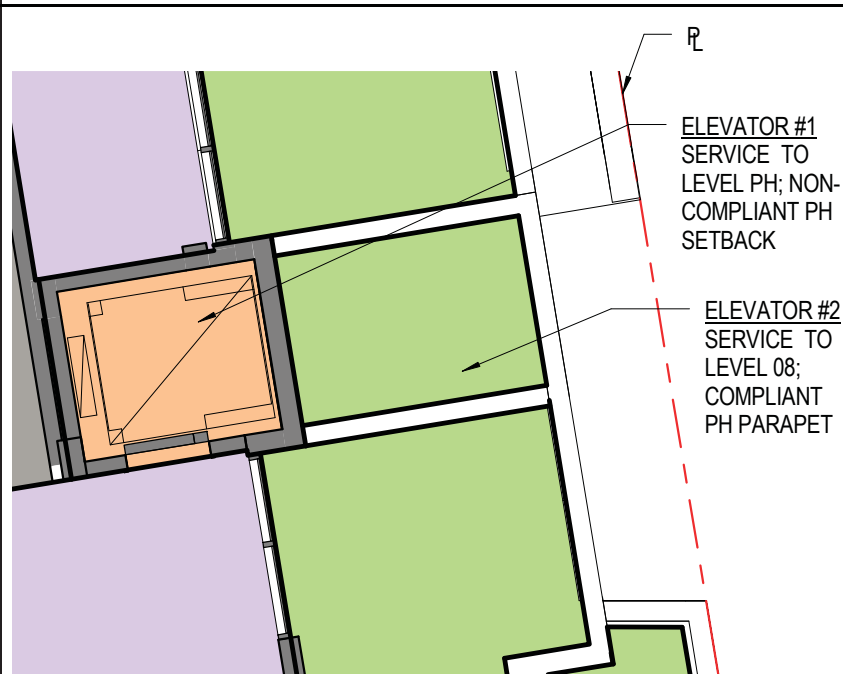


**PENTHOUSE SETBACKS**

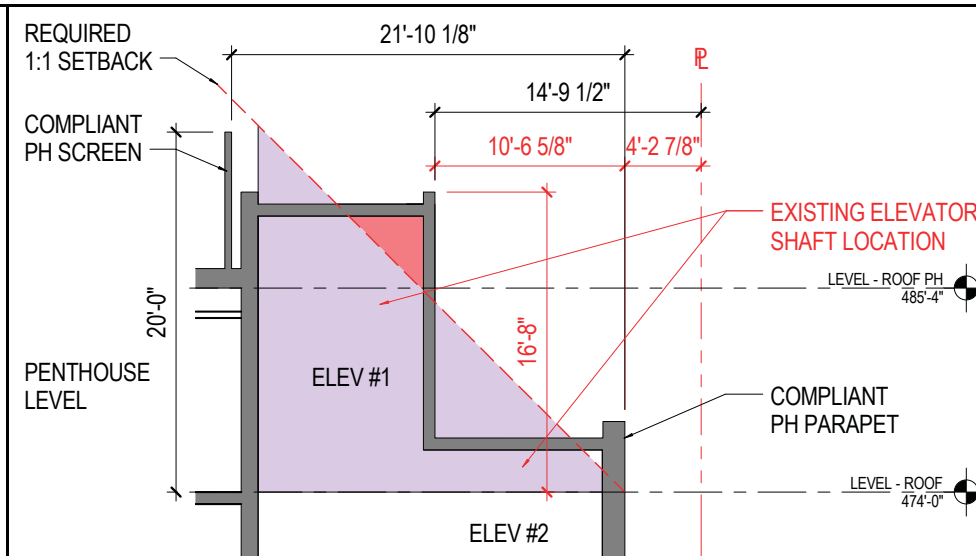
1502.1 PENTHOUSES, SCREENING AROUND UNENCLOSED MECHANICAL EQUIPMENT, ROOFTOP PLATFORMS FOR SWIMMING POOLS, ROOF DECKS, TRELLISES, AND ANY GUARD RAIL ON A ROOF SHALL BE SETBACK FROM THE EDGE OF THE ROOF UPON WHICH IT IS LOCATED AS FOLLOWS:

(A) A DISTANCE EQUAL TO ITS HEIGHT FROM THE FRONT BUILDING WALL OF THE ROOF UPON WHICH IT IS LOCATED;

(B) A DISTANCE EQUAL TO ITS HEIGHT FROM THE REAR BUILDING WALL OF THE ROOF UPON WHICH IT IS LOCATED;



**PENTHOUSE LEVEL FLOOR PLAN**

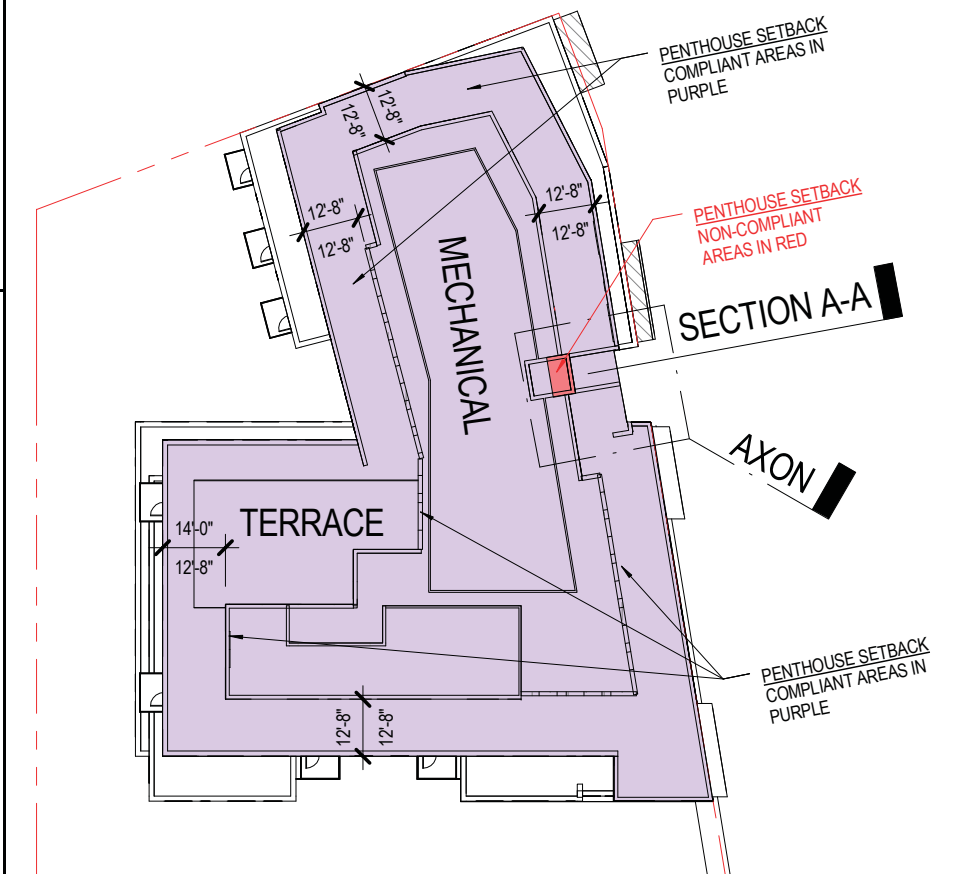


**SECTION A-A**

**PENTHOUSE SETBACK**

PENTHOUSE HEIGHT @ ELEVATOR OVERRUN: 16'-8"  
REQUIRED PENTHOUSE SETBACK (1:1 SETBACK): 16'-8"

PENTHOUSE SETBACK PROVIDED: 10'-6 5/8" NON-COMPLIANT



**KEY PLAN - PENTHOUSE SETBACK**

DATE: NOVEMBER 21, 2016

PUD APPLICATION

TITLE: PENTHOUSE SETBACK DIAGRAMS

NUMBER: A-23

# IZ UNIT REQUIREMENT

## IZ UNIT CALCULATIONS

### REQUIREMENT:

8% X BUILDING AREA DEVOTED TO RES. USE  
AT 80% AMI AFFORDABILITY

### PROVIDED:

8% X BUILDING AREA DEVOTED TO RES. USE

TOTAL GFA:	134,664 SF
NET RETAIL AREA:	12,119 SF
NET COMMON AREA	33,307 SF

RES. NET AREA:	89,238 SF
RES. AREA OVER PUBLIC SPACE	700 SF
RES. AREA IN CELLAR SPACE	0 SF
TOTAL RES. NET AREA:	89,938 SF

### REQUIRED

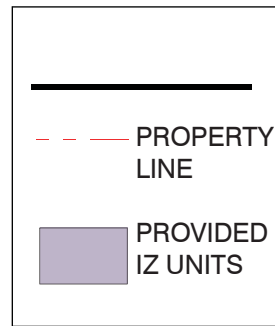
89,938 SF X 8% (AT 80% AMI) = 7,195 SF

### PROVIDED

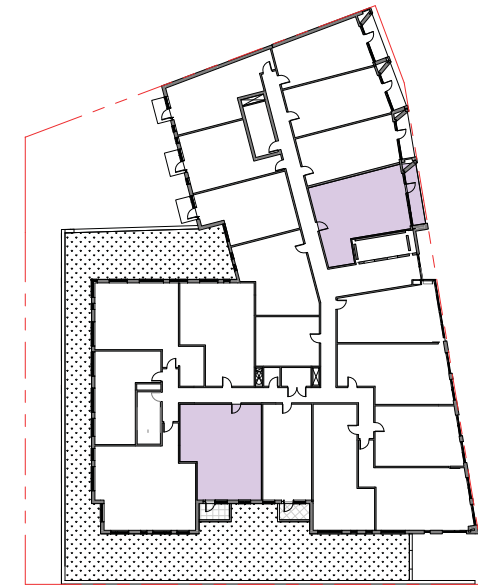
50% AT 50% AMI

50% AT 80% AMI

**MINIMUM SF PROVIDED** 7,195 SF



**NOTE:** INTERIOR LAYOUTS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE ON FINAL PLANS. FINAL IZ UNIT LOCATIONS SUBJECT TO CHNAGE PER FINAL UNIT COUNT AND UNIT MIX.



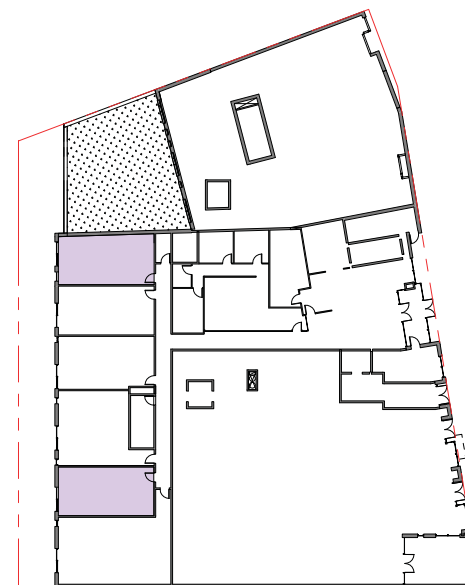
**LEVEL 02 - RESIDENTIAL**

**4260 WISCONSIN AVE NW - UNIT MATRIX**

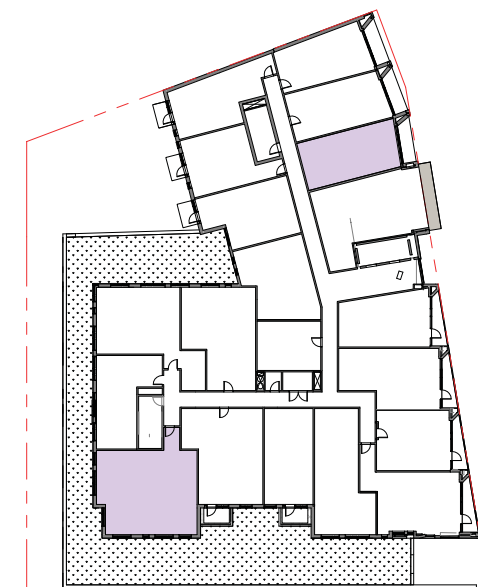
UNIT TYPE	AVE. UNIT SIZE (gsf)	LEVEL 01-S	LEVEL 02	LEVEL 03	LEVEL 04	LEVEL 05	LEVEL 06	LEVEL 07	LEVEL 08	NUMBER OF UNITS	SF Per Type	UNIT MIX
1 BR, STUDIO	651	6	18	18	16	17	19	18	18	130	84568	96%
2 BR	895	0	1	1	2	2	0	0	0	6	5371	4%
<b>TOTAL</b>	<b>773</b>	<b>6</b>	<b>19</b>	<b>19</b>	<b>18</b>	<b>19</b>	<b>19</b>	<b>18</b>	<b>18</b>	<b>136</b>	<b>89938</b>	<b>100%</b>

**IZ UNIT MIX**

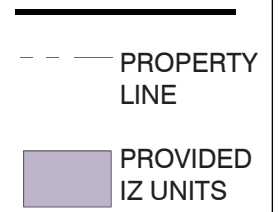
UNIT TYPE	LEVEL 01-S	LEVEL 02	LEVEL 03	LEVEL 04	LEVEL 05	LEVEL 06	LEVEL 07	LEVEL 08	NUMBER OF UNITS	SF	UNIT MIX
1 BR, STUDIO	2	2	1	2	2	1	1		11		92%
2 BR	0	0	1	0	0	0	0	0	1		8%
<b>TOTAL</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>12</b>	<b>7195 Min.</b>	<b>100%</b>



**LEVEL 01 - SOUTH RETAIL / RESIDENTIAL**



**LEVEL 03 - RESIDENTIAL**



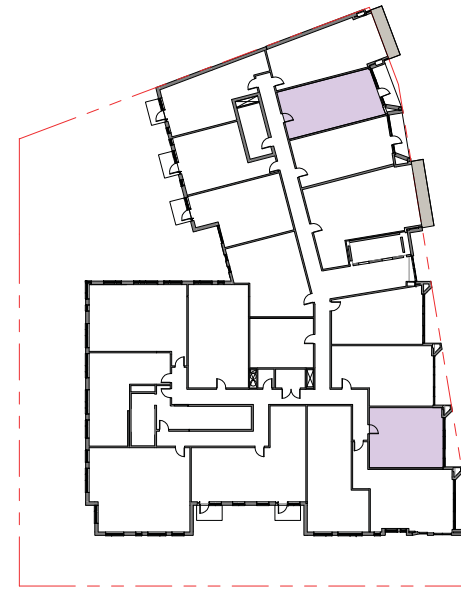
**NOTE:** INTERIOR LAYOUTS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE ON FINAL PLANS. FINAL IZ UNIT LOCATIONS SUBJECT TO CHNAGE PER FINAL UNIT COUNT AND UNIT MIX.

DATE:  
NOVEMBER 21, 2016

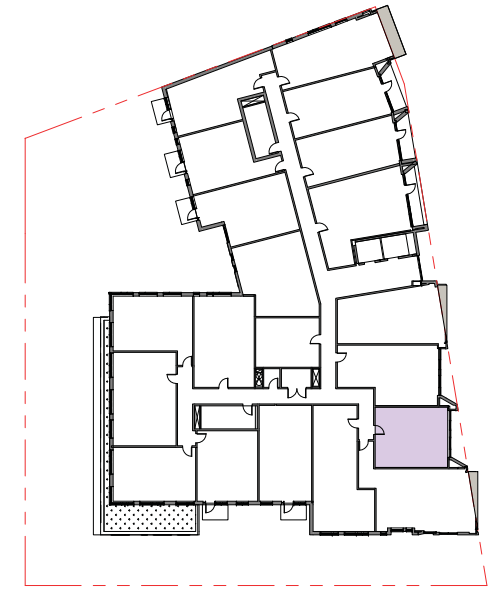
PUD APPLICATION

TITLE:  
INCLUSIONARY ZONING DIAGRAMS

NUMBER:  
A-25



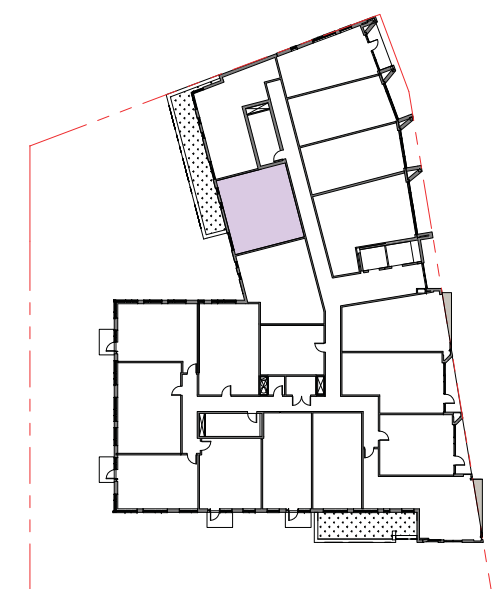
**LEVEL 04 - RESIDENTIAL**



**LEVEL 06 - RESIDENTIAL**



**LEVEL 05 - RESIDENTIAL**



**LEVEL 07 - RESIDENTIAL**



9 AM

12 NOON

3 PM

SUMMER SOLSTICE

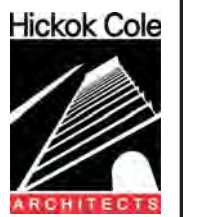


WINTER SOLSTICE



4620 WISCONSIN AVENUE NW

Square 1732  
Washington DC 20016



DATE:  
NOVEMBER 21, 2016

PUD APPLICATION

TITLE:  
SHADOW STUDIES -  
PROPOSED DESIGN

NUMBER:

A-26





4620 WISCONSIN AVENUE NW

Square 1732  
Washington DC 20016



DATE:  
NOVEMBER 21, 2016

PUD APPLICATION

TITLE:  
SHADOW  
STUDIES - BY  
RIGHT

NUMBER:

A-27

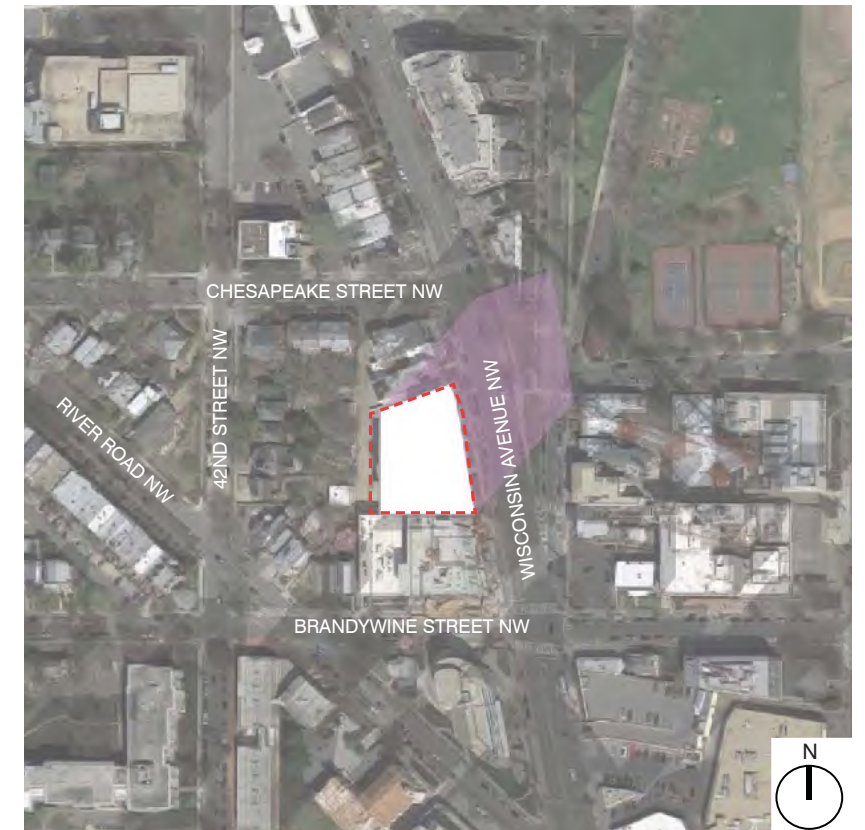
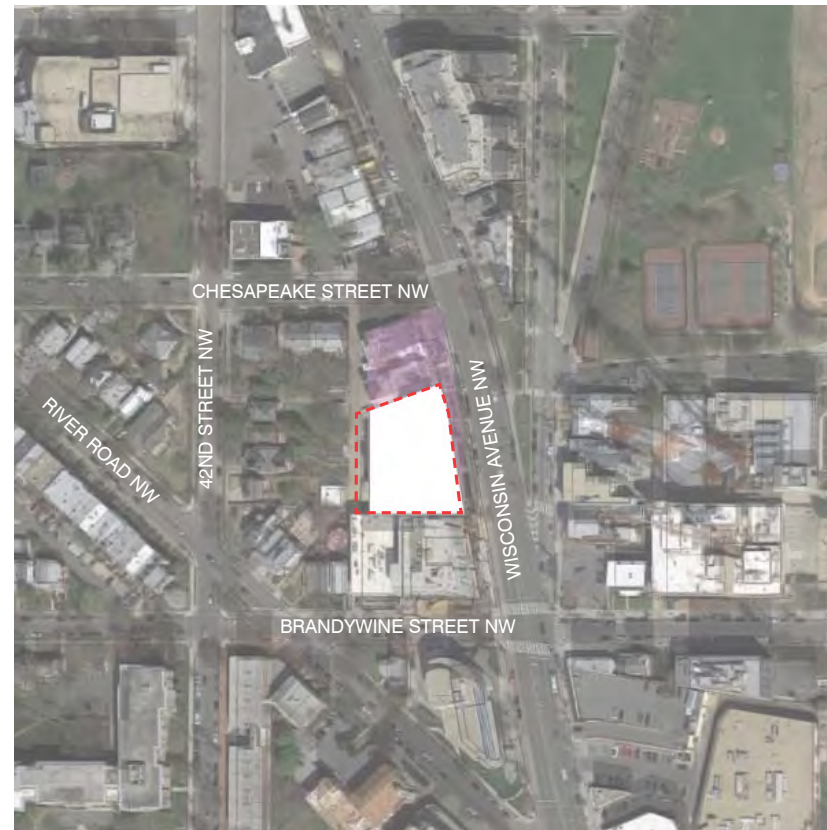
### SUMMER SOLSTICE

### WINTER SOLSTICE

9 AM

12 NOON

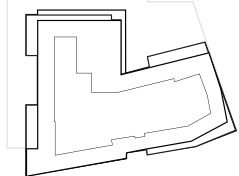
3 PM







**PERSPECTIVE: FROM NORTH ON WISCONSIN AVE**



PRINTED ON 100% RECYCLED CONTENT PAPER



**4620 WISCONSIN AVENUE NW**

Square 1732  
Washington DC 20016



DATE:  
NOVEMBER 21, 2016

PUD APPLICATION

TITLE:  
PERSPECTIVE:  
NORTH ON  
WISCONSIN AVE

NUMBER:  
A-28





4620 WISCONSIN AVENUE NW

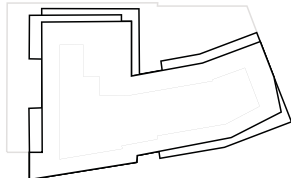
Square 1732  
Washington DC 20016



DATE:  
NOVEMBER 21, 2016  
PUD APPLICATION

TITLE:  
PERSPECTIVE:  
SOUTH ON WISCONSIN AVE

NUMBER:  
A-29



**PERSPECTIVE: FROM SOUTH ON WISCONSIN AVE**





**UIP** urban  
investment partners

4620 WISCONSIN  
AVENUE NW

Square 1732  
Washington DC 20016



DATE:  
NOVEMBER 21, 2016

PUD APPLICATION

TITLE:  
PERSPECTIVE:  
AERIAL ALLEY  
FACADE

NUMBER:  
A- 30

**PERSPECTIVE: AERIAL ALLEY FACADE**

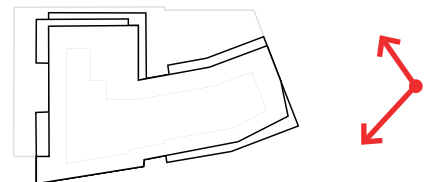






4620 WISCONSIN AVENUE NW

Square 1732  
Washington DC 20016



DATE:  
NOVEMBER 21, 2016  
PUD APPLICATION

TITLE:  
PERSPECTIVE:  
NORTH FACADE  
FROM WISCONSIN  
AVE - EXISTING

NUMBER:  
A-31

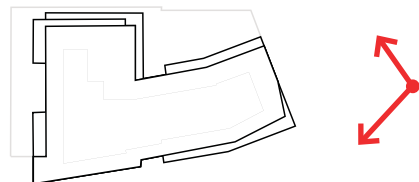
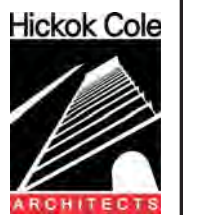
**PERSPECTIVE: NORTH FACADE FROM WISCONSIN AVE - EXISTING CONDITION**





4620 WISCONSIN AVENUE NW

Square 1732  
Washington DC 20016



**PERSPECTIVE: NORTH FACADE FROM WISCONSIN AVE - BY-RIGHT ADJACENT CONSTRUCTION**

DATE:  
NOVEMBER 21, 2016

PUD APPLICATION

TITLE:  
PERSPECTIVE:  
NORTH FACADE  
FROM WISCONSIN  
AVE - BY RIGHT

NUMBER:  
A- 32

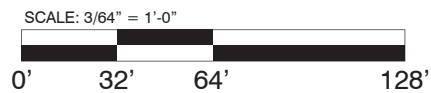


**MATERIALS**

- 1 - FRENCH GRAY WIRECUT FACE BRICK
- 2 - BUFF WIRECUT FACE BRICK
- 3 - COMPOSITE METAL PANEL
- 4 - COMPOSITE METAL FRAME
- 5 - COMPOSITE METAL PANEL SOFFIT
- 6 - COMPOSITE METAL PROFILE
- 7 - COMPOSITE METAL CANOPY
- 8 - STONE BASE
- 9 - ALUMINUM PUNCHED WINDOW SYSTEM
- 10 - ALUMINUM WINDOW WALL SYSTEM
- 11 - ALUMINUM STOREFRONT SYSTEM WITH TRANSPARENT RETAIL GLASS
- 12 - ALUMINUM STOREFRONT SYSTEM WITH TRANSPARENT RESIDENTIAL GLASS
- 13 - ALUMINUM STOREFRONT SYSTEM WITH SPANDREL GLASS
- 14 - ALUMINUM TERRACE DOORS
- 15 - METAL PANEL REVEAL
- 16 - GUARDRAIL WITH PERFORATED METAL INFILL PANEL
- 17 - PERFORATED METAL WINDOW WALL INFILL PANEL
- 18 - OVERHEAD COILING DOOR
- 19 - METAL MECHANICAL SCREENWALL
- 20 - VEGETATED ROOF



**EAST ELEVATION**



DATE:  
NOVEMBER 21, 2016

PUD APPLICATION

TITLE:  
BUILDING  
ELEVATION: EAST

NUMBER:  
**A-33**



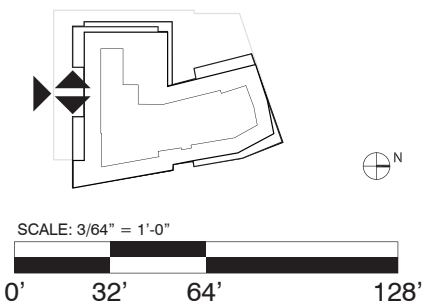


**SOUTH COURT ELEVATIONS**



**SOUTH ELEVATION**

- MATERIALS**
- 1 - FRENCH GRAY WIRECUT FACE BRICK
  - 2 - BUFF WIRECUT FACE BRICK
  - 3 - COMPOSITE METAL PANEL
  - 4 - COMPOSITE METAL FRAME
  - 6 - COMPOSITE METAL PROFILE
  - 9 - ALUMINUM PUNCHED WINDOW SYSTEM
  - 10 - ALUMINUM WINDOW WALL SYSTEM
  - 11 - ALUMINUM STOREFRONT SYSTEM WITH TRANSPARENT RETAIL GLASS
  - 16 - GUARDRAIL WITH PERFORATED METAL INFILL PANEL
  - 17 - PERFORATED METAL WINDOW WALL INFILL PANEL
  - 19 - METAL MECHANICAL SCREENWALL
  - 20 - VEGETATED ROOF







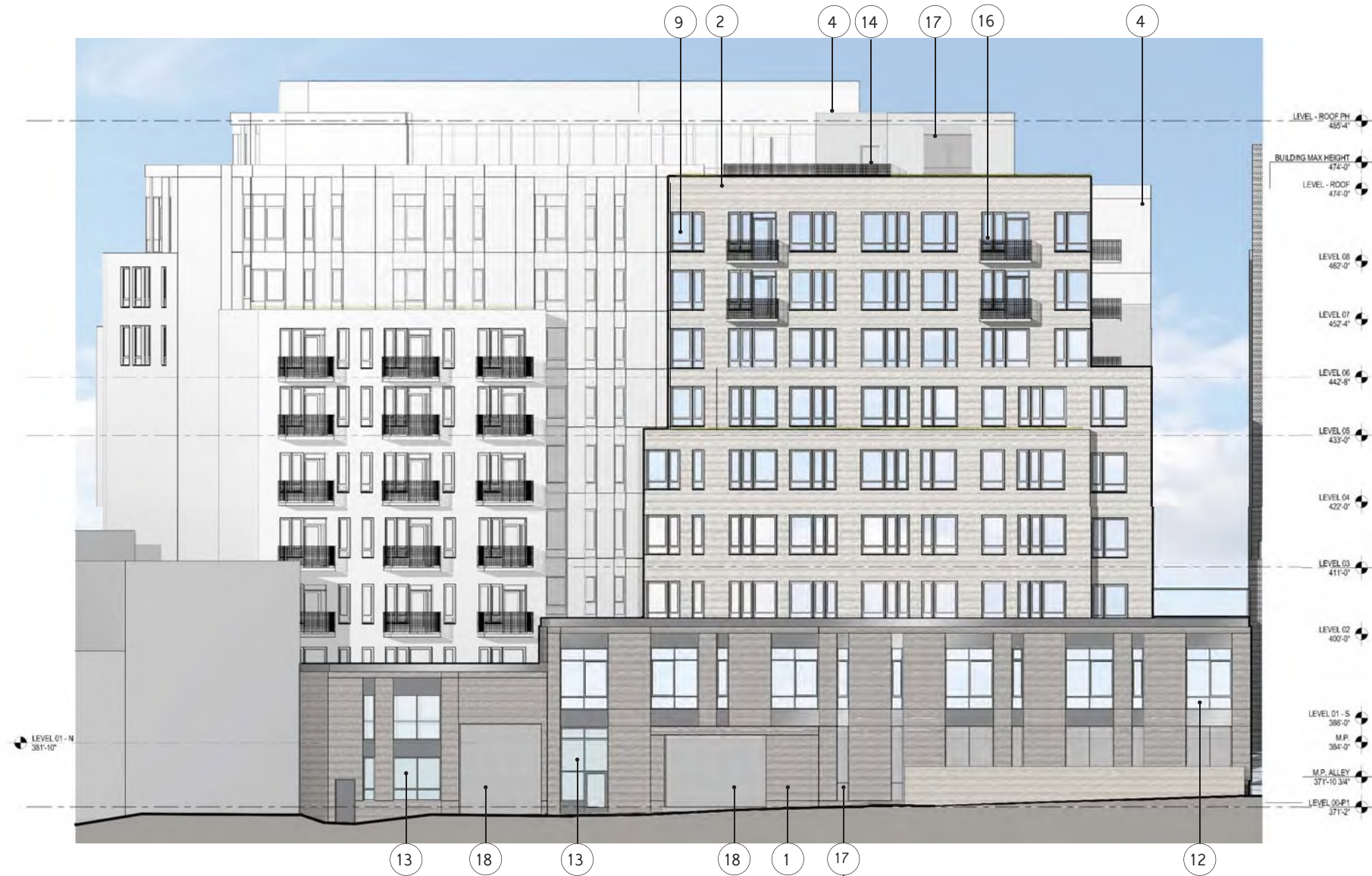
4620 WISCONSIN AVENUE NW

Square 1732 Washington DC 20016

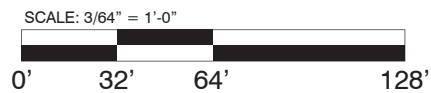
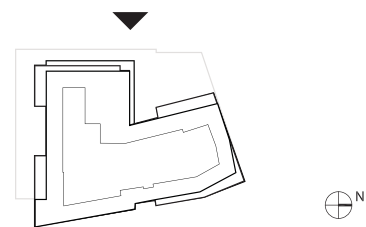


**MATERIALS**

- 1 - FRENCH GRAY WIRECUT FACE BRICK
- 2 - BUFF WIRECUT FACE BRICK
- 4 - COMPOSITE METAL FRAME
- 8 - STONE BASE
- 9 - ALUMINUM PUNCHED WINDOW SYSTEM
- 12 - ALUMINUM STOREFRONT SYSTEM WITH TRANSPARENT RESIDENTIAL GLASS
- 13 - ALUMINUM STOREFRONT SYSTEM WITH SPANDREL GLASS
- 14 - ALUMINUM TERRACE DOORS
- 16 - GUARDRAIL WITH PERFORATED METAL INFILL PANEL
- 17 - PERFORATED METAL WINDOW WALL INFILL PANEL
- 18 - OVERHEAD COILING DOOR
- 19 - METAL MECHANICAL SCREENWALL



**WEST ELEVATION:  
REAR ALLEY - SOUTH TOWER**



DATE: NOVEMBER 21, 2016

PUD APPLICATION

TITLE: BUILDING ELEVATION: REAR ALLEY AT SOUTH

NUMBER: A-35



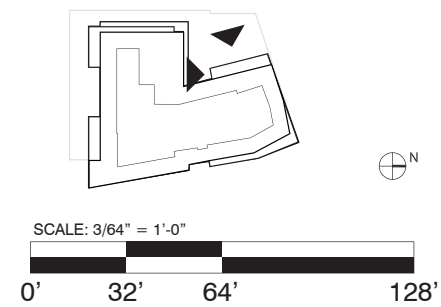


**MATERIALS**

- 1 - FRENCH GRAY WIRECUT FACE BRICK
- 2 - BUFF WIRECUT FACE BRICK
- 3 - COMPOSITE METAL PANEL
- 9 - ALUMINUM PUNCHED WINDOW SYSTEM
- 10 - ALUMINUM WINDOW WALL SYSTEM
- 14 - ALUMINUM TERRACE DOORS
- 16 - GUARDRAIL WITH PERFORATED METAL INFILL PANEL
- 17 - PERFORATED METAL WINDOW WALL INFILL PANEL
- 19 - METAL MECHANICAL SCREENWALL

**SOUTH ELEVATION:  
NORTH TOWER**

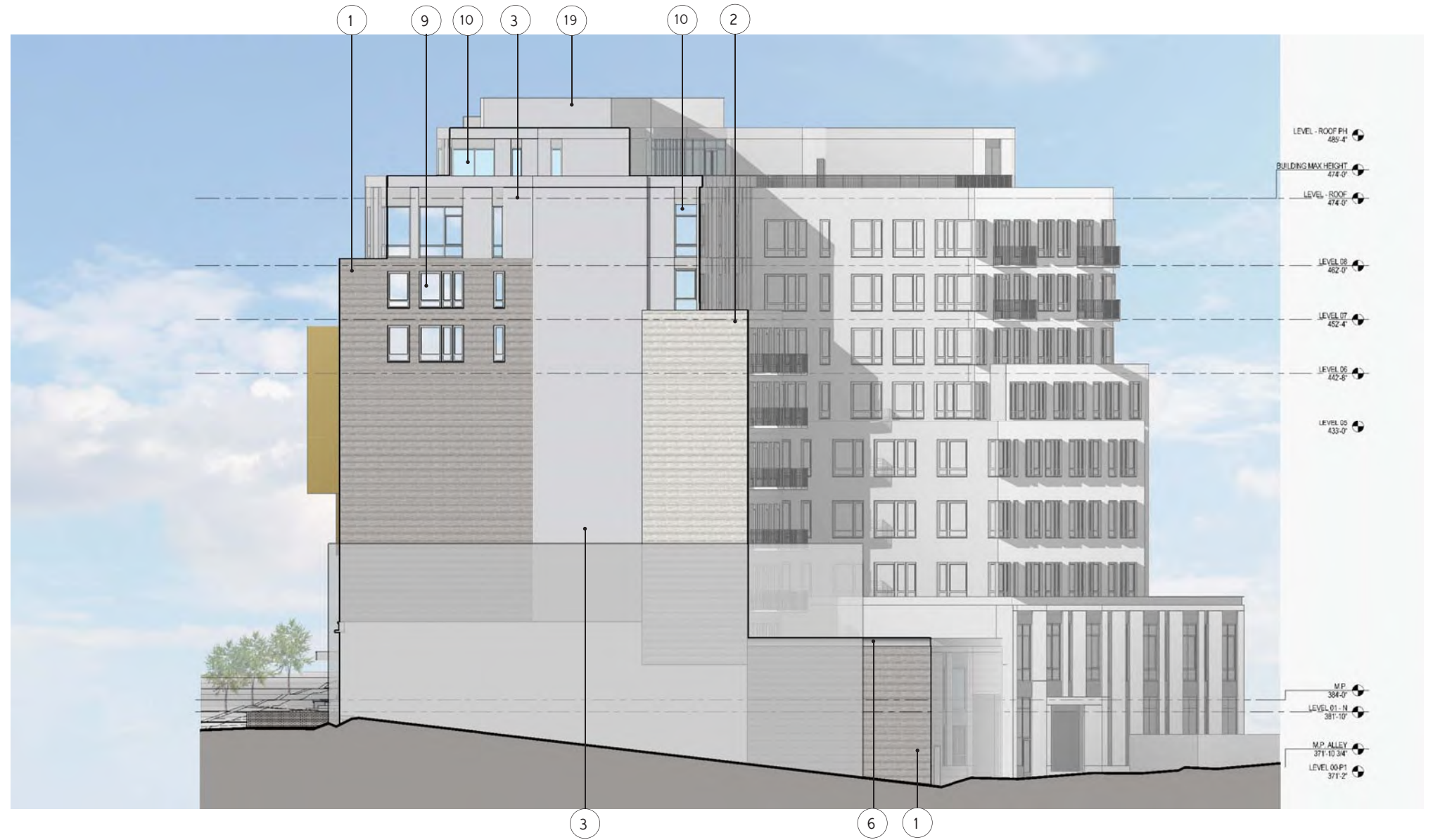
**WEST ELEVATION:  
REAR ALLEY - NORTH TOWER**



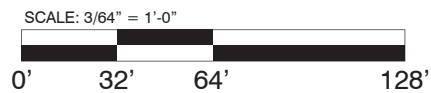
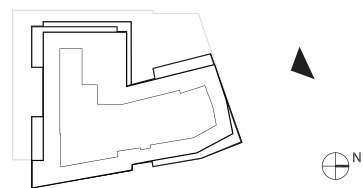


**MATERIALS**

- 1 - FRENCH GRAY WIRECUT FACE BRICK
- 2 - BUFF WIRECUT FACE BRICK
- 3 - COMPOSITE METAL PANEL
- 6 - COMPOSITE METAL PROFILE
- 9 - ALUMINUM PUNCHED WINDOW SYSTEM
- 10 - ALUMINUM WINDOW WALL SYSTEM
- 19 - METAL MECHANICAL SCREENWALL



**NORTH ELEVATION**



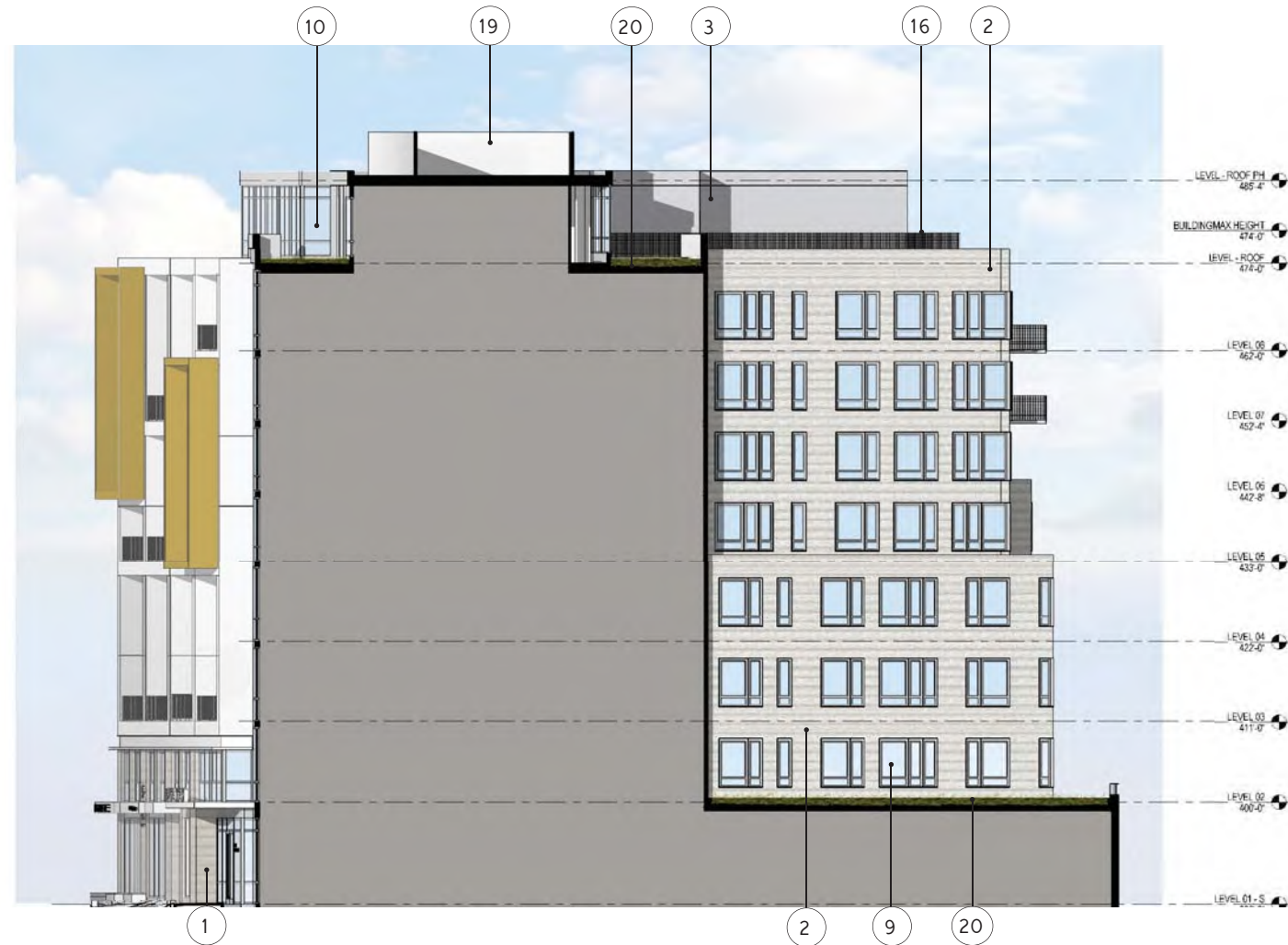
DATE:  
NOVEMBER 21, 2016

PUD APPLICATION

TITLE:  
BUILDING  
ELEVATION:  
NORTH

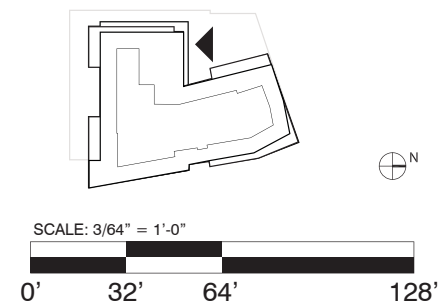
NUMBER:  
**A-37**





- MATERIALS**
- 1 - FRENCH GRAY WIRECUT FACE BRICK
  - 2 - BUFF WIRECUT FACE BRICK
  - 3 - COMPOSITE METAL PANEL
  - 9 - ALUMINUM PUNCHED WINDOW SYSTEM
  - 10 - ALUMINUM WINDOW WALL SYSTEM
  - 16 - GUARDRAIL WITH PERFORATED METAL INFILL PANEL
  - 19 - METAL MECHANICAL SCREENWALL
  - 20 - VEGETATED ROOF

**NORTH ELEVATION:  
SOUTH TOWER**



4620 WISCONSIN AVENUE NW

Square 1732  
Washington DC 20016



DATE:  
NOVEMBER 21, 2016

PUD APPLICATION

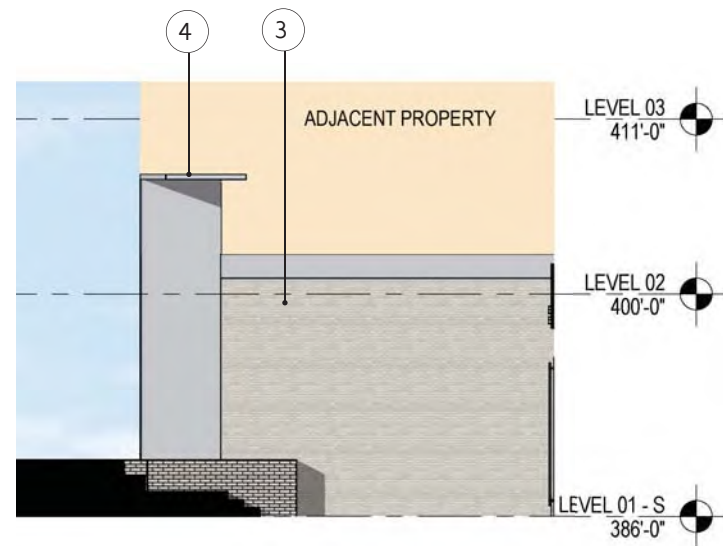
TITLE:  
BUILDING  
ELEVATION:  
NORTH AT SOUTH  
TOWER

NUMBER:  
**A-38**



**MATERIALS**

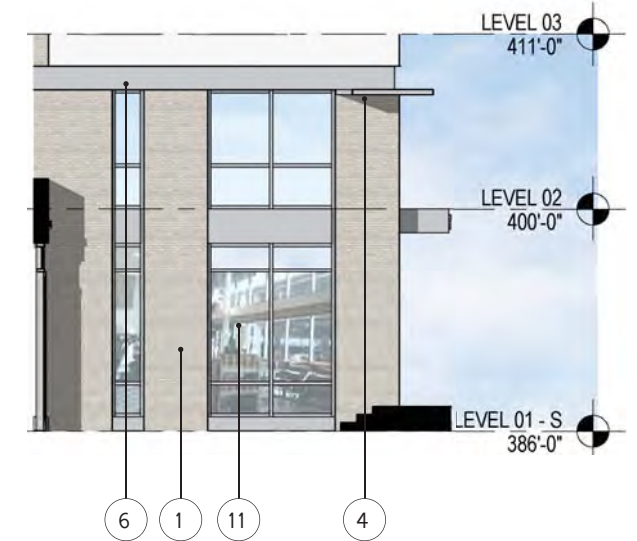
- 1 - FRENCH GRAY WIRECUT FACE BRICK
- 3 - COMPOSITE METAL PANEL
- 4 - COMPOSITE METAL FRAME
- 6 - COMPOSITE METAL PROFILE
- 11 - ALUMINUM STOREFRONT SYSTEM WITH TRANSPARENT RETAIL GLASS



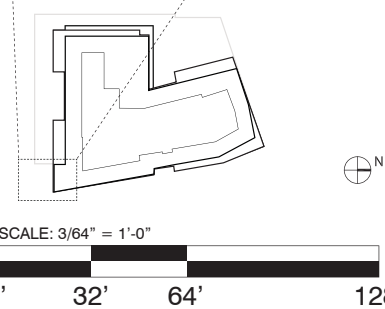
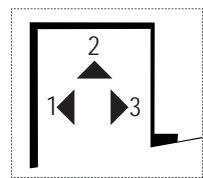
**1 -RETAIL COURT:  
NORTH**



**2 -RETAIL COURT:  
EAST**



**3 -RETAIL COURT:  
SOUTH**



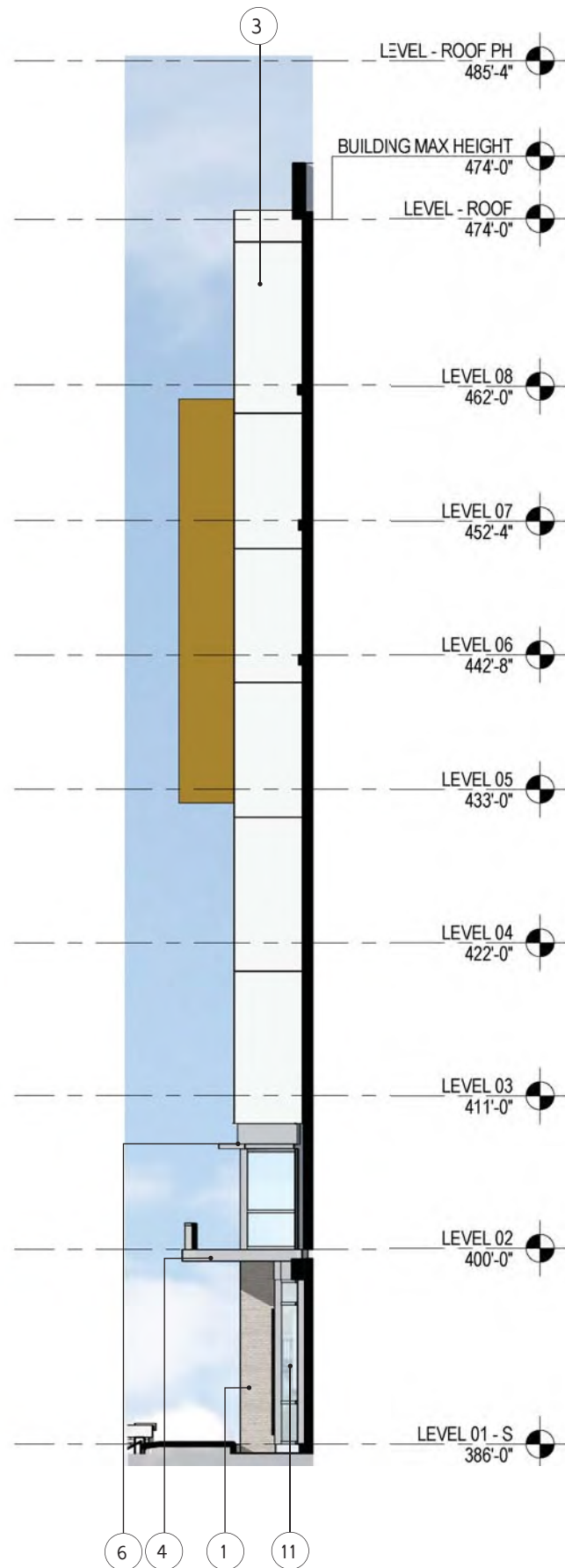
DATE:  
NOVEMBER 21, 2016

PUD APPLICATION

TITLE:  
BUILDING  
ELEVATION:  
RETAIL COURT

NUMBER:  
**A-39**

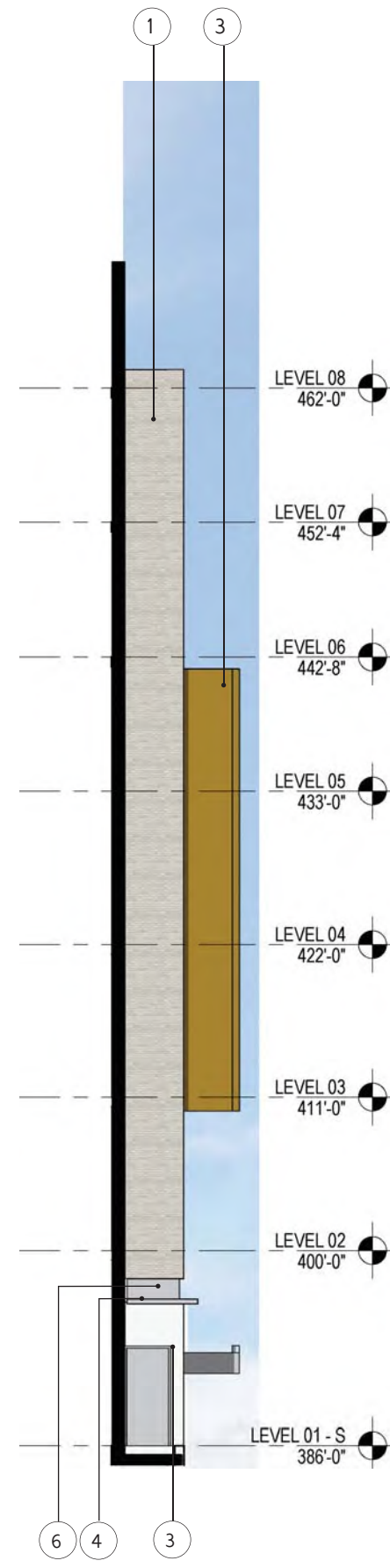




**1 - RESIDENTIAL ENTRY: NORTH**

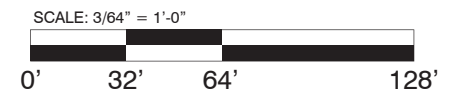
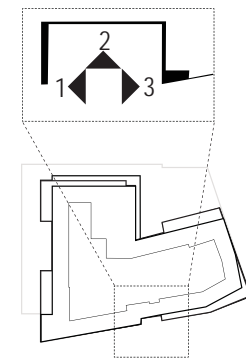


**2 - RESIDENTIAL ENTRY: EAST**

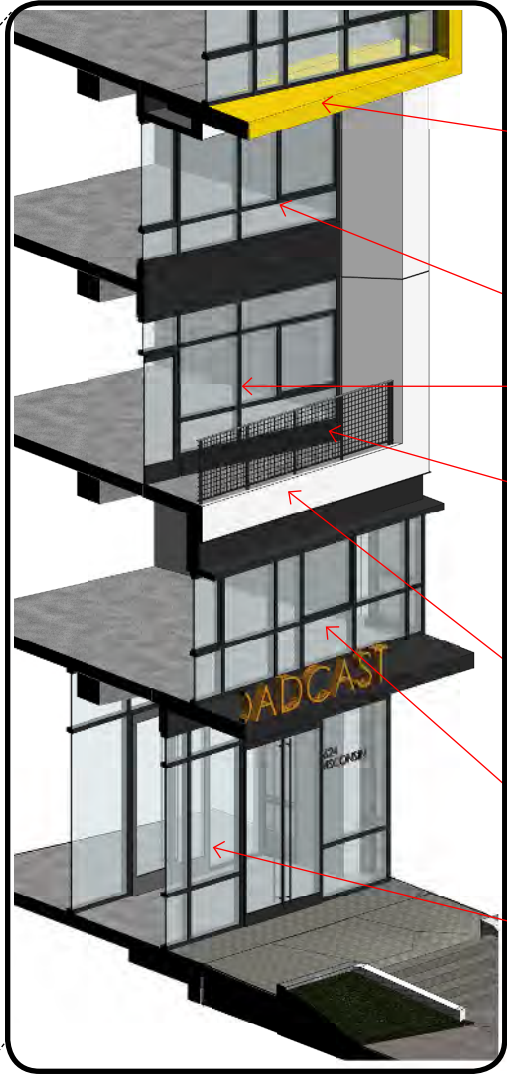
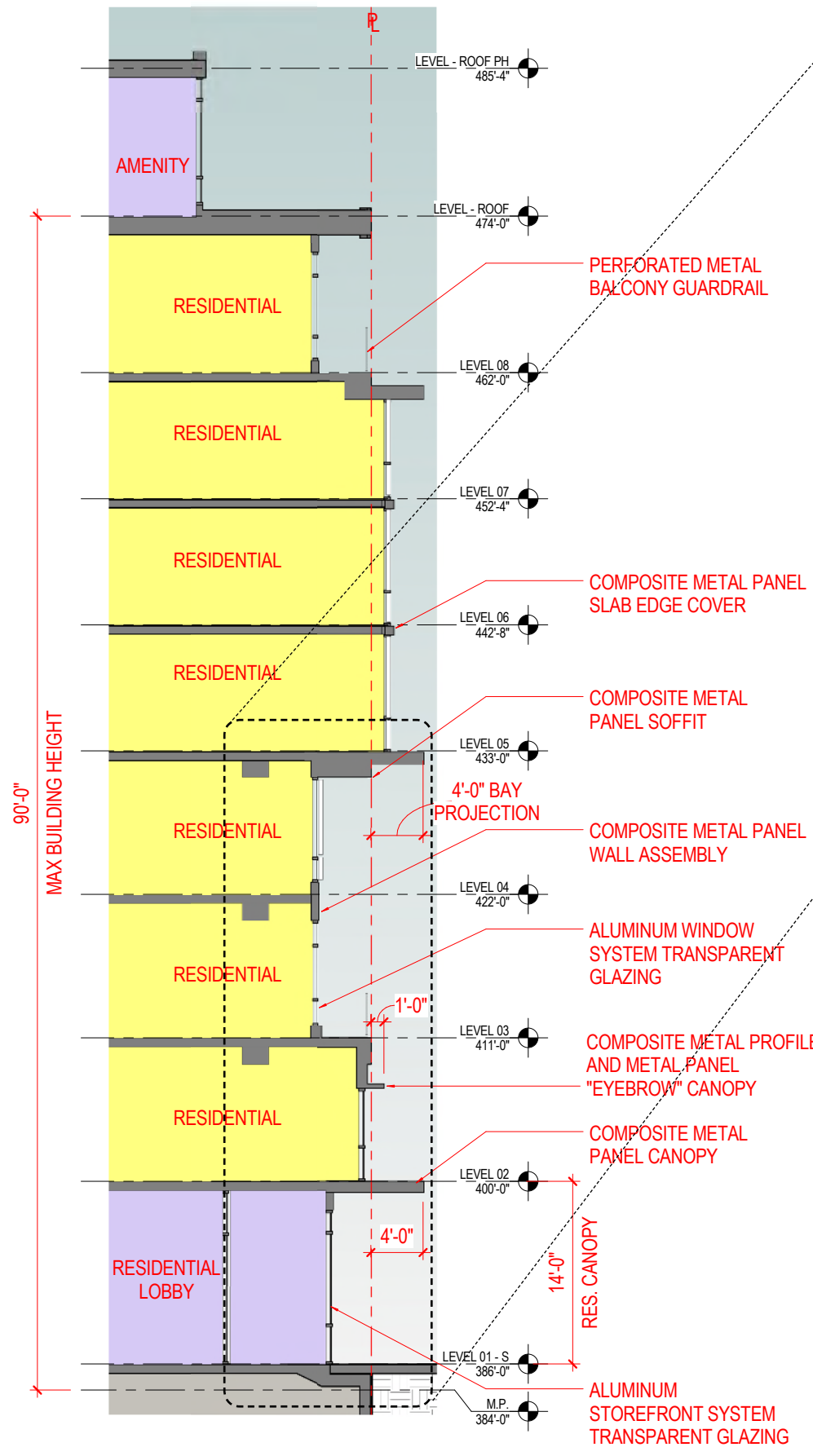





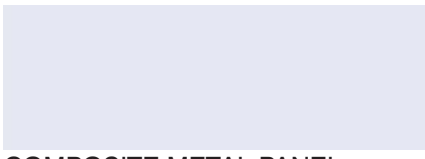
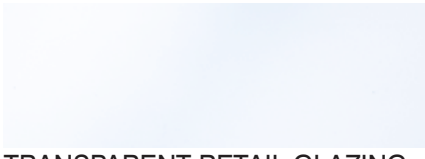
**3 - RESIDENTIAL ENTRY: SOUTH**

- MATERIALS**
- 1 - FRENCH GRAY WIRECUT FACE BRICK
  - 3 - COMPOSITE METAL PANEL
  - 4 - COMPOSITE METAL FRAME
  - 6 - COMPOSITE METAL PROFILE
  - 11 - ALUMINUM STOREFRONT SYSTEM WITH TRANSPARENT RETAIL GLASS





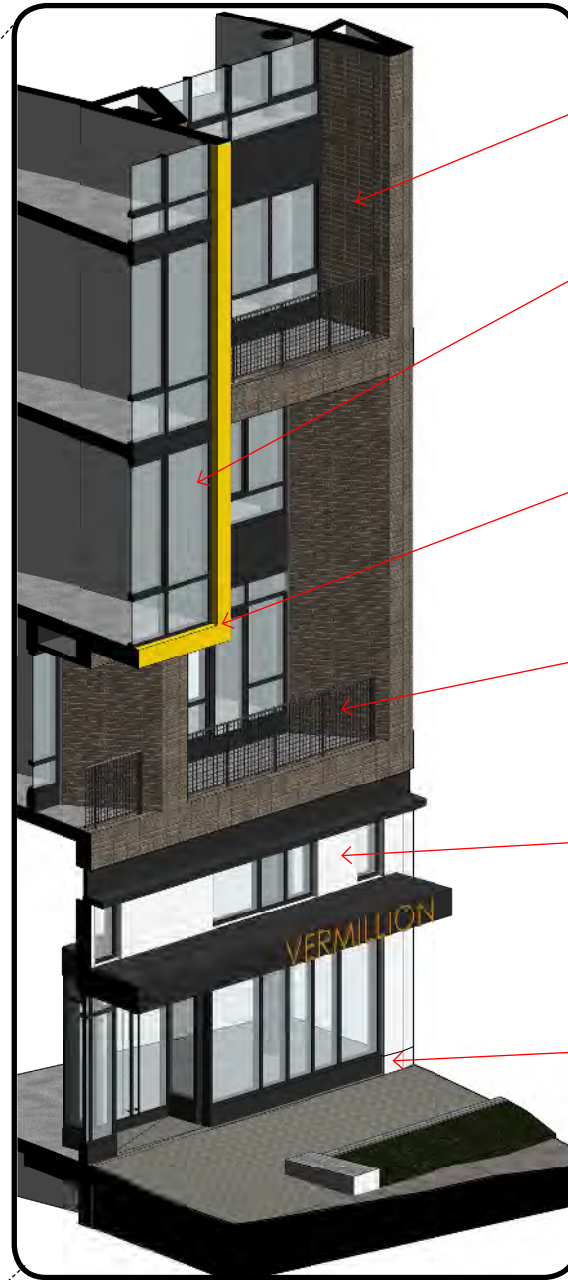
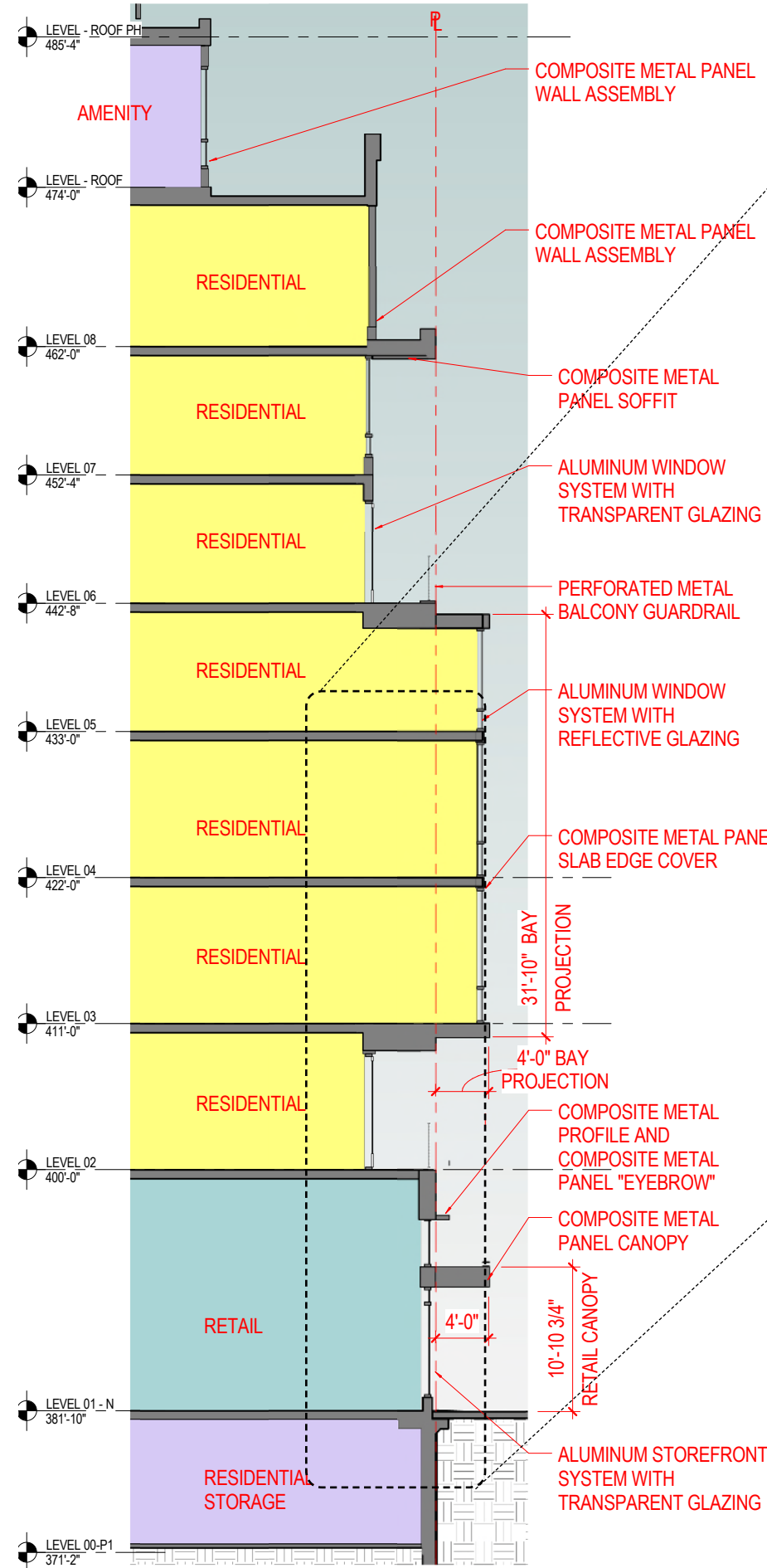


-  COMPOSITE METAL PANEL
-  TRANSPARENT RES. GLAZING
-  PERFORATED METAL
-  COMPOSITE METAL PANEL
-  TRANSPARENT RETAIL GLAZING



**RESIDENTIAL ENTRY BAY**

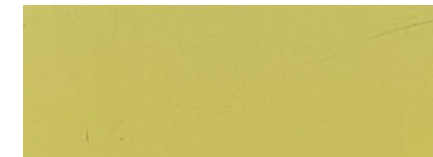




FRENCH GRAY BRICK



TRANSPARENT RES. GLAZING



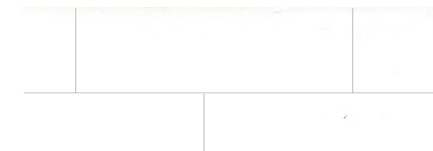
COMPOSITE METAL PANEL



PERFORATED METAL



COMPOSITE METAL PANEL

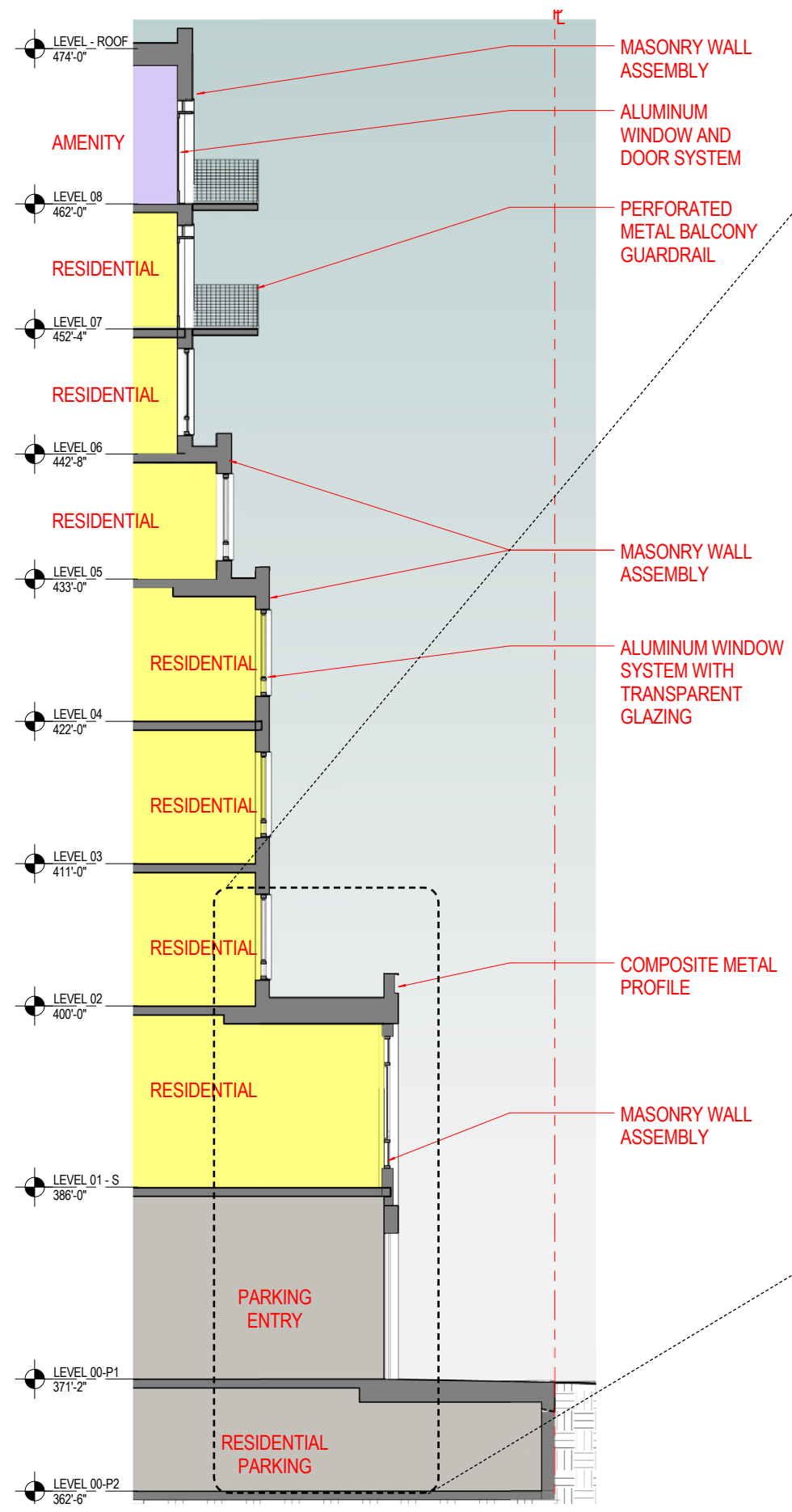


STONE BASE



RETAIL BAY





BUFF BRICK



TRANSPARENT RES. GLAZING



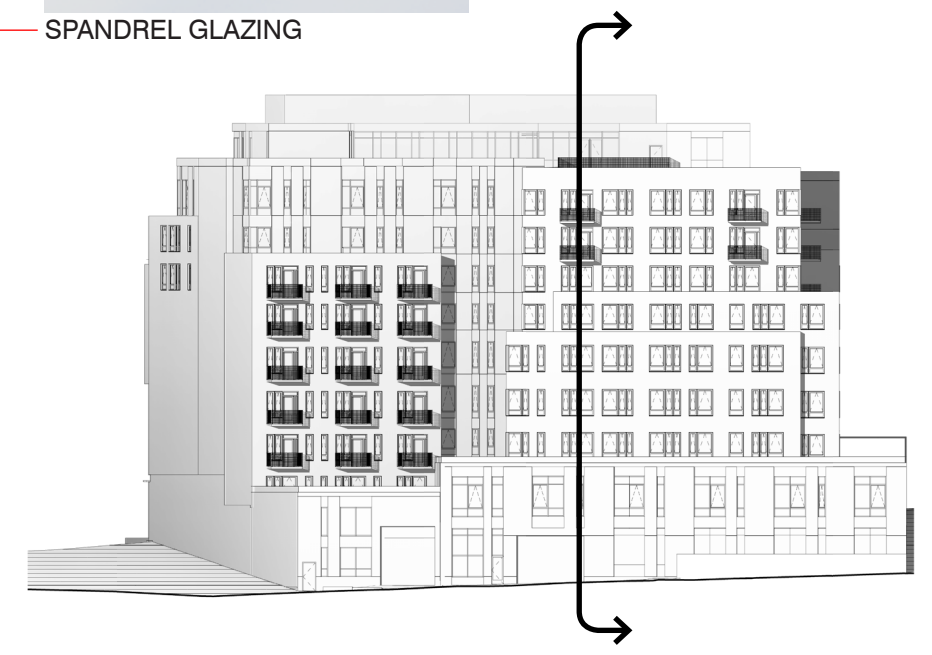
COMPOSITE METAL PANEL



FRENCH GRAY BRICK



SPANDREL GLAZING



**WEST ELEVATION**





METAL LOUVER -  
DARK GRAY



DARK GRAY LAVASTONE



WHITE MARBLE STONE



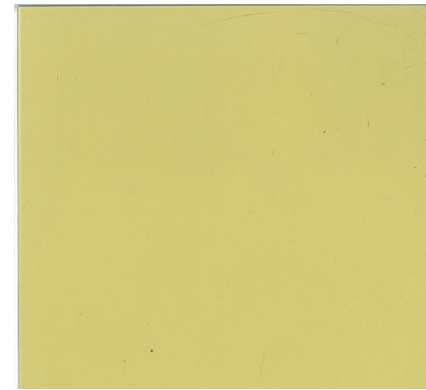
BUFF BRICK



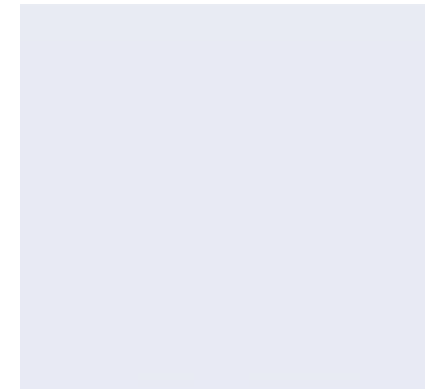
FRENCH GRAY BRICK



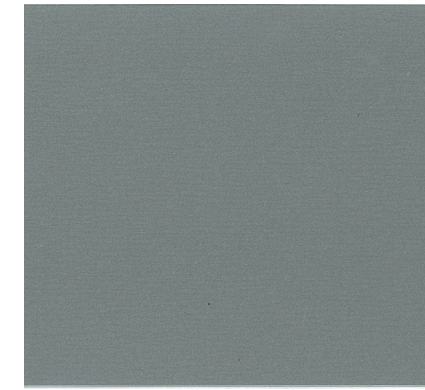
COMPOSITE METAL PANEL -  
LIGHT GRAY



COMPOSITE METAL PANEL -  
YELLOW



COMPOSITE METAL PANEL -  
WHITE



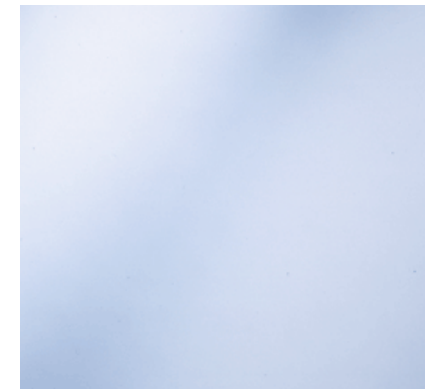
COMPOSITE METAL PANEL -  
DARK GRAY



PERFORATED METAL -  
GUARDRAIL & INFILL PANEL



SPANDREL GLAZING



TRANSPARENT GLAZING -  
RESIDENTIAL



TRANSPARENT GLAZING -  
RETAIL

# MATERIALS





# LEED v2009 for New Construction

4620 Wisconsin Ave



4620 WISCONSIN AVENUE NW

Square 1732 Washington DC 20016

Hickok Cole



DATE: NOVEMBER 21, 2016

PUD APPLICATION

TITLE: LEED CHECKLIST

NUMBER:

A-45

## 20 3 3 Sustainable Sites Possible Points: 26

Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
	1		Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
		2	Credit 4.4	Alternative Transportation—Parking Capacity	2
	1		Credit 5.1	Site Development—Protect or Restore Habitat	1
1			Credit 5.2	Site Development—Maximize Open Space	1
1			Credit 6.1	Stormwater Design—Quantity Control	1
	1		Credit 6.2	Stormwater Design—Quality Control	1
1			Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
		1	Credit 8	Light Pollution Reduction	1

## 6 2 2 Water Efficiency Possible Points: 10

Y			Prereq 1	Water Use Reduction—20% Reduction	
2	2		Credit 1	Water Efficient Landscaping	4
		2	Credit 2	Innovative Wastewater Technologies	2
4			Credit 3	Water Use Reduction	4

## 10 4 21 Energy and Atmosphere Possible Points: 35

Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
5	2	12	Credit 1	Optimize Energy Performance	19
		7	Credit 2	On-Site Renewable Energy	7
2			Credit 3	Enhanced Commissioning	2
		2	Credit 4	Enhanced Refrigerant Management	2
1	2		Credit 5	Measurement and Verification	3
2			Credit 6	Green Power	2

## 7 2 5 Materials and Resources Possible Points: 14

Y			Prereq 1	Storage and Collection of Recyclables	
2	1		Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof (55%, 75%, 95%)	3
		1	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	2
		2	Credit 3	Materials Reuse	2
2			Credit 4	Recycled Content	2
1	1		Credit 5	Regional Materials	2
		1	Credit 6	Rapidly Renewable Material	1
		1	Credit 7	Certified Wood	1

## 9 1 5 Indoor Environmental Quality Possible Points: 15

Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			Credit 1	Outdoor Air Delivery Monitoring	1
		1	Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
		1	Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
		1	Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
	1		Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems—Lighting Controls	1
1			Credit 6.2	Controllability of Systems—Thermal Comfort	1
1			Credit 7.1	Thermal Comfort—Design	1
		1	Credit 7.2	Thermal Comfort—Verification	1
		1	Credit 8.1	Daylight and Views—Daylight	1
1			Credit 8.2	Daylight and Views—Views	1

## 6 0 0 Innovation and Design Process Possible Points: 6

1			Credit 1.1	Innovation in Design: Exemplary Performance SSc4.1	1
1			Credit 1.2	Innovation in Design: Exemplary Performance SSc7.1	1
1			Credit 1.3	Innovation in Design: Exemplary Performance SSc2	1
1			Credit 1.4	Innovation in Design: Integrated Pest Management	1
1			Credit 1.5	Innovation in Design: Green Housekeeping	1
1			Credit 2	LEED Accredited Professional	1

## 2 1 1 Regional Priority Credits (20016) Possible Points: 4

		1	Credit 1.1	Regional Priority: EAc1 40% new/ 36% existing	1
1			Credit 1.2	Regional Priority: SSc6.1	1
	1		Credit 1.3	Regional Priority: SSc5.1	1
1			Credit 1.4	Regional Priority: EAc2 (1%), WEc2, or MRc1.1(75%)	1

## 60 13 37 Total Possible Points: 110

