

Exhibit 2
1309 - 1315 Clifton Street NW
Application for Planned Unit Development
Plan Updates and Supplemental Information
November 19, 2015



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DEVELOPMENT GROUP

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1315 Clifton Street NW

Washington, DC

ZONING COMMISSION
District of Columbia
CASE NO. 15-03
EXHIBIT NO. 23B
November 19, 2015



VIEW OF SITE WITH EXISTING BUILDINGS

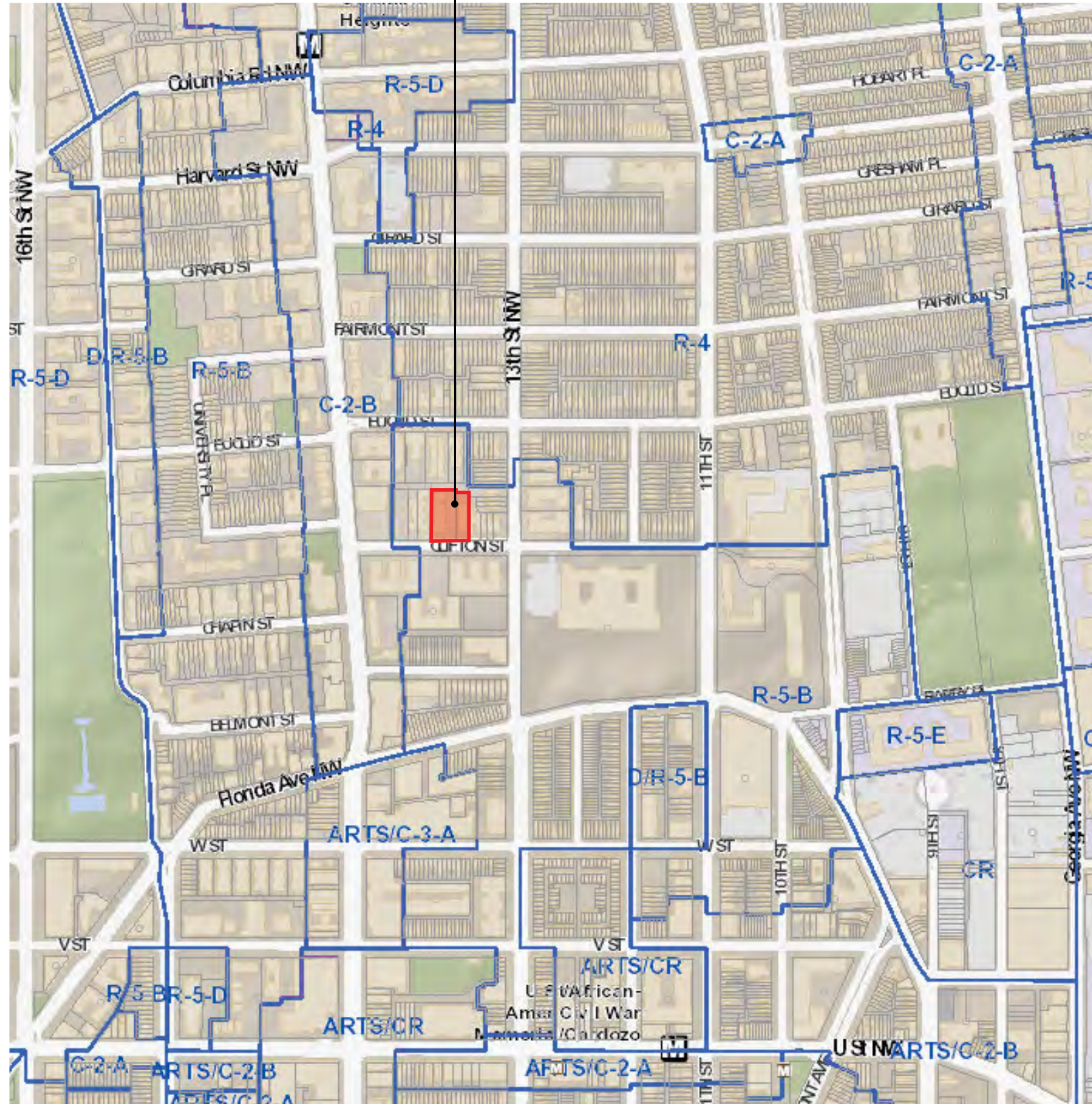
PROJECT SUMMARY

The project is to create an architecturally distinguished green multifamily building, consisting primarily of new construction at 1309 Clifton Street NW and incorporating an existing building at 1315 Clifton Street NW. The building will be contextual to the neighborhood and contain approximately 152-156 studio, 1-bedroom, 2-bedroom, and 3-bedroom apartments, including affordable and market rate units.

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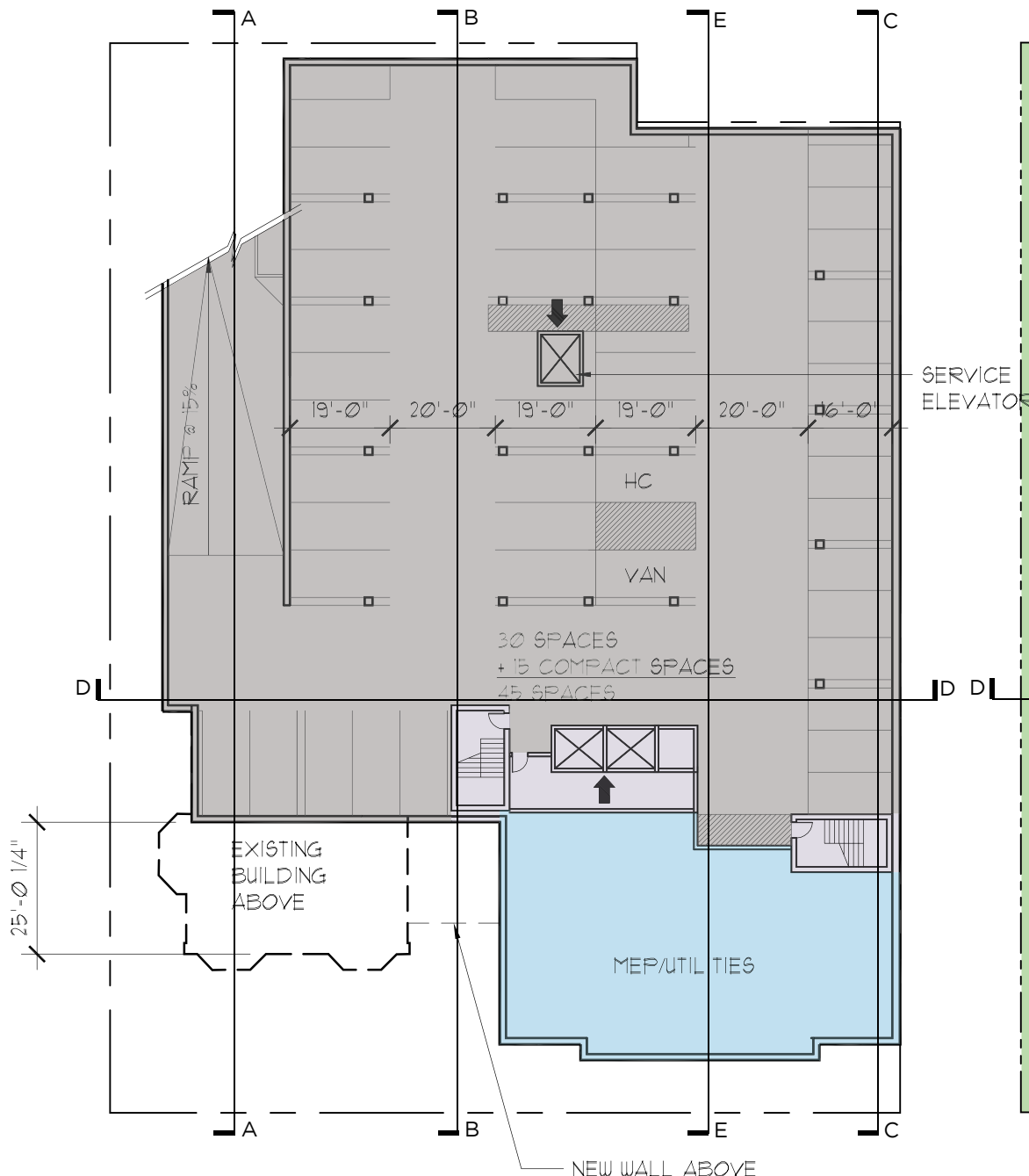
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SUBJECT PROPERTY:
1309-1315 CLIFTON ST NW

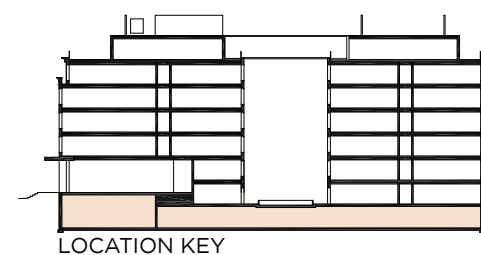


	R-5-C PUD	Proposed
Height	60'	60'
FAR	4.0	Up to 4.0
Gross Floor Area (FAR)	4 * 29,700 = 118,800 sf	Up to 118,800 sf
Penthouse	0.4 FAR (not included in Building FAR) = 11,880 sf	Up to 11,880 sf
Lot Occupancy	75%	71%
Front Setback	None required	10'
Side Setback	None required; if provided it shall be 3 inches per 1 foot of height and 8' minimum $60' / 3" = 15'-0"$	10'
Rear Yard Setback	4 inches per 1 foot of height and 15' minimum $53.5' / 4" = 17'-10"$	Varies
Closed Court Width	4 inches per 1 foot of height of court, 15' minimum $56.5' / 4" = 18'-10"$	+/- 34'-10"
Closed Court Area	2 * square of the required width, 350sq. ft. minimum $2 * 18'-10" * 18'-10" = 710$ sf	+/- 1,570 sf
Open Court Width	3 inches per 1 foot of height of court, 10' minimum $65' / 3" = 15'-4"$	+/- 39'-10"
Units		152-156
Parking	1 per 3 dwelling units = 50-53 spaces	45 (+/- 1 per 3.5 dwelling units)
Bicycle Parking	1 per 3 dwelling units = 53 long term 1 per 20 units = 9 short term	80 long term (+/- 1 per 2 dwelling units) 10 short term (+/- 1 per 16 dwelling units)

PUBLIC ALLEY



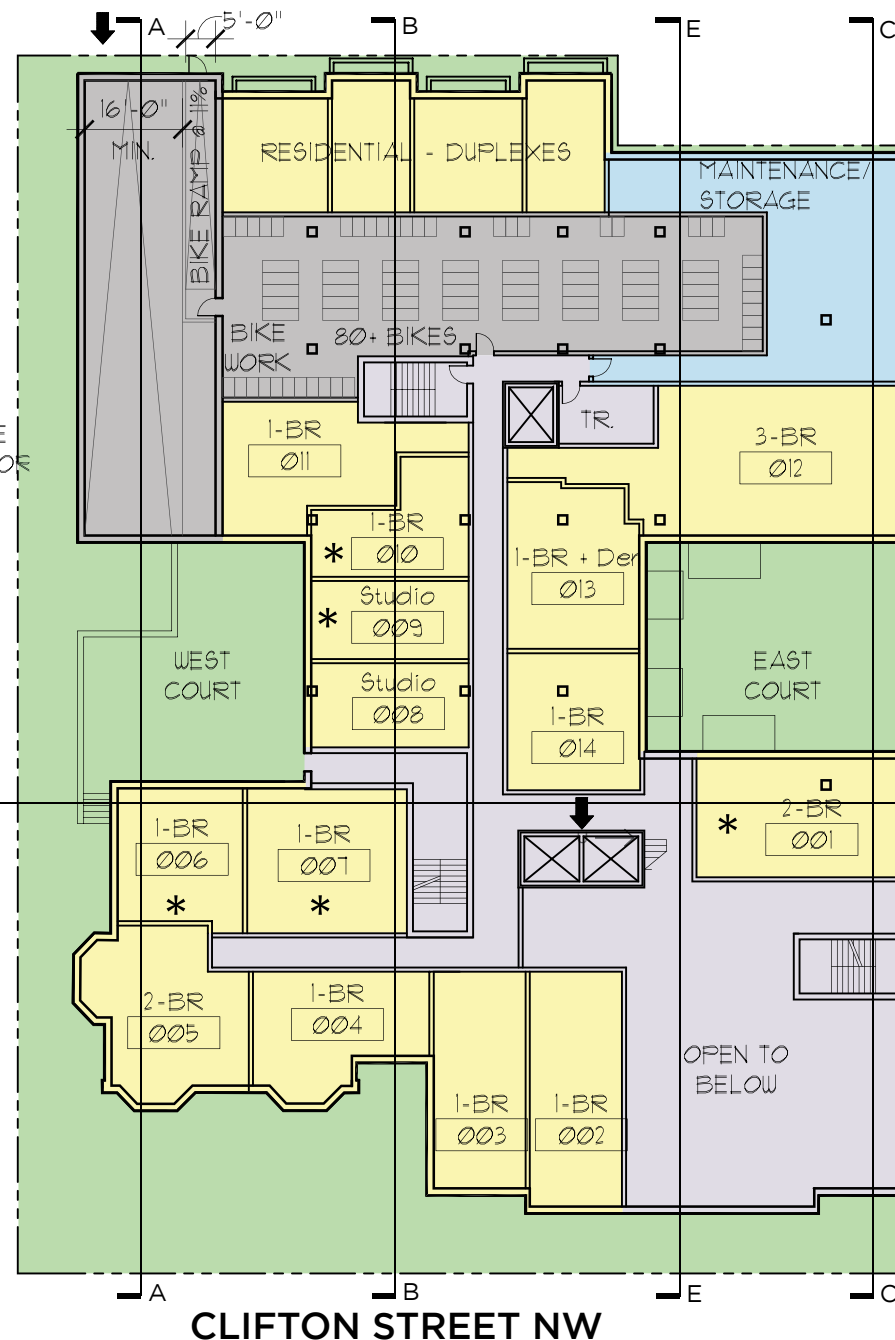
CELLAR/GARAGE PLAN (O)
1" = 32'-0"



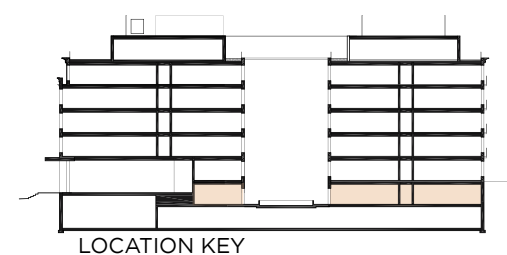
NOTES:
INTERIOR LAYOUTS SHOWN ON BUILDING PLANS ARE SCHEMATIC. THOUGH CHANGES TO THESE LAYOUTS MAY OCCUR, THEY WILL NOT SIGNIFICANTLY IMPACT THE EXTERIOR ENVELOPE OF THE BUILDING.

* INDICATES INCLUSIONARY UNIT. INCLUSIONARY UNIT LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY CHANGE UPON FINAL DESIGN.

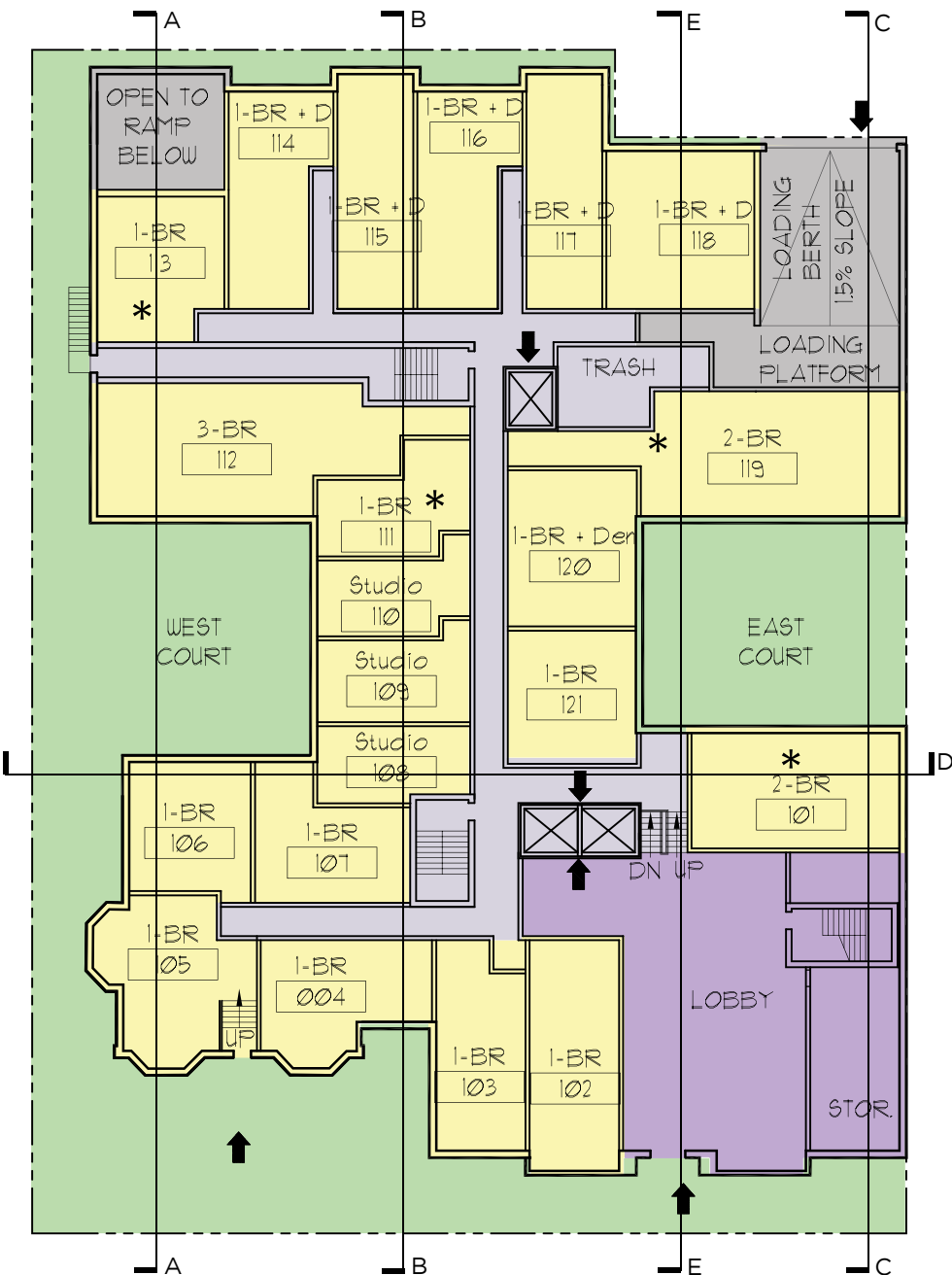
PUBLIC ALLEY



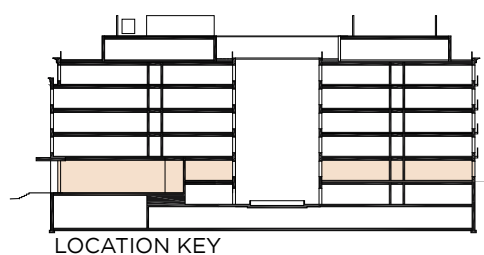
LOWER LEVEL FLOOR PLAN (O)
1" = 32'-0"



PUBLIC ALLEY



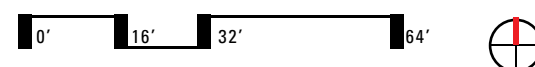
GROUND FLOOR PLAN (1)
1" = 32'-0"



- RESIDENTIAL
- CIRCULATION
- COMMUNITY
- MEP
- PARKING/BIKES/LOADING
- LANDSCAPE



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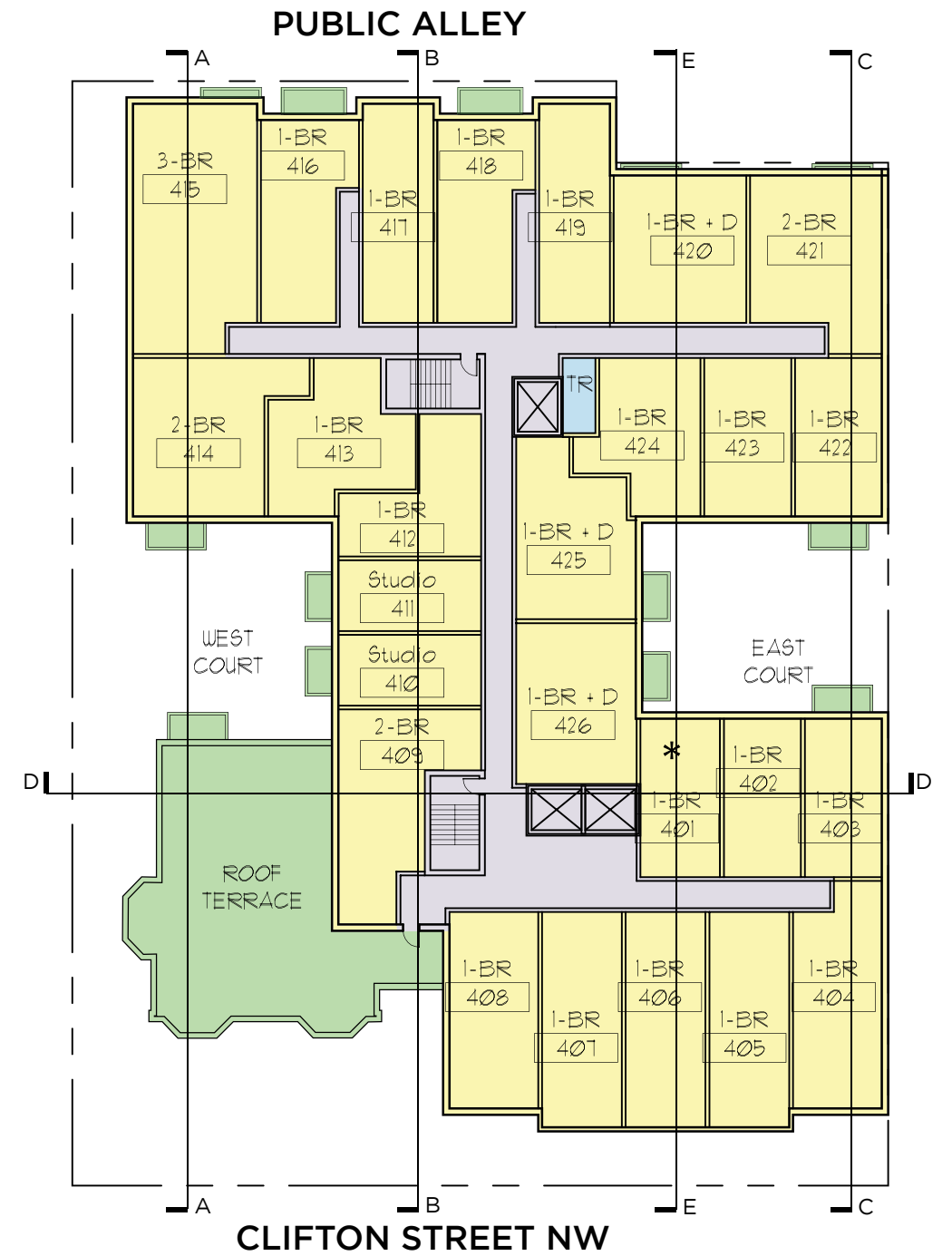
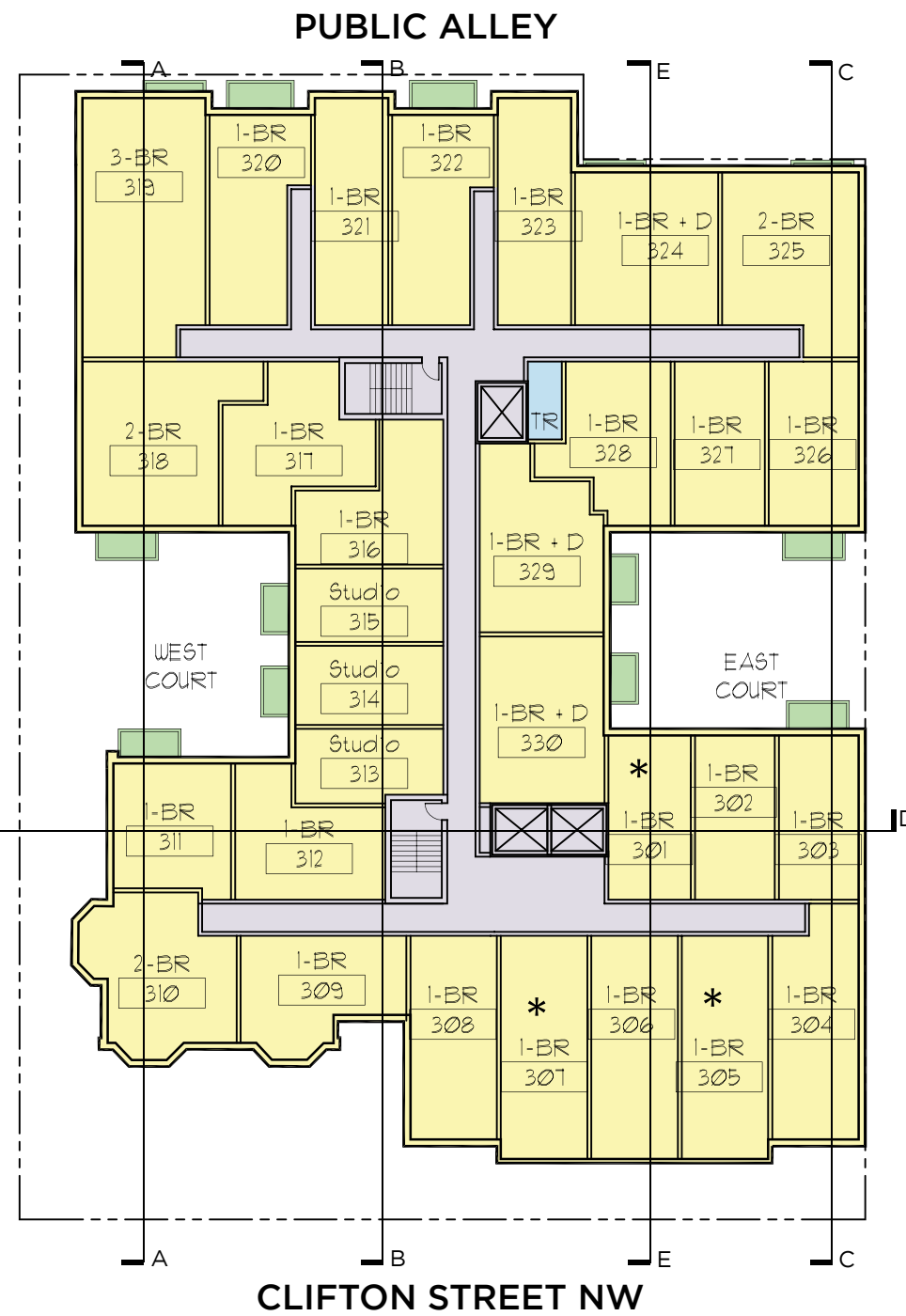
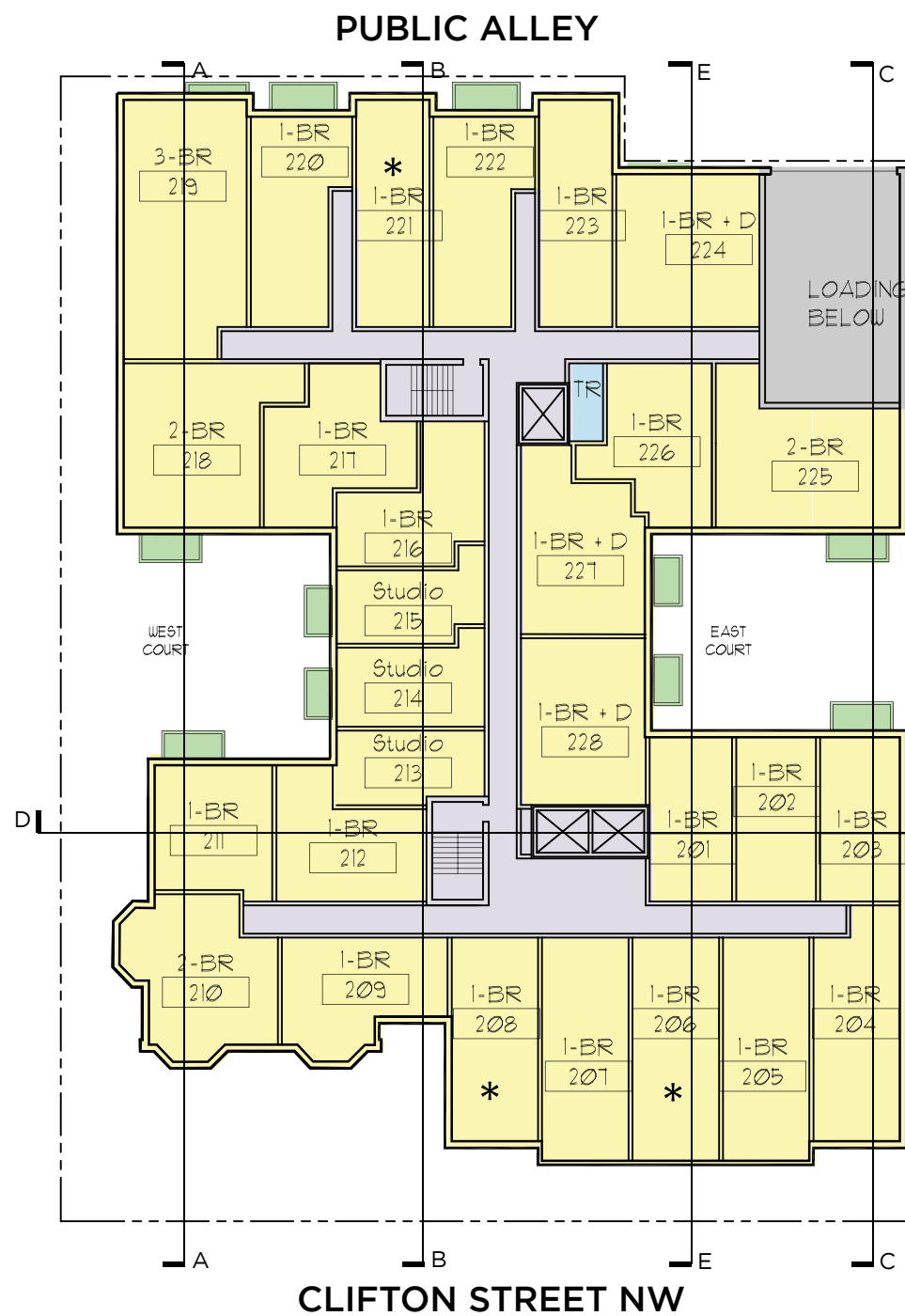


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Proposed Floor Plans
1315 Clifton Street NW

Washington, DC

November 19, 2015



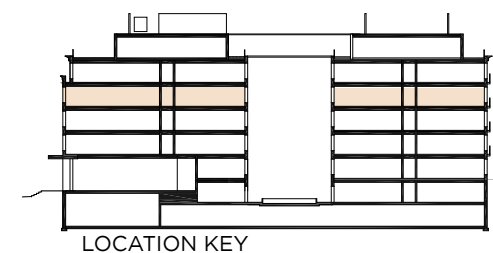
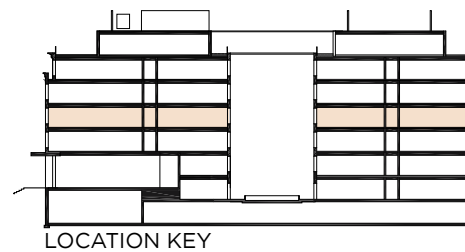
2nd FLOOR PLAN
1" = 32'-0"

3rd FLOOR PLAN
1" = 32'-0"

4th FLOOR PLAN
1" = 32'-0"

NOTES:
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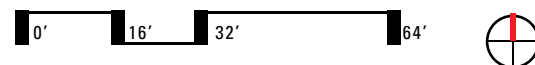
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- RESIDENTIAL
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Proposed Floor Plans
1315 Clifton Street NW

Washington, DC

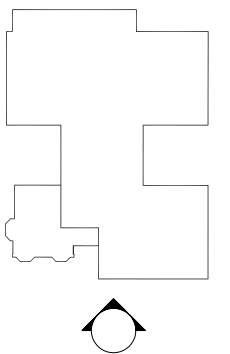
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SOUTH ELEVATION
1" = 16'-0"

LOCATION PLAN



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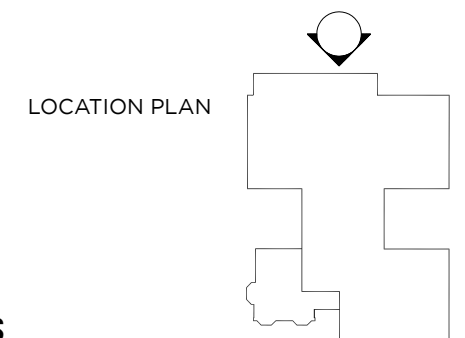
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Building Elevations
1315 Clifton Street NW

Washington, DC



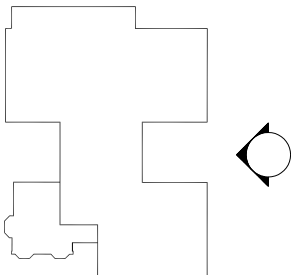
NORTH ELEVATION
1" = 16'-0"



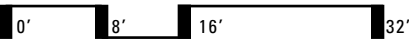


EAST ELEVATION
1" = 16'-0"

LOCATION PLAN



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Building Elevations
1315 Clifton Street NW

Washington, DC

November 19, 2015

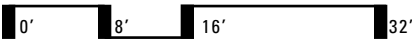


WEST ELEVATION
1" = 16'-0



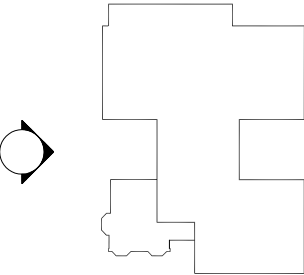
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Building Elevations
1315 Clifton Street NW
Washington, DC

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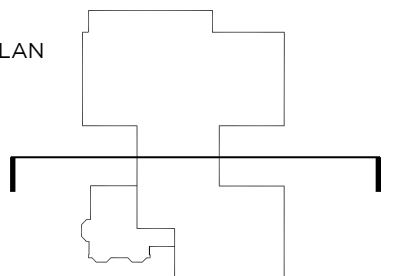
LOCATION PLAN

November 19, 2015



SOUTH COURT ELEVATIONS
1" = 16'-0"

LOCATION PLAN



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Building Elevations
1315 Clifton Street NW

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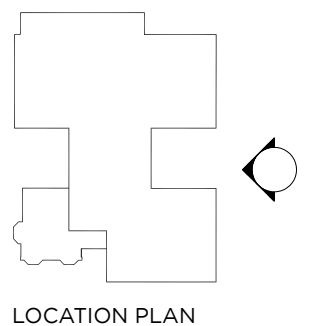
November 19, 2015



EAST COURT ELEVATION
1" = 16'-0"



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ENTRANCE VIEW FROM STREET



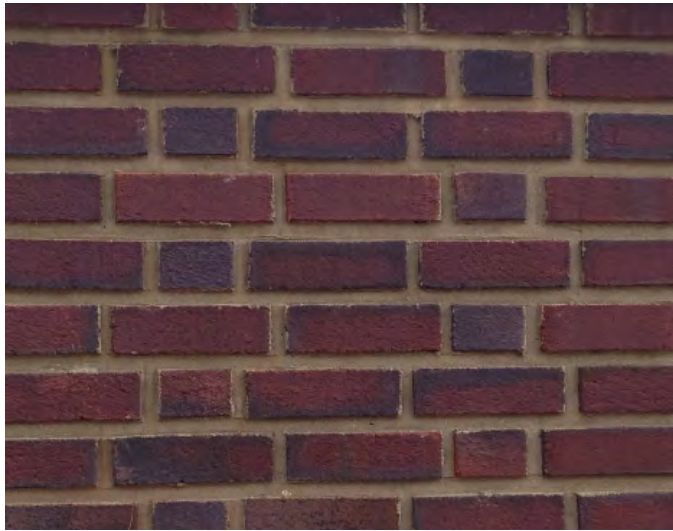
VIEW OF WEST COURT AND ROOF TERRACE FROM ADJACENT BUILDING



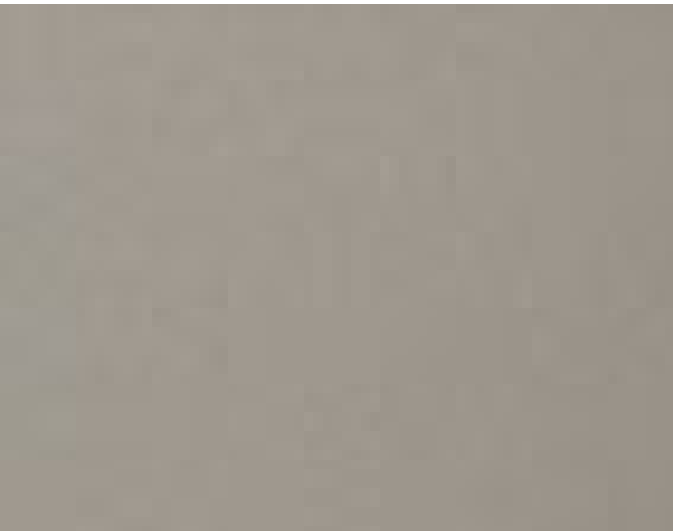
BUILDING AXONOMETRIC VIEW



ALLEY PERSPECTIVE VIEW



METAL PANEL
PENTHOUSE - DARK WARM GRAY

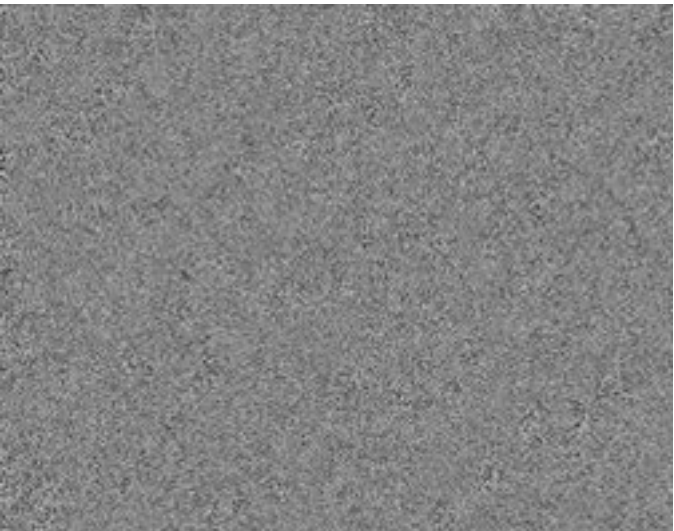


FIBER CEMENT PANEL
WARM GRAY

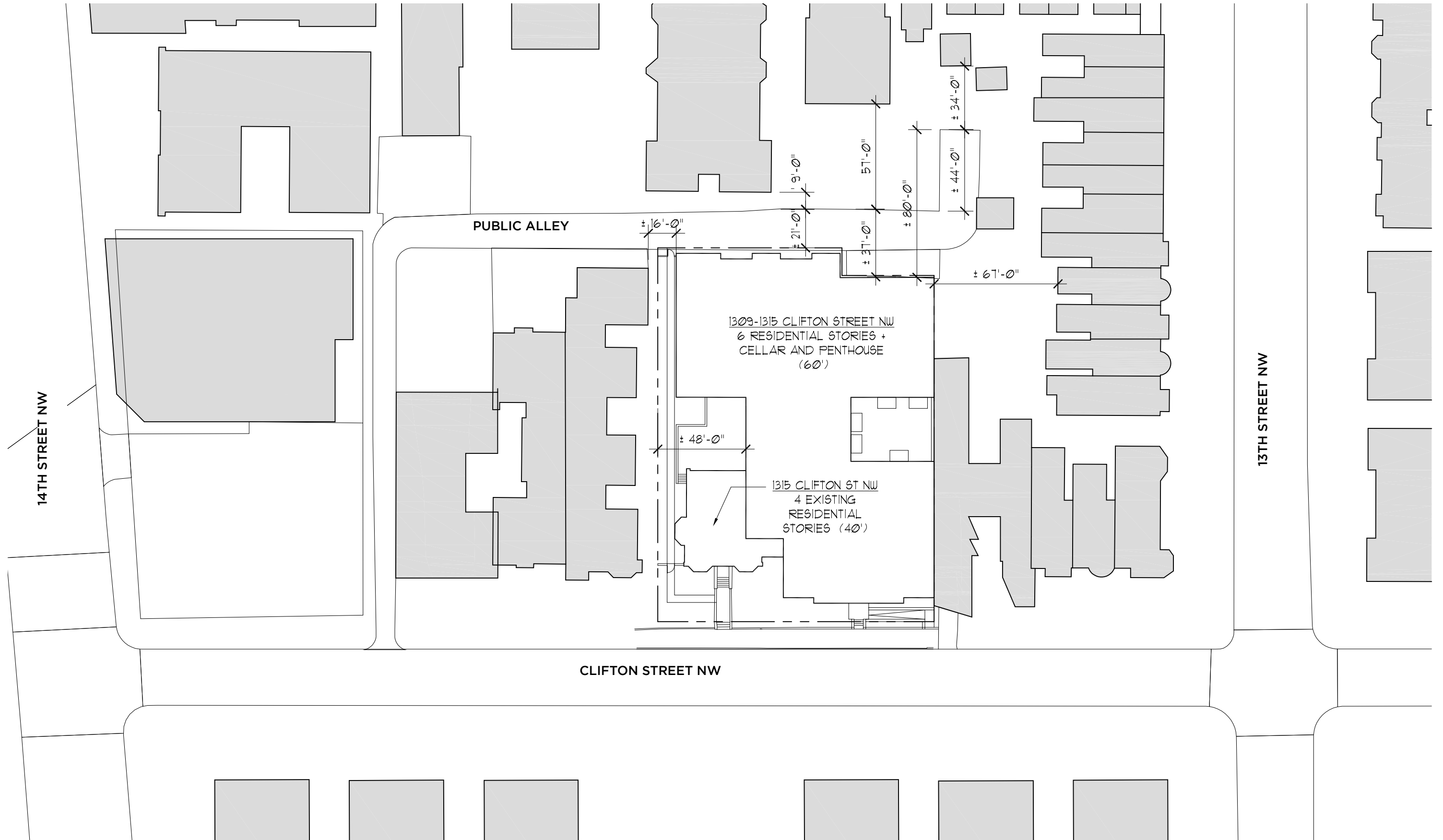
BRICK MASONRY
RED/BURGUNDY



WINDOWS
DARK GRAY/BLACK



STONE BASE
GRAY/TAN







1 ALLEY VIEW
LOOKING SOUTH



2 ALLEY VIEW
LOOKING EAST



3 ALLEY VIEW
LOOKING WEST

