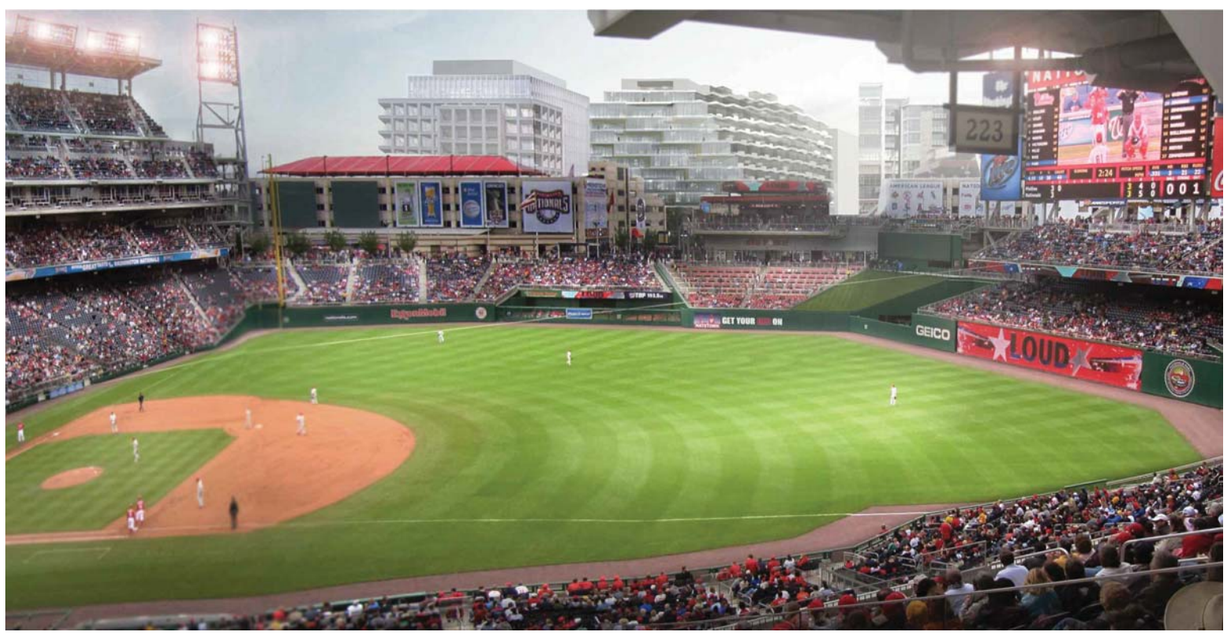

SHEET	SHEET DESCRIPTION	DATE
ARCHITECTURAL		
A-000.00	COVER SHEET	02.05.16
A-001.00	NARRATIVE OF REVISION	02.05.16
A-100.00	LARGER CONTEXT MAP	12.11.15
A-101.00	CONTEXT MAP AND PHOTOS	12.11.15
A-102.00	CONTEXT MAP & PHOTOS	12.11.15
A-103.00	SITE / ROOF PLAN	02.05.16
A-104.00	SURVEY, EXISTING CONDITIONS	12.11.15
A-105.00	PROJECT STATISTICS	02.05.16
A-106.00	MODIFICATION OF PREVIOUSLY APPROVED PLANS	02.05.16
A-107.00	ZONING TABULATION	02.05.16
A-108.00	LEED SCORECARD	12.11.15
A-201.00	PARKING P3	02.05.16
A-202.00	PARKING P2	02.05.16
A-203.00	PARKING P1	02.05.16
A-301.00	GROUND FLOOR PLAN	02.05.16
A-302.00	2ND FLOOR PLAN	02.05.16
A-303.00	3RD FLOOR PLAN	02.05.16
A-304.00	4TH FLOOR PLAN	02.05.16
A-305.00	5TH FLOOR PLAN	02.05.16
A-306.00	6TH FLOOR PLAN	02.05.16
A-307.00	7TH FLOOR PLAN	02.05.16
A-308.00	8TH FLOOR PLAN	02.05.16
A-309.00	9TH FLOOR PLAN	02.05.16
A-310.00	10TH FLOOR PLAN	02.05.16
A-311.00	11TH FLOOR PLAN	02.05.16
A-312.00	PENTHOUSE FLOOR PLAN	02.05.16
A-313.00	PENTHOUSE MECH. FLOOR PLAN	02.05.16
A-314.00	PENTHOUSE HIGH ROOF PLAN	02.05.16
A-401.00	ELEVATION	02.05.16
A-402.00	ELEVATION	02.05.16
A-403.00	ELEVATION	02.05.16
A-404.00	RENDERING BIRDVIEW	12.11.15
A-405.00	RENDERING SOUTH EAST	12.11.15
A-406.00	RENDERING NORTH EAST	12.11.15
A-407.00	RENDERING SOUTH WEST	12.11.15
A-408.00	RENDERING NORTH WEST	12.11.15
A-409.00	RENDERING VIA	02.05.16
A-410.00	RENDERING COURTYARD	02.05.16
A-411.00	RENDERING STADIUM	12.11.15
A-412.00	AXONOMETRIC DRAWINGS	12.11.15
A-413.00	VIEW DIAGRAMS	02.05.16
A-420.00	MATERIAL CALLOUT	12.11.15
A-501.00	SECTIONS	02.05.16
A-502.00	SECTIONS	02.05.16
A-503.00	ENLARGED PENTHOUSE SECTION	12.11.15
L-101.00	STREETSCAPE PLAN	12.11.15
L-102.00	STREETSCAPE SECTIONS	12.11.15
L-103.00	STREETSCAPE PLANTING	12.11.15
L-201.00	FACADE BALCONY PLANTER DIAGRAM	12.11.15
L-202.00	FACADE BALCONY PLANTER PLANTING	12.11.15
L-203.00	FACADE BALCONY PLANTER PLANTING	12.11.15
L-301.00	COURTYARD PLAN	12.11.15
L-302.00	COURTYARD SECTIONS	12.11.15
L-303.00	COURTYARD 3D VIEWS	12.11.15
L-304.00	COURTYARD PRECEDNET IMAGES	12.11.15
L-305.00	COURTYARD PLANTING	12.11.15
L-401.00	12TH FL ROOF TERRACE PLAN	12.11.15
L-402.00	12TH FL ROOF TERRACE SECTIONS	12.11.15
L-403.00	12TH FL ROOF TERRACE PRECEDENT IMAGES	12.11.15
L-404.00	12TH FL ROOF TERRACE PLANTING	12.11.15
L-501.00	GREEN ROOF	12.11.15
L-502.00	COMPOSITE PLAN	12.11.15
L-601.00	HALF STREET PLAN	02.05.16
L-602.00	SECTIONS	02.05.16
L-603.00	PLANTING PALETTE	02.05.16

NO.	DATE	REVISION
	12/11/15	ZONING COMMISSION PACKAGE
	02/05/16	REVISION ZONING COMMISSION PACKAGE

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MIXED USE DEVELOPMENT

WEST HALF STREET

CITY OF WASHINGTON DC

COVER SHEET

SCALE : NTS

DWG : A000

SHEET NO :

ZONING COMMISSION
District of Columbia
CASE NO.08-30B
EXHIBIT NO.21B1

SHEET	SHEET DESCRIPTION	NARRATIVE OF REVISION
A-103.00	SITE / ROOF PLAN	PLAN FLIPPED (NORTH POINTING LEFT), ROOF UPDATED PER CURRENT PLAN
A-105.00	PROJECT STATISTICS	NUMBERS HAVE BEEN UPDATED
A-106.00	MODIFICATION OF PREVIOUSLY APPROVED PLANS	PLAN FLIPPED (NORTH POINTING LEFT), NUMBERS HAVE BEEN UPDATED PER CURRENT DESIGN
A-107.00	ZONING TABULATION	UPDATED PER CURRENT STATUS
A-201.00	PARKING P3	PLAN FLIPPED (NORTH POINTING LEFT), NUMBER OF PARKING SPACES UPDATED
A-202.00	PARKING P2	PLAN FLIPPED (NORTH POINTING LEFT), NUMBER OF PARKING SPACES UPDATED
A-203.00	PARKING P1	PLAN FLIPPED (NORTH POINTING LEFT), NUMBER OF PARKING SPACES UPDATED
A-301.00	GROUND FLOOR PLAN	PLAN FLIPPED (NORTH POINTING LEFT), INTERIOR LAYOUT UPDATED, HALF STREET LANDSCAPE ADDED
A-302.00	2ND FLOOR PLAN	PLAN FLIPPED (NORTH POINTING LEFT), EXTERIOR WALL DIMENSIONS PROVIDED, INTERIOR LAYOUTS UPDATED PER CURRENT PROGRESS
A-303.00	3RD FLOOR PLAN	PLAN FLIPPED (NORTH POINTING LEFT), EXTERIOR WALL DIMENSIONS PROVIDED, INTERIOR LAYOUTS UPDATED PER CURRENT PROGRESS
A-304.00	4TH FLOOR PLAN	PLAN FLIPPED (NORTH POINTING LEFT), EXTERIOR WALL DIMENSIONS PROVIDED, INTERIOR LAYOUTS UPDATED PER CURRENT PROGRESS
A-305.00	5TH FLOOR PLAN	PLAN FLIPPED (NORTH POINTING LEFT), EXTERIOR WALL DIMENSIONS PROVIDED, INTERIOR LAYOUTS UPDATED PER CURRENT PROGRESS
A-306.00	6TH FLOOR PLAN	PLAN FLIPPED (NORTH POINTING LEFT), EXTERIOR WALL DIMENSIONS PROVIDED, INTERIOR LAYOUTS UPDATED PER CURRENT PROGRESS
A-307.00	7TH FLOOR PLAN	PLAN FLIPPED (NORTH POINTING LEFT), EXTERIOR WALL DIMENSIONS PROVIDED, INTERIOR LAYOUTS UPDATED PER CURRENT PROGRESS
A-308.00	8TH FLOOR PLAN	PLAN FLIPPED (NORTH POINTING LEFT), EXTERIOR WALL DIMENSIONS PROVIDED, INTERIOR LAYOUTS UPDATED PER CURRENT PROGRESS
A-309.00	9TH FLOOR PLAN	PLAN FLIPPED (NORTH POINTING LEFT), EXTERIOR WALL DIMENSIONS PROVIDED, INTERIOR LAYOUTS UPDATED PER CURRENT PROGRESS
A-310.00	10TH FLOOR PLAN	PLAN FLIPPED (NORTH POINTING LEFT), EXTERIOR WALL DIMENSIONS PROVIDED, INTERIOR LAYOUTS UPDATED PER CURRENT PROGRESS
A-311.00	11TH FLOOR PLAN	PLAN FLIPPED (NORTH POINTING LEFT), EXTERIOR WALL DIMENSIONS PROVIDED, INTERIOR LAYOUTS UPDATED PER CURRENT PROGRESS
A-312.00	PENTHOUSE FLOOR PLAN	PLAN FLIPPED (NORTH POINTING LEFT), PENTHOUSE LAYOUTS UPDATED
A-313.00	PENTHOUSE MECH. FLOOR PLAN	PLAN FLIPPED (NORTH POINTING LEFT), PENTHOUSE LAYOUTS UPDATED
A-401.00	ELEVATION	DETAILED DESCRIPTION UPDATED
A-402.00	ELEVATION	DETAILED DESCRIPTION UPDATED
A-403.00	ELEVATION	DETAILED DESCRIPTION UPDATED
A-408.00	RENDERING NORTH WEST	VIA DESIGN UPDATED
A-409.00	RENDERING VIA	NEW SHEET
A-410.00	RENDERING COURTYARD	NEW RENDERING WITH DESIGN MODIFICATION
A-413.00	VIEW DIAGRAMS	NEW SHEET
A-501.00	SECTIONS	PARKING FLOORS HEIGHT UPDATED
A-502.00	SECTIONS	PARKING FLOORS HEIGHT UPDATED
L-103.00	STREETSCAPE PLANTING	NEW SHEET (REPLACEMENT OF VIA ENLARGEMENT PLAN)
L-301.00	COURTYARD PLAN	COURTYARD DESIGN UPDATED
L-302.00	COURTYARD SECTIONS	NEW SHEET
L-303.00	COURTYARD 3D VIEWS	NEW SHEET
L-304.00	COURTYARD PRECEDNT IMAGES	NEW SHEET NUMBER, INFORMATION UDATED
L-305.00	COURTYARD PLANTING	NEW SHEET
L-401.00	12TH FL ROOF TERRACE PLAN	UPDATED PER CURRENT PENTHOUSE PLAN
L-402.00	12TH FL ROOF TERRACE SECTIONS	NEW SHEET
L-404.00	12TH FL ROOF TERRACE PLANTING	NEW SHEET
L-501.00	GREEN ROOF	NEW SHEET
L-601.00	HALF STREET PLAN	NEW SHEET
L-602.00	SECTIONS	NEW SHEET
L-603.00	PLANTING PALETTE	NEW SHEET

NO.	DATE	REVISION
	12/11/15	ZONING COMMISSION PACKAGE
	02/05/16	REVISION ZONING COMMISSION PACKAGE

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MIXED USE DEVELOPMENT

WEST HALF STREET

CITY OF WASHINGTON DC

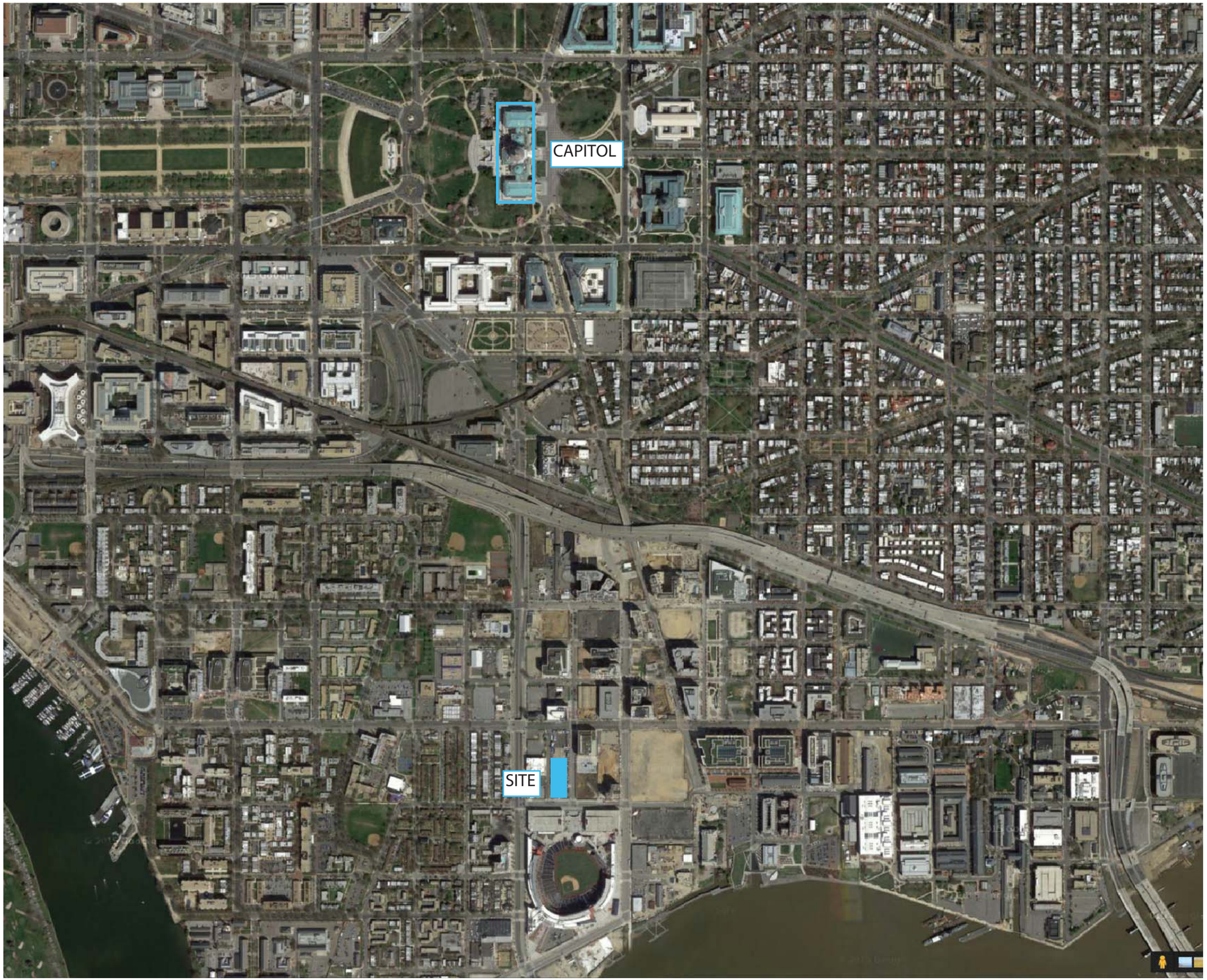
NARRATIVE OF REVISIONS

SCALE : NTS

DWG : A001

SHEET NO :

NO.	DATE	REVISION
	12/11/15	ZONING COMMISSION PACKAGE



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MIXED USE DEVELOPMENT

WEST HALF STREET

CITY OF WASHINGTON DC

LARGER CONTEXT MAP

SCALE : NTS

DWG : A100

SHEET NO :

NO.	DATE	REVISION
	12/11/15	ZONING COMMISSION PACKAGE

REFER TO SHEET A102 FOR AREA CONTEXT PHOTOS & INFO

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MIXED USE DEVELOPMENT

WEST HALF STREET

CITY OF WASHINGTON DC

CONTEXT MAP AND PHOTOS

SCALE : NTS

DWG : A101

SHEET NO :

NO.	DATE	REVISION
	12/11/15	ZONING COMMISSION PACKAGE

HALFSTREET, 25 M STREET SE - MIXED USE BUILDING

55 M STREET SE - OFFICE & RETAIL BUILDING

USDOT HEADQUARTERS, 1200 NEW JERSEY AVE SE

THE BOILERMAKER SHOPS, 300 TINGEY STREET SE - RETAIL BUILDING

FOUNDRY LOFTS, 301 TINGEY STREET SE - RESIDENTIAL BUILDING

1331 4TH STREET SE - RESIDENTIAL & RETAIL BUILDING

THE LUMBER SHED, 301 WATER STREET SE - RETAIL BUILDING

TWELVE12, 1212 4TH STREET SE - MIXED USE BUILDING

THE YARDS PARK, 355 WATER STREET SE - MIXED USE DEVELOPMENT

1244 SOUTH CAPITOL STREET SE - MIXED USE BUILDING

EAST HALF STREET SE - MIXED USE BUILDING

DC WATER NEW HEADQUARTERS, 1ST & O ST SE

REFER TO SHEET A-101 FOR AREA MAP

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MIXED USE DEVELOPMENT

WEST HALF STREET

CITY OF WASHINGTON DC

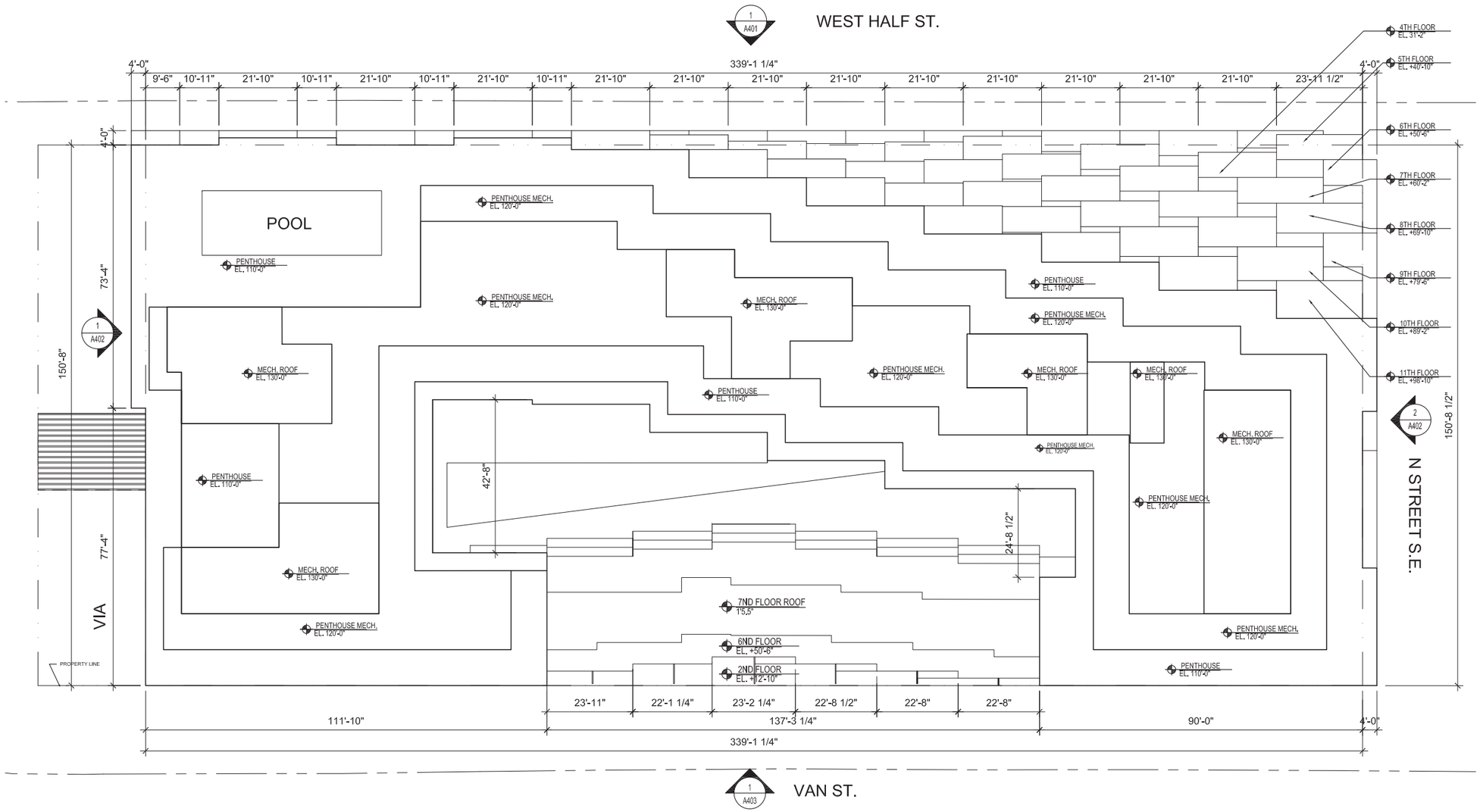
CONTEXT MAP AND PHOTOS

SCALE : NTS

DWG : A102

SHEET NO :

NO.	DATE	REVISION
	12/11/15	ZONING COMMISSION PACKAGE
	02/05/16	REVISION ZONING COMMISSION PACKAGE



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MIXED USE DEVELOPMENT

WEST HALF STREET

CITY OF WASHINGTON DC

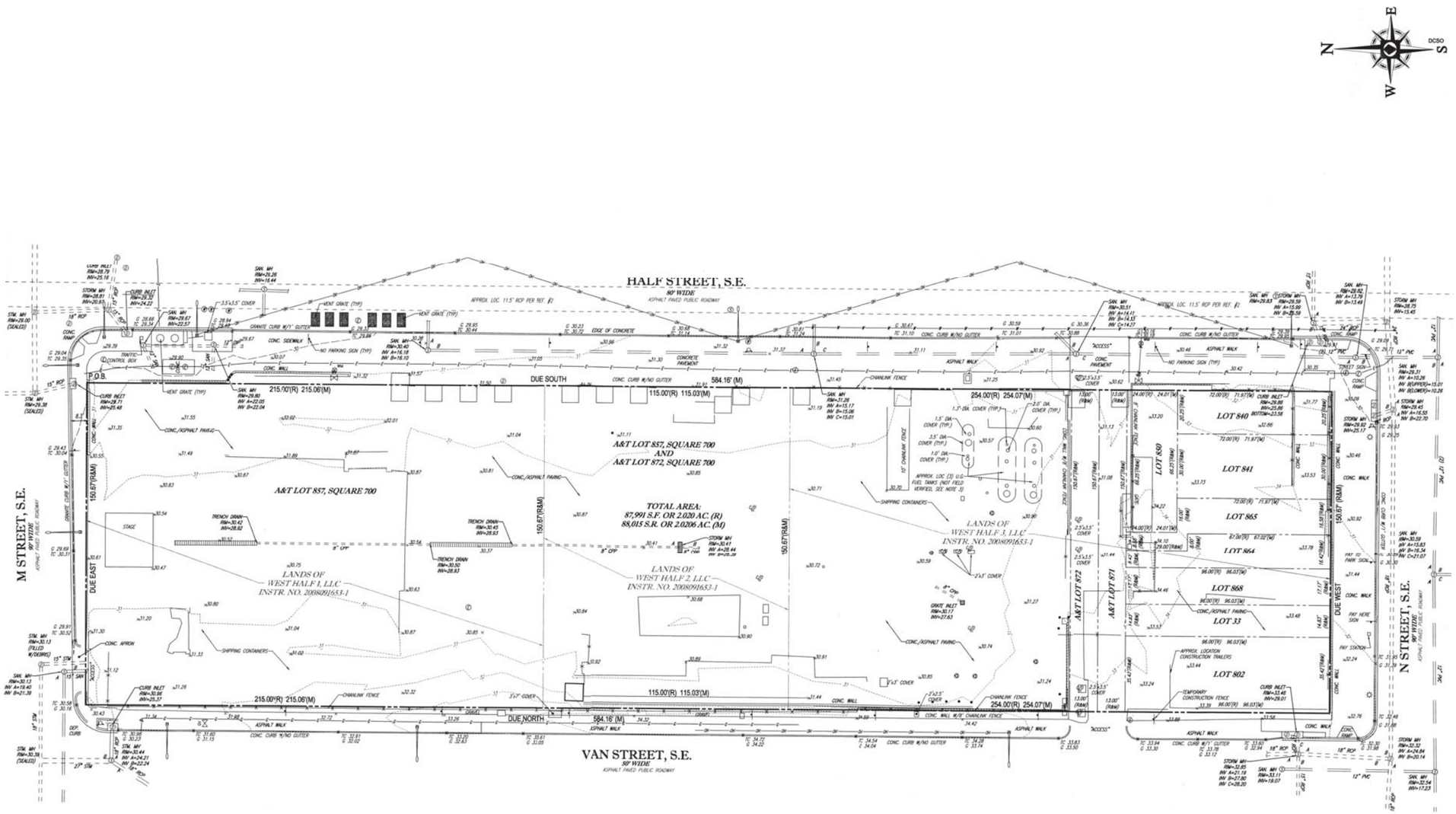
SITE ROOF PLAN

SCALE : 1/32"=1'-0"

DWG : **A103**

SHEET NO :

NO.	DATE	REVISION
	12/11/15	ZONING COMMISSION PACKAGE



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MIXED USE DEVELOPMENT

WEST HALF STREET

CITY OF WASHINGTON DC

SURVEY, EXISTING CONDITIONS

SCALE : NTS

DWG : A104

SHEET NO :

NO.	DATE	REVISION
	12/11/15	ZONING COMMISSION PACKAGE
	02/05/16	REVISION ZONING COMMISSION PACKAGE

1. SITE AREA : 87,991 SF

2. GROSS FLOOR AREA

FLOOR	QUANTITY	RESI-1	RESI-2	NON-RESI	TOTAL GFA
1	1	2,663	3,631	43,164	49,458
2	1	6,908	12,914	25,771	45,593
3	1	4,600	13,275	0	17,875
4	1	30,446	13,408	0	43,854
5	1	30,012	13,355	0	43,367
6	1	27,146	13,349	0	40,495
7	1	24,645	13,452	0	38,097
8	1	24,231	13,369	0	37,600
9	1	23,668	13,285	0	36,953
10	1	23,209	13,432	0	36,641
11	1	22,610	13,369	0	35,979
TOTAL	**11**	**220,138**	**136,839**	**68,935**	**425,912**

PH	1	18,444	6,426	0	24,870

3. UNIT MIX

RESIDENTIAL - 1,2 UNIT AMOUNTS

FLOOR	NB.	RESI-1 1 BED	RESI-1 2 BED	RESI-1 TOTAL	RESI-2 STUDIO	RESI-2 1 BED	RESI-2 2BED	RESI-2 3BED	RESI-2 TOTAL	TOTAL TOTAL
1	1	0	0	0	0	0	0	0	0	0
2	1	0	4	4	5	9	0	1	15	19
3	1	0	0	0	4	13	0	1	18	18
4	1	21	11	32	5	14	0	1	20	52
5	1	18	9	27	4	14	0	1	19	46
6	1	16	10	26	4	14	0	1	19	45
7	1	17	9	26	4	14	0	1	19	45
8	1	18	8	26	5	14	0	1	20	46
9	1	18	8	26	4	14	0	1	19	45
10	1	18	7	25	4	14	0	1	19	44
11	1	17	7	24	4	14	0	1	19	43
PH	1	-	7	7	-	-	3	-	3	10
RESIDENTIAL-1 TOTAL		**143**	**80**							**223**
RESIDENTIAL-2 TOTAL					**43**	**134**	**3**	**10**		**190**
TOTAL										**413**

TOTAL UNIT COUNT MAY VARY +/- 10%

4. AVERAGE RESI-1 UNIT SIZE : 922 SF.

5. AVERAGE RESI-2 UNIT SIZE : 607 SF.

6. VEHICULAR PARKING COUNT :

LEVEL	SPACES	COMPACT	STANDARD
P1	76	25	51
P2	105	44	61
P3	118	51	67
TOTAL	299	120	179
REQUIRED	226		

Note :
Applicant requests flexibility as to the number of parking spaces provided so long as that number equals or exceeds the min. number required by the zoning regulations

7. BICYLE PARKING COUNT :

LEVEL	SPACES
P1	152

8. BUILDING HEIGHT : MAX 110 FT. EXCLUDING PENTHOUSE LEVEL

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MIXED USE DEVELOPMENT

WEST HALF STREET

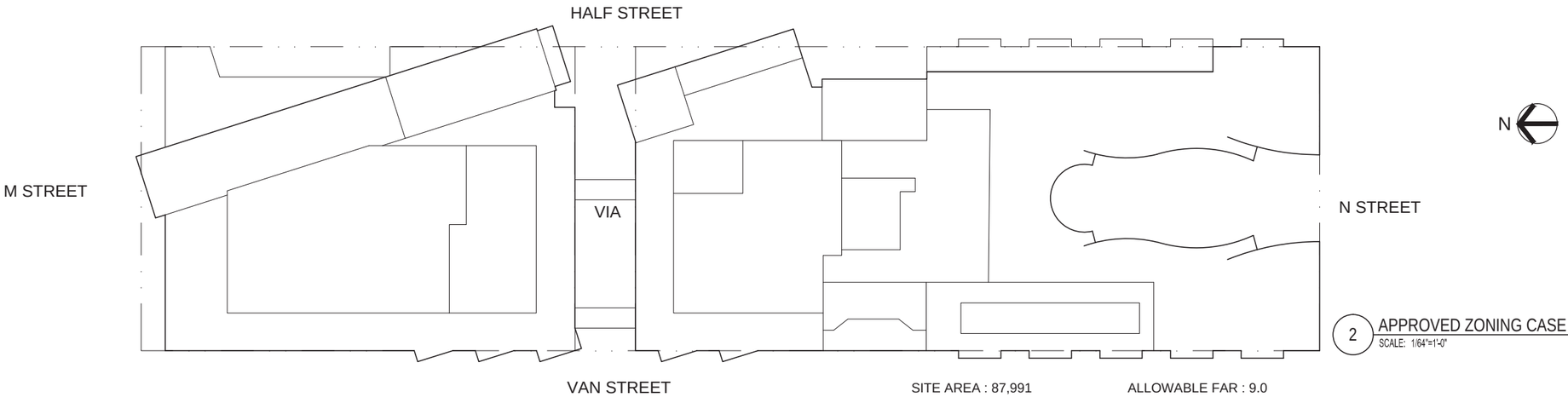
CITY OF WASHINGTON DC

PROJECT STATISTICS

SCALE : NTS

DWG : **A105**

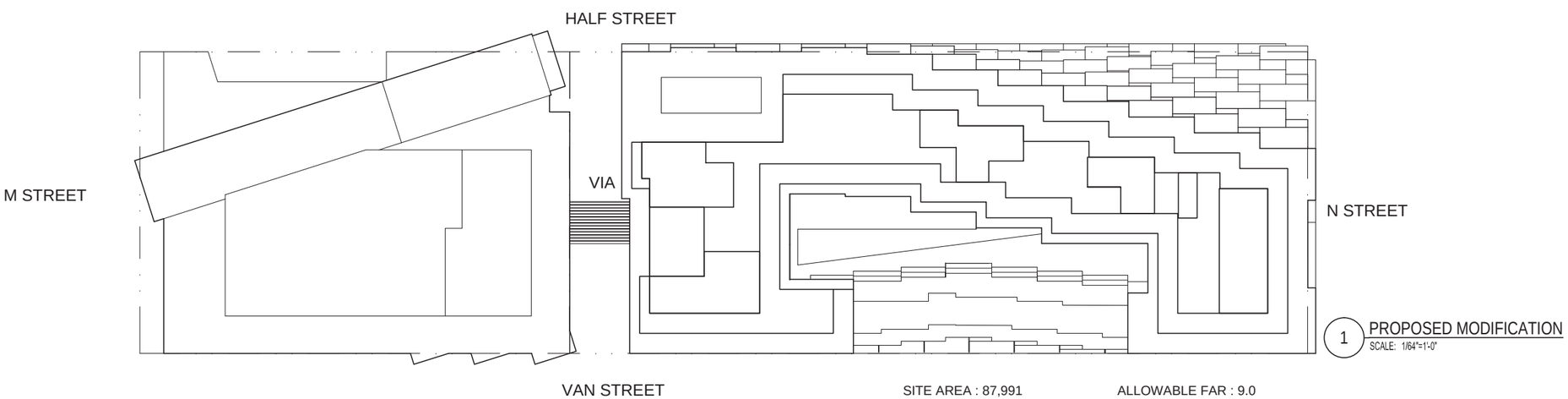
SHEET NO :



2 APPROVED ZONING CASE 08-30A
SCALE: 1/64"=1'-0"

SITE AREA : 87,991 ALLOWABLE FAR : 9.0

TOTAL ALLOWABLE GFA :	791,919 SF.
APPROVED NON RESIDENTIAL GFA :	420,916 SF.
APPROVED RESIDENTIAL GFA :	288,242 SF.
TOTAL APPROVED GFA	709,158 SF.
TOTAL APPROVED FAR	8.06 FAR



1 PROPOSED MODIFICATION
SCALE: 1/64"=1'-0"

SITE AREA : 87,991 ALLOWABLE FAR : 9.0

TOTAL ALLOWABLE GFA :	791,919 SF.
PROPOSED NON RESIDENTIAL GFA :	315611 SF.
PROPOSED RESIDENTIAL GFA :	356,977 SF.
TOTAL PROPOSED GFA:	672,588 SF.
TOTAL PROPOSED FAR:	7.64 FAR

NO.	DATE	REVISION
	12/11/15	ZONING COMMISSION PACKAGE
	02/05/16	REVISION ZONING COMMISSION PACKAGE

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MIXED USE DEVELOPMENT

WEST HALF STREET

CITY OF WASHINGTON DC

MODIFICATION OF PREVIOUSLY APPROVED PLANS

SCALE : 1/64"=1'-0" DWG : A106

SHEET NO :

West Half St. Project
ECA #665 11/10/15 (Revised 2/2/16)
Zoned CR / CG

Site area = 87,991 sf (including Akridge)		
	Zoning Restriction	**Comments**
DCMR 11-6: CR ZONE		
Maximum Building Height (600.2)	90' increased to 100' by 1602.1 set at 110' by 1910 Height Act (90' wide +20')	Complies
Penthouse (630.4)	Penthouse can be 20', Mezz is permitted, second story for mech space only	Complies
Maximum FAR (631.1)	6.0 increased to 7.0 by 1601.2 to 9.0 by CLD & Zoning Approval	Complies
Public Open Space (633.1)	10% ground floor space (deleted by 1607.8)	Complies
Maximum Lot Occupancy (634.1)	75%	Need Relief
Minimum Rear Yard (636.5)	Lot abutting 3 or more streets no rear yard required	Complies
Minimum Side Yard (637.1)	Not Required	Complies
Open Court (638.1)	At North Via use open court inscribe circle 3" /ft of height (10' min) at 110' = 27'-6"	Complies
Open Court (638.1)	At West; use irregular open court inscribe circle 3" /ft of height @ 69'-2" = 17'-4"	Complies
Closed Court (638.2)	At West 2nd-6th: use irregular court 4" /ft of height (15' min) = 12'-7" (so 15' req'd)	Complies
DCMR 11-16 CG ZONE		
Setbacks (1607.2)	at 65' need 20' setback (reduced by 15' reduced to 8')	Need Relief
Retail Use on Half St (1607.4)	100% of frontage on Half St. to be retail except for life safety	Complies
Preferred Use (1607.5)	75% of ground floor to be preferred use (retail at 14' high) (38,323 sf)	Complies
Driveway (1607.7)	Not allowed on Half St.	Complies
DCMR 11-21 PARKING **	**** Tabulation shown for residential/retail building only, not whole site**	
Minimum Parking Retail (2101.1)	Retail = 1 per 750 sf over 3000 sf (66,075 = 88 spaces)	Complies
Minimum Parking Residential (2101.1)	Residential = 1 per 3 dwelling units (assume 413 units = 138 spaces)	Complies
Size of Space (2115.1)	9x19	Complies
Compact Spaces (2115.2)	Can be up to 40%	Need Relief
Compact Spaces (2115.4)	Must be in groups of 5 contiguous spaces	Need Relief
Clear Height (2115.5)	Minimum clear of 6'-6"	Complies
Van Spaces (2115.6)	If more than 100 must provide 5% as 7'-2" Van Spaces	Complies
Drive Aisles (2117.5)	20' drive aisle at 90 degrees (17' at 60 degrees)	Complies
Driveway (2117.8)	Keep 25' from intersection, driveway to be 14' to 25' wide	Complies
DCMR 11-21 BICYCLE PARKING **	**** Tabulation shown for residential/retail building only, not whole site**	
Bicycle Parking Count (2119.2)	5% of required parking (5% X 217 = 11)	Complies
Location (2119.3)	Must be at grade or basement or cellar level	Complies
Size (2119.4)	2' x 6'	Complies
Aisle Width (2119.5)	5' aisle width	Complies
DCMR 11-22 LOADING **	**** Tabulation shown for residential/retail building only, not whole site**	
Retail Loading Berth (2201.1)	30K to 100K = 1 Loading Berth at 30' and 1 at 55'	Need Relief
Residential Loading Berth (2201.1)	1 loading Berth at 55'	Need Relief
Retail Loading Platform (2201.1)	1 loading platforms at 100 sf and 1 at 200 sf	Need Relief
Residential Loading Platform (2201.1)	1 loading platforms at 200 sf	Need Relief
Retail Delivery space (2201.1)	1 delivery space at 20'	Complies
Residential Delivery space (2201.1)	1 delivery space at 20'	Complies
Delivery Space (2201.5)	Delivery space is 10' wide and 10' clear height	Complies
Loading Berth (2201.6)	Loacing Berth is 12' wide and 14' clear height	Complies
100 sf Platform (2201.7)	Minimum dimension is 8'	Complies
200 sf Platform (2201.7)	Minimum dimension is 12'	Complies
Driveway (2204.4)	Between 12' and 25' wide	Complies
DCMR 11-25 MISC REQUIREMENTS		
Projections into Open Space (2502.1)	Every part of required yd or court must be open to the sky	Complies
Building Height (2517.4)	Height is measured from finished grade at middle of the front of bldg	Complies
DCMR 11-34 GREEN AREA RATIO		
Applicability (3401.2)	CR Zone = GAR = .20	Complies
CMR 11-4 ROOF STUCTURES Now Penthous	**Complies with new Zoning Commission regs (Recently approved)**	
Permitted Use (411.4)	Mechanical or any permitted use within the zone	Complies
Stair Enclosure (411.6)	Stair not containing habitable or mech space can have separate enclosure	Complies
Enclosing Walls (411.9a)	Habitable space may be different height from mechanical space	Need Relief
Enclosing Walls (411.9b)	If no habitable space, elevator override may be of separate uniform height	Complies
Screening (411.9c)	Mechanical screening may be of single, different uniform height	Complies
FAR (411.13)	Not include: Mech, Common recreation space, Habitable less than .4 FAR	Complies
GFA (411.15)	GFA of habitable is used to determine loading, parking and bikes	Complies
Guardrail and trellis (411.18)	Screening and guardrails to be set back from certain edges of roof	Complies

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WEST HALF STREET

CITY OF WASHINGTON DC

ZONING TABULATION

SCALE : NTS

DWG : A107

SHEET NO :

NO.	DATE	REVISION
	12/11/15	ZONING COMMISSION PACKAGE

LEED-NC 2009 New Construction and Major Renovation

Preliminary Project Checklist

West Half Street

11/17/2015

Sustainable Sites — Possible Points 36

Y	?Y	?N	N			
21	1	2	2			
Y				Prereq 1	**Construction Activity Pollution Prevention**	
1				Credit 1	**Site Selection**	1
5				Credit 2	**Development Density & Community Connectivity**	5
1				Credit 3	**Brownfield Redevelopment**	1
6				Credit 4.1	**Alternative Transportation:** Public Transportation Access	6
1				Credit 4.2	**Alternative Transportation:** Bicycle Storage & Changing Rooms	1
3				Credit 4.3	**Alternative Transportation:** Low Emitting & Fuel Efficient Vehicles	3
		2		Credit 4.4	**Alternative Transportation:** Parking Capacity	2
			1	Credit 5.1	**Site Development:** Protect or Restore Habitat	1
1				Credit 5.2	**Site Development:** Maximize Open Space	1
1				Credit 6.1	**Stormwater Design:** Quantity Control	1
	1			Credit 6.2	**Stormwater Design:** Quality Control	1
1				Credit 7.1	**Heat Island Effect:** Non-Roof	1
1				Credit 7.2	**Heat Island Effect:** Roof	1
			1	Credit 8	**Light Pollution Reduction**	1

Water Efficiency — Possible Points 10

Y	?Y	?N	N			
4	2	1	3			
Y				Prereq 1	**Water Use Reduction: 20% Reduction**	
2	2			Credit 1	**Water Efficient Landscaping**	4
			2	Credit 2	**Innovative Wastewater Technologies**	2
2		1	1	Credit 3	**Water Use Reduction: 30%/ 35%/ 40%**	4

Energy & Atmosphere — Possible Points 35

Y	?Y	?N	N			
7	3	3	23			
Y				Prereq 1	**Fundamental Commissioning of Building Energy Systems**	
Y				Prereq 2	**Minimum Energy Performance**	
Y				Prereq 3	**Fundamental Refrigerant Management**	
4	1	1	14	Credit 1	**Optimize Energy Performance: 8% and up**	19
			7	Credit 2	**On-Site Renewable Energy: 1%-13%**	7
		2		Credit 3	**Enhanced Commissioning**	2
	2			Credit 4	**Enhanced Refrigerant Management**	2
1			2	Credit 5	**Measurement & Verification**	3
2				Credit 6	**Green Power**	2

Materials & Resources — Possible Points 9

Y	?Y	?N	N			
5		1	8			
Y				Prereq 1	**Storage & Collection of Recyclables**	
			3	Credit 1.1	**Building Reuse:** Maintain Existing Walls, Floors, and Roof	2
			1	Credit 1.2	**Building Reuse:** Maintain 50% of Interior Non-Structural Elements	1
2				Credit 2	**Construction Waste Management: 50%/ 75%**	2
			2	Credit 3	**Materials Reuse: 5%/ 10%**	2

Materials & Resources, Cont.

Y	?Y	?N	N			
1		1		Credit 4	**Recycled Content: 10%/ 20%**	2
2				Credit 5	**Regional Materials: 10%/ 20%**	2
			1	Credit 6	**Rapidly Renewable Materials: 2.5%**	1
			1	Credit 7	**Certified Wood: 50%**	1

Indoor Environmental Quality — Possible Points 19

Y	?Y	?N	N			
7	1	3	4			
Y				Prereq 1	**Minimum IAQ Performance**	
Y				Prereq 2	**Environmental Tobacco Smoke (ETS) Control**	
		1		Credit 1	**Outdoor Air Delivery Monitoring**	1
			1	Credit 2	**Increased Ventilation: 30%**	1
1				Credit 3.1	**Construction IAQ Management Plan:** During Construction	1
		1		Credit 3.2	**Construction IAQ Management Plan:** Before Occupancy	1
1				Credit 4.1	**Low-Emitting Materials:** Adhesives & Sealants	1
1				Credit 4.2	**Low-Emitting Materials:** Paints & Coatings	1
1				Credit 4.3	**Low-Emitting Materials:** Flooring & Carpet	1
			1	Credit 4.4	**Low-Emitting Materials:** Composite Wood & Agrifiber Products	1
			1	Credit 5	**Indoor Chemical & Pollutant Source Control**	1
1				Credit 6.1	**Controllability of Systems:** Lighting	1
1				Credit 6.2	**Controllability of Systems:** Thermal Comfort	1
1				Credit 7.1	**Thermal Comfort:** Design	1
			1	Credit 7.2	**Thermal Comfort:** Verification	1
		1		Credit 8.1	**Daylight & Views:** Daylight 75% of Spaces	1
	1			Credit 8.2	**Daylight & Views:** Views for 90% of Spaces	1

Innovation & Design Process — Possible Points 6

Y	?Y	?N	N			
6						
1				Credit 1.1	**Innovation in Design - Green Education Plan**	1
1				Credit 1.2	**Innovation in Design - EP SSc4.1**	1
1				Credit 1.3	**Innovation in Design - EP SSc5.2**	1
1				Credit 1.4	**Innovation in Design - Water Saving Appliances**	1
1				Credit 1.5	**Innovation in Design - EP SSc7.1**	1
1				Credit 2	**LEED Accredited Professional**	1

Regional Priority Credits — Possible Points 4

Y	?Y	?N	N			
1			3			
			1	Credit 1.1	**Regional Priority: SSc5.1**	1
1				Credit 1.2	**Regional Priority: SSc6.1**	1
			1	Credit 1.3	**Regional Priority: EAc1**	1
			1	Credit 1.4	**Regional Priority: MRc1.1**	1

Total — Possible Points 19

Y	?Y	?N	N		
51	7	10	43	Total	Possible Points 19

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110 points

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WEST HALF STREET

CITY OF WASHINGTON DC

LEED SCORECARD

SCALE : NTS

DWG : A108

SHEET NO :

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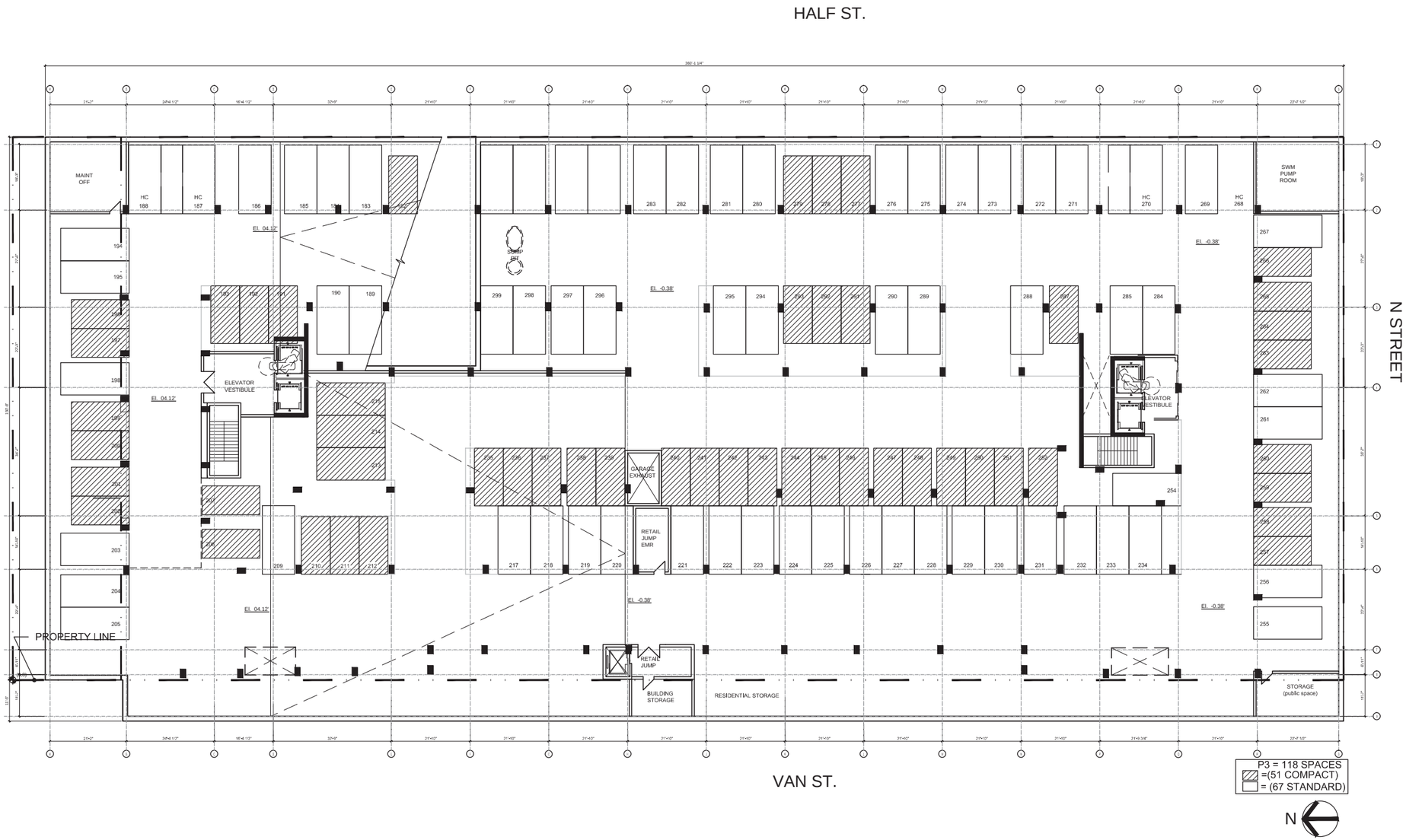

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PARKING LEVEL 3 PLAN

SCALE : 1/32"=1'-0"

DWG : A201

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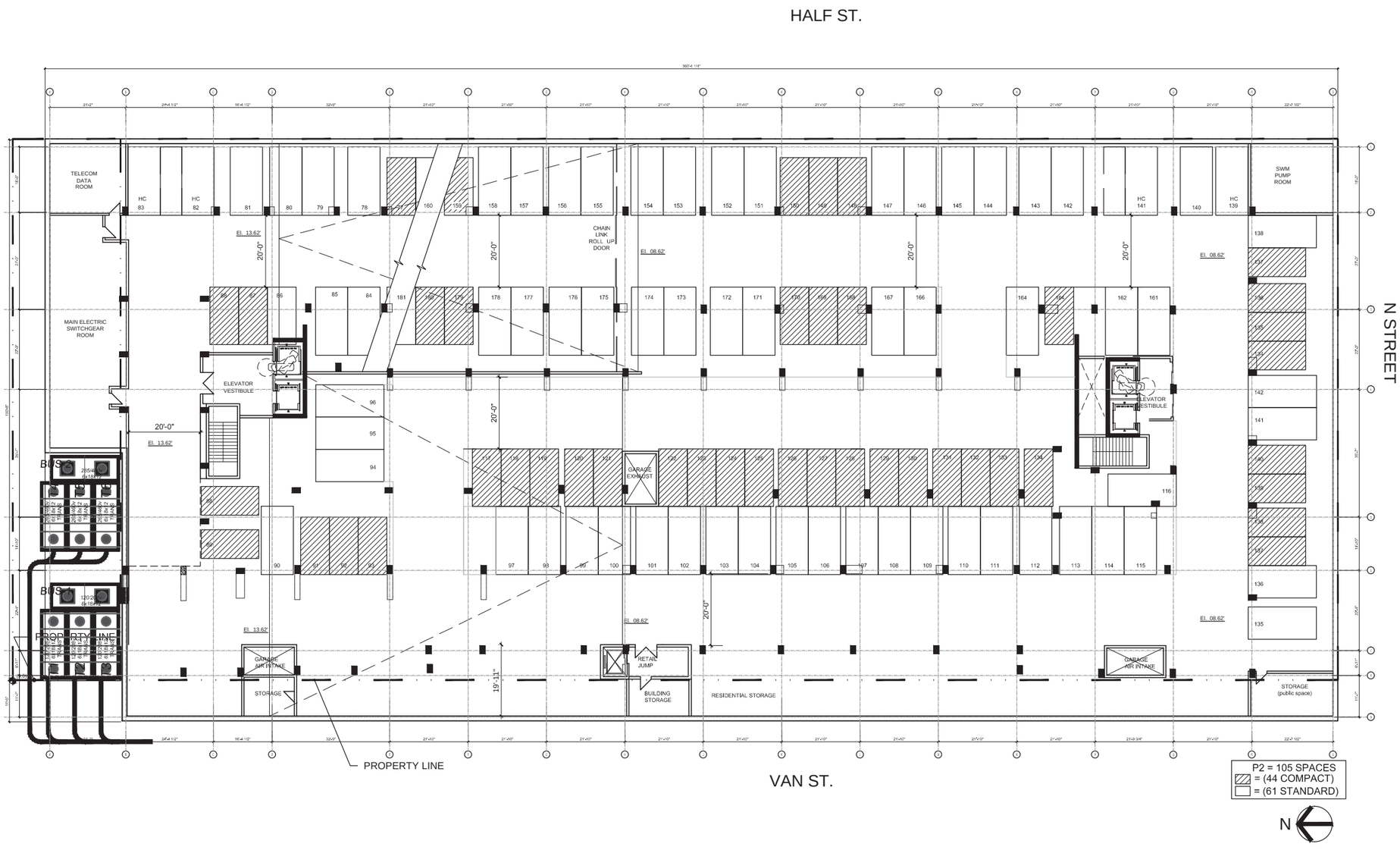

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WEST HALF STREET

CITY OF WASHINGTON DC

PARKING LEVEL 2 PLAN

SCALE : 1/32"=1'-0"

DWG : A202

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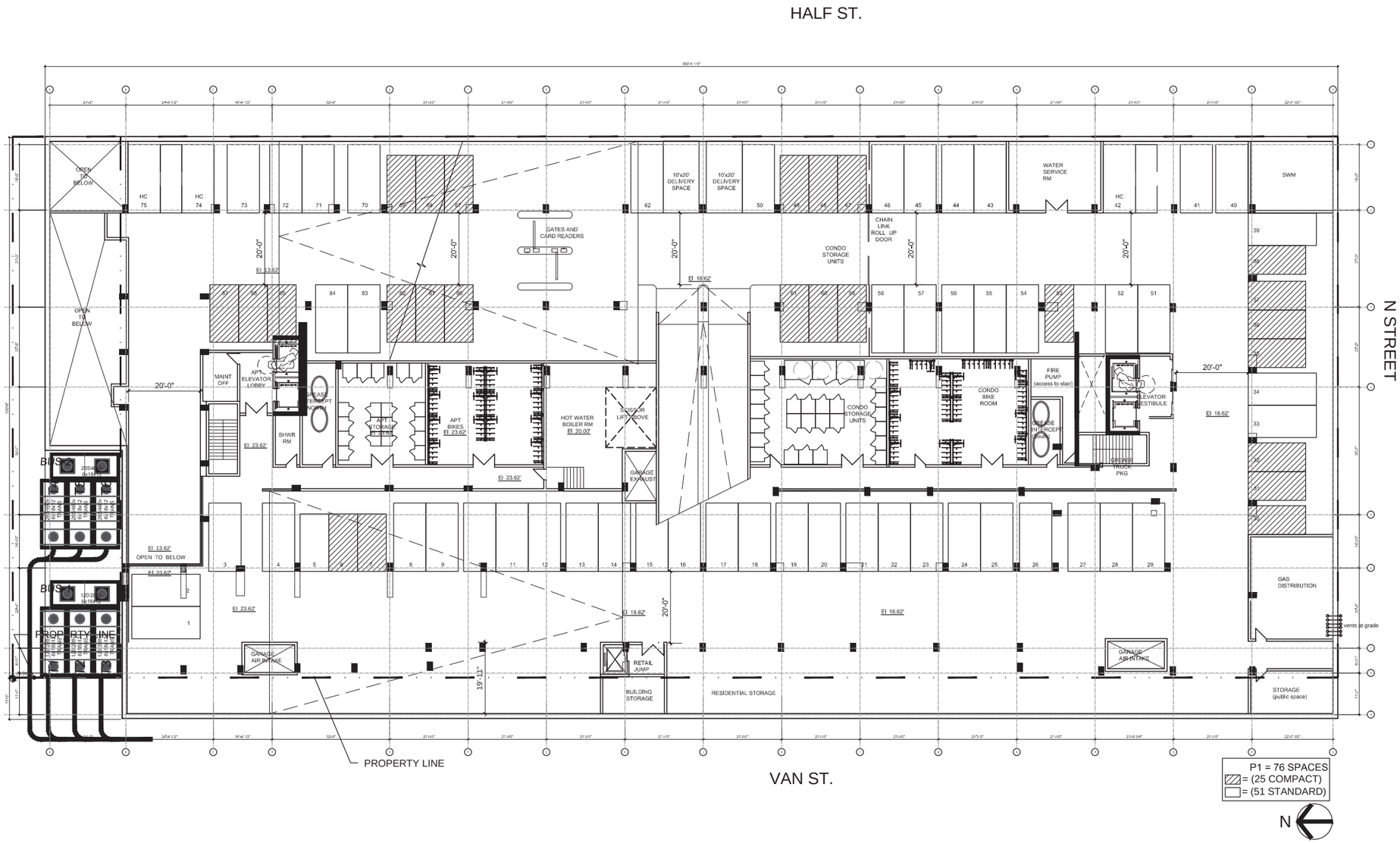

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WEST HALF STREET

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PARKING LEVEL P1 PLAN

SCALE : 1/32"=1'-0"

DWG : A203

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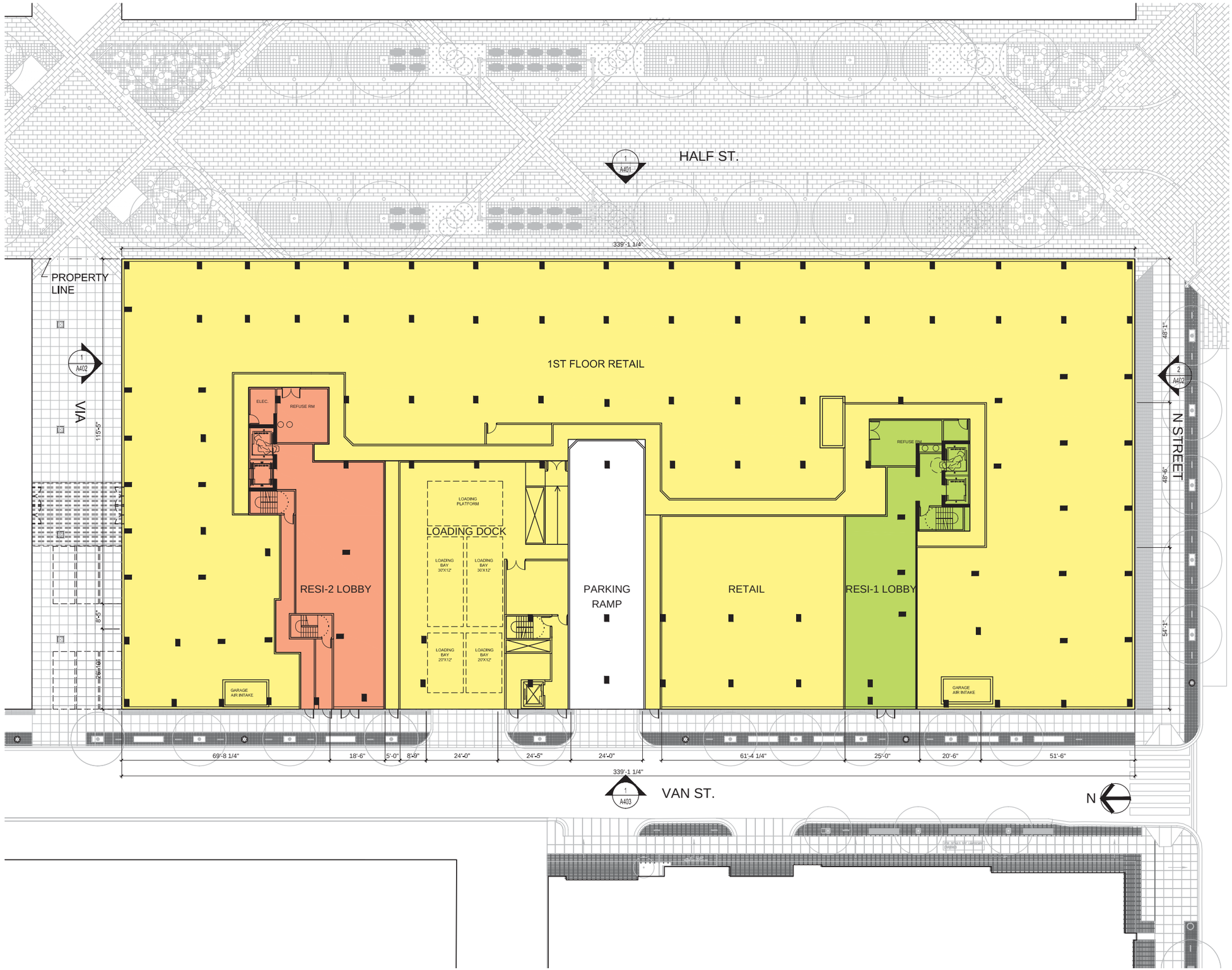

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WEST HALF STREET

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GROUND FLOOR PLAN

SCALE : 1/32"=1'-0"

DWG : A301

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MIXED USE DEVELOPMENT

WEST HALF STREET

CITY OF WASHINGTON DC

2ND FLOOR PLAN

SCALE : 1/32"=1'-0"

DWG : A302

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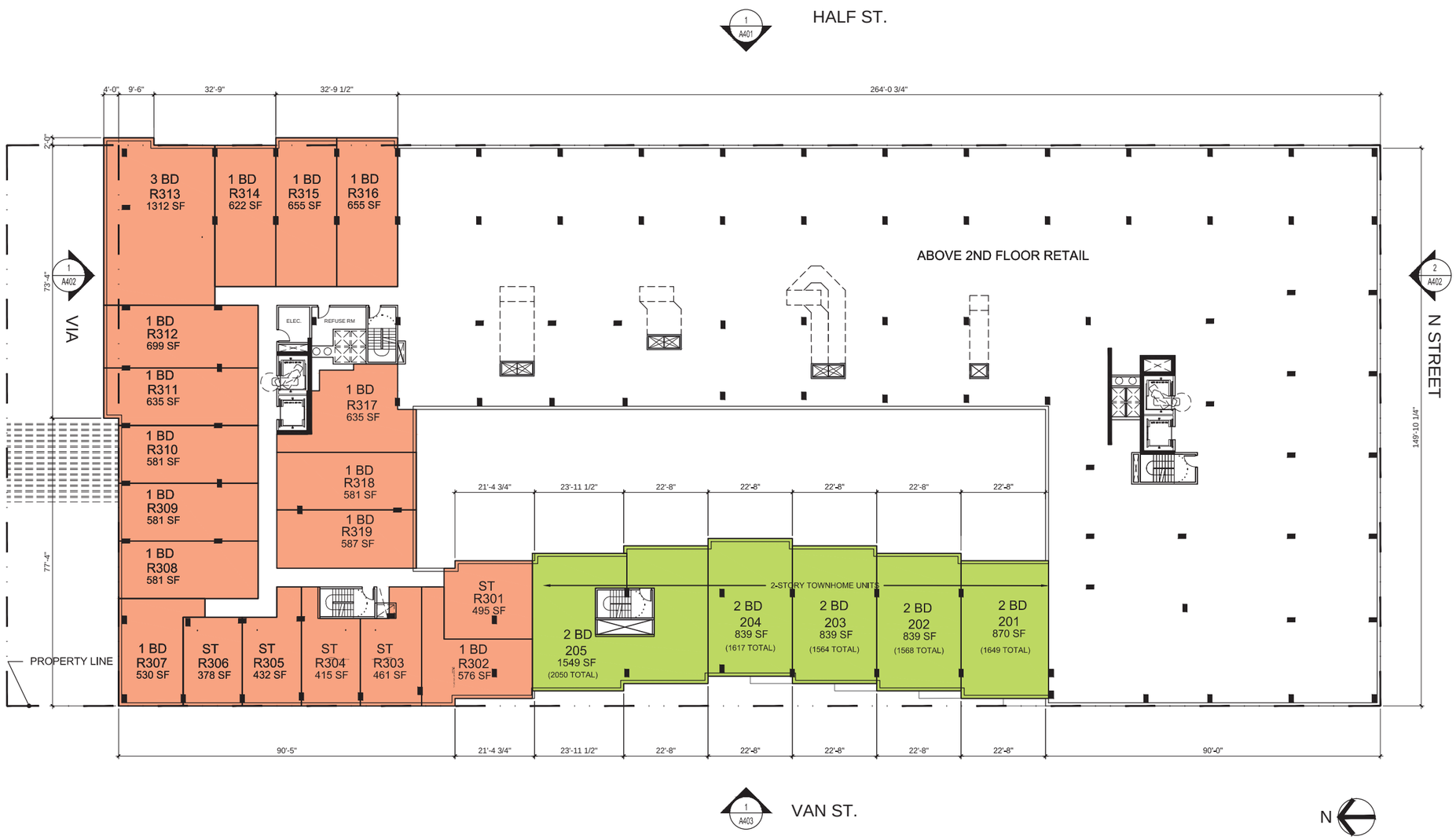

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3RD FLOOR PLAN

SCALE : 1/32"=1'-0"

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4TH FLOOR PLAN

SCALE : 1/32"=1'-0"

DWG : A304

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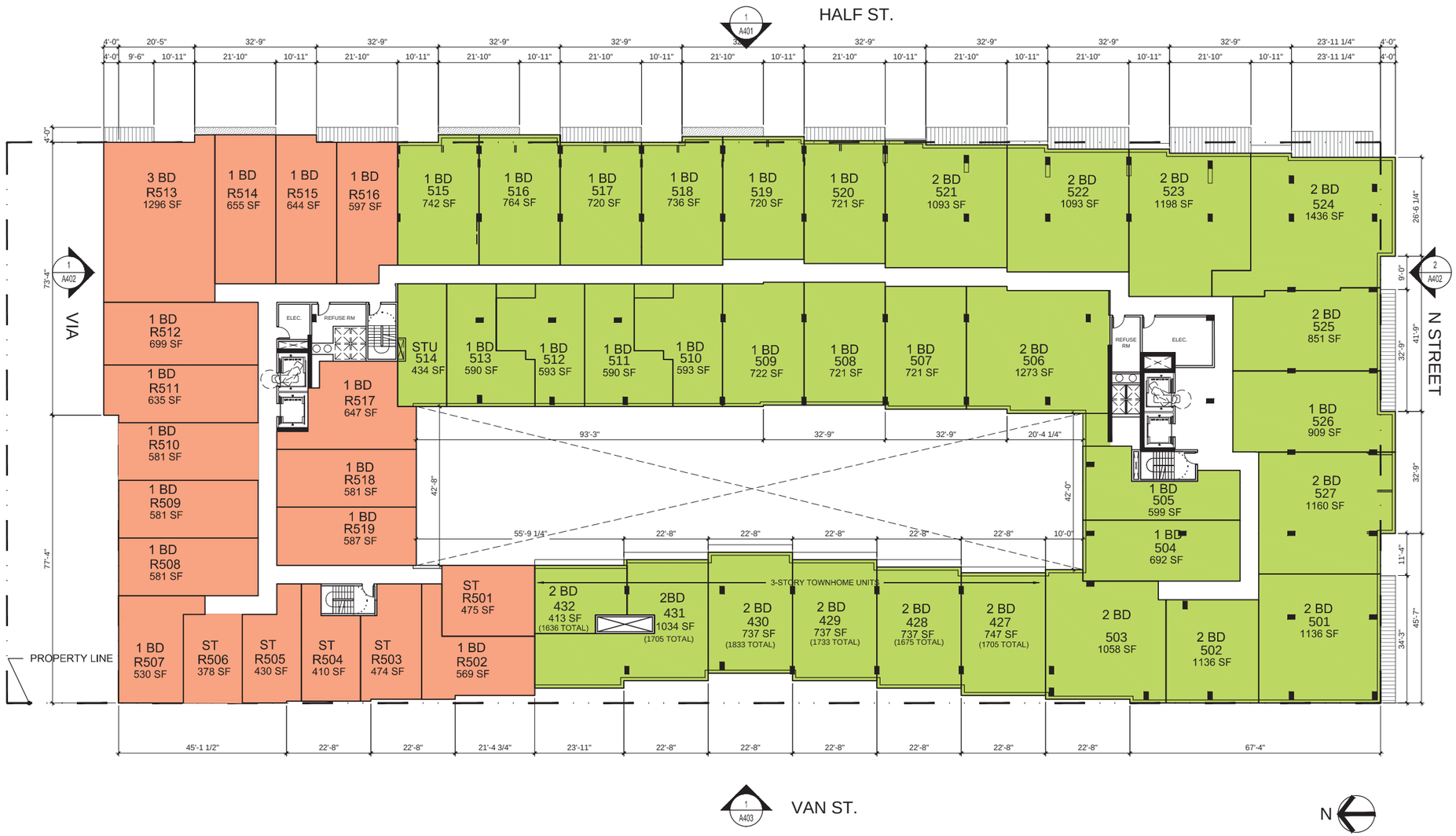

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MIXED USE DEVELOPMENT

WEST HALF STREET

CITY OF WASHINGTON DC

5TH FLOOR PLAN

SCALE : 1/32"=1'-0"

DWG : A305

SHEET NO :

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MIXED USE DEVELOPMENT

WEST HALF STREET

CITY OF WASHINGTON DC

6TH FLOOR PLAN

SCALE : 1/32"=1'-0"

DWG : A306

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7TH FLOOR PLAN

SCALE : 1/32"=1'-0"

DWG : A307

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WEST HALF STREET

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8TH FLOOR PLAN

SCALE : 1/32"=1'-0"

DWG : A308

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WEST HALF STREET

CITY OF WASHINGTON DC

9TH FLOOR PLAN

SCALE : 1/32"=1'-0"

DWG : A309

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WEST HALF STREET

CITY OF WASHINGTON DC

10TH FLOOR PLAN

SCALE : 1/32"=1'-0"

DWG : A310

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WEST HALF STREET

CITY OF WASHINGTON DC

11TH FLOOR PLAN

SCALE : 1/32"=1'-0"

DWG : A311

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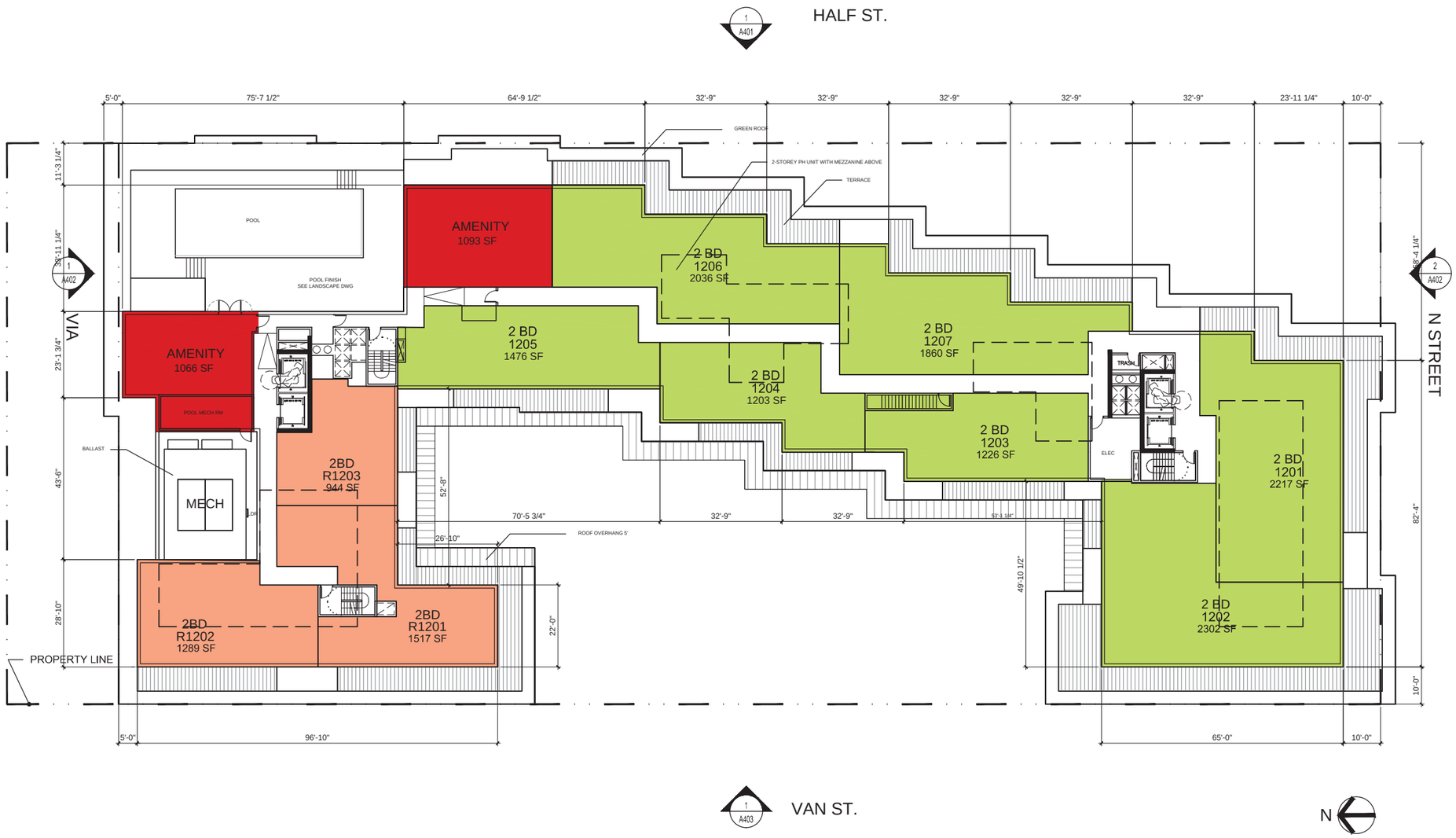

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WEST HALF STREET

CITY OF WASHINGTON DC

PENTHOUSE FLOOR PLAN

SCALE : 1/32"=1'-0"

DWG : A312

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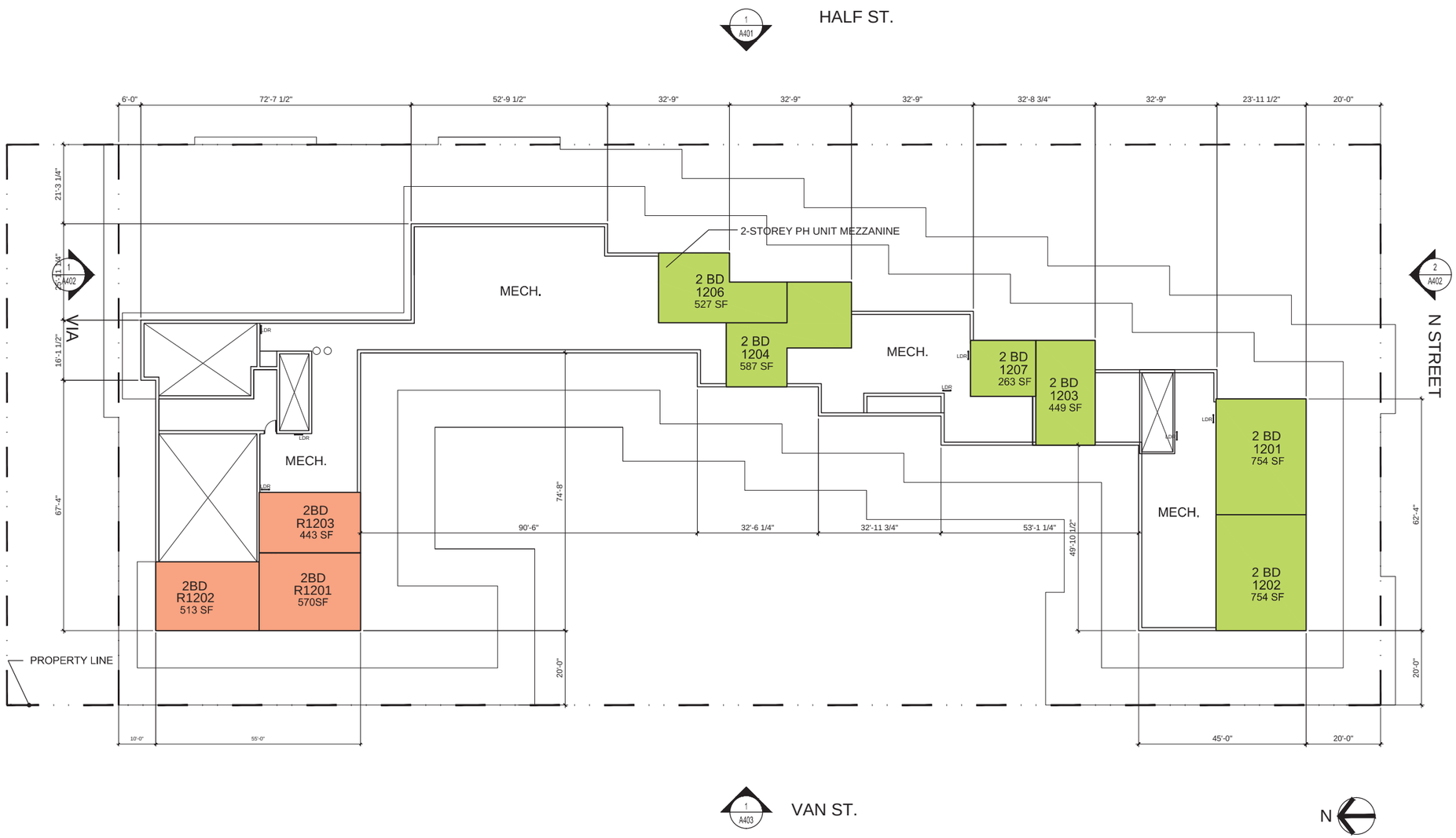

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PENTHOUSE MECH. FLOOR PLAN

SCALE : 1/32"=1'-0"

DWG : A313

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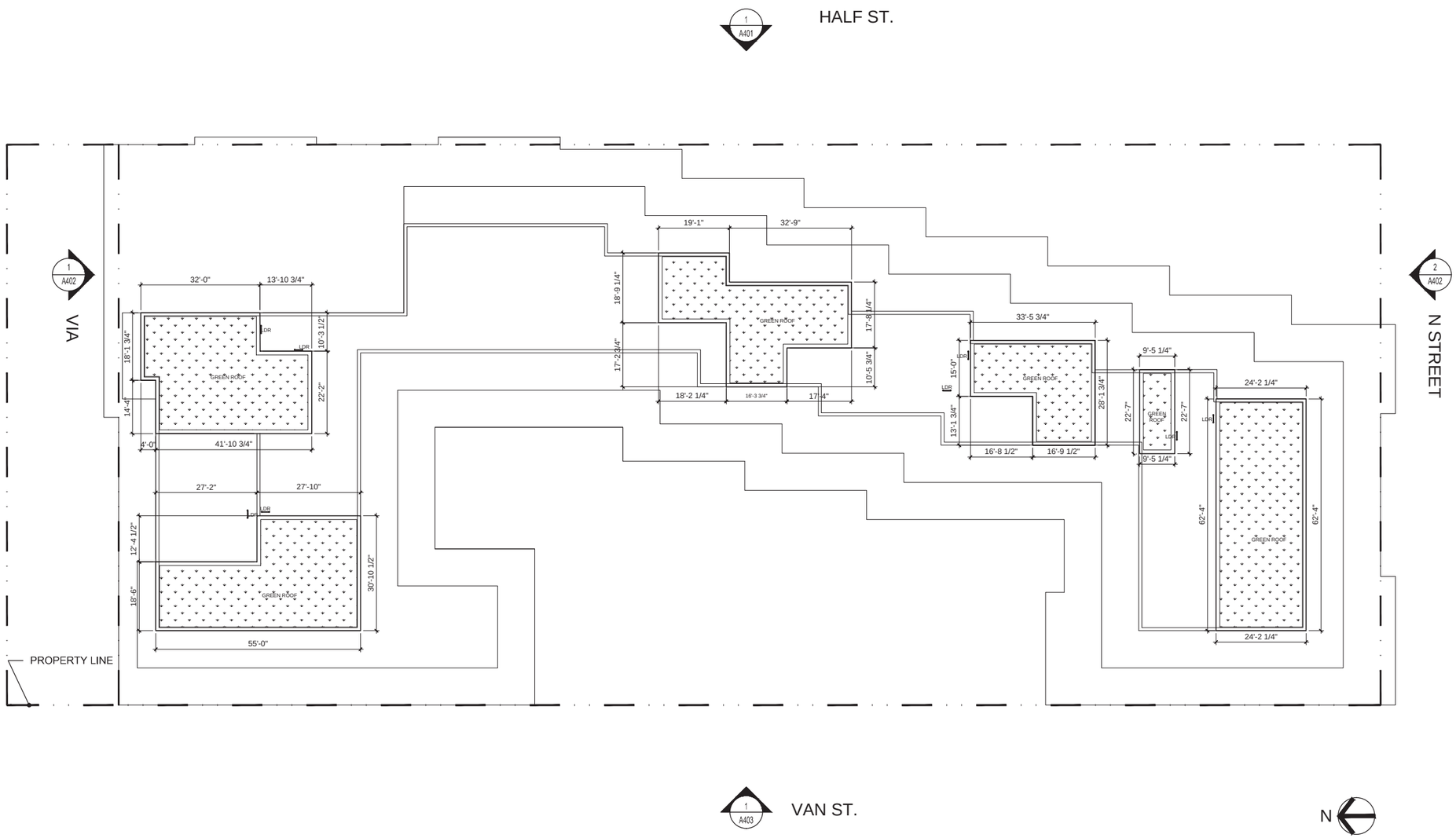

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WEST HALF STREET

CITY OF WASHINGTON DC

PENTHOUSE HIGH ROOF

SCALE : 1/32"=1'-0"

DWG : A314

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