

1600 NORTH CAPITOL STREET NW

PLANNED UNIT DEVELOPMENT (PUD) SET

Florida & Q Street, LLC
1800 Commercial Drive
Springfield, VA 22151
P: 703.766.9191 F: 703.766.9877

1600 North Capitol Street NW
Washington, DC 20002

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
	A1.8 SHADOW STUDIES
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

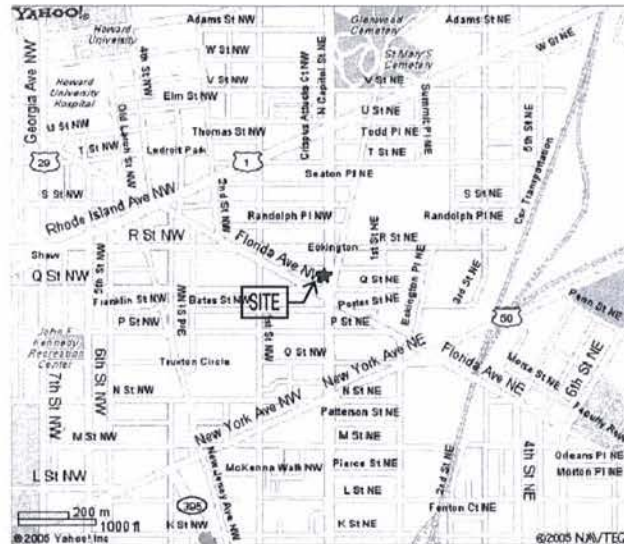
PROPOSED ZONE:	C-2-B
LOT NUMBER:	48
SQUARE:	3100
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL, RETAIL
EXISTING SITE AREA:	18,984 SF
PROPOSED SITE AREA:	NO CHANGE
ALLOWABLE FAR:	

C-2-B:	3.5
C-2-B W/IA 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	7,496 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

REVISIONS

DATE	3/26/09
DESIGNED BY	2005/01
CHECKED BY	2005/01
APPROVED BY	2005/01

Bonsra | Haresign
ARCHITECTS

TITLE SHEET

ZONING COMMISSION

District of Columbia

CASE NO.06-04

EXHIBIT NO.49B



1
A-1.5

COLORED PERSPECTIVE RENDERING

N.T.S.

Florida & Q Street, LLC

800 Connecticut Ave
Springfield, VA 22151
703.759.8810

1600 North Capitol Street NW

Washington, DC 20002

REVISIONS	
1	DATE: 10/10/06
2	DATE: 10/10/06
3	DATE: 10/10/06
4	DATE: 10/10/06
5	DATE: 10/10/06
6	DATE: 10/10/06
7	DATE: 10/10/06
8	DATE: 10/10/06
9	DATE: 10/10/06
10	DATE: 10/10/06

DATE:	7/2/06
PROJECT NO:	2006-010
DRAWN BY:	SS
CHECKED BY:	SS

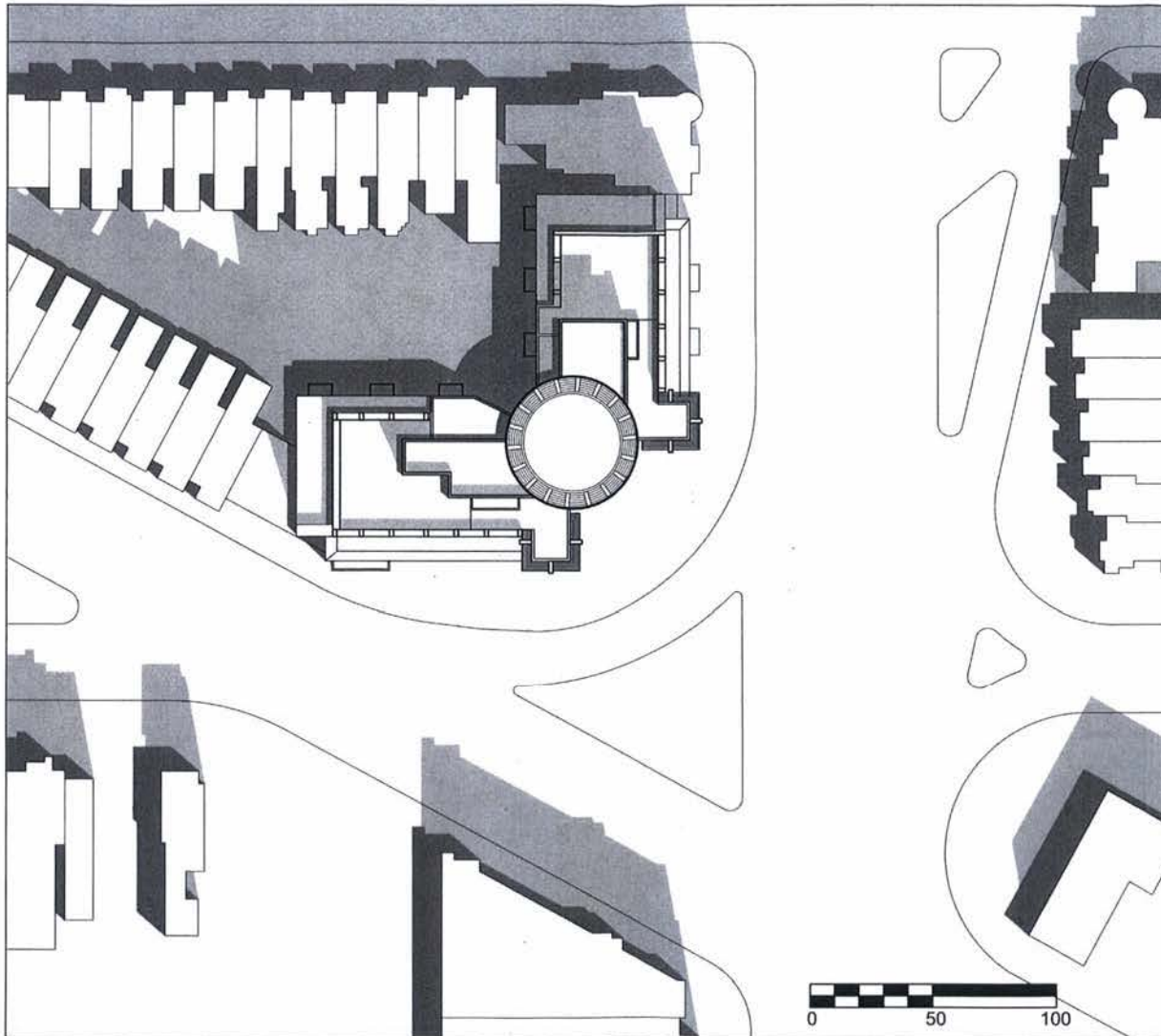
Bonstra | Hare Design
ARCHITECTS

1719 Connecticut Ave NW, Suite 200
Washington, DC 20004-1123

www.bonstra.com 202.338.8810

COLORED PERSPECTIVE
RENDERING

A-1.5



1
A-1.8

SHADOW STUDY

12:00PM DECEMBER 21

12:00PM JUNE 21

REVISIONS

1	DATE	BY	DESCRIPTION
1	12/15/05	JB	12:00PM DECEMBER 21
2	12/15/05	JB	12:00PM JUNE 21
3	12/15/05	JB	12:00PM DECEMBER 21
4	12/15/05	JB	12:00PM JUNE 21
5	12/15/05	JB	12:00PM DECEMBER 21
6	12/15/05	JB	12:00PM JUNE 21
7	12/15/05	JB	12:00PM DECEMBER 21
8	12/15/05	JB	12:00PM JUNE 21
9	12/15/05	JB	12:00PM DECEMBER 21
10	12/15/05	JB	12:00PM JUNE 21

DATE	BY
12/15/05	JB
12/15/05	JB
12/15/05	JB
12/15/05	JB



DATE	6/24/08
PROJECT NO.	2005-023
DRAWN BY	AM
CHECKED BY	BB

Florida & Q Street, LLC
 800 Capital Ave.
 Suite 1000
 Washington, DC 20002
 202.775.0000 202.775.0001

1600 North Capitol Street NW
 Washington, DC 20002

REVISION	DATE	BY
1.00	11/11/09	11/11/09
1.01	11/11/09	11/11/09
1.02	11/11/09	11/11/09
1.03	11/11/09	11/11/09
1.04	11/11/09	11/11/09
1.05	11/11/09	11/11/09
1.06	11/11/09	11/11/09
1.07	11/11/09	11/11/09
1.08	11/11/09	11/11/09
1.09	11/11/09	11/11/09
1.10	11/11/09	11/11/09
1.11	11/11/09	11/11/09
1.12	11/11/09	11/11/09
1.13	11/11/09	11/11/09
1.14	11/11/09	11/11/09
1.15	11/11/09	11/11/09
1.16	11/11/09	11/11/09
1.17	11/11/09	11/11/09
1.18	11/11/09	11/11/09
1.19	11/11/09	11/11/09
1.20	11/11/09	11/11/09

Bonsra Haresign
 ARCHITECTS

1713 Connecticut Ave NW, Suite 400
 Washington, DC 20009-1123
 www.bonsra.com 202.508.9372
 202.508.9373 202.508.9374

A-3.9

PENTHOUSE MAIN ROOF PLAN

NORTH
 CAPITOL
 STREET



PENTHOUSE/MAIN ROOF PLAN



1" = 20'-0"

0' 4' 8' 16'

FLORIDA
 AVENUE NW



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

STAIR 2

GREEN ROOF
 PLANTER

PUBLIC
 ROOF
 DECK -
 1,875 SF

ELEV.
 MACH.
 RM.

PLANTER

UNIT
 2,100 SF

PENTHOUSE
 ELEV: 144'-0"

PRIVATE
 ROOF
 DECK
 875 SF

ARCHITECTURAL
 EMBELLISHMENT

ROOF
 CONDENSERS, LESS
 THAN 4'-0" HIGH

STAIR 1

GREEN ROOF
 PLANTER

PRIVATE
 ROOF
 DECK
 1,000 SF

PLANTER

PLANTER

PLANTER

PLANTER

PLANTER

PLANTER

PLANTER

PLANTER

PLANTER

PLANTER

PLANTER

PLANTER