

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

CONSOLIDATED PLANNED UNIT DEVELOPMENT APPLICATION EXHIBIT A



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POLLIN MEMORIAL COMMUNITY DEVELOPMENT
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WASHINGTON, DC 20242
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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
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LAND USE COUNSEL
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TEL: 202.955.3000
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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
FORTI GALLAS AND PARTNERS, INC.
1300 SPRING ST., STE. 400
SILVER SPRING, MD 20910
TEL: 301.588.4800
FAX: 301.650.2255

BUILDER
CLARK BUILDERS GROUP
4401 WILSON BOULEVARD, STE. 600
ARLINGTON, VA 22203
TEL: 703.294.4614
FAX: 703.294.4764

ZONING COMMISSION
District of Columbia
CASE NO.06-30
EXHIBIT NO.21C

May 21, 2007

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 POLLIN MEMORIAL DEVELOPMENT TEAM
TORII GALLAS AND PARTNERS

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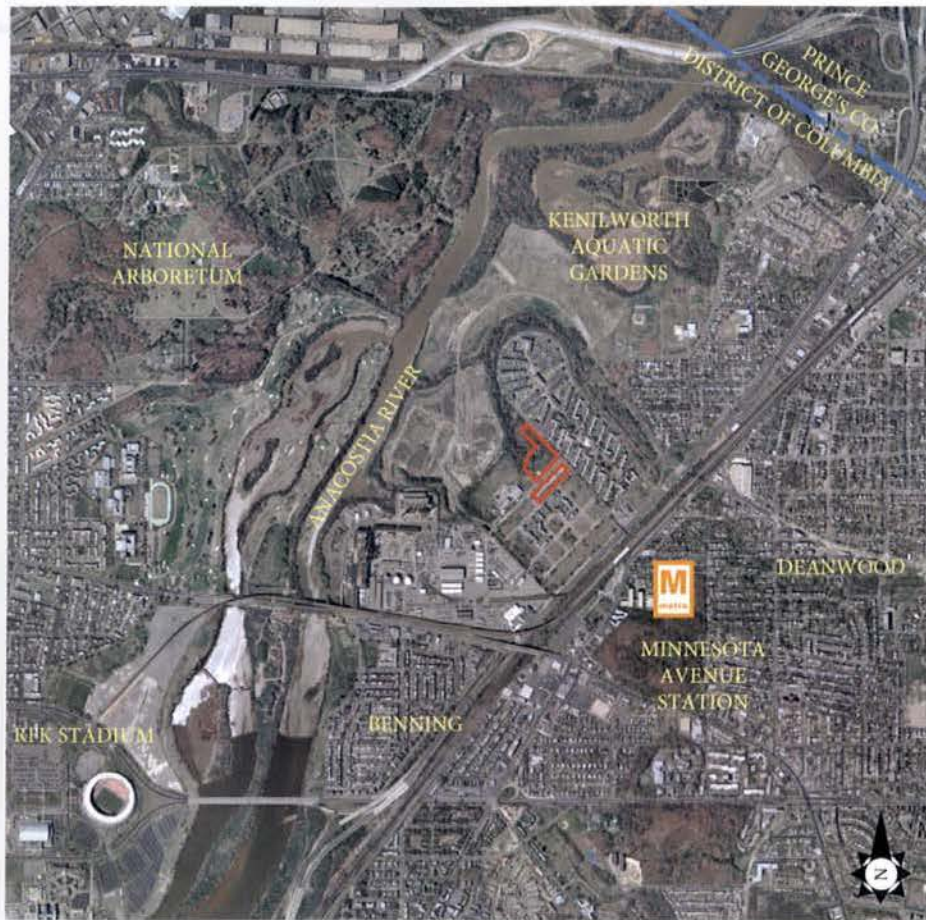
ZONING COMMISSION
District of Columbia

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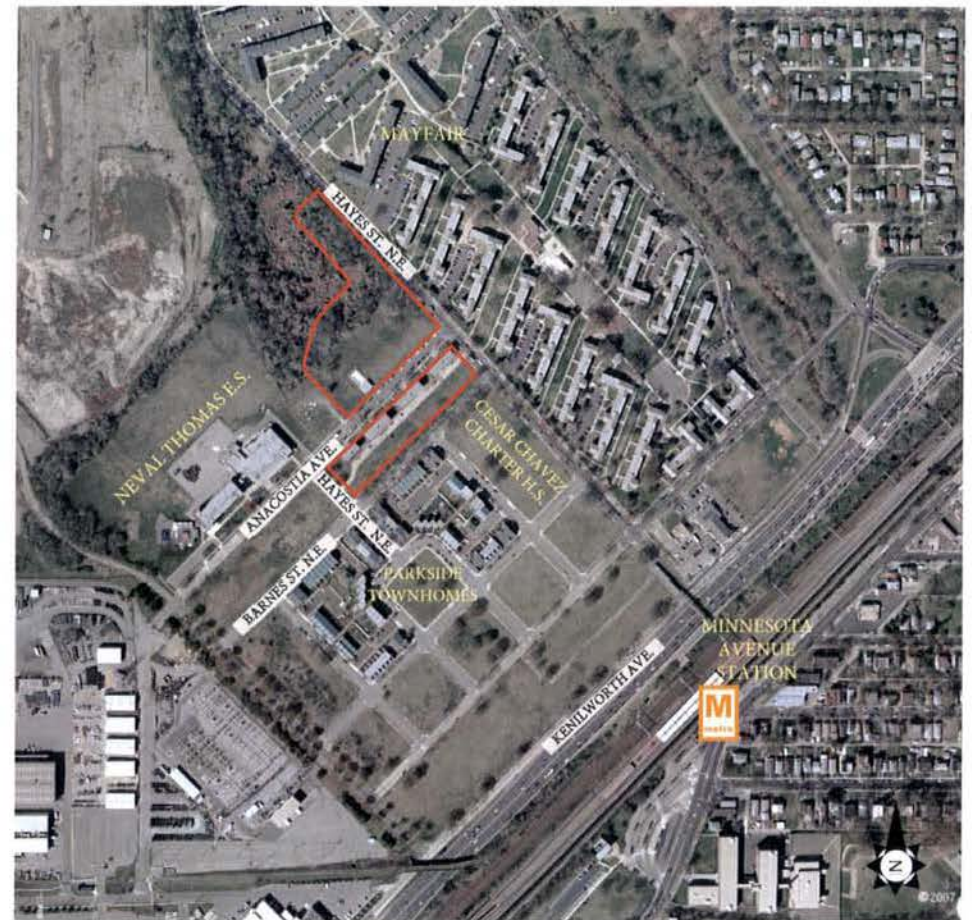
01

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LOCATION PLAN



SITE CONTEXT

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Location Plan and Site Context

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E1

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1. Thomas Elementary School



2. Existing Public Housing



3. Mayfair Mansions



4. Along Hayes Street



5. Parkside Townhouses



6. César Chavez Charter High School



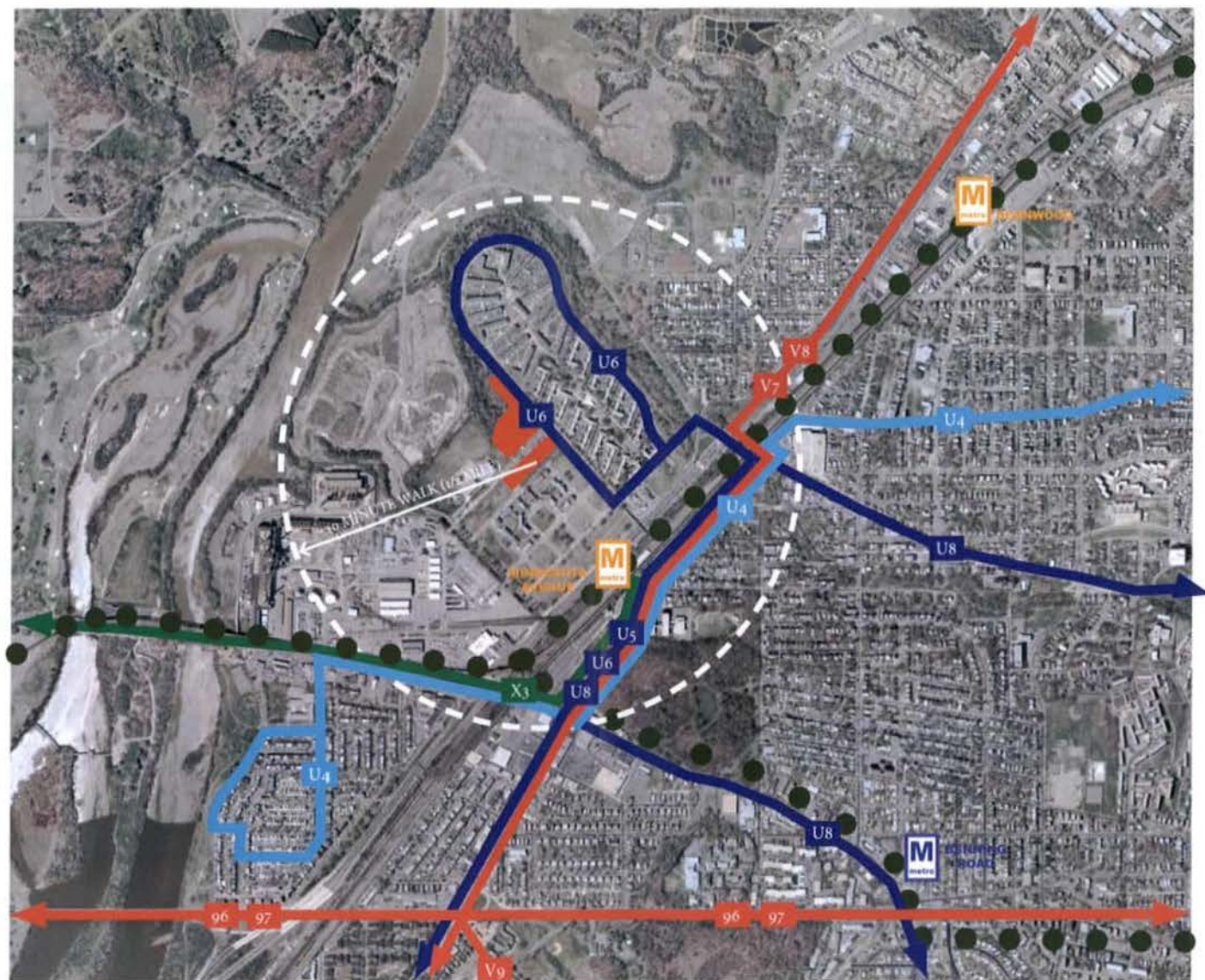
Key Plan

Photos from Gallas and Partners, Inc. © 2006 Spring House, 4th Floor, Silver Spring, Maryland. Photos are not altered.

Existing Site Photos

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Source: Esri/Carter and Partners, Inc. | 1:250,000 Scale | 4th Edition | 2007 | Maryland | www.esri.com

Existing Public Transportation Map

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E3

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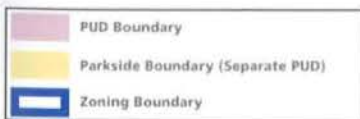
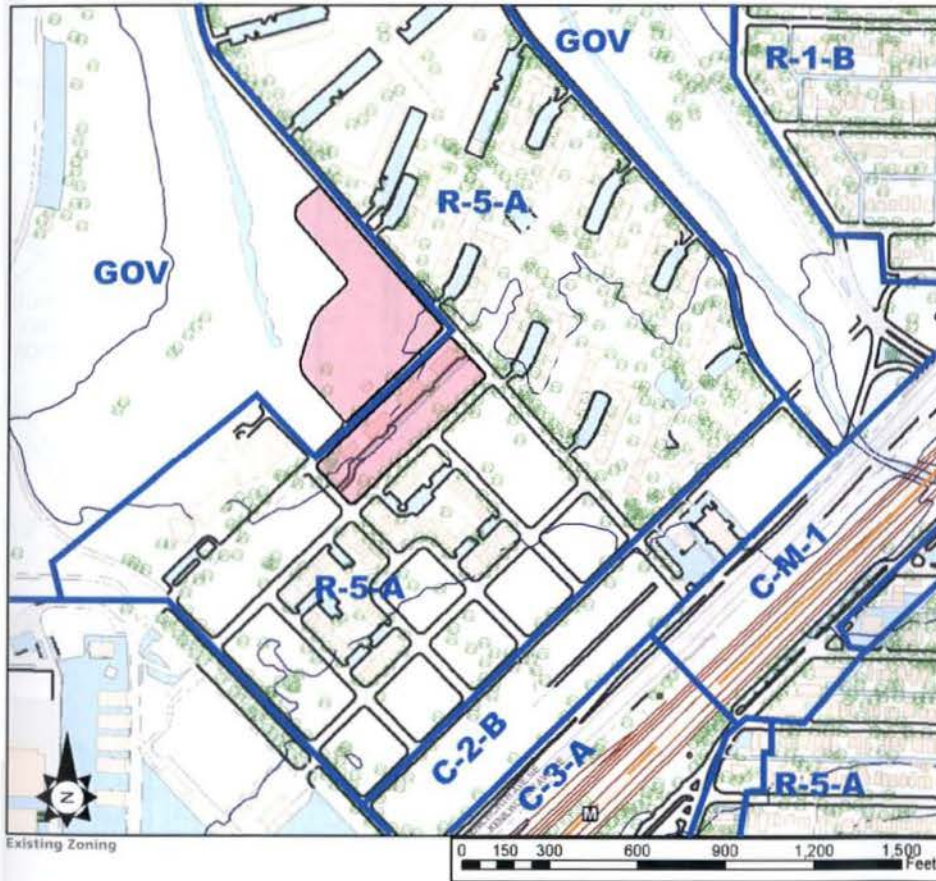
0 40 80 160
Feet

Source: Tobi Gallo and Partners, Inc. / 1000 Spring Street, 4th Floor, Silver Spring, Maryland / Issues: 4/10/05, 4/10/06

Existing Tree Plan

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GREENHORNE & O'MARA

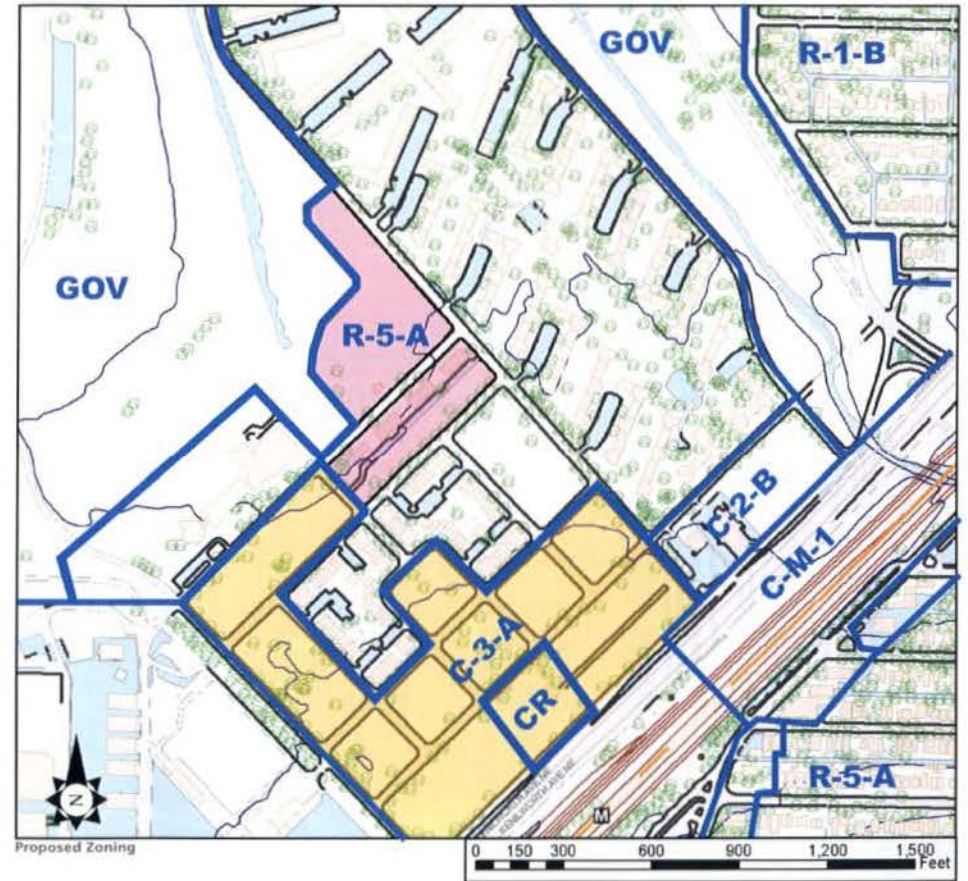
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Existing and Proposed Zoning

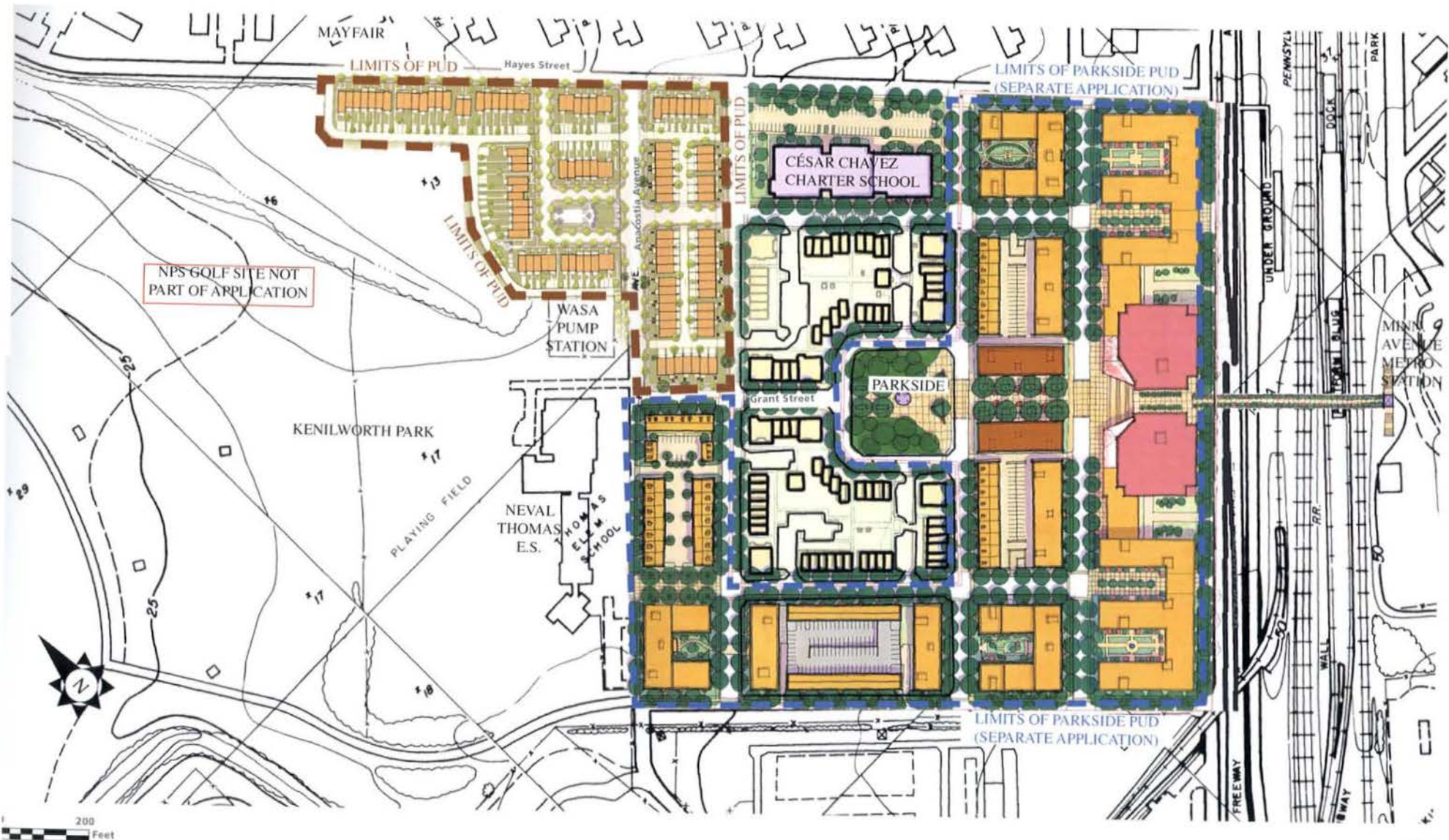
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Z1

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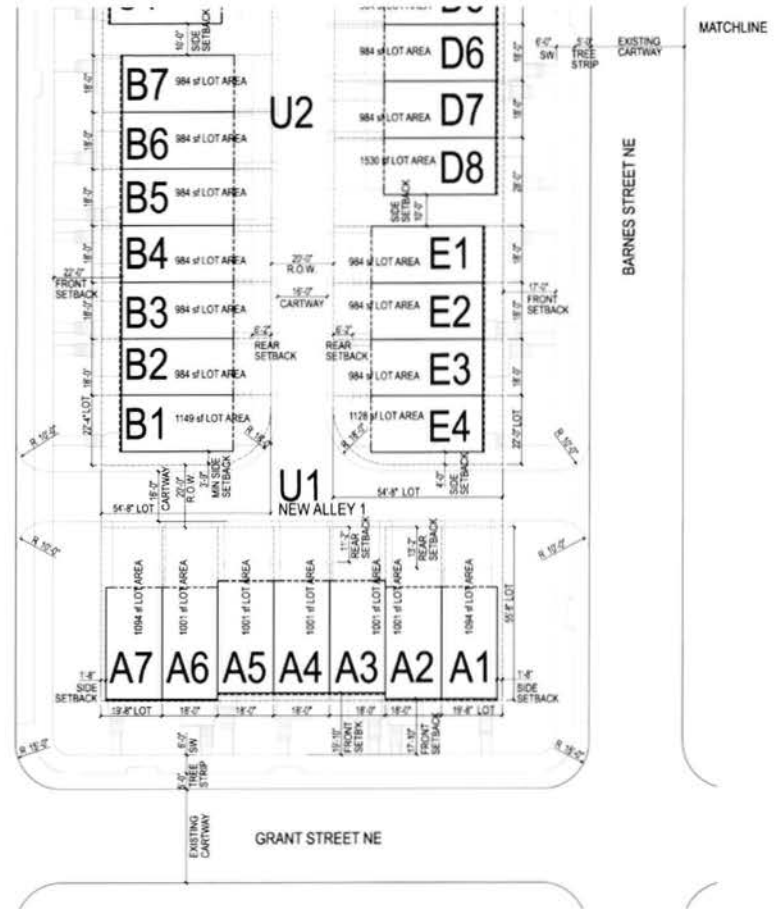
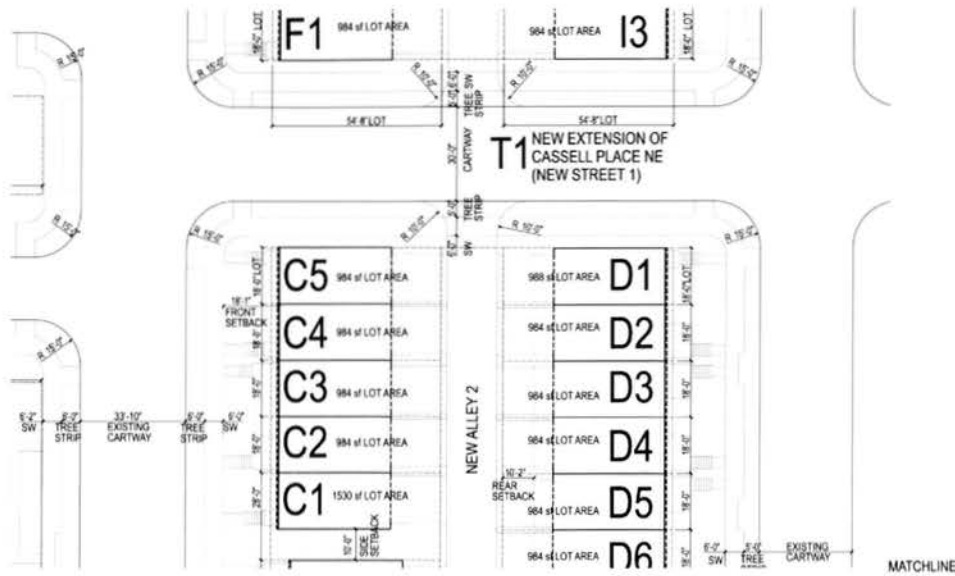
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Proposed Site Plan with Proposed Context

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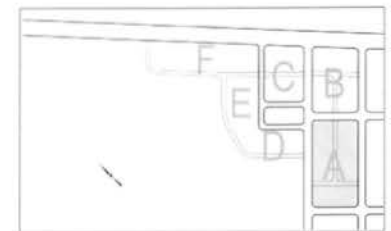


Source: Torti Gallas and Partners, Inc. / 1000 Spring Street, 4th Floor, Silver Spring, Maryland / phone: 301.584.4400

Proposed Site Plan in Detail - Block A

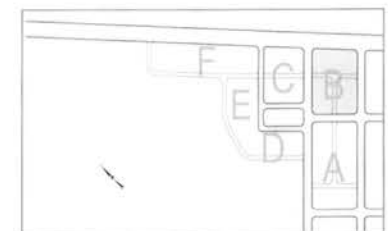
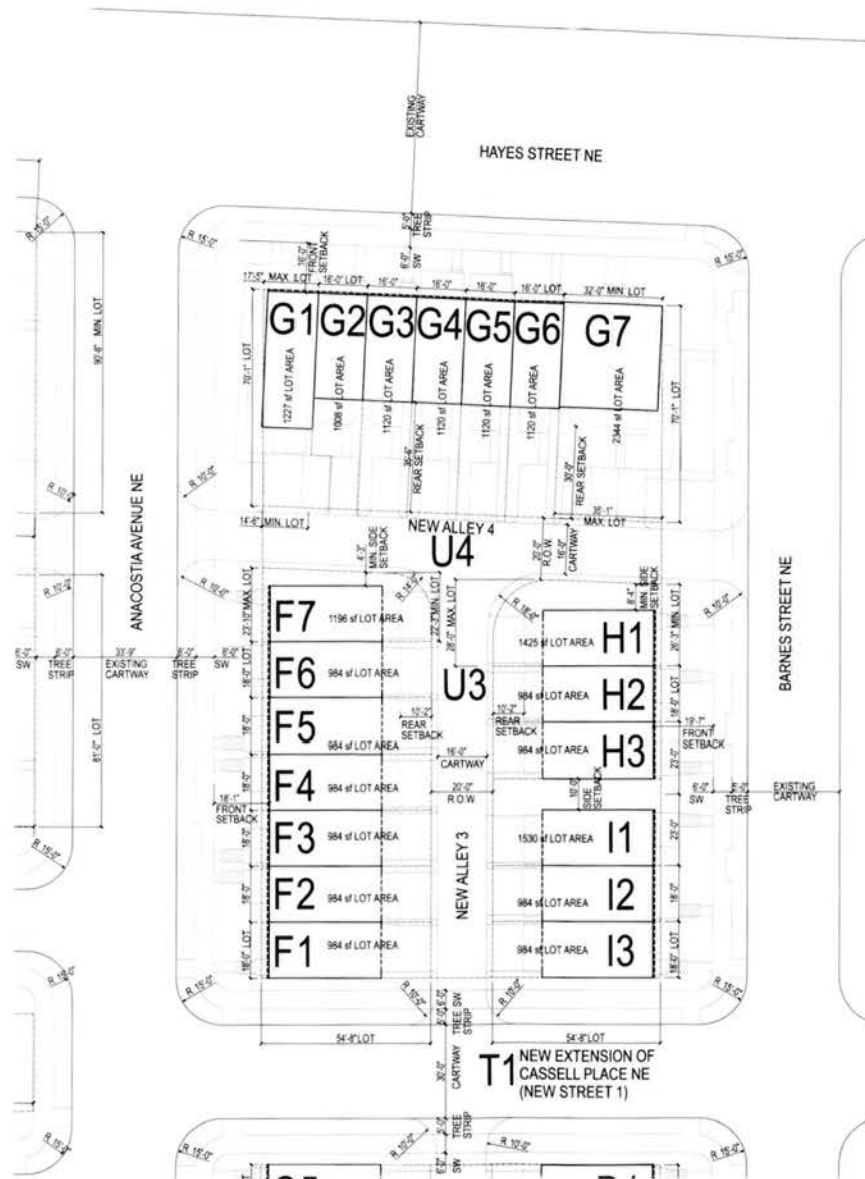
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S₃

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S4

0 20 40 80 Feet

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Proposed Site Plan in Detail - Block B

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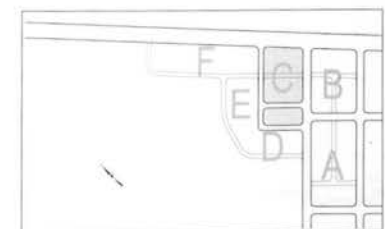
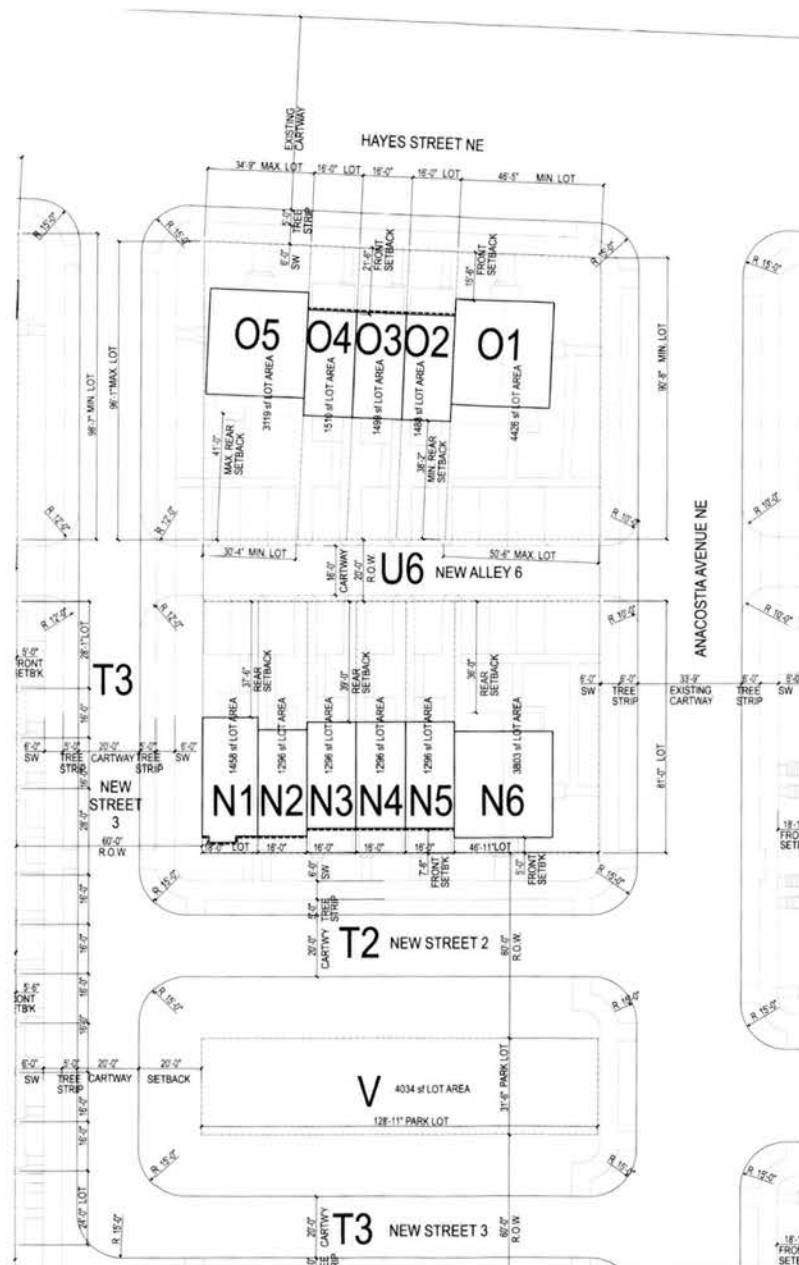
May 21, 2007



Source: Torti Gallas and Partners, Inc., 11000 Spring Street, 4th Floor, Silver Spring, Maryland 20901-4094

Proposed Site Plan in Detail - Block C

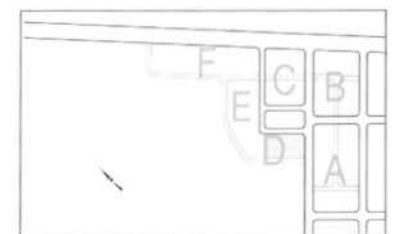
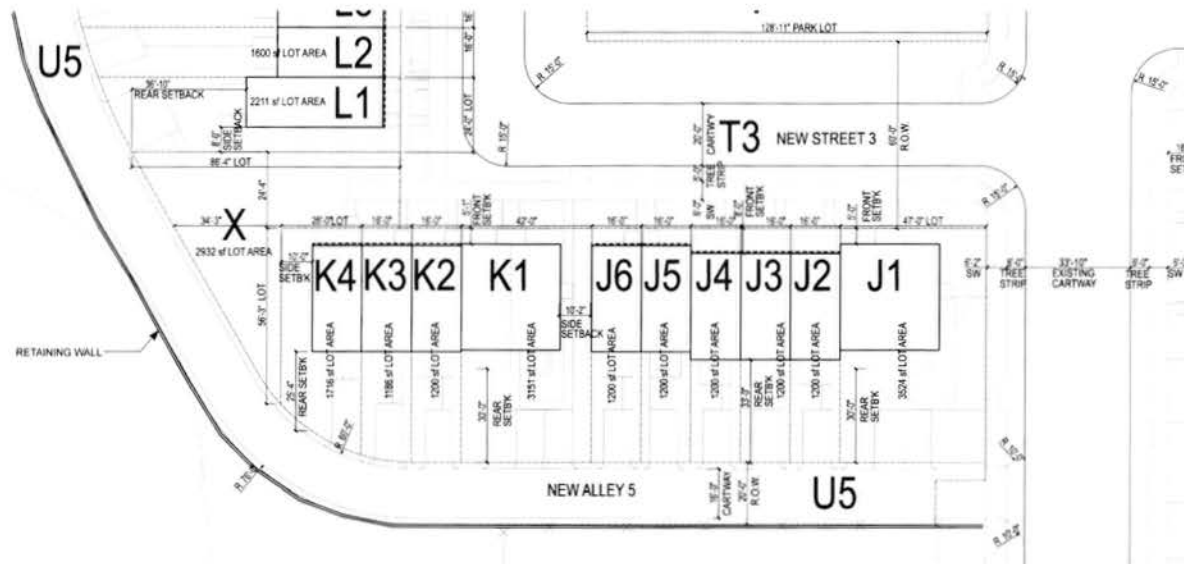

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S5

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S6

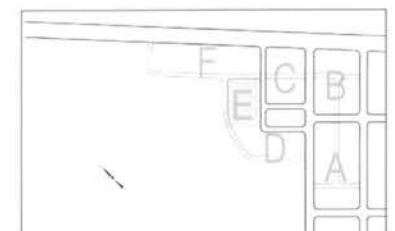
Torti Gallas and Partners, Inc. | 1000 Spring Street, 4th Floor, Silver Spring, Maryland 20910 | 301.584.4000

Proposed Site Plan in Detail - Block D

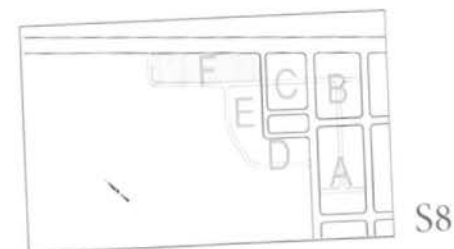
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Bldg	Zoning	Bldg Dim				Setbacks				Lot Area (sf)	Lot Occupancy ***	Rear Yard (ft)	Side Yard (ft)	Front Yard (ft)	F.A.R. ***	Off-Street Parking
		Width (ft)	Depth (ft)	Porch Deck Area (sf)	Building Footprint Area (sf)	Minimum Side Yard (ft)	Minimum Front Yard (ft)	Minimum Rear Yard (ft)	Minimum Side Yard (ft)							
A	1 ROW	18	36	96	744	13.2	1.7	1,094	68%	1,990	1.8	1	1	1	1	1
	2 ROW	18	36	96	744	13.2	-	1,001	74%	1,990	2.0	1	1	1	1	1
	3 ROW	18	36	96	678	11.2	-	1,001	68%	1,924	1.9	1	1	1	1	1
	4 ROW	18	36	118	766	11.2	-	1,001	77%	2,012	2.0	1	1	1	1	1
	5 ROW	18	36	184	832	11.2	-	1,001	83%	2,078	2.1	1	1	1	1	1
	6 ROW	18	36	96	744	13.2	-	1,001	74%	1,990	2.0	1	1	1	1	1
	7 ROW	18	36	96	744	13.2	1.7	1,094	68%	1,990	1.8	1	1	1	1	1
B	1 ROW	18	36	96	744	6.1	3.8	1,149	85%	1,990	1.7	1	1	1	1	1
	2 ROW	18	36	162	810	6.1	-	984	82%	2,056	2.1	1	1	1	1	1
	3 ROW	18	36	162	810	6.1	-	984	82%	2,056	2.1	1	1	1	1	1
	4 ROW	18	36	162	810	6.1	-	984	82%	2,056	2.1	1	1	1	1	1
	5 ROW	18	36	96	744	6.1	-	984	76%	1,990	2.0	1	1	1	1	1
	6 ROW	18	36	162	810	6.1	-	984	82%	2,056	2.1	1	1	1	1	1
	7 ROW	18	36	162	810	6.1	-	984	82%	2,056	2.1	1	1	1	1	1
C	1 ROW	18	36	96	744	10.1	10.0	1,530	49%	1,990	1.3	1	1	1	1	1
	2 ROW	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	1	1	1	1
	3 ROW	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	1	1	1	1
	4 ROW	18	36	96	744	10.1	-	984	76%	1,990	2.0	1	1	1	1	1
	5 ROW	18	36	96	744	10.1	-	984	76%	1,990	2.0	1	1	1	1	1
	6 ROW	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	1	1	1	1
	7 ROW	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	1	1	1	1
D	1 ROW	18	36	96	744	10.1	-	984	76%	1,990	2.0	1	1	1	1	1
	2 ROW	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	1	1	1	1
	3 ROW	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	1	1	1	1
	4 ROW	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	1	1	1	1
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	7 ROW	18	36	96	744	10.1	-	984	76%	1,990	2.0	1	1	1	1	1
E	1 ROW	18	36	162	810	6.1	-	984	82%	2,056	2.1	1	1	1	1	1
	2 ROW	18	36	96	744	6.1	-	984	76%	1,990	2.0	1	1	1	1	1
	3 ROW	18	36	162	810	6.1	-	984	82%	2,056	2.1	1	1	1	1	1
	4 ROW	18	36	96	744	6.1	4.0	1,128	69%	1,990	1.8	1	1	1	1	1
	5 ROW	18	36	96	744	10.1	-	984	76%	1,990	2.0	1	1	1	1	1
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	7 ROW	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	1	1	1	1
F	1 ROW	18	36	96	744	10.1	-	984	76%	1,990	2.0	1	1	1	1	1
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	4 ROW	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	1	1	1	1
	5 ROW	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	1	1	1	1
	6 ROW	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	1	1	1	1
	7 ROW	18	36	96	744	10.1	4.3	1,196	62%	1,990	1.7	1	1	1	1	1
G	1 FLAT	16	44	0	704	25.3	0.0**	1,227	57%	1,349	1.1	2	1	1	1	1
	2 ROW	18	36	96	744	35.5	-	1,009	54%	1,448	1.4	1	1	1	1	1
	3 ROW	18	36	96	744	35.5	-	1,120	49%	1,448	1.3	1	1	1	1	1
	4 ROW	18	36	96	744	35.5	-	1,120	49%	1,448	1.3	1	1	1	1	1
	5 ROW	18	36	96	744	35.5	-	1,120	49%	1,448	1.3	1	1	1	1	1
	6 ROW	18	36	96	744	35.5	-	1,120	49%	1,448	1.3	1	1	1	1	1
	7 ROW	18	36	96	744	35.5	-	1,120	49%	1,448	1.3	1	1	1	1	1
H	1 ROW	18	36	96	744	10.1	8.3	1,425	52%	1,990	1.4	1	1	1	1	1
	2 ROW	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	1	1	1	1
	3 ROW	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	1	1	1	1
	4 ROW	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	1	1	1	1
	5 ROW	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	1	1	1	1
	6 ROW	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	1	1	1	1
	7 ROW	18	36	96	744	10.1	-	984	76%	1,990	2.0	1	1	1	1	1
I	1 ROW	18	36	118	766	10.1	10.0	1,530	50%	2,012	1.3	1	1	1	1	1
	2 ROW	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	1	1	1	1
	3 ROW	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	1	1	1	1
	4 ROW	18	36	96	744	10.1	-	984	76%	1,990	2.0	1	1	1	1	1
	5 ROW	18	36	96	744	10.1	-	984	76%	1,990	2.0	1	1	1	1	1
	6 ROW	18	36	96	744	10.1	-	984	76%	1,990	2.0	1	1	1	1	1
	7 ROW	18	36	96	744	10.1	-	984	76%	1,990	2.0	1	1	1	1	1
J	1 APT	3	32	34	192	30.0	0.0**	3,524	36%	3,356	1.0	3	1	1	1	1
	2 ROW	18	36	112	656	33.0	-	1,200	55%	1,560	1.3	1	1	1	1	1
	3 ROW	18	36	112	656	33.0	-	1,200	55%	1,560	1.3	1	1	1	1	1
	4 ROW	18	36	112	656	33.0	-	1,200	55%	1,560	1.3	1	1	1	1	1
	5 ROW	18	36	112	656	33.0	-	1,200	55%	1,560	1.3	1	1	1	1	1
	6 ROW	18	36	112	656	33.0	-	1,200	55%	1,560	1.3	1	1	1	1	1
	7 ROW	18	36	112	656	33.0	-	1,200	55%	1,560	1.3	1	1	1	1	1
K	1 APT	3	32	34	192	30.0	10.2	3,151	30%	3,356	1.1	3	1	1	1	1
	2 ROW	18	36	96	744	37.5	-	1,200	45%	1,448	1.2	1	1	1	1	1
	3 ROW	18	36	96	744	33.0	-	1,186	46%	1,448	1.2	1	1	1	1	1
	4 ROW	18	36	96	744	33.0	-	1,186	46%	1,448	1.2	1	1	1	1	1
	5 ROW	18	36	96	744	33.0	-	1,186	46%	1,448	1.2	1	1	1	1	1
	6 ROW	18	36	96	744	33.0	-	1,186	46%	1,448	1.2	1	1	1	1	1
	7 ROW	18	36	96	744	33.0	-	1,186	46%	1,448	1.2	1	1	1	1	1

NOTES

* Rear Yards and Side Yard Setbacks Highlighted in Yellow Indicate Non-Compliance with R-5-A Req

** Side Yard Setbacks less than 8 feet are adjacent to public streets

*** Lot Occupancy and F.A.R. Calculations include 100% of front porch square footage, though most of the porches will likely encroach the public Right of Way (and would not count as Building Area or Gross Floor Area)

▲ Lot Occupancies Highlighted in Green Indicate Non-Compliance w/ R-5-A Coverage on Individual Lots

▲ Lots Highlighted in Blue Indicate Units Without Direct Frontage on a Public Street

BUILDING	ZONING	BUILDING LOT	BUILDING TYPE	NO. OF UNITS	BLDG DIM			SETBACKS				LOT AREA (sf)	LOT OCCUPANCY ***	BLOG FLOOR AREA + PORCH/DECK (sf)	OFF-STREET PARKING
					WIDTH (ft)	DEPTH (ft)	PORCH/DECK AREA (sf)	BUILDING FOOTPRINT AREA (sf)	REAR YARD (ft)	MINIMUM SIDE YARD (ft)	FRONT YARD (ft)				
L	1	FLAT	2	16	44	0	704	36.8	8.0	2,211	32%	1,349	0.6	2	
	2	ROW	1	16	34	70	614	57.8	-	1,600	38%	1,518	0.9	1	
	3	ROW	1	16	34	70	614	63.0	-	1,673	37%	1,518	0.9	1	
	4	ROW	1	16	34	70	614	66.8	-	1,723	36%	1,518	0.9	1	
	5	ROW	1	16	34	70	614	69.2	-	1,750	35%	1,518	0.9	1	
	6	ROW	1	16	34	112	656	60.5	-	1,750	37%	1,560	0.9	1	
	7	ROW	1	16	34	0	544	70.5	-	1,758	31%	1,448	0.8	1	
	8	FLAT	1	16	44	0	704	60.5	12.0	3,080	23%	1,349	0.4	2	
M	1	ROW	1	16	34	0	544	70.5	-	1,762	31%	1,448	0.8	1	
	2	ROW	1	16	34	0	544	70.5	-	1,760	31%	1,448	0.8	1	
	3	FLAT	2	16	44	0	704	60.5	12.0	3,031	23%	1,349	0.4	2	
N	1	ROW	2	16	38	0	684	37.5	-	1,458	47%	1,550	1.1	1	
	2	ROW	1	16	34	0	544	41.5	-	1,296	43%	1,443	1.1	1	
	3	ROW	1	16	34	105	640	39.0	-	1,296	50%	1,553	1.2	1	
	4	ROW	1	16	34	105	640	39.0	-	1,290	50%	1,553	1.2	1	
	5	ROW	1	16	34	105	640	39.0	-	1,296	50%	1,553	1.2	1	
	6	APT	3	32	34	192	1,280	36.0	-	3,803	34%	3,356	0.9	3	
O	1	APT	3	32	34	192	1,280	42.3	0.0**	4,426	29%	3,356	0.8	3	
	2	ROW	1	16	34	112	656	38.1	-	1,488	44%	1,560	1.0	1	
	3	ROW	1	16	34	112	656	38.8	-	1,499	44%	1,560	1.0	1	
	4	ROW	1	16	34	112	656	39.5	-	1,510	43%	1,560	1.0	1	
	5	APT	3	32	34	182	1,280	39.8	0.0**	3,316	41%	3,356	1.1	3	
P	1	APT	3	32	34	192	1,280	43.8	0.0**	3,332	39%	3,356	1.0	3	
	2	ROW	1	16	34	80	624	50.5	-	1,606	39%	1,528	1.0	1	
	3	ROW	1	16	34	112	656	51.0	-	1,616	41%	1,560	1.0	1	
	4	ROW	1	16	34	0	544	51.5	-	1,637	38%	1,443	0.9	1	
	5	ROW	1	16	80	80	624	52.5	-	1,637	38%	1,528	0.9	1	
Q	1	ROW	1	16	38	128	812	49.0	10.0	2,991	28%	1,718	0.6	1	
	2	ROW	1	16	34	112	656	39.0	-	1,656	40%	1,560	0.9	1	
	3	ROW	1	16	34	112	656	39.0	10.0	2,692	24%	1,560	0.8	1	
R	1	ROW	1	16	38	128	812	50.0	-	1,883	44%	1,718	0.9	1	
	2	ROW	1	16	34	112	656	54.0	-	1,656	40%	1,560	0.9	1	
	3	ROW	1	16	34	112	656	54.0	-	1,656	40%	1,560	0.9	1	
	4	ROW	1	16	38	80	764	45.0	-	1,854	41%	1,670	0.9	1	
	5	ROW	1	16	34	80	624	49.0	-	1,656	38%	1,528	0.9	1	
S	6	APT	3	32	34	192	1,280	49.5	10.0	4,343	29%	3,356	0.8	3	
	1	ROW	1	16	38	80	764	45.0	-	1,863	41%	1,670	0.9	1	
	2	ROW	1	16	34	0	544	49.0	-	1,656	39%	1,448	0.9	1	
	3	ROW	1	16	34	112	656	49.0	-	1,656	40%	1,560	0.9	1	
	4	ROW	1	16	34	112	656	49.0	-	1,656	40%	1,560	0.9	1	
T	5	ROW	1	16	34	0	544	49.0	-	1,656	33%	1,448	0.9	1	
	6	ROW	1	16	34	0	544	49.0	-	1,656	33%	1,448	0.9	1	
	7	FLAT	2	16	44	0	704	39.0	8.7	2,467	29%	1,349	0.5	2	
SUBTOTALS (all of streets, alleys & parks)							76,213		189,326	48%	193,688	1.2			



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Tenure Location Plan

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY



KEY	
	Existing Trees
	Street and Shade Trees
	Ornamental Tree
	Street Light

FOR TYPICAL LOT
LANDSCAPE PLANS,
SEE SHEET S13, S14

- STREET LIGHT (TYP.)
- ORNA. TREE (TYP.)
- STREET TREE (TYP.)
- ORNA. TREE (TYP.)

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General Landscape and Lighting Plan

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

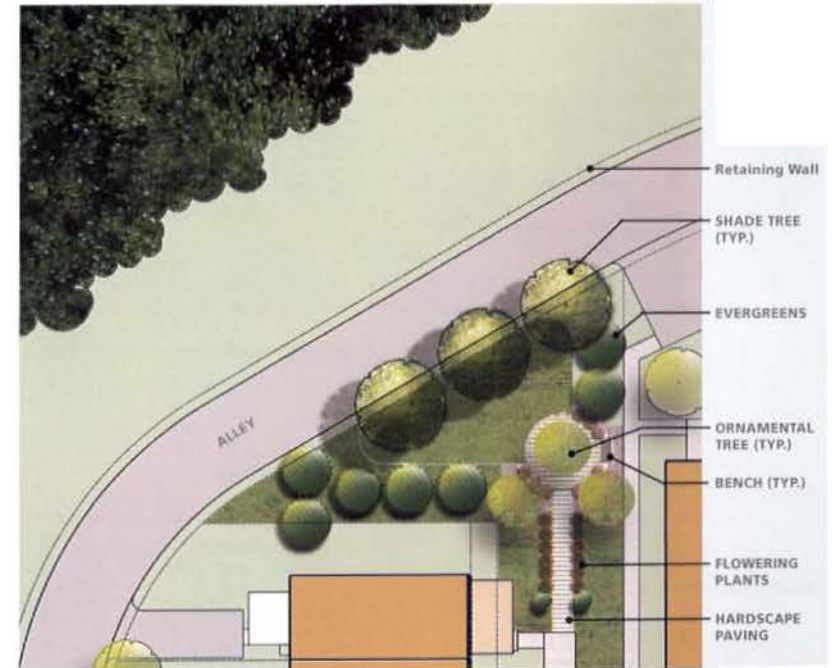
LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

S11

May 21, 2007



- STREETLIGHT (TYP.)
- HARDSCAPE PAVING
- ORNAMENTAL TREE (TYP.)
- FENCE
- SHRUBS AND FLOWERING PLANTS (TYP.)
- GROUND COVER (TYP.)
- STREET TREE (TYP.)
- PEDESTRIAN CROSSWALK



CORNER PARK PLAN

NEIGHBORHOOD PARK PLAN



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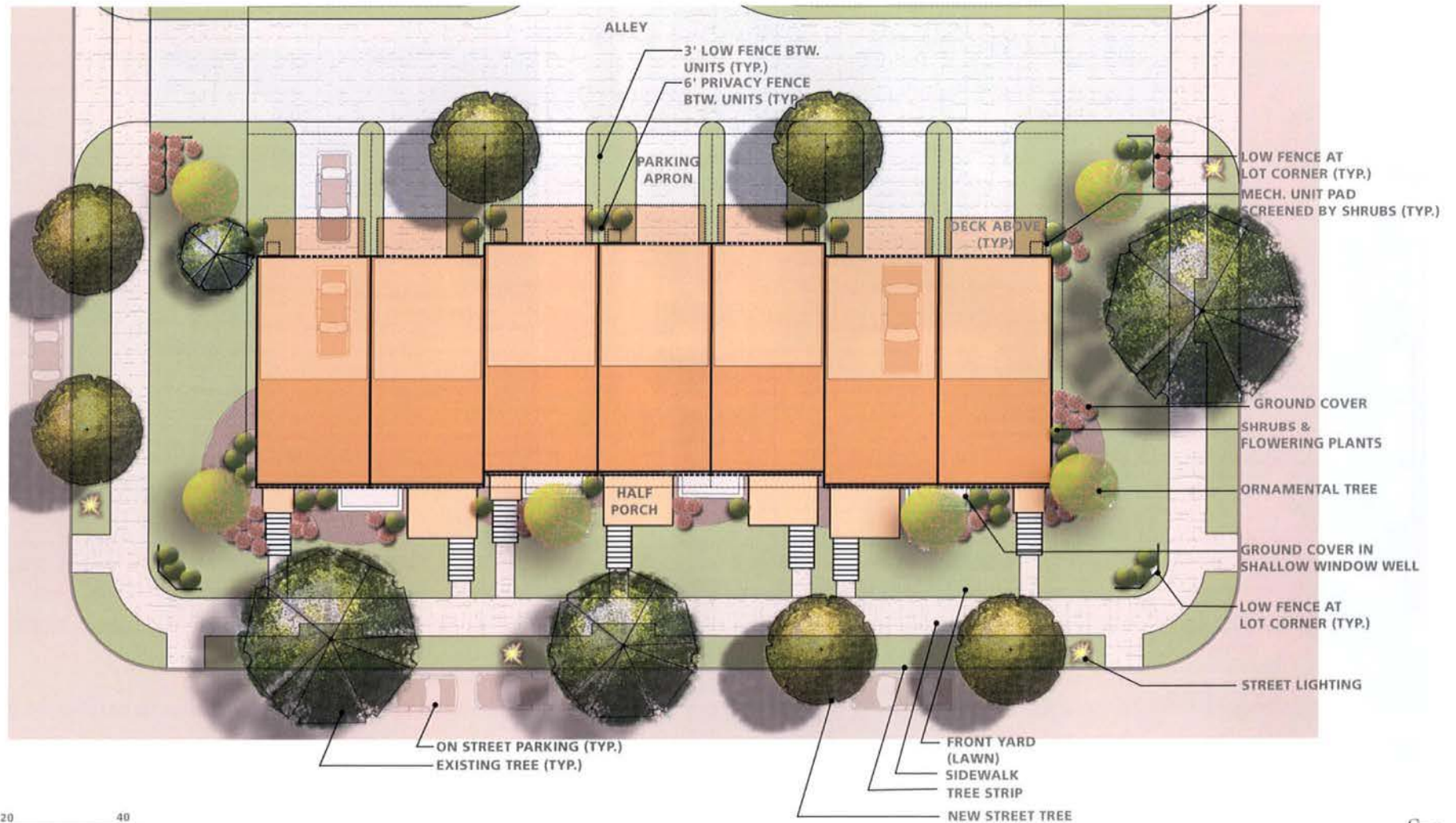
Detail Landscape Plans

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

S12

May 21, 2007



0 10 20 40 Feet

Project: Linda Joy and Kenneth Jay Pollin Memorial Community, 1001 Spring Street, 1001 Spring Street, Maryland, 20601-0001

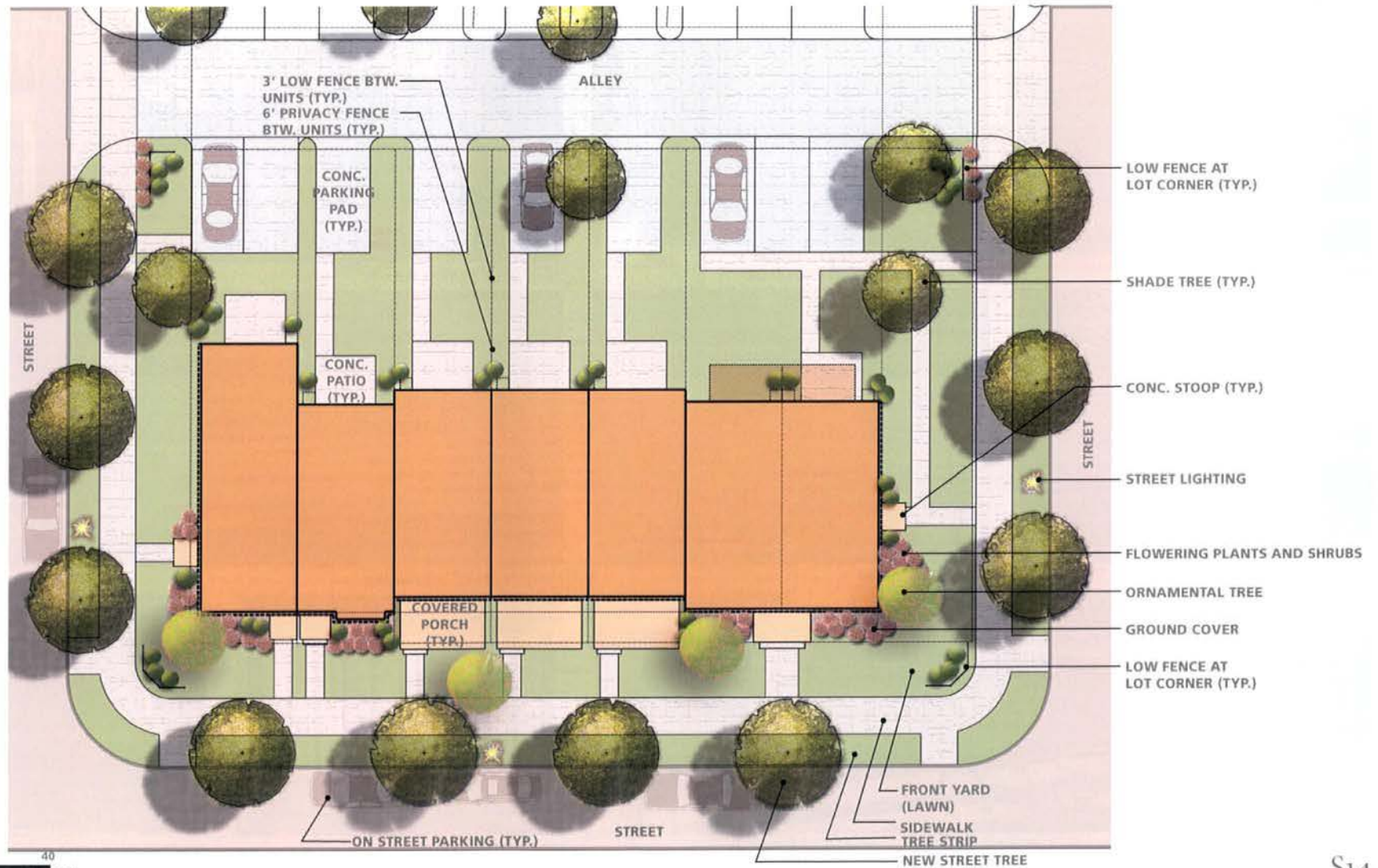
Typical Lot Landscape Plan

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

S13

May 21, 2007



0 10 20 40 Feet

Source: Torti Gallas and Partners, Inc., 1 West Spring Street, Suite 100, Silver Spring, Maryland 20910-3904

Typical Lot Landscape Plan

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

S14

May 21, 2007



PORCH CHARACTER



PORCH CHARACTER



REAR DECK CHARACTER



STOOP CHARACTER



STOOP CHARACTER



PRIVACY FENCE CHARACTER



STREET FURNISHING CHARACTER



FENCING CHARACTER



FENCING CHARACTER

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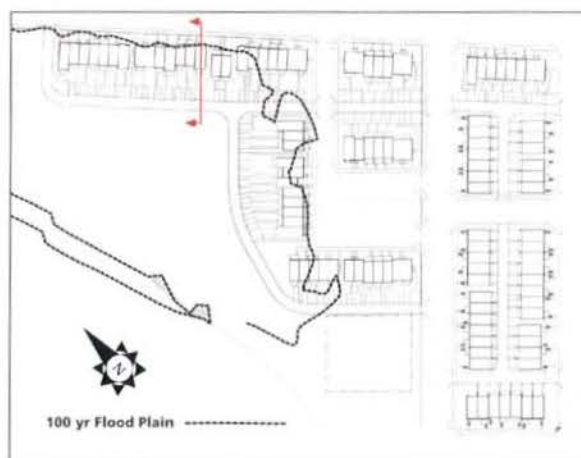
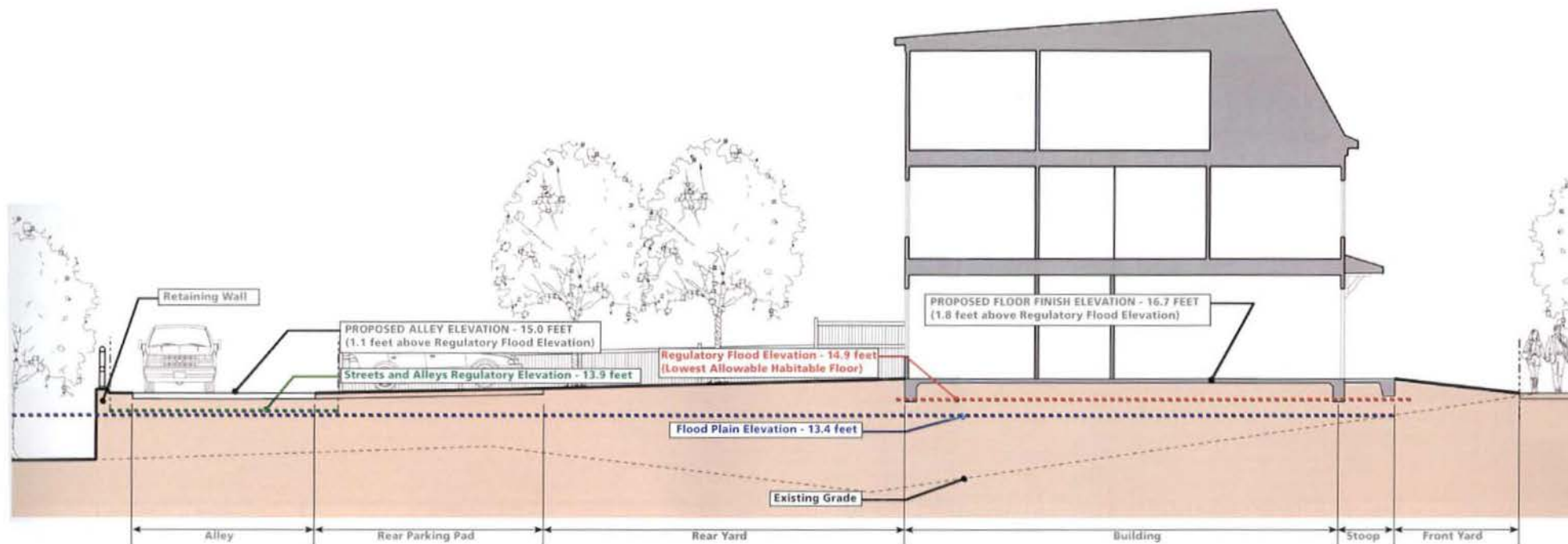
Exterior Materials Concepts

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

S15

May 21, 2007



KEY PLAN

Adrian Tordella and Partners Inc. | 1000 Spring Street, 4th Floor, Silver Spring, Maryland 20910 | 301.581.4000

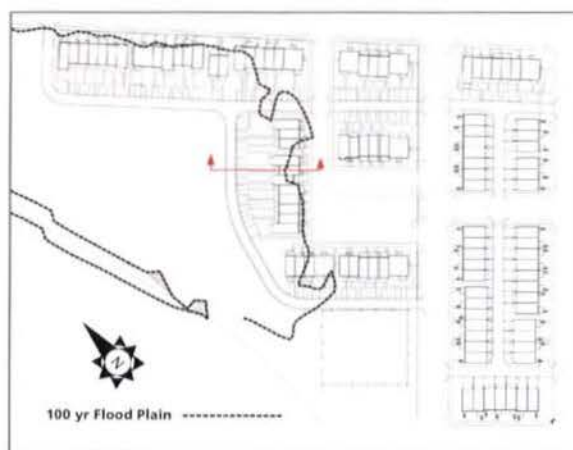
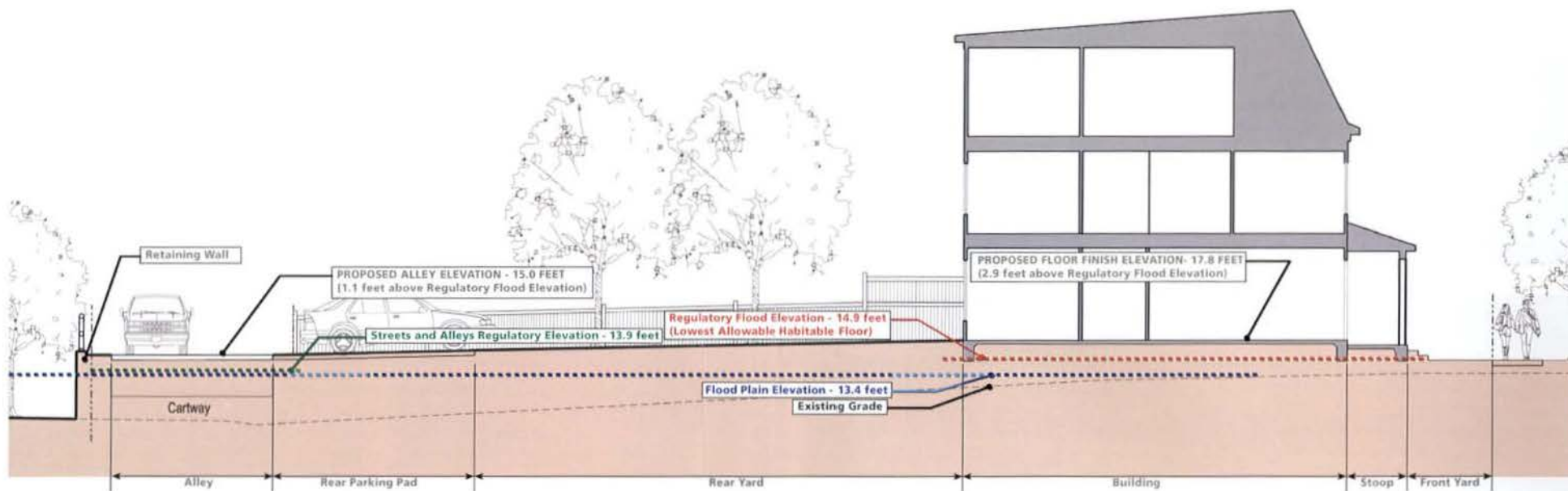
Site Section

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

S16

May 21, 2007



Source: TortiGallas and Partners, Inc. | 1000 Spring Street, 4th Floor, Silver Spring, Maryland | www.tortigallas.com

Site Section

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

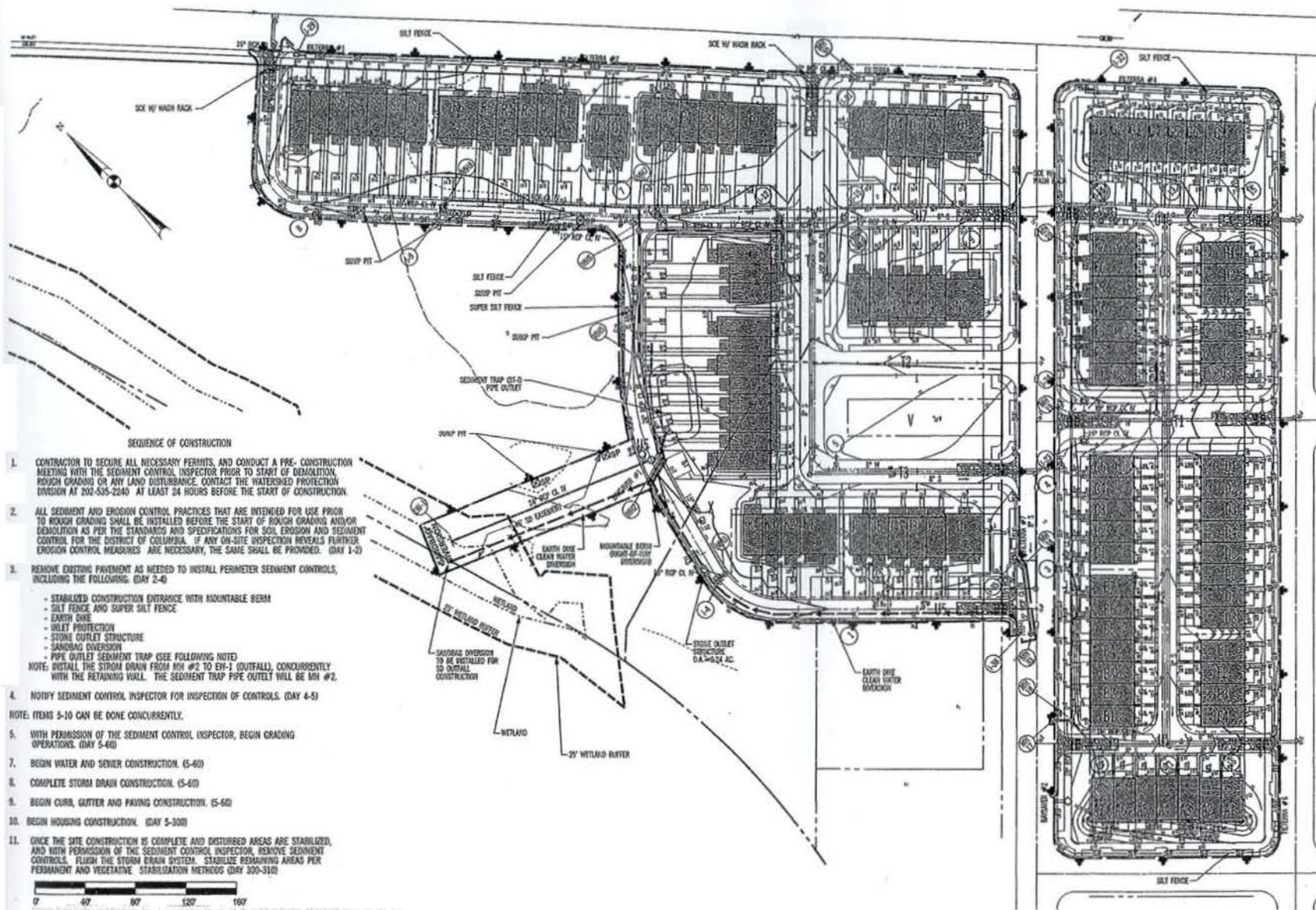
LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

S17

May 21, 2007

 POLLIN MEMORIAL DEVELOPMENT TEAM
GREENHORNE & O'MARA

May 21, 2007



GENERAL NOTES:

ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE PLANS, THE SPECIFICATIONS WHICH ARE INCLUDED AS PART OF THIS CONTRACT, THE DISTRICT OF COLUMBIA'S BOOK OF STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION, AND THE DISTRICT OF COLUMBIA BUILDING CODE. ALL DETAILS REFERENCED BUT NOT SHOWN ON THESE PLANS ARE IN REFERENCE TO THE DISTRICT OF COLUMBIA DEPARTMENT OF PUBLIC WORKS "BOOK OF STANDARDS".

ANY MATERIAL OR EARTHWORK QUANTITIES SHOWN HEREON ARE PROVIDED FOR REVIEWING AUTHORITIES USE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES TO THEIR OWN SATISFACTION PRIOR TO BEGINNING THE WORK.

BEFORE DOING ANY DIGGING, NOTIFY THE FOLLOWING: MISS UTILITY 1-800-257-7777 AT LEAST 5 DAYS PRIOR TO BEGINNING WORK.

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, HOWEVER THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. CALL MISS UTILITY 1-800-257-7777 FOR UTILITY LOCATION AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

SIGNIFICANT CARE SHALL BE TAKEN TO PROTECT TREES TO REMAIN AS NOTED ON THESE PLANS.

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS.

PROJECT DESCRIPTION GUARANTEES:

EXISTING CONDITIONS: DEVELOPED AND UNDEVELOPED AREAS. PART OF THE UNDEVELOPED PORTION IS WITHIN A FLOODPLAIN.

ADJACENT AREA:

SOUTHWEST OF THE SITE IS A PARK AREA WITH A FLOODPLAIN RECORD. THE REMAINING SURROUNDING AREAS ARE DEVELOPED, AND WILL NOT BE AFFECTED BY CONSTRUCTION.

DETAILS TO BE USED:

DETAIL 40 - SANDWICH EMBANKMENT
DETAIL 210 - SCARP PIT
DETAIL 12 - PIPE OUTLET SED TRAP
DETAIL 9 - EARTH DIKE
DETAIL 5 - SUPER SILT FENCE
DETAIL 4 - SILT FENCE
DETAIL 2 - SIDE TRENCH RACK
DETAIL 68 - AT-GRADE IP
DETAIL 60 - CURB IP

SYMBOLS	
SILT FENCE	SF—SF—
SUPER SILT FENCE	SSF—SSF
LAND OF REFERENCE	—+—+—+—
S.E.	SECT
UNDEVELOPED AREA	□
EXISTING IMPROVED AREA	—+—+—+—
PROPOSED IMPROVED AREA	—+—+—+—
WATER TREATMENT	—+—+—+—
WATER TREATMENT	—+—+—+—
EXISTING SITE	—+—+—+—

Erosion and Sediment Control Plan

POLLIN MEMORIAL DEVELOPMENT TEAM
GREENHORNE & O'MARA

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

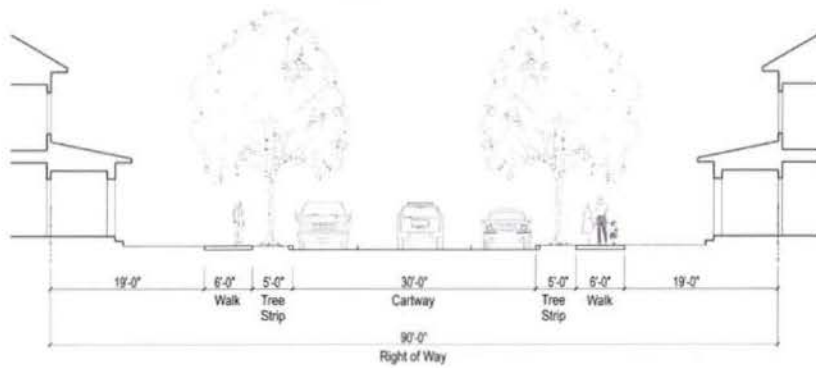


S21

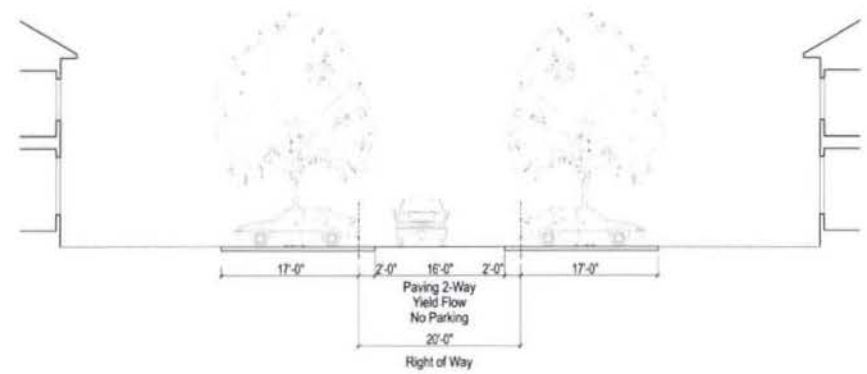
May 21, 2007

		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

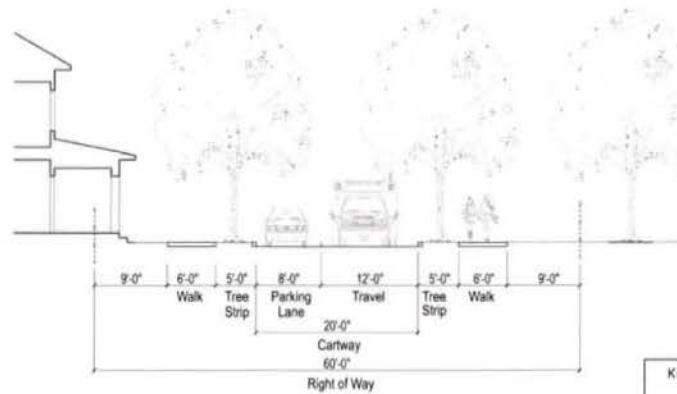
Water Supply Fixture Unit Values (w.s.f.u.)						
Hot Water/Fixture	1.5	0.5	1.0	1.9	0.0	0.5
Hot Water Total	324.0	24.5	125.0	237.5	0.0	2.5
Cold Water/Fixture	2.7	2.5	1.0	1.0	2.5	0.5
Cold Water Total	583.2	122.5	125.0	125.0	625.0	2.5
Combined/Fixture	3.6	2.6	1.4	2.5	2.5	0.7
Combined Total	777.6	127.4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



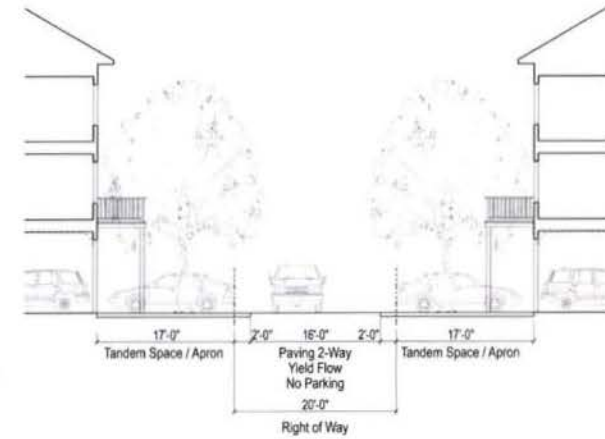
Existing Street



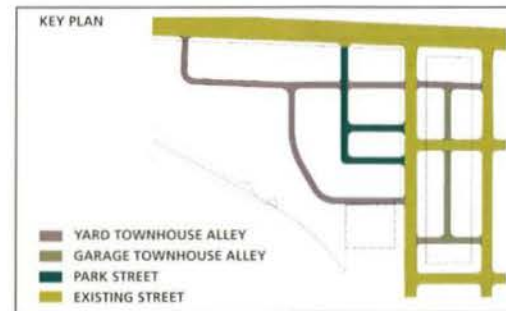
Proposed Alley Behind Yard Townhouses



Proposed Park Street



Proposed Alley Behind Garage Townhouses

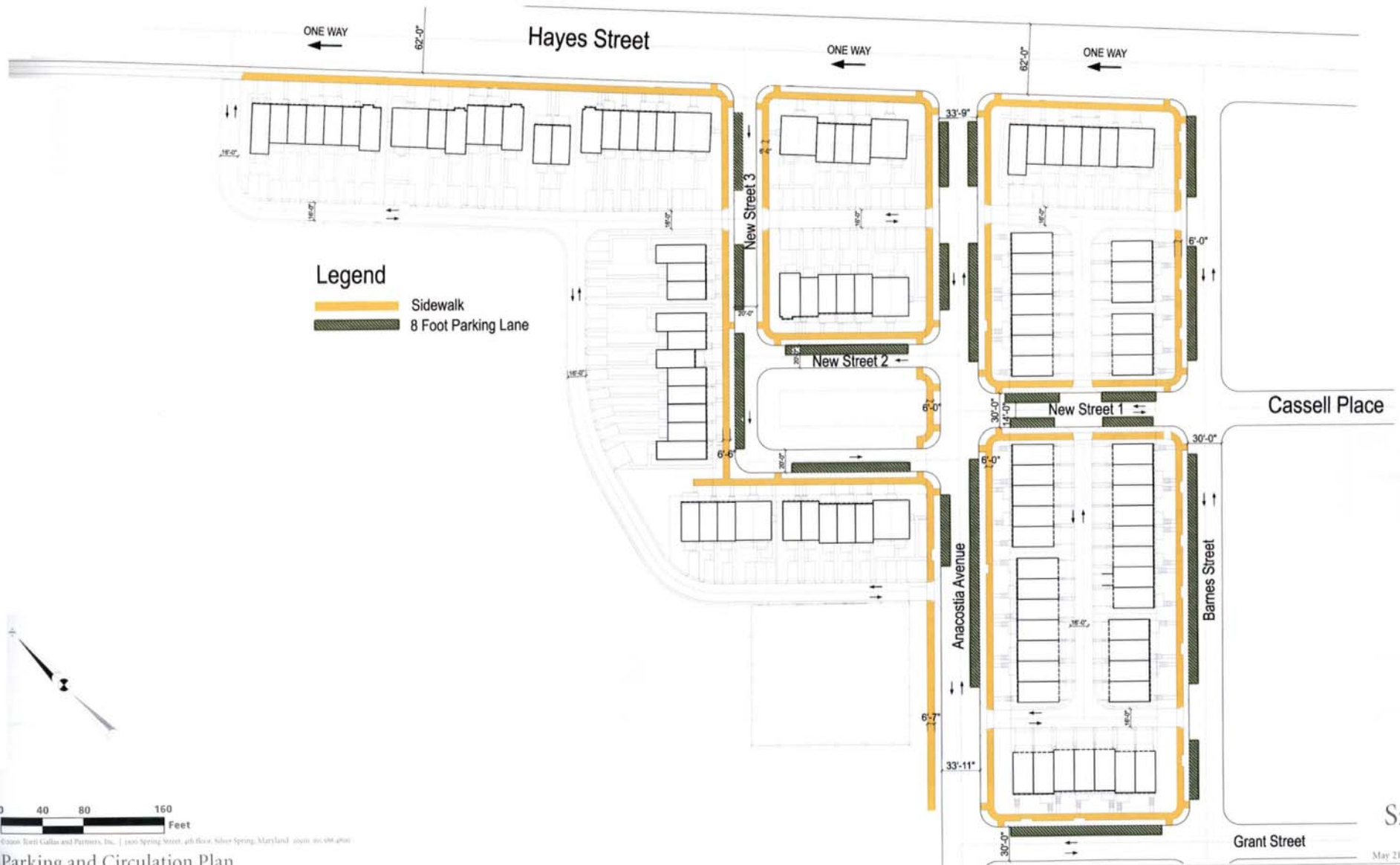


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Street Sections

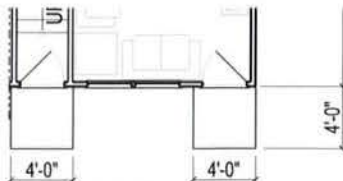
POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY





First Floor Plan
First Floor Unit - 645 sf.



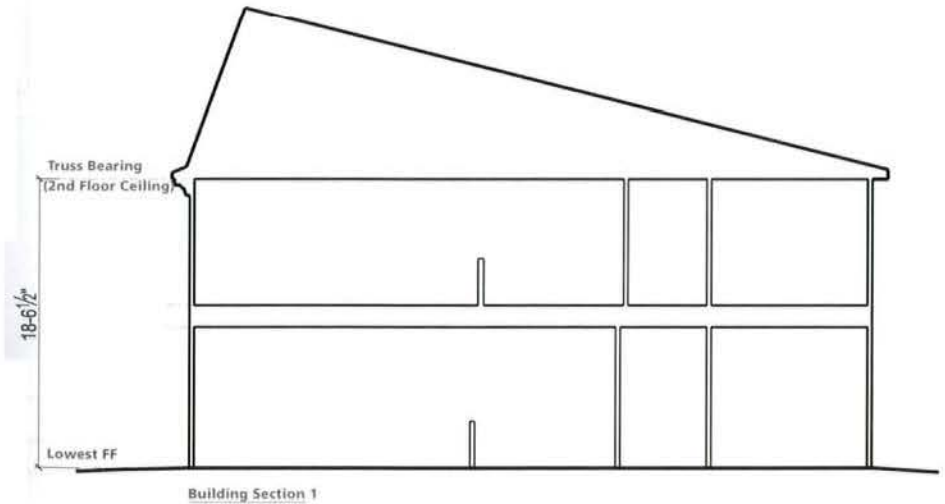
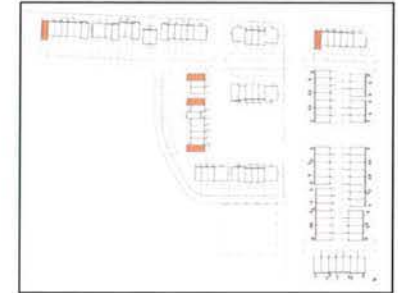
Partial First Floor Plan - Side Entry
First Floor Unit - 645 SF



Second Floor Plan
Second Floor Unit - 704 sf.
Total Building - 1349 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.



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(2 Unit) One Bedroom Stacked Flat - Floor Plans and Section

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

A1

May 21, 2007



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

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(2 Unit) One Bedroom Stacked Flat - Sample Elevation

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

A2

May 21, 2007



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.

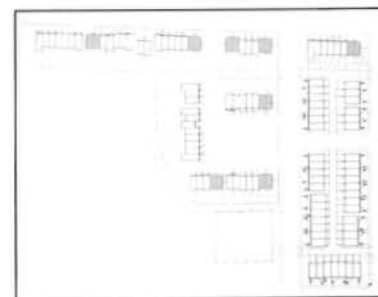


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(3 Unit) Two Bedroom Apartment Building - Floor Plans

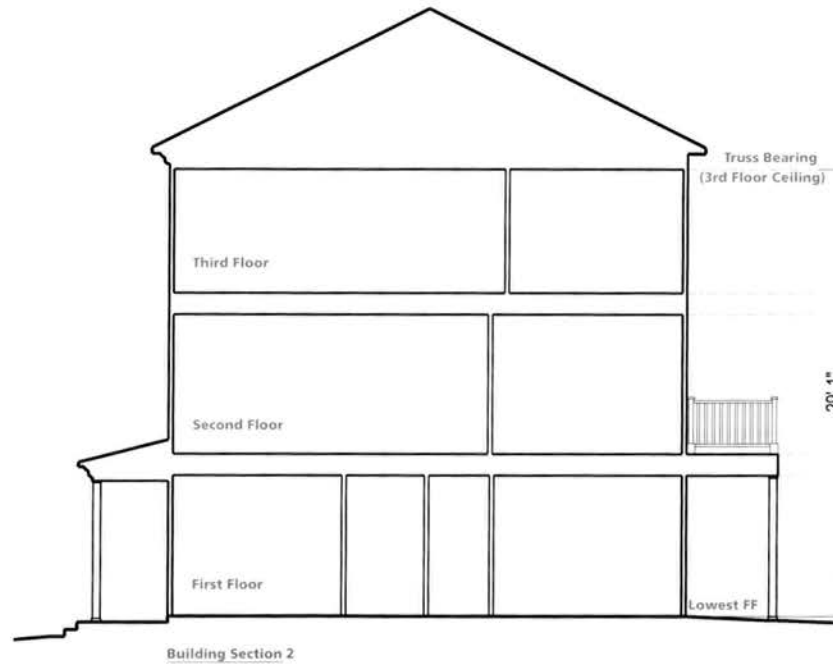
POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY



A3

May 21, 2007



Drawn: Torti Gallas and Partners, Inc. | 1100 Spring Street, Philadelphia, PA 19106 | 215.561.4000

(3 Unit) Two Bedroom Apartment Building - Section

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

A4

May 21, 2007

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 |

A5

May 21, 2007

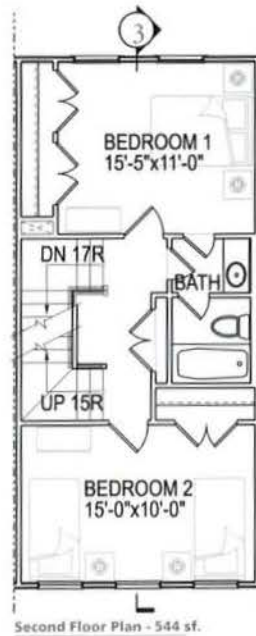
0 8 32 Feet

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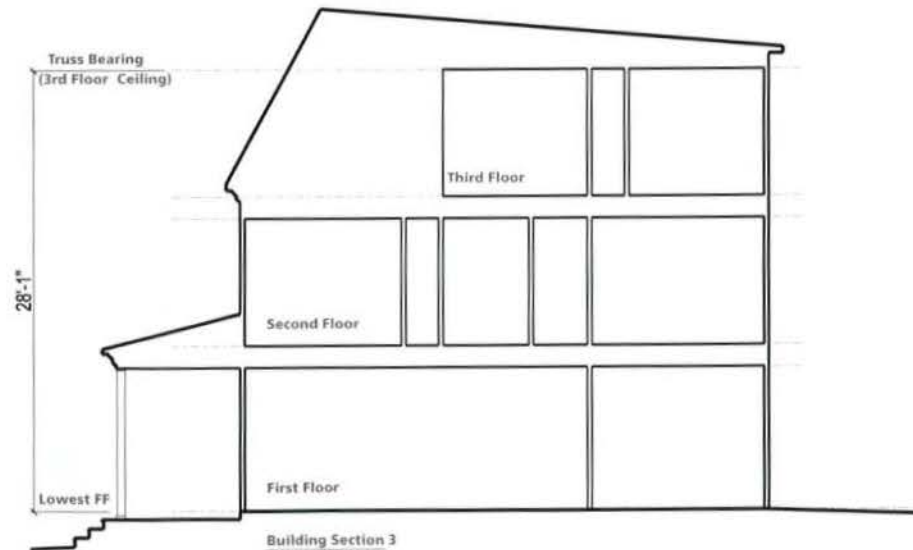
(3 Unit) Two Bedroom Apartment Building - Sample Elevation

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

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.



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Three Bedroom Row Dwelling - Floor Plans and Section

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

A6

May 21, 2007

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



0 8 32 Feet

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Three Bedroom Row Dwelling - Sample Elevations

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS



TYPICAL MATERIALS

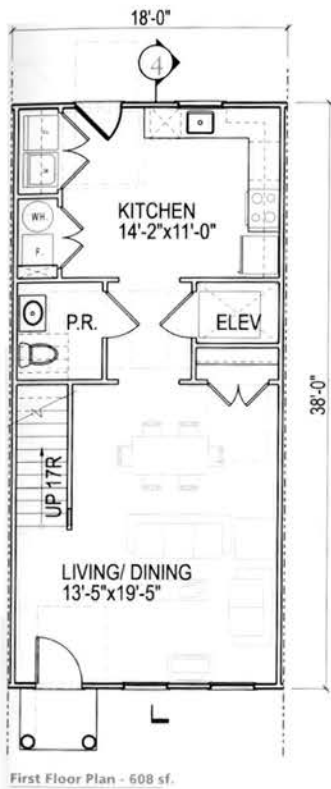
NOTES

- 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

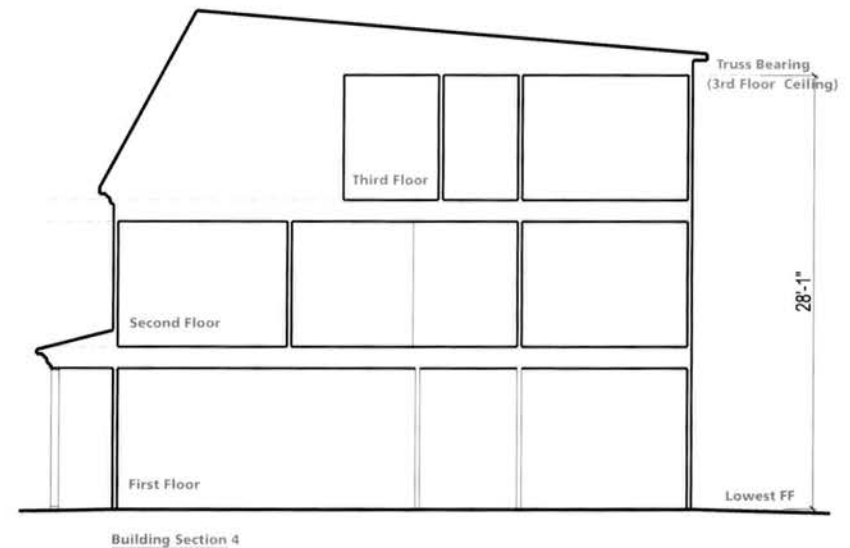
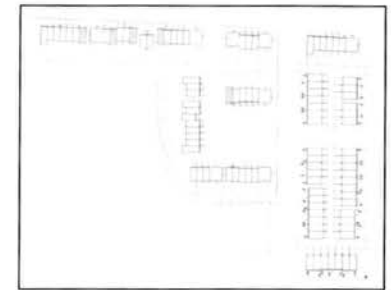
A7

May 21, 2007

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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.



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Three Bedroom Row Dwelling (Accessible) - Floor Plans and Section

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A8

May 21, 2007

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



0 8 32
Feet

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Three Bedroom Row Dwelling (Accessible) - Sample Elevation

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TYPICAL MATERIALS

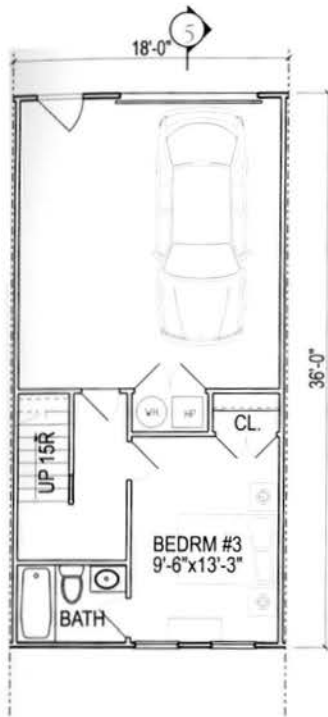
NOTES

- 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

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MAY 21, 2007

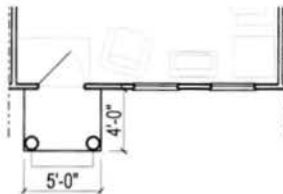
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Ground Floor Plan - 648 sf.



First Floor Plan - 648 sf.



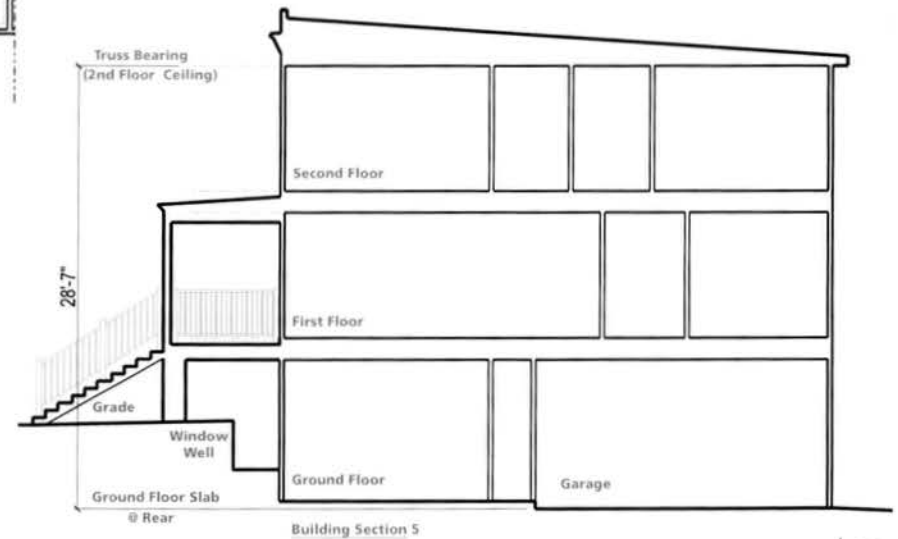
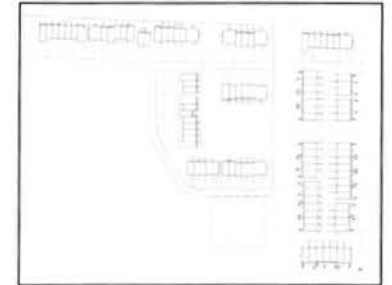
Partial First Floor Plan w/Stoop - 648 sf.



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.



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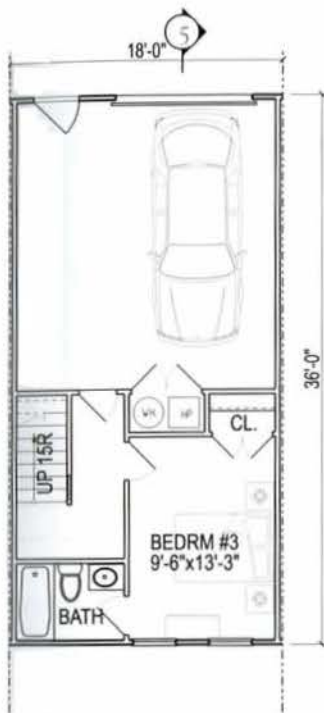
Three Bedroom Row Dwelling (With Integral Garage) - Floor Plans and Section

POLLIN MEMORIAL DEVELOPMENT TEAM
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A10

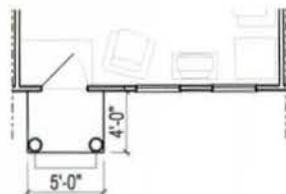
May 21, 2007



Ground Floor Plan - 648 sf.



First Floor Plan - 648 sf.

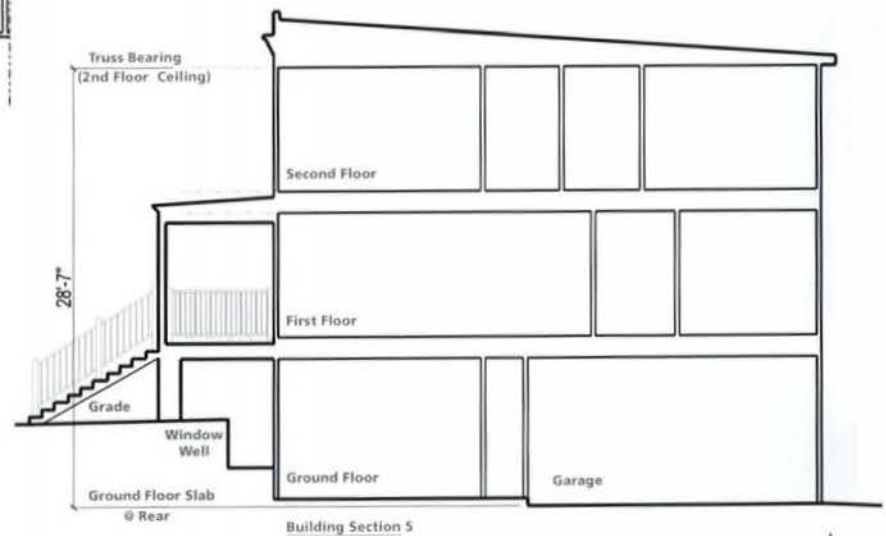


Partial First Floor Plan w/Stoop - 648 sf.



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.



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

POLLIN MEMORIAL DEVELOPMENT TEAM
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A10

May 21, 2007



0 8 32 Feet

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Three Bedroom Row Dwelling (With Integral Garage) - 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 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

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Row Dwellings with Integral Garages

Representative Barnes Street Elevation



Row Dwellings with Integral Garages

Right Side Elevation



Row Dwellings with Integral Garages

Left Side Elevation



Row Dwellings with Integral Garages

Rear Elevation

0 8 32 Feet

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Sample Building Elevations - Representative Barnes Street

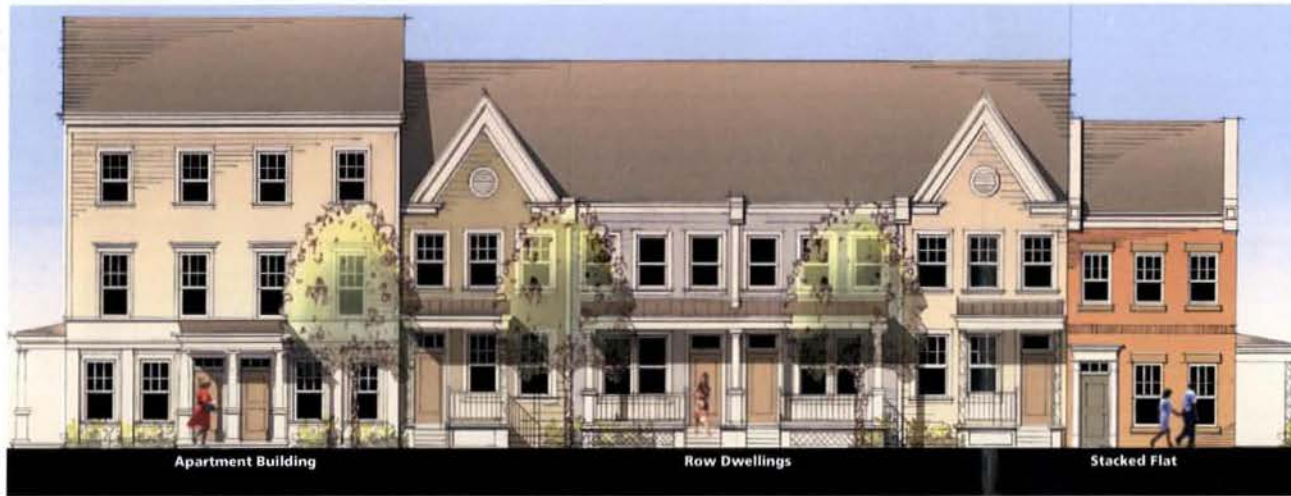
POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

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

A12

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Representative Hayes Street Elevation



Right Side Elevation



Left Side Elevation

0 8 32
Feet

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Sample Building Elevations - Representative Hayes Street

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Rear Elevation

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

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Representative Neighborhood Park Street Elevation



Right Side Elevation



Left Side Elevation

0 8 32 Feet

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Sample Building Elevations - Around Neighborhood Park

POLLIN MEMORIAL DEVELOPMENT TEAM
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Rear Elevation

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

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May 21, 2007

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