



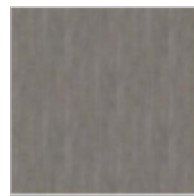
ELEVATION SOUTH



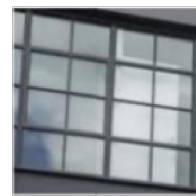
1 - GRAY BRICK



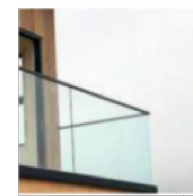
2 - TAN / LIGHT BEIGE BRICK



3 - METAL PANEL / PEWTER GRAY



4 - GRAY ALUMINUM WINDOWS



5 - GLASS RAILINGS



6 - CHARCOAL BRISE SOLEIL



ELEVATION EAST



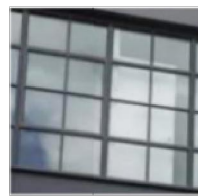
1 - GRAY BRICK



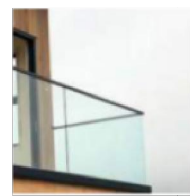
2 - TAN / LIGHT BEIGE BRICK



3 - METAL PANEL / PEWTER GRAY



4 - GRAY ALUMINUM WINDOWS



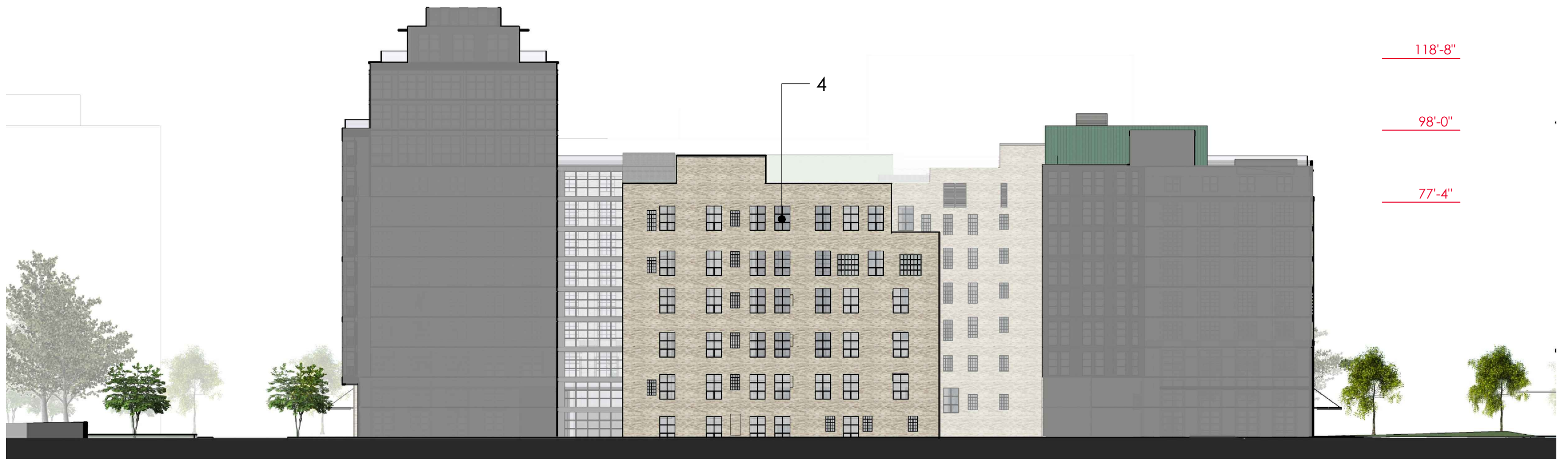
5 - GLASS RAILINGS



6 - CHARCOAL BRISE SOLEIL



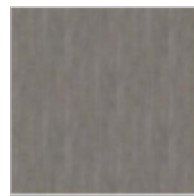
ELEVATION EAST IN COURTYARD



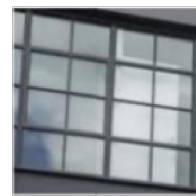
1 - GRAY BRICK



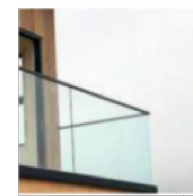
2 - TAN / LIGHT
BEIGE BRICK



3 - METAL PANEL /
PEWTER GRAY



4 - GRAY
ALUMINUM
WINDOWS



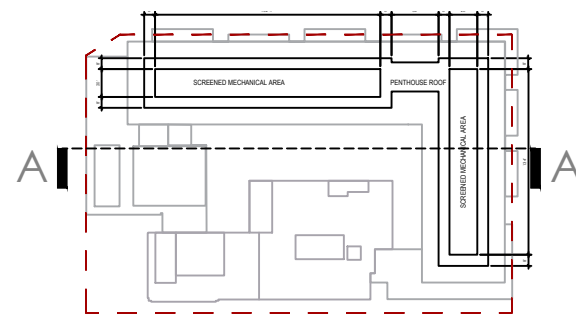
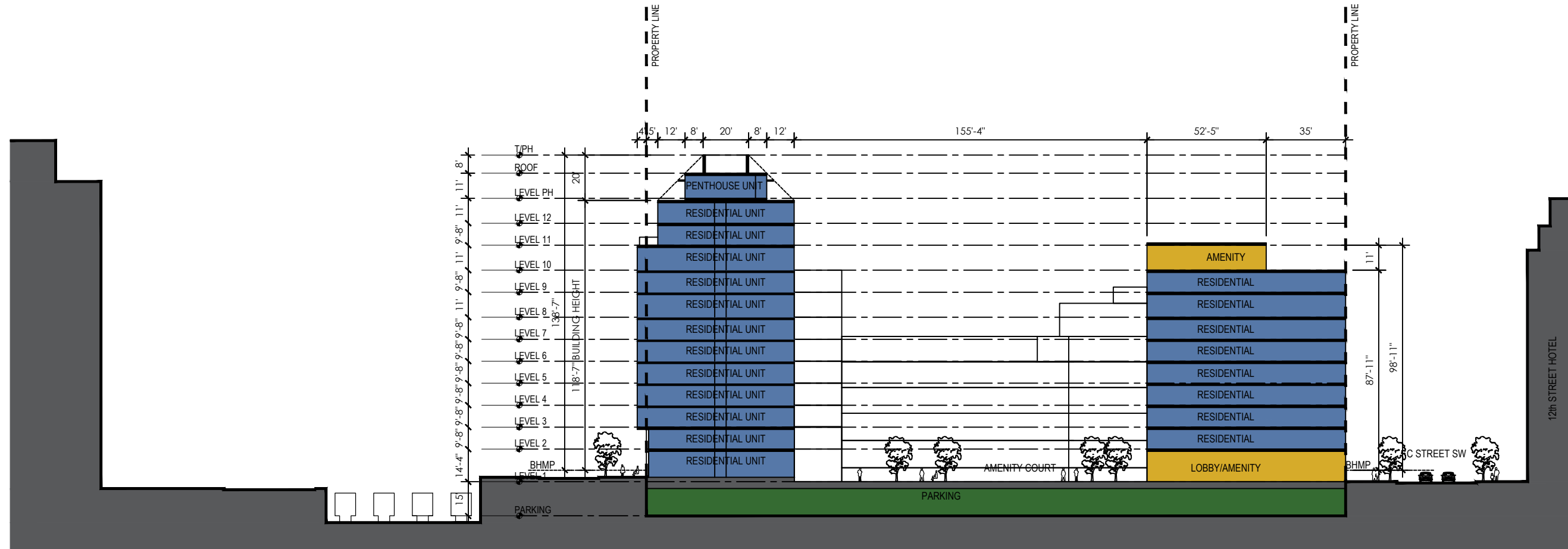
5 - GLASS
RAILINGS



6 - CHARCOAL
BRISE SOLEIL

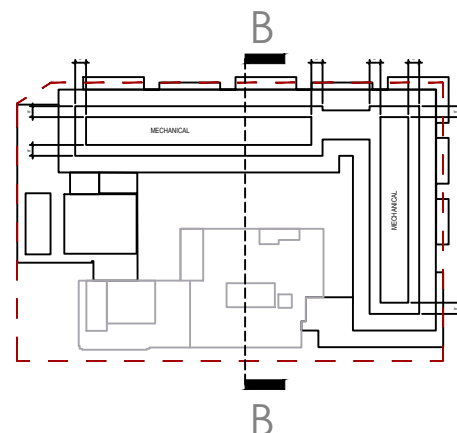
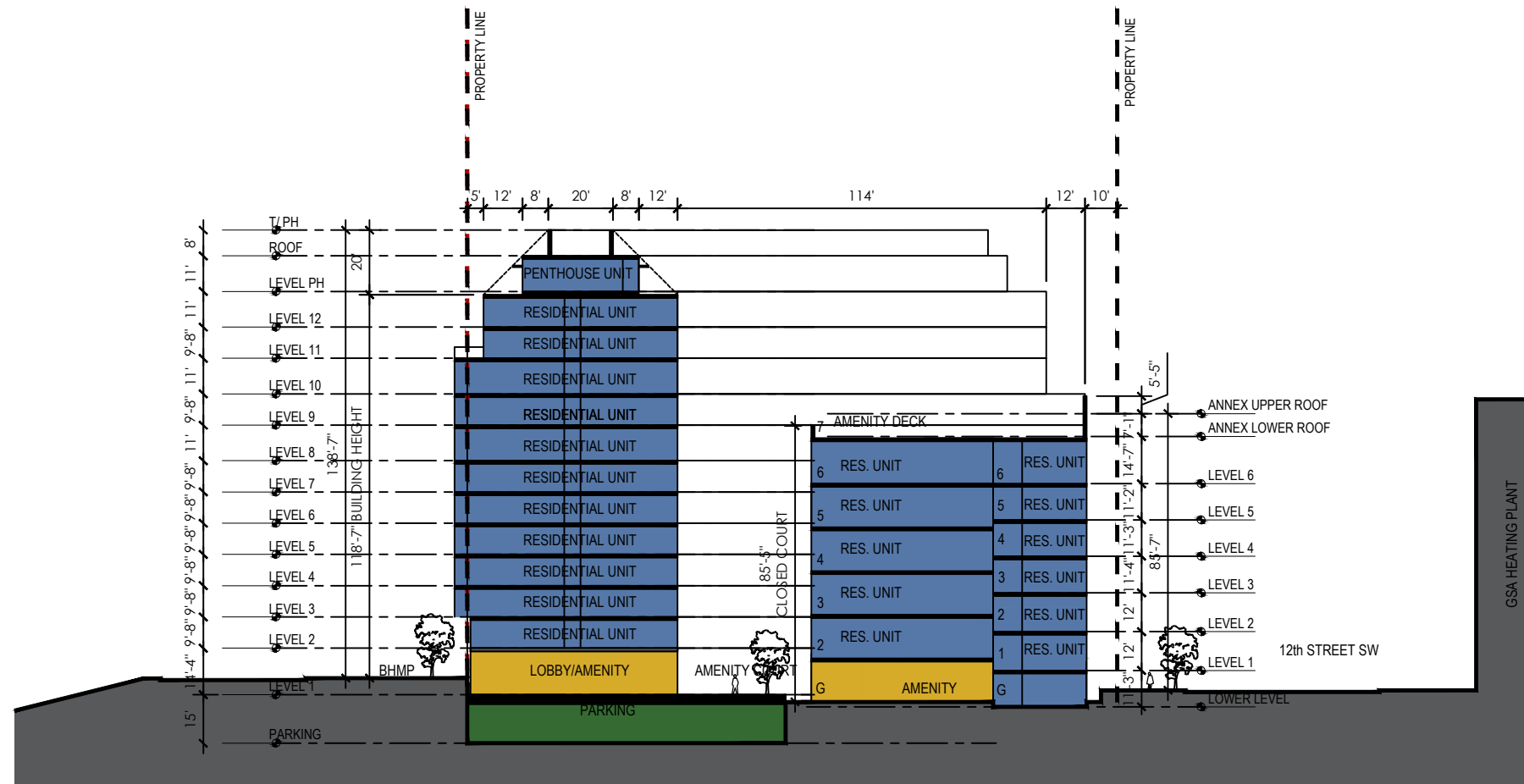


SECTION A-A





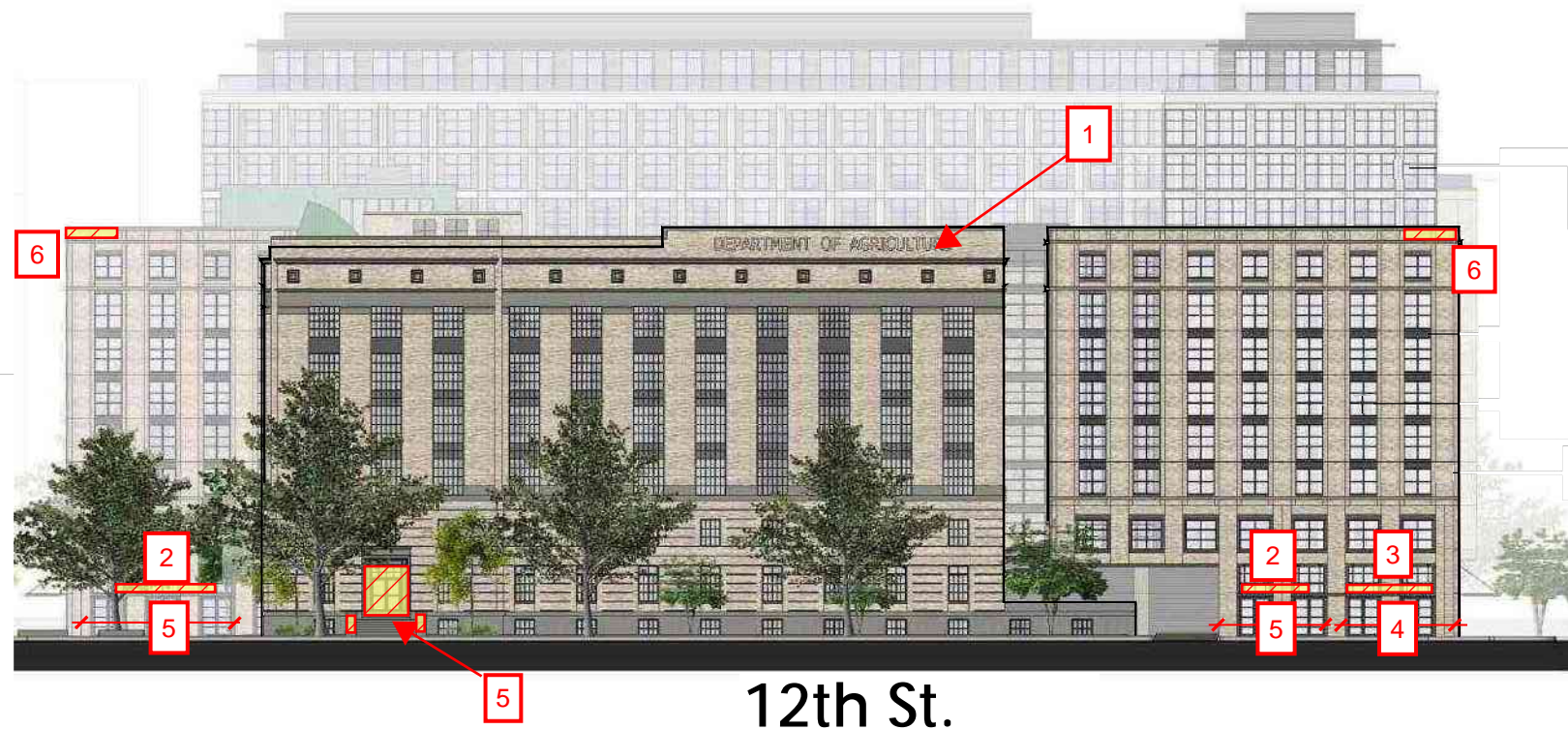
SECTION B - B



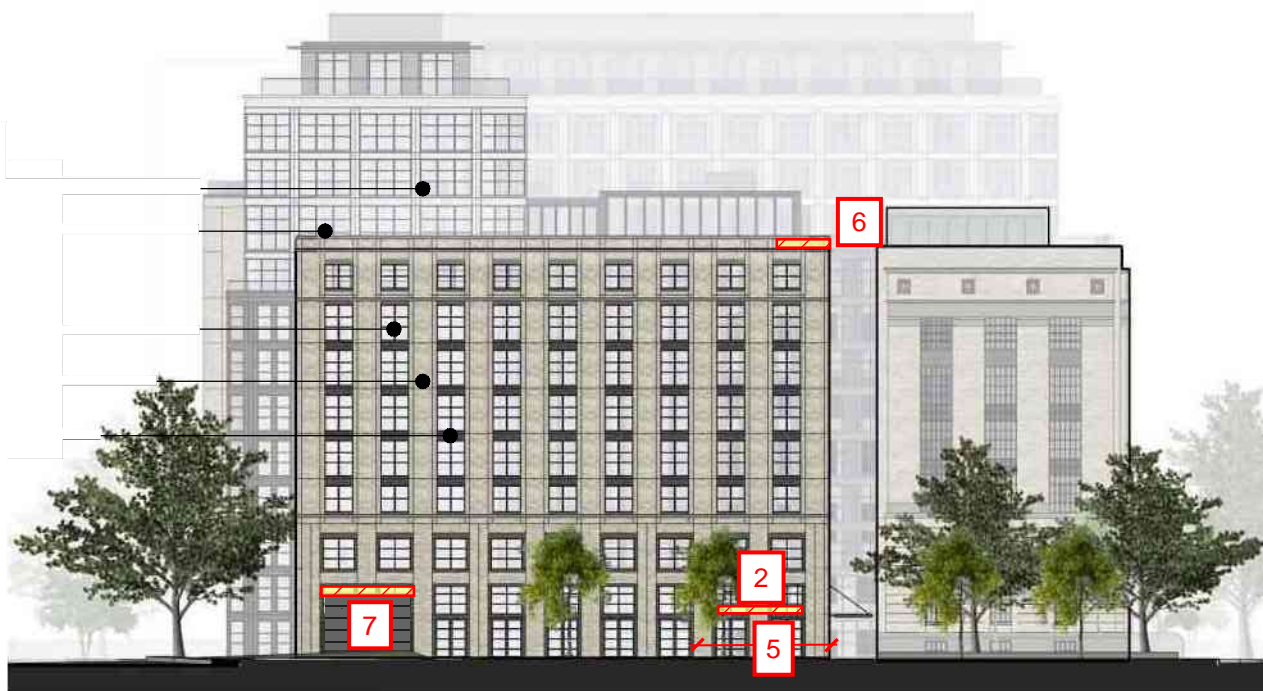


LOCATION FOR POSSIBLE SIGNAGE

Please refer to the General Notes and Keyed Notes on the previous page.



12th St.



C St.



D St.



POSSIBLE SIGNAGE: NOTES

GENERAL SIGNAGE NOTES:

The signage shown in the following diagrams are for illustrative purposes only. The actual sign materials, dimensions, lighting, message, logo, font are all subject to design adjustments.

Signage shall be located and sized in a manner that is consistent with that shown above and not extend or be located in any manner not described by the design intent on the following diagrams.

Signage shall be compatible with and complement the building architecture and site. It will be coordinated with the building facade system.

Signage shall consist of high quality materials and detailing

Signage shall not be digital, kinetic or internally illuminated. Box signs and signs employing flickering, rotating flashing or moving lights will not be allowed. Channel or cut letter signs may be halo-illuminated from the back.

Signage lighting (where provided) will be complementary and integrated into the character and design of the building.

All signage will comply with applicable DC Codes and to be submitted under separate permit.

KEYED NOTES (For diagrams on following page)

- 1 Existing "Historic" Sign to Remain
- 2 Residential Canopy Signage: Metal cut or channel letters mounted over or below projecting canopy (12" -18" tall)
- 3 Retail Canopy Signage: Metal cut or channel letters mounted above or below the projecting canopy (12" to 18" tall)
- 4 Retail Information and Wayfinding Signage: plaque mounted on wall or back painted on glass (2" - 4" text height) at first and second floor only.
- 5 Residential Information and Wayfinding Signage: plaque mounted on wall or back-painted on glass (2" to 4" text height) at first level only
- 6 Metal cut or channel letters pin mounted at brick. (18" -24" tall)
- 7 Vehicular Directional Signage: above or below canopy w/ additional plaque mounted signage as required for information conveyance

FAR TABULATIONS

	<u>Existing Footprint FAR</u>	<u>Existing Bldg New Config</u> <u>(Incl new portion of</u>	<u>New Building (less</u>
	FAR SF	<u>existing footprint</u>	<u>portion over existing)</u>
		FAR SF	FAR SF
PH			*12,552
L12			23,215
L11			23,215
L10			27,366
L9		780	33,331
L8		780	33,669
L7	3,412	4,192	33,669
L6	11,938	12,355	33,669
L5	12,530	12,940	33,669
L4	12,502	12,908	33,669
L3	12,528	12,934	33,600
L2	6,821	7,225	28,252
L1	12,637	12,637	27,648
B	13,287	13,287	0
Total	85,655	90,038	364,972

*Penthouse area does not count toward building gross area and FAR

<u>Overall Combined Buildings Calcs</u>	
Site Area	61,672
Combined Zoning GFA	455,010
Residential GFA	453,458
Retail/Service/Eating & Drinking GFA	1,552
Combined FAR	7.38
Residential FAR	7.35
Retail/Service/Eating & Drinking FAR	0.03

<u>Existing Bldg Footprint Calcs</u>	
Existing Footprint Area	13,287
Existing Footprint GFA	85,655
Existing Conditions FAR	6.45
Proposed New Configuration GFA	90,038
FAR of new configuration	6.78
Difference (between Existing Condition and Proposed New Configuration)	4,383



INCLUSIONARY ZONING



Diagram is provided to demonstrate general compliance of the project with the Inclusionary Zoning (IZ) requirements applicable to residential projects in the D-8 Zone (11-C DCMR Chapter 10). Applicant reserves the right to modify IZ unit mix and locations as the project design is advanced so long as the project continues to comply with the IZ requirements.

LEED SCORECARD



LEED for Homes v4: Multifamily Mid-Rise
 USDA Cotton Annex
 December 10, 2020



2 0 0 Integrative Process Possible Points: 2

Y	?	N			
2			Credit	Integrative Process	

14 1 0 Location and Transportation Possible Points: 15

Y	?	N			
Y			Prereq	Floodplain Avoidance	Required
7	1		Credit	Site Selection (v4.1)	8
3			Credit	Compact Development	3
2			Credit	Community Resources (v4.1)	2
2			Credit	Access to Transit (v4.1)	2

5.5 0 1.5 Sustainable Sites Possible Points: 7

Y	?	N			
Y			Prereq	Construction Activity Pollution Prevention	Required
Y			Prereq	No Invasive Plants	Required
1		1	Credit	Heat Island Reduction	2
3			Credit	Rainwater Management (v4.1)	3
1.5		0.5	Credit	Non-Toxic Pest Control	2

6 1 5 Water Efficiency Possible Points: 12

Y	?	N			
Y			Prereq	Water Metering	Required
6	1	5	Credit	Total Water Use	12

25 2 10 Energy and Atmosphere Possible Points: 37

Y	?	N			
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Energy Metering	Required
Y			Prereq	Education of the Homeowner, Tenant or Building Manager	Required
25	1	4	Credit	Annual Energy Use	30
		5	Credit	Efficient Hot Water Distribution	5
	1	1	Credit	Advanced Utility Tracking	2

2.5 0 6.5 Materials and Resources Possible Points: 9

Y	?	N			
Y			Prereq	Certified Tropical Wood	Required
Y			Prereq	Durability Management	Required
		1	Credit	Durability Management Verification	1
0.5		4.5	Credit	Environmentally Preferable Products	5
2		1	Credit	Construction Waste Management	3

5 3 10 Indoor Environmental Quality Possible Points: 18

Y	?	N			
Y			Prereq	Ventilation	Required
Y			Prereq	Combustion Venting	Required
Y			Prereq	Garage Pollutant Protection	Required
Y			Prereq	Radon-Resistant Construction	Required
Y			Prereq	Air Filtering	Required
Y			Prereq	Environmental Tobacco Smoke (v4.1)	Required
Y			Prereq	Compartmentalization	Required
	1	2	Credit	Enhanced Ventilation	3
		2	Credit	Contaminant Control	2
1		2	Credit	Balancing of Heating and Cooling Distribution Systems	3
		3	Credit	Enhanced Compartmentalization	3
1	1		Credit	Enhanced Combustion Venting	2
1			Credit	Enhanced Garage Pollutant Protection	1
1	1	1	Credit	Low Emitting Products (v4.1)	3
1			Credit	No Environmental Tobacco Smoke (v4.1)	1

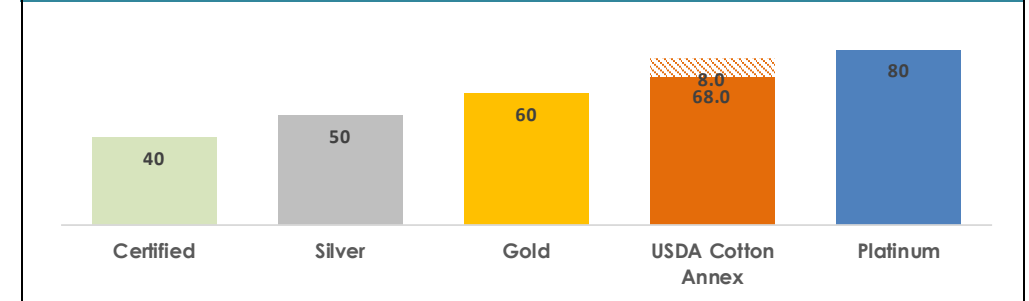
4 1 1 Innovation Possible Points: 6

Y	?	N			
3	1	1	Credit	Innovation	5
1			Credit	LEED AP Homes	1

4 0 0 Regional Priority Credits Possible Points: 4

Y	?	N			
1			Credit	Site Selection (8 pts)	1
1			Credit	Community Resources (2 pts)	1
1			Credit	Access to Transit (2 pts)	1
1			Credit	Rainwater Management (3 pts)	1

68 8 34 Possible Points: 110



Note:
 - min 8 points total in LT and EA required
 - min 3 points in WE required
 - min 3 points in EQ required

Please note that the information contained on this page is to show design intent. It is based on preliminary information and may change as the project develops.



COTTON ANNEX

