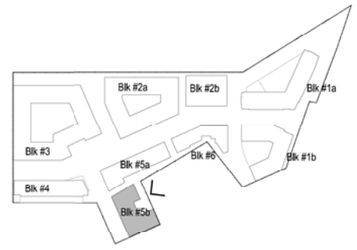


KEY PLAN

MRP | REALTY

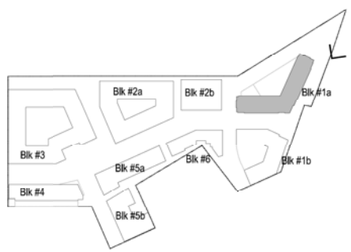
680 Rhode Island Ave. | Washington, DC

□□i□ding □□ □□a□ad□ D□tai□

February 26, 2016 | **1.506**

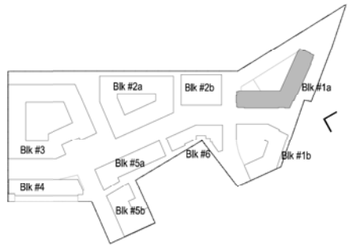
SK+I ARCHITECTURE

1. Corner element accentuates the building entrance location.
2. Heavy vertical masonry fenestration counter balance the composition.
3. Building base relates to pedestrian scale.
4. Metal "frame like" articulation reveals the underlying grid structure of the facade.
5. Deep balconies extend the interior, blurring the line between the interior and exterior.

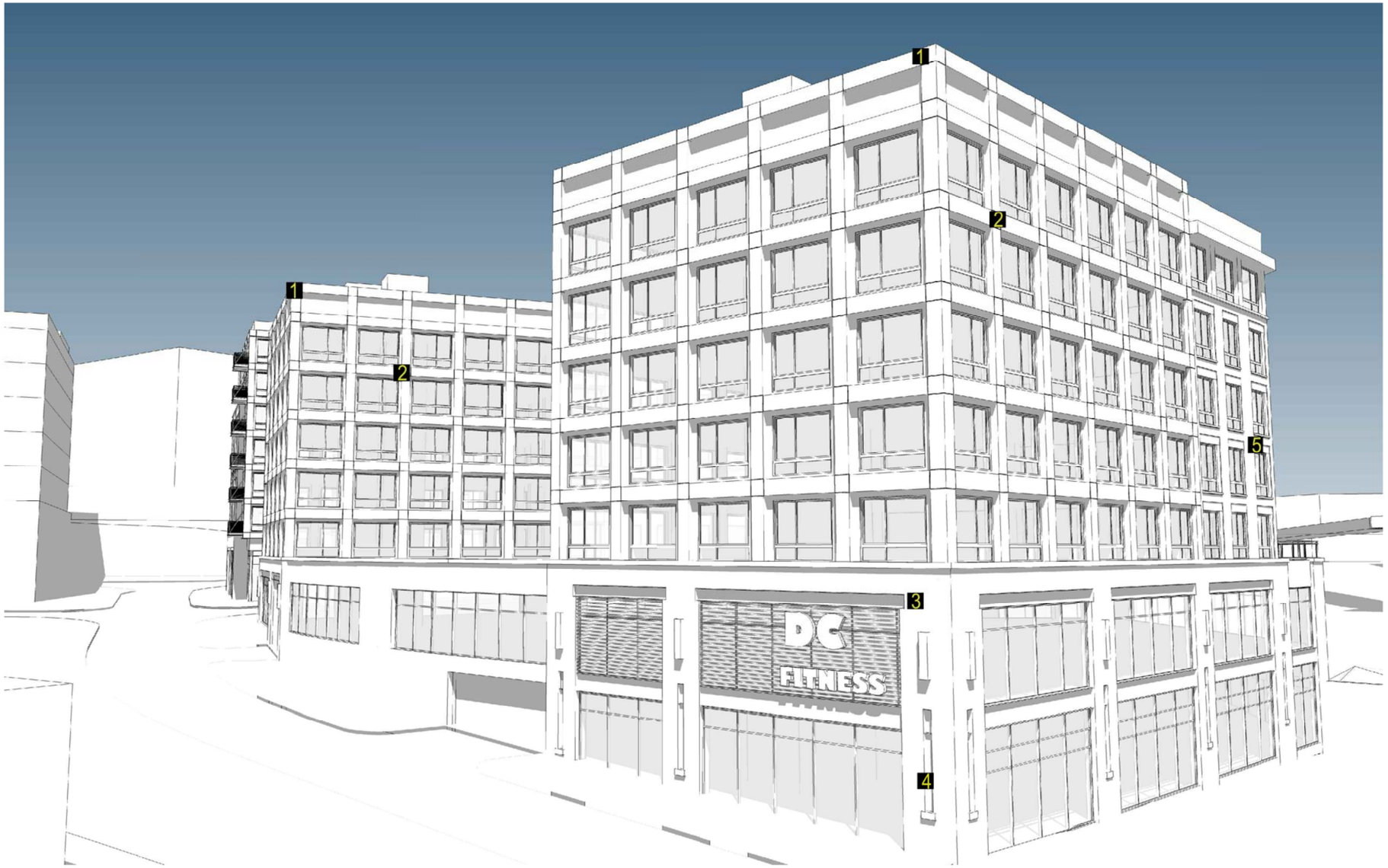


KEY PLAN

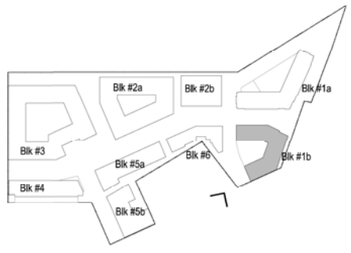
1. Corner element accentuates the building entrance location.
2. Heavy vertical masonry fenestration counterbalances the composition.
3. Building base relates to pedestrian scale.
4. Metal "frame like" articulation reveals the underlying grid structure of the facade.
5. Deep balconies extend the interior, blurring the line between the interior and exterior.
6. Transparency relates indoor and outdoor uses.
7. Terrace creates opportunity to experience the outdoors and views.



KEY PLAN

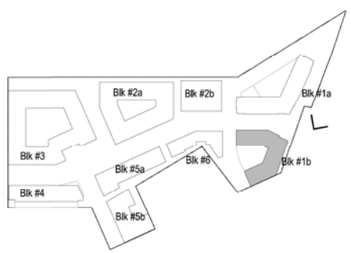


1. A distinctive facade fenestration highlights the corner of the building.
2. The metal "frame like" articulation of the facade reminds of industrial steel buildings from another era.
3. The "Stone box" gives the retail tenant a unique identity.
4. Heavy stone base anchors the building to the ground while relating it to the heavily circulated streets.
5. A combination and interaction of two different bricks animate the masonry facades that faces the train tracks.



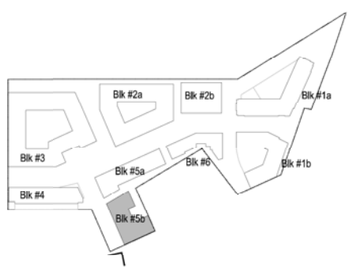
KEY PLAN

1. Distinct corner marker denotes the lobby location.
2. The verticality of the bended masonry facades interacts with the corner markers
3. Stone retail base articulation.
4. Terrace brings the building scale down to relate harmoniously with the trail.



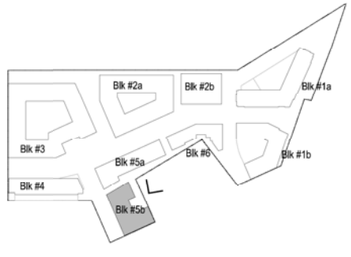
KEY PLAN

1. The unique "saw-tooth" facade fenestration highlights the Rhode Island Ave. facade and corner condition.
2. The repetitive brick facade identifies with industrial buildings of the past.
3. The two story base helps separate the public and private realms.
4. The brick reveals help emphasize the proportions of the facade.
5. The corner element helps identify the building entrance location.



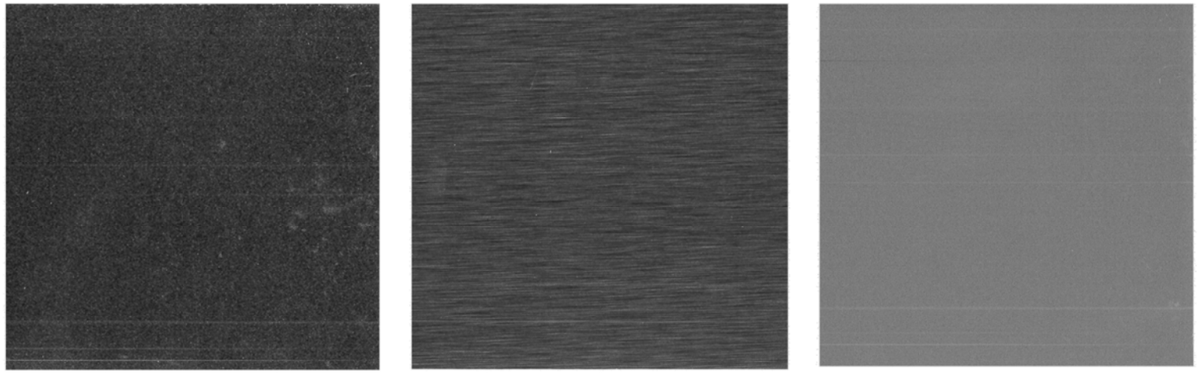
KEY PLAN

1. Building set back emphasizes brick facade proportions but also allows for outdoor views
2. Vertical metal elements help blend the masonry facades with the rest of the building
3. Deep balconies extend the interior, blurring the line between the interior and exterior
4. Multiple terraces brings the building scale down and gives the opportunity to experience the outdoors

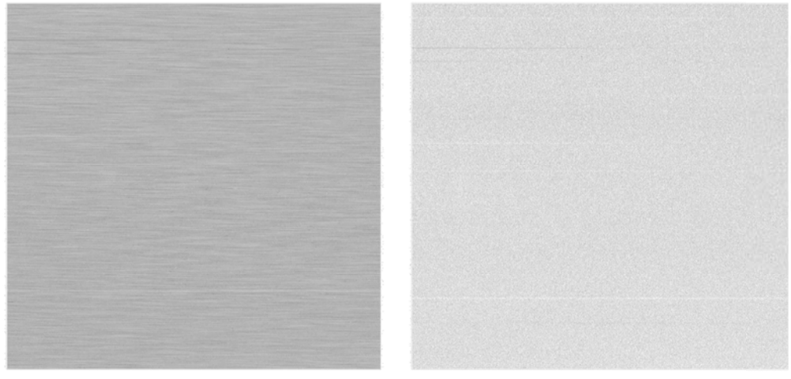


KEY PLAN

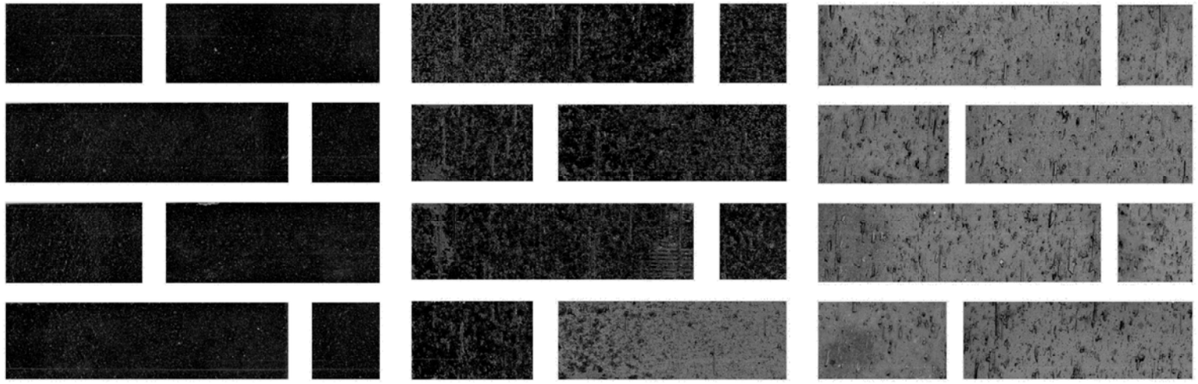
Metal Panel 1 Palette



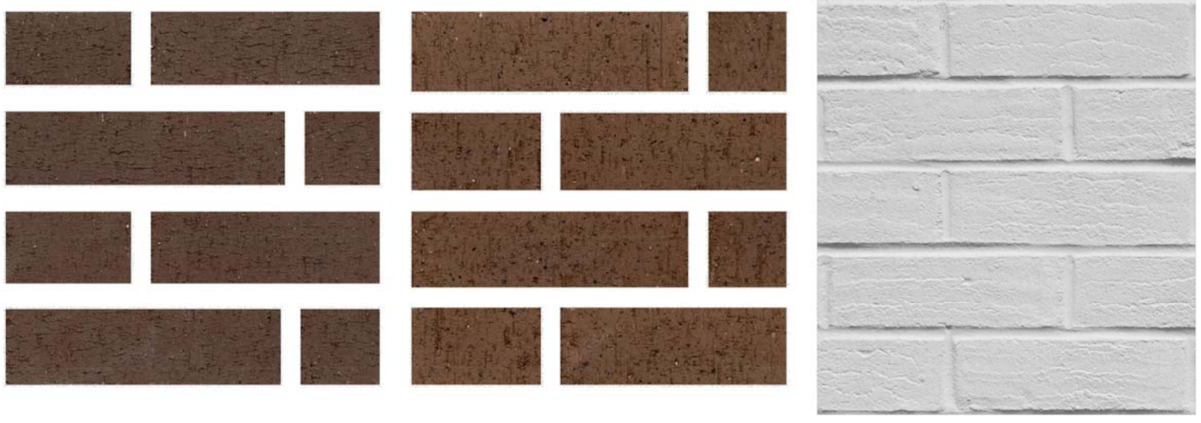
Metal Panel 2 Palette



Brick 1 Palette



Brick 2 Palette



Precast Stone 1

Precast Stone 2

LEED 2009 for New Construction and Major Renovations

Project Checklist

680 Rhode Island Ave NE - Block 1-A

February 26th 2016

Sustainable Sites — Possible Points: 26

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	
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1	
3			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	

Water Efficiency — Possible Points: 10

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

Energy and Atmosphere — Possible Points: 35

Y					
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
4		15	Credit 1	Optimize Energy Performance	1 to 19
		7	Credit 2	On-Site Renewable Energy	1 to 7
2			Credit 3	Enhanced Commissioning	2
		2	Credit 4	Enhanced Refrigerant Management	2
1		2	Credit 5	Measurement and Verification	3
2			Credit 6	Green Power	2

Materials and Resources — Possible Points: 14

Y					
Y			Prereq 1	Storage and Collection of Recyclables	
		3	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
		1	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
		2	Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	?	N			
1		1	Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
		1	Credit 6	Rapidly Renewable Materials	1
		1	Credit 7	Certified Wood	1

Indoor Environmental Quality — Possible Points: 15

Y					
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 3.1	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 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 6.1	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 and Views—Daylight	1
	1		Credit 8.2	Daylight and Views—Views	1

Innovation and Design Process — Possible Points: 6

1			Credit 1.1	Innovation in Design: Exemplary Performance SSc4.1	1
1			Credit 1.2	Innovation in Design: Exemplary Performance SSc7.1	1
1			Credit 1.3	Innovation in Design: Green Building Education Program	1
	1		Credit 1.4	Innovation in Design: Enhanced Waste Management Program	1
1			Credit 1.5	Innovation in Design: Low Mercury Lighting	1
1			Credit 2	LEED Accredited Professional	1

Regional Priority Credits — Possible Points: 4

1			Credit 1.1	Regional Priority: SSc6.1	1
	1		Credit 1.2	Regional Priority: WEc2	1
		1	Credit 1.3	Regional Priority: Specific Credit	1
		1	Credit 1.4	Regional Priority: Specific Credit	1

Total — Possible Points: 110

50	8	52	Total		Possible Points: 110

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

LEED 2009 for New Construction and Major Renovations

Project Checklist

680 Rhode Island Ave NE - Block 1-B

February 26th 2016

Sustainable Sites — Possible Points: 26

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	
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1	
3			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	

Water Efficiency — Possible Points: 10

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

Energy and Atmosphere — Possible Points: 35

Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
4		15	Credit 1	Optimize Energy Performance	1 to 19
		7	Credit 2	On-Site Renewable Energy	1 to 7
2			Credit 3	Enhanced Commissioning	2
		2	Credit 4	Enhanced Refrigerant Management	2
1		2	Credit 5	Measurement and Verification	3
2			Credit 6	Green Power	2

Materials and Resources — Possible Points: 14

Y			Prereq 1	Storage and Collection of Recyclables	
		3	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
		1	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
		2	Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	?	N			
1		1	Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
		1	Credit 6	Rapidly Renewable Materials	1
		1	Credit 7	Certified Wood	1

Indoor Environmental Quality — Possible Points: 15

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 3.1	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 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 6.1	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 and Views—Daylight	1
	1		Credit 8.2	Daylight and Views—Views	1

Innovation and Design Process — Possible Points: 6

1			Credit 1.1	Innovation in Design: Exemplary Performance SSc4.1	1
1			Credit 1.2	Innovation in Design: Exemplary Performance SSc7.1	1
1			Credit 1.3	Innovation in Design: Green Building Education Program	1
	1		Credit 1.4	Innovation in Design: Enhanced Waste Management Program	1
1			Credit 1.5	Innovation in Design: Low Mercury Lighting	1
1			Credit 2	LEED Accredited Professional	1

Regional Priority Credits — Possible Points: 4

1			Credit 1.1	Regional Priority: SSc6.1	1
	1		Credit 1.2	Regional Priority: WEc2	1
		1	Credit 1.3	Regional Priority: Specific Credit	1
		1	Credit 1.4	Regional Priority: Specific Credit	1

Total — Possible Points: 110

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