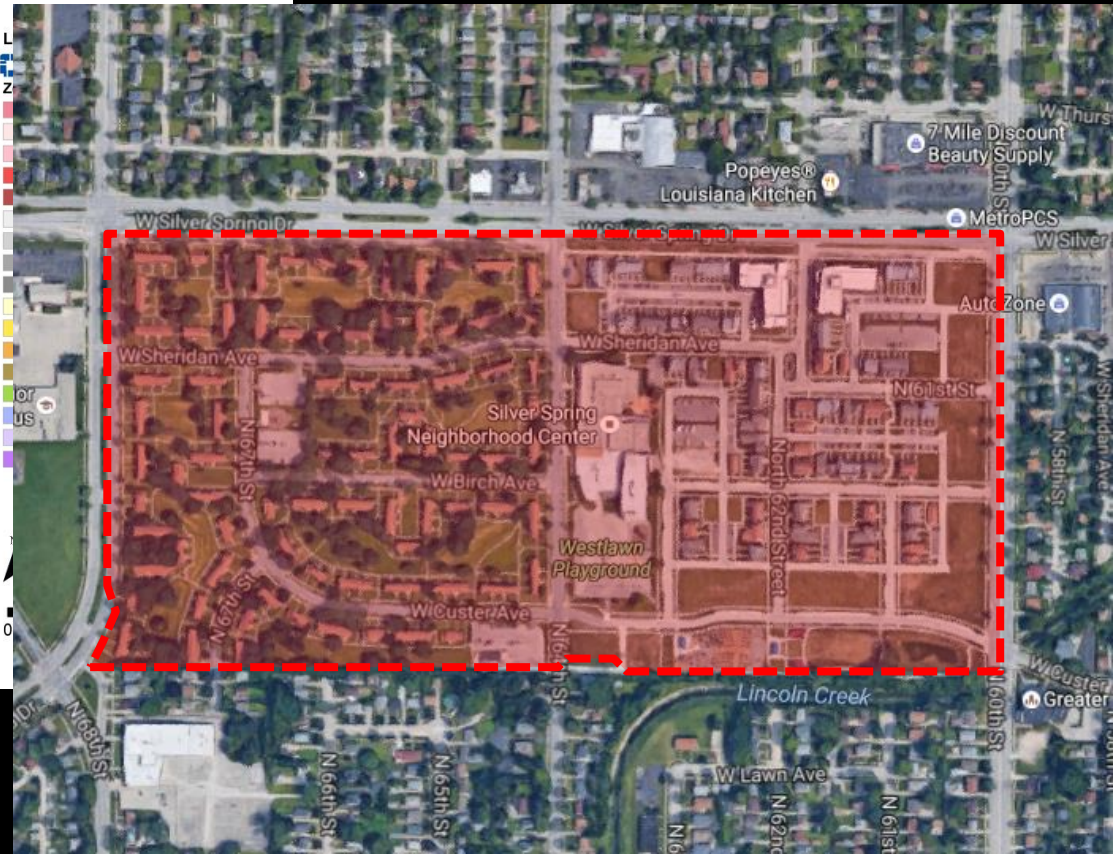


File Nos. 160618 & 160619. A substitute ordinance relating to the change in zoning from General Planned Development to a Detailed Planned Development known as Westlawn Revitalization - Phase II and a substitute ordinance relating to the Second Amendment to the Detailed Planned Development known as Westlawn Revitalization - Phase I for redevelopment on land located on the south side of West Silver Spring Drive, west of North 64th Street, in the 2nd Aldermanic District.



File Nos. 160618 and 160619  
Westlawn Revitalization  
West Side - GPD to DPD  
East Side - 2nd Amendment to DPD  
November 2016

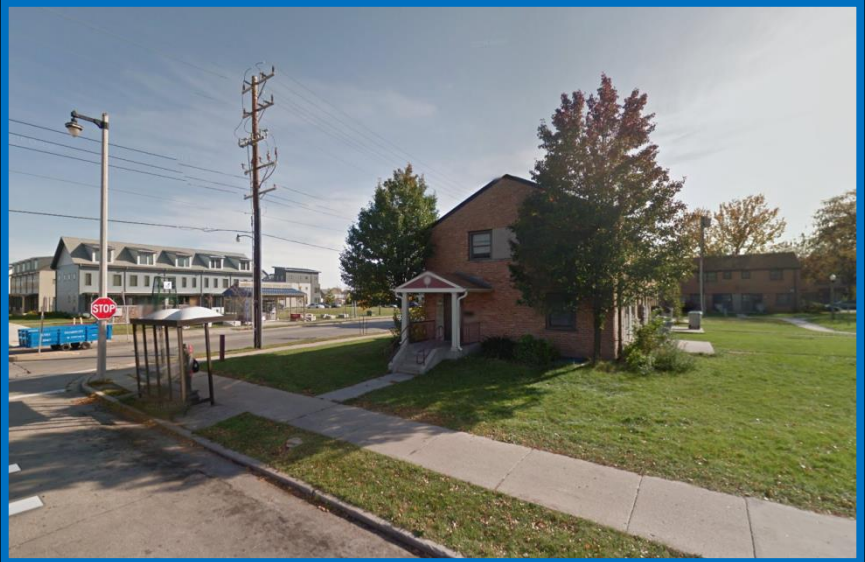




File No. 160618 & 160619. Site Context Photos



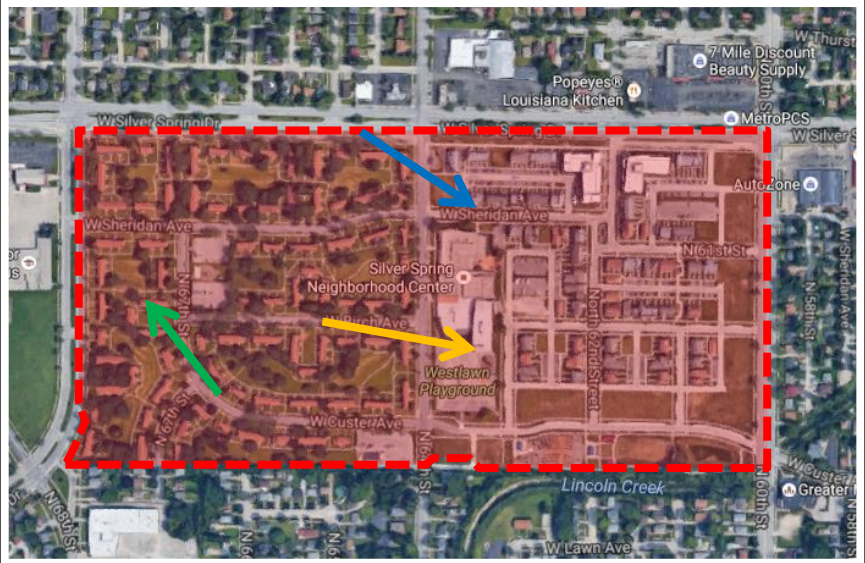
View from West Custer Avenue, looking northwest



View from West Silver Spring Road, looking southeast





View from West Birch Avenue, looking east







	Existing buildings
	Proposed Buildings

©2016 Torti Gallas and Partners, Inc. | 1300 Spring Street, 4th floor, Silver Spring, Maryland  
20910 | 301.588.4800

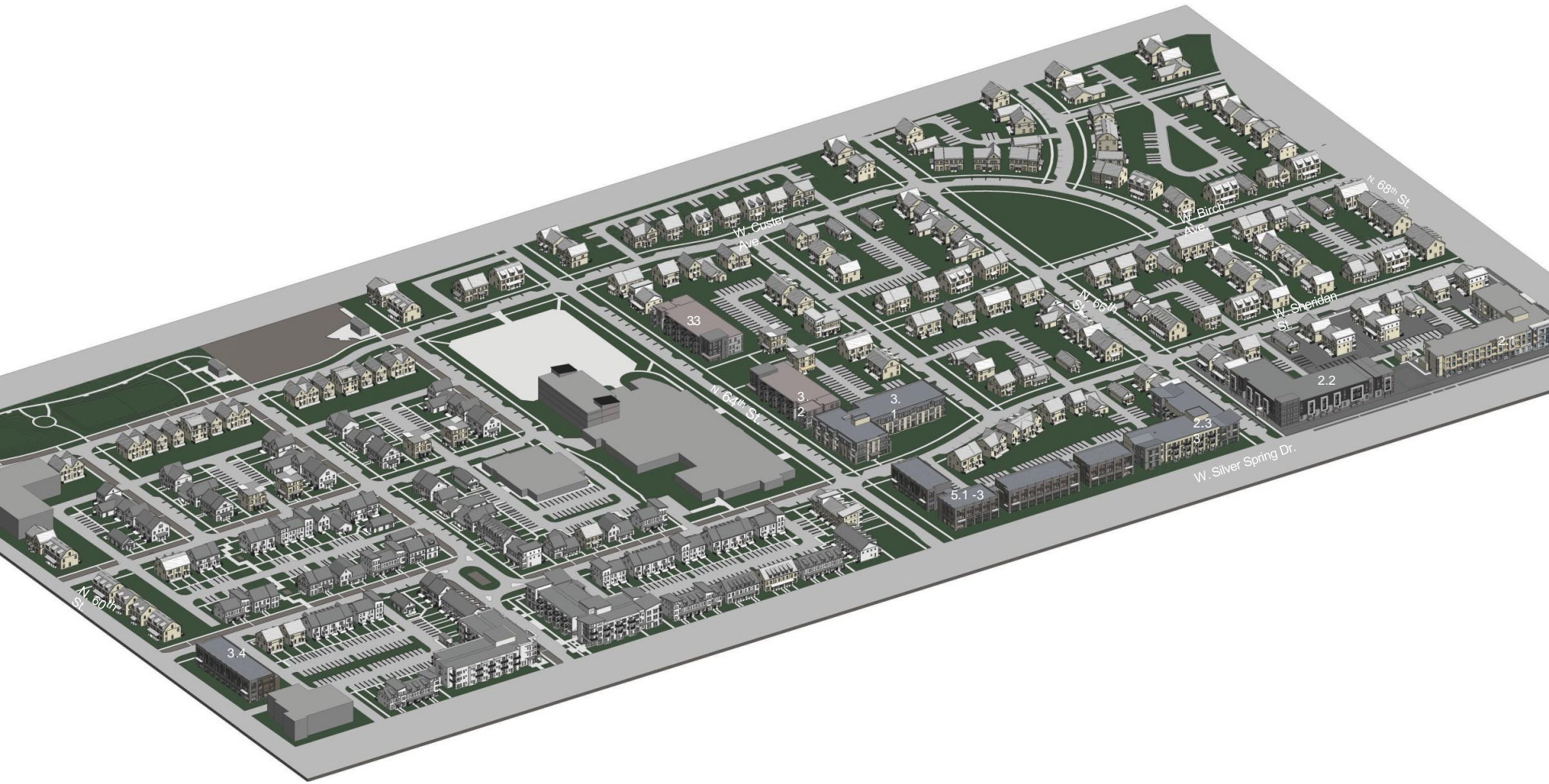
November 07,  
2016

Site Plan



westlawn gardens, phase II





©2016 Tori Gallas and Partners, Inc. | 1300 Spring Street, 4th floor, Silver Spring, Maryland 20910 | 301.588.4800

3D Aerial View of Neighborhood Looking

Southwest

November 07, 2016



westlawn gardens, phase II



A

B



Silver Spring Drive Elevation (64th to 68th Street)



A Silver Spring Drive Elevation (64th to 66th Street)



B Silver Spring Drive Elevation (66th to 68th Street)

©2016 Torti Gallas and Partners, Inc. | 1300 Spring Street, 4th floor, Silver Spring, Maryland 20910 | 301.588.4800

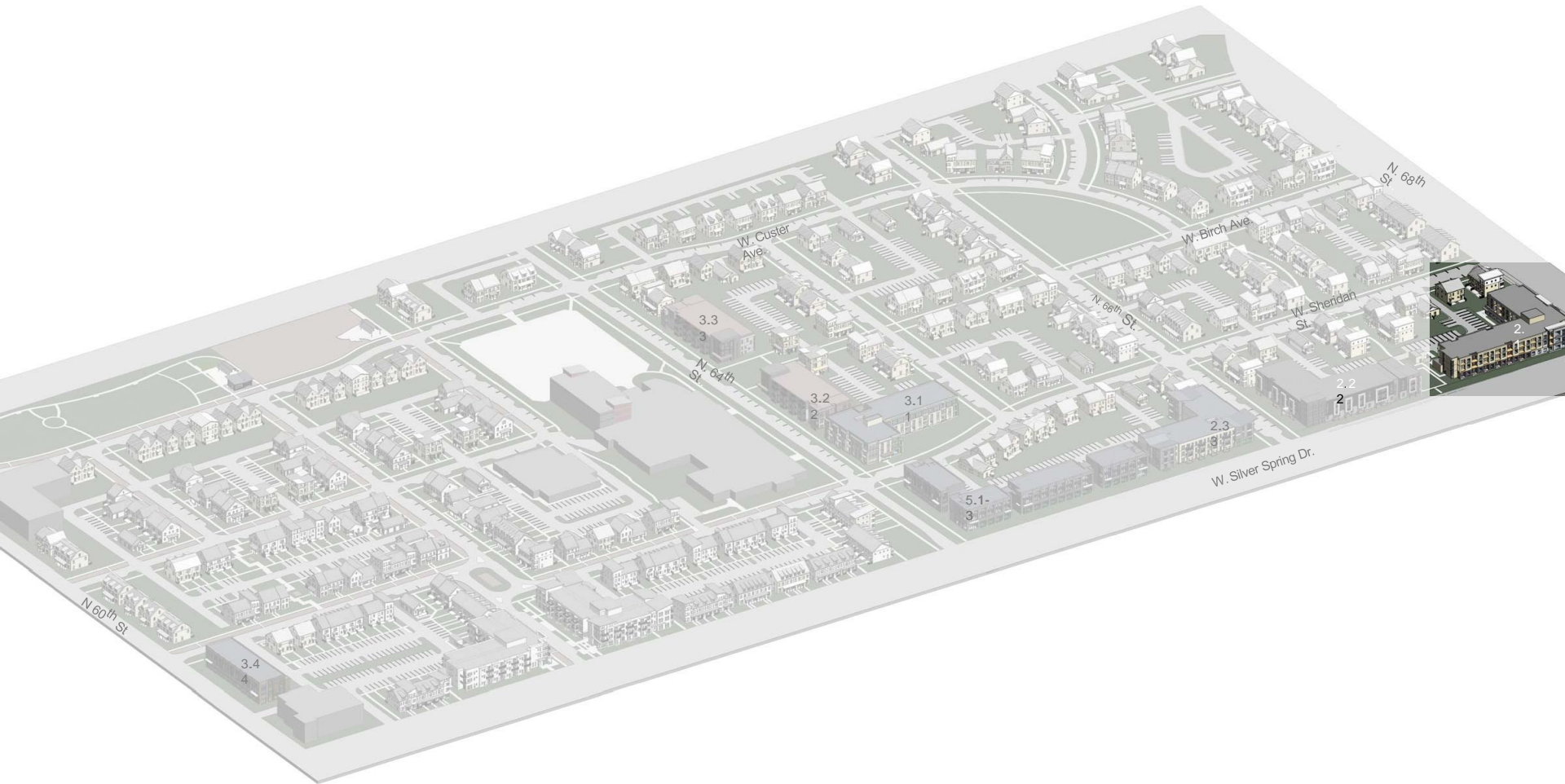
November 07, 2016

### Silver Spring Drive Streetscape



## westlawn gardens, phase II





©2016 Tori Gallas and Partners, Inc. | 1300 Spring Street, 4th floor, Silver Spring, Maryland 20910 | 301.588.4800

### 3D Aerial View of Neighborhood Looking

Southwest

November 07,  
2016

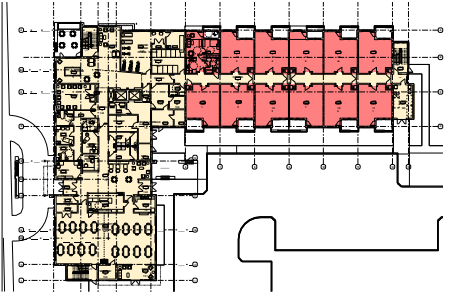


## westlawn gardens, phase II





N. 68th Street  
Elevation



- MATERIALS:**  
 LARGE SCALE MASONRY UNIT  
 LAP SIDING  
 METAL PANEL  
 RETAIL STORE FRONT  
 WOOD SCREEN WALL  
 COMPOSITE WINDOW  
 PREFABRICATED METAL BALCONY  
 MASONRY GARDEN WALL  
 METAL CANOPY



Silver Spring Dr.  
Elevation

©2016 Torti Gallas and Partners, Inc. | 1300 Spring Street, 4th floor, Silver Spring, Maryland  
 20910 | 301.588.4800

November 07,  
2016

Building 2.1 - Elevations



westlawn gardens, phase II



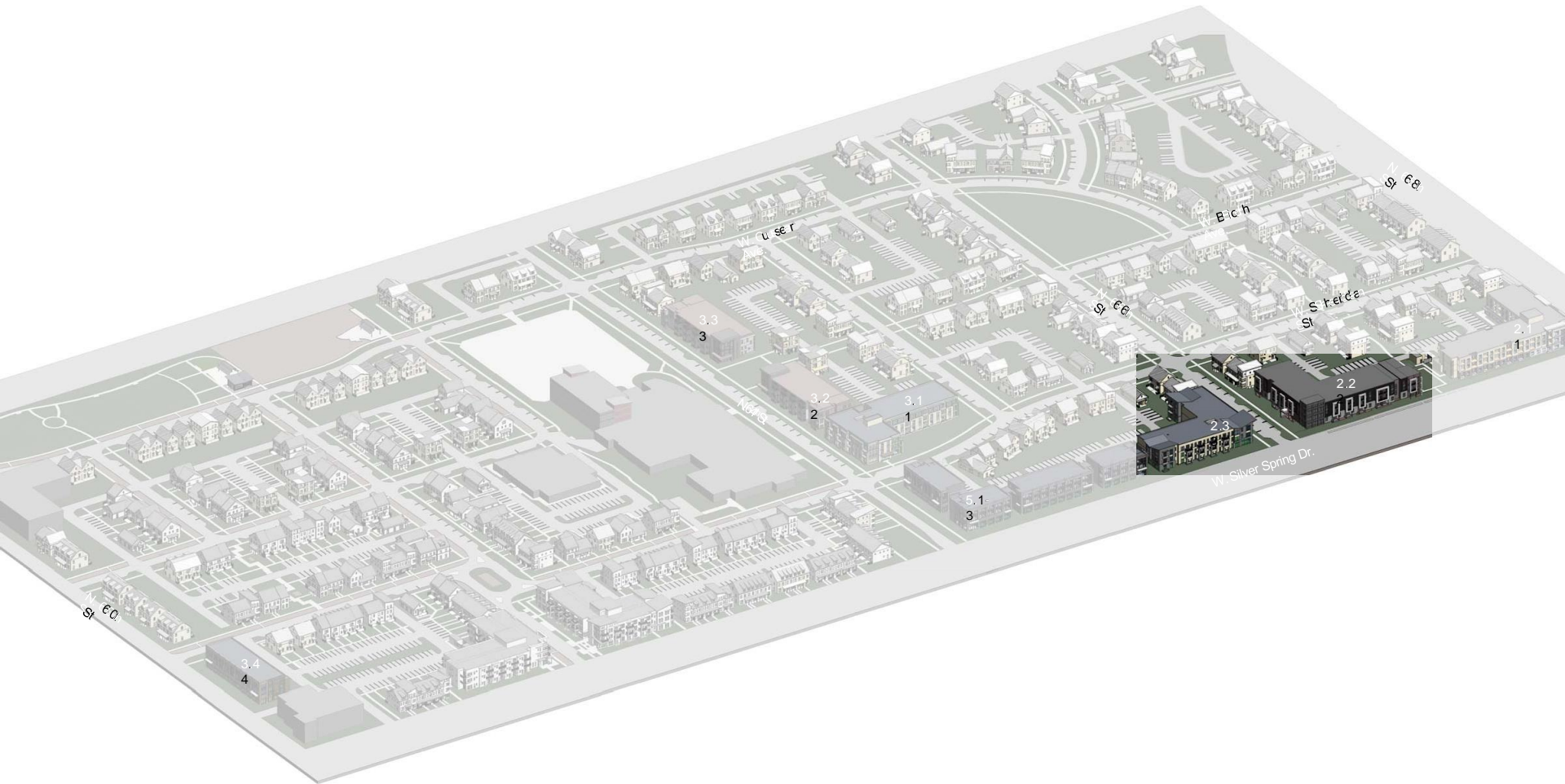


Building 2.1 - 3D Views



westlawn gardens, phase II

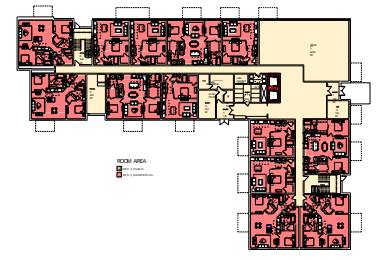








N. 66th Street Elevation



- MATERIALS:**  
 CAST STONE  
 FIBER CEMENT PANEL  
 METAL PANEL  
 RETAIL STORE FRONT  
 VINYL WINDOWS  
 PERFORATED METAL PANEL  
 LAP SIDING  
 METAL COPING



Silver Spring Drive Elevation

©2016 Torti Gallas and Partners, Inc. | 1300 Spring Street, 4th floor, Silver Spring, Maryland  
 20910 | 301.588.4800

November 07,  
 2016

Building 2.2 - Elevations



westlawn gardens, phase II





- MATERIALS:**
- LAPSIDING
  - RETAIL STOREFRONT
  - VINYL WINDOWS
  - GROUND FACE MASONRY UNIT
  - PREFINISHED COMPOSITE PANEL
  - PREFABRICATED METAL BALCONY
  - METAL COPING
  - MEMBRANE ROOF

Silver Spring Dr.  
Elevation



N. 66th Street  
Elevation



©2016 Torti Gallas and Partners, Inc. | 1300 Spring Street, 4th floor, Silver Spring, Maryland  
20910 | 301.588.4800

November 07,  
2016

**Building 2.3 - Elevations**



westlawn gardens, phase II



## Building 2.2 - 3D Views

westlawn gardens, phase II







©2016 Torti Gallas and Partners, Inc. | 1300 Spring Street, 4th floor, Silver Spring, Maryland  
20910 | 301.588.4800

November 07,  
2016

Building 2.3 - 3D Drawings

westlawn gardens, phase II





Typical Bay



Tower Elevation

©2016 Torti Gallas and Partners, Inc. | 1300 Spring Street, 4th floor, Silver Spring, Maryland  
20910 | 301.588.4800

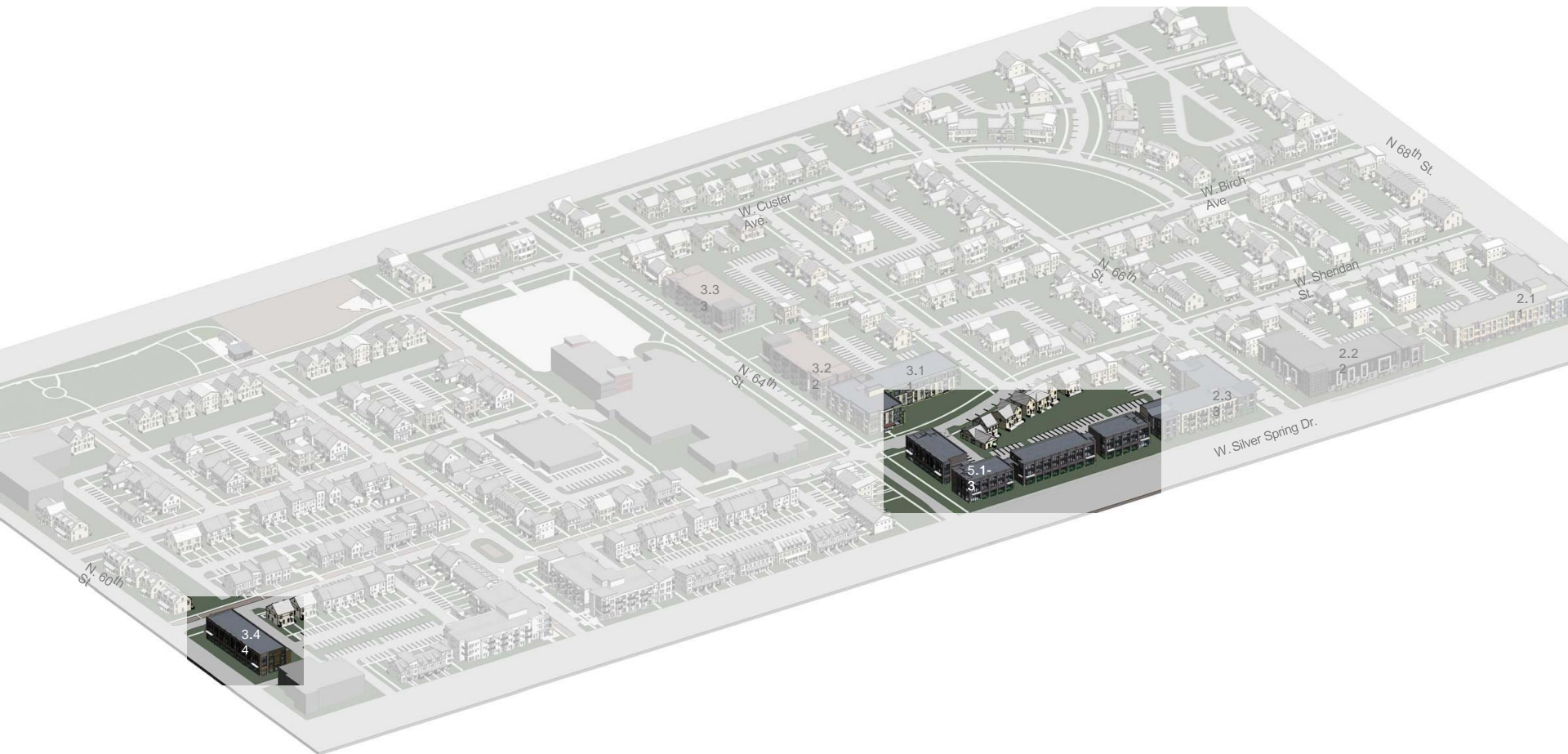
November 07,  
2016

### Building 2.3 - Typical Bays

westlawn gardens, phase II







©2016 Tori Gallas and Partners, Inc. | 1300 Spring Street, 4th floor, Silver Spring, Maryland 20910 | 301.588.4800

November 07, 2016

3D Aerial View of Neighborhood Looking

Southwest



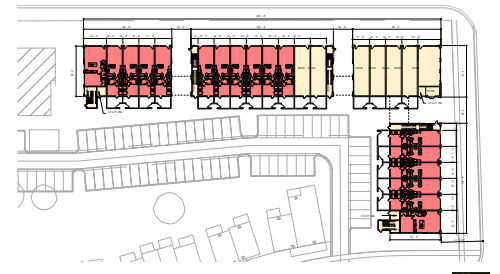
westlawn gardens, phase II



Silver Spring Drive Partial Elevation



64th Street Elevation



- MATERIALS:**  
 CAST STONE  
 BRICK  
 METAL PANEL  
 RETAIL STORE FRONT  
 VINYL WINDOWS  
 PREFABRICATED METAL BALCONY  
 PRE-CAST COPING

Building 5.1-3 - Elevations







Typical  
Bays

©2016 Torti Gallas and Partners, Inc. | 1300 Spring Street, 4th floor, Silver Spring, Maryland  
20910 | 301.588.4800

November 07,  
2016

Building 5.1-3 - Typical Bays

westlawn gardens, phase II





©2016 Torti Gallas and Partners, Inc. | 1300 Spring Street, 4th floor, Silver Spring, Maryland  
20910 | 301.588.4800

November 07,  
2016

Building 5.1-3 - 3D Views



westlawn gardens, phase II



A

B



Silver Spring Drive Elevation (64th to 68th Street)



A 64th Street Elevation (Custer to Mews)



B 64th Street Elevation (Mews to Silver Spring Drive)

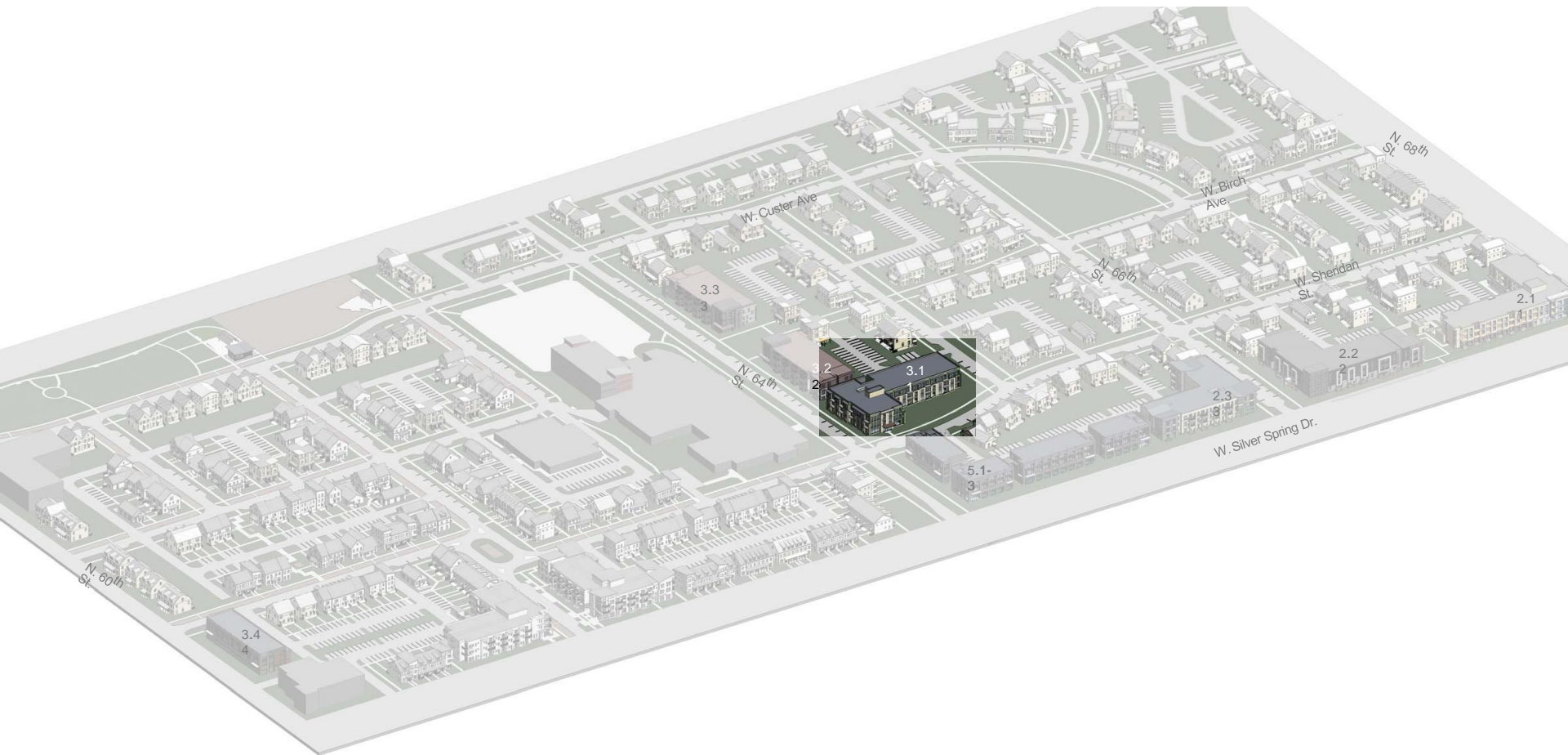
©2016 Torti Gallas and Partners, Inc. | 1300 Spring Street, 4th floor, Silver Spring, Maryland 20910 | 301.588.4800

November 07, 2016

### 64th Street Streetscape



## westlawn gardens, phase II



©2016 Tori Gallas and Partners, Inc. | 1300 Spring Street, 4th floor, Silver Spring, Maryland 20910 | 301.588.4800

November 07,  
2016

### 3D Aerial View of Neighborhood Looking

Southwest

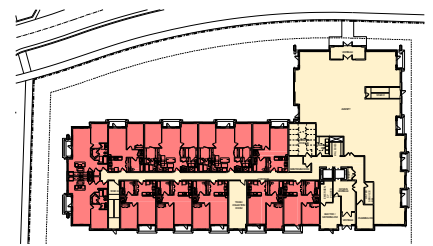
## westlawn gardens, phase II







64th Street Elevation



- MATERIALS:**  
 GROUND FACE MASONRY UNIT  
 RETAIL STOREFRONT  
 LAP SIDING  
 VINYL WINDOWS  
 PREFABRICATED METAL BALCONY  
 METAL COPING



66th Street Elevation

©2016 Tori Gallas and Partners, Inc. | 1300 Spring Street, 4th floor, Silver Spring, Maryland  
 20910 | 301.588.4800

November 07,  
 2016

Building 3.1 - Elevations



westlawn gardens, phase II



Entrance  
Elevation



Typical  
Bay

### Building 3.1 - Typical Bays

westlawn gardens, phase II







View of Front "Garden" Space



View at Building Entrance



View of Front "Garden" Space and Towns

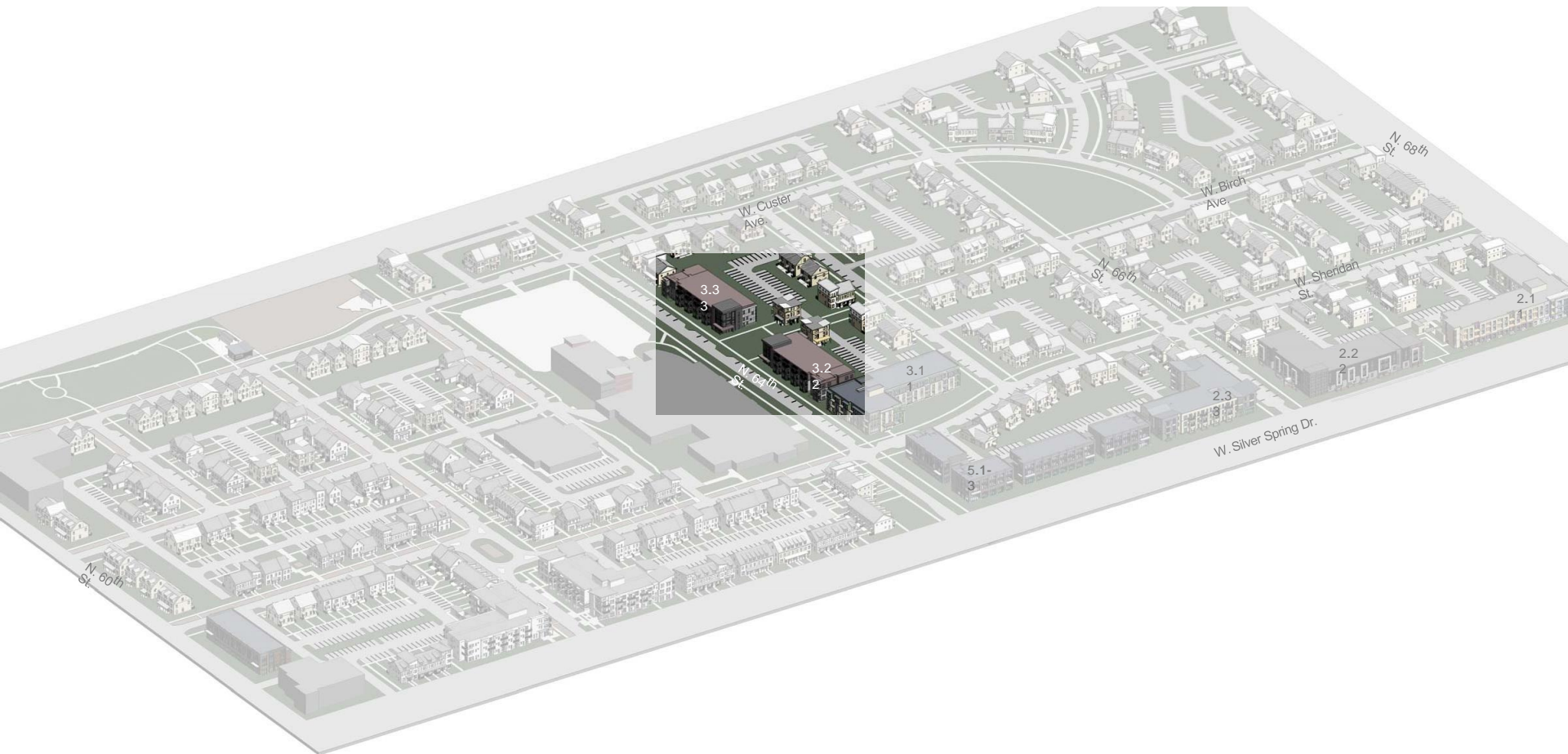
©2016 Torti Gallas and Partners, Inc. | 1300 Spring Street, 4th floor, Silver Spring, Maryland 20910 | 301.588.4800

Building 3.1 - 3D Drawings

November 07, 2016



westlawn gardens, phase II



©2016 Tori Gallas and Partners, Inc. | 1300 Spring Street, 4th floor, Silver Spring, Maryland 20910 | 301.588.4800

3D Aerial View of Neighborhood Looking

Southwest



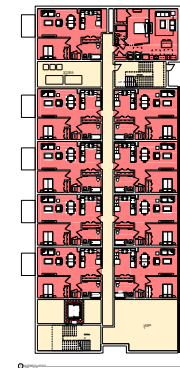
November 07, 2016

westlawn gardens, phase II





Building 3.2 South Elevation



- MATERIALS:**  
 CAST STONE  
 FIBER CEMENT PANELS  
 RETAIL STORE FRONT  
 VINYL WINDOWS  
 LAP SING  
 FIBER CEMENT TRIM  
 METAL PANEL  
 METAL COPING



64th Street Elevation

Building 3.2 (Building 3.3 Sim.) -





©2016 Torti Gallas and Partners, Inc. | 1300 Spring Street, 4th floor, Silver Spring, Maryland  
20910 | 301.588.4800

November 07,  
2016

### Building 3.2-3 - 3D Views

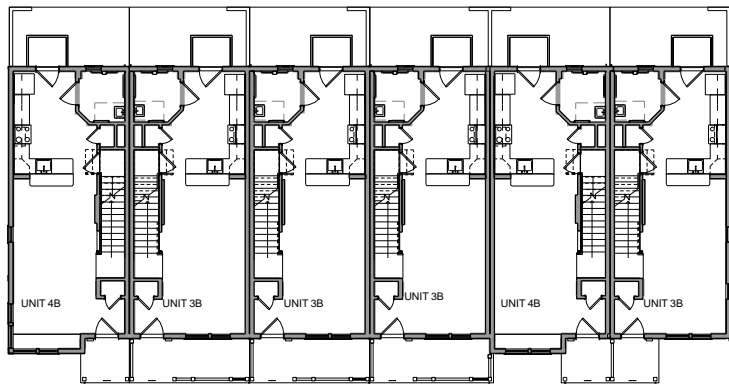


westlawn gardens, phase II





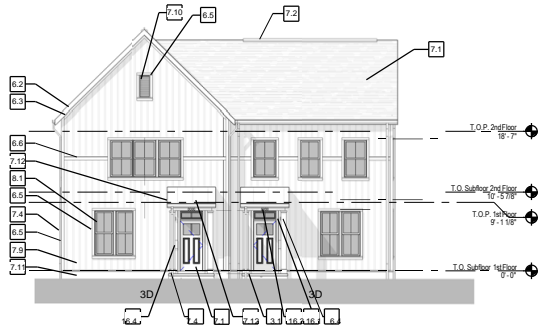
Front Elevation



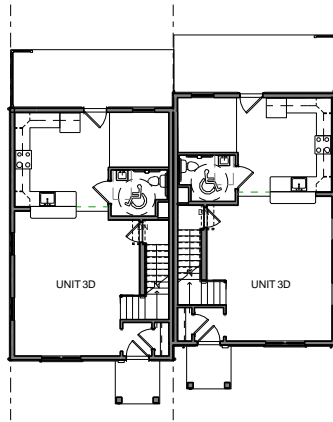
First Floor Plan

EXTERIOR BUILDING	
3.1	CONCRETE SLAB
1.	EXTERIOR COMPOSITE FASCIA
2.	EXTERIOR COMPOSITE RAKE
3.	EXTERIOR COMPOSITE SUB-RAKE TRIM
4.	EXTERIOR COMPOSITE WRAPPED FT WD COLUMN
5.	EXTERIOR COMPOSITE TRIM
6.	CEMENTITIOUS FIBER BOARD BANDBOARD TRIM
7.	EXTERIOR COMPOSITE WINDOW HEAD TRIM
8.	WOOD BRACKET (SEE STRUCTURAL)
9.	PTD TREATED EXTERIOR COMPOSIT TRIM
10.	PAINTED WD TRASH ENCLOSURE FENCE
13	ROOF OVER GARAGE ASPHALT SHINGLES
2.	RIDGE VENT
7.3	5" "A" STYLE PREFINISHED METAL
7.4	GUTTER PREFINISHED METAL
7.5	DOWNSPOUT
7.6	FIBER CEMENT SHINGLE SIDING
7.7	FIBER CEMENT LAP SIDING (10 3/4" EXPOSURE) FIBER CEMENT LAP SIDING (5" EXPOSURE) FIBER CEMENT LAP SIDING (7" EXPOSURE) FIBER CEMENT LAP SIDING
7.10	EXTERIOR FIBER CEMENT VERTICAL SIDING
11	EXTERIOR METAL FLASHING (INSULATION COVER)
12.	STANDING SEAM METAL ROOF
13.	FIBER CEMENT WINDOW (SEE SCHEDULE)
2.	PAINTED FIBERGLASS ENTRY DOOR
3.	PAINTED FIBERGLASS REAR ENTRY DOOR
4.	PAINTED FIBERGLASS STORAGE CLOSET
1.	WALL MOUNTED EXTERIOR LIGHT FIXTURE AT FRONT ENTRY
2.	WALL MOUNTED EXTERIOR LIGHT FIXTURE AT REAR DOOR
3.	HOUSE NUMBER (ALL HOUSE NUMBER LOCATION TO BE COORDINATED WITH LOCAL JURISDICTION FIRE MARSHAL)
4.	WALL MOUNTED MAILBOX





Front Elevation



First Floor Plan

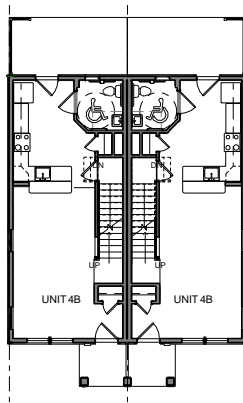
EXTERIOR BUILDING	
<b>FINISHES</b>	
3.7	CONCRETE SLAB
1.	EXTERIOR COMPOSITE FASCIA
2.	EXTERIOR COMPOSITE RAKE
3.	EXTERIOR COMPOSITE SUB-RAKE TRIM
4.	EXTERIOR COMPOSITE WRAPPED FT WD COLUMN
5.	EXTERIOR COMPOSITE TRIM
6.	CEMENTITIOUS FIBER BOARD BANDBOARD TRIM
7.	EXTERIOR COMPOSITE WINDOW HEAD TRIM
8.	WOOD BRACKET (SEE STRUCTURAL)
9.	PTD TREATED EXTERIOR COMPOSITE TRIM
10.	PAINTED WD TRASH ENCLOSURE
11.	PAINTED WD FENCE
13.	ASPHALT/FLY ASH ASPHALT SHINGLES
2.	RIDGE VENT
7.3	5" "A" STYLE PREFINISHED METAL
7.4	GUTTER PREFINISHED METAL
7.5	DOWNSPOUT
7.6	FIBER CEMENT SHINGLE SIDING
7.7	FIBER CEMENT LAP SIDING (10 3/4"
7.8	EXPOSURE) FIBER CEMENT LAP SIDING (5"
7.9	EXPOSURE) FIBER CEMENT LAP SIDING (7"
7.10	EXPOSURE) FIBER CEMENT VERTICAL SIDING (6"
12.	STANDING SEAM METAL ROOF
13.	FIBER CEMENT ROOF (SEE SCHEDULE)
2.	PAINTED FIBERGLASS ENTRY DOOR
3.	PAINTED FIBERGLASS REAR ENTRY DOOR
4.	PAINTED FIBERGLASS STORAGE CLOSET
1.	WALL MOUNTED EXTERIOR LIGHT FIXTURE AT FRONT ENTRY
2.	WALL MOUNTED EXTERIOR LIGHT FIXTURE AT REAR DOOR
3.	HOUSE NUMBER (ALL HOUSE NUMBER LOCATION TO BE COORDINATED WITH LOCAL JURISDICTION FIRE MARSHAL)







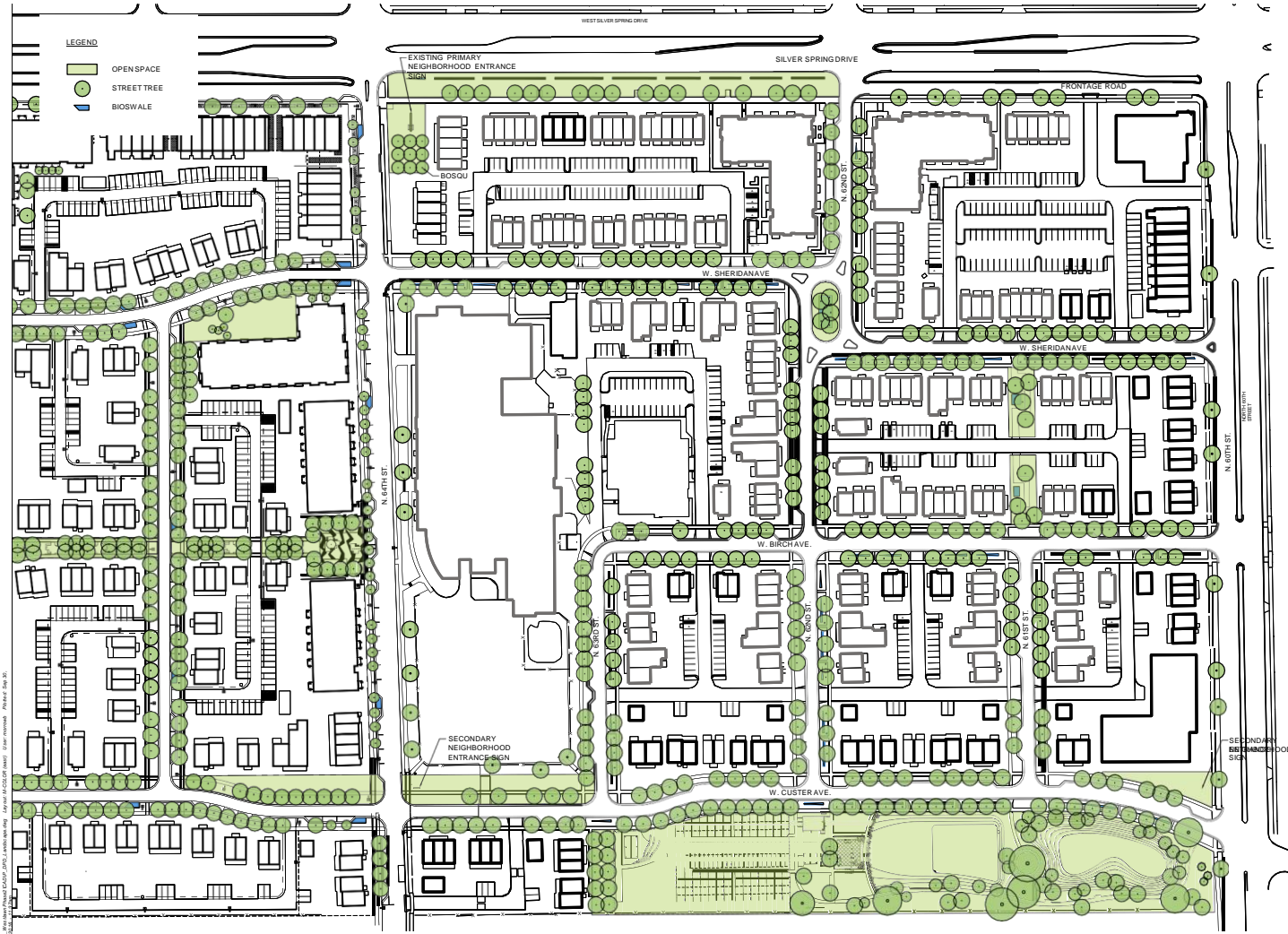
Front Elevation



First Floor Plan

EXTERIOR BUILDING	
<b>FINISHES</b>	
3.7	CONCRETE SLAB
1.	EXTERIOR COMPOSITE FASCIA
2.	EXTERIOR COMPOSITE RAKE
3.	EXTERIOR COMPOSITE SUB-RAKE TRIM
4.	EXTERIOR COMPOSITE WRAPPED FT WD COLUMN
5.	EXTERIOR COMPOSITE TRIM
6.	CEMENTITIOUS FIBER BOARD BANDBOARD TRIM
7.	EXTERIOR COMPOSITE WINDOW HEAD TRIM
8.	WOOD BRACKET (SEE STRUCTURAL)
9.	PTD TREATED EXTERIOR COMPOSIT TRIM
10.	PAINTED WD TRASH ENCLOSURE FENCE
13	ROOFING: 30 YEAR GRADE ASPHALT SHINGLES
2.	RIDGE VENT
7.3	5" "A" STYLE PREFINISHED METAL
7.4	GUTTER PREFINISHED METAL
7.5	DOWNSPOUT
7.6	FIBER CEMENT SHINGLE SIDING
7.7	FIBER CEMENT LAP SIDING (10 3/4" EXPOSURE)
7.9	FIBER CEMENT LAP SIDING (5" EXPOSURE)
7.10	FIBER CEMENT VERTICAL SIDING (5" EXPOSURE)
12.	STANDING SEAM METAL FLASHING (INSULATION COVER)
13.	STANDING SEAM METAL ROOF
<b>INTERIORS</b>	
2.	PAINTED FIBERGLASS ENTRY DOOR
3.	PAINTED FIBERGLASS REAR ENTRY DOOR
4.	PAINTED FIBERGLASS STORAGE CLOSET
1.	WALL MOUNTED EXTERIOR LIGHT FIXTURE AT FRONT ENTRY
2.	WALL MOUNTED EXTERIOR LIGHT FIXTURE AT REAR DOOR
3.	HOUSE NUMBER (ALL HOUSE NUMBER LOCATION TO BE COORDINATED WITH LOCAL JURISDICTION FIRE MARSHAL)
4.	WALL MOUNTED MAILBOX





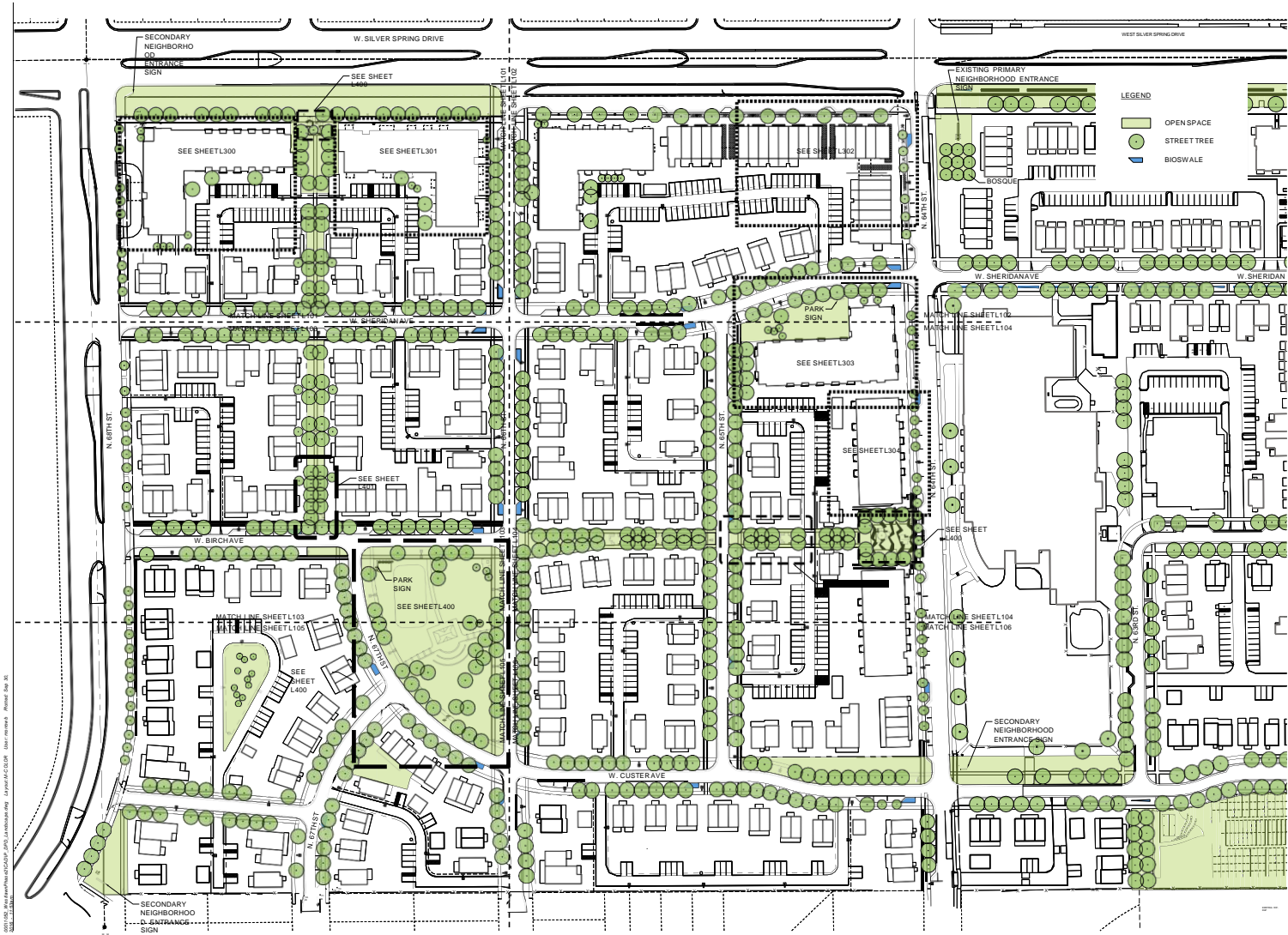
ALL RIGHTS RESERVED BY TGI AND PARTNERS, INC. | 1300 SPRING STREET, 4TH FLOOR, SILVER SPRING, MARYLAND 20910 | 301.588.4800

Landscape Plan - East Side

westlawn gardens, phase II







©2016 Tori Gallas and Partners, Inc. | 1300 Spring Street, 4th floor, Silver Spring, Maryland  
20910 | 301.588.4800

November 07,  
2016



Landscape Plan - West Side

westlawn gardens, phase II







	Existing buildings
	Proposed Buildings

©2016 Torti Gallas and Partners, Inc. | 1300 Spring Street, 4th floor, Silver Spring, Maryland  
20910 | 301.588.4800

November 07,  
2016

Site Plan



westlawn gardens, phase II