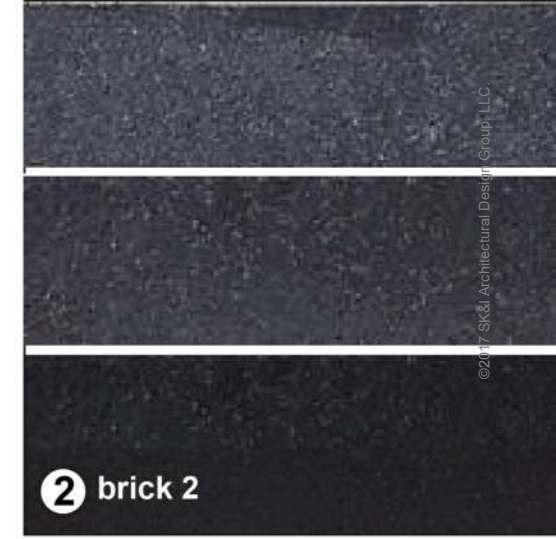
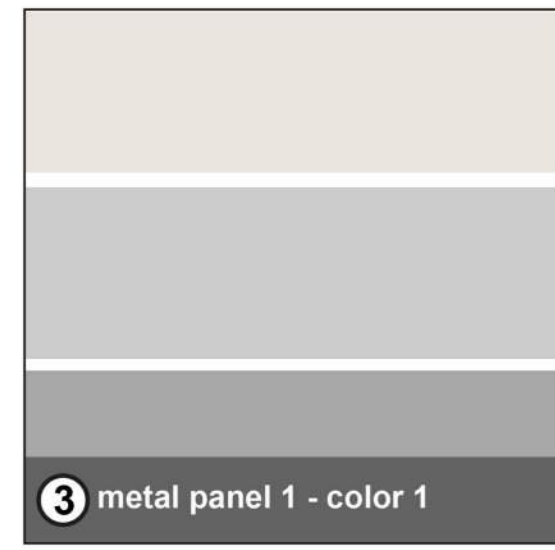


1 brick 1



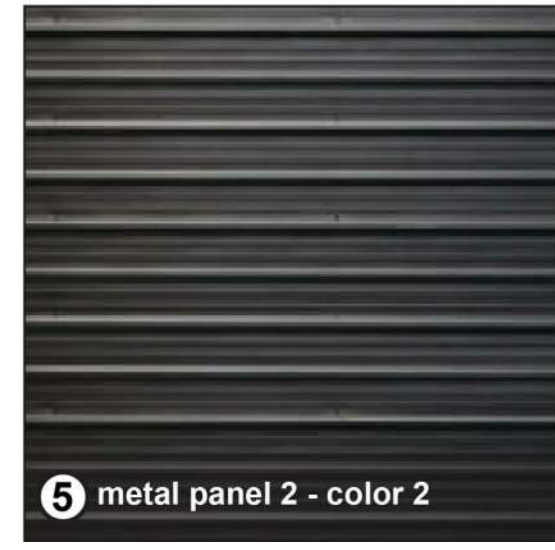
2 brick 2



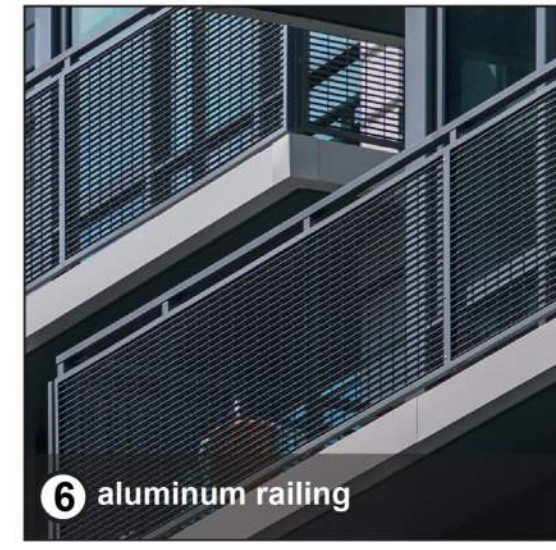
3 metal panel 1 - color 1



4 metal panel 1 - color 2

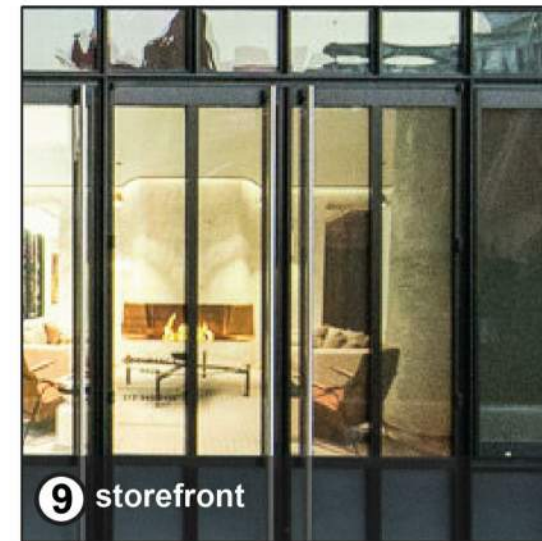
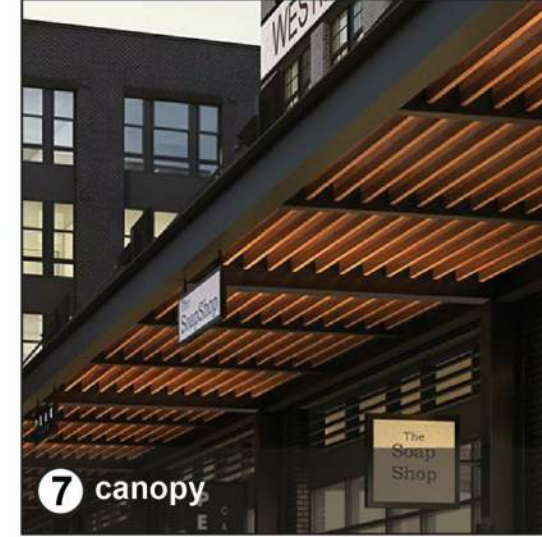


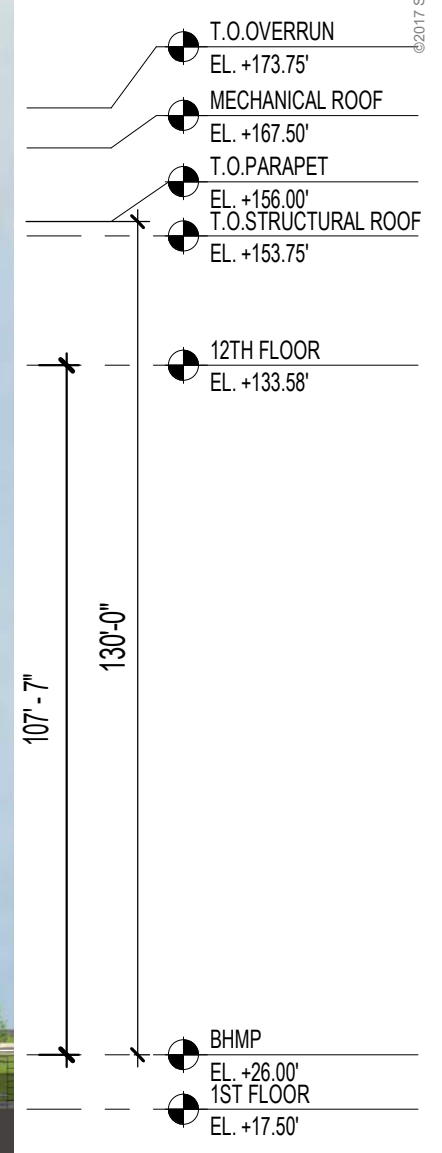
5 metal panel 2 - color 2



6 aluminum railing

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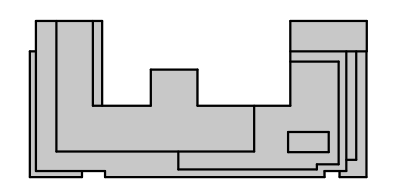


s street sw (south) elevation

note: exterior details. minor refinements may be made to exterior details, dimensions, and locations or any other changes to comply with construction codes or that are otherwise necessary to obtain a final building permit, or to address the structural, mechanical, or operational needs of the building or its systems. retail spaces. retail storefronts, signage, and associated features and fixtures in public space are subject to change upon individual retailer modifications.

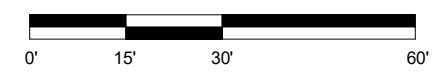
material legend

- 1. brick 1
- 2. brick 2
- 3. metal panel 1
- 4. metal panel 2
- 5. metal panel 3
- 6. aluminum railing
- 7. canopy
- 8. louvers
- 9. storefront
- 10. glass railing
- 11. cast stone



stuart buzzard point | washington, dc
south elevation

january 4th, 2022 | 024

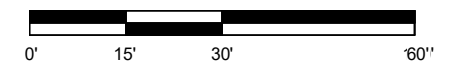
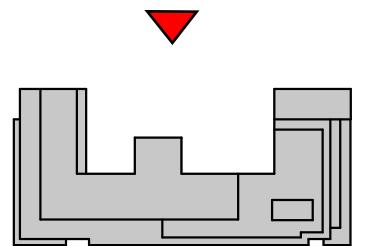


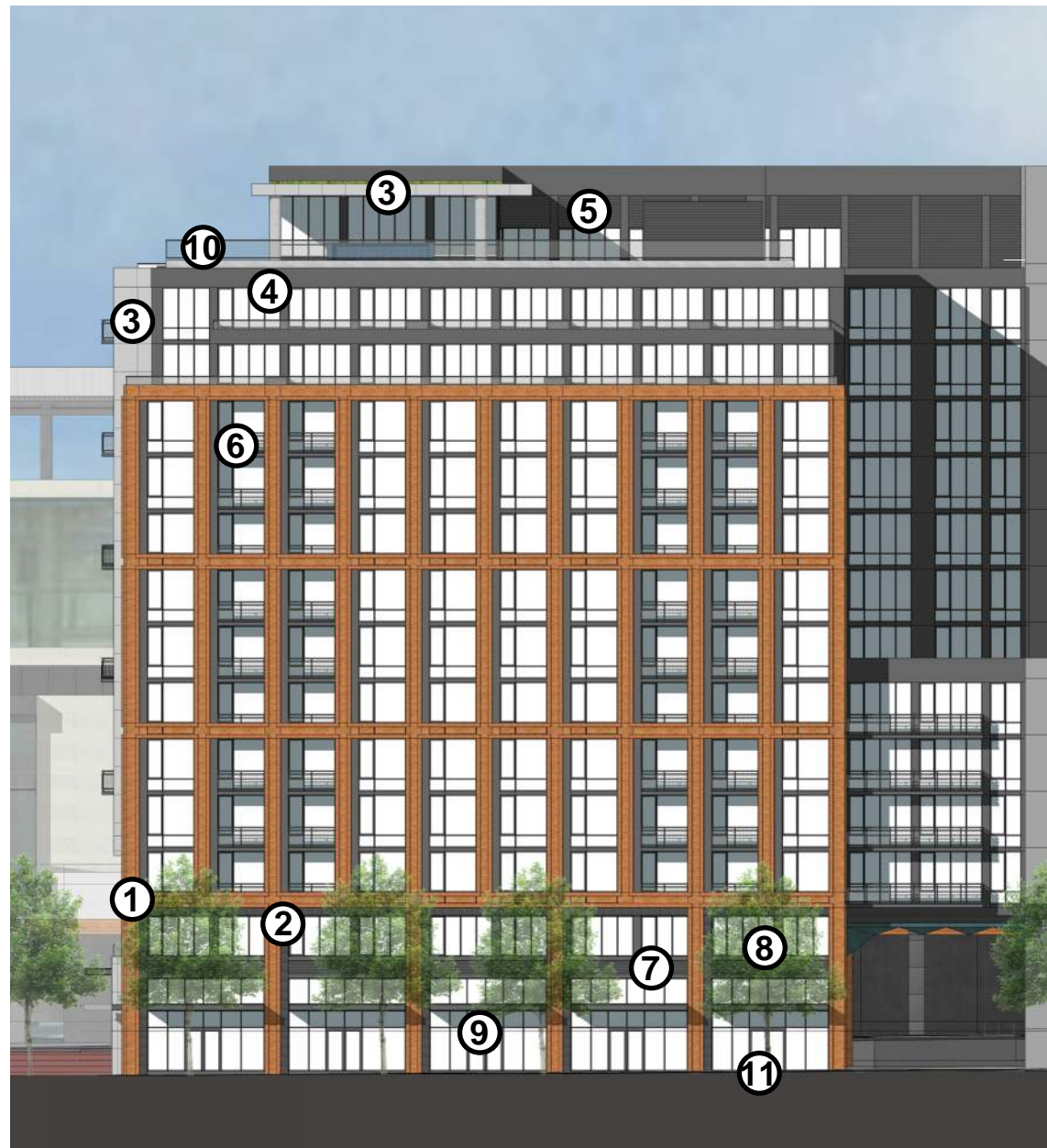


note: exterior details. minor refinements may be made to exterior details, dimensions, and locations or any other changes to comply with construction codes or that are otherwise necessary to obtain a final building permit, or to address the structural, mechanical, or operational needs of the building or its systems.
 retail spaces. retail storefronts, signage, and associated features and fixtures in public space are subject to change upon individual retailer modifications.

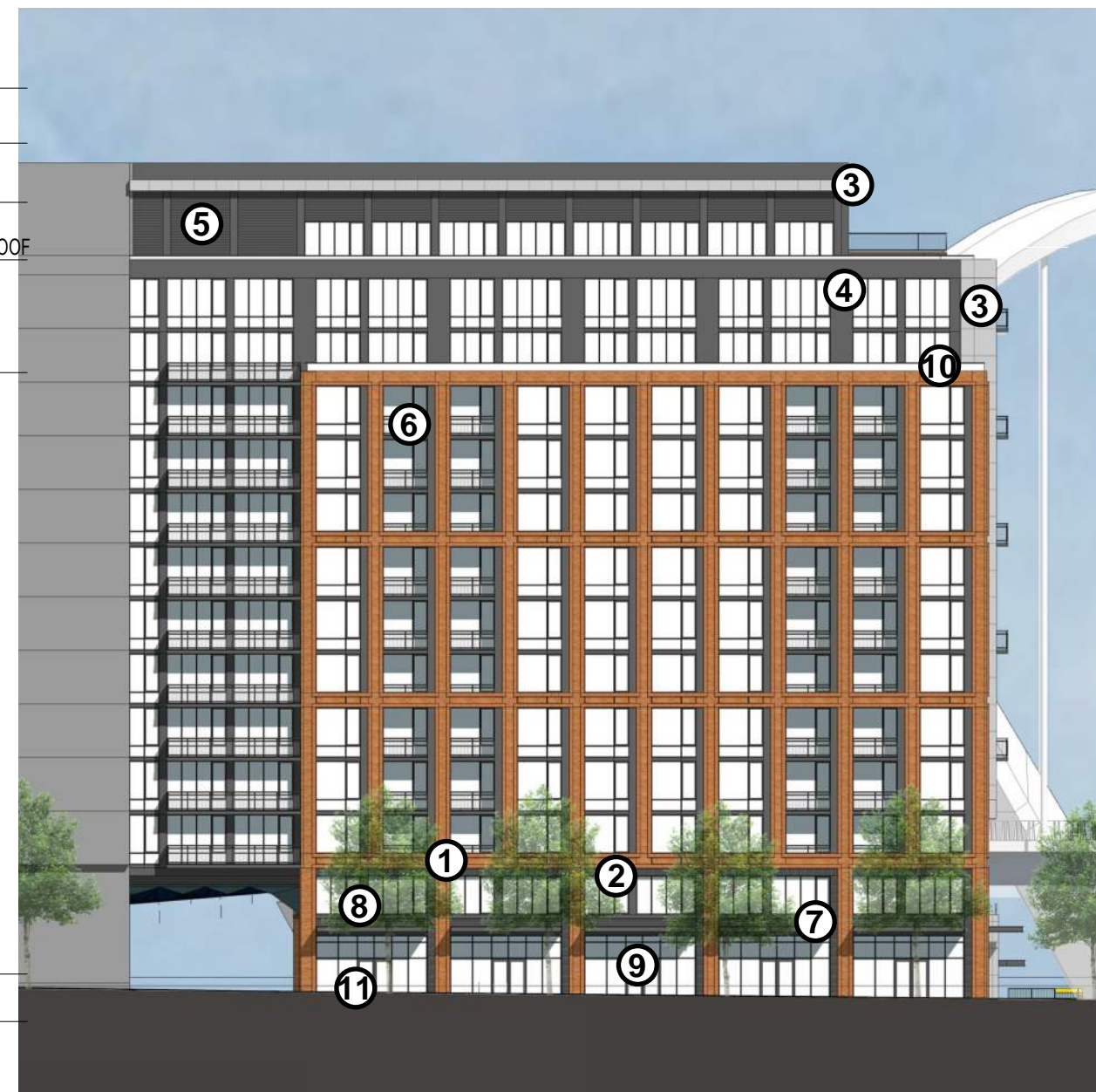
material legend

- | | | | |
|------------------|---------------------|---------------|-------------------|
| 1. brick 1 | 4. metal panel 2 | 7. canopy | 10. glass railing |
| 2. brick 2 | 5. metal panel 3 | 8. louvers | 11. cast stone |
| 3. metal panel 1 | 6. aluminum railing | 9. storefront | |





T.O.OVERRUN
EL. +173.75'
MECHANICAL ROOF
EL. +167.50'
T.O.PARAPET
EL. +156.00'
T.O.STRUCTURAL ROOF
EL. +153.75'
12TH FLOOR
EL. +133.58'
BHMP
EL. +26.00'
1ST FLOOR
EL. +17.50'



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EL. +26.00'
1ST FLOOR
EL. +17.50'

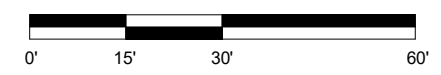
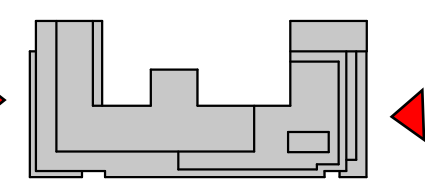
south capital street (east) elevation

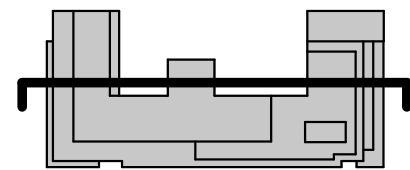
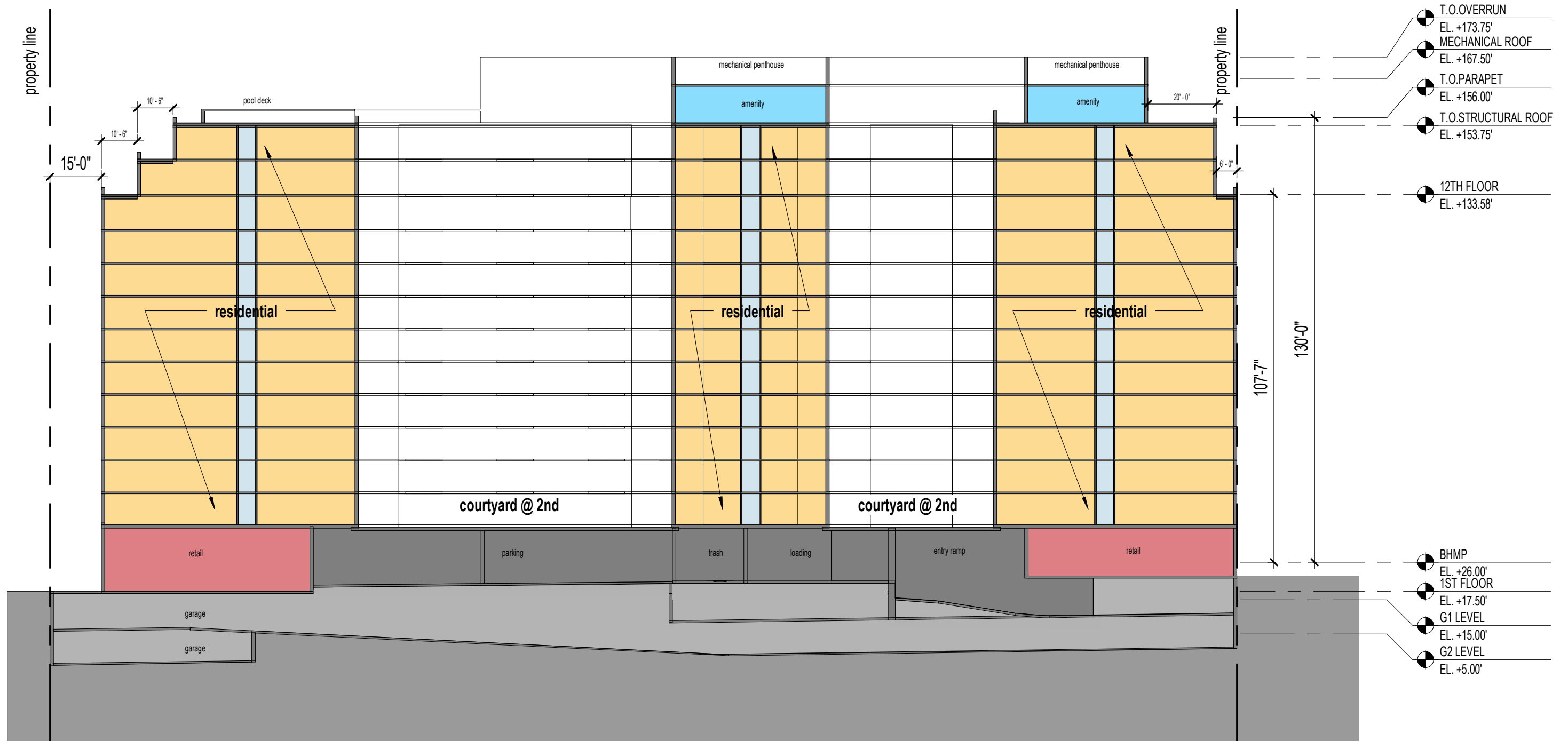
half street sw (west) elevation

note: exterior details. minor refinements may be made to exterior details, dimensions, and locations or any other changes to comply with construction codes or that are otherwise necessary to obtain a final building permit, or to address the structural, mechanical, or operational needs of the building or its systems.
retail spaces, retail storefronts, signage, and associated features and fixtures in public space are subject to change upon individual retailer modifications.

material legend

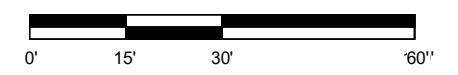
- 1. brick 1
- 2. brick 2
- 3. metal panel 1
- 4. metal panel 2
- 5. metal panel 3
- 6. aluminum railing
- 7. canopy
- 8. louvers
- 9. storefront
- 10. glass railing
- 11. cast stone

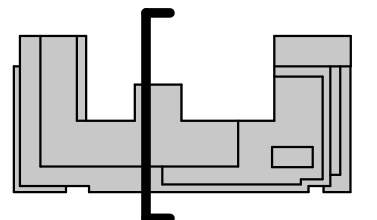
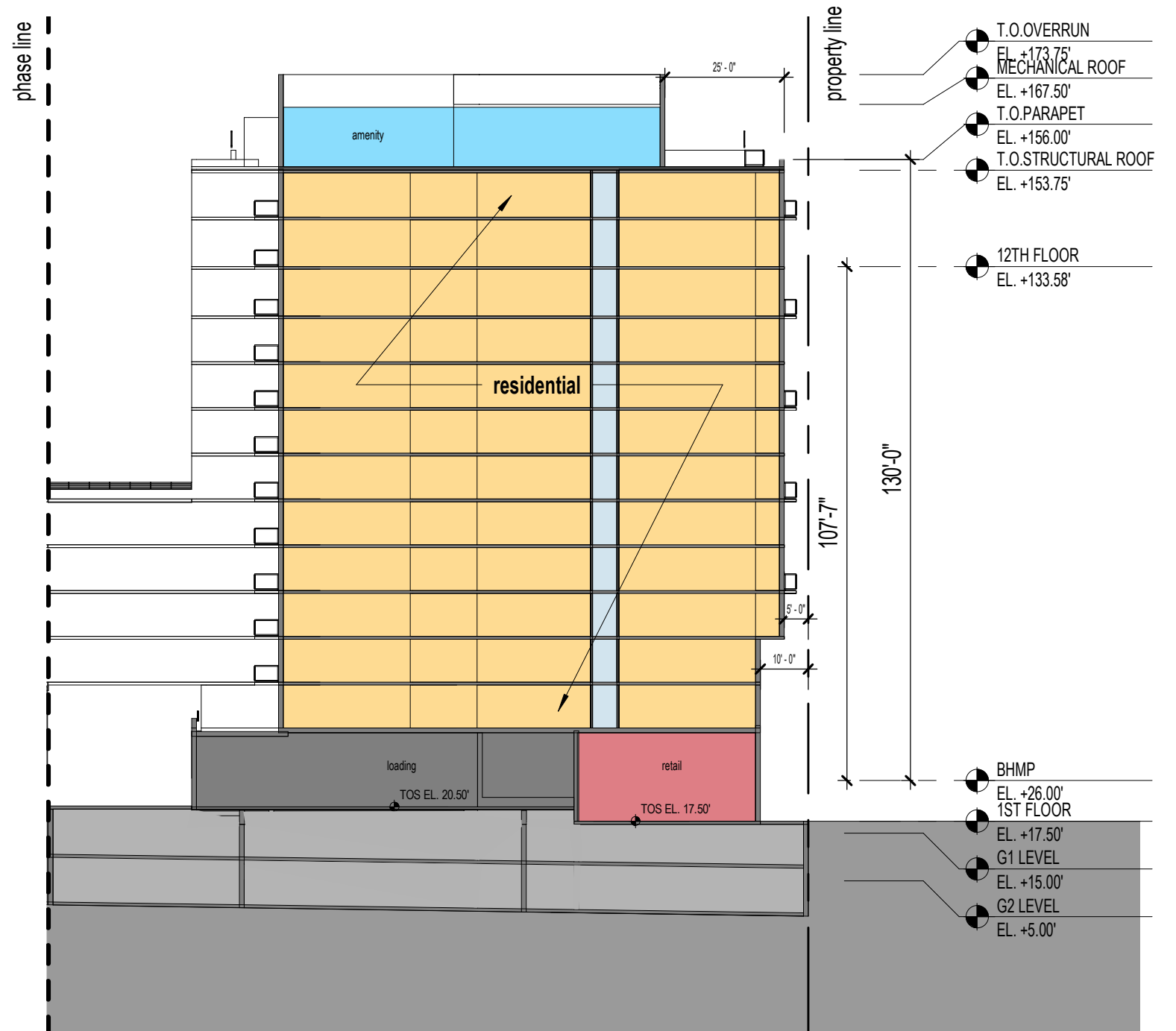




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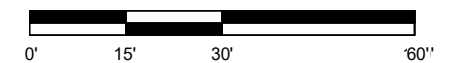
january 4th, 2022 | 027

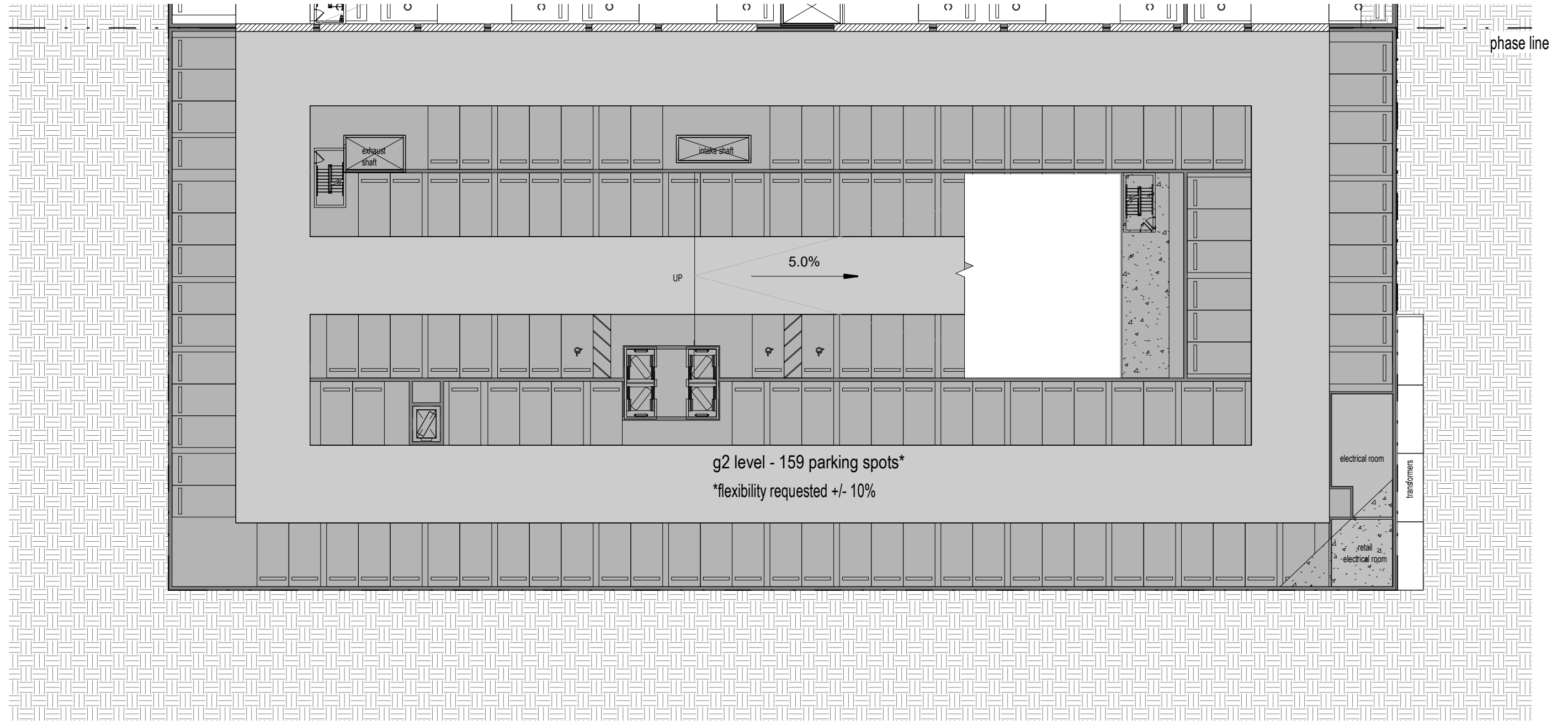




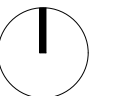
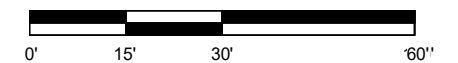
stuart buzzard point | washington, dc

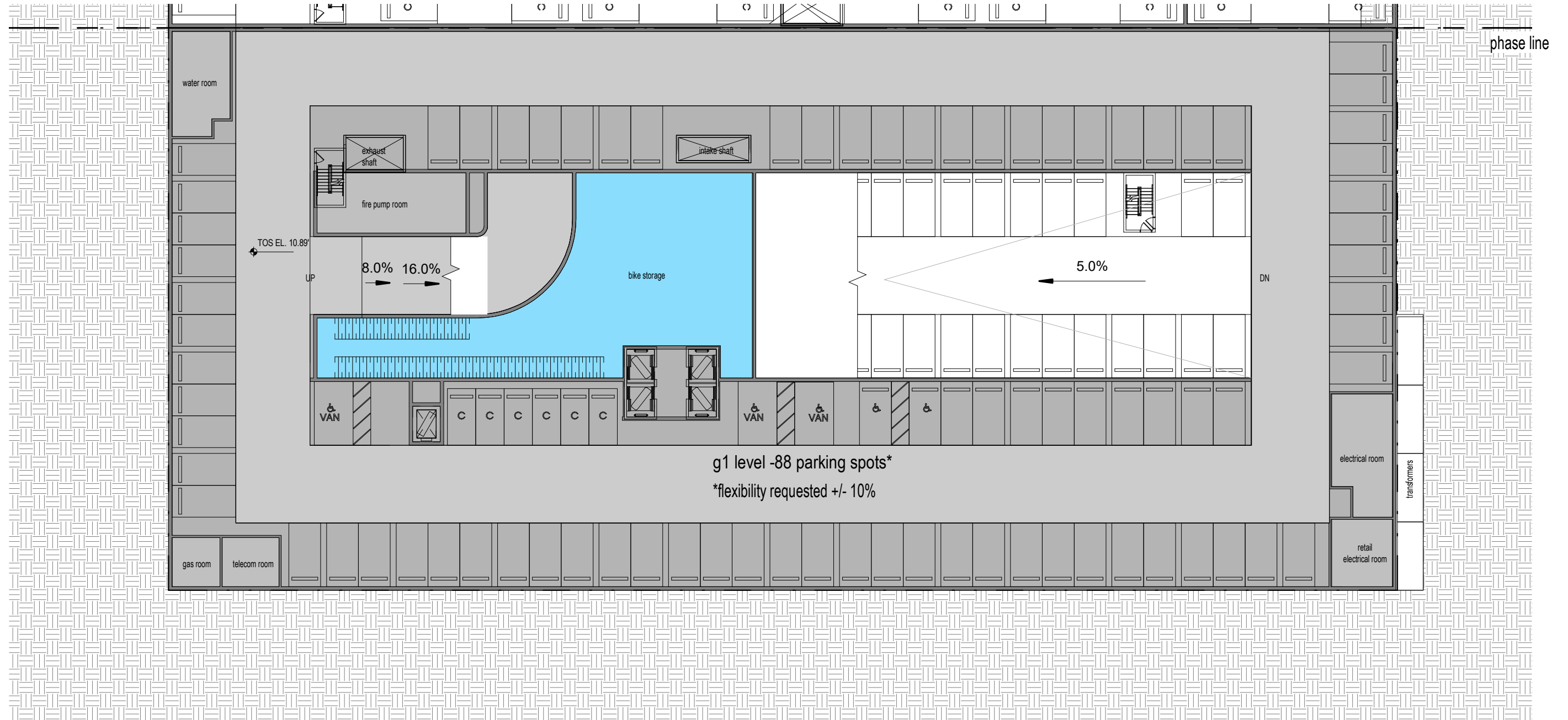
january 4th, 2022 | 028



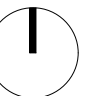


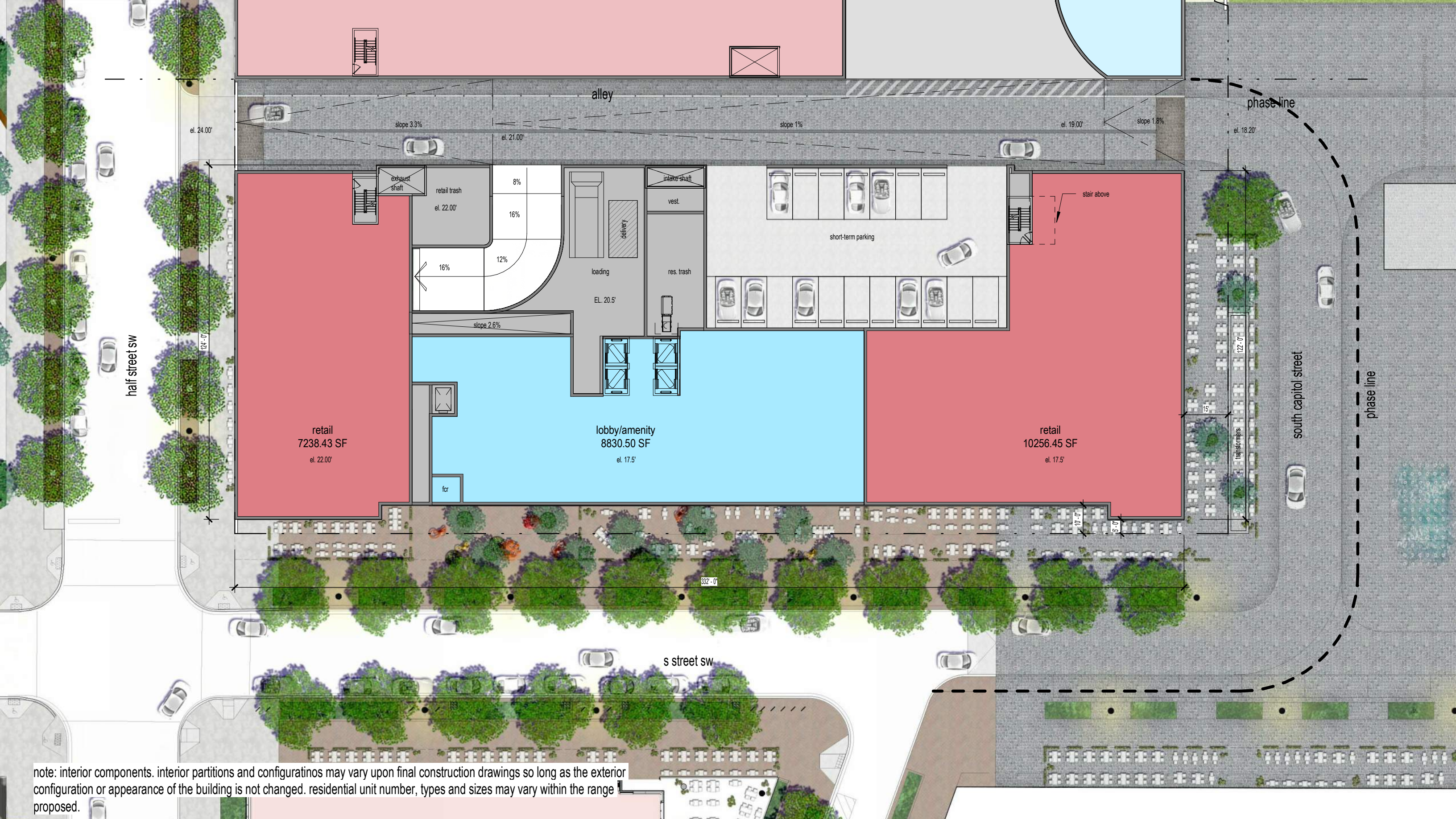
note: parking number and layout. to modify the total number of parking spaces in each building by +/- 10% and to modify the garage layout to increase efficiency and/or to accommodate its expansion to include adjacent property.



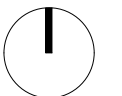
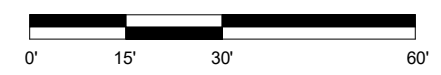


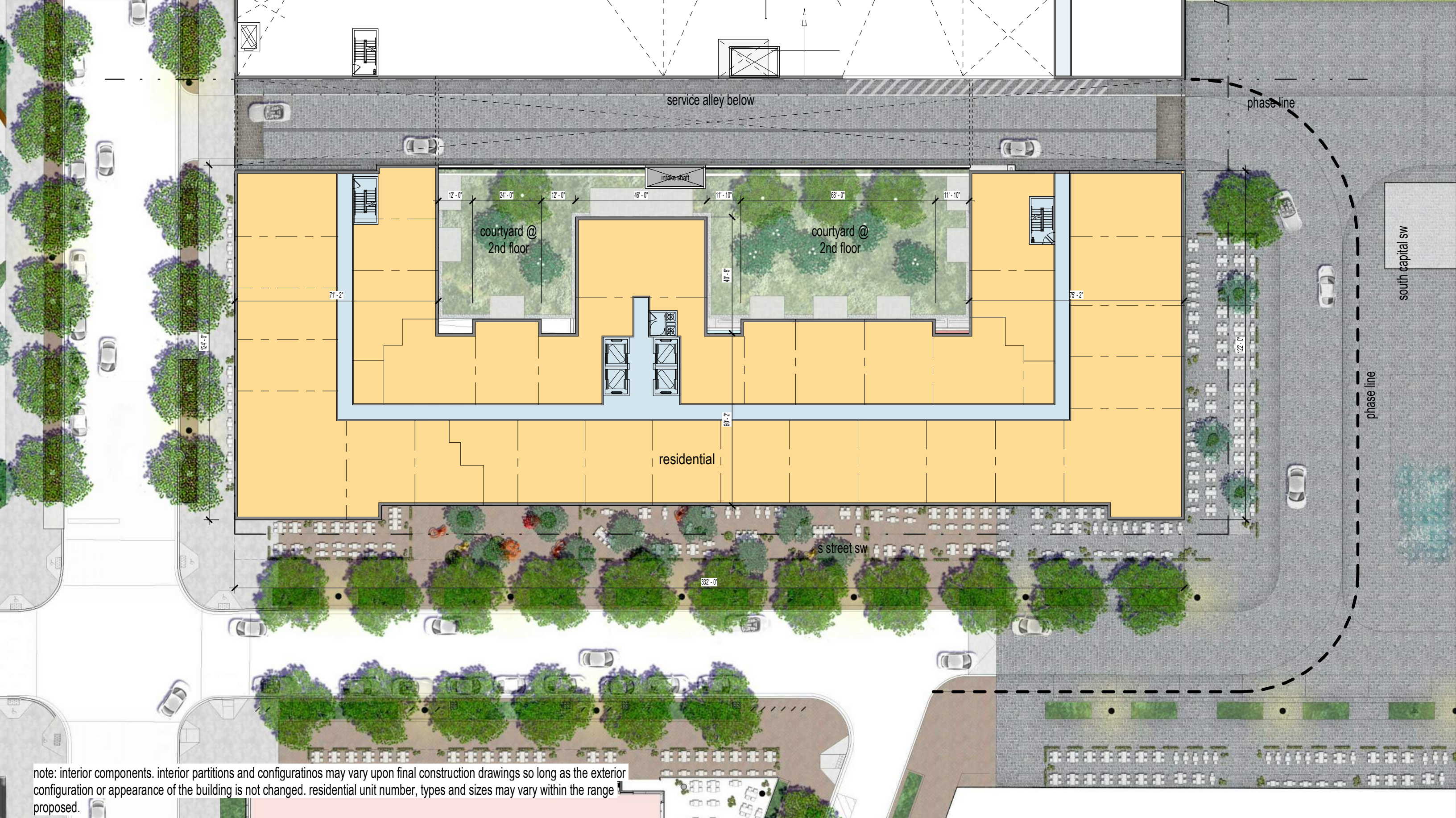
note: parking number and layout. to modify the total number of parking spaces in each building by +/- 10% and to modify the garage layout to increase efficiency and/or to accommodate its expansion to include adjacent property.



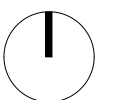
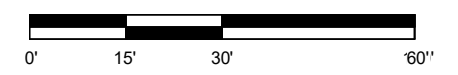


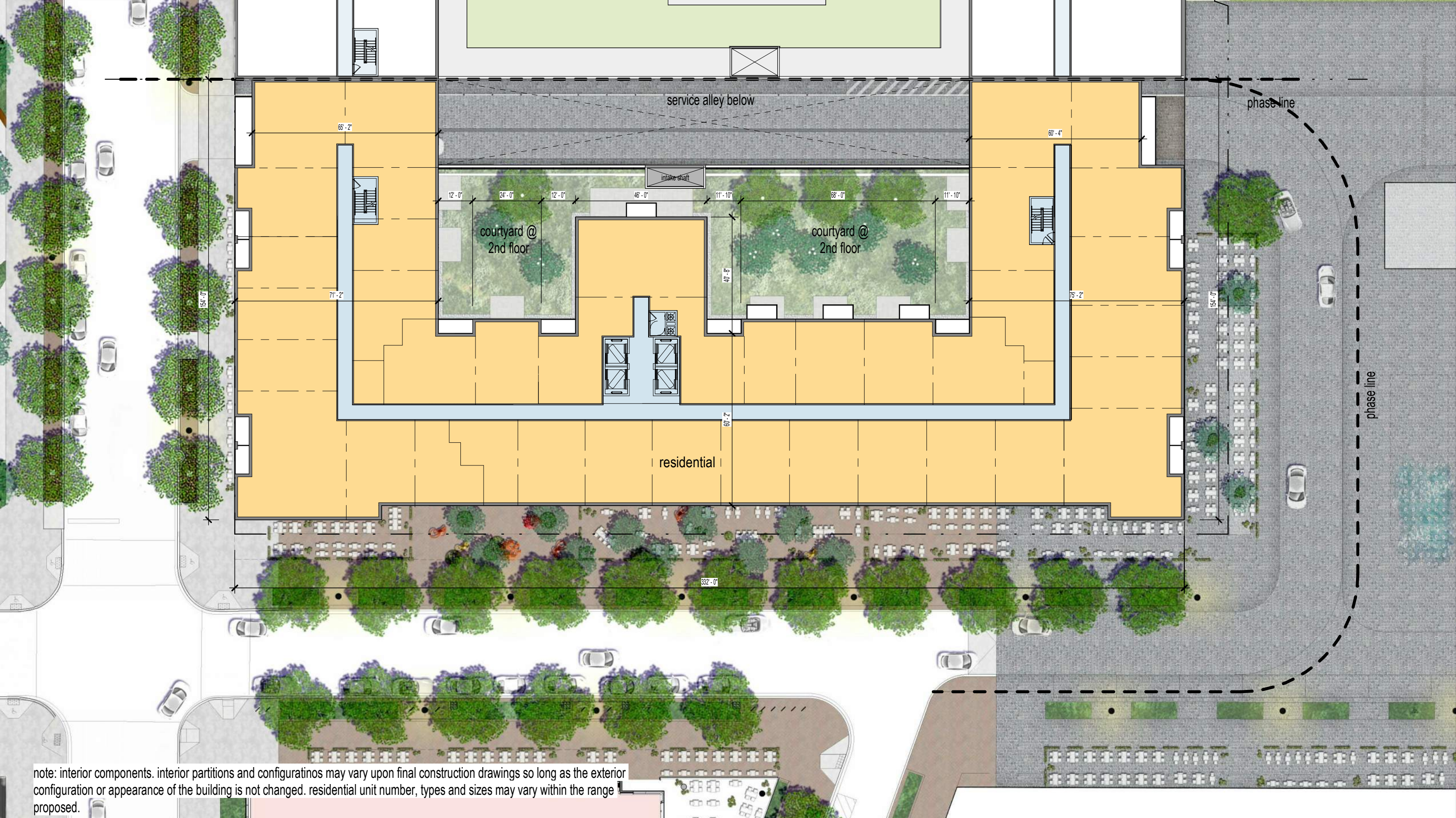
note: interior components. interior partitions and configuratios may vary upon final construction drawings so long as the exterior configuration or appearance of the building is not changed. residential unit number, types and sizes may vary within the range proposed.



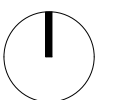


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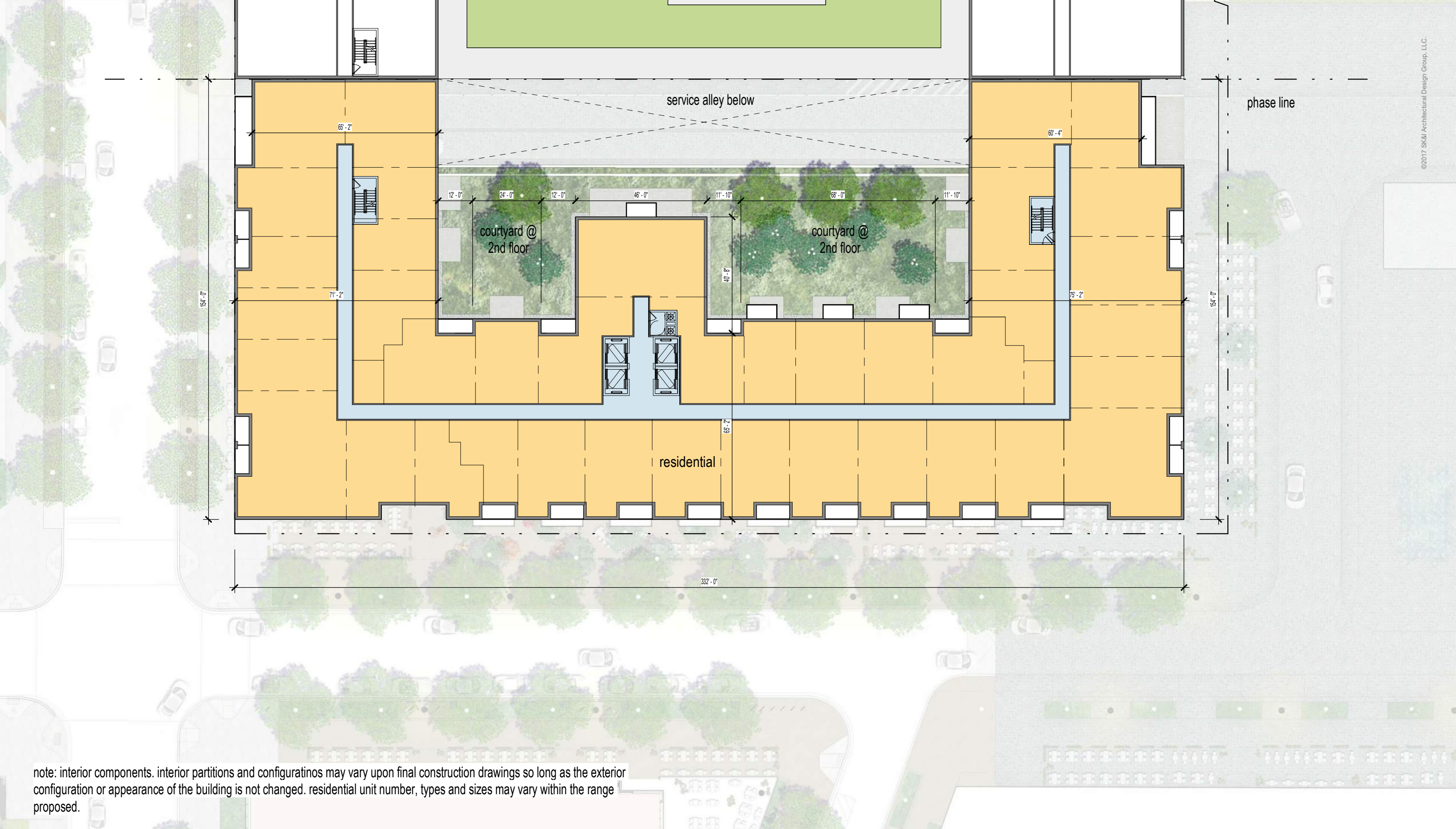




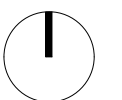
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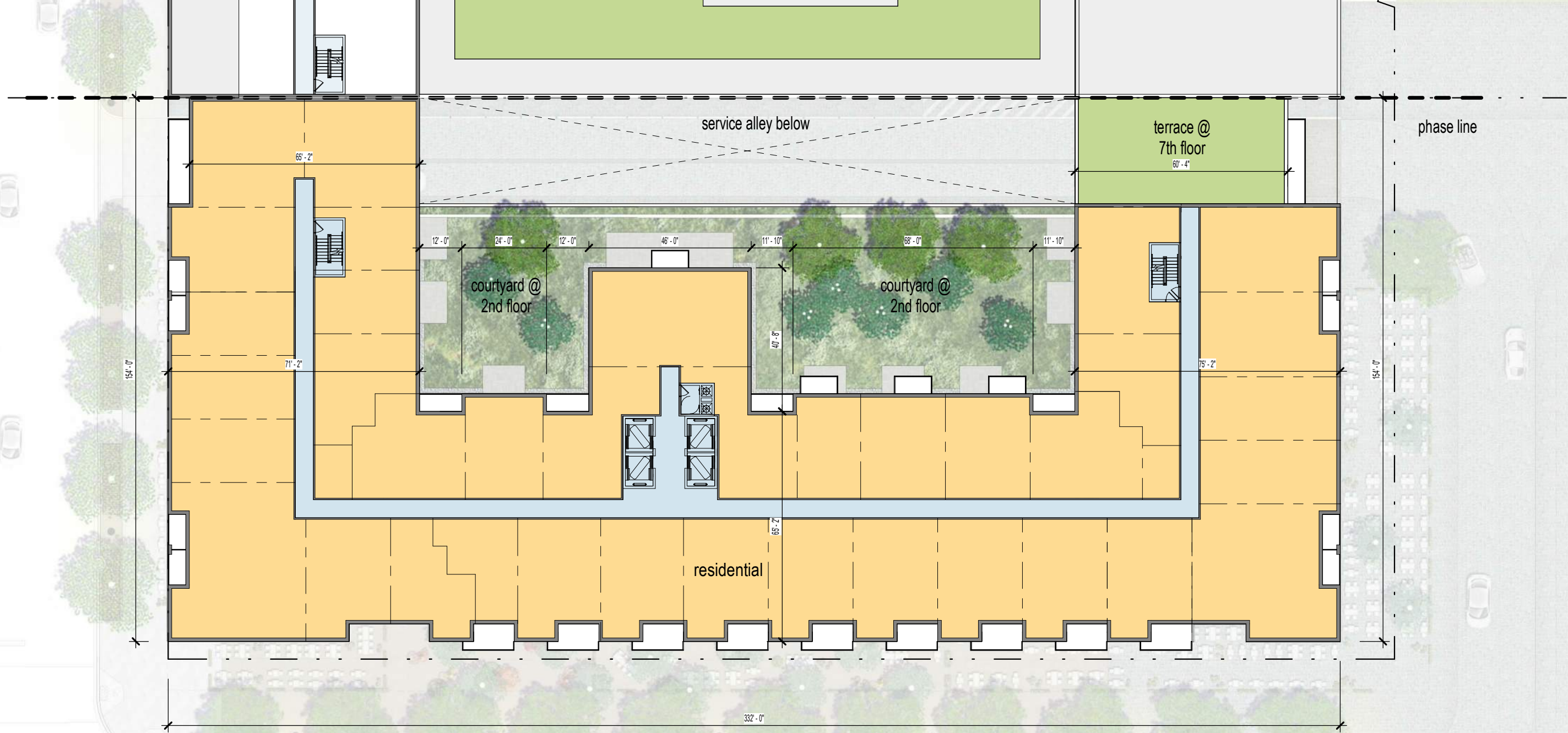


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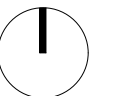


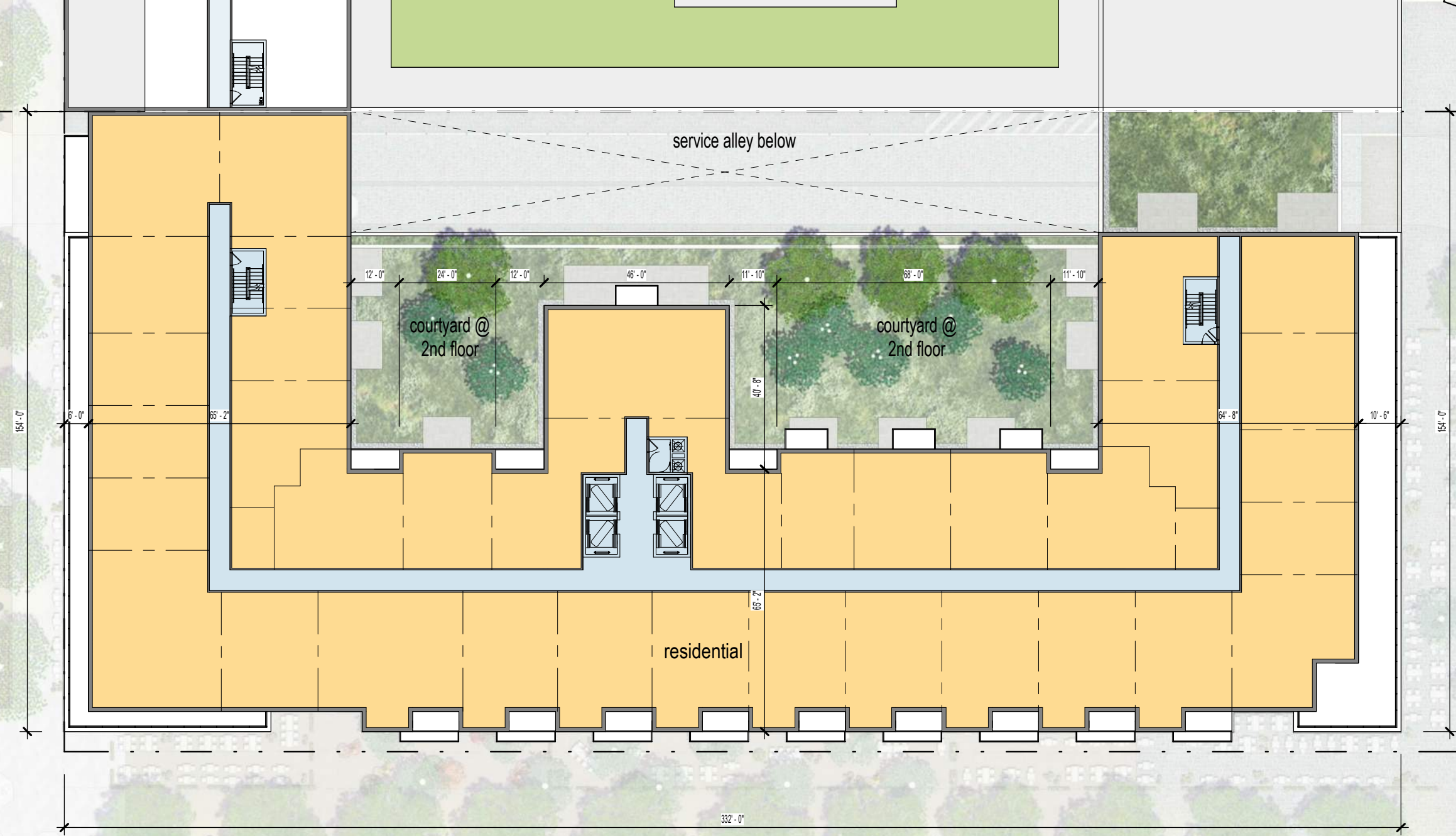
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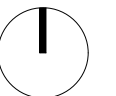
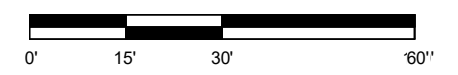
note: interior components. interior partitions and configurations may vary upon final construction drawings so long as the exterior configuration or appearance of the building is not changed. residential unit number, types and sizes may vary within the range proposed.

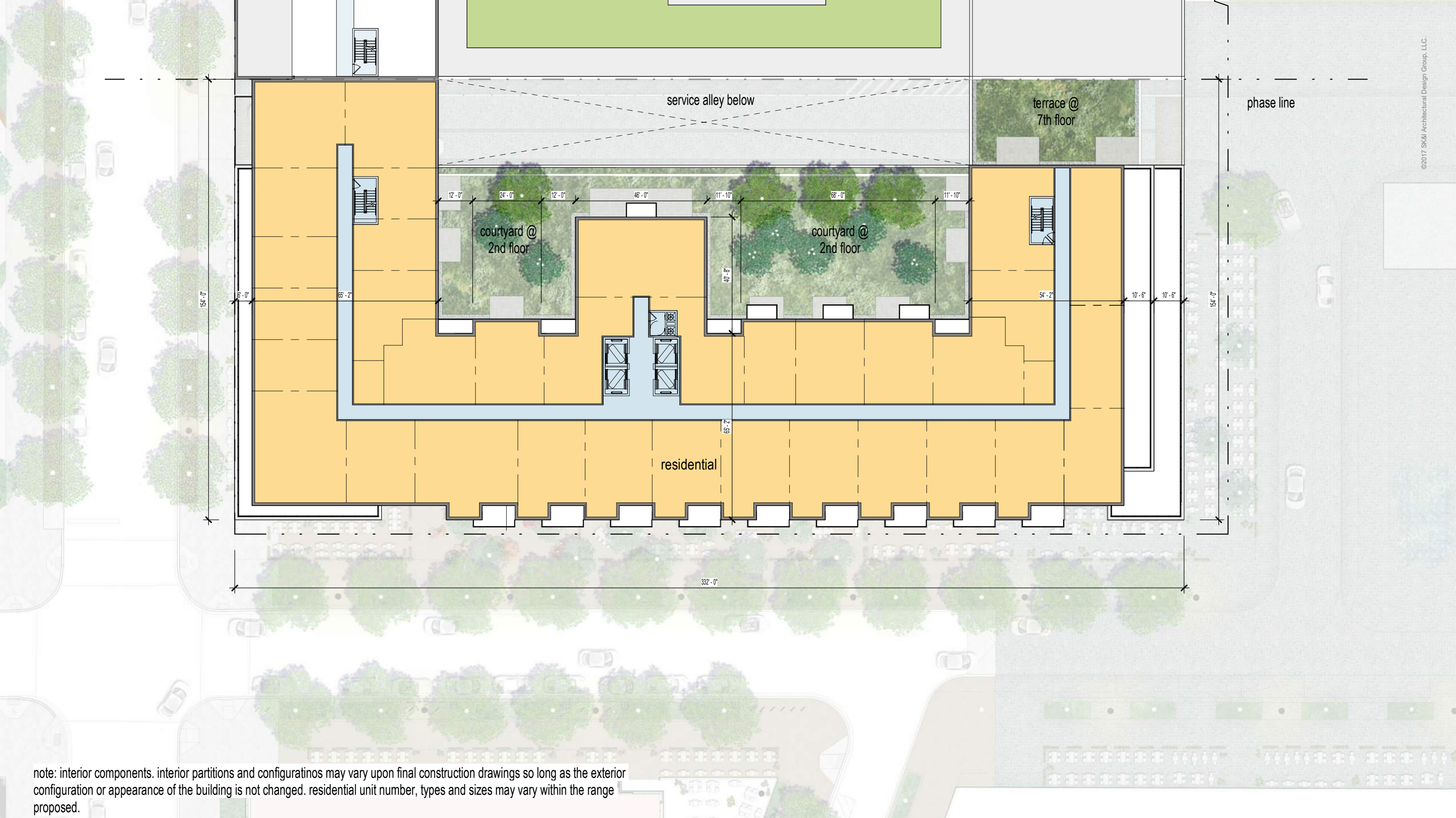




paseline

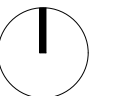
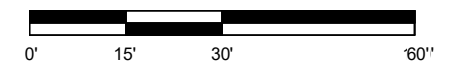
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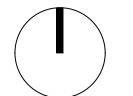
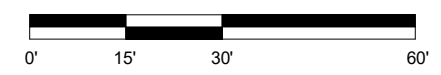
note: interior components. interior partitions and configurations may vary upon final construction drawings so long as the exterior configuration or appearance of the building is not changed. residential unit number, types and sizes may vary within the range proposed.
 exterior details. to make minor refinements to exterior details, dimensions, and locations or any other changes to comply with construction codes or that are otherwise necessary to obtain a final building permit, or to address the structural, mechanical, or operational needs of the building or its systems.

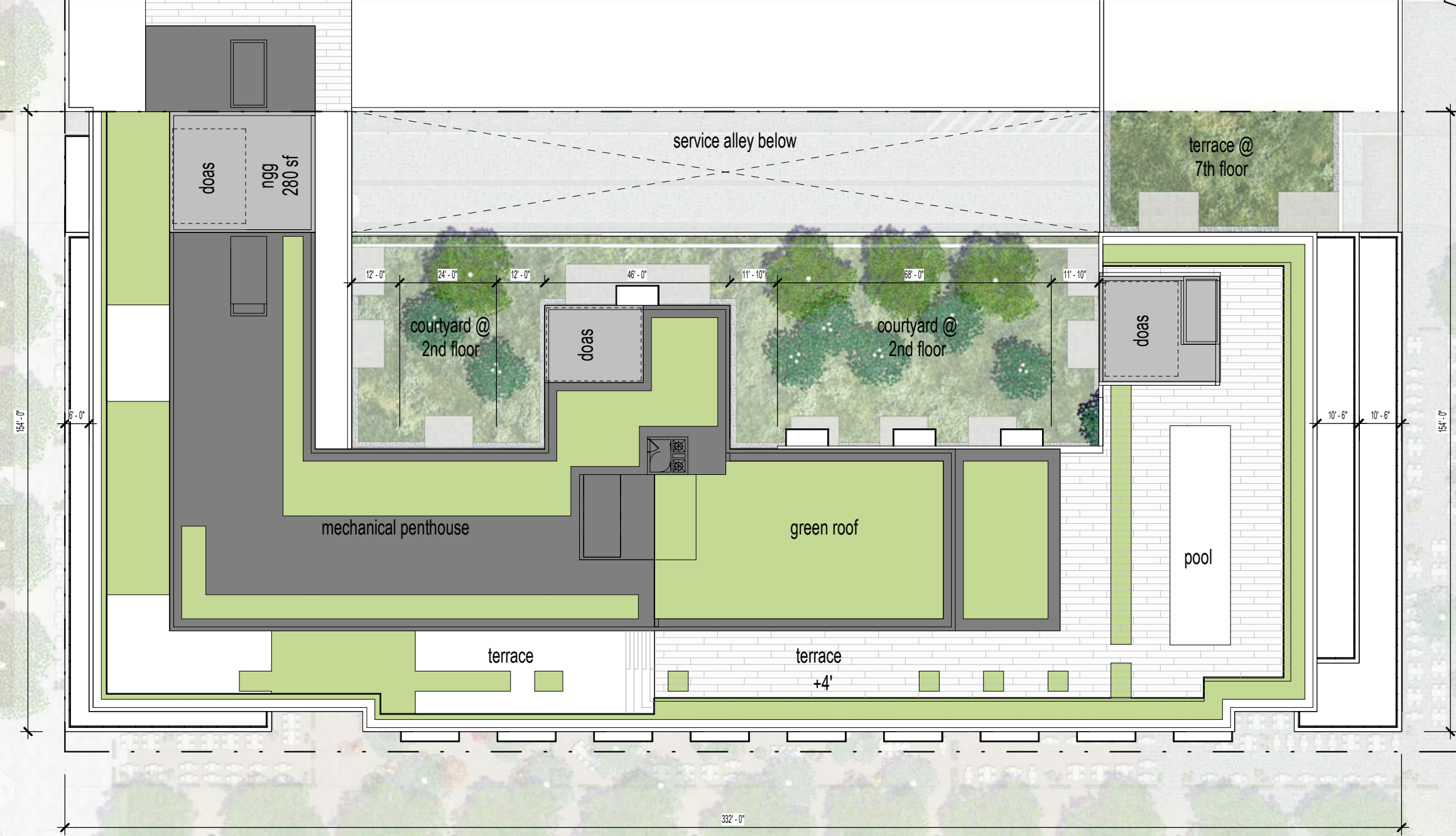
stuart buzzard point | washington, dc

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SK+I | Stuart Investment Company | MRP Realty | FRP | OCULUS

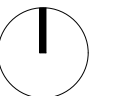
penthouse floor plan

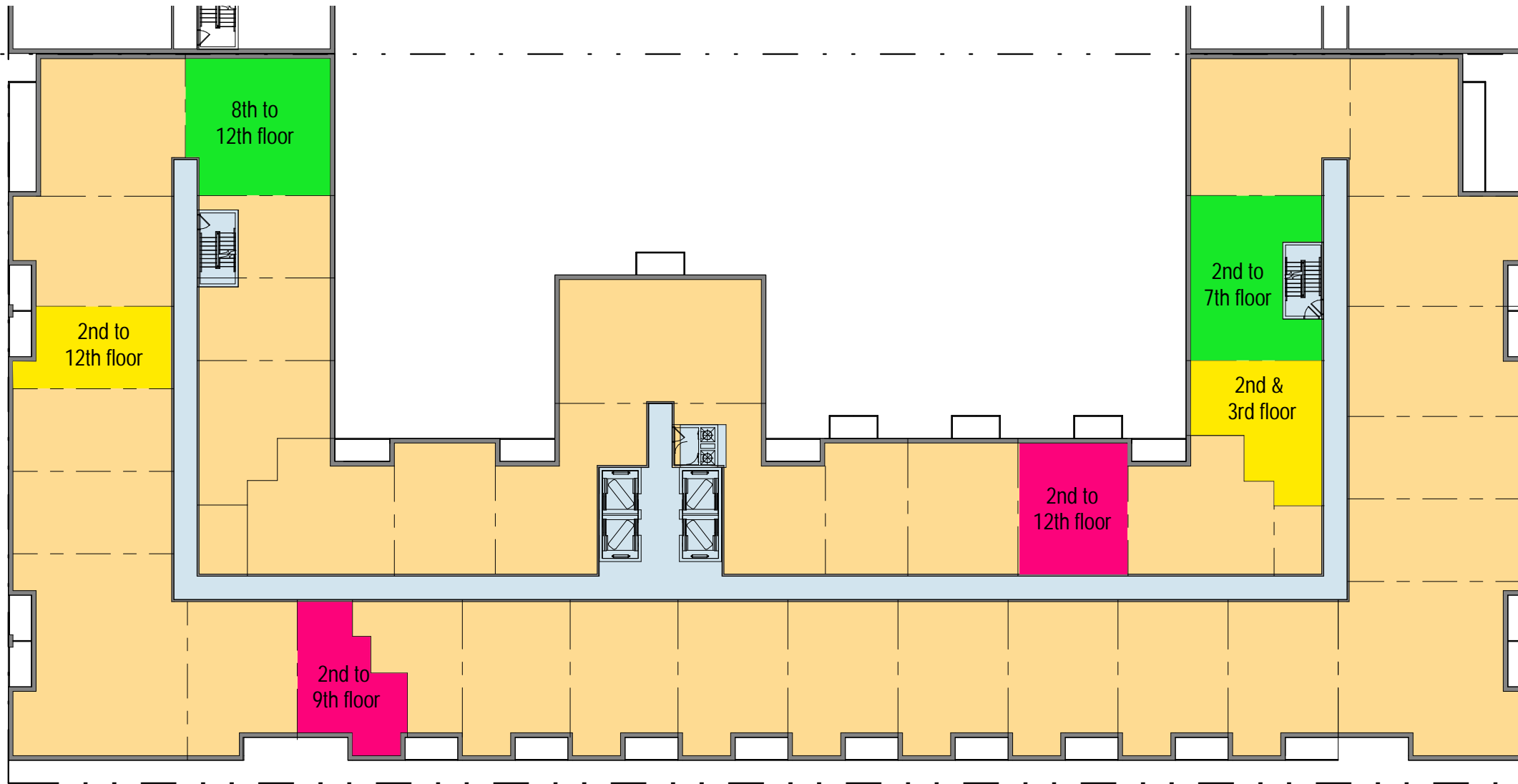




note: interior components. interior partitions and configurations may vary upon final construction drawings so long as the exterior configuration or appearance of the building is not changed. residential unit number, types and sizes may vary within the range proposed.

exterior details. to make minor refinements to exterior details, dimensions, and locations or any other changes to comply with construction codes or that are otherwise necessary to obtain a final building permit, or to address the structural, mechanical, or operational needs of the building or its systems.

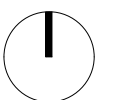


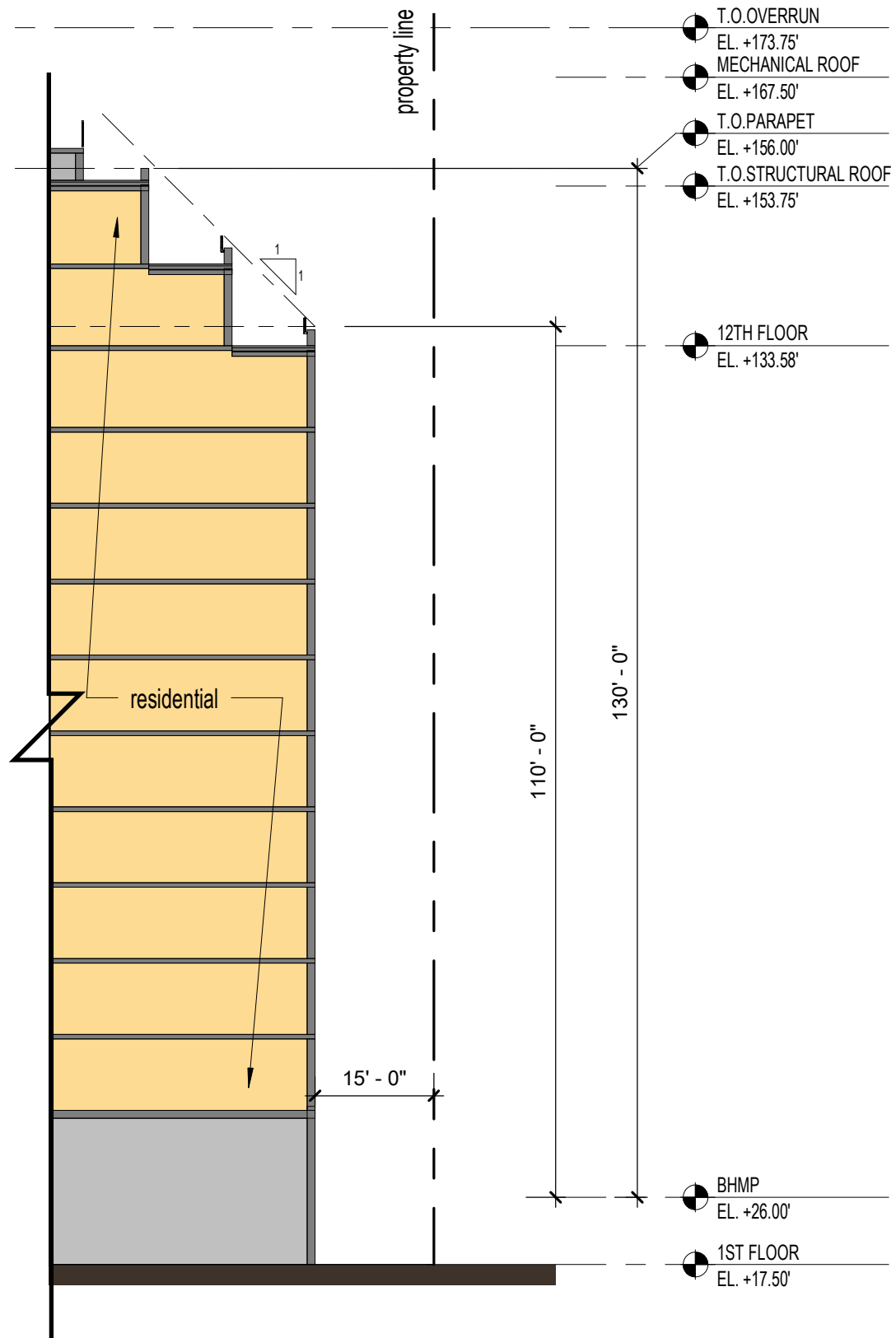


INCLUSIONARY ZONING UNIT MIX				
Floor	Studio	1 Bed	2 Bed	Total
13	0	0	0	0
12	1	1	1	3
11	1	1	1	3
10	1	1	1	3
9	1	2	1	4
8	1	2	1	4
7	1	2	1	4
6	1	2	1	4
5	1	2	1	4
4	1	2	1	4
3	2	2	1	5
2	2	2	1	5
1	0	0	0	0
Total	13	19	11	43

INCLUSIONARY ZONING UNIT MIX					
Unit Type	IZ Units	IZ Unit %	Market Units	Market Unit %	Total Units
Studio (EFF, Studio, Jr1's)	13	30.23%	126	32.23%	139
One Bedroom (1BR, 1BR+D, Jr2's)	19	44.19%	174	44.50%	193
Two Bedroom (2BR, 2BR+D)	11	25.58%	91	23.27%	102
Total	43	100.00%	391	100.00%	434
			Residential GSF	IZ Unit GSF	
			420,443	33,635	

note: interior components, interior partitions and configurations may vary upon final construction drawings so long as the exterior configuration or appearance of the building is not changed. residential unit number, types and sizes may vary within the range proposed.
 residential units, to modify the number of residential units in each building by +/- 10% and to shift the distribution and location of the inclusionary units as a the floor plans are refined so long as their location and distribution continues to meet the requirements of subtitle c of the zoning regulations.

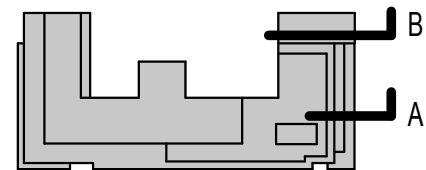




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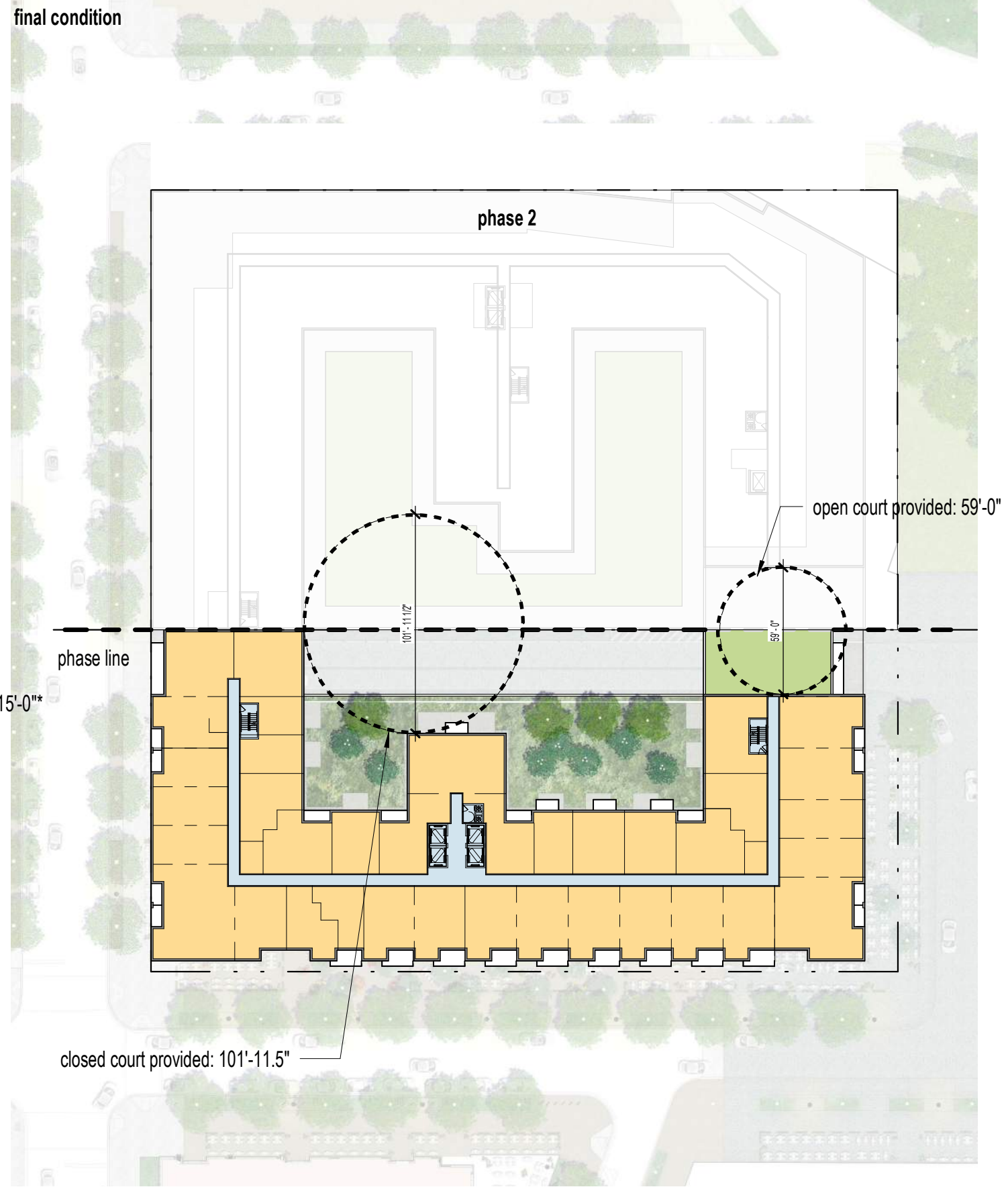
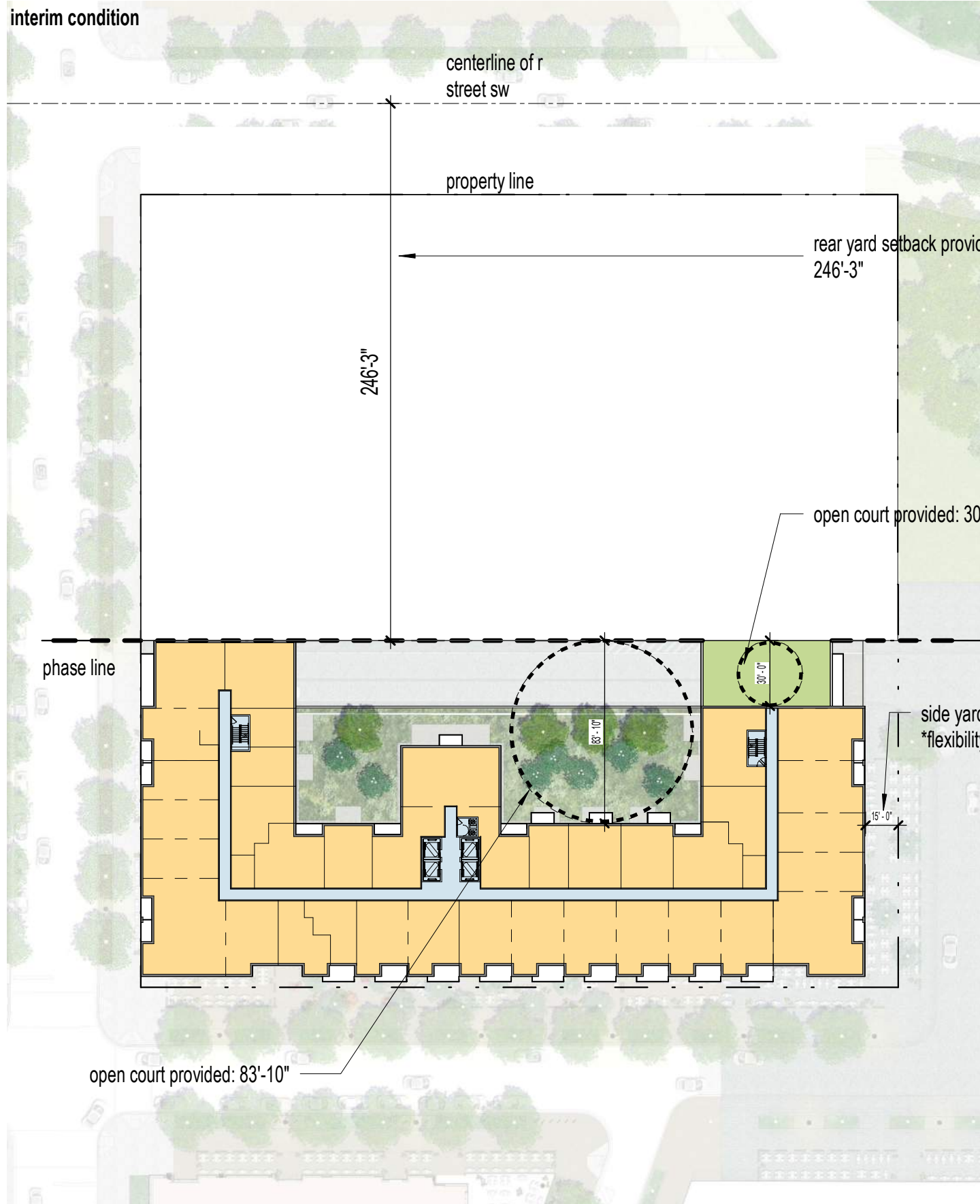


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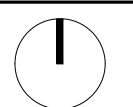


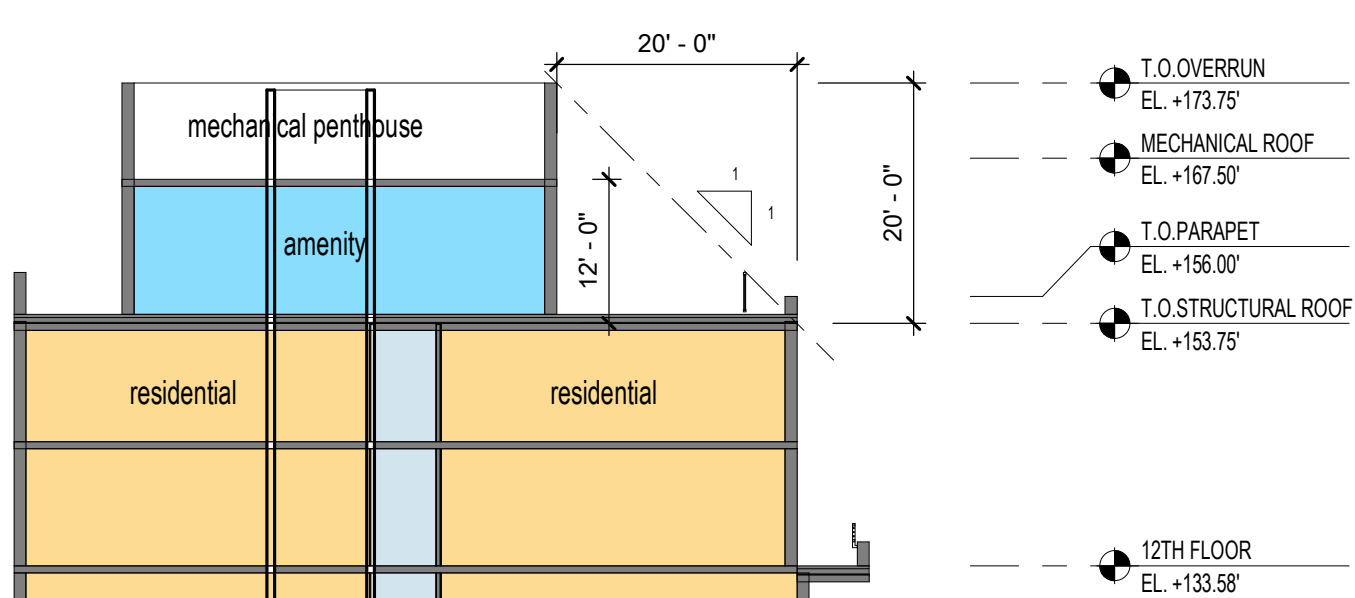
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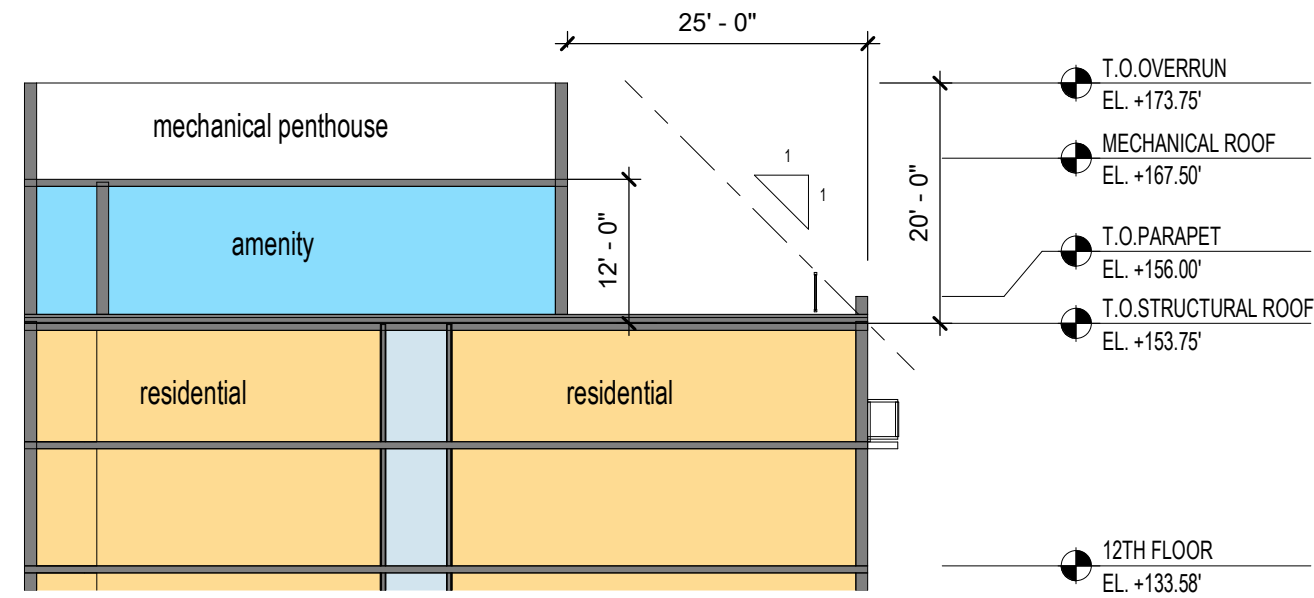


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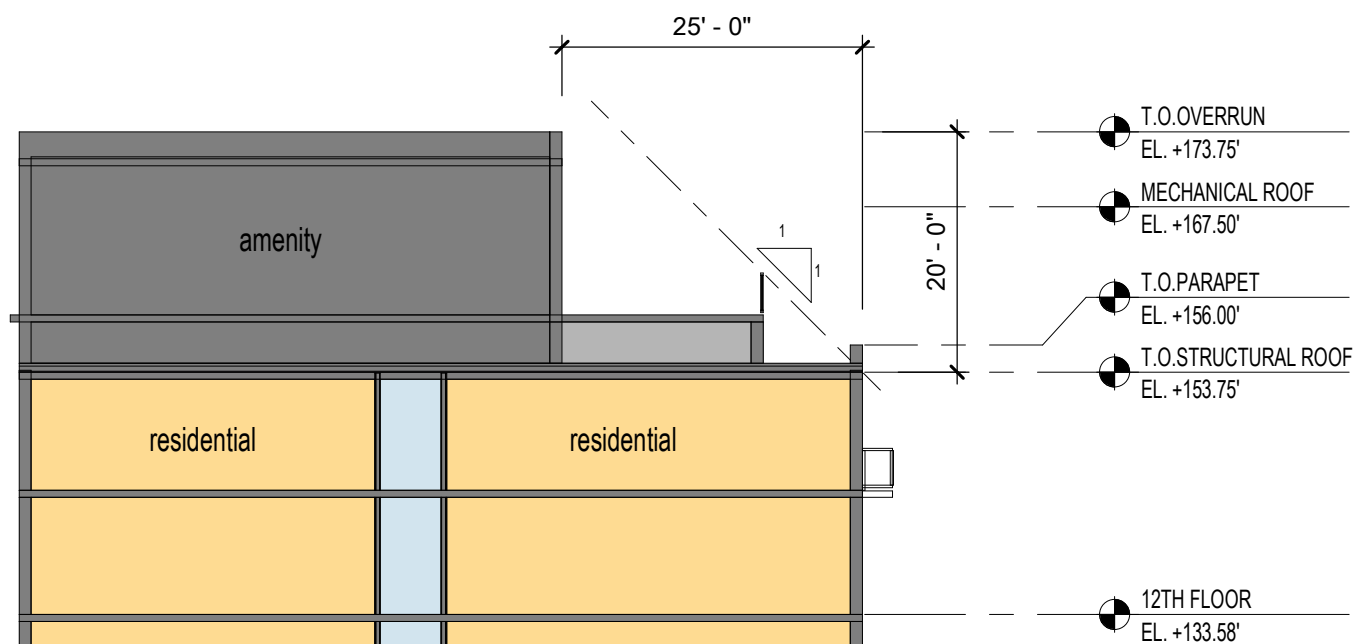




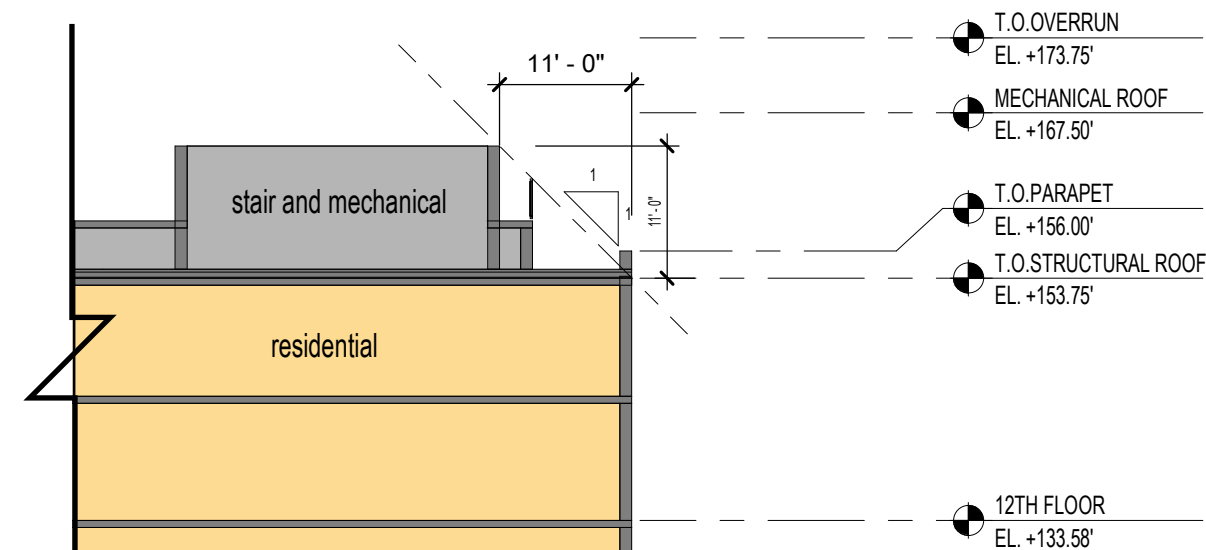
A



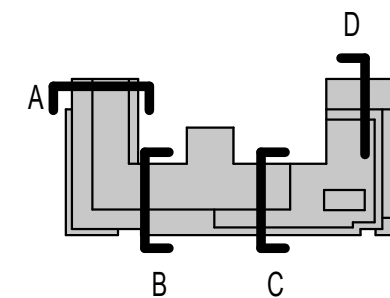
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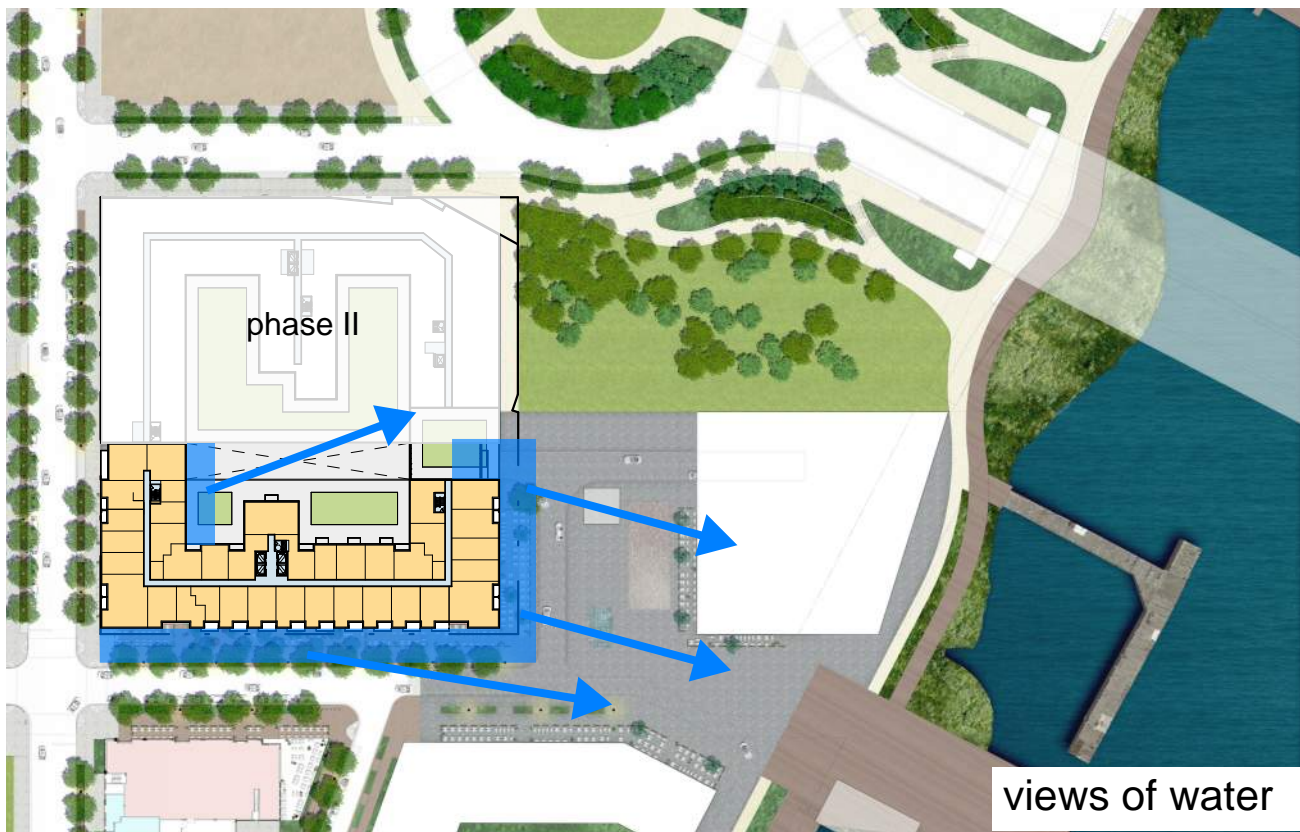


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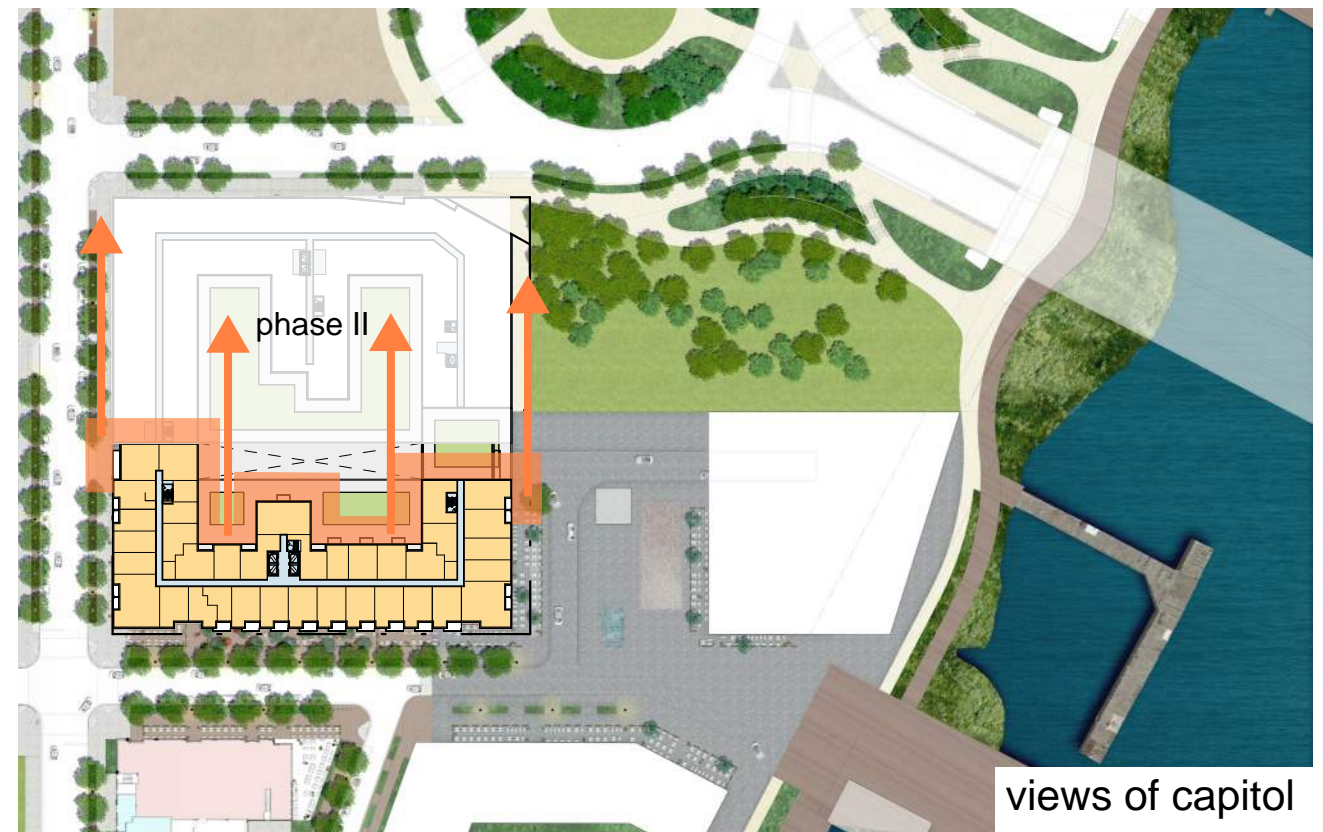


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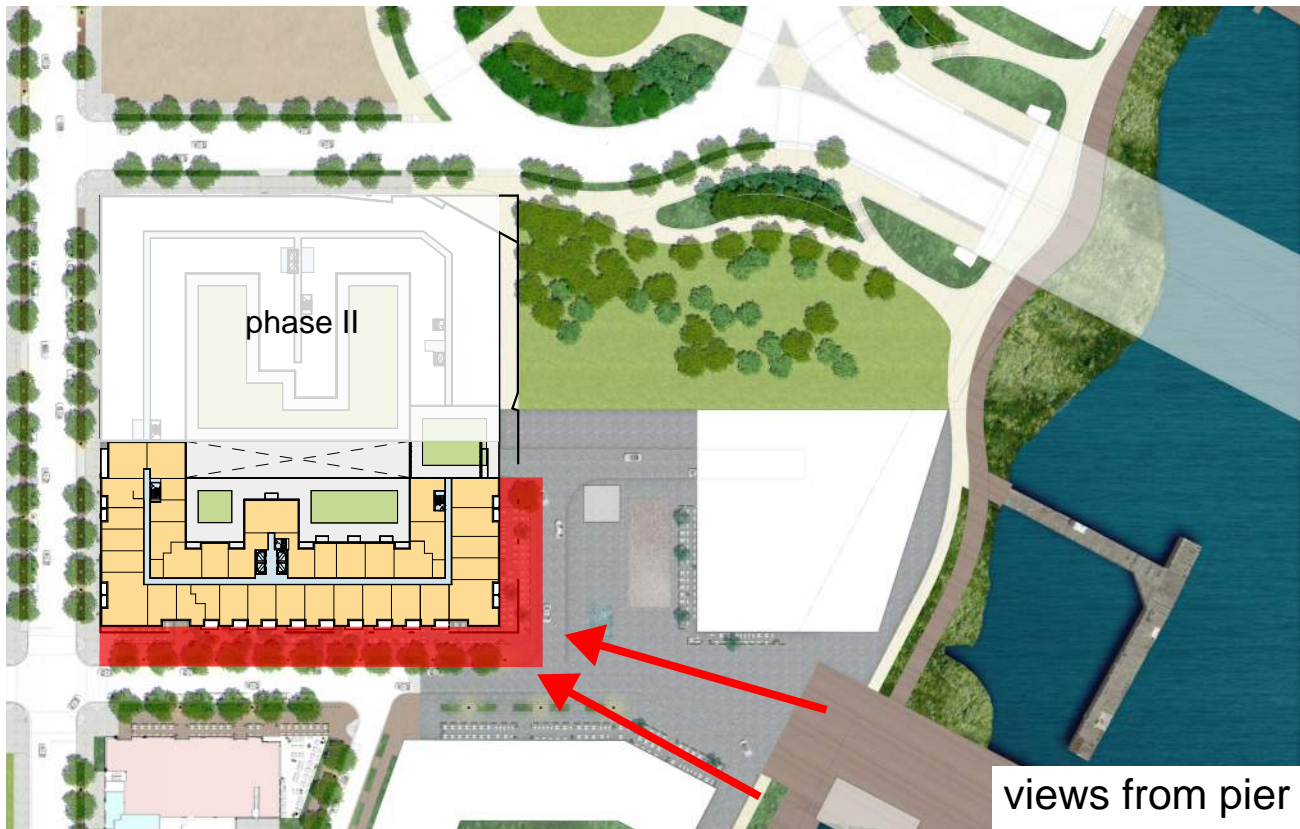




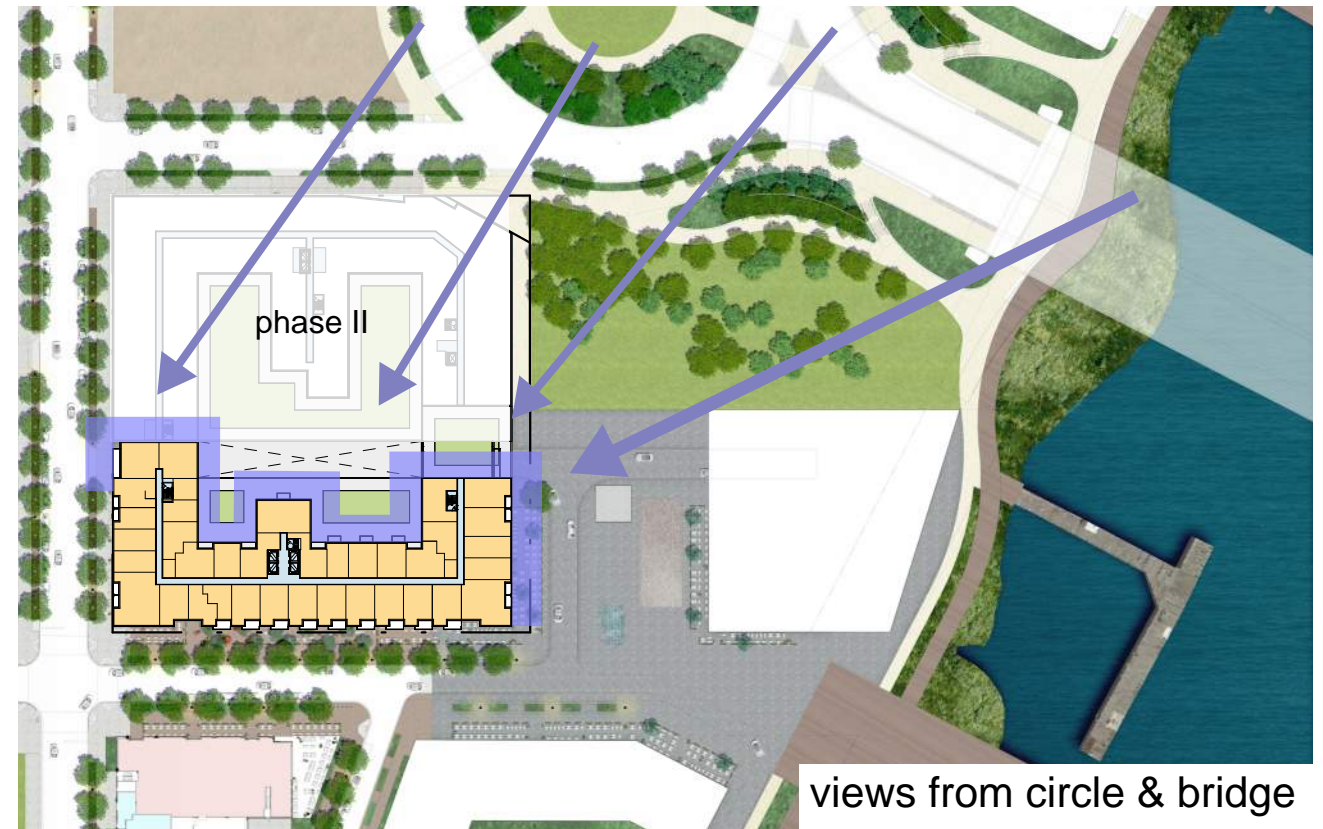
views of water



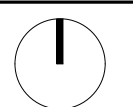
views of capitol



views from pier



views from circle & bridge





south capitol street view south



south capitol street view north



south capitol street view south



south capitol street view north



s street sw view east



s street sw view west



s street sw view east

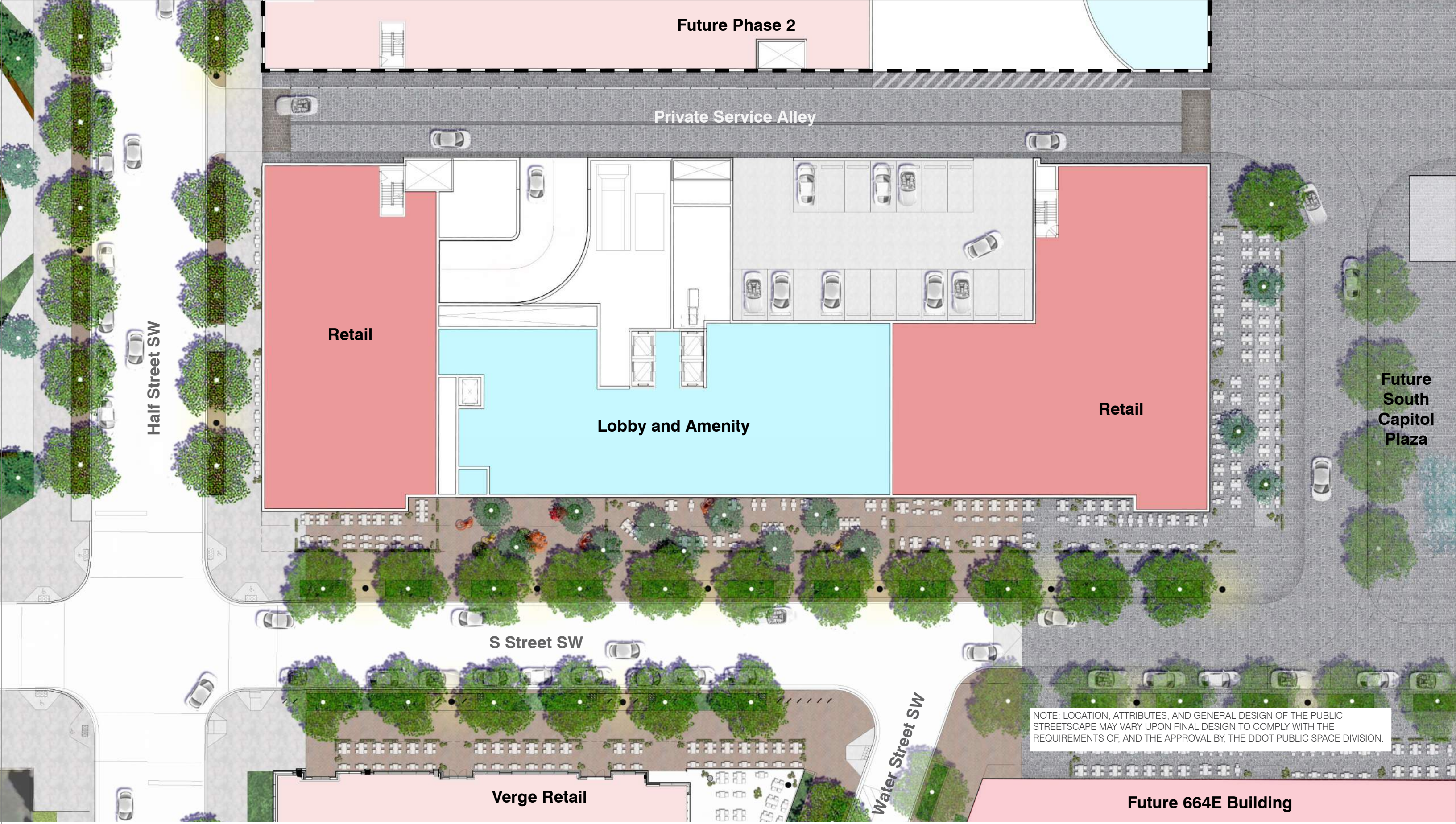


s street sw view west

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Stuart Buzzard Point
LEED-H Multifamily Midrise v4
1/12/2021

50.0 0 60.0 Total Project Score				Possible Points 110			
				Certified: 40 pts Silver: 50 pts Gold: 60 pts Platinum: 80 pts			
Y	?	N		Y	?	N	
2 Integrative Process				3.0 0 6.0 Materials and Resources			
13	0	2	Location and Transportation	Y			Prereq, Certified Tropical Wood
Y			Prereq, Floodplain Avoidance	Y			Prereq, Durability Management
		15	Credit, LEED for Neighborhood Development Location		1		Credit, Durability Management Verification
8			Credit, Site Selection	1.0	4.0		Credit, Environmentally Preferable Products
3			Credit, Compact Development	2	1		Credit, Construction Waste Management, 10%-60% Reduction
2			Credit, Community Resources				
		2	Credit, Access to Transit				
2 0 5 Sustainable Sites				4.0 0 14 Indoor Environmental Quality			
Y			Prereq, Construction Activity Pollution Prevention	Y			Prereq, Ventilation
Y			Prereq, No Invasive Plants	Y			Prereq, Combustion Venting
		1	Credit, Heat Island Reduction, Option 1, Shading	Y			Prereq, Garage Pollutant Protection
		1	Credit, Heat Island Reduction, Option 2, Non-Absorptive Materials	Y			Prereq, Radon-Resistant Construction
		3	Credit, Rainwater Management, Case 1, Low Impact Development Or,	Y			Prereq, Air Filtering
		3	Credit, Rainwater Management, Case 2, NPDES Projects	Y			Prereq, Environmental Tobacco Smoke
2			Credit, Non-Toxic Pest Control	Y			Prereq, Compartmentalization
7 0 5 Water Efficiency						3	Credit, Enhanced Ventilation
Y			Prereq, Water Metering			2	Credit, Contaminant Control
7		5	Credit, Total Water Use (Performance Path)	1	2		Credit, Balancing of Heating & Cooling Distribution Systems
		6	Credit, Indoor Water Use		3		Credit, Enhanced Compartmentalization
		1	Credit, Outdoor Water Use, 60% Turf, 25% Native/Adaptive		2		Credit, Combustion Venting
		1	Credit, Outdoor Water Use, 40% Turf, 50% Native/Adaptive	1			Credit, Enhanced Garage Pollutant Protection
		1	Credit, Outdoor Water Use, 20% Turf, 75% Native/Adaptive	1	1		Credit, Low Emitting Products, Paints, Adhesives/Sealants, Flooring, Insul.
		1	Credit, Outdoor Water Use, 5% Turf, 75% Native/Adaptive		1		Credit, Low Emitting Products, Composite Wood
18 0 19 Energy and Atmosphere				1			Credit, No Environmental Tobacco Smoke
Y			Prereq, Minimum Energy Performance - Whole Bldg Energy Simulation				
Y			Prereq, Minimum Energy Performance - Commissioning				
Y			Prereq, Energy Metering				
Y			Prereq, Education of the Tenant, Homeowner or Building Manager				
18.0		12	Credit, Annual Energy Use, 6%-51%				
		2	Credit, Efficient Hot Water Distribution System - Pipe Length or Volume				
		3	Credit, Efficient Hot Water Distribution System - Performance Test				
		2	Credit, Efficient Hot Water Distribution System - Pipe Insulation				
		1	Credit, Advanced Utility Tracking - Electric and Water Metering				
		1	Credit, Advanced Utility Tracking - Third Party Utility Reporting				
				1 0 5 Innovation			
				Y			Prereq, Preliminary Rating
				1			Credit, Innovation, Exemplary Performance, Compact Development
					1		Credit, Innovation
					1		Credit, Innovation
					1		Credit, Innovation
					1		Credit, LEED-H Accredited Professional
				2 0 2 Regional Priority			
					1		Credit, Access to Transit; Rainwater Management (3 pts)
				1			Credit, Community Resources
					1		Credit, Construction Waste Management, 3 pts
				1			Credit, Site Selection, 8 pts



Future Phase 2

Private Service Alley

Retail

Lobby and Amenity

Retail

Future South Capitol Plaza

Half Street SW

S Street SW

Verge Retail

Water Street SW

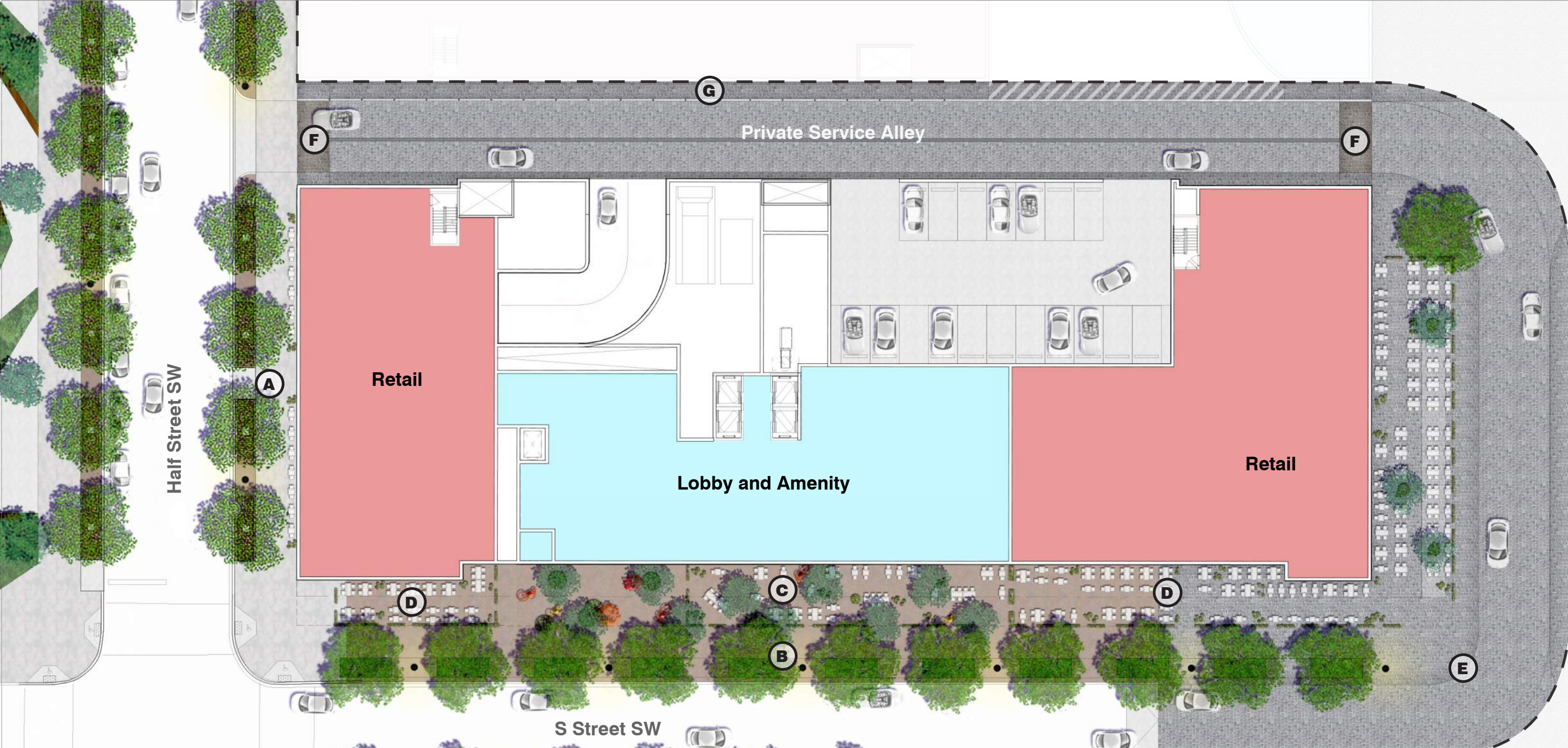
Future 664E Building

NOTE: LOCATION, ATTRIBUTES, AND GENERAL DESIGN OF THE PUBLIC STREETScape MAY VARY UPON FINAL DESIGN TO COMPLY WITH THE REQUIREMENTS OF, AND THE APPROVAL BY, THE DDOT PUBLIC SPACE DIVISION.

stuart buzzard point | washington, dc

january 4th, 2022 | L01





- (A)** Half Street SW Streetscape
- (B)** S Street SW Streetscape
- (C)** Building / Public Amenity Zone
- (D)** Potential Retail Spillout Zone

- (E)** Curbless Street / Future Public Plaza
- (F)** Alley Entry Pavement
- (G)** Alley Pedestrian Path

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