

GENERAL NOTES:

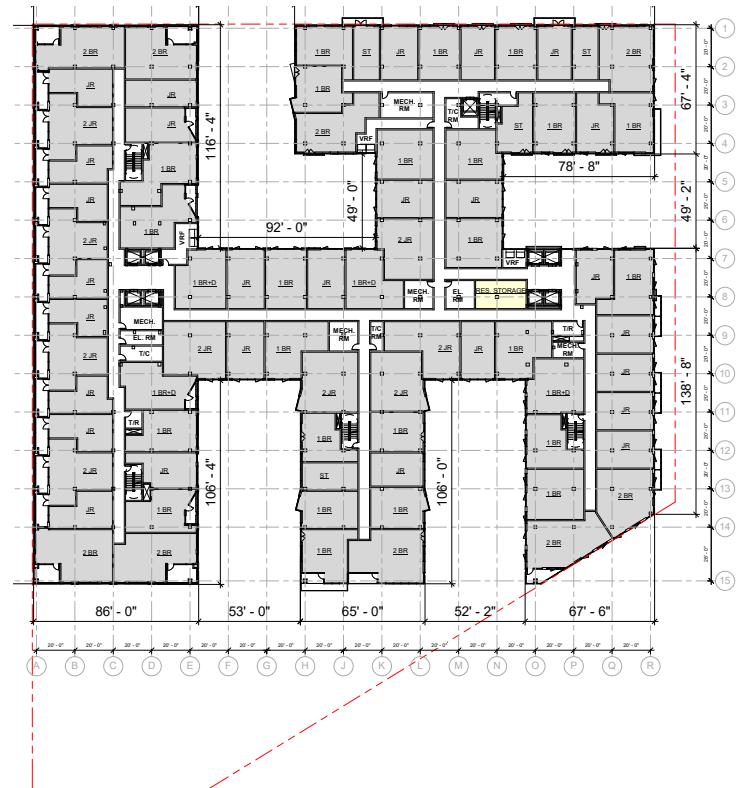
1. PROPOSED UNIT MIX IS PRELIMINARY. FINAL MIX WILL BE DETERMINED UPON FURTHER DWELLING UNIT LAYOUT STUDY AS PART OF THE FINAL DESIGN.
2. EXISTING 2ND FLOOR HAS BEEN REMOVED TO CREATE A DOUBLE HEIGHT GROUND LEVEL RETAIL AND AMENITIES. RESIDENTIAL UNITS START WITH LEVEL 03.

DWELLING UNITS
 AMENITY

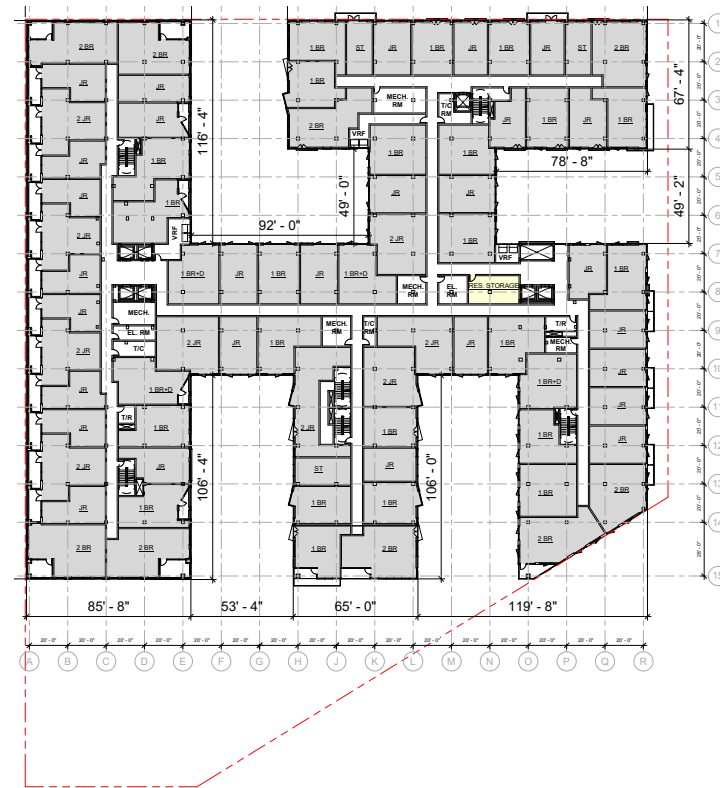
PROJECT'S UNIT MIX		
UNIT TYPE	QTY	PERCENTAGE
STUDIO	23	5%
JR 1 BEDROOM	162	33%
1 BEDROOM	142	29%
1 BEDROOM + DEN	25	5%
JR 2 BEDROOM	59	12%
2 BEDROOM	74	15%
TOTAL:	485	100%



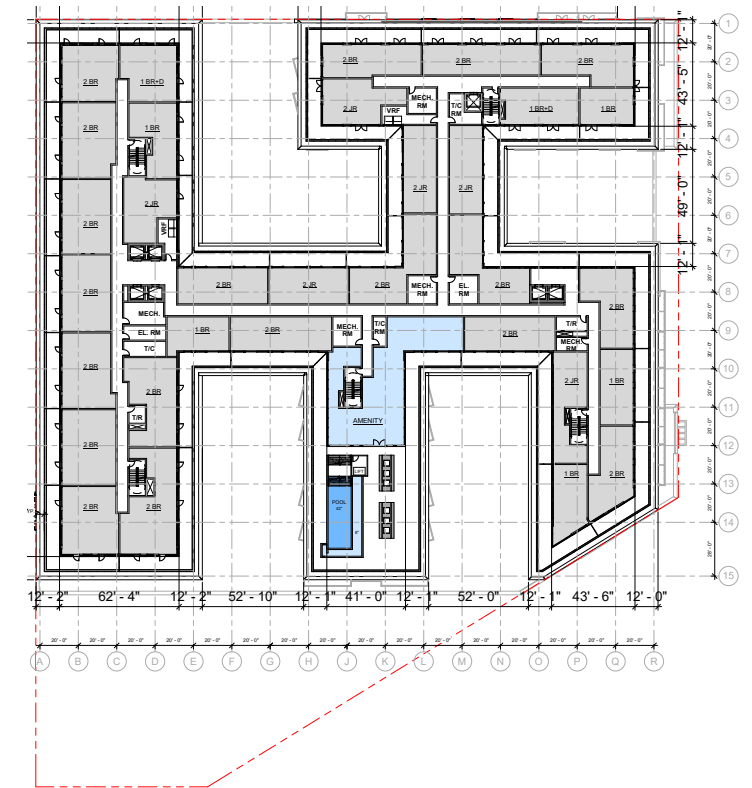
PLAN - 03 (COURTYARD)



PLAN - (04-07) TYPICAL



PLAN - 08



PLAN - PENTHOUSE

River Point - 2100 2nd St, SW

Square 613 / Lot 10

Zoning Analysis - Unit Mix

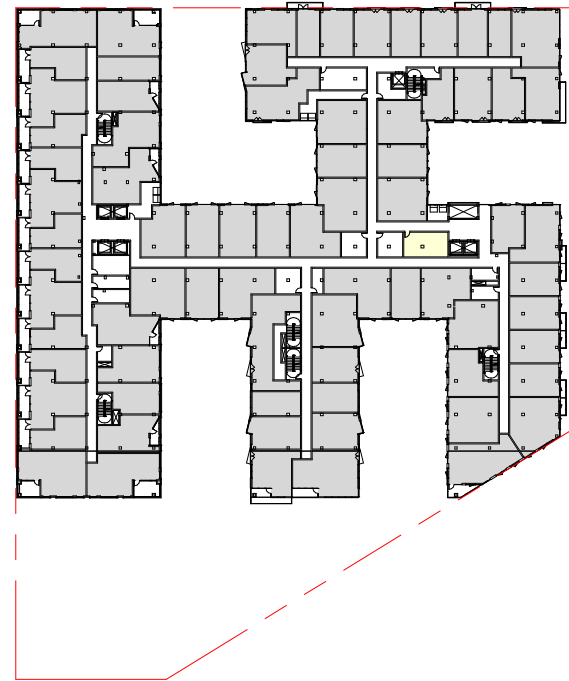
Inclusionary Zoning Distribution Diagrams

INCLUSIONARY ZONING UNIT MIX		
UNIT TYPE	QTY	PERCENTAGE
STUDIO	3	38%
1 BEDROOM	3	38%
2 BEDROOM	2	25%
TOTAL:	8	100%

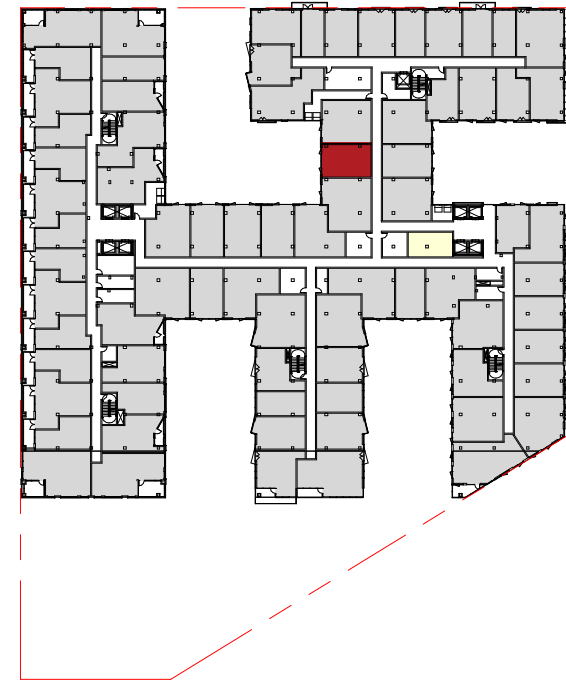
GENERAL NOTES:

1. AFFORDABLE UNIT MIX REFLECTS APPROPRIATE RANGE IN PROPORTION TO MARKET UNIT MIX.
2. THE DESIGNATION OF UNITS FOR AFFORDABLE HOUSING IS SCHEMATIC AND INTENDED TO SHOW GENERAL DISTRIBUTION.
3. FINAL LOCATION AN DISTRIBUTION WILL BE DETERMINED UPON FURTHER DWELLING UNIT LAYOUT STUDY AS PART OF THE FINAL DESIGN.

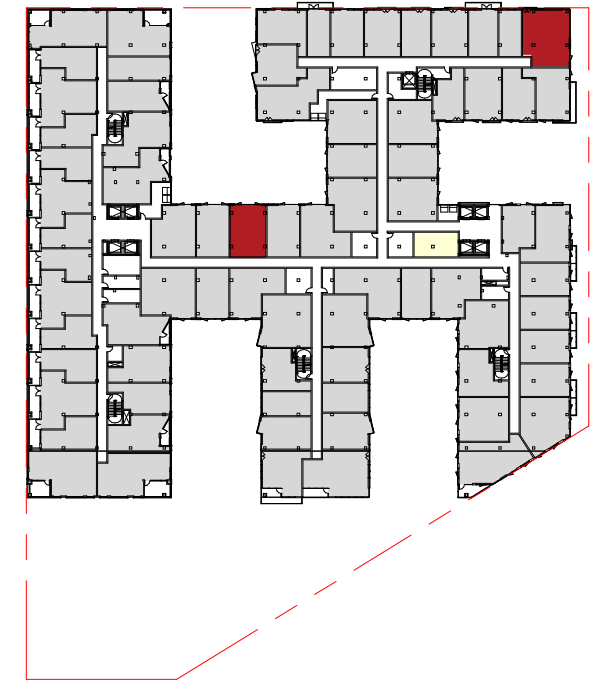
MARKET RATE UNITS
 AFFORDABLE UNITS



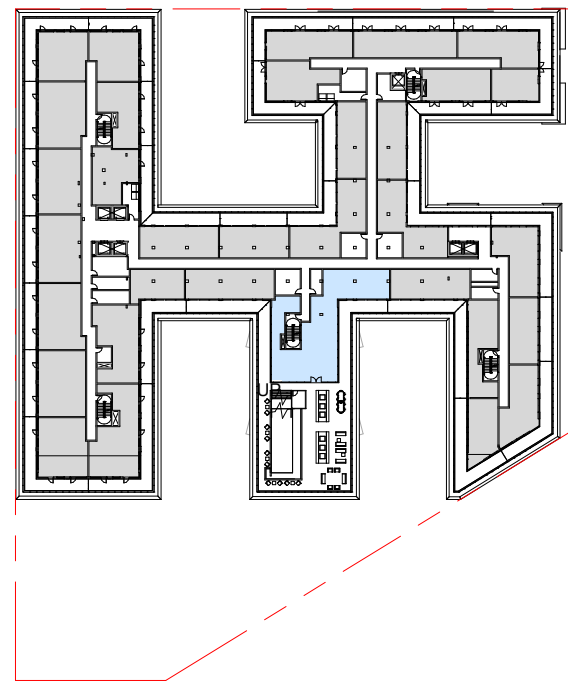
PLAN - 08



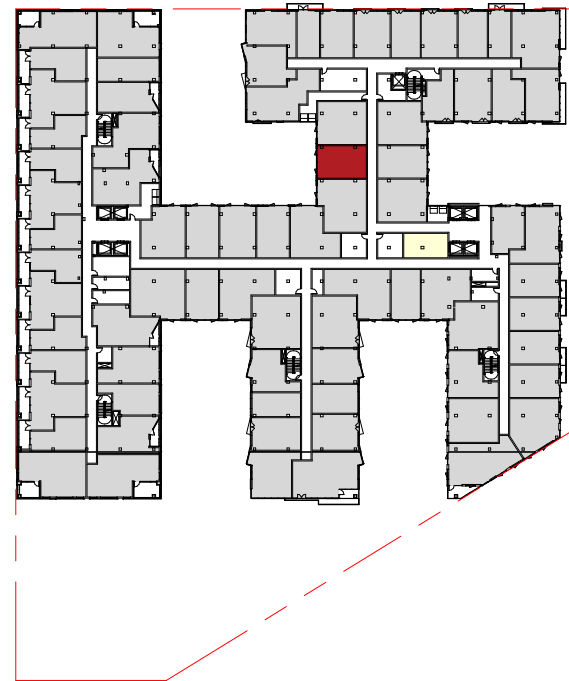
PLAN - 06



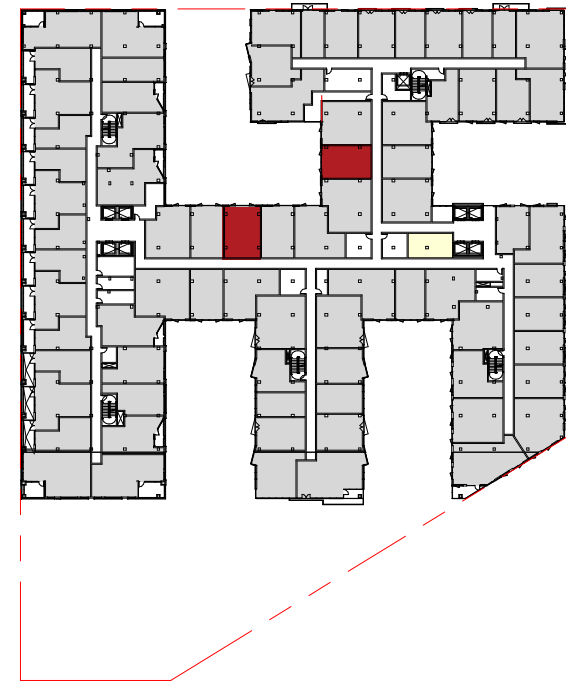
PLAN - 04



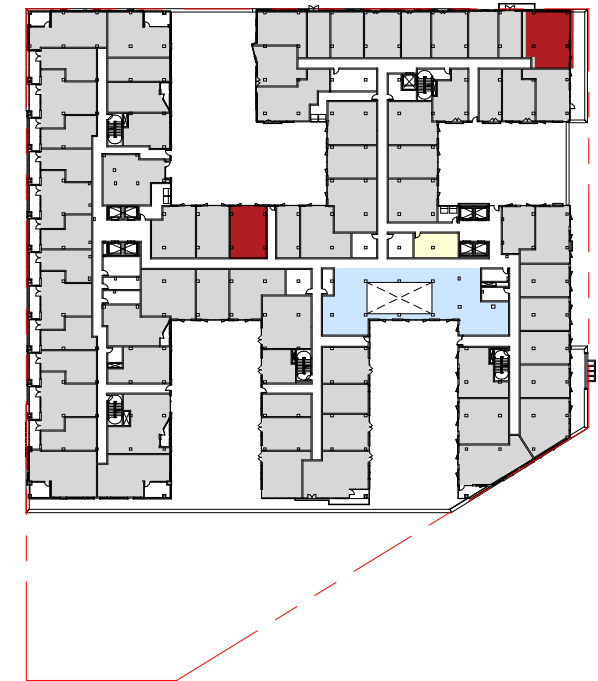
PLAN - PENTHOUSE



PLAN - 07



PLAN - 05



PLAN - 03 (COURTYARD)



LEED v2009 for New Construction

River Point - 2100 2nd St SW

June 1, 2017



14 7 5 Sustainable Sites Possible Points: 26

Y					
		Prereq 1	Construction Activity Pollution Prevention		
		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	
		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	
		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	
		Credit 8	Light Pollution Reduction	1	

8 0 2 Water Efficiency Possible Points: 10

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

14 3 18 Energy and Atmosphere Possible Points: 35

Y					
		Prereq 1	Fundamental Commissioning of Building Energy Systems		
		Prereq 2	Minimum Energy Performance		
		Prereq 3	Fundamental Refrigerant Management		
7	3	9	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
3			Credit 5	Measurement and Verification	3
2			Credit 6	Green Power	2

8 1 5 Materials and Resources Possible Points: 13

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	1
2			Credit 4	Recycled Content	2
2			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: 12

Y					
		Prereq 1	Minimum Indoor Air Quality Performance		
		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

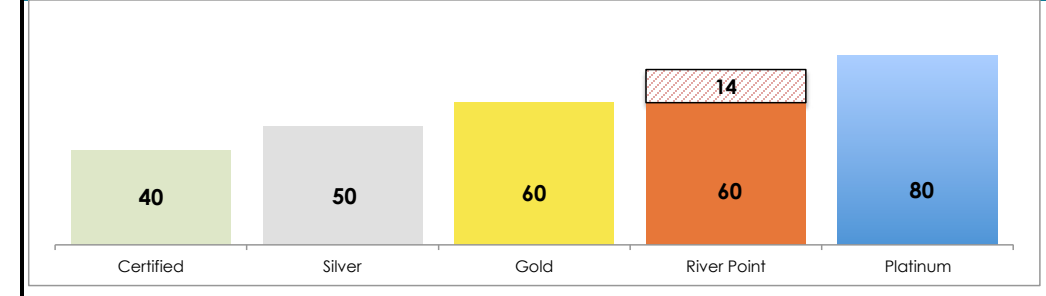
6 0 0 Innovation and Design Process Possible Points: 6

Y					
1			Credit 1.1	Innovation in Design: Exemplary Performance SSC7.1	1
1			Credit 1.2	Innovation in Design: Exemplary Performance EAc6	1
1			Credit 1.3	Innovation in Design: Exemplary Performance SSC5.2	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

1 2 1 Regional Priority Credits (20024) Possible Points: 4

Y					
		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: EA Cr. 2 (1%), Wec2, or MRC1.1 (75%)	1

60 14 36 Total Possible Points: 110



River Point - 2100 2nd St, SW

Square 613 / Lot 10

LEED Scorecard

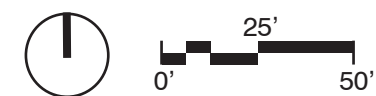
June 2, 2017



A18

Ground Floor Plan

- RESIDENTIAL
- RETAIL
- RESTAURANT
- LOADING, BACK OF HOUSE



River Point - 2100 2nd St, SW

Square 613 / Lot 10

Plan - Ground Floor

June 2, 2017



A19



River Point - 2100 2nd St, SW

Square 613 / Lot 10

Rendering - Bird's Eye View

June 2, 2017



A51



River Point - 2100 2nd St, SW

Square 613 / Lot 10

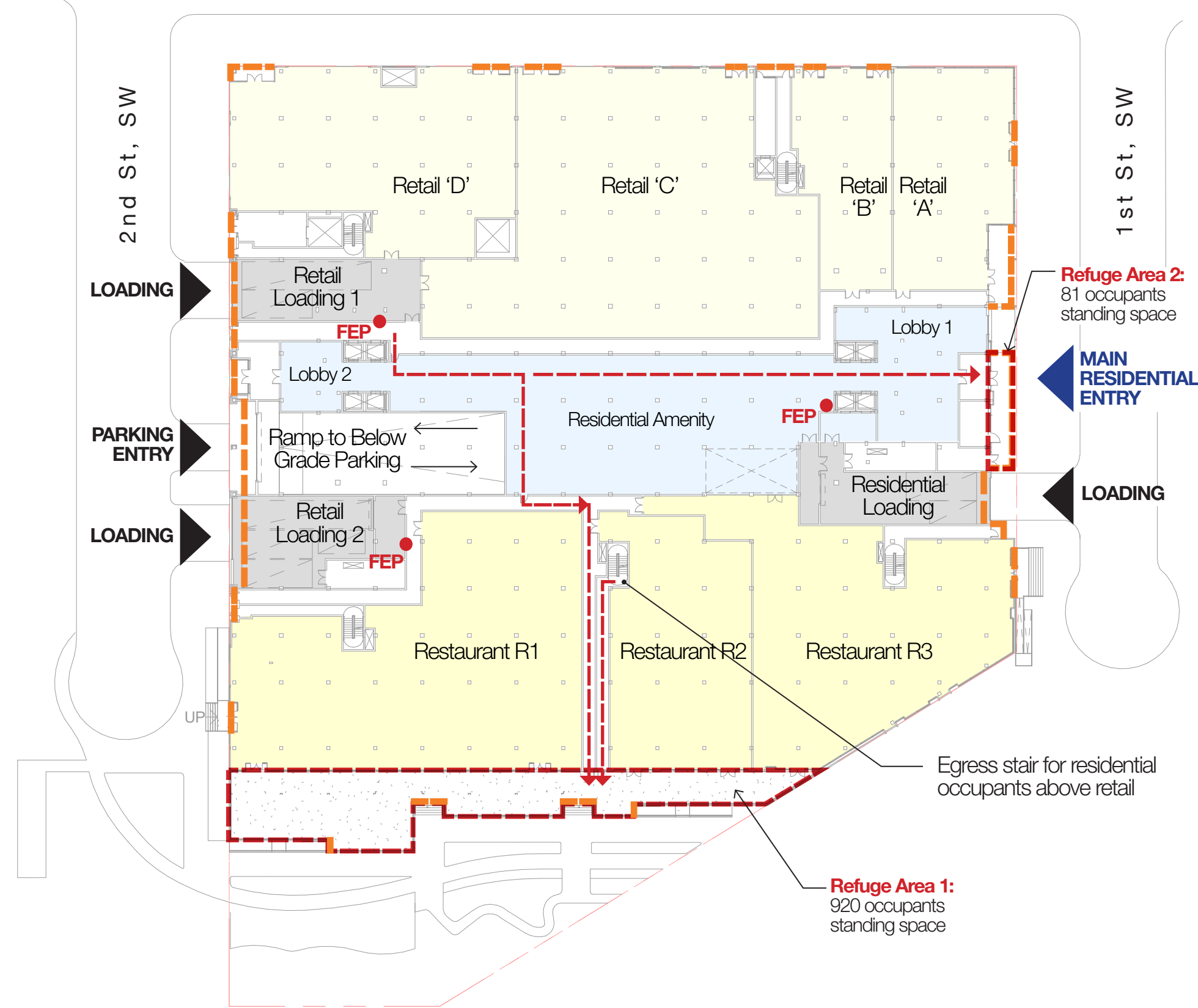
Rendering - 1st Street (Northeast Corner)

June 2, 2017



A52





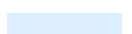



V Street, SW

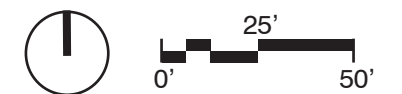


FLOOD EVENT EMERGENCY EGRESS PLAN

GENERAL NOTES:

1. The flood emergency plan (FEP) shall be posted permanently in at least two conspicuous locations within the structure. Proposed locations are conceptual and will be finalized during permitting.
2. Provisions will be made for the evacuation of all occupants before the building is isolated by flood waters.
3. Two Refuge Areas during a flood event have been designated for occupants who do not evacuate prior to the onset of flooding: Southern Terrace and Mid-Block on 1st Street.
4. IBC 2012, Table 1004.1.2 'Maximum floor area allowances per occupant' has been used to calculate standing space load (5 sf net per person).

-  LOCATION OF REMOVABLE FLOOD SHIELDS
-  ESCAPE PATH TO REFUGE AREA DURING A FLOOD EVENT
-  REFUGE AREA FOR OCCUPANTS WHO DID NOT EVACUATE PRIOR TO THE ONSET OF FLOODING
-  LOCATION OF A POSTED FLOOD EMERGENCY PLAN (FEP)
-  RESIDENTIAL
-  RETAIL
-  RESTAURANT
-  LOADING, BACK OF HOUSE



River Point - 2100 2nd St, SW

Square 613 / Lot 10

Flood Protection

June 2, 2017

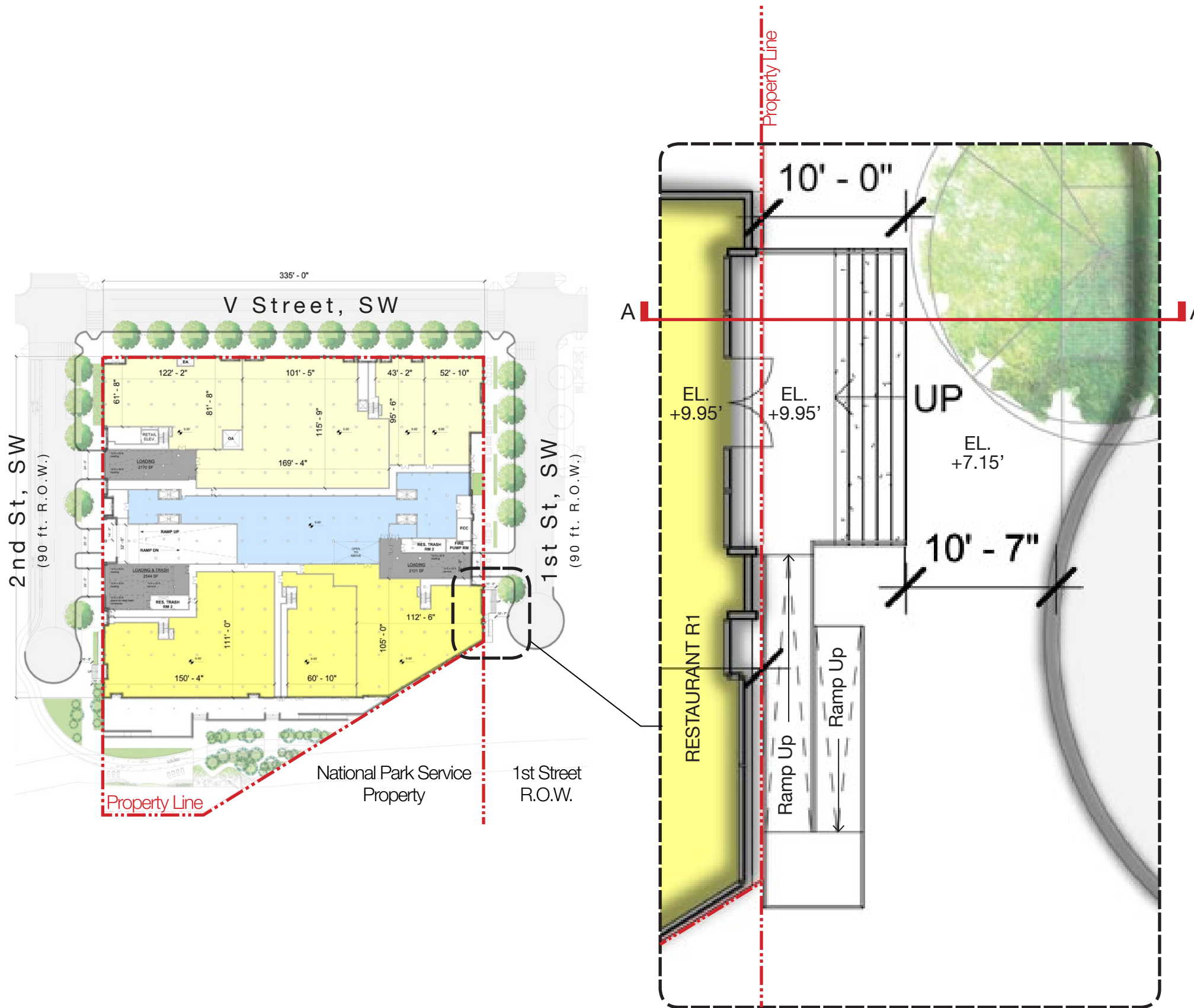


F10

Appendix D

Public Space Projections

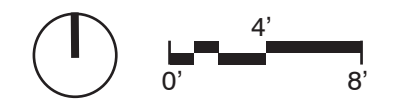
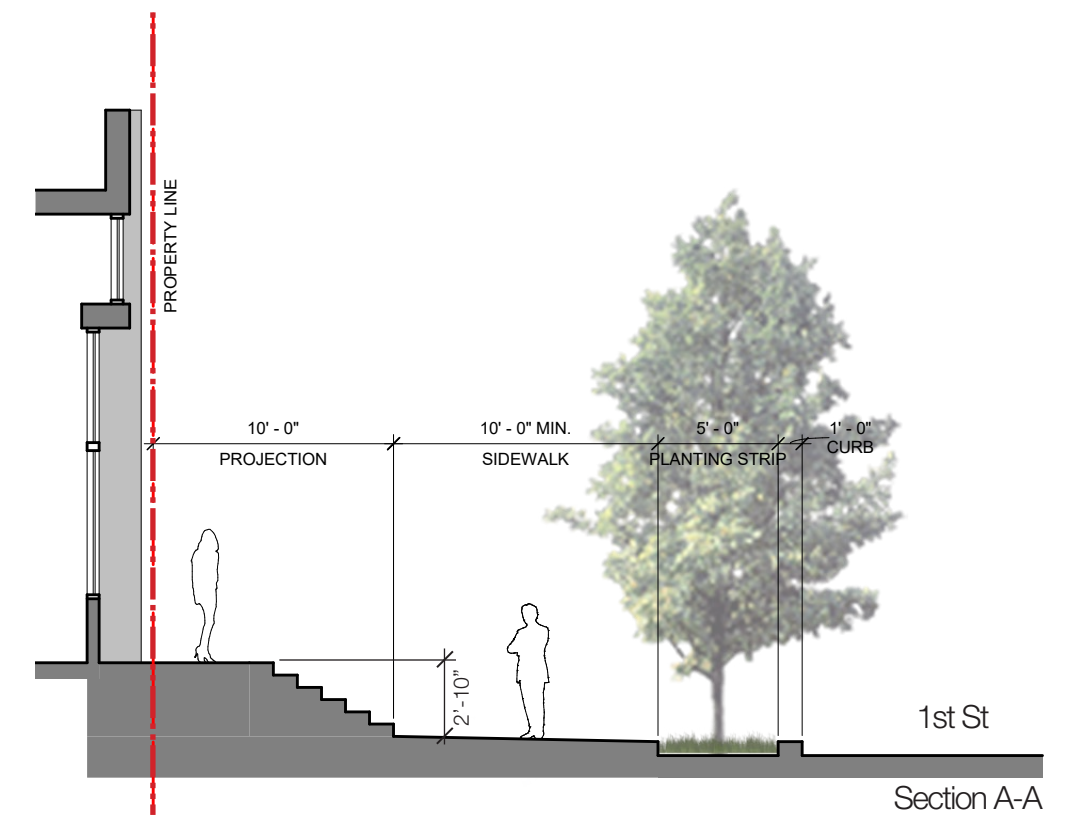
- D1 Cover Sheet
- D2 Southeast Projection
- D3 Southwest Projection



Southeast Projection

GENERAL NOTES:

1. Steps and ramp projections shall be 10 feet on streets with public parking, 80 feet or more in width; and height shall not extend above the level of the main floor (per DCMR 12-A, Chapter 32, Section 3202.11.3. Steps and ramps)
2. 10' wide sidewalks at retail per Buzzard Point Streetscape Guidelines



River Point - 2100 2nd St, SW

Square 613 / Lot 10

Public Space Projections

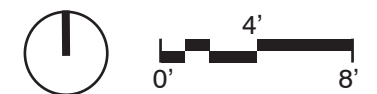
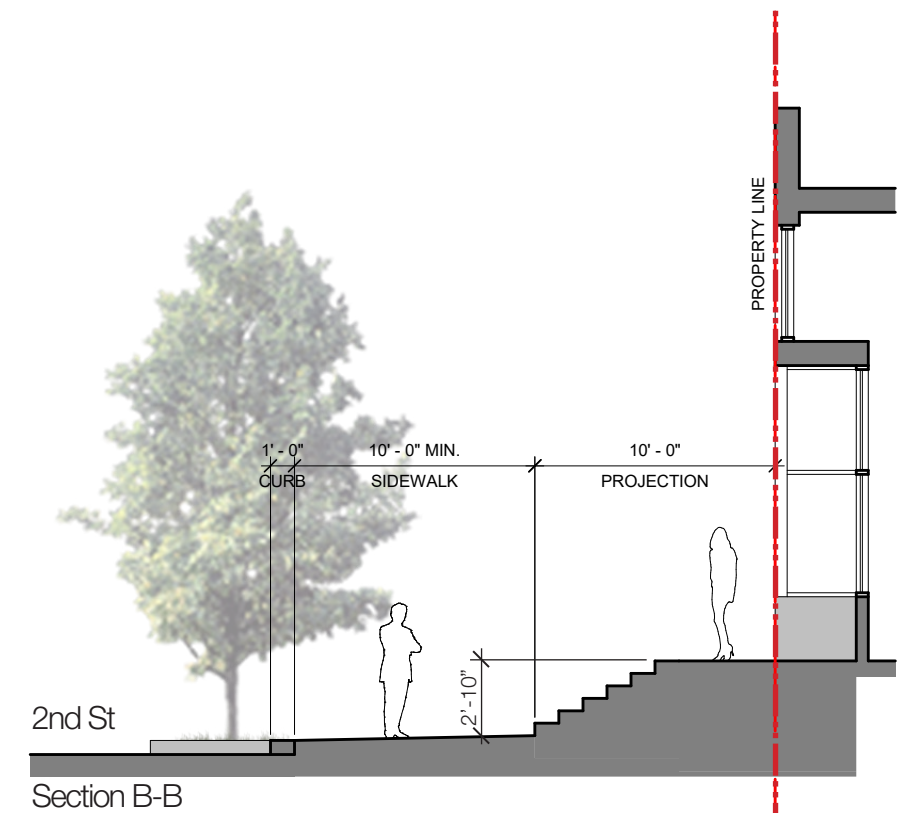
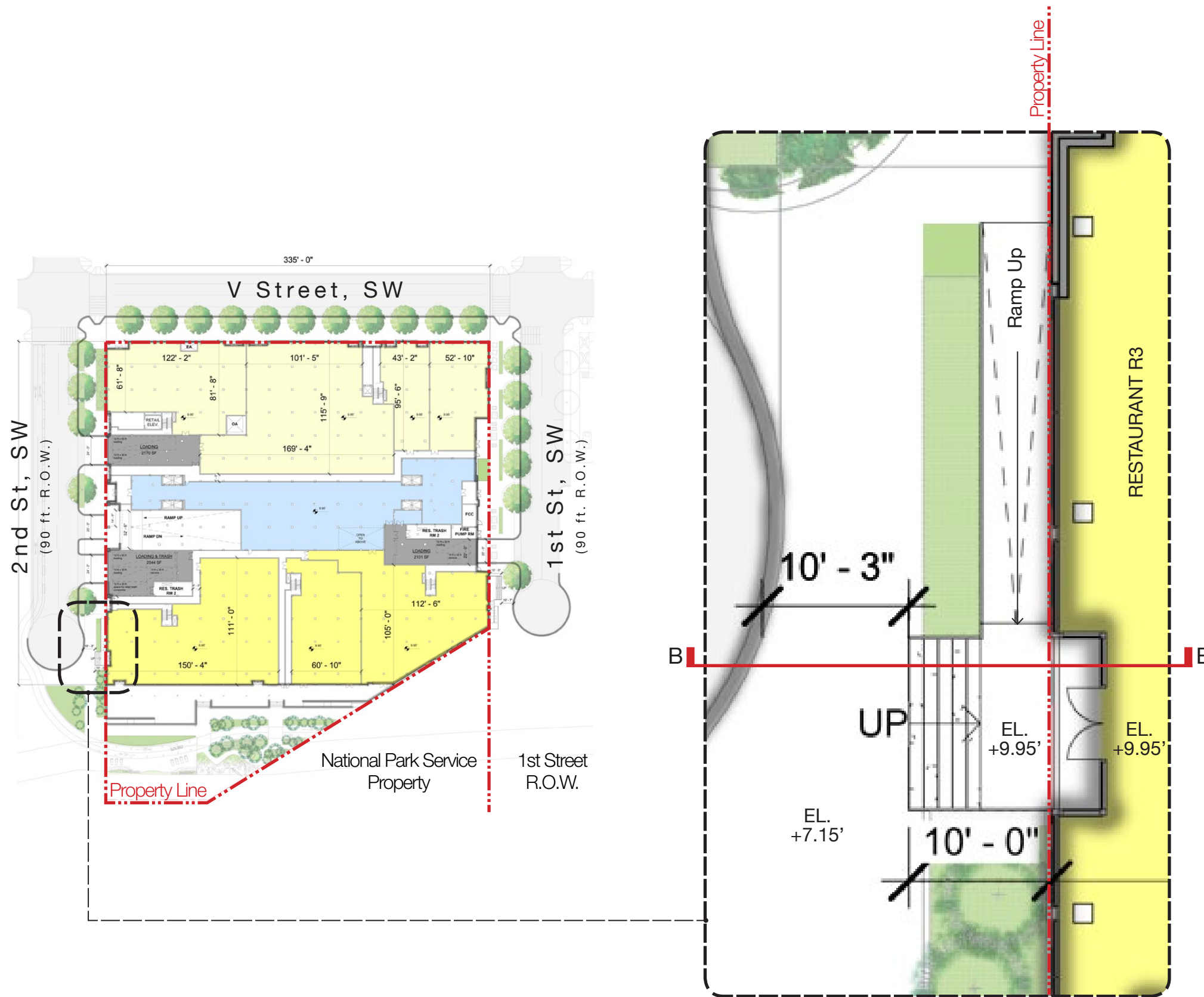
June 2, 2017



Southwest Projection

GENERAL NOTES:

1. Steps and ramp projections shall be 10 feet on streets with public parking, 80 feet or more in width; and height shall not extend above the level of the main floor (per DCMR 12-A, Chapter 32, Section 3202.11.3. Steps and ramps)
2. 10' wide sidewalks at retail per Buzzard Point Streetscape Guidelines



River Point - 2100 2nd St, SW

Square 613 / Lot 10

Public Space Projections

June 2, 2017

