

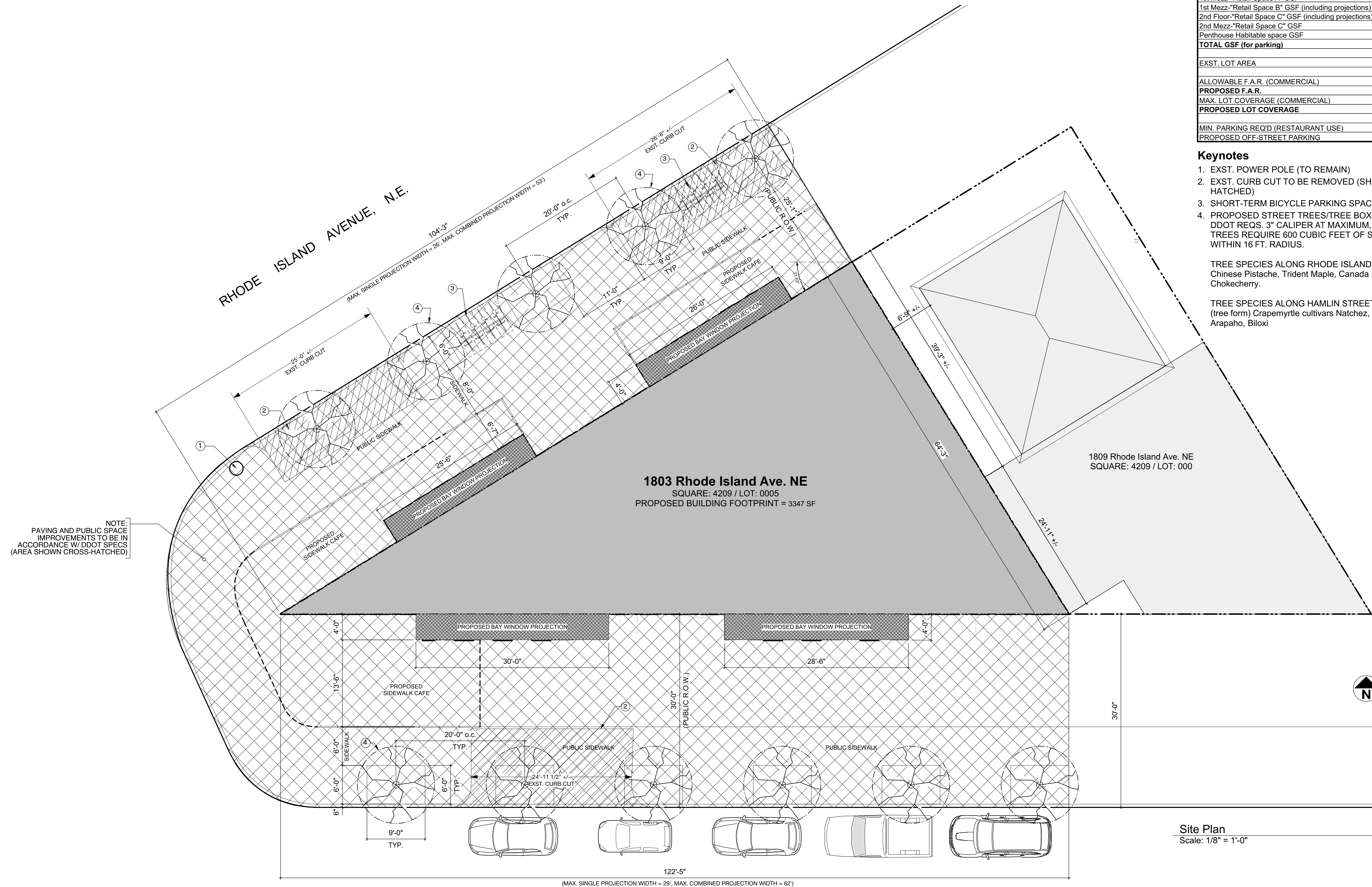
# EXHIBIT D

NOTES:  
 THIS SITE IS INCLUDED WITHIN AREA OF DDOT'S RHODE ISLAND AVENUE NE  
 STREETScape MASTER PLAN

This scheme requires BZA approval for various parameters. See attached Zoning Analysis by  
 Greenstein, DeLorme, & Luchs.

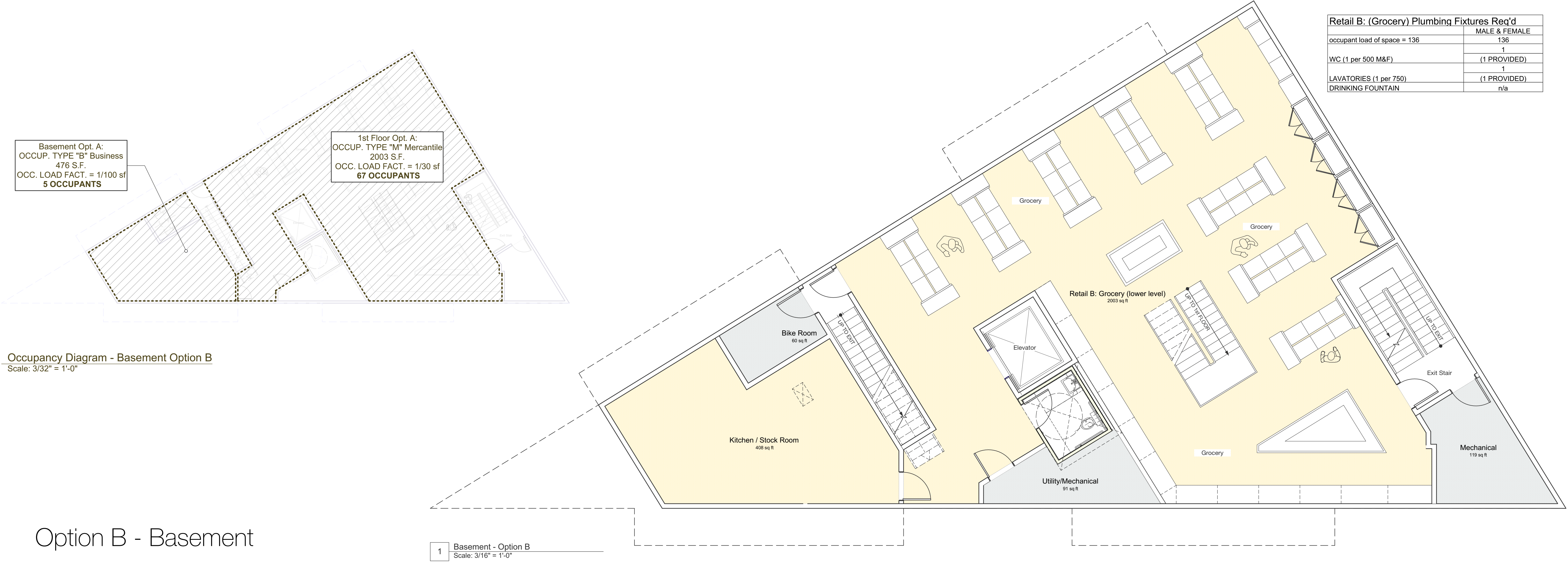
Zoning Information	
F.A.R.:	
1st Floor GSF (excluding projections)	3347
1st Floor mezzanines GSF (excluding projections)	821
2nd Floor GSF (excluding projections)	3347
2nd Floor mezzanines GSF	835
<b>TOTAL GSF (for F.A.R.)</b>	<b>8350</b>
Parking:	
Cellar-Retail Space B/D' GSF	3347
1st Floor-Retail Space A&C' GSF (including projections)	1531
1st Floor-Retail Space B' GSF (including projections)	2206
1st Mezz-Retail Space A' GSF	336
1st Mezz-Retail Space B' GSF (including projections)	536
2nd Floor-Retail Space C' GSF (including projections)	3627
2nd Mezz-Retail Space C' GSF	835
Penthouse Habitable space GSF	558
<b>TOTAL GSF (for parking)</b>	<b>12976</b>
EXST. LOT AREA	3347
ALLOWABLE F.A.R. (COMMERCIAL)	1.50
<b>PROPOSED F.A.R.</b>	<b>2.49</b>
MAX. LOT COVERAGE (COMMERCIAL)	100%
<b>PROPOSED LOT COVERAGE</b>	<b>1.00</b>
MIN. PARKING REQ'D (RESTAURANT USE)	13
PROPOSED OFF-STREET PARKING	0 SPACES

- Keynotes**
- EXST. POWER POLE (TO REMAIN)
  - EXST. CURB CUT TO BE REMOVED (SHOWN HATCHED)
  - SHORT-TERM BICYCLE PARKING SPACES
  - PROPOSED STREET TREES/TREE BOXES PER DDOT REQS. 3" CALIPER AT MAXIMUM. STREET TREES REQUIRE 600 CUBIC FEET OF SOIL VOLUME WITHIN 16 FT. RADIUS.
- TREE SPECIES ALONG RHODE ISLAND AVE: -  
 Chinese Pistache, Trident Maple, Canada Red Chokecherry.
- TREE SPECIES ALONG HAMLIN STREET: - single stem  
 (tree form) Crapemyrtle cultivars Natchez, Tuskegee, Arapaho, Biloxi



NOTE:  
 PAVING AND PUBLIC SPACE  
 IMPROVEMENTS TO BE IN  
 ACCORDANCE W/ DDOT SPECS  
 (AREA SHOWN CROSS-HATCHED)

Site Plan  
 Scale: 1/8" = 1'-0"



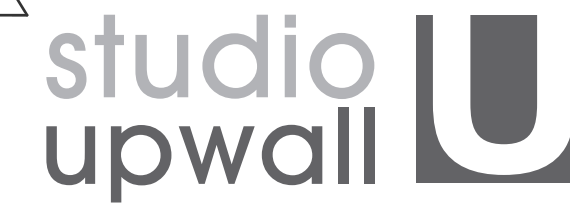
Basement Opt. A:  
OCCUP. TYPE "B" Business  
476 S.F.  
OCC. LOAD FACT. = 1/100 sf  
5 OCCUPANTS

1st Floor Opt. A:  
OCCUP. TYPE "M" Mercantile  
2003 S.F.  
OCC. LOAD FACT. = 1/30 sf  
67 OCCUPANTS

Occupancy Diagram - Basement Option B  
Scale: 3/32" = 1'-0"

1 Basement - Option B  
Scale: 3/16" = 1'-0"

Option B - Basement





Occupancy Diagram - 1st Floor Mezzanine Level-Opt. A  
Scale: 3/32" = 1'-0"

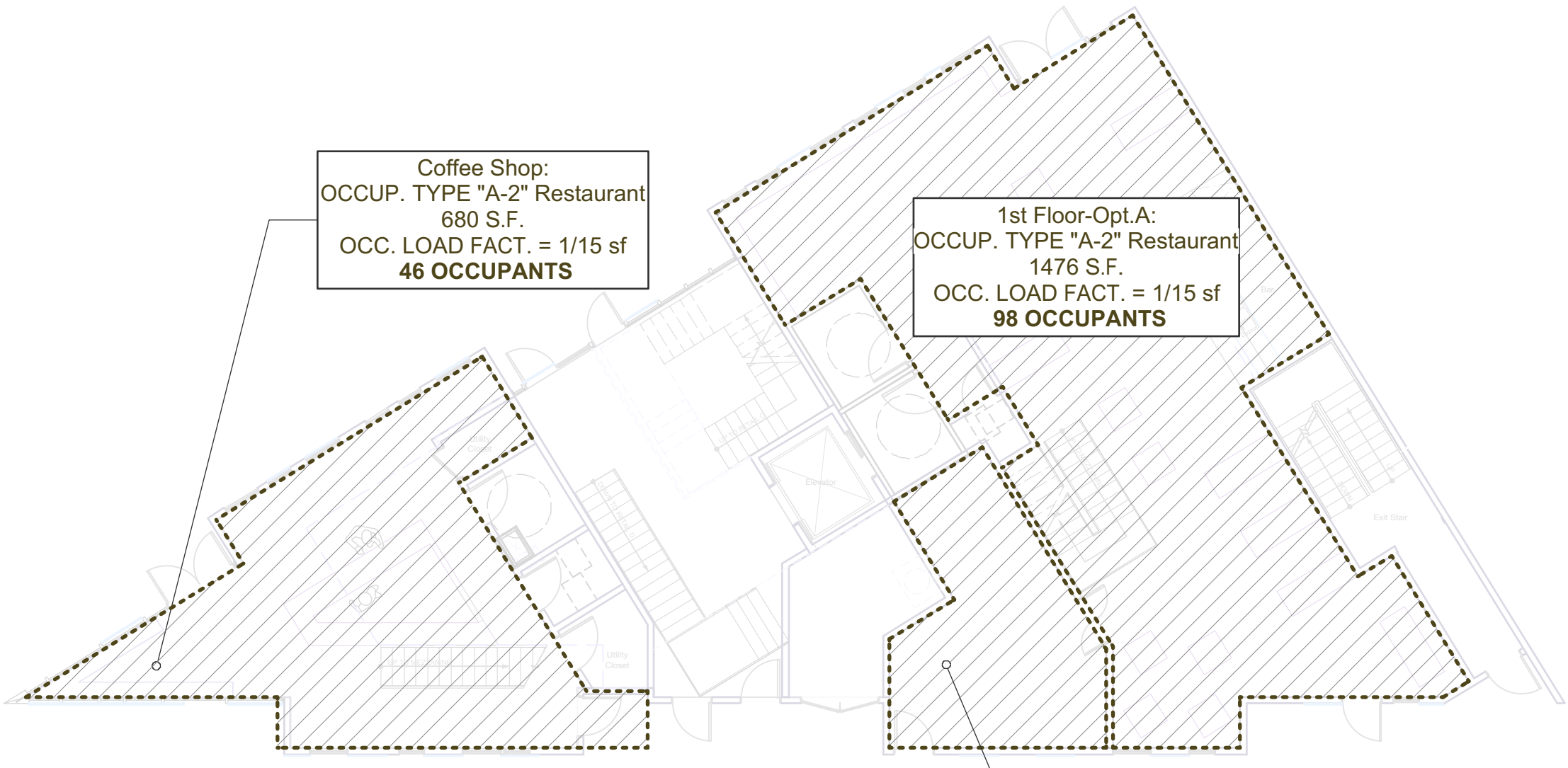


**Retail A: (Coffee Shop) Plumbing Fixtures Req'd**

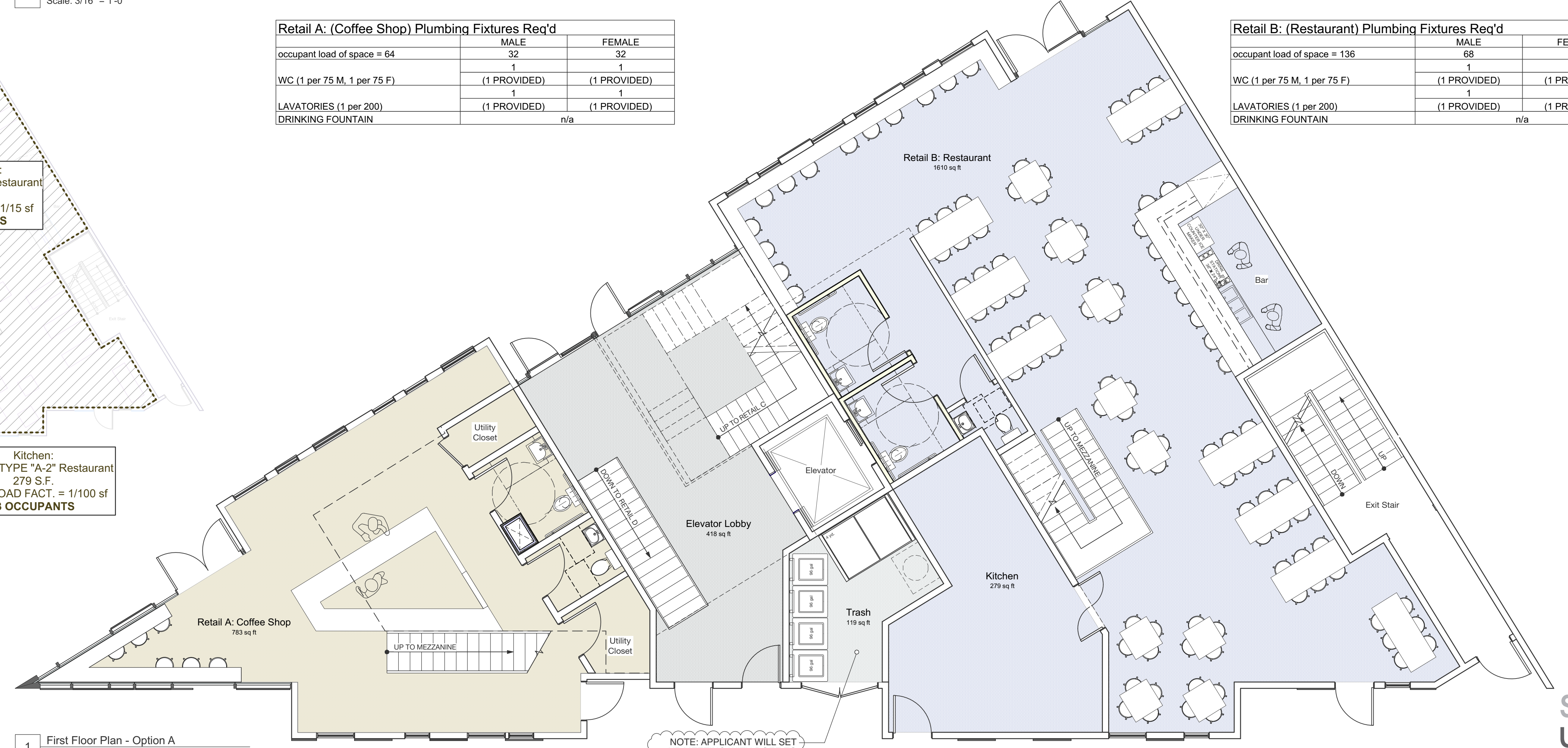
	MALE	FEMALE
occupant load of space = 64	32	32
WC (1 per 75 M, 1 per 75 F)	1 (1 PROVIDED)	1 (1 PROVIDED)
LAVATORIES (1 per 200)	1 (1 PROVIDED)	1 (1 PROVIDED)
DRINKING FOUNTAIN	n/a	

**Retail B: (Restaurant) Plumbing Fixtures Req'd**

	MALE	FEMALE
occupant load of space = 136	68	68
WC (1 per 75 M, 1 per 75 F)	1 (1 PROVIDED)	1 (1 PROVIDED)
LAVATORIES (1 per 200)	1 (1 PROVIDED)	1 (1 PROVIDED)
DRINKING FOUNTAIN	n/a	



Occupancy Diagram - 1st Floor Level-Opt. A  
Scale: 3/32" = 1'-0"



NOTE: APPLICANT WILL SET UP MEETING WITH DOEE TO REVIEW & COORDINATE TRASH ROOM REQS.

Option A - 1st Floor & Mezzanine

1st Floor Mezz. Opt. A:  
 OCCUP. TYPE "M" Mercantile  
 553 S.F.  
 OCC. LOAD FACT. = 1/60 sf  
 10 OCCUPANTS

(SAME AS OPT. A)

Occupancy Diagram -1st Floor Mezzanine Level-Opt. B  
 Scale: 3/32" = 1'-0"



1M First Floor Plan - Option B Mezzanine  
 Scale: 3/16" = 1'-0"

**Retail B: (Grocery) Plumbing Fixtures Req'd**

	MALE & FEMALE
occupant load of space = 136	136
WC (1 per 500 M&F)	1 (1 PROVIDED)
LAVATORIES (1 per 750)	1 (1 PROVIDED)
DRINKING FOUNTAIN	n/a

1st Floor Opt. A:  
 OCCUP. TYPE "M" Mercantile  
 1763 S.F.  
 OCC. LOAD FACT. = 1/30 sf  
 59 OCCUPANTS

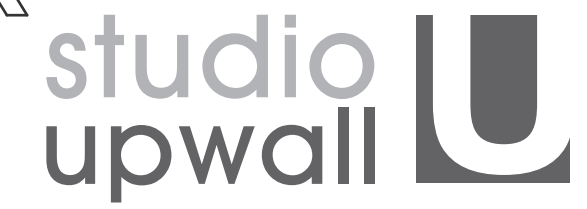
(SAME AS OPT. A)

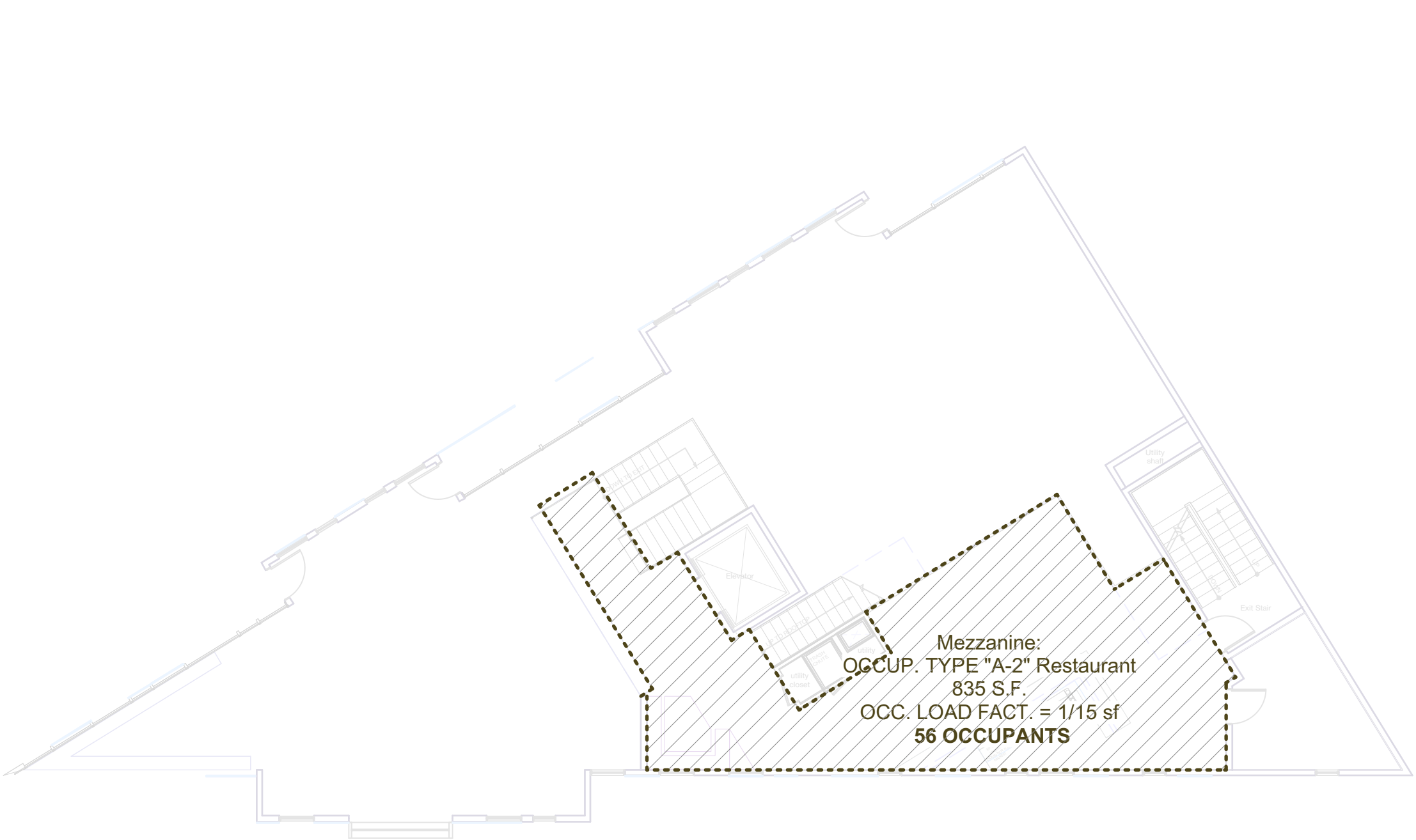
Occupancy Diagram - 1st Floor Level-Opt. B  
 Scale: 3/32" = 1'-0"



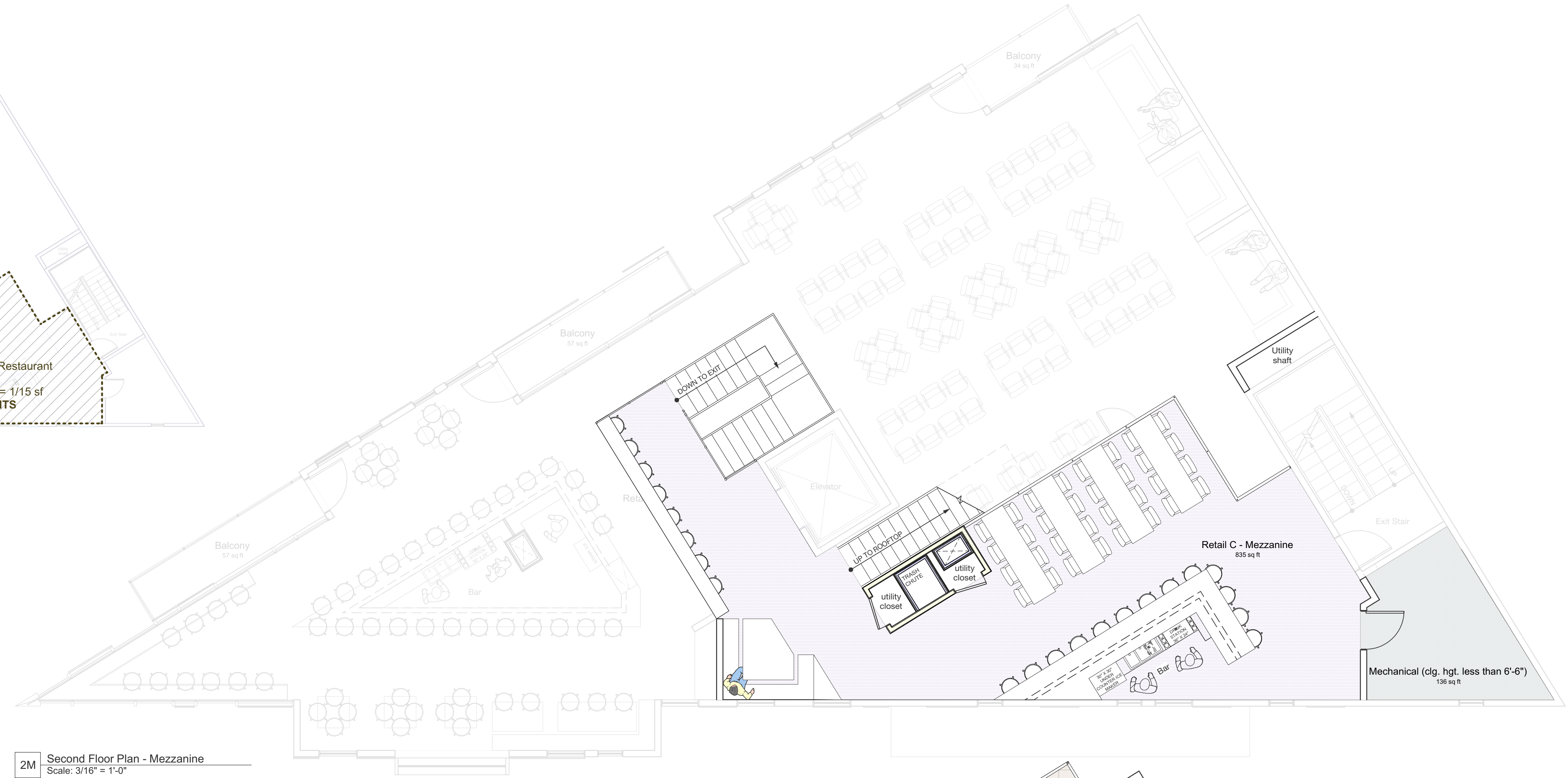
1 First Floor Plan - Option B  
 Scale: 3/16" = 1'-0"

Option B - 1st Floor & Mezzanine

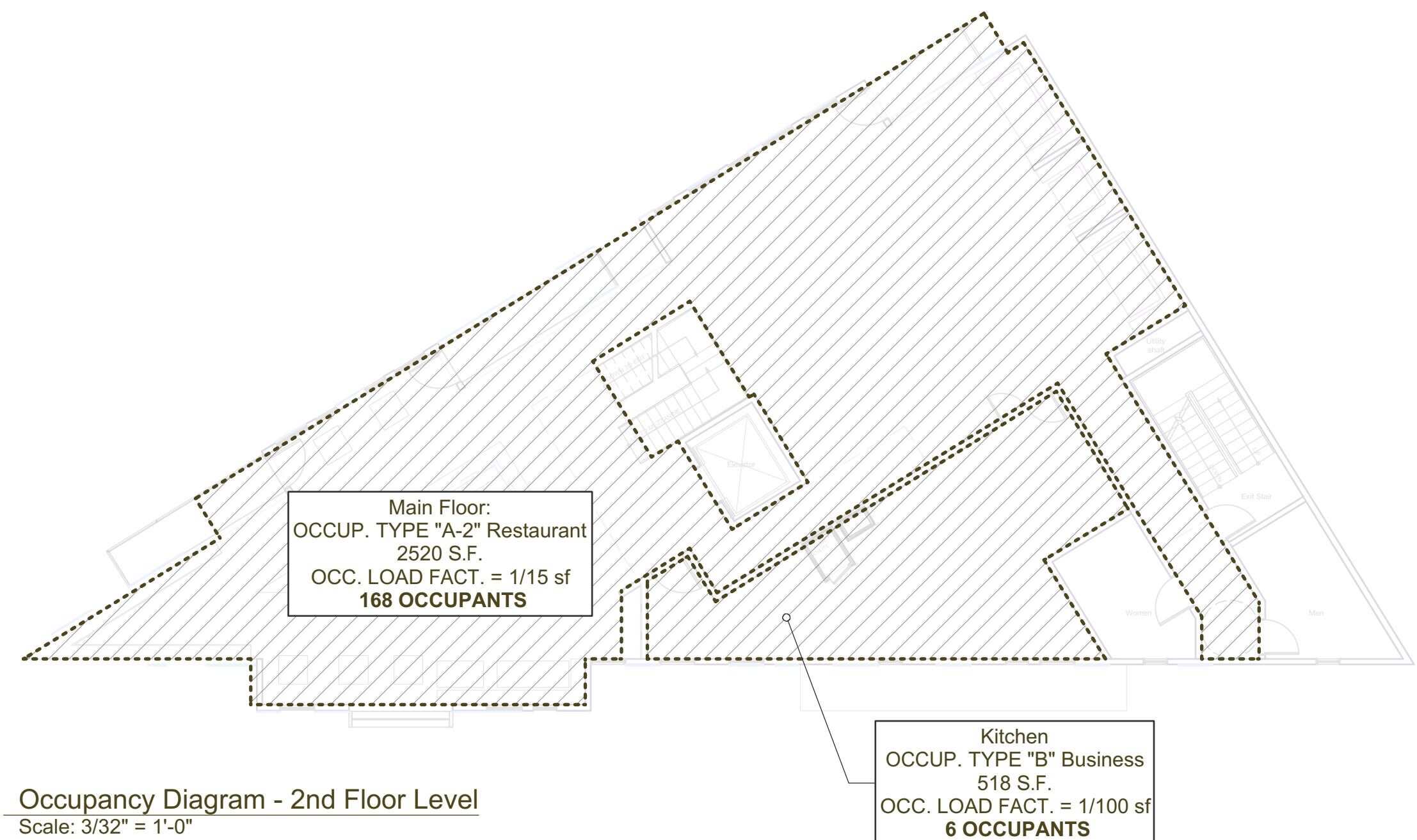




Occupancy Diagram - 2nd Floor Mezzanine Level  
Scale: 3/32" = 1'-0"



2M - Second Floor Plan - Mezzanine  
Scale: 3/16" = 1'-0"



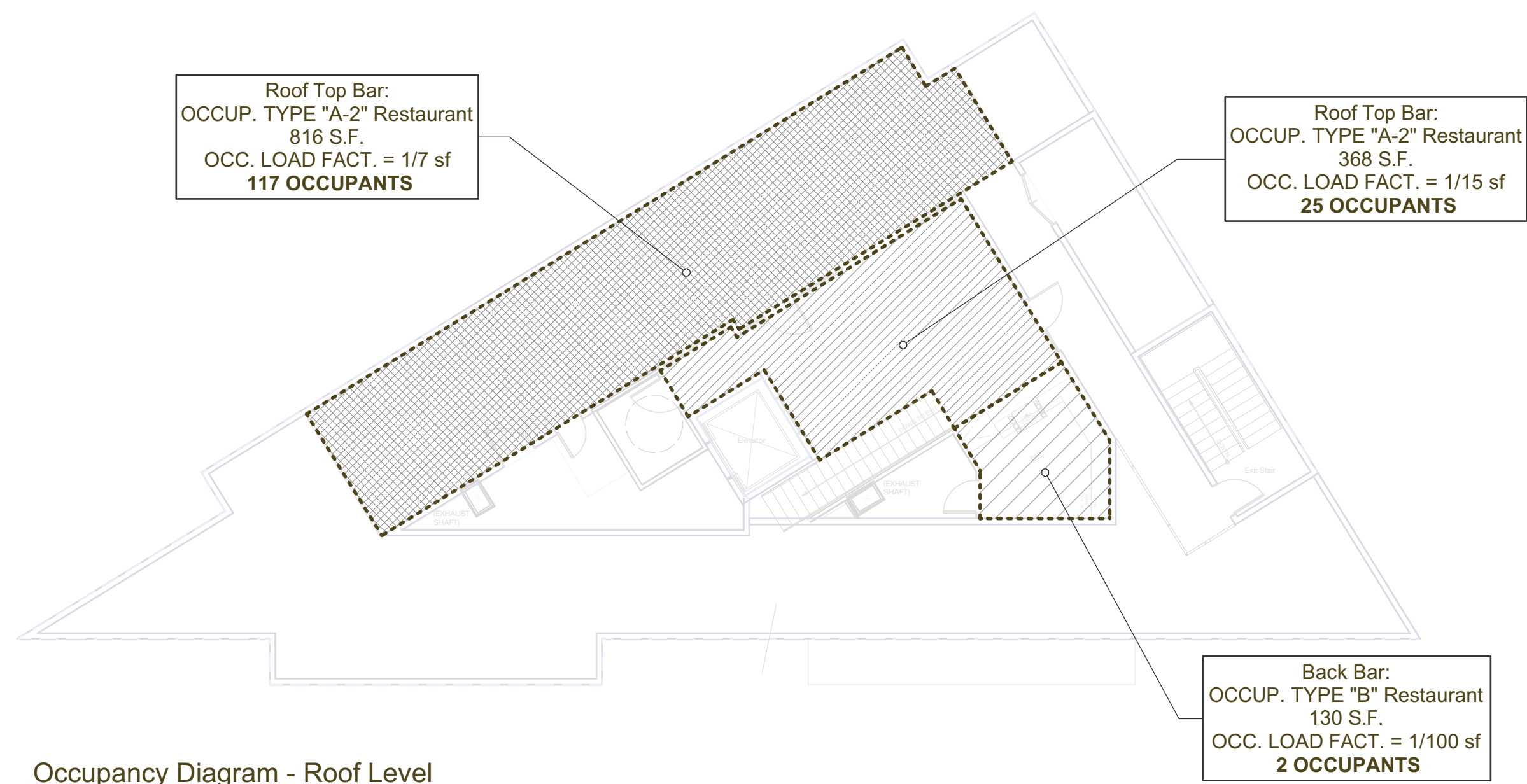
Occupancy Diagram - 2nd Floor Level  
Scale: 3/32" = 1'-0"



1 - Second Floor Plan  
Scale: 3/16" = 1'-0"

Retail C: (Restaurant) Plumbing Fixtures Req'd		
	MALE	FEMALE
occupant load of space = 230	115	115
WC (1 per 75 M, 1 per 75 F)	2 (2 PROVIDED)	2 (2 PROVIDED)
LAVATORIES (1 per 200)	1 (2 PROVIDED)	1 (2 PROVIDED)
DRINKING FOUNTAIN	n/a	n/a

2nd Floor & Mezz. - Options A & B

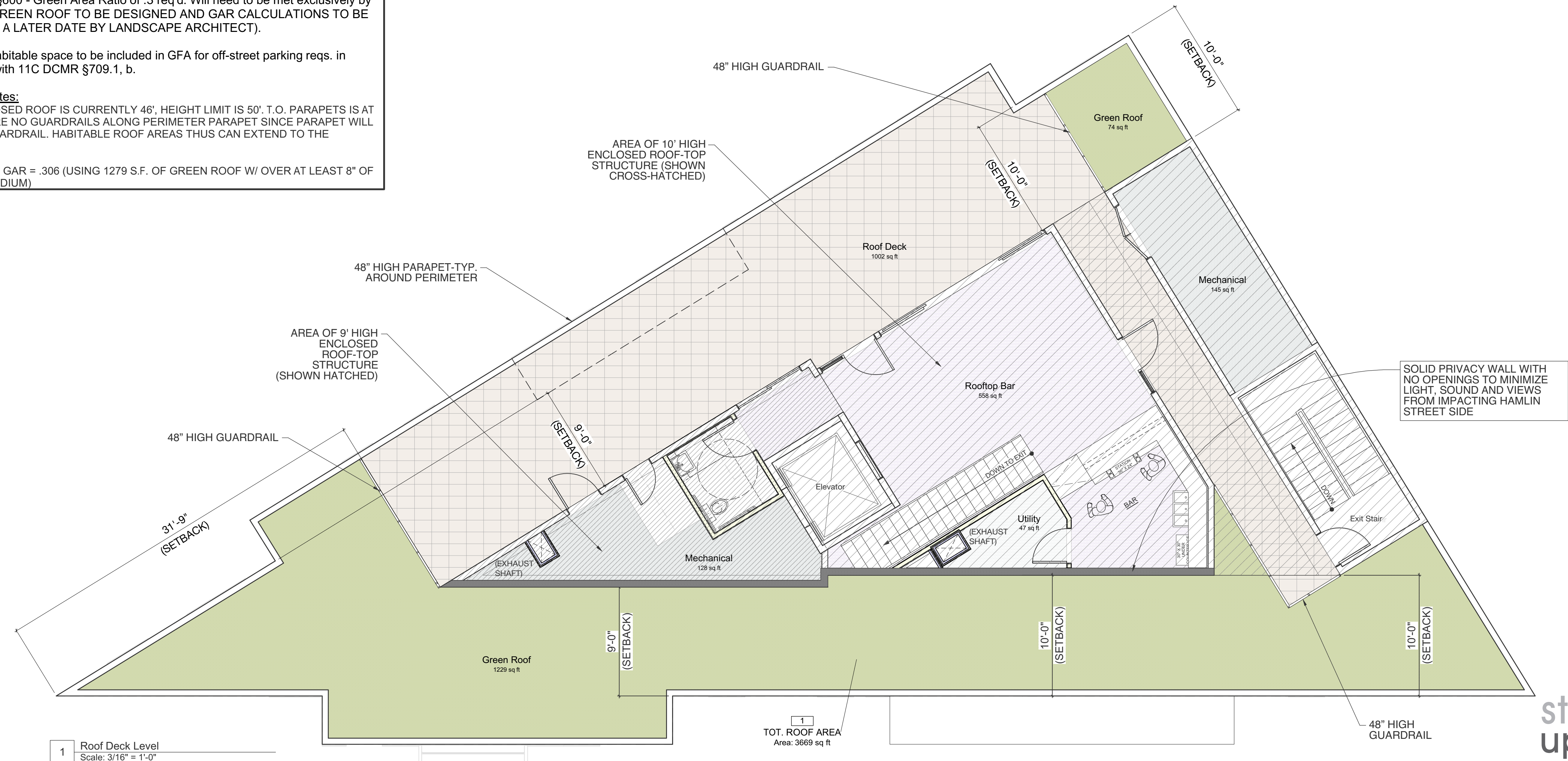


Occupancy Diagram - Roof Level  
Scale: 3/32" = 1'-0"

Total Occupant Load (Roof Level) = 144 occupants

**Pertinent Zoning Info:**  
11-C DCMR §600 - Green Area Ratio of .3 req'd. Will need to be met exclusively by green roof (GREEN ROOF TO BE DESIGNED AND GAR CALCULATIONS TO BE VERIFIED AT A LATER DATE BY LANDSCAPE ARCHITECT).  
Penthouse habitable space to be included in GFA for off-street parking reqs. in accordance with 11C DCMR §709.1, b.

**Additional Notes:**  
1. T.O. PROPOSED ROOF IS CURRENTLY 46', HEIGHT LIMIT IS 50'. T.O. PARAPETS IS AT 50'. THERE ARE NO GUARDRAILS ALONG PERIMETER PARAPET SINCE PARAPET WILL SERVE AS GUARDRAIL. HABITABLE ROOF AREAS THUS CAN EXTEND TO THE PARAPET.  
2. PROPOSED GAR = .306 (USING 1279 S.F. OF GREEN ROOF W/ OVER AT LEAST 8" OF GROWING MEDIUM)



Roof Level Plan - Options A & B

**Proposed Exterior Cladding**

- 1. CURTAIN-WALL SYSTEM WITH GLAZING OR ACM SPANDREL PANELS AS SHOWN. TO MEET U=.35 OR LESS (KAWNEER UT 1600 ULTRA-THERMAL OR EQUIV.) WITH MID SUPPORT (MAX. VERTICAL SPAN = APPROX. 12.5 FT.)
- 2. STORE FRONT SYSTEM WITH GLAZING AND ACM CLADDING PANELS AS SHOWN. TO MEET U=.35 OR LESS (KAWNEER UT451 ULTRA-THERMAL OR EQUIV.) WITH TWO MID SUPPORTS (MAX. VERTICAL SPAN = APPROX. 7.6 FT.) PREFINISHED ARCHITECTURAL METAL (ACM) INSULATED PANELS (ALUCOBOND OR EQUIV.) OVER MFR'S. APPROVED WEATHER BARRIER AND MOUNTING SYSTEM
- 3. FIBER CEMENT PANELS OR EIFS OVER MFR'S. APPROVED WEATHER BARRIER AND MOUNTING SYSTEM, OVER EXTERIOR GYPSUM SHEATHING, LT. GAUGE METAL FRAMING

**Keynotes**

- 1. INDIVIDUAL WINDOWS WITH INTEGRAL THERMAL BREAK AND U VALUE, SHGC MEETING REQS. OF IECC. - TYP.
- 2. PENTHOUSE BEYOND



Schematic Design - 2.26.19

1803 Rhode Island Avenue NE

Proposed Rhode Island Avenue Elevation (faces north) - 1/4" = 1'-0"

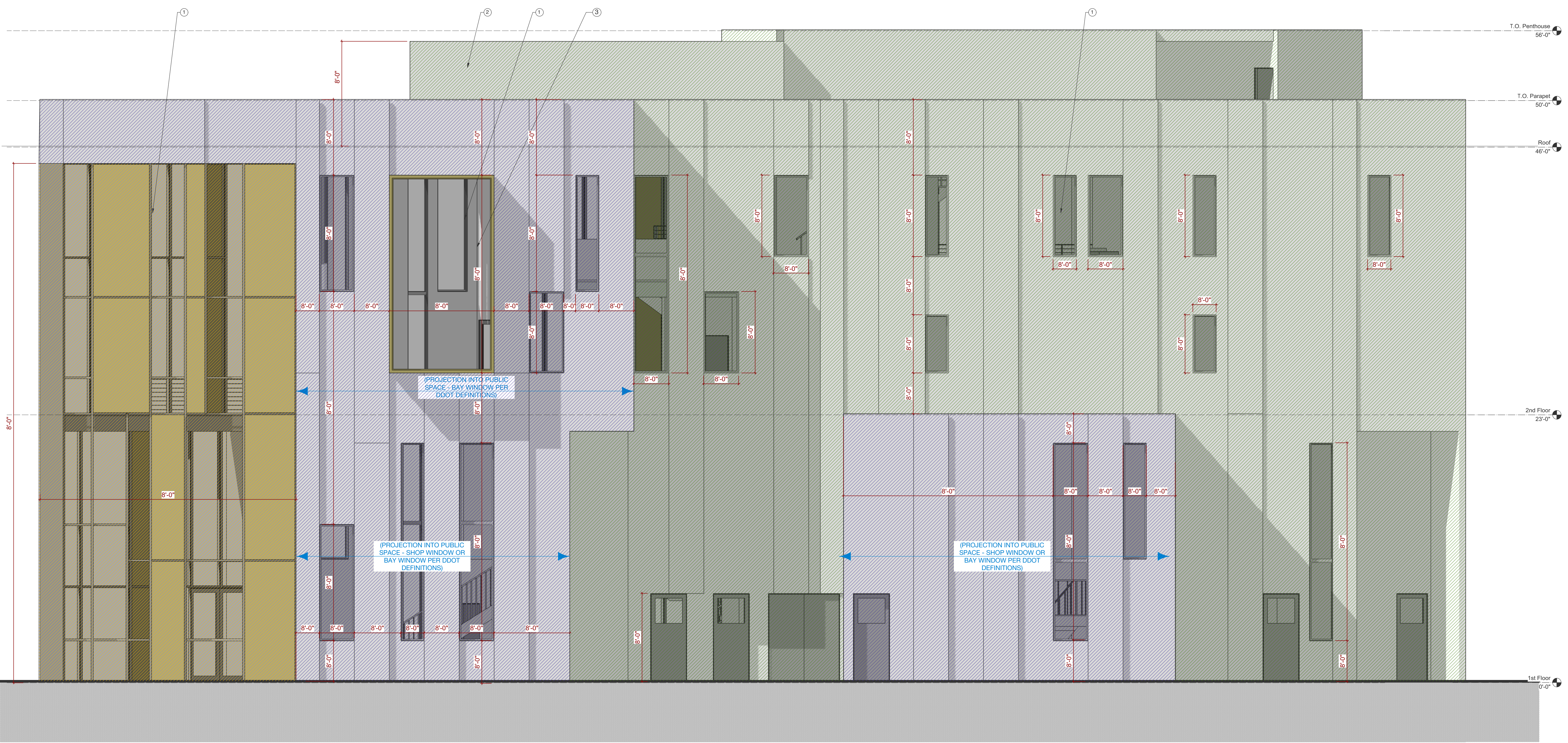


**Proposed Exterior Cladding**

- |    |  |
|----|--|
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| 2. | 2. STORE FRONT SYSTEM WITH GLAZING AND ACM CLADDING PANELS AS SHOWN. TO MEET U=.35 OR LESS (KAWNEER UT451 ULTRA-THERMAL OR EQUIV.) WITH TWO MID SUPPORTS (MAX. VERTICAL SPAN = APPROX. 7.6 FT.)<br>PREFINISHED ARCHITECTURAL METAL (ACM) INSULATED PANELS (ALUCOBOND OR EQUIV.) OVER MFR'S. APPROVED WEATHER BARRIER AND MOUNTING SYSTEM |
| 3. | 3. FIBER CEMENT PANELS OR EIFS OVER MFR'S. APPROVED WEATHER BARRIER AND MOUNTING SYSTEM, OVER EXTERIOR GYPSUM SHEATHING, LT. GAUGE METAL FRAMING   |

**Keynotes**

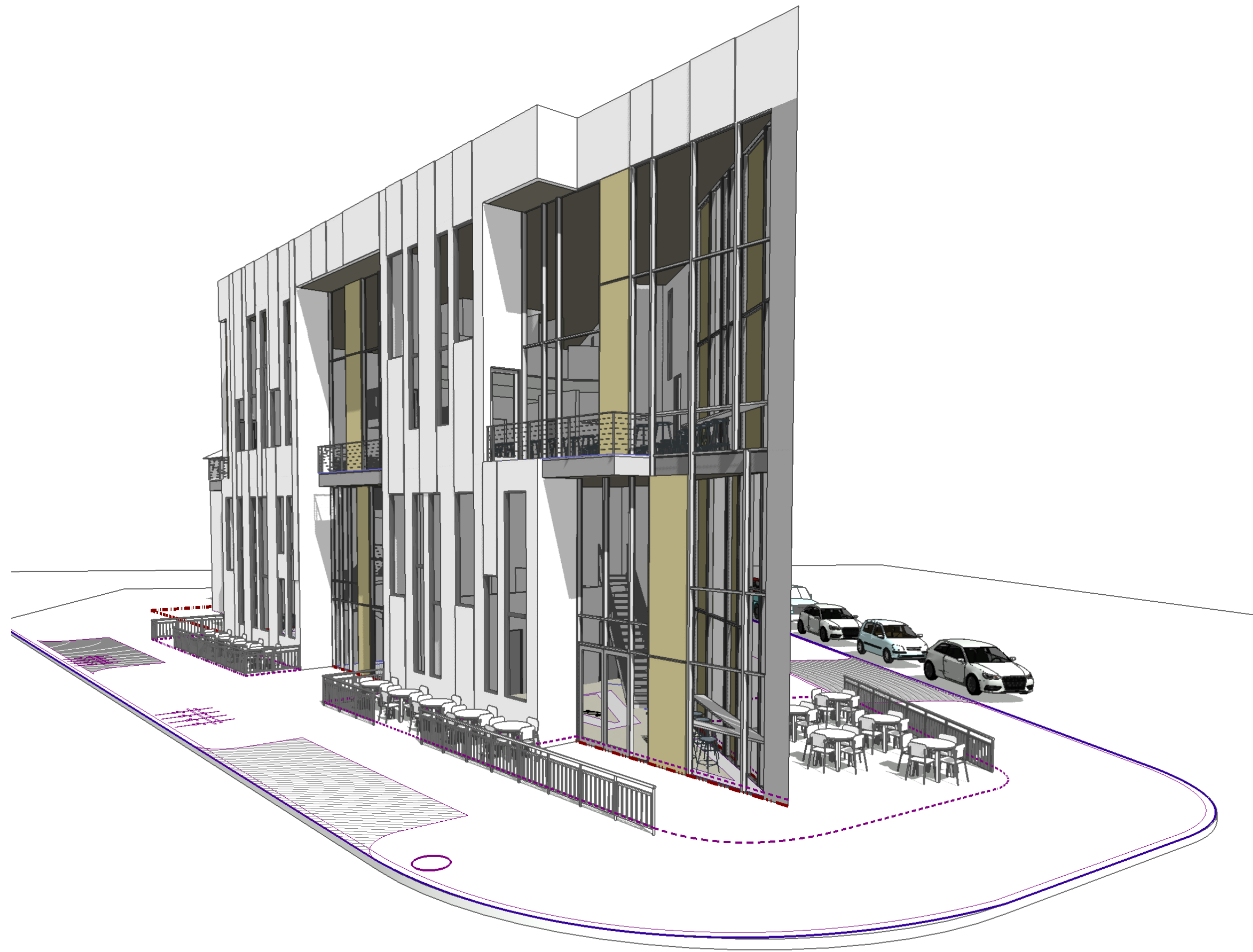
1. INDIVIDUAL WINDOWS WITH INTEGRAL THERMAL BREAK AND U VALUE, SHGC MEETING REQS. OF IECC - TYP.
2. PENTHOUSE BEYOND
3. LARGE FIXED WINDOW WITH INTERMEDIATE MULLIONS/SUPPORTS AS REQ'D.



Proposed Hamlin Street Elevation (faces south) - 1/4" = 1'-0"



View from Hamlin Street  
(looking east)



Approach from Rhode Island Avenue  
(looking east)

**Proposed Exterior Cladding Alternates**

1. FIBER CEMENT PANELS OVER MFR'S. APPROVED WEATHER BARRIER AND MOUNTING SYSTEM.
2. PREFINISHED ARCHITECTURAL METAL (ACM) INSULATED PANELS (ALUCOBOND OR EQUIV.) OVER MFR'S. APPROVED WEATHER BARRIER AND MOUNTING SYSTEM



Bird's Eye View



**Proposed Exterior Cladding Alternates**

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**Keynotes**

