

# WEST 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.



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



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



# LEED SCORECARD

A7.01



**LEED v4 for BD+C Hospitality**  
 Bridge District Hotel  
 June 16, 2026



0	0	1	Integrative Process		Possible Points:	1
Y	?	N				
		1	Credit 1	Integrative Process (v4.1)		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 (v4.1)		5
1			Credit 6	Bicycle Facilities (v4.1)		1
1			Credit 7	Reduced Parking Footprint (v4.1)		1
1			Credit 8	Electric Vehicles (v4.1)		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 (v4.1)		2
1			Credit 3	Open Space		1
3			Credit 4	Rainwater Management (v4.1)		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 (v4.1)		2
1			Credit 4	Water Metering		1

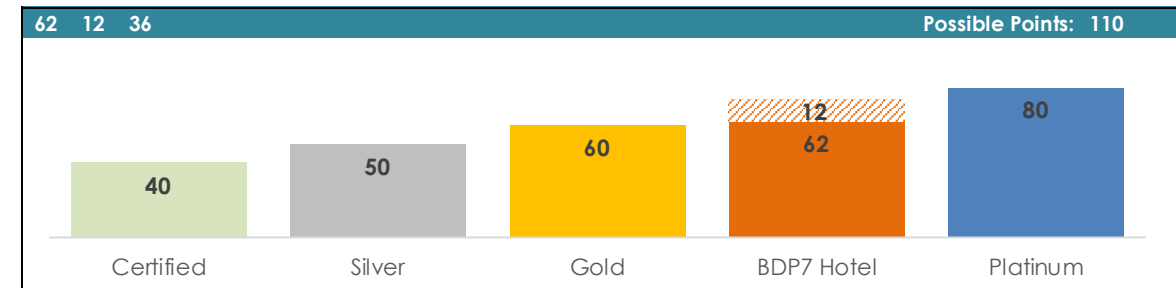
7	7	19	Energy and Atmosphere		Possible Points:	33
Y	?	N				
Y			Prereq 1	Fundamental Commissioning and Verification		Required
Y			Prereq 2	Minimum Energy Performance		Required
Y			Prereq 3	Building-Level Energy Metering		Required
Y			Prereq 4	Fundamental Refrigerant Management		Required
5		1	Credit 1	Enhanced Commissioning		6
	6	12	Credit 2	Optimize Energy Performance		18
1			Credit 3	Advanced Energy Metering		1
		2	Credit 4	Demand Response (v4.1)		2
	1	4	Credit 5	Renewable Energy Production (v4.1)		5
1			Credit 6	Enhanced Refrigerant Management		1

8	3	2	Materials and Resources		Possible Points:	13
Y	?	N				
Y			Prereq 1	Storage and Collection of Recyclables		Required
Y			Prereq 2	Construction and Demolition Waste Management Planning		Required
3		2	Credit 1	Building Life-Cycle Impact Reduction (v4.1)		5
1	1		Credit 2	Product Disclosure & Optimization - EPDs (v4.1)		2
1	1		Credit 3	Product Disclosure & Optimization - Sourcing of Raw Materials (v4.1)		2
1	1		Credit 4	Product Disclosure & Optimization - Material Ingredients (v4.1)		2
2			Credit 5	Construction and Demolition Waste Management (v4.1)		2

12	0	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 (v4.1)		Required
2			Credit 1	Enhanced Indoor Air Quality Strategies		2
3			Credit 2	Low-Emitting Materials (v4.1)		3
1			Credit 3	Construction Indoor Air Quality Management Plan		1
		2	Credit 4	Indoor Air Quality Assessment (v4.1)		2
1			Credit 5	Thermal Comfort		1
1		1	Credit 6	Interior Lighting (v4.1)		2
3			Credit 7	Daylight (v4.1)		3
1			Credit 8	Quality Views		1
		1	Credit 9	Acoustic Performance (v4.1)		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

3	1	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: Green Vehicles (th: 1)		1
	1		Credit 4	Regional Priority: Optimize Energy Performance (th: 10)		1



**GOROVE SLADE**  
 Transportation Planners and Engineers

**WIMMERSCH**  
 CONSULTANTS

**DLR GROUP**

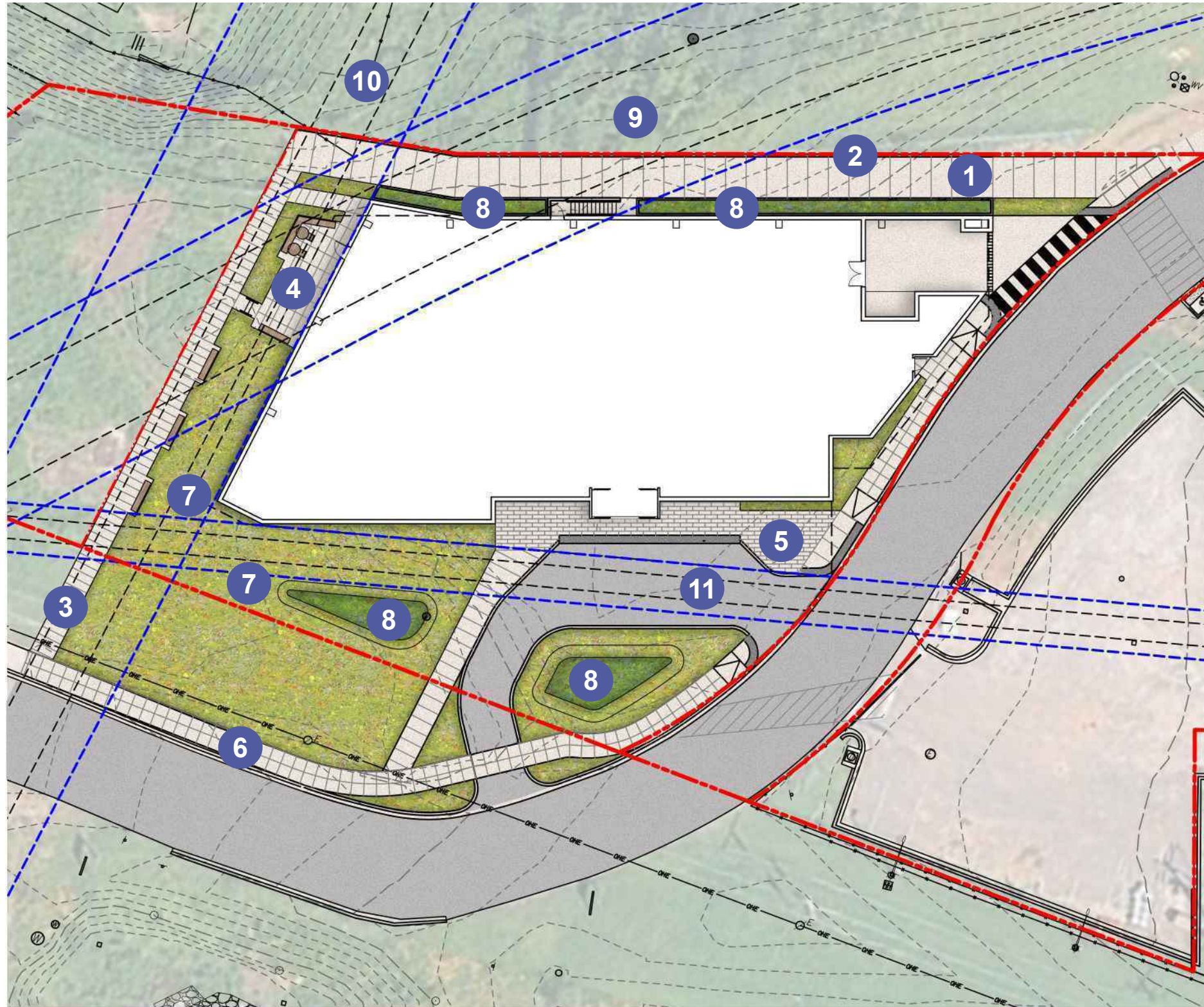
**REDBRICK**  
 LMD



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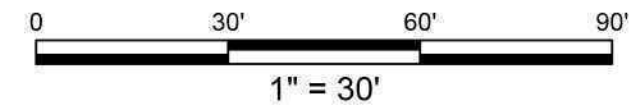
# LANDSCAPE

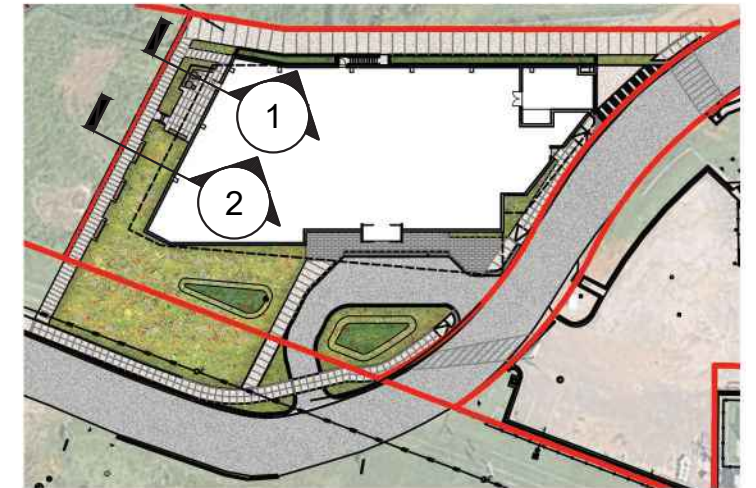


LEGEND

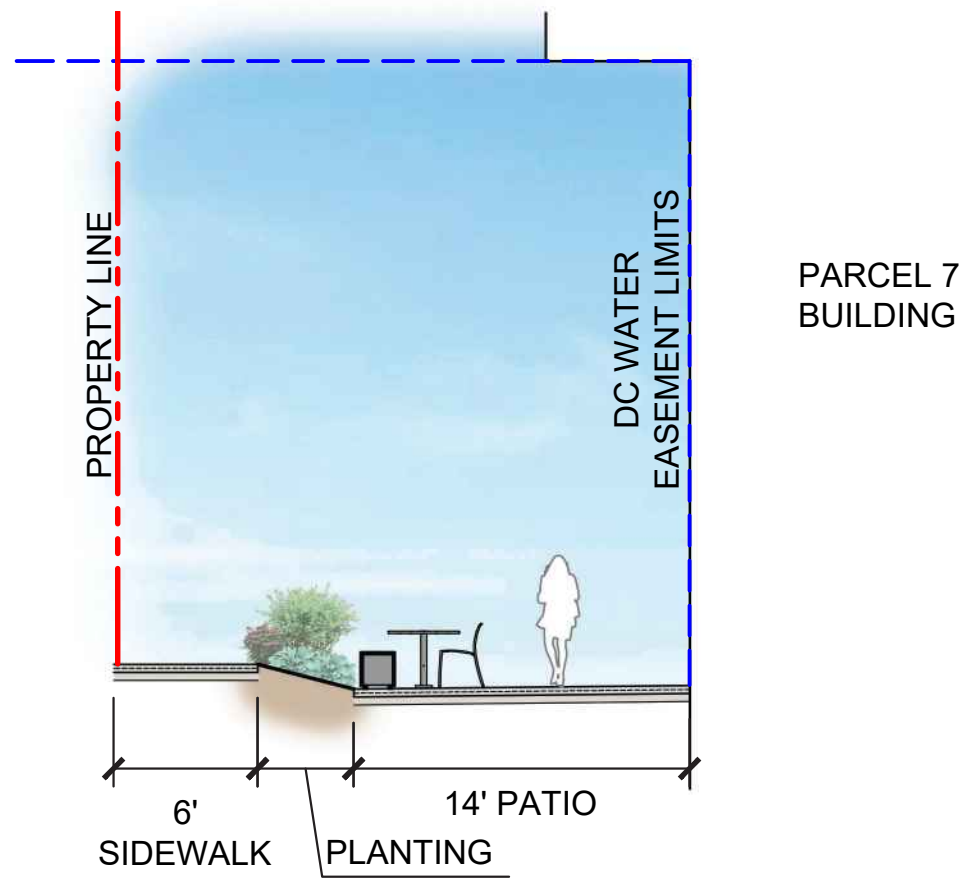
- 1 BIKE PROMENADE
- 2 CONCRETE RETAINING WALL
- 3 PEDESTRIAN PATH
- 4 FURNISHED PATIO
- 5 PAVERS AT HOTEL ENTRANCE
- 6 DDOT STANDARD CONCRETE SIDEWALK
- 7 PLANTED AREA
- 8 BIORETENTION
- 9 ANACOSTIA RIVER TUNNEL
- 10 STICKFOOT BRANCH STORM SEWER
- 11 ANACOSTIA COMBINED INTERCEPTOR
- DC WATER EASEMENT/ RIGHT-OF-WAY LIMITS
- UNDERGROUND STRUCTURE

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.



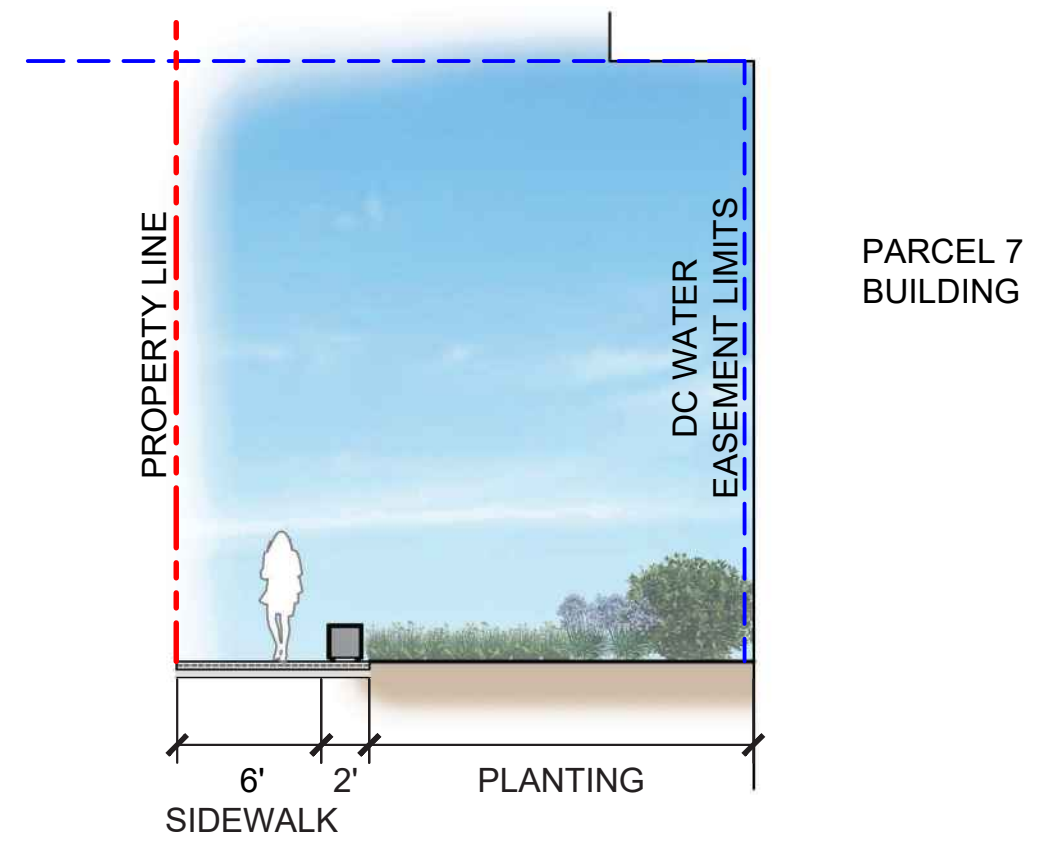


REFERENCE PLAN  
SCALE: 1" = 80'-0"



PARCEL 7 BUILDING

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



PARCEL 7 BUILDING

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

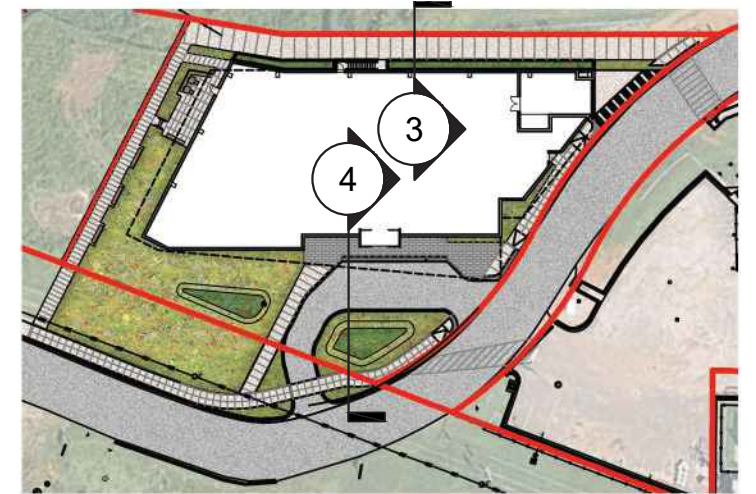


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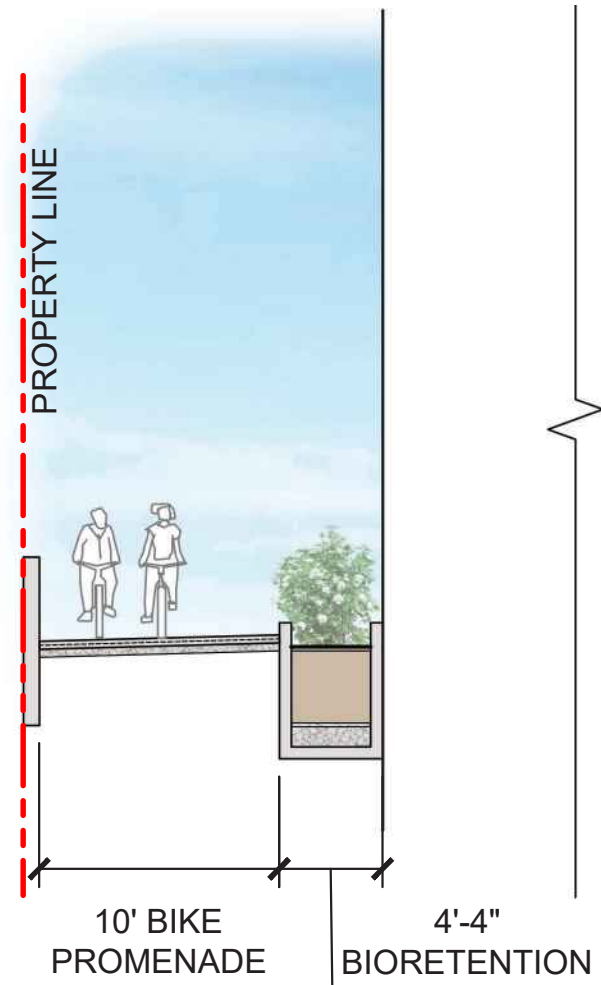
WILES  
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DLR GROUP

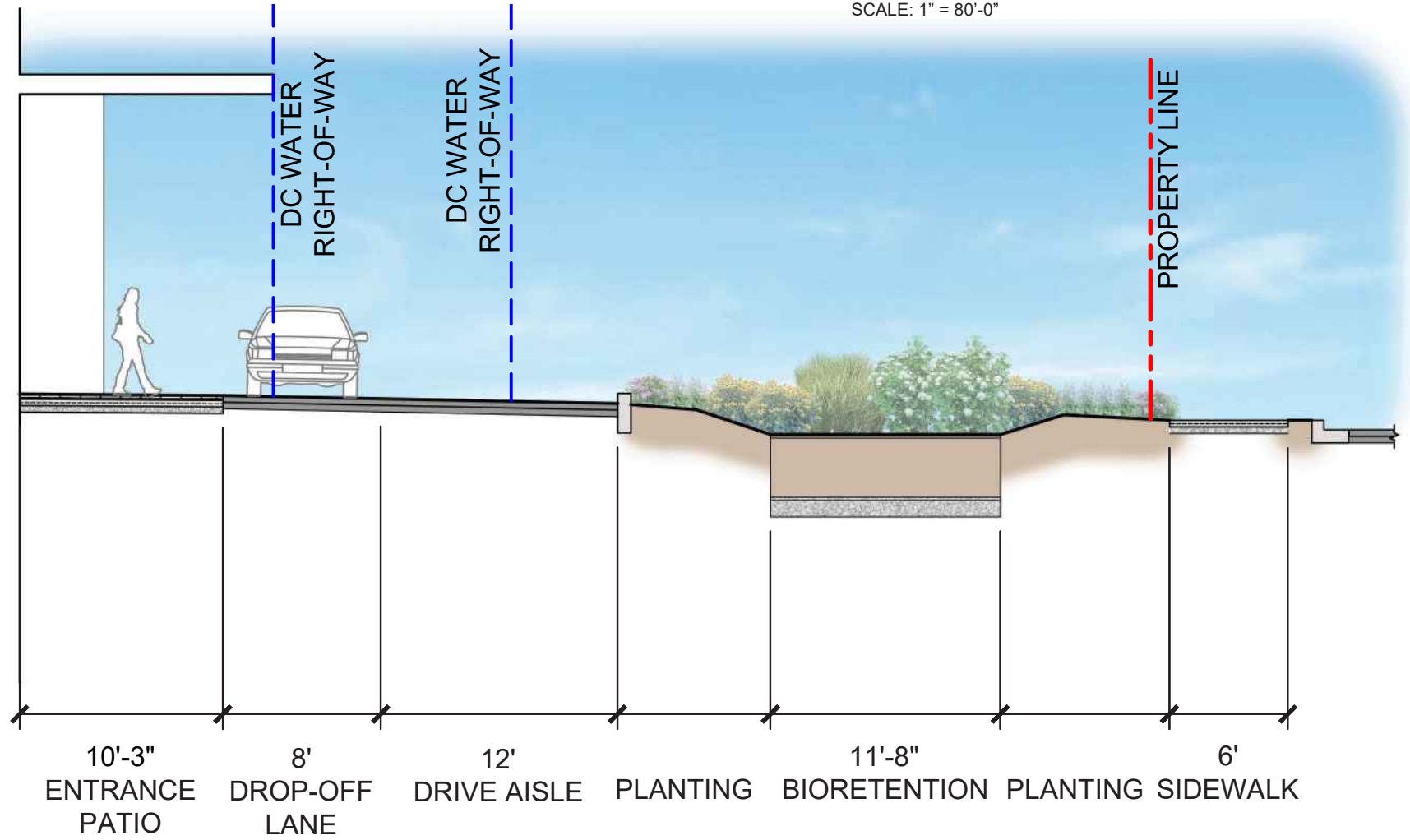
REDBRICK  
LMD



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



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



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

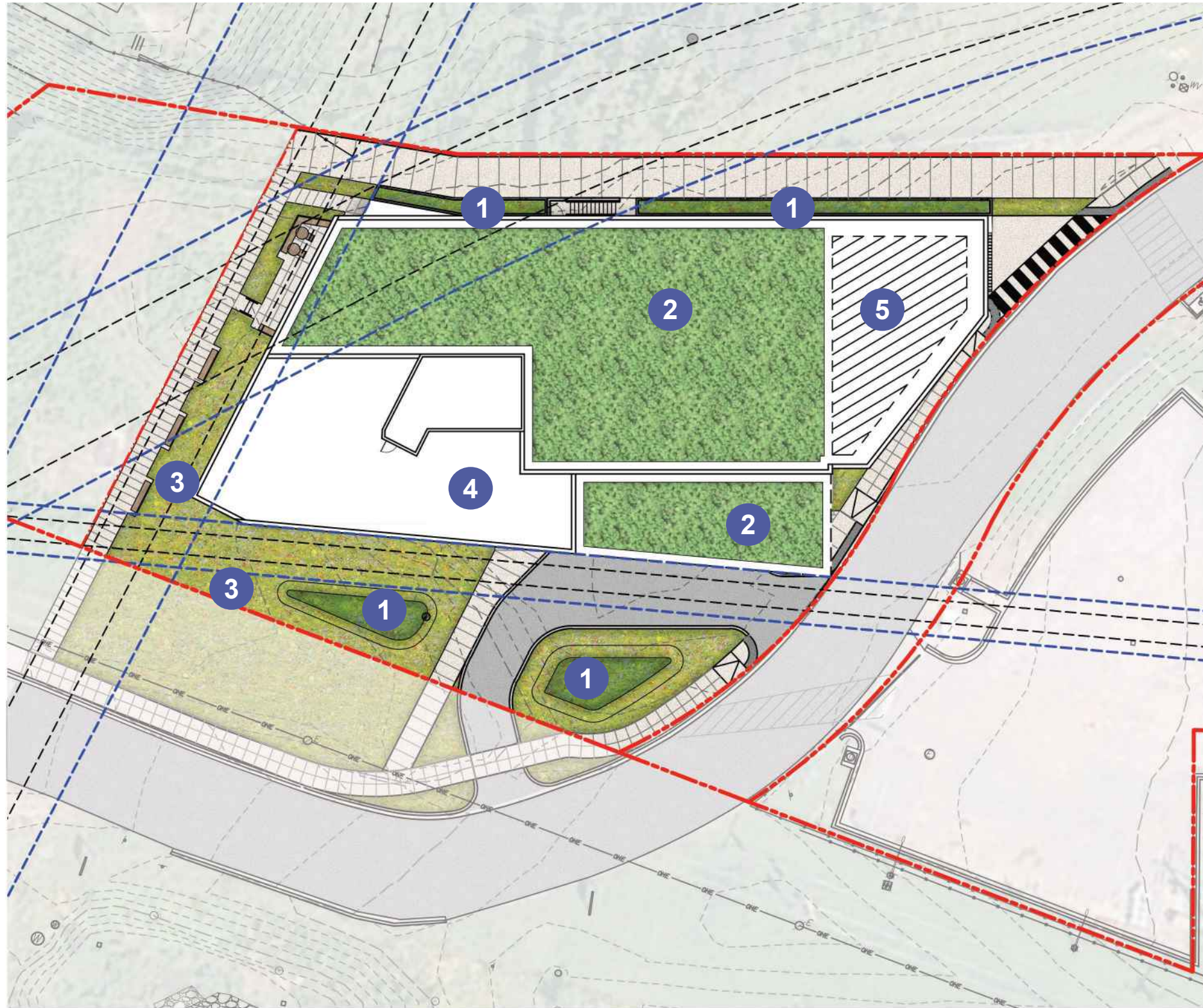


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LEGEND

- 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

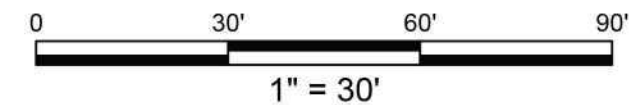
SITE AREA: 24,010

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.

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Green Area Ratio Scoresheet					
Address: 805 HOWARD RD SE		Square	Lot	Zone District	
Other: <input type="text"/>		5860	1039	NHR	
Lot size (enter this value first) *		Lot area (sf)	Minimum Score	Multiplier	GAR Score
		24,010	.20		SCORE: 0.204
Landscape Elements					
		Square Feet	Factor		Total
<b>A Landscaped areas (select one of the following for each area)</b>					
1	Landscaped areas with a soil depth < 24"	<input type="text" value="3,891"/>	0.30		1,167.3
2	Landscaped areas with a soil depth ≥ 24"	<input type="text"/>	0.60		-
3	Bioretention facilities	<input type="text" value="800"/>	0.40		320.0
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>					
1	Groundcovers, or other plants < 2' height	<input type="text" value="3,891"/>	0.20	<input type="text"/>	778.2
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	<input type="text"/>	0.30	<input type="text"/>	-
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	<input type="text"/>	0.50	<input type="text"/>	-
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	<input type="text"/>	0.60	<input type="text"/>	-
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	<input type="text"/>	0.70	<input type="text"/>	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	<input type="text"/>	0.70	<input type="text"/>	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	<input type="text"/>	0.70	<input type="text"/>	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	<input type="text"/>	0.80	<input type="text"/>	-
9	Vegetated wall, plantings on a vertical surface	<input type="text"/>	0.60	<input type="text"/>	-
<b>C Vegetated or "green" roofs</b>					
1	Over at least 2" and less than 8" of growth medium	<input type="text" value="4,406"/>	0.60	<input type="text"/>	2,643.6
2	Over at least 8" of growth medium	<input type="text"/>	0.80	<input type="text"/>	-
<b>D Permeable Paving***</b>					
1	Permeable paving over 6" to 24" of soil or gravel	<input type="text"/>	0.40		-
2	Permeable paving over at least 24" of soil or gravel	<input type="text"/>	0.50		-
<b>E Other</b>					
1	Enhanced tree growth systems***	<input type="text"/>	0.40		-
2	Renewable energy generation	<input type="text"/>	0.50		-
3	Approved water features	<input type="text"/>	0.20		-
<b>F Bonuses</b>		sub-total of sq ft = 12,988			
1	Native plant species	<input type="text" value="0"/>	0.10		-
2	Landscaping in food cultivation	<input type="text"/>	0.10		-
3	Harvested stormwater irrigation	<input type="text"/>	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



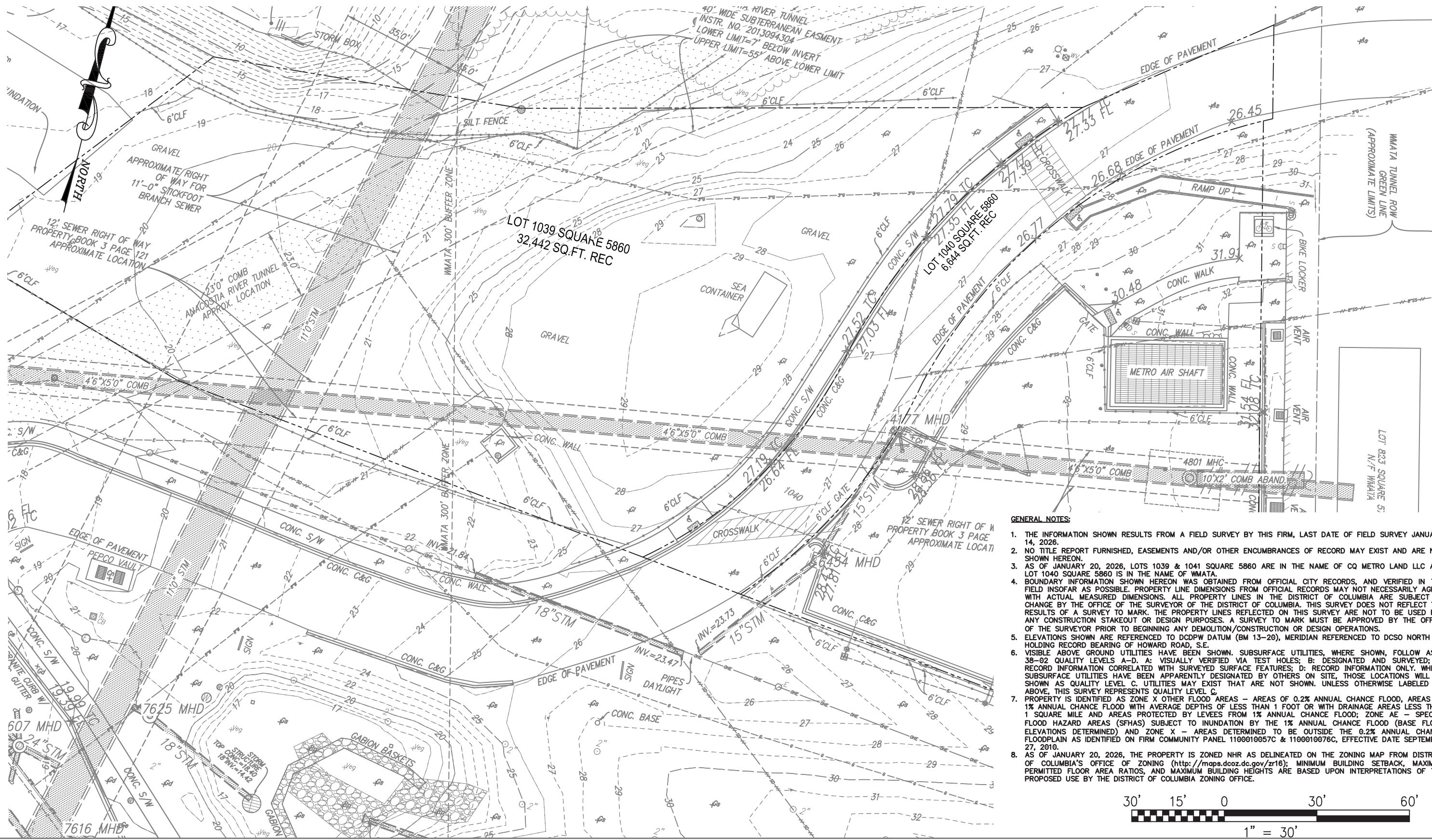
**GOROVE SLADE**  
Transportation Planners and Engineers



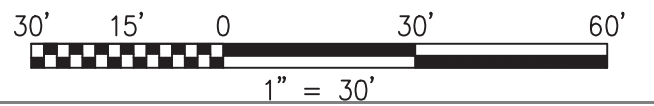
# CIVIL



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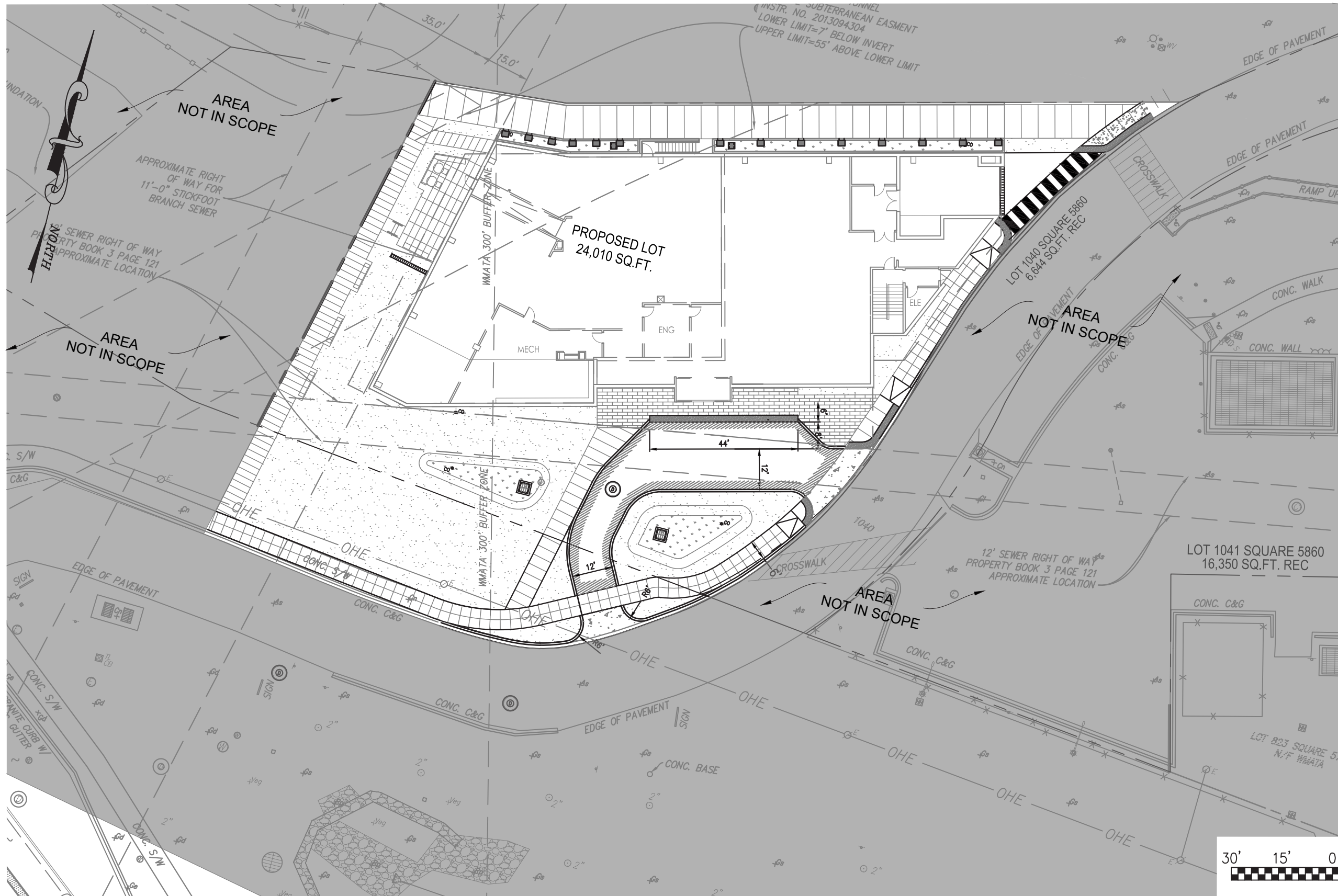
- GENERAL NOTES:**
1. THE INFORMATION SHOWN RESULTS FROM A FIELD SURVEY BY THIS FIRM, LAST DATE OF FIELD SURVEY JANUARY 14, 2026.
  2. NO TITLE REPORT FURNISHED, EASEMENTS AND/OR OTHER ENCUMBRANCES OF RECORD MAY EXIST AND ARE NOT SHOWN HEREON.
  3. AS OF JANUARY 20, 2026, LOTS 1039 & 1041 SQUARE 5860 ARE IN THE NAME OF CQ METRO LAND LLC AND LOT 1040 SQUARE 5860 IS IN THE NAME OF WMATA.
  4. BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS, AND VERIFIED IN THE FIELD INsofar AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE BY THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA. THIS SURVEY DOES NOT REFLECT THE RESULTS OF A SURVEY TO MARK. THE PROPERTY LINES REFLECTED ON THIS SURVEY ARE NOT TO BE USED FOR ANY CONSTRUCTION STAKEOUT OR DESIGN PURPOSES. A SURVEY TO MARK MUST BE APPROVED BY THE OFFICE OF THE SURVEYOR PRIOR TO BEGINNING ANY DEMOLITION/CONSTRUCTION OR DESIGN OPERATIONS.
  5. ELEVATIONS SHOWN ARE REFERENCED TO DCDPW DATUM (BM 13-20), MERIDIAN REFERENCED TO DCSS NORTH BY HOLDING RECORD BEARING OF HOWARD ROAD, S.E.
  6. VISIBLE ABOVE GROUND UTILITIES HAVE BEEN SHOWN. SUBSURFACE UTILITIES, WHERE SHOWN, FOLLOW ASCE 38-02 QUALITY LEVELS A-D. A: VISUALLY VERIFIED VIA TEST HOLES; B: DESIGNATED AND SURVEYED; C: RECORD INFORMATION CORRELATED WITH SURVEYED SURFACE FEATURES; D: RECORD INFORMATION ONLY. WHERE SUBSURFACE UTILITIES HAVE BEEN APPARENTLY DESIGNATED BY OTHERS ON SITE, THOSE LOCATIONS WILL BE SHOWN AS QUALITY LEVEL C. UTILITIES MAY EXIST THAT ARE NOT SHOWN. UNLESS OTHERWISE LABELED AS ABOVE, THIS SURVEY REPRESENTS QUALITY LEVEL C.
  7. PROPERTY IS IDENTIFIED AS ZONE X OTHER FLOOD AREAS - AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; ZONE AE - SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (BASE FLOOD ELEVATIONS DETERMINED) AND ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED ON FIRM COMMUNITY PANEL 1100010057C & 1100010076C, EFFECTIVE DATE SEPTEMBER 27, 2010.
  8. AS OF JANUARY 20, 2026, THE PROPERTY IS ZONED NHR AS DELINEATED ON THE ZONING MAP FROM DISTRICT OF COLUMBIA'S OFFICE OF ZONING (<http://maps.dcoz.dc.gov/zr16>); MINIMUM BUILDING SETBACK, MAXIMUM PERMITTED FLOOR AREA RATIOS, AND MAXIMUM BUILDING HEIGHTS ARE BASED UPON INTERPRETATIONS OF THE PROPOSED USE BY THE DISTRICT OF COLUMBIA ZONING OFFICE.



EXISTING CONDITIONS



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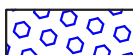

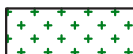
**W WILES MENSCH** SITE PLAN EXHIBIT  
BRIDGE DISTRICT - PARCEL 7

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

SITE PLAN EXHIBIT



**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.

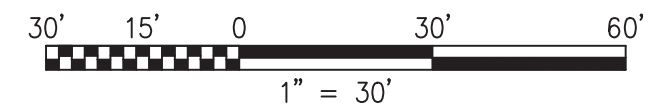
**SWM COMPLIANCE SUMMARY:**

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

