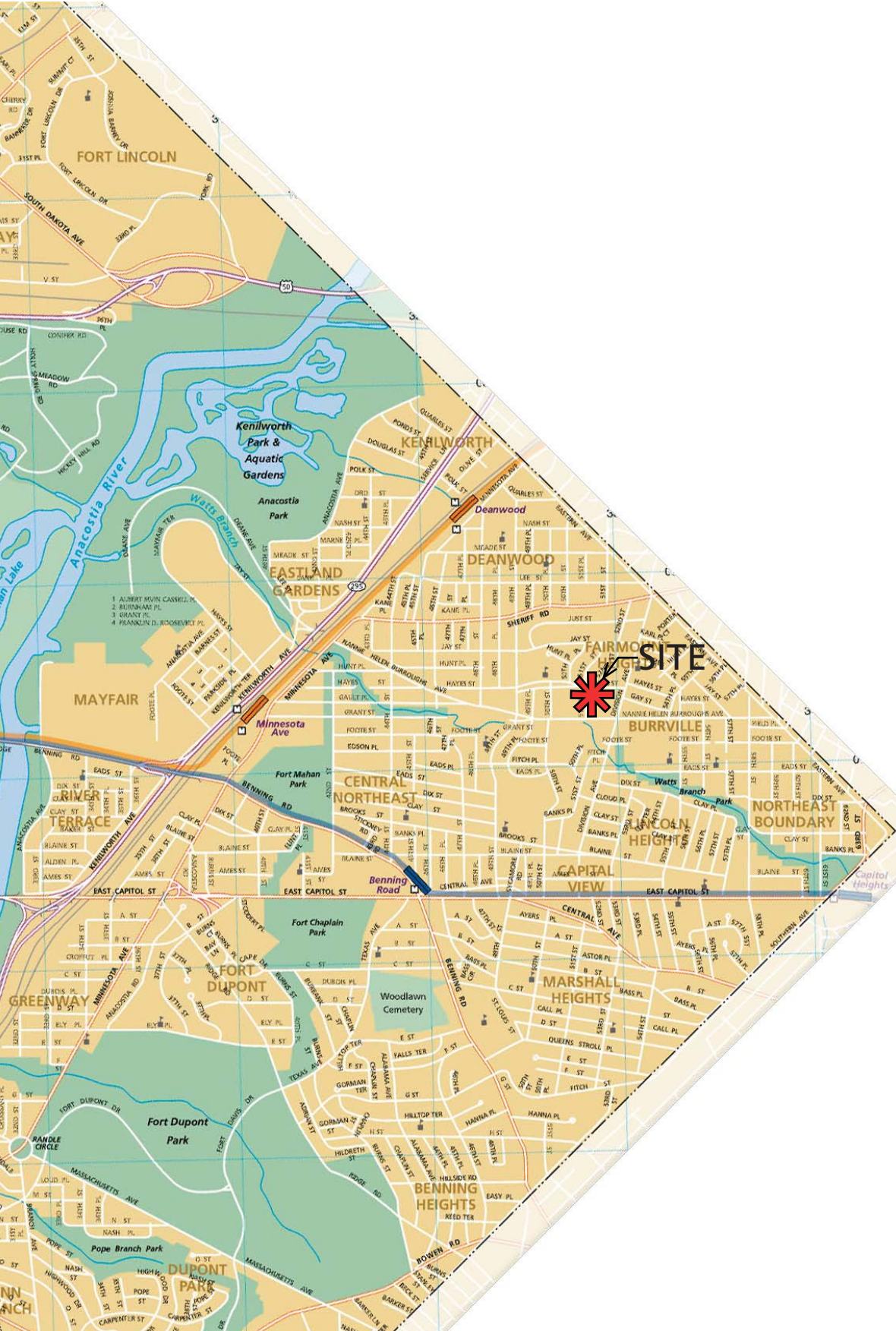




DEANWOOD HILLS

DEANWOOD HILLS, LLC
TORTI GALLAS URBAN

<u>ISSUED:</u>	
APPLICATION	4/13/2015
PRE-HEARING SUBMISSION	7/27/2015
PUBLIC HEARING SUBMISSION	10/15/2015



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DEANWOOD HILLS, LLC
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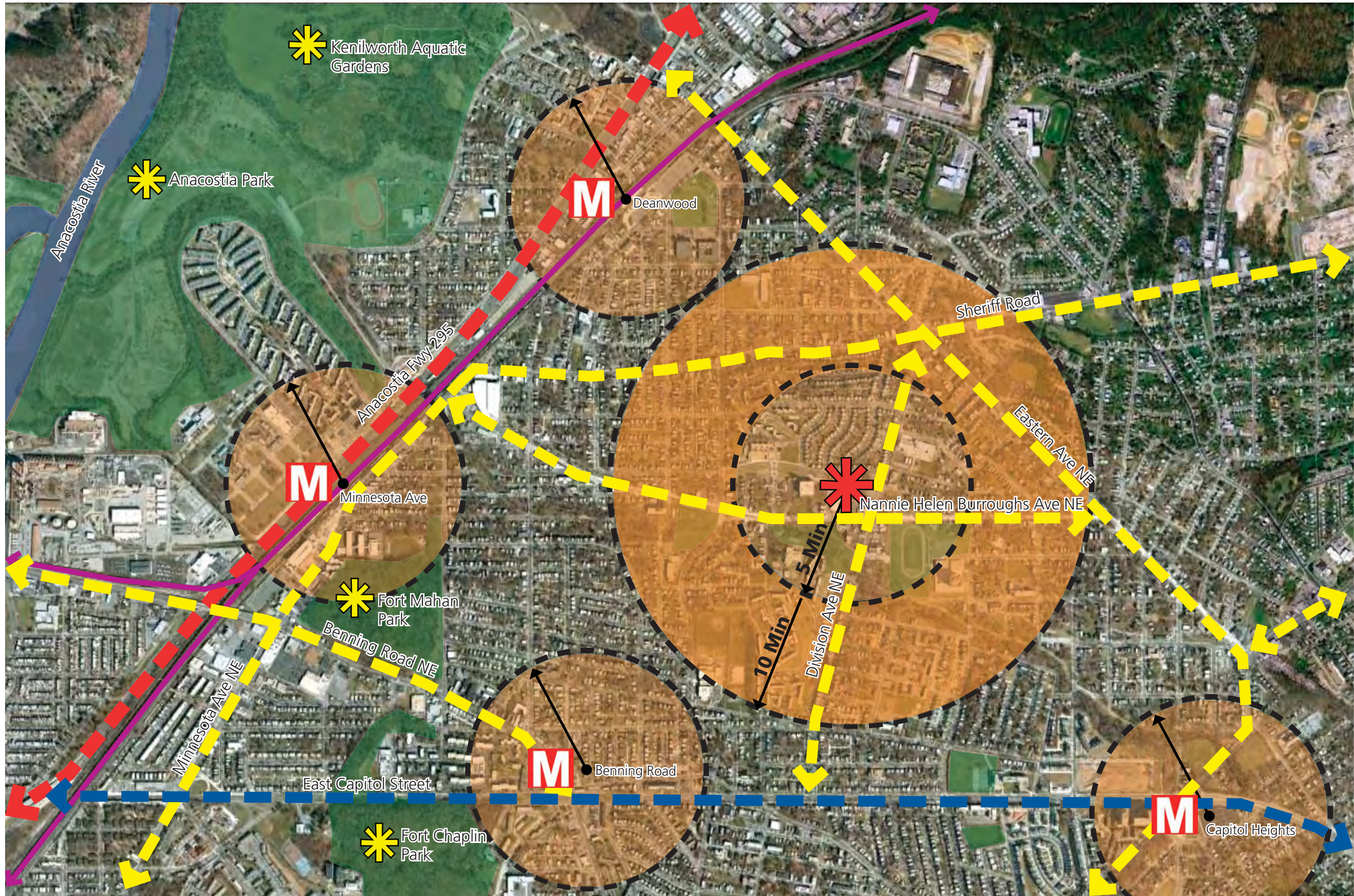
SECURITY AND LIGHTING PLAN L10

ISSUED:

APPLICATION 4/13/15

PRE-HEARING SUBMISSION 7/27/15

PUBLIC HEARING SUBMISSION 10/15/15



Legend

- Points of Interest
- Site
- Primary
- Secondary
- Tertiary
- Rail
- Metro
- 5-minute Walk
- 10-minute Walk
- Green Areas/ Universities
- Anacostia River

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Regional Analysis

G01



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Site Aerial

0 75 150 October 15, 2015



G02



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Bird's Eye View of Site

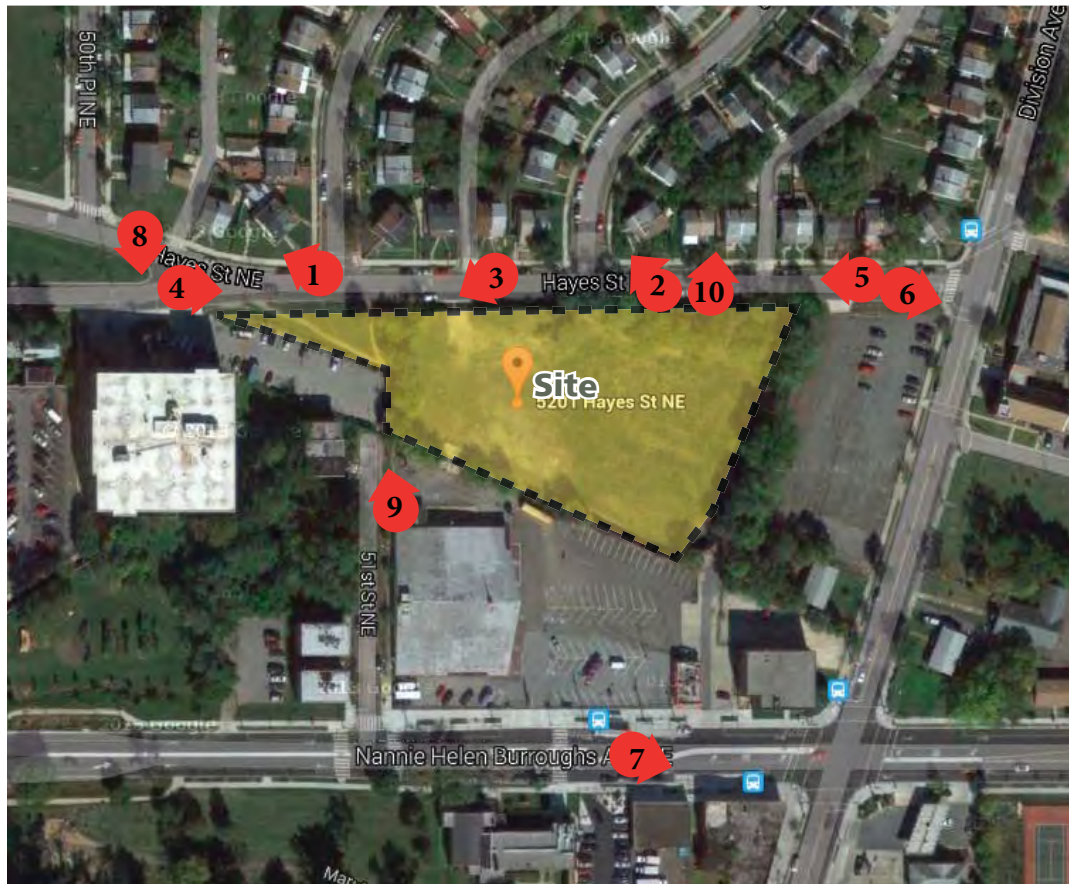
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G03



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Site Photos

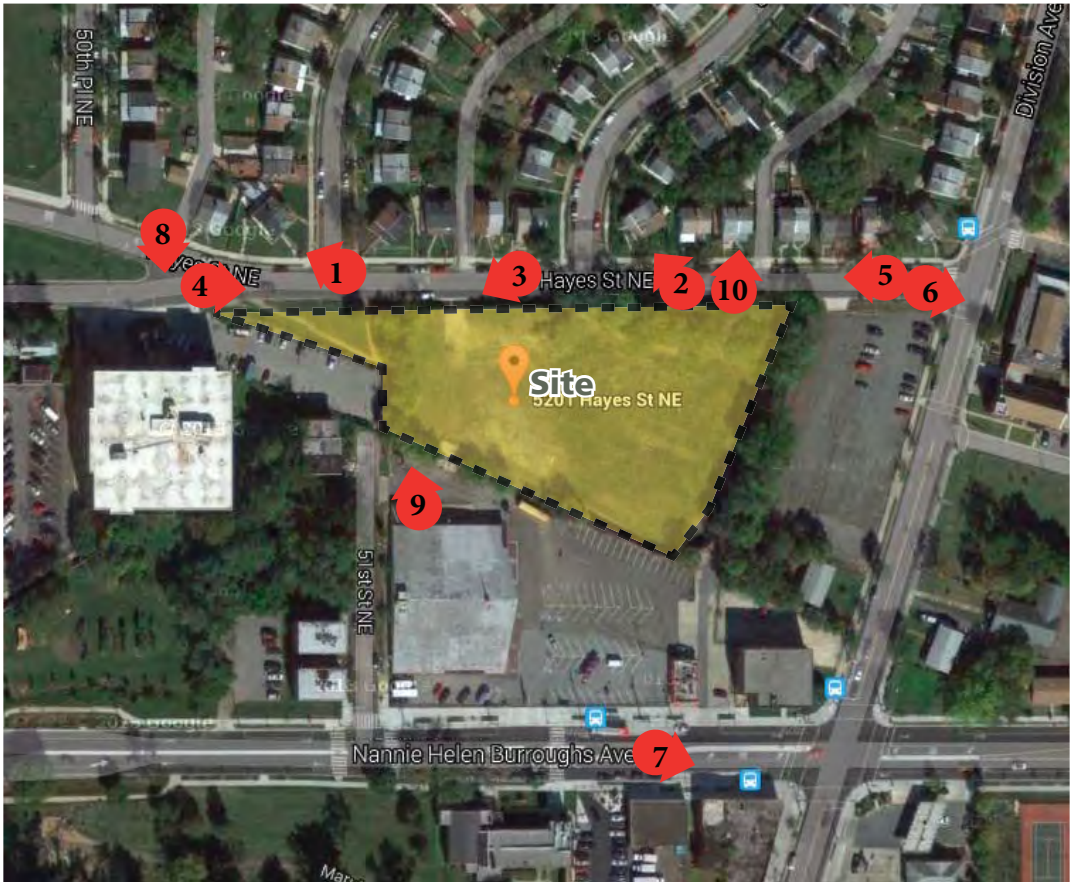
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G04



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Context Photos

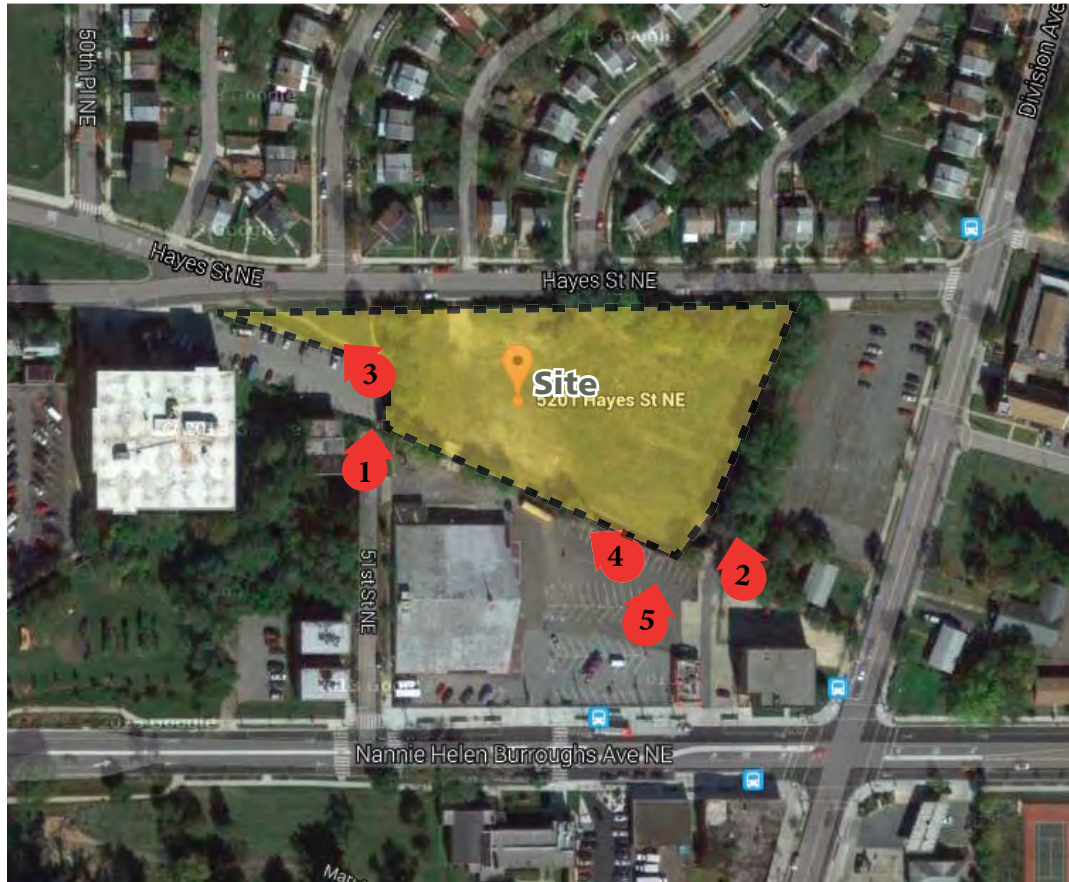


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G05

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1 View North towards site end of 51st Street, NE



2 Alley dead end



3 Northwest corner of site



4 View along retaining wall on the south side of site



5 Southeast corner of site at end of alley

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Site Condition Photos

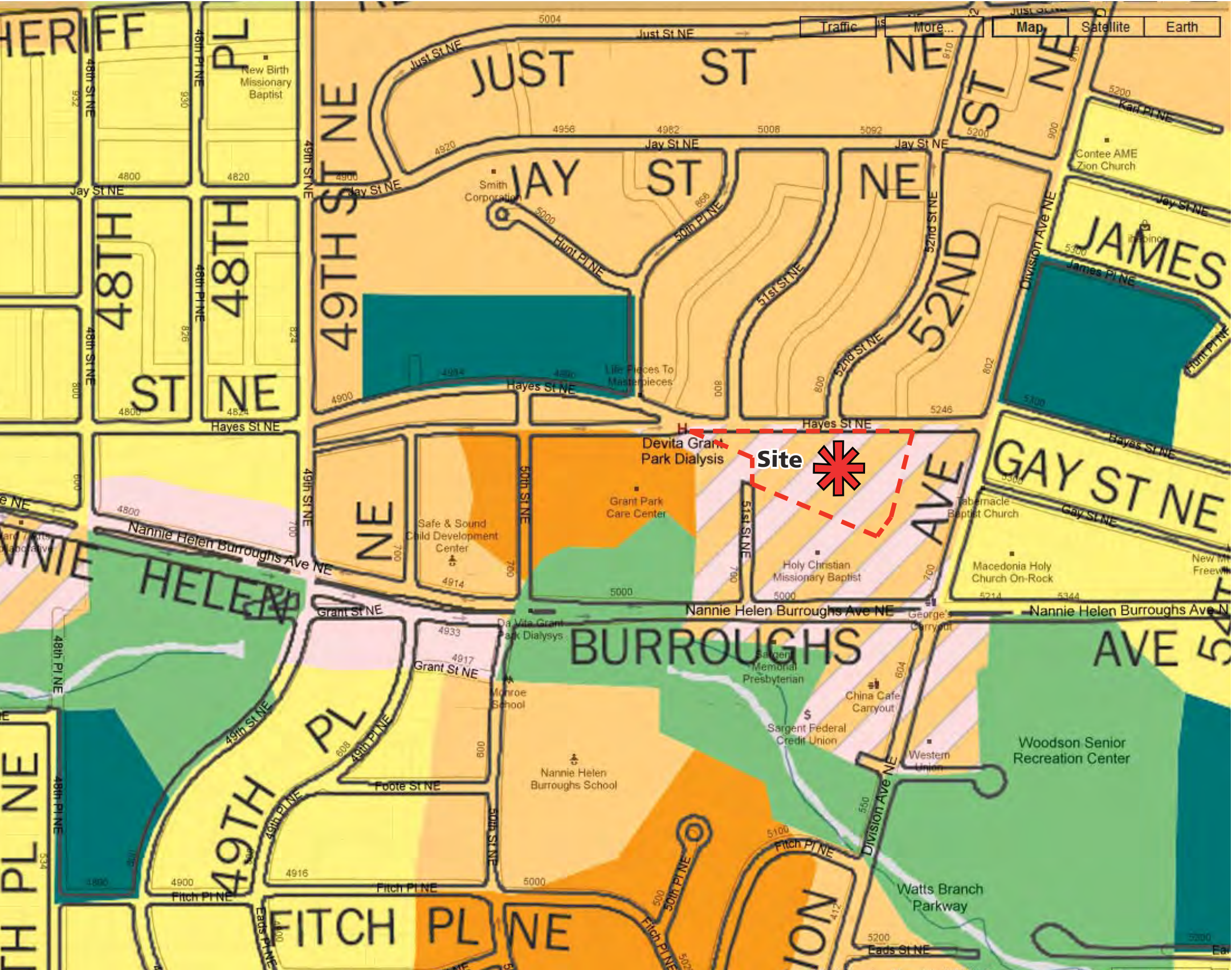


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G06

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LEGEND

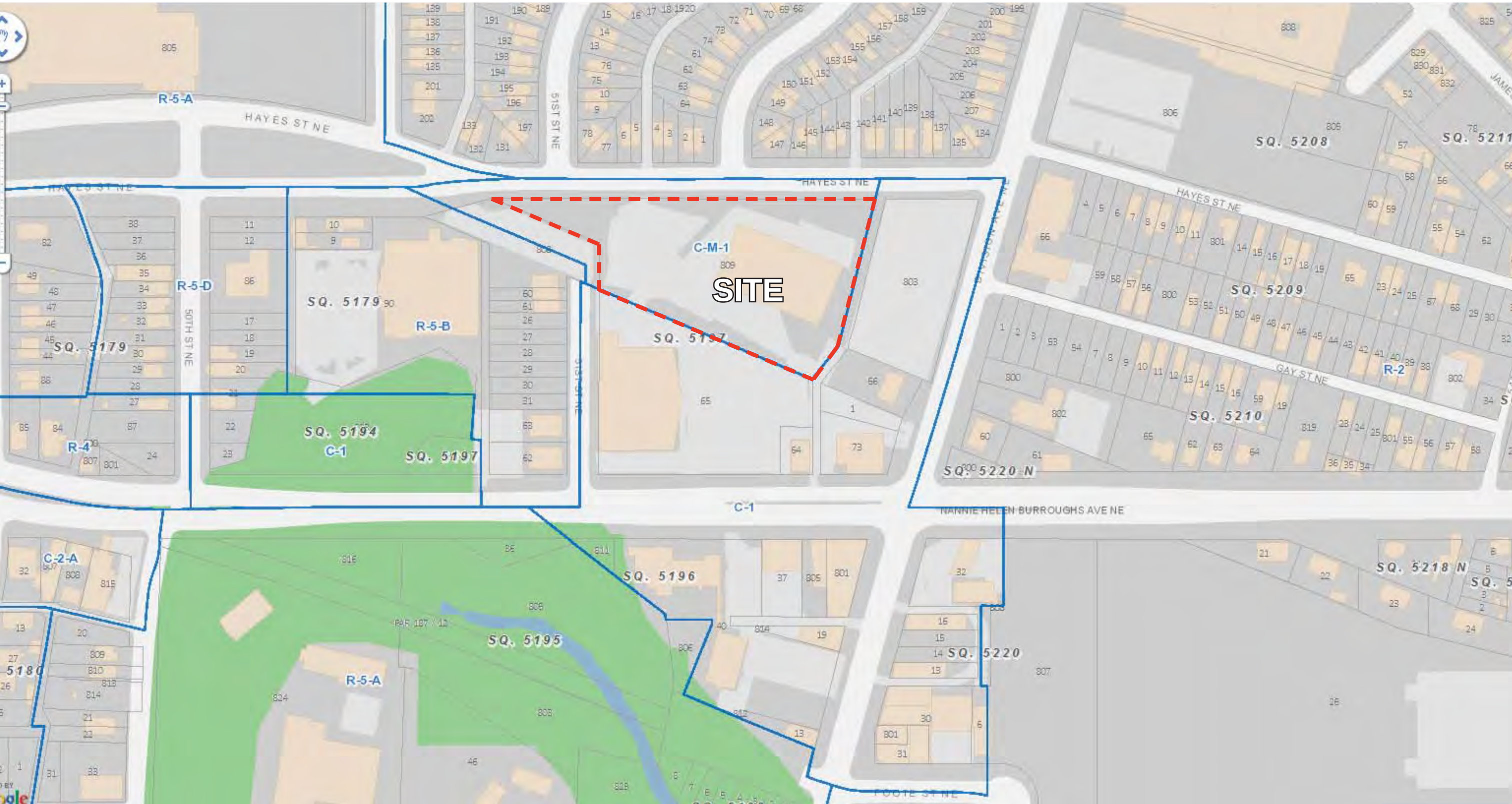
Residential Land Use Categories

- Low Density Residential**
Defines the District's single family neighborhoods. Single family detached and semi-detached housing units with front, back, and side yards are the predominant uses.
- Moderate Density Residential**
Defines the District's row house neighborhoods as well as its low-rise garden apartment complexes. Also applies to areas characterized by a mix of single family homes, 2-4 unit buildings, row houses, and low-rise apartment buildings. In some older inner city neighborhoods with this designation there may also be existing multi-story apartments.
- Medium Density Residential**
Defines neighborhoods or areas where mid-rise (4-7 stories) apartment buildings are the predominant use. Pockets of low and moderate density housing may exist within these areas. This designation also may apply to taller residential buildings surrounded by large areas of permanent open space.
- High Density Residential**
Defines neighborhoods and corridors where high-rise (8 stories or more) apartment buildings are the predominant use. Pockets of less dense housing may exist within these areas.

Commercial Land Use Categories

- Low Density Commercial**
Defines shopping and service areas that are generally low in scale and character. Retail, office, and service businesses are the predominant uses. Areas range from small business districts that draw primarily from the surrounding neighborhoods to larger business districts uses that draw from a broader market area. Their common feature is that they are comprised primarily of one- to three-story commercial buildings.
- Moderate Density Commercial**
Defines shopping and service areas that are somewhat more intense in scale and character than the low-density commercial areas. Retail, office, and service businesses are the predominant uses. Areas range from small business districts that draw primarily from the surrounding neighborhoods to larger business district uses that draw from a broader market area. Buildings are larger and/or taller than those in low density commercial areas but generally do not exceed five stories in height.
- Medium Density Commercial**
Defines shopping and service areas that are somewhat more intense in scale and character than the moderate-density commercial areas. Retail, office, and service businesses are the predominant uses. Areas generally draw from a citywide market area. Buildings are generally larger and/or taller than those in moderate density commercial areas but generally do not exceed eight stories in height.
- High Density Commercial**
Defines the central employment district of the city and other major office employment centers on the downtown perimeter. Characterized by office and mixed office/retail buildings greater than eight stories in height, although many lower scale buildings (including historic buildings) are interspersed.
- Production, Distribution, and Repair**
This category defines areas characterized by manufacturing, warehousing, wholesale and distribution centers, transportation services, food services, printers and publishers, tourism support services, and commercial, municipal, and utility activities which may require substantial buffering from noise-, air pollution- and light-sensitive uses such as housing. This category is also used to denote railroad rights-of-way, switching and maintenance yards, bus garages, and similar uses related to the movement of freight, such as truck terminals.



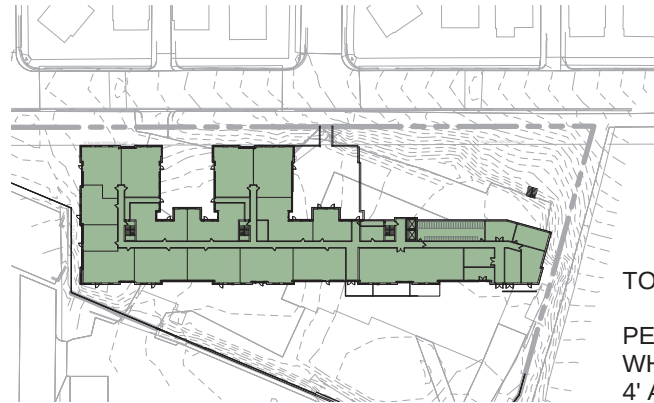


Deanwood Hills - 5201 Hayes St. NE		Current Zoning: C-M-1	10/15/2015
Square: 5197	Lot: 809	Lot Area: 93,540 sf	
Allowable	Allowable by Zoning (R-5-B)	Provided	
FAR	1.8 (3.0 PUD)	1.63 Total	
		Gross Floor Area by Level	
		Basement	25,100
		1st	37,300
		2nd	37,300
		3rd	36,800
		4th	16,000
		Total Building Area	152,500 gsf
Roof Structures	.37 increase in FAR per 11 DCMR (411.7)	Will comply	
Penthouse	One continuous structure 1:1 Setback	Provided as required, see sheet A05	
Lot Occupancy	60% at lowest residential uses 93,540 x .60 = 56,124 sf	40%	37,300 sf
Building Height	50 feet (60 feet PUD) stories-no limit	59'-8" measured at existing grade at the mid-point of the building façade of the principal building that is closest to a street lot line 4 stories plus partial Basement	
Dwelling Units	NA	150 units	
Rear Yard	15 ft minimum; 4in/ft of vert. distance from the mean fin. grade of the rear to the structure to the highest pt. of the main roof or parapet wall	79'-2" Average depth of rear yard provided (Required: 4" x 61' = 20'-4")	
Side Yard	None required; If provided 3 inches per foot of height not < 8 feet	7'-3' and 9'-2" Provided (Required: 3" x 62'-3" = 15'-7") Relief requested for side yards less than 15'-7"	
Courtyards Open	Min. Width: 4" per ft of height not < 10'	Provided as required, see sheet G11 (Required 4" x 58' max ctyd height = 19'-4")	
Closed	Area: Twice square of req'd width not < 350 sf Min. Width: 4" per ft of height not < 15'	N/A	
Green Area Ratio (GAR)	Required GAR score: 0.40	Provideed as required, see sheet L04	
Parking Requirement			
Residential	0.5 space per D.U. 150 units / 2 = 75	75 Residential Spaces Provided at .50 space per dwelling unit	
	Min. 60% of required to be full size 75 x .6 = 45	32 full size, 43 compact Provided Relief requested for 43% full size	
Bicycles	1 space per 3 residential units	Provided as required, see sheet A19	
Loading			
Residential	1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service space @ 20' deep	1 loading berth @ 12' x 30' (Relief requested) 1 platform @ 100 sf (Relief requested) 1 service space @ 20' deep	

Program Summary

5201 Hayes	Replacement Public Housing Units	LIHTC – only Units	Total
Studio	0	6	6
1 Bedroom Unit	1	67	68
2 Bedroom Unit	18	27	45
3 Bedroom Unit	28	0	28
4 Bedroom Unit	3	0	3
TOTAL	50	100	150





TOTAL PERIMETER OF BASEMENT: 1230 SF

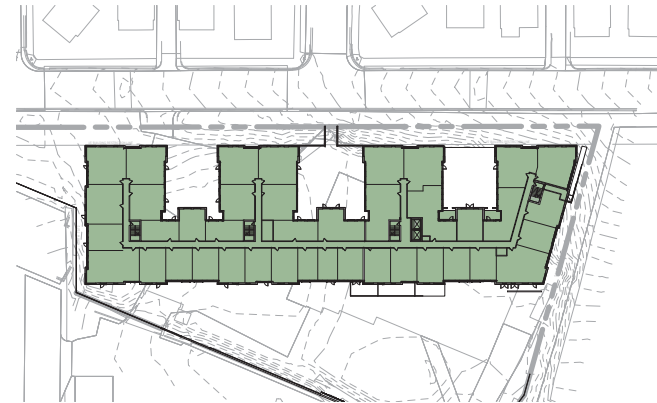
PERIMETER OF BASEMENT
WHERE CEILING IS LESS THAN
4' ABOVE GRADE (CELLAR): 160 SF

% OF PERIMETER MORE THAN
4' ABOVE GRADE (BASEMENT): 87%

1 GFA Basement

1" = 160'-0"

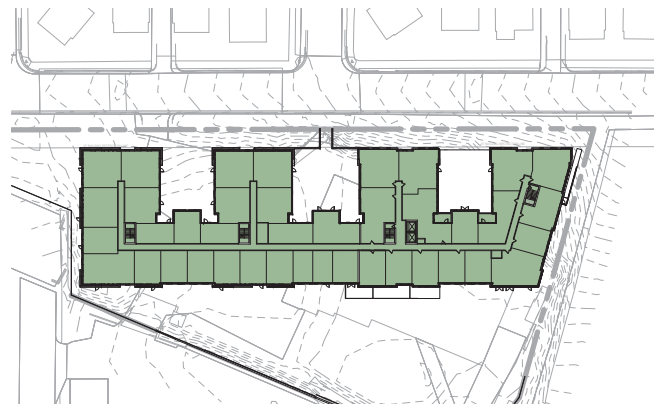
28,800 SF x 87% = 25,100 SF



2 GFA 1st-2nd Floor

1" = 160'-0"

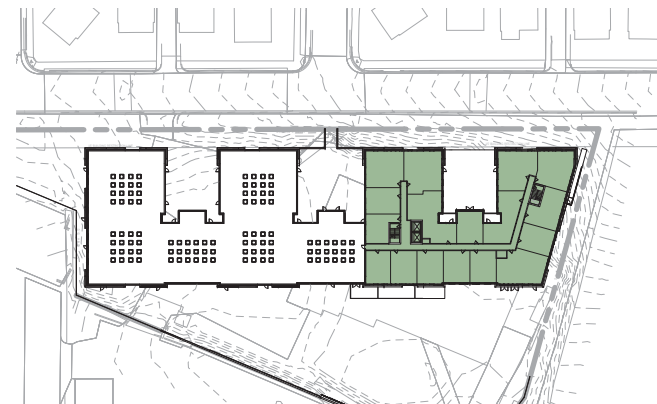
37,300 SF (x 2 = 74,600)



3 GFA 3rd Floor

1" = 160'-0"

36,800 SF



4 GFA 4th Floor

1" = 160'-0"

16,000 SF





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Lower Level Plan

Note: Interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or square footage, may occur.

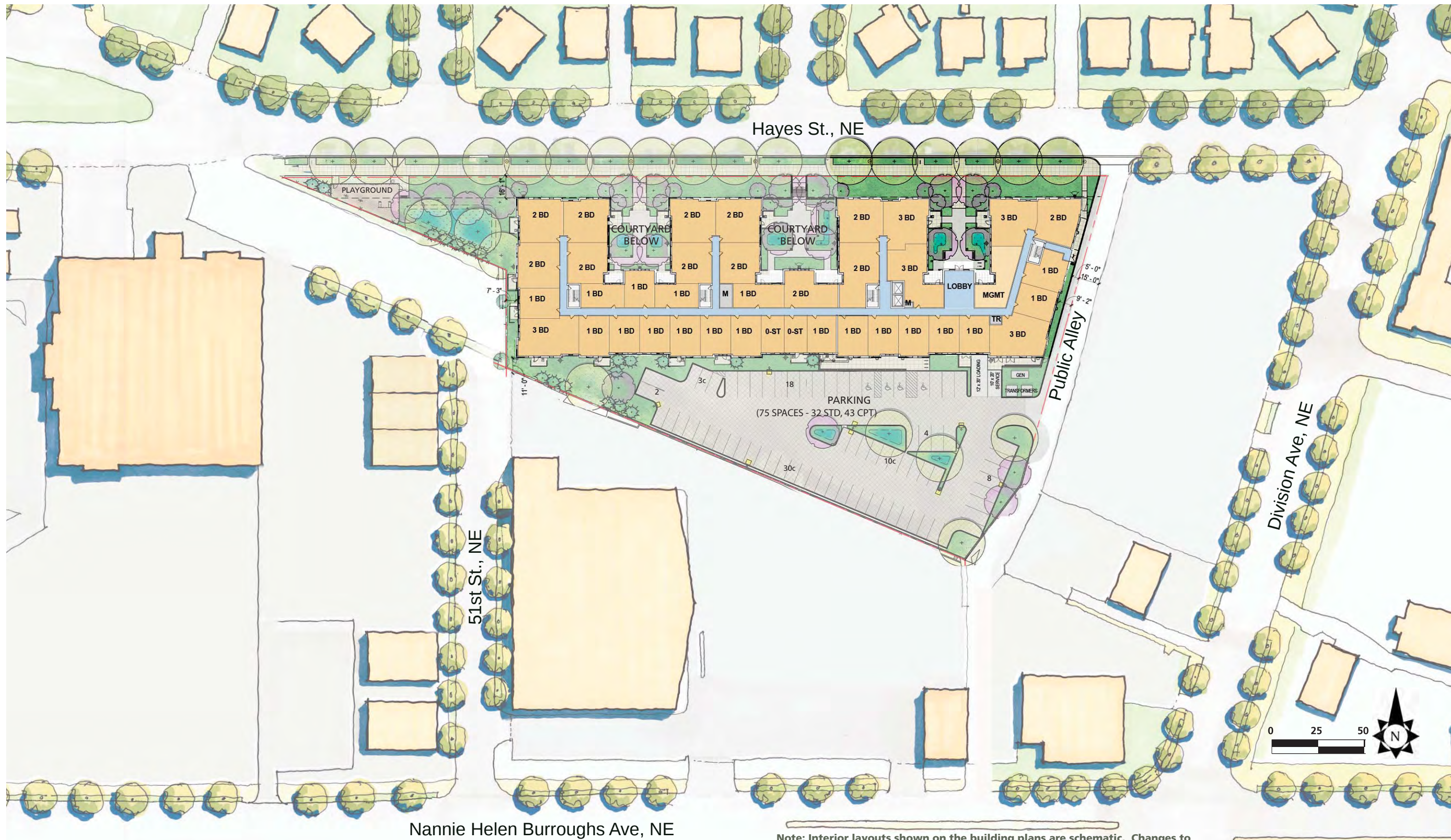
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A01



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First Floor Plan

Note: Interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or square footage, may occur.

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A02



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Typical Floor Plan (2nd - 3rd Floor)

Note: Interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or square footage, may occur.

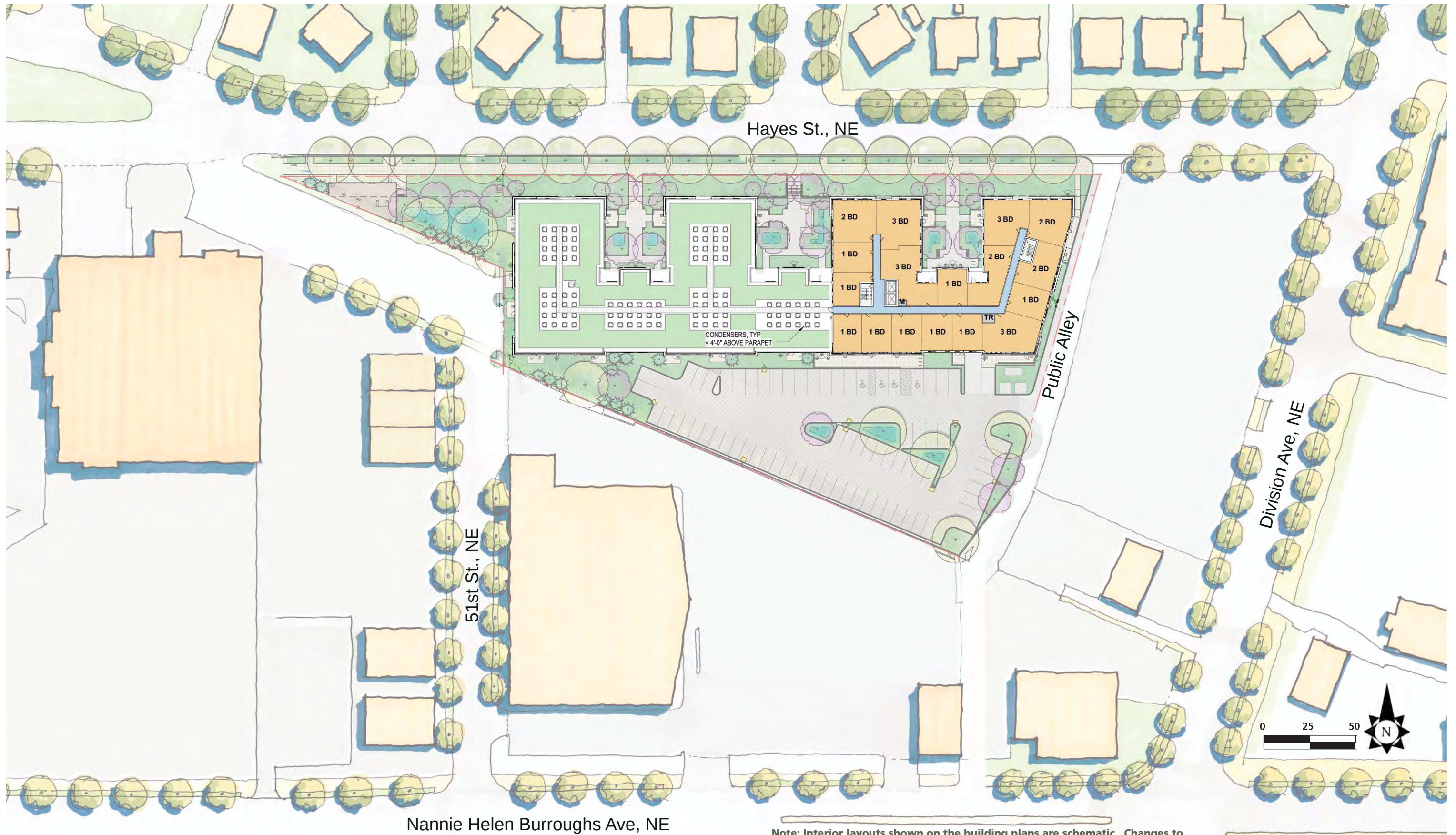
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A03



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Fourth Floor Plan

Note: Interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or square footage, may occur.

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A04



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Roof Plan

Note: Interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or square footage, may occur.

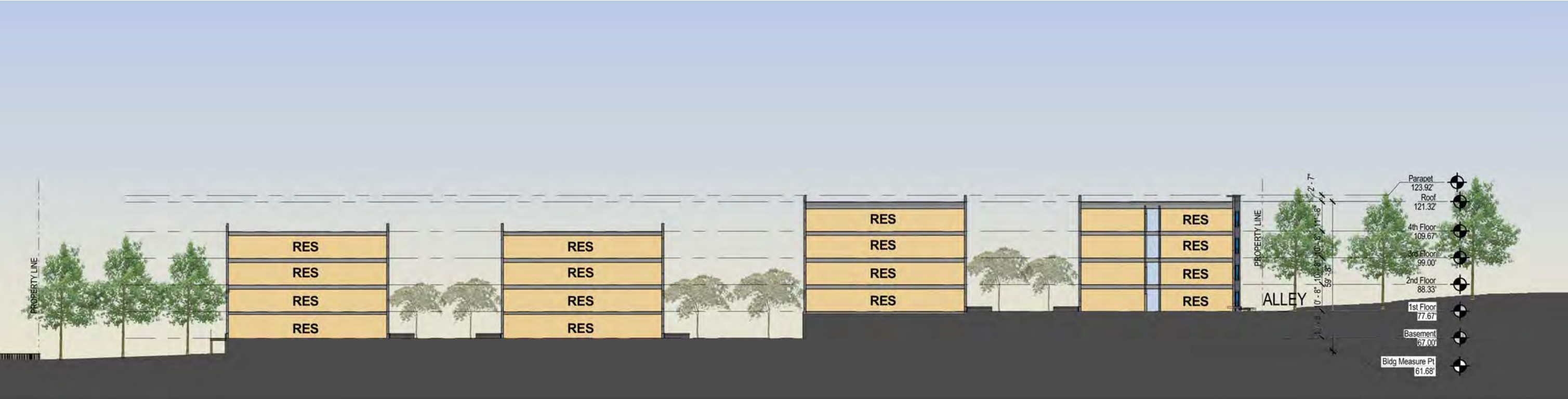
October 15, 2015

A05



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A- Transverse Section



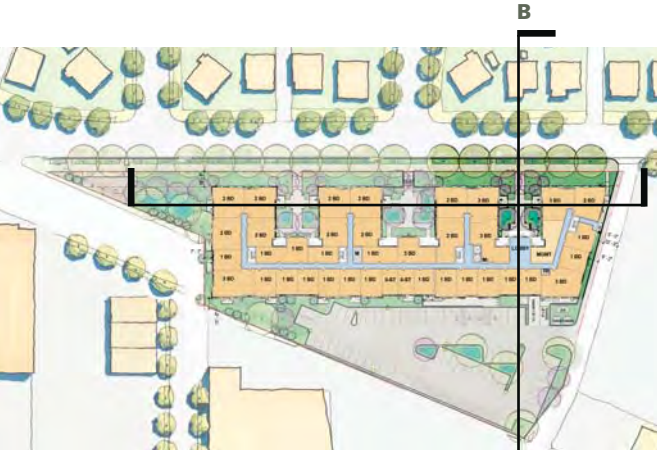
B- Transverse Section

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Building Sections



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KEY PLAN

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A06

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C - North Elevation



D - East Elevation

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Building Sections



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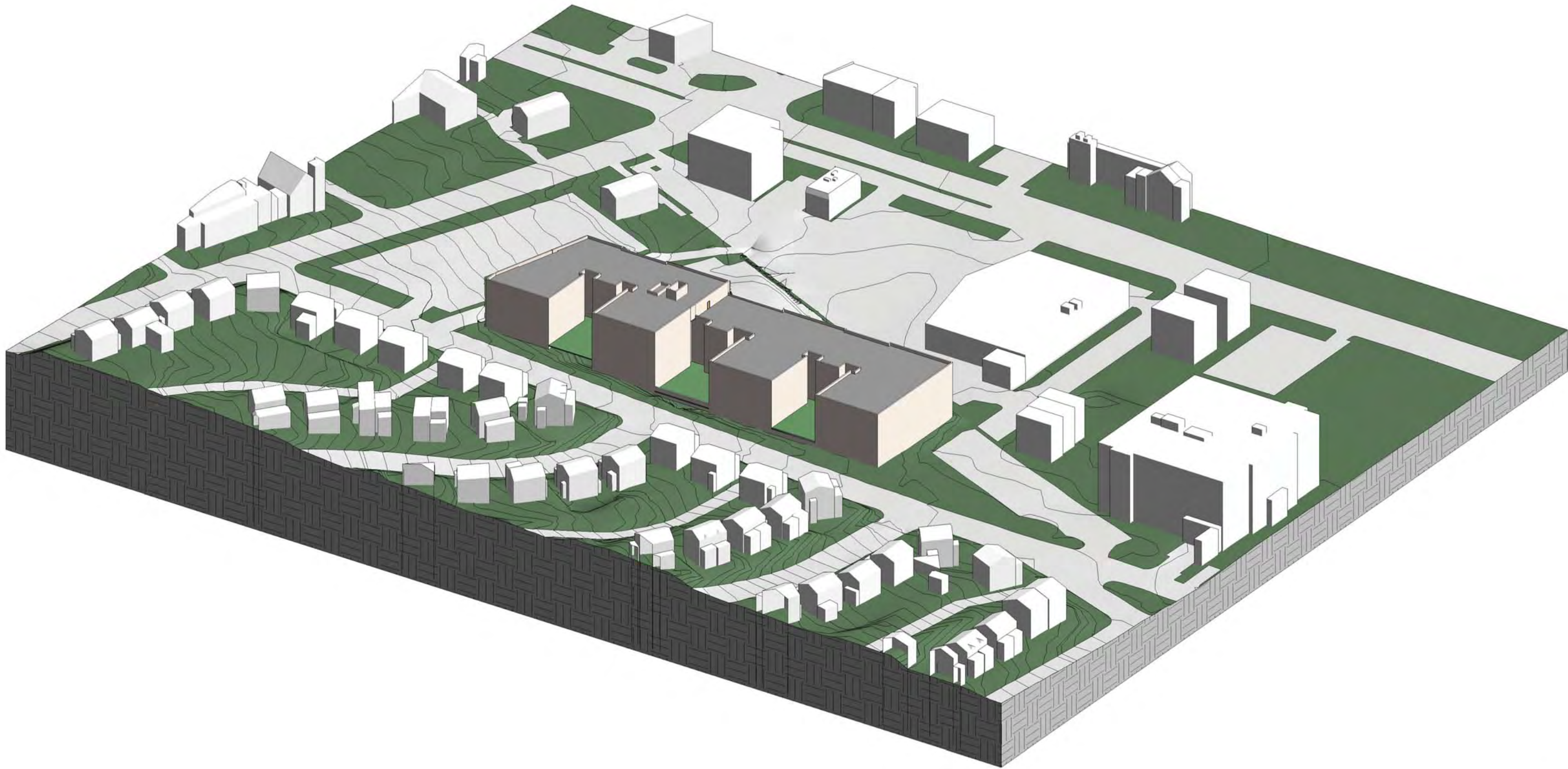


KEY PLAN

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A07

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3D Massing View

October 13, 2015

A08



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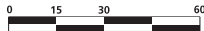
A - North Elevation with Context



B - South Elevation with Context



KEY PLAN





A - North Elevation



B - East Elevation



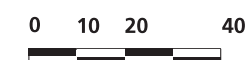
KEY PLAN

Building Elevations



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KEY PLAN

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Building Elevations



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GALLAS
URBAN
ARCHITECTS OF
SUSTAINABLE COMMUNITY

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A11

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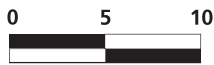


MATERIALS LEGEND

- 1 Masonry - Color #1
- 2 Masonry - Color #2
- 3 Fiber Cement Siding - Color #1
- 4 Fiber Cement Siding - Color #2
- 5 Windows & Doors
- 6 Decorative Railing
- 7 Decorative Sunshade
- 8 Metal Coping
- 9 Aluminum Storefront
- 10 Metal Canopy

- 8
- 7
- 3
- 1
- 5
- 2

ENLARGED ELEVATION 1 - NORTH ELEVATION



KEY PLAN

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Enlarged Elevations



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October 15, 2015

A12

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MATERIALS LEGEND

- 1 Masonry - Color #1
- 2 Masonry - Color #2
- 3 Fiber Cement Siding - Color #1
- 4 Fiber Cement Siding - Color #2
- 5 Windows & Doors
- 6 Decorative Railing
- 7 Decorative Sunshade
- 8 Metal Coping
- 9 Aluminum Storefront
- 10 Metal Canopy

3

7

8

3

6

5

1

10

9

2



ENLARGED ELEVATION 2 - NORTH ELEVATION

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Enlarged Elevations

October 15, 2015

A13



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MATERIALS LEGEND

- 1 Masonry - Color #1
- 2 Masonry - Color #2
- 3 Fiber Cement Siding - Color #1
- 4 Fiber Cement Siding - Color #2
- 5 Windows & Doors
- 6 Decorative Railing
- 7 Decorative Sunshade
- 8 Metal Coping
- 9 Aluminum Storefront
- 10 Metal Canopy



- 8
- 4
- 3
- 6
- 5
- 1
- 2

ENLARGED ELEVATION 3 - SOUTH ELEVATION



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Enlarged Elevations



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A14

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