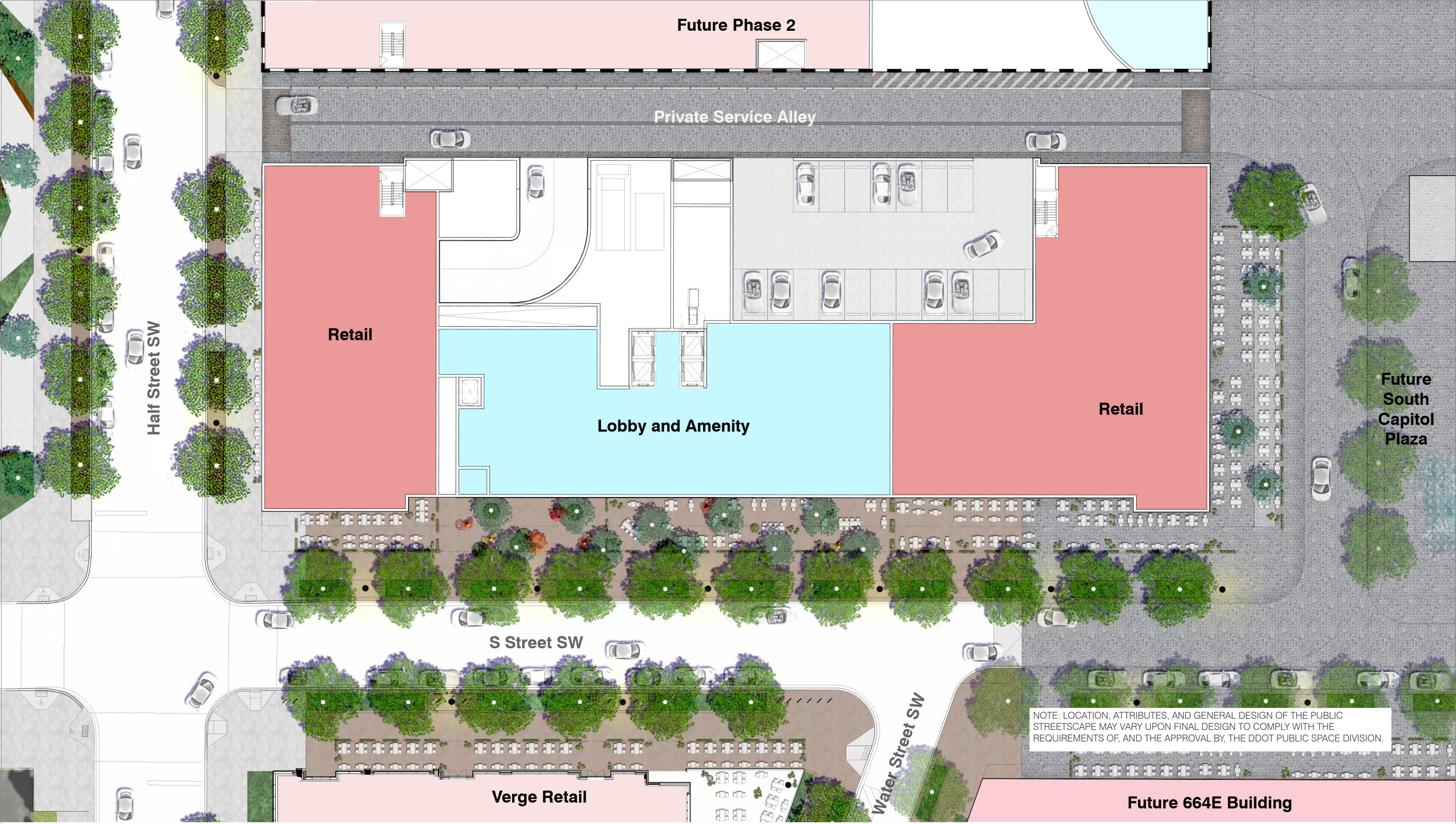


Steuart Buzzard Point
LEED-H Multifamily Midrise v4
1/12/2021

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				3.0 0 6.0			
Integrative Process				Materials and Resources			
13 0 2				4.0 0 14			
Location and Transportation				Indoor Environmental Quality			
Y			Prereq, Floodplain Avoidance	Y			Prereq, Ventilation
		15	Credit, LEED for Neighborhood Development Location	Y			Prereq, Combustion Venting
8			Credit, Site Selection	Y			Prereq, Garage Pollutant Protection
3			Credit, Compact Development	Y			Prereq, Radon-Resistant Construction
2			Credit, Community Resources	Y			Prereq, Air Filtering
		2	Credit, Access to Transit	Y			Prereq, Environmental Tobacco Smoke
2 0 5				1 0 5			
Sustainable Sites				Innovation			
Y			Prereq, Construction Activity Pollution Prevention	Y			Prereq, Preliminary Rating
Y			Prereq, No Invasive Plants	1			Credit, Innovation, Exemplary Performance, Compact Development
		1	Credit, Heat Island Reduction, Option 1, Shading			1	Credit, Innovation
		1	Credit, Heat Island Reduction, Option 2, Non-Absorptive Materials			1	Credit, Innovation
		3	Credit, Rainwater Management, Case 1, Low Impact Development Or,			1	Credit, Innovation
		3	Credit, Rainwater Management, Case 2, NPDES Projects			1	Credit, Innovation
2			Credit, Non-Toxic Pest Control			1	Credit, LEED-H Accredited Professional
7 0 5				2 0 2			
Water Efficiency				Regional Priority			
Y			Prereq, Water Metering			1	Credit, Access to Transit; Rainwater Management (3 pts)
7		5	Credit, Total Water Use (Performance Path)	1			Credit, Community Resources
		6	Credit, Indoor Water Use			1	Credit, Construction Waste Management, 3 pts
		1	Credit, Outdoor Water Use, 60% Turf, 25% Native/Adaptive			1	Credit, Site Selection, 8 pts
		1	Credit, Outdoor Water Use, 40% Turf, 50% Native/Adaptive				
		1	Credit, Outdoor Water Use, 20% Turf, 75% Native/Adaptive				
		1	Credit, Outdoor Water Use, 5% Turf, 75% Native/Adaptive				
18 0 19							
Energy and Atmosphere							
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				



Future Phase 2

Private Service Alley

Retail

Lobby and Amenity

Retail

Half Street SW

Future South Capitol Plaza

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.

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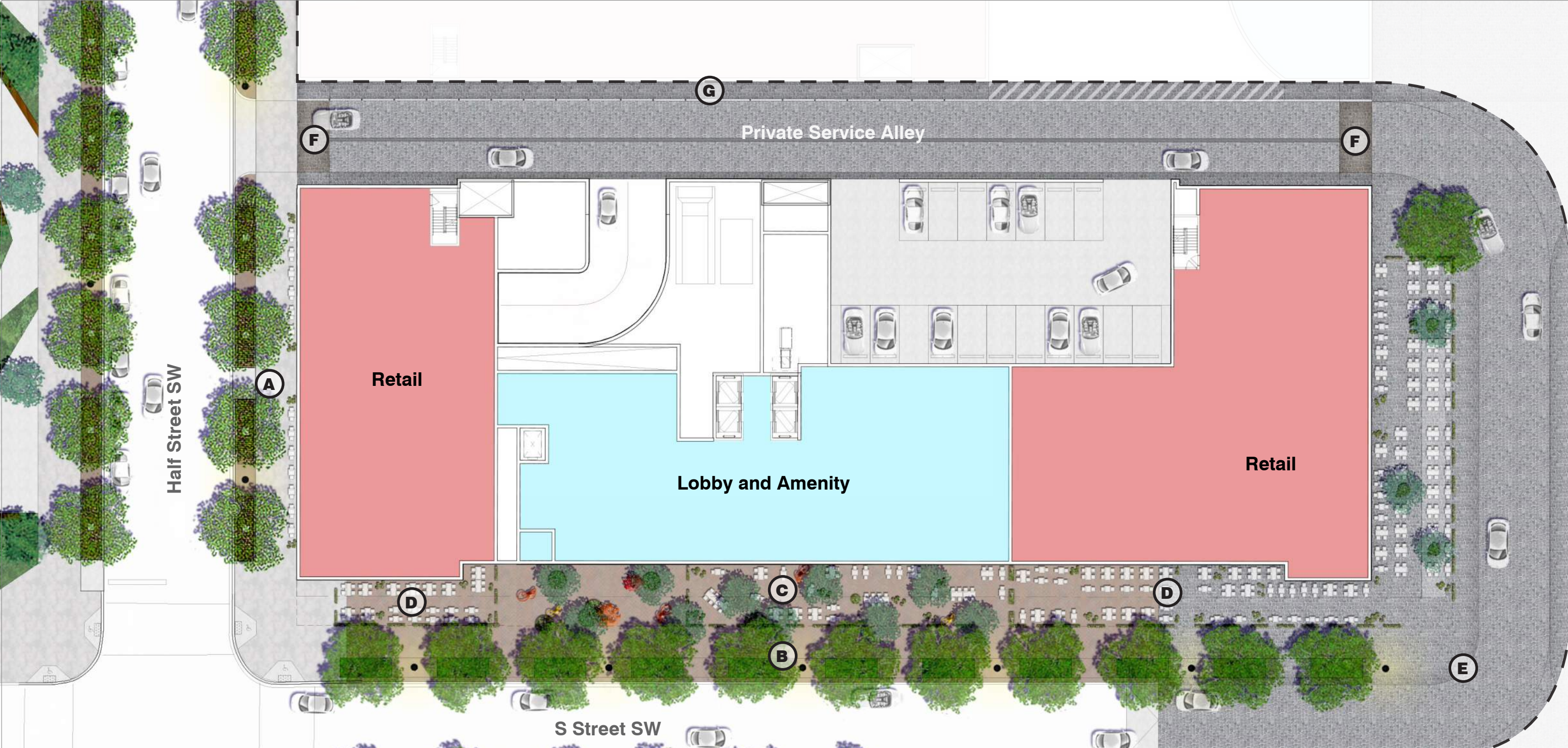
november 12, 2021

L01

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Future Site Plan



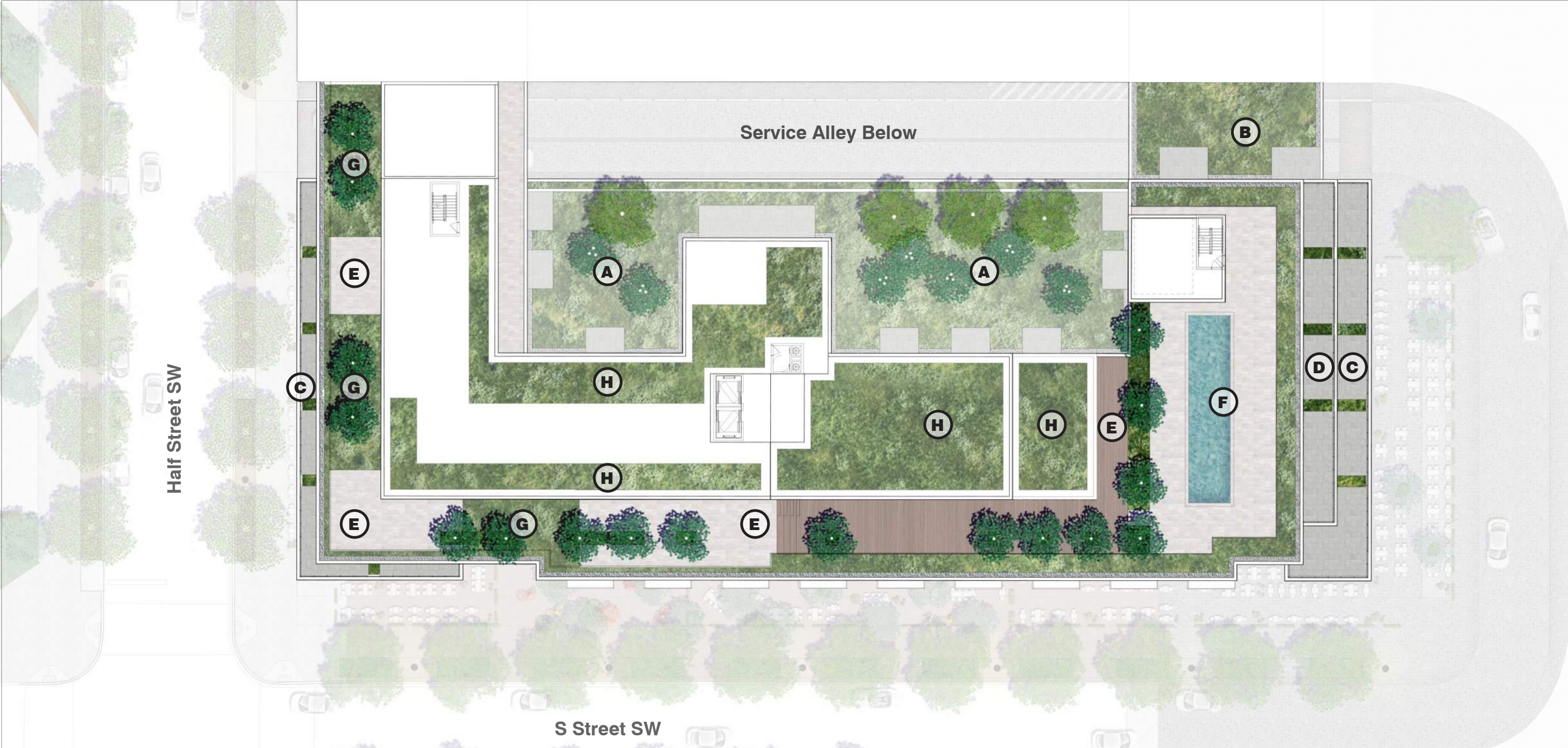


- (A)** Half Street SW Streetscape
- (B)** S Street SW Streetscape
- (C)** Building / Public Amenity Zone
- (D)** Potential Retail Spillout Zone

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

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.



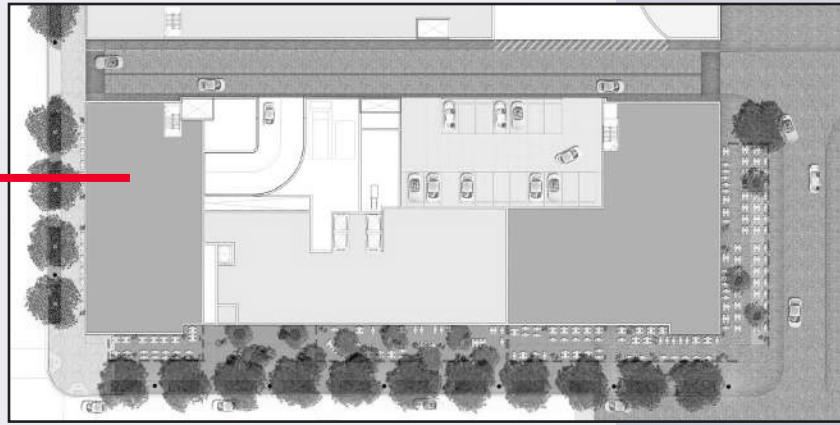


- (A)** Garden Courtyard at 2nd Level
- (B)** Garden Terrace at 7th Level
- (C)** Private Terraces at 12th Level
- (D)** Private Terraces at 13th Level

- (E)** Penthouse Amenity Terraces
- (F)** Penthouse Pool Terrace
- (G)** Penthouse Green Roof
- (H)** Upper Green Roof

NOTE: FEATURES, MEANS AND METHODS OF ACHIEVING THE REQUIRED GAR AND LEED CERTIFICATION MAY VARY UPON FINAL DESIGN, INCLUDING MODIFICATION TO LOCATION/ORIENTATION AND TYPE OF GREEN ROOF AND PAVER AREAS AS REQUIRED TO MEET STORMWATER REQUIREMENTS AND SUSTAINABILITY GOALS.





Parcel B Project

Ex. Sidewalk
+/- 12'

Ex. Furniture
Zone 7'

Half Street SW

Ex. Furniture
Zone 7'

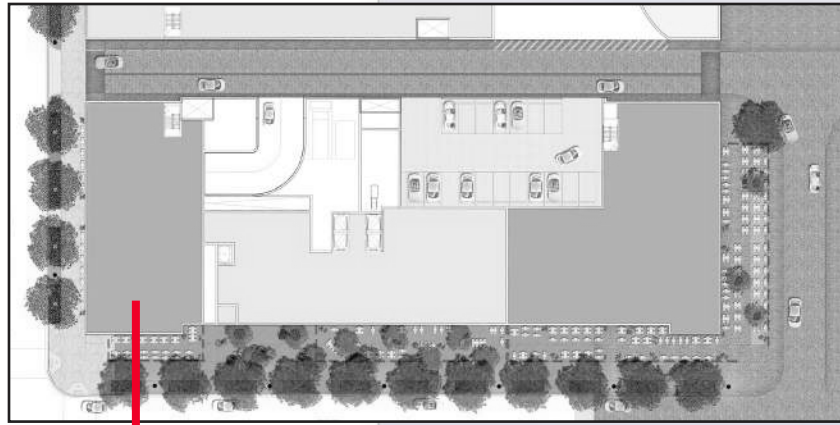
Sidewalk
+/- 12'

Adjacent Retail

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november 12, 2021

L04



Verge Project

Property Line

Verge Building

Outdoor Retail

Sidewalk +/- 10'

LID 6'

S Street SW

LID 6'

Sidewalk 10'

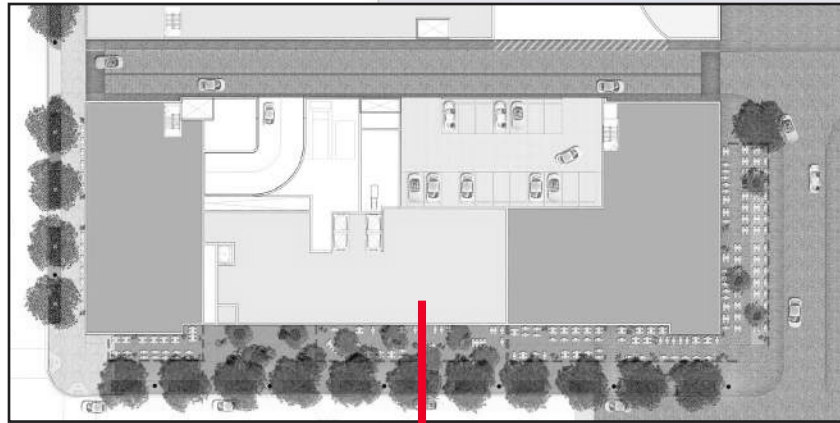
Amenity Zone +/- 14'

Adjacent Retail

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L05



Verge Project

Property Line

Verge Building

Outdoor Retail

Sidewalk 10'

Furniture Zone 8'

S Street SW

Furniture Zone 8'

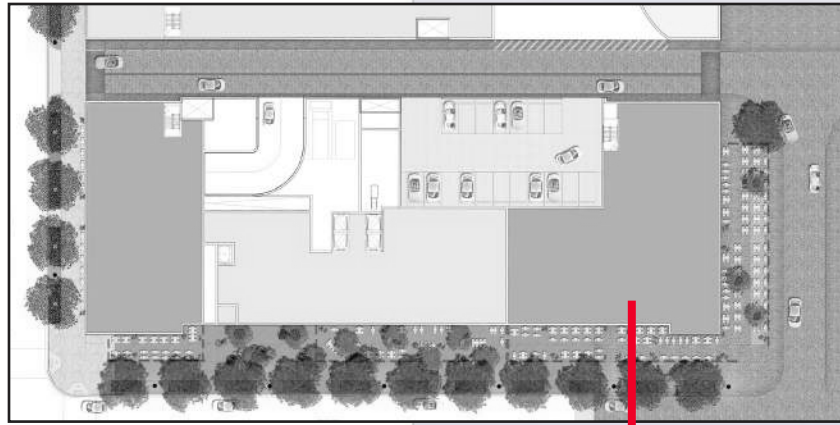
Sidewalk 10'

Amenity Zone +/- 19'

Lobby and Amenity

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november 12, 2021 | L06



**Future
Square 664
Project**



Future 664 Building

**Future
Outdoor
Retail**

**Future
Sidewalk
10'**

**Future
LID
6'**

S Street SW

**LID
6'**

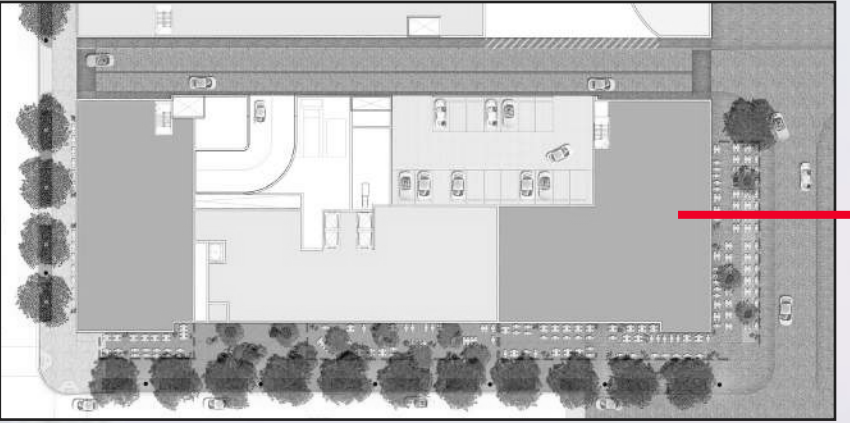
**Sidewalk
10'**

**Amenity Zone
+/- 19'**

Adjacent Retail

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**Future
South Capitol
Public Plaza**

Adjacent Retail

**Amenity Zone
+/- 25'**

**Sidewalk
10'**

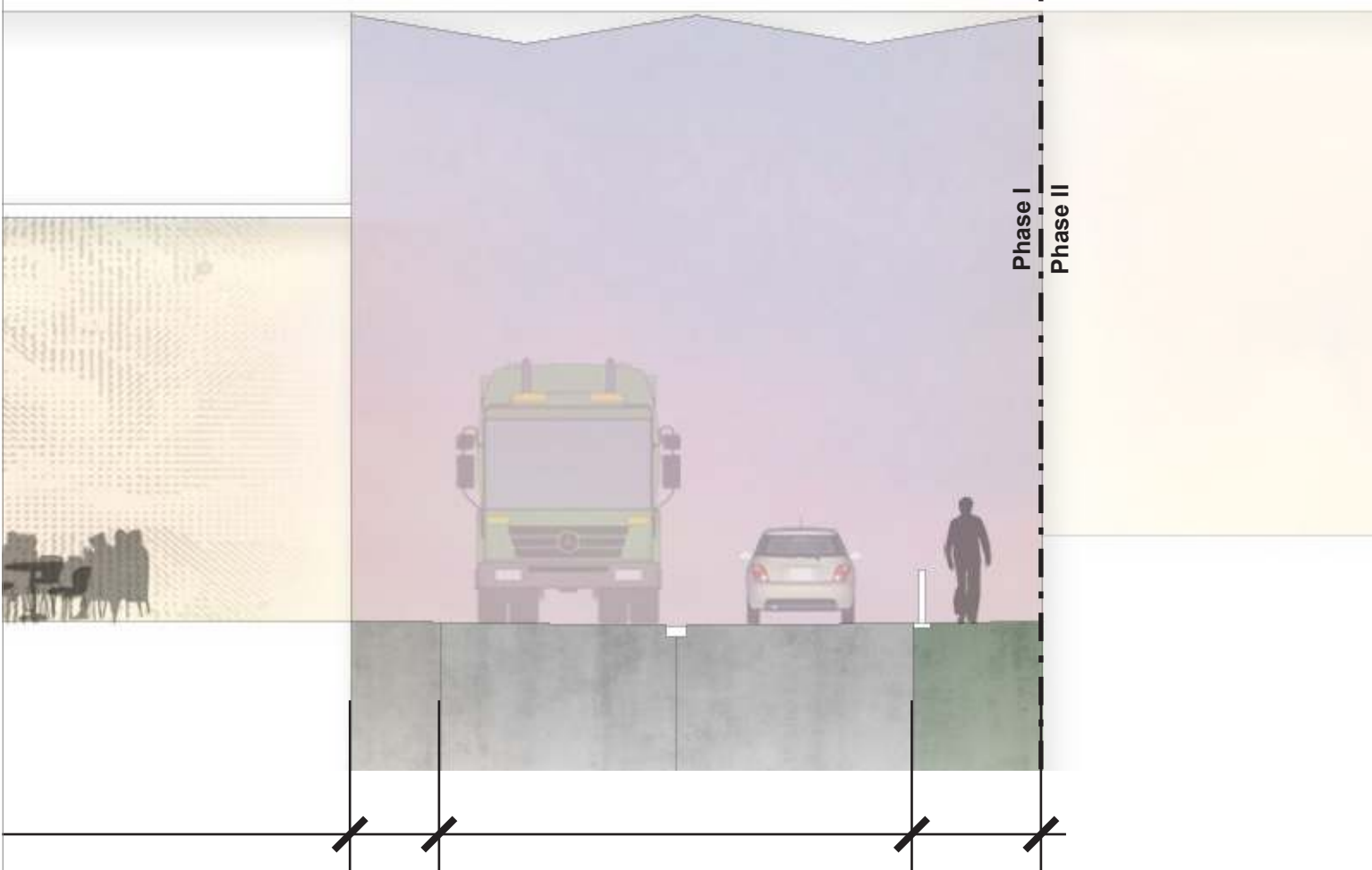
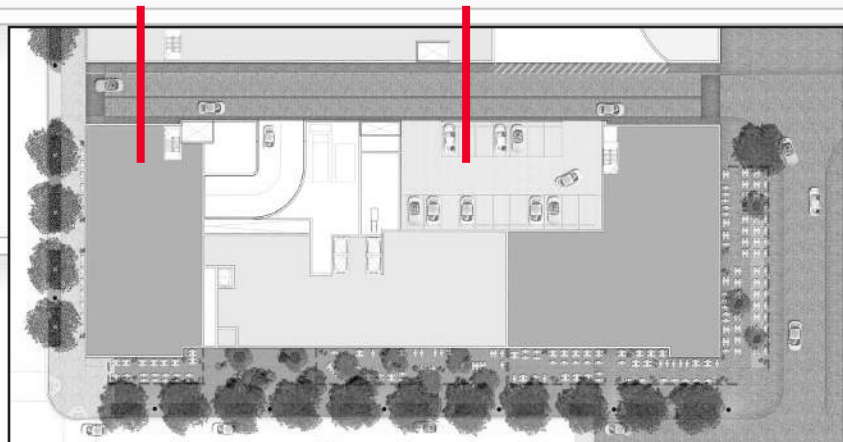
**Curbless Street
22'**

Future South Capitol Public Plaza

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L08



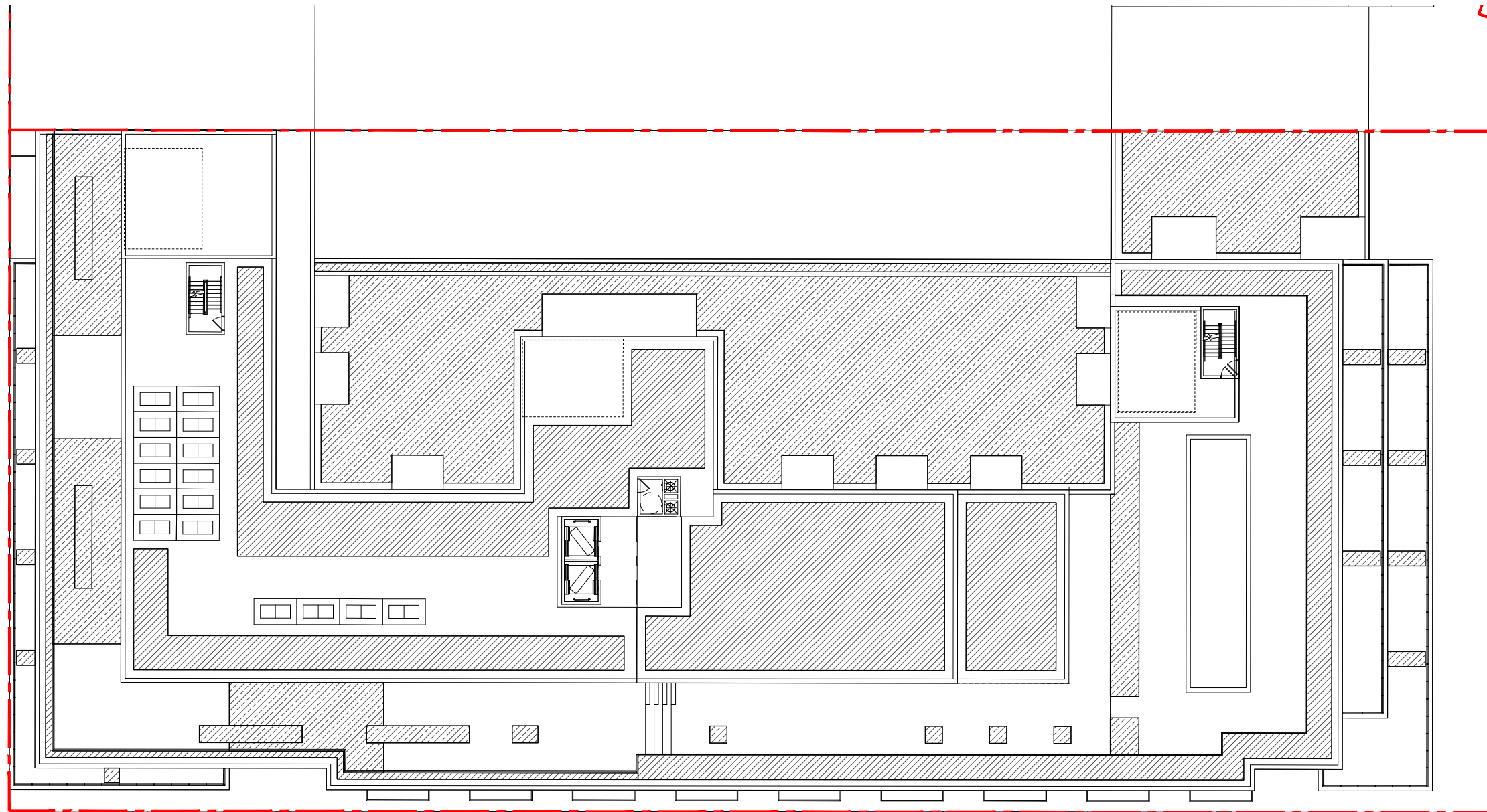
Adjacent Retail Egress Path 4' Service Alley 22' Ped. Zone 6'



Short Term Parking Service Alley 24' Ped. Zone 6'

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GAR Score:

Level 2

(C2) 8" Green Roof: 6,500 s.f.

Level 7

(C2) 8" Green Roof: 1,300 s.f.

Level 12 & 13

(C2) 8" Green Roof: 300 s.f.

Penthouse

(C1) 4" Green Roof: 2,200 s.f.

(C2) 8" Green Roof: 2,800 s.f.

Roof

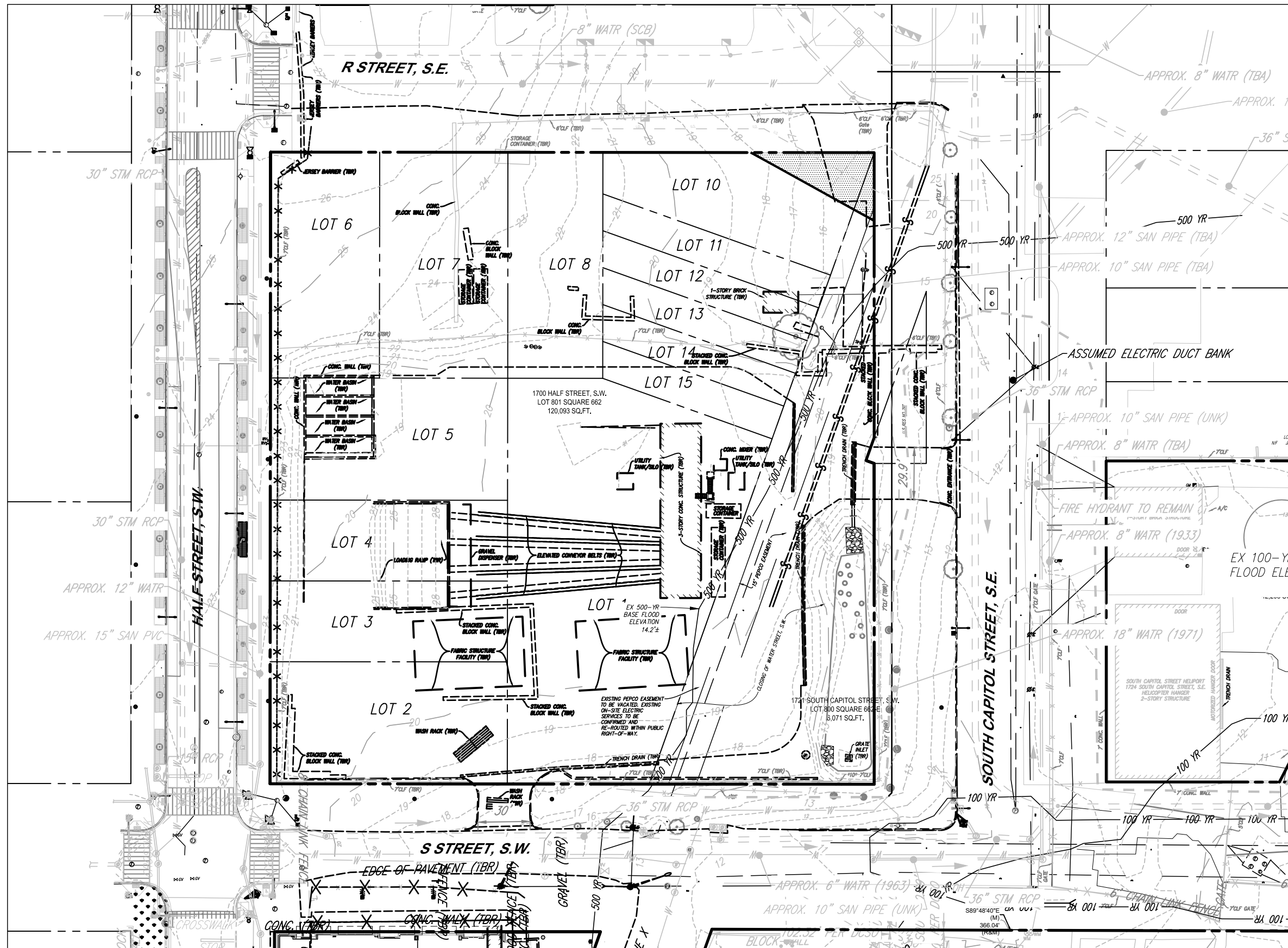
(C1) 4" Green Roof: 6,400 s.f.

TOTAL: 0.2*

*NOTE: SCORE DEMONSTRATES THAT PROJECT CAN MEET SITE REQUIREMENT. SCORE BASED ON IN-PROGRESS DESIGN. FINAL LANDSCAPE LAYOUT & GAR SCORE TO BE DETERMINED AT TIME OF DOEE SUBMISSION.

NOTE: FEATURES, MEANS AND METHODS OF ACHIEVING THE REQUIRED GAR AND LEED CERTIFICATION MAY VARY UPON FINAL DESIGN, INCLUDING MODIFICATION TO LOCATION/ORIENTATION AND TYPE OF GREEN ROOF AND PAVER AREAS AS REQUIRED TO MEET STORMWATER REQUIREMENTS AND SUSTAINABILITY GOALS.





EXISTING CONDITIONS NARRATIVE:

THE SITE CONSISTS OF AN EXISTING CONCRETE PLANT LOCATED BETWEEN SOUTH CAPITOL STREET SE AND HALF STREET SW TO THE EAST AND WEST, RESPECTIVELY, AND R STREET SW AND S STREET SW TO THE NORTH AND SOUTH, RESPECTIVELY. TWO (2) EXISTING CURB CUTS ARE PROPOSED TO BE CLOSED, ONE ON SOUTH CAPITOL STREET SE AND ONE ON S STREET SW.

ALL EXISTING STRUCTURES, WALLS, FENCES, UTILITIES, ECT. INSIDE WITHIN THE PROPERTY WILL BE REMOVED OR ABANDONED.

LEGEND

-  PROPERTY LINE
-  EXISTING SEWER LINE
-  EXISTING STORMWATER LINE
-  EXISTING WATER LINE

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NOVEMBER 12, 2021 | C-1.0

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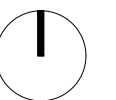
BOHLERDC//

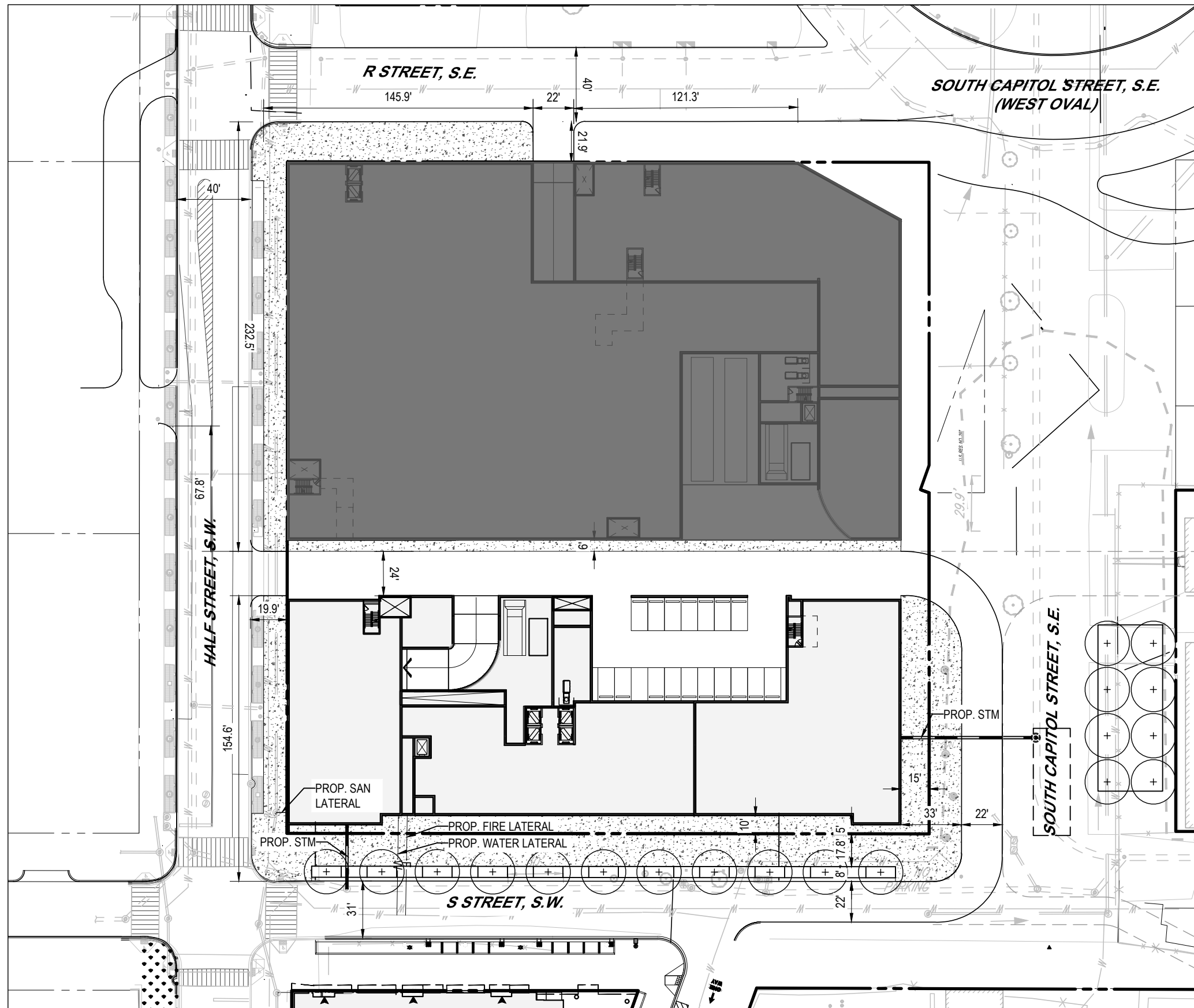
EXISTING CONDITIONS

1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700



1" = 60'




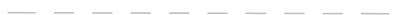





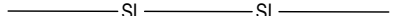



SITE PLAN NARRATIVE:

THE SITE CONSISTS OF AN EXISTING CONCRETE PLANT LOCATED BETWEEN SOUTH CAPITOL STREET SE AND HALF STREET SW TO THE EAST AND WEST, RESPECTIVELY, AND R STREET SW AND S STREET SW TO THE NORTH AND SOUTH, RESPECTIVELY. TWO (2) EXISTING CURB CUTS ARE PROPOSED TO BE CLOSED, ONE ON SOUTH CAPITOL STREET SE AND ONE ON S STREET SW. THREE (3) CURB CUTS WILL ALSO BE CONSTRUCTED, ONE ON HALF STREET SW, ONE ON R STREET SW, AND ONE ON S CAPITOL STREET SE.

THIS EXHIBIT IS FOR THE REVIEW OF THE FOLLOWING PROPOSED IMPROVEMENTS: BUILDINGS, STREETScape, DRIVE AISLES AND UTILITY CONNECTIONS.

LEGEND:

-  PROPERTY LINE
-  EX. STORM SEWER
-  EX. SANITARY SEWER
-  EX. WATER MAIN
-  PROP. STORM SEWER
-  PROP. SANITARY LATERAL
-  PROP. WATER LATERAL
-  PROP. FIRE LATERAL
-  PHASE II AND III (NOT APPLICABLE TO THIS APPLICATION)

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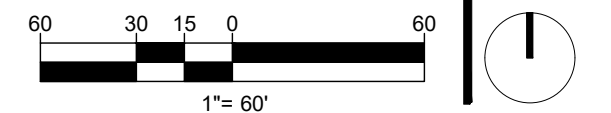
NOVEMBER 12, 2021 | C-2.0

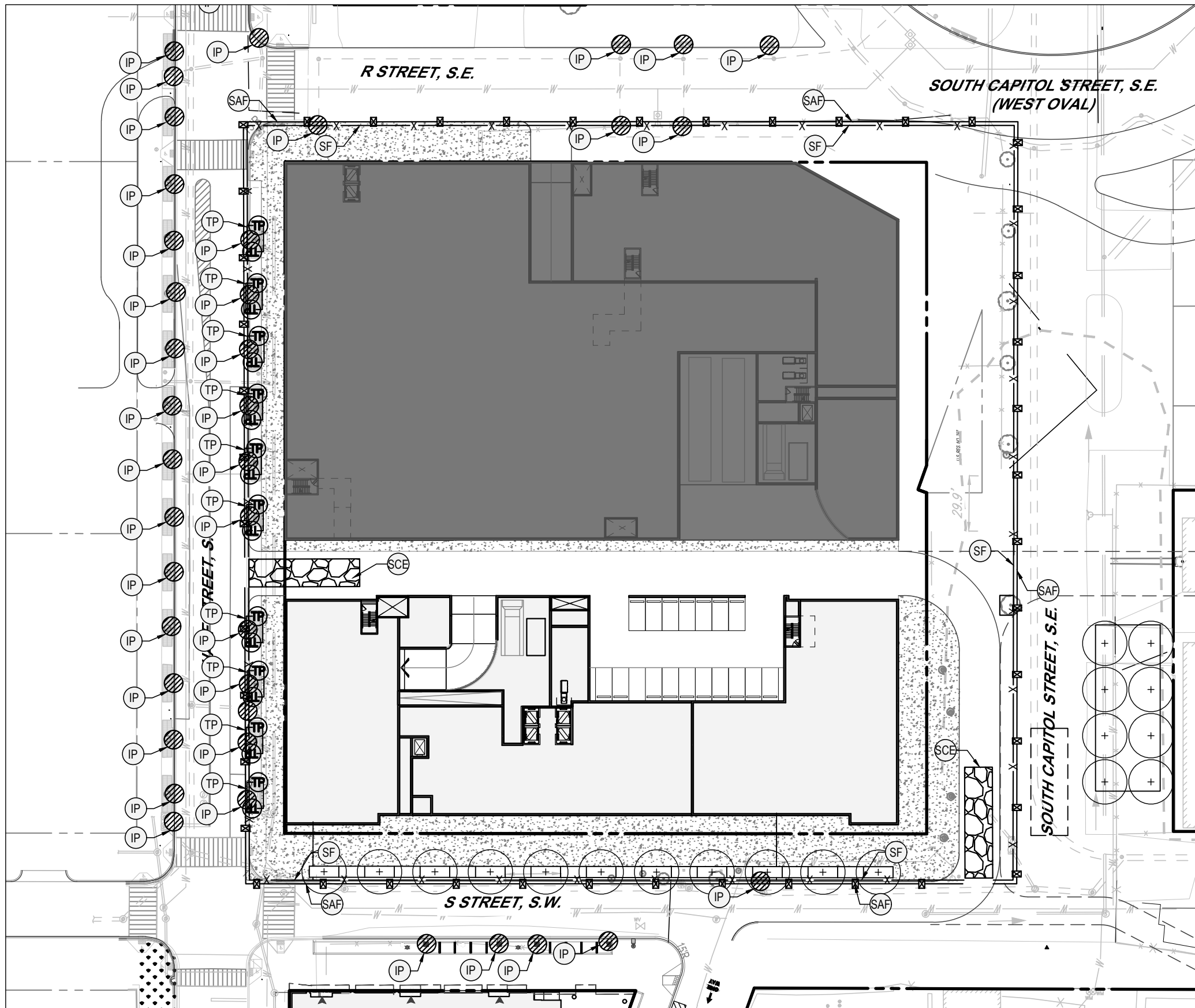
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CONCEPTUAL SITE PLAN

1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700





EROSION AND SEDIMENT CONTROL LEGEND		
TITLE	KEY	SYMBOL
SAFETY FENCE	SAF	
SILT FENCE	SF	
STABILIZED CONSTRUCTION SILT FENCE	SCE	
INLET CURB PROTECTION	IP	
TREE PROTECTION	TP	

EROSION AND SEDIMENT CONTROL NARRATIVE

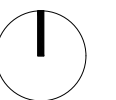
EROSION AND SEDIMENT CONTROL AND RUNOFF PROTECTION SHALL BE PROVIDED THROUGH DOEE APPROVED PRACTICES DURING ALL PHASES OF CONSTRUCTION. INLET PROTECTION, SAFETY FENCE, SILT FENCE, AND SUPER SILT FENCE SHALL BE USED FOR EACH DRAINAGE AREA TO MITIGATE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. IT IS ANTICIPATED THAT DETAILS OF THIS PLAN SHALL BE SIGNED AS CONSTRUCTION PHASING FOR THIS PROJECT.

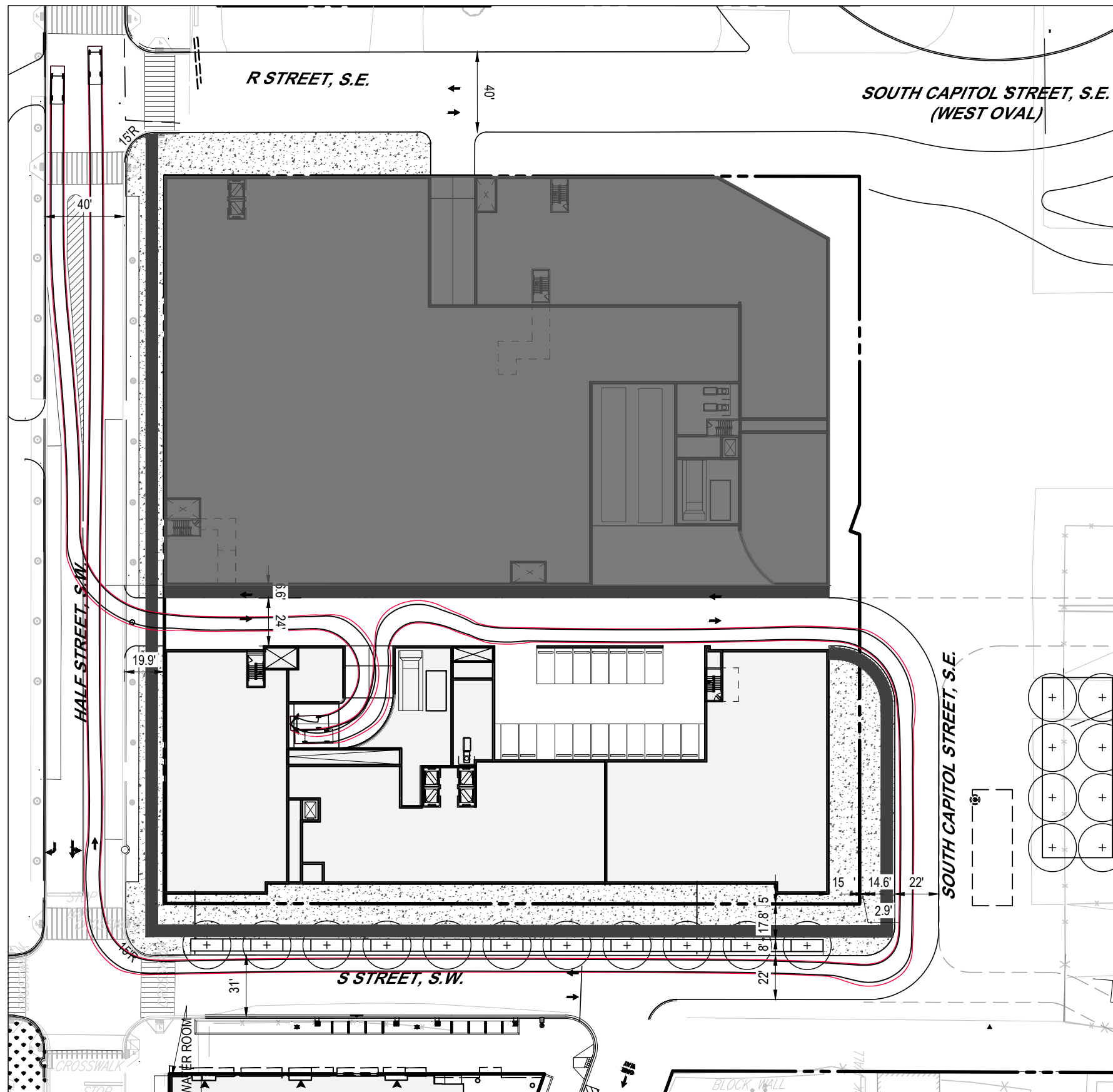
LEGEND:

 PHASE II AND III (NOT APPLICABLE TO THIS APPLICATION)

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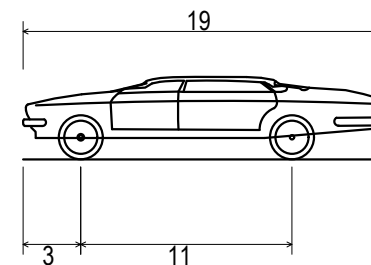
NOVEMBER 12, 2021 | C-3.0





LEGEND:

- PEDESTRIAN PATHWAY (MIN. 6')
- PHASE II AND III (NOT APPLICABLE TO THIS APPLICATION)

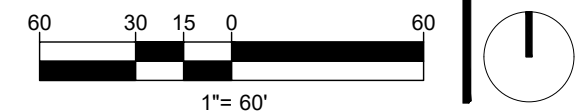


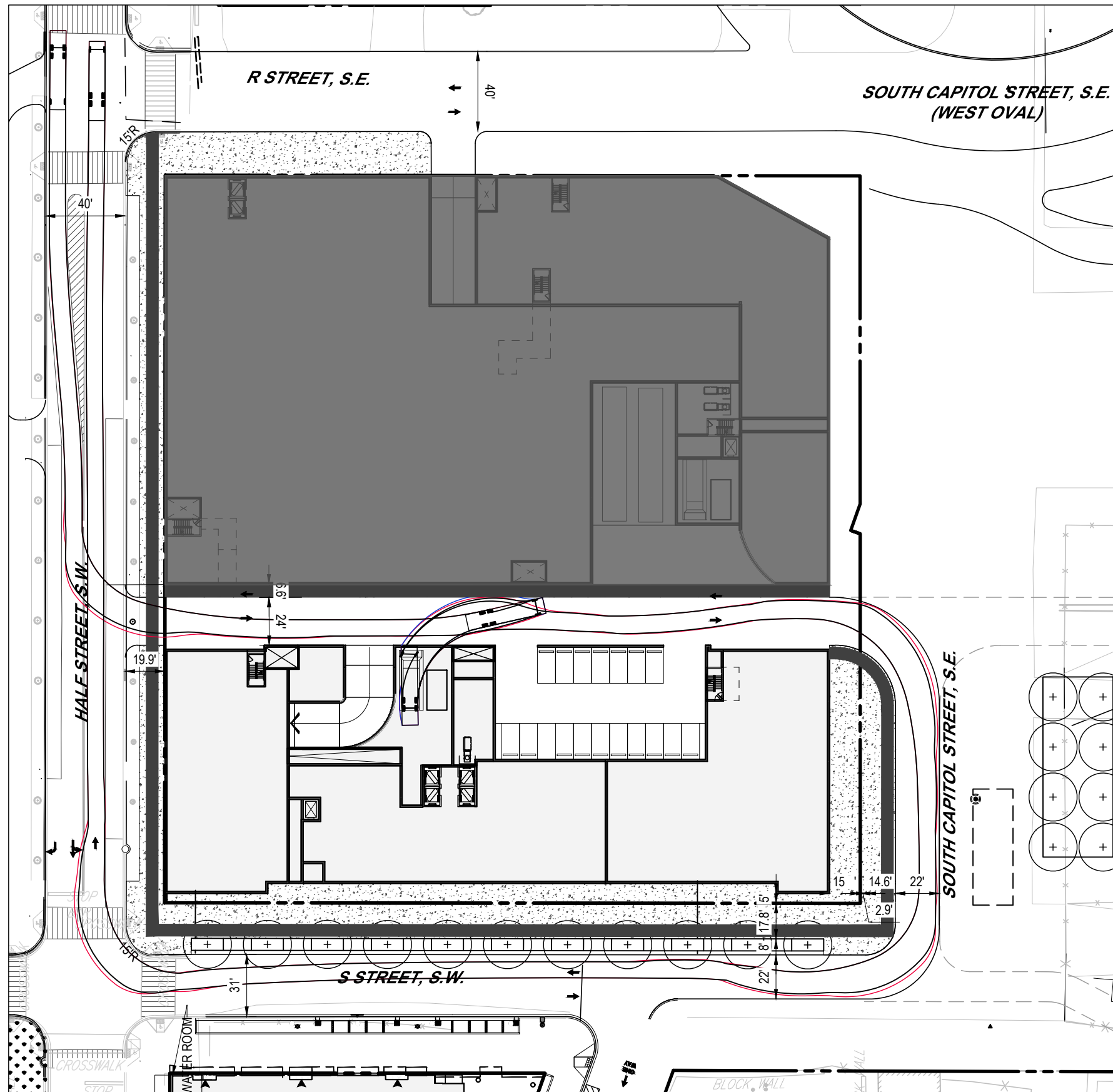
P - Passenger Car
 Overall Length
 Overall Width
 Overall Body Height
 Min Body Ground Clearance
 Track Width
 Lock-to-lock time
 Max Steering Angle (Virtual)

19.000ft
 7.000ft
 4.300ft
 1.115ft
 6.000ft
 4.00s
 31.60°

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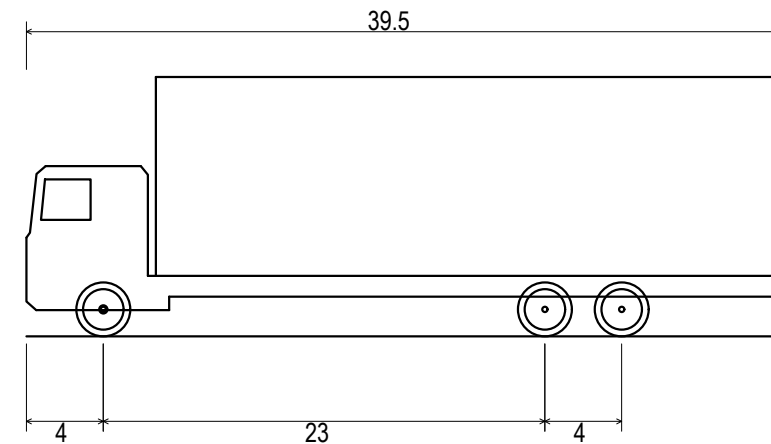
NOVEMBER 12, 2021 | C-4.0





LEGEND:

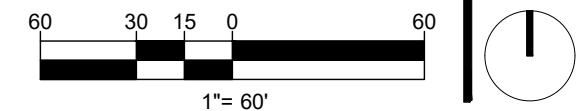
 PHASE II AND III (NOT APPLICABLE TO THIS APPLICATION)

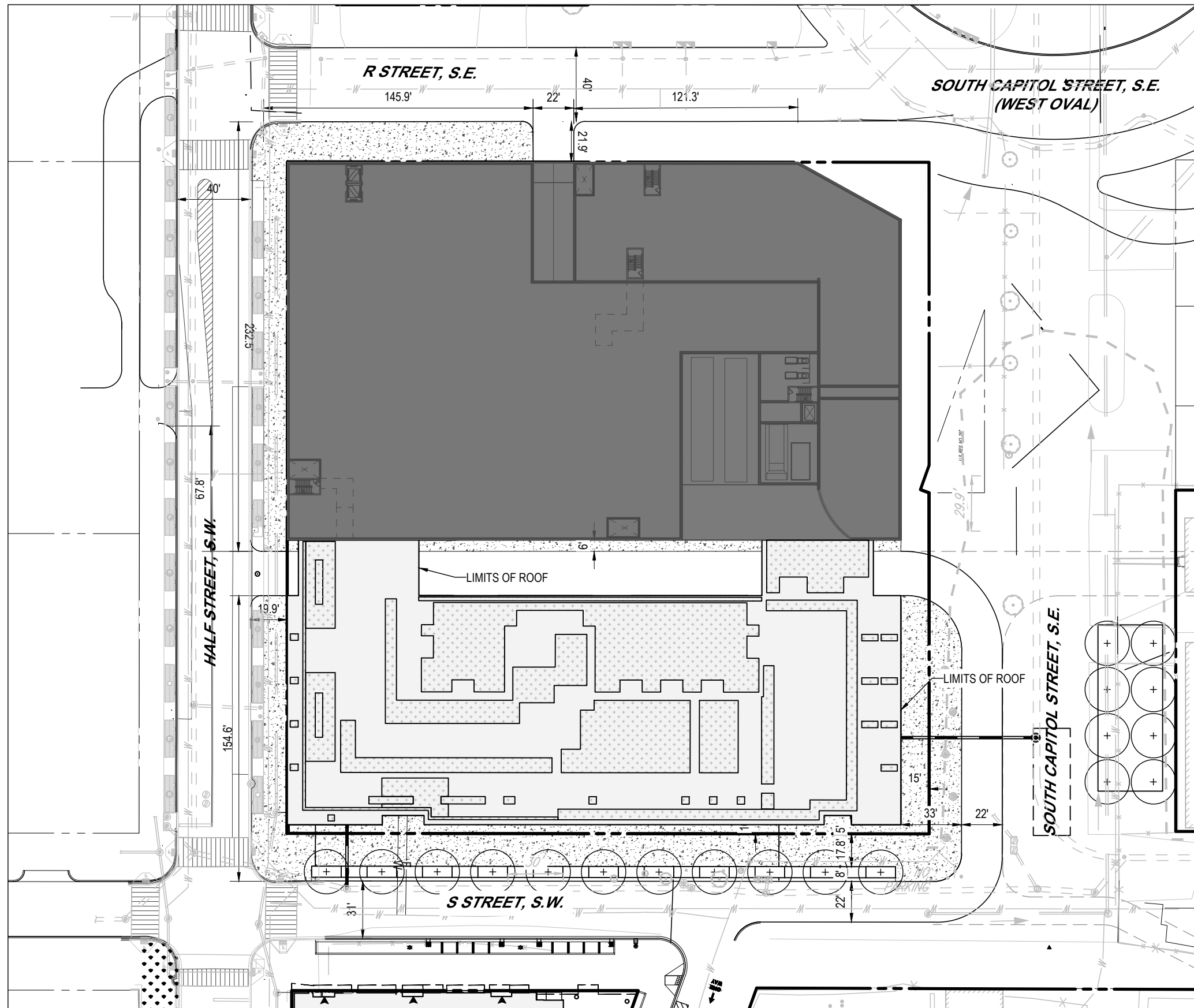


SU-40 - Single Unit Truck
 Overall Length
 Overall Width
 Overall Body Height
 Min Body Ground Clearance
 Track Width
 Lock-to-lock time
 Max Steering Angle (Virtual)

39.500ft
 8.000ft
 13.500ft
 1.367ft
 8.000ft
 5.00s
 31.80°

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STORMWATER MANAGEMENT NARRATIVE:

THE EXISTING SITE CONDITIONS HAVE NO STORMWATER QUALITY OR QUANTITY CONTROLS. BASED ON THE CURRENT DOEE REQUIREMENTS, THIS IS MAJOR LAND-DISTURBING ACTIVITY AND WILL HAVE AN ON-SITE SWRV REQUIREMENT OF APPROXIMATELY 5,254 CF FOR PHASE I AND 6,750 CF FOR PHASES II AND III FOR A TOTAL SWRV REQUIREMENT OF 12,004 CF. THIS ON-SITE REQUIREMENT WILL BE MET USING GREEN ROOF, BIORETENTION, PERMEABLE PAVERS, CISTERN, OR A COMBINATION OF THESE METHODS. DOEE WILL REQUIRE A MASTER SWM PLAN FOR THIS PROJECT DEPICTING THE VARIOUS PHASES OF DEVELOPMENT AND HOW SWM REQUIREMENTS WILL BE MET AT FINAL BUILD OUT.

PHASE I REQUIREMENTS:



SITE AREA = 55,300 SF
 SWRV REQUIRED = 5,254 CF

FINAL REQUIRED PUBLIC RIGHT-OF-WAY VOLUME WILL BE DETERMINED ONCE STREETSCAPE IMPROVEMENTS ARE DESIGNED AND FINAL LIMITS OF DISTURBANCE ARE CALCULATED. THIS REQUIREMENT WILL BE TREATED TO THE MAXIMUM EXTENT PRACTICABLE.

NOTE:

AREAS AND/OR VOLUMES USED FOR STORMWATER MANAGEMENT RETENTION VOLUME COMPUTATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DUE TO SITE LAYOUT AND DESIGN CHANGES. ALL SWM STORAGE AREAS AND/OR VOLUMES ARE TO MEET CODE REQUIREMENTS IF THE DESIGN GEOMETRIES OR LAYOUT ARE MODIFIED.

LEGEND:

-  GREEN ROOF
-  PHASE II AND III (NOT APPLICABLE TO THIS APPLICATION)

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NOVEMBER 12, 2021 | C-5.0

