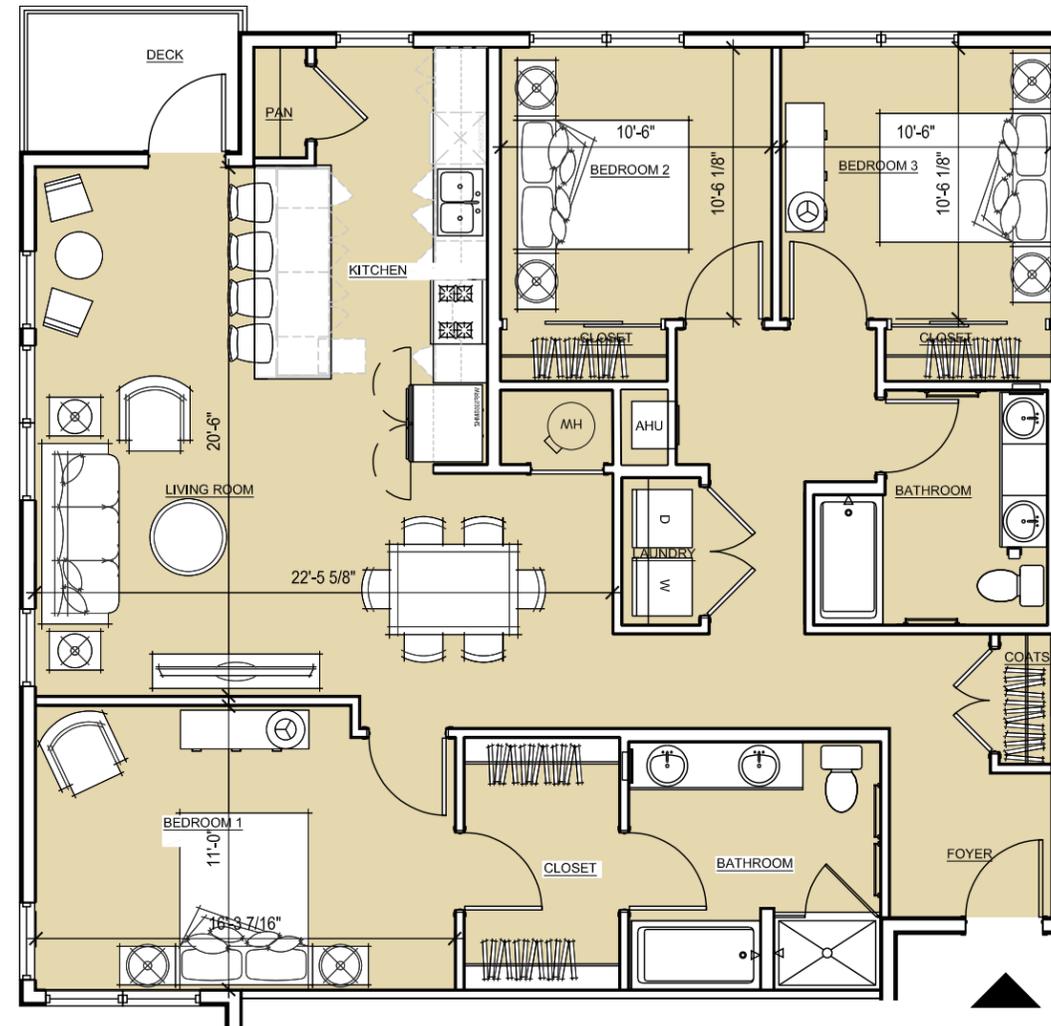


BUILDING 200

KEY PLAN

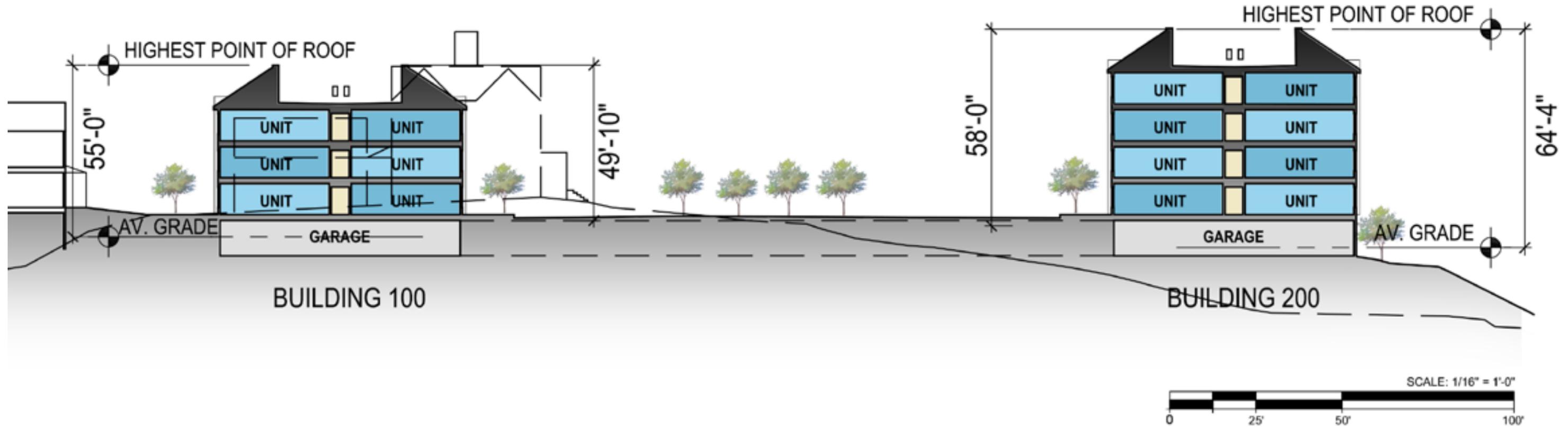


BUILDING 100



3BR Type 1
1,442 SF

Building Height per 6B.3.2.c.3 For the purposes of determining the Height of a building in Subdistrict B, if and only if the lowest floor of the building is used for parking, then an alternative Height limit shall be applied: the vertical distance from the average finished grade adjoining the building on the side that has the highest average grade to the highest point of the roof shall not exceed 58 feet and the vertical distance from the average finished grade to the highest point of the roof shall not exceed 68 feet. For buildings using this alternative Height limit, a floor having a ceiling elevation at or below the average finished grade adjoining the building on the side that has the highest average finished grade shall not be considered a story.



BUILDING 100

REQUIRED HIGH SIDE	58'-0"
PROPOSED HIGH SIDE	49'-10"
REQUIRED LOW SIDE	68'-0"
PROPOSED LOW SIDE	55'-0"

BUILDING 200

REQUIRED HIGH SIDE	58'-0"
PROPOSED HIGH SIDE	58'-0"
REQUIRED LOW SIDE	68'-0"
PROPOSED LOW SIDE	64'-4"





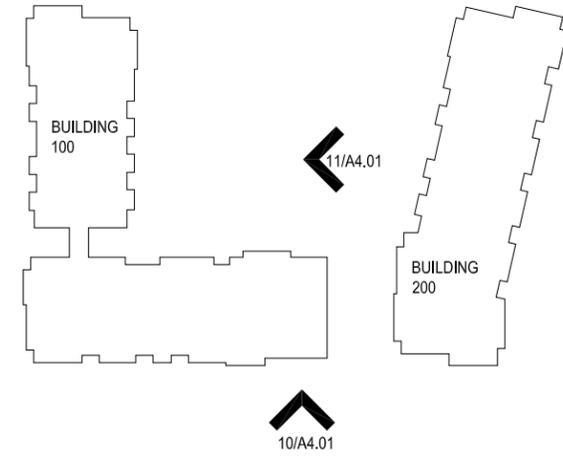


THANK YOU

APPENDIX







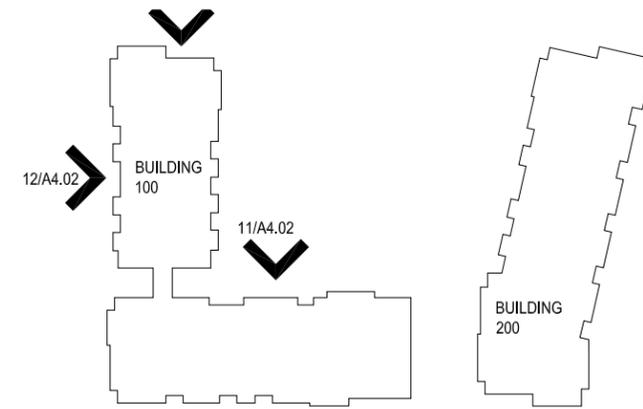
11 BUILDING 100 - EAST ELEVATION
SCALE: 1/16" = 1'-0"



10 BUILDINGS 100 & 200 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



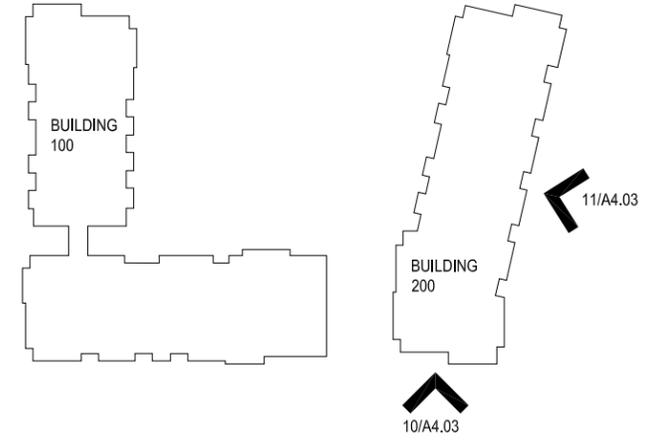
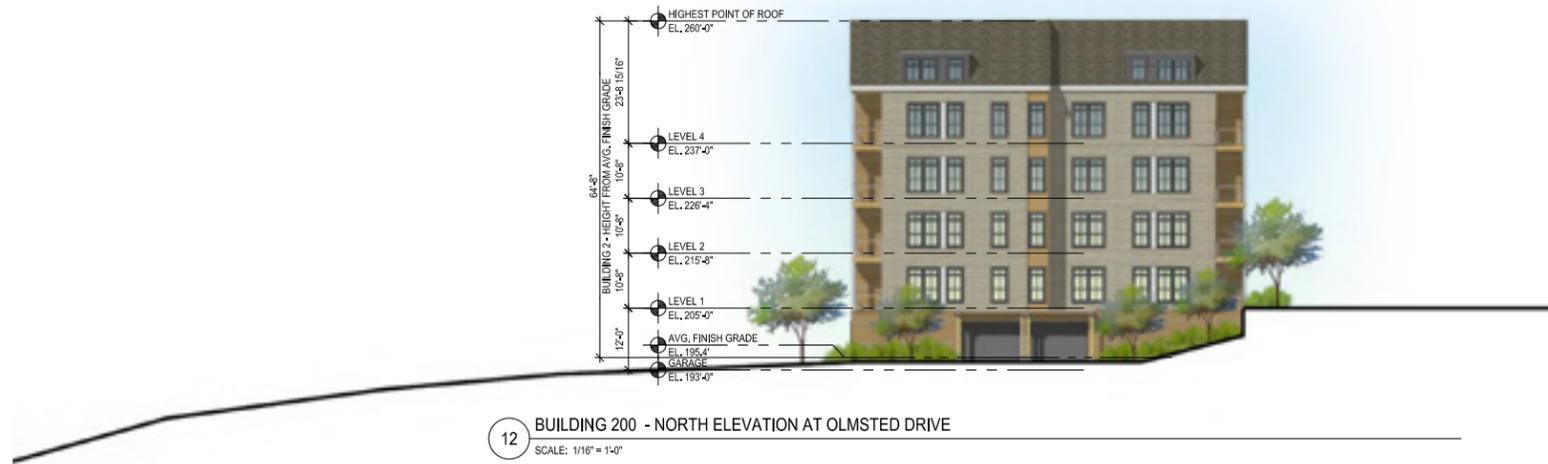
12 BUILDINGS 100 - WEST ELEVATION
SCALE: 1/16" = 1'-0"



11 BUILDING 100 - NORTH ELEVATION AT COURTYARD
SCALE: 1/16" = 1'-0"



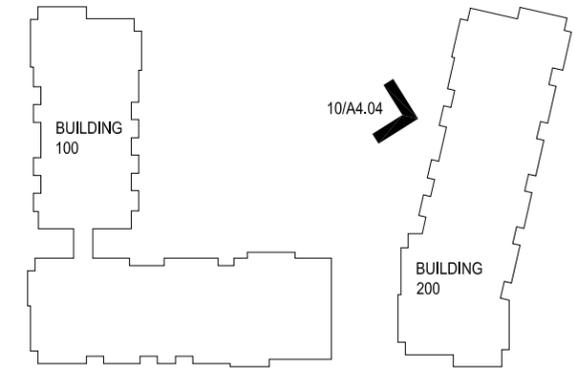
10 BUILDINGS 100 NORTH ELEVATION AT OLMSTED DRIVE
SCALE: 1/16" = 1'-0"



11 BUILDING 200 - EAST ELEVATION
SCALE: 1/16" = 1'-0"



10 BUILDING 200 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



10 BUILDING 200 - WEST ELEVATION AT COURTYARD
SCALE: 1/16" = 1'-0"