

Supplement for Cottage Density Discussion



Project/Locality	parcel size	# of cottages	avg. size of cottage	s.f. per cottage	overall density	s.f. per 4 cottages
Railroad Cottages / Falls Church, VA	1.25 ac ± (54,450 sf)	10	1,500 sf	5,445 sf	8 du/ac	21,780 sf
Third Street Cottages / Langley, WA	.66 ac ± (28,800 sf)	8	850 sf	3,600 sf	12.12 du/ac	14,376 sf
Thornhill Road Site / Lexington, VA	1.37 ac ± (59,677 sf)	8	?	7,459 sf	5.8 du/ac	30,041 sf
Houston St. Concept A / Lexington, VA	.74 ac ± (32,234 sf)	10	?	3,223 sf	13.5 du/ac	12,907 sf
Houston St. Concept B / Lexington, VA	.74 ac ± (32,234 sf)	9	?	3,581 sf	12.2 du/ac	14,282 sf
Houston St. Concept C / Lexington, VA	.74 ac ± (32,234 sf)	11	?	2,930 sf	14.9 du/ac	11,694 sf
201 N. Randolph St. / Lexington, VA	.81 ac ± (35,283 sf)			4,406 sf		17,600 sf

Prepared by the City of Lexington Department of Planning and Development for the ongoing Planning Commission Discussion

RAILROAD COTTAGES

AERIAL

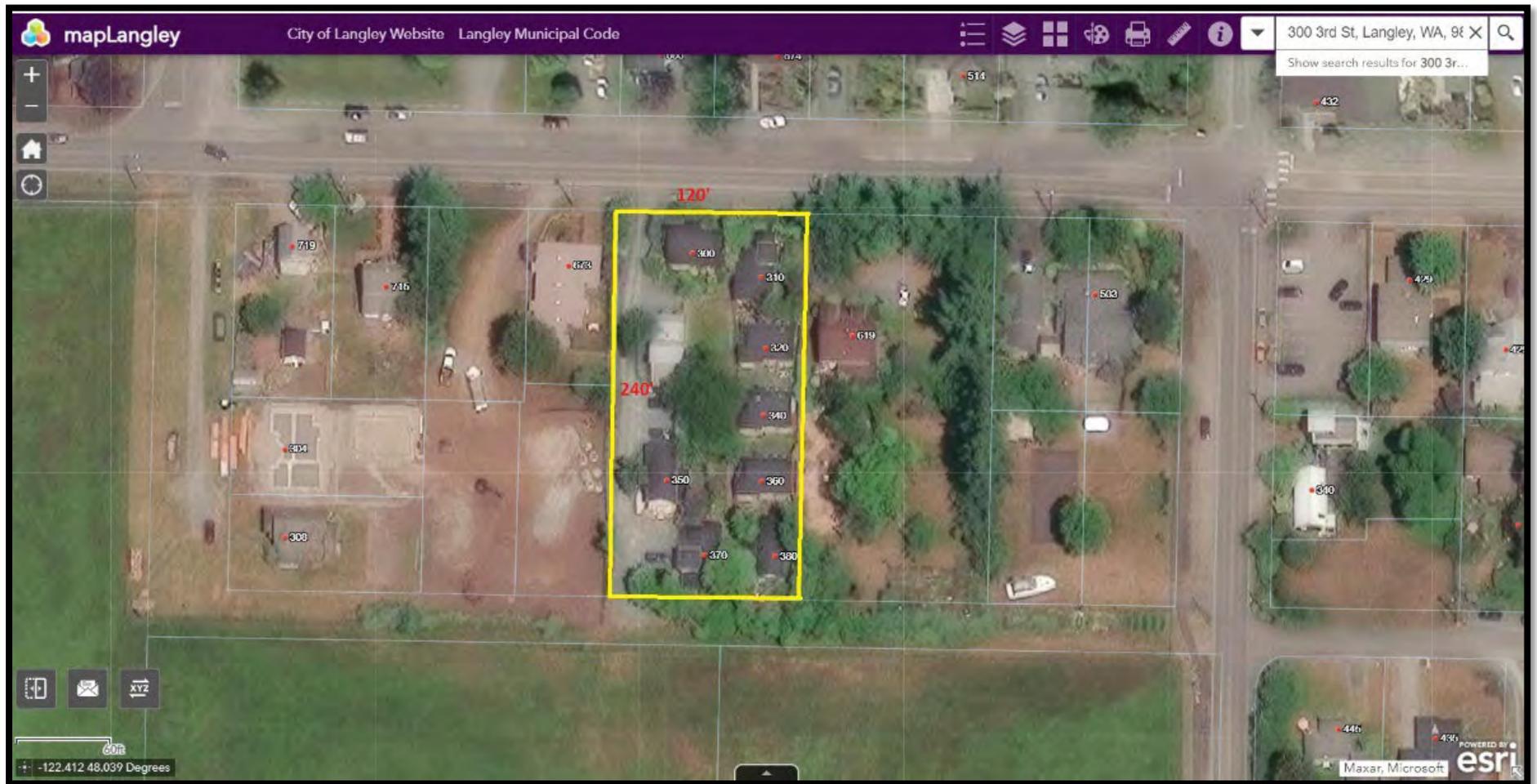


Railroad Cottages Response to Carly Aubrey, April 19, 2017

Attachment A-1



Project/Locality	parcel size	# of cottages	avg. size of cottage	s.f. per cottage	overall density	s.f. per 4 cottages
Railroad Cottages / Falls Church, VA	1.25 ac ± (54,450 sf)	10	1,500 sf	5,445 sf	8 du/ac	21,780 sf
Third Street Cottages / Langley, WA	.66 ac ± (28,800 sf)	8	850 sf	3,600 sf	12.12 du/ac	14,376 sf
Thornhill Road Site / Lexington, VA	1.37 ac ± (59,677 sf)	8	? (sketch)	7,459 sf	5.8 du/ac	30,041 sf
Houston St. Concept A / Lexington, VA	.74 ac ± (32,234 sf)	10	?	3,223 sf	13.5 du/ac	12,907 sf
Houston St. Concept B / Lexington, VA	.74 ac ± (32,234 sf)	9	?	3,581 sf	12.2 du/ac	14,282 sf
Houston St. Concept C / Lexington, VA	.74 ac ± (32,234 sf)	11	?	2,930 sf	14.9 du/ac	11,694 sf
201 N. Randolph St. / Lexington, VA	.81 ac ± (35,283 sf)			4,406 sf		17,600 sf





Project/Locality	parcel size	# of cottages	avg. size of cottage	s.f. per cottage	overall density	s.f. per 4 cottages
Railroad Cottages / Falls Church, VA	1.25 ac ± (54,450 sf)	10	1,500 sf	5,445 sf	8 du/ac	21,780 sf
Third Street Cottages / Langley, WA	.66 ac ± (28,800 sf)	8	850 sf	3,600 sf	12.12 du/ac	14,376 sf
Thornhill Road Site / Lexington, VA	1.37 ac ± (59,677 sf)	8	?	7,459 sf	5.8 du/ac	30,041 sf
Houston St. Concept A / Lexington, VA	.74 ac ± (32,234 sf)	10	?	3,223 sf	13.5 du/ac	12,907 sf
Houston St. Concept B / Lexington, VA	.74 ac ± (32,234 sf)	9	?	3,581 sf	12.2 du/ac	14,282 sf
Houston St. Concept C / Lexington, VA	.74 ac ± (32,234 sf)	11	?	2,930 sf	14.9 du/ac	11,694 sf
201 N. Randolph St. / Lexington, VA	.81 ac ± (35,283 sf)			4,406 sf		17,600



9 UNITS - 15 PARKING SPACES

Concept B

Prepared by the City of Lexington Department of Planning and Development for the ongoing Planning Commission Discussion



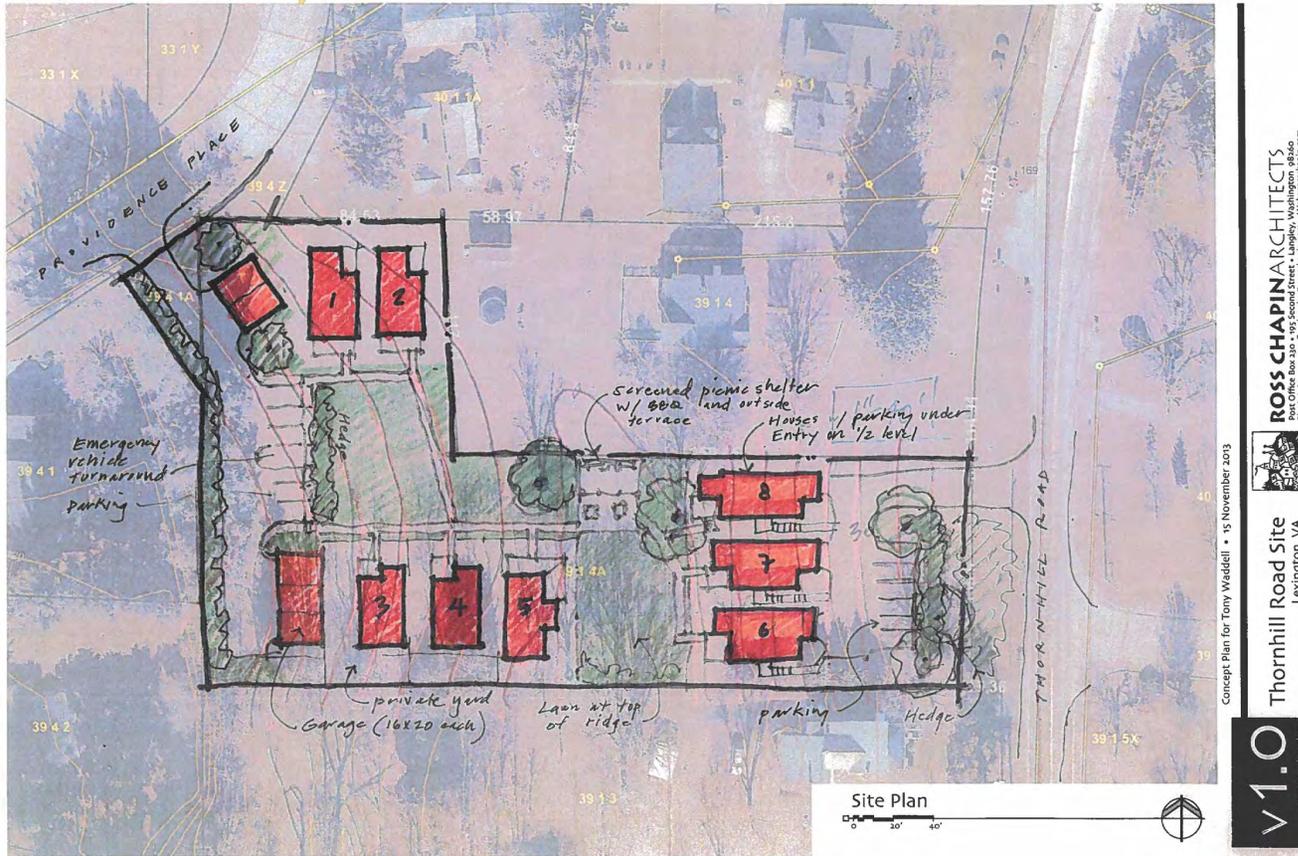
9 UNITS
Concept B

Prepared by the City of Lexington Department of Planning and Development for the ongoing Planning Commission Discussion



Project/Locality	parcel size	# of cottages	avg. size of cottage	s.f. per cottage	overall density	s.f. per 4 cottages
Railroad Cottages / Falls Church, VA	1.25 ac ± (54,450 sf)	10	1,500 sf	5,445 sf	8 du/ac	21,780 sf
Third Street Cottages / Langley, WA	.66 ac ± (28,800 sf)	8	850 sf	3,600 sf	12.12 du/ac	14,376 sf
Thornhill Road Site / Lexington, VA	1.37 ac ± (59,677 sf)	8	?	7,459 sf	5.8 du/ac	30,041 sf
Houston St. Concept A / Lexington, VA	.74 ac ± (32,234 sf)	10	?	3,223 sf	13.5 du/ac	12,907 sf
Houston St. Concept B / Lexington, VA	.74 ac ± (32,234 sf)	9	?	3,581 sf	12.2 du/ac	14,282 sf
Houston St. Concept C / Lexington, VA	.74 ac ± (32,234 sf)	11	?	2,930 sf	14.9 du/ac	11,694 sf
201 N. Randolph St. / Lexington, VA	.81 ac ± (35,283 sf)			4,406 sf		17,600 sf

Prepared by the City of Lexington Department of Planning and Development for the ongoing Planning Commission Discussion



Project/Locality	parcel size	# of cottages	avg. size of cottage	s.f. per cottage	overall density	s.f. per 4 cottages
Railroad Cottages / Falls Church, VA	1.25 ac ± (54,450 sf)	10	1,500 sf	5,445 sf	8 du/ac	21,780 sf
Third Street Cottages / Langley, WA	.66 ac ± (28,800 sf)	8	850 sf	3,600 sf	12.12 du/ac	14,376 sf
Thornhill Road Site / Lexington, VA	1.37 ac ± (59,677 sf)	8	?	7,459 sf	5.8 du/ac	30,041 sf
Houston St. Concept A / Lexington, VA	.74 ac ± (32,234 sf)	10	?	3,223 sf	13.5 du/ac	12,907 sf
Houston St. Concept B / Lexington, VA	.74 ac ± (32,234 sf)	9	?	3,581 sf	12.2 du/ac	14,282 sf
Houston St. Concept C / Lexington, VA	.74 ac ± (32,234 sf)	11	?	2,930 sf	14.9 du/ac	11,694 sf
201 N. Randolph St. / Lexington, VA	.81 ac ± (35,283 sf)			4,406 sf		17,600 sf



Prepared by the City of Lexington Department of Planning and Development for the ongoing Planning Commission Discussion



Two story cottage



One and a half story cottage



First Floor

Living/Kitchen 19'-4" x 11"
 Dining Alcove 7'-8" x 3'
 Study 5'-6" x 7'-6"
 Bedroom 13'-6" x 10'
 Bathroom full

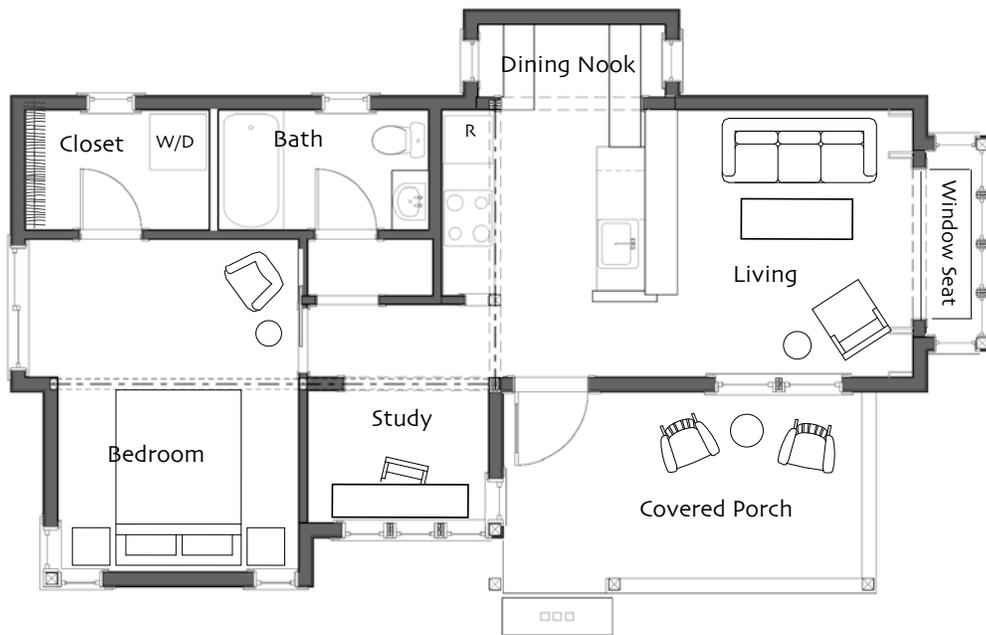
Total Heated Area 635 sq ft

Loft 8' x 9'
 (ceiling peak 3'-6")

Attic 6'-4" x 10'
 (ceiling peak 3'-6")

Covered Porch 8' x 14'-6"

Footprint 40' x 24"



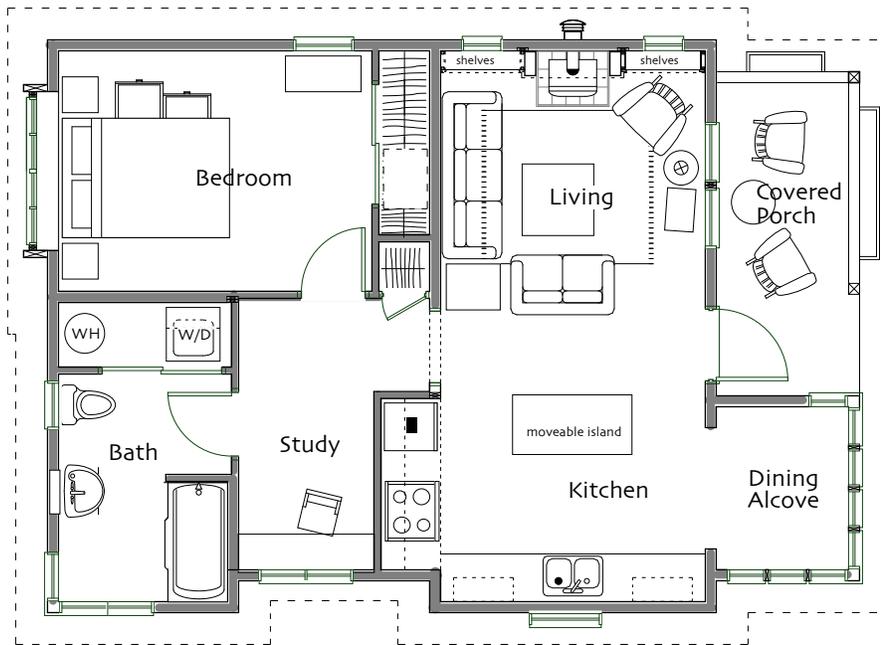
© Ross Chapin Architects • Sizes are approximate / Plans are subject to change



First Floor
 Living/Kitchen 11' x 23'
 Dining Alcove 6'-10" x 6'
 Bedroom 1 10' x 15'-6"
 Study 5'-8" x 11'-4"
 Bath full w/Laundry

Total Heated Area 708 sq ft

Footprint 24' x 34'



© Ross Chapin Architects • Sizes are approximate / Plans are subject to change



First Floor

Living Room 14'-10" x 11'
 Kitchen 9'-10" x 7'-6"
 Eating Alcove 6'-3" x 5'-5"
 Laundry 9'-2" x 8'-7"
 Bedroom 1 10' x 10'-9"
 Bedroom 2 13' x 9'-3"
 Bath full

Second Floor > 5'

Loft 13' x 6'-6"
 Attic 13'-4" x 2'-3"

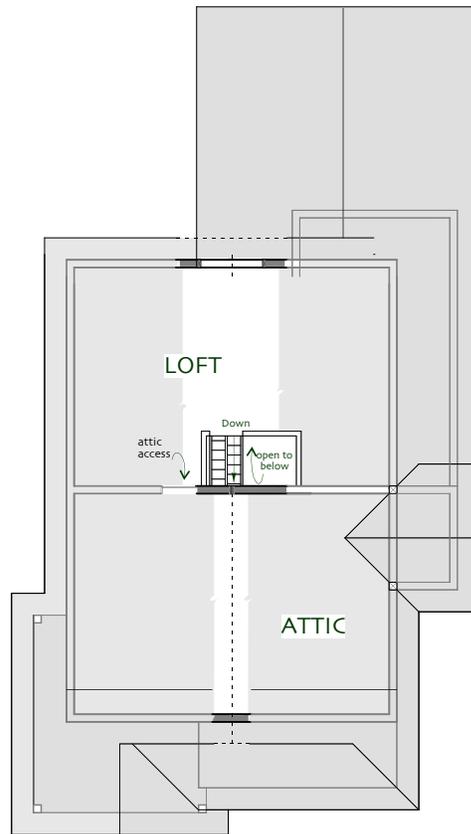
Total Heated Area 831 sq ft

Footprint 47'-6" x 26'

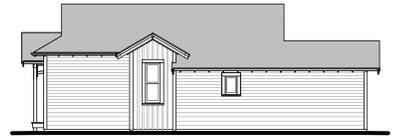
Similar



First Floor



Second Floor



© Ross Chapin Architects • Sizes are approximate / Plans are subject to change



PO Box 230 • Langley, Washington 98260 • plans@rosschapin.com • www.rosschapin.com

Hilltop v. B



First Floor
 Living/Kitchen 11' x 23'
 Dining Alcove 6'-10" x 6'
 Bedroom 1 11' x 13'-6"
 Bedroom 2 10'-4" x 15'-6"
 Bath full
 Laundry 7'3" x 5'-8"

Total Heated Area 875 sq ft

Footprint 24' x 48'



© Ross Chapin Architects • Sizes are approximate / Plans are subject to change

GoodFit
 Cottages and Small Houses

PO Box 230 • Langley, Washington 98260 • plans@rosschapin.com • www.rosschapin.com

Betty Lu Lu



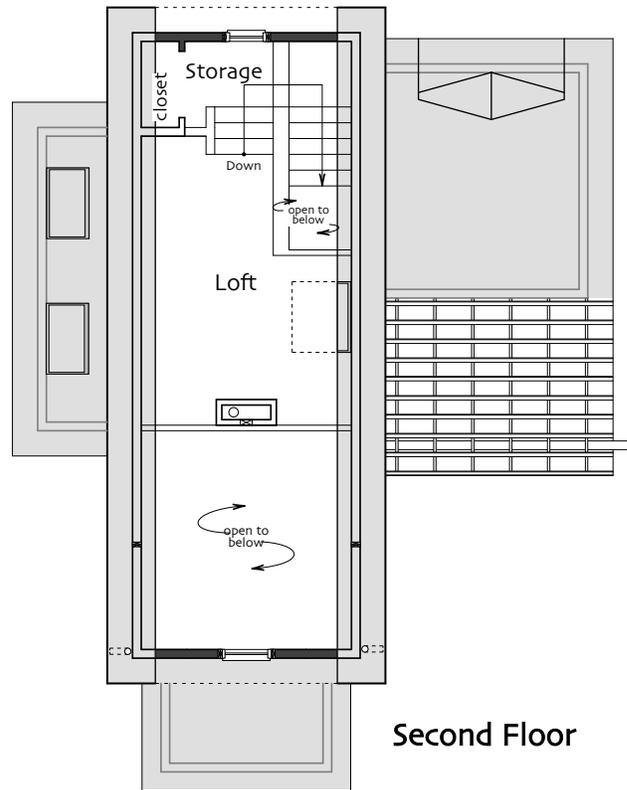
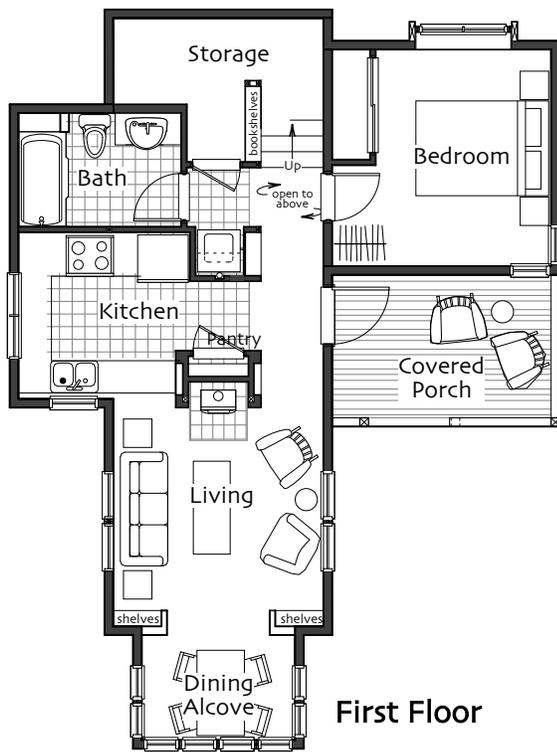
First Floor
 Living Room 11'-0" x 12'-0"
 Kitchen 8'-9" x 9'-0"
 Dining Alcove 5'-6" x 8'-0"
 Bedroom 9'-7" x 11'-6"
 Bathroom full

Second Floor >5'

Loft 20'-0" x 9'-6"

Total Heated Area 881 sq ft

Footprint 29' x 39'



© Ross Chapin Architects • Sizes are approximate / Plans are subject to change

First Floor

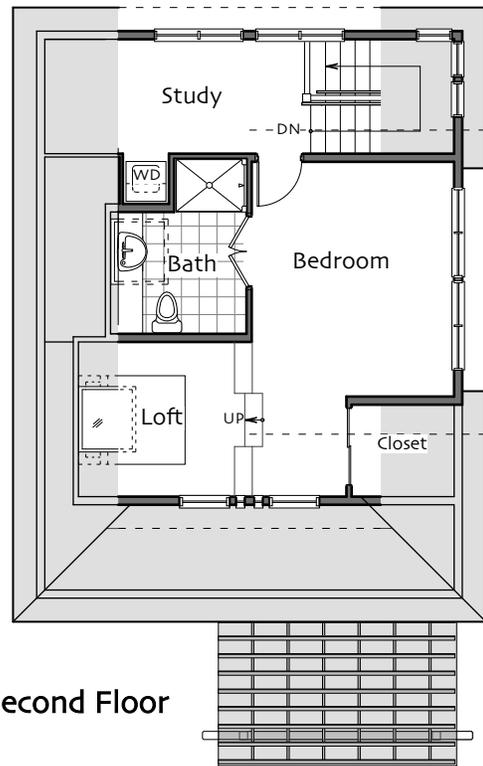
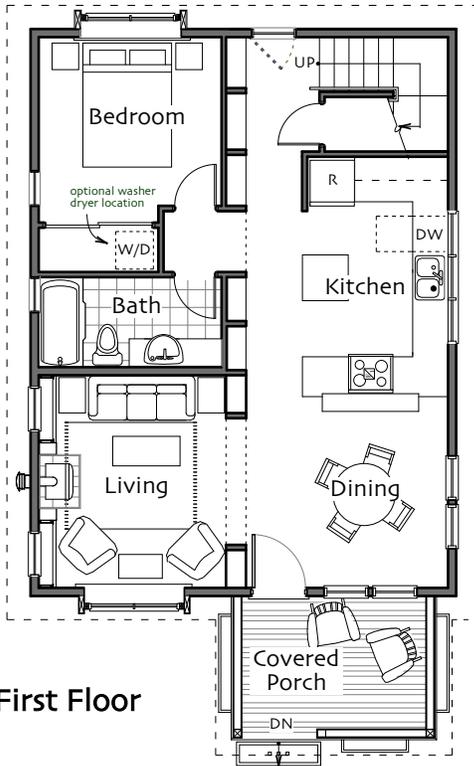
Living Room 12' x 10'
 Kitchen 13' x 12'
 Dining Room 10'-6" x 11"
 Bedroom 13' x 12'-6"
 Bathroom full

Second Floor >5'

Bedroom Suite 13' x 11'-6"
 Study 6' x 7'
 Bathroom three-quarter

Total Heated Area 1292 sq ft

Footprint 24' x 40'



© Ross Chapin Architects • Sizes are approximate / Plans are subject to change



PO Box 230 • Langley, Washington 98260 • plans@rosschapin.com • www.rosschapin.com

Edgemoor