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1840 Primrose Rd NW

CFA Concept Review

3 July 2025

Prepared For: Prepared By:

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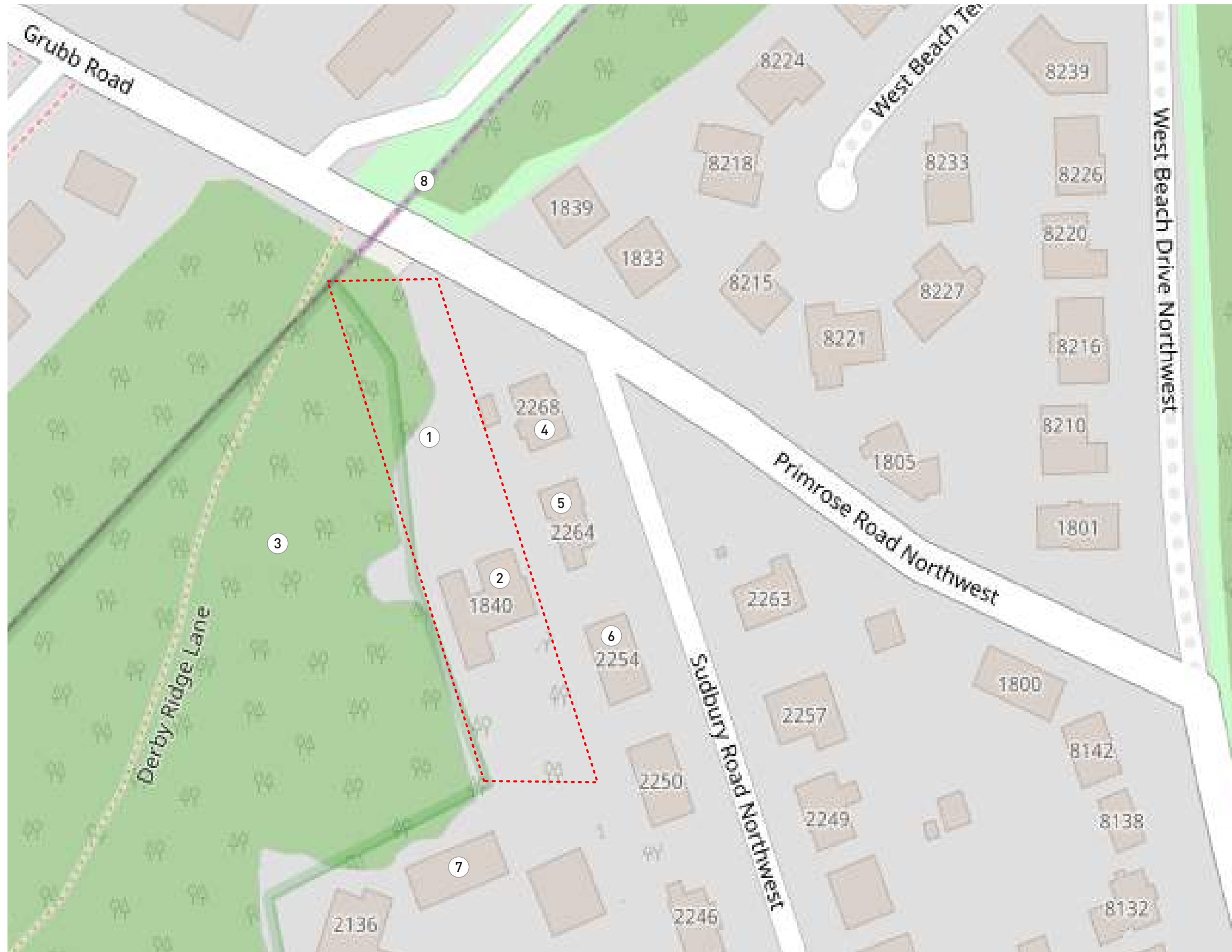
project summary

legend

- 1a. proposed house a
- 1b. proposed house b
- 2. existing one-story house (house c)
- 3. rock creek park
- 4. 2268 sudbury rd nw
- 5. 2141 sudbury pl nw
- 6. maryland / dc boundary



vicinity map



legend

1. subject property
2. existing one-story house (house c)
3. rock creek park
4. 2268 sudbury rd nw
5. 2264 sudbury rd nw
6. 2254 sudbury rd nw
7. 2141 sudbury pl nw
8. maryland / dc boundary



legend

- 1. subject property
- 2. existing one-story house (house c)
- 3. rock creek park
- 4. 2268 sudbury rd nw
- 5. 2264 sudbury rd nw
- 6. 2254 sudbury rd nw
- 7. 2141 sudbury pl nw
- 8. 2136 sudbury pl nw
- 9. maryland / dc boundary

existing conditions | subject property



view from existing house



legend

- 1. subject property
- 2. existing one-story house (house c)
- 3. rock creek park
- 4. 2268 sudbury rd nw
- 5. 2264 sudbury rd nw
- 6. 2131 sudbury pl nw
- 7. 2141 sudbury pl nw



view from driveway



view from park

legend

- 1. subject property
- 2. existing one-story dwelling (house c)
- 3. rock creek park
- 4. 2268 sudbury rd nw
- 5. 2264 sudbury rd nw
- 6. 2254 sudbury rd nw



view from trail access



view alongside trail

view from park

legend

- 1. rock creek park
- 2. existing one-story dwelling (house c)
- 3. 2131 sudbury pl nw
- 4. 2141 sudbury pl nw
- 5. 2136 sudbury pl nw



view from trail



view alongside trail

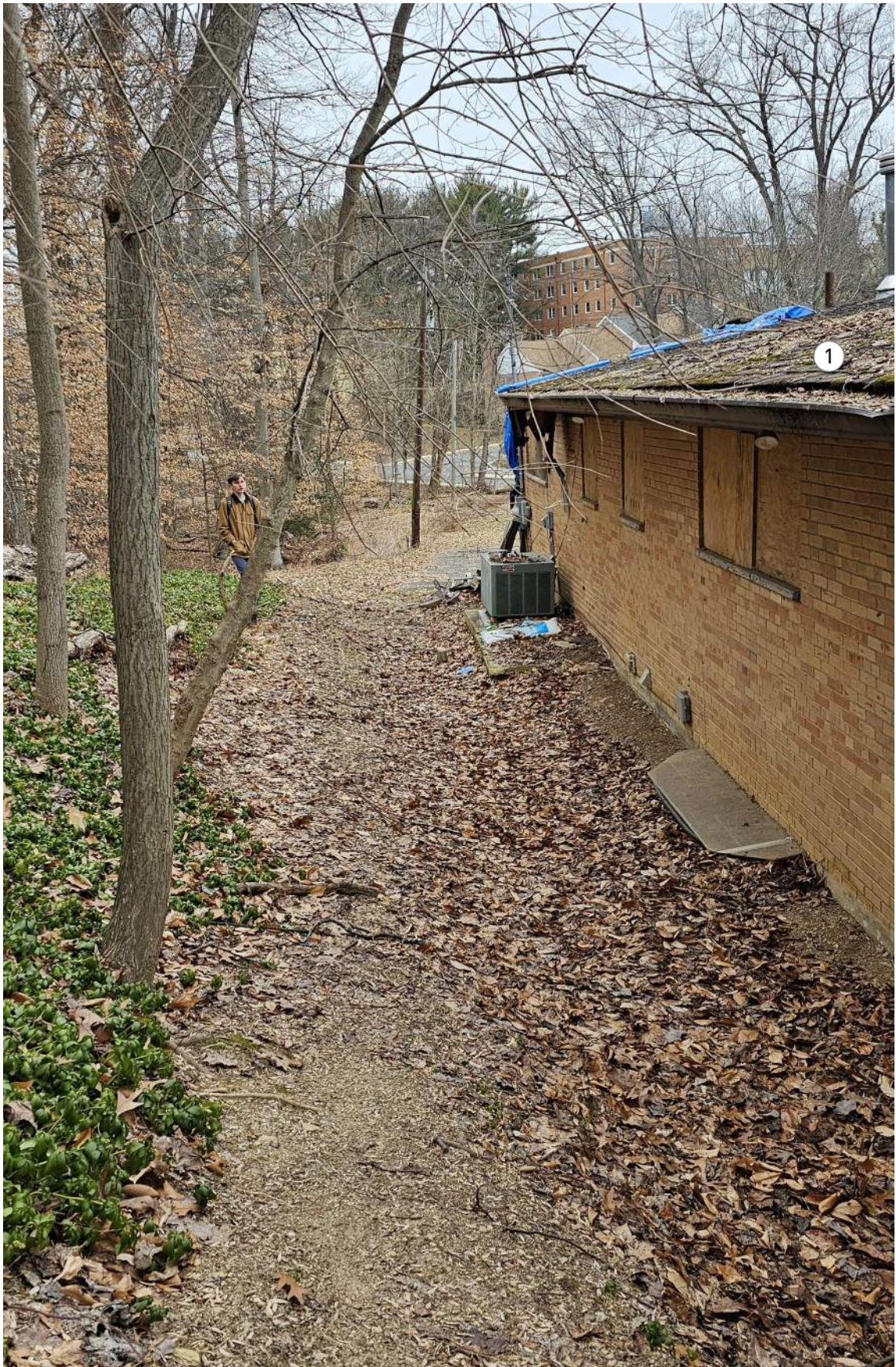


legend

- 1. low slope roof (4:12)
- 2. full height glazing
- 3. glass gable
- 4. minimal punched openings
- 5. buff colored brick with variation
- 6. dark trim / siding
- 7. dark windows
- 8. stone accent element



subject property border facing neighbors (east)



subject property border facing park (west)

material + detail analysis

legend

- 1. low slope roof (4:12)
- 2. full height glazing
- 3. glass gable
- 4. minimal punched openings
- 5. buff colored brick with variation
- 6. dark trim / siding
- 7. dark windows
- 8. stone accent element



view from driveway (north elevation)



view from backyard (south elevation)

material + detail analysis

legend

- 1. low slope roof (4:12)
- 2. full height glazing
- 3. glass gable
- 4. minimal punched openings
- 5. buff colored brick with variation
- 6. dark trim / siding
- 7. dark windows
- 8. stone accent element



view from driveway (north elevation)



view from backyard (south elevation)



north elevation detail view

existing site plan

neighbors

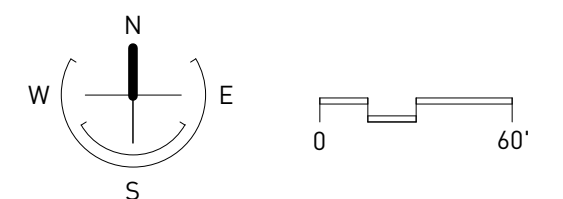
- 1. 1839 primrose rd nw
owner: paul t. atang trustee
- 2. 1833 primrose rd nw
owner: jaime hope
- 3. 2268 sudbury rd nw
owner: maxwell asenso
- 4. 2264 sudbury rd nw
owner: alison m. igoe
- 5. 2254 sudbury rdvw nw
owner: lara s. wagner
- 6. 2250 sudbury rd nw
owner: carole h. woolfork and celeste woolfork
- 7. 2131 sudbury pl nw
owner: gary v. chatman and lori m. chatman
- 8. 2141 sudbury pl nw
owner: jenny mittleman and david j. rodler



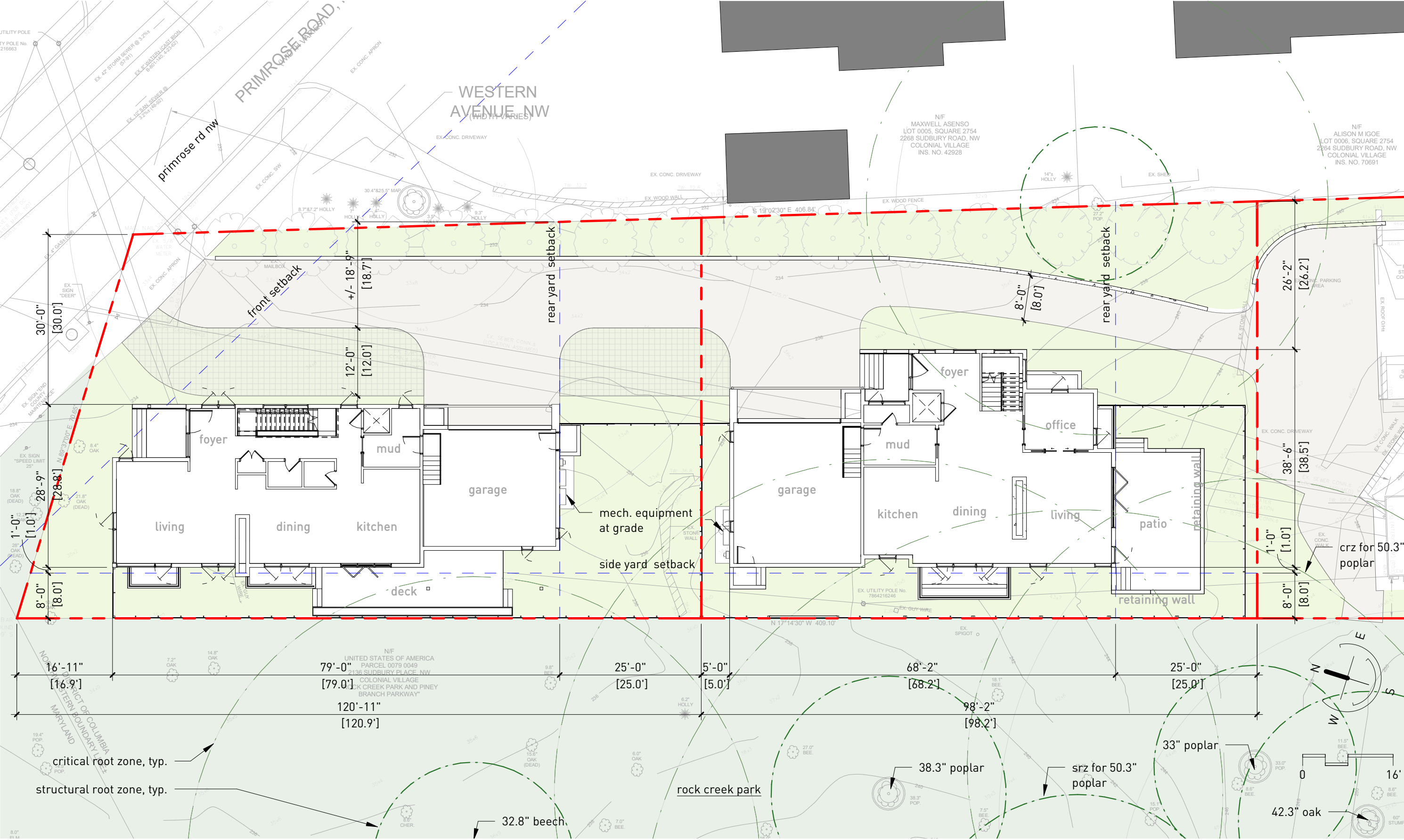
proposed site plan

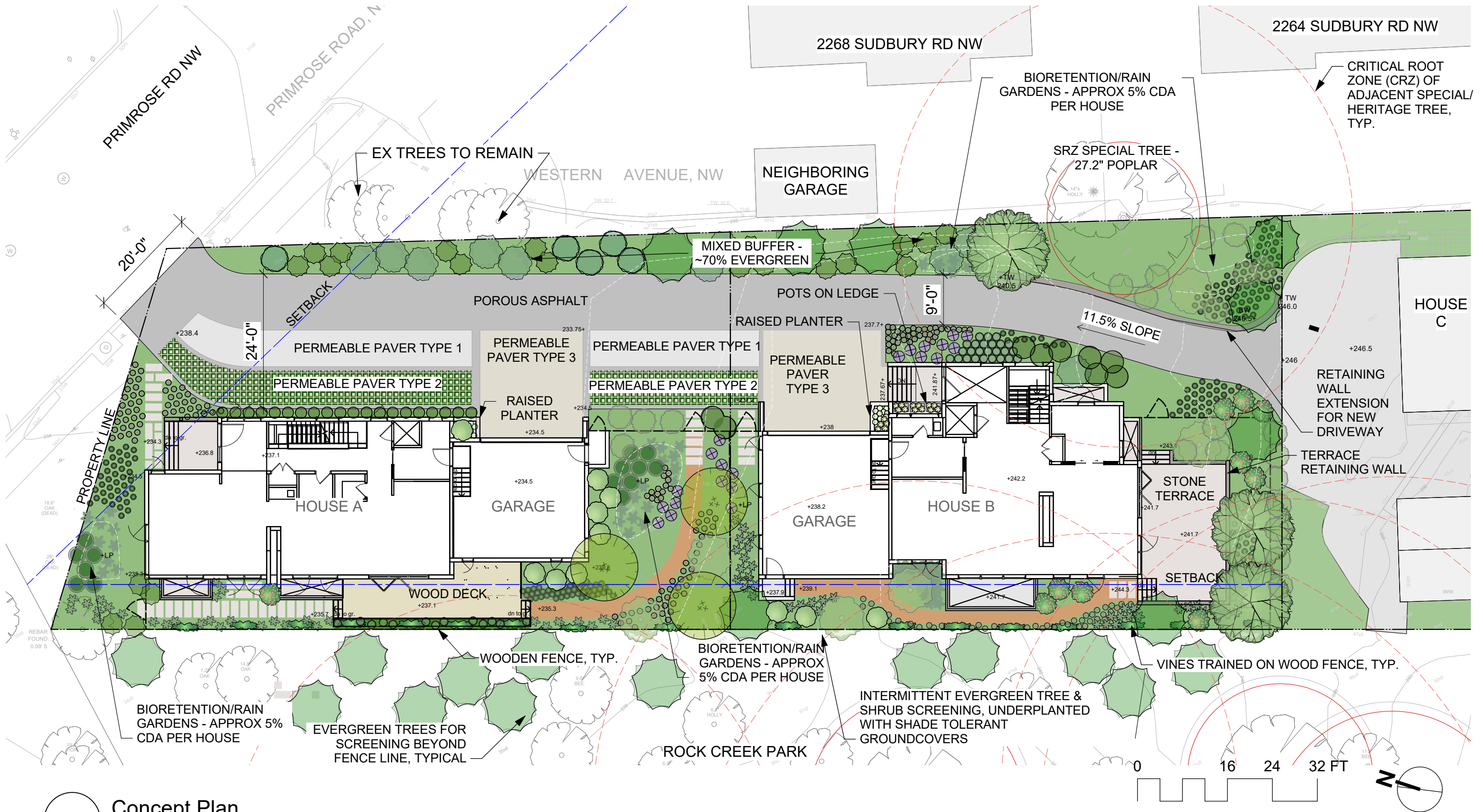
legend

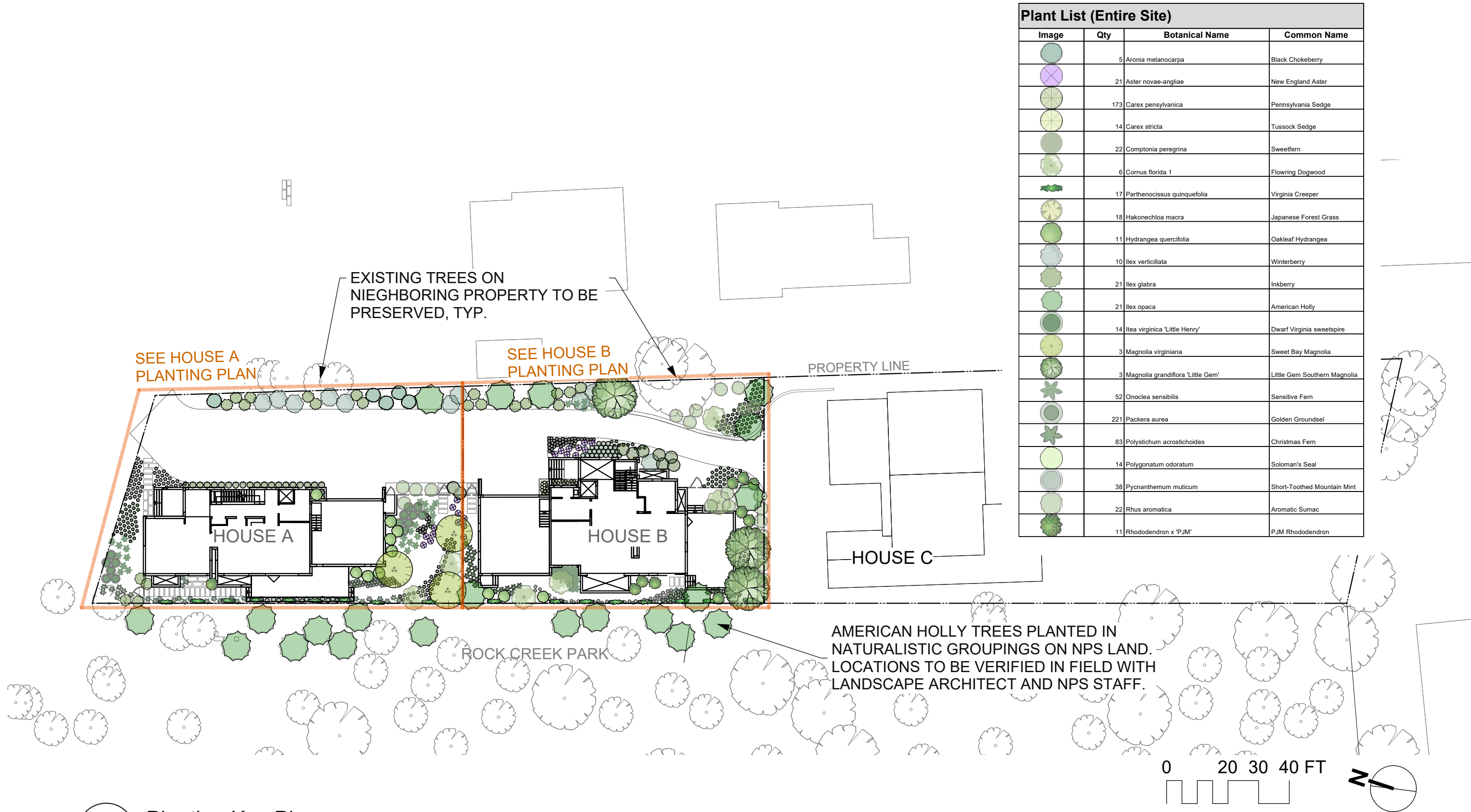
1. house a
2. house b
3. house c (existing)
4. existing curb cut to be re-used
5. 24' r.o.w. driveway
6. re-aligned house c driveway



partial site plan

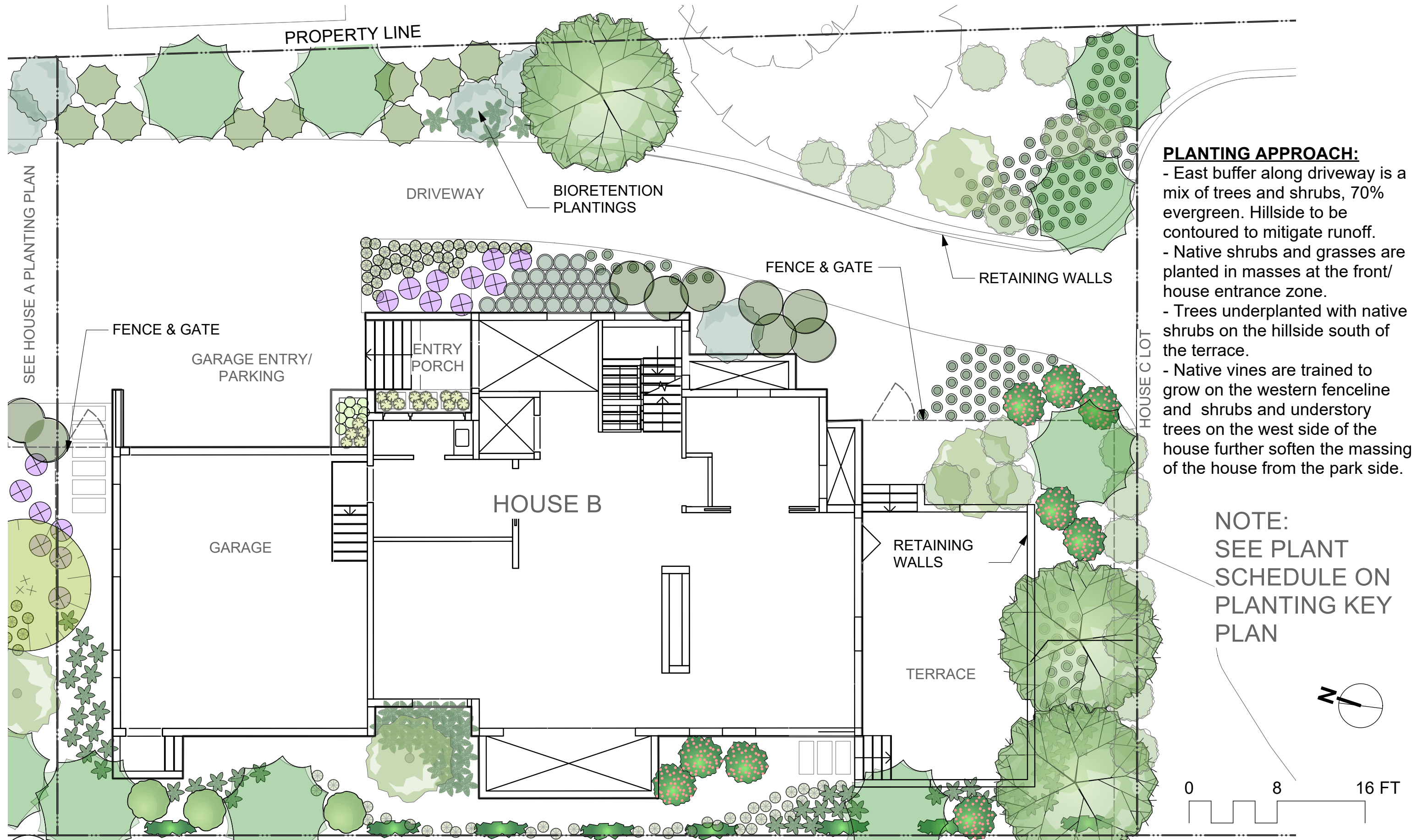






Plant List (Entire Site)			
Image	Qty	Botanical Name	Common Name
	5	Aronia melanocarpa	Black Chokeberry
	21	Aster novae-angliae	New England Aster
	173	Carex pensylvanica	Pennsylvania Sedge
	14	Carex stricta	Tussock Sedge
	22	Comptonia peregrina	Sweetfern
	6	Cornus florida 1	Flowering Dogwood
	17	Parthenocissus quinquefolia	Virginia Creeper
	18	Hakonechloa macra	Japanese Forest Grass
	11	Hydrangea quercifolia	Oakleaf Hydrangea
	10	Ilex verticillata	Winterberry
	21	Ilex glabra	Inkberry
	21	Ilex opaca	American Holly
	14	Itea virginica 'Little Henry'	Dwarf Virginia sweetspire
	3	Magnolia virginiana	Sweet Bay Magnolia
	3	Magnolia grandiflora 'Little Gem'	Little Gem Southern Magnolia
	52	Onoclea sensibilis	Sensitive Fern
	221	Packera aurea	Golden Groundsel
	83	Polystichum acrostichoides	Christmas Fern
	14	Polygonatum odoratum	Soloman's Seal
	38	Pycnanthemum muticum	Short-Toothed Mountain Mint
	22	Rhus aromatica	Aromatic Sumac
	11	Rhododendron x 'PJM'	PJM Rhododendron

2 Planting Key Plan
Scale: 1" = 30'-0"

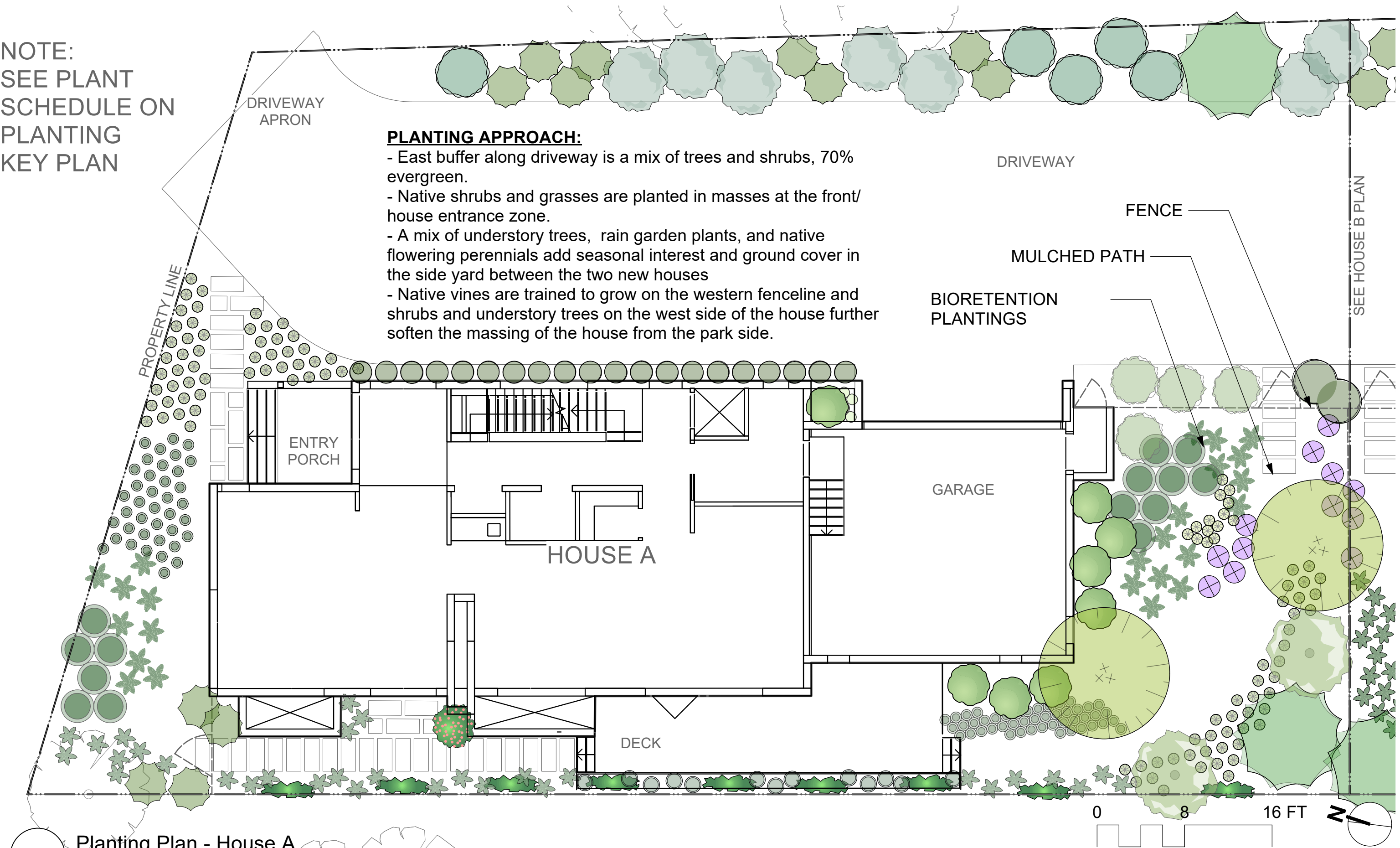


4

Planting Plan - House B

Scale: 1/8" = 1'-0"

NOTE:
SEE PLANT
SCHEDULE ON
PLANTING
KEY PLAN



3

Planting Plan - House A

Scale: 1/8" = 1'-0"



Primrose Residences
1840 Primrose Rd NW, Washington DC 20002

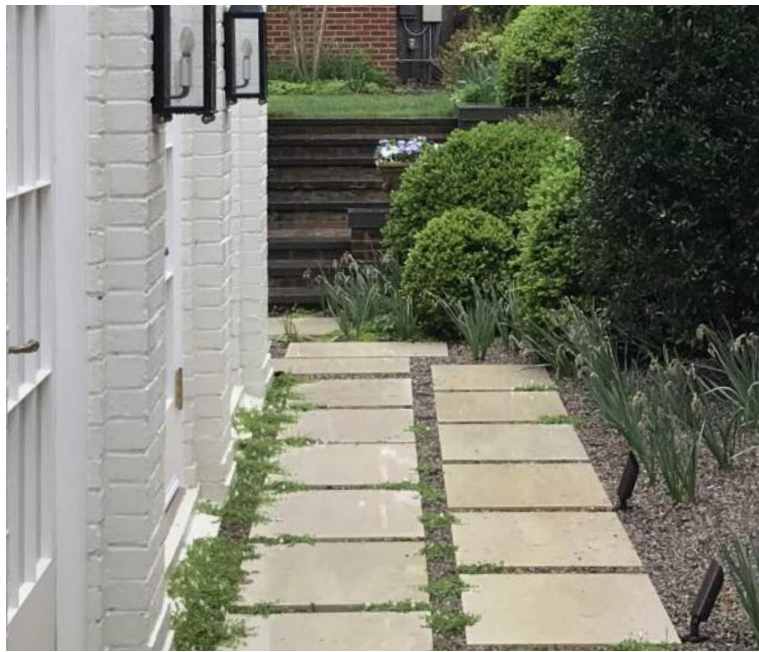
SCHEMATIC DESIGN - PLANTING
July 3, 2025

PRECEDENT IMAGES

Hardscape



Valders Limestone Paving



Valders Limestone stepping stones



Wood deck



Wooden fence with horizontal slats & vines growing up



Wooden fence with two distinct transparency levels

TREES



Cornus florida
Flowering Dogwood
Bloom time: March - June



Magnolia virginiana
Sweet Bay Magnolia
Bloom time: May - June



Magnolia grandiflora 'Little Gem'
Little Gem Southern Magnolia
Bloom time: May - Oct.



Ilex Opaca
American Holly



SHRUBS



Aronia melanocarpa
Black Chokeberry
Bloom time: April - May
Fall foliage: Sept. - Nov.



Comptonia peregrina
Sweetfern



Hydrangea quercifolia
Oakleaf Hydrangea
Bloom time: May - June
Fall foliage: Sept. - Nov.



Ilex verticillata 'Jim Dandy'
Jim Dandy Winterberry
Winter interest: Sept. - Oct.



SHRUBS



Ilex glabra
Inkberry



Itea virginica 'Little Henry'
'Little Henry' Virginia Sweetspire
Bloom time: Summer



Rhododendron 'PJM'
Hybrid rhododendron
Bloom time: March - June



Rhus aromatica
Aromatic Sumac
Fall foliage: Sept. - Oct.



PERENNIALS



Aster novae-angliae
New England Aster
Bloom time: Sept. - Oct.



Carex pensylvanica
Pennsylvania Sedge



Carex stricta
Tussock Sedge



Onoclea sensibilis
Sensitive Fern



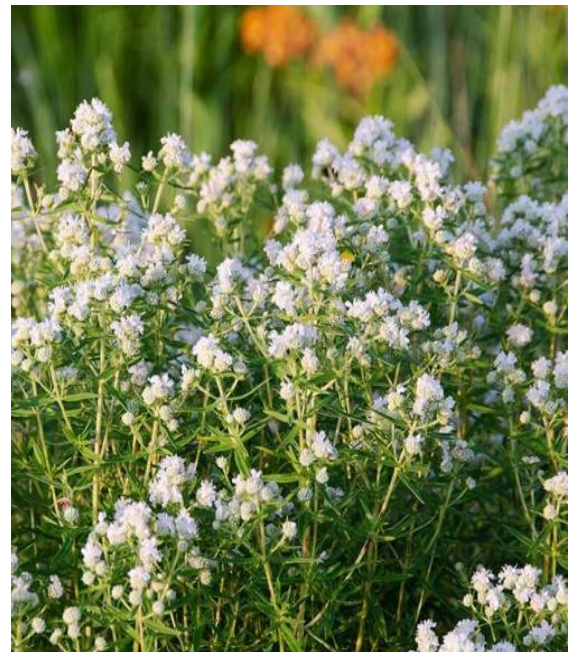
Packera aurea
Golden Groundsel
Bloom time: April - May



Parthenocissus quinquefolia
Virginia creeper
Fall foliage: Oct. - Nov.



Polystichum acrostichoides
Christmas Fern

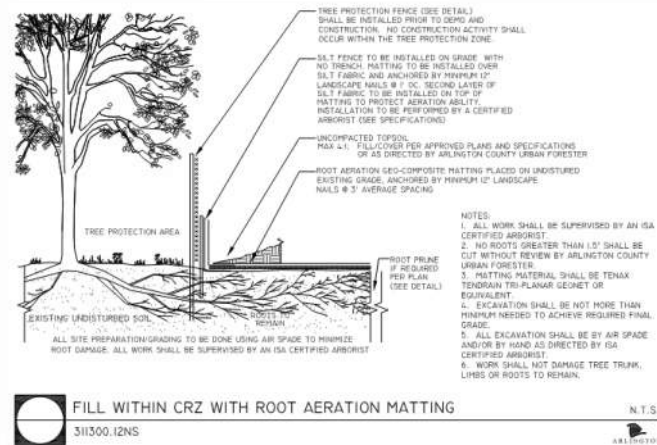
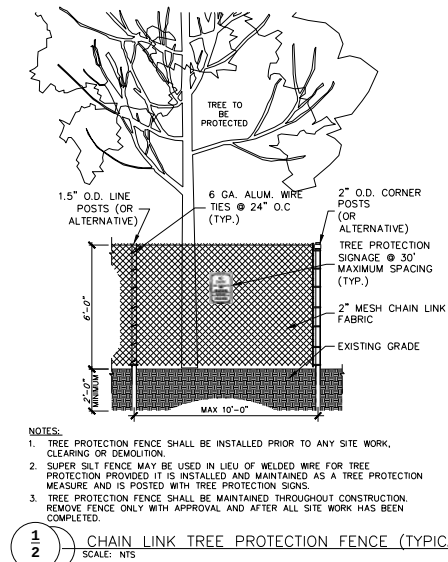
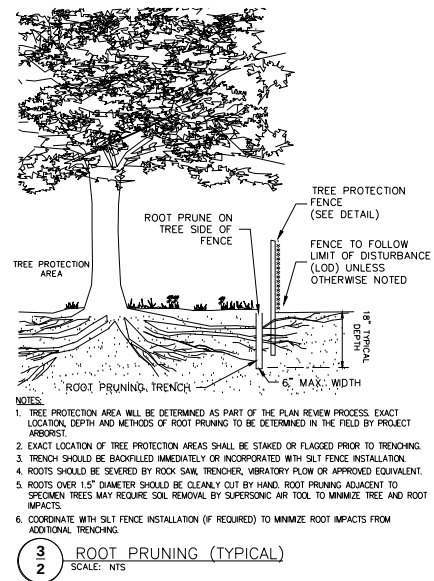
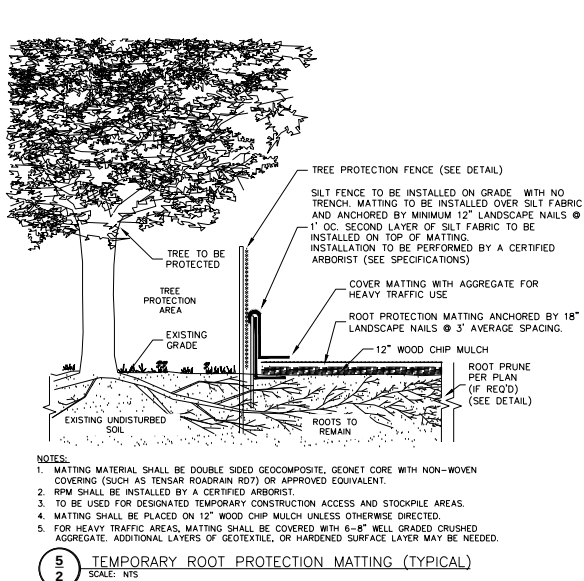
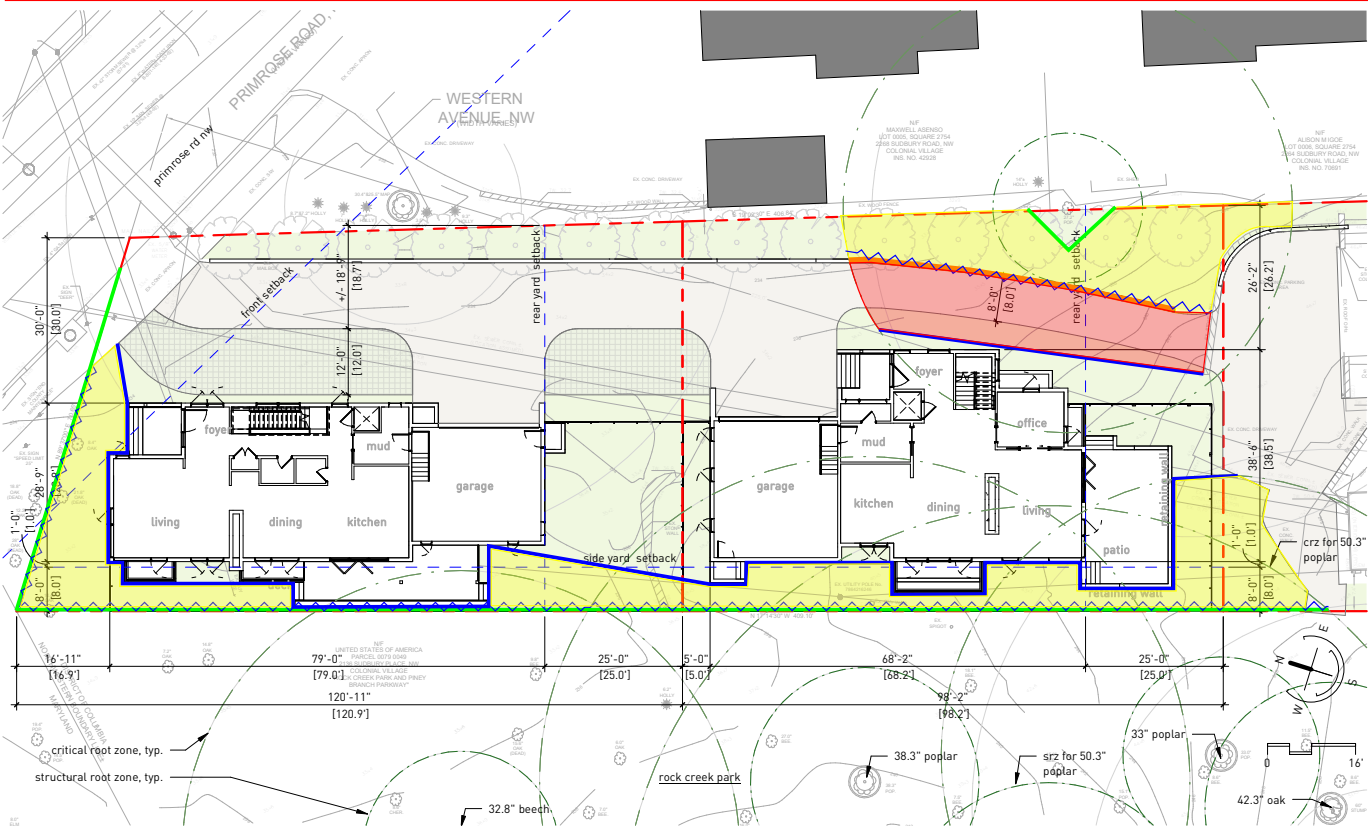


Pycnanthemum muticum
Short-Toothed Mountain Mint
Bloom time: Aug. - Sept.



TREE PRESERVATION LEGEND

- BRIDGE AND PIER DRIVEWAY RETAINING WALL IF ROOT INVESTIGATION RESULTS ARE UNFAVORABLE
- PERMANENT ROOT AERATION MATTING AT EXISTING GRADE IF ROOT INVESTIGATION RESULTS ARE UNFAVORABLE
- 6' CHAIN LINK TREE PROTECTION FENCE
- TEMPORARY ROOT PROTECTION MATTING
- ROOT INVESTIGATION BY CERTIFIED ARBORIST USING SSAT
- ROOT PRUNING DIMENSIONS TBD BY ROOT INVESTIGATION RESULTS. ROOT PRUNING SHALL BE PERFORMED BY A CERTIFIED ARBORIST



1840 PRIMROSE
RD NW,
WASHINGTON,
DC 20012

TREE
PROTECTION
PLAN

PLAN VIEW

1 OF 1









br-01
face brick
glen-gery emporium series
dolomite grey, wirecut, stacked
bond



wd-01
wood siding
resawn timber sylva thermally
modified red oak
1x6 vertical, dublin



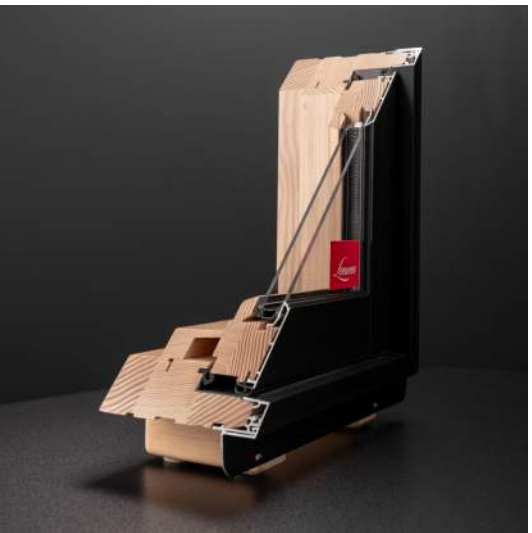
cs-01
composite siding
boral truexterior
1x8 nickel gap, painted bronze



rf-01
standing seam metal roof
atas international
1" field-lok panel, classic bronze



pt-04
aluminum clad wood windows
fixed / casement
bronze





gl-02
bird-friendly glass
agnora diptech
digitally printed frit



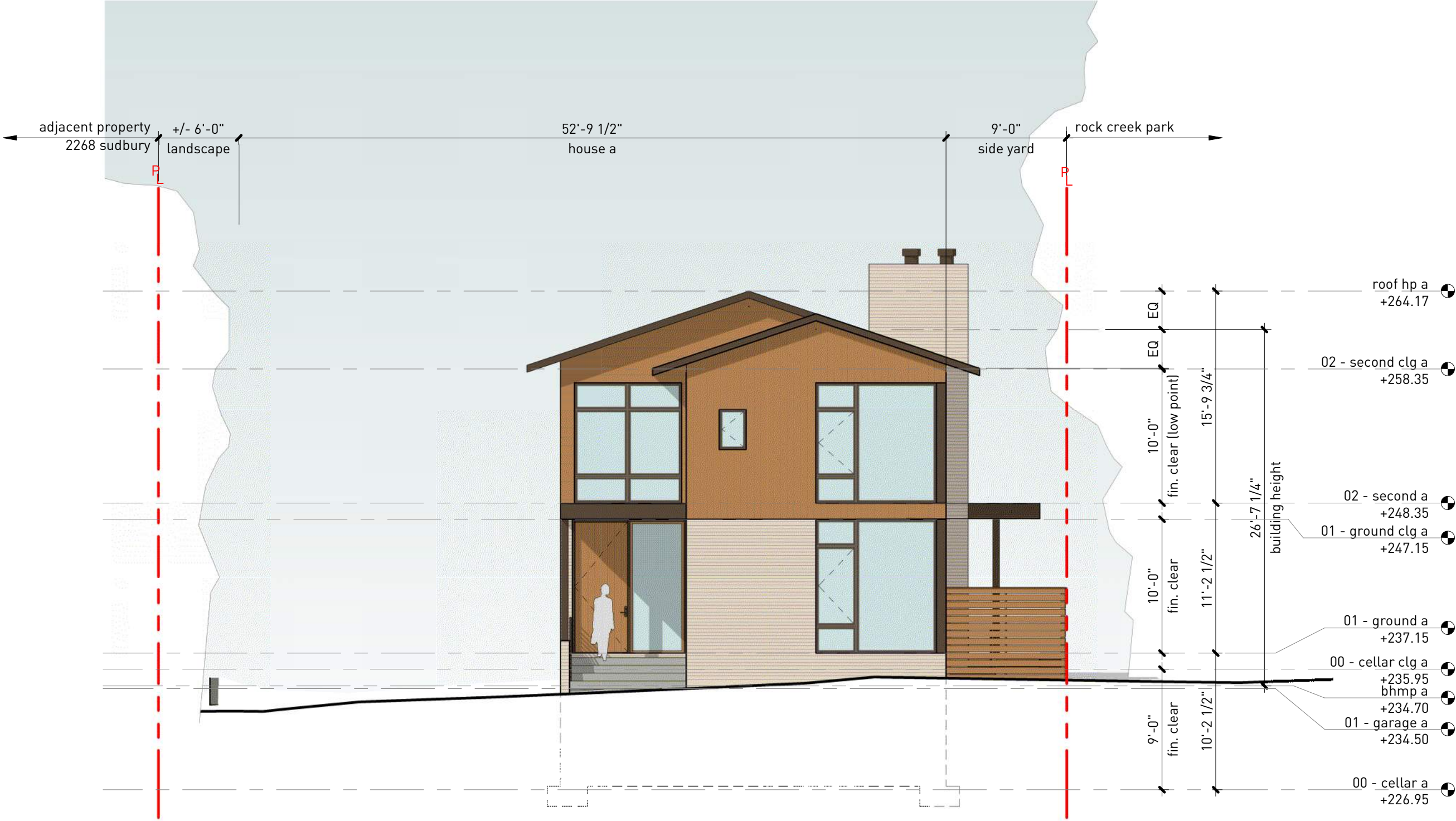
dt-05
front entry door
pivot door with sidelight
red oak vertical plank



dt-91
garage door
clopay avanti
bronze, frosted glass



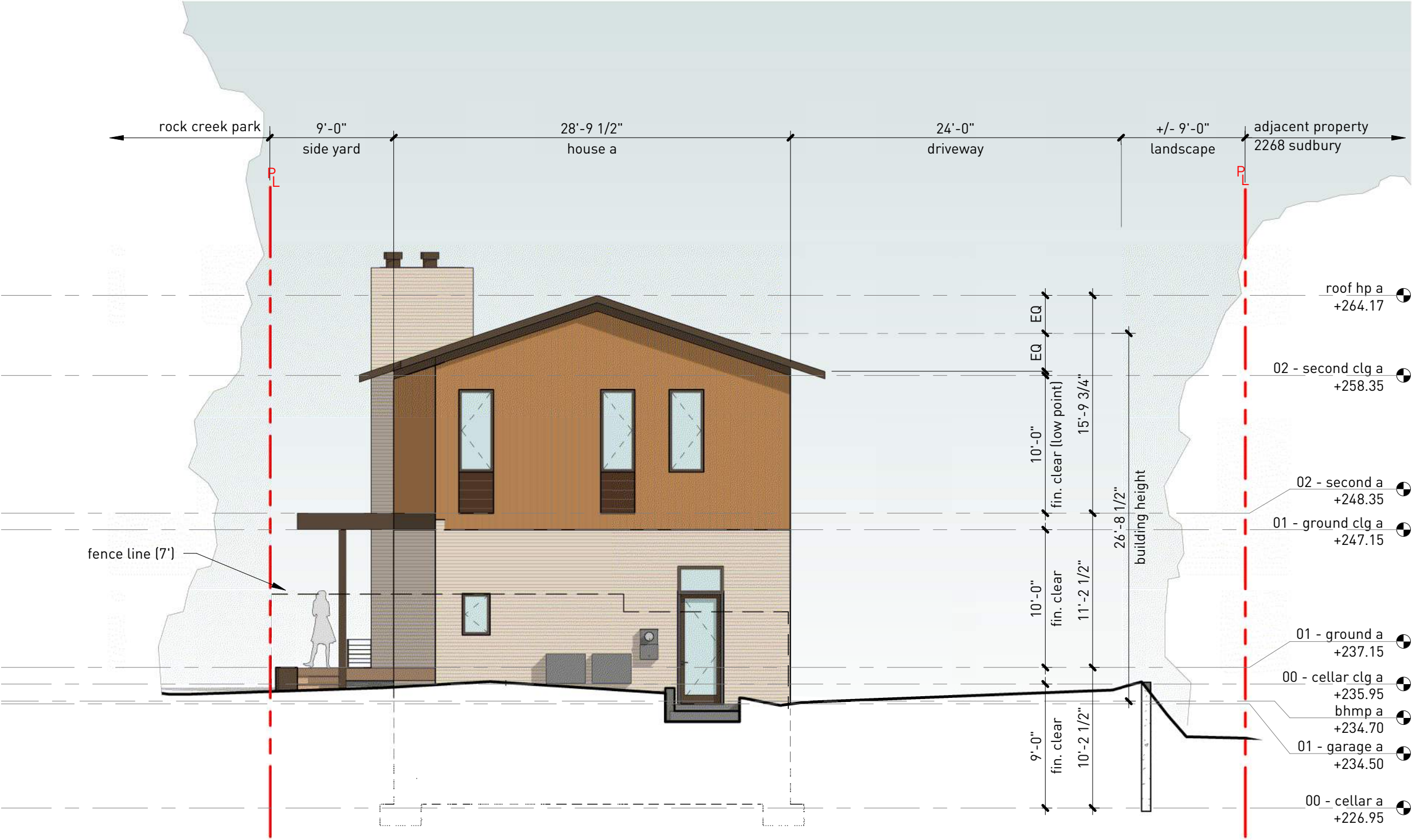
house a | north elevation





note: all park-facing windows shall have bird-friendly glazing

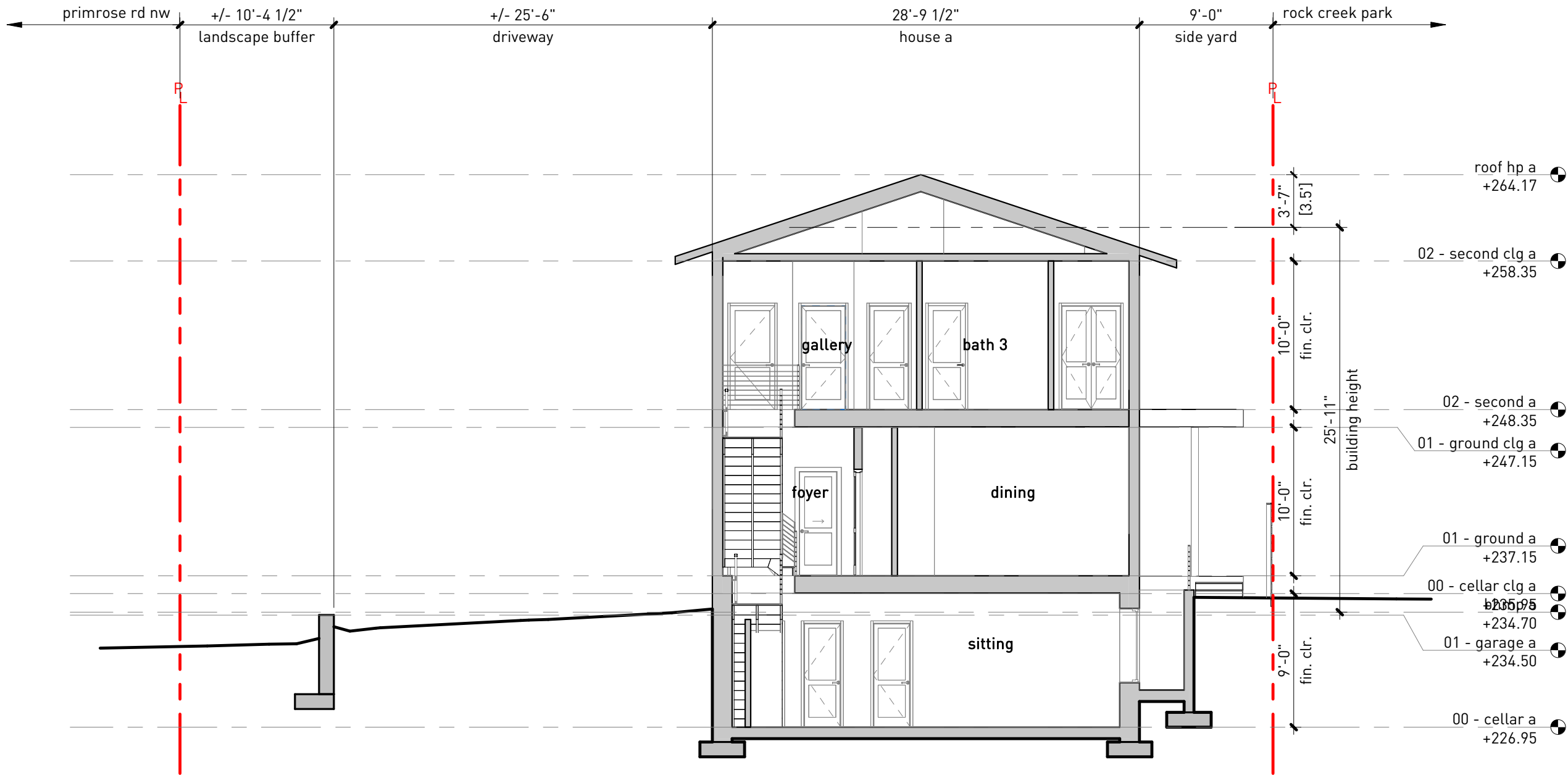
house a | south elevation

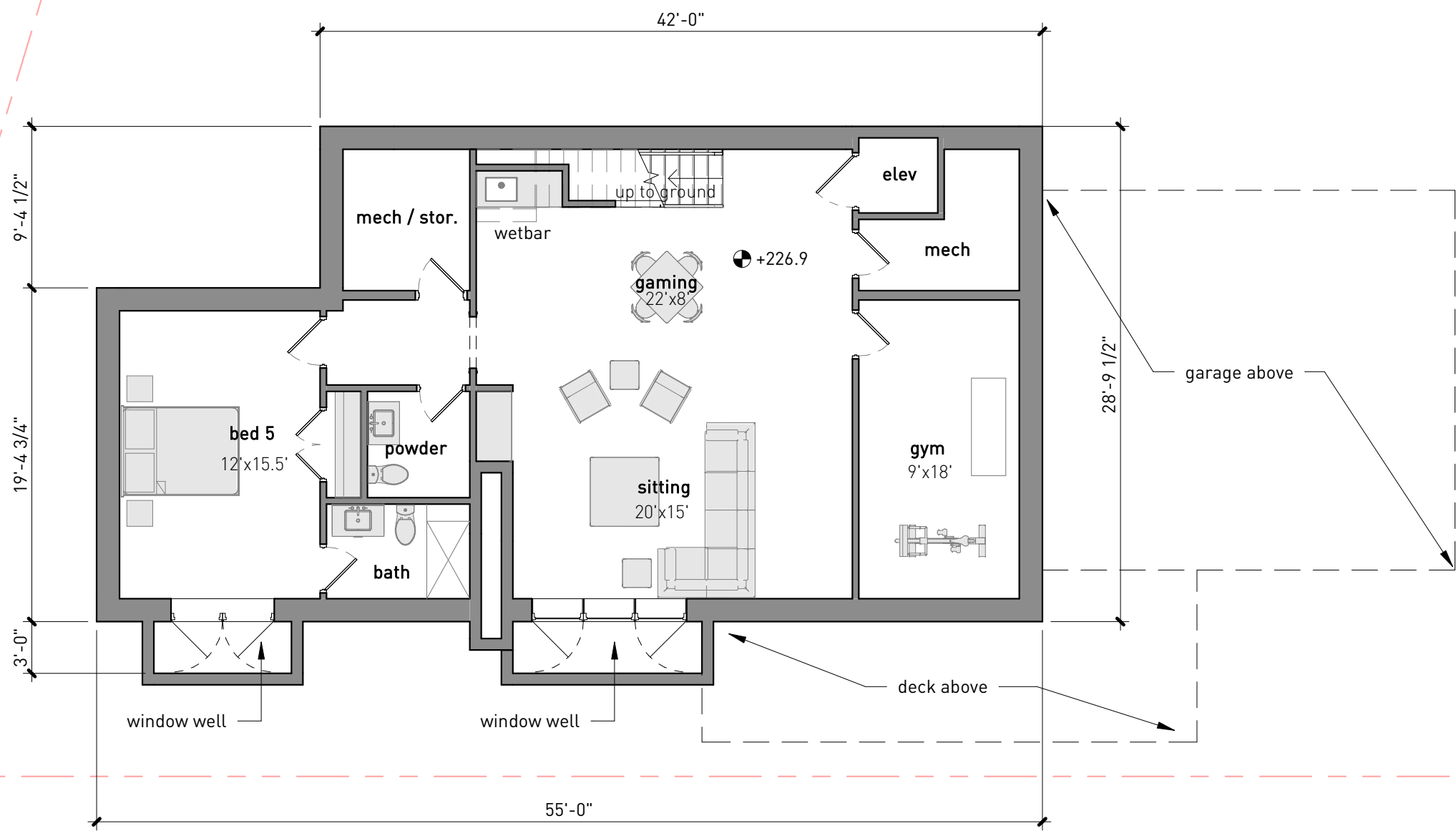


house a | east elevation

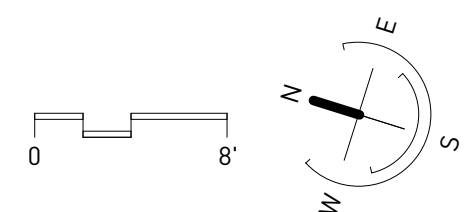
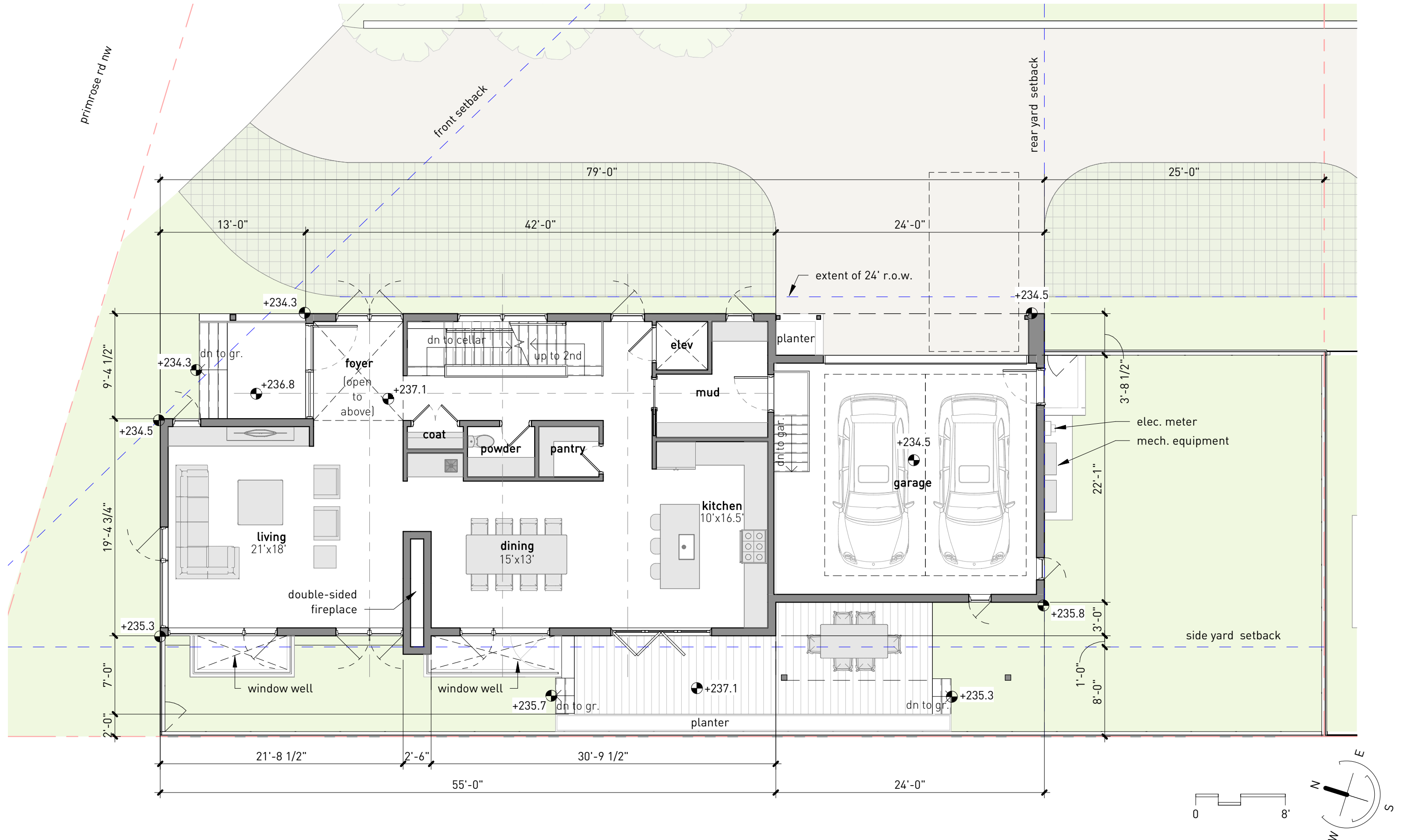


house a | building section

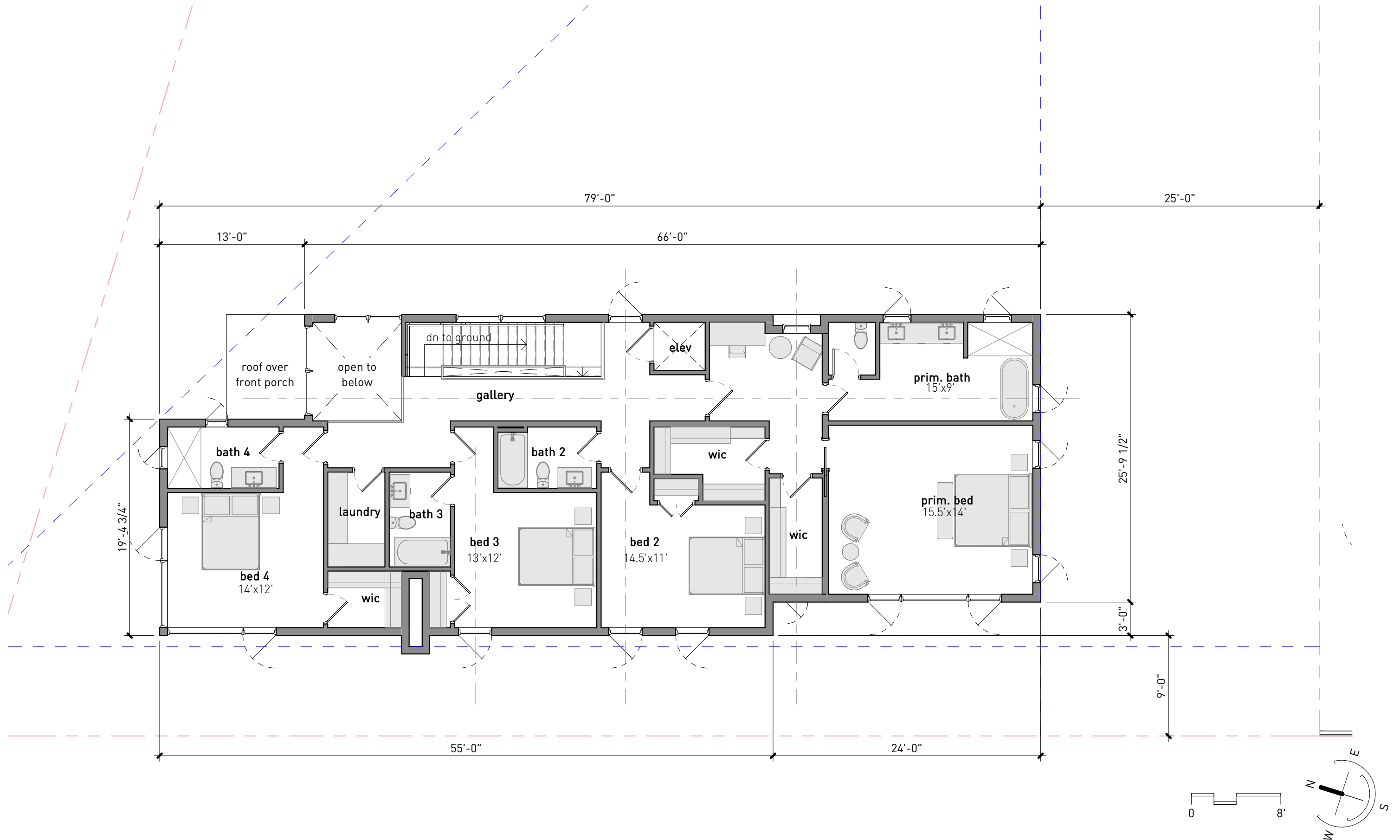


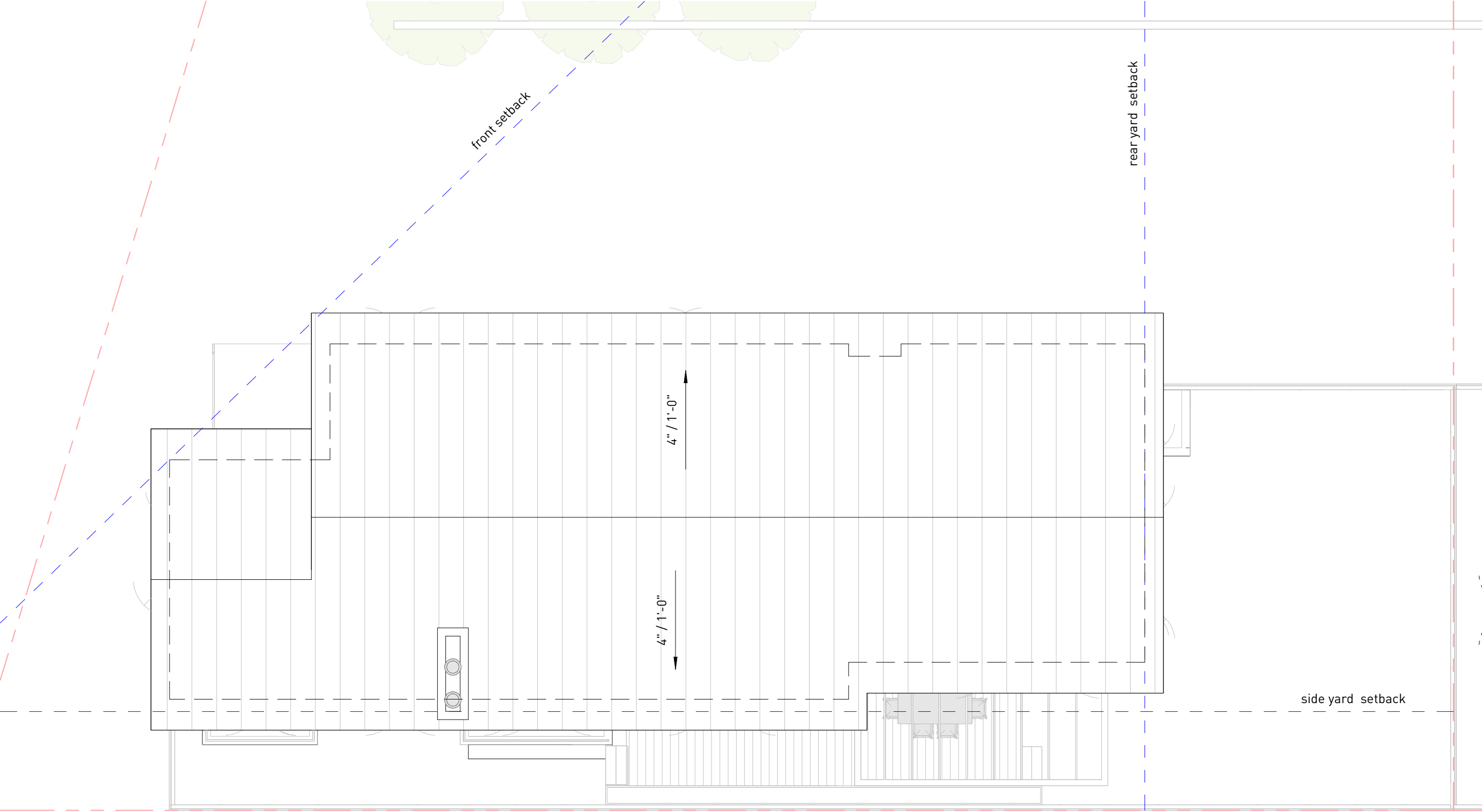


house a | ground level

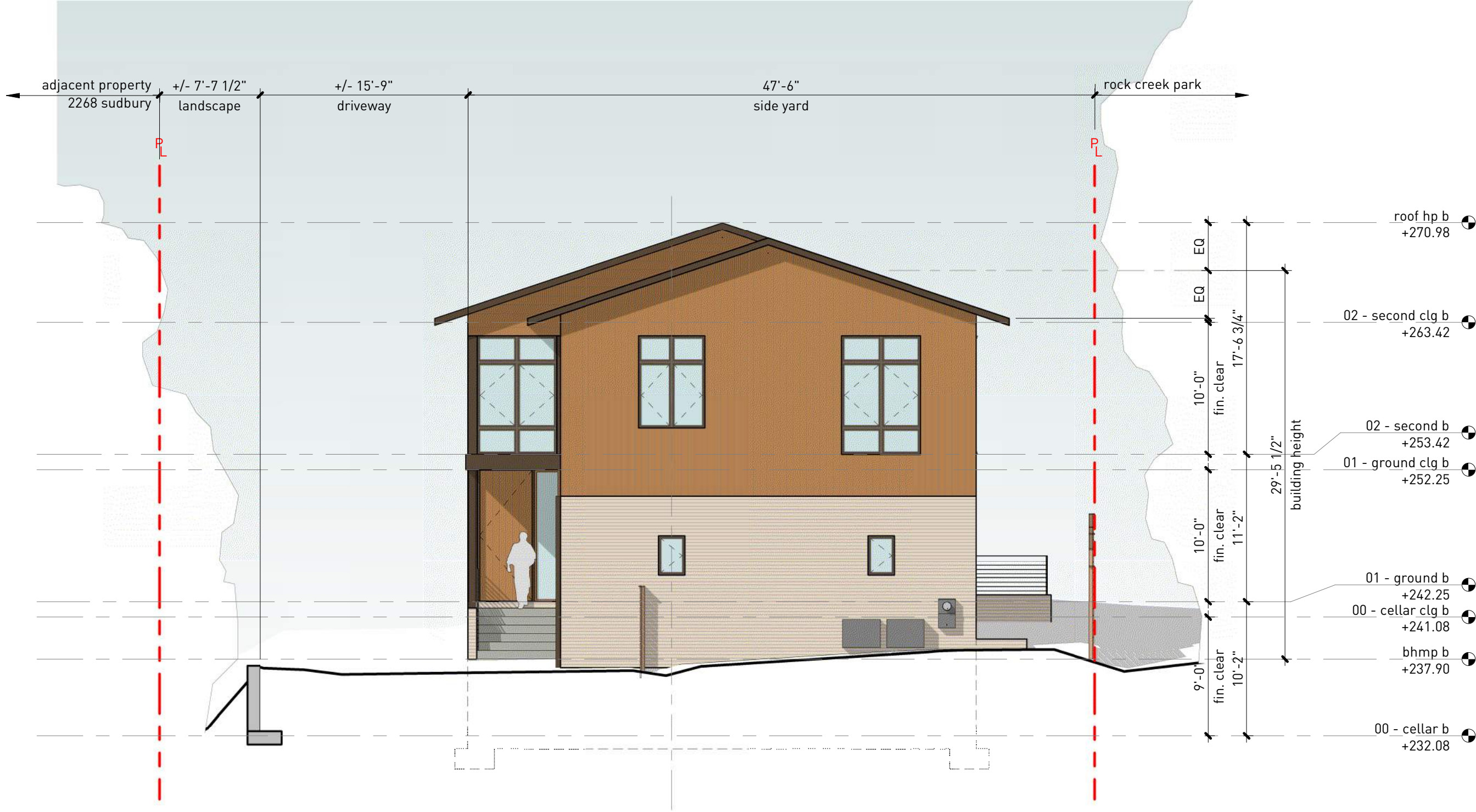


house a | second level





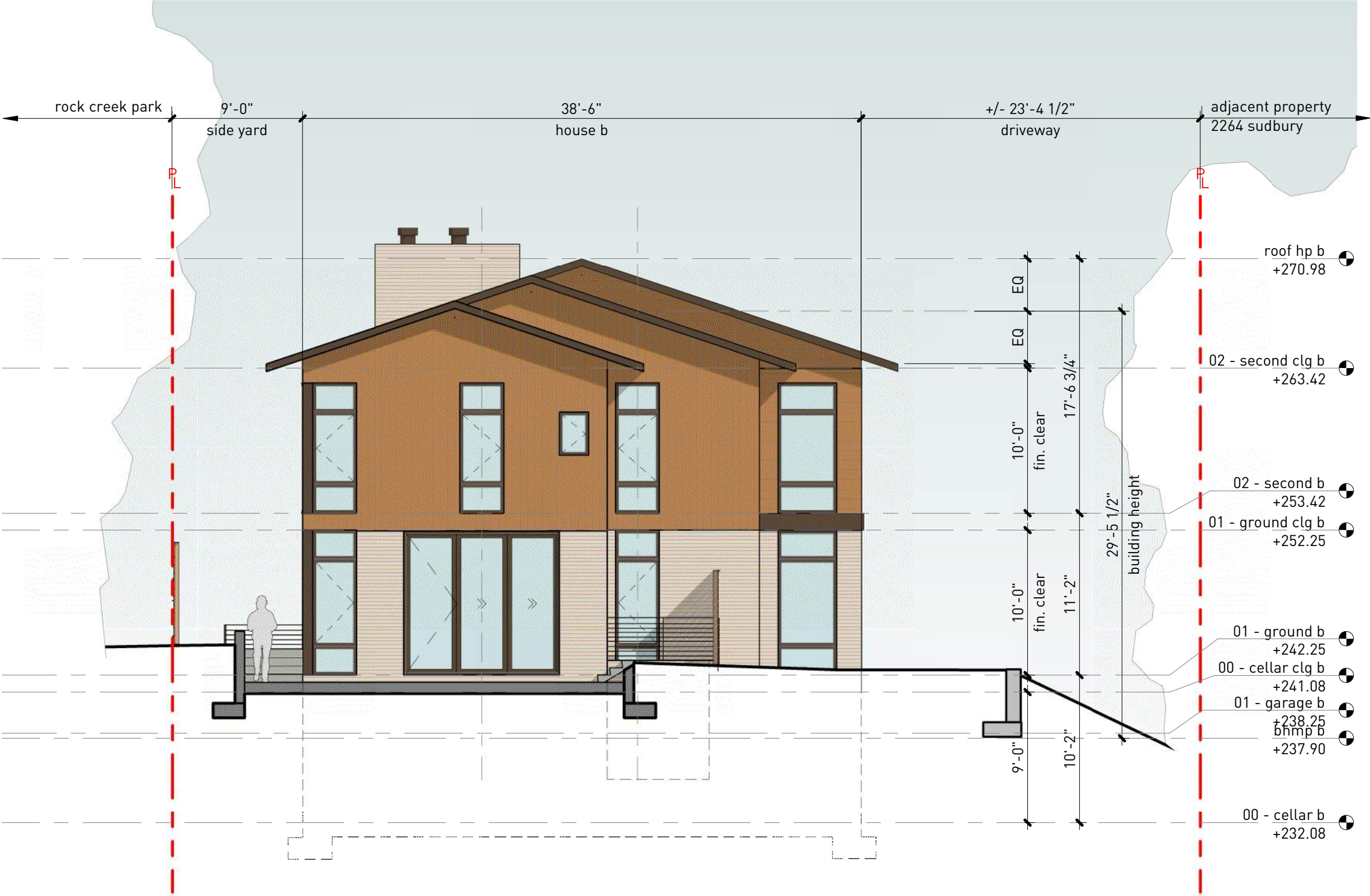
house b | north elevation



house b | west elevation



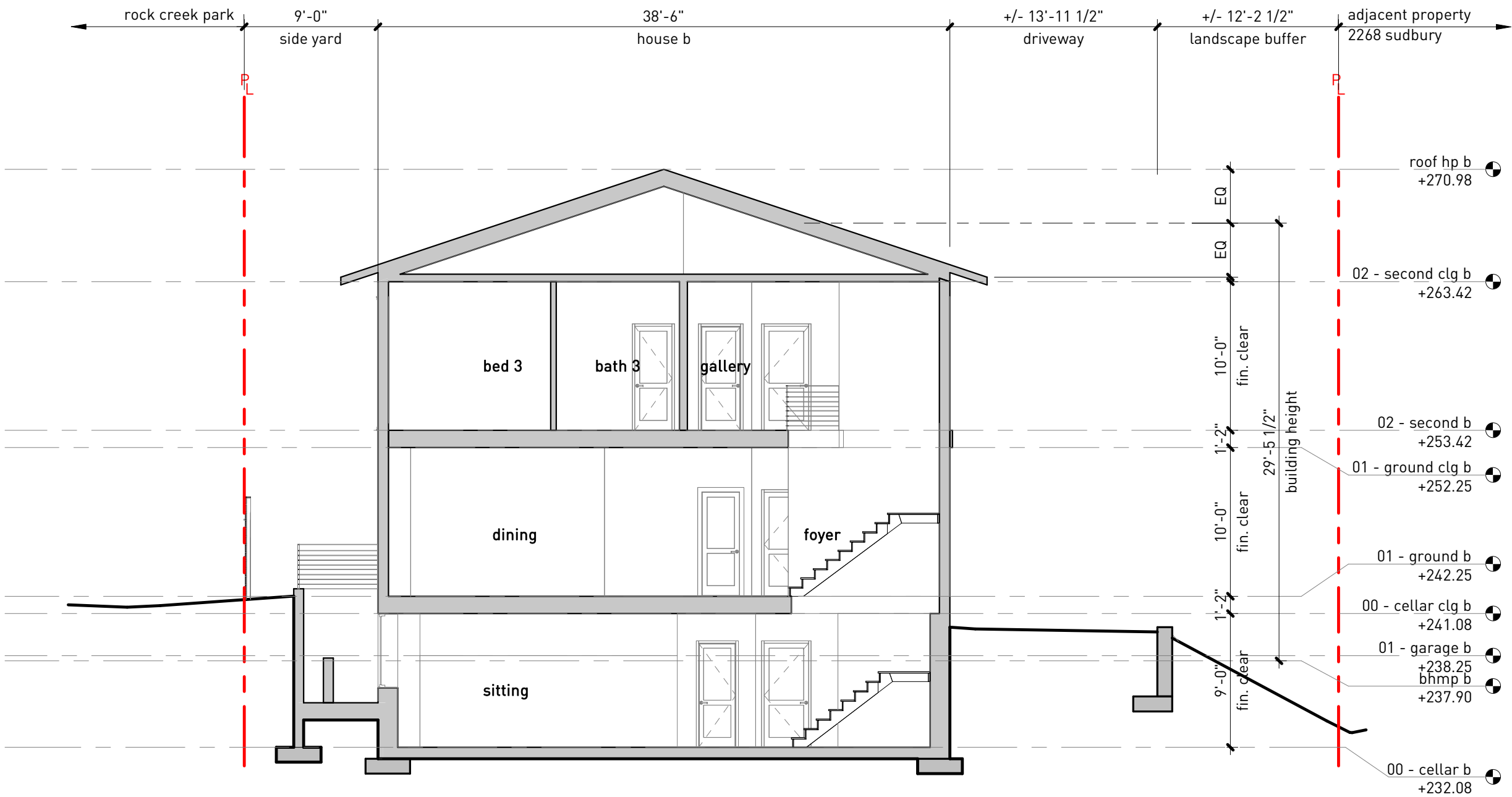
house b | south elevation

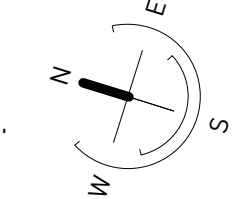
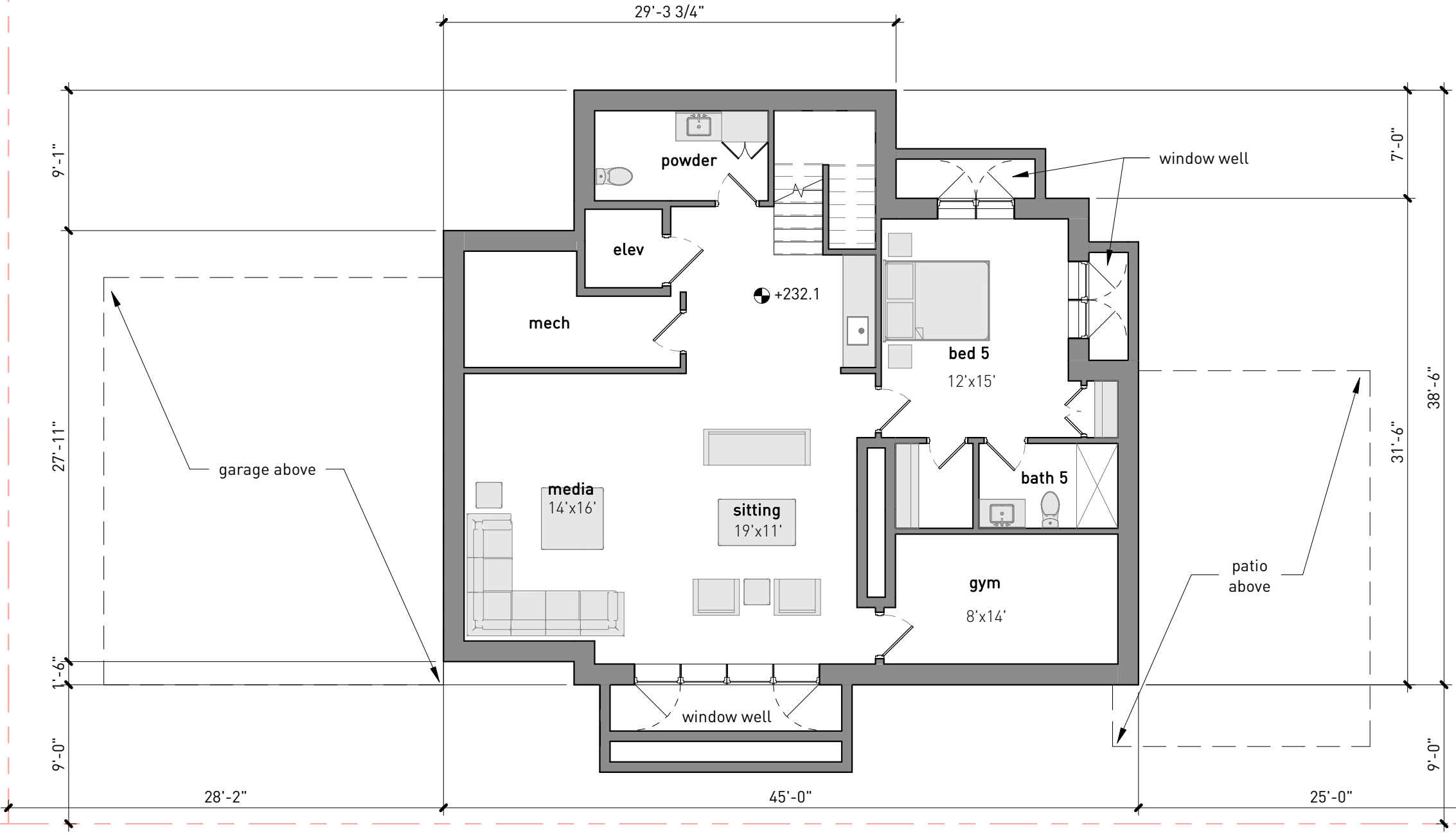


house b | east elevation



house b | building section





house b | ground level

