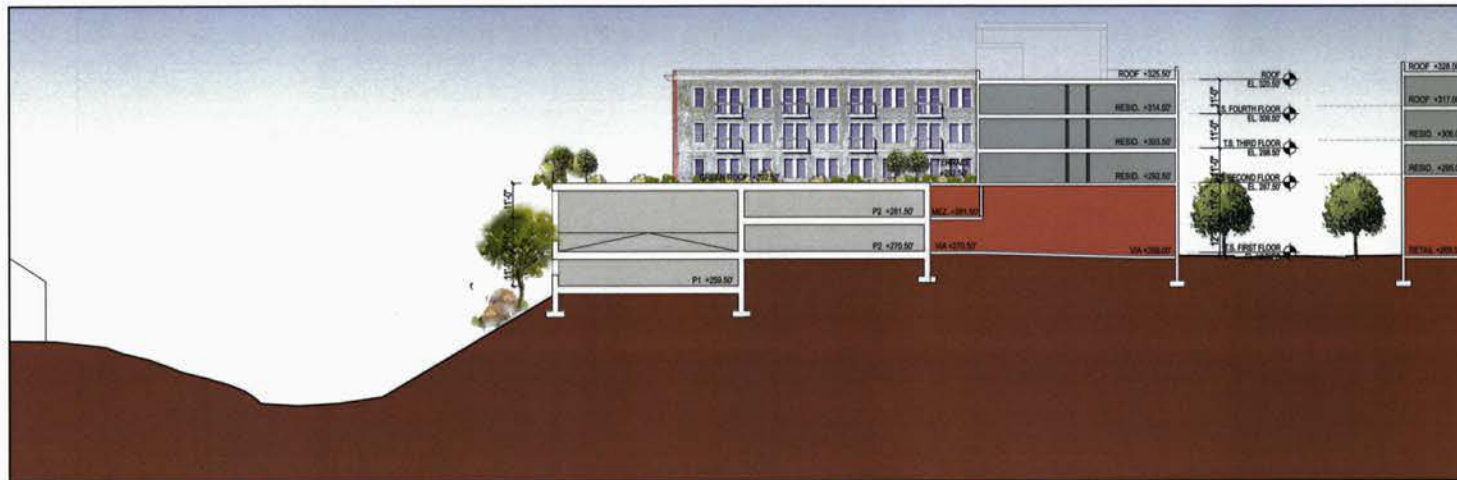




Section 1-1 - East-West Section through Parking



Elevation A - East Elevation



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Block 4 - Elevation & Section

SKYLAND HOLDINGS, LLC
TORTI GALLAS AND PARTNERS



Elevation B - West Elevation - Main Street



Elevation C - North Elevation



Elevation D - South Elevation - Residential Street



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Block 4 - Elevations

SKYLAND HOLDINGS, LLC
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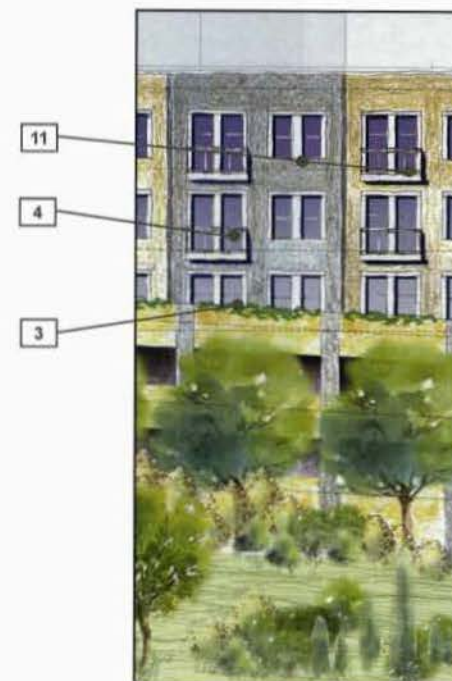
- 6
- 7
- 1
- 3
- 5
- 1
- 2



- 6
- 1
- 4
- 1
- 3
- 4
- 1
- 2



- 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



- 11
- 4
- 3

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Block 4 - Bay Studies

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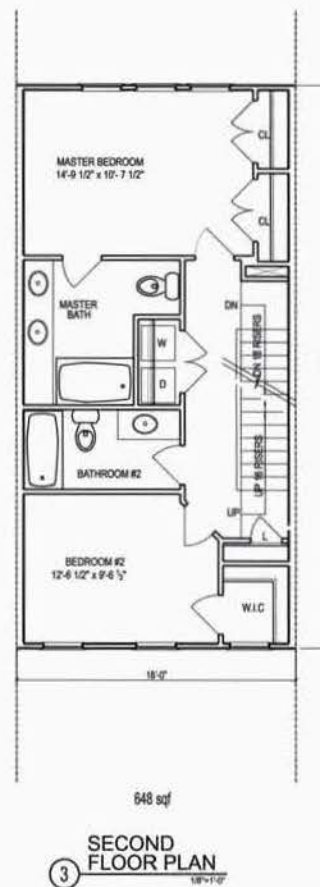
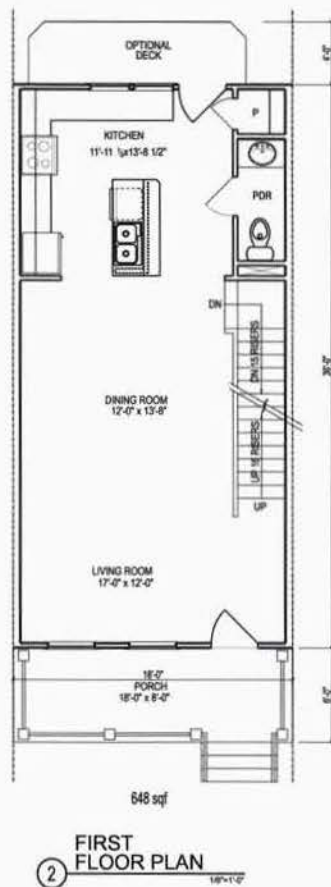
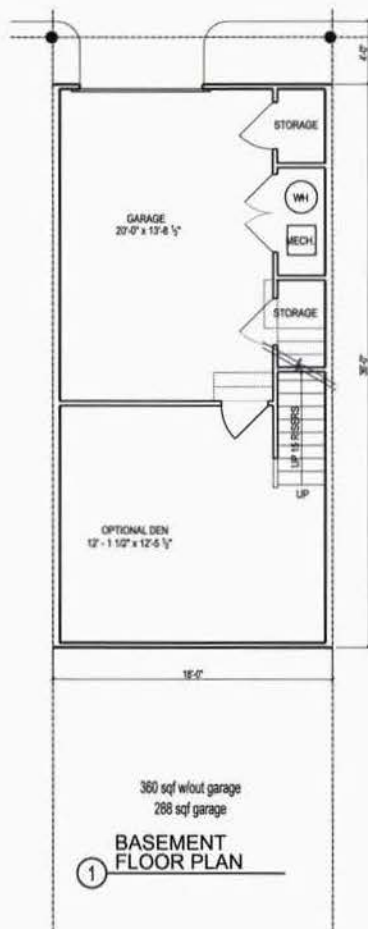


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Townhouse Site Plan - (Blocks 3 & 5)

SKYLAND HOLDINGS, LLC
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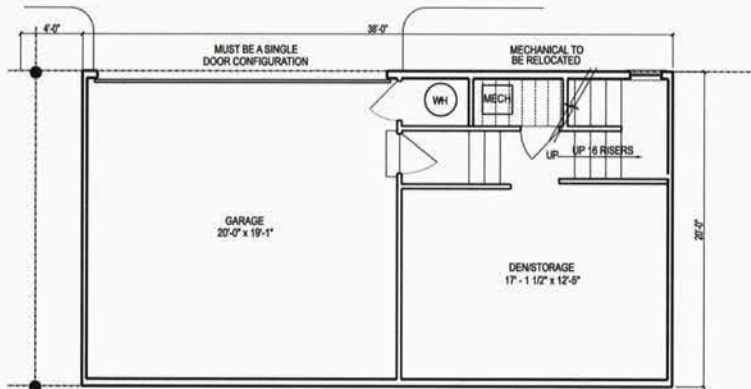




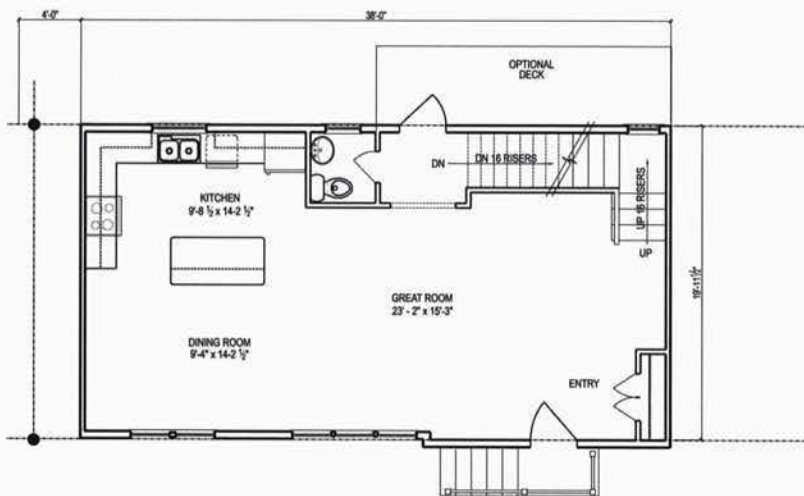
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Block 5 - Unit Plans - 18' Townhouse with Garage

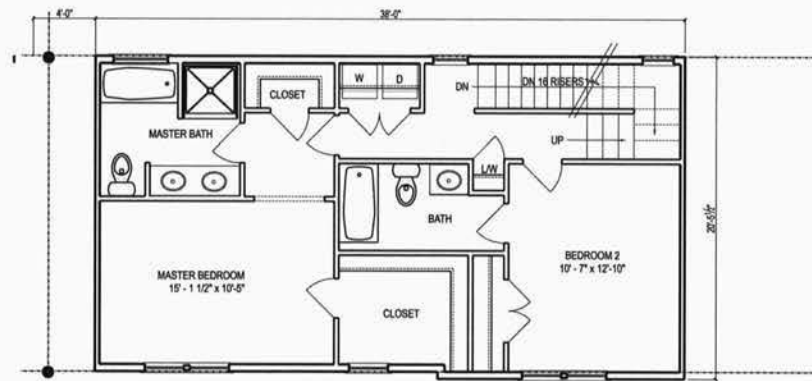
SKYLAND HOLDINGS, LLC
TORTI GALLAS AND PARTNERS



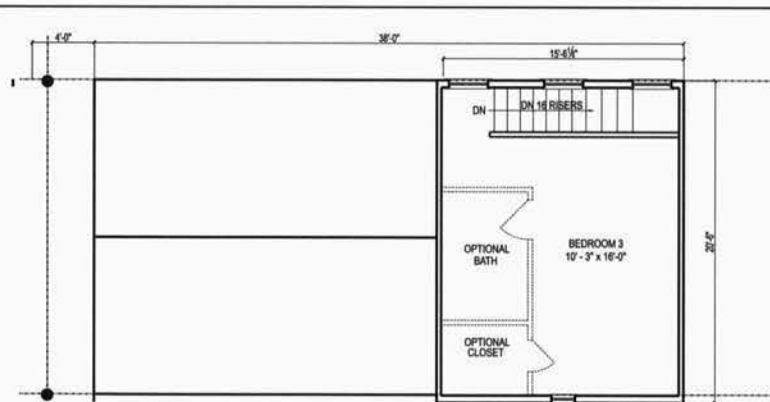
1 BASEMENT FLOOR PLAN
1/8"=1'-0"



2 GROUND FLOOR PLAN
1/8"=1'-0"



3 SECOND FLOOR PLAN
1/8"=1'-0"



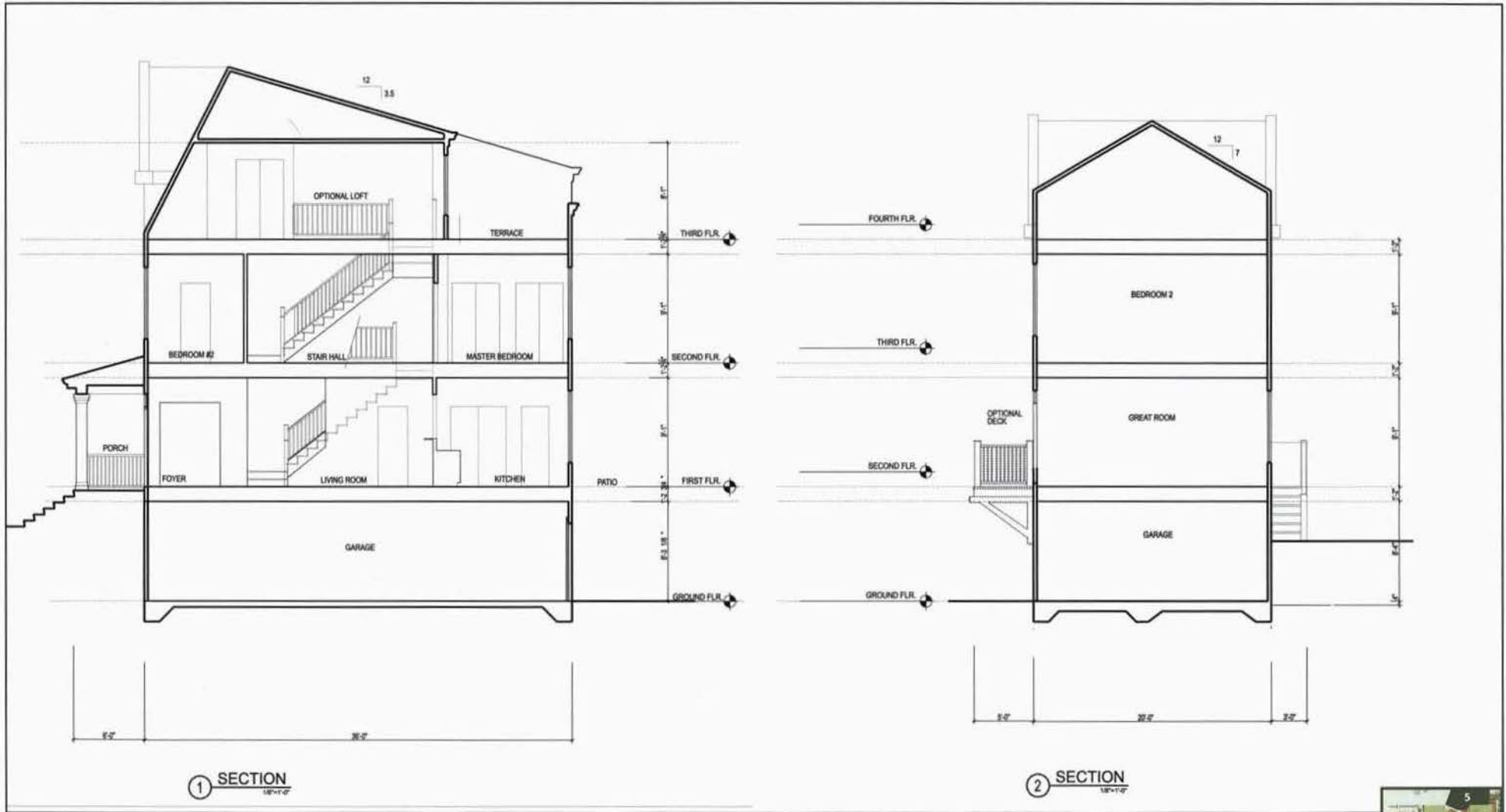
4 THIRD FLOOR/ROOF PLAN
1/8"=1'-0"



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Block 5 - Unit Plans - 38' Townhouse with Garage

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Townhouse Sections - (Block 5)

SKYLAND HOLDINGS, LLC
TORTI GALLAI AND PARTNERS



Elevation A - West Elevation - Residential Street



Elevation B - East Elevation - Residential Street



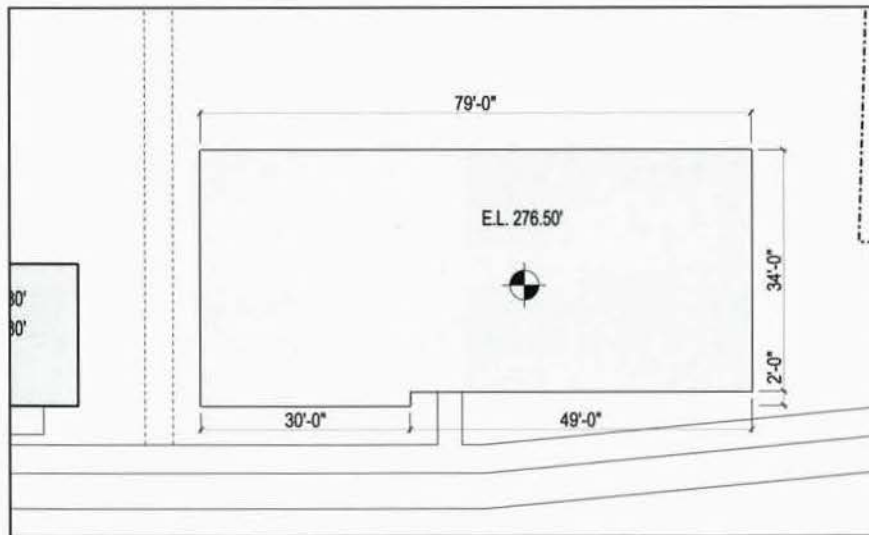
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Townhouse Elevations - (Block 5)

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South Elevation



Building Plan



Site Plan



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RCN Building Plan & Elevation - (Block 5)

SKYLAND HOLDINGS, LLC
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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

© 2009 Torti Gallas and Partners, Inc. | 1010 Spring Street, 4th Floor, Silver Spring, Maryland 20910 xix.53x.43x

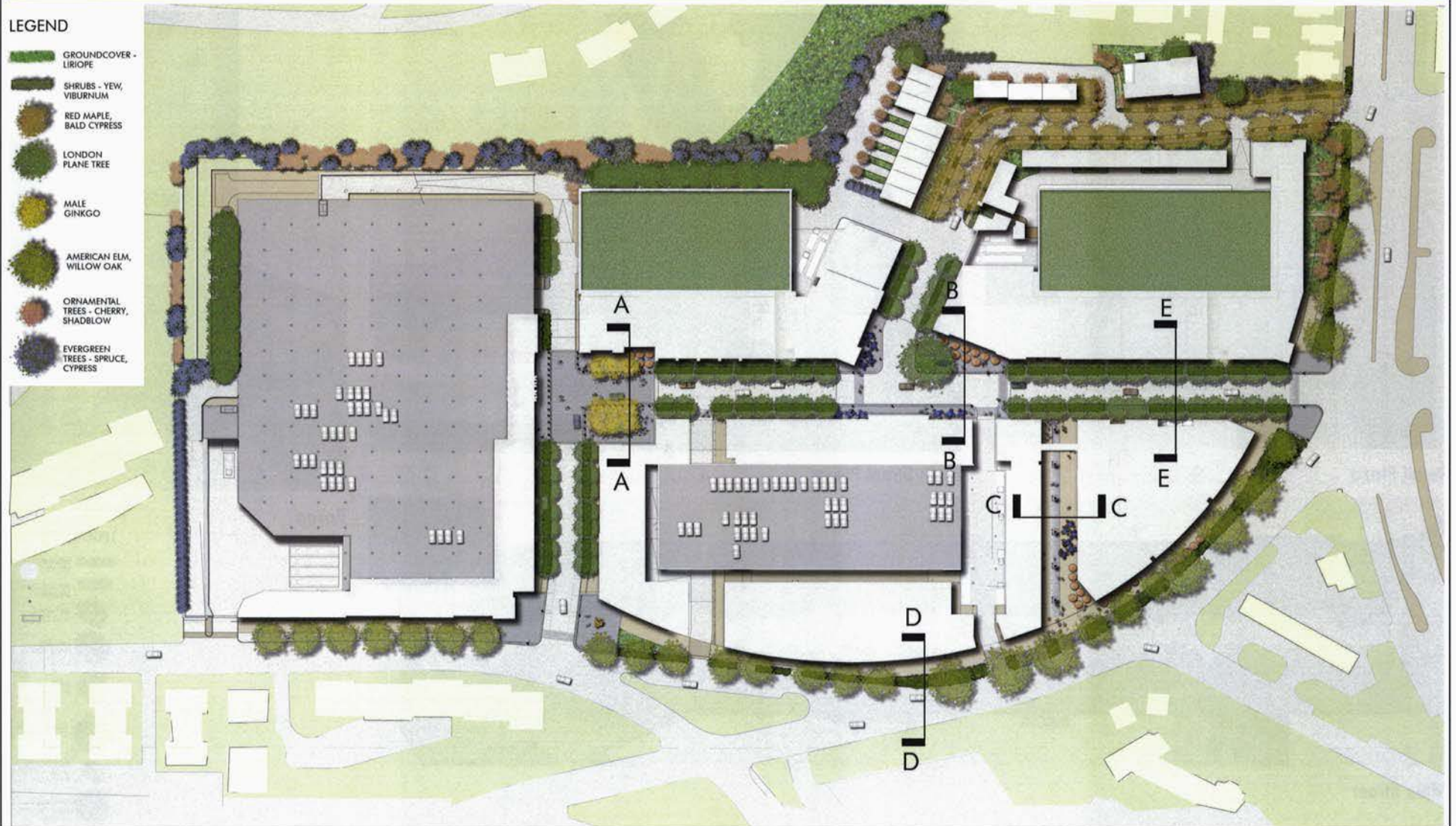
Landscape - Site Context

SKYLAND HOLDINGS, LLC
TORTI GALLAS AND PARTNERS

LANDSCAPE SITE PLAN

LEGEND

-  GROUND COVER - 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

SKYLAND HOLDINGS, LLC
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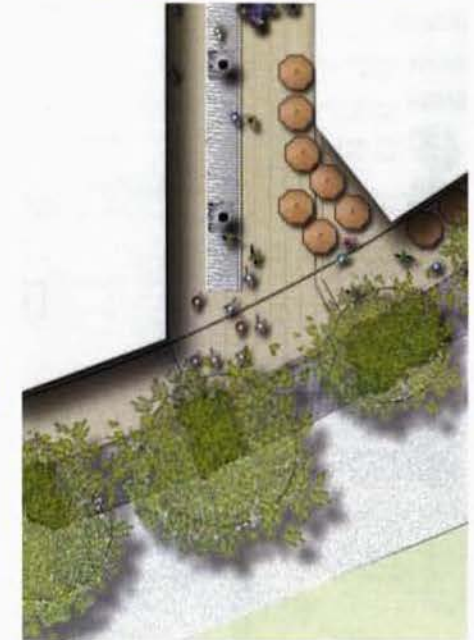
STREETSCAPE DETAIL PLANS



Retail Plaza



Main Street Plaza



Paseo



Main Street

LEGEND

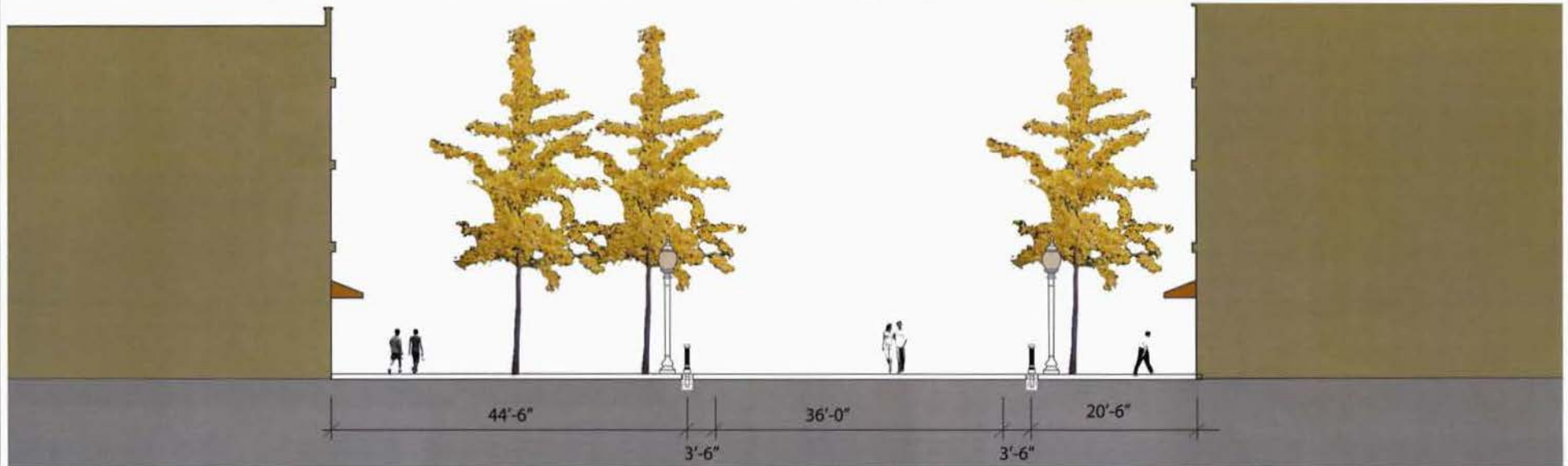
-  GROUNDCOVER - LIRIOPE
-  SHRUBS - YEW, VIBURNUM
-  RED MAPLE, BALD CYPRESS
-  LONDON PLANE TREE
-  MALE GINKGO
-  AMERICAN ELM, WILLOW OAK
-  ORNAMENTAL TREES - CHERRY, SHADOW OAK
-  EVERGREEN TREES - SPRUCE, CYPRESS

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Landscape - Streetscape Detail Plans

 SKYLAND HOLDINGS, LLC
TORTI GALLAS AND PARTNERS

STREET SECTIONS

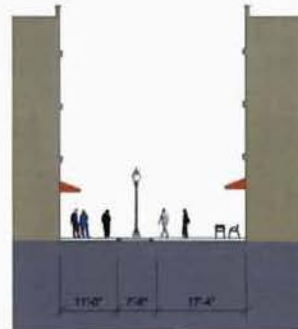


Retail Plaza (A-A)

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



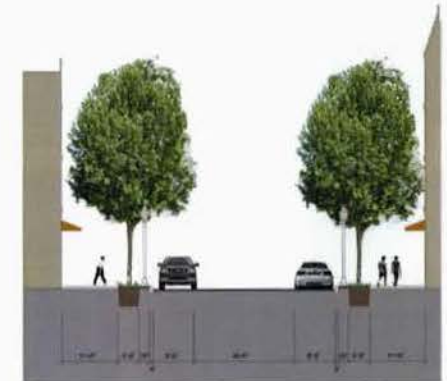
Main Street Plaza (B-B)



Paseo (C-C)



Perimeter Streets (D-D)



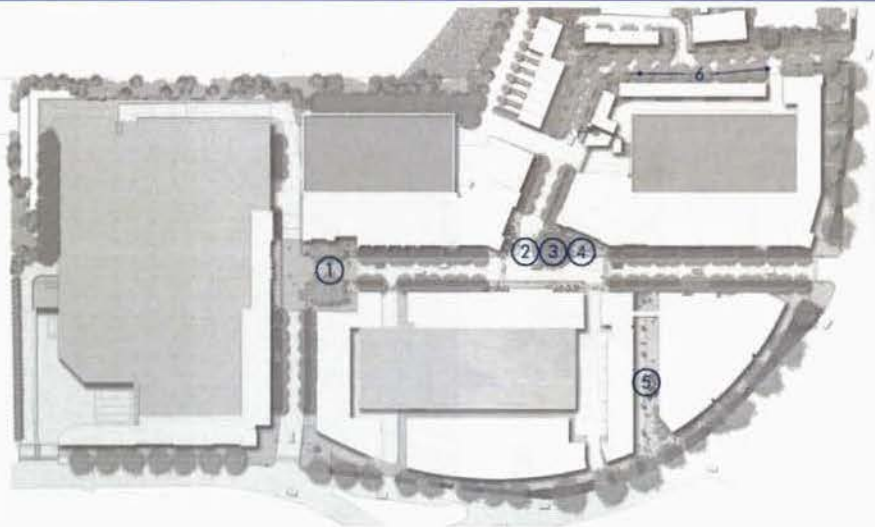
Main Street (E-E)

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Landscape - Street Sections

SKYLAND HOLDINGS, LLC
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



Typical Street Light



6. Residential Rain Gardens



Cafe Umbrellas



Cafe Seating



Cafe Umbrellas



Planters

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Landscape - Streetscape Images

SKYLAND HOLDINGS, LLC
TORTI GALLAS AND PARTNERS

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



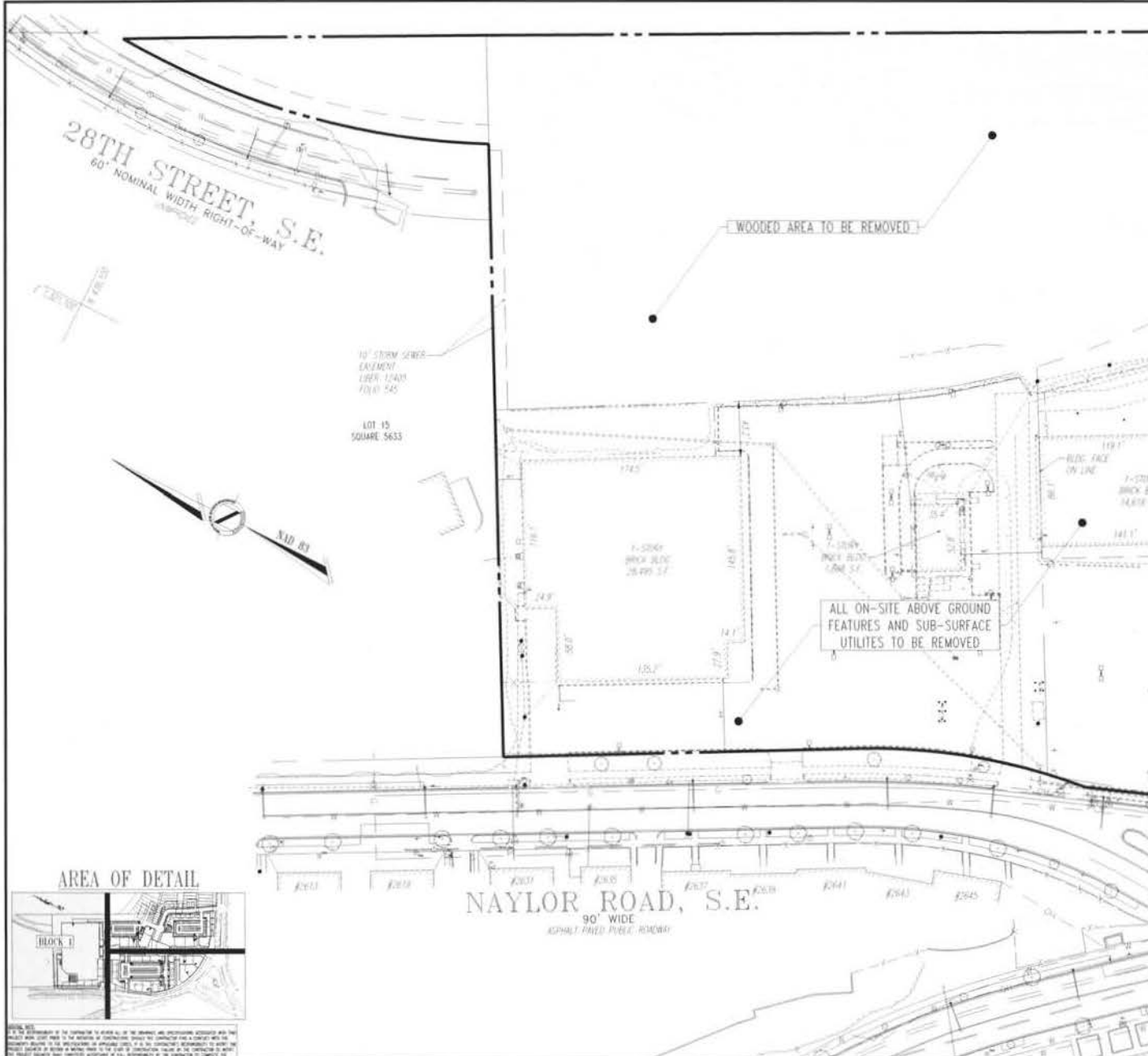
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Landscape - Pavings and Plantings

SKYLAND HOLDINGS, LLC
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CIVIL DRAWINGS



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.



REV	DATE	DESCRIPTION	BY	CHK
1	06/18/09	REVISED BLDG 1 LAYOUT	BS	

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.	5048325
DATE:	06/18/09
SCALE:	1"=80'
SHEET NO.	2
TOTAL SHEETS	13

PLANNED UNIT DEVELOPMENT

SKYLAND HOLDINGS, LLC

SKYLAND TOWN CENTER

FROM 2628 NAYLOR RD. SE TO
2046 ALABAMA AVE. SE
WASHINGTON, DC 20020

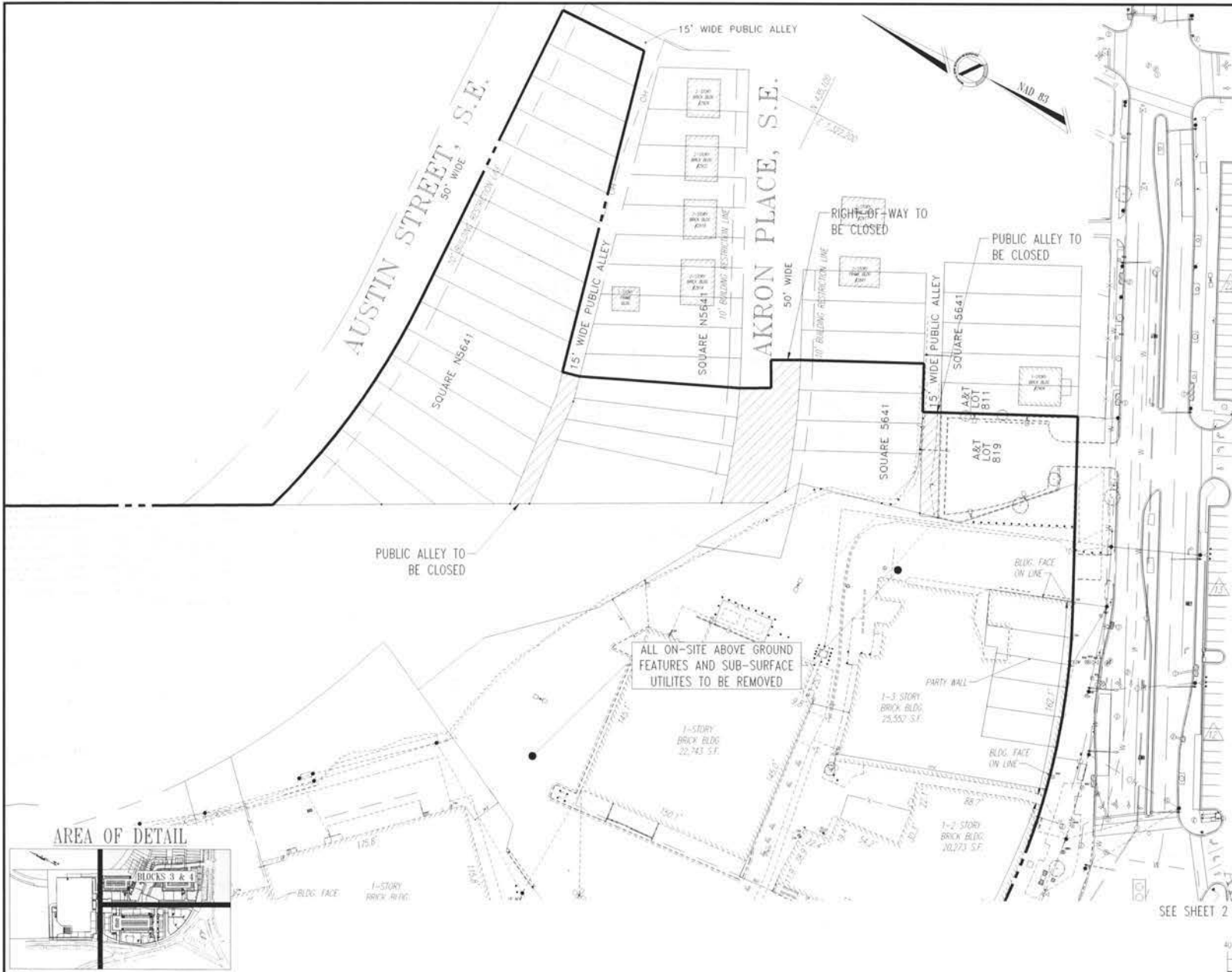
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2200 DAVIS DRIVE
SUITE 200
STERLING, VIRGINIA 20166
PH: (703) 708-0000
FX: (703) 708-0000
WWW.BOHLER-ENGINEERING.COM

SHEET TITLE:
EXISTING CONDITIONS/
DEMOLITION PLAN (BLOCK)

SHEET NUMBER:
2
OF 13





GENERAL NOTE:
It is the responsibility of the CONTRACTOR to REVIEW ALL the DRAWINGS and SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK. CLAIMS PRIOR TO THE INITIATION OF CONSTRUCTION, SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF BEING IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE



SEE SHEET 2 FOR DEMOLITION NARRATIVE



110' WIDE
ASPHALT-PAVED PUBLIC ROADWAY

ALABAMA AVENUE, S.E.
110' WIDE
BOHLER
ENGINEERING[illegible][illegible]

NOT APPROVED FOR

PROJECT No.:	204831
DRAWN BY:	B.
CHECKED BY:	
DATE:	12/19/20
SCALE:	1" = 8'
CAD I.D.:	PH

PROJECT:	PLANNED UNIT DEVELOPMENT
----------	--------------------------

SKYLAND HOLDINGS, LLC

SKYLAND TOWN
CENTER

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

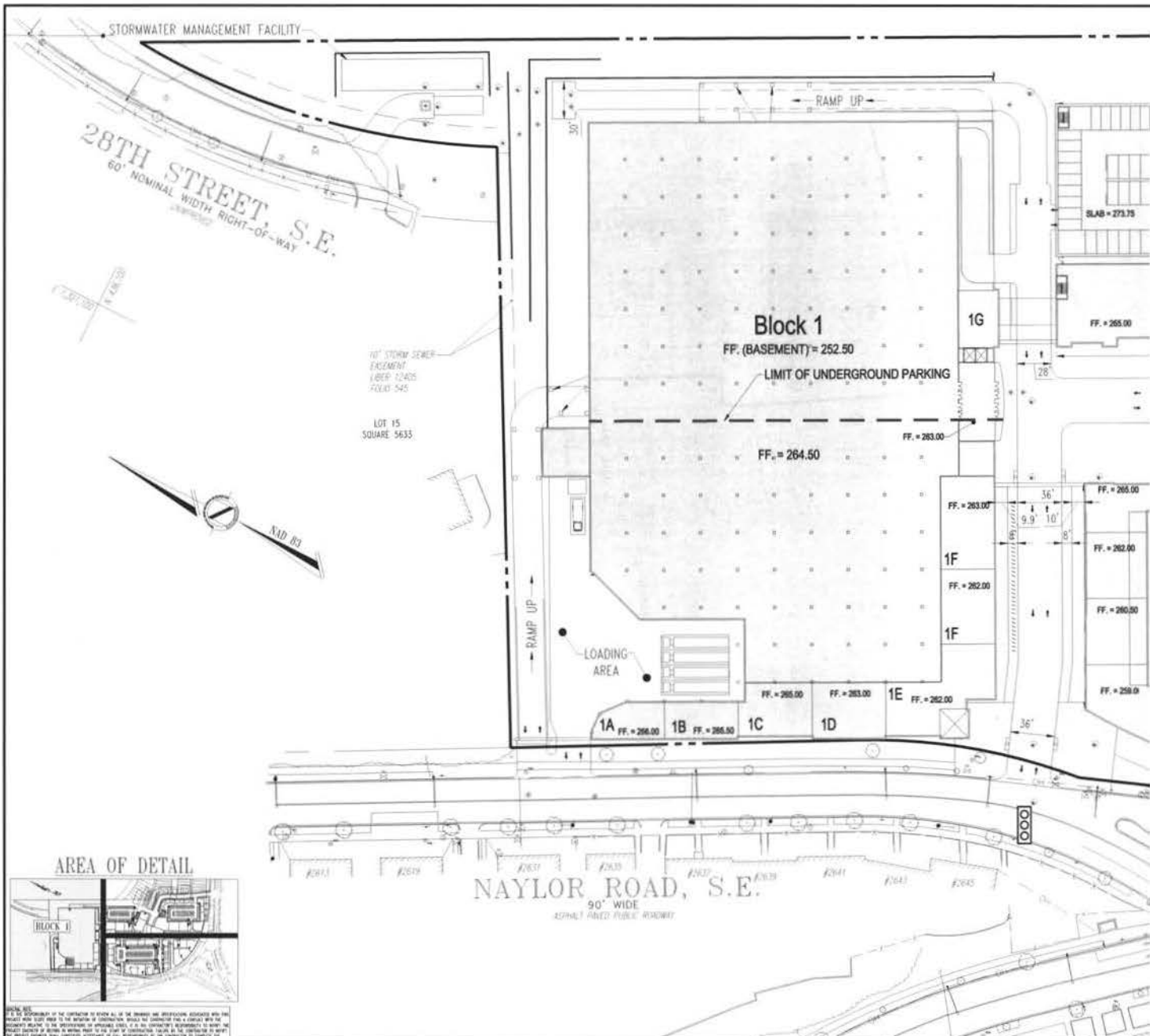

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SUITE 200
STERLING, VIRGINIA 20164
PH: (703) 709-8500
FX: (703) 709-8561
www.kufrautomation.com

SHEET TITLE:
EXISTING CONDITIONS
DEMOLITION PLAN (BLOCKS 3

4
OF 13

\\04\rapport\5048325\Cadd\Site PLAN DOCUMENTS\BUD\5048325RUD1.dwg, 6/18/2009 3:21:45 PM, ben.svedlow.




BOHLER
ENGINEERING

CIVIL & CONSULTING ENGINEERS

SURVEYORS

PROJECT MANAGERS

ENVIRONMENTAL ENGINEERS

LANDSCAPE ARCHITECTS

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- BOSTON, MA
- ALBANY, NY
- CHICAGO, IL
- CINCINNATI, OH
- DALLAS, TX
- DENVER, CO
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- OMAHA, NE
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- SEATTLE, WA
- TAMPA, FL
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- WASHINGTON, VA
- WILMINGTON, DE
- WISCONSIN, WI
- WYOMING, WY

[illegible]

PROJECT:	PLANNED UNIT DEVELOPMENT
----------	--------------------------

FOR

Journal of Management Education 30(6)p.789-804

1. *Journal of Management Studies*, 1991, 28, 1.

1. *Journal of Management Studies*, 1996, 33, 1, 1-14.

SKYLAND HOLDINGS, LLC

[illegible]

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WASHINGTON, DC 20020

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FX: (705) 708-9501

www.bostonmagazine.com

1. *Journal of the American Medical Association*, 281: 1669-1675, 1999.

1

1. *Journal of the American Medical Association*, 2000; 283: 2686-2692.

1. *Journal of Management Studies*, 1997, 34, 1, 1-14.

1. *Journal of Management Studies*, 1997, 34, 1, 1-14.

SITE PLAN

SITE PLAN
(BLOCK 2)

SHEET NUMBER:

6

0

OF 13

It is the responsibility of the contractor to review all of the drawings and specifications associated with this project prior to the start of construction. Should the contractor find a conflict with the documents relative to the specifications or applicable codes, it is the contractor's responsibility to notify the project engineer of such in writing prior to the start of construction. Failure of the contractor to notify the project engineer shall constitute acceptance of full responsibility of the contractor to complete the





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- WEST VIRGINIA, WV
- WISCONSIN, WI
- WYOMING, WY

[illegible]

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.	5048125
DRAWN BY:	BJS
CHECKED BY:	AA
DATE:	12/19/08
SCALE:	1" = 80'
CAD FILE:	PUD1

PROJECT:
PLANNED UNIT
DEVELOPMENT

SKYLAND HOLDINGS, LLC

SKYLAND TOWN
CENTER

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

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22630 DAVIS DRIVE
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STERLING, VIRGINIA 20154
PH: (703) 708-9500
FX: (703) 708-9501
www.bohlerengineering.com

SHEET TITLE:
SITE PLAN
(BLOCKS 3&4)

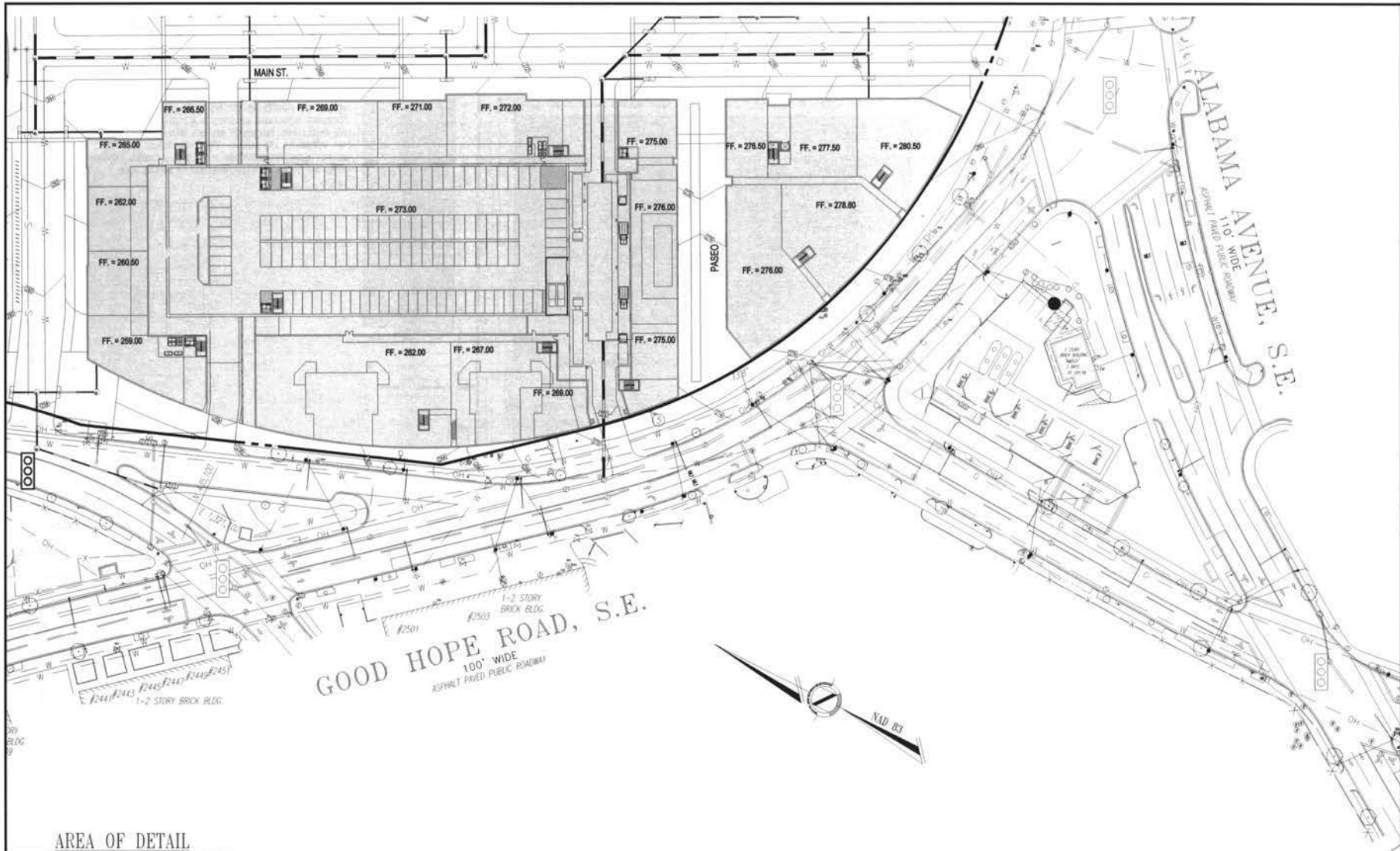
SHEET NUMBER:
7
OF 13

SHEET NUMBER:
8
OF 13

GRAPHIC SCALE

SCALE: 1"=80'

\\04\Report\15048325\Cadd\SITE PLAN DOCUMENTS\PU\5048325PU01.dwg, 6/18/2009 3:22:04 PM, ben.svedlow.



GOOD HOPE ROAD, S.E.
100' WIDE
ASPHALT PAVED PUBLIC ROADWAY



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



REVISIONS	
NO.	DATE
1	06/18/09

NOT APPROVED FOR CONSTRUCTION

PROJECT NO. 15048325
DATE: 6/18/09
BY: [Signature]
FOR: [Signature]

PLANNED UNIT DEVELOPMENT

FOR

SKYLAND HOLDINGS, LLC

SKYLAND TOWN CENTER

FROM: 2626 NAYLOR RD. SE TO
2646 ALABAMA AVE. SE
WASHINGTON, DC 20020

BOHLER
ENGINEERING
22430 SAFFORD DRIVE
SUITE 200
SILVER SPRING, VIRGINIA 20914
PH: (703) 708-8900
FX: (703) 708-9501
WWW.BOHLERENGINEERING.COM

SHEET TITLE:
GRADING AND UTILITY
PLAN (BLOCK 2)

SHEET NUMBER:
9
OF 13

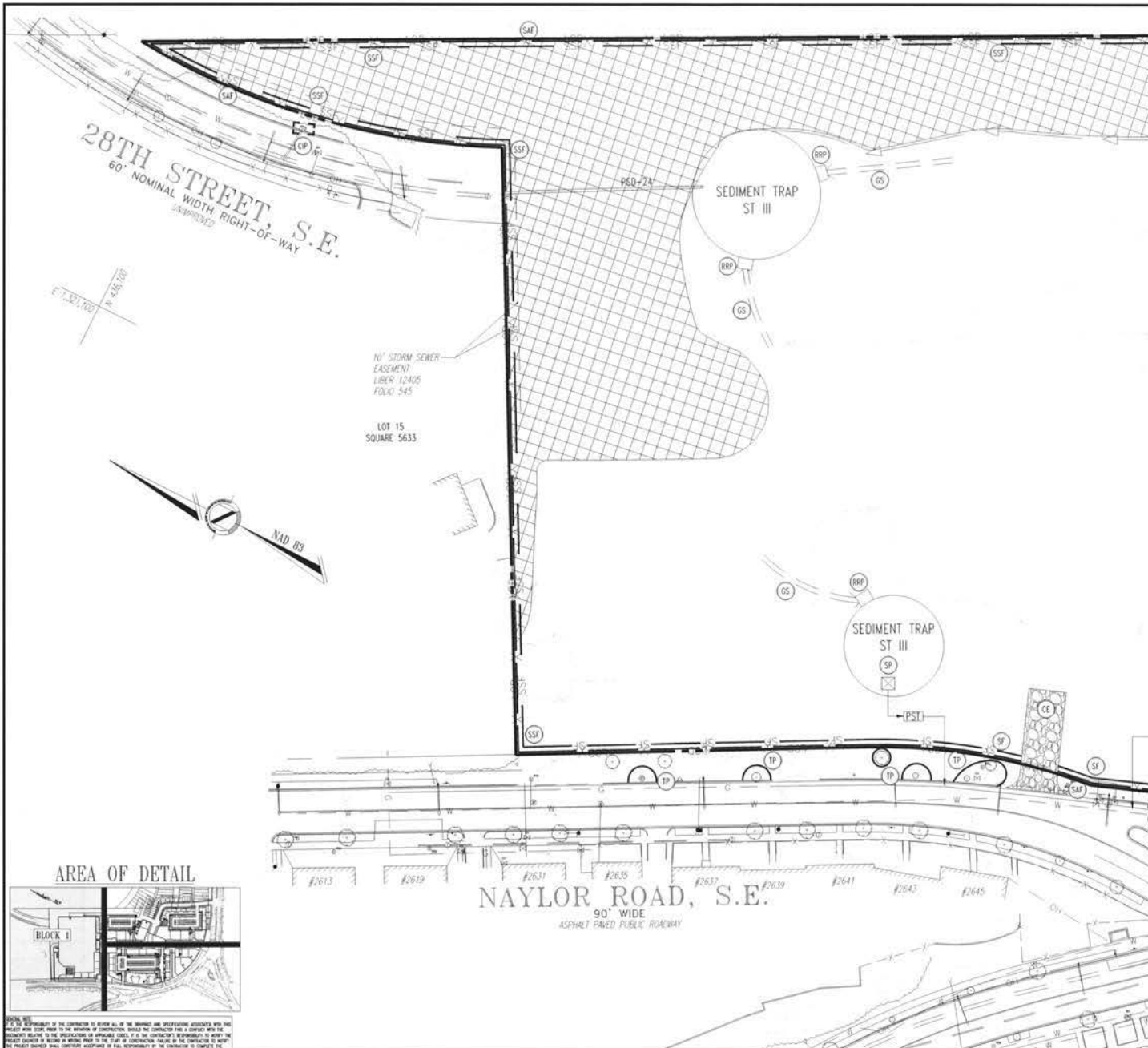
SEE SHEET 8 FOR GRADING AND UTILITY
NARRATIVE



SHEET TITLE:
GRADING AND UTILITY
PLAN (BLOCKS 3&4)
SHEET NUMBER:

10
of 13

\\04\Report\048325\Cadd\Site Plan Documents\PU\048325PUD1.dwg, 6/18/2009 3:22:14 PM, ben.svedlow.



EROSION AND SEDIMENT CONTROL NARRATIVE

EROSION AND SEDIMENT CONTROL AND RUNOFF PROTECTION SHALL BE PROVIDED THROUGH CODE APPROVED PRACTICES DURING ALL PHASES OFF 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.

STEEP SLOPES, 15% OR GREATER

BOHLER ENGINEERING

CONSULTING ENGINEERS

PROJECT MANAGER
ENVIRONMENTAL ENGINEERS
SURVEYORS

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• OKLAHOMA CITY, OK
• DENVER, CO
• DALLAS, TX
• HOUSTON, TX
• KANSAS CITY, MO
• MINNEAPOLIS, MN
• PORTLAND, ME
• RICHMOND, VA
• TAMPA, FL
• WASHINGTON, DC

REVISIONS	
NO.	DATE
1	06/18/09

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.	5048325
DRAWN BY	BA
CHECKED BY	BA
DATE	7/13/09
DATE	7/13/09

PLANNED UNIT DEVELOPMENT
FOR

SKYLAND HOLDINGS, LLC

SKYLAND TOWN CENTER

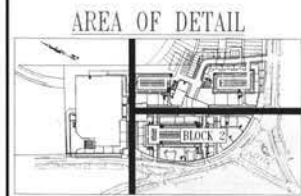
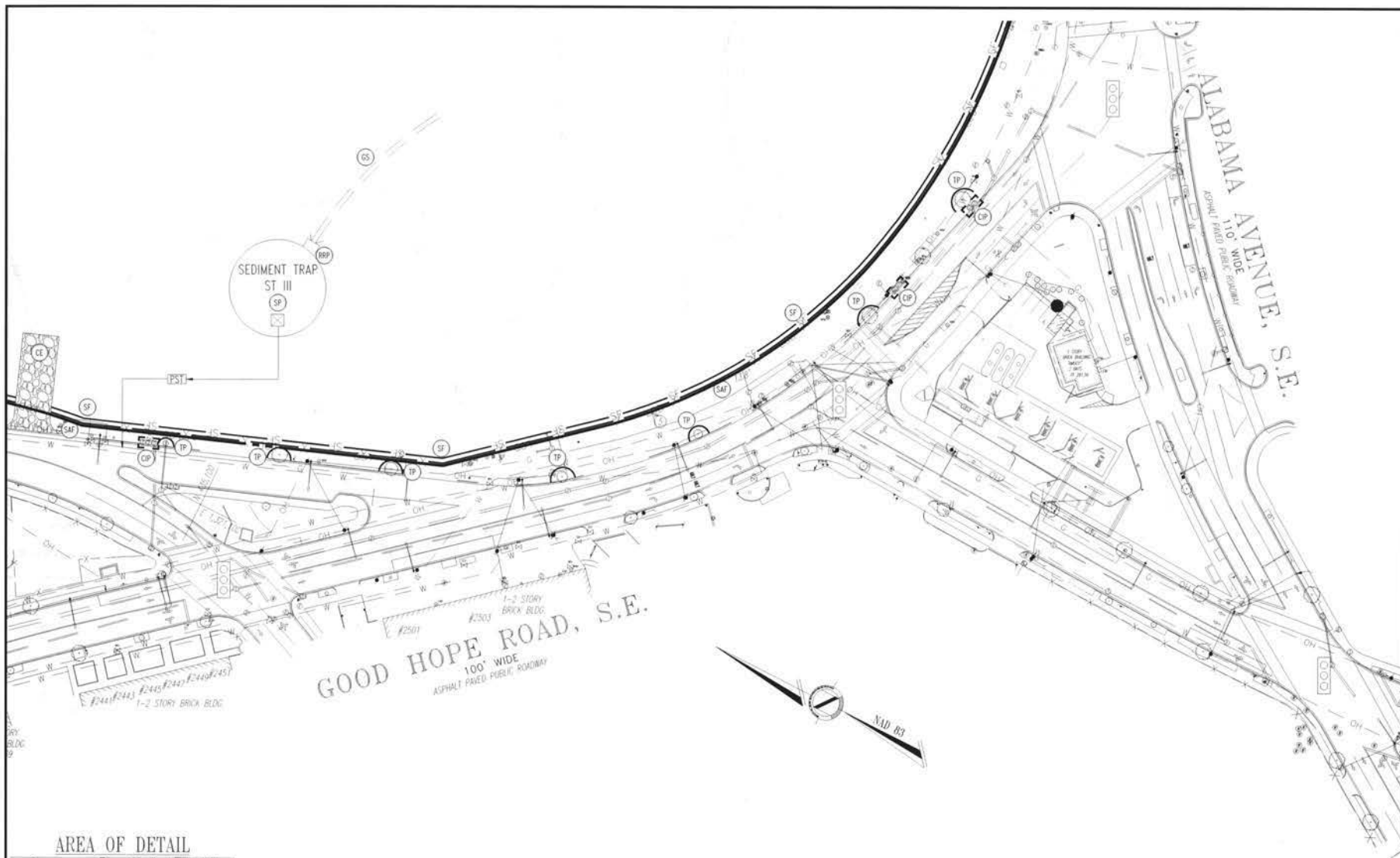
FROM 2626 NAYLOR RD. SE TO
2846 ALABAMA AVE. SE
WASHINGTON, DC 20020

BOHLER ENGINEERING

29430 DAVIS DRIVE
SUITE 200
DENVER, COLORADO 80234
PH (703) 708-9500
FX (703) 708-9501
www.bohlerengineering.com

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

SHEET NUMBER:
11
OF 13



 = STEEP SLOPES, 15% OR GREATER

SEE SHEET 11 FOR EROSION AND SEDIMENT
CONTROL NARRATIVE

GRAPHIC SCALE



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CONSULTING ENGINEERS
PROJECT MANAGERS
ENVIRONMENTAL ENGINEERS
LANDSCAPE ARCHITECTS

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• MIAMI, FL
• MIAMI BEACH, FL
• MIAMI GARDENS, FL
• MIAMI LAKES, FL
• MIAMI SPRING, FL
• MIAMI VILLE, FL
• MIAMI WOODS, FL
• MIAMI BEACH, FL
• MIAMI GARDENS, FL
• MIAMI LAKES, FL
• MIAMI SPRING, FL
• MIAMI VILLE, FL
• MIAMI WOODS, FL

REV.	DATE	DESCRIPTION	BY
1	6/18/09	REVISED BLOCK 1 LAYOUT	BJS

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.	S048325
DRAWN BY	BJS
CHECKED BY	AD
DATE	12/19/08
CAD (B.)	PL01

PLANNED UNIT
DEVELOPMENT

FOR

SKYLAND HOLDINGS, LLC

SKYLAND TOWN
CENTER

FROM 2626 NAYLOR RD. SE TO
2845 ALABAMA AVE. SE
WASHINGTON, DC 20003

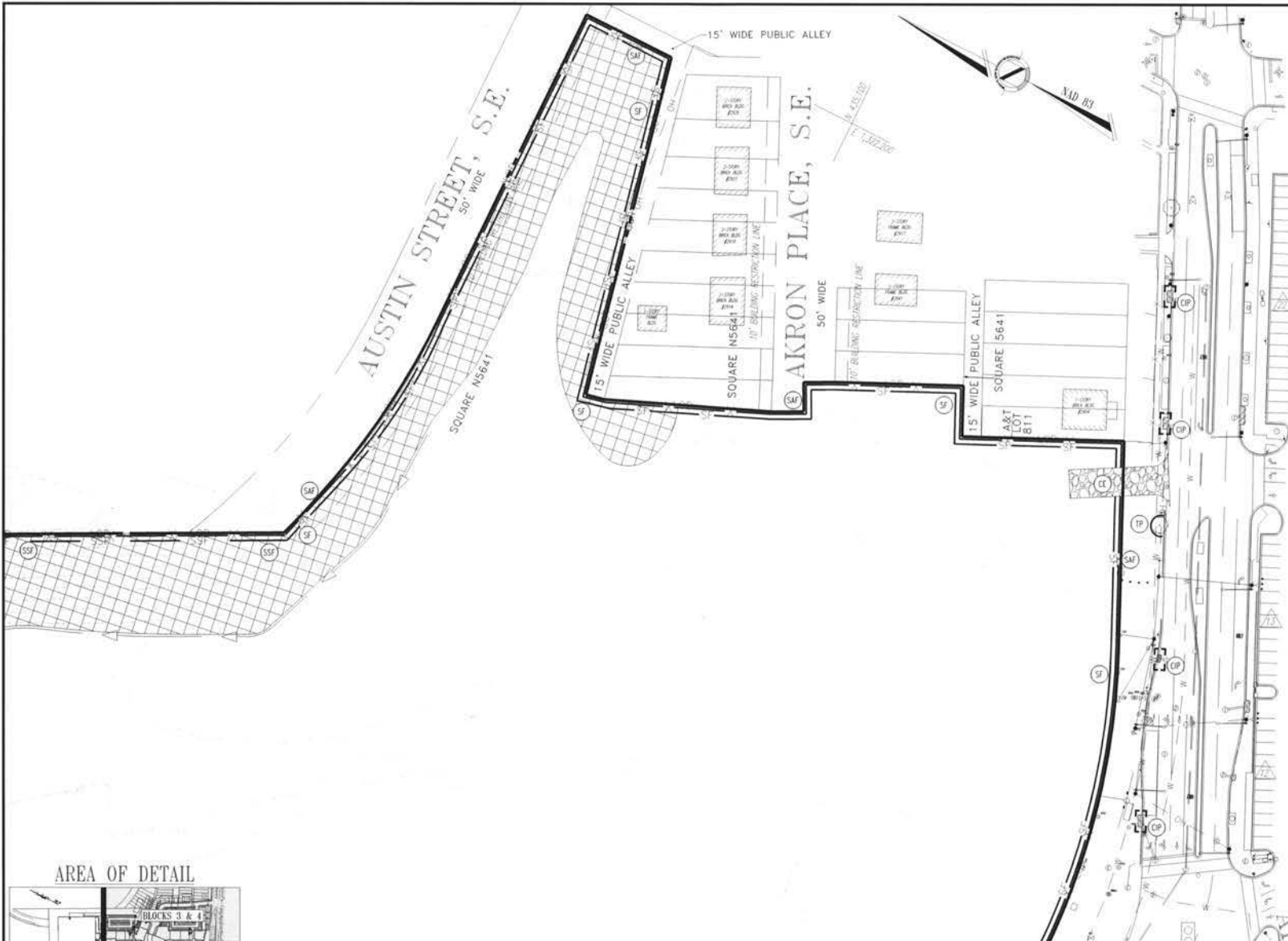
BOHLER ENGINEERING

22830 BAYVIEW DRIVE
SUITE 200
STERLING, VIRGINIA 20154
PH: (703) 799-8500
FX: (703) 799-9501
www.bohlerengineering.com

SHEET TITLE:
EROSION AND SEDIMENT
CONTROL PLAN (BLOCK 2)

SHEET NUMBER:
12
OF 13

GENERAL NOTE
It is the responsibility of the contractor to review all of the drawings and specifications associated with this project. With respect to the construction of the project, if the contractor finds a conflict with the documents relative to the specifications or applicable codes, it is the contractor's responsibility to notify the project engineer of record in writing prior to the start of construction. Failure by the contractor to notify the project engineer shall constitute acceptance of full responsibility by the contractor to complete the

ALABAMA AVENUE, S.E.
110' WIDE

110" WIDE
ASPHALT PAVEMENT FINISH* DYNAMIC

 = STEEP SLOPES, 15% OR GREATER

SEE SHEET 11 FOR EROSION AND SEDIMENT
CONTROL NARRATIVE

[illegible][illegible]

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	504832
DRAWN BY:	BJ
CHECKED BY:	AL
DATE:	12/19/04
SCALE:	1" = 80'
CAD FILE:	PUD

PROJECT: PLANNED UNIT DEVELOPMENT

_____ FOR _____

SKYLAND HOLDINGS, LLC

SKYLAND TOWN
CENTER

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


BOHLER
ENGINEERING

22630 DAYS DRIVE
SUITE 200
STERLING, VIRGINIA 20164
PH: (703) 709-9500
FX: (703) 709-9501
www.bichromed.com

SHEET TITLE:
EROSION AND SEDIMENTATION

EROSION AND SEDIMENT
CONTROL PLAN (BLOCKS 3&

SHEET NUMBER:
13
OF 13