

Area	MATTER OF RIGHT (MOR)		PUD / TDR	
	Height	FAR	Height *	FAR
Moderate - Medium	65'-00"	4.0	65'-00" - 90'-00"	4.0 - 6.0
Medium - High	70'-00"	5.0	70'-00" - 130'-0"	5.0 - 8.0
High	90'-00"	6.5	130'-00"	8.0

* or less if restricted by the Height Act

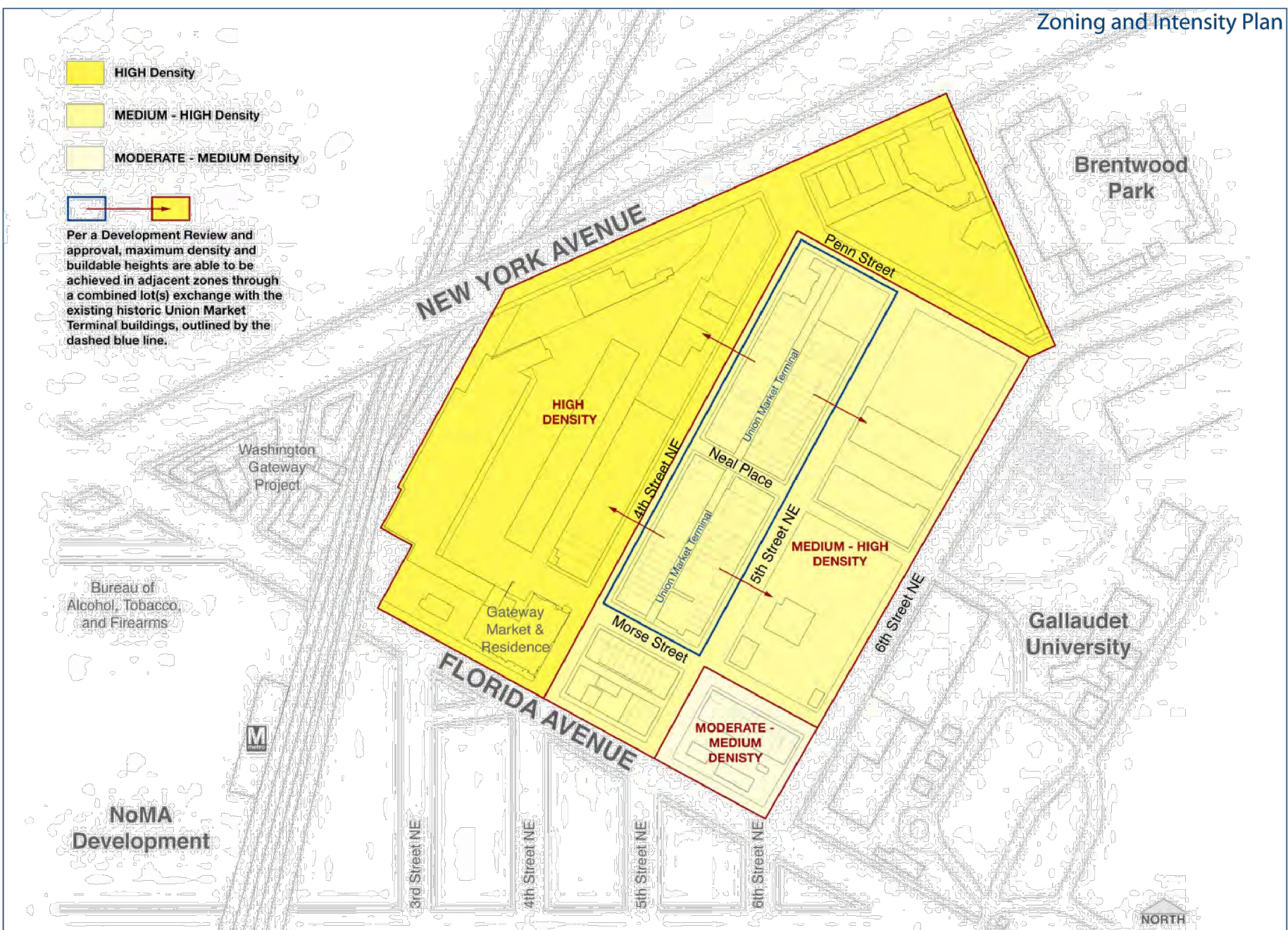


fig. 6.01

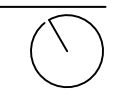


400 Florida Avenue | Washington DC

May 10, 2016 | A010



Florida Avenue Market Study Development Framework





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

Y ? N

Y	?	N	Credit	Description	Points	
				Integrative Process	1	
10	1	0	Location and Transportation			16
			Credit	LEED for Neighborhood Development Location	16	
1			Credit	Sensitive Land Protection	1	
	1		Credit	High Priority Site	2	
3			Credit	Surrounding Density and Diverse Uses	5	
3			Credit	Access to Quality Transit	5	
1			Credit	Bicycle Facilities	1	
1			Credit	Reduced Parking Footprint	1	
1			Credit	Green Vehicles	1	
8	0	1	Sustainable Sites			10
Y			Prereq	Construction Activity Pollution Prevention	Required	
			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	
5	1	1	Water Efficiency			11
Y			Prereq	Outdoor Water Use Reduction	Required	
Y			Prereq	Indoor Water Use Reduction	Required	
Y			Prereq	Building-Level Water Metering	Required	
2			Credit	Outdoor Water Use Reduction	2	
3			Credit	Indoor Water Use Reduction	6	
		1	Credit	Cooling Tower Water Use	2	
	1		Credit	Water Metering	1	
17	1	0	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	
6			Credit	Enhanced Commissioning	6	
6			Credit	Optimize Energy Performance	18	
1			Credit	Advanced Energy Metering	1	
1	1		Credit	Demand Response	2	
1			Credit	Renewable Energy Production	3	
1			Credit	Enhanced Refrigerant Management	1	
1			Credit	Green Power and Carbon Offsets	2	
7	3	0	Materials and Resources			13
Y			Prereq	Storage and Collection of Recyclables	Required	
Y			Prereq	Construction and Demolition Waste Management Planning	Required	
	3		Credit	Building Life-Cycle Impact Reduction	5	
2			Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2	
2			Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2	
1			Credit	Building Product Disclosure and Optimization - Material Ingredients	2	
2			Credit	Construction and Demolition Waste Management	2	
12	3	0	Indoor Environmental Quality			16
Y			Prereq	Minimum Indoor Air Quality Performance	Required	
Y			Prereq	Environmental Tobacco Smoke Control	Required	
1			Credit	Enhanced Indoor Air Quality Strategies	2	
3			Credit	Low-Emitting Materials	3	
1			Credit	Construction Indoor Air Quality Management Plan	1	
1	1		Credit	Indoor Air Quality Assessment	2	
1			Credit	Thermal Comfort	1	
1	1		Credit	Interior Lighting	2	
2			Credit	Daylight	3	
1	1		Credit	Quality Views	1	
1			Credit	Acoustic Performance	1	
4	0	0	Innovation			6
3			Credit	Innovation	5	
1			Credit	LEED Accredited Professional	1	
1	1	0	Regional Priority			4
1			Credit	Regional Priority: Specific Credit	1	
	1		Credit	Regional Priority: Specific Credit	1	
			Credit	Regional Priority: Specific Credit	1	
			Credit	Regional Priority: Specific Credit	1	
64	10	2	TOTALS			Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110						





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

Y ? N

Y	?	N	Credit	Integrative Process	1
10	1	0	Location and Transportation		16
Y			Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
	1		Credit	High Priority Site	2
3			Credit	Surrounding Density and Diverse Uses	5
3			Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1
8	0	1	Sustainable Sites		10
Y			Prereq	Construction Activity Pollution Prevention	Required
			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
5	1	1	Water Efficiency		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
2			Credit	Outdoor Water Use Reduction	2
3			Credit	Indoor Water Use Reduction	6
		1	Credit	Cooling Tower Water Use	2
	1		Credit	Water Metering	1
12	1	0	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
3			Credit	Enhanced Commissioning	6
4			Credit	Optimize Energy Performance	18
	1		Credit	Advanced Energy Metering	1
1			Credit	Demand Response	2
2			Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
1			Credit	Green Power and Carbon Offsets	2

9	0	0	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
2			Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1			Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2
12	3	0	Indoor Environmental Quality		16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
1			Credit	Enhanced Indoor Air Quality Strategies	2
3			Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
1	1		Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
1	1		Credit	Interior Lighting	2
2			Credit	Daylight	3
1	1		Credit	Quality Views	1
1			Credit	Acoustic Performance	1
4	0	0	Innovation		6
3			Credit	Innovation	5
1			Credit	LEED Accredited Professional	1
1	1	0	Regional Priority		4
1			Credit	Regional Priority: Specific Credit	1
	1		Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1

61 7 2 TOTALS Possible Points: **110**
Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110



400 Florida Avenue | Washington DC

May 10, 2016 | A021



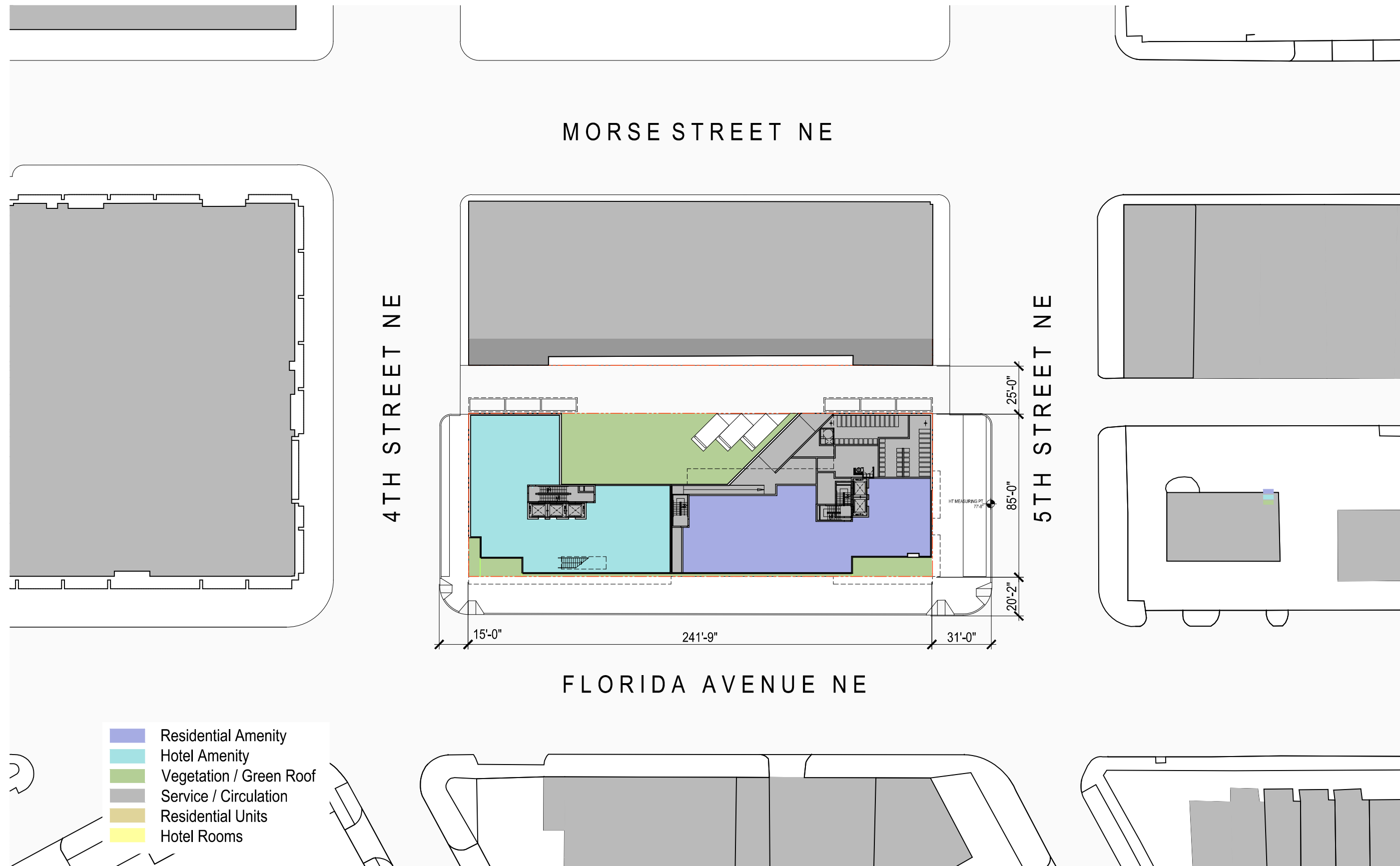
Hotel LEED Score Card

Architecture



400 Florida Avenue | Washington DC

May 10, 2016



- Residential Amenity
- Hotel Amenity
- Vegetation / Green Roof
- Service / Circulation
- Residential Units
- Hotel Rooms

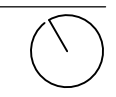
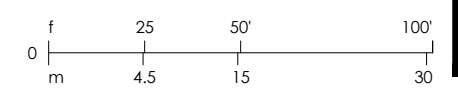


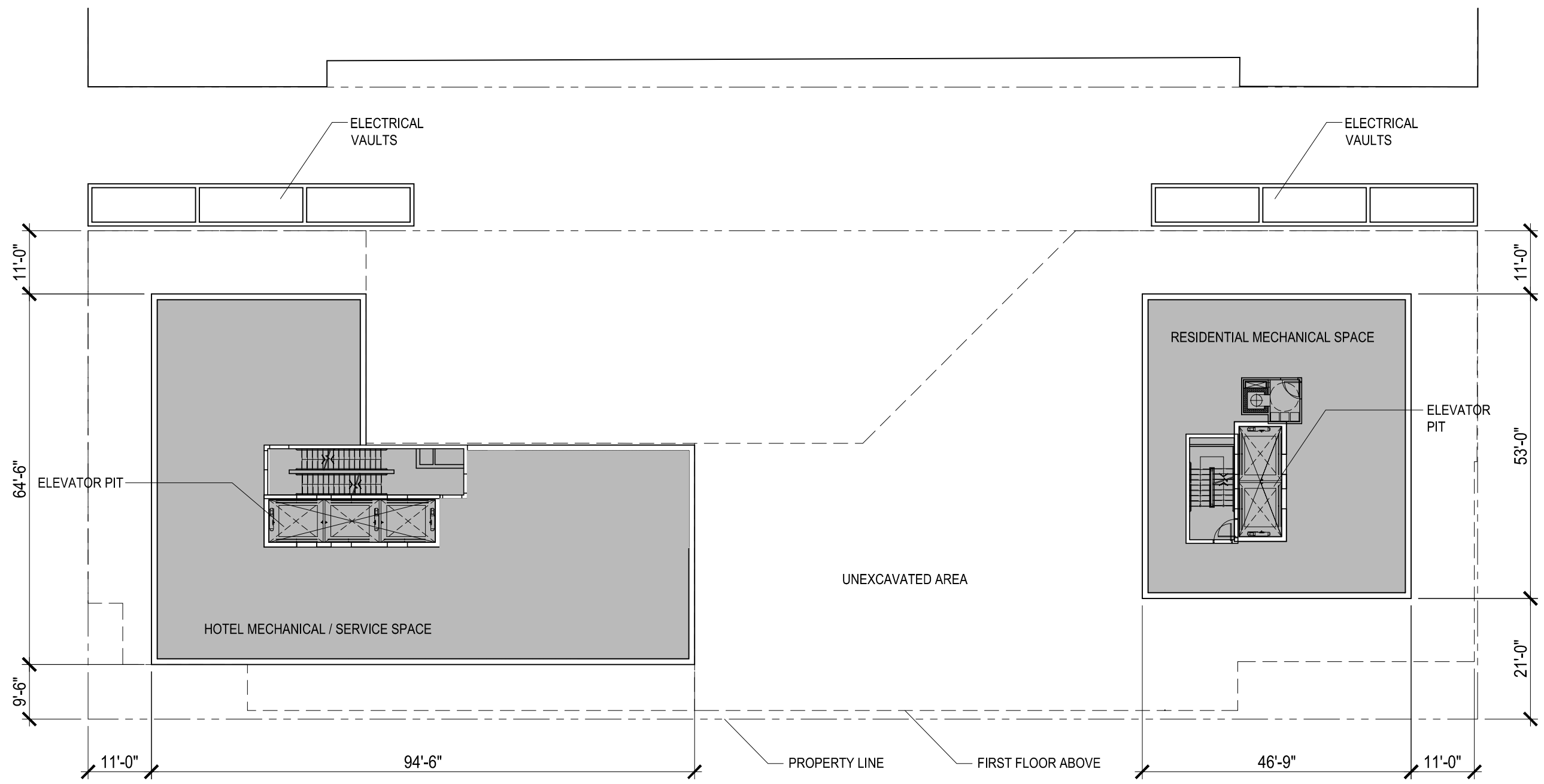
400 Florida Avenue | Washington DC

May 10, 2016 | A100



Site Plan





- Residential Amenity
- Hotel Amenity
- Vegetation / Green Roof
- Service / Circulation
- Residential Units
- Hotel Rooms

NOTES:
1. Refer to sheet a108 for dimensions



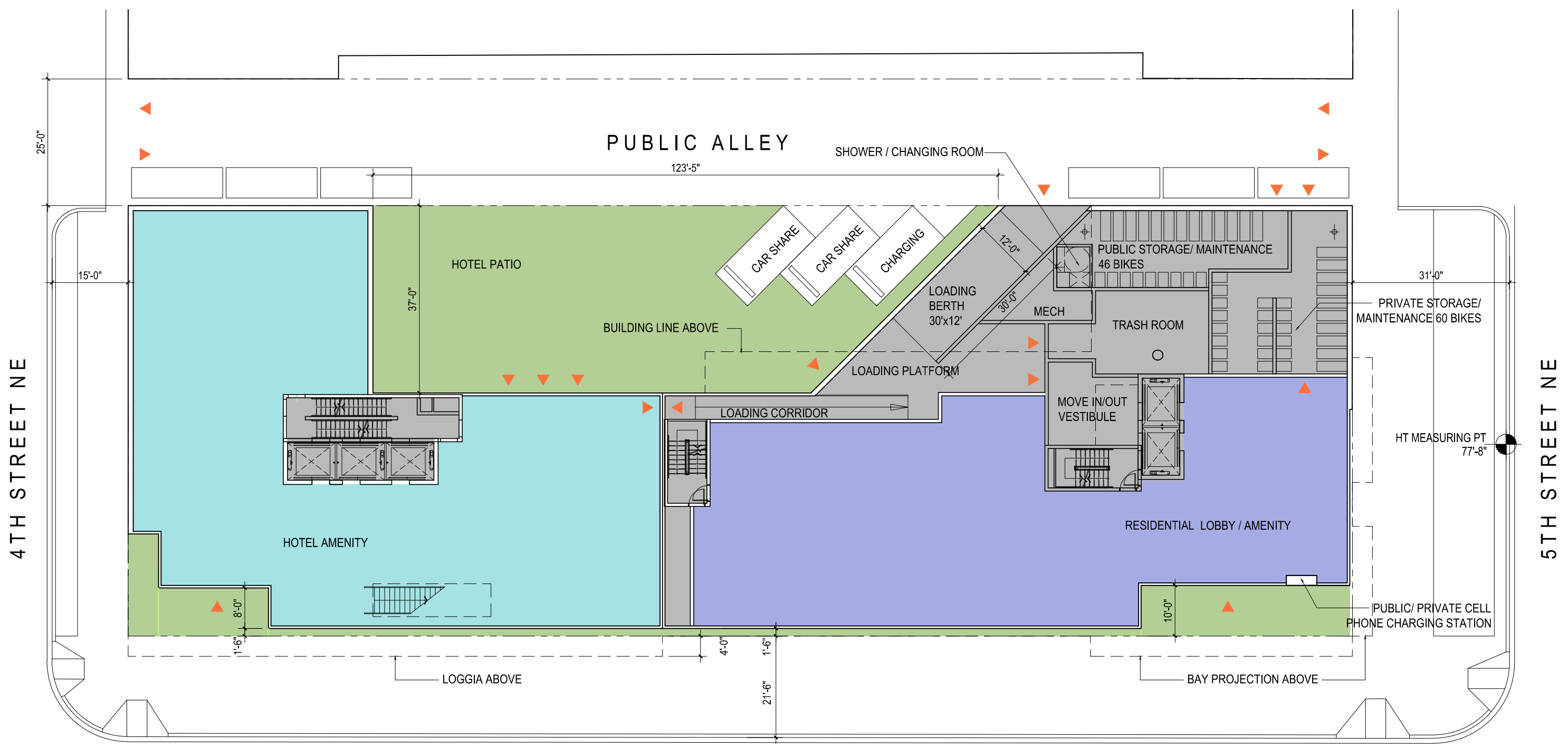
400 Florida Avenue | Washington DC

May 10, 2016 | A101



Cellar Floor Plan





- Residential Amenity
- Hotel Amenity
- Vegetation / Green Roof
- Service / Circulation
- Residential Units
- Hotel Rooms

- NOTES:**
1. Refer to sheet a100 and a108 for dimensions and setbacks
 2. For landscape refer to sheet L001
- ▼ Access points

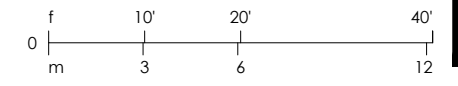


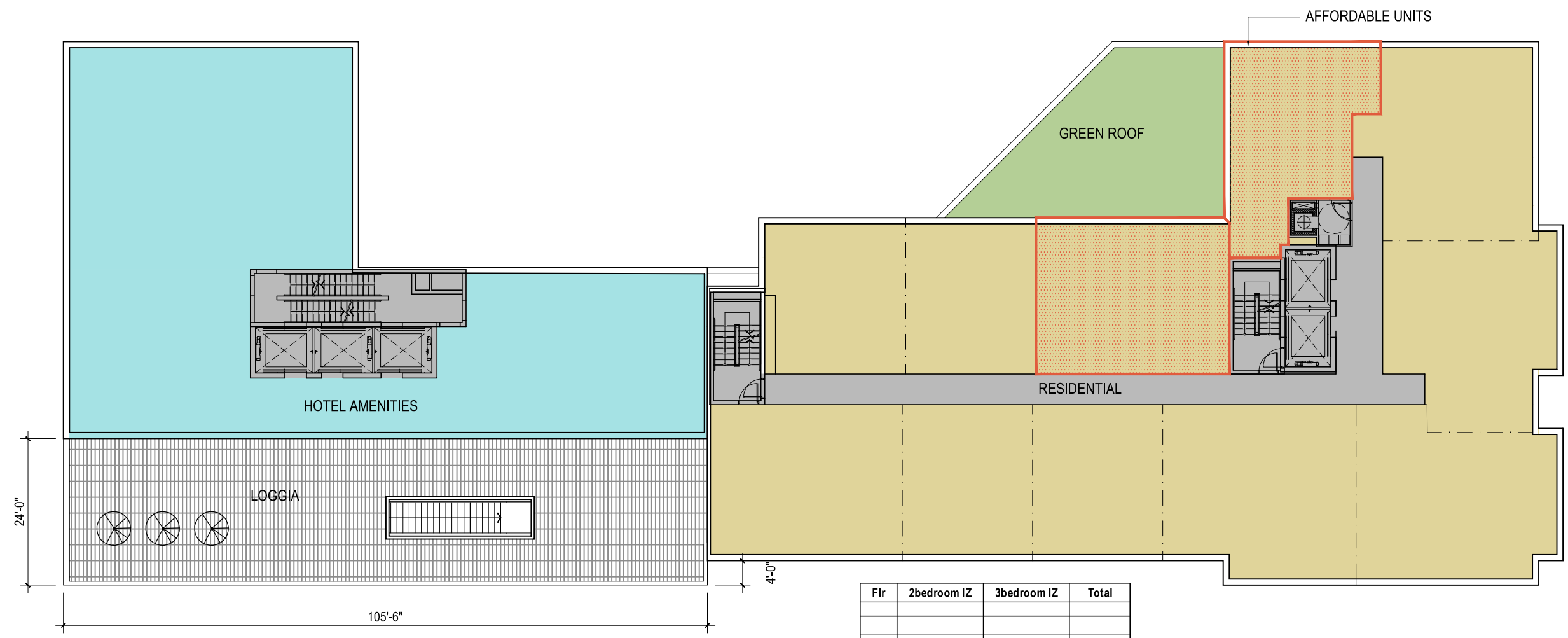
400 Florida Avenue | Washington DC

May 10, 2016 | A102



1st Floor Plan





- Residential Amenity
- Hotel Amenity
- Vegetation / Green Roof
- Service / Circulation
- Residential Units
- Hotel Rooms

Flr	2bedroom IZ	3bedroom IZ	Total
11			0
10			0
9	1	1	2
8		1	1
7	1	1	2
6		1	1
5	1	1	2
4	1	1	2
3	1	1	2
2		2	2
1	residential amenities		
Total	5	9	14

IZ Chart
IZ Units vertical distribution

NOTES:

1. Refer to sheet A108 for dimensions
- IZ Units, for vertical distribution refer to IZ chart on sheet A-103



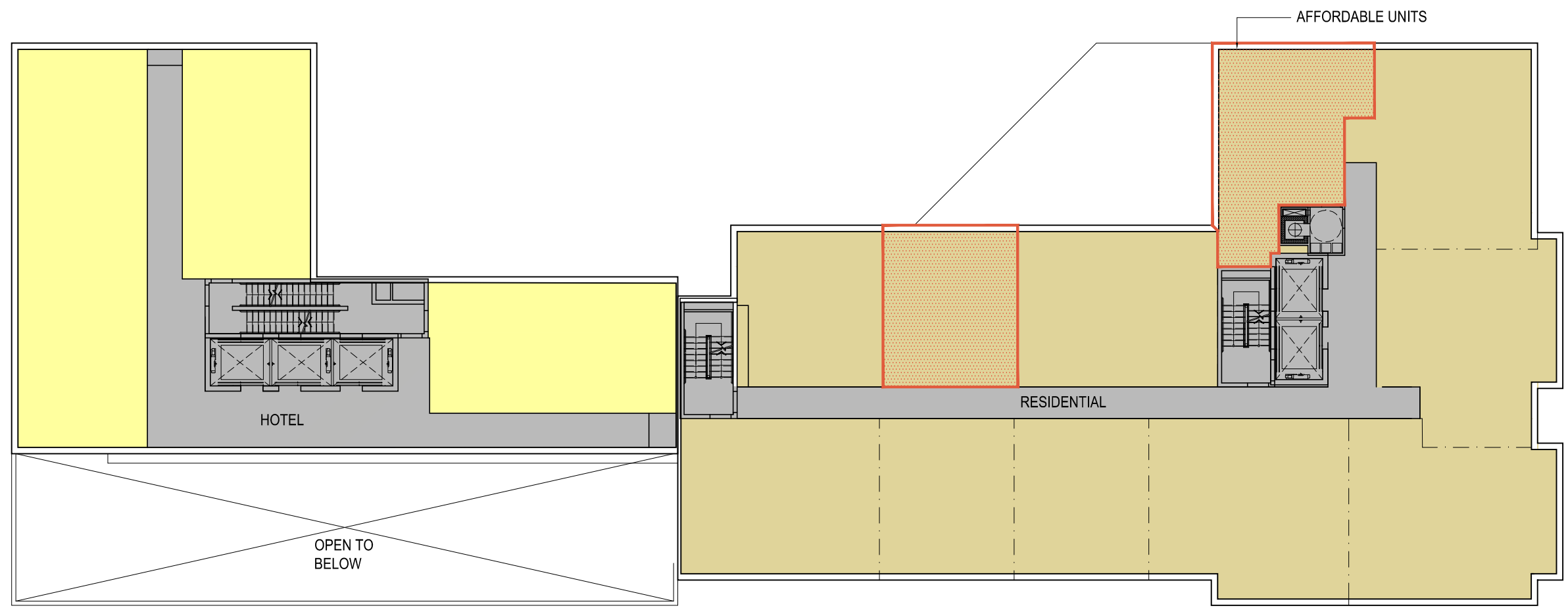
400 Florida Avenue | Washington DC

May 10, 2016 | A103



2nd Floor Plan





- Residential Amenity
- Hotel Amenity
- Vegetation / Green Roof
- Service / Circulation
- Residential Units
- Hotel Rooms

NOTES:

1. Refer to sheet A108 for dimensions

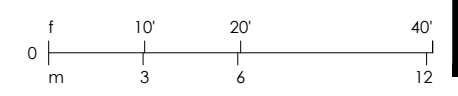
IZ Units, for vertical distribution refer to IZ chart on sheet A-103

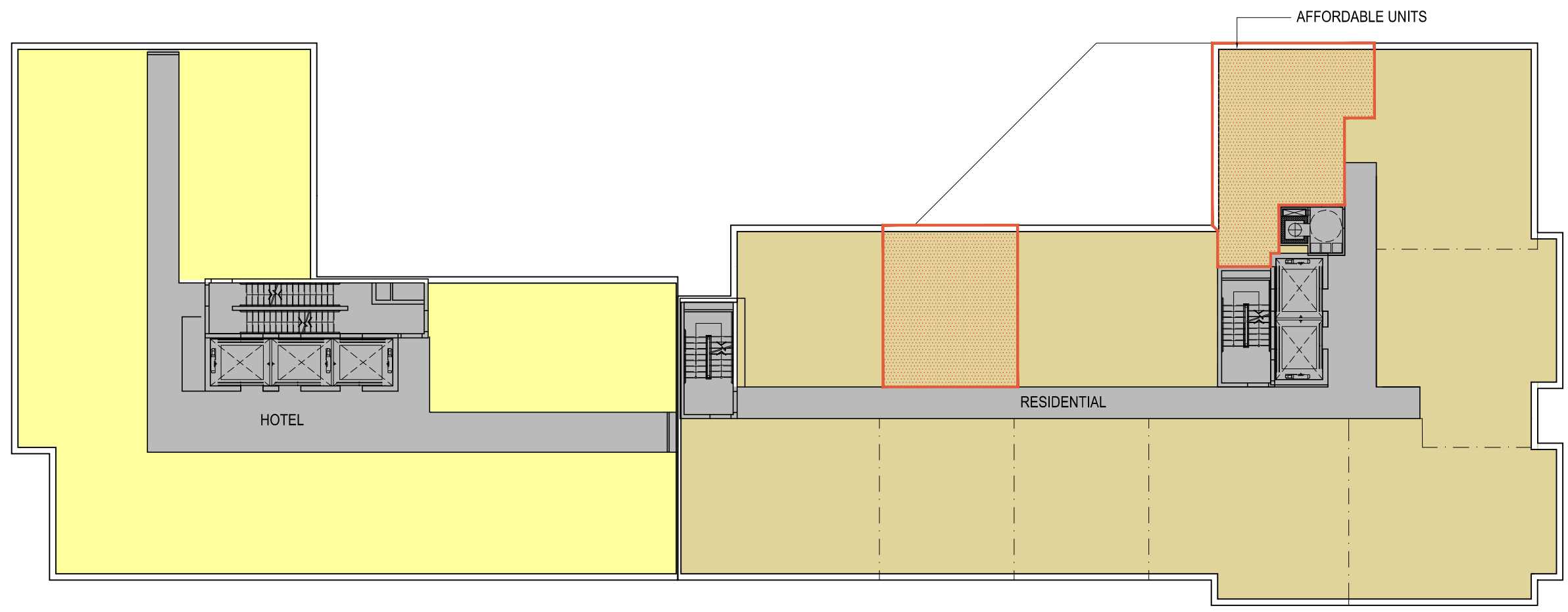


400 Florida Avenue | Washington DC

3rd Floor Plan

May 10, 2016 | A104





- Residential Amenity
- Hotel Amenity
- Vegetation / Green Roof
- Service / Circulation
- Residential Units
- Hotel Rooms

NOTES:

1. Refer to sheet a108 for dimensions

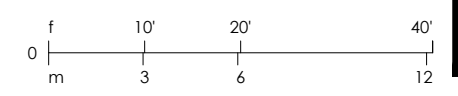
IZ Units, for vertical distribution refer to IZ chart on sheet A-103

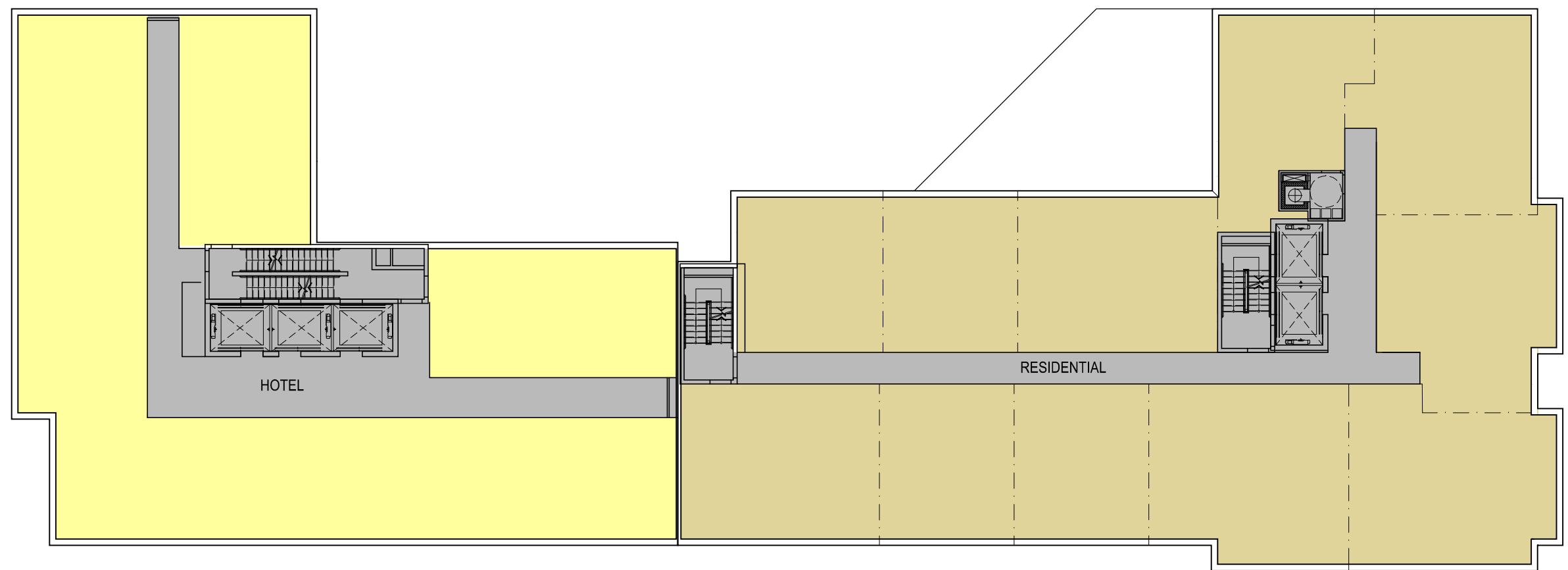


400 Florida Avenue | Washington DC

4th to 9th Floor Plan

May 10, 2016 | A105





- Residential Amenity
- Hotel Amenity
- Vegetation / Green Roof
- Service / Circulation
- Residential Units
- Hotel Rooms

NOTES:
 1. Refer to sheet a108 for dimensions

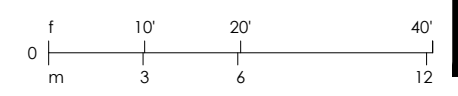


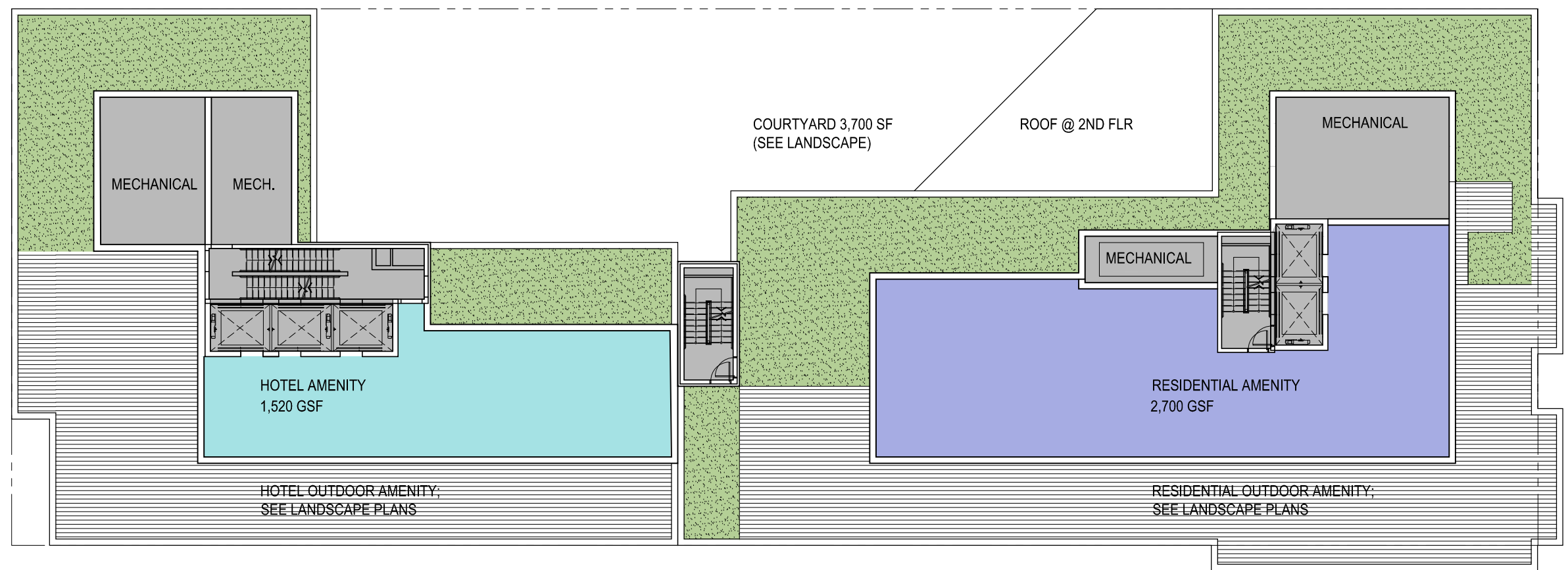
400 Florida Avenue | Washington DC

May 10, 2016 | A106



10th to 11th Floor Plan





- Residential Amenity
- Hotel Amenity
- Vegetation / Green Roof
- Service / Circulation
- Residential Units
- Hotel Rooms

- NOTES:**
1. For landscape refer to sheet L002
 2. Refer to sheet A108 for dimension and setbacks
 2. Solar panels to be located on portion of green roof



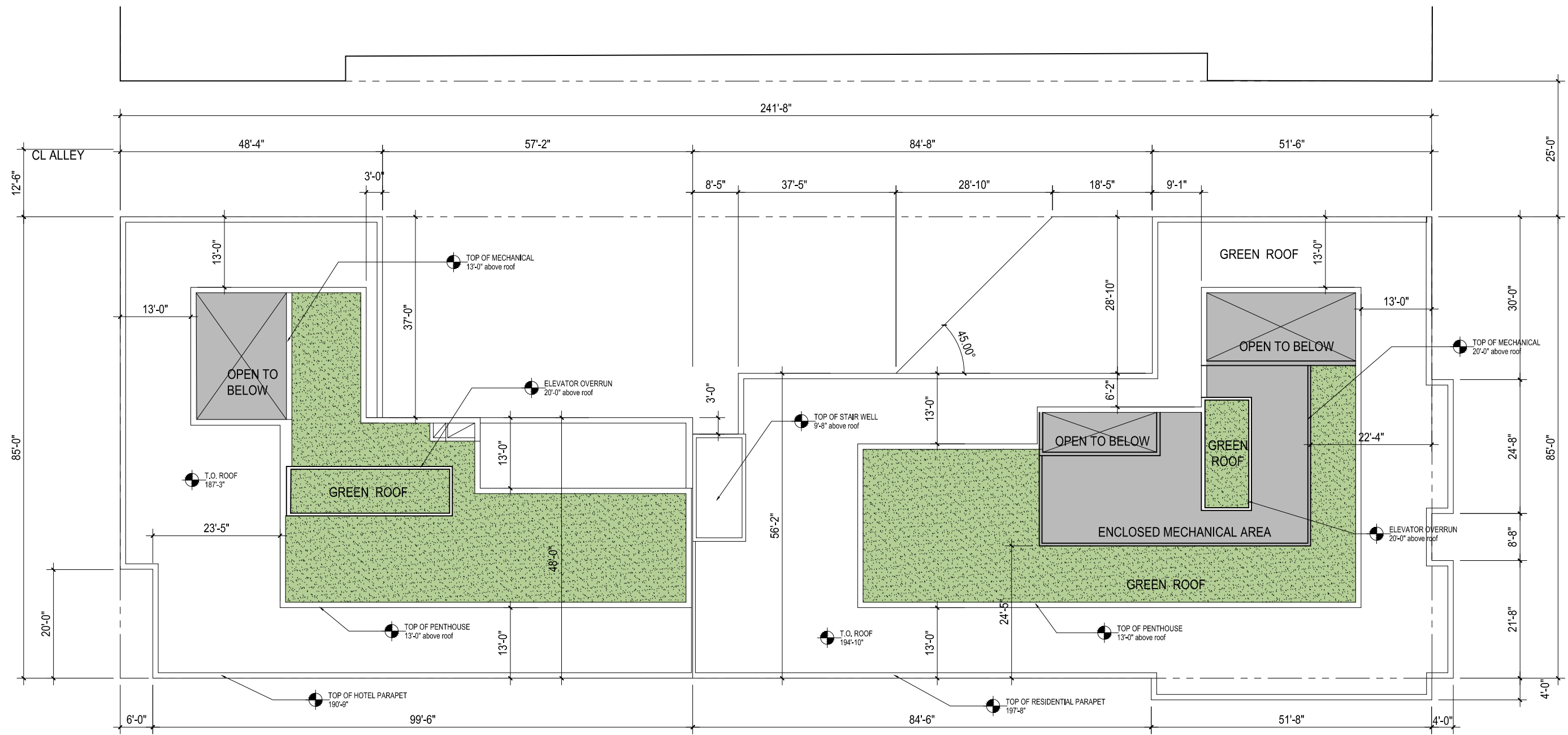
400 Florida Avenue | Washington DC

May 10, 2016 | A107



Roof Plan





- Residential Amenity
- Hotel Amenity
- Vegetation / Green Roof
- Service / Circulation
- Residential Units
- Hotel Rooms

NOTES:
 1. Solar panels to be located on portion of green roof



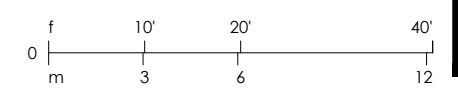
400 Florida Avenue | Washington DC

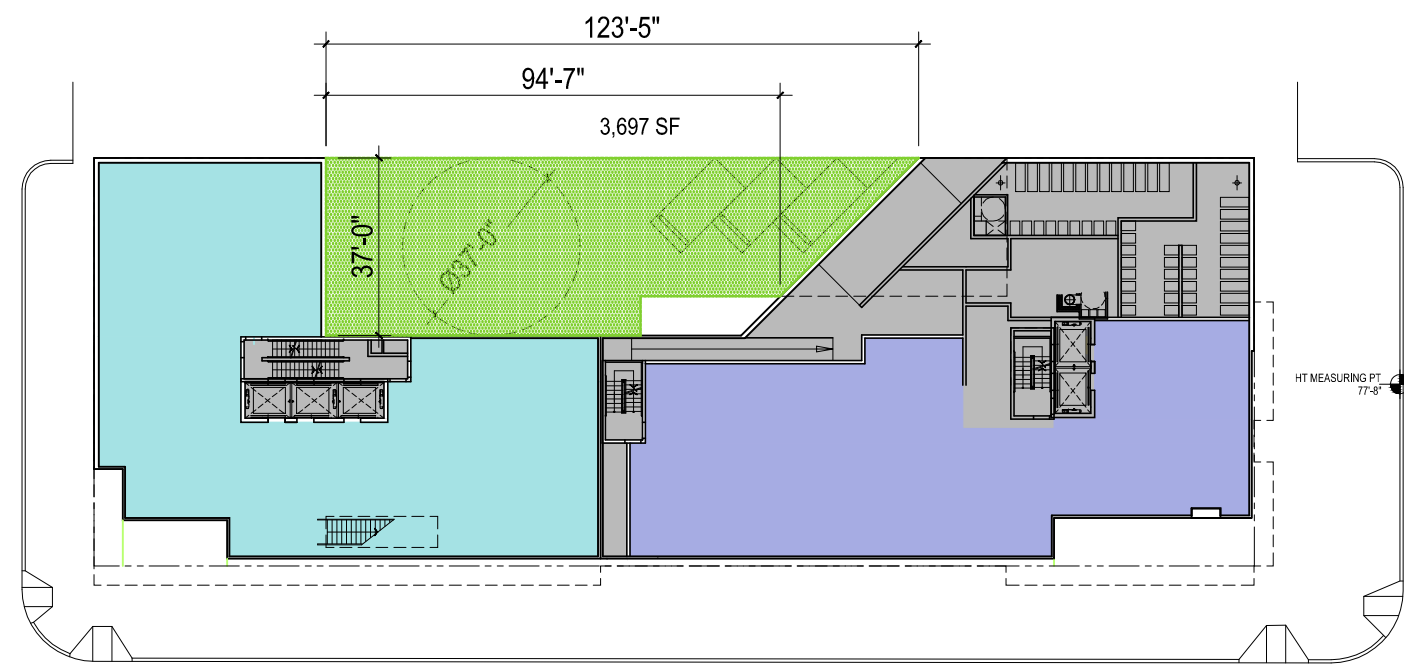
progress set

May 10, 2016 | a108

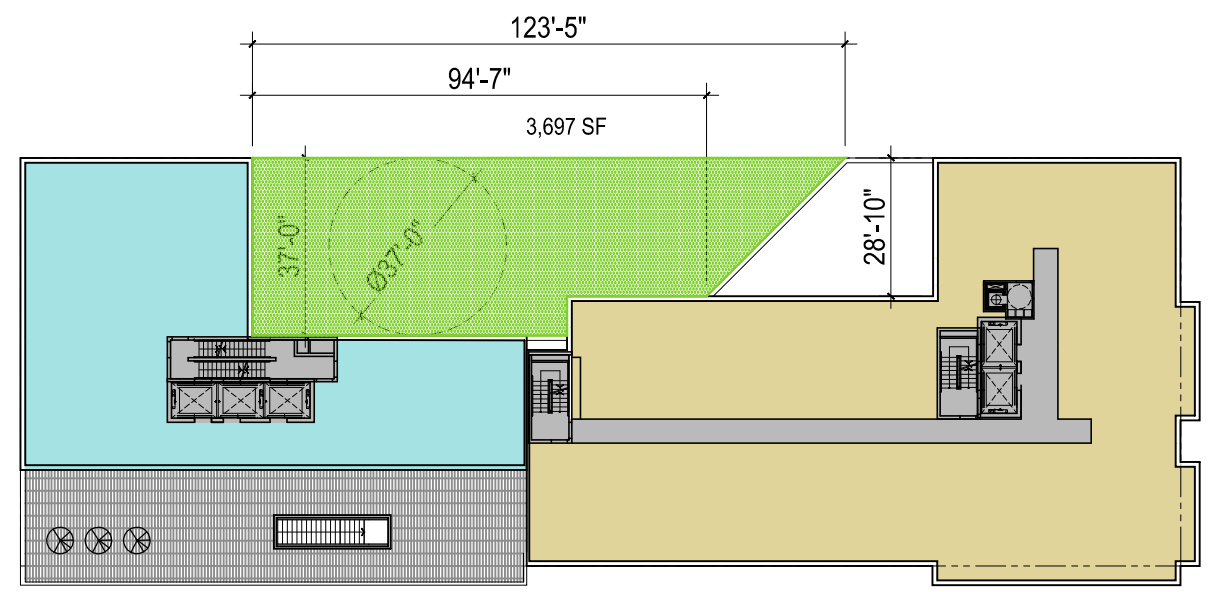


Penthouse Plan

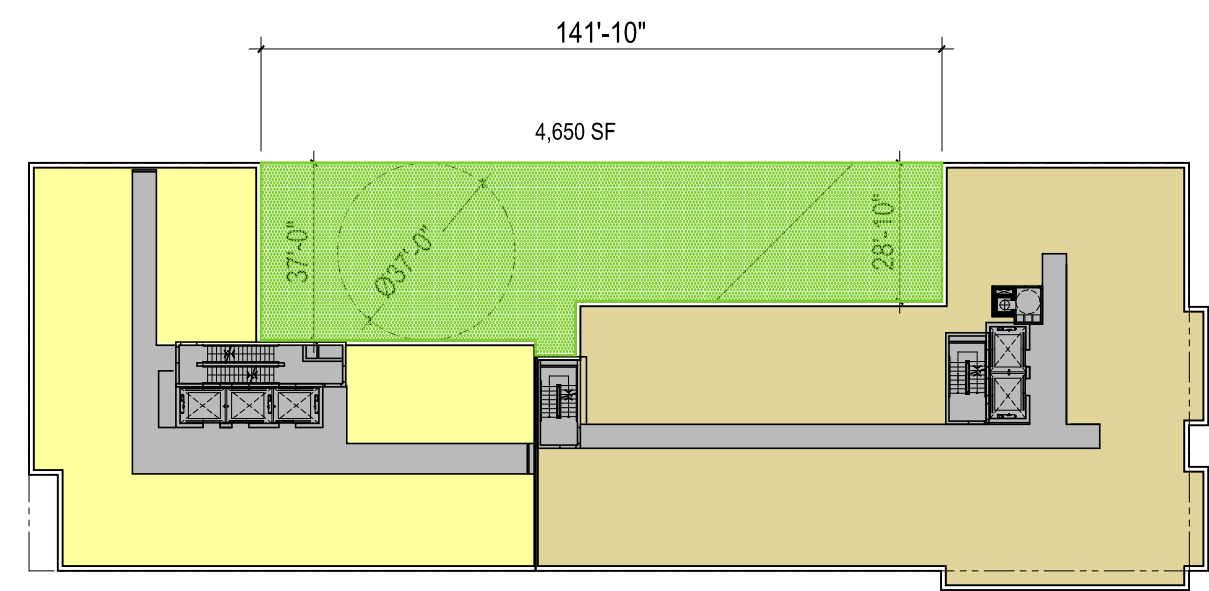




1st floor



2nd floor



3rd - 11th floor

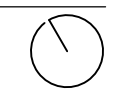
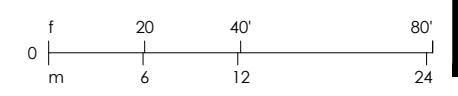
NOTES:
 1. Refer to sheet a100 and a106 for dimensions
 open court

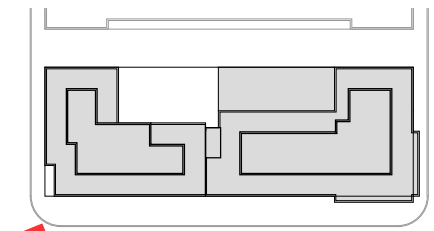


400 Florida Avenue | Washington DC

Court Diagram

May 10, 2016 | A109





Key plan

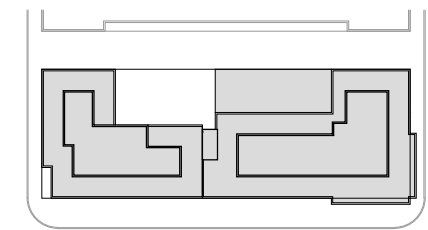


400 Florida Avenue | Washington DC

May 10, 2016 | A201



Sw View



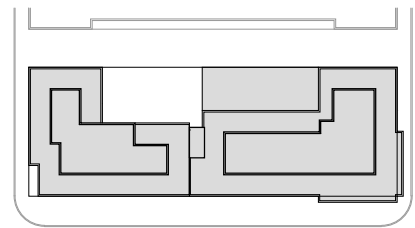
Key plan



400 Florida Avenue | Washington DC

Se View

May 10, 2016 | A202



Key plan



400 Florida Avenue | Washington DC

May 10, 2016 | A203



Street View