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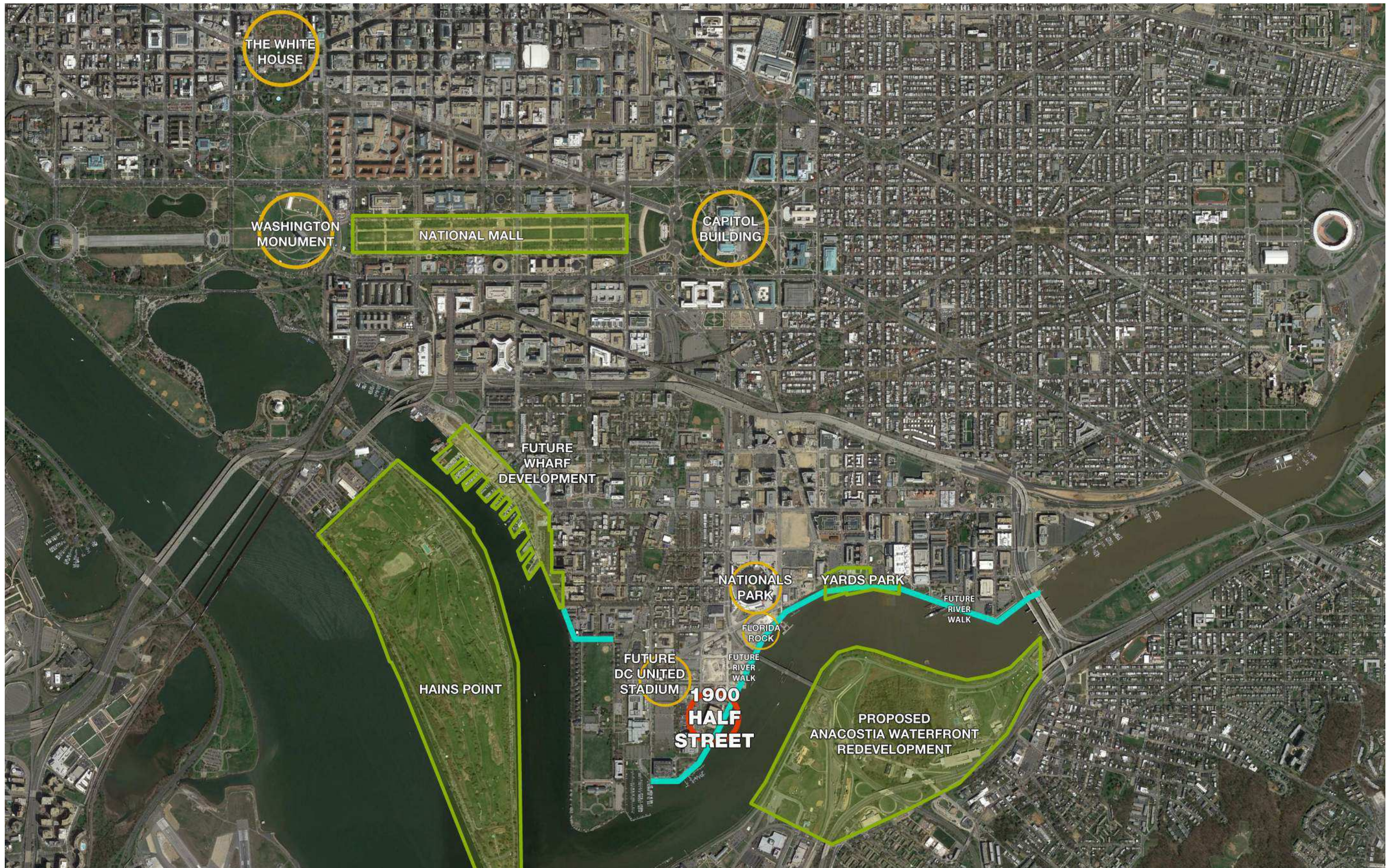
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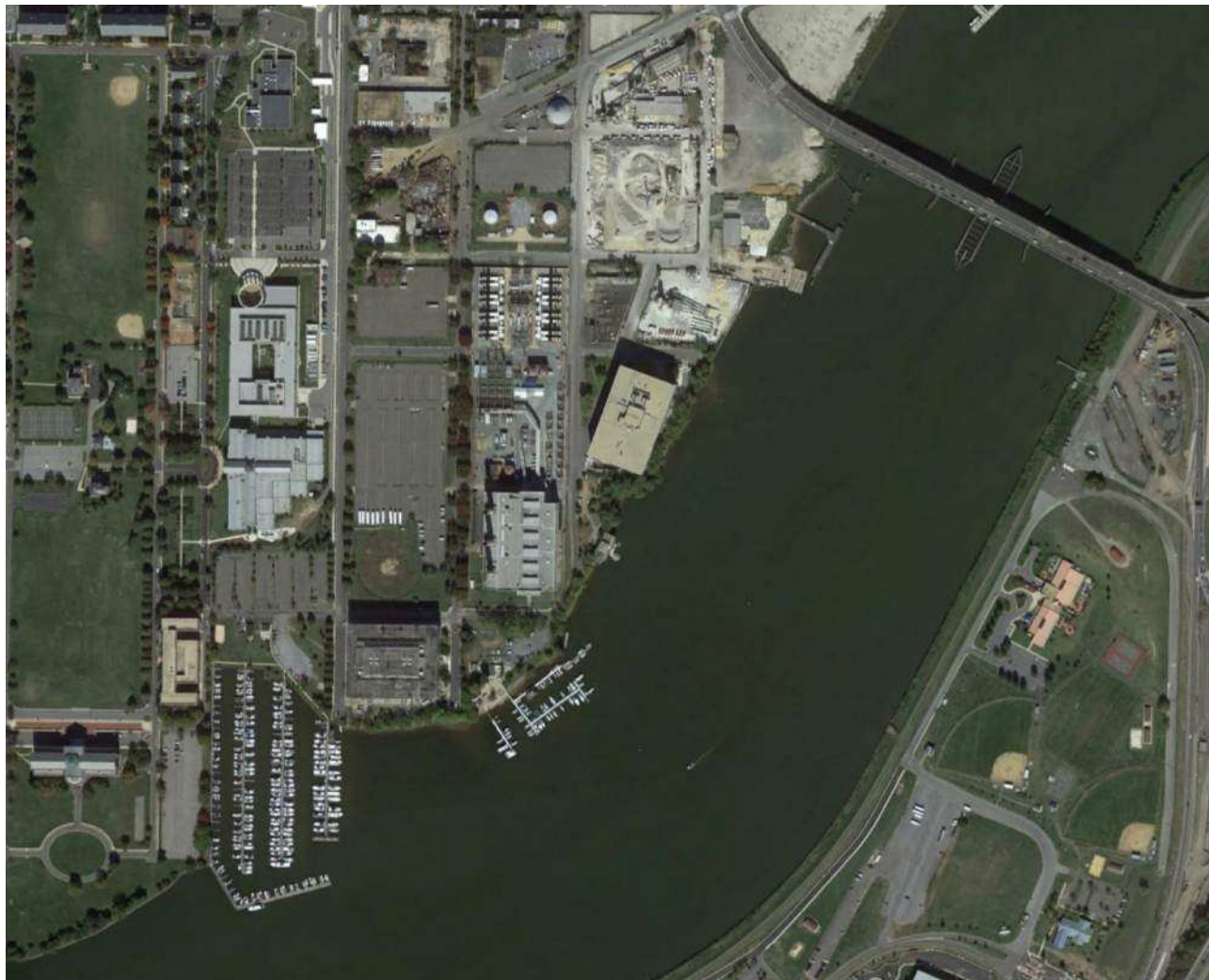


1900 HALF STREET

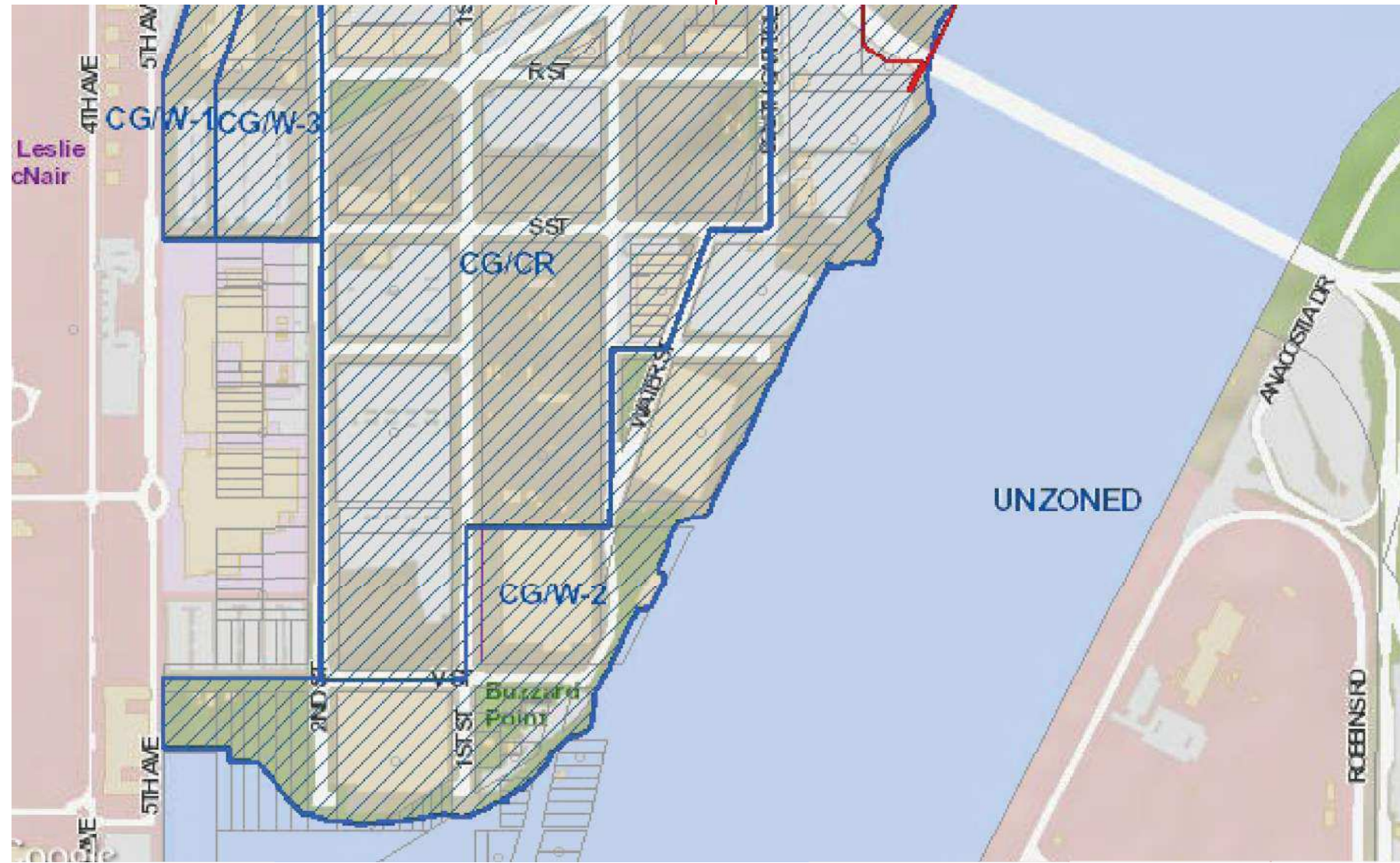
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Site Location

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Project Site
 Square 666 Lot 15
 1900 Half Street SW, Washington, DC



Zoning Map

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Zoning & Aerial Map

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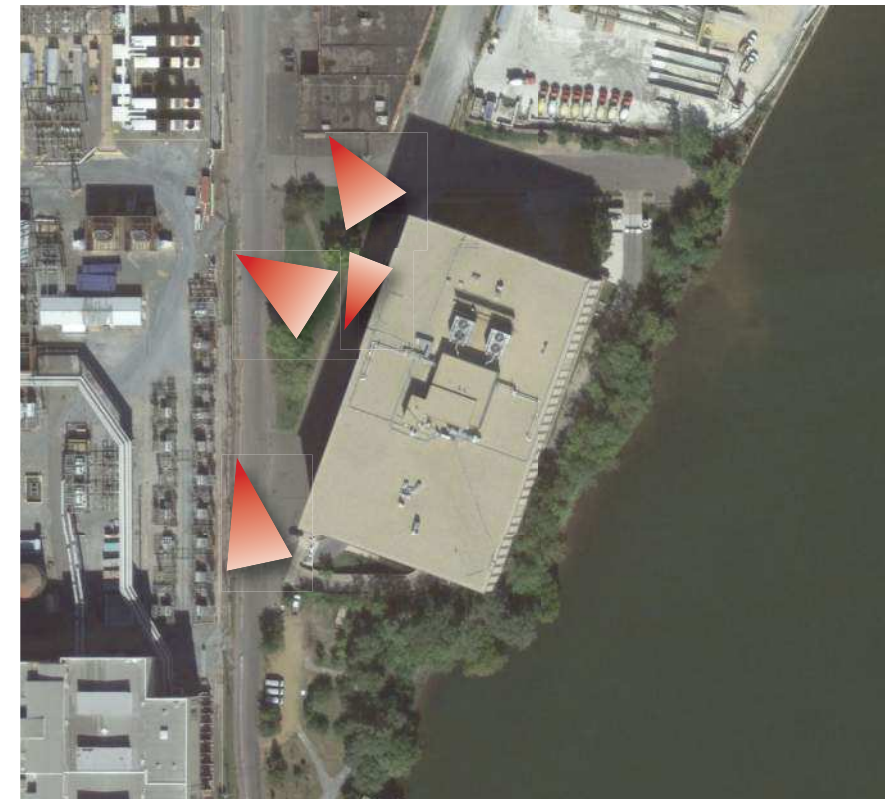
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Site Photographs

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E



F



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H



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Site Photographs

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A. PANORAMIC VIEW FROM MAIN BUILDING ENTRY



B. VIEW DOWN WATER STREET TOWARDS NATIONAL'S PARK



C. VIEW DOWN HALF STREET



D. VIEW FROM INTERSECTION OF HALF STREET AND WATER STREET

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View Analysis

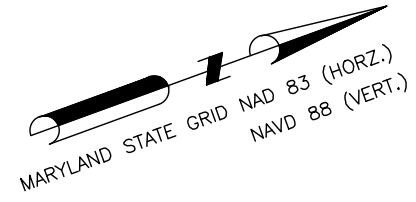
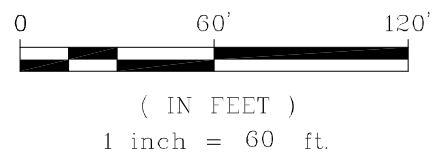
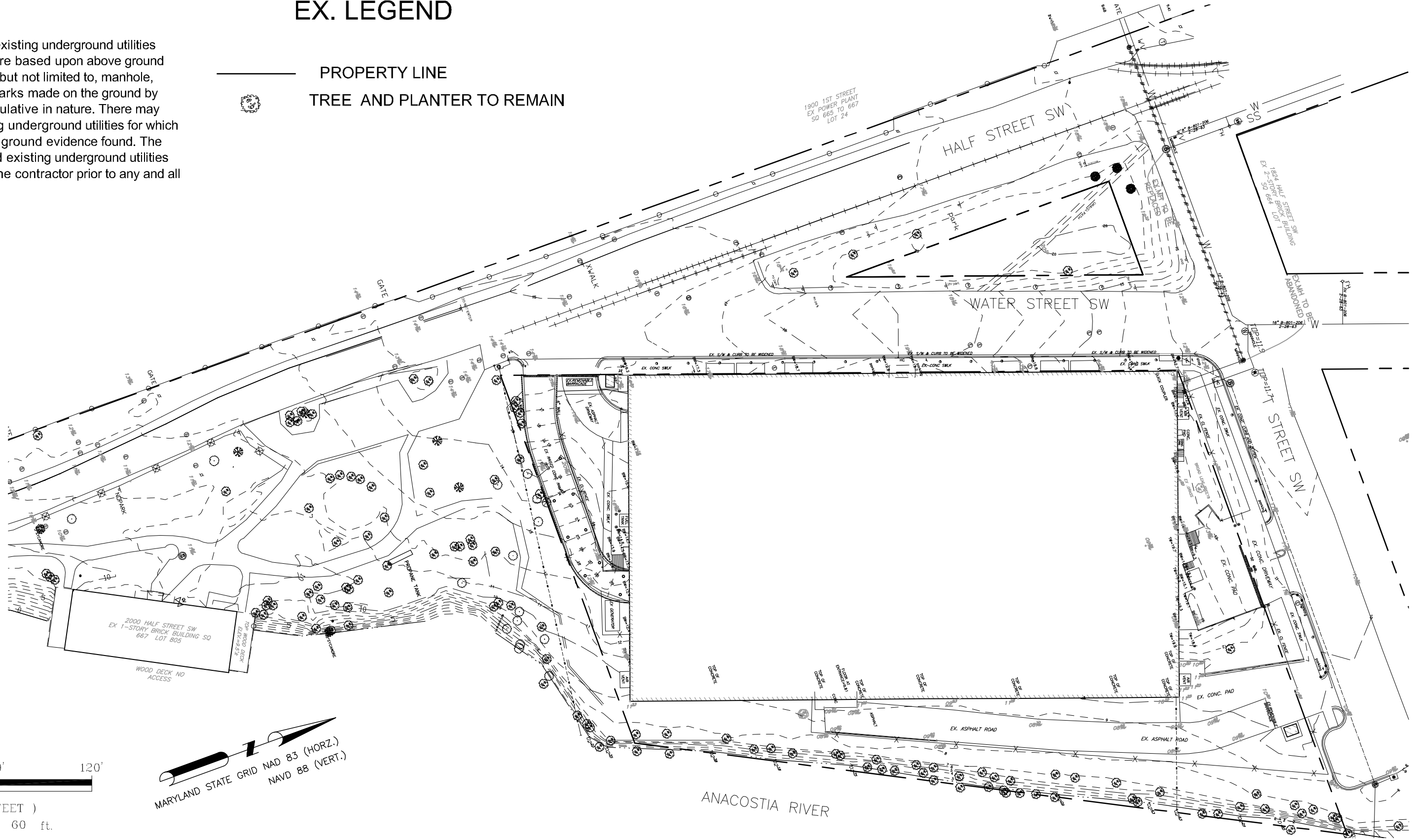
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CAUTION!

The locations of all existing underground utilities shown on this plan are based upon above ground evidence (including, but not limited to, manhole, inlets, valves, and marks made on the ground by others) and are speculative in nature. There may also be other existing underground utilities for which there was no above ground evidence found. The exact location of said existing underground utilities shall be verified by the contractor prior to any and all construction.

EX. LEGEND

- PROPERTY LINE
-  TREE AND PLANTER TO REMAIN



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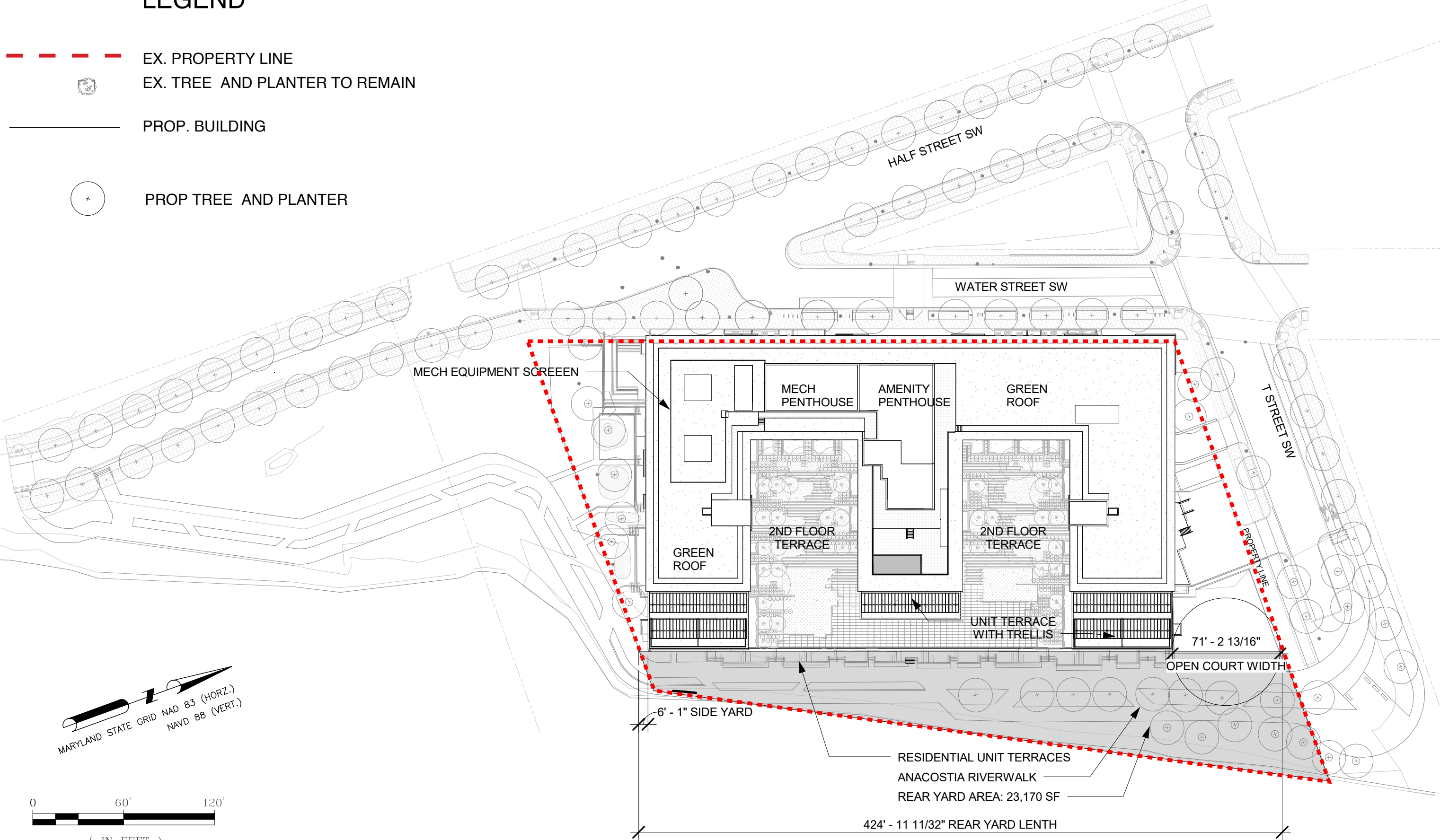
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Existing Site Survey

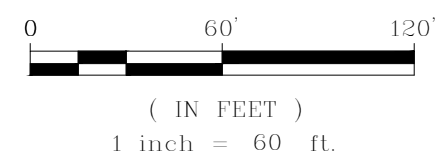
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LEGEND

- - - EX. PROPERTY LINE
- EX. TREE AND PLANTER TO REMAIN
- PROP. BUILDING
- PROP TREE AND PLANTER



MARYLAND STATE GRID NAD 83 (HORZ.)
NAVD 88 (VERT.)



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Proposed Site Plan

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PROPOSED FAR CALCULATIONS					
LEVEL	SERVICE	PARKING	RETAIL	RESIDENTIAL	GROSS FLOOR AREA (included in FAR)
PH				5,094	5,094
9	500			39,223	39,723
8	500			44,116	44,616
7	500			44,116	44,616
6	500			46,510	47,010
5	500			46,510	47,010
4	500			46,510	47,010
3	500			46,510	47,010
2	600			33,215	33,815
1	3,844	14,773	18,813	5,032	42,462
P1	175	29,803	5,219	17,148	52,345
P2					0
TOTAL	8,119	44,576	24,032	373,984	450,711
Land Area (SF)	110,988			FAR	4.06

EXISTING
GROSS FLOOR AREA
70,297
70,297
70,297
70,297
70,297
70,297
70,297
70,297
69,061
67,482
37,306
0
665,928
6.00

PARKING CALCULATIONS	
Required Residential Parking	1 per 3 units x 427 units 142 Spaces Total
Required Retail Parking	24,032 sf - 3000 sf / 1 per 750 sf 28 Spaces Total
Total Parking Spaces Required	170 Spaces Total
Total Parking Spaces Provided	300 Spaces Total*

*plus an additional 11 tandem spaces

	Required/Permitted	Existing Conditions	Proposed/Provided	Relief Requested
Zoning Classification	W-2 with Capital Gateway Overlay			
FAR (CG Overlay)	4.0 FAR in W-2 (§ 931.3) + 1.0 FAR for residential (§ 1603.4)	6.0 FAR	4.06 FAR	
Land Area	110,988 SF	110,988 SF	110,988 (no change)	
Gross Floor Area	443,952 SF	665,928 SF	450,711 SF	
Lot Occupancy	75%	63.6%	63.6% (no change)	
Building Height	60' (W-2) (§ 930.1) 70' (CG Overlay) (§ 1603.4)	90'-0" (from top of curb at centerline on Water Street)	90' (no change) for 76% of the building area 92'-3" for 20% of the building area 95' for 4% of the building area	Additional height due to structural accommodations for mechanical penthouse spaces and rooftop use for residential conversion.
Penthouse Number	1; separate enclosure for egress stairs permitted	1, with additional unenclosed equipment	1, with additional unenclosed equipment (plus separate egress stairs)	Multiple roof structures due to mechanical equipment spread over large roof plane and conversion to residential use
Penthouse Heights	1 height for habitable space; 1 height for mechanical space; 1 height for screen wall (§ 411.9)	16'-5"	Habitable space 12'-0" Mechanical space 16'-1" Screen wall 14'	
Penthouse Setbacks	1:1 setback ratio	Complies with 1:1 setback ratio	Existing stairwells and elevator overruns to remain. New openings in the slab creates setbacks less than 1:1 at interior courts only.	Special exception requested for setbacks at courtyard walls.
Parking Requirement Residential Retail Total	1 per 3 units x 427 units = 142 spaces 1 per 750 sf in excess of 3,000 sf x 24,032 sf = 28 spaces 170 spaces	 691 parking spaces	 300 zoning-compliant spaces + 12 tandem spaces = 312 total spaces	
Bicycle Parking Requirement Residential Retail	"Bicycle Commuter and Parking Expansion Act of 2007" Section 6(b)(1): 1 space per 3 units x 427 units = 142 spaces per § 2119: 5% of required vehicle parking spaces x 28 = 1 space	No existing bicycle parking	210 spaces (residential, long-term; interior) 22 spaces (residential, short-term; exterior) 12 spaces (retail, long-term; interior) 7 spaces (retail, short-term; exterior)	
Loading Berth Residential Retail	(1) @ 55' deep (2) @ 30' deep	(1) @ 40' deep (1) @ 30' deep	(1) @ 40' deep (no change) (1) @ 30' deep (no change)	Variance requested: - Reduction of number of berths from 3 to 2 and reduction of size from 55' to 40'
Loading Platform Residential Retail	(1) @ 200 sf (2) @ 100 sf	(1) @ 211 sf (1) @ 301 sf	(1) @ 211 sf (no change) (1) @ 301 sf (no change)	
Service/Delivery Loading Spaces Residential Retail	(1) @ 20' deep (1) @ 20' deep	(1) @ 20' deep	(1) @ 20' deep (no change)	Variance requested: Reduction of number of service/delivery spaces from 2 to 1
Courts: Minimum Width	4 in. per foot of height x 110' (at north facade) = 36'-8" 4 in. per foot of height x 92'-3" (at inner courtyards) = 30'-9"	North facade open court: 71'-2"	North facade open court: 71'-2" (no change) Inner courtyards: 71'-1" open width	
Rear Yard (§ 933)	24,120 SF / 424.95' = 56.76'		23,170sf / 424.945' = 54.52'	
Side Yard (§ 934)	If provided, 8'-0" minimum	6'-1" side yard	6'-1" (existing non-conforming condition)	



LEED v2009 for New Construction

1900 Half Street
May 6, 2016



16 6 4 Sustainable Sites Possible Points: 26

Y		Prereq 1	Construction Activity Pollution Prevention	
		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
		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
		Credit 8	Light Pollution Reduction	1

6 2 2 Water Efficiency Possible Points: 10

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

10 5 20 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	
3	3	Credit 1	Optimize Energy Performance	19
		Credit 2	On-Site Renewable Energy	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

8 1 5 Materials and Resources Possible Points: 13

Y		Prereq 1	Storage and Collection of Recyclables	
2	1	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof (55%, 75%, 95%)	3
		Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2		Credit 2	Construction Waste Management	2
		Credit 3	Materials Reuse	1
2		Credit 4	Recycled Content	2
2		Credit 5	Regional Materials	2
		Credit 6	Rapidly Renewable Material	1
		Credit 7	Certified Wood	1

9 1 5 Indoor Environmental Quality Possible Points: 12

Y		Prereq 1	Minimum Indoor Air Quality Performance	
Y		Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1		Credit 1	Outdoor Air Delivery Monitoring	1
		Credit 2	Increased Ventilation	1
1		Credit 3.1	Construction IAQ Management Plan—During Construction	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
		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 Controls	1
1		Credit 6.2	Controllability of Systems—Thermal Comfort	1
1		Credit 7.1	Thermal Comfort—Design	1
		Credit 7.2	Thermal Comfort—Verification	1
		Credit 8.1	Daylight and Views—Daylight	1
1		Credit 8.2	Daylight and Views—Views	1

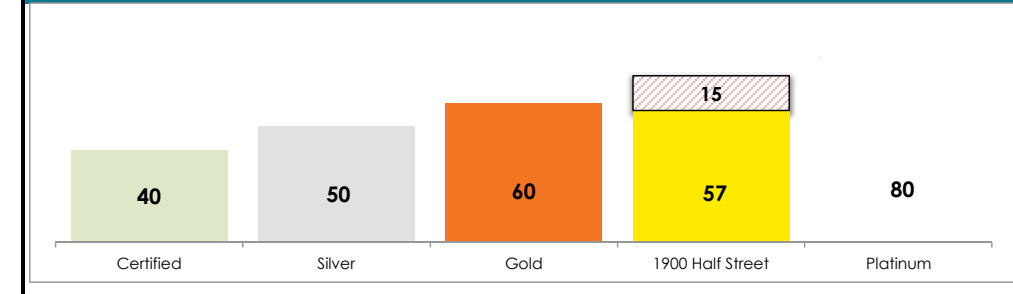
6 0 0 Innovation and Design Process Possible Points: 6

1		Credit 1.1	Innovation in Design: Exemplary Performance SSC7.1	1
1		Credit 1.2	Innovation in Design: Exemplary Performance EAc6	1
1		Credit 1.3	Innovation in Design: Exemplary Performance SSC5.2	1
1		Credit 1.4	Innovation in Design: Integrated Pest Management	1
1		Credit 1.5	Innovation in Design: Green Housekeeping	1
1		Credit 2	LEED Accredited Professional	1

2 0 2 Regional Priority Credits (20024) Possible Points: 4

		Credit 1.1	Regional Priority: EAc1 40% new/ 36% existing	1
1		Credit 1.2	Regional Priority: SSc6.1	1
1		Credit 1.3	Regional Priority: SSc5.1	1
		Credit 1.4	Regional Priority: EA Cr. 2 (1%), Wec2, or MRC1.1 (75%)	1

57 15 38 Total Possible Points: 110

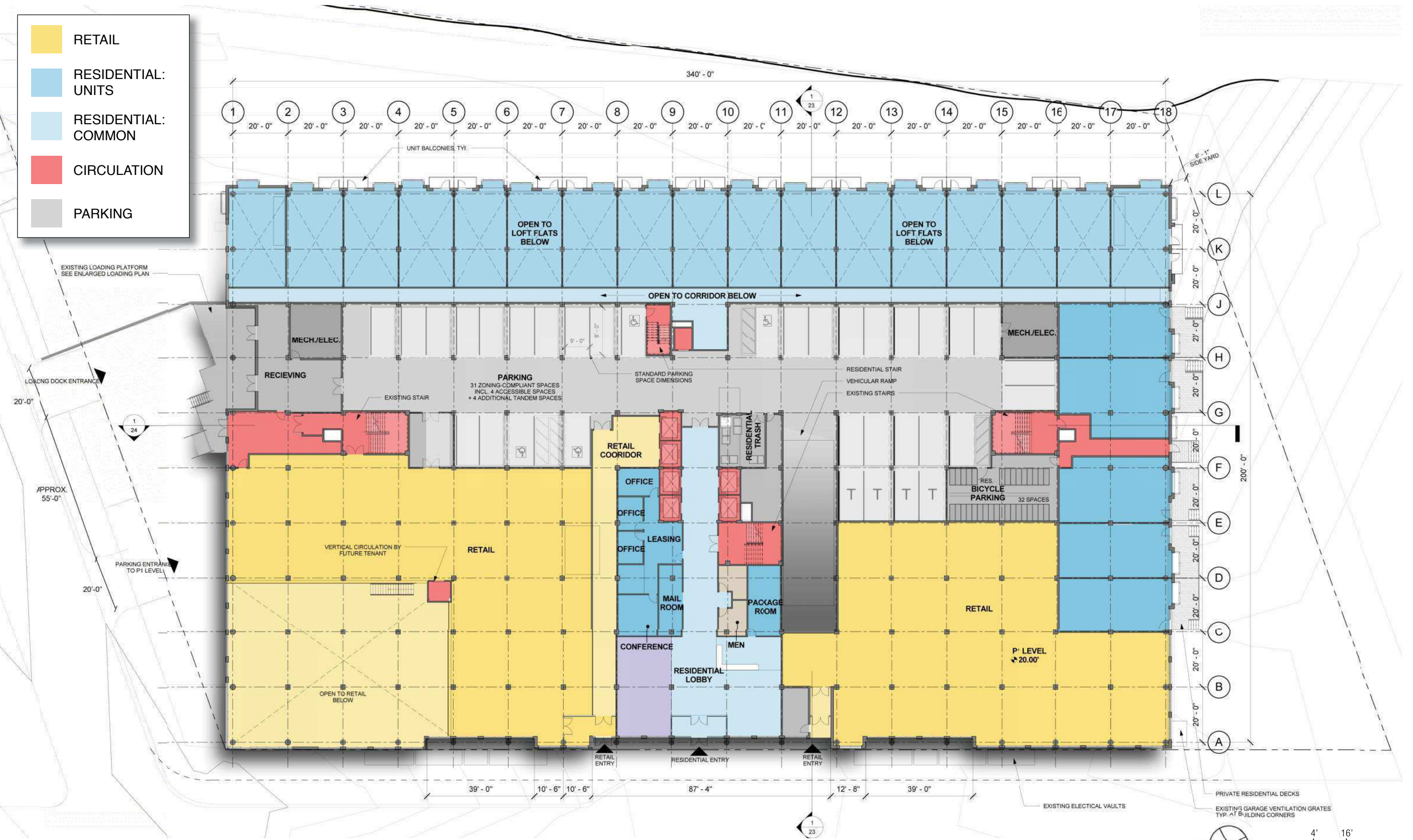


1900 HALF STREET

LEED Score Card

May 20, 2016

- RETAIL
- RESIDENTIAL: UNITS
- RESIDENTIAL: COMMON
- CIRCULATION
- PARKING



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Ground Floor Plan

May 20, 2016

- RETAIL
- RESIDENTIAL: UNITS
- RESIDENTIAL: COMMON
- CIRCULATION
- PARKING



SCALE: 0 4' 8' 16' 32'

1900 HALF STREET

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Floor P1 Plan

May 20, 2016

- RETAIL
- RESIDENTIAL:
COMMON
- CIRCULATION
- PARKING



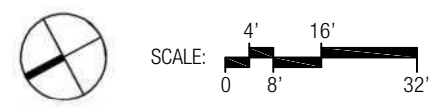
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Floor P2 Plan

May 20, 2016

- RESIDENTIAL: UNITS
- RESIDENTIAL: COMMON
- CIRCULATION
- AMENITY
- SERVICE
- RETAIL BELOW



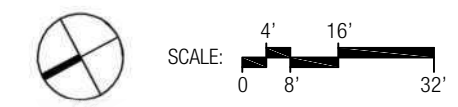
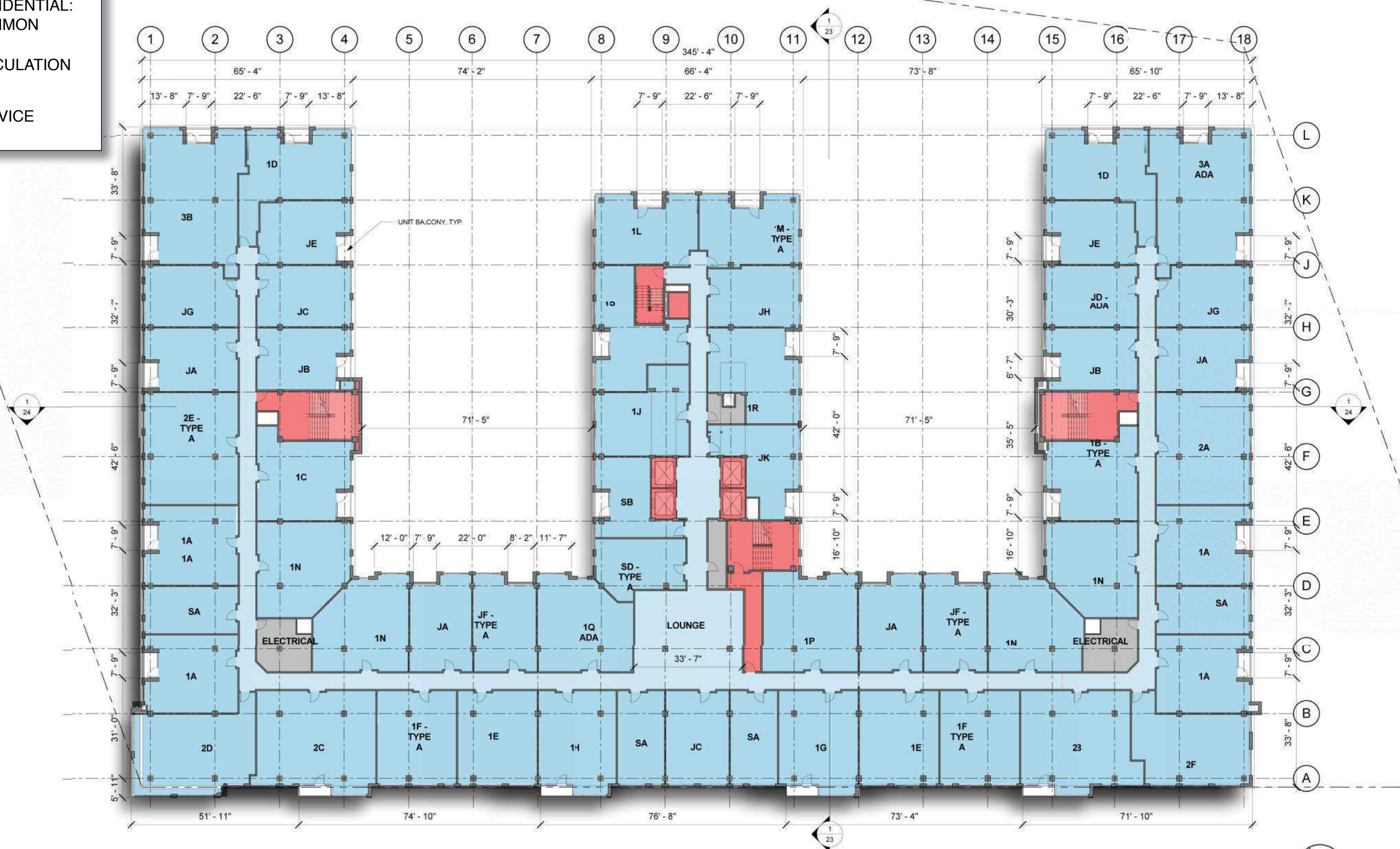
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Floor 2 Plan

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- RESIDENTIAL: UNITS
- RESIDENTIAL: COMMON
- CIRCULATION
- SERVICE



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Floor 3-6 Plan

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