

McMILLAN

Row Houses

DEVELOPER

DEVELOPER
EYA

PROJECT DIRECTOR
ANNE L. CORBETT

ARCHITECTS
LESSARD DESIGN

Parcel 5		Building Option 1		GFA (sf) = 18008	
Building 1: Fronting 1st Street NW	Building Footprint (sf) = 4656	Minimum Required	Maximum Allowed	Proposed	Relief Required
Item				8349	NO
Lot Area (sq. ft.)				55.77%	NO
Lot Occupancy (building area/lot area)		N/A		2.16	NO
Floor Area Ratio (floor area/lot area)		N/A	8	7	NO
Parking Spaces		7		12	NO
Front Yard (ft. to the tenth)		0		9	YES
Rear Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)			0	NO
Side Yard (ft. to the tenth)	0, if provided: minimum width shall be three inches per foot (3 in./ft.) of building height, but not less than eight feet (8 ft.)			N/A	NO
Court, Open (width by depth in ft.)	if provided: Three inches per foot (3 in./ft.) of height of court, but not less than ten feet (10 ft.)			N/A	NO
Court, Closed (width by depth in ft.)	Width: Four inches per foot (4 in./ft.) of height of court, but not less than fifteen feet (15 ft.); Area: Twice the square of the required width of court dimension			N/A	NO
Height (ft. to the tenth)			110	48	NO
Height (ft. to the tenth)			90		

Building 2: Fronting Three Quarter Street		Building Option 2		GFA (sf) = 18043	
Item	Building Footprint (sf) = 4726	Minimum Required	Maximum Allowed	Proposed	Relief Required
Lot Area (sq. ft.)				8349	NO
Lot Occupancy (building area/lot area)		N/A		56.61%	NO
Floor Area Ratio (floor area/lot area)		N/A	8	2.16	NO
Parking Spaces		7		7	NO
Front Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)			12	NO
Rear Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)			9	YES
Side Yard (ft. to the tenth)	0, if provided: minimum width shall be three inches per foot (3 in./ft.) of building height, but not less than eight feet (8 ft.)			0	NO
Court, Open (width by depth in ft.)	if provided: Three inches per foot (3 in./ft.) of height of court, but not less than ten feet (10 ft.)			N/A	NO
Court, Closed (width by depth in ft.)	Width: Four inches per foot (4 in./ft.) of height of court, but not less than fifteen feet (15 ft.); Area: Twice the square of the required width of court dimension			N/A	NO
Height (ft. to the tenth)			110	48	NO

Building 3: Fronting Three Quarter Street		Building Option 2		GFA (sf) = 18043	
Item	Building Footprint (sf) = 4726	Minimum Required	Maximum Allowed	Proposed	Relief Required
Lot Area (sq. ft.)				8349	NO
Lot Occupancy (building area/lot area)		N/A		56.61%	NO
Floor Area Ratio (floor area/lot area)		N/A	8	2.16	NO
Parking Spaces		7		7	NO
Front Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)			12	NO
Rear Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)			9	YES
Side Yard (ft. to the tenth)	0, if provided: minimum width shall be three inches per foot (3 in./ft.) of building height, but not less than eight feet (8 ft.)			0	NO
Court, Open (width by depth in ft.)	if provided: Three inches per foot (3 in./ft.) of height of court, but not less than ten feet (10 ft.)			N/A	NO
Court, Closed (width by depth in ft.)	Width: Four inches per foot (4 in./ft.) of height of court, but not less than fifteen feet (15 ft.); Area: Twice the square of the required width of court dimension			N/A	NO
Height (ft. to the tenth)			110	48	NO

Building 4: Fronting Half Street		Building Option 1		Building Footprint (sf) = 4656		GFA (sf) = 18008	
Item	Minimum Required	Maximum Allowed	Proposed	Relief Required			
Lot Area (sq. ft.)			8349	NO			
Lot Occupancy (building area/lot area)	N/A	seventy-five percent (75%)	55.77%	NO			
Floor Area Ratio (floor area/lot area)	N/A	8	2.16	NO			
Parking Spaces	7		7	NO			
Front Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)		12	NO			
Rear Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)		9	YES			
Side Yard (ft. to the tenth)	0, if provided: minimum width shall be three inches per foot (3 in./ft.) of building height, but not less than eight feet (8 ft.)		0	NO			
Court, Open (width by depth in ft.)	If provided: Three inches per foot (3 in./ft.) of height of court, but not less than ten feet (10 ft.)		N/A	NO			
Court, Closed (width by depth in ft.)	Width: Four inches per foot (4 in./ft.) of height of court, but not less than fifteen feet (15 ft.); Area: Twice the square of the required width of court dimension		N/A	NO			
Height (ft. to the tenth)		110	48	NO			

Building 5: Fronting Half Street		Building Option 1		Area = 4656		GFA (sf) = 18008	
Item	Minimum Required	Maximum Allowed	Proposed	Variance			
Lot Area (sq. ft.)			8349	NO			
Lot Occupancy (building area/lot area)	N/A	seventy-five percent (75%)	55.77%	NO			
Floor Area Ratio (floor area/lot area)	N/A	8	2.16	NO			
Parking Spaces	7		7	NO			
Front Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)		12	NO			
Rear Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)		9	YES			
Side Yard (ft. to the tenth)	0, if provided: minimum width shall be three inches per foot (3 in./ft.) of building height, but not less than eight feet (8 ft.)		0	NO			
Court, Open (width by depth in ft.)	If provided: Three inches per foot (3 in./ft.) of height of court, but not less than ten feet (10 ft.)		N/A	NO			
Court, Closed (width by depth in ft.)	Width: Four inches per foot (4 in./ft.) of height of court, but not less than fifteen feet (15 ft.); Area: Twice the square of the required width of court dimension		N/A	NO			
Height (ft. to the tenth)		110	48	NO			

Building 6: Fronting Three Quarter Street		Building Option 2		Building Footprint (sf) = 4726		GFA (sf) = 18043	
Item	Minimum Required	Maximum Allowed	Proposed	Relief Required			
Lot Area (sq. ft.)			8349	NO			
Lot Occupancy (building area/lot area)	N/A	seventy-five percent (75%)	56.61%	NO			
Floor Area Ratio (floor area/lot area)	N/A	8	2.16	NO			
Parking Spaces	7		7	NO			
Front Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)		12	NO			
Rear Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)		9	YES			
Side Yard (ft. to the tenth)	0, if provided: minimum width shall be three inches per foot (3 in./ft.) of building height, but not less than eight feet (8 ft.)		0	NO			
Court, Open (width by depth in ft.)	If provided: Three inches per foot (3 in./ft.) of height of court, but not less than ten feet (10 ft.)		N/A	NO			
Court, Closed (width by depth in ft.)	Width: Four inches per foot (4 in./ft.) of height of court, but not less than fifteen feet (15 ft.); Area: Twice the square of the required width of court dimension		N/A	NO			
Height (ft. to the tenth)		110	48	NO			

Building 7: Fronting 1st Street NW		Building Option 3 Area = 4590	GFA (sf)= 17760	Relief Required
Item	Minimum Required	Maximum Allowed	Proposed	Relief Required
Lot Area (sq. ft.)			8085	
Lot Occupancy (building area/lot area)	N/A	seventy-five percent (75%)	56.77%	NO
Floor Area Ratio (floor area/lot area)	N/A	8	2.20	NO
Parking Spaces	7		8	NO
Front Yard (ft. to the tenth)	0		12	NO
Rear Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)		9	YES
Side Yard (ft. to the tenth)	0, if provided: minimum width shall be three inches per foot (3 in./ft.) of building height, but not less than eight feet (8 ft.)		0	NO
Court, Open (width by depth in ft.)	If provided: Three inches per foot (3 in./ft.) of height of court, but not less than ten feet (10 ft.)		N/A	NO
Court, Closed (width by depth in ft.)	Width: Four inches per foot (4 in./ft.) of height of court, but not less than fifteen feet (15 ft.); Area: Twice the square of the required width of court dimension		N/A	NO
Height (ft. to the tenth)		110	48	NO

Building 8: Fronting Three Quarter Street		Building Option 4 Building Footprint (sf) = 4620	GFA (sf)= 17743	Relief Required
Item	Minimum Required	Maximum Allowed	Proposed	Relief Required
Lot Area (sq. ft.)			8217	
Lot Occupancy (building area/lot area)	N/A	seventy-five percent (75%)	56.22%	NO
Floor Area Ratio (floor area/lot area)	N/A	8	2.16	NO
Parking Spaces	7		8	NO
Front Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)		12	NO
Rear Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)		9'	YES
Side Yard (ft. to the tenth)	0, if provided: minimum width shall be three inches per foot (3 in./ft.) of building height, but not less than eight feet (8 ft.)		0	NO
Court, Open (width by depth in ft.)	If provided: Three inches per foot (3 in./ft.) of height of court, but not less than ten feet (10 ft.)		N/A	NO
Court, Closed (width by depth in ft.)	Width: Four inches per foot (4 in./ft.) of height of court, but not less than fifteen feet (15 ft.); Area: Twice the square of the required width of court dimension		N/A	NO
Height (ft. to the tenth)		110	48	NO

Building 9: Fronting 1st Street NW		Building Option 5 Building Footprint (sf) = 4211	GFA (sf)= 16082	Relief Required
Item	Minimum Required	Maximum Allowed	Proposed	Relief Required
Lot Area (sq. ft.)			8148.75	
Lot Occupancy (building area/lot area)	N/A	seventy-five percent (75%)	51.68%	NO
Floor Area Ratio (floor area/lot area)	N/A	8	1.97	NO
Parking Spaces	7		6	NO
Front Yard (ft. to the tenth)	0		12	NO
Rear Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)		12	NO
Side Yard (ft. to the tenth)	0, if provided: minimum width shall be three inches per foot (3 in./ft.) of building height, but not less than eight feet (8 ft.)		0	NO
Court #1, Open (width by depth in ft.)	If provided: Three inches per foot (3 in./ft.) of height of court, but not less than ten feet (10 ft.)		9.5' Wide	YES
Court #2, Open (width by depth in ft.)	Width: Four inches per foot (4 in./ft.) of height of court, but not less than fifteen feet (15 ft.);		16.5'	NO
Height (ft. to the tenth)		110	48	NO

Building 10, Building 14, Building 16		Building Option 4	
Item	Minimum Required	Building Footprint (sf) = 4620	Proposed
Lot Area (sq. ft.)			8217
Lot Occupancy (building area/lot area)	N/A		56.22%
Floor Area Ratio (floor area/lot area)	N/A		2.16
Parking Spaces	7		8
Front Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)		12
Rear Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)		9
Side Yard (ft. to the tenth)	0, if provided: minimum width shall be three inches per foot (3 in./ft.) of building height, but not less than eight feet (8 ft.)		0
Court, Open (width by depth in ft.)	If provided: Three inches per foot (3 in./ft.) of height of court, but not less than ten feet (10 ft.)		N/A
Court, Closed (width by depth in ft.)	Width: Four inches per foot (4 in./ft.) of height of court, but not less than fifteen feet (15 ft.); Area: Twice the square of the required width of court dimension		N/A
Height (ft. to the tenth)		110	48
			GFA (sf)= 17743
			Relief Required

Building 11, Building 13, Building 17		Building Option 3	
Item	Minimum Required	Building Footprint (sf) = 4590	Proposed
Lot Area (sq. ft.)			8085
Lot Occupancy (building area/lot area)	N/A		56.77%
Floor Area Ratio (floor area/lot area)	N/A		2.20
Parking Spaces	7		8
Front Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)		12
Rear Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)		9
Side Yard (ft. to the tenth)	0, if provided: minimum width shall be three inches per foot (3 in./ft.) of building height, but not less than eight feet (8 ft.)		0
Court, Open (width by depth in ft.)	If provided: Three inches per foot (3 in./ft.) of height of court, but not less than ten feet (10 ft.)		N/A
Court, Closed (width by depth in ft.)	Width: Four inches per foot (4 in./ft.) of height of court, but not less than fifteen feet (15 ft.); Area: Twice the square of the required width of court dimension		N/A
Height (ft. to the tenth)		110	48
			GFA (sf)= 17760
			Variance

Building 12, Building 15, Building 18		Building Option 5	
Item	Minimum Required	Building Footprint (sf) = 4211	Proposed
Lot Area (sq. ft.)			8148.75
Lot Occupancy (building area/lot area)	N/A		51.68%
Floor Area Ratio (floor area/lot area)	N/A		1.97
Parking Spaces	6		6
Front Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)		12
Rear Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)		0'
Side Yard (ft. to the tenth)	0, if provided: minimum width shall be three inches per foot (3 in./ft.) of building height, but not less than eight feet (8 ft.)		0
Court, Open (width by depth in ft.)	If provided: Three inches per foot (3 in./ft.) of height of court, but not less than ten feet (10 ft.)		22.25'
Court, Closed (width by depth in ft.)	Width: Four inches per foot (4 in./ft.) of height of court, but not less than fifteen feet (15 ft.); Area: Twice the square of the required width of court dimension		16.5' x 98.42' = 1,624 sf
Height (ft. to the tenth)		110	48
			GFA (sf)= 16082
			Relief Required

Building 19, Fronting North Capitol Street		Building Option 6 Area = 11564		GFA (sf) = 43160	
Item	Minimum Required	Maximum Allowed	Proposed	Relief Required	
Lot Area (sq. ft.)			16898		
Lot Occupancy (building area/lot area)	N/A	seventy-five percent (75%)	68.43%	NO	
Floor Area Ratio (floor area/lot area)	N/A	8	2.55	NO	
Parking Spaces	16		16	NO	
Front Yard (ft. to the tenth)	0		12	NO	
Rear Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)		12	NO	
Side Yard (ft. to the tenth)	0, if provided: minimum width shall be three inches per foot (3 in./ft.) of building height, but not less than eight feet (8 ft.)		0	NO	
Court, Open (width by depth in ft.)	If provided: Three inches per foot (3 in./ft.) of height of court, but not less than ten feet (10 ft.)		N/A	NO	
Court, Closed (width by depth in ft.)	Width: Four inches per foot (4 in./ft.) of height of court, but not less than fifteen feet (15 ft.); Area: Twice the square of the required width of court dimension		N/A	NO	
Height (ft. to the tenth)		110	48	NO	



ENTIRE SITE

SITE USE PLAN BY TYPES

KEY

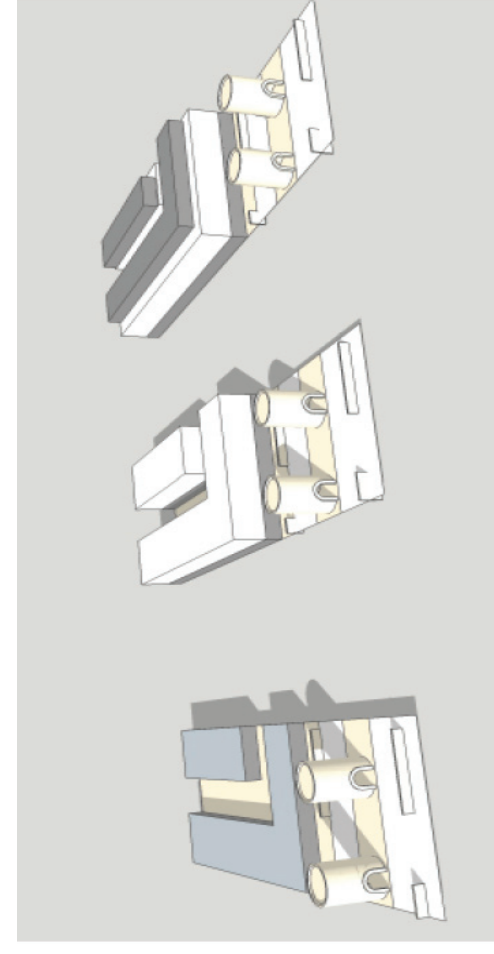
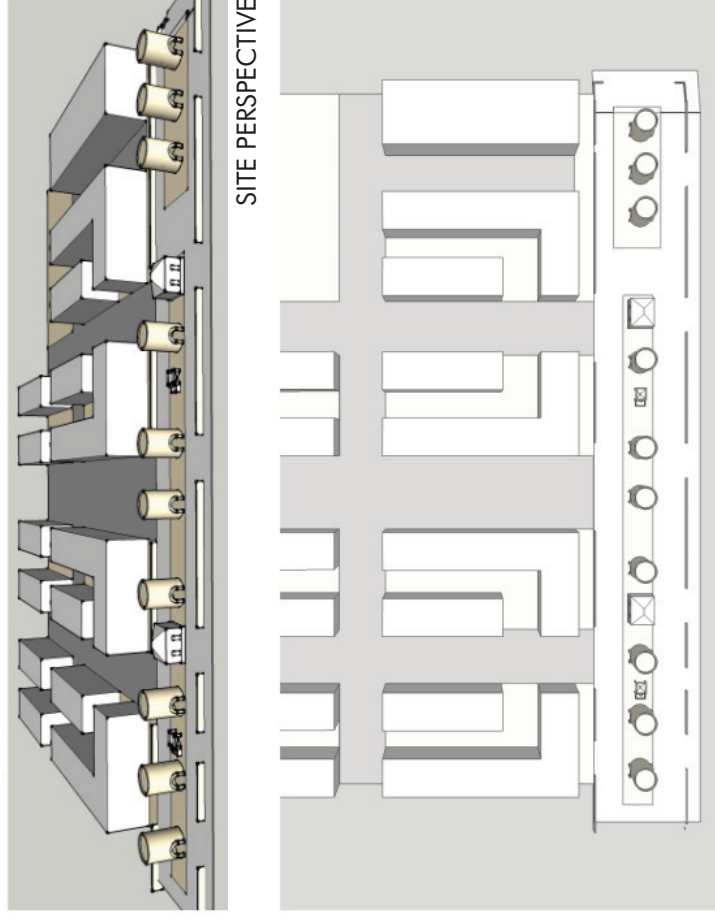
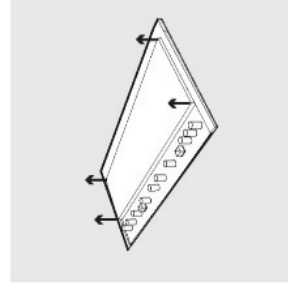
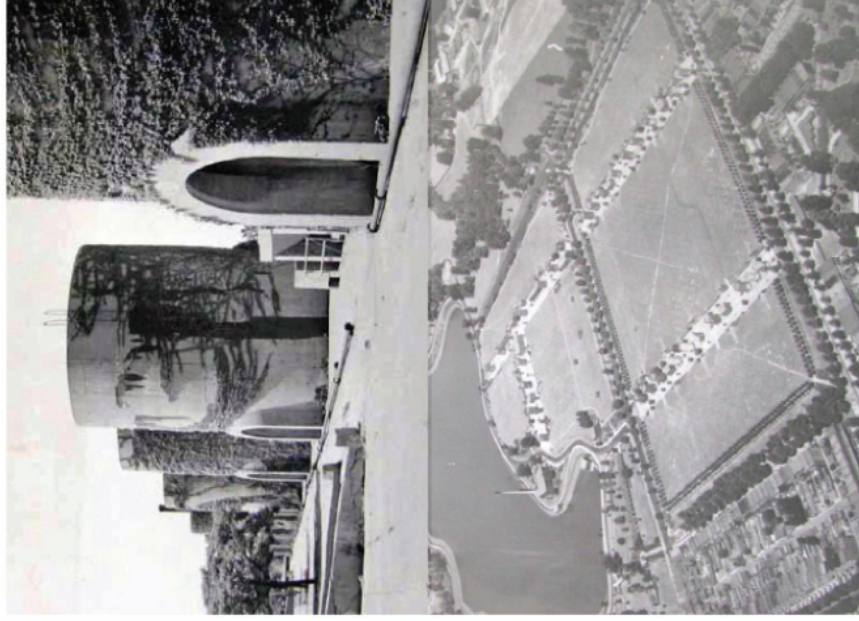
- ROW HOUSE • 130 UNITS
- * DENOTES 12 UNIT • 18 UNITS
- BACK TO BACK • 16 UNITS



ROW HOUSE PORTION OF SITE

DIAGRAMS

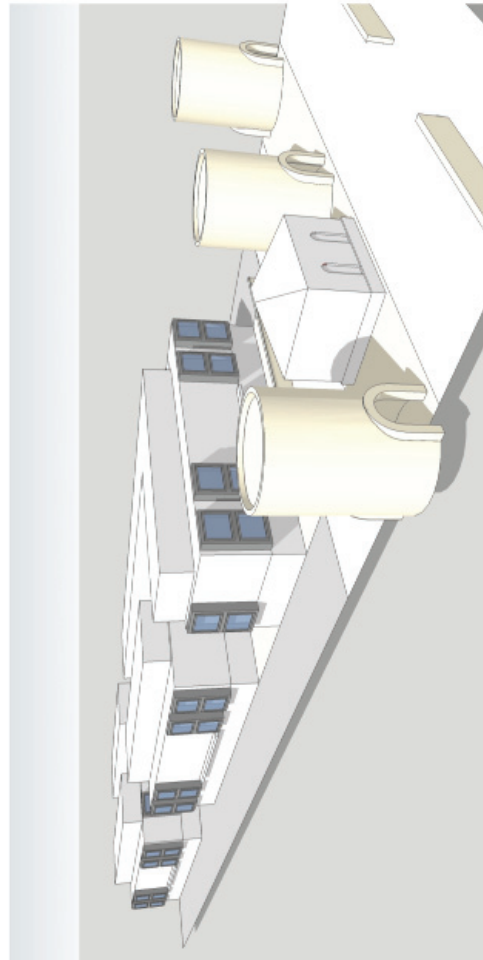
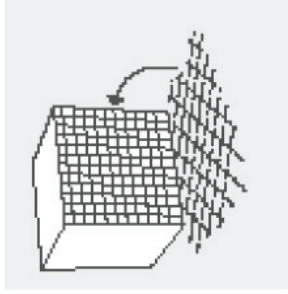
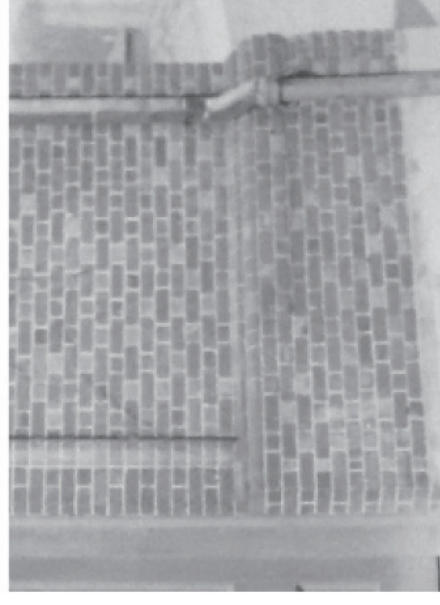
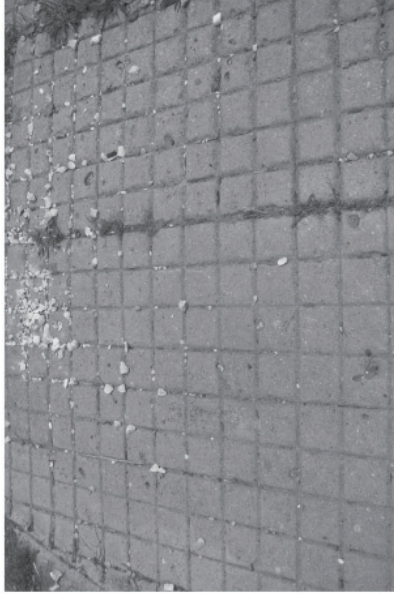
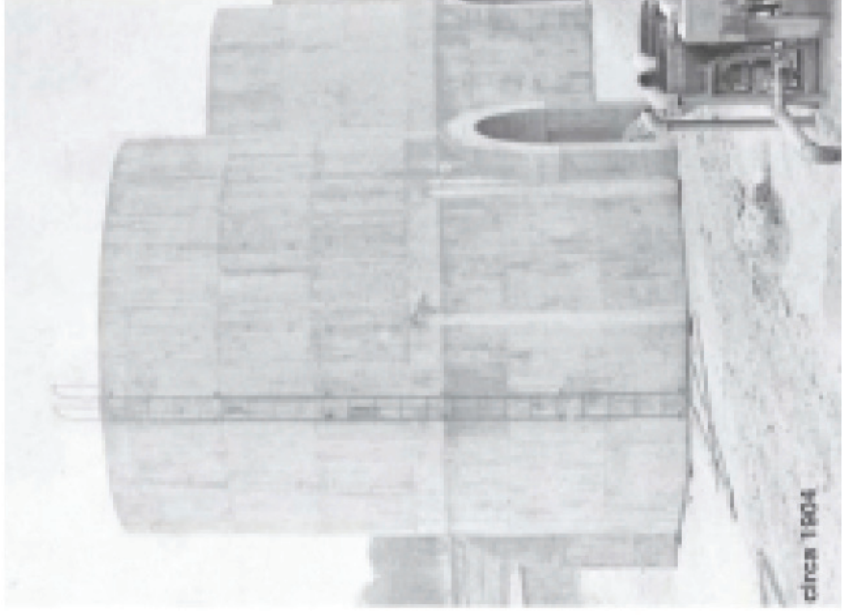
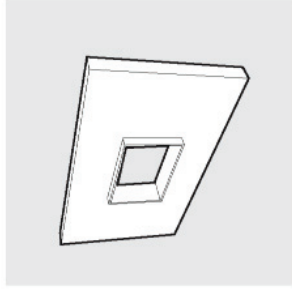
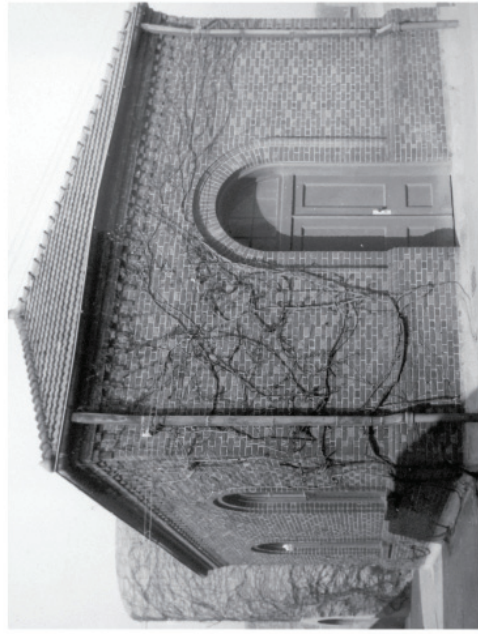
CONCEPT DESIGN DIAGRAMS:
FROM SITE MASSING TO ARCHITECTURAL DETAIL



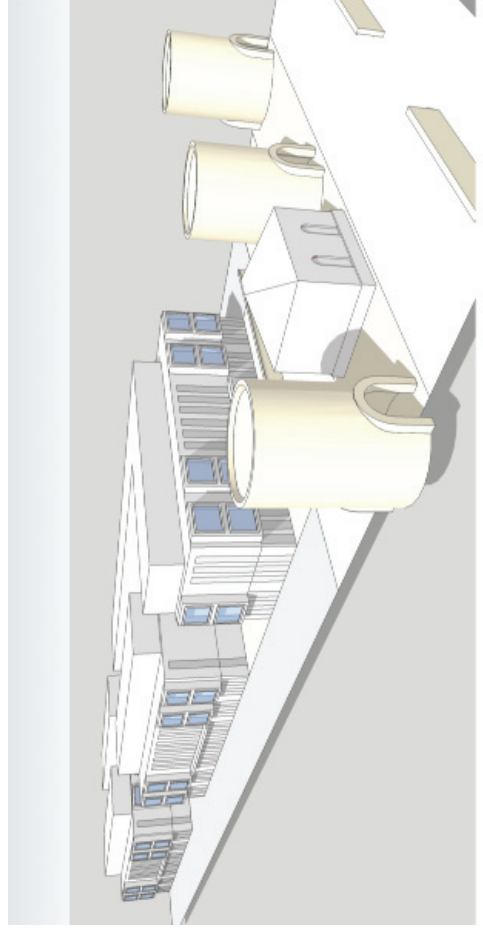
SIMPLE GEOMETRY

RAISED PLINTH

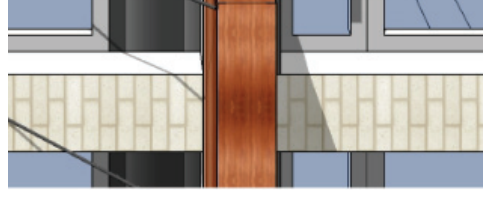
BLOCK CONSTRUCTION



UNIT BAYS + GLAZED OPENINGS



FACADE ARTICULATION



WOOD
CANOPY



WHITESTONE
BRICK



CHARCOAL
GREY METAL



GREY PANEL

FRAMED OPENING

SKIN PATTERN • RHYTHM

TEXTURE