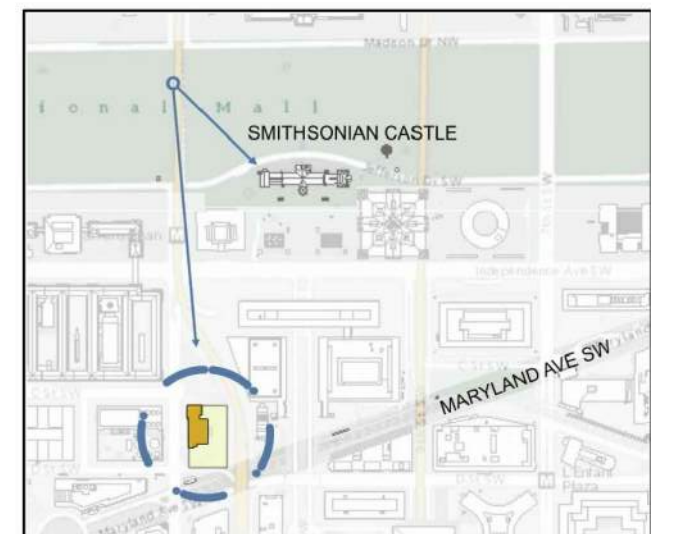




VIEW FROM MALL

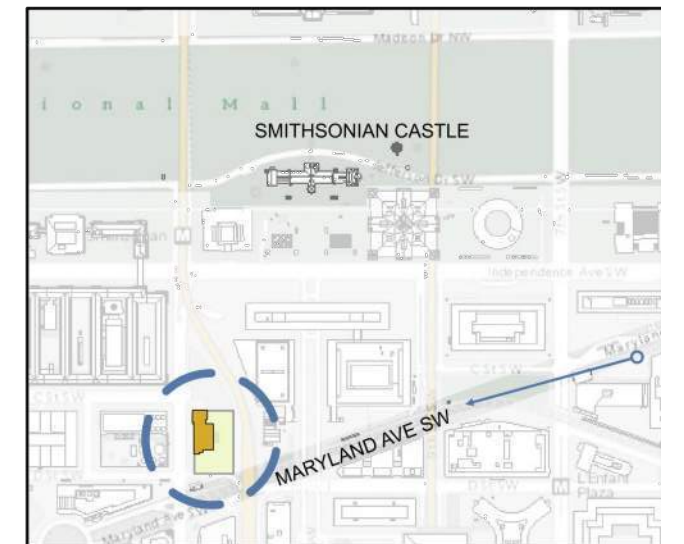
COTTON ANNEX RESIDENTIAL REDEVELOPMENT

PROPOSED 12th STREET HOTEL



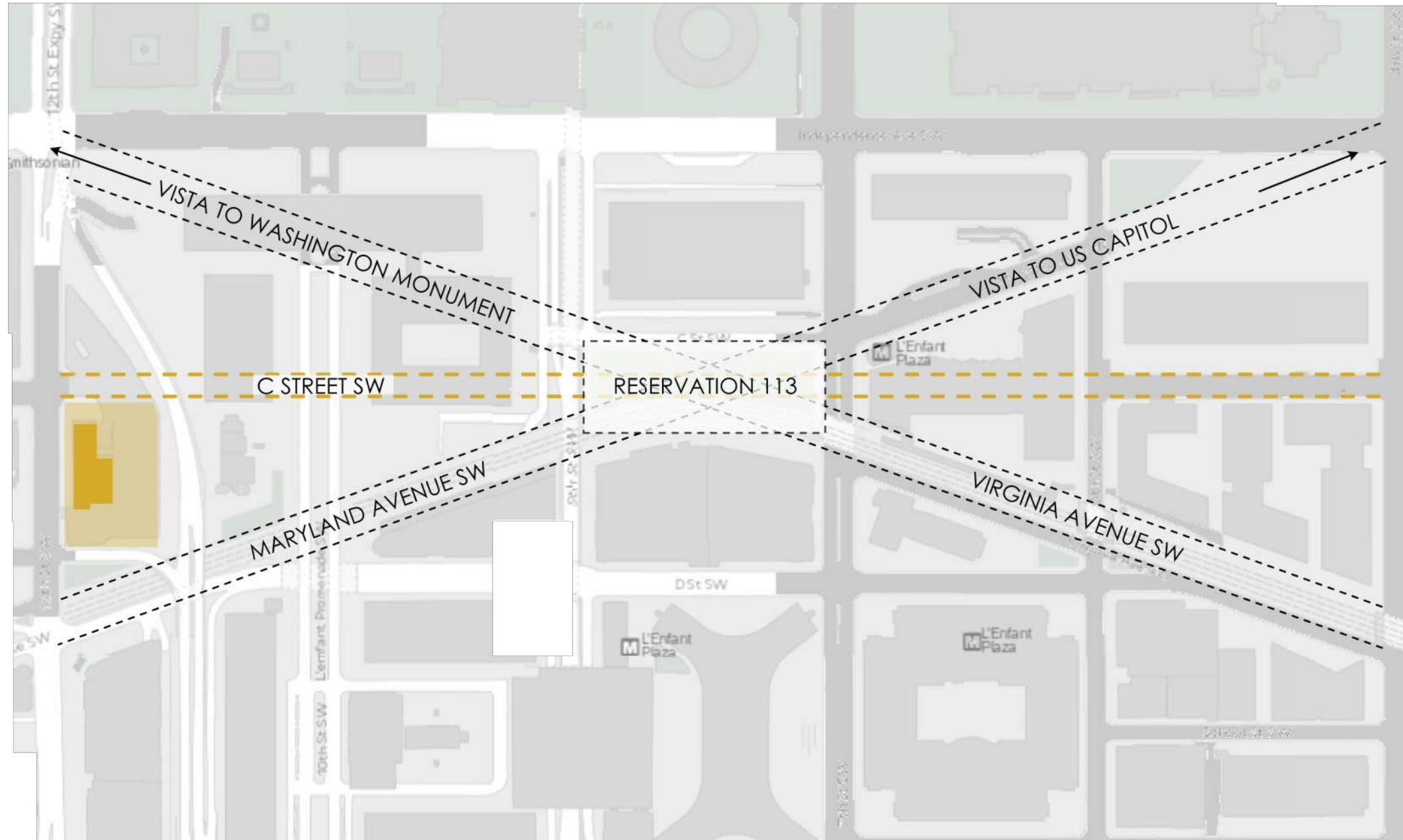
VIEW FROM MARYLAND AVENUE

COTTON ANNEX



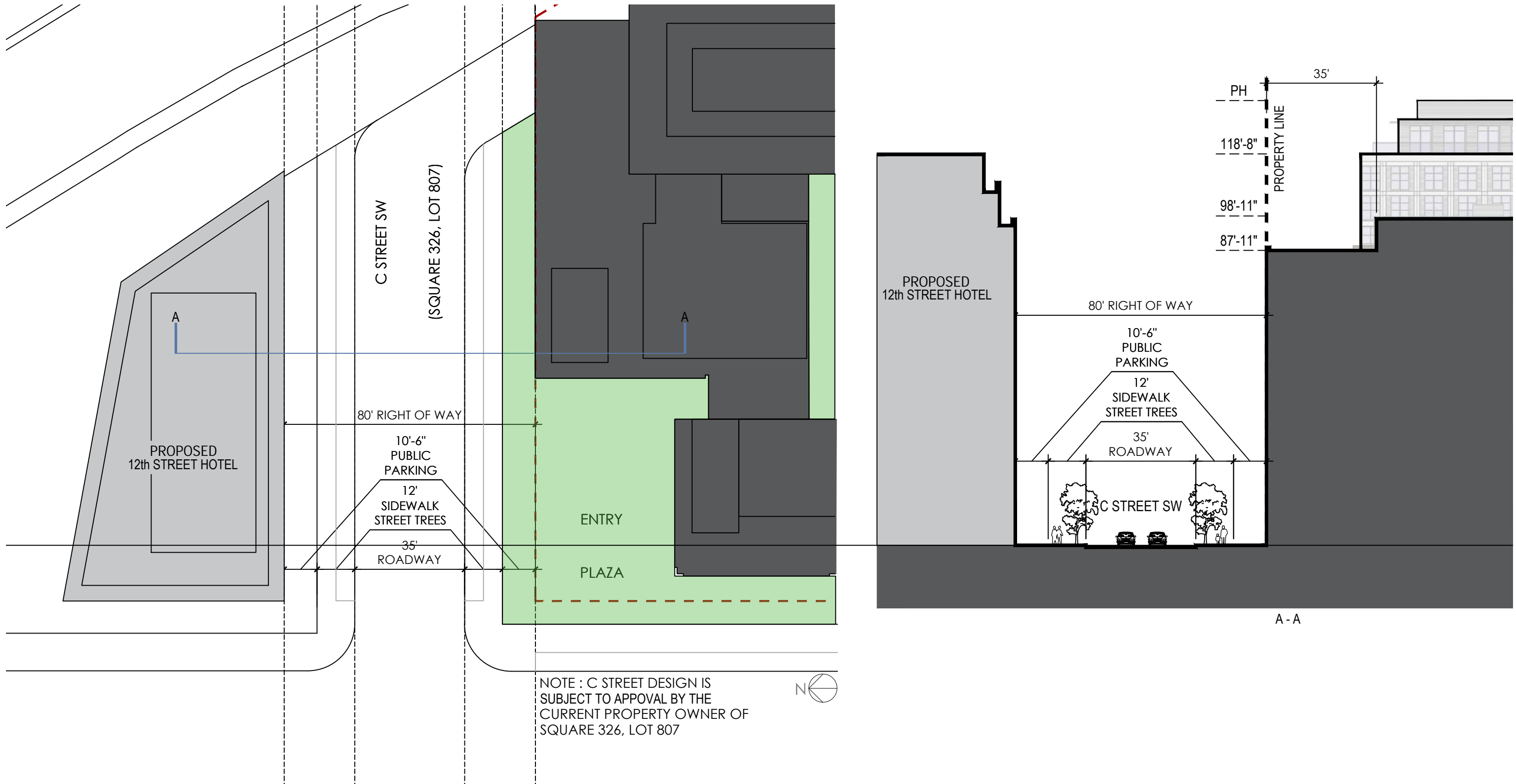


C STREET CONCEPT





C STREET CONCEPT





C STREET CONCEPT





C STREET PLAZA



WALK-UP UNITS
ALONG C ST.

RESIDENTIAL LOBBY
ENTRANCE

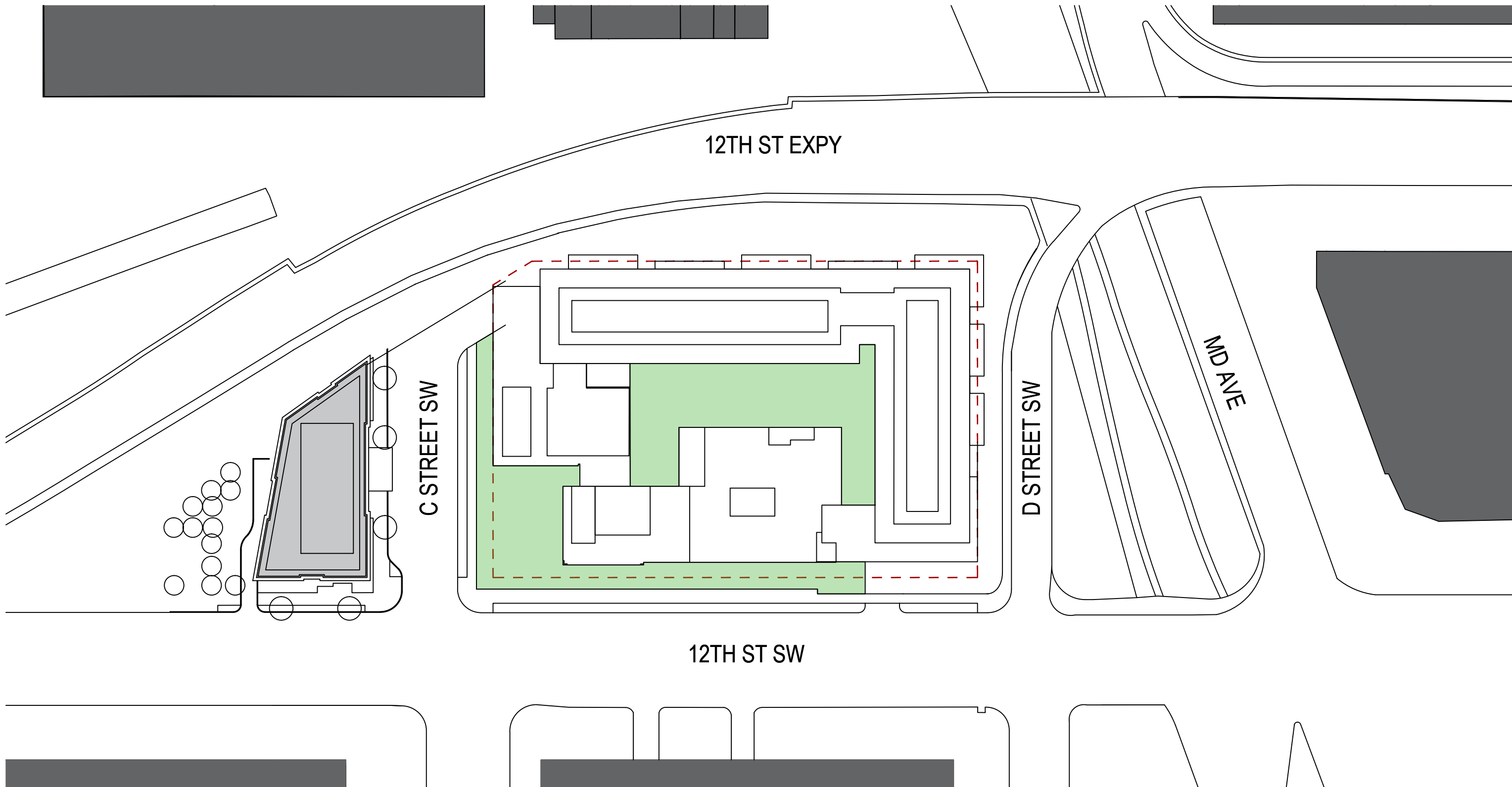
PROPOSED
12TH ST. HOTEL

PLANTER WITH
SEAT WALL

HERITAGE
TREES

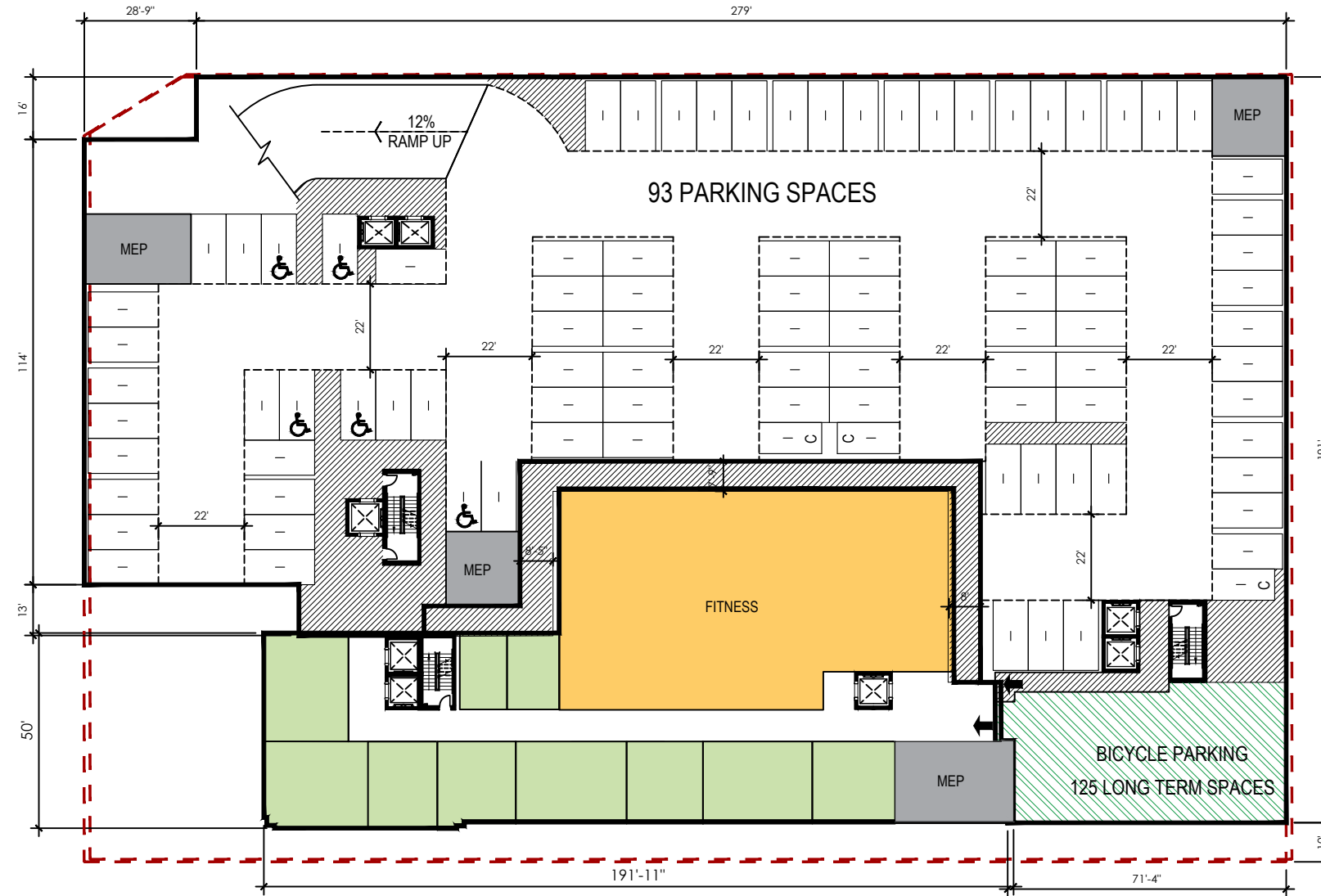


SITE PLAN





LOWER LEVEL

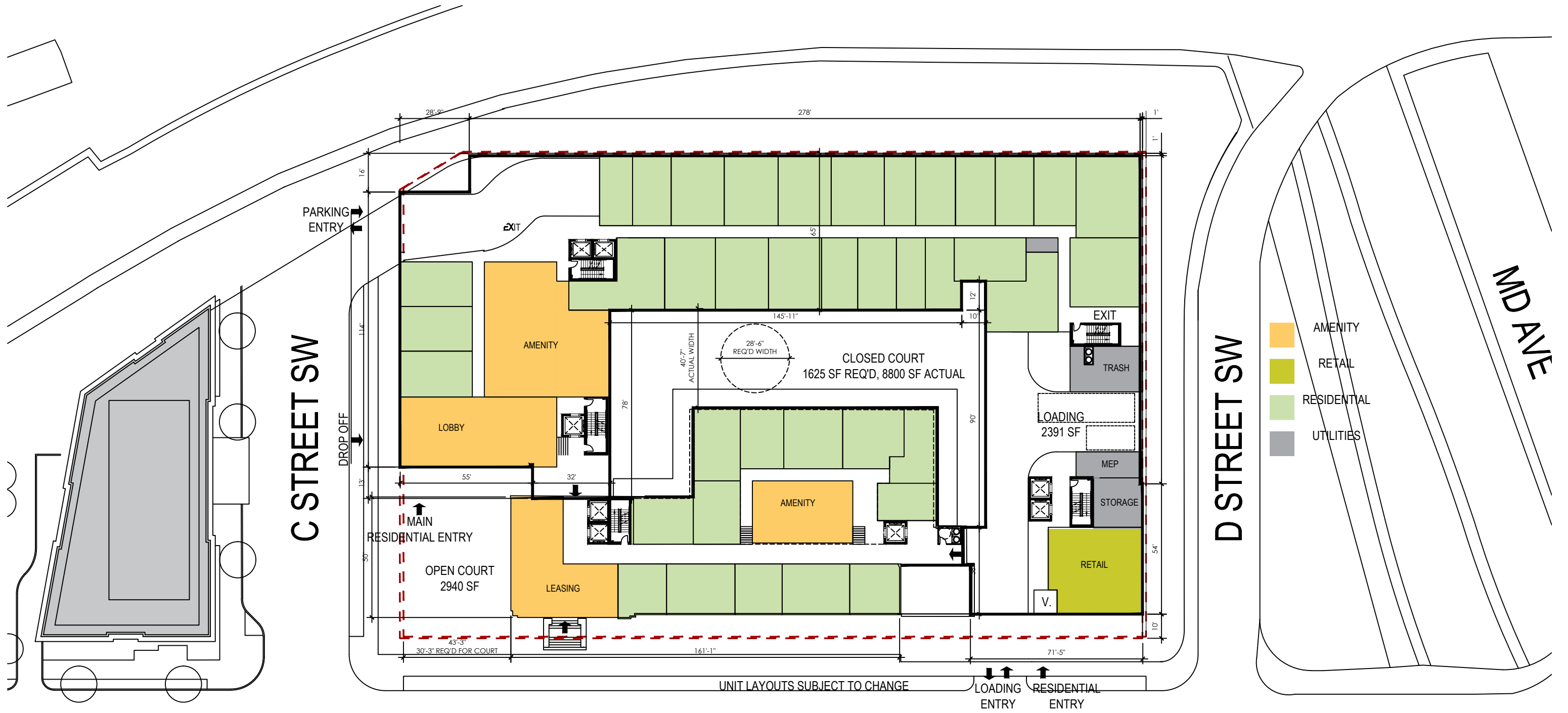


- AMENITY
- RETAIL
- RESIDENTIAL
- UTILITIES

UNIT LAYOUTS SUBJECT TO CHANGE



GROUND LEVEL



12TH ST SW



LEVELS 3-5

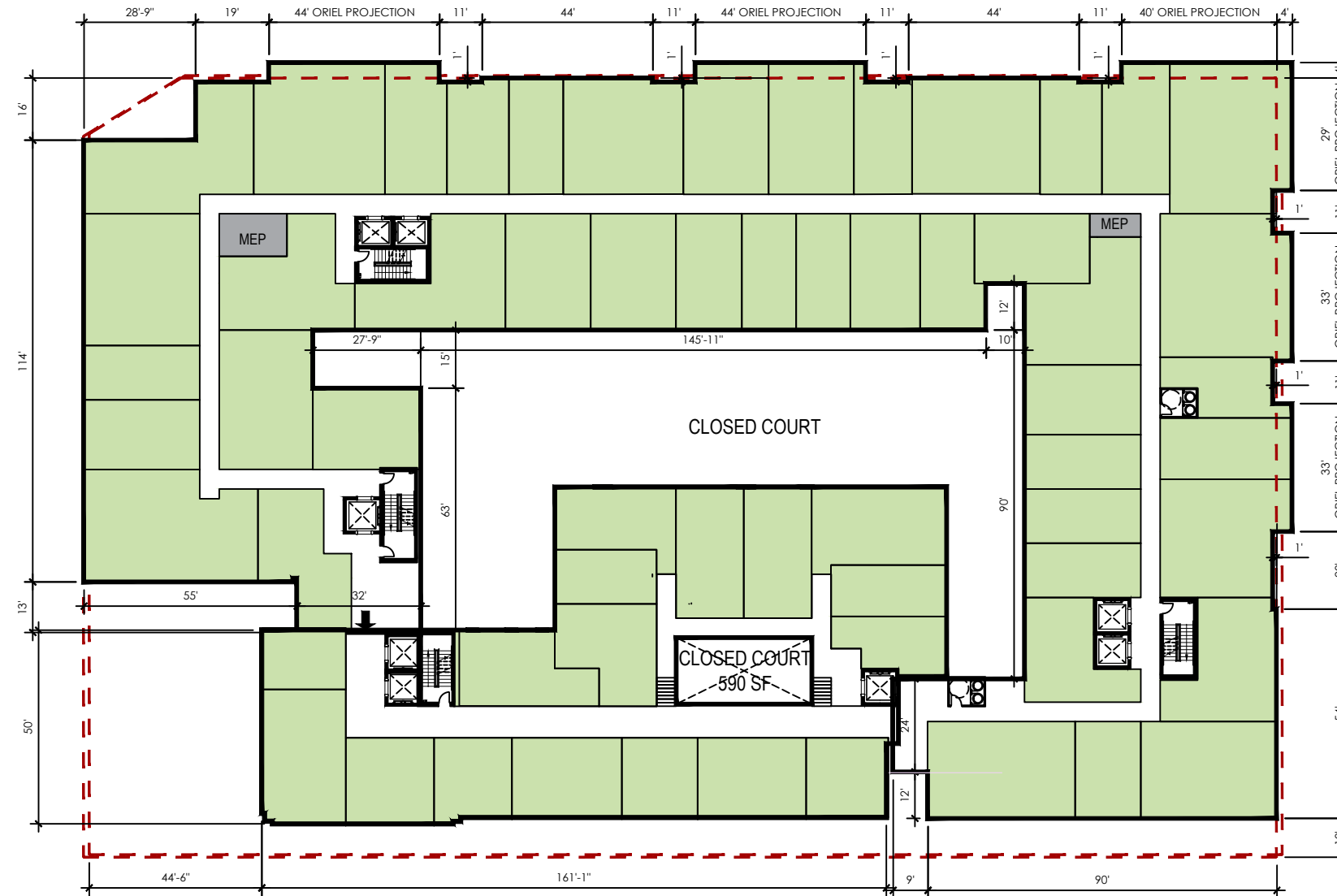


- AMENITY
- RETAIL
- RESIDENTIAL
- UTILITIES

UNIT LAYOUTS SUBJECT TO CHANGE



LEVEL 6



- AMENITY
- RETAIL
- RESIDENTIAL
- UTILITIES

UNIT LAYOUTS SUBJECT TO CHANGE



LEVEL 7

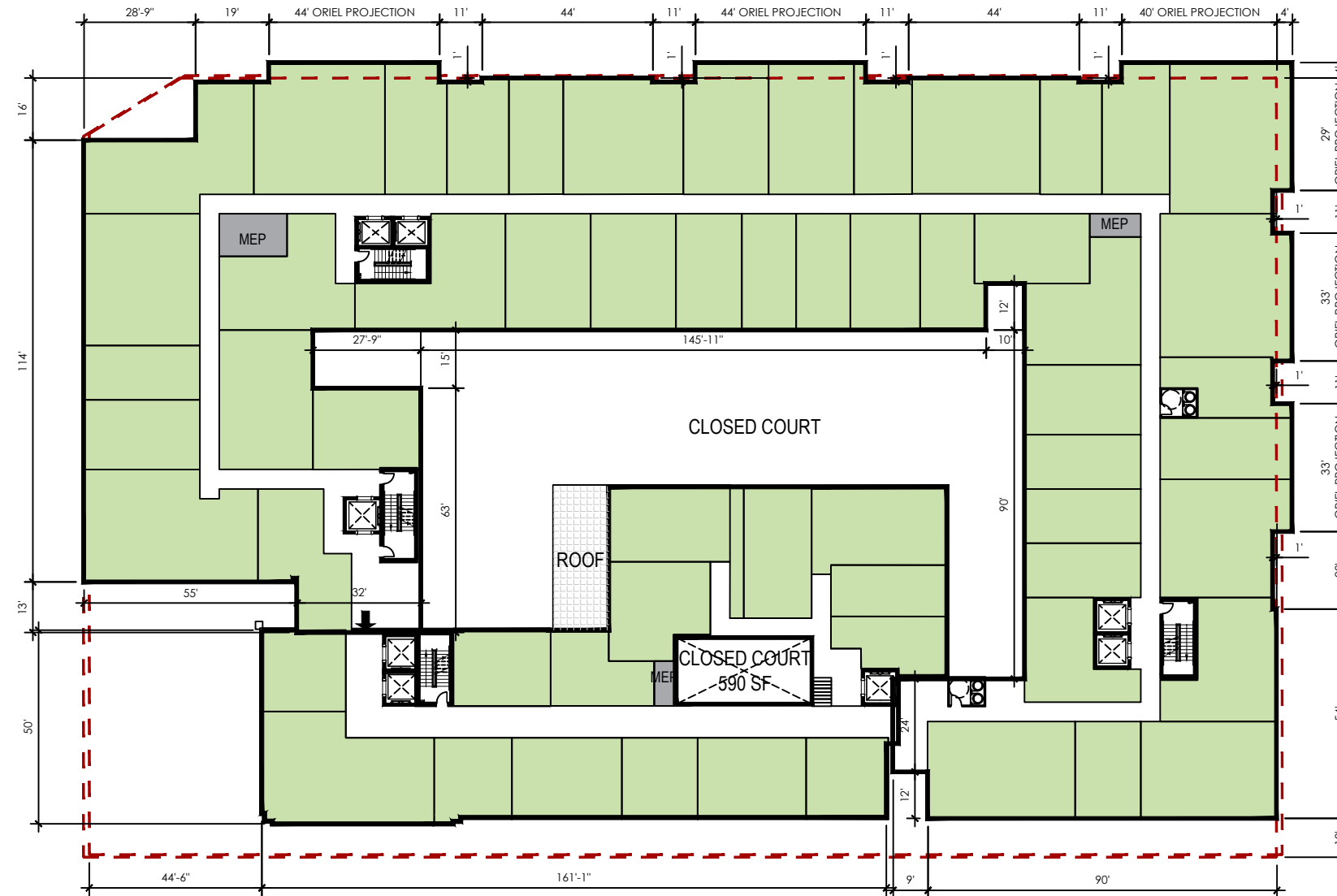


- AMENITY
- RETAIL
- RESIDENTIAL
- UTILITIES

UNIT LAYOUTS SUBJECT TO CHANGE



LEVEL 8

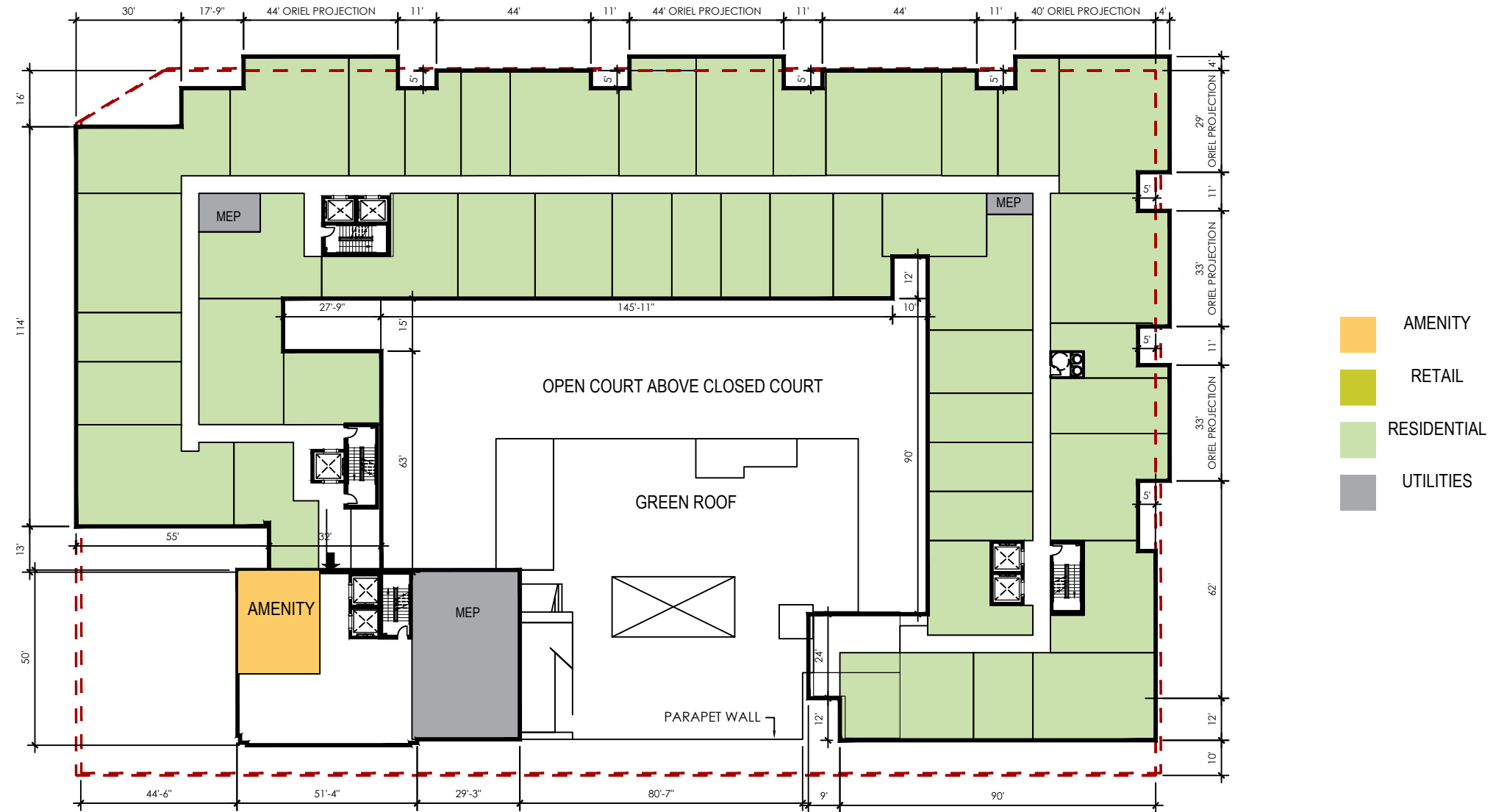


- AMENITY
- RETAIL
- RESIDENTIAL
- UTILITIES

UNIT LAYOUTS SUBJECT TO CHANGE



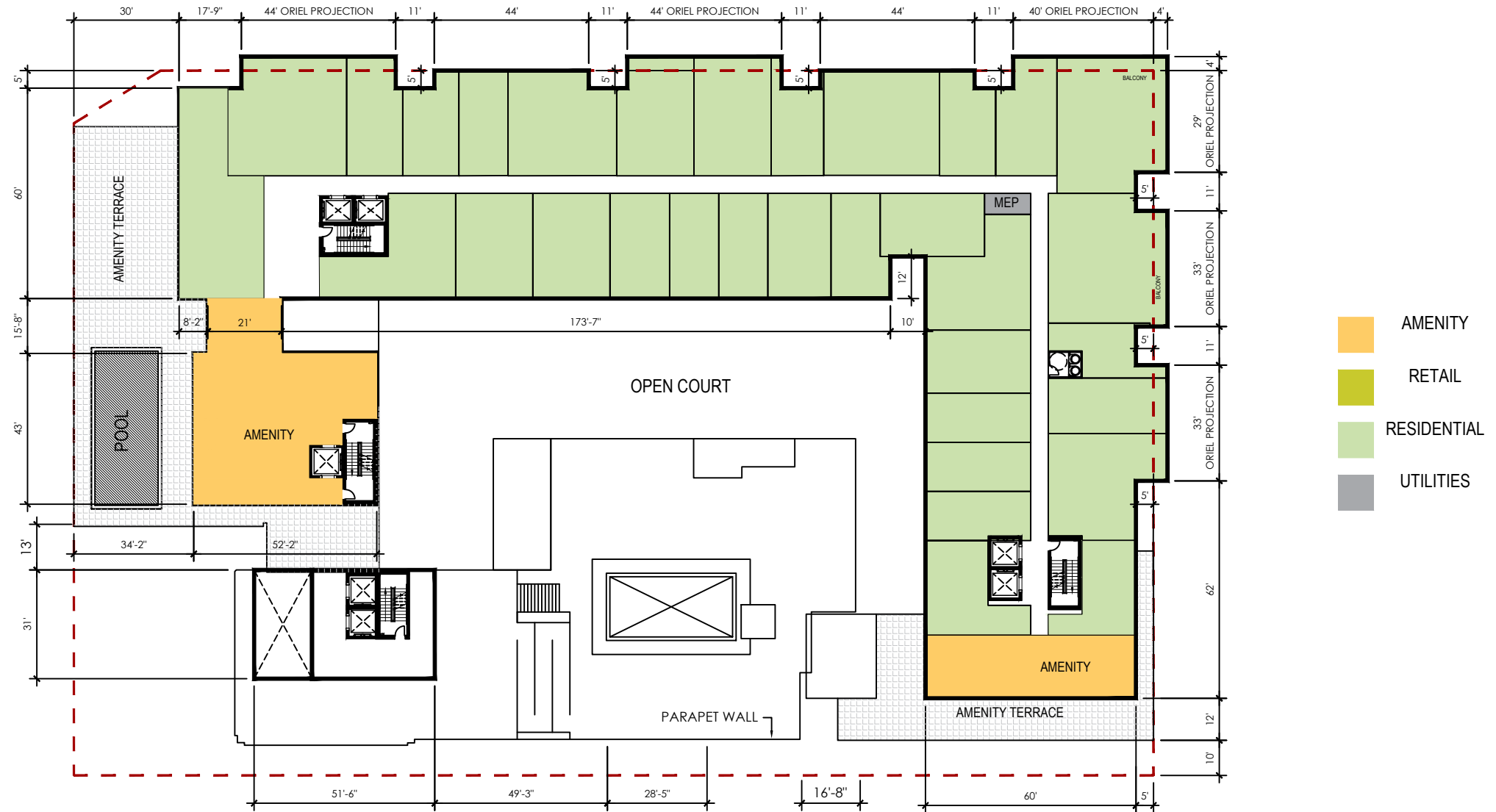
LEVEL 9



UNIT LAYOUTS SUBJECT TO CHANGE



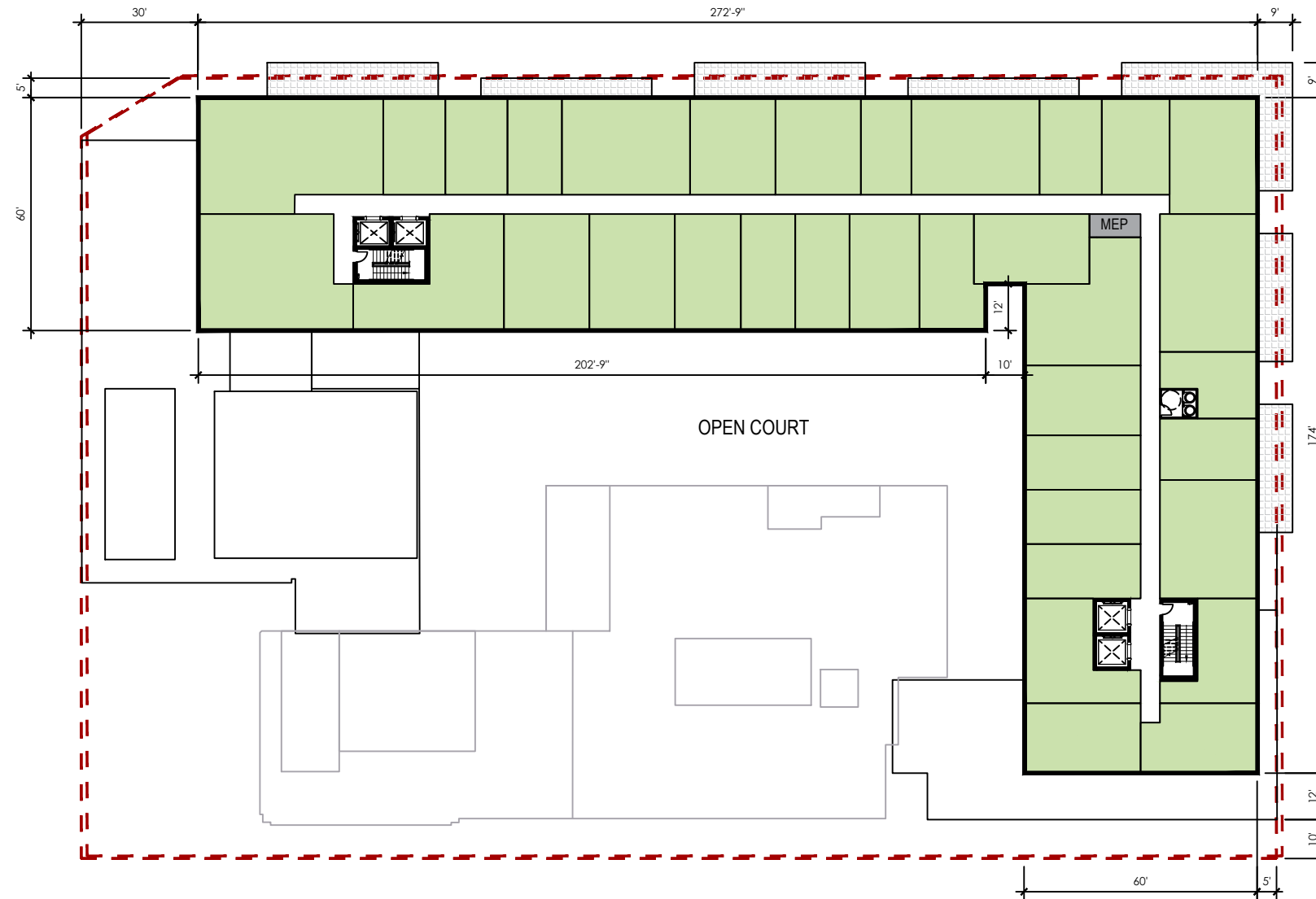
LEVEL 10



UNIT LAYOUTS SUBJECT TO CHANGE



LEVEL 11

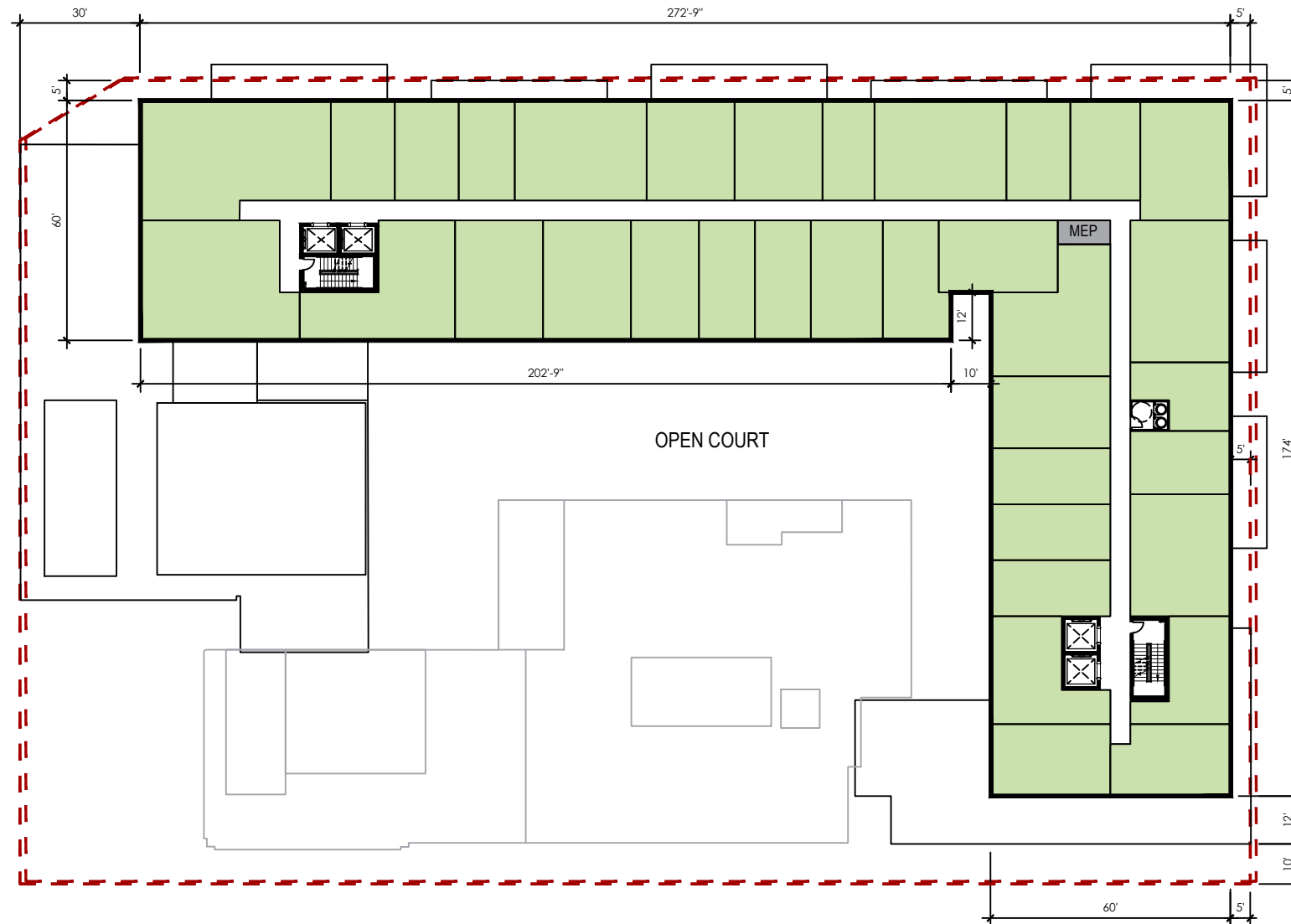


- AMENITY
- RETAIL
- RESIDENTIAL
- UTILITIES

UNIT LAYOUTS SUBJECT TO CHANGE



LEVEL 12



UNIT LAYOUTS SUBJECT TO CHANGE



ELEVATION NORTH



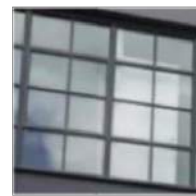
1 - GRAY BRICK



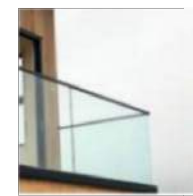
2 - TAN / LIGHT
BEIGE BRICK



3 - METAL PANEL /
PEWTER GRAY



4 - GRAY
ALUMINUM
WINDOWS



5 - GLASS
RAILINGS



6 - CHARCOAL
BRISE SOLEIL



ELEVATION WEST



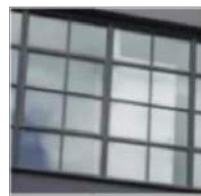
1 - GRAY BRICK



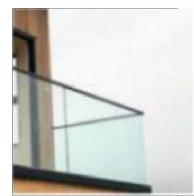
2 - TAN / LIGHT
BEIGE BRICK



3 - METAL PANEL /
PEWTER GRAY



4 - GRAY
ALUMINUM
WINDOWS



5 - GLASS
RAILINGS



6 - CHARCOAL
BRISE SOLEIL



ELEVATION SOUTH



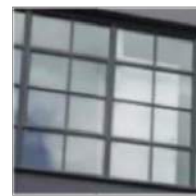
1 - GRAY BRICK



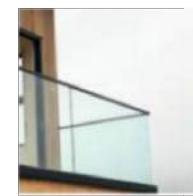
2 - TAN / LIGHT
BEIGE BRICK



3 - METAL PANEL /
PEWTER GRAY



4 - GRAY
ALUMINUM
WINDOWS



5 - GLASS
RAILINGS



6 - CHARCOAL
BRISE SOLEIL

9



ELEVATION EAST



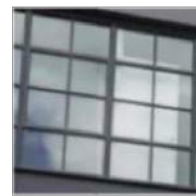
1 - GRAY BRICK



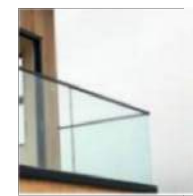
2 - TAN / LIGHT
BEIGE BRICK



3 - METAL PANEL /
PEWTER GRAY



4 - GRAY
ALUMINUM
WINDOWS



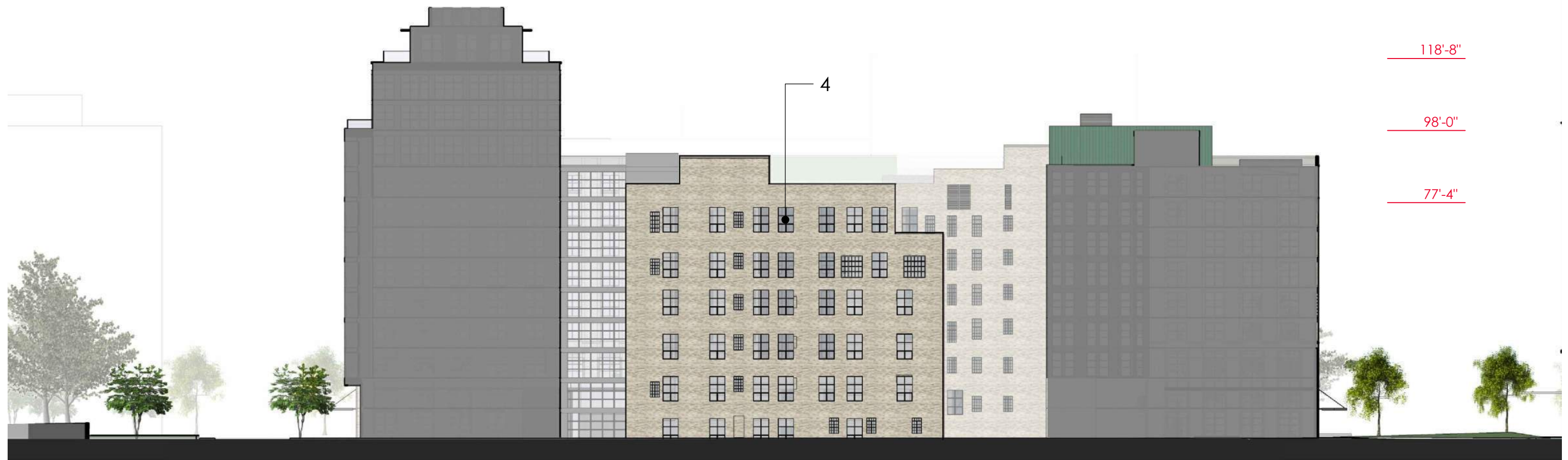
5 - GLASS
RAILINGS



6 - CHARCOAL
BRISE SOLEIL



ELEVATION EAST IN COURTYARD



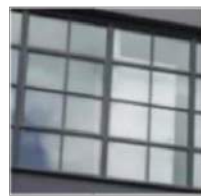
1 - GRAY BRICK



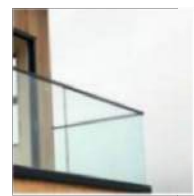
2 - TAN / LIGHT
BEIGE BRICK



3 - METAL PANEL /
PEWTER GRAY



4 - GRAY
ALUMINUM
WINDOWS



5 - GLASS
RAILINGS



6 - CHARCOAL
BRISE SOLEIL

FAR TABULATIONS

	<u>Existing Footprint FAR</u>	<u>Existing Bldg New Config</u> <u>(Incl new portion of</u>	<u>New Building (less</u>
	FAR SF	<u>existing footprint</u>	<u>portion over existing)</u>
		FAR SF	FAR SF
PH			12,546
L12			22,307
L11			22,307
L10			26,240
L9		780	33,056
L8		780	33,485
L7	3,040	3,820	33,485
L6	11,160	10,922	33,485
L5	11,817	11,579	33,485
L4	11,817	11,579	33,485
L3	11,568	11,920	33,485
L2	6,430	6,430	23,753
L1	12,330	12,330	29,062
B	12,261	12,261	0
Total	80,423	82,401	370,181

<u>Overall Combined Buildings Calcs</u>	
Site Area	61,672
Combined Zoning GFA	452,582
Residential GFA	451,214
Retail GFA	1,368
Combined FAR	7.34
Residential FAR	7.32
Retail FAR	0.02

<u>Existing Bldg Footprint Calcs</u>	
Existing Footprint Area	12,330
Existing Footprint GFA	80,423
Existing Conditions FAR	6.52
Proposed New Configuration GFA	82,401
FAR of new configuration	6.68
Difference (between Existing Condition and Proposed New Configuration)	1,978

LEED SCORECARD



LEED for Homes v4: Multifamily Mid-Rise
 USDA Cotton Annex
 December 10, 2020



2 0 0 Integrative Process Possible Points: 2

Y	?	N			
2			Credit	Integrative Process	

14 1 0 Location and Transportation Possible Points: 15

Y	?	N			
Y			Prereq	Floodplain Avoidance	Required
7	1		Credit	Site Selection (v4.1)	8
3			Credit	Compact Development	3
2			Credit	Community Resources (v4.1)	2
2			Credit	Access to Transit (v4.1)	2

5.5 0 1.5 Sustainable Sites Possible Points: 7

Y	?	N			
Y			Prereq	Construction Activity Pollution Prevention	Required
Y			Prereq	No Invasive Plants	Required
1		1	Credit	Heat Island Reduction	2
3			Credit	Rainwater Management (v4.1)	3
1.5		0.5	Credit	Non-Toxic Pest Control	2

6 1 5 Water Efficiency Possible Points: 12

Y	?	N			
Y			Prereq	Water Metering	Required
6	1	5	Credit	Total Water Use	12

25 2 10 Energy and Atmosphere Possible Points: 37

Y	?	N			
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Energy Metering	Required
Y			Prereq	Education of the Homeowner, Tenant or Building Manager	Required
25	1	4	Credit	Annual Energy Use	30
		5	Credit	Efficient Hot Water Distribution	5
	1	1	Credit	Advanced Utility Tracking	2

2.5 0 6.5 Materials and Resources Possible Points: 9

Y	?	N			
Y			Prereq	Certified Tropical Wood	Required
Y			Prereq	Durability Management	Required
		1	Credit	Durability Management Verification	1
0.5		4.5	Credit	Environmentally Preferable Products	5
2		1	Credit	Construction Waste Management	3

5 3 10 Indoor Environmental Quality Possible Points: 18

Y	?	N			
Y			Prereq	Ventilation	Required
Y			Prereq	Combustion Venting	Required
Y			Prereq	Garage Pollutant Protection	Required
Y			Prereq	Radon-Resistant Construction	Required
Y			Prereq	Air Filtering	Required
Y			Prereq	Environmental Tobacco Smoke (v4.1)	Required
Y			Prereq	Compartmentalization	Required
	1	2	Credit	Enhanced Ventilation	3
		2	Credit	Contaminant Control	2
1		2	Credit	Balancing of Heating and Cooling Distribution Systems	3
		3	Credit	Enhanced Compartmentalization	3
1	1		Credit	Enhanced Combustion Venting	2
1			Credit	Enhanced Garage Pollutant Protection	1
1	1	1	Credit	Low Emitting Products (v4.1)	3
1			Credit	No Environmental Tobacco Smoke (v4.1)	1

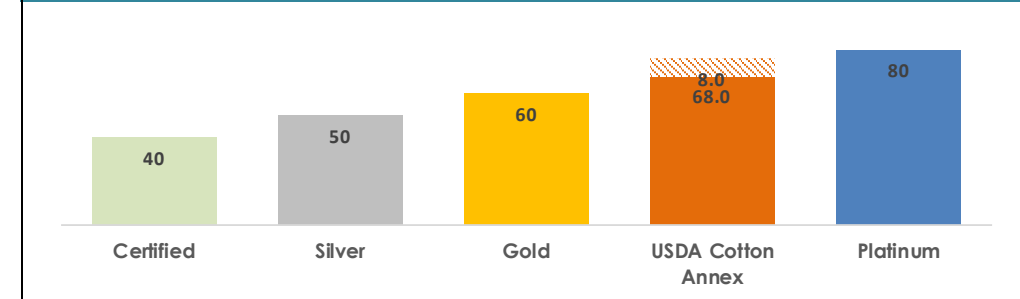
4 1 1 Innovation Possible Points: 6

Y	?	N			
3	1	1	Credit	Innovation	5
1			Credit	LEED AP Homes	1

4 0 0 Regional Priority Credits Possible Points: 4

Y	?	N			
1			Credit	Site Selection (8 pts)	1
1			Credit	Community Resources (2 pts)	1
1			Credit	Access to Transit (2 pts)	1
1			Credit	Rainwater Management (3 pts)	1

68 8 34 Possible Points: 110



Note:
 - min 8 points total in LT and EA required
 - min 3 points in WE required
 - min 3 points in EQ required

Please note that the information contained on this page is to show design intent. It is based on preliminary information and may change as the project develops.



COTTON ANNEX

