

ZONING COMMISSION APPLICATION NO. 15-04
APPLICANT'S PRE-HEARING SUBMISSION
INSERT REPLACEMENT FOR ARCHITECTURAL ("A") DRAWINGS SET
and NEW FIRE ACCESS PLAN
TOTTEN MEWS



May 15, 2015

OWNER / DEVELOPER:

COMSTOCK SIXTH STREET, LLC

CONTACT: JOHN DAPOGNY, VICE PRESIDENT - LAND DEVELOPMENT

1886 METRO CENTER DRIVE, 4TH FLOOR

RESTON, VA 20190

703.230.1985

LAND USE COUNCIL:

HOLLAND & KNIGHT

CONTACT: DENNIS HUGHES, PARTNER

800 17TH STREET NW, SUITE 1100

WASHINGTON, DC 20006

202.419.2448

ARCHITECT:

W. C. RALSTON ARCHITECTS

CONTACT: WARREN RALSTON

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CHANTILLY, VA 20151

703.652.2945

CIVIL:

DEWBERRY

CONTACT: KEVIN D. MACK, RLA

2101 GAITHER ROAD, SUITE 340

ROCKVILLE, MD 20850

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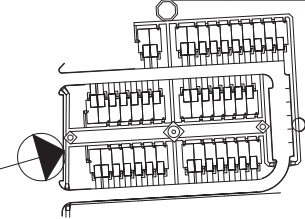
SHEET	SHEET NAME	SHEET	SHEET NAME
* D-01	DRAWING INDEX	L-01	LANDSCAPE RENDERING
D-02	VICINITY AND ZONING MAPS	L-02	LANDSCAPE PLAN
D-03	AERIAL SITE LOCATION	L-03	MEWS AXIS DETAIL
D-04	REGIONAL ANALYSIS MAP	L-04	PLAYGROUND AXIS DETAIL
D-05	BIRD'S EYE VIEWS	L-05	LANDSCAPE DETAILS
D-06	SITE PHOTOS	L-06	LANDSCAPE DETAILS
D-07	SITE PHOTOS	L-07	LANDSCAPE NOTES
D-08	SITE PHOTOS	C-01	CIVIL - ZONING SUMMARY AND SITE TABULATION
* A-1	ARCHITECTURE - 6TH STREET PERSPECTIVE	C-02	CIVIL - PROPOSED LOT CONFIGURATION
A-2	ARCHITECTURE - BUILDING 5 & 6 PERSPECTIVE	C-03	CIVIL - SITE CIRCULATION PLAN
‡ A-3	ARCHITECTURE - REAR ALLEY PERSPECTIVE; LOTS 22-28	C-04	CIVIL - SITE & LIGHTING PLAN
◆ A-4	ARCHITECTURE - RENDERED FRONT BUILDING ELEVATION; LOTS 22-28	C-05	CIVIL - GRADING PLAN
‡ A-5	ARCHITECTURE - RENDERED REAR BUILDING ELEVATION	C-06	CIVIL - UTILITY PLAN
*◆ A-6	ARCHITECTURE - RENDERED FRONT BUILDING ELEVATION; LOTS 15-21	C-07	CIVIL - SITE SECTIONS
*◆ A-7	ARCHITECTURE - TYPICAL FRONT BUILDING ELEVATION	C-08	CIVIL - EXISTING CONDITIONS PLAN
◆ A-8	ARCHITECTURE - TYPICAL REAR BUILDING ELEVATION	C-09	CIVIL - SEDIMENT CONTROL PLAN
*◆ A-9	ARCHITECTURE - TYPICAL SIDE ELEVATIONS	C-10	CIVIL - SITE UTILITY NOTES
*◆ A-10	ARCHITECTURE - TYPICAL UNIT PLANS	C-11	CIVIL - SLOPE ANALYSIS PLAN
*◆ A-11	ARCHITECTURE - FRONT ENTRY END UNIT PLANS	‡ C-12	CIVIL - FIRE ACCESS PLAN
*◆ A-12	ARCHITECTURE - SIDE ENTRY END UNIT PLANS		
◆ A-13	ARCHITECTURE - ELEVATION A		
*◆ A-14	ARCHITECTURE - ELEVATION B		
*◆ A-15	ARCHITECTURE - ELEVATION C		
◆ A-16	ARCHITECTURE - ELEVATION D		
◆ A-17	ARCHITECTURE - TYPICAL REAR ELEVATIONS		
*◆ A-18	ARCHITECTURE - TYPICAL SECTION		

NOTE

* REVISED

‡ NEW SHEET

◆ RENUMBERED SHEET



6th STREET PERSPECTIVE

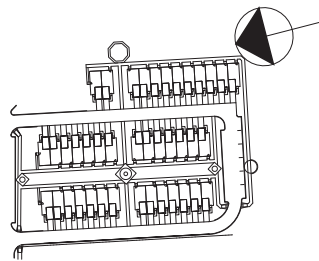
A1



NTS

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BUILDING 5 & 6 PERSPECTIVE

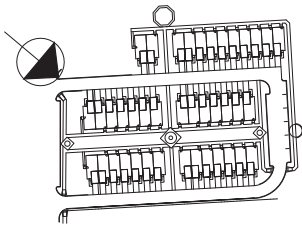
A2



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REAR ALLEY PERSPECTIVE - LOTS 22-28

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A3



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ELEVATION
B

ELEVATION
C

ELEVATION
C

ELEVATION
B

ELEVATION
A

ELEVATION
A

ELEVATION
B

RENDERED FRONT BUILDING ELEVATION - LOTS 22-28

A4 NTS

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ELEVATION
B

ELEVATION
A

ELEVATION
A

ELEVATION
B

ELEVATION
C

ELEVATION
C

ELEVATION
B

RENDERED REAR BUILDING ELEVATION - LOTS 22-28

A5

NTS

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ELEVATION
A

ELEVATION
B

ELEVATION
B

ELEVATION
D

ELEVATION
D

ELEVATION
C

ELEVATION
A

RENDERED FRONT BUILDING ELEVATION - LOTS 15-21

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A6

0 2 4 8
SCALE 1/8" = 1'-0"

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TYPICAL FRONT BUILDING ELEVATION - LOTS 15-21

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A7

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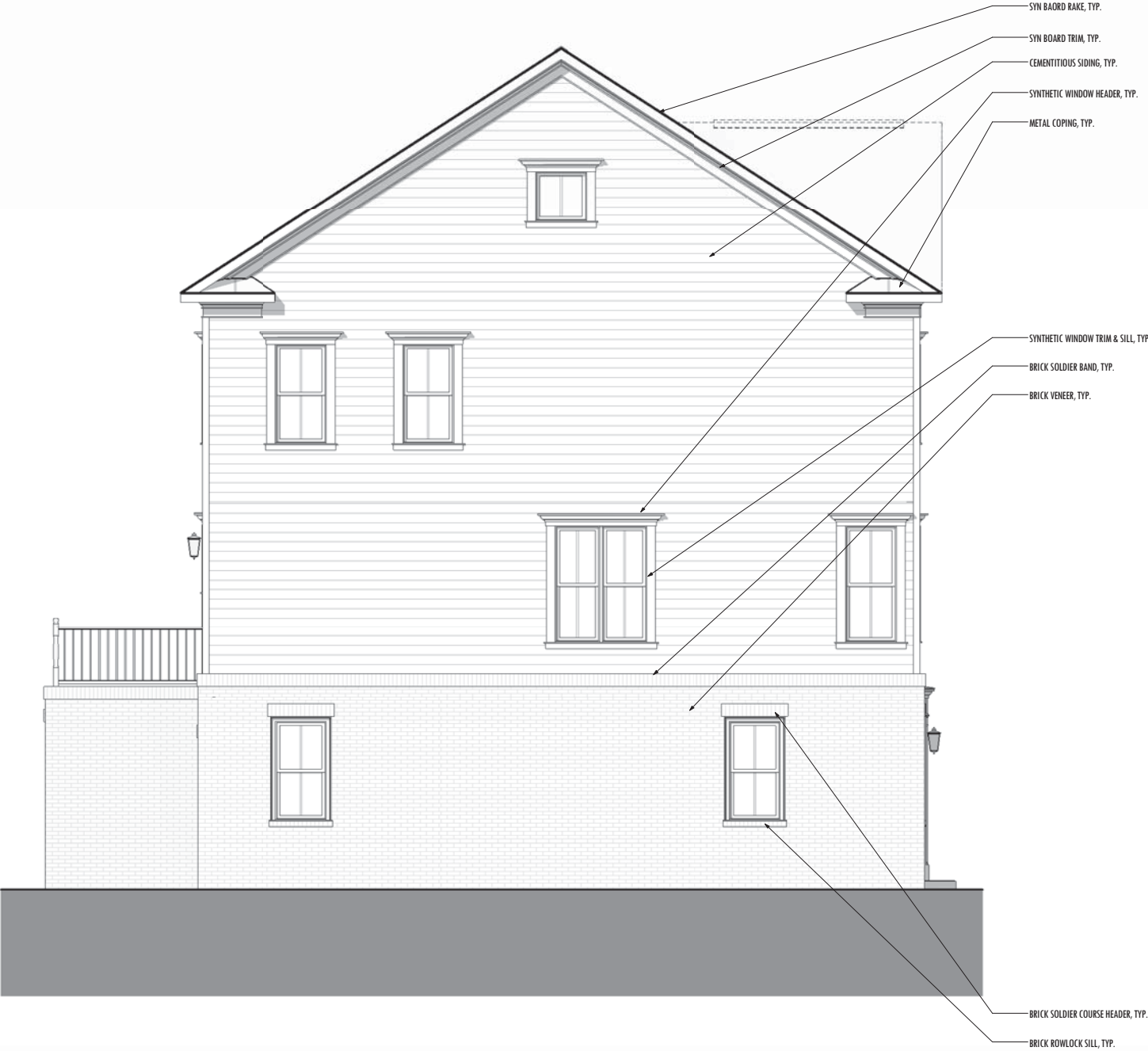
TYPICAL REAR BUILDING ELEVATION - LOTS 15-21

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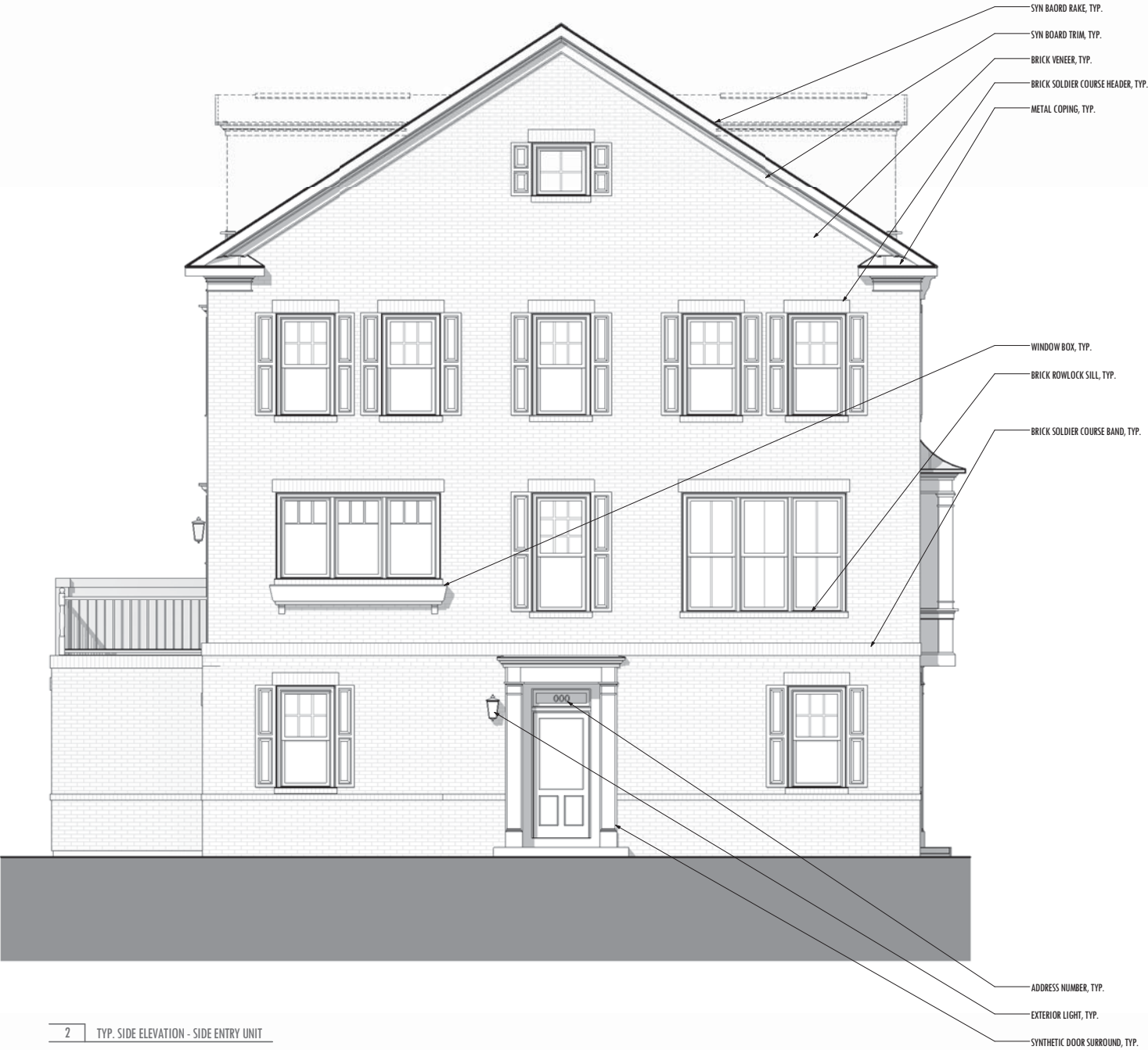
0 2 4 8
SCALE 1/8" = 1'-0"

A8

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1 TYP. SIDE ELEVATION - FRONT ENTRY UNIT



2 TYP. SIDE ELEVATION - SIDE ENTRY UNIT

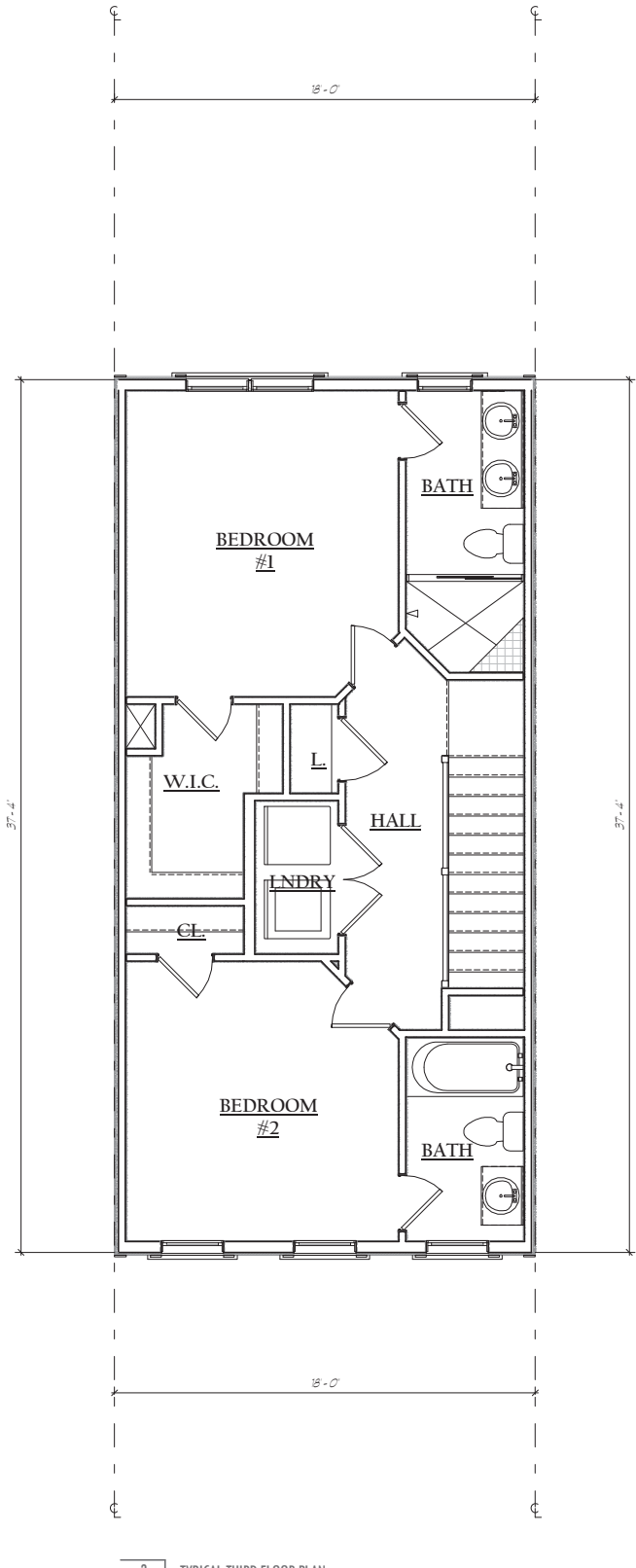
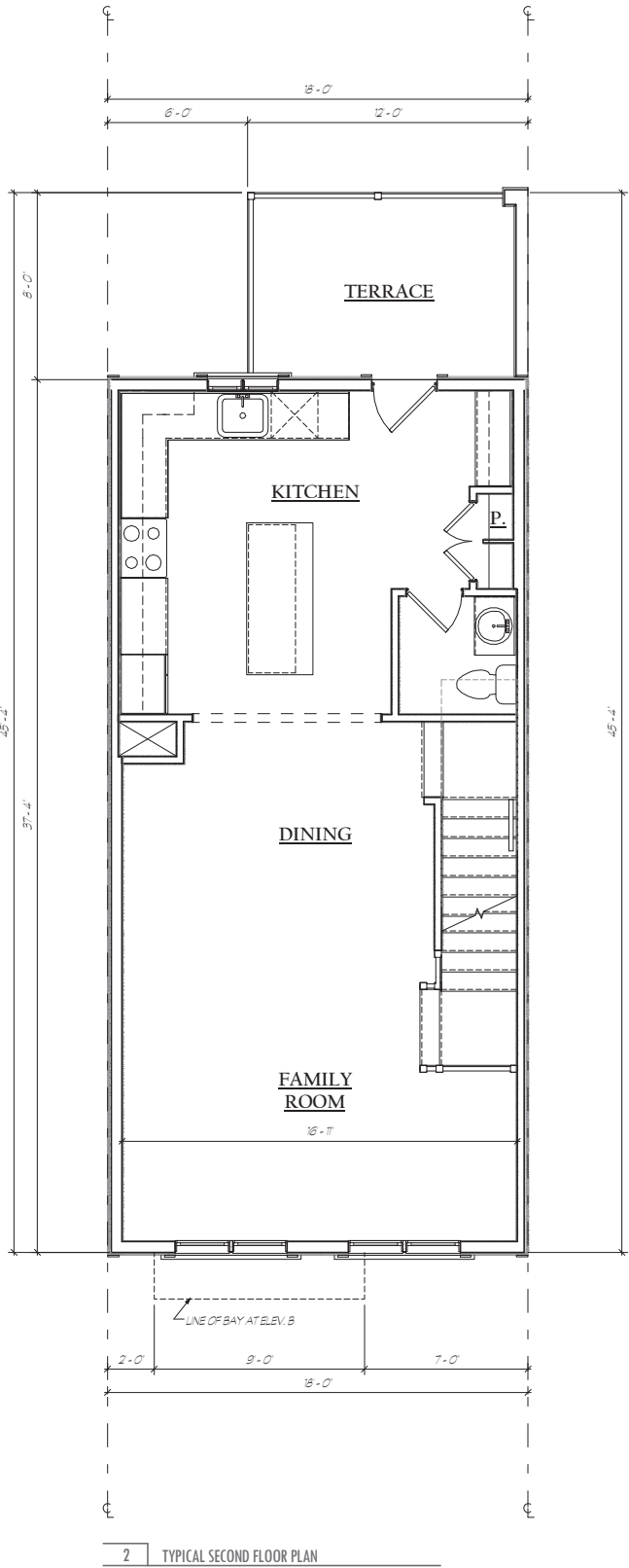
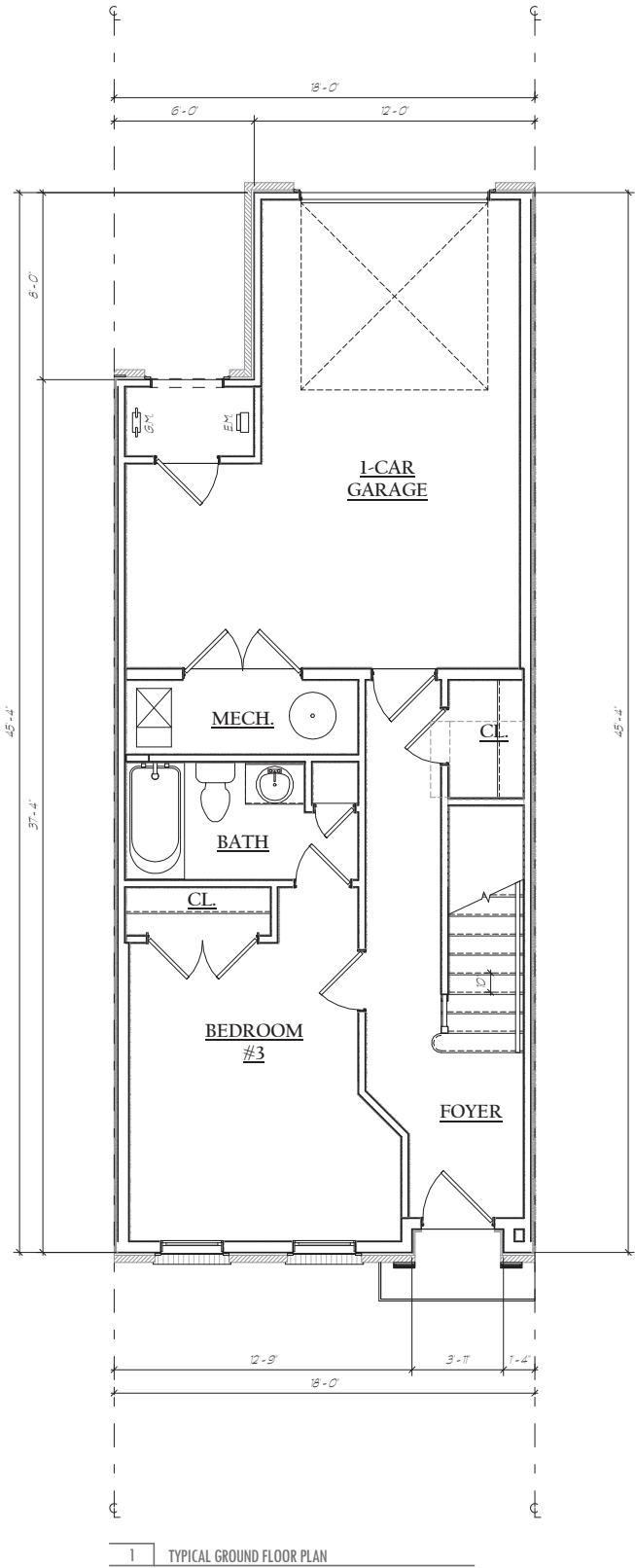
TYPICAL SIDE ELEVATIONS

A9

0 2 4 8
SCALE 1/8" = 1'-0"

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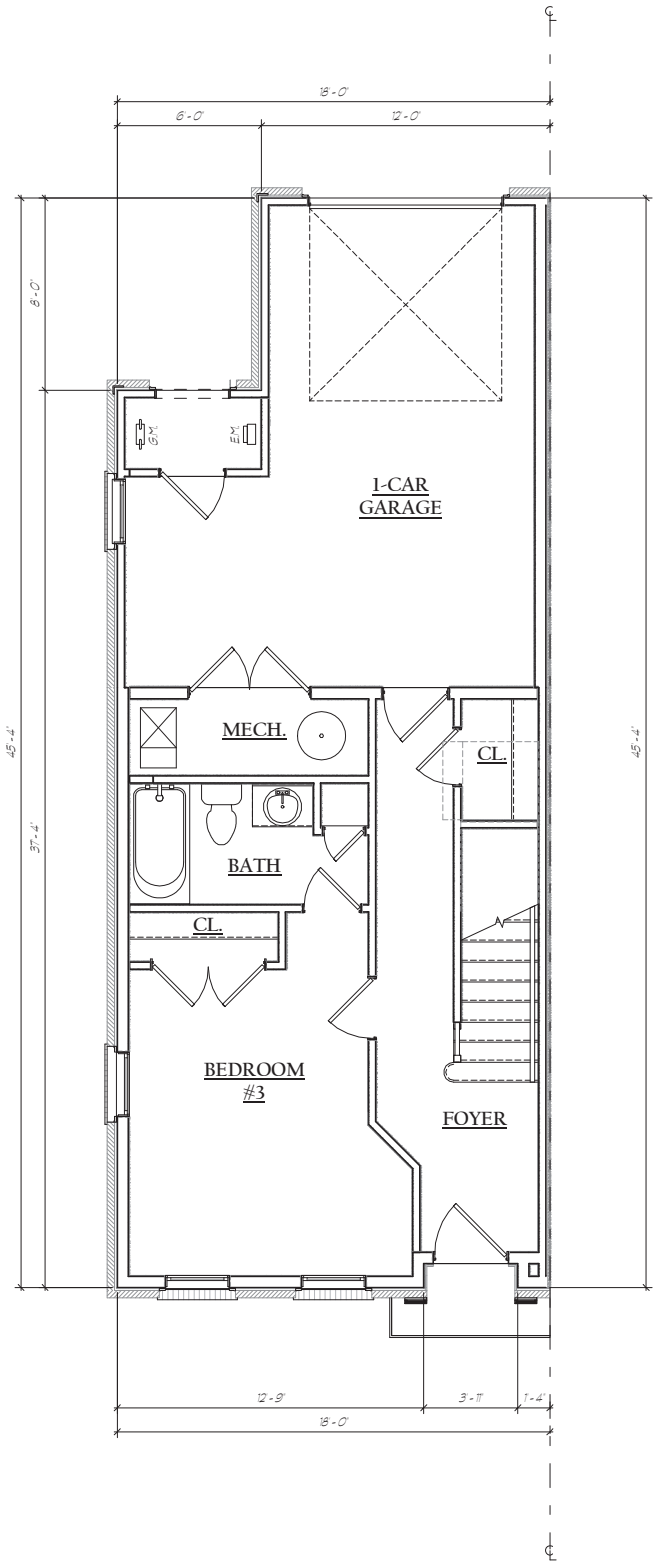
INTERIOR LAYOUTS FOR REFERENCE
ONLY, SUBJECT TO CHANGE

TYPICAL UNIT PLANS

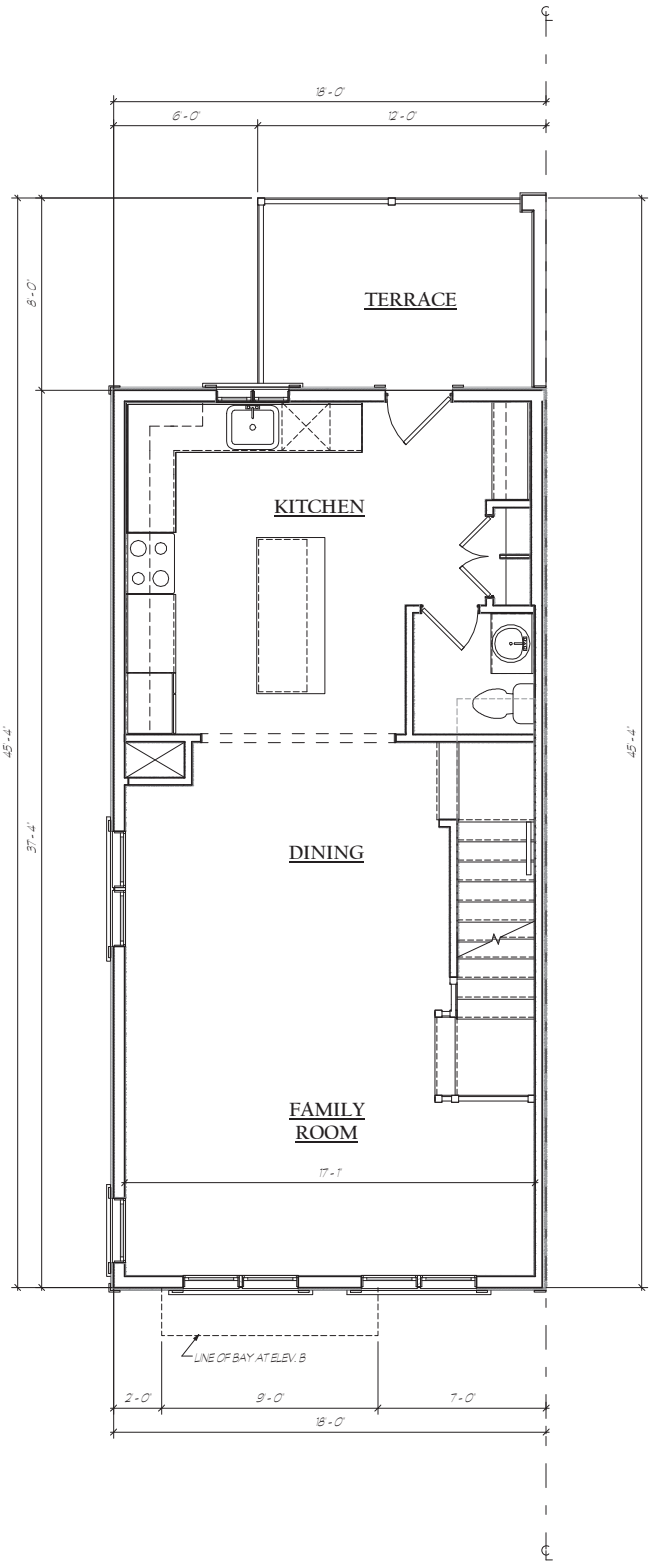
0 2 4 8
SCALE 1/8" = 1'-0"

TOTTEN MEWS - A PLANNED UNIT DEVELOPMENT
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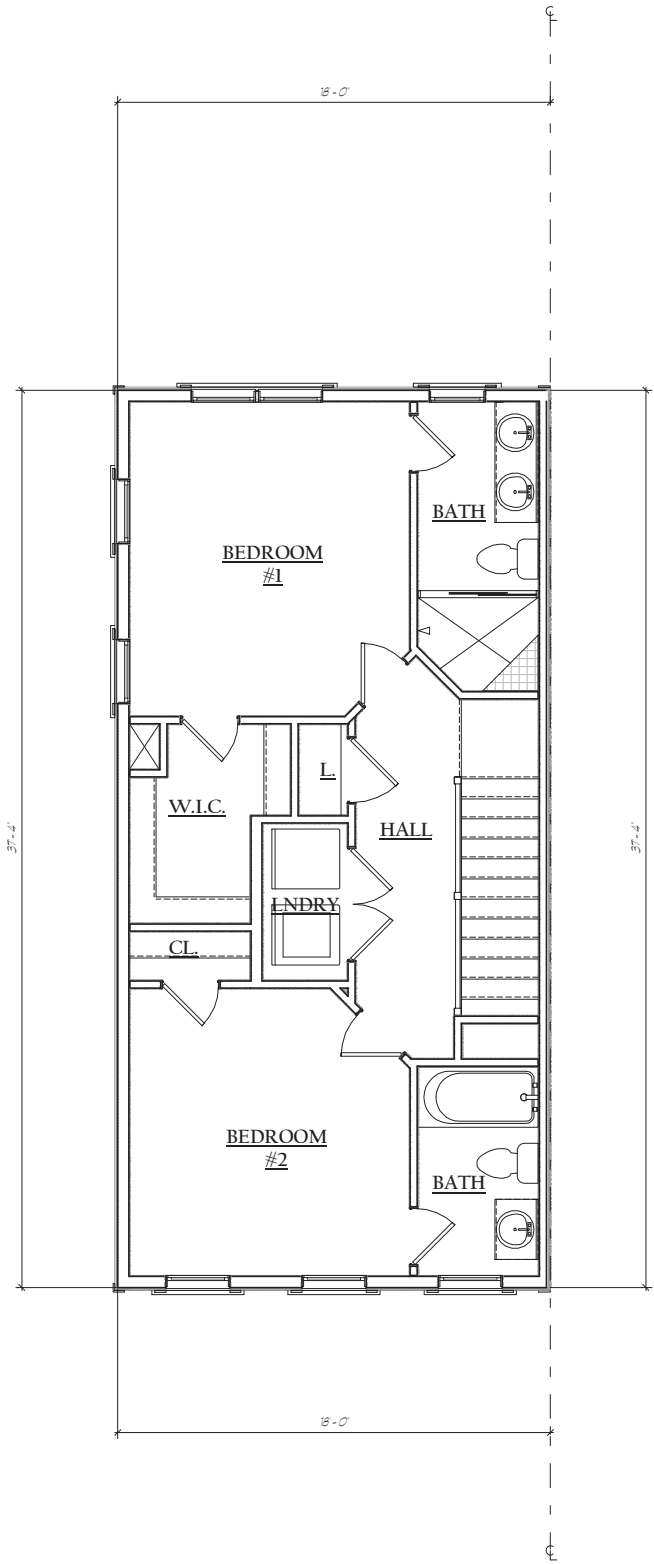
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1 GROUND FLOOR PLAN - FRONT ENTRY END UNIT



2 SECOND FLOOR PLAN - FRONT ENTRY END UNIT



3 THIRD FLOOR PLAN - FRONT ENTRY END UNIT

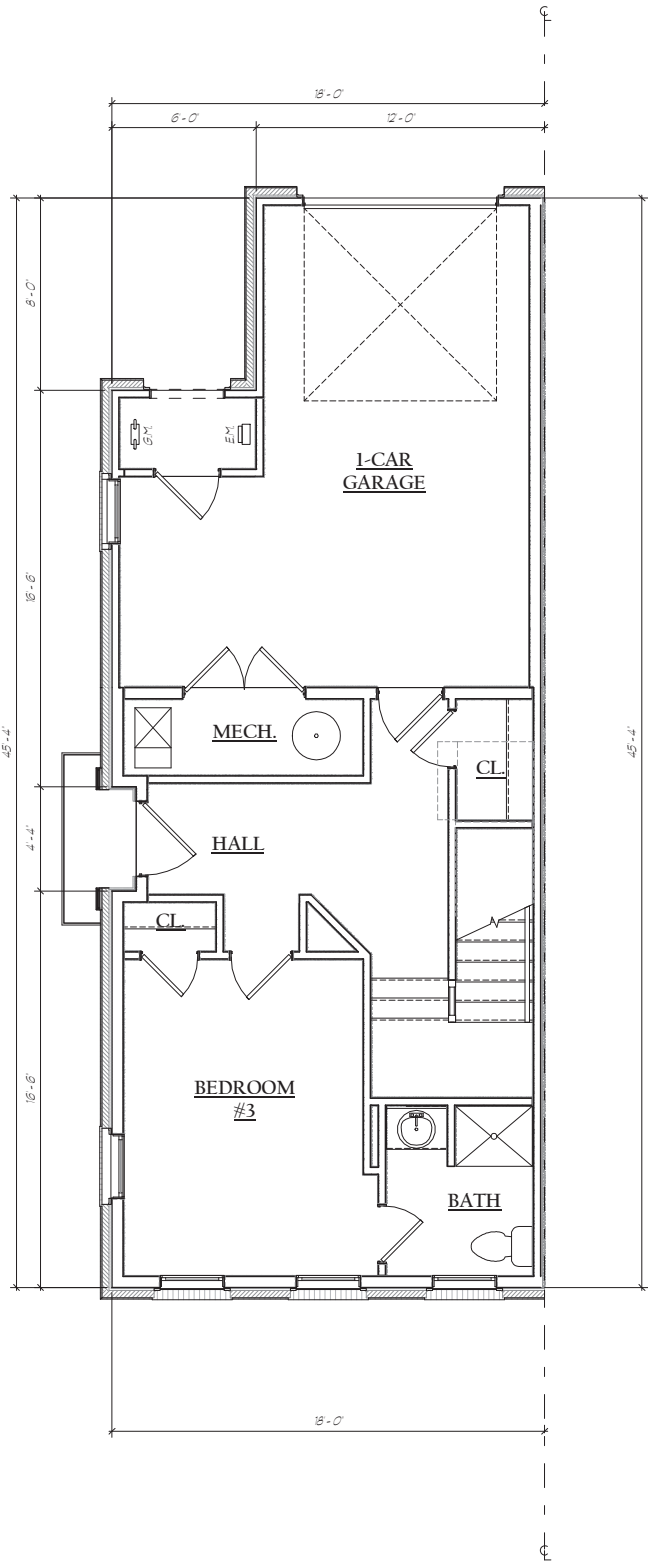
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FRONT ENTRY END UNIT PLANS

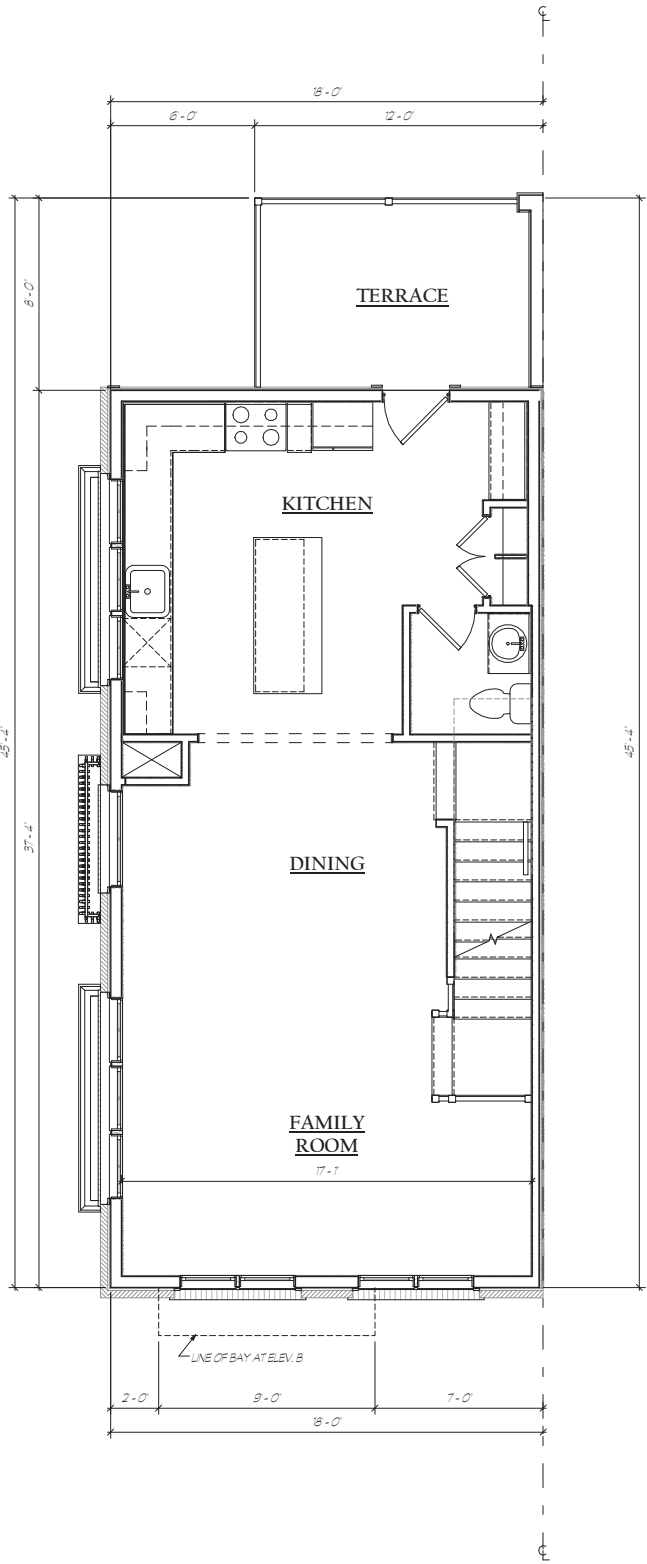


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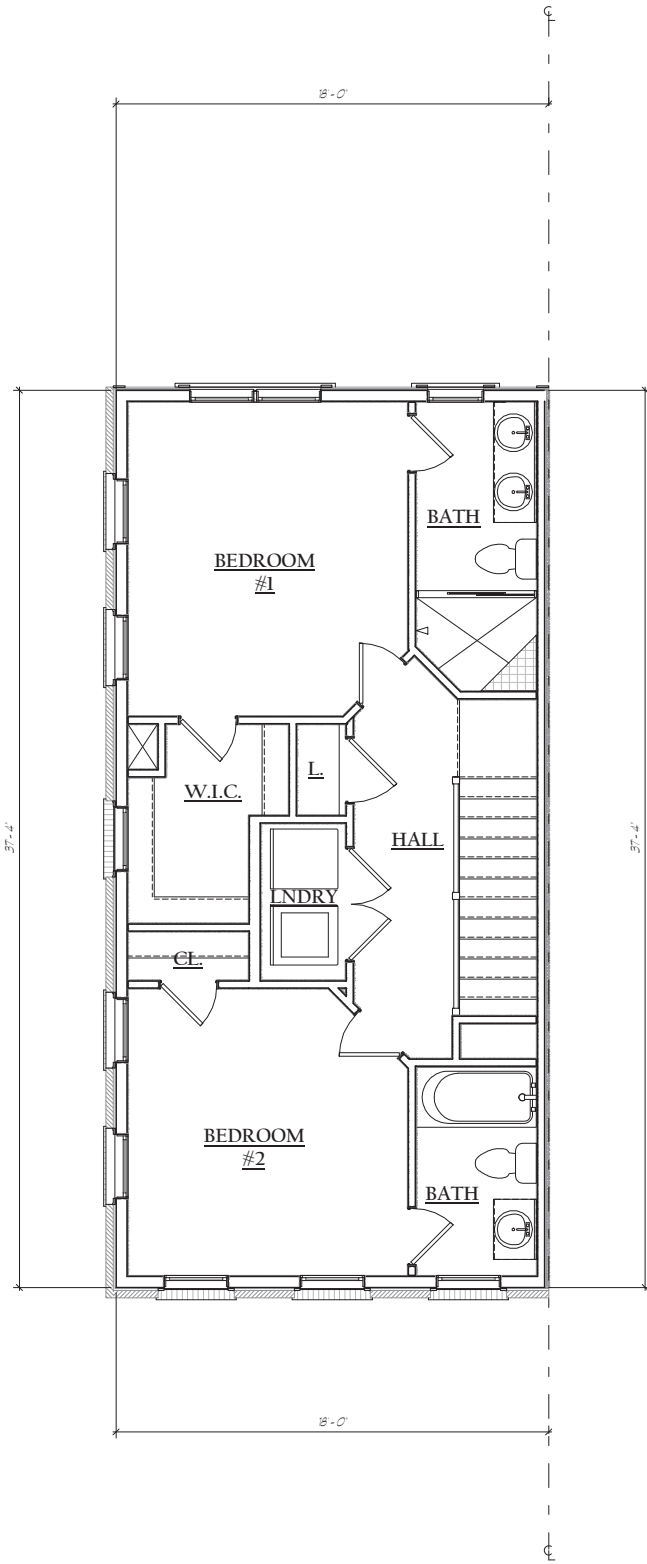
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1 GROUND FLOOR PLAN - SIDE ENTRY END UNIT



2 SECOND FLOOR PLAN - SIDE ENTRY END UNIT



3 THIRD FLOOR PLAN - SIDE ENTRY END UNIT

INTERIOR LAYOUTS FOR REFERENCE
ONLY, SUBJECT TO CHANGE

SIDE ENTRY END UNIT PLANS

A12

0 2 4 8
SCALE 1/8" = 1'-0"

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ELEVATION A

A13

0 2 4 8
SCALE 1/8" = 1'-0"

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1 FRONT ELEVATION B - BRICK WATER TABLE



2 FRONT ELEVATION B - BRICK

ELEVATION B

A14

0 2 4 8
SCALE 1/8" = 1'-0"

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ELEVATION C

A15



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1 FRONT ELEVATION D - BRICK WATER TABLE



2 FRONT ELEVATION D - BRICK

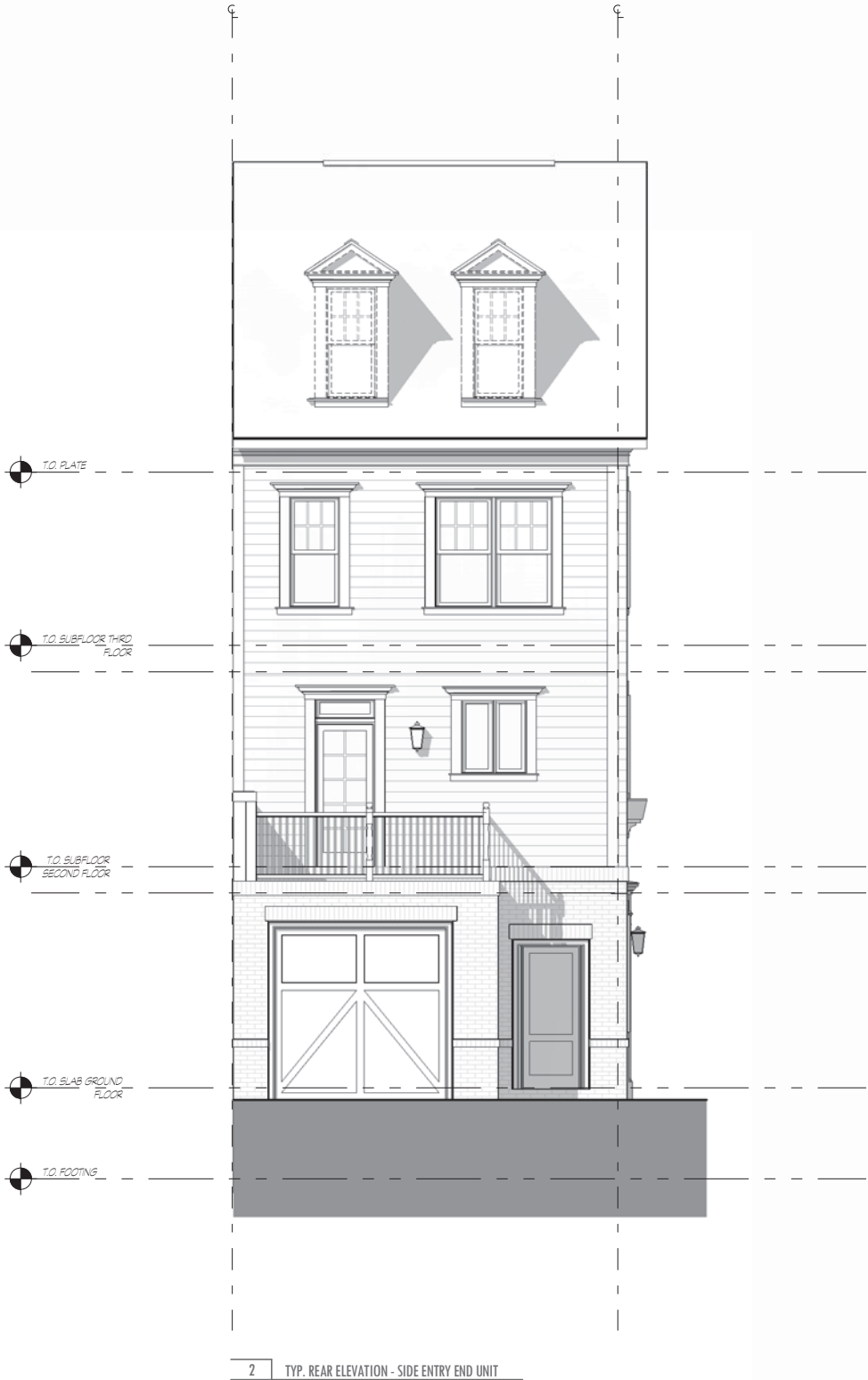
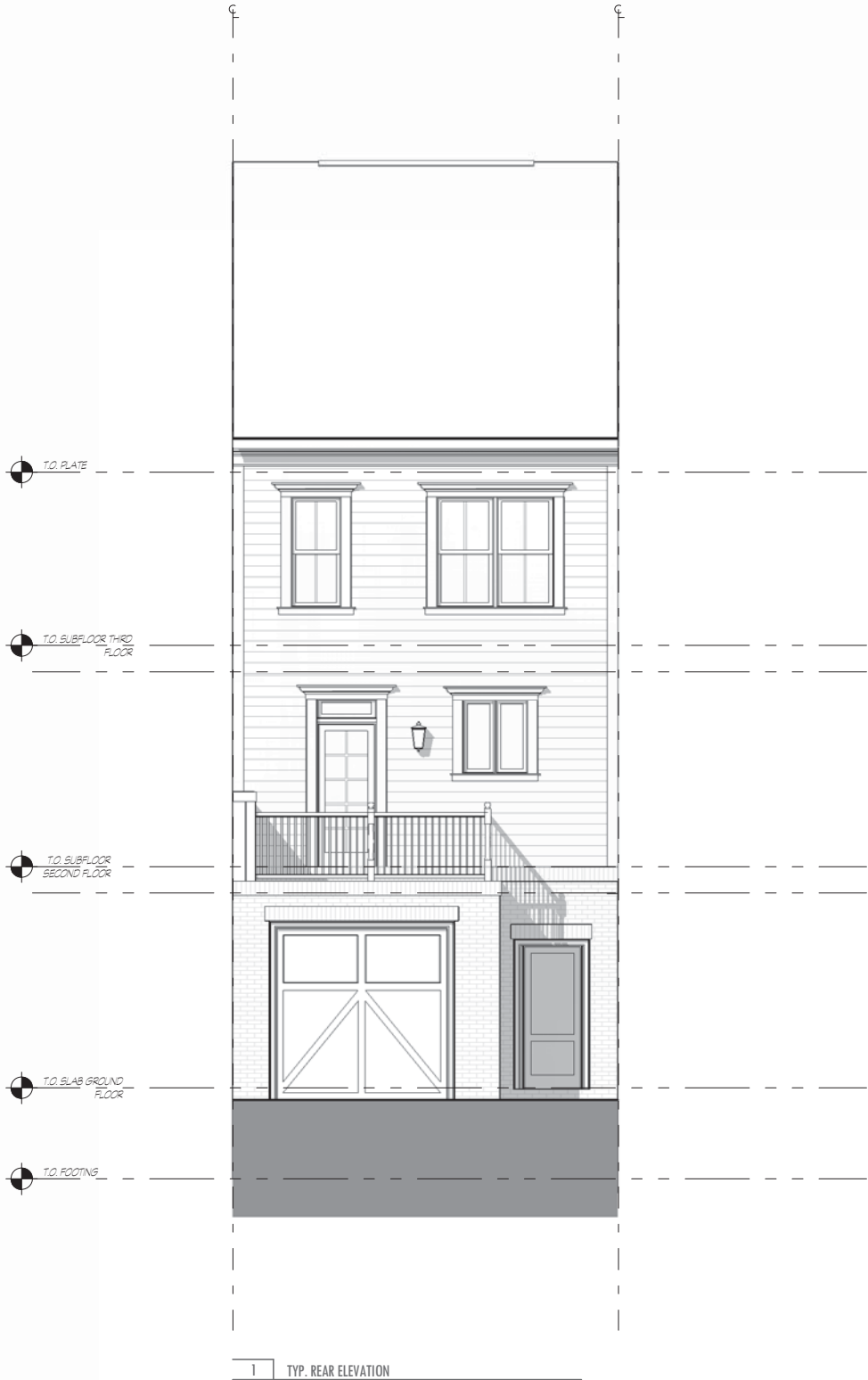
ELEVATION D

A16

0 2 4 8
SCALE 1/8" = 1'-0"

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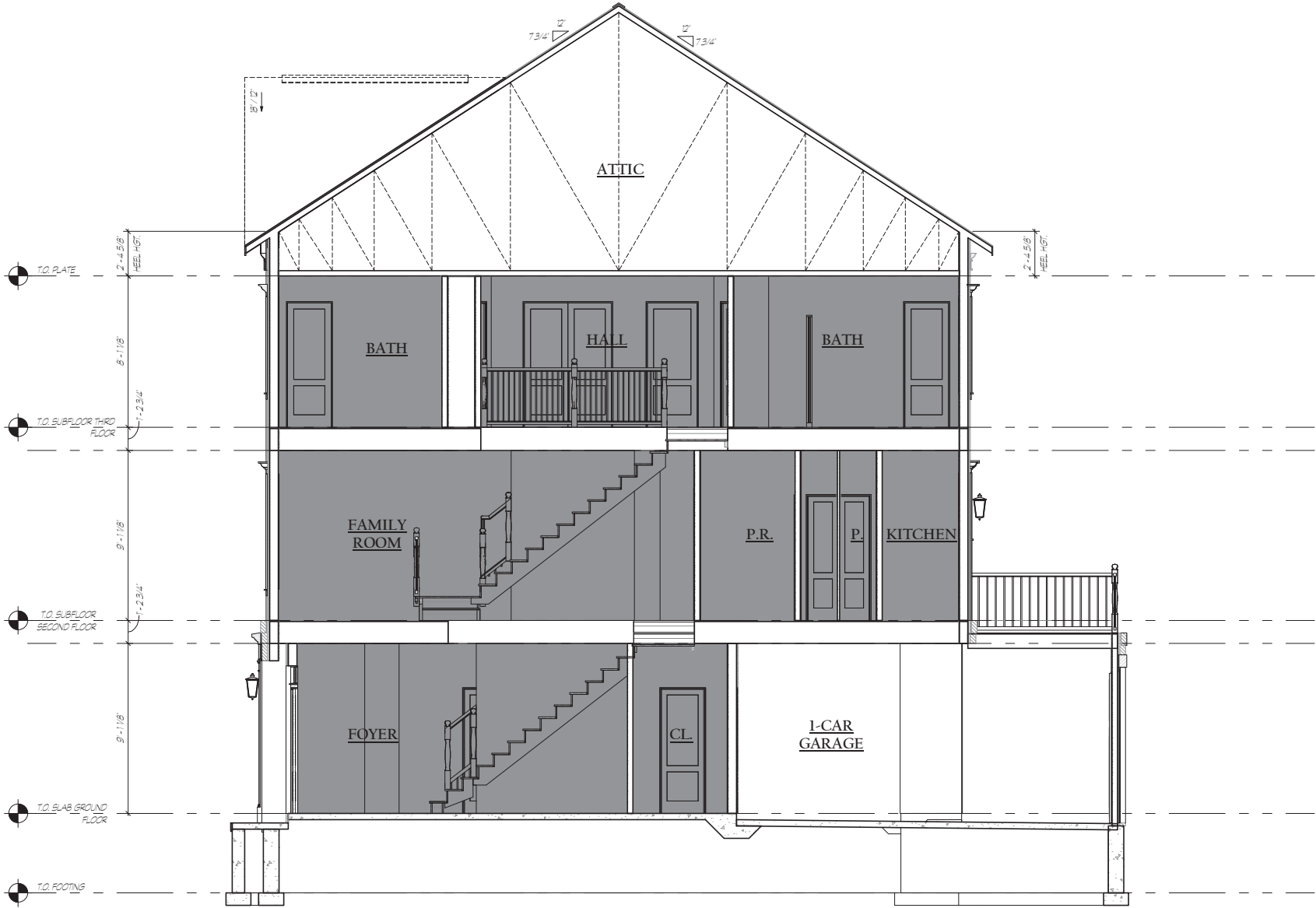
TYPICAL REAR ELEVATIONS

A17

0 2 4 8
SCALE 1/8" = 1'-0"

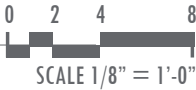
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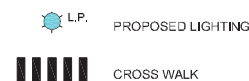
TYPICAL SECTION

A18





813
A87 PLAT 3822-4
CAPITAL AREA FOOD BANK



TOTTEN MEWS

NE WASHINGTON, DC
COMSTOCK SIXTH STREET, LLC



FIRE ACCESS PLAN

MAY 15, 2015



Dewberry

C-12