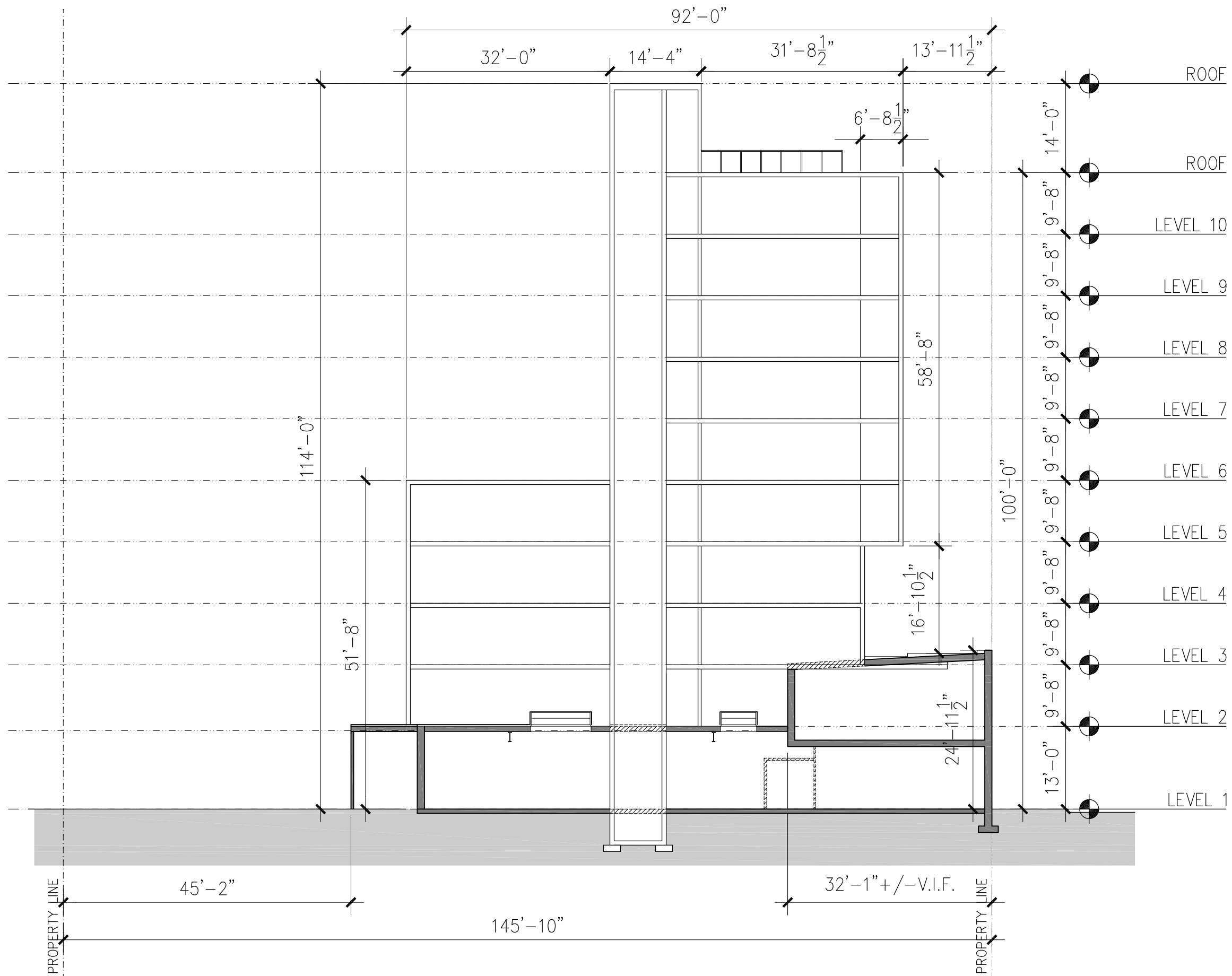


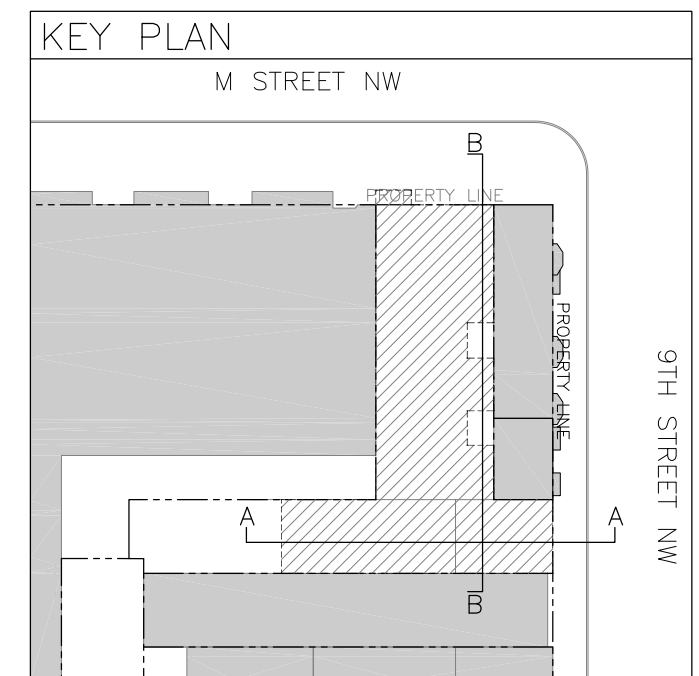


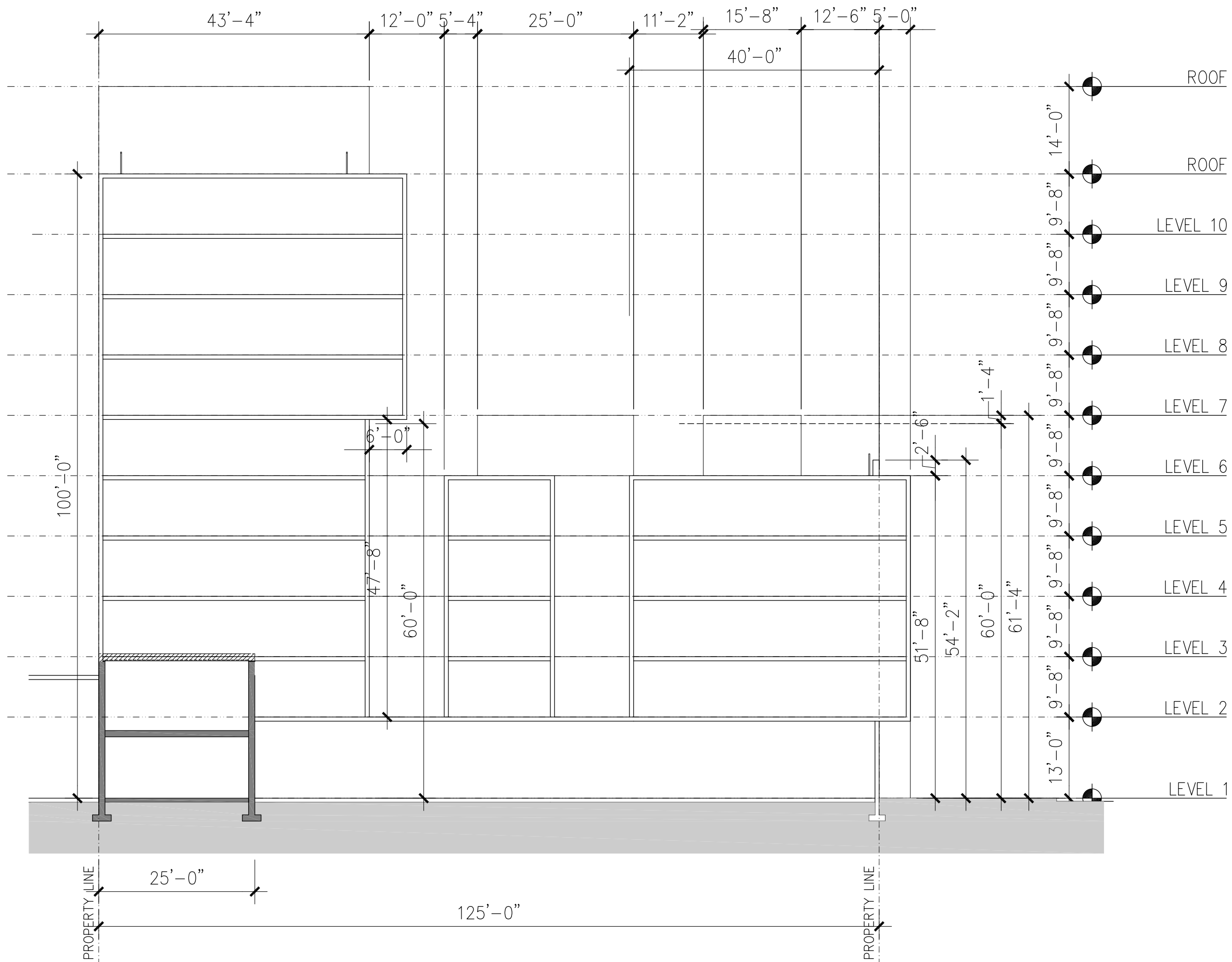
EXHIBIT A





Note: The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, and elevators are shown for illustrative purposes only and subject to change on the final plan.

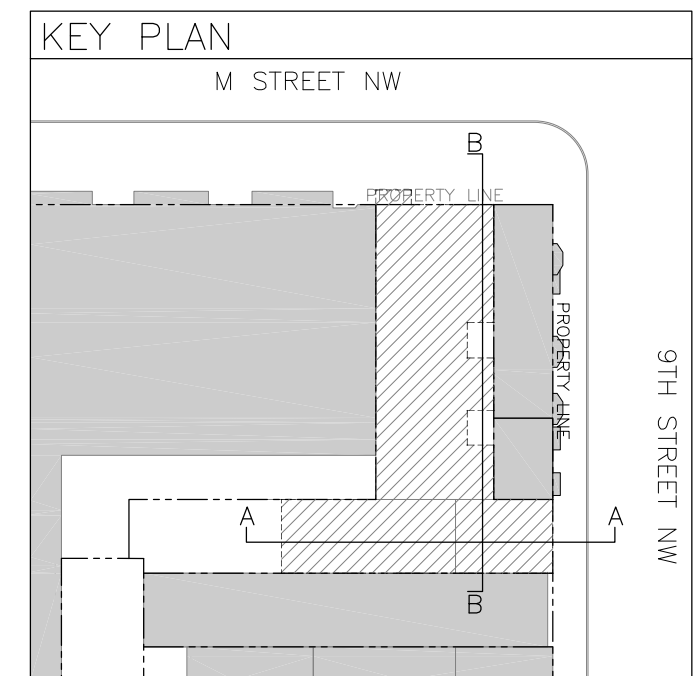
LEGEND	
	EXISTING TO REMAIN
	EXISTING TO DEMO





Note: The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, and elevators are shown for illustrative purposes only and subject to change on the final plan.

LEGEND	
	EXISTING TO REMAIN
	EXISTING TO DEMO





M ST. ELEVATION



9TH ST. ELEVATION

M ST. 29

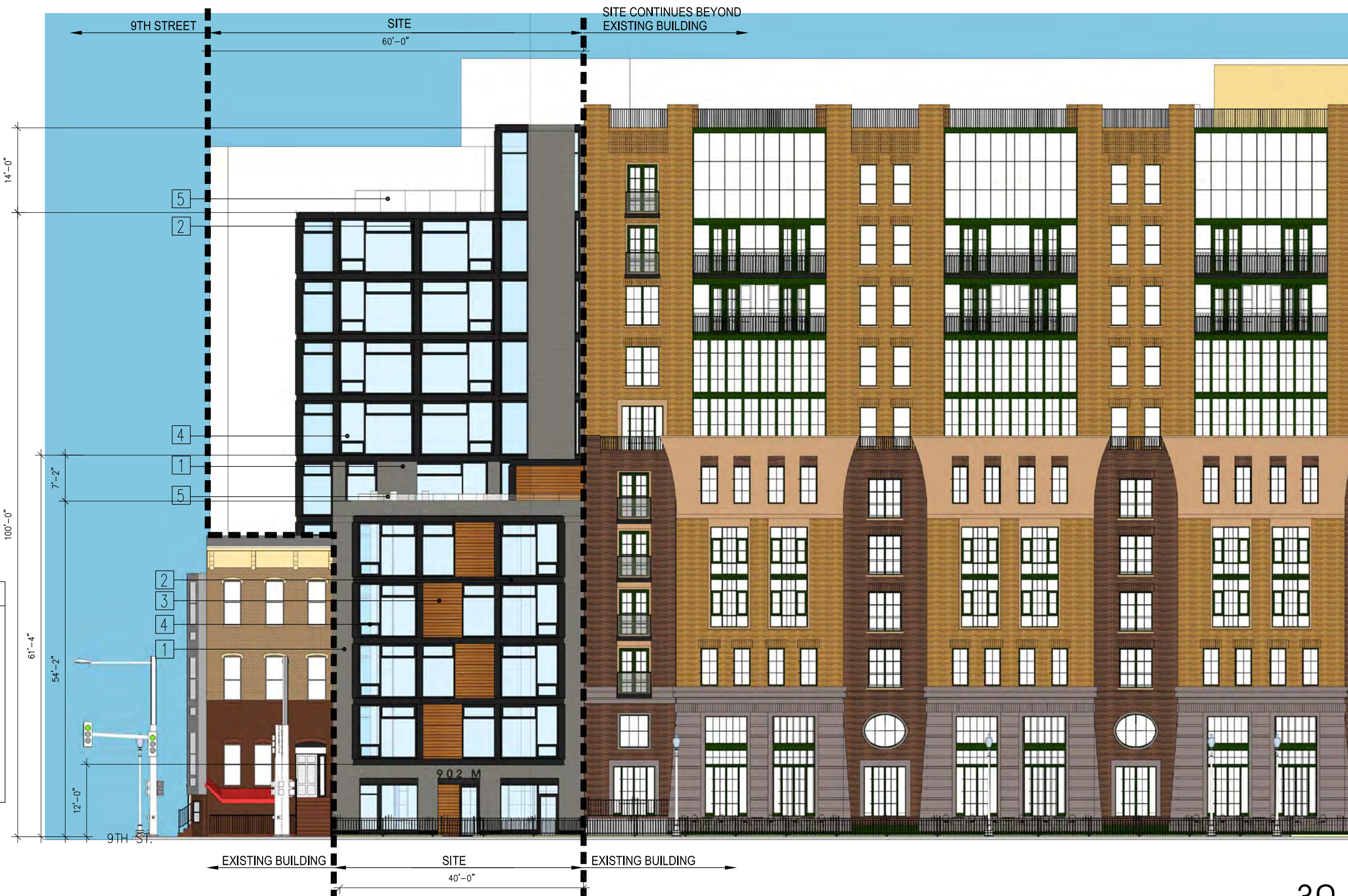
9TH & M
14011

9TH ST. & M ST. ELEVATIONS

SCALE: 1/16" = 1'-0"

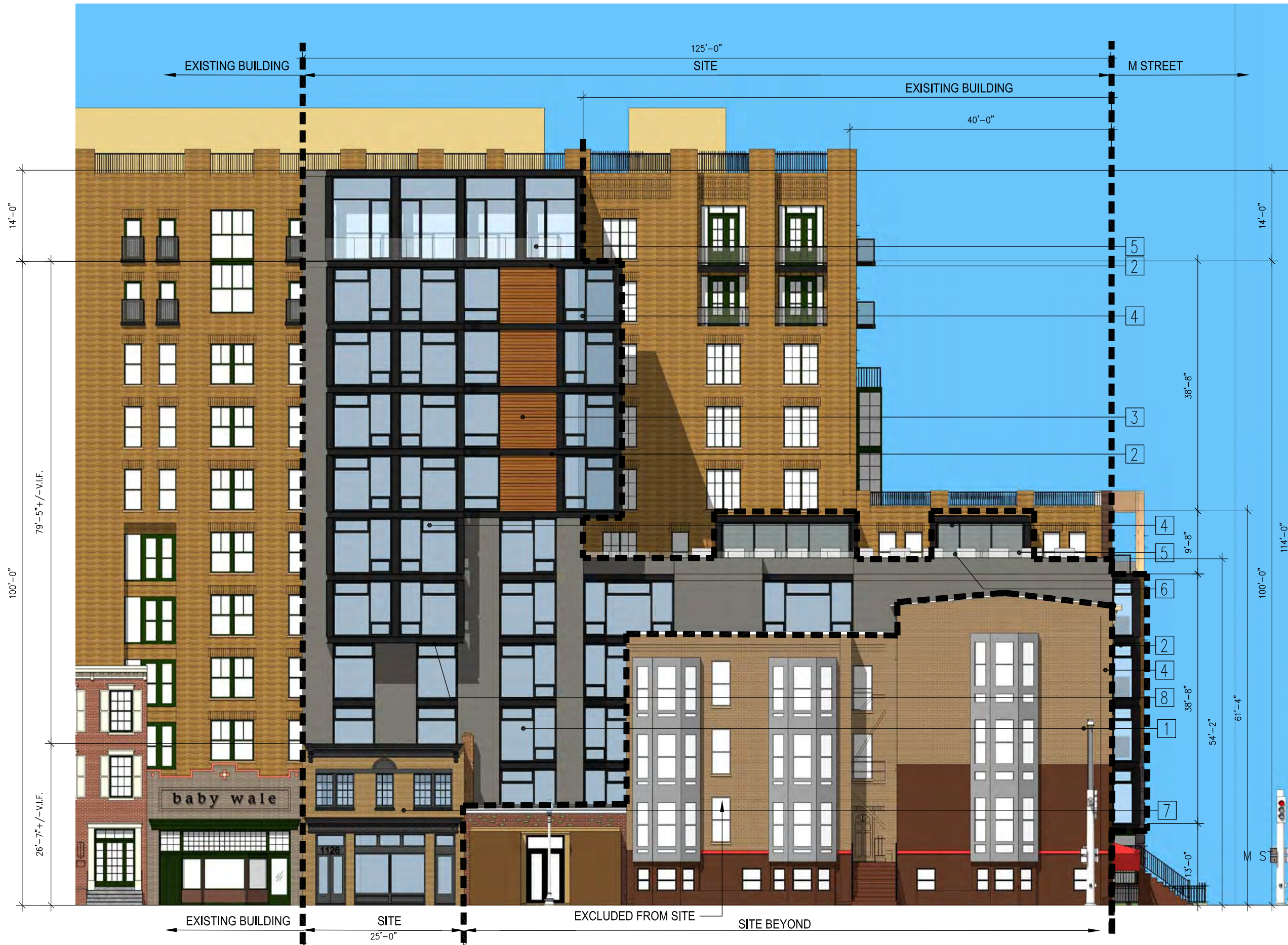
DATE: 03.31.16

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MATERIAL LEGEND:

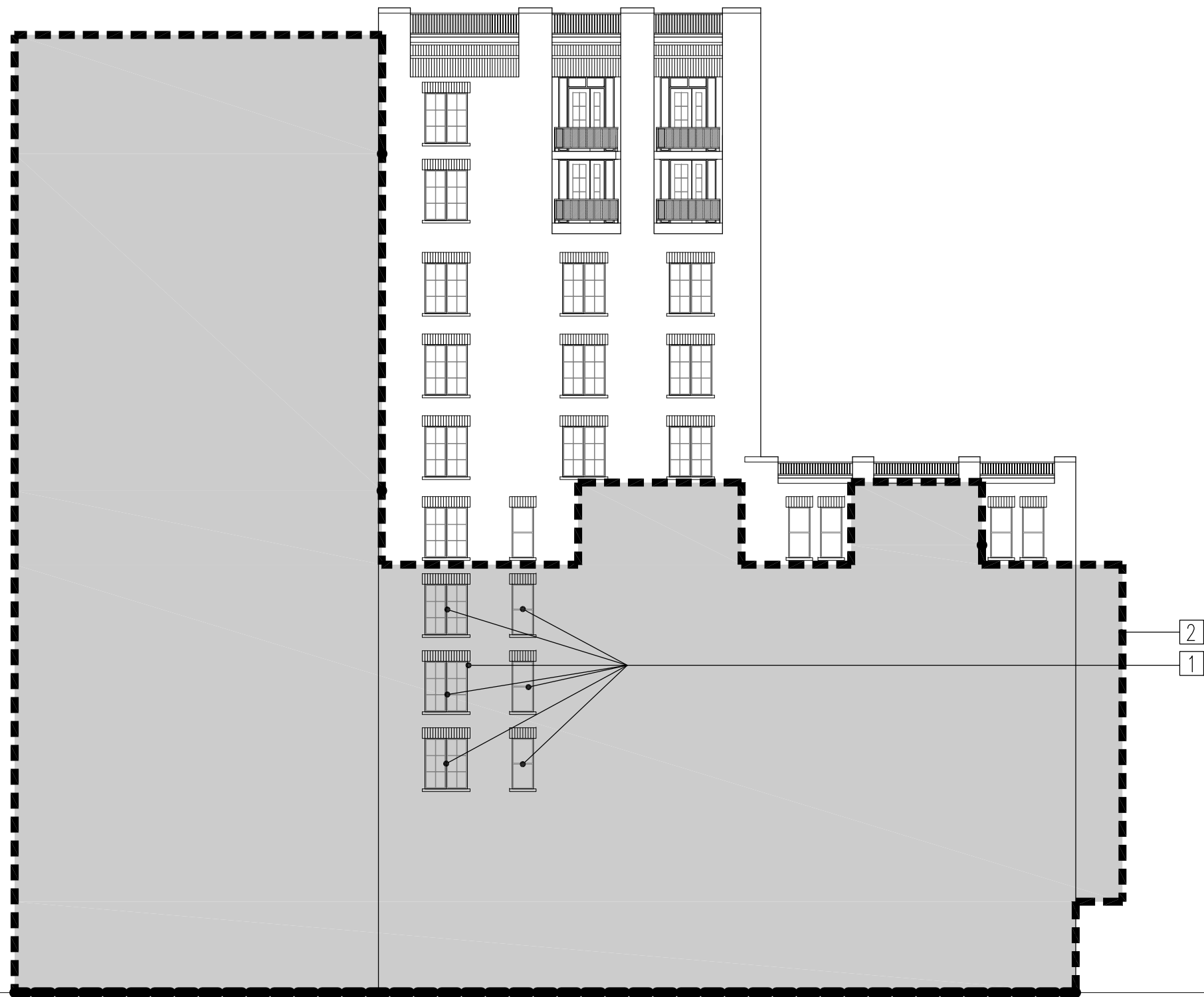
1	BRICK
2	BENT ALUMINUM FASCIA
3	ALUMINUM SIDING
4	uPVC WINDOWS
5	GLASS & METAL RAILING
6	VRF MECHANICAL UNIT
7	EXISTING FACADE - RESTORE/ REPAIR AS NEEDED



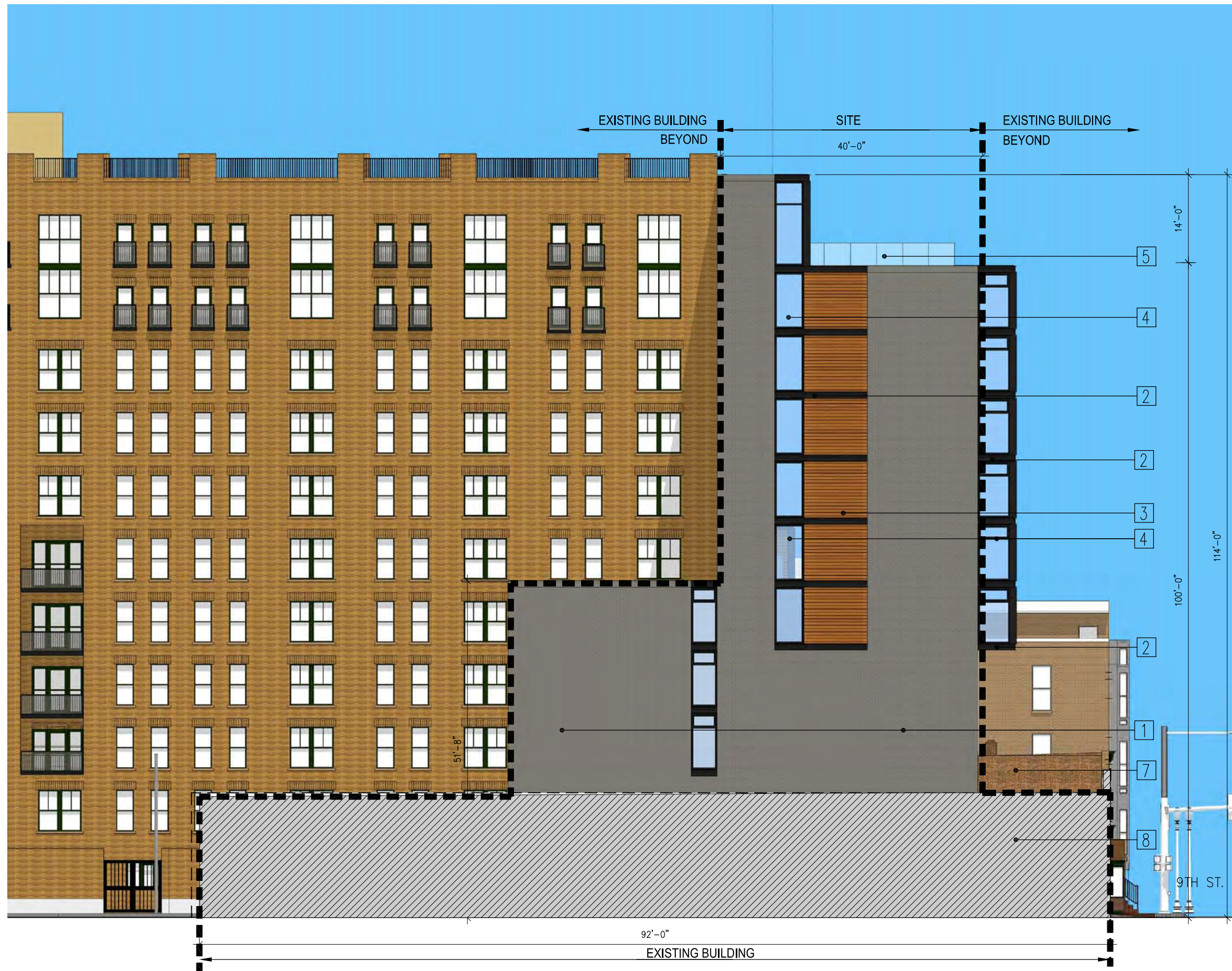
Note: Projections into public space shown will require review and approval by DCRA and are subject to modification as the result of such process.

MATERIAL LEGEND:	
1	BRICK
2	BENT ALUMINUM FASCIA
3	ALUMINUM SIDING
4	uPVC WINDOWS
5	GLASS & METAL RAILING
6	VRF MECHANICAL UNIT
7	EXISTING FACADE – RESTORE/REPAIR AS NEEDED
8	EXTERIOR GYPSUM SOFFIT UNDER BAY PROJECTIONS

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LEGEND:
 1 AT RISK WINDOWS TO BE CLOSED
 2 OUTLINE OF PROPOSED BLDG.



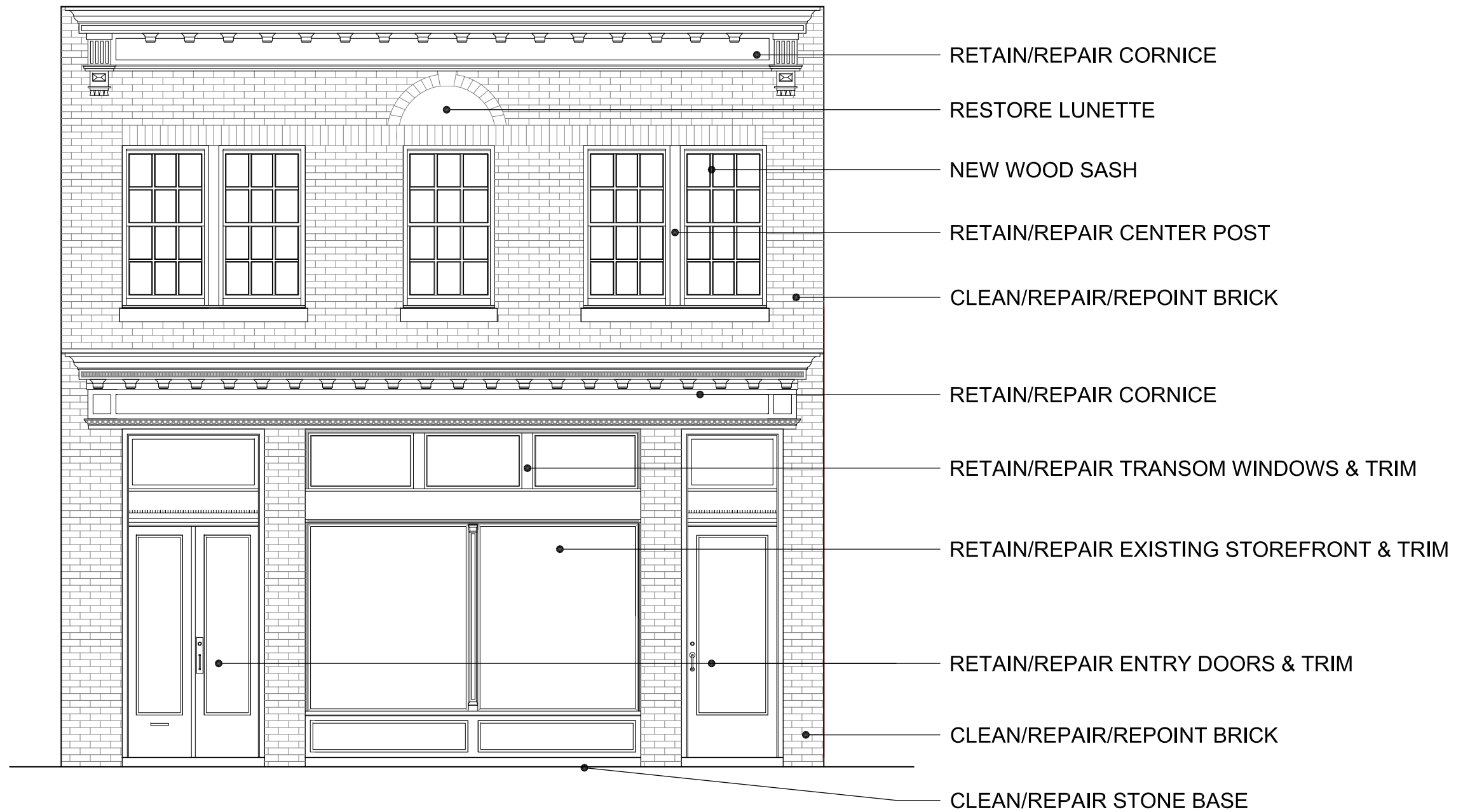
MATERIAL LEGEND:







1	BRICK
2	BENT ALUMINUM FASCIA
3	ALUMINUM SIDING
4	uPVC WINDOWS
5	GLASS & METAL RAILING
6	VRF MECHANICAL UNIT
7	EXISTING FACADE – RESTORE/ REPAIR AS NEEDED
8	EXISTING PARTY WALL



MATERIAL LEGEND:	
1	BRICK
2	BENT ALUMINUM FASCIA
3	ALUMINUM SIDING
4	uPVC WINDOWS
5	GLASS & METAL RAILING
6	VRF MECHANICAL UNIT
7	EXISTING FACADE – RESTORE/ REPAIR AS NEEDED

NOTE: EXISTING FACADE IS TO BE RETAINED/REPAIRED TO MATCH ORIGINAL.
 IF EXISTING FEATURES ARE DETERIORATED SUCH THAT THEY ARE BEYOND REPAIR, EXISTING WILL BE REPLACED TO MATCH ORIGINAL.



<p>1. BRICK</p>		<ul style="list-style-type: none"> - GLEN-GARY BRICK - DARK GREY, WIRECUT - MATCHED GRAY MORTAR 	<p>5. GLASS RAILING</p> 
<p>2. BENT ALUMINUM FASCIA & SOFFIT</p>		<ul style="list-style-type: none"> - PETERSON ALUMINUM CORP. - MATTE BLACK 	
<p>3. ALUMINUM SIDING</p>		<ul style="list-style-type: none"> - LONGBOARD 6" ALUMINUM SIDING - CORDOBA CHERRY WOOD GRAIN FINISH 	
<p>4. WINDOWS</p>		<ul style="list-style-type: none"> - uPVC WINDOW - DARK BRONZE DEC 921 	



9TH & M
14011

VIEW - CORNER OF 9TH & M

SCALE: 1/16" = 1'-0"
DATE: 03.31.16

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VIEW - AERIAL LOOKING SOUTH

SCALE: NO SCALE
DATE: 03.31.16

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38b

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VIEW - AERIAL SOUTH FACADE

SCALE: NO SCALE
DATE: 03.31.16

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39a

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VIEW - M STREET CONTEXT

SCALE: NO SCALE
DATE: 03.31.16

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39b

9TH & M
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VIEW - 9TH STREET CONTEXT

SCALE: NO SCALE
DATE: 03.31.16

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9TH & M
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PRIMARY ROOF PLANES - OVERALL

SCALE: 1/16"=1'-0"
DATE: 03.31.16

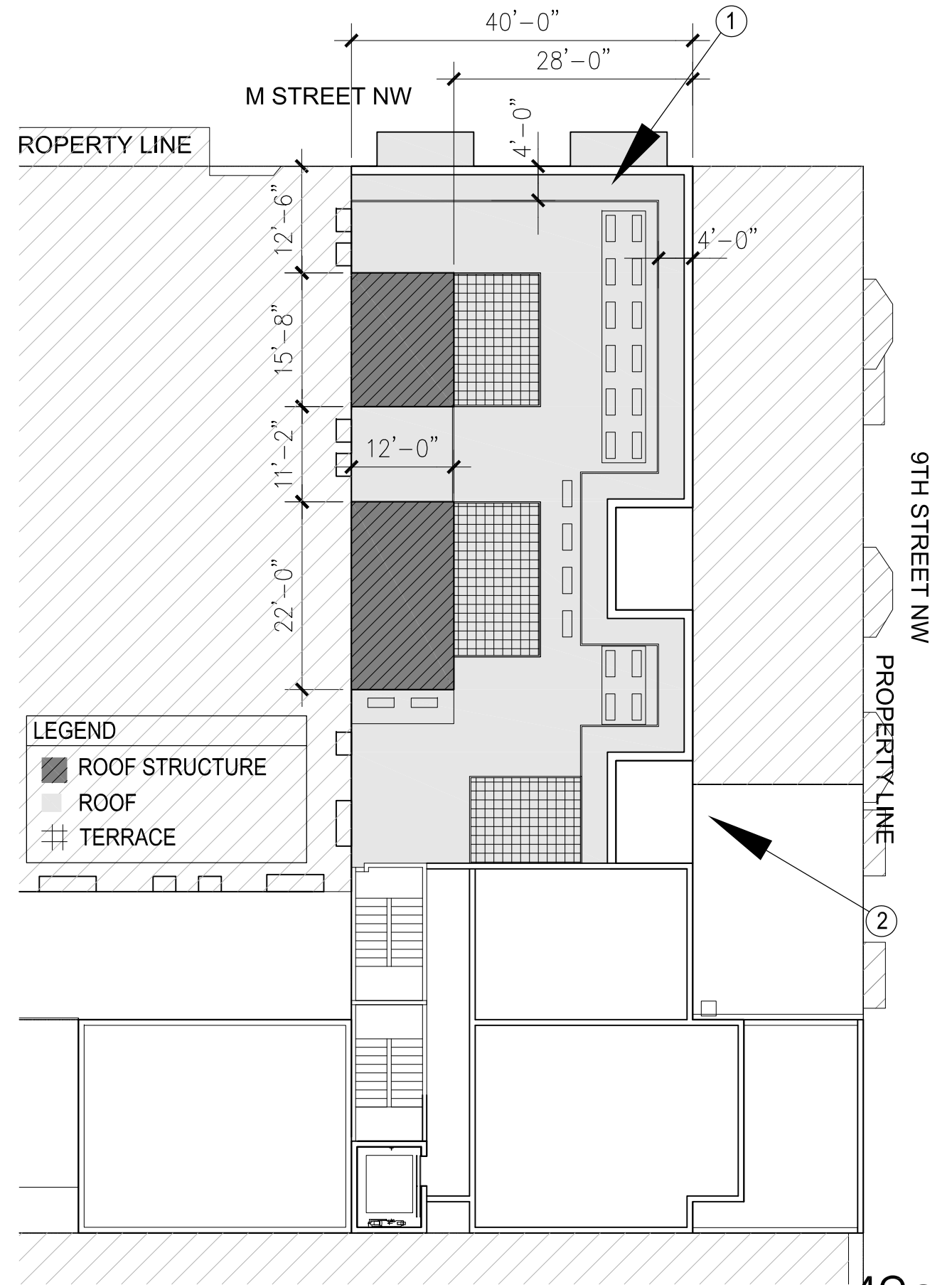
40b
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1



2

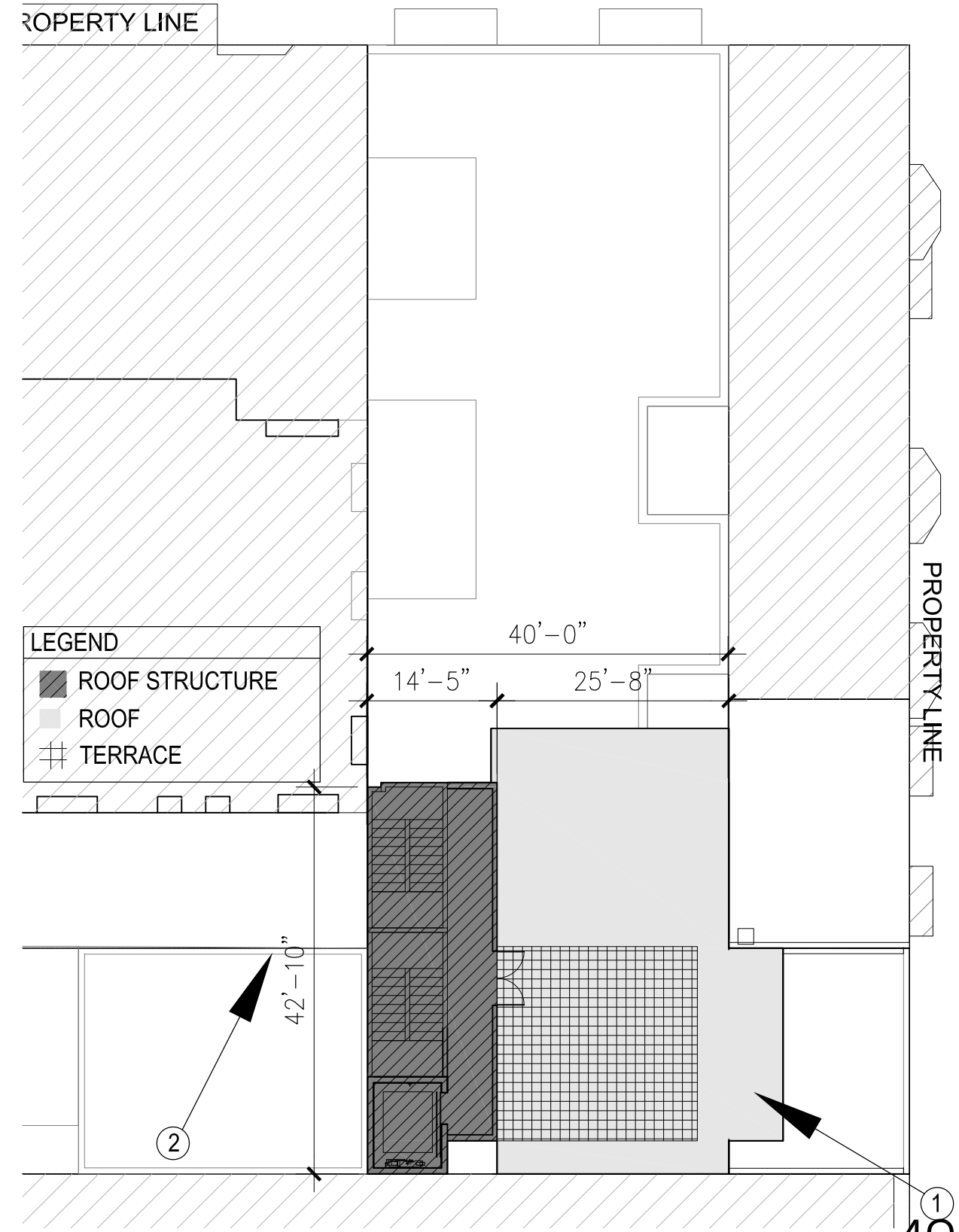


40c

1



2

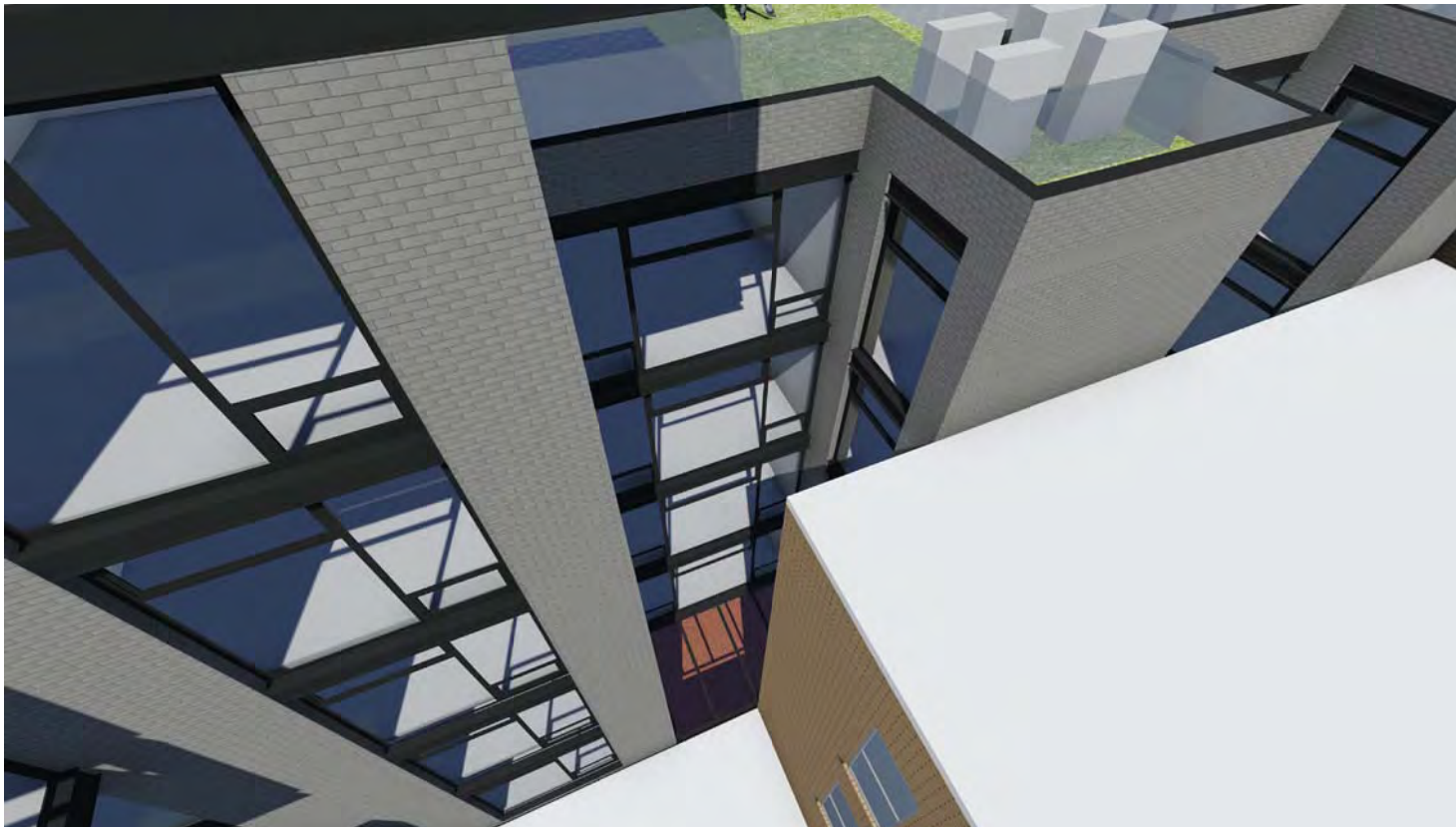




VIEW 2



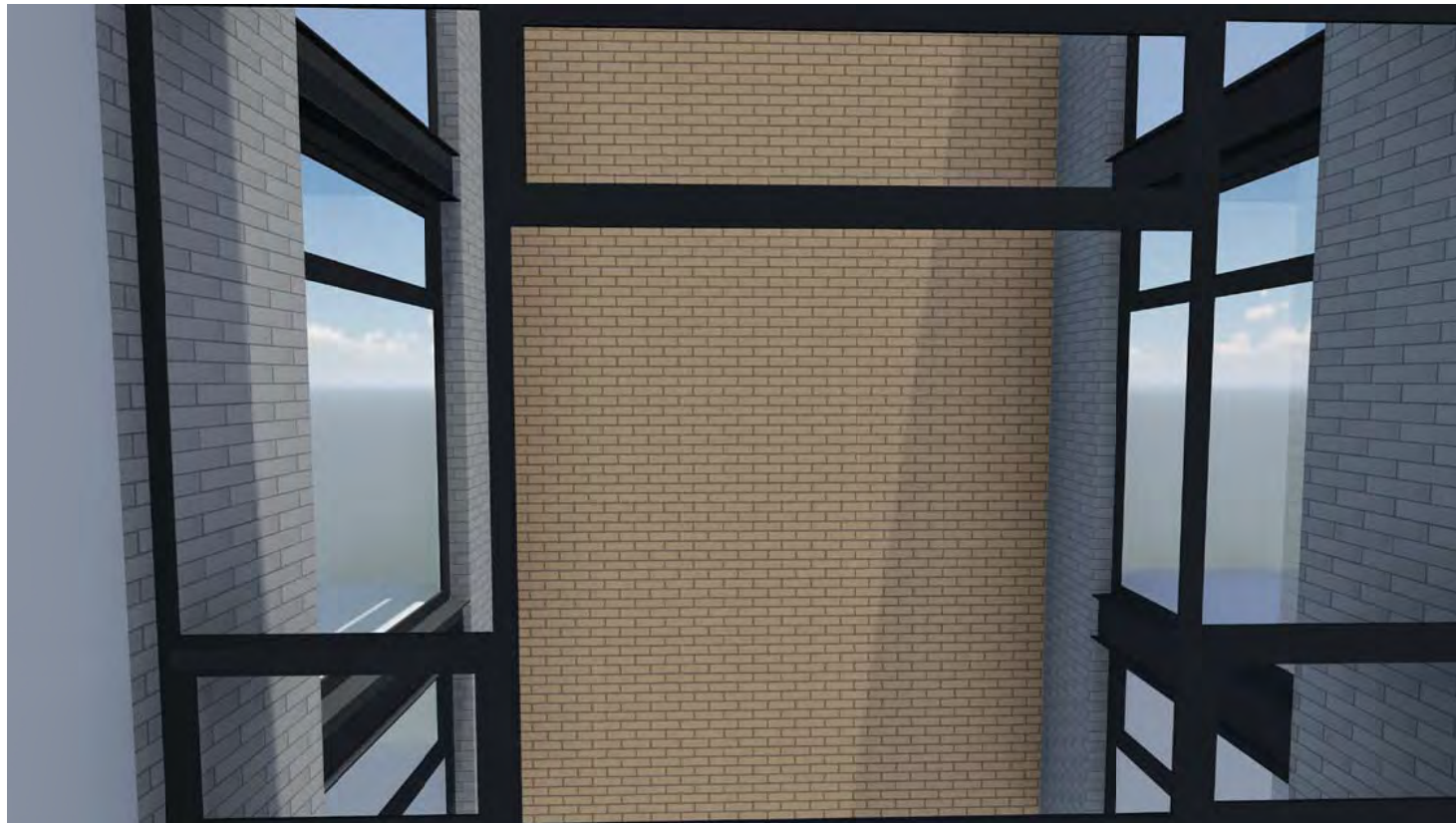
VIEW 3



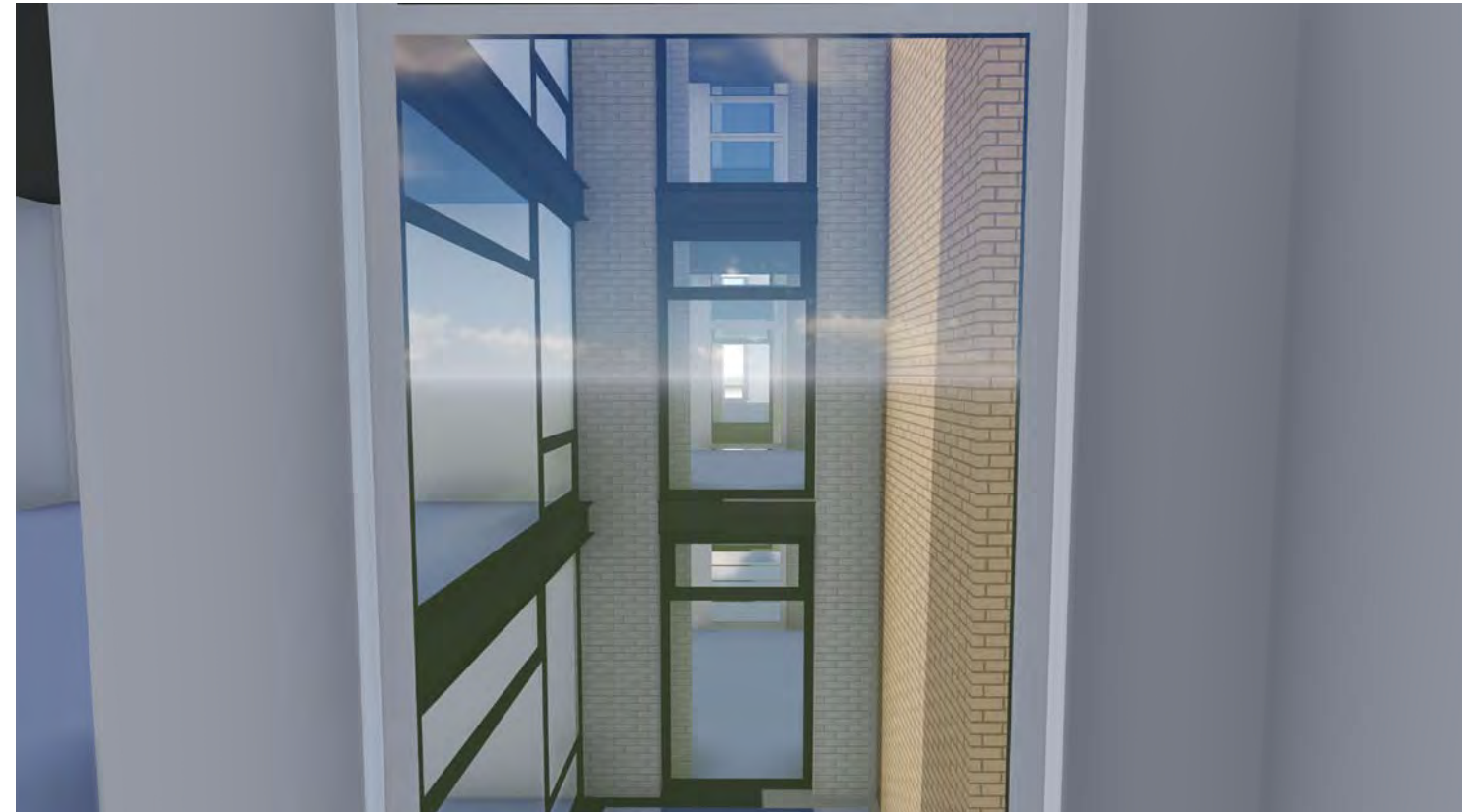
VIEW 1



41a



VIEW 5 - 3RD FLOOR UNIT



VIEW 6 - 4TH FLOOR UNIT



VIEW 4 - 3RD FLOOR UNIT





LEED 2009 for New Construction and Major Renovations

Project Checklist

9th and M Street NW

March 22 2016

23 2 1 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

8 1 1 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	1	Credit 3	Water Use Reduction	2 to 4

16 7 12 Energy and Atmosphere Possible Points: 35

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
14		5	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
	3		Credit 5	Measurement and Verification	3
	2		Credit 6	Green Power	2

4 5 5 Materials and Resources Possible Points: 14

Y	?	N			
Y			Prereq 1	Storage and Collection of Recyclables	
2		1	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
	1	1	Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

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

11 2 2 Indoor Environmental Quality Possible Points: 15

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 3.1	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

1 5 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

2 2 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

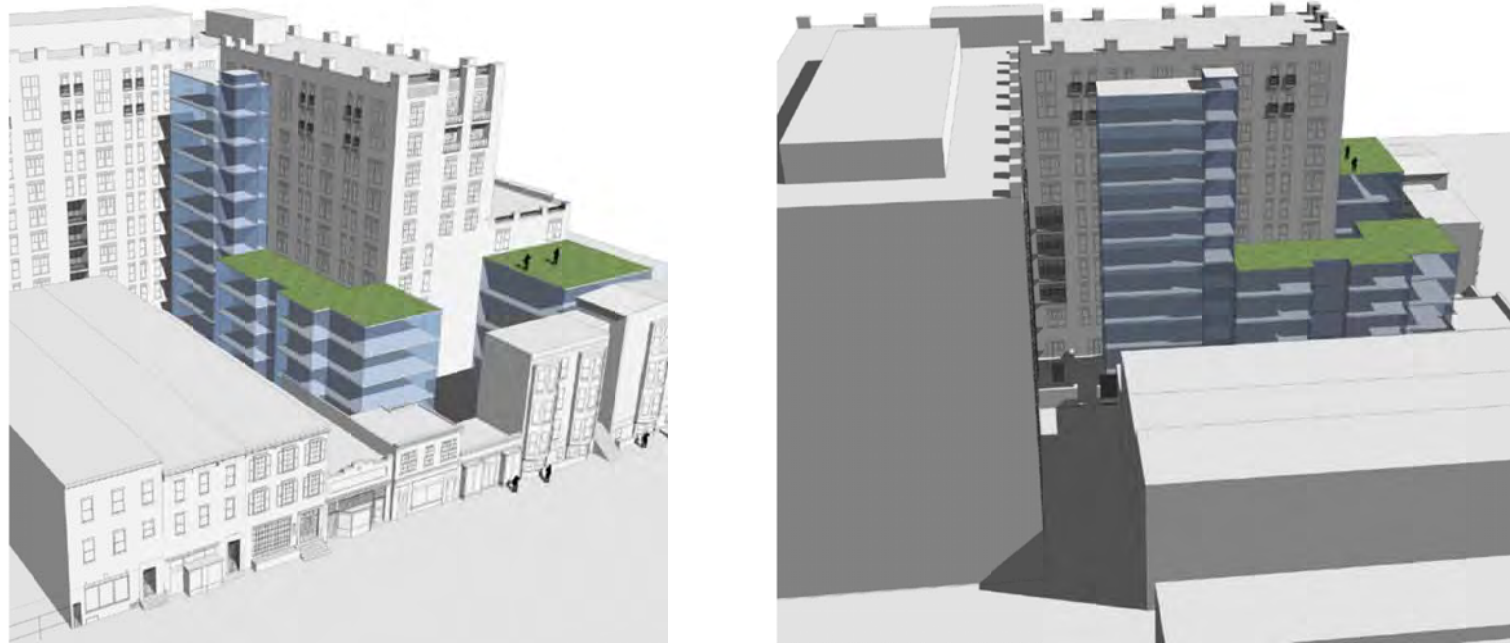
65 24 21 Total Possible Points: 110

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

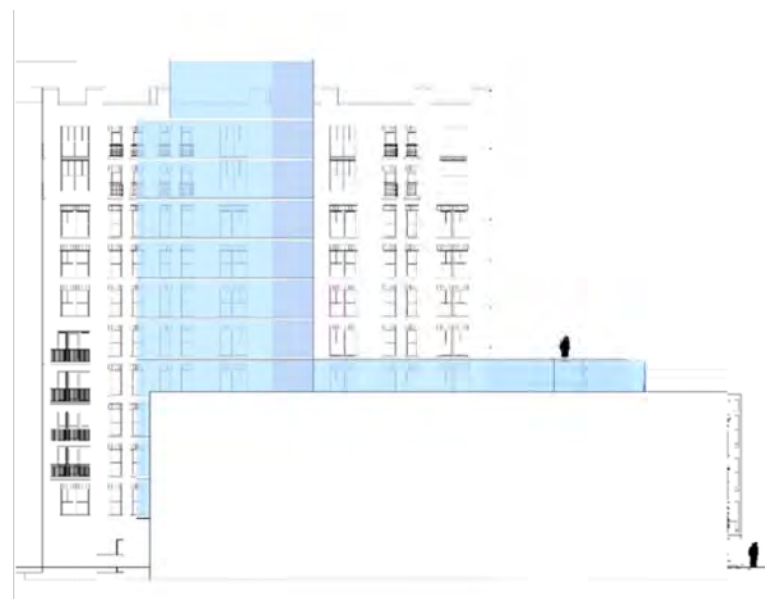
NOTE:
LEED CREDIT POINTS AS SHOWN ARE BASED ON APPLICANT'S STUDY OF THE SCHEMATIC PLAN SET. APPLICANT MAY SUBSTITUTE VARIOUS CREDIT POINTS AS NEEDED, PROVIDED THAT THE TOTAL CREDIT POINT TOTAL DOES NOT DECREASE BELOW 60 POINTS.

Minimizing the affect on our neighbors

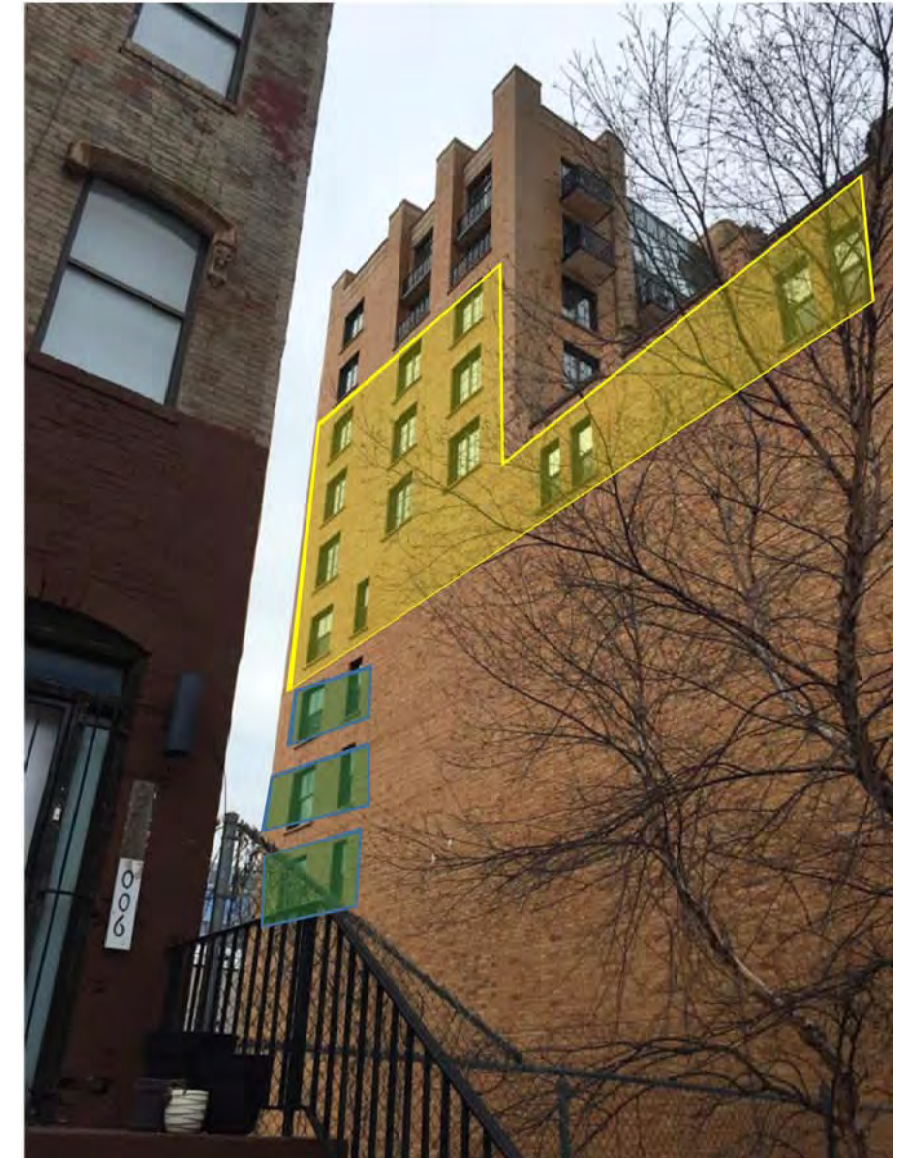
Building as Currently Zoned



Initial Proposal



Building as Proposed



Scenario	Units in Whitman Impacted
As Zoned	~35
Initial Proposal	8
Current Version	3*

* 3 Impacted neighbors support this project



Our original proposal blocked all the windows in yellow, we have since gone through approximately a dozen design iterations to save the windows highlighted in yellow and minimize our affect on our neighboring building. The windows in green are the only windows that we will be removing "by right".

M STREET, N.W.

ASPHALT
(90' WIDE PUBLIC STREET)

TABULATION OF DEVELOPMENT DATA:

LOTS: 880 (15, 35, 00B, & 00C)

SQUARE: 369

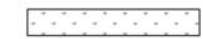
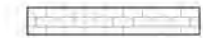





LOT AREA: 7,607 SF
EXISTING BUILDING LOT USE: 33%
PROPOSED BUILDING LOT USE: 84%

EXISTING USE: MULTILEVEL RETAIL

PROPOSED USE: RETAIL, OFFICE AND RESIDENTIAL

PARKING PROVIDED: 2 SPACES
(ALLEY ENTRANCE)
1 LOADING BERTH

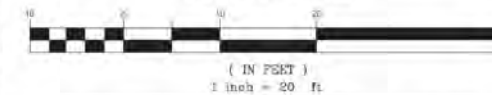
SITE PLAN LEGEND

-  LANDSCAPED AREA
-  BRICK PAVEMENT
-  GREEN ROOF
-  BUILDING
-  FENCE WITH GATE
-  ROOF TERRACE
-  BUILDING FACE BELOW

SITE PLAN

- 1** BRICK SIDEWALK TO REPLACE CONCRETE ENTRANCE DRIVEWAY (DDOT STD.).
- 2** UNIT LOFT WITH ACCESS TO 6TH STORY ROOF TERRACE.
- 3** STAIRWAY AND ELEVATOR STRUCTURE FOR ACCESS TO ROOF.
- 4** SIXTH STORY GREEN ROOF, TYP.
- 5** COURTYARD AREA/ LIGHTWELL DOWN TO FIRST FLOOR ROOF
- 6** THIRD STORY GREEN ROOF, TYP.
- 7** TWO-8' X 22' PARALLEL PARKING SPACES
- 8** LOADING BERTH, TYP.
- 9** RAILING, TYP.
- 10** FENCE & GATE, TYP.
- 11** LANDSCAPED AREA, TYP.

GRAPHIC SCALE



AMT LLC
PROFESSIONAL ENGINEERS & LAND SURVEYORS
10 G STREET, N.W., SUITE 430
WASHINGTON, DC 20002
PH: (202) 289-4545
FAX: (202) 289-5051

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CONCEPT SITE PLAN

SCALE: AS SHOWN

DATE: 11.05.15

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M STREET, N.W.

ASPHALT
(90' WIDE PUBLIC STREET)

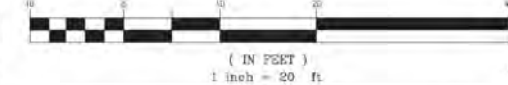


VICINITY MAP
NOT TO SCALE

LEGEND:

- BUSH
- TREE
- GRATE INLET
- STORM MANHOLE
- DRAIN
- ROOF DRAIN
- POST
- SINGLE POST SIGN
- ELECTRIC MANHOLE
- LIGHT POLE
- POWER POLE WITH STREET LIGHT
- POWER POLE
- TRAFFIC SIGNAL POLE
- LAMP
- ELECTRIC BOX
- AIR CONDITIONER UNIT
- GROUND SHOT
- TOP OF WALL ELEVATION
- COMMUNICATION MANHOLE
- UNKNOWN UTILITY MANHOLE
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- WATER MANHOLE
- WATER METER
- SIAMESE CONNECTION
- GAS METER
- GAS VALVE
- BOLLARD
- TRAVERSE
- BENCHMARK
- CURB AND GUTTER
- OVERHEAD UTILITIES
- UNDERGROUND WATER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- CHAIN LINK FENCE
- (DATR) DATA ACCORDING TO RECORDS
- (RCP) REINFORCED CONCRETE PIPE
- (PVC) POLYVINYL CHLORIDE PIPE
- (MP) METAL PIPE
- (SUE) SUB-SURFACE UTILITY ENGINEERING
- FF FINISH FLOOR ELEVATION
- WIDTH DOOR
- BUILDING
- WALL

GRAPHIC SCALE



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EXISTING CONDITIONS PLAN

SCALE: AS SHOWN
DATE: 11.05.15

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M STREET, N.W.

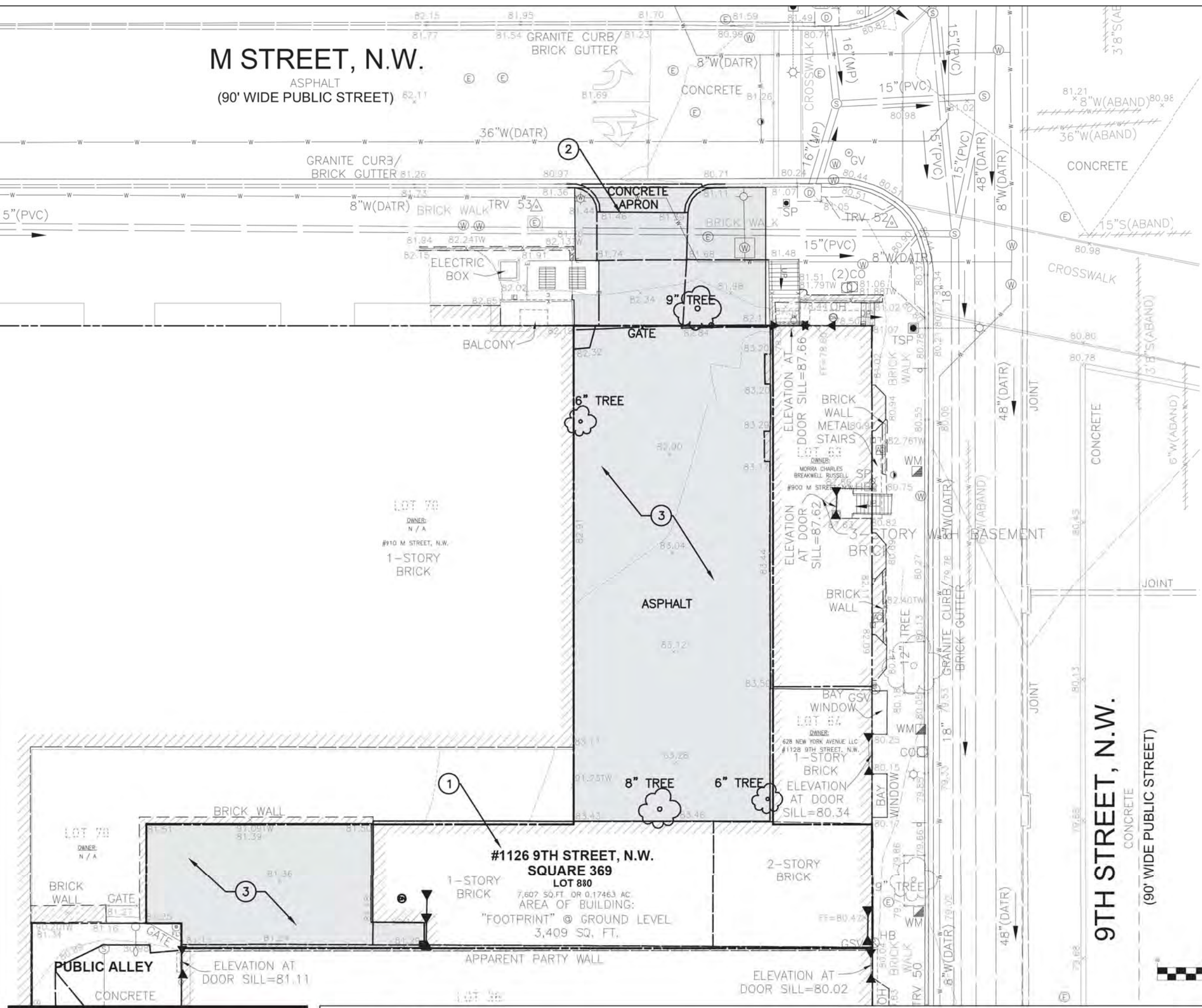
ASPHALT
(90' WIDE PUBLIC STREET)

SITE DEMOLITION PLAN

- 1 EXISTING BUILDING TO BE RENOVATED WITH BUILDING ADDITION.
- 2 VEHICLE ENTRANCE APRON TO BE REMOVED AND REPLACED WITH PAVING TO MATCH ADJACENT SIDEWALK.
- 3 DEMOLISH ALL SURFACE FEATURES ON VACANT PORTION OF LOT 880.

SITE DEMOLITION LEGEND

 APPROX. LIMITS OF SURFACE DEMOLITION



LOT 78
OWNER:
N/A
#910 M STREET, N.W.
1-STORY
BRICK

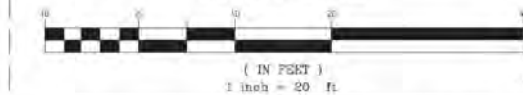
LOT 78
OWNER:
N/A
BRICK WALL
GATE
CONCRETE
PUBLIC ALLEY
ELEVATION AT DOOR SILL=81.11

#1126 9TH STREET, N.W.
SQUARE 369
LOT 880
1-STORY
BRICK
7,607 SQ. FT. OR 0.17463 AC.
AREA OF BUILDING:
"FOOTPRINT" @ GROUND LEVEL
3,409 SQ. FT.

LOT 84
OWNER:
628 NEW YORK AVENUE LLC
#1128 9TH STREET, N.W.
1-STORY
BRICK
ELEVATION AT DOOR SILL=80.34
2-STORY
BRICK

9TH STREET, N.W.
(90' WIDE PUBLIC STREET)

GRAPHIC SCALE



M STREET, N.W.

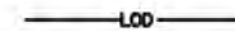
ASPHALT
(90' WIDE PUBLIC STREET)

PROVIDE INLET PROTECTION AT NEXT DOWNSTREAM CURB INLET

LEGEND



TEMPORARY STABILIZED CONSTRUCTION ENTRANCE (SCE)



LIMIT OF DISTURBANCE



SILT FENCE



TREE PROTECTION FENCE



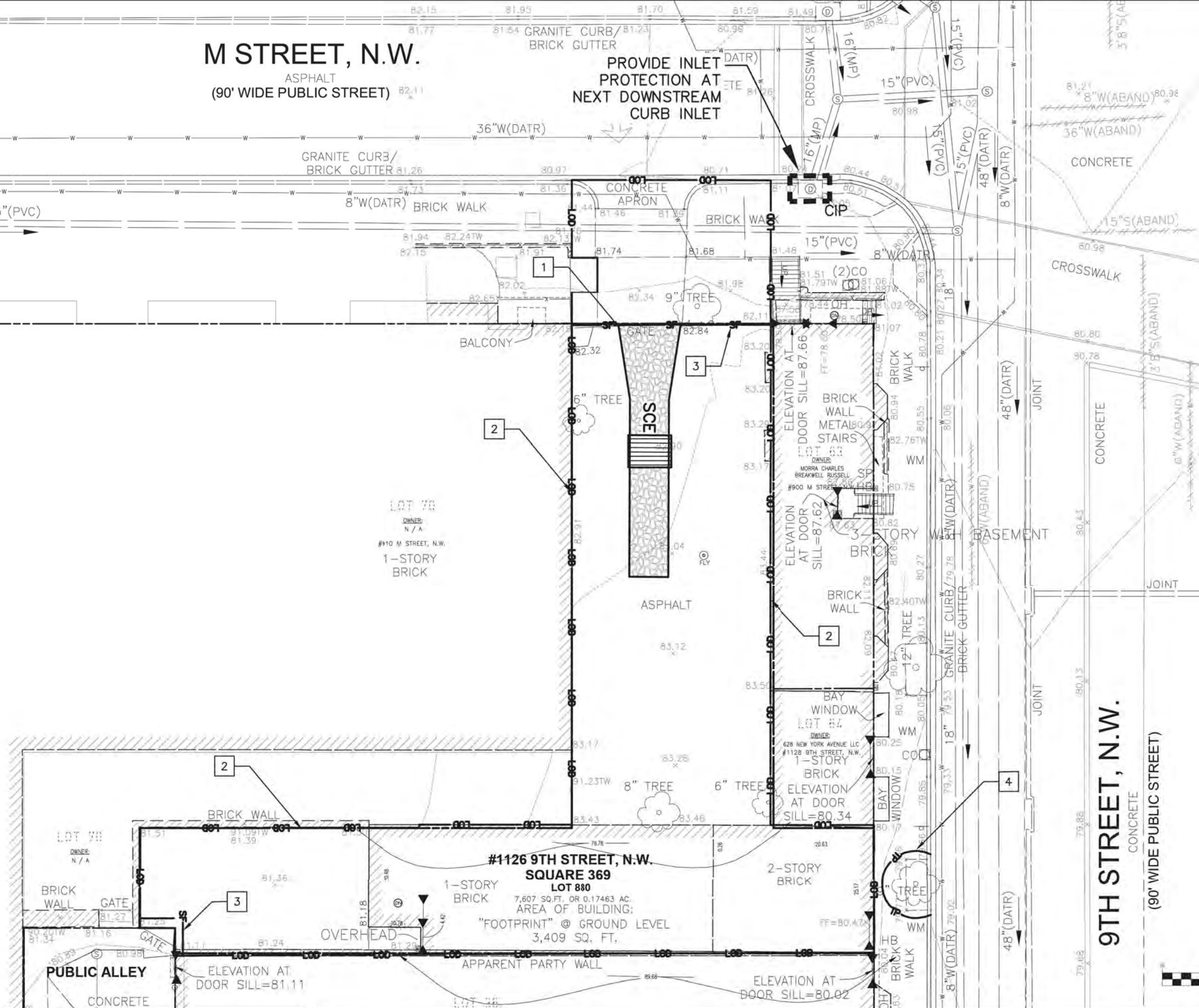
CURB INLET PROTECTION

SEDIMENT CONTROL PLAN KEYNOTES

- 1 STABILIZED CONSTRUCTION ENTRANCE, LOCATION SHOWN APPROXIMATE.
- 2 LIMITS OF DISTURBANCE, TYP.
- 3 SILT FENCE TO BE LOCATED AT THE PROPERTY LINE.
- 4 TREE PROTECTION FENCE.

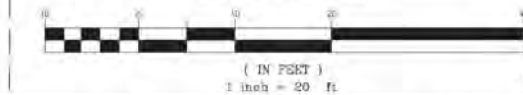
SITE TABULATION:

LOT AREA = 7,607 SF
BUILDING AREA = 6,420 SF
DISTURBED AREA = 8700 SF



9TH STREET, N.W.
(90' WIDE PUBLIC STREET)










GRAPHIC SCALE



M STREET, N.W.

ASPHALT
(90' WIDE PUBLIC STREET)

UTILITY PLAN LEGEND

-  COMBINED SEWER MANHOLE
-  STORM SEWER
-  FLOW ARROW
-  6" GATE VALVE AND CASING (DC WA W-20.01)
-  SANITARY/STORM DRAIN CLEANOUT
-  SANITARY SEWER
-  3" DOM
-  WATER METER VAULT
-  48" STORM MANHOLE

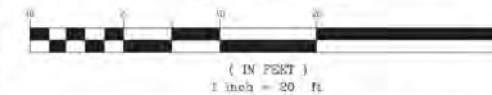
CONCEPT UTILITY PLAN

- 1 EXISTING PEPCO VAULT TO REMAIN
- 2 3" DIP DOMESTIC WATER SERVICE:
8"x6" DIP TEE W/ CONCRETE TRUST BLOCK
6" GATE VALVE AND CASING
6" X 3" DIP REDUCER
3" DOMESTIC WATER METER & VAULT
3" DIP LATERAL CONNECTION TO BUILDING
- 3 6" DIP FIRE SERVICE:
12" X 6" DIP TEE W/ THRUST BLOCK
6" GATE VALVE & CASING
6" DIP LATERAL CONNECTION TO BUILDING
- 4 6" PVC SANITARY SEWER SERVICE:
6" CONNECTION TO 48" DOGHOUSE MANHOLE
6" PVC LATERAL
6" CLEANOUT
6" PVC LATERAL CONNECTION TO BUILDING
- 5 8" PVC STORM SERVICE:
8" CONNECTION TO 48" DOGHOUSE MANHOLE
8" PVC LATERAL
8" CONNECTION TO 48" MANHOLE
8" PVC LATERAL CONNECTION TO BUILDING

UTILITY NOTES:
PROPOSED UTILITY DESIGN IS SCHEMATIC AND SUBJECT TO FINAL DESIGN AND AGENCY/UTILITY OWNER REVIEW. UTILITY LOCATIONS AND SIZES SHOWN ARE APPROXIMATE.

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9TH & M
14011

CONCEPT UTILITY PLAN

SCALE: AS SHOWN
DATE: 11.05.15

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M STREET, N.W.

ASPHALT
(90' WIDE PUBLIC STREET)

STORMWATER MANAGEMENT NARRATIVE

DOEE STORMWATER MANAGEMENT AND GREEN AREA RATIO REQUIREMENTS WILL BE MET WITH A PROPOSED GREEN ROOF. PUBLIC SPACE STORMWATER MANAGEMENT WILL BE MET BY LID MEASURES AS OUTLINED IN THE DDOT GREEN INFRASTRUCTURE STANDARDS MANUAL.

AN 8" STORM DRAIN WILL CONNECT TO THE EXISTING 15" COMBINED SEWER MAIN IN M STREET, NW.

STORMWATER MANAGEMENT SUMMARY

IMPERVIOUS AREA, $A_i = 7607$ SF
 $R_i = 0.95$

SWRV REQUIRED = $1.2"/12' \times (A_i \times R_i)$






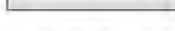

ON SITE SWRV REQUIRED: 723 CU FT

EXISTING ZONE: C-2-A

CONCEPT STORMWATER MANAGEMENT PLAN

- 1 8" PVC STORM SEWER CONNECTION TO EXISTING COMBINED SEWER.
- 2 SIXTH STORY GREEN ROOF, TYP.
- 3 THIRD STORY GREEN ROOF, TYP.
- 4 ELEVENTH STORY GREEN ROOF, TYP.

SITE PLAN LEGEND

-  LANDSCAPED AREA
-  BRICK PAVEMENT
-  GREEN ROOF
-  BUILDING
-  FENCE WITH GATE
-  ROOF TERRACE
-  BUILDING FACE BELOW

GRAPHIC SCALE



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AMT L.L.C.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
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CONCEPT STORMWATER PLAN

SCALE: AS SHOWN

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Green Area Ratio Scoresheet			
Address: 1126 9th street NW		Ward	Lot
Other / BZA Order		880	369
Lot size (enter this value first) *		enter sq ft of lot	multiplier
		7,607	SCORE 0.318
Landscape Elements	Square Feet	Factor	Total
A Landscaped areas (select one of the following for each area)			
1 Landscaped areas with a soil depth of less than 24"	enter sq ft 0	0.3	
2 Landscaped areas with a soil depth of 24" or greater	enter sq ft 0	0.6	
3 Bioretention facilities	enter sq ft 0	0.4	
B Plantings (credit for plants in landscaped areas from Section A)			
1 Groundcovers, or other plants less than 2' tall at maturity	enter sq ft 0	0.2	
2 Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 0	0.3	
3 Tree canopy for all new trees 2.5" to 6" in diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees 0	0.5	
4 Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees 0	0.6	
5 Tree canopy for preservation of existing tree 6" to 12" in diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees 0	0.7	
6 Tree canopy for preservation of existing tree 12" to 18" in diameter or larger or equivalent - calculated at 600 sq ft per tree	enter number of trees 0	0.7	
7 Tree canopy for preservation of all existing trees 18" to 24" in diameter or equivalent - calculated at 1300 sq ft per tree	enter number of trees 0	0.7	
8 Tree canopy for preservation of all existing trees 24" in diameter or larger or equivalent - calculated at 2000 sq ft per tree	enter number of trees 0	0.8	
9 Vegetated wall, plantings on a vertical surface	enter sq ft 0	0.6	
C Vegetated or "green" roofs			
1 Over at least 2" and less than 8" of growth medium	enter sq ft 4,036	0.6	2,421.6
2 Over at least 8" of growth medium	enter sq ft 0	0.8	
D Permeable Paving***			
1 Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0	0.4	
2 Permeable paving over at least 24" of soil or gravel	enter sq ft 0	0.5	
E Other			
1 Enhanced tree growth systems***	enter sq ft 0	0.4	
2 Renewable energy generation	enter sq ft 0	0.5	
3 Approved water features	enter sq ft 0	0.1	
H Bonuses		sub-total of sq ft =	4,036
1 Native plant species	enter sq ft 0	0.1	
2 Landscaping in food cultivation	enter sq ft 0	0.1	
3 Harvested stormwater irrigation	enter sq ft 0	0.1	
		Green Area Ratio numerator =	2,421.6

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

GAR RATIO REQUIREMENTS
 EXISTING ZONE: C-2-A
 GREEN AREA THRESHOLD RATIO: 0.318