

Square 701 Half Street Ballpark Site

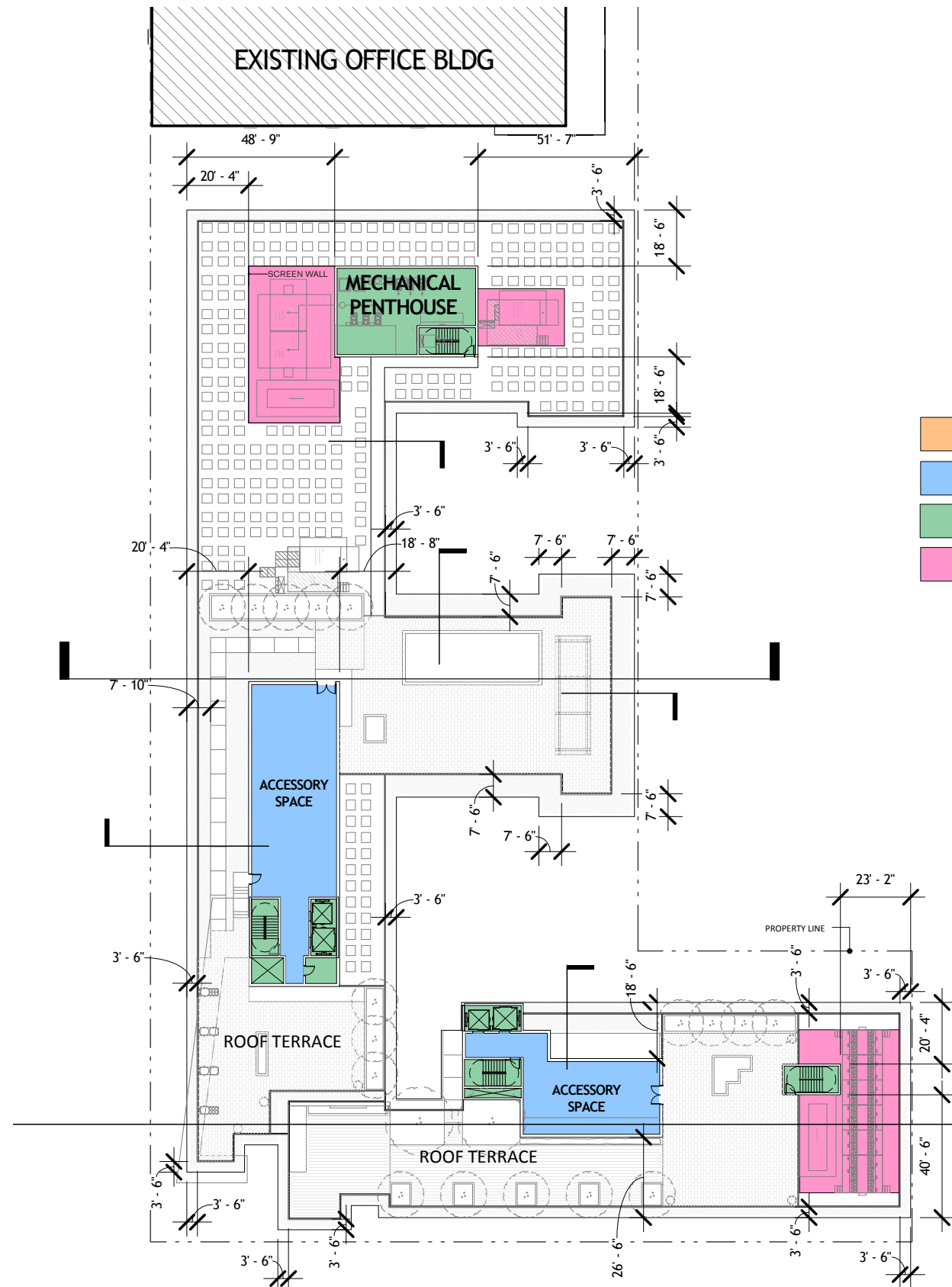
Minor Modification for Z.C. 06-46B

DRAWING INDEX

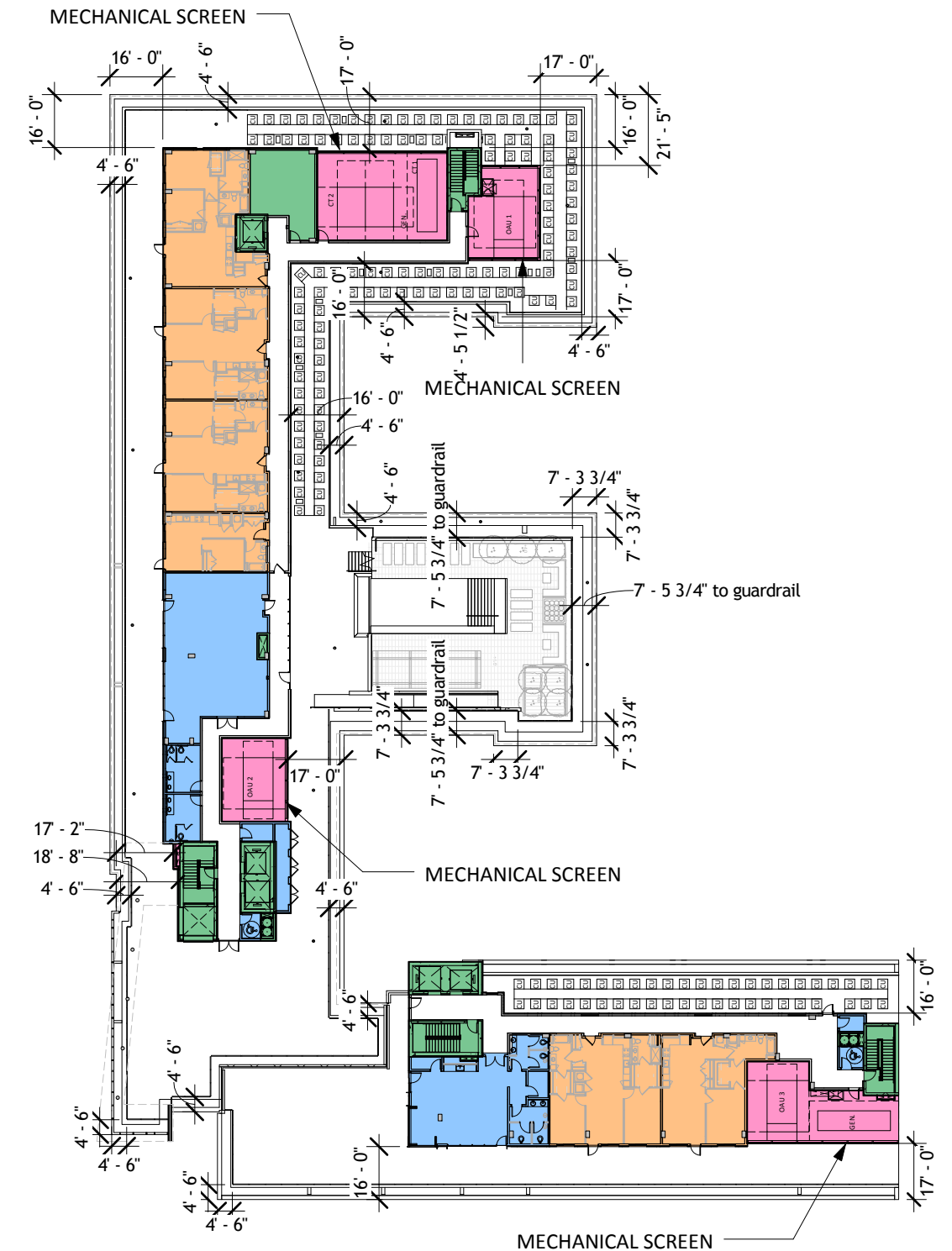
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A2	FLOOR PLAN COMPARISON - PENTHOUSE ROOF
A3	AREA PLAN - PENTHOUSE
A4	HEIGHT PLAN - PENTHOUSE
A5	FLOOR PLAN AND SECTIONS - PENTHOUSE
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OWNER / DEVELOPER:	HALF STREET RESIDENTIAL PJV, LLC
RESIDENTIAL ARCHITECT:	HORD COPLAN MACHT, INC
RETAIL ARCHITECT:	MV+A
LANDSCAPE ARCHITECT:	HORD COPLAN MACHT, INC.
CIVIL ENGINEER:	BOHLER ENGINEERING
STRUCTURAL ENGINEER	SK & A ENGINEERS, PLLC
MECHANICAL / ELECTRICAL / PLUMBING:	GIRARD ENGINEERING

Floor Plan Comparison - Penthouse



-  PENTHOUSE HABITABLE
-  PENTHOUSE HABITABLE (COMMUNAL)
-  PENTHOUSE MECHANICAL
-  UNENCLOSED SCREENED MECHANICAL

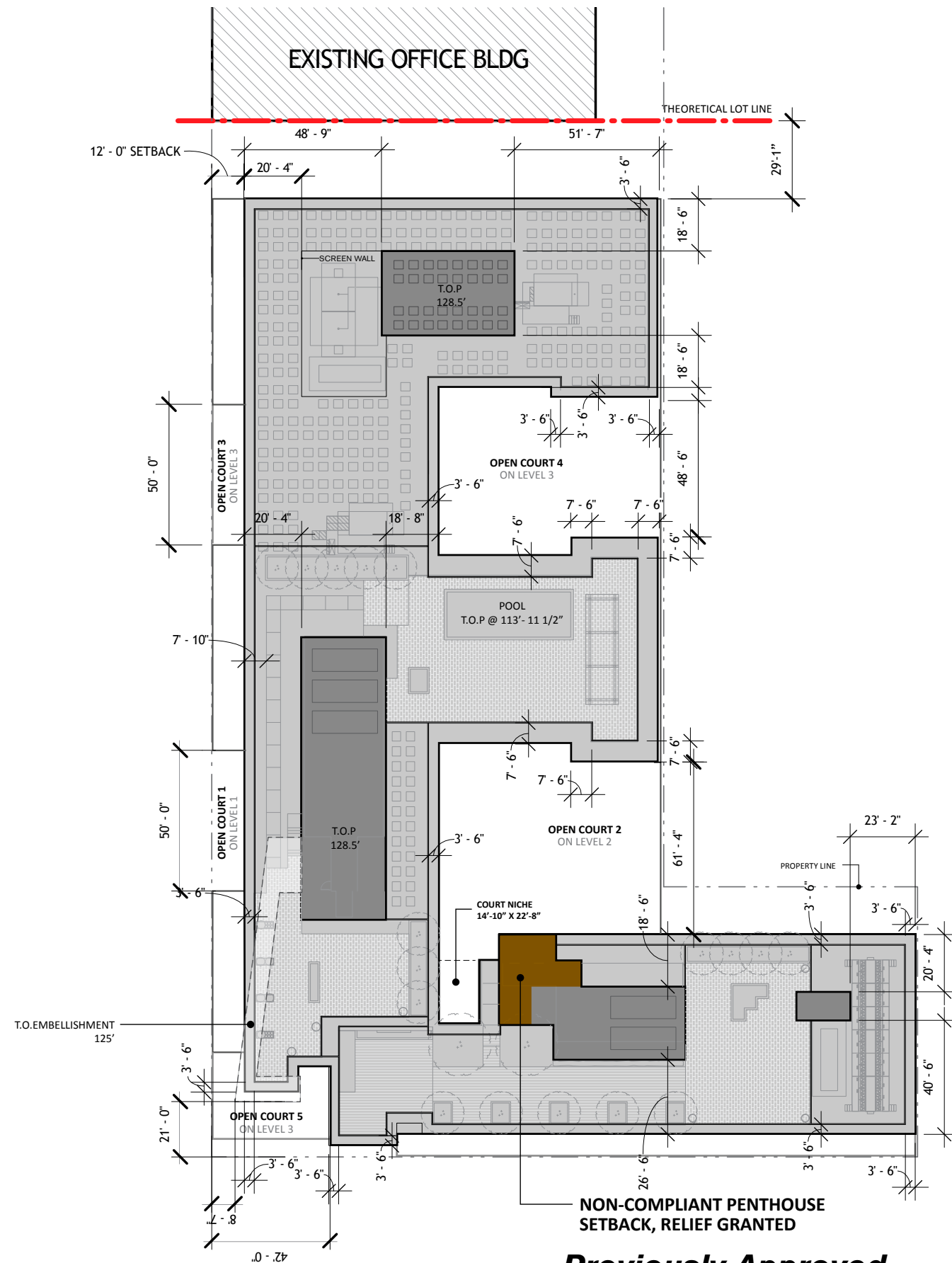


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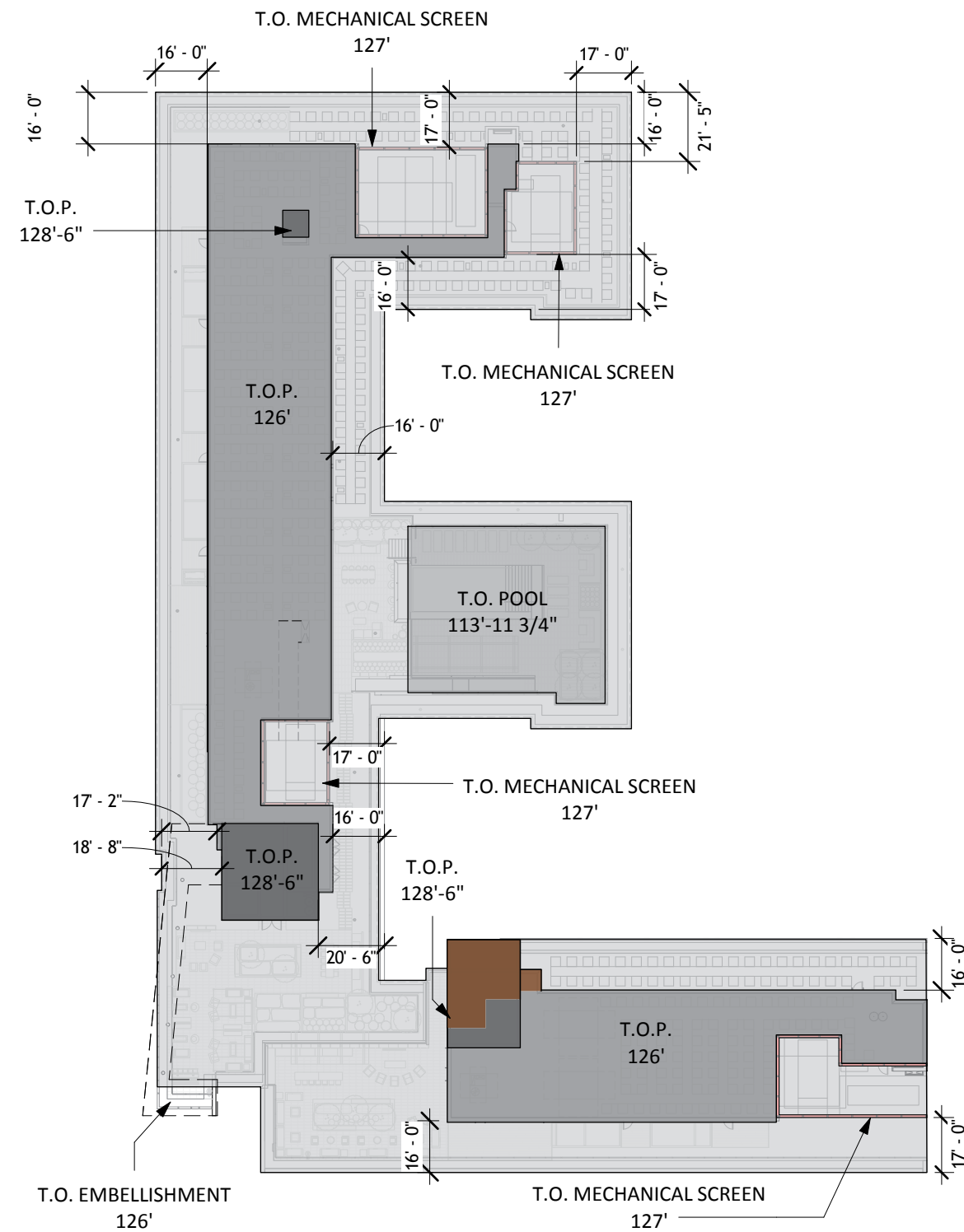
Previously Approved
Z.C. ORDER NO. 06-46B

Proposed

Floor Plan Comparison - Penthouse Roof

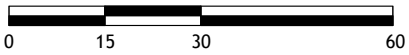
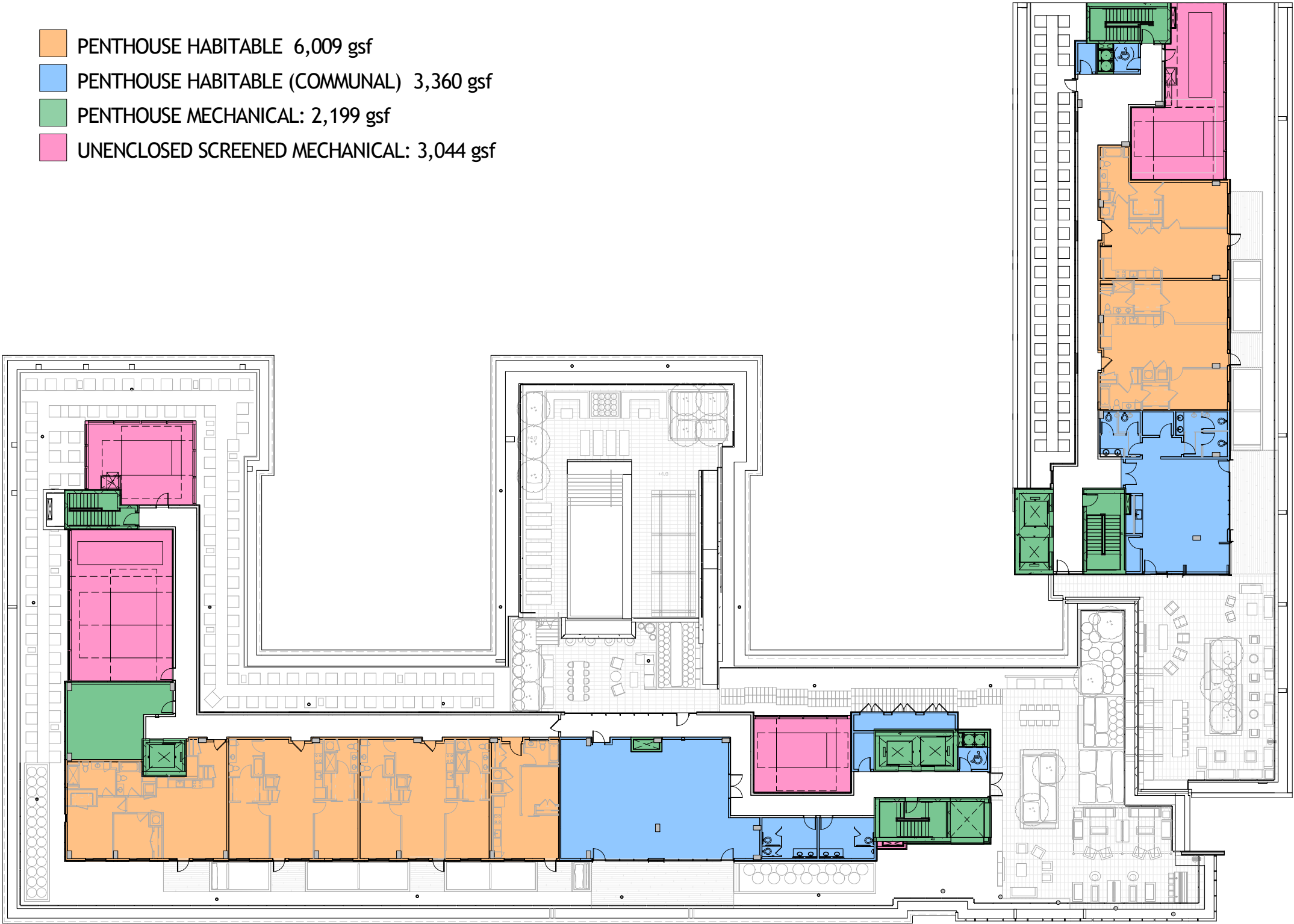


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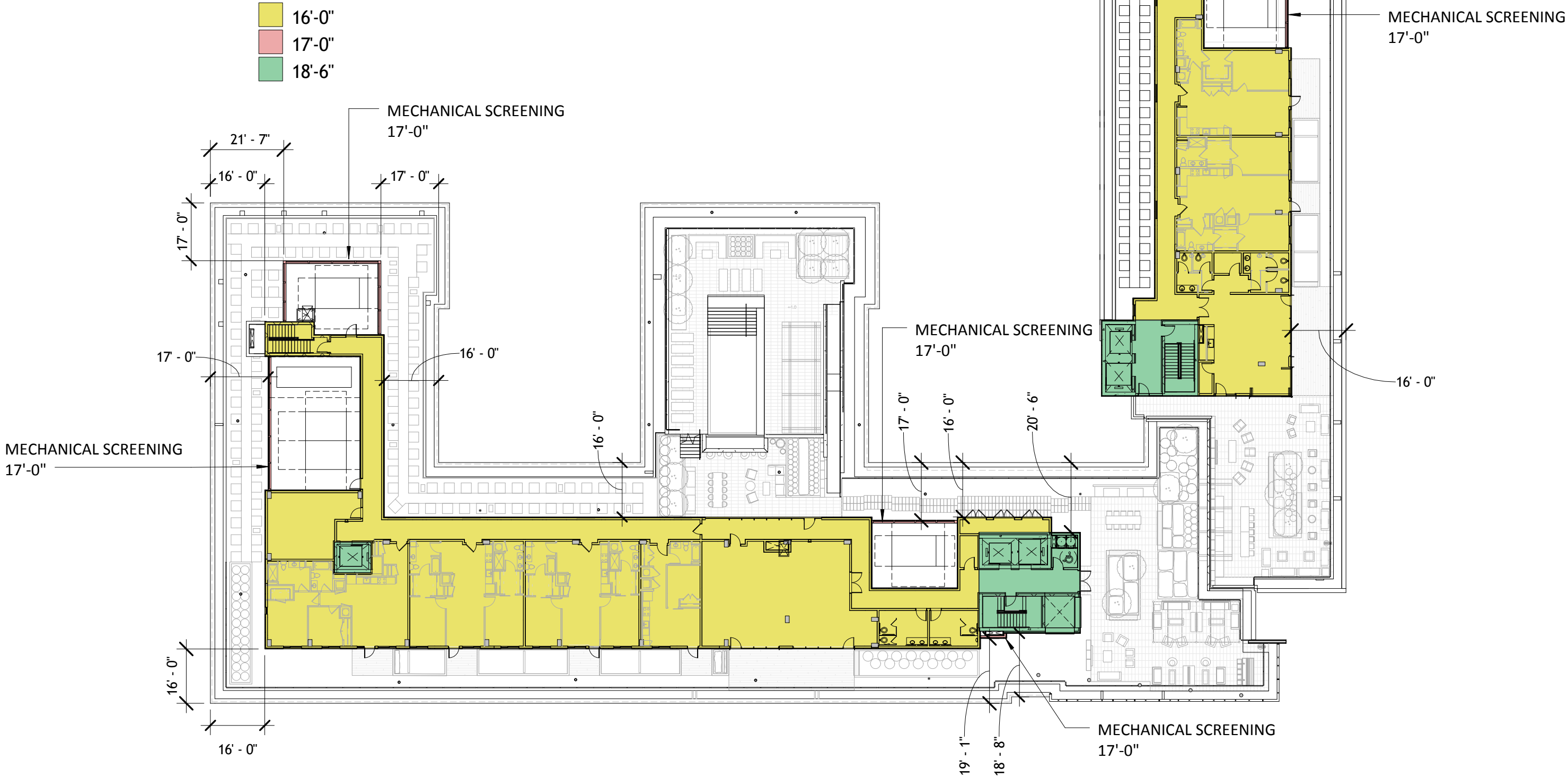


Proposed

- PENTHOUSE HABITABLE 6,009 gsf
- PENTHOUSE HABITABLE (COMMUNAL) 3,360 gsf
- PENTHOUSE MECHANICAL: 2,199 gsf
- UNENCLOSED SCREENED MECHANICAL: 3,044 gsf

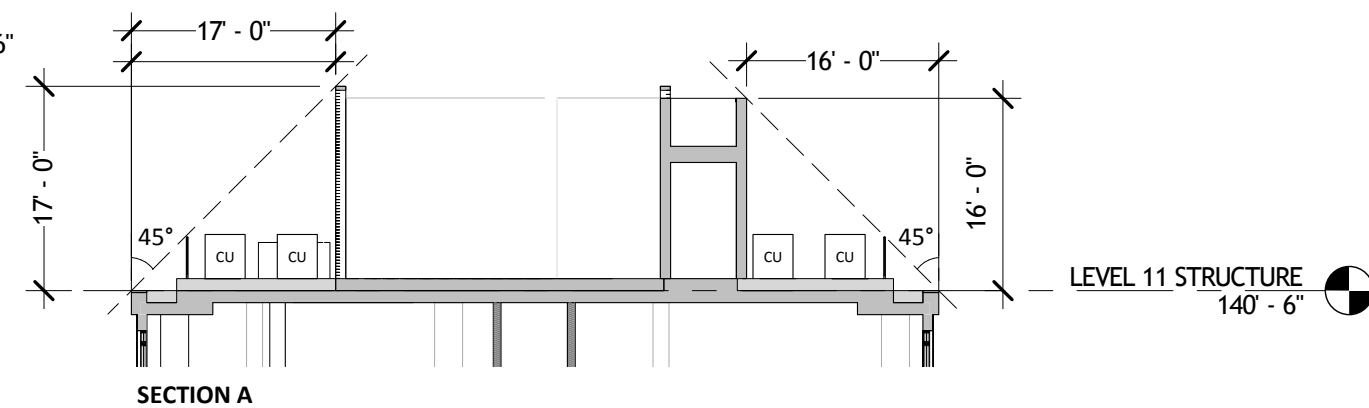
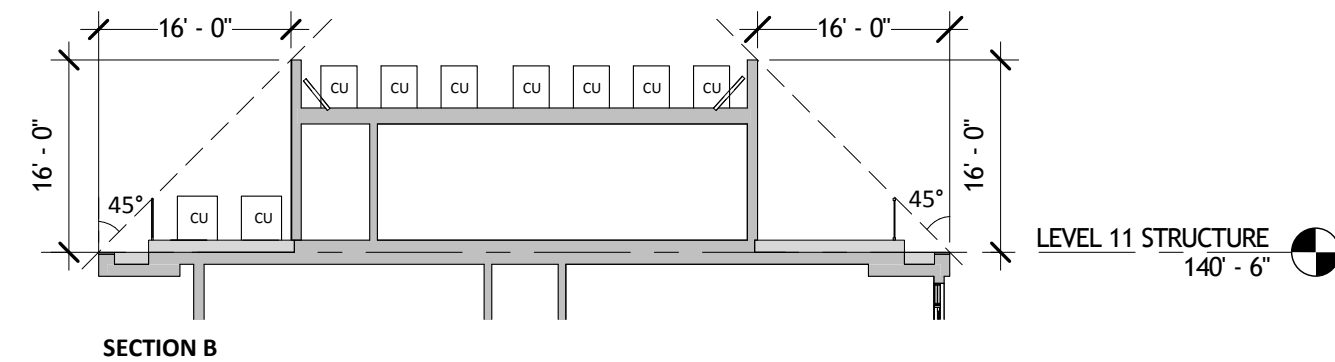
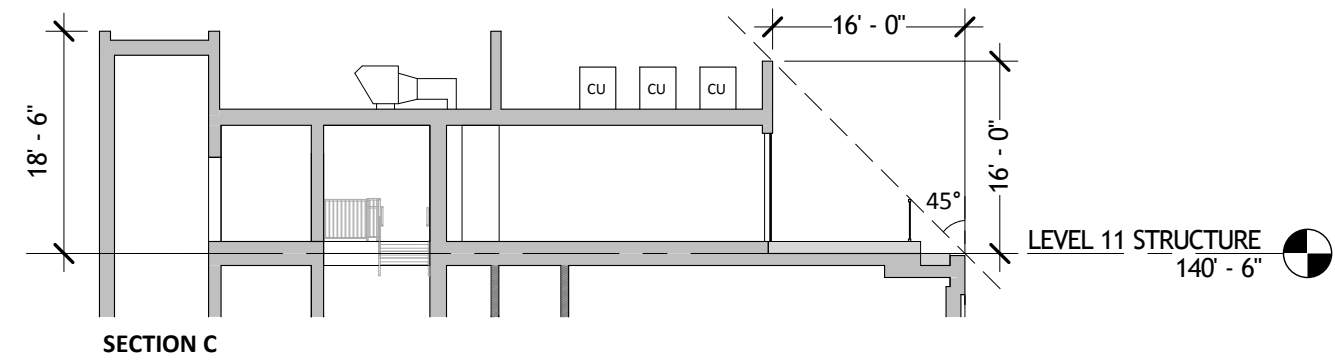
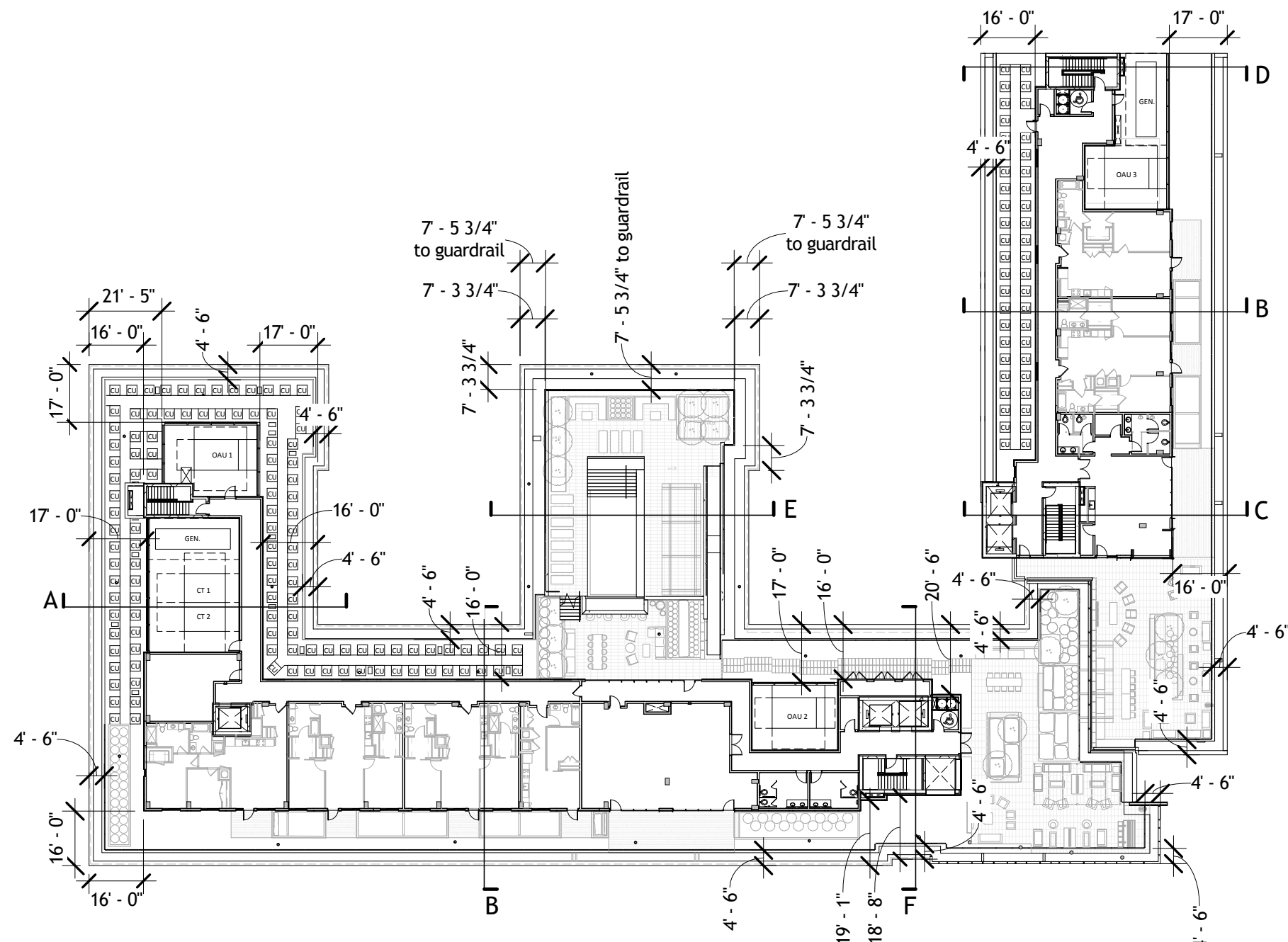


Height Plan - Penthouse

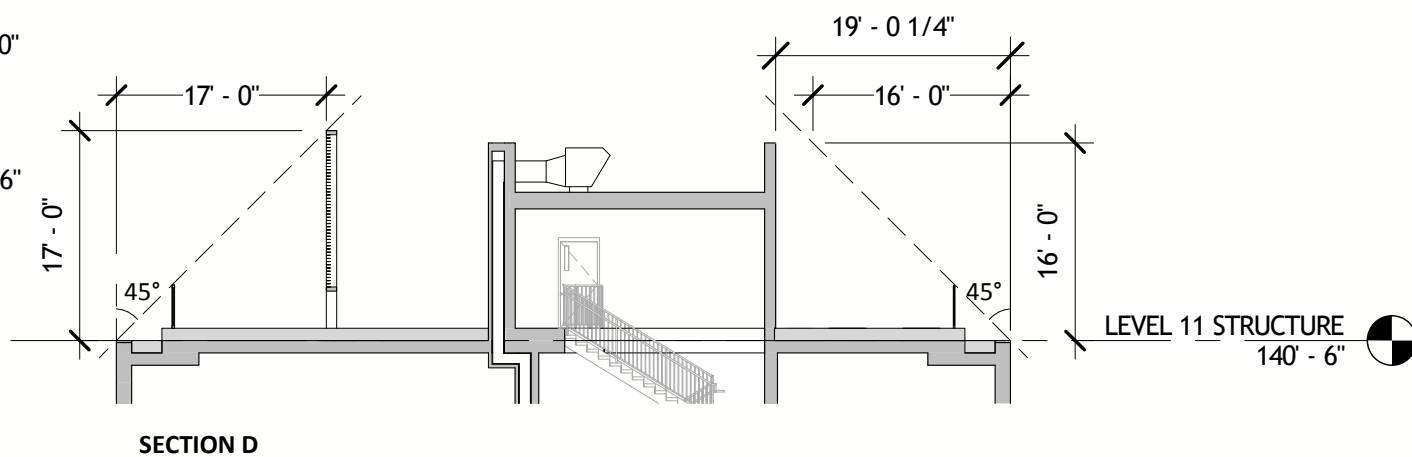
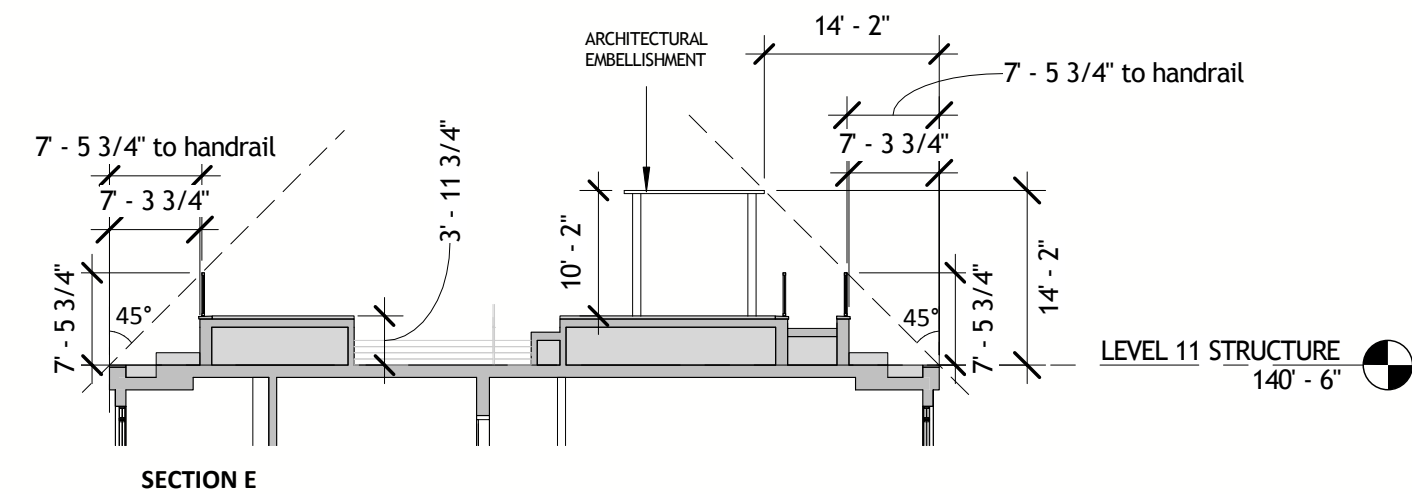
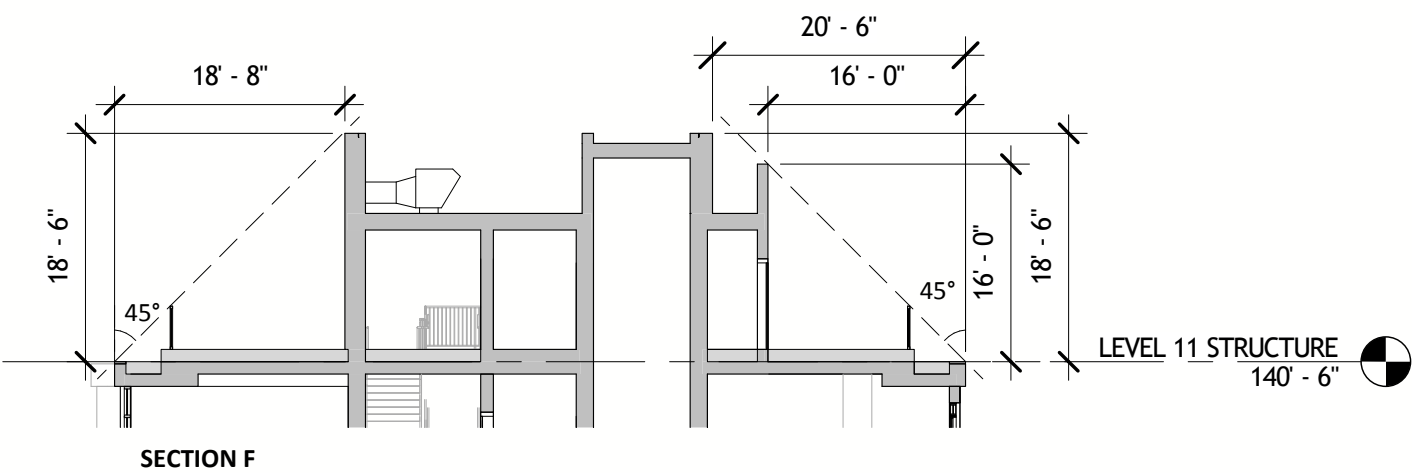
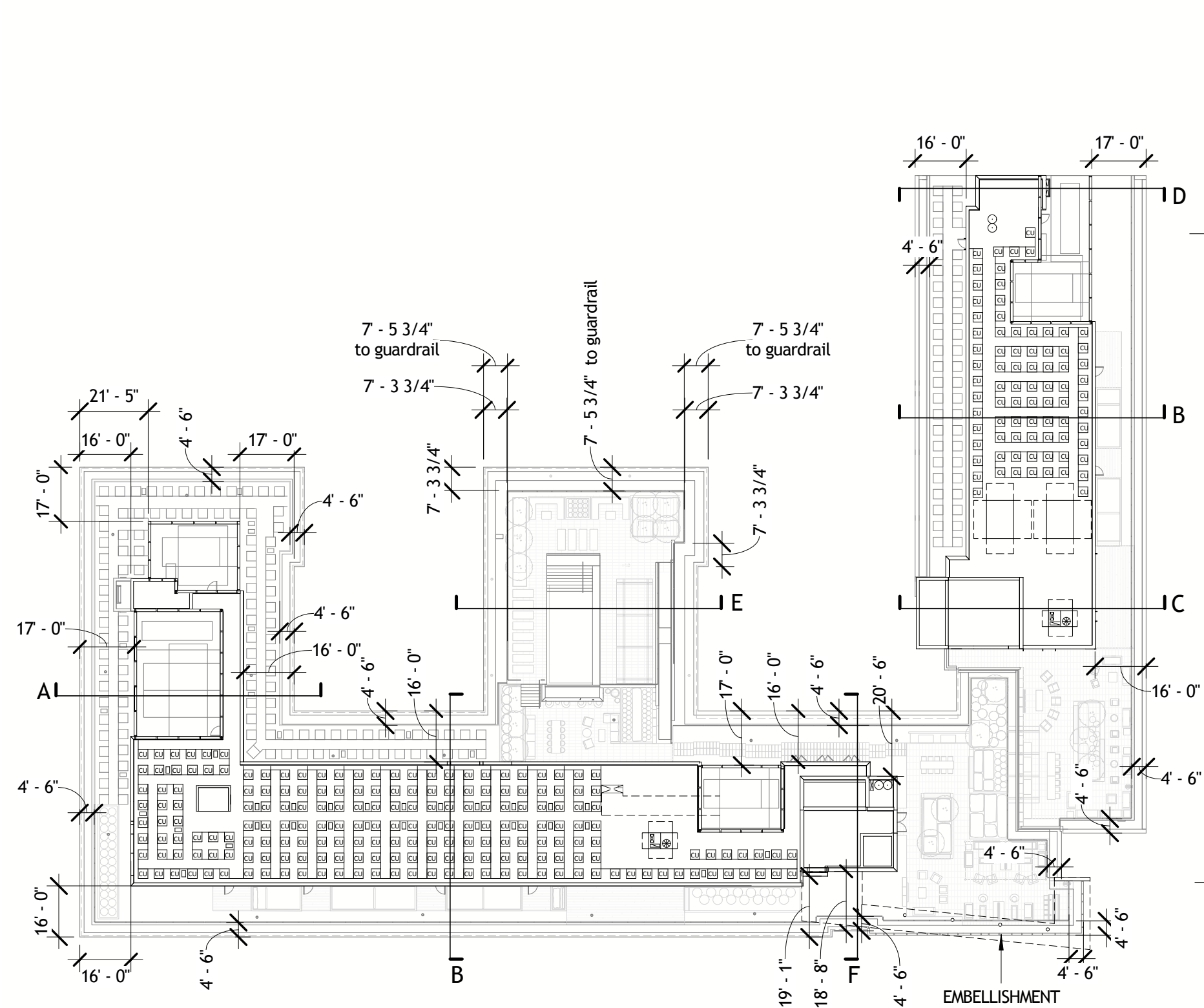


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Floor Plan and Sections - Penthouse



Floor Plan and Sections - Penthouse Roof



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May 11, 2016



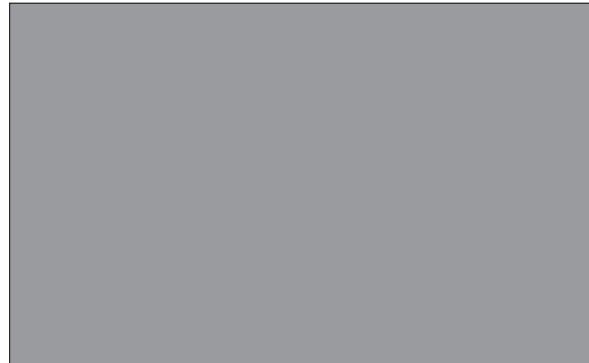
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Proposed Penthouse Materials



Metal Panel III ●



Metal Panel I ●



Metal Panel II ●



Fiber Cement

**Note: For mechanical courtyard walls*



Precedent Image I



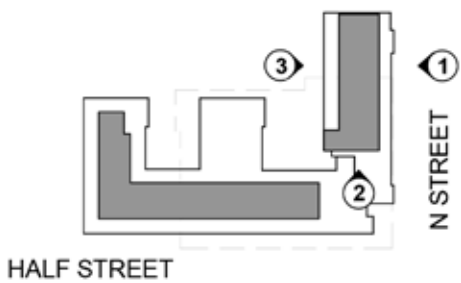
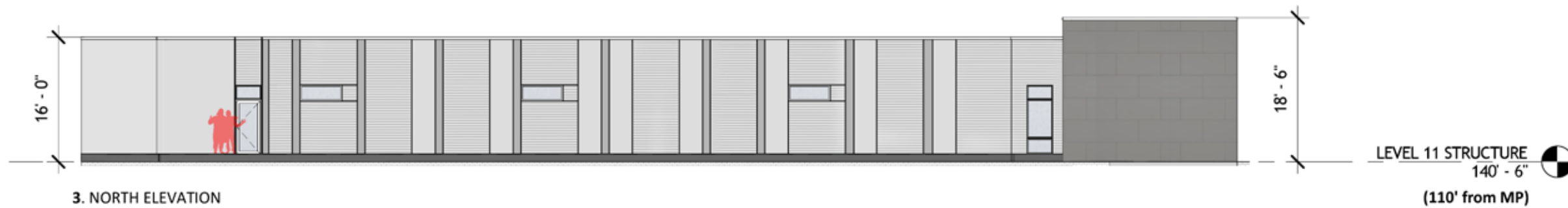
Precedent Image II



**Note: SEE APPENDIX SHEETS X1-X3 FOR PREVIOUSLY APPROVED MATERIALS FOR MAIN BUILDING*

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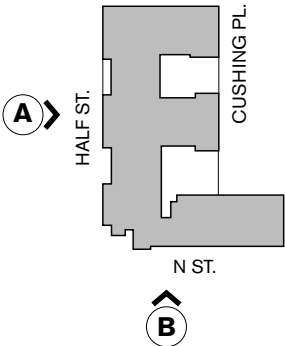




A. Half St. Building - WEST ELEVATION



B. N St. Building - SOUTH ELEVATION

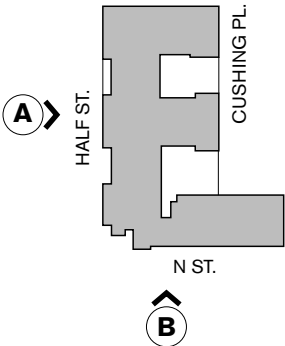




A. Half St. Building - WEST ELEVATION



B. N St. Building - SOUTH ELEVATION



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PROPOSED



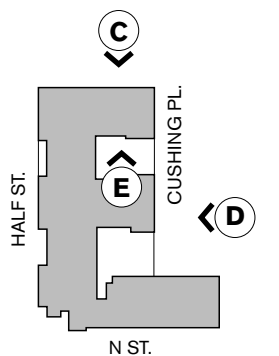
C. Half St. Building - NORTH ELEVATION



E. Half St. Building - SOUTH ELEVATION



D. Half St. Building - EAST ELEVATION



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PREVIOUS



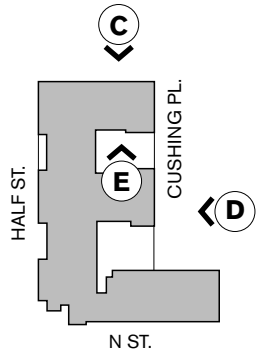
C. Half St. Building - NORTH ELEVATION



E. Half St. Building - SOUTH ELEVATION



D. Half St. Building - EAST ELEVATION



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PROPOSED



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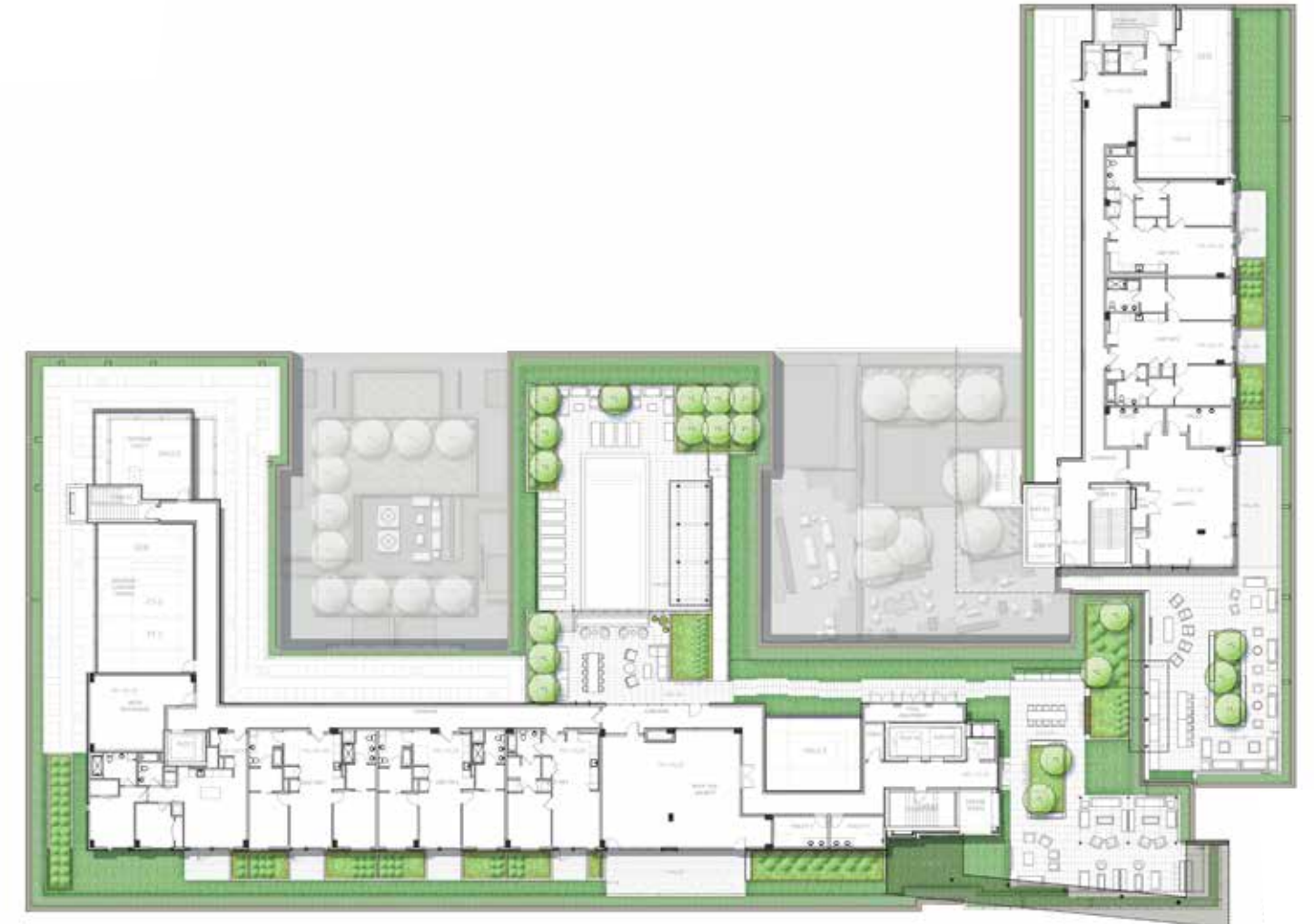
LEGEND

- 1 PAVED AREA W/ SEATING
- 2 UNIT TERRACE (PRIVATE)
- 3 WOOD DECKING TILE PAVED AREA
- 4 INTERIOR AMENITY SPACE
- 5 PENTHOUSE UNIT
- 6 SWIMMING POOL W/ WATER WALL
- 7 GRILLING AREA
- 8 SHADE STRUCTURE
- 9 SOLID MASONRY WALL
- 10 RAMP TO ELEVATED POOL DECK
- 11 RAISED PLANTER
- 12 PLANTING AREA AT-GRADE
- 13 EXTENSIVE GREEN ROOF AREA
- 14 MECHANICAL AREA



PREVIOUSLY APPROVED ROOF

Extensive:	6,730 SF
Intensive:	1,940 SF
TOTAL:	8,670 SF



CURRENT DESIGN ROOF

Extensive:	7,782 SF
Intensive:	2,831 SF
TOTAL:	10,613 SF

APPENDIX:

APPENDIX DRAWING INDEX

SHEET	TITLE
X1	APPROVED MAIN BUILDING MATERIALS I
X2	APPROVED MAIN BUILDING MATERIALS II
X3	APPROVED MAIN BUILDING MATERIALS III



METAL PANEL II



METAL PANEL I



METAL WALL PANEL ACCENT



FIBER CEMENT PANEL



BRICK III



BRICK II



BRICK I



OPERABLE GLASS WALL

Square 701 Washington, DC



METAL PANEL II



METAL PANEL I



FIBER CEMENT PANEL



BRICK III



BRICK I



MONUMENT PLACE PERSPECTIVE



METAL PANEL II



FIBER CEMENT PANEL



BRICK III



BRICK I



CUSHING PLACE PERSPECTIVE