1600 NORTH CAPITOL STREET NW

PLANNED UNIT DEVELOPMENT (PUD) SET

ZONING COMMISSION
District of Columbia
CASE NO. 06-04
EXHIBIT NO. 32

FILING REQ.'T:	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
	A1.3 SITE CONTEXT PHOTOS
	A1.4 COLORED LANDSCAPE PLAN
	A1.5 COLORED PERSPECTIVE RENDERING
	A1.6 COLORED FLORIDA AVENUE ELEVATION
	A1.7 COLORED NORTH CAPITOL STREET 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

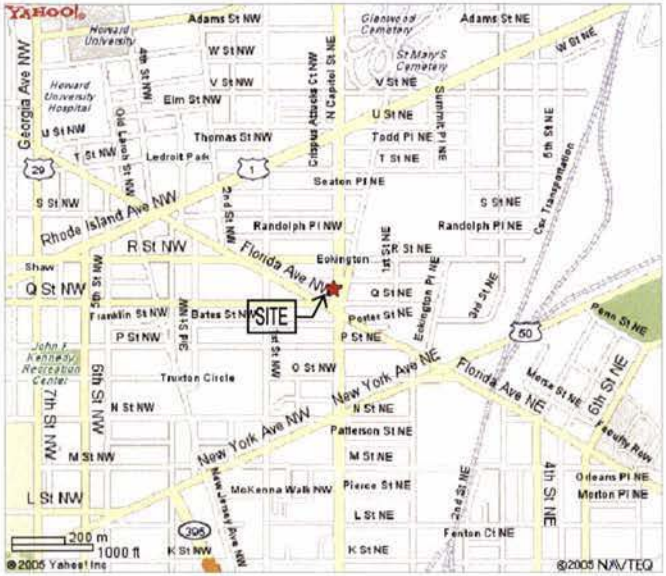
ZONING DATA

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/A 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

Florida & Q Street, LLC
6820 Commercial Drive
Springfield, VA 22151
t: 703.750.6810 f: 703.750.6817

1600 North Capitol Street NW
Washington, DC 20002

DC OFFICE OF ZONING
2006 JUL -7 PM 3:56
RECEIVED

REVISIONS

1	PUD SUBMISSION 1-27-2006
2	PUD SUBMISSION 5-17-2006
3	PUD SUBMISSION 7-07-2006
4	
5	
6	
7	
8	
9	
10	

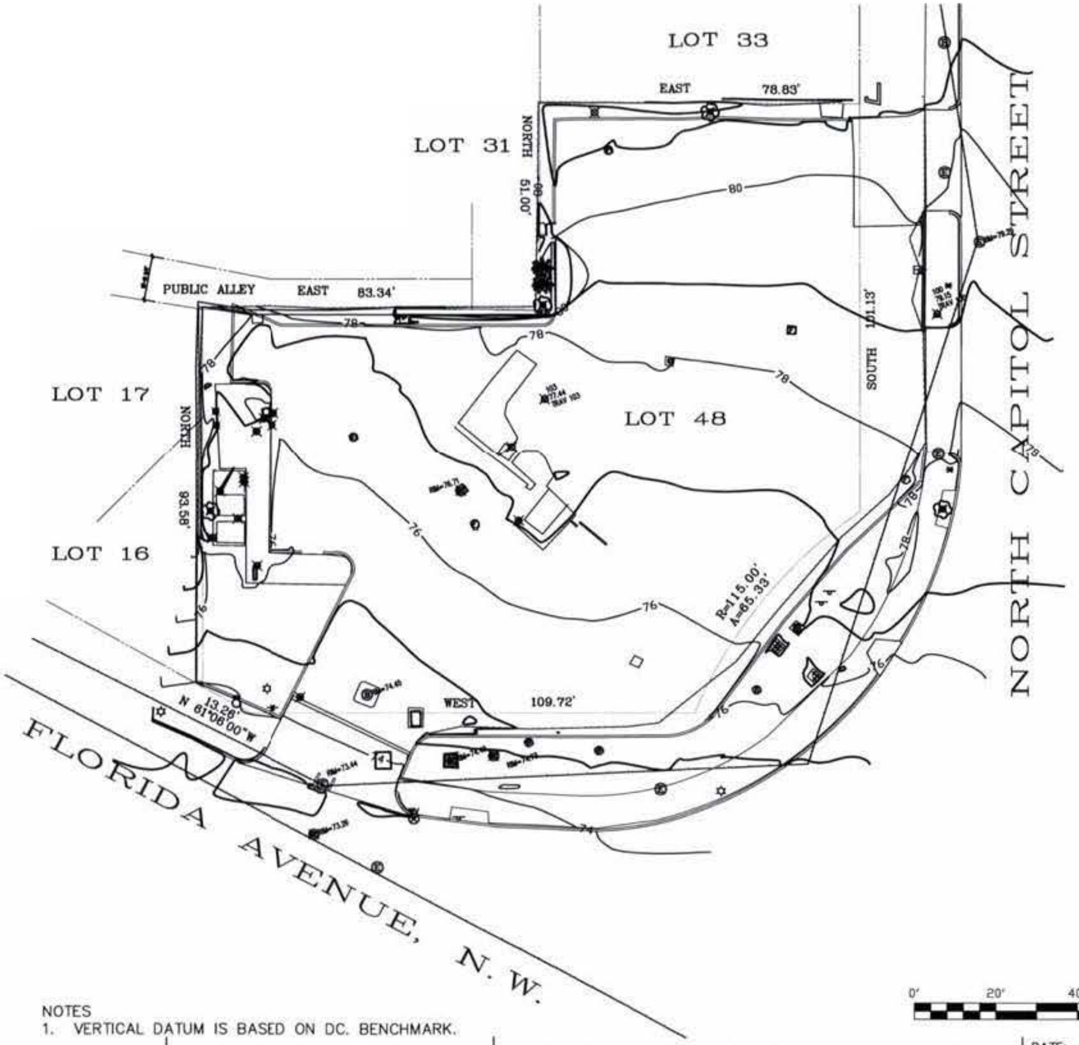
DATE:	7-07-06
PROJECT NO:	[illegible]
DRAWN BY:	[illegible]
CHECKED BY:	[illegible]

Bonstra | Haresign
ARCHITECTS
1710 Connecticut Ave NW, Suite 400
Washington, DC 20009-1123

TITLE SHEET

T-1.1

ZONING COMMISSION
District of Columbia
CASE NO.06-04
EXHIBIT NO.32



LEGEND

	o——o——o	METAL RAIL
	—•—•—	CHAIN LINK FENCE
LP	○	LIGHT POLE
UP	∅	UTILITY POLE
SDMH	Ⓓ	STORM DRAIN MANHOLE
GUY	›	GUY
SMH	Ⓢ	SEWER MANHOLE
WMTR	▯	WATER METER
TRAV	▲	TRAVERSE CONTROL POINT
INLET	□	STORM DRAIN INLET
FH		HYDRANT
WMH	Ⓦ	WATER MANHOLE
WV	⊗	WATER VALVE
15"	✿	TREE/SIZE
FP	⊙	FLAG POLE
FCAP	Ⓔ	WELL
	•	BOLLARD
MON FD	■	MONUMENT FOUND
	—◻—	SIGN
15"P	●	PINE TREE/SIZE
15"MAP	○	MAPLE TREE/SIZE
BCOL	▪	BRICK COLUMN

ABBREVIATIONS

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

NOTES
1. VERTICAL DATUM IS BASED ON DC. BENCHMARK.

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

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, LS
DC REG. NO. 900223
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

Florida & Q Street, LLC
6820 Commercial Drive
Springfield, VA 22151
t 703.750.0810 f 703.750.0817

1600 North Capitol Street NW
Washington, DC 20002

REVISIONS

1	PUD SUBMISSION 1-31-2006
2	PUD SUBMISSION 5-17-2006
3	PUD SUBMISSION 10-?-2006
4	
5	
6	
7	
8	
9	
10	

DATE	7-07-06
PROJECT NO.	2005-003
DRAWN BY	JM
CHECKED BY	BB

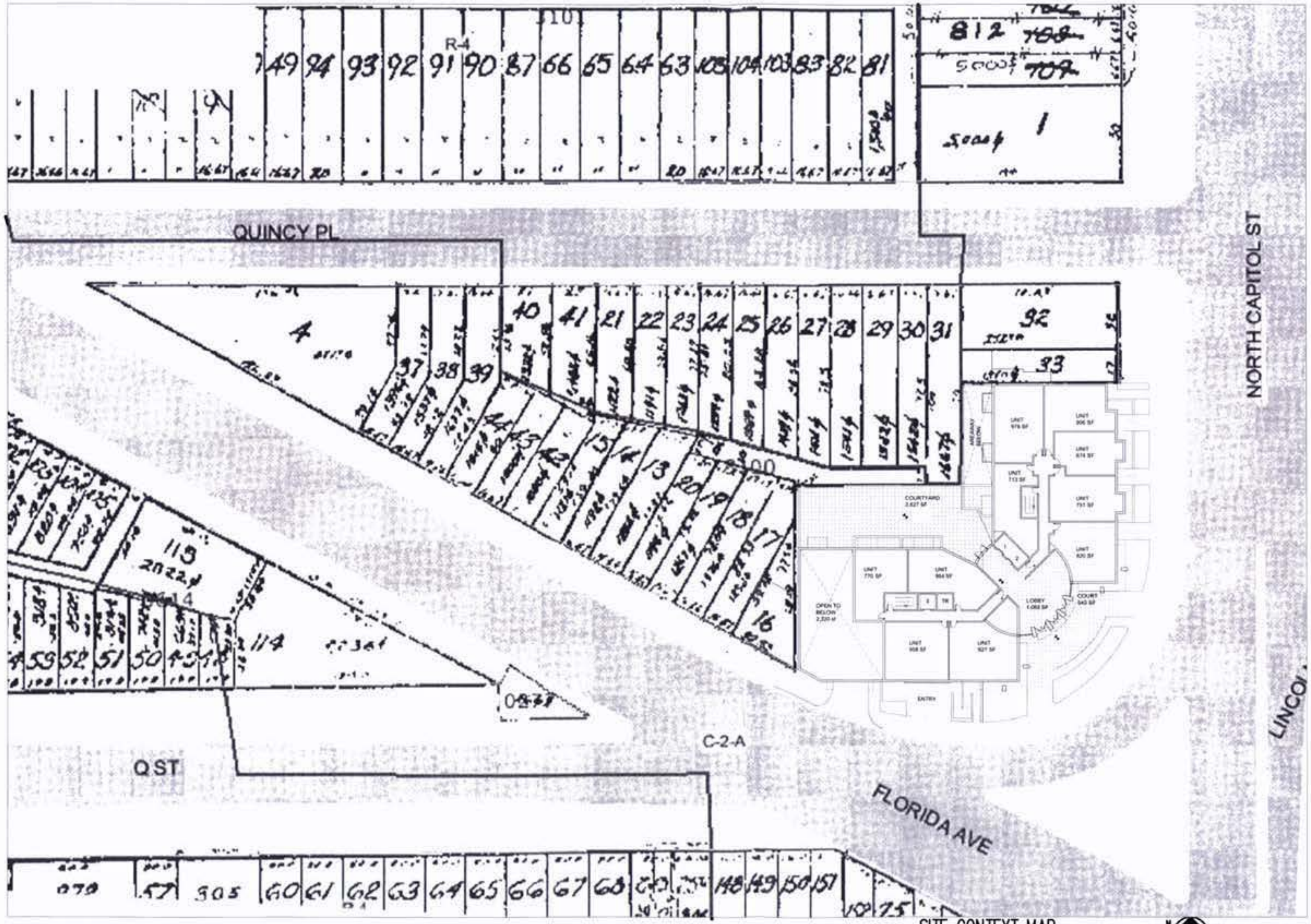
Bonstra | Haresign
ARCHITECTS

1710 Connecticut Ave NW, Suite 400
Washington, DC 20009-1125

www.bonstra.com
202 588 9373 T
202 588 9122 F

SITE SURVEY

A-1.1



1 / A-1.2 SITE CONTEXT MAP

GROUND FLOOR SHOWN

Florida & Q Street, LLC
6820 Commercial Drive
Springfield, VA 22151
t 703.750.6810 f 703.750.6817

1600 North Capitol Street NW

Washington, DC 20002

REVISIONS
1 PUD SUBMISSION 1-31-2006
2 PUD SUBMISSION 5-17-2006
3 PUD SUBMISSION 7-27-2006
4
5
6
7
8
9
10

DATE:	7-07-06
PROJECT NO:	2005-033
DRAWN BY:	JM
CHECKED BY:	BB

Bonstra | Haresign
ARCHITECTS

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

www.bonstra.com 202 588 8373 T
202 588 8122 F

SITE CONTEXT MAP

A-1.2

1
A-1.3
SITE PHOTOS

Florida & Q Street, LLC
6820 Commercial Drive
Springfield, VA 22151
t 703.750.6810 f 703.750.6817

1600 North Capitol Street NW
Washington, DC 20002

REVISIONS
1 PUD SUBMISSION 1-31-2006
2 PUD SUBMISSION 5-17-2006
3
4
5
6
7
8
9
10

DATE	5-12-06
PROJECT NO	2005-033
DRAWN BY	JM
CHECKED BY	SB

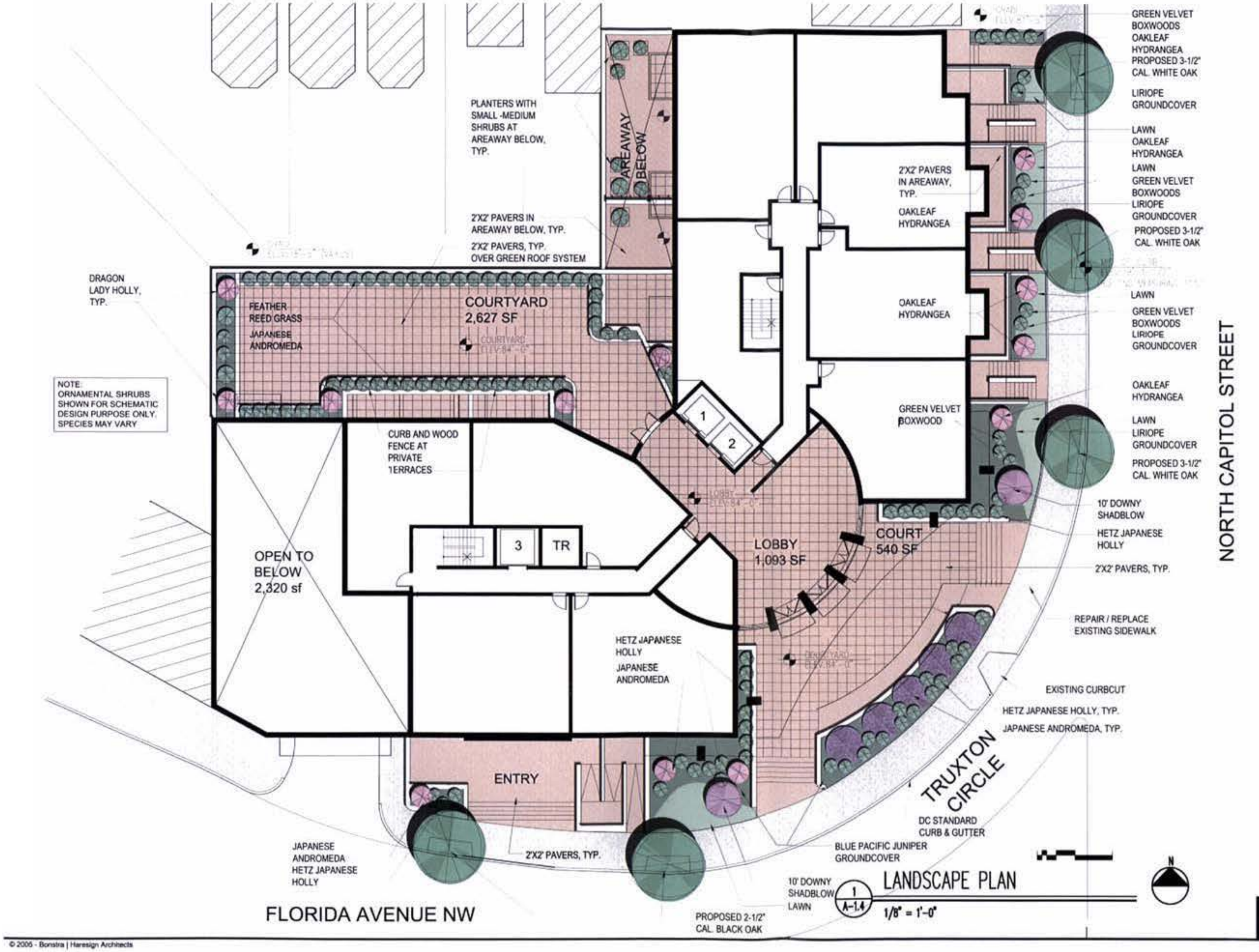
Bonstra | Haresign
ARCHITECTS

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

www.bonstra.com 202 588 9373 T
202 588 6122 F

SITE PHOTOS

A-1.3



1
A-1.4
LANDSCAPE PLAN
1/8" = 1'-0"

Florida & Q Street, LLC
6820 Commercial Drive
Springfield, VA 22151
t. 703.750.6810 f. 703.750.6817

1600 North Capitol Street NW
Washington, DC 20002

REVISIONS

1	PUD SUBMISSION 1-31-2006
2	PUD SUBMISSION 5-17-2006
3	
4	
5	
6	
7	
8	
9	
10	

DATE	5-12-06
PROJECT NO	2005-033
DRAWN BY	JM
CHECKED BY	BB

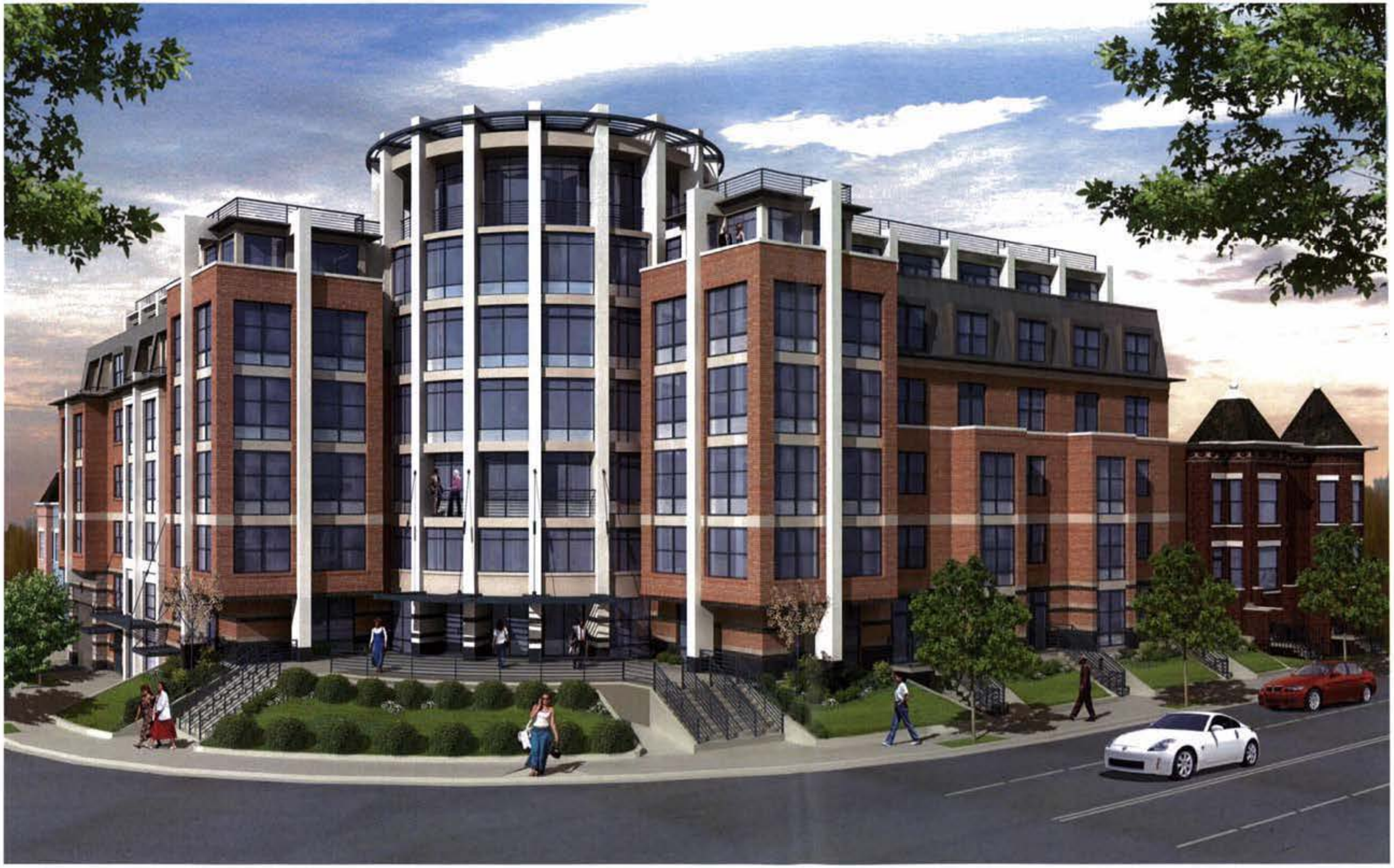
Bonstra | Haresign
ARCHITECTS

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

www.bonstra.com 202 588 9373 T
202 588 6122 F

RENDERED LANDSCAPE PLAN

A-1.4



1 A-1.5 COLORED PERSPECTIVE RENDERING

N.T.S.

Florida & Q Street, LLC
6820 Commercial Drive
Springfield, VA 22151
t 703.750.6810 f 703.750.6917

1600 North Capitol Street NW
Washington, DC 20002

REVISIONS

1	PUD SUBMISSION 1-31-2006
2	PUD SUBMISSION 5-17-2006
3	PUD SUBMISSION 7-07-2006
4	
5	
6	
7	
8	
9	
10	

DATE	7-07-06
PROJECT NO	2005-033
DRAWN BY	[illegible]
CHECKED BY	[illegible]

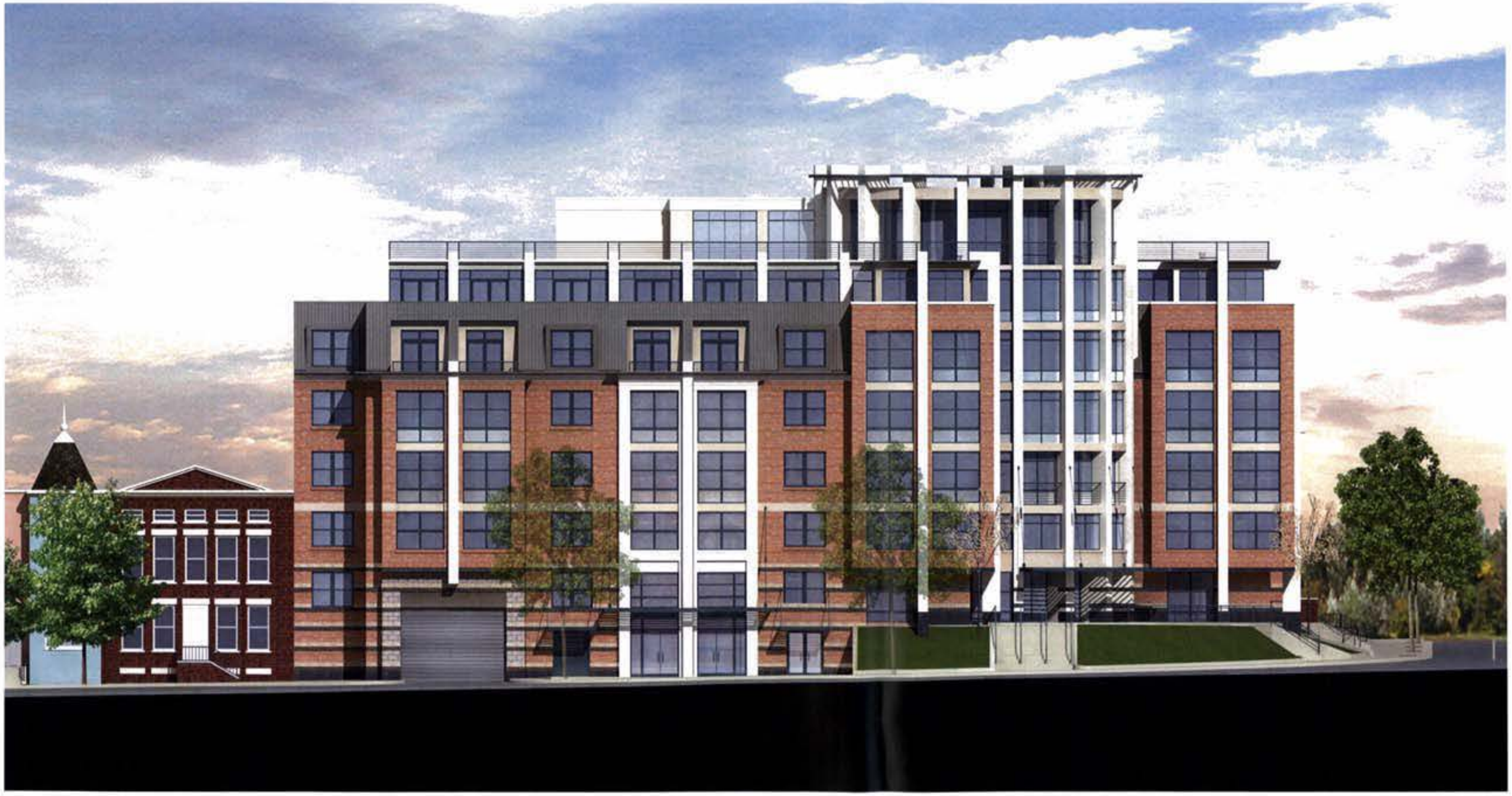
Bonstra | Haresign
ARCHITECTS

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

www.bonstra.com 202 588 9373 T
202 588 9122 F

COLORED PERSPECTIVE RENDERING

A-1.5



1
A-1.6

FLORIDA AVENUE ELEVATION

N.T.S.

Florida & Q Street, LLC
6820 Commercial Drive
Springfield, VA 22151
t 703.750.8810 f 703.750.8817

1600 North Capitol Street NW
Washington, DC 20002

REVISIONS

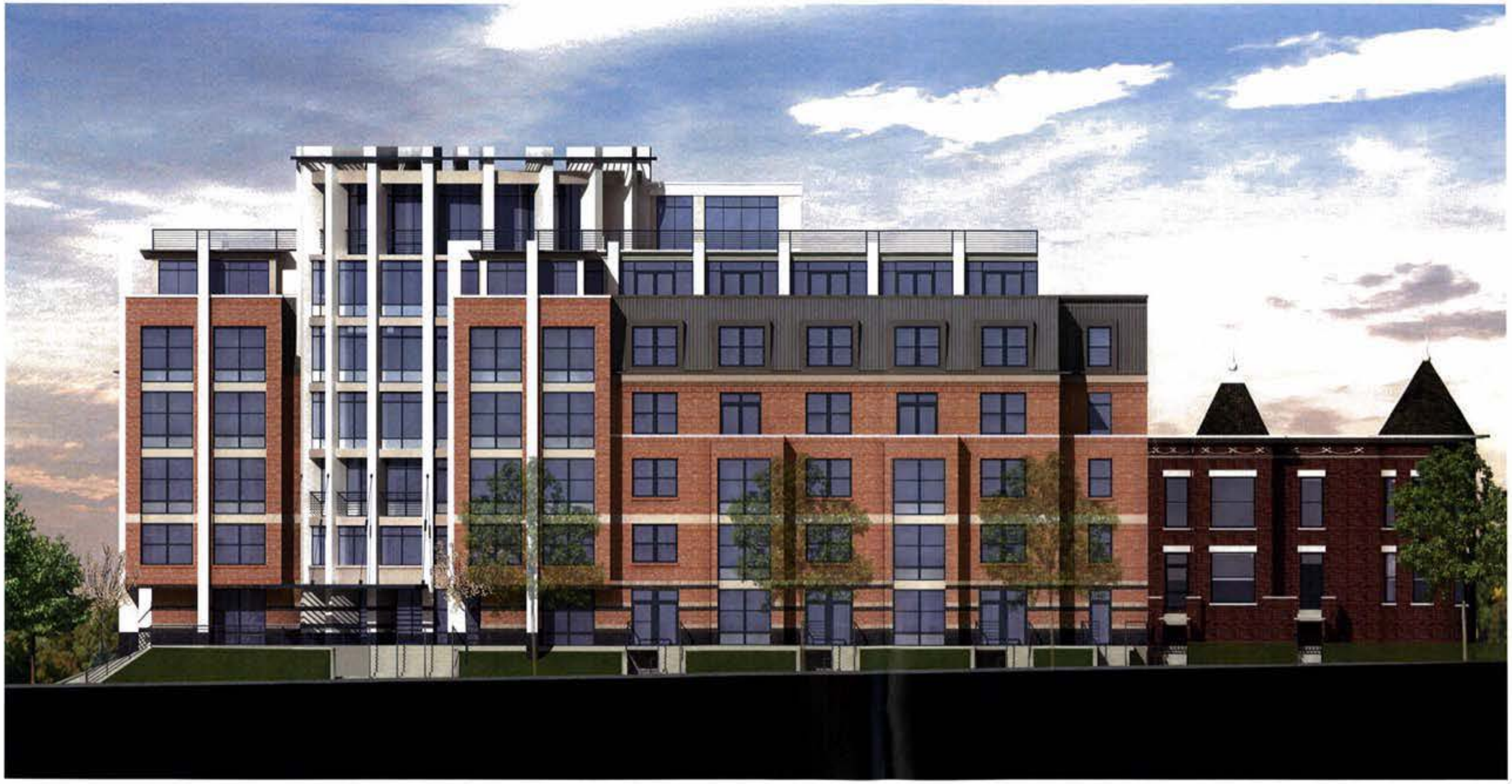
1 PUD SUBMISSION 1-31-2006
2 PUD SUBMISSION 5-17-2006
3 PUD SUBMISSION 7-07-2006
4
5
6
7
8
9
10

DATE	7-07-06
PROJECT NO	[illegible]
DRAWN BY	[illegible]
CHECKED BY	[illegible]

Bonstra | Haresign
ARCHITECTS
1710 Connecticut Ave NW, Suite 400
Washington, DC 20009-1123
www.bonstra.com 202 588 9373 T
202 588 8122 F

COLORED FLORIDA AVE. ELEVATION

A-1.6



1 A-1.7 NORTH CAPITOL ST. ELEVATION

N.T.S.

Florida & Q Street, LLC
6820 Commercial Drive
Springfield, VA 22151
t 703.750.6810 f 703.750.6817

1600 North Capitol Street NW
Washington, DC 20002

REVISIONS

1	PUD SUBMISSION 1-31-2006
2	PUD SUBMISSION 5-17-2006
3	PUD SUBMISSION 7-07-2006
4	
5	
6	
7	
8	
9	
10	

DATE:	7-07-06
PROJECT NO.	2005-033
DRAWN BY	JM
CHECKED BY	BB

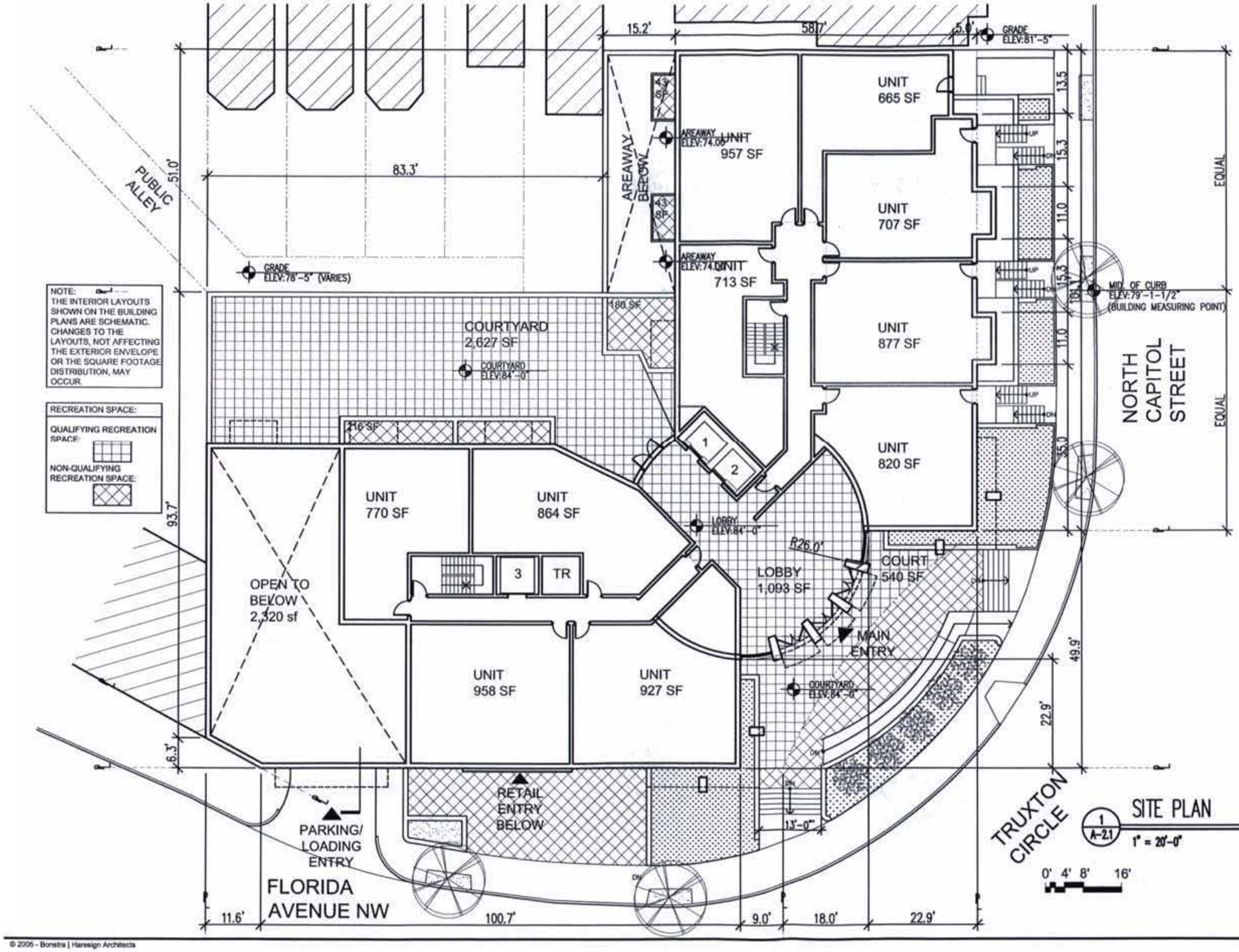
Bonstra | Haresign ARCHITECTS

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

www.bonstra.com 202 588 9373 T
202 588 6122 F

COLORED NORTH CAPITOL ST. ELEVATION

A-1.7



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:	▨

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

© 2005 - Bonstra | Haresign Architects

Florida & Q Street, LLC
6620 Commercial Drive
Springfield, VA 22151
t 703.750.6810 f 703.750.6817

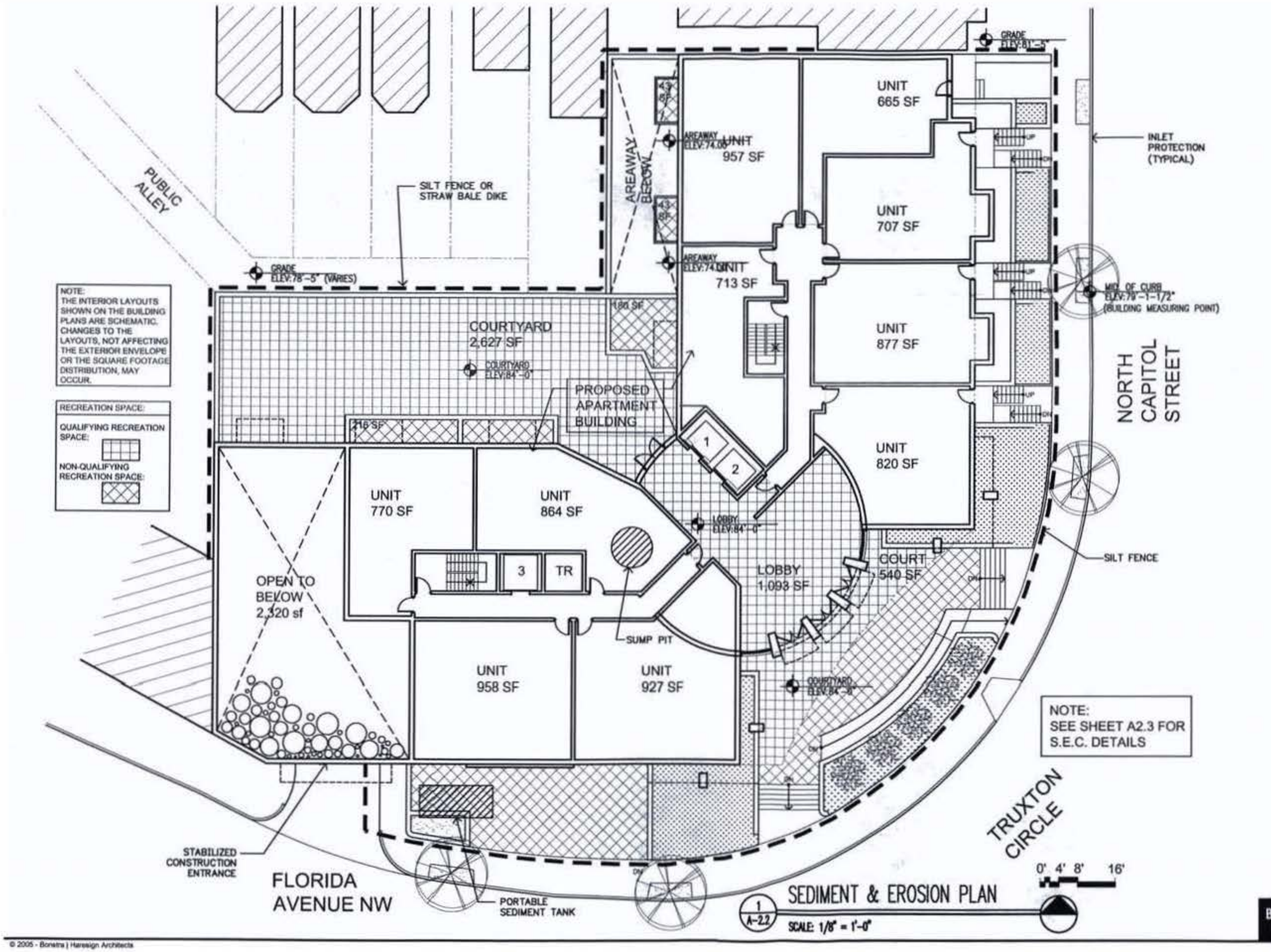
1600 North Capitol Street NW
Washington, DC 20002

REVISIONS
1 PUD SUBMISSION 1-31-2006
2 PUD SUBMISSION 5-12-2006
3 PUD SUBMISSION 7-07-2006

DATE	7-07-06
PROJECT NO.	[illegible]
DRAWN BY	[illegible]
CHECKED BY	[illegible]

Bonstra | Haresign
ARCHITECTS
1710 Connecticut Ave NW, Suite 400
Washington, DC 20009-1133
www.bonstra.com 202 588 9373 T
202 588 9122 P

SITE PLAN
A-2.1



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: ▨

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

SEDIMENT & EROSION PLAN

1 A-2.2

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

Florida & Q Street, LLC

1600 North Capitol Street NW
Washington, DC 20002

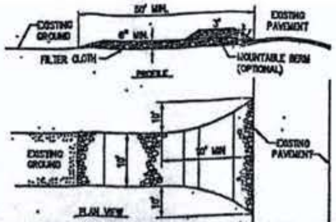
Bonstra | Haresign
ARCHITECTS
1710 Connecticut Ave NW, Suite 400
Washington, DC 20009-1123
www.bonstra.com

SEDIMENT & EROSION PLAN

A-2.2

SEDIMENT AND EROSION CONTROL PLAN & DETAILS

(7) VEHICLE WASH 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 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS– NOT LESS THEN SIX (6) INCHES.
4. WIDTH– TEN (10) FOOT MINIMUM, BUT NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS OCCURS.
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 BERM 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.

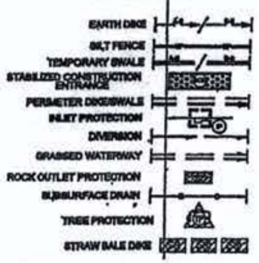
SEDIMENT CONTROL NOTES

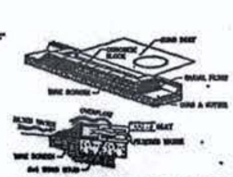
1. ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ON-SITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED.
2. ALL DEBRIS IS TO BE REMOVED FROM THE SITE.
3. ALLEY AND / OR STREET SHALL BE SWEPT CLEAN AT ALL TIMES DURING EXCAVATION 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 CONDITIONS.
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 SEEDED OR SODDED AS PER DC SPECIFICATIONS WITHIN SEVEN DAYS OF DISTURBANCE.
10. ANY STOCKPILING, 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.
11. AFTER RAZE OR DEMOS, THERE IS NEED FOR GROUNDCOVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING. SUCH AS SEED, SOD, PAVING, BRICKBRACK OR MULCH, ETC.
12. AT THE COMPLETION OF CONSTRUCTION PROJECT AND AFTER THE D.C. EROSION AND SEDIMENT CONTROL INSPECTOR APPROVAL, ALL TEMPORARY SILTATION, SEDIMENTATION AND EROSION CONTROL MEASURES AND DEVICES SHALL BE REMOVED AND ALL DENUDED 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 SILT FENCE AROUND PERIMETER OF SITE.
4. NO DISTURBED AREA WILL BE DENUDED FOR MORE THAN 7 CALENDAR DAYS. INSTALL THE NECESSARY TEMPORARY OR PERMANENT VEGETATIVE STABILIZATION MEASURES TO ACHIEVE ADEQUATE EROSION AND SEDIMENT CONTROL.
5. ALL CONSTRUCTION TO BE INSPECTED DAILY BY THE CONTRACTOR, AND ANY DAMAGED SILTATION 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 PERIODICALLY SUPPLEMENTED WITH ADDITIONAL STONE AS NEEDED.
8. CONTROLS WILL BE REMOVED AFTER THEIR CONTRIBUTING BASINS HAVE BEEN PERMANENTLY STABILIZED.

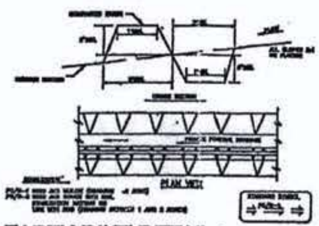
LEGEND





② CURB INLET SEDIMENT FILTER
(NOT TO SCALE)

1. TWO CONCRETE BLOCKS SHALL BE PLACED ON THEIR SIDES ABUTTING THE CURB AT EITHER SIDE OF THE INLET 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 ACROSS THE FRONT OF THE INLET AND ABUTTING THE SPACER BLOCKS AS ILLUSTRATED.
4. WIRE MESH SHALL BE PLACED OVER THE OUTSIDE VERTICAL FACE (WEBBING) OF THE CONCRETE BLOCKS TO PREVENT STONE FROM BEING WASHED THROUGH THE HOLES IN THE BLOCKS. CHICKEN WIRE OR HARDWARE CLOTH WITH 1/2-INCH OPENINGS SHALL BE USED.
5. TWO TO THREE INCH STONE SHALL BE PILED 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.



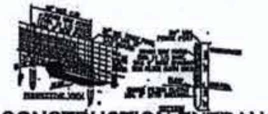
③ EARTH DIKE DETAIL
(NOT TO SCALE)

Construction Specifications

1. All perimeter dike/swales shall have an uninterrupted positive 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 swale shall be excavated or shaped to line, 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 swale 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



④ STABILIZED CONSTRUCTION ENTRANCE
(NOT TO SCALE)

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

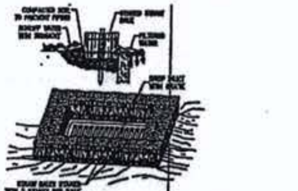
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED.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

POSTS:
STEEL, EITHER T OR U TYPE OR 2" HARDWOOD

FENCE:
WOVEN WIRE, 14 1/2 GAGE 6" MAX. MESH OPENING

FILTER CLOTH:
FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL

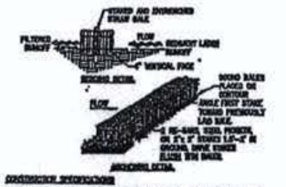
PREFABRICATED UNIT:
GEOFAB, ENVIROFENCE, OR APPROVED EQUAL


COMPACTED SOIL TO PREVENT PIPING
STAKED STRAW BALE
RUNOFF WATER WITH SEDIMENT
FILTERED WATER
DROP INLET WITH GRATE
STRAW BALES STAKED WITH 2 STAKES PER BALE

SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

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


STAKED AND ENTRENCHED STRAW BALE
FILTERED RUNOFF
FLOW
SEDIMENT LADEN RUNOFF
VERTICAL FACE
BOUND BALES PLACED ON CONTOUR
BINDING WIRE
FLOW
ANGLE FIRST STAKE TOWARD PREVIOUSLY LAID BALE
2 RE-BARS, STEEL PICKETS, OR 2"x2" STAKES 1.5'-2' IN GROUND. DRIVE STAKES FLUSH WITH BALES
ANCHORING DETAIL

CONSTRUCTION SPECIFICATIONS

1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH 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 USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

⑥ STRAW BALE DIKE DETAIL
(NOT TO SCALE)

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
6820 Commercial Drive
Springfield, VA 22151
t 703.750.6810 f 703.750.6817

1600 North Capitol Street NW
Washington, DC 20002

REVISIONS
1 PUD SUBMISSION 1-31-2006
2 PUD SUBMISSION 6-17-2006
3 PUD SUBMISSION 7-07-2006
4
5
6
7
8
9
10

DATE	7-07-06
PROJECT NO	2005-033
DRAWN BY	JM
CHECKED BY	BB

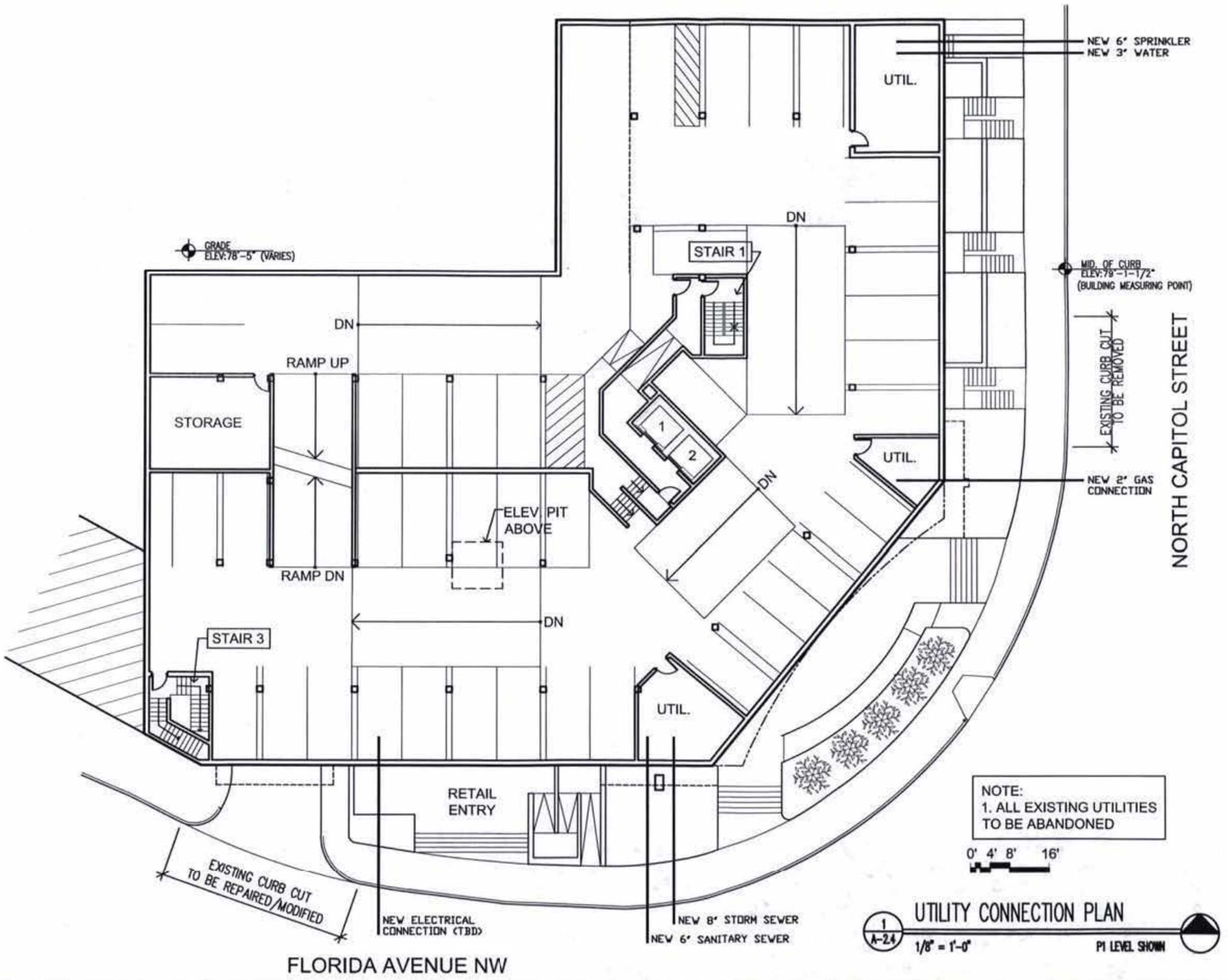
Bonstra | Haresign ARCHITECTS

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

www.bonstra.com 202 588 9373 T
202 588 8122 F

SEDIMENT & EROSION NOTES

A-2.3



NOTE:
1. ALL EXISTING UTILITIES TO BE ABANDONED

UTILITY CONNECTION PLAN

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

Florida & Q Street, LLC
9520 Commercial Drive
Springfield, VA 22151
t 703.750.8810 f 703.750.5817

1600 North Capitol Street NW
Washington, DC 20002

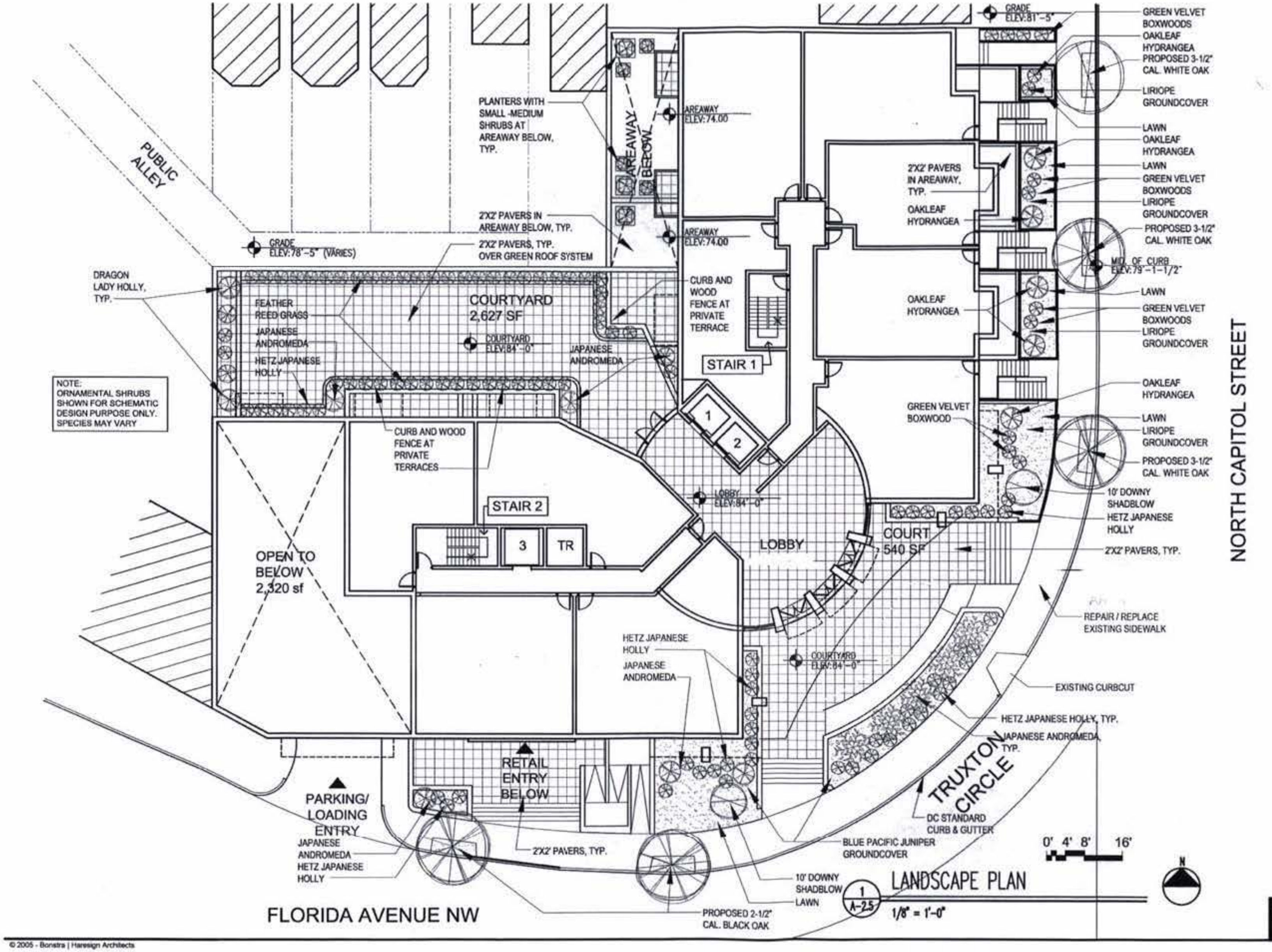
REVISIONS
1 PUD SUBMISSION 1-31-2006
2 PUD SUBMISSION 3-17-2006
3 PUD SUBMISSION 7-07-2006
4
5
6
7
8
9
10

DATE	7-07-06
PROJECT NO.	2005-033
DRAWN BY	JM
CHECKED BY	BB

Bonstra | Haresign
ARCHITECTS
1710 Connecticut Ave NW, Suite 400
Washington, DC 20009-1123
www.bonstra.com 202 588 9373 T
202 588 9132 F

UTILITY CONNECTION PLAN

A-2.4



LANDSCAPE PLAN

1
A-2.5

1/8" = 1'-0"

Florida & Q Street, LLC

1600 North Capitol Street NW
Washington, DC 20002

REVISIONS
1 PUD SUBMISSION 1-31-2006
2
3
4
5
6
7
8
9
10
11

DATE
PROJECT NO.
DRAWN BY
CHECKED BY

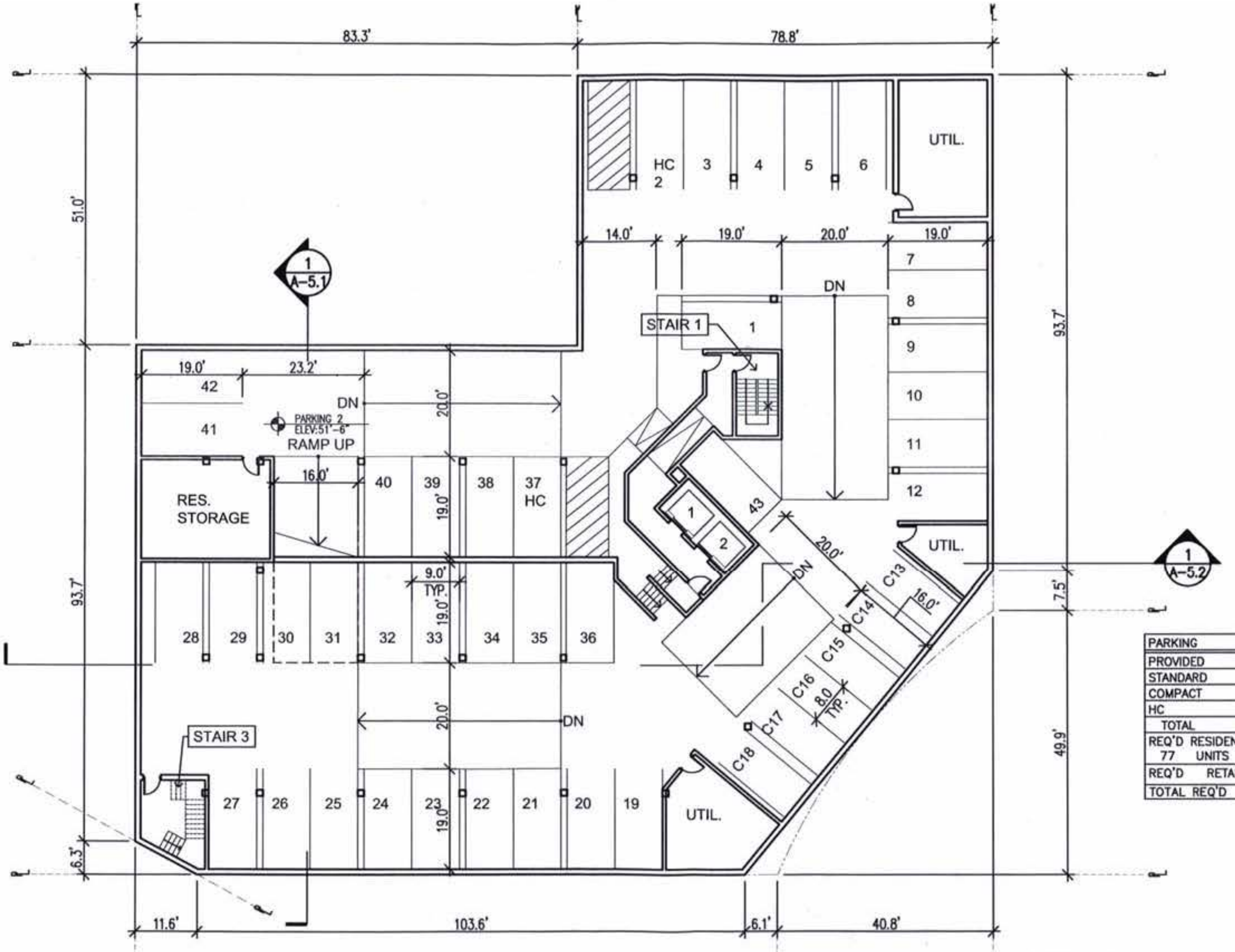
Bonstra | Haresign
ARCHITECTS

1735 Connecticut Ave NW, Suite 400
Washington, DC 20009-1123

www.bonstra.com

LANDSCAPE PLAN

A-2.5



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

1
A-3.1

PARKING LEVEL P2 PLAN

1" = 20'-0"

N

© 2005 - Bonstra | Haresign Architects

Florida & Q Street, LLC
6820 Commercial Drive
Springfield, VA 22151
t: 703.750.6810 f: 703.750.6817

1600 North Capitol Street NW
Washington, DC 20002

REVISIONS
1 [illegible]

DATE
PROJECT NO
DRAWN BY
CHECKED BY

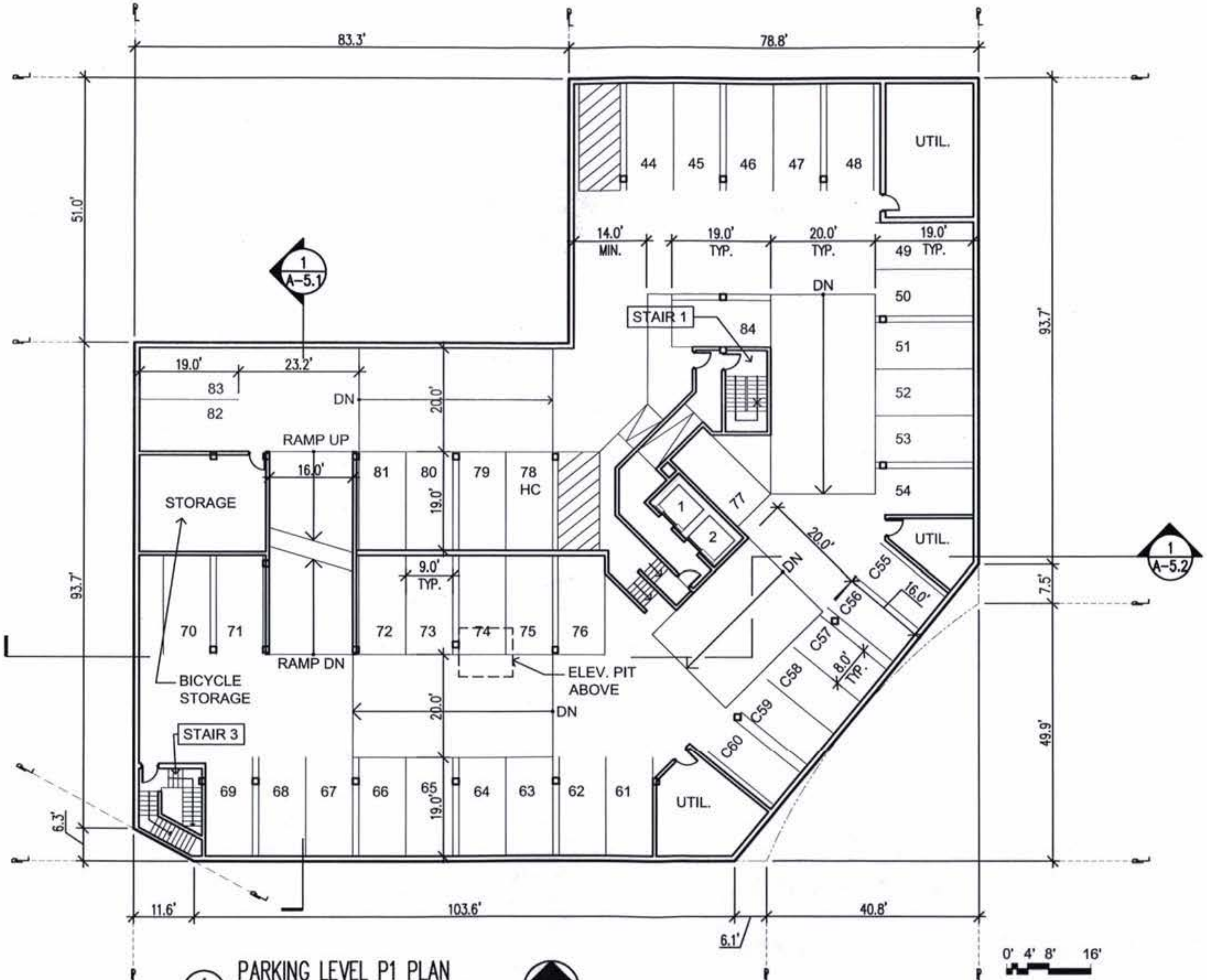
Bonstra | Haresign
ARCHITECTS

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

www.bonstra.com 202 588 9373 T
202 588 9122 F

PARKING LEVEL P2 PLAN

A-3.1



1 A-3.2 PARKING LEVEL P1 PLAN

1" = 20'-0"

Florida & Q Street, LLC
6820 Commercial Drive
Springfield, VA 22151
t 703.750.6910 f 703.750.6917

1600 North Capitol Street NW
Washington, DC 20002

REVISIONS
1 PUD SUBMISSION 1-31-2008
2
3
4
5
6
7
8
9
10

DATE 5-12-06
PROJECT NO. 2005-035
DRAWN BY
CHECKED BY

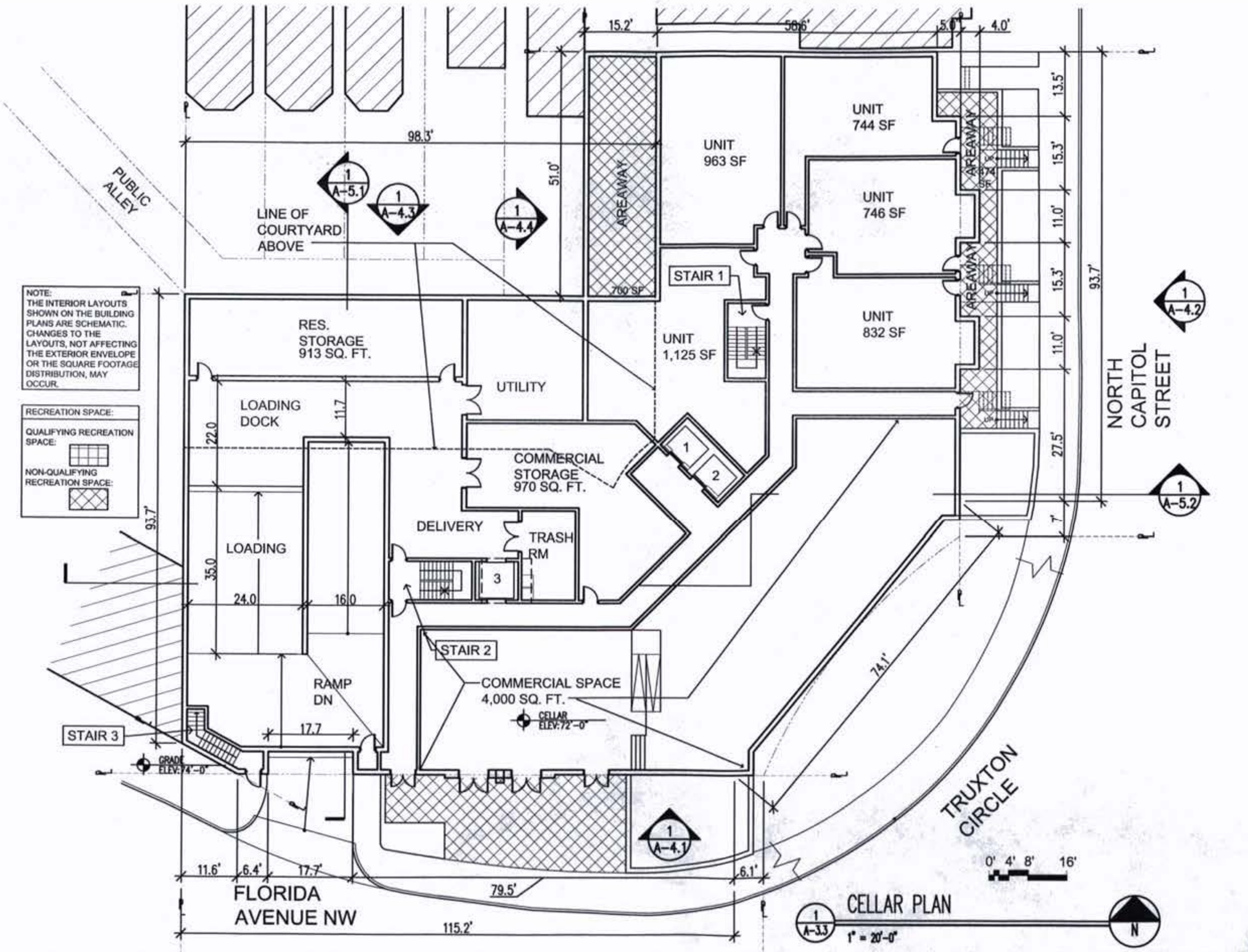
Bonstra | Haresign
ARCHITECTS

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

www.bonstra.com 202 588 9373 T
202 588 9122 F

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.

RECREATION SPACE:

QUALIFYING RECREATION SPACE: ▦

NON-QUALIFYING RECREATION SPACE: ▩

1 A-3.3 CELLAR PLAN

1" = 20'-0"

Florida & Q Street, LLC
6820 Commercial Drive
Springfield, VA 22151
t 703.750.6810 f 703.750.6817

1600 North Capitol Street NW

Washington, DC 20002

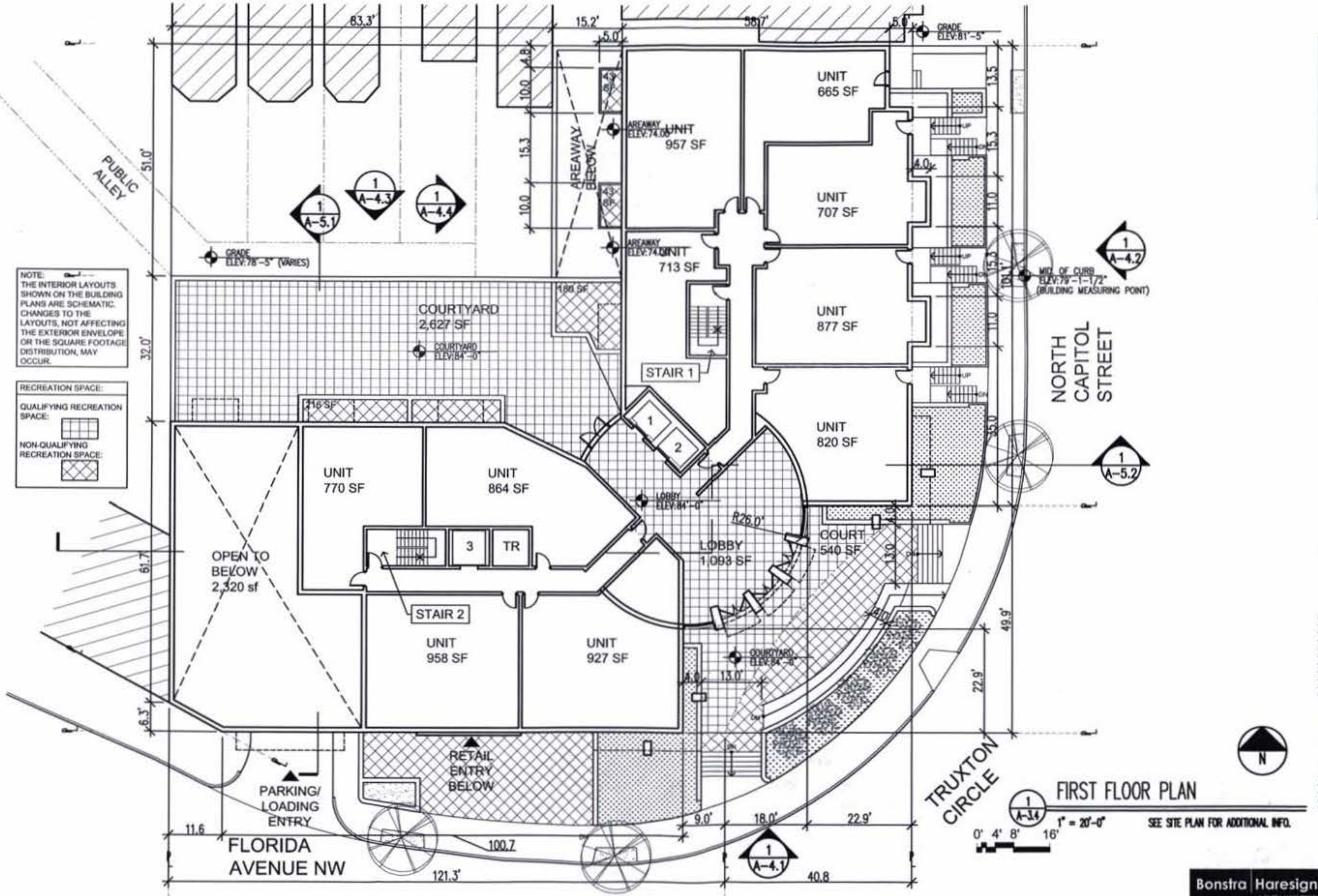
REVISIONS
1 PUD SUBMISSION [illegible]

DATE [illegible]
PROJECT NO. [illegible]
DRAWN BY [illegible]
CHECKED BY [illegible]

Bonstra | Haresign ARCHITECTS
1710 Connecticut Ave NW, Suite 400
Washington, DC 20009-1123
www.bonstra.com 202 588 9373 T
202 588 9122 F

CELLAR PLAN

A-3.3



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: ▨

1 A-3.4 FIRST FLOOR PLAN
1" = 20'-0"
SEE SITE PLAN FOR ADDITIONAL INFO.

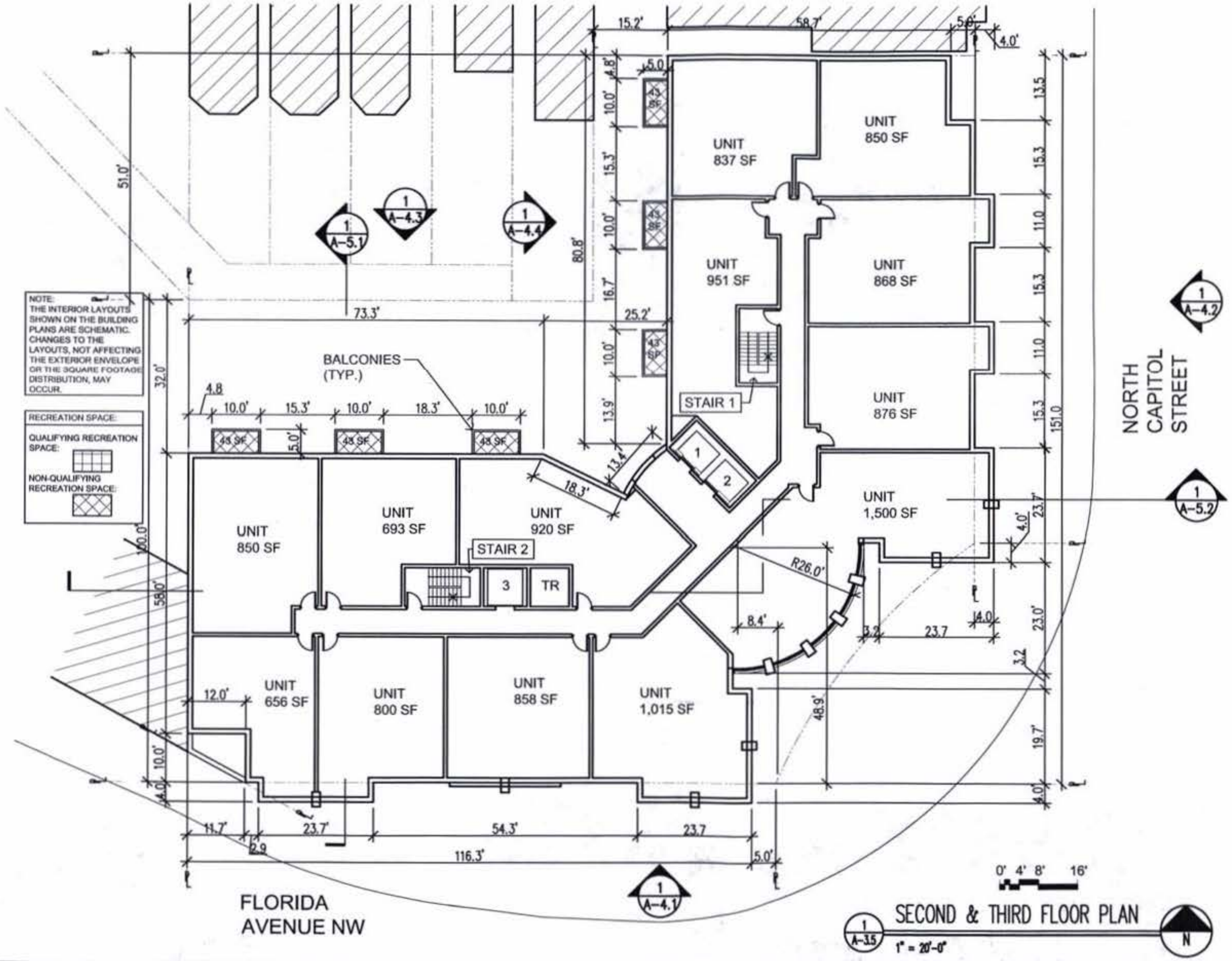
Florida & Q Street, LLC
9820 Commercial Drive
Springfield, VA 22151
t 703.750.8810 f 703.750.8817

1600 North Capitol Street NW
Washington, DC 20002

REVISIONS

Bonstra | Haresign
ARCHITECTS
1710 Connecticut Ave NW, Suite 400
Washington, DC 20009-1123
www.bonstra.com 202 588 9373 T
202 588 9122 F

FIRST FLOOR PLAN
A-3.4



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: ▨

0' 4' 8' 16'

SECOND & THIRD FLOOR PLAN

1 A-3.5

1" = 20'-0"

N

Florida & Q Street, LLC

1600 North Capitol Street NW
Washington, DC 20002

REVISIONS

Bonstra | Haresign
ARCHITECTS

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

www.bonstra.com

SECOND & THIRD FLOOR PLAN

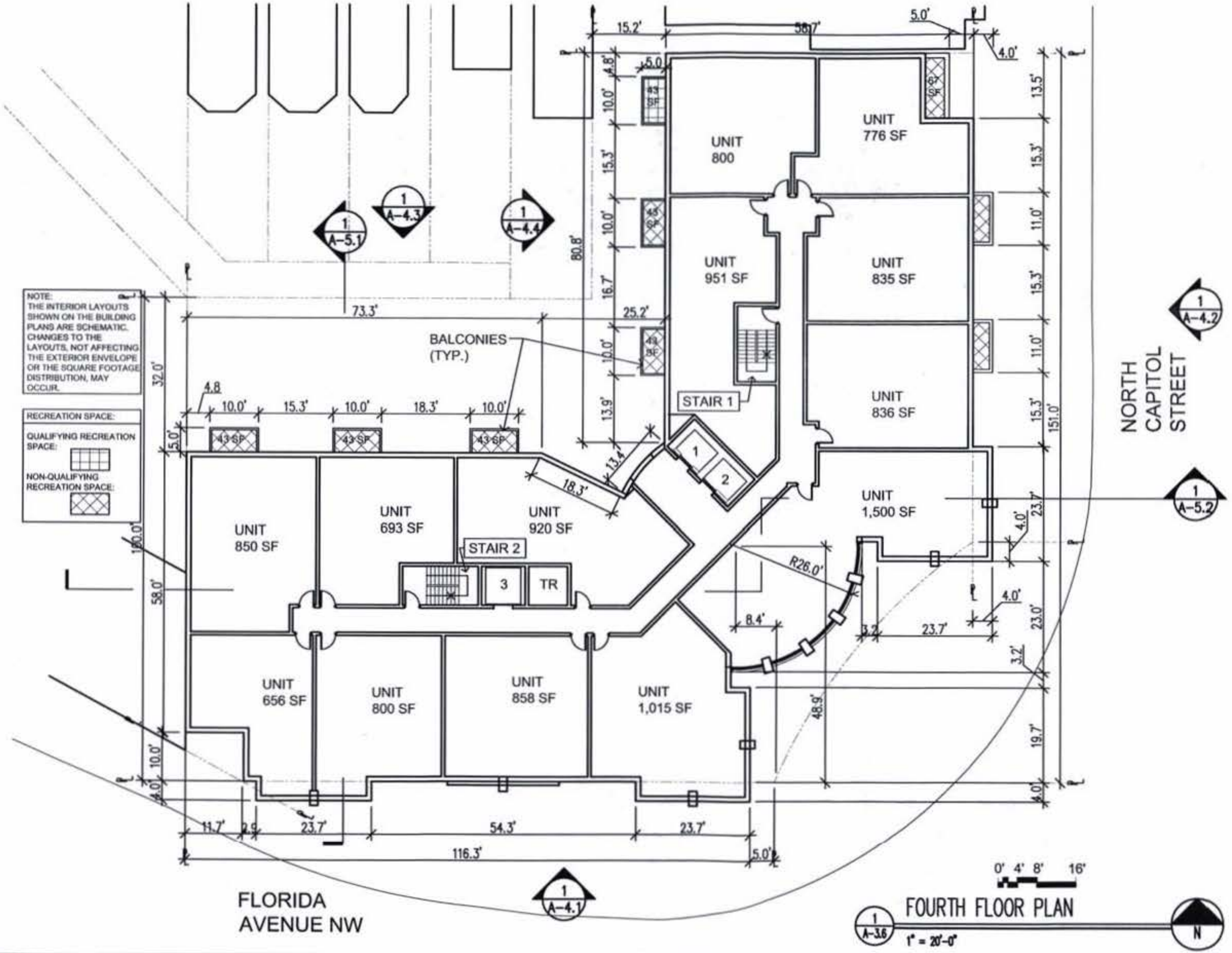
A-3.5

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: ▨



FOURTH FLOOR PLAN

1 A-3.6

1" = 20'-0"

Florida & Q Street, LLC

1600 North Capitol Street NW
Washington, DC 20002

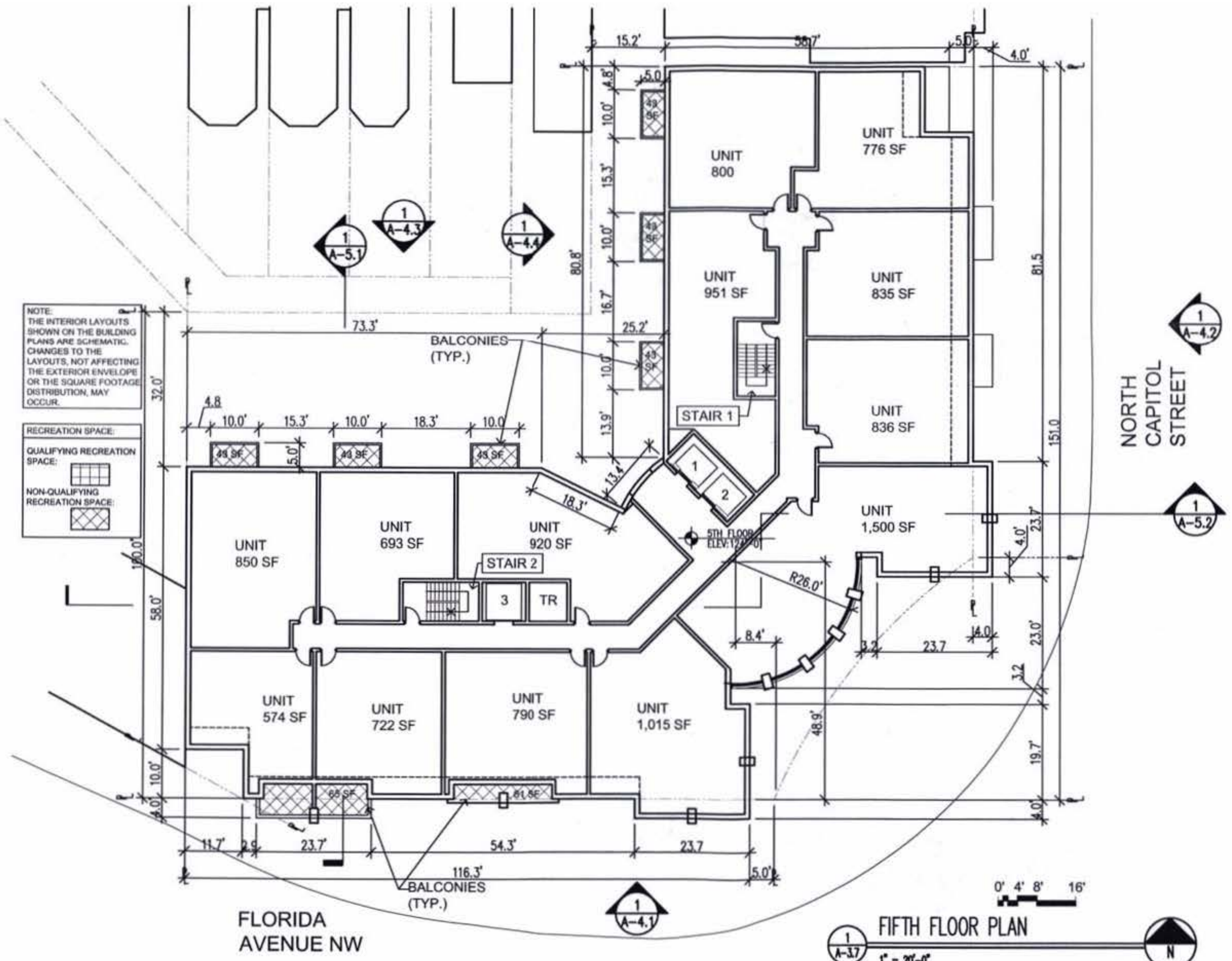
REVISIONS

DATE	[illegible]
PROJECT NO.	[illegible]
DRAWN BY	[illegible]
CHECKED BY	[illegible]

Bonstra | Haresign
ARCHITECTS

FOURTH FLOOR PLAN

A-3.6



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:	▨

1
A-3.7
FIFTH FLOOR PLAN
1" = 20'-0"

Florida & Q Street, LLC
6820 Commercial Drive
Springfield, VA 22151

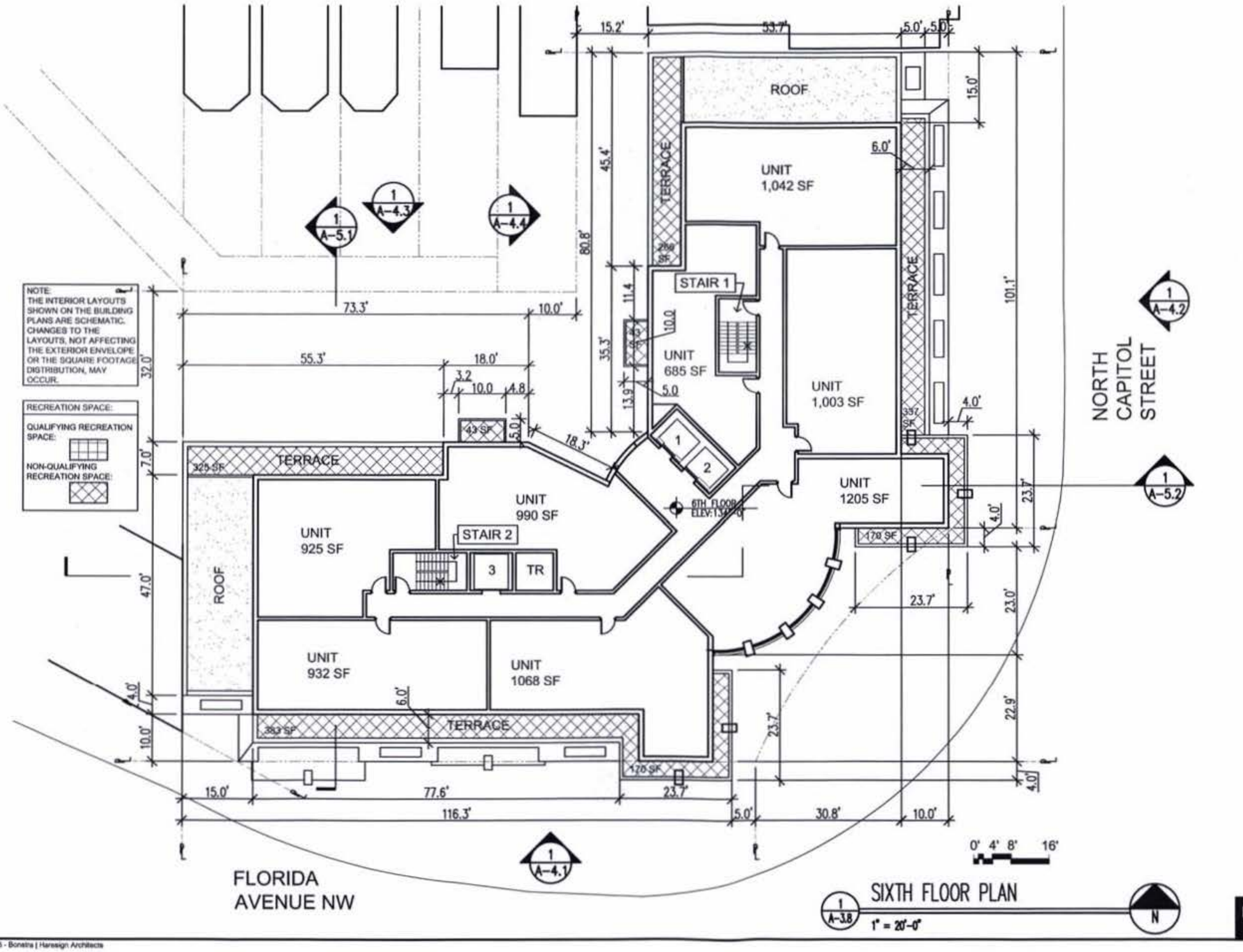
1600 North Capitol Street NW
Washington, DC 20002

REVISIONS
PUD SUBMISSION 1-10-2006

DATE
PROJECT NO.
DRAWN BY
CHECKED BY

Bonstra | Haresign
ARCHITECTS
1710 Connecticut Ave NW, Suite 400
Washington, DC 20009-1133
www.bonstra.com

FIFTH FLOOR PLAN
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: ▨

1 A-3.8 SIXTH FLOOR PLAN
1" = 20'-0"

Florida & Q Street, LLC
8620 Commercial Drive
Springfield, VA 22151
t 703.750.6810 f 703.750.6817

1600 North Capitol Street NW
Washington, DC 20002

REVISIONS

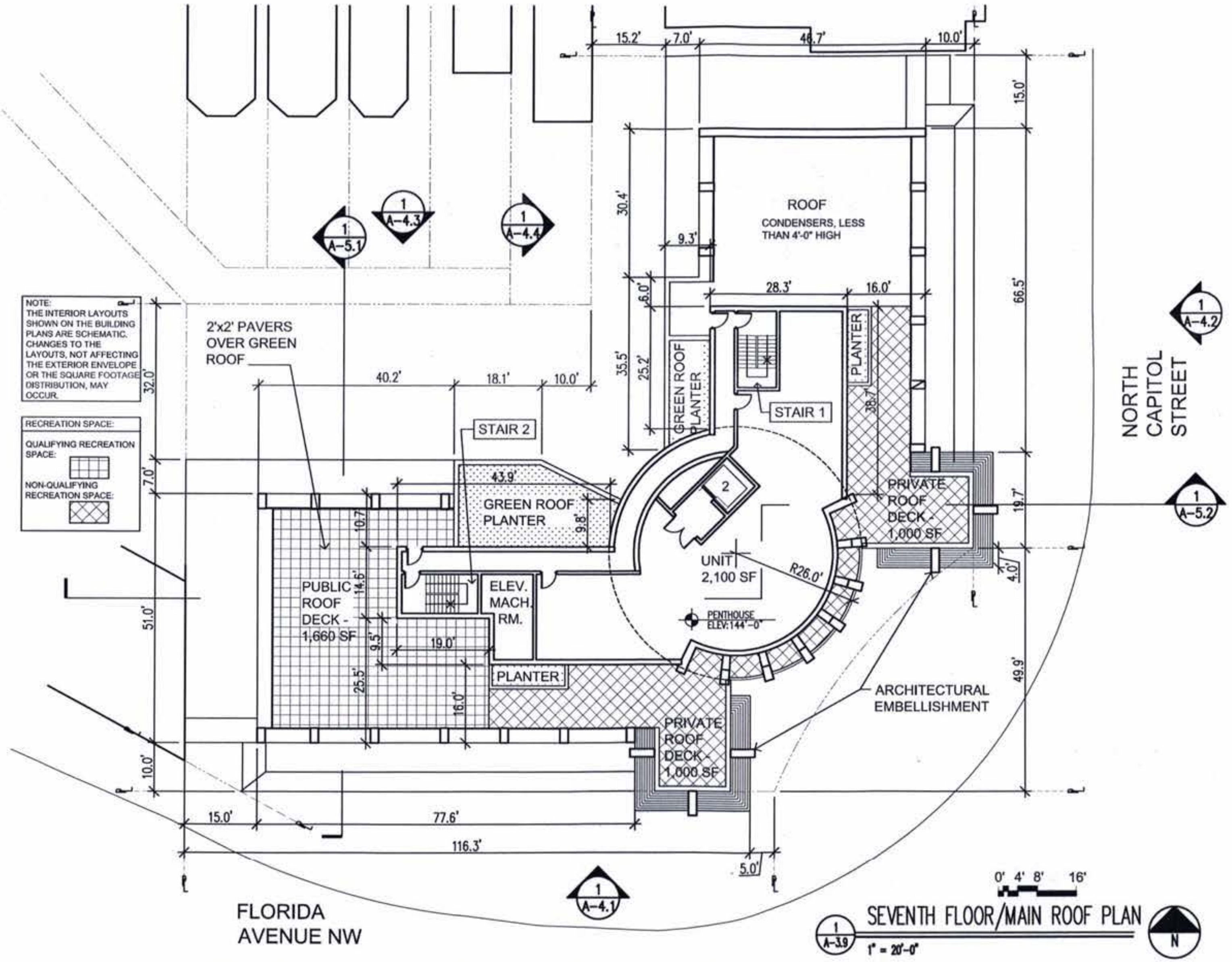
Bonstra | Haresign
ARCHITECTS

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

www.bonstra.com 202 588 9373 T
202 588 9122 F

SIXTH FLOOR PLAN

A-3.8



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:	▨

1 A-3.9 **SEVENTH FLOOR/MAIN ROOF PLAN**

1" = 20'-0"

Florida & Q Street, LLC
6820 Commercial Drive
Springfield, VA 22151
t 703.750.6810 f 703.750.5817

1600 North Capitol Street NW
Washington, DC 20002

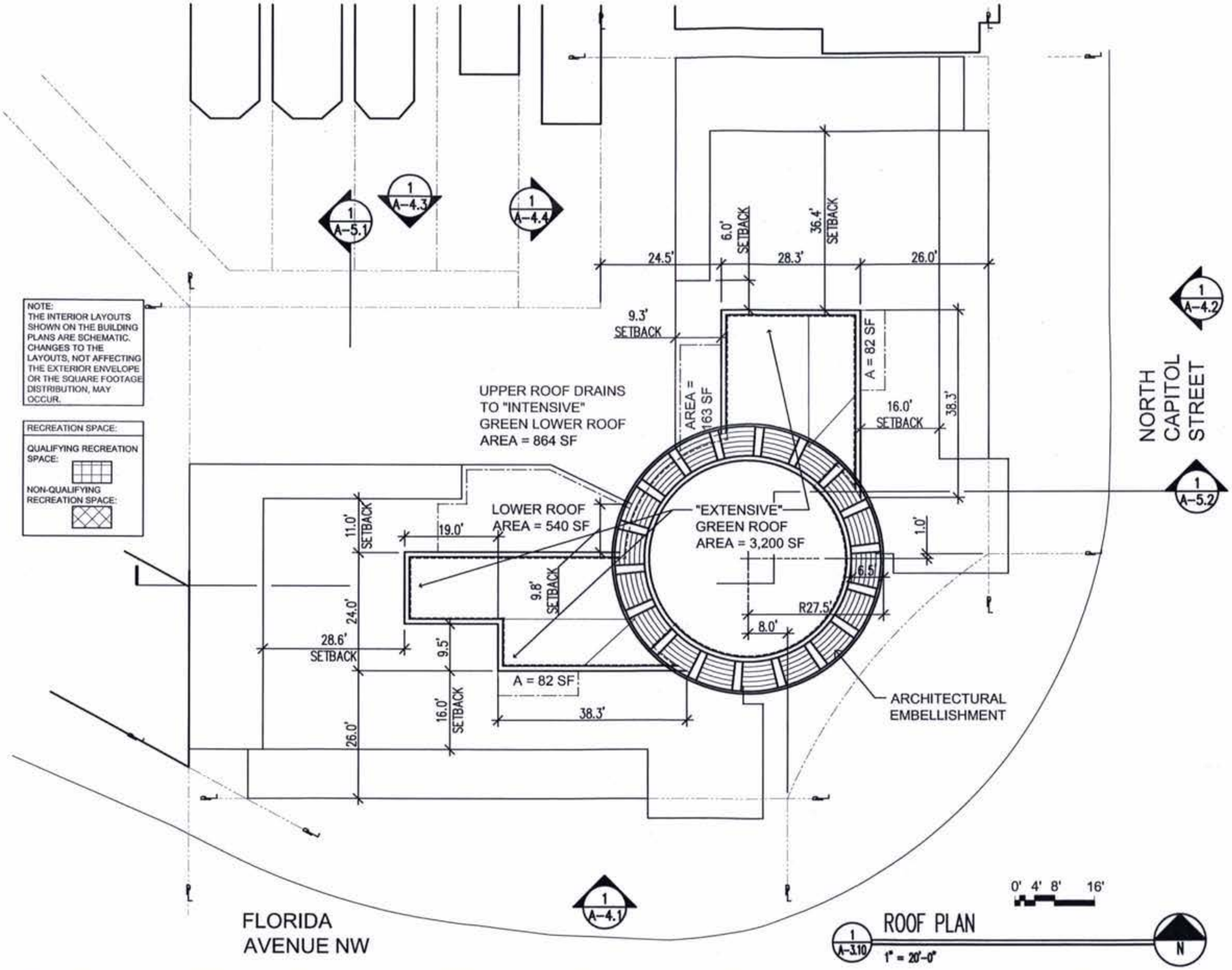
REVISIONS
1 PUD SUBMISSION 1-31-2006
2 PUD SUBMISSION 5-17-2006
3 PUD SUBMISSION 7-07-2006
4
5
6
7
8
9
10

DATE	7-07-06
PROJECT NO	[illegible]
DRAWN BY	[illegible]
CHECKED BY	[illegible]

Bonstra | Haresign
ARCHITECTS
1710 Connecticut Ave NW, Suite 400
Washington, DC 20009-1123
www.bonstra.com 202 588 9373 T
202 588 8122 F

SEVENTH FLOOR/MAIN ROOF PLAN

A-3.9



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: ☒

1
A-3.10

ROOF PLAN

1" = 20'-0"

Florida & Q Street, LLC
6820 Commercial Drive
Springfield, VA 22151
t. 703.750.6810 f. 703.750.6817

1600 North Capitol Street NW

Washington, DC 20002

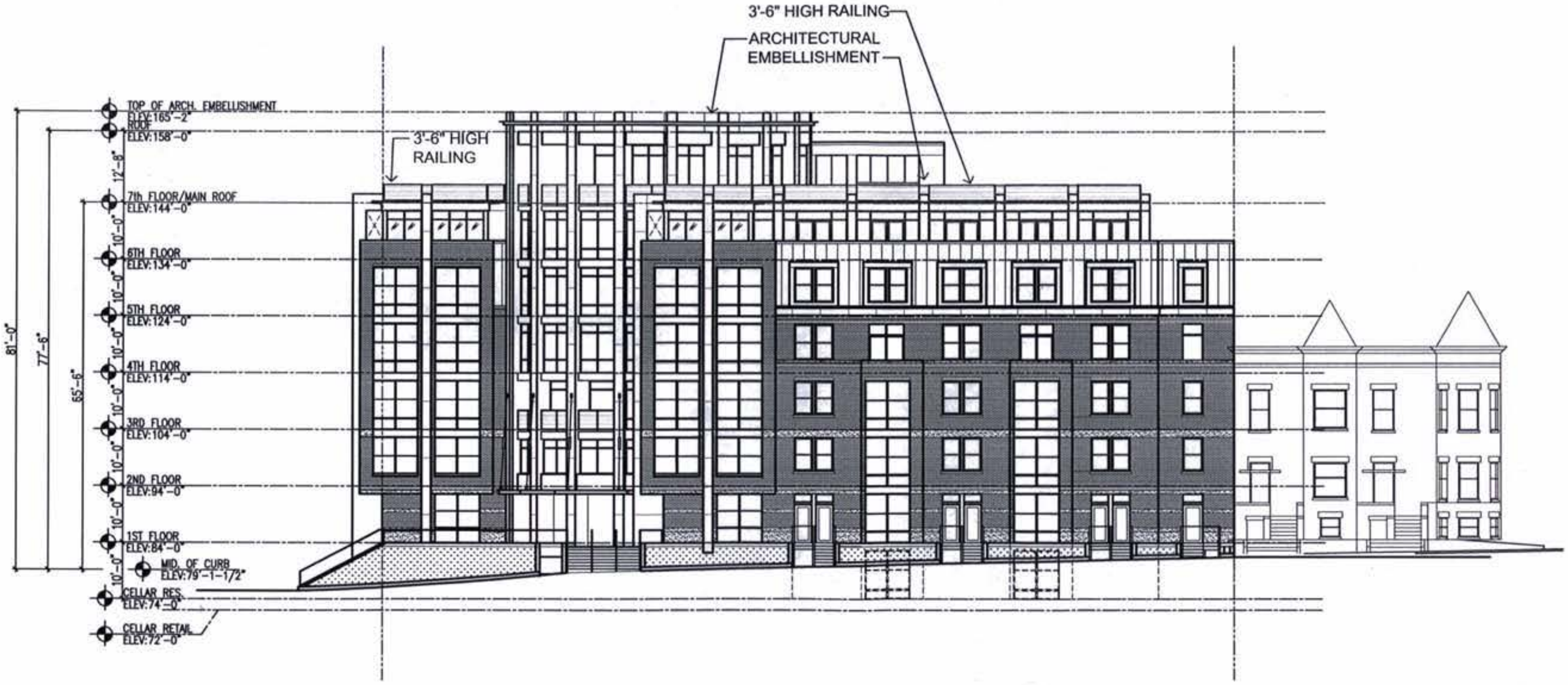
REVISIONS
1 PUD SUBMISSION 1-31-2006
2 PUD SUBMISSION 5-11-2006
3 PUD SUBMISSION 7-07-2006
4
5
6
7
8
9
10

DATE	7-07-06
PROJECT NO	[illegible]
DRAWN BY	[illegible]
CHECKED BY	[illegible]

Bonstra | Haresign
ARCHITECTS

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

www.bonstra.com 202 588 9373 T
202 588 9122 F



1
A-4.2

NORTH CAPITOL ST. ELEVATION

1" = 20'-0"

Florida & Q Street, LLC
6820 Commercial Drive
Springfield, VA 22151
t 703.750.6810 f 703.750.6817

1600 North Capitol Street NW
Washington, DC 20002

REVISIONS
1 PUD SUBMISSION 1-31-2006
2 PUD SUBMISSION 5-17-2006
3 PUD SUBMISSION 7-07-2006

DATE	1-07-06
PROJECT NO	2005-013
DRAWN BY	JM
CHECKED BY	BB

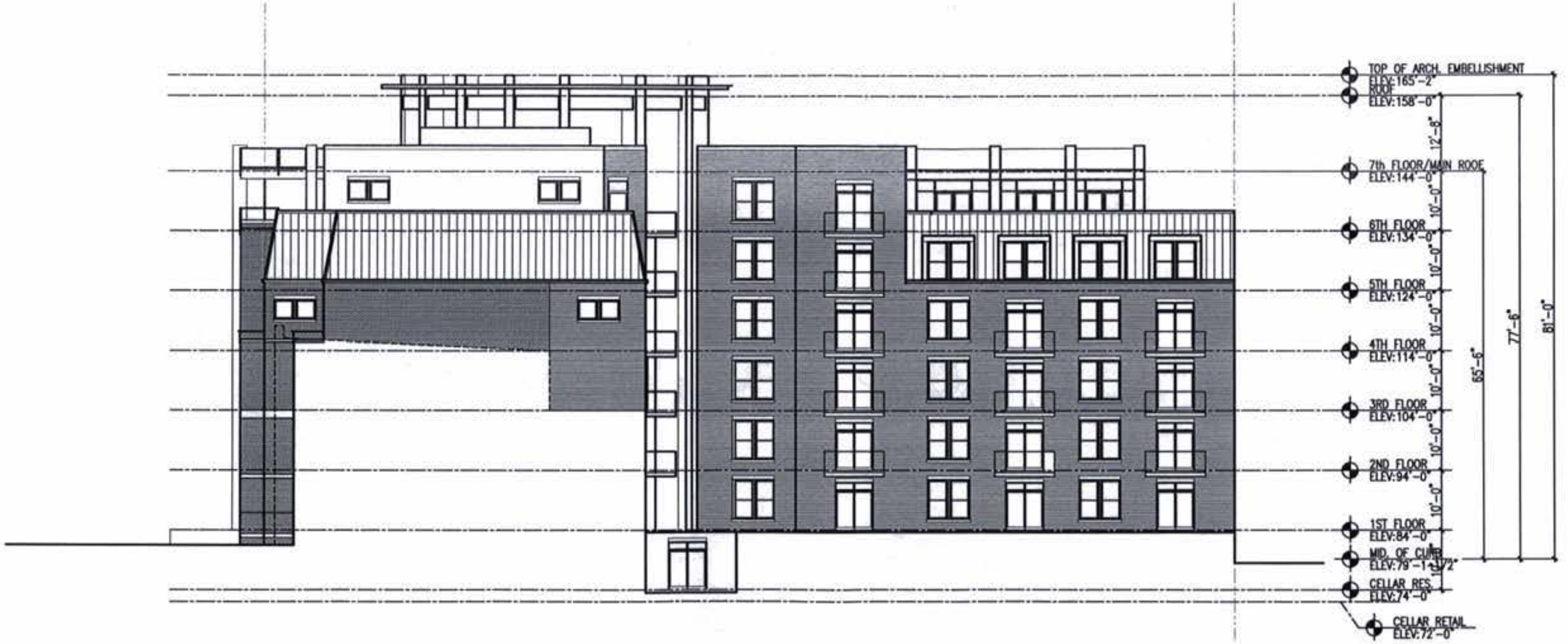
Bonstra | Haresign
ARCHITECTS

6710 Connecticut Ave NW, Suite 400
Washington, DC 20008-1123

www.bonstra.com 202 588 9373 T
202 588 9122 F

NORTH CAPITOL STREET ELEVATION

A-4.2



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

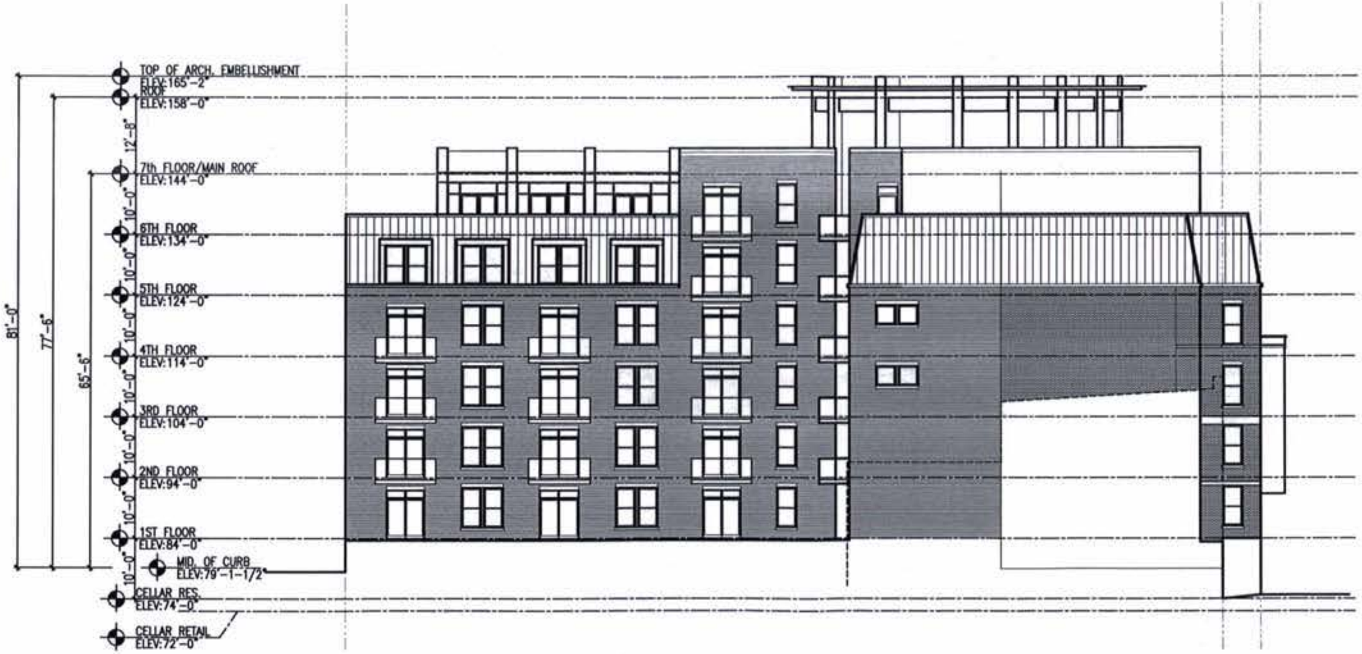
Florida & Q Street, LLC
6820 Commercial Drive
Springfield, VA 22151
t 703.750.6810 f 703.750.6817

1600 North Capitol Street NW
Washington, DC 20002

REVISIONS
1 PUD SUBMISSION 1-31-2006
2 PUD SUBMISSION 5-11-2006
3 PUD SUBMISSION 7-07-2006

DATE	7-07-06
PROJECT NO	2005033
DRAWN BY	JM
CHECKED BY	BB

Bonstra | Haresign
ARCHITECTS
1710 Connecticut Ave NW, Suite 400
Washington, DC 20009-1123
www.bonstra.com 202 588 9373 T
202 588 8122 F



1
A-4.4

WEST COURTYARD ELEVATION

1" = 20'-0"

Florida & Q Street, LLC
6620 Commercial Drive
Springfield, VA 22151
t 703.750.8610 f 703.750.8617

1600 North Capitol Street NW

Washington, DC 20002

REVISIONS

1	PUD SUBMISSION 1-31-2006
2	PUD SUBMISSION 5-17-2006
3	PUD SUBMISSION 7-10-2006
4	
5	
6	
7	
8	
9	
10	

DATE	1-07-06
PROJECT NO.	2005-033
DRAWN BY	[illegible]
CHECKED BY	[illegible]

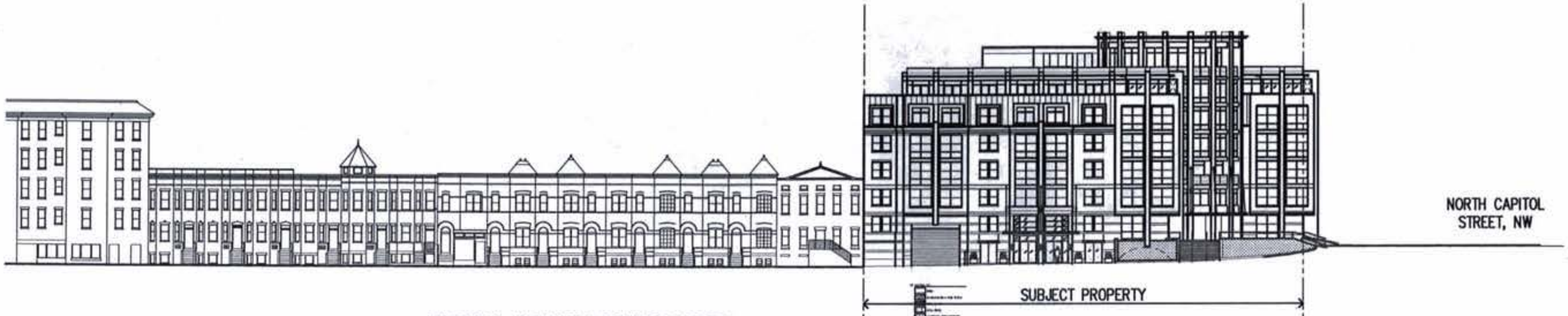
Bonstra | Haresign
ARCHITECTS

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

www.bonstra.com 202 588 9373 T
202 588 9123 F

WEST COURTYARD ELEVATION

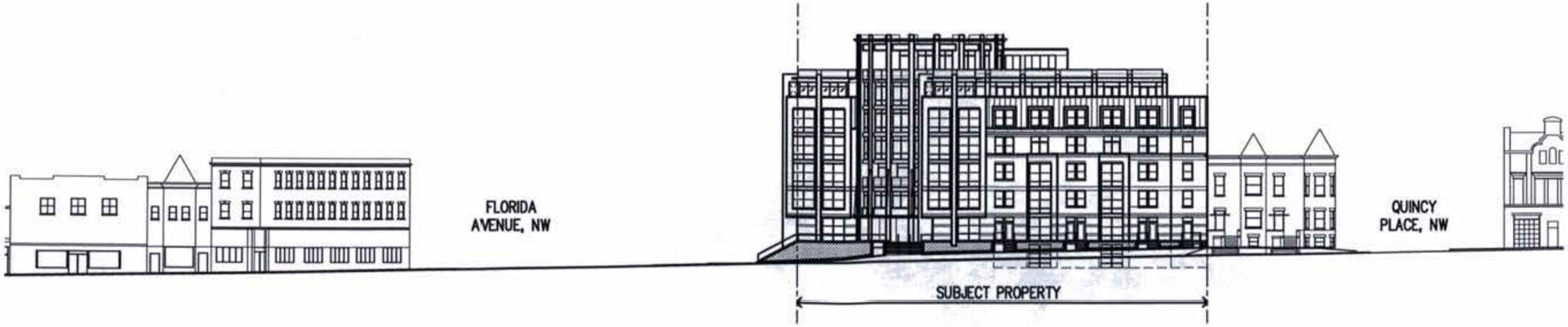
A-4.4



2
A-4.5

FLORIDA AVENUE LOOKING NORTH

1" = 40'-0"



1
A-4.5

NORTH CAPITOL LOOKING WEST

1" = 40'-0"

Florida & Q Street, LLC
9820 Commercial Drive
Springfield, VA 22151
t 703.750.5616 f 703.750.8917

1600 North Capitol Street NW
Washington, DC 20002

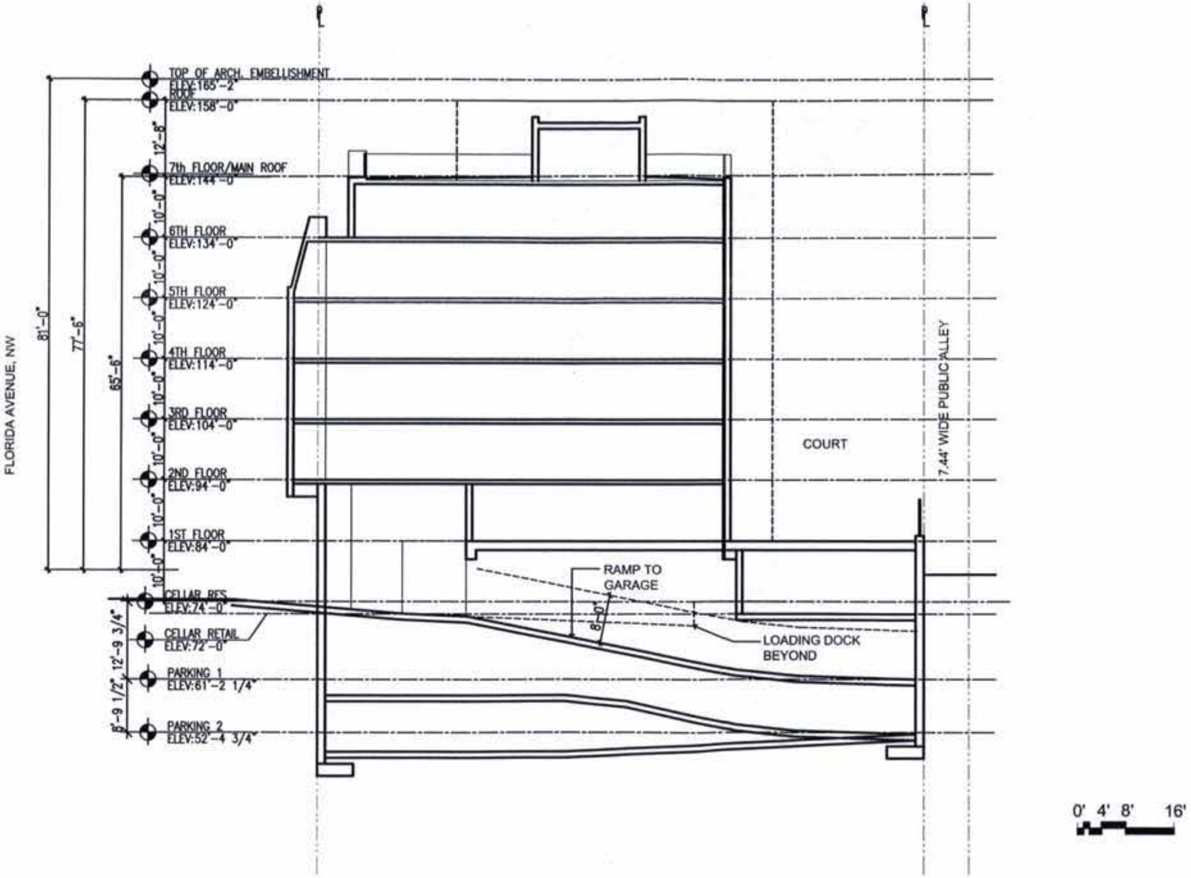
REVISIONS
[illegible]

DATE	[illegible]
PROJECT NO	[illegible]
DRAWN BY	[illegible]
CHECKED BY	[illegible]

Bonstra | Haresign
ARCHITECTS
1710 Connecticut Ave NW, Suite 400
Washington, DC 20009-1123
www.bonstra.com 202 588 9373 T
202 588 9122 F

STREET ELEVATIONS

A-4.5



BUILDING SECTION

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

Florida & Q Street, LLC
9620 Commercial Drive
Springfield, VA 22151
t: 703.750.6610 f: 703.750.6817

1600 North Capitol Street NW
Washington, DC 20002

REVISIONS

1 PUD SUBMISSION [illegible]
2 PUD SUBMISSION [illegible]
3 PUD SUBMISSION [illegible]

DATE	[illegible]
PROJECT NO.	[illegible]
DRAWN BY	[illegible]
CHECKED BY	[illegible]

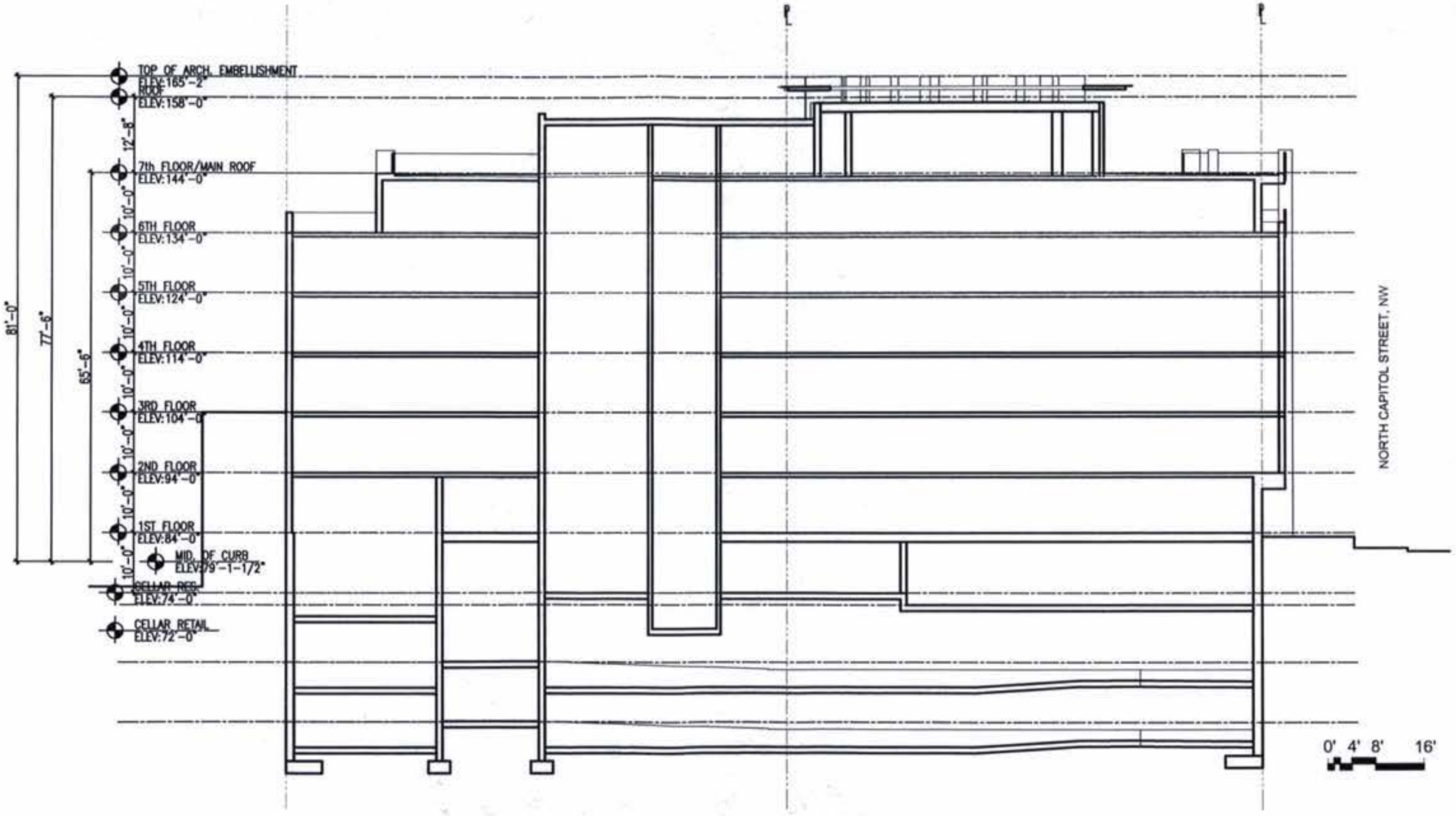
Bonstra | Haresign
ARCHITECTS

1710 Connecticut Ave NW, Suite 400
Washington, DC 20009-1133

www.bonstra.com 202 588 9373 T
202 588 9122 F

BUILDING SECTION

A-5.1



1
A-5.2

BUILDING SECTION

1" = 20'-0"

Florida & Q Street, LLC
6820 Commercial Drive
Springfield, VA 22151
t 703.750.8810 f 703.750.8817

1600 North Capitol Street NW
Washington, DC 20002

REVISIONS
1 PUD SUBMISSION [illegible]
2 PUD SUBMISSION [illegible]
3 PUD SUBMISSION [illegible]

DATE	[illegible]
PROJECT NO.	[illegible]
DRAWN BY	[illegible]
CHECKED BY	[illegible]

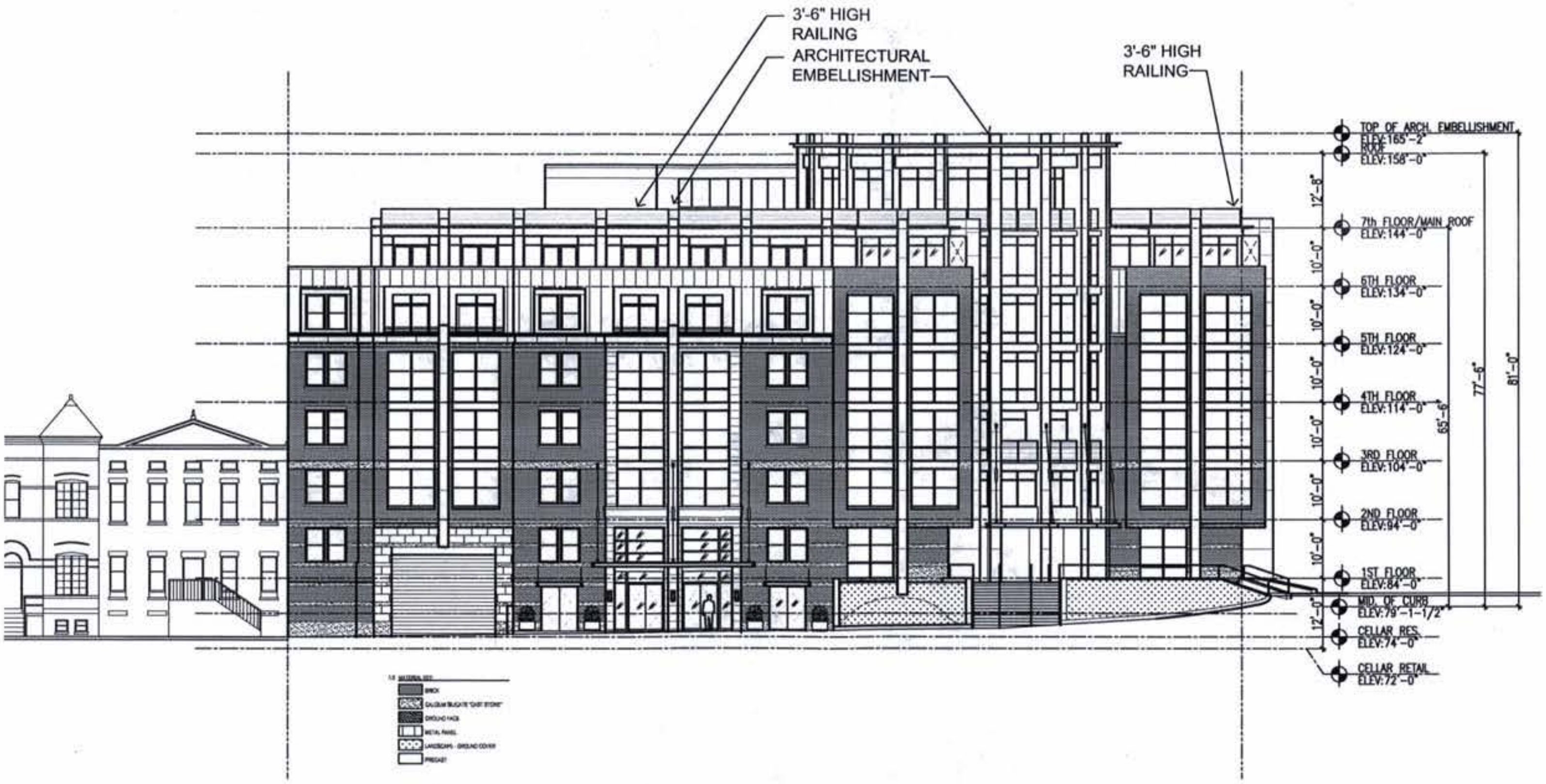
Bonstra | Haresign
ARCHITECTS

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

www.bonstra.com 202 588 9373 T
202 588 5122 F

BUILDING SECTION

A-5.2



1
A-6.3

FLORIDA AVENUE ELEVATION

1" = 20'-0"

Florida & Q Street, LLC
6820 Commercial Drive
Springfield, VA 22151
t 703.750.6810 f 703.750.6817

1600 North Capitol Street NW
Washington, DC 20002

REVISIONS

1	PUD SUBMISSION [illegible]
2	PUD SUBMISSION [illegible]
3	PUD SUBMISSION [illegible]
4	
5	
6	
7	
8	
9	
10	

DATE	[illegible]
PROJECT NO	[illegible]
DRAWN BY	[illegible]
CHECKED BY	[illegible]

Bonstra | Haresign
ARCHITECTS

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

www.bonstra.com
202 588 9373 T
202 588 9122 F

RENDERED FLORIDA
AVE. ELEVATION

A-6.4