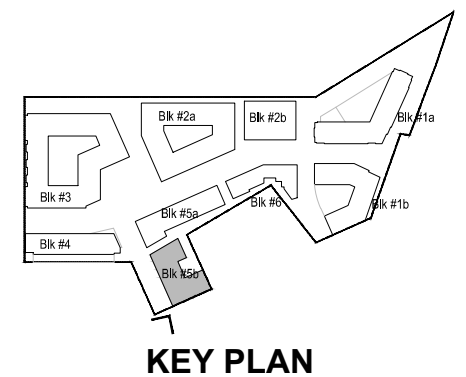


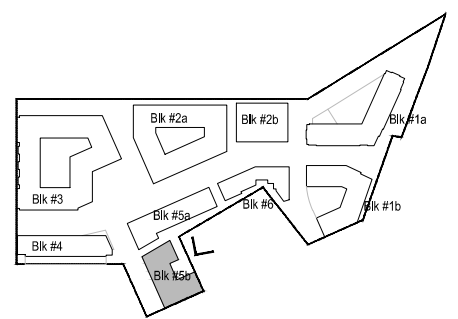


1. The unique "saw-tooth" facade fenestration highlights the Rhode Island Ave. facade and corner condition.
2. The repetitive brick facade identifies with industrial buildings of the past.
3. The two story base helps separate the public and private realms.
4. The brick reveals help emphasize the proportions of the facade.
5. The corner element helps identify the building entrance location.

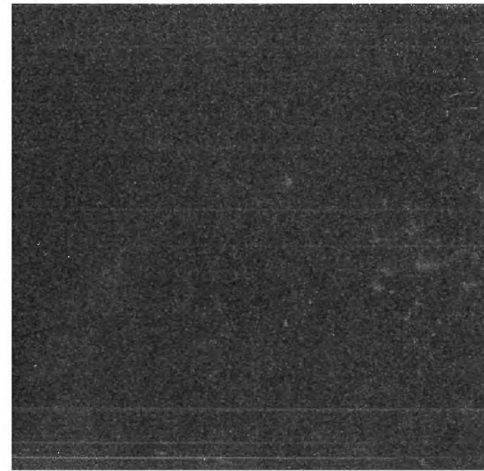




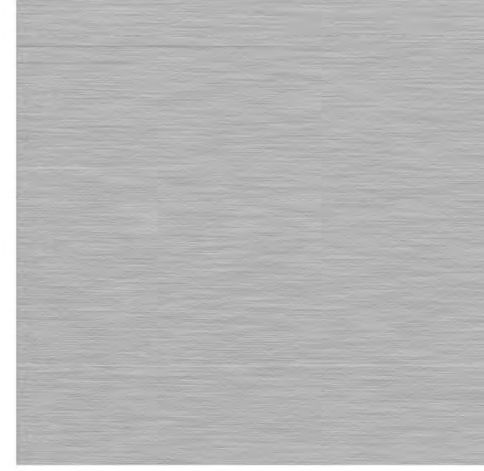
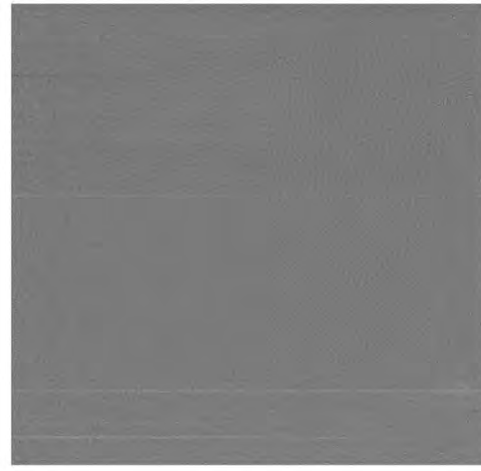
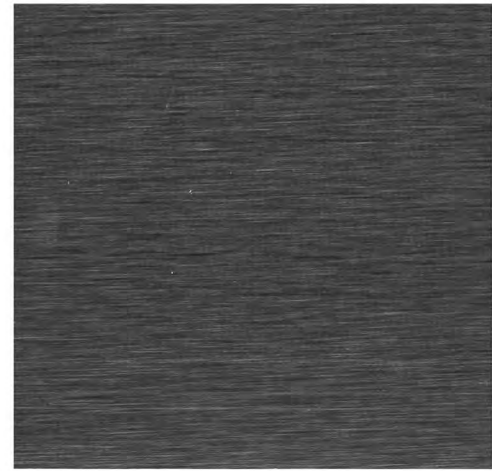
1. Building set back emphasizes brick facade proportions but also allows for outdoor views
2. Vertical metal elements help blend the masonry facades with the rest of the building
3. Deep balconies extend the interior, blurring the line between the interior and exterior
4. Multiple terraces brings the building scale down and gives the opportunity to experience the outdoors



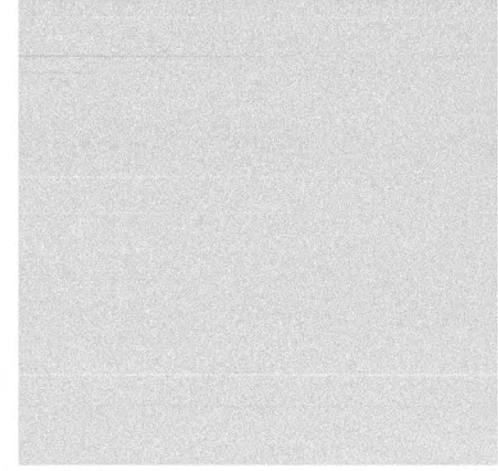
KEY PLAN



Metal Panel 1 Palette



Metal Panel 2 Palette



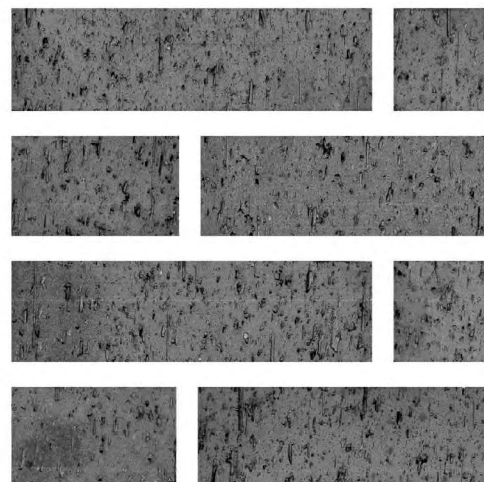
Brick 1 Palette



Brick 2 Palette



Brick 3 Palette



Precast Stone 1



Precast Stone 2



Precast Stone 3

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LEED for Homes Mid-rise Pilot Simplified Project Checklist (continued)

				Max	Project Points			
				Pts	Preliminary			Final
				Max	Y/Pts	Maybe	No	Y/Pts
Water Efficiency (WE) (Minimum of 3 WE Points Required) OR								
1. Water Reuse	1	Water Reuse for MID-RISE		5	0	0	0	0
2. Irrigation System	2.1	High Efficiency Irrigation System for MID-RISE	WE 2.2	2	2	0	0	0
	2.2	Reduce Overall Irrigation Demand by at Least 45% for MID-RISE		2	0	0	0	0
3. Indoor Water Use	3.1	High-Efficiency Fixtures and Fittings		3	1	0	0	0
	3.2	Very High Efficiency Fixtures and Fittings		6	4	0	0	0
	3.3	Water Efficient Appliances for MID-RISE		2	2	0	0	0
Sub-Total for WE Category:				15	9	0	0	0
Energy and Atmosphere (EA) (Minimum of 0 EA Points Required) OR								
1. Optimize Energy Performance	1.1	Minimum Energy Performance for MID-RISE		Prereq	Y			
	1.2	Testing and Verification for MID-RISE		Prereq	Y			
	1.3	Optimize Energy Performance for MID-RISE		34	10	0	0	0
7. Water Heating	7.1	Efficient Hot Water Distribution		2	0	0	0	0
	7.2	Pipe Insulation		1	1	0	0	0
11. Residential Refrigerant Management	11.1	Refrigerant Charge Test		Prereq	Y			
	11.2	Appropriate HVAC Refrigerants		1	1	0	0	0
Sub-Total for EA Category:				38	12	0	0	0
Materials and Resources (MR) (Minimum of 2 MR Points Required) OR								
1. Material-Efficient Framing	1.1	Framing Order Waste Factor Limit		Prereq	Y			
	1.2	Detailed Framing Documents	MR 1.5	1	0	0	N	0
	1.3	Detailed Cut List and Lumber Order	MR 1.5	1	0	0	N	0
	1.4	Framing Efficiencies	MR 1.5	3	0	0	N	0
	1.5	Off-site Fabrication		4	0	0	N	0
2. Environmentally Preferable Products	2.1	FSC Certified Tropical Wood		Prereq	Y			
	2.2	Environmentally Preferable Products		8	2	1	0	0
3. Waste Management	3.1	Construction Waste Management Planning		Prereq	Y			
	3.2	Construction Waste Reduction		3	2	0.5	0	0
Sub-Total for MR Category:				16	4	1.5	0	0
Indoor Environmental Quality (EQ) (Minimum of 6 EQ Points Required) OR								
2. Combustion Venting	2	Basic Combustion Venting Measures		Prereq	Y			
3. Moisture Control	3	Moisture Load Control		1	0	0	0	0
4. Outdoor Air Ventilation	4.1	Basic Outdoor Air Ventilation for MID-RISE		Prereq	Y			
	4.2	Enhanced Outdoor Air Ventilation for MID-RISE		2	0	0	0	0
	4.3	Third-Party Performance Testing for MID-RISE		1	0	0	0	0
5. Local Exhaust	5.1	Basic Local Exhaust		Prerequisite	Y			
	5.2	Enhanced Local Exhaust		1	1	0	0	0
	5.3	Third-Party Performance Testing		1	0	1	0	0
6. Distribution of Space Heating and Cooling	6.1	Room-by-Room Load Calculations		Prereq	Y			
	6.2	Return Air Flow / Room by Room Controls		1	0	0	0	0
	6.3	Third-Party Performance Test / Multiple Zones		2	0	0	0	0
7. Air Filtering	7.1	Good Filters		Prereq	Y			
	7.2	Better Filters	EQ 7.3	1	0	1	0	0
	7.3	Best Filters		2	0	0	0	0
8. Contaminant Control	8.1	Indoor Contaminant Control during Construction		1	1	0	0	0
	8.2	Indoor Contaminant Control for MID-RISE		2	1	0	0	0
	8.3	Preoccupancy Flush		1	0	1	0	0
9. Radon Protection	9.1	Radon-Resistant Construction in High-Risk Areas		Prereq	N/A			
	9.2	Radon-Resistant Construction in Moderate-Risk Areas		1	0	0	N	0
10. Garage Pollutant Protection	10.1	No HVAC in Garage for MID-RISE		Prereq	Y			
	10.2	Minimize Pollutants from Garage for MID-RISE	EQ 10.3	2	2	0	0	0
	10.3	Detached Garage or No Garage for MID-RISE		3	0	0	N	0
11. ETS Control	11	Environmental Tobacco Smoke Reduction for MID-RISE		1	1	0	0	0
12. Compartmentalization of Units	12.1	Compartmentalization of Units		Prereq	Y			
	12.2	Enhanced Compartmentalization of Units		1	0	0	N	0
Sub-Total for EQ Category:				21	6	3	0	0
Awareness and Education (AE) (Minimum of 0 AE Points Required)								
1. Education of the Homeowner or Tenant	1.1	Basic Operations Training		Prereq	Y			
	1.2	Enhanced Training		1	0	0	0	0
	1.3	Public Awareness		1	1	0	0	0
2. Education of Building Manager	2	Education of Building Manager		1	1	0	0	0
Sub-Total for AE Category:				3	2	0	0	0



for Homes

LEED for Homes Mid-rise Simplified Project Checklist - SILVER

Builder Name:	MRP
Project Team Leader (if different):	Michael Skena, MRP
Home Address (Street/City/State):	680 Rhode Island Ave NE, Washington, DC

Project Description:

Building type: **Mid-rise multi-family** # of stories: **7**
 # of units: **451** Avg. Home Size Adjustment: **-8**

Adjusted Certification Thresholds

Certified: **37.0** Gold: **67.0**
 Silver: **52.0** Platinum: **82.0**

Project Point Total	Final Credit Category Total Points
Prelim: 70.5 + 7.5 maybe pts Final: 7	ID: 0 SS: 2 EA: 0 EQ: 0
Certification Level	LL: 0 WE: 0 MR: 0 AE: 0
Prelim: Gold Final: Not Certified	<small>Maximum Point Thresholds Not Met for Final Rating</small>

date last updated : 6/7/2016
 last updated by : Andrea Foss (SWA)

Max Project Points
 Pts Preliminary Final

Innovation and Design Process (ID)		(No Minimum Points Required)		OR	Max	Y/Pts	Maybe	No	Y/Pts
1. Integrated Project Planning	1.1	Preliminary Rating			1	Y			
	1.2	Energy Expertise for MID-RISE			1	Y			
	1.3	Professional Credentialed with Respect to LEED for Homes			1	0	0	0	0
	1.4	Design Charrette			1	1	0	0	0
	1.5	Building Orientation for Solar Design			1	0	0	N	0
	1.6	Trades Training for MID-RISE			1	1	0	0	0
2. Durability Management Process									
	2.1	Durability Planning			1	Y			
	2.2	Durability Management			1	Y			
	2.3	Third-Party Durability Management Verification			3	3	0	0	0
3. Innovative or Regional Design	3.1	Innovation #1			1	1	0	0	0
	3.2	Innovation #2			1	1	0	0	0
	3.3	Innovation #3			1	1	0	0	0
	3.4	Innovation #4			1	1	0	0	0
Sub-Total for ID Category:					11	9	0	0	0
Location and Linkages (LL)		(No Minimum Points Required)		OR	Max	Y/Pts	Maybe	No	Y/Pts
1. LEED ND	1	LEED for Neighborhood Development	LL2-6		10	0	0	N	0
2. Site Selection	2	Site Selection			2	2	0	0	0
3. Preferred Locations	3.1	Edge Development			1	1	0	0	0
	3.2	Infill	LL 3.1		2	2	0	0	0
	3.3	Brownfield Redevelopment for MID-RISE			1	0	1	0	0
4. Infrastructure	4	Existing Infrastructure			1	1	0	0	0
5. Community Resources/ Transit	5.1	Basic Community Resources for MID-RISE			1	0	0	0	0
	5.2	Extensive Community Resources for MID-RISE	LL 5.1, 5.3		2	0	0	0	0
	5.3	Outstanding Community Resources for MID-RISE	LL 5.1, 5.2		3	3	0	0	0
6. Access to Open Space	6	Access to Open Space			1	1	0	0	0
Sub-Total for LL Category:					10	9	1	0	0
Sustainable Sites (SS)		(Minimum of 5 SS Points Required)		OR	Max	Y/Pts	Maybe	No	Y/Pts
1. Site Stewardship	1.1	Erosion Controls During Construction			1	Y			
	1.2	Minimize Disturbed Area of Site for MID-RISE			1	1	0	0	0
2. Landscaping	2.1	No Invasive Plants			1	Y			
	2.2	Basic Landscape Design	SS 2.5		1	1	0	0	0
	2.3	Limit Conventional Turf for MID-RISE	SS 2.5		2	2	0	0	0
	2.4	Drought Tolerant Plants for MID-RISE	SS 2.5		1	1	0	0	0
	2.5	Reduce Overall Irrigation Demand by at Least 20% for MID-RISE			3	0	0	0	0
3. Local Heat Island Effects	3.1	Reduce Site Heat Island Effects for MID-RISE			1	1	0	0	0
	3.2	Reduce Roof Heat Island Effects for MID-RISE			1	1	0	0	0
4. Surface Water Management	4.1	Permeable Lot for MID-RISE			2	1	1	0	0
	4.2	Permanent Erosion Controls			1	1	0	0	0
	4.3	Stormwater Quality Control for MID-RISE			2	2	0	0	0
5. Nontoxic Pest Control	5	Pest Control Alternatives			2	1.5	0	0	0
6. Compact Development	6.1	Moderate Density for MID-RISE			2	0	0	2	0
	6.2	High Density for MID-RISE	SS 6.1, 6.3		3	3	0	0	0
	6.3	Very High Density for MID-RISE	SS 6.1, 6.2		4	0	1	0	0
7. Alternative Transportation	7.1	Public Transit for MID-RISE			2	2	0	0	0
	7.2	Bicycle Storage for MID-RISE			1	1	0	0	0
	7.3	Parking Capacity/Low-Emitting Vehicles for MID-RISE			1	1	0	0	0
Sub-Total for SS Category:					22	19.5	2	2	0



Warehouse Masonry Articulation



Masonry and Glass Vertical Articulation and Proportion



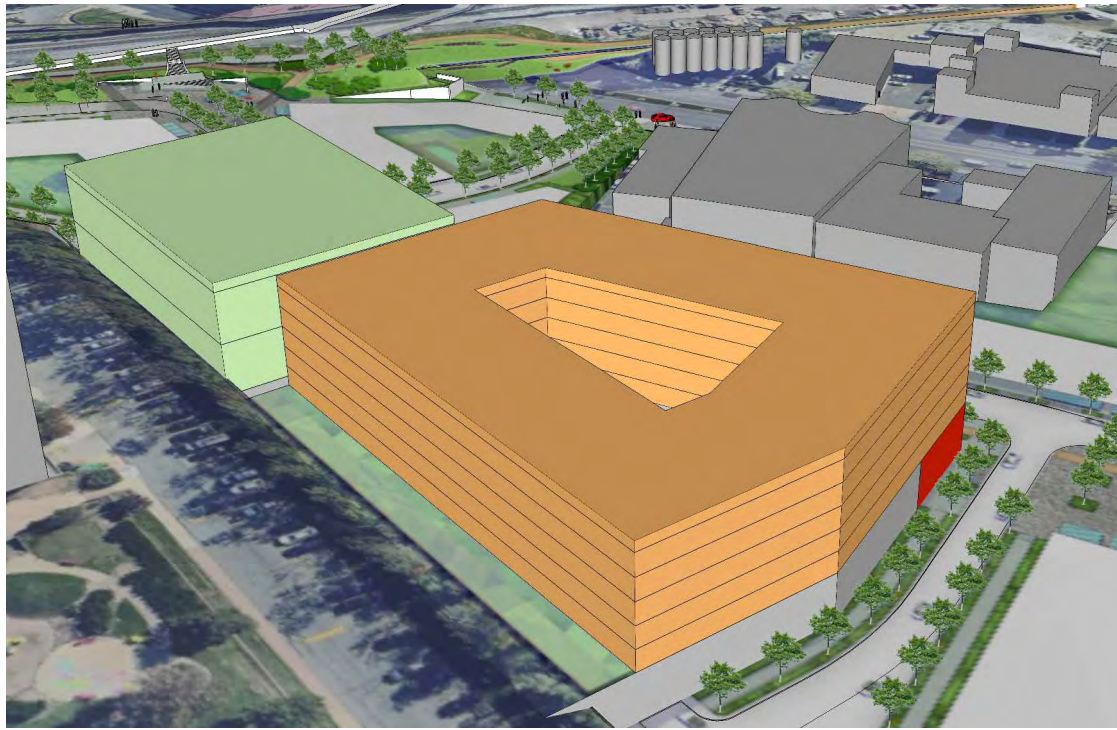


Metal Frame Expression/ Openings vs Solid Ratio



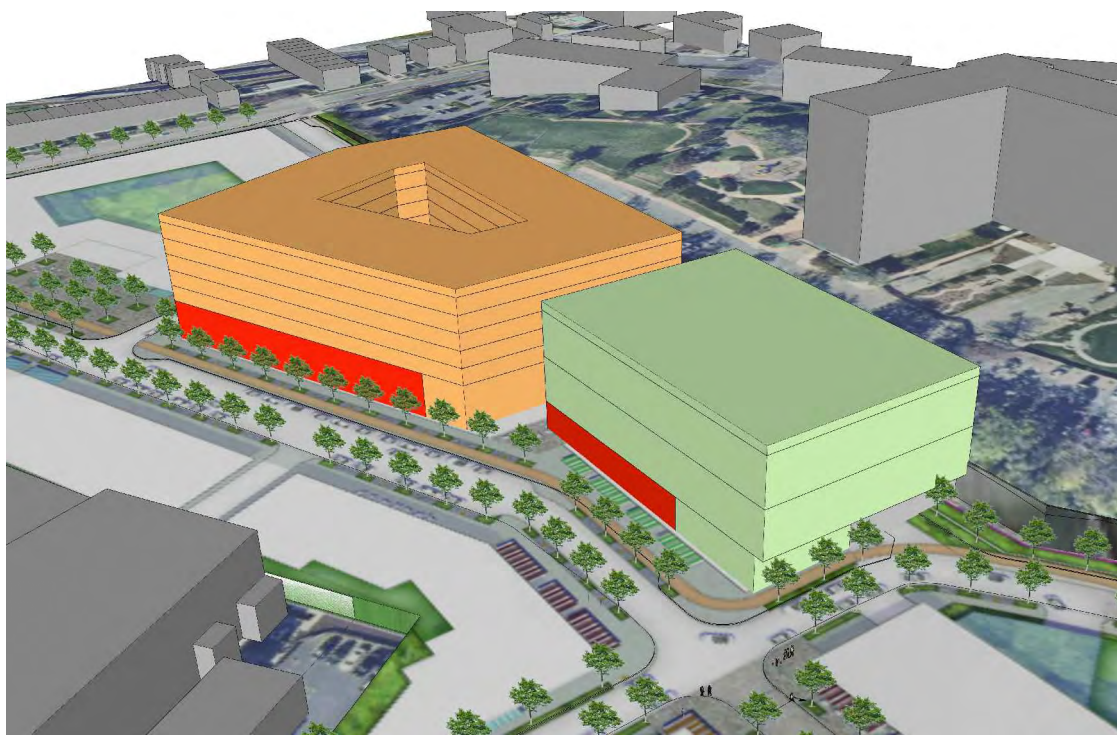
Masonry Fenestration and Brick Articulation





VIEW FROM NORTHWEST

- Legend
- Residential Amenity
 - Residential
 - Potential Retail
 - Office/ Residential
 - Retail
 - Service/ Parking
 - Grocery
 - Theatre



VIEW FROM SOUTHEAST

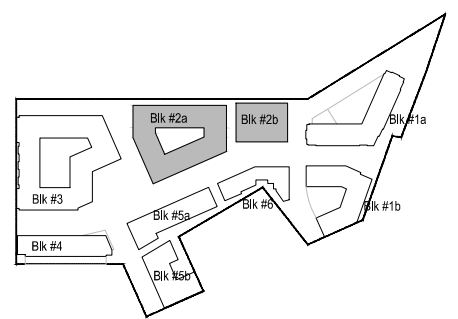
Block 2-B

Floor	Stories	Parking**	Retail	Alamo Theatre*		Spaces**	
G1-G2	2	26,100				60	
1st***	1	9,600	7,160	5,860		22	
2nd	1			21,924			
3rd	1			21,924			
TOTAL	3	61,800	7,160	49,708		142	

Block 2-A

Floor	Stories	Parking**	Retail		Residential*	Spaces**	Units**
G1	1	69,826				175	
1st***	1	44,226	14,473		2,722	116	
Typical	6				46,600		52
TOTAL	7	114,052	14,473		282,322	291	311

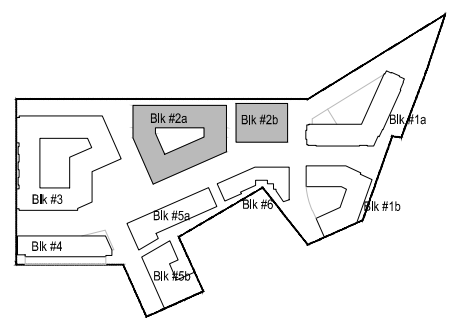
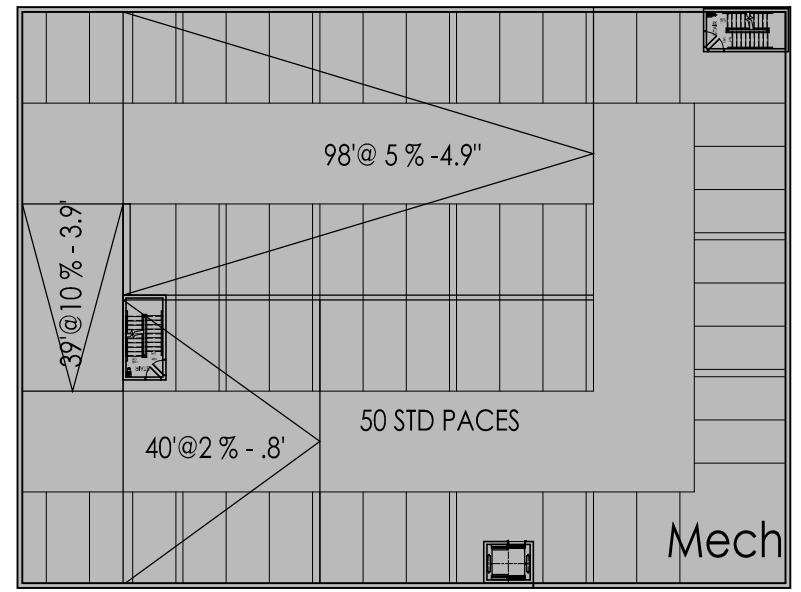
* Note: area at ground level includes loading and service.
 **Note : Final count TBD by final design.
 ***Note : Parking at 1st floor will count towards FAR



KEY PLAN

Legend

- Residential Amenity
- Residential
- Potential Retail
- Office/ Residential
- Retail
- Service/ Parking
- Grocery
- Theatre

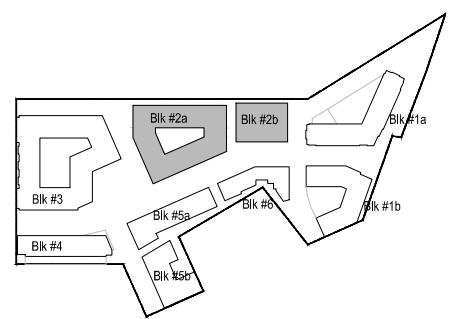


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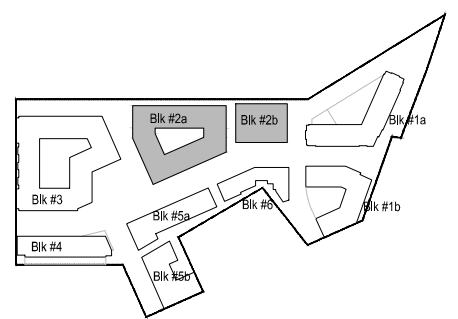
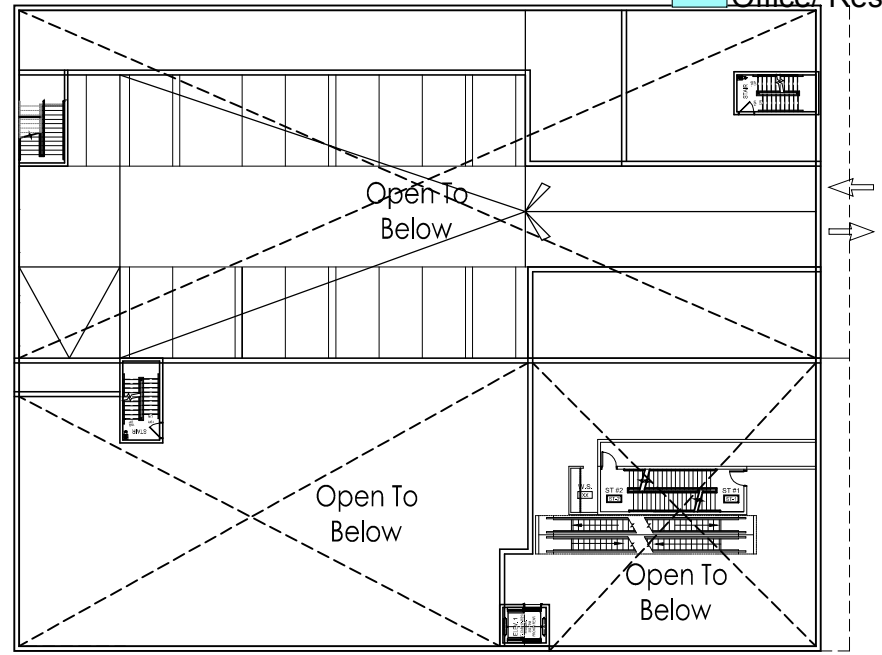
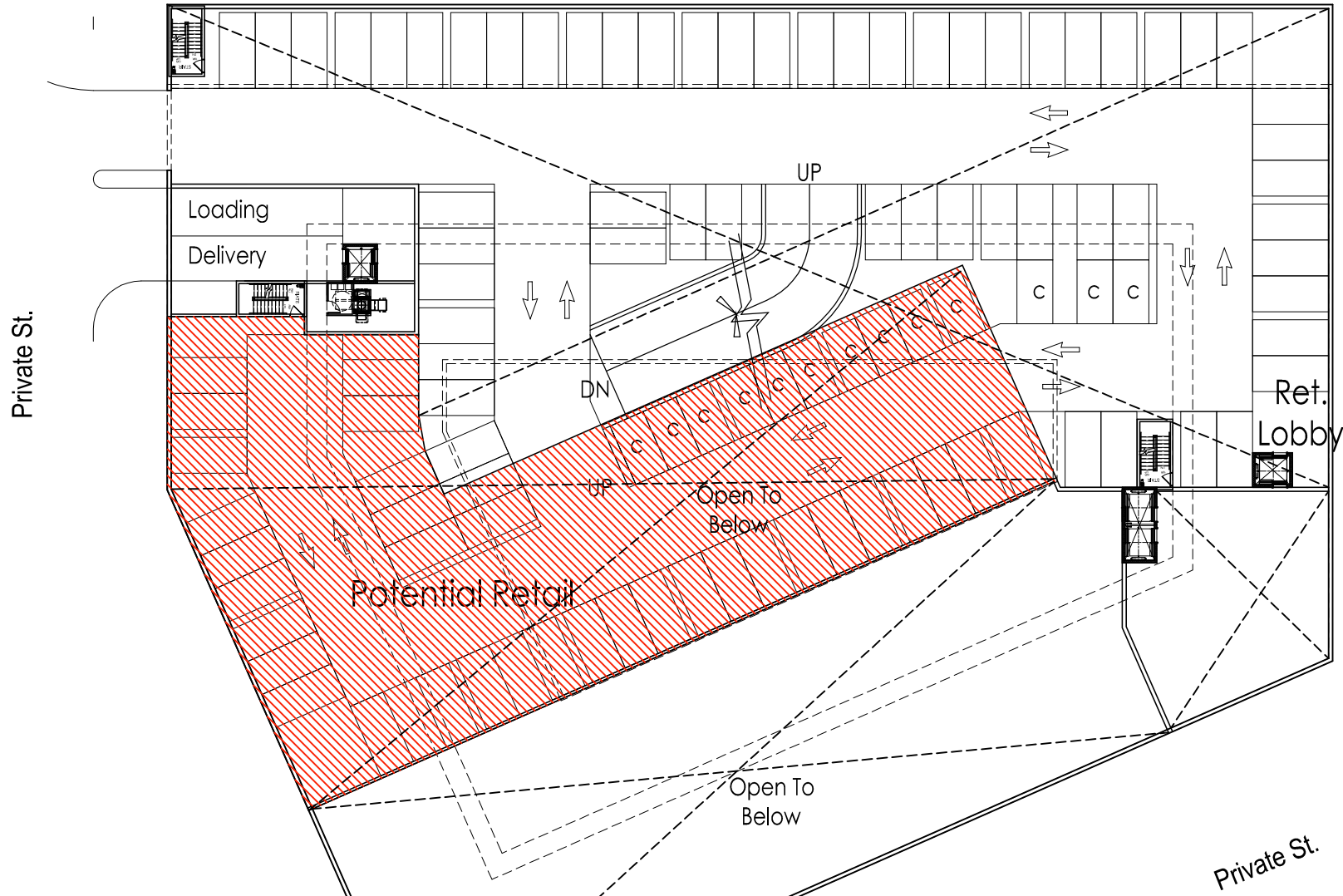


KEY PLAN



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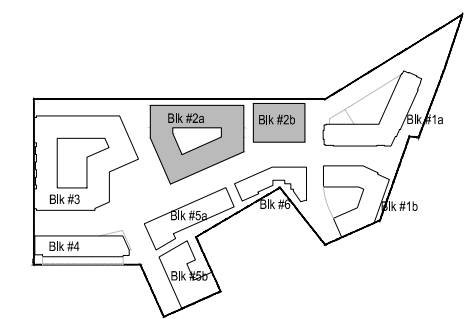
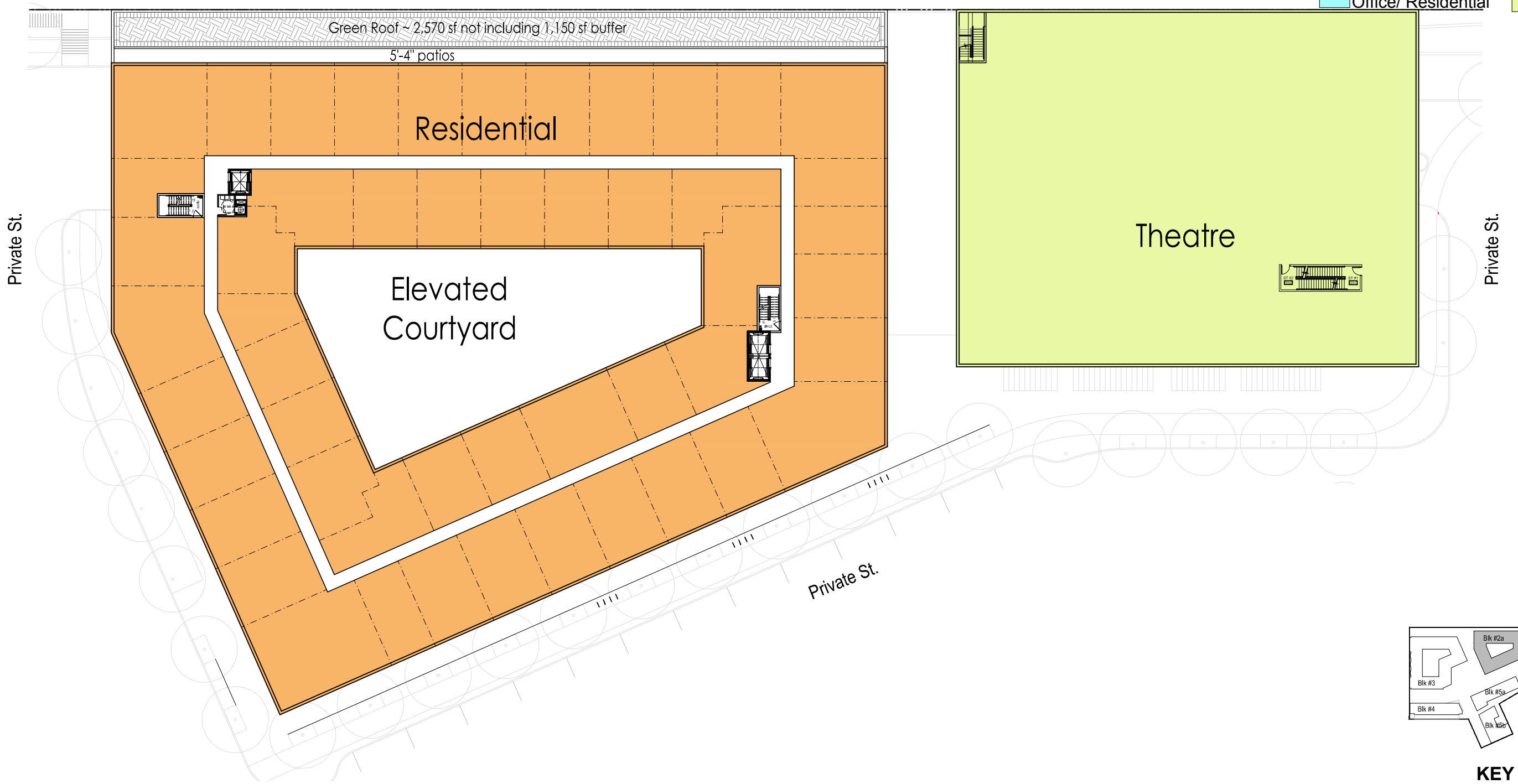


KEY PLAN



Legend

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-  Office/ Residential
-  Retail
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-  Grocery
-  Theatre



KEY PLAN

