

# Plummer 47 Residences

4644 Plummer Street

Lawrenceville

Conceptual Design Presentation

LOWLA LP



mossArchitects



image courtesy of bing maps



47th street



47th street



47th street



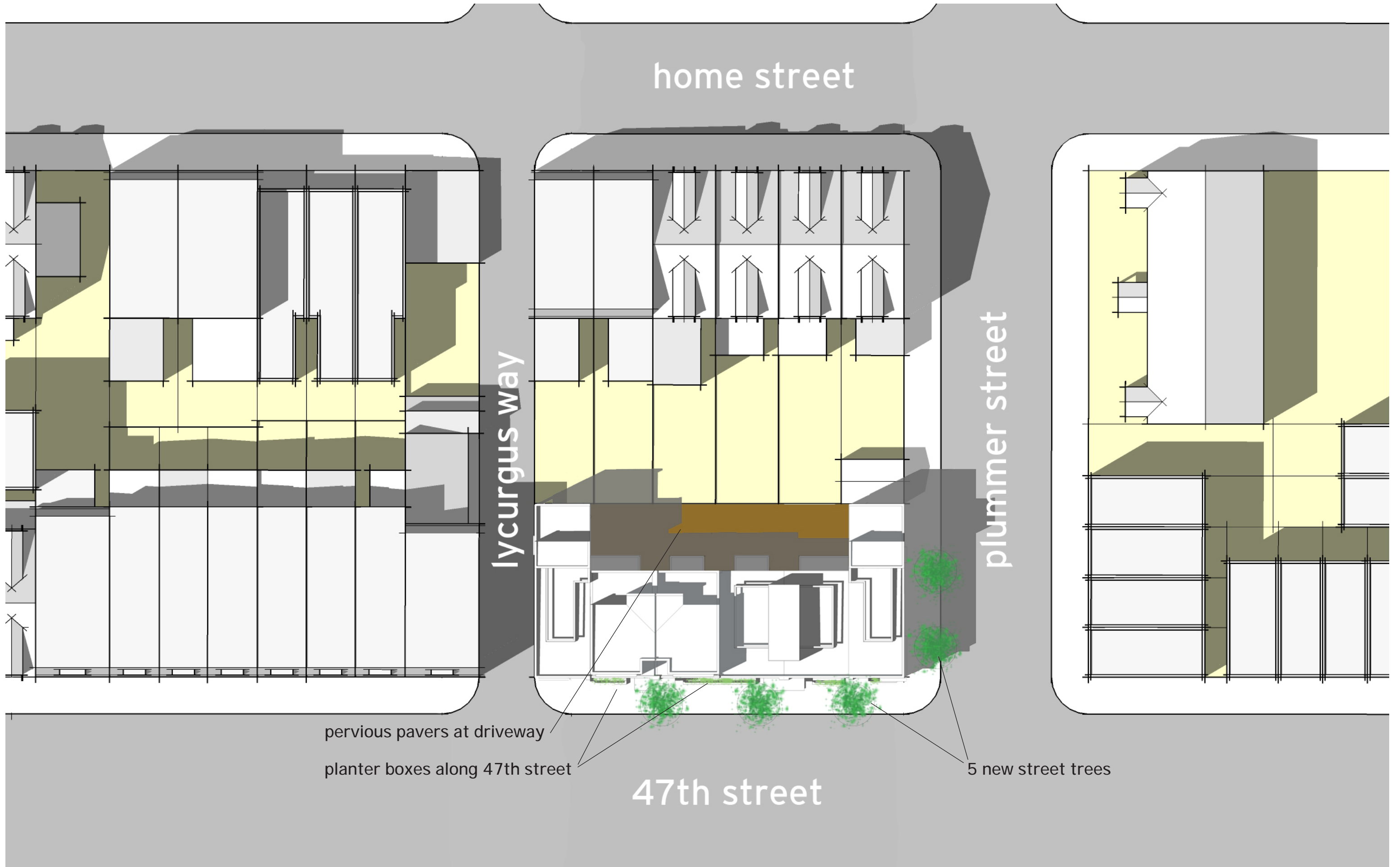
Plummer street



Lycurgus Way



Corner at 47th & Plummer



home street

lycurgus way

plummer street

pervious pavers at driveway

planter boxes along 47th street

5 new street trees

47th street

# Zoning Analysis

Zoning District: R1A-VH (Single-Unit Attached Residential, Very High Density)

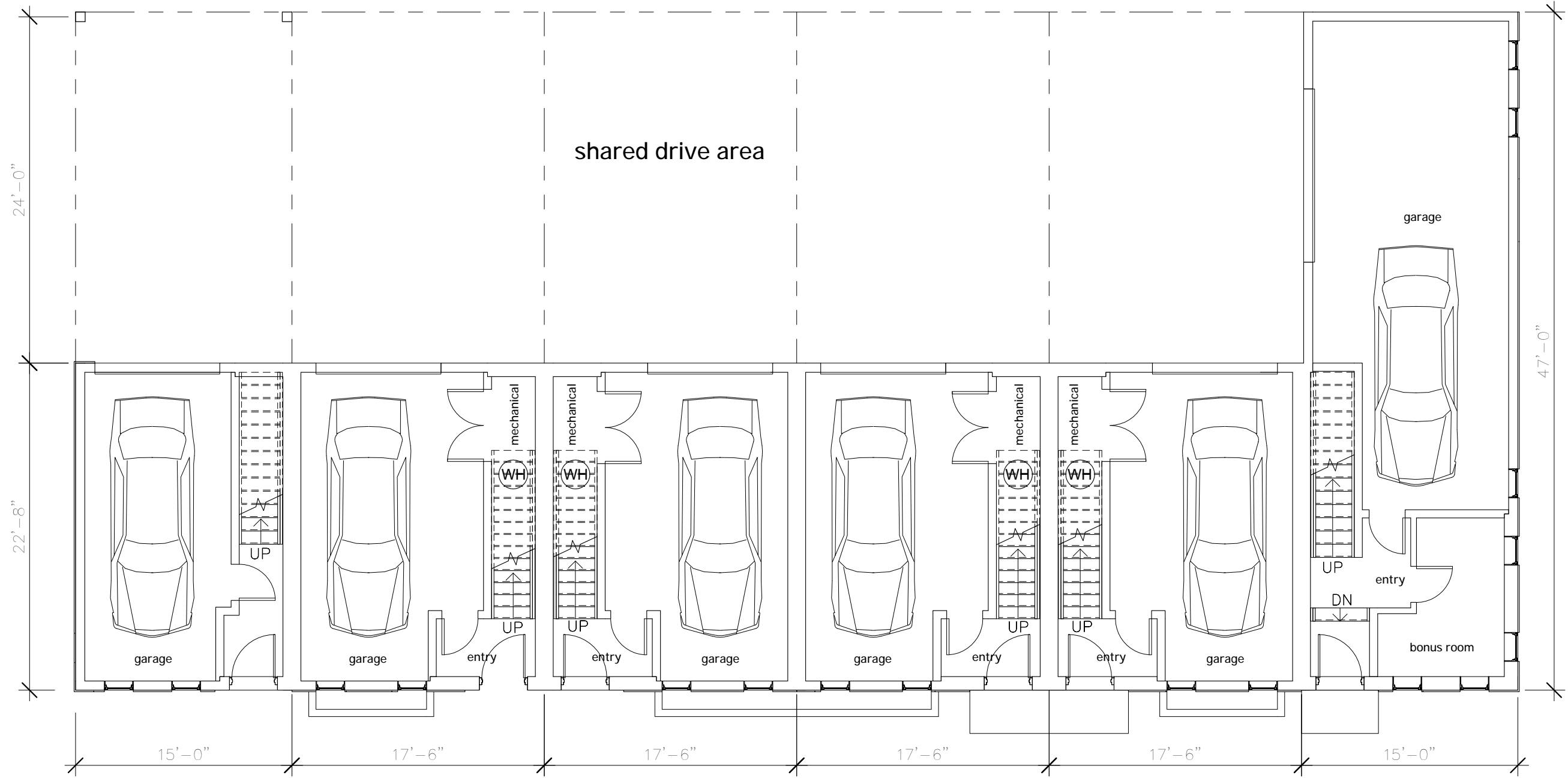
Adjacent to R1A-VH on all sides except 47th street  
LNC zoning across 47th street

Planned subdivision of property into 6 new parcels

Requested Variances:

- 1) Front setback: use contextual setback of 0 ft. 5 ft normally required.
- 2) Side setbacks: 0 ft requested. 3 ft normally required for contextual setbacks.
- 3) Rear setback: 0 ft requested.
- 4) Height: 40 ft & 3 stories required--proposed partial 4 story on two units. Parapets of 4th story may exceed 40 ft height limit by 1-2 ft.
- 5) Encroachment onto sidewalk for entry "stoop" and canopy--typical at other properties along 47th street.
- 6) Various variances for shared drive court in back.

lycurgus way



24'-0"

22'-8"

15'-0"

17'-6"

17'-6"

17'-6"

17'-6"

15'-0"

shared drive area

garage

garage

entry

mechanical

WH

entry

garage

garage

entry

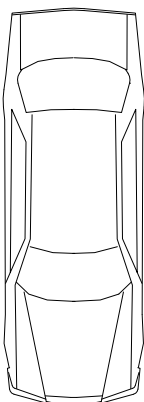
mechanical

WH

entry

garage

garage



UP

DN

entry

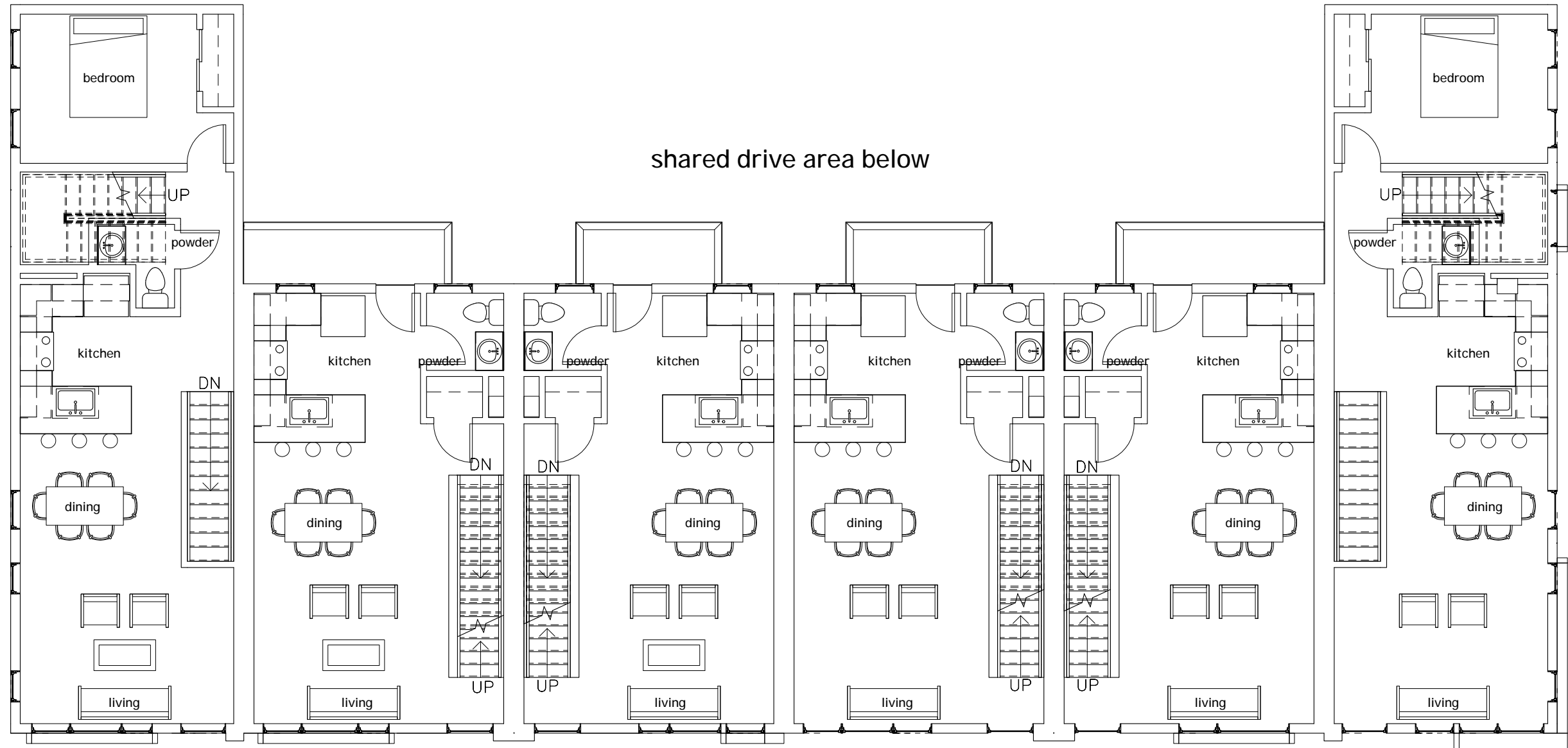
bonus room

47th street

plummer street

47'-0"

lycurgus way



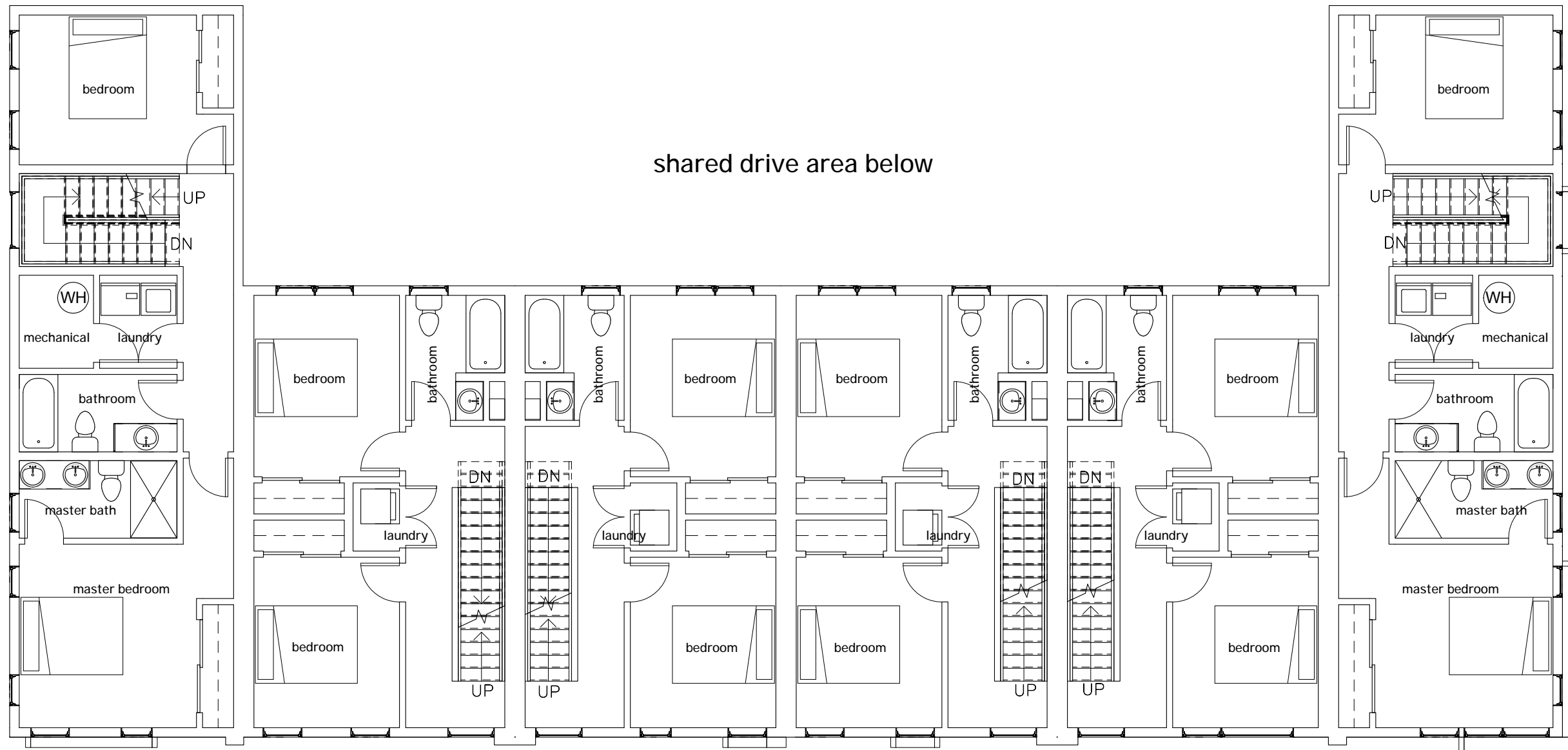
shared drive area below

plummer street

47th street



lycurgus way

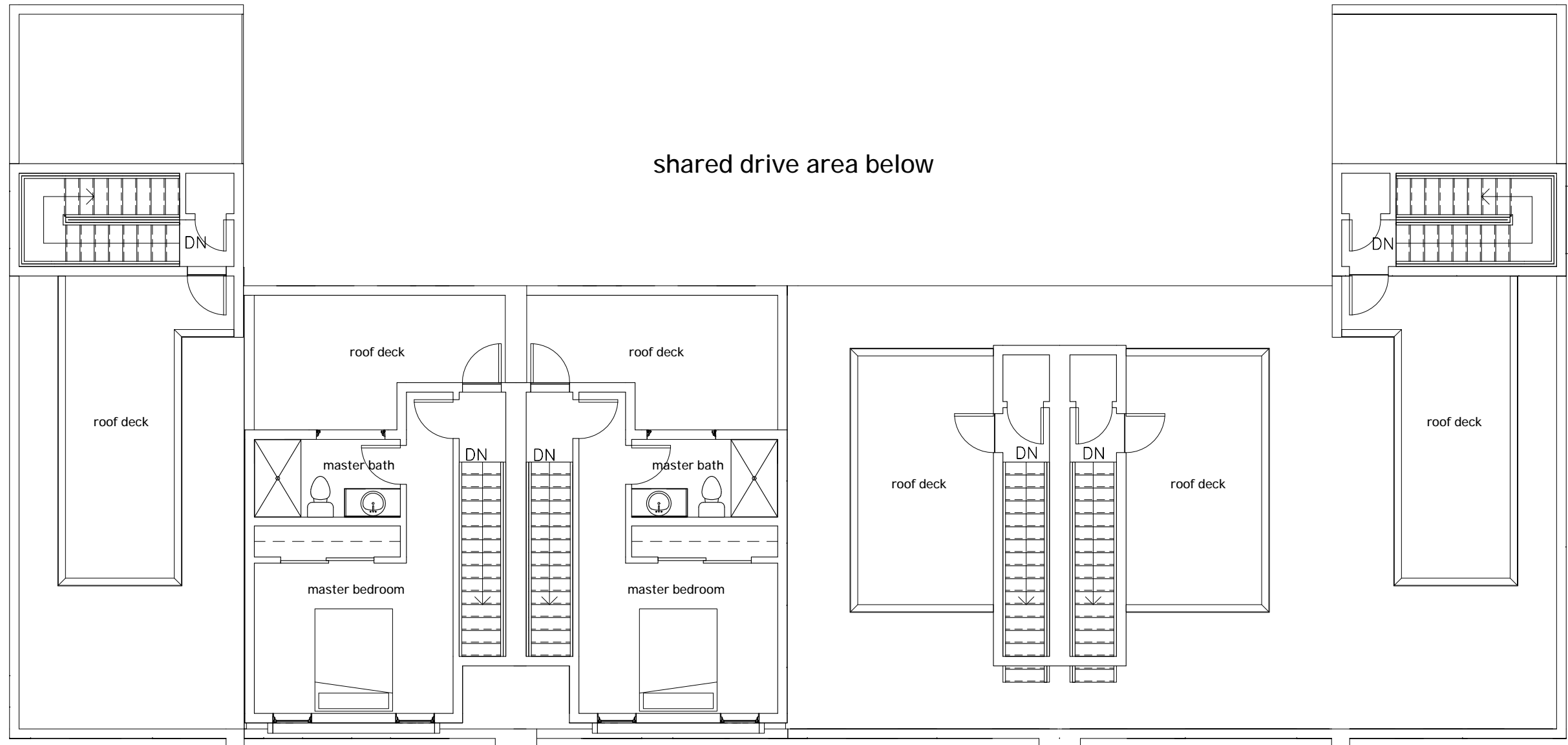


shared drive area below

plummer street

47th street

lycurgus way



shared drive area below

plummer street

47th street



LOWLA LP



mossArchitects

*Elm 10/14*

# Plummer 47 Residences

4644 Plummer Street

Lawrenceville

Conceptual Design Presentation

LOWLA LP



mossArchitects