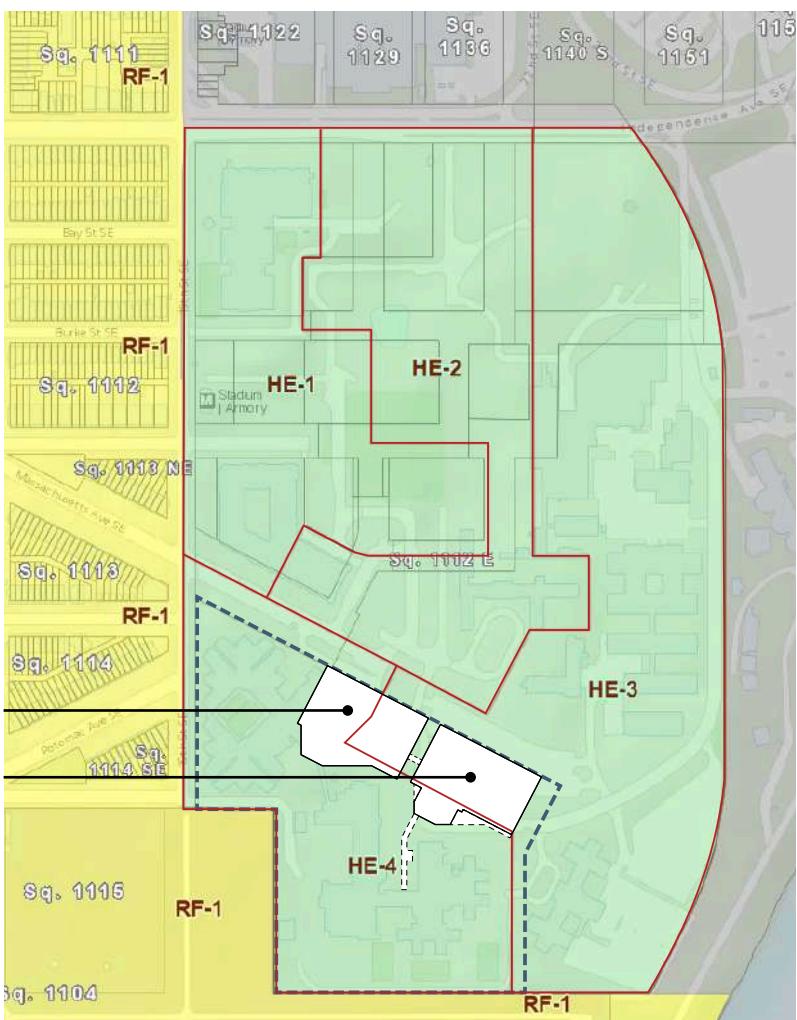


BUILDING DATA FOR BUILDINGS 1 AND 2				
	HE-3	HE-4	TOTAL	
Proposed Subdivision Lot SF	101,846	492,311	594,157	
Allowable Lot Occupancy SF	(80%) 81,477	(75%) 369,233		
Existing Lot Occupancy SF Demolished Portion of Existing Buildings	0	155,660 -22,845	155,660 -22,845	
Proposed Lot Occupancy SF	Building 1 - 48,171 Building 2 - 21,773	Building 1 - 12,343 Building 2 - 34,459	Building 1 - 60,514 Building 2 - 56,232	
Total Lot Occupancy SF (Portion of Existing Buildings Demolished in Total)	(68.7%) 69,944	(36.5%) 179,617	(42.0%) 249,561	
Allowable FAR	(7.2) 748,577	(6.0) 2,953,866		
Breakdown By Building and Floor				
Building 1 : First Floor	48,171	9,048	57,219	
First Floor (Mezzanine)*	787	0	787	
First Floor - Tier	6,060	634	6,694	
Second Floor	48,171	12,354	60,525	
Connection to CTF	0	2,987	2,987	
Third Floor	43,844	12,343	56,187	
Third Floor - Tier	13,166	3,723	16,889	
Fourth Floor	43,844	12,343	56,187	
Fourth Floor - Tier	13,166	3,723	16,889	
Fifth Floor	43,844	12,343	56,187	
Building 2 : First Floor	21,773	34,459	56,232	
First Floor - Tier	4,588	9,318	13,906	
Connection to Building 1	490	0	490	
Second Floor	21,773	34,459	56,232	
Second Floor - Tier	6,425	10,464	16,889	
New Construction Total	316,102	158,198	474,300	
Existing Building Demolished Portion of Existing Buildings	0	769,080 -118,903	769,080 -118,903	
Total Proposed GFA	(3.10) 316,102	(1.64) 808,375	(1.89) 1,124,477	

KEY

- DOC PROPERTY BOUNDARY
- HILL EAST ZONING BOUNDARIES

D.C. ZONING MAP



DEVELOPMENT DATA

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D.C. CORRECTIONAL TREATMENT FACILITY ANNEX

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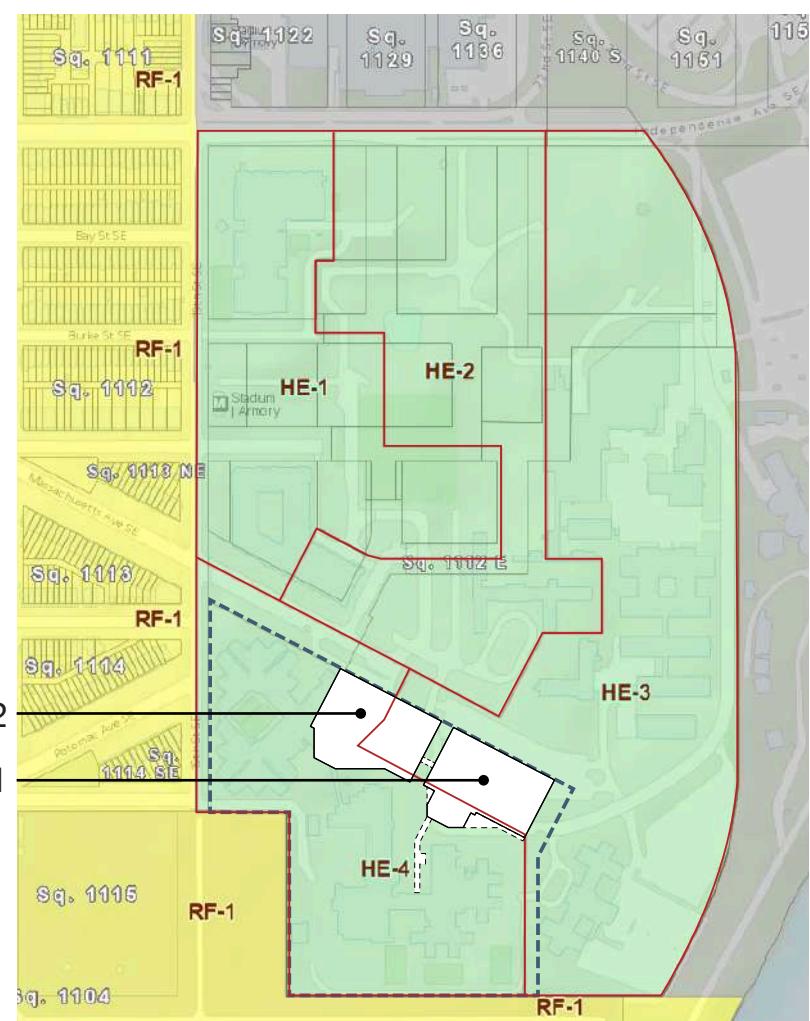
BUILDING DATA FOR BUILDINGS 1 AND 2

Building Height	HE-3	HE-4	
Allowable	Min = 80'-0" - Max = 110'-0" 10 Stories+PH Penthouse Max = 20'-0"	Max = 90'-0" 8 Stories+PH Penthouse Max = 20'-0"	
Proposed	Building 1 = 90'-0" 5 Stories+PH Building 2 = 46'-0" 2 Stories+PH	Building 1 = 90'-0" 5 Stories+PH Building 2 = 46'-0" 2 Stories+PH	
Yards	Required	Proposed	
Side Yard	No Side Yard Required. If Provided, Minimum Width Shall Be 8 Feet	54'-0" Side Yard on East Side 10'-0" Side Yard on West Side	
Rear Yard	Not Required for Wholly Non-Residential Buildings	112'-7"	
Loading Calculation	Required	Proposed	
Government - Large Scale More than 100,000 SF Gross Floor Area	2 Loading Berths with 1 Loading Space for each 1 Delivery Space	2 Loading Berths with 1 Loading Space for each 1 Delivery Space	
Vehicle Parking Calculation	Building 1	Building 2	Total
Government - Large Scale Required	As per CR-Mixed Use No parking required		
Proposed	187 spaces	219 spaces	406 spaces
Bicycle Parking Calculation	Long Term	Short Term	Total
Government - Large Scale Required (Based on New Construction - 470,823 SF)	1 for each 7,500 SF 63 spaces	1 space for each 40,000 SF (no less than 6) 12 spaces	75 spaces
Proposed	63 spaces	12 spaces	75 spaces

KEY

- DOC PROPERTY BOUNDARY
- HILL EAST ZONING BOUNDARIES

D.C. ZONING MAP



GARAGE PARKING + BIKE DATA

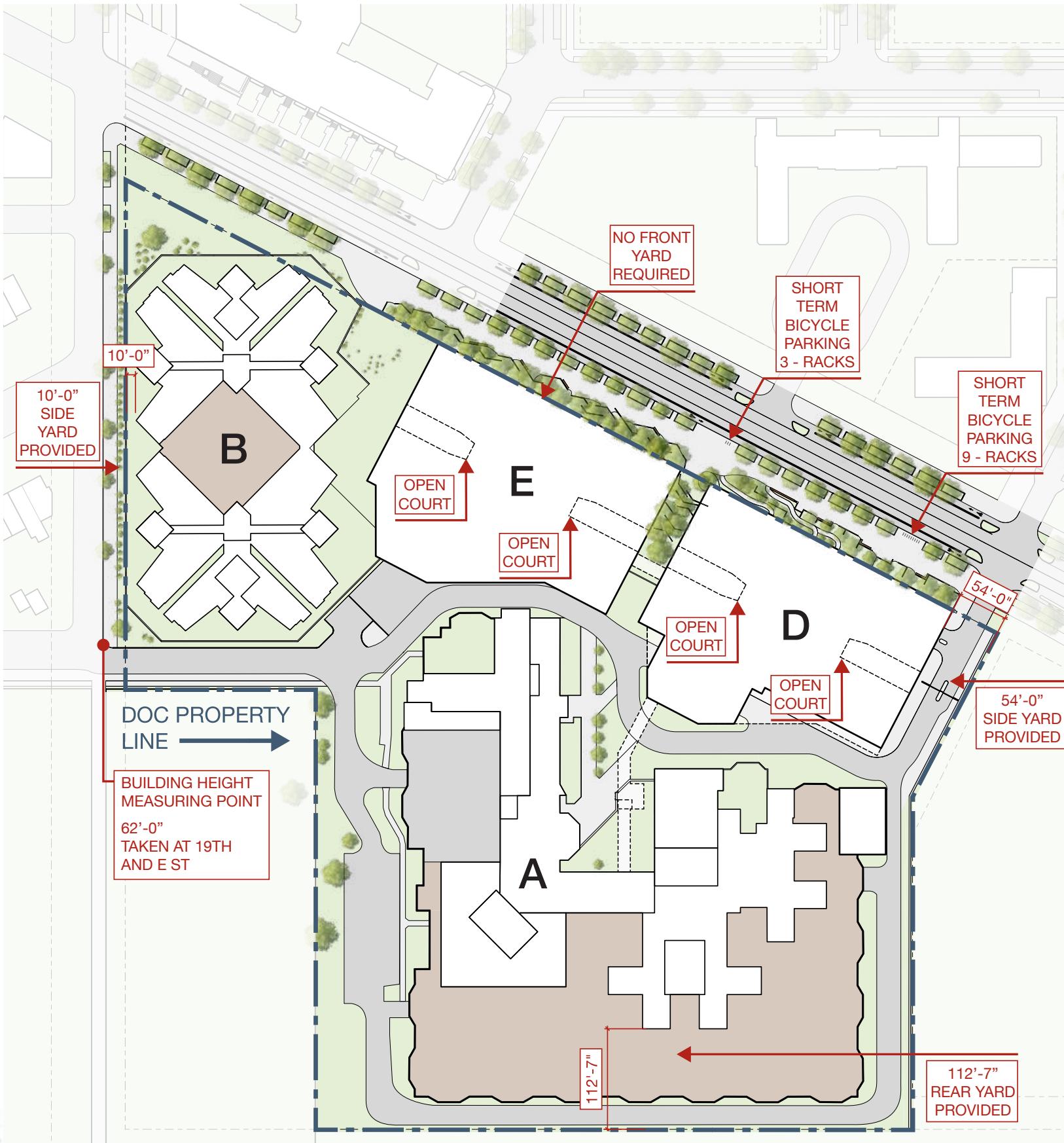
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- C. (Not Pictured - Previously Demolished)
- D. New Building 1
- E. New Building 2

█ Zoning Information
█ DOC Property Line

SITE ZONING INFORMATION

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COURT DIAGRAM

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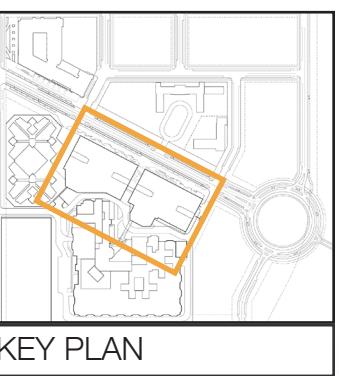
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█ Zoning Information
█ DOC Property Line

N





LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Y ? N
1 Credit Integrative Process

Project Name: DC CTF Annex
Date: 11/14/2024

13 4 0 Location and Transportation			16
Credit	LEED for Neighborhood Development Location		16
1	Sensitive Land Protection		1
1 1	High Priority Site		2
5	Surrounding Density and Diverse Uses		5
3 2	Access to Quality Transit		5
2	Bicycle Facilities		1
1	Reduced Parking Footprint		1
	Green Vehicles		1

3 1 6 Sustainable Sites			10
Y	Prereq	Construction Activity Pollution Prevention	Required
1	Credit	Site Assessment	1
2	Credit	Site Development - Protect or Restore Habitat	2
1	Credit	Open Space	1
3	Credit	Rainwater Management	3
2	Credit	Heat Island Reduction	2
1	Credit	Light Pollution Reduction	1

4 4 2 Water Efficiency			11
Y	Prereq	Outdoor Water Use Reduction	Required
Y	Prereq	Indoor Water Use Reduction	Required
Y	Prereq	Building-Level Water Metering	Required
1	Credit	Outdoor Water Use Reduction	2
2 2 2	Credit	Indoor Water Use Reduction	6
2	Credit	Cooling Tower Water Use	2
1	Credit	Water Metering	1

14 7 12 Energy and Atmosphere			33
Y	Prereq	Fundamental Commissioning and Verification	Required
Y	Prereq	Minimum Energy Performance	Required
Y	Prereq	Building-Level Energy Metering	Required
Y	Prereq	Fundamental Refrigerant Management	Required
5 1	Credit	Enhanced Commissioning	6
5 3 10	Credit	Optimize Energy Performance	18
1	Credit	Advanced Energy Metering	1
2	Credit	Demand Response	2
2 1	Credit	Renewable Energy Production	3
1	Credit	Enhanced Refrigerant Management	1
2	Credit	Green Power and Carbon Offsets	2

6 3 4 Materials and Resources			13
Y	Prereq	Storage and Collection of Recyclables	Required
Y	Prereq	Construction and Demolition Waste Management Planning	Required
2	Credit	Building Life-Cycle Impact Reduction	5
2	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1 1	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
2	Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2	Credit	Construction and Demolition Waste Management	2

9 7 0 Indoor Environmental Quality			16
Y	Prereq	Minimum Indoor Air Quality Performance	Required
Y	Prereq	Environmental Tobacco Smoke Control	Required
1 1	Credit	Enhanced Indoor Air Quality Strategies	2
2 1	Credit	Low-Emitting Materials	3
1	Credit	Construction Indoor Air Quality Management Plan	1
2	Credit	Indoor Air Quality Assessment	2
1	Credit	Thermal Comfort	1
2	Credit	Interior Lighting	2
3	Credit	Daylight	3
1	Credit	Quality Views	1
1	Credit	Acoustic Performance	1

1 0 0 Innovation			6
1	Credit	Innovation	5
1	Credit	LEED Accredited Professional	1
2 2 0 Regional Priority			4
1	Credit	Regional Priority: Specific Credit	1
1	Credit	Regional Priority: Specific Credit	1
1	Credit	Regional Priority: Specific Credit	1
1	Credit	Regional Priority: Specific Credit	1

53 28 24 TOTALS Possible Points: 110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

* FLEXIBILITY IS REQUESTED TO MODIFY THE SCORE CARD SO LONG AS CERTIFICATION LEVEL IS NOT IMPACTED.

PRELIMINARY LEED SCORECARD

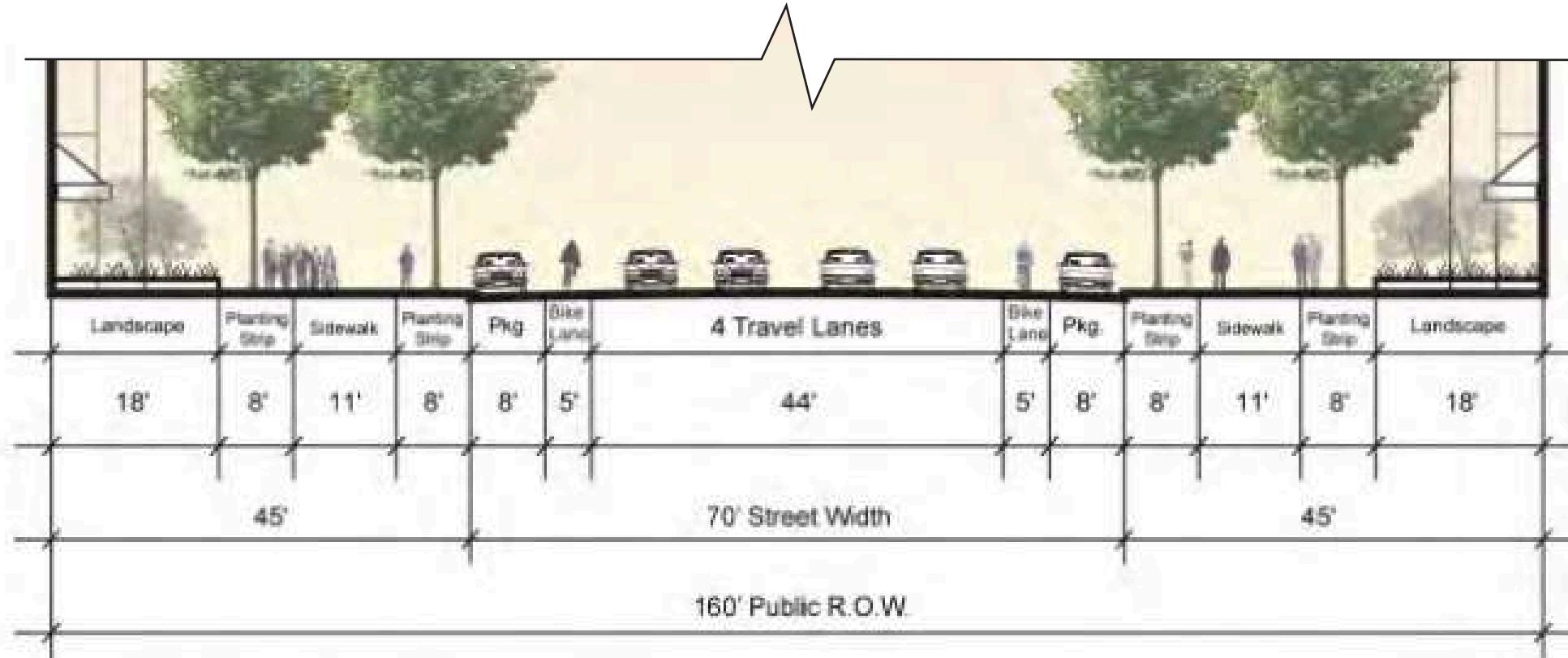
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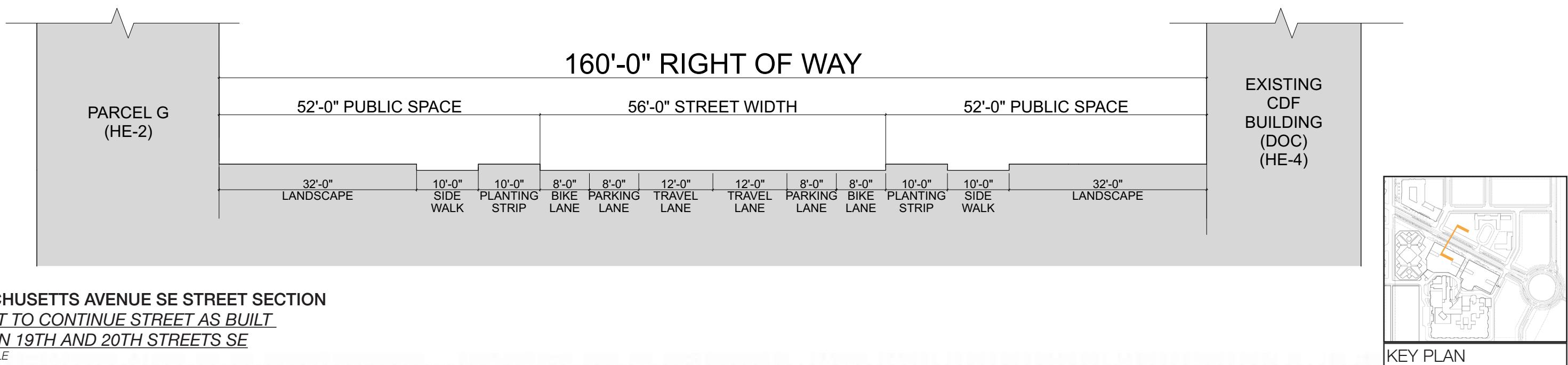


MASSACHUSETTS AVENUE SE STREET SECTION

AS PER HILL EAST DRAFT DESIGN GUIDELINES

DATED 7/2008

NOT TO SCALE



MASSACHUSETTS AVENUE SE STREET SECTION

PROJECT TO CONTINUE STREET AS BUILT

BETWEEN 19TH AND 20TH STREETS SE

NOT TO SCALE

MASSACHUSETTS AVENUE STREET SECTIONS

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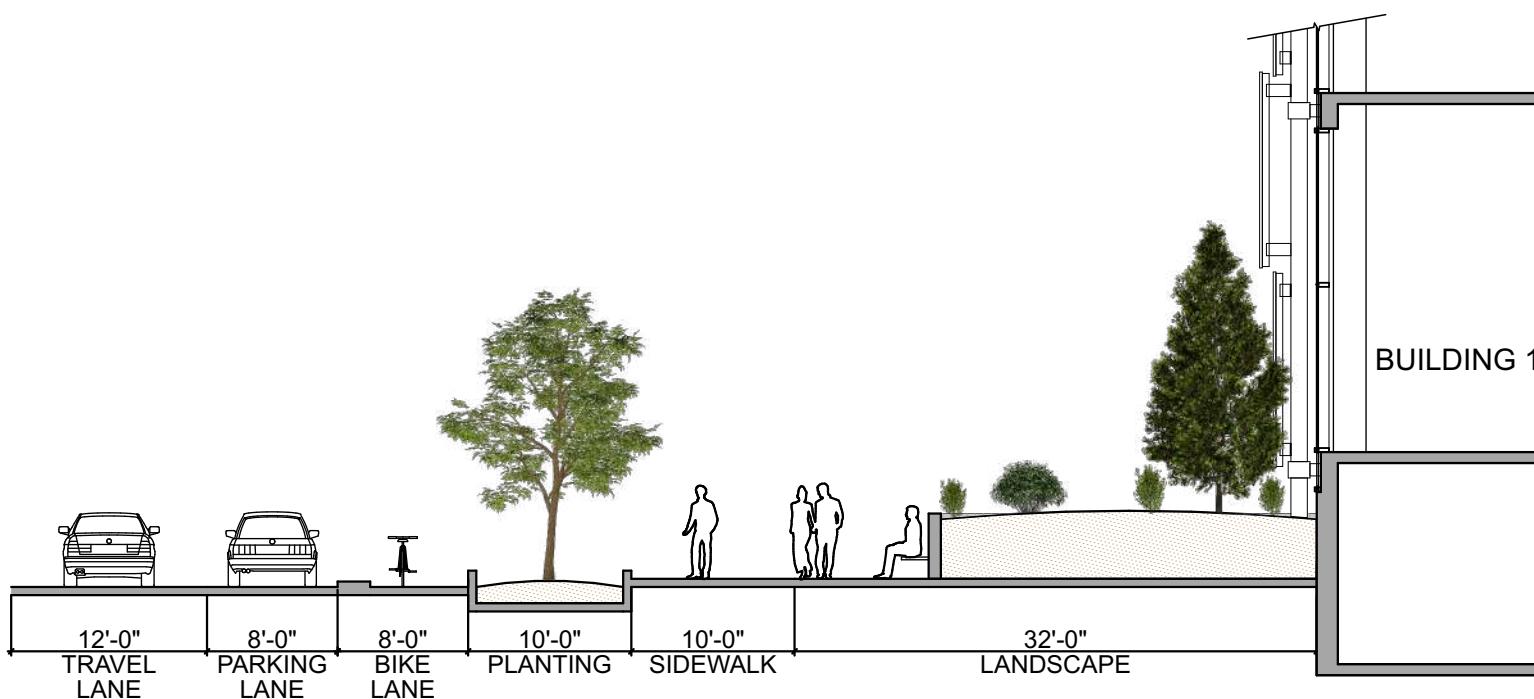
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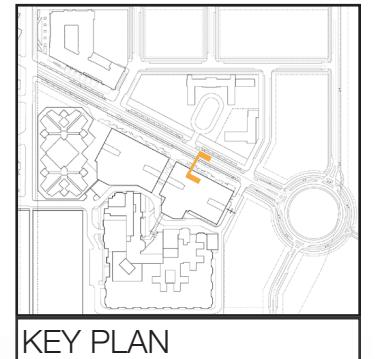
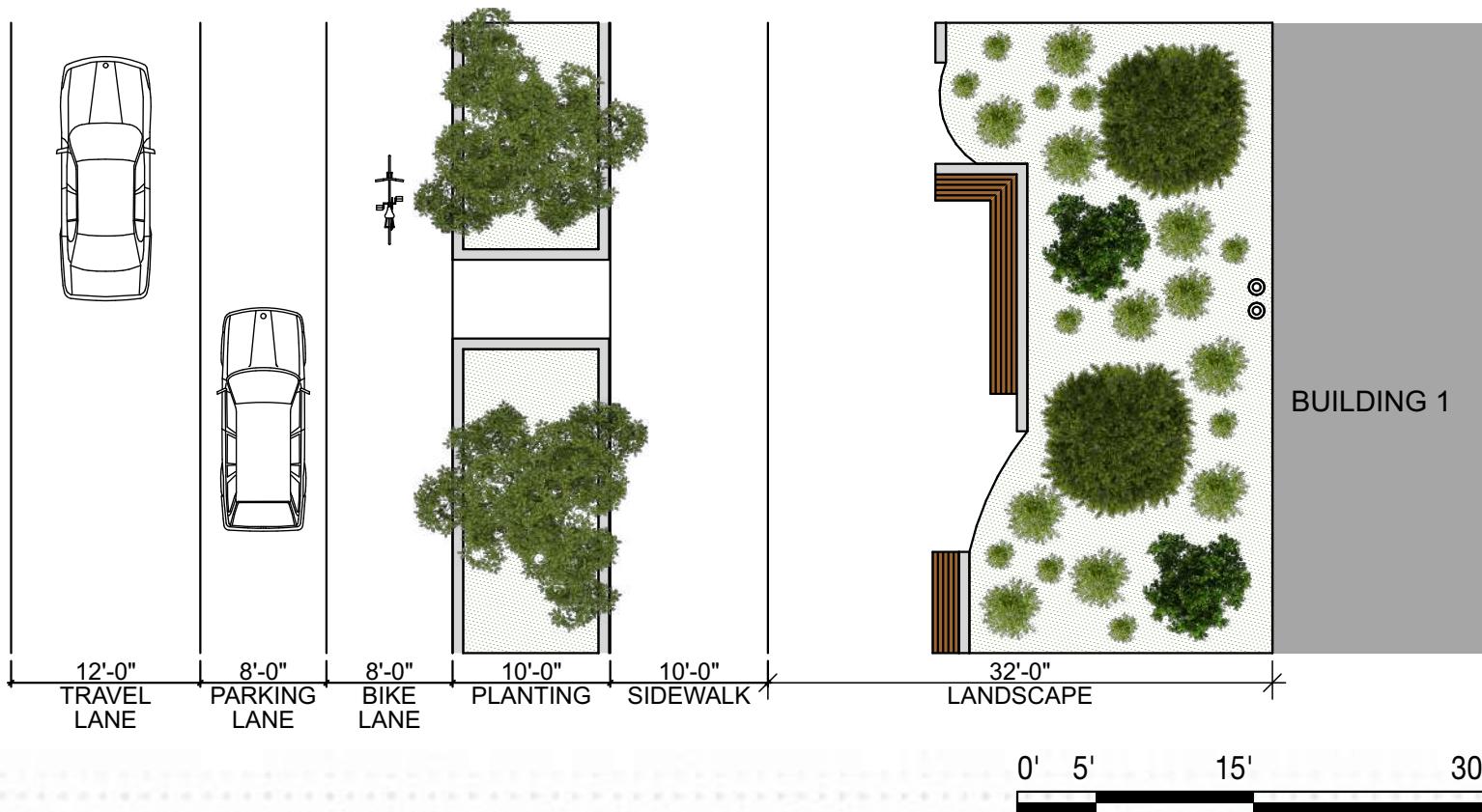
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PROPOSED MASSACHUSETTS AVENUE SE
STREET SECTION AT BUILDING 1



PROPOSED MASSACHUSETTS AVENUE SE
STREETSCAPE PLAN AT BUILDING 1



PROPOSED STREET SECTION AT BUILDING FACE | BUILDING 1

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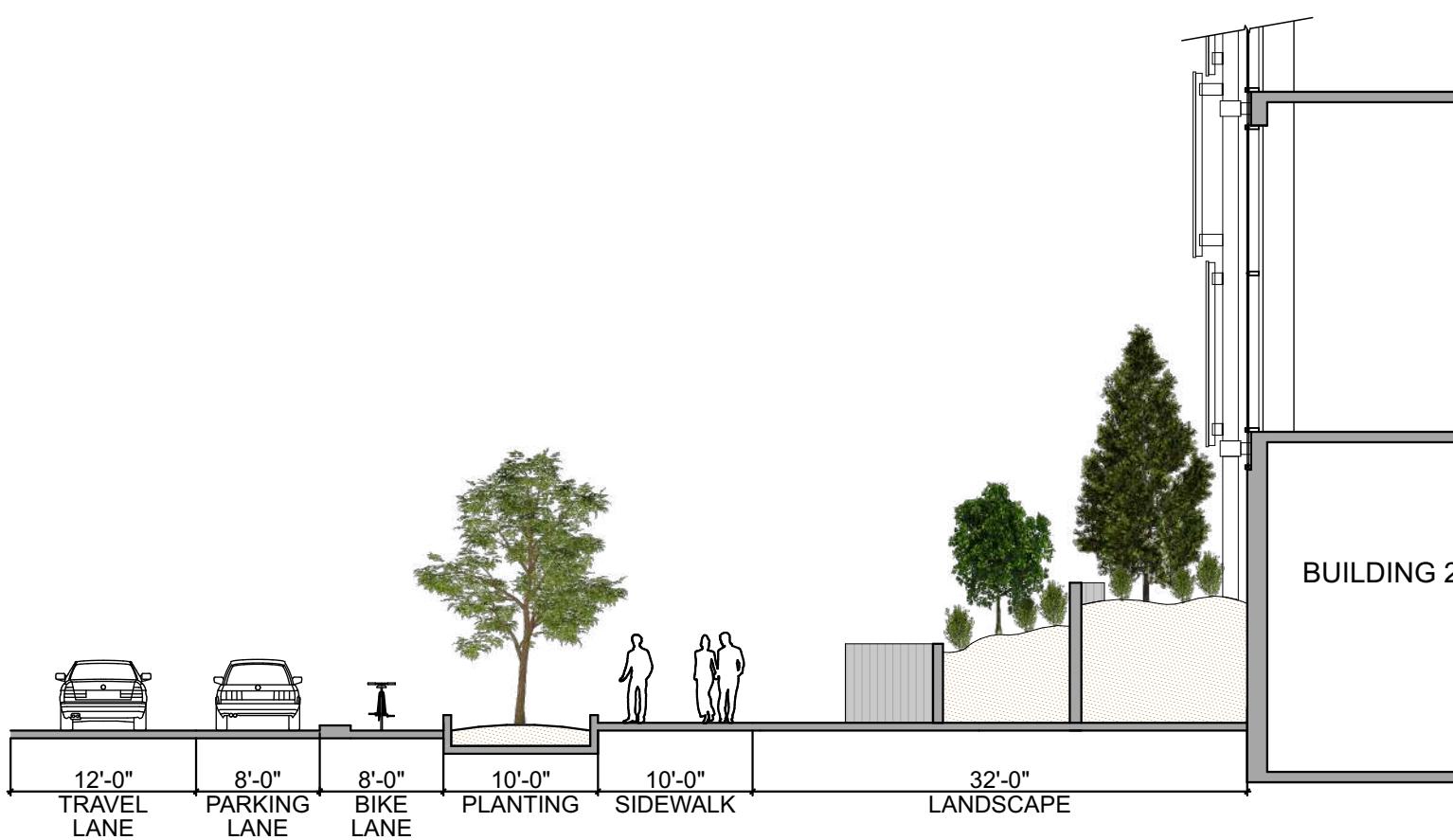
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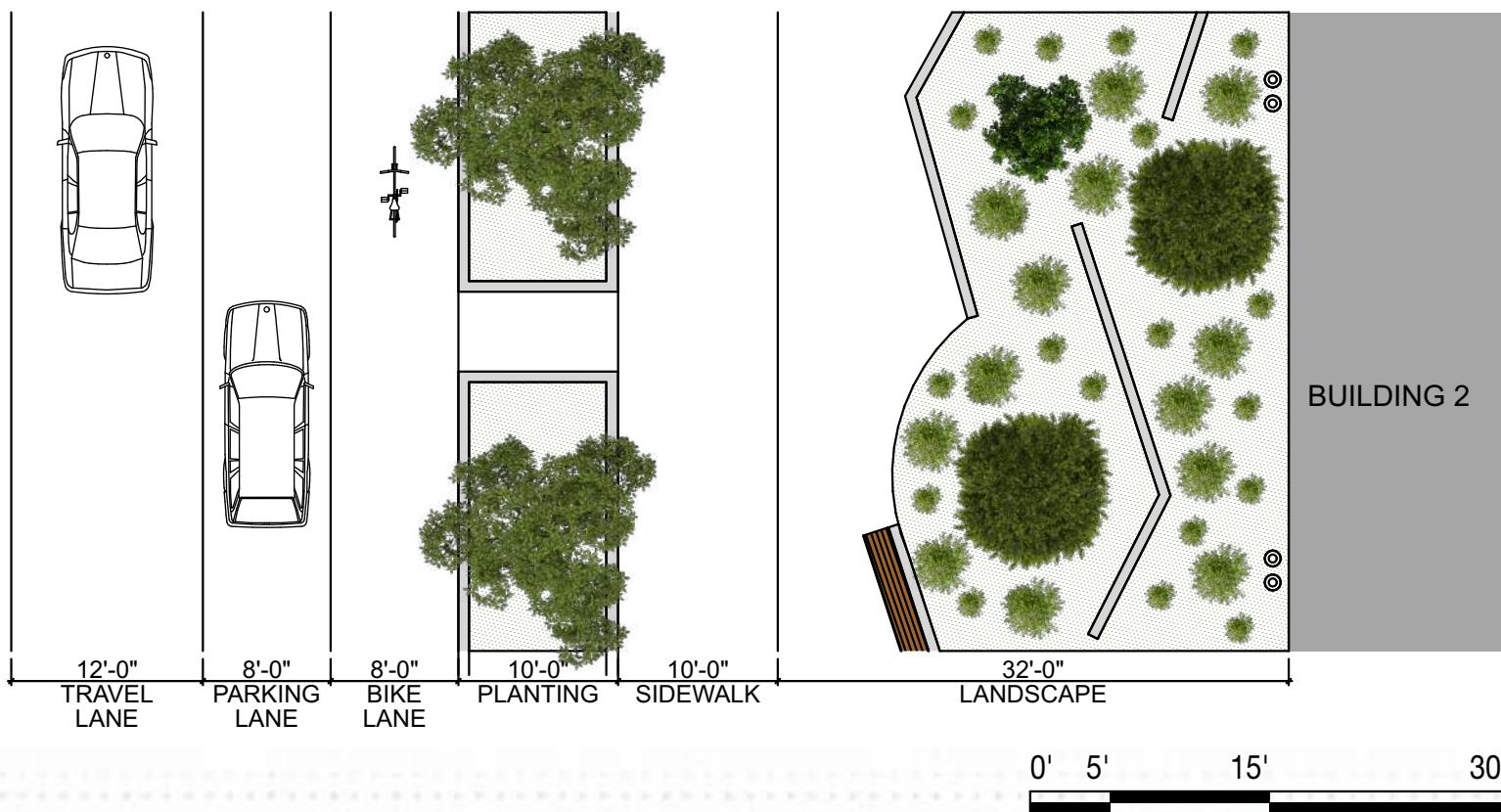
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PROPOSED MASSACHUSETTS AVENUE SE
STREET SECTION AT BUILDING 2



PROPOSED MASSACHUSETTS AVENUE SE
STREETSCAPE PLAN AT BUILDING 2



PROPOSED STREET SECTION AT BUILDING FACE | BUILDING 2

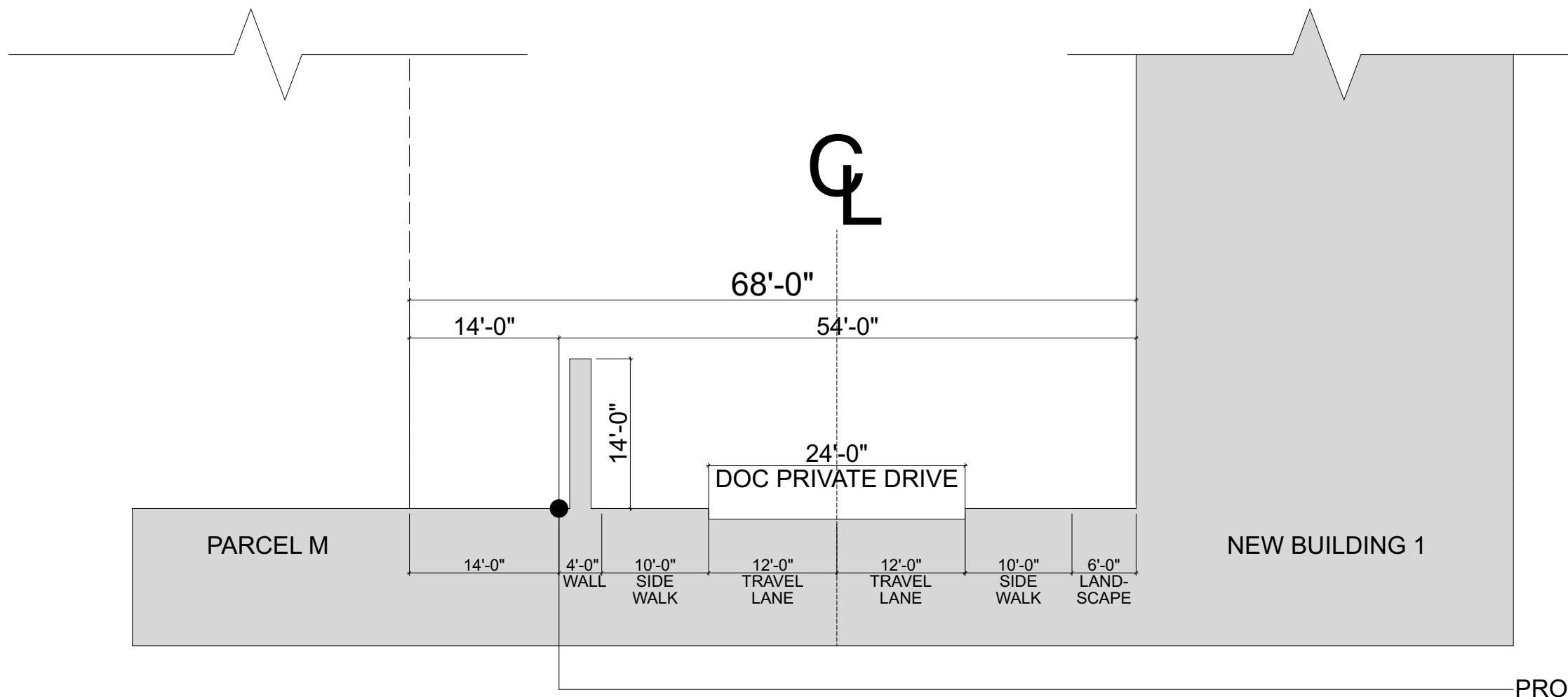
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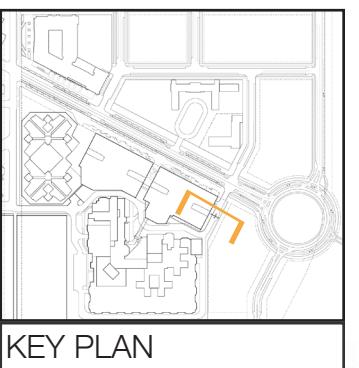
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**PROPOSED DOC PRIVATE DRIVE
SECTION AT BUILDING 1**

NOT TO SCALE



DOC PRIVATE DRIVE PROPOSED STREET SECTION

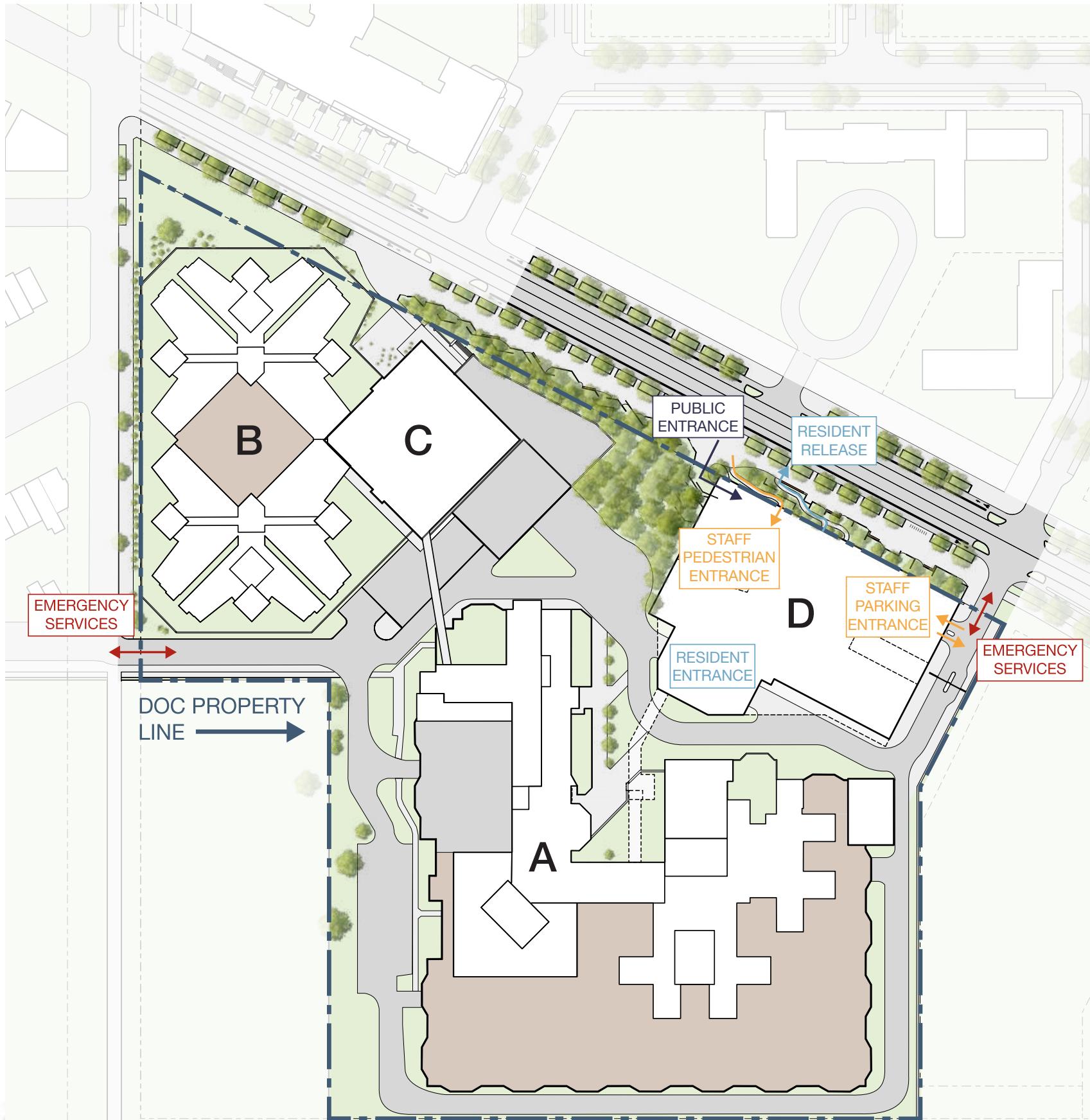
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- Public Entrance
- Staff Access Points
- Resident Transport
- Emergency Services

CONSTRUCTION SEQUENCE 1 | SITE CIRCULATION

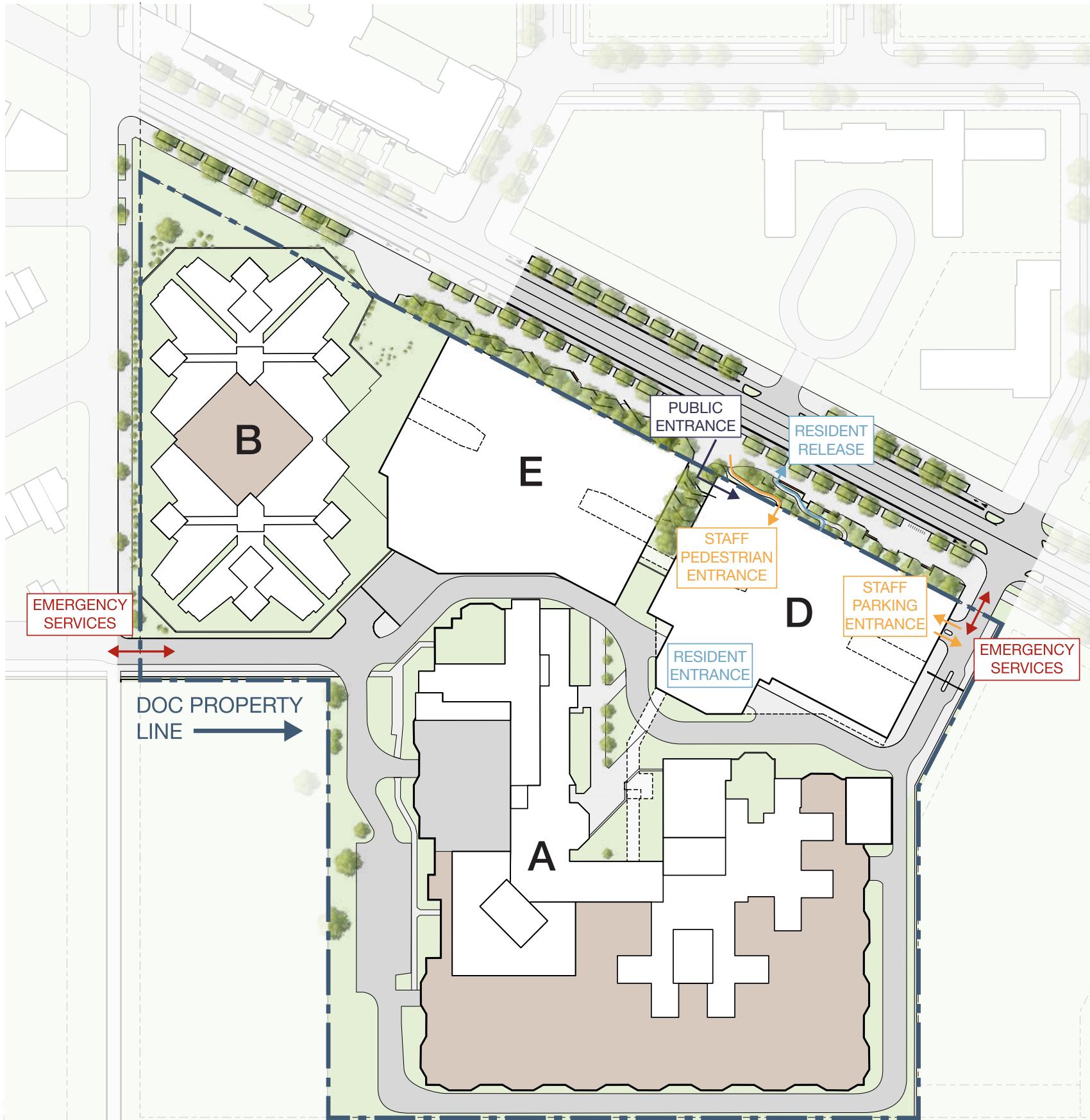
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- Staff Access Points
- Resident Transport
- Emergency Services

CONSTRUCTION SEQUENCE 2 | SITE CIRCULATION

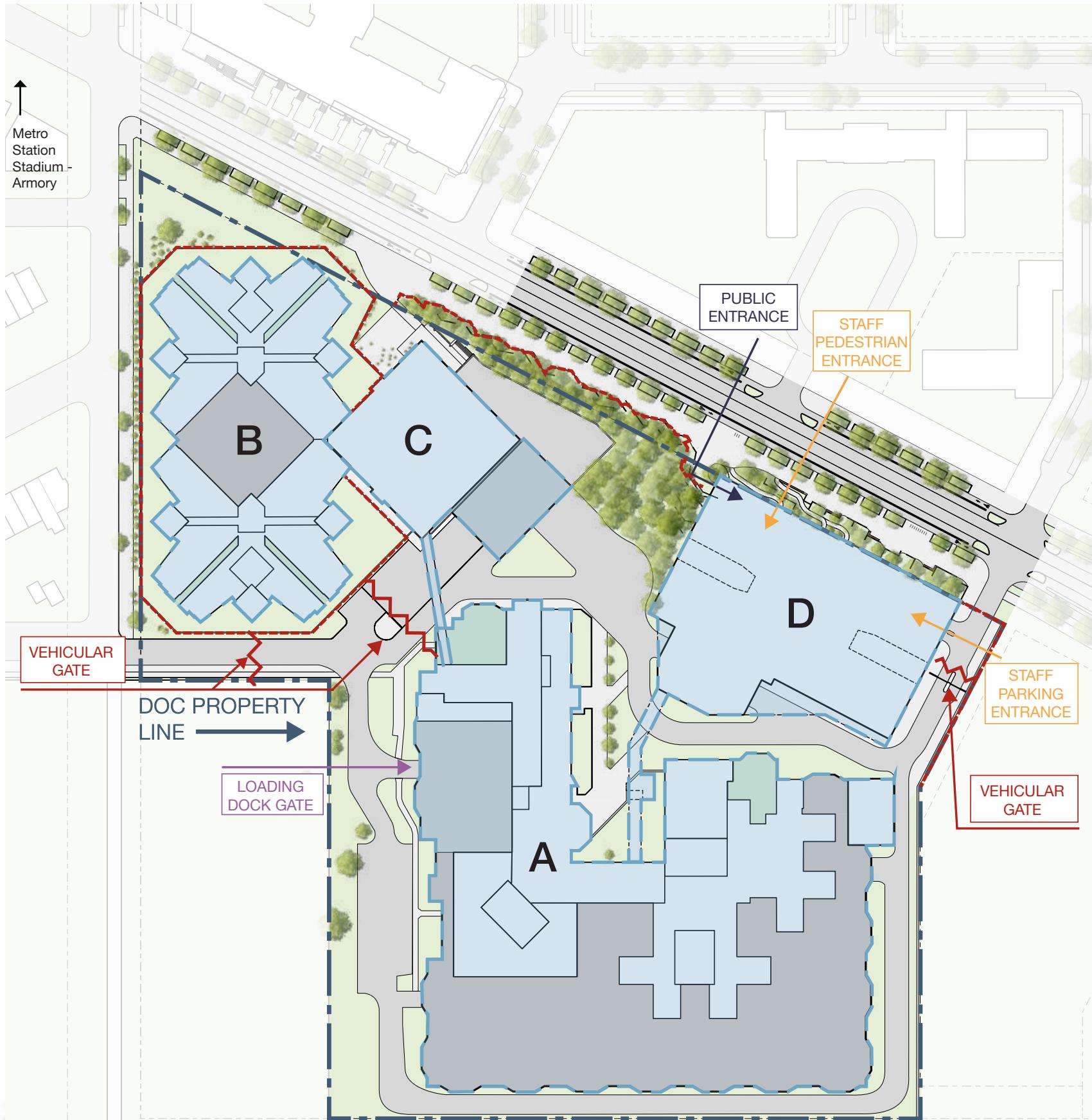
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- Secure Perimeter
- Site Control
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- Service Access

CONSTRUCTION SEQUENCE 1 | CONTROL FEATURES

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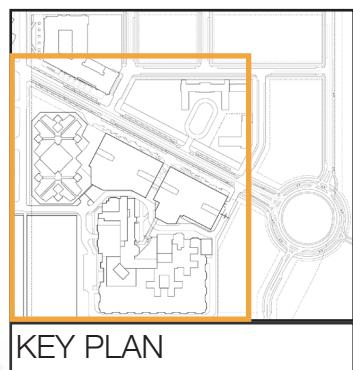
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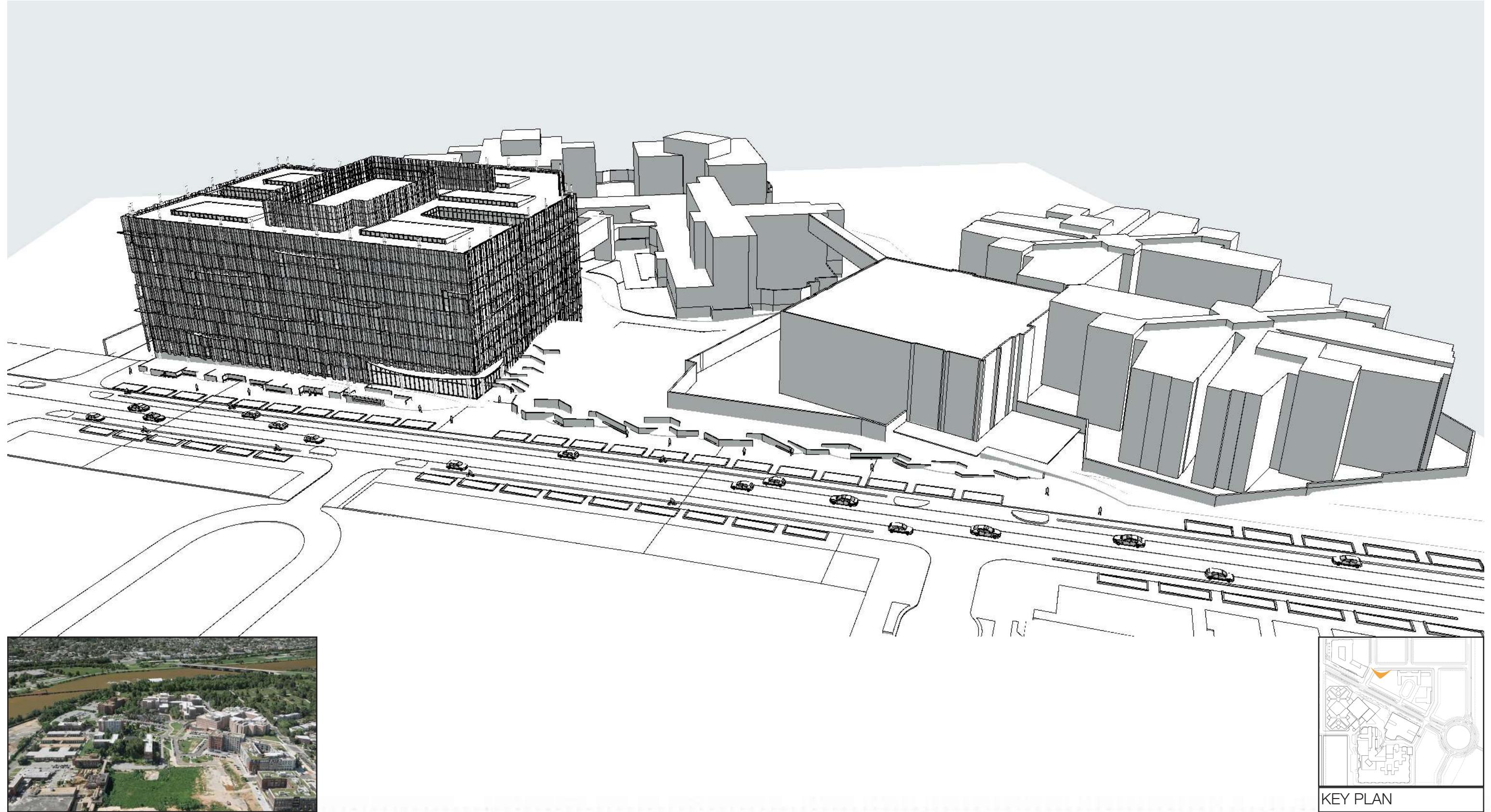
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MASSACHUSETTS AVENUE MASSING | CONSTRUCTION SEQUENCE 1

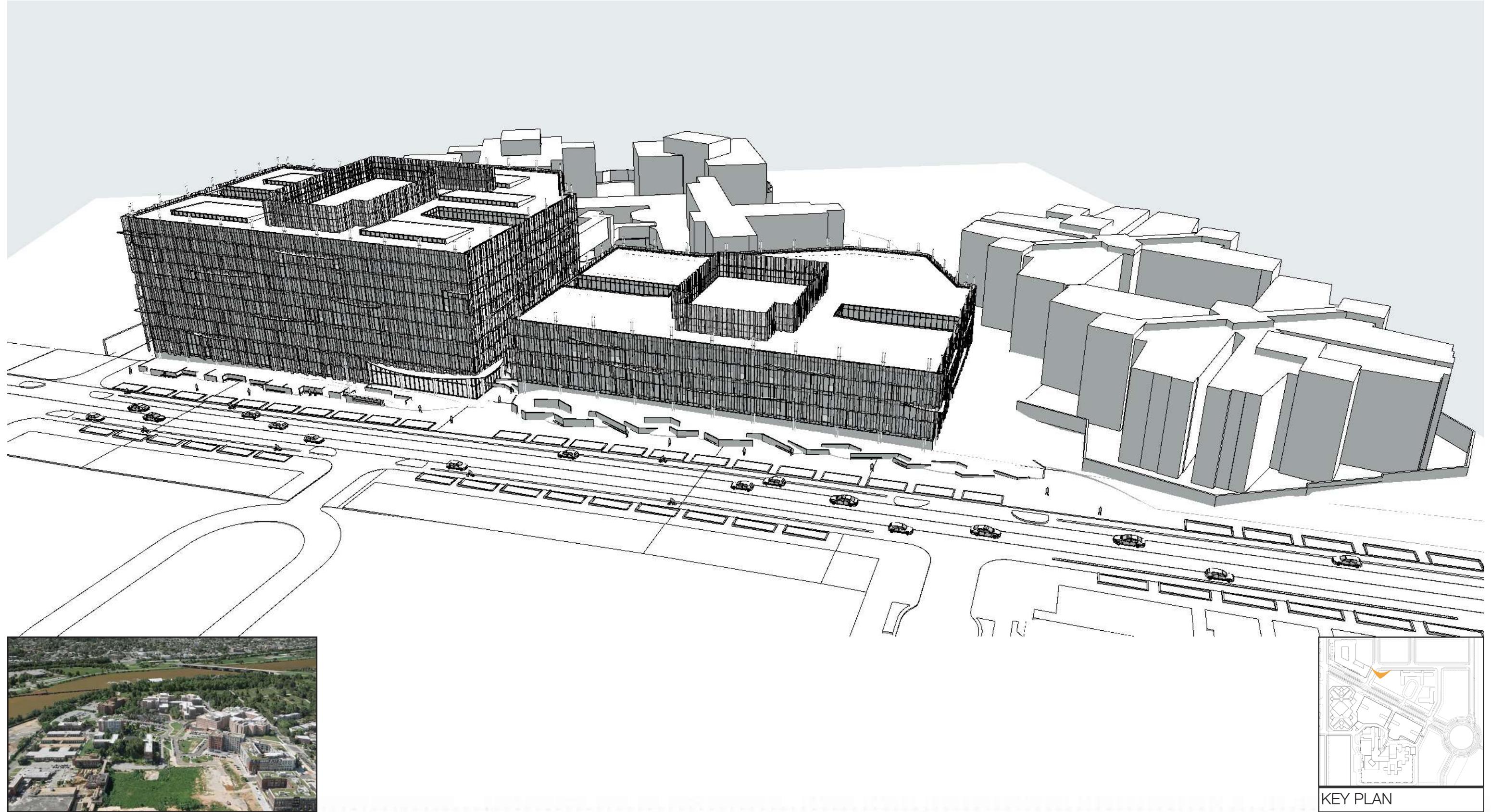
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MASSACHUSETTS AVENUE MASSING | CONSTRUCTION SEQUENCE 2

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