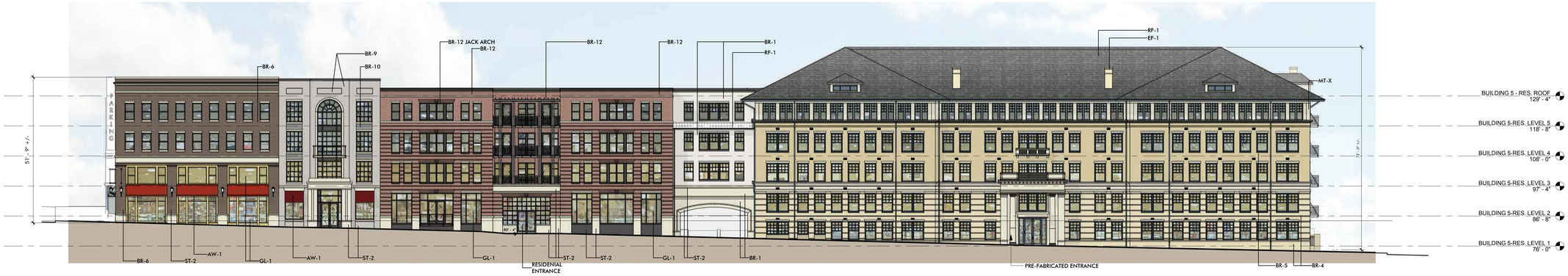
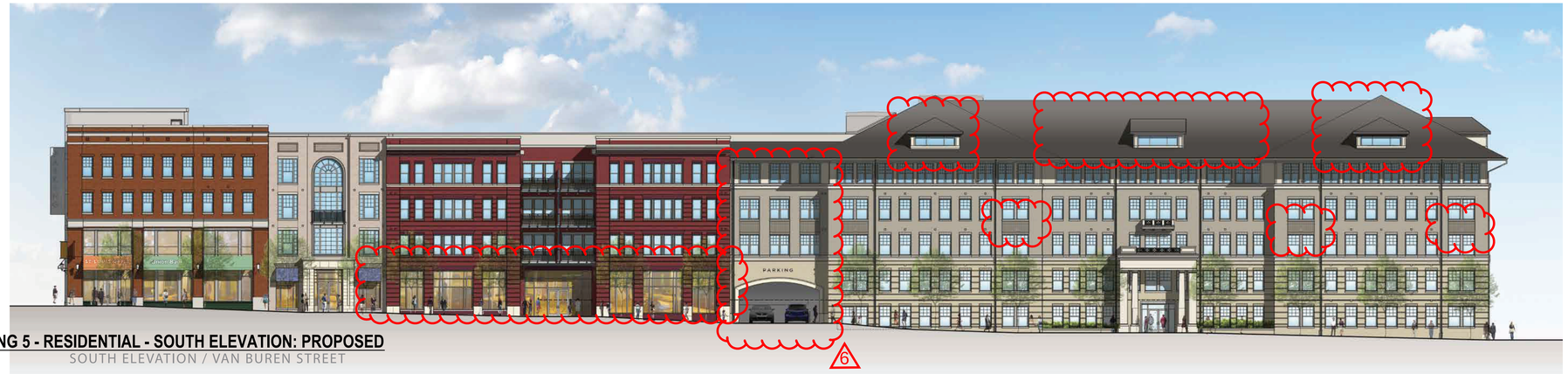


A1 BUILDING 5 - RESIDENTIAL - SOUTH ELEVATION : APPROVED

5-A300 SCALE 1/16" = 1'-0"

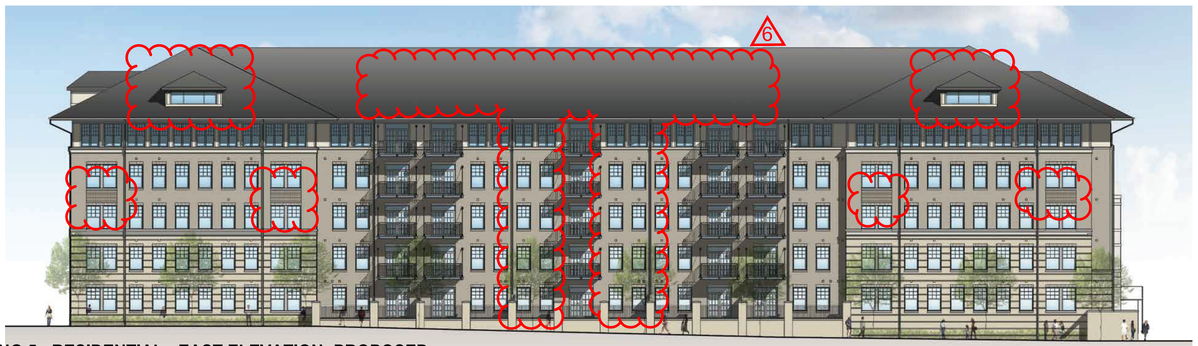


BUILDING 5 - RESIDENTIAL - SOUTH ELEVATION: PROPOSED

SOUTH ELEVATION / VAN BUREN STREET

C1 BUILDING 5 - RESIDENTIAL - EAST ELEVATION: APPROVED

5-A300 SCALE 1/16" = 1'-0"



BUILDING 5 - RESIDENTIAL - EAST ELEVATION: PROPOSED

EAST ELEVATION / RHODE ISLAND AVE

REVISION 6

MUTC DESIGN STANDARDS / BUILDING DESIGN NOVEMBER 2013

(NOISE MITIGATION)

THE SOUND FROM THE EXTERIOR TO WITHIN THE INTERIOR OF ALL RESIDENCES SHALL NOT EXCEED 45 dBA (Ldn) AND SHOULD NOT EXCEED 35 dBA (Ldn). THIS IS TO BE ACHIEVED THROUGH MATERIAL AND DESIGN CHANGES, INCLUDING, BUT NOT LIMITED TO:
A. DOUBLE-GLAZED WINDOWS/ DOUBLE-PANE WINDOWS.
B. ABOVE-NORMAL INSULATION IN THE ROOF AND WALLS.
C. ABOVE-NORMAL INSULATION IN DOORS AND OTHER CONSTRUCTION ELEMENTS.
D. THE USE OF HIGH MASS CONSTRUCTION MATERIALS SUCH AS CONCRETE, MASONRY, AND STONE.

(BUILDING OPENINGS)

1. COMMERCIAL FACADES AT GROUND LEVEL FACING A STREET SHALL BE VISUALLY PERMEABLE (CLEAR GLASS WINDOWS, DOORS, ETC.) IN SUCH A WAY THAT PEDESTRIANS MAY VIEW THE INTERIOR AND THOSE INSIDE THE BUILDING MAY VIEW THE STREET. THIS IS TO BE ACHIEVED THROUGH A MINIMUM OF 60 PERCENT OF THE GROUND FLOOR FACADE BEING CONSTRUCTED OF TRANSPARENT MATERIAL (GLASS). THIS STANDARD DOES NOT APPLY TO THE WOODBERRY STREET, AND 46TH STREET FRONTAGES OF PARCEL D BUILDING 4. (SA-130001 AMENDMENT M, SUBJECT TO CONDITION 9a-c)

2. TRANSPARENT MATERIAL SHALL BE PRIMARILY LOCATED ACROSS THE LENGTH OF THE FACADE IN THE AREA BETWEEN 2½ TO 9 FEET IN HEIGHT. THIS STANDARD DOES NOT APPLY TO THE WOODBERRY STREET, AND 46TH STREET FRONTAGE OF PARCEL D BUILDING 4. (SA-130001 AMENDMENT M, SUBJECT TO CONDITION 9a-c.)

3. WINDOWS SHALL HAVE A VERTICAL ORIENTATION, EXCEPT AT THE GROUND FLOOR WHERE SQUARE/HORIZONTAL WINDOWS ARE APPROPRIATE FOR STOREFRONTS.

4. MIRRORED, OR REFLECTIVE WINDOWS MAY NOT BE USED.

5. TINTED AND COLORED WINDOWS MAY NOT BE USED UNLESS THE M-U-TC DESIGN REVIEW COMMITTEE (IN REVIEW OF THE SP PROCESS) AND THE PLANNING BOARD (IN THE REVIEW OF THE DSP) FINDS THAT THE WINDOWS MEET THE INTENT OF THIS SECTION.*

6. STOREFRONT SECURITY DEVICES SHALL NOT BE ALLOWED THAT ARE EITHER (A) OPAQUE OR (B) PERMANENTLY VISIBLE ON THE INTERIOR OR EXTERIOR OF THE STOREFRONT WINDOWS. THIS INCLUDES, BUT IS NOT LIMITED TO, BARS AND ROLL-DOWN, ACCORDION, OR SLIDING GRATES, GRILLES, BARS, SHUTTERS, AND DOORS. ATTRACTIVE AND VISUALLY PERMEABLE ROLLDOWN AND ACCORDION SECURITY DEVICES MAY ONLY BE PLACED ON THE EXTERIOR OF THE FACADE IF HIDDEN BY APPROPRIATE ARCHITECTURAL DETAILING, AWNINGS OR SIGNAGE.

7. A WORKING DOOR THAT SERVES AS THE MAIN ENTRANCE SHALL BE LOCATED ON A PUBLIC STREET, NOT ON AN ALLEY, SIDE STREET, OR PARKING LOT ON UNITS ADJACENT TO THE PUBLIC STREET.

8. THE MAIN ENTRANCE SHALL BE ARTICULATED THROUGH A COMBINATION OF MATERIAL CHANGES AND ARCHITECTURAL, DECORATIVE, AND INFORMATIVE ELEMENTS TO MARK ITS IMPORTANCE SUCH AS TRANSOM WINDOWS, RECESSED ENTRIES, LIGHTING FEATURES, ARCHITECTURAL DETAILING, SIGNS, AWNINGS, AND CANOPIES.

9. PUBLIC REAR ENTRANCES SHALL BE ARTICULATED WITH A COMBINATION OF AWNINGS, SIGNS, LIGHTING, AND PLANTINGS.

10. BUILDINGS LOCATED AT STREET INTERSECTIONS SHOULD BE BUILT, IF PRACTICAL, TO ADDRESS THE CORNER THROUGH A PRIMARY PUBLIC ENTRANCE ORIENTED TOWARD THE CORNER FEATURING DISTINCTIVE ARCHITECTURAL ELEMENTS.

11. WALLS FACING PUBLIC STREETS SHALL HAVE WINDOWS THAT OCCUPY AT LEAST 40 PERCENT OF THE WALL AREA. THIS STANDARD DOES NOT APPLY TO PARCEL E BUILDING 5 EXCEPT THE CORNERS OF 46TH AND VANBUREN STREET AND 46TH AND WOODBERRY STREET FRONTAGES. (SA-130001 AMENDMENT N, SUBJECT TO CONDITION 9.)

12. WALLS FACING A MID-BLOCK ALLEY, SIDE PARKING LOT, PARKING LOT ACCESS, OR SIDE YARD (EXCEPTING WALLS FACING A PUBLIC STREET), SHALL HAVE SEVERAL WINDOWS ON EACH STORY ABOVE GROUND LEVEL (25 PERCENT OF WALL SQUARE FOOTAGE AT MINIMUM). AT THE GROUND LEVEL, WINDOWS SHALL OCCUPY A MINIMUM OF 10 PERCENT OF THE WALL.

13. WINDOWS ON NEW RESIDENTIAL UNITS SHALL BE AT A MINIMUM 30 PERCENT OPERABLE (ABLE TO BE OPENED TO THE EXTERIOR).

14. WINDOWS ON THE FIRST FLOOR SHALL BE ARTICULATED WITH SILLS, FRAMES, AND OTHER ARCHITECTURAL DETAILS AS APPROPRIATE TO THE STYLE OF THE BUILDING.

15. WINDOWS ON NEW RESIDENTIAL UNITS SHALL BE PRIMARILY VERTICAL SO AS TO BE COMPATIBLE WITH RIVERDALE PARK SINGLE-FAMILY RESIDENTIAL NEIGHBORHOODS, EXCEPT WHERE THE LOCATION AND ARCHITECTURAL STYLE WOULD SUGGEST OTHERWISE.

16. ALL RESIDENTIAL UNITS FACING A STREET OR PUBLIC OPEN SPACE MUST PROVIDE WINDOWS FROM PRIMARY INTERIOR SPACES TO FACE THE PUBLIC REALM OF THE STREET OR PARK. WHERE SINGLE FAMILY HOMES OR TOWNHOUSES FACE A STREET OR PUBLIC SPACE, ENTRANCES TO THE UNIT SHOULD ENTER ONTO THE STREET OR SPACE. ENTRANCES TO GROUND FLOOR UNITS IN MULTI-FAMILY BUILDINGS ARE ENCOURAGED TO ENTER OFF OF THE STREET OR OPEN SPACE.

* TINTED AND COLORED WINDOWS ARE NOT PROPOSED.

(FENCING, SCREENING AND BUFFERING)

1. APPROPRIATE SCREENING MATERIALS SHALL BE WOOD, BRICK, STONE, MASONRY, STUCCO OR ANY COMMINATION THEREOF THAT COMPLIMENTS THE MAIN STRUCTURE.

(BUILDING PLACEMENT AND STREETSCAPE)

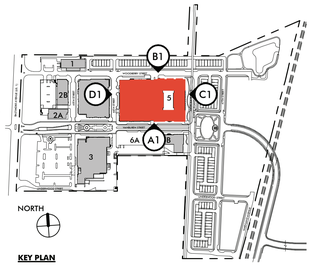
1. BUILDINGS SHALL OCCUPY A MINIMUM OF 50 PERCENT OF THE NET LOT AREA FOR EACH LOT EXCEPT AT PARCEL A BUILDING 1 WHERE THE MINIMUM IS 25.7% AND AT PARCEL C BUILDING 3, WHERE THE MINIMUM IS 22 %.
2. THE BUILDING FACADE SHALL OCCUPY A MINIMUM OF 66 PERCENT OF THE BUILD-TO-LINE FOR EACH LOT EXCEPT AT PARCEL A BUILDING 1 AND PARCEL C BUILDING 3, WHERE THE MINIMUM IS 45%.

NOTE:

LOCATION OF THE TREES & OTHER LANDSCAPE ELEMENTS ARE APPROXIMATE IN THE ARCHITECTURAL ELEVATIONS. REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR ACCURATE LOCATION OF SITE ELEMENTS.

MATERIAL LEGEND

AW-1	CANVAS AWNING
BR-1	PAINTED BRICK
BR-2	SALMON RED BRICK
BR-3	ORANGE BRICK
BR-4	LIGHT BUFF BRICK
BR-5	DARK BUFF BRICK
BR-6	BROWN BRICK
BR-7	ORANGE/BROWN BRICK
BR-8	DARK BROWN BRICK
BR-9	LIGHT GREY BRICK
BR-10	DARK GREY BRICK
BR-11	LIGHT BROWN BRICK
BR-12	RED BRICK
BR-13	RED BROWN BRICK
CMU-X	SMOOTH FACE CMU-COLOR TBD.
CS-1	CAST STONE
EF-1	BUFF COLOR CEMENTITIOUS CLAPBOARD SIDING
GL-1	CLEAR INSULATED GLASS (DOUBLE GLAZED)
GL-2	SPANDREL GLASS
GL-3	TRANSLUCENT GLASS
GL-4	GLASS BLOCK
MT-1	ZINC COLOR METAL
MT-2	FRENCH GREY METAL
MT-3	CLEAR ANODIZED METAL
MT-4	COMPOSITE METAL PANEL
MT-5	METAL COLOR TO MATCH BRICK
MT-X	METAL COLOR TBD.
PC-1	PRECAST
PT-1	PAINTED
RF-1	ASPHALT ROOF SHINGLES
ST-1	BLACK GRANITE STONE
ST-2	SIMULATED STONE
ST-3	SLATE
WD-1	PAINTED / STAINED WOOD
WD-2	PAINTED / STAINED WOOD



KEY PLAN

CAFRITZ PROPERTY at Riverdale Park

DETAILED SITE PLAN & SPECIAL PERMIT

RIVERDALE PARK, MD

Owner

Calvert Tract, LLC
1828 L Street NW, Suite 703
Washington, DC 20036
202.483.0733

Civil Engineer

SOLTESZ

Rockville
Lanham
Waldorf
Leonardtown

Engineering
Planning
Environmental Sciences

LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656

www.soltesz.com

Architect

MV+A ARCHITECTS

MV+A | Mushinsky Voelzke Associates
7910 Woodmont Avenue, Suite 1250
Bethesda, MD 20814
301-654-2454

Landscape Architect

PARKERRODRIGUEZ INC.
LANDSCAPE ARCHITECTURE | LAND PLANNING | URBAN DESIGN

Parker Rodriguez
101 N. Union Street
Suite 320
Alexandria, VA 22314
703.548.5010

Project Management

SOM

SKIDMORE, OWINGS & MERRILL LLP
2001 K Street NW
Washington, DC 20006

DRAWN BY	CHECKED BY
AA	JH

REV.	ISSUE:	DATE
	DSP SUBMISSION	03.26.13
	DSP REVISION	04.30.13
	DSP-Revised per conditions of approval.	11.25.13

M-NCPPC APPROVALS

PROJECT NAME: CAFRITZ PROPERTY

PROJECT NUMBER: DSP-13095P130002

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revised Listed Below Apply to This Sheet

Approval or Revision #	Approval Date	Reviewers Initials	Certification Date

DRAWING STAMP

SHEET NAME

BUILDING 5 ELEVATIONS

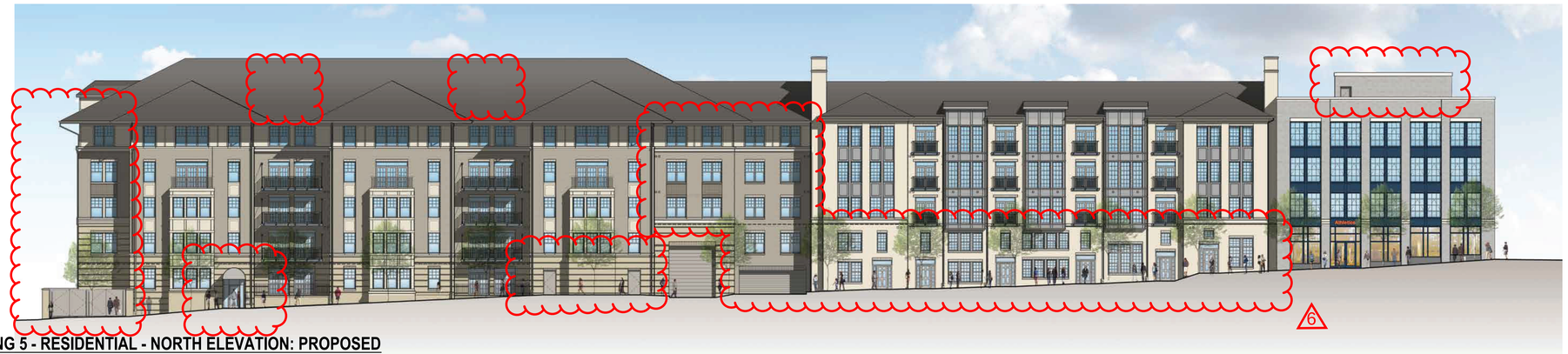
SHEET NUMBER

5-A300

11/27/2013 10:12:49 AM

B1 BUILDING 5 - RESIDENTIAL - NORTH ELEVATION : APPROVED

5-A300 SCALE 1/16" = 1'-0"



BUILDING 5 - RESIDENTIAL - NORTH ELEVATION: PROPOSED

NORTH ELEVATION / WOODBERRY STREET

D1 BUILDING 5 - RESIDENTIAL - WEST ELEVATION: APPROVED

5-A300 SCALE 1/16" = 1'-0"

BUILDING 5 - RESIDENTIAL - WEST ELEVATION: PROPOSED

WEST ELEVATION / 46TH STREET

REVISION 6

MUTC DESIGN STANDARDS / BUILDING DESIGN NOVEMBER 2013

(NOISE MITIGATION)

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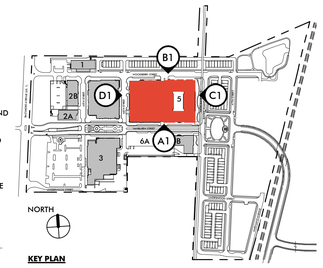
WD-1	PAINTED / STAINED WOOD
WD-2	PAINTED / STAINED WOOD



KEY PLAN

CAFRITZ PROPERTY at Riverdale Park

DETAILED SITE PLAN & SPECIAL PERMIT

RIVERDALE PARK, MD

Owner

Calvert Tract, LLC
1828 L Street NW, Suite 703
Washington, DC 20036
202.483.0733

Civil Engineer

SOLTESZ

Rockville
Lanham
Waldorf
Leonardtown

Engineering
Planning
Environmental Sciences

LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656

www.soltesz.com

Architect

MV+A ARCHITECTS

MV+A | Mushinsky Voelzke Associates
7910 Woodmont Avenue, Suite 1250
Bethesda, MD 20814
301-654-2454

Landscape Architect

PARKERRODRIGUEZ INC.
LANDSCAPE ARCHITECTURE | LAND PLANNING | URBAN DESIGN

Parker Rodriguez
101 N. Union Street
Suite 320
Alexandria, VA 22314
703.548.5010

Project Management

SOM

SKIDMORE, OWINGS & MERRILL LLP
2001 K Street NW
Washington, DC 20006

DRAWN BY	CHECKED BY
AA	JH

REV.	ISSUE:	DATE
	DSP SUBMISSION	03.26.13
	DSP REVISION	04.30.13
	DSP-Revised per conditions of approval.	11.25.13

M-NCPPC APPROVALS

PROJECT NAME: CAFRITZ PROPERTY

PROJECT NUMBER: DSP-13095P130002

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revised Listed Below Apply to This Sheet

Approval or Revision #	Approval Date	Reviewers Initials	Certification Date

DRAWING STAMP

SHEET NAME

BUILDING 5 ELEVATIONS

SHEET NUMBER

5-A300