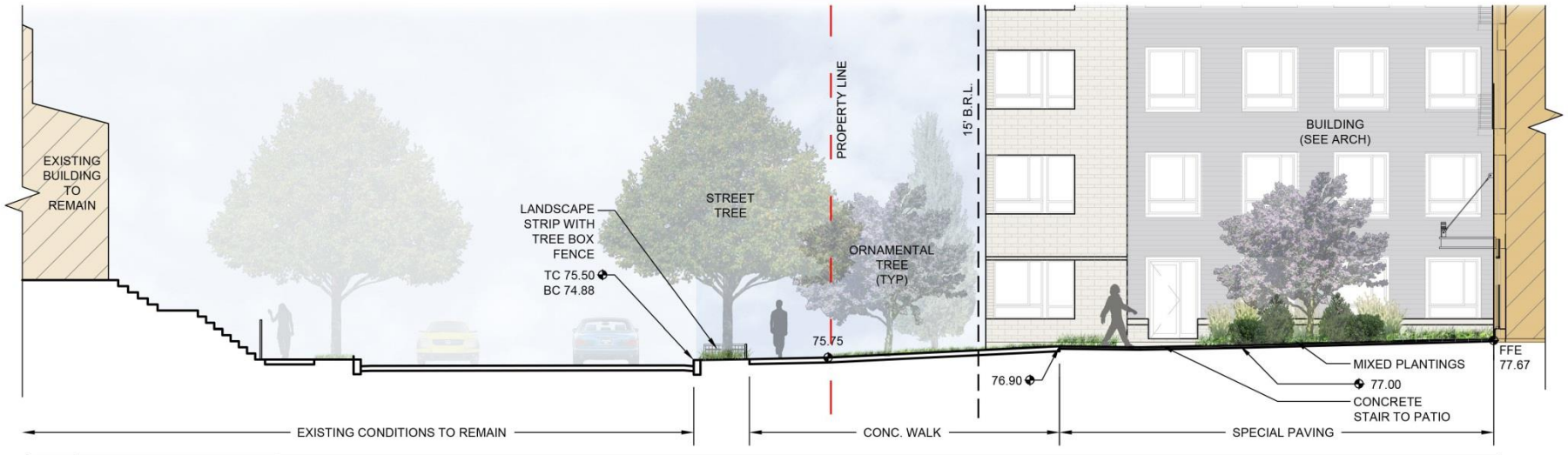
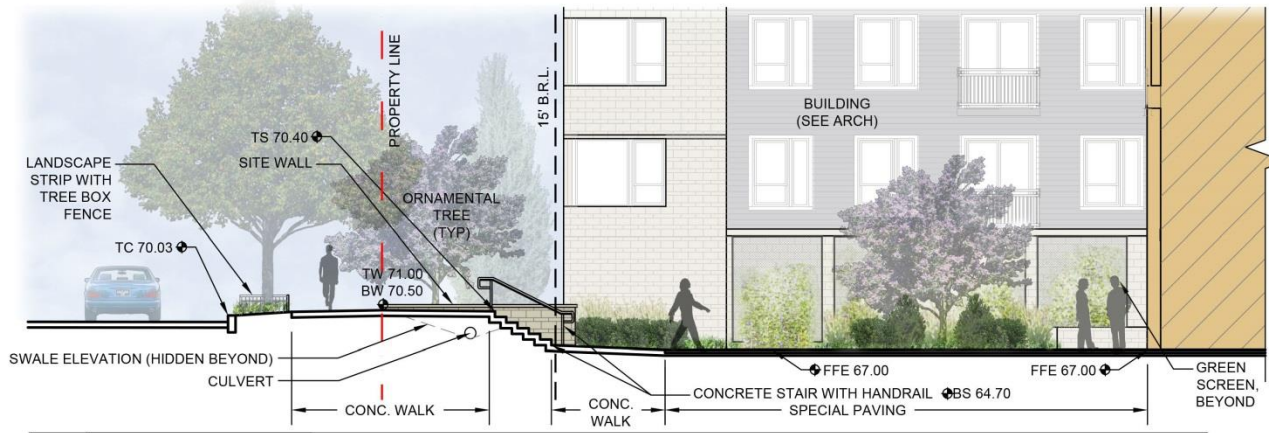




1 SECTION THROUGH MAIN ENTRY COURTYARD

SCALE: 1" = 10'-0"



2 SECTION THROUGH CENTER COURTYARD

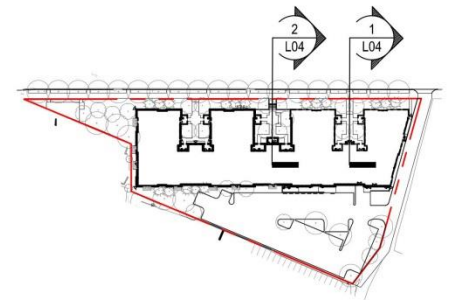
SCALE: 1" = 10'-0"

© 2015 Torti Gallas Urban, Inc. | 1318 H Street, N.E., 12nd Floor, Washington, DC 20002

Site Sections



the warrenton group llc - pennrose properties llc
torti gallas URBAN



0 REFERENCE PLAN

N.T.S.

July 17, 2015

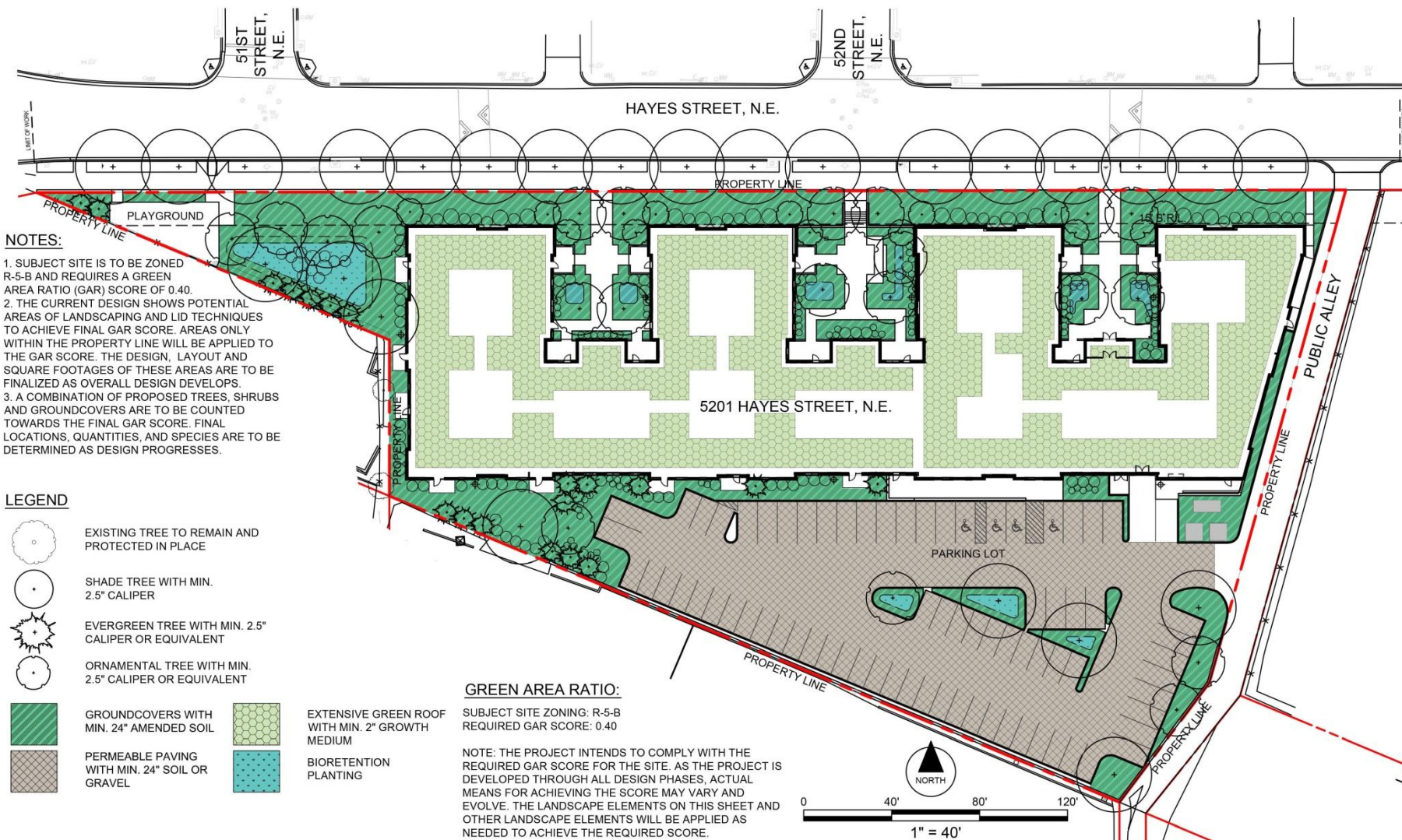
L04

DEANWOOD HILLS
ZONING COMMISSION

District of Columbia

CASE NO.15-10

EXHIBIT NO.43A3



© 2015 Torti Gallas Urban, Inc. | 1316 H Street, N.E., 12nd Floor, Washington, DC 20002

Green Area Ratio Plan



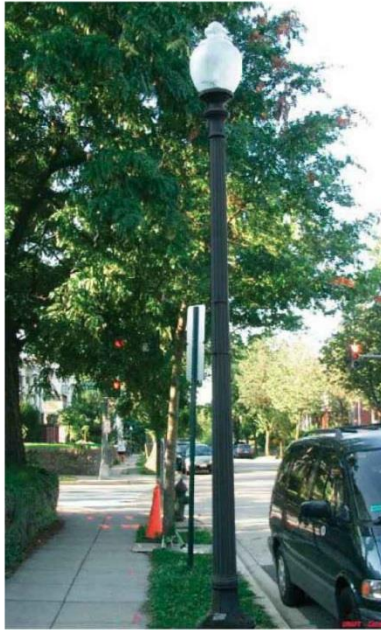
the warrenton group llc - pennrose properties llc
torti gallas URBAN



DEANWOOD HILLS

July 17, 2015

L09



#16 SINGLE GLOBE LIGHT



CONCRETE PAVING



SPECIAL PAVING



TREE BOX FENCING



PERMEABLE PAVING



TRASH AND RECYCLING
RECEPTACLES



BICYCLE RACKS



PARKING LOT LIGHTING



PEDESTRIAN SCALE
LIGHTING



PARKING LOT BIORETENTION



BENCH

NOTE: IMAGES ARE FOR REFERENCE ONLY TO ESTABLISH INTENT. FINAL MATERIALS MAY VARY IN COLOR, TEXTURE OR CONFIGURATION AS DESIGN DEVELOPS.

© 2015 Torti Gallas Urban, Inc. | 1310 H Street, NE, 12th Floor, Washington, DC 20002

Site Images - Hardscape and Furnishings



the warrenton group llc - pennrose properties llc
torti gallas URBAN



DEANWOOD HILLS

July 17, 2015

L07



MIXED GROUNDCOVER
PLANTINGS



BIORETENTION



ORNAMENTAL TREE



EVERGREEN TREE



GREENSCREEN



EXTENSIVE GREEN ROOF
PLANTINGS



BIORETENTION



STREET TREE



STREETSCAPE

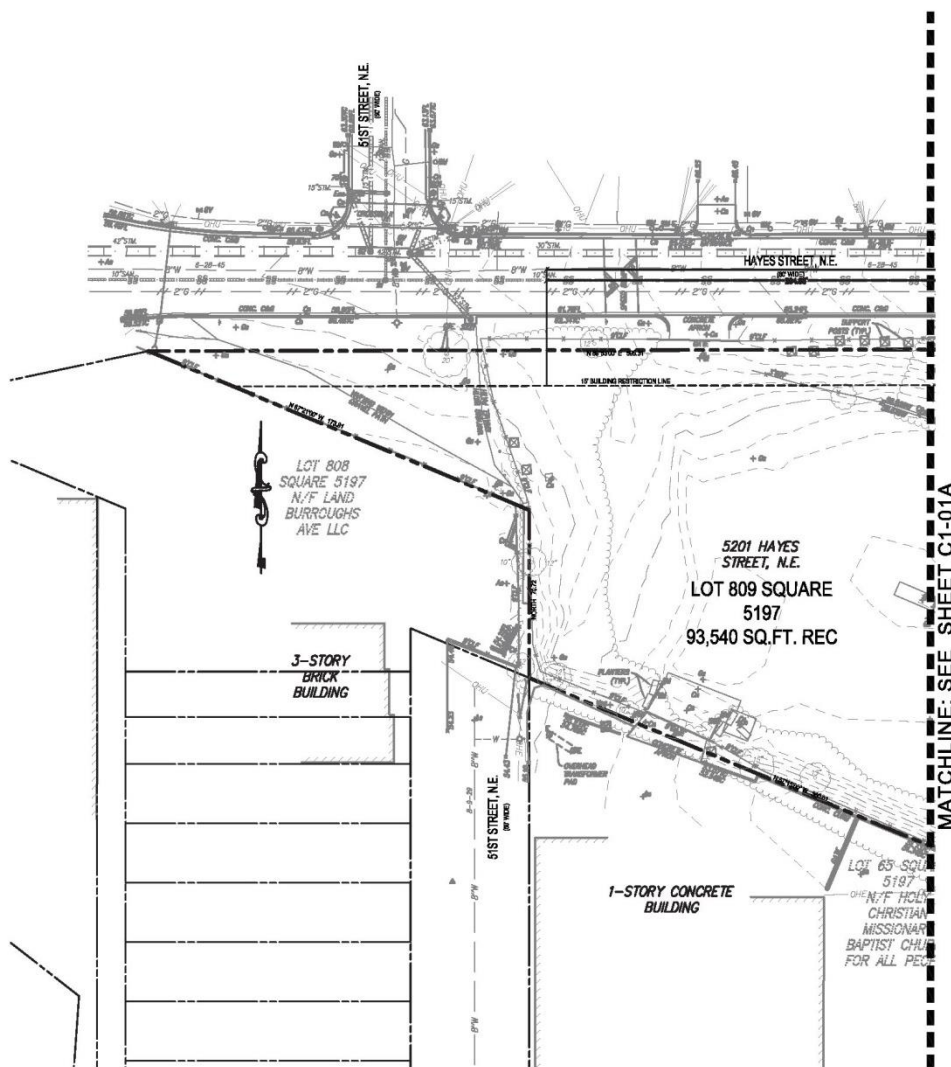


EXTENSIVE GREEN ROOF



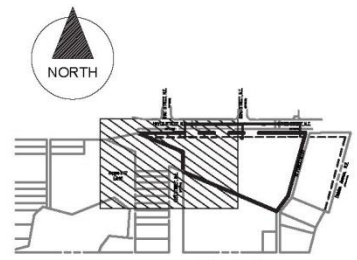
SHADE TREE

NOTE: IMAGES ARE FOR REFERENCE ONLY TO ESTABLISH INTENT. FINAL MATERIALS MAY VARY IN COLOR, TEXTURE OR CONFIGURATION AS DESIGN DEVELOPS.



LEGEND	
	ASPHALT
	CONCRETE
	GRASS
	GRAVEL
	EXPOSED AGGREGATE
	WOOD
	BRICK
	METAL
	VEGETATION
	70 DRAINAGE MANHOLE
	91 SANITARY MANHOLE
	15" W.M. IN=55.32 (NW)
	15" W.M. IN=55.32 (NE)
	15" W.M. IN=55.32 (W)
	15" W.M. IN=55.32 (SW)
	15" W.M. IN=55.32 (SE)
	284 DRAINAGE MANHOLE
	299 DRAINAGE MANHOLE
	302 SANITARY MANHOLE
	303 DRAINAGE MANHOLE
	309 DRAINAGE MANHOLE
	362 DRAINAGE MANHOLE
	363 DRAINAGE MANHOLE
	369 DRAINAGE MANHOLE
	370 DRAINAGE MANHOLE
	371 DRAINAGE MANHOLE
	372 DRAINAGE MANHOLE
	373 DRAINAGE MANHOLE
	374 DRAINAGE MANHOLE
	375 DRAINAGE MANHOLE
	376 DRAINAGE MANHOLE
	377 DRAINAGE MANHOLE
	378 DRAINAGE MANHOLE
	379 DRAINAGE MANHOLE
	380 DRAINAGE MANHOLE
	381 DRAINAGE MANHOLE
	382 DRAINAGE MANHOLE
	383 DRAINAGE MANHOLE
	384 DRAINAGE MANHOLE
	385 DRAINAGE MANHOLE
	386 DRAINAGE MANHOLE
	387 DRAINAGE MANHOLE
	388 DRAINAGE MANHOLE
	389 DRAINAGE MANHOLE
	390 DRAINAGE MANHOLE
	391 DRAINAGE MANHOLE
	392 DRAINAGE MANHOLE
	393 DRAINAGE MANHOLE

MANHOLE TABLE	
70 DRAINAGE MANHOLE	TOP=61.77
15" W.M. IN=57.57 (SE)	FULL OF DEBRIS
89 DRAINAGE MANHOLE	TOP=60.82
15" W.M. IN=58.80 (SE)	15" W.M. IN=58.78 (NE)
15" W.M. IN=58.80 (W)	30" W.M. IN=51.43 (E)
42" W.M. OUT=51.20 (W)	
91 SANITARY MANHOLE	TOP=60.34
10" W.M. IN=48.90 (E)	10" W.M. IN=48.90 (W)
10" W.M. IN=48.90 (N)	10" W.M. OUT=48.90 (W)
92 DRAINAGE MANHOLE	TOP=60.53
15" W.M. IN=55.32 (NW)	15" W.M. IN=51.14 (E)
42" W.M. OUT=51.13 (W)	
140 DRAINAGE MANHOLE	TOP=61.27
15" W.M. OUT=55.11 (SW)	FULL OF DEBRIS
284 DRAINAGE MANHOLE	TOP=70.78
15" W.M. IN=58.00 (SE)	FULL OF DEBRIS
299 DRAINAGE MANHOLE	TOP=70.68
15" W.M. IN=55.31 (N)	15" W.M. IN=55.11 (NE)
21" W.M. IN=52.65 (E)	30" W.M. OUT=51.78 (W)
302 SANITARY MANHOLE	TOP=60.85
10" W.M. IN=58.38 (N)	10" W.M. IN=58.73 (E)
10" W.M. OUT=58.95 (W)	
303 DRAINAGE MANHOLE	TOP=60.85
15" W.M. IN=53.82 (NW)	15" W.M. IN=51.28 (N)
30" W.M. IN=51.18 (E)	30" W.M. OUT=51.11 (W)
309 DRAINAGE MANHOLE	TOP=71.27
15" W.M. OUT=55.37 (S)	FULL OF DEBRIS
362 DRAINAGE MANHOLE	TOP=72.31
15" W.M. OUT=57.87 (SW)	FULL OF DEBRIS
363 DRAINAGE MANHOLE	TOP=68.22
15" W.M. IN=55.32 (NE)	FULL OF DEBRIS
369 DRAINAGE MANHOLE	TOP=78.44
15" W.M. IN=75.39 (NE)	21" W.M. IN=70.22 (E)
21" W.M. OUT=70.43 (W)	
1107 SANITARY MANHOLE	TOP=78.53
10" W.M. IN=58.49 (E)	10" W.M. OUT=57.85 (W)
2221 DRAINAGE MANHOLE	TOP=60.43
15" W.M. IN=54.84 (NW)	FULL OF DEBRIS

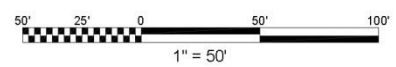


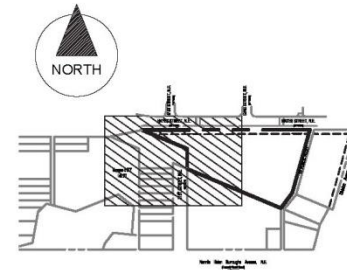
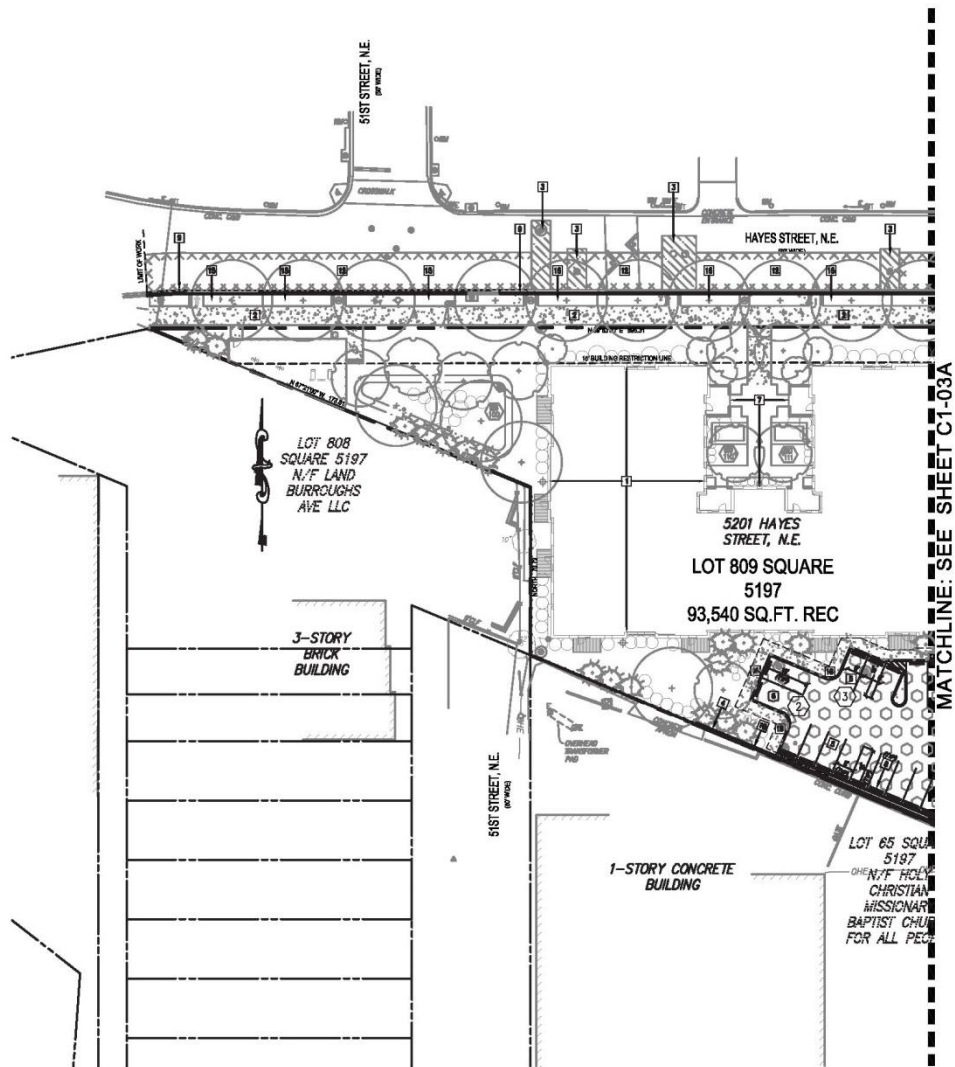
GENERAL NOTES:

- THE INFORMATION SHOWN RESULTS FROM A FIELD SURVEY BY THIS FIRM, LAST DATE OF FIELD SURVEY NOVEMBER 8, 2014.
- NO TITLE REPORT FURNISHED, EASEMENTS AND/OR OTHER ENCUMBRANCES OF RECORD MAY EXIST AND ARE NOT SHOWN HEREON.
- BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS, AND VERIFIED IN THE FIELD INsofar AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE BY THE OFFICE OF THE SURVEYOR, D.C.
- ELEVATIONS SHOWN ARE REFERENCED TO DODGM DATUM (BM 11-38 & 11-81), MENARD REFERENCED TO DODGM NORTH, BY HOLDING HAYES STREET, N.E. AS E-H.
- VISIBLE ABOVE GROUND UTILITIES HAVE BEEN SHOWN. SUBSURFACE UTILITIES, WHERE SHOWN, FOLLOW ADSC 28-02 QUALITY LEVELS A-D. AS VISUALLY VERIFIED MA TEST HOLES IS DESIGNATED AND SURVEYED. C RECORD INFORMATION CORRELATED WITH SURVEYED SURFACE FEATURES. D RECORD INFORMATION ONLY. WHERE SUBSURFACE UTILITIES HAVE BEEN APPARENTLY DESIGNATED BY OWNERS ON SITE, THOSE LOCATIONS WILL BE SHOWN AS QUALITY LEVEL C. UTILITIES MAY EXIST THAT ARE NOT SHOWN, UNLESS OTHERWISE LABELED AS ABOVE. THIS SURVEY REPRESENTS QUALITY LEVEL C.
- PROPERTY IS DESIGNATED AS ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.25 ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED ON FIRM COMMUNITY PANEL 11000100 43C, EFFECTIVE DATE SEPTEMBER 27, 2006.
- AS OF OCTOBER 28, 2014, THE PROPERTY IS ZONED C-M-1 AS DELINEATED ON DISTRICT OF COLUMBIA'S OFFICE OF ZONING MAP (<http://maps.dco.dc.gov/>). MINIMUM BUILDING SETBACK, MAXIMUM PERMITTED FLOOR AREA RATIO, AND MAXIMUM BUILDING HEIGHTS ARE BASED UPON INTERPRETATIONS OF THE PROPOSED USE BY THE DISTRICT OF COLUMBIA ZONING OFFICE.

UNDERGROUND UTILITY RECORDS SHOWN:

UTILITY	SOURCE	DATE
SEWER: BASA PANEL:	RS-3-4-NE	03-10-80
WATER: BASA PANEL:	RS-3-4-NE	08-29-80
	RS-3-4-NE	03-10-80
	RS-3-4-NE	04-23-80
ELECTRIC: PEPCO	NONE RECEIVED AS OF 2014-11-08	
GAS: WASHINGTON GAS	19-03-2011	
COMMUNICATIONS: VERIZON	NONE RECEIVED AS OF 2014-11-08	





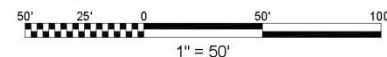
KEYMAP
SCALE: 1"=200'

PAVEMENT LEGEND:

- NEW SURFACE PAVEMENT
- NEW ASPHALT PAVEMENT (FULL DEPTH)
- NEW PERMEABLE PAVEMENT
- NEW CONCRETE PAVEMENT
- NUMBER OF PARKING SPACES

SITE KEYNOTES:

- [1] NEW BUILDING REFER TO ARCHITECTURAL DRAWING FOR DETAILS.
- [2] NEW CONCRETE SIDEWALK PER DC/DOT STANDARDS AND SPECIFICATIONS. SEE SHEET CLJM FOR DETAILS.
- [3] NEW FULL DEPTH ASPHALT PAVEMENT PER DC/DOT STANDARDS AND SPECIFICATIONS. SEE SHEET CLJM FOR DETAILS.
- [4] NEW RETAINING WALL. SEE LANDSCAPE DRAWINGS FOR DETAILS.
- [5] NEW 8'X10' COMPACTED PARKING SPACE.
- [6] NEW 8'X10' STANDARD PARKING SPACE.
- [7] NEW COURTYARD AREA. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
- [8] NEW PERMEABLE PAVEMENT.
- [9] NEW CONCRETE CURB AND GUTTER PER DC/DOT STANDARDS AND SPECIFICATIONS. SEE SHEET CLJM FOR DETAILS.
- [10] NEW FENCE. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
- [11] NEW HAND RAIL. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
- [12] NEW ASPHALT SURFACE COURSE. PER DC/DOT STANDARDS AND SPECIFICATIONS. SEE SHEET CLJM FOR DETAILS.
- [13] NEW 10' ALLEY CONCRETE CURB RETURN PER DC/DOT STANDARDS AND SPECIFICATIONS. SEE SHEET CLJM FOR DETAILS.
- [14] NEW ALLEY APPROX.
- [15] NEW PLANTER STRIP. REFER TO LANDSCAPE PLANS FOR LAYOUT AND DETAILS.
- [16] NEW CONCRETE PAVEMENT. PER DC/DOT STANDARDS AND SPECIFICATIONS. SEE SHEET CLJM FOR DETAILS.



October 15, 2015

C05

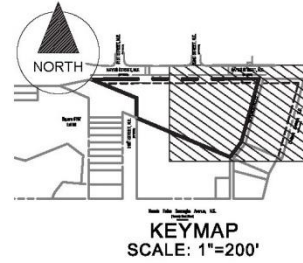
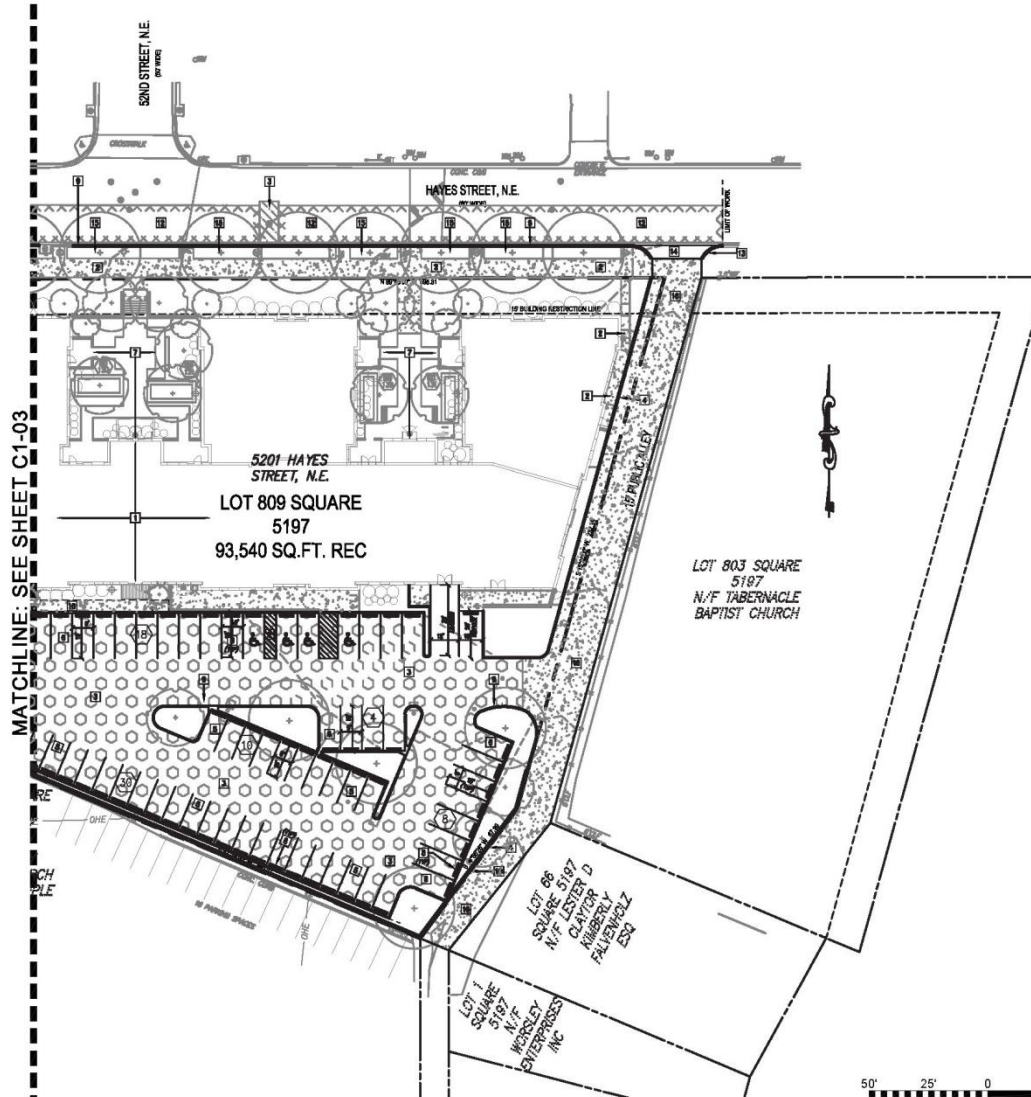
DEANWOOD HILLS

© 2015 Torti Gallas Urban, Inc. | 1326 H Street, N.E., 2nd Floor, Washington, DC 20003

Site Plan - West



DEANWOOD HILLS, LLC
TORTI GALLAS URBAN

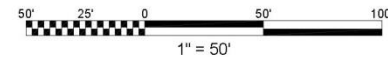


PAVEMENT LEGEND:

- NEW SURFACE PAVEMENT
- NEW ASPHALT PAVEMENT (FULL DEPTH)
- NEW PERMEABLE PAVEMENT
- NEW CONCRETE PAVEMENT
- NUMBER OF PARKING SPACES

SITE KEYNOTES:

- 1 NEW BUILDING REFER TO ARCHITECTURAL DRAWING FOR DETAILS.
- 2 NEW CONCRETE SIDEWALK PER DC/DOOT STANDARDS AND SPECIFICATIONS. SEE SHEET C1.06 FOR DETAILS.
- 3 NEW FULL DEPTH ASPHALT PAVEMENT PER DC/DOOT STANDARDS AND SPECIFICATIONS. SEE SHEET C1.06 FOR DETAILS.
- 4 NEW RETAINING WALL. SEE LANDSCAPE DRAWINGS FOR DETAILS.
- 5 NEW 6'X16' COMPACTED PARKING SPACE.
- 6 NEW 6'X16' STANDARD PARKING SPACE.
- 7 NEW COURTYARD AREA. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
- 8 NEW PERMEABLE PAVEMENT.
- 9 NEW CONCRETE CURB AND GUTTER PER DC/DOOT STANDARDS AND SPECIFICATIONS. SEE SHEET C1.06 FOR DETAILS.
- 10 NEW FENCE. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
- 11 NEW HAND RAIL. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
- 12 NEW ASPHALT SURFACE COURSE. PER DC/DOOT STANDARDS AND SPECIFICATIONS. SEE SHEET C1.06 FOR DETAILS.
- 13 NEW 16' ALLEY CONCRETE CURB RETURN PER DC/DOOT STANDARDS AND SPECIFICATIONS. SEE SHEET C1.06 FOR DETAILS.
- 14 NEW ALLEY APRON.
- 15 NEW PLANTER STRIP. REFER TO LANDSCAPE PLANS FOR LAYOUT AND DETAILS.
- 16 NEW CONCRETE PAVEMENT. PER DC/DOOT STANDARDS AND SPECIFICATIONS. SEE SHEET C1.06 FOR DETAILS.



October 15, 2015

C06

© 2015 Torti Gallas Urban, Inc. 11326 H Street, NE, 2nd Floor, Washington, DC 20002

Site Plan - East



DEANWOOD HILLS, LLC
TORTI GALLAS URBAN

DEANWOOD HILLS