

EAST ELEVATION

Signage depicted is for illustrative purposes only. Actual signage design and extent to be coordinated with hotel operator requirements. Signage to be designed and constructed in accordance with the DC Building Code and sign regulations in effect at the time of permitting. Signage shall be compatible with and complement the building architecture, be coordinated with the building facade system, and consist of high quality materials.

Ground floor storefront and entrances are illustrative and intended to describe the character and scale for the base of the building. The actual ground floor storefront and entrance(s) may be refined in coordination with the hotel operator.



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Transportation Planners and Engineers

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CONSULTANTS ARCHITECTS ENGINEERS

DLR GROUP

REDBRICK
LMD



- | | | | | |
|------------------------|------------------------|------------------|------------------------------------|-----------------|
| 1 PANELIZED RAINSCREEN | 3 FACE BRICK VENEER | 5 WINDOW | 7 STOREFRONT GLAZING | 9 COPING |
| 2 FRAME/FRAME ACCENT | 4 ARCHITECTURAL GRILLE | 6 GLAZING SYSTEM | 8 PANELIZED CLADDING OR RAINSCREEN | 10 GREEN SCREEN |

LEED SCORECARD

A7.01



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Civil, Landscape Architectural, Survey

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LEED v4.1 for BD+C Hospitality
Bridge District P7 Hotel
August 27, 2026

0	0	1	Integrative Process	Possible Points:	1
Y	?	N			
		1	Credit 1 Integrative Process		1

11	1	4	Location and Transportation	Possible Points:	16
Y	?	N			
		16	Credit 1 LEED for Neighborhood Development	PATH 1	16
1			Credit 2 Sensitive Land Protection	PATH 2	1
1	1		Credit 3 High Priority Site		2
2		3	Credit 4 Surrounding Density & Diverse Uses		5
4		1	Credit 5 Access to Quality Transit		5
1			Credit 6 Bicycle Facilities		1
1			Credit 7 Reduced Parking Footprint		1
1			Credit 8 Electric Vehicles		1

8	0	2	Sustainable Sites	Possible Points:	10
Y	?	N			
Y			Prereq 1 Construction Activity Pollution Prevention		Required
1			Credit 1 Site Assessment		1
		2	Credit 2 Site Development - Protect or Restore Habitat		2
1			Credit 3 Open Space		1
3			Credit 4 Rainwater Management		3
2			Credit 5 Heat Island Reduction		2
1			Credit 6 Light Pollution Reduction		1

7	0	4	Water Efficiency	Possible Points:	11
Y	?	N			
Y			Prereq 1 Outdoor Water Use Reduction		Required
Y			Prereq 2 Indoor Water Use Reduction		Required
Y			Prereq 3 Building-Level Water Metering		Required
2			Credit 1 Outdoor Water Use Reduction		2
4		2	Credit 2 Indoor Water Use Reduction		6
		2	Credit 3 Cooling Tower Water Use		2
1			Credit 4 Water Metering		1

8	8	17	Energy and Atmosphere	Possible Points:	33
Y	?	N			
Y			Prereq 1 Fundamental Commissioning and Verification		Required
Y			Prereq 2 Minimum Energy Performance		Required
Y			Prereq 3 Building-Level Energy Metering		Required
Y			Prereq 4 Fundamental Refrigerant Management		Required
5		1	Credit 1 Enhanced Commissioning		6
	6	12	Credit 2 Optimize Energy Performance		18
1			Credit 3 Advanced Energy Metering		1
		2	Credit 4 Demand Response		2
1	2	2	Credit 5 Renewable Energy Production		5
1			Credit 6 Enhanced Refrigerant Management		1

Path to Gold

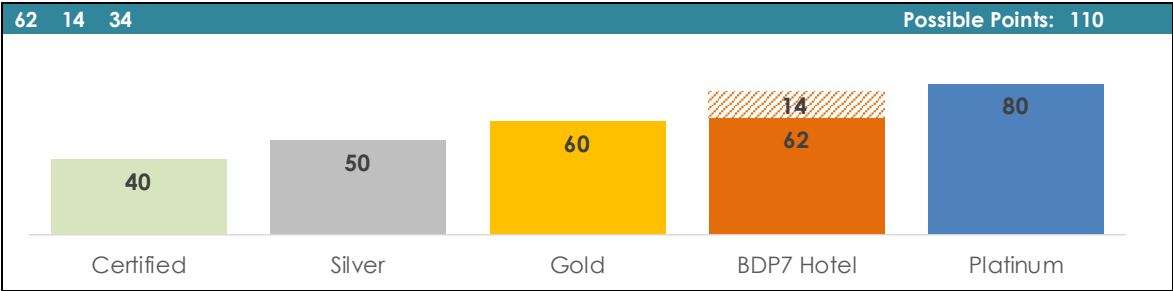


7	4	2	Materials and Resources	Possible Points:	13
Y	?	N			
Y			Prereq 1 Storage and Collection of Recyclables		Required
3		2	Credit 1 Building Life-Cycle Impact Reduction		5
1	1		Credit 2 Product Disclosure & Optimization - EPDs		2
1	1		Credit 3 Product Disclosure & Optimization - Sourcing of Raw Materials		2
1	1		Credit 4 Product Disclosure & Optimization - Material Ingredients		2
1	1		Credit 5 Construction and Demolition Waste Management		2

11	1	4	Indoor Environmental Quality	Possible Points:	16
Y	?	N			
Y			Prereq 1 Minimum Indoor Air Quality Performance		Required
Y			Prereq 2 Environmental Tobacco Smoke Control		Required
1	1		Credit 1 Enhanced Indoor Air Quality Strategies		2
3			Credit 2 Low-Emitting Materials		3
1			Credit 3 Construction Indoor Air Quality Management Plan		1
		2	Credit 4 Indoor Air Quality Assessment		2
1			Credit 5 Thermal Comfort		1
1		1	Credit 6 Interior Lighting		2
3			Credit 7 Daylight		3
1			Credit 8 Quality Views		1
		1	Credit 9 Acoustic Performance		1

6	0	0	Innovation	Possible Points:	6
Y	?	N			
1			Credit 1.1 Innovation Credit: Low-Mercury Lamps		1
1			Credit 1.2 Innovation Credit: Green Building Education		1
1			Credit 1.3 Exemplary Performance: Heat Island Reduction		1
1			Credit 1.4 Pilot Credit: Assessments and Planning For Resilience		1
1			Credit 1.5 Pilot Credit: Integrative Analysis of Building Materials		1
1			Credit 2 LEED Accredited Professional		1

4	0	0	Regional Priority Credits	Possible Points:	4
Y	?	N			
1			Credit 1 Regional Priority: Access to Quality Transit (th: 4)		1
1			Credit 2 Regional Priority: Rainwater Management (th: 3)		1
1			Credit 3 Regional Priority: Electric Vehicles (th: 1)		1
1			Credit 4 Regional Priority: Renewable Energy Production (th: 1)		1

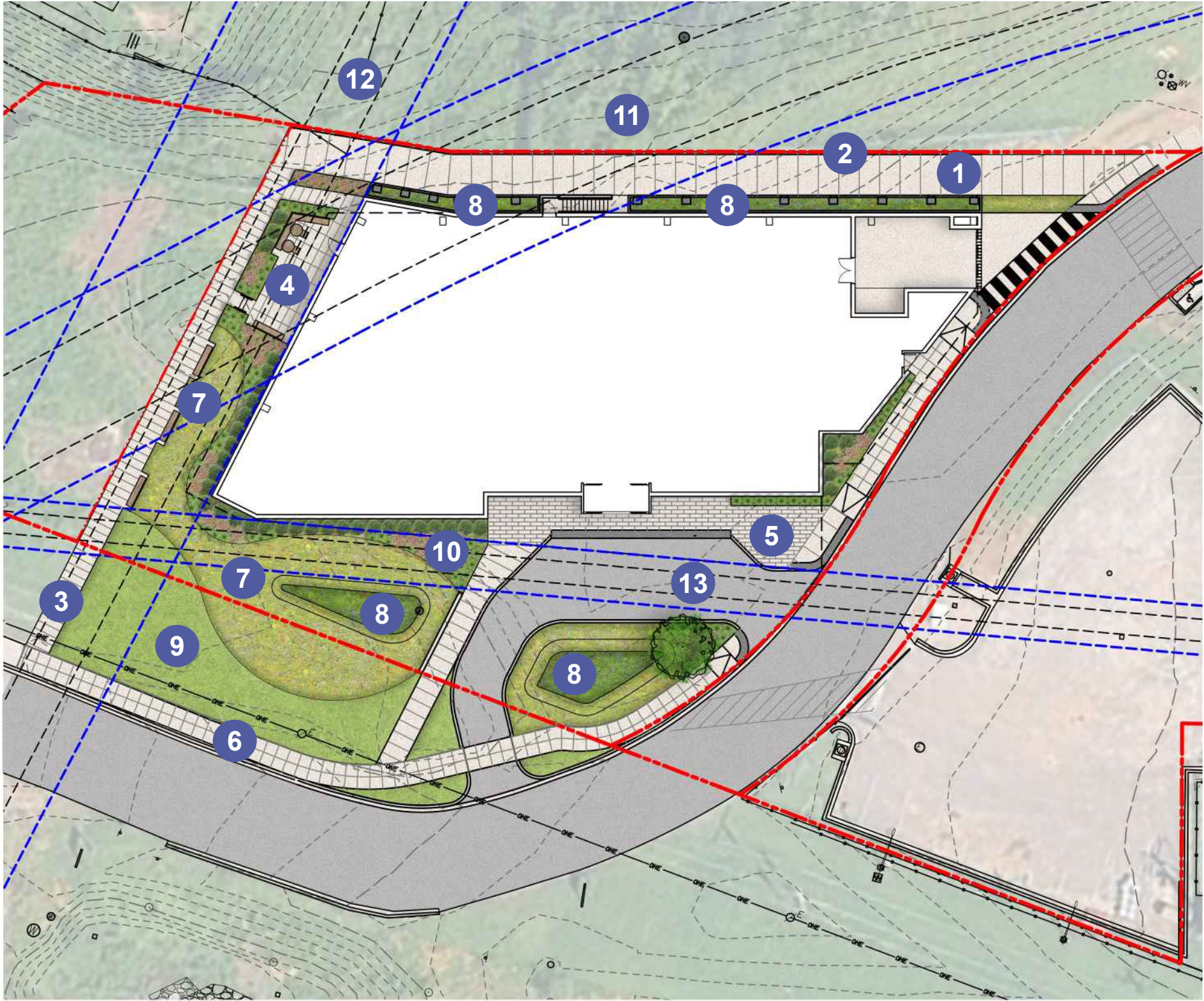




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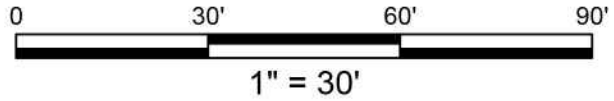


LANDSCAPE



Streetscape Design: To vary the location, attributes, and general design of the approved streetscape within the adjacent public right-of-way and the WMATA-owned access road, to comply with the requirements of, and the approved by, the DDOT Public Space Division and/or WMATA and to accommodate such variations on the project property, as may be required.

- 1 BIKE PROMENADE
- 2 CONCRETE RETAINING WALL
- 3 PEDESTRIAN PATH
- 4 FURNISHED PATIO
- 5 PAVERS AT HOTEL ENTRANCE
- 6 DDOT STANDARD CONCRETE SIDEWALK
- 7 LANDSCAPED AREA- PERNNIALS AND GRASSES
- 8 BIORETENTION
- 9 LAWN OR LOW GRASSES
- 10 FOUNDATION PLANTING- SHRUBS
- 11 ANACOSTIA RIVER TUNNEL
- 12 STICKFOOT BRANCH STORM SEWER
- 13 ANACOSTIA COMBINED INTERCEPTOR
- DC WATER EASEMENT/ RIGHT-OF-WAY LIMITS
- UNDERGROUND STRUCTURE



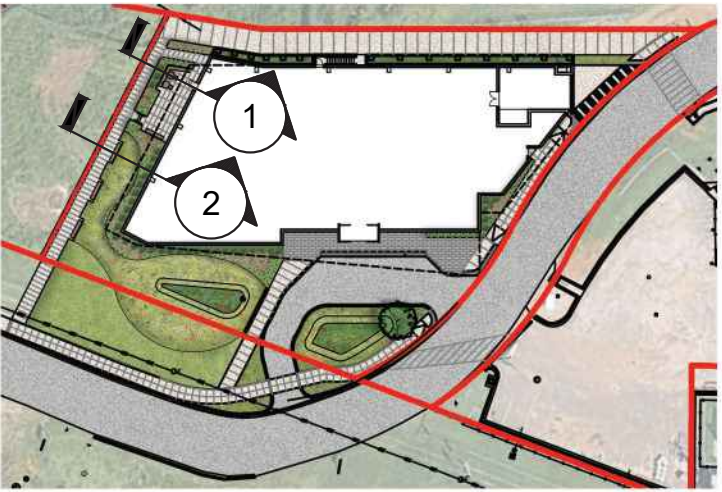


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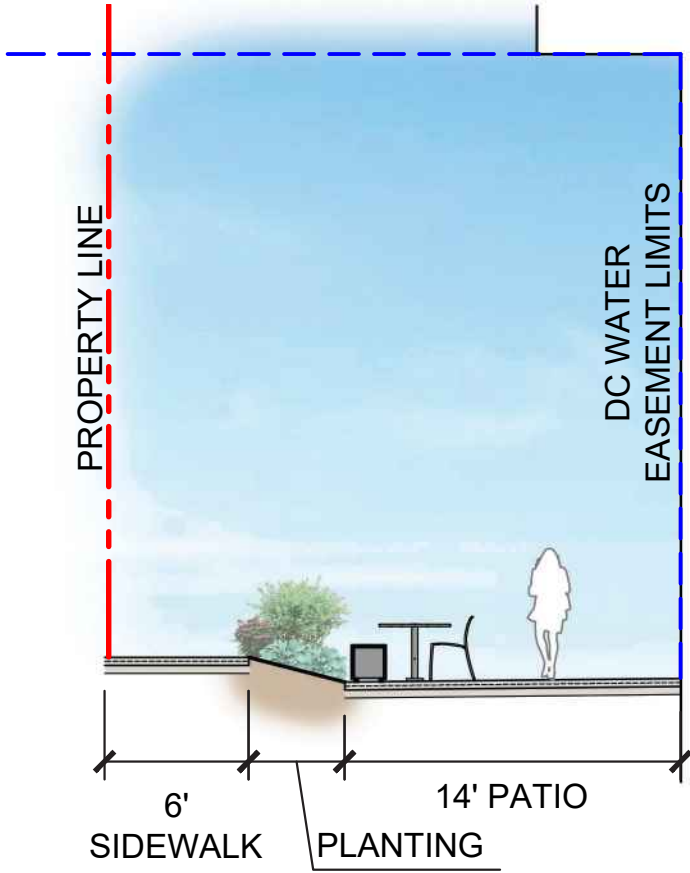
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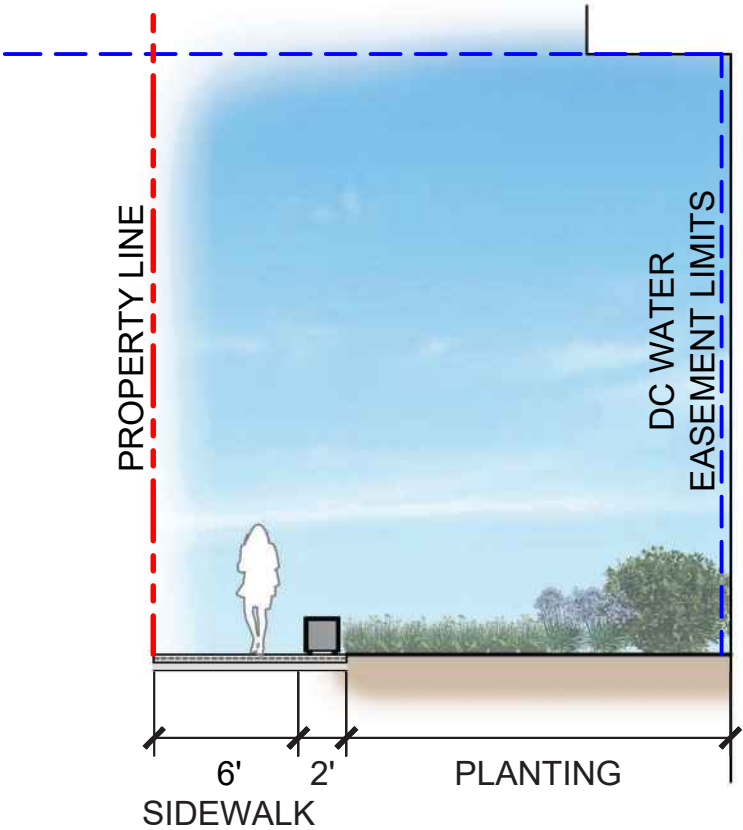


REFERENCE PLAN
SCALE: 1" = 80'-0"



PARCEL 7
BUILDING

1 SECTION
1/8" = 1'-0"

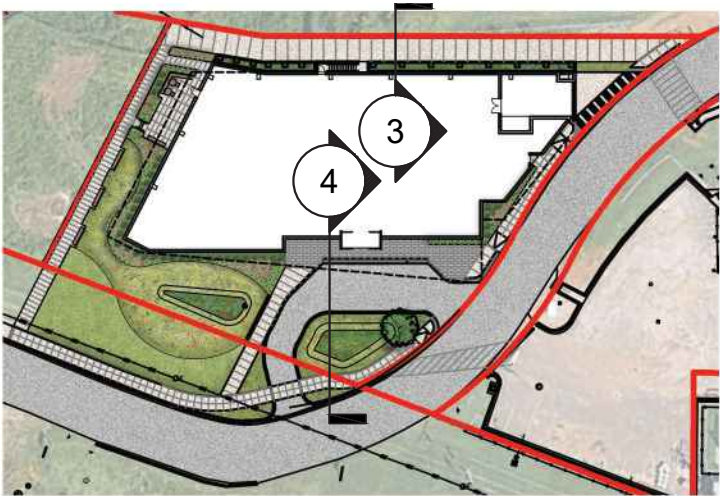


PARCEL 7
BUILDING

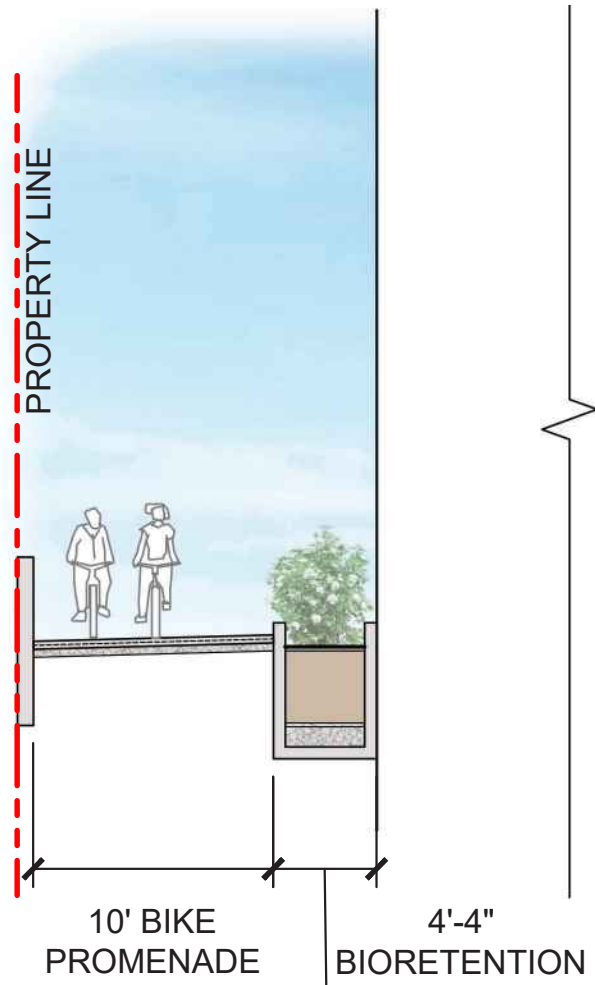
2 SECTION
1/8" = 1'-0"



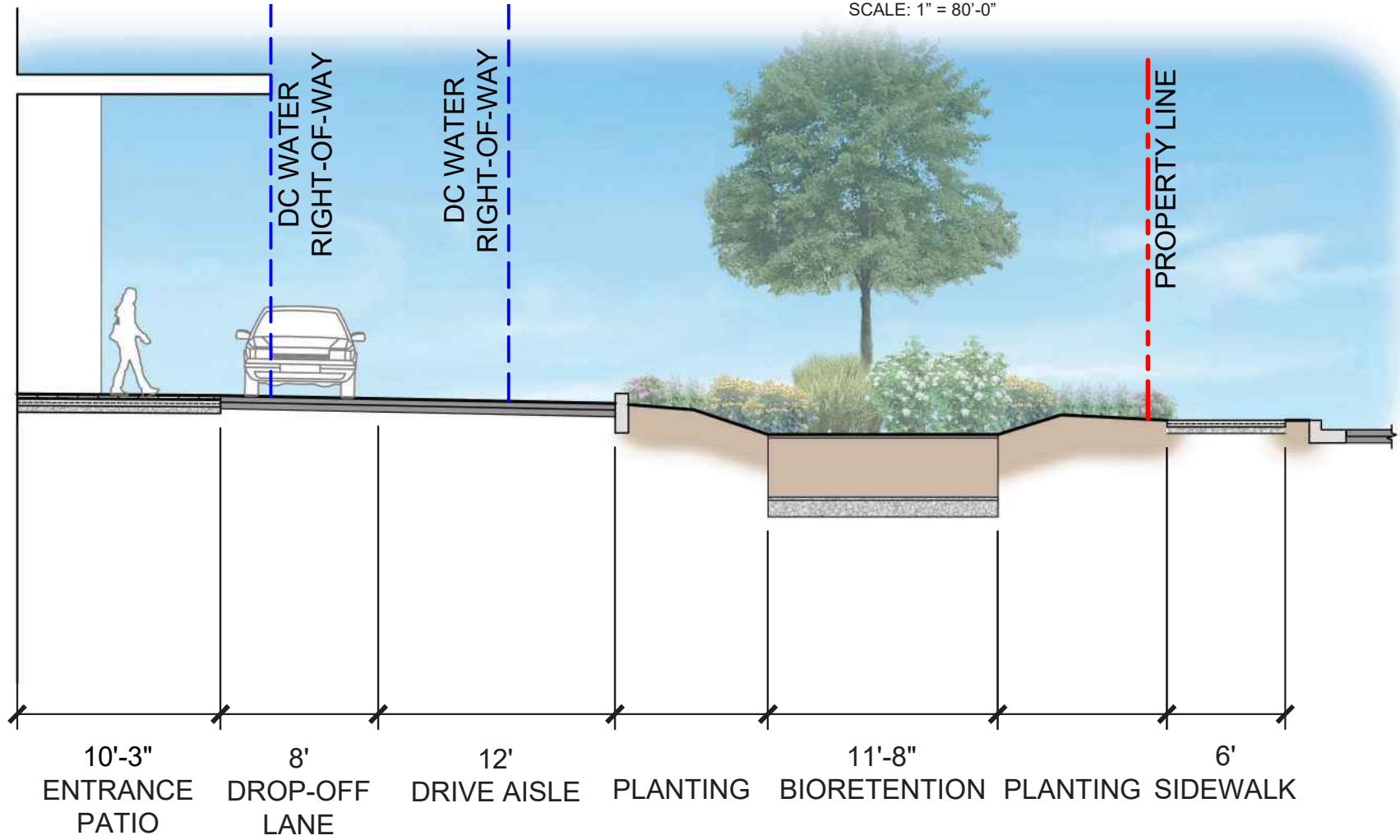
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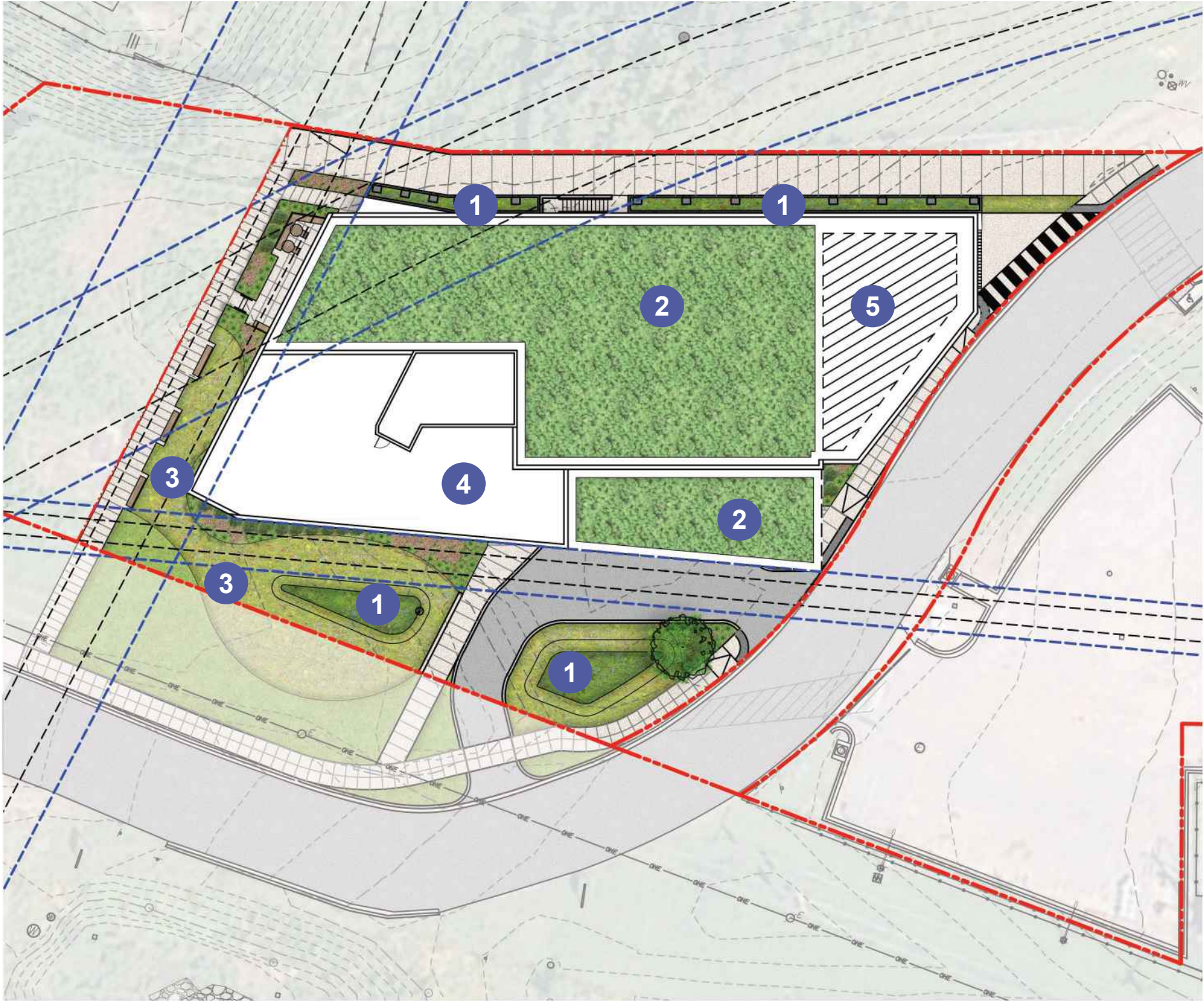
REFERENCE PLAN
SCALE: 1" = 80'-0"



3 SECTION
1/8" = 1'-0"



4 SECTION
1/8" = 1'-0"



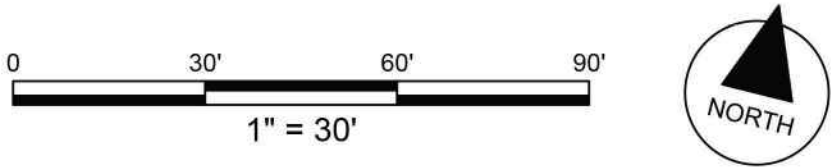
- 1 BIORETENTION
- 2 GREEN ROOF
- 3 PLANTED AREAS
- 4 MECHANICAL YARD
- 5 POTENTIAL LOCATION OF PHOTOVOLTAIC PANELS
- DC WATER EASEMENT/ RIGHT-OF-WAY LIMITS
- UNDERGROUND STRUCTURE

SITE AREA: 24,010

REQUIRED GAR SCORE: 0.200

THE CURRENT DESIGN SHOWS POTENTIAL AREAS OF LANDSCAPING AND LID TECHNIQUES TO ACHIEVE FINAL GAR SCORE. A COMBINATION OF BIORETENTION, GREEN ROOF, AND PLANTINGS ARE TO BE COUNTED TOWARDS THE FINAL GAR SCORE. THE DESIGN LAYOUT AND SQUARE FOOTAGES OF THESE AREAS ARE TO BE FINALIZED AS OVERALL DESIGN DEVELOPS.

ROOF TO INCLUDE PHOTOVOLTAIC PANELS.



Streetscape Design: To vary the location, attributes, and general design of the approved streetscape within the adjacent public right-of-way and the WMATA-owned access road, to comply with the requirements of, and the approved by, the DDOT Public Space Division and/or WMATA and to accommodate such variations on the project property, as may be required.



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Address

Other

Square

5860

Lot

1039

Zone District

NHR

Lot area (sf)

24,010

Minimum Score

.20

Multiplier

GAR Score

SCORE: 0.204

Landscape Elements		Square Feet	Factor	Total
A Landscaped areas (select one of the following for each area)				
1	Landscaped areas with a soil depth < 24"	square feet 3,891	0.30	1,167.3
2	Landscaped areas with a soil depth ≥ 24"	square feet	0.60	-
3	Bioretention facilities	square feet 800	0.40	320.0
B Plantings (credit for plants in landscaped areas from Section A)				
1	Groundcovers, or other plants < 2' height	square feet 3,891	0.20	778.2
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants	0.30	-
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees	0.50	-
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees	0.60	-
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees	0.70	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees	0.70	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees	0.70	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees	0.80	-
9	Vegetated wall, plantings on a vertical surface	square feet	0.60	-
C Vegetated or "green" roofs				
1	Over at least 2" and less than 8" of growth medium	square feet 4,406	0.60	2,643.6
2	Over at least 8" of growth medium	square feet	0.80	-
D Permeable Paving***				
1	Permeable paving over 6" to 24" of soil or gravel	square feet	0.40	-
2	Permeable paving over at least 24" of soil or gravel	square feet	0.50	-
E Other				
1	Enhanced tree growth systems***	square feet	0.40	-
2	Renewable energy generation	square feet	0.50	-
3	Approved water features	square feet	0.20	-
sub-total of sq ft =		12,988		
F Bonuses				
1	Native plant species	square feet 0	0.10	-
2	Landscaping in food cultivation	square feet	0.10	-
3	Harvested stormwater irrigation	square feet	0.10	-
Green Area Ratio numerator =				4,909
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.				
Total square footage of all permeable paving and enhanced tree growth.				-

NOTE: FOR MORE INFORMATION REFER TO L0.04

SHRUBS

See keynote 10
on Site Plan.



Aronia melanocarpa
Black Chokeberry



Clethra alnifolia
Summersweet



Hydrangea arborescens
Smooth Hydrangea



Ilex glabra
Inkberry Holly



Ilex verticillata
Winterberry Holly

PERENNIALS

See keynote 7
on Site Plan.



Amsonia hubrichtii
Blue Star



Aster novae-angliae
New England Aster



Baptisia australis
Blue False Indigo



Coreopsis verticillata
Threadleaf Coreopsis



Echinacea purpurea
Coneflower



Eupatorium dubium
Joe Pye Weed



Heuchera americana
Alumroot



Pycnanthemum muticum
Smooth-Toothed Mountain Mint



Rudbeckia fulgida
Black-Eyed Susan

GRASSES

See keynote 7
on Site Plan.

NOTE:
Species, quantities, and
combinations may vary based
on final layout. All plants to be
native or adaptive species.



Carex pensylvanica
Pennsylvania Sedge



Carex stricta
Tussock Sedge



Chasmanthium latifolium
Northern Sea Oats



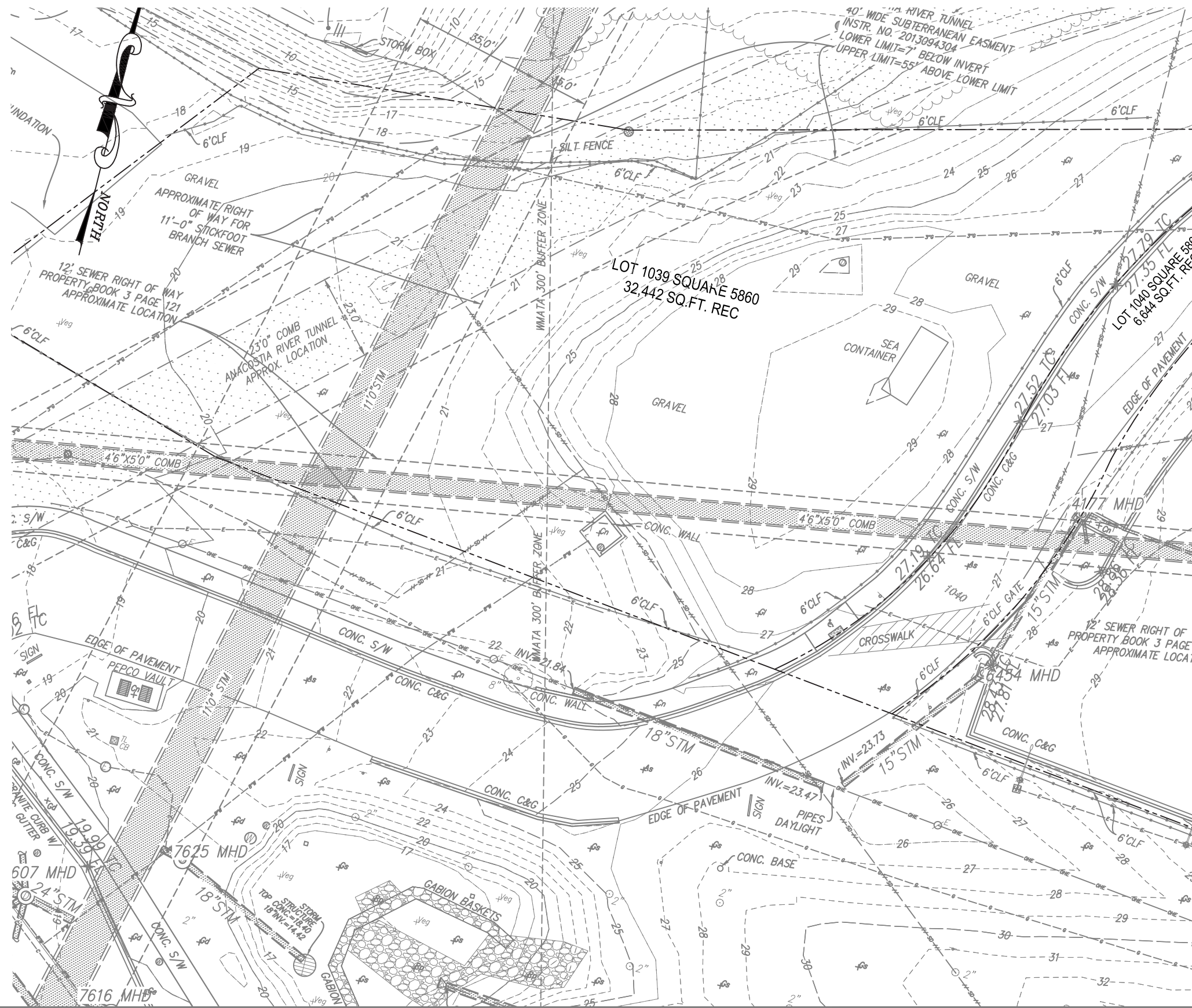
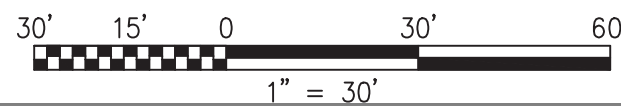
Panicum virgatum
Switch Grass

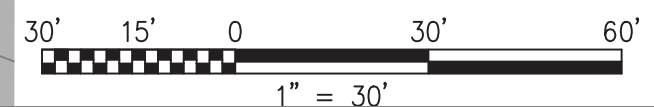


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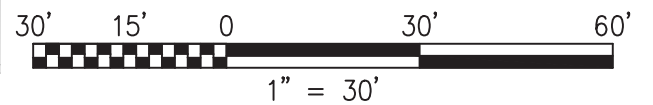
CIVIL





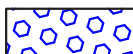
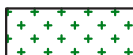
SCALE: 1" = 30'-0"
DATE: 05.22.2026

PARCEL 7 — BRIDGE DISTRICT
09-30-2026



PARCEL 7 — BRIDGE DISTRICT
09-30-2026

PRIVATE SPACE LEGEND:

	TOTAL SITE AREA: 24,010 SQ. FT.
	IMPERVIOUS COVER (12,760 SQ. FT.)
	COMPACTED COVER (3,315 SQ. FT.)
	VEHICLE RELATED COVER (1,843 SQ. FT.)
	BIORETENTION BMP COVER (1,302 SQ. FT.)
	GREEN ROOF BMP COVER (6,633 SQ. FT.)

SWM/BMP NARRATIVE:

EXISTING CONDITIONS:

THE PRIVATE SPACE PROPERTY CONSISTS OF A UNDEVELOPED LAND COMPRISED OF URBAN SOIL AND TREES.

THE PUBLIC SPACE DISTURBED AREA CONSISTS OF GREEN SPACE.

PROPOSED CONDITIONS:

THE PROJECT PROPOSES THE CONSTRUCTION OF NEW HOTEL. THE PROJECT ALSO INCLUDES NEW SITE HARDSCAPE, LANDSCAPE, UTILITY, AND STORMWATER MANAGEMENT FEATURES TO SERVE THE BUILDING.

STORMWATER MANAGEMENT FOR THE SITE WILL BE FULFILLED BY A COMBINATION OF BIORETENTION, AND GREEN ROOF. THE MAJORITY OF THE SITE WILL DRAIN TO GREENROOF OR ONE OF THE FOUR BIORETENTION FACILITIES.

STORMWATER RETENTION AND DETENTION REQUIREMENTS:

STORMWATER RETENTION FOR THIS SITE WILL MEET THE DISTRICT DEPARTMENT OF ENERGY AND ENVIRONMENT REQUIREMENTS FOR MAJOR LAND DISTURBING ACTIVITY. THEREFORE, THE FIRST 1.2" OF RAINFALL SHALL BE RETAINED ON-SITE FOR THE LAND DISTURBING ACTIVITIES.

STORMWATER DETENTION FOR THE SITE WILL MEET THE DISTRICT DEPARTMENT OF ENERGY AND ENVIRONMENT REQUIREMENTS FOR BOTH 2-YEAR AND 15-YEAR DETENTION. THE 2-YEAR POST DEVELOPMENT DISCHARGE WILL BE REDUCED TO BE EQUAL OR LOWER THAN THE 2-YEAR PRE-DEVELOPMENT PEAK DISCHARGE. THE 15-YEAR POST DEVELOPMENT DISCHARGE WILL BE REDUCED TO BE EQUAL OR LOWER THAN THE 15-YEAR PRE-PROJECT PEAK DISCHARGE.

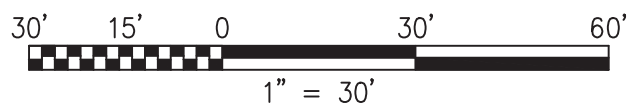
SWM COMPLIANCE SUMMARY:

STORM WATER RETENTION VOLUME REQUIRED: 2,049 CU.FT.
STORM WATER RETENTION VOLUME ACHIEVED: 2,111 CU.FT.

ASSUMPTIONS:

GREEN ROOF AREA WILL BE MINIMUM 6,620 SF OF EXTENSIVE GREEN ROOF. OF THE REMAINING ROOF AREA, 4,000 SF WILL BE DIRECTED VIA DOWN SPOUT, LAMBS TONGUE, ETC. TO PROPOSED BIORETENTION ALONG THE PEDESTRIAN/BIKE PATH AND THE SIDE YARD BIORETENTION.

* THE CURRENT DESIGN SHOWS POTENTIAL AREAS WHERE BMPs MAY BE INSTALLED TO ACHIEVE DOEE STORMWATER MANAGEMENT COMPLIANCE REQUIREMENTS. THE DESIGN LAYOUT AND SQUARE FOOTAGES OF BMP WILL BE FINALIZED AS THE OVERALL DESIGN DEVELOPS.



STORM WATER MANAGEMENT EXHIBIT



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