

HIGHLANDS ADDITION
CONSOLIDATED PLANNED UNIT DEVELOPMENT APPLICATION
EXHIBIT B



ZONING COMMISSION
District of Columbia
CASE NO. 06-45
EXHIBIT NO. 32

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Not to Scale

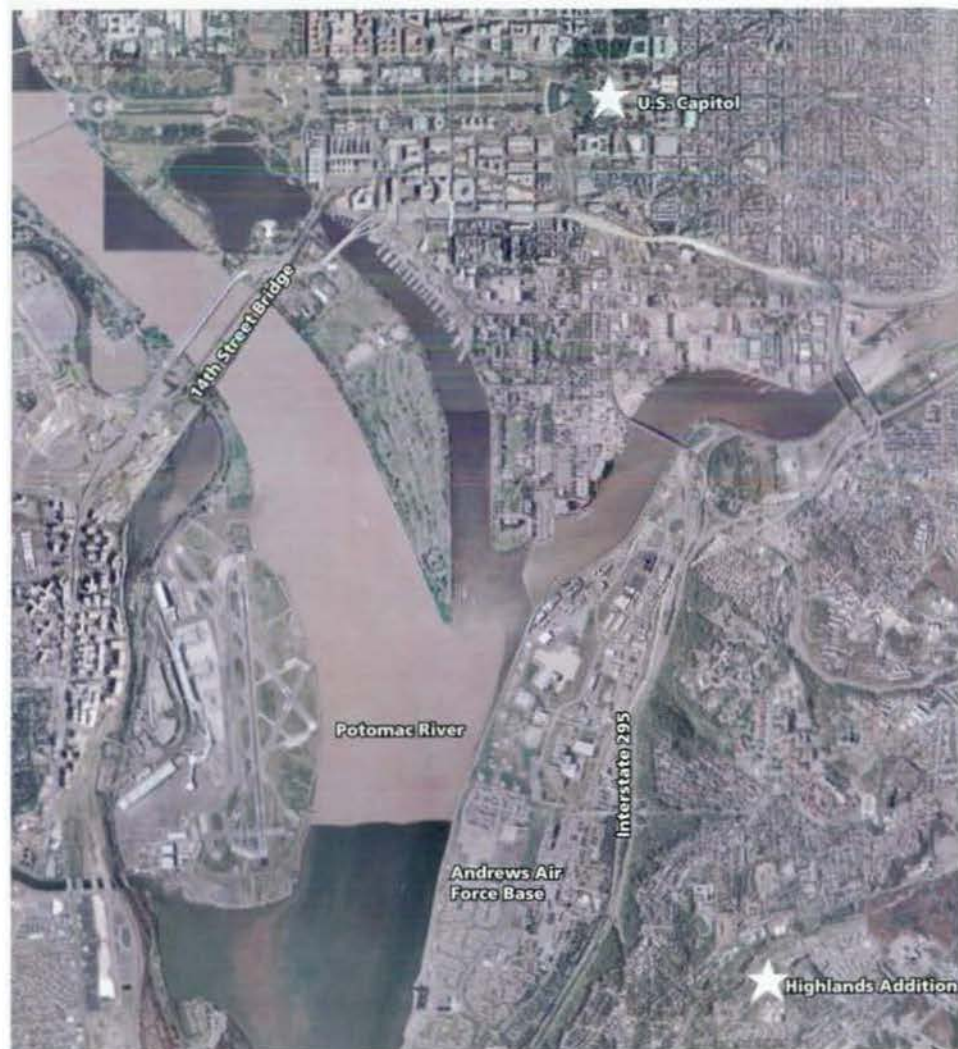
Proposed Illustrative Site Plan

DRAWING INDEX BY ZONING SECTION

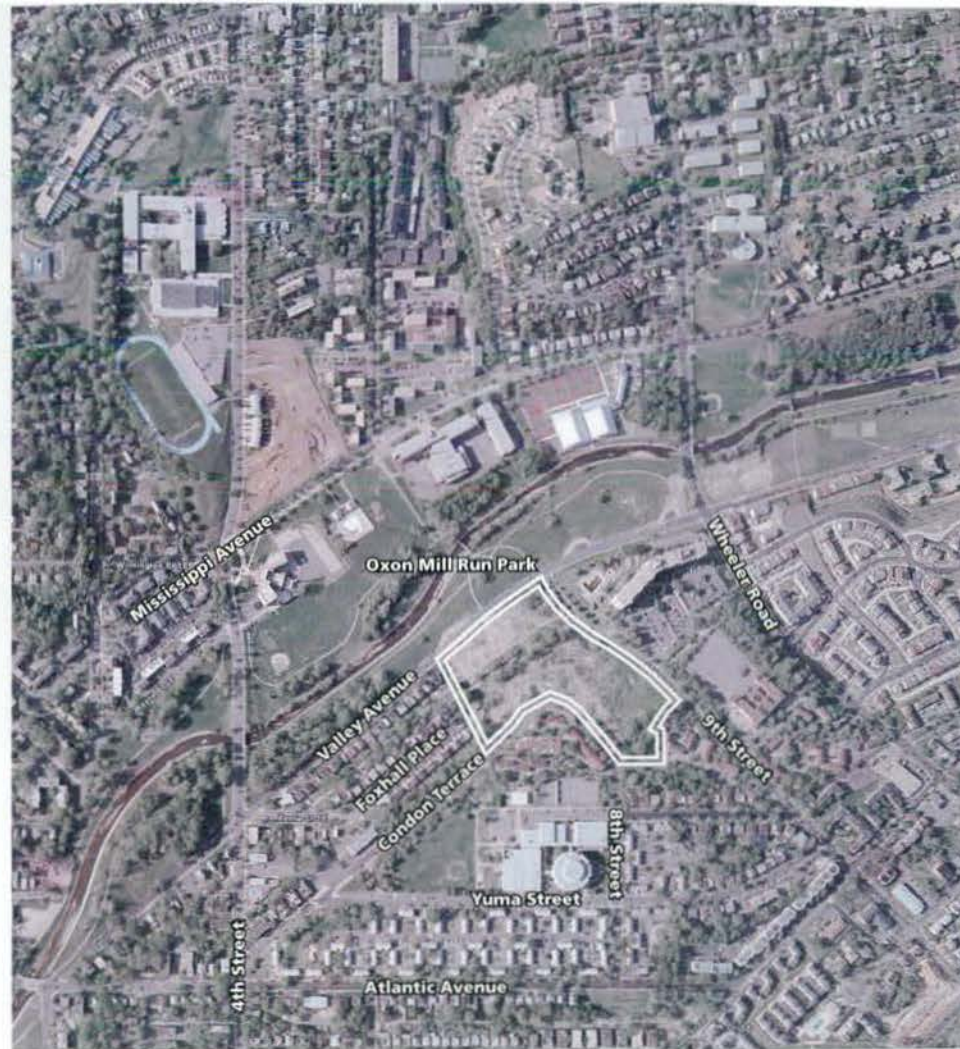
SECTION	ITEM	SHEET	SECTION	ITEM	SHEET
2406.11(b)	Map showing location, existing zoning of subject site and adjacent properties and any change of zoning	Z1	2406.12(e)	Architectural plans: - Typical floor plans, elevations, and sections for each building - Sections for future project - Elevations for future square Circulation Plan - Driveways and walkways, including widths, grades and curb cuts - Location and number of parking spaces	A1-A29, S14-S16 S13 A4-A9 S7, S12 S12
2406.11(e)	Tabulation of development data		2406.12(f)		
.11(e)(1)	Area and dimensions of each lot Exact area of total site	S2, S3			
.11(e)(2)	Percentage of lot occupancy: - for each building on each lot - for all buildings on entire site	S2, S3			
.11(e)(3)	Gross floor area and floor area ratio: - for each building on each lot - for all buildings on entire site	S2, S3			
.11(e)(6)	Estimated quantities of potable water, sanitary sewage and stormwater, including methods of calculation	S8, S9			
2406.12(c)	Detailed site plan	S1, S8			
.11(d)	- Location and external dimensions of all buildings and structures - Utilities and other easements - Walkways and driveways				
2406.12(d)	Detailed landscaping and grading - Existing topography, contours, natural features, landscaping - Existing trees of 6" caliper or greater - New contours, proposed finished grades, planting and landscaping - Proposed drainage, including water and sewer lines, inlets and basins connected to public water and sewer lines - Proposed erosion controls - Location and elevations of public or private streets, alleys or easements bounding or traversing the site, including an indication of any rights-of-way or easements to be continued, relocated or abandoned	E6 E7 S7, S19-S24 S8 S6 S7			

DRAWING INDEX

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E2	Existing Site Photos	A7	Street Elevation: Ninth Street
E3	Existing Neighborhood Amenities Diagram	A8	Street Elevation: North Side of Condon Terrace
E4	Existing Neighborhood Amenities	A9	Street Elevation: South Side of Condon Terrace
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E7	Existing Tree Location Plan	A12	Schematic Elevation: Unit B, Two-Bedroom Rowhouse
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S4	Unit Type Distribution Plan	A18	Schematic Building Elevations: Unit E, Three-Bedroom Rowhouse with Integral Garage
S5	Tenure Location Plan	A19	Schematic Unit Floor Plans: Unit E, Three-Bedroom Rowhouse with Integral Garage
S6	Proposed Erosion Control Plan	A20	Schematic Building Elevations: Unit F, Three-Bedroom Rowhouse, Side Turned with Integral Garage
S7	Proposed Grading Plan	A21	Schematic Unit Floor Plans: Unit F, Three-Bedroom Rowhouse, Side Turned with Integral Garage
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A2	Unit Identification Matrix		



Context Map



Site Location

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Site Context Map and Site Location Aerial Photographs

STUDIO
NAMICEMIDICHA
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E1

Revised April 6, 2007
Revised January 10, 2007
November 3, 2006

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

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Existing Site Photos



Existing Neighborhood Amenities Diagram



8 Baseball Fields
Mississippi Avenue & Wheeler Road SE



15 The ARC Town Hall Education, Arts, and Rec. Center (under construction) Mississippi Avenue SE



16 Community Clinic / Southeast Veterans Service 820 Chesapeake Street SE



17 Congress Heights Senior Wellness Center 3500 Martin Luther King, Jr. Avenue SE



9 Oxon Run Community Swimming Pool Mississippi Avenue SE



18 Covenant House 2001 Mississippi Avenue SE



19 Ferebee Hope Community Service Center 3855 8th Street SE



20 Frederick Douglass Community Building East Capitol Street, NE



10 Barry/Southeast Tennis Center Mississippi Avenue SE



21 National Children's Center 3400 Martin Luther King, Jr. Avenue SE



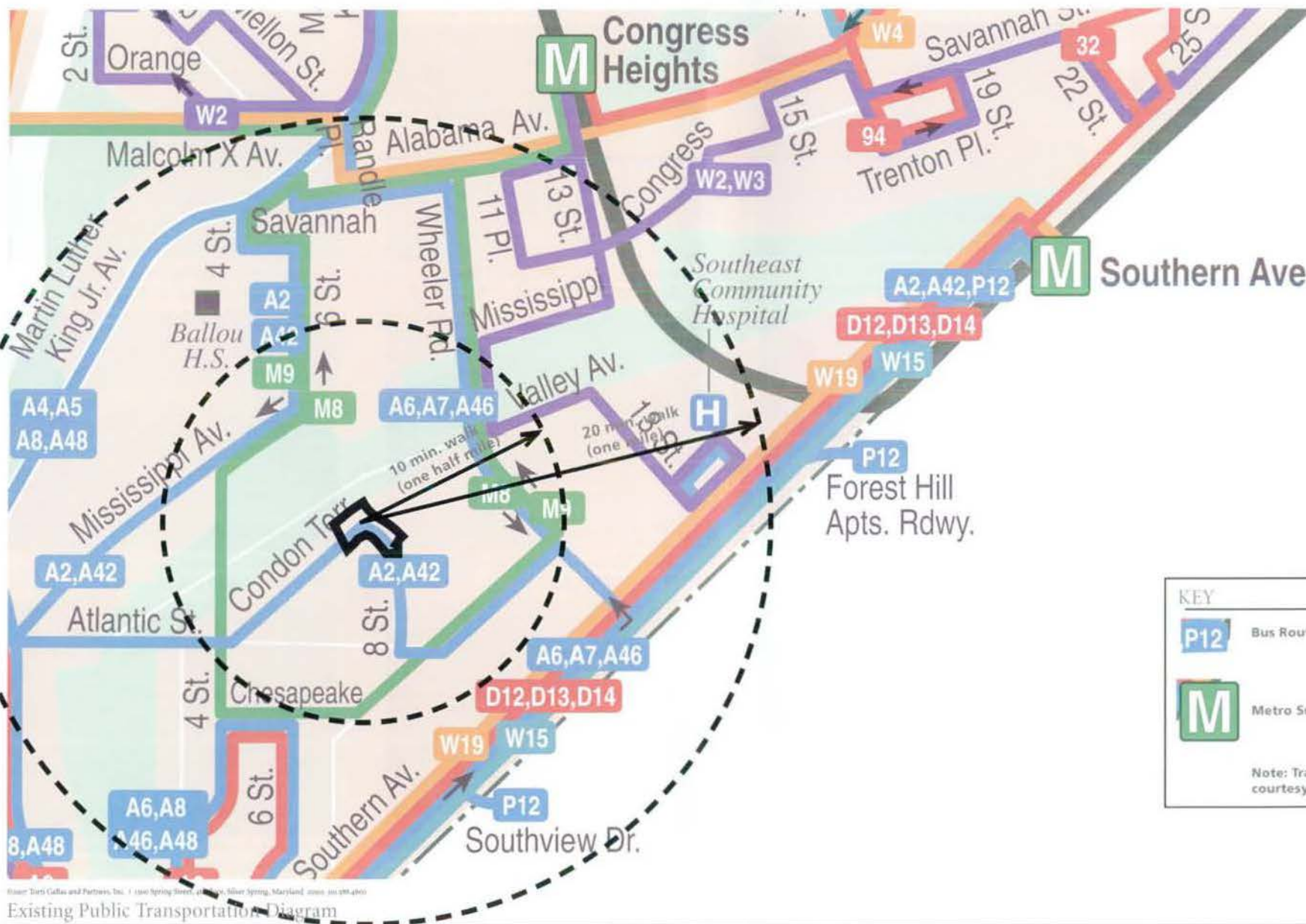
22 Walter E. Washington Community Center (under construction) 9th Street & Southern Blvd SE



23 Wheeler Creek Community Center Valley & Varney Roads SE

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Existing Neighborhood Amenities



KEY

P12 Bus Routes

M Metro Subway Stations

Note: Transportation Map courtesy of WMATA.

Source: Data Gallas and Partners, Inc. 11000 Spring Street, 4th Floor, Silver Spring, Maryland 20901-3004-4000

Existing Public Transportation Diagram

NAUCHEMIDCHA
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E5

Revised April 6, 2007
Revised January 10, 2007
November 3, 2006

HIGHLANDS ADDITION



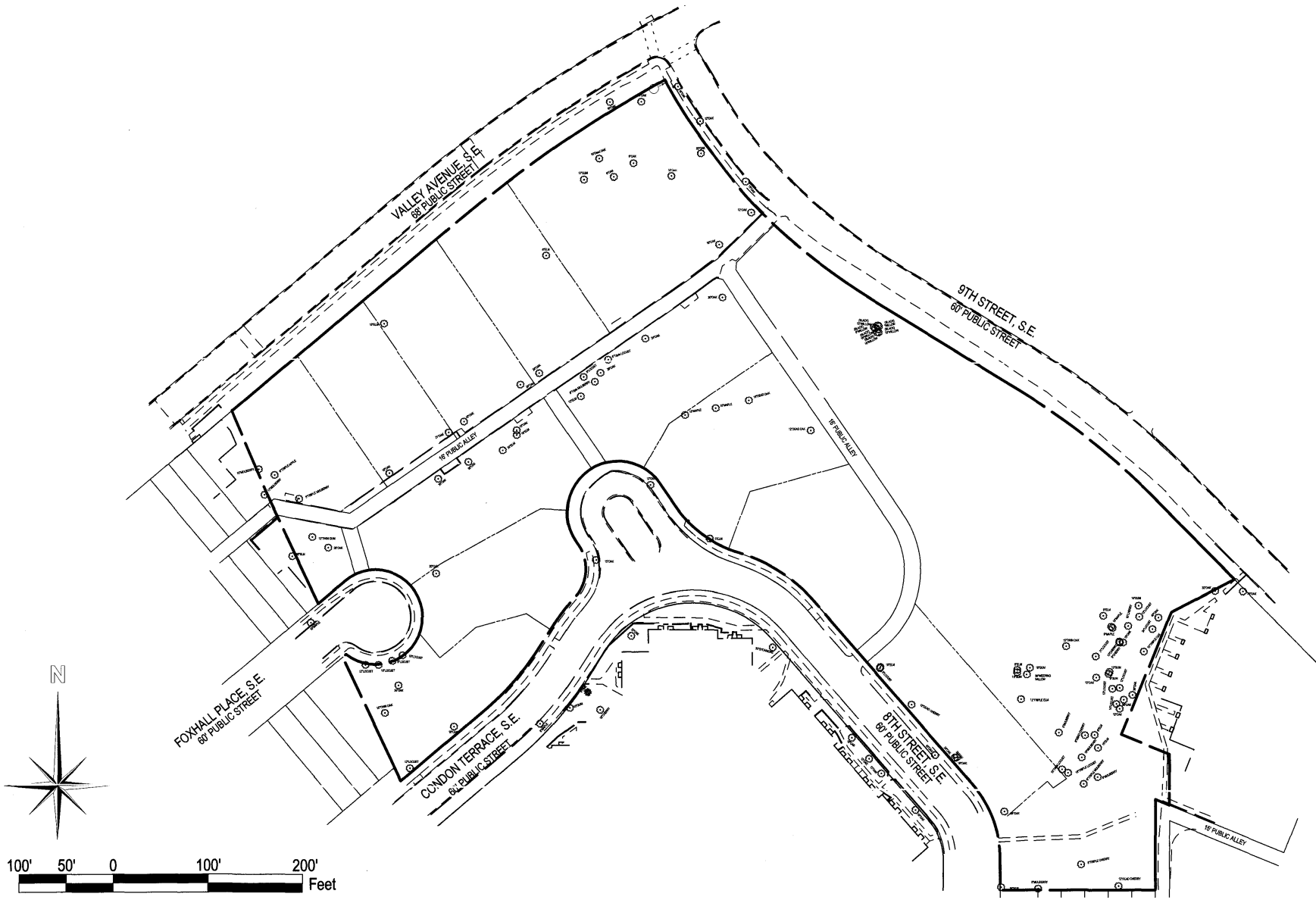
Existing Site Plan



HIGHLANDS ADDITION

E6

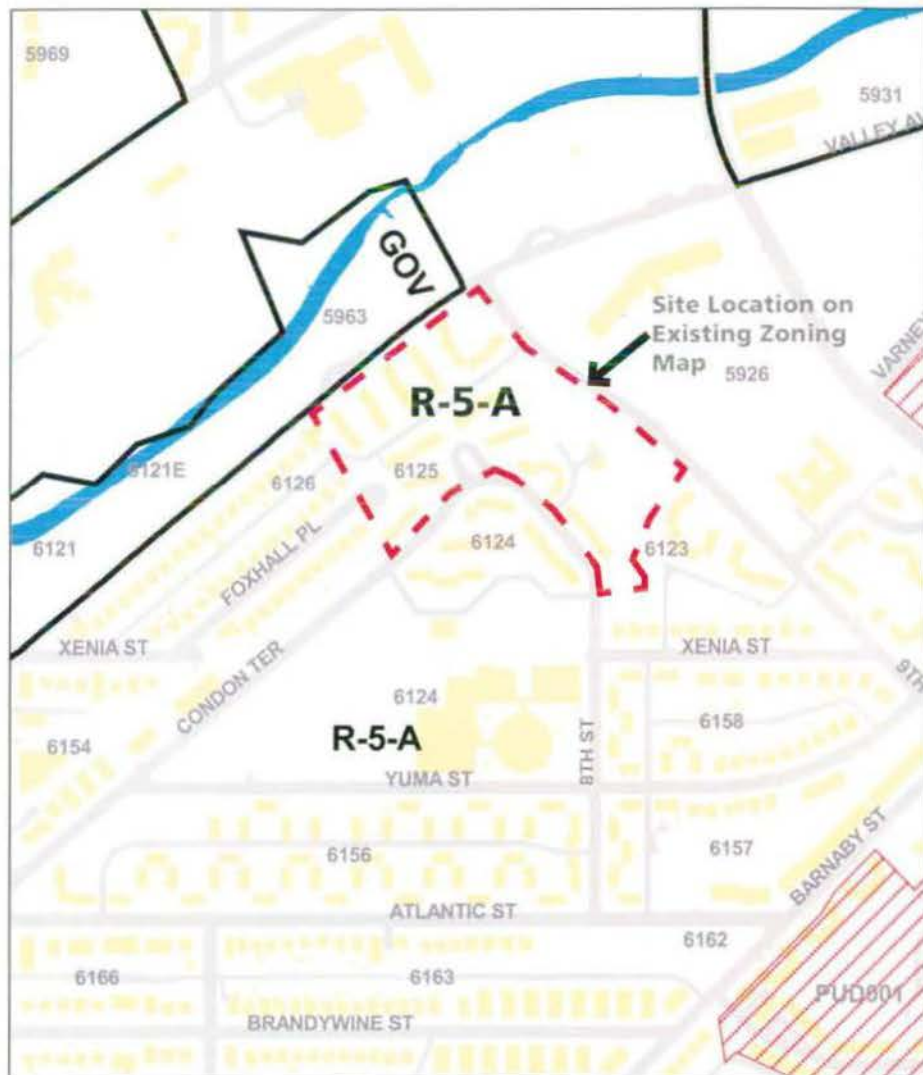
Revised April 6, 2007
Revised January 10, 2007
November 3, 2006



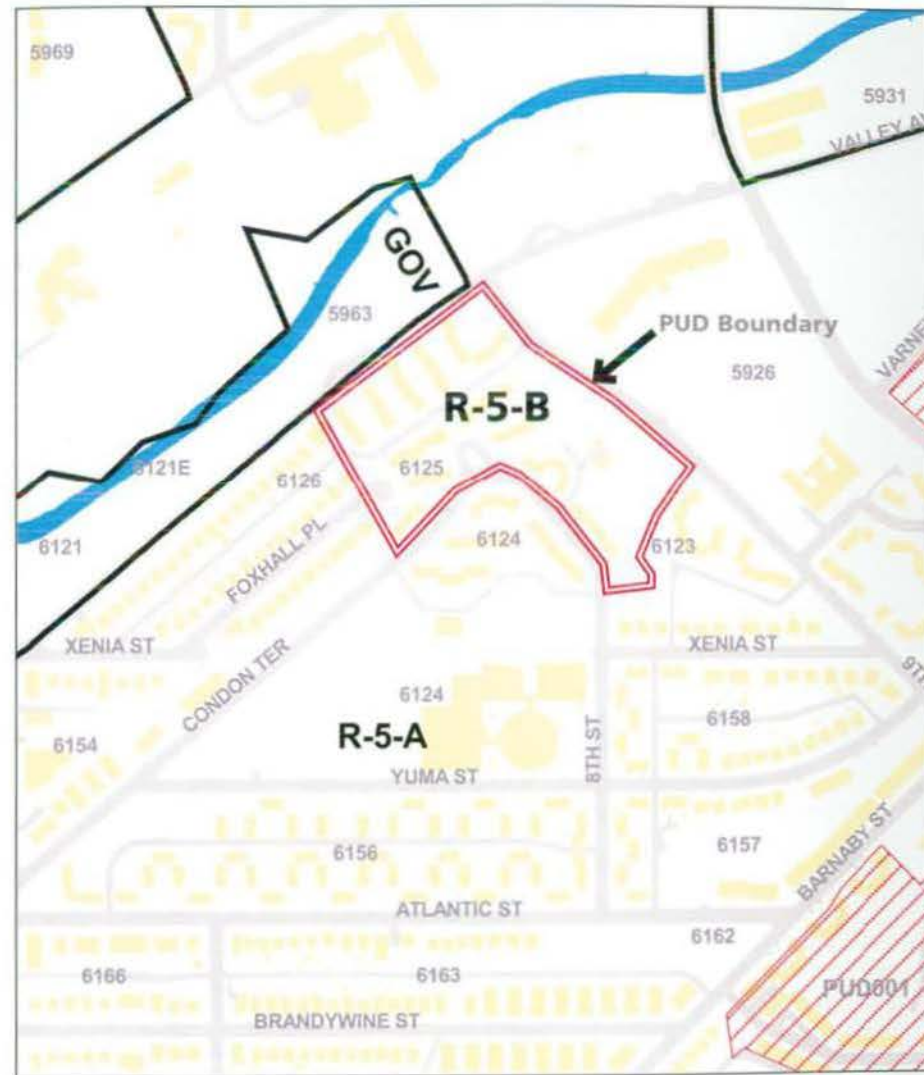
Existing Tree Location Plan

E7

Revised April 6, 2007
 Revised January 10, 2007
 November 3, 2006



Existing Zoning



Proposed Zoning

Z1

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Existing & Proposed Zoning


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Revised April 16, 2007
 Revised January 10, 2007
 November 3, 2006

HIGHLANDS ADDITION

Building	Zoning	Building Type	No. of Units	Height (feet)	Height (stories)	Depth (ft.)	Building Footprint Area (sq. ft.)	Gross Floor Area (sq. ft.)	Minimum Rear Yard (ft.)	Minimum Side Yard (ft.)	Minimum Front Yard (ft.)	Minimum Lot Width (ft.)	Minimum Lot Depth (ft.)	Lot Area (sq. ft.)	Lot Occupancy (%)	Lot FAR
R-5-B Zoning Regulations (Mother of Right)				50'	No Limit				4' 0" from grade to rooftop - 15' (max.)	None Prescribed	None Prescribed	None Prescribed	None Prescribed	None Prescribed	60%	1.8 (max)
R-5-B PUD Standards (Per OCMR Title 11/ Section 2405)				60'	No Limit				None Prescribed	None Prescribed	None Prescribed	None Prescribed	None Prescribed	None Prescribed	60%	3.00
1	STACK	3	36.8	38	1609	4281	101.42		15.94					25273	17%	0.47
2	STACK	3	39.4	38	1370	3739	73.58		7.30	129.92	79.78					
3	STACK	3	38.2	38	1370	3739	16.61		8.05							
4	A ROW	1	40.58	34	780	2593	19.45		13.95	32.44	79.55	2581	30%	1.00		
5	B ROW	1	41.59	34	780	2593	19.45		8.18	22.91	79.53	1918	41%	1.35		
6	STACK	3	39.5	38	1609	4281	24.45		9.96	42.72	105.27	8034	27%	0.71		
7	A ROW	1	44.6	36	792	2376	16.13		12.37	34.03	87.30	2540	31%	0.94		
8	B ROW	1	43.2	36	792	2376	24.45		0.00	22	77.85	1798	44%	1.32		
9	C ROW	1	45.4	36	792	2376	33.34		3.86	31.68	85.91	2456	32%	0.97		
10	A ROW	1	41.1	36	792	2376	24.45		8.43	23.0	79.83	5484	14%	0.43		
11	B ROW	1	41.3	36	792	2376	26.35		0.00	22	79.86	1796	45%	1.35		
12	C ROW	1	41.3	36	792	2376	27.31		15.84	37.07	80.79	3176	25%	0.75		
13	A ROW	1	36.3	36	1008	3384	19.78		8.45	29.02	72.45	2367	43%	1.43		
14	B ROW	1	37.3	36	912	3288	19.80		0.00	22	73.62	1626	56%	2.02		
15	C ROW	1	36.7	36	912	3288	20.71		0.00	22	75.62	1883	54%	1.94		
16	D ROW	1	37.5	36	1008	3384	22.20		15.64	37.07	78.29	3071	33%	1.10		
17	A ROW	1	36.7	36	888	3264	21.59		8.57	30.21	74.19	2292	39%	1.42		
18	B ROW	1	36.6	36	888	3264	20.61		0.00	22	73.82	1630	54%	2.00		
19	C ROW	1	36.53	36	888	3264	20.10		0.00	22	73.44	1622	55%	2.01		
20	D ROW	1	36.66	36	888	3264	20.10		9.26	30.29	72.47	2308	36%	1.41		
21	A ROW	1	36.8	36	1008	3384	22.19		15.54	37.07	78.45	3311	32%	1.08		
22	B ROW	1	36.9	36	912	3288	21.80		0.00	22	75.47	1702	54%	1.92		
23	C ROW	1	36.2	36	912	3288	21.13		0.00	22	74.97	1662	55%	1.98		
24	D ROW	1	36.8	36	1008	3384	21.37		8.65	27.75	74.58	2354	45%	1.50		
25	A ROW	1	48.51	34	648	2556	41.92		7.37	24.72	90.53	2430	27%	1.05		
26	B ROW	1	47.81	34	648	2556	41.92		0.00	18	92	1656	39%	1.54		
27	C ROW	1	48.1	34	648	2556	41.92		0.00	18	92	1656	39%	1.54		
28	D ROW	1	47.51	34	648	2556	41.92		18.57	34.11	92	3332	19%	0.77		
29	A ROW	1	50.81	34	648	2556	39.92		8.29	23.24	88.04	2477	26%	1.03		
30	B ROW	1	46.61	34	747	2655	39.92		0.00	18	88.50	1596	47%	1.68		
31	C ROW	1	46.21	34	747	2655	39.92		0.00	18	88.50	1595	47%	1.66		
32	D ROW	1	46.51	34	648	2556	39.93		7.87	25.27	88.82	2422	27%	1.06		
33	A ROW	1	50.81	34	648	2556	41.04		15.57	32.58	90.60	3353	15%	0.76		
34	B ROW	1	48.81	34	648	2556	41.63		0.00	18	90.41	1629	40%	1.57		
35	C ROW	1	50.81	34	648	2556	41.89		0.00	18	90.47	1630	40%	1.57		
36	D ROW	1	49.91	34	648	2556	41.11		0.00	18	90.63	1634	40%	1.56		
37	E ROW	1	48.11	34	648	2556	39.14		5.44	21.88	90.06	2486	26%	1.03		
38	A ROW	1	39.16	34	780	2593	16.85		8.05	22.07	76	2032	38%	1.28		
39	B ROW	1	38.36	34	780	2593	17.74		0.00	18	76	1370	57%	1.89		
40	C ROW	1	37.86	34	780	2593	17.60		0.00	18	76	1368	57%	1.90		
41	D ROW	1	37.36	34	780	2593	17.74		0.00	18	76	1370	57%	1.89		
42	E ROW	1	38.06	34	780	2593	18.85		15.55	32.03	78.5	2765	28%	0.94		
43	A ROW	1	37.41	34	780	2521	20.74		8.99	23.76	76	1845	38%	1.37		
44	B ROW	1	37.3	34	780	2521	20.63		0.00	18	76	1368	52%	1.97		
45	C ROW	1	37.3	34	780	2521	20.63		0.00	18	76	1368	52%	1.96		
46	D ROW	1	37.2	34	780	2521	20.53		8.13	21.57	76	1993	36%	1.24		
47	A ROW	1	35.9	34	780	2593	34.81		6.14	20.14	81.83	2228	35%	1.18		
48	B ROW	1	35.5	34	780	2593	32.19		0.00	18	79.89	1444	54%	1.80		
49	C ROW	1	36.06	34	780	2593	20.64		0.00	18	78.94	1401	56%	1.85		
50	D ROW	1	37.46	34	780	2593	20.14		0.00	18	76.07	1378	57%	1.89		
51	E ROW	1	37.16	34	780	2593	20.14		8.03	24.25	76	1883	41%	1.38		
52	A ROW	1	32.29	34	614	1702	23.00		23.44	68.17	77.31	5473	22%	0.62		
53	B ROW	1	32.29	34	614	1702	25.00		8.34							
54	STACK	3	37.53	38	1609	4281	19.36		20.52							
55	STACK	3	39.3	38	1609	4281	21.67		19.47							
56	A ROW	1	33.9	34	614	1702	25.37		16.20							
57	B ROW	1	33.9	34	614	1702	26.21		19.47							

Building	Zoning	Building Lot	Building Type	Building Dimension					Setbacks			Lot Dimension			Lot Area (sf)	Lot Occupancy (%)	Lot FAR
				No. of Units	Height (feet)	Height (stories)	Depth (ft.)	Building Footprint Area (sf)	Gross Floor Area (sf)	Minimum Rear Yard (ft.)	Minimum Side Yard (ft.)	Minimum Front Yard (ft.)	Minimum Lot Width (ft.)	Minimum Lot Depth (ft.)			
R-5-B Zoning Regulations (Matter of Right)				50'	No Limit				4' 0" from grade to rooftop - 15' (max.)	2' 0" from grade to rooftop - 8' (max.)	None Prescribed	None Prescribed	None Prescribed	None Prescribed	60%	1.8 (max)	
R-5-B PUD Standards (Per OCMR Title 11/ Section 2405)				60'	No Limit						None Prescribed	None Prescribed	None Prescribed	None Prescribed	60%	3.00	
21	A ROW	1	33.8	34	614	1702	24.50			32.14							
B ROW	1	33.8	34	614	1702	24.89			16.20								
22	A ROW	1	49.5	34	648	2556	35.55		15.13	31.46	83.33	3339	19%	0.77			
B ROW	1	49.5	34	648	2556	40.71		0.00	18	81.86		1675	38%	1.53			
C ROW	1	50	34	648	2556	43.27		0.00	18	94.09		1707	38%	1.50			
D ROW	1	50.4	34	648	2556	44.82		0.00	18	95.42		1723	38%	1.48			
E ROW	1	50.4	34	648	2556	43.51		8.01	25.74	94.85	2659	24%	0.96				
23	A ROW	1	51.81	34	648	2556	43.07		8.01	25.26	93.30	2569	25%	0.98			
B ROW	1	52.01	34	747	2655	42.73		0.00	18	92.84		1675	45%	1.59			
C ROW	1	52.01	34	648	2556	42.38		0.00	18	92.68		1669	39%	1.53			
D ROW	1	52.21	34	747	2655	41.63		0.00	18	92.23		1666	45%	1.59			
E ROW	1	51.81	34	648	2556	39.35		8.04	26.04	89.17	2369	27%	1.08				
24	A ROW	1	41.91	22	913	2739	37.50		8.06	45.35	76.56	2921	23%	0.70			
B ROW	1	40.51	22	913	2739	25.78		8.07	43.61	63.46	3281	28%	0.84				
25	A ROW	1	45.3	18	849	2742	23.62		8.05	41.04	61.79	2830	30%	0.87			
B ROW	1	46.6	18	849	2742	22.93		8.04	41.17	60.36	2869	30%	0.96				
26	A ROW	1	45.3	18	849	2742	21.29	15.05	8.04	41.22	58.71	2515	34%	1.05			
B ROW	1	46.6	18	849	2742	21.52	15.50	8.04	41.24	58.71	2535	33%	1.08				
27	A ROW	1	44.8	18	849	2742	23.06		8.04	41.63	61.31	2646	35%	0.97			
B ROW	1	45.8	18	849	2742	22.95		8.04	41.69	62.56	2709	34%	0.94				
28	A ROW	1	45.8	18	849	2742	22.82	15.34	7.97	39.14	59.21	2498	12%	0.47			
29	A ROW	1	47.81	38	836	2853	20.02		9.72	29.96	73.16	2481	34%	1.16			
B ROW	1	48.11	38	836	2853	20.02		0.00	22	72.99		1607	52%	1.78			
C ROW	1	47.71	38	836	2853	20.02		0.00	22	73.14		1634	51%	1.75			
D ROW	1	48.5	38	836	2853	13.15	21.23	10.33	32.97	77.92	2319	36%	1.23				
30	A ROW	1	44.39	38	1008	3384	24.56		8.14	29.89	76	2466	41%	1.37			
B ROW	1	44.39	38	912	3288	25.19		0.00	22	78		1716	53%	1.82			
C ROW	1	43.00	38	912	3288	25.41		0.00	22	78		1716	53%	1.82			
D ROW	1	42.39	36	912	3288	25.03		0.00	22	78		1716	53%	1.82			
E ROW	1	42.19	36	912	3288	24.30		0.00	22	77.67		1716	53%	1.82			
F ROW	1	41.39	36	912	3288	23.25		0.00	22	76.97		1706	53%	1.83			
G ROW	1	40.38	28	912	3288	23.25		16.01	32.28	75.08	2467	37%	1.32				
31	A ROW	1	36.8	36	888	3264	25.02		9.03	29.78	78	2544	35%	1.28			
B ROW	1	36.8	36	888	3264	25.71		0.00	22	78		1716	52%	1.80			
C ROW	1	36.8	36	888	3264	26.04		0.00	22	78		1716	52%	1.80			
D ROW	1	36.8	36	888	3264	25.71		0.00	22	78		1716	52%	1.80			
E ROW	1	36.8	36	888	3264	25.02		8.13	29.37	78	2437	37%	1.34				
32	A ROW	1	30.6	24	614	1702	26.96		16.25								
B ROW	1	32.3	34	614	1702	26.98		20.50									
33	A ROW	1	33	34	614	1702	29.50		16.53								
B ROW	1	33	34	614	1702	27.89		16.35		198.17	78	18220	20%	0.56			
A ROW	1	32.3	34	614	1702	27.89		29.09									
B ROW	1	32.3	34	614	1702	27.93		16.53									
34	A ROW	1	36.5	22	913	2739	13.50	11.81	10.52	9.98	93.65	3077	30%	0.89			
B ROW	1	37.5	22	913	2739	18.20	17.61	6.28	8.16	80.76		2342	39%	1.17			
35	A ROW	1	47.3	34	648	2556	39.11		6.28	12.98	80	1887	35%	1.37			
B ROW	1	46.6	34	648	2556	38.73		0.00	18	80		1440	45%	1.77			
C ROW	1	46.5	34	648	2556	38.58		0.00	18	80		1440	45%	1.77			
D ROW	1	47.6	34	648	2556	38.58		0.00	18	80		1440	45%	1.77			
E ROW	1	47.8	34	648	2556	38.85		0.00	18	80		1440	45%	1.77			
F ROW	1	47.8	34	648	2556	38.84		8.26	23.14	80		1968	33%	1.20			
37	A ROW	1	48.5	34	648	2556	39.48		8.26	22.64	80	1928	34%	1.33			
B ROW	1	48.8	34	747	2655	39.21		0.00	18	80		1440	52%	1.84			
C ROW	1	48.8	34	747	2655	39.17		0.00	18	80		1440	52%	1.84			
D ROW	1	48.9	34	648	2556	39.19		0.00	18	80		1440	45%	1.77			
E ROW	1	52	34	747	2655	39.38		0.00	18	80		1442	52%	1.84			
F ROW	1	52	34	648	2556	39.79		5.99	23.82	80.25	1936	33%	1.32				

Zoning			Building Dimension					Setbacks			Lot Dimension		Lot Area (sf)	Lot Occupancy (%)	Lot FAR
Building	Zoning	Building Type	No. of Units	Height (feet)	Height (stories)	Depth (ft.)	Building Footprint Area (sf.)	Corona Floor Area (sf.)	Minimum Rear Yard (ft.)	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 (5' min.)	7' ft. from grade to parking (5' min.)	None Prescribed		None Prescribed	60%	1.8 (max)
R-5-B PUD Standards (Per DCMR Title 11 Section 240B)			60'	No Limit						None Prescribed	None Prescribed		None Prescribed	60%	3.00
38	A	ROW	1	52.4	34	648	2556	40.48		6.04	24.32	80.88	1967	32%	1.28
	B	ROW	1	52.5	34	649	2556	41.35		0.00	18	81.03	1484	44%	1.72
	C	ROW	1	52.6	34	648	2556	42.38		0.00	18	81.95	1504	43%	1.70
	D	ROW	1	52.6	34	648	2556	43.64		0.00	18	81.22	1529	42%	1.67
	E	ROW	1	52.7	34	648	2556	45.11		0.00	18	85.70	1558	42%	1.64
	F	ROW	1	52.9	34	648	2556	46.82		0.00	18	87.40	1580	41%	1.61
	G	ROW	1	53.5	34	648	2556	48.75		6.00	24.5	88.32	1624	29%	1.15
39	A	ROW	1	53.3	34	648	2556	53.11		6.00	24	92.31	2252	29%	1.13
	B	ROW	1	53.2	34	747	2655	55.13		0.00	18	95.21	1728	43%	1.54
	C	ROW	1	53.3	34	648	2556	56.58		0.00	18	96.65	1748	37%	1.46
	D	ROW	1	53.3	34	747	2655	57.35		0.00	18	97.45	1756	43%	1.51
	E	ROW	1	53.3	34	648	2556	57.51		10.51	26.64	97.58	4060	16%	0.83
AGGREGATE (over of streets & alleys)			138				99,368	341,694					306,288	32%	1.10

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 walkup
Rowhouses above)
- 2 Bedroom Rowhouse
- 3 Bedroom Triplex Stacked Flat
(3 Bedroom Accessible Flat w/
two 2 Bedroom walkup
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
70	3-Bedroom Rowhouse
38	4-Bedroom Rowhouse
138	Total Units

Building Type Program

1	Single Family Detached
24	Single Family Semi-Detached
95	Rowhouses
6	Triplex Stacked Flat

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Unit Type Distribution Plan

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S4

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Revised January 10, 2007
November 3, 2006

HIGHLANDS ADDITION



KEY

Rental

Homeownership

Tenure Program

30 Rental Units

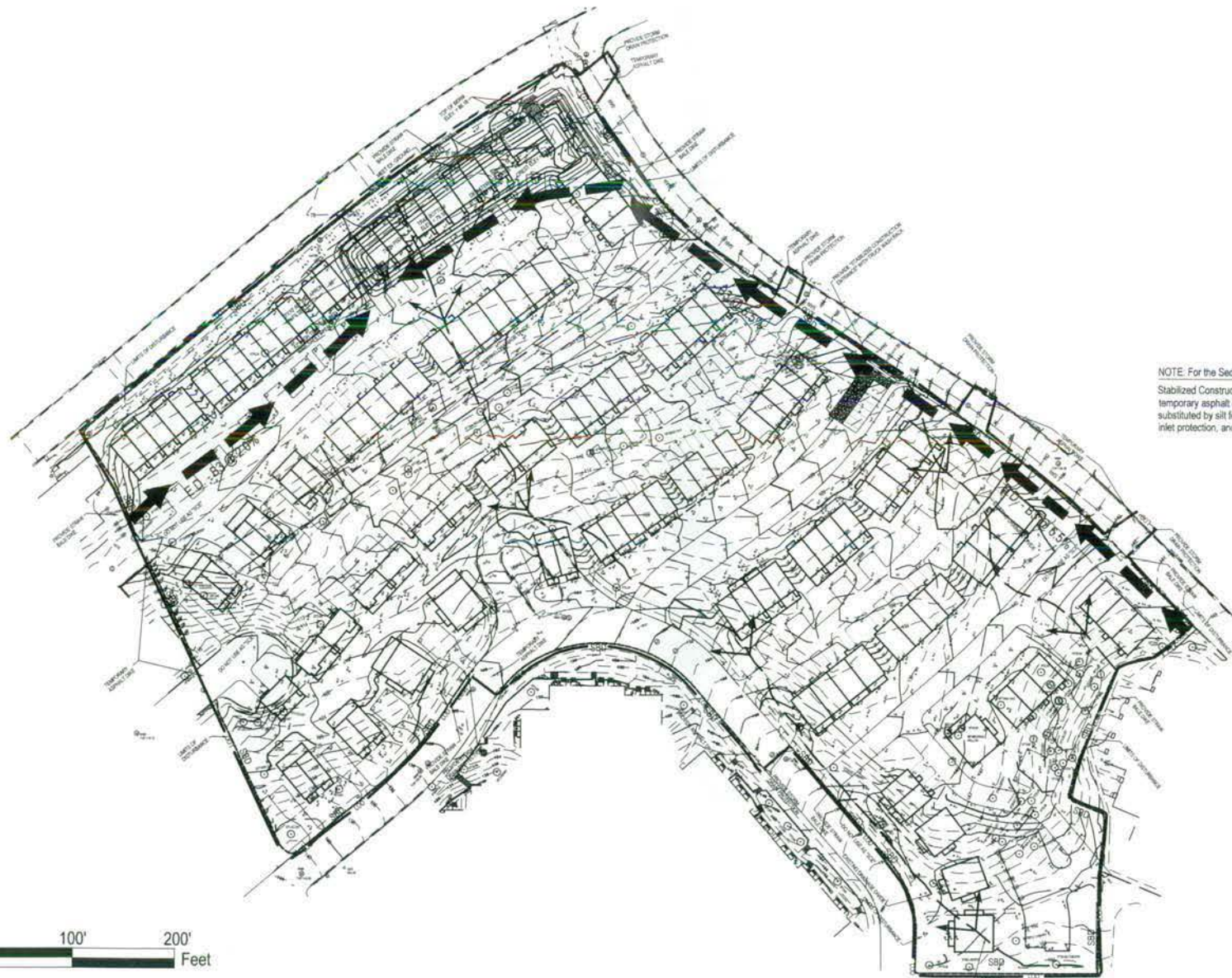
108 Homeownership Units

138 Total Units

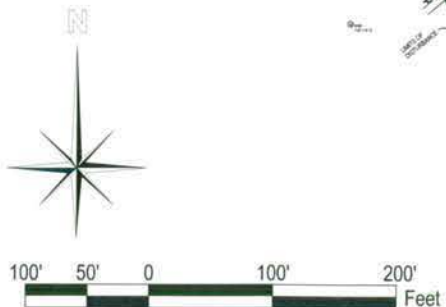
Source: Torti Gallas and Partners, Inc., 1100 Spring Street, 4th floor, Silver Spring, Maryland 20910-3800

Tenure Location Plan

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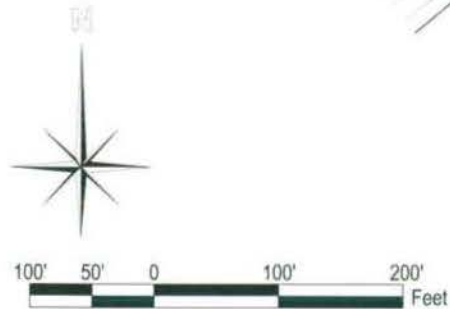


NOTE: For the Sediment Control Plan, we are proposing the following:
 Stabilized Construction entrance with vehicle wash rack, rip-rap outlet sediment trap, temporary asphalt dike, earth dikes, temporary swales, straw bale dikes that can be substituted by silt fence if they want to (owner/developer),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

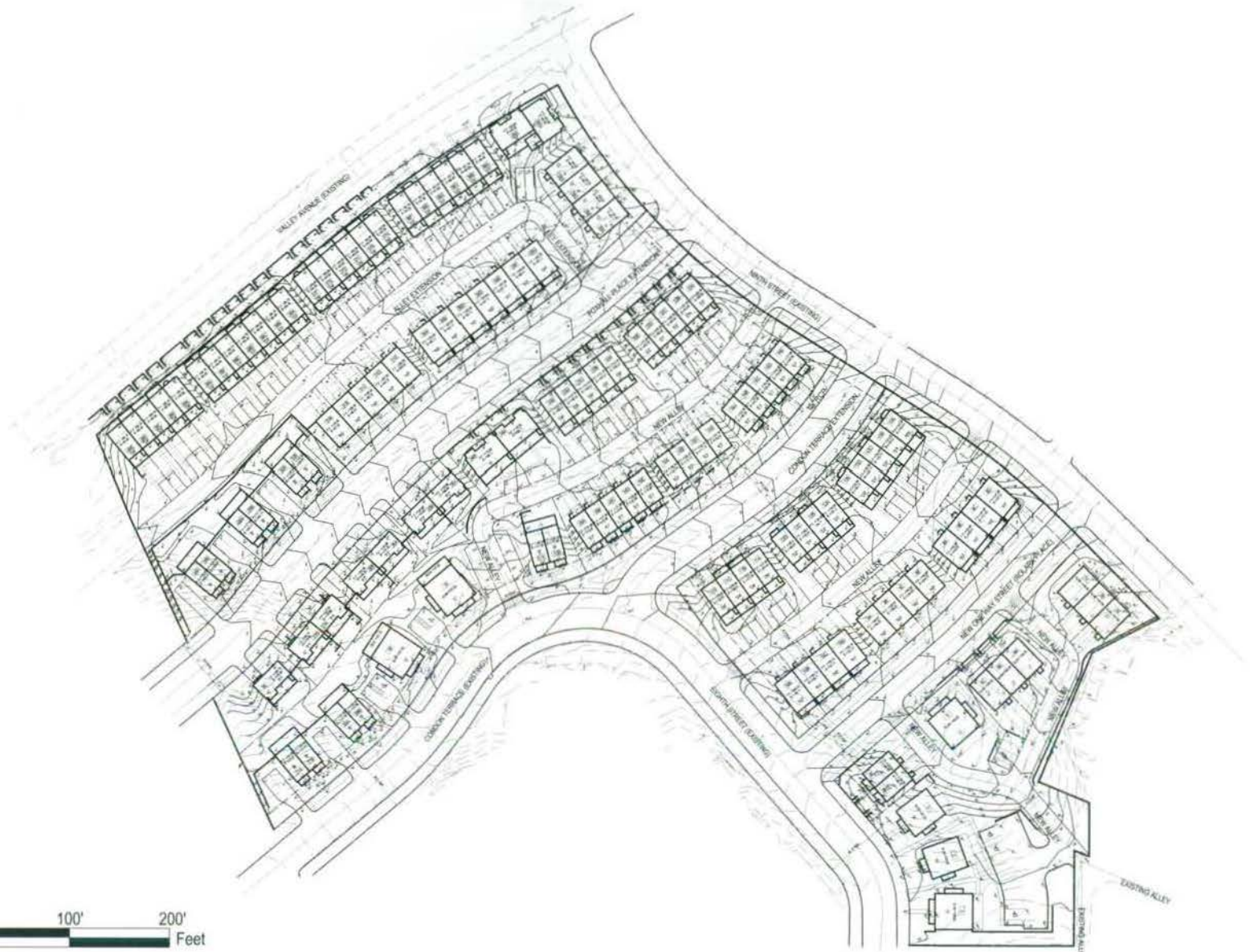


Proposed Erosion Control Plan





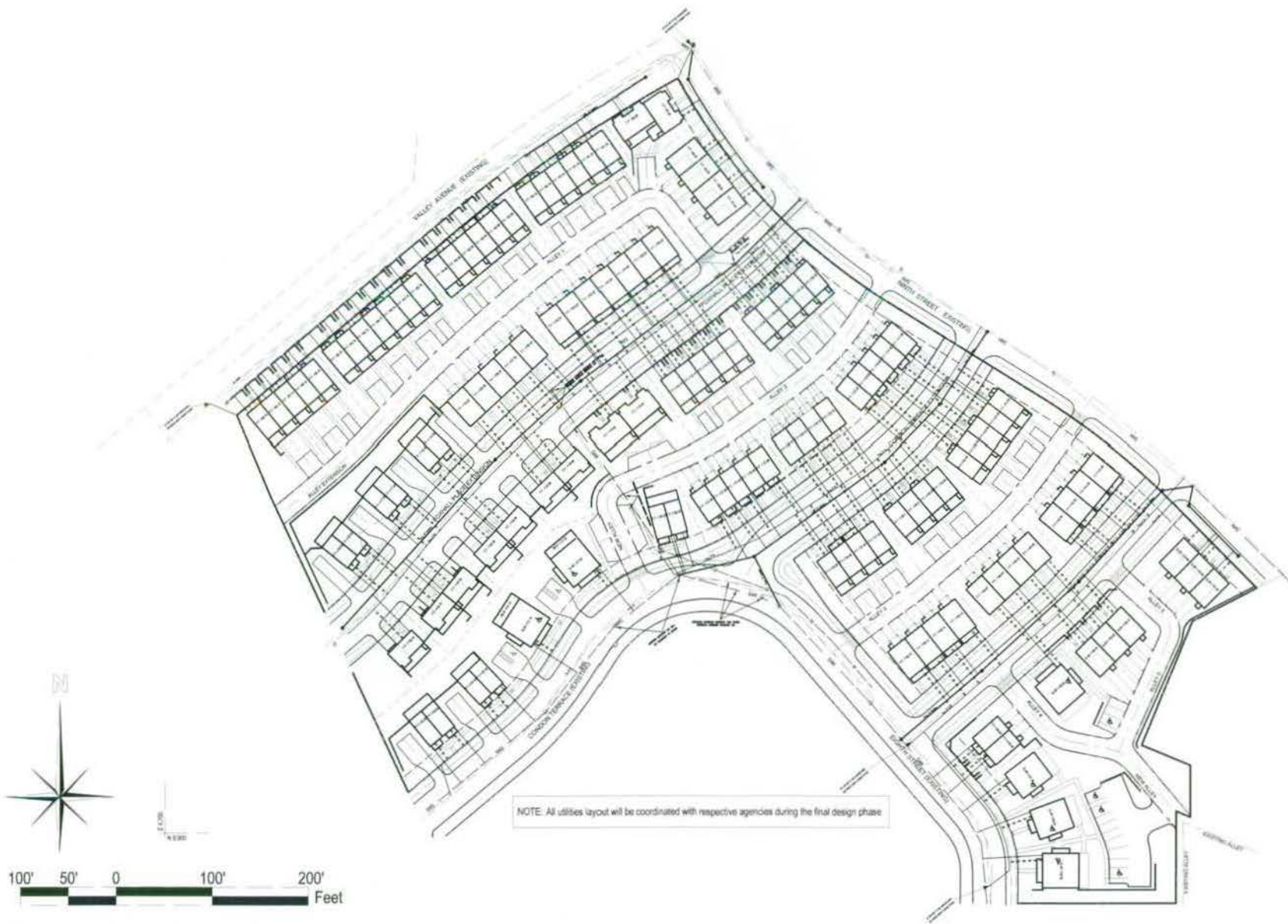
Proposed Grading Plan



S7

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November 5, 2006

HIGHLANDS ADDITION

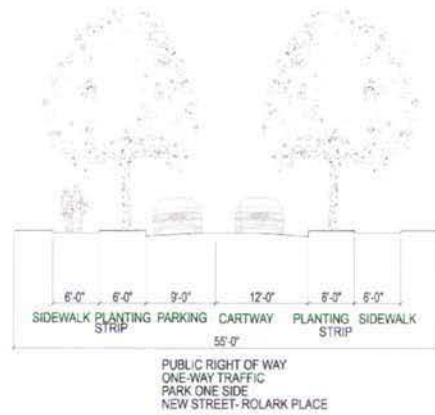


Proposed Water and Sewer Plan

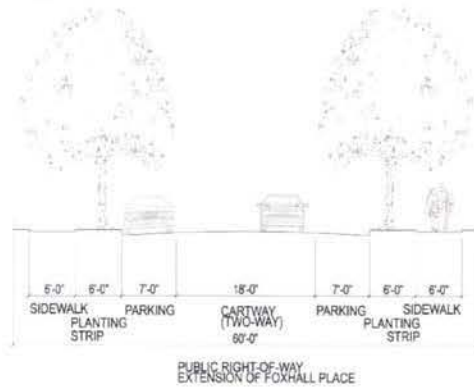
			Full Bath Group (shower, lav, WC)	Half Bath Group (lav, WC)	Clothes Washer	Kitchen Group	Hose Bibs	Misc. (extra lav, shower)
2-BR TRIP (1 accessible unit)	A	fixtures per unit	3	0	3	3	2	0
		fixtures subtotal (2 units)	6	0	6	6	4	0
2-BR Row	B	fixtures per unit	1	0	1	1	2	0
		fixtures subtotal (12 units)	12	0	12	12	24	0
3-BR TRIP (3-BR accessible unit)	C	fixtures per unit	4	0	3	3	2	0
		fixtures subtotal (4 units)	16	0	12	12	8	0
3-BR Row	D	fixtures per unit	2	1	1	1	2	2
		fixtures subtotal (47 units)	72	36	36	36	72	80
3-BR Row (integral garage)	E	fixtures per unit	2	1	1	1	2	1
		fixtures subtotal (16 units)	38	19	19	19	38	19
3-BR Row (side-turned)	F	fixtures per unit	2	1	1	1	2	1
		fixtures subtotal (7 units)	26	14	14	14	28	12
4-BR Row (1st fl garage)	G	fixtures per unit	2	1	1	1	2	0
		fixtures subtotal (4 units)	12	6	6	6	12	0
4-BR Row (integral garage)	H	fixtures per unit	3	1	1	1	2	2
		fixtures subtotal (24 units)	72	24	24	24	48	48
4-BR Row (full basement)	J	fixtures/unit	2	1	1	1	2	0
		fixtures subtotal (6 units)	18	9	9	9	18	0
4-BR (corner)	K	fixtures per unit	3	2	1	1	2	2
		fixtures subtotal (4 units)	12	8	4	4	8	8
TOTAL FIXTURES			286	116	142	142	260	167
			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
	Hot Water Total	429.0	58.0	142.0	269.8	0.0	83.5	982.3
	Cold Water/Fixture	2.7	2.5	1.0	1.0	2.5	0.5	Project Cold Water Total
	Cold Water Total	772.2	290.0	142.0	142.0	650.0	83.5	2079.7
	Combined/Fixture	3.6	2.6	1.4	2.5	2.5	0.7	Project Combined Total
	Combined Total	1029.6	301.6	198.8	355.0	650.0	116.9	2651.9

Source: North Dallas and Partners, Inc. 11000 Spring Street, Suite 100, Silver Spring, Maryland 20901-1000 (1998-2000)

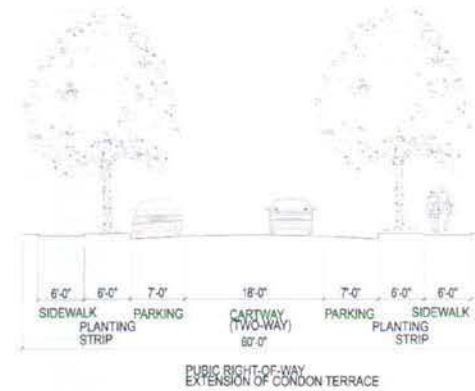
Estimated Quantities of Potable Water



4 **STREET SECTION T1**



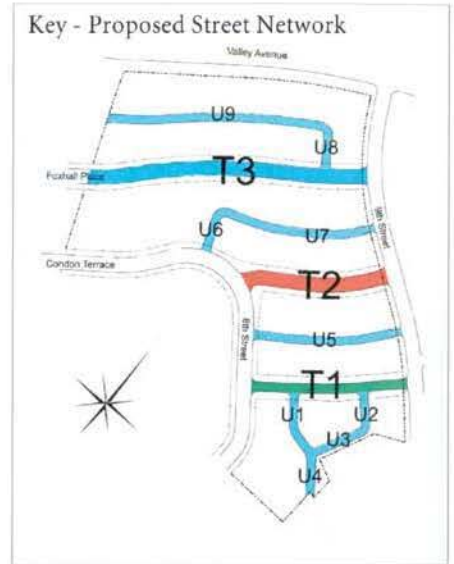
2 **STREET SECTION T3 ***



3 **STREET SECTION T2 ***



1 **STREET SECTION U1- U9 (TYP.)**



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Street Sections

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* To match existing condition. To be verified in field.
Where existing sidewalk and planting strip conditions are not as shown, there will be a transition to proposed conditions.

S10

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November 3, 2006

HIGHLANDS ADDITION



EXISTING STREET NETWORK



PROPOSED STREET NETWORK

KEY

- Existing Streets
- T3: Foxhall Place Extension
- T2: Condon Terrace Extension
- T1: Proposed Street Rolark Place
- U1-U9: Proposed Alleys
- Existing Alleys

NOTE:
Refer to Sheet S10 for the corresponding street sections for all proposed streets and alleys.

KEY

Units with Parking on Off-Street Pads

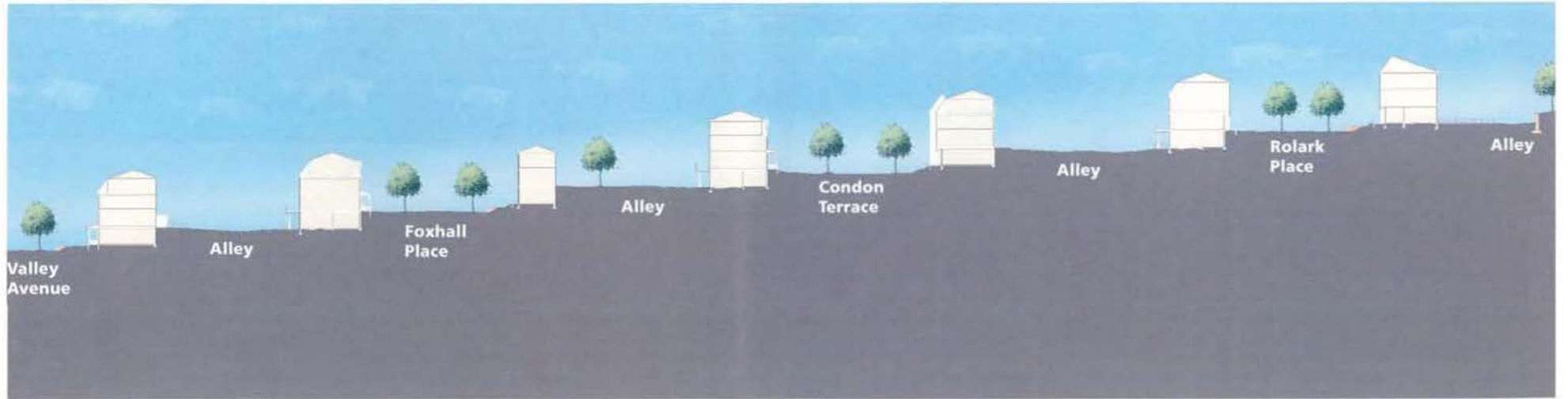
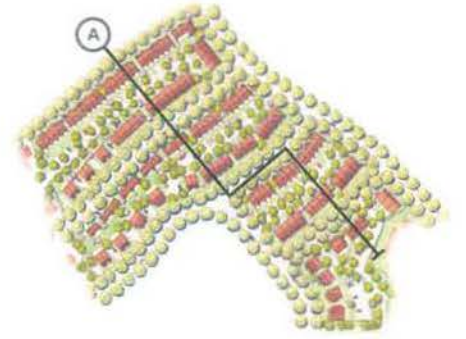
Units with Parking in Integral Garages and in Tandem on driveways

Note: See Sheet E5 for public transportation routes.

Proposed Parking

121	Spaces On-Street
57	Spaces Off-Street in Garages
50	Spaces Off-Street in Tandem
81	Spaces Off-Street on Pads
309	Spaces Total





Site Section A

S13

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Conceptual Site Section

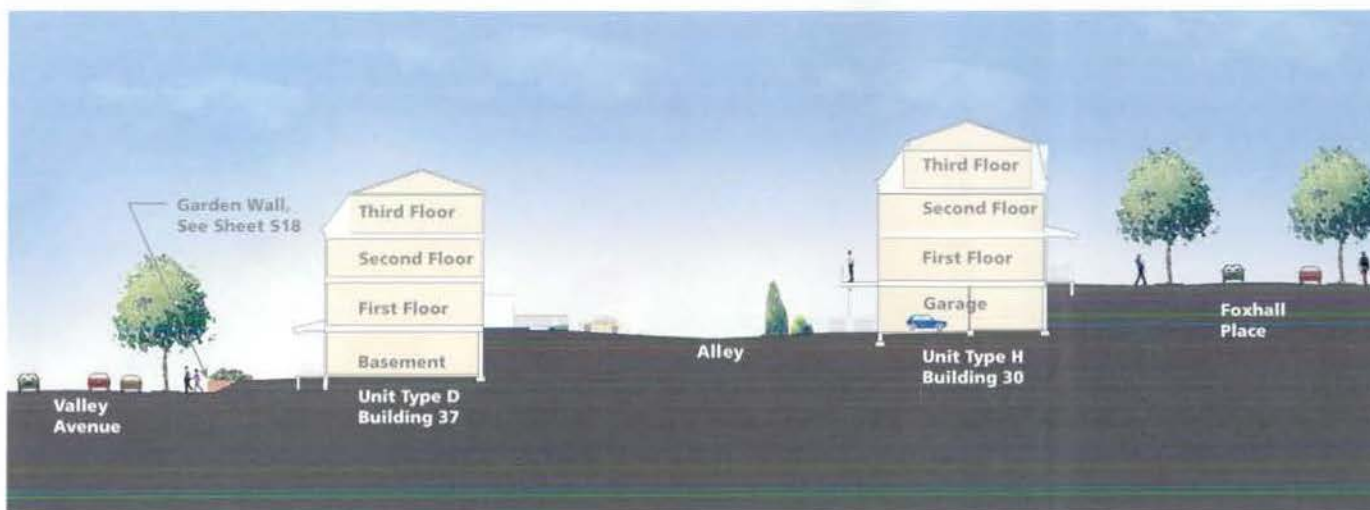
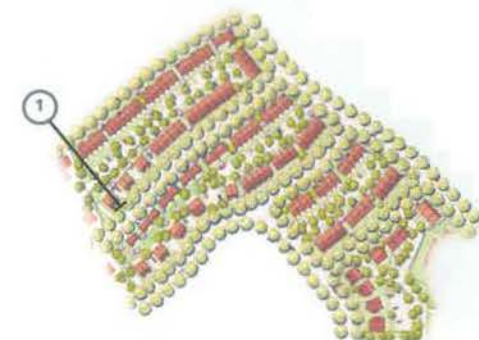
Revised April 6, 2007
Revised January 10, 2007
November 3, 2006

NAMICEMUDCHA
TORTI GALLAS AND PARTNERS

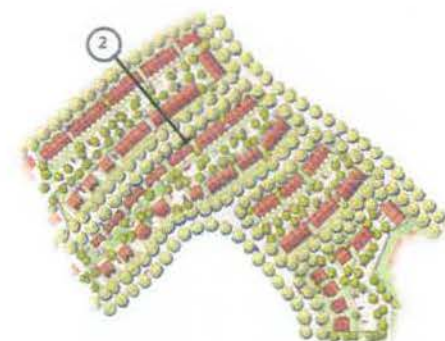
HIGHLANDS ADDITION



Site Section 1



Site Section 2



Drawn: Tom Galas and Partners, Inc. 1100 Spring Street, 8th Floor, Silver Spring, Maryland 20910 (301) 461-4100

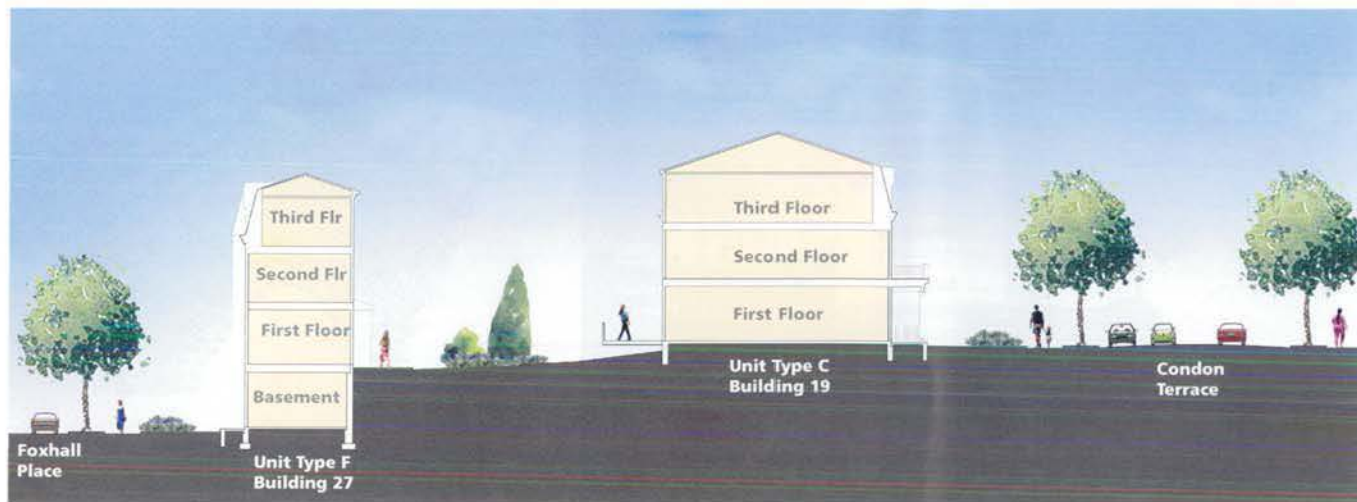
Conceptual Site Sections One and Two at Valley Avenue to Foxhall Place

NAUICMIIDCHA
FORTI GALLAS AND PARTNERS

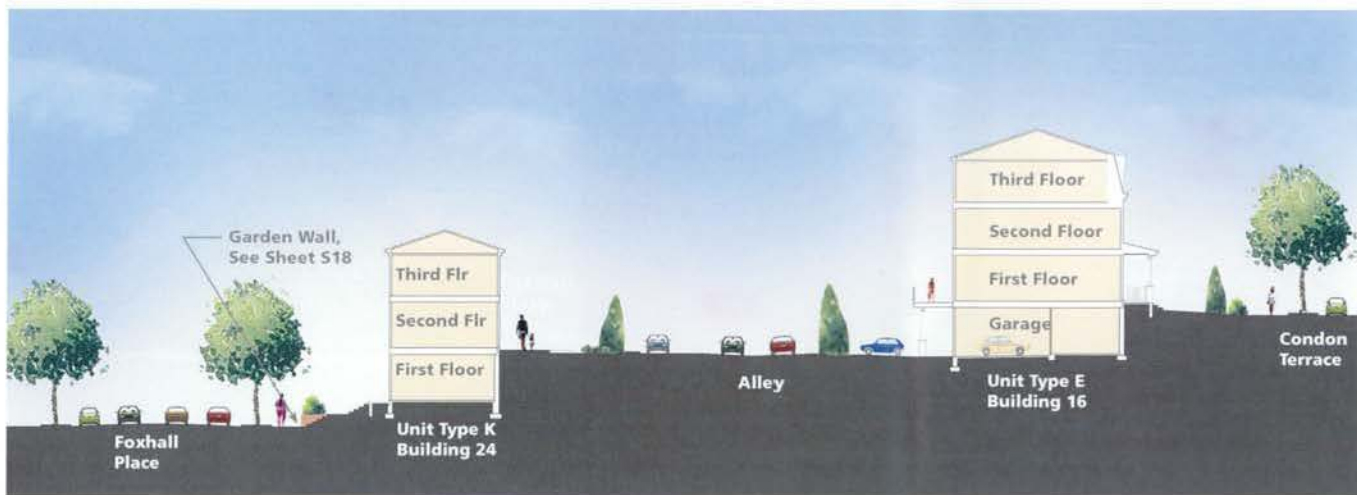
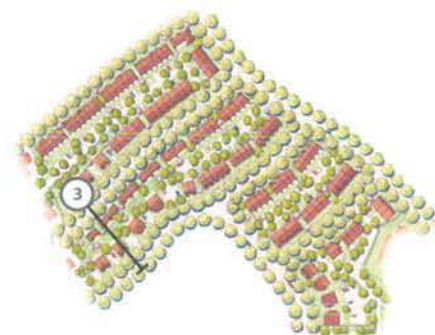
S14

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Revised January 10, 2007
November 5, 2006

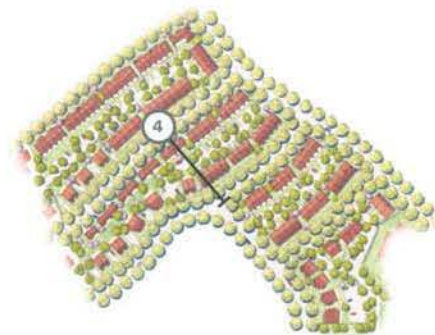
HIGHLANDS ADDITION



Site Section 3



Site Section 4



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Conceptual Site Sections Three and Four at Foxhall Place to Condon Terrace

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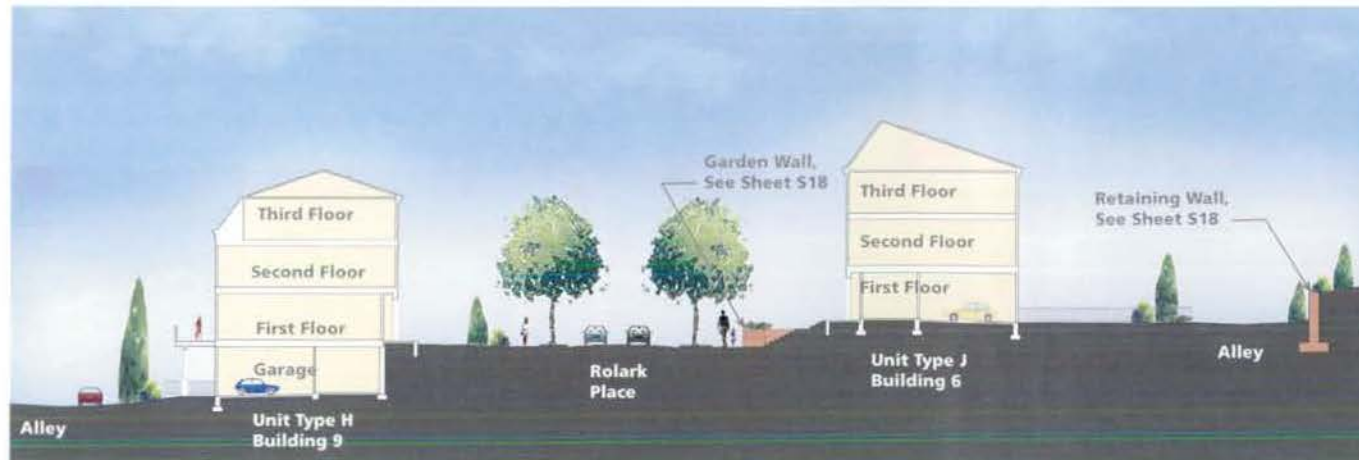
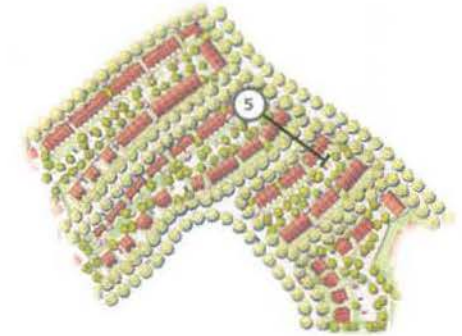
S15

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Revised January 10, 2007
November 3, 2006

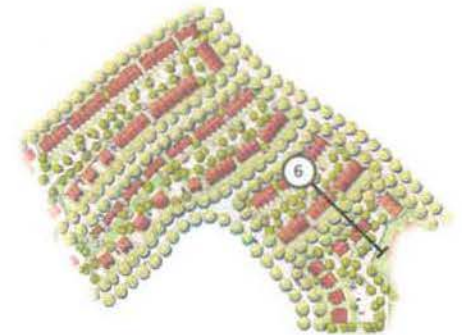
HIGHLANDS ADDITION



Site Section 5



Site Section 6



Drawn: Derek Gallas and Partners, Inc. 1100 Spring Street, 4th Floor, Silver Spring, Maryland 20910-3000

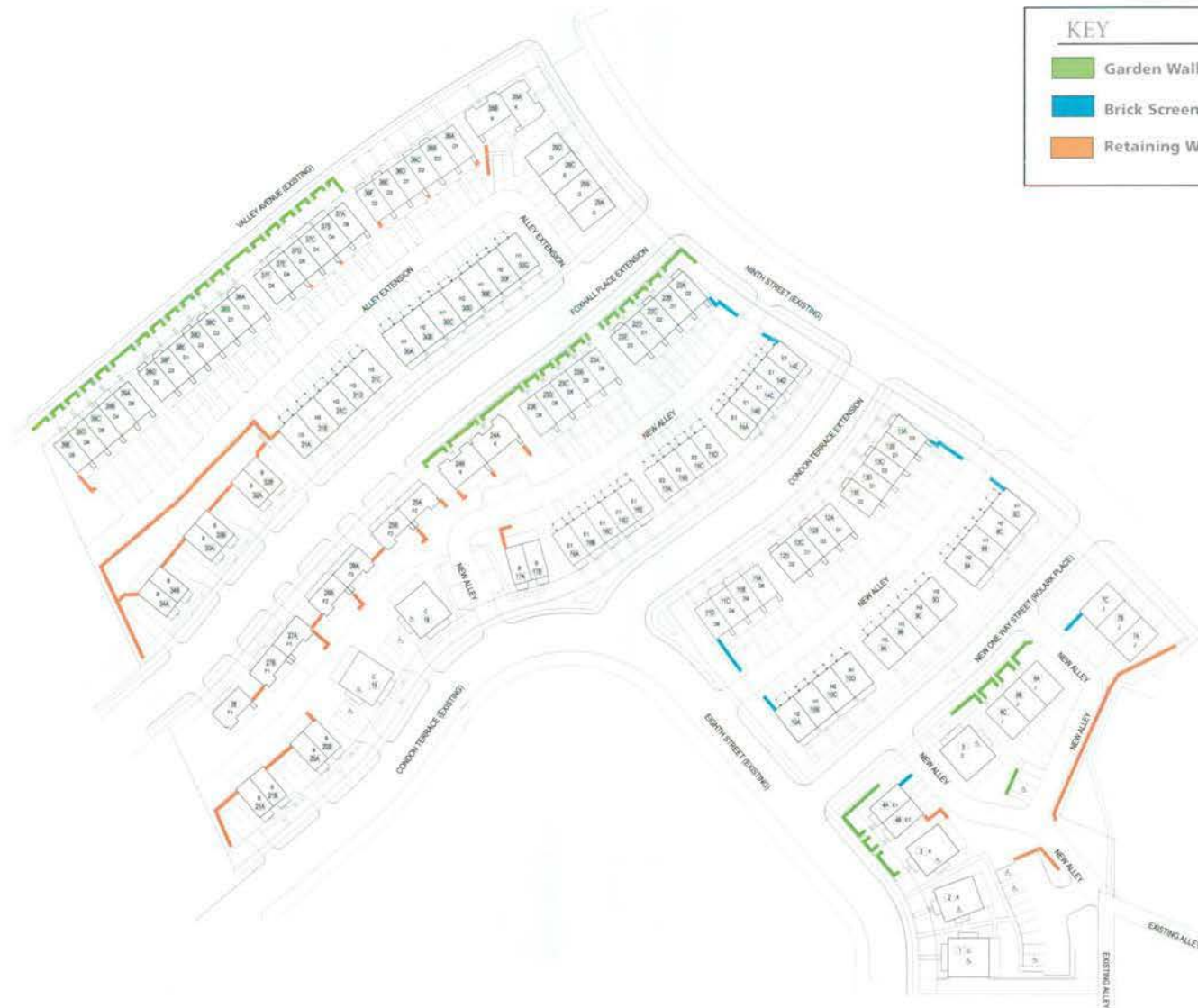
Conceptual Site Sections Five and Six at Condon Terrace and at Rolark Place

DMC
NMI/CEM/DCHA
DCH/GALLAS AND PARTNERS

S16

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December 5, 2006

HIGHLANDS ADDITION



Client: Torti Gallas and Partners, INC., 1400 Spring Street, 4th Floor, Silver Spring, Maryland 20910-1004, USA

Landscape Wall Diagram

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S17

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November 3, 2006

HIGHLANDS ADDITION



Garden Walls Character



Brick Screening Walls Character



Retaining Walls Character

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Exterior Materials Concepts



Stoops and Fencing Character



Rear Deck Character



Sample Side Elevation with Brick Screen Wall and Rear Deck Character



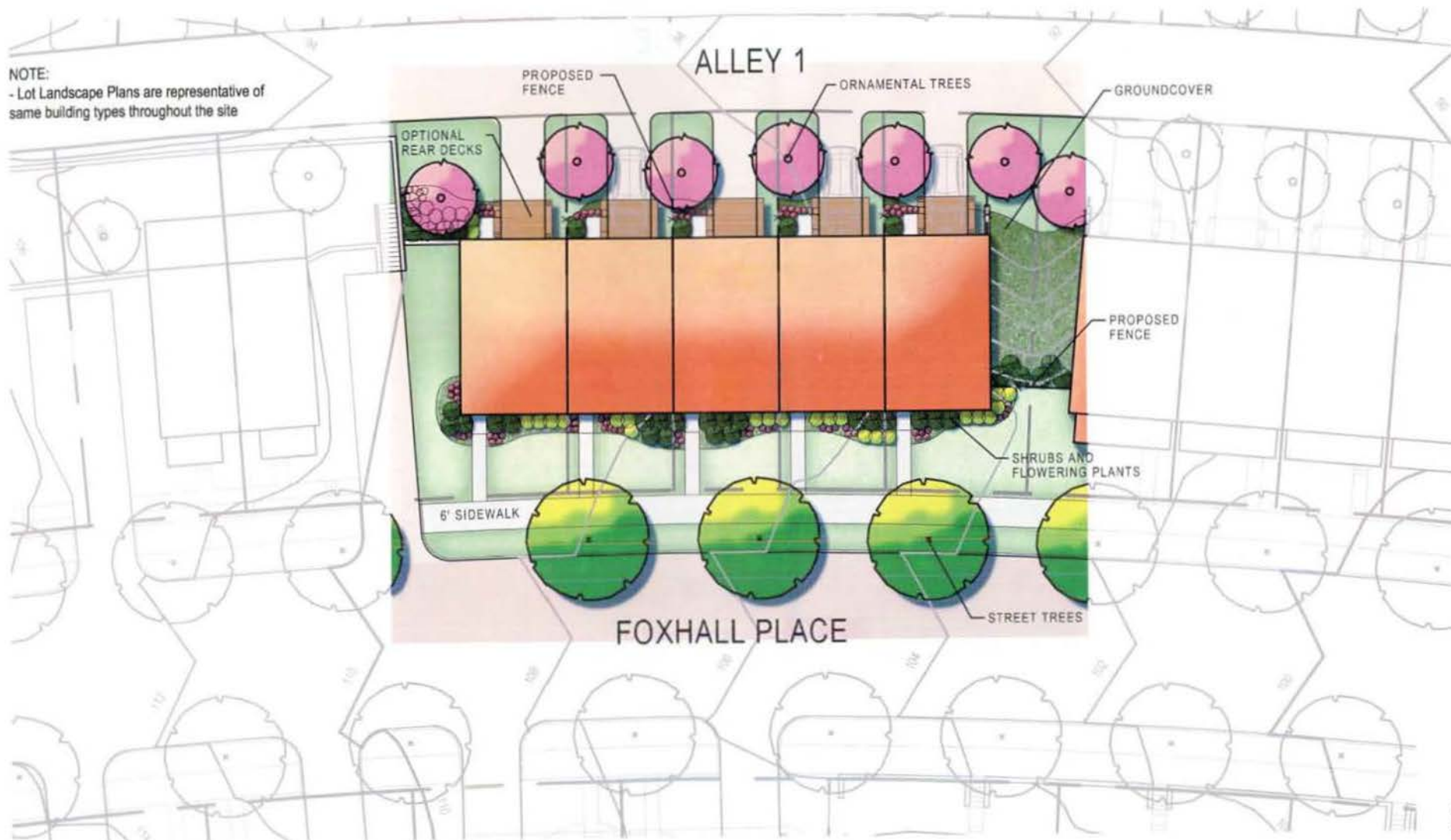
Sample Rear Elevation with Rear Deck Character

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



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



S20

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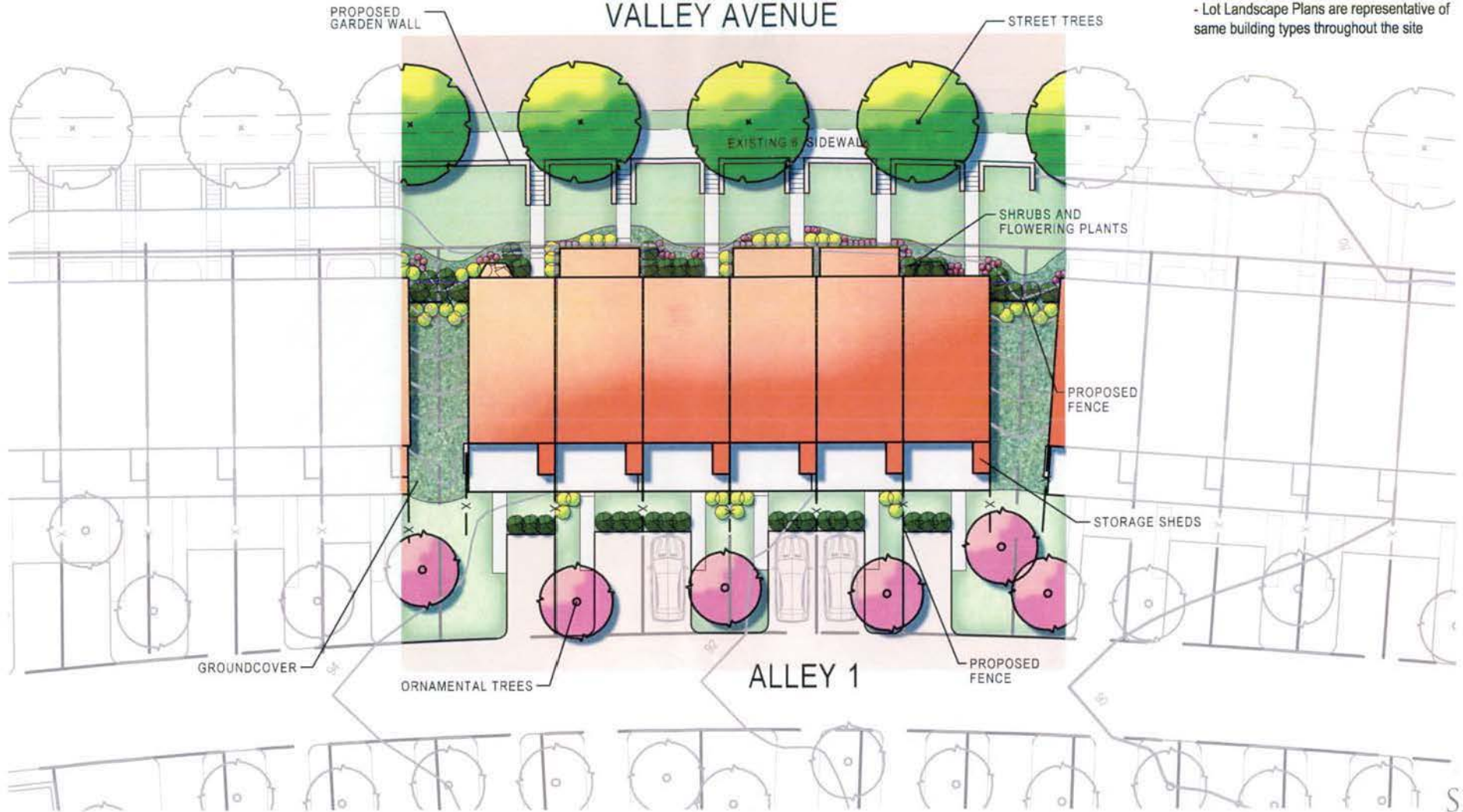
Conceptual Lot Landscape Plan at Downhill Units



HIGHLANDS ADDITION

VALLEY AVENUE

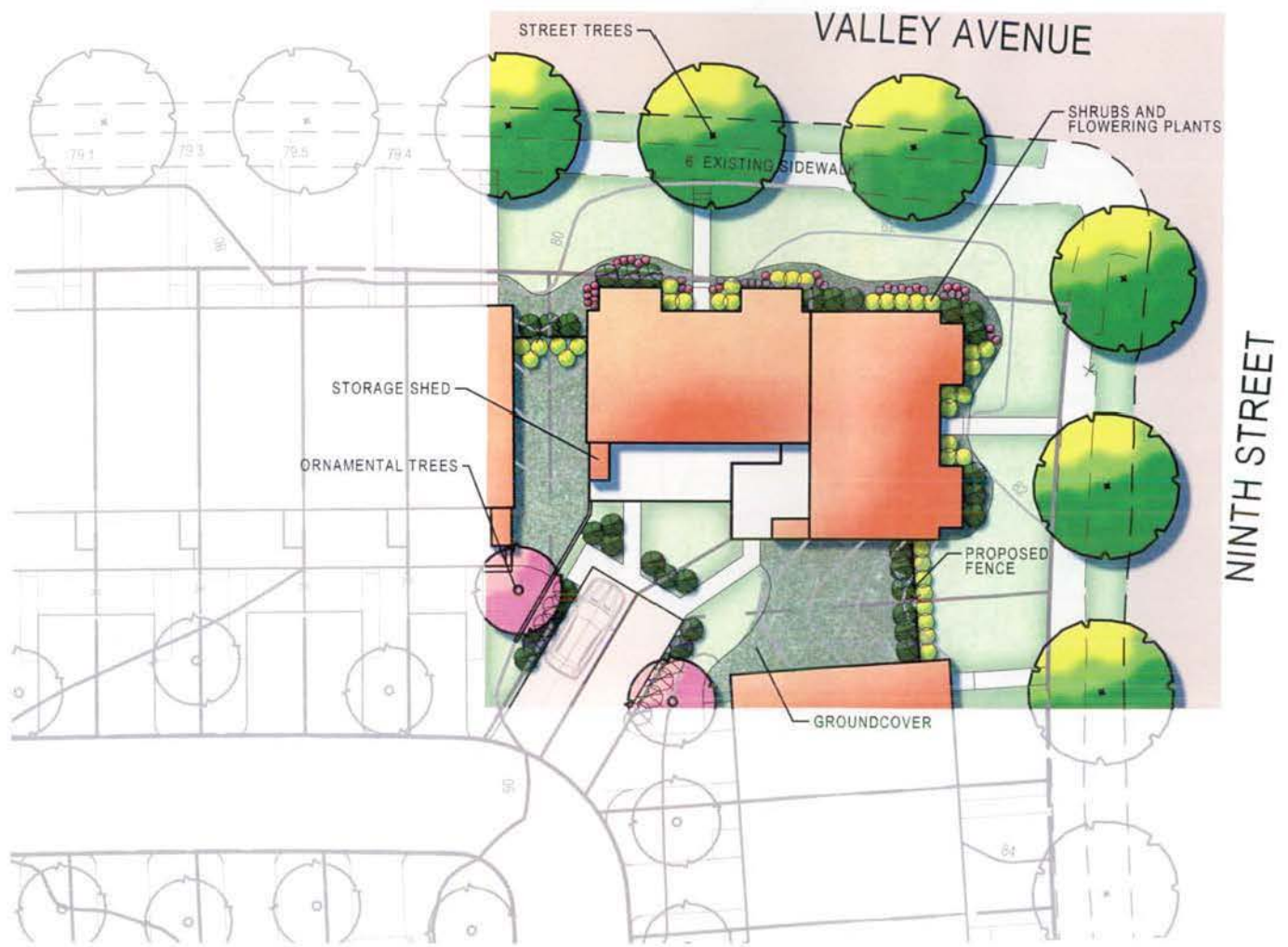
NOTE:
- Lot Landscape Plans are representative of same building types throughout the site



S21

Conceptual Lot Landscape Plan at Uphill Units

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



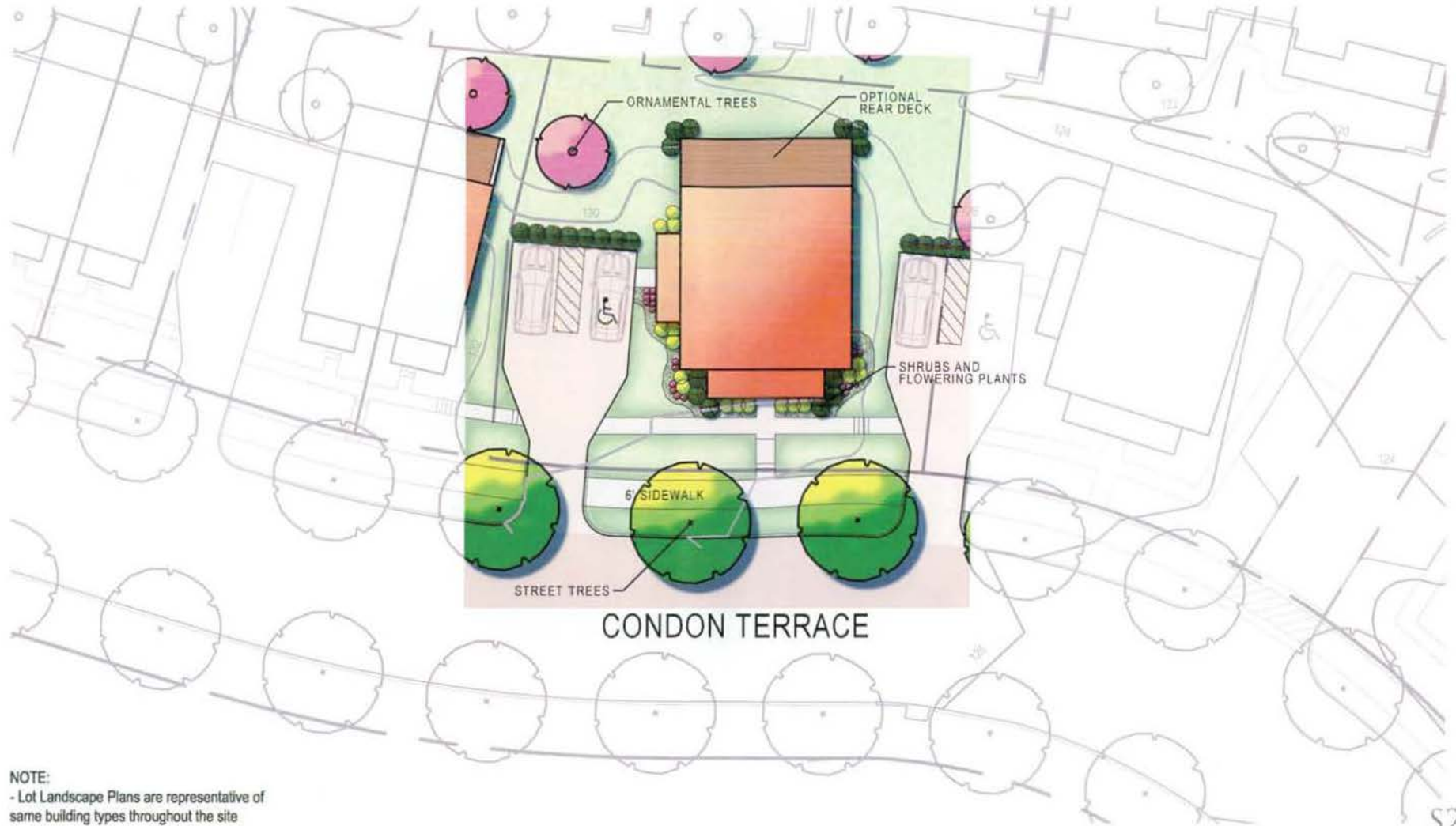
Conceptual Lot Landscape Plan at Corner Units

S22

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 Revised January 10, 2007
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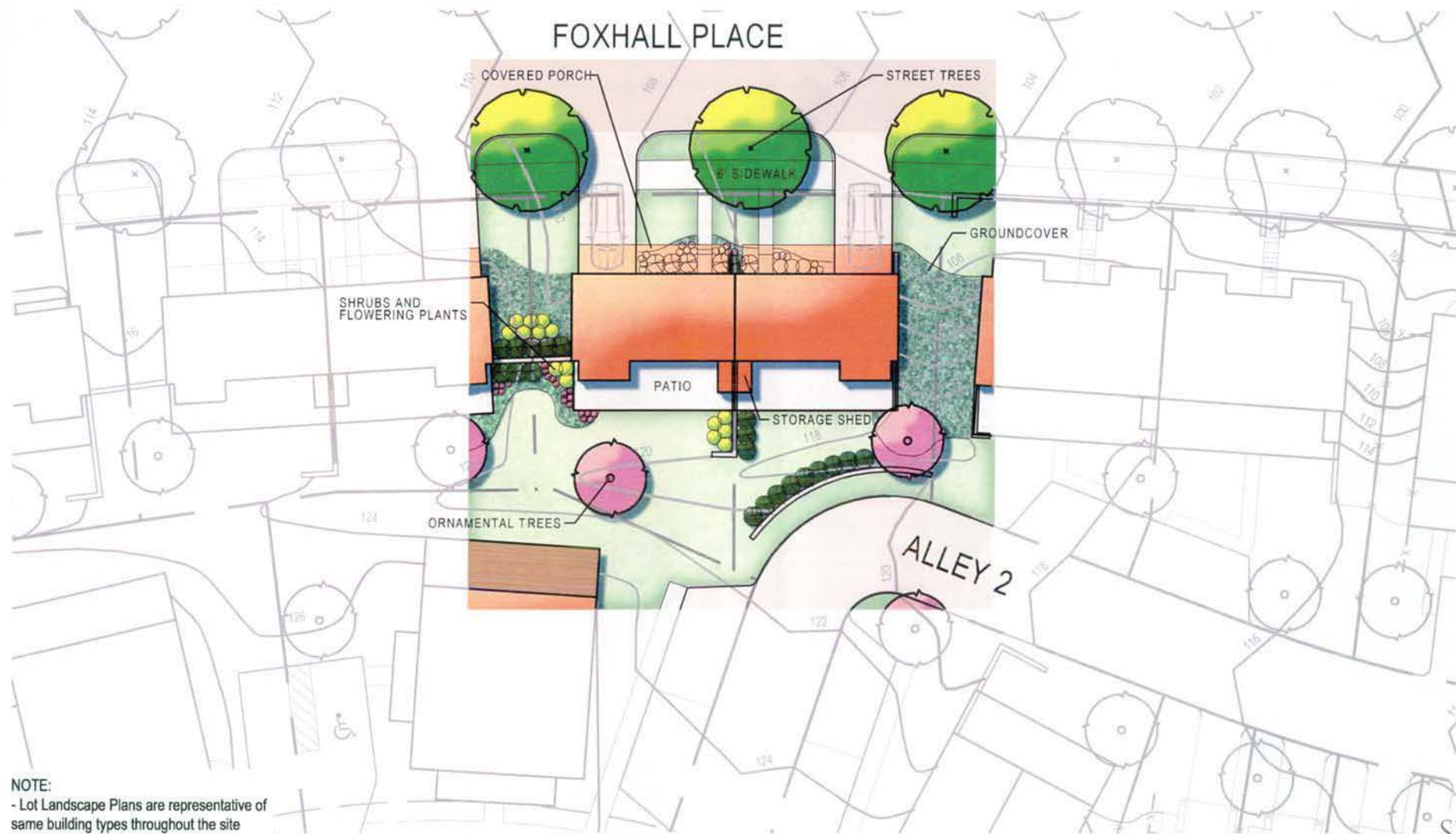


HIGHLANDS ADDITION



S23

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Revised January 10, 2007
November 3, 2006



Conceptual Lot Landscape Plan at Uphill, Sideturned Units