

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

CONSOLIDATED PLANNED UNIT DEVELOPMENT APPLICATION

EXHIBIT A



©2006 Torti Gallas and Partners, Inc. | 1300 Spring Street, 4th floor, Silver Spring, Maryland 20910 301.588.4100

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

APPLICANT
POLLIN MEMORIAL COMMUNITY DEVELOPMENT
601 F ST., NW
WASHINGTON, DC 20004
TEL: 202.661.5052
FAX: 202.661.5029

CO-OWNER
DISTRICT OF COLUMBIA HOUSING AUTHORITY
1133 N. CAPITOL ST., NE
WASHINGTON, DC 20002
TEL: 202.535.1000

CO-OWNER
DISTRICT OF COLUMBIA OFFICE of ECONOMIC
DEVELOPMENT
1350 PENNSYLVANIA AVE. NW
WASHINGTON, DC 20004
TEL: 202.727.1000

DEVELOPMENT CONSULTANT
ENTERPRISE HOMES, INC.
312 N. MARTIN LUTHER KING, JR., BLVD
BALTIMORE, MD 21201
TEL: 410.332.7400
FAX: 410.230.2129

LAND USE COUNSEL
HOLLAND & KNIGHT
2099 PENNSYLVANIA AVE., NW, STE. 100
WASHINGTON DC, 20006-6801
TEL: 202.955.3000
FAX: 202.955.5564

CIVIL ENGINEER
GREENHORNE & O'MARA, INC
9001 EDMONSTON RD.
GREENBELT, MD 20770
TEL: 301.982.2871
FAX: 301.220.2619

TRAFFIC CONSULTANT
WELLS & ASSOCIATES, LLC
1420 SPRING HILL RD., STE. 600
McLEAN, VA 22102
TEL: 703.917.6620
FAX: 703.917.0739

MASTER PLANNER & ARCHITECT
TORTI GALLAS AND PARTNERS, INC.
1300 SPRING ST., STE. 400
SILVER SPRING, MD 20910
TEL: 301.588.4800
FAX: 301.650.2255

BUILDER
CLARK REALTY BUILDERS ONE, LLC
2 BETHESDA METRO STE. 250
BETHESDA, MD 20814
TEL: 240.497.6600
FAX: 240.497.6796

ZONING COMMISSION
District of Columbia

CASE NO. 06-30

EXHIBIT NO. 6

June 16, 2006

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

ZONING COMMISSION

District of Columbia

CASE NO. 06-30

TABLE OF CONTENTS BY ZONING SECTION

SECTION	ITEM	SHEET
2406.11 (b)	Map showing location, existing zoning of subject site and adjacent properties and any change in zoning.	Z1
2406.11 (e)	Tabulation of development data	
.11 (e)(1)	Area and dimension of each lot. Exact area of total site.	S9
.11 (e)(2)	Percentage of lot occupancy: - for each building on each lot - for all buildings on entire site	S9
.11 (e)(3)	Gross floor area and floor area ratio: - for each building on each lot - for all buildings on entire site - including a breakdown for each use	S9
.11 (e)(6)	Estimated quantities of potable water, sanitary sewage and storm water including methods of calculation.	S19
2406.12 (c)	Detailed site plan	S3-8
.11 (d)	Location and external dimensions of all buildings and structures.	
	Utilities and other easements	??
	Walkways and driveways	S3-8
	Plazas, arcades and open spaces	S11-12
2406.12 (d)	Detailed landscaping and grading plan	S11, S15
.11 (e)(5)	Existing topography, contours, natural features, landscaping	E3
	Existing trees of 6" caliper or greater	E3

SECTION	ITEM	SHEET
2406.12 (d)	(continued)	
.11 (e)(5)	New contours, proposed finished grades, planting and landscaping	S15
	Proposed drainage, including water and sewer lines, inlets and basins connection to public water and sewer lines	S16
	Proposed erosion control	S17
	Location and elevation of public or private streets, alleys or easements bounding or traversing the site, including an indication of any rights-of-way or easements to be continued, relocated or abandoned	S3-8, S18
2406.12 (e)	Architectural plans:	
	Typical floor plans, elevations and sections of each building	A1-11
	Elevations for entire square	A12-14
2406.12 (f)	Circulation Plan:	
.11 (e)(4)	Driveways and walkways, including widths, grades and curb cuts	S15
	Location and number of parking spaces	S3-10

TABLE OF CONTENTS

PAGE	TITLE
00	Cover Sheet
01	Table of Contents
E1	Location Plan and Site Context
E2	Existing Site Photos
E3	Existing Site Plan
E4	Existing Tree Plan
Z1	Existing and Proposed Zoning
S1	Proposed Site Plan with Existing Context
S2	Proposed Site Plan with Proposed Context
S3-S8	Proposed Site Plan in Detail
S9	Lot Tabulation
S10	Tenure Location Plan
S11	General Landscape and Lighting Plan
S12	Detail Landscape Plans
S13	Typical Lot Landscape Plan
S14	Typical Lot Landscape Plan
S15	Proposed Grading Plan
S16	Stormwater Management Plan
S17	Water and Sewer Plan
S18	Erosion Control Plan
S19	Estimated Quantities of Potable Water
S20	Street Sections
S21	Parking and Circulation Plan
A1	One Bedroom Stacked Flat - Floor Plans and Section
A2	One Bedroom Stacked Flat - Elevation
A3	Three Two Bedroom Apartment Building - Floor Plans
A4	Three Two Bedroom Apartment Building - Section
A5	Three Two Bedroom Apartment Building - Elevation
A6	Three Bedroom Row Dwelling - Floor Plans and Section
A7	Three Bedroom Row Dwelling - Elevations
A8	Three Bedroom Row Dwelling (Accessible) - Floor Plans and Section
A9	Three Bedroom Row Dwelling (Accessible) - Elevation
A10	Three Bedroom Row Dwelling (with Integral Garage) - Floor Plans and Section
A11	Three Bedroom Row Dwelling (with Integral Garage) - Elevation
A12-14	Typical Building Elevations

RECEIVED
D.C. OFFICE OF ZONING
2006 JUN 16 PM 12:28

©2006 Torti Gallas and Partners, Inc. | 1201 Spring Street, 4th Floor, Silver Spring, Maryland | 301.584.2600

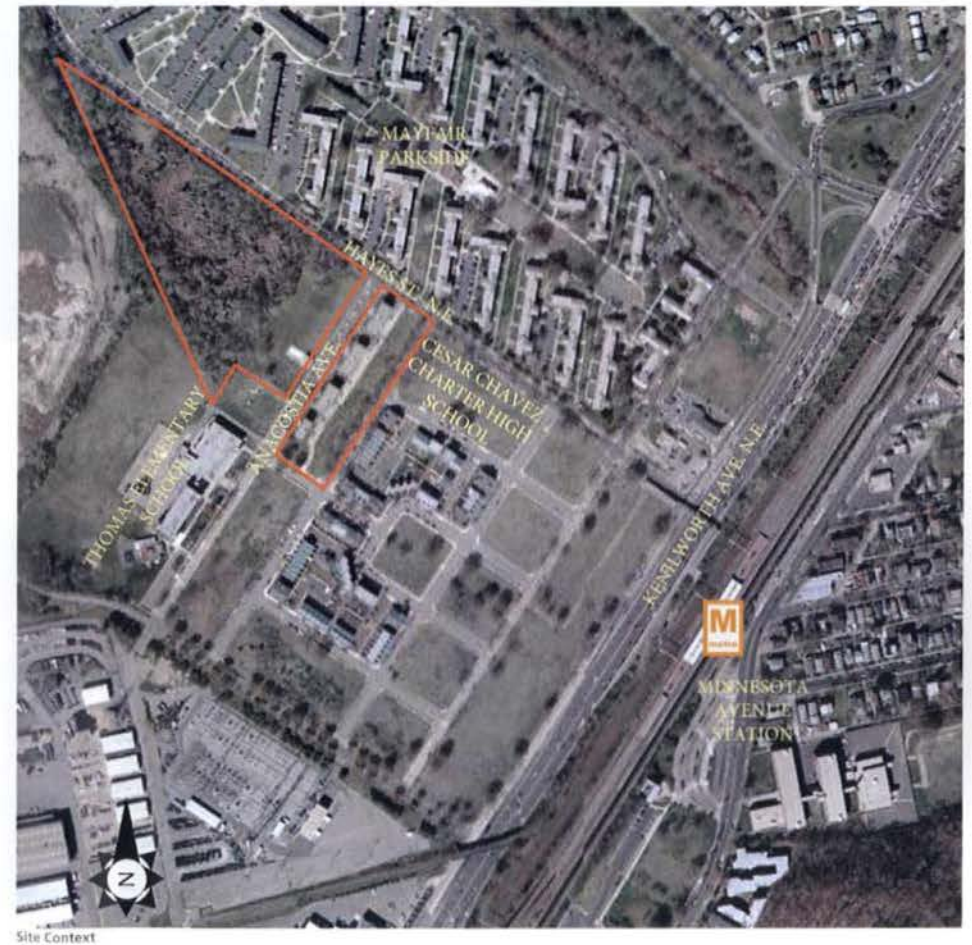
List of Drawings

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

June 16, 2006

01



Source: Torti Gallas and Partners, Inc. / 2006 Spring/Summer, all from Silver Spring, Maryland source: 2006 map year

Location Plan

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

E1

June 16, 2006



1. Thomas Elementary School



2. Existing Public Housing



3. Mayfair Mansions



4. Along Hayes Street



5. Parkside Townhouses



6. César Chavez Charter High School



Key Plan

© 2006 Torti Gallas and Partners, Inc. | 1000 Spring Street, 20th floor, Silver Spring, Maryland 20910 | 301.461.4100

Existing Site Photos

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY



0 40 80 160 Feet

Source: Aerial Photos and Topographic Maps, 1990. Topographic Survey, 1990. Aerial Photos, 1990. Aerial Photos, 1990. Aerial Photos, 1990.

Existing Site Plan

POLLIN MEMORIAL DEVELOPMENT TEAM
GREENHORNE & O'MARA

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

E3

June 16, 2006

0 40 80 160
Feet

© 2006 Tuth-Gillis and Partners, Inc. 7500 Spring Street, 4th Floor, Silver Spring, Maryland 20910-0000

Existing Tree Plan

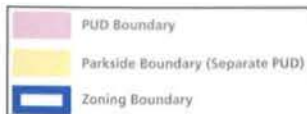
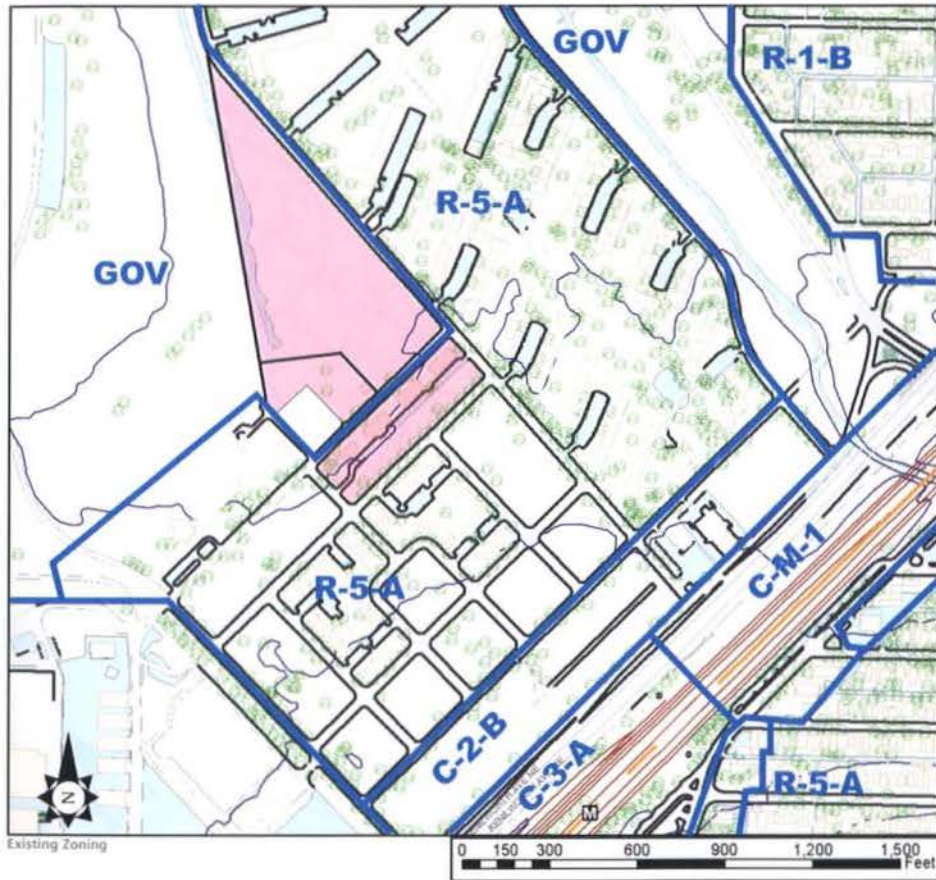
POLLIN MEMORIAL DEVELOPMENT TEAM
GREENHORNE & OMARA



E4

June 16, 2006

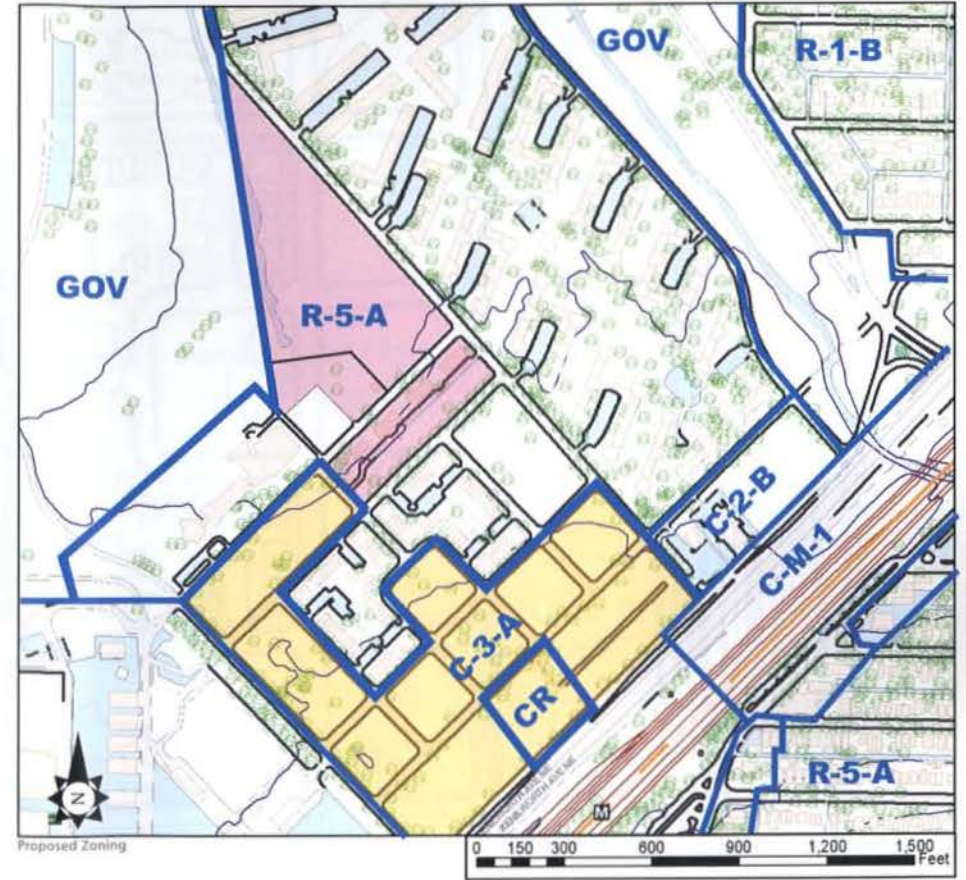
LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY



Client: Tori Gallas and Partners, Inc. | 1200 Spring Street, 4th Floor, Silver Spring, Maryland 20910-0001

Existing & Proposed Zoning

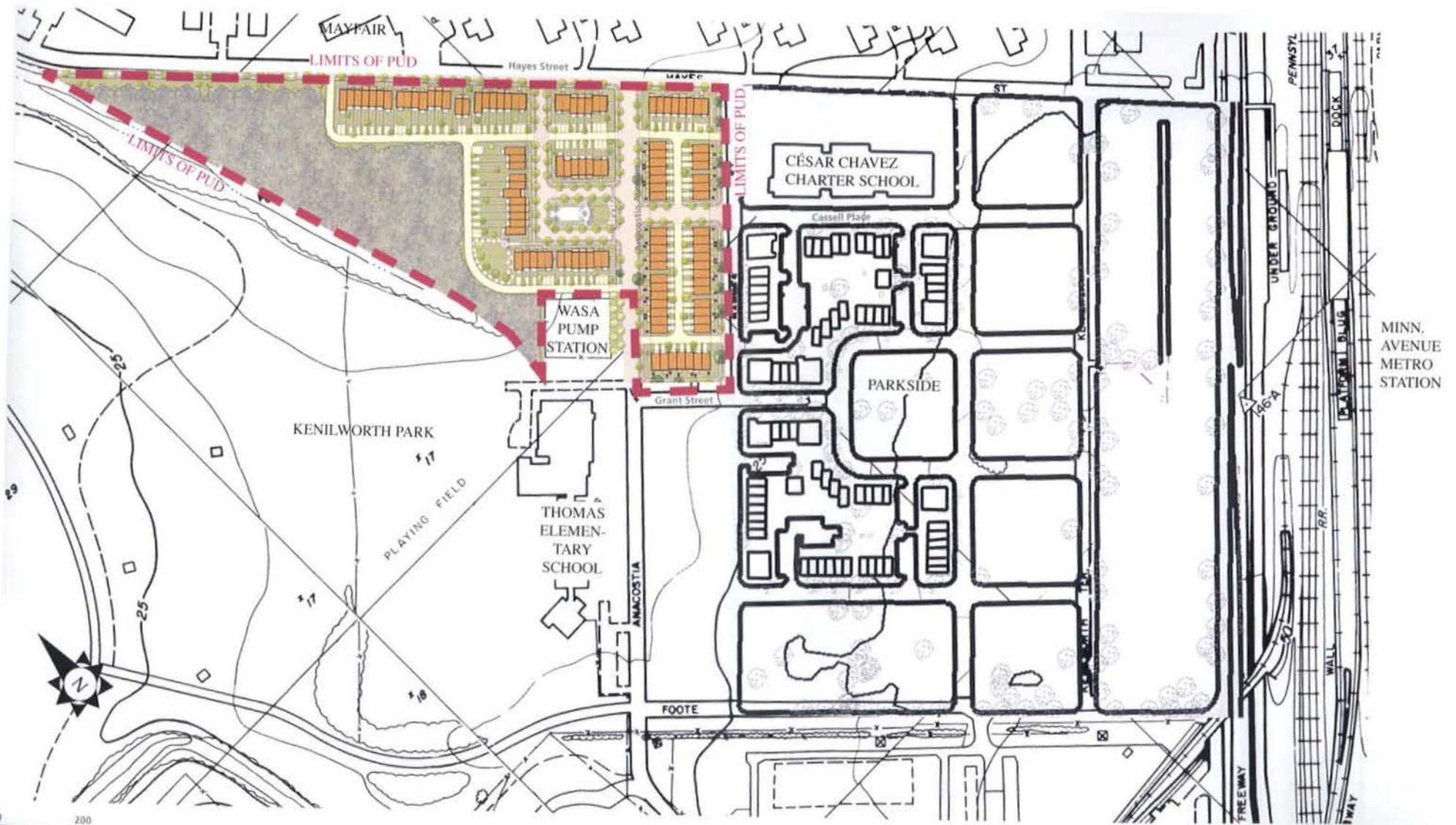
POLLIN MEMORIAL DEVELOPMENT TEAM
TORI GALLAS AND PARTNERS



Z1

June 16, 2006

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY



0 200 Feet
 Vision Team Callisto and Partners, Inc. 1100 Spring Street, 4th Floor, Silver Spring, Maryland 20910-1040

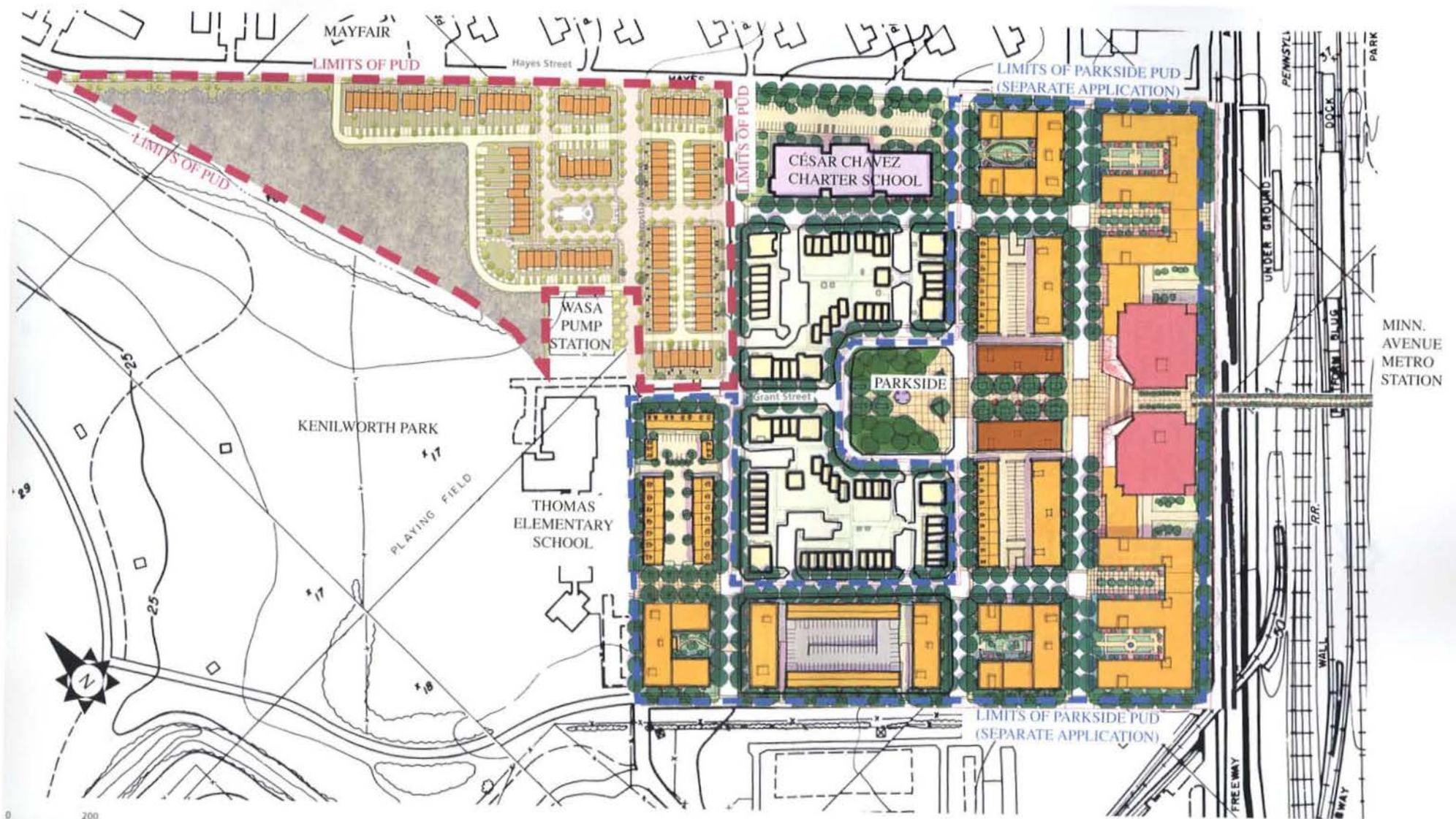
Proposed Site Plan With Existing Context

POLLIN MEMORIAL DEVELOPMENT TEAM
 TORTH GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

S1

June 16, 2006



0 200
Feet
© 2006 Torti Gallas and Partners, Inc. 1 2006 Spring House, PA 15066 Silver Spring, Maryland 20901 2006 06 16 2006

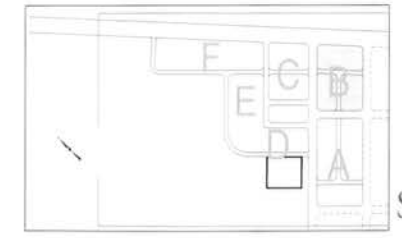
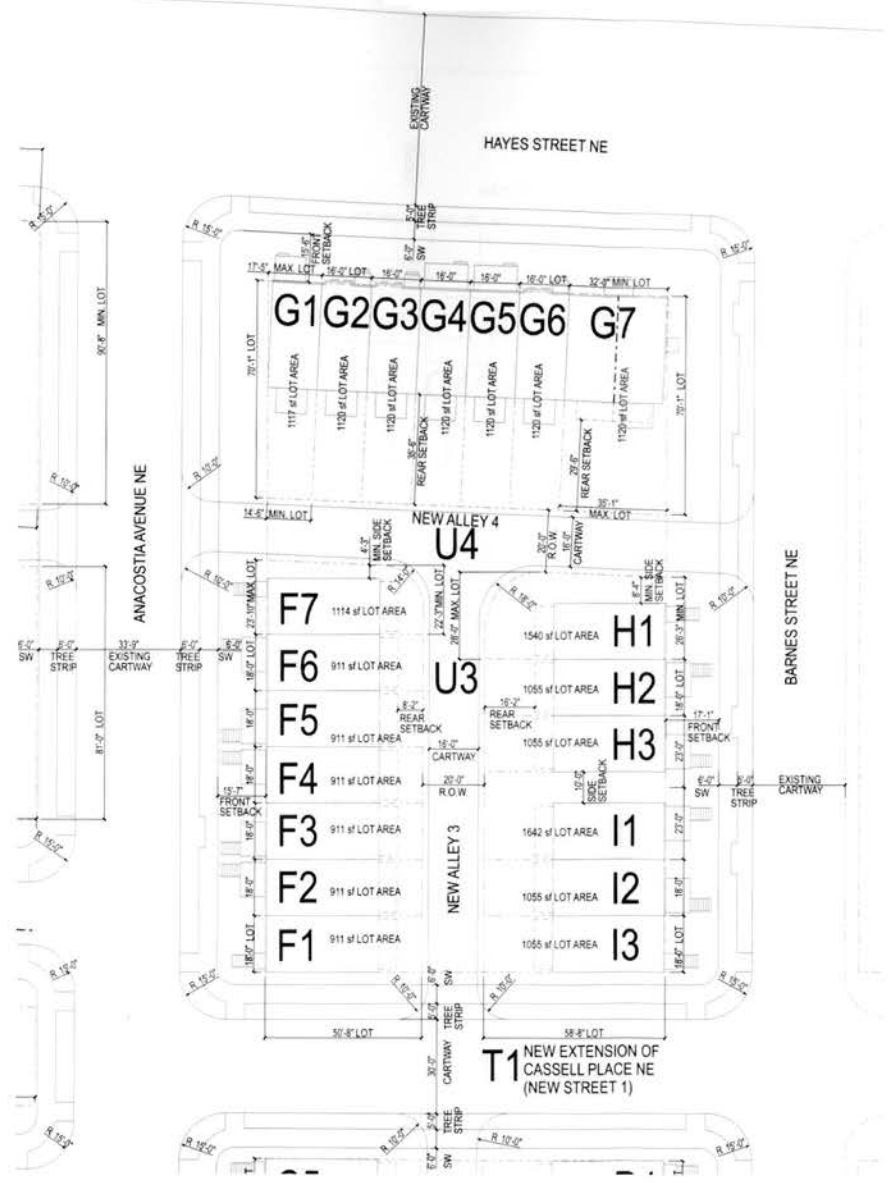
Proposed Site Plan With Proposed Plan

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

S2

June 16, 2006



S4

0 20 40 80 Feet

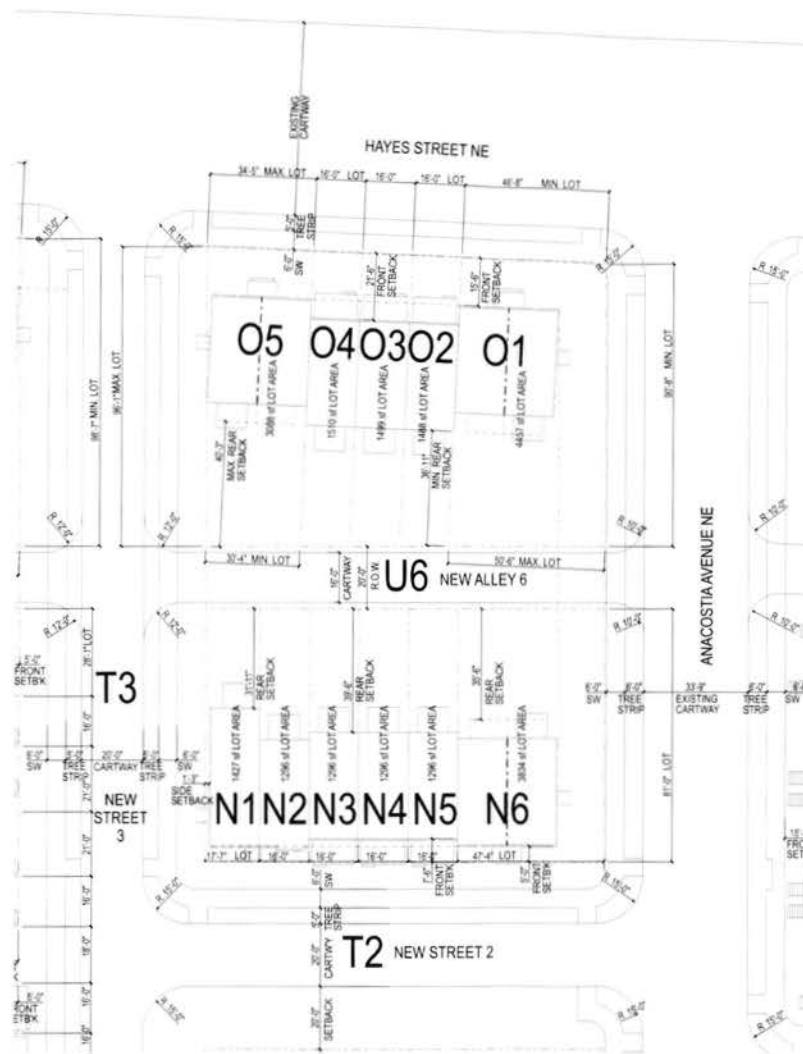
©2006 Torti Gallas and Partners, Inc. | 1100 Spring Street, NE, Atlanta, Georgia 30309

Proposed Site Plan in Detail - Block B

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

June 16, 2006



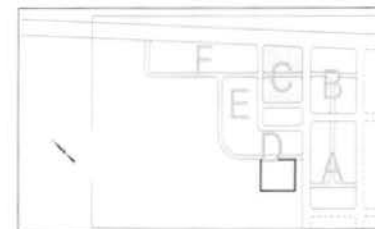
© 2006 The Pollin Family and Partners, Inc. 1100 Spring Street, Suite 100, Silver Spring, Maryland 20910-4444

Proposed Site Plan in Detail - Block C

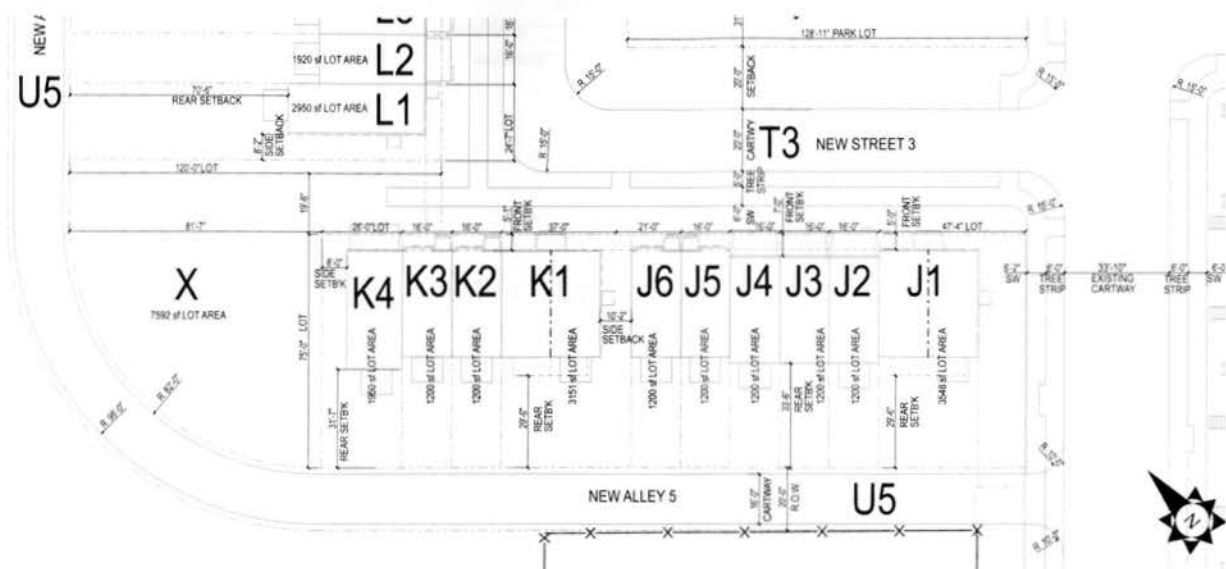
POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

June 16, 2006



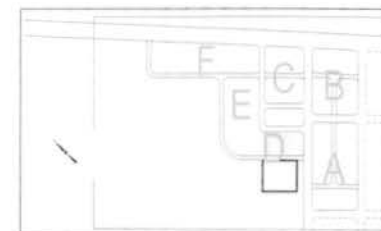
S5



© 2006 Torti Gallas and Partners, Inc. 11000 Spring Street, 4th Floor, Silver Spring, Maryland 20906-4400

Proposed Site Plan in Detail - Block D

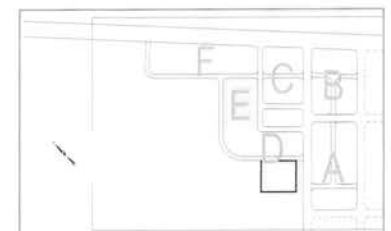
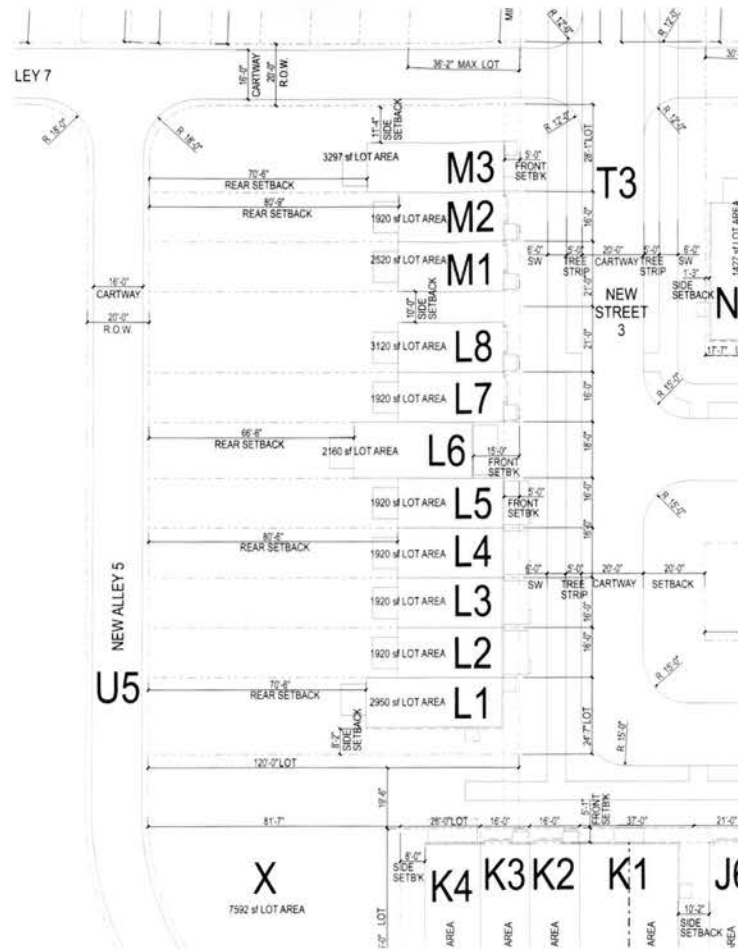
POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS



S6

June 16, 2006

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY



S7



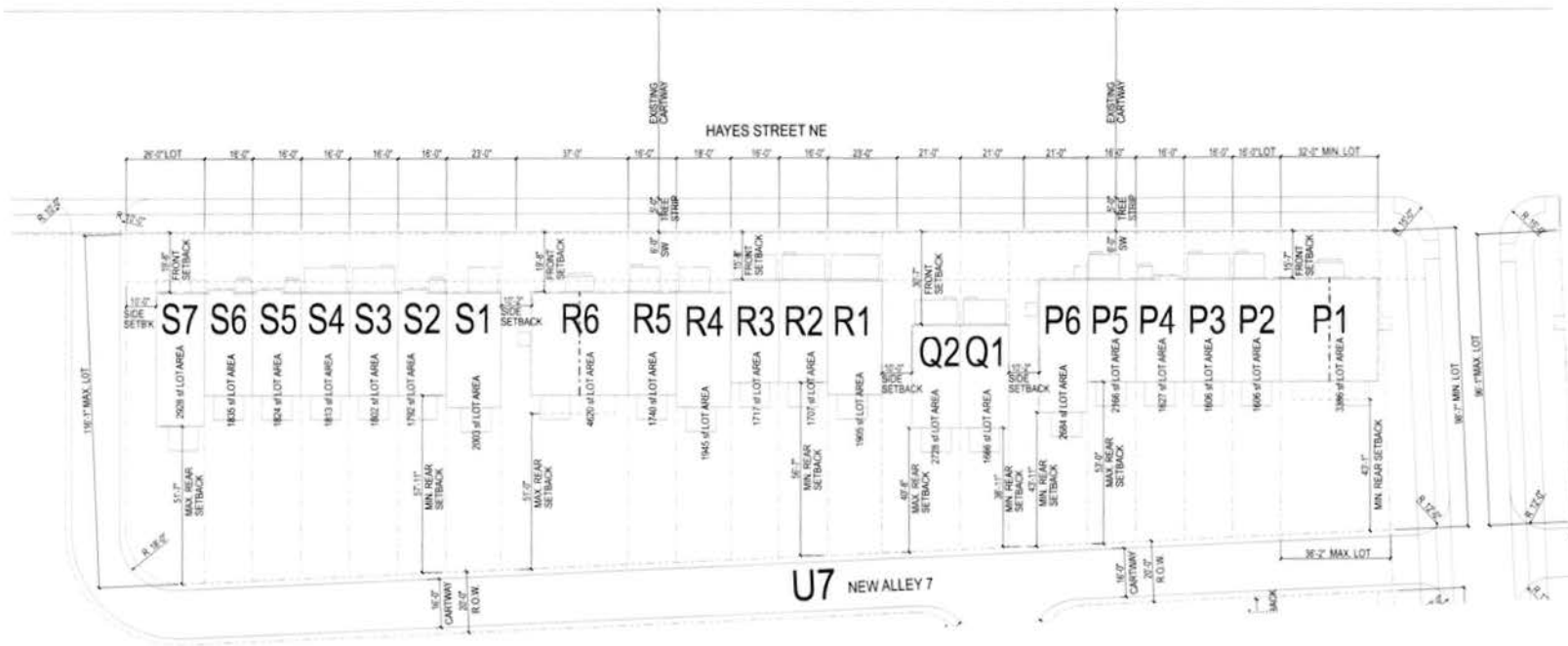
© 2000 Torti Gallas and Partners, Inc. | 1000 Spring Street, 4th Floor, Silver Spring, Maryland 20910 | 301.585.1200

Proposed Site Plan in Detail - Block E

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

June 16, 2000

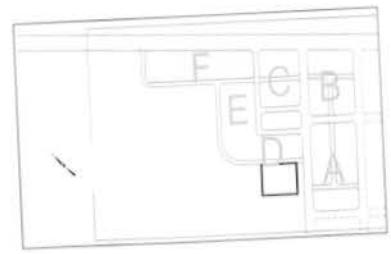


©2006 Torti Gallas and Partners, Inc. | 1001 Spring Street, Suite 200, Silver Spring, Maryland 20910

Proposed Site Plan in Detail - Block F

 POLLIN MEMORIAL DEVELOPMENT TEAM
 TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY



S8

June 16, 2006

	ZONING		BLDG DIM		SETBACKS									
BUILDING	ZONING LOT	BUILDING TYPE	NO OF UNITS	WIDTH (ft)	DEPTH (ft)	PORCH/DECK AREA (ft²)	BUILDING FOOTPRINT AREA (ft²)	REAR YARD (ft)	MINIMUM SIDE YARD (ft) *	LOT AREA (sf)	LOT OCCUPANCY ***	BLDG FLOOR AREA + PORCH/DECK (sf)	LOT F.A.R. ***	OFF-STREET PARKING
A	1 ROW	1	18	36	96	744	13.0	1.7	1,094	68%	1,990	1.8	1	
	2 ROW	1	18	36	184	832	13.0	-	1,001	83%	2,078	2.1	1	
	3 ROW	1	18	36	96	744	11.0	-	1,001	74%	1,990	2.0	1	
	4 ROW	1	18	36	184	832	11.0	-	1,001	83%	2,078	2.1	1	
	5 ROW	1	18	36	184	832	11.0	-	1,001	83%	2,078	2.1	1	
	6 ROW	1	18	36	184	832	13.0	-	1,001	83%	2,078	2.1	1	
	7 ROW	1	18	36	96	744	13.0	1.7	1,094	68%	1,990	1.8	1	
B	1 ROW	1	18	36	96	744	8.0	3.5	1,062	70%	1,990	1.9	1	
	2 ROW	1	18	36	184	832	8.0	-	911	91%	2,078	2.3	1	
	3 ROW	1	18	36	184	832	8.0	-	911	91%	2,078	2.3	1	
	4 ROW	1	18	36	184	832	8.0	-	911	91%	2,078	2.3	1	
	5 ROW	1	18	36	96	744	8.0	-	911	82%	1,990	2.2	1	
	6 ROW	1	18	36	184	832	8.0	-	911	91%	2,078	2.3	1	
	7 ROW	1	18	36	184	832	8.0	-	911	91%	2,078	2.3	1	
C	1 ROW	1	18	36	96	744	8.0	10.0	1,418	52%	1,990	1.4	1	
	2 ROW	1	18	36	184	832	8.0	-	911	91%	2,078	2.3	1	
	3 ROW	1	18	36	184	832	8.0	-	911	91%	2,078	2.3	1	
	4 ROW	1	18	36	96	744	8.0	-	911	82%	1,990	2.2	1	
	5 ROW	1	18	36	96	744	8.0	-	911	82%	1,990	2.2	1	
	6 ROW	1	18	36	184	832	16.0	-	1,056	79%	2,078	2.0	1	
	7 ROW	1	18	36	184	832	16.0	-	1,056	79%	2,078	2.0	1	
D	1 ROW	1	18	36	96	744	16.0	-	1,060	70%	1,990	1.9	1	
	2 ROW	1	18	36	184	832	16.0	-	1,056	79%	2,078	2.0	1	
	3 ROW	1	18	36	184	832	16.0	-	1,056	79%	2,078	2.0	1	
	4 ROW	1	18	36	184	832	16.0	-	1,056	79%	2,078	2.0	1	
	5 ROW	1	18	36	184	832	16.0	-	1,056	79%	2,078	2.0	1	
	6 ROW	1	18	36	184	832	16.0	-	1,056	79%	2,078	2.0	1	
	7 ROW	1	18	36	96	744	16.0	-	1,056	70%	1,990	1.9	1	
E	1 ROW	1	18	36	184	832	16.0	-	1,349	62%	2,078	1.5	1	
	2 ROW	1	18	36	96	744	16.0	-	1,056	70%	1,990	1.9	1	
	3 ROW	1	18	36	184	832	16.0	-	1,056	79%	2,078	2.0	1	
	4 ROW	1	18	36	96	744	16.0	4.0	1,220	61%	1,990	1.6	1	
	5 ROW	1	18	36	96	744	8.0	-	911	82%	1,990	2.2	1	
	6 ROW	1	18	36	184	832	8.0	-	911	91%	2,078	2.3	1	
	7 ROW	1	18	36	184	832	8.0	-	911	91%	2,078	2.3	1	
F	1 ROW	1	18	36	96	744	16.0	-	1,114	67%	1,990	1.8	1	
	2 ROW	1	18	36	184	832	8.0	-	911	91%	2,078	2.3	1	
	3 ROW	1	18	36	184	832	8.0	-	911	91%	2,078	2.3	1	
	4 ROW	1	18	36	184	832	8.0	-	911	91%	2,078	2.3	1	
	5 ROW	1	18	36	184	832	8.0	-	911	91%	2,078	2.3	1	
	6 ROW	1	18	36	184	832	8.0	-	911	91%	2,078	2.3	1	
	7 ROW	1	18	36	96	744	16.0	4.3	1,114	67%	1,990	1.8	1	
G	1 ROW	1	18	34	80	824	35.5	0.0**	1,117	56%	1,529	1.4	1	
	2 ROW	1	18	34	0	544	35.5	-	1,120	49%	1,448	1.3	1	
	3 ROW	1	18	34	0	544	35.5	-	1,120	49%	1,448	1.3	1	
	4 ROW	1	18	34	112	656	35.5	-	1,120	59%	1,560	1.4	1	
	5 ROW	1	18	34	112	656	35.5	-	1,120	59%	1,560	1.4	1	
	6 ROW	1	18	34	0	544	35.5	-	1,120	49%	1,448	1.3	1	
	7 APT	3	32	34	192	1,280	29.5	0.0**	2,343	55%	3,356	1.4	3	
H	1 ROW	1	18	36	96	744	16.0	8.3	1,540	48%	1,990	1.3	1	
	2 ROW	1	18	36	184	832	16.0	-	1,056	79%	2,078	2.0	1	
	3 ROW	1	18	36	184	832	16.0	-	1,056	79%	2,078	2.0	1	
	4 ROW	1	18	36	184	832	16.0	10.0	1,642	51%	2,078	1.3	1	
	5 ROW	1	18	36	96	744	16.0	-	1,056	79%	1,990	1.9	1	
	6 ROW	1	18	36	96	744	16.0	-	1,056	79%	1,990	1.9	1	
	7 ROW	1	18	36	96	744	16.0	-	1,056	79%	1,990	1.9	1	
I	1 ROW	1	18	36	184	832	16.0	10.0	1,642	51%	2,078	1.3	1	
	2 ROW	1	18	36	184	832	16.0	-	1,056	79%	2,078	2.0	1	
	3 ROW	1	18	36	184	832	16.0	-	1,056	79%	2,078	2.0	1	
	4 ROW	1	18	36	184	832	16.0	-	1,056	79%	2,078	2.0	1	
	5 ROW	1	18	36	184	832	16.0	-	1,056	79%	2,078	2.0	1	
	6 ROW	1	18	36	184	832	16.0	-	1,056	79%	2,078	2.0	1	
	7 ROW	1	18	36	184	832	16.0	-	1,056	79%	2,078	2.0	1	
J	1 APT	3	32	34	192	1,280	29.5	-	3,548	38%	3,356	0.9	3	
	2 ROW	1	18	34	112	656	33.5	-	1,200	55%	1,560	1.3	1	
	3 ROW	1	18	34	112	656	33.5	-	1,200	55%	1,560	1.3	1	
	4 ROW	1	18	34	112	656	33.5	-	1,200	55%	1,560	1.3	1	
	5 ROW	1	18	34	0	544	35.5	-	1,200	45%	1,448	1.2	1	
	6 ROW	1	18	34	0	544	35.5	-	1,200	45%	1,448	1.2	1	
	7 ROW	1	18	34	0	544	35.5	-	1,200	45%	1,448	1.2	1	
K	1 APT	3	32	24	192	960	29.5	10.2	3,151	30%	3,356	1.1	3	
	2 ROW	1	18	34	0	544	35.5	-	1,200	45%	1,448	1.2	1	
	3 ROW	1	18	34	0	544	35.5	-	1,200	45%	1,448	1.2	1	
	4 ROW	1	18	36	86	772	31.5	8.0	1,950	40%	1,536	0.8	1	
	5 ROW	1	18	36	86	772	31.5	8.0	1,950	40%	1,536	0.8	1	
	6 ROW	1	18	36	86	772	31.5	8.0	1,950	40%	1,536	0.8	1	
	7 ROW	1	18	36	86	772	31.5	8.0	1,950	40%	1,536	0.8	1	

NOTES

* Rear Yards and Side Yard Setbacks Highlighted in Yellow Indicate Non-Compliance with R-5-A Req
 ** Side Yard Setbacks Highlighted in Orange Indicate Non-Complying Side Courts
 porches will likely encroach the public Right of Way (and would not count as Building Area or Gross Floor Area)

BUILDING	ZONING	ZONING LOT	BUILDING TYPE	NO. OF UNITS	BLDG DIM		SETBACKS				LOT AREA (sf)	LOT OCCUPANCY **	BLOG FLOOR AREA + PORCH/DECK (sf)	LOT F.A.R. **	OFF-STREET PARKING
					WIDTH (ft)	DEPTH (ft)	REAR YARD (ft)	MINIMUM SIDE YARD (ft)	FRONT YARD (ft)						
L	1	FLAT	2	18	44	0	704	70.5	8.2	2,950	24%	1,349	0.5	2	
	2	ROW	1	18	34	112	656	80.5	-	1,920	34%	1,560	0.8	1	
	3	ROW	1	18	34	112	656	80.5	-	1,920	34%	1,560	0.8	1	
	4	ROW	1	18	34	112	656	80.5	-	1,920	34%	1,560	0.8	1	
	5	ROW	1	18	34	112	656	80.5	-	1,920	34%	1,560	0.8	1	
	6	ROW	1	18	38	128	812	96.5	-	2,160	38%	1,576	0.7	1	
	7	ROW	1	18	34	0	544	80.5	-	1,920	28%	1,448	0.8	1	
	8	ROW	1	18	34	0	544	80.5	10.0	3,120	17%	1,448	0.5	1	
M	1	ROW	1	18	34	0	544	80.5	-	1,920	28%	1,448	0.8	1	
	2	ROW	1	18	34	0	544	80.5	-	1,920	28%	1,448	0.8	1	
N	3	FLAT	2	18	44	0	704	70.5	11.3	3,297	21%	1,349	0.4	2	
	1	FLAT	2	18	44	0	704	31.8	1.3	1,427	49%	1,349	0.9	2	
	2	ROW	1	18	34	0	544	41.8	-	1,296	42%	1,448	1.1	1	
	3	ROW	1	18	34	112	656	39.5	-	1,296	51%	1,560	1.2	1	
	4	ROW	1	18	34	112	656	39.5	-	1,296	51%	1,560	1.2	1	
	5	ROW	1	18	34	112	656	39.5	-	1,296	51%	1,560	1.2	1	
O	6	APT	3	32	34	192	1,280	35.5	-	3,834	33%	3,356	0.9	3	
	1	APT	3	32	34	192	1,280	35.5	0.0**	4,457	29%	3,356	0.8	3	
P	2	ROW	1	18	34	112	656	37.0	-	1,488	44%	1,560	1.0	1	
	3	ROW	1	18	34	112	656	37.5	-	1,499	44%	1,560	1.0	1	
	4	ROW	1	18	34	112	656	38.3	-	1,510	43%	1,560	1.0	1	
	5	APT	3	32	34	192	1,280	40.3	0.0**	3,088	41%	3,356	1.1	3	
Q	1	APT	3	32	34	192	1,280	43.0	0.0**	3,386	38%	3,356	1.0	3	
	2	ROW	1	18	34	80	624	50.0	-	1,920	36%	1,560	0.9	1	
	3	ROW	1	18	34	112	656	50.3	-	1,616	41%	1,560	1.0	1	
	4	ROW	1	18	34	0	544	50.7	-	1,628	33%	1,448	0.9	1	
	5	ROW	1	18	34	80	624	51.0	-	2,166	29%	1,528	0.7	1	
	6	FLAT	2	18	44	0	704	43.0	10.2	2,684	26%	1,349	0.5	1	
R	1	ROW	1	18	34	112	656	39.0	-	1,668	39%	1,560	0.9	1	
	2	ROW	1	18	34	112	656	39.9	10.0	2,728	24%	1,560	0.6	1	
S	1	ROW	1	18	38	128	812	51.7	-	1,905	43%	1,576	0.8	1	
	2	ROW	1	18	34	112	656	56.5	-	1,792	37%	1,560	0.9	1	
	3	ROW	1	18	34	112	656	57.3	-	1,718	38%	1,560	0.9	1	
	4	ROW	1	18	36	80	764	50.0	-	1,946	39%	1,528	0.8	1	
	5	ROW	1	18	34	80	624	54.8	-	1,741	36%	1,528	0.9	1	
	6	APT	3	32	34	192	1,280	55.3	10.0	4,620	28%	3,356	0.7	3	
T	1	ROW	1	18	38	80	764	53.0	-	2,003	38%	1,528	0.8	1	
	2	ROW	1	18	34	0	544	58.0	-	1,782	30%	1,448	0.9	1	
	3	ROW	1	18	34	112	656	58.5	-	1,802	36%	1,560	0.9	1	
	4	ROW	1	18	34	112	656	59.3	-	1,814	36%	1,560	0.9	1	
	5	ROW	1	18	34	0	544	80.0	-	1,625	30%	1,448	0.8	1	
	6	ROW	1	18	34	0	544	80.5	-	1,632	30%	1,448	0.8	1	
SUBTOTALS (net of streets, alleys, & parks)	7	FLAT	2	18	44	0	704	50.9	10.0	2,928	24%	1,349	0.5	2	
								78,196		165,280	47%	184,961	1.2	12	



	Rental Unit
	Rental Unit Yard
	Ownership Unit
	Ownership Unit Yard



Wheat Ridge Village and Partners, Inc. | 1000 Spring House, 4th Floor, Silver Spring, Maryland | 20901-2000-0000

Tenure Location Plan

 POLLIN MEMORIAL DEVELOPMENT TEAM
 TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

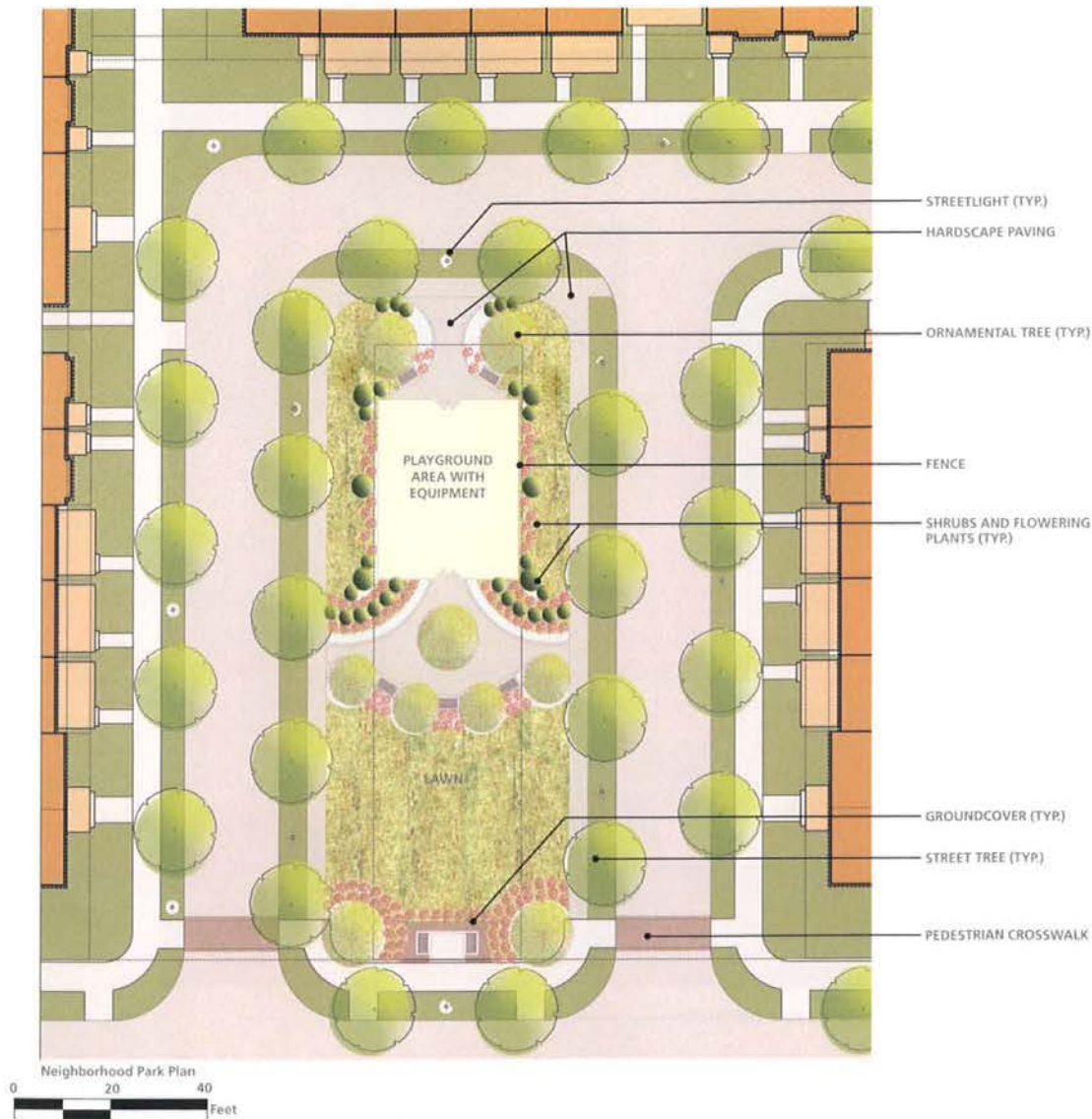


© 2006 Torti Gallas and Partners, Inc. 1100 Spring House, 4th Floor, Silver Spring, Maryland 20910-3800

General Landscape and Lighting Plan

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

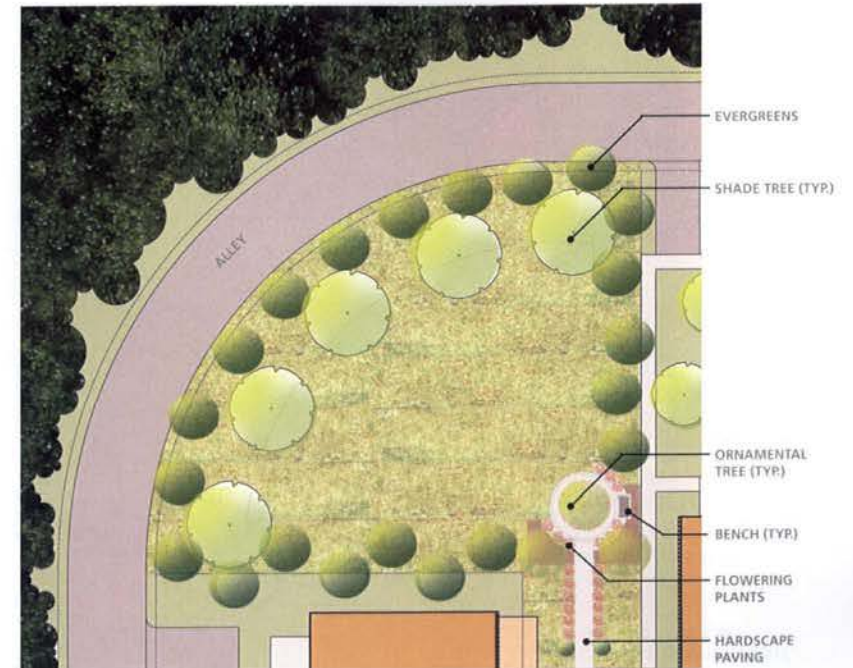
LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY



© 2006 Torti Gallas and Partners, Inc. 1100 Spring Street, 9th Floor, Silver Spring, Maryland 20910-4000

Detail Landscape Plans of Neighborhood Park and Corner Park

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS



Corner Park Plan



0 10 20 40 Feet

Source: Torti Gallas and Partners, Inc. | 1900 Spring Street, 4th Floor, Silver Spring, Maryland | jlgall@tortigallas.com

Typical Lot Landscape Plan

POLLIN MÉMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

S13

June 16, 2006



0 10 20 40 Feet

Source: Torti Gallas and Partners, Inc. "Typical Spring Street, 4th Street, 5th Street, Maryland, 2000" (see plan page)

Typical Lot Landscape Plan

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

S14

June 16, 2006



0 40 80 160
Feet

©2006 Terri Gallas and Partners, Inc. | 1200 Spring Street, 4th floor, Silver Spring, Maryland | 301.599.4000

Proposed Grading Plan

POLLIN MEMORIAL DEVELOPMENT TEAM
GREENHORNE & O MARA

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

S15

June 16, 2006

THE APPLICANT HAS, FROM THE OUTSET, RECOGNIZED THE SPECIAL ENVIRONMENTAL QUALITIES OF THE PROPERTY AND SURROUNDING AREA, AS NOTED ABOVE. THE APPLICANT HAS AGREED TO SET ASIDE OPEN SPACE AND PARKLAND; THUS BRINGING INTO THE DEVELOPMENT SIMILAR ELEMENTS OF THE NEIGHBORING SURROUNDINGS. THE APPLICANT'S CIVIL ENGINEERS SHALL DESIGN A STORM WATER MANAGEMENT SYSTEM THAT CONSIDERABLY MITIGATES THE CURRENT IMPACT OF THE PROPOSED DEVELOPMENT ON THE ADJOINING PARKLAND AND SURROUNDING NEIGHBORHOOD, IN ACCORDANCE WITH DISTRICT OF COLUMBIA REGULATIONS. THE STORM WATER MANAGEMENT PRELIMINARY DESIGN OBJECTIVE IS TO CREATE NO MORE IMPACT ON THE SURROUNDING AREA THAN THE CURRENT NATURAL STATUS OF THE PROPERTY. THAT IS, IT IS THE INTENT OF THE APPLICANT TO NEUTRALIZE ANY IMPACT OF THE PROPERTY DEVELOPMENT. TO ACHIEVE THIS OBJECTIVE, THE STORM WATER MANAGEMENT DESIGN CONCEPT INCLUDES QUALITY CONTROL IN THE FORM OF HYDRODYNAMIC SEPARATIONS AND FILTERS. A WAIVER OF QUANTITY CONTROL WILL BE REQUESTED BASED ON DIRECT OUTFALL TO THE TIDAL ANACOSTIA RIVER.



0 10 20 40
Feet

Source: TerraGraphics and Associates, Inc.; 1, 2004; Springfield, VA; 4080; Silver Spring, Maryland; 2004; 304 488 4800

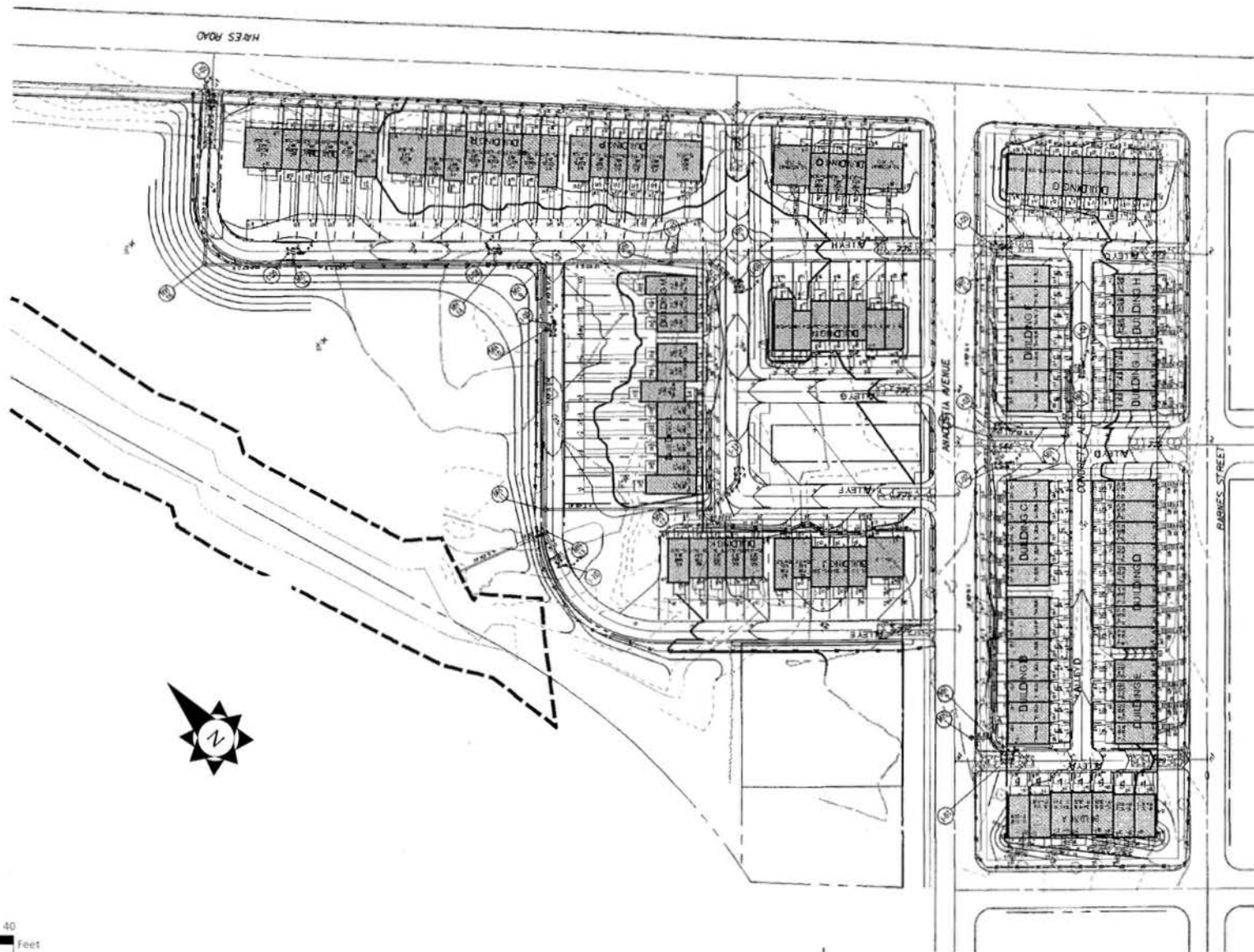
Stormwater Management Plan

POLLIN MEMORIAL DEVELOPMENT TEAM
GREENHORNE & O'MARA

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

S16

June 16, 2006



0 10 20 40
Feet

Source: Survey Data and Plans for the Linda Joy & Kenneth Jay Pollin Memorial Community, Silver Spring, Maryland, 2000-2001.

Erosion and Sediment Control Plan

POLLIN MEMORIAL DEVELOPMENT TEAM
GREENHORNE & O'MARA

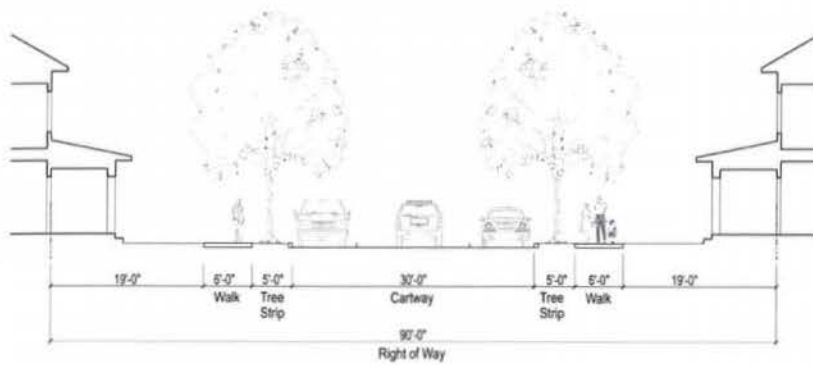
LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

S18

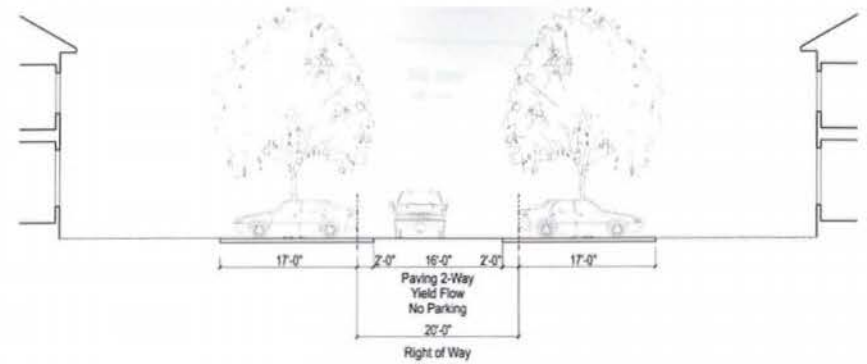
June 16, 2006

		Full Bath Group (shower, lav, WC)	Half Bath Group (lav, WC)	Clothes Washer	Kitchen Group	Hose Bibs	Misc. (extra lav)
1BR FLAT	fixtures/unit	1	0	1	1	2	0
	fixture subtotal (10 units)	10	0	10	10	20	0
2BR APT	fixtures/unit	1	0	1	1	2	0
	fixture subtotal (24 units)	24	0	24	24	48	0
3BR ROW	fixtures/unit	2	0	1	1	2	0
	fixture subtotal (42 units)	84	0	42	42	84	0
3BR ROW (accessible)	fixtures/unit	2	1	1	1	2	0
	fixture subtotal (44 units)	88	44	44	44	88	0
3BR ROW (int. garage)	fixtures/unit	2	1	1	1	2	1
	fixture subtotal (5 units)	10	5	5	5	10	5
TOTAL FIXTURES		216	49	125	125	250	5

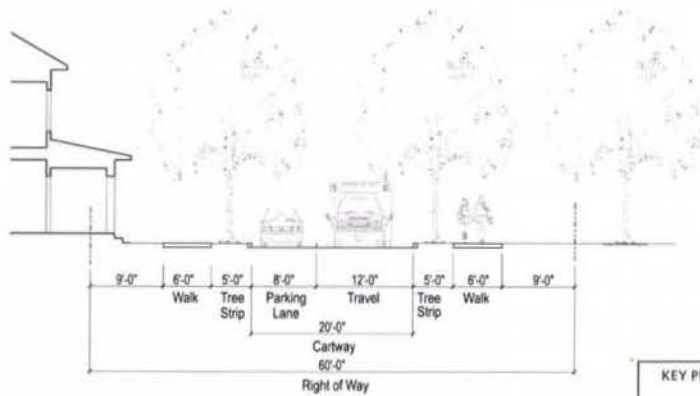
Water Supply Fixture Unit Values (w.s.f.u.)							
Hot Water/Fixture	1.5	0.5	1.0	1.9	0.0	0.5	<i>Project Hot Water Total</i>
Hot Water Total	324.0	24.5	125.0	237.5	0.0	2.5	713.5
Cold Water/Fixture	2.7	2.5	1.0	1.0	2.5	0.5	<i>Project Cold Water Total</i>
Cold Water Total	583.2	122.5	125.0	125.0	625.0	2.5	1583.2
Combined/Fixture	3.6	2.6	1.4	2.5	2.5	0.7	<i>Project Combined Total</i>
Combined Total	777.6	127.4	175.0	312.5	625.0	3.5	2021.0



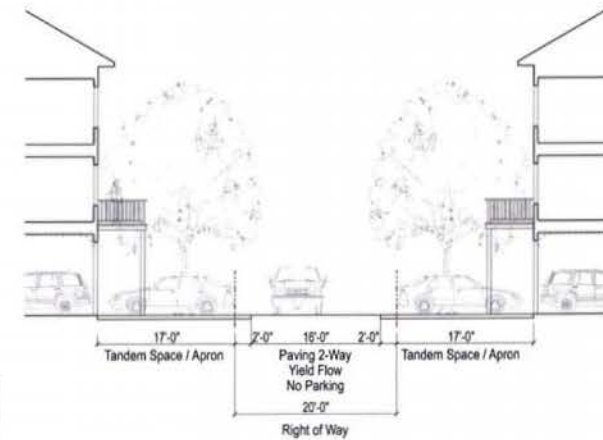
Existing Street



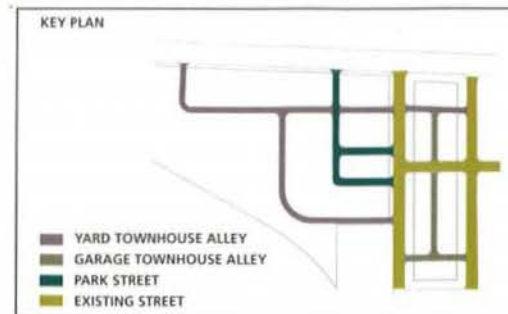
Proposed Alley Behind Yard Townhouses



Proposed Park Street



Proposed Alley Behind Garage Townhouses



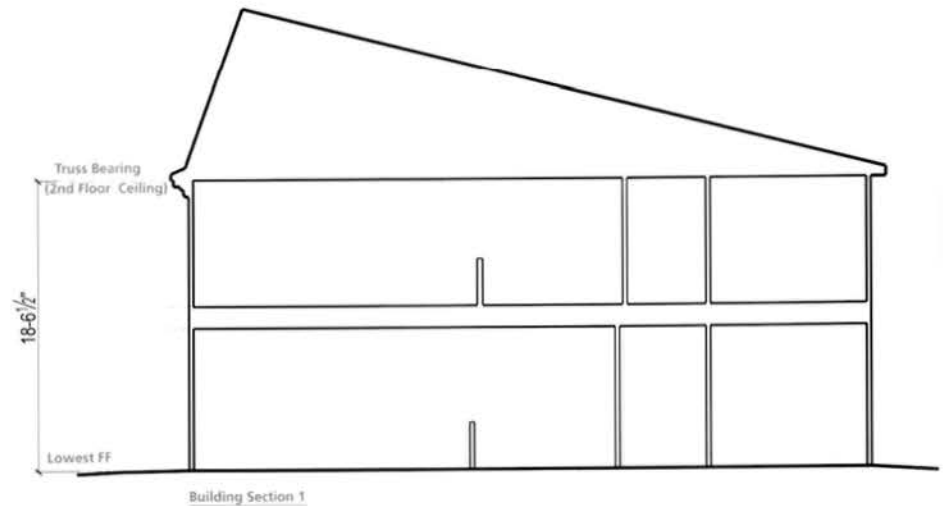
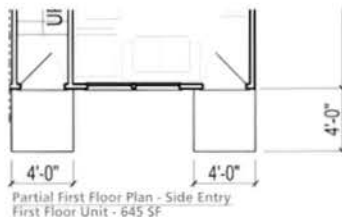
Source: Torti Gallas and Partners, Inc. | 1401 Spring Street, 4th floor, Silver Spring, Maryland 20910-5909 also

Street Sections

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

© 1999



NOTE:
The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.



© 2006 Torti Gallas and Partners, Inc. 1100 Spring Street, Suite 200, Silver Spring, Maryland 20910, USA

(2 Unit) One Bedroom Stacked Flat Floor Plans & Section

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

A1

June 16, 2006



NOTE:
For Typical Side and Rear Elevations, See Sheets A12-14

TYPICAL MATERIALS	
NOTES	
Roof:	Sheathing and shingles on prefabricated roof trusses
Framing:	Wood walls and floor trusses
Veneer:	Brick or Siding
Windows:	Single Hung; 28 x 62 First Floor 28 x 52 Other Floors
Trim:	Surrounds and headers at windows and doors Cornerboards (siding facades) Cornices
Porches:	Decorative metal or solid PVC columns and pedestals Shingle Roof Metal or solid PVC railings



©2006 Torti Gallas and Partners, Inc. 11000 Spring Street, 4th floor, Silver Spring, Maryland 20901-1000 (301) 591-4100

(2 Unit) One Bedroom Stacked Flat Sample Elevation

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

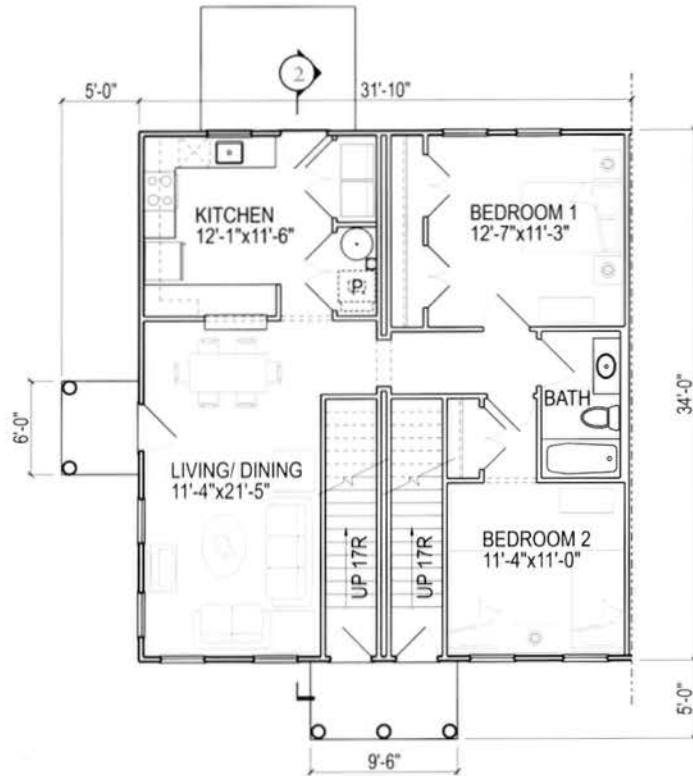
LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

A2

June 16, 2006

NOTE:

The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.



First Floor Plan
First Floor Unit - 988 sf.



Second Floor Plan
Upper Unit, First Floor -
544 sf. Floor
1088 sf. Unit



Third Floor Plan
Upper Unit, Second Floor -
544 sf. Floor
1088 sf. Unit
Building 3164 sf.



Drawn: Torti Gallas and Partners, Inc. 3100 Spring Street, 4th Floor, Silver Spring, Maryland 20910

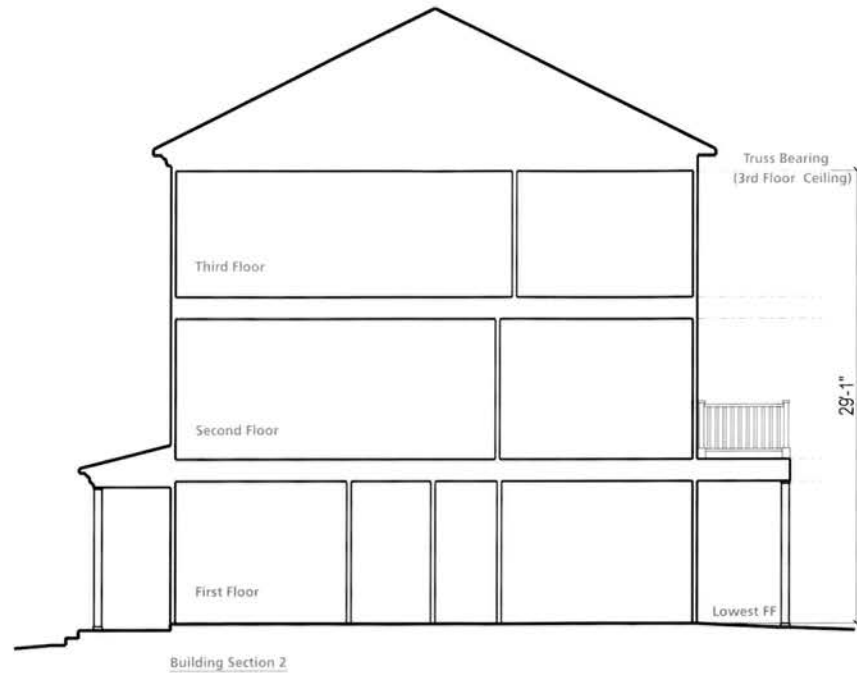
(3 Unit) Two Bedroom Apartment Building Plans

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

A3

June 16, 2006



©2006 Torti Gallas and Partners, Inc. 11000 Spring Street, 4th floor, Silver Spring, Maryland 20901 (301) 270-1100

(3 Unit) Two Bedroom Apartment Building Section

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

A4

June 16, 2006

NOTE:
For Typical Side and Rear Elevations,
See Sheets A12-14



0 8 32
Feet

© 2006 Torti Gallas and Partners, Inc. 1 view: Spring Street, c01/06, Mount Spring, Maryland. 22x36: 001-000-000

(3 Unit) Two Bedroom Apartment Building Sample Elevation

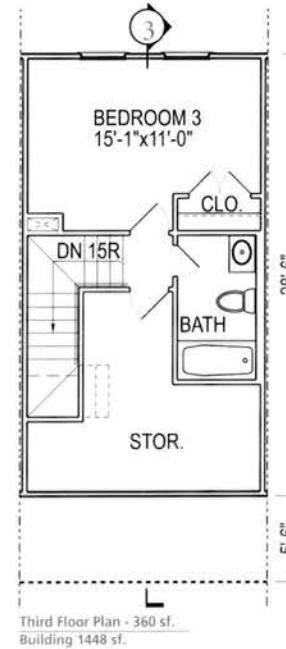
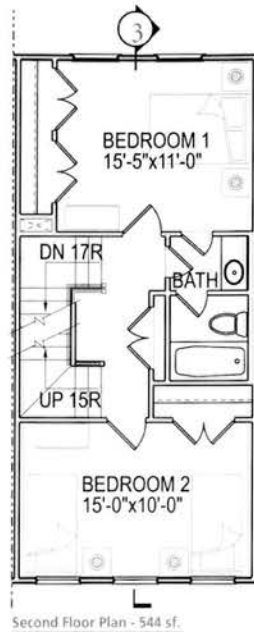
POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

TYPICAL MATERIALS	
NOTES	
Roof:	Sheathing and shingles on prefabricated roof trusses
Framing:	Wood walls and floor trusses
Veneer:	Brick or Siding
Windows:	Single Hung: 28 x 62 First Floor 28 x 52 Other Floors
Trim:	Surrounds and headers at windows and doors Cornerboards (siding facades) Cornices
Porches:	Decorative metal or solid PVC columns and pedestals Shingle Roof Metal or solid PVC railings

A5

June 16, 2006

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY



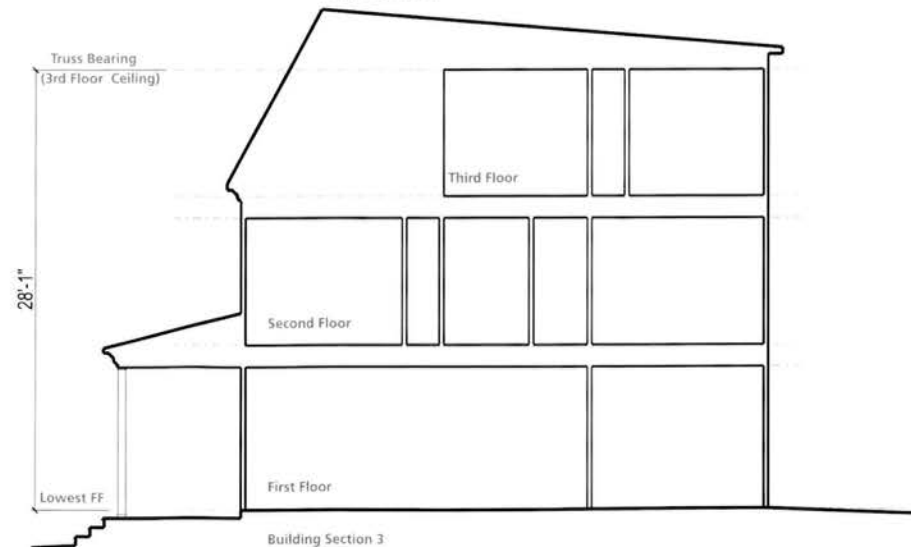
NOTE:
The interior layouts shown on the building plans are schematic.
Changes to the layouts, not affecting the exterior envelope or the
square footage distribution, may occur.



©2006 Torti Gallas and Partners, Inc. | 1100 Spring Street, 4th Floor, Silver Spring, Maryland | 301.581.0844

Three Bedroom Row Dwelling Floor Plans & Section

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS



A6

June 16, 2006

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY



0 8 32 Feet

Source: Torti Gallas and Partners, Inc. | 4500 Spring Street, Suite 100, Silver Spring, Maryland | 301-588-0700

Three Bedroom Row Dwelling Sample Elevations

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS



NOTE:
For Typical Side and Rear Elevations,
See Sheets A12-14

TYPICAL MATERIALS

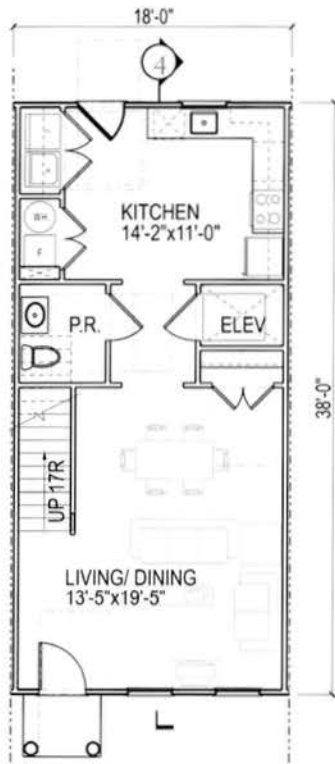
NOTES

- Roof: Sheathing and shingles on prefabricated roof trusses
- Framing: Wood walls and floor trusses
- Veneer: Brick or Siding
- Windows: Single Hung;
28 x 62 First Floor
28 x 52 Other Floors
- Trim: Surrounds and headers at windows and doors
Cornerboards (siding facades)
Cornices
- Porches: Decorative metal or solid PVC columns and pedestals
Shingle Roof
Metal or solid PVC railings

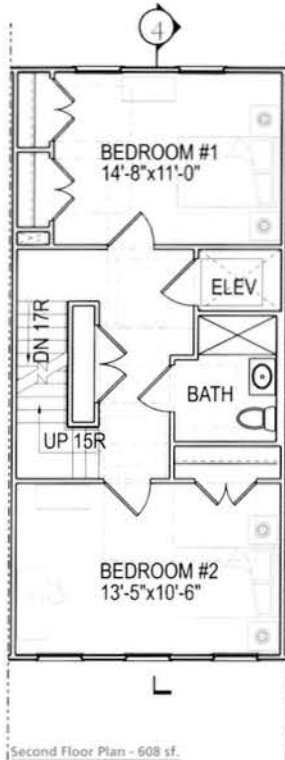
A7

June 16, 2009

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY



First Floor Plan - 608 sf.



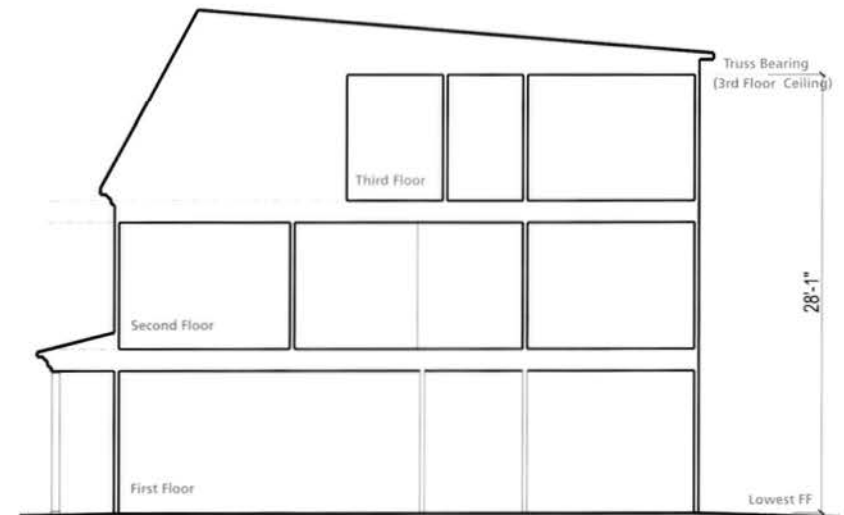
Second Floor Plan - 608 sf.



Third Floor Plan - 374 sf.
Building - 1590 sf.

NOTE:

The interior layouts shown on the building plans are schematic.
Changes to the layouts, not affecting the exterior envelope or the square
footage distribution, may occur.



Building Section 4



© 2006 Torti Gallas and Partners, Inc. 11000 Spring Street, 9th floor, Silver Spring, Maryland 20910-4400

Three Bedroom Row Dwelling (Accessible) Floor Plans & Section

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY



NOTE:
For Typical Side and Rear Elevations, See Sheets A12-14

TYPICAL MATERIALS

NOTES

Roof:	Sheathing and shingles on prefabricated roof trusses
Framing:	Wood walls and floor trusses
Veneer:	Brick or Siding
Windows:	Single Hung; 28 x 62 First Floor 28 x 52 Other Floors
Trim:	Surrounds and headers at windows and doors Cornerboards (siding facades) Cornices
Porches:	Decorative metal or solid PVC columns and pedestals Shingle Roof Metal or solid PVC railings

0 8 32 Feet

©2006 Torti Gallas and Partners, Inc. 1100 Spring Street, 9th Floor, Silver Spring, Maryland 20910 301.584.2800

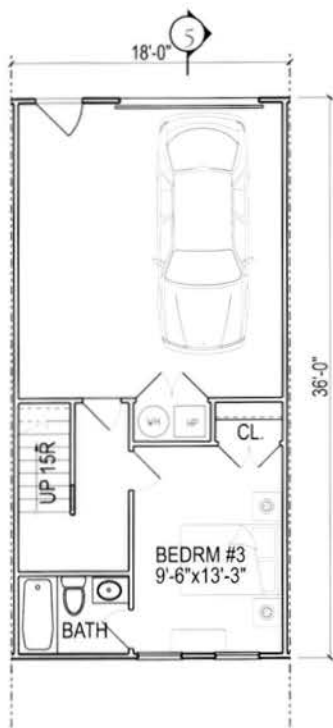
Three Bedroom Row Dwelling (Accessible) Sample Elevation

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

A9

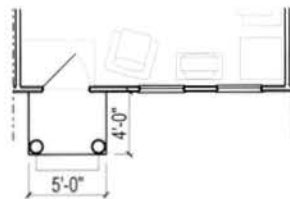
June 16, 2006



Ground Floor Plan - 648 sf.



First Floor Plan - 648 sf.

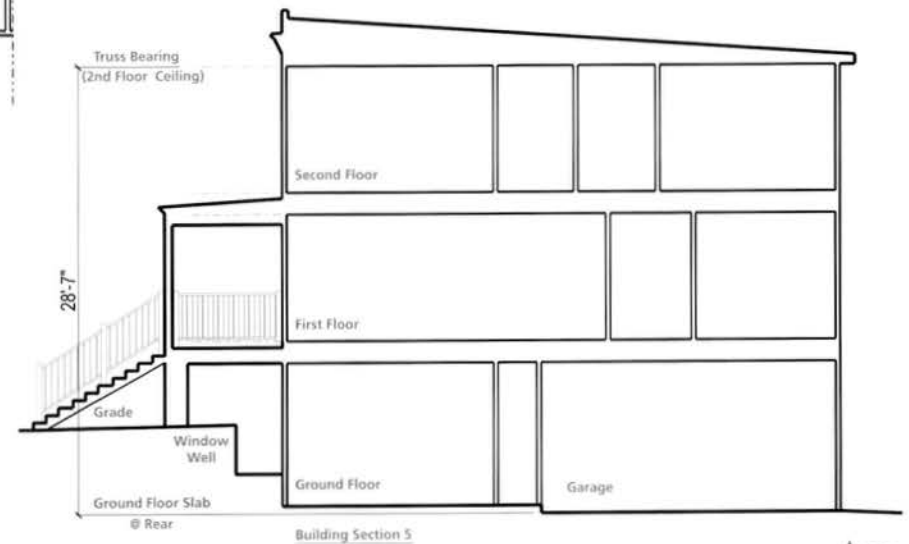


Partial First Floor Plan w/Stoop - 648 sf.



Second Floor Plan - 598 sf.
Building 1894 sf.

NOTE:
The interior layouts shown on the building plans are schematic.
Changes to the layouts, not affecting the exterior envelope or the
square footage distribution, may occur.



Source: Bartl-Eggle and Partners, Inc. | 1000 Spring Street, 9th floor, Silver Spring, Maryland | 2000-001-000-000

Three Bedroom Row Dwelling (With Integral Garage) Floor Plans & Section

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

A10

June 10, 2006



NOTE:
For Typical Side and Rear Elevations,
See Sheets A12-14

TYPICAL MATERIALS

NOTES

Roof:	Sheathing and built up roof on prefabricated roof trusses
Framing:	Wood walls and floor trusses
Veneer:	Brick or Siding
Windows:	Single Hung: 28 x 62 First Floor 28 x 52 Other Floors
Trim:	Surrounds and headers at windows and doors Cornerboards (siding facades) Cornices
Porches:	Decorative metal or solid PVC columns and pedestals Shingle Roof Metal or solid PVC railings

0 8 32
Feet

© 2006 Torti Gallas and Partners, Inc. 11001 Spring Street, 4th Floor, Silver Spring, Maryland 20901-4600

Three Bedroom Row Dwelling (With Integral Garage) Sample Elevations

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

A11

June 16, 2006



Representative Barnes Street Elevation



Right Side Elevation



Left Side Elevation



Rear Elevation



Source: Torti Gallas and Partners, Inc. 1200 Spring Street, 9th Floor, Silver Spring, Maryland 20910-4100-2000

Sample Building Elevations - Representative Barnes Street

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

REAR AND SIDE ELEVATION - Siding veneer
TYPICAL MATERIAL NOTES - Wood decks at second floor where indicated
- Window/Door surround and cornerboard trim

A12

June 16, 2006

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY



Representative Hayes Street Elevation



Right Side Elevation



Left Side Elevation



Rear Elevation

0 8 32
Feet

© 2000 Torti Gallas and Partners, Inc. / 1100 Spring Street, 4th Floor, Silver Spring, Maryland 20910-4040

Sample Building Elevations - Representative Hayes Street

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

REAR AND SIDE ELEVATION - Siding veneer
TYPICAL MATERIAL NOTES - Wood decks at second floor where indicated
- Window/Door surround and cornerboard trim

A13

June 16, 2009

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY



Apartment Building

Row Dwellings

Representative Neighborhood Park Street Elevation



Right Side Elevation



Left Side Elevation

0 8 32 Feet

© 2006 Todd Gallas and Partners, Inc. 1100 Spring Street, 4th Floor, Silver Spring, Maryland 20910-3800



Rear Elevation

REAR AND SIDE ELEVATION - Siding veneer
TYPICAL MATERIAL NOTES - Wood decks at second floor where indicated
- Window/Door surround and cornerboard trim

Sample Building Elevations - Around Neighborhood Park

POLLIN MEMORIAL DEVELOPMENT TEAM
TODD GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

A14

June 18, 2006