

A

ZONING COMMISSION

CASE No. 06-04

EXHIBIT No. Tab-3

ZONING COMMISSION

District of Columbia

CASE NO.06-04

EXHIBIT NO.3

RECEIVED

D.C. OFFICE OF ZONING

2006 FEB -2 PM 2:45

Exhibit A

See Attached Plans

1600 NORTH CAPITOL STREET NW

PLANNED UNIT DEVELOPMENT (PUD) SET

Florida & Q Street, LLC
4000 Commercial Drive
Springfield, VA 22151
703.762.7772

RECEIVED
D.C. OFFICE OF ZONING

2006 FEB - 2 PM 2:00 PM

1600 North Capitol Street NW
0001

FILING REQ.†:	LIST OF DRAWINGS
2406.11(b,d,e)	T1.1 COVER SHEET/ ZONING DATA/ VICINITY MAP
2406.11(d,e)	A1.1 SITE SURVEY/EXISTING CONDITIONS
2406.11(b)	A1.2 SITE CONTEXT MAP

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2406.12(d)	A2.2 SEDIMENT AND EROSION CONTROL PLAN
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2406.12(c)	A2.4 UTILITY CONNECTION PLAN
2406.11(d), 2406.12(d)	A2.5 LANDSCAPE PLAN

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2406.11(d,e), 2406.12(e)	A3.2 PARKING LEVEL 1 PLAN
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2406.12(e)	A3.5 SECOND AND THIRD FLOOR PLAN
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2406.12(e)	A3.7 FIFTH FLOOR PLAN
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2406.12(e)	A3.9 PENTHOUSE FLOOR/MAIN ROOF PLAN
2406.12(e)	A3.10 PENTHOUSE ROOF PLAN

2406.12(e)	A4.1 FLORIDA AVENUE ELEVATION
2406.12(e)	A4.2 NORTH CAPITOL STREET ELEVATION
2406.12(e)	A4.3 WEST COURTYARD ELEVATION
2406.12(e)	A4.4 NORTH COURTYARD ELEVATION
2406.12(e)	A4.5 STREET ELEVATIONS

2406.12(e)	A5.1 BUILDING SECTION
2406.12(e)	A5.2 BUILDING SECTION

ZONING DATA

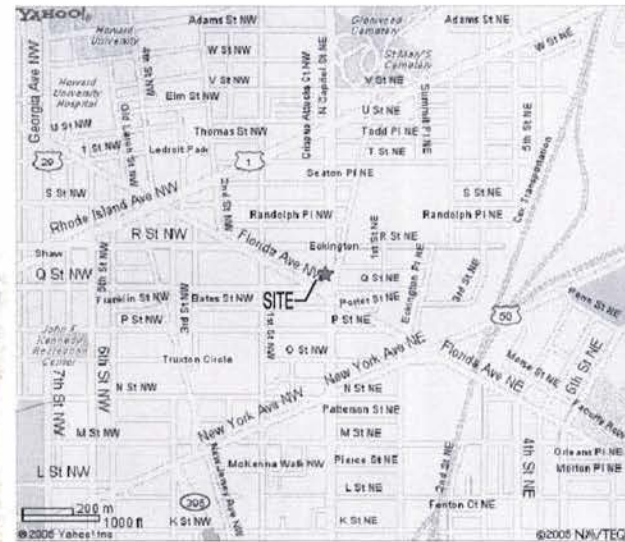
PROPOSED ZONE:	C-2-B
LOT NUMBER:	48
SQUARE:	3100
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL, RETAIL
EXISTING SITE AREA:	18,984 SF
PROPOSED SITE AREA:	NO CHANGE
ALLOWABLE FAR:	

C-2-B:	3.5
C-2-B W/ PUD:	6.0
PROPOSED:	4.5
BUILDING DATA:	7 FLOORS WITH CELLAR AND 2 BELOW GRADE PARKING LEVELS

BUILDING AREAS:	NON-F.A.R.	F.A.R.
FLOOR 7	-	3,534 SF
FLOOR 6	-	10,539 SF
FLOOR 5	-	13,873 SF
FLOOR 4	-	13,932 SF
FLOOR 3	-	13,988 SF
FLOOR 2	-	13,988 SF
FLOOR 1	-	11,681 SF
CELLAR TOTAL	14,129 SF	3,893 SF
CELLAR RESIDENTIAL	10,524 SF	-
CELLAR COMMERCIAL	7,498 SF	-
PARKING LEVEL 1	18,984 SF	
PARKING LEVEL 2	18,984 SF	
TOTAL	52,852 SF	65,428 SF (4.5 FAR)

ALLOWABLE LOT COVERAGE:

C-2-B:	80%
BUILDING FOOTPRINT (W/ BALCONIES):	14,526 SF
LOT COVERAGE (W/ BALCONIES):	76.5%



VICINITY MAP

N.T.S.

PARKING REQUIRED:	26 SPACES - SEE A3.1
PARKING PROVIDED:	
PARKING LEVEL 1	41 SPACES
PARKING LEVEL 2	43 SPACES
TOTAL	84 SPACES

LOADING REQUIRED:	
RETAIL	NONE REQUIRED
RESIDENTIAL	1 @ 5' DEEP 1 @ 2' DEEP
LOADING PROVIDED:	
RESIDENTIAL	1 @ 3' DEEP 1 @ 2' DEEP

MAXIMUM BUILDING HEIGHT:

C-2-B:	65'-0"
C-2-B W/ PUD:	90'-0"
PROPOSED:	78'-10"

SIDEYARD:

NONE REQUIRED, NONE PROVIDED

REARYARD:

REQUIRED:	15'-0"
PROVIDED:	40'-0"

* MEASURED TO THE CENTERLINE
OF FLORIDA AVENUE

ZONING COMMISSION

CASE No. 06-04

EXHIBIT No. 3

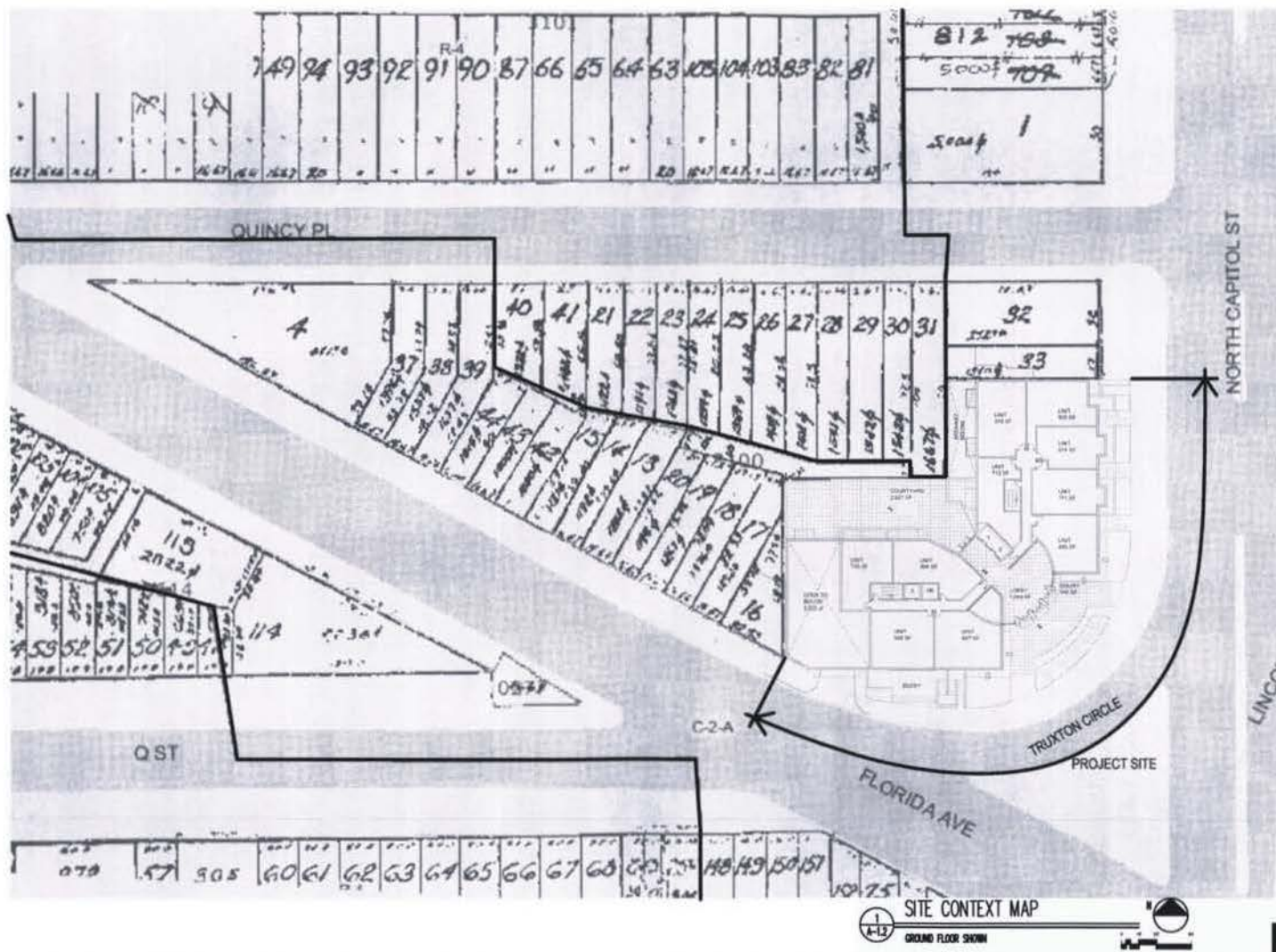
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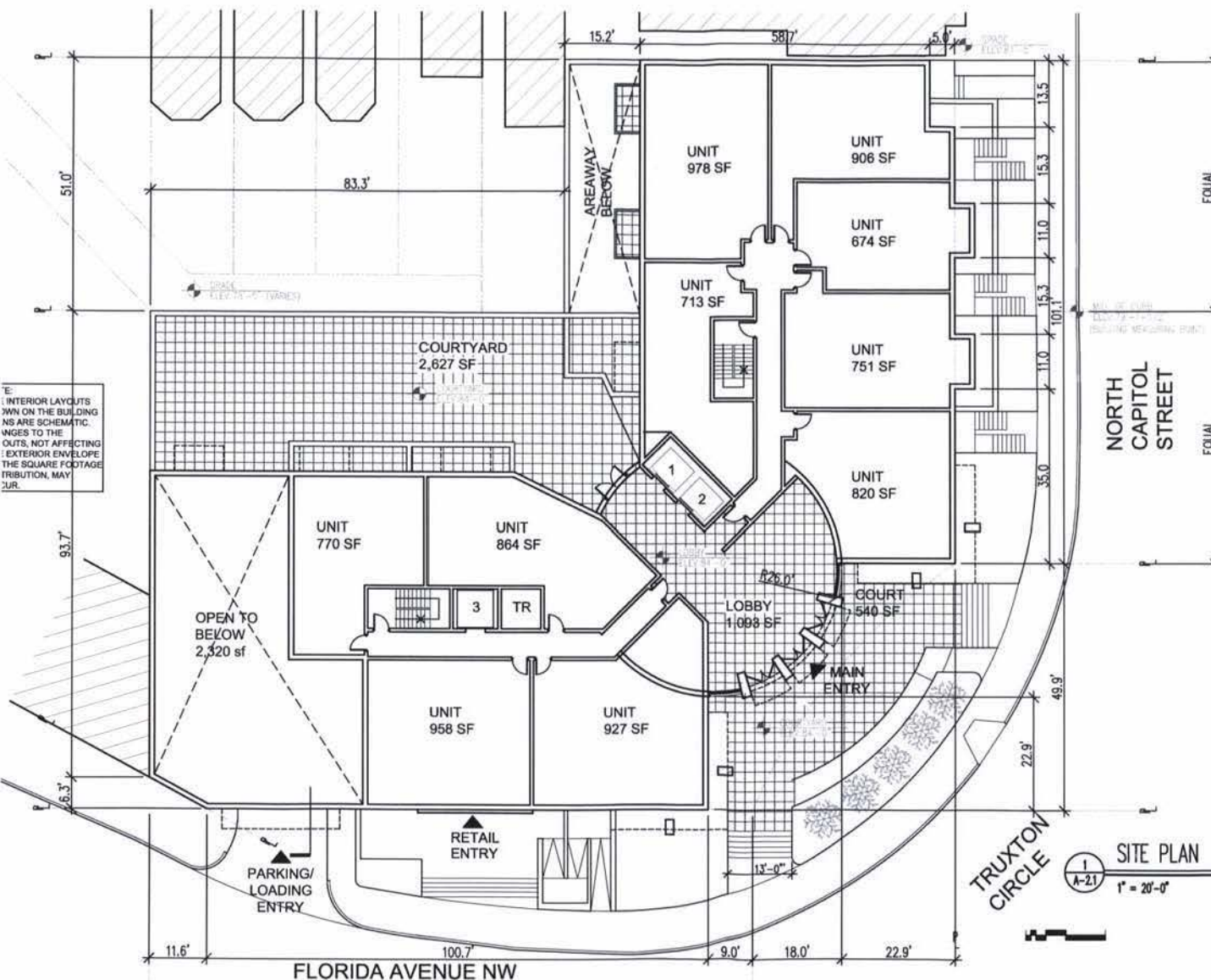
TITLE SHEET

T-1.1



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DATE	10/11/2005
DESIGNED	MM
CHECKED	MM
APPROVED	MM



NOTE: INTERIOR LAYOUTS SHOWN ON THE BUILDING ARE SCHEMATIC. DIMENSIONS TO THE OUTS, NOT AFFECTING THE SQUARE FOOTAGE DISTRIBUTION, MAY VARY.

SITE PLAN
 1
 A-2.1
 1" = 20'-0"



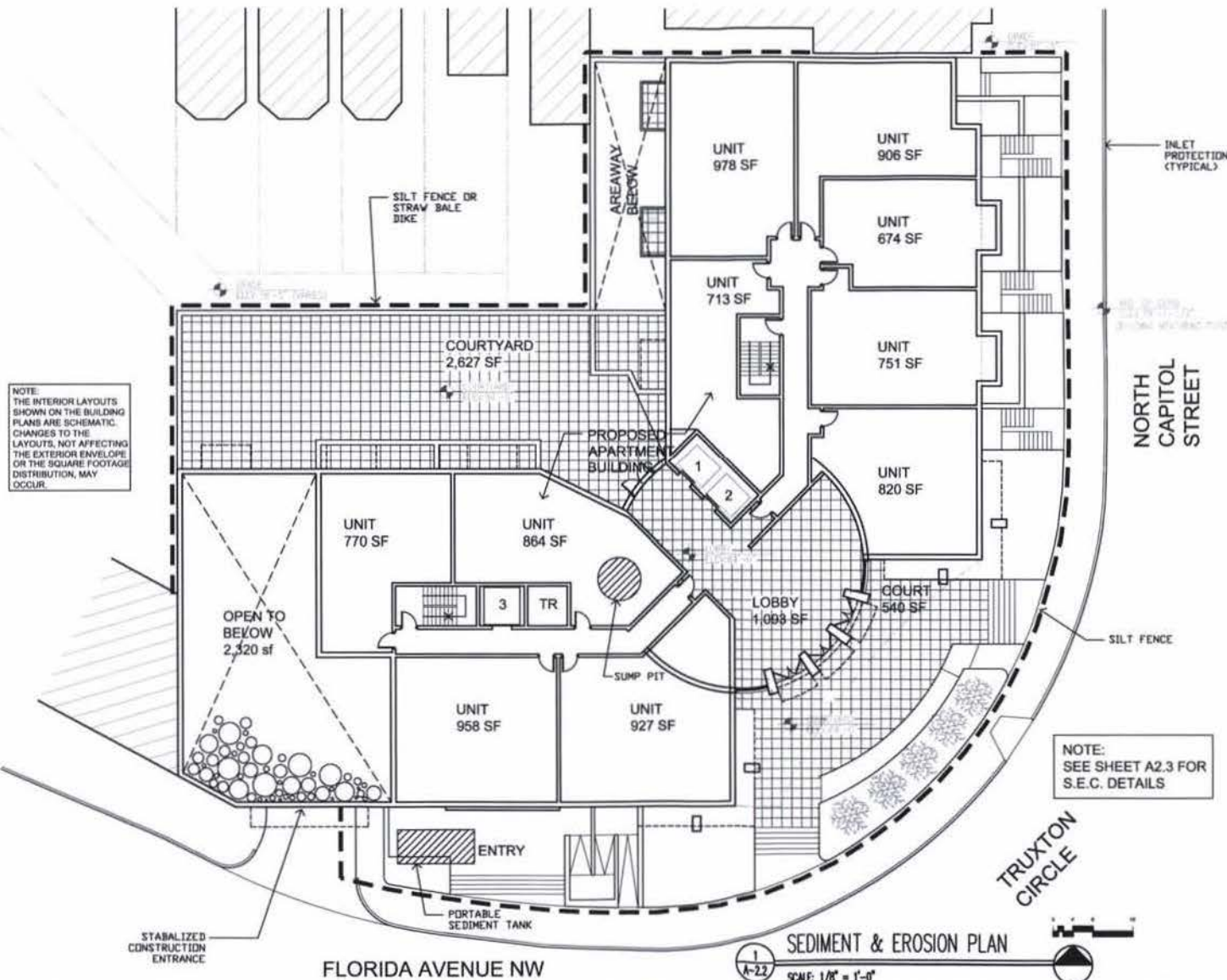
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10	01/11/07	MM	MM

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SEDIMENT & EROSION
 PLAN

1710 Connecticut Ave NW, Suite 400
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A-2.2

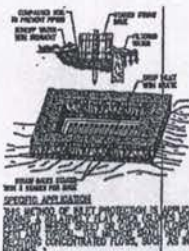


SEDIMENT AND EROSION CONTROL PLAN & DETAILS

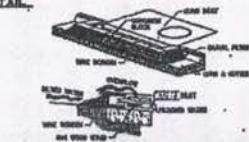


1. VEHICLE WASH DETAIL

LEGEND



5. STRAW BALE DROP INLET SEDIMENT FILTER (NOT TO SCALE)



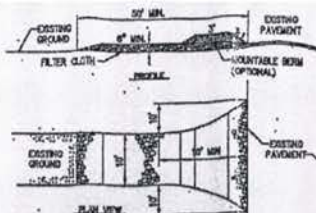
2. CURB INLET SEDIMENT FILTER (NOT TO SCALE)

1. TWO CONCRETE BLOCKS SHALL BE PLACED ON THEIR SIDES ADJUTING THE CURB AND FORM THE SIDE OF THE SILT FENCE.
2. A 2" BY 4" BY 8" BLOCK SHALL BE CUT AND PLACED THROUGH THE CURB ADJUTING THE CURB AND FORM THE SIDE OF THE SILT FENCE.
3. CONCRETE BLOCKS SHALL BE PLACED ON THEIR SIDES ADJUTING THE CURB AND FORM THE SIDE OF THE SILT FENCE.
4. THE CURB SHALL BE PLACED ON THE OUTSIDE OF THE CURB ADJUTING THE CURB AND FORM THE SIDE OF THE SILT FENCE.
5. THE CURB SHALL BE PLACED ON THE OUTSIDE OF THE CURB ADJUTING THE CURB AND FORM THE SIDE OF THE SILT FENCE.
6. IF THE CURB FILTER BECOMES CLOGGED WITH DEBRIS SO THAT IT NO LONGER FUNCTIONS PROPERLY TO FUNCTION, THE CURB MUST BE PULLED AWAY FROM THE BLOCKS, CLEANED AND REPLACED.



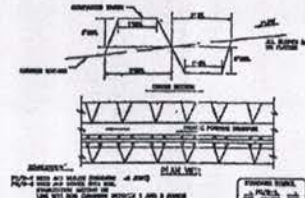
1. BALE DIKE SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CROWN OF A ROAD WITH DEBRIS TRAP ADJUTING THE ADJUTING BLOCKS.
2. BALE DIKE SHALL BE PLACED ON THE CROWN OF A ROAD WITH DEBRIS TRAP ADJUTING THE ADJUTING BLOCKS.
3. BALE DIKE SHALL BE PLACED ON THE CROWN OF A ROAD WITH DEBRIS TRAP ADJUTING THE ADJUTING BLOCKS.
4. INSPECTION SHALL BE PERFORMED AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALE DIKE SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR PURPOSE AS AN EROSION CONTROL MEASURE OR BEFORE STORM FLOOD OR DRAINAGE.

6. STRAW BALE DIKE DETAIL (NOT TO SCALE)



1. STABILIZED CONSTRUCTION ENTRANCE (NOT TO SCALE)

1. STONE SIZE-USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH-AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 20 FOOT MINIMUM LENGTH MUST BE MAINTAINED).
3. THICKNESS-NOT LESS THAN 18" INCHES.
4. WIDTH-10' (10' FOOT MINIMUM, BUT NOT LESS THAN FULL WIDTH OF ALL PORTS OF INGRESS OR EGRESS COORDINATE).
5. FILTER CLOTH- WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REMOVED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER- ALL SURFACE WATER FLOWING ON OR OVER THE CONSTRUCTION ENTRANCE SHALL BE PAVED ACROSS THE ENTRANCE, IF PAVING IS APPROPRIATE. A MOUNTAIN BERM WITH 1:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN CONDITION WHICH WILL PREVENT TRACKING OF FLOTTING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND DEBRIS AND/OR CLEANUP OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED ON TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING- WASHES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE TRAP DRAINAGE INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



3. EARTH DIKE DETAIL (NOT TO SCALE)

1. All perimeter dikes/enclosures shall have an uninterrupted position grade to an outlet. Spot elevations may be necessary for grades less than 1%.
2. Runoff diverted from a disturbed area shall be conveyed to a sediment trapping device.
3. Runoff diverted from an undisturbed area shall outlet into an undisturbed stabilized area at a non-erosive velocity.
4. The area shall be excavated or shaped to its grade, and close-up as required to meet the criteria specified in the standards.
5. Fill shall be compacted by earth moving equipment.
6. Stabilization with seed and mulch or as specified of the area disturbed by the dike and area shall be completed within 7 days upon removal.
7. Inspection and required maintenance shall be provided after each rain event.

Note: The maximum drainage area for this practice is 2 acres.
U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

SEDIMENT CONTROL NOTES

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED BEFORE THE START OF ANY CONSTRUCTION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ON-SITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED.
2. ALL DEBRIS IS TO BE REMOVED FROM THE SITE.
3. ALLEY AND / OR STREET SHALL BE KEPT CLEAN AT ALL TIMES DURING CONSTRUCTION AND CONSTRUCTION.
4. ALL SEDIMENT AND EROSION CONTROL MEASURES TO BE INSPECTED DAILY BY THE CONTRACTOR. ANY DAMAGED DEVICE OR MEASURE WILL BE REPAIRED OR REPLACED BY THE CLOSE OF DAY OR AS DIRECTED BY THE ARCHITECT.
5. ALL VEHICLES LEAVING THE SITE SHALL EXIT THROUGH THE CONSTRUCTION ENTRANCE ONLY AND SHALL BE WASHED DOWN TO REMOVE MUD FROM TIRES BEFORE EXITING THE STREET. CONSTRUCTION ENTRANCE TO BE MAINTAINED IN GOOD WORKING CONDITION.
6. ALL CATCH BASINS AND AREA DRAINS SHALL BE PROTECTED DURING CONSTRUCTION AND CONSTRUCTION.
7. IF ANY CATCH BASIN OR DRAIN BECOMES CLOGGED AS A RESULT OF CONSTRUCTION OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS MAINTENANCE.
8. ALL DISTURBED AREAS WITHIN THE LIMIT OF DISTURBANCE BOUNDARY NOT SHOWN TO BE PAVED SHALL BE SEED OR SOOVED AS PER DO SPECIFICATIONS WITHIN SEVEN DAYS OF DISTURBANCE.
9. ALL STOCKPILING, REGARDLESS OF LOCATION ON SITE SHALL BE STABILIZED WITHIN 14 DAYS AND COVERED WITH PLASTER OR CURBING, AFTER ITS ESTABLISHMENT AND FOR THE DURATION OF THE PROJECT.
10. AFTER RAZE OR DEMOLITION THERE IS NEED FOR GROUNDWORK TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING. SUCH AS SEED, SOO, PAVING, BACKFILL OR MASONRY, ETC.
11. AT THE COMPLETION OF CONSTRUCTION PROJECT AND AFTER THE S.O. EROSION AND SEDIMENT CONTROL INSPECTION APPROVAL, ALL TEMPORARY STABILIZATION AND EROSION CONTROL MEASURES AND DEVICES SHALL BE REMOVED AND ALL CLOTTED AREAS SHALL BE PERMANENTLY STABILIZED.

SEQUENCE OF CONSTRUCTION

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING.
2. PROVIDE TEMPORARY STONE CONSTRUCTION ENTRANCE WHERE SHOWN, PROVIDE WATER SOURCE AND HOLE TO CLEAN ALL EQUIPMENT LEAVING SITE.
3. INSTALL SILT FENCE AROUND PERIMETER OF SITE.
4. NO DISTURBED AREA WILL BE EXPOSED FOR MORE THAN 7 CALENDAR DAYS. INSTALL THE NECESSARY TEMPORARY OR PERMANENT VEGETATION STABILIZATION MEASURES TO ACHIEVE ADEQUATE EROSION AND SEDIMENT CONTROL.
5. ALL CONSTRUCTION TO BE INSPECTED DAILY BY THE CONTRACTOR, AND ANY DAMAGED STABILIZATION OR EROSION CONTROL DEVICES OR MEASURES WILL BE REPAIRED AT THE CLOSE OF THE DAY.
6. ALL SILT FENCE TO BE MAINTAINED IN WORKING CONDITION.
7. STABILIZED CONSTRUCTION ENTRANCES TO BE PERMANENTLY SUPPLEMENTED WITH ADDITIONAL STONE AS NEEDED.
8. CONTROLS WILL BE REMOVED AFTER THEIR CONTRIBUTING DRAINAGE HAVE BEEN PERMANENTLY STABILIZED.



4. STABILIZED CONSTRUCTION ENTRANCE (NOT TO SCALE)

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND BOTTOM.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL SUBSTITUTED WHEN "BAGGED" DEVELOP IN THE SILT FENCE.

PLAN NUMBER

THIS APPROVAL IS FOR GRADING AND SEDIMENT CONTROL ONLY. PERMITTEE/CONTRACTOR IS REQUIRED TO CONSTRUCT DESIGN FEATURE SHOWN HEREON. HE SHALL NOTIFY THIS OFFICE AT (202)637-4380 AT 24 HOURS BEFORE START OF GRADING ACTIVITY AND WITHIN TWO WEEKS AFTER COMPLETION OF PROJECT FOR FINAL INSPECTION.

Florida & O Street, LLC
1800 Connecticut Ave
Suite 200
Washington, DC 20006
202.637.4380

1600 North Capitol Street NW
Washington, DC 20002

REVISION	DATE	BY	APP
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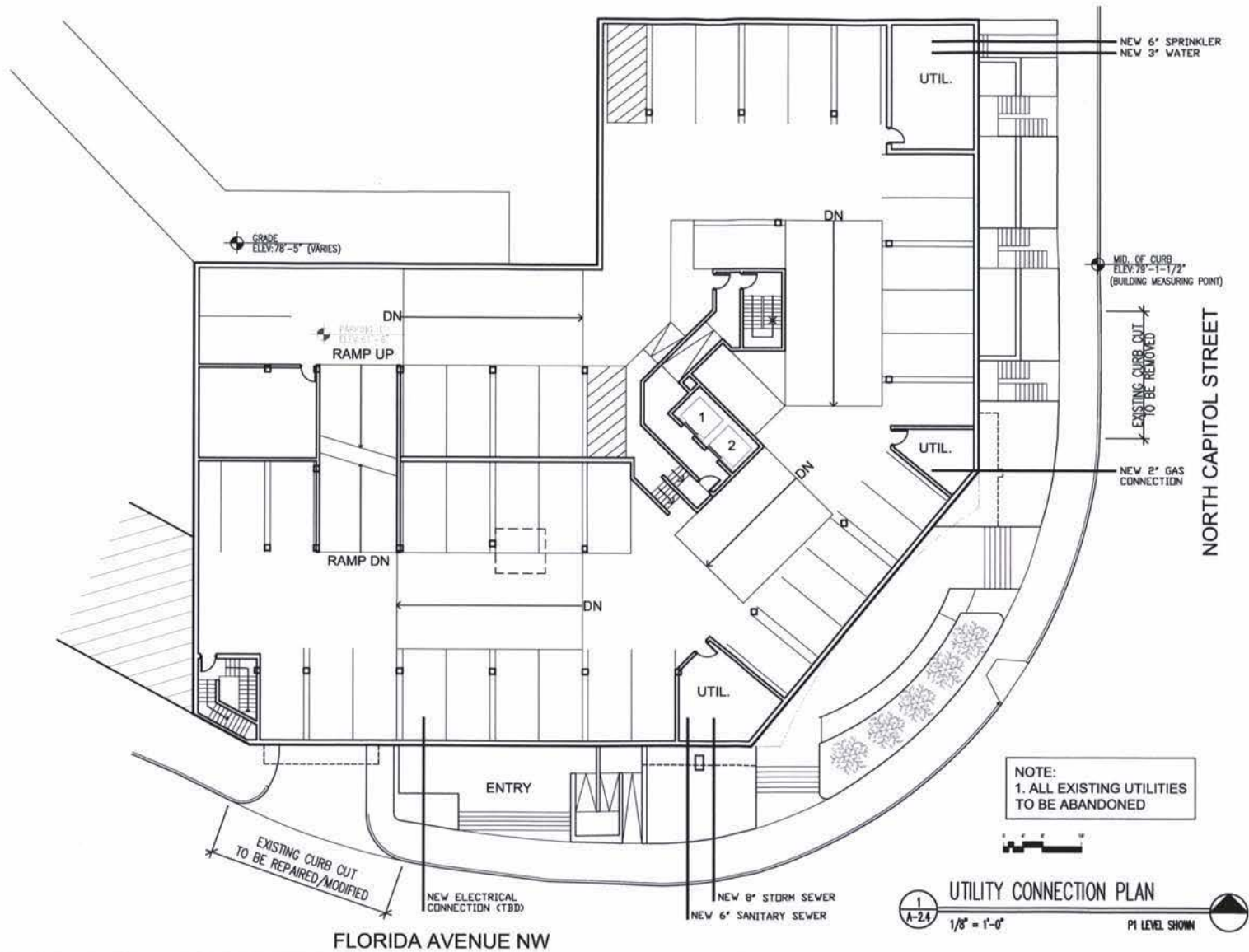
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SEDIMENT & EROSION
NOTES

1710 Connecticut Ave NW, Suite 400
Washington, DC 20009-1120

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202.637.4380

A-2.3



NOTE:
1. ALL EXISTING UTILITIES
TO BE ABANDONED



1
A-2.4

UTILITY CONNECTION PLAN

1/8" = 1'-0"

PI LEVEL SHOWN



Florida & O Street, LLC

1600 North Capitol Street NW
Washington, DC 20002
Tel: 202.755.5871

1600 North Capitol Street NW
Washington, DC 20002

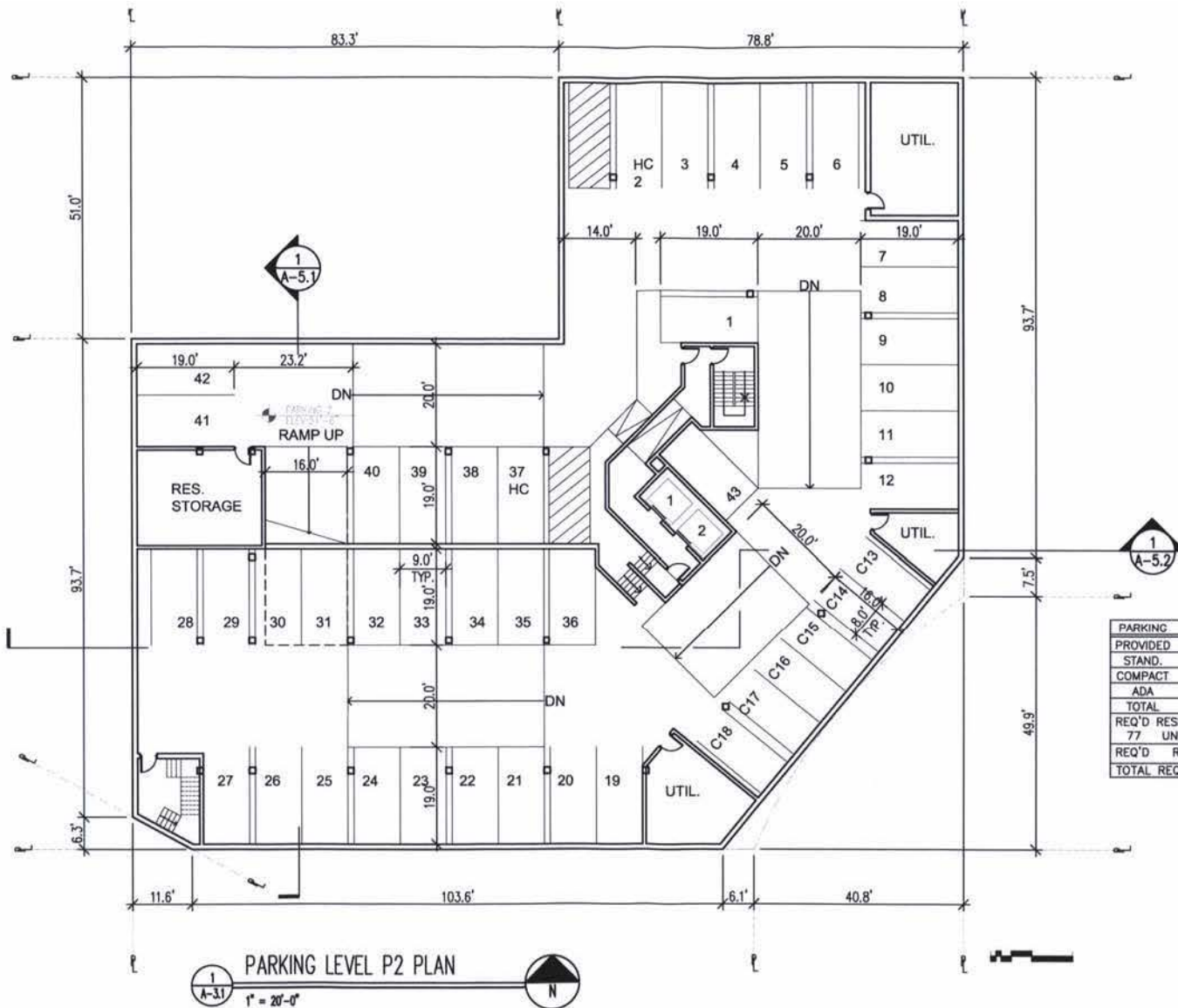
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BY	1/12/01
APP'D	1/12/01
SCALE	1/8" = 1'-0"

Bonstra Haresign
ARCHITECTS

UTILITY CONNECTION
PLAN

A-2.4



PARKING	P-1	P-2
PROVIDED	43	41
STAND.	37	35
COMPACT	6	6
ADA	2	2
TOTAL	84	
REQ'D RESIDENTIAL		26
77 UNITS		
REQ'D RETAIL		0
TOTAL REQ'D		26

Florida & Q Street, LLC
800 Commercial Drive
Springfield, VA 22151
T: 703.750.9875 F: 703.750.9877

1600 North Capital Street NW
Washington, DC 20002

REVISION	DATE
1.00	11/11/2008

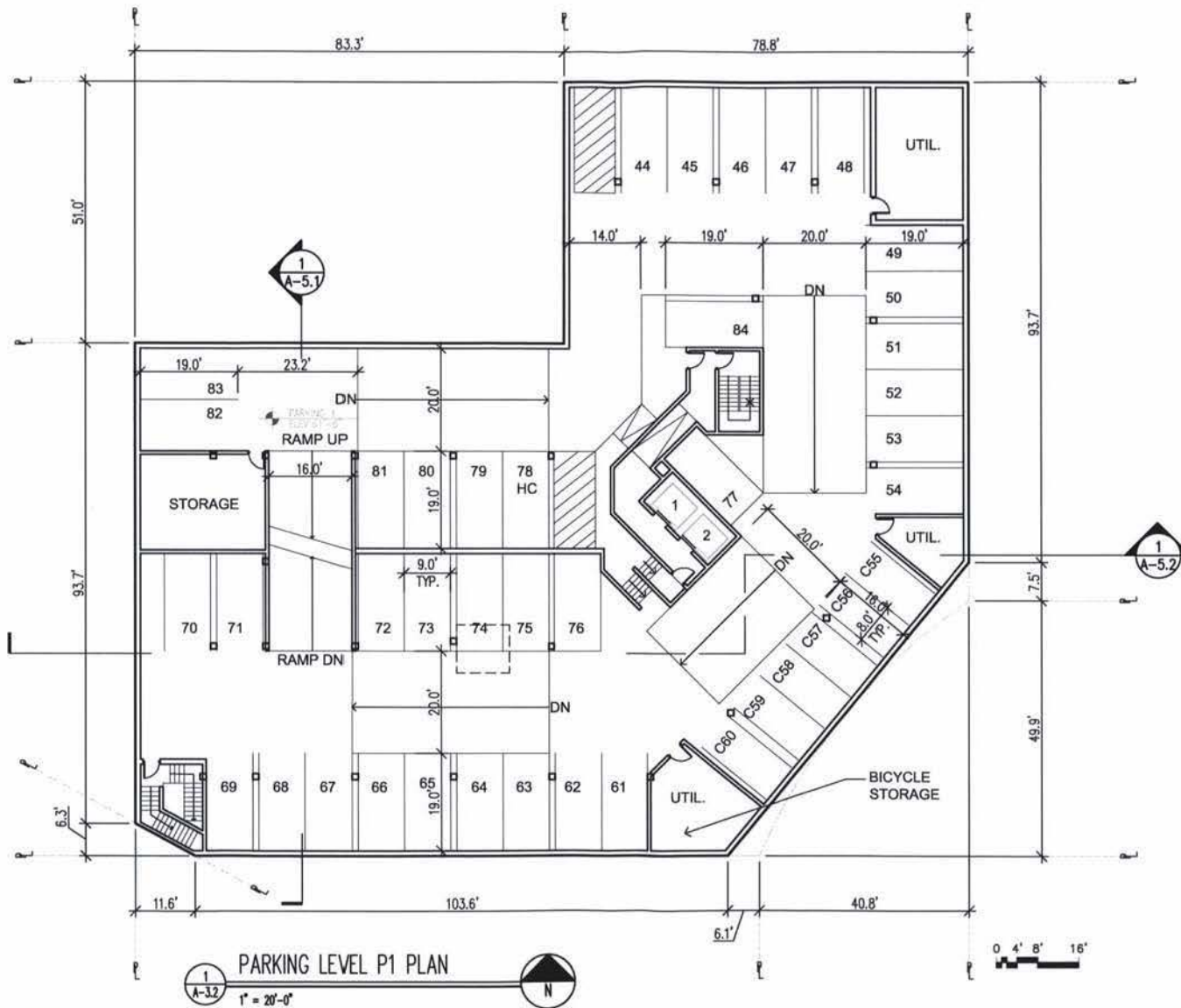
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DESIGNED BY	11/11/08
CHECKED BY	11/11/08
APPROVED BY	11/11/08

Bonstra Haresign
ARCHITECTS

PARKING LEVEL P2
PLAN

1710 Connecticut Ave NW, Suite 400
Washington, DC 20004-1152
www.bonstraharesign.com 202 368 8773 T
202 368 8120 F

A-3.1



Florida & Q Street, LLC
 800 Corporate Drive
 Suite 100
 Springfield, VA 22151
 T: 703.765.8901 F: 703.765.8907

1600 North Capitol Street NW
 Washington, DC 20002

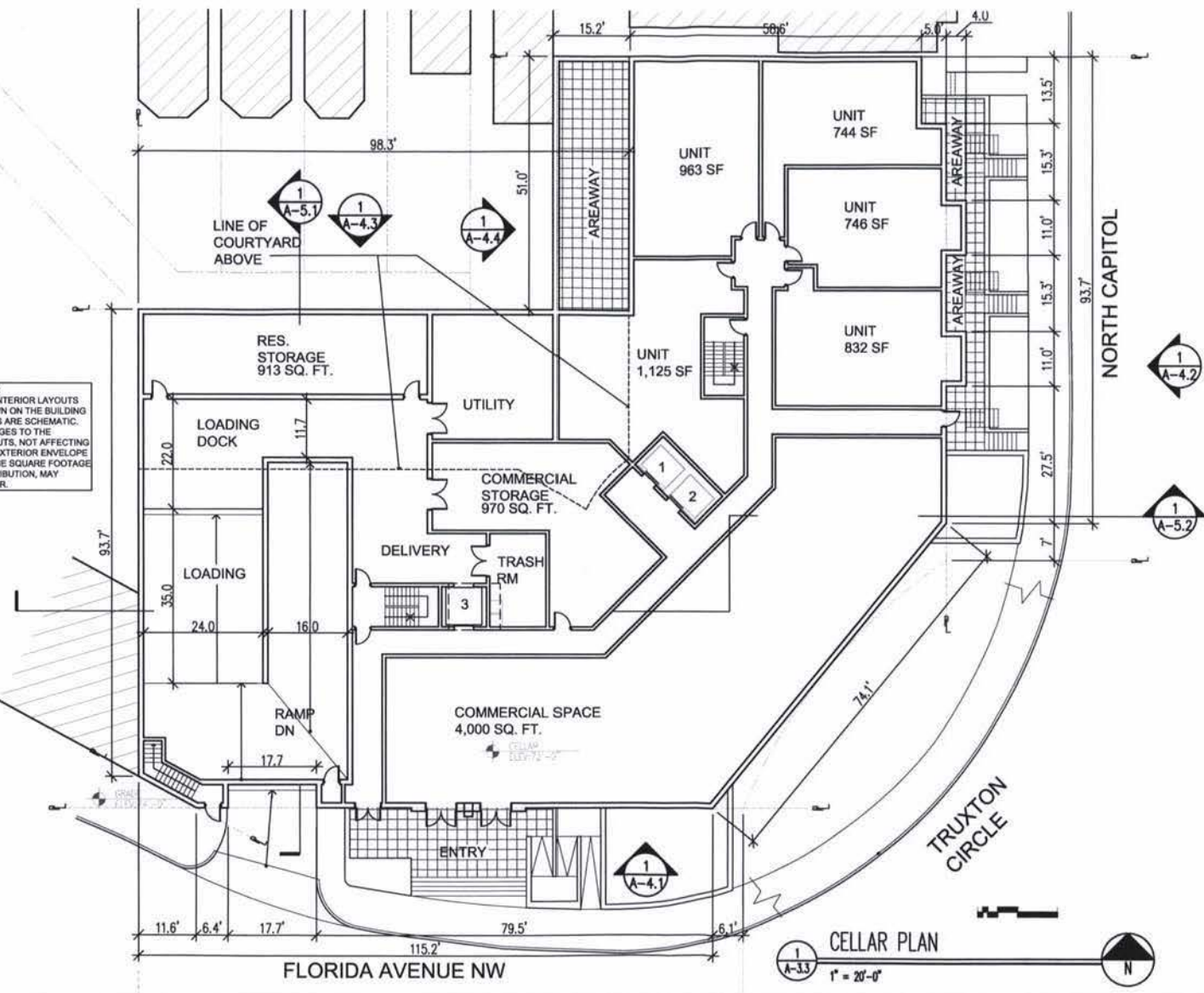
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84.00	11/12/04

Bonstra Haresign
 ARCHITECTS

PARKING LEVEL P1
 PLAN

A-3.2

NOTE:
THE INTERIOR LAYOUTS
SHOWN ON THE BUILDING
PLANS ARE SCHEMATIC.
CHANGES TO THE
LAYOUTS, NOT AFFECTING
THE EXTERIOR ENVELOPE
OR THE SQUARE FOOTAGE
DISTRIBUTION, MAY
OCCUR.



REVISIONS

1	2016 PERMITS & NEW
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REVISIONS

NO.	DATE	DESCRIPTION
1	10/1/2006	10/1/2006

NO.	DATE	DESCRIPTION
1	10/1/2006	10/1/2006

FIRST FLOOR PLAN

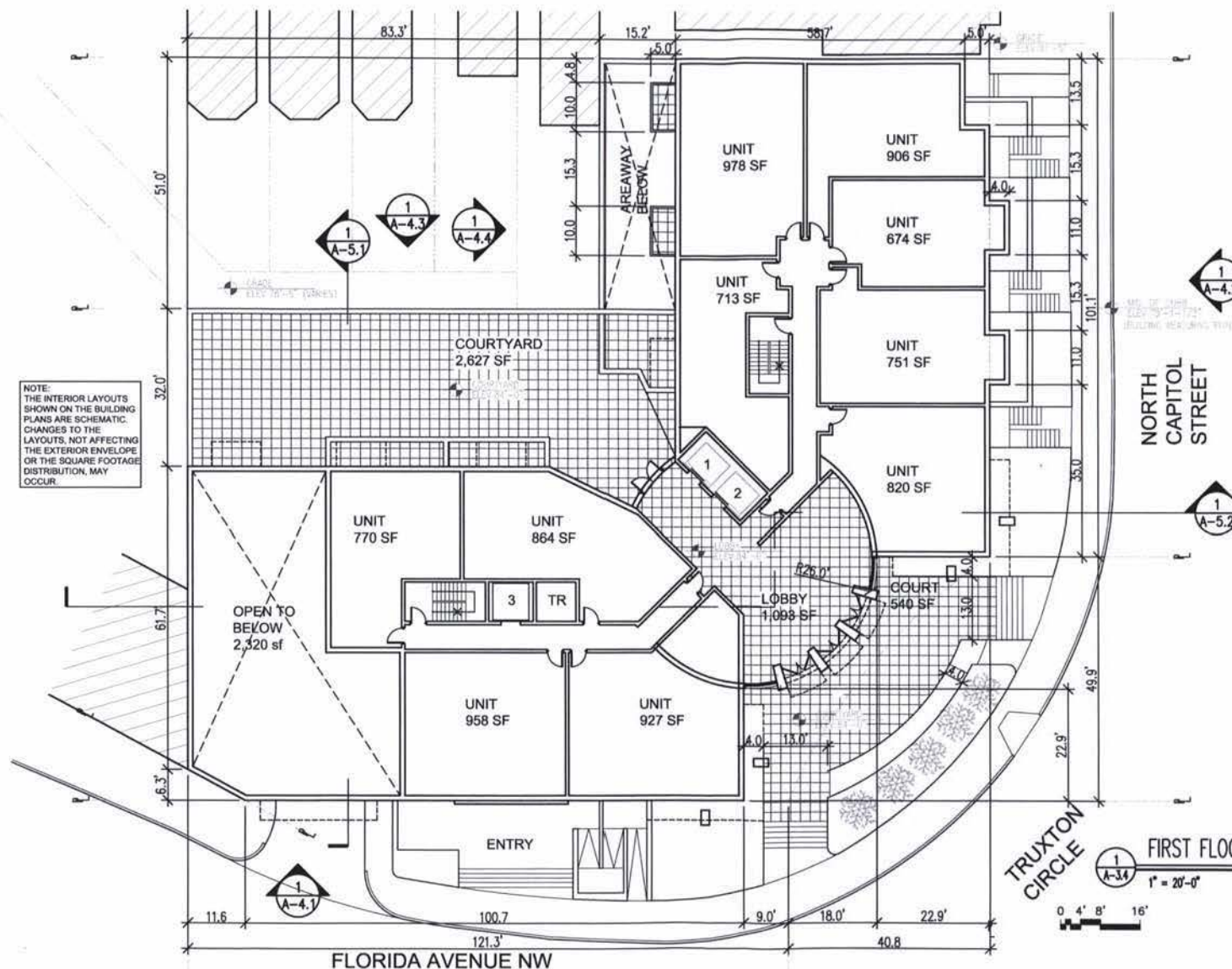
1" = 20'-0"

0 4' 8' 16'



TRUXTON
CIRCLE

NORTH
CAPITAL
STREET



Florida & Q Street, LLC
 600 Connecticut Ave
 Washington, DC 20001
 202.739.8877

1600 North Capitol Street NW
 Washington, DC 20002

REVISION	DATE	BY	CHKD
1	11/10/2004		

DATE	11/10/2004
BY	
CHKD	
DATE	

SECOND & THIRD FLOOR PLAN

A-3.5

Bonstra Haresign
 ARCHITECTS

1710 Connecticut Ave NW, Suite 400
 Washington, DC 20009-1138

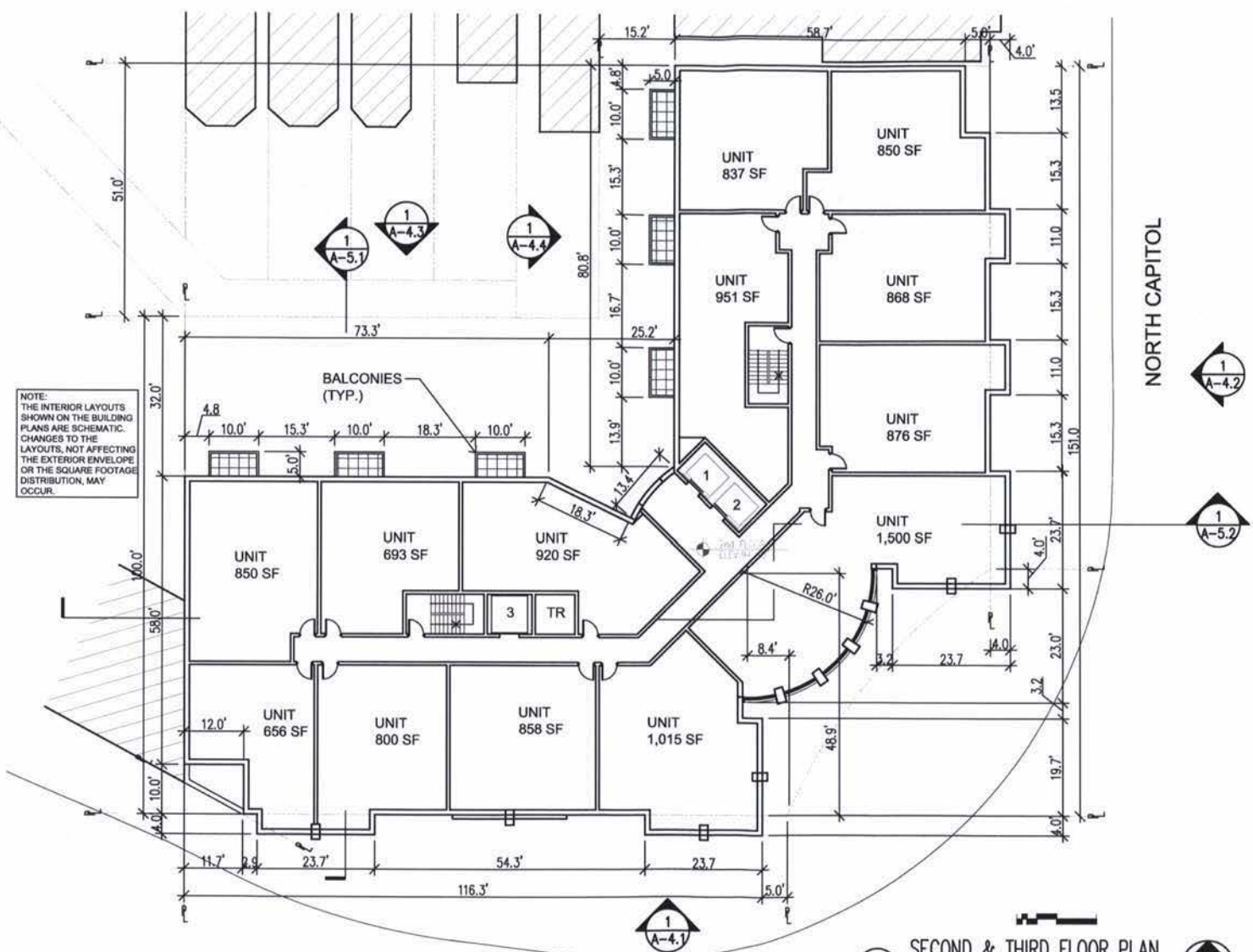
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 202.586.8123 F

NORTH CAPITOL

SECOND & THIRD FLOOR PLAN

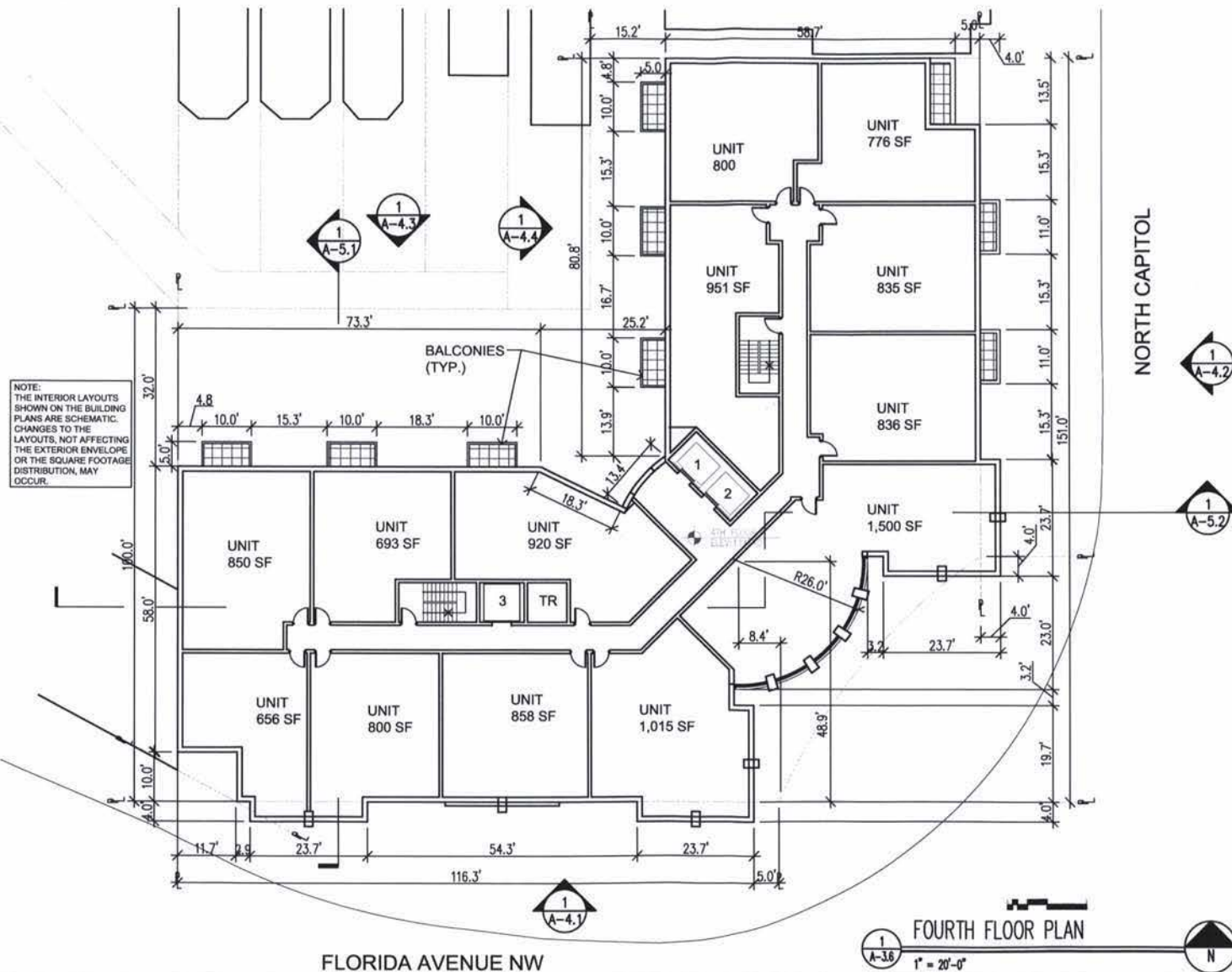
1" = 20'-0"

FLORIDA AVENUE NW



REVISIONS	DATE	BY	CHKD
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4	12/24/08	1	1
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8	12/24/08	1	1
9	12/24/08	1	1
10	12/24/08	1	1

DATE	12/24/08
SCALE	1/8" = 1'-0"
DESIGN BY	1
CHECKED BY	1



FOURTH FLOOR PLAN
 1" = 20'-0"

FLORIDA AVENUE NW

Bonstra Haresign
 ARCHITECTS

FOURTH FLOOR PLAN

1710 Connecticut Ave NW, Suite 600
 Washington, DC 20004-1103
 www.bonstraharesign.com
 202 688-8773 T
 202 688-0122 F

A-3.6

Florida & Q Street, LLC
 6201 Commercial Drive
 Springfield, VA 22151
 T 703.766.8903 F 703.766.8977

1600 North Capitol Street NW
 Washington, DC 20002

REVISIONS	
1	10/10/2008 131200
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DATE	05/06/08
DESIGNED BY	02/02/08
CHECKED BY	02/02/08
DATE	02/02/08

FIFTH FLOOR PLAN

A-3.7

Bonstra | Haresign
 ARCHITECTS

1115 Connecticut Ave NW, Suite 400
 Washington, DC 20036-1123

www.bonstra.com 202 548 8073 T
 202 548 8142 F

NORTH CAPITOL

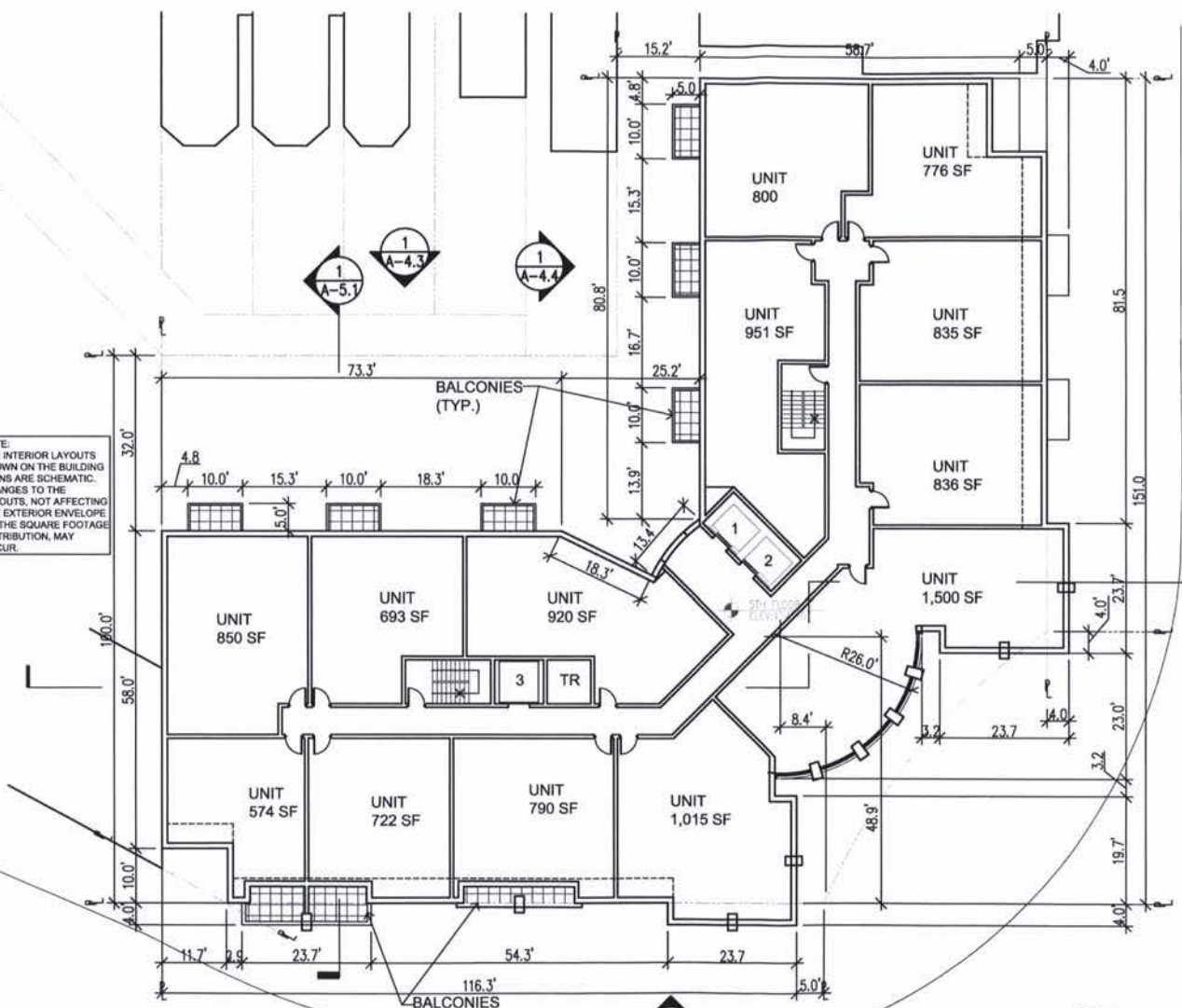
FLORIDA AVENUE NW

FIFTH FLOOR PLAN

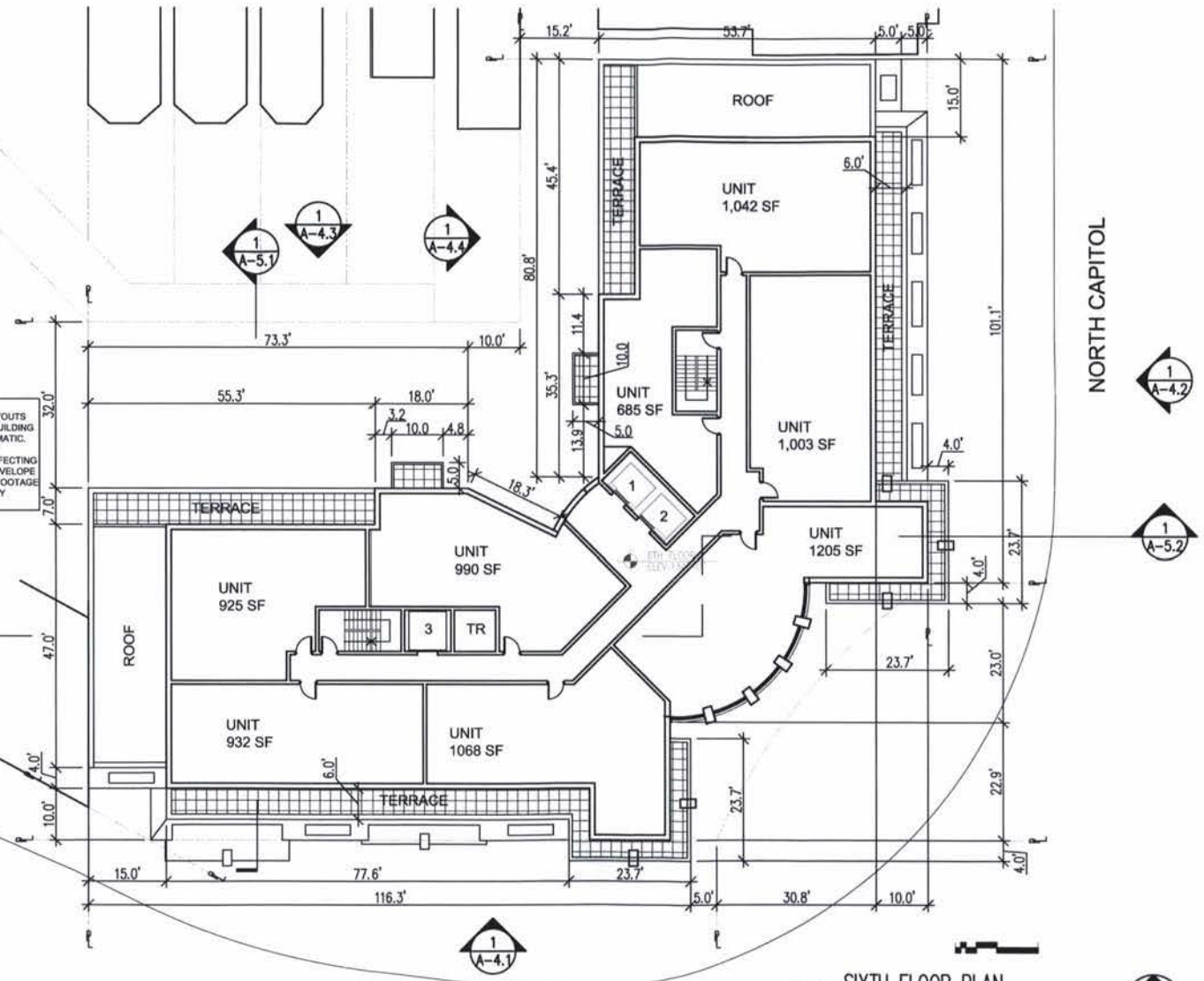
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NOTE:
 THE INTERIOR LAYOUTS
 SHOWN ON THE BUILDING
 PLANS ARE SCHEMATIC.
 CHANGES TO THE
 LAYOUTS, NOT AFFECTING
 THE EXTERIOR ENVELOPE
 OR THE SQUARE FOOTAGE
 DISTRIBUTION, MAY
 OCCUR.



NOTE:
THE INTERIOR LAYOUTS
SHOWN ON THE BUILDING
PLANS ARE SCHEMATIC.
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THE EXTERIOR ENVELOPE
OR THE SQUARE FOOTAGE
DISTRIBUTION, MAY
OCCUR.



FLORIDA AVENUE NW

SIXTH FLOOR PLAN

1" = 20'-0"

NORTH CAPITAL

Florida & Q Street, LLC
820 Commercial Ave
Springfield, VA 22151
T: 703.765.8803 F: 703.765.8817

1600 North Capital Street NW
Washington, DC 20002

REVISIONS	DATE	BY	APP'D
1	01/11/2007	CH	CH
2			
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DATE	01/11/2007
BY	CH
APP'D	CH
DATE	01/11/2007
BY	CH
APP'D	CH

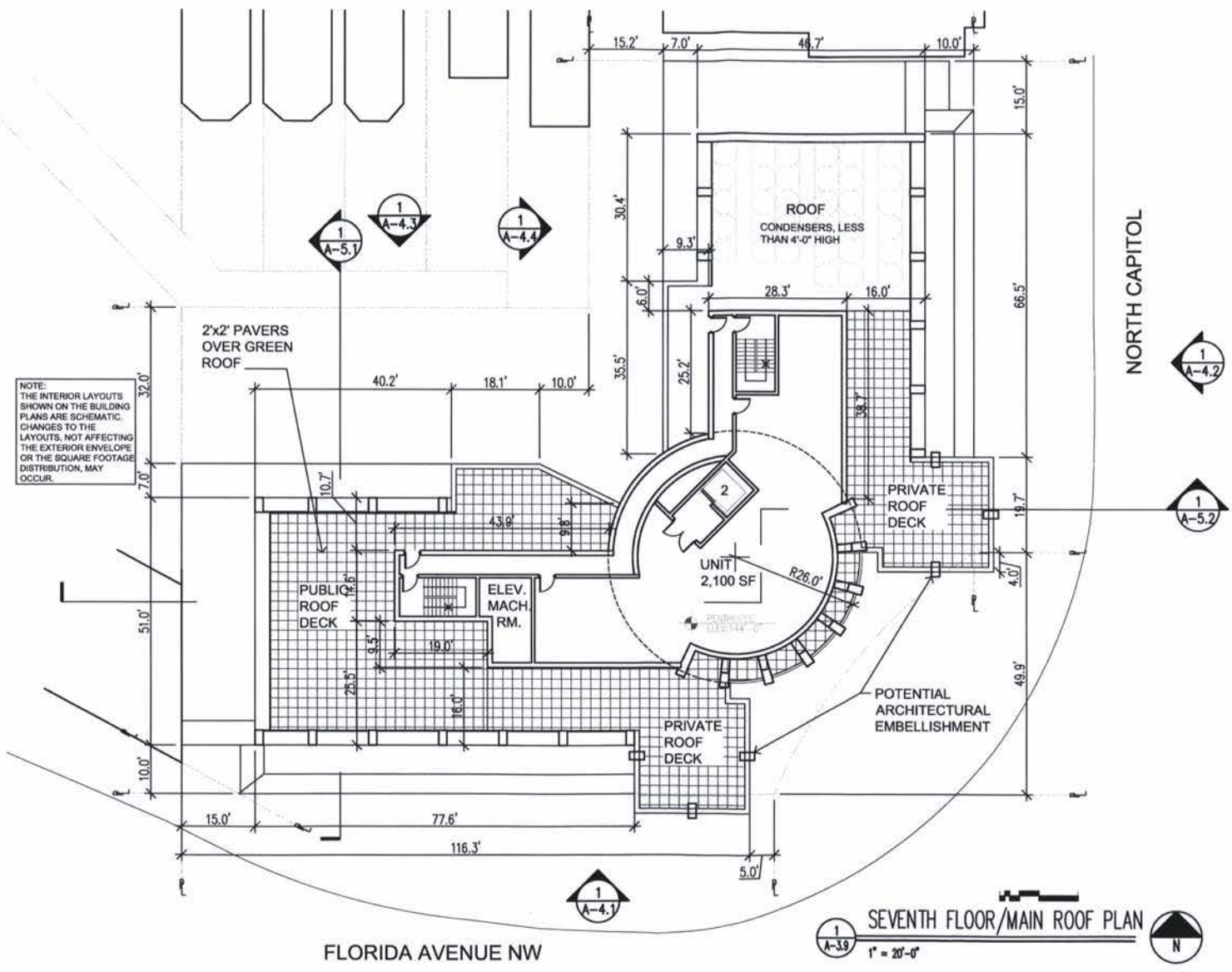
Bonstra Harsign
ARCHITECTS

SIXTH FLOOR PLAN

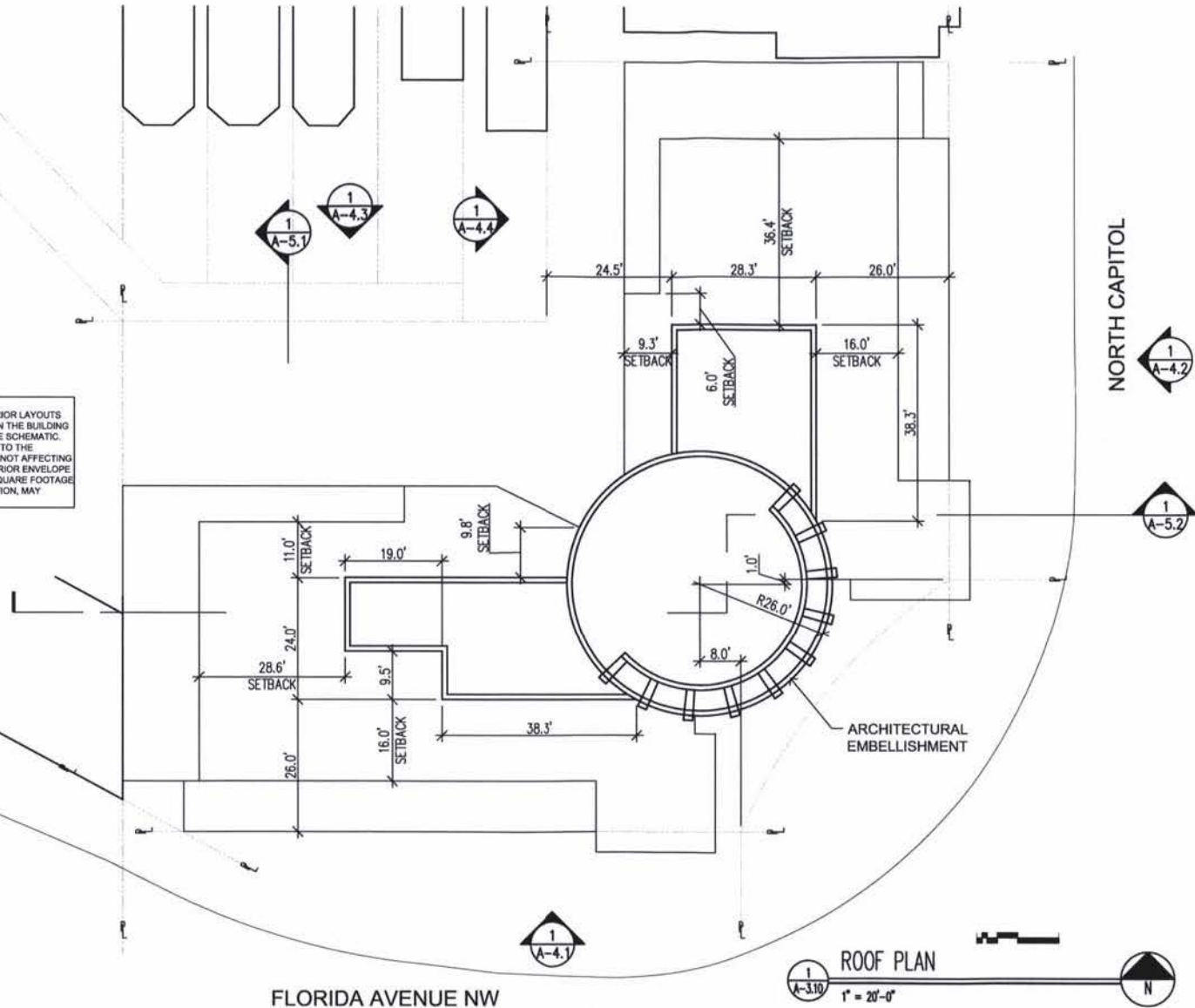
1710 Connecticut Ave NW, Suite 100
Washington, DC 20009-1133
www.bonstra.com 202 546 8171 F 202 546 8122

A-3.8

REVISION	DATE
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100.0	11/11/2011



NOTE:
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SHOWN ON THE BUILDING
PLANS ARE SCHEMATIC.
CHANGES TO THE
LAYOUTS, NOT AFFECTING
THE EXTERIOR ENVELOPE
OR THE SQUARE FOOTAGE
DISTRIBUTION, MAY
OCCUR.



ROOF PLAN
1" = 20'-0"

Florida & O Street, LLC
855 Commercial Drive
Springfield, MA 01103
P: 781.254.8877

1600 North Capital Street NW
Washington, DC 20002

REVISION	DATE	BY	CHKD
1	11/10/2009	11/10/2009	11/10/2009
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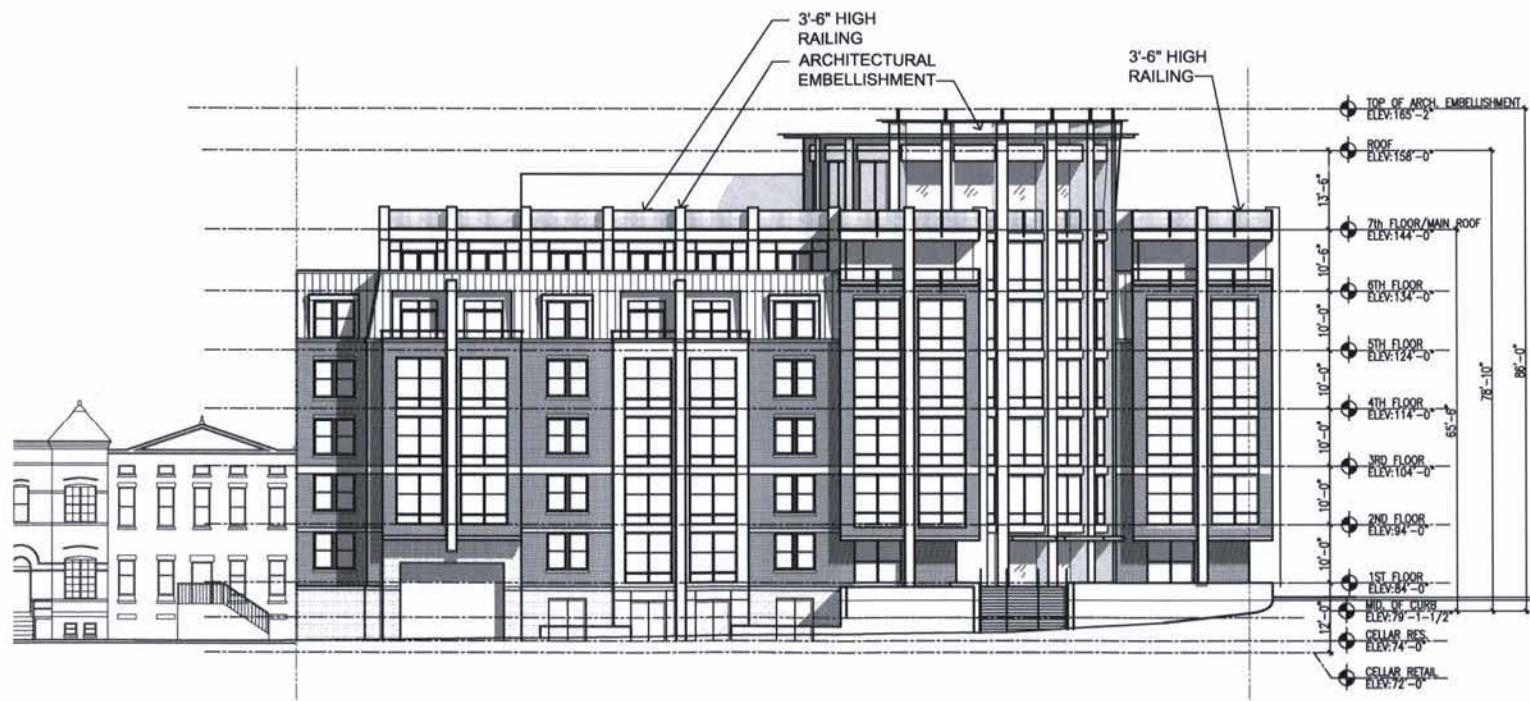
DATE	11/10/2009
BY	11/10/2009
CHKD	11/10/2009
DATE	11/10/2009
BY	11/10/2009
CHKD	11/10/2009

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1719 Connecticut Ave NW, Suite 400
Washington, DC 20004-1129
www.bonstraharesign.com P: 202.546.9372 F: 202.546.9322

ROOF PLAN
A-3.10

REVISIONS	
1	10/2/08
2	10/2/08
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10	10/2/08



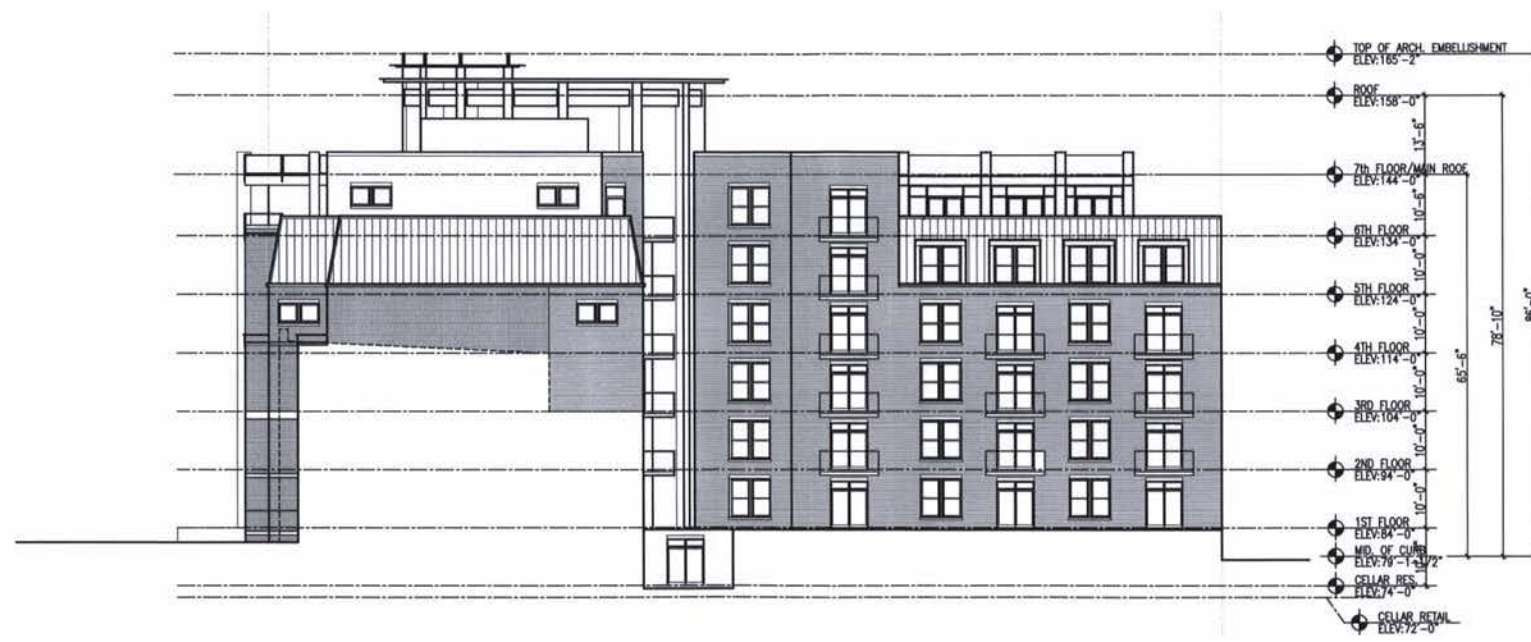
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 A-4.1
 FLORIDA AVENUE ELEVATION
 1" = 20'-0"



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Florida & Q Street, LLC
 625 Connecticut Ave
 Suite 400
 Washington, DC 20002
 T 202.331.8100 F 202.331.8107

1600 North Capital Street NW
 Washington, DC 20002



1
A-4.3
 NORTH COURTYARD ELEVATION
 1" = 20'-0"

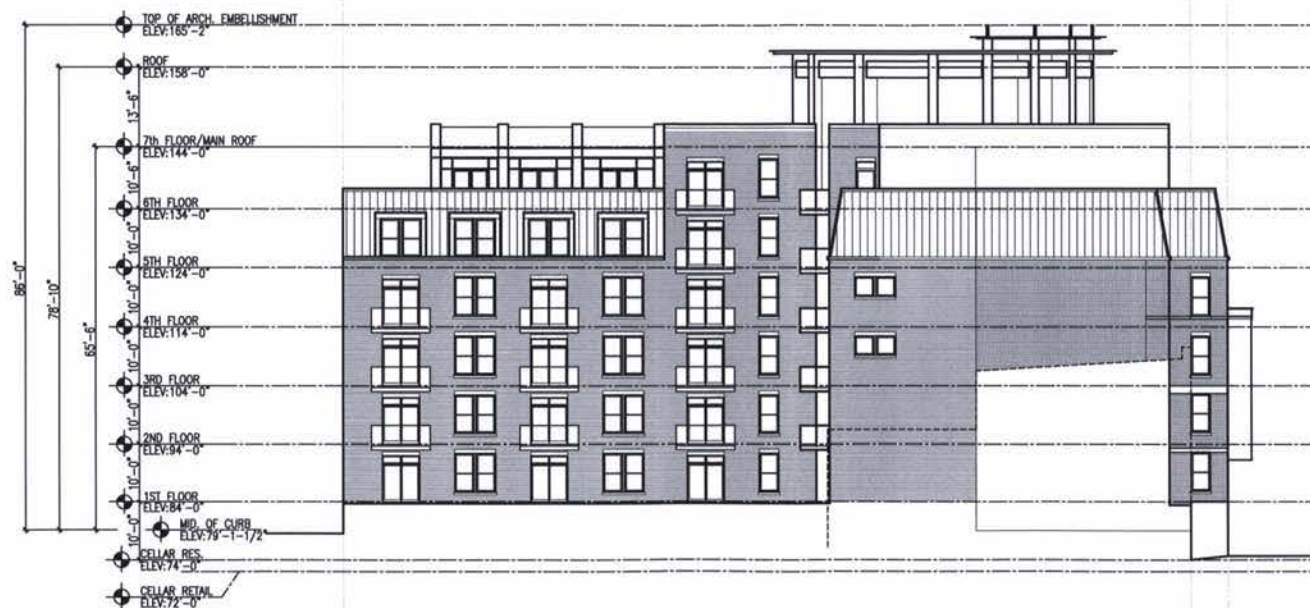
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 Washington, DC 20004-1133

www.bonstraharesign.com T 202 586 8173 F 202 586 8122

A-4.3



1
A-4.4
WEST COURTYARD ELEVATION
1" = 20'-0"

Florida & Q Street, LLC
8200 Commercial Drive
Springfield, VA 22151
t 703.795.8970 • f 703.795.8977

1600 North Capital Street NW
Washington, DC 20002

REVISIONS	
1	FOR CONSTRUCTION 11/12/09
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DATE	11/26/09
DESIGNED BY	JOHN DOE
CHECKED BY	JOHN DOE
APPROVED BY	JOHN DOE

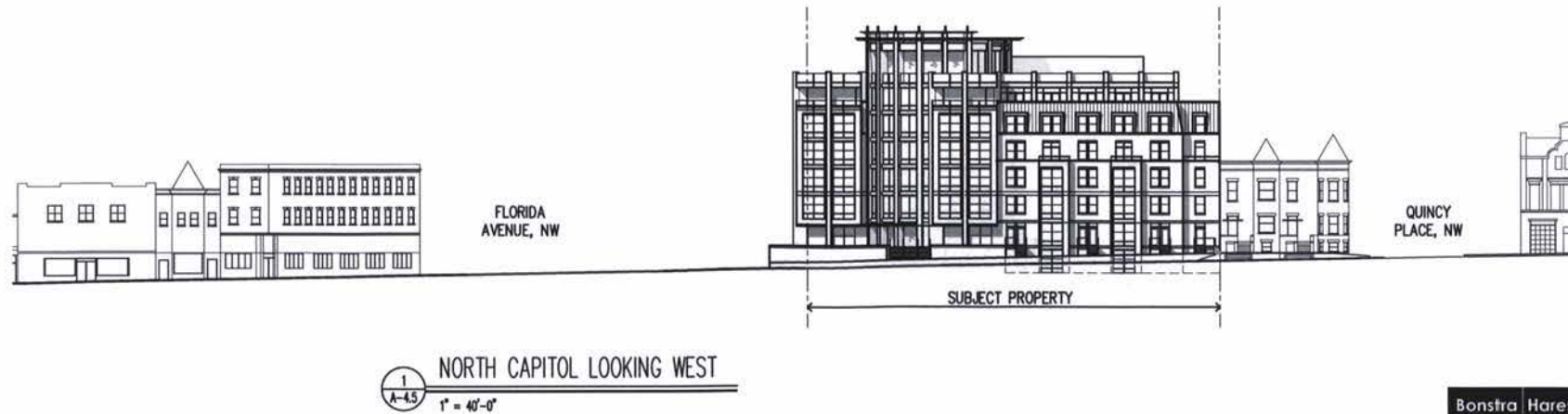
Bonstra Harsign
ARCHITECTS

WEST COURTYARD
ELEVATION

1719 Connecticut Ave NW, Suite 400
Washington, DC 20009-1123

www.bonstra.com 202 648 8172 F
202 648 8122 P

A-4.4



Florida & Q Street, LLC

900 Connecticut Ave.
Springfield, VA 22151
T 703.755.6670 F 703.755.6671

1600 North Capitol Street NW

Washington, DC 20002

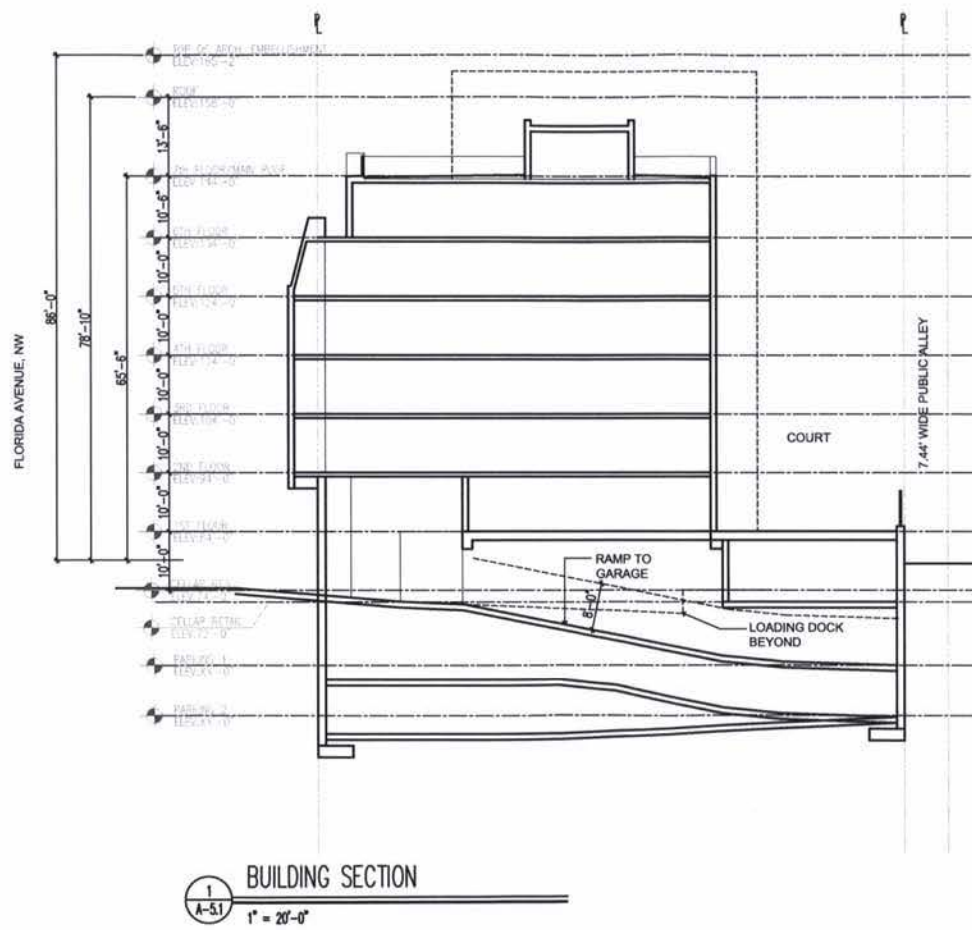
REVISIONS	
1	PRELIMINARY 11/2/04
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DATE	12/2/05
DESIGNED BY	JOHN H.
CHECKED BY	JOHN H.
SCALE	AS SHOWN

Bonstra Haresign
ARCHITECTS

STREET ELEVATIONS

A-4.5



Florida & Q Street, LLC
 6220 Commercial Drive
 Springfield, VA 22151
 T 703.765.8970 F 703.765.8977

1600 North Capital Street NW
 Washington, DC 20002

REVISIONS	
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Bonstra Haresign
 ARCHITECTS

1115 Commercial Ave NW, Suite 400
 Washington, DC 20004-1125

www.bonstra.com 202 546 8173 F 202 546 8172

BUILDING
 SECTION

A-5.1

