

1600 NORTH CAPITOL STREET NW

PLANNED UNIT DEVELOPMENT (PUD) SET

ZONING COMMISSION
District of Columbia

CASE NO. 06-04
EXHIBIT NO. 21

Florida & Q Street, LLC
800 Connecticut Ave
N.W. Suite 200
Washington, DC 20004
Tel: 202.331.8877
Fax: 202.331.8877

1600 North Capitol Street NW
Washington, DC 20002

FILING REQ'T:	LIST OF DRAWINGS
2406.11(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
	A1.3 SITE CONTEXT PHOTOS
	A1.4 COLORED LANDSCAPE PLAN
	A1.5 COLORED PERSPECTIVE RENDERING
	A1.6 COLORED ELEVATION
2406.11(d,e), 2406.12(c,d,f)	A2.1 SITE PLAN
2406.12(d)	A2.2 SEDIMENT AND EROSION CONTROL PLAN
2406.12(d)	A2.3 SEDIMENT AND EROSION CONTROL NOTES
2406.12(c)	A2.4 UTILITY CONNECTION PLAN
2406.11(d), 2406.12(d)	A2.5 LANDSCAPE PLAN
2406.11(d,e), 2406.12(e)	A3.1 PARKING LEVEL 2 PLAN
2406.11(d,e), 2406.12(e)	A3.2 PARKING LEVEL 1 PLAN
2406.11(d,e), 2406.12(e)	A3.3 CELLAR LEVEL PLAN
2406.11(d,e), 2406.12(e)	A3.4 FIRST FLOOR PLAN
2406.12(e)	A3.5 SECOND AND THIRD FLOOR PLAN
2406.12(e)	A3.6 FOURTH FLOOR PLAN
2406.12(e)	A3.7 FIFTH FLOOR PLAN
2406.12(e)	A3.8 SIXTH FLOOR PLAN
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	-	13,998 SF	
FLOOR 2	-	13,998 SF	
FLOOR 1	-	11,661 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	85,428 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 @ 55' DEEP 1 @ 20' DEEP
LOADING PROVIDED:	
RESIDENTIAL	1 @ 30' DEEP 1 @ 20' 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"

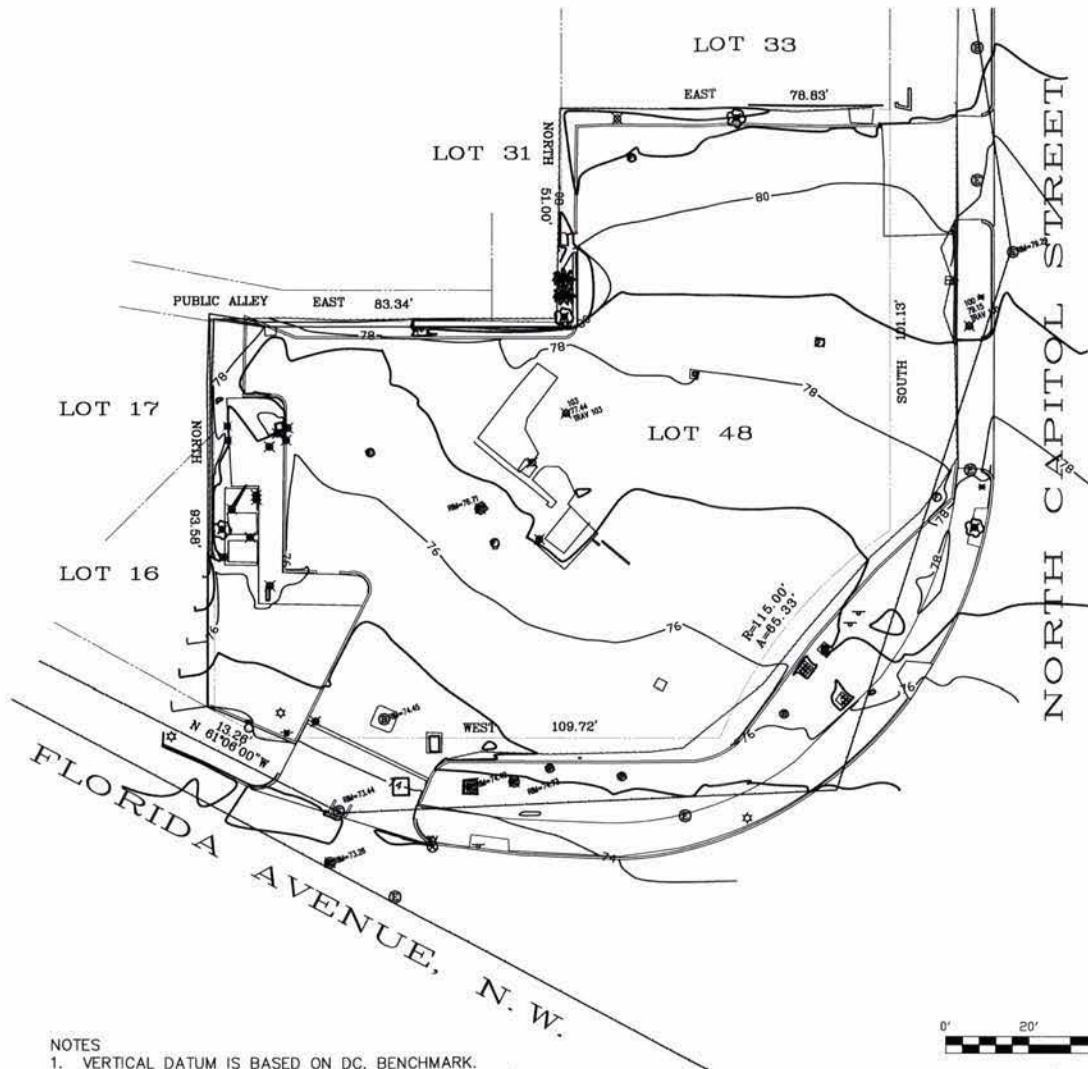
* MEASURED TO THE CENTERLINE
OF FLORIDA AVENUE

Bonstra | Hareisign
ARCHITECTS

1710 Connecticut Ave NW, Suite 400
Washington, DC 20006-1123

ZONING COMMISSION
District of Columbia
CASE NO. 06-04
EXHIBIT NO. 21

T.1.1



LEGEND

- METAL RAIL
- CHAIN LINK FENCE
- UP ○ LIGHT POLE
- UP ○ UTILITY POLE
- SDMH ⊕ STORM DRAIN MANHOLE
- GUY → GUY
- SMH ⊕ SEWER MANHOLE
- WMTR ○ WATER METER
- TRAV Δ TRAVERSE CONTROL POINT
- INLET □ STORM DRAIN INLET
- FH ○ HYDRANT
- WMH ⊕ WATER MANHOLE
- WV ○ WATER VALVE
- 15" ○ TREE/SIZE
- FP ○ FLAG POLE
- FCAP ○ WELL
- MON FD ■ MONUMENT FOUND
- SIGN
- 15" PINE TREE/SIZE
- 15" MAP ○ MAPLE TREE/SIZE
- BCOL ○ BRICK COLUMN

NOTES

1. VERTICAL DATUM IS BASED ON DC. BENCHMARK.

Surveyor's Certificate

I hereby certify to the best of my knowledge and belief that the information shown hereon is based on actual field measurements and that there are no encroachments across the property, unless otherwise shown.

ANTHONY G. CURRIE, L.S.
DC REG. NO. 900323

DATE

BOUNDARY AND TOPOGRAPHIC SURVEY
1600 NORTH CAPITOL STREET
LOT 48 SQUARE 3100
NORTH WEST
WASHINGTON, D.C.

DATE: DEC. 2, 2005
SCALE HZ: 1"=20'
SCALE VT: N/A
DRAWN BY: K.S.
COMPUTED BY: A.G.C.
CHECKED BY: A.G.C.

C-1

DRAWING 1 OF 1

ABBREVIATIONS

CONC	CONCRETE
INV	INVERT
TW=	TOP OF WALL
ACB	ASPHALT CURB
CCB	CONCRETE CURB
COG	CONCRETE CURB AND GUTTER
BLD	BUILDING
OHD	OVERHANG
OHC	OVERHEAD CABLE
CSW	CONCRETE SIDEWALK
BCOL	BRICK COLUMN
CLF	CHAIN LINK FENCE
MRAL	METAL RAIL
MGRATE	METAL GRATE
CBX	CABLE BOX
PBX	PHONE PEDESTAL

REVISIONS

NO.	DATE	DESCRIPTION
1	12/02/05	ISSUED FOR PERMIT

DATE	12/02/05
PROJECT NO.	2005-01
DRAWN BY	K.S.
CHECKED BY	A.G.C.



CURRIE AND ASSOCIATES
CONSULTING
ENGINEERS, SURVEYORS AND PLANNERS
3331 TOLEDO TERRACE, SUITE 105
HYATTSVILLE, MD., 20782
TEL: (301) 559-0100 FAX: (301) 559-1700

Bonstra | Haresign
ARCHITECTS

SITE SURVEY

1710 Connecticut Ave NW, Suite 400
Washington, DC 20006-1125

www.bonstra.com 202 546 8275 T
202 546 8122 F

A-1.1



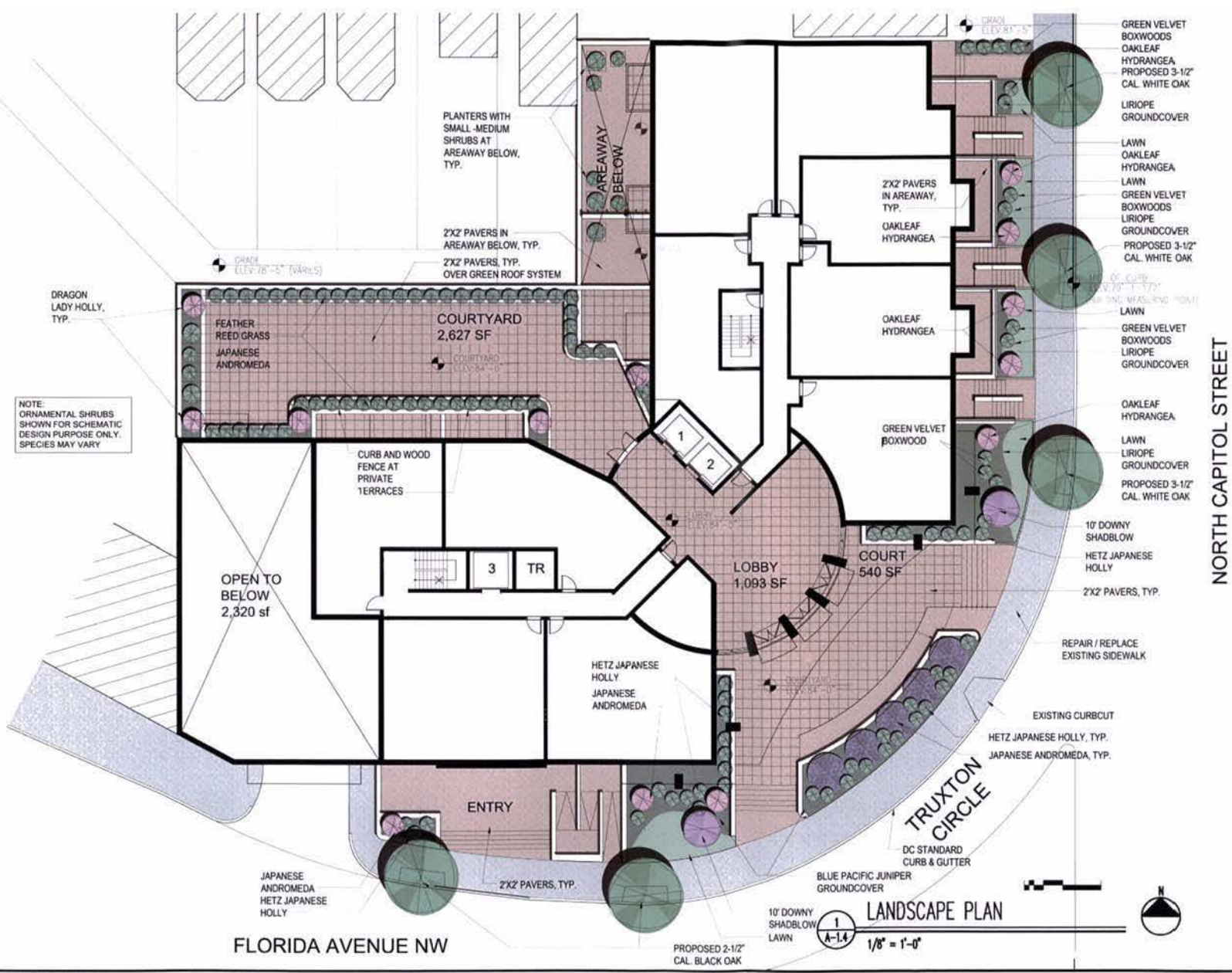


1
A-1.3 SITE PHOTOS

Florida & O Street, LLC
1825 Commercial Drive
Springfield, VA 22151
P: 703.726.6870 F: 703.726.6877

1600 North Capital Street NW
Washington, DC 20002

REVISIONS	
1	1.000
2	2.000
3	3.000
4	4.000
5	5.000
6	6.000
7	7.000
8	8.000
9	9.000
10	10.000
11	11.000
12	12.000
13	13.000
14	14.000
15	15.000
16	16.000
17	17.000
18	18.000
19	19.000
20	20.000
21	21.000
22	22.000
23	23.000
24	24.000
25	25.000
26	26.000
27	27.000
28	28.000
29	29.000
30	30.000
31	31.000
32	32.000
33	33.000
34	34.000
35	35.000
36	36.000
37	37.000
38	38.000
39	39.000
40	40.000
41	41.000
42	42.000
43	43.000
44	44.000
45	45.000
46	46.000
47	47.000
48	48.000
49	49.000
50	50.000
51	51.000
52	52.000
53	53.000
54	54.000
55	55.000
56	56.000
57	57.000
58	58.000
59	59.000
60	60.000
61	61.000
62	62.000
63	63.000
64	64.000
65	65.000
66	66.000
67	67.000
68	68.000
69	69.000
70	70.000
71	71.000
72	72.000
73	73.000
74	74.000
75	75.000
76	76.000
77	77.000
78	78.000
79	79.000
80	80.000
81	81.000
82	82.000
83	83.000
84	84.000
85	85.000
86	86.000
87	87.000
88	88.000
89	89.000
90	90.000
91	91.000
92	92.000
93	93.000
94	94.000
95	95.000
96	96.000
97	97.000
98	98.000
99	99.000
100	100.000



Florida & Q Street, LLC
 1800 Commercial Drive
 Springfield, VA 22151
 P: 703.756.6810 F: 703.756.6817

1600 North Capitol Street NW
 Washington, DC 20002

Bonsra Haresign ARCHITECTS

1710 Connecticut Ave NW, Suite 400
 Washington, DC 20009-1123

www.bonsra.com 202 585 3372 F 202 585 8122 P

RENDERED LANDSCAPE PLAN

A-1.4



1
A-1.5

PERSPECTIVE VIEW

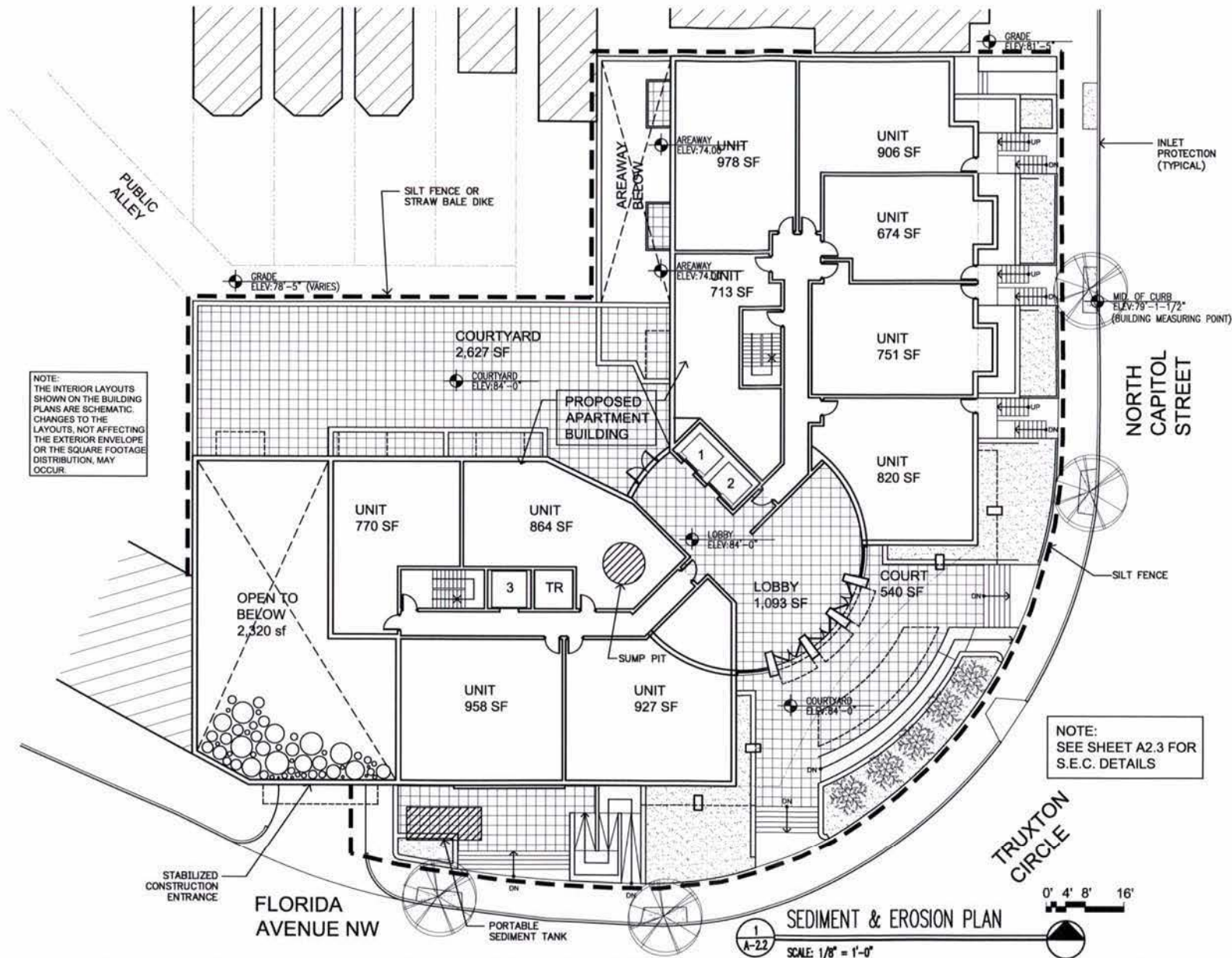
REVISION	
1	1.000 1/15/05 1.000 1/15/05
2	2.000 1/15/05 1.000 1/15/05
3	3.000 1/15/05 1.000 1/15/05
4	4.000 1/15/05 1.000 1/15/05
5	5.000 1/15/05 1.000 1/15/05
6	6.000 1/15/05 1.000 1/15/05
7	7.000 1/15/05 1.000 1/15/05
8	8.000 1/15/05 1.000 1/15/05
9	9.000 1/15/05 1.000 1/15/05
10	10.000 1/15/05 1.000 1/15/05

DATE	1/15/05
DESIGNED	ARCH
DRAWN BY	ARCH
CHECKED BY	ARCH



REVISIONS	
1	10/10/2008 10:10:00
2	10/10/2008 10:10:00
3	
4	
5	
6	
7	
8	
9	
10	

DATE	5/12/2006
PROJECT NO	2006-001
ISSUE NO	1
ISSUE DATE	5/12/2006



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:
SEE SHEET A2.3 FOR
S.E.C. DETAILS

Florida & Q Street, LLC
800 Commercial Drive
Springfield, VA 22151
T: 703.750.8878 F: 703.750.8877

1600 North Capitol Street NW
Washington, DC 20002

REVISION	DATE	BY	APP
1.0	10/15/2008	J. KUMAR	J. KUMAR
2.0			
3.0			
4.0			
5.0			
6.0			
7.0			
8.0			
9.0			
10.0			

DATE	10/15/2008
PROJECT NO.	2008-1123
PROJECT	FLORIDA & Q STREET
FLOOR	1

Bonstra | Haresign
ARCHITECTS

1710 Connecticut Ave NW, Suite 400
Washington, DC 20009-1123

www.bonstra.com 202 398 8373 F
202 398 8122 F

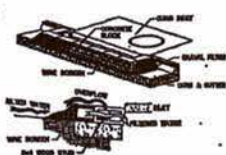
SEDIMENT & EROSION
PLAN

A-2.2

SEDIMENT AND EROSION CONTROL PLAN & DETAILS

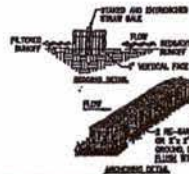


VEHICLE WASH DETAIL
(NOT TO SCALE)



2 CURB INLET SEDIMENT FILTER (NOT TO SCALE)

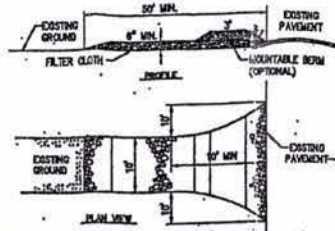
1. CURB INLET SEDIMENT FILTERS SHALL BE PLACED ON THEIR SIDES ADJUTING THE CURB AT OTHER SIDE OF THE SILET OPENING.
2. A 2 INCH BY 4 INCH STUD SHALL BE CUT AND PLACED THROUGH THE OUTER HOLES OF EACH SPACER BLOCK TO HELP KEEP THE FRONT BLOCKS IN PLACE.
3. CONCRETE BLOCKS SHALL BE PLACED ON THEIR SIDES ADJUTING THE FRONT OF THE SILET AND ADJUTING THE SPACER BLOCKS AS ILLUSTRATED.
4. WIRE MESH SHALL BE PLACED OVER THE OUTSIDE VERTICAL FACE (NEAREST TO THE CURB) OF EACH BLOCK TO PREVENT STONE FROM BEING WASHED THROUGH THE HOLES. 1/2 INCH WIRE MESH SHALL BE USED.
5. TWO TO THREE INCH STONE SHALL BE PLACED AGAINST THE WIRE TO THE TOP OF THE BARRIER AS SHOWN.
6. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE BLOCKS, CLEANED AND REPLACED.



CONSTRUCTION SPECIFICATIONS

1. BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CURB AND IN A ROW WITH OTHER BALES ADJUTING THE ADJUTING BALES.
2. BALE DIKES SHALL BE MAINTAINED BY THE USER A MINIMUM OF 10 INCHES AND PLACED SO TIME REMAINS ARE INDICATED.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY OTHER TWO STAKES OR REINFORCED THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAD BALE AT AN ANGLE TO FORCE THE BALE TOWARD THE BALE. STAKES SHALL BE DRIVEN FURTHER INTO THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR DUTY AND ARE NO LONGER TO BLOCK OR IMPED STONE FLOW OR DRAINAGE.

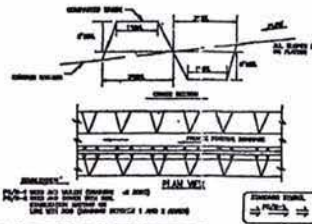
6 STRAW BALE DIKE DETAIL (NOT TO SCALE)



1 STABILIZED CONSTRUCTION ENTRANCE (NOT TO SCALE)

CONSTRUCTION RAMP SPECIFICATION

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 5 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN 6 INCHES.
4. WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN FULL WIDTH OF ALL PORTS OF INGRESS OR EGRESS CLOSING.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BORN WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS 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)

Construction Specifications

1. All perimeter dikes/wales shall have an uninterrupted positive grade to an outlet. Spot elevations may be necessary for grades less than 1:6.
2. Runoff diverted from a disturbed area shall be conveyed to a sedimentation area.
3. Runoff diverted from an undisturbed area shall outlet into an undisturbed stabilized area of a non-erosive velocity.
4. The wale shall be excavated or shaped to the grade, and cross-section as required to meet the criteria specified in the standard.
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 wale 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 EXCAVATION 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 SWEEP CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.
4. ALL SEDIMENT AND EROSION CONTROL MEASURES TO BE INSPECTED DAILY BY THE CONTRACTOR. ANY DAMAGE 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 LAID 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 EXCAVATION AND CONSTRUCTION.
7. IF ANY CATCH BASIN OR DRAIN BECOMES CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS IMMEDIATE CLEANING.
8. ALL DISTURBED AREAS WITHIN THE LIMIT OF DISTURBANCE BOUNDARY NOT SHOWN TO BE PAVED SHALL BE SEED OR SOOCD AS PER DO SPECIFICATIONS WITHIN SEVEN DAYS OF DISTURBANCE.
9. ANY STOPPING, REGARDLESS OF LOCATION ON SITE SHALL BE STABILIZED WITHIN 14 DAYS AND COVERED WITH PLASTIC OR CANVAS AFTER ITS ESTABLISHMENT AND FOR THE DURATION OF THE PROJECT.
10. AFTER RAZE OR DEMO, THERE IS NEED FOR GROUNDCOVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING, SUCH AS SEED, SOO, PAVING, BRICKWORK, OR MASONRY, ETC.
11. AT THE COMPLETION OF CONSTRUCTION PROJECT AND AFTER THE D.O. EROSION AND SEDIMENT CONTROL INSPECTION APPROVAL, ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES AND DEVICES SHALL BE REMOVED AND ALL DAMAGED 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 HOSE TO, CLEAN ALL EQUIPMENT LEAVING SITE.
3. INSTALL SALT FENCE AROUND PERIMETER OF SITE.
4. NO DISTURBED AREA WILL BE EXPOSED FOR MORE THAN 7 CALENDAR DAYS. INSTALL THE NECESSARY TEMPORARY OR PERMANENT MEASURES TO ACHIEVE ADEQUATE EROSION AND SEDIMENTATION CONTROL.
5. ALL CONSTRUCTION TO BE INSPECTED DAILY BY THE CONTRACTOR AND ANY DAMAGED SEDIMENTATION OR EROSION CONTROL DEVICES OR MEASURES WILL BE REPAIRED AT THE CLOSE OF THE DAY.
6. ALL SALT FENCE TO BE MAINTAINED IN WORKING CONDITION.
7. STABILIZED CONSTRUCTION ENTRANCES TO BE PERIODICALLY SUPPLEMENTED WITH ADDITIONAL STONE, AS NEEDED.
8. CONTROLS WILL BE REMOVED AFTER THEIR CONTRIBUTING BASINS HAVE BEEN PERMANENTLY STABILIZED.



4 STABILIZED CONSTRUCTION ENTRANCE (NOT TO SCALE)

CONSTRUCTION NOTES FOR FABRICATED SALT FENCE

1. WHEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WIRE WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH JOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGE" DEVELOPS IN THE SALT FENCE.

POSTS: EITHER T OR U TYPE OR 4" HARDWOOD
FENCE: WIRE, 16 1/2 GAGE 8" MAX. MESH OPENING
FILTER CLOTH: FILTER X, 100% 100% STABILIZATION OR APPROVED EQUAL
PREFABRICATED UNIT: OCEAFIL, CHYFOPHON, OR APPROVED EQUAL

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)637-4360 AT 24 HOURS BEFORE START OF GRADING ACTIVITY AND WITHIN TWO WEEKS AFTER COMPLETION OF PROJECT FOR FINAL INSPECTION.

Florida & Q Street, LLC
6202 Connecticut Ave
Suite 100
Washington, DC 20014
1-202-753-0800 F. 202-753-0807

1600 North Capital Street NW
Washington, DC 20002

REVISIONS	DATE	BY	APP
1. PLO SUBMISSION 1/1/2008			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

DATE	5/20/08
PROJECT NO.	308-018
DRAWN BY	AM
CHECKED BY	BM

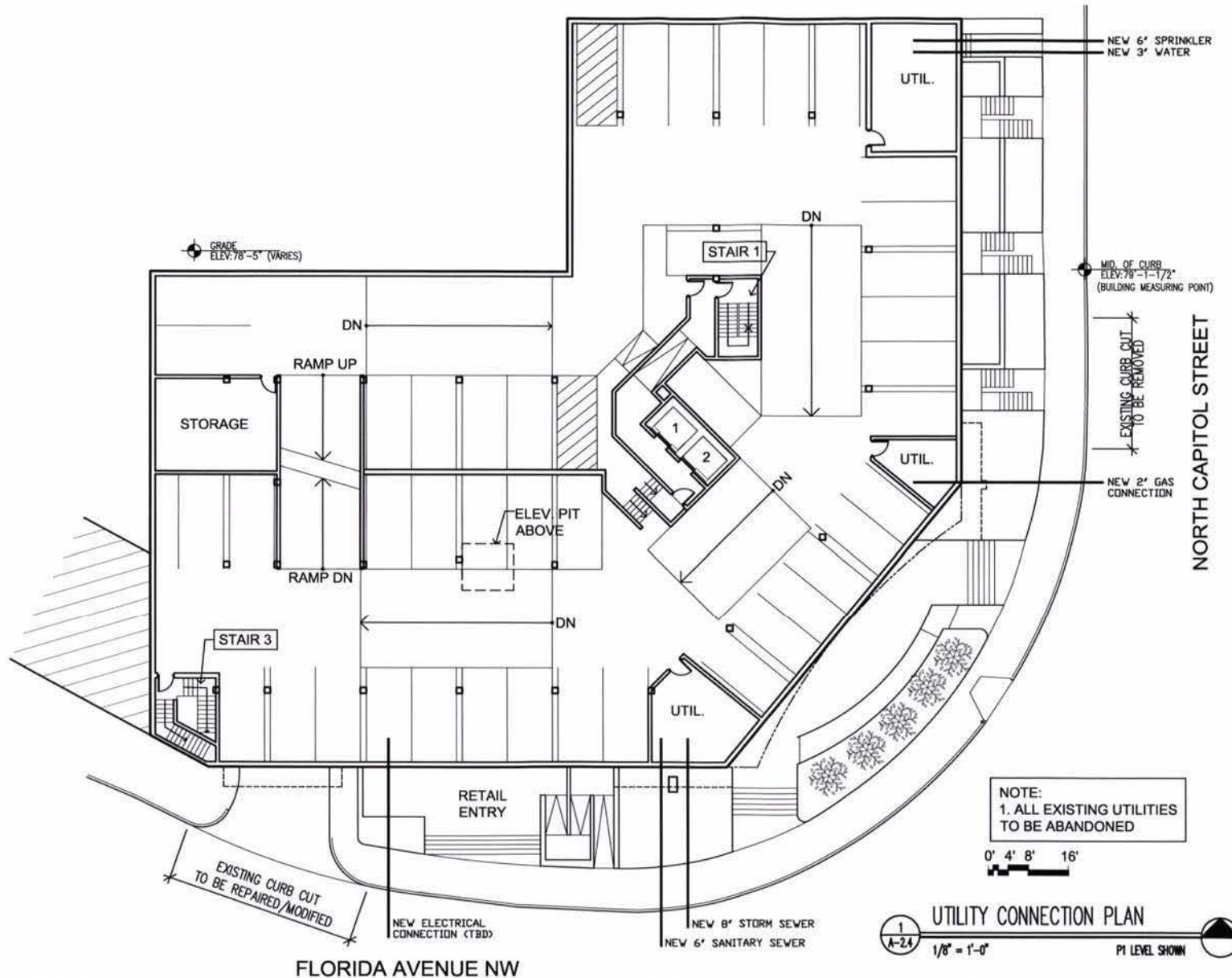
Bonstra Haresign
ARCHITECTS

SEDIMENT & EROSION
NOTES

1715 Connecticut Ave NW, Suite 400
Washington, DC 20009-1123

www.bonstra.com 202 596 9572 F
202 596 9122 F

A-2.3



NOTE:
1. ALL EXISTING UTILITIES
TO BE ABANDONED

0' 4' 8' 16'

1
A-2.4
1/8" = 1'-0"
P1 LEVEL SHOWN

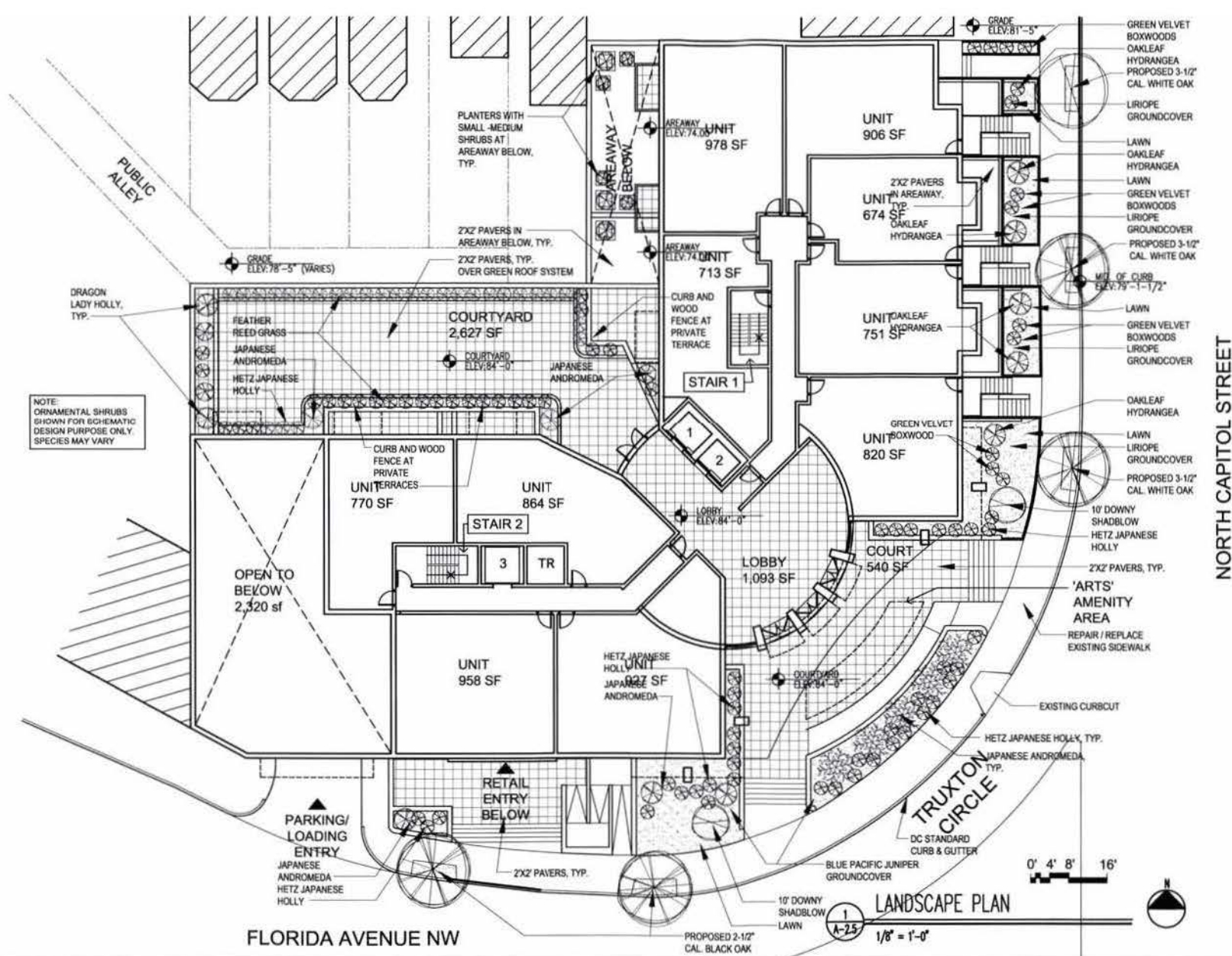
Florida & Q Street, LLC
800 Connecticut Ave
Silverdale, WA 98283
P: 360.795.6877 F: 360.795.6877

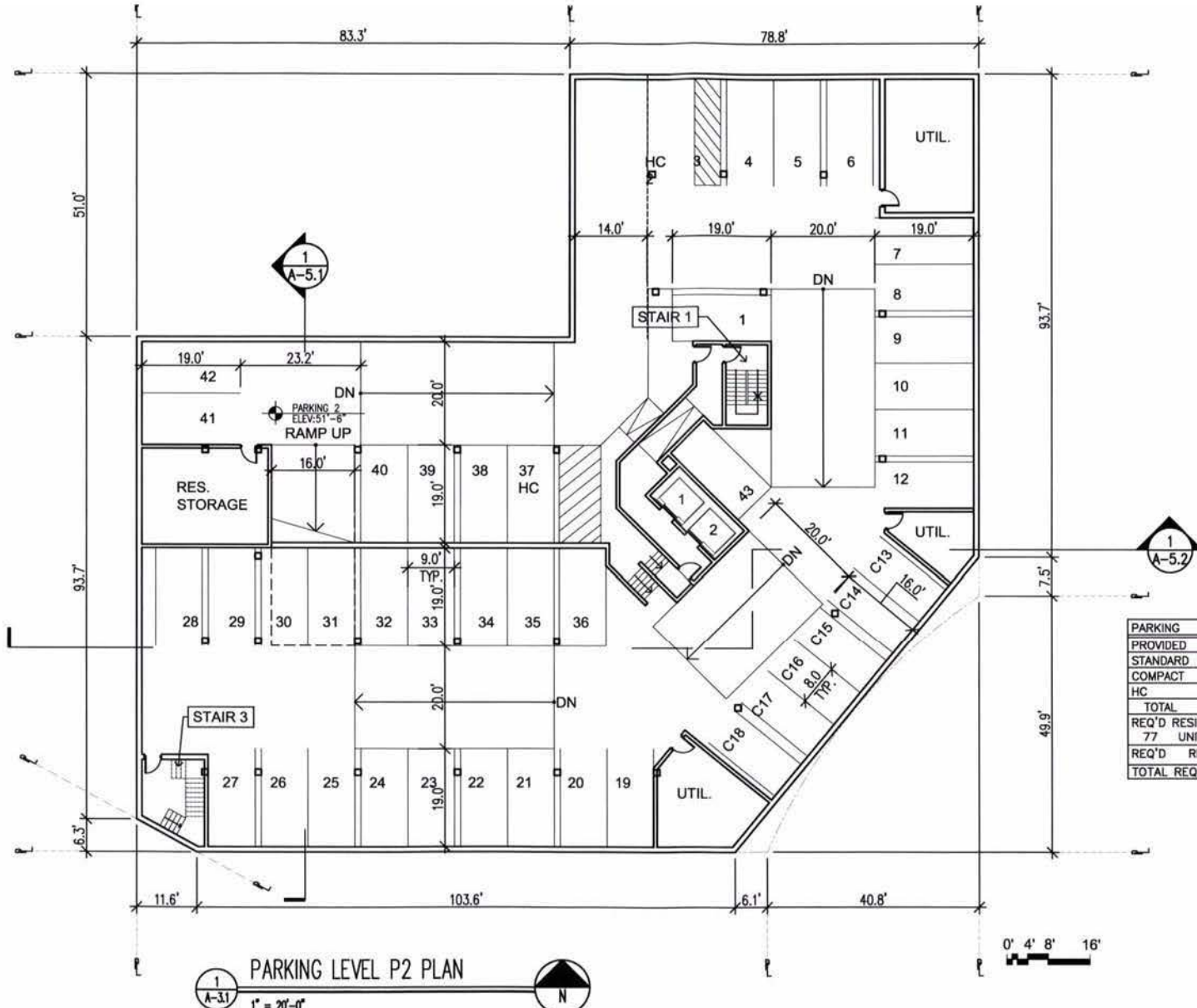
1600 North Capitol Street NW
Washington, DC 20002

REVISIONS

1	FOR SUBMISSION 1/12/2008
2	
3	
4	
5	
6	
7	
8	
9	
10	

DATE	1/12/08
DRAWN BY	100100
CHECKED BY	100100
DESIGNED BY	100100





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

PARKING LEVEL P2 PLAN

1
A-3.1



1" = 20'-0"

0' 4' 8' 16'

Florida & Q Street, LLC
9520 Commercial Drive
Springfield, VA 22151
P: 703.750.8870 F: 703.750.8877

1600 North Capital Street NW
Washington, DC 20002

REVISIONS

NO.	DATE	DESCRIPTION
1	11/11/2008	ISSUED FOR PERMIT
2	11/11/2008	ISSUED FOR PERMIT
3		
4		
5		
6		
7		
8		
9		
10		

DATE	11/11/2008
DATE FOR	11/11/2008
DATE FOR	11/11/2008
DATE FOR	11/11/2008

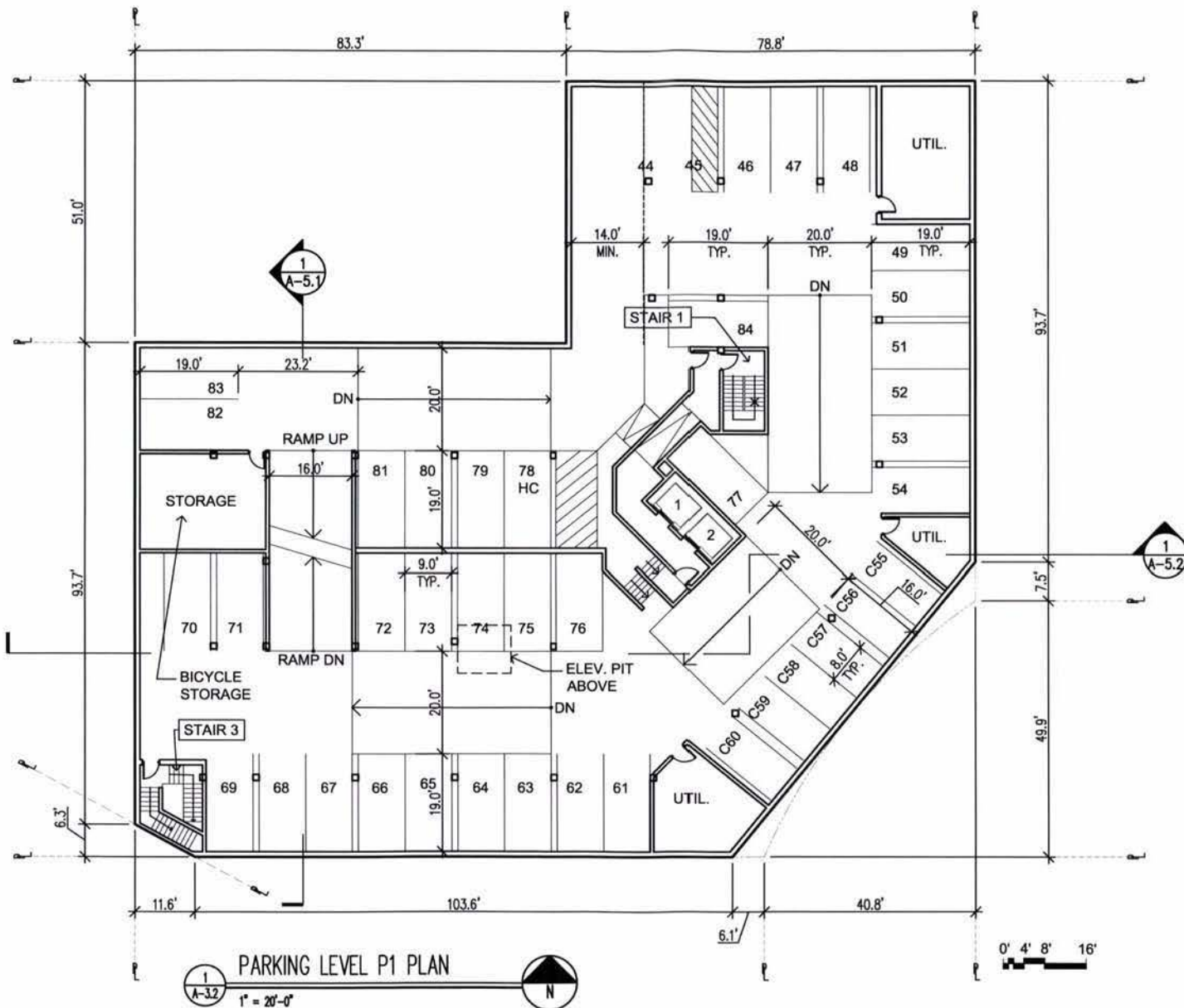
Bonsra Haresign

PARKING LEVEL P2 PLAN

1710 Connecticut Ave NW, Suite 400
Washington, DC 20006-1123

www.bonsra.com 703.750.8870 F 703.750.8877

A-3.1

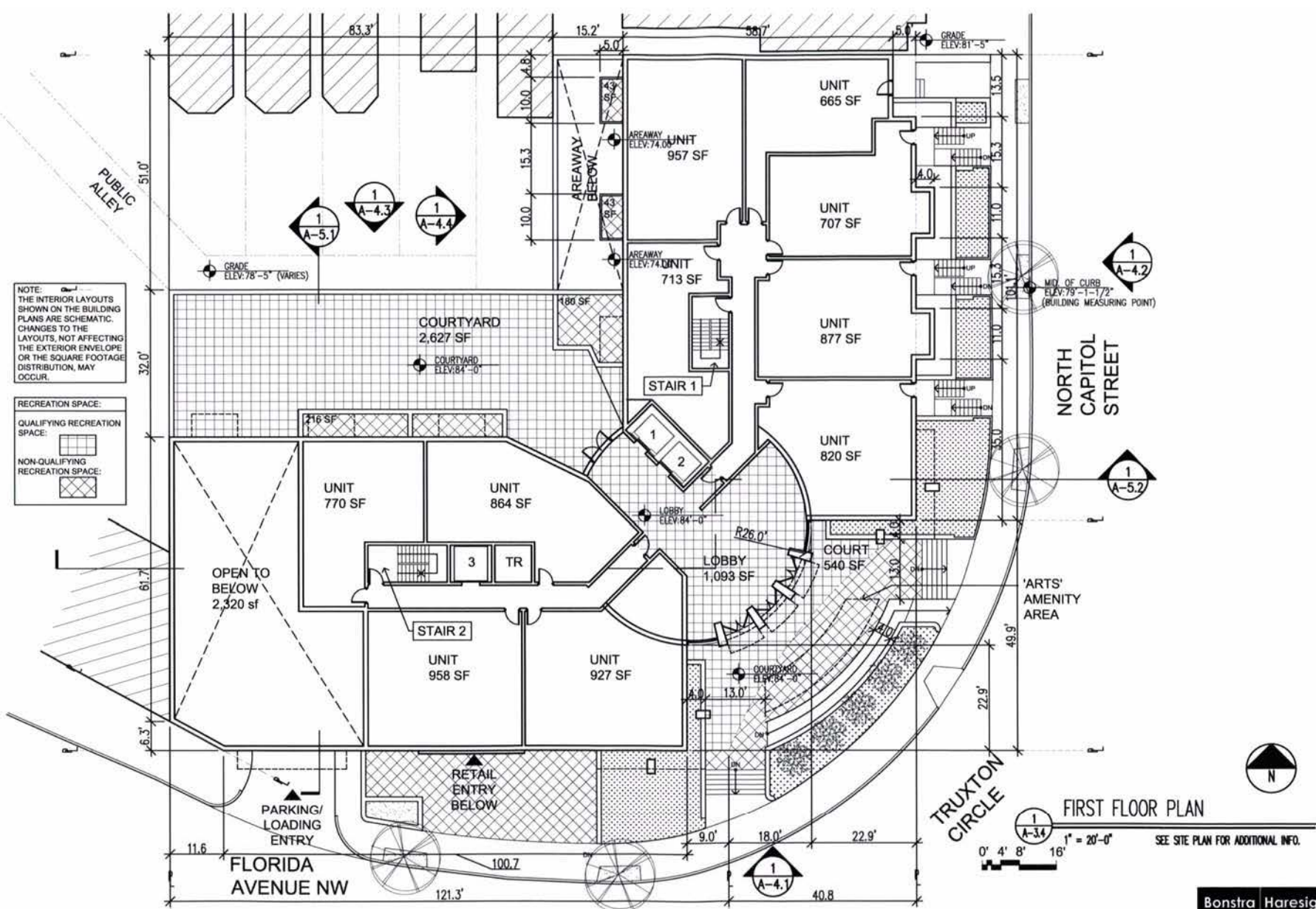


REVISION	DATE	BY	CHKD
1	11/10/2009	JLH	JLH
2	11/10/2009	JLH	JLH
3	11/10/2009	JLH	JLH
4	11/10/2009	JLH	JLH
5	11/10/2009	JLH	JLH
6	11/10/2009	JLH	JLH
7	11/10/2009	JLH	JLH
8	11/10/2009	JLH	JLH
9	11/10/2009	JLH	JLH
10	11/10/2009	JLH	JLH

DATE	11/10/2009
DESIGNED	JLH
CHECKED	JLH
APPROVED	JLH

REVISIONS	DATE	BY	CHKD
1	1/12/08		
2	1/22/08		
3	2/25/08		
4	3/10/08		
5	3/10/08		
6	3/10/08		
7	3/10/08		
8	3/10/08		
9	3/10/08		
10	3/10/08		

DATE	BY	CHKD
1/12/08		
1/22/08		
2/25/08		
3/10/08		



REVISION	DATE	BY	CHKD
1	10/15/2008	WJH	WJH
2			
3			
4			
5			
6			
7			
8			
9			
10			

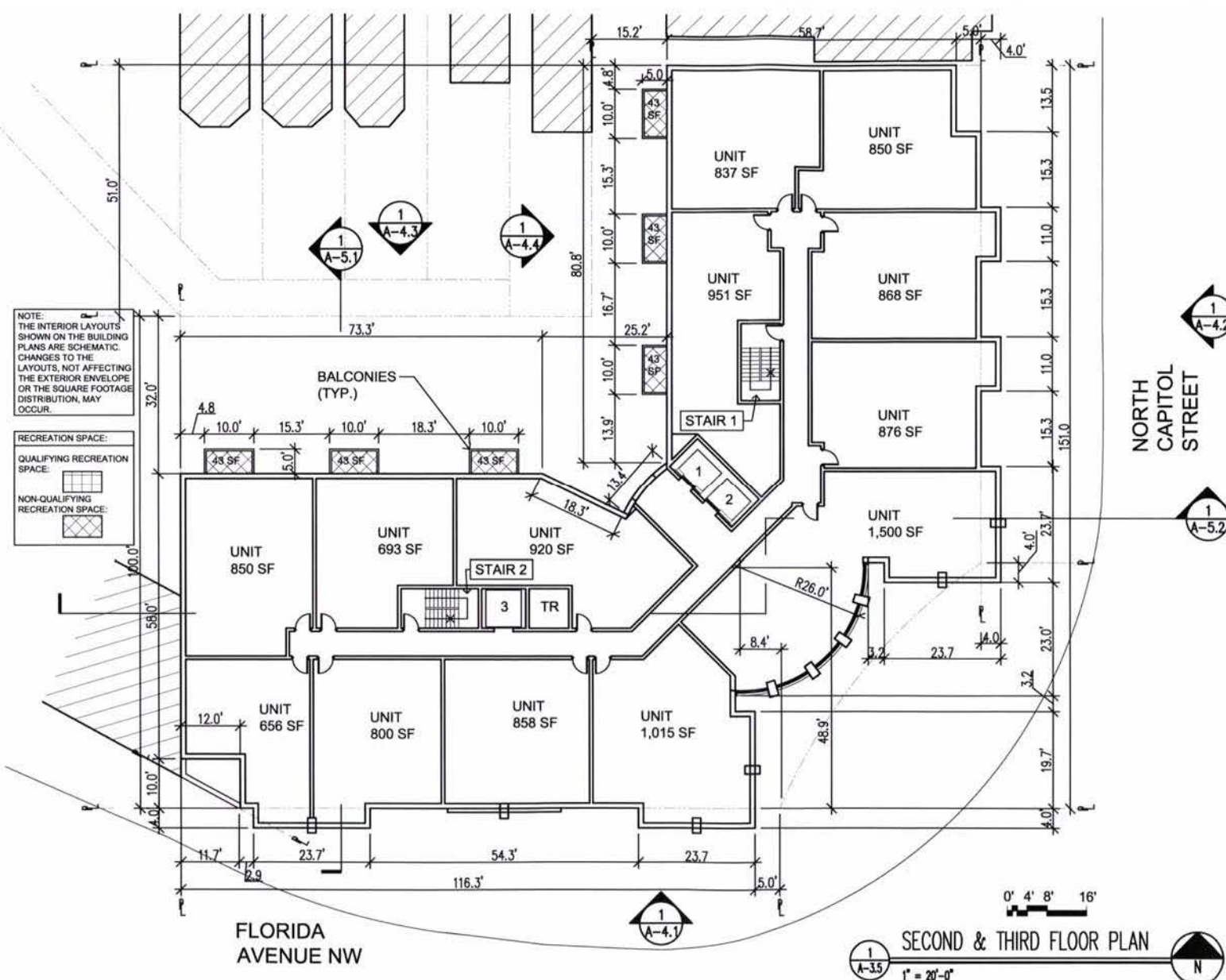
DATE	10/15/08
DESIGNED BY	WJH
CHECKED BY	WJH
DATE	10/15/08

Bonstra Harensign
 ARCHITECTS

SECOND & THIRD
 FLOOR PLAN

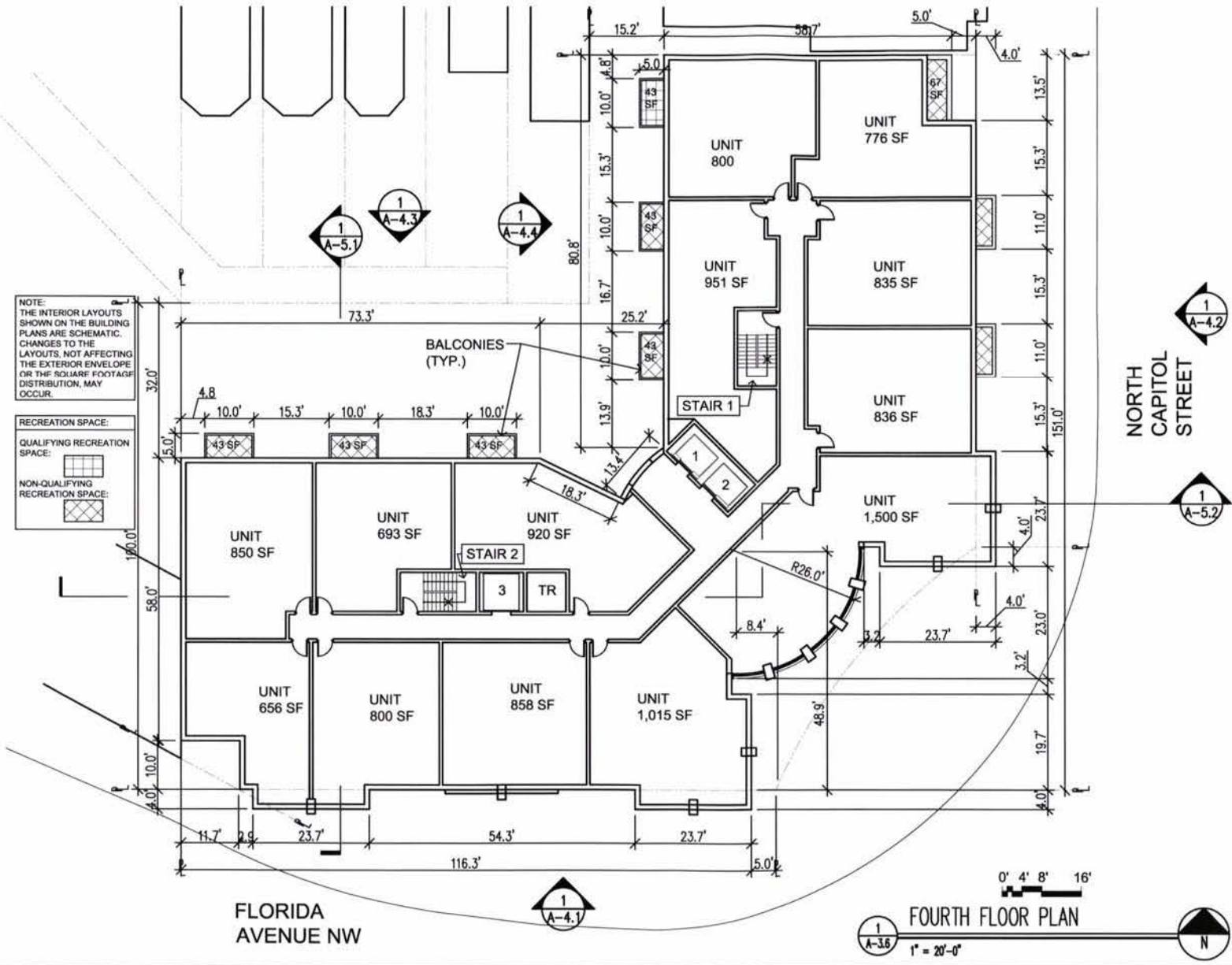
1719 Connecticut Ave NW, Suite 400
 Washington, DC 20004-1123
 www.bonstra.com 202 366 8123 F
 202 366 8122 F

A-3.5



REVISIONS

NO.	DATE	DESCRIPTION
1	11/11/10	FOR SUBMISSION 11/11/10
2	11/11/10	FOR SUBMISSION 11/11/10
3	11/11/10	FOR SUBMISSION 11/11/10
4	11/11/10	FOR SUBMISSION 11/11/10
5	11/11/10	FOR SUBMISSION 11/11/10
6	11/11/10	FOR SUBMISSION 11/11/10
7	11/11/10	FOR SUBMISSION 11/11/10
8	11/11/10	FOR SUBMISSION 11/11/10
9	11/11/10	FOR SUBMISSION 11/11/10
10	11/11/10	FOR SUBMISSION 11/11/10



REVISIONS	
1	ISSUED FOR PERMIT
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	

DATE	1/20/09
DESIGNED BY	202
DRAWN BY	202
CHECKED BY	202

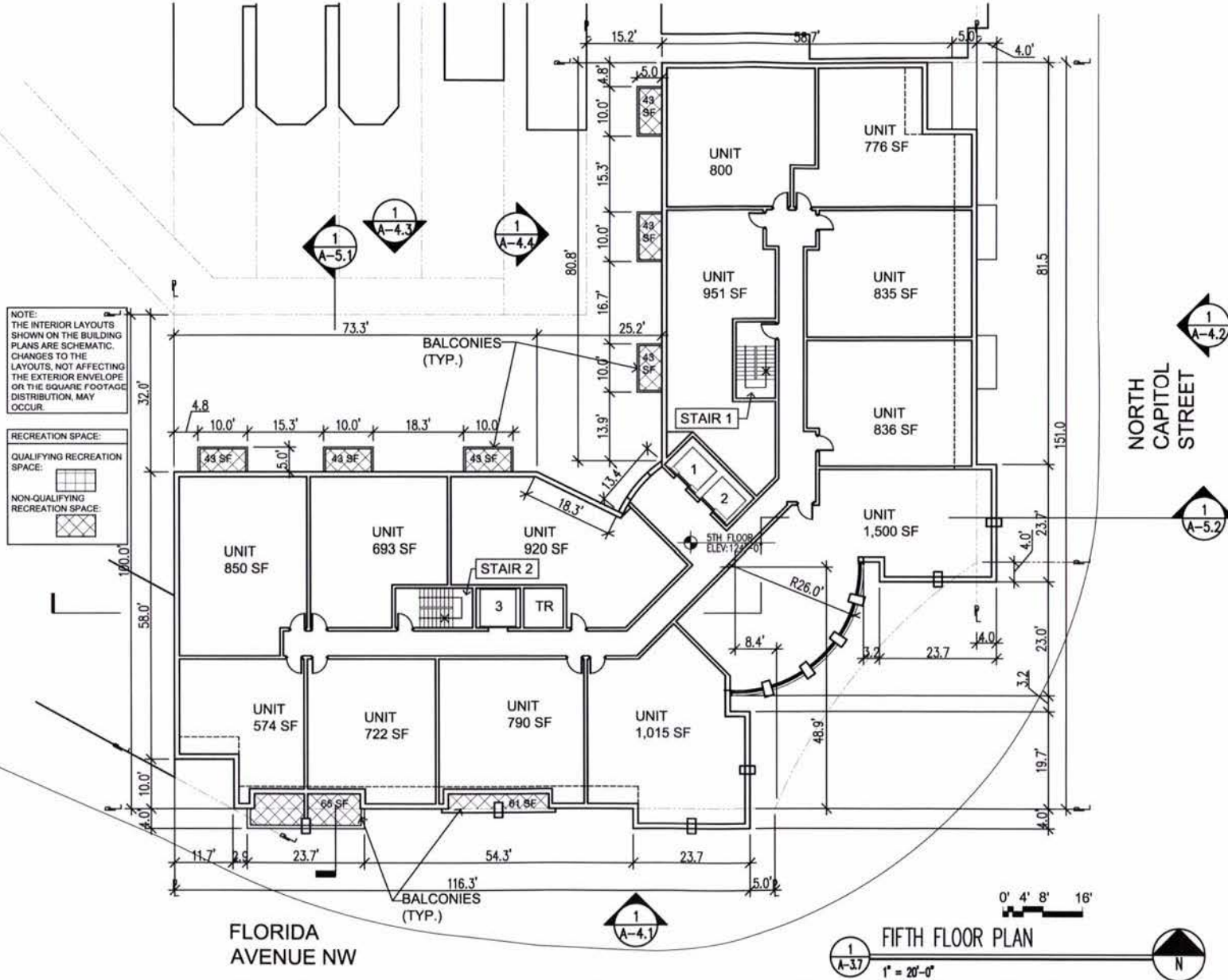
Bonstra Haresign
 ARCHITECTS

FIFTH FLOOR PLAN

1710 Connecticut Ave NW, Suite 400
 Washington, DC 20002-1120

www.bonstra.com 202 355 9373 T
 202 355 9373 F

A-3.7





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.

RECREATION SPACE:
QUALIFYING RECREATION
SPACE:
NON-QUALIFYING
RECREATION SPACE:

2'x2' PAVERS
OVER GREEN
ROOF

FLORIDA
AVENUE NW

NORTH
CAPITOL
STREET

SEVENTH FLOOR/MAIN ROOF PLAN

Florida & Q Street, LLC
880 Commercial Drive
Springfield, VA 22151
703.538.8171

1600 North Capitol Street NW
Washington, DC 20002

REVISION	DATE	BY	CHKD
1.00	11/11/2011	MM	MM
2.00	11/11/2011	MM	MM
3.00	11/11/2011	MM	MM
4.00	11/11/2011	MM	MM
5.00	11/11/2011	MM	MM
6.00	11/11/2011	MM	MM
7.00	11/11/2011	MM	MM
8.00	11/11/2011	MM	MM
9.00	11/11/2011	MM	MM
10.00	11/11/2011	MM	MM

DATE:	11/11/2011
PROJECT NO.:	1600NC
DRAWN BY:	MM
CHECKED BY:	MM

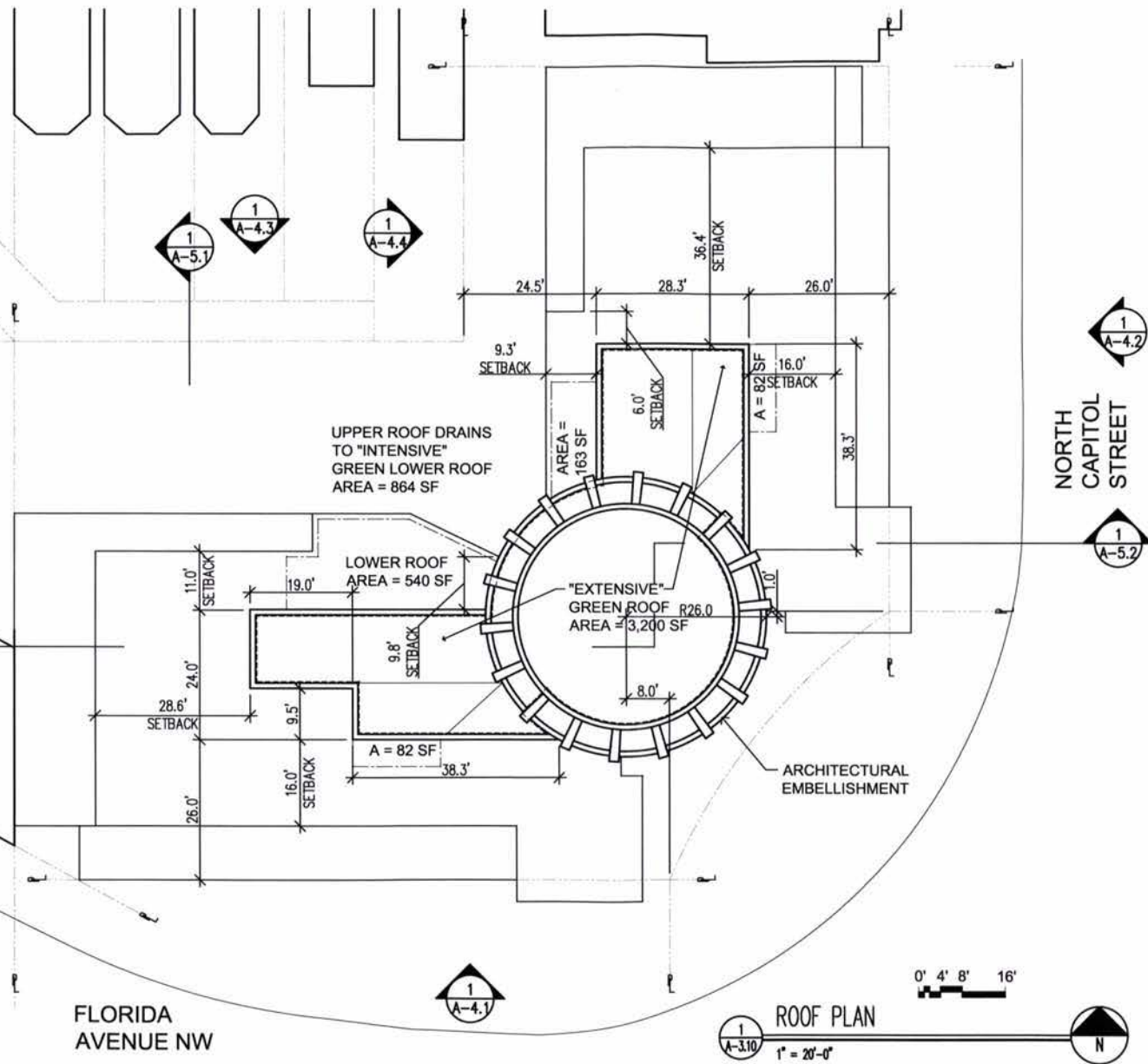
Bonstra | Haresign
ARCHITECTS

SEVENTH FLOOR/MAIN
ROOF PLAN

A-3.9

1110 Commercial Ave NW, Suite 400
Washington, DC 20005-1125
www.bonstra.com 202.596.4373
202.596.4373

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.



ROOF PLAN

1" = 20'-0"

Florida & Q Street, LLC
8800 Connecticut Ave
Springfield, VA 22151
703.756.8870 703.756.8877

1600 North Capitol Street NW
Washington, DC 20002

REVISIONS	
1	NO. 10/10/2008 1:12 PM
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

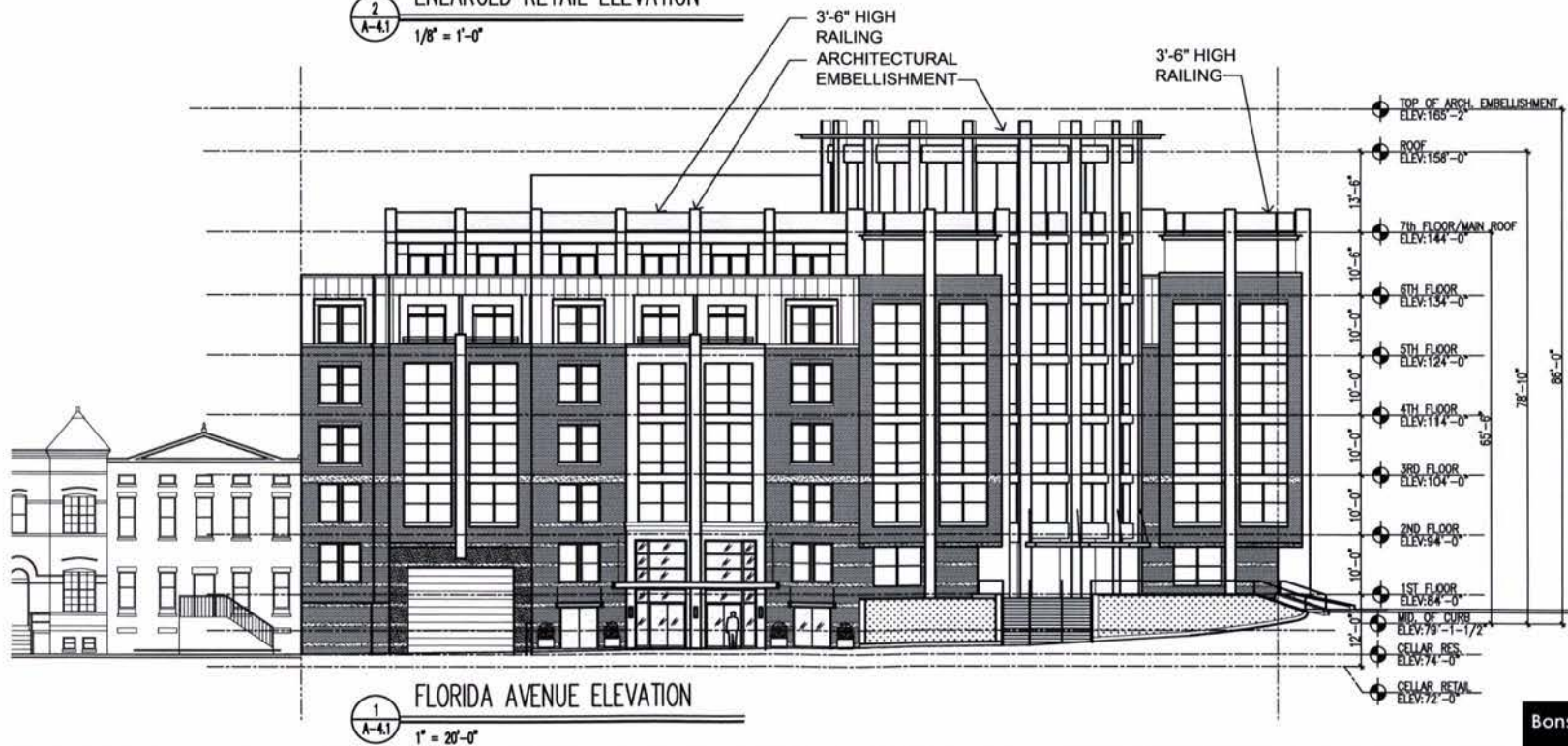
Bonstra Haresign
ARCHITECTS

1710 Connecticut Ave NW, Suite 400
Washington, DC 20009-1123
www.bonstra.com 202 368 6573 F 202 368 6122 F

A-3.10



2
A-4.1
ENLARGED RETAIL ELEVATION
1/8" = 1'-0"

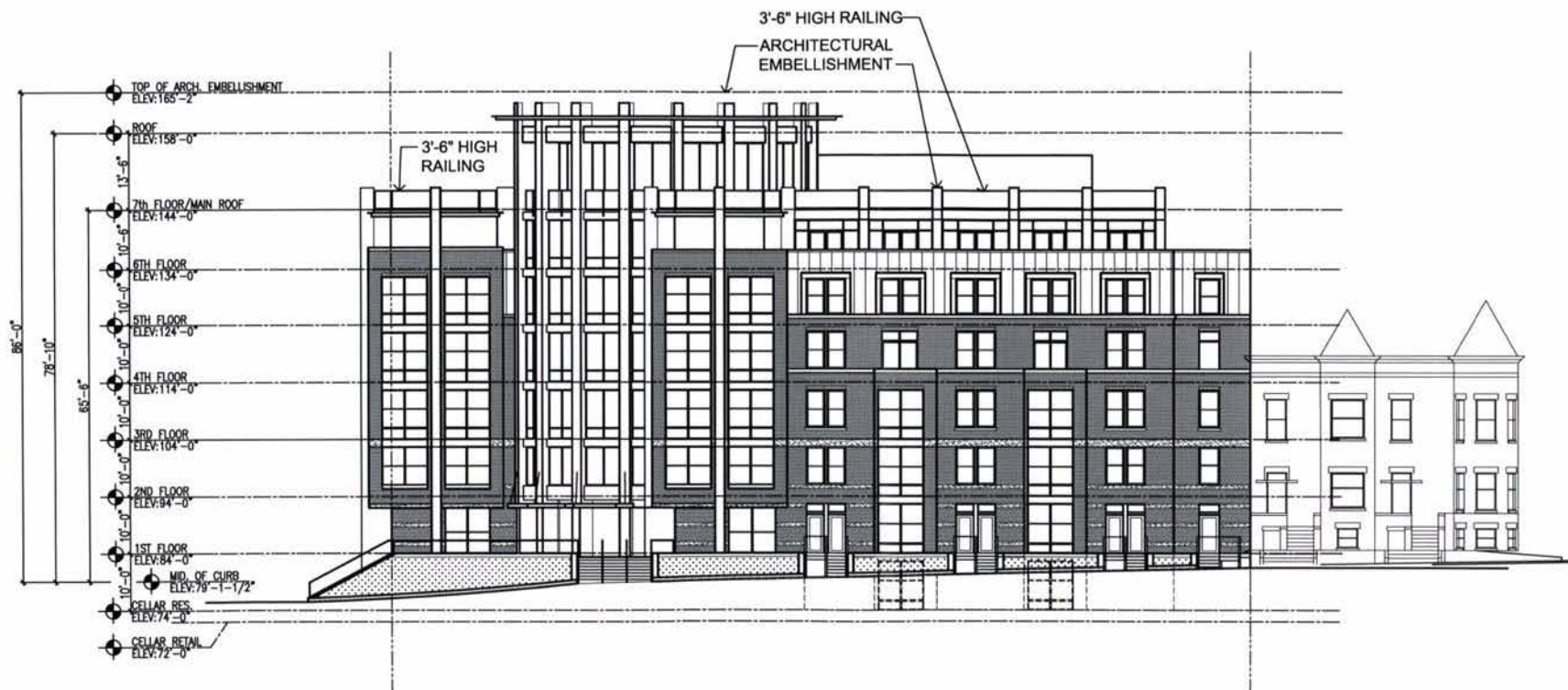


1
A-4.1
FLORIDA AVENUE ELEVATION
1" = 20'-0"

TOP OF ARCH. EMBELLISHMENT	ELEV: 165'-2"
ROOF	ELEV: 158'-0"
7th FLOOR/MAIN ROOF	ELEV: 144'-0"
6TH FLOOR	ELEV: 134'-0"
5TH FLOOR	ELEV: 124'-0"
4TH FLOOR	ELEV: 114'-0"
3RD FLOOR	ELEV: 104'-0"
2ND FLOOR	ELEV: 94'-0"
1ST FLOOR	ELEV: 84'-0"
MID. OF CURB	ELEV: 79'-1 1/2"
CELLAR BSS	ELEV: 74'-0"
CELLAR RETAIL	ELEV: 72'-0"

REVISIONS	DATE
1.00 SUBMISSION (3/31/2008)	

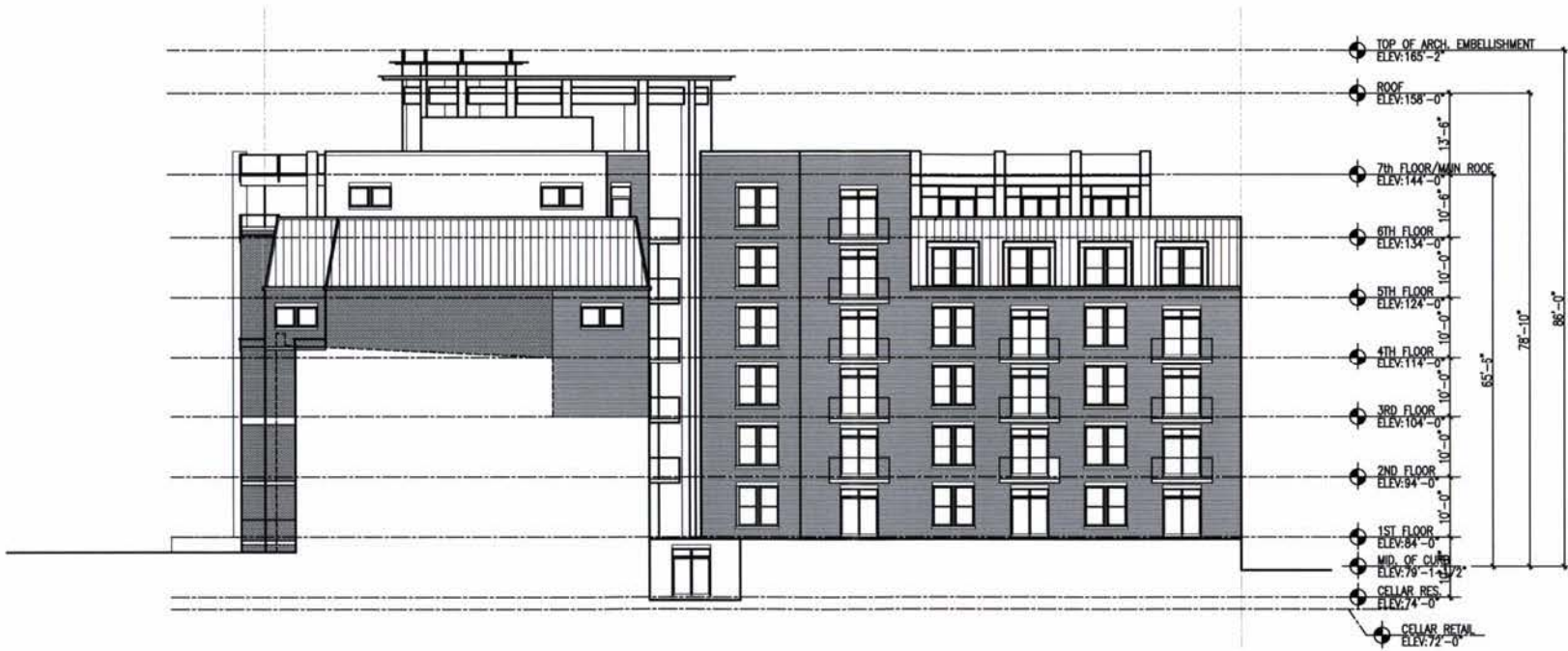
DATE	1/2/08
DATE NO	208-201
DATE NO	208-201
DATE NO	208-201



1
 A-4.2
 NORTH CAPITOL ST. ELEVATION
 1" = 20'-0"

REVISIONS	
1	PLAN SUBMISSION 1.11.2008
2	
3	
4	
5	
6	
7	
8	

DATE	1.11.08
PROJECT NO.	100-0000
DRAWN BY	MM
CHECKED BY	MM



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

REVISIONS

NO.	DATE	DESCRIPTION
1	1/1/20	FOR SUBMISSION 1/1/20
2		
3		
4		
5		
6		

DATE	1/1/20
ARCHITECT	BONSTRA
DESIGNER	HARESIGN
PROJECT	1600 NORTH CAPITAL STREET NW
LOCATION	WASHINGTON, DC

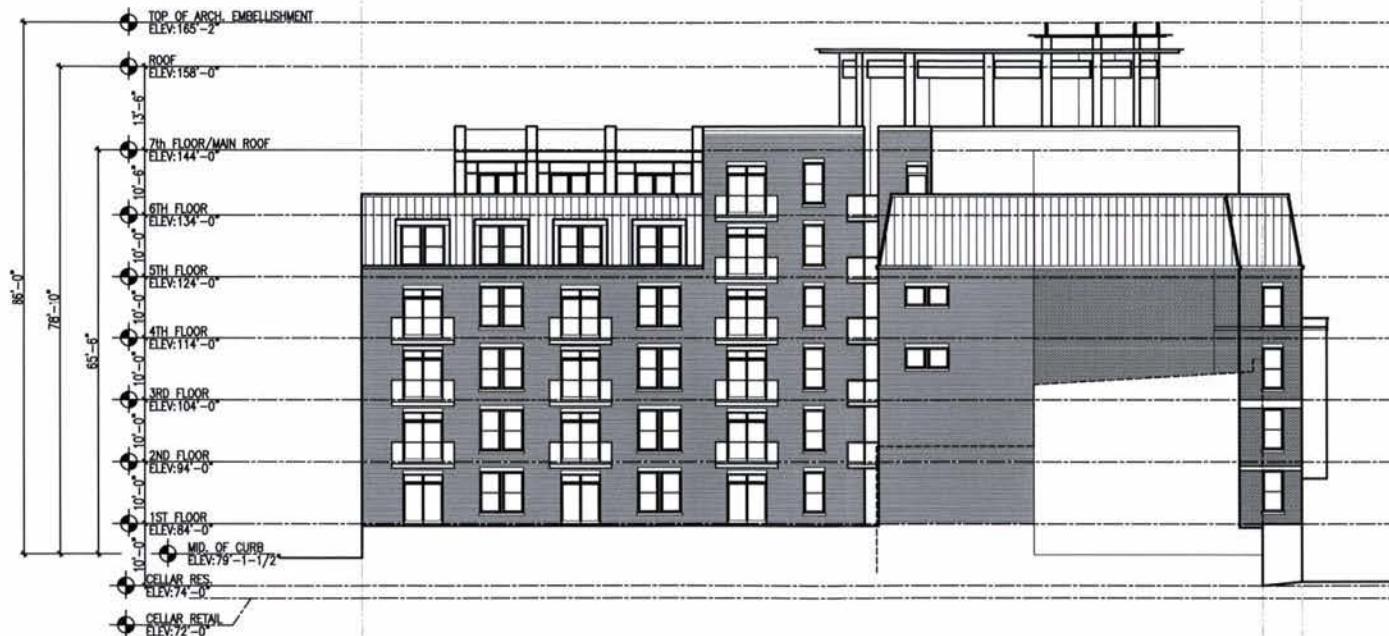
Bonstra Haresign
ARCHITECTS

NORTH COURTYARD
ELEVATION

1710 Connecticut Ave NW, Suite 600
Washington, DC 20006-1123

www.bonstrahs.com 202 968 8072 F
202 968 8122 F

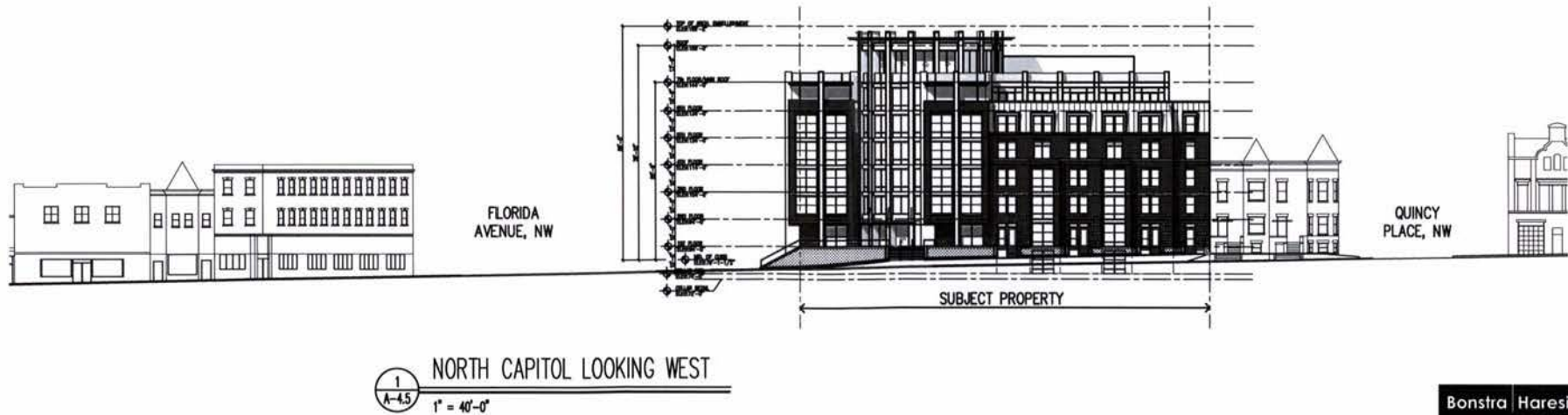
A-4.3



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

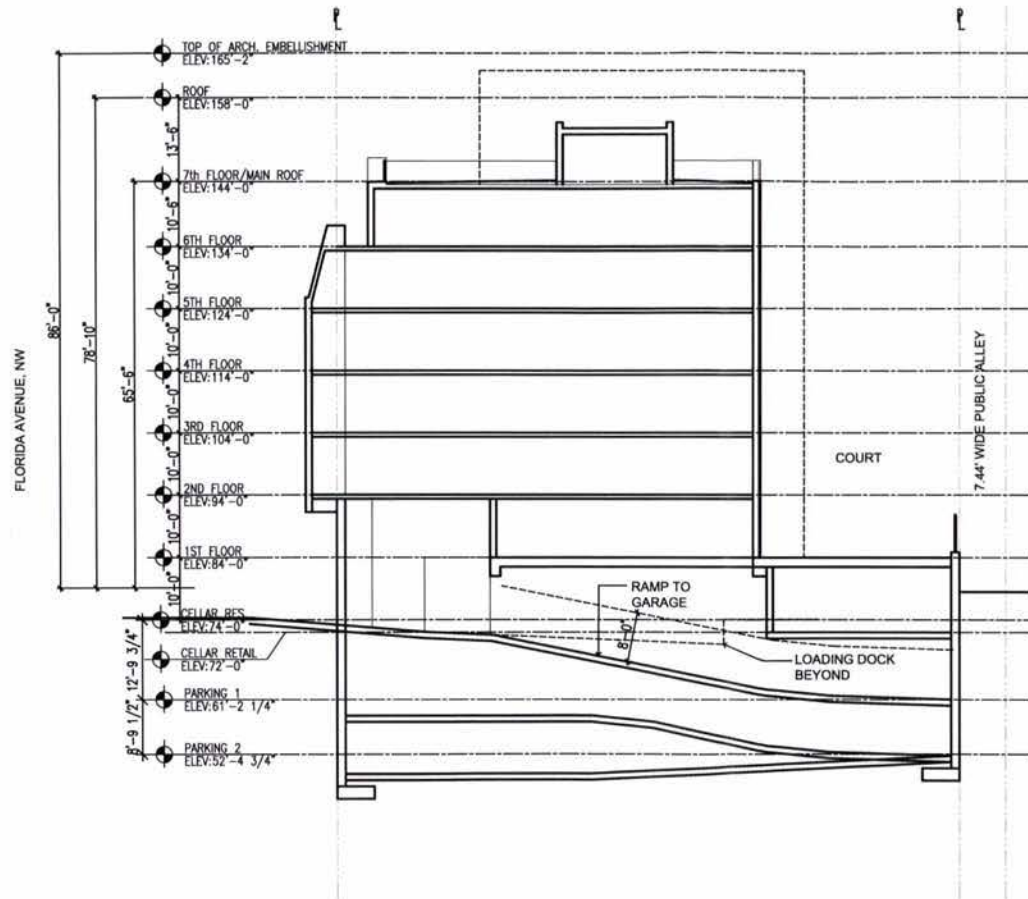
REVISIONS	
1	FOR COMMISSION 131-200
2	
3	
4	
5	
6	
7	
8	
9	
10	

DATE	12-24
DATE PLOTTED	12-29
DRAWN BY	AM
CHECKED BY	AM

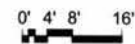


REVISIONS	
1	SUBMISSION 1/12/2004
2	
3	
4	
5	
6	
7	
8	
9	
10	

DATE	1-12-04
DRAWN BY	JCE/ML
CHECKED BY	
DESIGNED BY	
PROJECT NO.	

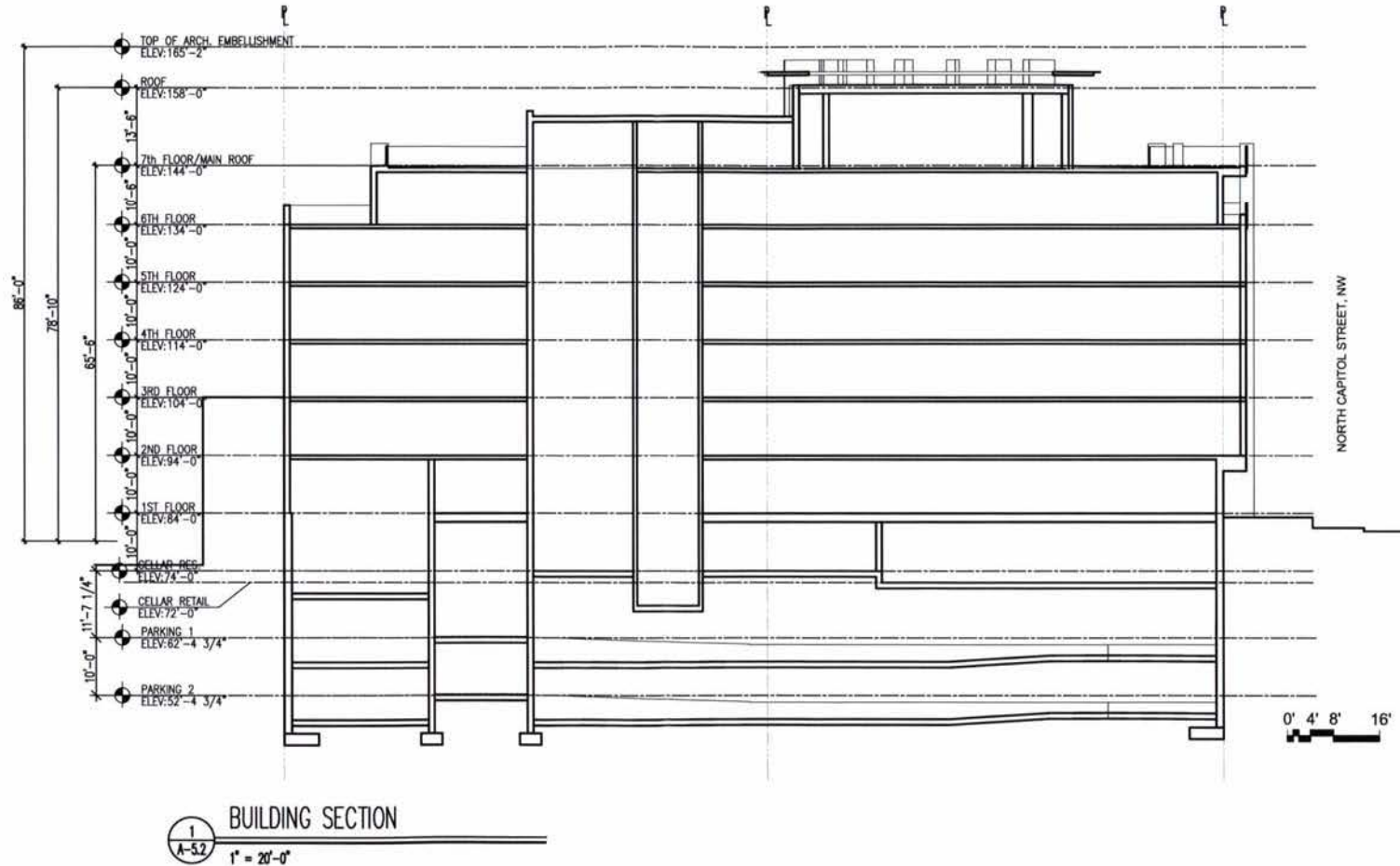


BUILDING SECTION
 1
 A-5.1
 1" = 20'-0"



REVISIONS	
1	FOR SUBMITTAL 1-15-2008
2	
3	
4	
5	
6	
7	
8	
9	
10	

DATE	1-15-08
PROJECT NO.	2008-001
DRAWN BY	JB
CHECKED BY	JB



REVISIONS	
1	ADD SUBMISSION 1/1/2006
2	
3	
4	
5	
6	
7	
8	

DATE	1/1/06
DESIGNED	1/1/06
DRAWN BY	1/1/06
CHECKED BY	1/1/06

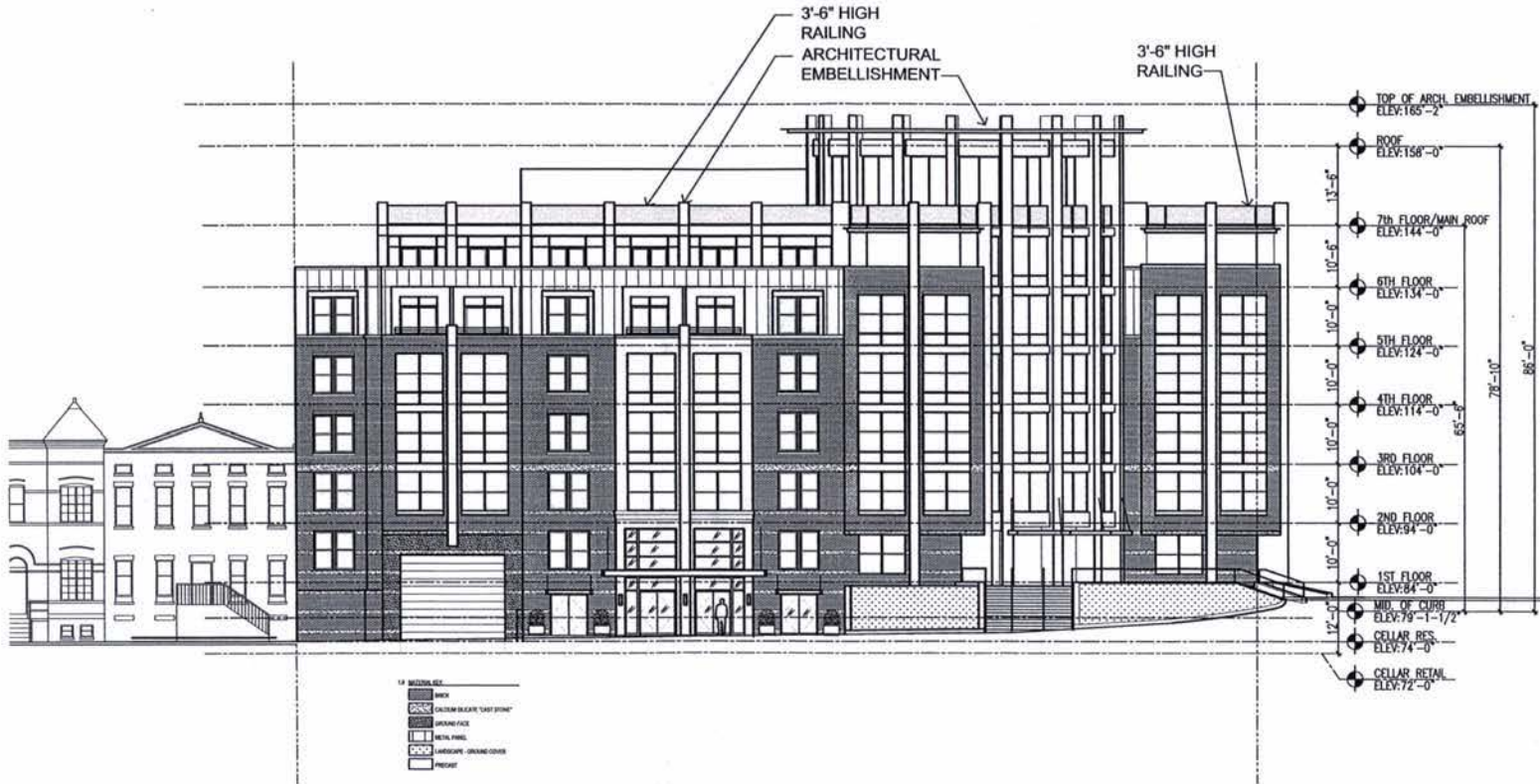
Bonstra Haresign
 ARCHITECTS

BUILDING SECTION

1710 Connecticut Ave NW, Suite 400
 Washington, DC 20006-1123
 www.bonstra.com 202 369 9373
 202 369 8122

A-5.2

REVISION	DATE
1.00	11/11/01
2.00	11/11/01
3.00	11/11/01
4.00	11/11/01
5.00	11/11/01
6.00	11/11/01
7.00	11/11/01
8.00	11/11/01
9.00	11/11/01
10.00	11/11/01
11.00	11/11/01
12.00	11/11/01
13.00	11/11/01
14.00	11/11/01
15.00	11/11/01
16.00	11/11/01
17.00	11/11/01
18.00	11/11/01
19.00	11/11/01
20.00	11/11/01
21.00	11/11/01
22.00	11/11/01
23.00	11/11/01
24.00	11/11/01
25.00	11/11/01
26.00	11/11/01
27.00	11/11/01
28.00	11/11/01
29.00	11/11/01
30.00	11/11/01
31.00	11/11/01
32.00	11/11/01
33.00	11/11/01
34.00	11/11/01
35.00	11/11/01
36.00	11/11/01
37.00	11/11/01
38.00	11/11/01
39.00	11/11/01
40.00	11/11/01
41.00	11/11/01
42.00	11/11/01
43.00	11/11/01
44.00	11/11/01
45.00	11/11/01
46.00	11/11/01
47.00	11/11/01
48.00	11/11/01
49.00	11/11/01
50.00	11/11/01
51.00	11/11/01
52.00	11/11/01
53.00	11/11/01
54.00	11/11/01
55.00	11/11/01
56.00	11/11/01
57.00	11/11/01
58.00	11/11/01
59.00	11/11/01
60.00	11/11/01
61.00	11/11/01
62.00	11/11/01
63.00	11/11/01
64.00	11/11/01
65.00	11/11/01
66.00	11/11/01
67.00	11/11/01
68.00	11/11/01
69.00	11/11/01
70.00	11/11/01
71.00	11/11/01
72.00	11/11/01
73.00	11/11/01
74.00	11/11/01
75.00	11/11/01
76.00	11/11/01
77.00	11/11/01
78.00	11/11/01
79.00	11/11/01
80.00	11/11/01
81.00	11/11/01
82.00	11/11/01
83.00	11/11/01
84.00	11/11/01
85.00	11/11/01
86.00	11/11/01
87.00	11/11/01
88.00	11/11/01
89.00	11/11/01
90.00	11/11/01
91.00	11/11/01
92.00	11/11/01
93.00	11/11/01
94.00	11/11/01
95.00	11/11/01
96.00	11/11/01
97.00	11/11/01
98.00	11/11/01
99.00	11/11/01
100.00	11/11/01



1
 A-6.3
 FLORIDA AVENUE ELEVATION
 1" = 20'-0"

Bonstra | Harensign
 ARCHITECTS

RENDERED FLORIDA
 AVE. ELEVATION

A-6.4