

SOUTHERN HILLS

4319 3rd ST E, #200
WASHINGTON, DC



DWG #	DRAWING TITLE
T0.01	PROJECT COVER
A0.01	PROPOSED SITE PLAN
A0.02	PERSPECTIVES
A0.03	PERSPECTIVES
A0.04	PERSPECTIVES

DWG #	DRAWING TITLE
A1.01	BUILDING A FLOOR PLANS
A1.02	BUILDING A FLOOR PLANS
A1.03	BUILDING A FLOOR PLANS
A1.04	BUILDING B FLOOR PLANS
A1.05	BUILDING B FLOOR PLANS
A1.06	BUILDING C FLOOR PLANS
A1.07	BUILDING C FLOOR PLANS
A1.08	BUILDING D FLOOR PLANS
A1.09	BUILDING D FLOOR PLANS
A1.10	BUILDING E FLOOR PLANS
A1.11	BUILDING E FLOOR PLANS
A1.12	BUILDING F FLOOR PLANS
A1.13	BUILDING H FLOOR PLANS
A1.14	BUILDING H FLOOR PLANS

DWG #	DRAWING TITLE
A4.01	ELEVATIONS - BUILDING A
A4.02	ELEVATIONS - BUILDING B
A4.03	ELEVATIONS - BUILDING C
A4.04	ELEVATIONS - BUILDING D
A4.05	ELEVATIONS - BUILDING E
A4.06	ELEVATIONS - BUILDING F
A4.07	ELEVATIONS - BUILDING H

SUBMISSIONS :

SEPTEMBER 25, 2019 BZA INITIAL SUBMISSION
DECEMBER 9, 2019 BZA SUPPLEMENTAL DRAWINGS



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Architect of Record:

Drawn: Author
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Scale: 1/4" = 1'-0"
Key Plan:

Project Name:
SOUTHERN HILLS

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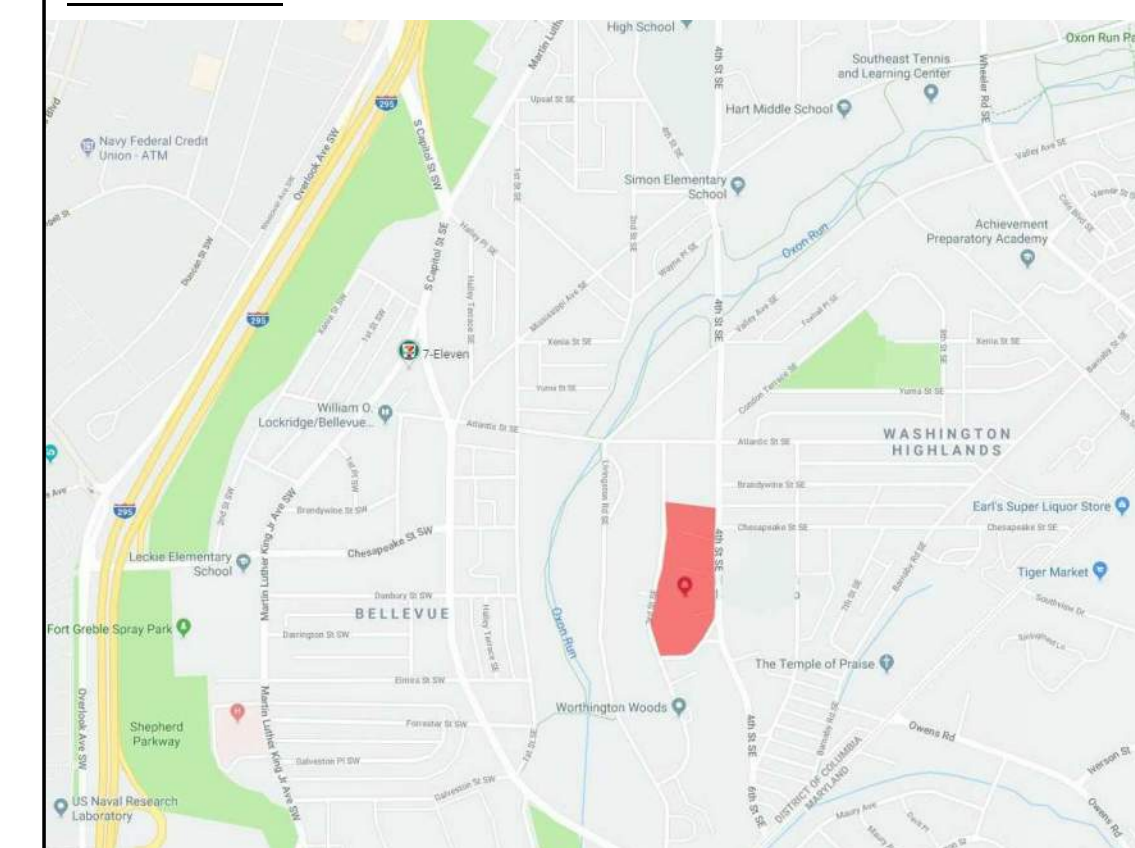
Sheet Name:
PROJECT COVER

Project Number:
14193

Issue Date:
December 9, 2019

Sheet Number:
T0.01

LOCUS MAP :

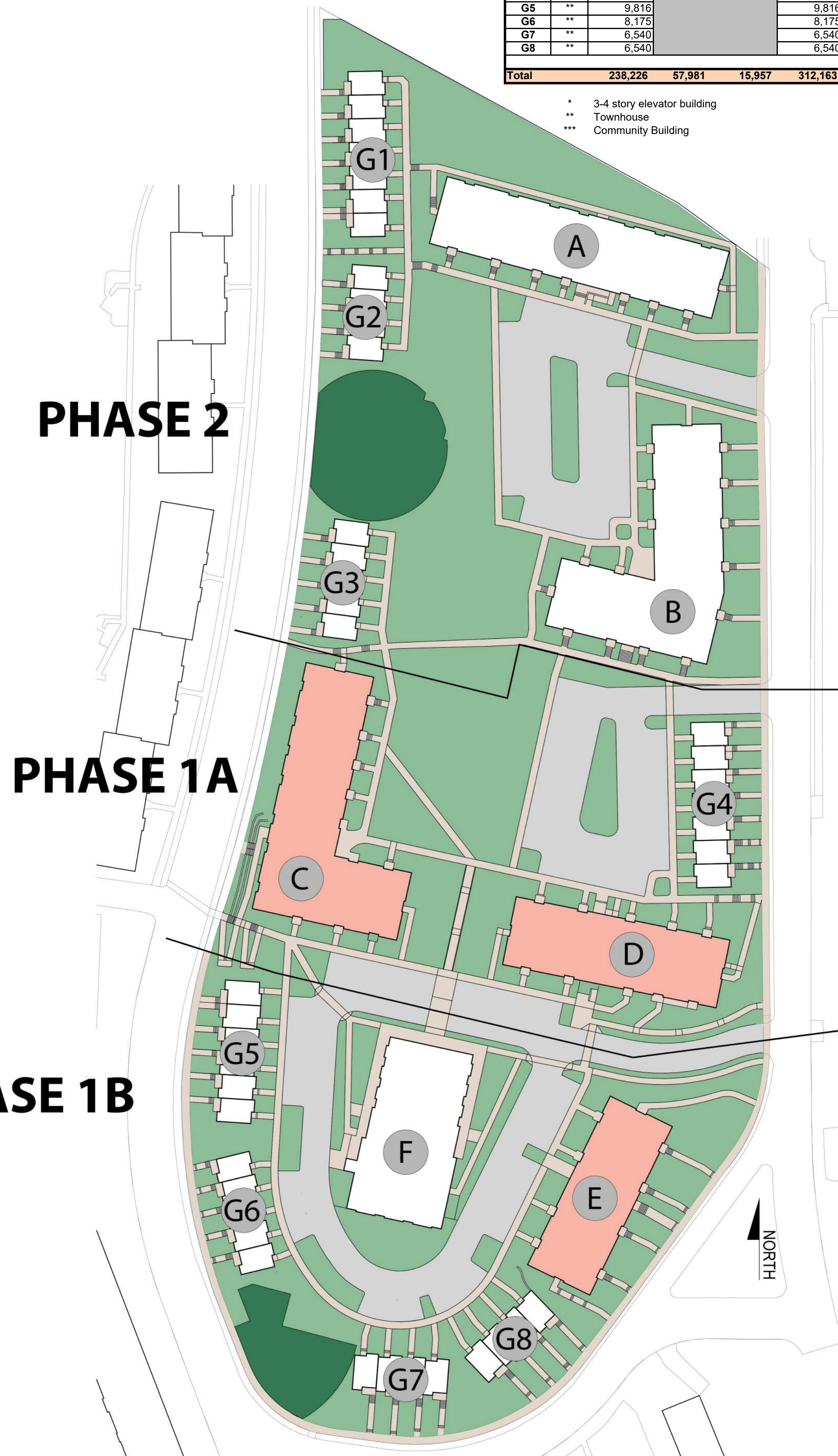


2018 PROJECT DATA AND UNIT MIX					
Building	Gross Floor Area				GSF Zoning
	Residential Units	Common	Mechanical/Storage/B.O.H.	GSF Total	
A	32,461	6,424	1,124	40,009	38,885 sf
B	38,733	7,730	2,000	48,463	46,463 sf
C	45,386	10,406	2,860	58,652	55,792 sf
D	29,810	6,929	2,941	39,779	36,839 sf
E	24,935	6,511	2,030	33,476	31,446 sf
F	0	19,981	5,203	25,184	19,981 sf
G1	11,439			11,439	11,439 sf
G2	6,540			6,540	6,540 sf
G3	8,175			8,175	8,175 sf
G4	9,576			9,576	9,576 sf
G5	9,816			9,816	9,816 sf
G6	8,175			8,175	8,175 sf
G7	6,540			6,540	6,540 sf
G8	6,540			6,540	6,540 sf
Total	238,226	57,981	15,957	312,163	296,206 sf

Unit Mix					
1BR Flat 1 Bath	2BR Flat 1 Bath	3BR Flat 2 Baths	3BR TH 1.5 Baths	Total	
23	20	0		43	
18	22	5		45	
34	23	0		57	
21	17	0		38	
12	18	0		30	
		0	7	7	
		0	4	4	
		0	5	5	
		0	6	6	
		0	5	5	
		0	4	4	
		0	4	4	
108	100	5	42	255	

Parking Totals	
North Parking Lot	45
Central Parking Lot	39
South Parking Lot	63
Total	147

- * 3-4 story elevator building
- ** Townhouse
- *** Community Building



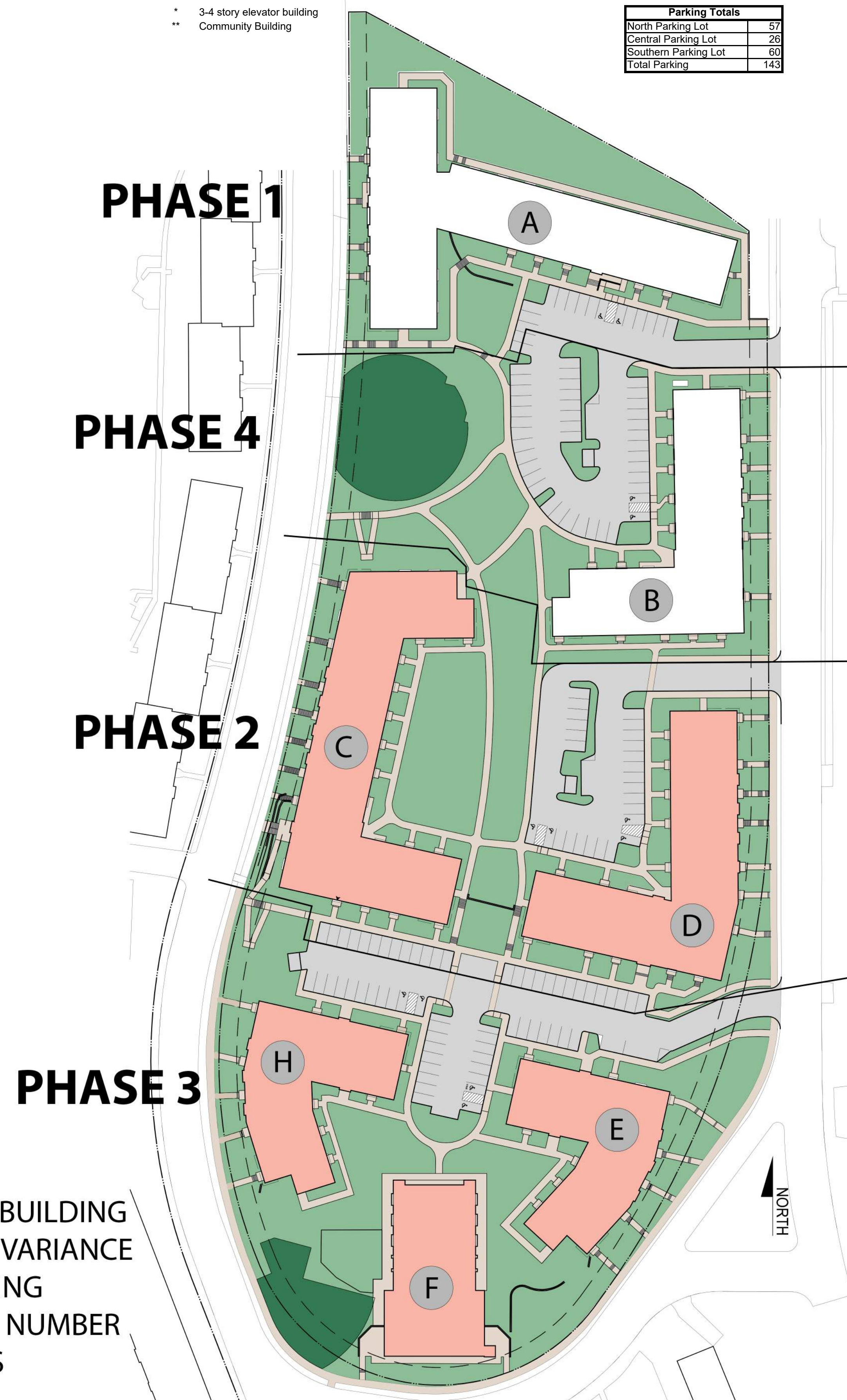
20 SITE PLAN - 2018 DESIGN
 SCALE: AS NOTED

2019 PROJECT DATA AND UNIT MIX						
Building	Gross Floor Area					GSF Total
	Lower Ground Level	Ground Level	First Floor	Second Floor	Third Floor	
A	9,240	11,894	26,550	26,774	15,645	90,103 sf
B	0	0	17,640	18,066	18,066	53,772 sf
C	0	16,528	24,273	24,557	24,452	89,810 sf
D	0	9,403	19,812	19,958	19,958	69,131 sf
E	0	7,384	13,144	13,338	13,338	47,204 sf
F	0	5,941	11,036	8,657	0	25,634 sf
H	0	7,384	13,144	13,338	13,338	47,204 sf
Total	9,240	58,534	125,599	124,688	104,797	422,858 sf

Unit Mix					
1BR Flat 1 Bath	2BR Flat 1 Bath	3BR Flat 2 Baths	3BR Duplex 2 Baths	Total	
38	32	3	8	81	
21	20	3	6	50	
40	28	4	7	79	
27	30	0	6	63	
13	20	0	5	38	
152	150	10	37	349	

Parking Totals	
North Parking Lot	57
Central Parking Lot	26
Southern Parking Lot	60
Total Parking	143

- * 3-4 story elevator building
- ** Community Building



10 SITE PLAN - CURRENT DESIGN
 SCALE: AS NOTED

INDICATES BUILDING IS SEEKING VARIANCE FOR BUILDING HEIGHT OR NUMBER OF STORIES

Consultant:

Revision:

Architect of Record:

Drawn: T.A.T.

Checked: T.A.T.

Scale: AS NOTED

Key Plan:

Project Name:

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4319 3rd ST SE, #200
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Sheet Name:

PROPOSED
 SITE PLAN

Project Number:

14193

Issue Date:

December 9, 2019

Sheet Number:

A0.01

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Scale: 1" = 160'-0"

Key Plan:

Project Name:
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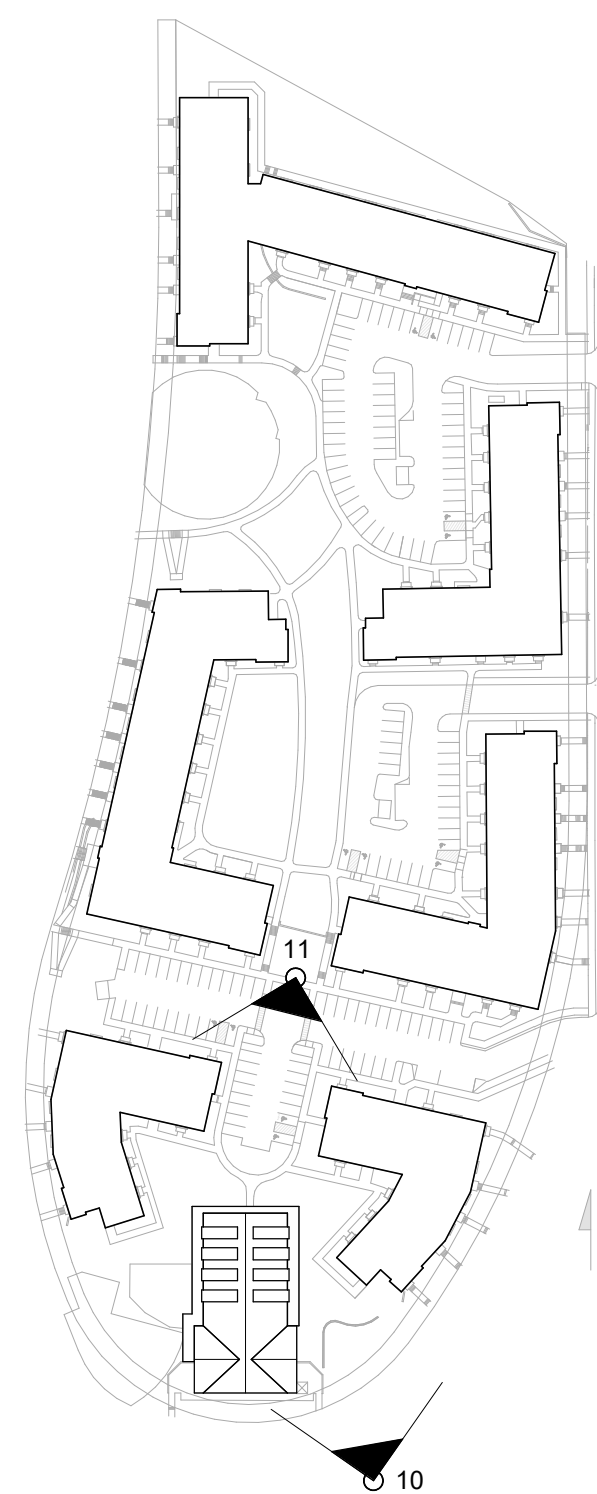
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Sheet Name:
Perspectives

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11 Rendered Perspective from South Parking Lot



10 Rendered Perspective from Livingston Terrace

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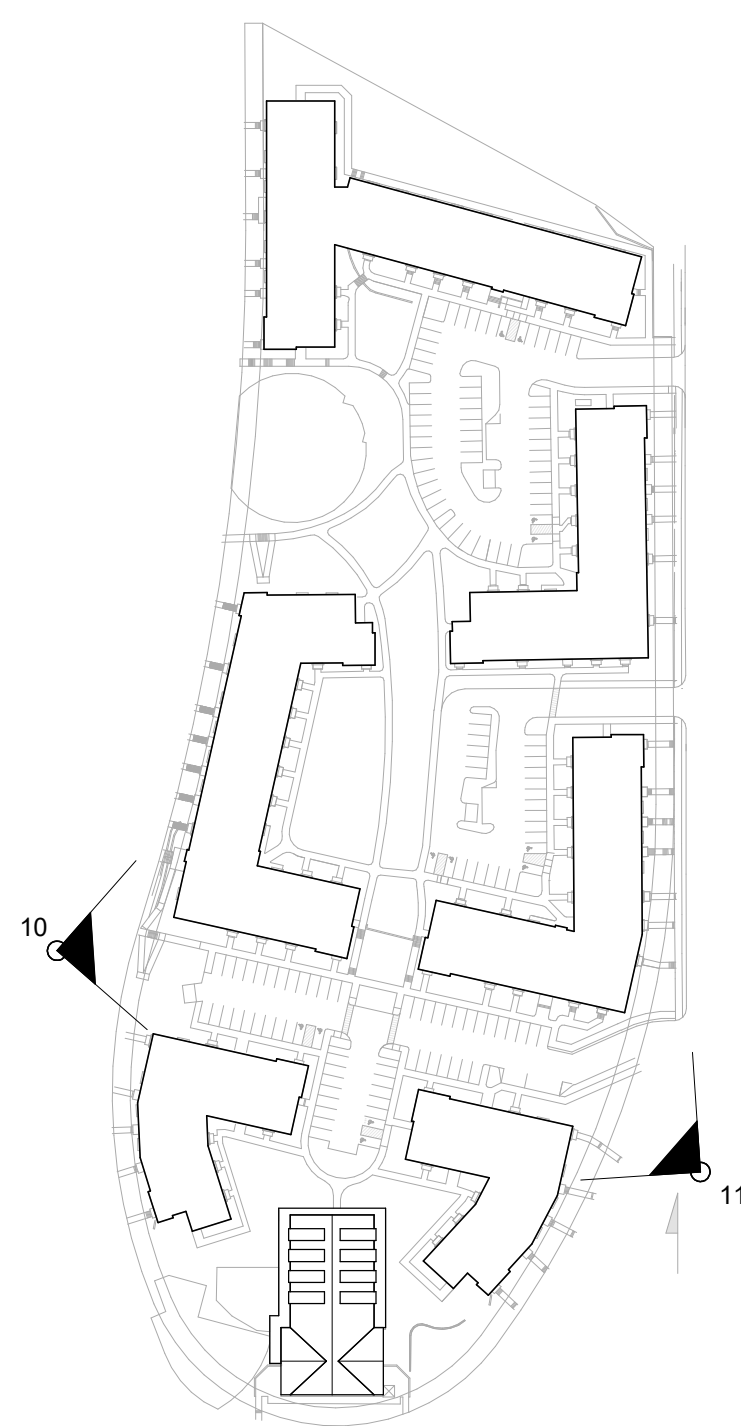
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11 Rendered Perspective from Fourth Street



10 Rendered Perspective from Third Street