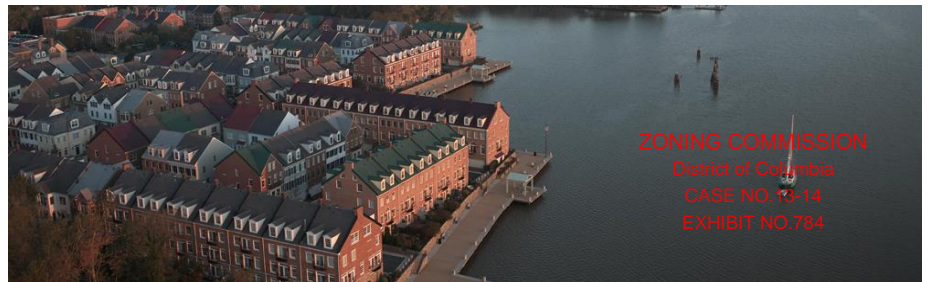


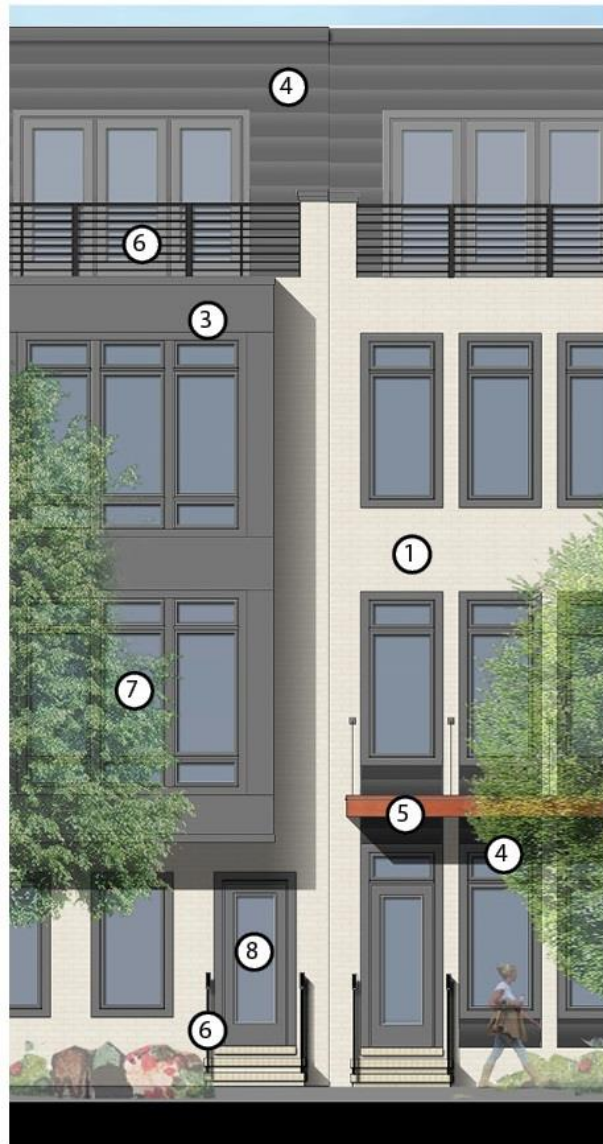
McMillan PUD Hearing #2 – Follow Up

May 27, 2014



ZONING COMMISSION
District of Columbia
CASE NO. 13-14
EXHIBIT NO. 784

Issue #1: Bay Exterior Cladding



A. DETAIL



B. DETAIL



A.

- ① WHITESTONE BRICK WITH WHITE MORTAR
- ② MANGANESE IRONSPOT SMOOTH BRICK WITH WHITE MORTAR
- ③ CHARCOAL GREY PANEL
- ④ CHARCOAL GREY (ZINC) METAL SIDING WITH CONCEALED FASTENERS
- ⑤ STAINED WOOD CANOPY WITH WIRE TIEBACKS
- ⑥ BLACK (ALUMINUM) METAL HANDRAILS
- ⑦ CLEAR GLASS WITH LOW-E COATING; CHARCOAL GREY WINDOW TRIM
- ⑧ CHARCOAL GREY METAL WRAPPED DOOR WITH CLEAR GLASS WITH LOW-E COATING

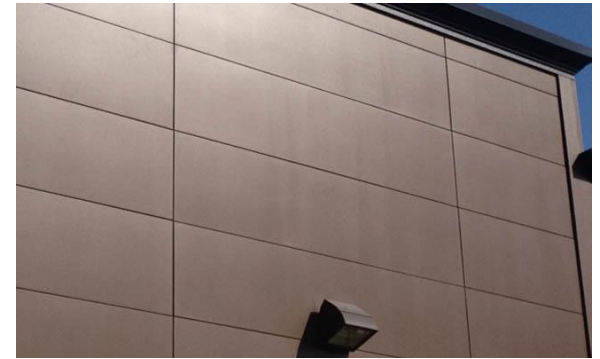


NOTES: (1) Flexibility is requested to vary the final selection of the exterior materials within the color ranges and general material types proposed, based on availability at the time of construction without reducing the quality of materials. (2) Flexibility is requested to make minor refinements to exterior details and dimensions, including sills, bases, cornices, railings and trim, and any other changes to comply with the building codes or that otherwise necessary to obtain final building permit

Issue #1: Bay Exterior Cladding

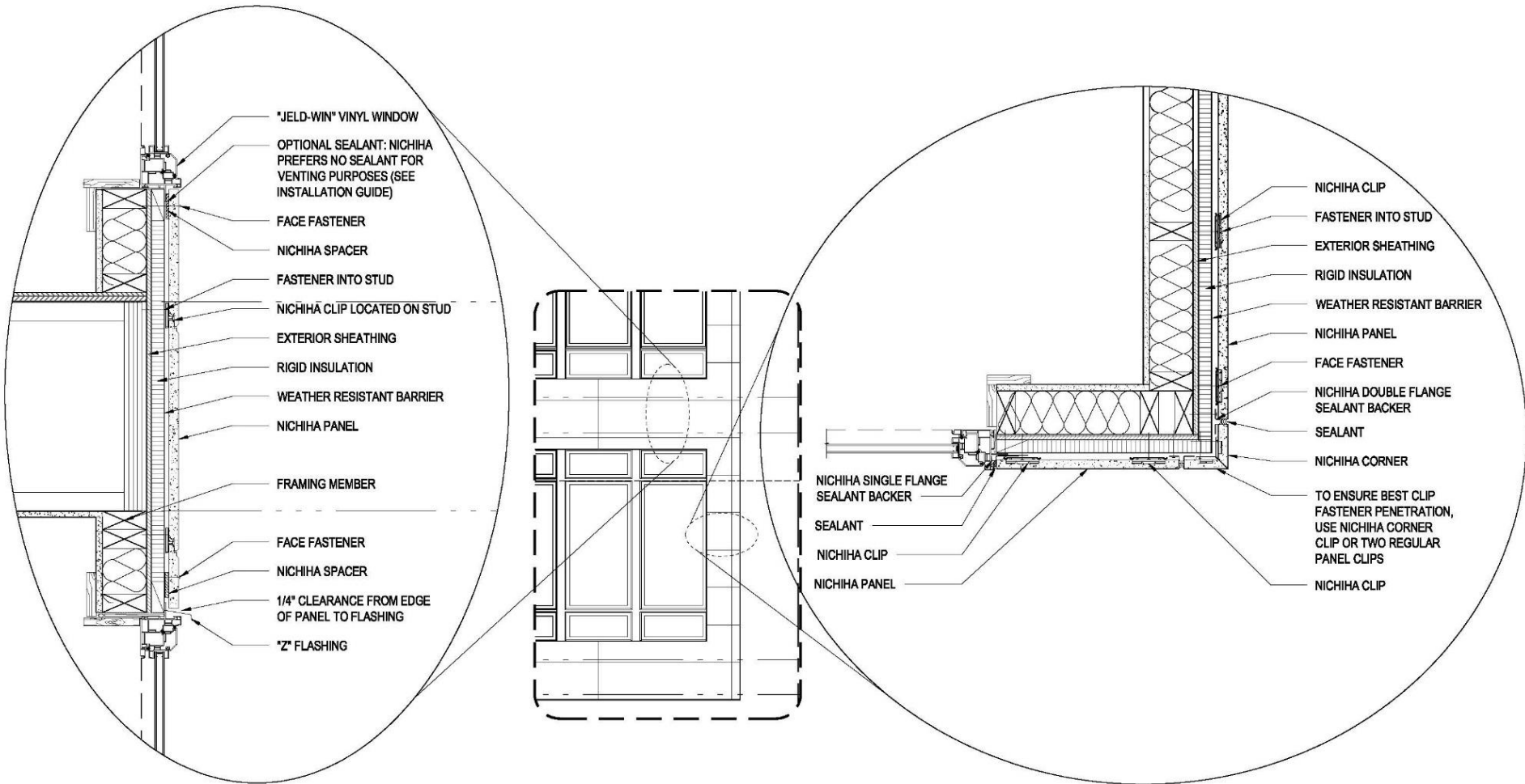


Typical Bay Elevation



Sample Panel Cladding Photos

Issue #1: Bay Exterior Cladding



"JELD-WIN" VINYL WINDOW

OPTIONAL SEALANT: NICHHA PREFERRED NO SEALANT FOR VENTING PURPOSES (SEE INSTALLATION GUIDE)

FACE FASTENER

NICHHA SPACER

FASTENER INTO STUD

NICHHA CLIP LOCATED ON STUD

EXTERIOR SHEATHING

RIGID INSULATION

WEATHER RESISTANT BARRIER

NICHHA PANEL

FRAMING MEMBER

FACE FASTENER

NICHHA SPACER

1/4" CLEARANCE FROM EDGE OF PANEL TO FLASHING

"Z" FLASHING

NICHHA CLIP

FASTENER INTO STUD

EXTERIOR SHEATHING

RIGID INSULATION

WEATHER RESISTANT BARRIER

NICHHA PANEL

FACE FASTENER

NICHHA DOUBLE FLANGE SEALANT BACKER

SEALANT

NICHHA CORNER

TO ENSURE BEST CLIP FASTENER PENETRATION, USE NICHHA CORNER CLIP OR TWO REGULAR PANEL CLIPS

NICHHA CLIP

NICHHA SINGLE FLANGE SEALANT BACKER

SEALANT

NICHHA CLIP

NICHHA PANEL

SECTION: WINDOW HEAD & SILL

TYPICAL ELEVATION

TYPICAL ELEVATION

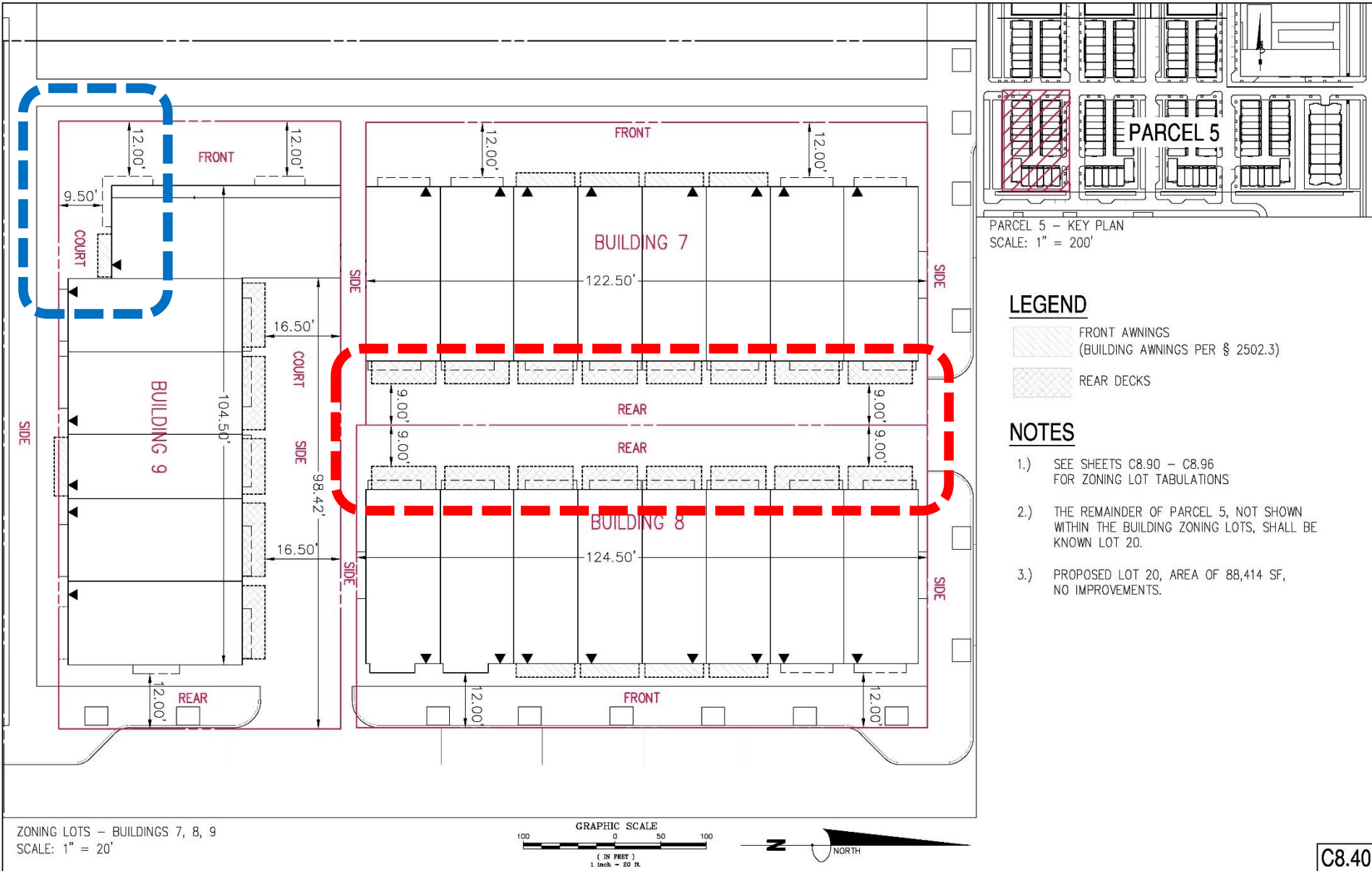
Issue #1: Bay Exterior Cladding



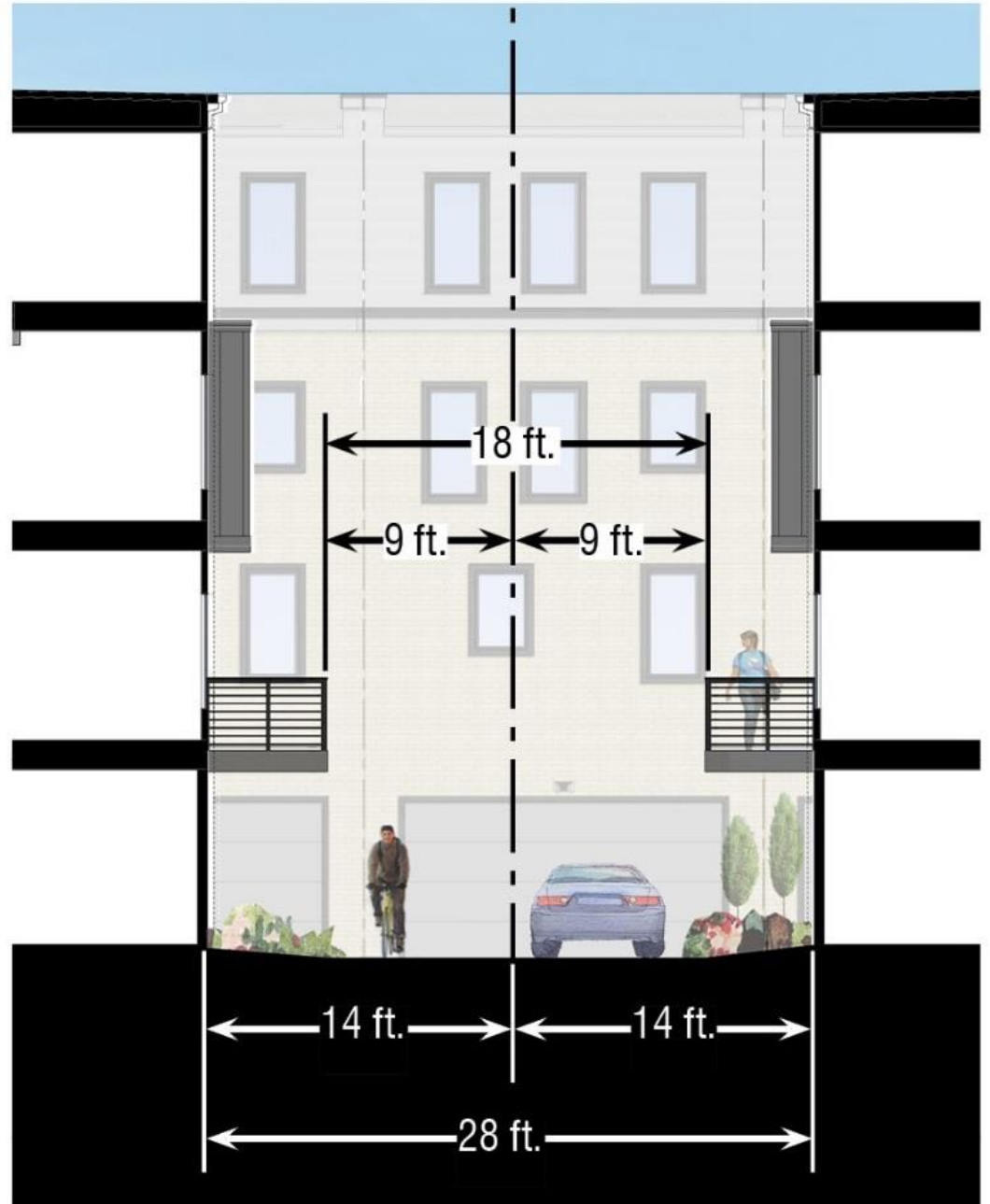
Issue #2: Rear Yard Flexibility (Alley)

	CR	CR PUD	Proposal	Flexibility
Area	N/A	15,000 sq. ft.	Total: 251,281 sf Lots sizes range for 8,085 sf. to 16,898 sf.	No
Height	90 ft	110 ft.	48 ft.	No
FAR	Total: 6.0	Total: 8.0	Total: 1.39 1.97 to 2.55	No
Lot Occupancy	75% for residential	75% for residential	35% residential overall 51.68% to 68.43%	No
Front Yard	3 in./ft. of height or 12 ft. whichever is greater.	3 in./ft. of height or 12 ft. whichever is greater.	12 ft.	No
Rear Yard	Residential above grade: 3 in./ft. of height or 12 ft. whichever is greater.	Residential above grade: 3 in./ft. of height or 12 ft. whichever is greater.	9 to 12 ft.	Yes, 9 ft. on Buildings 1-8 and 10-18.
Side Yard	If provided: min. of 3 in./ft. of height or 8ft, whichever is greater	If provided: min. of 3 in./ft. of height or 8 feet, whichever is greater	0 ft.	No
Courts	3"/ft. of height of court but not less than 10 ft.	3"/ft. of height of court but not less than 10 ft.	9.5 ft.	Yes, on Building 9
Parking	1/du. = 146 spaces	1/du = 146 spaces	208 spaces	No

Issue #2: Rear Yard Flexibility (Alley)



Issue #2: Rear Yard Flexibility (Alley)



Issue #2: Rear Yard Flexibility (Alley)



REAR ELEVATION FOR BLDG B

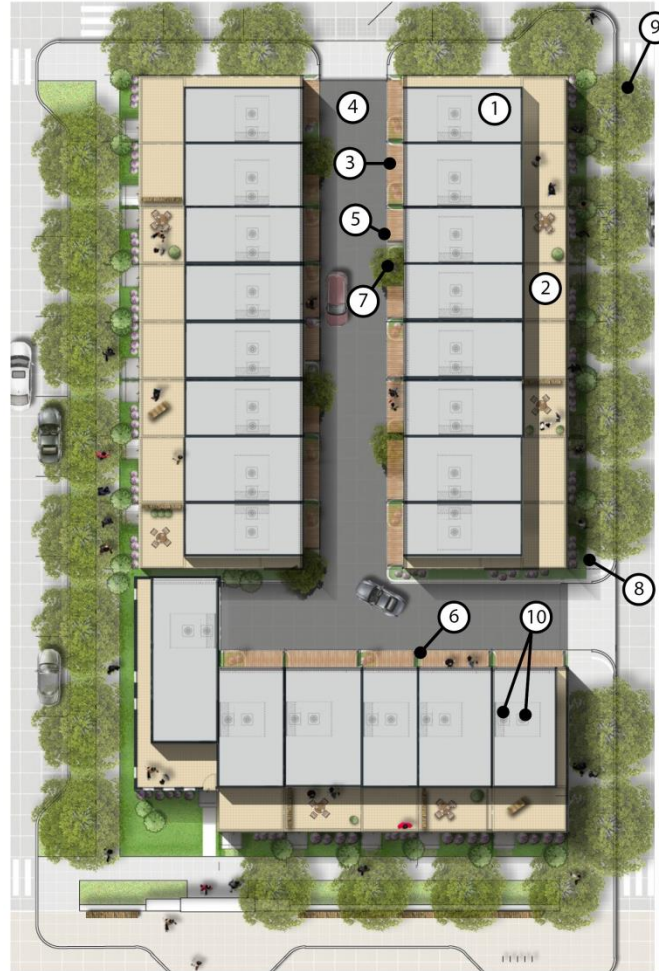


LEGEND

- | | | | |
|---|---|---|--|
| ① | ROWHOUSE LOFT LEVEL: CHARCOAL GREY (ZINC) METAL SIDING WITH CONCEALED FASTENERS | ⑦ | CHARCOAL GREY GARAGE DOORS AND TRIM |
| ② | ROWHOUSE REAR BALCONY: STAINED WOOD WITH BLACK (ALUMINUM) METAL RAILINGS | ⑧ | ALLEY: CARTWAY- ASPHALT, CURB - CONCRETE |
| ③ | CANTILEVER BAYS: CHARCOAL GREY PANEL | ⑨ | DRIVEWAY: CONCRETE |
| ④ | BRICK, REAR WALL VENEER: WHITESTONE BRICK WITH WHITE MORTAR | ⑩ | PLANTINGS AND TREES IN BETWEEN ROWHOUSE REAR DRIVEWAYS |
| ⑤ | REAR WALL VENEER: WHITE PANEL WITH CONCEALED FASTNERS | ⑪ | STREET SIDEWALK & STREET TREES (EVARTS STREET) |
| ⑥ | WINDOWS/DOORS: CLEAR GLASS WITH LOW-E COATINGS; CHARCOAL GREY WINDOW/DOOR TRIM | ⑫ | HVAC CONDENSERS |
| | | ⑬ | EXTERIOR LIGHTING: WALL MOUNTED LIGHTS |
| | | ⑭ | ELECTRICAL & GAS METERS |

Typical Rear Alley Elevation

Issue #2: Rear Yard Flexibility (Alley)



LEGEND

- ① LOFT LEVEL
- ② ROOF TERRACE
- ③ REAR BALCONY
- ④ ALLEY - CARTWAY- ASPHALT, CURB - CONCRETE
- ⑤ DRIVEWAY - CONCRETE
- ⑥ PLANTINGS IN BETWEEN ROWHOUSE REAR DRIVEWAYS
- ⑦ TREE IN PLANTING SPACE BETWEEN ROWHOUSE REAR DRIVEWAYS
- ⑧ FRONT ENTRY DOOR & DOOR YARD
- ⑨ STREET TREES
- ⑩ ROOFTOP HVAC CONDENSERS

Illustrative Site Plan

Issue #2: Rear Yard Flexibility (Alley)

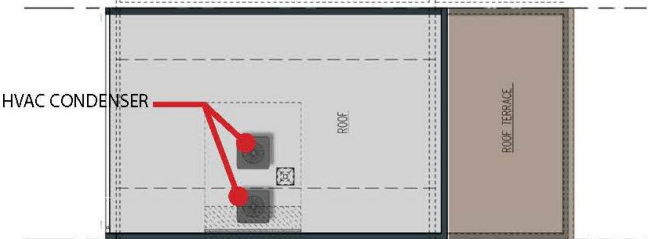


Perspective View of Alley

Issue #3: Rooftop A/C Condensers



STREET SECTION SHOWING HVAC CONDENSER IS OUT OF VIEW



ROOF PLAN SHOWING HVAC CONDENSER LOCATION

HVAC Condenser Screening