

HIGHLANDS ADDITION CONSOLIDATED PLANNED UNIT DEVELOPMENT APPLICATION EXHIBIT B



ZONING COMMISSION
District of Columbia

CASE NO. 06-45
EXHIBIT NO. 21

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CASE NO. 06-45
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Revised January 10, 2007
November 3, 2006



Not to Scale

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Proposed Illustrative Site Plan

Revised January 10, 2007
November 3, 2006

DRAWING INDEX BY ZONING SECTION

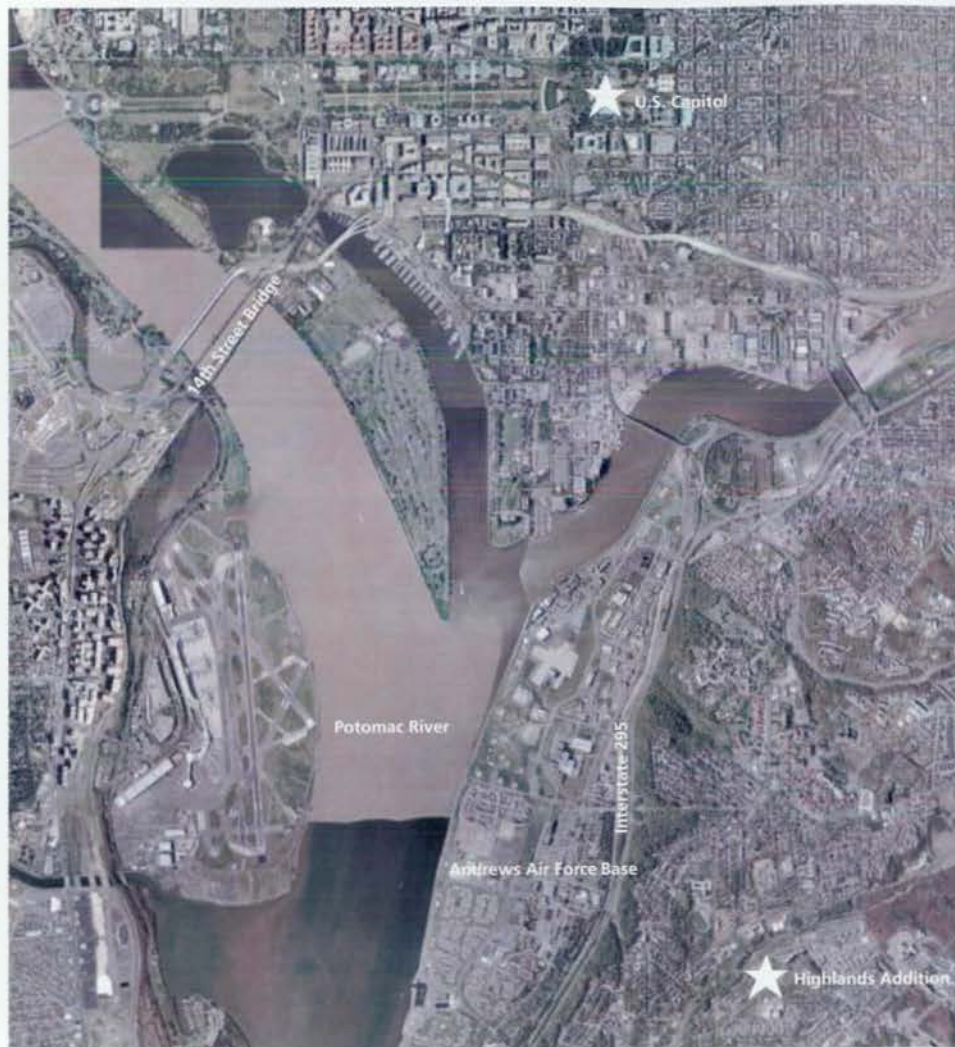
DRAWING INDEX

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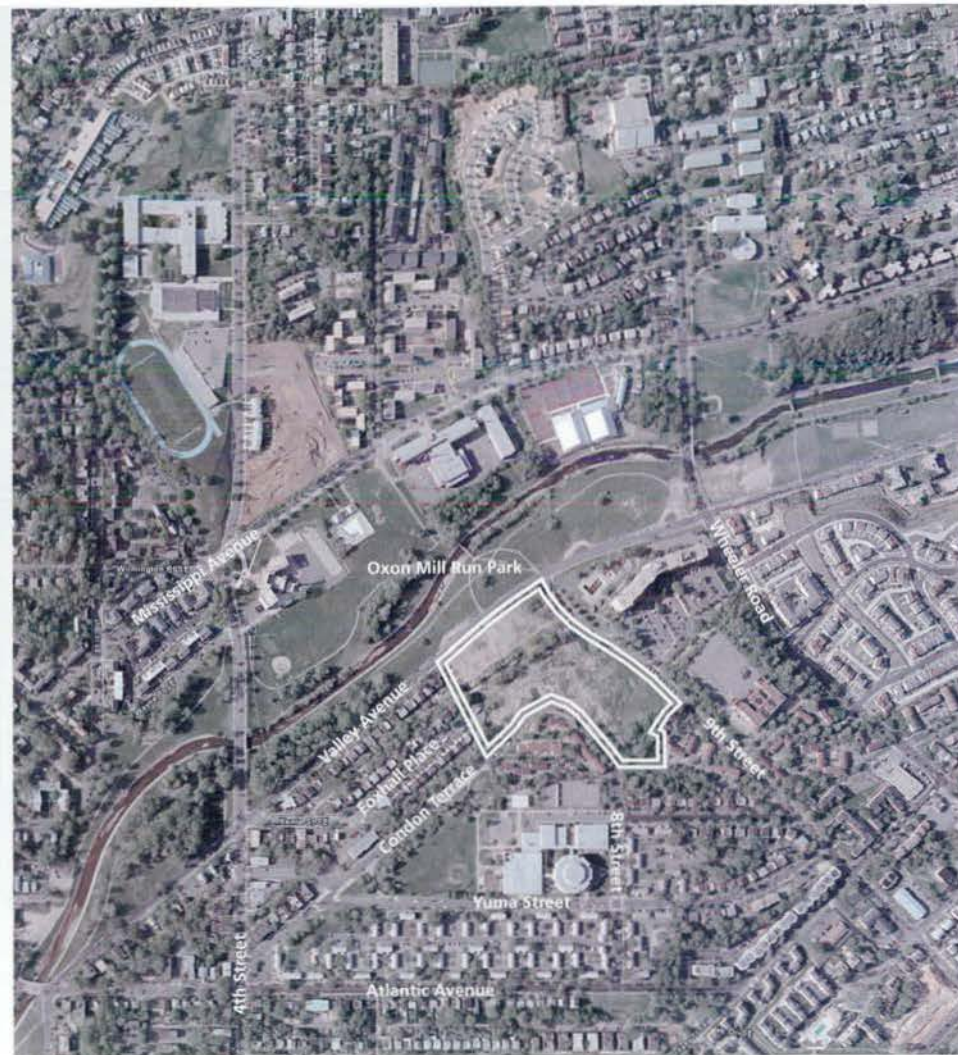
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Drawing Index

Revised January 10, 2007
November 3, 2006



Context Map



Site Location

E1

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Site Context Map and Site Location Aerial Photographs

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HIGHLANDS ADDITION



1. Oxon Mill Run Park



2. Existing Apartment Building on Valley Avenue



3. Existing Duplexes on Foxhall Place



4. View from Condon Terrace and 8th Street



5. View up Wheeler Road



KEY PLAN



6. View Across Oxon Run Park



7. Existing Apartment Building across 9th Street



8. Existing adjacent Housing Authority units across 8th Street (Highlands Addition)



9. View Across Site from 9th Street



10. View Across Site from Foxhall Place

E2

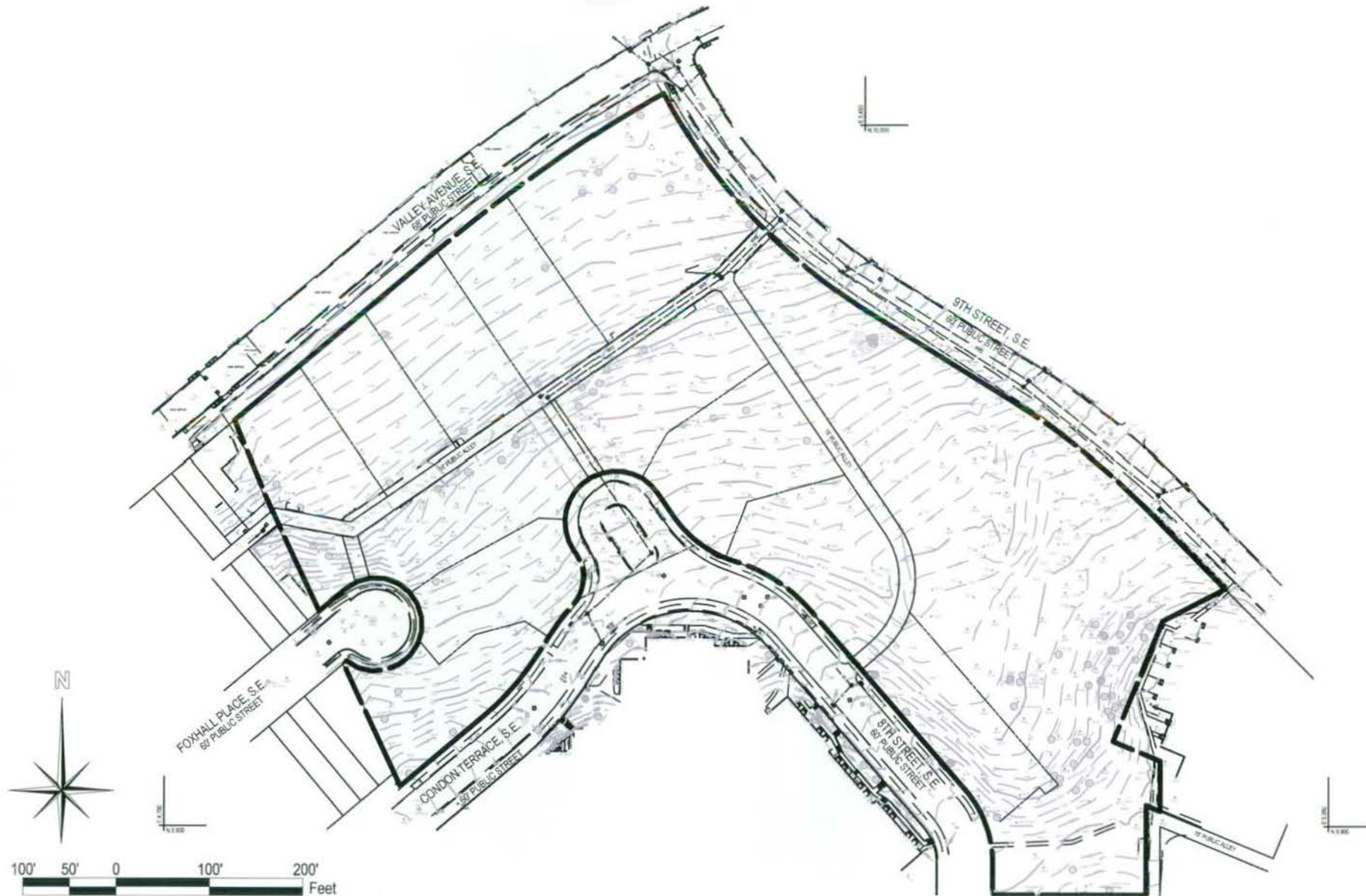
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Existing Site Photos

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November 3, 2006

HIGHLANDS ADDITION



E3

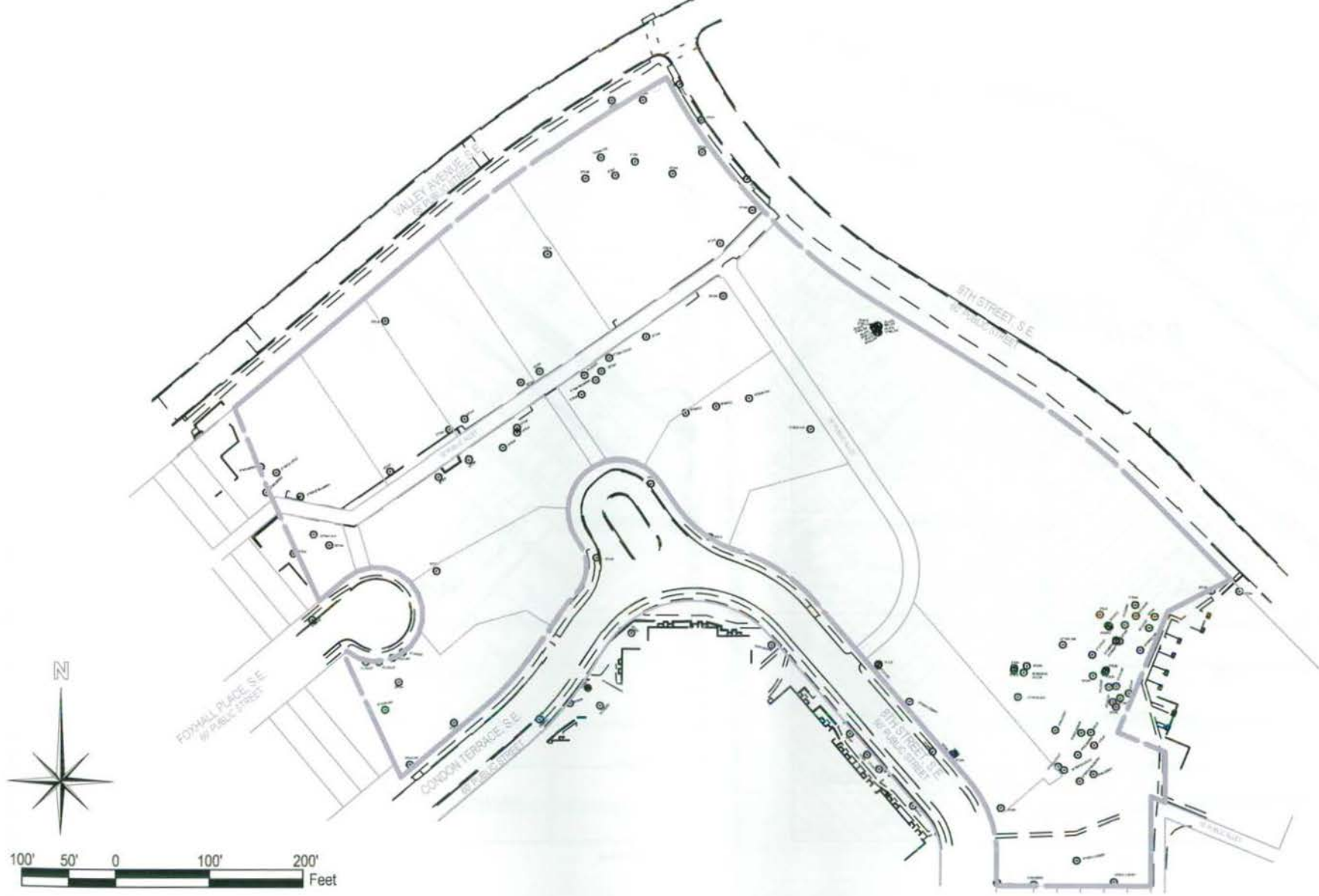
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Existing Site Plan



Loadman,
Soler & Associates, Inc.

HIGHLANDS ADDITION



Existing Tree Location Plan





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Proposed Site Plan

NMBCEMIDCHA
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S1

Revised January 10, 2007
November 3, 2006

HIGHLANDS ADDITION

| Building | Zoning | | | Building Dimension | | | | Setbacks | | | | Lot Dimension | | | Lot Area (sf.) | Lot Occupancy (%) | Lot FAR |
|---|------------|---------------|--------------|--------------------|------------------|-------------------------------|------------------------|--|---|--|-------------------------|-------------------------|-------------------------|-----------------|----------------|-------------------|---------|
| | Zoning Lot | Building Type | No. of Units | Height (feet) | Height (stories) | Building Footprint Area (sf.) | Gross Floor Area (sf.) | Minimum Front Yard (ft.) | Minimum Rear Yard (ft.) | Mean Rear Yard (ft.), where minimum rear yard is less than 15' | Minimum Side Yard (ft.) | Minimum Lot Width (ft.) | Minimum Lot Depth (ft.) | | | | |
| R-5-B Zoning Regulations (Matter of Right) | | | | 50' | No Limit | | | | 4' ft. from grade to rooftop - 15' (min.) | 3' ft. from grade to rooftop - 8' (min.) | | None Prescribed | | None Prescribed | 60% | 1.8 (max) | |
| R-5-B PUD Standards (Per DCMR Title 11/ Section 2405) | | | | 60' | No Limit | | | 15' min. (only applies at multiple bldgs on one lot) | | | None Prescribed | None Prescribed | | None Prescribed | 60% | 3.00 | |
| 1 | | STACK | 3 | 38'-6" | 3 | 1368 | 4053 | 9'-0" | 113'-10" | | 15'-0" | | | | | | |
| 2 | A | ROW | 1 | 28'-9" | 2 | 544 | 1088 | 45'-0" | 32'-3" | | 69'-3" | 62'-2" | 125'-3" | 19'192 | 20% | 0.54 | |
| | B | ROW | 1 | 27'-0" | 2 | 544 | 1088 | 45'-0" | 24'-10" | | 57'-4" | | | | | | |
| 3 | | STACK | 3 | 36'-0" | 3 | 1368 | 4053 | 84'-4" | 5'-10" | 17'-2" | 5'-4" | | | | | | |
| 4 | A | ROW | 1 | 38'-4" | 3 | 612 | 2333 | | 17'-2" | | 8'-8" | 24'-10" | 86'-4" | 2454 | 25% | 0.95 | |
| | B | ROW | 1 | 38'-4" | 3 | 612 | 2333 | | 25'-1" | | 11'-11" | 27'-5" | 98'-3" | 3406 | 18% | 0.68 | |
| 5 | A | ROW | 1 | 36'-10" | 3 | 612 | 2333 | | 34'-7" | | 15' | 33'-1" | 82'-5" | 2765 | 22% | 0.84 | |
| | B | ROW | 1 | 37'-4" | 3 | 612 | 2333 | | 34'-7" | | 5' | 23'-0" | 84'-10" | 1969 | 31% | 1.18 | |
| 6 | | STACK | 3 | 39'-0" | 3 | 1216 | 3605 | | 56'-8" | | 5' | 47'-0" | 84'-11" | 4940 | 25% | 0.73 | |
| 7 | | STACK | 3 | 38'-0" | 3 | 1216 | 3605 | | 55'-7" | | 5' | 48'-0" | 104'-10" | 4793 | 25% | 0.75 | |
| 8 | A | ROW | 1 | 48'-6" | 4 | 684 | 2461 | | 16'-2" | | 6' | 24'-0" | 65'-2" | 2295 | 30% | 1.07 | |
| | B | ROW | 1 | 48'-6" | 4 | 684 | 2461 | | 25'-10" | | 5' | 23'-0" | 74'-10" | 2006 | 34% | 1.23 | |
| 9 | A | ROW | 1 | 46'-2" | 4 | 684 | 2461 | | 30'-11" | | 13'-3" | 24'-0" | 71'-8" | 2756 | 25% | 0.89 | |
| | B | ROW | 1 | 46'-2" | 4 | 684 | 2461 | | 30'-11" | | — | 16'-0" | 79'-11" | 1438 | 48% | 1.71 | |
| | C | ROW | 1 | 46'-2" | 4 | 684 | 2461 | | 30'-11" | | 15' | 33'-0" | 79'-11" | 2636 | 26% | 0.93 | |
| 10 | A | ROW | 1 | 44'-6" | 4 | 924 | 3337 | | 24'-2" | | 15'-2" | 41'-10" | 77'-11" | 3017 | 31% | 1.11 | |
| | B | ROW | 1 | 44'-0" | 4 | 924 | 3337 | | 22'-2" | | — | 22'-0" | 75'-11" | 1691 | 55% | 1.97 | |
| | C | ROW | 1 | 43'-6" | 4 | 924 | 3337 | | 20'-3" | | 5'-1 | 36'-2" | 72'-5" | 2085 | 44% | 1.60 | |
| 11 | A | ROW | 1 | 47'-6" | 4 | 684 | 2461 | | 17'-6" | | 6' | 25'-10" | 69'-6" | 1772 | 39% | 1.39 | |
| | B | ROW | 1 | 48'-0" | 4 | 684 | 2461 | | 18'-9" | | — | 18'-0" | 68'-2" | 1283 | 53% | 1.92 | |
| | C | ROW | 1 | 47'-6" | 4 | 684 | 2461 | | 20' | | 5' | 22'-5" | 65'-11" | 1531 | 45% | 1.61 | |
| 12 | A | ROW | 1 | 40'-0" | 3 | 988 | 2349 | | 27'-1" | | 7' | 36'-5" | 60'-6" | 2684 | 37% | 0.88 | |
| | B | ROW | 1 | 41'-0" | 3 | 988 | 2349 | | 22'-2" | | 5'-6 | 41'-8" | 37'-5" | 2314 | 43% | 1.02 | |
| 13 | A | ROW | 1 | 40'-6" | 3 | 836 | 2333 | | 17' | | 6'-9 | 28'-7" | 70'-0" | 2006 | 42% | 1.16 | |
| | B | ROW | 1 | 39'-0" | 3 | 836 | 2333 | | 17' | | 5' | 27'-0" | 70'-0" | 1890 | 44% | 1.23 | |
| 14 | A | ROW | 1 | 38'-0" | 3 | 612 | 2333 | | 21' | | 5' | 23'-0" | 70'-0" | 1612 | 38% | 1.45 | |
| | B | ROW | 1 | 38'-0" | 3 | 612 | 2333 | | 21' | | — | 18'-0" | 70'-0" | 1260 | 49% | 1.85 | |
| | C | ROW | 1 | 38'-6" | 3 | 612 | 2333 | | 21' | | — | 18'-0" | 70'-0" | 1260 | 49% | 1.85 | |
| | D | ROW | 1 | 38'-6" | 3 | 612 | 2333 | | 21' | | 9'-9 | 28'-1" | 70'-0" | 1954 | 31% | 1.19 | |
| 15 | A | ROW | 1 | 36'-7" | 3 | 836 | 3232 | | 21'-11" | | 8'-6 | 30'-3" | 74'-9" | 2342 | 36% | 1.38 | |
| | B | ROW | 1 | 36'-7" | 3 | 836 | 3232 | | 21'-10" | | — | 21'-8" | 74'-10" | 1854 | 51% | 1.95 | |
| | C | ROW | 1 | 36'-7" | 3 | 836 | 3232 | | 22'-2" | | — | 22'-0" | 75'-2" | 1679 | 50% | 1.92 | |
| | D | ROW | 1 | 36'-7" | 3 | 836 | 3232 | | 24' | | 15' | 34'-5" | 77'-0" | 2970 | 28% | 1.09 | |
| 16 | A | ROW | 1 | 43'-1" | 3 | 836 | 3232 | | 20'-3" | | 15' | 37'-1" | 71'-8" | 2668 | 31% | 1.21 | |
| | B | ROW | 1 | 41'-7" | 3 | 836 | 3232 | | 20'-3" | | — | 22'-0" | 74'-2" | 1639 | 51% | 1.97 | |
| | C | ROW | 1 | 39'-1" | 3 | 836 | 3232 | | 20'-3" | | — | 22'-0" | 74'-11" | 1708 | 49% | 1.89 | |
| | D | ROW | 1 | 38'-7" | 3 | 836 | 3232 | | 20'-6" | | 8'-6 | 30'-0" | 74'-8" | 2346 | 36% | 1.38 | |
| 17 | A | ROW | 1 | 29'-0" | 2 | 544 | 1088 | | 66'-10" | | 6'-10 | 20'-11" | 116'-4" | 2483 | 22% | 0.44 | |
| | B | ROW | 1 | 29'-0" | 2 | 544 | 1088 | | 67'-1" | | 5'-0 | 20'-8" | 116'-4" | 3400 | 16% | 0.32 | |
| 18 | A | ROW | 1 | 49'-6" | 4 | 684 | 2461 | | 67'-3" | | 5'-0 | 21'-11" | 118'-9" | 3986 | 17% | 0.62 | |
| | B | ROW | 1 | 48'-6" | 4 | 684 | 2461 | | 69'-3" | | — | 18'-0" | 118'-11" | 2140 | 32% | 1.15 | |
| | C | ROW | 1 | 48'-6" | 4 | 684 | 2461 | | 71'-4" | | 11'-10 | 29'-0" | 121'-0" | 3040 | 23% | 0.81 | |
| 19 | A | ROW | 1 | 51'-6" | 4 | 924 | 3337 | | 23' | | 15'-2 | 41'-4" | 76'-0" | 3015 | 31% | 1.11 | |
| | B | ROW | 1 | 50'-6" | 4 | 924 | 3337 | | 20'-5" | | — | 22'-0" | 73'-5" | 1641 | 56% | 2.03 | |
| | C | ROW | 1 | 51'-6" | 4 | 924 | 3337 | | 18'-11" | | 7'-6 | 28'-9" | 72'-0" | 2219 | 42% | 1.50 | |
| 20 | A | ROW | 1 | 49'-6" | 4 | 684 | 2461 | | 21'-5" | | 7'-7 | 24'-3" | 71'-11" | 1959 | 35% | 1.26 | |
| | B | ROW | 1 | 49'-6" | 4 | 684 | 2461 | | 22'-6" | | — | 18'-0" | 72'-1" | 1301 | 53% | 1.89 | |
| | C | ROW | 1 | 49'-6" | 4 | 684 | 2461 | | 22'-8" | | — | 18'-0" | 72'-5" | 1295 | 53% | 1.90 | |
| | D | ROW | 1 | 50'-6" | 4 | 684 | 2461 | | 20'-2" | | 15'-4 | 30'-7" | 66'-5" | 2561 | 27% | 0.96 | |

| Building | Zoning | | | Building Dimension | | | | Setbacks | | | | Lot Dimension | | Lot Area (sf.) | Lot Occupancy (%) | Lot FAR | |
|---|------------|---------------|--------------|--------------------|------------------|-------------------------------|------------------------|--|---|---|--|-------------------------|-------------------------|-----------------|-------------------|-----------|------|
| | Zoning Lot | Building Type | No. of Units | Height (feet) | Height (stories) | Building Footprint Area (sf.) | Gross Floor Area (sf.) | Minimum Front Yard (ft.) | Minimum Rear Yard (ft.) | Mean Rear Yard (ft.) where minimum rear yard is less than 15' | Minimum Side Yard (ft.) | Minimum Lot Width (ft.) | Minimum Lot Depth (ft.) | | | | |
| R-5-B Zoning Regulations (Matter of Right) | | | | 50' | No Limit | | | | 4' ft. from grade to rooftop - 15' (min.) | | 3' ft. from grade to rooftop - 8' (min.) | None Prescribed | | None Prescribed | 60% | 1.8 (max) | |
| R-5-B PUD Standards (Per DCMR Title 11/ Section 2405) | | | | 60' | No Limit | | | 15' min. (only applies at multiple bldgs on one lot) | | | None Prescribed | None Prescribed | | None Prescribed | 60% | 3.00 | |
| 21 | A | ROW | 1 | 38'-6" | 3 | 612 | 2333 | | 34'-3" | | | 5'-6" | 24'-2" | 83'-3" | 1786 | 34% | 1.31 |
| | B | ROW | 1 | 37'-0" | 3 | 612 | 2333 | | 34'-8" | | | | 18'-0" | 83'-10" | 1410 | 43% | 1.65 |
| | C | ROW | 1 | 35'-6" | 3 | 612 | 2333 | | 36'-11" | | | 9'-11" | 37'-0" | 86'-11" | 2355 | 26% | 0.99 |
| 22 | A | ROW | 1 | 38'-6" | 3 | 612 | 2333 | | 33'-8" | | | 5'-6" | 23'-0" | 82'-5" | 1696 | 36% | 1.38 |
| | B | ROW | 1 | 37'-0" | 3 | 612 | 2333 | | 34' | | | | 18'-0" | 83'-0" | 1284 | 48% | 1.82 |
| | C | ROW | 1 | 37'-6" | 3 | 612 | 2333 | | 34'-3" | | | 5'-6" | 25'-6" | 83'-2" | 1726 | 35% | 1.35 |
| 23 | A | ROW | 1 | 37'-6" | 3 | 612 | 2333 | | 25'-10" | | | 5' | 23'-0" | 74'-11" | 1579 | 39% | 1.48 |
| | B | ROW | 1 | 37'-6" | 3 | 612 | 2333 | | 28'-2" | | | | 17'-11" | 78'-7" | 1247 | 49% | 1.87 |
| | C | ROW | 1 | 37'-6" | 3 | 612 | 2333 | | 30'-6" | | | 5'-6" | 25'-6" | 80'-10" | 1684 | 36% | 1.39 |
| 24 | A | ROW | 1 | 39'-6" | 3 | 612 | 2333 | | 16'-8" | | | 5' | 23'-0" | 64'-1" | 1522 | 40% | 1.53 |
| | B | ROW | 1 | 39'-6" | 3 | 612 | 2333 | | 20'-9" | | | 5' | 26'-7" | 70'-2" | 1636 | 37% | 1.43 |
| 25 | A | ROW | 1 | 37'-6" | 3 | 684 | 2487 | | 8'-2" | 8'-7" | 16' | 33'-11" | 57'-3" | 1954 | 35% | 1.27 | |
| | B | ROW | 1 | 37'-6" | 3 | 684 | 2487 | | 8'-11" | 9'-4" | 19'-4" | 33'-11" | 58'-1" | 2365 | 29% | 1.05 | |
| 26 | STACK | 3 | 37'-6" | 3 | 1368 | 4053 | | 15' | 18'-6" | 72'-11" | 68'-5" | 6072 | 23% | 0.67 | | | |
| 27 | STACK | 3 | 38'-6" | 3 | 1368 | 4053 | | 22'-9" | 13'-7" | 73'-3" | 73'-9" | 6298 | 22% | 0.64 | | | |
| 28 | A | ROW | 1 | 28'-0" | 2 | 544 | 1088 | | 27'-8" | 11'-0" | 30'-0" | 75'-8" | 2316 | 23% | 0.47 | | |
| | B | ROW | 1 | 28'-0" | 2 | 544 | 1088 | | 29'-10" | 15'-5" | 27'-4" | 78'-10" | 2569 | 21% | 0.42 | | |
| 29 | A | ROW | 1 | 28'-6" | 2 | 544 | 1088 | | 26'-8" | 15'-5" | 25'-0" | 75'-8" | 2644 | 21% | 0.41 | | |
| | B | ROW | 1 | 27'-0" | 2 | 544 | 1088 | | 26'-8" | 11'-0" | 30'-0" | 75'-8" | 2270 | 24% | 0.48 | | |
| 30 | A | ROW | 1 | 46'-6" | 4 | 684 | 2461 | | 39'-9" | | | 5' | 23'-7" | 90'-2" | 2487 | 28% | 0.99 |
| | B | ROW | 1 | 46'-6" | 4 | 684 | 2461 | | 39'-7" | | | | 18'-0" | 89'-3" | 1771 | 36% | 1.39 |
| | C | ROW | 1 | 46'-6" | 4 | 684 | 2461 | | 37'-11" | | | | 18'-0" | 87'-7" | 1779 | 38% | 1.38 |
| | D | ROW | 1 | 48'-6" | 4 | 684 | 2461 | | 36'-4" | | | | 18'-0" | 85'-11" | 1774 | 39% | 1.39 |
| | E | ROW | 1 | 48'-6" | 4 | 684 | 2461 | | 35' | | | 5' | 23'-0" | 83'-11" | 2189 | 31% | 1.12 |
| 31 | A | ROW | 1 | 49'-6" | 4 | 684 | 2461 | | 32'-2" | | | 5'-7" | 25'-10" | 82'-1" | 2187 | 31% | 1.13 |
| | B | ROW | 1 | 49'-6" | 4 | 684 | 2461 | | 30'-5" | | | | 18'-0" | 80'-5" | 1687 | 41% | 1.46 |
| | C | ROW | 1 | 51'-6" | 4 | 684 | 2461 | | 28'-10" | | | | 18'-0" | 78'-9" | 1603 | 43% | 1.54 |
| | D | ROW | 1 | 51'-6" | 4 | 684 | 2461 | | 27'-5" | | | | 18'-0" | 77'-3" | 1541 | 44% | 1.60 |
| | E | ROW | 1 | 51'-6" | 4 | 684 | 2461 | | 26'-4" | | | 5' | 23'-1" | 75'-5" | 1830 | 37% | 1.34 |
| 32 | A | ROW | 1 | 44'-9" | 3 | 748 | 2345 | | 28'-2" | | | 5' | 37'-10" | 70'-7" | 2670 | 28% | 0.88 |
| | B | ROW | 1 | 44'-9" | 3 | 748 | 2345 | | 30'-1" | | | 8'-8" | 41'-7" | 62'-0" | 2578 | 29% | 0.91 |
| 33 | SFD | 1 | 43'-9" | 3 | 748 | 2345 | | 33'-7" | | | | 15' | 64'-0" | 66'-5" | 4255 | 18% | 0.55 |
| 34 | SFD | 1 | 43'-9" | 3 | 748 | 2345 | | 33'-7" | | | | 15' | 64'-0" | 66'-7" | 4260 | 18% | 0.55 |
| 35 | SFD | 1 | 43'-9" | 3 | 748 | 2345 | | 33'-7" | | | | 15' | 64'-0" | 66'-7" | 4260 | 18% | 0.55 |
| 36 | SFD | 1 | 43'-9" | 3 | 748 | 2345 | | 31'-1" | | | | 15' | 62'-6" | 66'-6" | 4921 | 15% | 0.48 |
| 37 | A | ROW | 1 | 50'-0" | 4 | 924 | 3337 | | 15'-2" | | | 16' | 36'-0" | 69'-3" | 2594 | 36% | 1.29 |
| | B | ROW | 1 | 48'-6" | 4 | 924 | 3337 | | 16'-2" | | | | 22'-0" | 69'-4" | 1540 | 60% | 2.17 |
| | C | ROW | 1 | 48'-6" | 4 | 924 | 3337 | | 17'-7" | | | 8' | 28'-11" | 51'-0" | 2040 | 45% | 1.64 |
| 38 | A | ROW | 1 | 36'-0" | 3 | 836 | 3232 | | 16' | | | 7'-5" | 28'-11" | 69'-0" | 2113 | 40% | 1.53 |
| | B | ROW | 1 | 36'-0" | 3 | 836 | 3232 | | 13'-10" | | | | 22'-0" | 66'-10" | 1495 | 56% | 2.16 |
| | C | ROW | 1 | 36'-6" | 3 | 836 | 3232 | | 11'-2" | 12'-7" | | | 22'-0" | 64'-3" | 1443 | 58% | 2.24 |
| | D | ROW | 1 | 36'-6" | 3 | 836 | 3232 | | 8' | 9'-6" | | | 10'-4" | 32'-0" | 2012 | 42% | 1.61 |
| 39 | A | ROW | 1 | 38'-6" | 3 | 836 | 3232 | | 20'-9" | 8'-5" | | 29'-8" | 73'-10" | 2253 | 37% | 1.43 | |
| | B | ROW | 1 | 38'-6" | 3 | 836 | 3232 | | 20'-8" | | | 22'-0" | 73'-9" | 1626 | 51% | 1.99 | |
| | C | ROW | 1 | 38'-6" | 3 | 836 | 3232 | | 20' | | | 22'-0" | 73'-0" | 1614 | 52% | 2.00 | |
| | D | ROW | 1 | 38'-6" | 3 | 836 | 3232 | | 18'-9" | 8' | | 29'-7" | 71'-6" | 2135 | 39% | 1.51 | |
| 40 | A | ROW | 1 | 38'-6" | 3 | 836 | 3232 | | 21'-2" | 10' | | 31'-10" | 74'-0" | 2391 | 35% | 1.35 | |
| | B | ROW | 1 | 38'-6" | 3 | 836 | 3232 | | 21'-0" | | | 22'-0" | 74'-0" | 1626 | 51% | 1.99 | |
| | C | ROW | 1 | 38'-6" | 3 | 836 | 3232 | | 20'-9" | 8' | | 29'-8" | 73'-10" | 2248 | 37% | 1.44 | |

| Zoning | | | | Building Dimension | | | | Setbacks | | | | Lot Dimension | | Lot Area (sq. ft.) | Lot Occupancy (%) | Lot FAR |
|---|------------|---------------|--------------|--------------------|------------------|-----------------------------------|----------------------------|--|---|---|--|-------------------------|-------------------------|--------------------|-------------------|-----------|
| Building | Zoning Lot | Building Type | No. of Units | Height (feet) | Height (stories) | Building Footprint Area (sq. ft.) | Gross Floor Area (sq. ft.) | Minimum Front Yard (ft.) | Minimum Rear Yard (ft.) | Mean Rear Yard (ft.) where minimum rear yard is less than 15' | Minimum Side Yard (ft.) | Minimum Lot Width (ft.) | Minimum Lot Depth (ft.) | | | |
| R-5-B Zoning Regulations (Matter of Right) | | | | 50' | No Limit | | | | 4' ft. from grade to rooftop - 15' (min.) | | 3' ft. from grade to rooftop - 8' (min.) | None Prescribed | | None Prescribed | 60% | 1.8 (max) |
| R-5-B PUD Standards (Per DCMR Title 11/ Section 2405) | | | | 60' | No Limit | | | 15' min. (only applies at multiple bldgs on one lot) | | | None Prescribed | None Prescribed | | None Prescribed | 60% | 3.00 |
| 41 | A | ROW | 1 | 39'-0" | 3 | 836 | 3232 | | 26'-10" | | 5' | 27'-0" | 79'-6" | 2185 | 38% | 1.48 |
| | B | ROW | 1 | 37'-6" | 3 | 836 | 3232 | | 24'-9" | | | 22'-0" | 77'-4" | 1725 | 48% | 1.87 |
| | C | ROW | 1 | 38'-0" | 3 | 836 | 3232 | | 23'-1" | | 8'-3" | 30'-0" | 75'-2" | 2343 | 36% | 1.38 |
| 42 | A | ROW | 1 | 29'-0" | 2 | 544 | 1088 | | 36'-10" | | 11'-0" | 30'-0" | 86'-1" | 2582 | 21% | 0.42 |
| | B | ROW | 1 | 27'-0" | 2 | 544 | 1088 | | 35' | | 15'-3" | 34'-3" | 82'-3" | 2817 | 19% | 0.39 |
| 43 | A | ROW | 1 | 28'-0" | 2 | 544 | 1088 | | 35'-11" | | 13'-9" | 15'-10" | 91'-11" | 3215 | 17% | 0.34 |
| | B | ROW | 1 | 26'-0" | 2 | 544 | 1088 | | 34'-4" | | 11'-0" | 30'-1" | 86'-10" | 2712 | 20% | 0.40 |
| 44 | A | ROW | 1 | 41'-0" | 3 | 988 | 2349 | | 45'-6" | | 7'-10" | 59'-0" | 38'-2" | 3054 | 32% | 0.77 |
| | B | ROW | 1 | 40'-0" | 3 | 988 | 2349 | | 25' | | 7'-5" | 45'-10" | 29'-1" | 2963 | 33% | 0.79 |
| 45 | A | ROW | 1 | 48'-6" | 4 | 884 | 2461 | | 38'-11" | | 7' | 26'-2" | 79'-4" | 1909 | 36% | 1.29 |
| | B | ROW | 1 | 48'-6" | 4 | 884 | 2461 | | 38'-11" | | | 18'-0" | 78'-11" | 1425 | 48% | 1.73 |
| | C | ROW | 1 | 48'-6" | 4 | 884 | 2461 | | 38'-3" | | | 18'-0" | 78'-8" | 1419 | 48% | 1.73 |
| | D | ROW | 1 | 48'-6" | 4 | 884 | 2461 | | 36'-10" | | | 18'-0" | 78'-6" | 1416 | 48% | 1.74 |
| | E | ROW | 1 | 48'-6" | 4 | 884 | 2461 | | 38'-2" | | 8'-8" | 26'-8" | 78'-7" | 1993 | 34% | 1.23 |
| 46 | A | ROW | 1 | 48'-0" | 4 | 884 | 2461 | | 38'-8" | | 7'-4" | 26'-6" | 78'-9" | 1999 | 34% | 1.23 |
| | B | ROW | 1 | 48'-0" | 4 | 884 | 2461 | | 38'-8" | | | 18'-0" | 79'-1" | 1428 | 48% | 1.72 |
| | C | ROW | 1 | 48'-0" | 4 | 884 | 2461 | | 38'-11" | | | 18'-0" | 79'-7" | 1438 | 48% | 1.71 |
| | D | ROW | 1 | 48'-0" | 4 | 884 | 2461 | | 38'-10" | | | 18'-0" | 79'-7" | 1451 | 47% | 1.70 |
| | E | ROW | 1 | 48'-6" | 4 | 884 | 2461 | | 40'-6" | | 7'-2" | 26'-3" | 81'-0" | 2060 | 33% | 1.19 |
| 47 | A | ROW | 1 | 48'-6" | 4 | 884 | 2461 | | 42'-10" | | 7' | 25'-0" | 82'-5" | 2085 | 33% | 1.18 |
| | B | ROW | 1 | 48'-6" | 4 | 884 | 2461 | | 44'-4" | | | 18'-0" | 84'-4" | 1532 | 45% | 1.61 |
| | C | ROW | 1 | 48'-6" | 4 | 884 | 2461 | | 45'-10" | | | 18'-0" | 85'-10" | 1558 | 44% | 1.58 |
| | D | ROW | 1 | 48'-6" | 4 | 884 | 2461 | | 47'-3" | | | 18'-0" | 87'-3" | 1584 | 43% | 1.55 |
| | E | ROW | 1 | 48'-6" | 4 | 884 | 2461 | | 48'-9" | | 7' | 25'-0" | 88'-9" | 2244 | 30% | 1.10 |
| 48 | A | ROW | 1 | 48'-0" | 4 | 884 | 2461 | | 51'-4" | | 7' | 25'-0" | 90'-0" | 2295 | 30% | 1.07 |
| | B | ROW | 1 | 48'-6" | 4 | 884 | 2461 | | 52'-9" | | | 18'-0" | 92'-0" | 1979 | 35% | 1.24 |
| | C | ROW | 1 | 48'-6" | 4 | 884 | 2461 | | 53'-9" | | | 18'-0" | 93'-0" | 1693 | 40% | 1.45 |
| | D | ROW | 1 | 48'-6" | 4 | 884 | 2461 | | 54'-3" | | 7'-4" | 25'-4" | 94'-3" | 2399 | 29% | 1.03 |
| 49 | A | ROW | 1 | 50'-0" | 4 | 884 | 2461 | | 55' | | 7'-4" | 25'-4" | 94'-10" | 2413 | 28% | 1.02 |
| | B | ROW | 1 | 50'-0" | 4 | 884 | 2461 | | 55'-5" | | | 18'-0" | 95'-5" | 1721 | 40% | 1.43 |
| | C | ROW | 1 | 50'-0" | 4 | 884 | 2461 | | 55'-9" | | | 18'-0" | 95'-9" | 1728 | 40% | 1.42 |
| | D | ROW | 1 | 50'-0" | 4 | 884 | 2461 | | 56'-2" | | 12'-11" | 29'-1" | 96'-2" | 4236 | 16% | 0.58 |
| AGGREGATE (net of streets & alleys) | | | | 142 | | 97,080 | 333,176 | | | | | | | 286,295 | 34% | 1.16 |

KEY

R-5-B MATTER OF RIGHT

R-5-B PUD STANDARDS

FLEXIBILITY REQUESTED FROM MATTER OF RIGHT

NOTES for Sheets S2 and S3:

1. The lot tabulations represent schematic design. Minor changes may occur as the site plan is further refined.
2. Refer to Sheet S1, Proposed Site Plan, for corresponding building numbers.
3. Building Height is measured from the level of the curb at the front of the building to the highest point of the roof, per DCMR Title 11, Section 199.



KEY

- 2 Bedroom Triplex Stacked Flat
(2 Bedroom Accessible Flat w/
two 2 Bedroom walk-up Rowhouses
above)
- 2 Bedroom Rowhouse
- 3 Bedroom Triplex Stacked Flat
(3 Bedroom Accessible Flat w/
two 2 Bedroom walk-up Rowhouses
above)
- 3 Bedroom Rowhouse
- 4 Bedroom Rowhouse

Unit Type Program

| | |
|-----|---------------------------|
| 2 | 2-Bedroom Accessible Flat |
| 24 | 2-Bedroom Rowhouse |
| 4 | 3-Bedroom Accessible Flat |
| 75 | 3-Bedroom Rowhouse |
| 37 | 4-Bedroom Rowhouse |
| 142 | Total Units |

Building Type Program

| | |
|-----|-----------------------------|
| 4 | Single Family Detached |
| 30 | Single Family Semi-Detached |
| 90 | Rowhouses |
| 6 | Triplex Stacked Flat |
| 130 | Total Buildings |

S4

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Unit Type Distribution Plan

 NMICEMIDCHA
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November 3, 2006

HIGHLANDS ADDITION

KEY

Rental

Homeownership

Tenure Program

| | |
|-----|---------------------|
| 30 | Rental Units |
| 112 | Homeownership Units |
| 142 | Total Units |

S5

Revised January 10, 2007
November 3, 2006

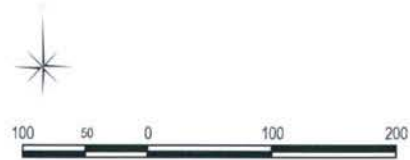
HIGHLANDS ADDITION

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Tenure Location Plan

NMIICEMIDCHA
TORTI GALLAS AND PARTNERS





General Landscape Plan

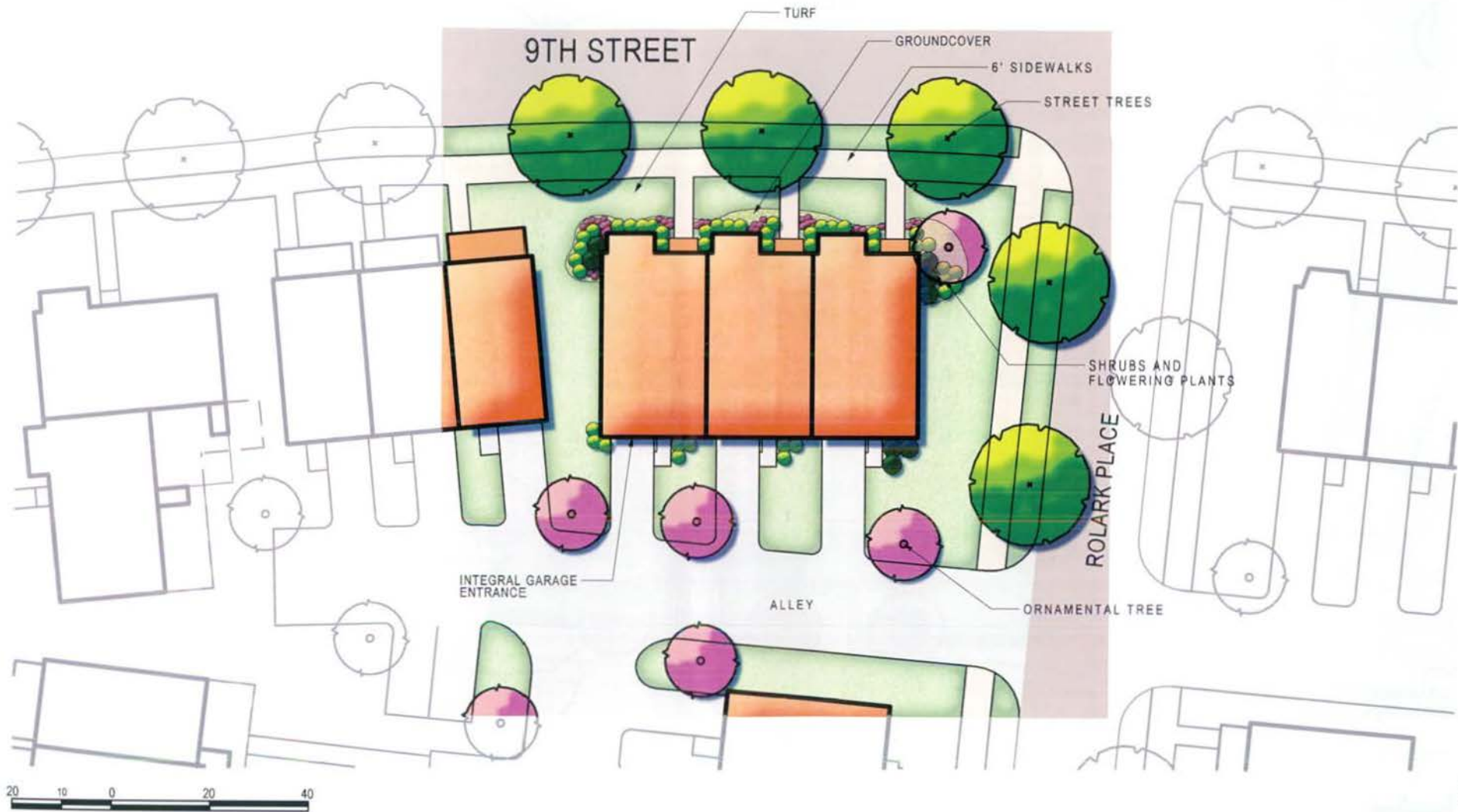


| KEY | |
|---|-----------------------|
|  | Shade/Street Trees |
|  | Minor/Ornamental Tree |
| Typical Lot Landscape Locations | |

NOTE:

- Species of proposed street trees are per the Urban Forestry Administration's Recommended Street Tree List





Conceptual Lot Landscape Plan at Downhill Units

VALLEY AVENUE

STREET TREES

6' SIDEWALK

GROUNDCOVER

SHRUBS AND
FLOWERING PLANTS

ALLEY

ORNAMENTAL TREES

NOTE:

- Lot Landscape Plans are representative of
same building types throughout the site



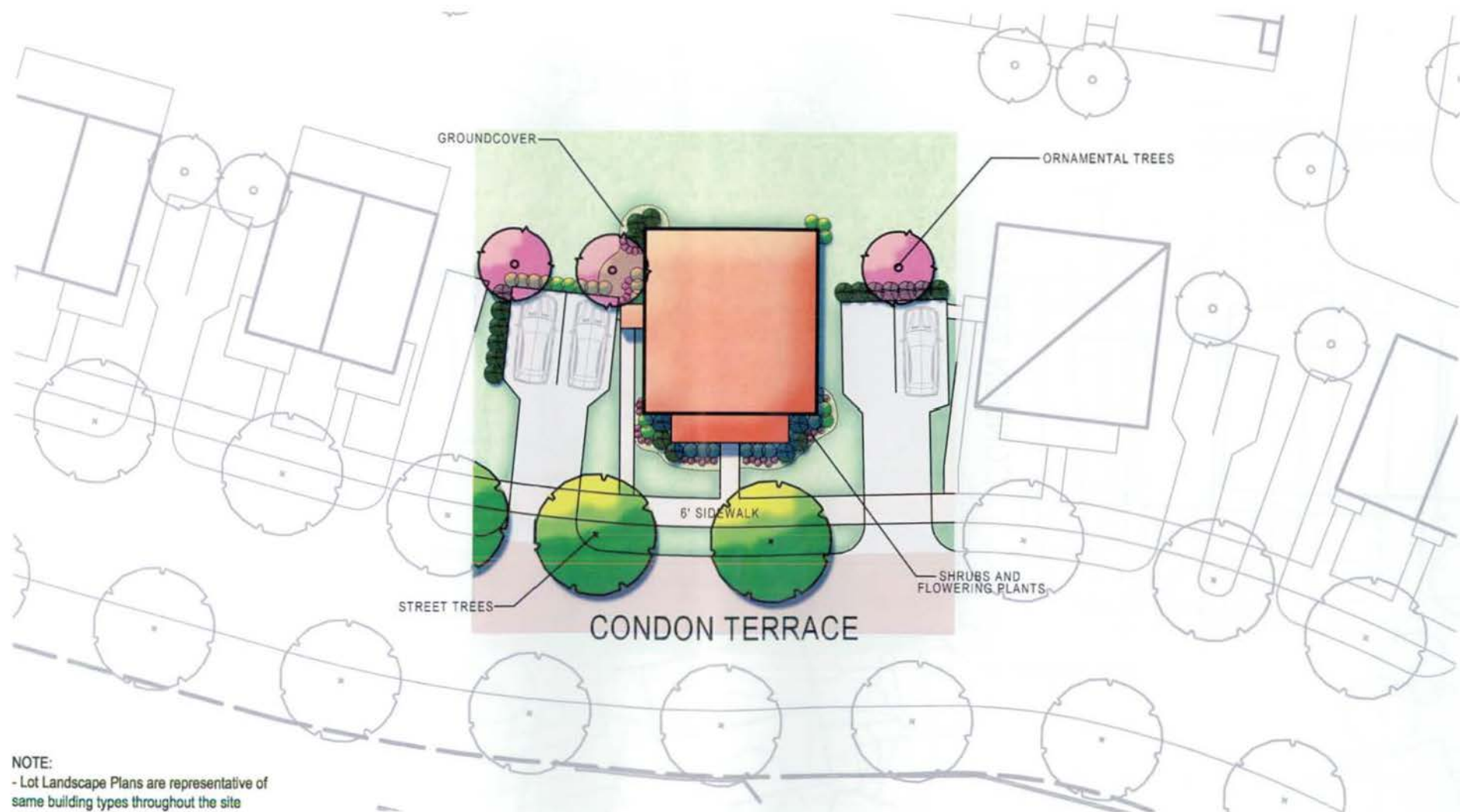
S8

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November 3, 2006

Conceptual Lot Landscape Plan at Uphill Units



HIGHLANDS ADDITION

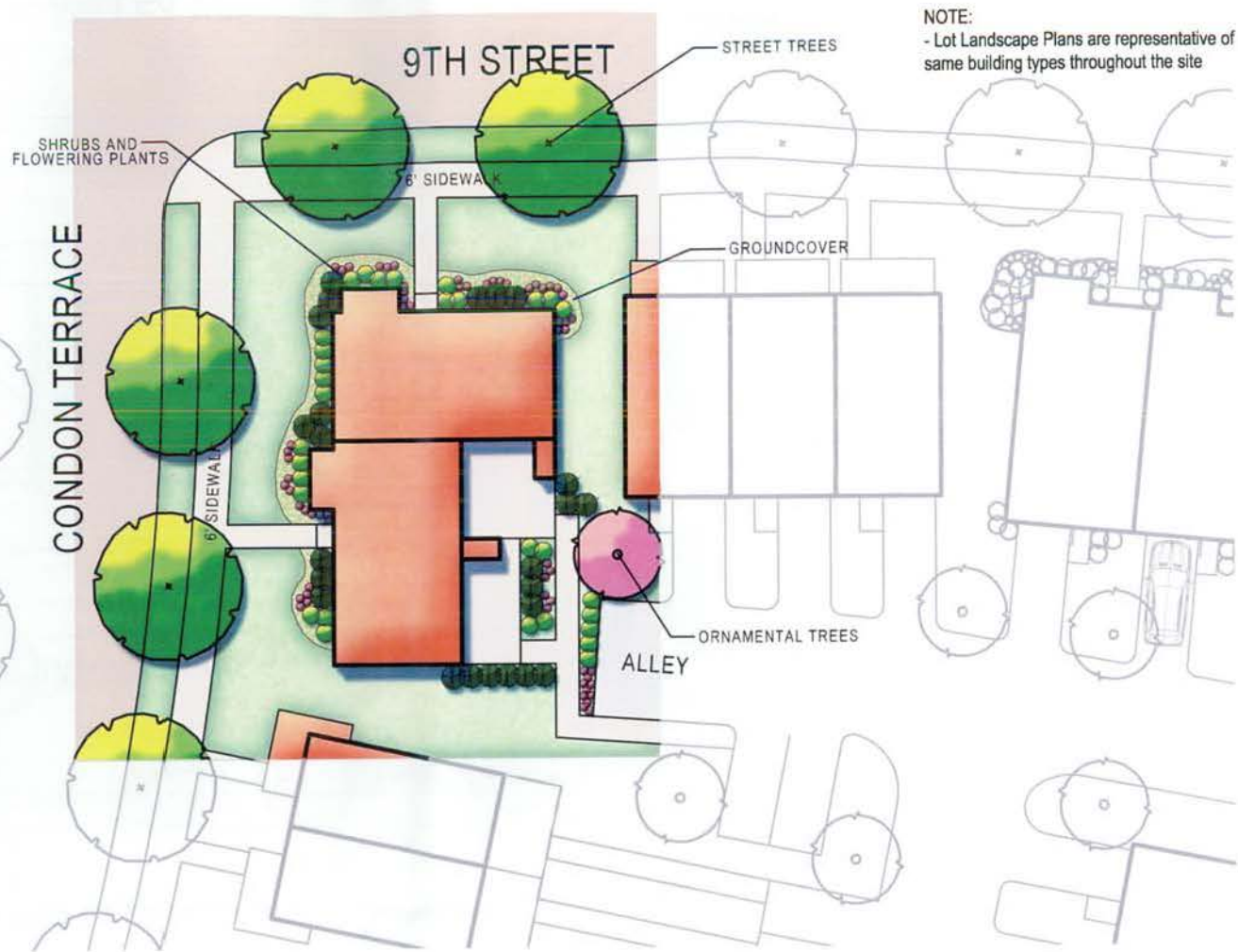


NOTE:
 - Lot Landscape Plans are representative of
 same building types throughout the site



Conceptual Lot Landscape Plan at Accessible Units





20 10 0 20 40

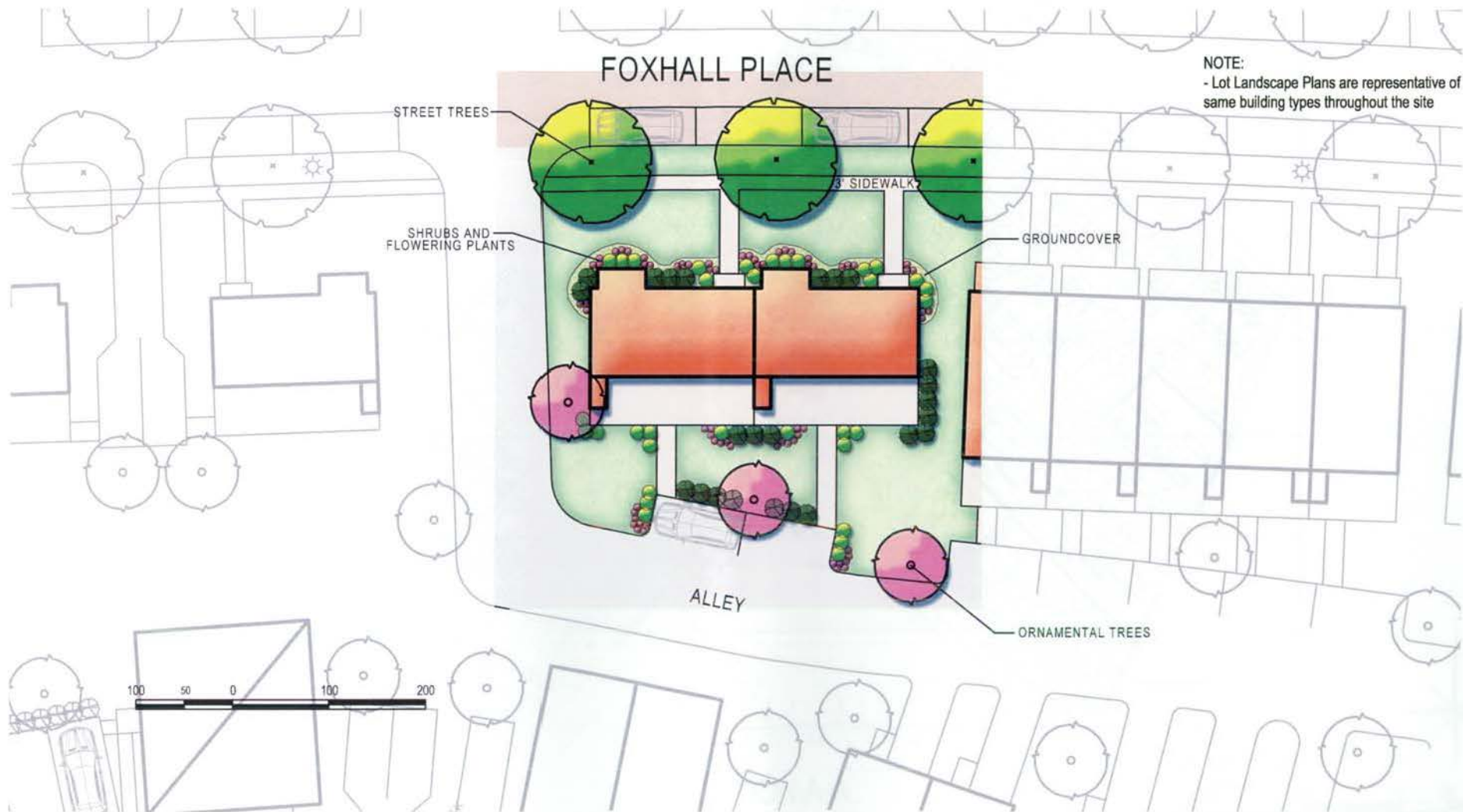
S10

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Conceptual Lot Landscape Plan at Corner Units



HIGHLANDS ADDITION



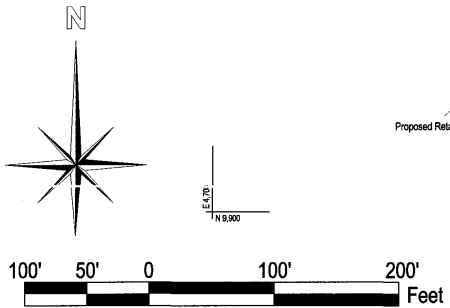
S11

Conceptual Lot Landscape Plan at Side Turned Units

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November 3, 2006



HIGHLANDS ADDITION



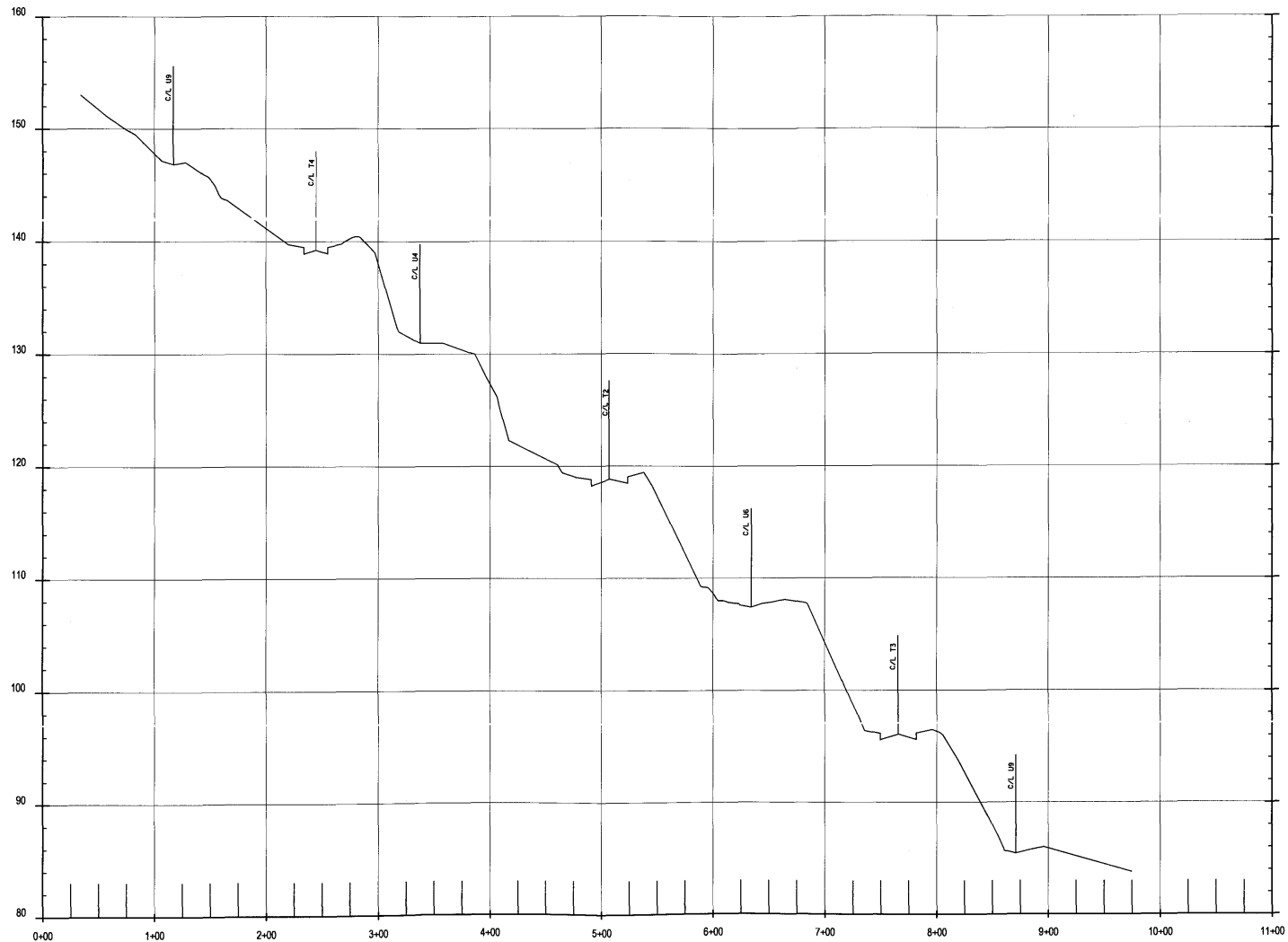
S12

Revised January 10, 2007
November 3, 2006

Proposed Grading Plan



HIGHLANDS ADDITION



100' 50' 0 100' 200' Feet

SECTION A-A

Scale: Horiz.: 1"=100'
Vert.: 1"=10'

S13

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November 3, 2006

Proposed Site Section



HIGHLANDS ADDITION



NOTE:

1. Quantity Control is waived as there is separate storm and sanitary sewer
2. Quality Control is provided on Public Streets Alleys by use of Quality Control Catch Basins
3. Private lots - by use of Drywells

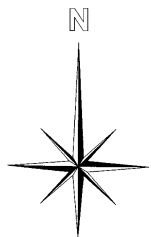
S14

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November 3, 2006

Proposed Stormwater Management Plan



HIGHLANDS ADDITION



E 4,700
N 9,000

100' 50' 0 100' 200' Feet

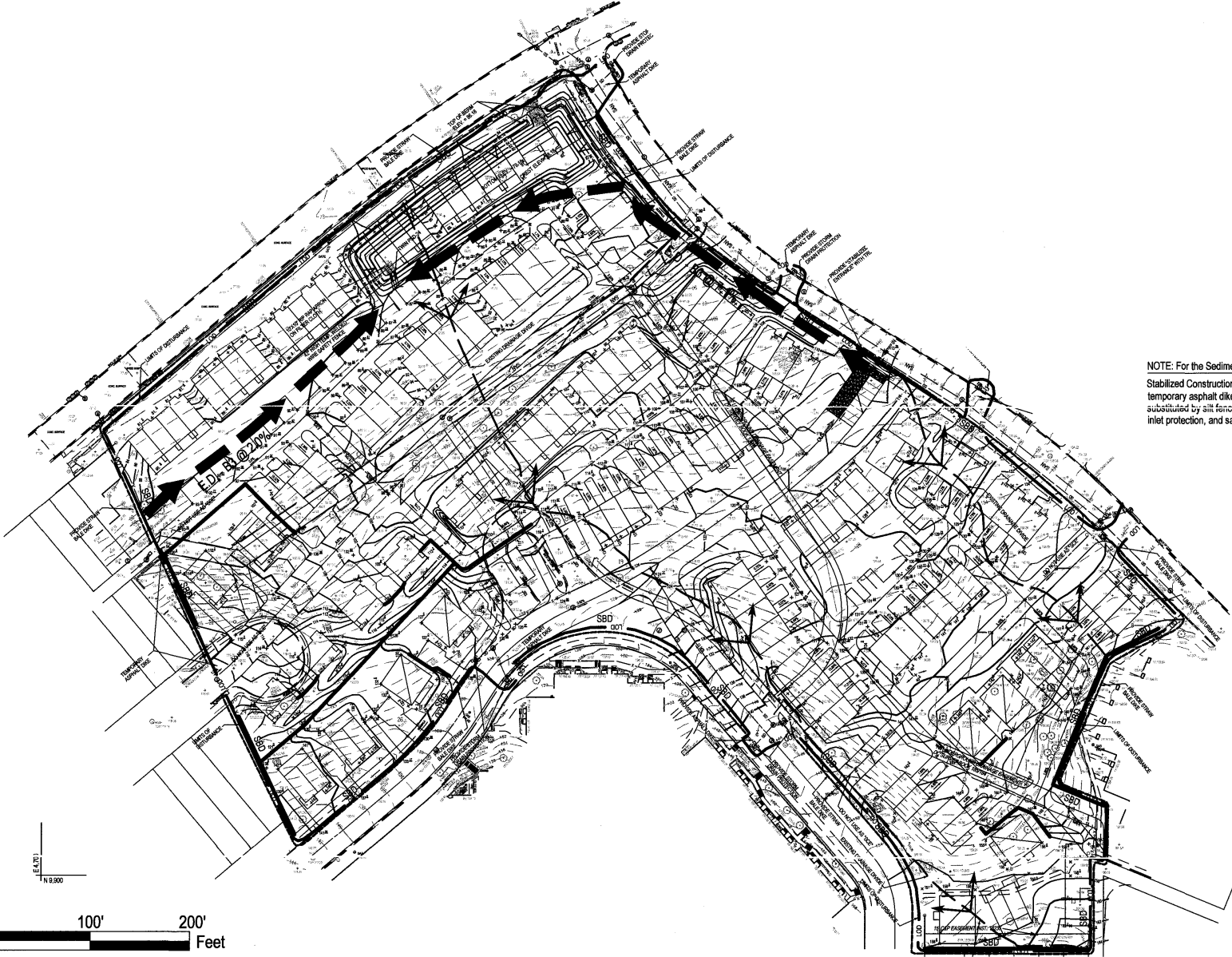


S15

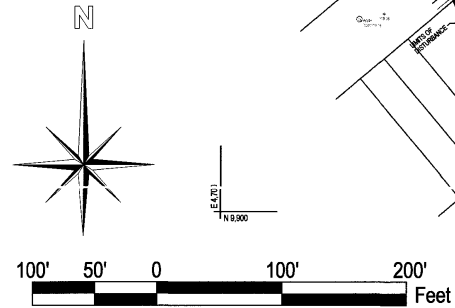
Revised January 10, 2007
November 3, 2006



HIGHLANDS ADDITION



NOTE: For the Sediment Control Plan, we are proposing the following:
 Stabilized Construction entrance with vehicle wash rack, rip-rap outlet sediment trap, temporary asphalt dike, earth dikes, temporary swales, straw bale dikes that can be substituted by silt fence if they want to (owner/developer), pipe stop drains, storm drain inlet protection, and safety security fence.



Proposed Erosion Control Plan



| | | Full Bath Group (shower, lav, WC) | Half Bath Group (lav, WC) | Clothes Washer | Kitchen Group | Hose Bibs | Misc. (extra lav, shower) | |
|---------------------------------------|----|--------------------------------------|------------------------------|----------------|---------------|-----------|------------------------------|----|
| 2-BR TRIP (1 accessible unit) | A1 | fixtures/unit | 3 | 0 | 3 | 3 | 2 | 0 |
| | | fixtures subtotal (2 units) | 6 | 0 | 6 | 6 | 4 | 0 |
| 2-BR Row | B1 | fixtures/unit | 1 | 0 | 1 | 1 | 2 | 0 |
| | | fixtures subtotal (12 units) | 12 | 0 | 12 | 12 | 24 | 0 |
| 2-3-BR TRIP (3-BR accessible unit) | C1 | fixtures/unit | 4 | 0 | 3 | 3 | 2 | 0 |
| | | fixtures subtotal (4 units) | 16 | 0 | 12 | 12 | 8 | 0 |
| 3-BR Row | D1 | fixtures/unit | 2 | 1 | 1 | 1 | 2 | 0 |
| | | fixtures subtotal (38 units) | 72 | 36 | 36 | 36 | 72 | 0 |
| 3-BR Row (integral garage) | D2 | fixtures/unit | 2 | 1 | 1 | 1 | 2 | 1 |
| | | fixtures subtotal (19 units) | 38 | 19 | 19 | 19 | 38 | 19 |
| 3-BR Row (full basement) | D3 | fixtures/unit | 2 | 1 | 1 | 1 | 2 | 0 |
| | | fixtures subtotal (12 units) | 28 | 14 | 14 | 14 | 28 | 0 |
| 3-BR Row (side-turned) | D4 | fixtures/unit | 2 | 1 | 1 | 1 | 2 | 1 |
| | | fixtures subtotal (6 units) | 12 | 6 | 6 | 6 | 12 | 6 |
| 4-BR Row (integral garage) | E1 | fixtures/unit | 3 | 1 | 1 | 1 | 2 | 3 |
| | | fixtures subtotal (24 units) | 72 | 24 | 24 | 24 | 48 | 72 |
| 4-BR Row (full basement) | E2 | fixtures/unit | 3 | 1 | 1 | 1 | 2 | 3 |
| | | fixtures subtotal (9 units) | 27 | 9 | 9 | 9 | 18 | 27 |
| 4-BR (corner) | E3 | fixtures/unit | 3 | 1 | 1 | 1 | 2 | 3 |
| | | fixtures subtotal (4 units) | 12 | 4 | 4 | 4 | 8 | 12 |
| TOTAL FIXTURES | | 295 | 112 | 142 | 142 | 260 | 136 | |

| | Full Bath Group (shower, lav, WC) | Half Bath Group (lav, WC) | Clothes Washer | Kitchen Group | Hose Bibs | Misc. (extra lav, shower) | |
|---|--------------------------------------|------------------------------|----------------|---------------|-----------|------------------------------|------------------------------------|
| Water Supply Fixture Unit Values (WSFU) | | | | | | | |
| Hot Water/Fixture | 1.5 | 0.5 | 1.0 | 1.9 | 0.0 | 0.5 | Project Hot Water Total 978.3 |
| Hot Water Total | 442.5 | 56.0 | 142.0 | 269.8 | 0.0 | 68.0 | |
| Cold Water/Fixture | 2.7 | 2.5 | 1.0 | 1.0 | 2.5 | 0.5 | Project Cold Water Total 2078.5 |
| Cold Water Total | 796.5 | 280.0 | 142.0 | 142.0 | 650.0 | 68.0 | |
| Combined/Fixture | 3.6 | 2.6 | 1.4 | 2.5 | 2.5 | 0.7 | Project Combined Total 2652.2 |
| Combined Total | 1062.0 | 291.2 | 198.8 | 355.0 | 650.0 | 95.2 | |

S17



KEY

- Units with Parking on Off-Street Pads
- Units with Parking in Integral Garages
- Units with Parking in Integral Garages and in Tandem off the Alley

Proposed Parking

| | |
|-----|------------------------------|
| 118 | Spaces On-Street |
| 62 | Spaces Off-Street in Garages |
| 50 | Spaces Off-Street in Tandem |
| 80 | Spaces Off-Street on Pads |
| 310 | Spaces Total |

S18

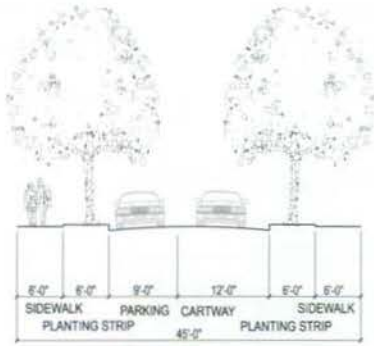
Revised January 10, 2007
November 3, 2006

Owner: Torti Gallas and Partners, Inc. / 1300 Spring Street, 4th floor, Silver Spring, Maryland 20910-3001/3004/3005

Circulation Plan

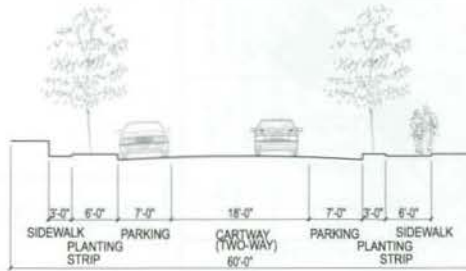
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TORTI GALLAS AND PARTNERS

HIGHLANDS ADDITION



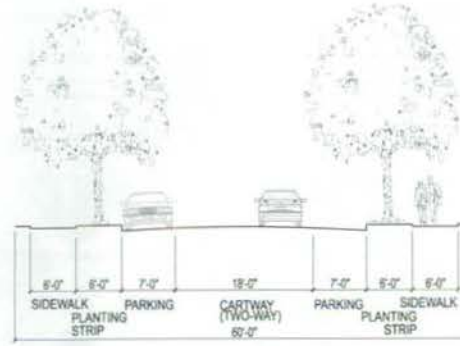
PUBLIC RIGHT OF WAY
ONE-WAY TRAFFIC
PARK ONE SIDE
NEW STREET- ROLARK PLACE

4 STREET SECTION T1



PUBLIC RIGHT-OF-WAY
EXTENSION OF FOXHALL PLACE

2 STREET SECTION T3 *



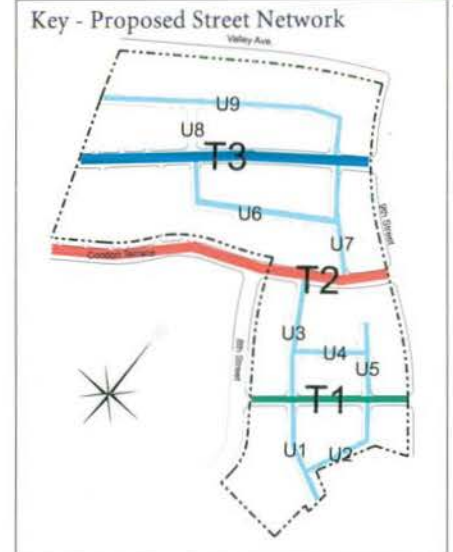
PUBLIC RIGHT-OF-WAY
EXTENSION OF CONDON TERRACE

3 STREET SECTION T2 *



PUBLIC RIGHT OF WAY
TYPICAL NEW ALLEY

1 STREET SECTION
U1- U9 (TYP.)



16' 8' 0 16' Feet Scale: 1/16" = 1'-0"

* To match existing condition. To be verified in field.

S19

Revised January 10, 2007
November 1, 2006

Street Sections

MMICEMIDCHA
TORTI GALLAS AND PARTNERS

HIGHLANDS ADDITION



EXISTING STREET NETWORK



PROPOSED STREET NETWORK

KEY

- EXISTING STREETS
- T3: FOXHALL PLACE EXTENSION
- T2: CONDON TERRACE EXTENSION
- 8TH STREET REALIGNMENT
- T1: PROPOSED STREET ROLARK PLACE
- U1-U9: PROPOSED ALLEYS
- EXISTING ALLEYS











NOTE:
Refer to Sheet S19 for the corresponding street sections for all proposed streets and alleys.



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November 3, 2006

Unit Matrix - Highlands Addition

| | Unit Type | Unit Designation | Tenure | Number of Occurances - Building | Number of Units in Building | Number of Bedrooms | Gross Square Footage (incl. bsmt or integral garage) | Net Square Footage (excl. Unfinished Space) | Total Gross Square Footage for Building (incl. bsmt or garage) | Totals - Gross Square Footage (incl. bsmt or garage) |
|--|--|------------------|---------------|---------------------------------|-----------------------------|---------------------|--|--|--|--|
|  | 2-BR Accessible Flat w/ two (2) 2-BR Rowhouses above | A1 | Rental | 2 | 1 | 2 - Accessible Flat | 1097 | 1026 | 3605 | 7,210 |
| | | | | | 2 | 2 | 1254 | 1119 | | |
|  | 2-BR Rowhouse (slab on grade) | B1 | Rental | 12 | 1 | 2 | 1088 | 971 | 1088 | 13,056 |
|  | 3-BR Accessible Flat w/ two (2) 2-BR Rowhouses above | C1 | Rental | 4 | 1 | 3 - Accessible Flat | 1271 | 1197 | 4053 | 16,212 |
| | | | | | 2 | 2 | 1391 | 1258 | | |
|  | 3-BR Rowhouse (full basement, back-buried) | D1 | Homeownership | 36 | 1 | 3 | with bay 1: 2461 with bay 2: 2377 with stoop: 2335 with porch: 2347 | with bay 1: 1948 with bay 2: 1893 with stoop: 1855 with porch: 1864 | with bay 1: 2461 with bay 2: 2377 with stoop: 2335 with porch: 2347 | 98,440 |
|  | 3-BR Rowhouse (integral garage) | D2 | Homeownership | 19 | 1 | 3 | 2333 | with stoop: 1709 with porch: 1727 | 2333 | 44,327 |
|  | 3-BR Rowhouse (full basement and integral garage) | D3 | Homeownership | 14 | 1 | 3 | 2347 | 1739 | 2347 | 32,858 |
|  | 3-BR Rowhouse (side-turned, back-buried basement) | D4 | Homeownership | 6 | 1 | 3 | 2345 | 2055 | 2345 | 14,070 |
|  | 4-BR Rowhouse (integral garage) | E1 | Homeownership | 24 | 1 | 4 | with stoop: 3218 with porch: 3232 | 2318 | with stoop: 3218 with porch: 3232 | 77,568 |
|  | 4-BR Rowhouse (full basement and integral garage) | E2 | Homeownership | 9 | 1 | 4 | 3337 | 2576 | 3337 | 30,033 |
|  | 4-BR Rowhouse (corner, slab on grade) | E3 | Homeownership | 4 | 1 | 4 | 2349 | 2172 | 2349 | 9,396 |
| TOTALS | | | | 130 | 142 | | | | | 343,170 |

A1

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Unit Type Matrix

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Revised January 10, 2007
November 3, 2006

HIGHLANDS ADDITION



Not to Scale

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Schematic Sample Street Elevation, Representative Valley Avenue

 NMHCMDCHA
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A2

Revised January 10, 2007
November 5, 2009

HIGHLANDS ADDITION



Not to Scale

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Schematic Sample Street Elevation, Representative Valley Avenue


 NAMICEMIDCHA
 TORTI GALLAS AND PARTNERS

A3

Revised January 10, 2007
November 3, 2006

HIGHLANDS ADDITION



Not to Scale

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Schematic Sample Street Elevation, Representative Condon Terrace


 NAIJCEMIIDCHA
 TORTI GALLAS AND PARTNERS

A4

Revised January 10, 2007
 November 3, 2006

HIGHLANDS ADDITION



Not to Scale

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Schematic Sample Street Elevation, Representative Condon Terrace


 NMICEMIDCHA
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A5

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November 3, 2006

HIGHLANDS ADDITION



8' 4' 0' 8' Feet Scale: 3/16" = 1'-0"

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Schematic Sample Elevation: Unit A1, Two-Bedroom Accessible Flat with (2) Two-Bedroom Rowhouses Above

NMHCMIIDCHA
TORTI GALLAS AND PARTNERS

TYPICAL MATERIALS

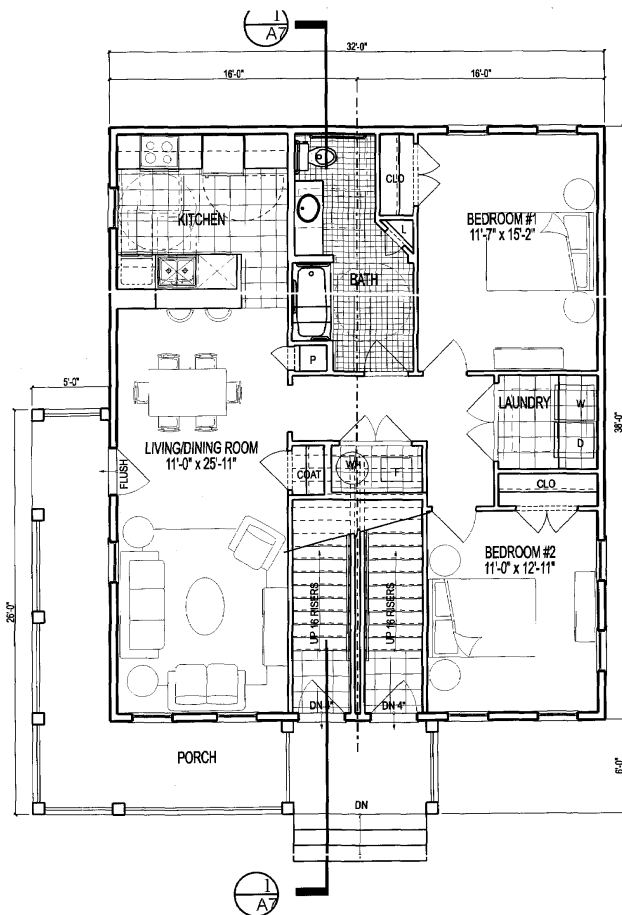
NOTES

| | |
|----------|---|
| Roof: | Sheathing and shingles on wood trusses |
| Framing: | Wood walls and open web floor trusses |
| Veneer: | Cementitious Fiberboard Siding |
| Windows: | Vinyl Double Hung; 2'-8" x 6'-0" First Floor 2'-8" x 5'-0" Second Floor Vinyl Casement at dormers; 2'-8" x 4'-6" |
| Trim: | Surrounds and headers at doors and windows Corner boards Gutter, fascia board, soffit, and frieze board |
| Porches: | Decorative columns Shingle roof Metal or PVC railings |

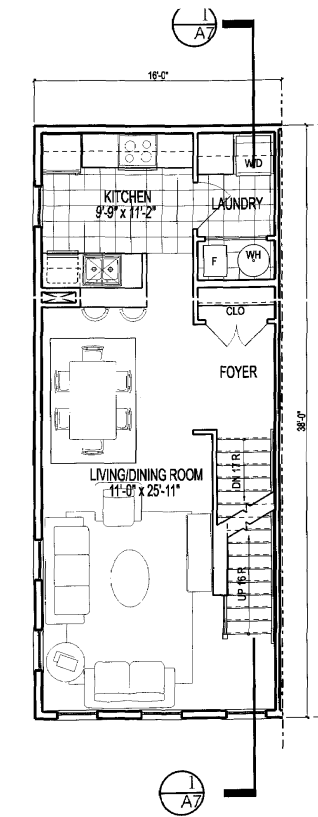
A6

Revised January 10, 2007
November 3, 2006

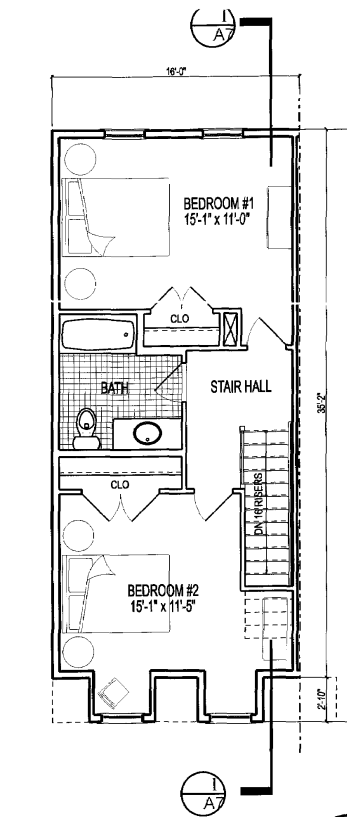
HIGHLANDS ADDITION



④ **FIRST FLOOR**

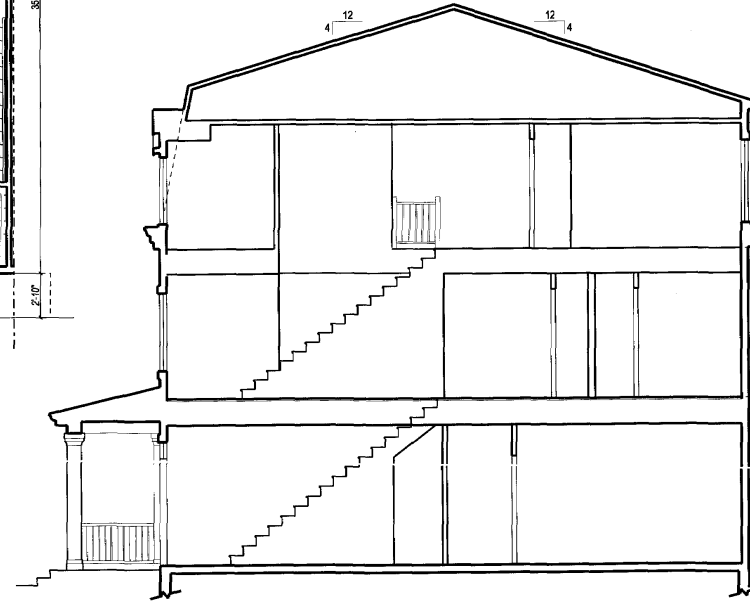


③ **SECOND FLOOR**



② **THIRD FLOOR**

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.



① **DIAGRAMMATIC BUILDING SECTION**

NOTE:
Building foundations will vary per local site conditions and final grading.

A7

8' 4' 0 8' Feet Scale: 1/8" = 1'-0"

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Schematic Unit Floor Plans and Section: Unit A1, Two-Bedroom Accessible Flat with (2) Two-Bedroom Rowhouses Above



TYPICAL MATERIALS

NOTES

| | |
|----------|---|
| Roof: | Sheathing and shingles on wood trusses |
| Framing: | Wood walls and open web floor trusses |
| Veneer: | Cementitious Fiberboard Siding |
| Windows: | Vinyl Double Hung; 2'-8" x 6'-0" First Floor 2'-8" x 5'-0" Second Floor |
| Trim: | Surrounds and headers at doors and windows Corner boards Gutter, fascia board, soffit, and frieze board |
| Porches: | Decorative columns Shingle roof Metal or PVC railings |

8' 4' 0' 8' Feet Scale: 3/16" = 1'-0"

Owner: Torti Gallas and Partners, Inc. 1100 Spring Street, 4th floor, Silver Spring, Maryland 20901-5000, 410.200.0000

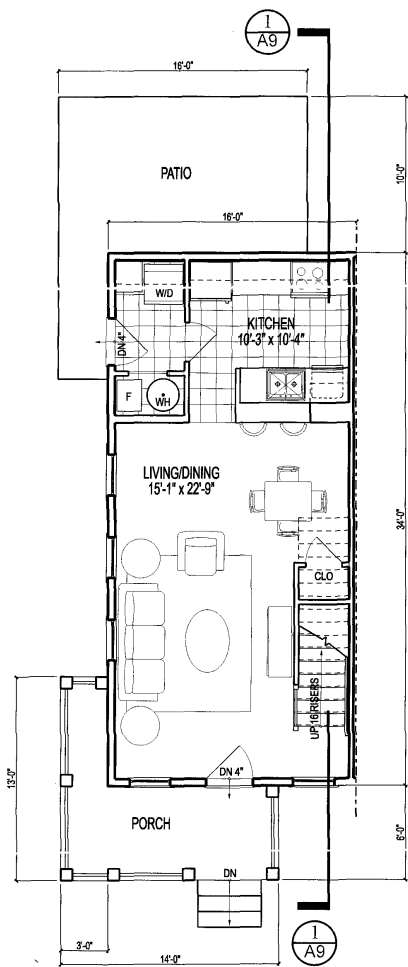
Schematic Sample Elevation: Unit B1, Two-Bedroom Rowhouse

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TORTI GALLAS AND PARTNERS

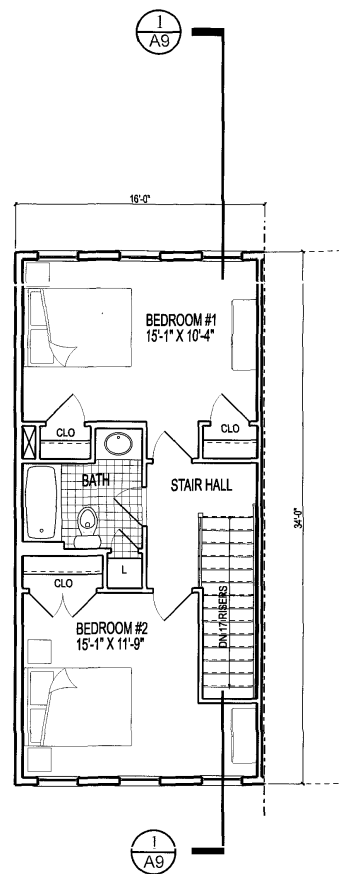
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Revised January 10, 2007
November 3, 2006

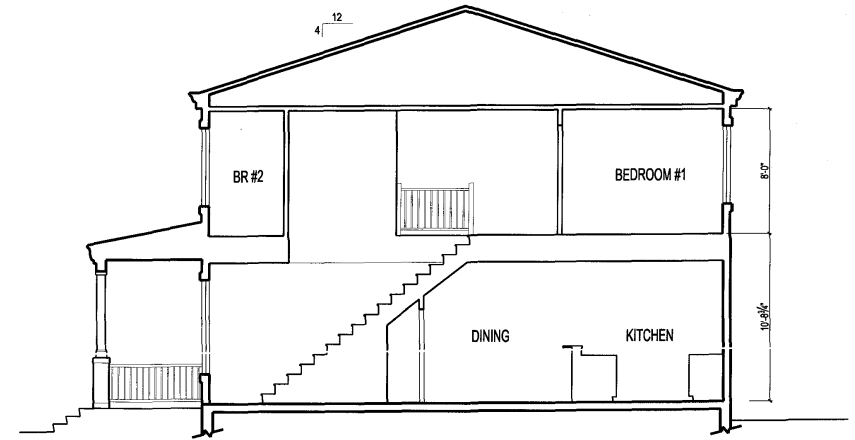
HIGHLANDS ADDITION



3 FIRST FLOOR



2 SECOND FLOOR



1 DIAGRAMMATIC BUILDING SECTION

NOTE:
Building foundations will vary per local site conditions and final grading.

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.

8' 4' 0' 8' Feet Scale: 1/8" = 1'-0"

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Schematic Unit Floor Plans and Section: Unit B1, Two-Bedroom Rowhouse

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A9

Revised January 10, 2007
November 3, 2006

HIGHLANDS ADDITION



8' 4' 0' 8' Feet Scale: 3/16" = 1'-0"

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Schematic Sample Elevation: Unit C1, Three-Bedroom Accessible Flat with (2) Two-Bedroom Rowhouses Above

NMJCMIIDCHA
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TYPICAL MATERIALS

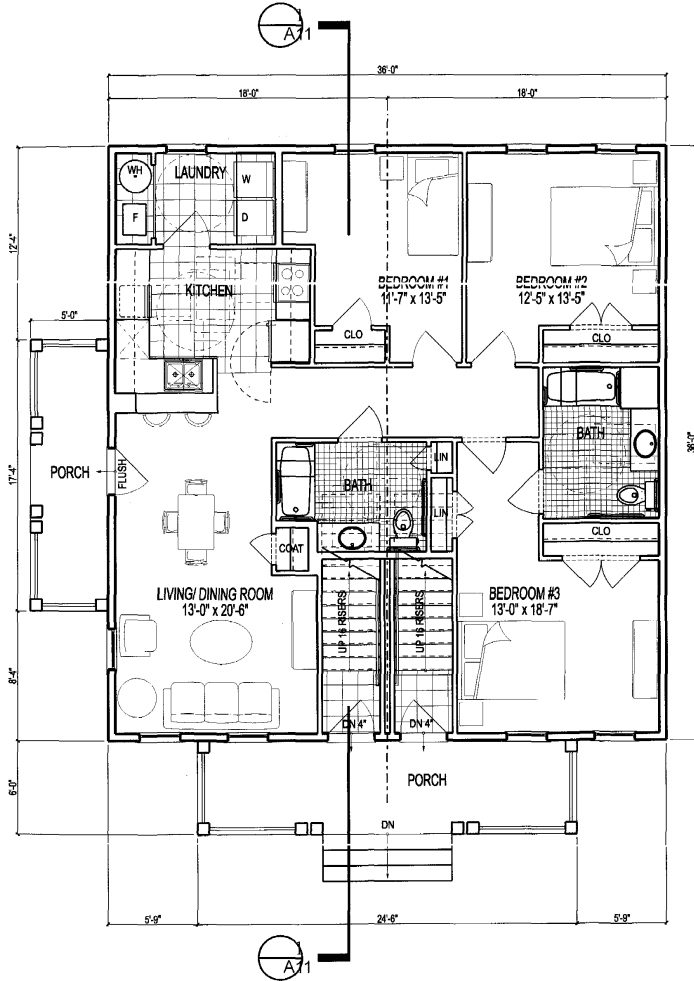
NOTES

| | |
|----------|---|
| Roof: | Sheathing and shingles on wood trusses |
| Framing: | Wood walls and open web floor trusses |
| Veneer: | Cementitious Fiberboard Siding |
| Windows: | Vinyl Double Hung: 2'-8" x 6'-0" First Floor 2'-8" x 5'-0" Second Floor Vinyl Casement at dormers; 2'-8" x 4'-6" |
| Trim: | Surrounds and headers at doors and windows Corner boards Gutter, fascia board, soffit, and frieze board |
| Porches: | Decorative columns Shingle roof Metal or PVC railings |

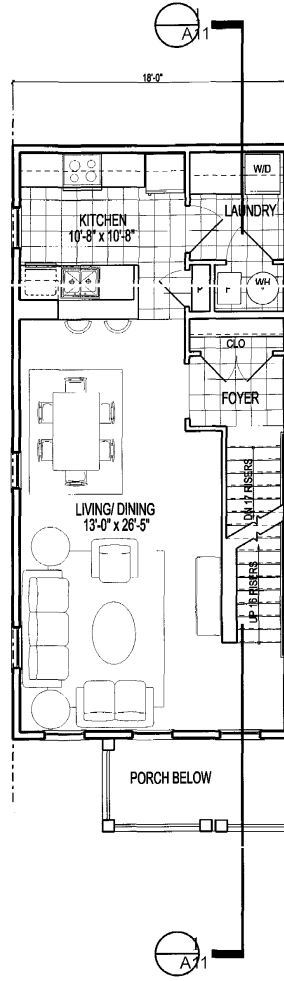
A10

Revised January 10, 2007
November 3, 2006

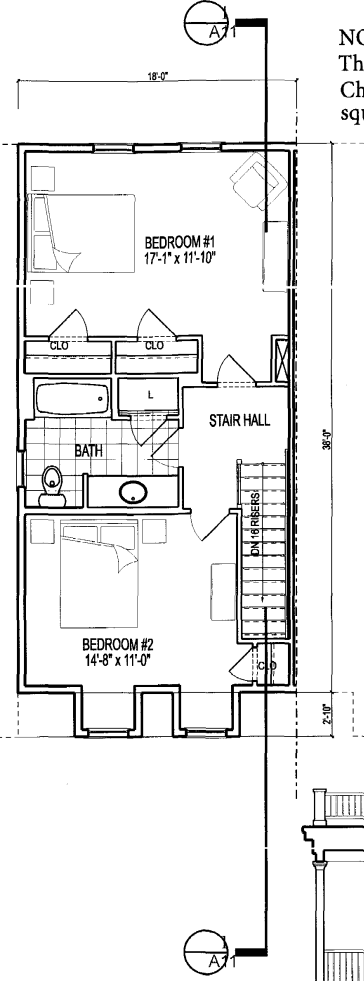
HIGHLANDS ADDITION



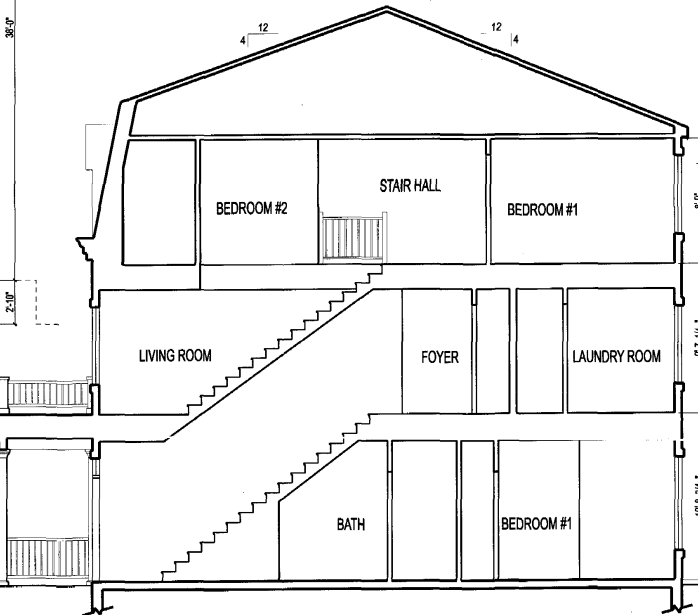
④ FIRST FLOOR



③ SECOND FLOOR



② THIRD FLOOR



① DIAGRAMMATIC BUILDING SECTION

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.

NOTE:
Building foundations will vary per local site
conditions and final grading.

A11

8' 4' 0' 8' Feet Scale: 1/8" = 1'-0"

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Schematic Unit Floor Plans and Section: Unit C1, Three-Bedroom Accessible Flat with (2) Two-Bedroom Rowhouses Above



TYPICAL MATERIALS

NOTES

- Roof: Sheathing and shingles on wood trusses
- Framing: Wood walls and open web floor trusses
- Veneer: Molded brick
- Windows: Vinyl Double Hung with Brick Mold;
2'-8" x 6'-0" First and Second Floors
2'-8" x 5'-0" Third Floor
- Trim: Dormer, gutter, preformed, prefinished metal trim cornice, soffit, and frieze board
Precast or synthetic stone lintels
- Porches: Decorative columns
Shingle roof
Metal or PVC railings

8' 4' 0' 8'
Feet Scale: 3/16" = 1'-0"

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Schematic Sample Elevations: Unit D1, Three-Bedroom Rowhouse with Full Basement, Back Buried

NMCEMJDCHA
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TYPICAL MATERIALS

NOTES

- Roof: Sheathing and shingles on wood trusses
- Framing: Wood walls and open web floor trusses
- Veneer: Cementitious Fiberboard Siding
- Windows: Vinyl Double Hung;
2'-8" x 6'-0" First and Second Floors
2'-8" x 5'-0" Third Floor
- Trim: Surrounds and headers at doors and windows
Corner boards
Gutter, fascia board, soffit, and frieze board
- Porches: Decorative columns
Shingle roof
Metal or PVC railings

A12

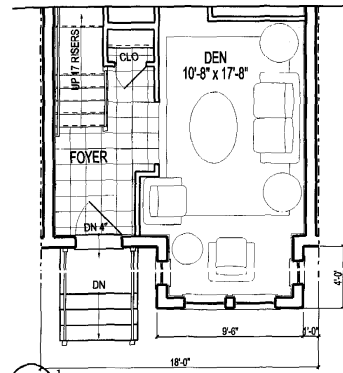
Revised January 10, 2007
November 3, 2006

HIGHLANDS ADDITION

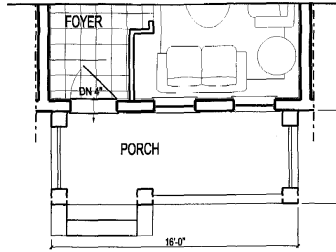
NOTE:

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.

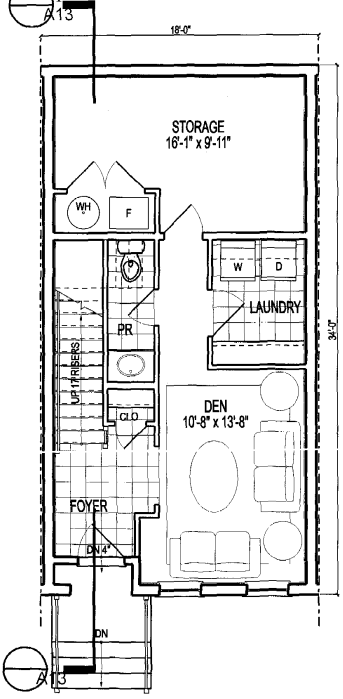
7 BAY OPTION



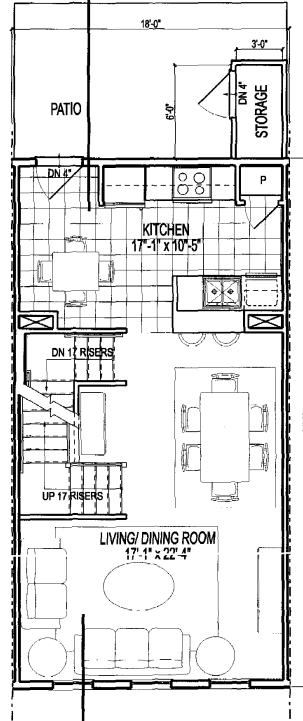
6 PORCH OPTION



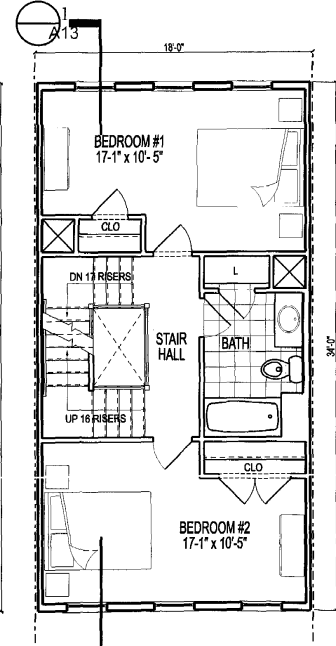
5 BASEMENT FLOOR



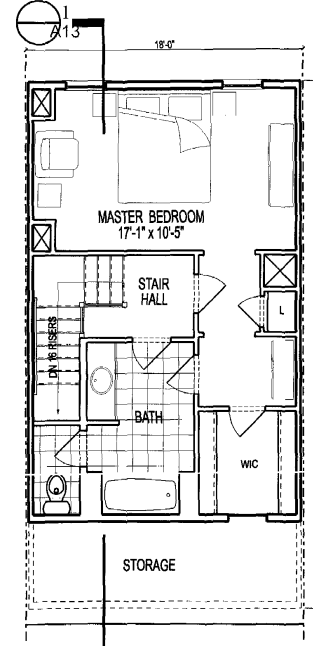
4 FIRST FLOOR



3 SECOND FLOOR

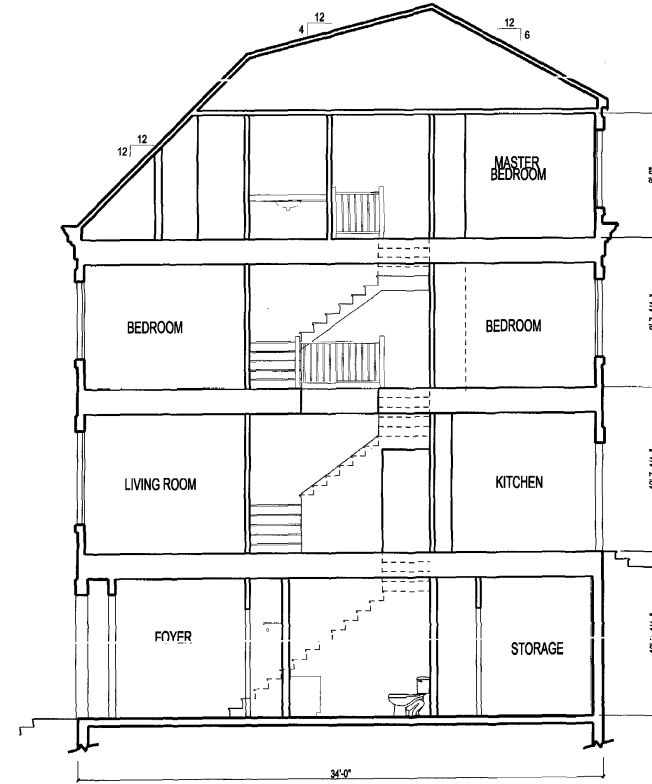


2 THIRD FLOOR



1 DIAGRAMMATIC BUILDING SECTION

NOTE:
Building foundations will vary per local site conditions and final grading.



8' 4' 0' 8' Feet Scale: 1/8" = 1'-0"

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Schematic Unit Floor Plans and Section: Unit D1, Three-Bedroom Rowhouse with Full Basement, Back Buried

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A13

Revised January 10, 2007
November 3, 2006

HIGHLANDS ADDITION



TYPICAL MATERIALS

NOTES

| | |
|----------|---|
| Roof: | Sheathing and shingles on wood trusses. |
| Framing: | Wood walls and open web floor trusses |
| Veneer: | Cementitious Fiberboard Siding |
| Windows: | Vinyl Double Hung: 2'-8" x 6'-0" First Floor 2'-8" x 5'-0" Second |
| Floor: | Vinyl Casement at dormers; 2'-8" x 4'-6" |
| Trim: | Surrounds and headers at doors and windows Corner boards Gutter, fascia board, soffit, and frieze board |
| Porches: | Decorative columns Shingle roof Metal or PVC railings |



TYPICAL MATERIALS

NOTES

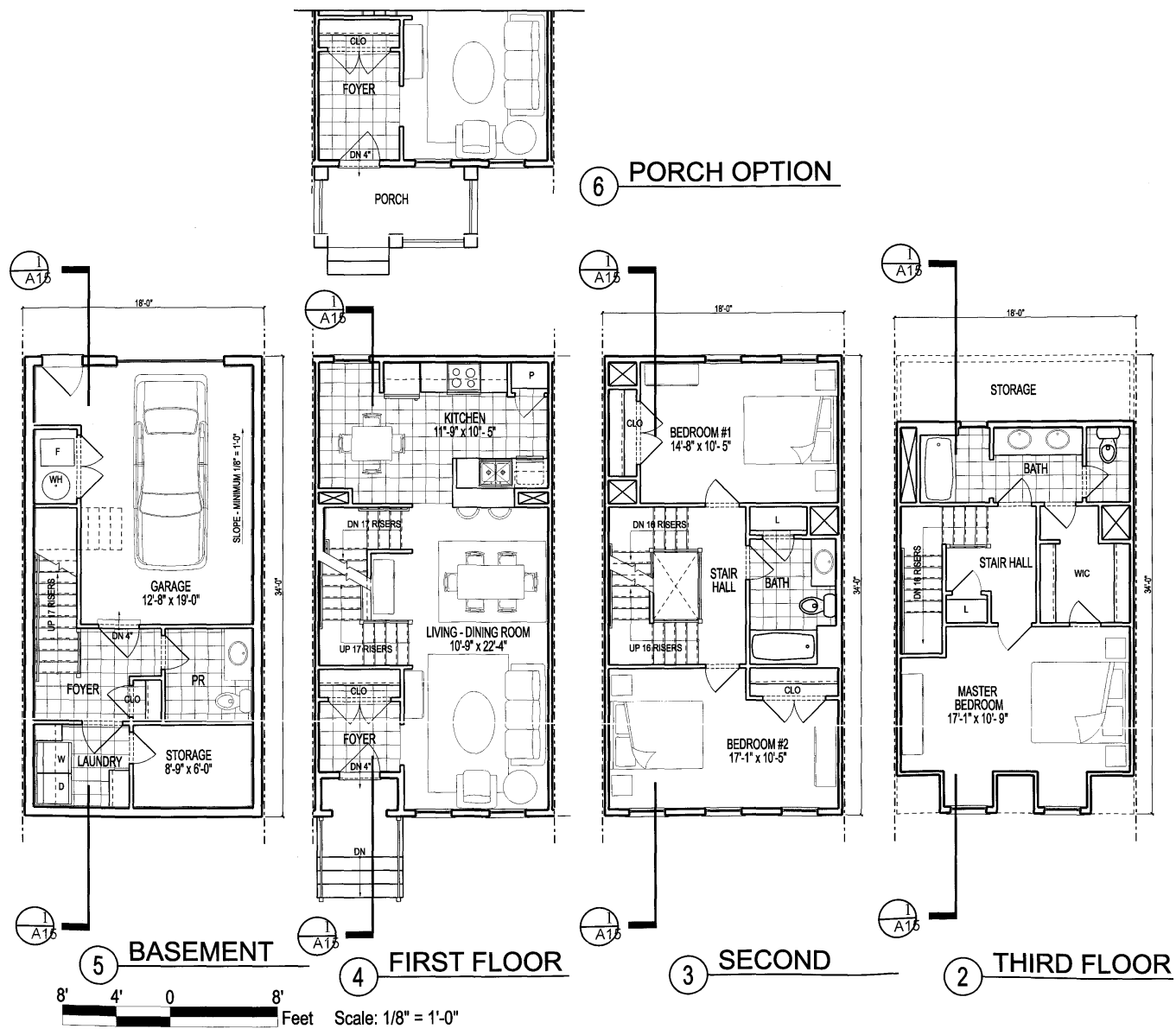
| | |
|----------|---|
| Roof: | Sheathing and shingles on wood trusses |
| Framing: | Wood walls and open web floor trusses |
| Veneer: | Molded brick |
| Windows: | Vinyl Double Hung with Brick Mold; 2'-8" x 6'-0" First Floor 2'-8" x 5'-0" Second |
| Floor: | Vinyl Casement at dormers; 2'-8" x 4'-6" |
| Trim: | Dormer, gutter, preformed, prefinished metal trim cornice, soffit, and frieze board Precast or synthetic stone lintels |
| Porches: | Decorative columns Shingle roof Metal or PVC railings |

8' 4' 0' 8' Feet Scale: 3/16" = 1'-0"

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Schematic Sample Elevation: Unit D2, Three-Bedroom Rowhouse with Integral Garage

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.



1 DIAGRAMMATIC BUILDING SECTION

NOTE:
Building foundations will vary per local site conditions and final grading.

A15

Revised January 10, 2007
November 3, 2006

Schematic Unit Floor Plans and Section: Unit D2, Three-Bedroom Rowhouse with Integral Garage



8' 4' 0' 8' Feet Scale: 3/16" = 1'-0"

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Schematic Sample Elevations: Unit D3, Three-Bedroom Rowhouse with Full Basement and Integral Garage

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TYPICAL MATERIALS

NOTES

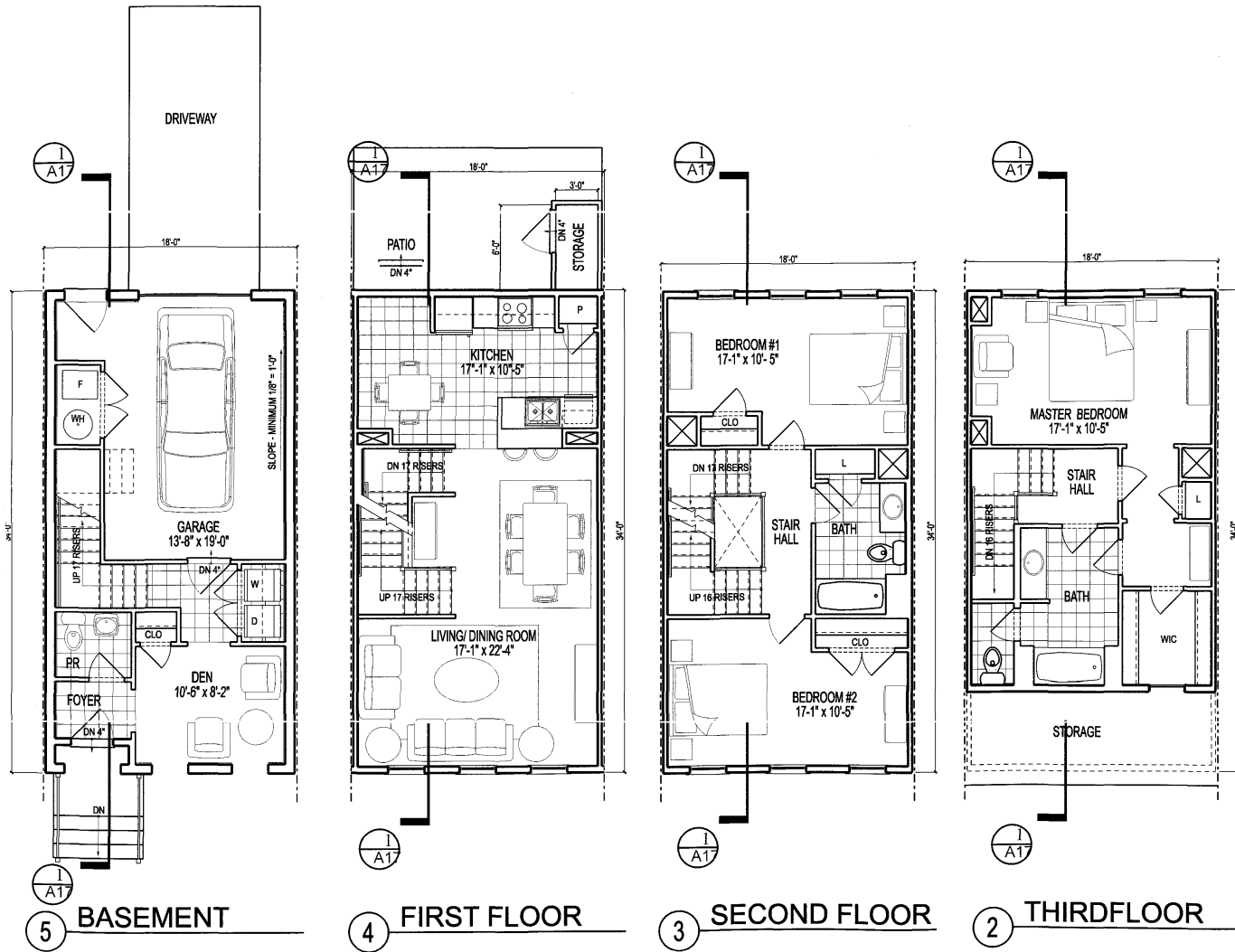
- Roof: Sheathing and shingles on wood trusses
- Framing: Wood walls and open web floor trusses
- Veneer: Molded brick
- Windows: Vinyl Double Hung with Brick Mold;
2'-8" x 6'-0" First and Second Floors
2'-8" x 5'-0" Third Floor
- Trim: Dormer, gutter, preformed, prefinished metal trim cornice, soffit, and frieze board
Precast or synthetic stone lintels
- Porches: Decorative columns
Shingle roof
Metal or PVC railings

A16

Revised January 10, 2007
November 3, 2006

HIGHLANDS ADDITION

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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Schematic Unit Floor Plans and Section: Unit D3, Three-Bedroom Rowhouse with Full Basement and Integral Garage

NMIIICMIIDCHA
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1 DIAGRAMMATIC BUILDING SECTION

NOTE:
Building foundations will vary per local site
conditions and final grading.

A17

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November 3, 2006

HIGHLANDS ADDITION



8' 4' 0' 8' Feet Scale: 3/16" = 1'-0"

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Schematic Sample Elevation: Unit D4, Three-Bedroom Rowhouse, Side Turned with Back Buried Basement

NMJCMIIDCHA
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TYPICAL MATERIALS

NOTES

- Roof: Sheathing and shingles on wood trusses
- Framing: Wood walls and open web floor trusses
- Veneer: Cementitious Fiberboard Siding
Molded Brick
- Windows: Vinyl Double Hung:
2'-8" x 6'-0" First Floor
2'-8" x 5'-0" Second Floor
Vinyl Casement with Brick Mold;
1'-8" x 3'-0" Basement
Vinyl Casement at dormers; 2'-8" x 4'-6"
- Trim: Surrounds and headers at doors and windows
Corner boards
Gutter, fascia board, soffit, and frieze board
- Porches: Decorative columns
Shingle roof
Metal or PVC railings

A18

Revised January 10, 2007
November 5, 2006

HIGHLANDS ADDITION



8' 4' 0' 8' Feet Scale: 3/16" = 1'-0"

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Schematic Unit Floor Plans and Section: Unit D4, Three-Bedroom Rowhouse, Side Turned with Back-Buried Basement

TORTI GALLAS AND PARTNERS
ARCHITECTS

TYPICAL MATERIALS

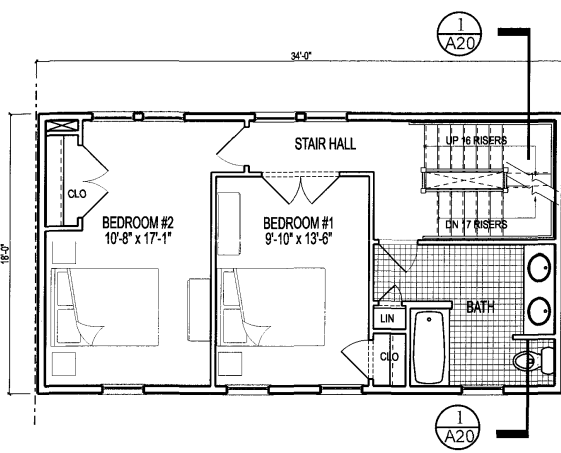
NOTES

- Roof: Sheathing and shingles on wood trusses
- Framing: Wood walls and open web floor trusses
- Veneer: Molded brick
- Windows: Vinyl Double Hung with Brick Mold;
2'-8" x 6'-0" First Floor
2'-8" x 5'-0" Second & Third Floors
Vinyl Casement with Brick Mold;
1'-8" x 3'-0" Basement and Third Floors
Vinyl Casement at dormers; 1'-6" x 3'-0"
- Trim: Dormer, gutter, preformed, prefinished metal trim cornice, soffit, and frieze board
Precast or Synthetic Stone Lintels
- Porches: Decorative columns
Shingle roof
Metal or PVC railings

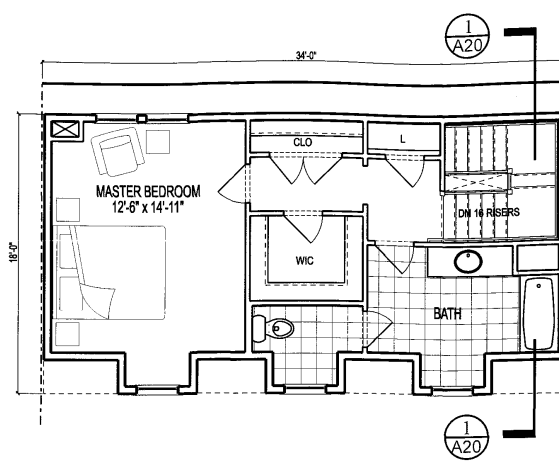
A19

Revised January 10, 2007
November 3, 2006

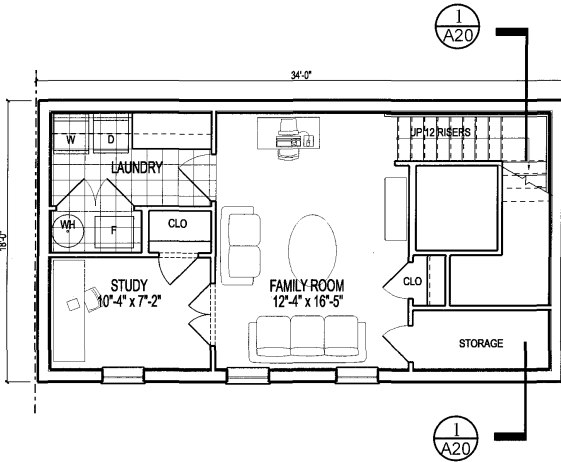
HIGHLANDS ADDITION



5 SECOND FLOOR

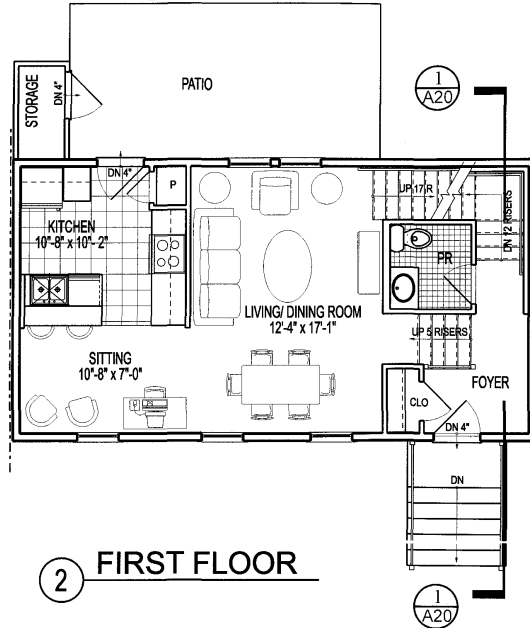


4 THIRD FLOOR



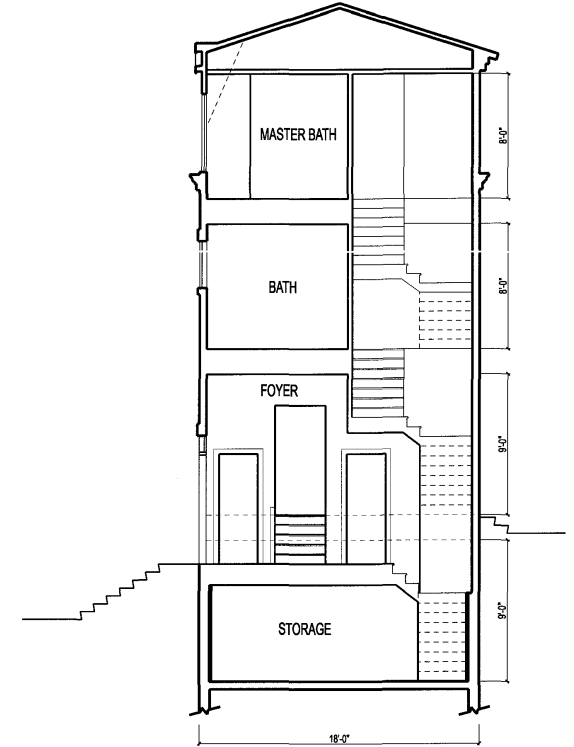
3 BASEMENT

8' 4' 0' 8' Feet Scale: 1/8" = 1'-0"



2 FIRST FLOOR

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.



1 DIAGRAMMATIC BUILDING SECTION

NOTE:
Building foundations will vary per local site conditions and final grading.

A20

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Schematic Unit Floor Plans and Section: Unit D4, Three-Bedroom Rowhouse, Side Turned with Back-Buried Basement

Revised January 10, 2007
November 3, 2006



TYPICAL MATERIALS

NOTES

- Roof: Sheathing and shingles on wood trusses
- Framing: Wood walls and open web floor trusses
- Veneer: Cementitious Fiberboard Siding
- Windows: Vinyl Double Hung;
2'-8" x 6'-0"
First Floor
2'-8" x 5'-0" Second & Third Floors
- Trim: Surrounds and headers at doors and windows
Corner boards
Gutter, fascia board, soffit, and frieze board
- Porches: Decorative columns
Shingle roof
Metal or PVC railings



TYPICAL MATERIALS

NOTES

- Roof: Sheathing and shingles on wood trusses
- Framing: Wood walls and open web floor trusses
- Veneer: Molded brick
- Windows: Vinyl Double Hung with Brick Mold;
2'-8" x 6'-0"
First Floor
2'-8" x 5'-0" Second Floor
Vinyl Casement at dormers; 2'-8" x 4'-6"
- Trim: Dormer, gutter, pre formed, prefinished metal trim cornice, soffit, and frieze board
Precast or synthetic stone lintels
- Porches: Decorative columns
Shingle roof
Metal or PVC railings

8' 4' 0' 8' Feet Scale: 3/16" = 1'-0"

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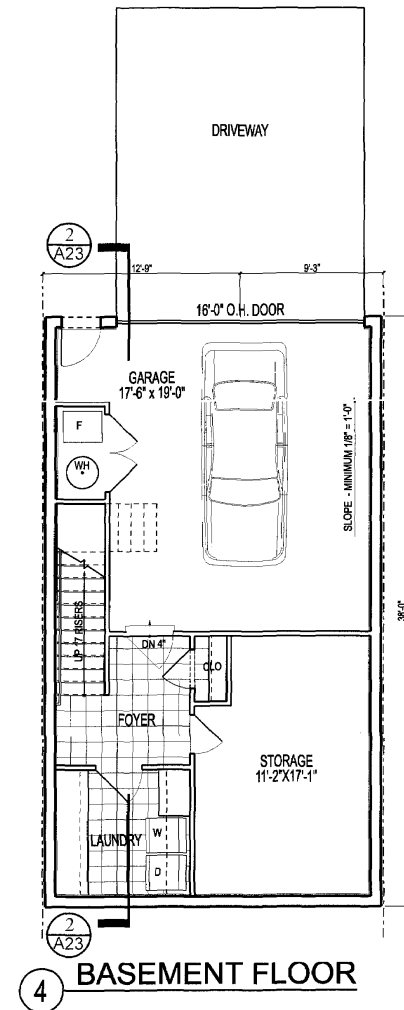
Schematic Sample Elevations: Unit E1, Four-Bedroom Rowhouse with Integral Garage

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A21

Revised January 10, 2007
November 3, 2006

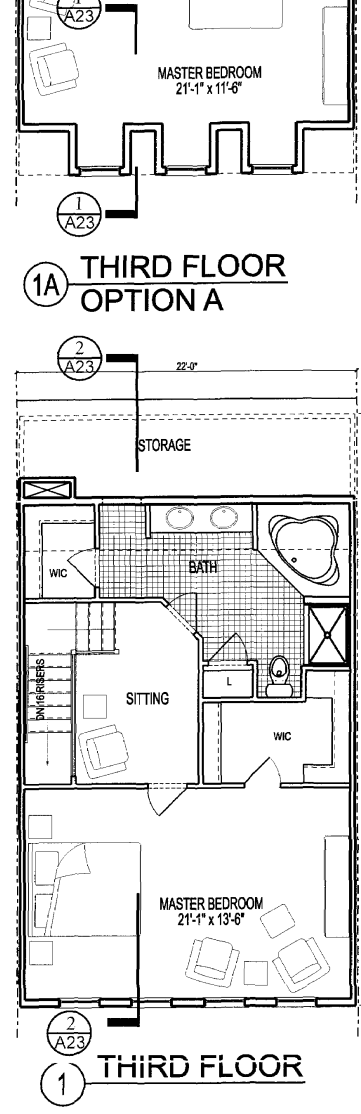
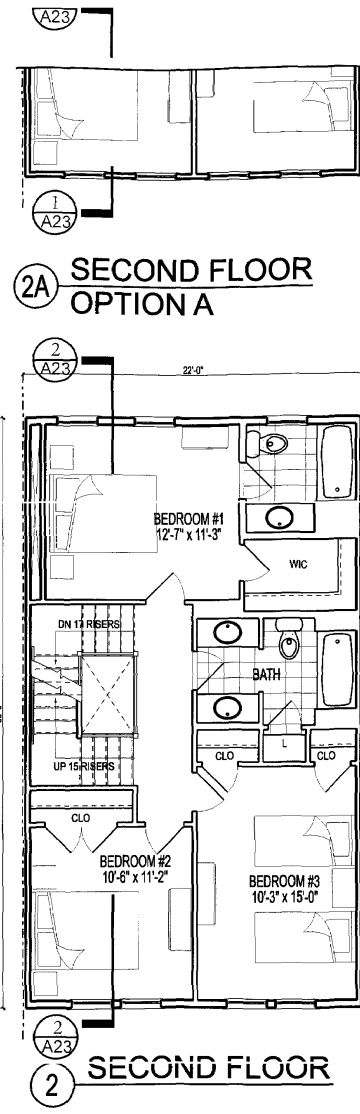
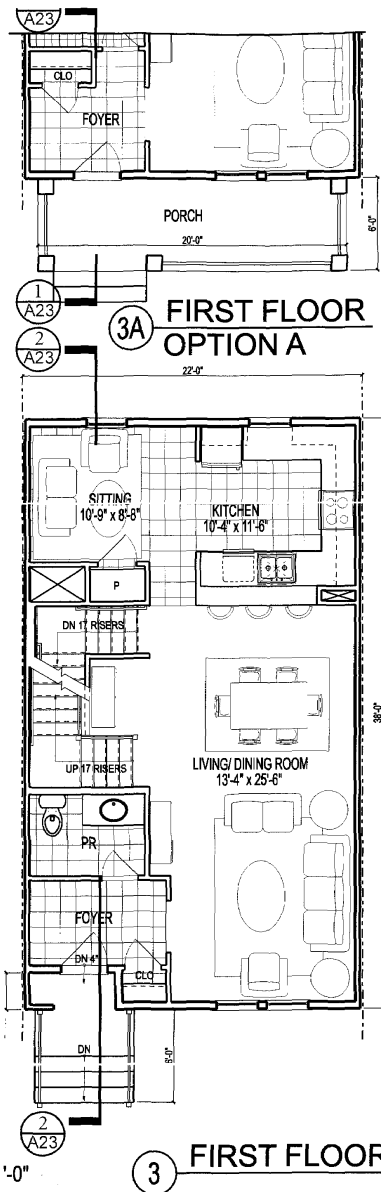
HIGHLANDS ADDITION



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Schematic Unit Floor Plans: Unit E1, Four-Bedroom Rowhouse with Integral Garage

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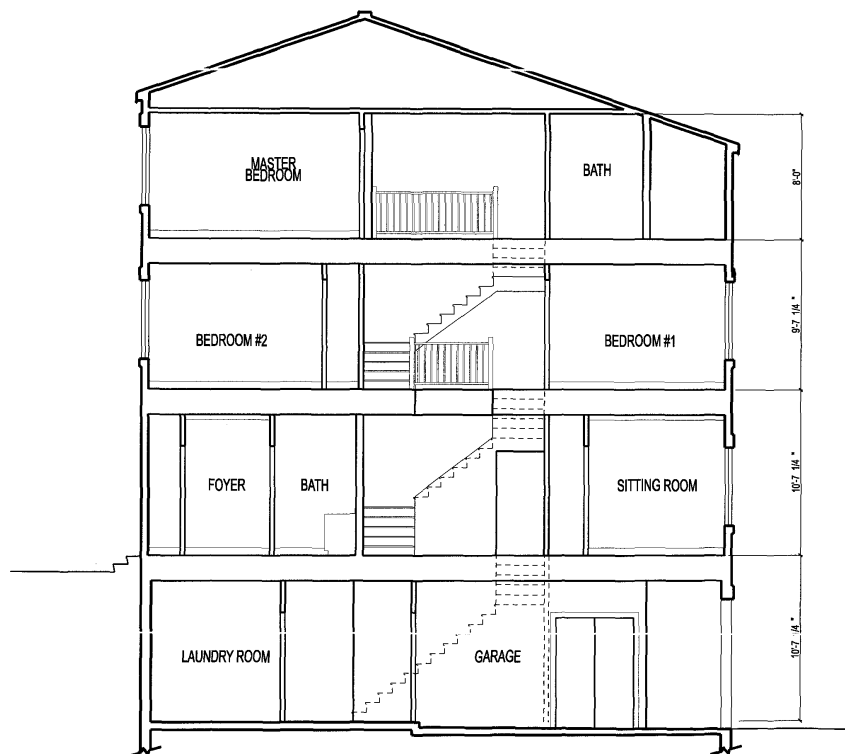
NOTE:
The interior layouts shown on the building plans are schematic.
Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

A22

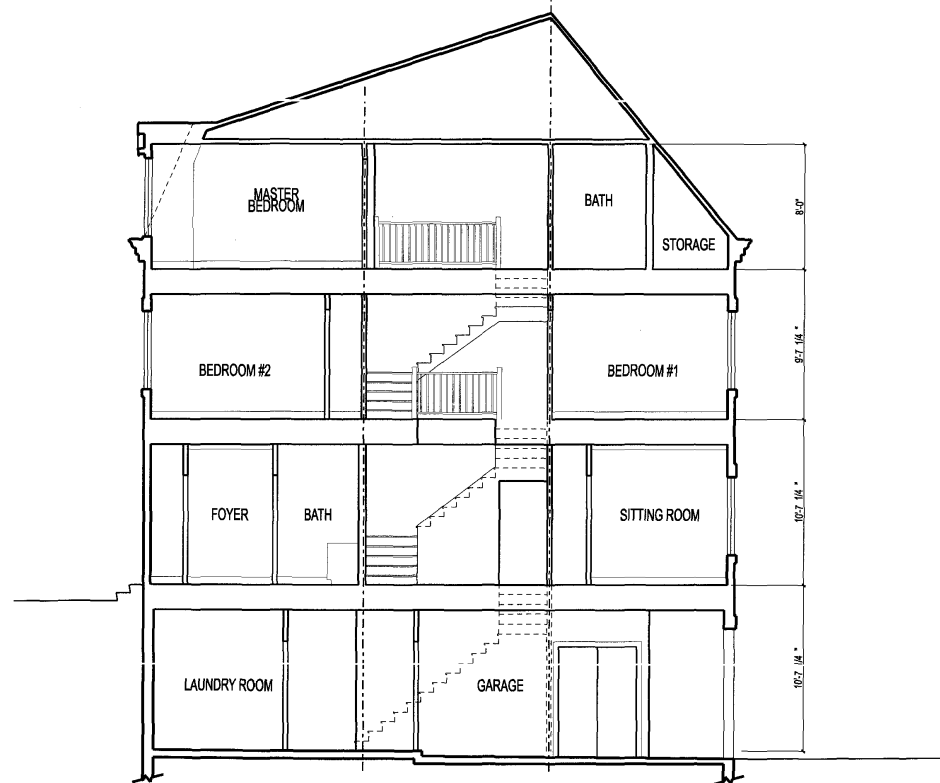
Revised January 10, 2007
November 3, 2006

HIGHLANDS ADDITION

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.



2 DIAGRAMATIC BUILDING SECTION



1 DIAGRAMATIC BUILDING SECTION OPTION A

8' 4' 0 8' Feet Scale: 1/8" = 1'-0"

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Schematic Building Sections: Unit E1, Four-Bedroom Rowhouse with Integral Garage

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NOTE:
Building foundations will vary per local site
conditions and final grading.

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8' 4' 0' 8' Feet Scale: 3/16" = 1'-0"

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Schematic Sample Elevation: Unit E2, Four-Bedroom Rowhouse with Full Basement and Integral Garage

NMDCEMIIDCHA
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TYPICAL MATERIALS

NOTES

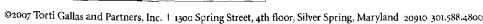
| | |
|----------|---|
| Roof: | Sheathing and shingles on wood trusses |
| Framing: | Wood walls and open web floor trusses |
| Veneer: | Molded brick |
| Windows: | Vinyl Double Hung with Brick Mold; 2'-8" x 6'-0" First and Second Floors 2'-8" x 5'-0" Third Floor |
| Trim: | Dormer, gutter, preformed, prefinished metal trim cornice, soffit, and frieze board Precast or synthetic stone lintels |
| Porches: | Decorative columns Shingle roof Metal or PVC railings |

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November 3, 2006

HIGHLANDS ADDITION

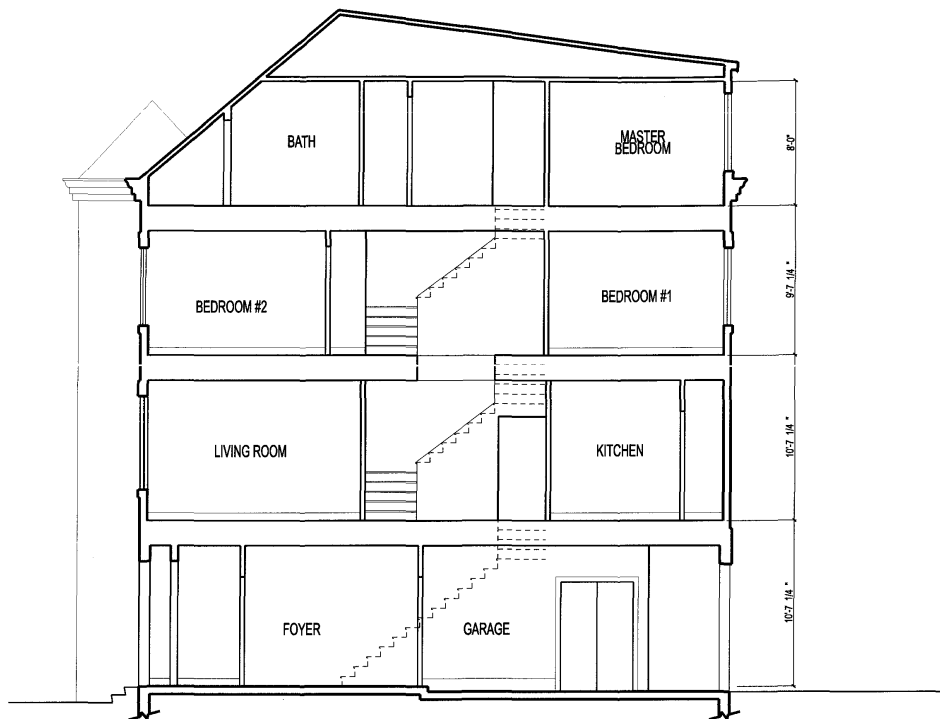
The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.



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November 3, 2006

HIGHLANDS ADDITION



1 DIAGRAMATIC BUILDING SECTION

NOTE:
Building foundations will vary per local site
conditions and final grading.

8' 4' 0 8'
Feet Scale: 1/8" = 1'-0"

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Schematic Building Section: Unit E2, Four-Bedroom Rowhouse with Full Basement and Integral Garage

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8' 4' 0' 8' Feet Scale: 3/16" = 1'-0"

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Schematic Sample Elevation: Unit E3, Four-Bedroom Rowhouse - Corner

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TYPICAL MATERIALS

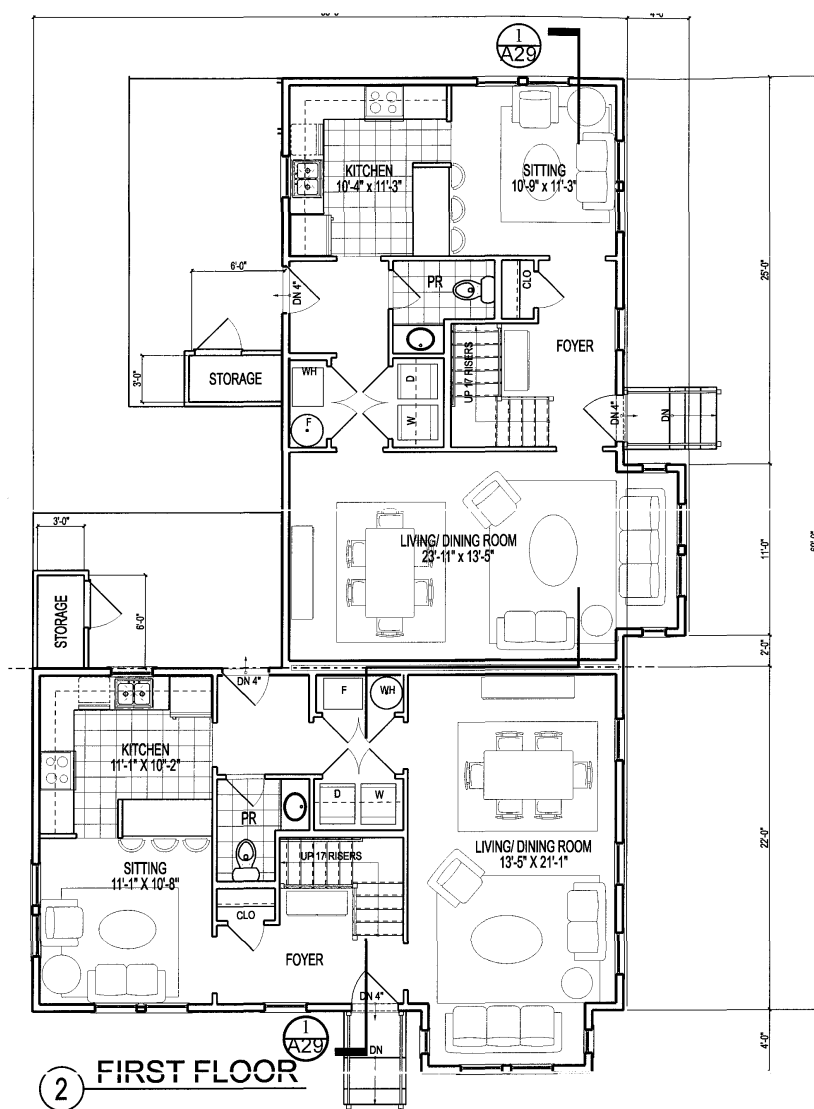
NOTES

- Roof: Sheathing and shingles on wood trusses
- Framing: Wood walls and open web floor trusses
- Veneer: Molded brick
- Windows: Vinyl Double Hung with Brick Mold;
2'-8" x 6'-0"
First Floor
2'-8" x 5'-0"
Second Floor
Vinyl Casement with Brick Mold;
1'-6" x 3'-0"
- Trim: Dormer, gutter, preformed, prefinished metal trim cornice, soffit, and frieze board
Precast or synthetic stone lintels
- Porches: Decorative columns
Shingle roof
Metal or PVC railings

A27

Revised January 10, 2007
November 3, 2006

HIGHLANDS ADDITION

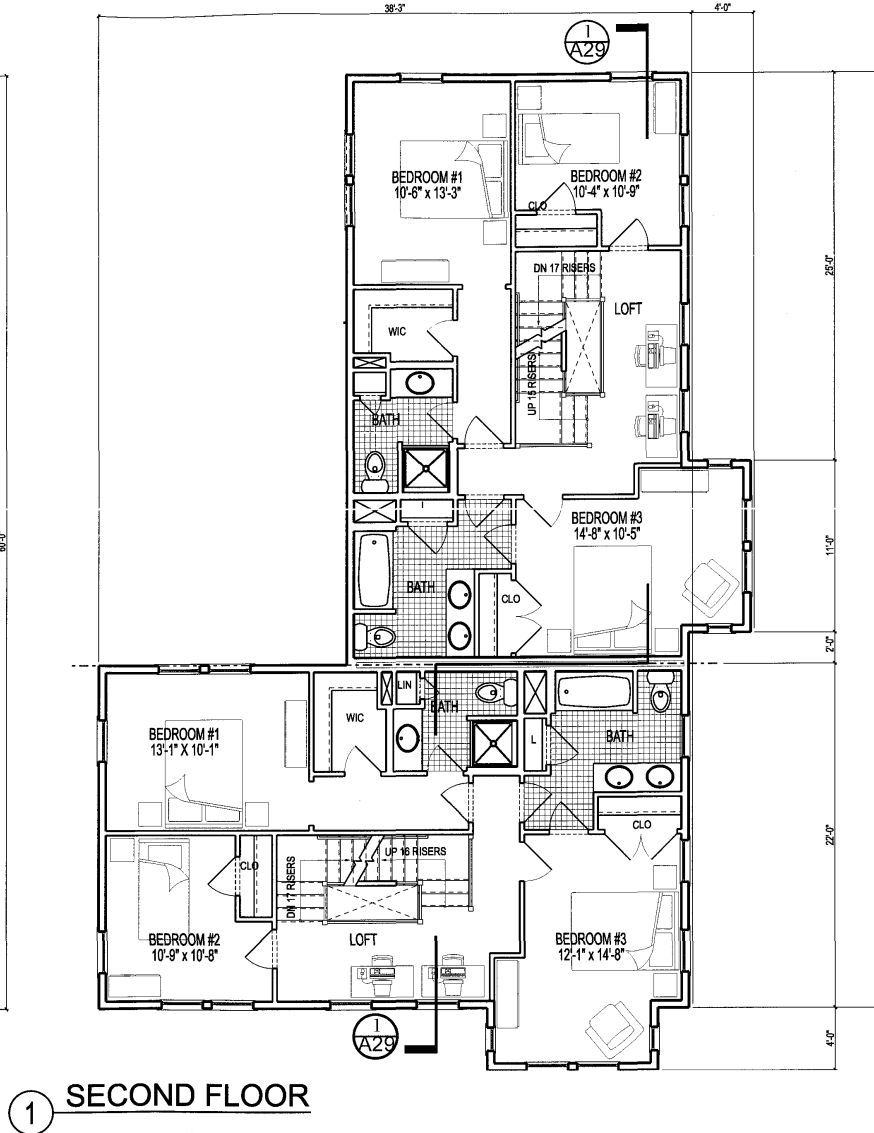


8' 4' 0 8'
Feet Scale: 1/8" = 1'-0"

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Schematic Unit Floor Plans: Unit E3, Four-Bedroom Rowhouse - Corner

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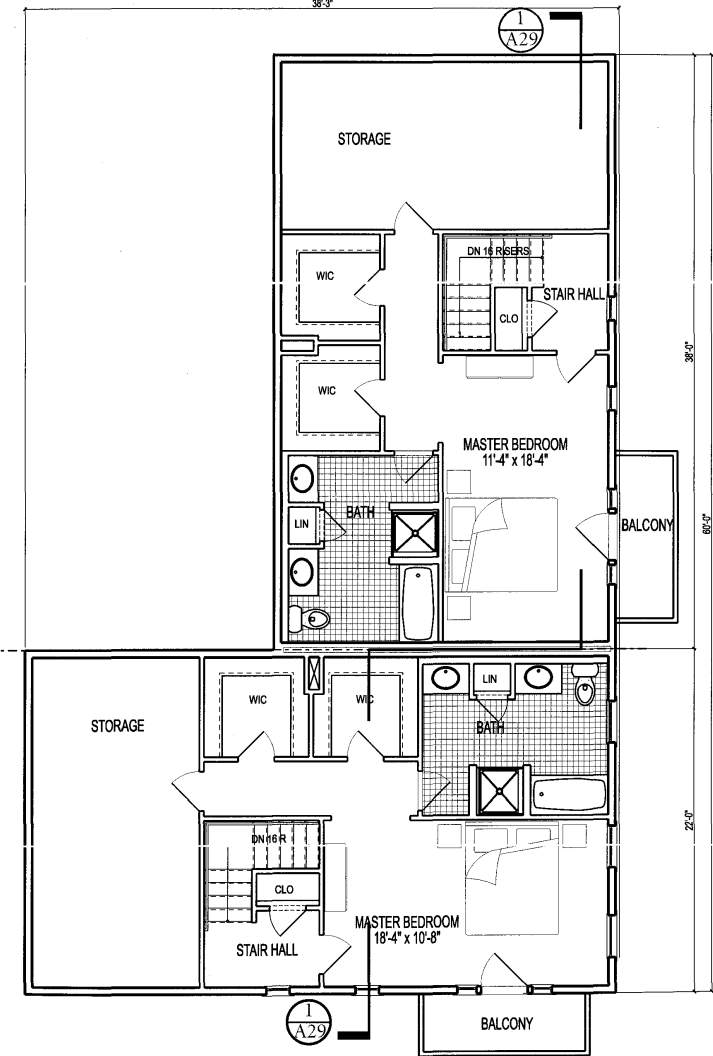
NOTE:

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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November 3, 2006

HIGHLANDS ADDITION



② THIRD FLOOR

8' 4' 0 8' Feet Scale: 1/8" = 1'-0"



① DIAGRAMATIC BUILDING SECTION

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.

NOTE:
Building foundations will vary per local site conditions and final grading.

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November 3, 2006

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Schematic Unit Floor Plan and Section: Unit E3, Four-Bedroom Rowhouse - Corner



8' 4' 0' 8' Feet Scale: 3/16" = 1'-0"

Source: Torti Gallas and Partners, Inc. 1100 Spring Street, 4th floor, Silver Spring, Maryland 20910-3804

Sample Building Elevations, Typical Side and Rear

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November 3, 2006

HIGHLANDS ADDITION

