

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY  
SUPPLEMENTAL PRE-HEARING APPLICATION



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WASHINGTON, DC 20004  
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FAX: 202.661.5029

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1100 OHIO DR. SW  
WASHINGTON, DC 20242  
TEL: 202.619.7256

CO-OWNER  
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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  
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FAX: 410.230.2129

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GREENHORNE & O'MARA, INC  
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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  
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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  
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4401 WILSON BOULEVARD, STE. 600  
ARLINGTON, VA 22203  
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FAX: 703.294.4764

ZONING COMMISSION  
District of Columbia  
CASE NO.06-30  
EXHIBIT NO.27C

July 3, 2007

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ZONING COMMISSION  
District of Columbia

CASE NO. 66-56  
EXHIBIT NO. 27C

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01

July 3, 2007

# LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

FORTI GALLAS AND PARTNERS  
FOLLIN MEMORIAL DEVELOPMENT TEAM

## 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.

2406.11 (c) Tabulation of development data

.11 (c)(1) Area and dimension of each lot.

Exact area of total site.

.11 (c)(2) Percentage of lot occupancy:

- for each building on each lot

- for all buildings on entire site

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

Estimated quantities of potable water, sanitary sewage and storm water including methods of calculation.

Detailed site plan

Location and external dimensions of all buildings and structures.

2406.12 (f) .11 (c)(4)

Utilities and other easements

Walkways and driveways

S3-8

Plazas, arcades and open spaces

S11-12

Detailed landscaping and grading plan

.11 (c)(5)

Existing topography, contours, natural features, landscaping

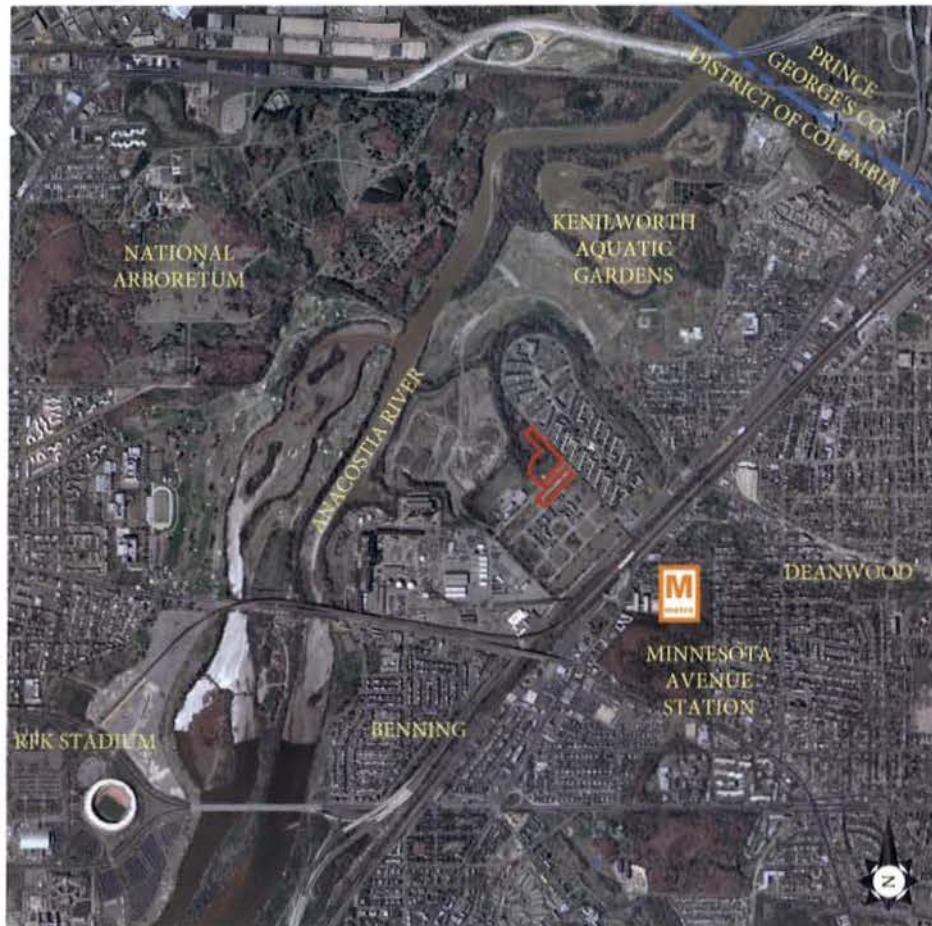
E3

Existing trees of 6" caliper or greater

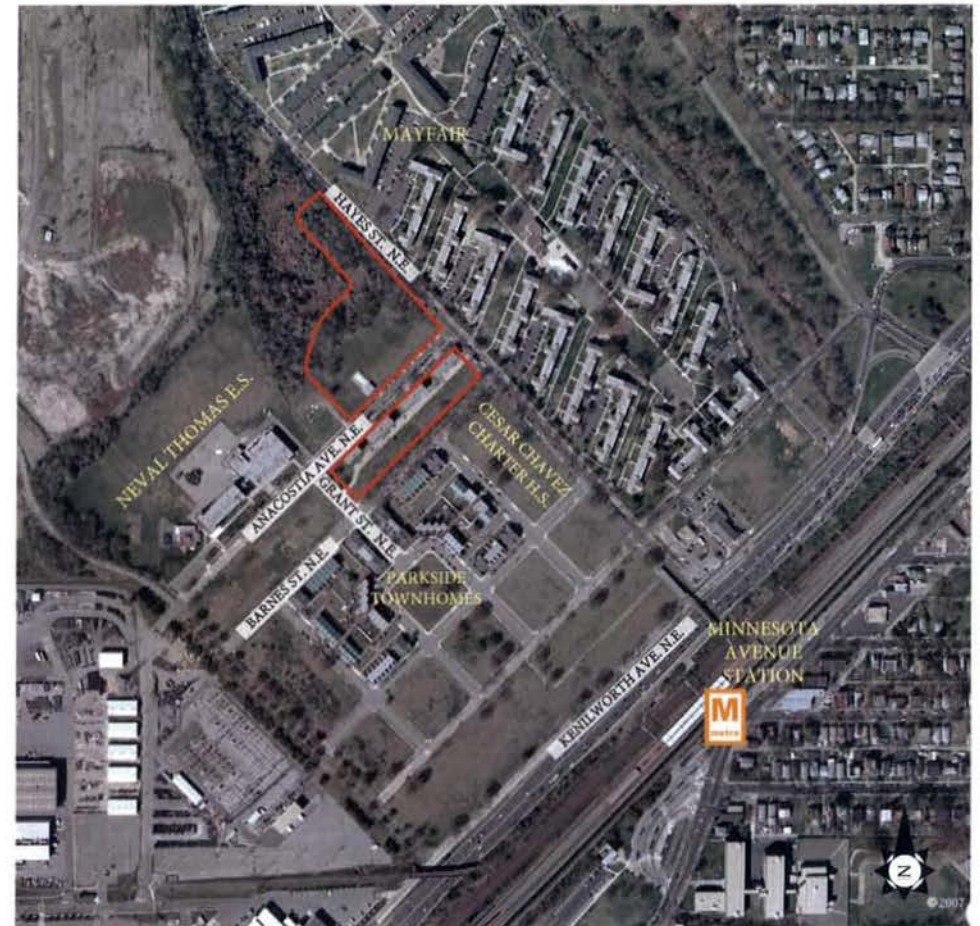
E3

From: Kent Curbish and Partners, Inc. / Kent Spring Street, 4th Floor, Silver Spring, Maryland / same as the plan.

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LOCATION PLAN



SITE CONTEXT

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## Location Plan and Site Context

POLLIN MEMORIAL DEVELOPMENT TEAM  
TORTI-GALLAS AND PARTNERS

# LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

E1

July 3, 2007



1. Thomas Elementary School



2. Existing Public Housing



3. Mayfair Mansions



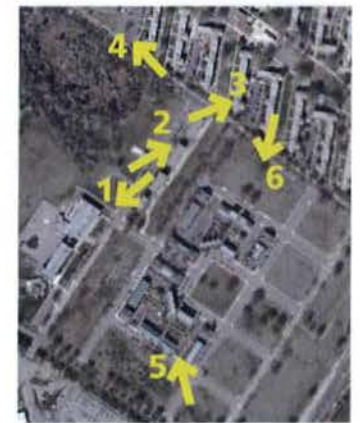
4. Along Hayes Street



5. Parkside Townhouses



6. César Chavez Charter High School



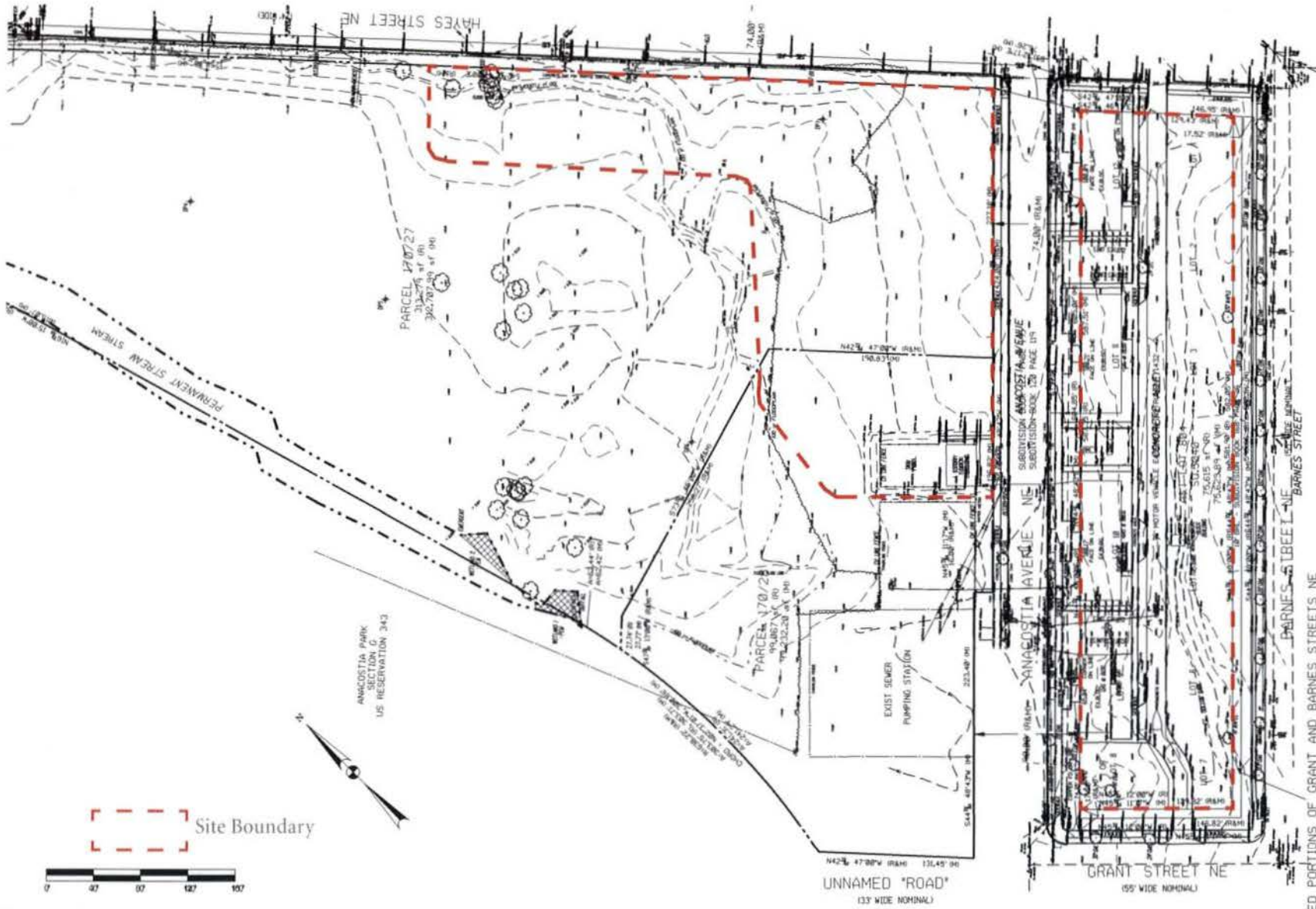
Key Plan

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## Existing Site Photos

 POLLIN MEMORIAL DEVELOPMENT TEAM  
TORTI GALLAS AND PARTNERS

# LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY



Drawn: Brett Galles and Partners, Inc. | 2000 Spring Street, NW, Suite 1000, Silver Spring, Maryland | 301.581.2000

## Existing Site Plan

POLLIN MEMORIAL DEVELOPMENT TEAM  
GREENHORNE & O'MARA

# LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

CLOSED PORTIONS OF GRANT AND BARNES STREETS NE  
SUBDIVISION BOOK 168, PAGE 36  
12,748.88 ± FT 00

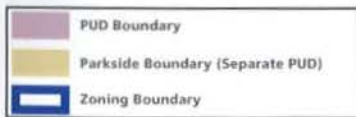
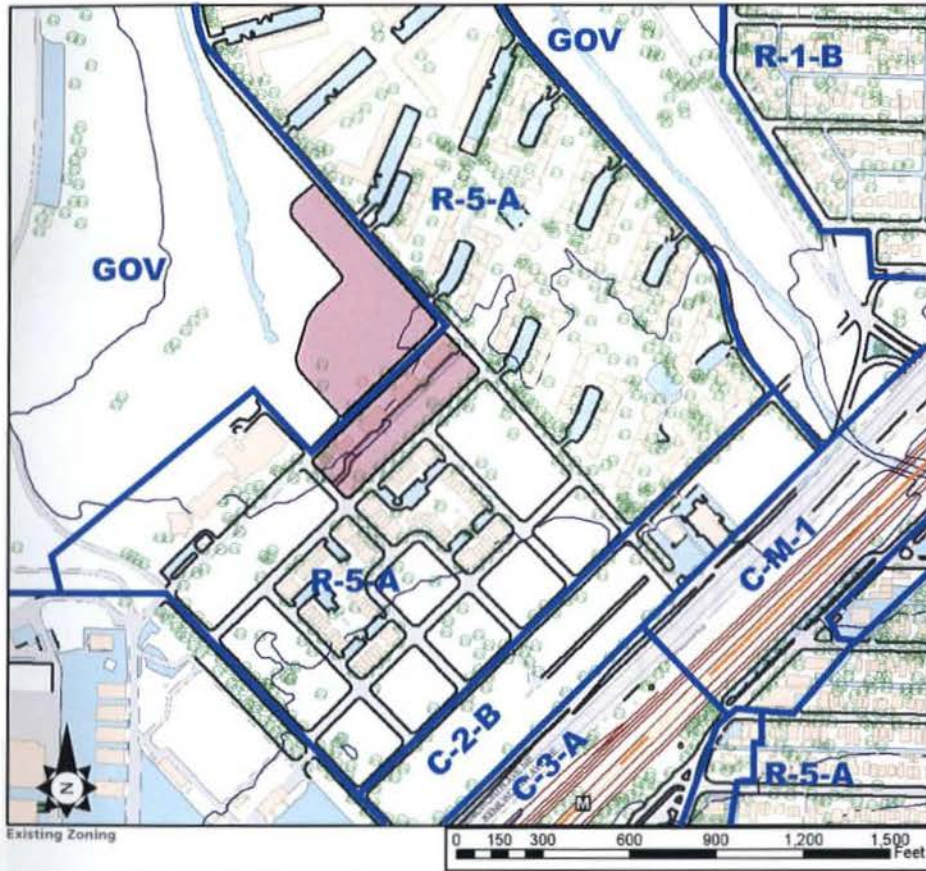


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### Existing Tree Plan

POLLIN MEMORIAL DEVELOPMENT TEAM  
GREENHORNE & O'MARA

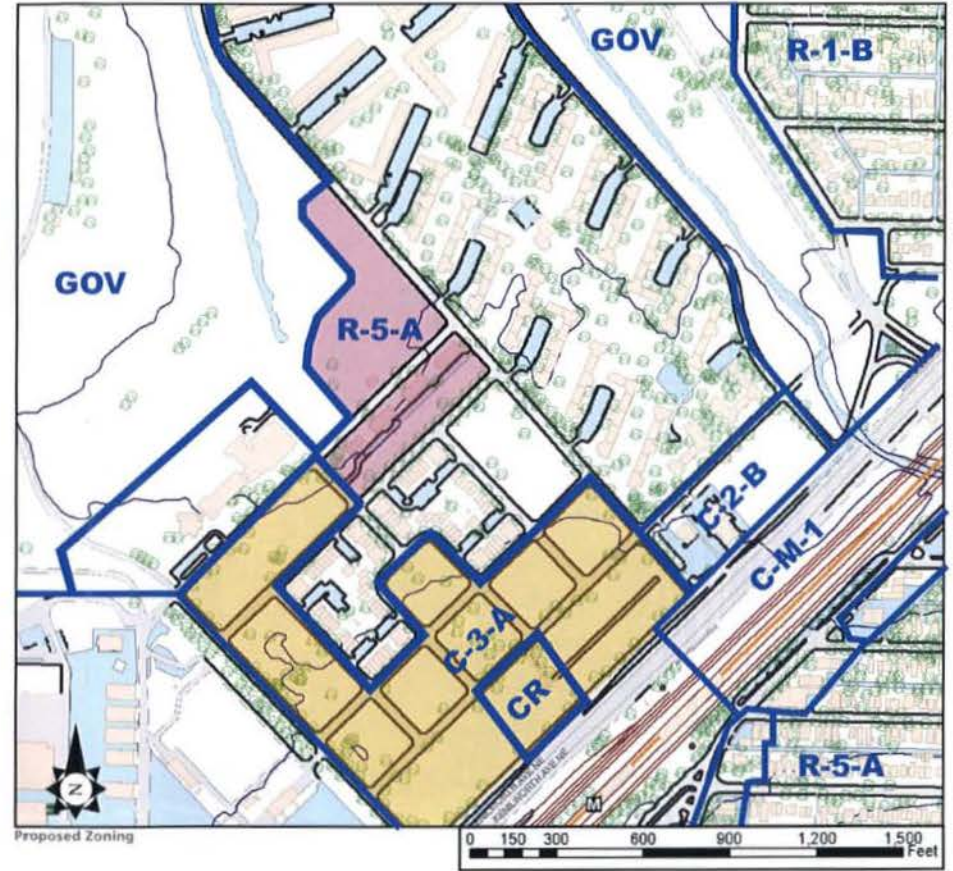
# LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY



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### Existing and Proposed Zoning

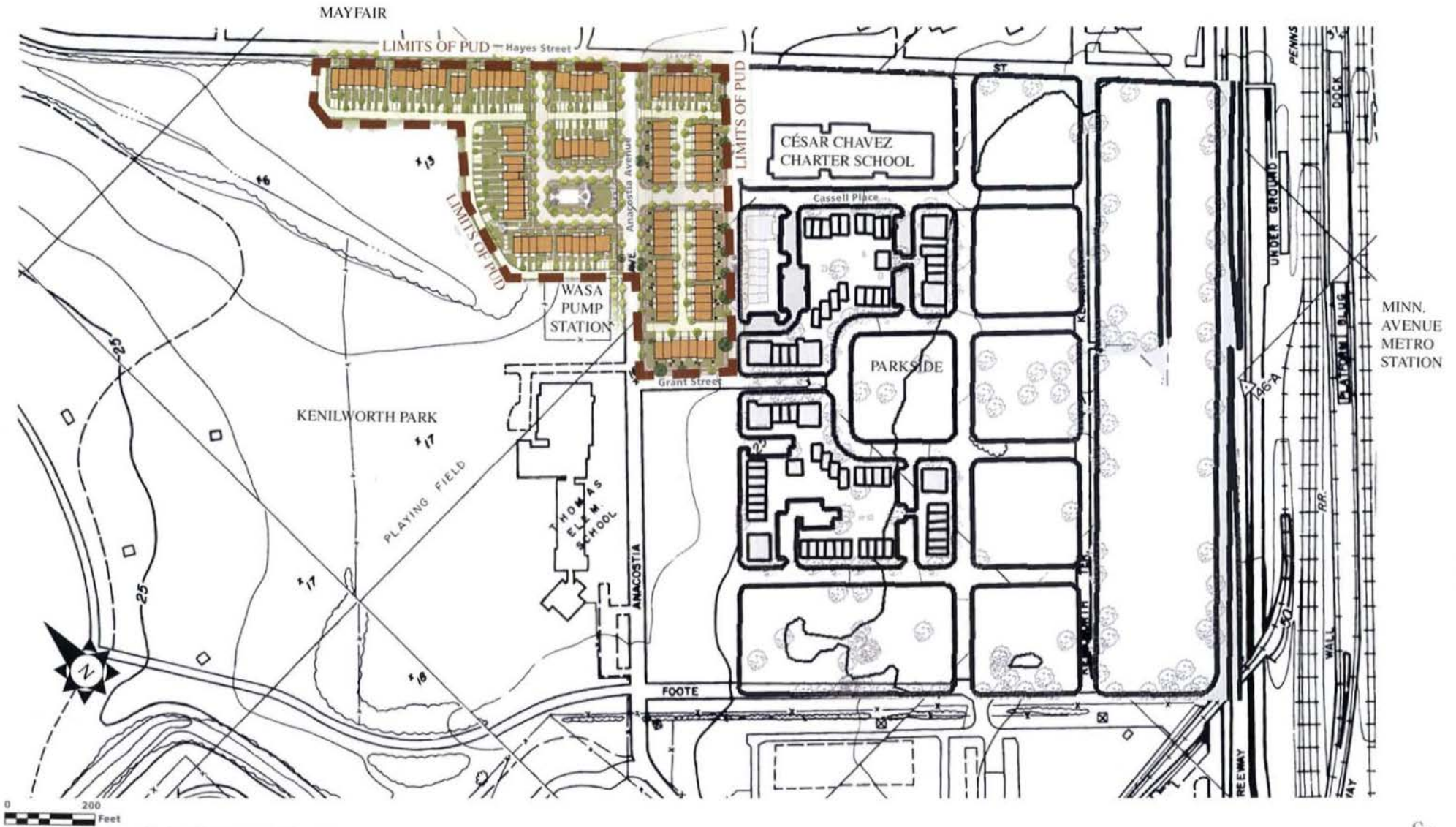
POLLIN MEMORIAL DEVELOPMENT TEAM  
TORTI GALLAS AND PARTNERS



Z1

July 3, 2007

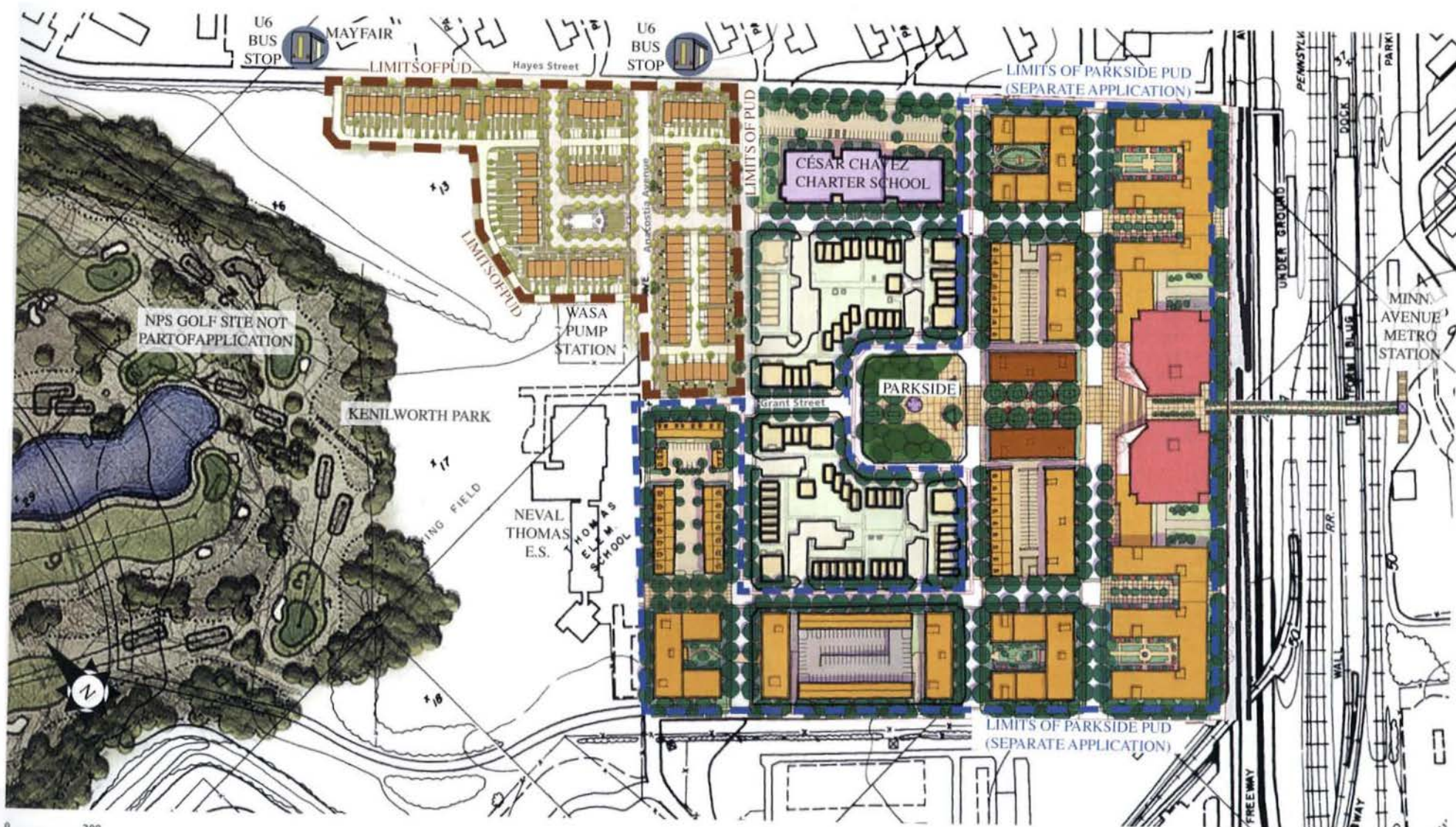
## LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY



Proposed Site Plan with Existing Context

POLLIN MEMORIAL DEVELOPMENT TEAM  
TORTI GALLAS AND PARTNERS

# LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY



0 200  
Feet

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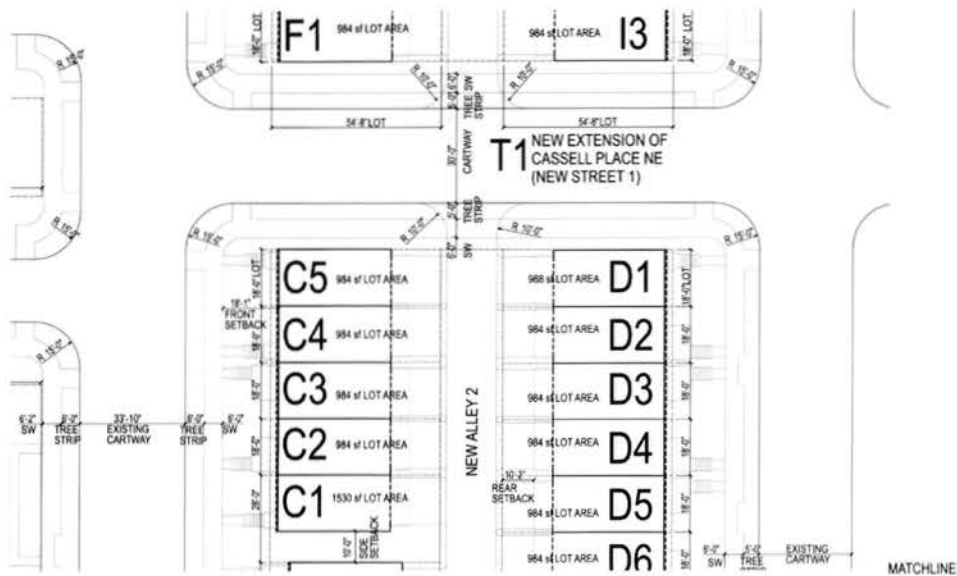
Proposed Site Plan with Proposed Context

POLLIN MEMORIAL DEVELOPMENT TEAM  
TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

S2

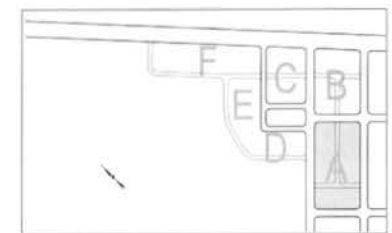
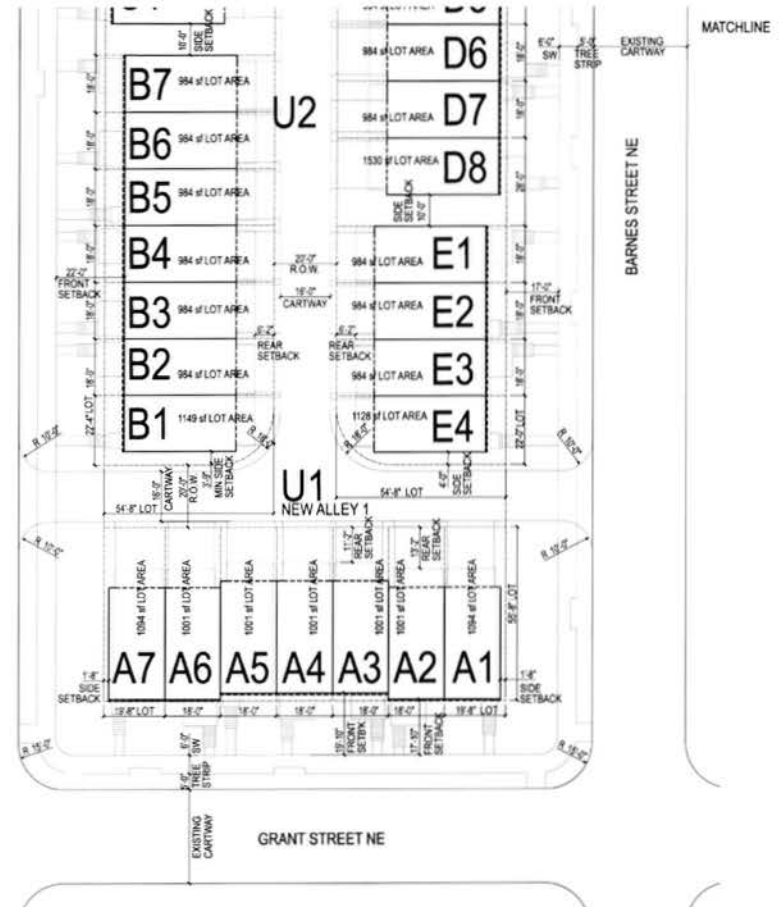
July 3, 2007



Source: Torti Gallas and Partners, Inc. | 1000 Spring Street, 4th floor, Silver Spring, Maryland | 2015-2016-2017

## Proposed Site Plan in Detail - Block A

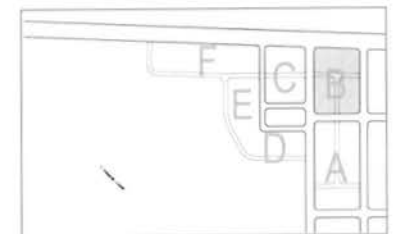
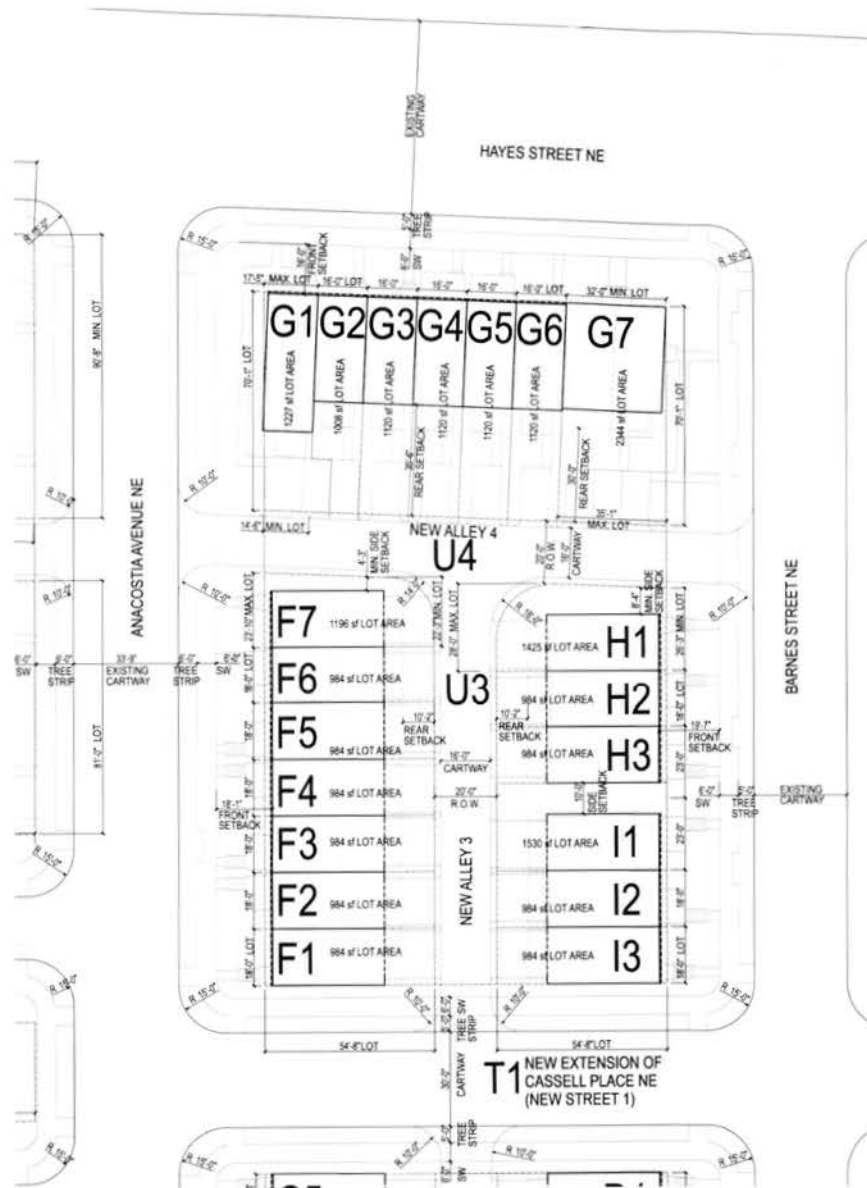
POLLIN MEMORIAL DEVELOPMENT TEAM  
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S<sub>3</sub>

July 8, 2007

# LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY



S4



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Proposed Site Plan in Detail - Block B

POLLIN MEMORIAL DEVELOPMENT TEAM  
TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

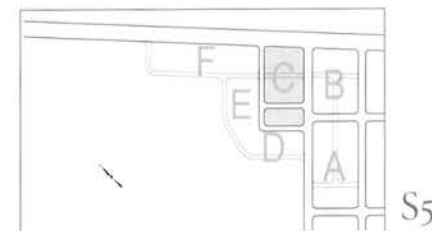
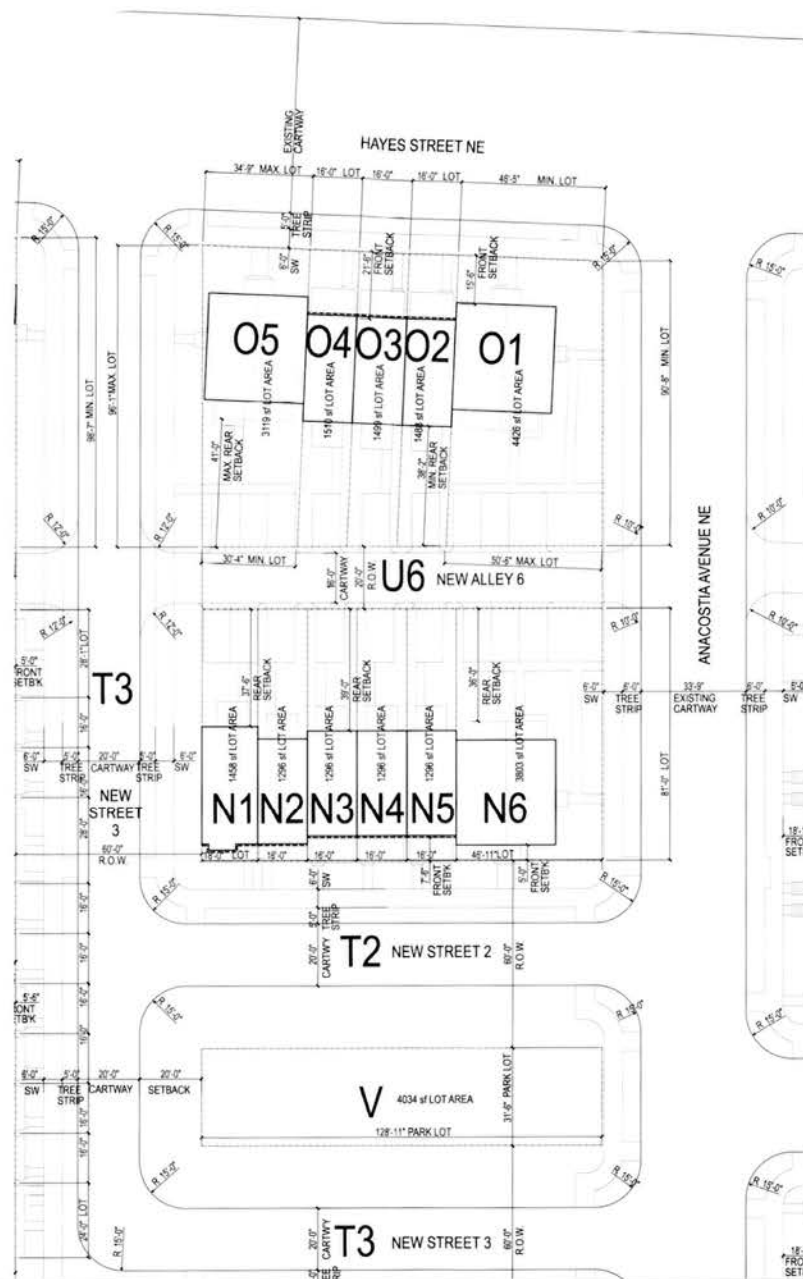
July 3, 2007



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## Proposed Site Plan in Detail - Block C

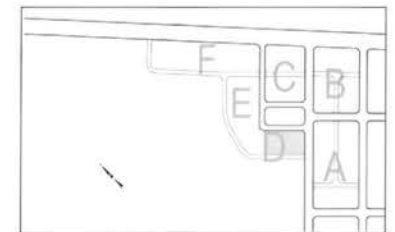
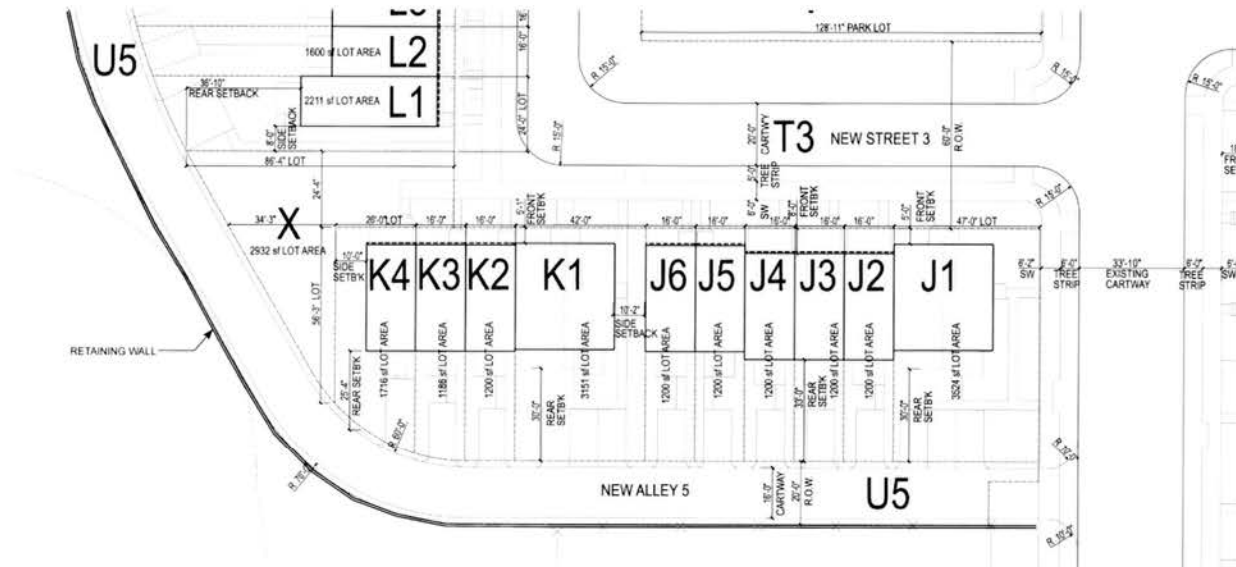
POLLIN MEMORIAL DEVELOPMENT TEAM  
TORTI GALLAS AND PARTNERS



S5

July 5, 2007

# LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY



S6

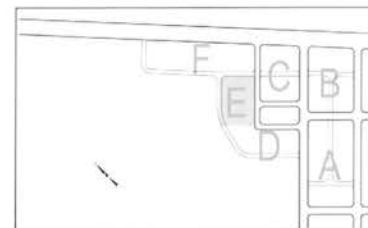
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## Proposed Site Plan in Detail - Block D

POLLIN MEMORIAL DEVELOPMENT TEAM  
TORTI GALLAS AND PARTNERS

# LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

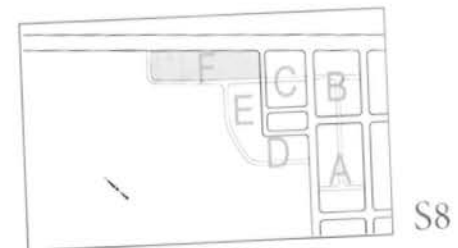
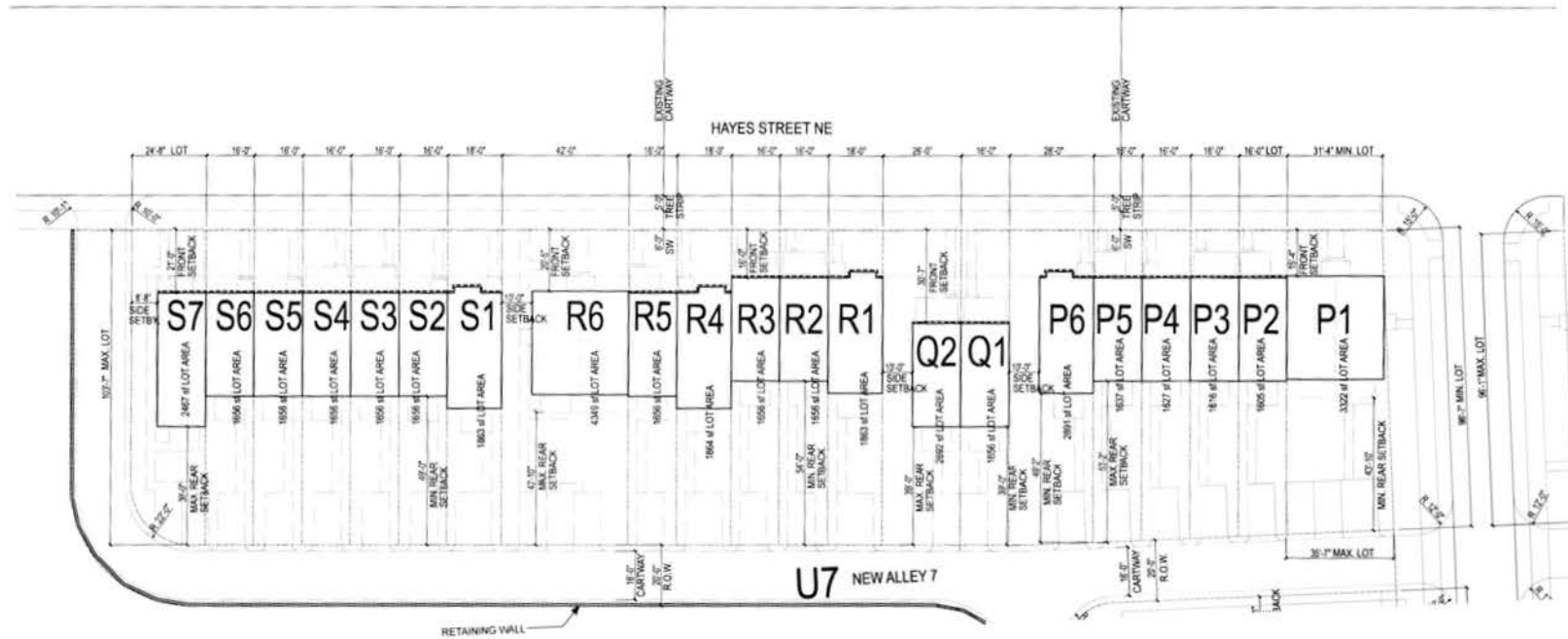
July 3, 2007



## Proposed Site Plan in Detail - Block E

 POLLIN MEMORIAL DEVELOPMENT TEAM  
TORTI GALLAS AND PARTNERS

LINDA JOY &amp; KENNETH JAY POLLIN MEMORIAL COMMUNITY



Source: Torti Gallas and Partners, Inc. 1 4000 Spring Street, 4th Floor, Silver Spring, Maryland 20910 (301) 491-4100

## Proposed Site Plan in Detail - Block F

POLLIN MEMORIAL DEVELOPMENT TEAM  
TORTI GALLAS AND PARTNERS

# LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

July 3, 2007

| BUILDING | ZONING | BUILDING TYPE | NO. OF UNITS | BLDG DIM   |            | PORCH/DECK AREA (sqft) | BUILDING FOOTPRINT AREA (sqft) | SETBACKS         |                          | LOT AREA (sqft) | LOT OCCUPANCY *** | BLDG FLOOR AREA (sqft) | BLDG FLOOR PORCH/DECK (sqft) | LOT F.A.R. *** | OFF-STREET PARKING |
|----------|--------|---------------|--------------|------------|------------|------------------------|--------------------------------|------------------|--------------------------|-----------------|-------------------|------------------------|------------------------------|----------------|--------------------|
|          |        |               |              | WIDTH (ft) | DEPTH (ft) |                        |                                | REAR YARD (ft) * | MINIMUM SIDE YARD (ft) * |                 |                   |                        |                              |                |                    |
| A        | 1 ROW  | 1             | 18           | 36         | 96         | 744                    | 13.2                           | 1.7              | 1,094                    | 68%             | 1,990             | 1.8                    | 1                            |                |                    |
|          | 2 ROW  | 1             | 18           | 36         | 96         | 744                    | 13.2                           | -                | 1,001                    | 74%             | 1,990             | 2.0                    | 1                            |                |                    |
|          | 3 ROW  | 1             | 18           | 36         | 30         | 678                    | 11.2                           | -                | 1,001                    | 68%             | 1,924             | 1.9                    | 1                            |                |                    |
|          | 4 ROW  | 1             | 18           | 36         | 118        | 766                    | 11.2                           | -                | 1,001                    | 77%             | 2,012             | 2.0                    | 1                            |                |                    |
|          | 5 ROW  | 1             | 18           | 36         | 184        | 832                    | 11.2                           | -                | 1,001                    | 83%             | 2,078             | 2.1                    | 1                            |                |                    |
|          | 6 ROW  | 1             | 18           | 36         | 96         | 744                    | 13.2                           | -                | 1,001                    | 74%             | 1,990             | 2.0                    | 1                            |                |                    |
|          | 7 ROW  | 1             | 18           | 36         | 96         | 744                    | 13.2                           | 1.7              | 1,094                    | 68%             | 1,990             | 1.8                    | 1                            |                |                    |
| B        | 1 ROW  | 1             | 18           | 36         | 96         | 744                    | 6.1                            | 3.5              | 1,149                    | 55%             | 1,990             | 1.7                    | 1                            |                |                    |
|          | 2 ROW  | 1             | 18           | 36         | 162        | 810                    | 6.1                            | -                | 984                      | 82%             | 2,056             | 2.1                    | 1                            |                |                    |
|          | 3 ROW  | 1             | 18           | 36         | 162        | 810                    | 6.1                            | -                | 984                      | 82%             | 2,056             | 2.1                    | 1                            |                |                    |
|          | 4 ROW  | 1             | 18           | 36         | 162        | 810                    | 6.1                            | -                | 984                      | 82%             | 2,056             | 2.1                    | 1                            |                |                    |
|          | 5 ROW  | 1             | 18           | 36         | 96         | 744                    | 6.1                            | -                | 984                      | 76%             | 1,990             | 2.0                    | 1                            |                |                    |
|          | 6 ROW  | 1             | 18           | 36         | 162        | 810                    | 6.1                            | -                | 984                      | 82%             | 2,056             | 2.1                    | 1                            |                |                    |
|          | 7 ROW  | 1             | 18           | 36         | 162        | 810                    | 6.1                            | -                | 984                      | 82%             | 2,056             | 2.1                    | 1                            |                |                    |
| C        | 1 ROW  | 1             | 18           | 36         | 96         | 744                    | 10.1                           | 10.0             | 1,530                    | 49%             | 1,990             | 1.3                    | 1                            |                |                    |
|          | 2 ROW  | 1             | 18           | 36         | 118        | 766                    | 10.1                           | -                | 984                      | 78%             | 2,012             | 2.0                    | 1                            |                |                    |
|          | 3 ROW  | 1             | 18           | 36         | 118        | 766                    | 10.1                           | -                | 984                      | 78%             | 2,012             | 2.0                    | 1                            |                |                    |
|          | 4 ROW  | 1             | 18           | 36         | 96         | 744                    | 10.1                           | -                | 984                      | 76%             | 1,990             | 2.0                    | 1                            |                |                    |
|          | 5 ROW  | 1             | 18           | 36         | 96         | 744                    | 10.1                           | -                | 984                      | 76%             | 1,990             | 2.0                    | 1                            |                |                    |
|          | 6 ROW  | 1             | 18           | 36         | 118        | 766                    | 10.1                           | -                | 984                      | 78%             | 2,012             | 2.0                    | 1                            |                |                    |
|          | 7 ROW  | 1             | 18           | 36         | 118        | 766                    | 10.1                           | 10.0             | 1,530                    | 50%             | 2,012             | 1.3                    | 1                            |                |                    |
| D        | 1 ROW  | 1             | 18           | 36         | 96         | 744                    | 10.1                           | -                | 984                      | 76%             | 1,990             | 2.0                    | 1                            |                |                    |
|          | 2 ROW  | 1             | 18           | 36         | 118        | 766                    | 10.1                           | -                | 984                      | 78%             | 2,012             | 2.0                    | 1                            |                |                    |
|          | 3 ROW  | 1             | 18           | 36         | 118        | 766                    | 10.1                           | -                | 984                      | 78%             | 2,012             | 2.0                    | 1                            |                |                    |
|          | 4 ROW  | 1             | 18           | 36         | 118        | 766                    | 10.1                           | -                | 984                      | 78%             | 2,012             | 2.0                    | 1                            |                |                    |
|          | 5 ROW  | 1             | 18           | 36         | 118        | 766                    | 10.1                           | -                | 984                      | 78%             | 2,012             | 2.0                    | 1                            |                |                    |
|          | 6 ROW  | 1             | 18           | 36         | 118        | 766                    | 10.1                           | -                | 984                      | 78%             | 2,012             | 2.0                    | 1                            |                |                    |
|          | 7 ROW  | 1             | 18           | 36         | 118        | 766                    | 10.1                           | 10.0             | 1,530                    | 50%             | 2,012             | 1.3                    | 1                            |                |                    |
| E        | 1 ROW  | 1             | 18           | 36         | 162        | 810                    | 6.1                            | -                | 984                      | 82%             | 2,056             | 2.1                    | 1                            |                |                    |
|          | 2 ROW  | 1             | 18           | 36         | 96         | 744                    | 6.1                            | -                | 984                      | 76%             | 1,990             | 2.0                    | 1                            |                |                    |
|          | 3 ROW  | 1             | 18           | 36         | 162        | 810                    | 6.1                            | -                | 984                      | 82%             | 2,056             | 2.1                    | 1                            |                |                    |
|          | 4 ROW  | 1             | 18           | 36         | 96         | 744                    | 6.1                            | 4.0              | 1,128                    | 60%             | 1,990             | 1.8                    | 1                            |                |                    |
|          | 1 ROW  | 1             | 18           | 36         | 96         | 744                    | 10.1                           | -                | 984                      | 76%             | 1,990             | 2.0                    | 1                            |                |                    |
|          | 2 ROW  | 1             | 18           | 36         | 118        | 766                    | 10.1                           | -                | 984                      | 78%             | 2,012             | 2.0                    | 1                            |                |                    |
|          | 3 ROW  | 1             | 18           | 36         | 118        | 766                    | 10.1                           | -                | 984                      | 78%             | 2,012             | 2.0                    | 1                            |                |                    |
| F        | 1 ROW  | 1             | 18           | 36         | 118        | 766                    | 10.1                           | -                | 984                      | 78%             | 2,012             | 2.0                    | 1                            |                |                    |
|          | 2 ROW  | 1             | 18           | 36         | 118        | 766                    | 10.1                           | -                | 984                      | 78%             | 2,012             | 2.0                    | 1                            |                |                    |
|          | 3 ROW  | 1             | 18           | 36         | 118        | 766                    | 10.1                           | -                | 984                      | 78%             | 2,012             | 2.0                    | 1                            |                |                    |
|          | 4 ROW  | 1             | 18           | 36         | 118        | 766                    | 10.1                           | -                | 984                      | 78%             | 2,012             | 2.0                    | 1                            |                |                    |
|          | 5 ROW  | 1             | 18           | 36         | 118        | 766                    | 10.1                           | -                | 984                      | 78%             | 2,012             | 2.0                    | 1                            |                |                    |
|          | 6 ROW  | 1             | 18           | 36         | 118        | 766                    | 10.1                           | -                | 984                      | 78%             | 2,012             | 2.0                    | 1                            |                |                    |
|          | 7 ROW  | 1             | 18           | 36         | 96         | 744                    | 10.1                           | 4.3              | 1,166                    | 62%             | 1,990             | 1.7                    | 1                            |                |                    |
| G        | 1 FLAT | 1             | 18           | 44         | 0          | 704                    | 25.5                           | 0.0**            | 1,227                    | 57%             | 1,349             | 1.1                    | 2                            |                |                    |
|          | 2 ROW  | 1             | 16           | 34         | 0          | 544                    | 35.5                           | -                | 1,208                    | 54%             | 1,448             | 1.4                    | 1                            |                |                    |
|          | 3 ROW  | 1             | 16           | 34         | 0          | 544                    | 35.5                           | -                | 1,120                    | 49%             | 1,448             | 1.3                    | 1                            |                |                    |
|          | 4 ROW  | 1             | 16           | 34         | 0          | 544                    | 35.5                           | -                | 1,120                    | 49%             | 1,448             | 1.3                    | 1                            |                |                    |
|          | 5 ROW  | 1             | 16           | 34         | 0          | 544                    | 35.5                           | -                | 1,120                    | 49%             | 1,448             | 1.3                    | 1                            |                |                    |
|          | 6 ROW  | 1             | 16           | 34         | 0          | 544                    | 35.5                           | -                | 1,120                    | 49%             | 1,448             | 1.3                    | 1                            |                |                    |
|          | 7 FLAT | 3             | 32           | 34         | 192        | 1,280                  | 30.0                           | 0.0**            | 2,344                    | 55%             | 3,356             | 1.4                    | 3                            |                |                    |
| H        | 1 ROW  | 1             | 18           | 36         | 96         | 744                    | 10.1                           | 8.3              | 1,125                    | 52%             | 1,990             | 1.4                    | 1                            |                |                    |
|          | 2 ROW  | 1             | 18           | 36         | 118        | 766                    | 10.1                           | -                | 984                      | 78%             | 2,012             | 2.0                    | 1                            |                |                    |
|          | 3 ROW  | 1             | 18           | 36         | 118        | 766                    | 10.1                           | -                | 984                      | 78%             | 2,012             | 2.0                    | 1                            |                |                    |
|          | 4 ROW  | 1             | 18           | 36         | 96         | 744                    | 10.1                           | -                | 984                      | 76%             | 1,990             | 2.0                    | 1                            |                |                    |
|          | 5 ROW  | 1             | 18           | 36         | 118        | 766                    | 10.1                           | -                | 984                      | 78%             | 2,012             | 2.0                    | 1                            |                |                    |
|          | 6 ROW  | 1             | 18           | 36         | 118        | 766                    | 10.1                           | -                | 984                      | 78%             | 2,012             | 2.0                    | 1                            |                |                    |
|          | 7 ROW  | 1             | 18           | 36         | 96         | 744                    | 10.1                           | -                | 984                      | 76%             | 1,990             | 2.0                    | 1                            |                |                    |
| I        | 1 APT  | 3             | 32           | 34         | 192        | 1,280                  | 30.0                           | -                | 3,324                    | 56%             | 3,356             | 1.0                    | 3                            |                |                    |
|          | 2 ROW  | 1             | 16           | 34         | 112        | 656                    | 33.0                           | -                | 1,200                    | 58%             | 1,560             | 1.3                    | 1                            |                |                    |
|          | 3 ROW  | 1             | 16           | 34         | 112        | 656                    | 33.0                           | -                | 1,200                    | 55%             | 1,560             | 1.3                    | 1                            |                |                    |
|          | 4 ROW  | 1             | 16           | 34         | 112        | 656                    | 33.0                           | -                | 1,200                    | 55%             | 1,560             | 1.3                    | 1                            |                |                    |
|          | 5 ROW  | 1             | 16           | 34         | 0          | 544                    | 35.5                           | -                | 1,200                    | 45%             | 1,448             | 1.2                    | 1                            |                |                    |
|          | 6 ROW  | 1             | 16           | 34         | 0          | 544                    | 35.5                           | -                | 1,200                    | 45%             | 1,448             | 1.2                    | 1                            |                |                    |
|          | 7 ROW  | 1             | 16           | 34         | 0          | 544                    | 35.5                           | -                | 1,200                    | 45%             | 1,448             | 1.2                    | 1                            |                |                    |
| J        | 1 APT  | 3             | 32           | 34         | 192        | 960                    | 30.0                           | 10.2             | 3,151                    | 30%             | 3,356             | 1.1                    | 3                            |                |                    |
|          | 2 ROW  | 1             | 16           | 34         | 0          | 544                    | 37.5                           | -                | 1,200                    | 45%             | 1,448             | 1.2                    | 1                            |                |                    |
|          | 3 ROW  | 1             | 16           | 34         | 0          | 544                    | 33.0                           | -                | 1,186                    | 46%             | 1,448             | 1.2                    | 1                            |                |                    |
|          | 4 ROW  | 1             | 16           | 34         | 70         | 614                    | 25.3                           | 10.0             | 1,716                    | 36%             | 1,518             | 0.9                    | 1                            |                |                    |
|          | 5 ROW  | 1             | 16           | 34         | 0          | 544                    | 35.5                           | -                | 1,200                    | 45%             | 1,448             | 1.2                    | 1                            |                |                    |
|          | 6 ROW  | 1             | 16           | 34         | 0          | 544                    | 35.5                           | -                | 1,200                    | 45%             | 1,448             | 1.2                    | 1                            |                |                    |
|          | 7 ROW  | 1             | 16           | 34         | 0          | 544                    | 35.5                           | -                | 1,200                    | 45%             | 1,448             | 1.2                    | 1                            |                |                    |
| K        | 1 ROW  | 1             | 18           | 36         | 96         | 744                    | 10.1                           | -                | 984                      | 76%             | 1,990             | 2.0                    | 1                            |                |                    |
|          | 2 ROW  | 1             | 18           | 36         | 118        | 766                    | 10.1                           | -                | 984                      | 78%             | 2,012             | 2.0                    | 1                            |                |                    |
|          | 3 ROW  | 1             | 18           | 36         | 118        | 766                    | 10.1                           | -                | 984                      | 78%             | 2,012             | 2.0                    | 1                            |                |                    |
|          | 4 ROW  | 1             | 18           | 36         | 96         | 744                    | 10.1                           | -                | 984                      | 76%             | 1,990             | 2.0                    | 1                            |                |                    |
|          | 5 ROW  | 1             | 18           | 36         | 118        | 766                    | 10.1                           | -                | 984                      | 78%             | 2,012             | 2.0                    | 1                            |                |                    |
|          | 6 ROW  | 1             | 18           | 36         | 118        | 766                    | 10.1                           | -                | 984                      | 78%             | 2,012             | 2.0                    | 1                            |                |                    |
|          | 7 ROW  | 1             | 18           | 36         | 96         | 744                    | 10.1                           | -                | 984                      | 76%             | 1,990             | 2.0                    | 1                            |                |                    |

#### NOTES

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

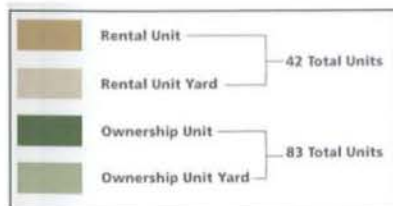
\*\* Side Yard Setbacks less than 8 feet are adjacent to public streets.

\*\*\* 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-S-A Coverage on Individual Lots

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

| BUILDING | ZONING | BUILDING TYPE | NO. OF UNITS | BLDG DIM   |            | PORCH/DECK AREA (sqft) | BUILDING FOOTPRINT AREA (sqft) | SETBACKS         |                          | LOT AREA (sqft) | LOT OCCUPANCY *** | BLDG FLOOR AREA (sqft) | BLDG FLOOR PORCH/DECK (sqft) | LOT F.A.R. *** | OFF-STREET PARKING |
|----------|--------|---------------|--------------|------------|------------|------------------------|--------------------------------|------------------|--------------------------|-----------------|-------------------|------------------------|------------------------------|----------------|--------------------|
|          |        |               |              | WIDTH (ft) | DEPTH (ft) |                        |                                | REAR YARD (ft) * | MINIMUM SIDE YARD (ft) * |                 |                   |                        |                              |                |                    |
| L        | 1 FLAT | 2             | 18           | 44         | 0          | 704                    | 36.8                           | 8.0              | 2,211                    | 32%             | 1,349             | 0.8                    | 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                    | 53.0                           | -                | 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                    | 66.2                           | -                | 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                            |                |                    |
| M        | 1 FLAT | 1             | 18           | 44         | 0          | 704                    | 60.5                           | 12.0             | 3,080                    | 23%             | 1,349             | 0.4                    | 2                            |                |                    |
|          | 2 ROW  | 1             | 16           | 34         | 0          | 544                    | 70.8                           | -                | 1,762                    | 31%             | 1,448             | 0.8                    | 1                            |                |                    |
|          | 3 ROW  | 1             | 16           | 34         | 0          | 544                    | 70.8                           | -                | 1,760                    | 31%             | 1,448             | 0.8                    | 1                            |                |                    |
|          | 4 FLAT | 2             | 16           | 44         | 0          | 704                    | 60.5                           | 12.0             | 3,031                    | 23%             | 1,349             | 0.4                    | 2                            |                |                    |
|          | 5 ROW  | 2             | 18           | 38         | 0          | 684                    | 37.5                           | -                | 1,458                    | 47%             | 1,590             | 1.1                    | 1                            |                |                    |
|          | 6 ROW  | 1             | 16           | 34         | 0          | 544                    | 41.5                           | -                | 1,296                    | 42%             | 1,448             | 1.1                    | 1                            |                |                    |
|          | 7 ROW  | 1             | 16           | 34         | 106        | 648                    | 38.0                           | -                | 1,296                    | 50%             | 1,553             | 1.2                    | 1                            |                |                    |
| N        | 1 ROW  | 1             | 16           | 34         | 106        | 648                    | 38.0                           | -                | 1,296                    | 50%             | 1,553             | 1.2                    | 1                            |                |                    |

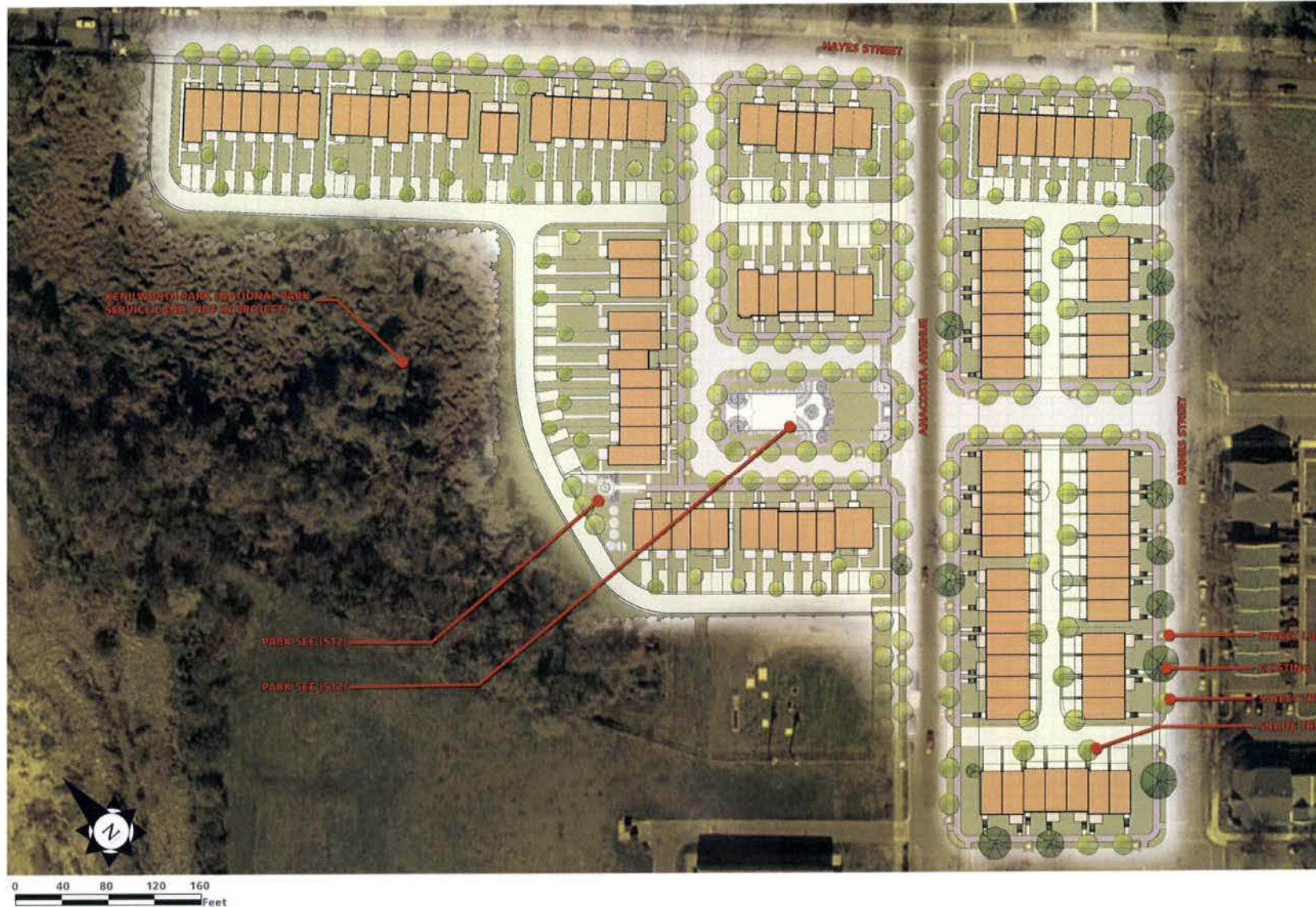


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## Tenure Location Plan

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

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## General Landscape and Lighting Plan

POLLIN MEMORIAL DEVELOPMENT TEAM  
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# LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

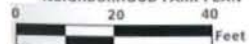


- STREETLIGHT (TYP.)
- HARDSCAPE PAVING
- ORNAMENTAL TREE (TYP.)
- FENCE
- SHRUBS AND FLOWERING PLANTS (TYP.)
- GROUND COVER (TYP.)
- STREET TREE (TYP.)
- PEDESTRIAN CROSSWALK



CORNER PARK PLAN

NEIGHBORHOOD PARK PLAN

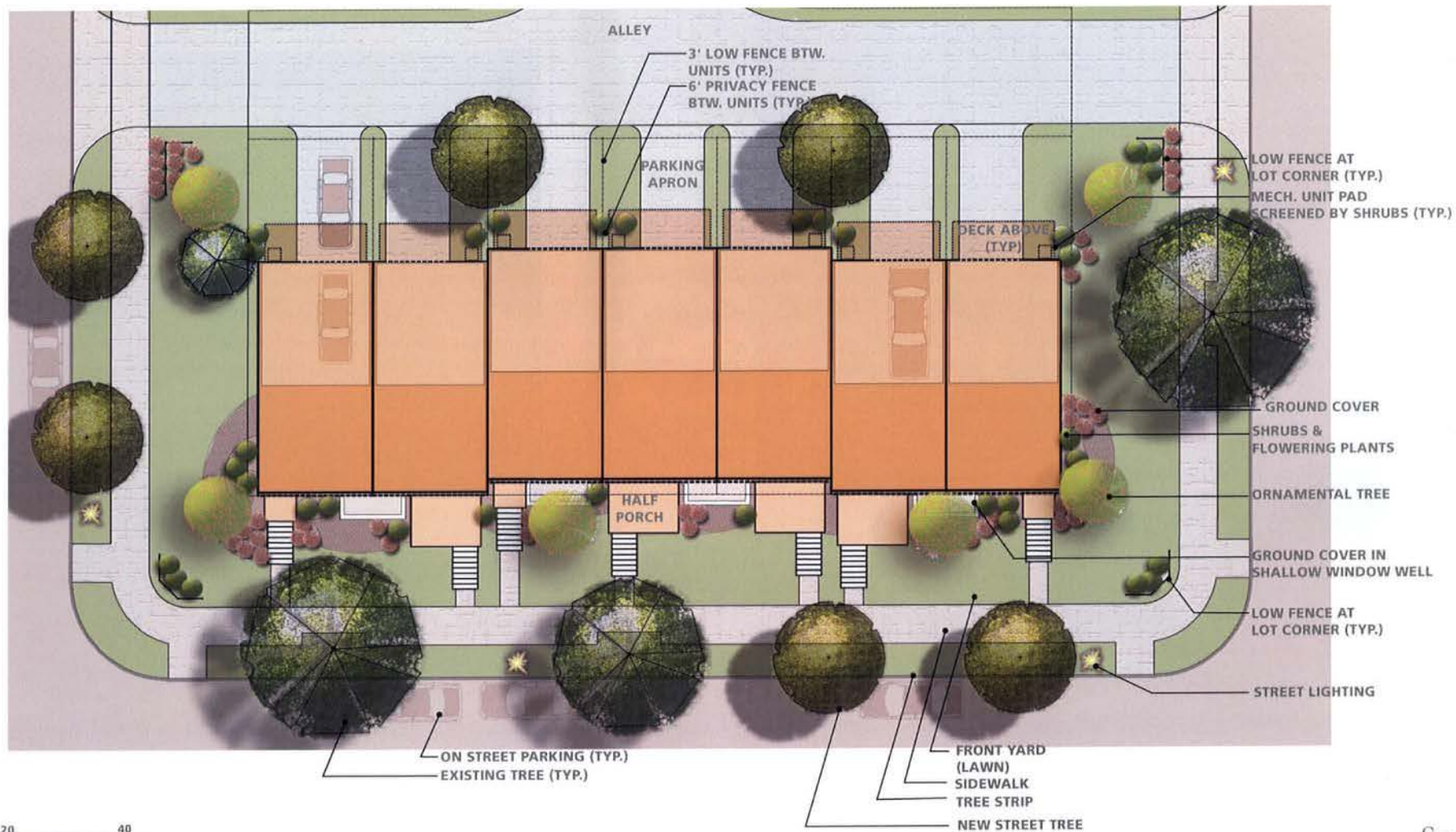


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## Detail Landscape Plans

POLLIN MEMORIAL DEVELOPMENT TEAM  
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# LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY



0 10 20 40 Feet

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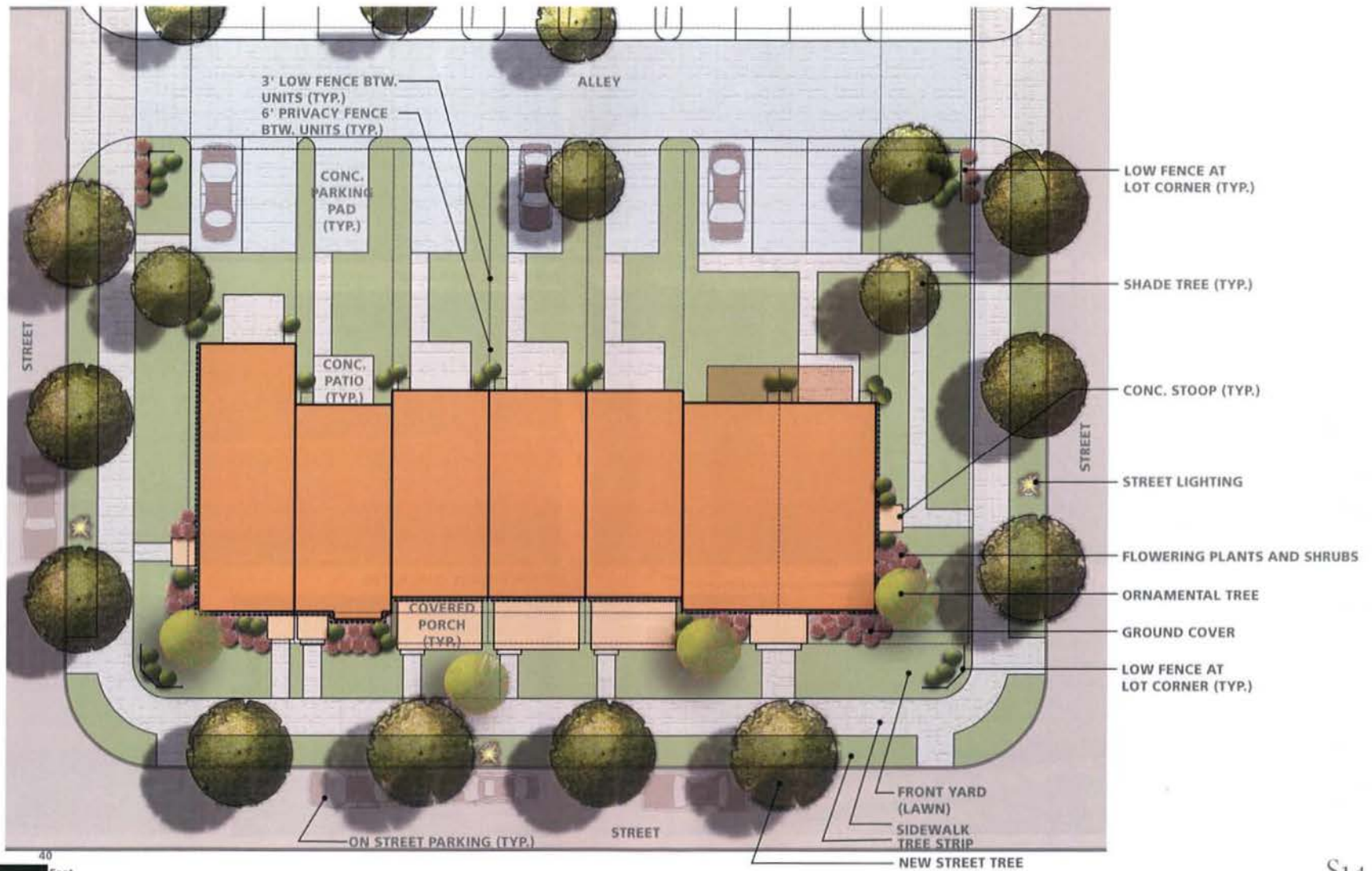
## Typical Lot Landscape Plan

POLLIN MEMORIAL DEVELOPMENT TEAM  
TORTI GALLAS AND PARTNERS

# LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

S13

July 3, 2007



0 10 20 40 Feet

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## Typical Lot Landscape Plan

POLLIN MEMORIAL DEVELOPMENT TEAM  
TORTI GALLAS AND PARTNERS

# LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

S14

July 3, 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



0 40 80 160 Feet

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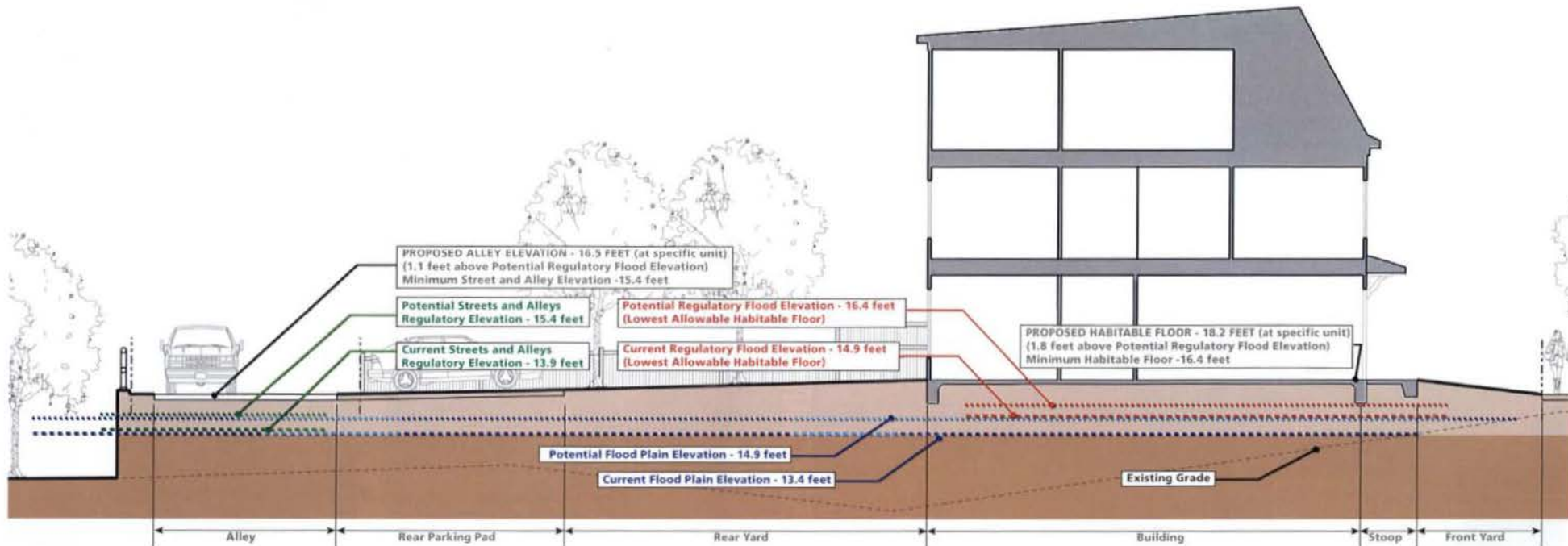
## Material Distribution Plan

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# LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

S16

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## Site Section

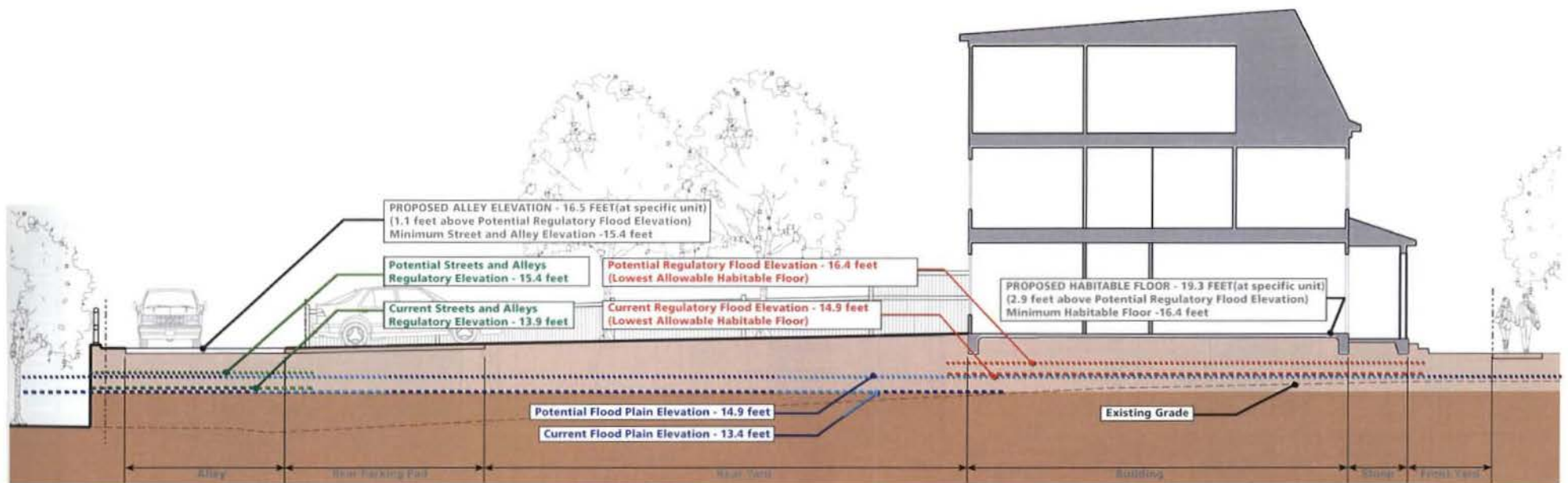
POLLIN MEMORIAL DEVELOPMENT TEAM  
 TORTI GALLAS AND PARTNERS

KEY PLAN

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

S17

July 3, 2007



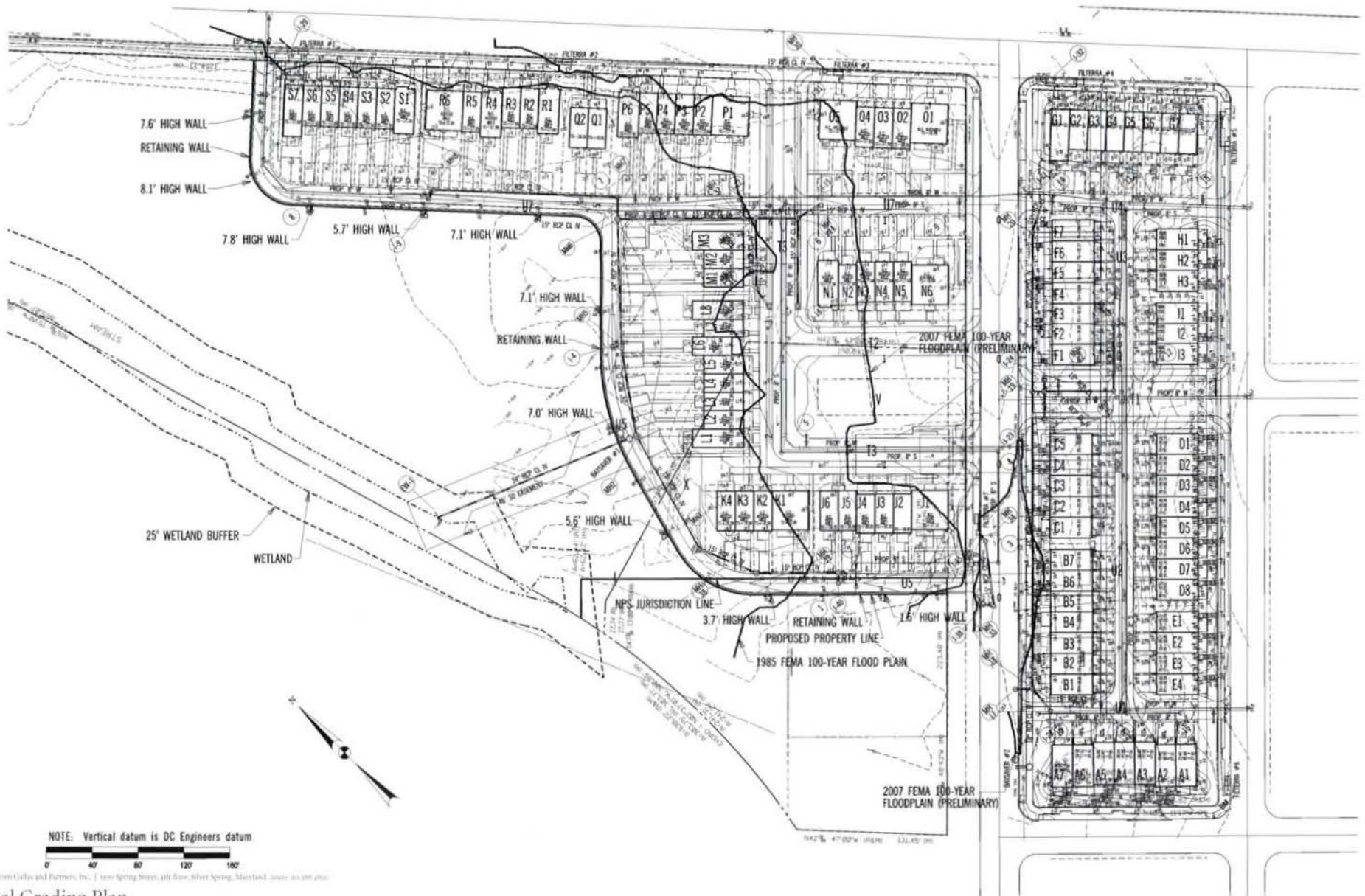
KEY PLAN

Revised: Torti Gallas and Partners, Inc. | 1000 Spring Street, 4th Floor, Silver Spring, Maryland | 301.581.8888

## Site Section

POLLIN MEMORIAL DEVELOPMENT TEAM  
TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY



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## Final Grading Plan

POLLIN MEMORIAL DEVELOPMENT TEAM  
GREENHORNE & O'MARA

# LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

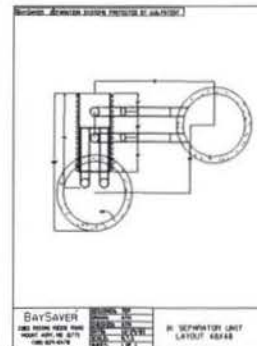
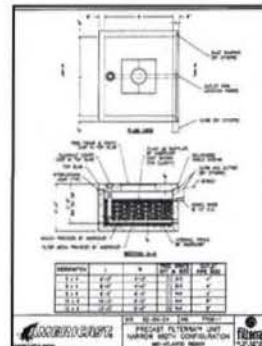


S19

July 3, 2007

| SEWER STRUCTURE SCHEDULE - SEPARATE STORM DRAIN SYSTEM |             |        |      |               |                    |                             |  |  |  |
|--------------------------------------------------------|-------------|--------|------|---------------|--------------------|-----------------------------|--|--|--|
| STREET NAME                                            | STRUCTURE # | WIDTH  | TYPE | TOP ELEVATION | STRUCTURE LOCATION | REMARKS                     |  |  |  |
| OUTFALL FROM US                                        | U1          | 5' DIA | MAN  | 2+74.00       | 12+36.50           | DC-WASA DETAIL NO. SW/20.01 |  |  |  |
|                                                        | U2          | 5' DIA | MAN  | 2+74.00       | 12+36.50           | DC-WASA DETAIL NO. SW/20.01 |  |  |  |
|                                                        | U3          | 5' DIA | MAN  | 2+74.00       | 12+36.50           | DC-WASA DETAIL NO. SW/20.01 |  |  |  |
|                                                        | U4          | 5' DIA | MAN  | 2+74.00       | 12+36.50           | DC-WASA DETAIL NO. SW/20.01 |  |  |  |
|                                                        | U5          | 5' DIA | MAN  | 2+74.00       | 12+36.50           | DC-WASA DETAIL NO. SW/20.01 |  |  |  |
|                                                        | U6          | 5' DIA | MAN  | 2+74.00       | 12+36.50           | DC-WASA DETAIL NO. SW/20.01 |  |  |  |
|                                                        | U7          | 5' DIA | MAN  | 2+74.00       | 12+36.50           | DC-WASA DETAIL NO. SW/20.01 |  |  |  |
|                                                        | U8          | 5' DIA | MAN  | 2+74.00       | 12+36.50           | DC-WASA DETAIL NO. SW/20.01 |  |  |  |
|                                                        | U9          | 5' DIA | MAN  | 2+74.00       | 12+36.50           | DC-WASA DETAIL NO. SW/20.01 |  |  |  |
|                                                        | U10         | 5' DIA | MAN  | 2+74.00       | 12+36.50           | DC-WASA DETAIL NO. SW/20.01 |  |  |  |
| ANACOSTIA AVENUE                                       | M101        | 4' DIA | MAN  | 2+74.00       | 12+36.50           | DC-WASA DETAIL NO. SW/20.01 |  |  |  |
|                                                        | M102        | 4' DIA | MAN  | 2+74.00       | 12+36.50           | DC-WASA DETAIL NO. SW/20.01 |  |  |  |
|                                                        | M103        | 4' DIA | MAN  | 2+74.00       | 12+36.50           | DC-WASA DETAIL NO. SW/20.01 |  |  |  |
|                                                        | M104        | 4' DIA | MAN  | 2+74.00       | 12+36.50           | DC-WASA DETAIL NO. SW/20.01 |  |  |  |
|                                                        | M105        | 4' DIA | MAN  | 2+74.00       | 12+36.50           | DC-WASA DETAIL NO. SW/20.01 |  |  |  |
|                                                        | M106        | 4' DIA | MAN  | 2+74.00       | 12+36.50           | DC-WASA DETAIL NO. SW/20.01 |  |  |  |
|                                                        | M107        | 4' DIA | MAN  | 2+74.00       | 12+36.50           | DC-WASA DETAIL NO. SW/20.01 |  |  |  |
|                                                        | M108        | 4' DIA | MAN  | 2+74.00       | 12+36.50           | DC-WASA DETAIL NO. SW/20.01 |  |  |  |
|                                                        | M109        | 4' DIA | MAN  | 2+74.00       | 12+36.50           | DC-WASA DETAIL NO. SW/20.01 |  |  |  |
|                                                        | M110        | 4' DIA | MAN  | 2+74.00       | 12+36.50           | DC-WASA DETAIL NO. SW/20.01 |  |  |  |
| HAYES ROAD                                             | M111        | 4' DIA | MAN  | 2+74.00       | 12+36.50           | DC-WASA DETAIL NO. SW/20.01 |  |  |  |
|                                                        | M112        | 4' DIA | MAN  | 2+74.00       | 12+36.50           | DC-WASA DETAIL NO. SW/20.01 |  |  |  |
|                                                        | M113        | 4' DIA | MAN  | 2+74.00       | 12+36.50           | DC-WASA DETAIL NO. SW/20.01 |  |  |  |
|                                                        | M114        | 4' DIA | MAN  | 2+74.00       | 12+36.50           | DC-WASA DETAIL NO. SW/20.01 |  |  |  |
|                                                        | M115        | 4' DIA | MAN  | 2+74.00       | 12+36.50           | DC-WASA DETAIL NO. SW/20.01 |  |  |  |
|                                                        | M116        | 4' DIA | MAN  | 2+74.00       | 12+36.50           | DC-WASA DETAIL NO. SW/20.01 |  |  |  |
|                                                        | M117        | 4' DIA | MAN  | 2+74.00       | 12+36.50           | DC-WASA DETAIL NO. SW/20.01 |  |  |  |
|                                                        | M118        | 4' DIA | MAN  | 2+74.00       | 12+36.50           | DC-WASA DETAIL NO. SW/20.01 |  |  |  |
|                                                        | M119        | 4' DIA | MAN  | 2+74.00       | 12+36.50           | DC-WASA DETAIL NO. SW/20.01 |  |  |  |
|                                                        | M120        | 4' DIA | MAN  | 2+74.00       | 12+36.50           | DC-WASA DETAIL NO. SW/20.01 |  |  |  |

ALL WORK WILL BE IN COMPLIANCE TO  
THE DC DOH WATERSHED PROTECTION  
DIVISION STORM WATER MANAGEMENT  
GUIDEBOOK, APRIL 2003.



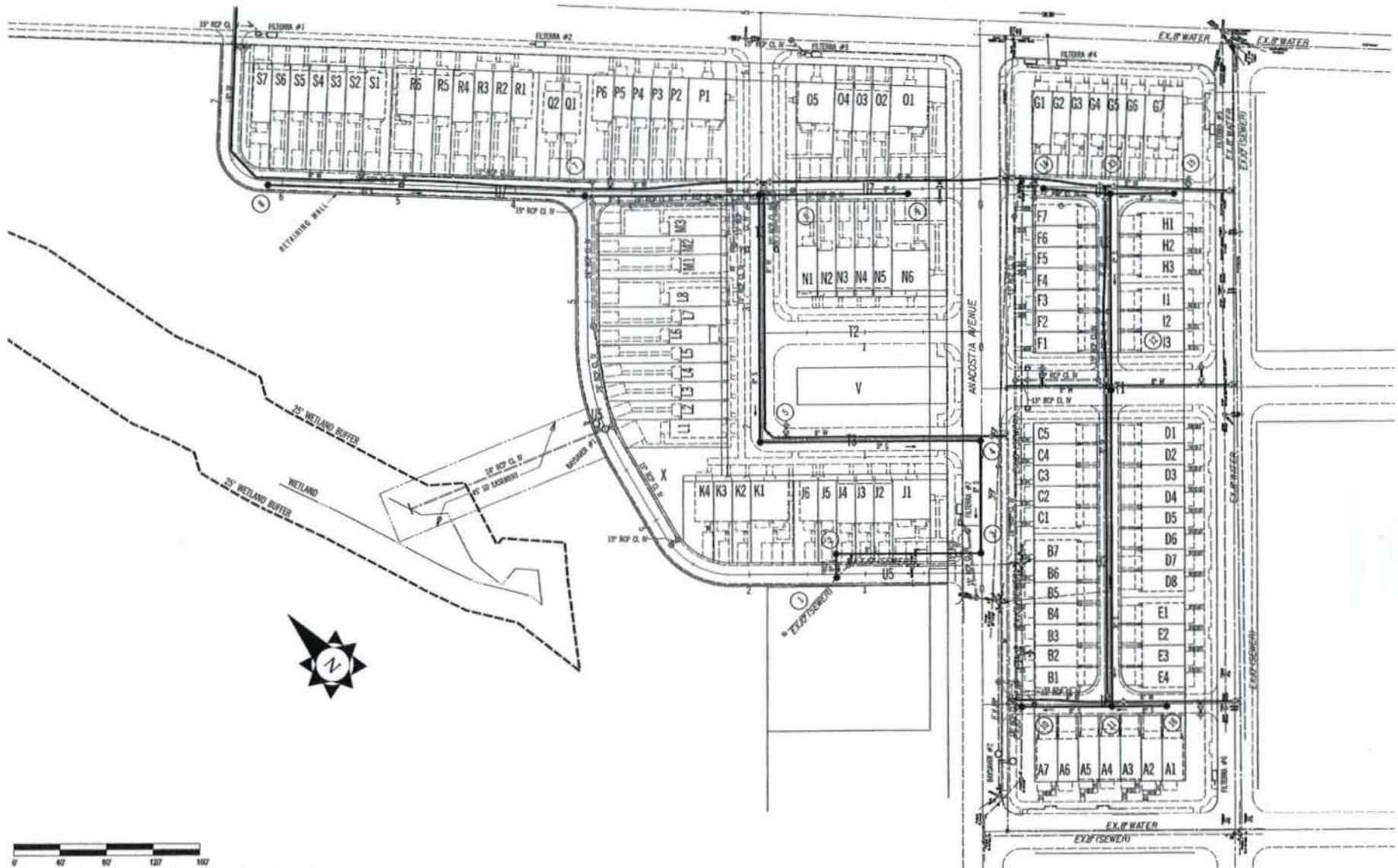
Stormwater Management Plan  
POLLIN MEMORIAL DEVELOPMENT TEAM  
GREENHORNE & O'MARA

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY



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July 3, 2007



Drawn: Darrin Gallas and Partners, Inc. 1/2 Green Spring Street, 4th floor, Silver Spring, Maryland 20910-1000

## Water and Sewer Plan

POLLIN MEMORIAL DEVELOPMENT TEAM  
GREENHORNE & O'MARA

# LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY



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July 3, 2007

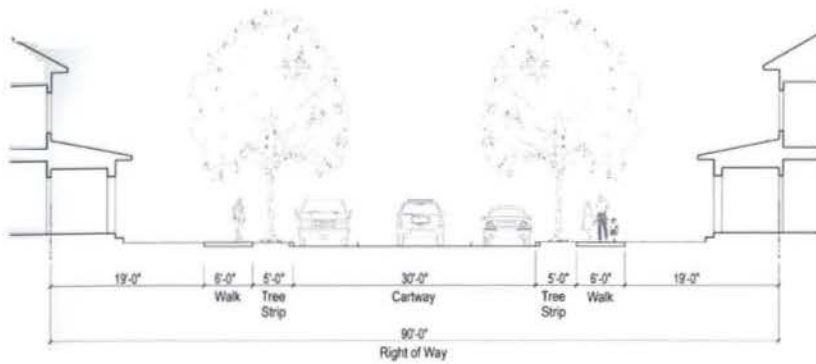


- DETAILS TO BE USED:
- DETAIL 40 - GATSBY BRICKWORK
- DETAIL 100 - CLUMP PIT
- DETAIL 12 - PIPE OUTLET SED TRAP
- DETAIL 3 - BUSH ROSE
- DETAIL 5 - SUPER GUT FENCE
- DETAIL - GUT FENCE
- DETAIL - SIDE WALK WASH RACK
- DETAIL 68 - AT-GRADE IP
- DETAIL 66 - CURB IP
- STANDARD SYMBOL LEGEND
- |                          |             |
|--------------------------|-------------|
| NET FENCE                | —SF— SF—    |
| SUPER NET FENCE          | —SSF— SSF—  |
| LAND IN INTERFERENCE     | — — — — —   |
| S.E.C.                   | SEAL WALL   |
| UNDEVELOPED AREA         | XXXX        |
| DRINKING FOUNTAIN        | ← — — — — ← |
| APPROVED WALKWAY         | ← — — — — ← |
| WALK PROHIBITION         | [ — — — ]   |
| STREET LIGHTS (STANDARD) | — — — — —   |
| STREET LIGHT             | — — — — —   |

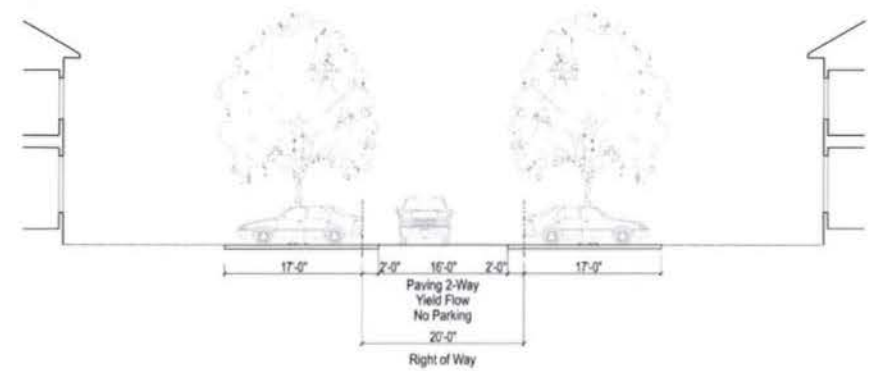
LINDA JOY &amp; KENNETH JAY POLLIN MEMORIAL COMMUNITY

|                          |                             | Full Bath Group<br>(shower, lav, WC) | Half Bath Group<br>(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<br>(accessible)  | fixtures/unit               | 2                                    | 1                            | 1              | 1             | 2         | 0                 |
|                          | fixture subtotal (44 units) | 88                                   | 44                           | 44             | 44            | 88        | 0                 |
| 3BR ROW<br>(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                 |

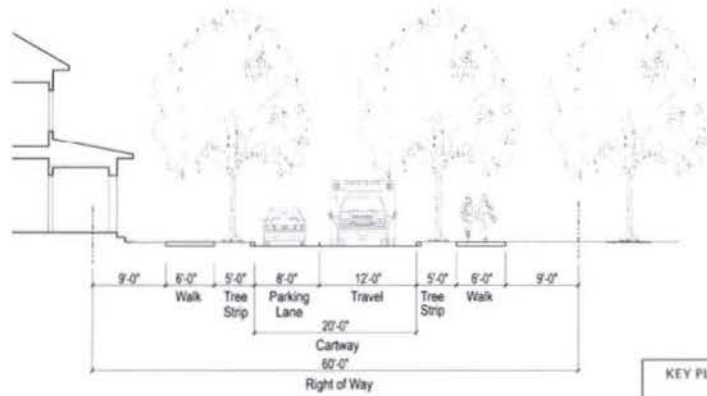
| Water Supply Fixture Unit Values (w.s.f.u.) |       |       |       |       |       |     |                                 |
|---------------------------------------------|-------|-------|-------|-------|-------|-----|---------------------------------|
| Hot Water/Fixture                           | 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                          |



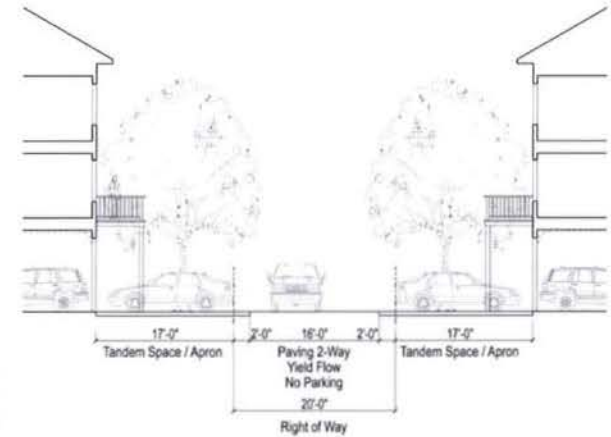
Existing Street



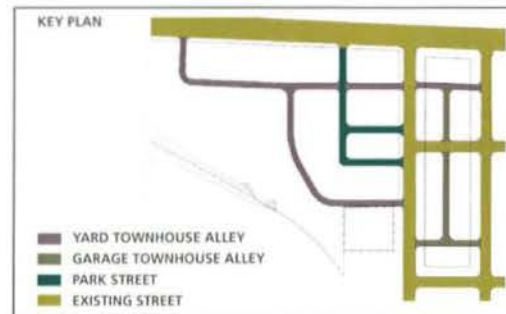
Proposed Alley Behind Yard Townhouses



Proposed Park Street



Proposed Alley Behind Garage Townhouses



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## Street Sections

POLLIN MEMORIAL DEVELOPMENT TEAM  
TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

### Parking Counts

|                  |    |
|------------------|----|
| New Street 1     | 6  |
| New Street 2*    | 8  |
| New Street 3     | 9  |
| Anacostia Avenue | 23 |
| Barnes Street    | 18 |
| Grant Street     | 6  |
| Total            | 70 |

\* Includes Both "Park" Streets

### On Street Parking Assumptions

On Street Parking Space 8'-0" W x 22'-0" L

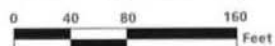
### Offsets

Street Intersection - 40'-0" (25'-0" from stop bar)

Street and Alley - 6'-0" from alley curb edge

Fire Hydrants - 10'-0" from either direction from the centerline of the fire hydrant.

Note: Parking space count subject to change upon final design



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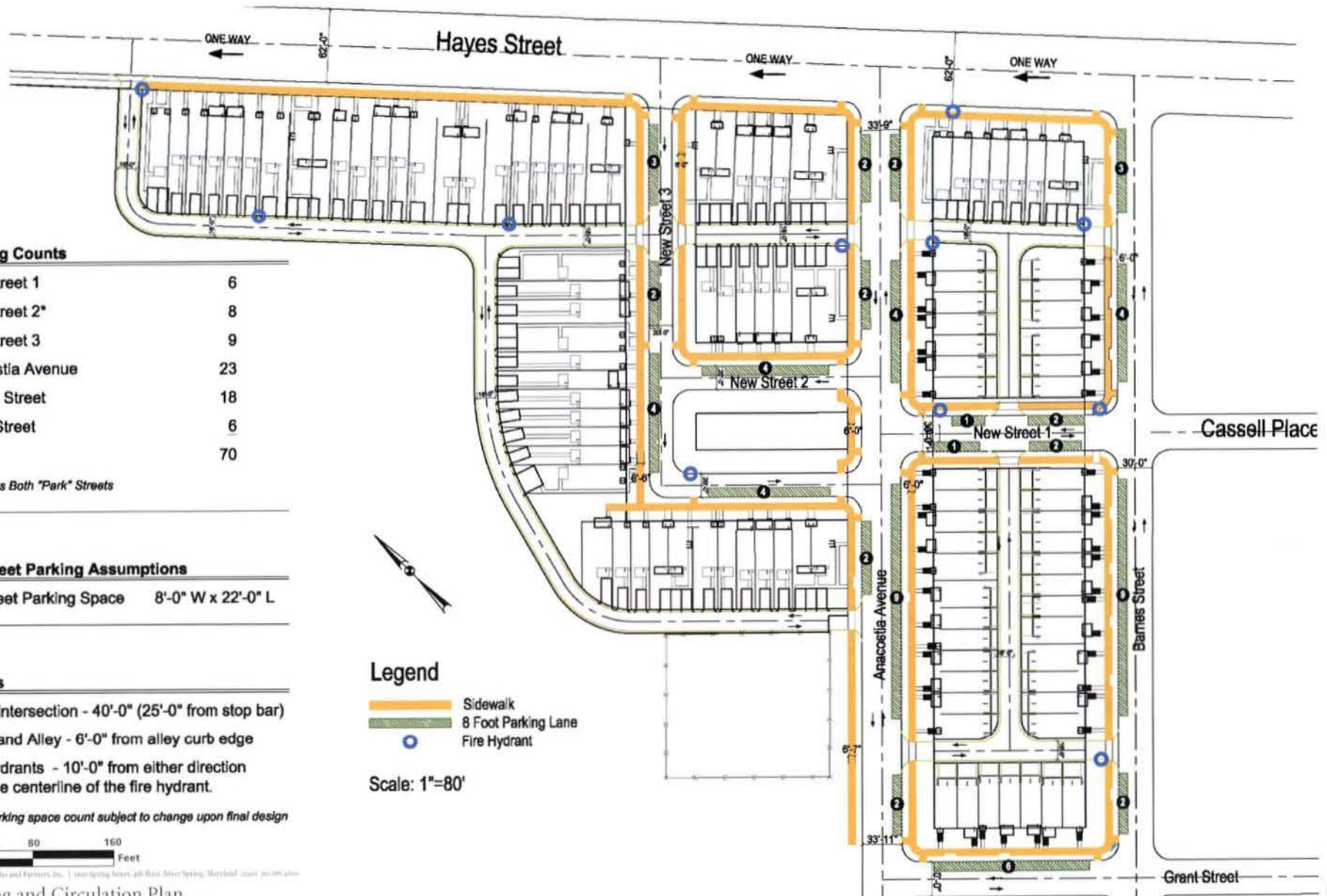
### Parking and Circulation Plan

POLLIN MEMORIAL DEVELOPMENT TEAM  
WELLS AND ASSOCIATES

### Legend

- Sidewalk
- 8 Foot Parking Lane
- Fire Hydrant

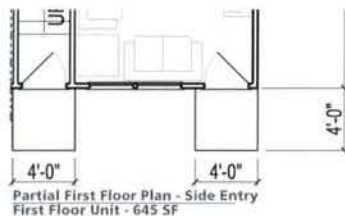
Scale: 1"=80'



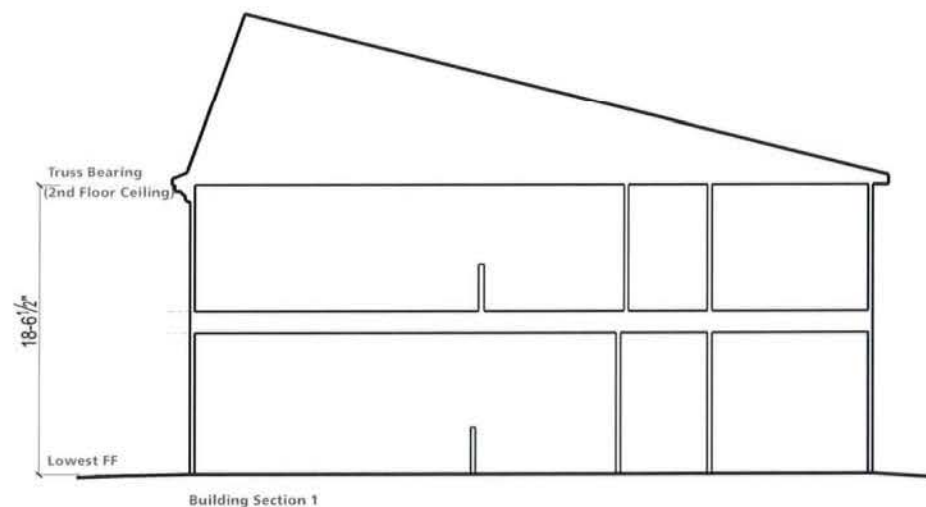
LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

S25

July 3, 2007



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.





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;<br>28 x 62 First Floor<br>28 x 52 Other Floors                                        |
| Trim:             | Surrounds and headers at windows and doors<br>Cornerboards (siding facades)<br>Cornices            |
| Porches:          | Decorative metal or solid PVC columns and pedestals<br>Shingle Roof<br>Metal or solid PVC railings |

0 8 32  
Feet

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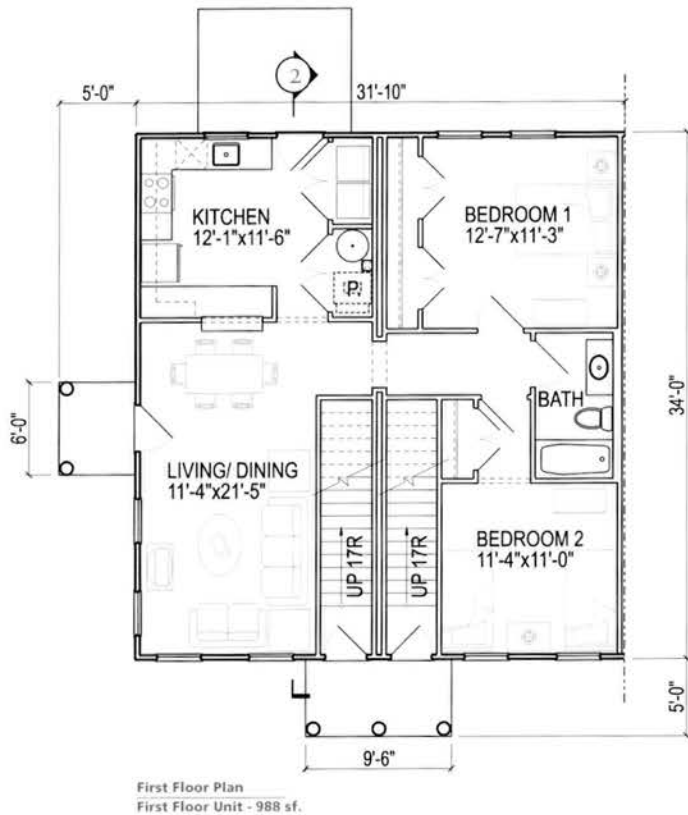
(2 Unit) One Bedroom Stacked Flat - Sample Elevation

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TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

A2

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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.

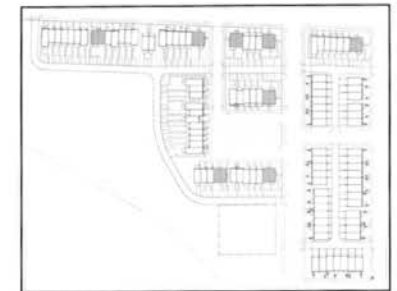


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### (3 Unit) Two Bedroom Apartment Building - Floor Plans

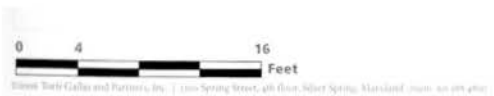
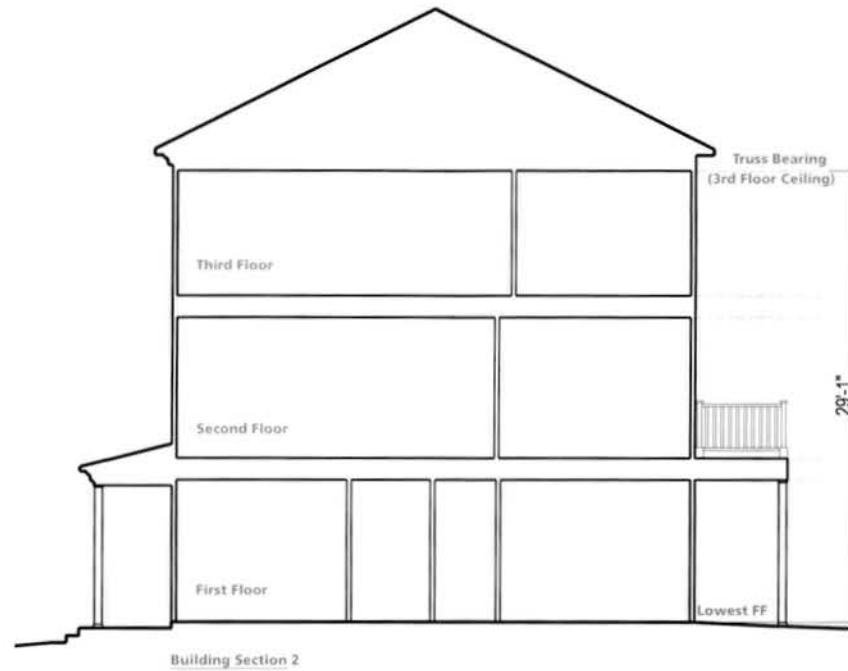
POLLIN MEMORIAL DEVELOPMENT TEAM  
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A3

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# (3 Unit) Two Bedroom Apartment Building - Section

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A4

July 5, 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:<br>28 x 62 First Floor<br>28 x 52 Other Floors                                        |
| Trim:    | Surrounds and headers at windows and doors<br>Cornerboards (siding facades)<br>Cornices            |
| Porches: | Decorative metal or solid PVC columns and pedestals<br>Shingle Roof<br>Metal or solid PVC railings |

0 8 32  
Feet

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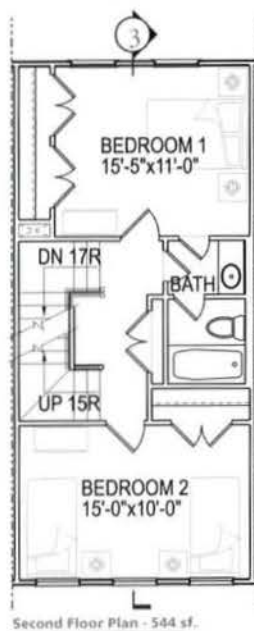
(3 Unit) Two Bedroom Apartment Building - Sample Elevation

 POLLIN MEMORIAL DEVELOPMENT TEAM  
TORTI GALLAS AND PARTNERS

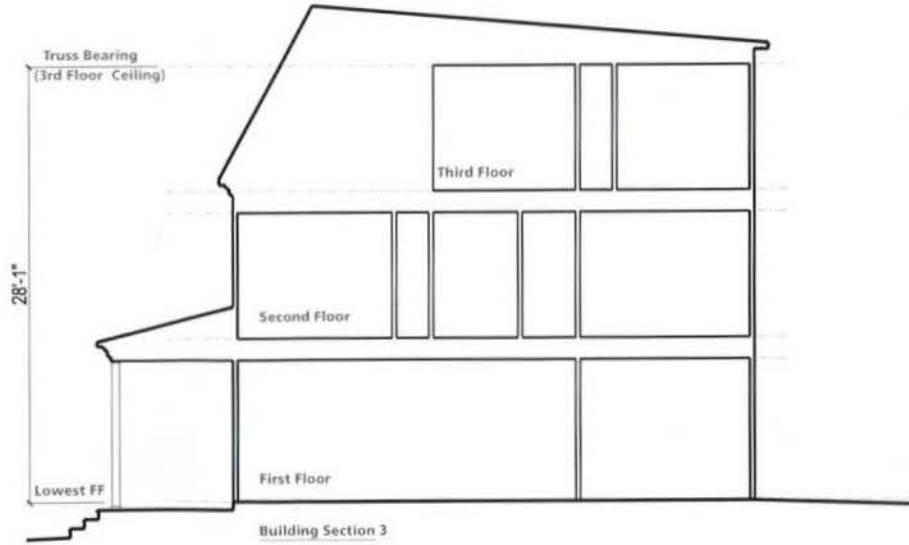
LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

A5

July 3, 2007



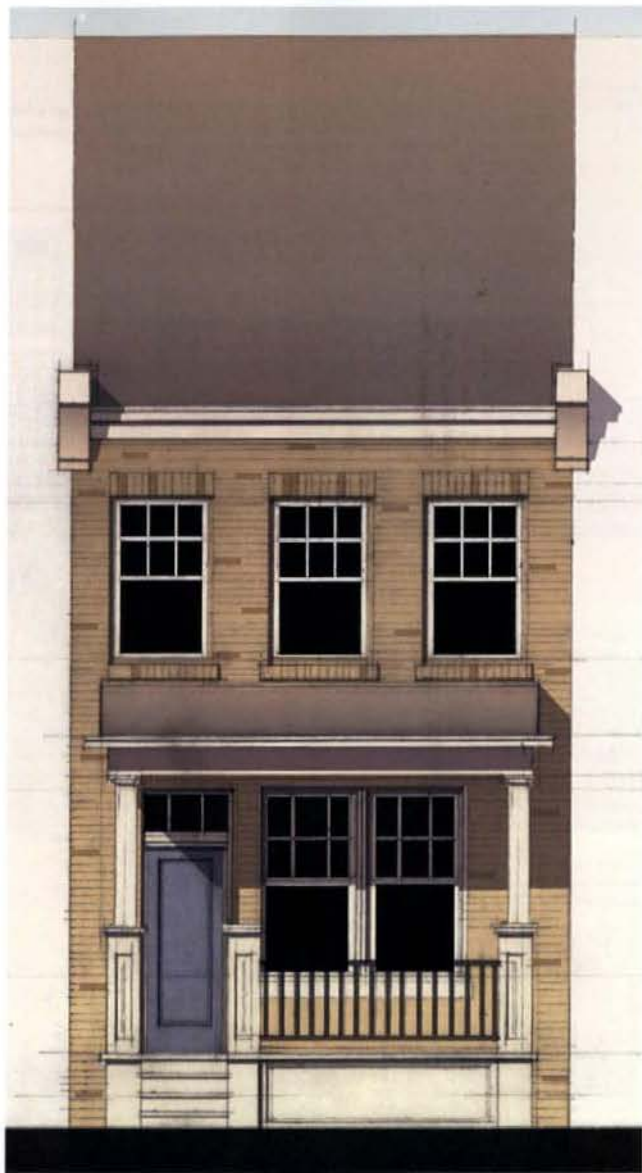
NOTE:  
The interior layouts shown on the building plans are schematic.  
Changes to the layouts, not affecting the exterior envelope or the  
square footage distribution, may occur.



Three Bedroom Row Dwelling - Floor Plans and Section

POLLIN MEMORIAL DEVELOPMENT TEAM  
TORTI GALLAS AND PARTNERS

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0 8 32 Feet

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### Three Bedroom Row Dwelling - Sample Elevations

 POLLIN MEMORIAL DEVELOPMENT TEAM  
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NOTE:  
For Typical Side and Rear Elevations,  
See Sheets A12-14

#### TYPICAL MATERIALS

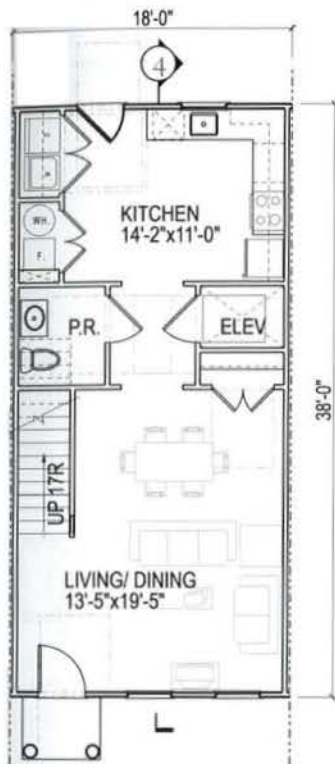
##### NOTES

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

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July 3, 2007

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First Floor Plan - 608 sf.

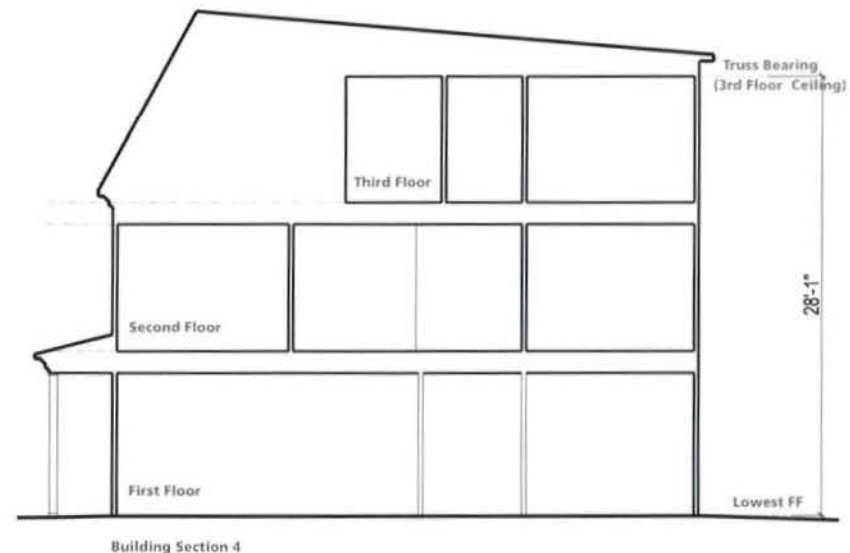


Second Floor Plan - 608 sf.



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.



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

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July 3, 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;<br>28 x 62 First Floor<br>28 x 52 Other Floors                                        |
| Trim:             | Surrounds and headers at windows and doors<br>Cornerboards (siding facades)<br>Cornices            |
| Porches:          | Decorative metal or solid PVC columns and pedestals<br>Shingle Roof<br>Metal or solid PVC railings |

0 8 32  
Feet

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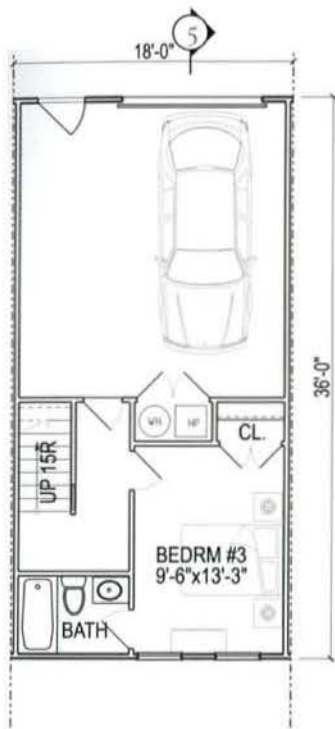
Three Bedroom Row Dwelling (Accessible) - Sample Elevation

POLLIN MEMORIAL DEVELOPMENT TEAM  
TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

A9

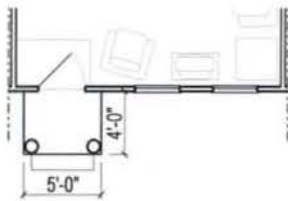
July 3, 2007



Ground Floor Plan - 648 sf.



First Floor Plan - 648 sf.

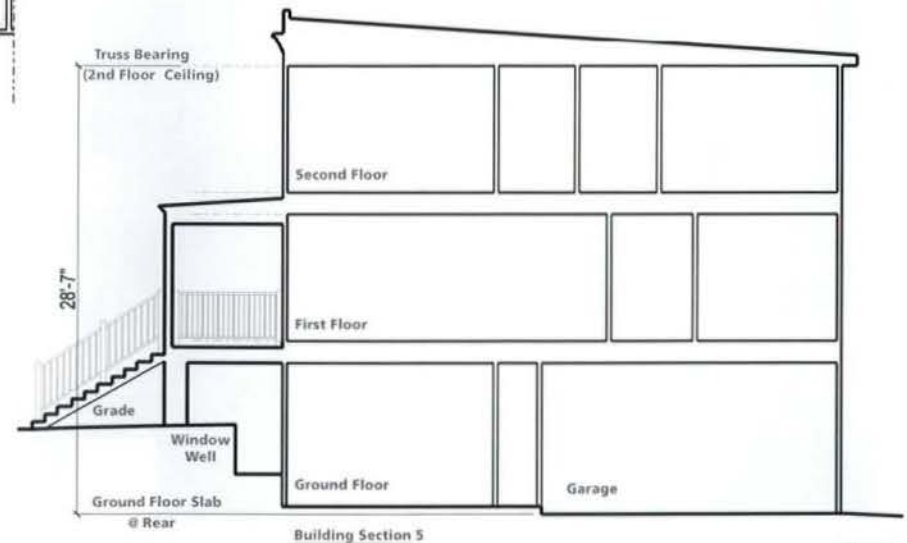


Partial First Floor Plan w/Stoop - 648 sf.



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

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A10

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0 8 32  
Feet

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### Three Bedroom Row Dwelling (With Integral Garage) - Sample Elevations

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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;<br>28 x 62 First Floor<br>28 x 52 Other Floors                                        |
| Trim:    | Surrounds and headers at windows and doors<br>Cornerboards (siding facades)<br>Cornices            |
| Porches: | Decorative metal or solid PVC columns and pedestals<br>Shingle Roof<br>Metal or solid PVC railings |

A11

July 3, 2007

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY



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

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

0 8 32  
Feet

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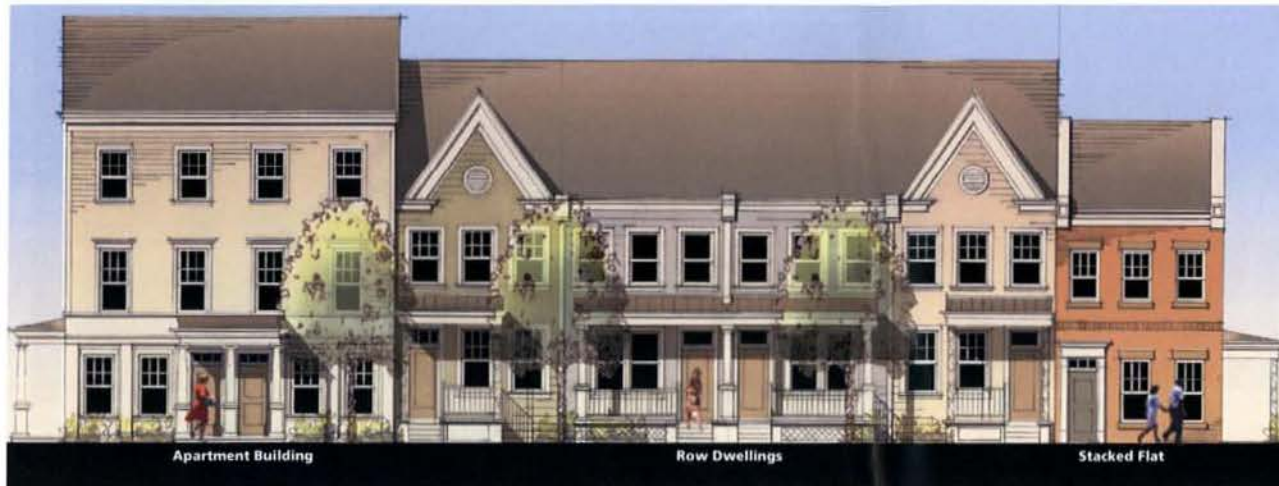
Sample Building Elevations - Representative Barnes Street

POLLIN MEMORIAL DEVELOPMENT TEAM  
TORTI GALLAS AND PARTNERS

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A12

July 3, 2007



Representative Hayes Street Elevation



Right Side Elevation



Left Side Elevation



Rear Elevation

0 8 32  
Feet

Source: Torti Gallas and Partners, Inc. | 1500 Spring Street, 9th Floor, Silver Spring, Maryland 20910-6000

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

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Representative Neighborhood Park Street Elevation



Right Side Elevation



Left Side Elevation

0 8 32  
Feet

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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

Sample Building Elevations - Around Neighborhood Park

POLLIN MEMORIAL DEVELOPMENT TEAM  
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A14

July 3, 2017