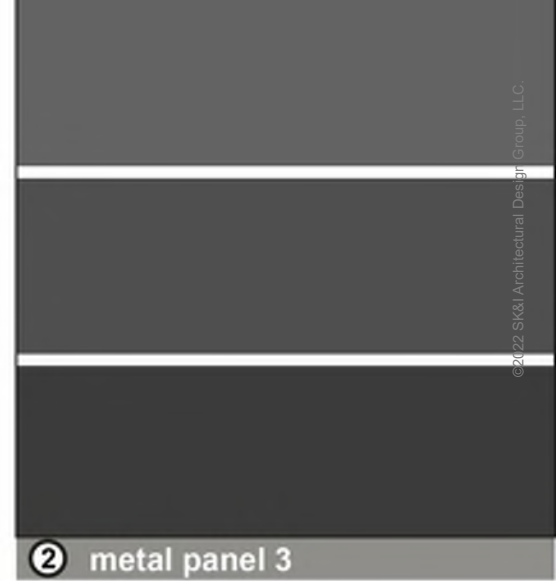
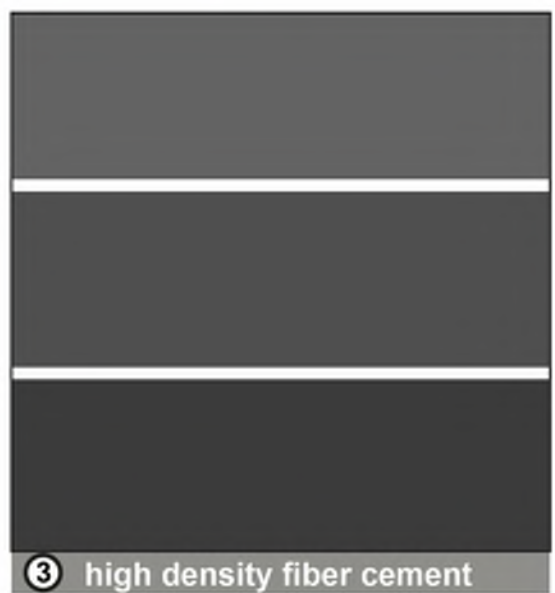


① metal panel 1 & 2



② metal panel 3



③ high density fiber cement



④ alum. window system



⑤ storefront & metal panel 4

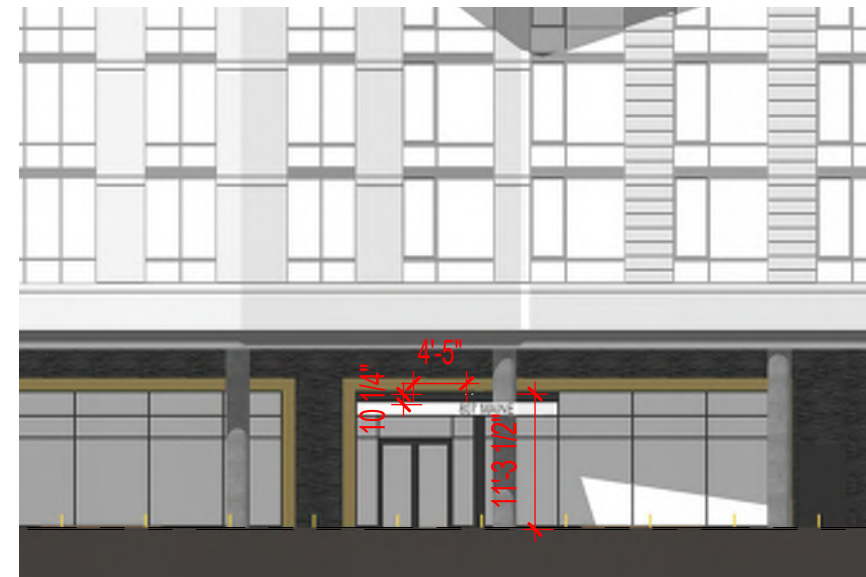


⑥ brick 1

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.

807 Maine Avenue SW | Washington, DC 20024





BHMP  
 EL. +16.68'  
 1ST FLOOR  
 EL. +16.50'

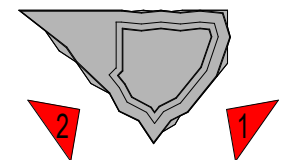
**1** 7th st sw signage  
 SCALE: 1/16" = 1'-0" 022



BHMP  
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 1ST FLOOR  
 EL. +16.50'

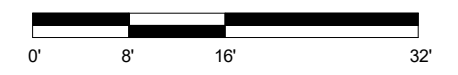
**2** maine ave sw signage  
 SCALE: 1/16" = 1'-0" 022

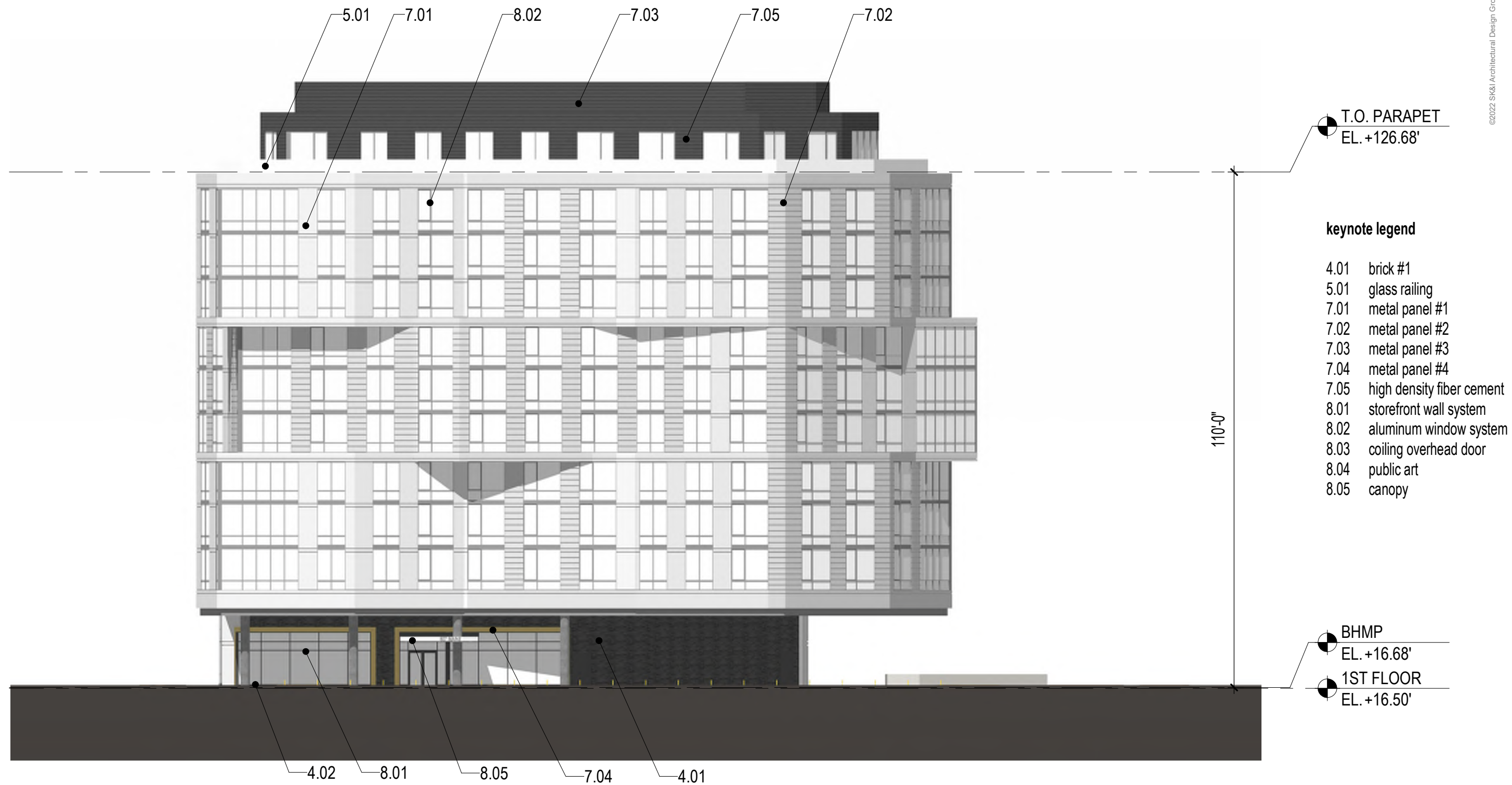
note: exterior details. minor refinements may be made to exterior details, dimensions, and locations or any other changes to comply with construction codes or that are otherwise necessary to obtain a final building permit, or to address the structural, mechanical, or operational needs of the building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



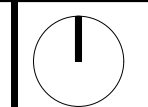
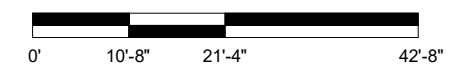
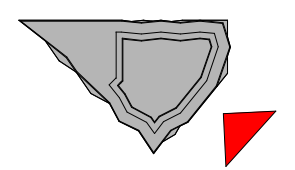
807 Maine Avenue SW | Washington, DC 20024

10.25.2022 | 022

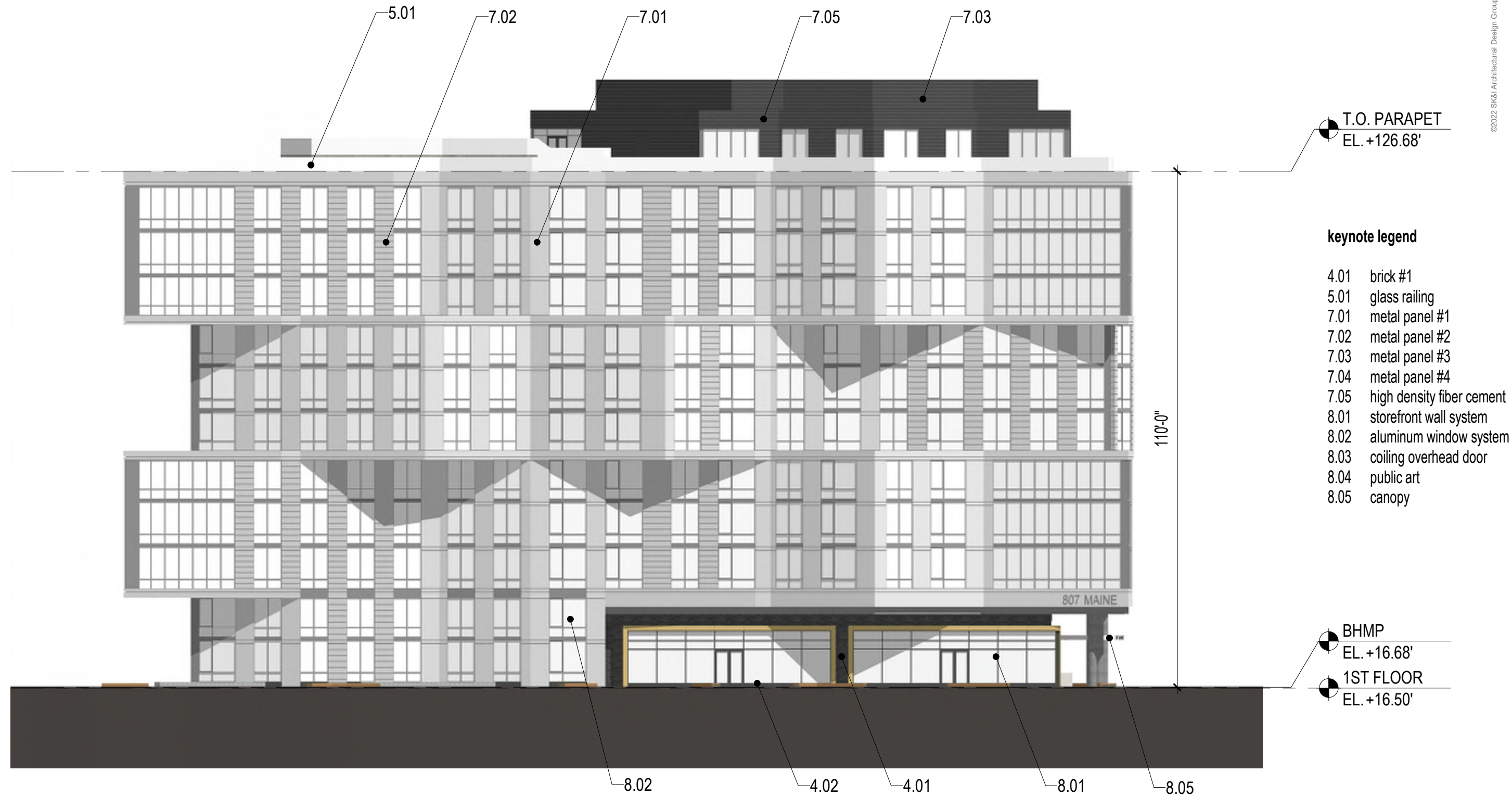




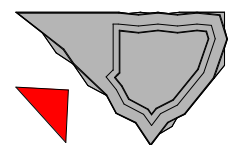
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 public art shown in these renderings within the proposed 7th street open space is for illustrative purposes only. actual art will be designed by a local artist selected by the applicant in coordination with interested stakeholders.





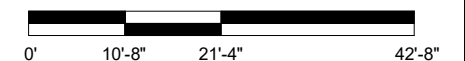


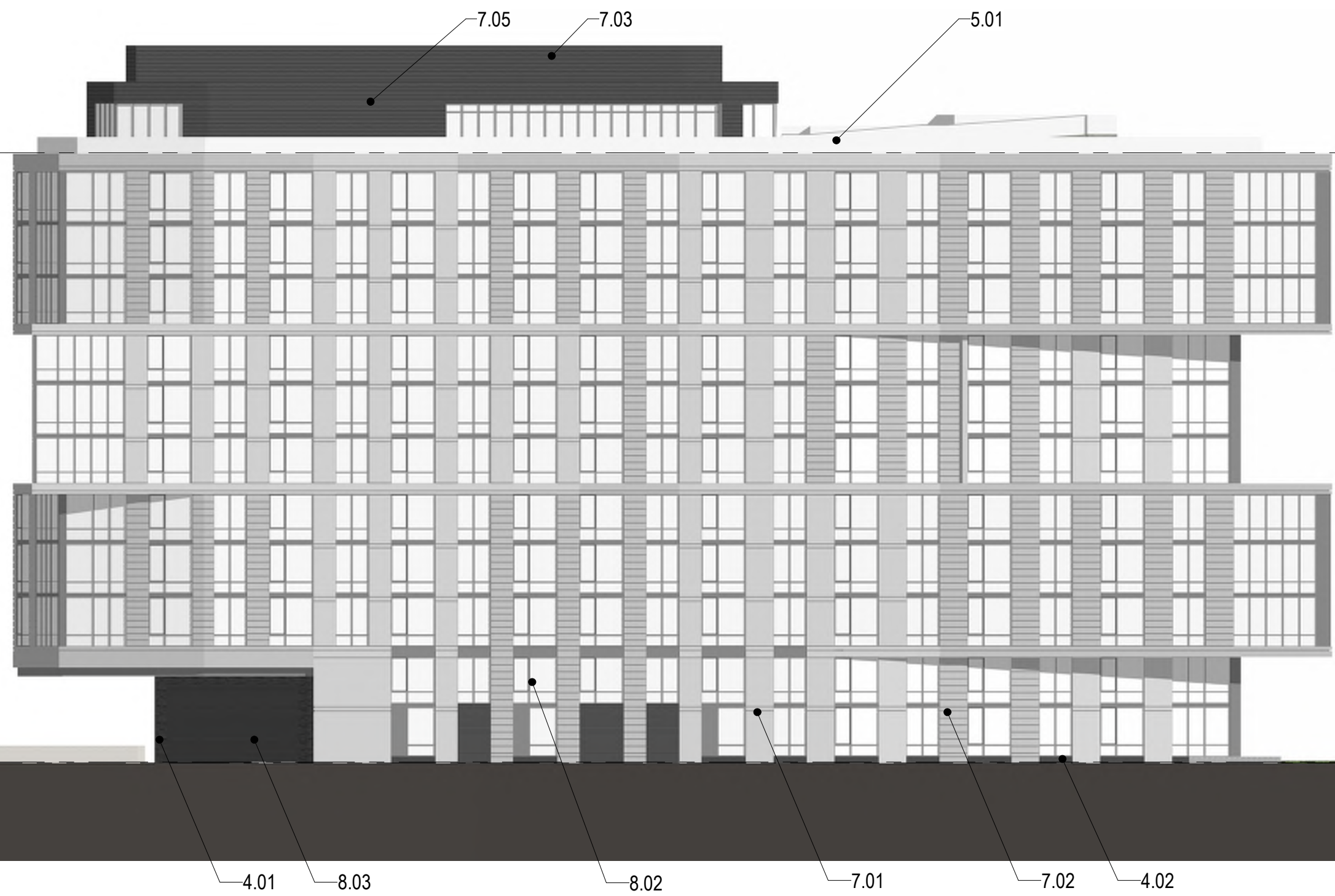
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807 Maine Avenue SW | Washington, DC 20024

10.25.2022 | 024





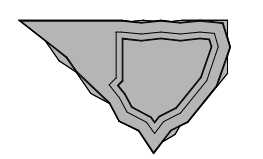
T.O. PARAPET  
EL. +126.68'

**keynote legend**

- 4.01 brick #1
- 5.01 glass railing
- 7.01 metal panel #1
- 7.02 metal panel #2
- 7.03 metal panel #3
- 7.04 metal panel #4
- 7.05 high density fiber cement
- 8.01 storefront wall system
- 8.02 aluminum window system
- 8.03 coiling overhead door
- 8.04 public art
- 8.05 canopy

110'-0"

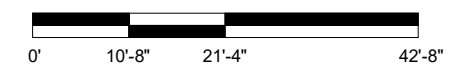
BHMP  
EL. +16.68'  
1ST FLOOR  
EL. +16.50'

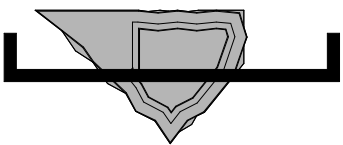
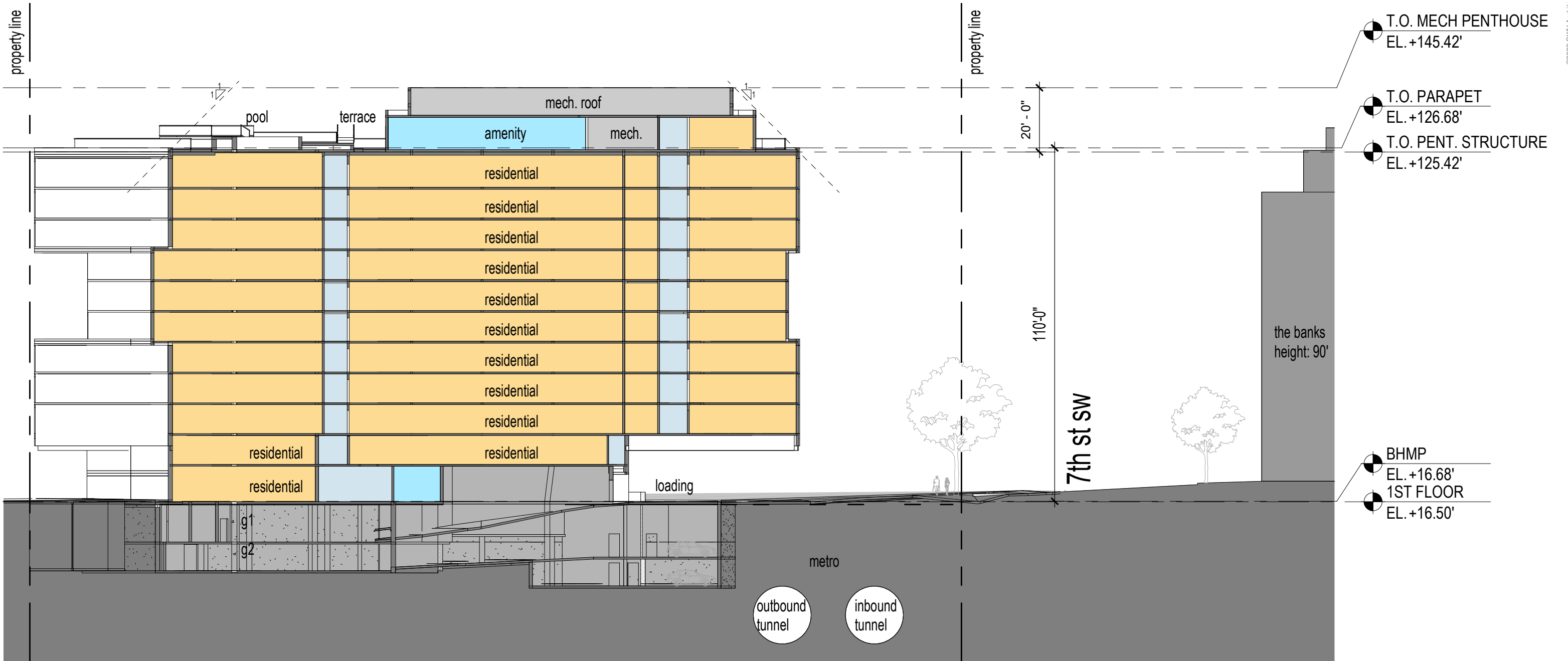


note: exterior details. minor refinements may be made to exterior details, dimensions, and locations or any other changes to comply with construction codes or that are otherwise necessary to obtain a final building permit, or to address the structural, mechanical, or operational needs of the building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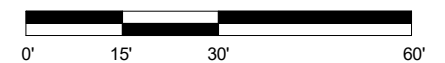
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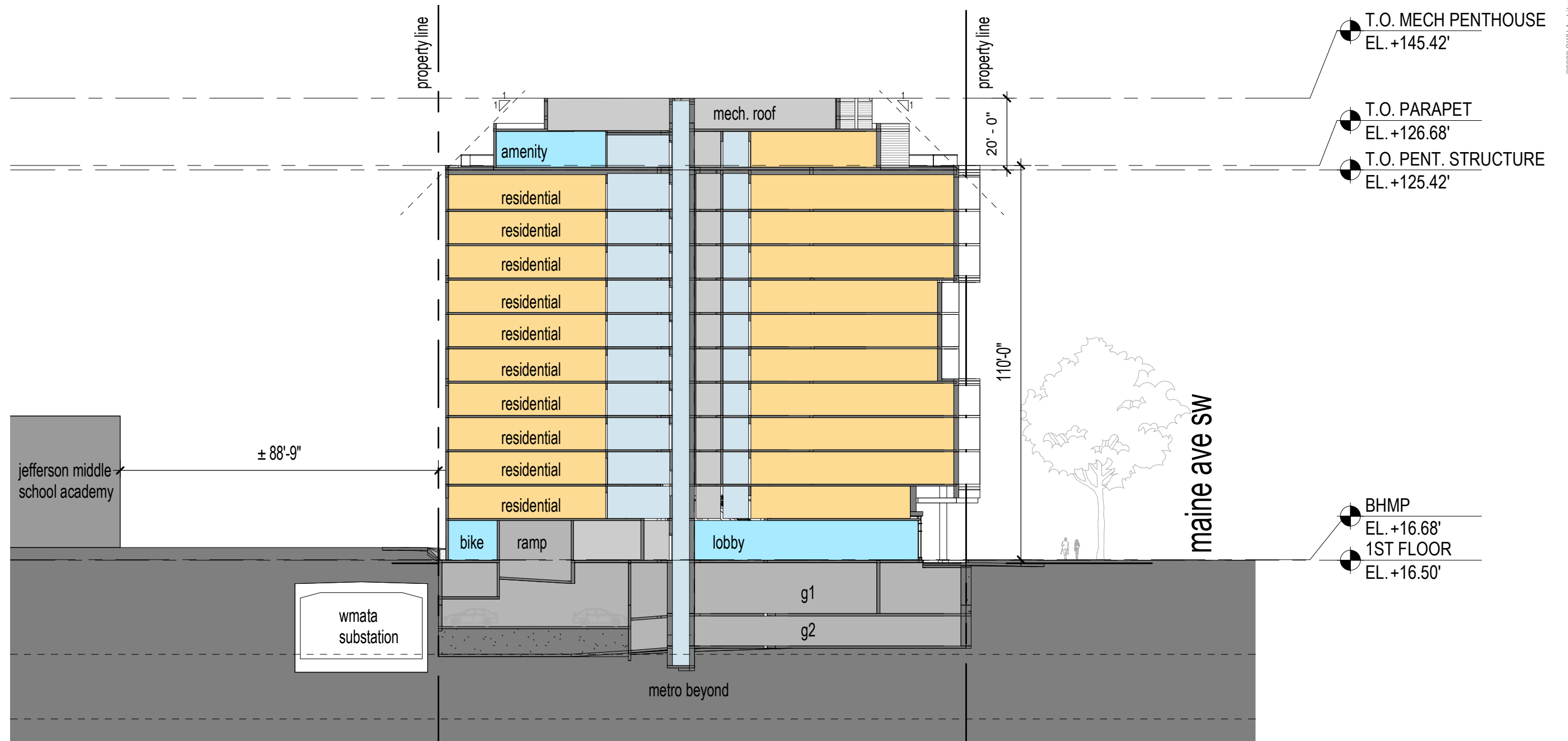




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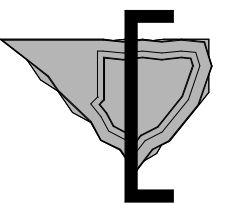
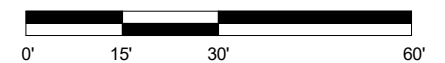
10.25.2022 | 026

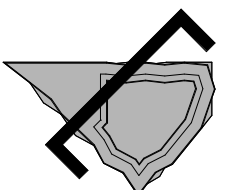
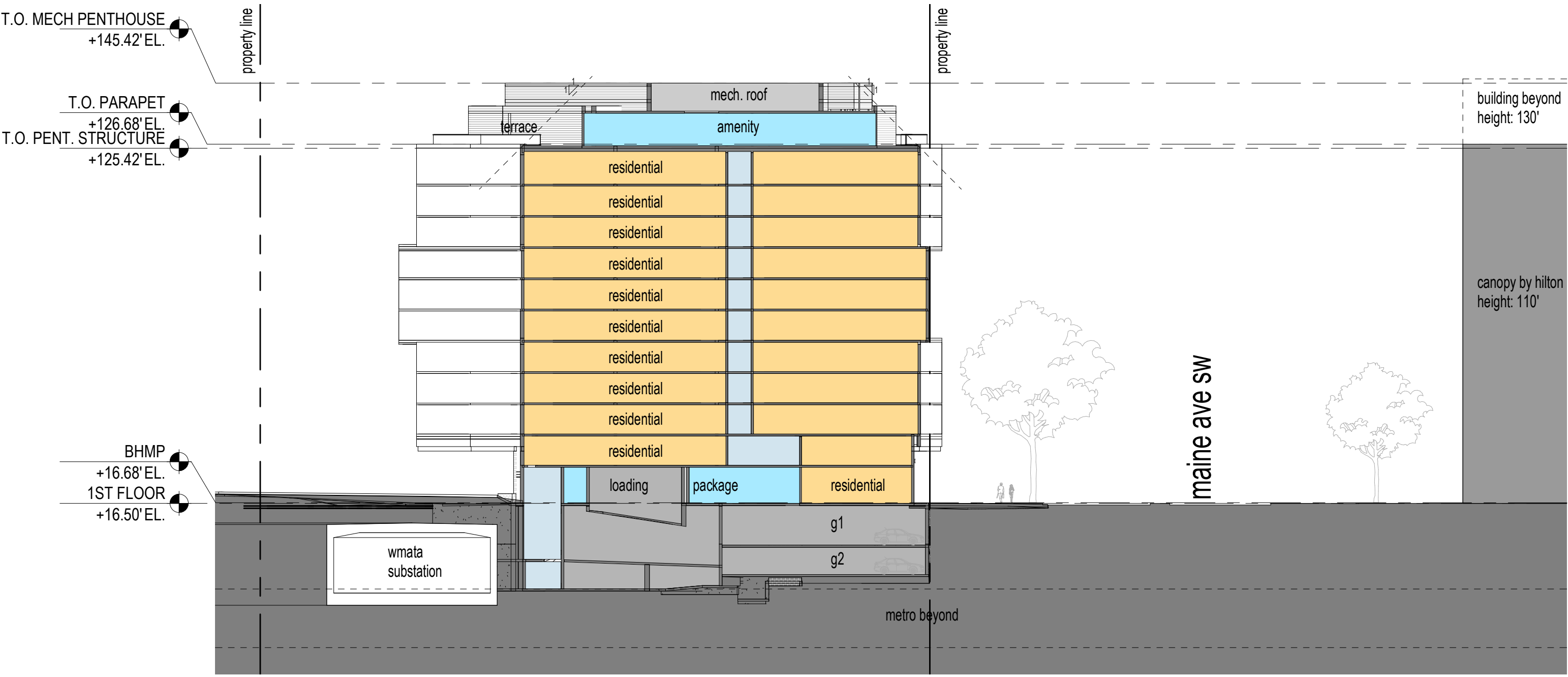




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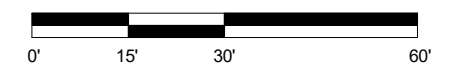
10.25.2022 | 027



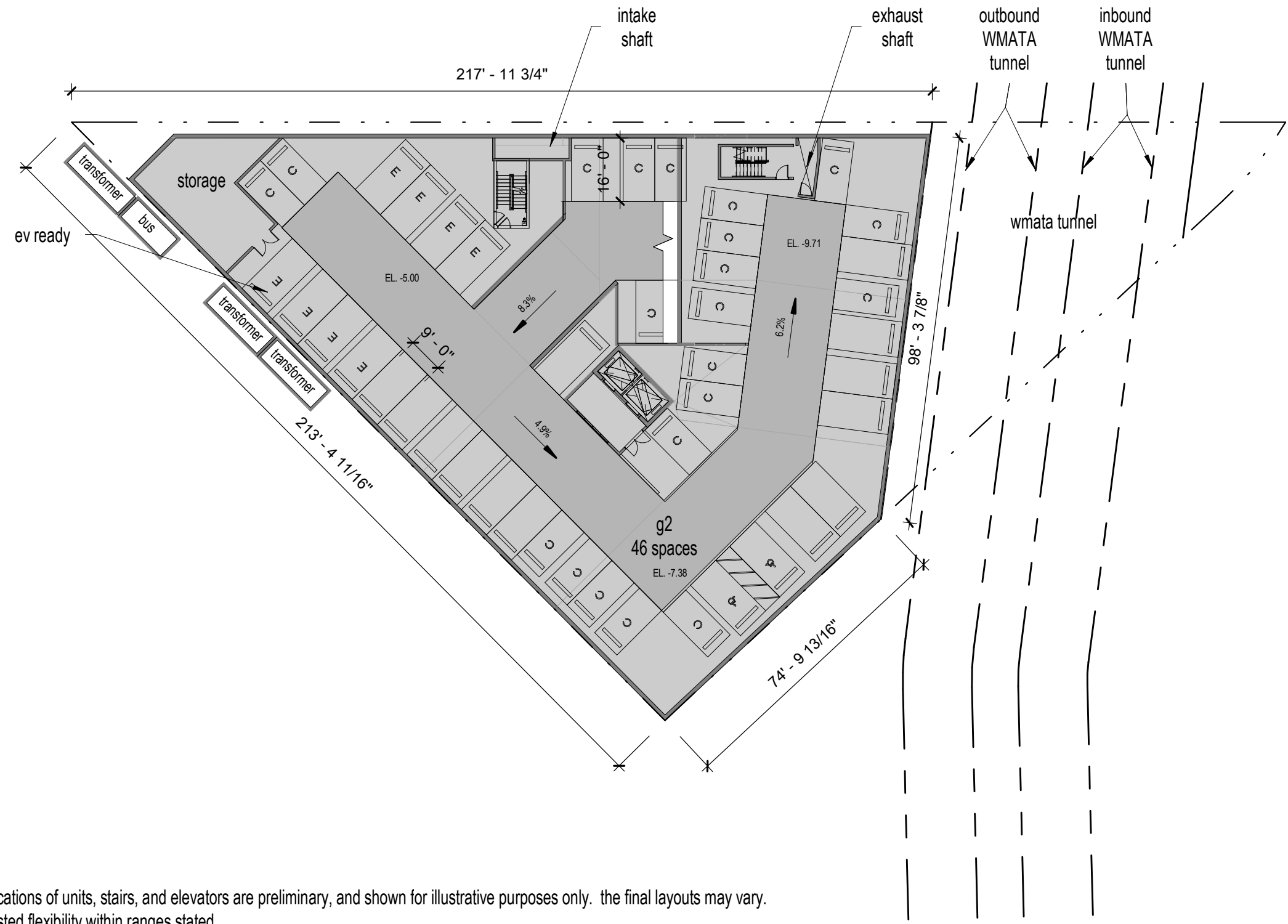


807 Maine Avenue SW | Washington, DC 20024

10.25.2022 | 028



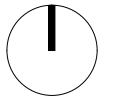
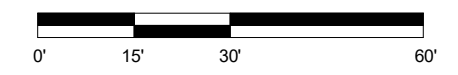


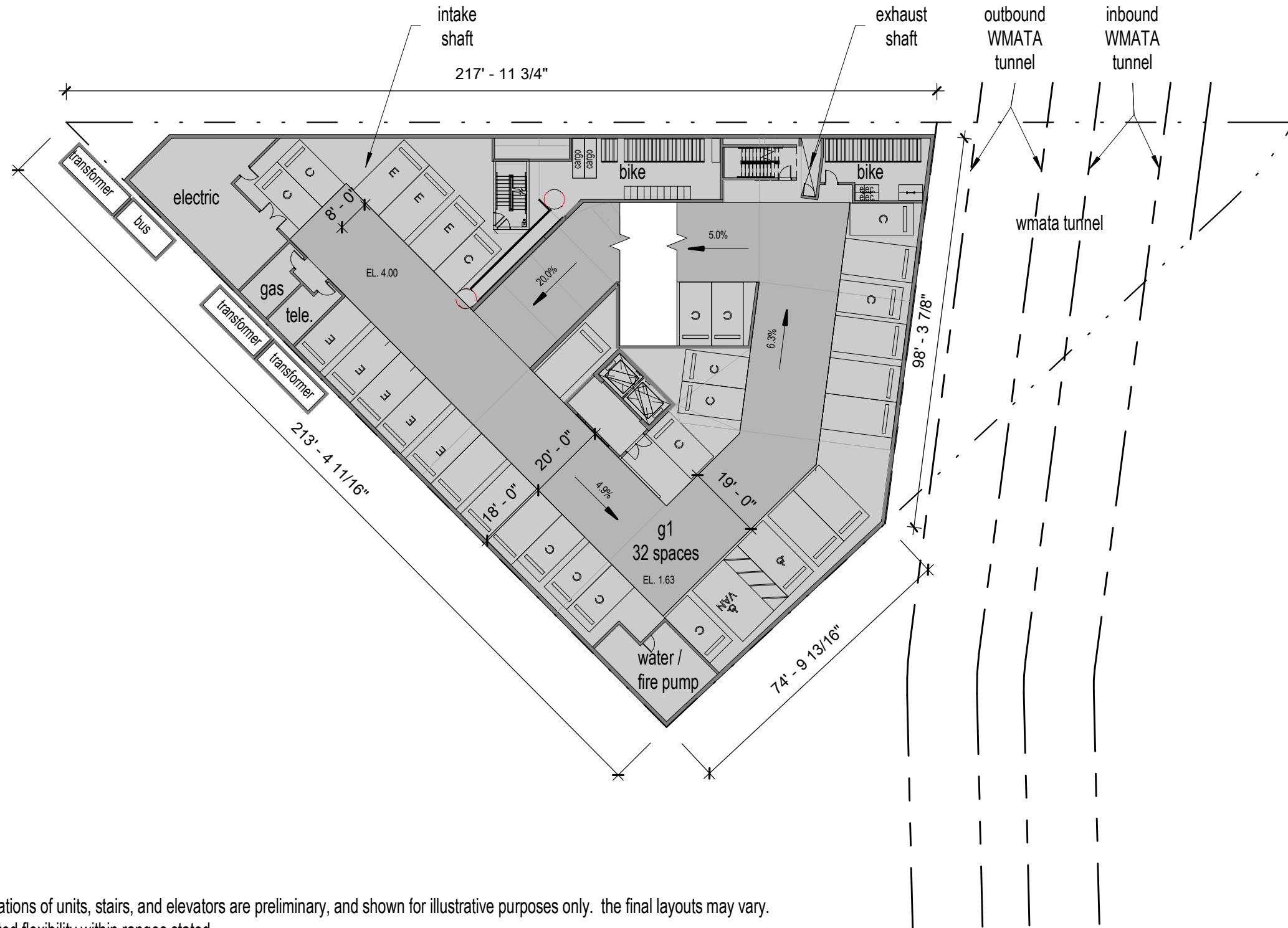


- notes:
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10.25.2022 | 029



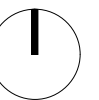
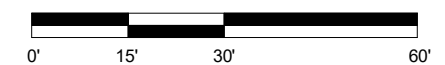


notes:

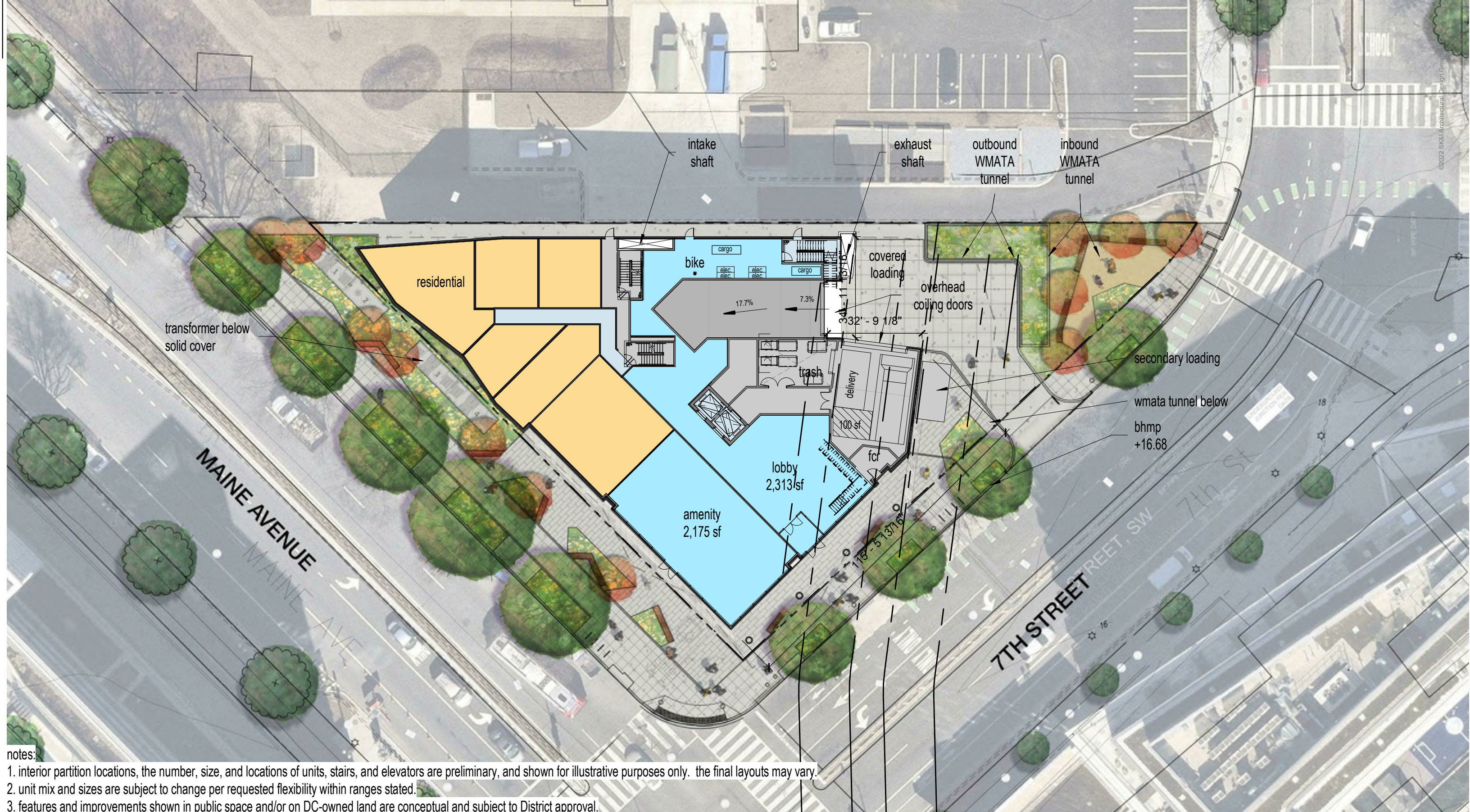
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10.25.2022 | 030

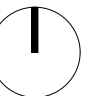
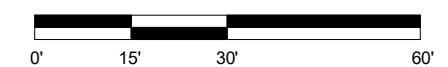




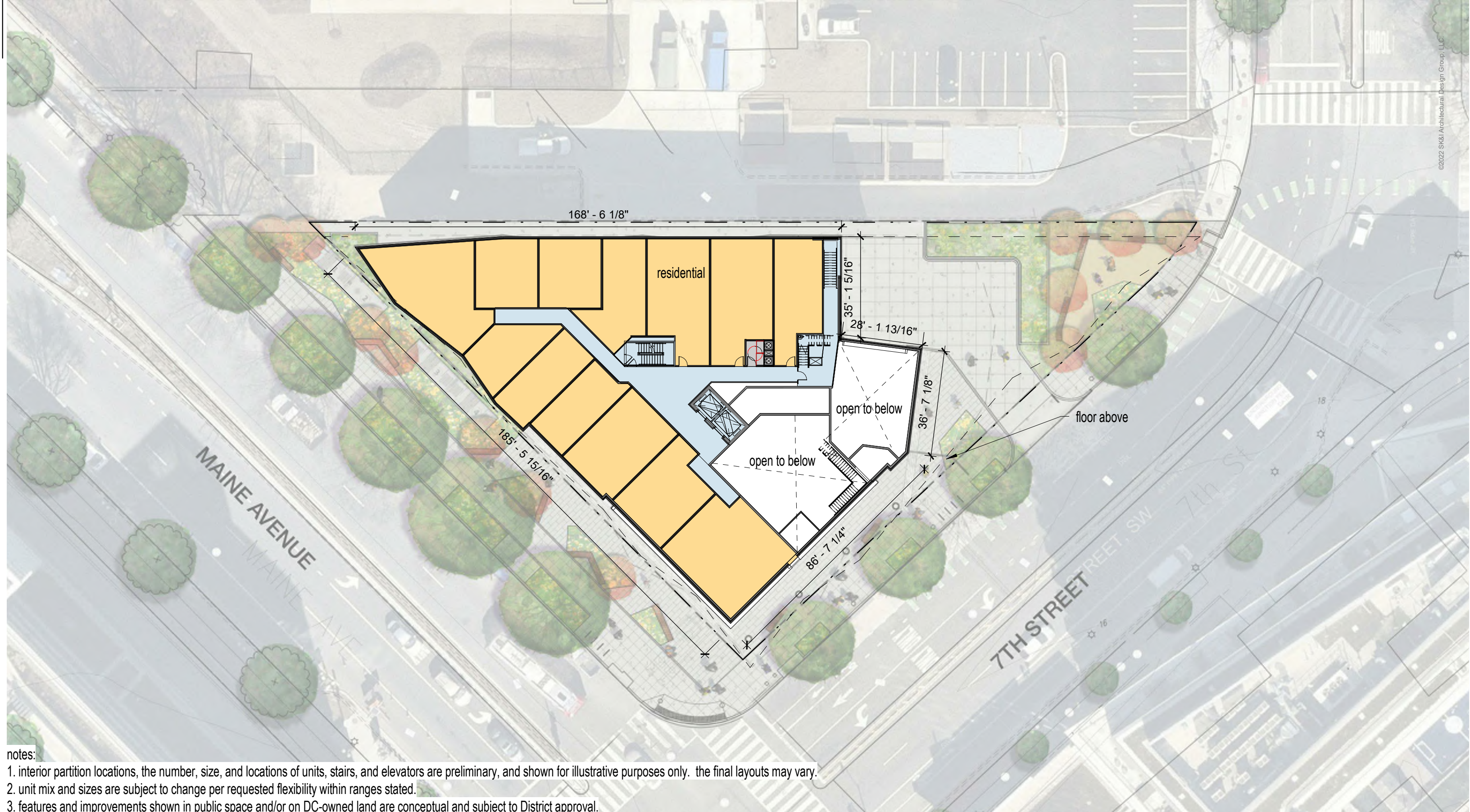


807 Maine Avenue SW | Washington, DC 20024

10.25.2022 | 031





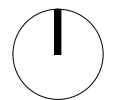
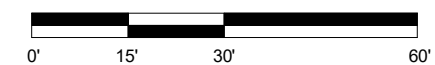


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807 Maine Avenue SW | Washington, DC 20024

10.25.2022 | 032





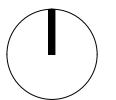
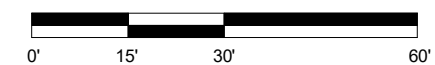


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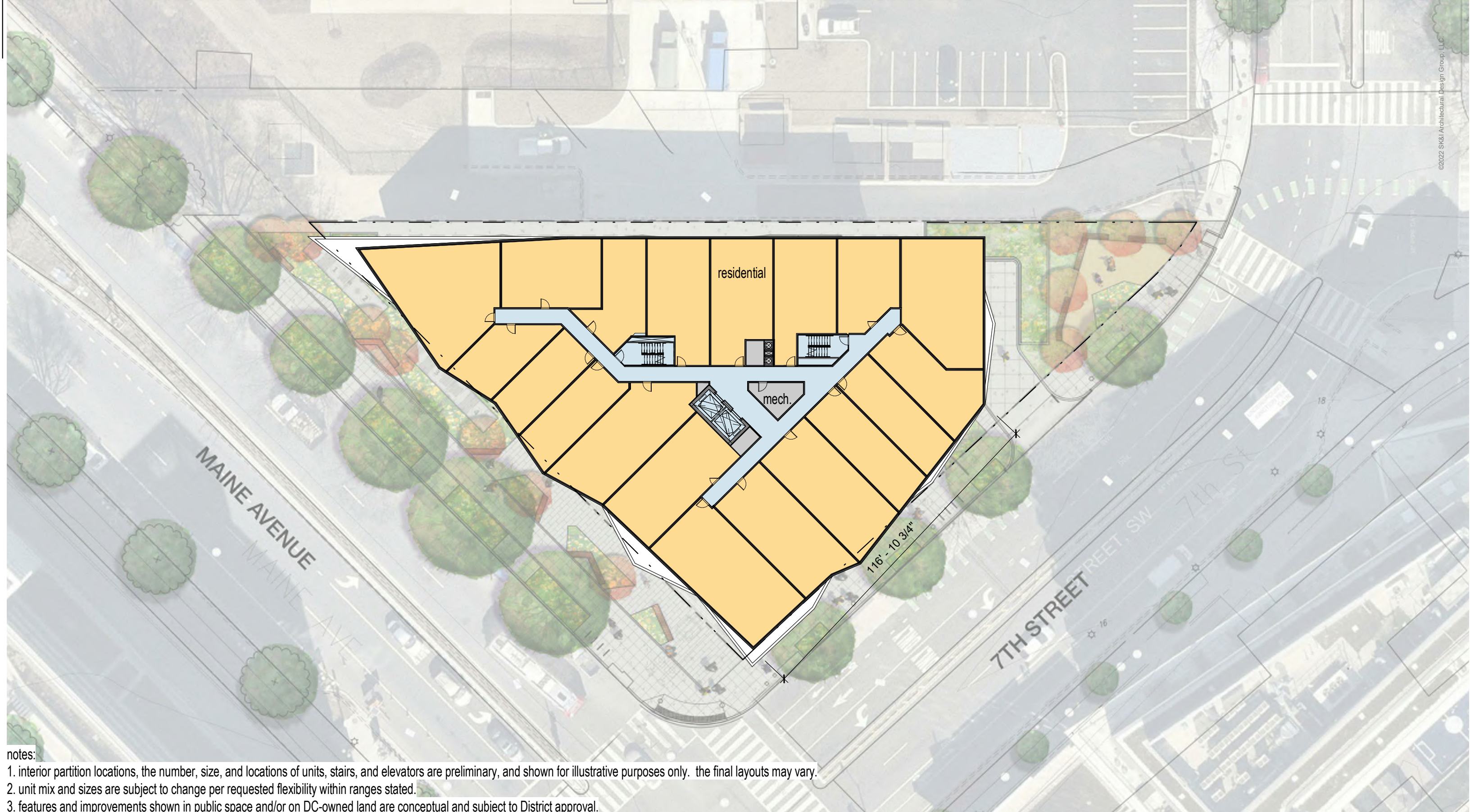
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10.25.2022 | 033



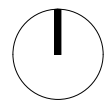
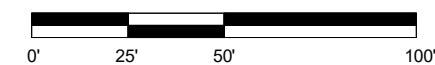




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10.25.2022 | 034





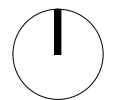
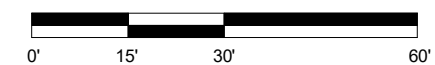


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10.25.2022 | 035



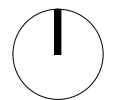
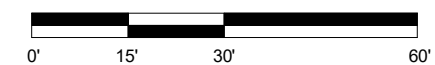




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Inclusionary Zoning Unit Mix

Unit Type	IZ Units	IZ Unit %	Market Units	Market Unit %	Total Units
Studio (Studio, JR 1BR)	9	33.3%	60	35.7%	69
One Bedroom (1BR, 1BR+D, JR 2BR)	11	40.7%	71	42.3%	82
Two Bedroom (2BR, 3BR)	7	25.9%	37	22.0%	44
<b>Total</b>	<b>27</b>	<b>100%</b>	<b>168</b>	<b>100%</b>	<b>195</b>

Residential GFA + Bay Projection GSF	196,435
Penthouse GSF	6,599
15% of Residential GFA for IZ	29,465
15% of Penthouse GSF for IZ	990
Total GSF to be provided for IZ	30,455
Estimated Efficiency (NSF/GSF)	78%
Estimated NSF to be provided for IZ	23,755

Type	Number	%GSF
Market	Studio	60
Market	1	71
Market	2	31
Market	3	6
<b>Total</b>	<b>168</b>	<b>85%</b>

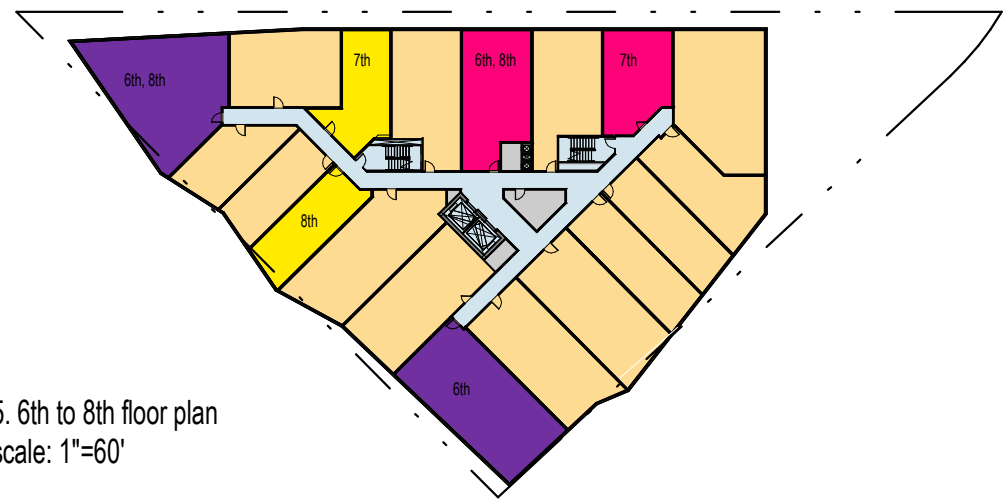
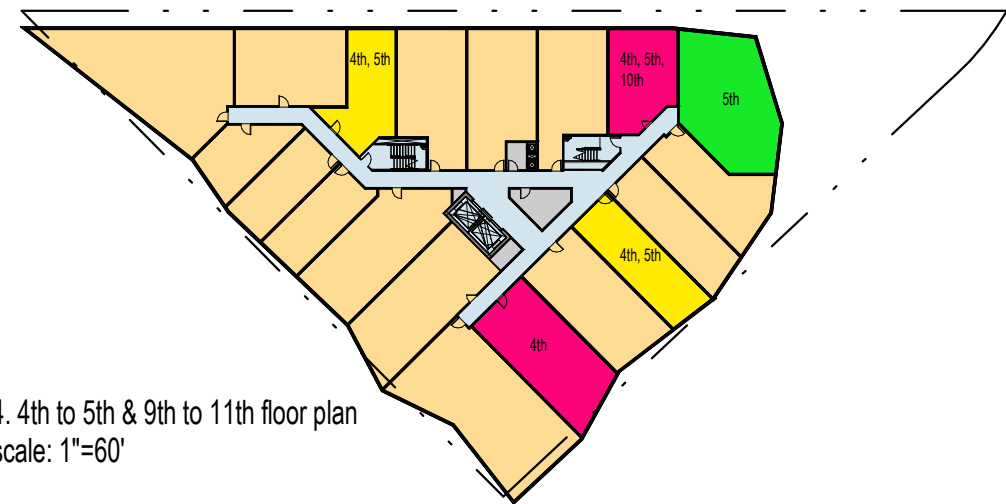
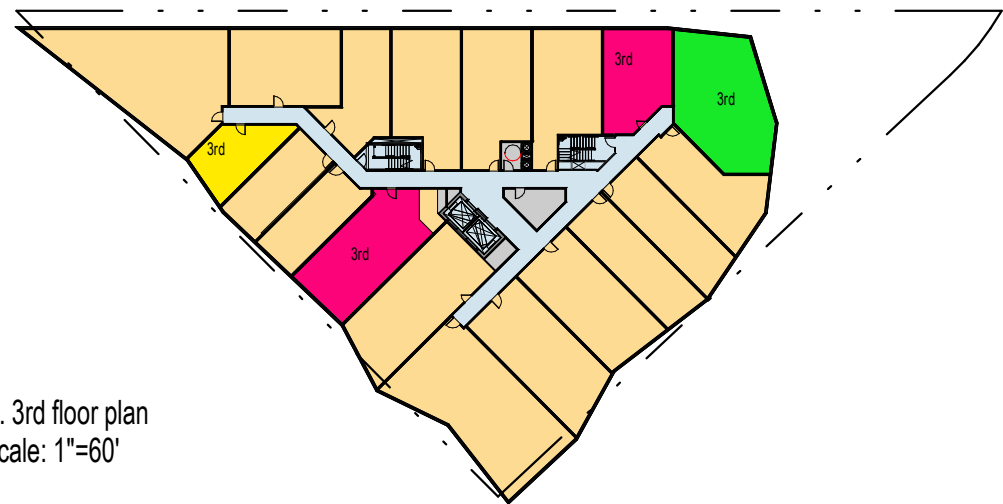
Type	Number	%GSF
IZ	Studio	9
IZ	1	11
IZ	2	4
IZ	3	3
<b>Total</b>	<b>27</b>	<b>15%</b>

MFI Level	Type	Number	%GSF
50%	Studio	1	
50%	1 BR	2	
<b>Total</b>		<b>3</b>	<b>1%</b>

60%	Studio	8	
60%	1 BR	9	
60%	2 BR	4	
60%	3 BR	3	
<b>Total</b>		<b>24</b>	<b>14%</b>

<b>Total IZ</b>	<b>27</b>
<b>Total</b>	<b>195</b>
	<b>100%</b>

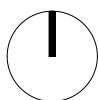
INCLUSIONARY ZONING UNIT MIX					
Floor	Studio	1 Bed	2 Bed	3 Bed	Total
11	0	0	0	0	0
10	0	1	0	0	1
9	0	0	0	0	0
8	1	1	0	1	3
7	1	1	0	0	2
6	0	1	0	2	3
5	2	1	1	0	4
4	2	2	0	0	4
3	1	2	1	0	4
2	2	1	1	0	4
1	0	1	1	0	2
<b>Total</b>	<b>9</b>	<b>11</b>	<b>4</b>	<b>3</b>	<b>27</b>

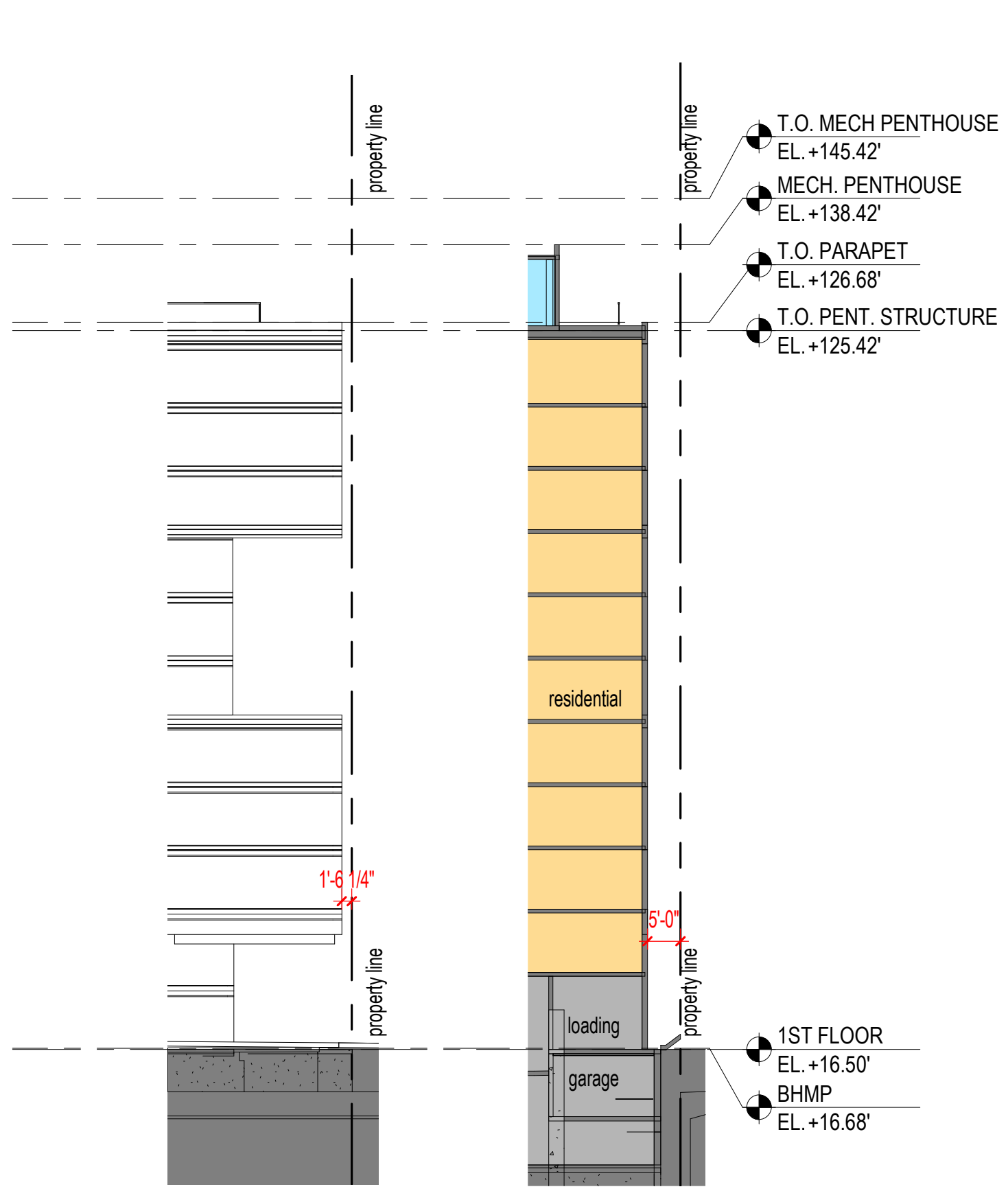


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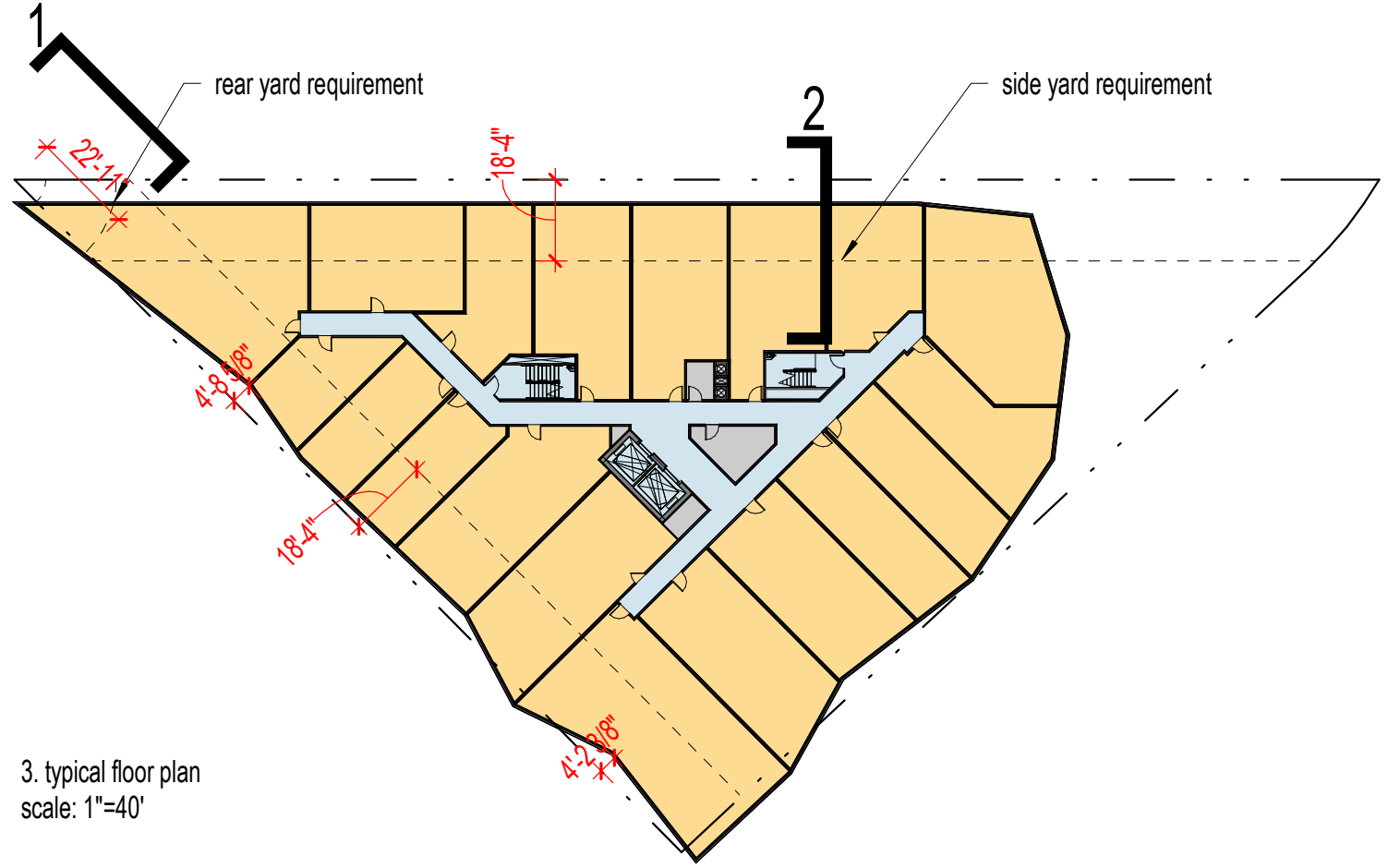
10.25.2022 | 037



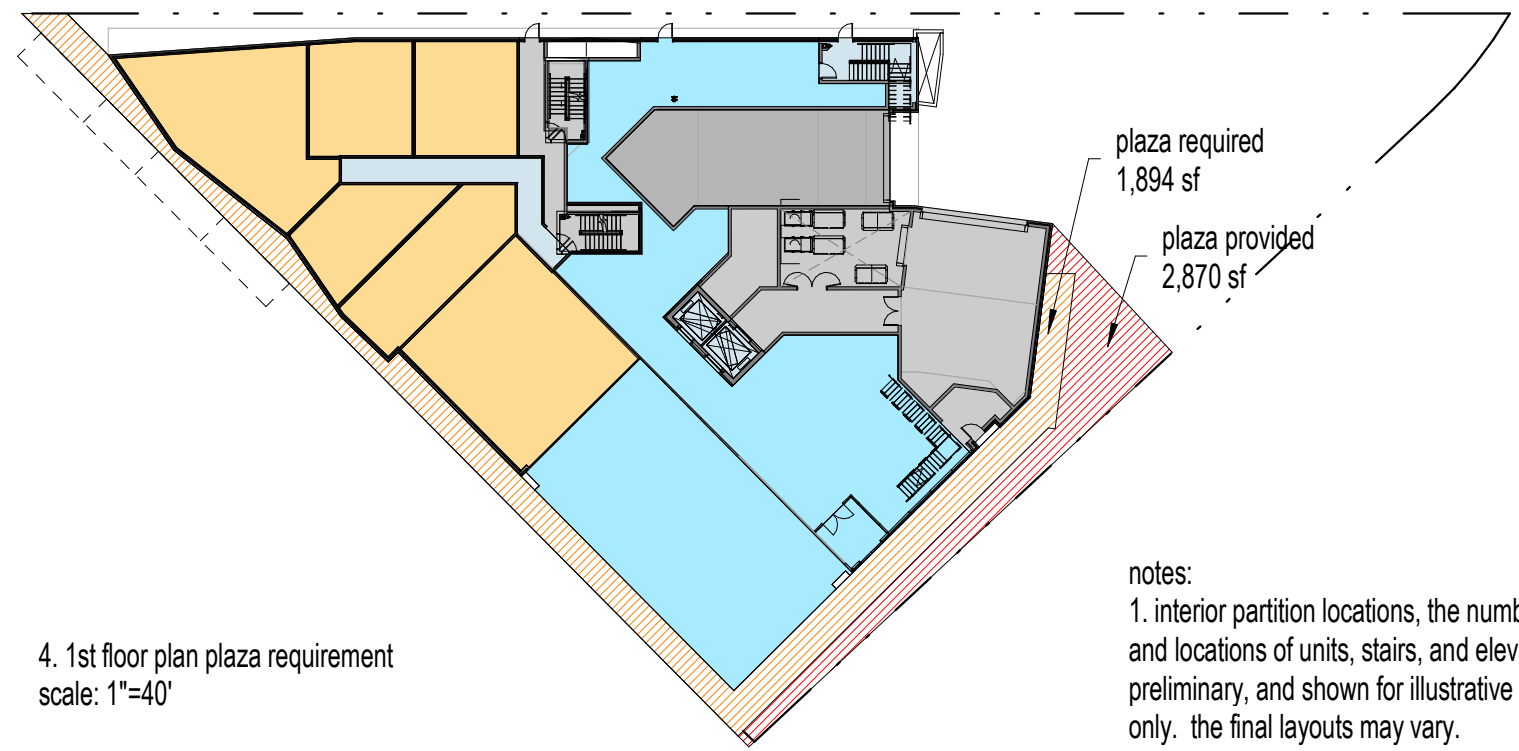


1. rear yard setback  
scale: 1"=20'

2. side yard setback  
scale: 1"=20'

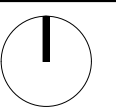


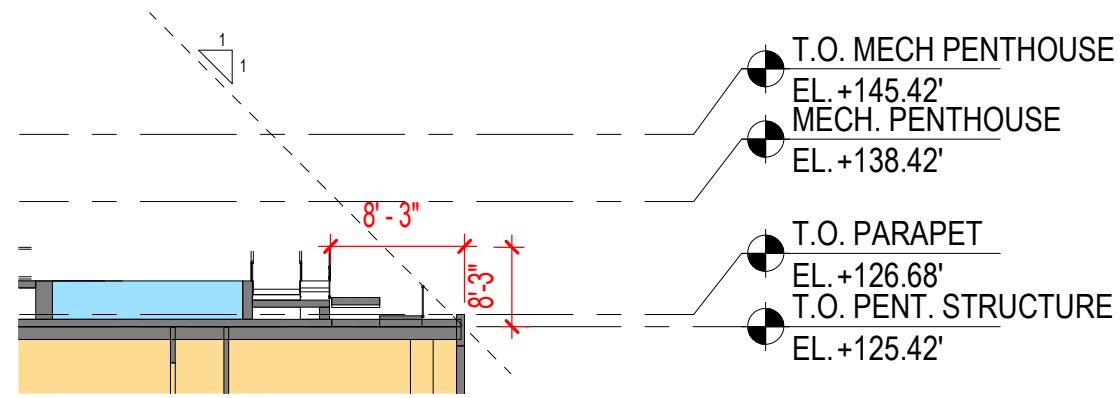
3. typical floor plan  
scale: 1"=40'



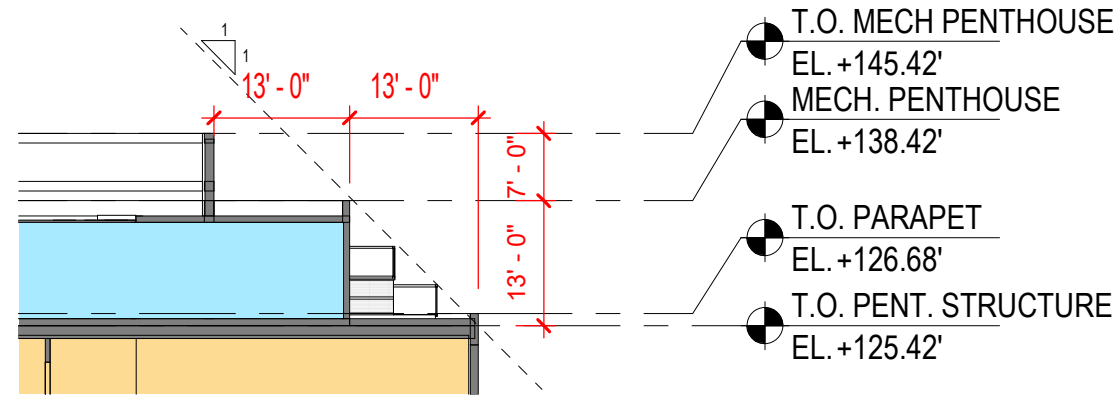
4. 1st floor plan plaza requirement  
scale: 1"=40'

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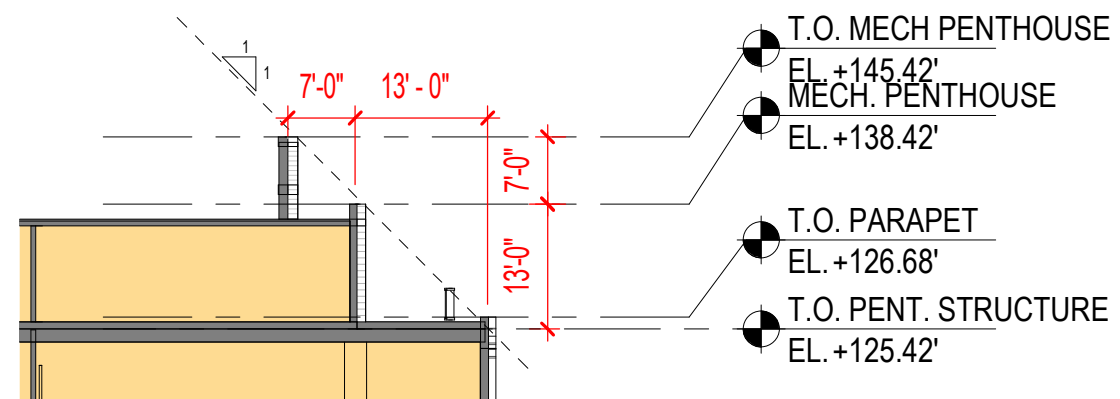




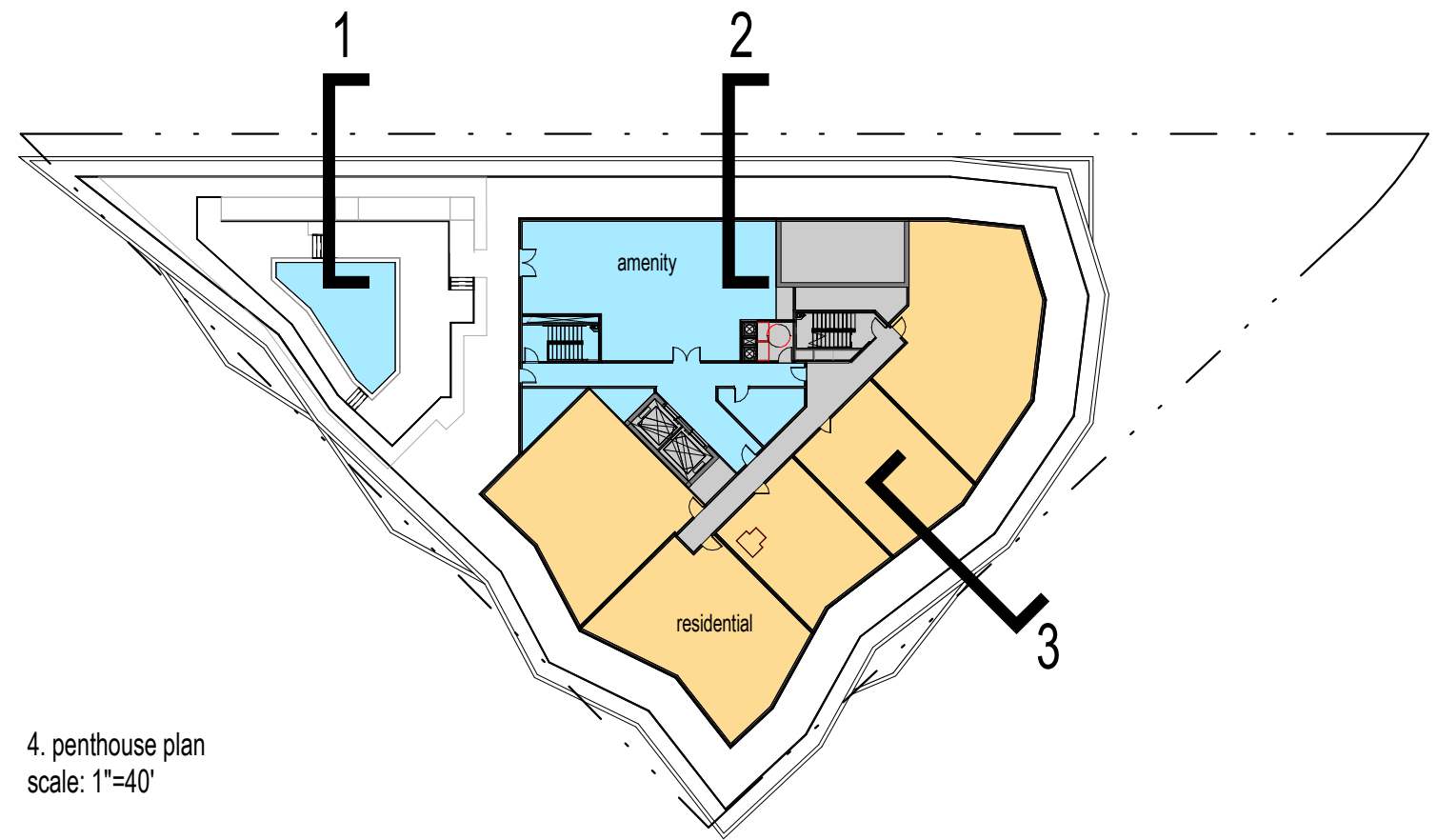
1. through pool  
scale: 1"=20'



2. through amenity  
scale: 1"=20'

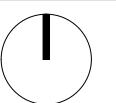


3. through residential  
scale: 1"=20'

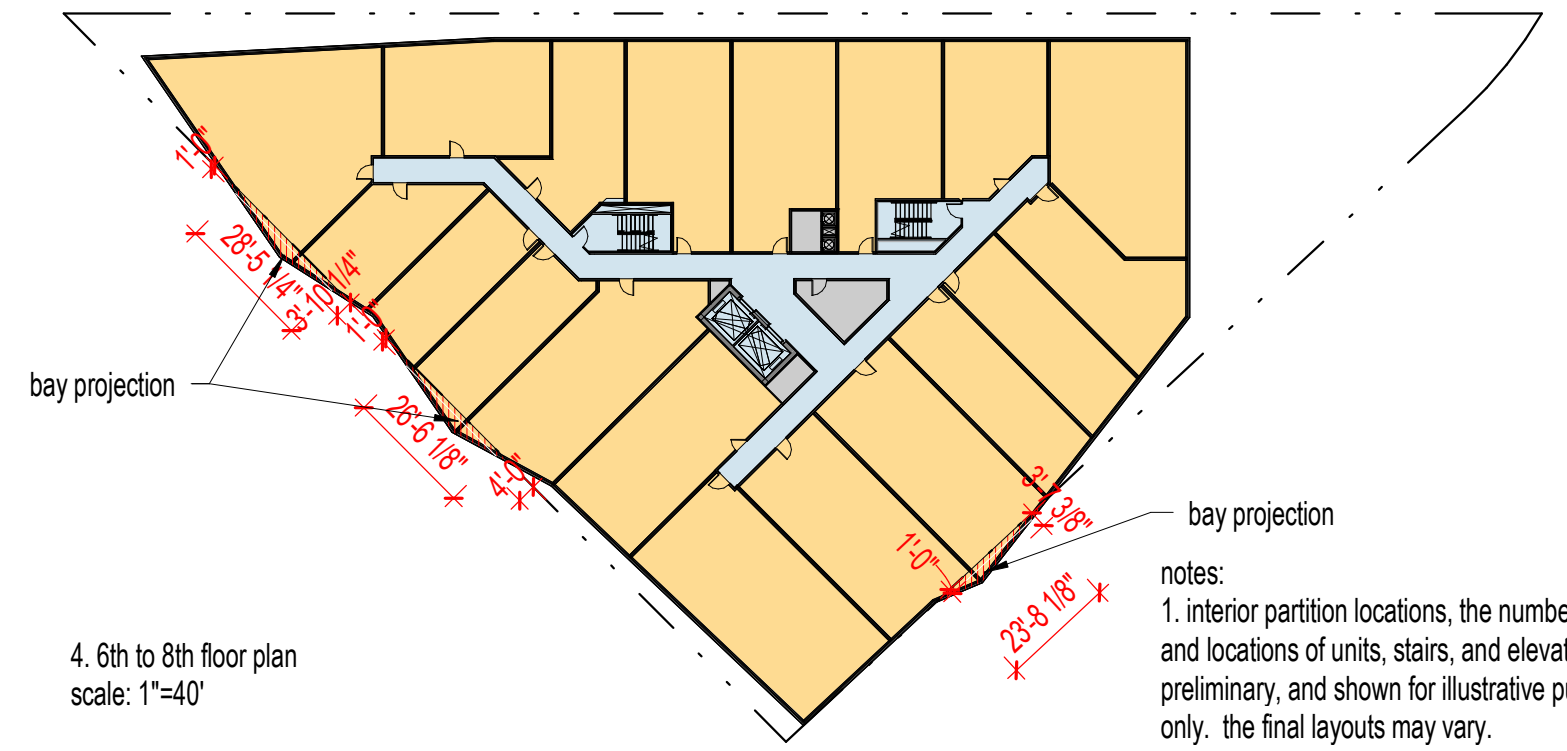
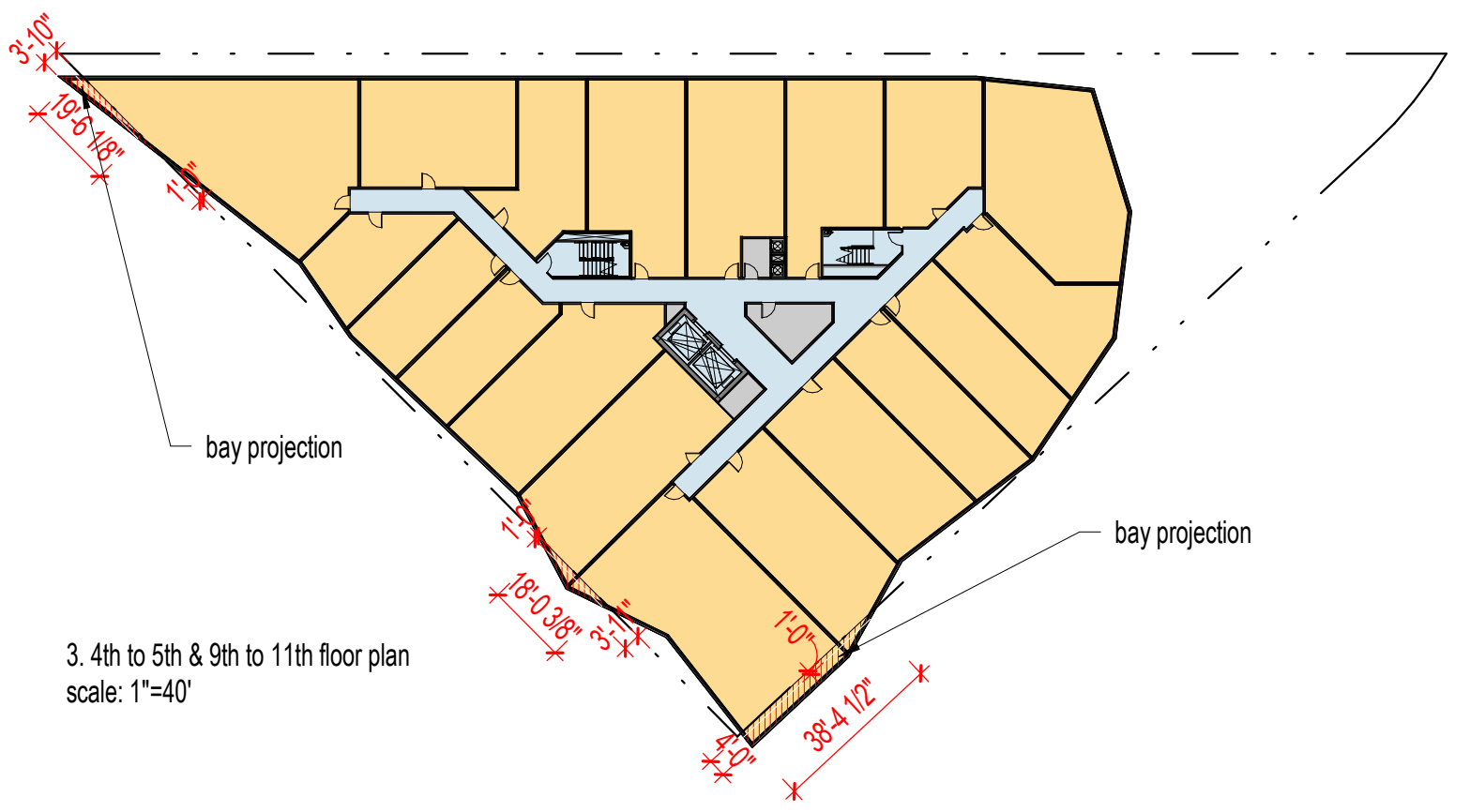


4. penthouse plan  
scale: 1"=40'

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1. 6th to 8th floor section scale: 1"=20'

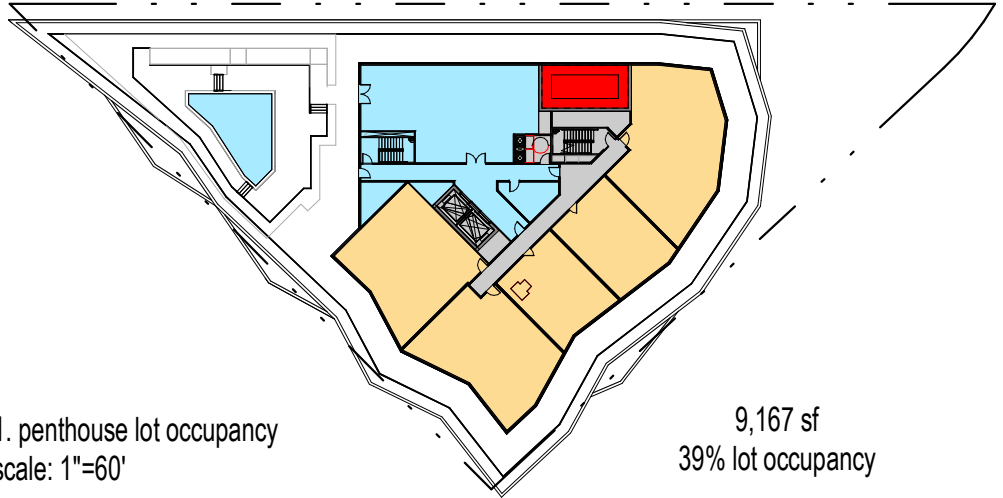
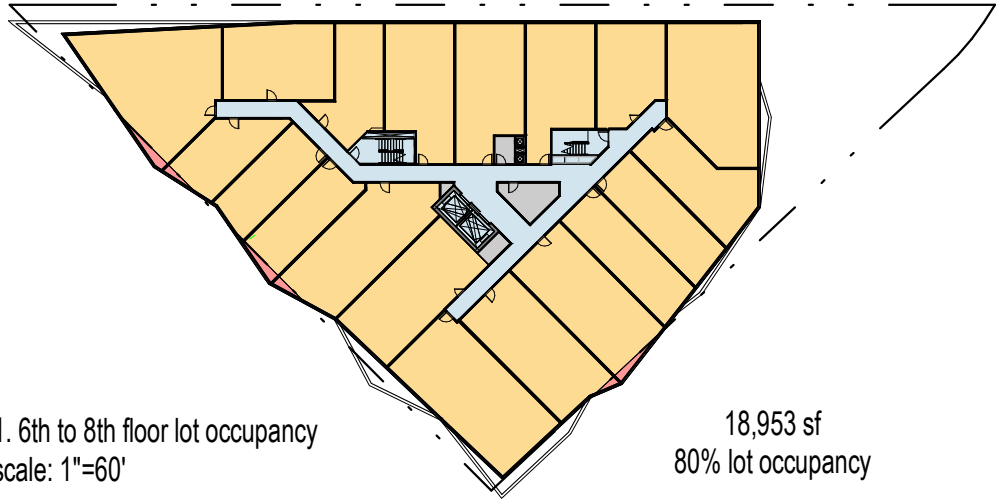
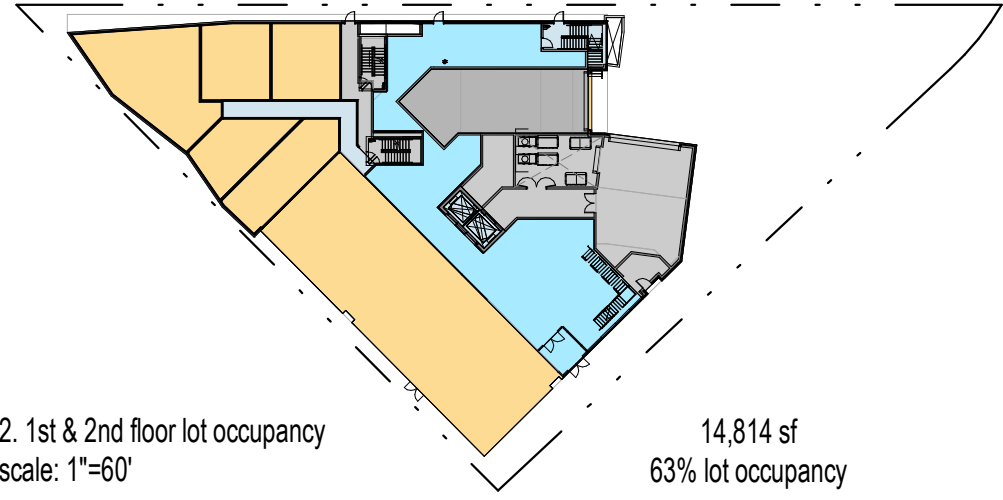
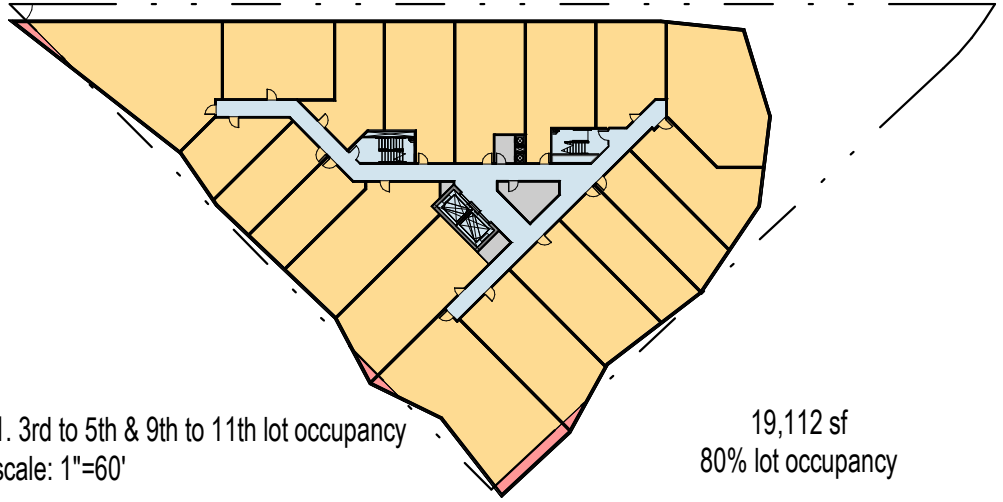
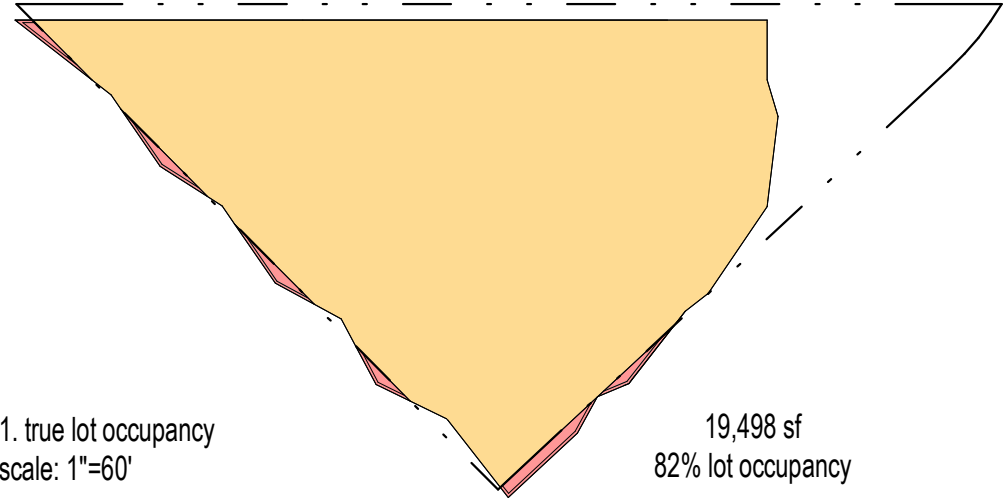
2. 3rd to 5th & 9th to 11th section scale: 1"=20'

4. 6th to 8th floor plan scale: 1"=40'

	Façade Width	Bay Projection Width (multiple - total allowed)	Bay Projection Width (provided)	Bay Projection Depth (allowed)	Bay Projection Depth (provided)
7TH STREET	161'-3 5/8"	81'-7"	62'-0"	4'-0"	4'-0"
MAINE AVENUE, SW	205' - 11 1/4"	103'-11"	92'-6"	4'-0"	4'-0"

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10.25.2022 | 040



notes:  
 1. total lot occupancy is the area covering the overlap of all typical floors within the property line  
 2. bays beyond the property line (light red) are excluded from the calculation



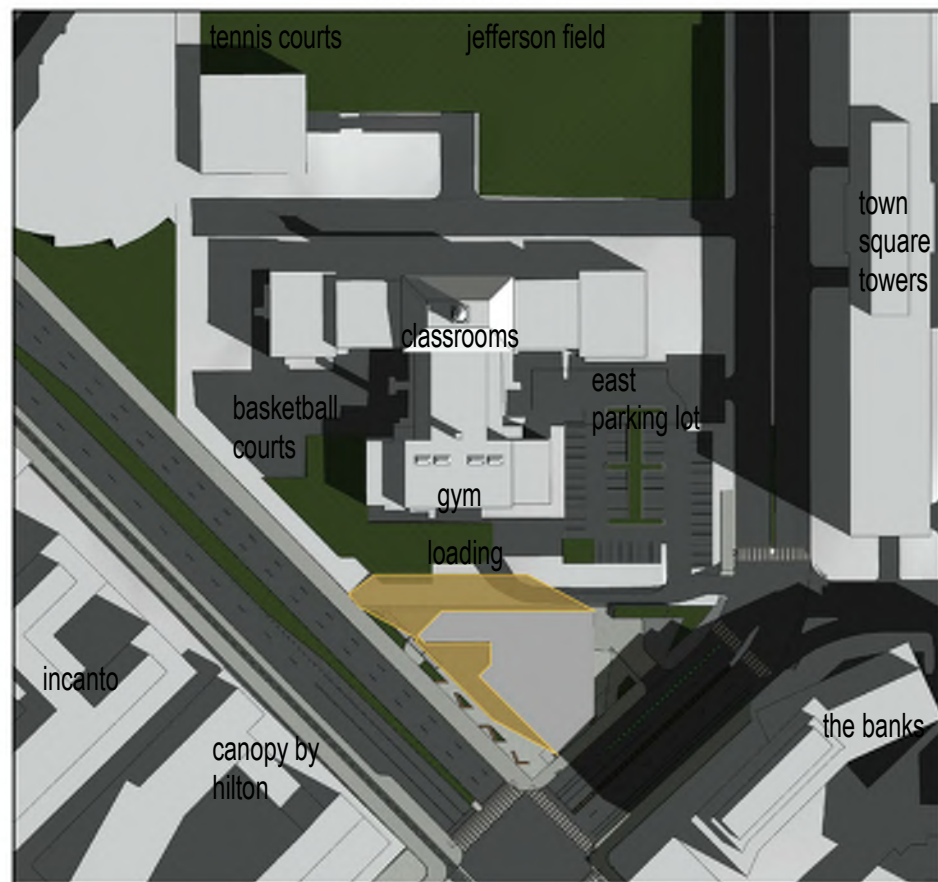


9:00 am

12:00 pm

3:00 pm

existing



proposed max height 110'



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shadow study - march & september 21st

10.25.2022

042



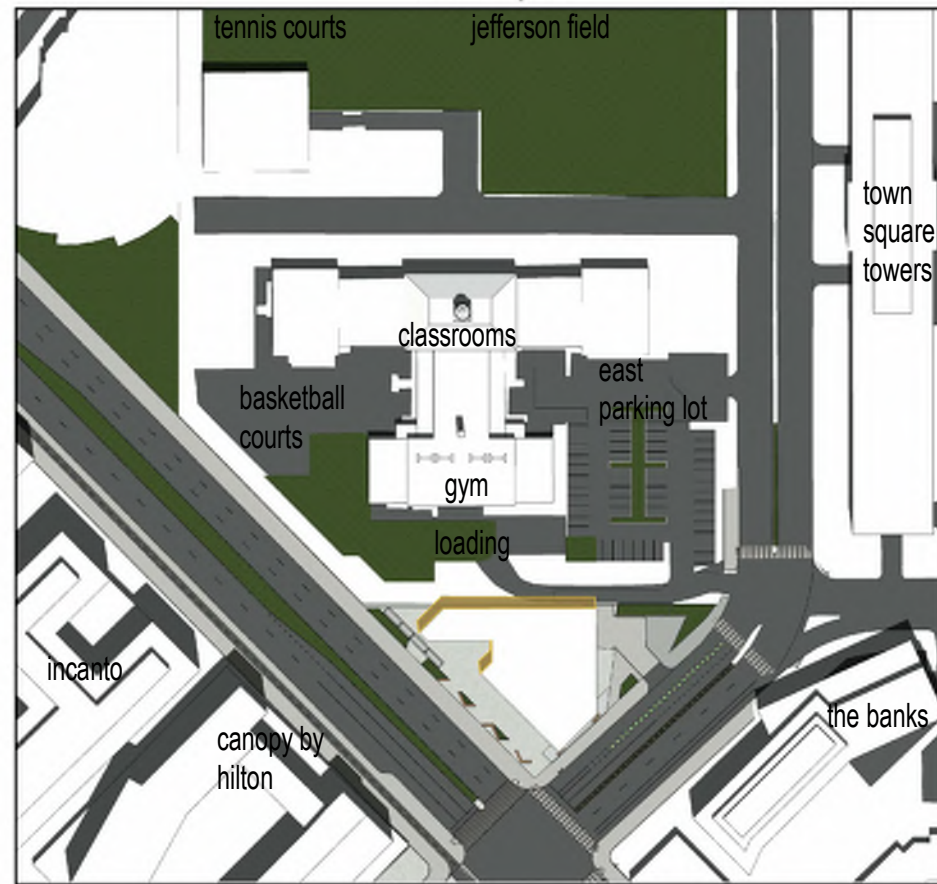
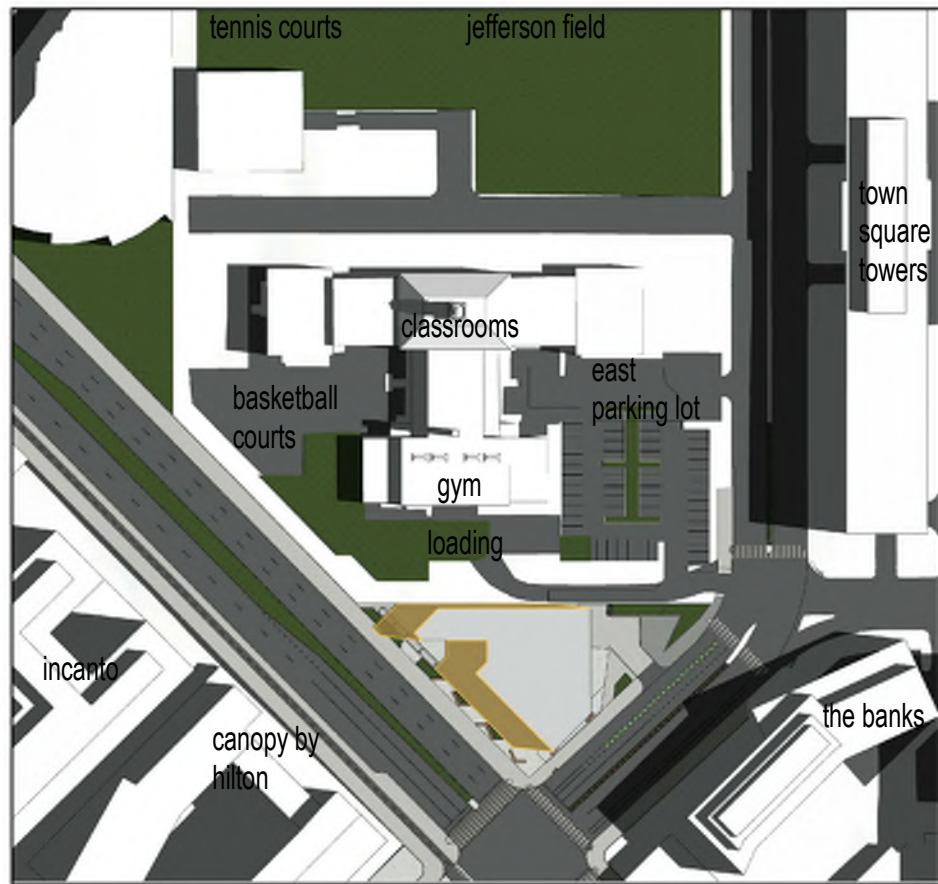


9:00 am

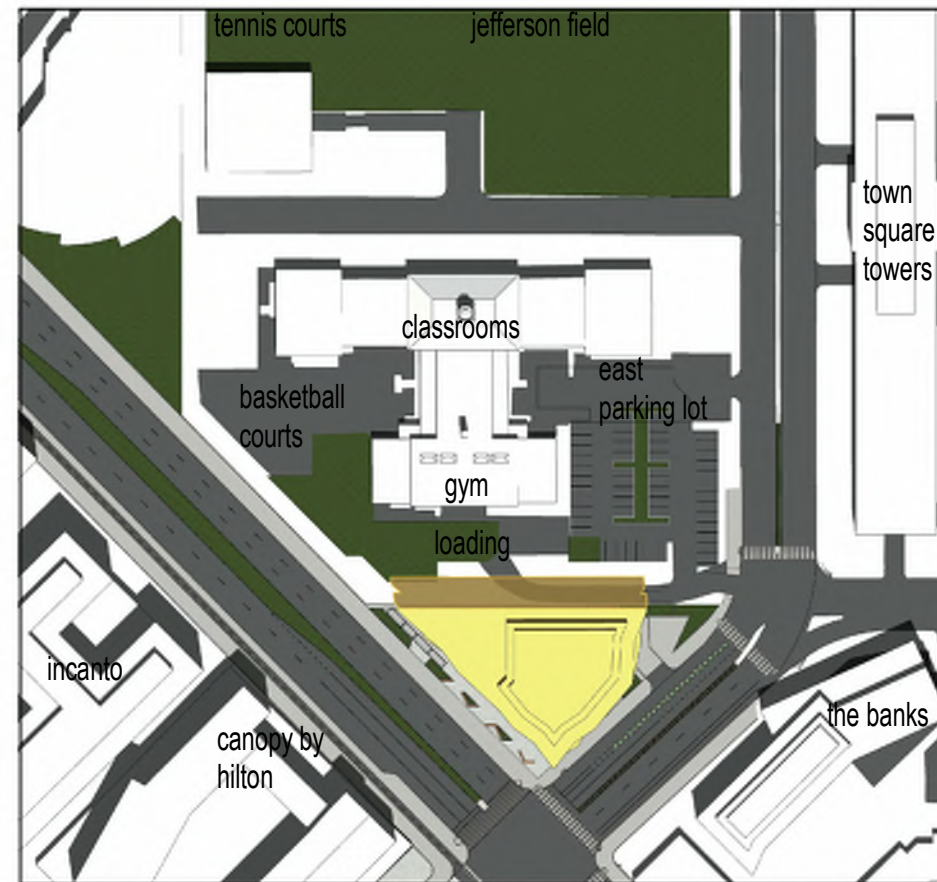
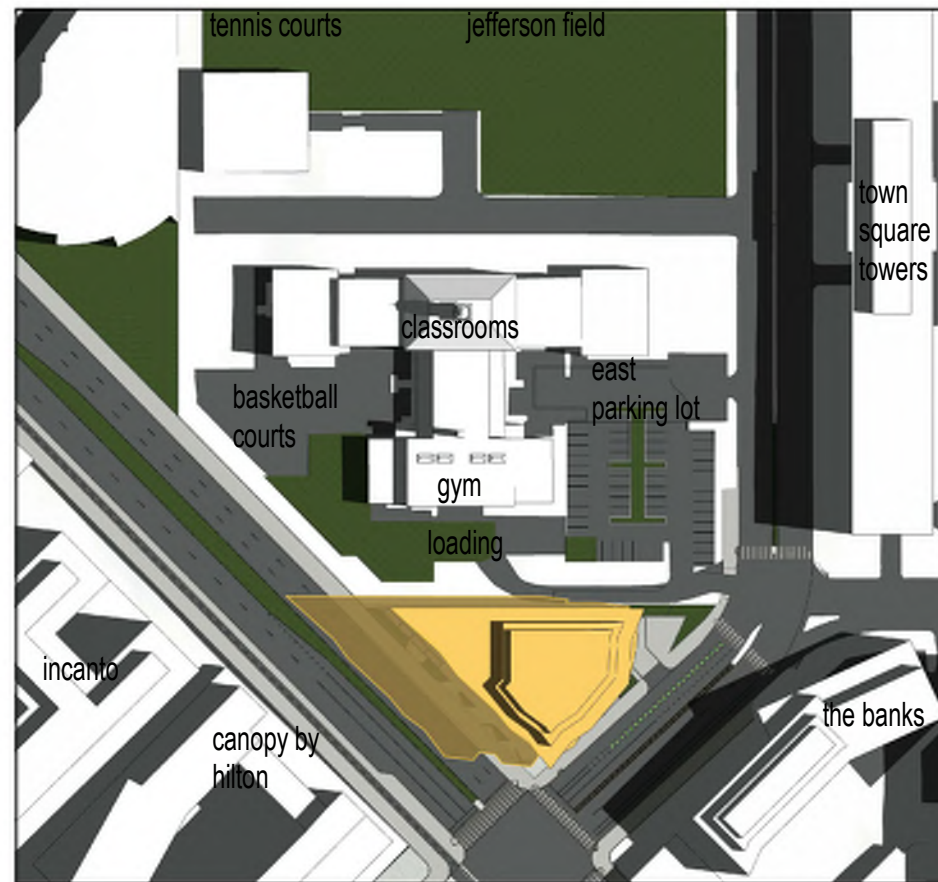
12:00 pm

3:00 pm

existing



proposed max height 110'

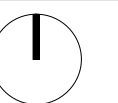


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shadow study - june 21st

10.25.2022

043



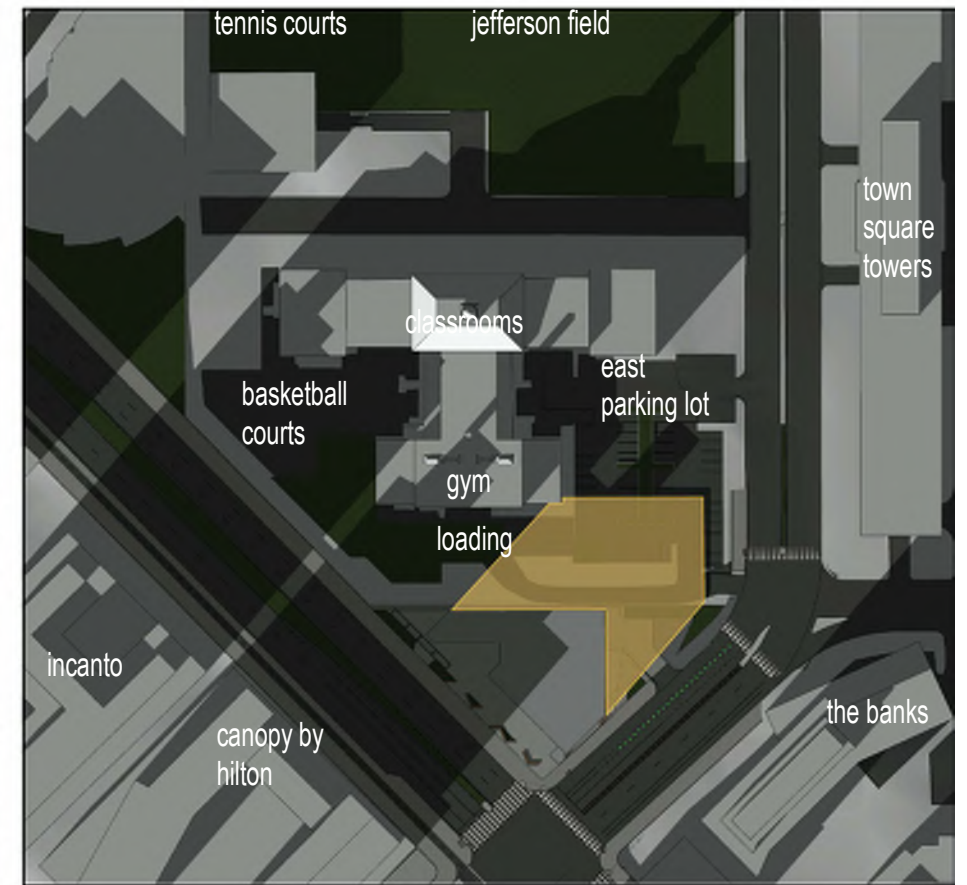
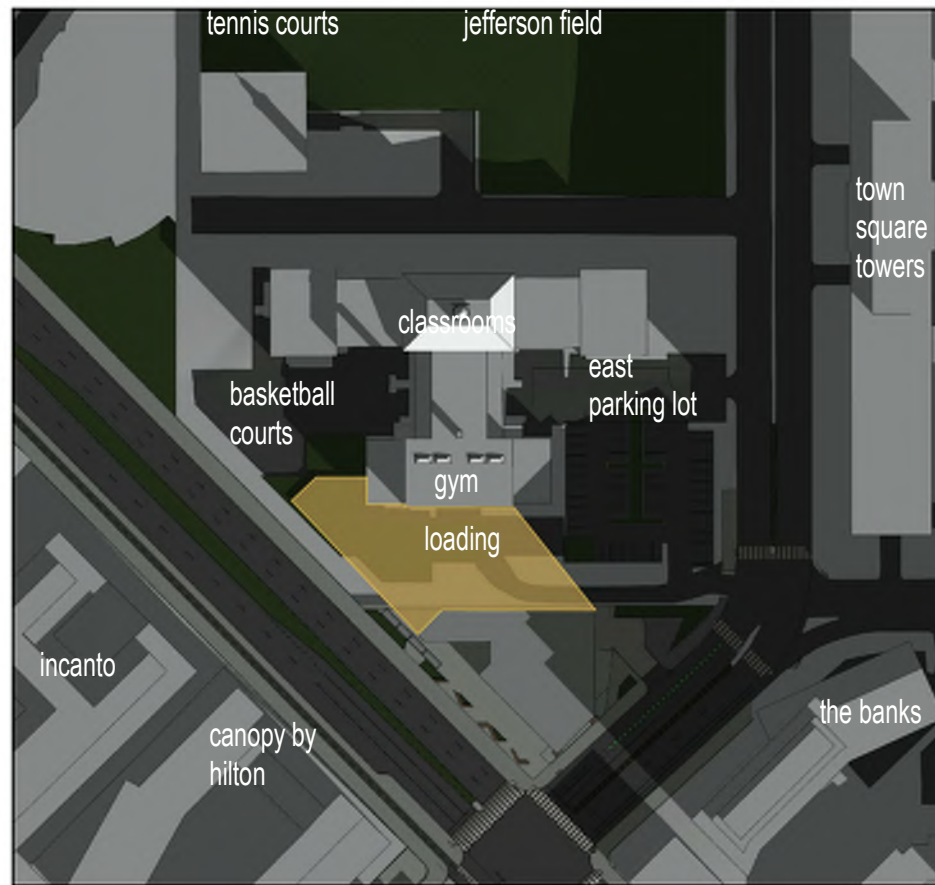


9:00 am

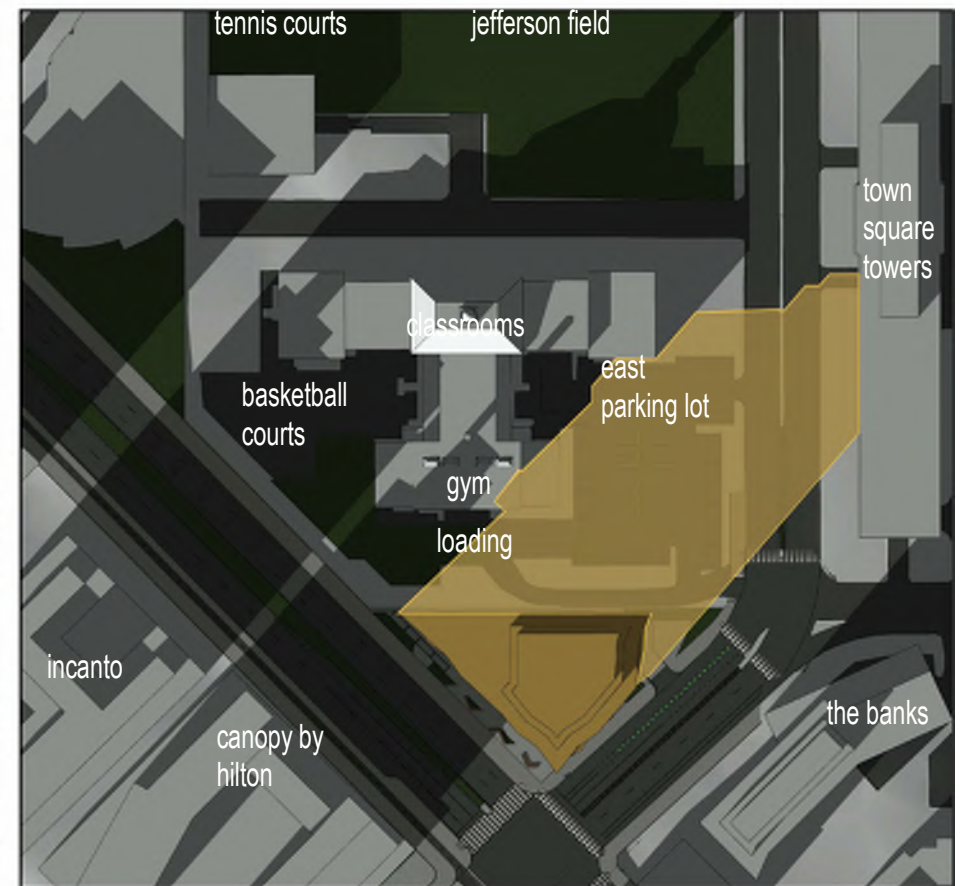
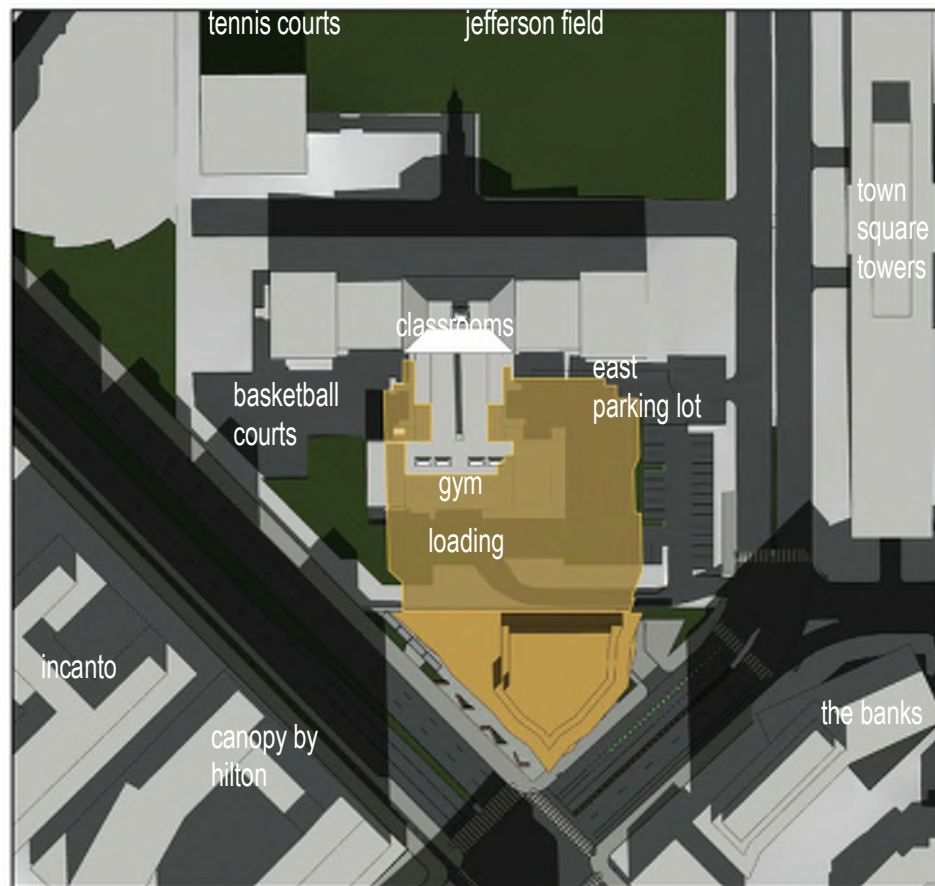
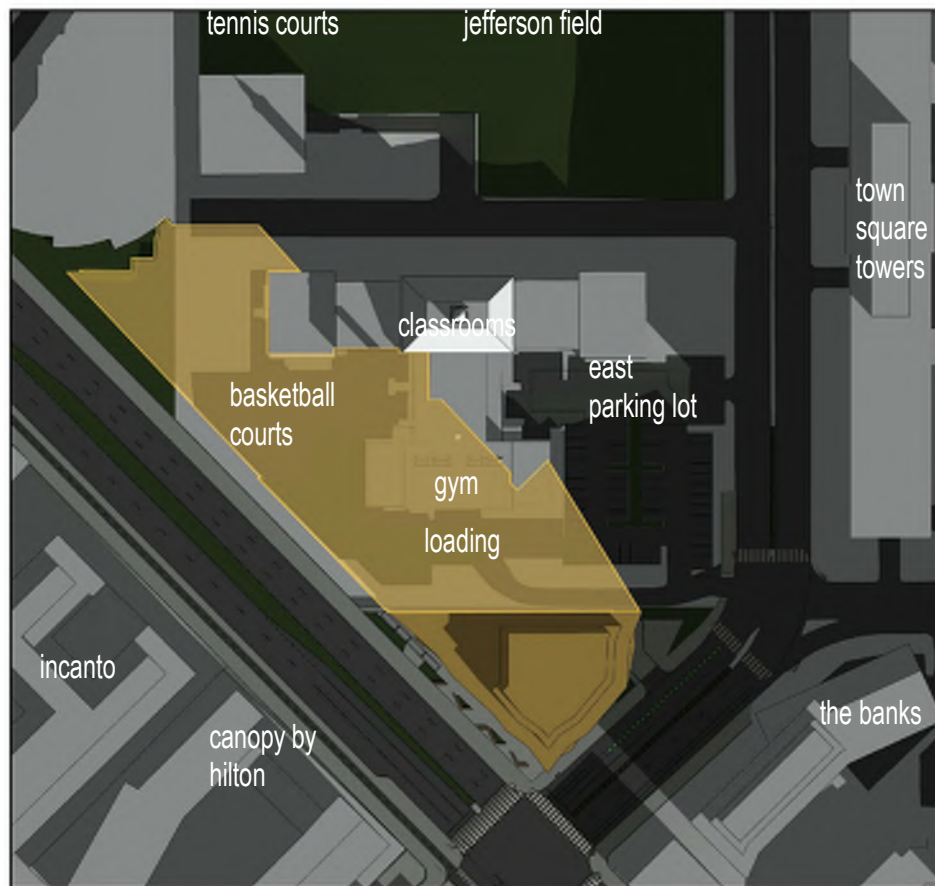
12:00 pm

3:00 pm

existing



proposed max height 110'

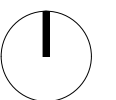


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shadow study - december 21st

10.25.2022

044



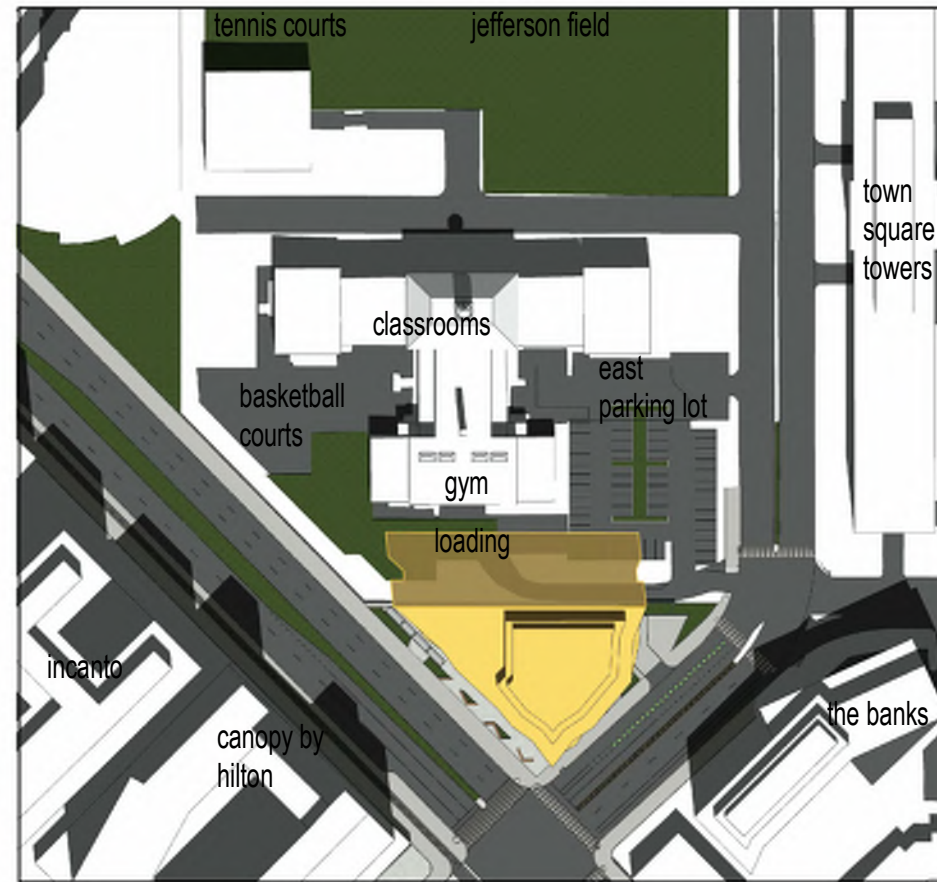
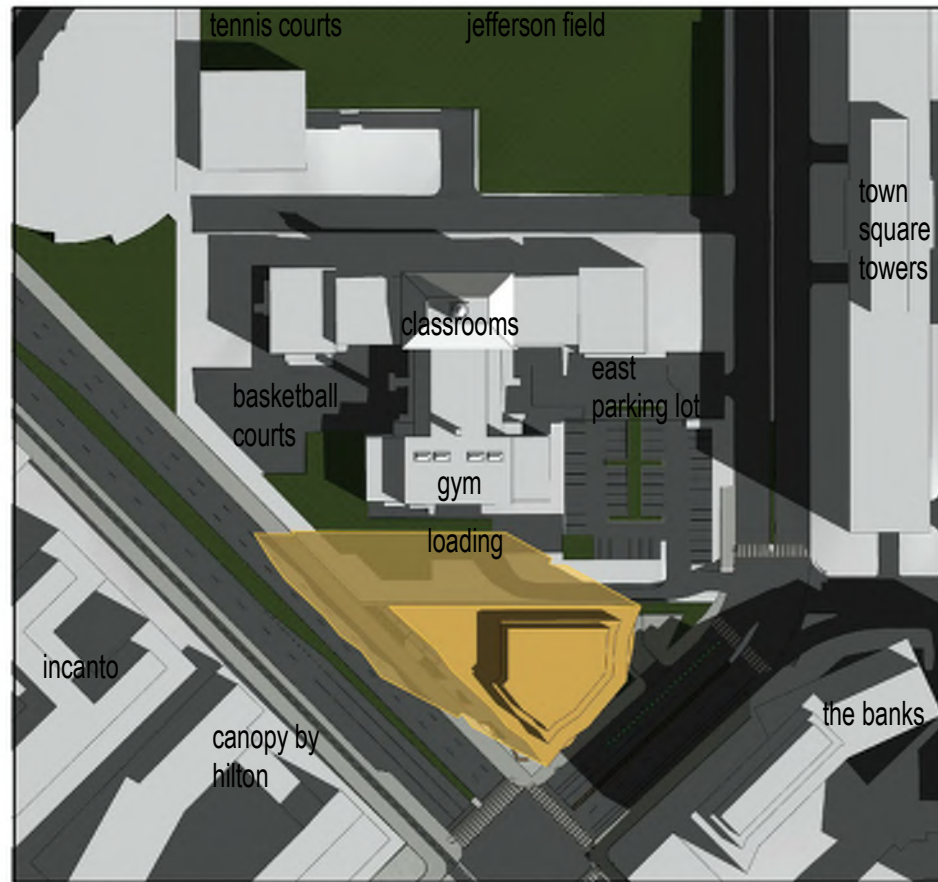


9:00 am

12:00 pm

3:00 pm

90' tall PUD

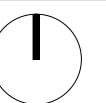


new massing 110'



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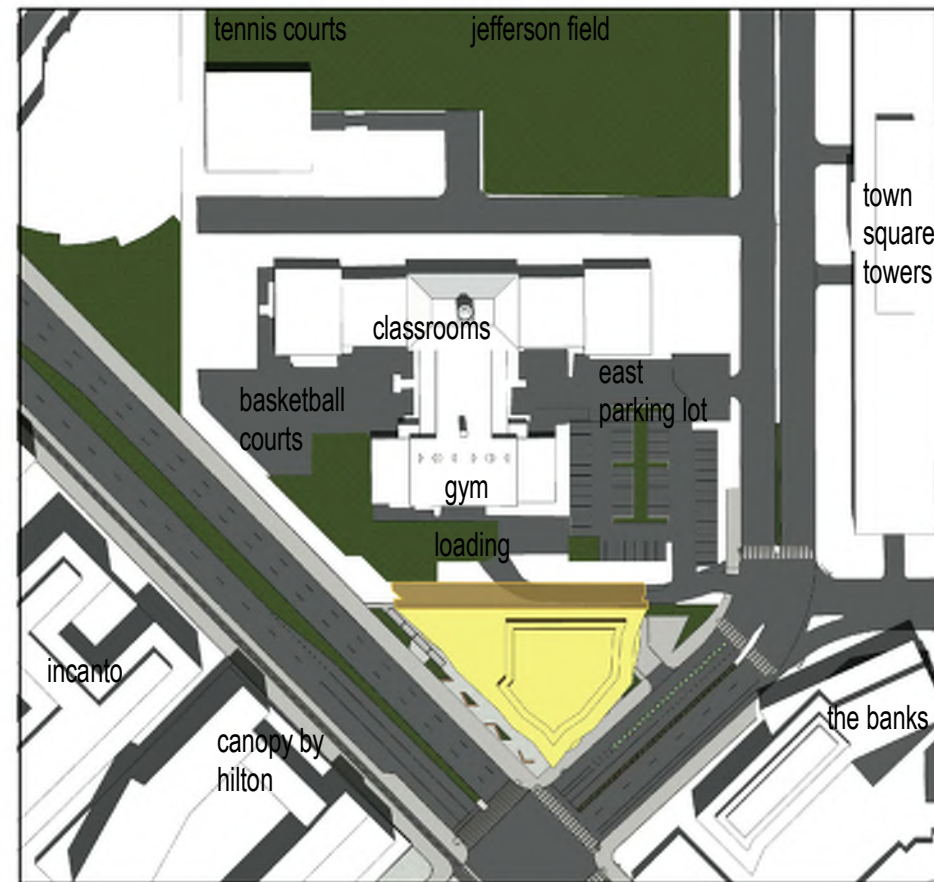
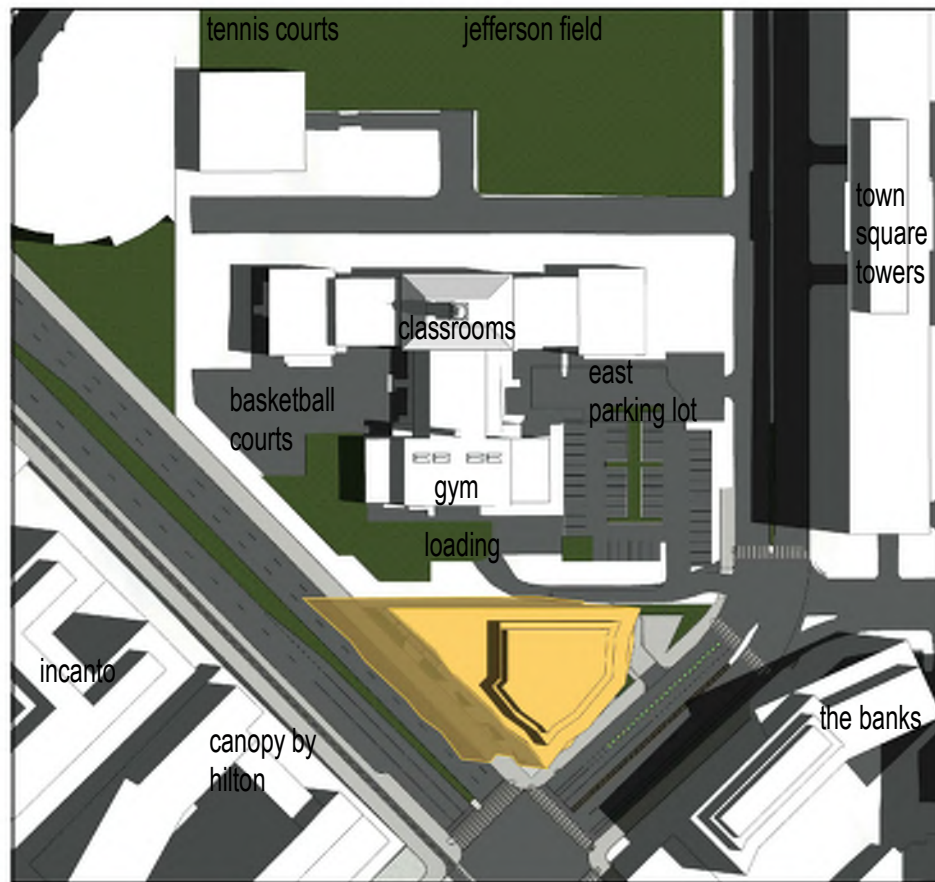


9:00 am

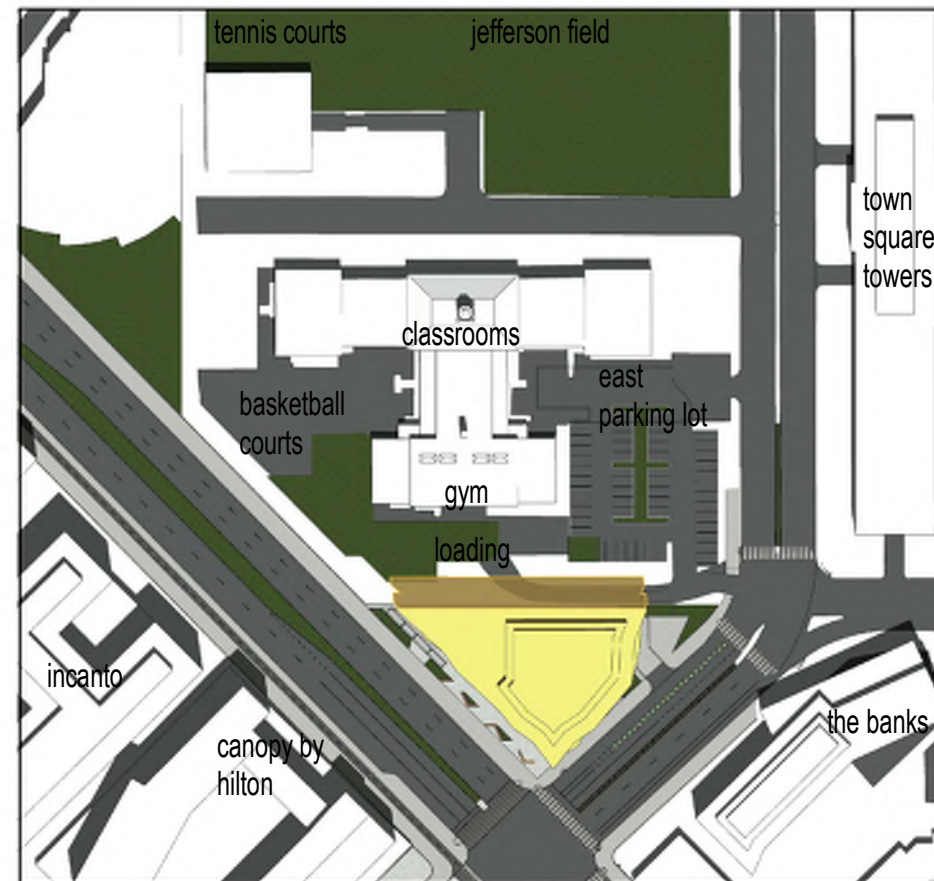
12:00 pm

3:00 pm

90' tall PUD



new massing 110'

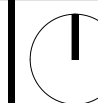


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by right vs proposed - june 21st

10.25.2022

046



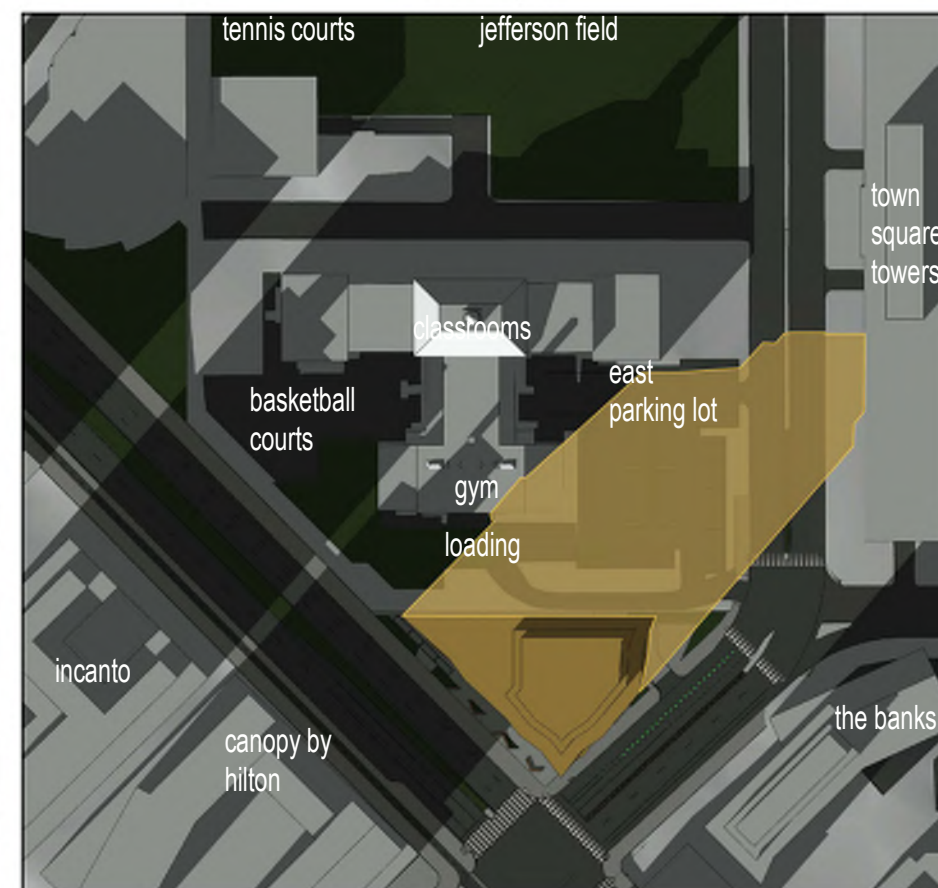


9:00 am

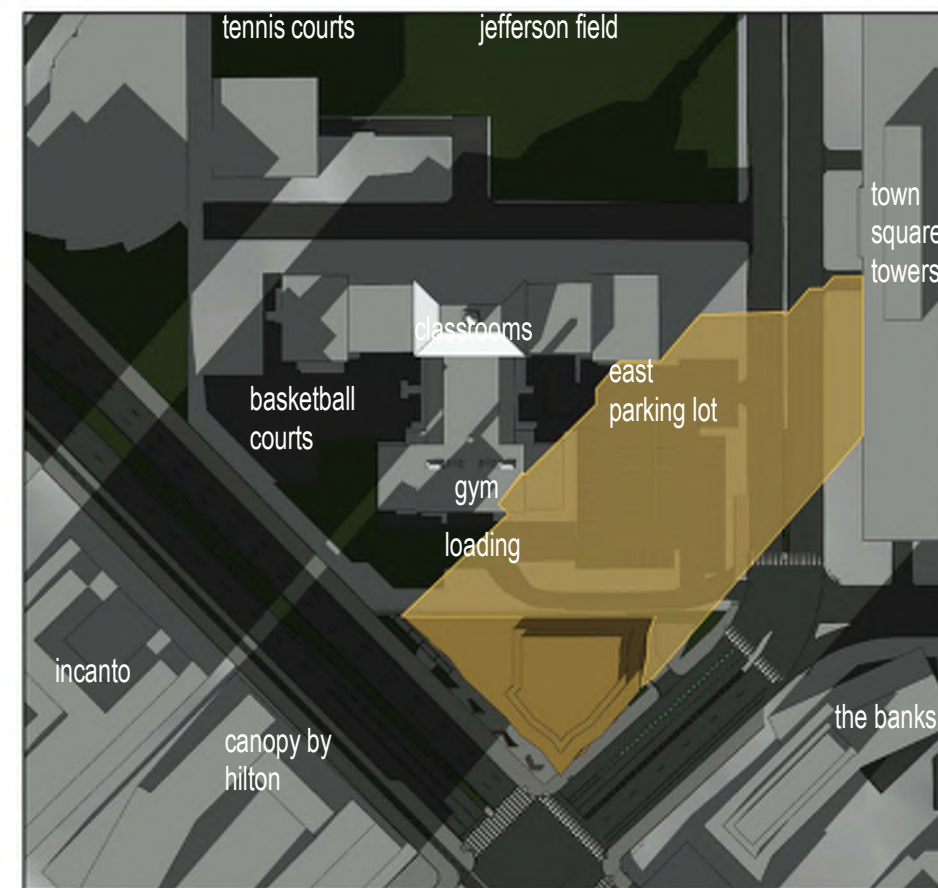
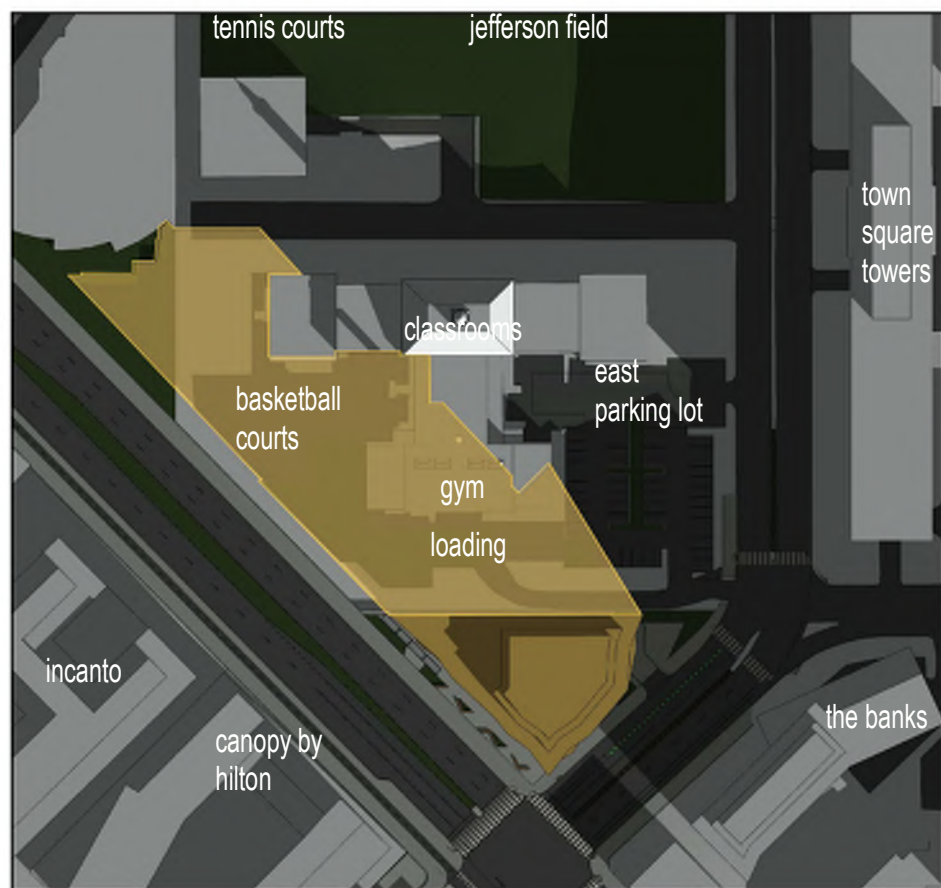
12:00 pm

3:00 pm

90' tall PUD



new massing 110'



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10.25.2022

047





# meridian consulting llc

807 Maine Ave  
LEED-H Multifamily Midrise v4  
8/19/2022

61.5 3.5 45.0 Total Project Score			Possible Points 110		
			Certified: 40 pts Silver: 50 pts Gold: 60 pts Platinum: 80 pts		
Y	?	N	Y	?	N
<b>2</b> Integrative Process			<b>4.0 0 5.0</b> Materials and Resources		
			Y		Prereq, Certified Tropical Wood
			Y		Prereq, Durability Management
				1	Credit, Durability Management Verification
			2.0	3.0	Credit, Environmentally Preferable Products
			2	1	Credit, Construction Waste Management, 10%-60% Reduction
<b>15 0.5 0</b> Location and Transportation			<b>8.0 0 10</b> Indoor Environmental Quality		
Y			Y		Prereq, Ventilation
		15	Y		Prereq, Combustion Venting
			Y		Prereq, Garage Pollutant Protection
8			Y		Prereq, Radon-Resistant Construction
3			Y		Prereq, Air Filtering
2			Y		Prereq, Environmental Tobacco Smoke
1.5	0.5		Y		Prereq, Compartmentalization
			1	2	Credit, Enhanced Ventilation
<b>3 0 4</b> Sustainable Sites			1.0	1	Credit, Contaminant Control
Y			1	2	Credit, Balancing of Heating & Cooling Distribution Systems
Y				3	Credit, Enhanced Compartmentalization
		1	1	1	Credit, Combustion Venting
			1		Credit, Enhanced Garage Pollutant Protection
		3	2		Credit, Low Emitting Products, Paints, Adhesives/Sealants, Flooring, Insul.
		3		1	Credit, Low Emitting Products, Composite Wood
		2	1		Credit, No Environmental Tobacco Smoke
<b>7 0 5</b> Water Efficiency			<b>1 0 5</b> Innovation		
Y			Y		Prereq, Preliminary Rating
7			1		Credit, Innovation, Exemplary Performance, Compact Development
		6		1	Credit, Innovation
		1		1	Credit, Innovation
		1		1	Credit, Innovation
		1		1	Credit, Innovation
		1		1	Credit, LEED-H Accredited Professional
<b>22 1 14</b> Energy and Atmosphere			<b>2 0 2</b> Regional Priority		
Y				1	Credit, Access to Transit; Rainwater Management (3 pts)
Y			1		Credit, Community Resources
Y				1	Credit, Construction Waste Management, 3 pts
Y			1		Credit, Site Selection, 8 pts
20.0	1	9			
		2			
		3			
		2			
1					
1					

Note: The above targeted points may change over the course of the project but the project will achieve a LEED Gold rating.