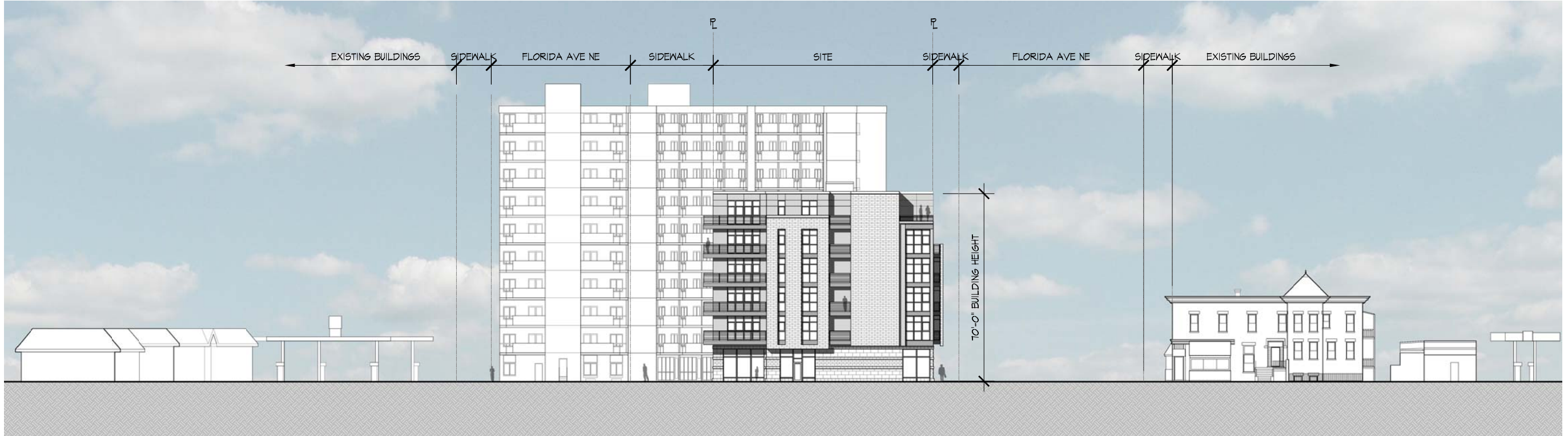
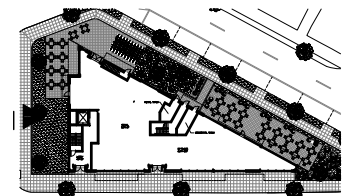




1 14TH STREET WEST ELEVATION
SCALE: 1"=40'-0"



KEYPLAN N.T.S.



1401 FLORIDA AVE NE

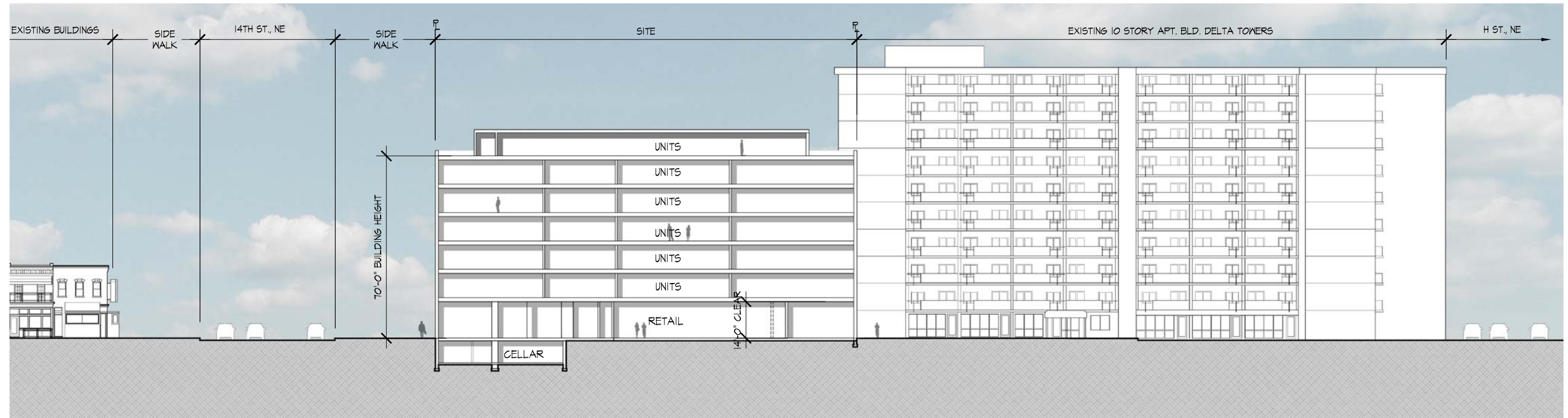
1401 Florida Ave NE, 1402-1410 H St NE
Washington, DC 20002
Square: 1049N Lot No: 5, 6, 802, 803, 804 Zone: C-3-A / HS-A (ARTS)



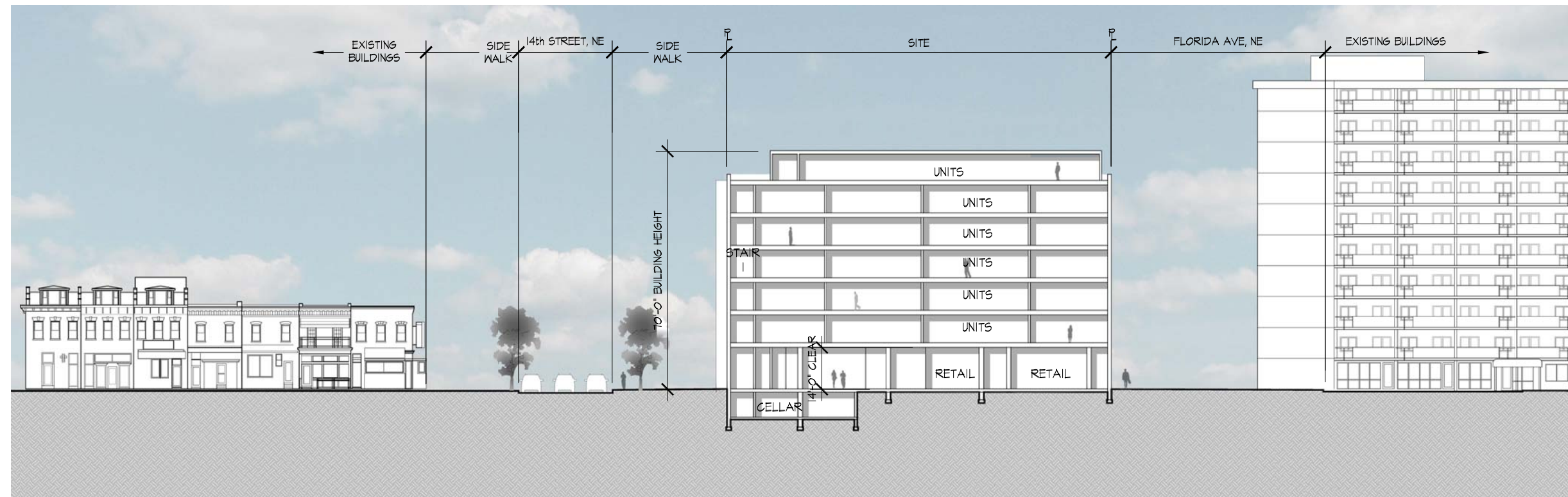
PGN Architects, PLLC
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STREET ELEVATIONS | A 0.9A

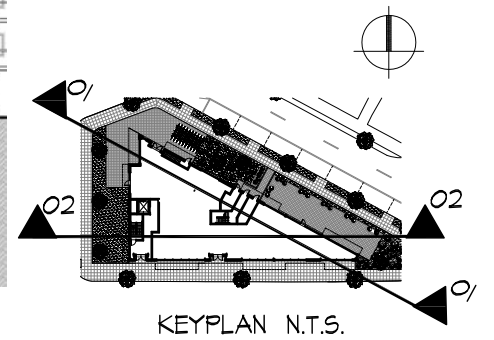
Board of Zoning Adjustment
BZA SUBMISSION 12/19/2014
District of Columbia
CASE NO.18891
EXHIBIT NO.35A2



1 BUILDING SECTION
SCALE: 1"=40'-0"



2 BUILDING SECTION
SCALE: 1"=40'-0"



1401 FLORIDA AVE NE

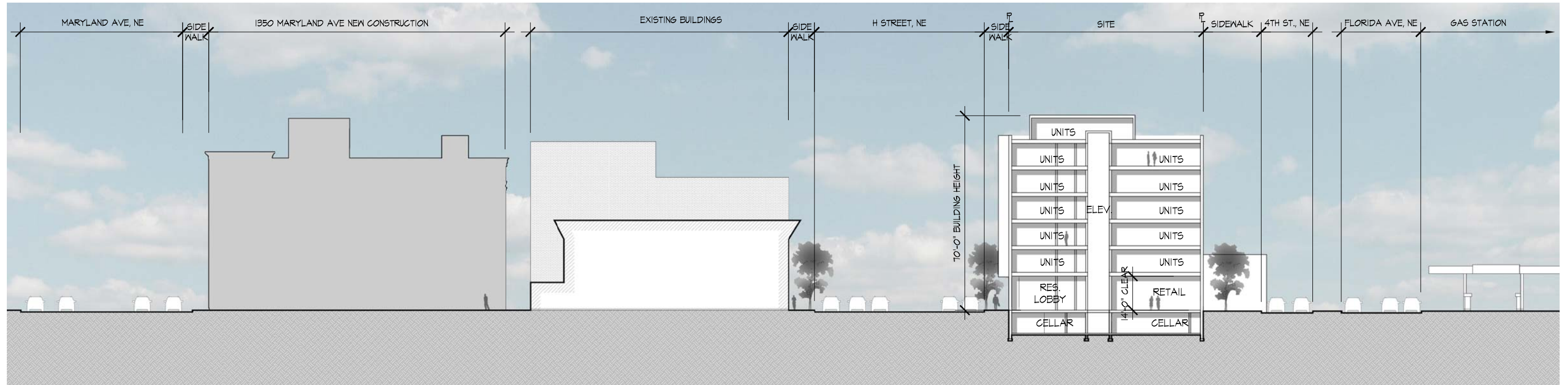
1401 Florida Ave NE, 1402-1410 H St NE
Washington, DC 20002
Square: 1049N Lot No: 5, 6, 802, 803, 804 Zone: C-3-A / HS-A (ARTS)



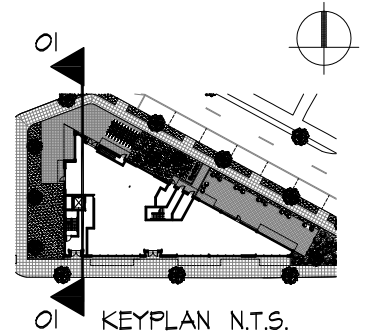
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BUILDING SECTIONS A 0.10

BZA SUBMISSION 12/19/2014



1 BUILDING SECTION
SCALE: 1"=40'-0"



1401 FLORIDA AVE NE

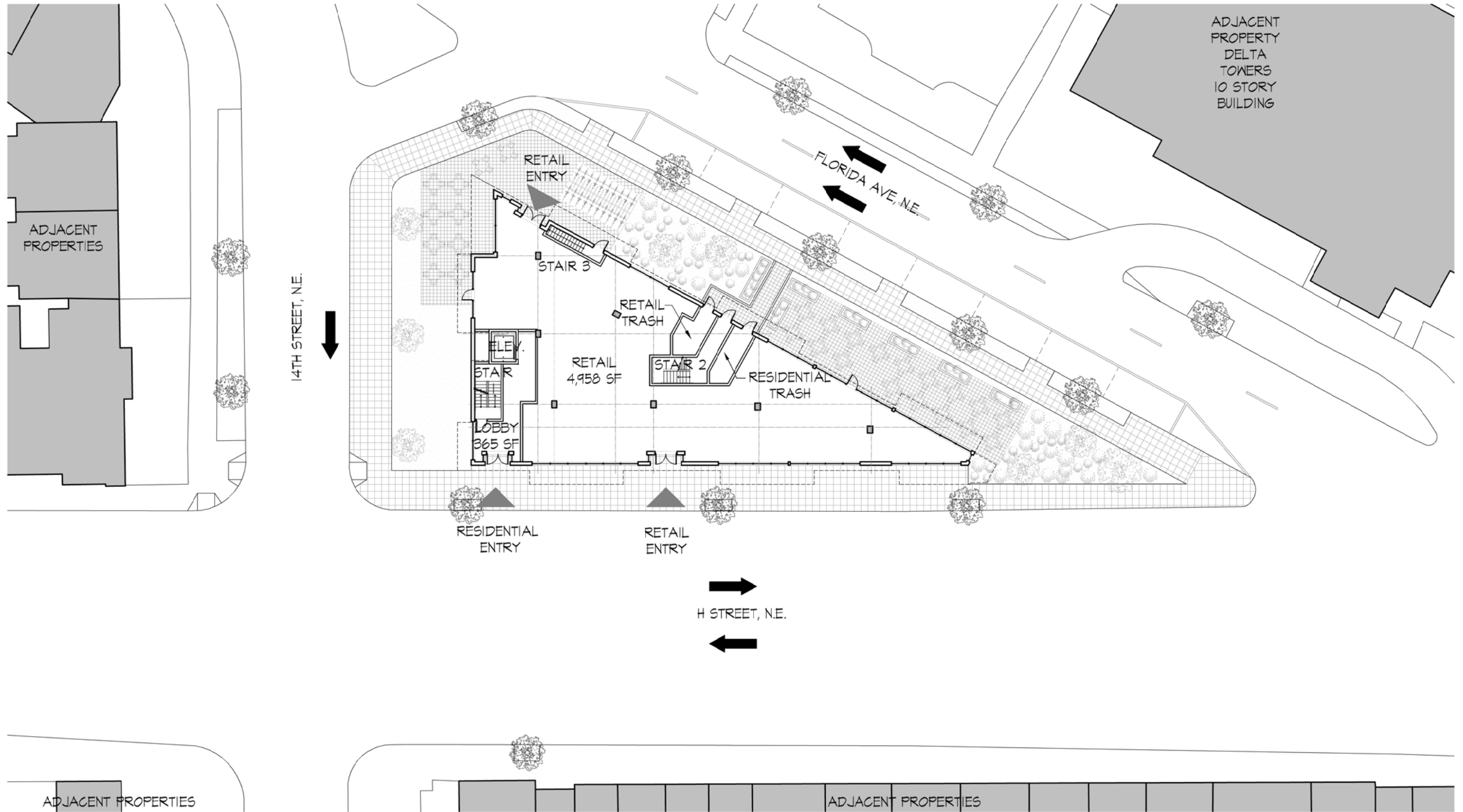
1401 Florida Ave NE, 1402-1410 H St NE
Washington, DC 20002
Square: 1049N Lot No: 5, 6, 802, 803, 804 Zone: C-3-A / HS-A (ARTS)



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BUILDING SECTIONS | A 0.10A

BZA SUBMISSION | 12/19/2014



1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

1401 FLORIDA AVE NE

1401 Florida Ave NE, 1402-1410 H St NE
Washington, DC 20002
Square: 1049N Lot No: 5, 6, 802, 803, 804 Zone: C-3-A / HS-A (ARTS)



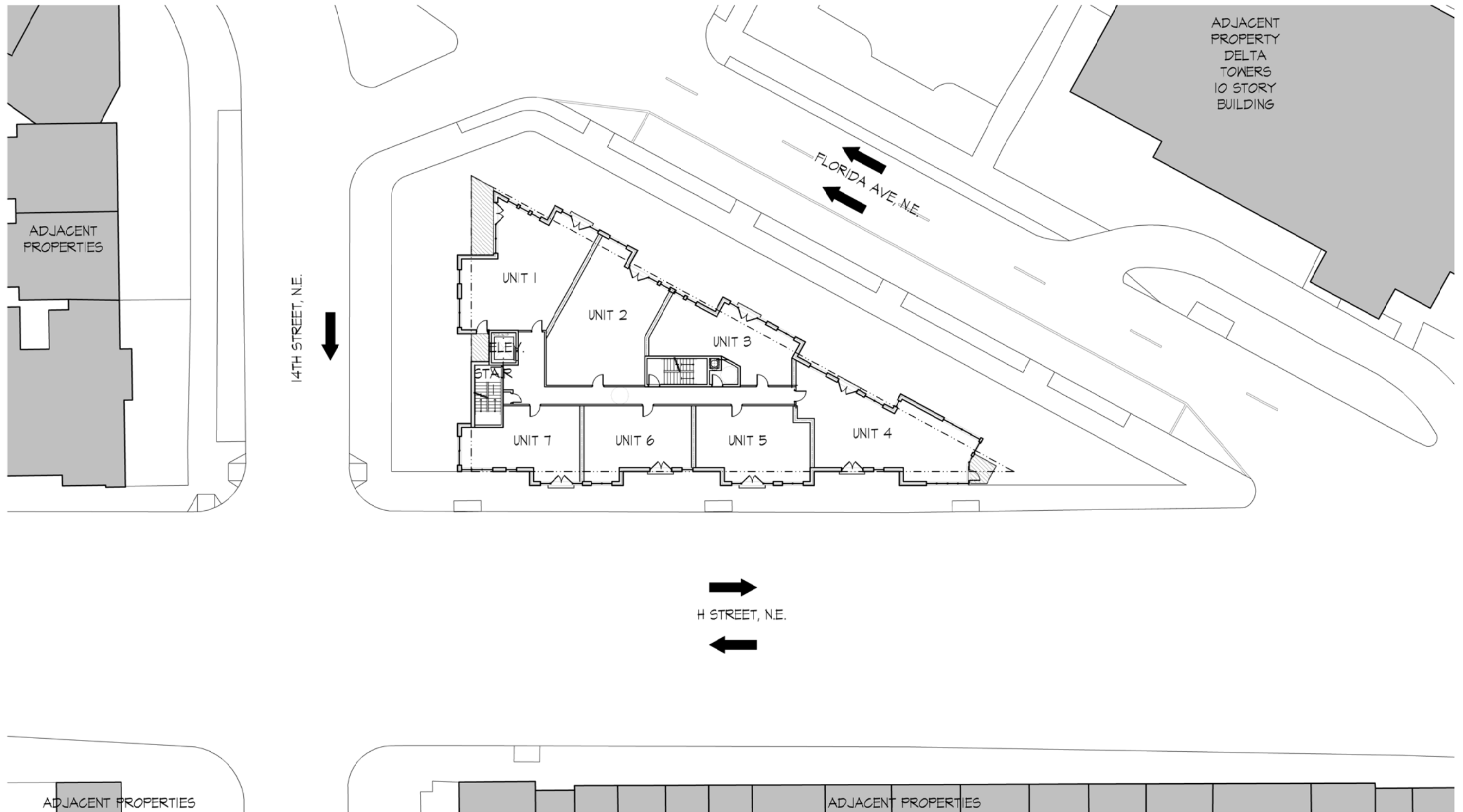
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210 7th Street SE - Suite 201
Washington, DC 20003
(P) 202-822-5995 (F) 202-822-0908

FIRST FLOOR PLAN

A 1.1

BZA SUBMISSION

12/19/2014



1 TYPICAL FLOOR PLAN
SCALE: 1/8"=1'-0"

1401 FLORIDA AVE NE

1401 Florida Ave NE, 1402-1410 H St NE
Washington, DC 20002
Square: 1049N Lot No: 5, 6, 802, 803, 804 Zone: C-3-A / HS-A (ARTS)



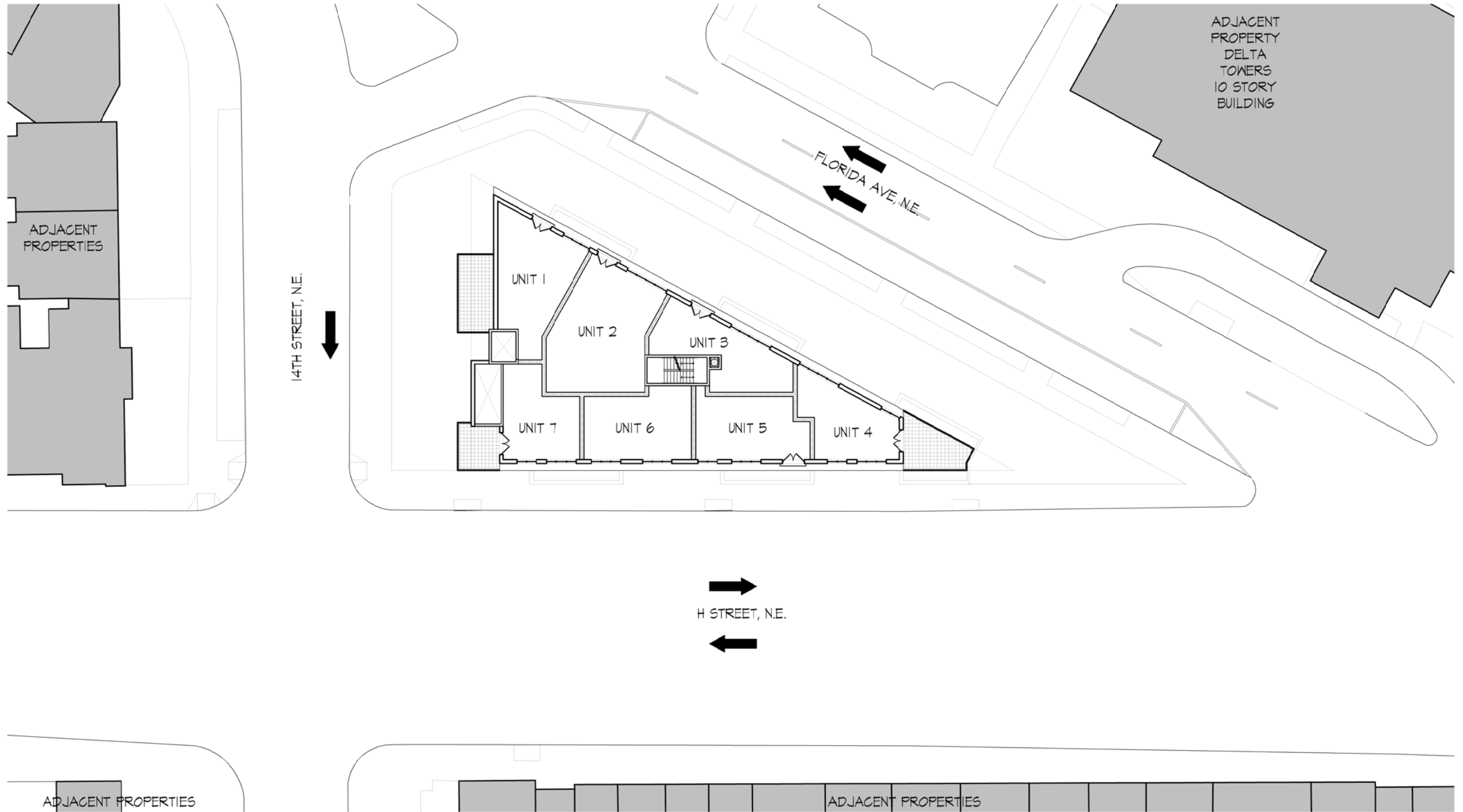
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Washington, DC 20003
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TYPICAL FLOOR PLAN

A 1.2

BZA SUBMISSION

12/19/2014



1 SIXTH FLOOR PLAN
SCALE: 1/8"=1'-0"

1401 FLORIDA AVE NE

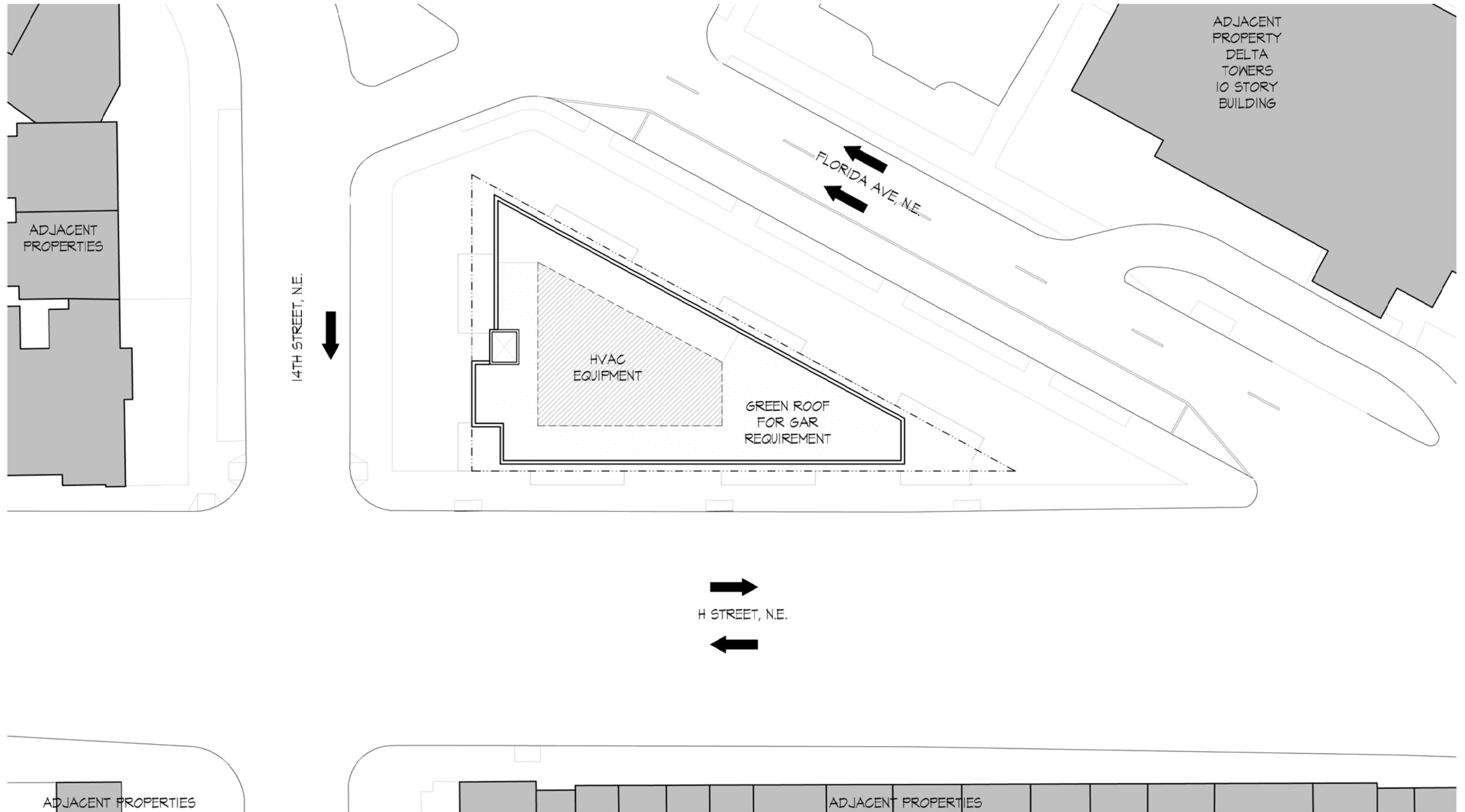
1401 Florida Ave NE, 1402-1410 H St NE
Washington, DC 20002
Square: 1049N Lot No: 5, 6, 802, 803, 804 Zone: C-3-A / HS-A (ARTS)



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SIXTH FLOOR PLAN A 1.3

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1 ROOF PLAN
SCALE: 1/8"=1'-0"



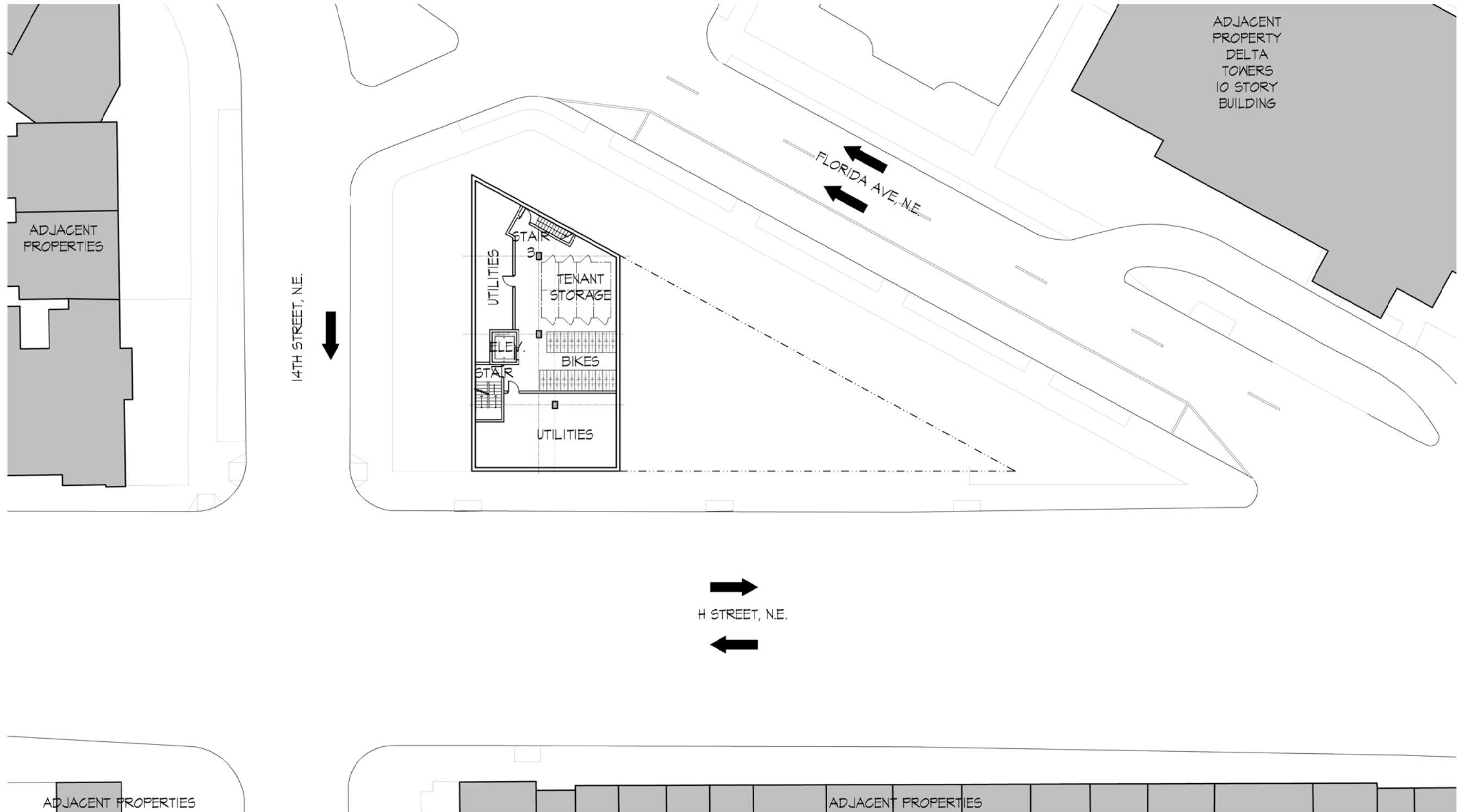
1401 FLORIDA AVE NE

1401 Florida Ave NE, 1402-1410 H St NE
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Square: 1049N Lot No: 5, 6, 802, 803, 804 Zone: C-3-A / HS-A (ARTS)



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ROOF PLAN A 1.4
BZA SUBMISSION 12/19/2014



1 CELLAR PLAN
SCALE: 1/4"=30'

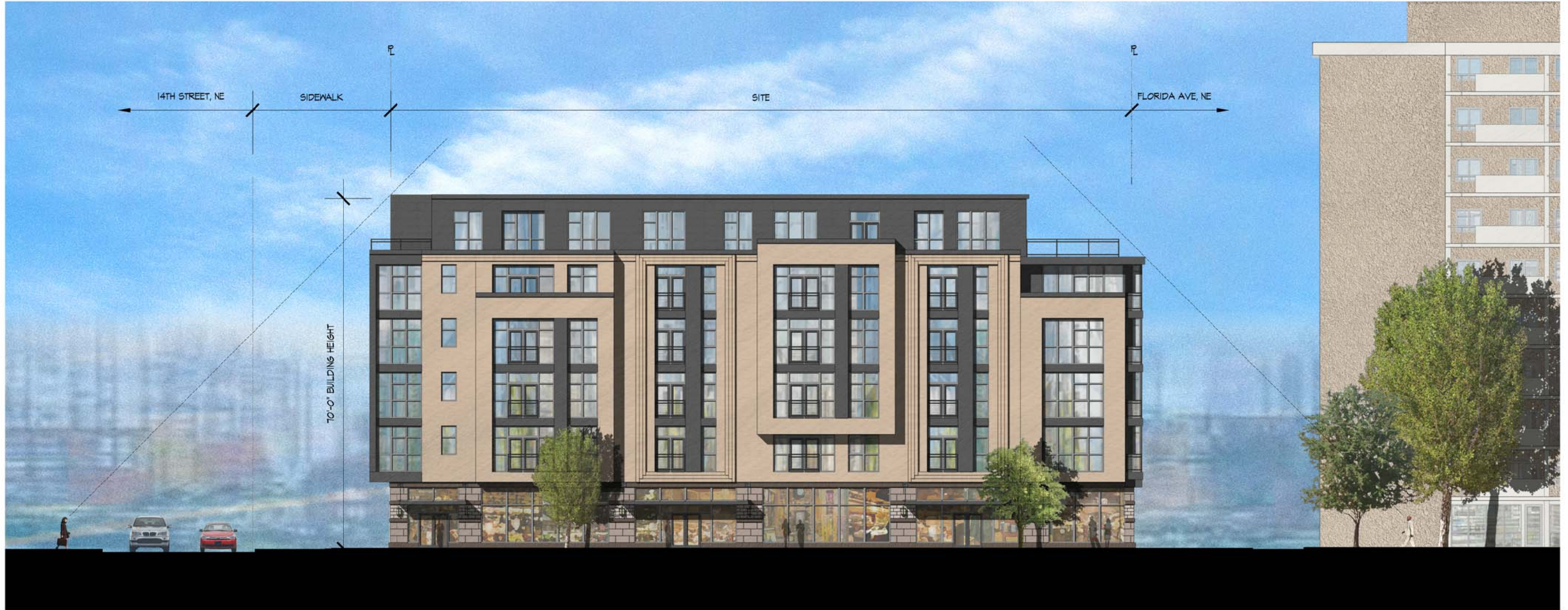
1401 FLORIDA AVE NE

1401 Florida Ave NE, 1402-1410 H St NE
Washington, DC 20002
Square: 1049N Lot No: 5, 6, 802, 803, 804 Zone: C-3-A / HS-A (ARTS)

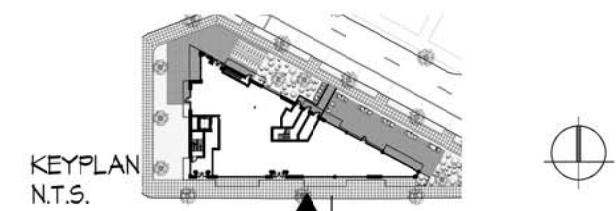


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CELLAR PLAN | A 1.5
BZA SUBMISSION | 12/19/2014



1 H STREET SOUTH ELEVATION
SCALE: 1"=20'-0"



1401 FLORIDA AVE NE

1401 Florida Ave NE, 1402-1410 H St NE
Washington, DC 20002
Square: 1049N Lot No: 5, 6, 802, 803, 804 Zone: C-3-A / HS-A (ARTS)



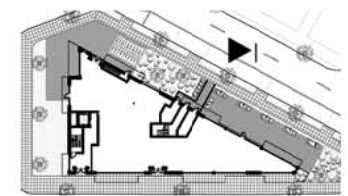
PGN Architects, PLLC
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Washington, DC 20003
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H STREET SOUTH ELEVATION A 2.1

BZA SUBMISSION 12/19/2014



1 FLORIDA AVE. NORTH ELEVATION
SCALE: 1"=20'-0"



KEYPLAN N.T.S.

1401 FLORIDA AVE NE

1401 Florida Ave NE, 1402-1410 H St NE
Washington, DC 20002
Square: 1049N Lot No: 5, 6, 802, 803, 804 Zone: C-3-A / HS-A (ARTS)



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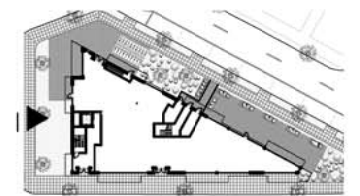
FLORIDA AVE. NORTH ELEVATION

A 2.2

BZA SUBMISSION 12/19/2014



1 14TH STREET WEST ELEVATION
SCALE: 1"=20'-0"



KEYPLAN N.T.S.



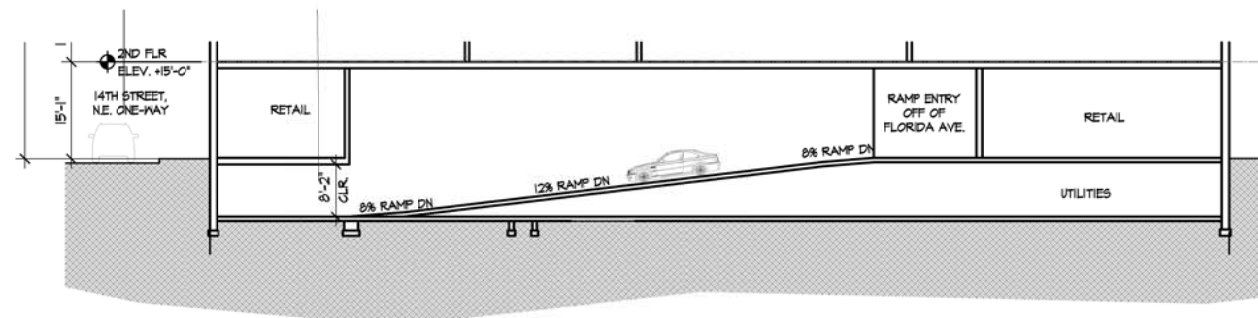
1401 FLORIDA AVE NE

1401 Florida Ave NE, 1402-1410 H St NE
Washington, DC 20002
Square: 1049N Lot No: 5, 6, 802, 803, 804 Zone: C-3-A / HS-A (ARTS)

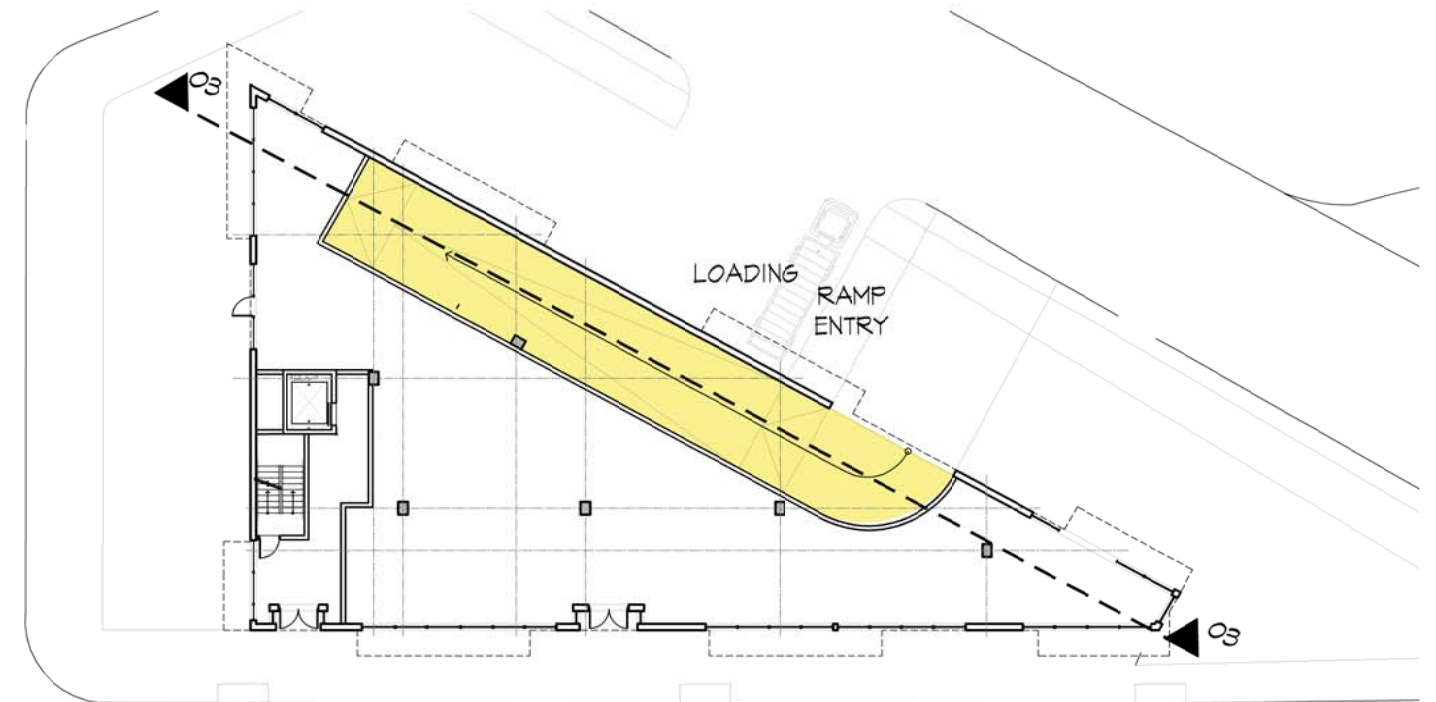


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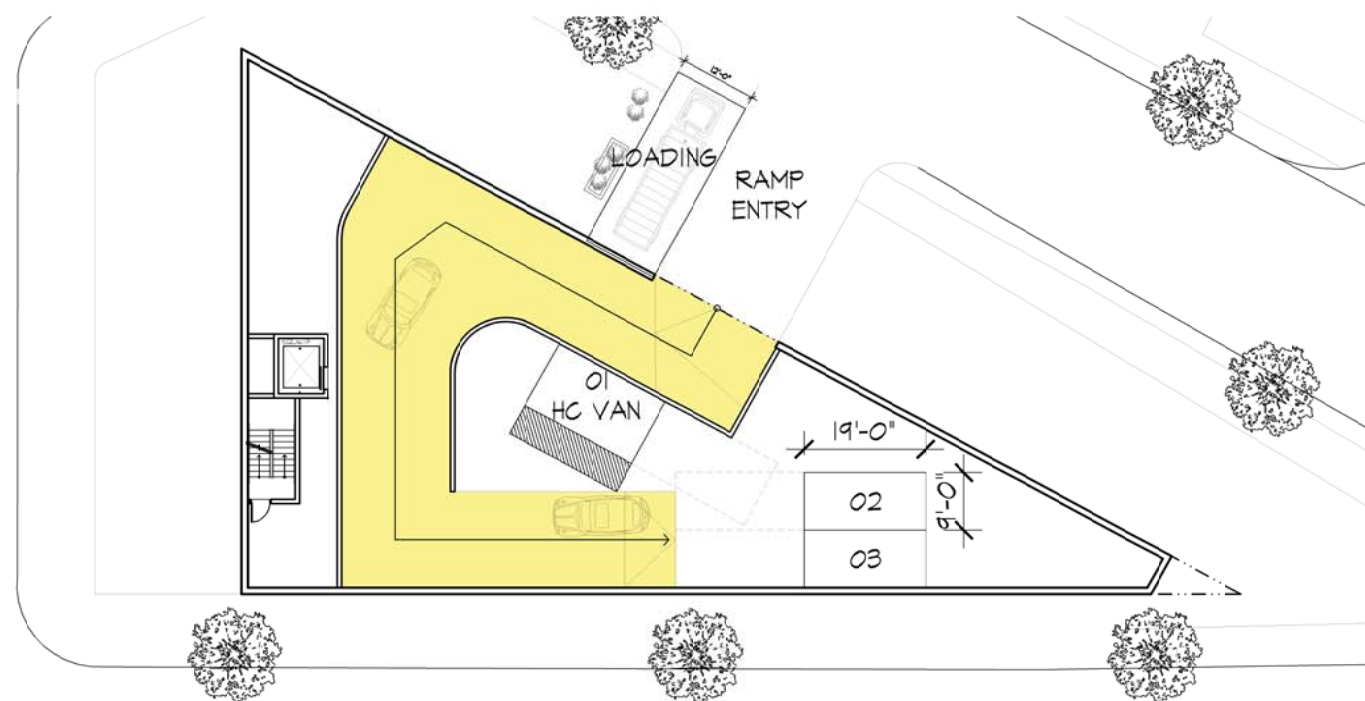
14TH STREET WEST ELEVATION A 2.3
BZA SUBMISSION 12/19/2014



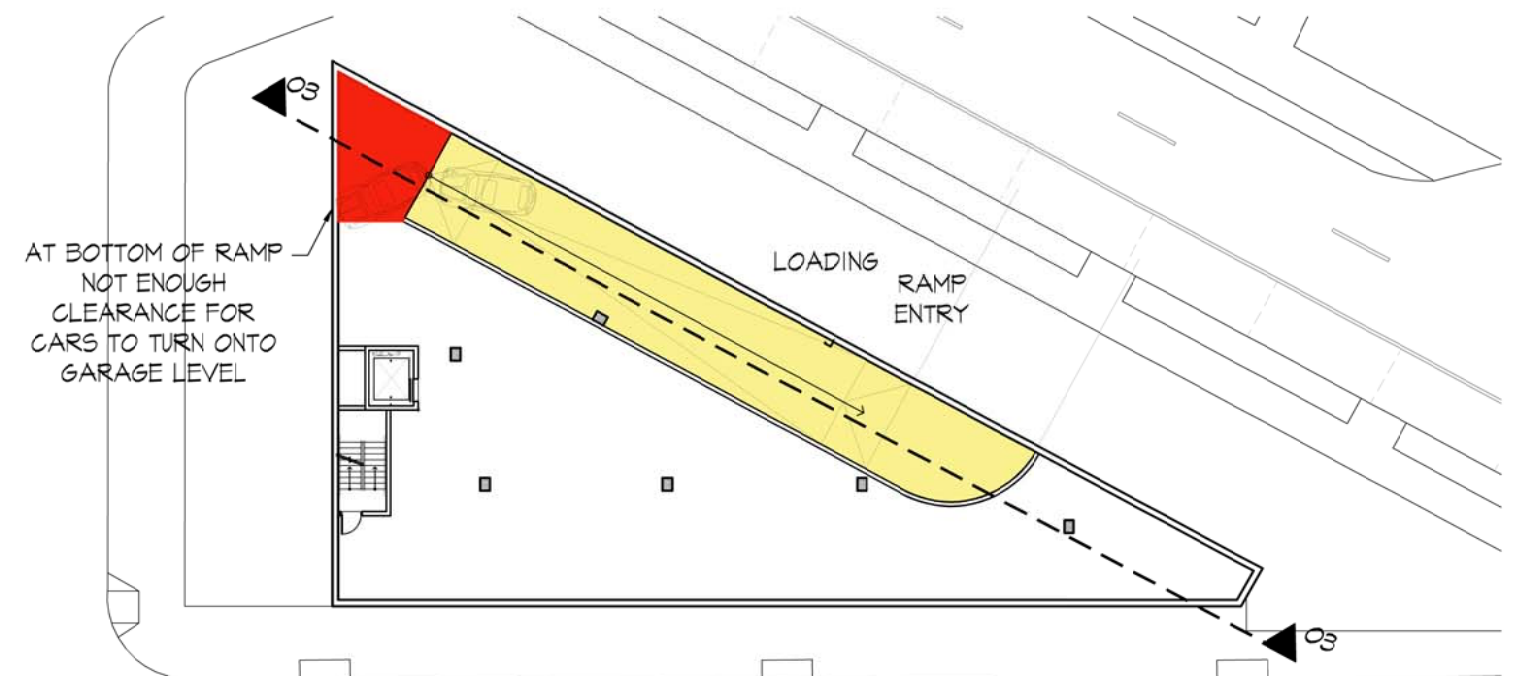
3 PARTIAL SECTION AT RAMP
SCALE: 1'-0"=30'



1 FIRST FLOOR DIAGRAM
SCALE: 1'-0"=30'



4 GARAGE DIAGRAM
SCALE: 1'-0"=30'



2 GARAGE DIAGRAM
SCALE: 1'-0"=30'

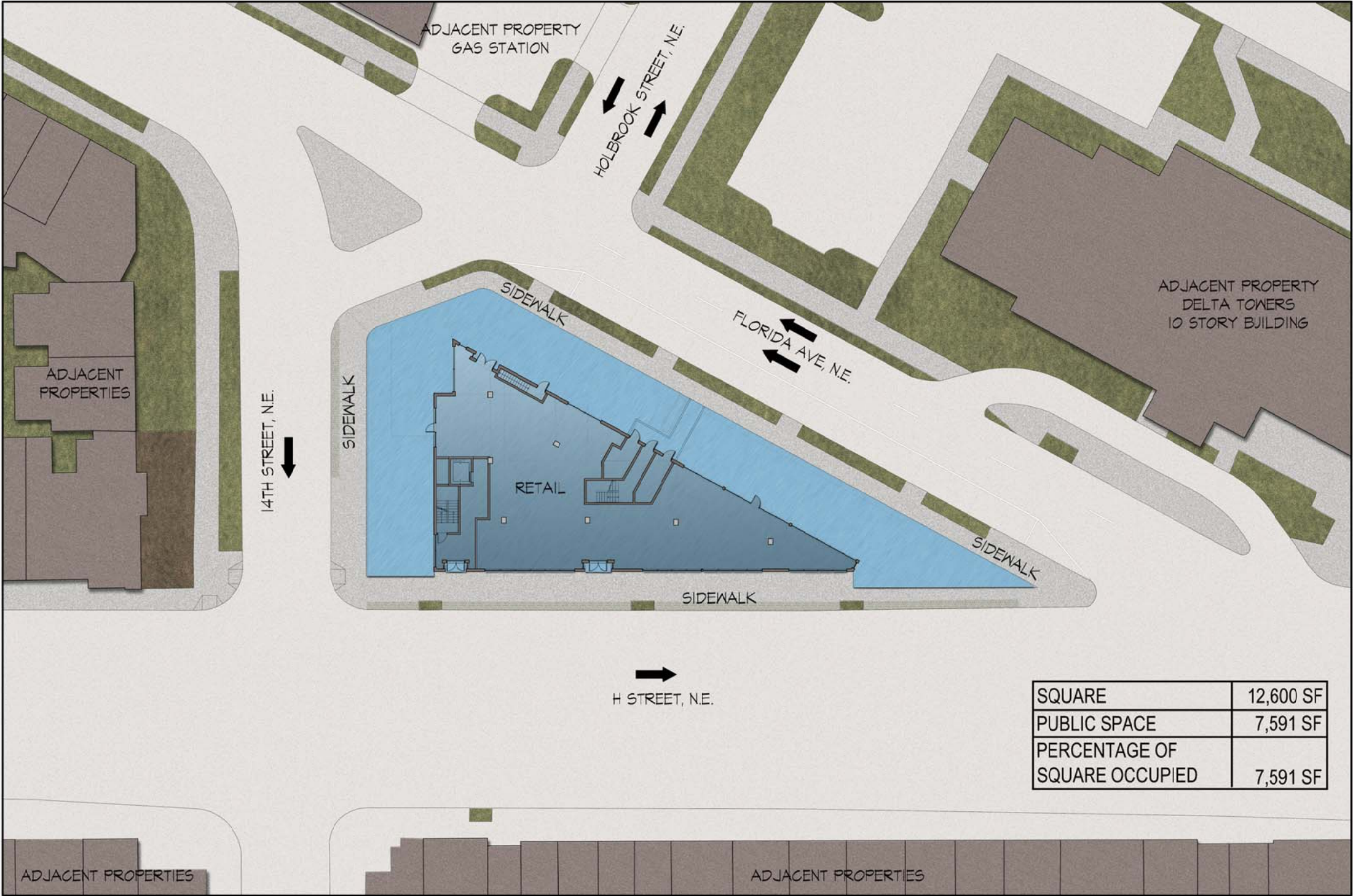
1401 FLORIDA AVE NE

1401 Florida Ave NE, 1402-1410 H St NE
Washington, DC 20002
Square: 1049N Lot No: 5, 6, 802, 803, 804 Zone: C-3-A / HS-A (ARTS)



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RAMP DIAGRAM A 3.1
BZA SUBMISSION 12/19/2014



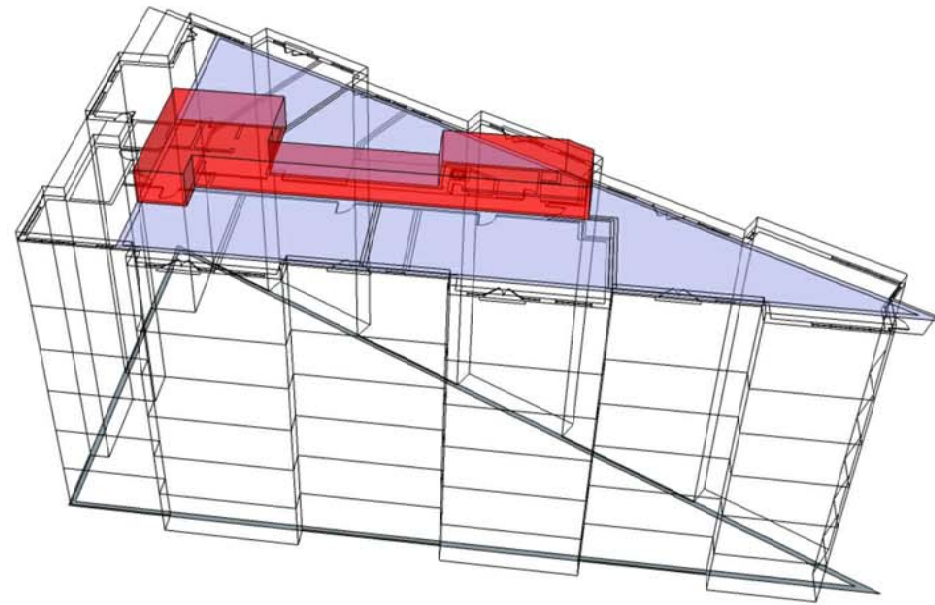
1 PUBLIC SPACE
SCALE: 1"=0'-40"



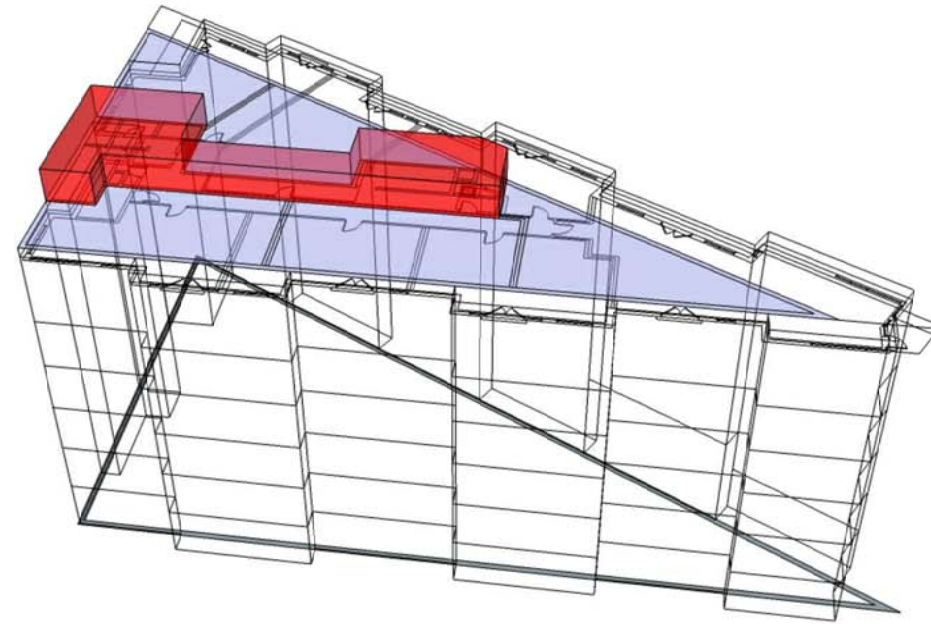
1401 FLORIDA AVE NE

1401 Florida Ave NE, 1402-1410 H St NE
Washington, DC 20002
Square: 1049N Lot No: 5, 6, 802, 803, 804 Zone: C-3-A / HS-A (ARTS)

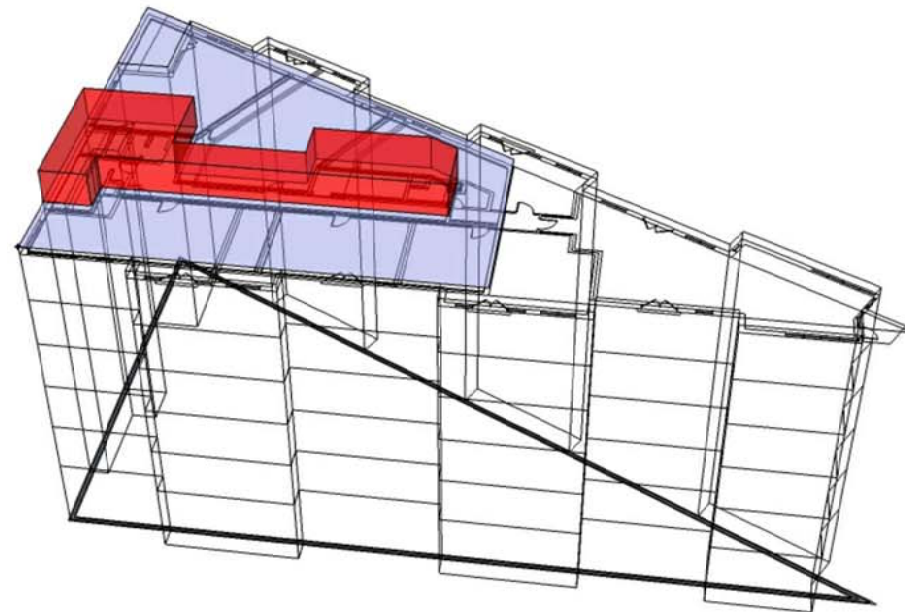
PGN ARCHITECTS
PGN Architects, PLLC
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Washington, DC 20003
(P) 202-822-5995 (F) 202-822-0908



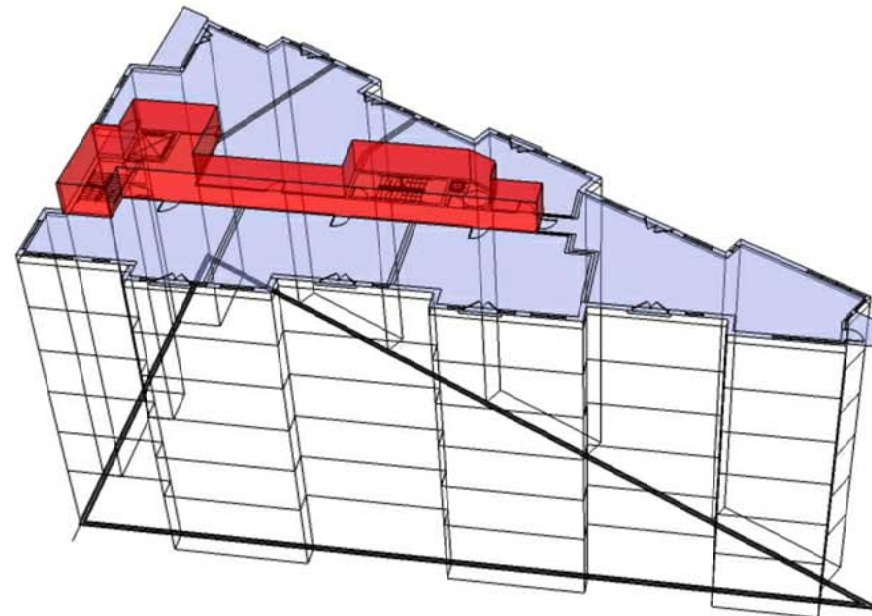
1 WITH 80% OCCUPANCY - SETBACK ON 14TH ST
SCALE: 1'-0"=50'



2 WITH 80% OCCUPANCY - SETBACK ON EAST CORNER
SCALE: 1'-0"=50'



3 WITH 80% OCCUPANCY - SETBACK ON FLORIDA AVE
SCALE: 1'-0"=50'



4 EXISTING TRIANGULAR LOT - PROPOSED DESIGN
SCALE: 1'-0"=50'

BUILDING EFFICIENCY OF A TYPICAL FLOOR

		NET SF	CORE	EFFICIENCY
1.	WITH 80% L.O. - SETBACK ON 14TH ST	5,240 SF	1,128 SF	78%
2.	WITH 80% L.O. - SETBACK ON EAST CORNER	5,240 SF	1,087 SF	79%
3.	WITH 80% L.O. - SETBACK ON FLORIDA AVE	5,240 SF	1,128 SF	78%
4.	PROPOSED DESIGN	6,377 SF	1,087 SF	83%



1401 FLORIDA AVE NE

1401 Florida Ave NE, 1402-1410 H St NE
Washington, DC 20002
Square: 1049N Lot No: 5, 6, 802, 803, 804 Zone: C-3-A / HS-A (ARTS)

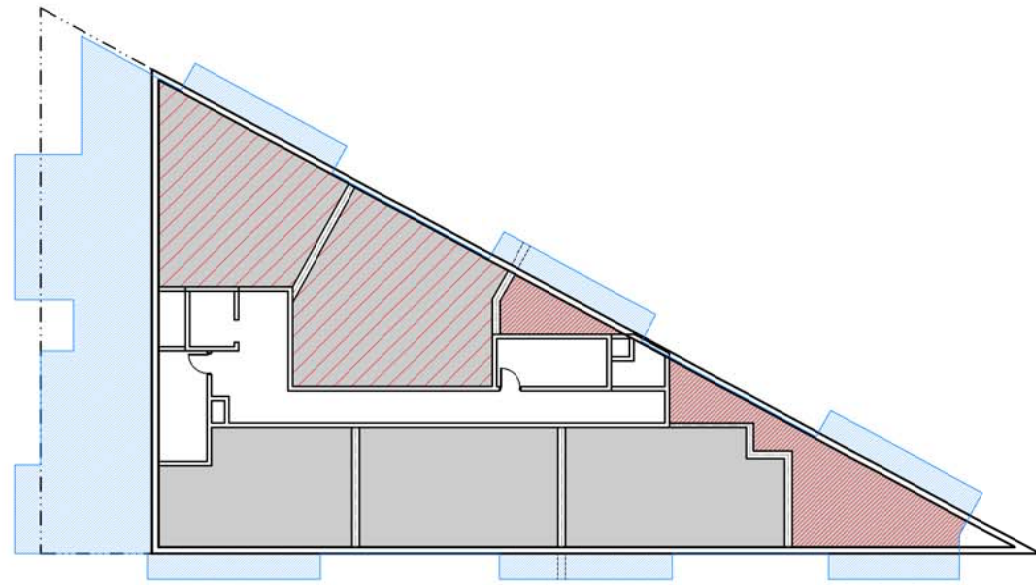


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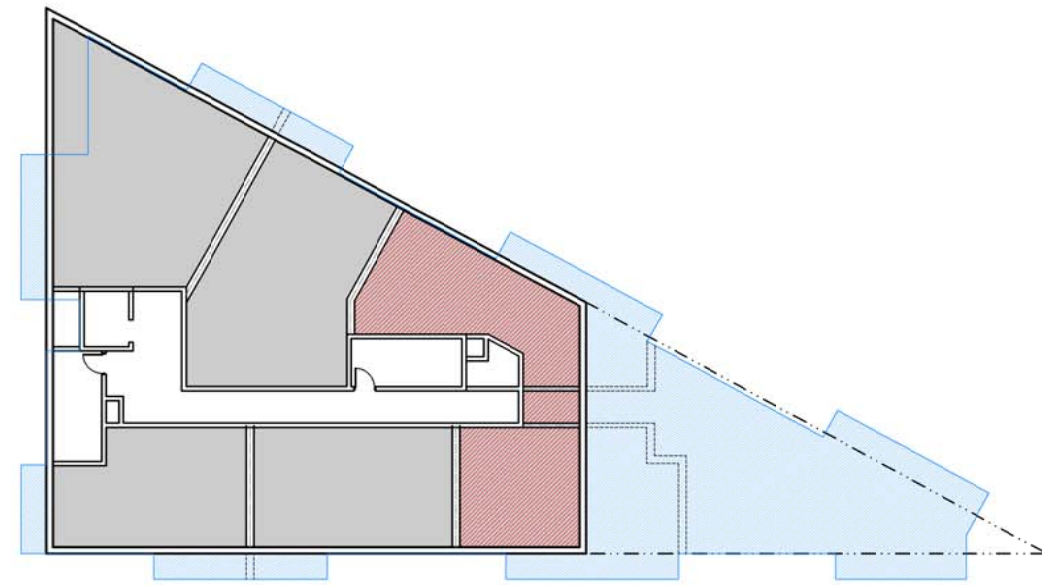
BUILDING EFFICIENCY

A 4.1

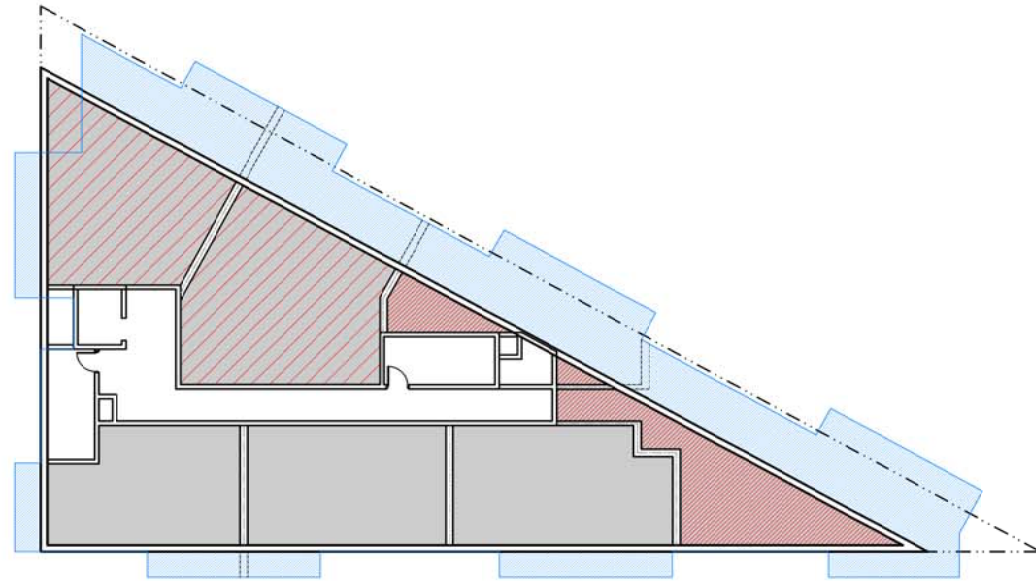
12/19/2014



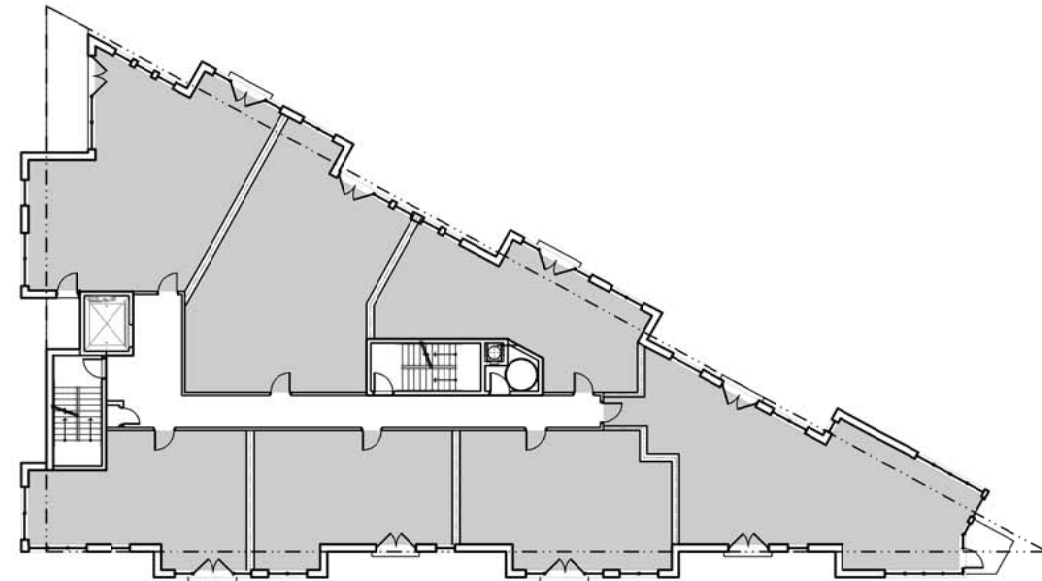
1 WITH 80% OCCUPANCY - SETBACK ON 14TH ST
SCALE: 1"=0"=30'



2 WITH 80% OCCUPANCY - SETBACK ON EAST CORNER
SCALE: 1"=0"=30'



3 WITH 80% OCCUPANCY - SETBACK ON FLORIDA AVE
SCALE: 1"=0"=30'



4 EXISTING TRIANGULAR LOT - PROPOSED DESIGN
SCALE: 1"=0"=30'



1401 FLORIDA AVE NE

1401 Florida Ave NE, 1402-1410 H St NE
Washington, DC 20002
Square: 1049N Lot No: 5, 6, 802, 803, 804 Zone: C-3-A / HS-A (ARTS)

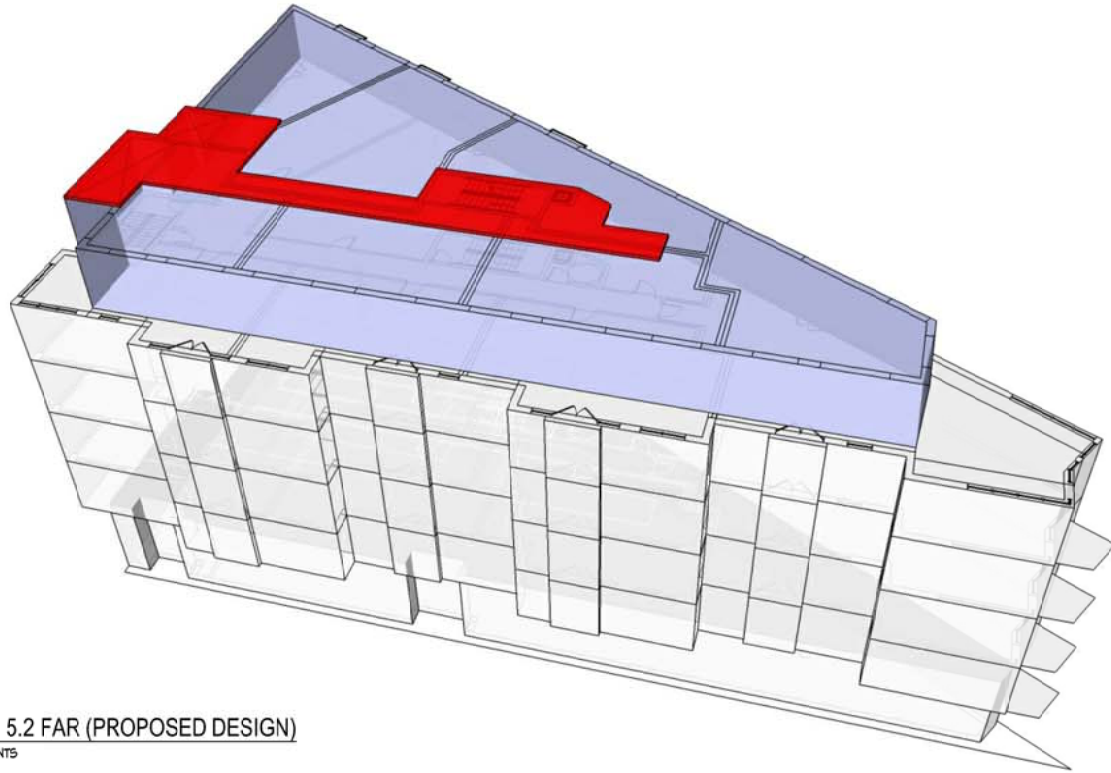


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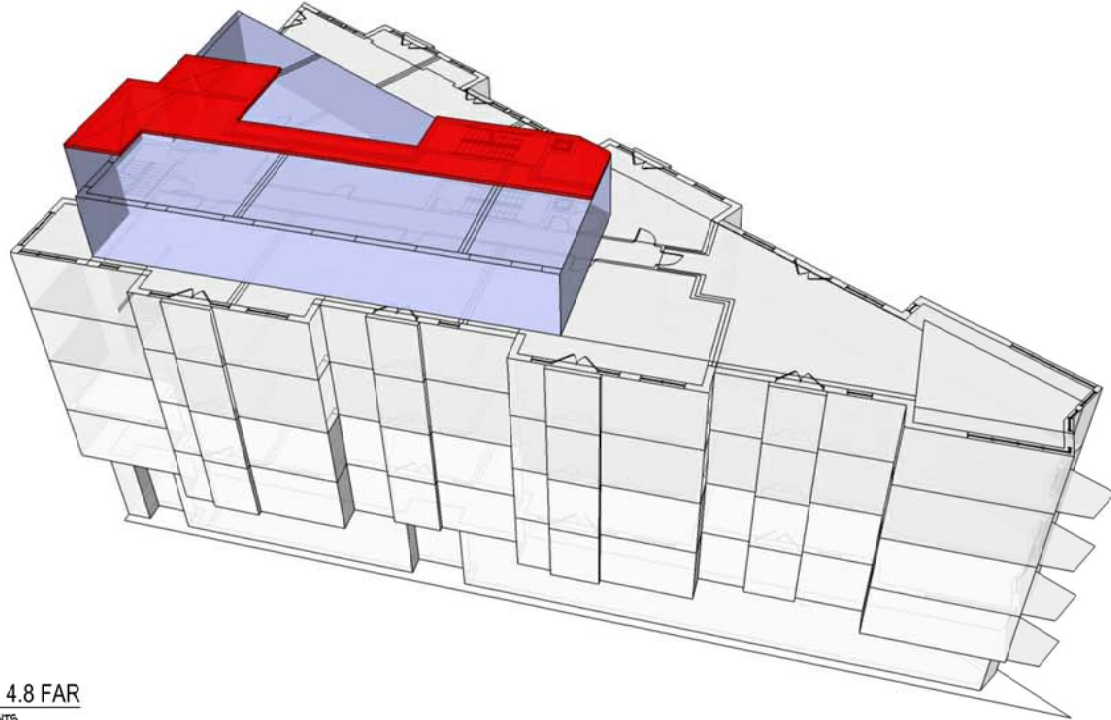
UNIT CONFIGURATION DIAGRAMS

A 4.2

12/19/2014



1 WITH 5.2 FAR (PROPOSED DESIGN)
SCALE: NTS



2 WITH 4.8 FAR
SCALE: NTS

FAR DIAGRAMS		
	WITH 5.2 FAR	WITH 4.8 FAR
TOTAL GFA	34,965 SF	31,974 SF
FIRST FLOOR GFA	5,991 SF	5,991 SF
TYPICAL FLOOR GFA	6,377 SF	6,377 SF
6TH FLOOR GFA	3,466 SF	475 SF

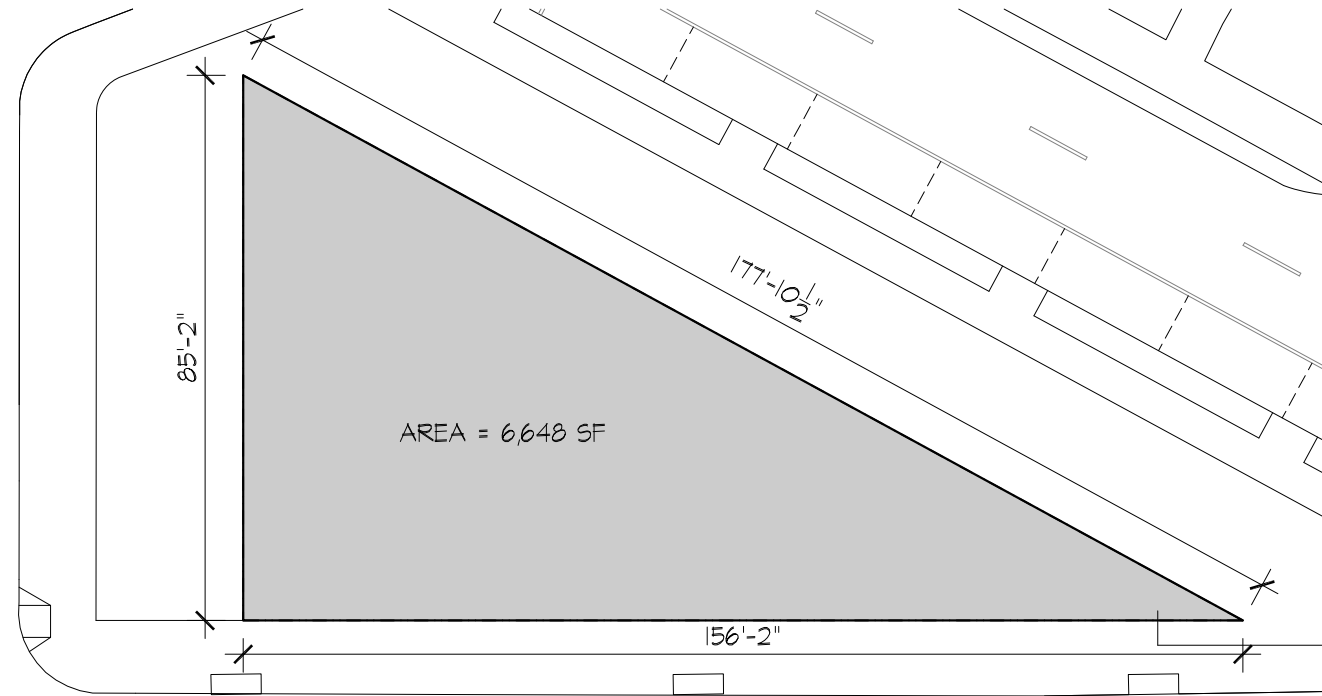


1401 FLORIDA AVE NE

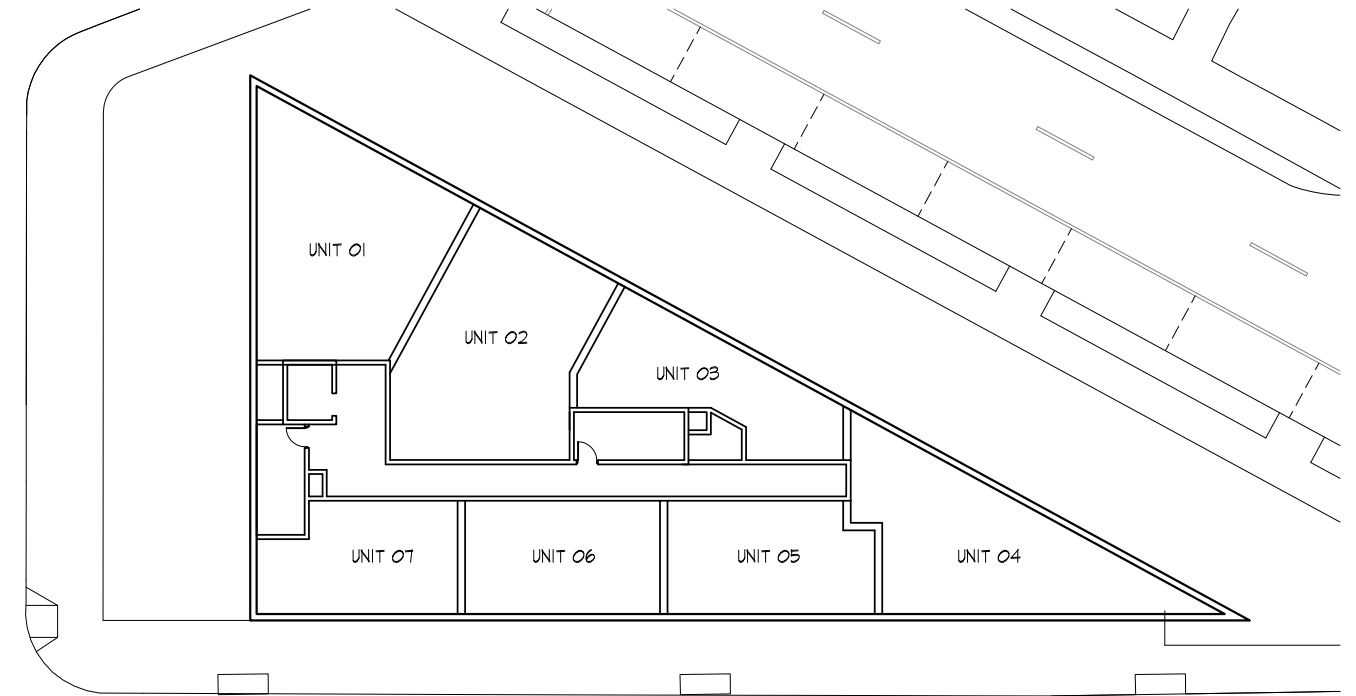
1401 Florida Ave NE, 1402-1410 H St NE
Washington, DC 20002
Square: 1049N Lot No: 5, 6, 802, 803, 804 Zone: C-3-A / HS-A (ARTS)



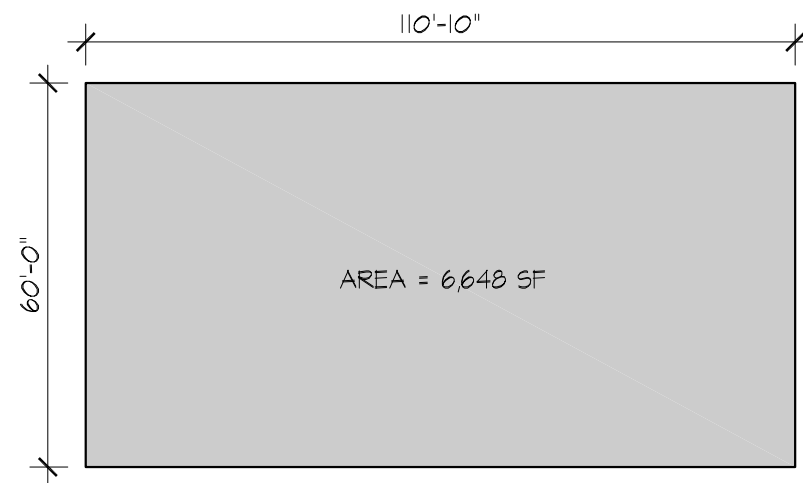
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Washington, DC 20003
(P) 202-822-5995 (F) 202-822-0908



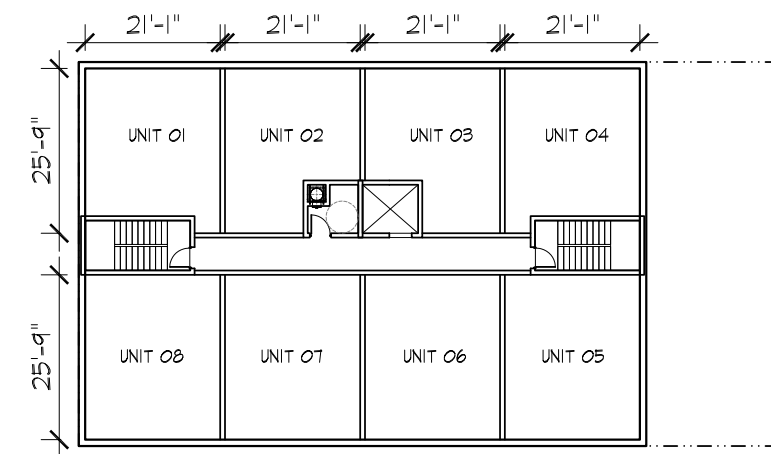
1 EXISTING TRIANGULAR LOT WITH AREA = 6,648 SF
SCALE: 1"=30'



2 TYPICAL FLOOR LAYOUT WITH EXISTING TRIANGULAR LOT
SCALE: 1"=30'



3 UNIFORM RECTANGULAR LOT WITH THE SAME AREA = 6,648 SF
SCALE: 1"=30'



4 TYPICAL FLOOR LAYOUT WITH A UNIFORM RECTANGULAR LOT
SCALE: 1"=30'



1401 FLORIDA AVE NE

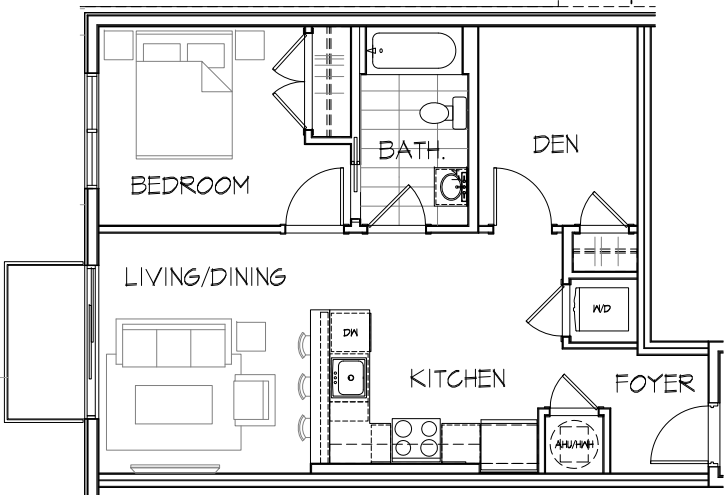
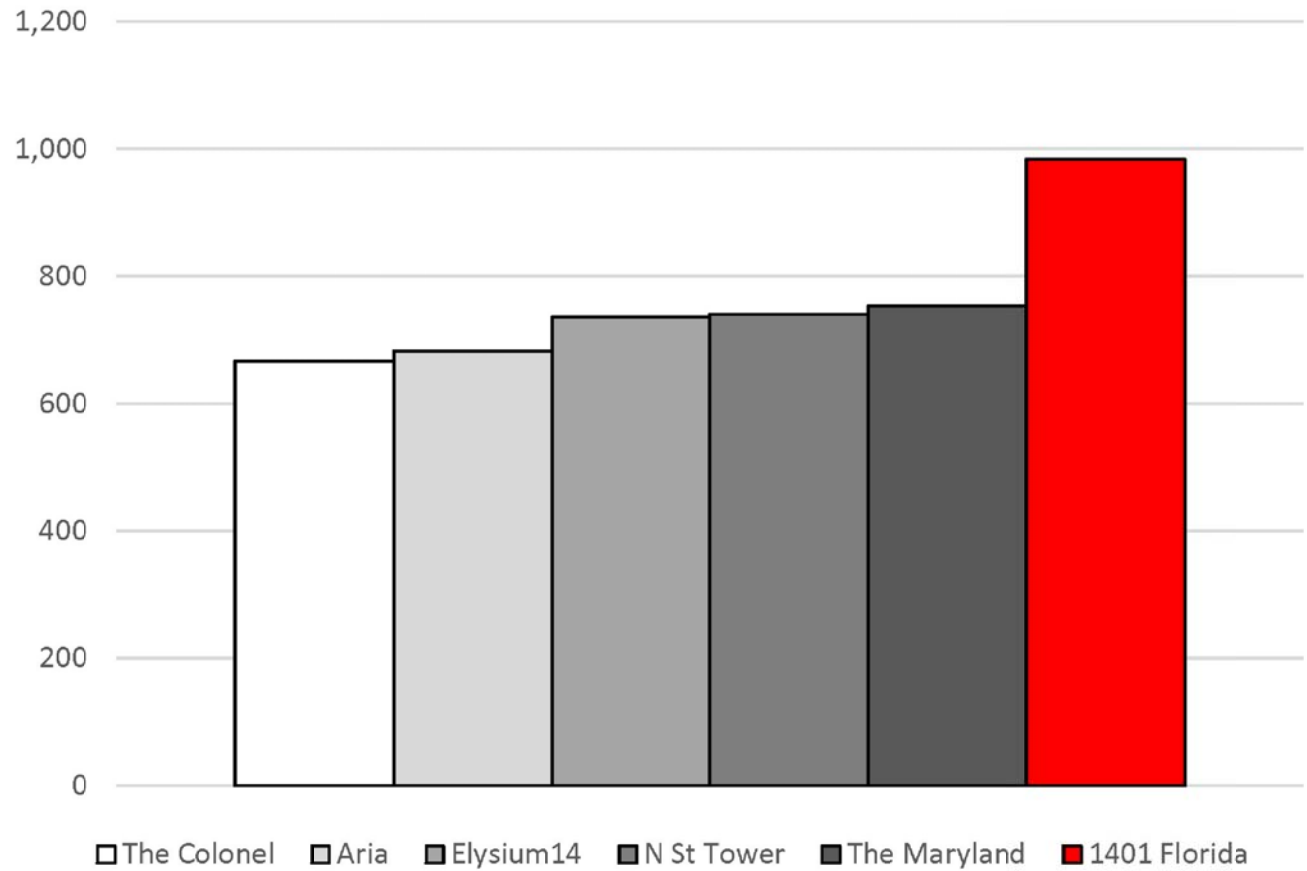
LOT SHAPE DIAGRAMS | A 4.4

1401 Florida Ave NE, 1402-1410 H St NE
Washington, DC 20002
Square: 1049N Lot No: 5, 6, 802, 803, 804 Zone: C-3-A / HS-A (ARTS)

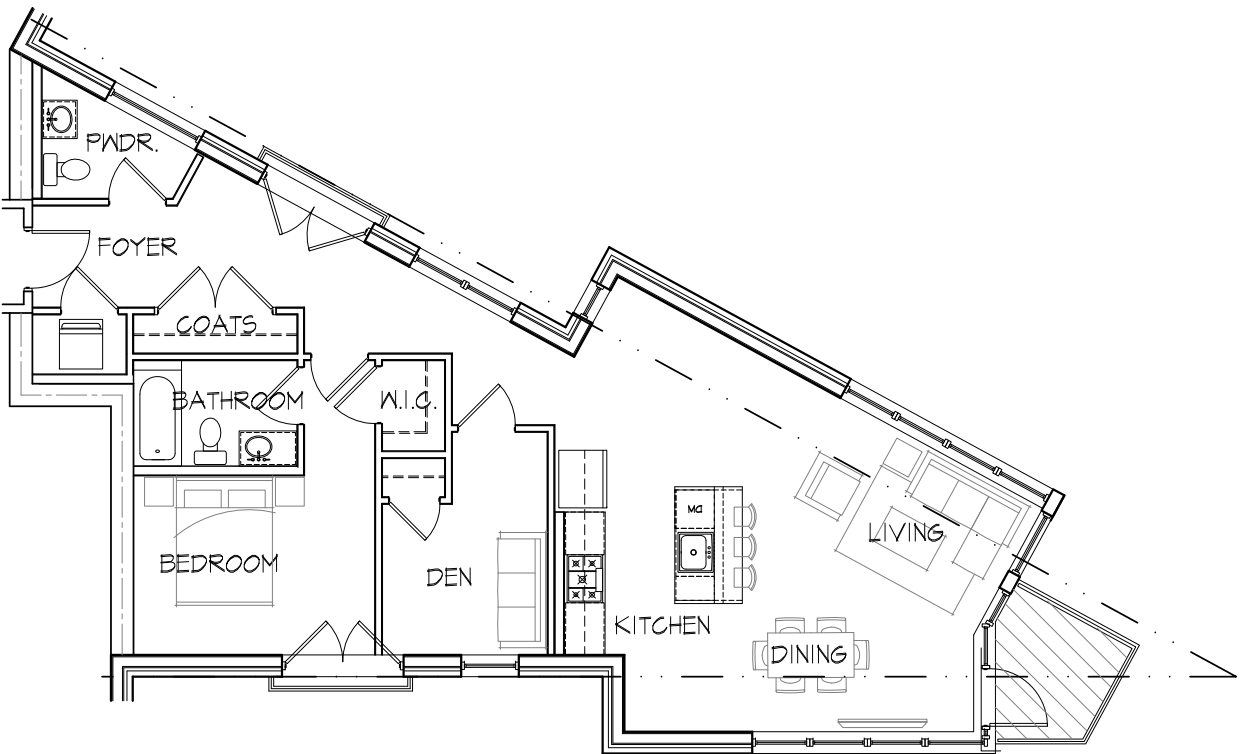


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AVERAGE SQUARE FOOTAGE PER UNIT
RECENT MULTIFAMILY PROJECTS BY PGN ARCHITECTS



1 TYPICAL 1BR + DEN UNIT WITH AREA = 732 SF
SCALE: 1/8"=1'-0"



1 1BR + DEN UNIT @ 1401 FLORIDA WITH AREA = 1,130 SF
SCALE: 1/8"=1'-0"



1401 FLORIDA AVE NE

1401 Florida Ave NE, 1402-1410 H St NE
Washington, DC 20002
Square: 1049N Lot No: 5, 6, 802, 803, 804 Zone: C-3-A / HS-A (ARTS)

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UNIT SIZE COMPARISON | A 4.5

12/19/2014