DUNMARLIN ARCHITECTURAL STANDARDS

Outline February 14, 2005

PURPOSE FOR THE ARCHITECTURAL STANDARDS:

The purpose of the architectural standards is to help create and maintain a sense of neighborhood, to recognize, protect and enhance those built and natural features that make the neighborhood unique, and to enhance the community's overall value.

Furthermore, its purpose is to provide guidance to homeowners, architects and landscape architects working in the community through the common use of architectural scale, proportions, elements and materials. This is not intended to produce stylistic conformity but visual harmony.

Lot sizes vary in size and arrangement, to encourage a variety in the size and cost of developed properties in the development. However, the average lot size of approximately 11,000sf is based on precedents in nearby, established neighborhoods.

These standards may be used by the Architectural Review Board of the Homeowners Association to guide and judge the conformity of proposed improvements to the community.

ARCHITECTURAL STANDARDS, INTRODUCTION:

The architectural standards are intended to guide the character of the initial development and subsequent changes over time. They address the siting of homes, the materials that may be used for the structures themselves, the landscaping, exterior lighting and all improvements.

They are intended to enhance, not replace the obligatory regulations that have bearing on the community, such as zoning or building restrictions.

ARCHITECTURAL REVIEW PROCEDURE:

These architectural standards will also outline the review procedures and enforcement.

ARCHITECTURAL REVIEW COMMITTEE:

The Architectural Review Committee will review submissions of all proposed improvements for compliance with the Architectural Standards. It will issue detailed responses to these submissions and issue letters of disapproval and requirements for re-submittal and/or approval as appropriate. It will be empowered to enforce the requirements of the Architectural Standards.

BZA
Case No. 17276
Exhibit No. 36
Board of Zoning Adjustment
District of Columbia
CASE NO. 17276
EXHIBIT NO. 36

The Architectural Review Committee will comprise five members:

1) Chairperson: A representative of Barnes Vanze Architects.
2) Another guest Architect.
3) A certified arborist.
4) A Civil Engineer or Landscape Architect.
5) A representative of the ownership of the development.

ARCHITECTURAL STANDARDS, OVERVIEW:

Dunmarlin is designed to be a community of low-density single-family houses, organized around a loose, flowing, block design of interconnecting streets, following the sloping contours of the site. The community is organized around a central boulevard, opening over a large lawn to a natural wetland. This green sweep at the heart of the development opens onto the National Parkland flanking the community to the South and East. The streets all have sidewalks and crosswalks designed to foster pedestrian activity and neighborhood interaction.

The housing styles allowed are typical of those found in the nearby, established Washington DC garden suburbs. At their foundations are the traditional styles found throughout New England, all based on European styles, adapted to local climate, materials and traditions. These may be interpreted in a traditional or contemporary manner, subject to the appropriate use of the elements, proportions and details of the original styles and these standards. Local, regional or climatic traditions such as the use of porches (whether open, screened or enclosed) are encouraged.

SITING AND SITE REQUIREMENTS:

To maintain a defined streetscape within the community, a minimum of thirty percent (30%) of the front façade of every principal structure shall be on or within three feet of the front yard building restriction line. If a small (maximum six-foot (6') wide) front porch is used, this may be extended to seven feet.

Front doors are required to face the street, on the front of the main structure. On the matter of right lots numbers 1 through 13, this is either Foxhall Road or W Street. Furthermore on these lots, vehicular access, curb cuts, and on-site parking is confined to being off the rear or side roads, not the front.

Swimming pools may only be built within the buildable zoning footprint prescribed for each lot.

Retaining walls may only be built of natural stone, gravity or veneered. Stone is to be laid as described for "walls" below. Certain naturally colored cementitious block retaining wall systems may be approved on a case-by-case basis. No wood retaining walls are allowed.

All theoretical subdivision lots that have a rear yard abutting the Whitehaven Park on the South, or the Glover Archibald Park (or 44th Paper Street) to the East, will be subject to further controls designed to preserve the green buffer to the Parks: The goal is to preserve a buffer on the Development's land which helps preserve the green edge fronting the Park. With the exception of approved fences, no structures of any kind (including retaining walls, patios or decks) may be constructed within the twenty-five foot (25')

rear yard of the property. To limit the spread of invasive plant species, only trees and shrubs listed on the "approved species" plant list may be planted in this area. Weeds or insects and disease infestations species within these areas may only be controlled using environmentally "friendly" weed or insect or disease control products. The Homeowners Association will have these areas monitored on a bi-annual basis.

FAR AND LOT COVERAGE:

In addition to the Zoning requirements required by the District of Columbia, the following regulations will apply. The intention of these regulations is to encourage houses that are suitable in size and scale to the lots on which they are built.

Lot Coverage: For houses that are 1½ floors or less above grade, lot coverage may be forty percent (40%). For houses that are larger than 1½ stories above grade, coverage is reduced to thirty-five percent (35%) of the lot.

Floor Area Ratio (FAR): The allowable maximum FAR for any improvements is to be forty percent (40%) of the lot area plus 2,000sf. All finished or finish-able areas within the structures above grade with ceiling heights of seven foot clear or more and five times the area of fenestration in the basement, cellar or below-grade area will be counted to establish the measured FAR. Assembly of multiple, adjacent lots by one owner to build larger houses will be discouraged.

ARCHITECTURAL STANDARDS, DETAILS:

Walls:

- All exterior walls should appear solid and be made of traditional building materials. Natural (not cementitious) or painted brick, with contrasting mortar color, natural or painted stucco, painted siding (wood or Hardiplank) and natural stone, are acceptable. Stone is to be laid to have a structural, not veneered appearance, either as coursed or squared stonemasonry, or uncoursed fieldstone with a horizontal appearance. Cast stone or limestone details are allowed.

Roofs:

- Minimum roof pitch allowed for gabled or hipped roofs is 7:12 (mono-pitches are not allowed). For flared edges, 3:12. For simple pitched porch roofs, leaning against the principal building, 3:12. No large flat roofs allowed. Allowable materials include natural slate, clay tile and machine-cut, red cedar shingles. No asphalt or metal roofs, except that copper or zinc-coated copper roofs may be allowed over minimal areas such as porches, bay windows, crickets etc. either flat-seam soldered or hand-worked standing seam.
- Skylights are discouraged and if used, may not be substantially visible from any adjacent street.

Garages:

- Garage doors are to face side or rear yards wherever possible.

- Carriage-house styled garage doors only are acceptable; single doors encouraged maximum ten foot (10') wide, if doubles used, maximum eighteen foot (18') wide.

Windows and Doors:

- These elements are to be proportioned in such a way that they compliment the Architectural Standards described in the overview above.
- A maximum of thirty percent (30%) by area of any façade visible from a street may be fenestrated.
- Windows and doors should be square or have vertical, not horizontal proportions.
- Window openings may not be wider than four feet by ten feet (10') high, except that the use of muntins of a minimum width of three inches (3") may allow the ganging of several such windows together.
- Doors may be a maximum of four feet wide by 10 feet high (4' x 10'), except fenestrated doors may be mulled together as described above for windows, and/or joined to form French doors with sidelights.
- Exterior doors to be fenestrated or paneled, no flush doors.
- All glass to be clear with a maximum of ten percent (10%) transmissivity reduction for energy control. Minor amounts of stained glass may be allowed.
- Windows and doors to be solid or composite wood, painted or clad. No vinyl or metal windows or fenestrated doors.
- Windows and fenestrated doors, except those facing the rear of the property, shall have glass divided by muntins and mullions into panes no larger than twenty-four inches (24") in height or width. For all windows and fenestrated doors, only true divided lights or simulated divided lights may be used. No removable muntins or mullions are allowed.

Exterior Lighting:

- Will be reviewed by the Architectural Review Committee to ensure the quality and consistency of exterior lighting to avoid light pollution.

Prohibited Design Elements:

- The excessive changing of wall or roof planes to create multiple, stepped walls, roofs and/or gables.
- Elements that are over-scaled or exaggerated such as overly vertical front entry proportions.
- Plans and elevations containing excessive angles.
- Multiple building elements used in irrational way.
- The use of ersatz building materials (painted running PVC trim, cementitious siding and high-quality cast PVC shutters are excepted).
- Side elevations that show a lack of composition.

- Shutters that are not scaled to accurately fit the windows they flank and installed in any manner other than on traditional hinges, with shutter dogs.
- Outdoor mechanical units within five feet of any lot line.
- Visible dish antennae of over twenty-four inch (24") diameter.

Professionals:

- To ensure the quality of the proposed development, the Architectural Standards will also contain professional guidelines and requirements for all professionals permitted to work within the development, including architects, landscape architects, builders and Civil Engineers.

Natural Environment Preservation:

- The Landscaping Guidelines have been formulated to protect and enhance and guide additions or changes to the natural features of the site.