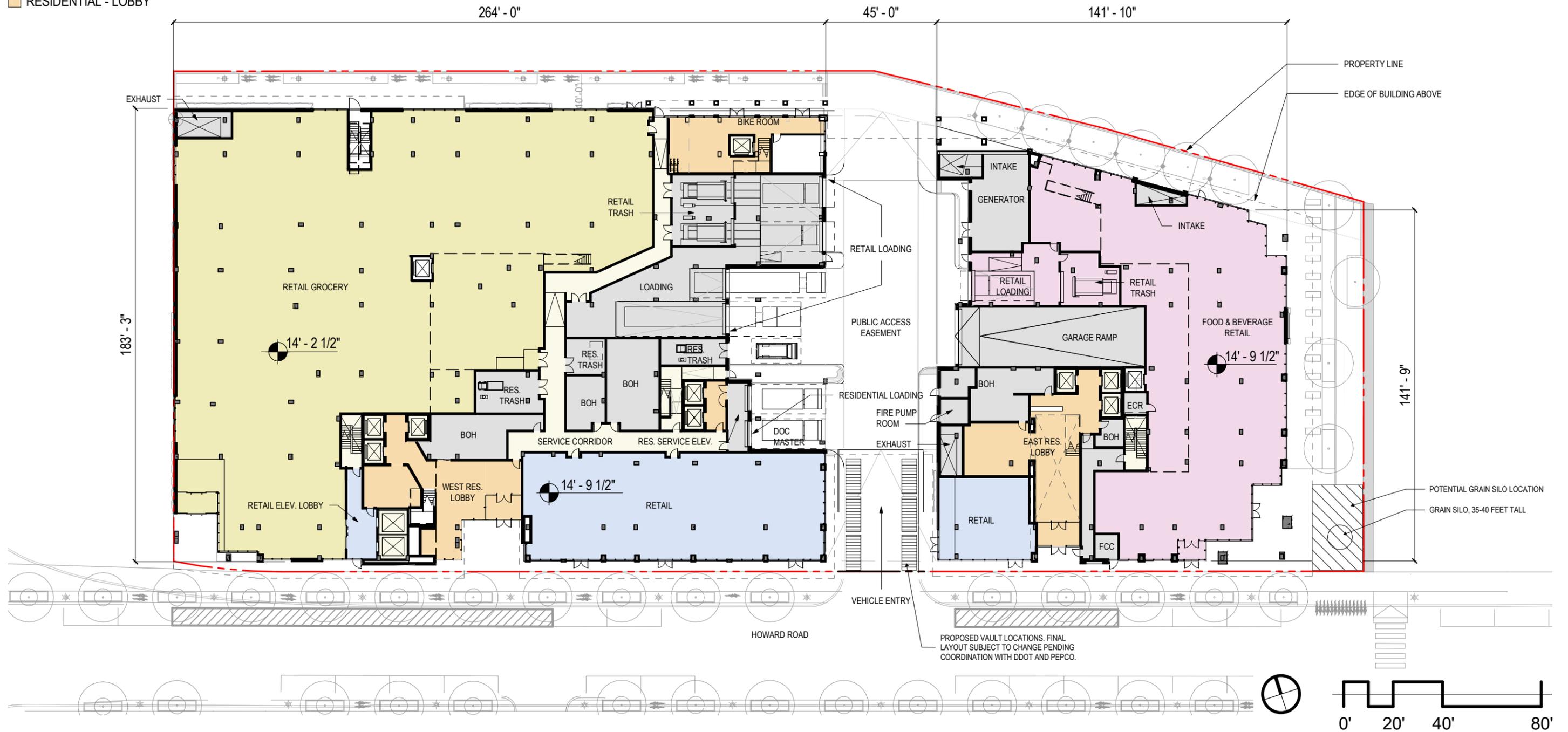


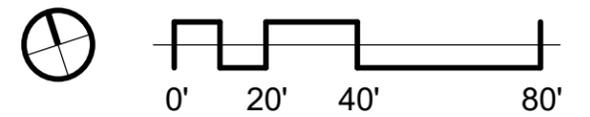
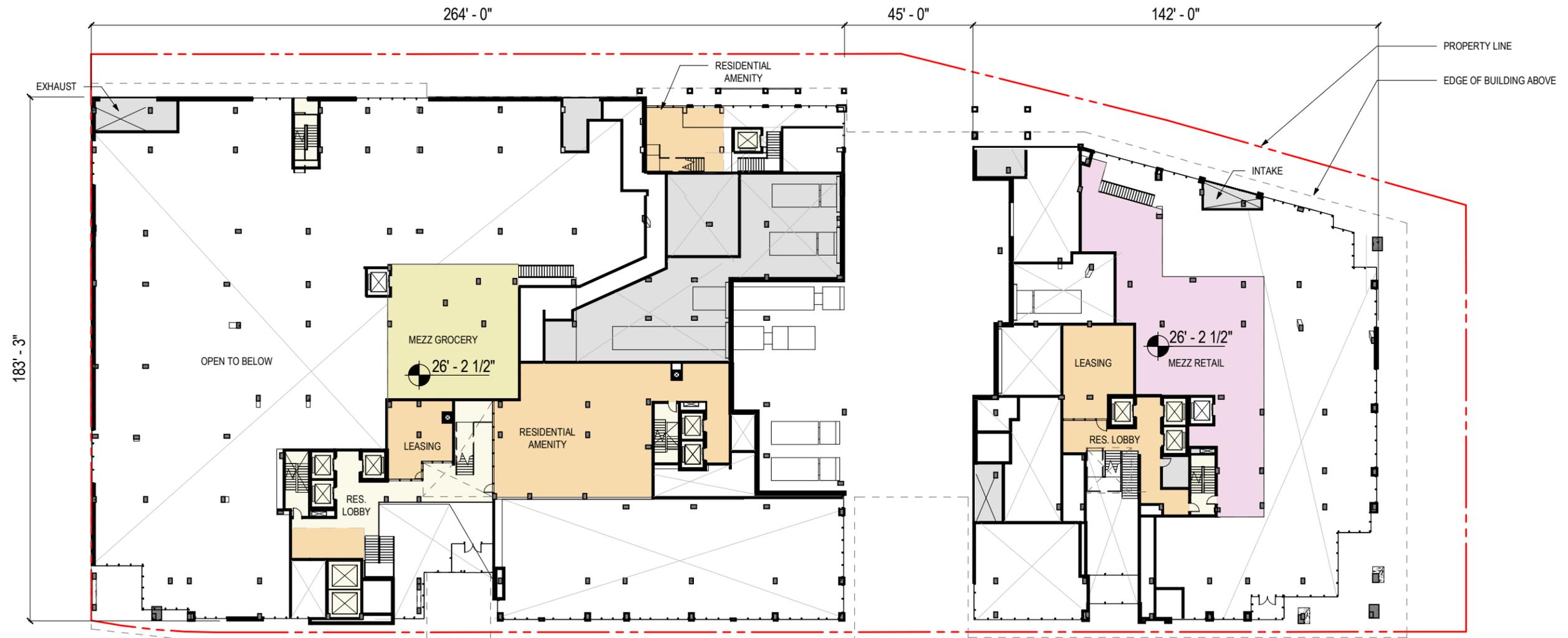
COLOR LEGEND

- BUILDING SUPPORT
- CIRCULATION
- FOOD / BEVERAGE RETAIL
- GROCERY RETAIL
- INLINE RETAIL
- RESIDENTIAL - AMENITY
- RESIDENTIAL - LOBBY



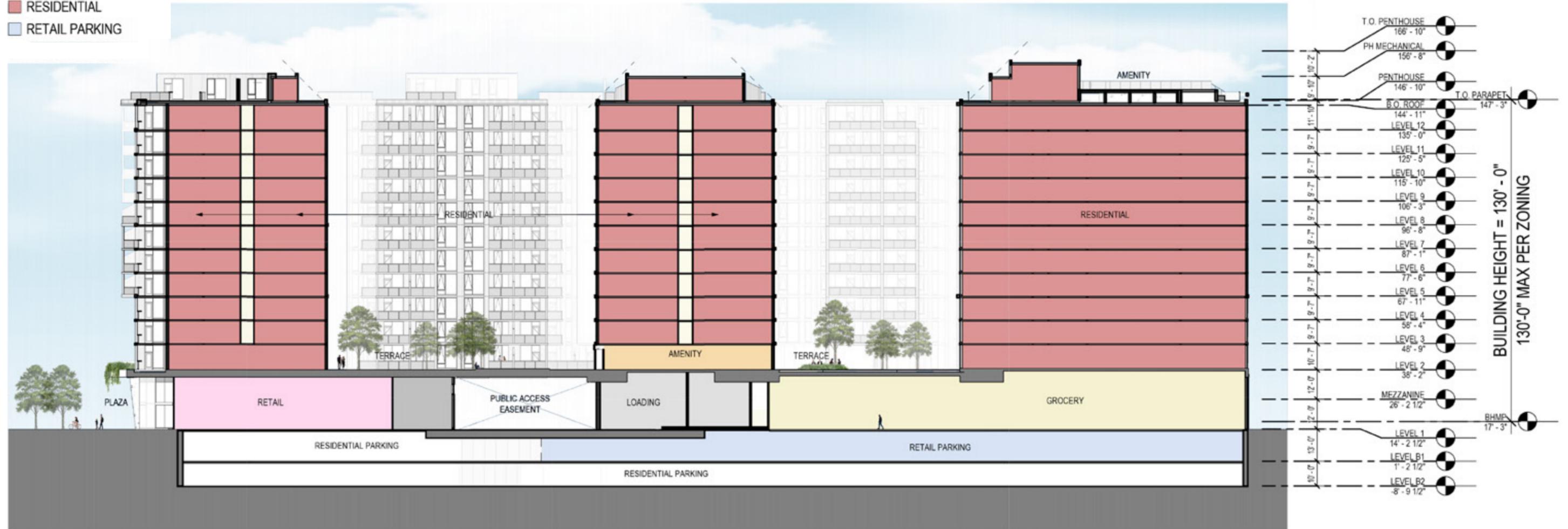
COLOR LEGEND

- BUILDING SUPPORT
- CIRCULATION
- FOOD / BEVERAGE RETAIL
- GROCERY RETAIL
- RESIDENTIAL - AMENITY

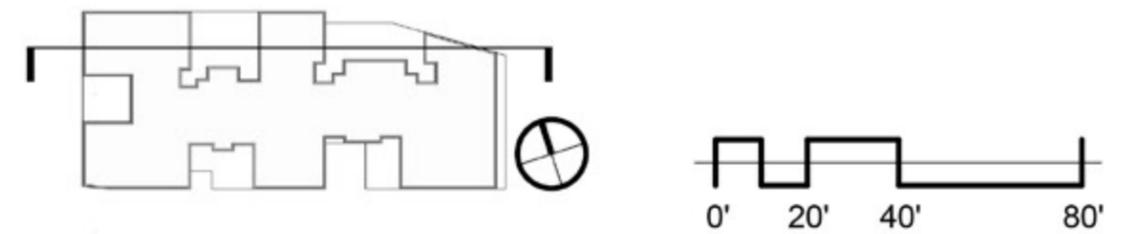


COLOR LEGEND

- BUILDING SUPPORT
- CIRCULATION
- FOOD / BEVERAGE RETAIL
- GROCERY RETAIL
- RESIDENTIAL - AMENITY
- RESIDENTIAL - LOBBY
- RESIDENTIAL
- RETAIL PARKING

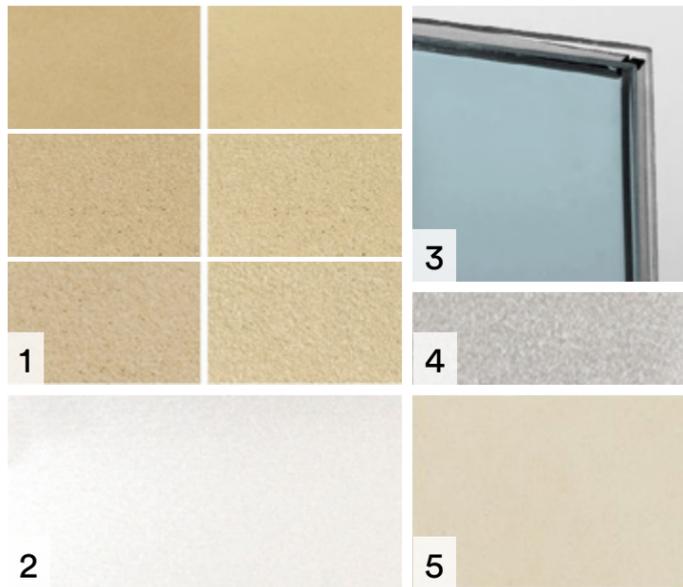


*Flexibility is requested to vary the floor-to-floor heights as design is refined, provided that floor heights will comply with the requirements of 11-K DMR Chapter 10.



Section - Overall East / West

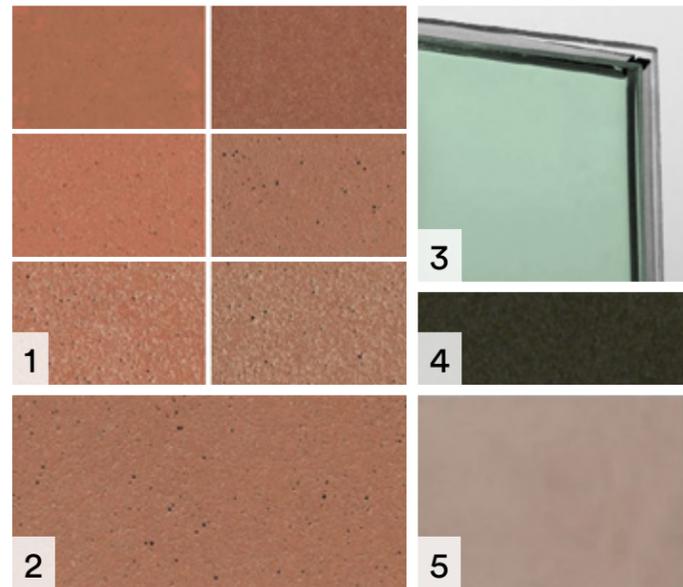
Facade 1 (West)



West Building Materials:

1. Cement Panel 1 - Buff Color
2. Cement Panel Accent 1 - Pearl Color
3. Vision Glass 1 - Blue Color
4. Window Frame 1 - Silver Color
5. Balcony Skim Coat 1 - Sand Color

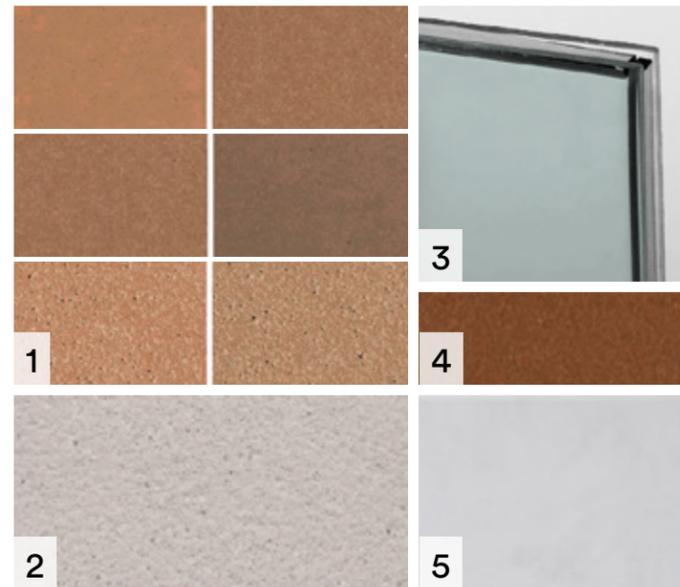
Facade 2 (Middle)



Middle Building Materials:

1. Cement Panel 2 - Clay Color
2. Cement Panel Accent 2 - Clay Color
3. Vision Glass 2 - Green Color
4. Window Frame 2 - Bronze Color
5. Balcony Skim Coat 2 - Plum Color

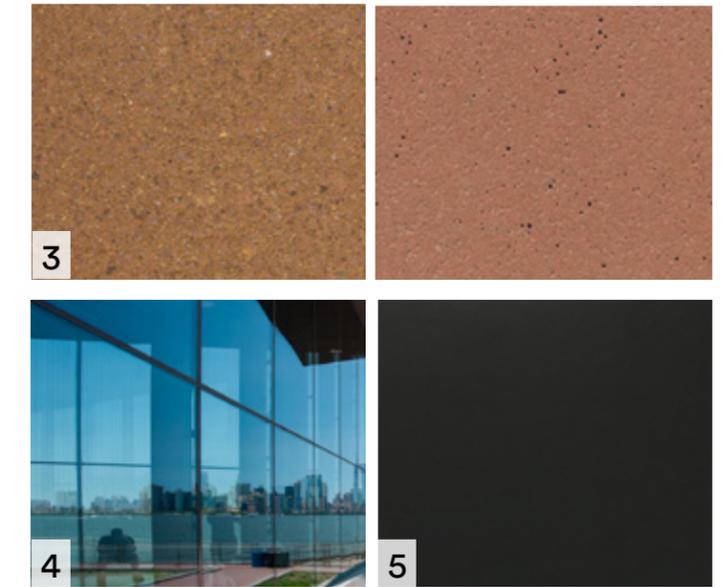
Facade 3 (East)



East Building Materials:

1. Cement Panel 3 - Rust Color
2. Cement Panel Accent 3 - Gray Color
3. Vision Glass 3 - Gray Color
4. Window Frame 3 - Copper Color
5. Balcony Skim Coat 3 - Conc. Gray Color

Common Materials



Common & Podium Materials:

1. Exposed Concrete
2. Integrated Green Wall System
3. Ceramic Panel
4. Aluminum Storefront System
5. Powder Coated Metal - Charcoal

*Flexibility is requested to vary the final selection of exterior materials within the color ranges and general material types proposed, based on availability at the time of construction. Quality of materials will not be reduced.



1. Solid Wall Cladding
Cement Panel 1 - Buff Color
2. Accent Grid
Cement Panel Accent 1 - Pearl Color
3. Vision Glass
Color 1 - Blue Color
4. Window Frame
Color 1 - Silver Color
5. Balcony Soffit
Skim Coat 1 - Sand Color





1. Solid Wall Cladding
Cement Panel 2 - Clay Color
2. Edge Cover & Vertical Grid
Cement Panel Accent 2 - Clay Color
3. Vision Glass
Color 2 - Green Color
4. Window Frame
Color 2 - Bronze Color
5. Balcony Soffit
Skim Coat 2 - Plum Color





1. Solid Wall Cladding
Cement Panel 3 - Rust Color
2. Edge Cover
Cement Panel Accent 3 - Gray Color
3. Vision Glass
Color 3 - Gray Color
4. Window Frame
Color 3 - Copper Color
5. Balcony Soffit
Skim Coat 3 - Concrete Gray Color



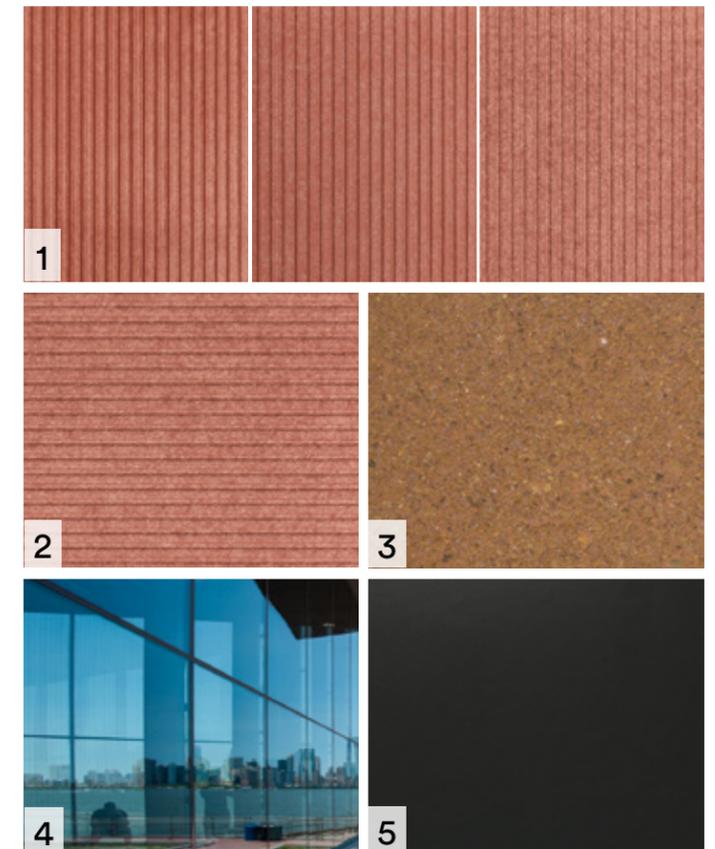


1. Fascia
Metal Panel 1 - Pearl Color
2. Soffit
Cement Panel 1 - Buff Color
3. Vertical Elements
Architectural Concrete
4. Glazing System
Aluminum Storefront
5. Infill
Integrated Green Wall



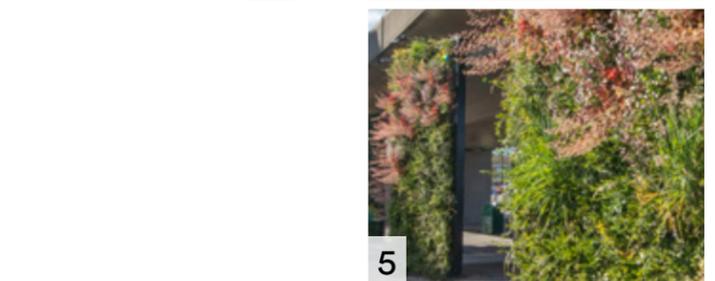


1. Fascia
Cement Panel 2 - Clay Color
2. Soffit
Cement Panel 2 - Clay Color
3. Vertical Elements
Ceramic Panel
4. Glazing System
Aluminum Storefront
5. Louvers & Canopy
Metal 1 - Charcoal Color

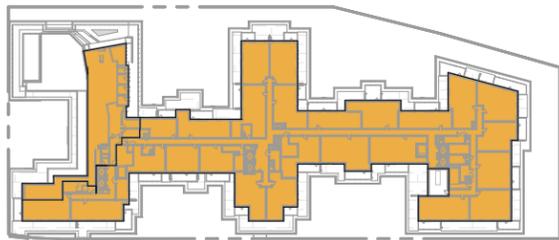




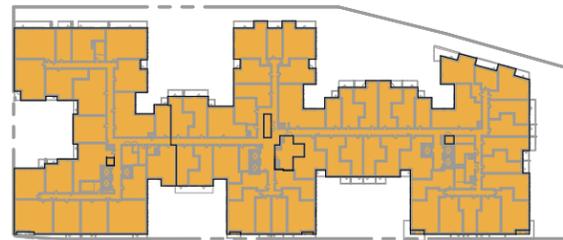
1. Fascia
Exposed Concrete
2. Soffit
Exposed Concrete
3. Vertical Elements
Exposed Concrete
4. Glazing System
Aluminum Storefront
5. Infill
Integrated Green Wall



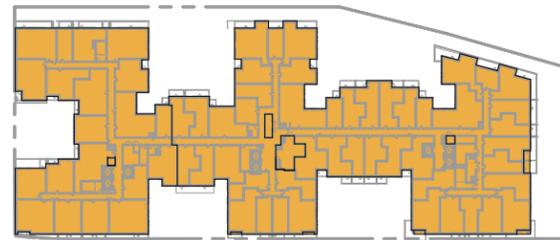
ITEM	ZONING REFERENCE SECTION	BY RIGHT	BY RIGHT
		ALLOWED / REQUIRED	PROPOSED
ZONING	DCMR	NHR	NHR
FAR	K-1001.2	9.0	8.02
LOT AREA	K-1001.7	N/A	92,303 SF
LOT OCCUPANCY	K-1001.7	100%	90%
MAXIMUM HEIGHT	K-1001.4	130 FT	130 FT
COURTYARD WIDTH	K-1001.11	N/A	SEE A1.05
COURTYARD AREA	K-1001.11	N/A	N/A
REAR YARD	K-1001.9	2 1/2" PER 1', MIN. 12	SEE A1.05
SIDE YARD	K-1001.8	N/A, IF PROVIDED 2" PER 1'	
RESIDENTIAL LOADING BERTH	C-901.1	(1) 12'x30'	(1) 12'x30'
RESIDENTIAL SERVICE / DELIVERY AREA	C-901.1	(1) 10'x20'	(1) 10'x20'
RETAIL LOADING BERTH	C-901.1	(2) 12'x30'	(2) 12'x30', (1) 14' x 75', (1) 12' x 55'
RETAIL SERVICE / DELIVERY AREA	C-901.1	(1) 10'x20'	(1) 10'x20'
MULTIFAMILY PARKING	C-701.5	250 (1 PER 3 DUs IN EXCESS OF 4)	260
RETAIL PARKING	C-701.5	64 (1.33 PER 1,000 SF IN EXCESS OF 3,000 SF)	109
MULTIFAMILY LONG TERM BICYCLE PARKING	C-802.1	152 (1 PER 3 DUs, 50% AFTER FIRST 50 SPACES)	210
MULTIFAMILY SHORT TERM BICYCLE PARKING	C-802.1	38 (1 PER 20 DUs)	38
RETAIL LONG TERM BICYCLE PARKING	C-802.1	5 (1 PER 10,000 SF)	5
RETAIL SHORT TERM BICYCLE PARKING	C-802.1	15 (1 PER 3,500 SF)	15
RETAIL SHOWERS AND LOCKERS	C-806.5	2 SHOWERS, 3 LOCKERS	2 SHOWERS, 3 LOCKERS
ELECTRICAL VEHICLE CHARGING STATION	C-707.3.A.3	8 (1 EV PER 50 PARKING SPACES)	UP TO 78 SPACES
STORMWATER DETENTION	K-1010.1.D	20,819 CF	24,245 CF
STORMWATER RETENTION	K-1010.1.D	12,422 CF	12,422 CF
GREEN AREA RATIO (GAR)	K-1001.12	0.2	0.273
SOLAR GENERATION	K-1010.1.A	131,687 kWh (178 kWh per 1,000 GSF)	>131,687 kWh (PER YEAR)



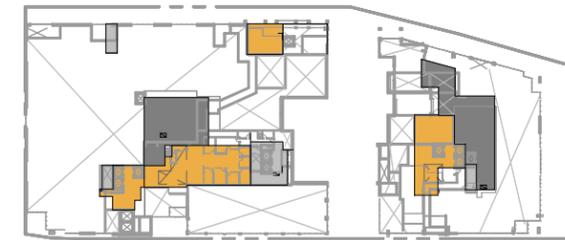
PENTHOUSE



LEVEL 9

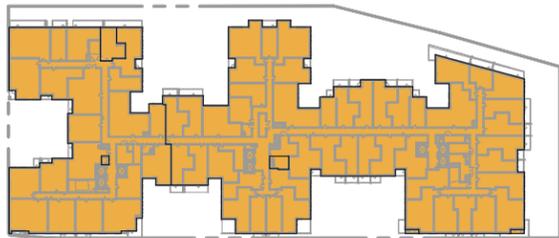


LEVEL 5

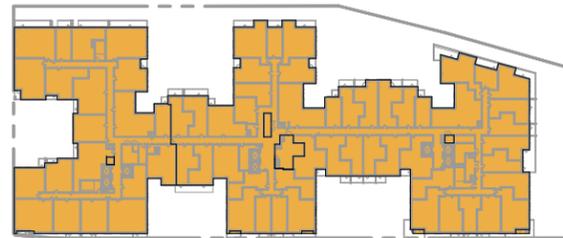


MEZZANINE

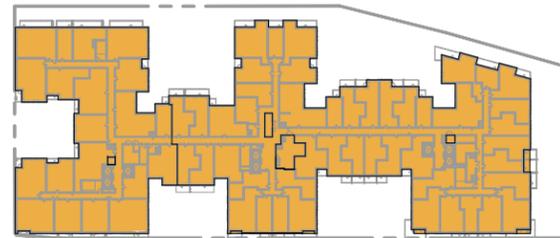
- COMMERCIAL
- COMMERCIAL SERVICE
- RESIDENTIAL



LEVEL 12



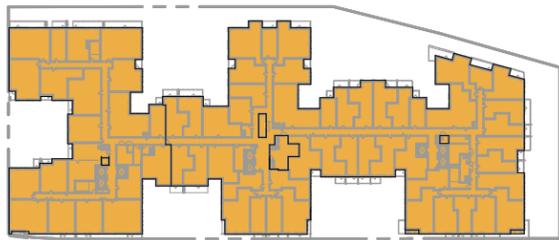
LEVEL 8



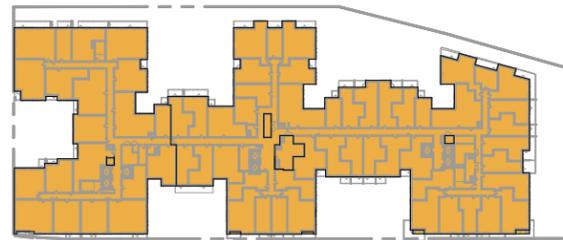
LEVEL 4



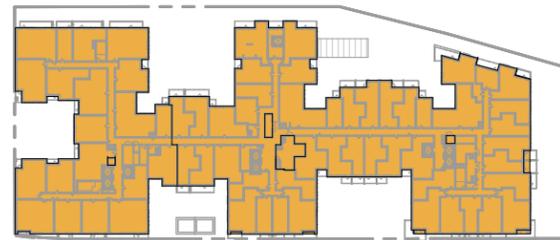
LEVEL 1



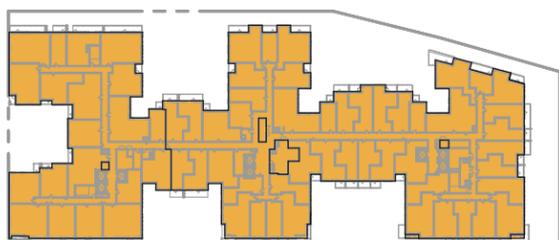
LEVEL 11



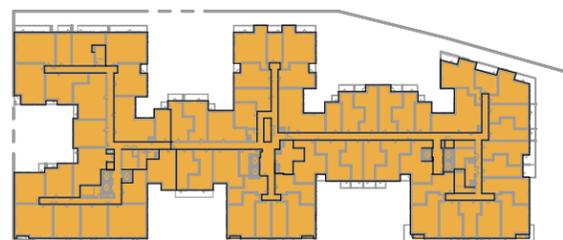
LEVEL 7



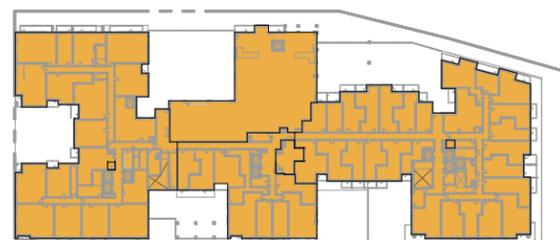
LEVEL 3



LEVEL 10



LEVEL 6



LEVEL 2

FAR (FLOOR AREA RATIO)			
TOTAL SITE AREA (SF)		92,303	
LEVEL	RESIDENTIAL (GSF)	COMMERCIAL (GSF)	TOTAL (GSF)
L1	25227	40799	66026
MEZZ	8916	5886	14802
L2	57481	0	57481
L3	56842	0	56842
L4	56802	0	56802
L5	56842	0	56842
L6	56739	0	56739
L7	56718	0	56718
L8	56726	0	56726
L9	56749	0	56749
L10	56676	0	56676
L11	56676	0	56676
L12	56443	0	56443
PH	34292	0	34292
	693129	46685	739814
FAR	7.51	0.51	8.02

GENERAL NOTES:

1. PER 11-B DCMR SECTION 304, THE FOLLOWING HAVE BEEN EXCLUDED FROM GFA TOWARDS FAR CALCULATIONS:
 - BELOW GRADE PARKING LEVELS
 - PARKING RAMP TO GARAGE
 - EXTERIOR BALCONIES THAT DO NOT EXCEED A PROJECTION OF 6 FT BEYOND EXTERIOR WALLS OF THE BUILDING
 - ALL PROJECTIONS BEYOND THE PROPERTY LINE THAT ARE ALLOWED BY ZONING REGULATIONS

UNIT TYPES

- 1 BED
- 1 BED + DEN
- 2 BED
- 2 BED + DEN
- 3 BED
- JR 1 BED
- STUDIO

GENERAL NOTES:

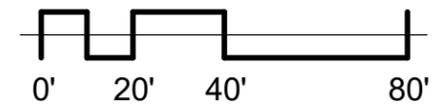
1. PROPOSED UNIT MIX IS PRELIMINARY. FINAL MIX WILL BE DETERMINED UPON FURTHER DWELLING UNIT LAYOUT STUDY AS PART OF THE FINAL DESIGN

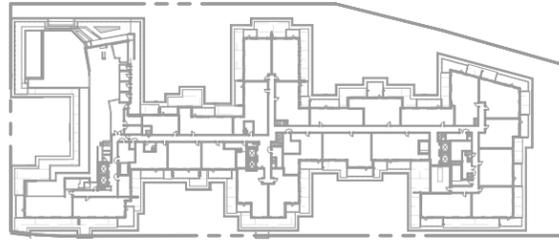
UNIT MIX - PER TYPE	
UNIT TYPE	UNIT COUNT
ST	112
JR	120
1 BR	207
1 BR + DEN	146
2 BR	105
2 BR + DEN	29
3 BR	29
GRAND TOTAL	748

UNIT MIX - PER LEVEL	
LEVEL	UNIT COUNT
LEVEL 2	53
LEVEL 3	67
LEVEL 4	67
LEVEL 5	67
LEVEL 6	67
LEVEL 7	67
LEVEL 8	67
LEVEL 9	67
LEVEL 10	67
LEVEL 11	67
LEVEL 12	67
PENTHOUSE	25
GRAND TOTAL	748



TYPICAL FLOOR





PENTHOUSE



LEVEL 9



LEVEL 5



LEVEL 12



LEVEL 8



LEVEL 4



LEVEL 11



LEVEL 7



LEVEL 3



LEVEL 10



LEVEL 6



LEVEL 2

GROSS IZ REQUIRED

$$\begin{aligned}
 & \text{(GROSS RESIDENTIAL FLOOR AREA LEVELS 1-12 x 12\%)} && (658,837 \text{ SF x 12\%}) \\
 & + \\
 & \text{(GROSS PH FLOOR AREA x 8\%)} && (34,242 \text{ SF x 8\%}) \\
 & = \\
 & \text{GROSS RESIDENTIAL IZ REQUIRED} && \mathbf{81,804 \text{ SF}} \\
 & \mathbf{3 \text{ BEDROOM REQUIRED (50\% of IZ GFA)}} && \mathbf{40,902 \text{ SF}}
 \end{aligned}$$

RESIDENTIAL FACTOR

$$\begin{aligned}
 & \text{TOTAL NET RESIDENTIAL AREA (NRA)} && 478,385 \\
 & / \text{TOTAL GROSS RESIDENTIAL FLOOR AREA (GRFA)} && / 693,129 \\
 & = \\
 & \text{RESIDENTIAL FACTOR} && \mathbf{69.02 \%}
 \end{aligned}$$

IZ UNIT TABULATIONS

COMMENTS	COUNT	MINIMUM AREA PER ZONING	NET RESIDENTIAL AREA	GROSS RESIDENTIAL FLOOR AREA	%
- STUDIO	21	400	9,833 SF	13,540 SF	17.38%
1 BED	22	550	12,742 SF	18,462 SF	22.52%
2 BED	6	850	5,521 SF	7,999 SF	9.76%
3 BED	27	1000	28,481 SF	41,266 SF	50.34%
GRAND TOTAL: 76			56,577 SF	81,974 SF	100.00%

GENERAL NOTES:

1. INCLUSIONARY ZONING UNIT MIX REFLECTS APPROXIMATE RANGE IN PROPORTION TO MARKET UNIT MIX
2. THE LOCATION OF IZ UNITS IS SCHEMATIC AND INTENDED TO SHOW GENERAL DISTRIBUTION
3. FINAL LOCATIONS WILL BE DETERMINED UPON FURTHER DWELLING UNIT LAYOUT STUDY AS PART OF THE FINAL DESIGN

*All numbers are approximate and subject to adjustments during design development and permitting in accordance with any flexibility granted by the Zoning Commission. The IZ unit mix and locations are subject to change based on final interior layout, total unit mix, and as necessary to comply with any applicable DC laws and regulations, including the IZ Implementation Regulations (14 DCMR Chapter 22). The unit types shown herein are based on definitions set forth in the DC Building Code and may be reallocated as necessary to comply with the requirements of 14 DCMR Chapter 22.

 INCLUSIONARY ZONING UNIT

LEGEND

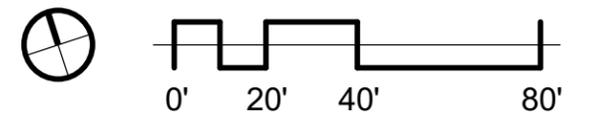
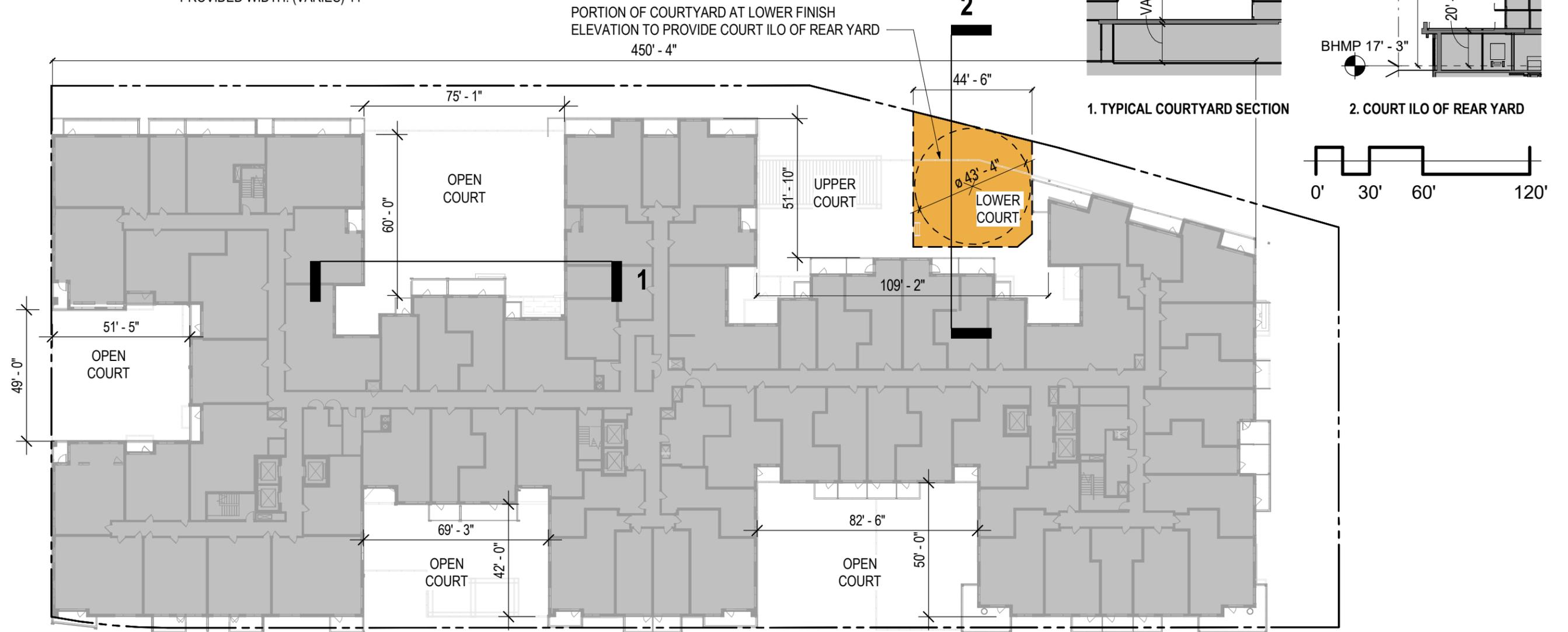
 CORNER LOT COURT ILO OF REAR YARD

REQUIRED OPEN COURT MINIMUM WIDTH:

4" PER 1 FOOT OF HEIGHT
4" x 109.08' = 437" or 36'-5"
PROVIDED WIDTH: (VARIES) 51' TO 108'

REQUIRED CLOSED COURT ILO OF REAR YARD WIDTH

4" x 130' = 520" or 43'-4"
PROVIDED WIDTH: (VARIES) 44'





LEED v4.1 for BD+C: New Construction and Major Renovation

Scorecard

Project Name: *Redbrick CQ34*

LEED Project Number: *TBD*

Date: *7/23/2021*

STATUS	Gold
---------------	-------------

Y	?Y	?N	N	Integrative Process	
1				IPc1 Integrative Process	1

62	22	18	8	TOTALS	Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110					

10	3	3	0	Location and Transportation	16
				LTc1 LEED for Neighborhood Development Location	16
1				LTc2 Sensitive Land Protection	1
1		1		LTc3 High Priority Site and Equitable Development	2
	3	2		LTc4 Surrounding Density and Diverse Uses	5
5				LTc5 Access to Quality Transit	5
1				LTc6 Bicycle Facilities	1
1				LTc7 Reduced Parking Footprint	1
1				LTc8 Electric Vehicles	1

8	2	2	1	Materials and Resources	13
Y				MRp1 Storage and Collection of Recyclables	Required
Y				MRp1 Construction and Demolition Waste Management Planning	Required
2		2	1	MRc1 Building Life-Cycle Impact Reduction	5
1	1			MRc2 Building Product Disclosure and Optimization - EPD	2
1	1			MRc3 Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
2				MRc4 Building Product Disclosure and Optimization - Material Ingredients	2
2				MRc5 Construction and Demolition Waste Management	2

7	1	2	0	Sustainable Sites	10
Y				SSp1 Construction Activity Pollution Prevention	Required
1				SSc1 Site Assessment	1
		2		SSc2 Protect or Restore Habitat	2
	1			SSc3 Open Space	1
3				SSc4 Rainwater Management	3
2				SSc5 Heat Island Reduction	2
1				SSc6 Light Pollution Reduction	1

5	5	5	1	Indoor Environmental Quality	16
Y				IEQp1 Minimum Indoor Air Quality Performance	Required
Y				IEQp2 Environmental Tobacco Smoke Control	Required
1	1			IEQc1 Enhanced Indoor Air Quality Strategies	2
2	1			IEQc2 Low-Emitting Materials	3
1				IEQc3 Construction Indoor Air Quality Management Plan	1
	1	1		IEQc4 Indoor Air Quality Assessment	2
		1		IEQc5 Thermal Comfort	1
1	1			IEQc6 Interior Lighting	2
	1	1	1	IEQc7 Daylight	3
		1		IEQc8 Quality Views	1
		1		IEQc9 Acoustic Performance	1

5	3	3	0	Water Efficiency	11
Y				WEp1 Outdoor Water Use Reduction	Required
Y				WEp2 Indoor Water Use Reduction	Required
Y				WEp3 Building-Level Water Metering	Required
1	1			WEc1 Outdoor Water Use Reduction	2
3		3		WEc2 Indoor Water Use Reduction	6
	2			WEc3 Cooling Tower and Process Water Use	2
1				WEc4 Water Metering	1

5	1			Innovation (max 2 exemplary, or 4 pilot credits, min 1 pilot if 5)	6
1				1	1
1				2	1
1				3	1
	1			4	1
1				Pilot 5	1
1				Credit LEED Accredited Professional	1

17	7	3	6	Energy and Atmosphere	33
Y				EAp1 Fundamental Commissioning and Verification	Required
Y				EAp2 Minimum Energy Performance	Required
Y				EAp3 Building-Level Energy Metering	Required
Y				EAp4 Fundamental Refrigerant Management	Required
14	1	1	2	EAc1 Optimize Energy Performance	18
3	2	1		EAc2 Enhanced Commissioning	6
	1			EAc3 Advanced Energy Metering	1
	1		4	EAc4 Renewable Energy	5
	1			EAc6 Enhanced Refrigerant Management	1
	1	1		EAc7 Grid Harmonization	2

4	0	0	0	Regional Priority	4
		1		1 Site Development: Protect and Restore Habitat (Req'd pts = 2)	1
1				2 Rainwater Management (Req'd pts = 3)	1
1				3 Optimize Energy Performance (Req'd pts = 10)	1
1				4 Access to Quality Transit (Req'd pts = 4)	1
1				5 Green Vehicles / Electric Vehicles (Req'd pts = 1)	1
1				6 Reduced Parking Footprint (Req'd pts = 1)	1

Green Area Ratio Scoresheet

★ ★ ★ Address Square Lot Zone District
 Other
 Lot size (enter this value first) * Minimum Score Multiplier GAR Score SCORE: **0.273**

Landscape Elements

A Landscaped areas (select one of the following for each area)

	Square Feet	Factor	Total
1 Landscaped areas with a soil depth < 24"	<input type="text" value="826"/> square feet	0.30	247.8
2 Landscaped areas with a soil depth ≥ 24"	<input type="text" value="1,094"/> square feet	0.60	656.4
3 Bioretention facilities	<input type="text" value="0"/> square feet	0.40	-

B Plantings (credit for plants in landscaped areas from Section A)

	Square Feet	Factor	Native Bonus Square Feet	Total
1 Groundcovers, or other plants < 2' height	<input type="text" value="1,920"/> square feet	0.20	<input type="text"/>	384.0
2 Plants ≥ 2' height at maturity - calculated at 9-sf per plant	<input type="text" value="0"/> # of plants	0.30	<input type="text"/> # of plants	-
3 New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	<input type="text" value="8"/> # of trees	0.50	<input type="text"/> # of trees	200.0
4 New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	<input type="text" value="0"/> # of trees	0.60	<input type="text"/> # of trees	-
5 Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	<input type="text" value="0"/> # of trees	0.70	<input type="text"/> # of trees	-
6 Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	<input type="text" value="0"/> # of trees	0.70	<input type="text"/> # of trees	-
7 Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	<input type="text" value="0"/> # of trees	0.70	<input type="text"/> # of trees	-
8 Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	<input type="text" value="0"/> # of trees	0.80	<input type="text"/> # of trees	-

C Vegetated or "green" roofs

1 Over at least 2" and less than 8" of growth medium	<input type="text" value="0"/> square feet	0.60	<input type="text"/> square feet	-
2 Over at least 8" of growth medium	<input type="text" value="21,333"/> square feet	0.80	<input type="text"/> square feet	17,066.4

D Permeable Paving***

1 Permeable paving over 6" to 24" of soil or gravel	<input type="text" value="0"/> square feet	0.40	-
2 Permeable paving over at least 24" of soil or gravel	<input type="text" value="0"/> square feet	0.50	-

E Other

1 Enhanced tree growth systems***	<input type="text" value="0"/> square feet	0.40	-
2 Renewable energy generation	<input type="text" value="13,200"/> square feet	0.50	6,600.0
3 Approved water features	<input type="text" value="0"/> square feet	0.20	-

sub-total of sq ft = 38,773

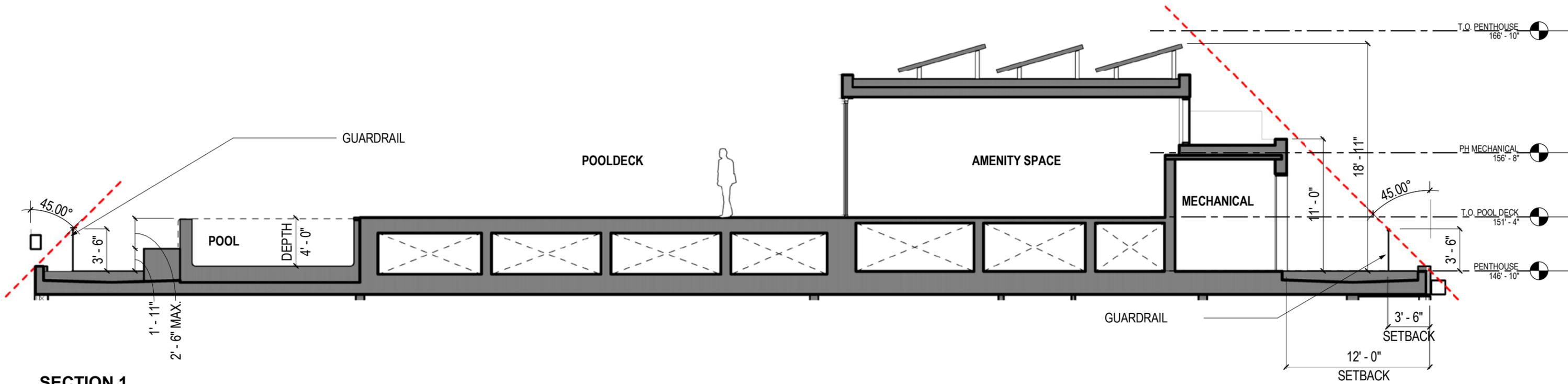
F Bonuses

1 Native plant species	<input type="text" value="0"/> square feet	0.10	-
2 Landscaping in food cultivation	<input type="text" value="0"/> square feet	0.10	-
3 Harvested stormwater irrigation	<input type="text" value="0"/> square feet	0.10	-

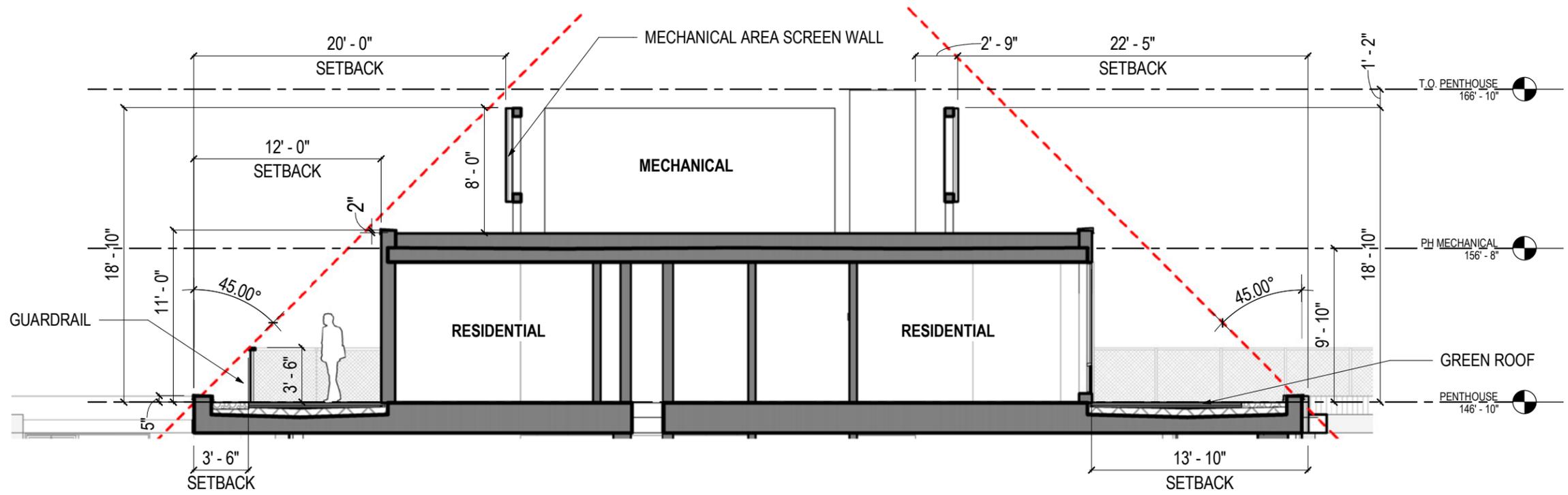
Green Area Ratio numerator = 25,155

** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.

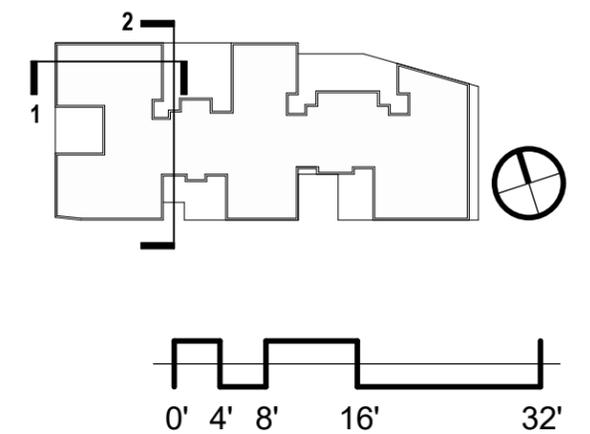
Total square footage of all permeable paving and enhanced tree growth. -



SECTION 1
THROUGH AMENITY DECK



SECTION 2
THROUGH RESIDENTIAL PENTHOUSE





*Ground floor retail elevations are illustrative and intended to describe the character and scale for the base of the building. The actual retail elevations will be developed by individual retail tenants, approved by the building owner, and may change over time to accommodate leasing cycles.

* Exhaust vents to be integrated into final façade designs NO through-wall HVAC units will be on building elevations.

