

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  
November 19, 2015  
EXHIBIT NO. 23B



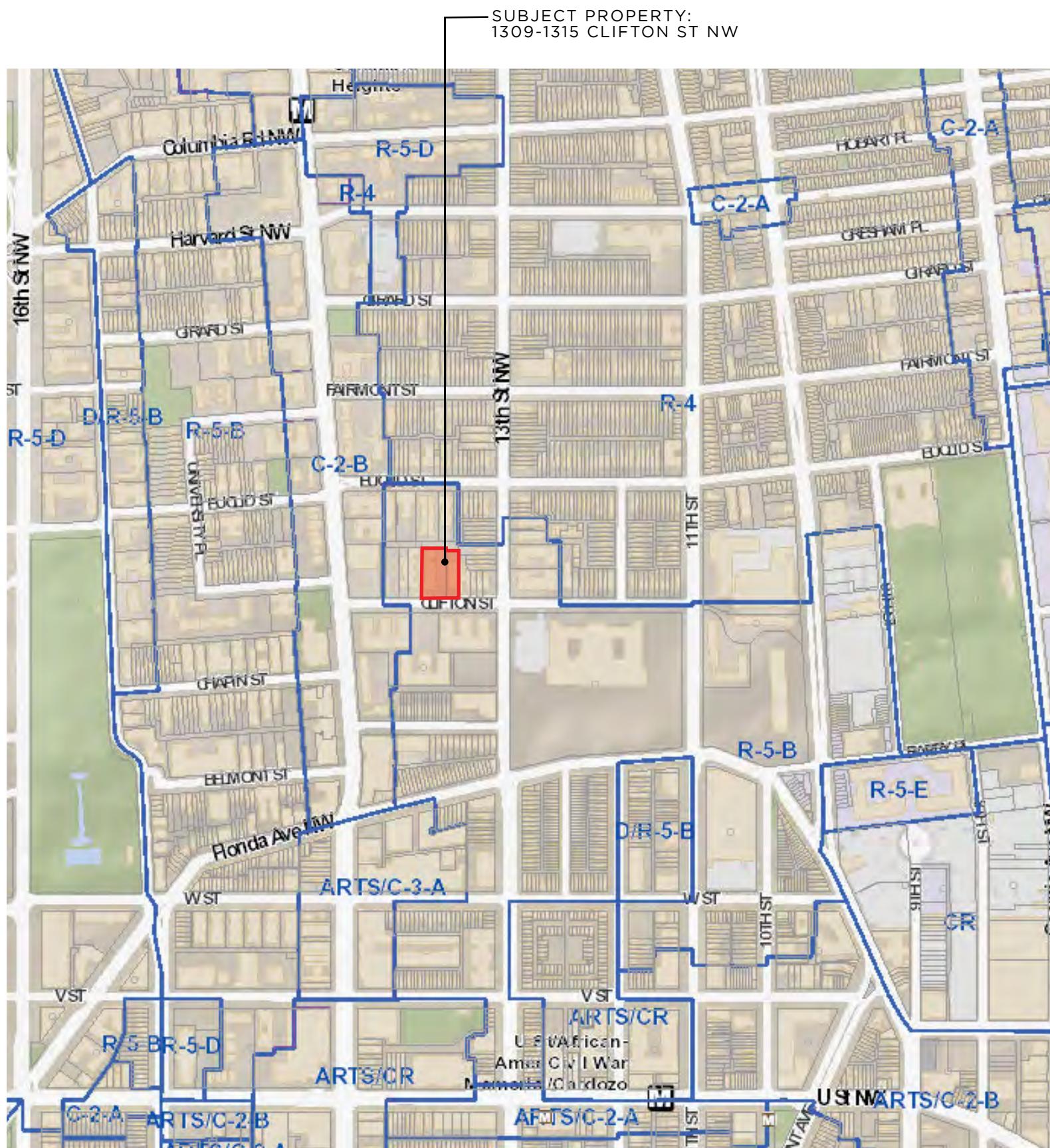
VIEW OF SITE WITH EXISTING BUILDINGS

## 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.

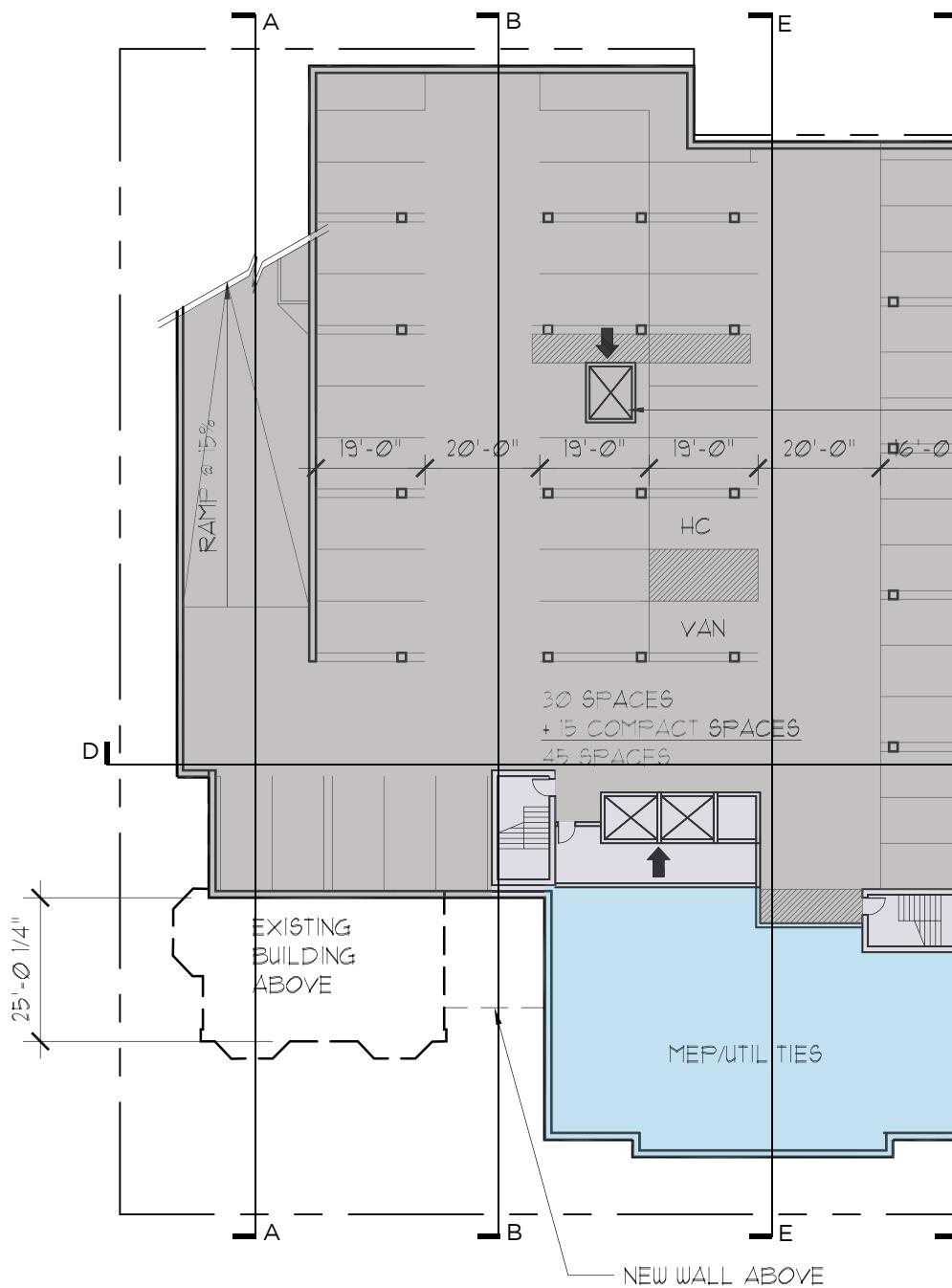
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	R-5-C PUD	Proposed
Height	60'	60'
FAR	4.0	Up to 4.0
Gross Floor Area (FAR)	$4 * 29,700 = 118,800$ sf	Up to 118,800 sf
Penthouse	0.4 FAR (not included in Building FAR) = 11,880 sf	Up to 11,880 sf
Lot Occupancy	75%	71%
Front Setback	None required	10'
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)

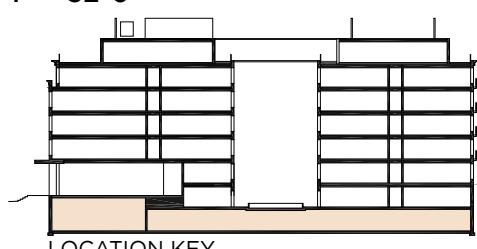
## PUBLIC ALLEY



## CLIFTON STREET NW

### CELLAR/GARAGE PLAN

1" = 32'-0"

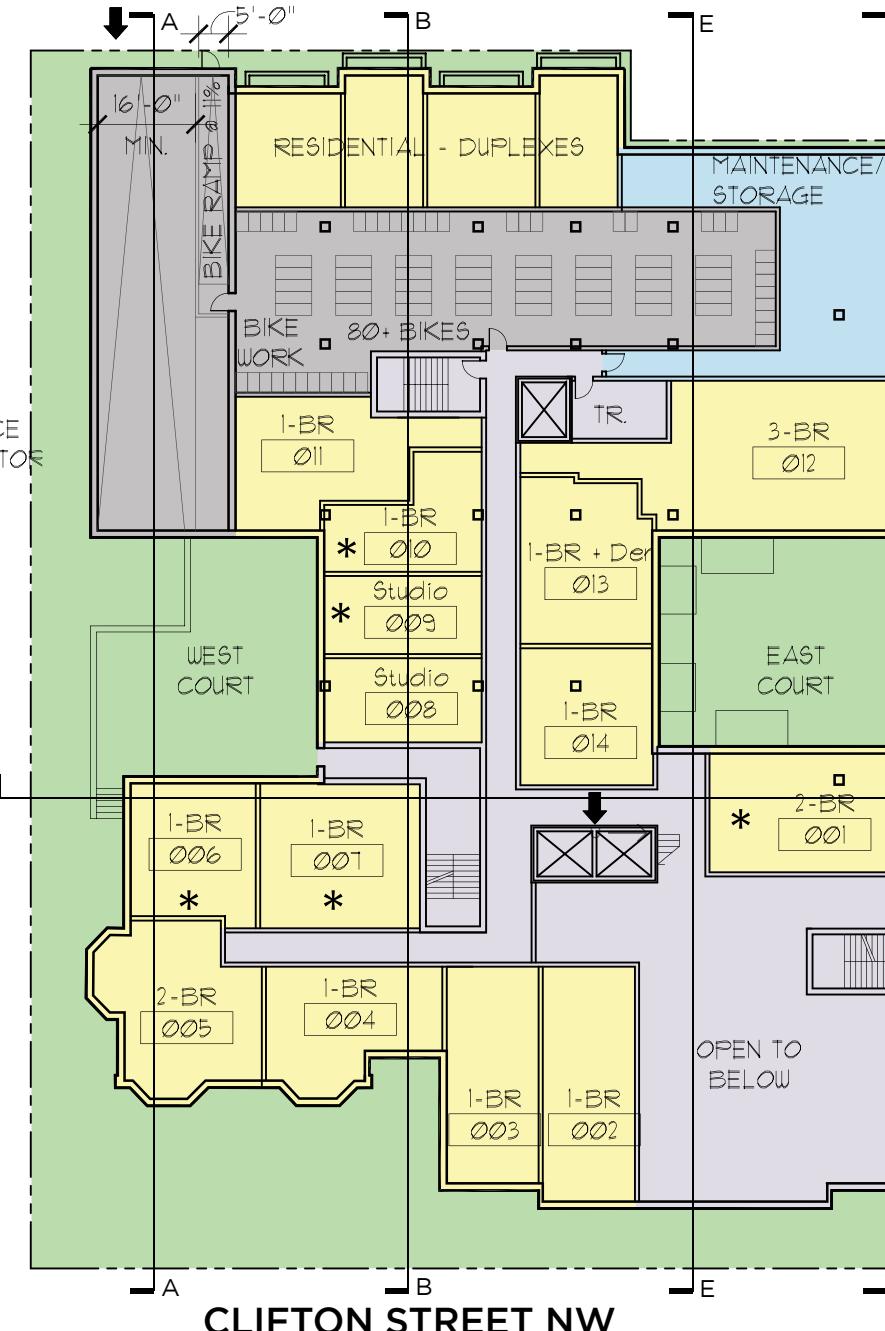


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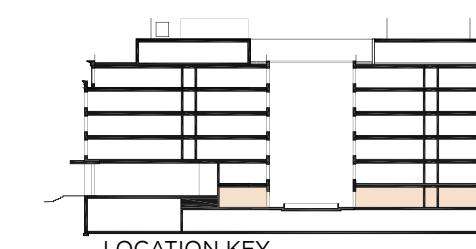
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## PUBLIC ALLEY



### LOWER LEVEL FLOOR 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.

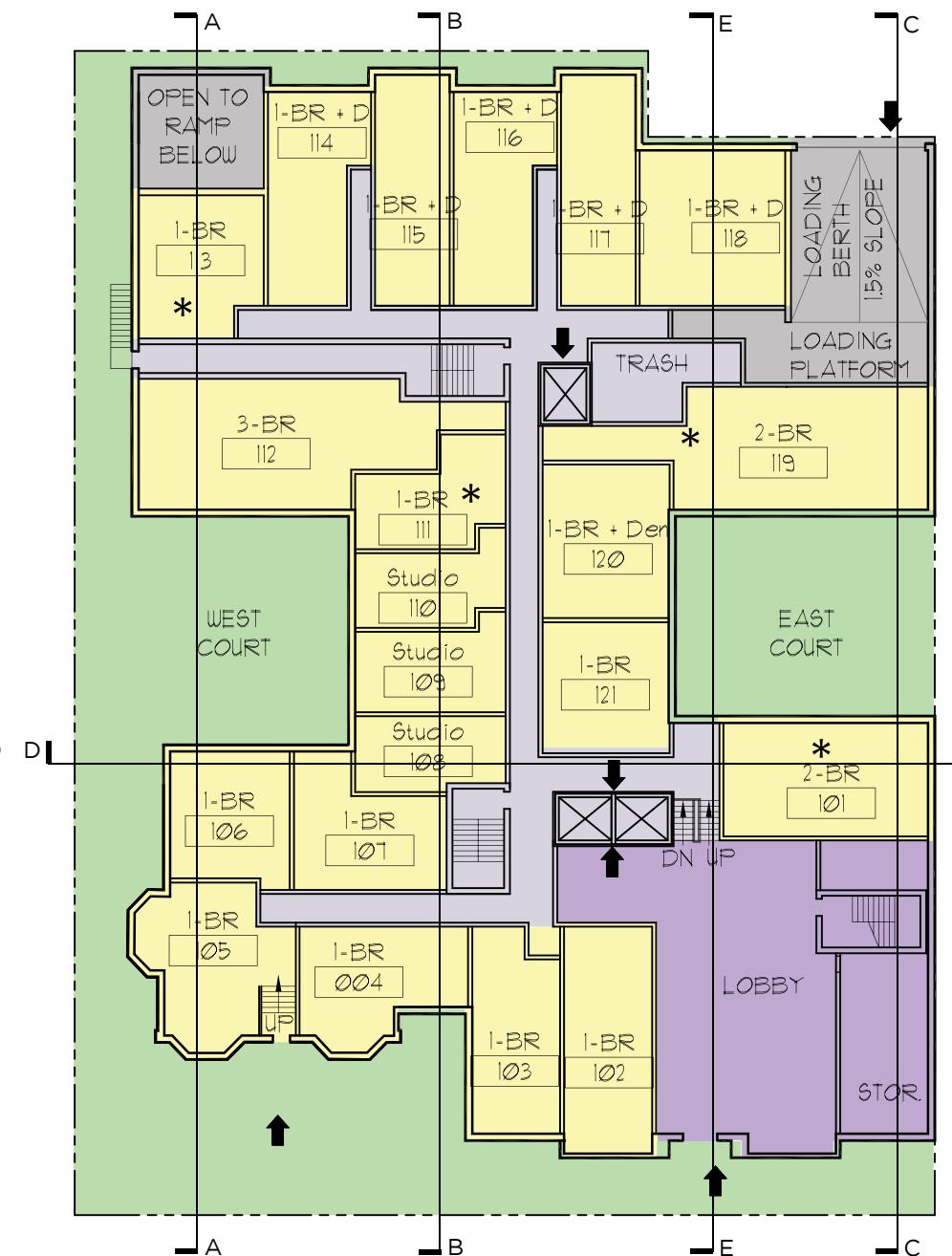
\* INDICATES INCLUSIONARY UNIT. INCLUSIONARY UNIT LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY CHANGE UPON FINAL DESIGN.

0' 16' 32' 64'



A-15

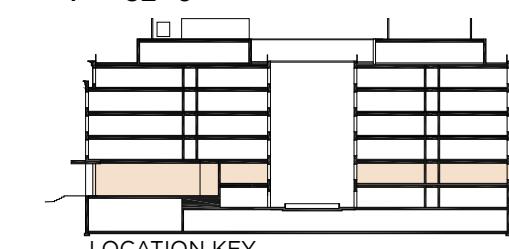
## PUBLIC ALLEY



## CLIFTON STREET NW

### GROUND FLOOR PLAN (1)

1" = 32'-0"

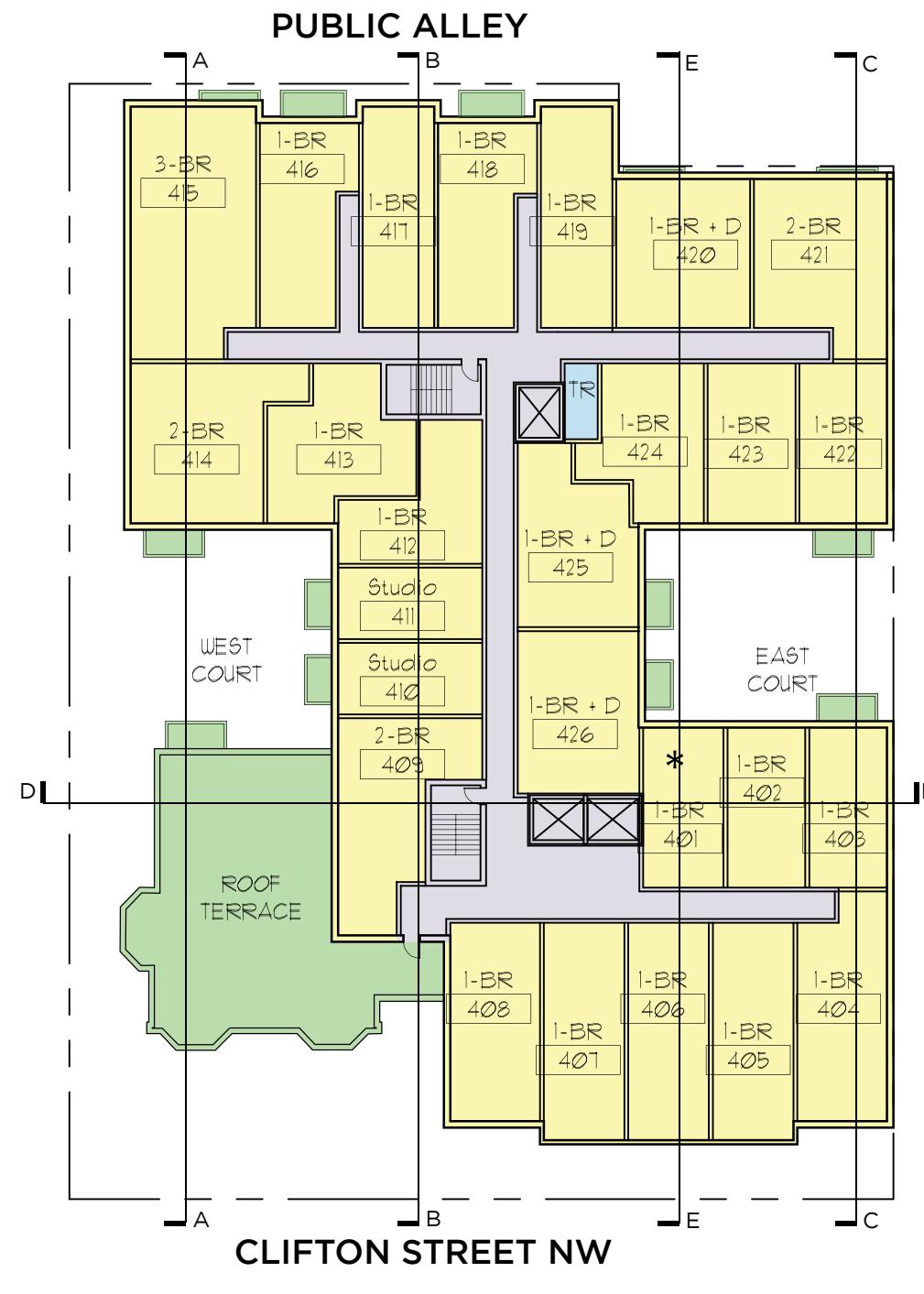
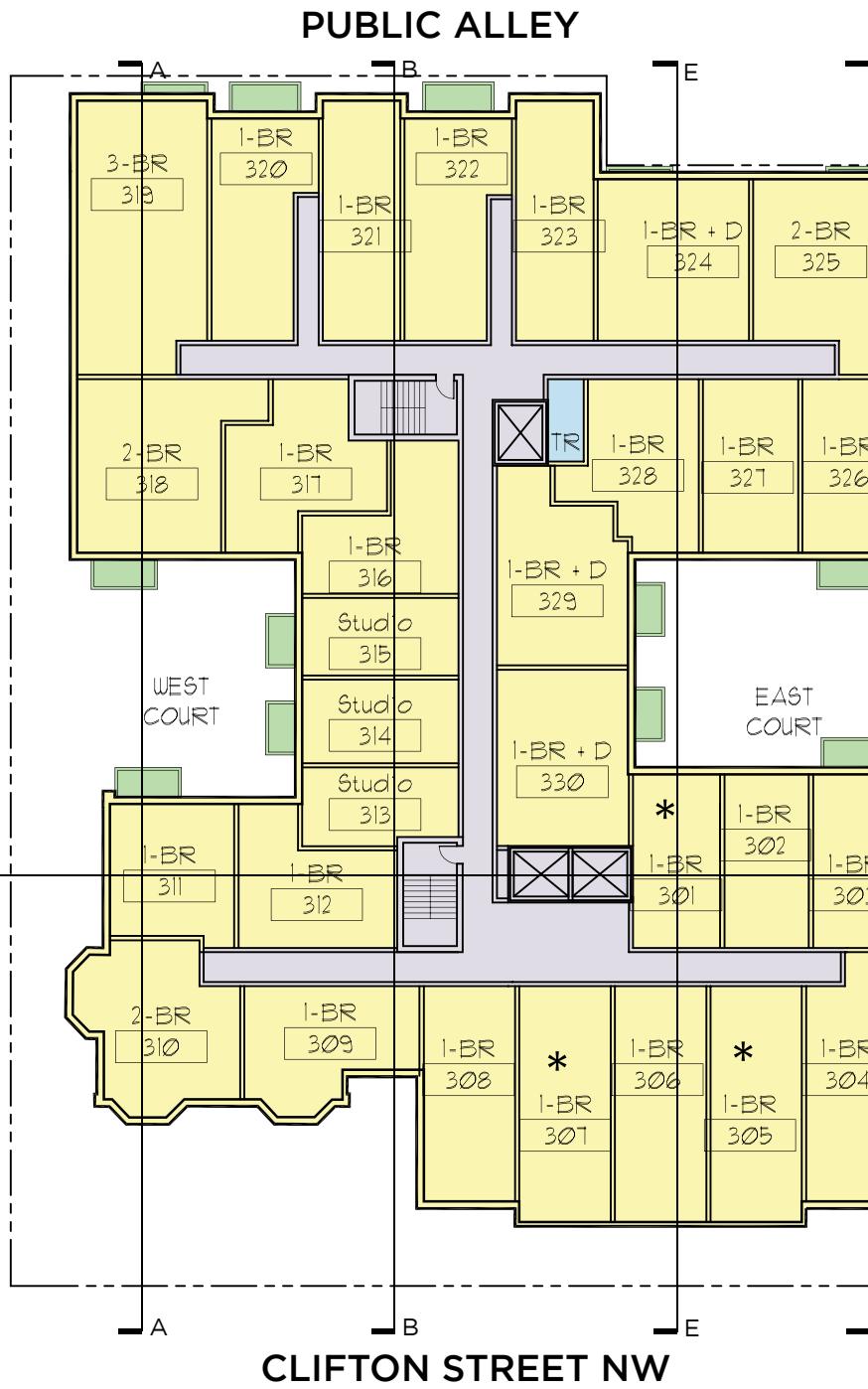
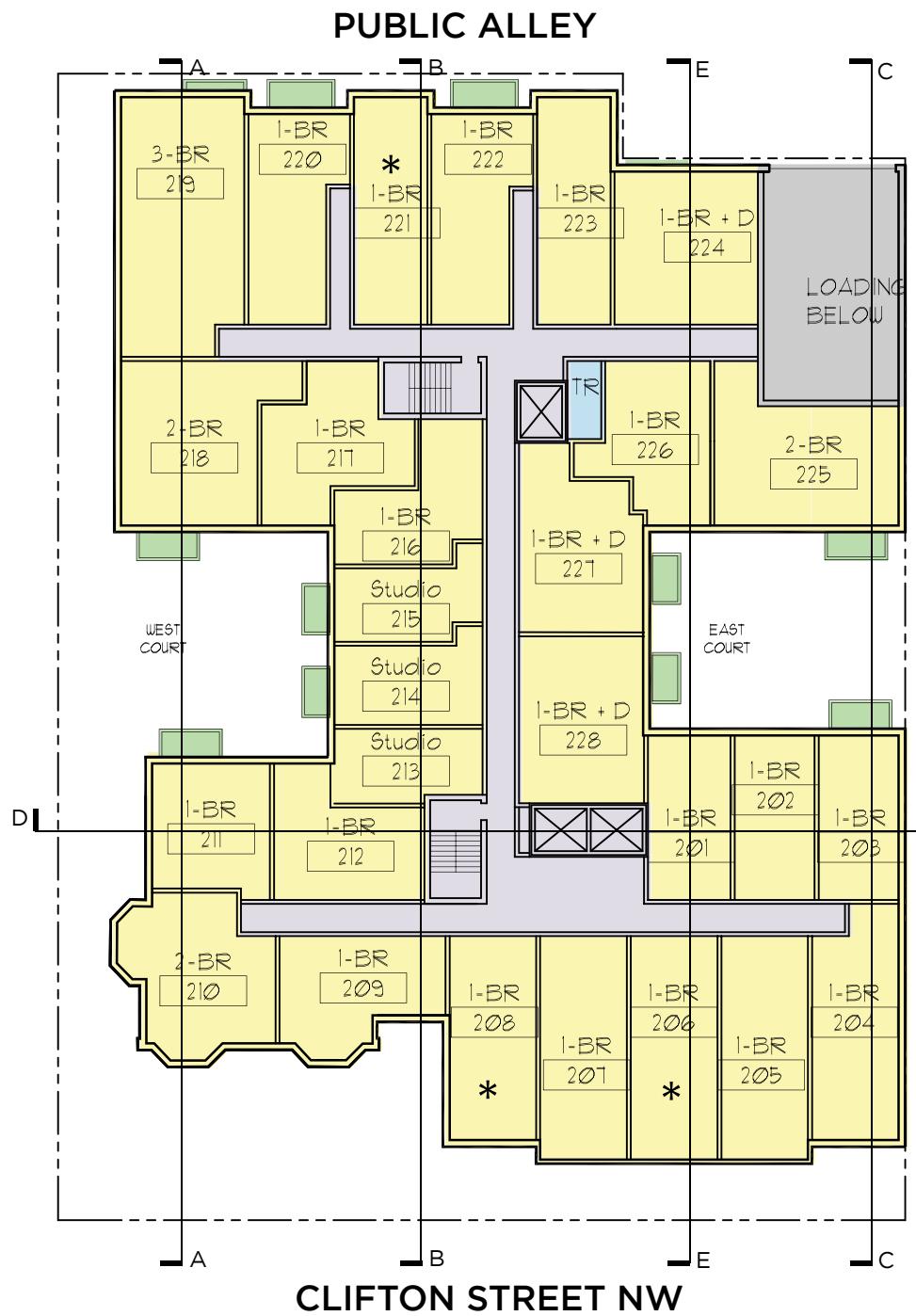


- RESIDENTIAL
- CIRCULATION
- COMMUNITY
- MEP
- PARKING/BIKES/LOADING
- LANDSCAPE

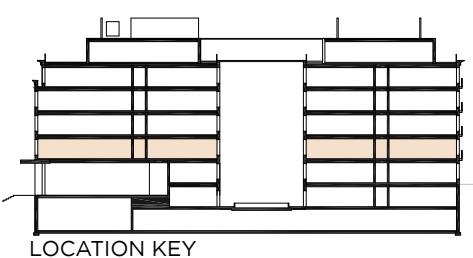
Proposed Floor Plans  
1315 Clifton Street NW

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November 19, 2015



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

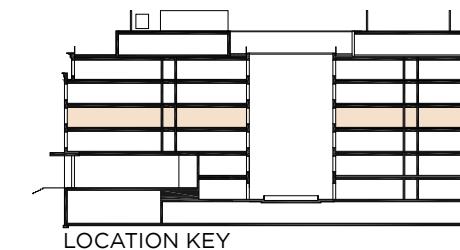


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**3rd FLOOR PLAN**  
1" = 32'-0"



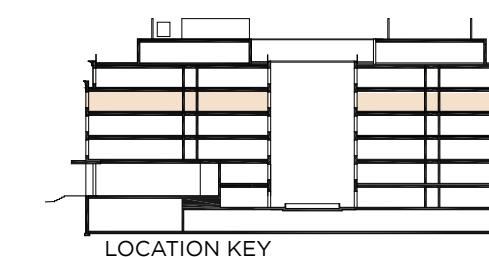
**NOTES:**  
INTERIOR LAYOUTS SHOWN ON BUILDING PLANS ARE SCHEMATIC. THOUGH CHANGES TO THESE LAYOUTS MAY OCCUR, THEY WILL NOT SIGNIFICANTLY IMPACT THE EXTERIOR ENVELOPE OF THE BUILDING.

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

0' 16' 32' 64'



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



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





**NORTH ELEVATION**  
1" = 16'-0"

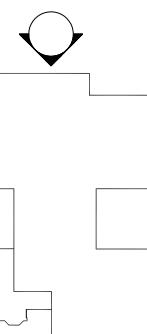
0' 8' 16' 32'

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**Building Elevations**  
**A-19** | 1315 Clifton Street NW  
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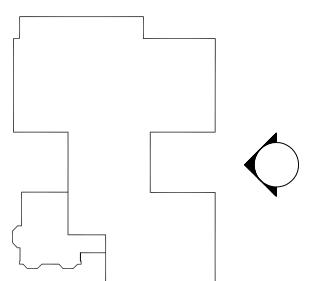


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LOCATION PLAN



Building Elevations  
1315 Clifton Street NW

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**WEST ELEVATION**  
1" = 16'-0"

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0' 8' 16' 32'

**Building Elevations**  
**1315 Clifton Street NW**

**A-21**

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LOCATION PLAN

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**NORTH COURT ELEVATIONS**  
1" = 16'-0"



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# Building Elevations

## 1315 Clifton Street NW

A-22

Washington, DC

## LOCATION PLAN

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**SOUTH COURT ELEVATIONS**  
1" = 16'-0"

0' 8' 16' 32'

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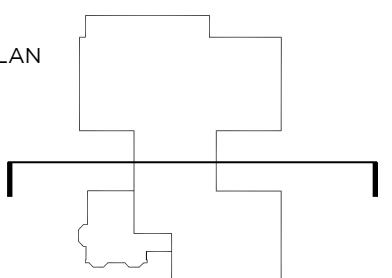
**Building Elevations**  
1315 Clifton Street NW

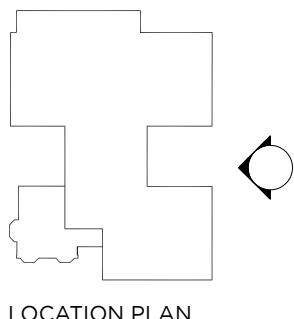
**A-23**

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LOCATION PLAN







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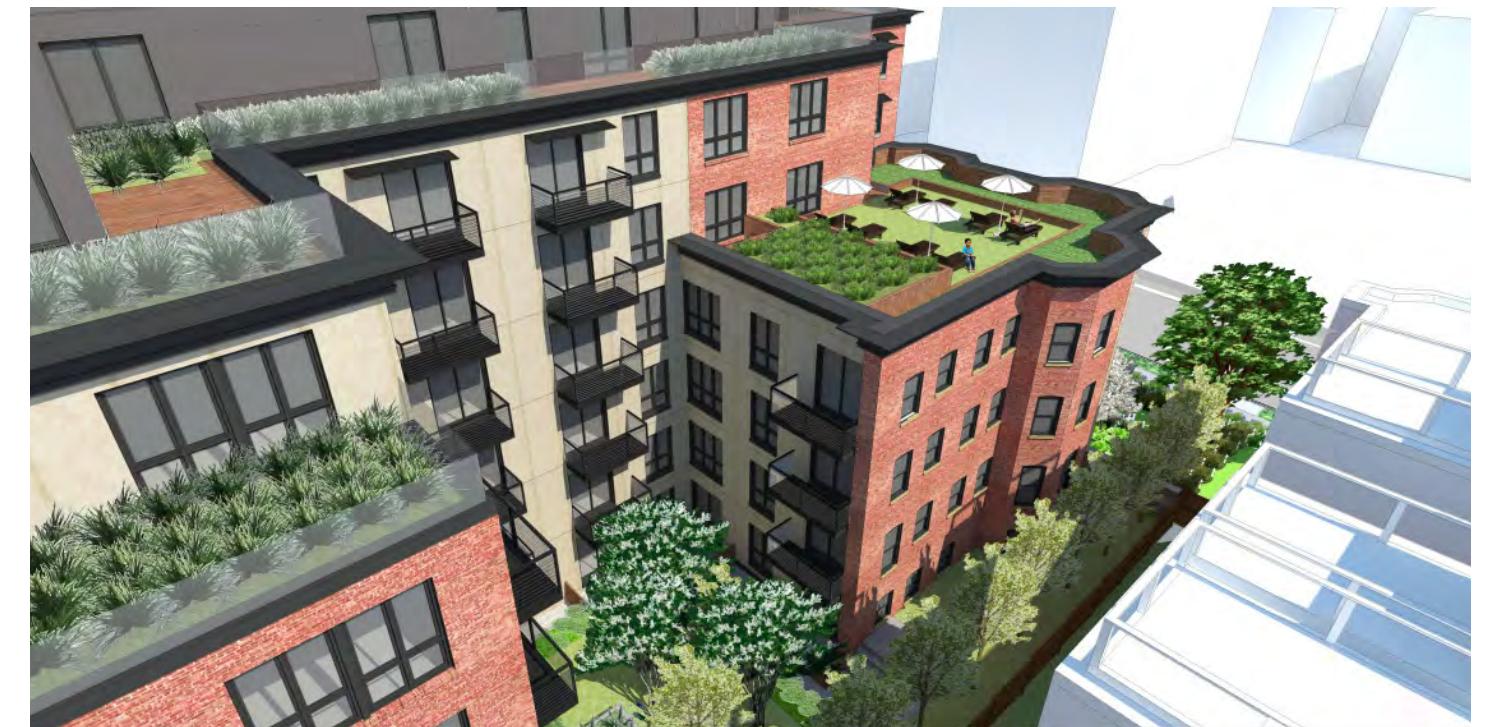
Proposed Alley View from NW  
**A-25** | 1315 Clifton Street NW

Washington, DC

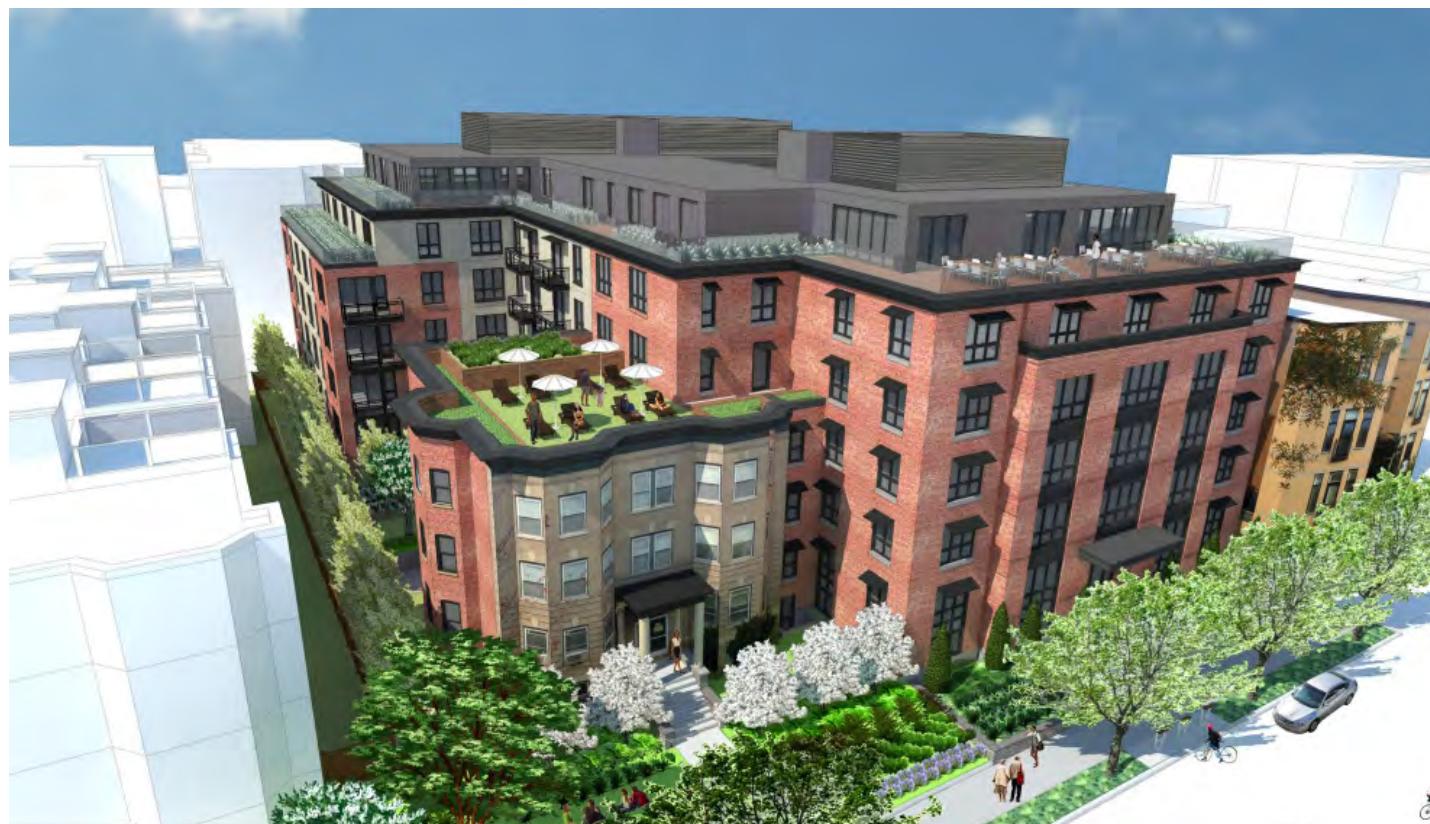
November 19, 2015



ENTRANCE VIEW FROM STREET



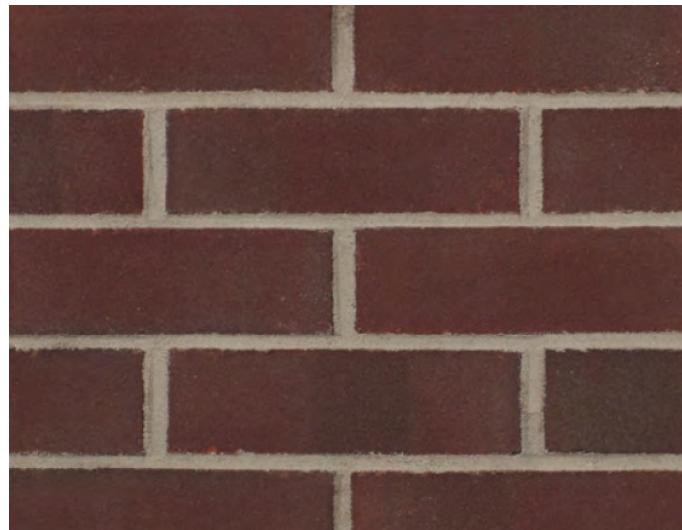
VIEW OF WEST COURT AND ROOF TERRACE FROM ADJACENT BUILDING



BUILDING AXONOMETRIC VIEW



ALLEY PERSPECTIVE VIEW

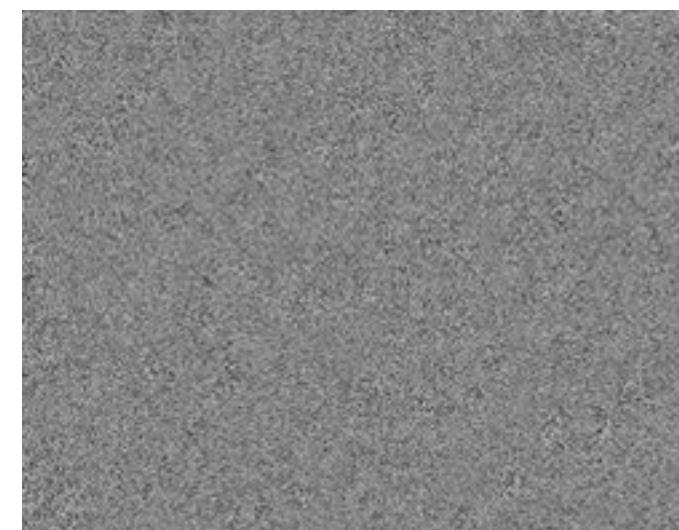
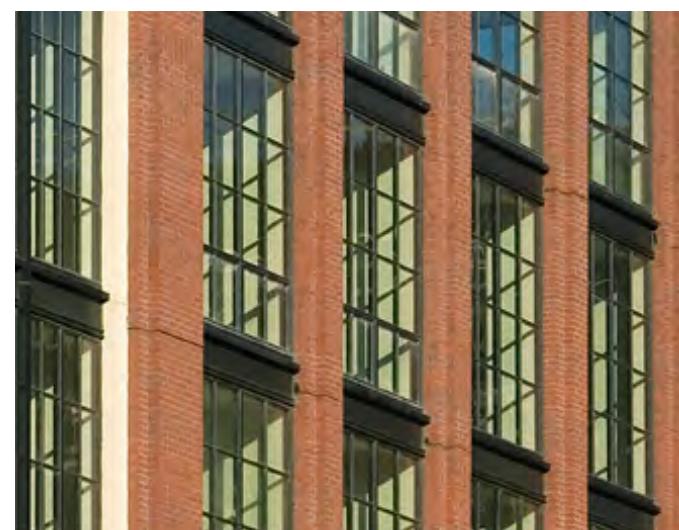


METAL PANEL  
PENTHOUSE - DARK WARM GRAY



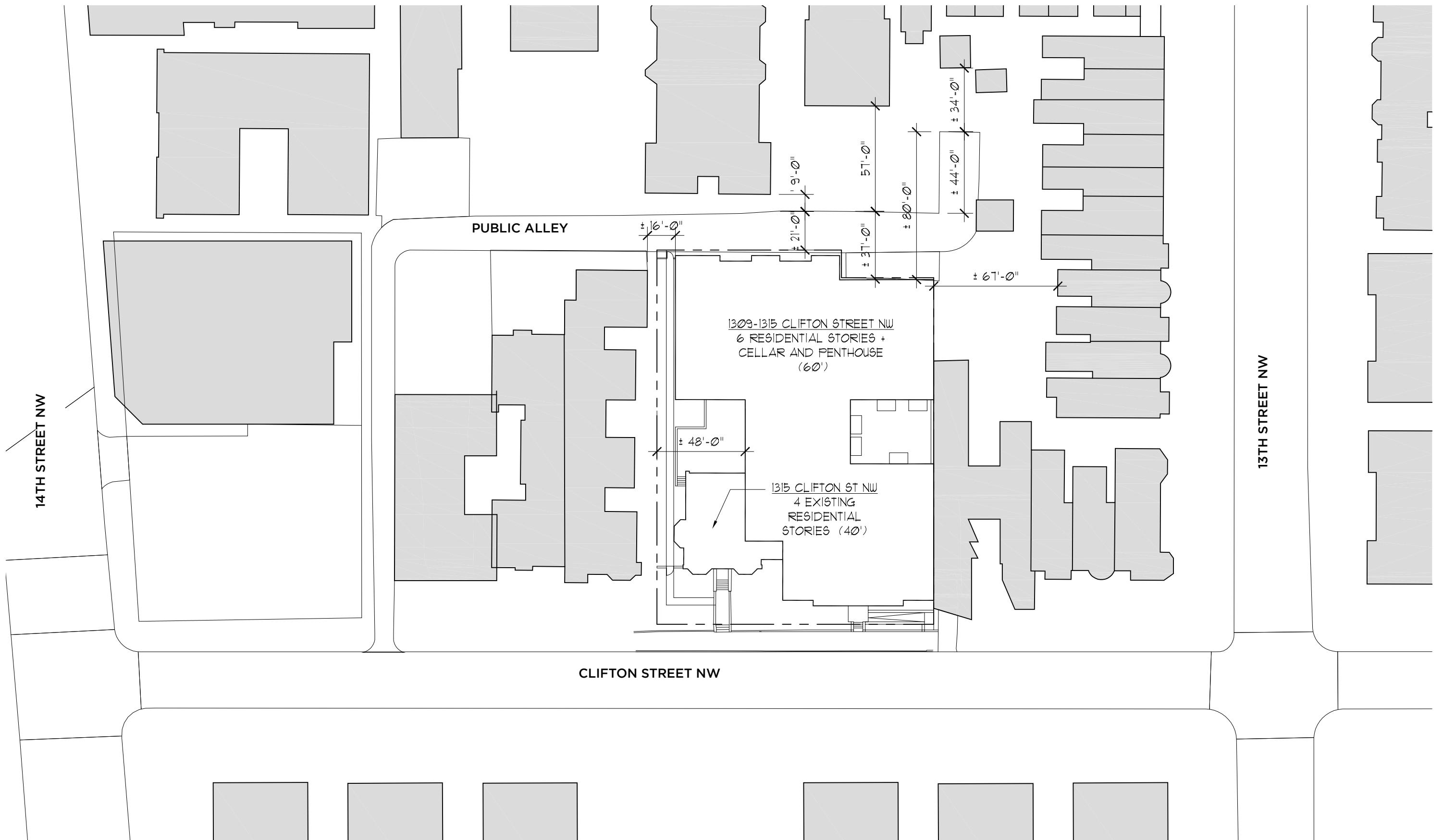
FIBER CEMENT PANEL  
WARM GRAY

BRICK MASONRY  
RED/BURGUNDY



STONE BASE  
GRAY/TAN

WINDOWS  
DARK GRAY/BLACK





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**Alley Context**  
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① ALLEY VIEW  
LOOKING SOUTH



② ALLEY VIEW  
LOOKING EAST



③ ALLEY VIEW  
LOOKING WEST

