

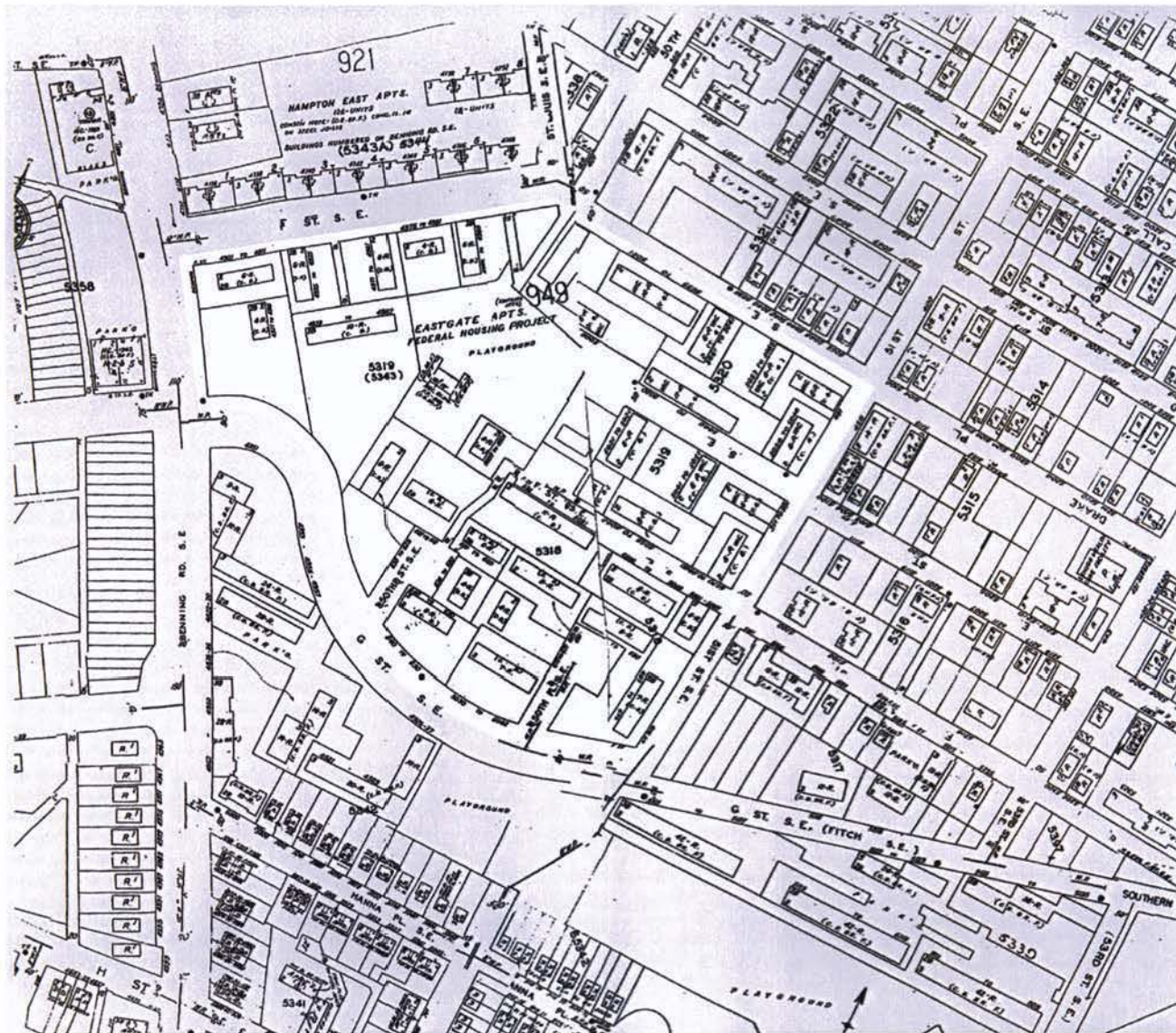
EASTGATE FINANCING PARTNERS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
DISTRICT OF COLUMBIA
DC HOUSING AUTHORITY
CITIBANK
BOSTON CAPITAL

GRIMM+
PARKER
ARCHITECTS

ZONING COMMISSION
District of Columbia
CASE NO. 05-24
EXHIBIT NO. 27

ZONING COMMISSION
District of Columbia
CASE NO.05-24
EXHIBIT NO.27



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Existing Lots



Parking Lot 2-A



Parking Lot 2-B



Access to Inner Court



Exterior of Buildings

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ARCHITECTS

Eastgate Family Housing

A & R/T.H.C. LLC.

Previous Conditions



Typical Unit Entrance



Typical Exterior Conditions



Typical Units



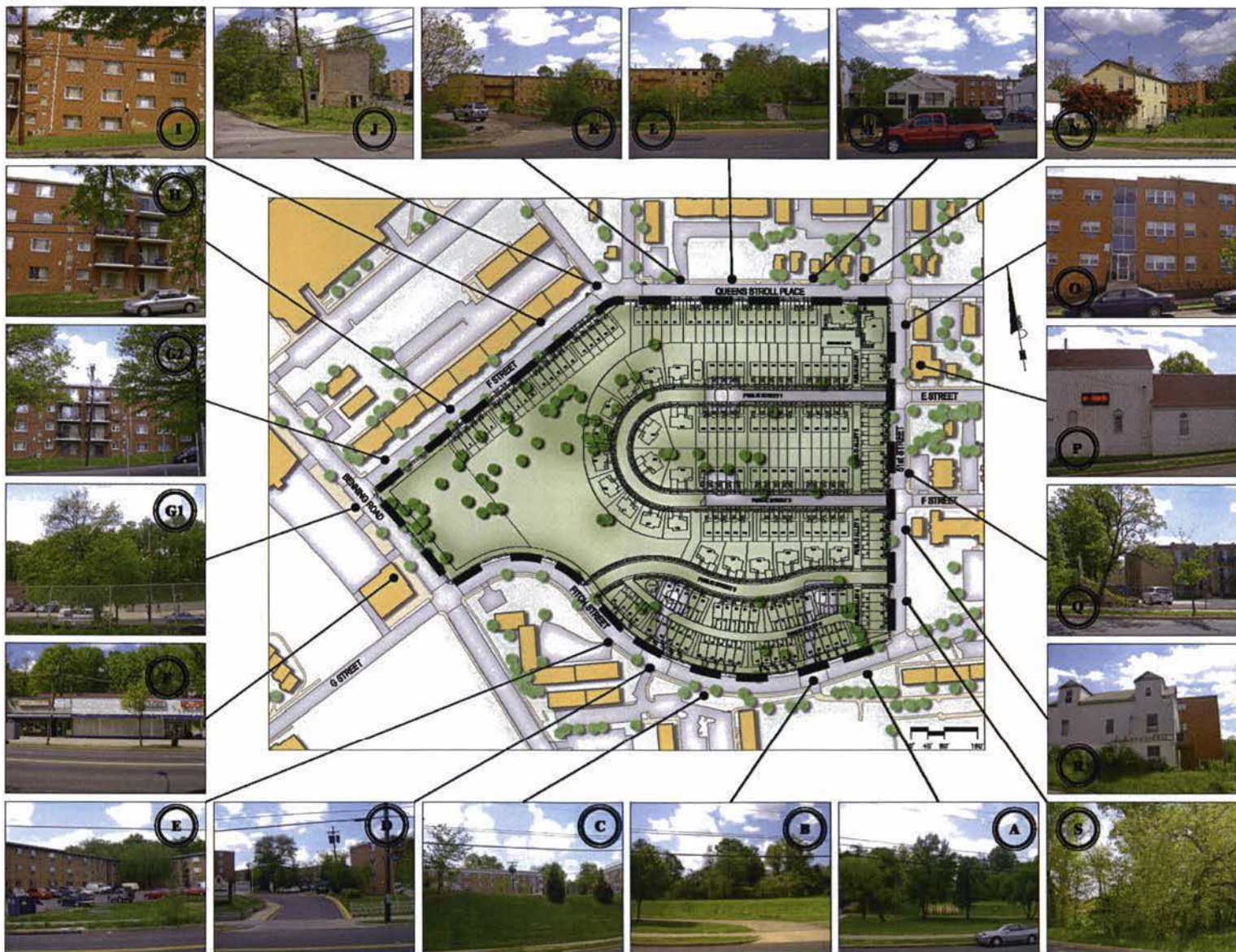
View from Inner Court

GRIMM+
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ARCHITECTS

Eastgate Family Housing

A & R/T.H.C. LLC.

Previous Conditions



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ARCHITECTS

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Surrounding
Buildings



Bowman
CONSULTING

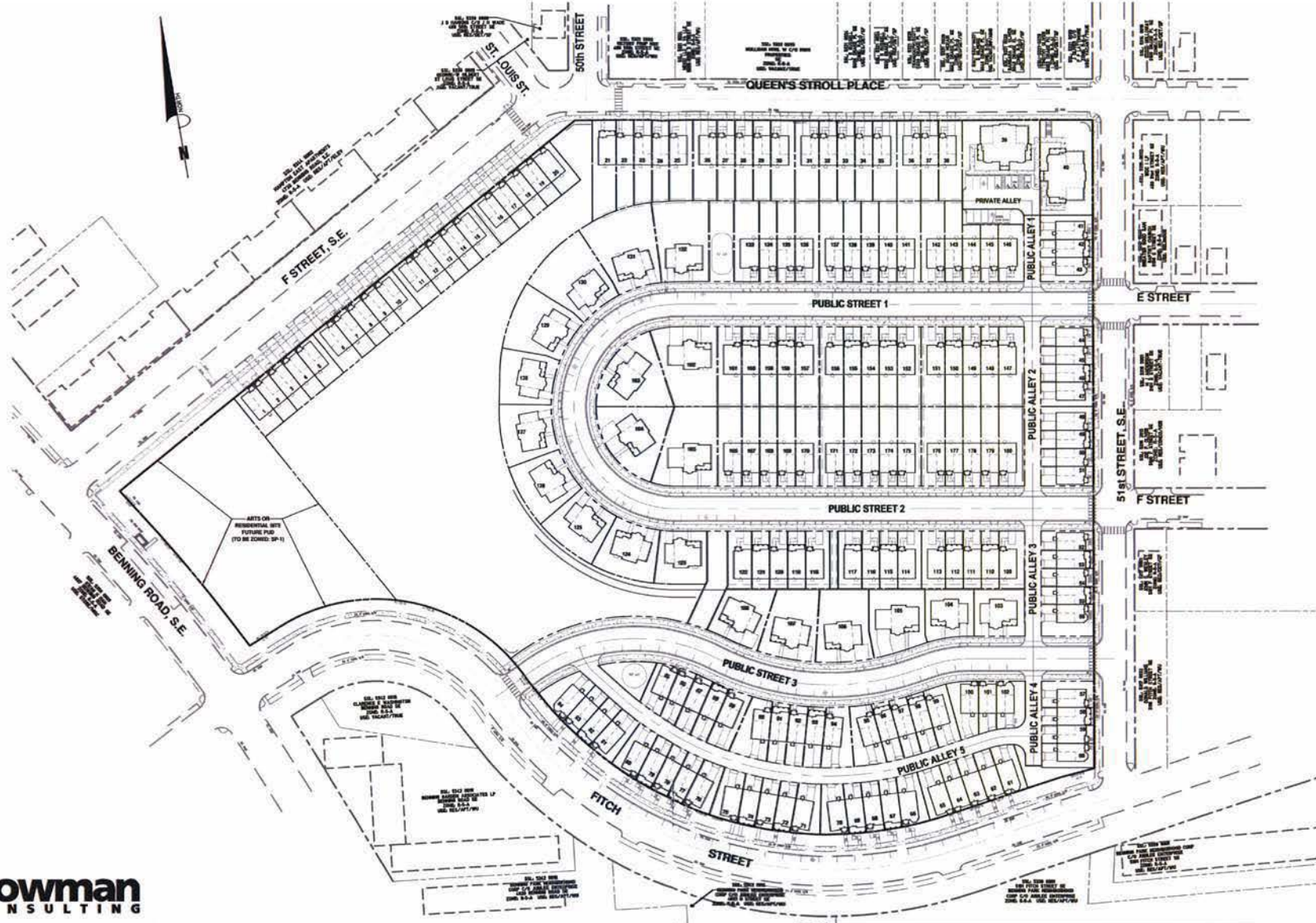
GRIMM+
PARKER

ARCHITECTS

Eastgate Family Housing

A & R/T.H.C. LLC.

Illustrative Site Plan



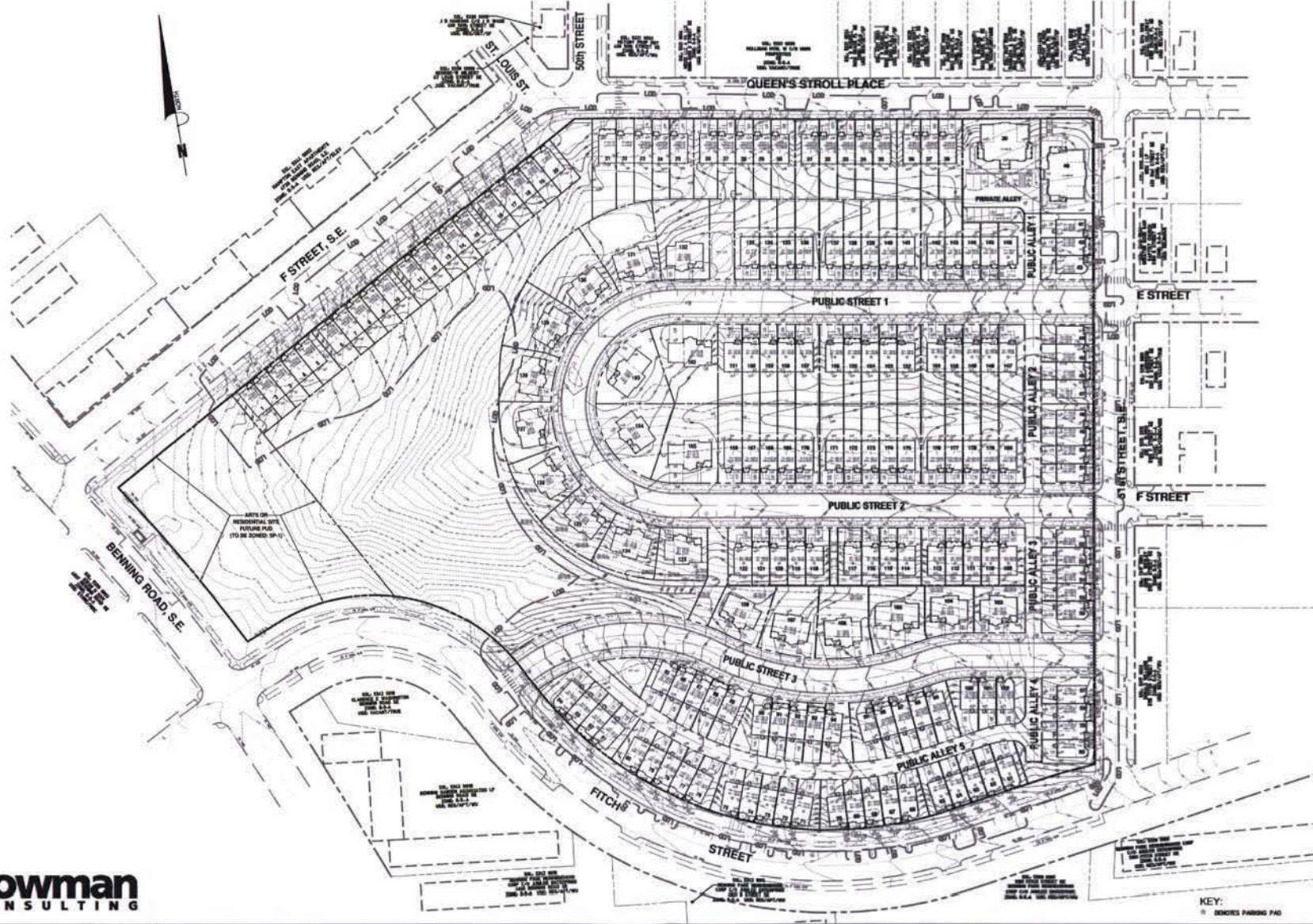
Bowman
CONSULTING

GRIMM+
PARKER
ARCHITECTS

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Overall Site Plan



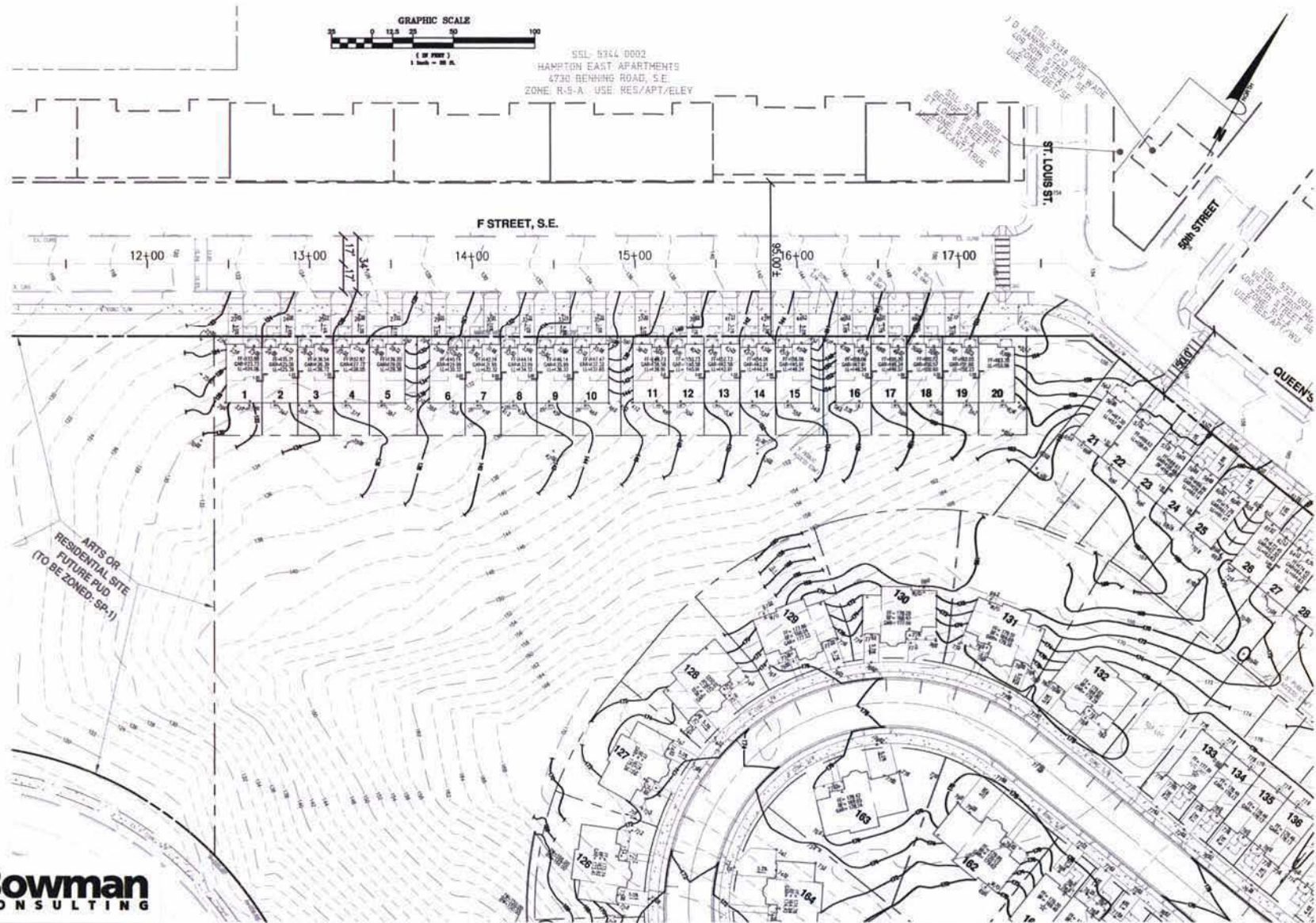
Bowman
CONSULTING

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PARKER
ARCHITECTS

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Overall Grading Plan



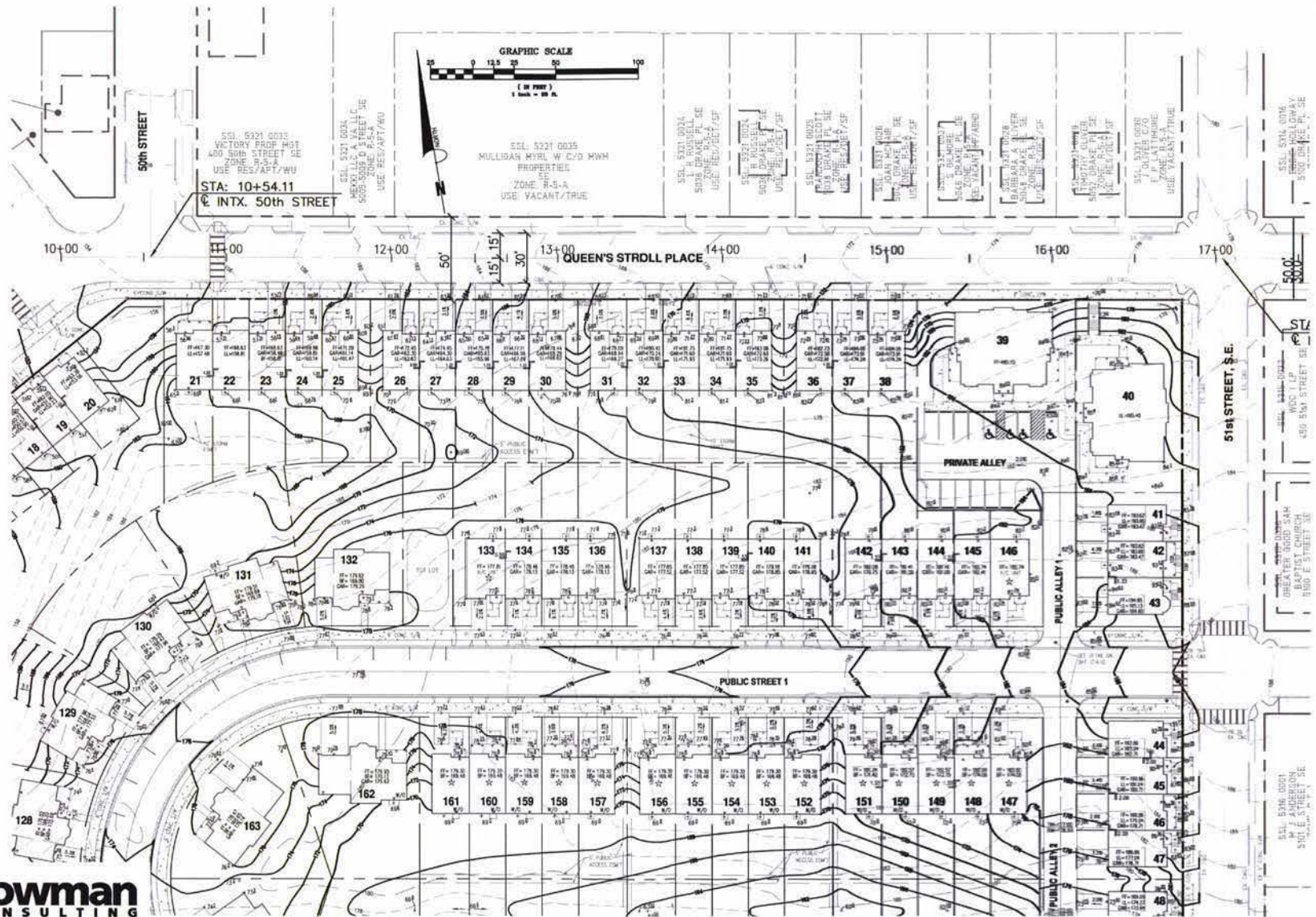
Bowman
CONSULTING

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F Street Plan



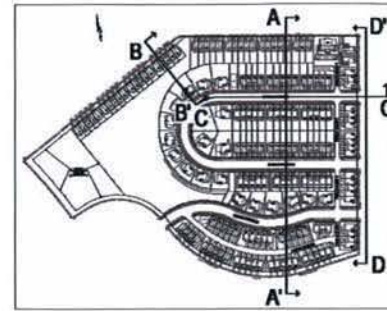
Bowman
CONSULTING

**GRIMM +
PARKER**
ARCHITECTS

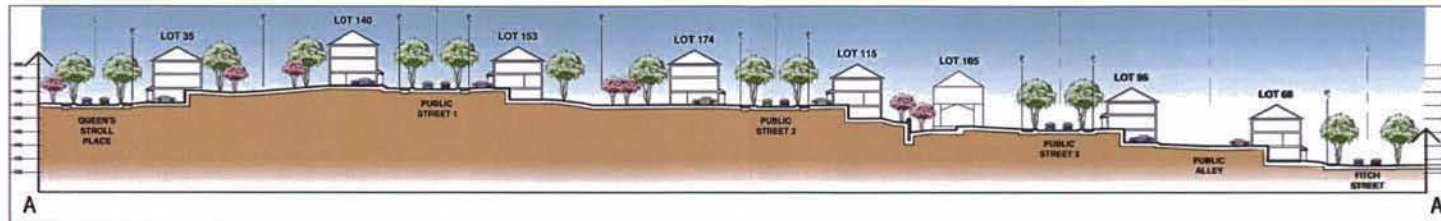
Eastgate Family Housing

A & R/T.H.C. LLC.

Queen's Stroll
Place Plan



CROSS SECTION KEY MAP
PLAN



CROSS SECTION A-A'
SECTION ELEVATION



CROSS SECTION B-B'
SECTION ELEVATION

CROSS SECTION C-C'
SECTION ELEVATION



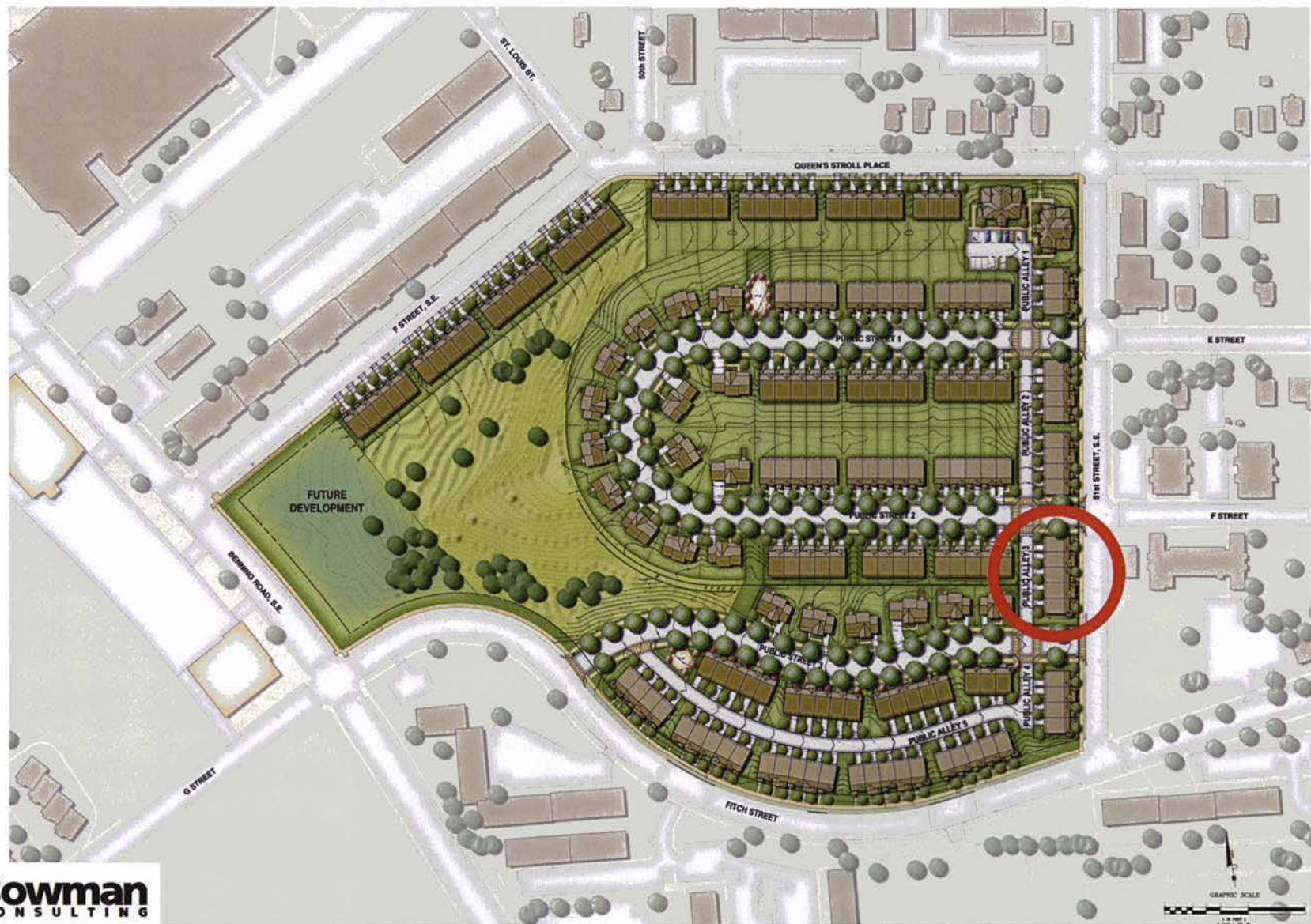
CROSS SECTION D-D'
SECTION ELEVATION

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Eastgate Family Housing

A & R/T.H.C. LLC.

Site Sections



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ARCHITECTS

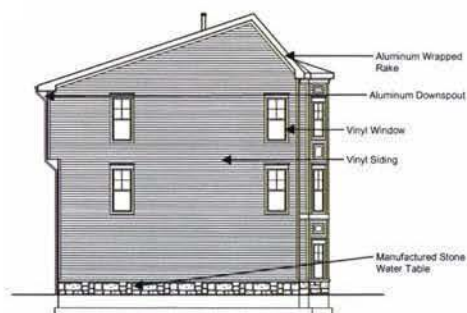
Eastgate Family Housing

A & R/T.H.C. LLC.

Illustrative Site Plan



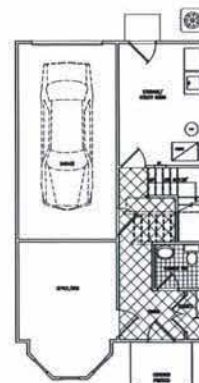
Front Elevation



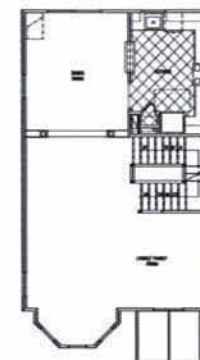
Side Elevation



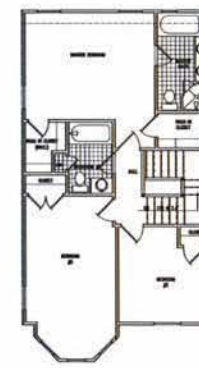
Rear Elevation



Ground Floor Plan



First Floor Plan



Second Floor Plan

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ARCHITECTS

Eastgate Family Housing

A & R/T.H.C. LLC.

3-Story Front
Townhouse



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ARCHITECTS

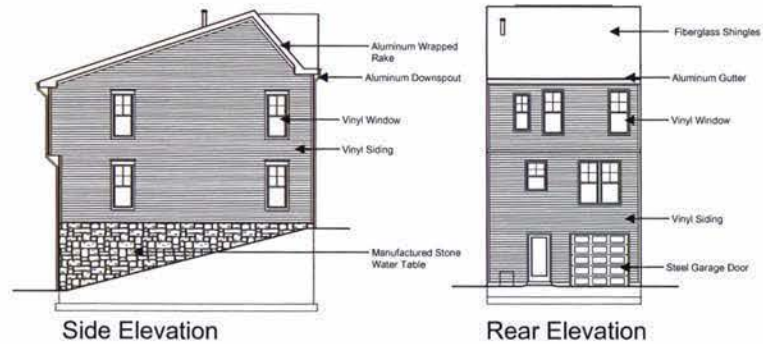
Eastgate Family Housing

A & R/T.H.C. LLC.

Illustrative Site Plan

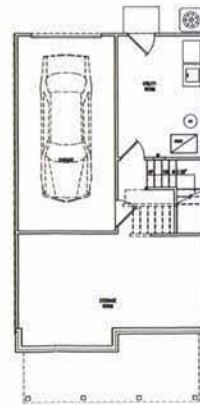


Front Elevation

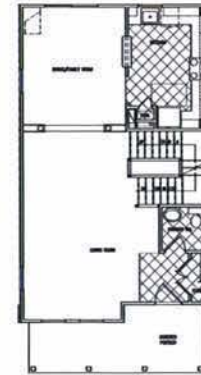


Side Elevation

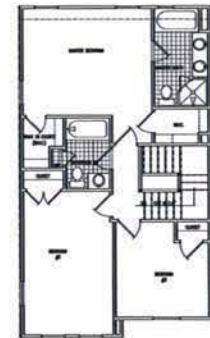
Rear Elevation



Ground Floor Plan



First Floor Plan



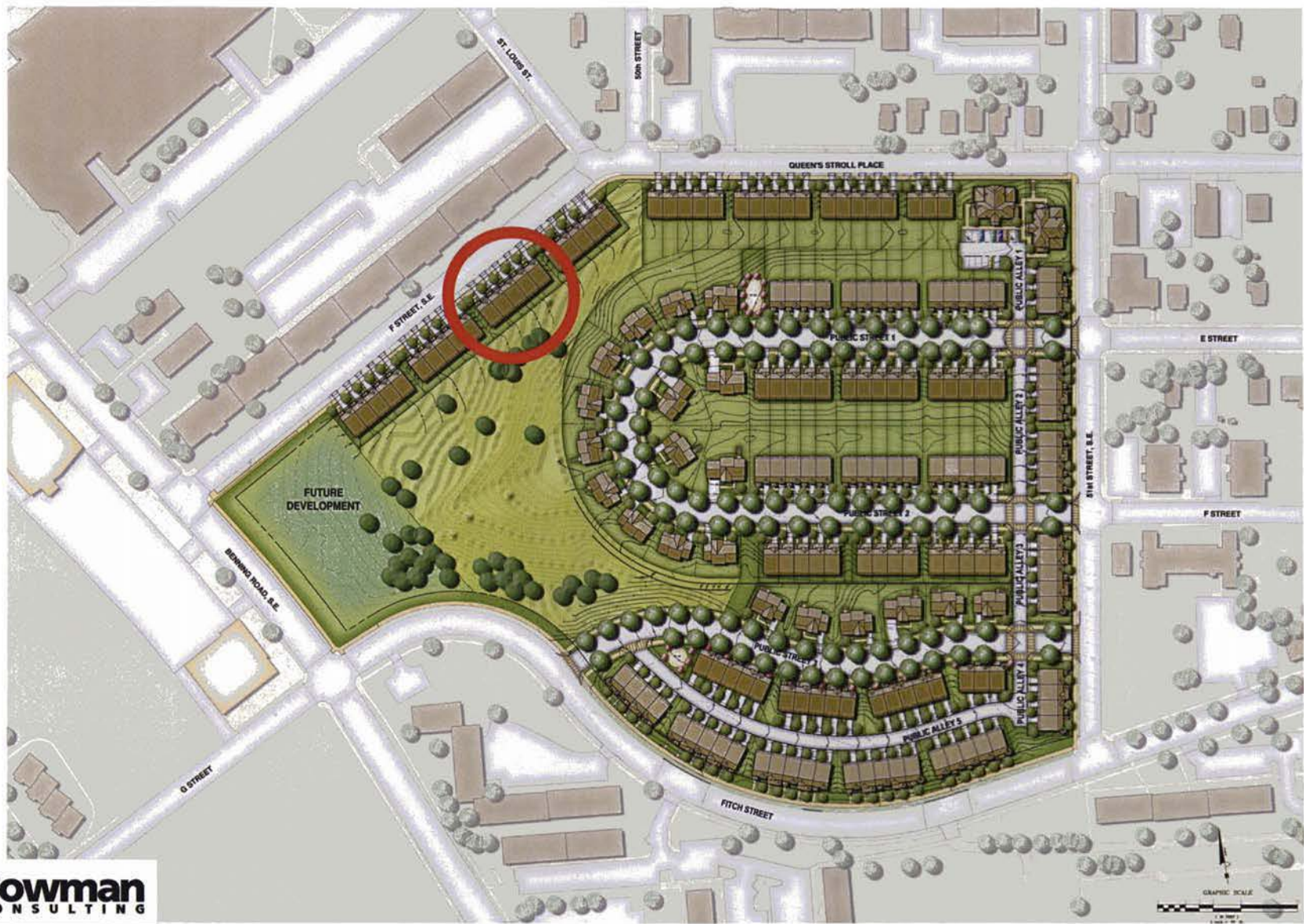
Second Floor Plan

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Eastgate Family Housing

A & R/T.H.C. LLC.

2-Story Front
Townhouse



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PARKER
ARCHITECTS

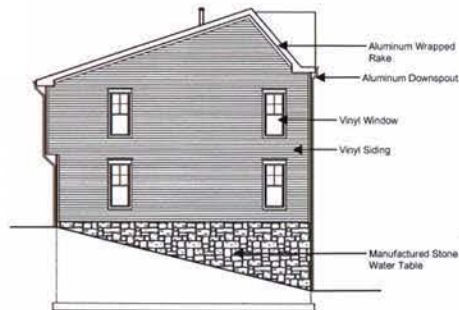
Eastgate Family Housing

A & R/T.H.C. LLC.

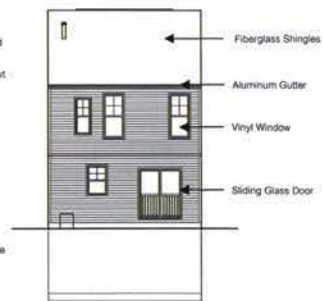
Illustrative Site Plan



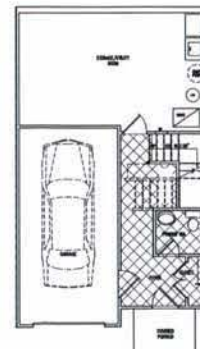
Front Elevation



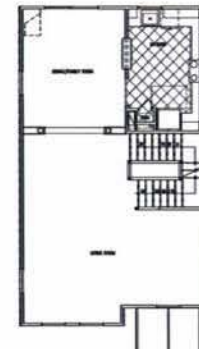
Side Elevation



Rear Elevation



Ground Floor Plan



First Floor Plan



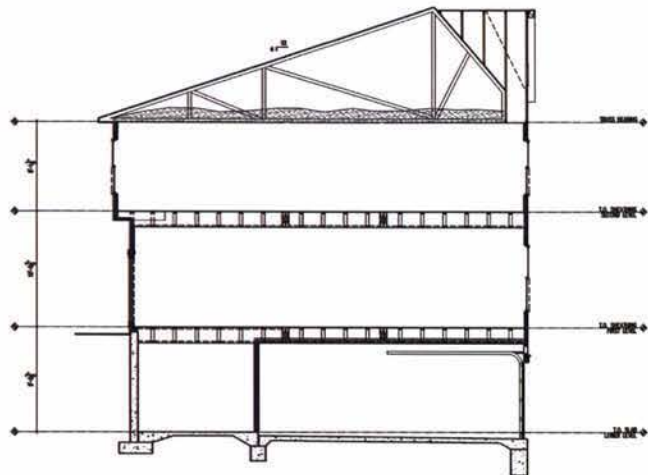
Second Floor Plan

GRIMM+
PARKER
ARCHITECTS

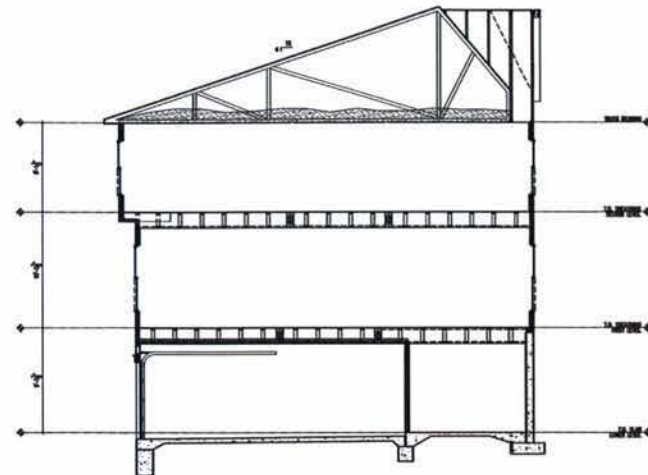
Eastgate Family Housing

A & R/T.H.C. LLC.

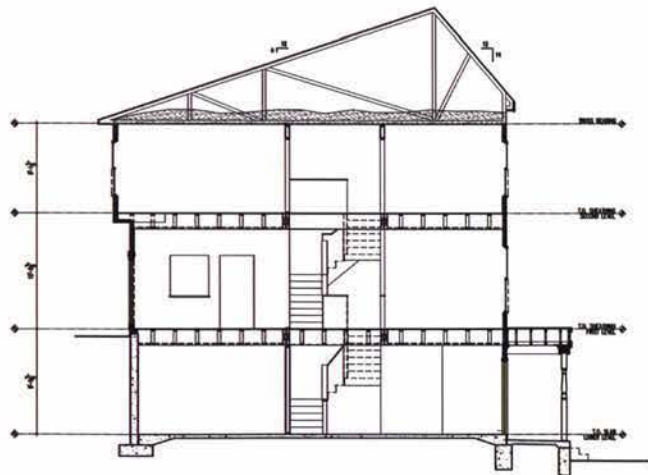
3-Story Front
Townhouse with Garage



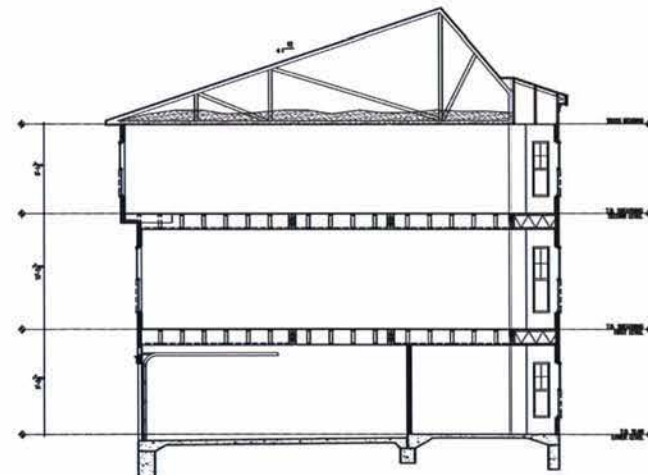
Section – Front Garage



Section – Rear Garage



Section – Typical



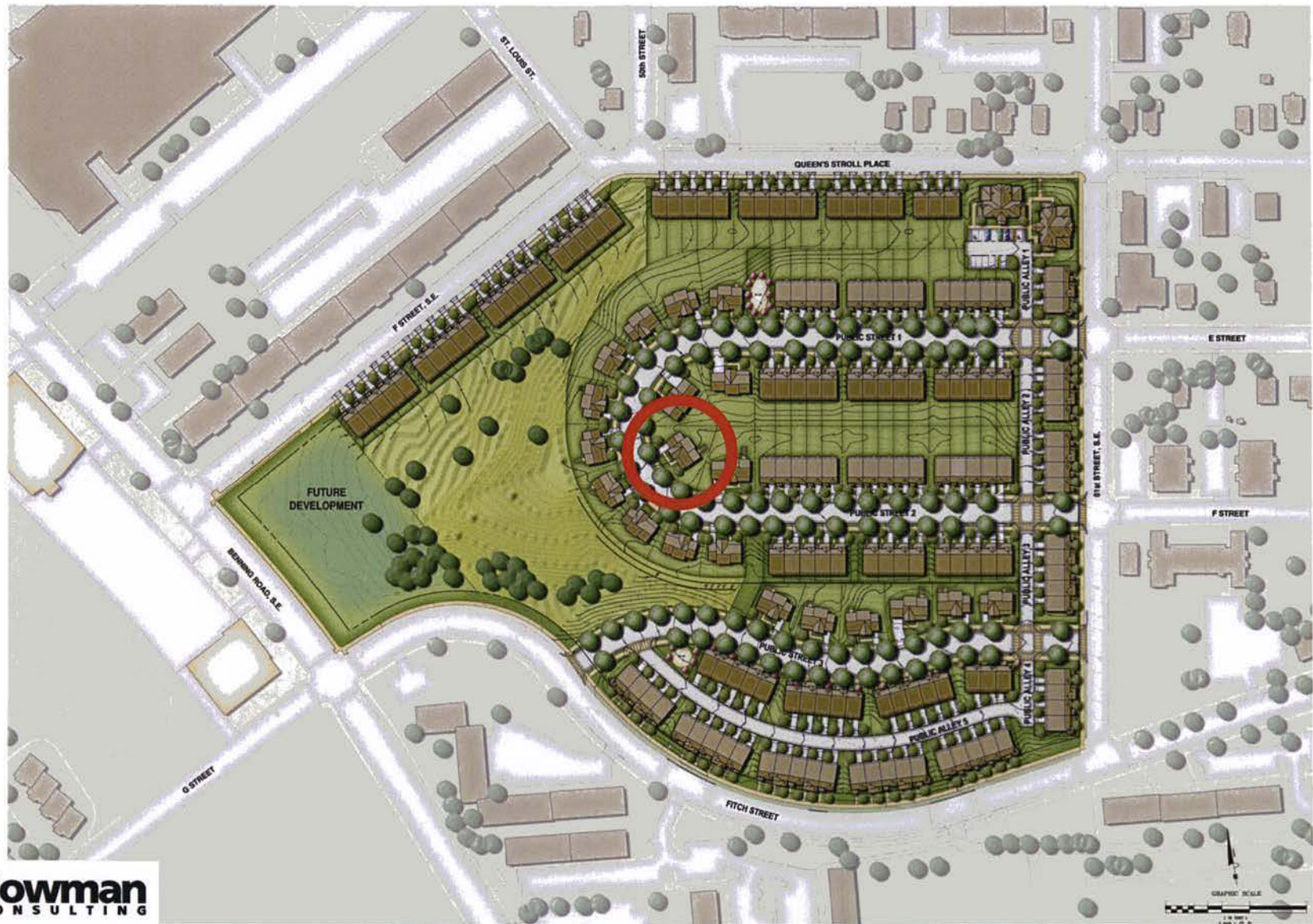
Section – Turret Unit

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Townhouse Sections



Bowman
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Eastgate Family Housing

A & R/T.H.C. LLC.

Illustrative Site Plan



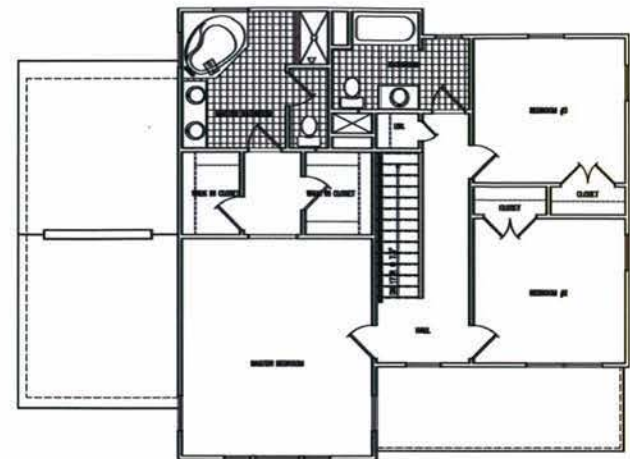
Front Elevation



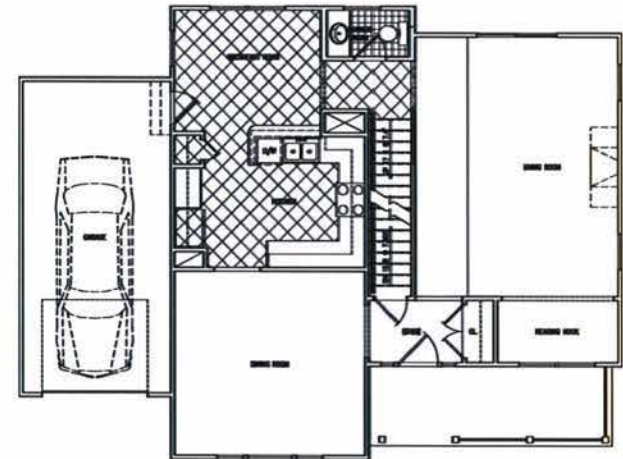
Side Elevation

Rear Elevation

Side Elevation



Second Floor Plan



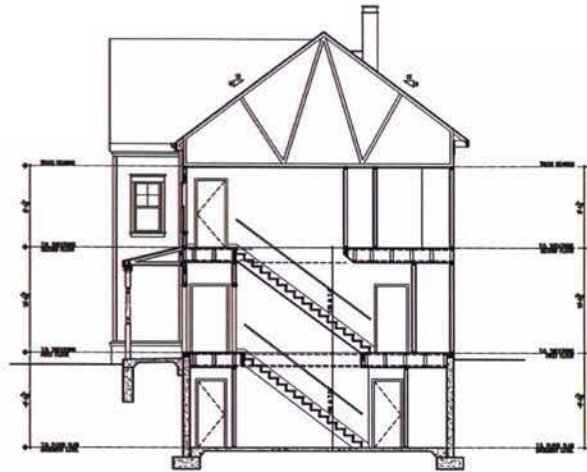
First Floor Plan

GRIMM+
PARKER
ARCHITECTS

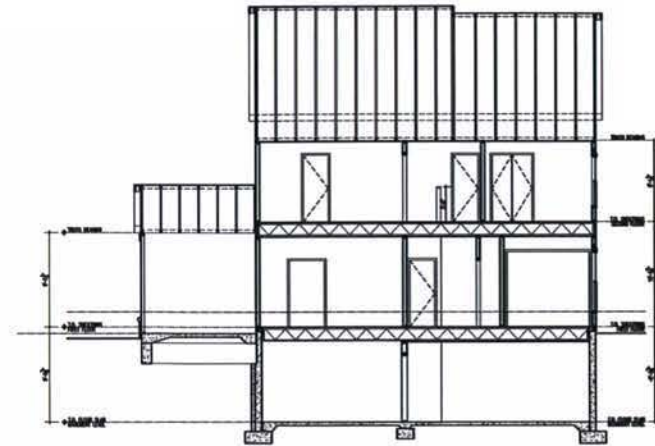
Eastgate Family Housing

A & R/T.H.C. LLC.

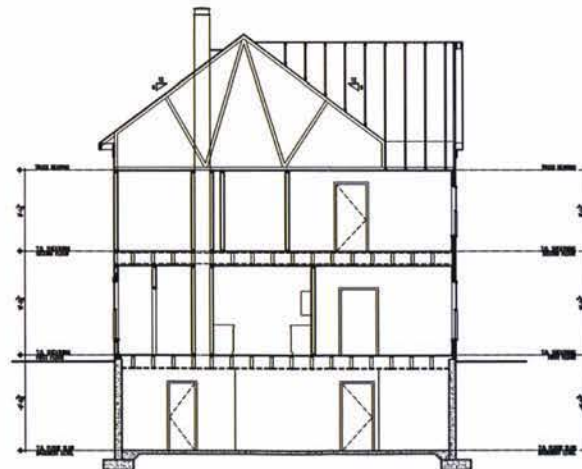
Single Family Home



Typical Section Through Stairway



Typical Section



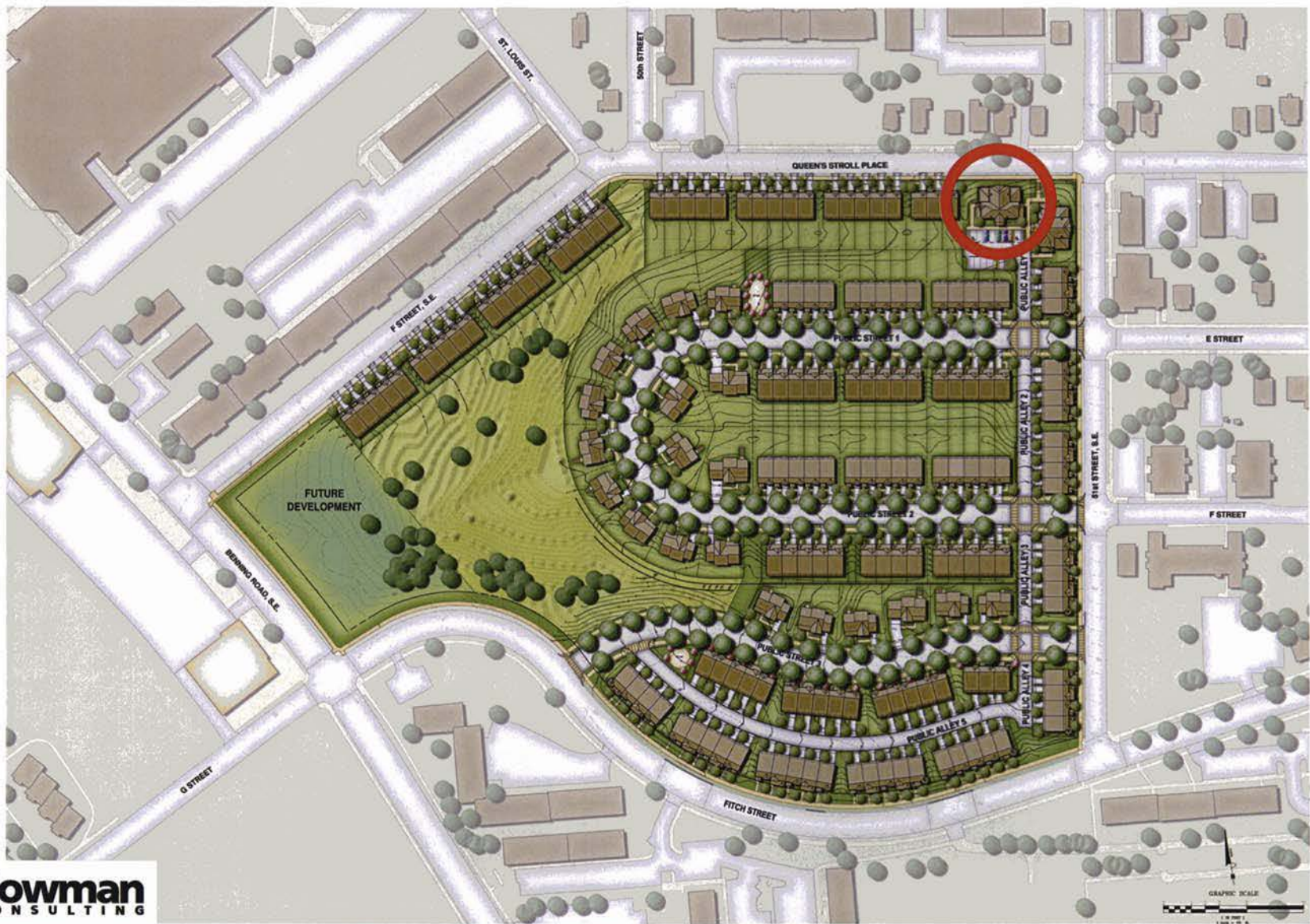
Typical Section

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Single Family Home
Sections



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ARCHITECTS

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Illustrative Site Plan

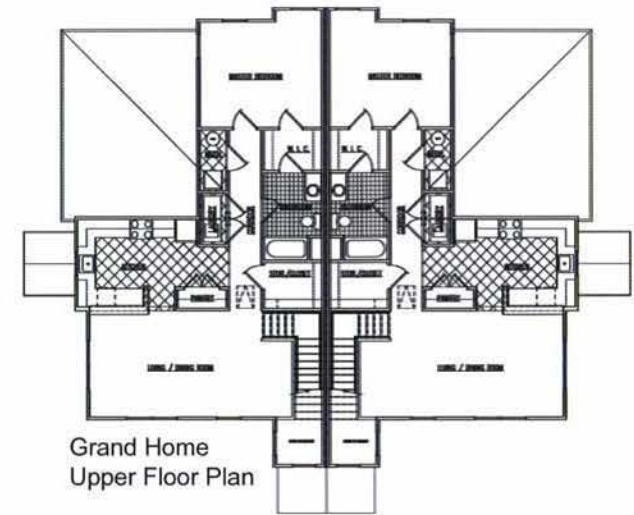


Front Elevation

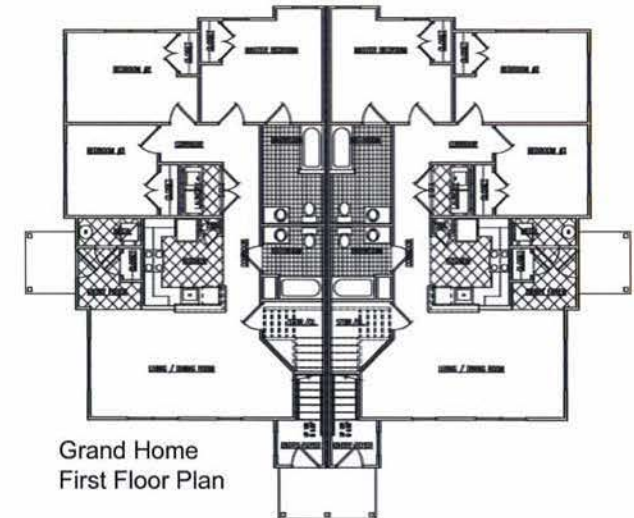


Rear Elevation

Side Elevation



Grand Home
Upper Floor Plan



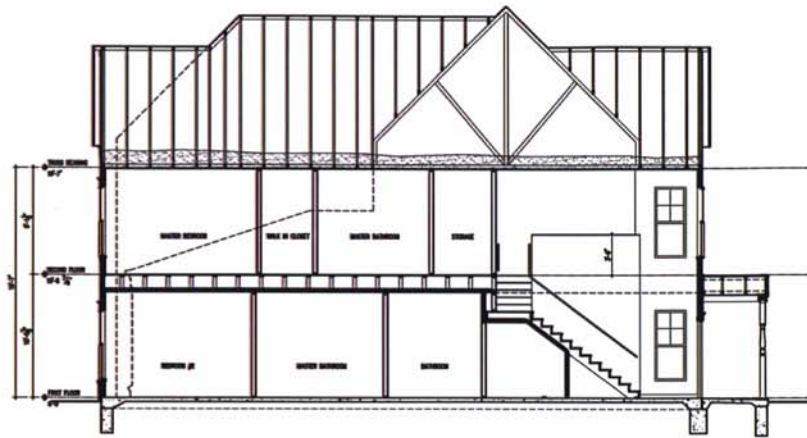
Grand Home
First Floor Plan

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ARCHITECTS

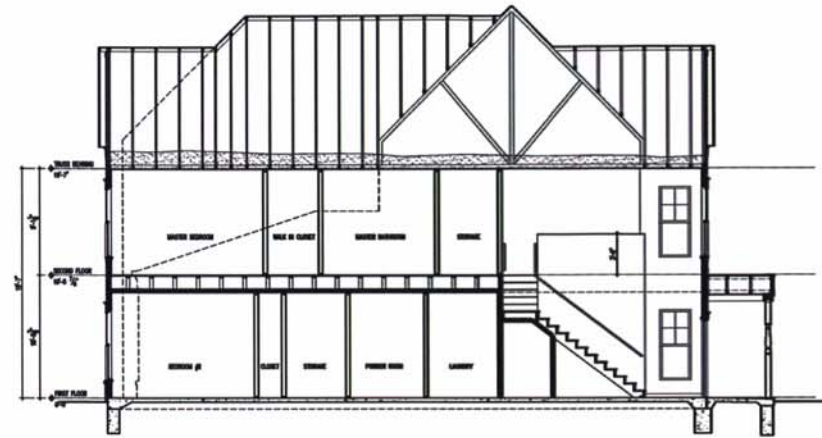
Eastgate Family Housing

A & R/T.H.C. LLC.

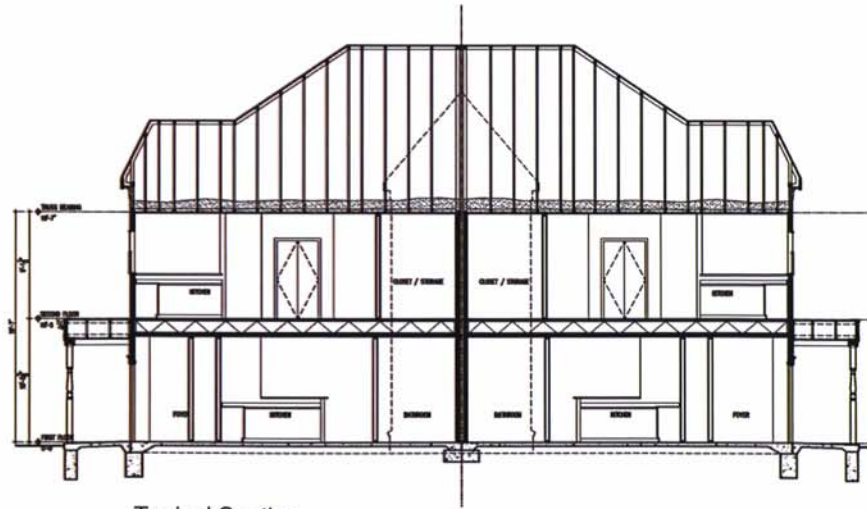
Grand Home



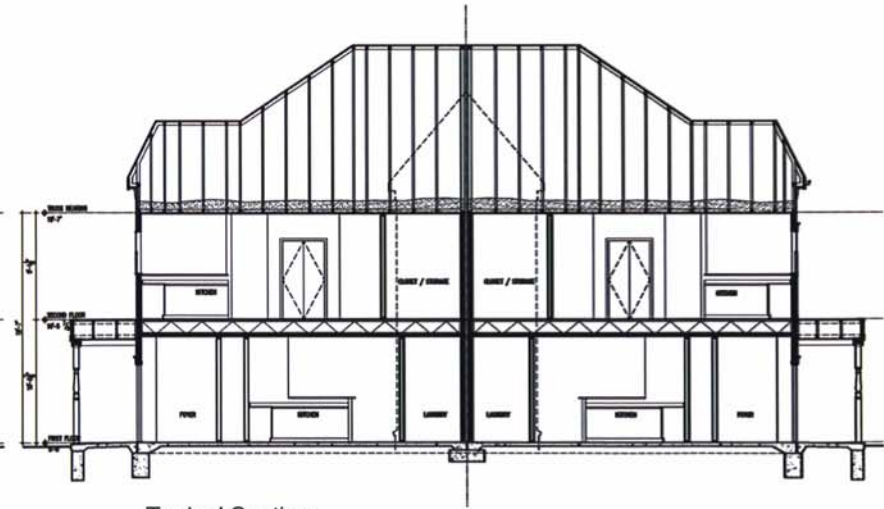
Typical Section



Typical Section



Typical Section



Typical Section

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ARCHITECTS

Eastgate Family Housing

A & R/T.H.C. LLC.

Grand Home
Sections



Sample Elevation

PVC CELLULAR PANEL



SIDING COLOR 1



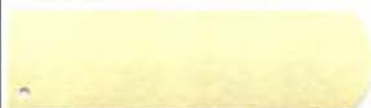
SIDING COLOR 2



SIDING COLOR 3



SIDING COLOR 4



SIDING COLOR 5



ASPHALT ROOF SHINGLES



TYPICAL SIDING PROFILE



MANUFACTURED STONE VENEER



TRIM COLOR 1



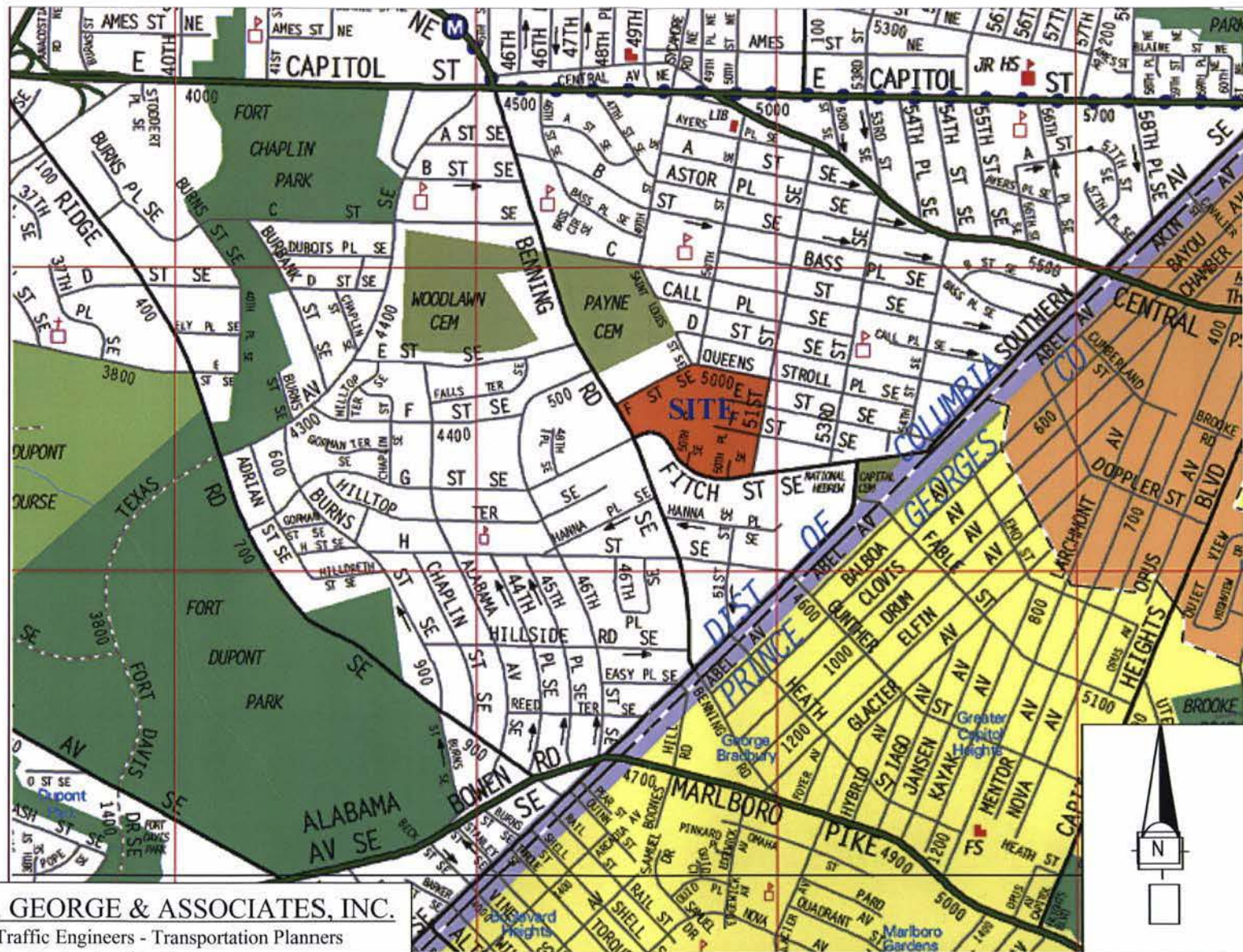
TRIM COLOR 2

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Eastgate Family Housing

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Typical Materials



O. R. GEORGE & ASSOCIATES, INC.
Traffic Engineers - Transportation Planners

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ARCHITECTS

Eastgate Family Housing

A & R/T.H.C. LLC.

Site Location Map

LEGEND

→ DIRECTION OF TRAVEL & PROPOSED TRAFFIC PLAN
 --- PRIMARY PEDESTRIAN CIRCULATION (W/ SIGNALS)
 ☆ DESIGNATED PARKING PAD

PARKING

TOWNHOMES
 GARAGE 108 SPACES
 DRIVEWAY 108 SPACES

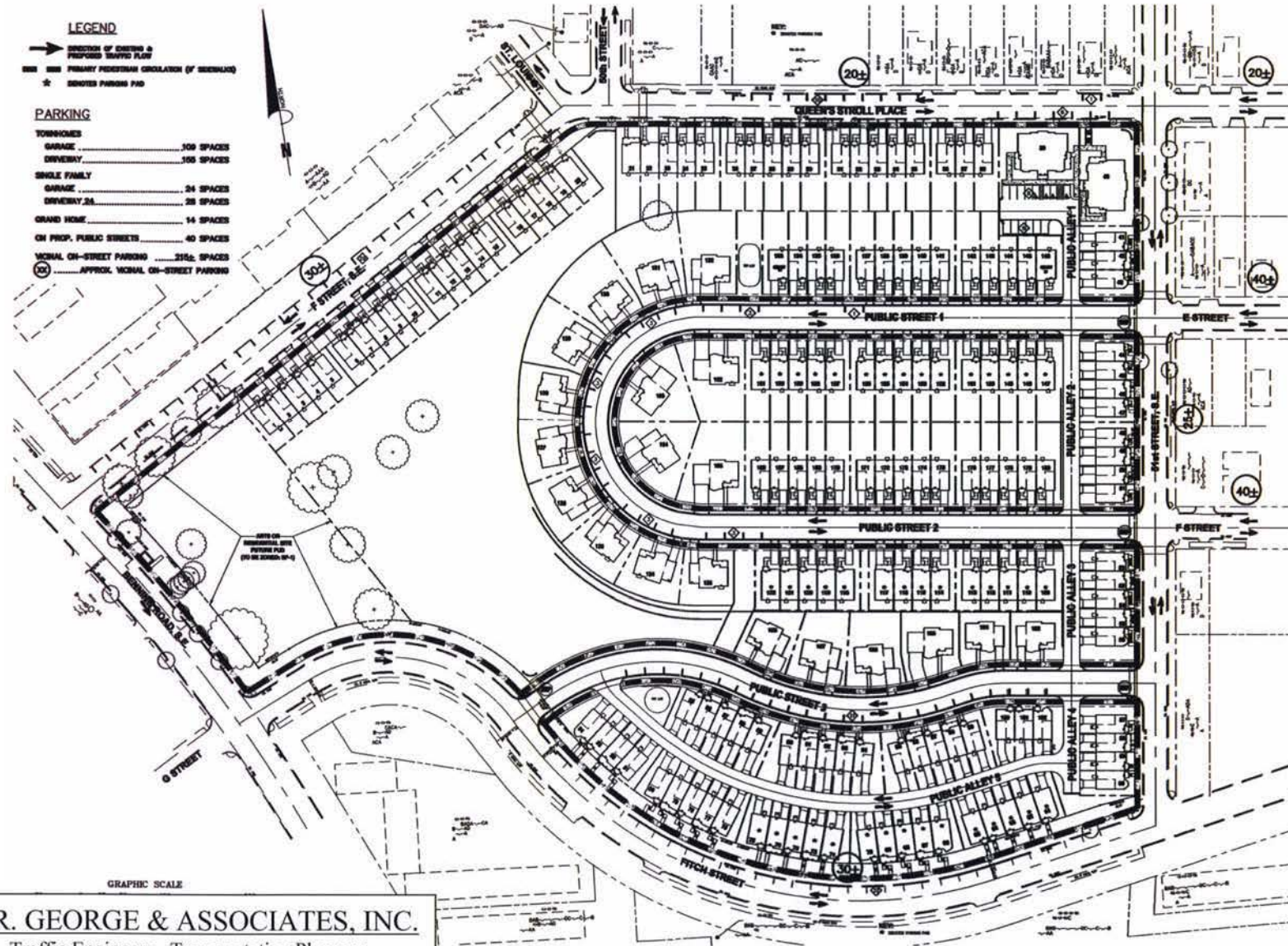
SINGLE FAMILY
 GARAGE 24 SPACES
 DRIVEWAY 24 28 SPACES

GRAND HOME 14 SPACES

ON PROP. PUBLIC STREETS 40 SPACES

VEHICULAR ON-STREET PARKING 210± SPACES

APPROX. VEHICULAR ON-STREET PARKING



GRAPHIC SCALE

O. R. GEORGE & ASSOCIATES, INC.

Traffic Engineers - Transportation Planners

**GRIMM +
PARKER**

ARCHITECTS

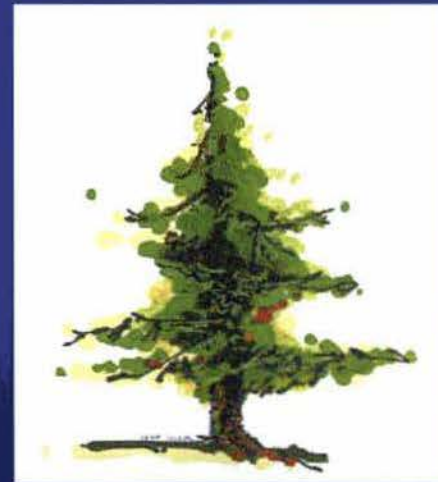
Eastgate Family Housing

A & R/T.H.C. LLC.

Site Circulation Plan

Landscape Design Plan Overview

- Purpose
- Residential Areas
- Playground
- Public Streetscape
- Site Plan Elements
- Urban Park /
Reforestation
- Summary of Site
Landscape Plan
Elements



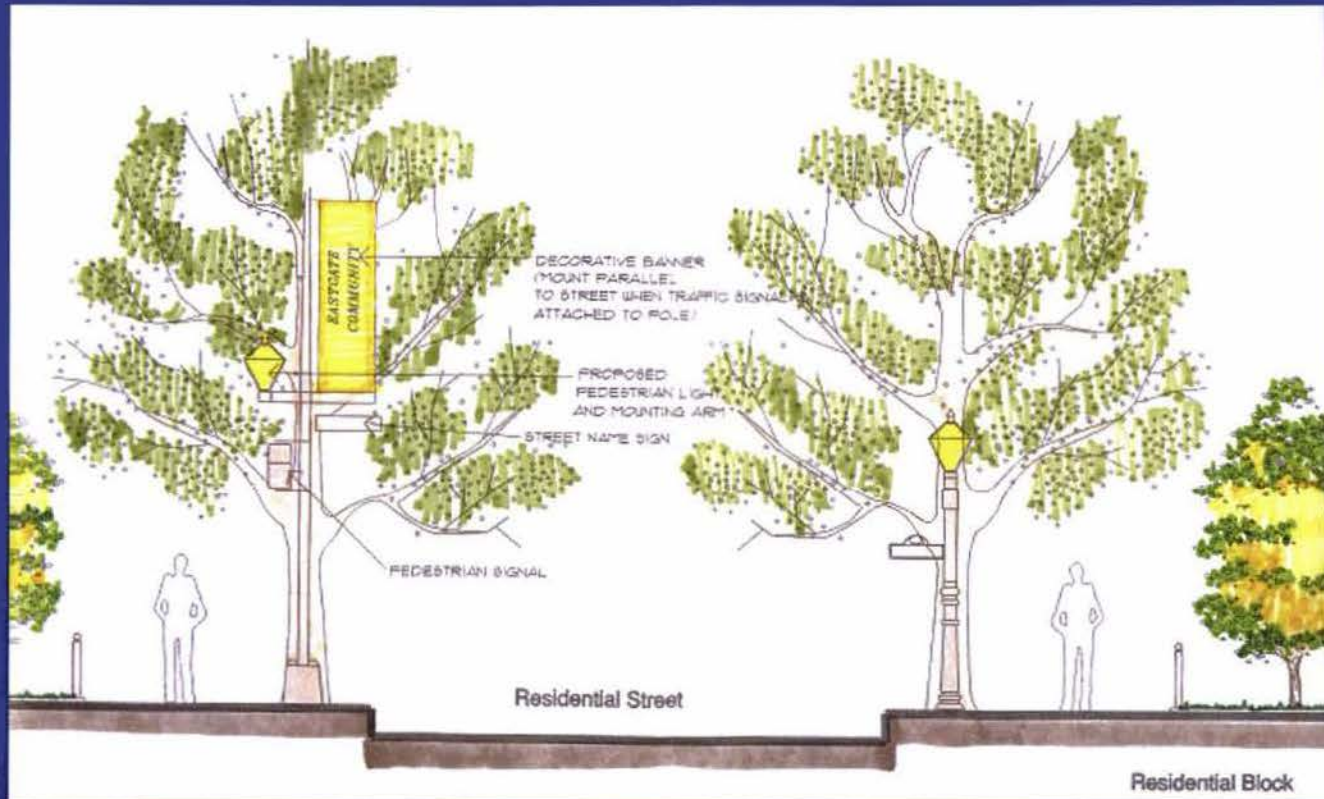
Purpose of Landscape Plan

- **Assess Existing Site Conditions**
- **Preservation vs. Replacement**
- **Provide Project-wide Landscape Design Standardization and Performance Controls**
- **Foster a Sense of Visual Unity throughout the Community**
- **Provide Horticultural and Urban Forestry Recommendations**
- **Compliment Project Architectural Design and Civil Engineering**

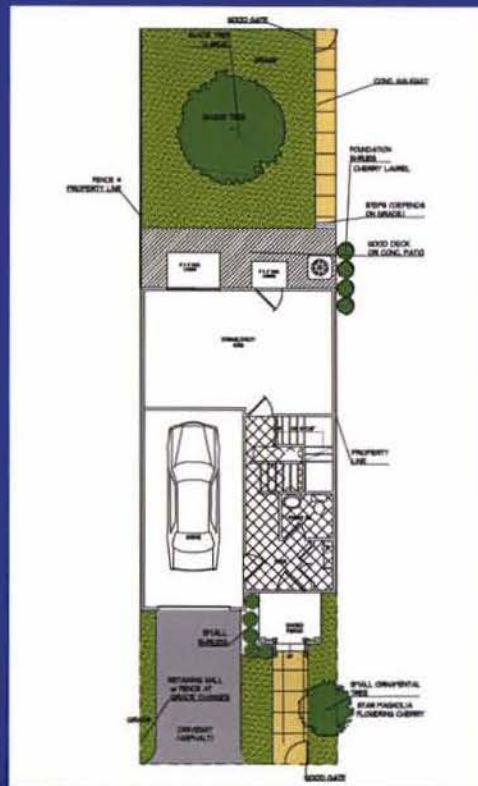
Landscape Context Plan



Residential Streetscape



Landscaping Prototypes -Townhouse



Townhouse Unit with Garage



Common Lilac



Ground Cover

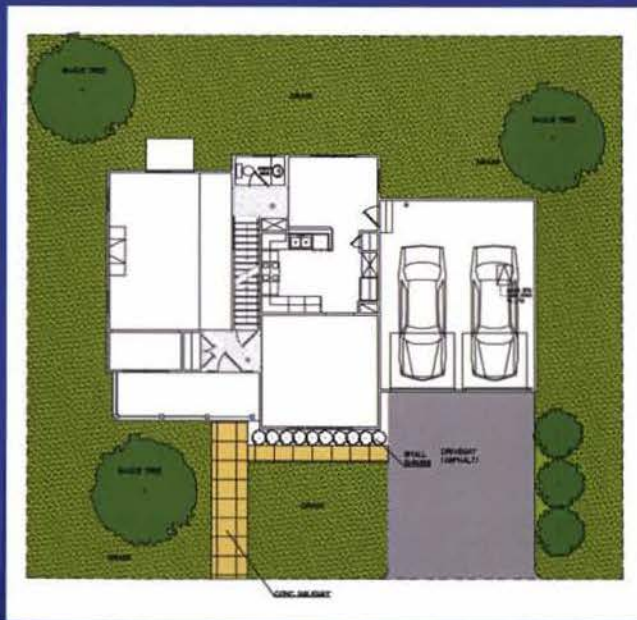


Spirea



Star Magnolia

Landscape Prototype - Single Family



Single-Family Residence with Garage



Shore Junipers



Honey Locust



Rhododendrons

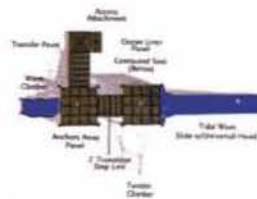


Kwansan Cherry

Playground Equipment

Neighborhood - Center

#11207 Aluminum Uprights Price: \$5,615
 Minimum Use Zone: 26'8" x 39'6" (8.1m x 12.0m)
 Child Capacity: 20-25 Recommended Ages: 5 to 12
 ADA: Elevated 3 Accessible 3 Ground 1 Types: 1



38

NEIGHBORHOOD Center



PlayPalette Colors: Pavilion



Tubular Steel Fencing with
Perimeter Landscaping



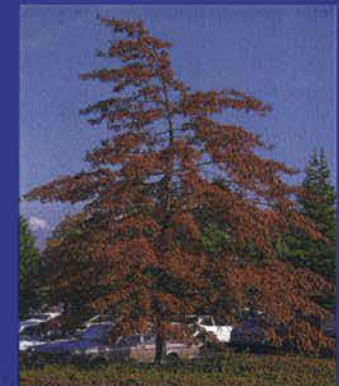
Wood Park Bench

Public Streetscape Standards

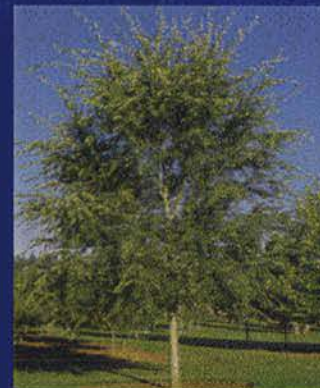
- Newly introduced species must be approved by D.C. Urban Forestry Admin.
- Shade trees should be planted 35-45 feet apart where no overhead wire exists.
- Ornamental trees should be planted 20-25 feet apart with a height limitation of 18 feet.
- Trees shall maintain adequate distances from driveways, fire hydrants, street lights, and signs.



Japanese Zelkova



Pin Oak



Homestead Elm



Kwansaan Cherry

Site Plan Elements



Retaining Walls



Ornamental Fencing



Site Lighting



Steel Ribbon Bench



Steel Ribbon
Litter Receptacle



Brick Paving in Limited
Areas for Accenting

Existing Forestation



Grass Land



Mature Trees and Under-story Plants



Young Trees



Various Clearings

Proposed Urban Park Concepts

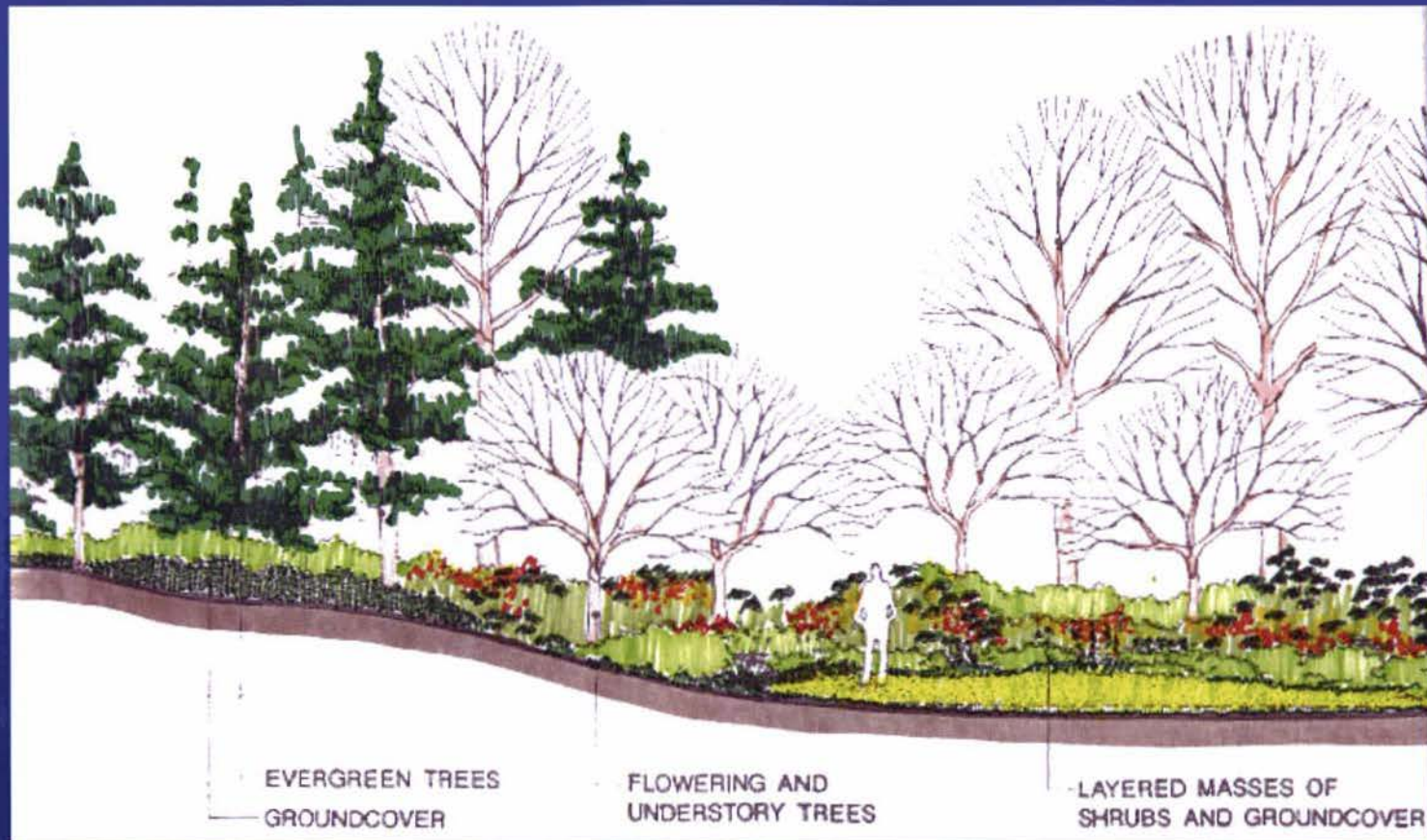


Natural Soil Pavement



Crushed Gravel Path

Proposed Reforestation Concepts



Summary of Landscape Elements

Plant Elements

- Shade trees
- Ornamental trees
- Specimen trees
- Large shrubs
- Foundation shrubs
- Perennials
- Ground cover
- Turf Grass
- Native Varieties

Construction Elements

- Retaining walls
- Fencing and gates
- Bollards / Lighting
- Paving Materials
- Slopes and Berms
- Ramps
- Site Furnishing