

/ FACADE PRECEDENTS



FACADE PRECEDENT IMAGES



JUNE 21, 2024

ECA MARTINS VIEW LLC

LOOKING WEST DOWN ELMIRA ST

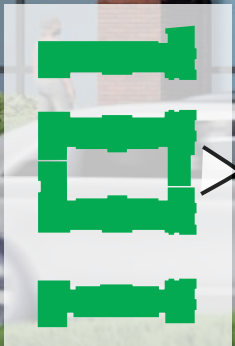
A26



LOOKING AT BUILDING 2 FACADE ALONG ELMIRA ST

A27

JUNE 21, 2024



DECEMBER 19, 2023

ECA MARTINS VIEW LLC

LOOKING AT DAYCARE ALONG MARTIN LUTHER KING JR AVE

A28



LOOKING WEST DOWN DARRINGTON ST

A29

DECEMBER 19, 2023



JUNE 21, 2024

ECA MARTINS VIEW LLC

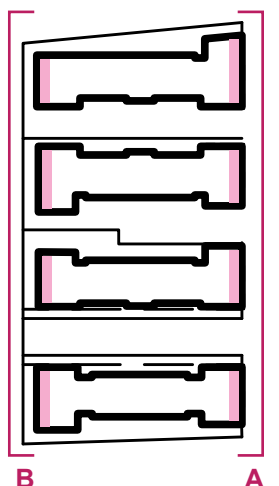
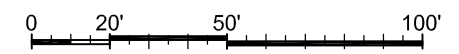
LOOKING NORTH UP MARTIN LUTHER KING JR AVE

A29.1



GENERAL NOTES:

1. Flexibility is requested to vary the final selection of exterior materials within the color ranges and general material types proposed, based on availability at the time of construction. Quality of materials will not be reduced.
2. Exhaust vents to be integrated into final facade designs.

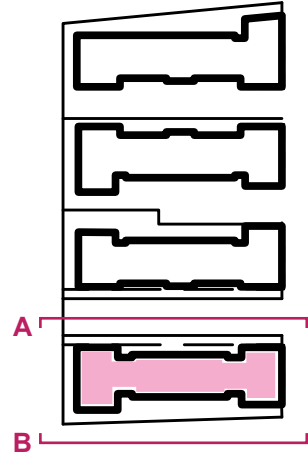
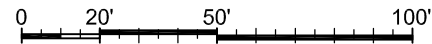


DECEMBER 19, 2023

BUILDING 1



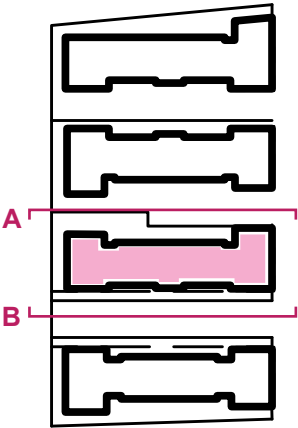
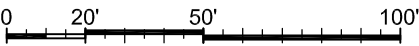
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2. Exhaust vents to be integrated into final facade designs.



BUILDING 2



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BUILDING 3

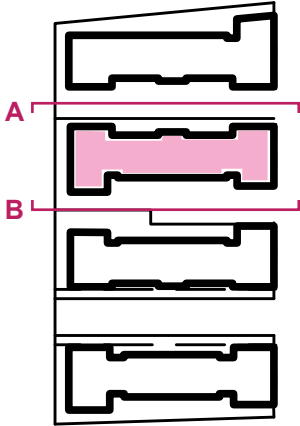
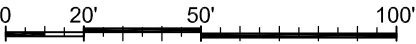


ELEVATION A - PRIVATE DRIVEWAY



ELEVATION B - COURTYARD

GENERAL NOTES:
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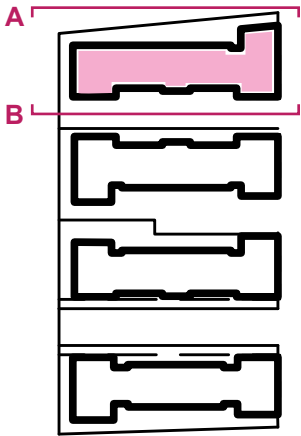
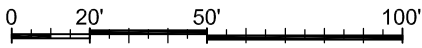
BUILDING 4

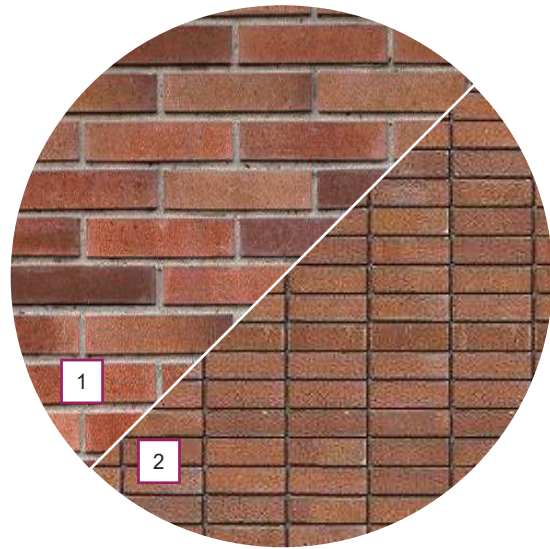


GENERAL NOTES:

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1 - 2. MASONRY



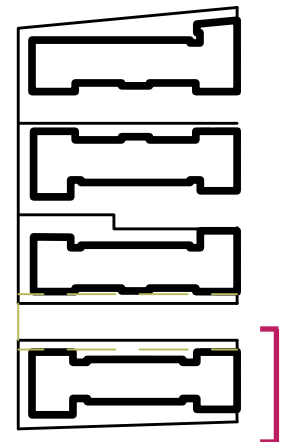
3. BRISE SOLEIL

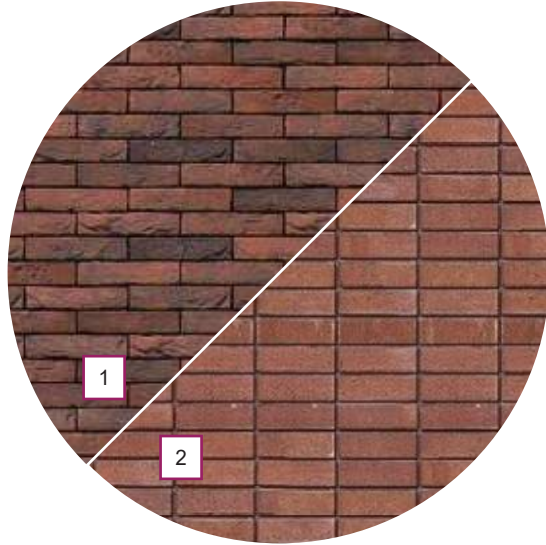


4. METAL PANEL
SEE A39



5. BALCONY
SEE A40





1 - 2. MASONRY



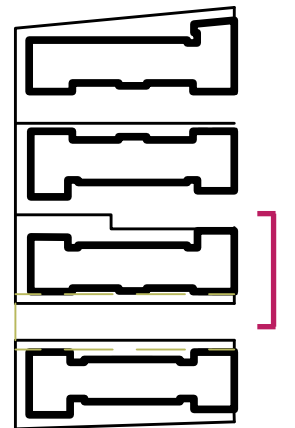
3. CORRUGATED METAL
SEE A39

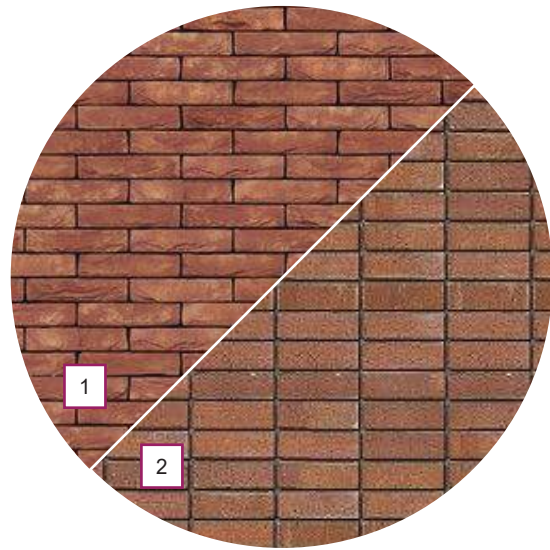


4. METAL PANEL ARTICULATION
+ 5. BRISE SOLEIL



6. BALCONY
SEE A40





1 - 2. MASONRY



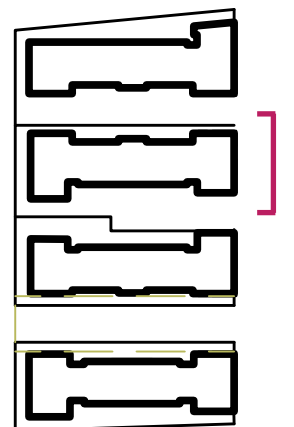
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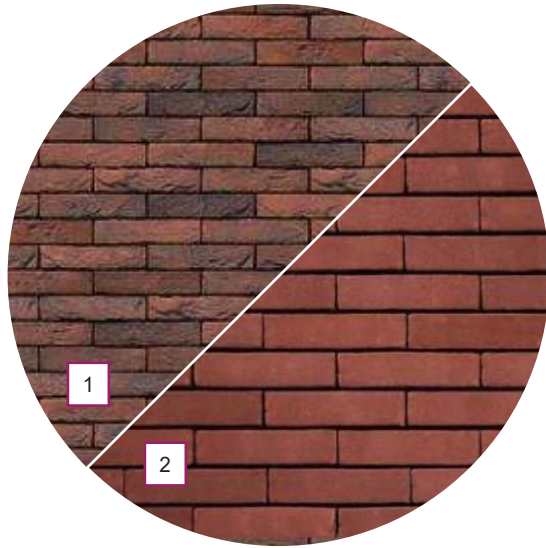


4. CORRUGATED METAL
SEE A39

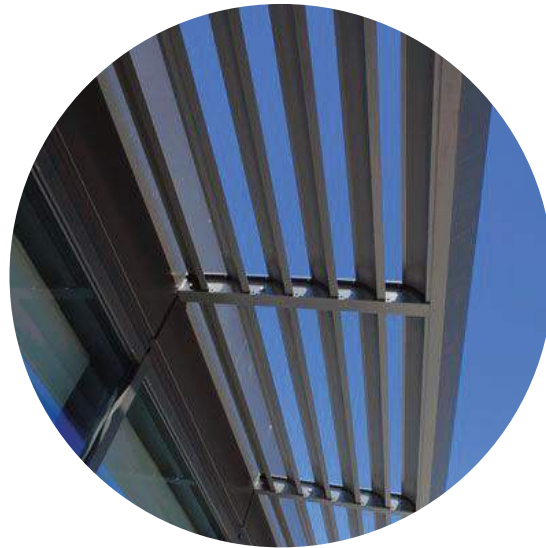


5. METAL PANEL ARTICULATION





1 -2. MASONRY



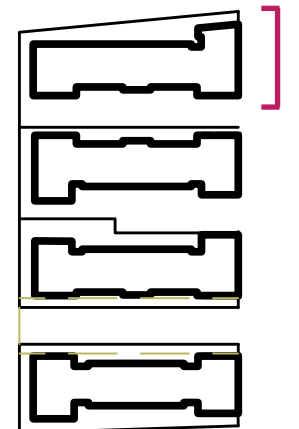
3. BRISE SOLEIL



4. METAL PANEL
SEE A39



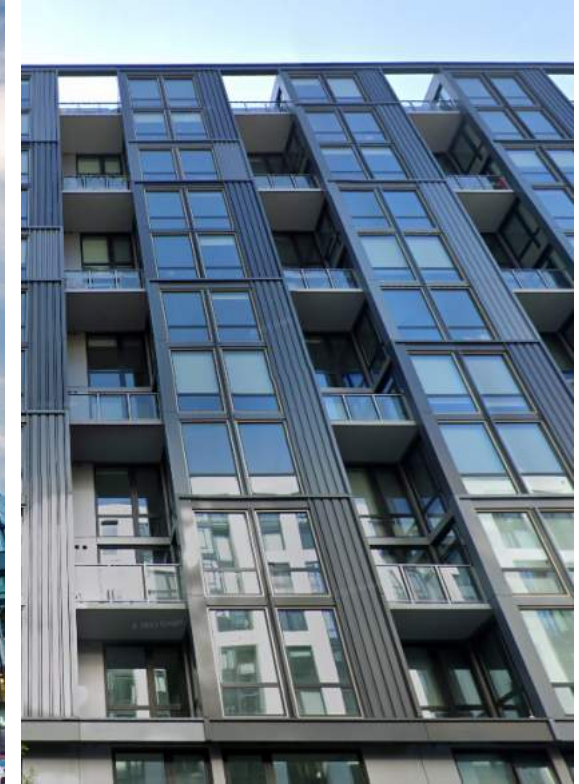
5. BALCONY
SEE A40



/ METAL PANEL PRECEDENTS



CITY MARKET AT O
800 P Street NW
Washington, DC
AIA Merit in Architecture Design Award



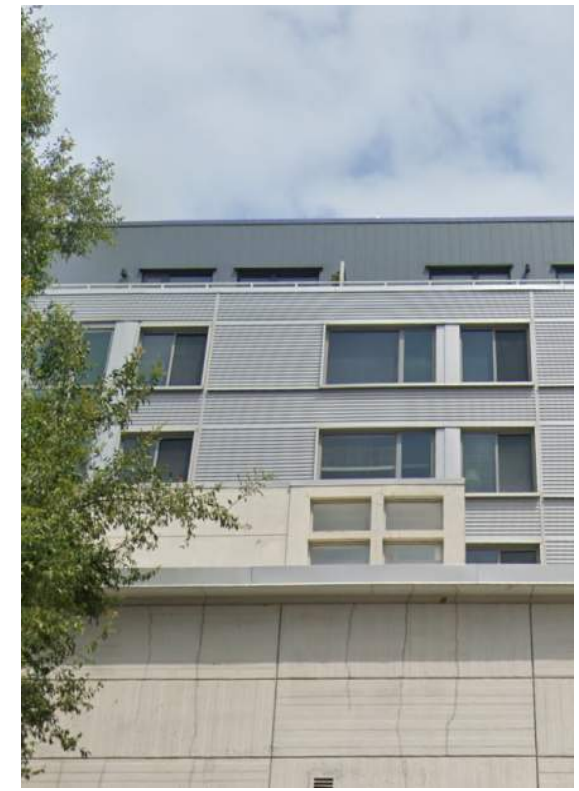
THE RIGBY
3rd Street NE
Washington, DC



ITHACA IRONWORKS
Ithaca, NY
Architect: Eric Colbert & Associates
Awards: AIA Southern NY Honor Award with Silver COTE Medal



CITYLINE AT TENLEY
4101 Albemarle Street NW,
Washington, DC 20016



METAL PANEL EXHIBIT

A39

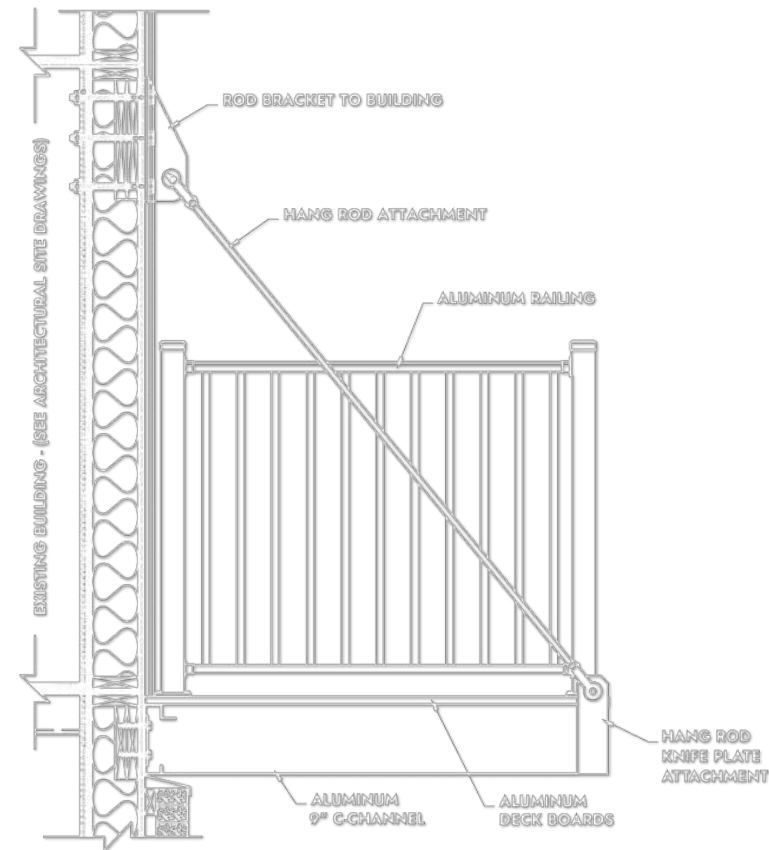
DECEMBER 19, 2023

MARTINS VIEW LLC **ECA**

/ PREHUNG / PREFABRICATED BALCONY SYSTEMS



Prefabricated balcony systems are made from durable carbon steel or aluminum and are pre-engineered to meet building codes in every state.



The fully sealed and pre-welded system arrive ready to install using a tension rod and mounting clips that bolt to the face of the structure. This system decrease water penetration issues over the life of the project.



With traditional cantilevered balconies, the slabs form a linear cold bridge by breaking the building thermal insulation layer.



With prefabricated balconies, the wall thermal insulation remains continuous. The system help maximize the thermal performance of the building envelope.

EXAMPLE OF USE IN THE DC AREA



Brentford at the Mile
7970 Maitland Street
McLean, VA 22102



The Parker at Huntington Metro
2550 Huntington Avenue
Alexandria, VA 22303



The Gentry @ Union Market
300 Morse Street, NE
Washington, DC 20002





LEED v4.0 & v4.1 BD+C: New Construction
MARTIN'S VIEW

2	0	0	Integrative Process		Possible Points: 2
Y	?	N			
2			Credit	Integrative Process	

15.0	0	0	Location and Transportation		Possible Points: 15
Y	?	N			
Y			Prereq	Floodplain Avoidance	Required
8			Credit	Site Selection	8
3			Credit	Compact Development	3
2			Credit	Community Resources	2
2			Credit	Access to Transit	2

5.5	1	0.5	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	3
1.5		0.5	Credit	Non-Toxic Pest Control	2

5	2	5	Water Efficiency		Possible Points: 12
Y	?	N			
Y			Prereq	Water Metering	Required
5	2	5	Credit	Total Water Use	12

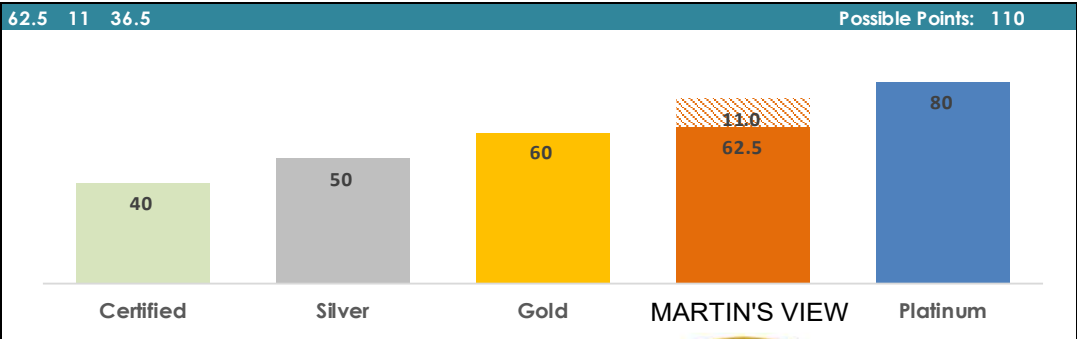
17	5	15	Energy and Atmosphere		Possible Points: 37
Y	?	N			
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Energy Metering	Required
Y			Prereq	Education of the Homeowner, Tenant or Building Manager	Required
16	4	10	Credit	Annual Energy Use	30
		5	Credit	Efficient Hot Water Distribution	5
1	1		Credit	Advanced Utility Tracking	2

3.5	0	5.5	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

6.5	2	9.5	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	Required
Y			Prereq	Compartmentalization	Required
1		2	Credit	Enhanced Ventilation	3
0.5		1.5	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	3
1			Credit	No Environmental Tobacco Smoke	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	Total Water Use (12), Rainwater M. (3), Const. Waste M. (3)	1



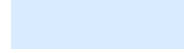
Note:
- min 8 points total in LT and EA required
- min 3 points in WE required
- min 3 points in EQ required



NOTE: ESTIMATED CREDIT
DISTRIBUTION TO REACH LEED GOLD

/ CELLAR

MARKET-RATE
UNITS



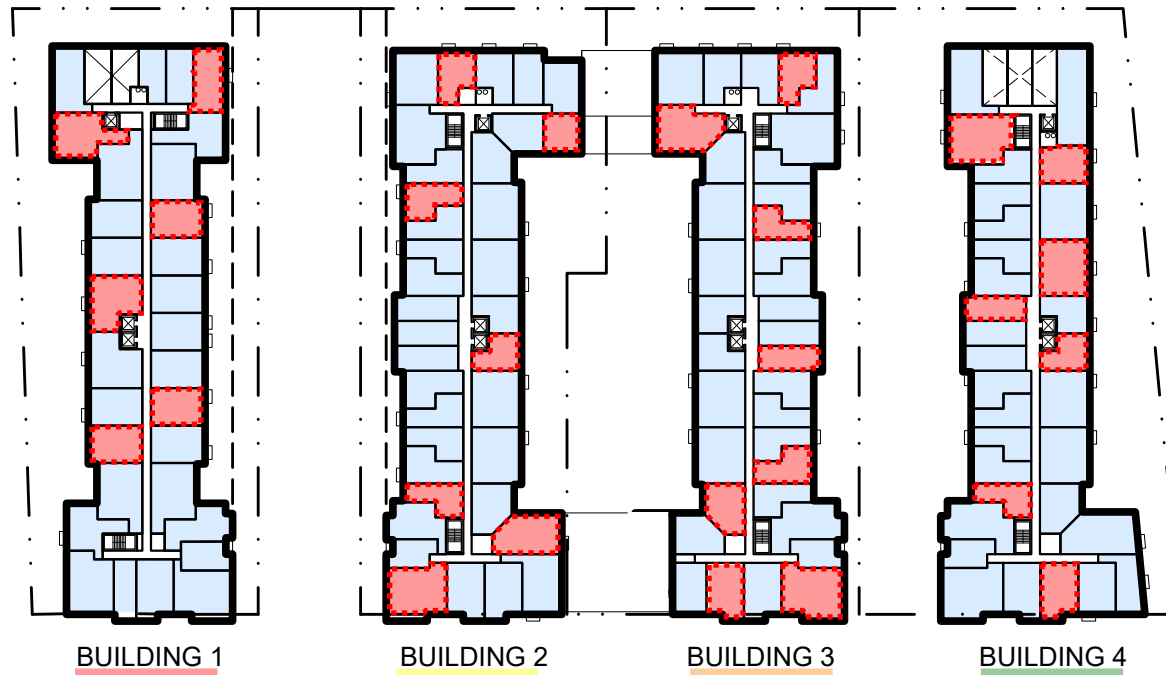
I.Z.
UNITS



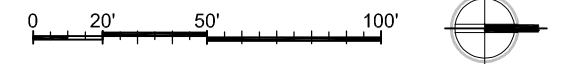
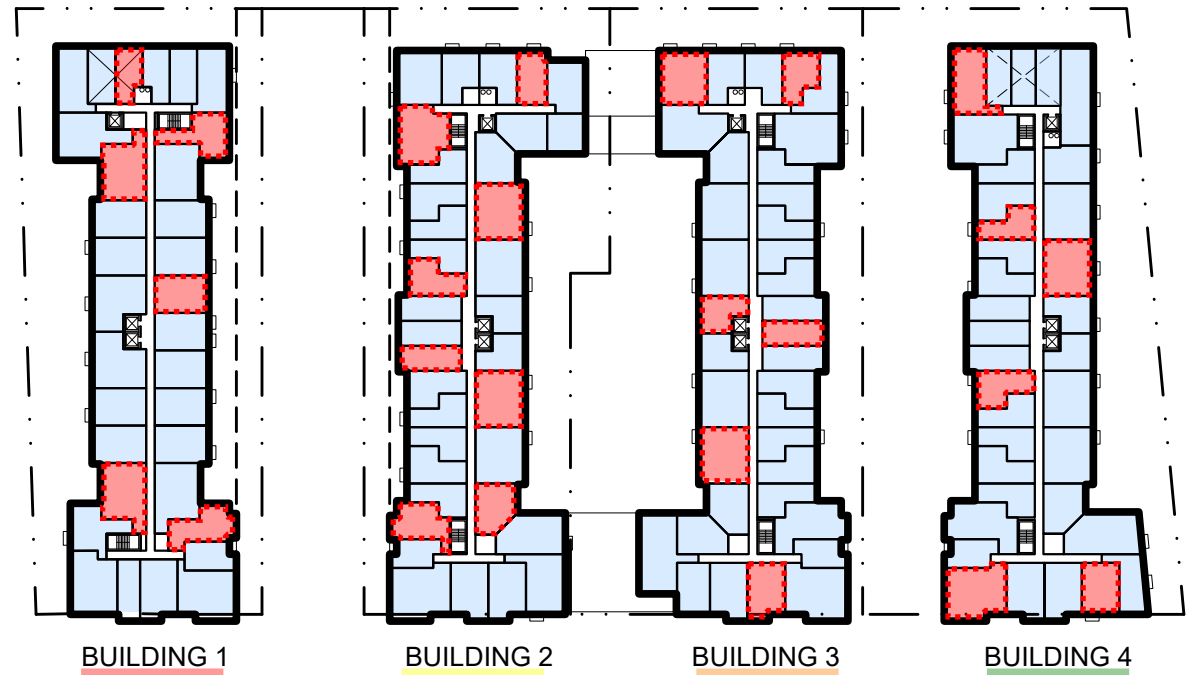
/ 1ST FLOOR



/ 2ND FLOOR



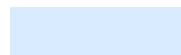
/ 3RD FLOOR



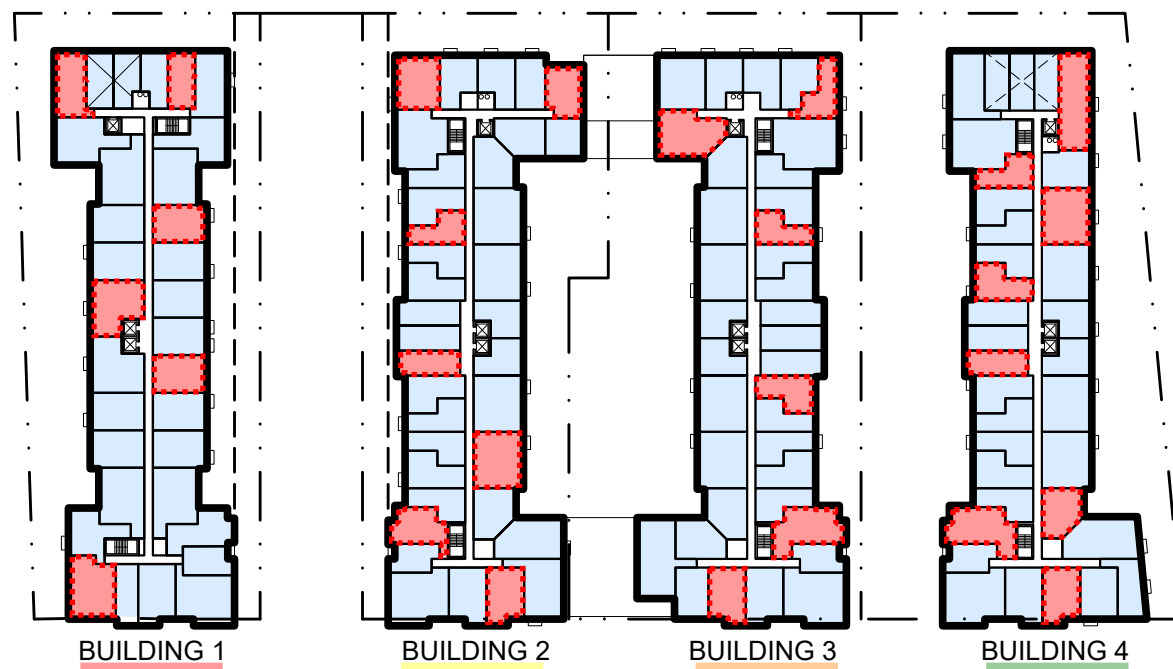
JUNE 21, 2024

/ 4TH FLOOR

MARKET-RATE
UNITS



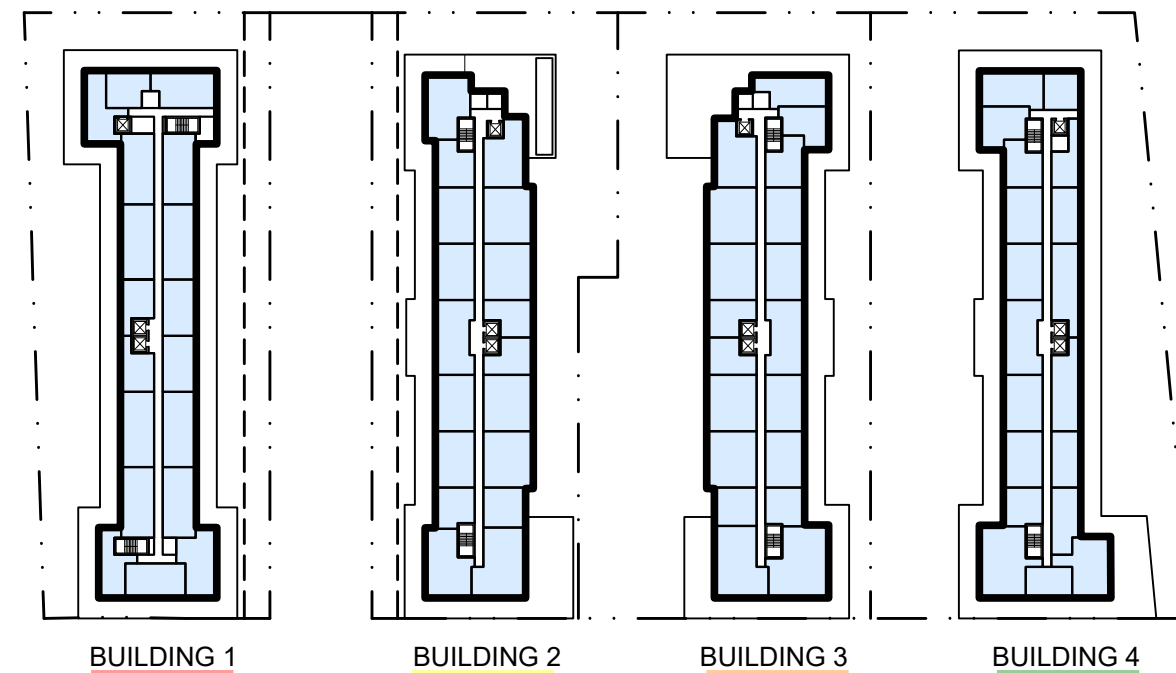
I.Z.
UNITS



/ 5TH FLOOR



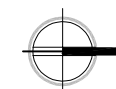
/ PH FLOOR



ESTIMATED I.Z. UNIT LOCATIONS

The IZ unit mix and locations shown are approximate and subject to change during design development and permitting in accordance with any flexibility granted by the Zoning Commission and based on final interior layout, total unit mix, and as necessary to comply with any applicable DC laws and regulations including the IZ regulations in 11-C DCMR, Chapter 10 and the IZ Implementation Regulations in 14DCMR, Chapter 22. The unit types shown herein are based on definitions set forth in the D.C. Building Code and may be reallocated as necessary to comply with the requirements of the IZ Implementation Regulations.

0 20' 50' 100'



IZ AREA

BUILDING 1 IZ

IZ UNIT COUNTS

	TOTAL RESIDENTIAL AREA: (INCLUDING CELLAR)	PRELIMINARY IZ REQUIREMENT: 17%	
GROSS FLOOR AREA	154,982	26,347	
NET FLOOR AREA	127,879	21,701	60% MFI
TOTAL PENTHOUSE HABITABLE SPACE	PENTHOUSE HABITABLE SPACE (SUBJECT TO IZ SET-ASIDE)	PENTHOUSE IZ REQUIREMENT: (WITHIN THE BUILDING) 10%	
16,214	16,214	1,622	50% MFI

	STUDIO		1BR		2BR		3BR		
	MARKET	IZ	MARKET	IZ	MARKET	IZ	MARKET	IZ	
TOTAL MARKET RATE	29		87		39		9		164
	17.7%		53.0%		23.8%		5.5%		100%
TOTAL IZ		3		18		7		3	31
		9.7%		58.1%		22.6%		9.7%	100%
TOTAL COMBINED	32		105		46		12		195

IZ AREA

BUILDING 2 AND 3 IZ

IZ UNIT COUNTS

	TOTAL RESIDENTIAL AREA: (INCLUDING CELLAR)	PRELIMINARY IZ REQUIREMENT: 17%	
GROSS FLOOR AREA	354,763	60,310	
NET FLOOR AREA	266,201	45,254	60% MFI
TOTAL PENTHOUSE HABITABLE SPACE	PENTHOUSE HABITABLE SPACE (SUBJECT TO IZ SET-ASIDE)	PENTHOUSE IZ REQUIREMENT: (WITHIN THE BUILDING) 10%	
34,839	34,839	3,484	50% MFI

	STUDIO		1BR		2BR		3BR		
	MARKET	IZ	MARKET	IZ	MARKET	IZ	MARKET	IZ	
TOTAL MARKET RATE	89		149		96		22		356
	25.0%		41.9%		27.0%		6.2%		100%
TOTAL IZ		14		30		17		7	68
		20.6%		44.1%		25.0%		10.3%	100%
TOTAL COMBINED	103		179		113		29		424

IZ AREA

BUILDING 4 IZ

IZ UNIT COUNTS

	TOTAL RESIDENTIAL AREA: (INCLUDING CELLAR)	PRELIMINARY IZ REQUIREMENT: 17%	
GROSS FLOOR AREA	155,047	26,358	
NET FLOOR AREA	128,406	21,829	60% MFI
TOTAL PENTHOUSE HABITABLE SPACE	PENTHOUSE HABITABLE SPACE (SUBJECT TO IZ SET-ASIDE)	PENTHOUSE IZ REQUIREMENT: (WITHIN THE BUILDING) 10%	
15,902	15,902	1,590	50% MFI

	STUDIO		1BR		2BR		3BR		
	MARKET	IZ	MARKET	IZ	MARKET	IZ	MARKET	IZ	
TOTAL MARKET RATE	53		68		33		17		171
	31.0%		39.8%		19.3%		9.9%		100%
TOTAL IZ		9		11		6		5	31
		29.0%		35.5%		19.4%		16.1%	100%
TOTAL COMBINED	62		79		39		22		202

IZ AREA

TOTAL IZ

IZ UNIT COUNTS

	TOTAL RESIDENTIAL AREA: (INCLUDING CELLAR)	PRELIMINARY IZ REQUIREMENT: 17%	
GROSS FLOOR AREA	664,792	113,015	
NET FLOOR AREA	522,486	88,784	60% MFI
TOTAL PENTHOUSE HABITABLE SPACE	PENTHOUSE HABITABLE SPACE (SUBJECT TO IZ SET-ASIDE)	PENTHOUSE IZ REQUIREMENT: (WITHIN THE BUILDING) 10%	
66,955	66,955	6,696	50% MFI

	STUDIO		1BR		2BR		3BR		
	MARKET	IZ	MARKET	IZ	MARKET	IZ	MARKET	IZ	
TOTAL MARKET RATE	171		304		168		48		691
	24.7%		44.0%		24.3%		6.9%		100%
TOTAL IZ		26		59		30		15	130
		20.0%		45.4%		23.1%		11.5%	100%
TOTAL COMBINED	197		363		198		63		821

ESTIMATED I.Z. UNIT AREAS

The square footage numbers regarding the total residential floor area, the floor area devoted to IZ units, and the IZ unit counts are approximate and subject to change during design development and final permitting in accordance with the Zoning Commission-approved plans and flexibility.