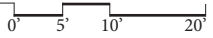


EAST ELEVATION



SOUTH ELEVATION

SEE ELEVATION
DETAIL ON 3-13



WEST ELEVATION



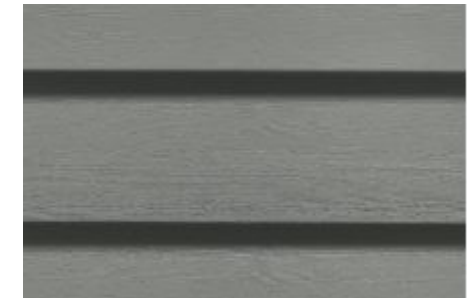
NORTH ELEVATION



COPING
BENJAMIN MOORE
2133-10 ONYX



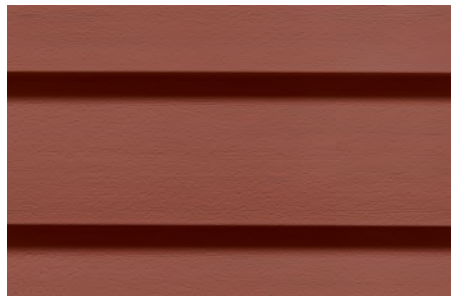
CORNICE TRIM
BENJAMIN MOORE
2140-50 GRAY HORSE



(BACK ELEVATIONS ONLY)
VINYL SIDING FIELD
CERTAINTEED: CHARCOAL GRAY



FIBER CEMENT SIDING
ALLURA - KNIGHTS ARMOR
6" EXPOSURE



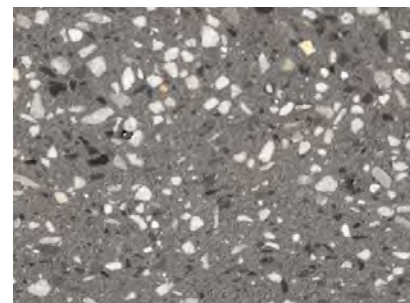
(BACK ELEVATIONS ONLY)
VINYL SIDING ACCENT
CERTAINTEED: AUTUMN RED



MI WINDOWS VINYL 1-OVER 1
SINGLE HUNG WINDOWS. WHITE
AT ALL BRICK; BLACK AT ALL OTHER
CONDITIONS



(PARKING GARAGE WALLS
ONLY) PERFORATED METAL
INFILL PANELS, PAINTED TO
MATCH COPING



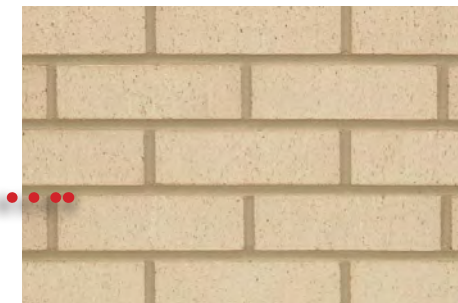
FOUNDATION VENEER
YORK GEMSTONE CMU "GRAPHITE"



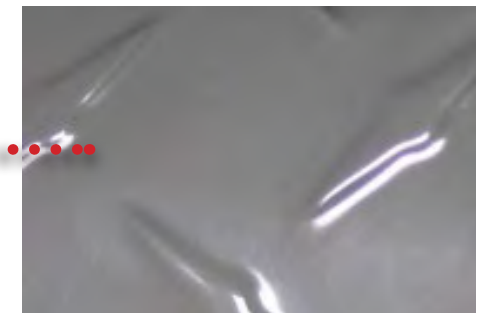
ACCENT BRICK VENEER
CONTINENTAL BRICK -
STANDARD #455 MOD. WITH
SPECMIX "FIRESTONE" MORTAR



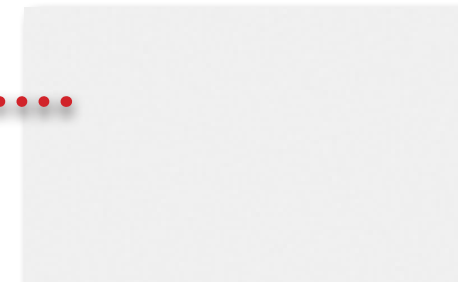
PERFORATED CORRUGATED
METAL SCRIM - HENDRICK
"DOVE GREY"



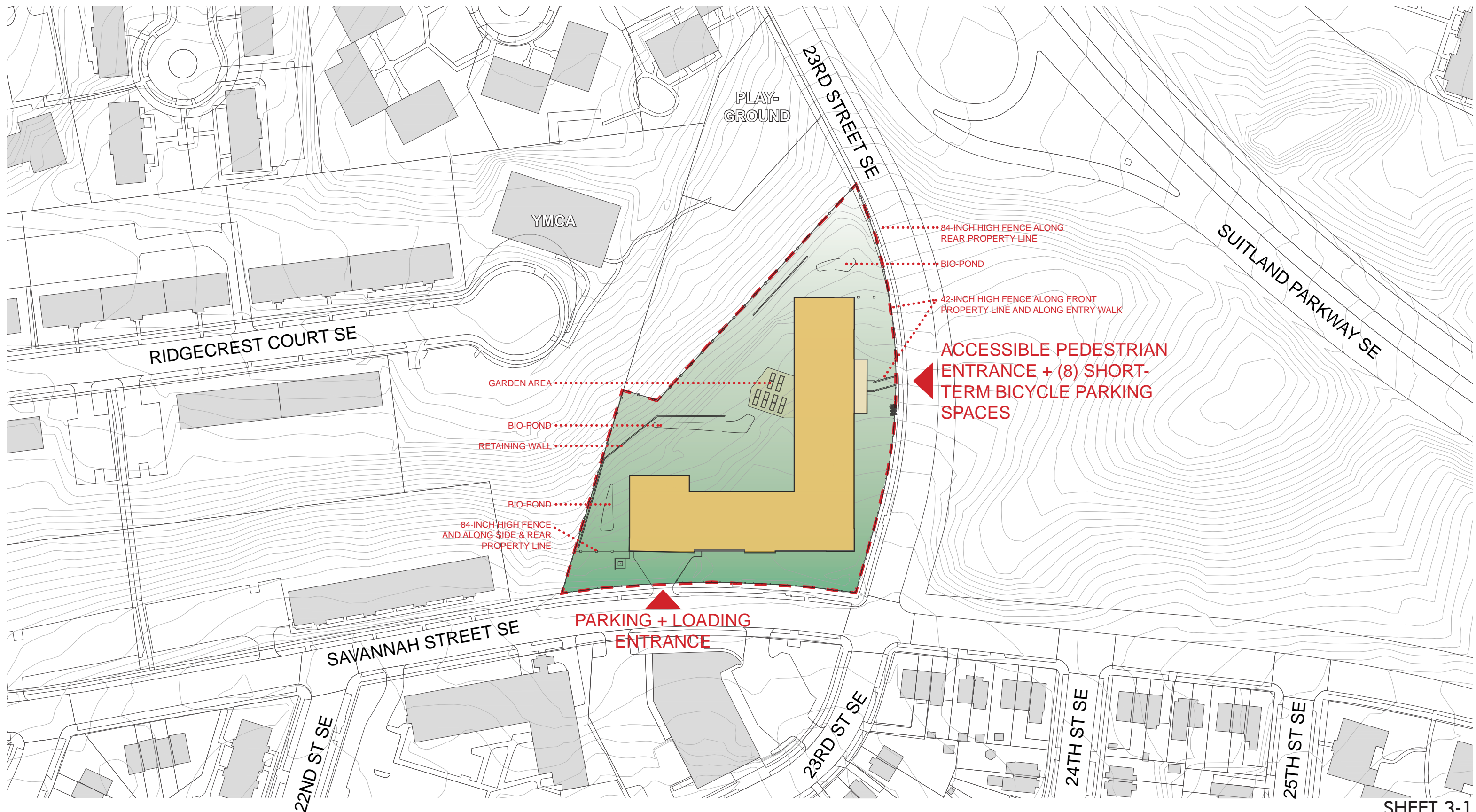
FIELD BRICK VENEER
PALMETTO BRICK: WHITESTONE
WIRECUT WITH SPECMIX
"ANTIQUE WHITE" MORTAR



ALUMINUM COPING
RAL 7005 "MOUSE GREY"



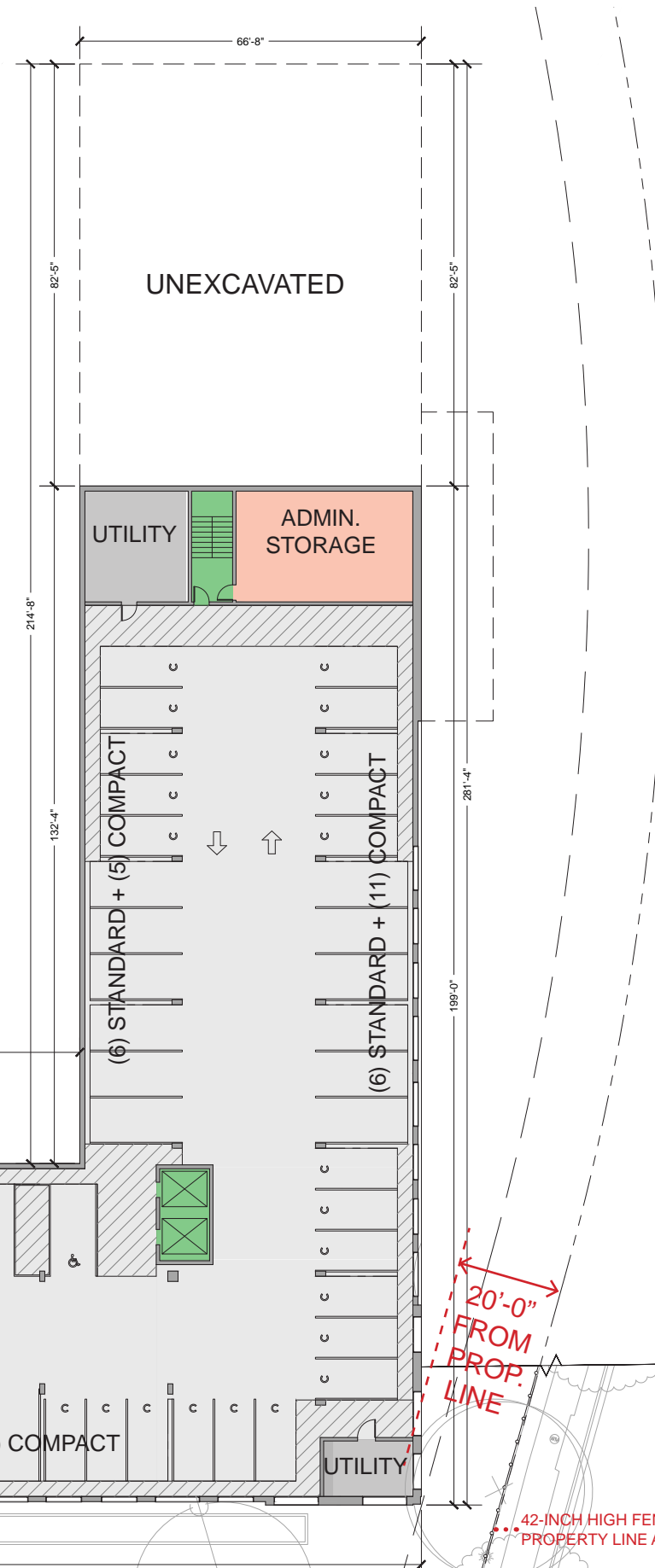
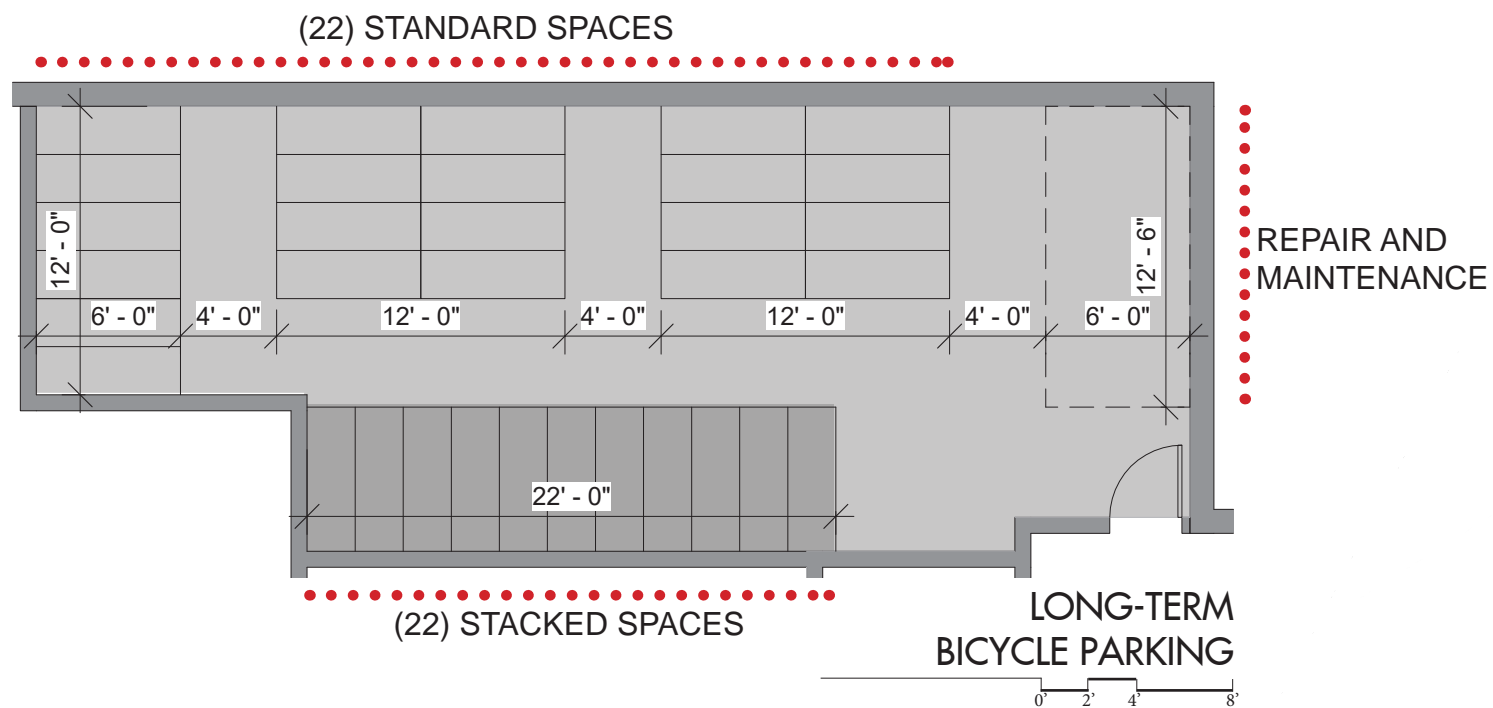
ALUMINUM STOREFRONT AND
SLIDING PATIO DOORS - WHITE



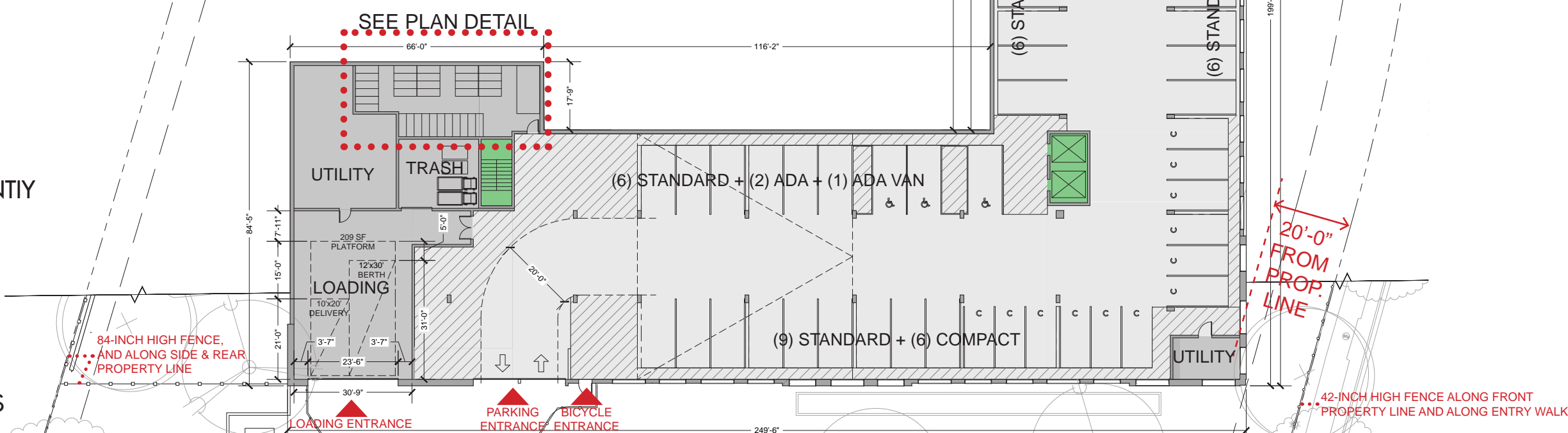
NOTE: DEMISING WALLS, QUANTITY AND SIZE OF UNITS, EGRESS WELLS AND RETAINING WALLS, COMMON, UTILITY AND AMENITY SPACES, STAIRS AND ELEVATORS, PARKING AND LOADING CONFIGURATIONS, ARE PRELIMINARY. FINAL LAYOUTS MAY VARY.

P-1 PARKING AND LOADING LEVEL PLAN

0' 5' 15' 30'

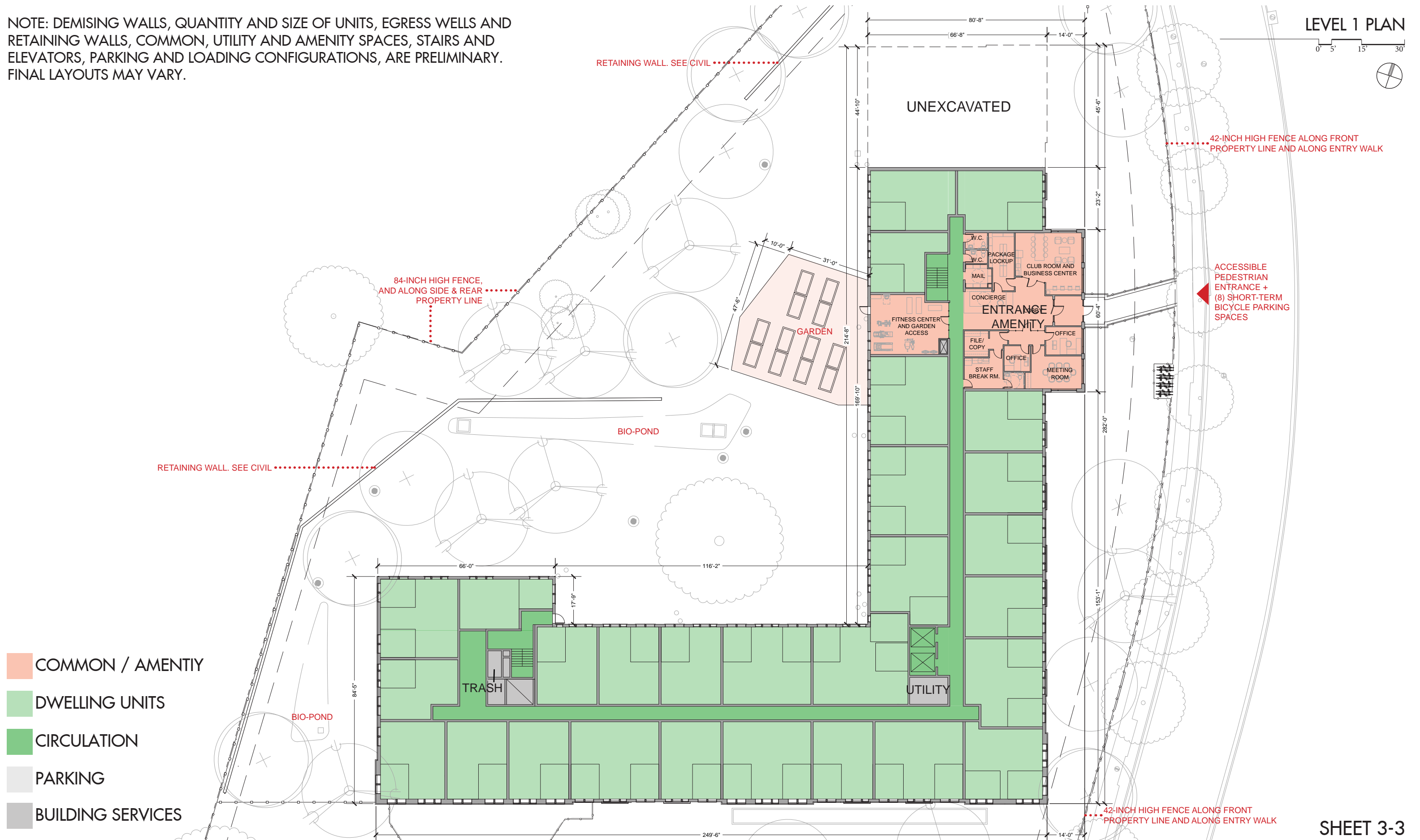
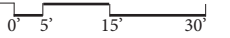


- COMMON / AMENITY
- DWELLING UNITS
- CIRCULATION
- PARKING
- BUILDING SERVICES



SHEET 3-2

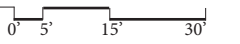
NOTE: DEMISING WALLS, QUANTITY AND SIZE OF UNITS, EGRESS WELLS AND RETAINING WALLS, COMMON, UTILITY AND AMENITY SPACES, STAIRS AND ELEVATORS, PARKING AND LOADING CONFIGURATIONS, ARE PRELIMINARY. FINAL LAYOUTS MAY VARY.



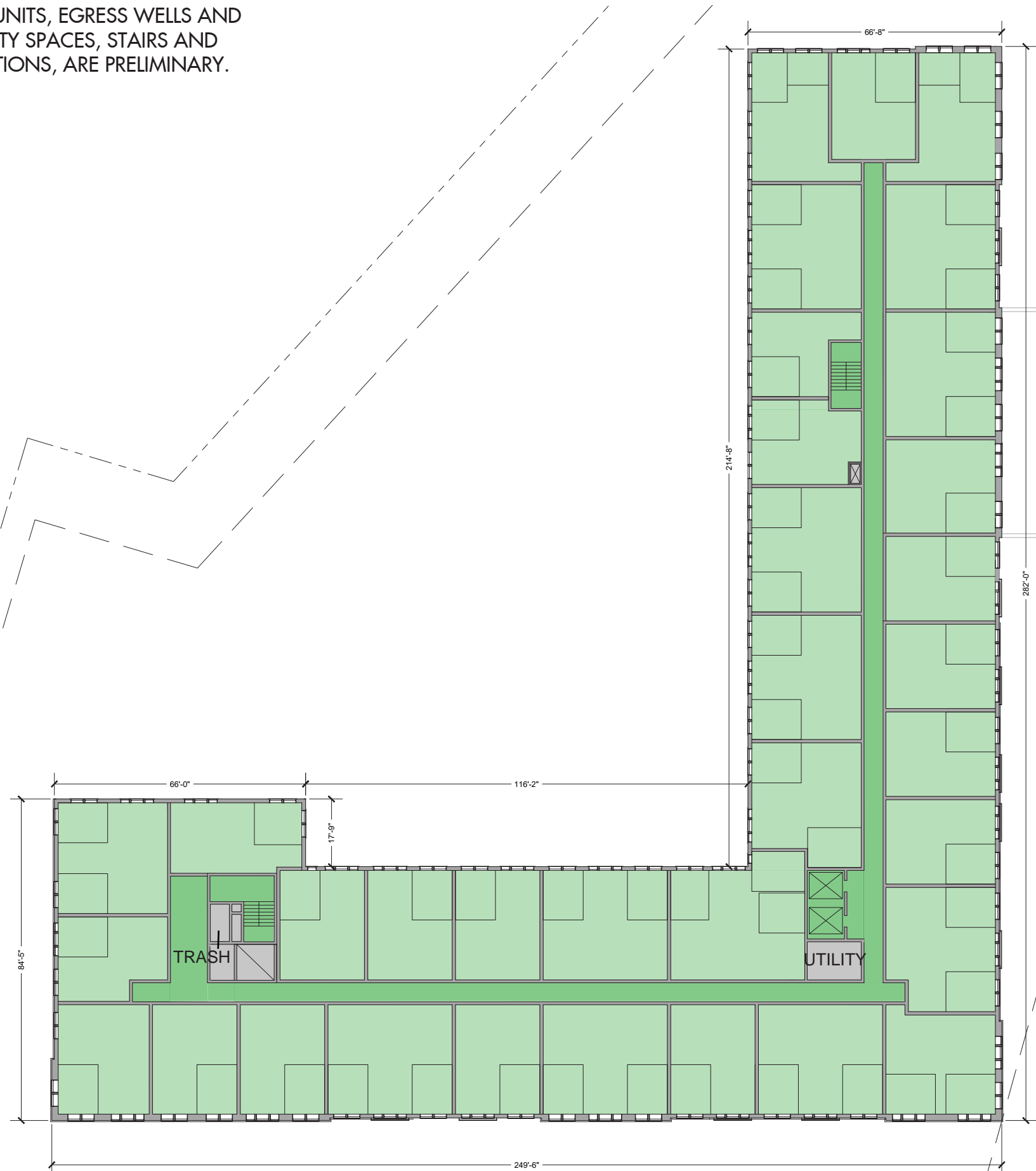
- COMMON / AMENITY
- DWELLING UNITS
- CIRCULATION
- PARKING
- BUILDING SERVICES

NOTE: DEMISING WALLS, QUANTITY AND SIZE OF UNITS, EGRESS WELLS AND RETAINING WALLS, COMMON, UTILITY AND AMENITY SPACES, STAIRS AND ELEVATORS, PARKING AND LOADING CONFIGURATIONS, ARE PRELIMINARY. FINAL LAYOUTS MAY VARY.

LEVELS 2 THRU 4 (TYPICAL) PLAN



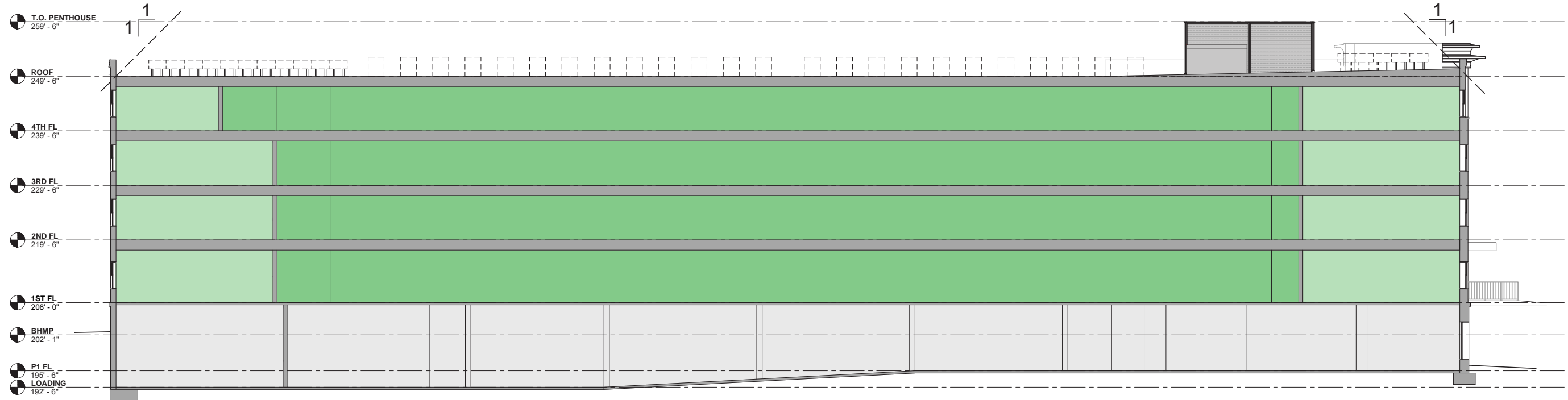
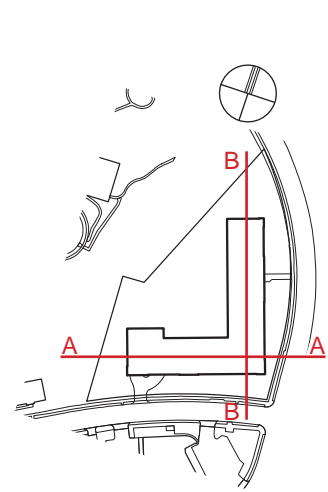
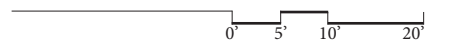
- COMMON / AMENITY
- DWELLING UNITS
- CIRCULATION
- PARKING
- BUILDING SERVICES



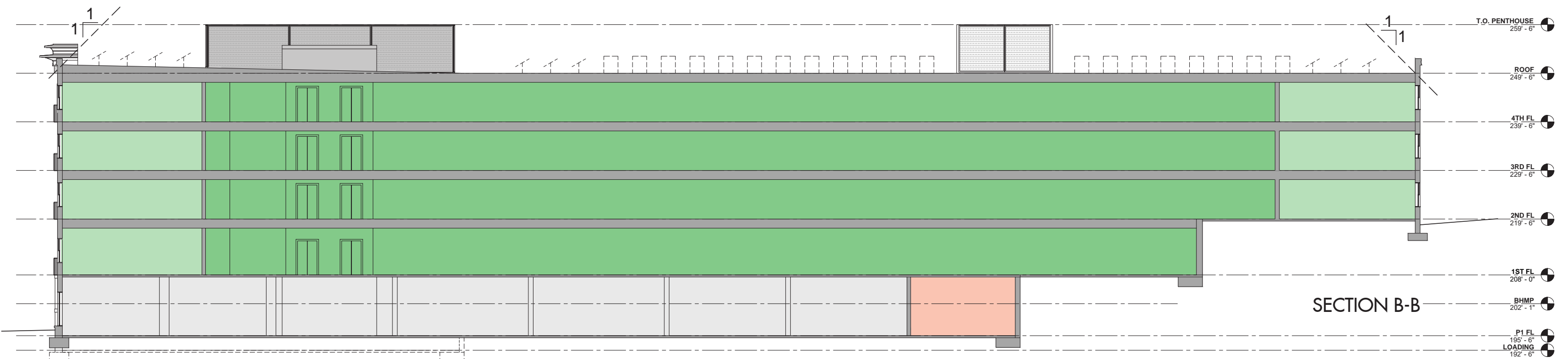
SHEET 3-4

NOTE: DEMISING WALLS, QUANTITY AND SIZE OF UNITS, EGRESS WELLS AND RETAINING WALLS, COMMON, UTILITY AND AMENITY SPACES, STAIRS AND ELEVATORS, PARKING AND LOADING CONFIGURATIONS, ARE PRELIMINARY. FINAL LAYOUTS MAY VARY.

BUILDING SECTIONS



SECTION A-A

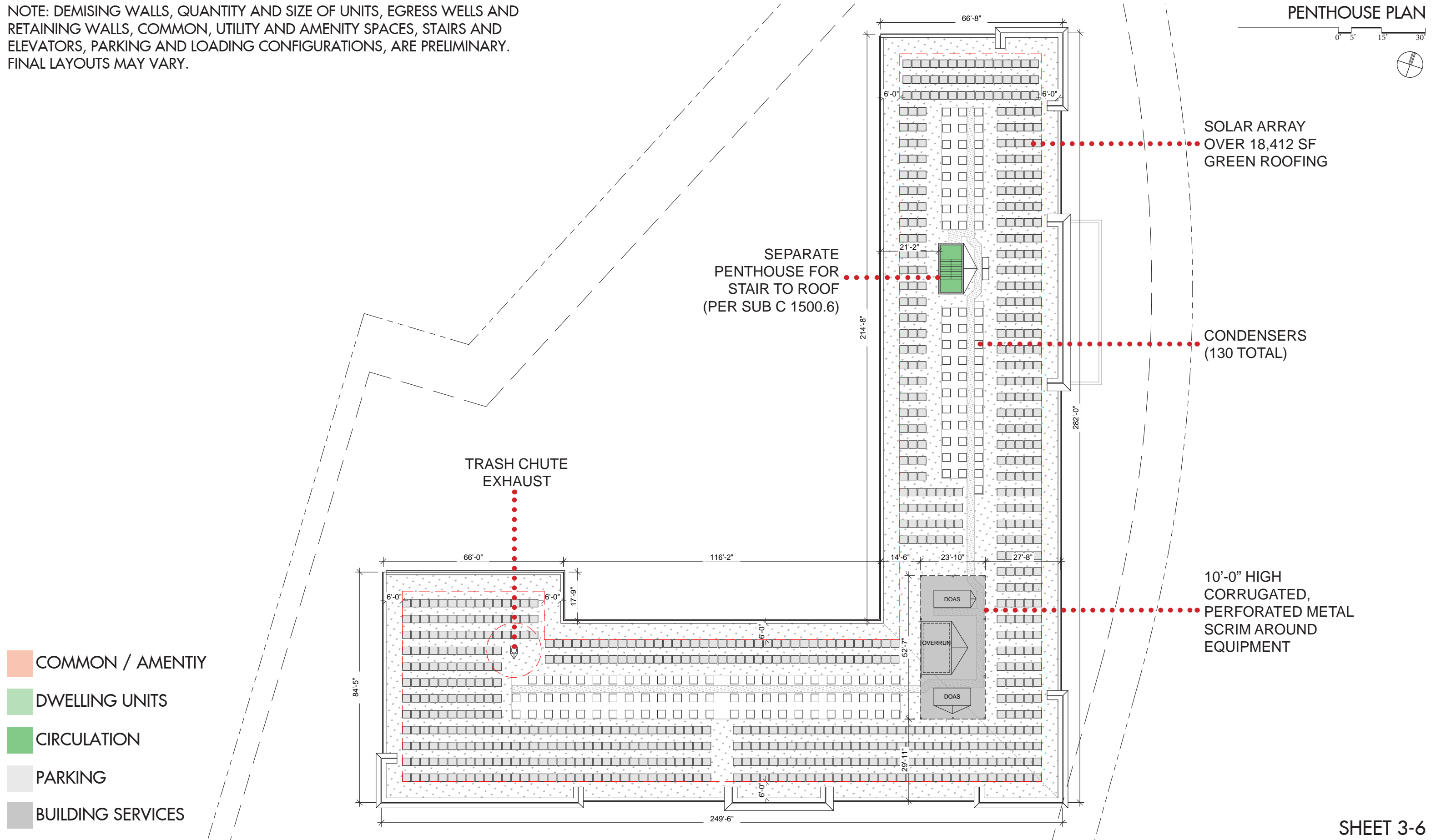
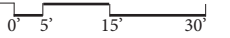


SECTION B-B



NOTE: DEMISING WALLS, QUANTITY AND SIZE OF UNITS, EGRESS WELLS AND RETAINING WALLS, COMMON, UTILITY AND AMENITY SPACES, STAIRS AND ELEVATORS, PARKING AND LOADING CONFIGURATIONS, ARE PRELIMINARY. FINAL LAYOUTS MAY VARY.

PENTHOUSE PLAN



- COMMON / AMENITY
- DWELLING UNITS
- CIRCULATION
- PARKING
- BUILDING SERVICES

SHEET 3-6



THIS PAGE INTENTIONALLY LEFT BLANK

GENERAL INFORMATION

SQUARE 5894
 LOT(S) 63 (Subdivision recorded 9/13/2018)
 WARD 8
 ANC / SMD 8E/8E03
 ZONING DISTRICT RA-1
 HISTORIC DISTRICT N/A
 LOT AREA 100,265 SF (2.3 Acres) Per Land Records

ZONING DATA AND MAP

DEVELOPMENT STANDARDS

	RA-1: EXISTING	RA-1 (PUD)	PROPOSED
F.A.R	1.08 (with IZ)	1.296 (with IZ)	1.296
MAX GFA (Zoning)	108,286	129,943	129,925
LOT OCCUPANCY	40%	SAME AS MATTER OF RIGHT	32.5%
BUILDING HEIGHT	40'-0" 3 STORIES	60'-0" No limit on stories	47'-7" 4 Stories
PENTHOUSE AREA	1/3 of total roof area for mechanical space and habitable space permitted only for rooftop deck ancillary space	SAME AS MATTER OF RIGHT	1/9 of total roof area for mechanical space. No habitable space, nor rooftop deck
PENTHOUSE HEIGHT	12'-0" (1 story)	15'-0" (2 stories) for mechanical, or 12'-0" (1 story) for habitable	10'-0" (1 story), all mechanical
PENTHOUSE SETBACK	1:1 ratio	SAME AS MATTER OF RIGHT	≥ 1:1 ratio
REAR YARD	20'-0"	SAME AS MATTER OF RIGHT	33'-8"
SIDE YARD	8'	SAME AS MATTER OF RIGHT	25'-6"
FRONT YARD	None required; 15' BRL	SAME AS MATTER OF RIGHT	15' BRL
COURTS	None required; 2.5-in per ft of height with 6'-0" min for open and 12'-0" min for closed	SAME AS MATTER OF RIGHT	None proposed
OFF STREET PARKING	21	SAME AS MATTER OF RIGHT	52
LONG-TERM BIKE PARKING	43	SAME AS MATTER OF RIGHT	44
SHORT-TERM BIKE PARKING	7	SAME AS MATTER OF RIGHT	7
LOADING	1 Berth @ 30'-0" deep 1 Platform @ 100 SF 1 Service/delivery @ 20'-0" deep	SAME AS MATTER OF RIGHT	1 Berth @ 30'-0" deep 1 Platform @ 100 SF 1 Service/delivery @ 20'-0" deep
G.A.R.	0.4	SAME AS MATTER OF RIGHT	0.505
INCLUSIONARY ZONING	Does not apply, per Sub C 1001.6(a)	SAME AS MATTER OF RIGHT	Project subject to DHCD affordability requirements: 100% of units affordable with a maximum blended

NOTES

Calculated as total construction GSF, less cellar (Perimeter-wall method, per Sub B 304.4), less basement parking area with ≥ 50% unenclosed wall area (Sub F 201.1), and less 2% for vent shafts and pipe chase shafts above ground floor.

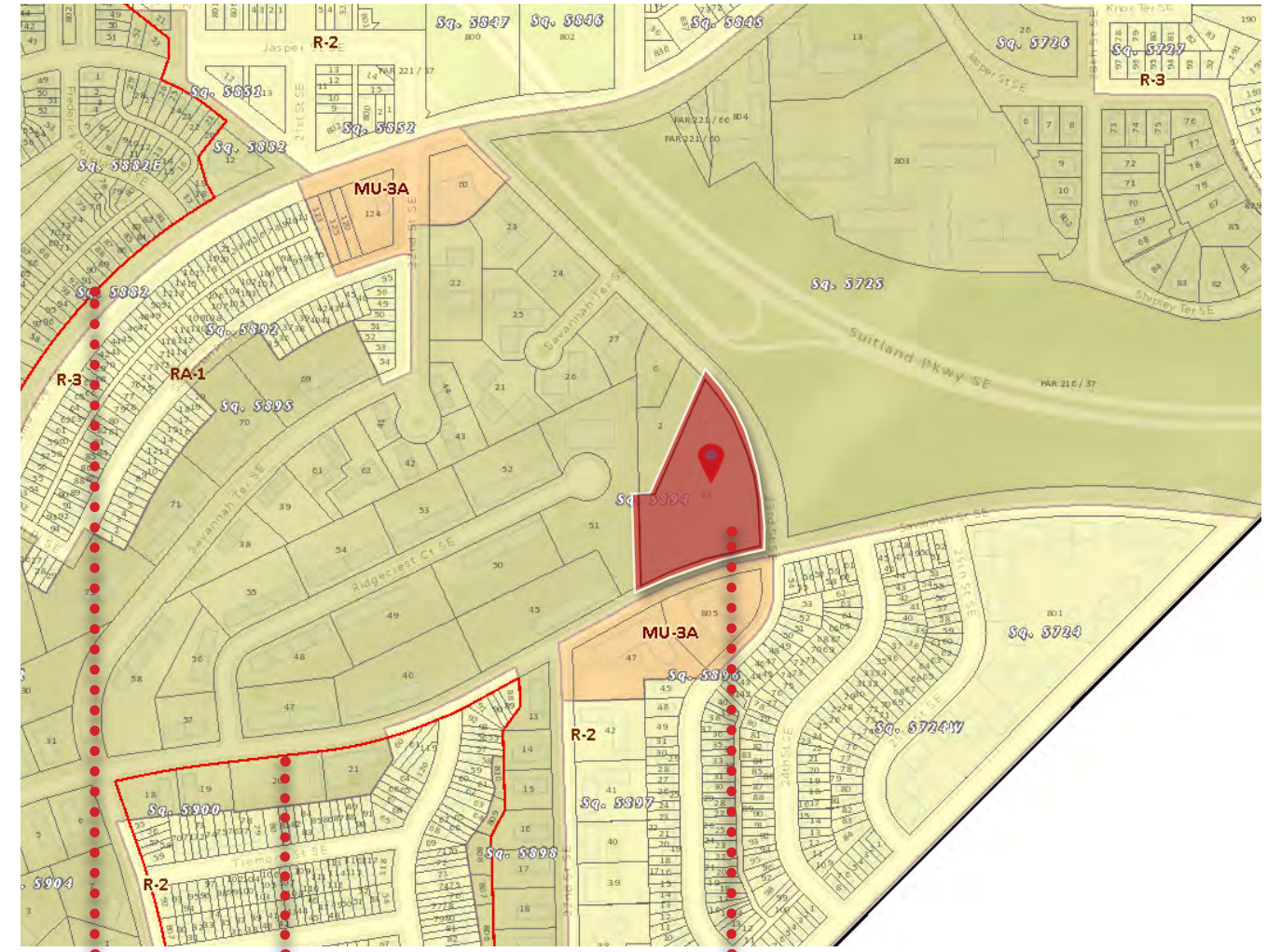
BHMP = 202'-1" (Existing Grade). Top of Flat Roof = 249'-8"

BRL along both 23rd and Savannah Streets

(130 dwelling units - 4)/3 = 42. A 50% reduction for 32 Metrobus line access would also apply. Proposed 52 is less than 2x the base minimum required under Sub C 701.5
 130 dwelling units/3 = 43.3; Space includes bike repair area
 130 dwelling units/20 = 6.5

See Landscape Architecture and Civil Drawings

Not Type I Construction - Per Sub C 1003.1: 10% of GFA or 75% of bonus density plus 10% penthouse habitable space.



PUD 01-18 PUD 97-10

SUBJECT PROPERTY
 SQUARE 5894
 LOT 63

TOTAL LAND AREA
 100,265 SF

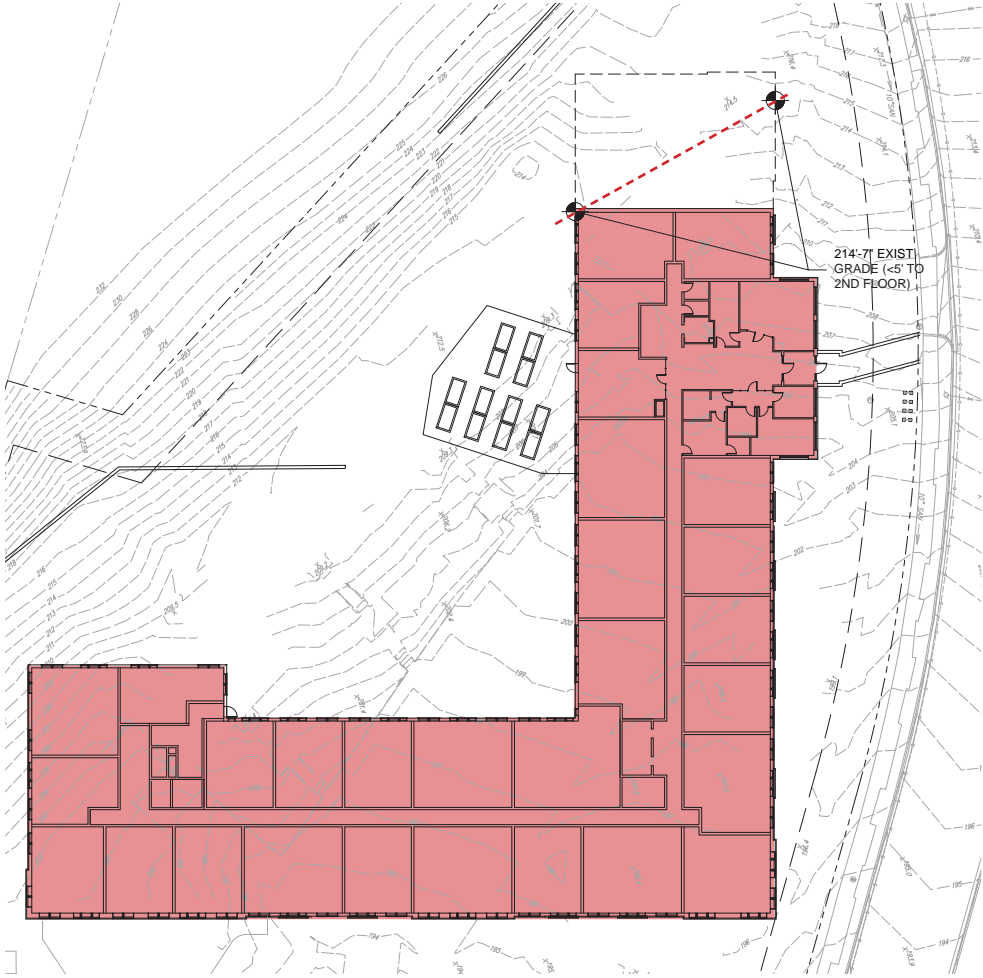
ZONING
 RA-1

32.5% LOT OCCUPANCY

1.296 FAR

Unit Types	1-BEDROOM 1-BATH							2-BEDROOM 2 BATH				3-BEDROOM 2-BATH		TOTALS	TOTAL ZONING GROSS FLOOR AREA ***	TOTAL CONSTRUCTION GROSS FLOOR AREA
	1A (SOME ANSIA)	1B	1C	1D	1E	1F	1G	2A (SOME ANSIA)	2B	2C	2D	3A				
Net SF *	659	582	628	673	704	704	683	946	886	867	847	1,116				
Gross SF **	726	649	699	741	774	774	780	1,029	974	971	925	1,201				
Penthouse Level 4	13	1		1	1	1	1	9	3	2	1	1		0	0	3,700
Penthouse Level 3	13	1		1	1	1	1	9	3	2	1	1		34	31,091	31,725
Penthouse Level 2	13	1		1	1	1	1	9	3	2	1	1		34	31,091	31,725
Penthouse Level 1	11	1	1		1		3	6	3		1	1		28	28,515	29,097
Parking Level															8,149	26,287
Subtotal Units	50	4	1	3	4	3	6	33	12	6	4	4		130		
Subtotal NSF *	32,950	2,328	628	2,019	2,816	2,112	4,098	31,218	10,632	5,202	3,388	4,464		101,855		
Subtotal GSF **	36,300	2,596	699	2,223	3,096	2,322	4,680	33,957	11,688	5,826	3,700	4,804		111,891	129,936	154,259
Total Units	71							55				4		130	100,265	LOT AREA
Total Avg Unit NSF *	46,951							50,440				4,464		101,855	90,239	GFA ALLOWED - 0.9 FAR
Total Avg Unit GSF **	51,916							55,171				1,003		111,891	108,286	GFA+IZ BONUS - 1.08 FAR
Units as a Percentage of Building Total	54.6%							42.3%				3.1%		100%		

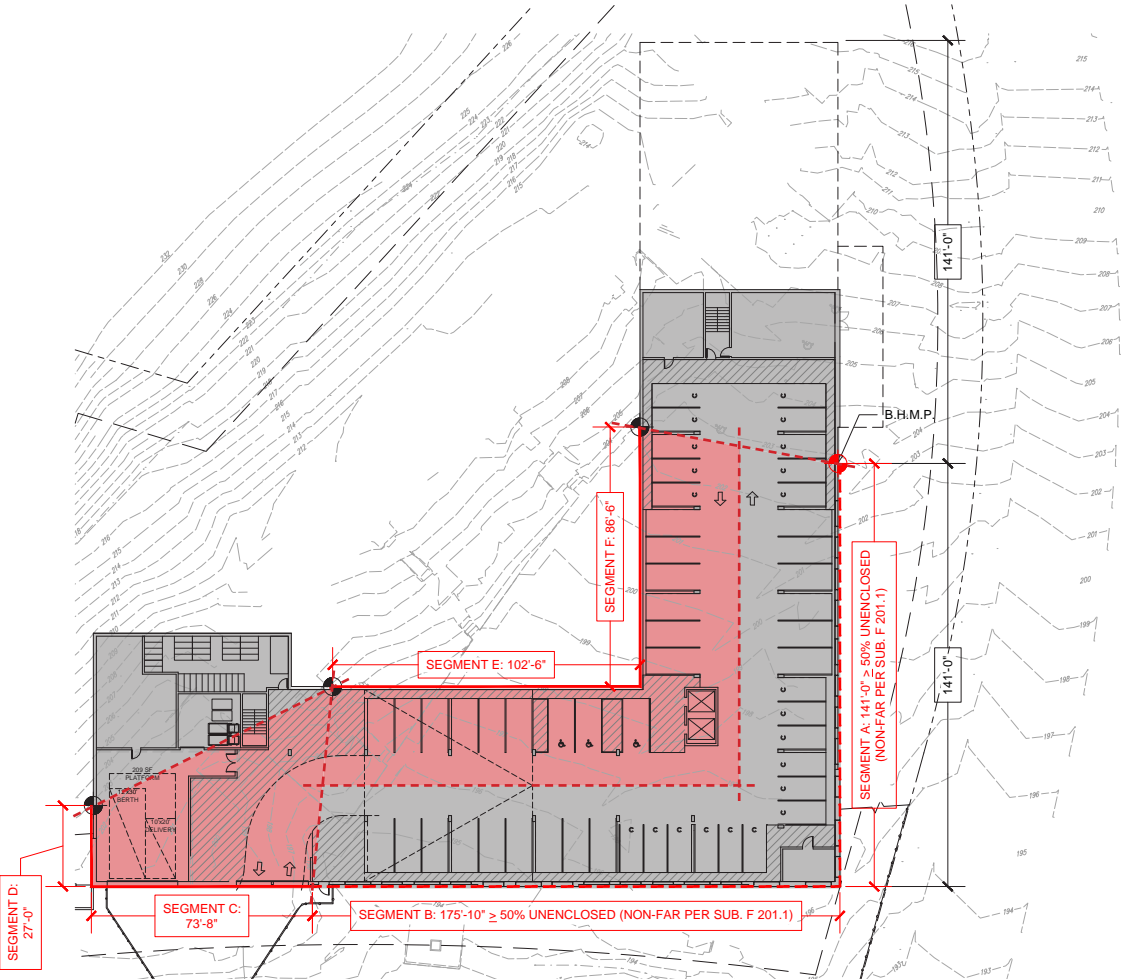
KEY
 [Red Box] AREA CONTRIBUTING TO GFA/FAR CALCULATION
 [Grey Box] AREA NOT CONTRIBUTING



LEVEL 1

L1 TOTAL GFA: 29,097 SF
L1 ZONING GFA: 28,504 SF *

**ALSO ACCOUNTS FOR 2% REDUCTION FOR VENT SHAFTS AND PIPE CHASE*



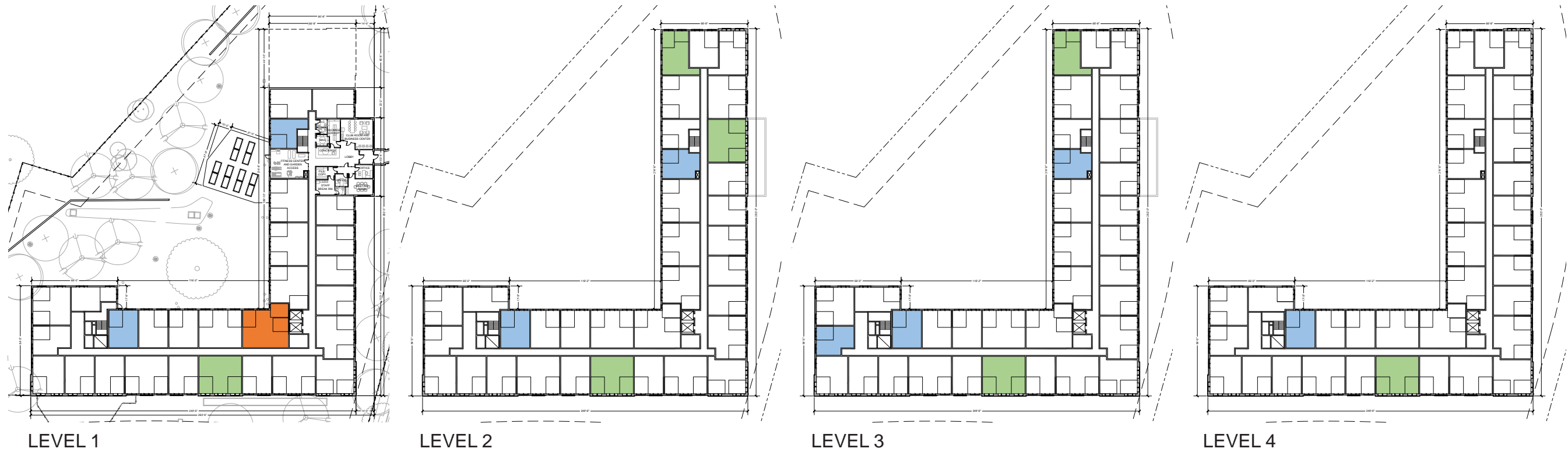
LEVEL P1

P1 TOTAL PERIMETER: 931'-11"

SEGMENT A: N/A PER SUB F 201.1
 SEGMENT B: N/A PER SUB F 201.1
 SEGMENT C: 73'-8"
 SEGMENT D: 27'-0"
 SEGMENT E: 102'-6"
 SEGMENT F: 86'-6"
 GFA PERIMETER: 289'-8" (31%)

P1 TOTAL GFA: 26,287 SF
P1 ZONING GFA: 8,149 SF *

- KEY**
- IZ 1-BR UNIT
 - IZ 2-BR UNIT
 - IZ 3-BR UNIT



Unit Types	1-BEDROOM 1-BATH							2-BEDROOM 2 BATH				3-BEDROOM 2-BATH		TOTALS	TOTAL ZONING GROSS FLOOR AREA ***	TOTAL CONSTRUCTION GROSS FLOOR AREA
	1A (SOME ANSI A)	1B	1C	1D	1E	1F	1G	2A (SOME ANSI A)	2B	2C	2D	3A				
Net SF *	659	582	628	673	704	704	683	946	886	867	847	1,116				
Gross SF **	726	649	699	741	774	774	780	1,029	974	971	925	1,201				
Penthouse																
Level 4	1							1						0	0	3,700
Level 3	1	1						1		1				2	31,091	31,725
Level 2	1					1		2		1				5	31,091	31,725
Level 1	1				1	1		1		1		1		5	31,091	31,725
Parking Level																
Subtotal Units	4	1	0	0	1	2	0	5	0	2	0	1		16		
Subtotal NSF *	2,636	582	0	0	704	1,408	0	4,730	0	1,734	0	1,116		12,910		
Subtotal GSF **	2,904	649	0	0	774	1,548	0	5,145	0	1,942	0	1,201		14,163	129,936	154,259
Total Units	3							7				1		16	100,265	LOT AREA
Total Avg Unit NSF *	5,330							666				1,116		12,910	90,239	GFA ALLOWED -
Total Avg Unit GSF **	5,875							734				1,201		14,163	108,286	0.9 FAR
Units as a Percentage of Building Total	50.0%							43.8%				6.3%		100%		GFA+IZ BONUS -
															108,286	1.08 FAR

32.5% LOT OCCUPANCY

1.296 FAR

* Net SF = Inside face of drywall usable by an individual dwelling unit
 ** Gross SF = Exterior face of exterior wall, centerline of demising walls, and public face of hallway drywall
 *** Zoning GFA = Total Construction Gross SF less cellar (measured by perimeter wall method), less vent shafts and pipe chase shafts above ground floor.

IZ SET-ASIDE	
13,536	75% OF BONUS DENSITY (EXCLUDING 20% PUD BONUS)
12,427	10% TOTAL RESIDENTIAL GFA

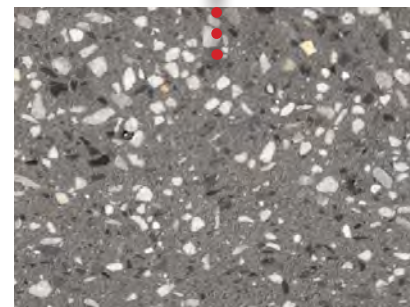
LED WALL PACK
LITHONIA #OWP LED



BACK-LIT CHANNEL
LETTERING



LOADING DOOR



FOUNDATION VENEER
YORK GEMSTONE CMU "GRAPHITE"



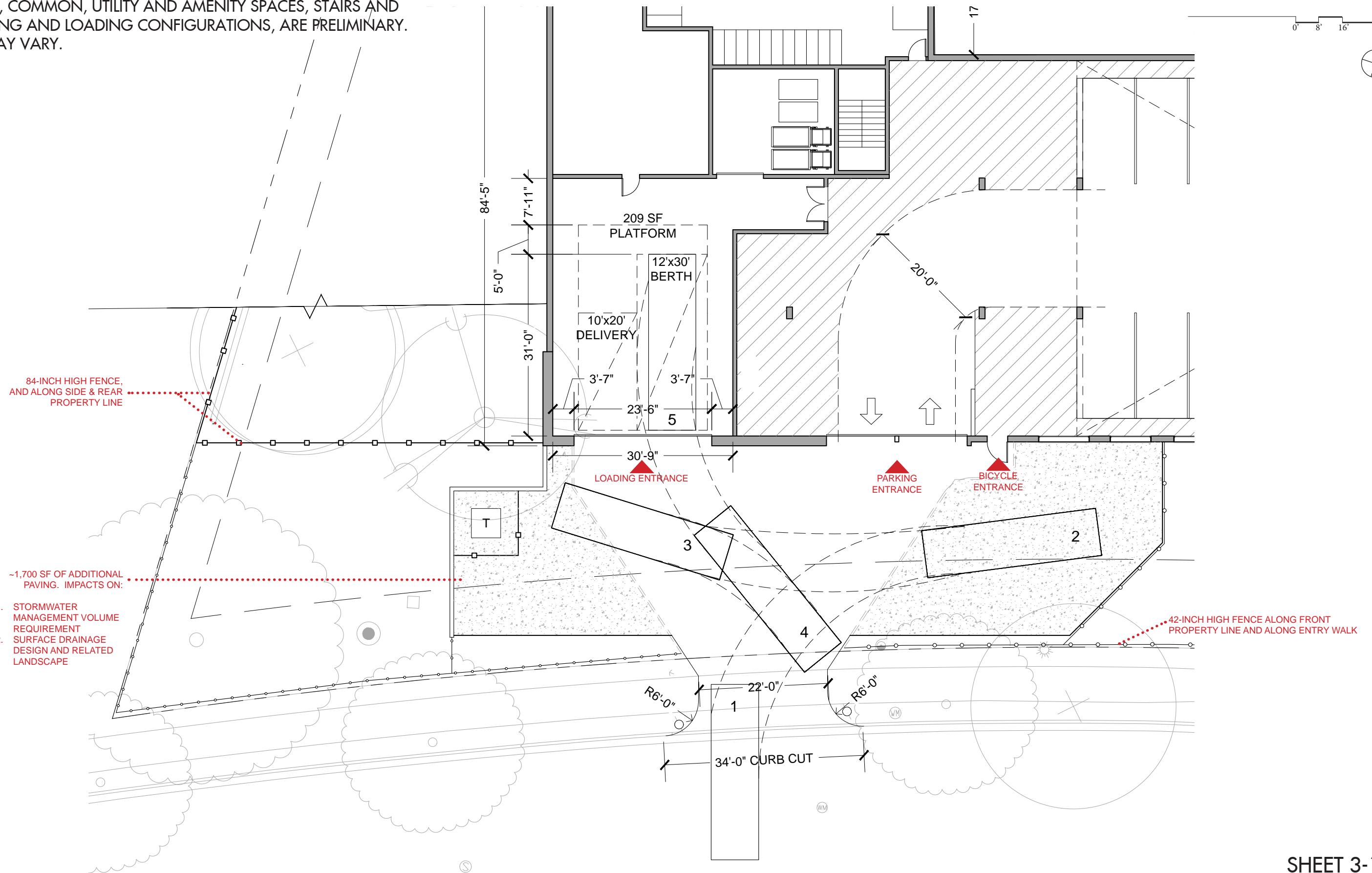
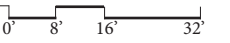
DOORS, TRIM, AND SIGN BACKING:
BENJAMIN MOORE
2133-10 ONYX
(TO MATCH COPING AT LIGHT
BRICK WALLS)

BOLLARDS AND
CLEARANCE BARS AT VEHICLE
ENTRANCES

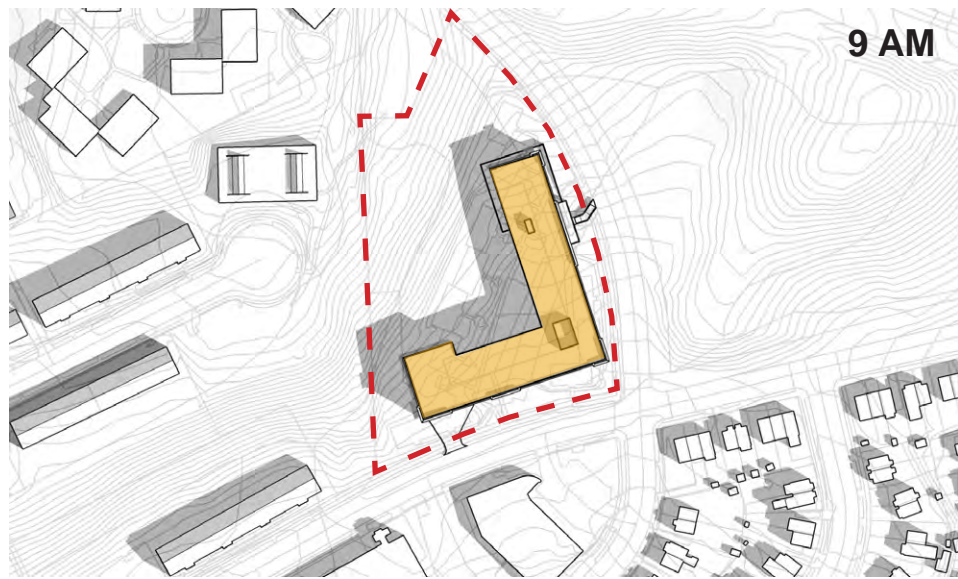
BIKE/PEDESTRIAN
ENTRY

NOTE: DEMISING WALLS, QUANTITY AND SIZE OF UNITS, EGRESS WELLS AND RETAINING WALLS, COMMON, UTILITY AND AMENITY SPACES, STAIRS AND ELEVATORS, PARKING AND LOADING CONFIGURATIONS, ARE PRELIMINARY. FINAL LAYOUTS MAY VARY.

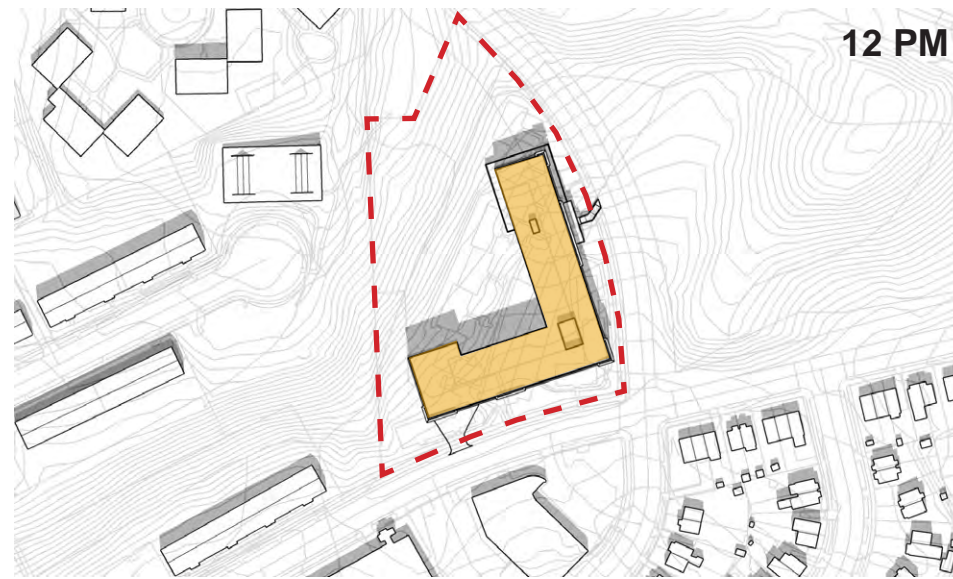
IMPACT STUDY: MANEUVERS ENTIRELY ON PRIVATE PROPERTY (ALT)



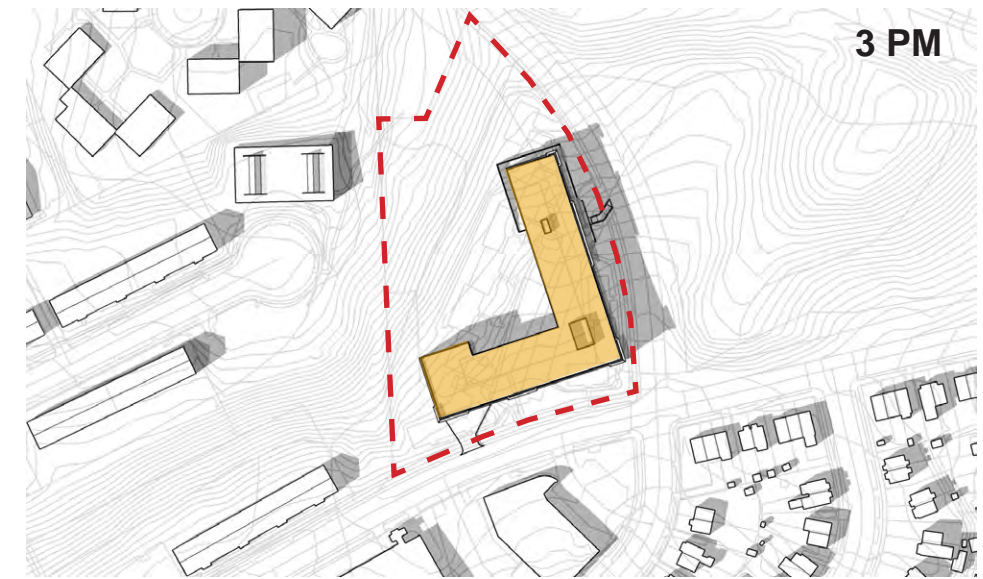
3/21
AND
9/21



9 AM

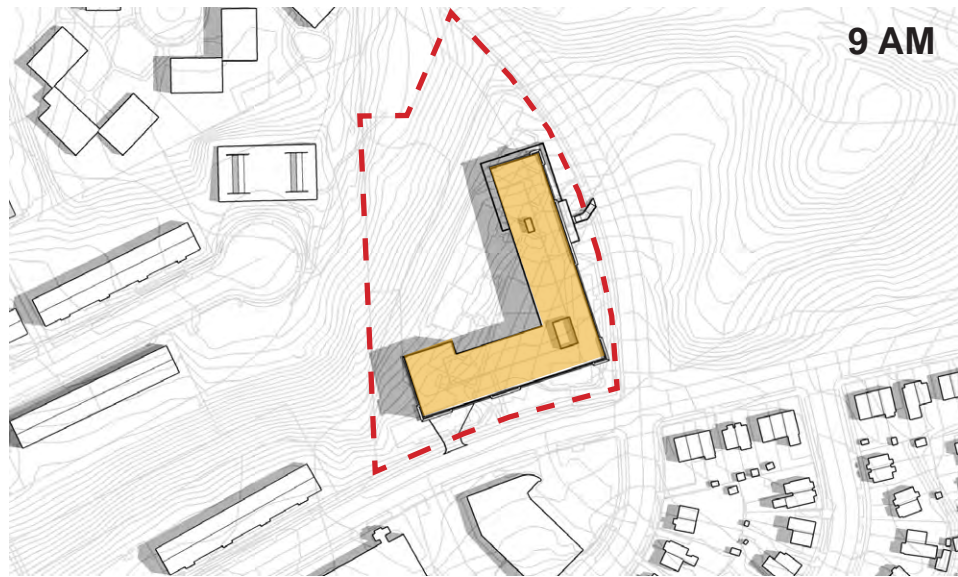


12 PM

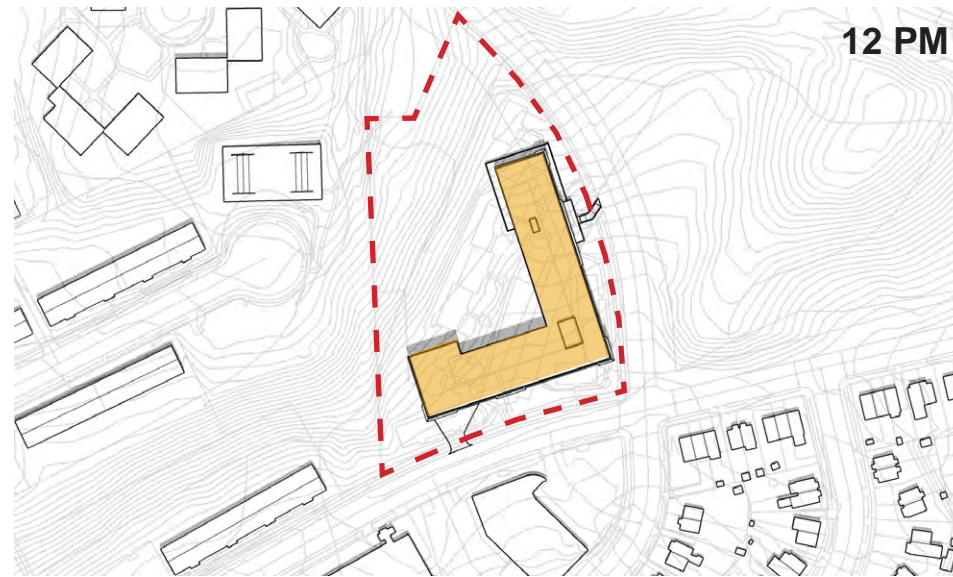


3 PM

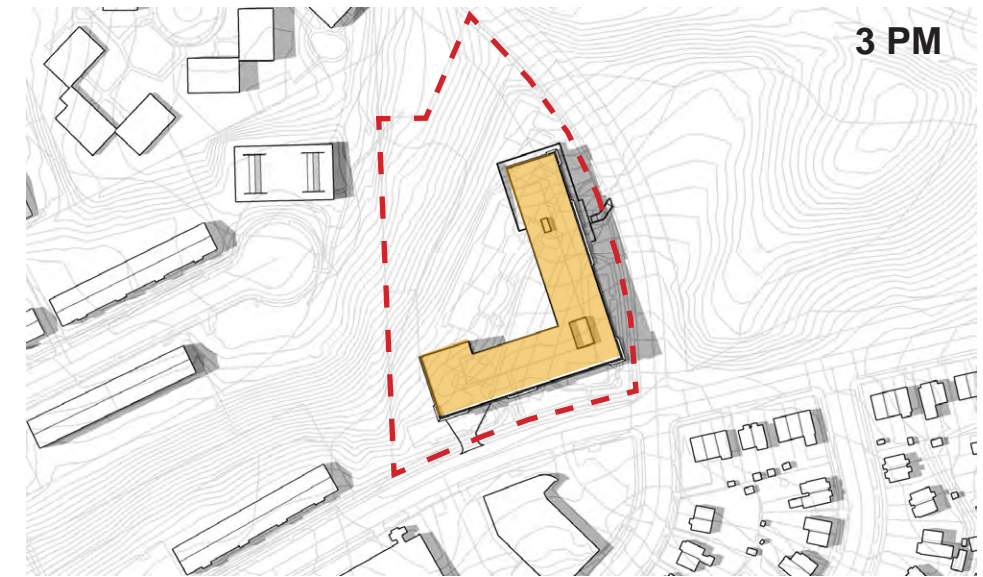
6/21



9 AM

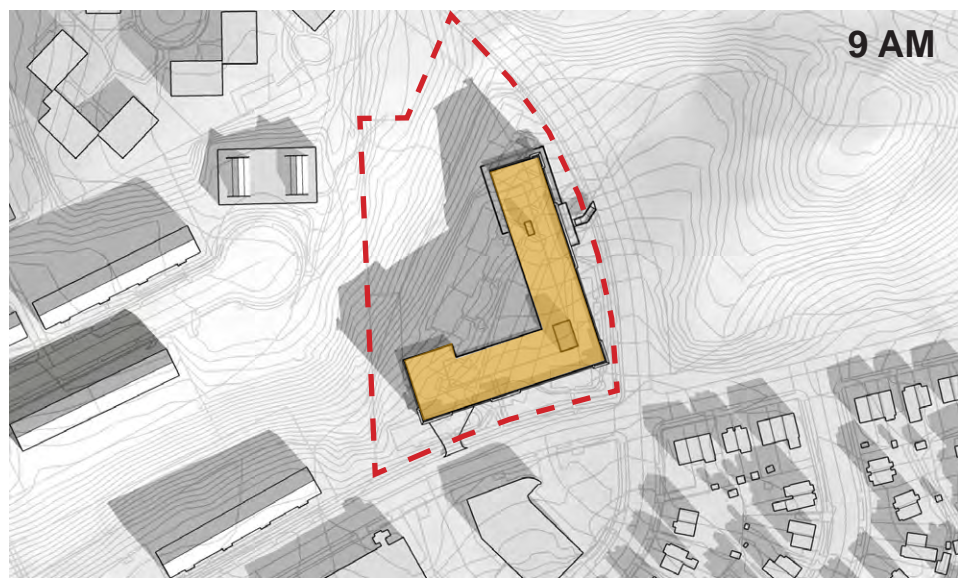


12 PM

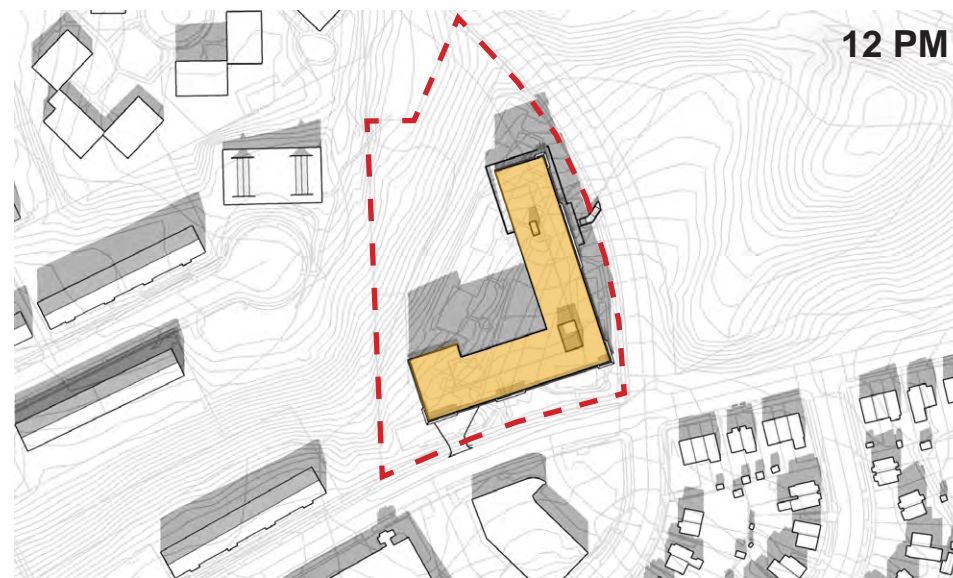


3 PM

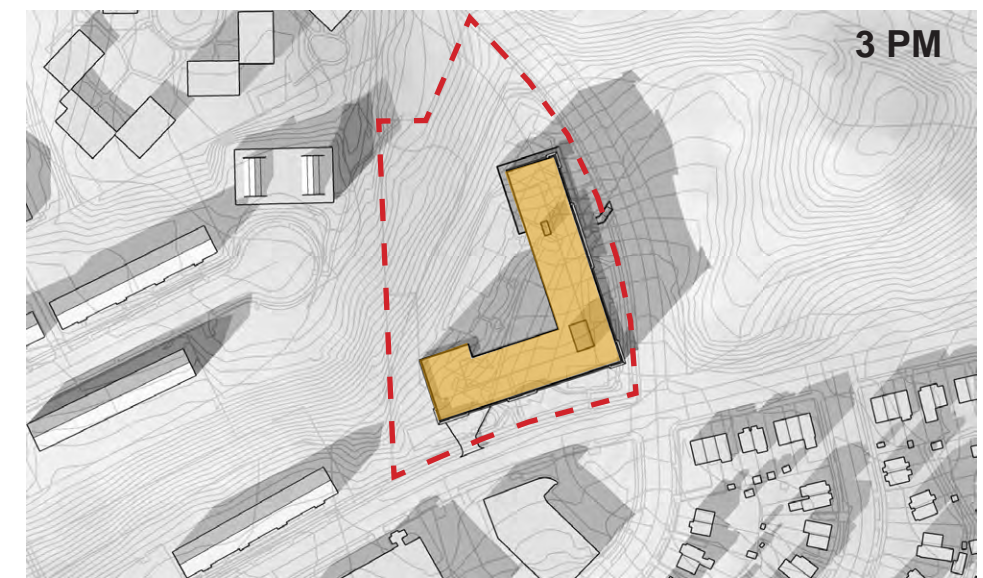
12/21



9 AM



12 PM



3 PM



LEEDv4 Homes and Multifamily Lowrise Project Scorecard

Terrace Manor



Integrative Process Preliminary Y 2 of 2 M 0 Verified

IPc	Integrative Process	2 of 2	0
-----	---------------------	--------	---



Location and Transportation Preliminary Y 14 of 15 M 1 Verified

LTP	Floodplain Avoidance	Required	
LTc	LEED for Neighborhood Development	0 of 15	0
LTc	Site Selection	7 of 8	1
LTc	Compact Development	3 of 3	0
LTc	Community Resources	2 of 2	0
LTc	Access to Transit	2 of 2	0



Sustainable Sites Preliminary Y 5 of 7 M 2.5 Verified

SSp	Construction Activity Pollution Prevention	Required	
SSp	No Invasive Plants	Required	
SSc	Heat Island Reduction	2 of 2	0
SSc	Rainwater Management	1 of 3	1
SSc	Nontoxic Pest Control	2 of 2	1.5



Water Efficiency Preliminary Y 6 of 12 M 3 Verified

WEp	Water Metering	Required	
WEc	Total Water Use	6 of 12	3
WEc	Indoor Water Use	0 of 6	0
WEc	Outdoor Water Use	0 of 4	0



Energy and Atmosphere Preliminary Y 21 of 38 M 6 Verified

EAp	Minimum Energy Performance	Required	
EAp	Energy Metering	Required	
EAp	Education of the Homeowner, Tenant or Building Manager	Required	
EAc	Annual Energy Use	17 of 29	5
EAc	Efficient Hot Water Distribution System	2 of 5	0
EAc	Advanced Utility Tracking	1 of 2	1
EAc	Active Solar-Ready Design	1 of 1	0
EAc	HVAC Start-Up Credentialing	0 of 1	0



Materials and Resources Preliminary Y 4 of 10 M 2 Verified

MRp	Certified Tropical Wood	Required	
MRp	Durability Management	Required	
MRc	Durability Management Verification	1 of 1	0
MRc	Environmentally Preferable Products	0 of 4	2
MRc	Construction Waste Management	2 of 3	0
MRc	Material-Efficient Framing	1 of 2	0

Indoor Environmental Quality Preliminary Y 8 of 16 M 2 Verified

EQp	Ventilation	Required	
EQp	Combustion Venting	Required	
EQp	Garage Pollutant Protection	Required	
EQp	Radon-Resistant Construction	Required	
EQp	Air Filtering	Required	
EQp	Environmental Tobacco Smoke	Required	
EQp	Compartmentalization	Required	
EQc	Enhanced Ventilation	1 of 3	0
EQc	Contaminant Control	0.5 of 2	0.5
EQc	Balancing of Heating and Cooling Distribution Systems	3 of 3	0
EQc	Enhanced Compartmentalization	0 of 1	0
EQc	Combustion Venting	2 of 2	0
EQc	Enhanced Garage Pollutant Protection	1 of 2	0
EQc	Low-Emitting Products	0.5 of 3	1.5
EQc	No Environmental Tobacco Smoke	0 of 0	0



Innovation Preliminary Y 4.5 of 6 M 1.5 Verified

INp	Preliminary Rating	Required	
INc	Innovation	3.5 of 5	1.5
INc	LEED Accredited Professional	1 of 1	0



Regional Priority Preliminary Y 3 of 4 M 0 Verified

RPC	Regional Priority	3 of 4	0
-----	-------------------	--------	---

Point Floors

The project earned at least 8 points total in Location and Transportation and Energy and Atmosphere	<input type="text" value="No"/>
The project earned at least 3 points in Water Efficiency	<input type="text" value="No"/>
The project earned at least 3 points in Indoor Environmental Quality	<input type="text" value="No"/>

Total Preliminary Y 67.5 of 110 M 18 Verified

Certification Thresholds Certified: 40-49, Silver: 50-59, Gold: 60-79, Platinum: 80-110