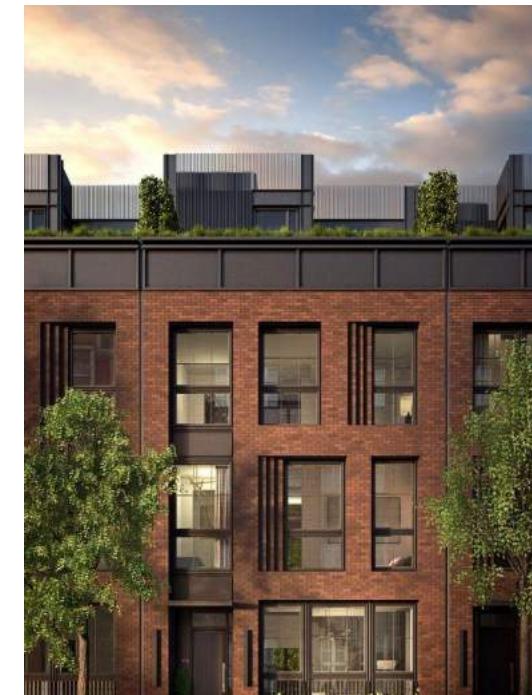


/ FACADE PRECEDENTS



FACADE PRECEDENT IMAGES

DECEMBER 19, 2023

A25

MARTINS VIEW LLC ZONING COMMISSION
District of Columbia
CASE NO.23-29
EXHIBIT NO.21B5



JUNE 21, 2024

LOOKING WEST DOWN ELMIRA ST



LOOKING AT BUILDING 2 FAÇADE ALONG ELMIRA ST

A27

JUNE 21, 2024

MARTINS VIEW LLC **ECA**



DECEMBER 19, 2023

LOOKING AT DAYCARE ALONG MARTIN LUTHER KING JR AVE



LOOKING WEST DOWN DARRINGTON ST

A29

DECEMBER 19, 2023

MARTINS VIEW LLC **ECA**



JUNE 21, 2024

LOOKING NORTH UP MARTIN LUTHER KING JR AVE



DECEMBER 19, 2023

EAST AND WEST BUILDING ELEVATIONS

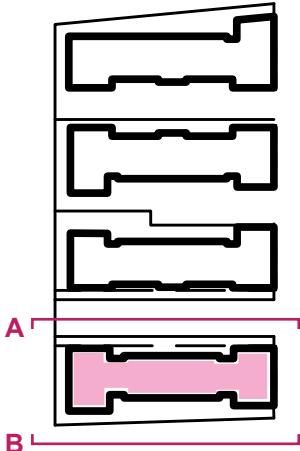
BUILDING 1



ELEVATION B - BRIDGEPOINT HOSPITAL

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.



BUILDING 2



BUILDING 3



ELEVATION A - PRIVATE DRIVEWAY

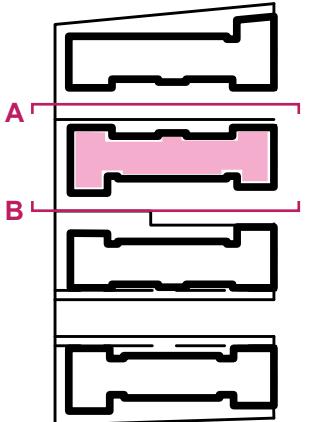


ELEVATION B - COURTYARD

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.

0 20' 50' 100'



BUILDING 4



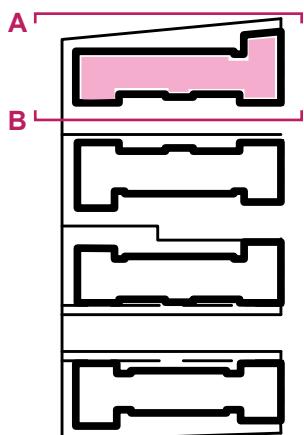
ELEVATION A - LECKIE ELEMENTARY SCHOOL



ELEVATION B - PRIVATE DRIVEWAY

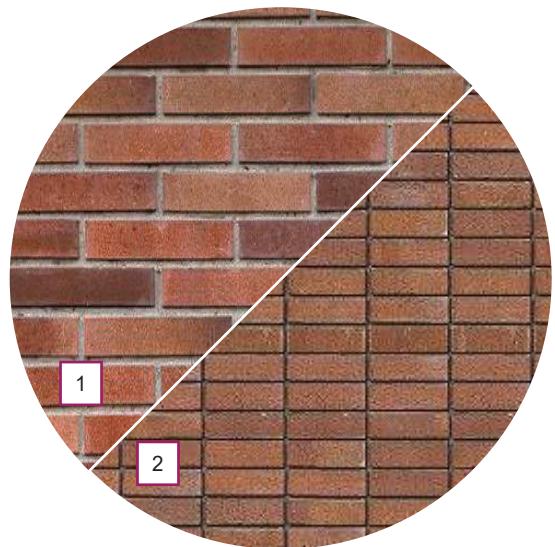
GENERAL NOTES:
1. Flexibility is requested to vary the final selection of exterior materials within the color ranges and general material types proposed, based on availability at the time of construction. Quality of materials will not be reduced.
2. Exhaust vents to be integrated into final facade designs.

0 20' 50' 100'



DECEMBER 19, 2023

BUILDING 4 ELEVATIONS



1 - 2. MASONRY



3. BRISE SOLEIL

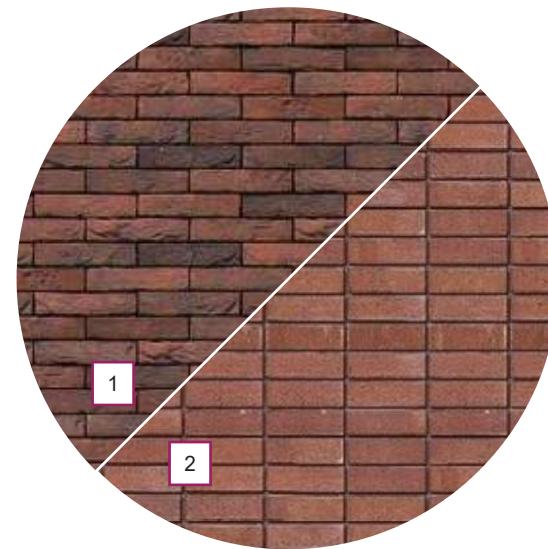


4. METAL PANEL
SEE A39



5. BALCONY
SEE A40





1 - 2. MASONRY



3. CORRUGATED METAL
SEE A39

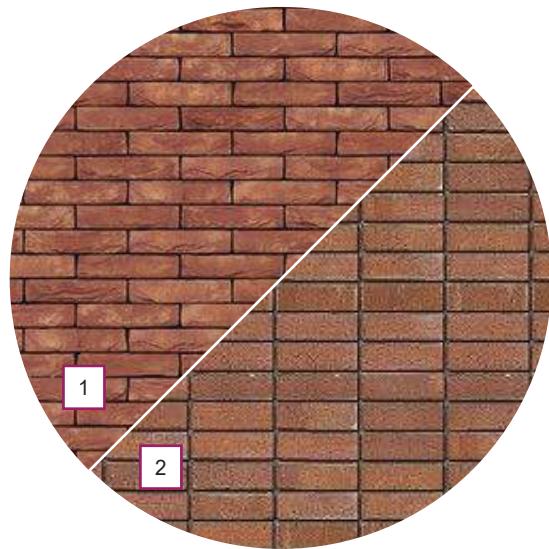


4. METAL PANEL ARTICULATION
+ 5. BRISE SOLEIL



6. BALCONY
SEE A40





1 - 2. MASONRY



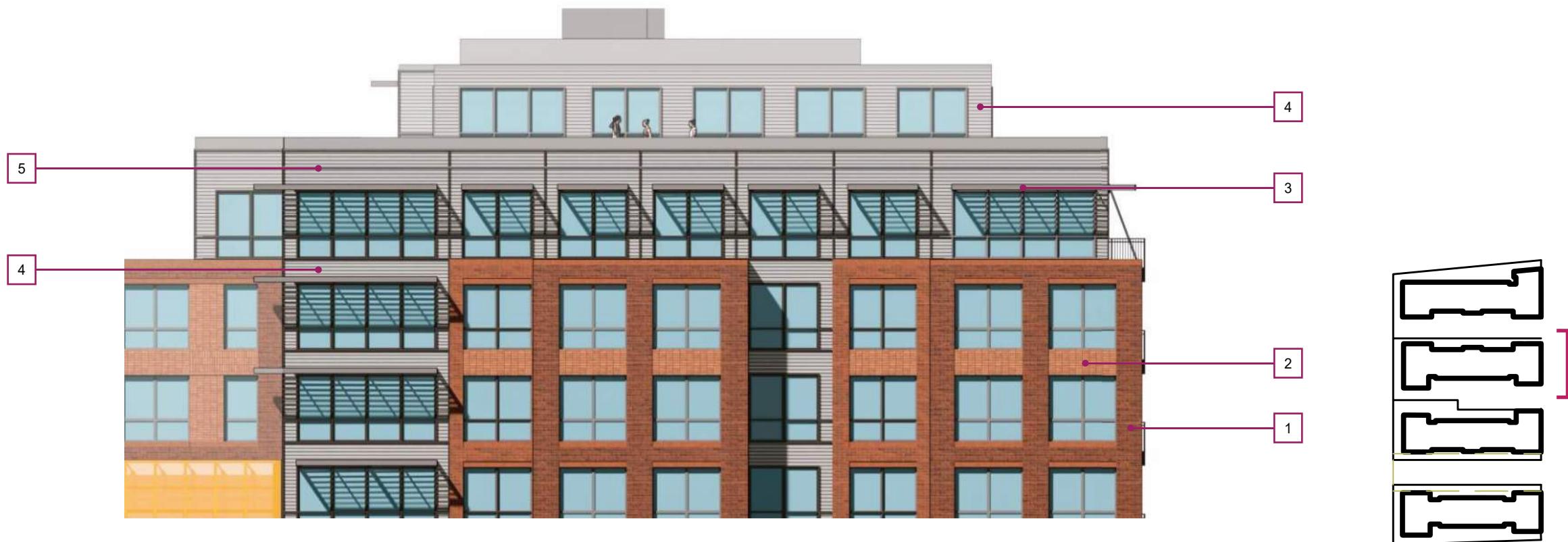
3. BRISE SOLEIL

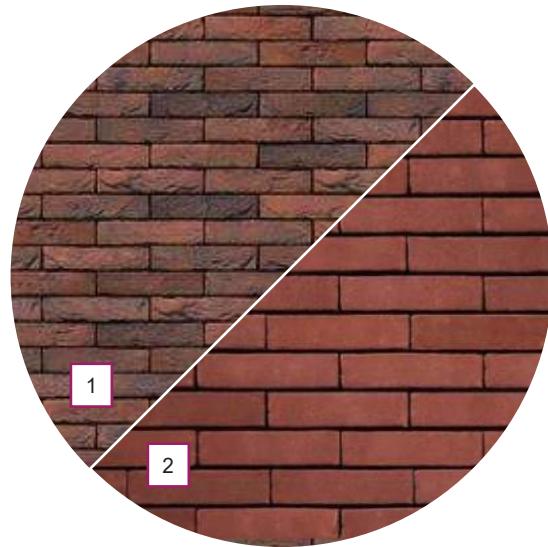


4. CORRUGATED METAL
SEE A39



5. METAL PANEL ARTICULATION





1 -2. MASONRY



3. BRISE SOLEIL



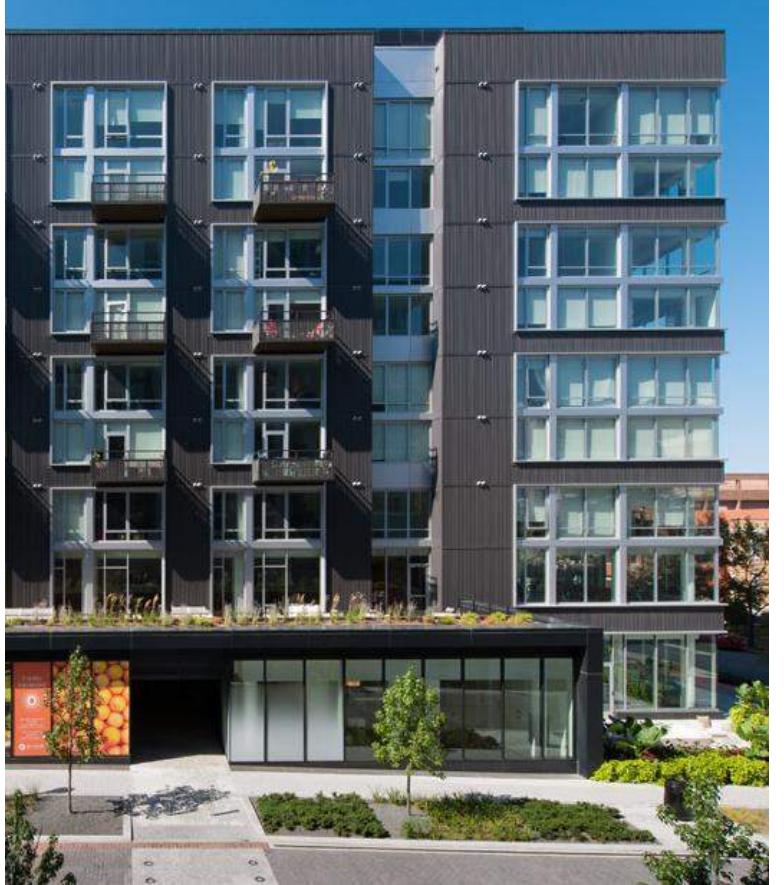
4. METAL PANEL
SEE A39



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



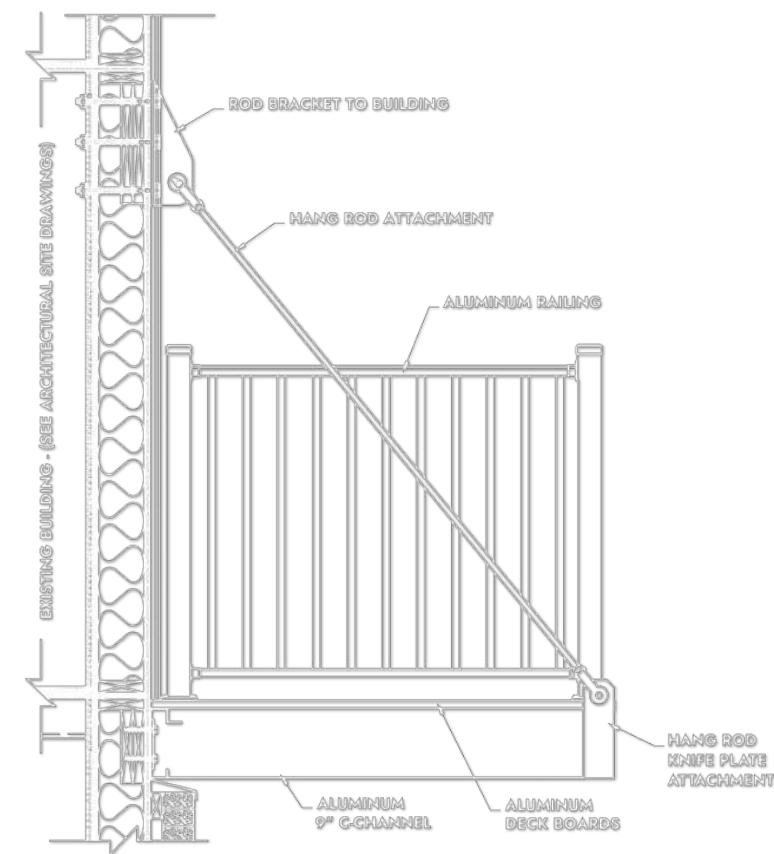
CITYLINE AT TENLEY
4101 Albemarle Street NW,
Washington, DC 20016



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

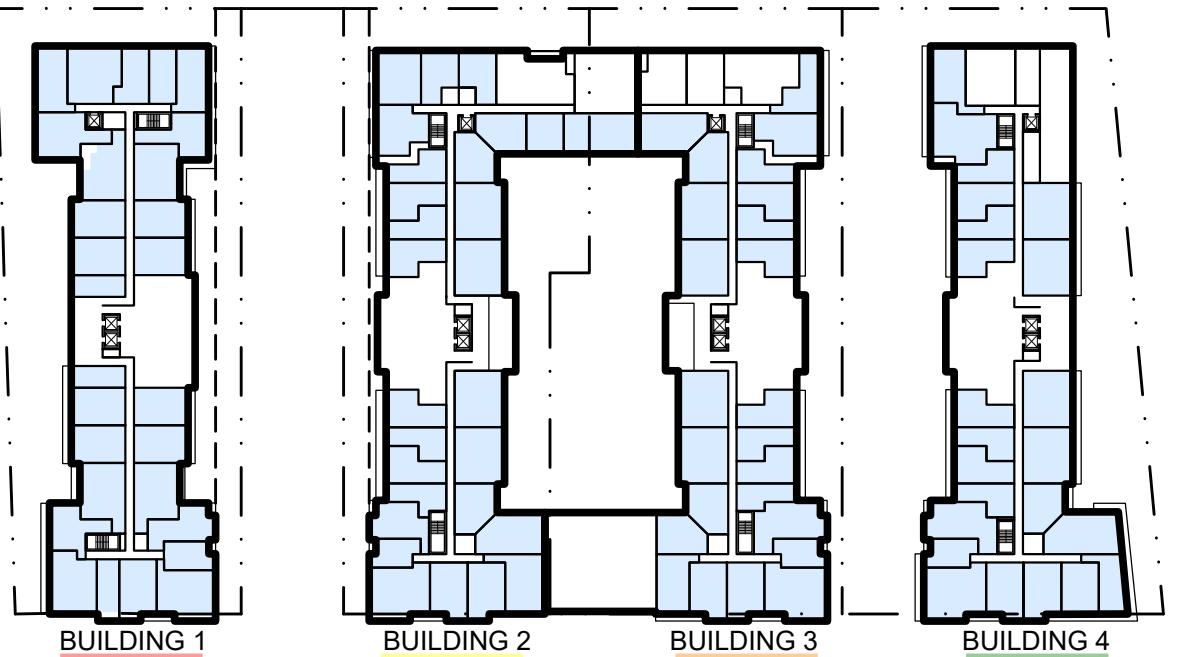
2 0 0	Integrative Process	Possible Points: 2	6.5 2 9.5	Indoor Environmental Quality	Possible Points: 18
Y ? N			Y ? N		
2	Credit	Integrative Process	Y	Ventilation	Required
			Y	Prereq	Required
			Y	Prereq	Required
			Y	Prereq	Required
			Y	Prereq	Required
			Y	Prereq	Required
			Y	Prereq	Required
			Y	Prereq	Required
			1 2	Credit	3
			0.5 1.5	Credit	2
			1 2	Credit	3
			1 3	Credit	3
			1 1	Credit	2
			1	Credit	1
			1 1 1	Credit	3
			1	Credit	1
				No Environmental Tobacco Smoke	
15.0 0 0	Location and Transportation	Possible Points: 15	4 1 1	Innovation	Possible Points: 6
Y ? N			Y ? N		
Y	Prereq	Floodplain Avoidance	3 1 1	Credit	5
8	Credit	Site Selection	1	Credit	1
3	Credit	Compact Development			
2	Credit	Community Resources			
2	Credit	Access to Transit			
5.5 1 0.5	Sustainable Sites	Possible Points: 7	4 0 0	Regional Priority Credits	Possible Points: 4
Y ? N			Y ? N		
Y	Prereq	Construction Activity Pollution Prevention	1	Credit	1
Y	Prereq	No Invasive Plants	1	Credit	1
1 1	Credit	Heat Island Reduction	1	Credit	1
3	Credit	Rainwater Management	1	Credit	1
1.5 0.5	Credit	Non-Toxic Pest Control	1	Credit	1
5 2 5	Water Efficiency	Possible Points: 12	62.5 11 36.5		Possible Points: 110
Y ? N					
Y	Prereq	Water Metering	40	Certified	
5 2 5	Credit	Total Water Use	50	Silver	
			60	Gold	
17 5 15	Energy and Atmosphere	Possible Points: 37	62.5 11.0	MARTIN'S VIEW	
Y ? N			80	Platinum	
Y	Prereq	Minimum Energy Performance			
Y	Prereq	Energy Metering			
Y	Prereq	Education of the Homeowner, Tenant or Building Manager			
16 4 10	Credit	Annual Energy Use			
5	Credit	Efficient Hot Water Distribution			
1 1	Credit	Advanced Utility Tracking			
3.5 0 5.5	Materials and Resources	Possible Points: 9	Note:		
Y ? N			- min 8 points total in LT and EA required		
Y	Prereq	Certified Tropical Wood	- min 3 points in WE required		
Y	Prereq	Durability Management	- min 3 points in EQ required		
1	Credit	Durability Management Verification			
0.5 4.5	Credit	Environmentally Preferable Products			
2 1	Credit	Construction Waste Management			
NOTE: ESTIMATED CREDIT DISTRIBUTION TO REACH LEED GOLD					



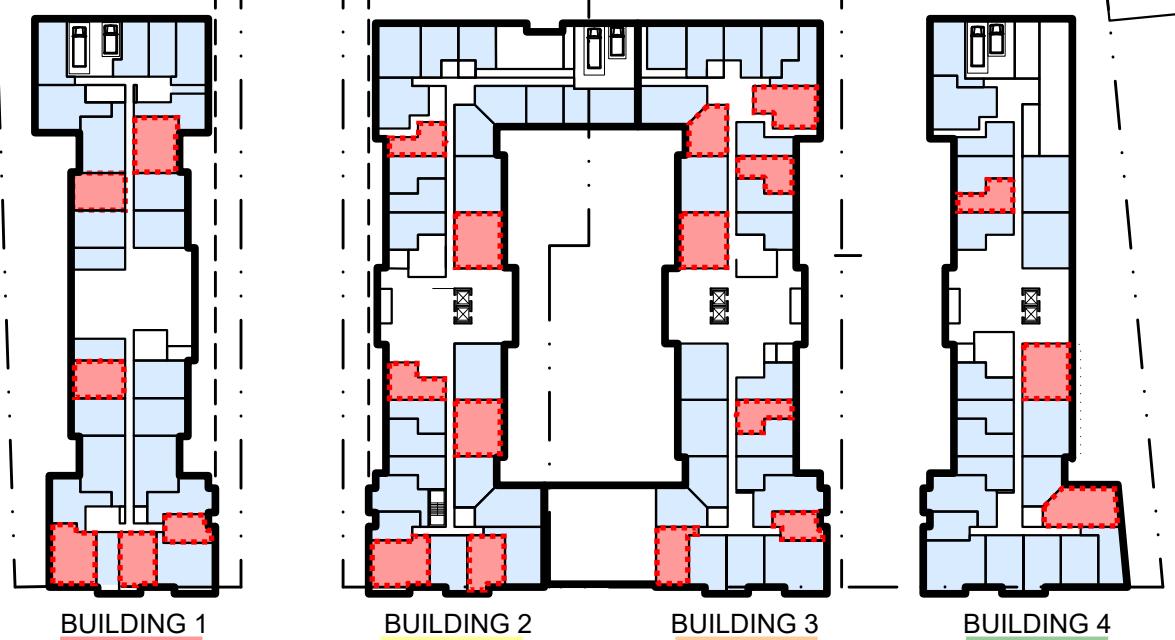
CELLAR

MARKET-RATE
UNITS

IZ
UNITS



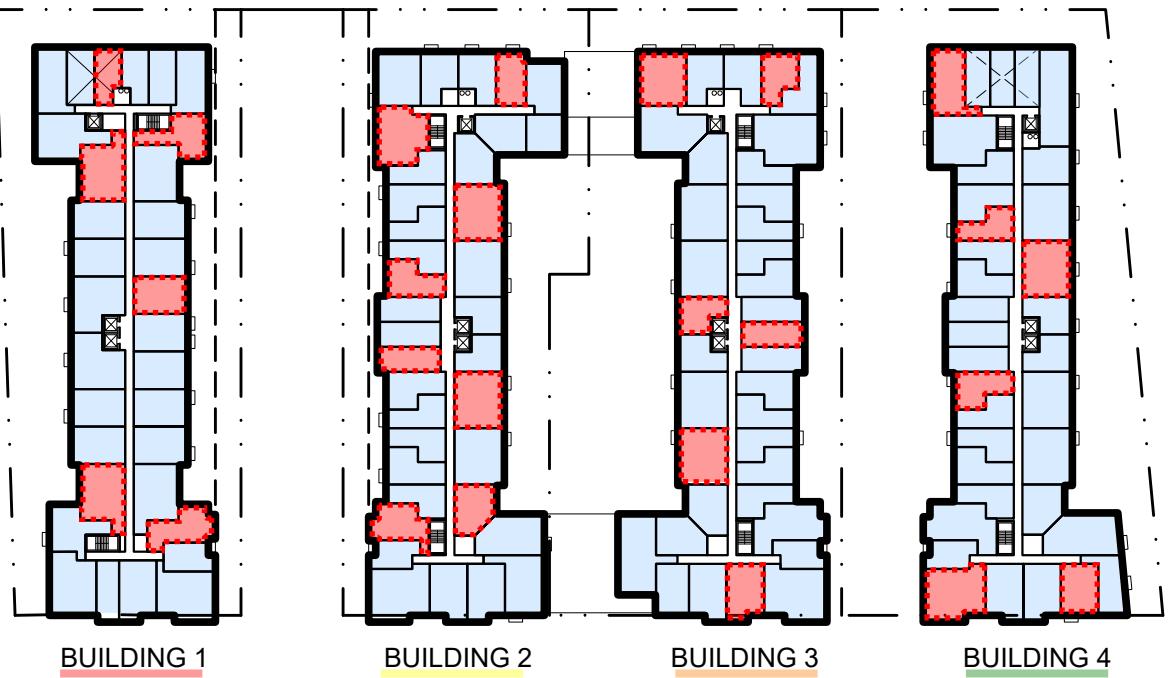
1ST FLOOR



2ND FLOOR



3RD FLOOR



JUNE 21, 2024

0 20' 50' 100'



IZ UNIT PLANS

4TH FLOOR

MARKET-RATE
UNITS

I.Z.
UNITS



BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

5TH FLOOR



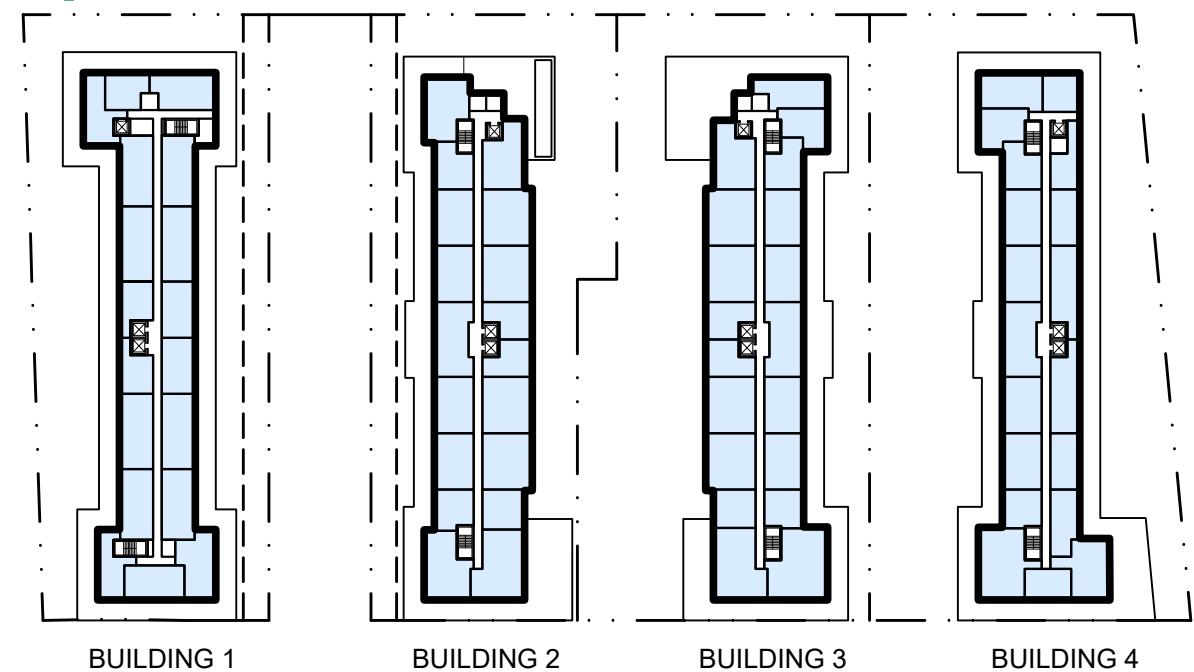
BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

PH FLOOR



BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

ESTIMATED I.Z. UNIT LOCATIONS

The I.Z. 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 I.Z. regulations in 11-C DCMR, Chapter 10 and the I.Z. 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 I.Z. Implementation Regulations.



IZ AREA

BUILDING 1 IZ

IZ UNIT COUNTS

TOTAL RESIDENTIAL AREA: (INCLUDING CELLAR)		PRELIMINARY IZ REQUIREMENT: 17%	60% MFI
GROSS FLOOR AREA	154,982	26,347	
NET FLOOR AREA	127,879	21,701	
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	
	17.7%		53.0%		23.8%		5.5%	
TOTAL IZ		3		18		7		31
		9.7%		58.1%		22.6%		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%	60% MFI
GROSS FLOOR AREA	354,763	60,310	
NET FLOOR AREA	266,201	45,254	
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	
	25.0%		41.9%		27.0%		6.2%	
TOTAL IZ		14		30		17		68
		20.6%		44.1%		25.0%		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%	60% MFI
GROSS FLOOR AREA	155,047	26,358	
NET FLOOR AREA	128,406	21,829	
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	
	31.0%		39.8%		19.3%		9.9%	
TOTAL IZ		9		11		6		31
		29.0%		35.5%		19.4%		100%
TOTAL COMBINED	62		79		39		22	
								202

IZ AREA

TOTAL IZ

IZ UNIT COUNTS

TOTAL RESIDENTIAL AREA: (INCLUDING CELLAR)		PRELIMINARY IZ REQUIREMENT: 17%	60% MFI
GROSS FLOOR AREA	664,792	113,015	
NET FLOOR AREA	522,486	88,784	
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	
	24.7%		44.0%		24.3%		6.9%	
TOTAL IZ		26		59		30		130
		20.0%		45.4%		23.1%		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.

JUNE 21, 2024

IZ DATA