



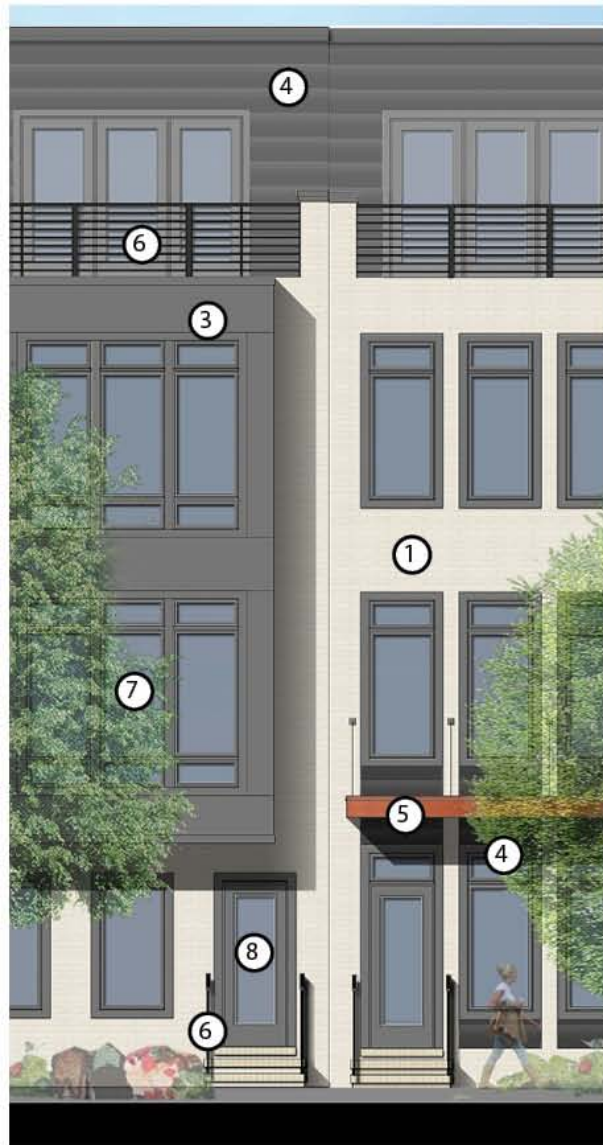
McMillan PUD Hearing #2 – Follow Up

May 13, 2014



ZONING COMMISSION
District of Columbia
CASE NO. 13-14
EXHIBIT NO. 638A

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

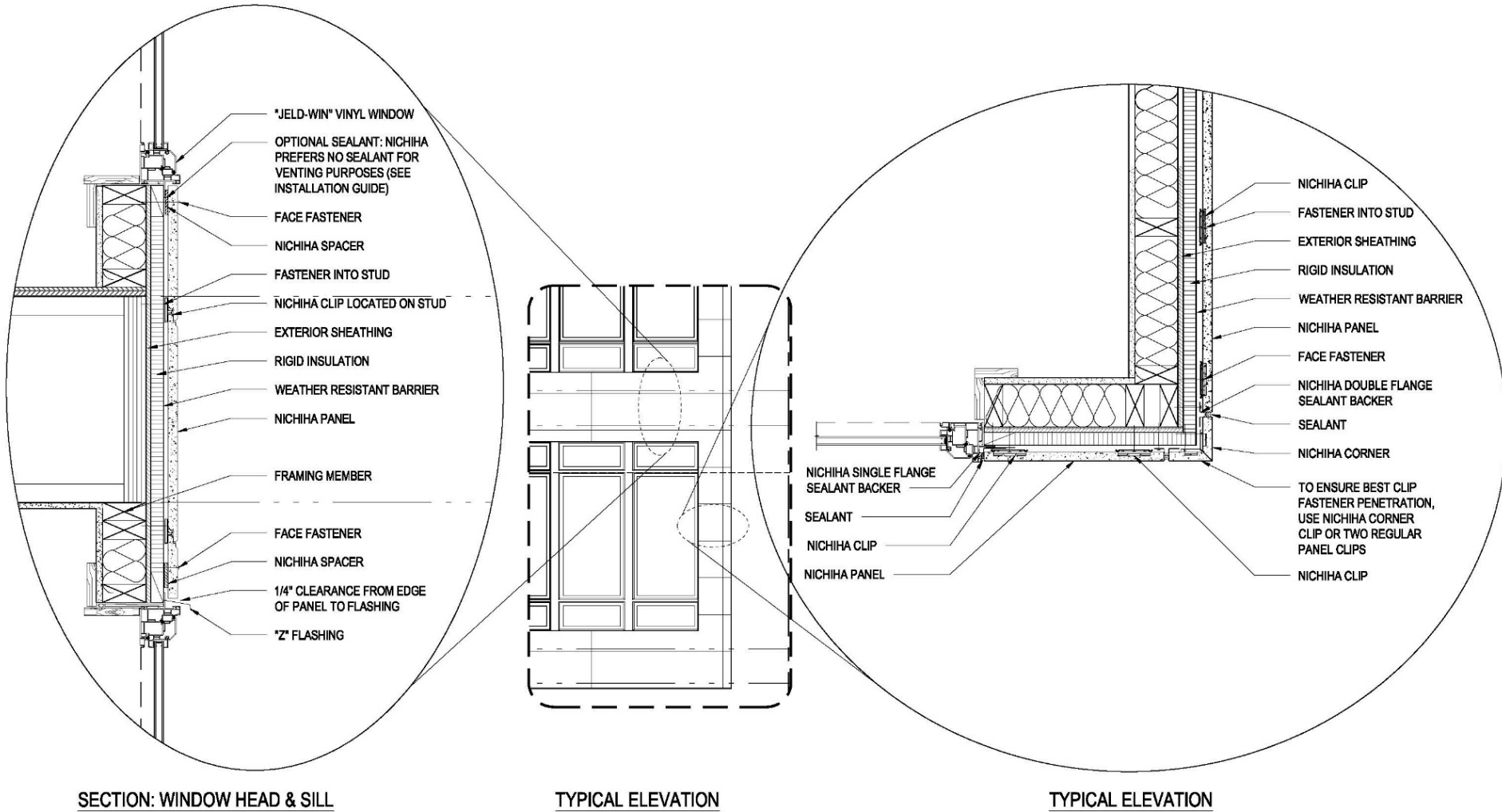


Typical Bay Elevation



Sample Panel Cladding Photos

Issue #1: Bay Exterior Cladding



Issue

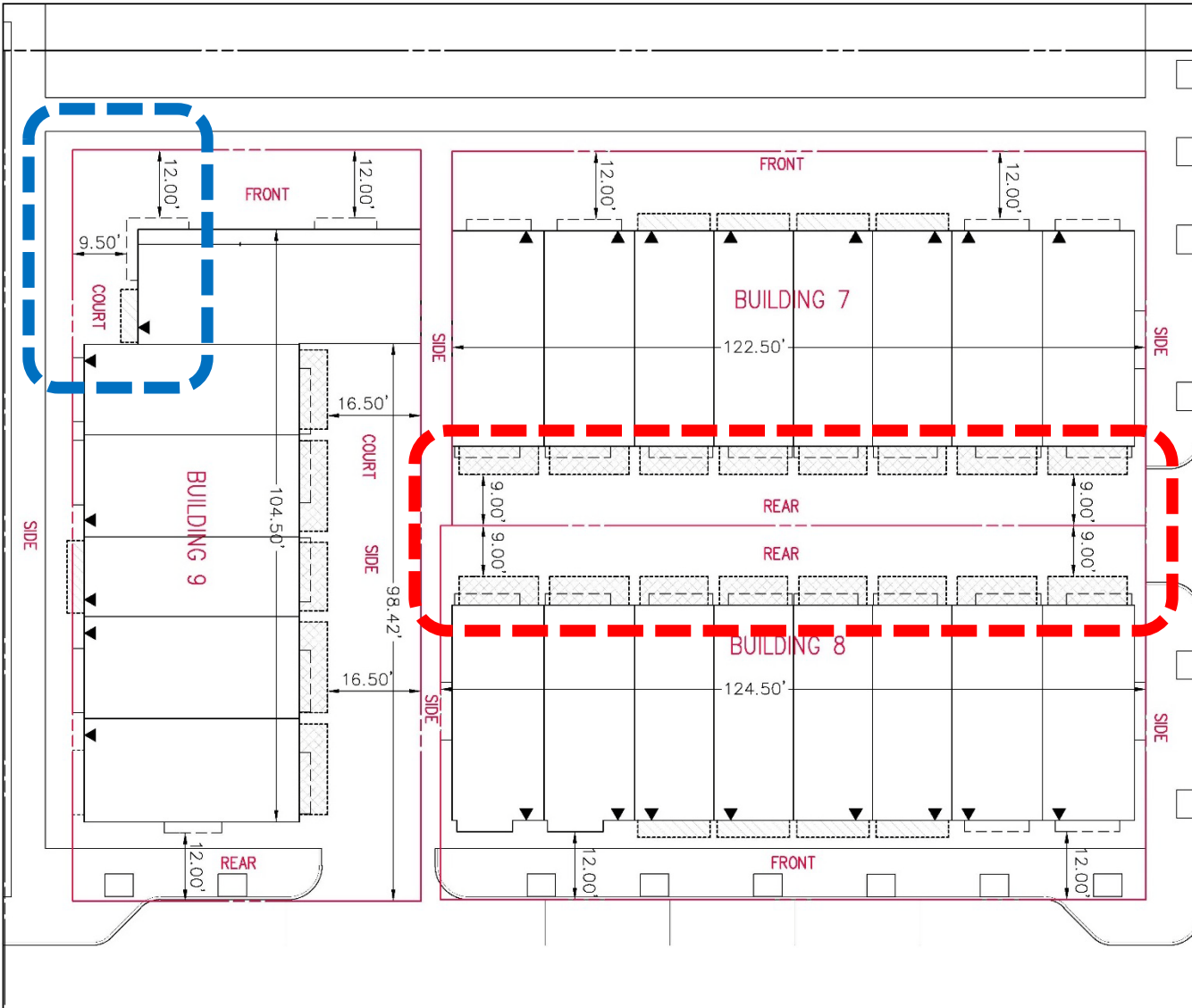
#1: Bay Exterior Cladding



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)



PARCEL 5 - KEY PLAN
SCALE: 1" = 200'

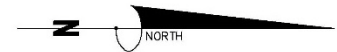
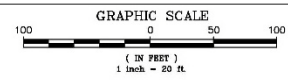
LEGEND

-  FRONT AWNINGS
(BUILDING AWNINGS PER § 2502.3)
-  REAR DECKS

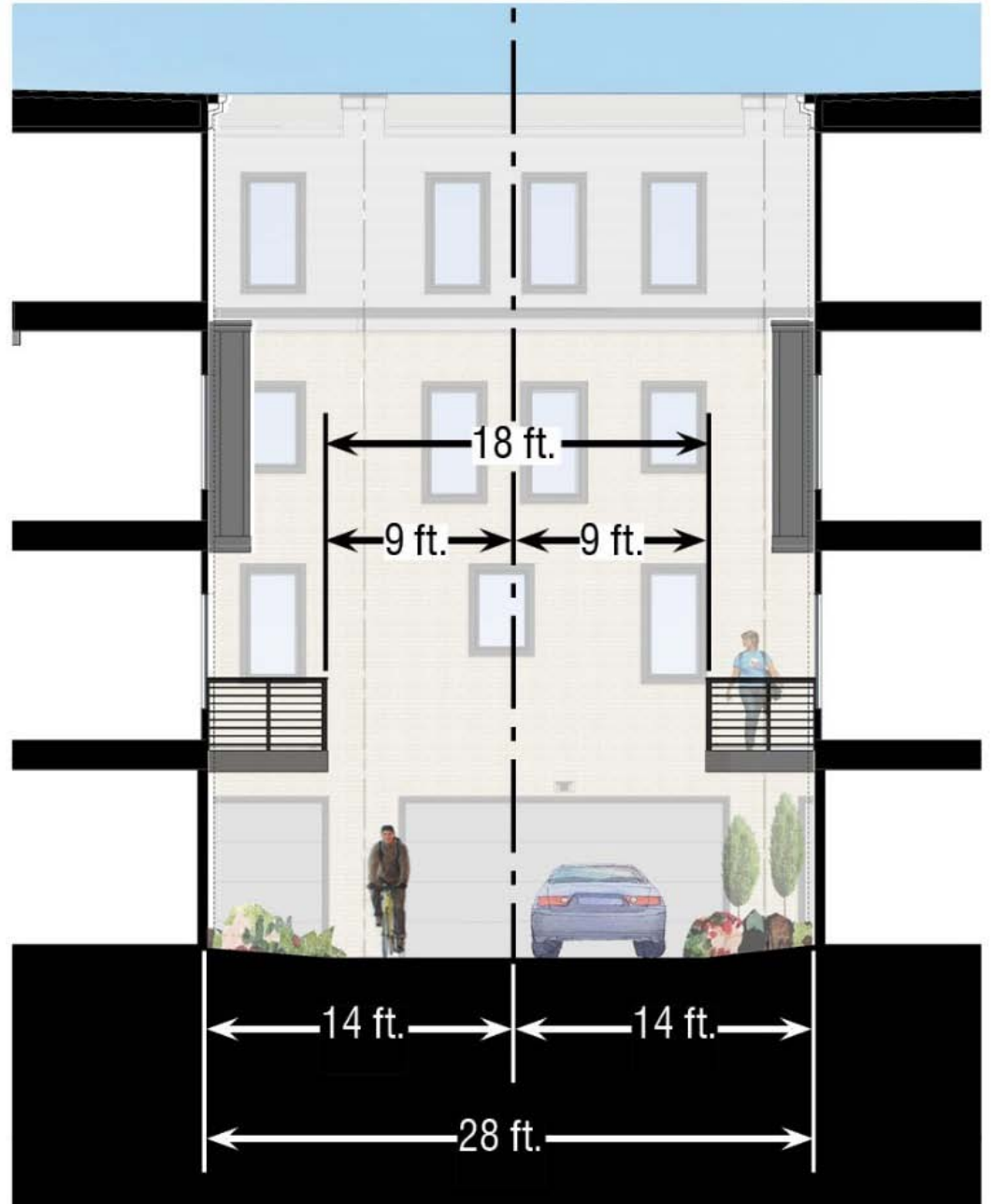
NOTES

- 1.) SEE SHEETS C8.90 - C8.96 FOR ZONING LOT TABULATIONS
- 2.) THE REMAINDER OF PARCEL 5, NOT SHOWN WITHIN THE BUILDING ZONING LOTS, SHALL BE KNOWN LOT 20.
- 3.) PROPOSED LOT 20, AREA OF 88,414 SF, NO IMPROVEMENTS.

ZONING LOTS - BUILDINGS 7, 8, 9
SCALE: 1" = 20'



Issue #2: Rear Yard Flexibility (Alley)



Issue #2: Rear Yard Flexibility (Alley)



BLDG B (Serv Ct)

Typical Rear Alley Elevation

Issue #2: Rear Yard Flexibility (Alley)



Illustrative Site Plan



Issue #2: Rear Yard Flexibility (Alley)



Perspective View of Alley