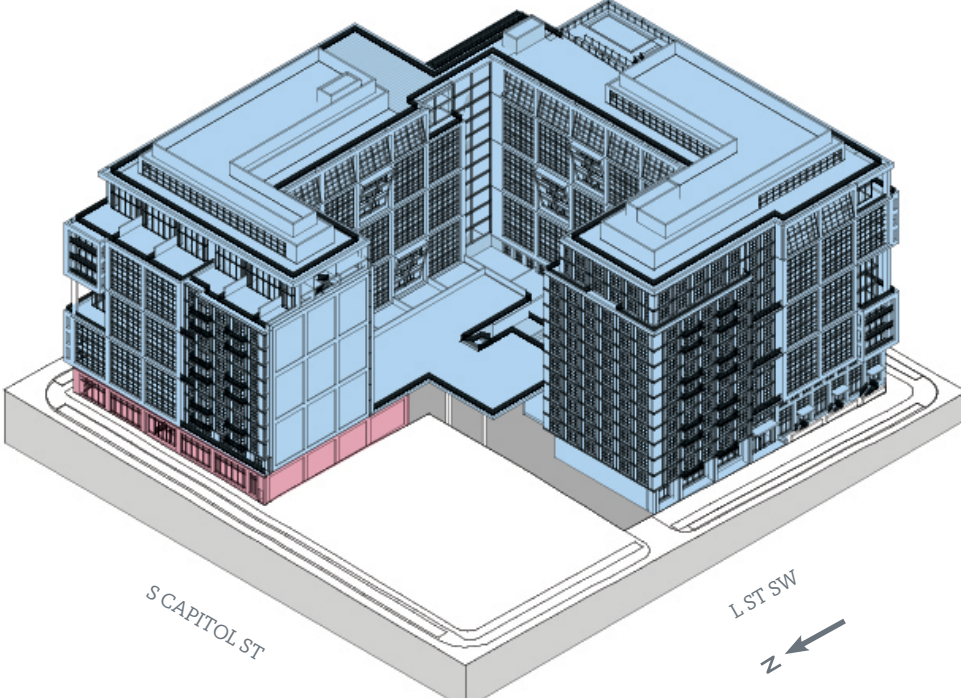
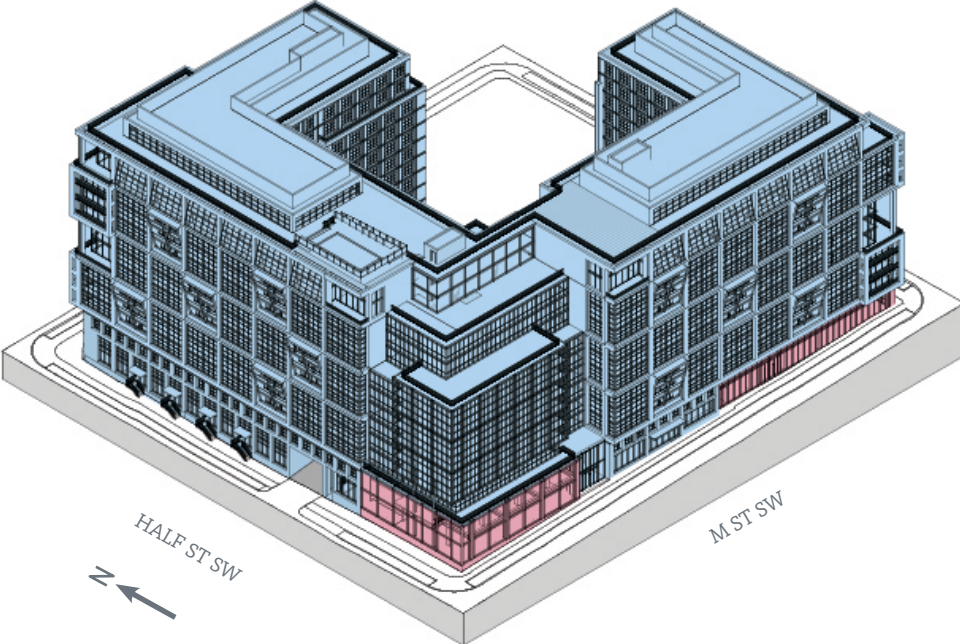


SECTION 4

DESIGN PROPOSAL

Residential Scheme

Residential Scheme



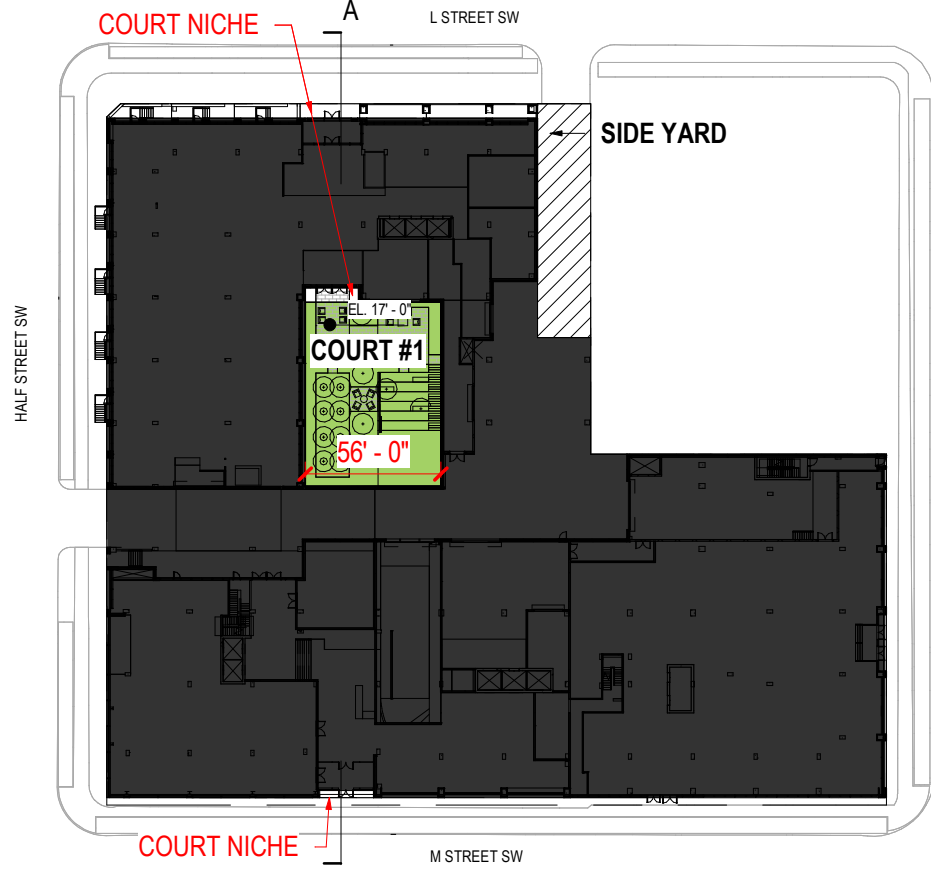
Lot Area : 75,656 SF

		Residential Alternative (Residential Scheme)				Comments
Proposed Use		Residential, Retail				
Proposed Number of Residential Units		615				
Proposed Building Height		130' with 1:1 setback at 110 feet on South Capitol St, 108'-2" Southwest Pavilion height				
		Penthouse Height : 20', Setback 1:1				
Build To Requirements		86%				Minimum requirement of 60% of street wall is to be constructed to the property line per Sub. I, Sec. 616.7(g)
Allowable FAR		Residential : Unlimited				
		Non Residential : 6.5 x 75,656 = 491,764 SF				
Total Gross Floor Area		Non Residential FAR		Residential FAR		
Retail	23,948 SF					Flexible space calculations below included in Retail SF.
Residential	663,785 SF					
Office	n/a					
Total	687,733 SF	0.32		8.77		
Flexible Space	6,607 SF					
Penthouse Habitable Space	13,045 SF	Residential Units : 6,125 SF (8 Units, included in unit total)				
Penthouse Mechanical Space	5,806 SF					
Penthouse Total	18,851 SF					
Parking Spaces	311					
*Vehicle parking spaces are not required for development on the subject property due to its location in D zone east of 20th Street, NW.						
Bike Parking	Required	Provided				Bike parking will be provided to meet the minimum number of zoning required spaces. The minimum number of bike parking spaces will be required based on the final square footage and the number of units. Reference: Subtitle C, Sec. 802.2 (after first 50 bike parking spaces are provided for a use, additional spaces are required at one-half the ratio specified).
Short Term						
Retail	7	7				
Residential	31	35				
Office	0	0				
Total	38	42				
Long Term						
Retail	2	2				
Residential	128	142				
Office	0	0				
Total	130	144				
Shower Requirement	0	0				Residential scheme has less than 25,000 GSF of non-residential use.
Locker Requirement	0	0				Residential scheme has less than 25,000 GSF of non-residential use.
Loading Berths	Required	Provided				
Retail	2 Loading Berth/ 1 Service/Delivery Space	4 Loading Berths / 2 Service/Delivery Spaces*				*Per C-901.8 and C-902.2, two or more uses may share loading and the building is only required to provide enough berths to meet the requirements for the use category with the highest requirement.
Office	0					Loading Berth (12'x30'x14' clear); Service/Delivery Space (10'x20'x10' clear)
Residential	1 Loading Berth/ 1 Service/Delivery Space					
Loading Platform						
Retail	2 Loading Platform @ 100 SF	4 Loading Platforms @ 100 SF*				
Office	0					
Residential	1 Loading Platform @ 100 SF					
Rear Yard	Not Required	Not Provided				Reference Subtitle I, Sec. 205.2(b).
Side Yard	Not Required, if provided min 4'-0" wide	22'-0" Provided				
Courts						
Open Courth Width	4" per foot of height, no less than 10'				To Comply - See Court Exhibit	
Closed Court Width/Area	Width : 4" per foot of height, no less than 15'; Area : Twice the square of the required width, minimum 350 SF				To Comply - See Court Exhibit	
GAR Requirement	0.2 minimum		0.2 Provided		Reference Section 7 for Preliminary GAR Scoresheet	
Unit Mix	Units	Type				
		STUDIO	1 BED	2 BED	3BED	
North Residential Tower	349	10-20%	40-50%	35-45%		
South Residential Tower	266	5-10%	40-50%	5-10%	25-35%	
Total	615					

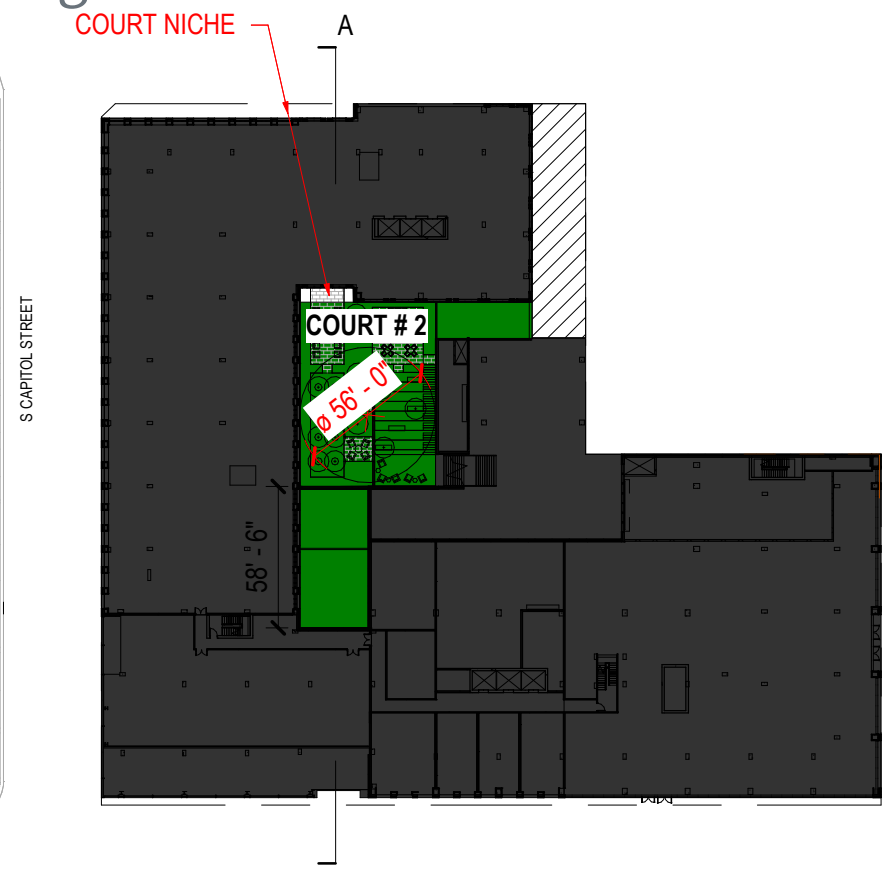
Residential Scheme

Court Diagrams

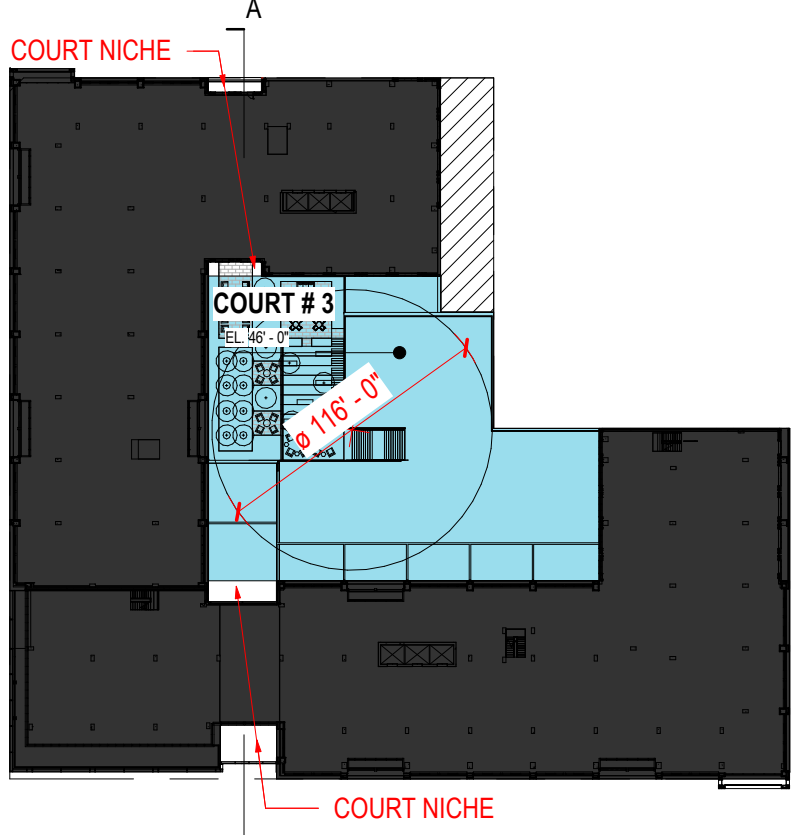
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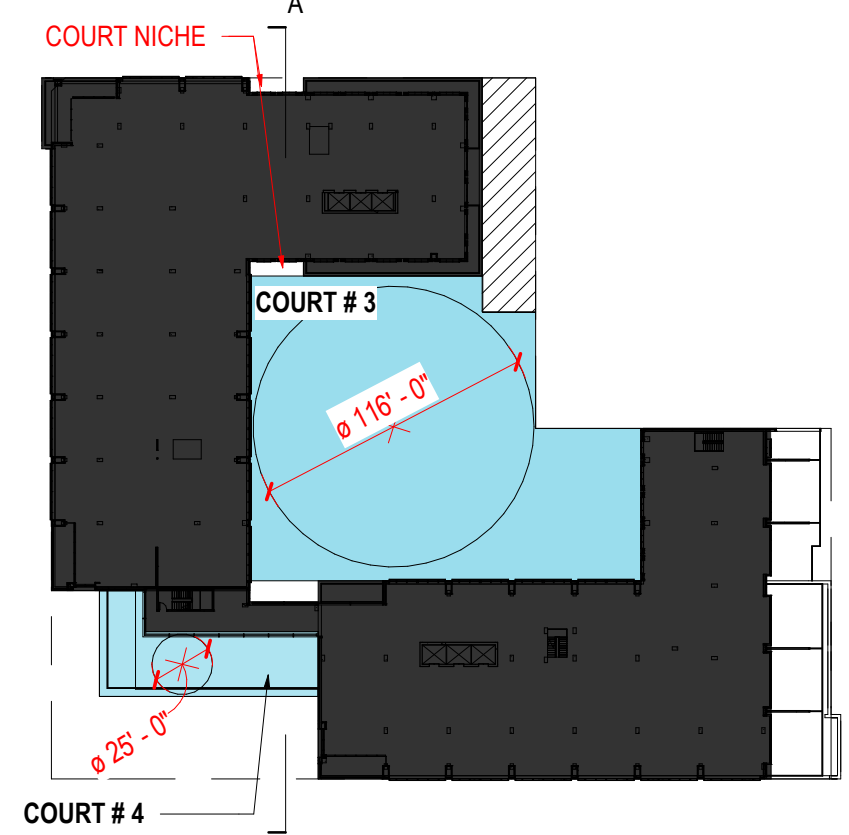
LEVEL 01 PLAN



LEVEL 02 PLAN

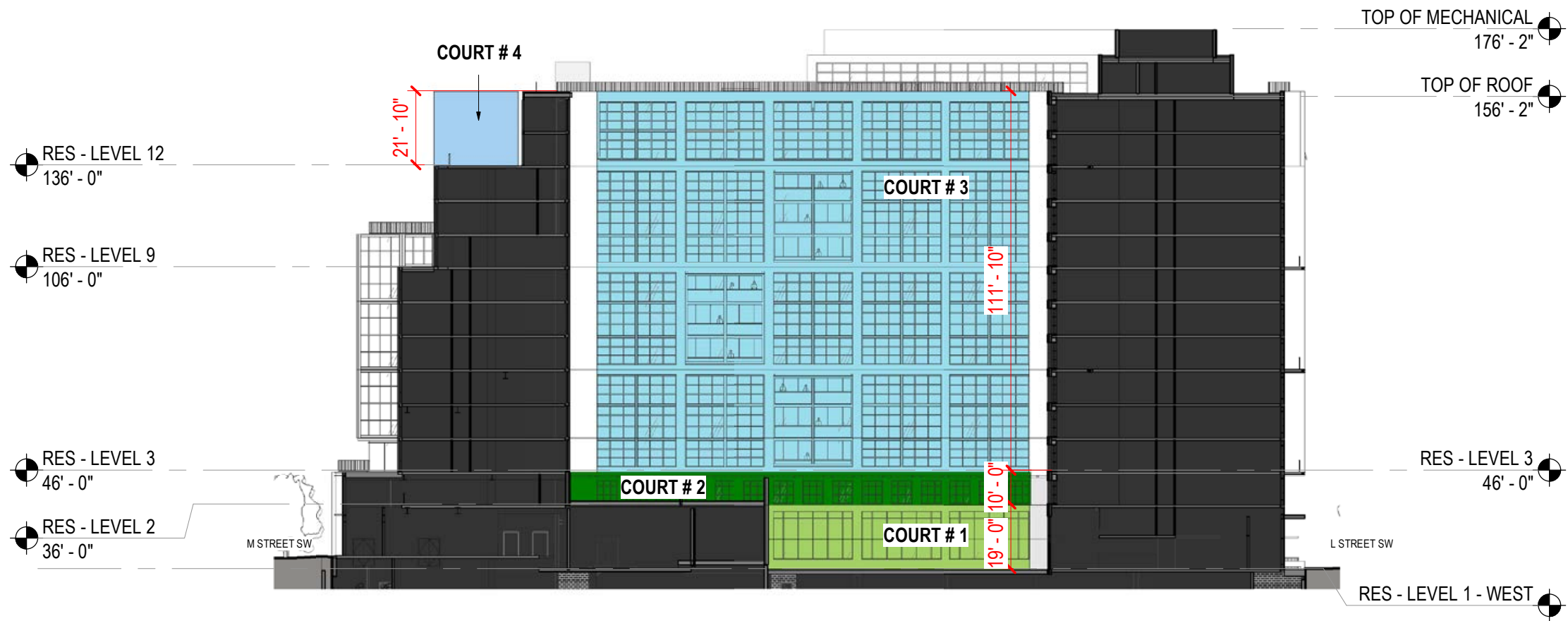


LEVEL 03 PLAN



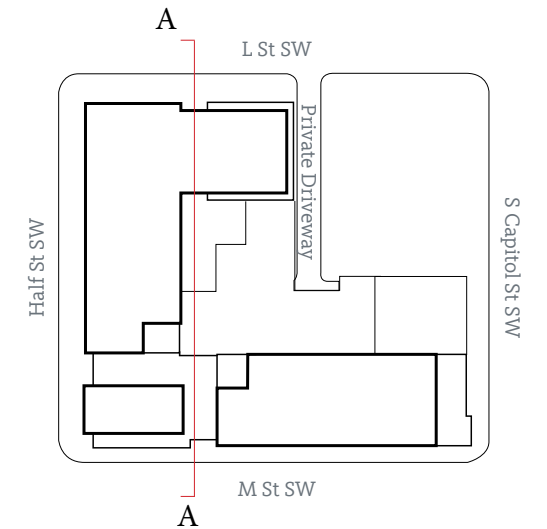
LEVEL 12 PLAN

RES SCHEME							
Court #	Court Type	Height	Required Width	Provided Width	Required Area (SF)	Provided Area (SF)	Comply (Y/N)
Residential Courts			4 inches per foot		Twice the square of the reqd. width		
			Open Court Min: 10'		Area Min: 350 sft		
			Closed Court Min: 15'				
COURT-1	CLOSED	19.00	15.00	56.00	450	4,256	Y
COURT-2	OPEN	10.00	10.00	56.00			Y
COURT-3	OPEN	111.83	37.27	116.00			Y
COURT-4	OPEN	21.83	10.00	25.00			Y



SECTION AA

Scale: 1" = 40'-0"



Residential Scheme

LEED Scorecard



LEED v4 for BD+C: New Construction

Project Checklist
Goal: LEED Silver

Project Name: **5M SW South Residential**
Date: June 09, 2020

Y	?	N			
1			Credit	Integrative Process	1
13	3	0	Location and Transportation		16
			Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
2			Credit	High Priority Site <i>Brownfield</i>	2
5			Credit	Surrounding Density and Diverse Uses	5
3	2		Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1
5	4	1	Sustainable Sites		10
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
1	1		Credit	Site Development - Protect or Restore Habitat	2
1			Credit	Open Space	1
2	1		Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
1			Credit	Light Pollution Reduction	1
4	1	6	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
6			Credit	Indoor Water Use Reduction (35%)	6
1	1		Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1
8	12	13	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
4	2		Credit	Enhanced Commissioning <i>Enhanced and Monitoring Based Cx</i>	6
4	4	10	Credit	Optimize Energy Performance (12%) <i>SBP Estimate 12%-25% savings</i>	18
1			Credit	Advanced Energy Metering	1
2			Credit	Demand Response	2
3			Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
2			Credit	Green Power and Carbon Offsets	2

Y	?	N			
6	5	2	Materials and Resources		13
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
1	2	2	Credit	Building Life-Cycle Impact Reduction	5
1	1		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1	1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	1		Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2
6	10	0	Indoor Environmental Quality		16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
1	1		Credit	Enhanced Indoor Air Quality Strategies (CO ₂ Monitoring)	2
3			Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
2			Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
2			Credit	Interior Lighting	2
3			Credit	Daylight	3
1			Credit	Quality Views	1
1			Credit	Acoustic Performance	1
6	0	0	Innovation		6
5			Credit	Innovation (O+M Starter Kit, Green Education, Integrated Material Analysis, Walkable Site, +1)	5
1			Credit	LEED Accredited Professional	1
1	3	0	Regional Priority		4
1			Credit	Regional Priority: Access to Quality Transit (4 Pts. Required)	1
1			Credit	Regional Priority: Reduced Parking Footprint (1 Pt. Required)	1
1			Credit	Regional Priority: Green Vehicles (1 Pt. Required)	1
1			Credit	Regional Priority: Rainwater Management (3 Pts. Required)	1

50 | 38 | 22 TOTALS Possible Points: **110**
 Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110
All Regional Priority Credits
 Regional Priority: Site Development - Protect or Restore Habitat (2 Pts. Required)
 Regional Priority: Optimize Energy Performance (24% Savings/10 Pts. Required)



LEED v4 for BD+C: New Construction

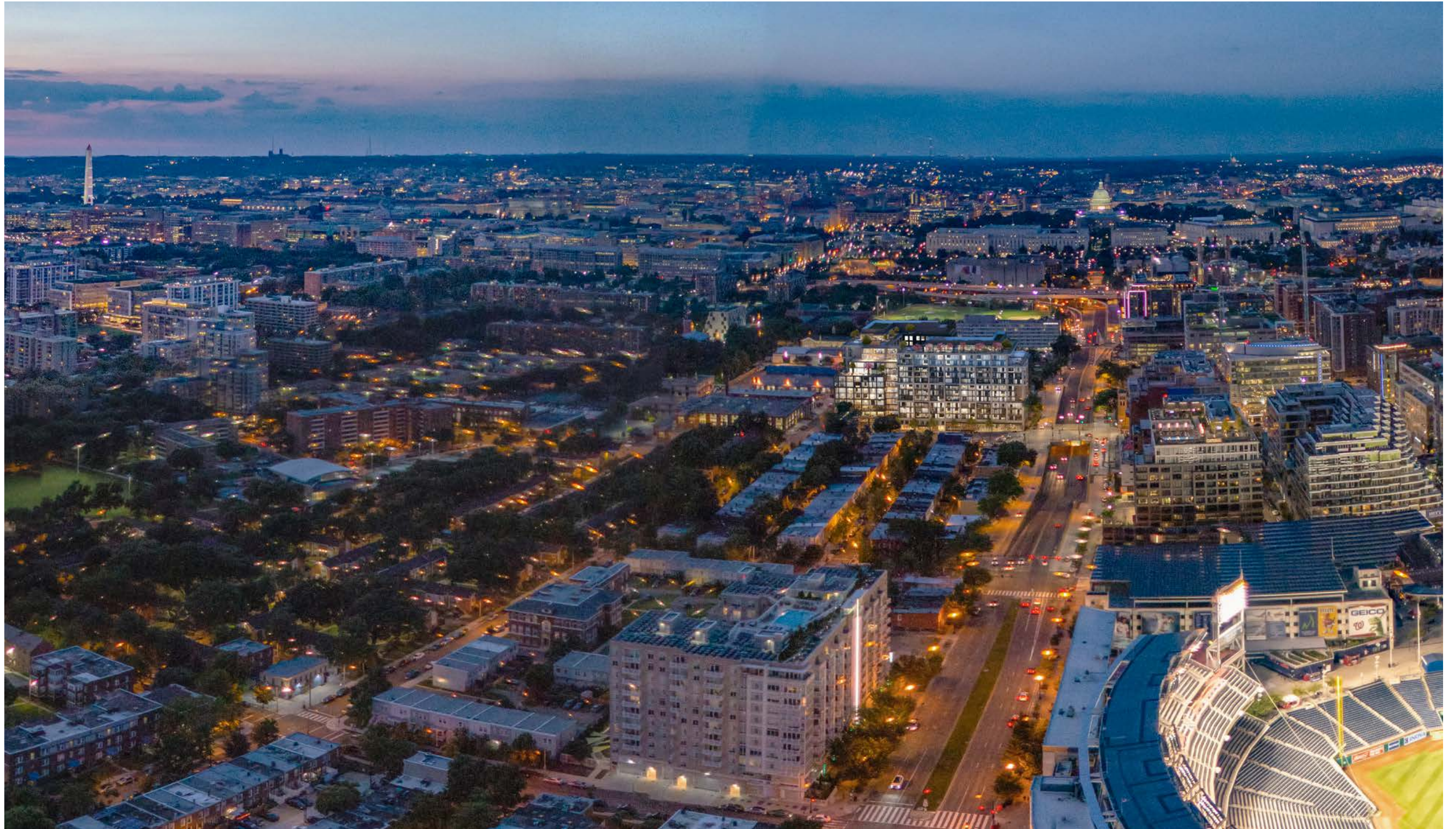
Project Checklist
Goal: LEED Silver

Project Name: **5M SW West Residential**
Date: June 09, 2020

Y	?	N			
1			Credit	Integrative Process	1
13	3	0	Location and Transportation		16
			Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
2			Credit	High Priority Site <i>Brownfield</i>	2
5			Credit	Surrounding Density and Diverse Uses	5
3	2		Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1
5	4	1	Sustainable Sites		10
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
1	1		Credit	Site Development - Protect or Restore Habitat	2
1			Credit	Open Space	1
2	1		Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
1			Credit	Light Pollution Reduction	1
4	1	6	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
6			Credit	Indoor Water Use Reduction (35%)	6
1	1		Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1
8	12	13	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
4	2		Credit	Enhanced Commissioning <i>Enhanced and Monitoring Based Cx</i>	6
4	4	10	Credit	Optimize Energy Performance (12%) <i>SBP Estimate 12%-25% savings</i>	18
1			Credit	Advanced Energy Metering	1
2			Credit	Demand Response	2
3			Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
2			Credit	Green Power and Carbon Offsets	2

Y	?	N			
6	5	2	Materials and Resources		13
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
1	2	2	Credit	Building Life-Cycle Impact Reduction	5
1	1		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
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1	1		Credit	Building Product Disclosure and Optimization - Material Ingredients	2
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6	10	0	Indoor Environmental Quality		16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
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3			Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
2			Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
2			Credit	Interior Lighting	2
3			Credit	Daylight	3
1			Credit	Quality Views	1
1			Credit	Acoustic Performance	1
6	0	0	Innovation		6
5			Credit	Innovation (O+M Starter Kit, Green Education, Integrated Material Analysis, Walkable Site, +1)	5
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1			Credit	Regional Priority: Rainwater Management (3 Pts. Required)	1

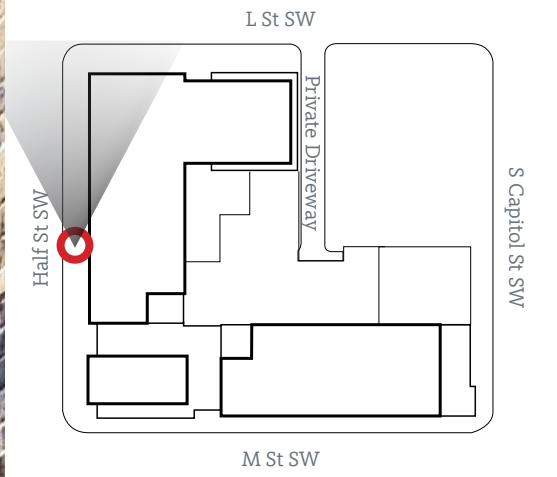
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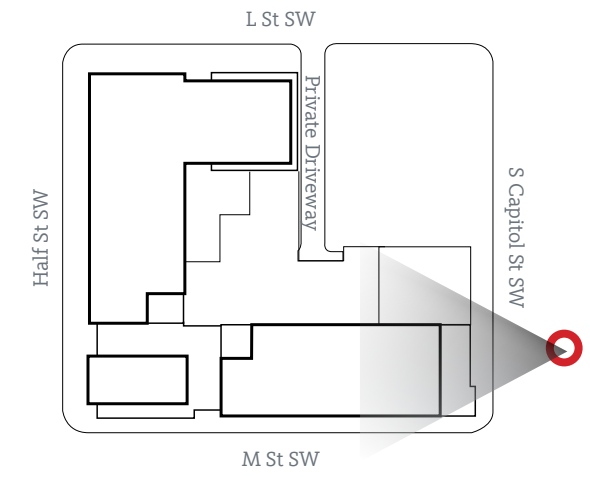
ROOF TERRACE FURNISHINGS AND LAYOUT ARE ILLUSTRATIVE AND SUBJECT TO CHANGE UPON TENANT BUILD-OUT.



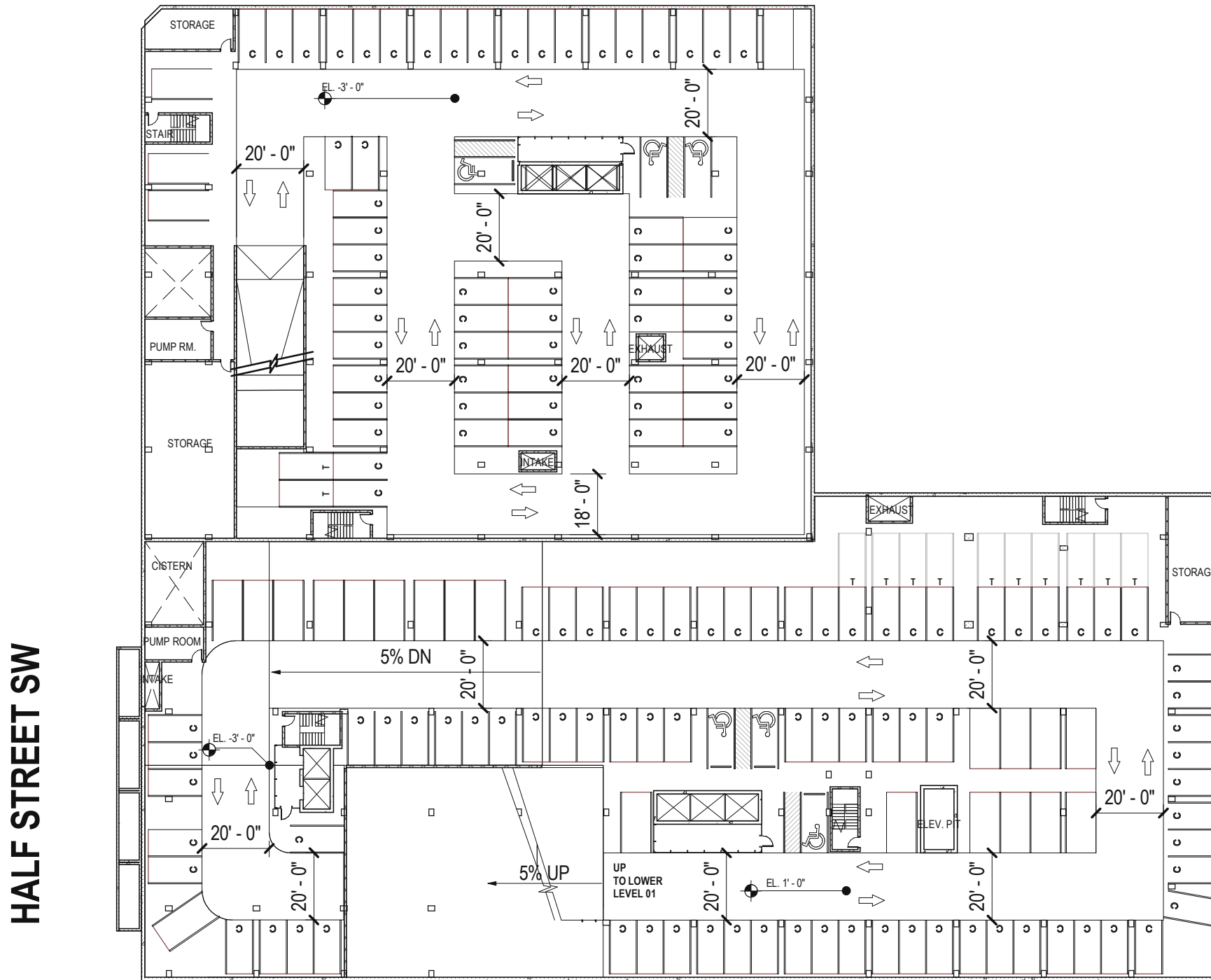








L STREET SW



NOTES:

APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, RETAIL ENTRANCES, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DON'T CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

PHASE A & B OF THE PROJECT MAY BE BUILT SIMULTANEOUSLY OR IN PHASES.

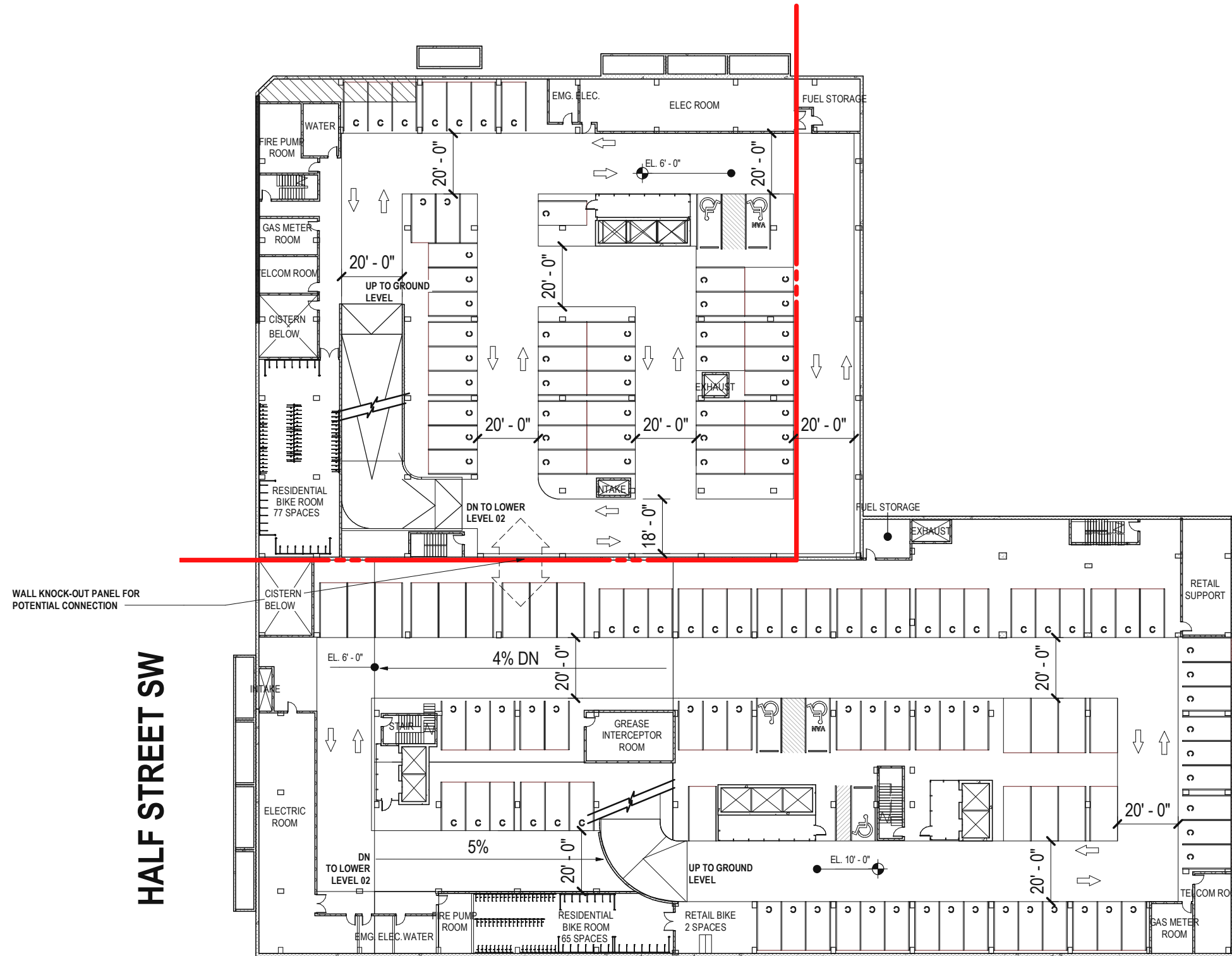
SOUTH CAPITOL ST SW

HALF STREET SW

Compact : 8'x16'
Standard : 9'x18'
Residential: 165 Spaces
(excludes tandem)

M STREET SW

L STREET SW



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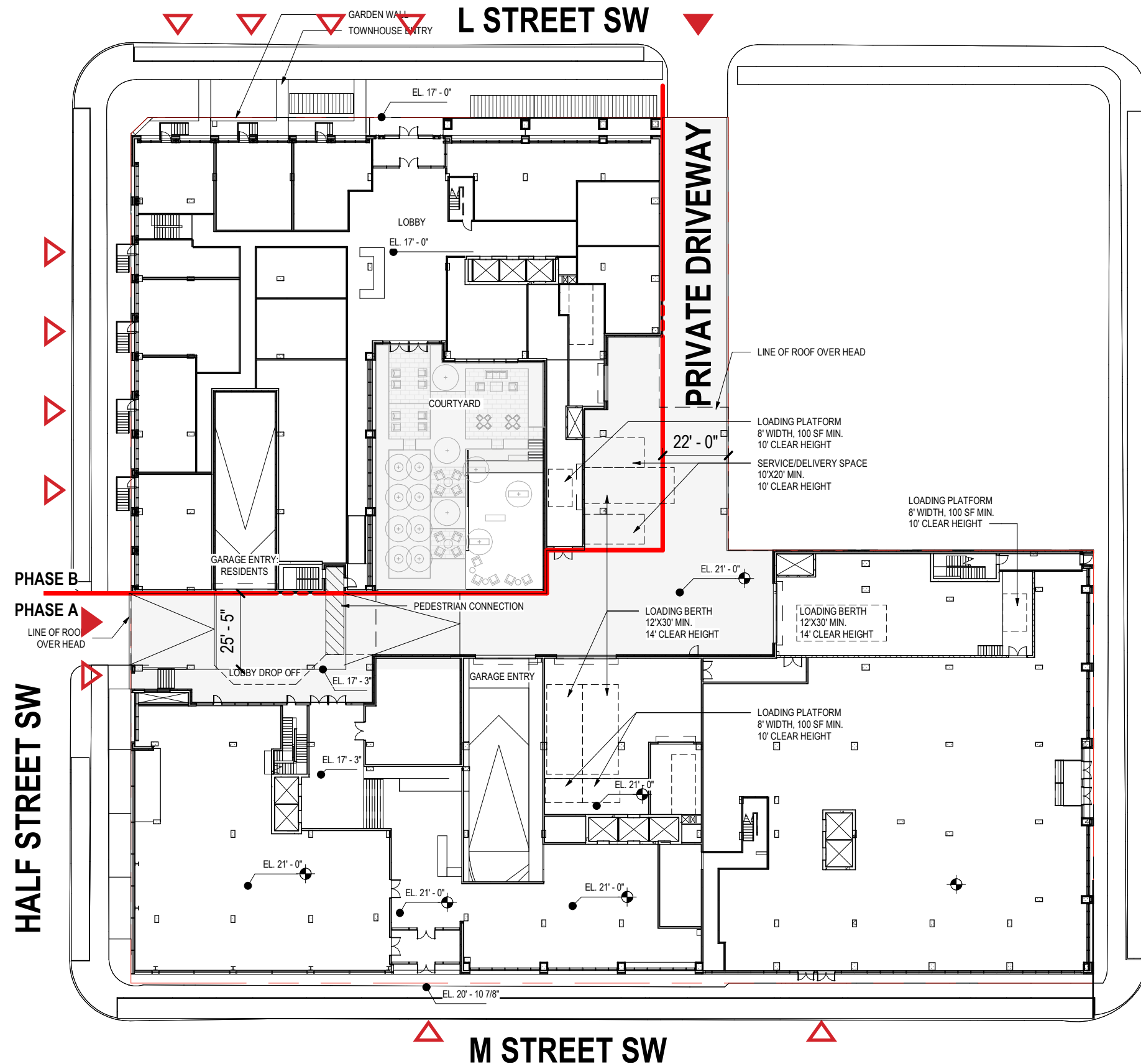
SOUTH CAPITOL ST SW

HALF STREET SW

M STREET SW

Compact : 8'x16'
Standard : 9'x18'
Total : 134 Spaces
Residential : 48 Spaces
Retail : 86 Spaces







NOTES:

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-  PEDESTRIAN ENTRANCE
-  VEHICULAR ENTRANCE

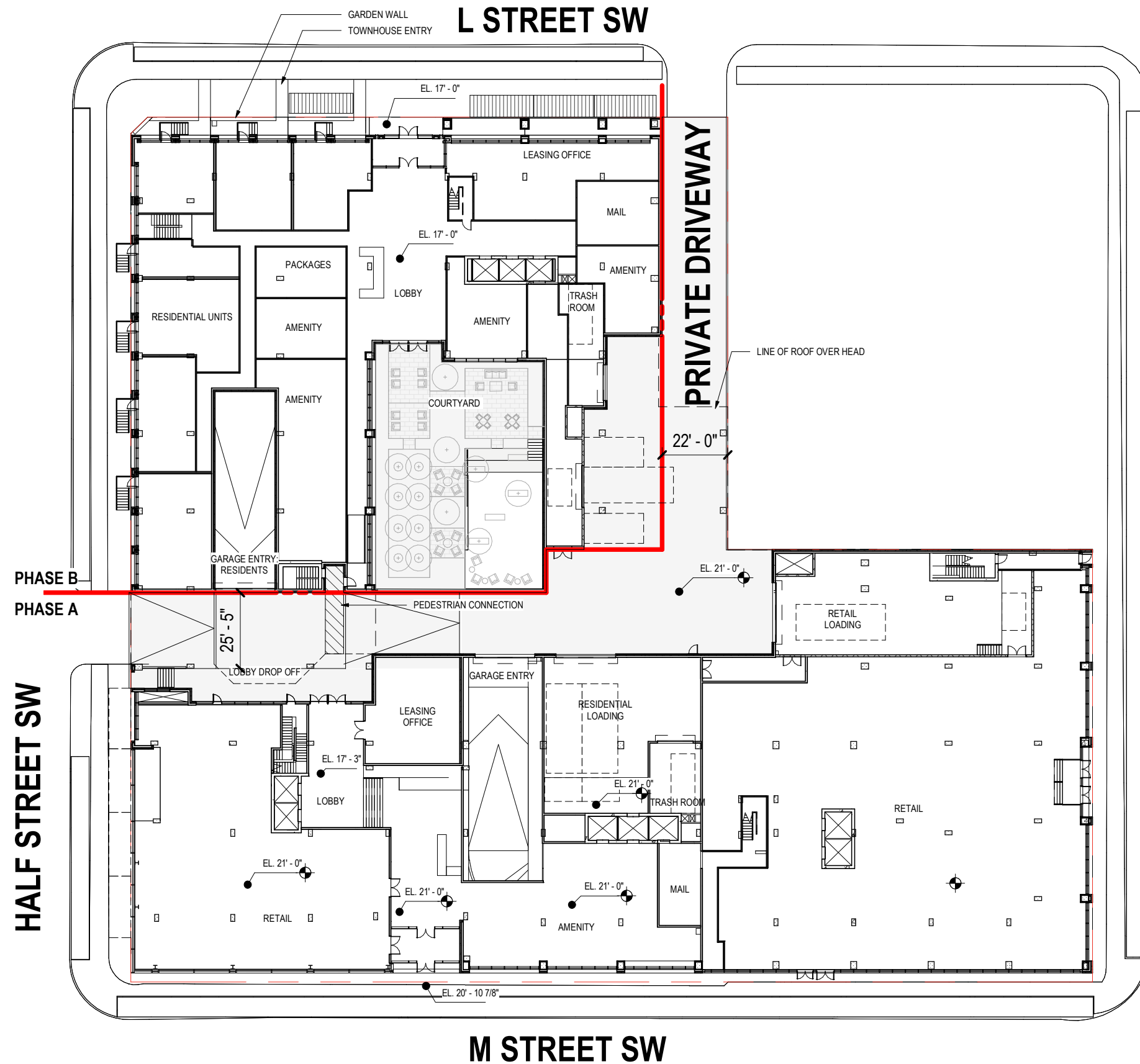
SOUTH CAPITOL ST SW

HALF STREET SW

M STREET SW

L STREET SW





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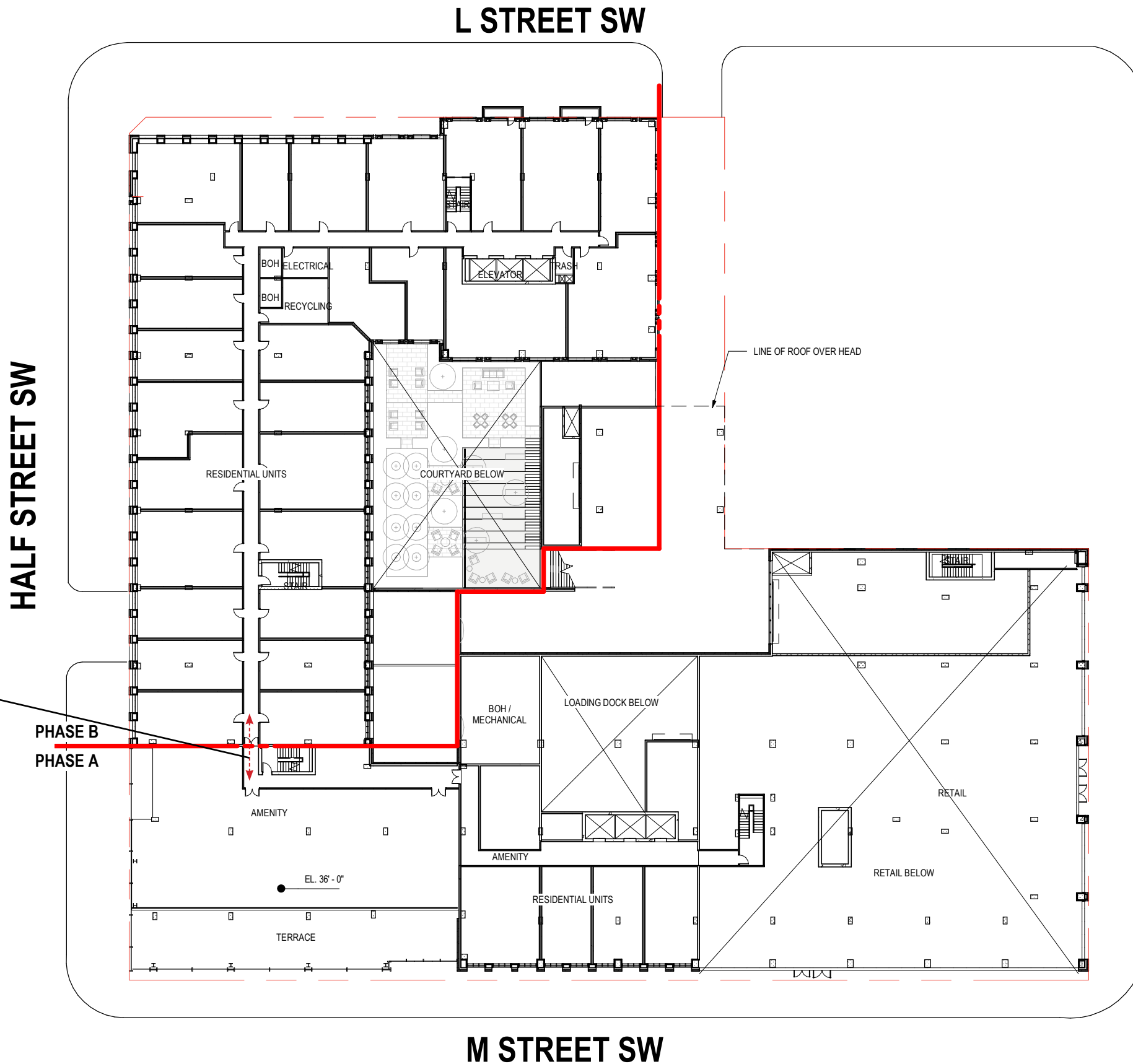
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SOUTH CAPITOL ST SW



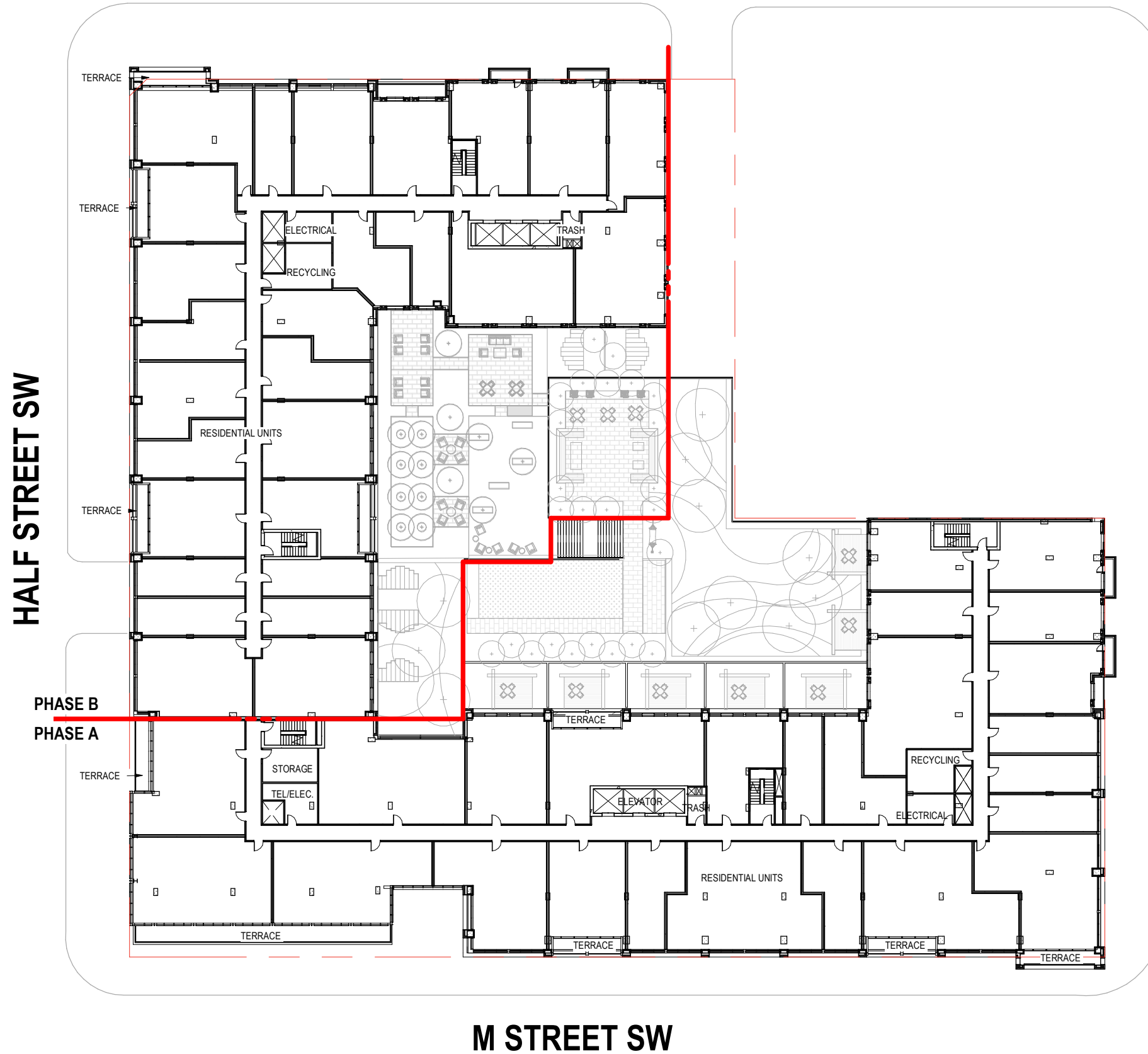
MEANINGFUL CONNECTION

PHASE B
PHASE A

EL. 36'-0"



Floor Plan - Level 03-09 Typical Floor
L STREET SW



NOTES:

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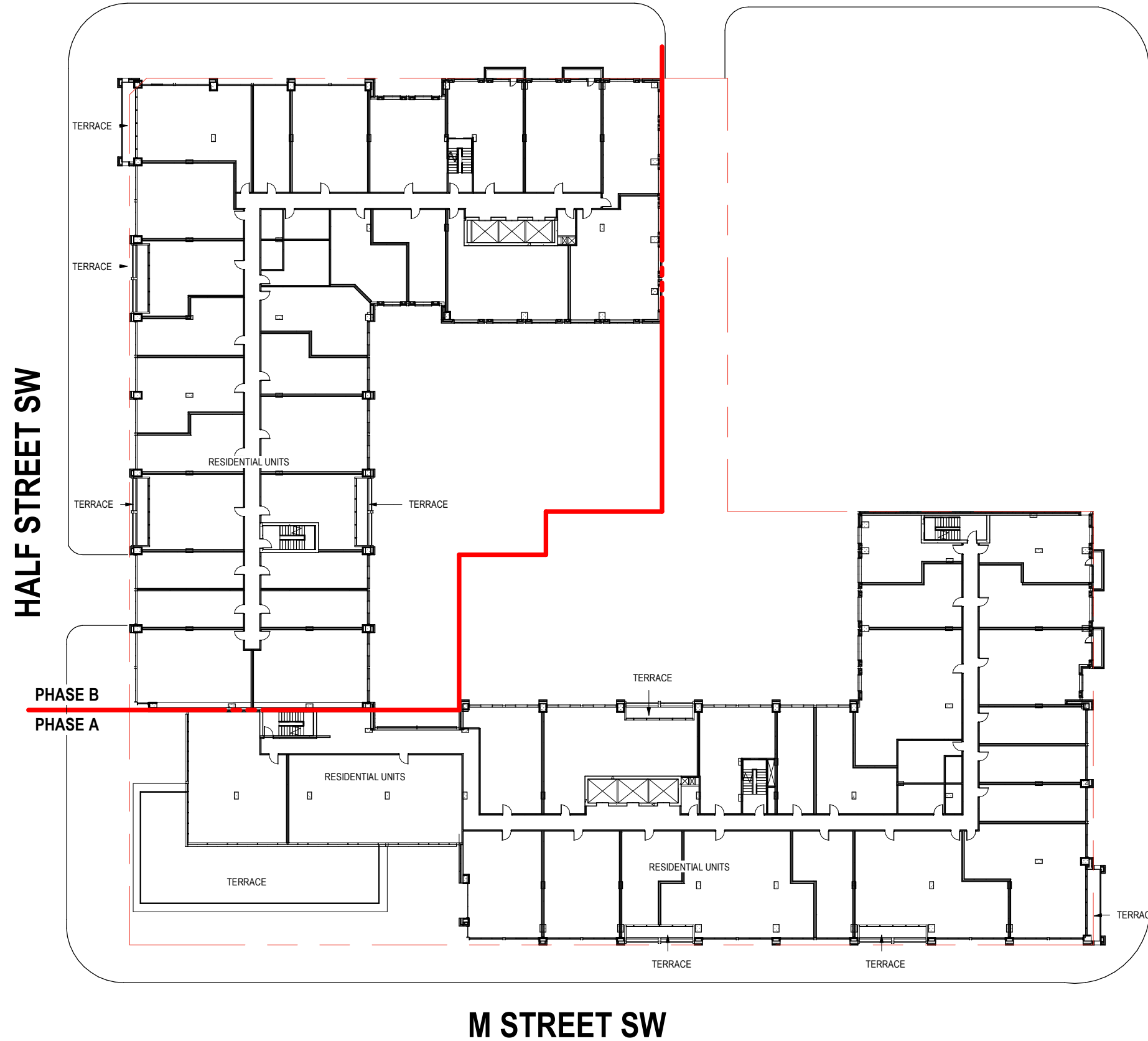
SOUTH CAPITOL ST SW

HALF STREET SW

M STREET SW



L STREET SW



NOTES:

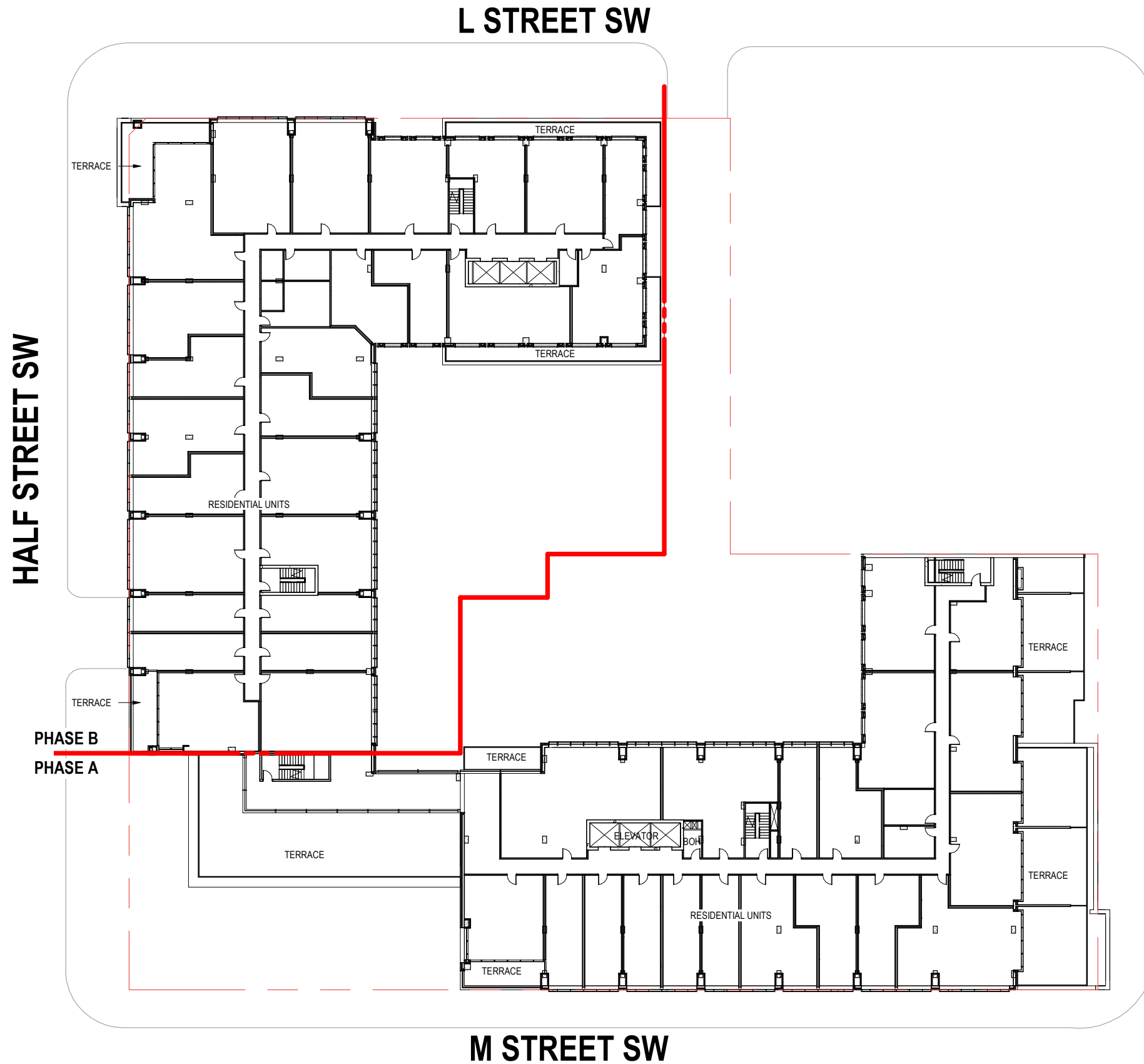
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SOUTH CAPITOL ST SW

M STREET SW



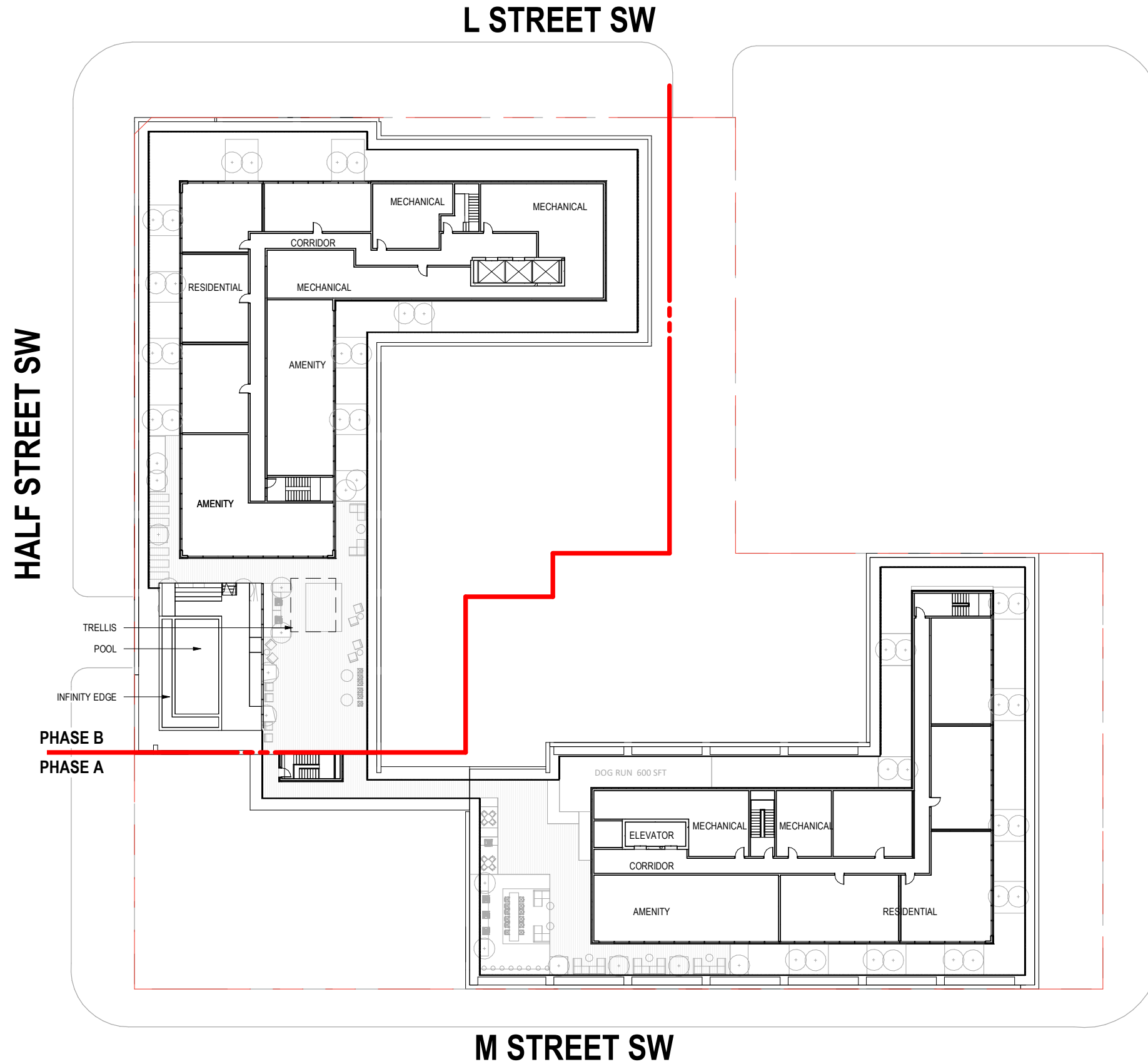
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