



Elevation A - South Elevation - Main Street



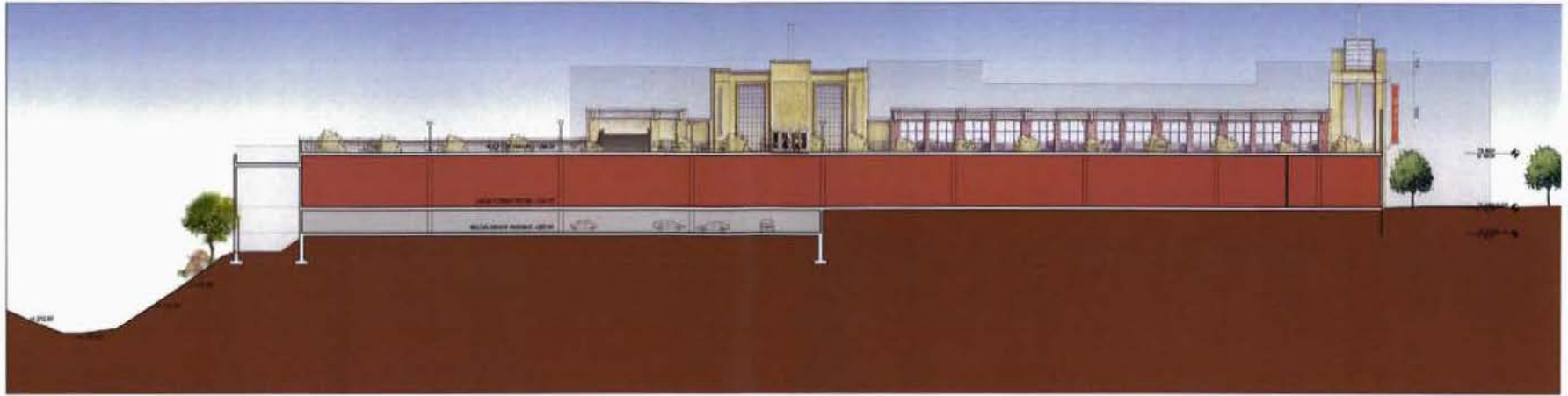
Elevation B - West Elevation - Naylor Road

Wendy Torti Gallas and Partners, Inc. | 1000 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.581.4100

Block 1 - Elevations

THE RAPPAPORT COMPANIES - WILLIAM C. SMITH & CO.
TORTI GALLAS AND PARTNERS





Section (East - West) through Building



North Elevation



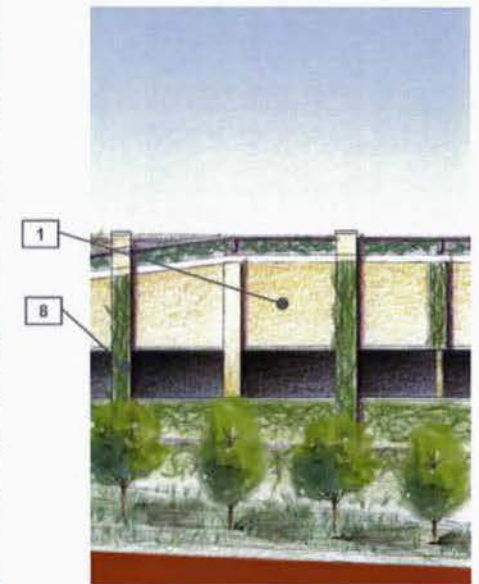
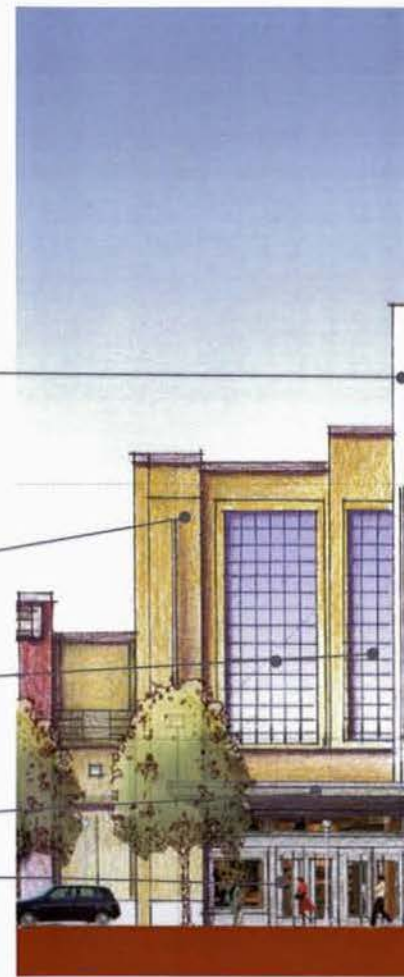
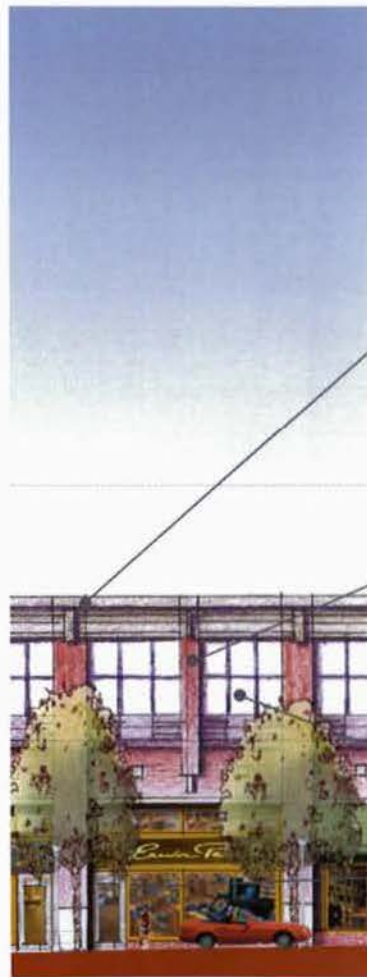
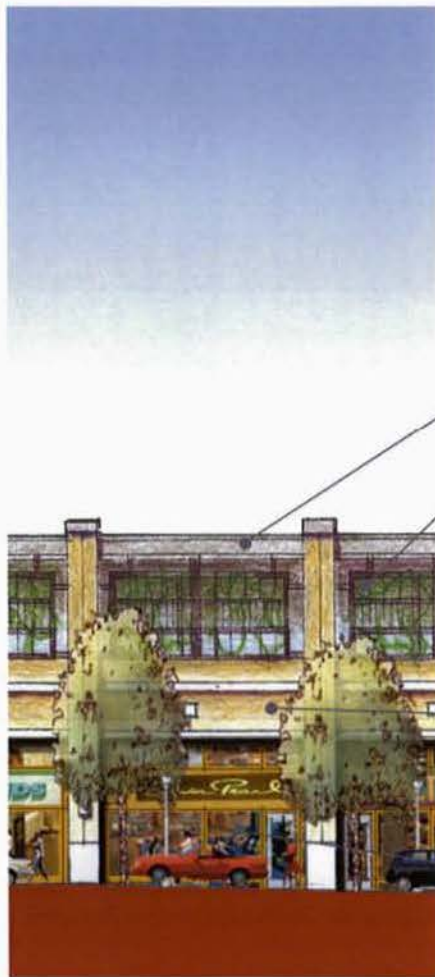
East Elevation



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Block 1 - Elevations and Building Sections

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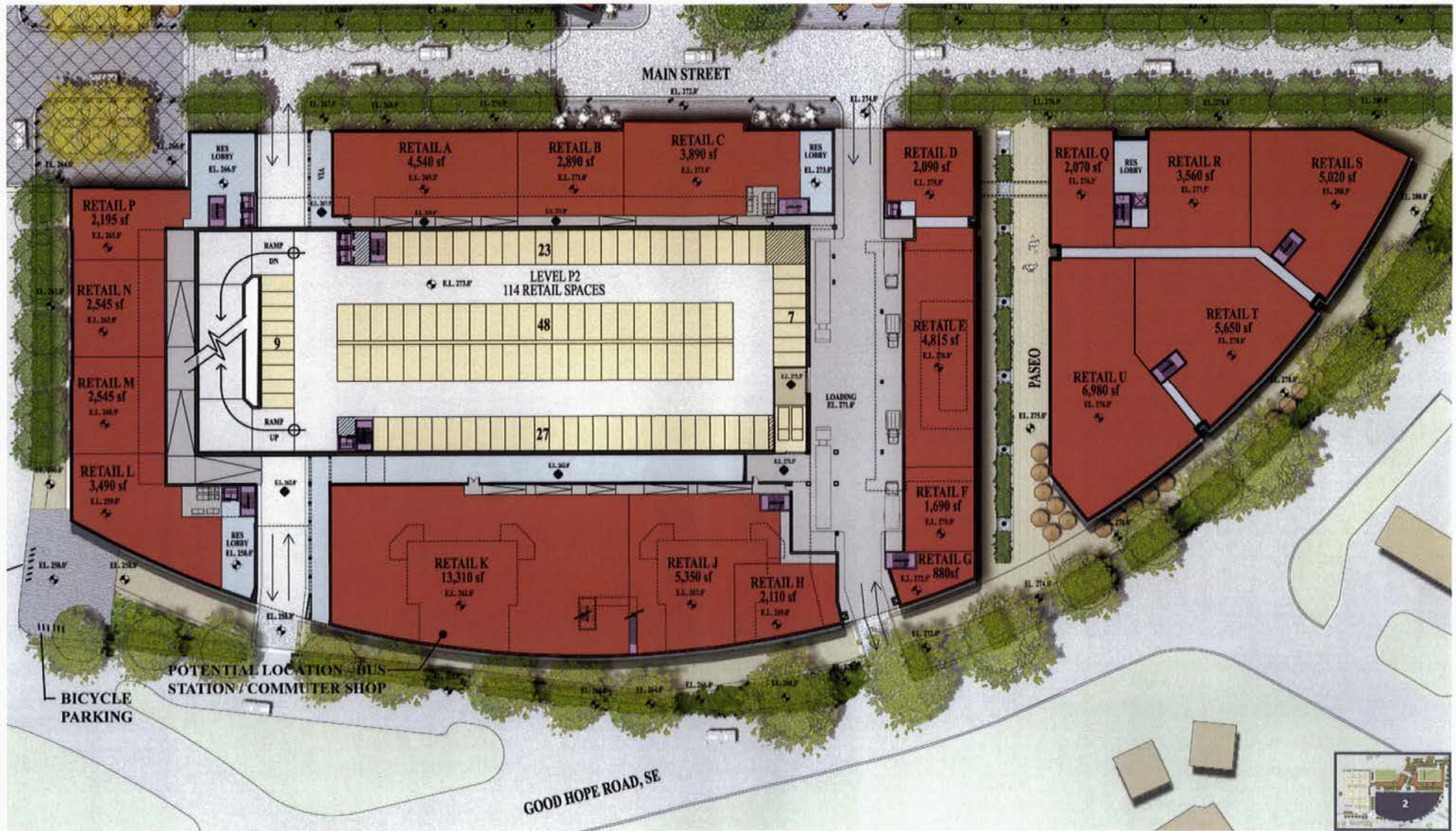


MATERIALS LEGEND	
1 -	Masonry w/ Precast Accents
2 -	Storefront
3 -	Window
4 -	Decorative Railing
5 -	Canopy
6 -	Architectural Embellishment
7 -	Decorative Cornice
8 -	Green Screen
9 -	Metal Screen
10 -	Shingle Roofing
11 -	Cementitious Siding

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Block 1 - Bay Studies- South and West Elevations and Building Section

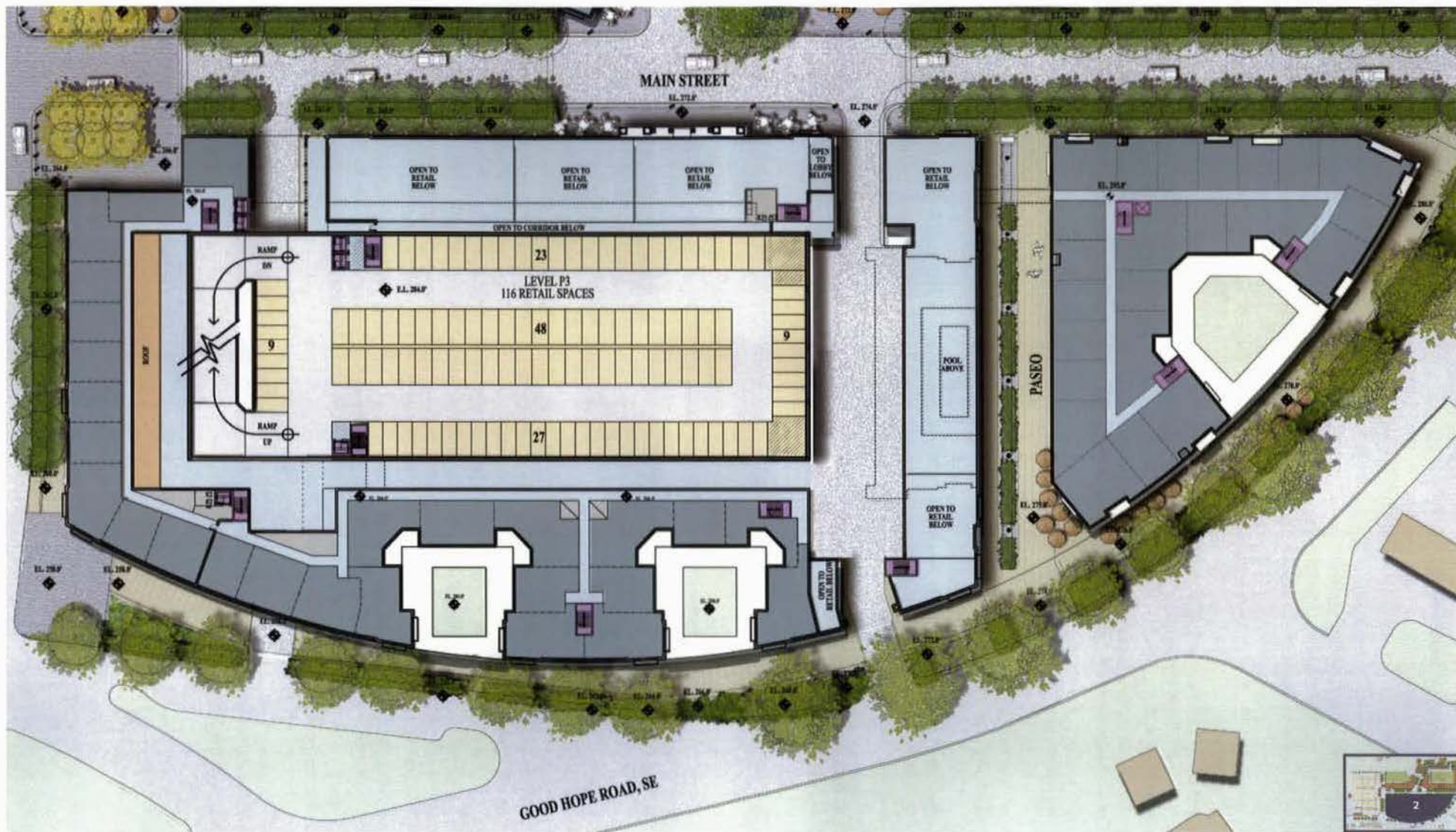
THE RAPPAPORT COMPANIES - WILLIAM C. SMITH & CO.
TORTI GALLAS AND PARTNERS



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Block 2 - Ground Floor Plan

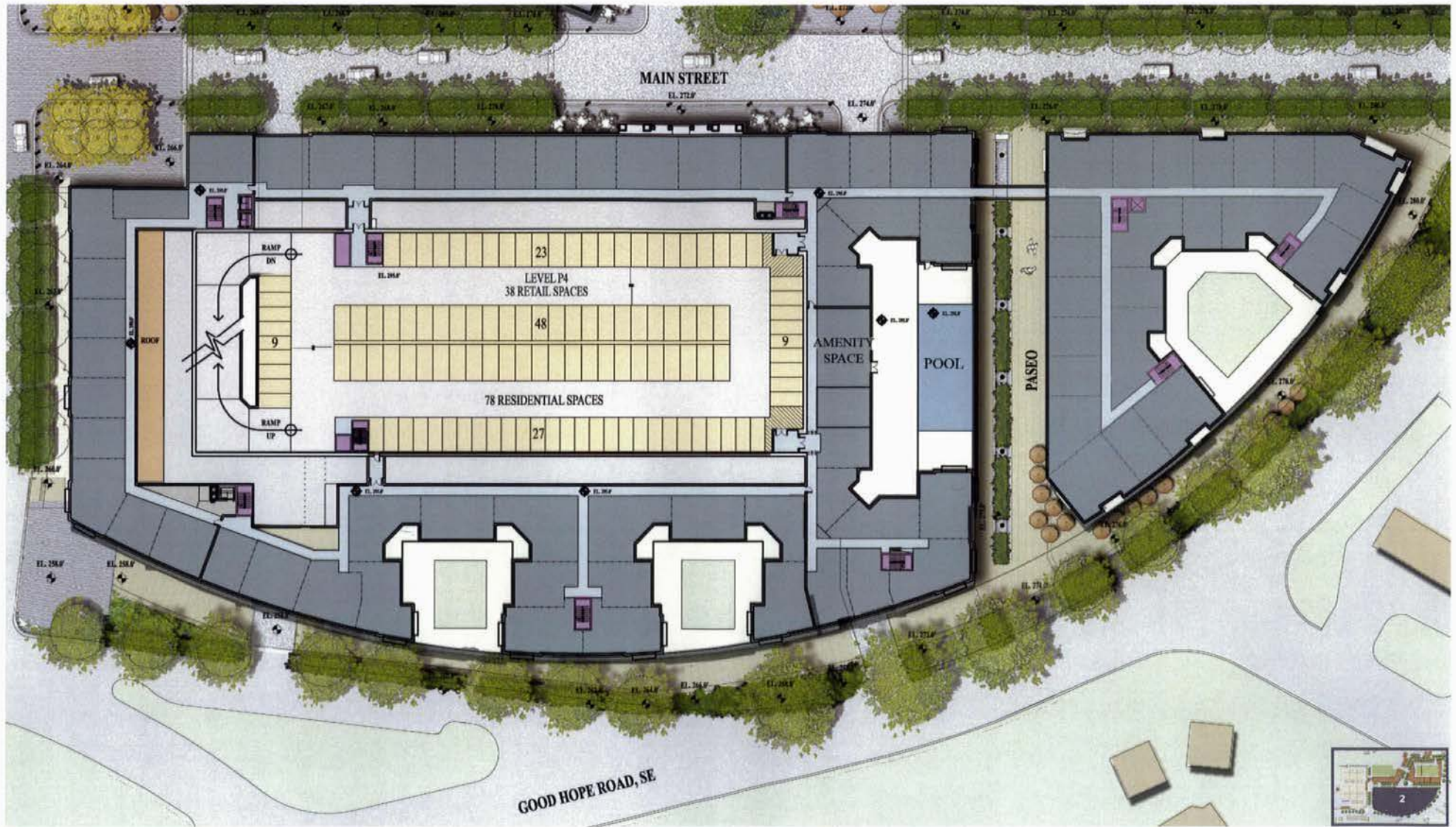
THE RAPPAPORT COMPANIES - WILLIAM C. SMITH & CO.
TORTI GALLAS AND PARTNERS



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Block 2 - Second Floor Plan

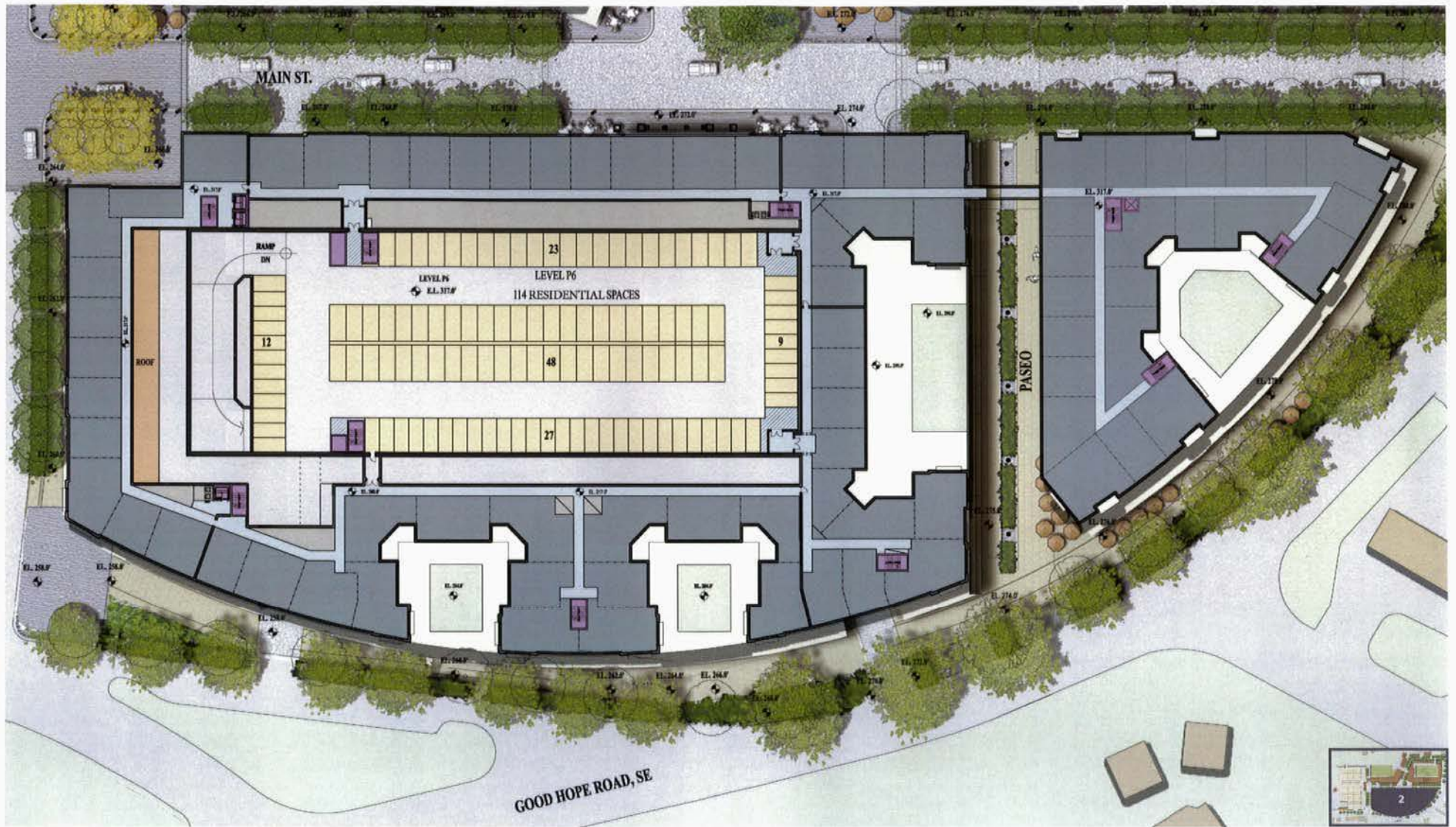
THE RAPPAPORT COMPANIES - WILLIAM C. SMITH & CO.
TORTI GALLAS AND PARTNERS



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Block 2 - Third Floor Plan

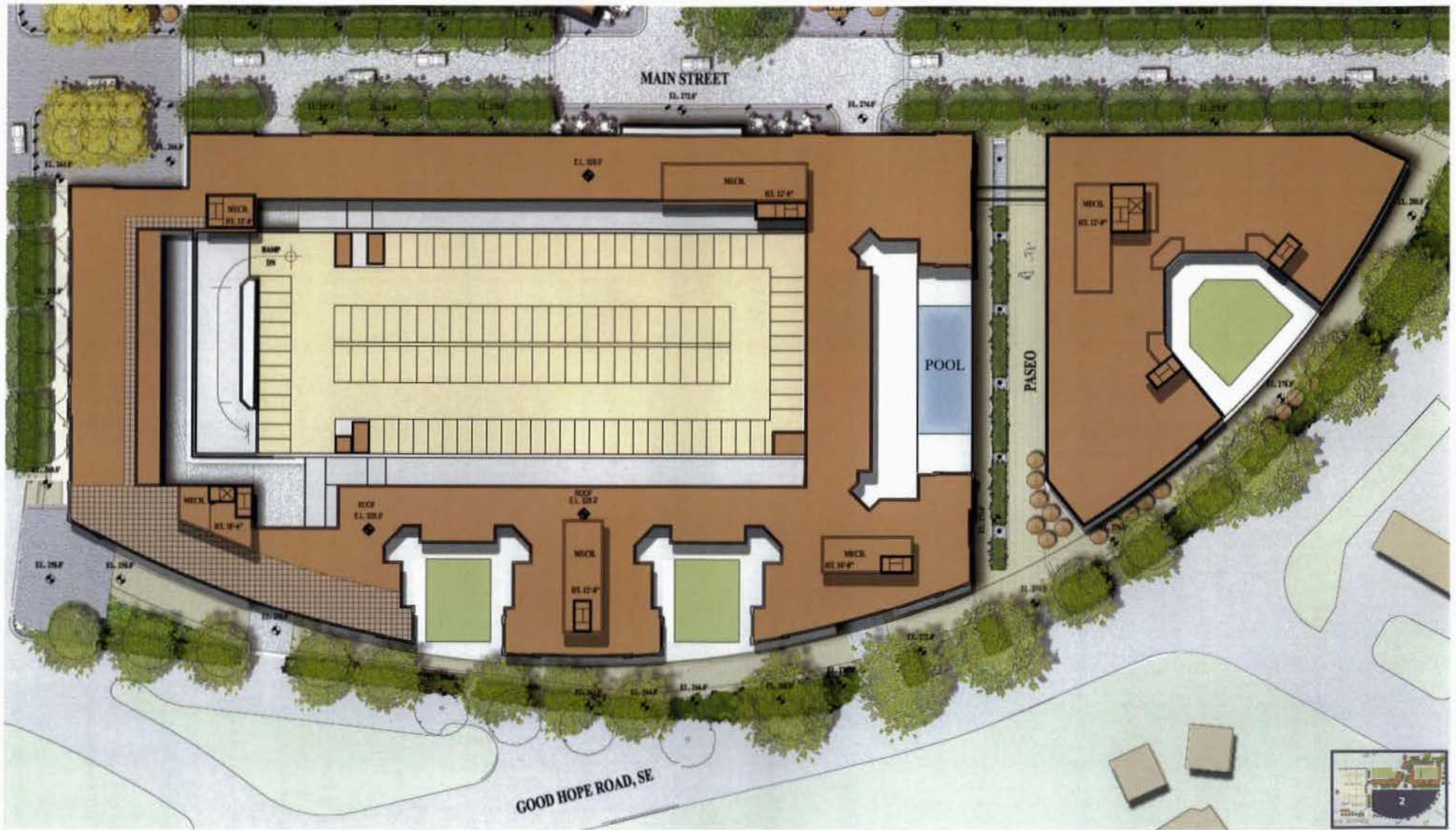
THE RAPPAPORT COMPANIES - WILLIAM C. SMITH & CO.
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Block 2 - Fourth Floor Plan (Fifth Floor Similar)

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Block 2 - Roof Plan

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Elevation A - West Elevation - Naylor Road



Elevation B - East Elevation - Main Street

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Block 2A - Elevations

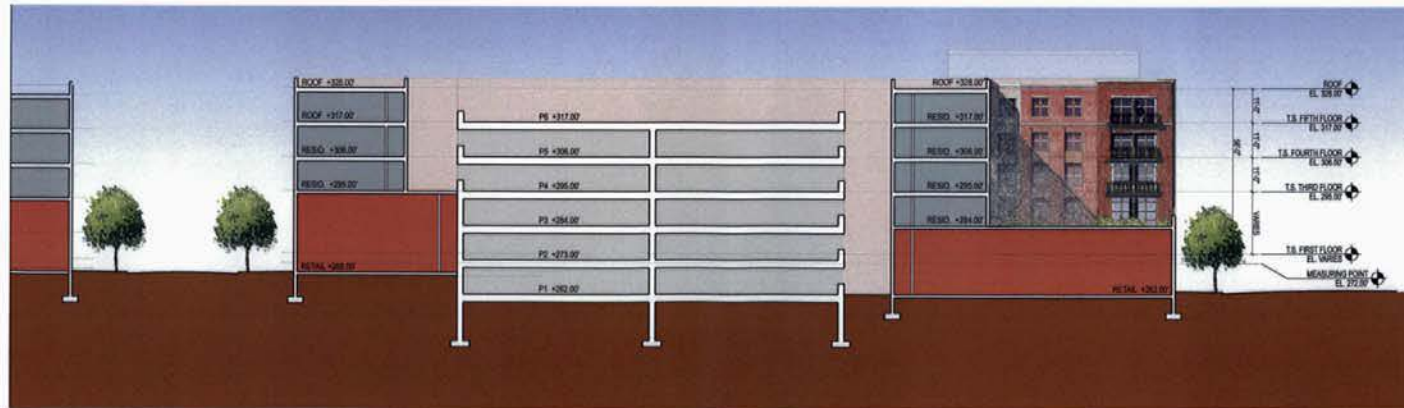
THE RAIPAPORT COMPANIES - WILLIAM C. SMITH & CO.
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Elevation C - North Elevation-Main Street



Elevation D - South Elevation - Paseo



Section A-A (East-West) through Parking



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Block 2A - Elevations

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Elevation E - Main Street Elevation



Elevation F - Good Hope Road Elevation



Elevation G - Paseo Elevation

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Block 2B - Elevations

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TORTI GALLAS AND PARTNERS





MATERIALS LEGEND	
1 -	Masonry w/ Precast Accents
2 -	Storefront
3 -	Window
4 -	Decorative Railing
5 -	Canopy
6 -	Architectural Embellishment
7 -	Decorative Cornice
8 -	Green Screen
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10 -	Shingle Roofing
11 -	Cementitious Siding

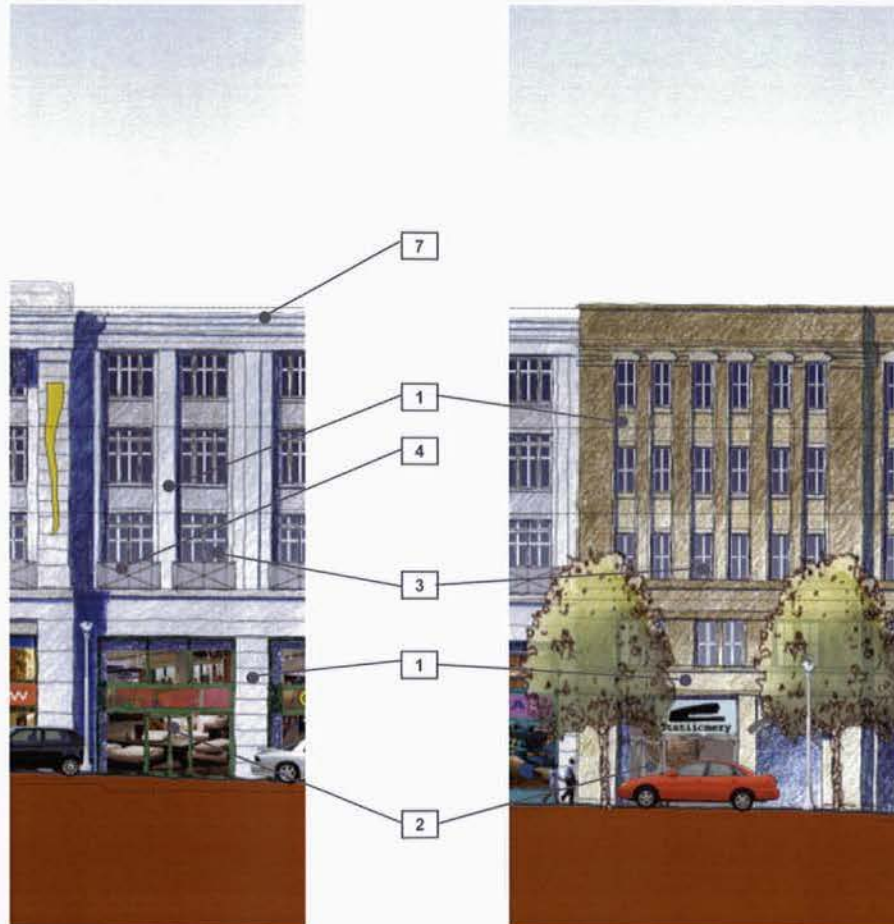
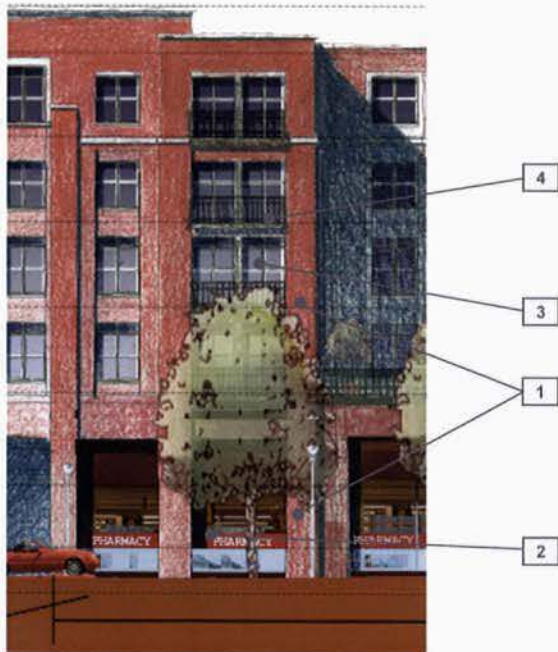


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Block 2B - Bay Studies

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MATERIALS LEGEND	
1 -	Masonry w/ Precast Accents
2 -	Storefront
3 -	Window
4 -	Decorative Railing
5 -	Canopy
6 -	Architectural Embellishment
7 -	Decorative Cornice
8 -	Green Screen
9 -	Metal Screen
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11 -	Cementitious Siding



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Block 2A - Bay Studies

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SKYLAND TOWN CENTER



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Block 3 - Second Floor Plan

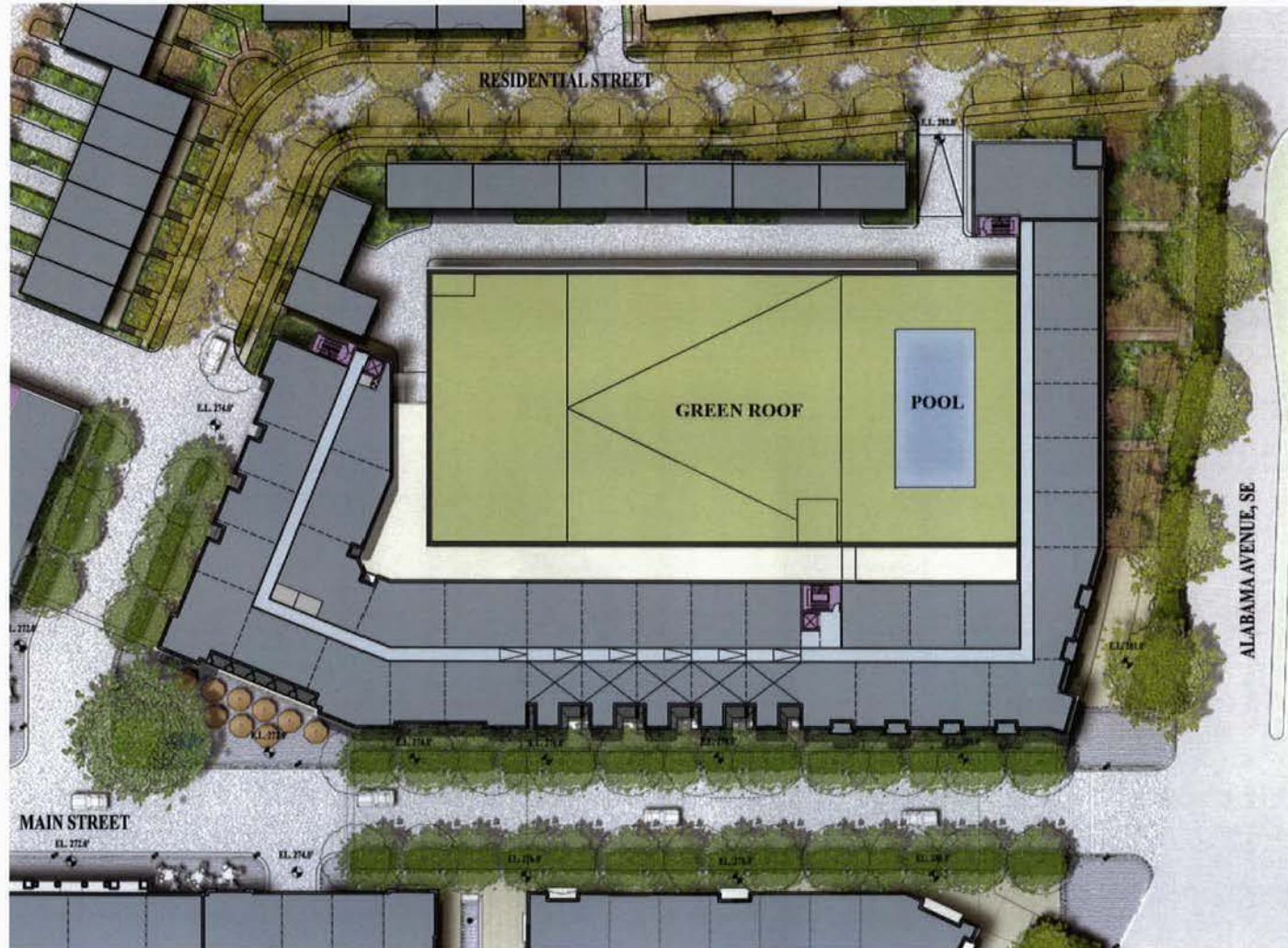
THE RAPPAPORT COMPANIES - WILLIAM C. SMITH & CO.
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Block 3 - Third Floor Plan

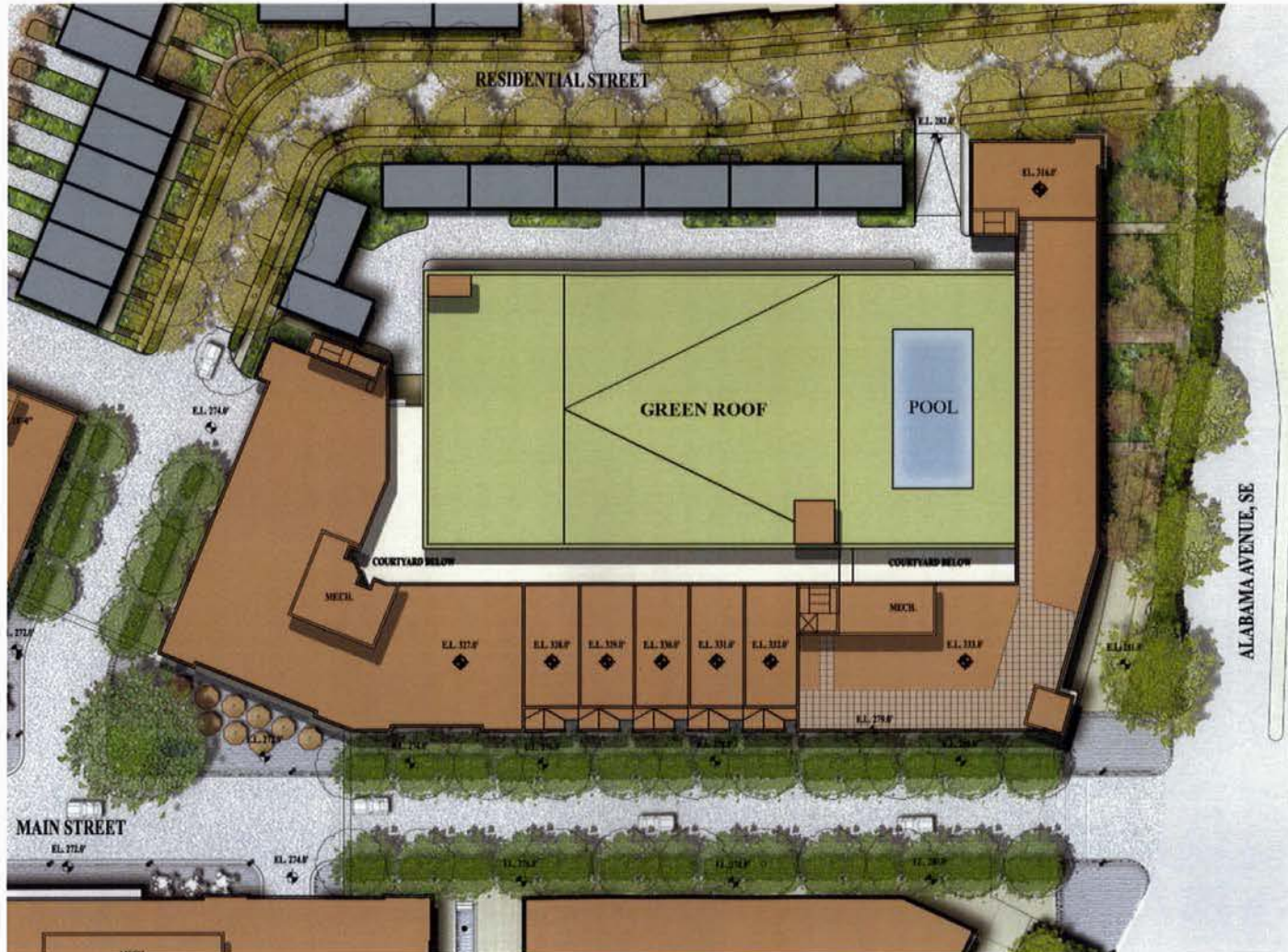
THE RAPPAPORT COMPANIES - WILLIAM C. SMITH & CO.
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Block 3 - Fourth Floor Plan

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Block 3 - Roof Plan

THE RAPPAPORT COMPANIES - WILLIAM C. SMITH & CO.
TORTI GALLAS AND PARTNERS



Elevation A - West Elevation - Main Street



Elevation B - North Elevation - Residential Street



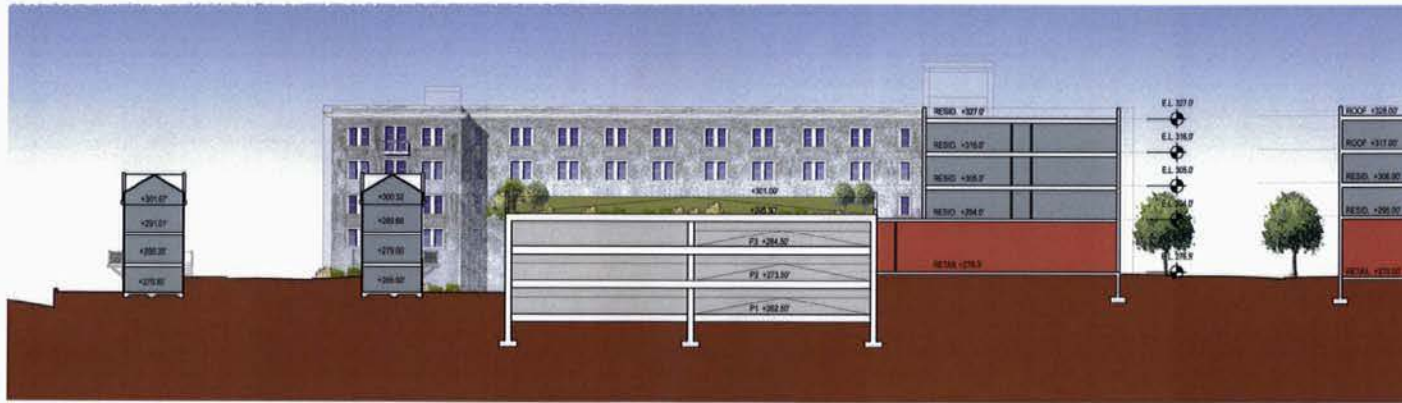
Elevation C - South Elevation - Alabama Avenue



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Block 3 - Elevations

THE RAPPAPORT COMPANIES - WILLIAM C. SMITH & CO.
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Section (East-West) through Parking

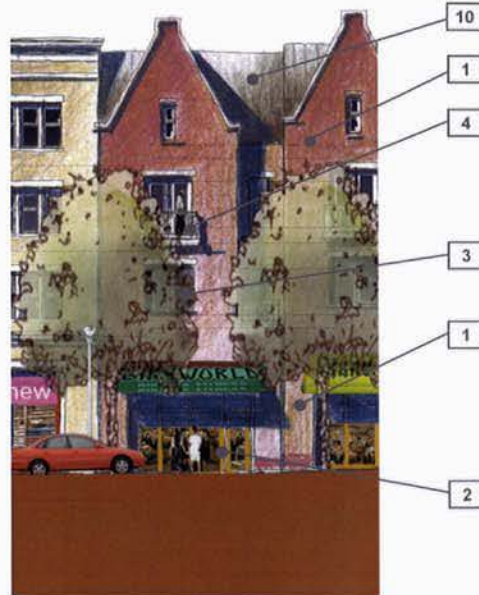


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Block 3 - Sections

THE RAPPAPORT COMPANIES - WILLIAM C. SMITH & CO.
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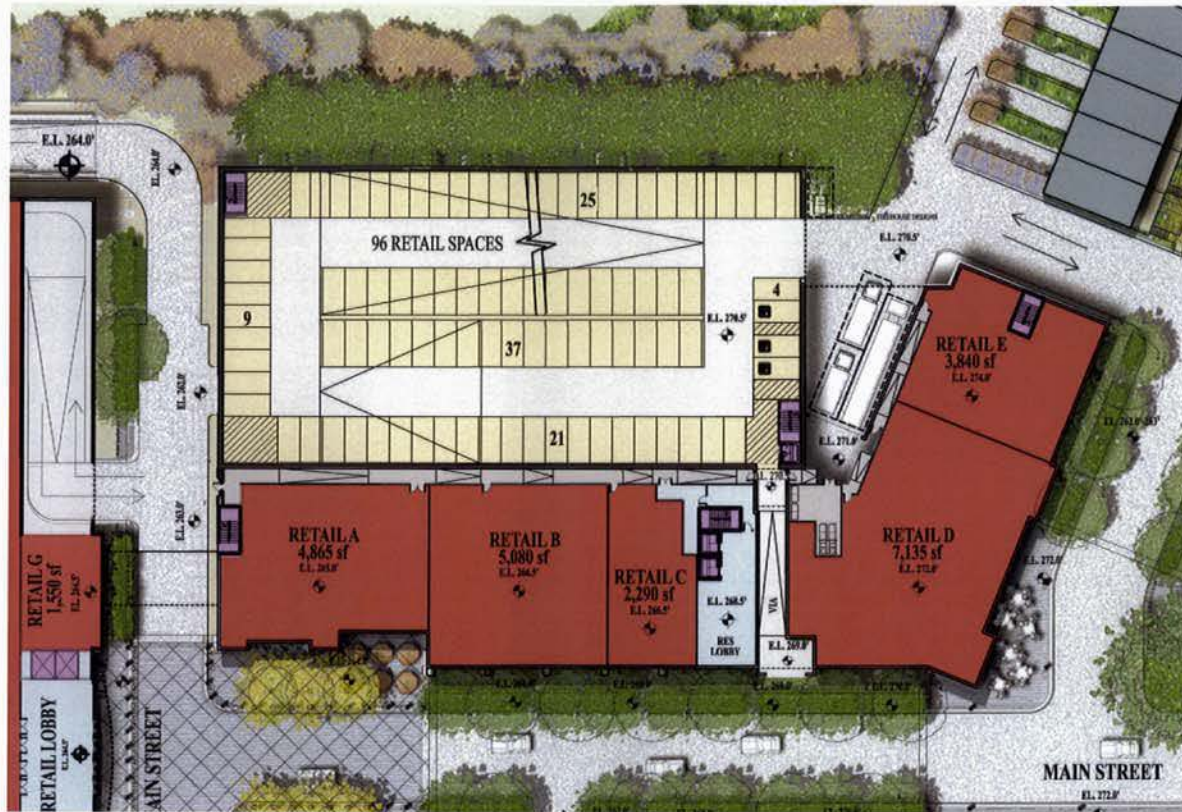
MATERIALS LEGEND	
1 - Masonry w/ Precast Accents	
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3 - Window	
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5 - Canopy	
6 - Architectural Embellishment	
7 - Decorative Cornice	
8 - Green Screen	
9 - Metal Screen	
10 - Shingle Roofing	
11 - Cementitious Siding	



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Block 3 - Bay Studies

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Block 4 - Ground Floor Plan

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Block 4 - Second Floor Plan

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Block 4 - Third Floor Plan (Fourth Floor Similar)

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Section A-A (East-West) through Parking



Elevation A - East Elevation

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Block 4 - Elevation

THE RAPPAPORT COMPANIES - WILLIAM C. SMITH & CO.
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Elevation B - West Elevation - Main Street



Elevation C - North Elevation



Elevation D - South Elevation - Residential Street

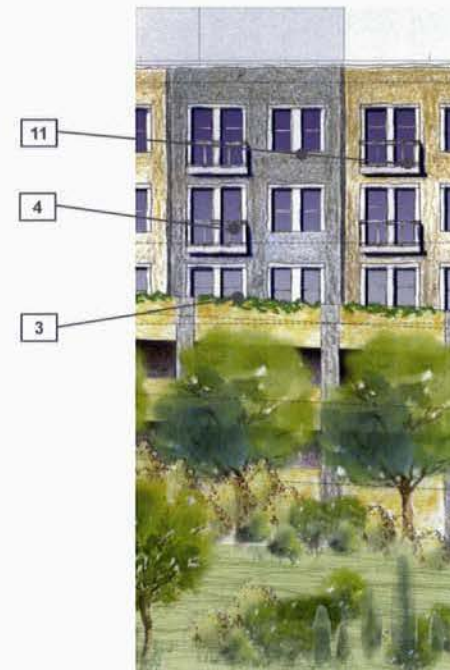
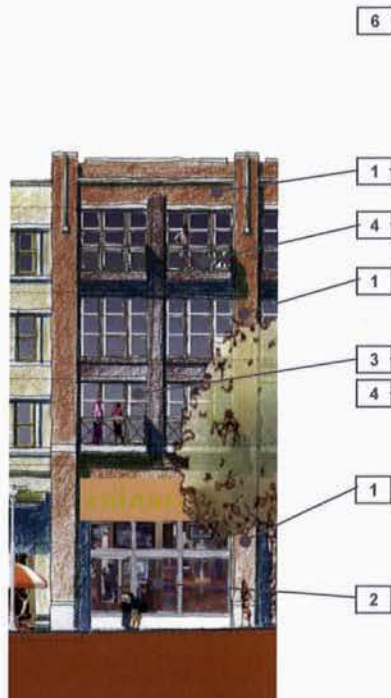


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Block 4 - Elevations

THE RAPPAPORT COMPANIES - WILLIAM C. SMITH & CO.
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MATERIALS LEGEND	
1 -	Masonry w/ Precast Accents
2 -	Storefront
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Block 4 - Bay Studies

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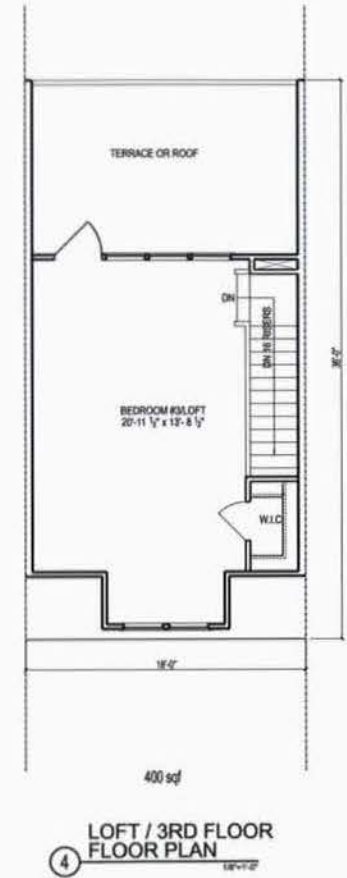
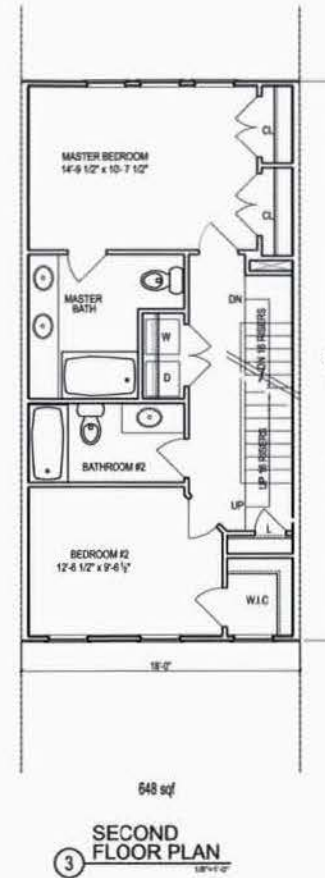
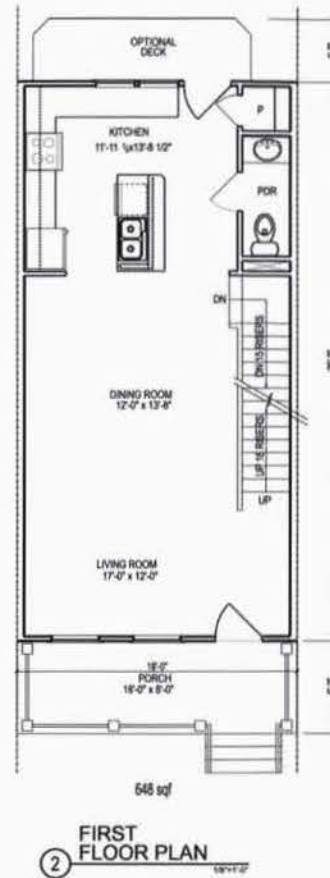
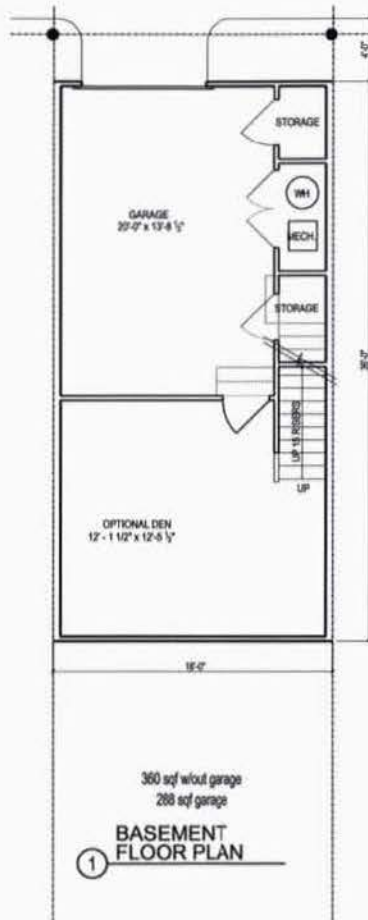


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Blocks 3 and 5 - Townhouse Site Plan

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TORTI GALLAS AND PARTNERS

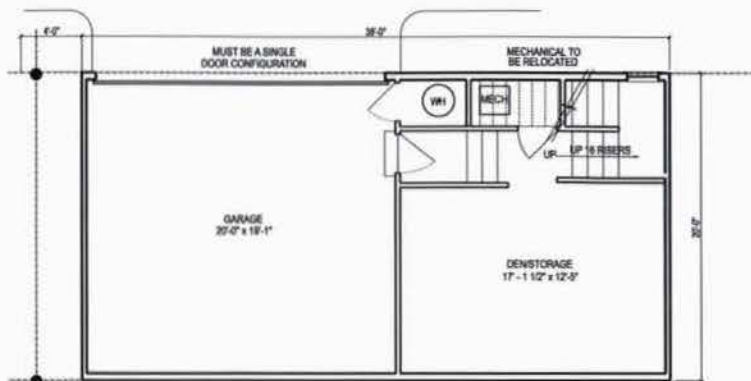




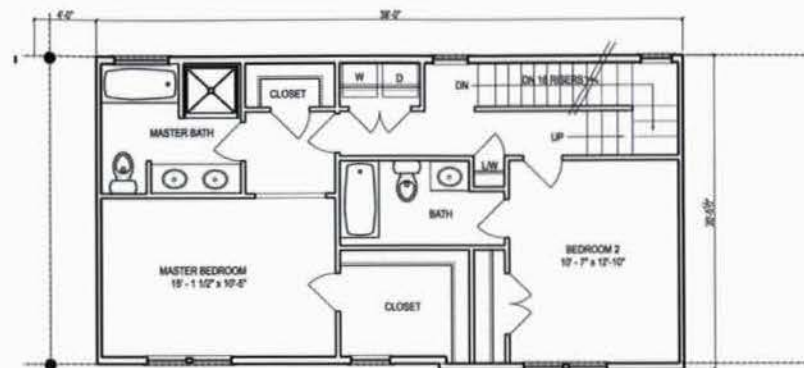
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Block 5 - Unit Plans - 18' Townhouse with Garage

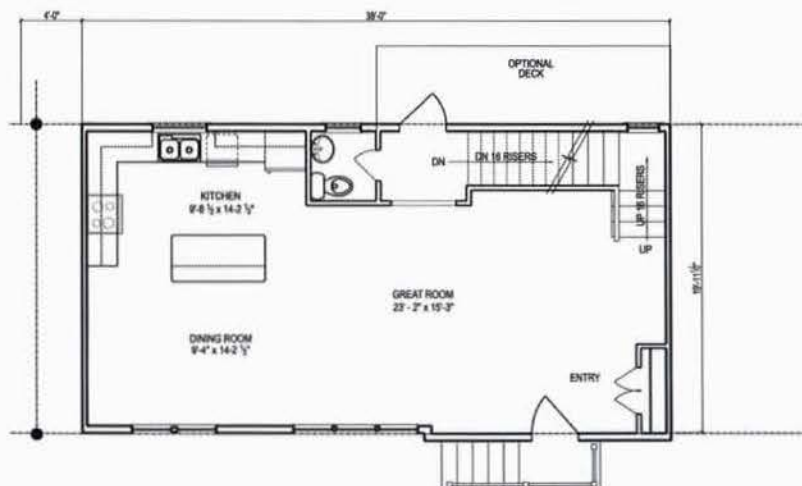
THE RAPPAPORT COMPANIES • WILLIAM C. SMITH & CO.
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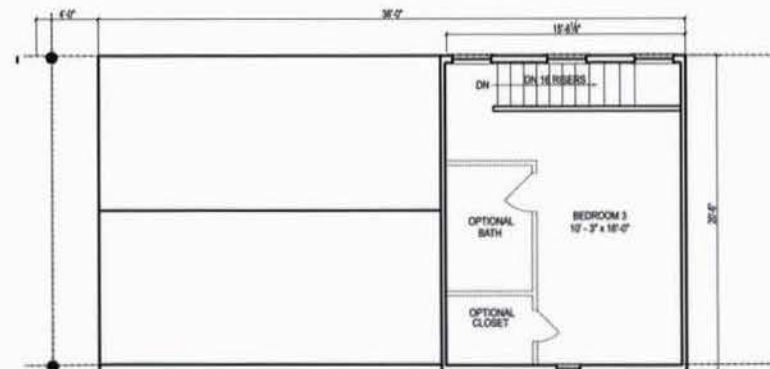
① BASEMENT FLOOR PLAN
18'-11-0"



③ SECOND FLOOR PLAN
18'-11-0"



② GROUND FLOOR PLAN
18'-11-0"



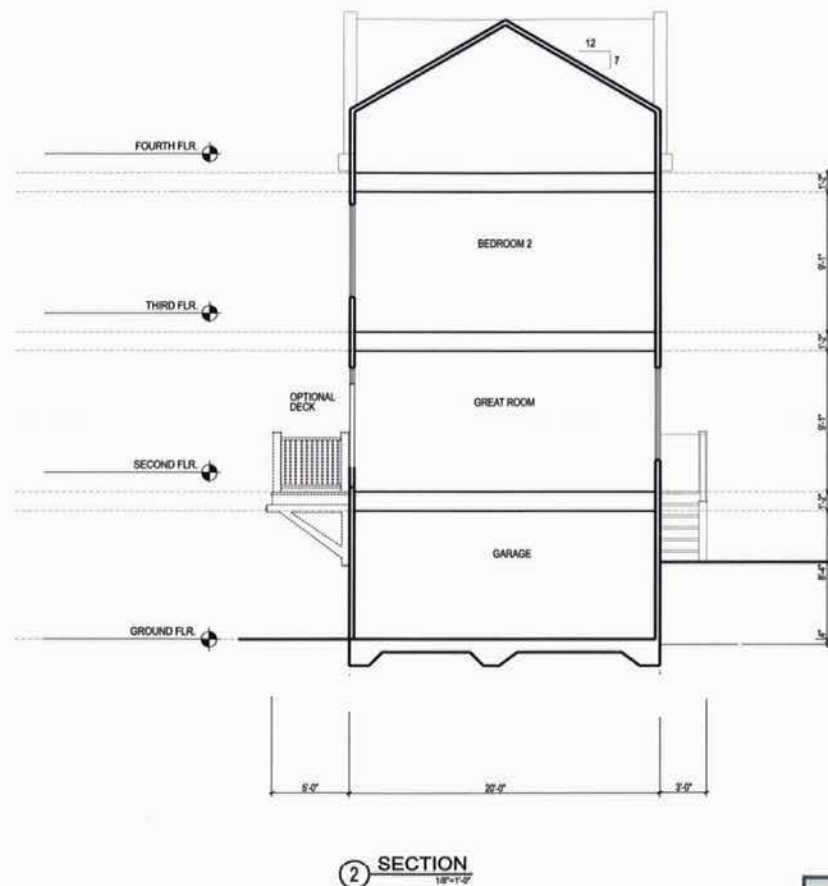
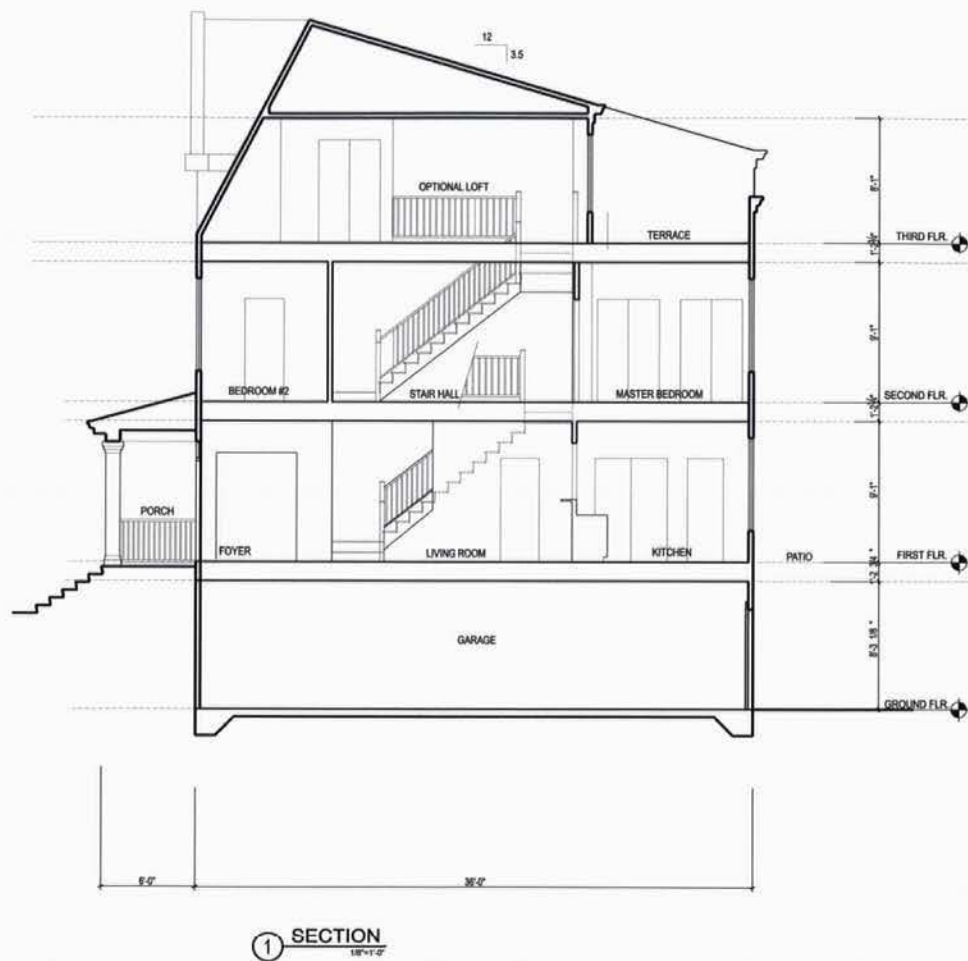
④ THIRD FLOOR/ROOF PLAN
18'-11-0"



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Block 5 - Unit Plans - 38' Townhouse with Garage

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Block 5 - Townhouse Sections

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Elevation A - West Elevation - Residential Street



Elevation B - East Elevation - Residential Street

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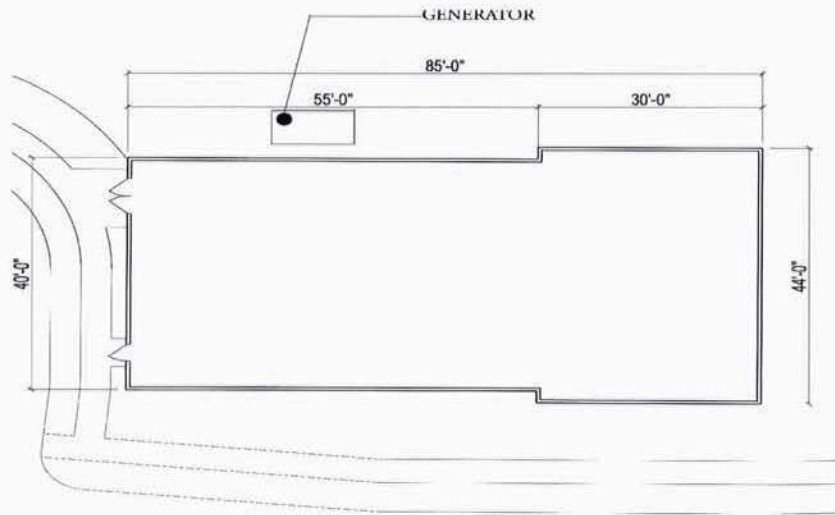
Block 5 - Townhouse Elevations

THE RAPPAPORT COMPANIES - WILLIAM C. SMITH & CO.
 TORTI GALLAS AND PARTNERS





South Elevation



Building Plan



Site Plan



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Block 5 -RCN

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LANDSCAPE DRAWINGS

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SITE CONTEXT



Skyland

Perched on a crest above the Potomac River overlooking the US Capitol, the Skyland Development spearheads regeneration of one of Washington's most promising inner suburban neighborhoods. Mixed use commercial, residential and flexible public space presents the community with a new forum for living well.

Defined public spaces of varying scales create multiple opportunities for gathering. The periphery of these spaces animate the whole spilling into the streets.



Planting Concept

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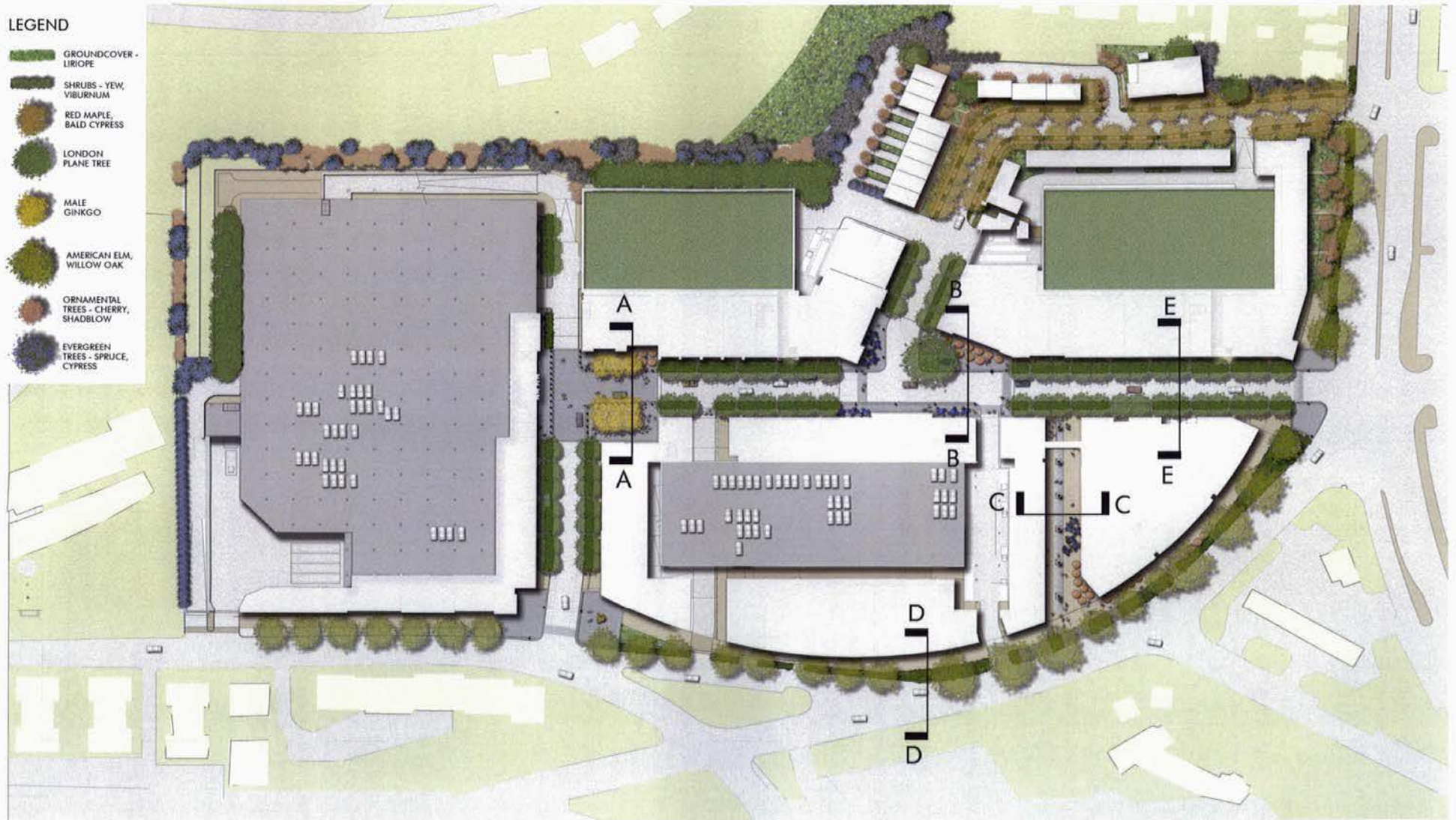
Landscape - Site Context

THE RAPPAPORT COMPANIES - WILLIAM C. SMITH & CO.
TORTI GALLAS AND PARTNERS

LANDSCAPE SITE PLAN

LEGEND

-  GROUNDCOVER - LIRIOPE
-  SHRUBS - YEW, VIBURNUM
-  RED MAPLE, BALD CYPRESS
-  LONDON PLANE TREE
-  MALE GINKGO
-  AMERICAN ELM, WILLOW OAK
-  ORNAMENTAL TREES - CHERRY, SHADBLOW
-  EVERGREEN TREES - SPRUCE, CYPRESS



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Landscape Site Plan

THE RAPPAPORT COMPANIES - WILLIAM C. SMITH & CO.
TORTI GALLAS AND PARTNERS

STREETSCAPE DETAIL PLANS



Retail Plaza



Main Street Plaza



Paseo



Main Street

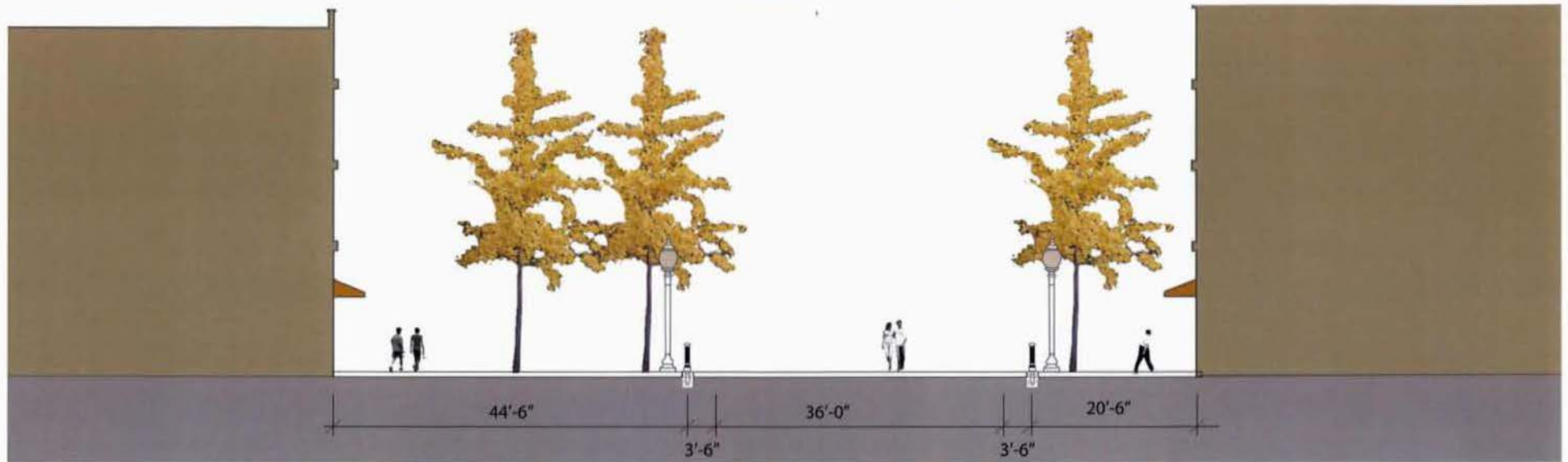
- LEGEND**
- GROUNDCOVER - LIRIOPE
 - SHRUBS - YEW, VIBURNUM
 - RED MAPLE, BALD CYPRESS
 - LONDON PLANE TREE
 - MALE GINKGO
 - AMERICAN ELM, WILLOW OAK
 - ORIENTAL PINE, CHERRY, SHADBLOW
 - EVERGREEN TREES - SPRUCE, CYPRESS

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Landscape - Streetscape Detail Plans

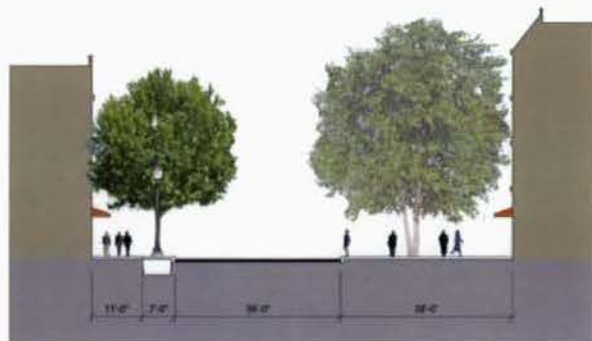
THE RAPPAPORT COMPANIES - WILLIAM C. SMITH & CO.
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STREET SECTIONS

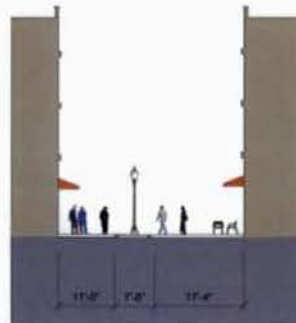


Retail Plaza (A-A)

Street Width Dimensions playfully expand and contract to create flexible spaces and the opportunity for multiple uses.



Main Street Plaza (B-B)



Paseo (C-C)



Perimeter Streets (D-D)



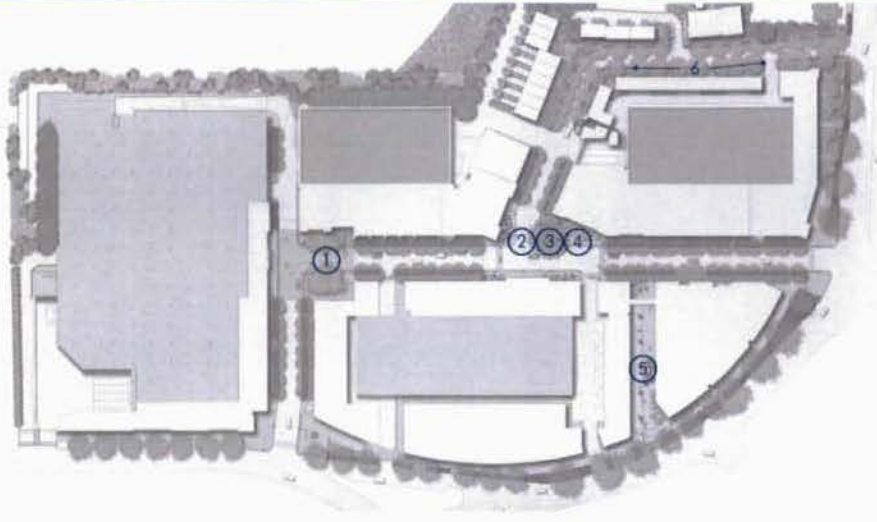
Main Street (E-E)

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Landscape - Street Sections

THE RAPPAPORT COMPANIES - WILLIAM C. SMITH & CO.
TORTI GALLAS AND PARTNERS

STREETSCAPE IMAGES



Typical Street



1. Retail Plaza



2. Main Street Plaza



4. Main Street Fountain



3. Main Street Plaza



5. Paseo

Caddy Alley, J. Finch Studios



6. Residential Rain Gardens



Cafe Umbrellas



Cafe Seating



Cafe Umbrellas



Planters



Typical Street Light

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Landscape - Streetscape Images

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PAVINGS AND PLANTINGS



Ginkgo Allée (Retail Plaza)



Young Ginkgo



Plane Tree (Main Street)



Maple (Residential)



Arborvitae screen



American Elm (perimeter street)



Aquatic Plants



Aquatic Plants



Liriope



Ginkgo Leaves



Maple Leaves



Unit Pavers



Saw-cut Concrete



Staggered Saw-Cut Joints



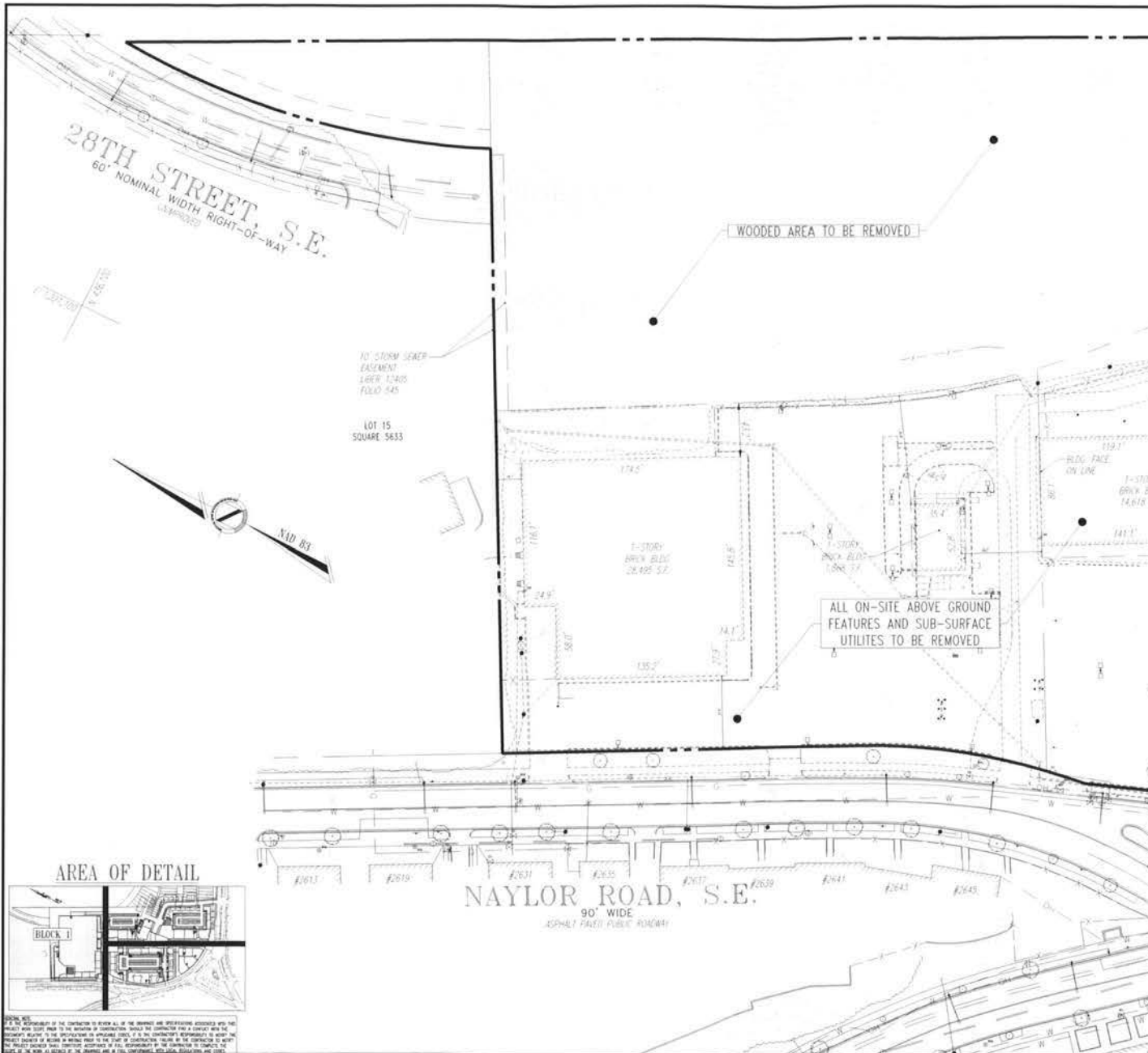
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Landscape - Pavings and Plantings

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TORTI GALLAS AND PARTNERS

CIVIL DRAWINGS

SHEET NUMBER:
1
OF 15



DEMOLITION NARRATIVE

THE EXISTING SITE IS MADE UP OF SINGLE STORY RETAIL BUILDINGS, PARKING, AND ASSOCIATED INFRASTRUCTURE. THE PROPOSED PROJECT REQUIRES DEMOLITION OF EXISTING SITE FEATURES AND WOODED AREAS PRIOR TO THE CONSTRUCTION OF MIXED USE RETAIL AND RESIDENTIAL. THE MULTIPLE EXISTING LOTS SHALL BE CONSOLIDATED TO A SINGLE RECORD LOT AND PUBLIC ALLEYS SHALL BE CLOSED AND INCLUDED. EXISTING UTILITY EASEMENTS ON SITE SHALL BE ABANDONED AT THE TIME OF DEMOLITION AND UTILITY REMOVAL.



REVISIONS			
REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.	504833
DRAWN BY	JL
CHECKED BY	12/18/18
DATE	12/18/18
SCALE	1"=80'

PLANNED UNIT DEVELOPMENT

THE RAPPAPORT COMPANIES - WILLIAM C. SMITH & CO.

SKYLAND TOWN CENTER

FROM 2626 NAYLOR RD. SE TO 2846 ALABAMA AVE. SE WASHINGTON, DC 20020

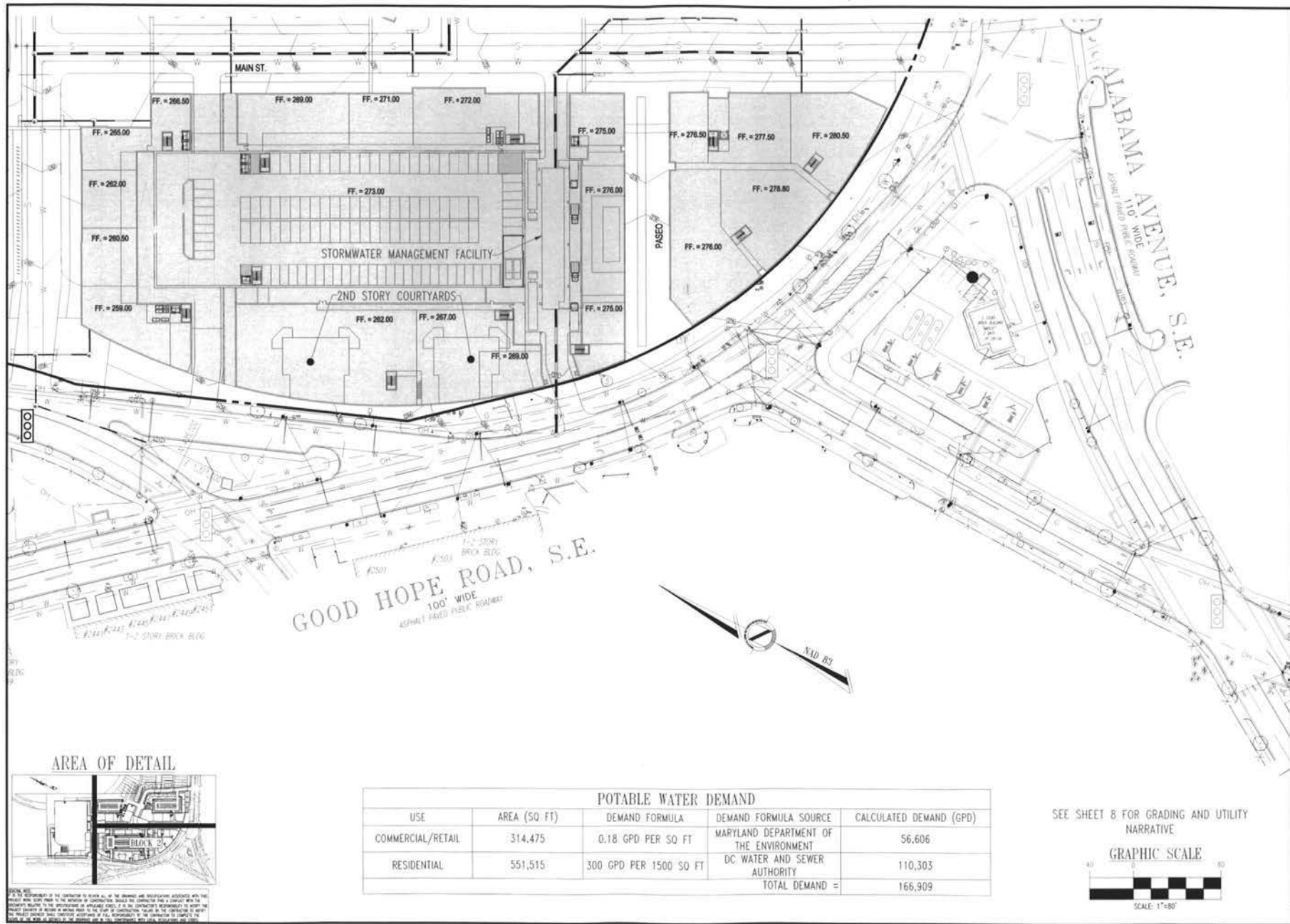


SHEET TITLE:
EXISTING CONDITIONS/
DEMOLITION PLAN (BLOCK 1)

SHEET NUMBER:
2
OF 13



NOTES:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION.



POTABLE WATER DEMAND				
USE	AREA (SQ FT)	DEMAND FORMULA	DEMAND FORMULA SOURCE	CALCULATED DEMAND (GPD)
COMMERCIAL/RETAIL	314,475	0.18 GPD PER SQ FT	MARYLAND DEPARTMENT OF THE ENVIRONMENT	56,606
RESIDENTIAL	551,515	300 GPD PER 1500 SQ FT	DC WATER AND SEWER AUTHORITY	110,303
TOTAL DEMAND =				166,909

SEE SHEET 8 FOR GRADING AND UTILITY NARRATIVE



BOHLER ENGINEERING

OFFICE: 2700 N. ...
 PROJECT: ...
 DATE: ...

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: ...
 DRAWING BY: ...
 CHECKED BY: ...
 DATE: ...

PLANNED UNIT DEVELOPMENT

FOR

THE RAPPAPORT COMPANIES -
 WILLIAM C. SMITH & CO.

SKYLAND TOWN CENTER

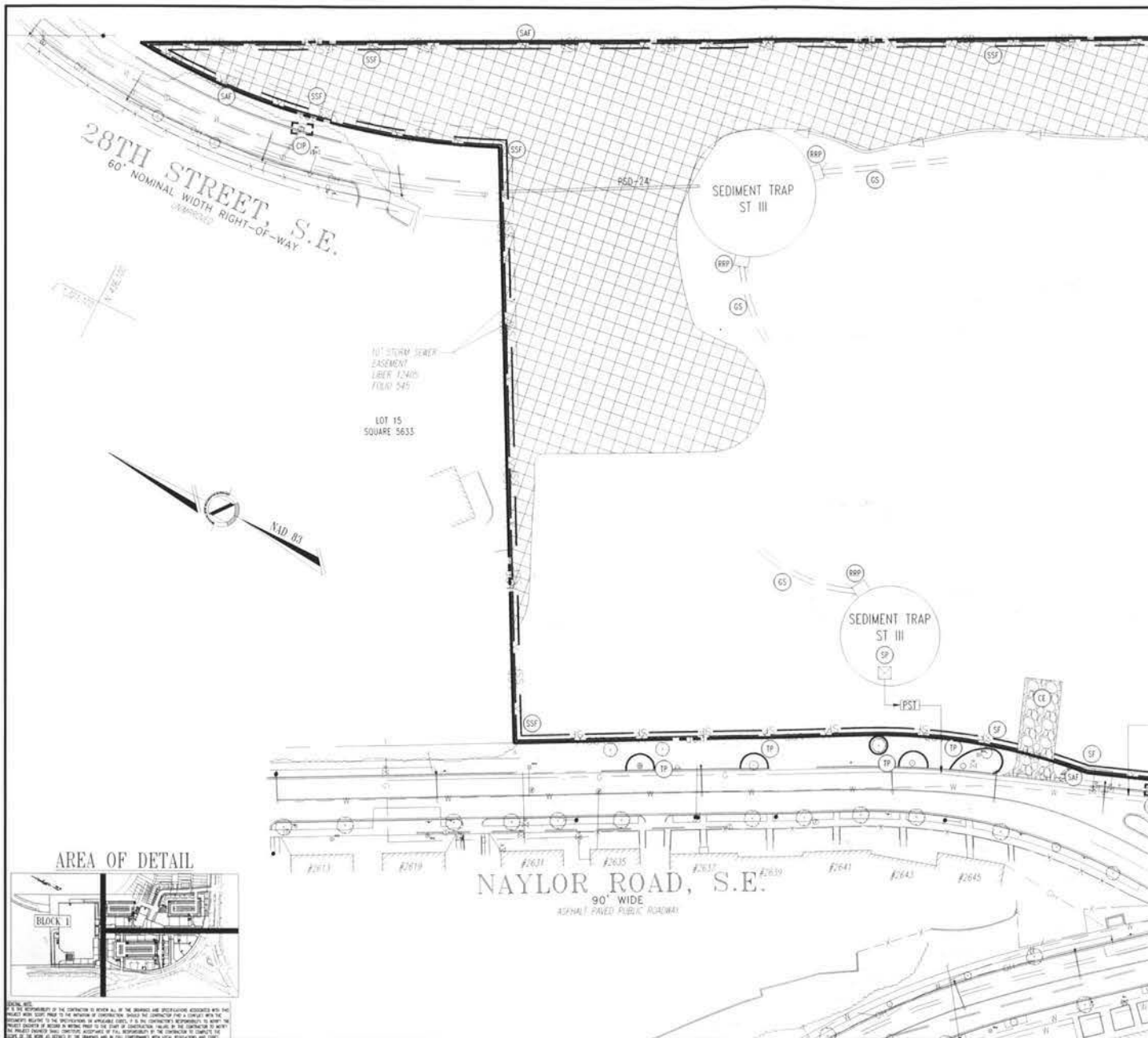
FROM 2624 NAYLOR RD. SE TO
 2846 ALABAMA AVE. SE
 WASHINGTON, DC 20020

BOHLER ENGINEERING

2340 DAVIS DRIVE
 SUITE 200
 STERLING, VIRGINIA 20164
 PH: (703) 708-8500
 FX: (703) 708-8501
 WWW.BOHLENGINEERING.COM

SHEET TITLE:
 GRADING AND UTILITY
 PLAN (BLOCK 2)

SHEET NUMBER:
 9
 OF 13



EROSION AND SEDIMENT CONTROL NARRATIVE

EROSION AND SEDIMENT CONTROL AND RUNOFF PROTECTION SHALL BE PROVIDED THROUGH CODE APPROVED PRACTICES DURING ALL PHASES OF CONSTRUCTION. IT IS ANTICIPATED AT THIS TIME THAT EXISTING DRAINAGE DIVIDES SHALL BE UTILIZED FOLLOWING DEMOLITION OF EXISTING SITE FEATURES. A SEDIMENT TRAP, INLET PROTECTION, EARTH DIKES, PIPE SLOPE DRAINS, SILT FENCE, AND GRASS SWALES SHALL BE USED FOR EACH DRAINAGE AREA TO MITIGATE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. OTHER STANDARD PRACTICES SUCH AS STABILIZED CONSTRUCTION ENTRANCES, SAFETY FENCES, AND TEMPORARY VEGETATIVE SLOPE STABILIZATION SHALL ALSO BE UTILIZED. IT IS ANTICIPATED THAT DETAILS OF THIS PLAN SHALL BE DESIGNED AS CONSTRUCTION PHASING FOR THIS PROJECT IS FINALIZED.



REVISIONS			
NO.	DATE	COMMENTS	BY

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.	0048225
DATE	07/12/2011
CHECKED BY	12/12/2011
SCALE	AS SHOWN
DATE	07/12/2011

PLANNED UNIT DEVELOPMENT

THE RAPPAPORT COMPANIES
WILLIAM C. SMITH & CO.
SKYLAND TOWN CENTER
FROM 2626 NAYLOR RD. SE TO
2845 ALABAMA AVE. SE
WASHINGTON, DC 20020



SHEET TITLE:
EROSION AND SEDIMENT
CONTROL PLAN (BLOCK 1)

SHEET NUMBER
11
OF 13

