



SHEET	SHEET DESCRIPTION	DATE
ARCHITECTURAL		
A-000.00	COVER SHEET	12.11.15
A-100.00	LARGER CONTEXT MAP	12.11.15
A-101.00	CONTEXT MAP AND PHOTOS	12.11.15
A-102.00	CONTEXT MAP & PHOTOS	12.11.15
A-103.00	SITE / ROOF PLAN	12.11.15
A-104.00	SURVEY, EXISTING CONDITIONS	12.11.15
A-105.00	PROJECT STATISTICS	12.11.15
A-106.00	PROJECT STATISTICS	12.11.15
A-107.00	ZONING TABULATION	12.11.15
A-108.00	LEED SCORECARD	12.11.15
A-201.00	PARKING P2/P3	12.11.15
A-202.00	PARKING P1	12.11.15
A-301.00	GROUND FLOOR PLAN	12.11.15
A-302.00	2ND FLOOR PLAN	12.11.15
A-303.00	3RD FLOOR PLAN	12.11.15
A-304.00	4TH FLOOR PLAN	12.11.15
A-305.00	5TH FLOOR PLAN	12.11.15
A-306.00	6TH FLOOR PLAN	12.11.15
A-307.00	7TH FLOOR PLAN	12.11.15
A-308.00	8TH FLOOR PLAN	12.11.15
A-309.00	9TH FLOOR PLAN	12.11.15
A-310.00	10TH FLOOR PLAN	12.11.15
A-311.00	11TH FLOOR PLAN	12.11.15
A-312.00	PENTHOUSE FLOOR PLAN	12.11.15
A-313.00	PENTHOUSE MECH. FLOOR PLAN	12.11.15
A-401.00	ELEVATION	12.11.15
A-402.00	ELEVATION	12.11.15
A-403.00	ELEVATION	12.11.15
A-404.00	RENDERING BIRDVIEW	12.11.15
A-405.00	RENDERING SOUTH EAST	12.11.15
A-406.00	RENDERING NORTH EAST	12.11.15
A-407.00	RENDERING SOUTH WEST	12.11.15
A-408.00	RENDERING NORTH WEST	12.11.15
A-409.00	RENDERING COURTYARD	12.11.15
A-410.00	RENDERING STADIUM	12.11.15
A-411.00	AXONOMETRIC DRAWINGS	12.11.15
A-420.00	MATERIAL CALLOUT	12.11.15
A-501.00	SECTIONS	12.11.15
A-502.00	SECTIONS	12.11.15
A-503.00	ENLARGED PENTHOUSE SECTION	12.11.15
L-101.00	STREETSCAPE PLAN	12.11.15
L-102.00	STREETSCAPE SECTIONS	12.11.15
L-103.00	STREETSCAPE VIA ENLARGEMENT PLAN	12.11.15
L-104.00	STREETSCAPE PLANTING	12.11.15
L-201.00	FACADE BALCONY PLANTER DIAGRAM	12.11.15
L-202.00	FACADE BALCONY PLANTER PLANTING	12.11.15
L-203.00	FACADE BALCONY PLANTER PLANTING	12.11.15
L-301.00	COURTYARD PLAN	12.11.15
L-302.00	COURTYARD PRECEDENT IMAGES	12.11.15
L-401.00	12TH FL ROOF TERRACE PLAN	12.11.15
L-402.00	12TH FL ROOF TERRACE PRECEDENT IMAGES	12.11.15
L-501.00	COMPOSITE PLAN	12.11.15

NO.

DATE

REVISION

12/11/15

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MIXED USE DEVELOPMENT

WEST HALF STREET

CITY OF WASHINGTON DC

COVER SHEET

SCALE : NTS

DWG : ZONING COMMISSION

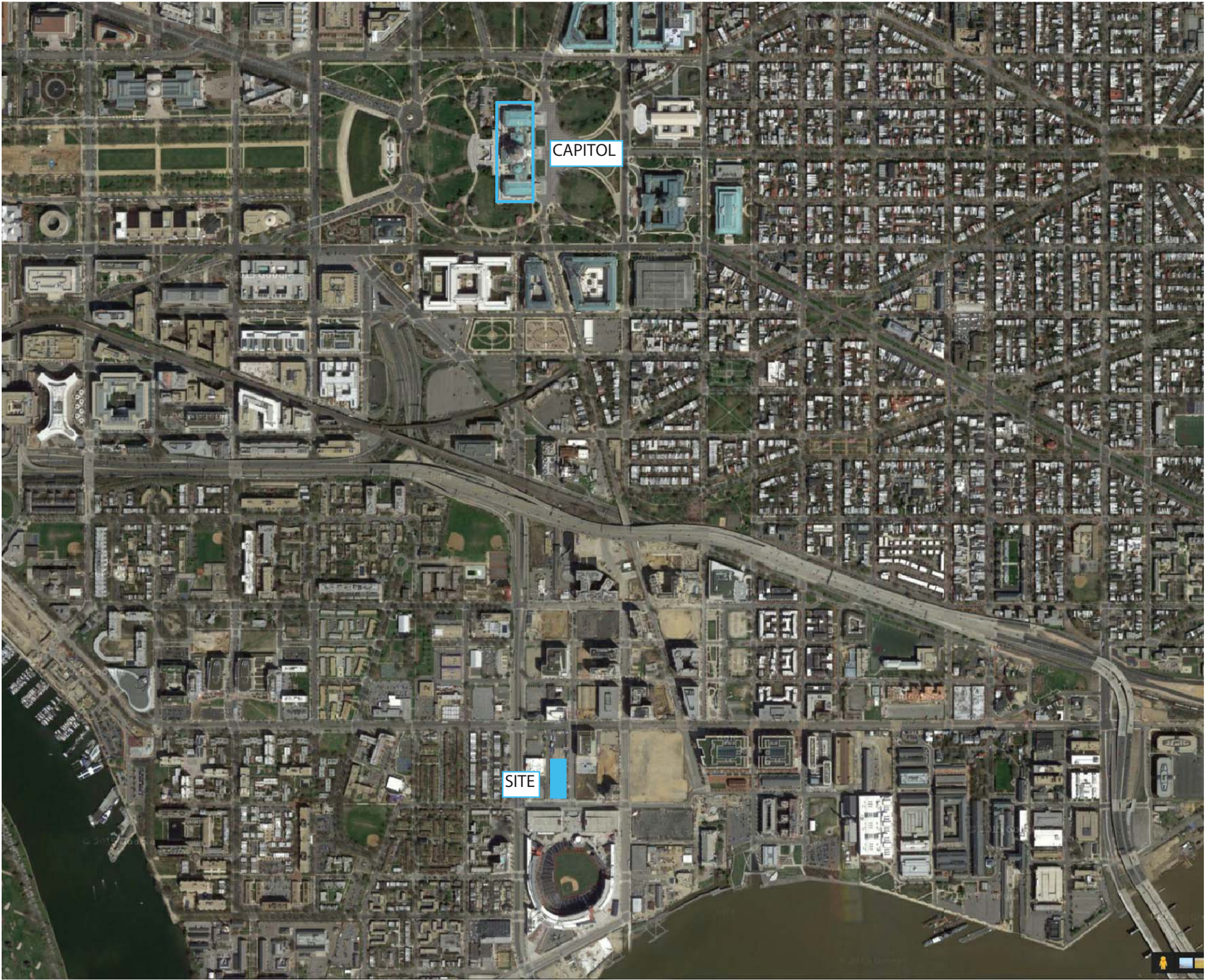
District of Columbia

CASE NO.08-30B

EXHIBIT NO.11A1

SHEET NO :

A000



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MIXED USE DEVELOPMENT
WEST HALF STREET

CITY OF WASHINGTON DC

LARGER CONTEXT MAP

SCALE : NTS

DWG : **A100**

SHEET NO :



REFER TO SHEET A102 FOR AREA CONTEXT PHOTOS & INFO

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MIXED USE DEVELOPMENT

WEST HALF STREET

CITY OF WASHINGTON DC

CONTEXT MAP AND PHOTOS

SCALE : NTS

DWG : **A101**

SHEET NO :

NO.	DATE	REVISION
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MIXED USE DEVELOPMENT

WEST HALF STREET

CITY OF WASHINGTON DC

CONTEXT MAP AND
PHOTOS

SCALE : NTS

DWG :

A102

SHEET NO :



HALFSTREET, 25 M STREET SE - MIXED USE BUILDING



55 M STREET SE - OFFICE & RETAIL BUILDING



USDOT HEADQUARTERS, 1200 NEW JERSEY AVE SE



THE BOILERMAKER SHOPS, 300 TINGEY STREET SE - RETAIL BUILDING



FOUNDRY LOFTS, 301 TINGEY STREET SE - RESIDENTIAL BUILDING



1331 4TH STREET SE - RESIDENTIAL & RETAIL BUILDING



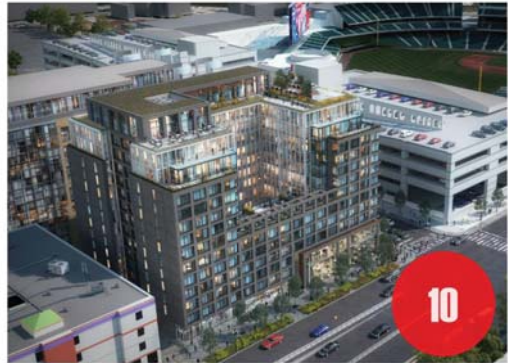
THE LUMBER SHED, 301 WATER STREET SE - RETAIL BUILDING



TWELVE12, 1212 4TH STREET SE - MIXED USE BUILDING



THE YARDS PARK, 355 WATER STREET SE - MIXED USE DEVELOPMENT



1244 SOUTH CAPITOL STREET SE - MIXED USE BUILDING

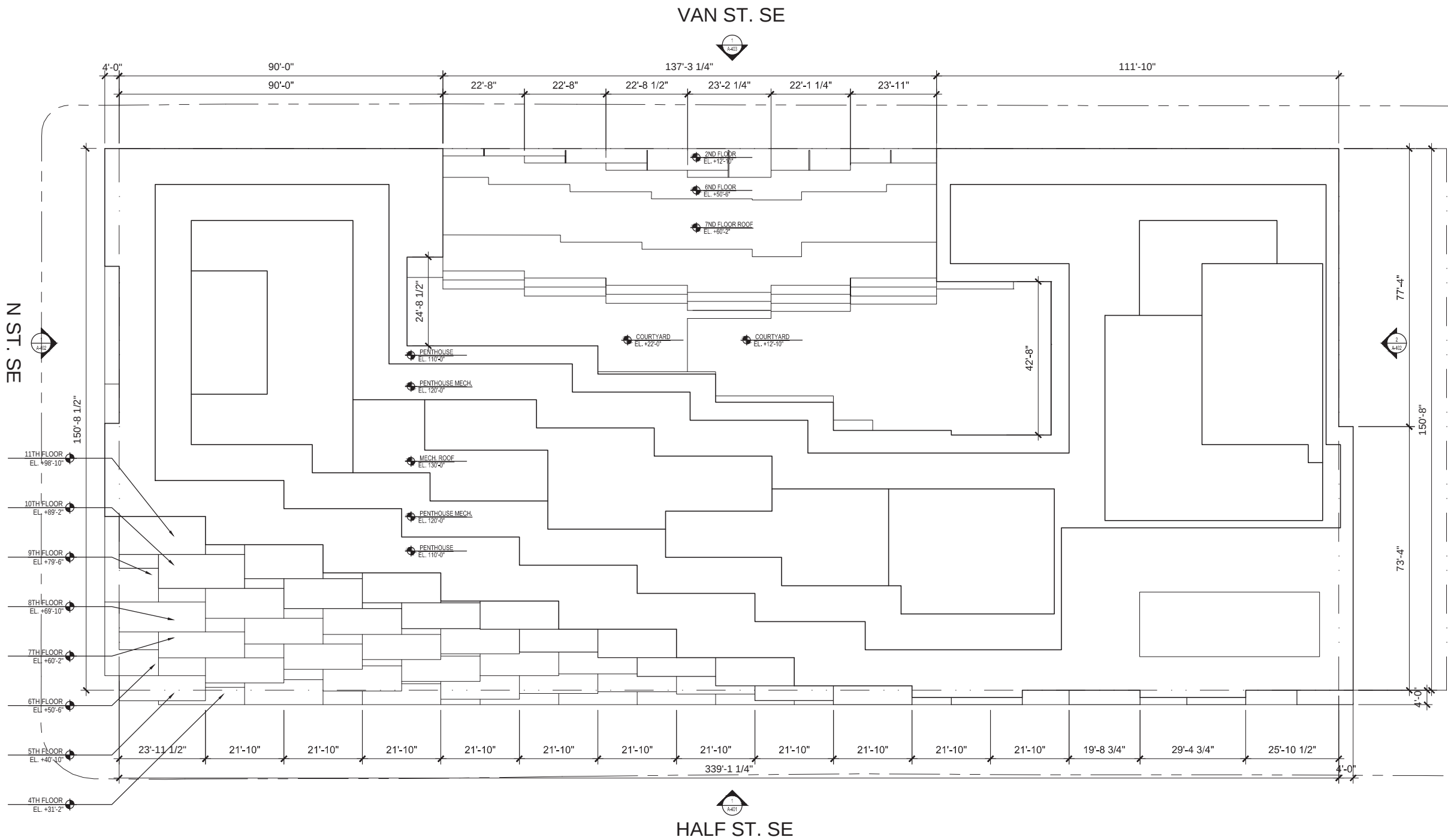


EAST HALF STREET SE - MIXED USE BUILDING



DC WATER NEW HEADQUARTERS, 1ST & O ST SE

REFER TO SHEET A-101 FOR AREA MAP



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WEST HALF STREET

CITY OF WASHINGTON DC

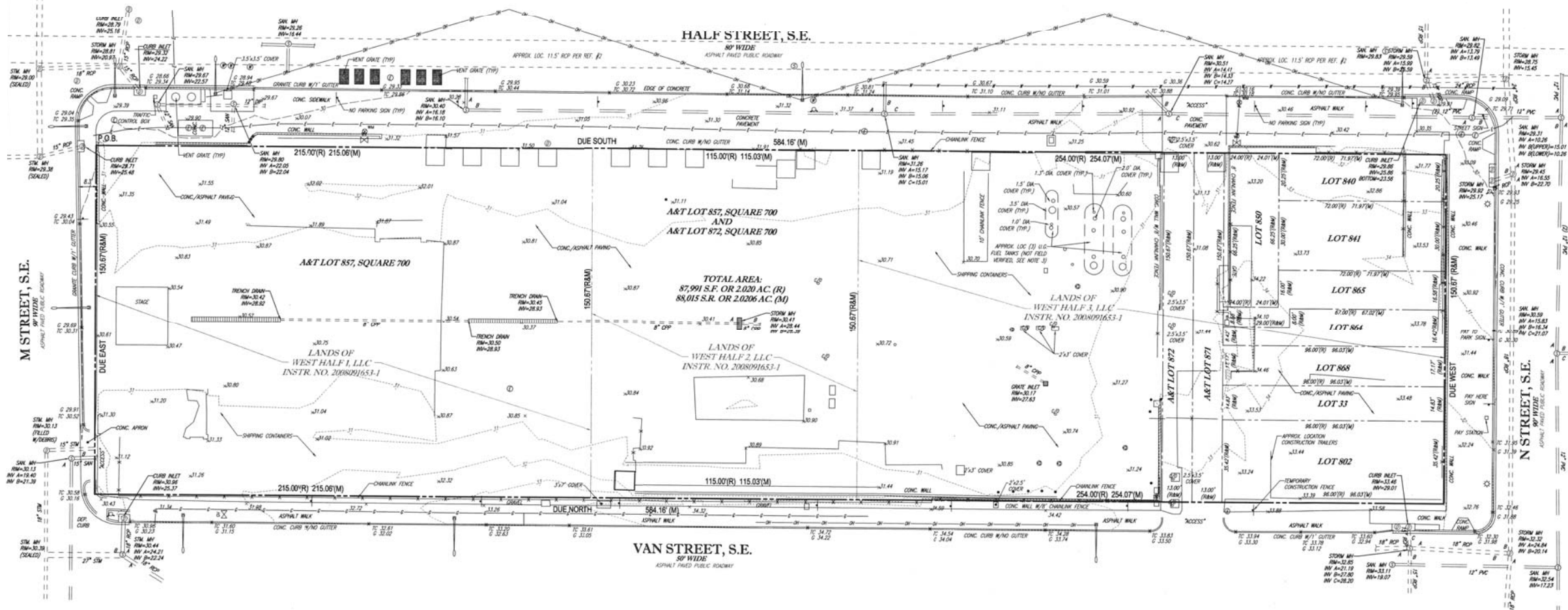
SITE ROOF PLAN

SCALE : 1/32"=1'-0"

DWG :

A103

SHEET NO :



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MIXED USE DEVELOPMENT
WEST HALF STREET

CITY OF WASHINGTON DC

**SURVEY, EXISTING
CONDITIONS**

SCALE : NTS

DWG :

A104

SHEET NO :

1. SITE AREA : 87,991 SF

2. GROSS FLOOR AREA

FLOOR	QUANTITY	RESI-1	RESI-2	NON-RESI	MECH	TOTAL FAR
1	1	2,228	2,344	39,404	7,130	51,106
2	1	6,908	12,914	25,771		45,593
3	1	4,600	13,275	0		17,875
4	1	30,446	13,408	0		43,854
5	1	30,012	13,355	0		43,367
6	1	27,146	13,349	0		40,495
7	1	24,645	13,452	0		38,097
8	1	24,231	13,369	0		37,600
9	1	23,668	13,285	0		36,953
10	1	23,209	13,432	0		36,641
11	1	22,610	13,369	0		35,979
TOTAL		11	219,703	135,552	65,175	427,560
PH*	1	14,591	8,326	0		22,917
TOTAL		12	234,294	143,878	65,175	450,477

3. UNIT MIX

RESIDENTIAL - 1,2 UNIT AMOUNTS										
FLOOR	NB.	RESI-1 1 BED	RESI-1 2 BED	RESI-1 TOTAL	RESI-2 STUDIO	RESI-2 1 BED	RESI-2 2BED	RESI-2 3BED	RESI-2 TOTAL	TOTAL TOTAL
1	1	0	0	0	0	0	0	0	0	0
2	1	0	4	4	6	10	1	1	18	22
3	1	0	0	0	5	13	0	1	19	19
4	1	20	13	33	5	14	0	1	20	53
5	1	19	8	27	5	14	0	1	20	47
6	1	17	9	26	5	14	0	1	20	46
7	1	18	8	26	5	14	0	1	20	46
8	1	19	7	26	5	14	0	1	20	46
9	1	19	7	26	5	14	0	1	20	46
10	1	19	6	25	5	14	0	1	20	45
11	1	18	6	24	5	14	0	1	20	44
PH	1	-	7	7	-	-	3	-	3	10
RESIDENTIAL-1 TOTAL		149	75							224
RESIDENTIAL-2 TOTAL					51	135	4	10		200
TOTAL										424

TOTAL UNIT COUNT MAY VARY +/- 10%

4. AVERAGE RESI-1 UNIT SIZE : 904 SF.

5. AVERAGE RESI-2 UNIT SIZE : 583 SF.

6. VEHICULAR PARKING COUNT :

LEVEL	SPACES
P1	70
P2	105
P3	105
TOTAL	280

Note :
Applicant requests flexibility as to the number of parking spaces provided so long as that number equals or exceeds the min. number required by the zoning regulations

7. BICYCLE PARKING COUNT :

LEVEL	SPACES
P1	145

8. BUILDING HEIGHT : MAX 110 FT. EXCLUDING PENTHOUSE LEVEL

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MIXED USE DEVELOPMENT
WEST HALF STREET

CITY OF WASHINGTON DC

PROJECT STATISTICS

SCALE : NTS DWG : **A105**

SHEET NO :

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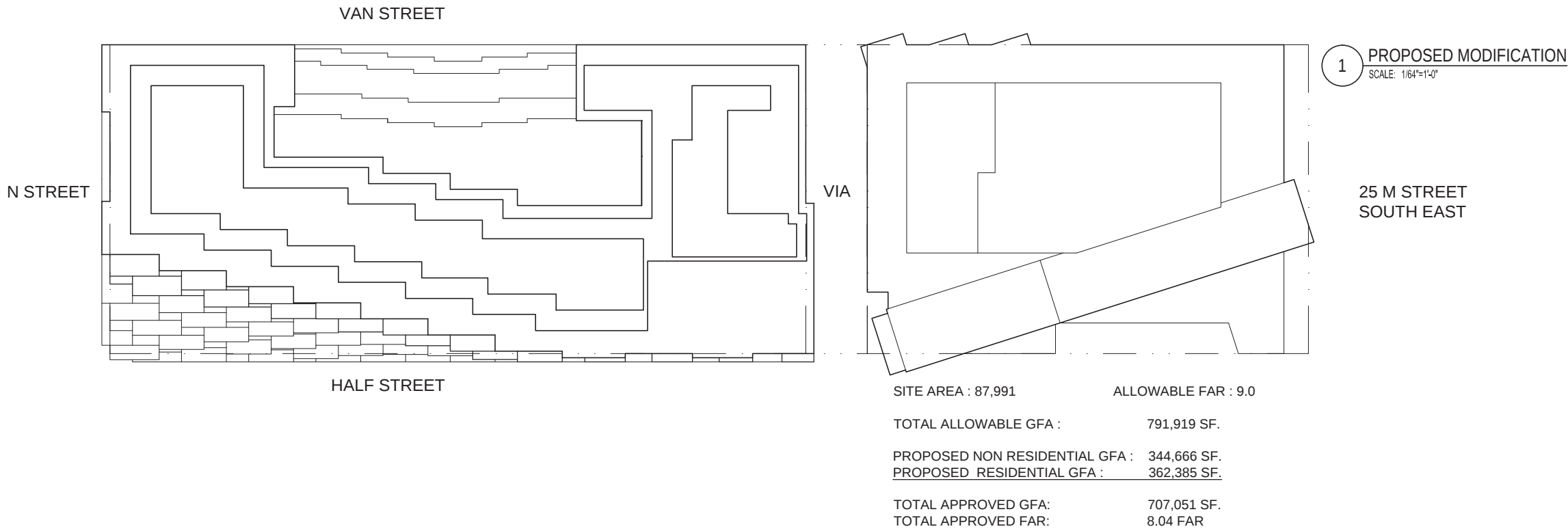
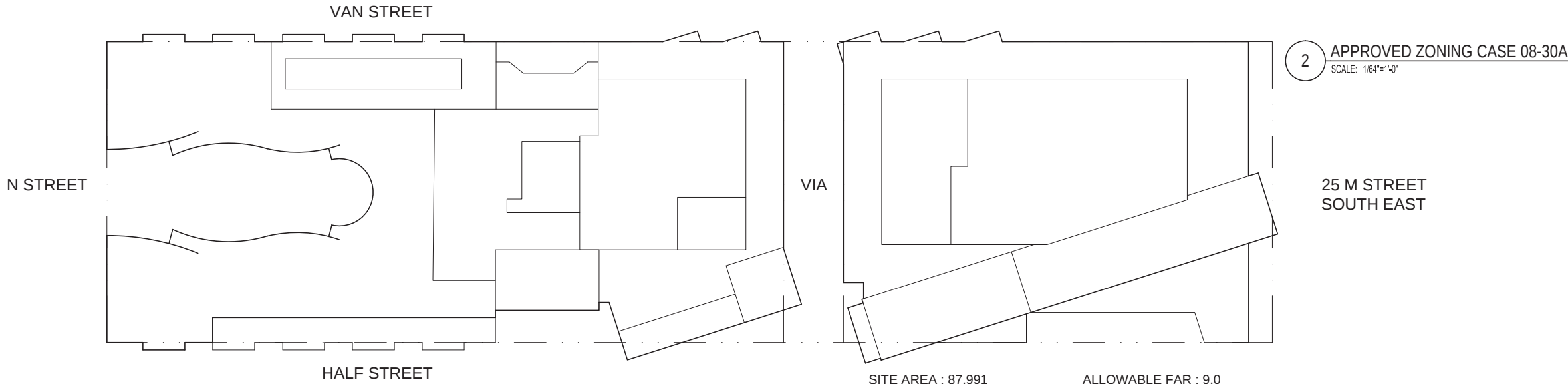
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MIXED USE DEVELOPMENT
WEST HALF STREET

CITY OF WASHINGTON DC

MODIFICATION OF
PREVIOUSLY
APPROVED PLANS
SCALE : 1/64"=1'-0" DWG : **A106**

SHEET NO :



West Half St. Project		
ECA #GG5 11/10/15 (Revised 12/2/15)		
Zoned CR / CG		
Site area = 87,991 sf (including Akridge)		
	Zoning Restriction	Comments
DCMR 11-6: CR ZONE		
Maximum Building Height (600.2)	90' increased to 100' by 1602.1 set at 110' by 1910 Height Act (90' wide +20')	Complies
Penthouse (630.4)	Penthouse can be 20', Mezz is permitted, second story for mech space only	Complies
Maximum FAR (631.1)	6.0 increased to 7.0 by 1601.2 to 9.0 by CLD & Zoning Approval	Complies
Public Open Space (633.1)	10% ground floor space (deleted by 1607.8)	Complies
Maximum Lot Occupancy (634.1)	75%	Need Relief
Minimum Rear Yard (636.5)	Lot abutting 3 or more streets no rear yard required	Complies
Minimum Side Yard (637.1)	Not Required	Complies
Open Court (638.1)	At North Via use open court inscribe circle 3" /ft of height (10' min) at 110' = 27'-6"	Complies
Open Court (638.1)	At West Van St. use open court inscribe circle 3" /ft of height @ 69'-2" = 17'-4"	Complies
Closed Court (638.2)	Closed court at Van St from 2nd-6th use 4" /ft of height (15' min) = 12'-7" (so 15' req'd)	Potential Relief Needed
DCMR 11-4 ROOF STUCTURES Now Penthouse		
	Will comply with new Zoning Commission regs approved / pending publication	
Permitted Use (411.4)	Mechanical or any permitted use within the zone	Complies
Stair Enclosure (411.6)	Stair not containing habitable or mech space can have separate enclosure	Complies
Enclosing Walls (411.9a)	Habitable space may be different height from mechanical space	Complies
Enclosing Walls (411.9b)	If no habitable space, elevator override may be of separate uniform height	Complies
Screening (411.9c)	Mechanical screening may be of single, different uniform height	Complies
FAR (411.13)	Not include: Mech, Common recreation space, Habitable less than .4 FAR	Complies
GFA (411.15)	GFA of habitable is used to determine loading, parking and bikes	Complies
DCMR 11-16 CG ZONE		
Setbacks (1607.2)	at 65' need 20' setback (reduced by 15' reduced to 8')	Need Relief
Retail Use on Half St (1607.4)	100% of frontage on Half St. to be retail except for life safety	Complies
Preferred Use (1607.5)	75% of ground floor to be preferred use (retail at 14' high) (38,323 sf)	Complies
Driveway (1607.7)	Not allowed on Half St.	Complies
DCMR 11-21 PARKING **		
	** Tabulation shown for residential/retail building only, not whole site	
Minimum Parking Retail (2101.1)	Retail = 1 per 750 sf over 3000 sf (65,175 = 83 spaces)	Complies
Minimum Parking Residential (2101.1)	Residential = 1 per 3 dwelling units (assume 416 units = 139 spaces)	Complies
Size of Space (2115.1)	9x19	Complies
Compact Spaces (2115.2)	Can be up to 40%	Need Relief
Compact Spaces (2115.4)	Must be in groups of 5 contiguous spaces	Need Relief
Clear Height (2115.5)	Minimum clear of 6'-6"	Complies
Van Spaces (2115.6)	If more than 100 must provide 5% as 7'-2" Van Spaces	Complies
Drive Aisles (2117.5)	20' drive aisle at 90 degrees (17' at 60 degrees)	Complies
Driveway (2117.8)	Keep 25' from intersection, driveway to be 14' to 25' wide	Complies
DCMR 11-21 BICYCLE PARKING **		
	** Tabulation shown for residential/retail building only, not whole site	
Bicycle Parking Count (2119.2)	5% of required parking (5% X 217 = 11)	Complies
Location (2119.3)	Must be at grade or basement or cellar level	Complies
Size (2119.4)	2' x 6'	Complies
Aisle Width (2119.5)	5' aisle width	Complies
DCMR 11-22 LOADING **		
	** Tabulation shown for residential/retail building only, not whole site	
Retail Loading Berth (2201.1)	30K to 100K = 1 Loading Berth at 30' and 1 at 55'	Need Relief
Residential Loading Berth (2201.1)	1 loading Berth at 55'	Need Relief
Retail Loading Platform (2201.1)	1 loading platforms at 100 sf and 1 at 200 sf	Need Relief
Residential Loading Platform (2201.1)	1 loading platforms at 200 sf	Need Relief
Retail Delivery space (2201.1)	1 delivery space at 20'	Complies
Residential Delivery space (2201.1)	1 delivery space at 20'	Complies
Delivery Space (2201.5)	Delivery space is 10' wide and 10' clear height	Complies
Loading Berth (2201.6)	Loading Berth is 12' wide and 14' clear height	Complies
100 sf Platform (2201.7)	Minimum dimension is 8'	Complies
200 sf Platform (2201.7)	Minimum dimension is 12'	Complies
Driveway (2204.4)	Between 12' and 25' wide	Complies
DCMR 11-25 MISC REQUIREMENTS		
Projections into Open Space (2502.1)	Every part of required yd or court must be open to the sky	Complies
Building Height (2517.4)	Height is measured from finished grade at middle of the front of bldg	Complies
DCMR 11-34 GREEN AREA RATIO		
Applicability (3401.2)	CR Zone = GAR = .20	Complies
DCMR 11-4 ROOF STUCTURES Now Penthouse		
	Will comply with new Zoning Commission regs approved / pending publication	
Permitted Use (411.4)	Mechanical or any permitted use within the zone	Complies
Stair Enclosure (411.6)	Stair not containing habitable or mech space can have separate enclosure	Complies
Enclosing Walls (411.9a)	Habitable space may be different height from mechanical space	Complies
Enclosing Walls (411.9b)	If no habitable space, elevator override may be of separate uniform height	Complies
Screening (411.9c)	Mechanical screening may be of single, different uniform height	Complies
FAR (411.13)	Not include: Mech, Common recreation space, Habitable less than .4 FAR	Complies
GFA (411.15)	GFA of habitable is used to determine loading, parking and bikes	Complies
Guardrail and trellis (411.18)	Screening and guardrails to be set back from certain edges of roof	Complies

NO.

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MIXED USE DEVELOPMENT

WEST HALF STREET

CITY OF WASHINGTON DC

ZONING TABULATION

SCALE : NTS

DWG :

A107

SHEET NO :

LEED-NC 2009 New Construction and Major Renovation

Preliminary Project Checklist



West Half Street

11/17/2015

21 1 2 2 Sustainable Sites Possible Points 36

Y	?Y	?N	N			
Y				Prereq 1	Construction Activity Pollution Prevention	
1				Credit 1	Site Selection	1
5				Credit 2	Development Density & Community Connectivity	5
1				Credit 3	Brownfield Redevelopment	1
6				Credit 4.1	Alternative Transportation: Public Transportation Access	6
1				Credit 4.2	Alternative Transportation: Bicycle Storage & Changing Rooms	1
3				Credit 4.3	Alternative Transportation: Low Emitting & Fuel Efficient Vehicles	3
		2		Credit 4.4	Alternative Transportation: Parking Capacity	2
			1	Credit 5.1	Site Development: Protect or Restore Habitat	1
1				Credit 5.2	Site Development: Maximize Open Space	1
1				Credit 6.1	Stormwater Design: Quantity Control	1
	1			Credit 6.2	Stormwater Design: Quality Control	1
1				Credit 7.1	Heat Island Effect: Non-Roof	1
1				Credit 7.2	Heat Island Effect: Roof	1
			1	Credit 8	Light Pollution Reduction	1

4 2 1 3 Water Efficiency Possible Points 10

Y	?Y	?N	N			
Y				Prereq 1	Water Use Reduction: 20% Reduction	
2	2			Credit 1	Water Efficient Landscaping	4
			2	Credit 2	Innovative Wastewater Technologies	2
2		1	1	Credit 3	Water Use Reduction: 30%/ 35%/ 40%	4

7 3 3 23 Energy & Atmosphere Possible Points 35

Y	?Y	?N	N			
Y				Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y				Prereq 2	Minimum Energy Performance	
Y				Prereq 3	Fundamental Refrigerant Management	
4	1	1		Credit 1	Optimize Energy Performance: 8% and up	19
			7	Credit 2	On-Site Renewable Energy: 1%-13%	7
		2		Credit 3	Enhanced Commissioning	2
	2			Credit 4	Enhanced Refrigerant Management	2
1			2	Credit 5	Measurement & Verification	3
2				Credit 6	Green Power	2

5 1 8 Materials & Resources Possible Points 9

Y	?Y	?N	N			
Y				Prereq 1	Storage & Collection of Recyclables	
			3	Credit 1.1	Building Reuse: Maintain Existing Walls, Floors, and Roof	2
			1	Credit 1.2	Building Reuse: Maintain 50% of Interior Non-Structural Elements	1
2				Credit 2	Construction Waste Management: 50%/ 75%	2
			2	Credit 3	Materials Reuse: 5%/ 10%	2

Materials & Resources, Cont.

Credit 4	Recycled Content: 10%/ 20%	2
Credit 5	Regional Materials: 10%/ 20%	2
Credit 6	Rapidly Renewable Materials: 2.5%	1
Credit 7	Certified Wood: 50%	1

7 1 3 4 Indoor Environmental Quality Possible Points 19

Y	?Y	?N	N			
Y				Prereq 1	Minimum IAQ Performance	
Y				Prereq 2	Environmental Tobacco Smoke (ETS) Control	
			1	Credit 1	Outdoor Air Delivery Monitoring	1
			1	Credit 2	Increased Ventilation: 30%	1
1				Credit 3.1	Construction IAQ Management Plan: During Construction	1
			1	Credit 3.2	Construction IAQ Management Plan: Before Occupancy	1
1				Credit 4.1	Low-Emitting Materials: Adhesives & Sealants	1
1				Credit 4.2	Low-Emitting Materials: Paints & Coatings	1
1				Credit 4.3	Low-Emitting Materials: Flooring & Carpet	1
			1	Credit 4.4	Low-Emitting Materials: Composite Wood & Agrifiber Products	1
			1	Credit 5	Indoor Chemical & Pollutant Source Control	1
1				Credit 6.1	Controllability of Systems: Lighting	1
1				Credit 6.2	Controllability of Systems: Thermal Comfort	1
1				Credit 7.1	Thermal Comfort: Design	1
			1	Credit 7.2	Thermal Comfort: Verification	1
		1		Credit 8.1	Daylight & Views: Daylight 75% of Spaces	1
1				Credit 8.2	Daylight & Views: Views for 90% of Spaces	1

6 Innovation & Design Process Possible Points 6

Y	?Y	?N	N			
1				Credit 1.1	Innovation in Design - Green Education Plan	1
1				Credit 1.2	Innovation in Design - EP SSc4.1	1
1				Credit 1.3	Innovation in Design - EP SSc5.2	1
1				Credit 1.4	Innovation in Design - Water Saving Appliances	1
1				Credit 1.5	Innovation in Design - EP SSc7.1	1
1				Credit 2	LEED Accredited Professional	1

1 3 Regional Priority Credits Possible Points 4

Y	?Y	?N	N			
			1	Credit 1.1	Regional Priority: SSc5.1	1
1				Credit 1.2	Regional Priority: SSc6.1	1
			1	Credit 1.3	Regional Priority: EAc1	1
			1	Credit 1.4	Regional Priority: MRc1.1	1

51 7 10 43 Total Possible Points 19

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110 points

NO.	DATE	REVISION
	12/11/15	ZONING COMMISSION PACKAGE



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