

FLOOR PLANS | GROUND FLOOR | A2.04



REDBRICK LMD



THE BRIDGE DISTRICT, PARCEL 5 | DESIGN REVIEW | [05/xx/2025]

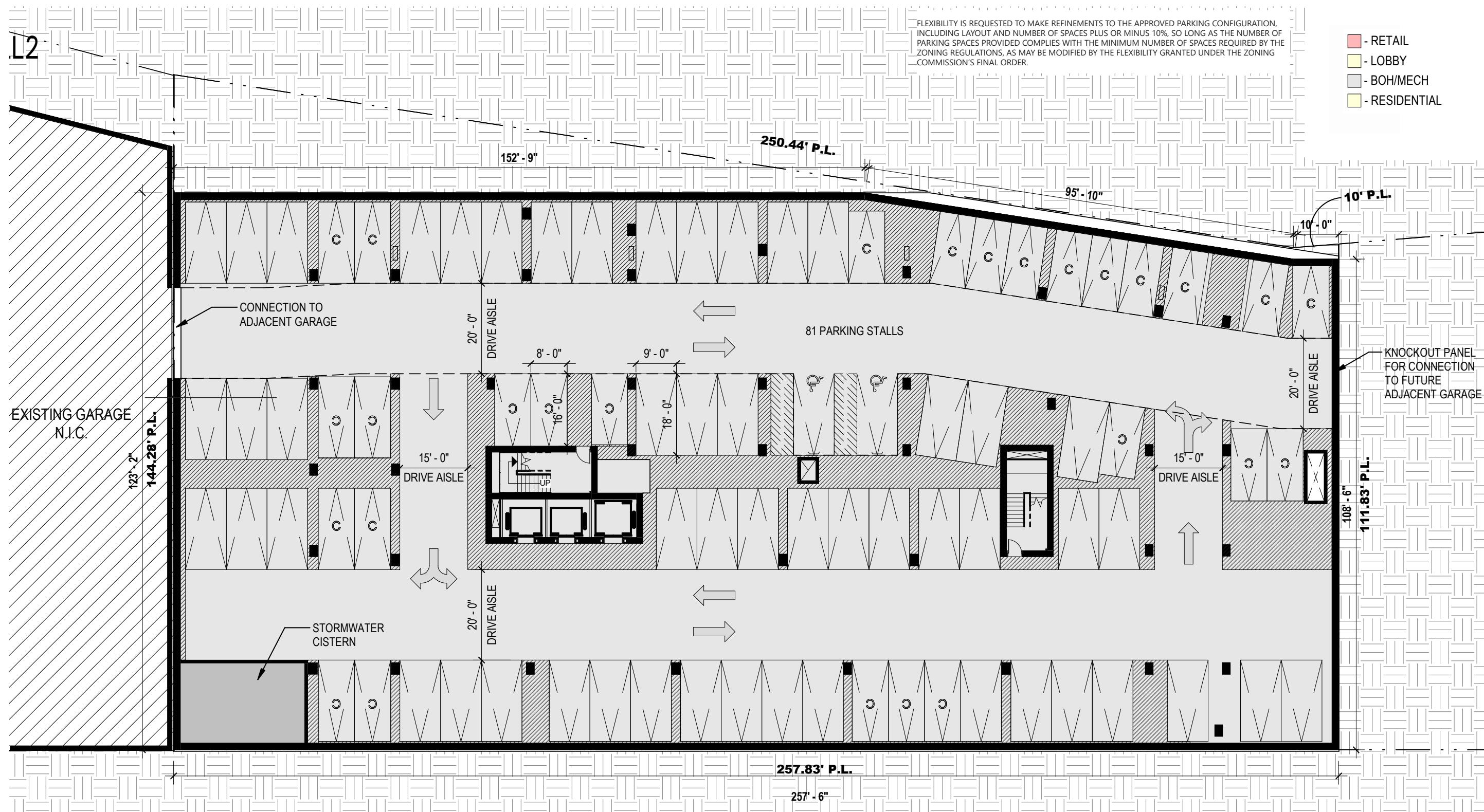


FUTURE GREEN



**ZONING COMMISSION
District of Columbia
CASE NO.25-07
EXHIBIT NO.3B2**

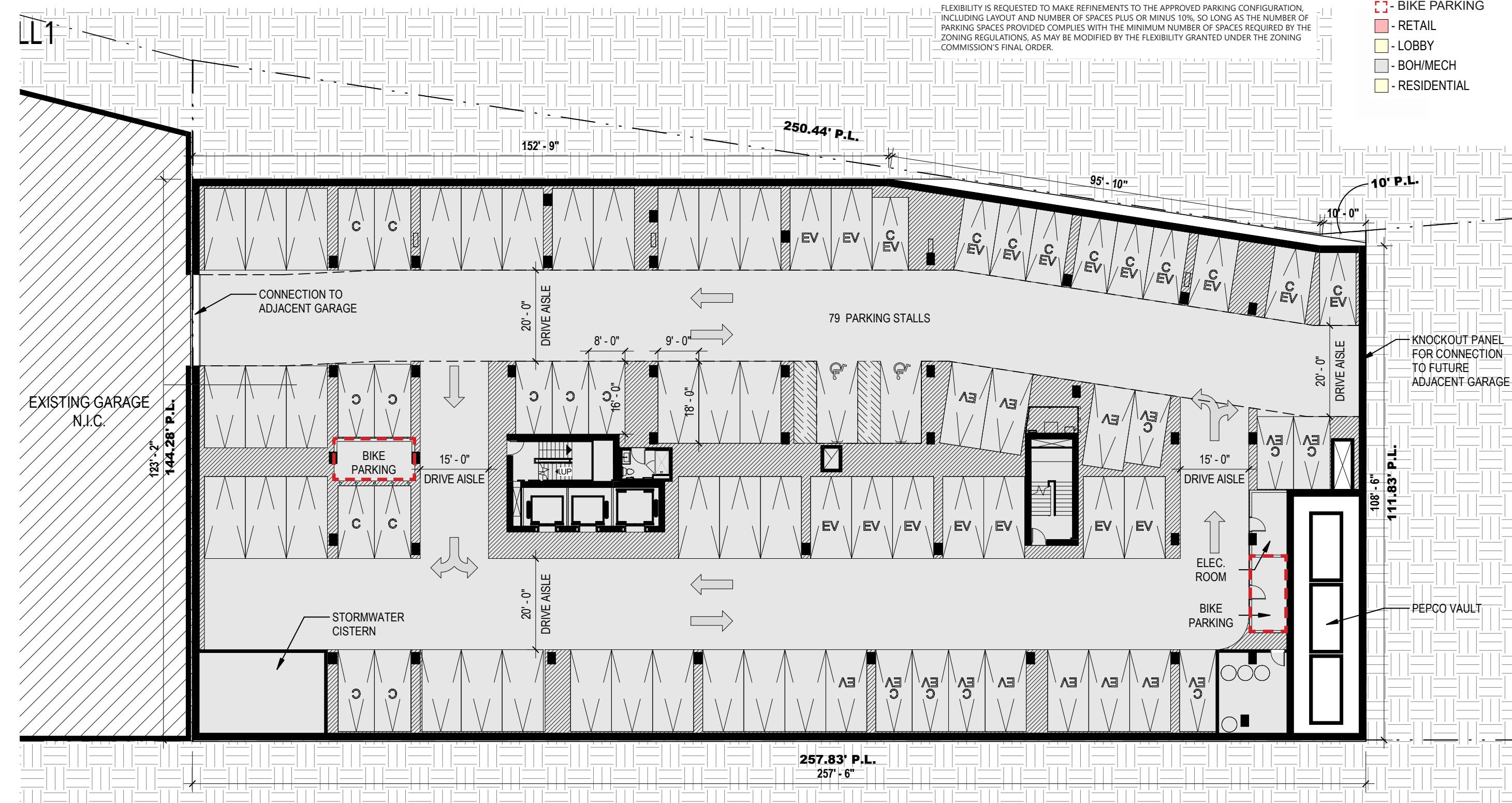
FLOOR PLANS | LOWER LEVEL 02 | A2.05



FLOOR PLANS | LOWER LEVEL 01 | A2.06

1 FLEXIBILITY IS REQUESTED TO MAKE REFINEMENTS TO THE APPROVED PARKING CONFIGURATION,
1 INCLUDING LAYOUT AND NUMBER OF SPACES PLUS OR MINUS 10%, SO LONG AS THE NUMBER OF
1 PARKING SPACES PROVIDED COMPLIES WITH THE MINIMUM NUMBER OF SPACES REQUIRED BY THE
1 ZONING REGULATIONS, AS MAY BE MODIFIED BY THE FLEXIBILITY GRANTED UNDER THE ZONING
1 COMMISSION'S FINAL ORDER.

- - BIKE PARKING
- - RETAIL
- - LOBBY
- - BOH/MECH
- - RESIDENTIAL



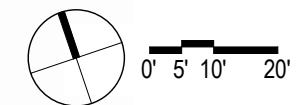
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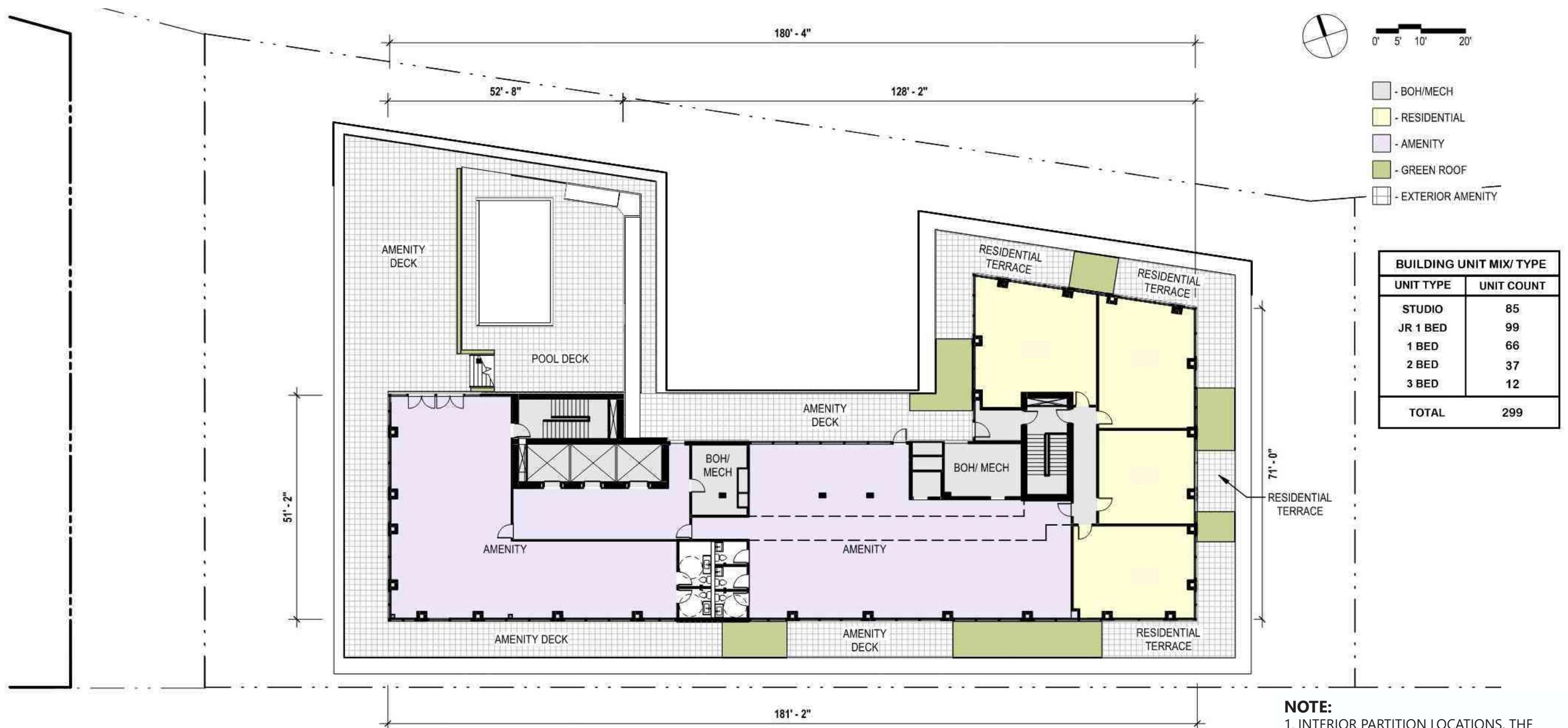
FLOOR PLANS | LEVEL 02 | A2.07



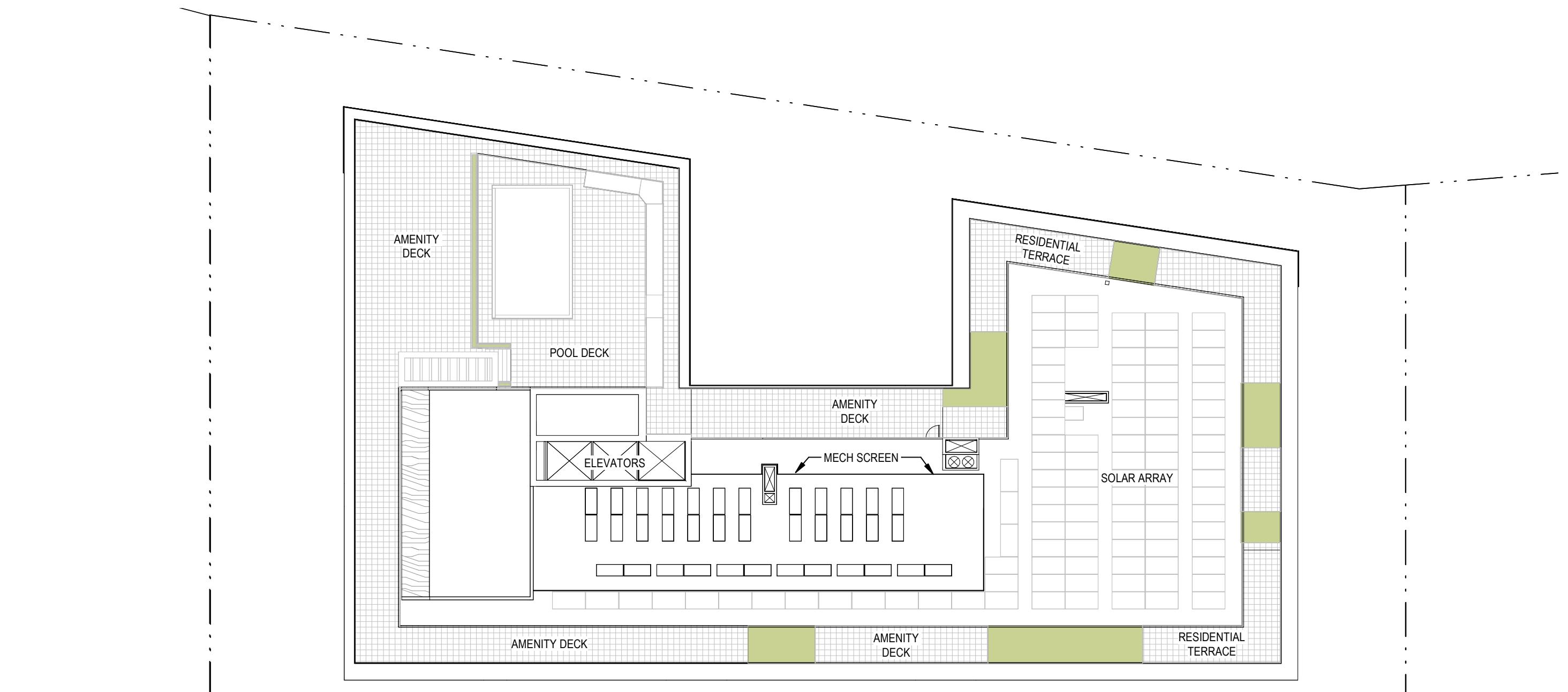
FLOOR PLANS | TYPICAL FLOOR | A2.08



FLOOR PLANS | PENTHOUSE | A2.09



FLOOR PLANS | ROOF | A2.10



PARCEL 5

REDBRICK LMD 

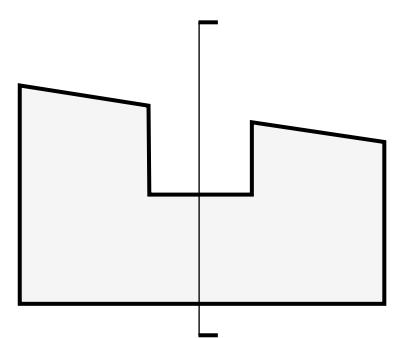
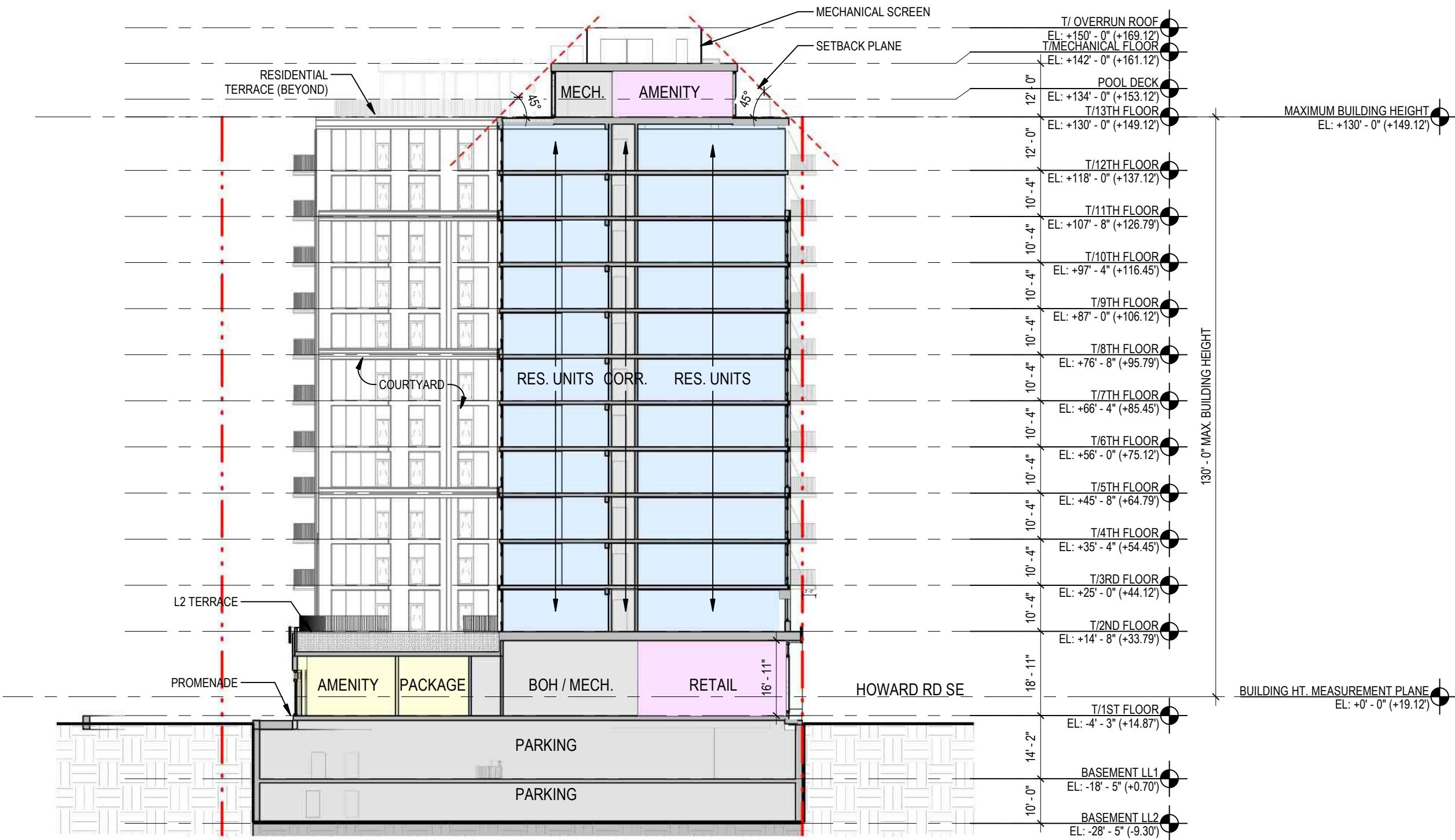
THE BRIDGE DISTRICT, PARCEL 5 | DESIGN REVIEW | [05/xx/2025]



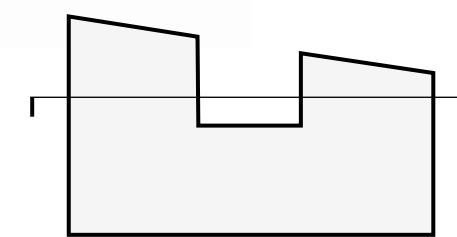
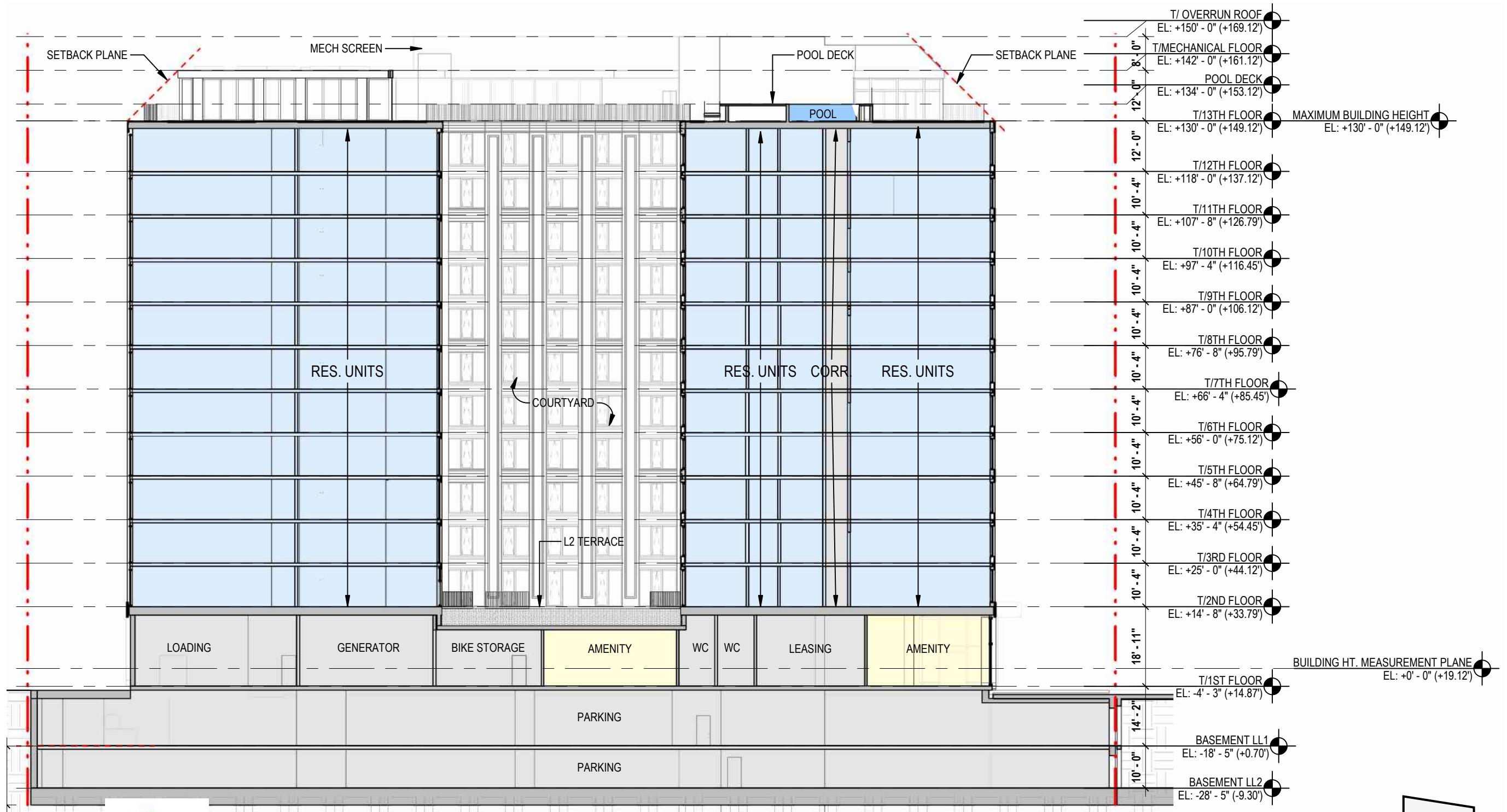
FUTURE GREEN

WM WILES  MENSCH

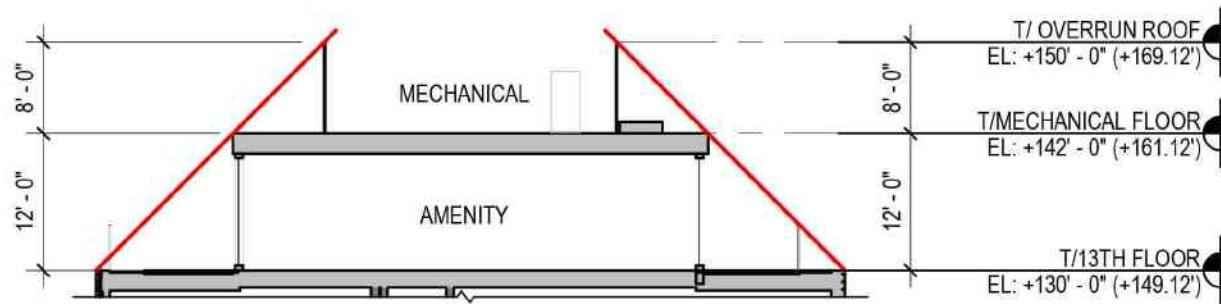
ZONING ANALYSIS | N-S BUILDING SECTION | A3.01



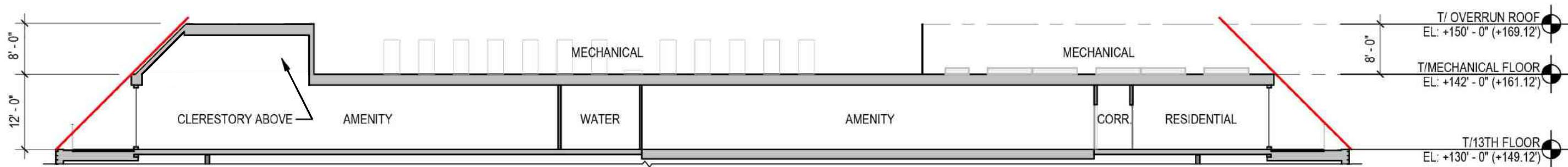
ZONING ANALYSIS | E-W BUILDING SECTION | A3.02



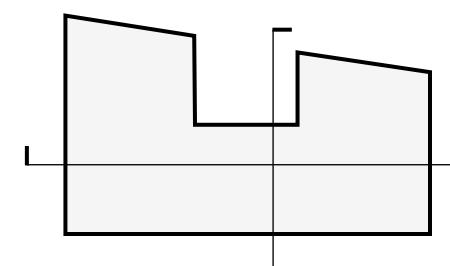
BUILDING OVERVIEW | ENLARGED PENTHOUSE SECTION | A3.03



PENTHOUSE SECTION (N/S)



PENTHOUSE SECTION (E/W)



BUILDING OVERVIEW | SW CORNER RENDERING | A4.01

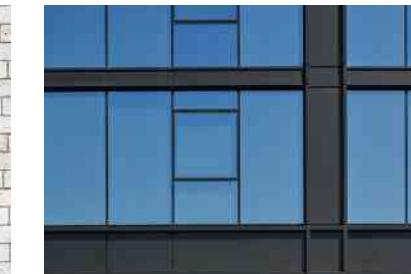
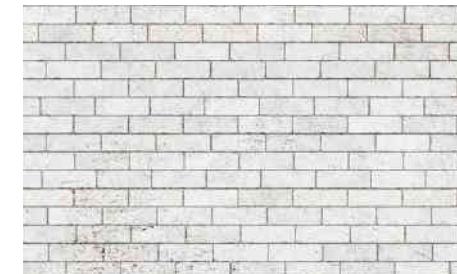


BUILDING OVERVIEW | NW CORNER RENDERING | A4.02

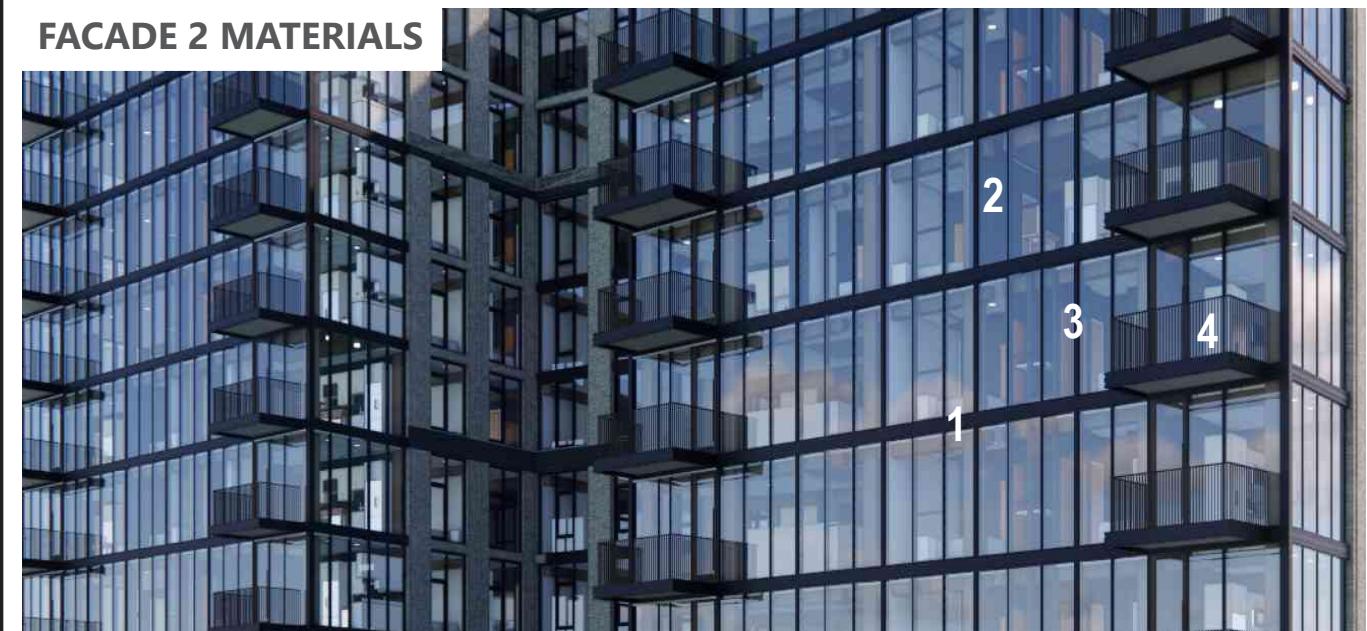


BUILDING OVERVIEW | EXTERIOR MATERIALS PALETTE | A5.01

FACADE 1 MATERIALS



FACADE 2 MATERIALS



FACADE 1 MATERIALS:

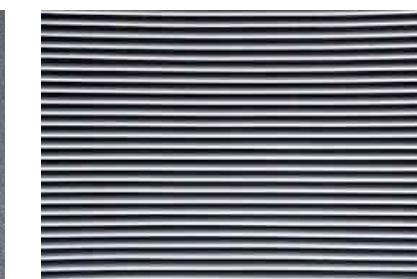
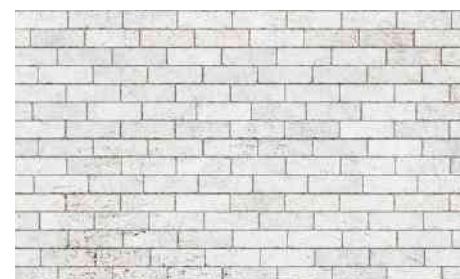
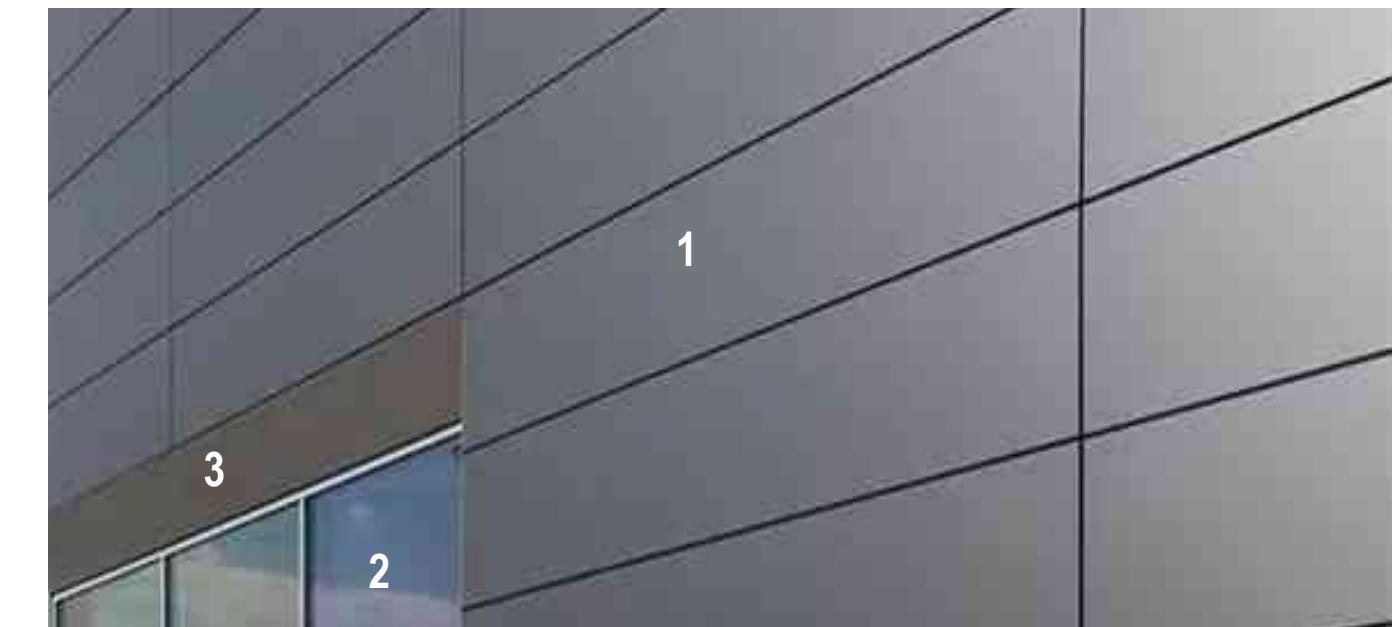
1. Metal and or Masonry Slab Edge Cover- Charcoal
2. Window Mullion - Charcoal
3. Vision Glass
4. Metal and or Masonry - White/ Light Grey

FACADE 2 MATERIALS:

1. Metal Slab Edge Cover- Charcoal
2. Vision Glass
3. Window Mullion - Charcoal
4. Picket Style Railing - Charcoal

BUILDING OVERVIEW | EXTERIOR MATERIALS PALETTE | A5.02

FACADE 3 MATERIALS



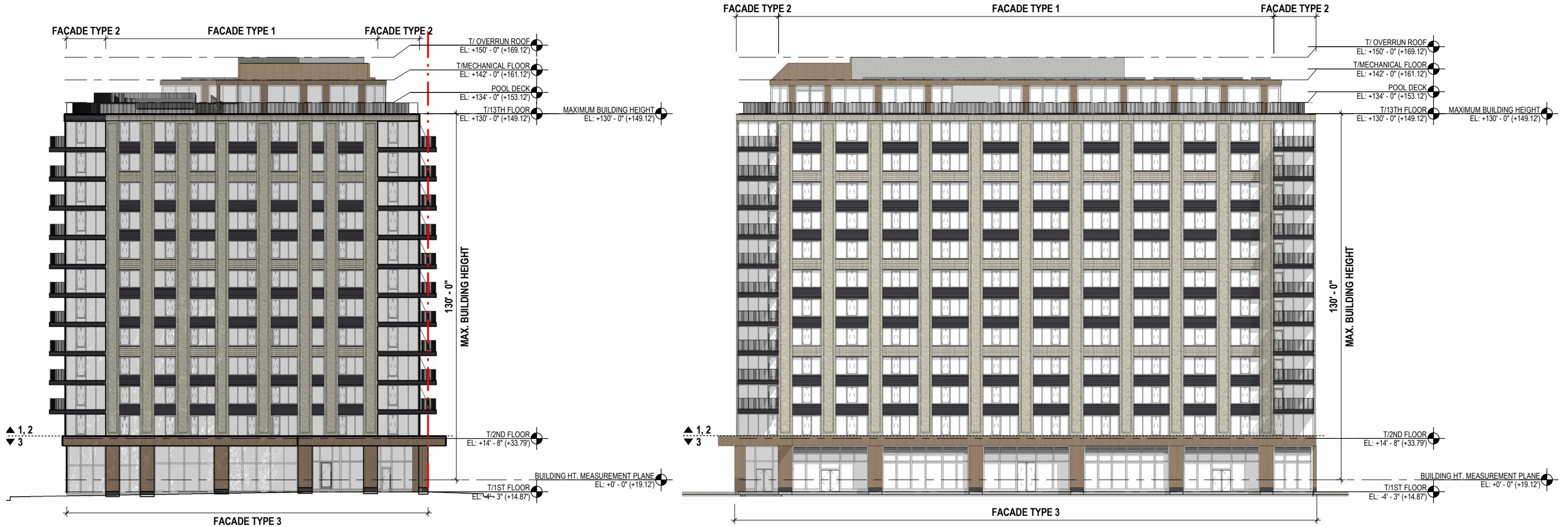
FACADE 3 MATERIALS:

1. Metal and or Masonry Slab Edge Cover- Charcoal
2. Storefront Window System - Charcoal
3. Vision Glass
4. Podium Slab Edge Cover- Wood Look

FACADE 4 MATERIALS:

1. Metal Panel Facade Cladding - Charcoal
2. Storefront Window System - Charcoal
3. Louvers

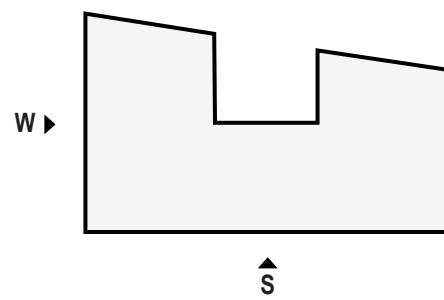
BUILDING OVERVIEW | SOUTH AND WEST ELEVATIONS | A6.01



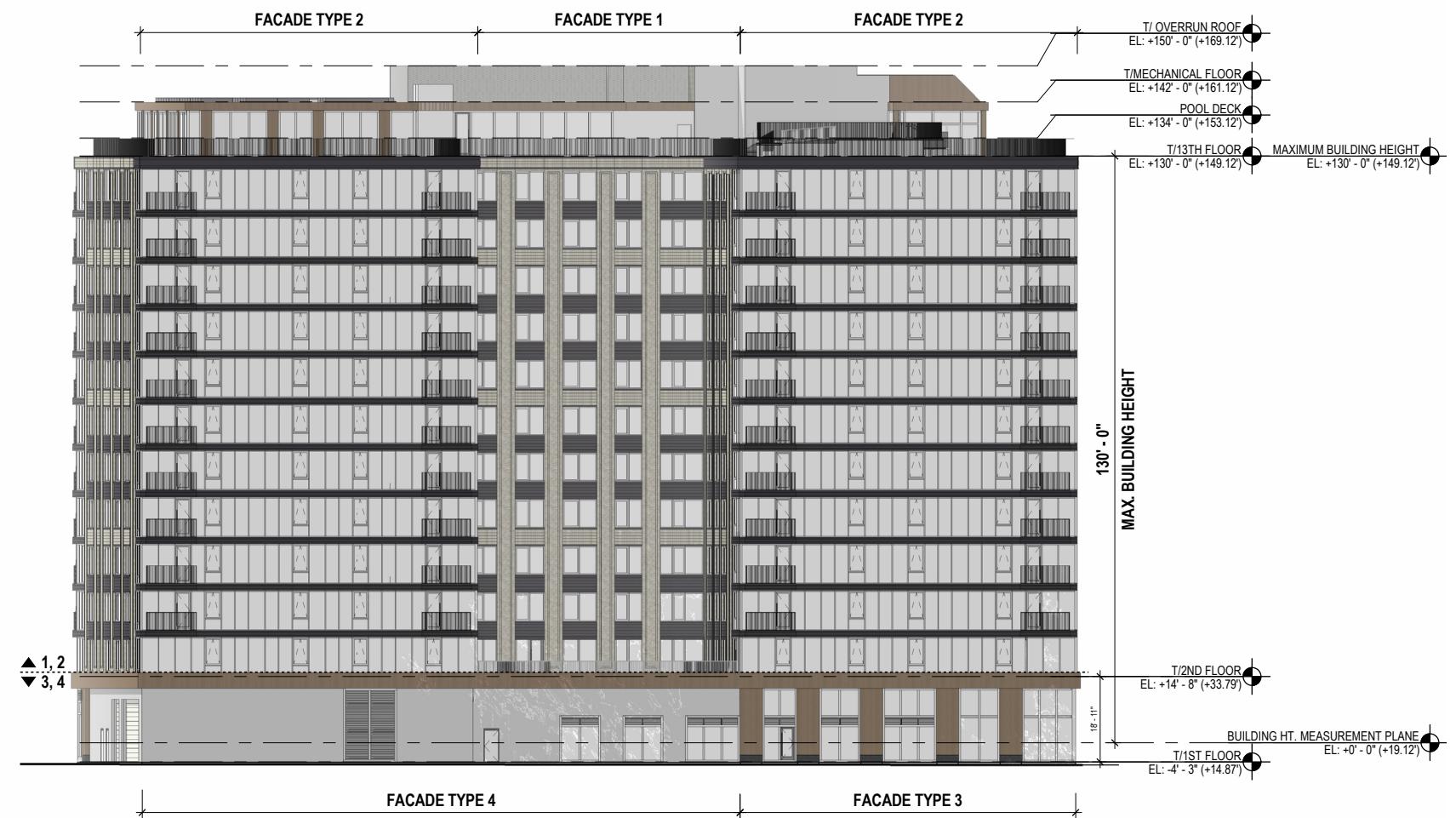
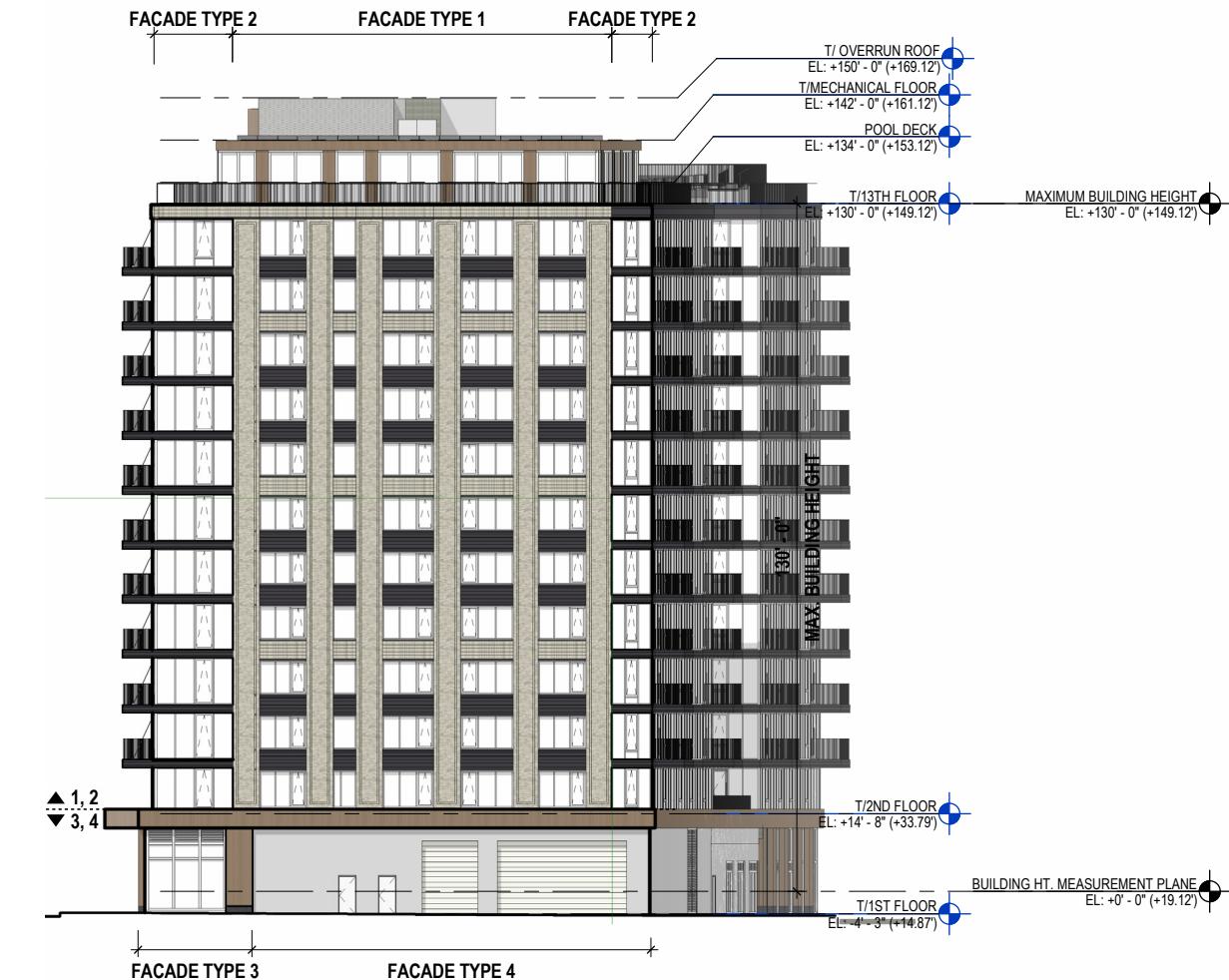
NOTE:

1. GROUND FLOOR RETAIL ELEVATIONS ARE ILLUSTRATIVE AND INTENDED TO DESCRIBE THE CHARACTER AND SCALE FOR THE BASE OF THE BUILDING. THE ACTUAL RETAIL ELEVATIONS, INCLUDING DESIGN OF ENTRANCES, SHOW WINDOWS, SIGNAGE AND SIZE OF RETAIL UNITS, WILL BE DEVELOPED BY INDIVIDUAL RETAIL TENANTS AT TIME OF PERMITTING, APPROVED BY THE BUILDING OWNER, AND MAY CHANGE OVER TIME TO ACCOMMODATE LEASING CYCLES.

2. EXHAUST VENTS TO BE INTEGRATED INTO FINAL FACADE DESIGNS. NO THROUGH-WALL HVAC UNITS WILL BE ON BUILDING ELEVATIONS.

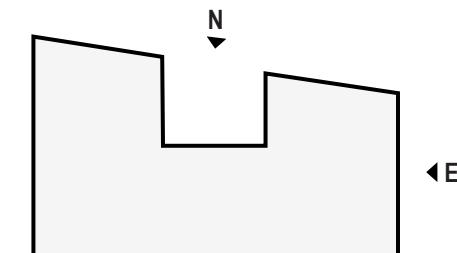


BUILDING OVERVIEW | NORTH AND EAST ELEVATIONS | A6.02



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 1. GROUND FLOOR RETAIL ELEVATIONS ARE ILLUSTRATIVE AND INTENDED TO DESCRIBE THE CHARACTER AND SCALE FOR THE BASE OF THE BUILDING. THE ACTUAL RETAIL ELEVATIONS, INCLUDING DESIGN OF ENTRANCES, SHOW WINDOWS, SIGNAGE AND SIZE OF RETAIL UNITS, WILL BE DEVELOPED BY INDIVIDUAL RETAIL TENANTS AT TIME OF PERMITTING, APPROVED BY THE BUILDING OWNER, AND MAY CHANGE OVER TIME TO ACCOMMODATE LEASING CYCLES.

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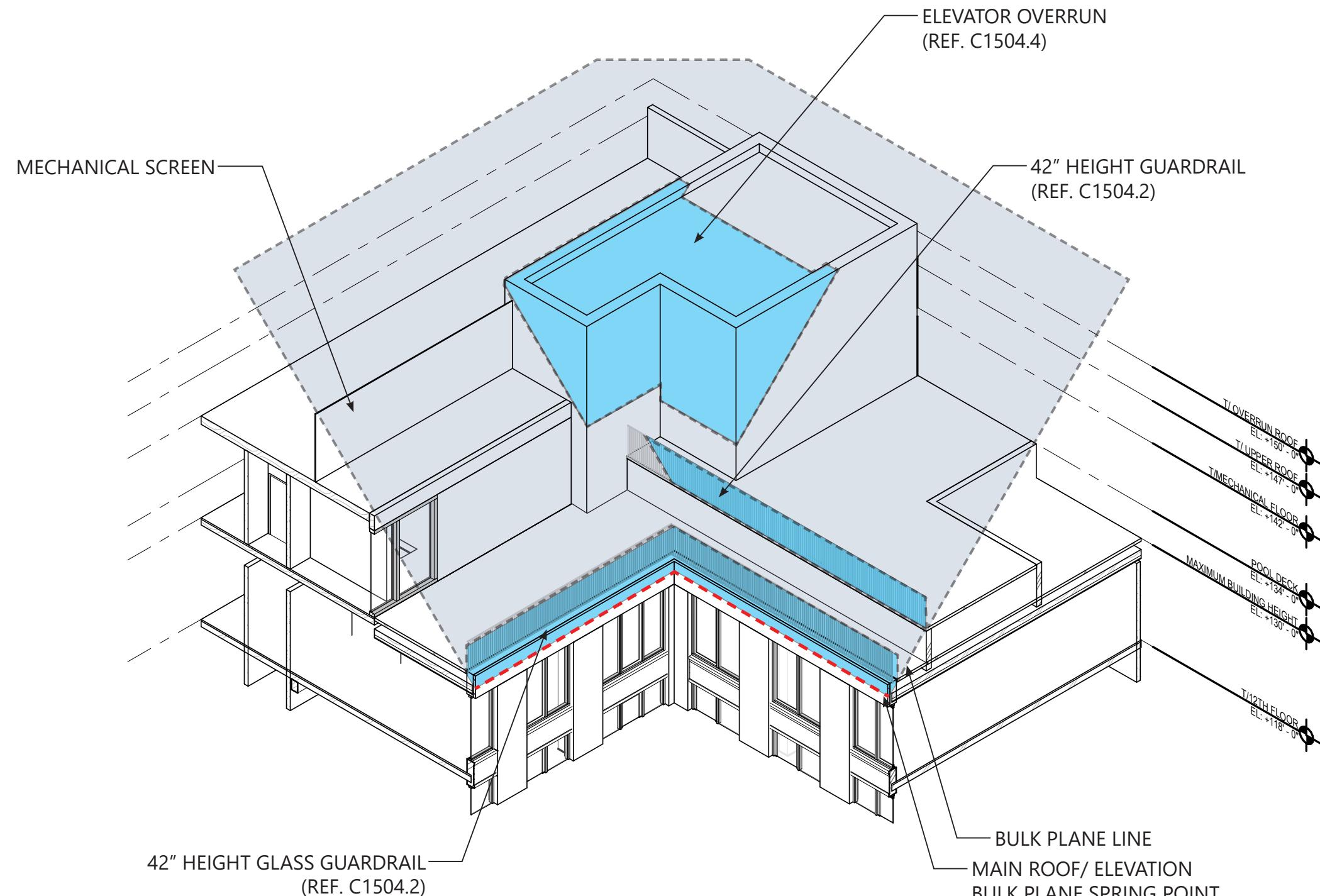
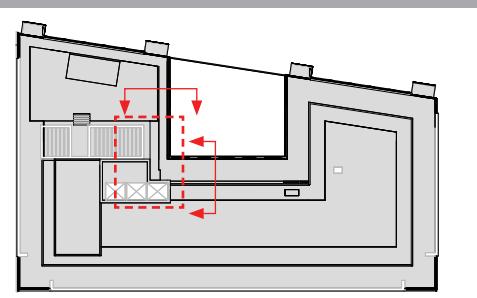


ZONING ANALYSIS | PENTHOUSE SETBACKS | A7.01

BUILDING HEIGHT, PENTHOUSES, AND SETBACK

- (B.306.1) Zoning regulations and the Height Act both apply to height limitations.
- (B.306.5) Architectural embellishments may be erected to a greater height than prescribed by the limitations, provided it does not result in the appearance of a raised height building for more than 30% of each façade.
- (C.1504.1) The Penthouse shall be set back from the roof on which it is located, measured at a distance equal to its height from the edge of that roof.
- (C1504.2) Setback requirements shall not apply to:
 - Parapets no taller than 48"
 - Guardrails required by the building code for a roof deck.
- (C.1504.4) Open court setback requirements shall not apply to rooftop access stairwell or elevator.

KEY PLAN

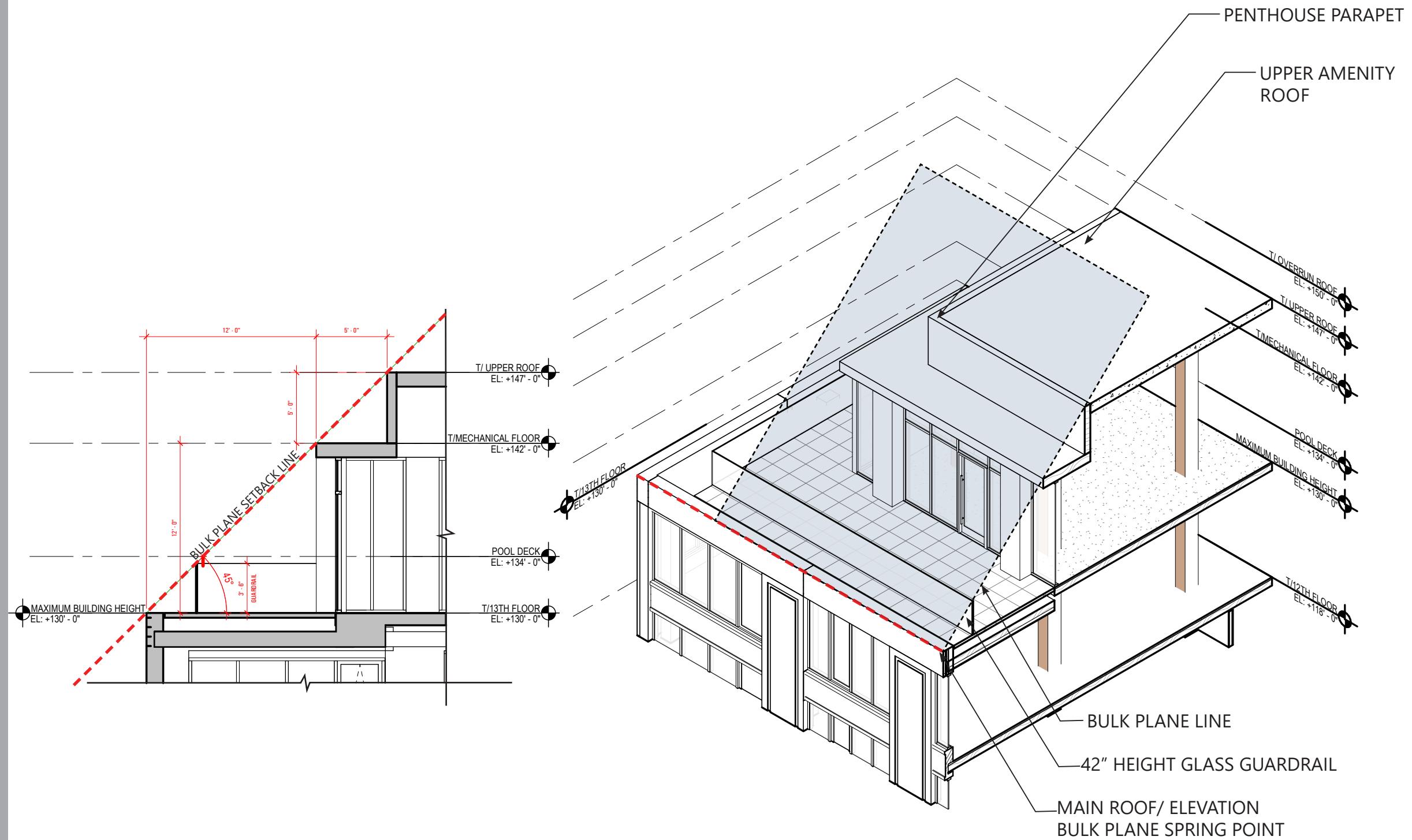
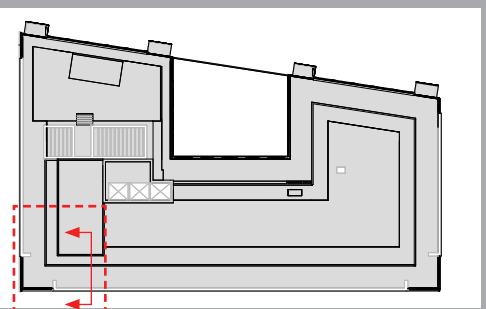


ZONING ANALYSIS | PENTHOUSE SETBACKS | A7.02

BUILDING HEIGHT, PENTHOUSES, AND SETBACK AT HOWARD ROAD

- (B.306.1) Zoning regulations and the Height Act both apply to height limitations.
- (B.306.5) Architectural embellishments may be erected to a greater height than prescribed by the limitations, provided it does not result in the appearance of a raised height building for more than 30% of each façade.
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KEY PLAN

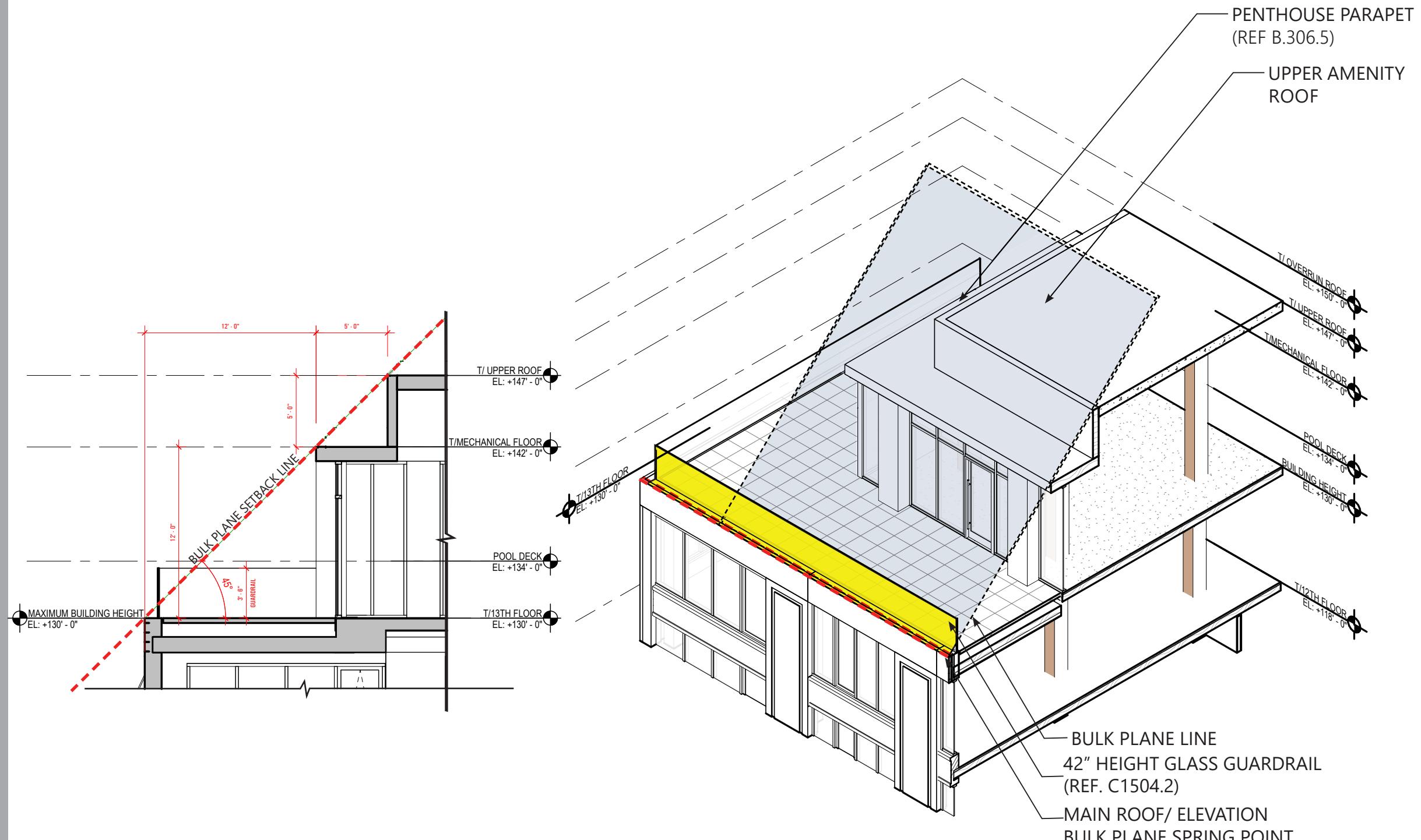
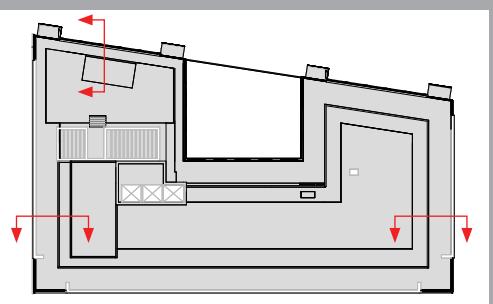


ZONING ANALYSIS | PENTHOUSE SETBACKS | A7.03

BUILDING HEIGHT, PENTHOUSES, AND SETBACK

- (B.306.1) Zoning regulations and the Height Act both apply to height limitations.
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KEY PLAN



ZONING ANALYSIS | LEED SCORECARD | A8.01



LEED v4 BD+C

Project Checklist

Y ? N

1 Credit Integrative Process

Project Name: Bridge District Parcel 5
Date: 9-May-25

1

9 2 5 Location and Transportation			16
1	16	Credit	LEED for Neighborhood Development Location
1	1	Credit	Sensitive Land Protection
1	1	Credit	High Priority Site and Equitable Development
2	3	Credit	Surrounding Density and Diverse Uses
3	1	Credit	Access to Quality Transit
1	1	Credit	Bicycle Facilities
	1	Credit	Reduced Parking Footprint
1	1	Credit	Electric Vehicles

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

7 3 0 Sustainable Sites			10
Y		Prereq	Construction Activity Pollution Prevention
1	1	Credit	Site Assessment
1	1	Credit	Site Development - Protect or Restore Habitat
	1	Credit	Open Space
3	1	Credit	Rainwater Management
2	1	Credit	Heat Island Reduction
1	1	Credit	Light Pollution Reduction

8 7 1 Indoor Environmental Quality			16
Y		Prereq	Minimum Indoor Air Quality Performance
Y		Prereq	Environmental Tobacco Smoke Control
2	1	Credit	Enhanced Indoor Air Quality Strategies
3		Credit	Low-Emitting Materials
1	1	Credit	Construction Indoor Air Quality Management Plan
	2	Credit	Indoor Air Quality Assessment
1	1	Credit	Thermal Comfort
	2	Credit	Interior Lighting
	2	Credit	Daylight
1	1	Credit	Quality Views
	1	Credit	Acoustic Performance

6 1 4 Water Efficiency			11
Y		Prereq	Outdoor Water Use Reduction
Y		Prereq	Indoor Water Use Reduction
Y		Prereq	Building-Level Water Metering
2	1	Credit	Outdoor Water Use Reduction
3	1	Credit	Indoor Water Use Reduction
	2	Credit	Optimize Process Water Use
1	1	Credit	Water Metering

6 0 0 Innovation			6
1	1	Credit	Innovation Credit: Low-Mercury Lamps
1	1	Credit	Innovation Credit: O+M Starter
1	1	Credit	Innovation Credit: Green Building Education
1	1	Credit	Pilot Credit: Assessments and Planning for Resilience
1	1	Credit	Pilot Credit: Integrative Analysis of Building Materials
1	1	Credit	LEED Accredited Professional

20 4 9 Energy and Atmosphere			33
Y		Prereq	Fundamental Commissioning and Verification
Y		Prereq	Minimum Energy Performance
Y		Prereq	Building-Level Energy Metering
Y		Prereq	Fundamental Refrigerant Management
5	1	Credit	Enhanced Commissioning
10	3	Credit	Optimize Energy Performance
1	1	Credit	Advanced Energy Metering
	2	Credit	Grid Harmonization
5	1	Credit	Renewable Energy

4 0 0 Regional Priority			4
1	1	Credit	Regional Priority: Access to Quality Transit
1	1	Credit	Regional Priority: Green Vehicles
1	1	Credit	Regional Priority: Rainwater Management
1	1	Credit	Regional Priority: Optimize Energy Performance

66 23 21 TOTALS Possible Points: 110
Leed: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80

NOTE:

The project will be LEED Gold v4 certified and will strive to achieve a greater number of points. The LEED point generating components may vary, provided that the total number of LEED points achievable for the project does not decrease below a LEED Gold v4 level.

LANDSCAPE

LANDSCAPE | SITE PLAN | L0.00

