

DRAWING INDEX					
Sheet	Name	Submission 03/23/18	Submission 06/27/18	Submission 09/06/18	Submission 11/16/18

ARCHITECTURAL

A0.0	COVER SHEET	X	X		
A0.1	DRAWING INDEX	X	X	X	
A0.2	ZONING ANALYSIS	X	X		
A0.3	ZONING ANALYSIS	X			
A0.4	LEED SCORECARD	X			
A0.5	GROSS FLOOR AREA	X			
A0.6	GFA MEASUREMENT SECTION	X			
A0.7	GFA MEASUREMENT PLAN	X			
A0.8	COMPREHENSIVE PLAN	X			
A0.9	REGIONAL CONTEXT PLAN	X			
A0.10	ZONING BOUNDARY PLAN	X			
A0.11	CONTEXT PHOTOS	X			
A0.12	CONTEXT PHOTOS	X			
A0.13	CIRCULATION PLAN	X			
A0.14	CONTEXT MASSING	X			
A1.0	ARCHITECTURAL SITE PLAN	X	X	X	
A1.1	CELLAR FLOOR PLAN	X			
A1.2	GROUND FLOOR PLAN	X	X	X	
A1.3	SECOND FLOOR PLAN	X		X	
A1.4	THIRD + FOURTH FLOOR PLAN	X	X		
A1.5	FIFTH + SIXTH FLOOR PLAN	X			
A1.6	SEVENTH FLOOR PLAN	X			
A1.7	PENTHOUSE FLOOR PLAN	X			
A1.8	PENTHOUSE ROOF PLAN	X	X		
A2.1	WEST EXTERIOR ELEVATION	X	X		
A2.2	SOUTH EXTERIOR ELEVATION	X	X		
A2.3	EAST EXTERIOR ELEVATION	X	X		
A2.4	NORTH EXTERIOR ELEVATION	X	X		
A2.5	COURTYARD ELEVATIONS	X	X		
A2.6	PENTHOUSE ELEVATIONS	X	X		
A3.1	EAST-WEST BUILDING SECTION	X	X		
A3.2	NORTH-SOUTH BUILDING SECTION	X	X		
A4.1	FACADE MATERIALS	X	X	X	
A5.1	3D VIEW - FACING NORTHEAST	X	X		
A5.2	3D VIEW - PUBLIC SPACE	X	X		
A5.3	3D VIEW - ROOFTOP AERIAL	X	X		
A5.4	3D VIEW - ROOFTOP TERRACE	X	X		
A5.5	STREET VIEW LOOKING NORTH			X	
A5.6	STREET VIEW LOOKING SOUTH			X	

DRAWING INDEX					
Sheet	Name	Submission 03/23/18	Submission 06/27/18	Submission 09/06/18	Submission 11/16/18

LANDSCAPE

L1.0	LANDSCAPE SITE PLAN	X			X
L1.0_B	CONTEXT PLAN				X
L1.1	PUBLIC SPACE PLAN	X			X
L1.2	LANDSCAPE ROOF PLAN	X	X		
L1.3	RESIDENTIAL ENRTRANCE SECTION	X			X
L1.4	OUTDOOR DINING SECTION	X			X
L1.5	PUBLIC SPACE ELEVATION	X			X
L1.6	PUBLIC SPACE PLANTING PLAN	X			X

CIVIL

C.01	CIVIL COVER SHEET	X		X	
C.02	EXISTING CONDITIONS / DEMOLITION PLAN	X	X	X	
C.03	SITE DEVELOPMENT PLAN	X	X	X	
C.04	GRADING PLAN	X	X	X	
C.05	STORMWATER MANAGEMENT PLAN	X	X	X	
C.06	EROSION AND SEDIMENT CONTROL PLAN	X	X	X	
C.07	UTILITY PLAN	X	X	X	

CLIENT
STRUCTURAL/ENG
MEP/ENGINEER

Dancing Crab Properties, LLC
1301 RIVER ROAD
POTOMAC, MD 20854

STRUCTURA
111 ROCKVILLE PIKE
SUITE 950
ROCKVILLE, MD 20850
301-987-9234

CAPITOL ENGINEERING GROUP
1825 K STREET NW
SUITE 375
WASHINGTON, DC 20006
202-216-0039

Tenleytown Apartments
4611 46th St NW
Washington, DC 20016

REVISIONS

1 Post-Hearing Submission 11/16/18

DATE: 11/16/18
PROJECT NO: 2016-042
DRAWN BY: AG
CHECKED BY: JM/BB

Bonstra Haresign
ARCHITECTS

DRAWING INDEX

PROJECT DATA						
PROJECT ADDRESS:		4611 - 4615 41ST STREET NORTHWEST, WASHINGTON, D.C., 20016				
SQUARE LOT:		1769 1 + 2				
ZONING DISTRICT		MU-5-B PUD		Map Amendment Required (MU-4 by right zone)		
LOT AREA:		6,855 SF		Flexibility requested for Minimum PUD Land Area Requirements pursuant to 11-X DCMR § 301.3.		
CONSTRUCTION TYPE:		TYPE 1 PODIUM, TYPE 2 ABOVE				
NUMBER OF STORIES:		7 STORIES ABOVE GRADE				
FIRE SUPPRESSION SYSTEM:		THIS BUILDING IS FULLY SPRINKLERED WITH A NFPA 13 FIRE SUPPRESSION SYSTEM				
ZONING ANALYSIS - DCMR TITLE 11 (2016)						
SECTION	ZONING REGULATION	REQUIRED/PERMITTED MU-5B PUD	PROPOSED MU-5B PUD	COMPLIES	NOTES	
Floor Area Ratio						
G-402.1	Maximum Permitted FAR	5.04	34,549 GFA	5.04	+/- 34,535 GFA	YES
	Maximum Allowable Non-Residential FAR	2.0	13,710 GFA	0.357	+/- 2,450 GFA	
Inclusionary Zoning						
C-1003.2	Set-Aside Requirements	Greater of 8% residential GFA or 50% of bonus density, plus 8% penthouse habitable space	12.7% residential GFA + penthouse habitable space	YES	(2) 2 BR at 60% MFI - 1,445 GFA each (1) 1 BR at 50% MFI - 992 GFA	
C-1005.1	Development Standards Regarding Inclusionary Units	The proportion of studio and one-bedroom inclusionary units shall not exceed the proportion of the comparable market rate units for each unit type.	Studio/1 BR MR: 38 Units (100%) 1 BR IZ: 1 Unit (33%) 2 BR MR: 0 Units (0%) 2 BR IZ: 2 Units (67%)	YES		
Building Height						
G-403.1, X-303.7	Height	90'-0"	79'-4"	YES	B-307.1 - Building height measured from top of curb at center line of front of building to top of parapet.	
Penthouse						
G-403.3	Height	20'-0"	11' - 0" penthouse, 7'-0" screen wall, 15'-0" elevator overrun	YES		
	Stories	1 story; (2nd story permitted for penthouse mechanical space)	1 story, plus 2nd story for elevator overrun	YES		
C-1502.1(a)(b)(c3)	Setbacks	1:1 on Front, Back, and Side; No minimum setback on closed court	1:1 on Front, Back, and Side; +/-4'-0" setback on closed court	YES		
C-1503.1(c)	Permitted FAR	0.4	0.256	YES	1,754 GFA Habitable Penthouse	
C-1500.11	Inclusionary Zoning	Penthouse habitable space is subject to the IZ set-aside provisions of DCMR 11-C1000	Bar/Restaurant Lounge	YES	8% of penthouse habitable space (140 GFA) required at 50% MFI, 992 GFA provided on site at 50% MFI	

CONTINUED ON A0.3

Bonstra Haresign
ARCHITECTS

ZONING ANALYSIS

A0.2

Dancing Crab Properties, LLC
1301 RIVER ROAD
POTOMAC, MD 20854

STRUCTURA
111 ROCKVILLE PIKE
SUITE 950
ROCKVILLE, MD 20850
301-987-9234

CAPITOL ENGINEERING GROUP
1825 K STREET NW
SUITE 375
WASHINGTON, DC 20006
202-216-0039

Tenleytown Apartments
4611 4615 41st Street, NW
Washington, DC 20016

REVISIONS
1 Post-Hearing Submission 11/16/18

DATE: 1/16/18
PROJECT NO: 2016-042
DRAWN BY: AG
CHECKED BY: JMB

SECTION	ZONING REGULATION	REQUIRED/PERMITTED MU-5B PUD	PROPOSED MU-5B PUD	COMPLIES	NOTES
C-1503.3(c)	Permitted Use	Any use permitted in the zone except: (c) A nightclub, bar cocktail lounge or restaurant use shall only be permitted as a special exception if approved by the BZA	Bar/Restaurant Lounge	NO	Special Exception Required
Lot Occupancy					
G-404.1	Residential w/ IZ	80%	78%	YES	
Rear Yard Setback					
G-405.2	Rear Yard Setback	15'-0"	15'-2-1/2"	YES	
Side Yard Setback					
G-406.1	Side Yard Setback	NOT REQUIRED	NONE PROVIDED	YES	
Closed Court					
G-202.1	Min Width	4 in/ft of height of court = 17'-8"	17'-8"	YES	53'-0" FT Height of Court; 53'x4"/ft = 212"/12 = 17'-8"
	Min Area	2x the square of the required width = 624 SF	677 SF	YES	53'-0" FT Height of Court; 2(17'-8"x17'-8") = 624 SF
Green Area Ratio					
G-407.1	Ratio	0.3	0.3	YES	
Car Parking					
TABLE C-701.5	Eating and Drinking Establishment	1.33 / every 1,000 SF over 3000 / 2 = 1 Spaces	2 standard + 1 car-share 3 Spaces	YES	4,204 SF (includes penthouse area pursuant to Subtitle C-709.1(B); 50% reduction by DCMR 11-C702.1a (0.2 miles to Tenleytown Metro Station)
TABLE C-701.5	Residential	1 space / every 3 units over 4 units / 2 = 6 Spaces	3 standard + 2 compact + 1 car-share 6 Spaces	YES	41 Units; 50% reduction by DCMR 11-C702.1a (0.2 miles to Tenleytown Metro Station); 50% min standard sized spaces provided per DCMR 11-C712.3.
	Total	7 parking spaces	9 parking spaces	YES	Provided: 5 standard, 2 compact, 2 car-share spaces
Bicycle Parking					
		Long Term	Short Term	Long Term	Short Term
TABLE C-802.1	Eating and Drinking Establishment	1 Space /10,000 SF= 0 Spaces	1 Space /3,500 SF= 1 Spaces	0	4
TABLE C-802.1	Residential	1 Space /3 units= 14 Spaces	1 Space /20 units= 2 Spaces	14	4
	Total	14 Spaces	5 Spaces	14 Spaces	8 Spaces
				YES	4 bike racks provided, 2 bikes per rack
Loading Requirements					
TABLE C-901.1	Residential	None Required	None Provided	YES	Not required < 50 Units
TABLE C-901.1	Food and alcohol services	Loading berth <5,000 SF, None required	None Provided	YES	4,204 SF (2,450 GFA ground floor + 1,754 GFA penthouse pursuant to Subtitle C-902.4(b))
TABLE C-901.1	Food and alcohol services	Service and Delivery Space, None required	1 Provided	YES	10' wide, 20' deep, 10' vertical clearance
C-905.2	Loading Berth Size	None Required	None Provided	YES	
C-905.4(a)	Loading Platform	None Required	1 Provided	YES	10' x 10' loading platform provided adjacent to service space

CLIENT
Dancing Crab Properties, LLC
 1301 RIVER ROAD
 POTOMAC, MD 20854

STRUCTURAL ENG
STRUCTURA
 111 ROCKVILLE PIKE
 SUITE 950
 ROCKVILLE, MD 20850
 301-987-9234

MEP ENGINEER
CAPITOL ENGINEERING GROUP
 1825 K STREET NW
 SUITE 375
 WASHINGTON, DC 20006
 202-216-0039

Tenleytown Apartments
 4611 46th St NW
 Washington, DC 20016

REVISIONS
 1 Post-Hearing Submission 11/16/18

DATE: 1/16/18
 PROJECT NO: 2016-042
 DRAWN BY: AG
 CHECKED BY: JMB

Bonstra Haresign
ARCHITECTS

ZONING ANALYSIS

LEED V4 PROJECT CHECKLIST

54 29 18 9 Total Project Score (feasibility scoring estimates)

Possible Points 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 or more points

1 0 0 0 Integrative Process Possible Points 1

Y	M+	M-	N
1			

Prereq 1	D	Integrative Process	1
----------	---	---------------------	---

13 1 0 2 Location and Transportation Possible Points 16

Y	M+	M-	N
			16
1			
			2
5			
5			
1			
1			

Credit 1	D	LEED for Neighborhood Development Location	16
Credit 2	D	Sensitive Land Protection	1
Credit 3	D	High Priority Site	2
Credit 4	D	Surrounding Density and Diverse Uses	5
Credit 5	D	Access to Quality Transit	5
Credit 6	D	Bicycle Facilities	1
Credit 7	D	Reduced Parking Footprint	1
Credit 8	D	Green Vehicles	1

3 4 1 2 Sustainable Sites Possible Points 10

Y	M+	M-	N
1			
			2
			1
			3
1	1		
1			

Prereq 1	C	Construction Activity Pollution Prevention	0
Credit 1	D	Site Assessment	1
Credit 2	C	Site Development - Protect and Restore Habitat	2
Credit 3	D	Open Space	1
Credit 4	D	Rainwater Management	3
Credit 5	D	Heat Island Reduction	2
Credit 6	D	Light Pollution Reduction	1

7 1 1 2 Water Efficiency Possible Points 11

Y	M+	M-	N
Y			
Y			
Y			
2			
4	1	1	
			2
1			

Prereq 1	D	Outdoor Water Use Reduction (30%)	0
Prereq 2	D	Indoor Water Use Reduction (20%)	0
Prereq 3	D	Building-Level Water Metering	0
Credit 1	D	Outdoor Water Use Reduction (50%, 100%)	2
Credit 2	D	Indoor Water Use Reduction (25%, 30%, 35%, 40%, 45%, 50%)	6
Credit 3	D	Cooling Tower Water Use	2
Credit 4	D	Water Metering	1

12 11 10 0 Energy & Atmosphere Possible Points 33

Y	M+	M-	N
Y			
Y			
Y			
Y			
3	1	2	
7	6	5	
			1
			2
2			
1			
1	1		

Prereq 1	C	Fundamental Commissioning and Verification	0
Prereq 2	D	Minimum Energy Performance (New: 5%, Reno: 3%, CS: 2%)	0
Prereq 3	D	Building-Level Energy Metering	0
Prereq 4	D	Fundamental Refrigerant Management	0
Credit 1	C	Enhanced Commissioning	6
Credit 2	D	Optimize Energy Performance (New: 6%, Reno: 4%, CS: 3%)	18
Credit 3	D	Advanced Energy Metering	1
Credit 4	D	Demand Response	2
Credit 5	C	Renewable Energy Production	3
Credit 6	C	Enhanced Refrigerant Management	1
Credit 7	C	Green Power and Carbon Offsets	2

5 6 0 2 Materials & Resources Possible Points 13

Y	M+	M-	N
Y			
Y			
			3
1	1		
1	1		
1	1		
2			

Prereq 1	D	Storage & Collection of Recyclables	0
Prereq 2	C	Construction and Demolition Waste Management Planning	0
Credit 1	C	Building Life-Cycle Impact Reduction	5
Credit 2	C	Bldg Product Disclosure & Opt. - EPD	2
Credit 3	C	Bldg Product Disclosure & Opt. - Sourcing of Raw Materials	2
Credit 4	C	Bldg Product Disclosure & Opt. - Material Ingredients	2
Credit 5	C	Construction and Demolition Waste Management	2

7 3 5 1 Indoor Environmental Quality Possible Points 16

Y	M+	M-	N
Y			
Y			
			2
2	1		
1			
1	1		
1	1		
			2
1			1

Prereq 1	D	Minimum IAQ Performance	0
Prereq 2	D	Environmental Tobacco Smoke (ETS) Control	0
Credit 1	D	Enhanced IAQ Strategies	2
Credit 2	C	Low-Emitting Materials	3
Credit 3	C	Construction IAQ Management Plan	1
Credit 4	C	IAQ Assessment	2
Credit 5	D	Thermal Comfort	1
Credit 6	D	Interior Lighting	2
Credit 7	D	Daylight	3
Credit 8	D	Quality Views	1
Credit 9	D	Acoustic Performance	1

4 1 1 0 Innovation & Design Process Possible Points 6

Y	M+	M-	N
			1
			1
1			
1			
1			
1			

Credit 1.1	D	EP: Access to Quality transit	1
Credit 1.2	D	EP: TBD	1
Credit 1.3	C	Green Building Education	1
Credit 1.4	C	Walkable Project Site	1
Credit 1.5	C	Design for Active Occupants (Stairs)	1
Credit 2	C	LEED™ Accredited Professional	1

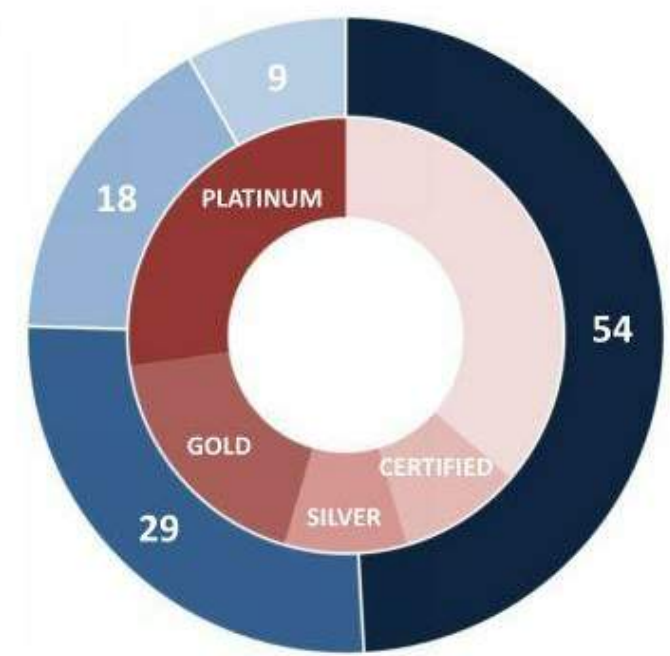
2 2 0 0 Regional Priority Possible Points 4

Y	M+	M-	N
1			
1			
1			
1			

Credit 1.1	D	LTc5 Access to Quality Transit (4 pt)	1
Credit 1.2	D	LTc7 Reduced Parking Footprint (1 pt)	1
Credit 1.3	C	LTc8 Green Vehicles (1 pt)	1
Credit 1.4	C	SSc4 Rainwater Management (3 pts),SSc2 Site Development - Protect	1

Legend:

- Regional Priority Credit
- Y Achievable
- M+ Achievable with relative Low Cost / Effort and/or Uncertain
- M- Achievable with relative High Cost / Effort and/or Uncertain
- N Not Achievable
- D Design Phase USGBC Submission
- C Construction Phase USGBC Submission



Dancing Crab Properties, LLC
1301 RIVER ROAD
POTOMAC, MD 20854

STRUCTURA
111 ROCKVILLE PIKE
SUITE 950
ROCKVILLE, MD 20850
301-987-9234

CAPITOL ENGINEERING GROUP
1825 K STREET NW
SUITE 375
WASHINGTON, DC 20006
202-216-0039

MEP ENGINEER

CLIENT

Tenleytown Apartments
4611-4615 41st Street, NW
Washington, DC 20016

REVISIONS

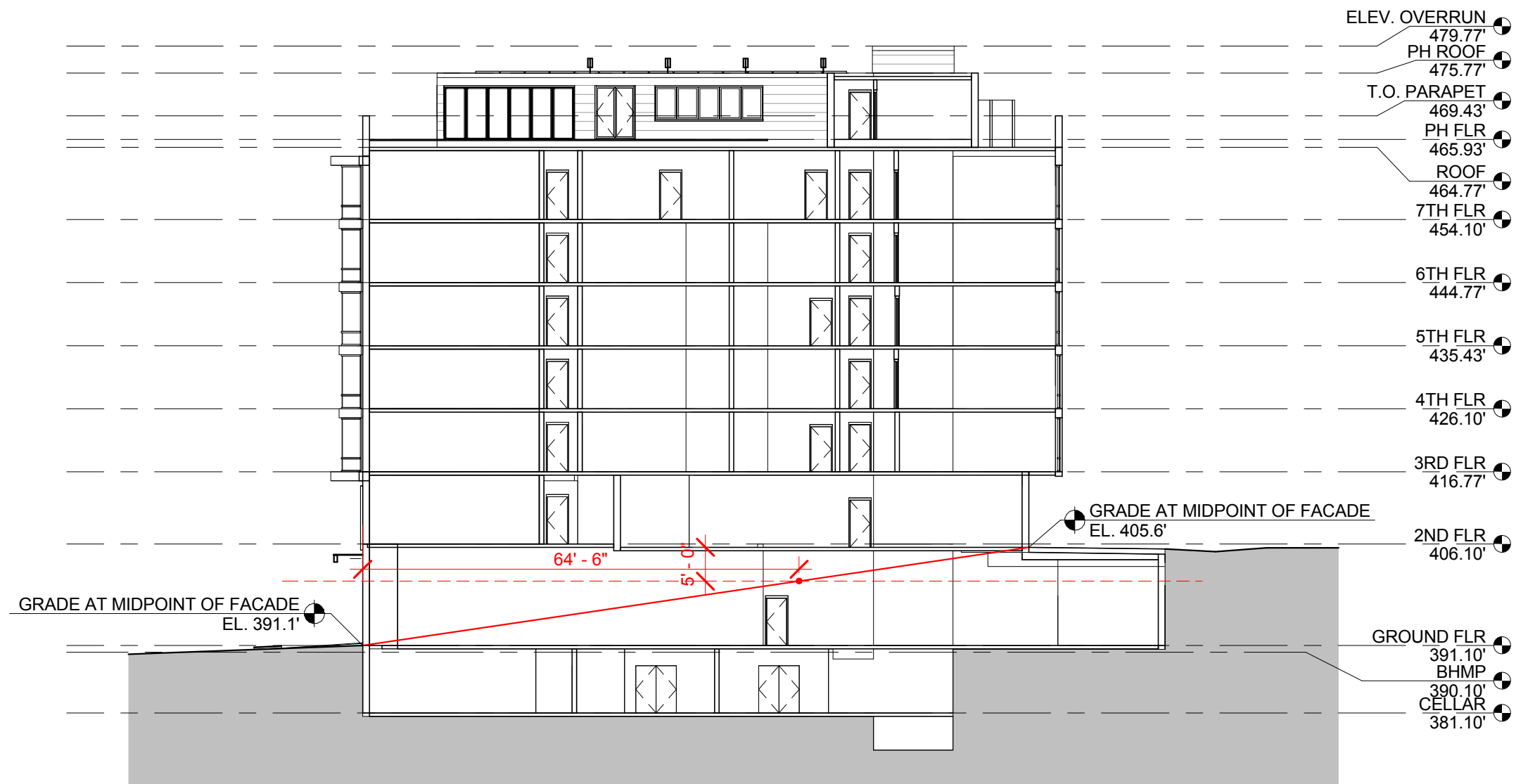
1	Post-Hearing Submission 11/16/18
---	----------------------------------

DATE: 1/16/18
PROJECT NO: 2016-042
DRAWN BY: AG
CHECKED BY: JMB

LEED GOLD CERTIFICATION: PRELIMINARY SCORECARD

Bonstra Haresign ARCHITECTS

LEED SCORECARD



1 GROUND FLOOR GFA MEASUREMENT - SECTION
A0.6 1" = 20'-0"

GROSS FLOOR AREA FOR THE FIRST FLOOR WHICH IS PARTIALLY BELOW GRADE IS MEASURED ACCORDING TO THE RULES OF MEASUREMENT FOR GFA (GRADE PLANE METHOD) (11-B DCMR 304.5). NOTE: A DISTANCE OF 5'-0" BETWEEN THE GRADE PLANE LINE AND THE FLOOR LEVEL ABOVE IS USED INSTEAD OF 6'-0" PER THE TEXT AMENDMENT CURRENTLY PENDING BEFORE THE COMMISSION IN Z.C. CASE NO. 17-18.

Dancing Crab Properties, LLC
 1801 RIVER ROAD
 POTOMAC, MD 20854

Tenleytown Apartments
 4811 48th St NW
 Washington, DC 20016

CLIENT
 STRUCTURAL ENG
 MECHANICAL ENGINEER

STRUCTURA
 111 ROCKVILLE PIKE
 SUITE 950
 ROCKVILLE, MD 20850
 301-987-9234

CAPITOL ENGINEERING GROUP
 1825 K STREET NW
 SUITE 375
 WASHINGTON, DC 20006
 202-216-0039

REVISIONS

1	Post-Hearing Submission 11/16/18
---	----------------------------------

DATE: 1/16/18
 PROJECT NO: 2016-042
 DRAWN BY: AG
 CHECKED BY: JMB

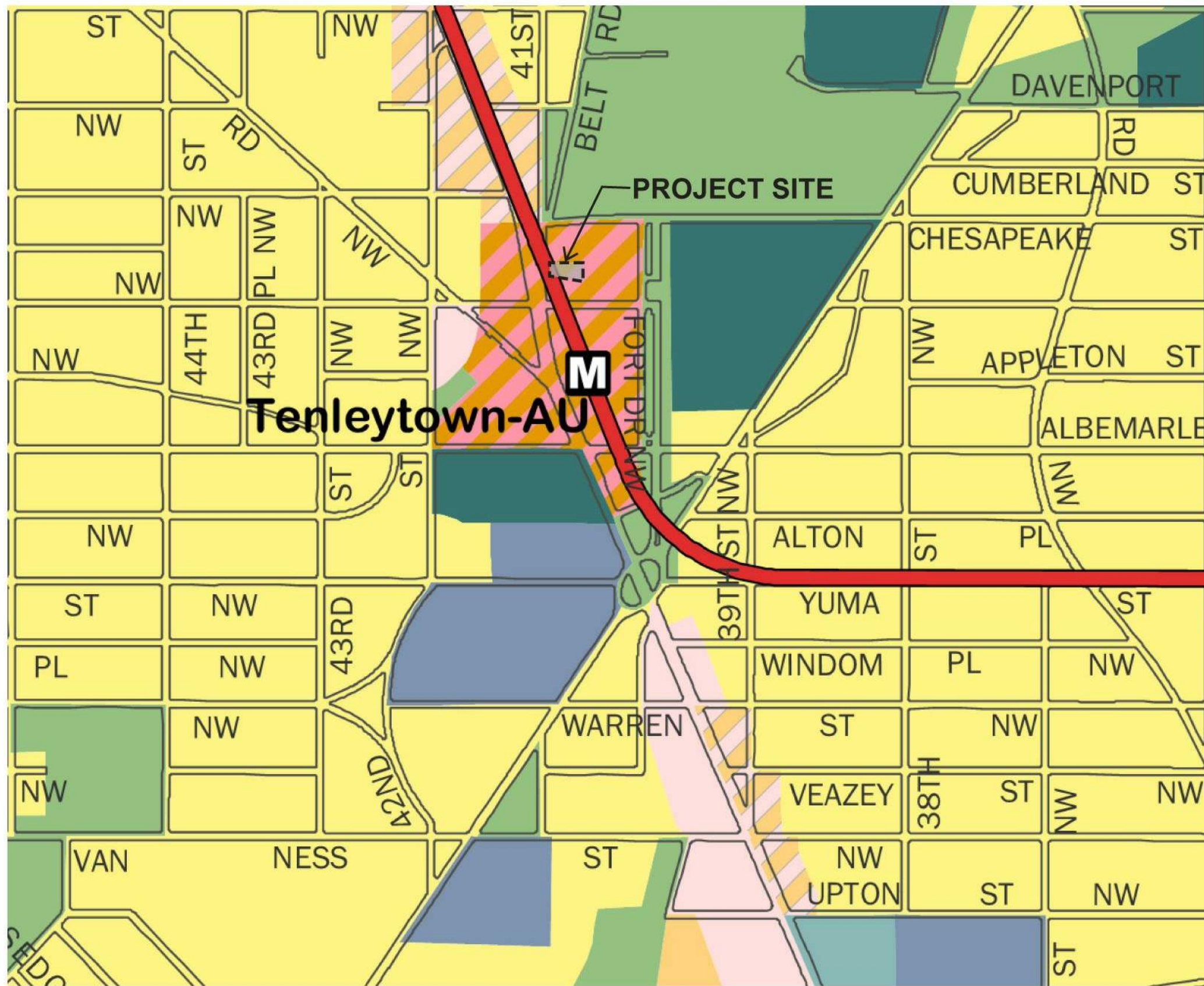
Bonstra Haresign
 ARCHITECTS

GFA MEASUREMENT SECTION

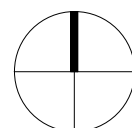
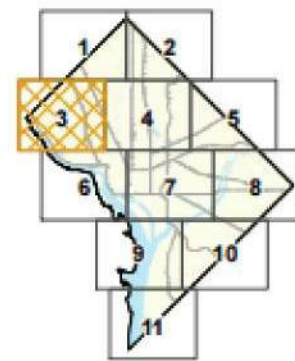
1728 Fourteenth Street, NW, Suite 300
 Washington, DC 20009-4309

www.bonstra.com 202 588 9373 T

A0.6



- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial
- Medium Density Commercial
- High Density Commercial
- Production, Distribution, and Repair
- Federal
- Local Public Facilities
- Institutional
- Parks, Recreation, and Open Space
- Mixed Land Use
- WATER
- PROJECT SITE



MEDIUM DENSITY RESIDENTIAL: INDICATES AREAS OF MID-RISE (TYPICALLY 4-7 STORY) APARTMENT DEVELOPMENT, ALTHOUGH MAY ALSO IDENTIFY AREAS WITH A MIX OF HIGH-RISES AND ROW HOUSES, OR HIGH RISES SURROUNDED BY LARGE OPEN SPACES.

MODERATE DENSITY COMMERCIAL: INDICATES AREAS OF RETAIL, OFFICE AND SERVICE USES GENERALLY THREE TO FIVE STORIES IN HEIGHT.

DEFINITIONS PER DC COMPREHENSIVE PLAN 2011

Dancing Crab Properties, LLC
1901 RIVER ROAD
POTOMAC, MD 20854

STRUCTURAL ENGINEER
111 ROCKVILLE PIKE
SUITE 950
ROCKVILLE, MD 20850
301-987-9234

MEP ENGINEER
CAPITOL ENGINEERING GROUP
1825 K STREET NW
SUITE 375
WASHINGTON, DC 20006
202-216-0039

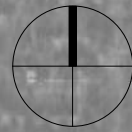
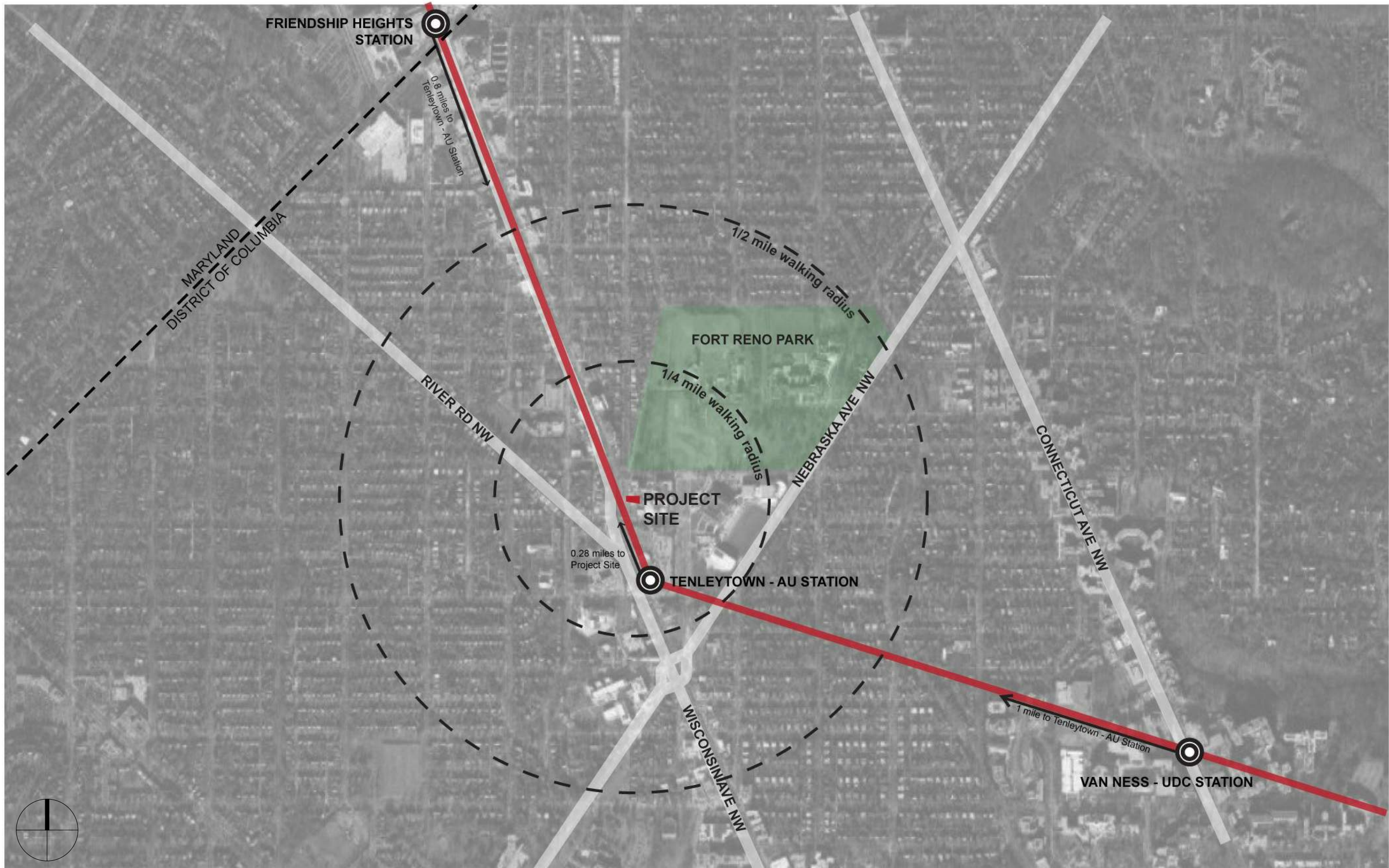
Tenleytown Apartments
4611-4615 + 1st Street, NW
Washington, DC 20016

REVISIONS
 1 Post-Hearing Submission 11/16/18

DATE: 1/16/18
 PROJECT NO: 2016-042
 DRAWN BY: AG
 CHECKED BY: JMB

Bonstra Haresign ARCHITECTS
1728 Fourteenth Street, NW, Suite 300
Washington, DC 20009-4309
www.bonstra.com 202 588 9373 T

A0.8
COMPREHENSIVE PLAN



CLIENT
Dancing Crab Properties, LLC
 1901 RIVER ROAD
 POTOMAC, MD 20854

STRUCTURAL ENG.
STRUCTURA
 111 ROCKVILLE PIKE
 SUITE 950
 ROCKVILLE, MD 20850
 301-987-9234

M/E/P ENGINEER
CAPITOL ENGINEERING GROUP
 1825 K STREET NW
 SUITE 375
 WASHINGTON, DC 20006
 202-216-0039

Tenleytown Apartments
 4611-4615 4th St. NW
 Washington, DC 20016

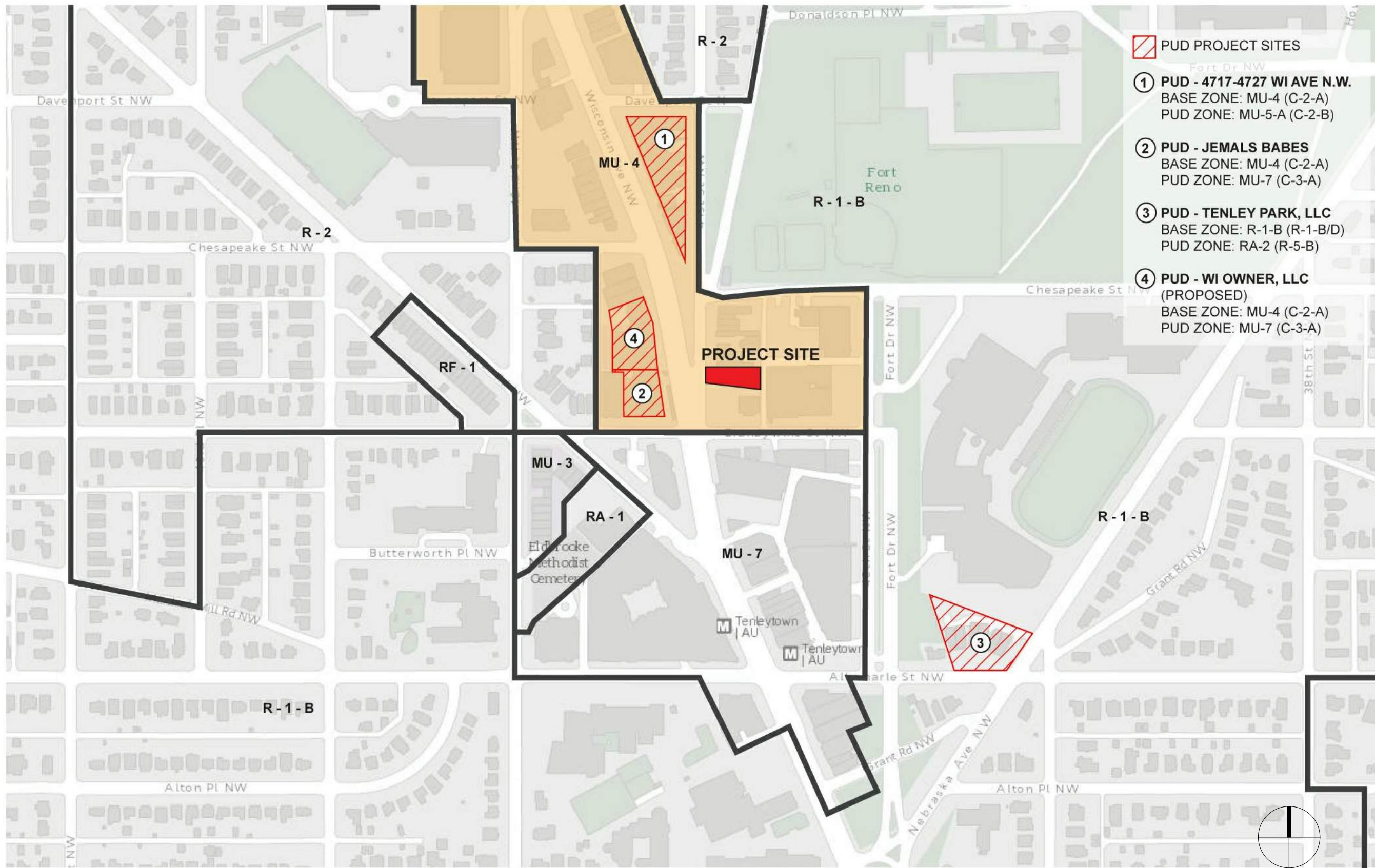
REVISIONS

1	Post-Hearing Submission 11/16/18

DATE: 1/16/18
 PROJECT NO: 2016-042
 DRAWN BY: AG
 CHECKED BY: JM/RB

Bonstra Haresign
 ARCHITECTS

REGIONAL CONTEXT PLAN



-  PUD PROJECT SITES
- ① PUD - 4717-4727 WI AVE N.W.
BASE ZONE: MU-4 (C-2-A)
PUD ZONE: MU-5-A (C-2-B)
- ② PUD - JEMALS BABES
BASE ZONE: MU-4 (C-2-A)
PUD ZONE: MU-7 (C-3-A)
- ③ PUD - TENLEY PARK, LLC
BASE ZONE: R-1-B (R-1-B/D)
PUD ZONE: RA-2 (R-5-B)
- ④ PUD - WI OWNER, LLC
(PROPOSED)
BASE ZONE: MU-4 (C-2-A)
PUD ZONE: MU-7 (C-3-A)

CLIENT
Dancing Crab Properties, LLC
1901 RIVER ROAD
POTOMAC, MD 20854

STRUCTURAL ENGINEER
STRUCTURA
111 ROCKVILLE PIKE
SUITE 950
ROCKVILLE, MD 20850
301-987-9234

MEP ENGINEER
CAPITOL ENGINEERING GROUP
1825 K STREET NW
SUITE 375
WASHINGTON, DC 20006
202-216-0039

Tenleytown Apartments
411-4615 41st Street, NW
Washington, DC 20016

REVISIONS

1	Post-Hearing Submission 11/16/18

DATE: 1/16/18
PROJECT NO: 2016-042
DRAWN BY: AG
CHECKED BY: JMB

Bonstra Haresign
ARCHITECTS

ZONING BOUNDARY PLAN



1. View of site from Wisconsin Ave, NW



2. Looking south on 41st Street, NW



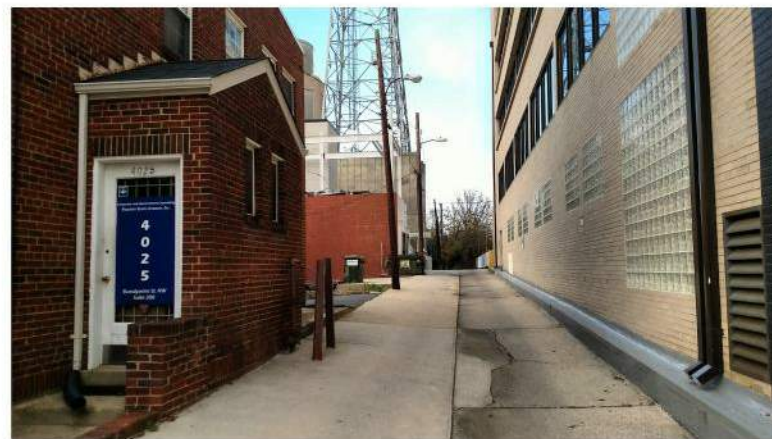
3. Alley view, looking south



4. View from alley looking northwest



5. View from alley looking west



6. Alley view, looking north



7. View of site from Brandywine Street, NW, looking north

CLIENT
Dancing Crab Properties, LLC
 1901 RIVER ROAD
 POTOMAC, MD 20854

STRUCTURAL ENG
STRUCTURA
 111 ROCKVILLE PIKE
 SUITE 950
 ROCKVILLE, MD 20850
 301-987-9234

MEP ENGINEER
CAPITOL ENGINEERING GROUP
 1625 K STREET NW
 SUITE 375
 WASHINGTON, DC 20006
 202-216-0039

Tenleytown Apartments
 4611-4615 41st Street, NW
 Washington, DC 20016

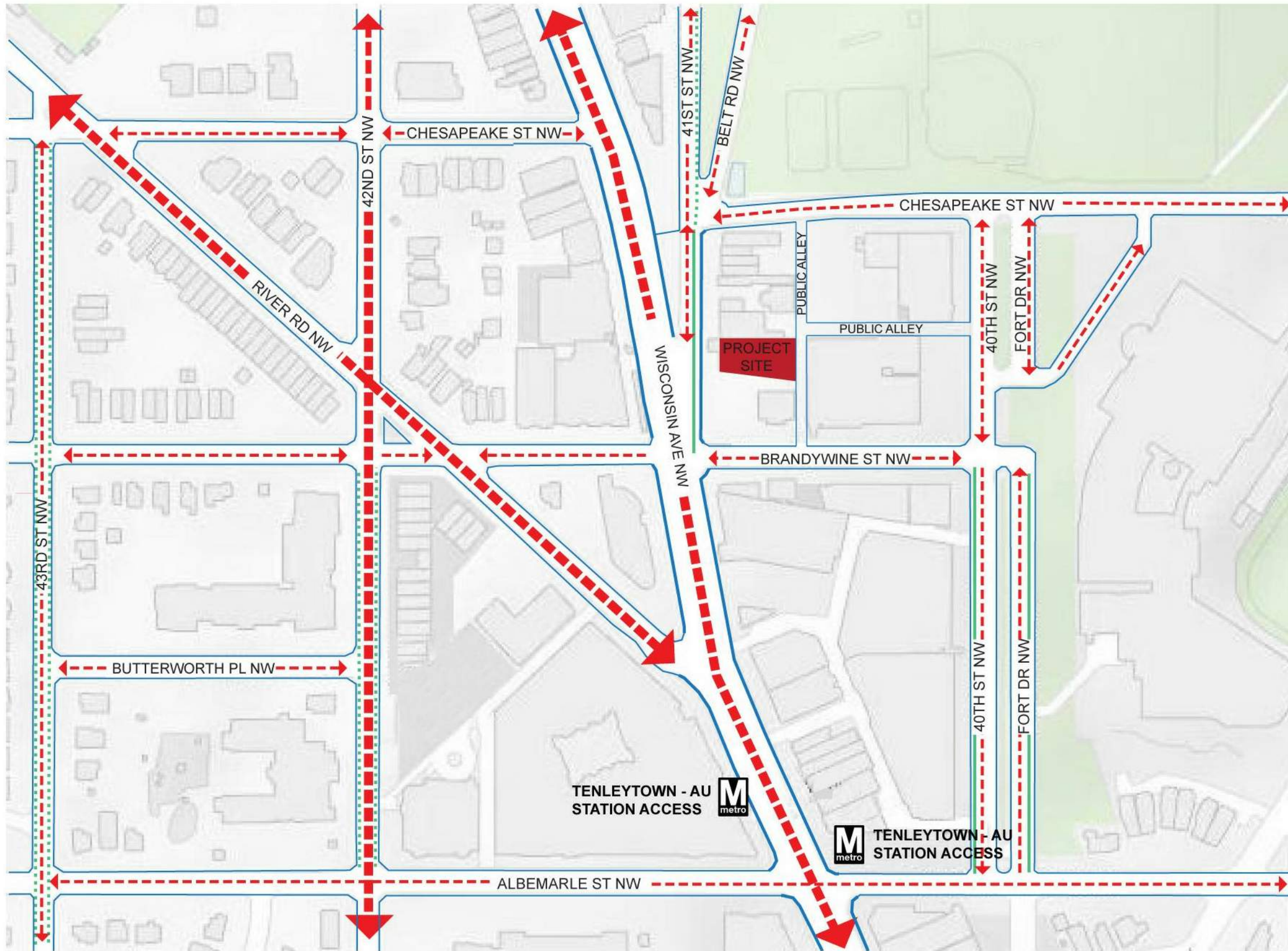
REVISIONS

1	Post-Hearing Submission 11/16/18

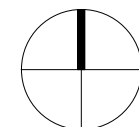
DATE: 1/16/18
 PROJECT NO: 2016-042
 DRAWN BY: AG
 CHECKED BY: JM/BB

Bonstra Haresign
 ARCHITECTS

CONTEXT PHOTOS



-  SIDEWALKS
-  SHARED BIKE PATH
-  DEDICATED BIKE PATH
-  ONE-WAY PRIMARY STREET
-  TWO-WAY PRIMARY STREET
-  ONE-WAY SECONDARY STREET
-  TWO-WAY SECONDARY STREET



Dancing Crab Properties, LLC
 1301 RIVER ROAD
 POTOMAC, MD 20854

STRUCTURA
 111 ROCKVILLE PIKE
 SUITE 950
 ROCKVILLE, MD 20850
 301-987-9234

CAPITOL ENGINEERING GROUP
 1825 K STREET NW
 SUITE 375
 WASHINGTON, DC 20006
 202-216-0039

Tenleytown Apartments
 4611-4615 41st Street, NW
 Washington, DC 20016

REVISIONS
 1 Post-Hearing Submission 11/16/18

DATE: 1/16/18
 PROJECT NO: 2016-042
 DRAWN BY: AG
 CHECKED BY: JMB

Bonstra Haresign
 ARCHITECTS

CIRCULATION PLAN

1728 Fourteenth Street, NW, Suite 300
 Washington, DC 20009-4309

www.bonstra.com 202 588 9373 T

A0.13

