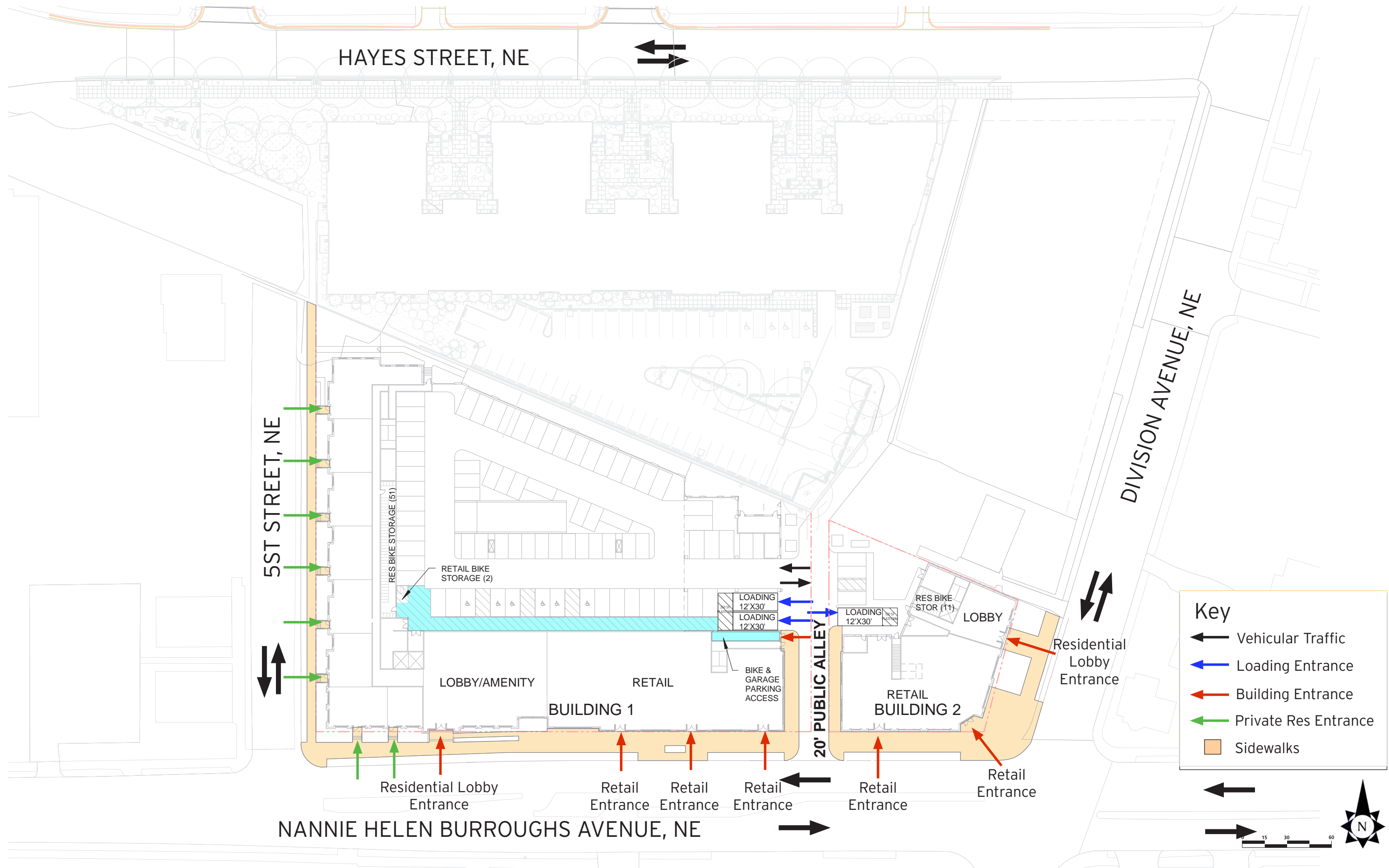
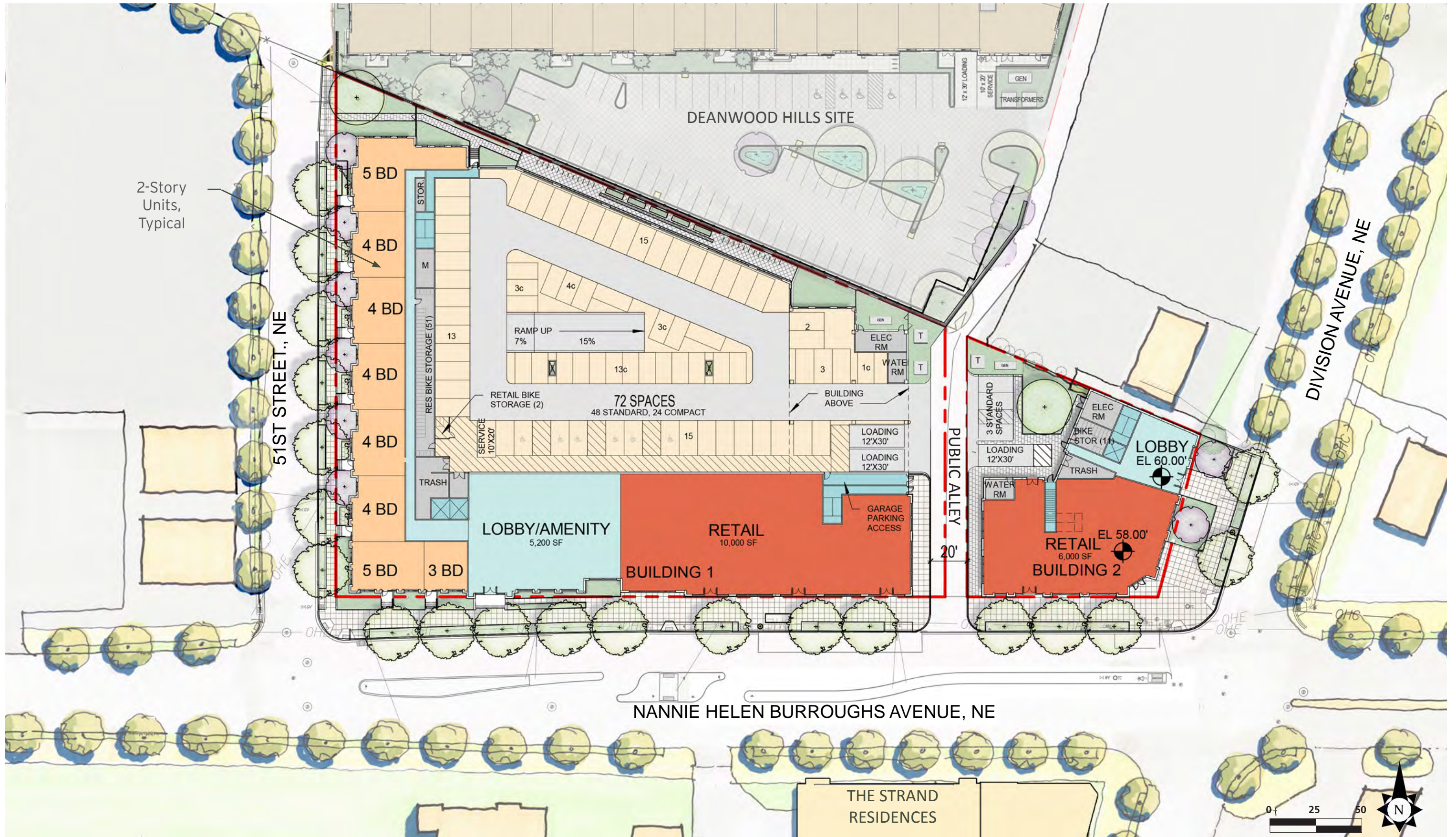
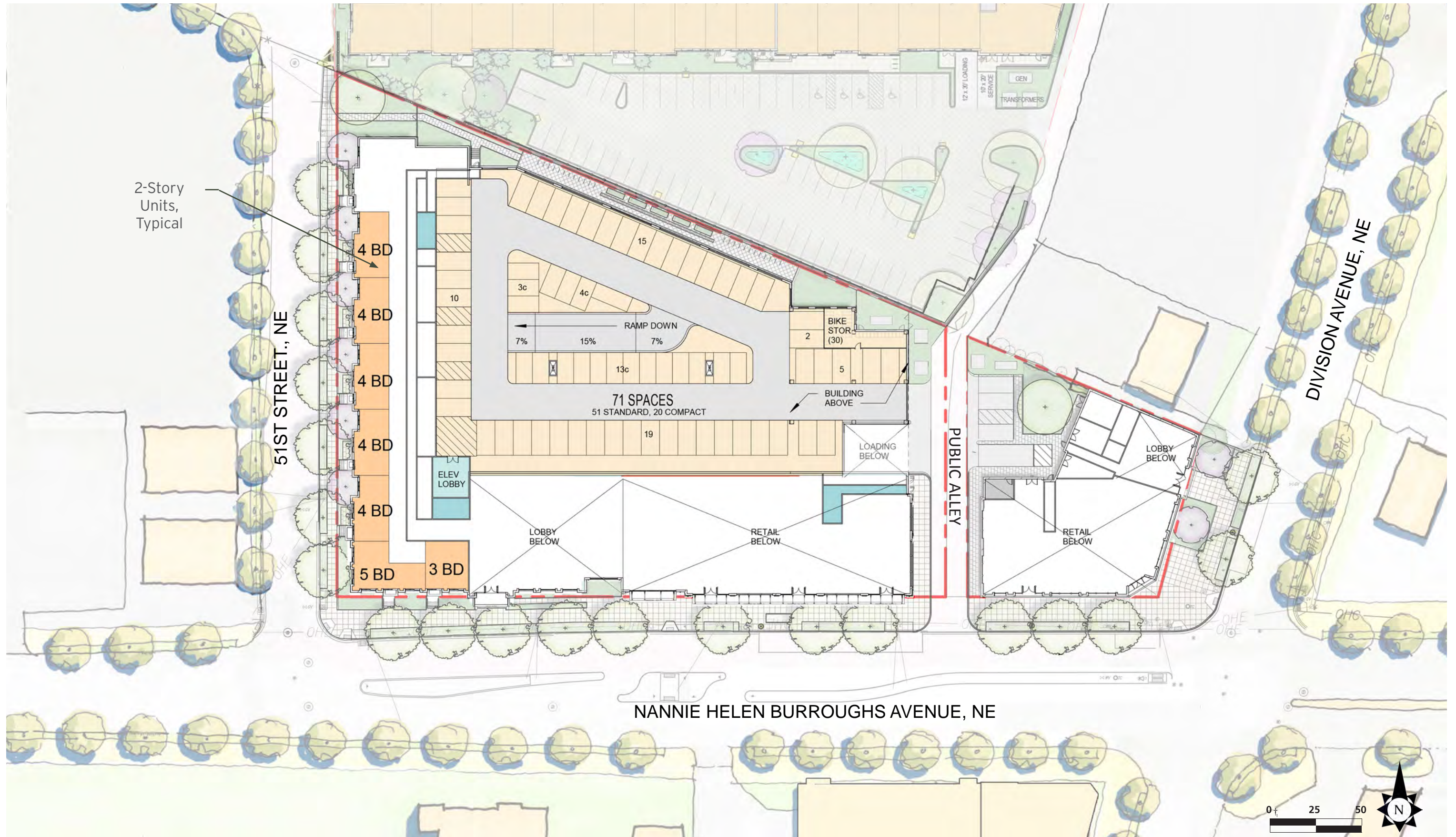


Deanwood Town Center - Building 1		Current Zoning: MU-3	Proposed Zoning: MU-4 PUD 12/22/2017
Square: 5197	Lot: 64, 65 Lot Area:	71,891 sf	(1.65 acres)
Allowable	Allowable by Proposed Zoning (MU-4 PUD)	Provided	
FAR	3.6 PUD (2.5 By Right + 20%IZ + 20% PUD) 2.01 Maximum Non-Residential (1.5 By Right + 20%IZ + 20% PUD)	3.47 Total 0.14 Non-Res	10,000 gsf
		Gross Floor Area by Level	
		1st	62,700
		Mezzanine	39,700
		2nd	37,100
		3rd	37,100
		4th	37,100
		5th	36,000
		Total Building Area	249,700 gsf
Penthouse	FAR .4 max PUD - 12'-0", 1 story (18'-6" and 2 story allowed for PH mech) Setback: 1:1	0.00 10'-0", 1 story Provided as required	
Lot Occupancy	60% Byright, 75% - IZ 71,933 x .80 = 57,546 sf	52% 37,100 sf	
Building Height	65' PUD (50' - Byright)	65'	
		measured from the level of the curb opposite the middle of the front of the building to the highest point of the roof	
	stories-no limit	5 stories	
Dwelling Units	NA	151 units	
Rear Yard	15 ft minimum;	Relief requested for portion of rear yard less than 15'	
Side Yard	None required; If provided 2 inches per foot of height not < 5 feet (Required: 2' x 65'-0" = 10'-10")	Relief requested for portion of side yard less than 10'-10" on 51st St. 17'-8" provided at public alley	
Open Court	Not required, 4" per foot of height, 10ft minimum (Required 46' x 4" = 15'-4")	Provided as required	
Green Area Ratio (GAR)	Required GAR score: 0.30	Provided as required	
Parking Requirement			
Residential	0.33 space per D.U. in excess of 4 units 147 units / 3 = 50.3	51 Residential Spaces Required at .33 space per dwelling unit	
Retail	1.33 spaces per 1,000 sf in excess of 3,000 sf 7,000 x 1.33 = 9.3	10 Retail Spaces Required 61 Spaces Required per Subtitle C, 701.5	
	Exemptions from Minimum Parking Requirements- 50% reduction in required parking is warranted as the Site is within 0.25 miles of a Priority Corridor Network Metrobus Route stop 61 x .5 = 30.5	31 Spaces Required Total per Subtitle C, 702 (c)(4) 143 Spaces Provided	
	Min. 50% of required to be full size 58 x .5 = 29	31% Compact Provided (99 full size, 44 compact)	
Bicycles	Long Term: 1 space per 3 DU (residential) (151/3= 51 required) 1 per each 10,000 sf (retail) (10,000 / 10,000 = 1 required)	Provided as required	
	Short Term: 1 space per 20 DU (residential) (151/20 = 8 required) 1 space per each 3,500 sf (retail) (10,000 / 3,500 = 3 required)	Provided as required	
Loading			
Residential	1 loading berth @ 12' x 30' 1 platform @ 100 sf 1 service space @ 20' deep	1 loading berth @ 12' x 30' 1 platform @ 100 sf 1 service space @ 20' deep	
Retail	1 loading berth @ 12' x 30' 1 platform @ 100 sf	1 loading berth @ 12' x 30' 1 platform @ 100 sf	
	Per Subtitle C 902.2 only 1 loading berth is required		

Deanwood Town Center - Building 2		Current Zoning: MU-3	Proposed Zoning: MU-4 PUD 12/22/2017
Square: 5197	Lot: 1, 73 Lot Area:	13,619 sf	(0.31 acres)
Allowable	Allowable by Proposed Zoning (MU-4 PUD)	Provided	
FAR	3.6 PUD (2.5 By Right + 20%IZ + 20% PUD) 2.01 Maximum Non-Residential (1.5 By Right + 20%IZ + 20% PUD)	3.32 Total 0.44 Non-Res	6,000 gsf
		Gross Floor Area by Level	
		1st	9,100
		2nd	9,100
		3rd	9,100
		4th	9,100
		5th	8,800
		Total Building Area	45,200 gsf
Penthouse	FAR .4 max PUD - 12'-0", 1 story (18'-6" and 2 story allowed for PH mech) Setback: 1:1	0.00 10'-0", 1 story Provided as required	
Lot Occupancy	60% Byright, 75% - IZ 13,618 x .80 = 10,894 sf	67% 9,100 sf	
Building Height	65' PUD (50' - Byright)	63'	
		measured from the level of the curb opposite the middle of the front of the building to the highest point of the roof	
	stories-no limit	5 stories	
Dwelling Units	NA	32 units	
Rear Yard	15 ft minimum;	Provided as required	
Side Yard	None required; If provided 2 inches per foot of height not < 5 feet (Required: 2' x 63'-0" = 10'-6")	8' Provided - Relief Requested for Side Yard less than 10'-6"	
Open Court	Not required, 4" per foot of height, 10ft minimum (Required 46' x 4" = 15'-4")	N/A	
Green Area Ratio (GAR)	Required GAR score: 0.30	Provided as required	
Parking Requirement			
Residential	0.33 space per D.U. 32 units / 3 = 10.7	11 Residential Spaces Required at .33 space per dwelling unit	
Retail	1.33 spaces per 1,000 sf 6,000 x 1.33 = 8.0	8 Retail Spaces Required 19 Spaces Required Total	
	Exemptions from Minimum Parking Requirements- 50% reduction in required parking is warranted as the Site is within 0.25 miles of a Priority Corridor Network Metrobus Route stop 19 x .5 = 9.5	10 Spaces Required Total per Subtitle C, 702 (c)(4) 3 Onsite Spaces Provided 7 Offsite Spaces Provided in garage of Bldg 1 per 701.8	
	Min. 50% of required to be full size 20 x .5 = 10	0% Compact Provided On site (3 Full size) 32% Compact Provided Offsite (99 full size, 44 compact)	
Bicycles	Long Term: 1 space per 3 DU (residential) (32/3= 11 required) 1 per each 10,000 sf (retail) (6,000 / 10,000 = 1 required)	Provided as required	
	Short Term: 1 space per 20 DU (residential) (32/20 = 2 required) 1 space per each 3,500 sf (retail) (6,000 / 3,500 = 2 required)	Provided as required	
Loading			
Residential	Less than 50 dwelling units, no loading required	N/A	
Retail	1 loading berth @ 12' x 30' 1 platform @ 100 sf	1 loading berth @ 12' x 30' 1 platform @ 100 sf	









KEY PLAN

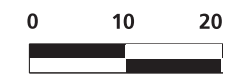




KEY PLAN

NANNIE HELEN
BURROUGHS AVE, NE

BUILDING 2



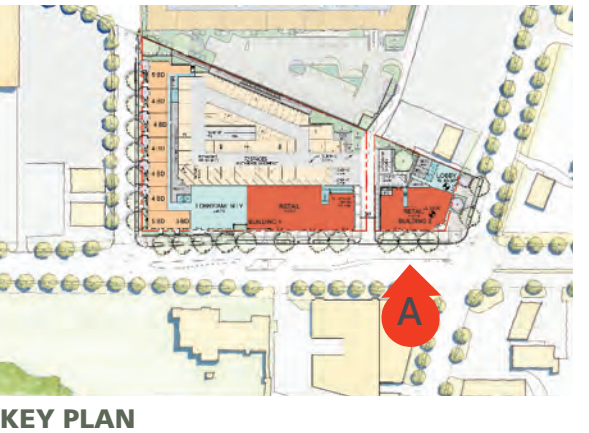
A- East Elevation of Building 2 along Division Avenue

December 22, 2017 | ©2017 Torti Gallas Urban | 1326 H Street, NE Second Floor | Washington, DC 20002 | 202.232.3132



THE WARRENTON GROUP
NHP FOUNDATION

East Elevation - Building 2
DEANWOOD TOWN CENTER



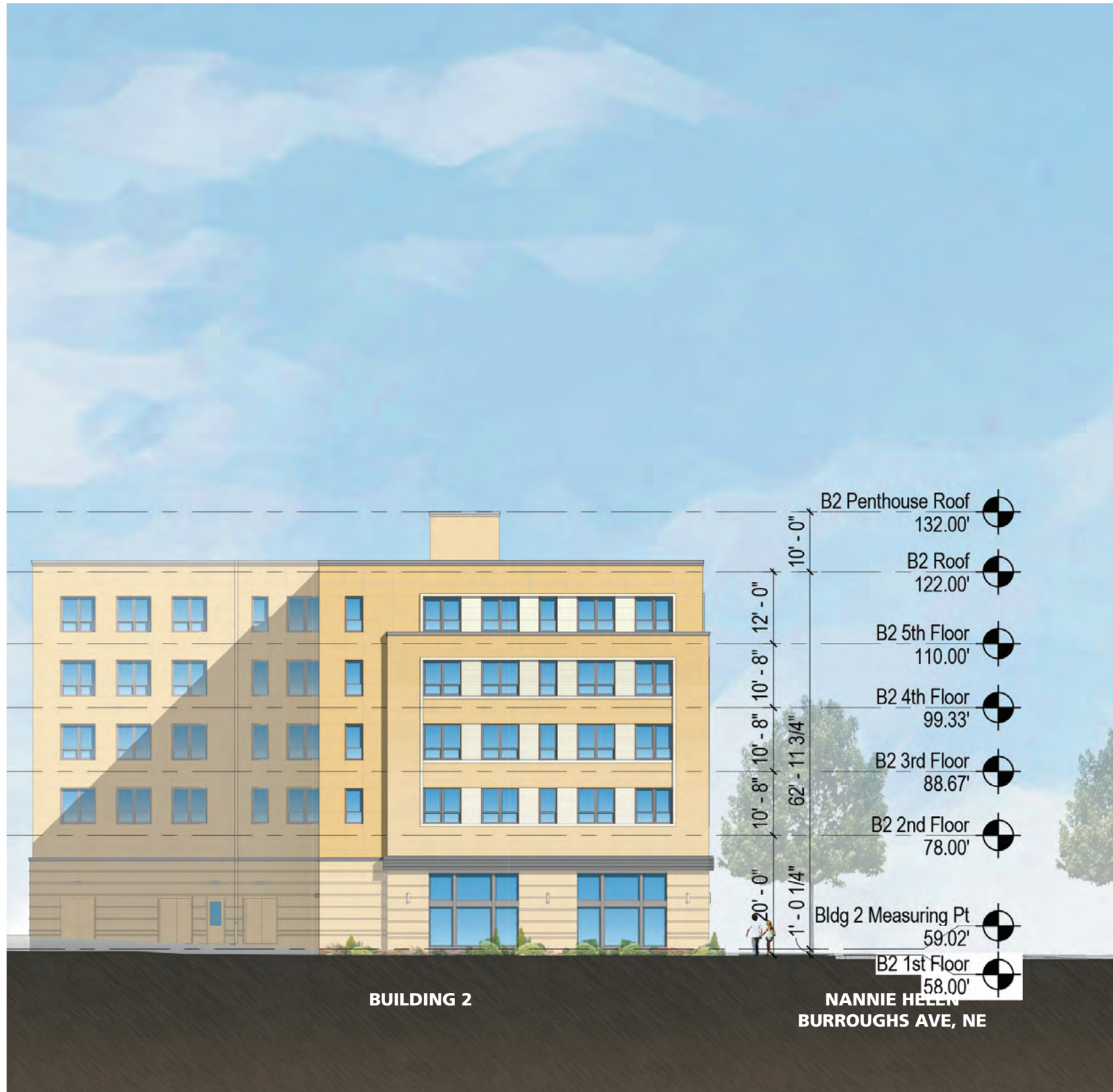
A -Enlarged South Elevation of Building 2 along Nannie Helen Burroughs Avenue, NE

December 22, 2017 | ©2017 Torti Gallas Urban | 1326 H Street, NE Second Floor | Washington, DC 20002 | 202.232.3132

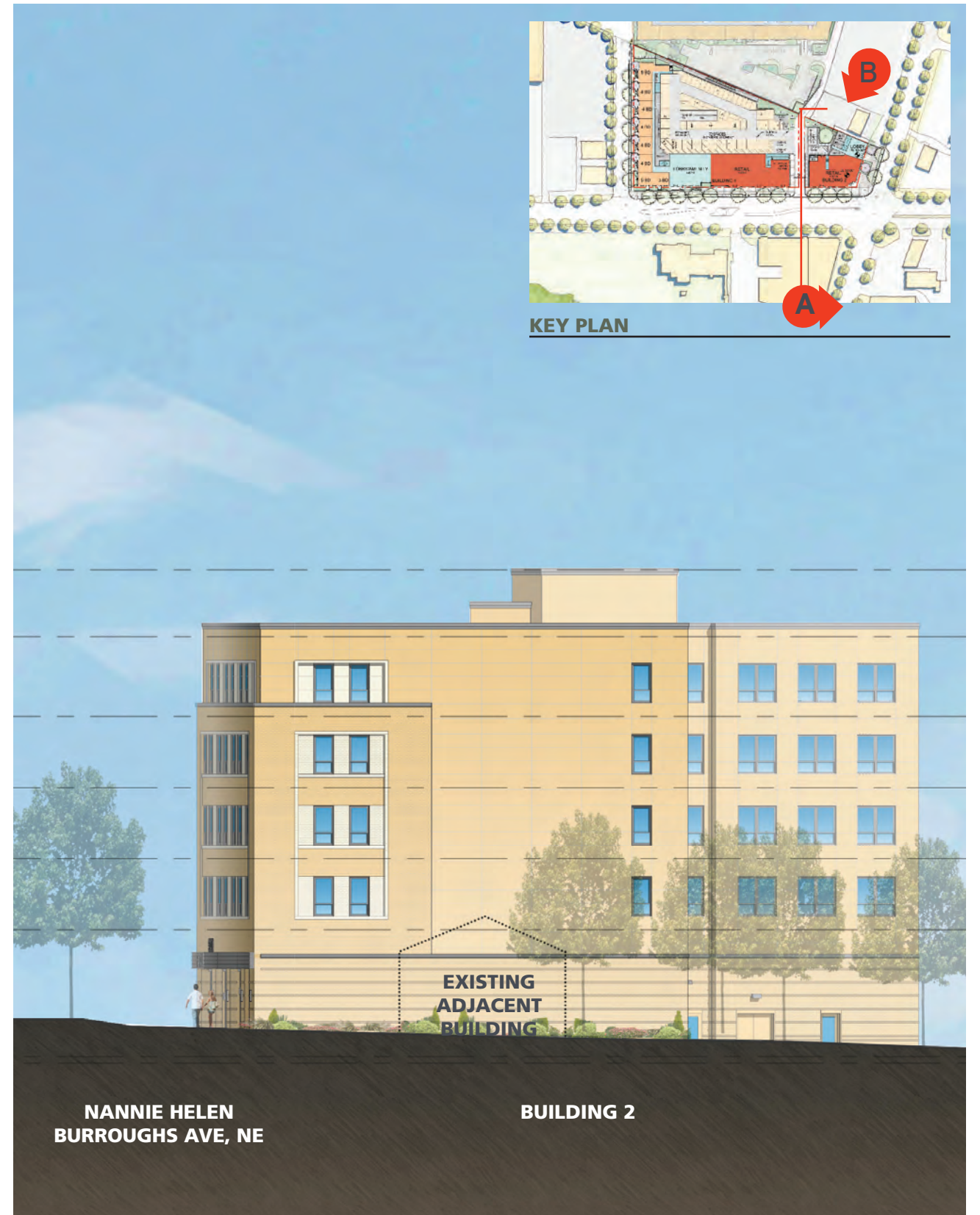


THE WARRENTON GROUP
NHP FOUNDATION

South Elevation- Building 2
DEANWOOD TOWN CENTER



A - Enlarged West Elevation of Building 2 along Alley



B - Enlarged North Elevation of Building 2





A - Building 2 - Perspective View



B - Building 2 - Enlarged South Elevation

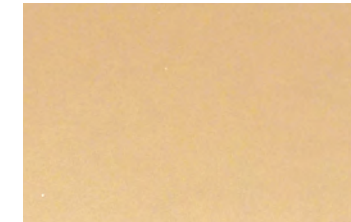


MATERIALS LEGEND

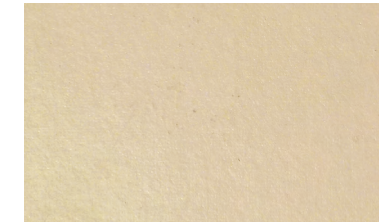
- 1 Masonry Color #1
- 2 Masonry Color #2
- 3 Windows, Doors, Storefronts & Canopies #1
- 4 Cementitious Panel Color #1
- 5 Cementitious Panel Color #2
- 6 Cast Stone



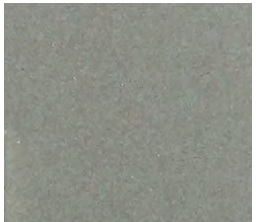
KEY PLAN



Cementitious Panel Color #1



Cementitious Panel Color #2



Windows, Doors, Storefronts & Canopies #1



Masonry Color #1



Masonry Color #2



A - Building 1 - Perspective View

- Entry Canopy
- Individual Unit Numbers
- Sconce Lighting
- Stoop
- Low Fence
- Private Yard

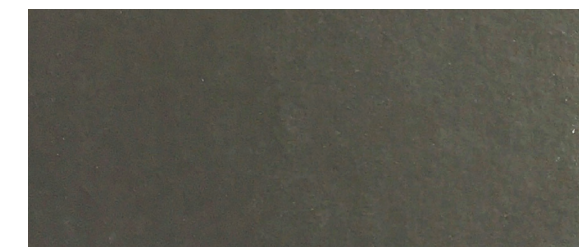
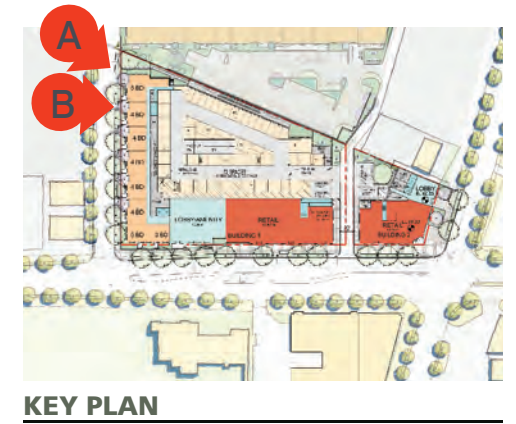


B - Building 1 - Enlarged West Elevation



MATERIALS LEGEND

- 1 Masonry Color #5
- 2 Windows, Doors, Storefronts, Canopies & Railings/Balconies #3
- 3 Cementitious Siding Color #4



Cementitious Siding Color #4



Windows, Doors, Storefronts, Canopies & Railings/Balconies #3



Masonry Color #5