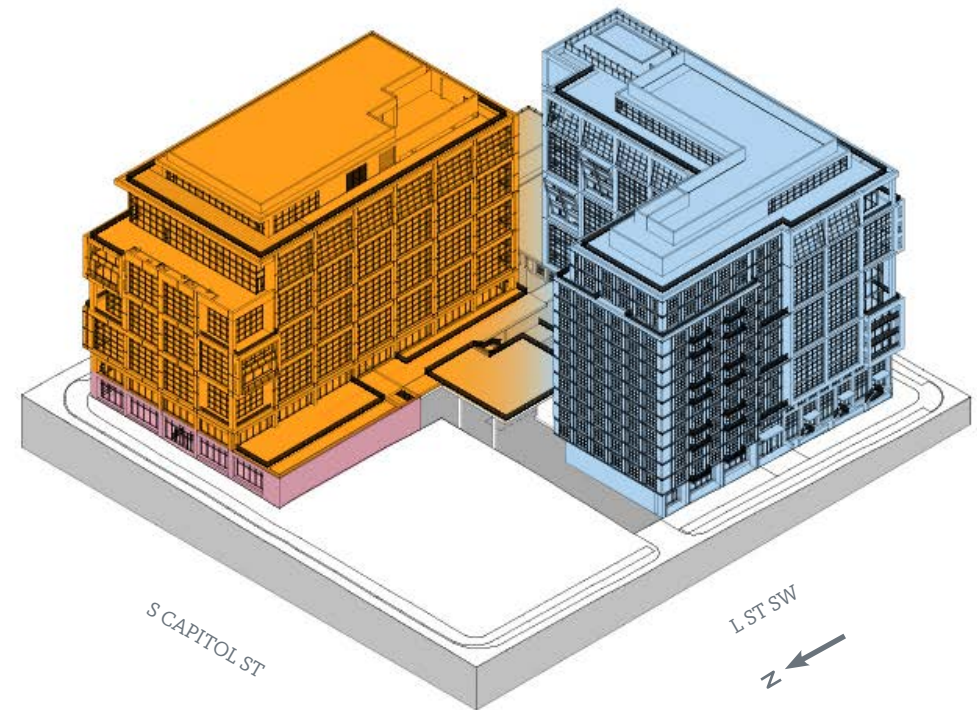
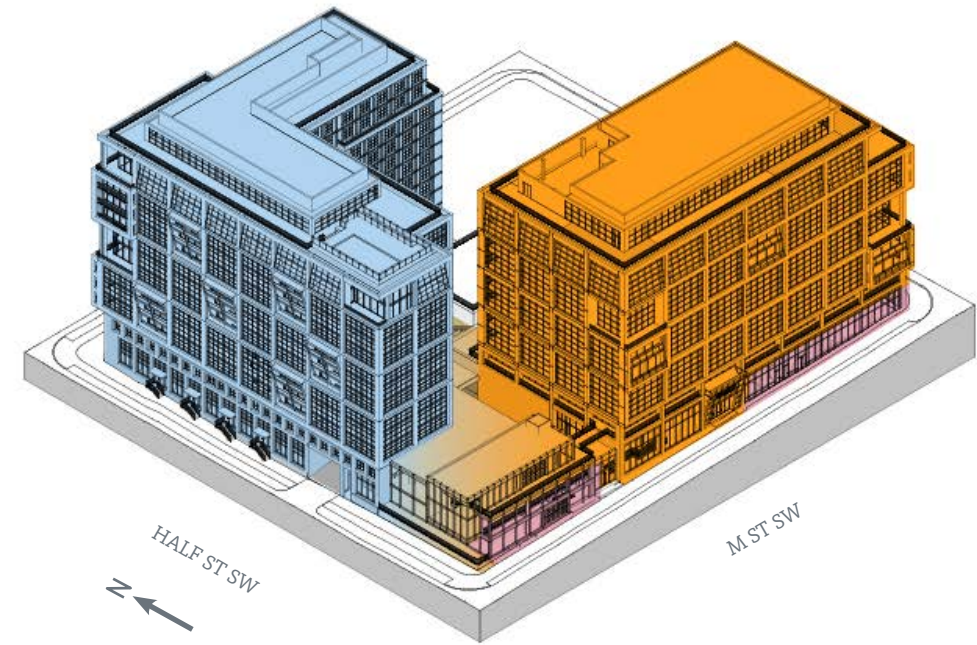


SECTION 3

DESIGN PROPOSAL

Mixed Use Scheme

Mixed Use Scheme



Lot Area : 75,656 SF

5M St SW; Square 649; Lots 43, 44, 45, 48; Zone D-5

Mixed-Use Scheme (Project)		Comments	
Proposed Use	Office, Residential, Retail		
Proposed Number of Residential Units	349		
Proposed Building Height	130' with 1:1 setback at 110 feet on South Capitol St, 32' Southwest Pavilion height Penthouse Height : 20', Setback 1:1		
Build To Requirements	69%	Minimum requirement of 60% of street wall is to be constructed to the property line per Sub. I, Sec. 616.7(g)	
Allowable FAR	Residential : Unlimited Non Residential : 6.5 x 75,656 = 491,764 SF		
Total Gross Floor Area			
Retail	25,406 SF	Flexible space calculations below included in Retail SF.	
Residential	330,622 SF		
Office	225,356 SF		
Total	581,384 SF		
Flexible Space	10,403 SF		
Penthouse Habitable Space	13,367 SF	Residential Units : 2,556 SF (4 units, included in unit total) ; Office Amenity : 5,458 SF	
Penthouse Mechanical Space	7,922 SF		
Penthouse Total	21,359 SF		
Parking Spaces	403		
*Vehicle parking spaces are not required for development on the subject property due to its location in D zone east of 20th Street, NW.			
Bike Parking	Required	Provided	Bike parking will be provided to meet the minimum number of zoning required spaces. The minimum number of bike parking spaces will be required based on the final square footage and the number of units. Reference Subtitle C, Sec. 802.2 (after first 50 bike parking spaces are provided for a use, additional spaces are required at one-half the ratio specified).
Short Term			
Retail	7	7	
Residential	17	19	
Office	6	6	
Total	30	32	
Long Term			
Retail	3	3	
Residential	83	97	
Office	70	70	
Total	156	170	
Shower Requirement	6	6	
Locker Requirement	42	42	
Loading Berths	Required	Provided	*Per C-901.8 and C-902.2, two or more uses may share loading and the building is only required to provide enough berths to meet the requirements for the use category with the highest requirement. Loading Berth (12'x30'x14' clear); Service/Delivery Space (10'x20'x10' clear)
Retail	2 Loading Berth/ 1 Service/Delivery Space	4 Loading Berths / 2 Service/Delivery Spaces*	
Office	3 Loading Berth/ 1 Service/Delivery Space		
Residential	1 Loading Berth/ 1 Service/Delivery Space		
Loading Platform			
Retail	2 Loading Platform @ 100 SF	4 Loading Platforms @ 100 SF*	
Office	3 Loading Platform @ 100 SF		
Residential	1 Loading Platform @ 100 SF		
Rear Yard	Not Required	Not Provided	Reference Subtitle I, Sec. 205.2(b).
Side Yard	Not Required, if provided min 4'-0" wide	22'-0" Provided	
Courts			
Open Courth Width	4" per foot of height, no less than 10'		To Comply - See Court Exhibit
Closed Court Width/Area	Width : 4" per foot of height, no less than 15'; Area : Twice the square of the required width, minimum 350 SF		To Comply - See Court Exhibit
GAR Requirement	0.2 minimum	0.2 provided	Reference Section 7 for Preliminary GAR Scoresheet

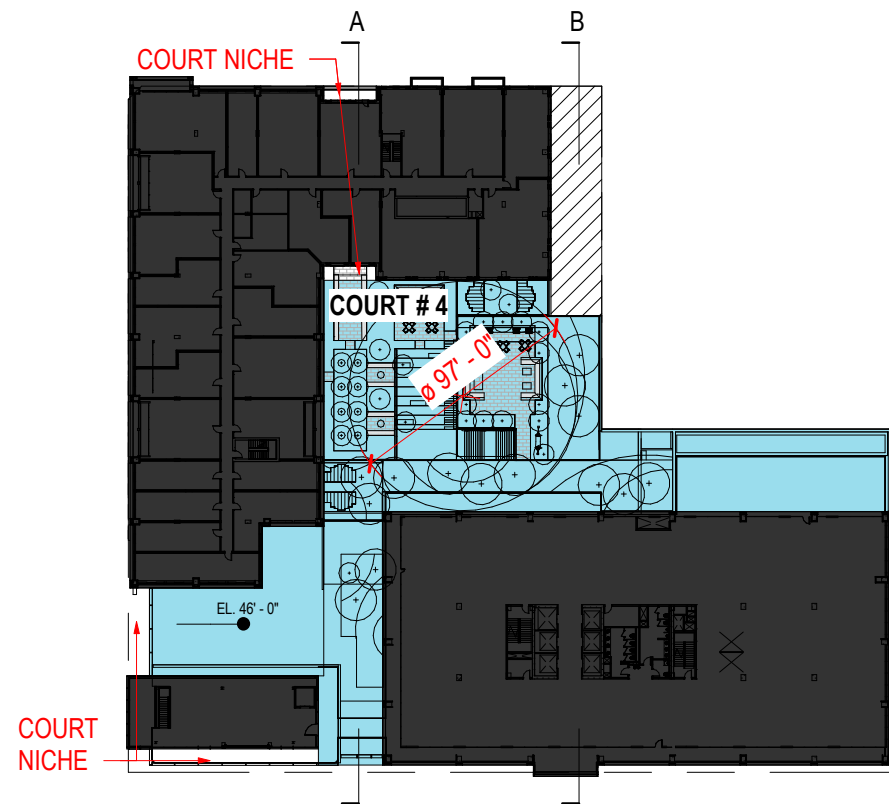
Unit Mix	Units	Type			
		STUDIO	1 BED	2 BED	3BED
North Residential Tower	349	10-20%	40-50%	35-45%	
Total	349				



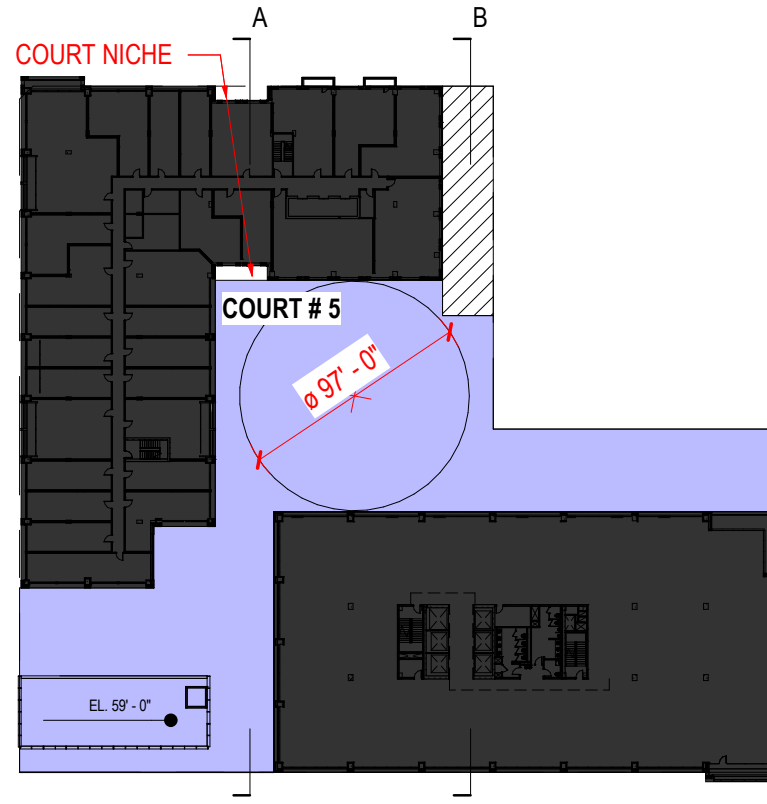
LEVEL 01 PLAN



RES LEVEL 02 PLAN (EL +36'-0")

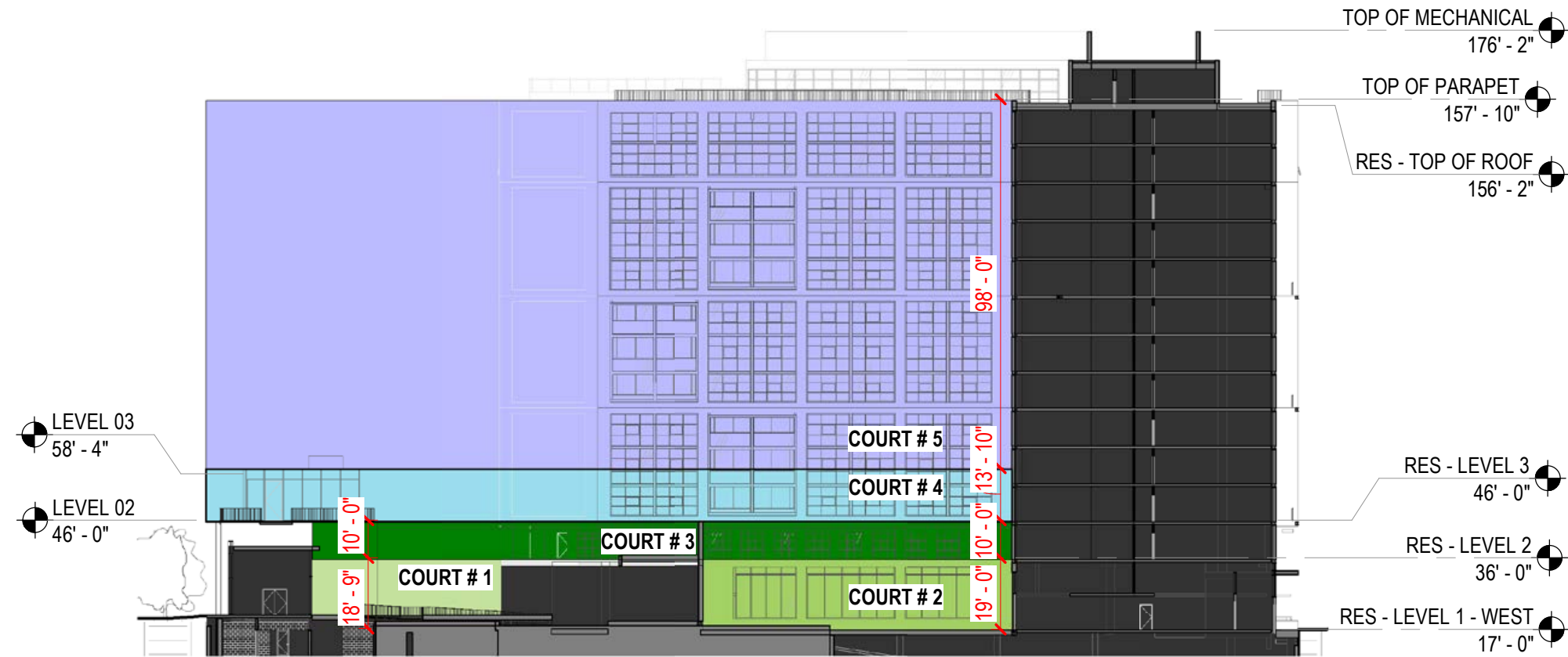


OFFICE LEVEL 02 PLAN (EL +46'-0")

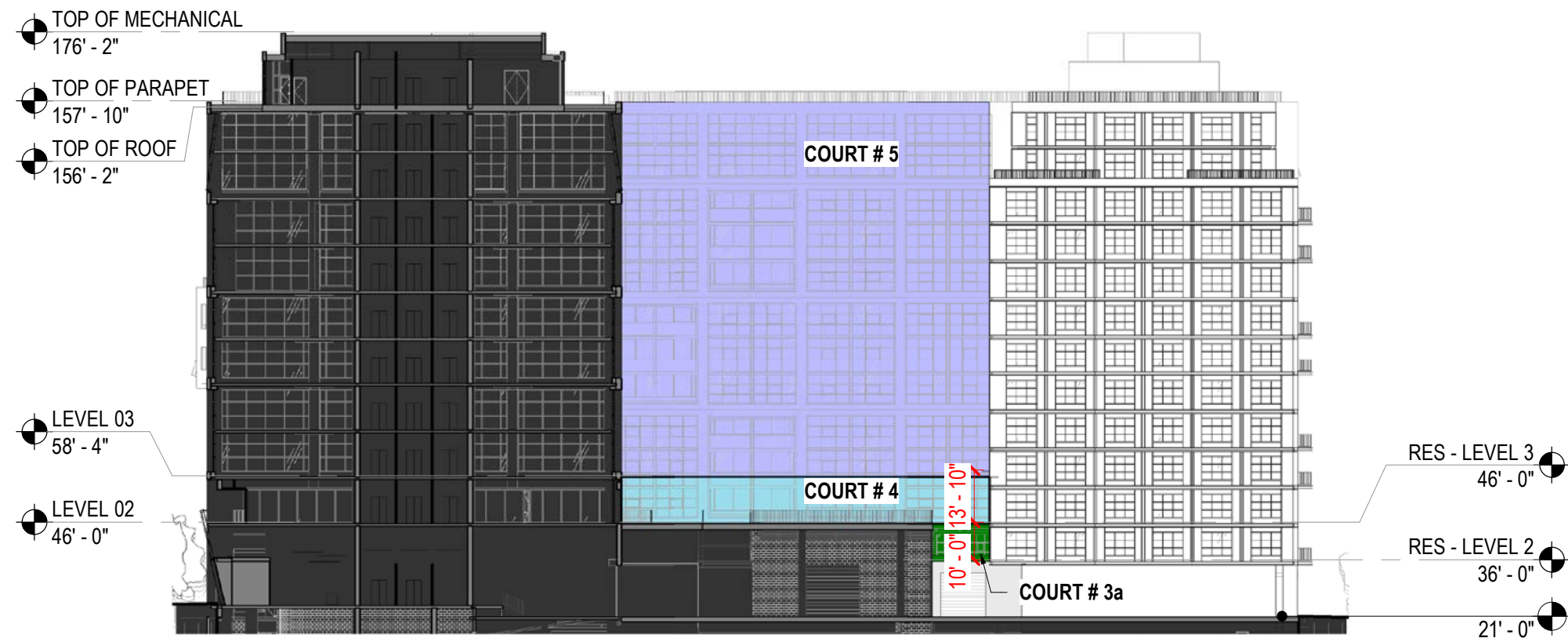


OFFICE LEVEL 03 PLAN

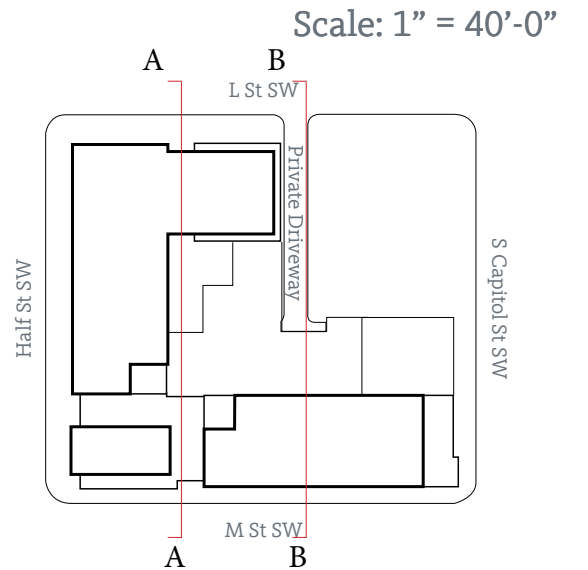
MXU SCHEME							
Court #	Court Type	Height	Required Width	Provided Width	Required Area (SF)	Provided Area (SF)	Comply (Y/N)
					Twice the square of the reqd. width		
Residential Courts			4 inches per foot				
			Open Court		Min: 10'		
			Closed Court		Min: 15'		
					Area Min: 350 sft		
COURT-01	CLOSED	15	15	24.66	350	1,177	Y
COURT-02	CLOSED	19	15	56.00	350	4,256	Y
COURT-03	OPEN	10	10	56.00			Y
COURT-04	OPEN	13.83	10	97.00			Y
COURT-05	OPEN	98	32.34	97.00			Y



SECTION AA



SECTION BB





LEED v4 for BD+C: Core and Shell

Project Checklist

Goal: LEED Silver

Project Name: 5M SW Mixed-Use Office

Date: June 09, 2020

Y	?	N		
1			Credit	Integrative Process
16	4	0	Location and Transportation	20
			Credit	LEED for Neighborhood Development Location
2			Credit	Sensitive Land Protection
3			Credit	High Priority Site (brownfield)
6			Credit	Surrounding Density and Diverse Uses
3	3		Credit	Access to Quality Transit
1			Credit	Bicycle Facilities
1			Credit	Reduced Parking Footprint
1			Credit	Green Vehicles
6	4	1	Sustainable Sites	11
			Prereq	Construction Activity Pollution Prevention
1			Credit	Site Assessment
1	1		Credit	Site Development - Protect or Restore Habitat
1			Credit	Open Space
2	1		Credit	Rainwater Management
2			Credit	Heat Island Reduction
1			Credit	Light Pollution Reduction
1			Credit	Tenant Design and Construction Guidelines
4	1	6	Water Efficiency	11
			Prereq	Outdoor Water Use Reduction
			Prereq	Indoor Water Use Reduction
			Prereq	Building-Level Water Metering
2			Credit	Outdoor Water Use Reduction
6			Credit	Indoor Water Use Reduction (30%)
1	1		Credit	Cooling Tower Water Use
1			Credit	Water Metering
7	10	15	Energy and Atmosphere	33
			Prereq	Fundamental Commissioning and Verification
			Prereq	Minimum Energy Performance
			Prereq	Building-Level Energy Metering
			Prereq	Fundamental Refrigerant Management
4	2		Credit	Enhanced Commissioning <i>Enhanced and Monitoring Based Cx</i>
3	2	12	Credit	Optimize Energy Performance (8%) SBP Estimates 8-14% savings
1			Credit	Advanced Energy Metering
2			Credit	Demand Response
3			Credit	Renewable Energy Production
1			Credit	Enhanced Refrigerant Management
2			Credit	Green Power and Carbon Offsets

Y	?	N		
6	5	3	Materials and Resources	14
			Prereq	Storage and Collection of Recyclables
			Prereq	Construction and Demolition Waste Management Planning
1	2	3	Credit	Building Life-Cycle Impact Reduction
1	1		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations
1	1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials
1	1		Credit	Building Product Disclosure and Optimization - Material Ingredients
2			Credit	Construction and Demolition Waste Management
2	8	0	Indoor Environmental Quality	10
			Prereq	Minimum Indoor Air Quality Performance
			Prereq	Environmental Tobacco Smoke Control
2			Credit	Enhanced Indoor Air Quality Strategies (CO ₂ Monitoring)
1	2		Credit	Low-Emitting Materials
1			Credit	Construction Indoor Air Quality Management Plan
3			Credit	Daylight
1			Credit	Quality Views
6	0	0	Innovation	6
5			Credit	Innovation (O+M Starter Kit, Green Education, Integrated Material Analysis, Walkable Site, + LEED Accredited Professional)
1			Credit	LEED Accredited Professional
3	1	0	Regional Priority	4
1			Credit	Regional Priority: High Priority Site (1 Pt. Required)
1			Credit	Regional Priority: Surrounding Density and Diverse uses (2 Pts. Required)
1			Credit	Regional Priority: Access to Quality Transit (1 Pt. Required)
1			Credit	Regional Priority: Green Vehicles (1 Pt. Required)

51 | **33** | **25** **TOTALS** Possible Points: **110**
 Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110
Alt Regional Priority Credits
 Regional Priority: Rainwater Management (2 Pts. Required)
 Regional Open Space (1 Pt. Required)



LEED v4 for BD+C: New Construction

Project Checklist

Goal: LEED Silver

Project Name: 5M SW West Residential

Date: June 09, 2020

Y	?	N		
1			Credit	Integrative Process
13	3	0	Location and Transportation	16
			Credit	LEED for Neighborhood Development Location
1			Credit	Sensitive Land Protection
2			Credit	High Priority Site <i>Brownfield</i>
5			Credit	Surrounding Density and Diverse Uses
3	2		Credit	Access to Quality Transit
1			Credit	Bicycle Facilities
1			Credit	Reduced Parking Footprint
1			Credit	Green Vehicles
5	4	1	Sustainable Sites	10
			Prereq	Construction Activity Pollution Prevention
1			Credit	Site Assessment
1	1		Credit	Site Development - Protect or Restore Habitat
1			Credit	Open Space
2	1		Credit	Rainwater Management
2			Credit	Heat Island Reduction
1			Credit	Light Pollution Reduction
4	1	6	Water Efficiency	11
			Prereq	Outdoor Water Use Reduction
			Prereq	Indoor Water Use Reduction
			Prereq	Building-Level Water Metering
2			Credit	Outdoor Water Use Reduction
6			Credit	Indoor Water Use Reduction (35%)
1	1		Credit	Cooling Tower Water Use
1			Credit	Water Metering
8	12	13	Energy and Atmosphere	33
			Prereq	Fundamental Commissioning and Verification
			Prereq	Minimum Energy Performance
			Prereq	Building-Level Energy Metering
			Prereq	Fundamental Refrigerant Management
4	2		Credit	Enhanced Commissioning <i>Enhanced and Monitoring Based Cx</i>
4	4	10	Credit	Optimize Energy Performance (12%) SBP Estimate 12%-25% savings
1			Credit	Advanced Energy Metering
2			Credit	Demand Response
3			Credit	Renewable Energy Production
1			Credit	Enhanced Refrigerant Management
2			Credit	Green Power and Carbon Offsets

Y	?	N		
6	5	2	Materials and Resources	13
			Prereq	Storage and Collection of Recyclables
			Prereq	Construction and Demolition Waste Management Planning
1	2	2	Credit	Building Life-Cycle Impact Reduction
1	1		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations
1	1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials
1	1		Credit	Building Product Disclosure and Optimization - Material Ingredients
2			Credit	Construction and Demolition Waste Management
6	10	0	Indoor Environmental Quality	16
			Prereq	Minimum Indoor Air Quality Performance
			Prereq	Environmental Tobacco Smoke Control
1	1		Credit	Enhanced Indoor Air Quality Strategies (CO ₂ Monitoring)
3			Credit	Low-Emitting Materials
1			Credit	Construction Indoor Air Quality Management Plan
2			Credit	Indoor Air Quality Assessment
1			Credit	Thermal Comfort
2			Credit	Interior Lighting
3			Credit	Daylight
1			Credit	Quality Views
1			Credit	Acoustic Performance
6	0	0	Innovation	6
5			Credit	Innovation (O+M Starter Kit, Green Education, Integrated Material Analysis, Walkable Site, + LEED Accredited Professional)
1			Credit	LEED Accredited Professional
1	3	0	Regional Priority	4
1			Credit	Regional Priority: Access to Quality Transit (4 Pts. Required)
1			Credit	Regional Priority: Reduced Parking Footprint (1 Pt. Required)
1			Credit	Regional Priority: Green Vehicles (1 Pt. Required)
1			Credit	Regional Priority: Rainwater Management (3 Pts. Required)

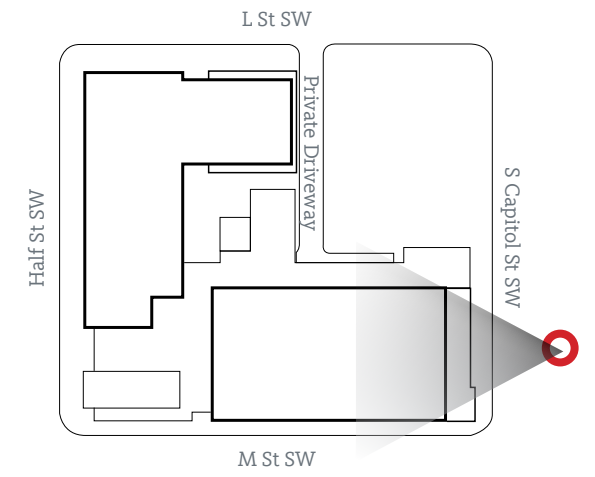
50 | **38** | **22** **TOTALS** Possible Points: **110**
 Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110
Alt Regional Priority Credits
 Regional Priority: Site Development - Protect or Restore Habitat (2 Pts. Required)
 Regional Priority: Optimize Energy Performance (24% Savings/10 Pts. Required)



ROOF TERRACE FURNISHINGS AND LAYOUT ARE ILLUSTRATIVE AND SUBJECT TO CHANGE UPON TENANT BUILD-OUT.









L STREET SW

NOTES:

APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, RETAIL ENTRANCES, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DON'T CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

HALF STREET SW

SOUTH CAPITOL ST SW



Compact : 8'x16'
Standard : 9'x18'

Total	93 Spaces
Office	93 Spaces
Residential	0 Spaces
Retail	0 Spaces

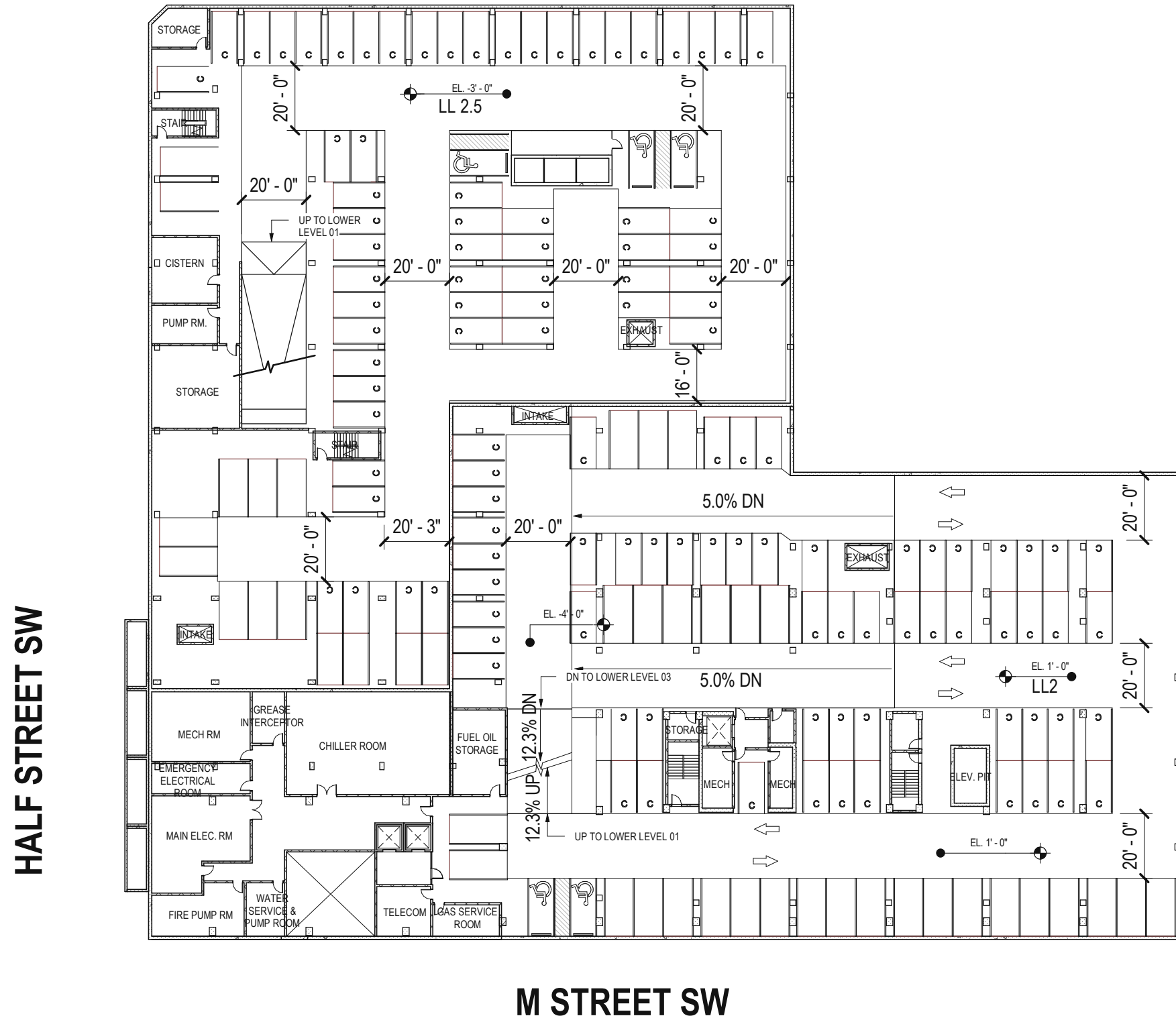
M STREET SW



L STREET SW

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SOUTH CAPITOL ST SW

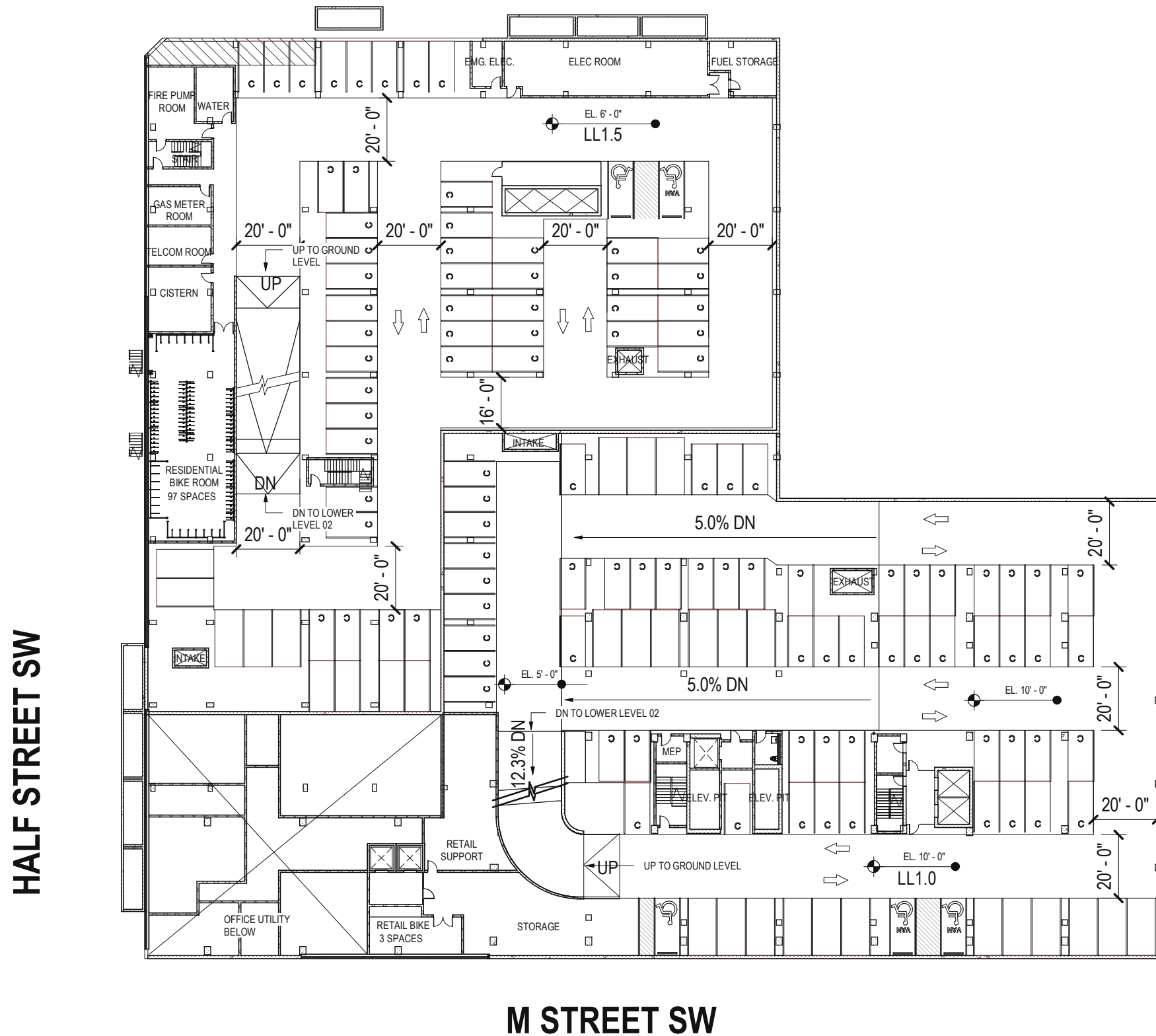
Compact : 8'x16'
Standard : 9'x18'

Total	172 Spaces
Office	89 Spaces
Residential	83 Spaces
Retail	0 Spaces

HALF STREET SW

M STREET SW

L STREET SW



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SOUTH CAPITOL ST SW

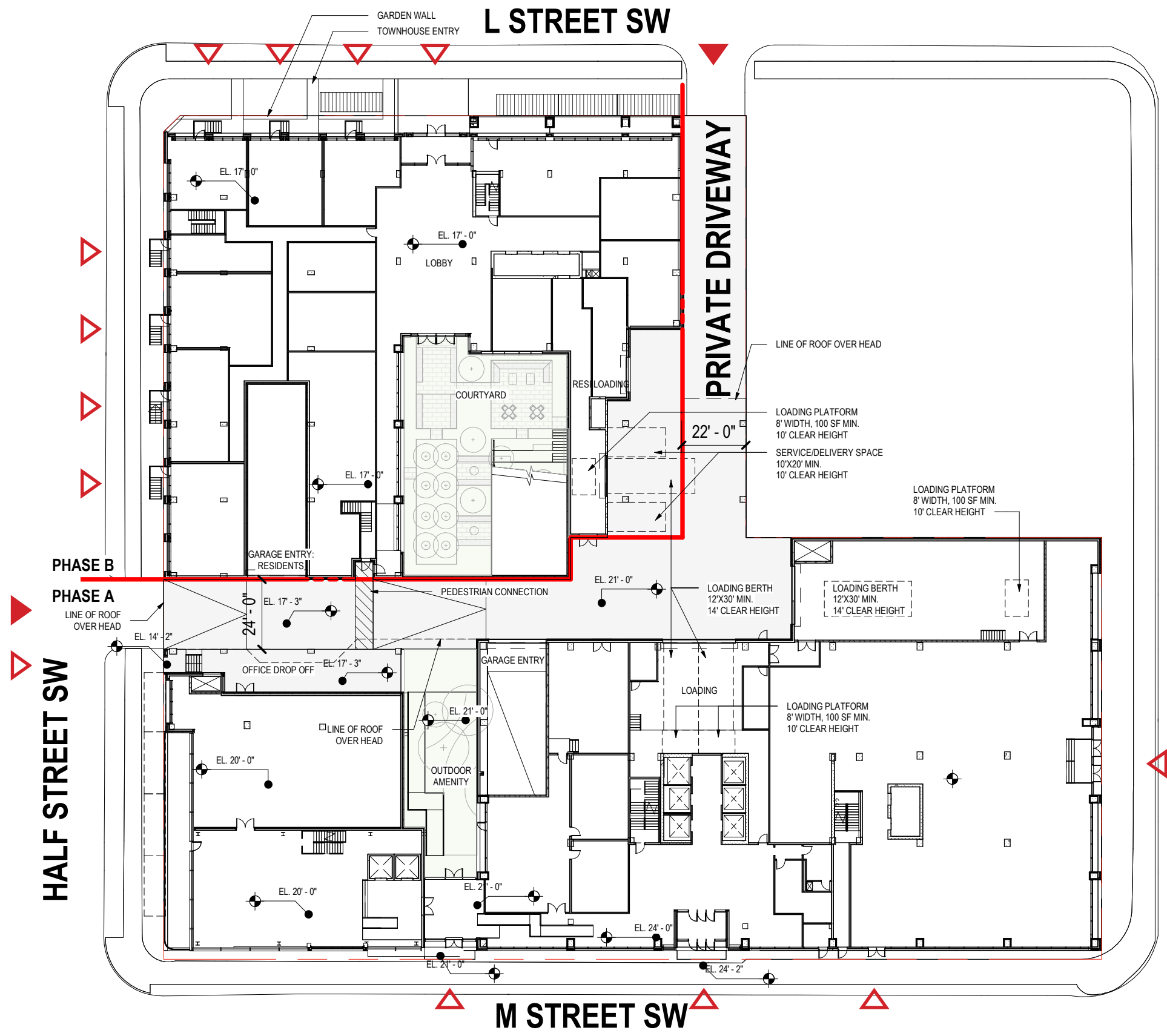
HALF STREET SW

Compact : 8'x16'
 Standard : 9'x18'

Total	138 Spaces
Office	0 Spaces
Residential	57 Spaces
Retail	81 Spaces

M STREET SW







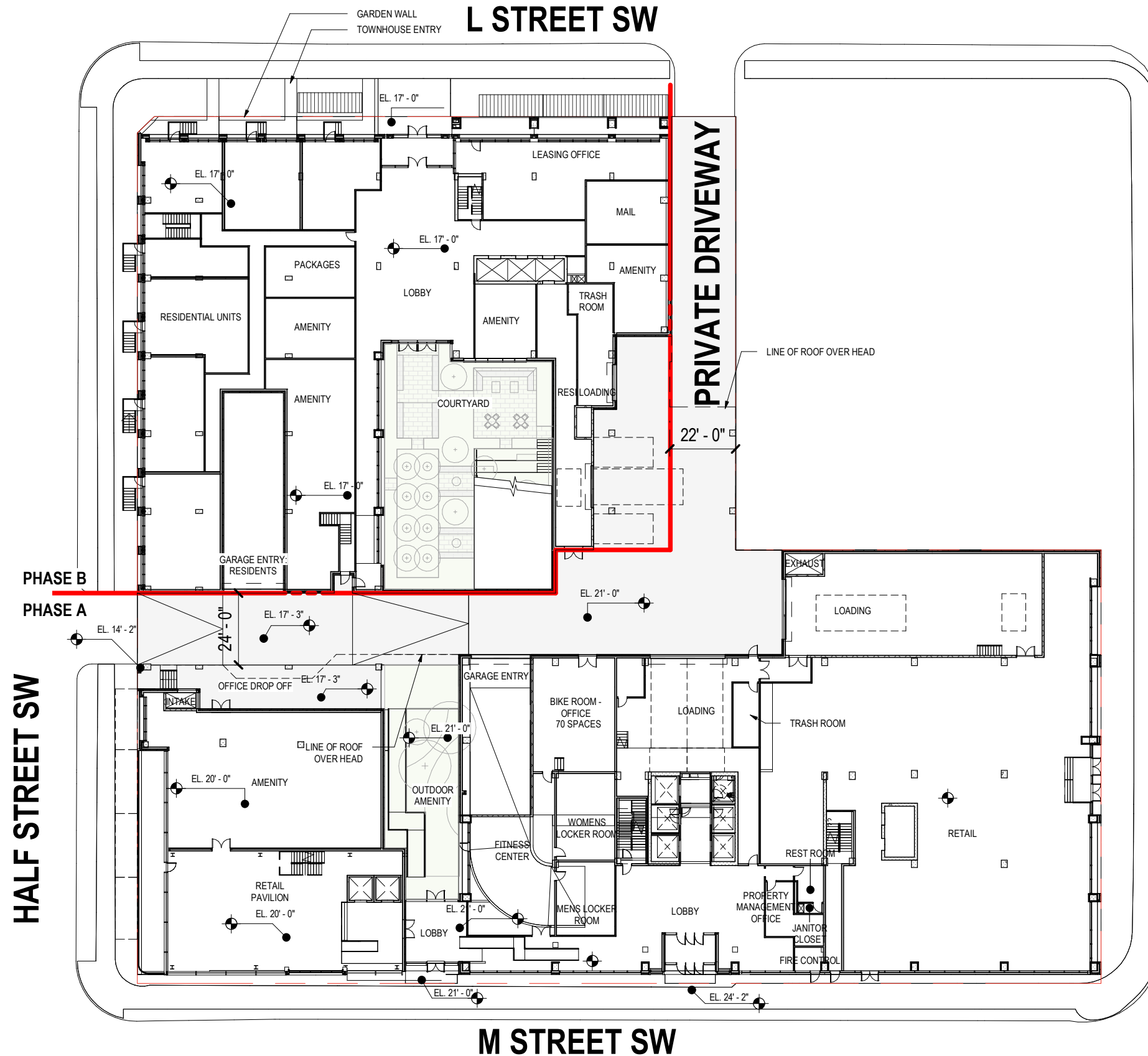
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PHASE A & B OF THE PROJECT MAY BE BUILT SIMULTANEOUSLY OR IN PHASES.

THE DESIGN AND LAYOUT OF THE POOL, TRELIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.

-  PEDESTRIAN ENTRANCE
-  VEHICULAR ENTRANCE



NOTES:

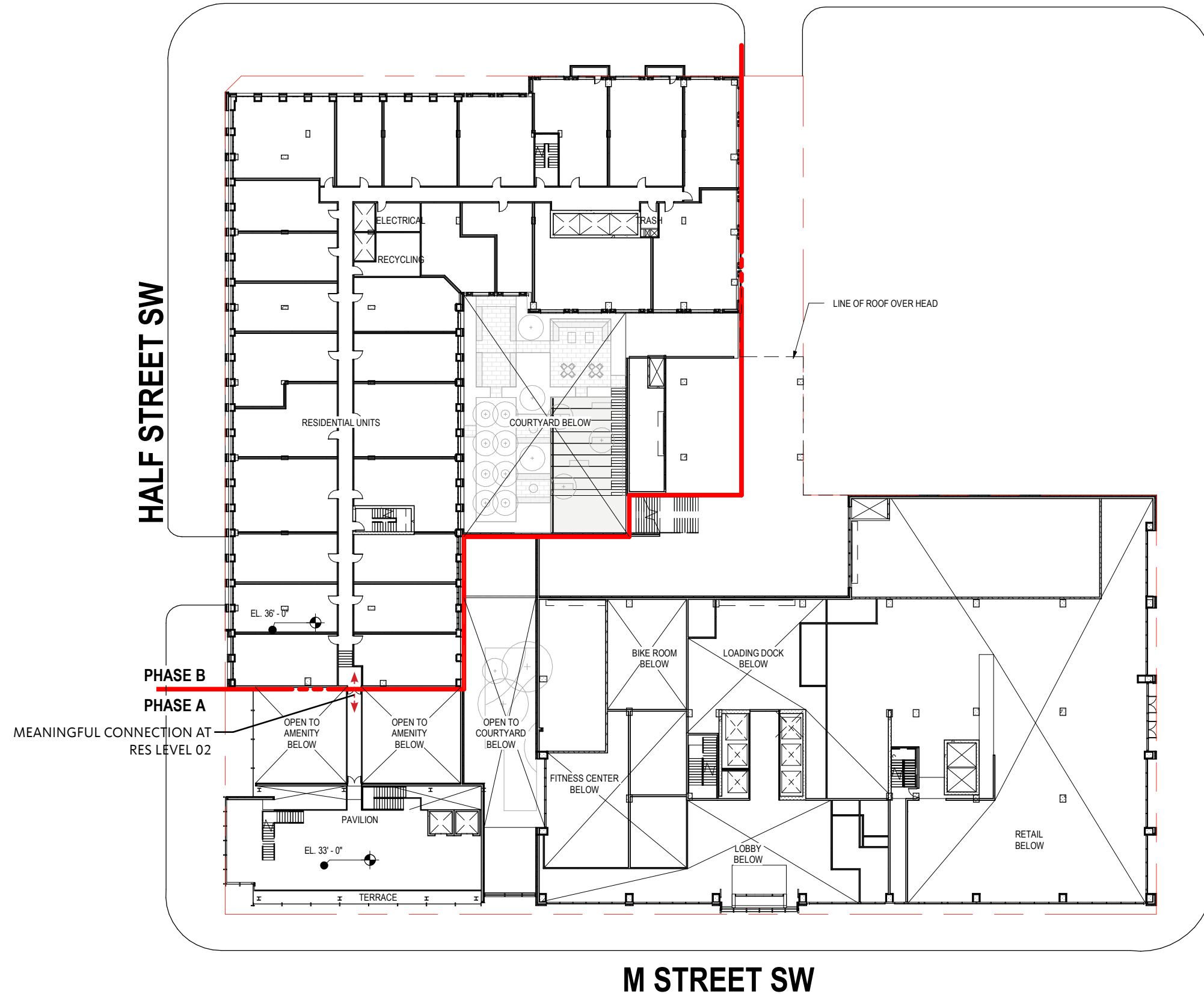
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L STREET SW



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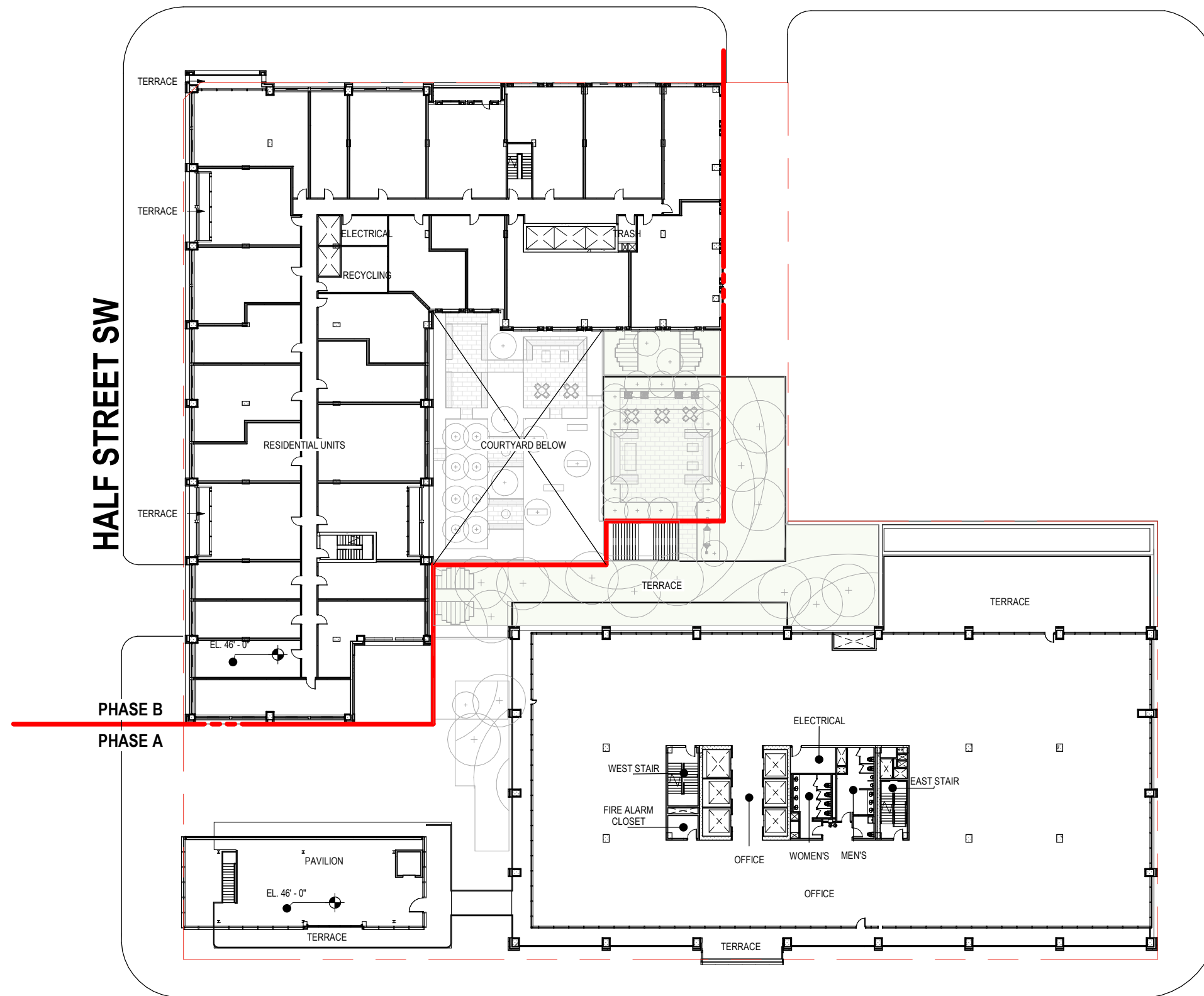
HALF STREET SW

SOUTH CAPITOL ST SW

M STREET SW



L STREET SW



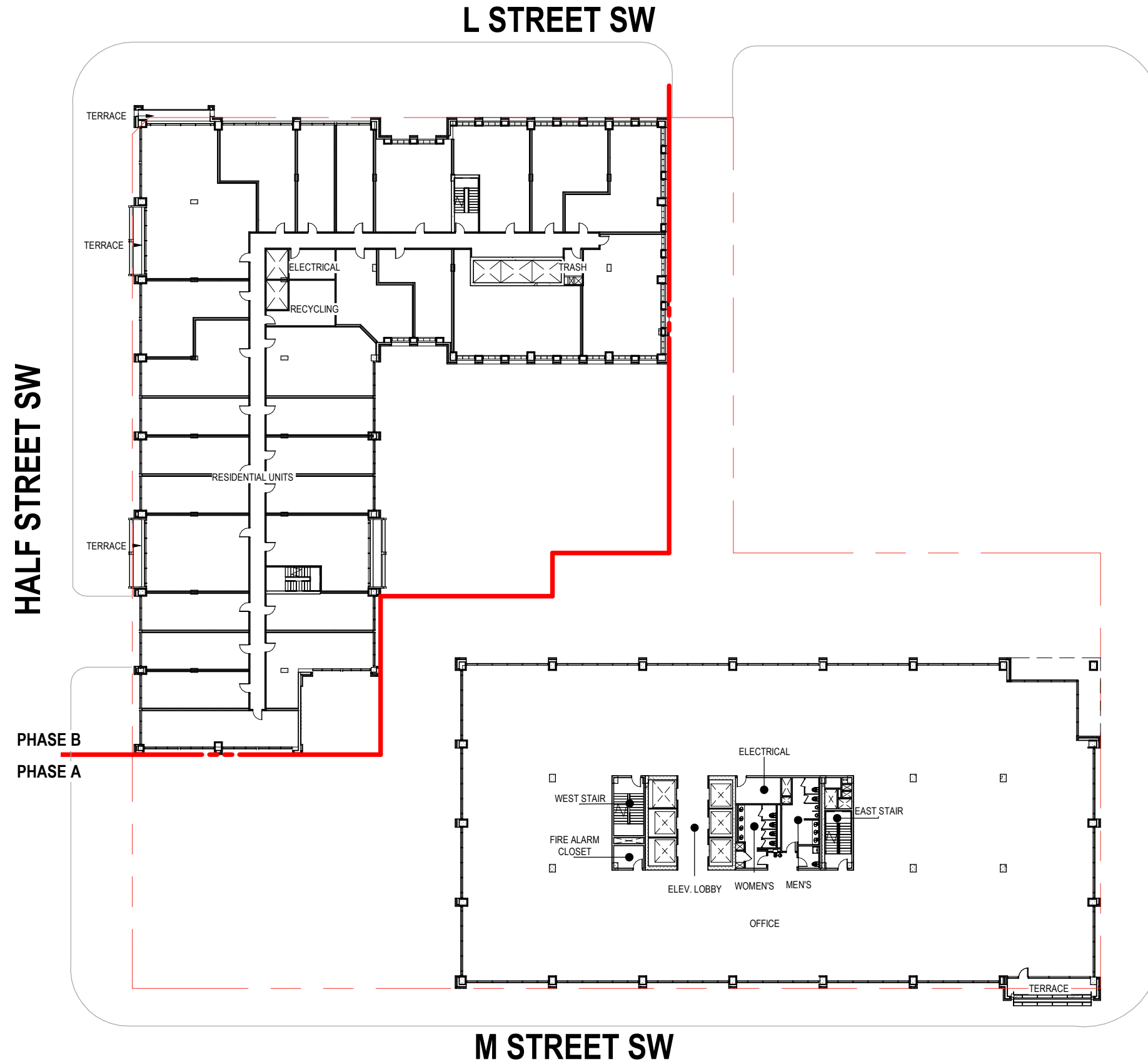
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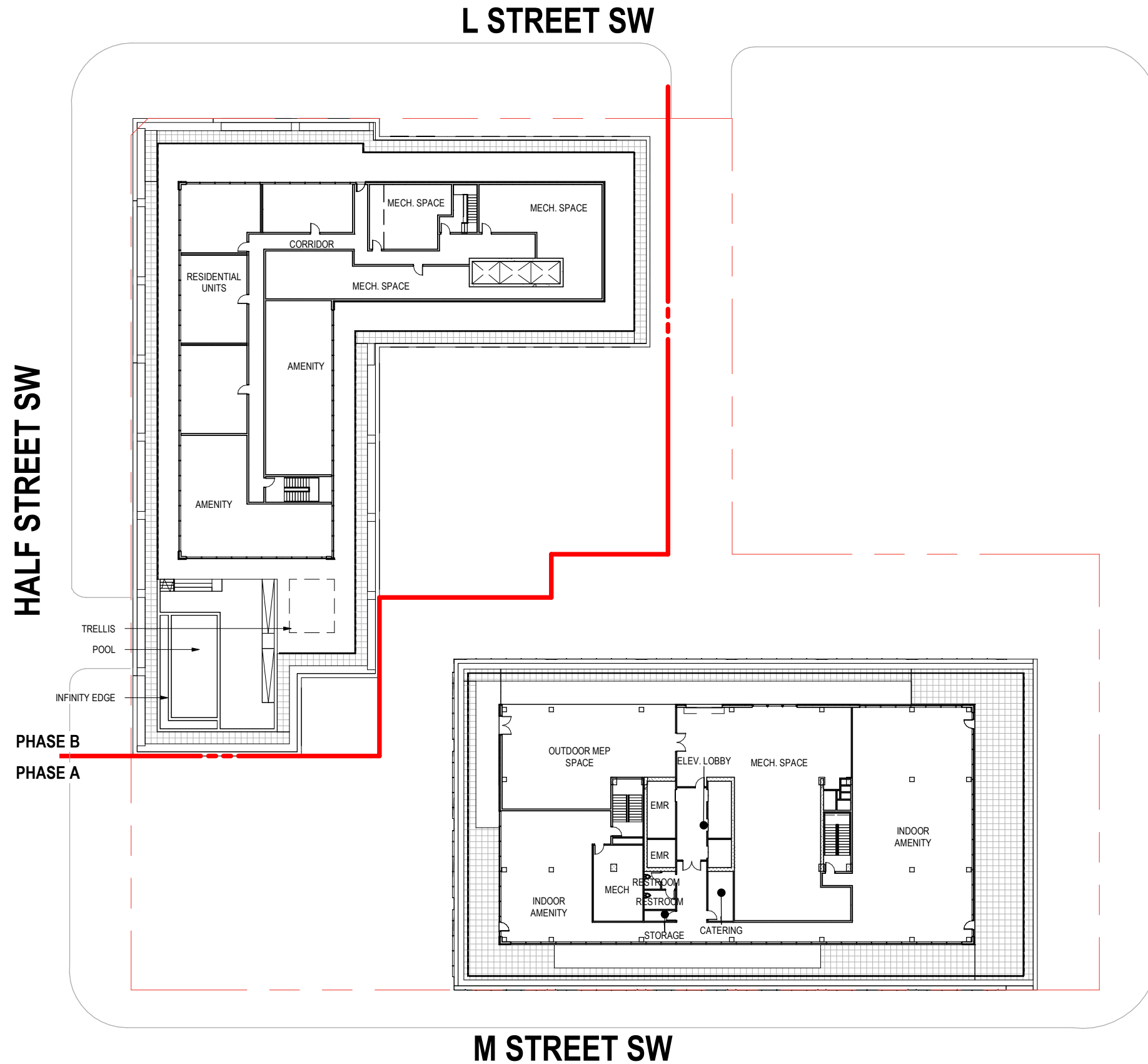


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