

807 Maine Avenue SW | Washington, DC

03.02.2022 | 025

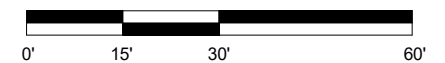


notes:

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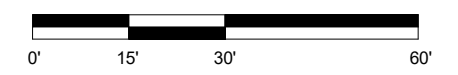


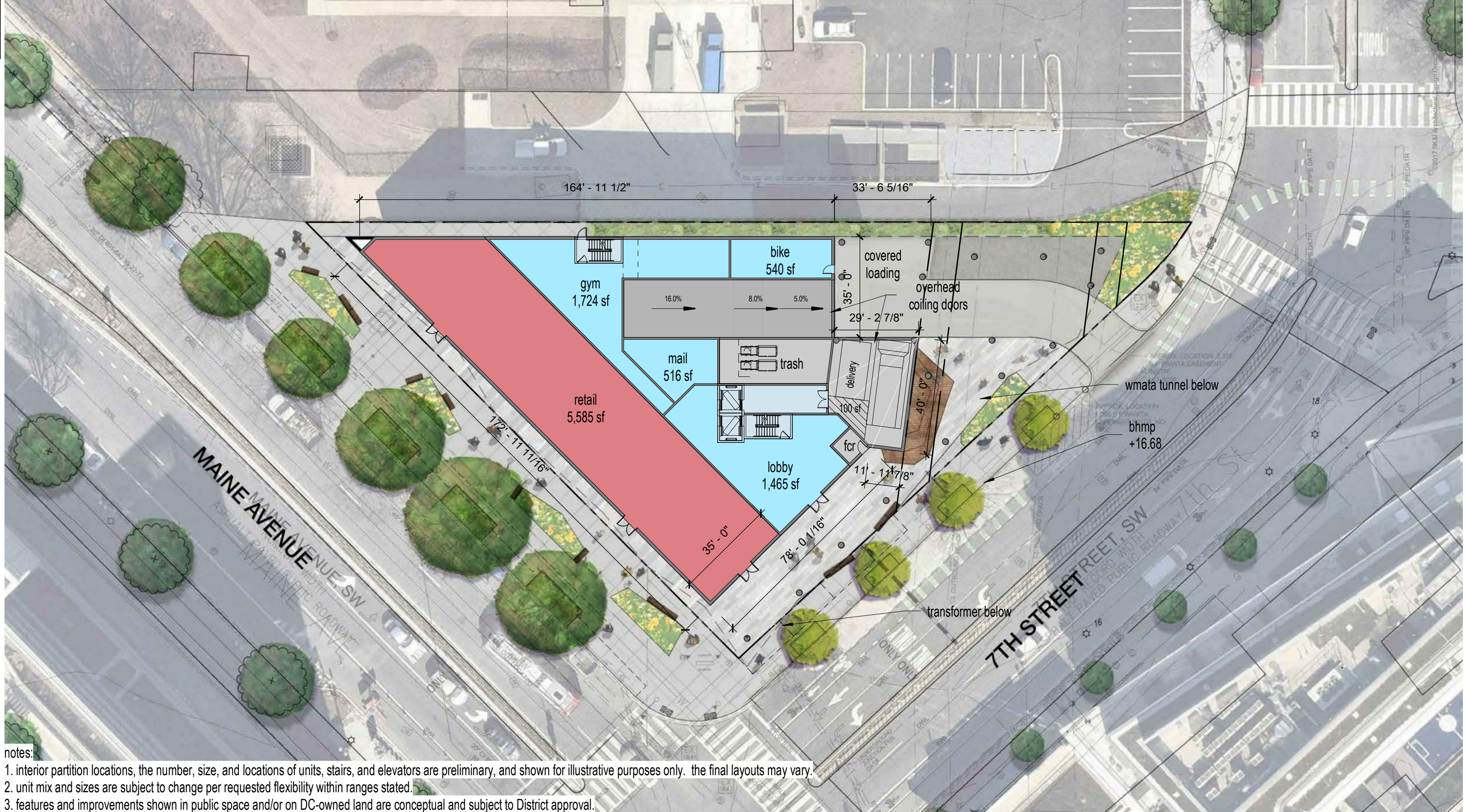
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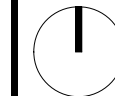
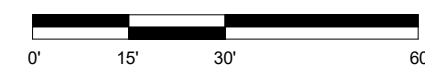


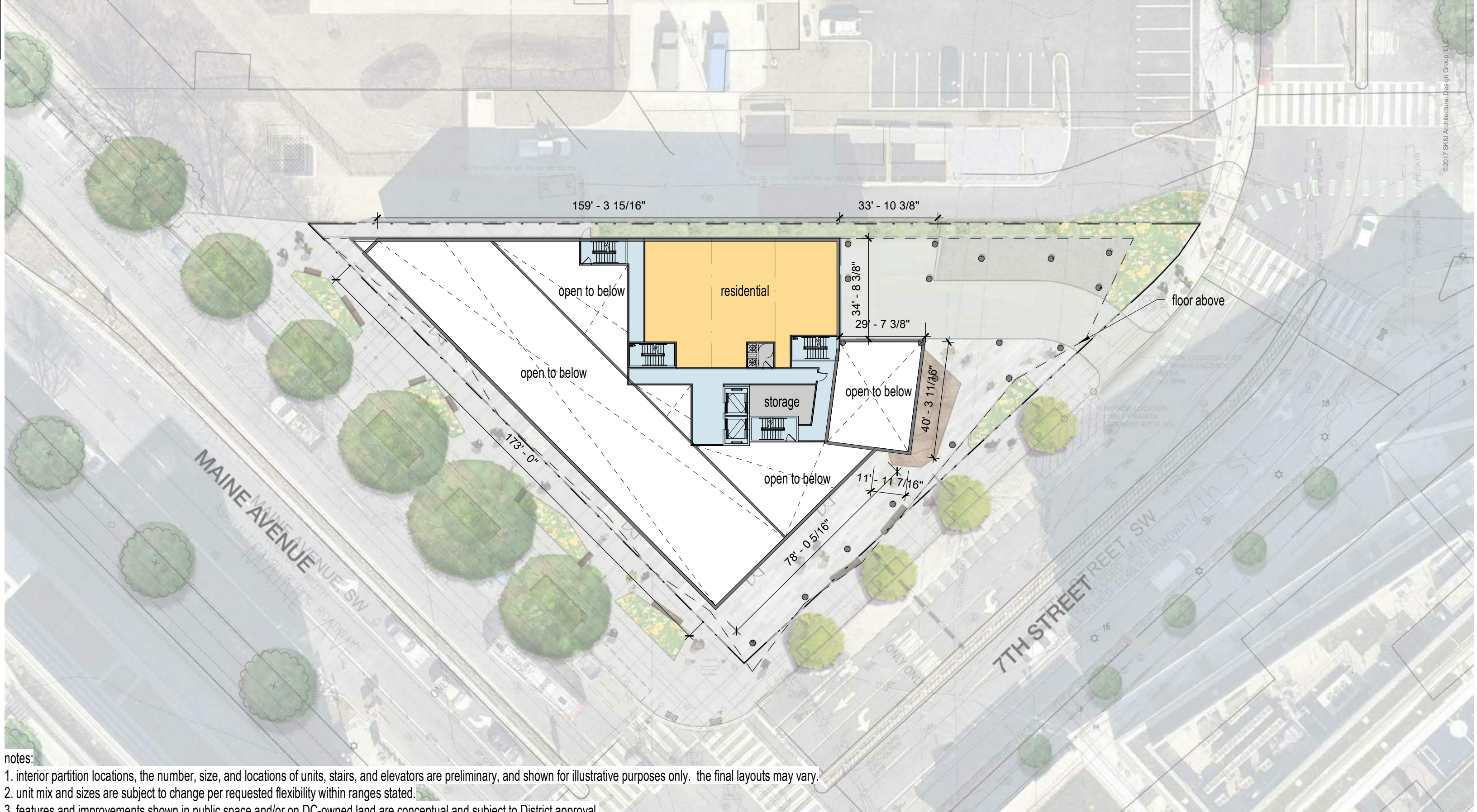


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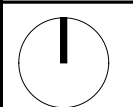
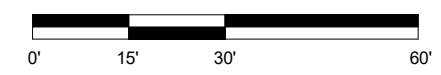


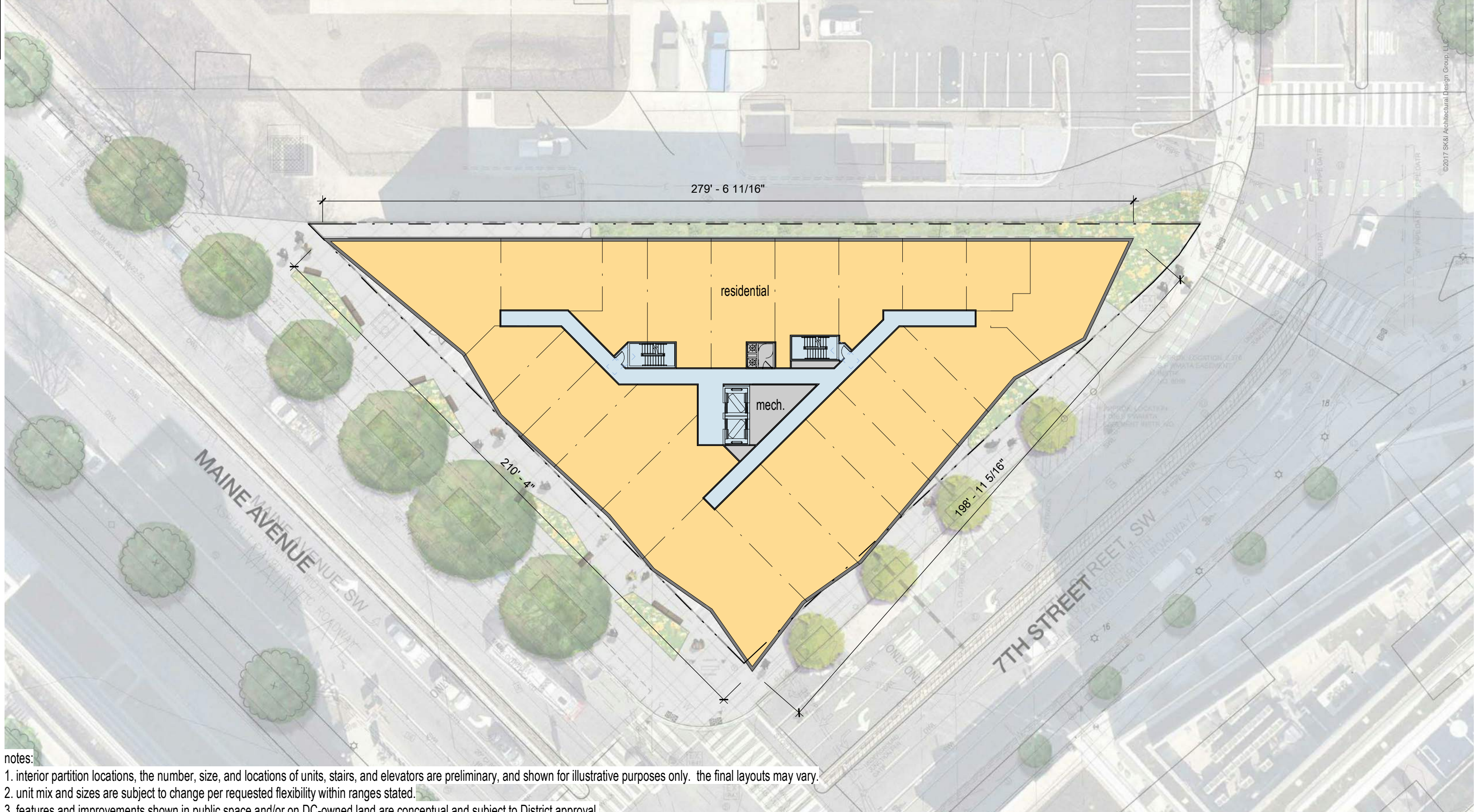


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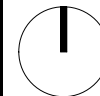
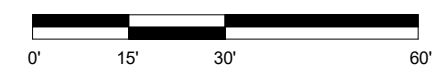


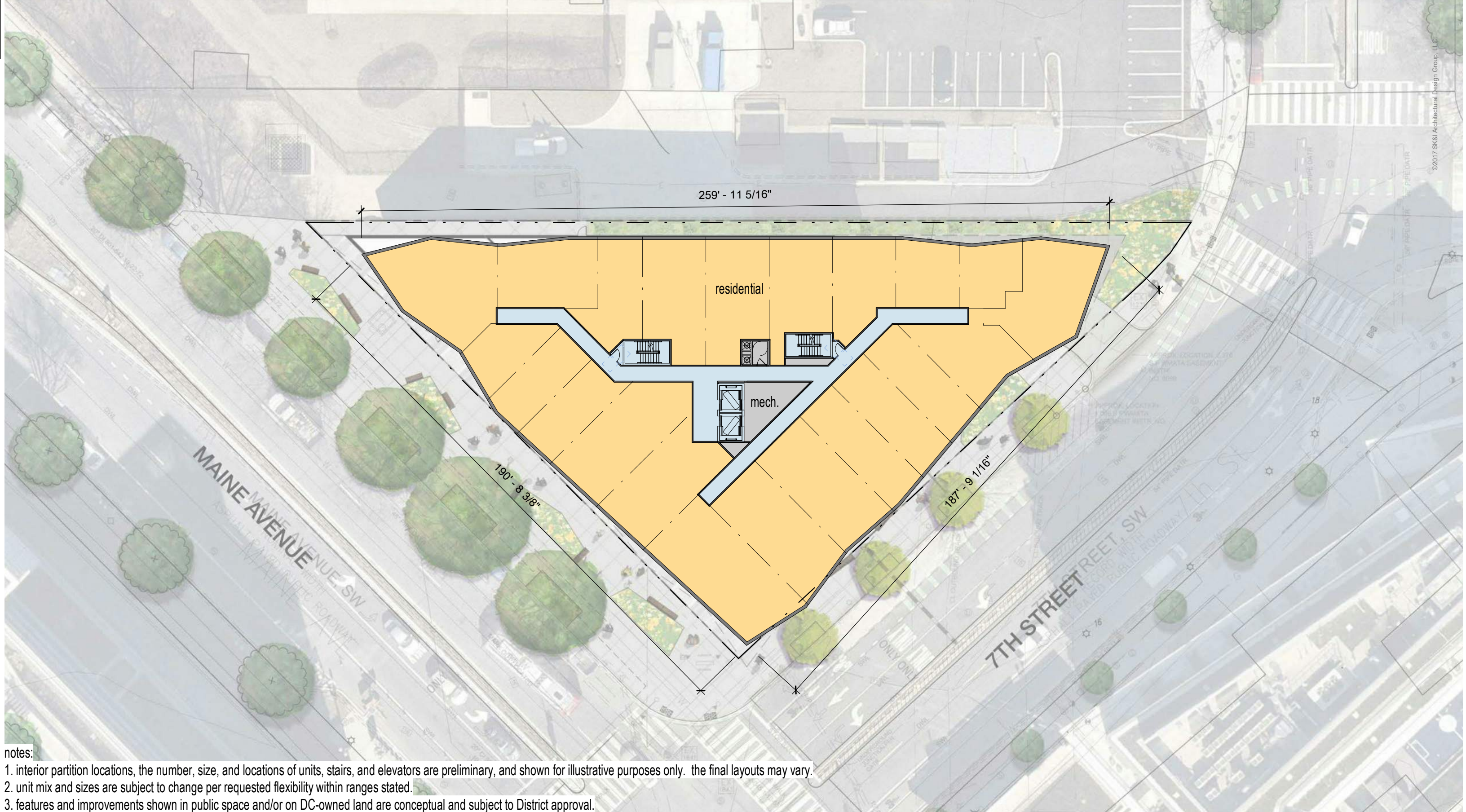


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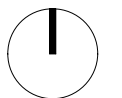
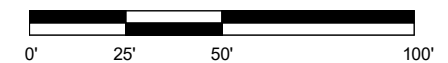
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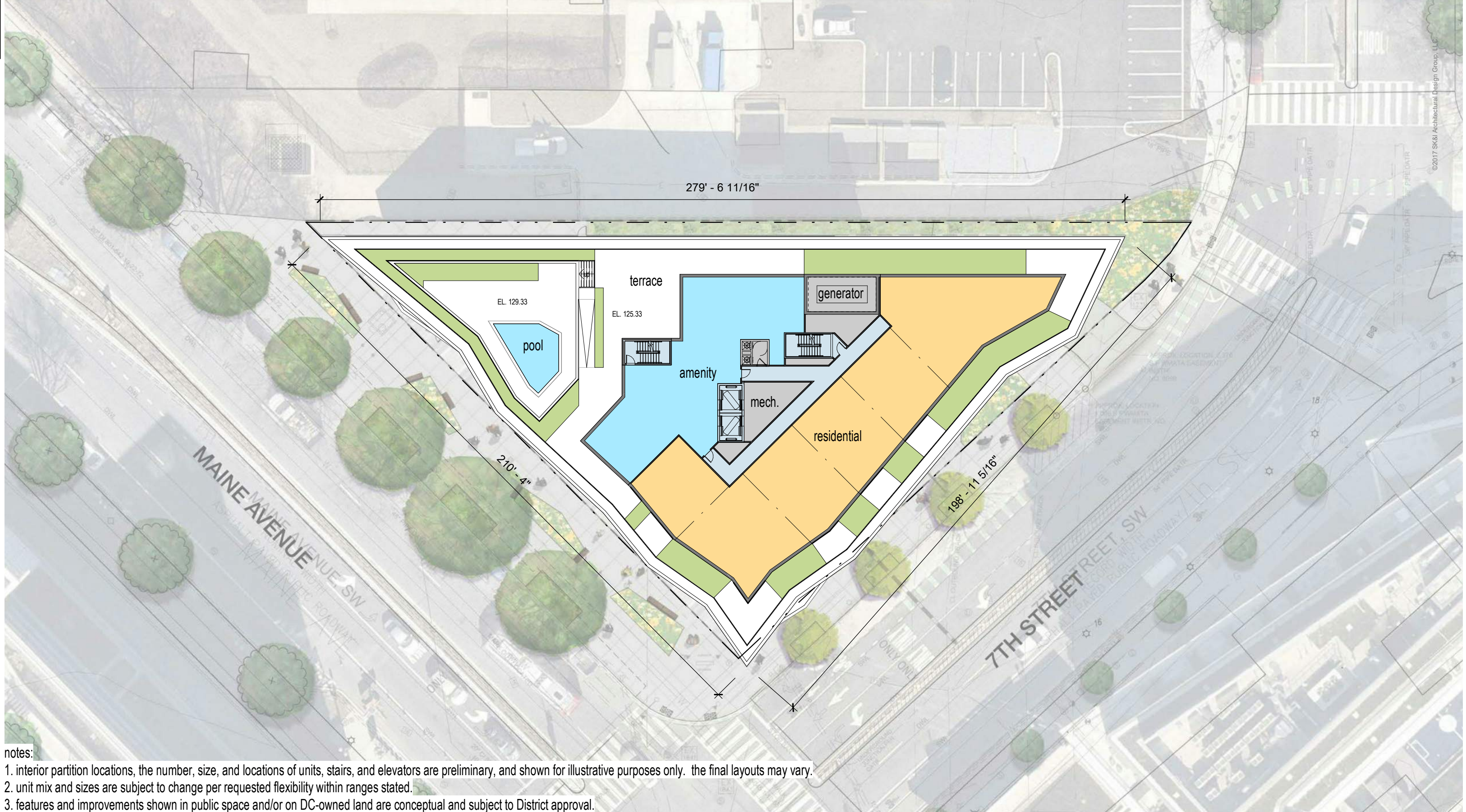
807 Maine Avenue SW | Washington, DC

6th to 8th floor plan

03.02.2022

031



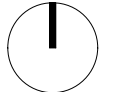
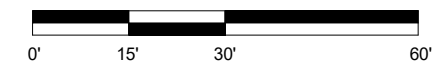


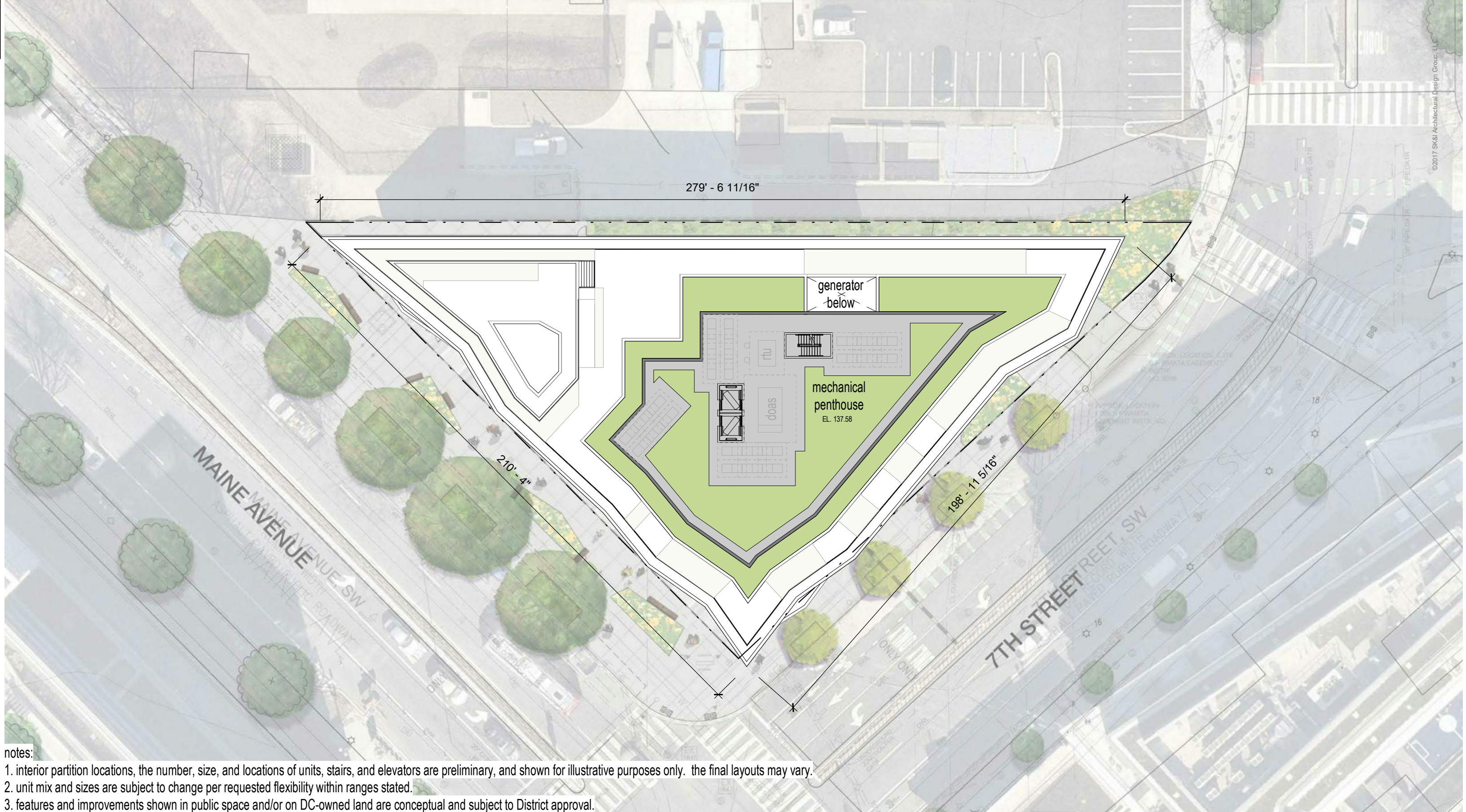
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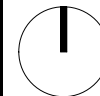
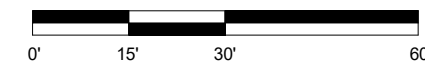




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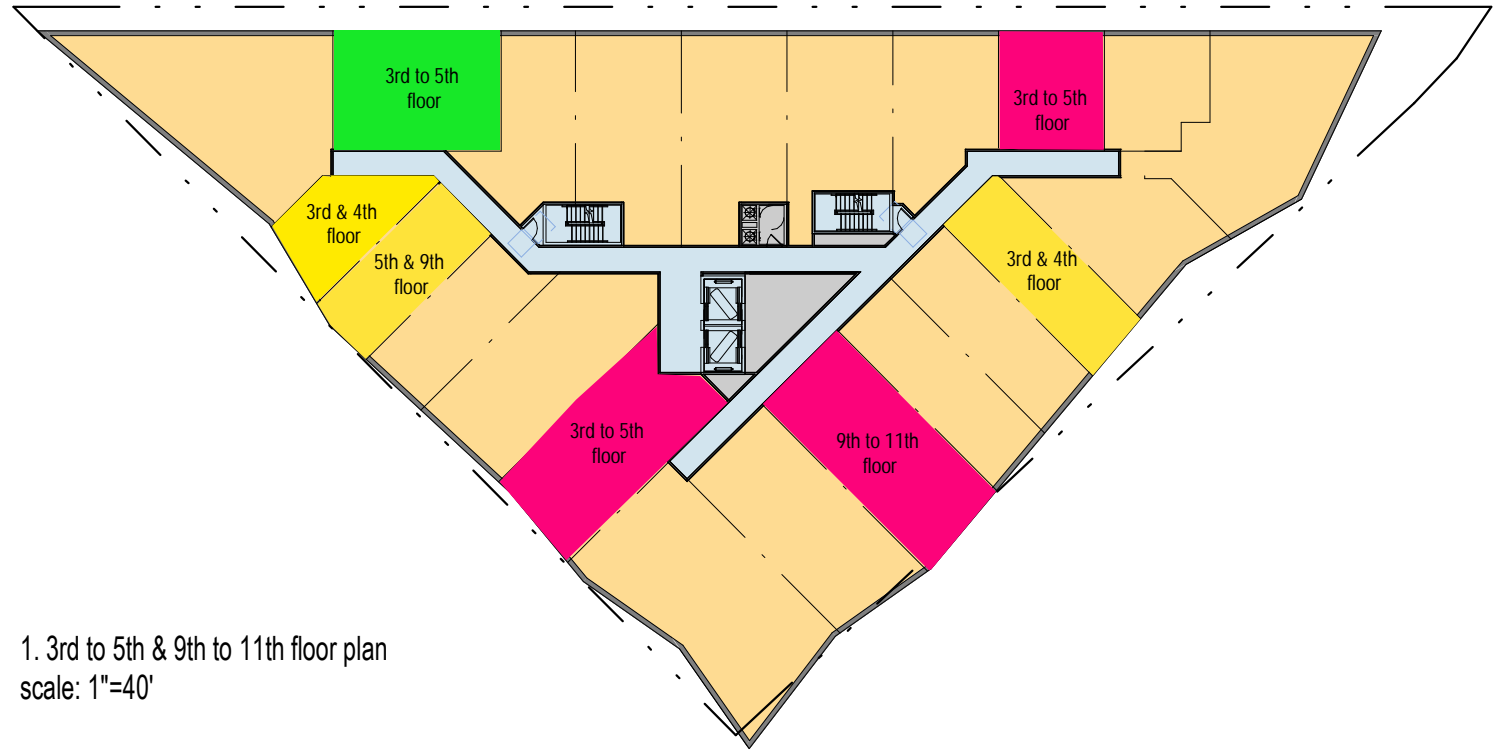
03.02.2022 | 033



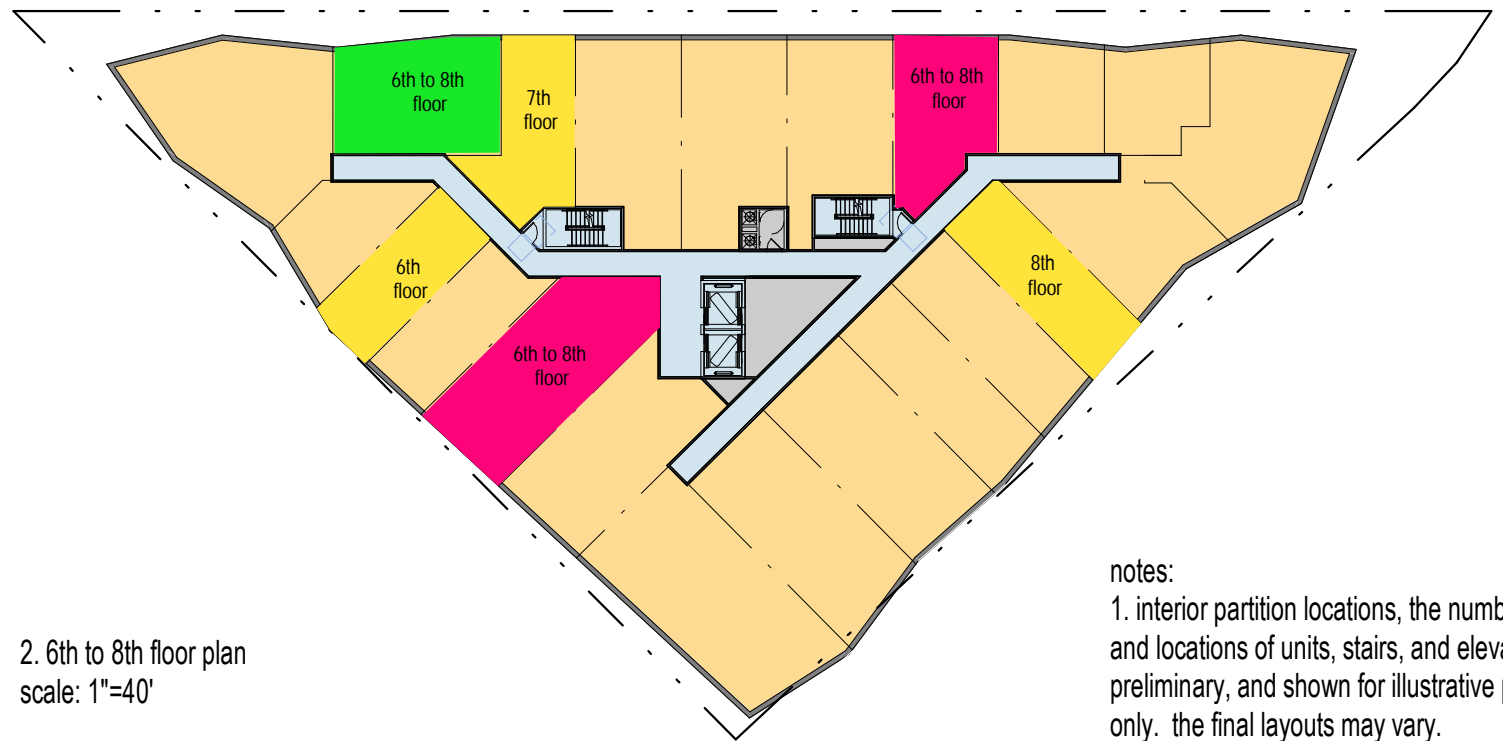
INCLUSIONARY ZONING UNIT MIX					
Unit Type	IZ Units	IZ Unit %	Market Units	Market Unit %	Total Units
Studio (EFF, Studio, Jr1's)	9	30.00%	54	30.51%	63
One Bedroom (1BR, 1BR+D, Jr2's)	15	50.00%	91	51.41%	106
Two Bedroom (2BR, 2BR+D, 3BR)	6	20.00%	32	18.08%	38
Total	30	100.00%	177	100.00%	207

Residential GFA	198,852
Penthouse GFA	7,976
Residential IZ GFA	29,828
Penthouse IZ GFA	1,196
Residential MFI Level	60%
Penthouse MFI Level	50%

INCLUSIONARY ZONING UNIT MIX				
Floor	Studio	1 Bed	2 Bed	Total
11	0	1	0	1
10	0	1	0	1
9	1	1	0	2
8	1	2	1	4
7	1	2	1	4
6	1	2	1	4
5	1	2	1	4
4	2	2	1	5
3	2	2	1	5
2	0	0	0	0
1	0	0	0	0
Total	9	15	6	30

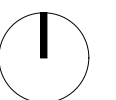


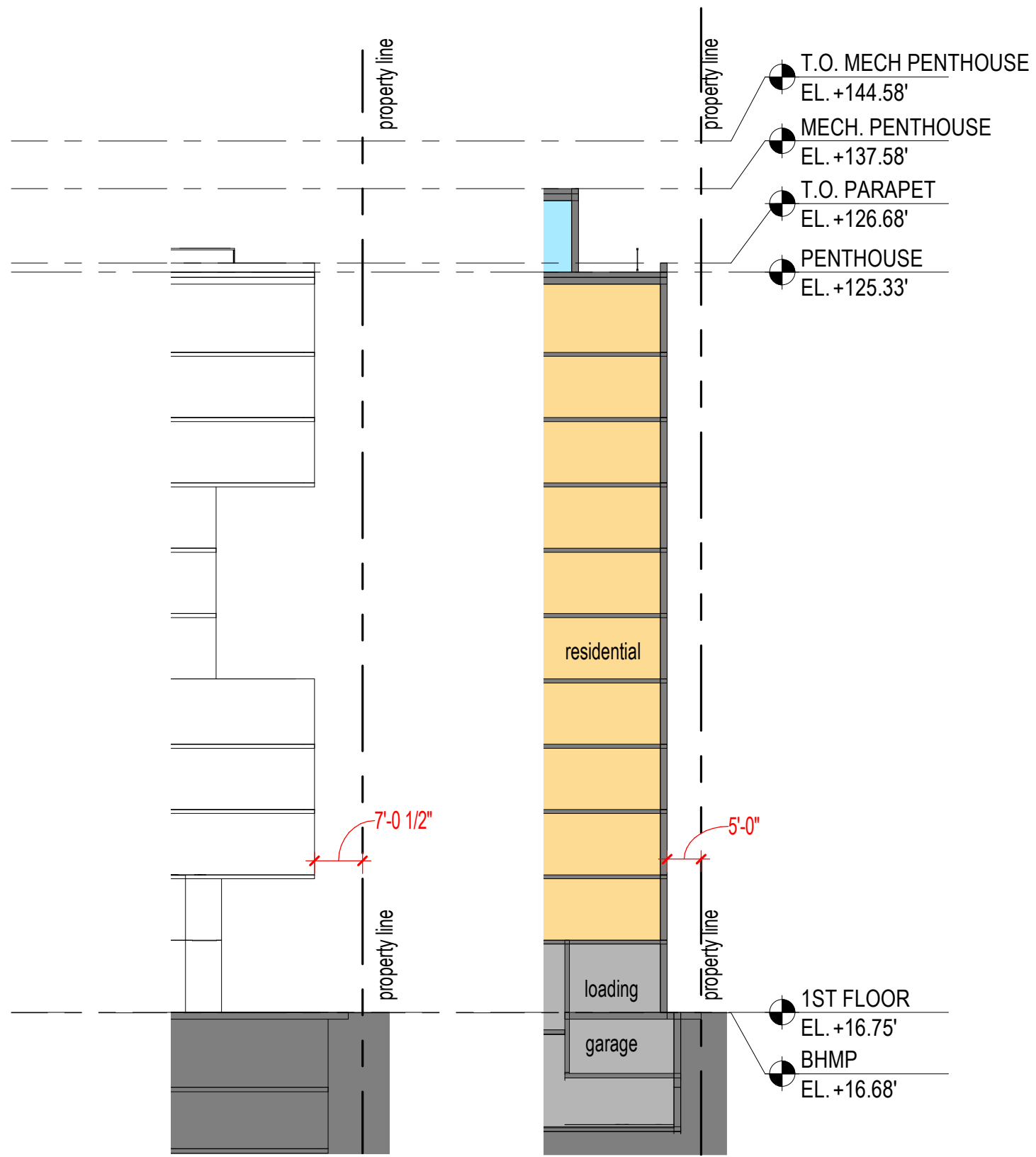
1. 3rd to 5th & 9th to 11th floor plan
scale: 1"=40'



2. 6th to 8th floor plan
scale: 1"=40'

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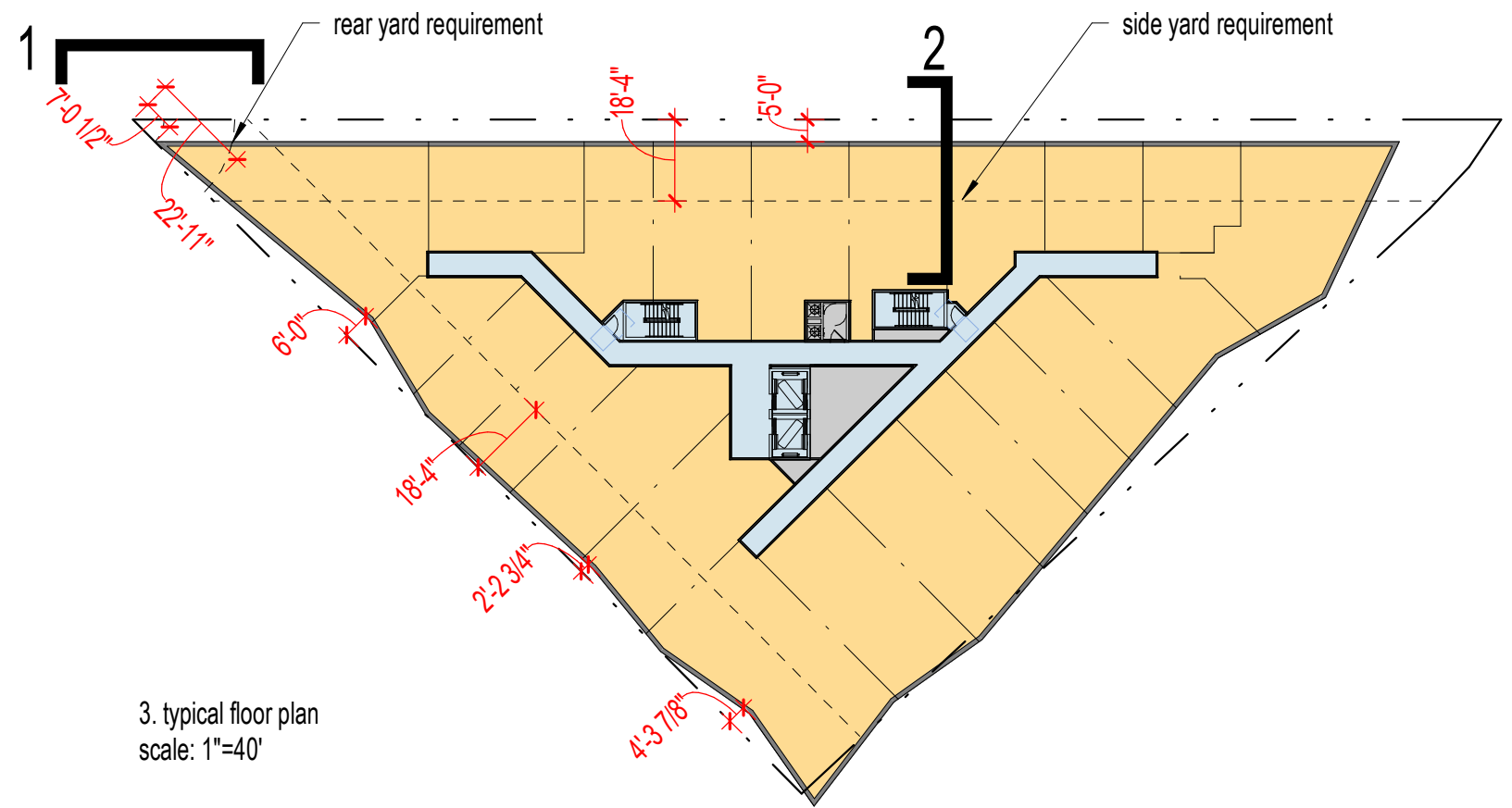


1. rear yard setback
scale: 1"=20'

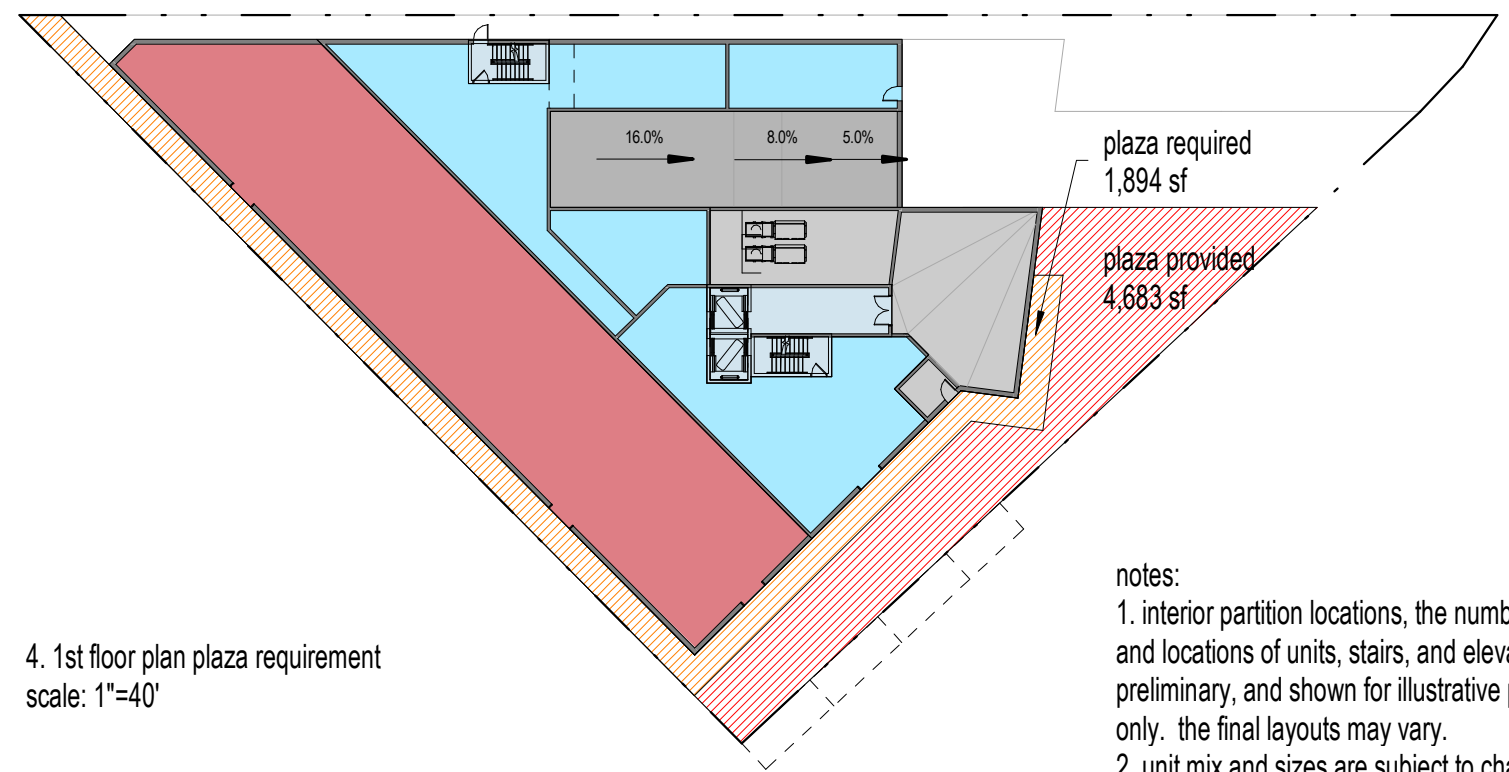
2. side yard setback
scale: 1"=20'

- T.O. MECH PENTHOUSE
EL. +144.58'
- MECH. PENTHOUSE
EL. +137.58'
- T.O. PARAPET
EL. +126.68'
- PENTHOUSE
EL. +125.33'

- 1ST FLOOR
EL. +16.75'
- BHMP
EL. +16.68'

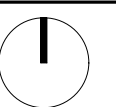


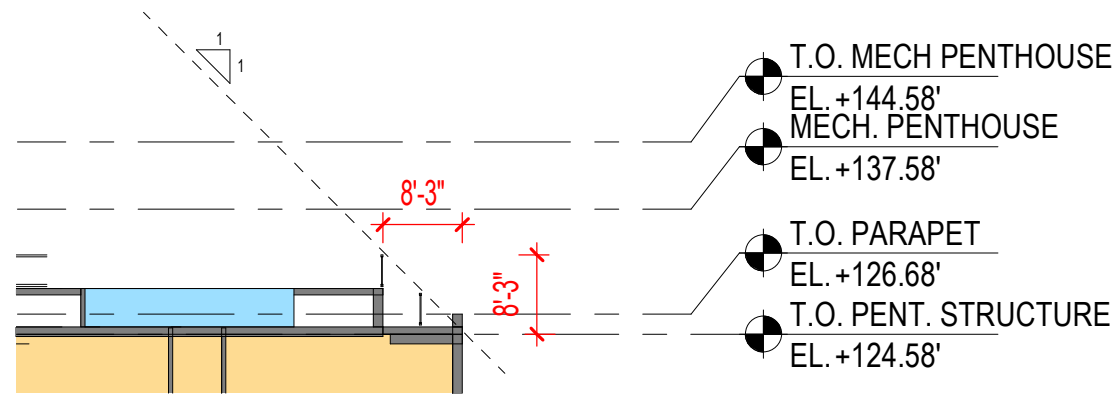
3. typical floor plan
scale: 1"=40'



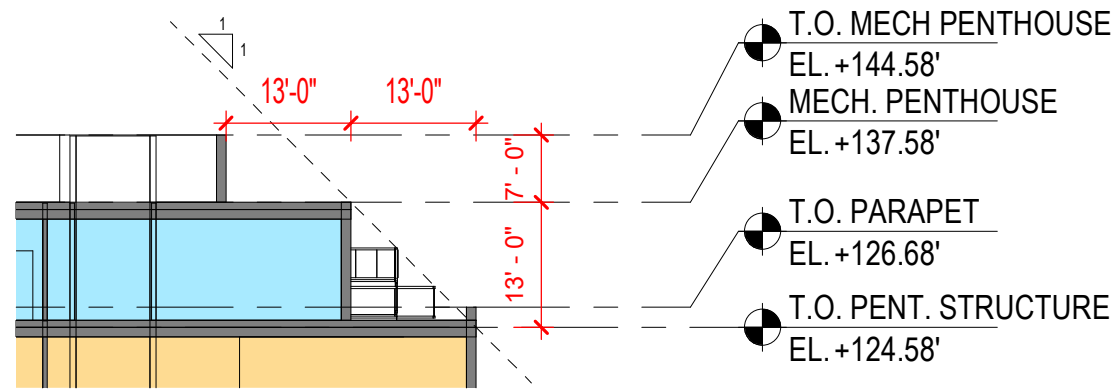
4. 1st floor plan plaza requirement
scale: 1"=40'

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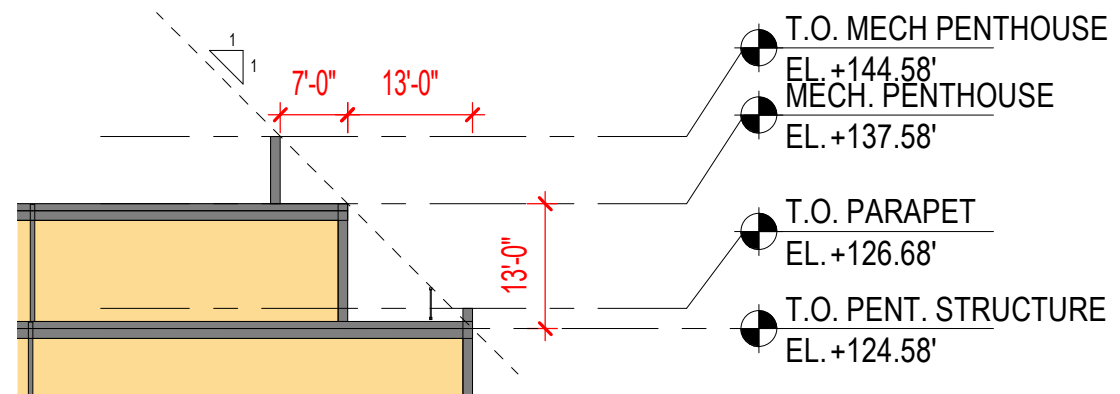




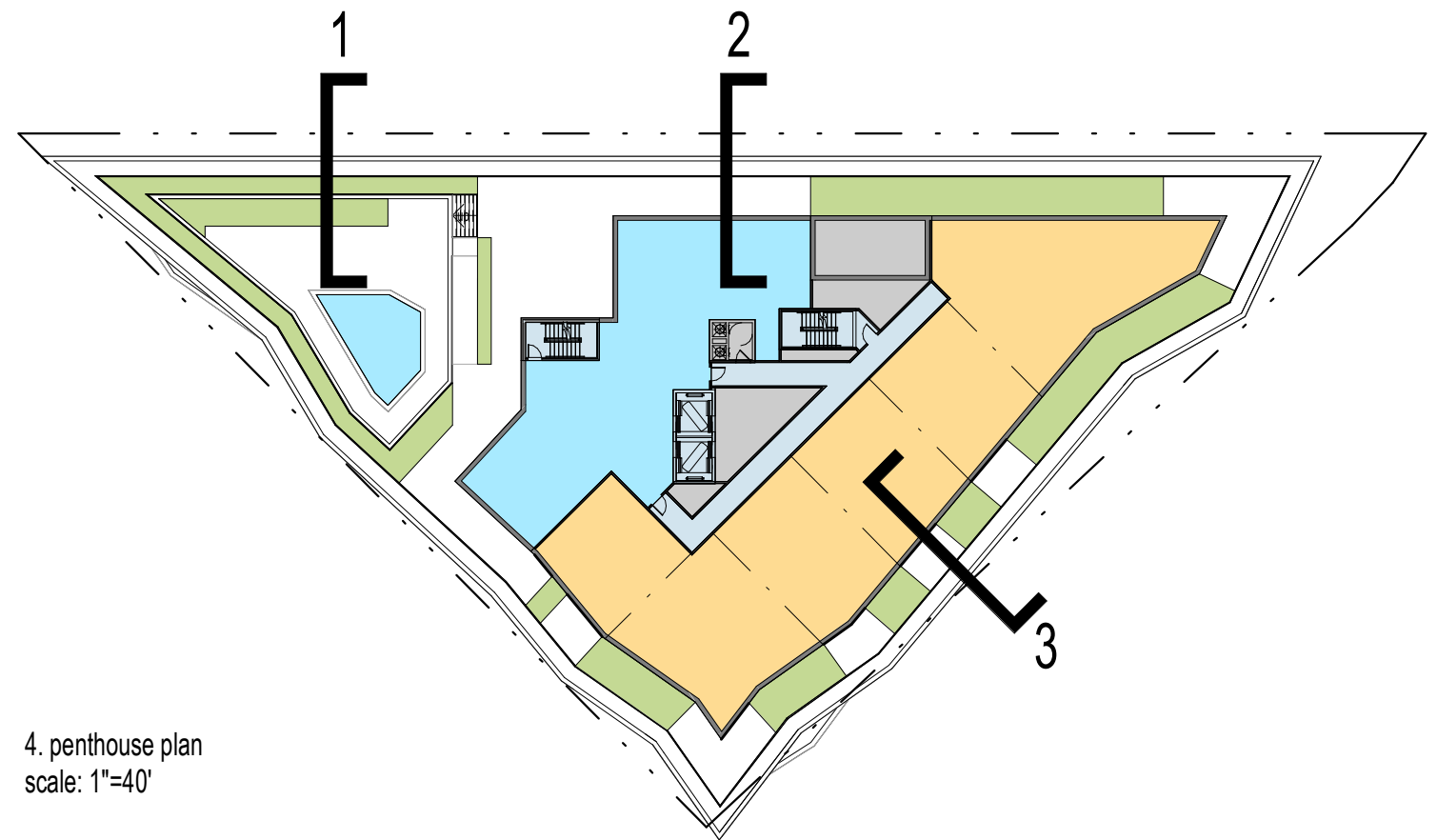
1. through pool
scale: 1"=20'



2. through amenity
scale: 1"=20'

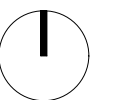


3. through residential
scale: 1"=20'



4. penthouse plan
scale: 1"=40'

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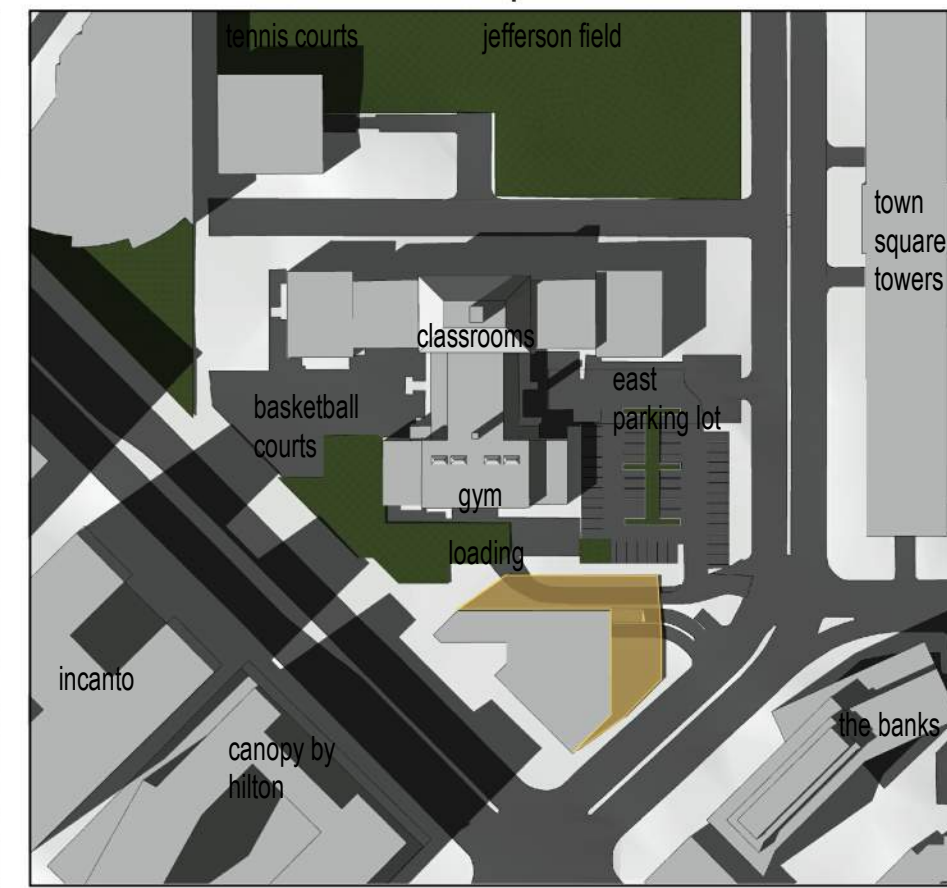
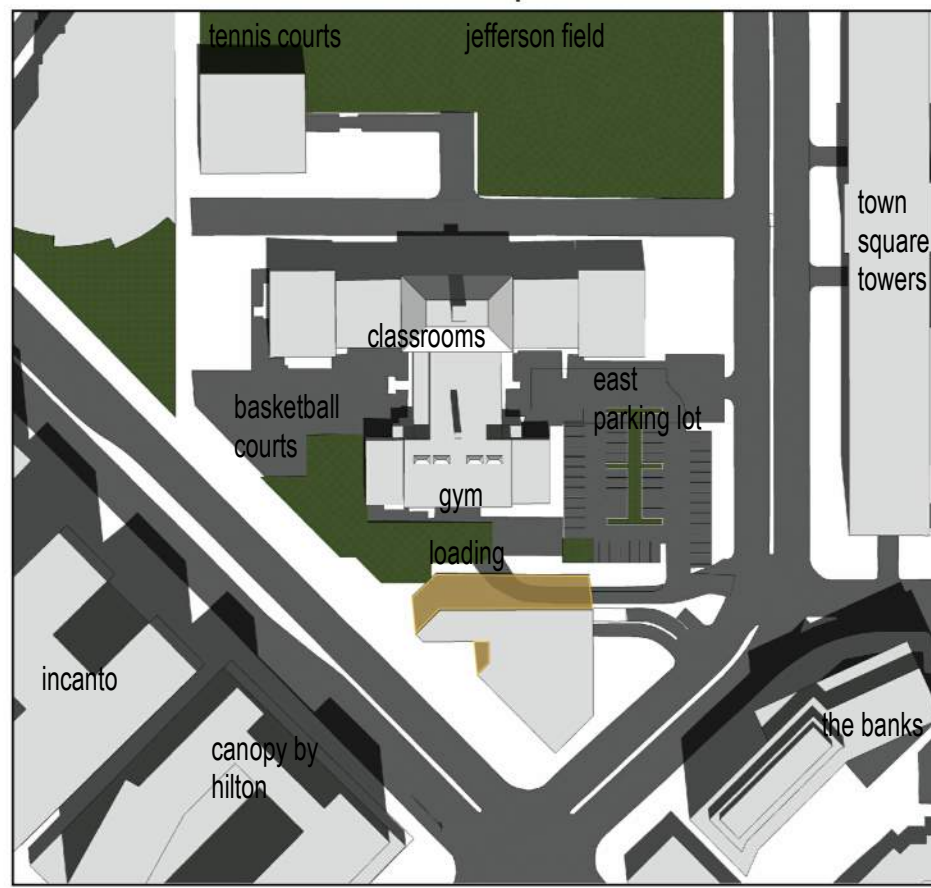
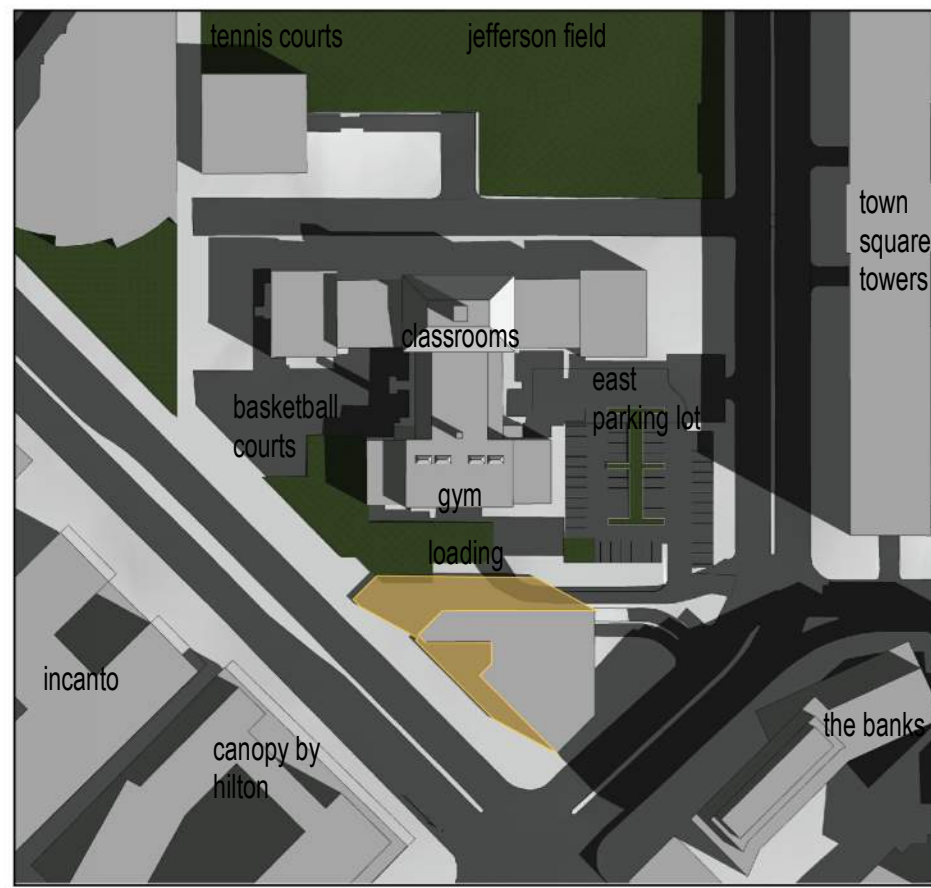


9:00 am

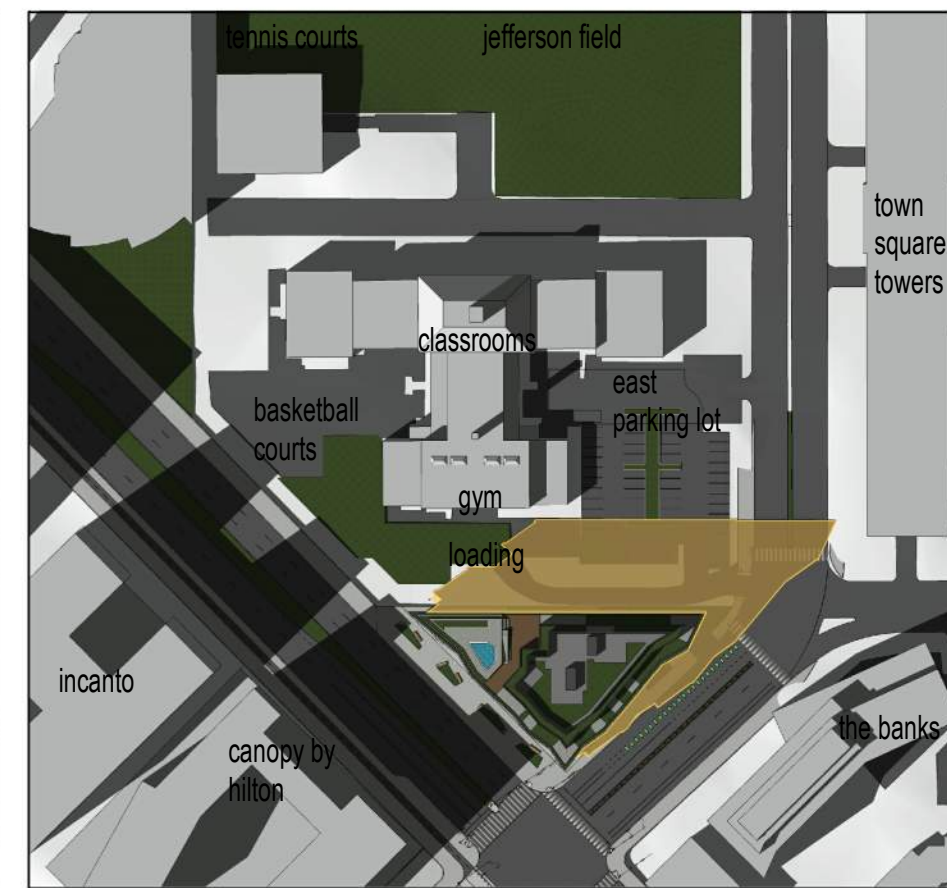
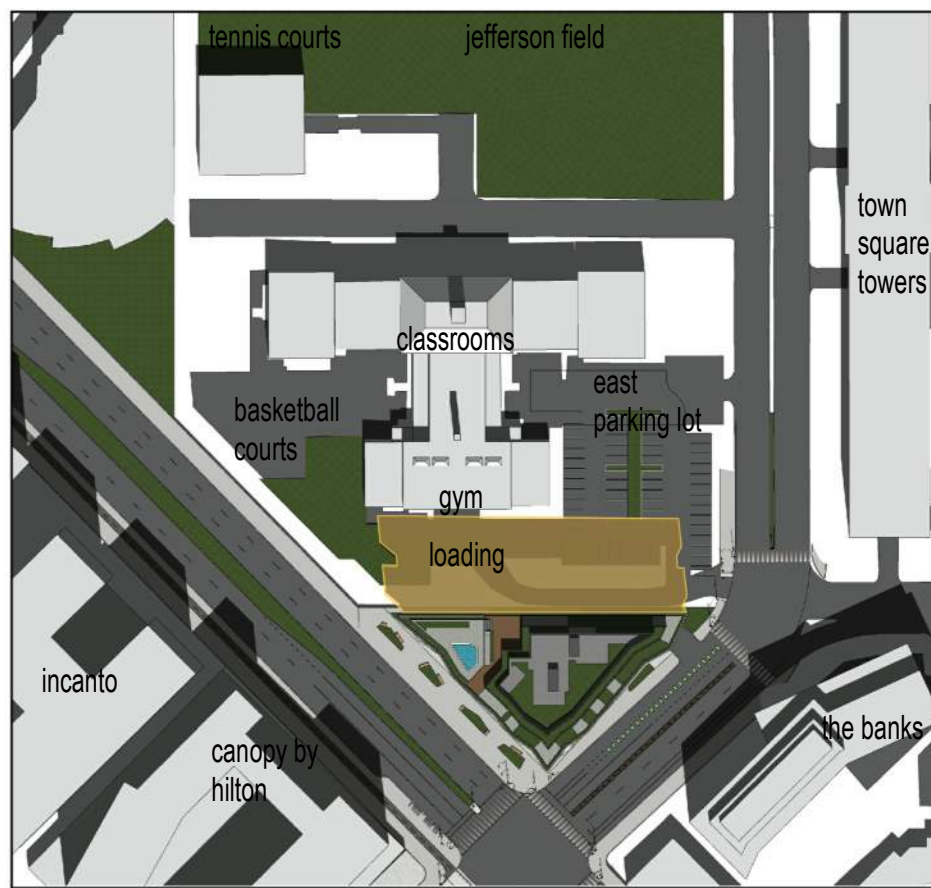
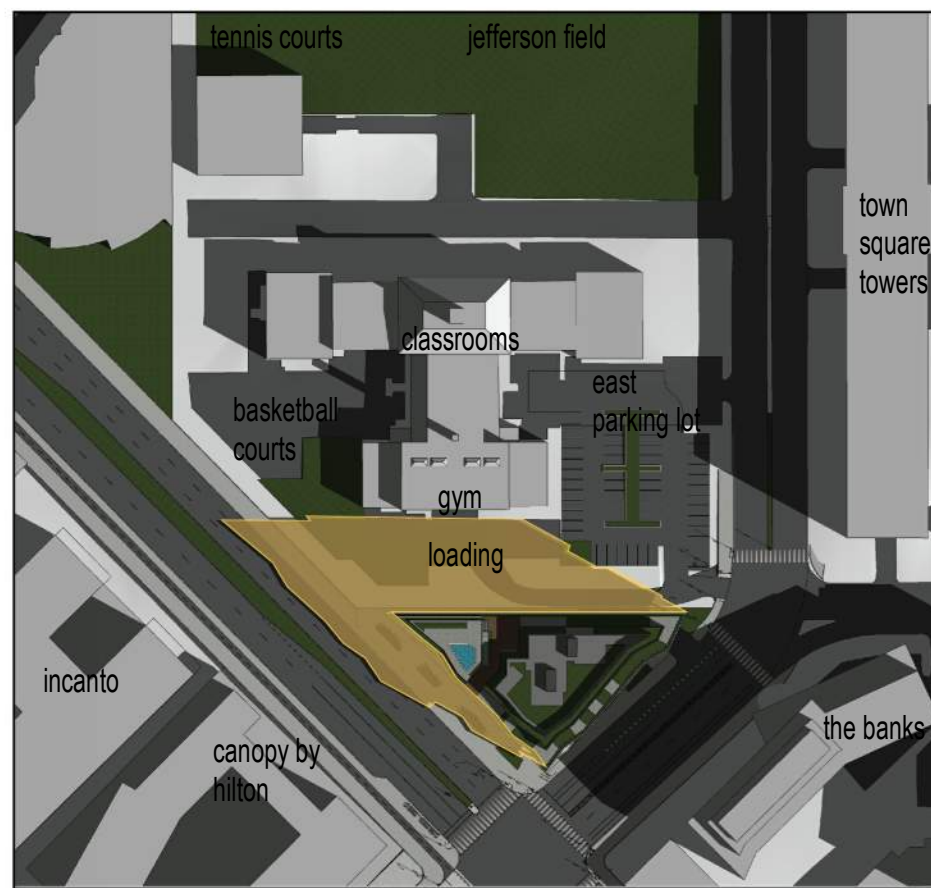
12:00 pm

3:00 pm

existing

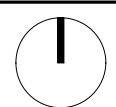


proposed



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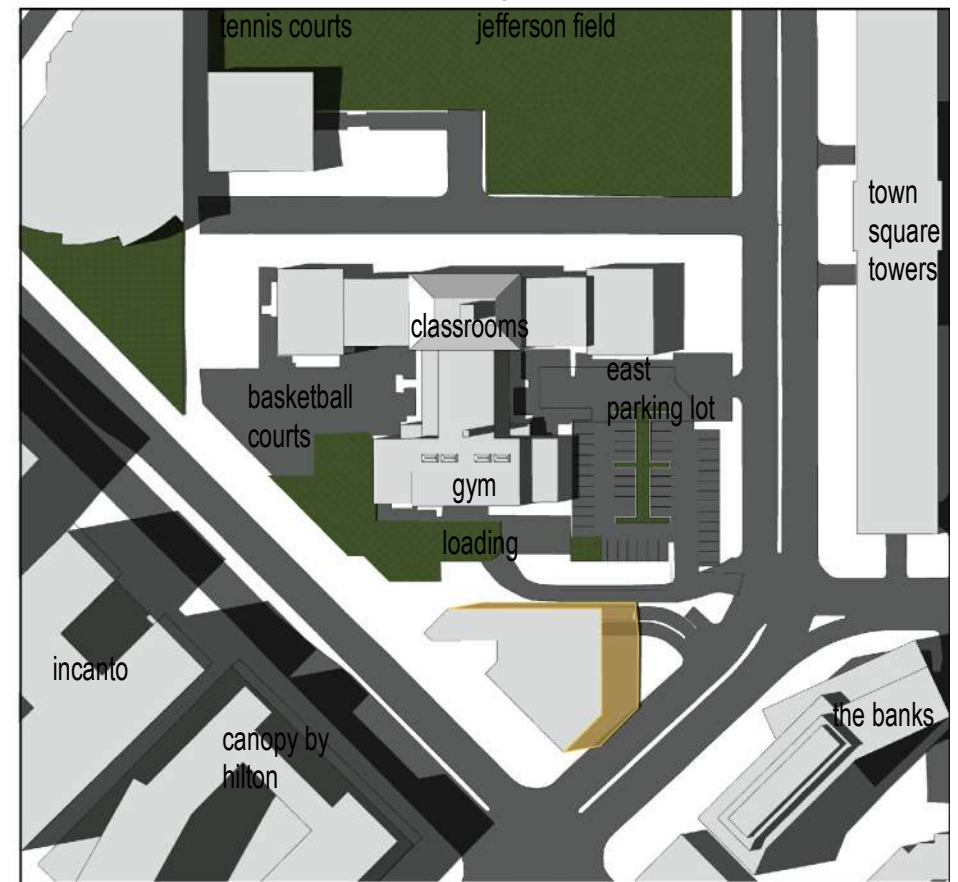
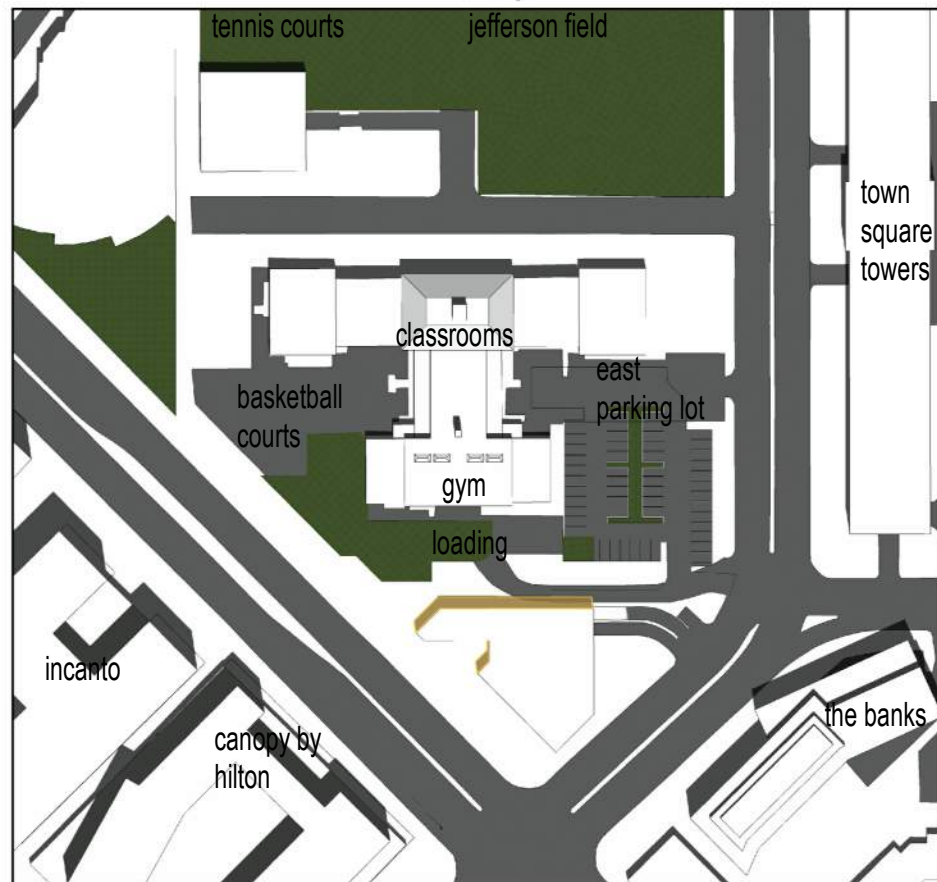


9:00 am

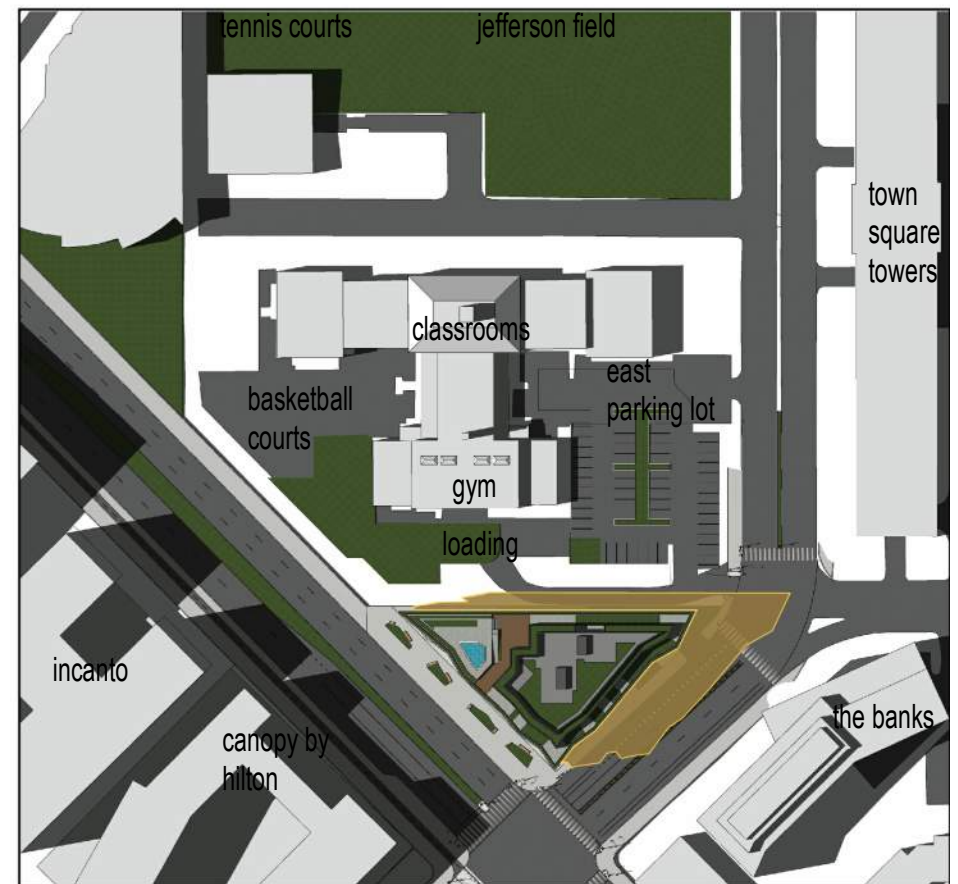
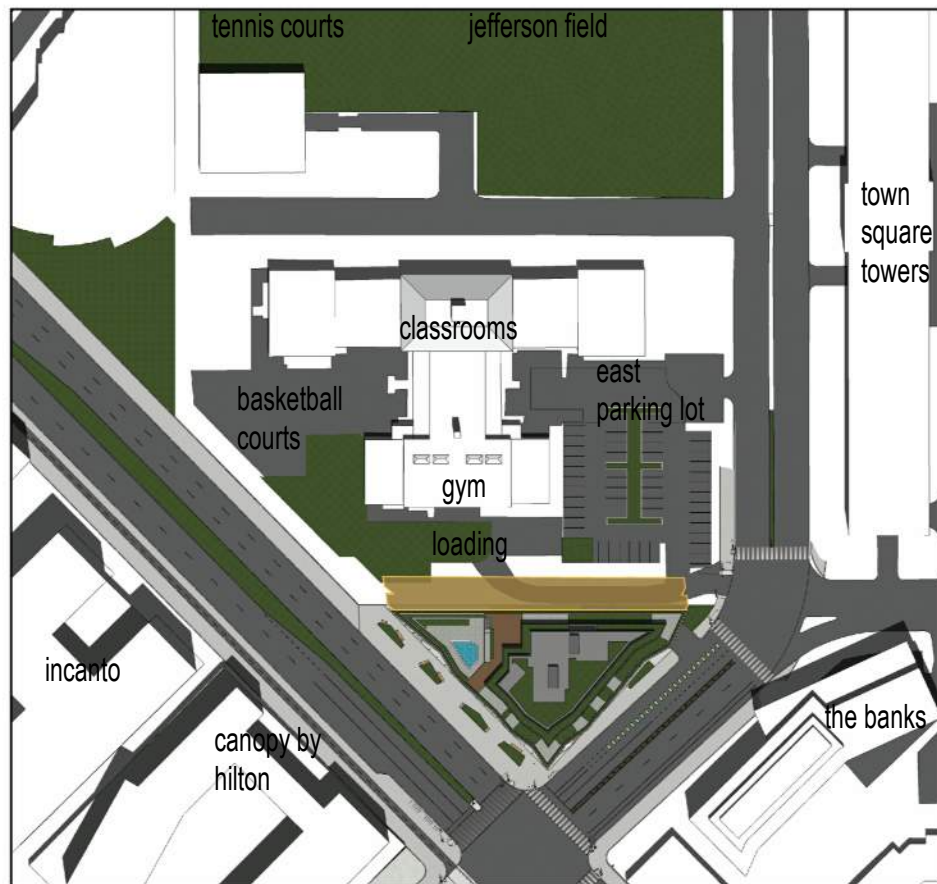
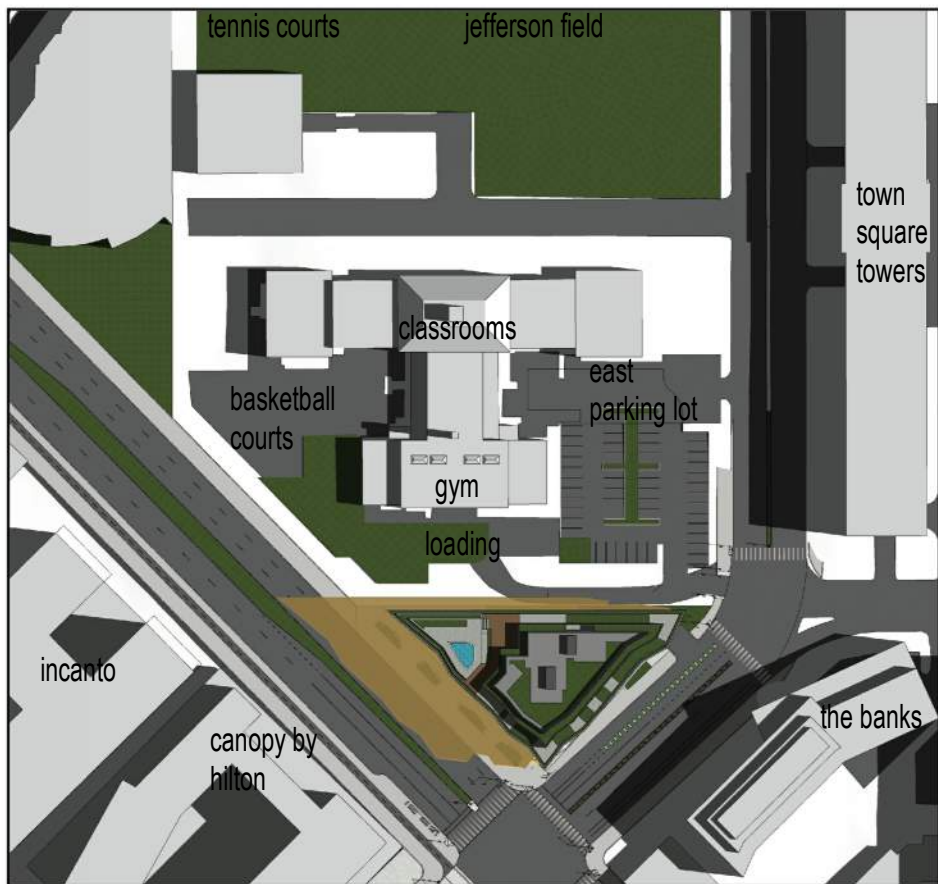
12:00 pm

3:00 pm

existing



proposed

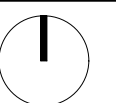


807 Maine Avenue SW | Washington, DC

shadow study - june 21st

03.02.2022

039

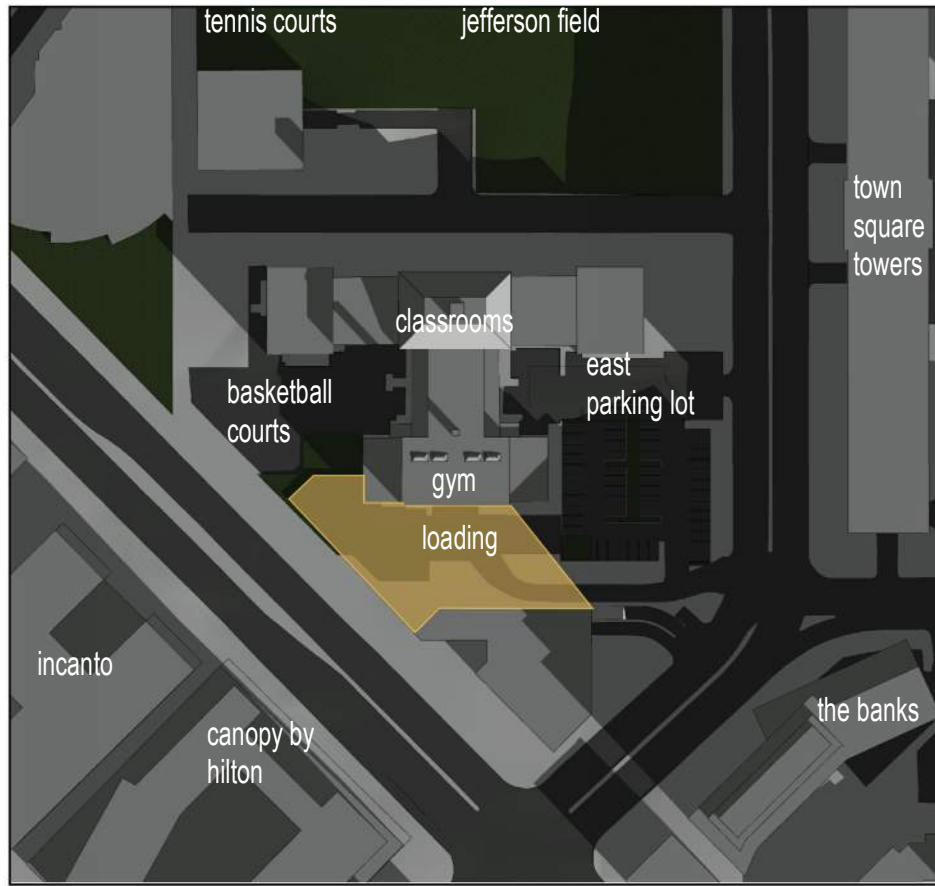


9:00 am

12:00 pm

3:00 pm

existing

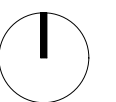


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61.5 3.5 45.0 Total Project Score			Possible Points 110		
			Certified: 40 pts Silver: 50 pts Gold: 60 pts Platinum: 80 pts		
Y ? N			Y ? N		
2	Integrative Process		4.0 0 5.0	Materials and Resources	
15 0.5 0	Location and Transportation		Y	Prereq, Certified Tropical Wood	
Y	Prereq, Floodplain Avoidance		Y	Prereq, Durability Management	
	15	Credit, LEED for Neighborhood Development Location		1	Credit, Durability Management Verification
8		Credit, Site Selection	2.0	3.0	Credit, Environmentally Preferable Products
3		Credit, Compact Development	2	1	Credit, Construction Waste Management, 10%-60% Reduction
2		Credit, Community Resources			
1.5 0.5	Credit, Access to Transit				
3 0 4	Sustainable Sites		8.0 0 10	Indoor Environmental Quality	
Y	Prereq, Construction Activity Pollution Prevention		Y	Prereq, Ventilation	
Y	Prereq, No Invasive Plants		Y	Prereq, Combustion Venting	
	1	Credit, Heat Island Reduction, Option 1, Shading	Y	Prereq, Garage Pollutant Protection	
1		Credit, Heat Island Reduction, Option 2, Non-Absorptive Materials	Y	Prereq, Radon-Resistant Construction	
	3	Credit, Rainwater Management, Case 1, Low Impact Development Or,	Y	Prereq, Air Filtering	
	3	Credit, Rainwater Management, Case 2, NPDES Projects	Y	Prereq, Environmental Tobacco Smoke	
2		Credit, Non-Toxic Pest Control	Y	Prereq, Compartmentalization	
7 0 5	Water Efficiency		1 2	Credit, Enhanced Ventilation	
Y	Prereq, Water Metering		1.0	1	Credit, Contaminant Control
7	5	Credit, Total Water Use (Performance Path)	1	2	Credit, Balancing of Heating & Cooling Distribution Systems
	6	Credit, Indoor Water Use		3	Credit, Enhanced Compartmentalization
	1	Credit, Outdoor Water Use, 60% Turf, 25% Native/Adaptive	1	1	Credit, Combustion Venting
	1	Credit, Outdoor Water Use, 40% Turf, 50% Native/Adaptive	1		Credit, Enhanced Garage Pollutant Protection
	1	Credit, Outdoor Water Use, 20% Turf, 75% Native/Adaptive	2		Credit, Low Emitting Products, Paints, Adhesives/Sealants, Flooring, Insul.
	1	Credit, Outdoor Water Use, 5% Turf, 75% Native/Adaptive		1	Credit, Low Emitting Products, Composite Wood
			1		Credit, No Environmental Tobacco Smoke
22 1 14	Energy and Atmosphere		1 0 5	Innovation	
Y	Prereq, Minimum Energy Performance - Whole Bldg Energy Simulation		Y	Prereq, Preliminary Rating	
Y	Prereq, Minimum Energy Performance - Commissioning		1	Credit, Innovation, Exemplary Performance, Compact Development	
Y	Prereq, Energy Metering			1	Credit, Innovation
Y	Prereq, Education of the Tenant, Homeowner or Building Manager			1	Credit, Innovation
20.0 1 9	Credit, Annual Energy Use, 6%-51%			1	Credit, Innovation
	2	Credit, Efficient Hot Water Distribution System - Pipe Length or Volume		1	Credit, LEED-H Accredited Professional
	3	Credit, Efficient Hot Water Distribution System - Performance Test			
	2	Credit, Efficient Hot Water Distribution System - Pipe Insulation			
1		Credit, Advanced Utility Tracking - Electric and Water Metering			
1		Credit, Advanced Utility Tracking - Third Party Utility Reporting			
2 0 2	Regional Priority				
	1	Credit, Access to Transit; Rainwater Management (3 pts)			
1		Credit, Community Resources			
	1	Credit, Construction Waste Management, 3 pts			
1		Credit, Site Selection, 8 pts			

Note: The above targeted points may change over the course of the project but the project will achieve a LEED Gold rating.