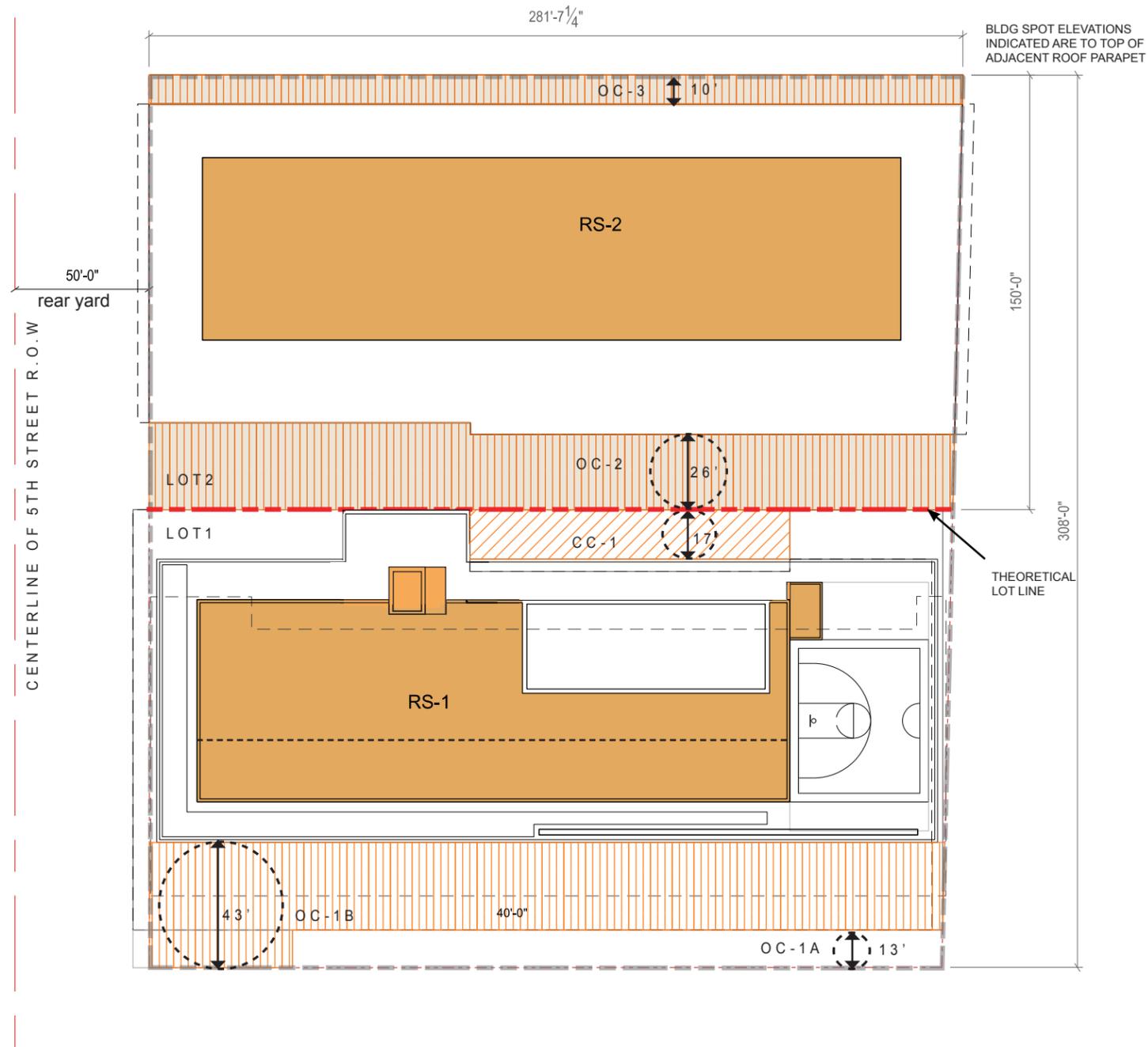


OPTION 1: NORTH BUILDING OFFICE OPTION



ROOF STRUCTURE PLAN /
REAR YARD PLAN/ OPEN COURTS PLAN

SCHEDULE OF ROOFTOP STRUCTURE HEIGHTS/ SETBACK			
Rooftop Structure	Height	Required Setback	Proposed Setback
RS-1 (OCCUPIED)	14'-0"/ 16'-6"	14'-0"/ 16'-6"	14'-0"/ 16'-6"
RS-2	18'-6"	18'-6"	18'-6"
RS-1 (NON OCCUPIED)	14'-0"/16'-6"	14'-0"/16'-6"	14'-0"/16'-6"

SCHEDULE OF COURTS			
OPEN COURT	COMMERCIAL		RESIDENTIAL
	REQUIRED WIDTH	REQUIRED WIDTH	PROVIDED WIDTH
OC-1A @ theater	12'	12'	13'
OC-1B @ office/res	12'-6"	12'-6"	30'
OC-2	30'	30'	26'
OC-3	26.5'	26.5'	10'

CLOSED COURT	REQUIRED WIDTH	PROVIDED WIDTH	REQUIRED AREA	PROVIDED AREA
CC-1 (office)	33.5'	17'	2245	1800
CC-1 (resi)	40'	17'	2245	1800

Indicates variance/special exception from zoning regulations

NOTES:

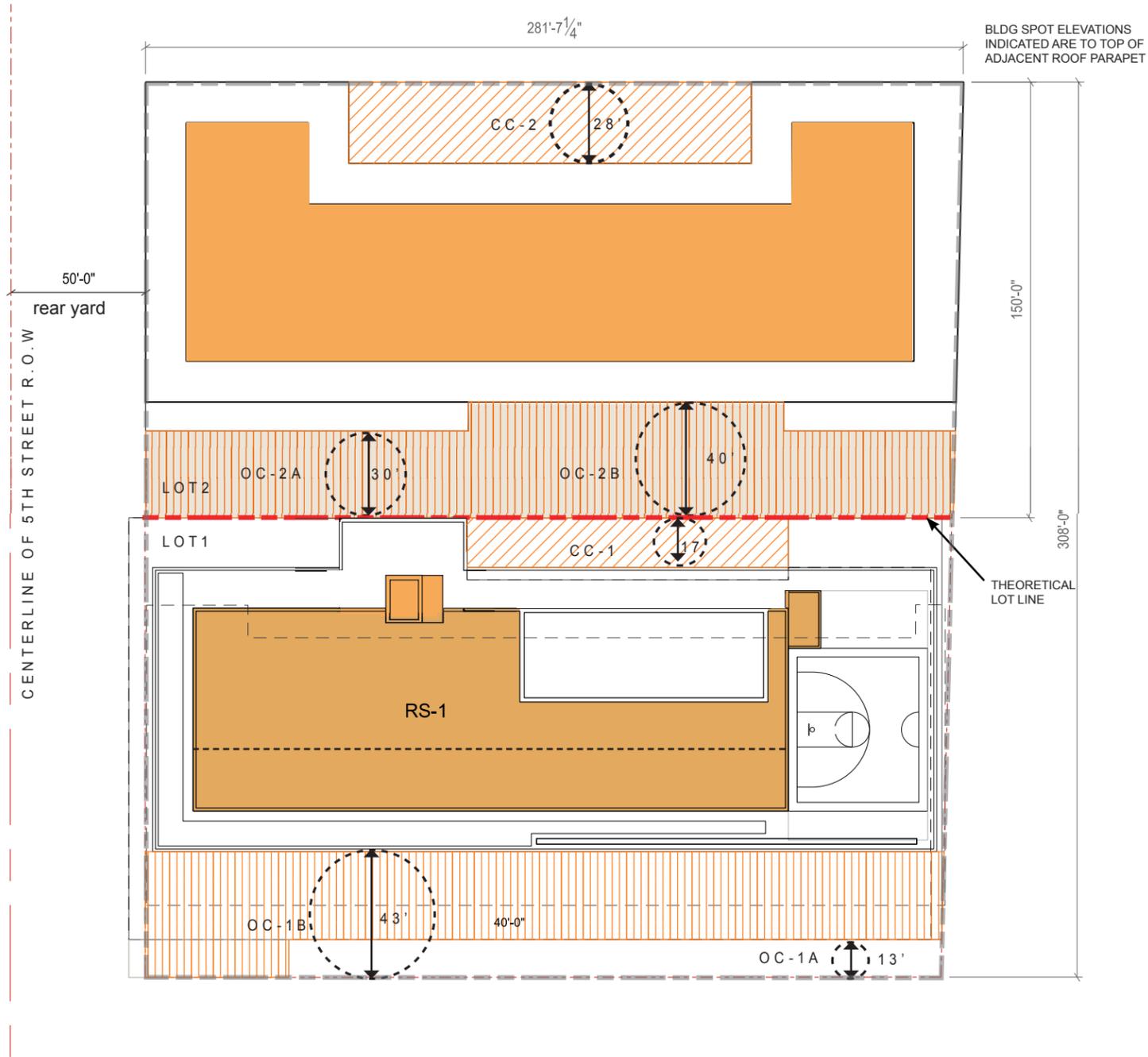
- DIMENSIONS ON THIS SHEET ILLUSTRATE ROOF STRUCTURE PLAN, REAR YARD PLAN, AND OPEN COURTS PLAN
- SEE ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.

LEGEND

- PROPERTY LINE
- THEORETICAL LOT LINE
- ROOF STRUCTURES
- ▨ CLOSED COURT
- ▤ OPEN COURT
- ⊕ OPEN/ CLOSED COURT WIDTH
- "NON OCCUPIED" ROOF (SEE PAGE A5)

PROJECTIONS SHOWN WILL REQUIRE REVIEW AND APPROVAL BY DCRA AND ARE SUBJECT TO MODIFICATION AT THE REQUEST OF DCRA DURING SUCH PROCESS.

OPTION 2: NORTH BUILDING RESIDENTIAL OPTION



ROOF STRUCTURE PLAN /
REAR YARD PLAN/ OPEN COURTS PLAN

SCHEDULE OF ROOFTOP STRUCTURE HEIGHTS/ SETBACK			
Rooftop Structure	Height	Required Setback	Proposed Setback

RS-1 (OCCUPIED)	14'-0"/ 16'-6"	14'-0"/ 16'-6"	14'-0"/ 16'-6"
RS-2	18'-6"	18'-6"	18'-6"
RS-1 (NON OCCUPIED)	14'-0"/16'-6"	14'-0"/16'-6"	14'-0"/16'-6"

OPEN COURT	COMMERCIAL		RESIDENTIAL
	REQUIRED WIDTH	REQUIRED WIDTH	PROVIDED WIDTH
OC-1A @ theater	12'	12'	13'
OC-1B @ office/res	12'-6"	12'-6"	30'
OC-2	30'	30'	26'
OC-3	26.5'	26.5'	10'

CLOSED COURT	REQUIRED WIDTH	PROVIDED WIDTH	REQUIRED AREA	PROVIDED AREA
CC-1 (office)	33.5'	17'	2245	1800
CC-1 (resi)	40'	17'	2245	1800

Indicates variance/special exception from zoning regulations

NOTES:

- DIMENSIONS ON THIS SHEET ILLUSTRATE ROOF STRUCTURE PLAN, REAR YARD PLAN, AND OPEN COURTS PLAN
- SEE ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.

LEGEND

- PROPERTY LINE
- THEORETICAL LOT LINE
- ROOF STRUCTURES
- CLOSED COURT
- OPEN COURT
- OPEN/ CLOSED COURT WIDTH
- "NON OCCUPIED" ROOF (SEE PAGE A5)



LEED 2009 for Core and Shell Development

Project Checklist

Union Market Theater and Office Building

December 15th, 2014

17 6 4 Sustainable Sites Possible Points: 28

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
	1		Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
		2	Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	2
		2	Credit 4.3	Alternative Transportation—Low-Emitting and 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
	1		Credit 9	Tenant Design and Construction Guidelines	1

6 3 2 Water Efficiency Possible Points: 10

Y	?	N			
Y			Prereq 1	Water Use Reduction—20% Reduction	
4			Credit 1	Water Efficient Landscaping	2 to 4
	2		Credit 2	Innovative Wastewater Technologies	2
2	1	2	Credit 3	Water Use Reduction	2 to 4

12 5 22 Energy and Atmosphere Possible Points: 37

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
6	3	14	Credit 1	Optimize Energy Performance	3 to 21
4			Credit 2	On-Site Renewable Energy	4
		2	Credit 3	Enhanced Commissioning	2
2			Credit 4	Enhanced Refrigerant Management	2
		3	Credit 5.1	Measurement and Verification—Base Building	3
		3	Credit 5.2	Measurement and Verification—Tenant Submetering	3
	2		Credit 6	Green Power	2

3 3 7 Materials and Resources Possible Points: 13

Y	?	N			
Y			Prereq 1	Storage and Collection of Recyclables	
		5	Credit 1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 5
2			Credit 2	Construction Waste Management	1 to 2
	1		Credit 3	Materials Reuse	1
1	1		Credit 4	Recycled Content	1 to 2
	1	1	Credit 5	Regional Materials	1 to 2
		1	Credit 6	Certified Wood	1

8 3 1 Indoor Environmental Quality Possible Points: 12

Y	?	N			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
	1		Credit 1	Outdoor Air Delivery Monitoring	1
1			Credit 2	Increased Ventilation	1
	1		Credit 3	Construction IAQ Management Plan—During Construction	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
		1	Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
1			Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6	Controllability of Systems—Thermal Comfort	1
1			Credit 7	Thermal Comfort—Design	1
	1		Credit 8.1	Daylight and Views—Daylight	1
1			Credit 8.2	Daylight and Views—Views	1

3 1 2 Innovation and Design Process Possible Points: 6

Y	?	N			
1			Credit 1.1	Innovation in Design: Specific Title	1
1			Credit 1.2	Innovation in Design: Specific Title	1
	1		Credit 1.3	Innovation in Design: Specific Title	1
		1	Credit 1.4	Innovation in Design: Specific Title	1
		1	Credit 1.5	Innovation in Design: Specific Title	1
1			Credit 2	LEED Accredited Professional	1

1 2 1 Regional Priority Credits Possible Points: 4

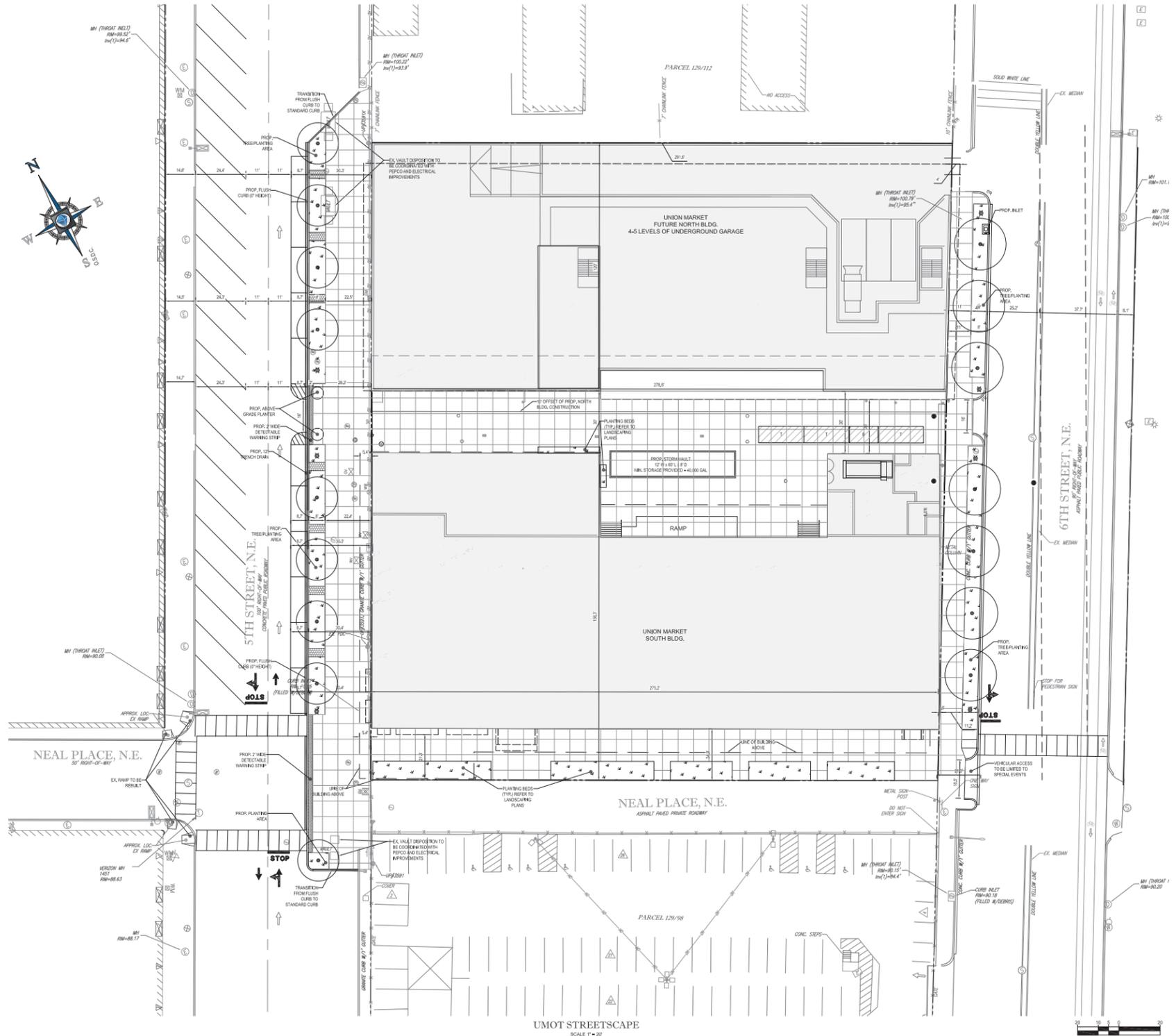
Y	?	N			
1			Credit 1.1	Regional Priority: Specific Credit	1
	1		Credit 1.2	Regional Priority: Specific Credit	1
	1		Credit 1.3	Regional Priority: Specific Credit	1
		1	Credit 1.4	Regional Priority: Specific Credit	1

50 23 39 Total Possible Points: 110

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

NOTE:

THEATER AND THEATER/ OFFICE OPTIONS WILL BE CERTIFIED TO SILVER LEVEL. THEATER/ RESIDENTIAL OPTION WILL BE DESIGNED SUCH THAT IT COULD ACHIEVE AT LEAST 50 LEED POINTS. THIS SCORECARD IS AN EXAMPLE OF ONE WAY THE PROJECT COULD ACHIEVE 50 POINTS. THE ACTUAL CERTIFICATION PATH WILL BE DETERMINED AT FINAL DESIGN AND DURING CONSTRUCTION.



BOHLER DC
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	BY



NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: DC12124
 DRAWN BY: KAR
 CHECKED BY: KAR
 DATE: 12/15/14
 SCALE: 1"=20'
 CAD/LD: SSS

PROJECT: PUD PRESENTATION PLAN FOR EDENS

LOCATION OF SITE: FLORIDA AVE, NE WASHINGTON, DC

BOHLER DC
 1301 PENNSYLVANIA AVE, NW, STE. 625
 WASHINGTON, DC 20004
 Phone: (202) 524-6700
 Fax: (202) 524-5701
 DC@BohlerEng.com



SHEET TITLE:
PROPOSED STREETScape
 SHEET NUMBER:
C-100

- NOTES:
- PROPOSED TREES ALONG 6TH STREET, N.E. ARE PLACED AT A 30' SPACING BECAUSE THERE ARE NO OVERHEAD WIRES IN EXISTING CONDITIONS PER DOT DESIGN AND ENGINEERING MANUAL, SECTION 47.4.2.1.
 - PROPOSED TREES ALONG 5TH STREET, N.E. ARE PLACED AT A 20' SPACING BECAUSE THERE ARE OVERHEAD WIRES IN EXISTING CONDITIONS PER DOT DESIGN AND ENGINEERING MANUAL, SECTION 47.4.2.1.
 - STREET LIGHTS SHALL BE A MINIMUM SPACING OF 60' AND A MAXIMUM OF 150' PER DOT DESIGN AND ENGINEERING MANUAL, SECTION 47.2.
 - STREETScape IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY WILL BE PHASED TO OCCUR SIMULTANEOUSLY WITH THE ADJACENT BUILDING IMPROVEMENTS.

SHEET INDEX

SHEET TITLE	SHEET NUMBER
PROPOSED STREETScape	C-100
STORMWATER MANAGEMENT PLAN	C-300
TRUCK TURN ACCESS PLAN	C-305-303

1309 - 1329 5TH STREET NE WASHINGTON, DC

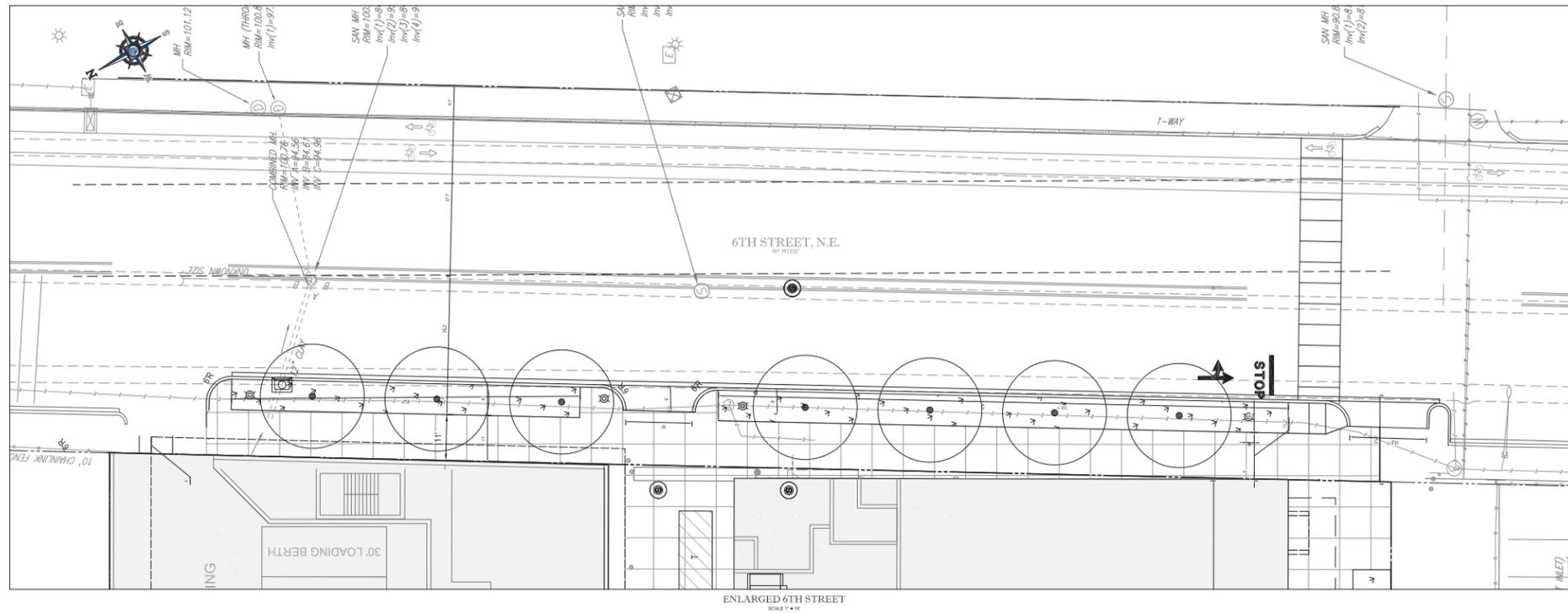
PUD SUBMISSION 2014 JULY 3
 (REVISED 2014 DECEMBER 16)

PROPOSED STREETScape C-100

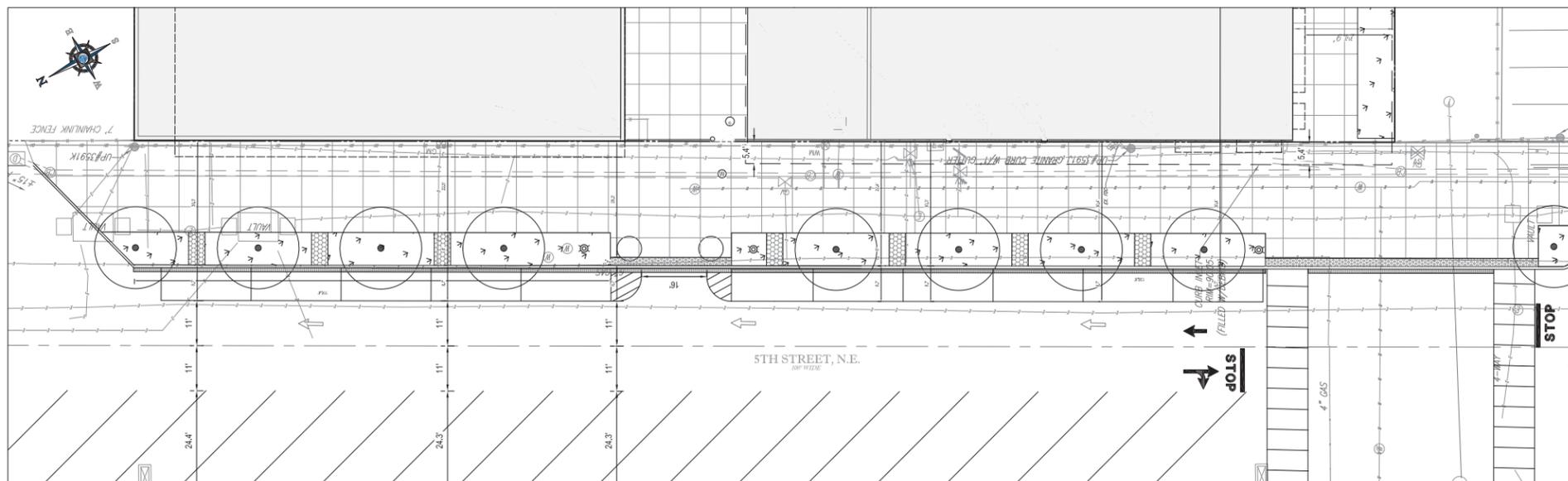


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ENLARGED 6TH STREET
SCALE 1" = 10'



ENLARGED 5TH STREET
SCALE 1" = 10'

BOHLER DC
 PROFESSIONAL ENGINEERING
 LANDSCAPE ARCHITECTURE
 ARCHITECTURE
 INTERIOR DESIGN
 PLANNING SERVICES
 TRANSPORTATION SERVICES

REVISIONS			
NO.	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

PROJECT NO. 1309-1329-5TH-NE
 DRAWN BY: JMB
 CHECKED BY: JMB
 DATE: 12/14/14
 SCALE: 1" = 10'
 SHEET: C-101

PROJECT: PUD PRESENTATION PLAN FOR EDENS

LOCATION OF SITE: FLORIDA AVE, NE WASHINGTON, DC

BOHLER DC
 1201 PENNSYLVANIA AVE., NW, STE. 625
 WASHINGTON, DC 20004
 Phone: (202) 224-5700
 Fax: (202) 224-5711
 DCB@BohlerEng.com

SHEET TITLE:
ENLARGED STREETScape

SHEET NUMBER:
C-101

1309 - 1329 5TH STREET NE WASHINGTON, DC

PUD SUBMISSION 2014 JULY 3
 (REVISED 2014 DECEMBER 16)

ENLARGED STREETScape C-101