



1900 HALF STREET

Square 666 Lot 15 / 1900 Half Street SW, Washington, DC

APPLICATION FOR MODIFICATION OF SIGNIFICANCE

Owner / Developer
Douglas Development Corporation
702 H Street NW
Washington, DC 20001
202.638.6300

Architects & Planners
Antunovich Associates
2200 Clarendon Blvd, Suite 1150
Arlington, VA 22201
703.224.1126

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Rockville, MD 20850
301.337.2866

Landscape Architects
Lee and Associates Inc.
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Washington, DC 20001
202.466.6666

COMMISSION
District of Columbia
CASE NO. 15-0011
EXHIBIT NO. 20
August 28, 2017

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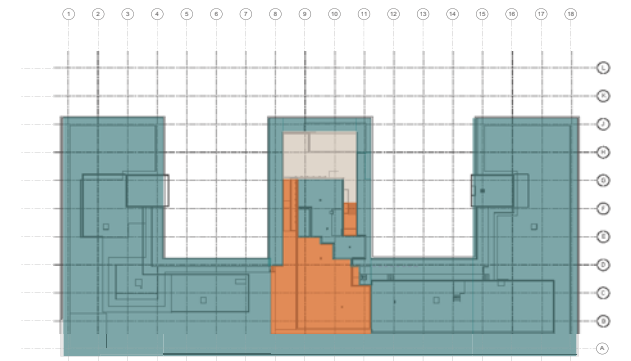
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APPROVED Penthouse Plan

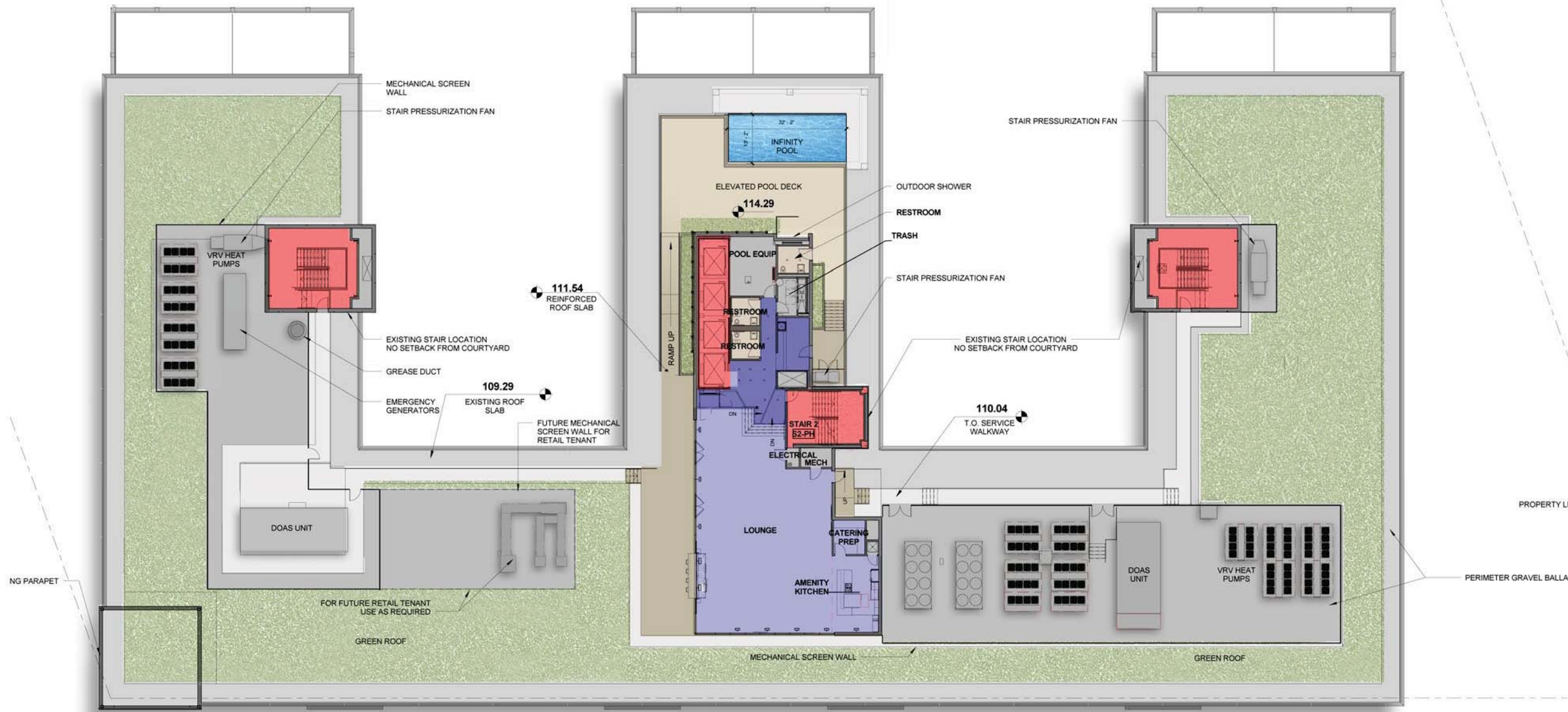
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*SCREEN WALL EXACT LOCATIONS AND DIMENSIONS SUBJECT TO CHANGE BASED ON TENANT NEEDS FOR MECHANICAL EQUIPMENT, SO LONG AS SCREEN WALL HEIGHT AND/OR FOOTPRINT IS NOT INCREASED, SCREEN WALLS ARE MAINTAINED IN THEIR SAME GENERAL AREA, AND ADDITIONAL ZONING RELIEF IS NOT GENERATED.

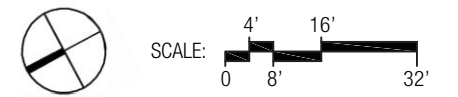


ROOF HEIGHTS

	EXISTING SLAB 109.29'
	REINFORCED ROOF SLAB 111.54'
	POOL DECK 114.29'



	AMENITY
	CIRCULATION
	RESTROOMS
	SERVICE

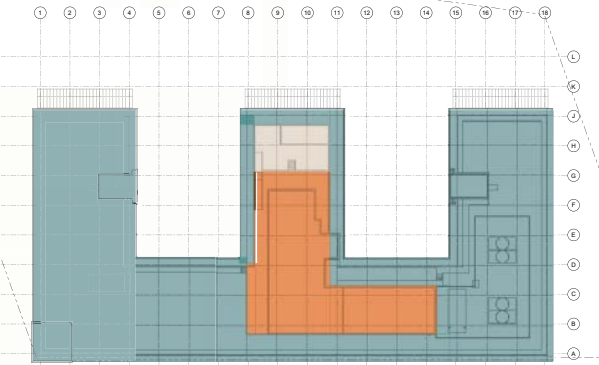
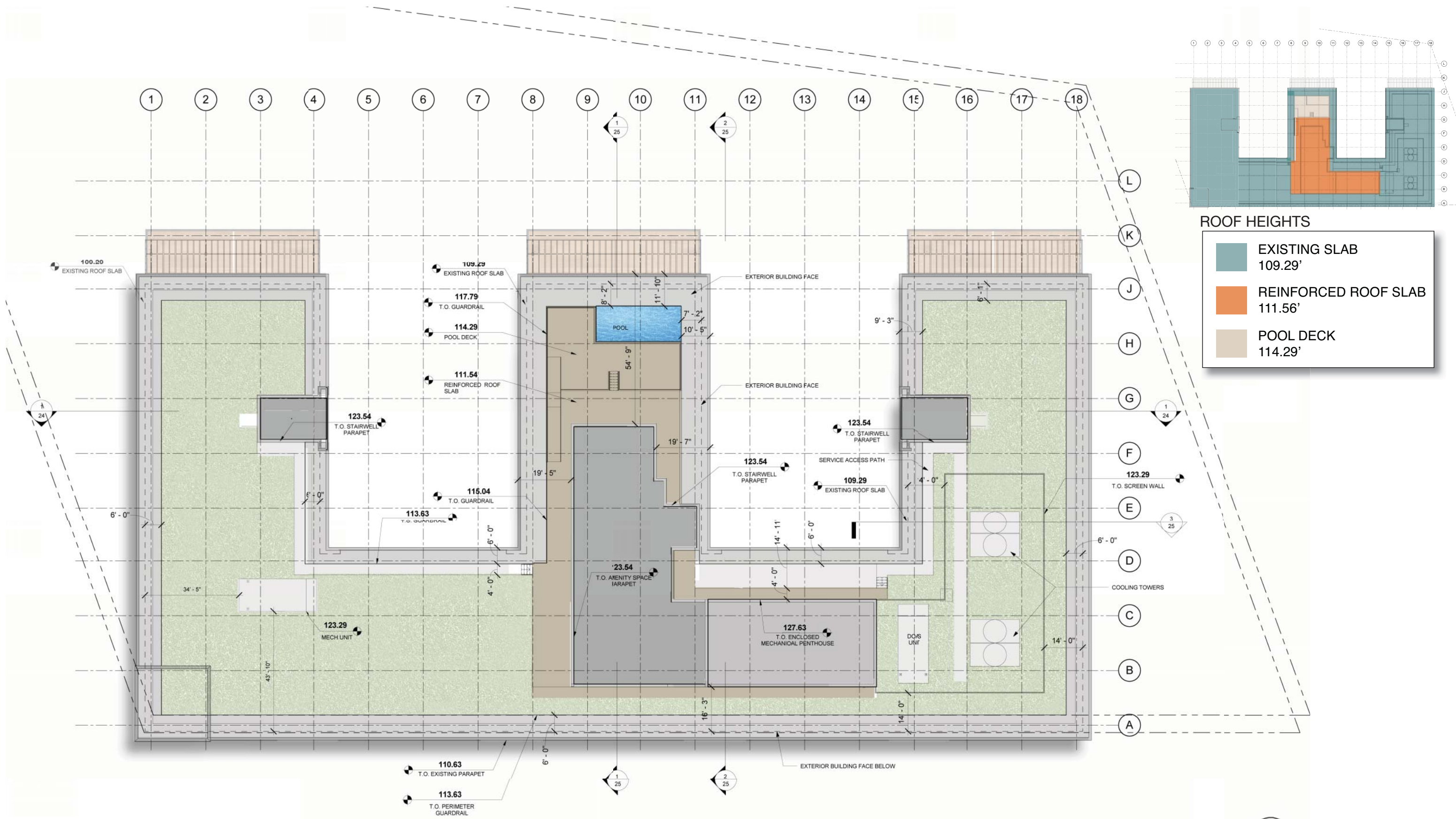


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PROPOSED Penthouse Plan

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ROOF HEIGHTS

	EXISTING SLAB 109.29'
	REINFORCED ROOF SLAB 111.56'
	POOL DECK 114.29'

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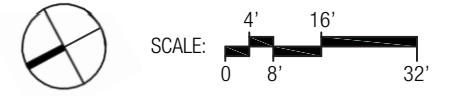
APPROVED Roof Plan

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*SCREEN WALL EXACT LOCATIONS AND DIMENSIONS SUBJECT TO CHANGE BASED ON TENANT NEEDS FOR MECHANICAL EQUIPMENT, SO LONG AS SCREEN WALL HEIGHT AND/OR FOOTPRINT IS NOT INCREASED, SCREEN WALLS ARE MAINTAINED IN THEIR SAME GENERAL AREA, AND ADDITIONAL ZONING RELIEF IS NOT GENERATED.

PENTHOUSE HEIGHTS

	T.O. SCREEN WALL 115.29 (6'-0" ABV. EXISTING ROOF SLAB)
	T.O. ELEVATOR SHAFT 129.29 (20'-0" ABV. EXISTING ROOF SLAB)
	TOP OF EXISTING AMENITY PENTHOUSE 127.12' (17'-10" ABV. EXISTING ROOF SLAB)
	T.O. AMENITY PENTHOUSE 123.54' (12'-0" ABV. REINFORCED ROOF SLAB) & PRIMARY SCREEN WALL (14'-3" ABV. EXISTING ROOF SLAB)
	T.O. STAIRWELL PARAPET 122.08' (12'-9" ABV. EXISTING ROOF SLAB)
	SECONDARY SCREEN WALL 121.04' (11'-9" ABV. EXISTING ROOF SLAB)
	REINFORCED ROOF SLAB (2'-3" ABV. EXISTING ROOF SLAB) 111.54'
	REINFORCED ROOF SLAB AT POOL DECK (5' ABV. EXISTING ROOF SLAB) 114.29'
	EXISTING ROOF SLAB 109.29'

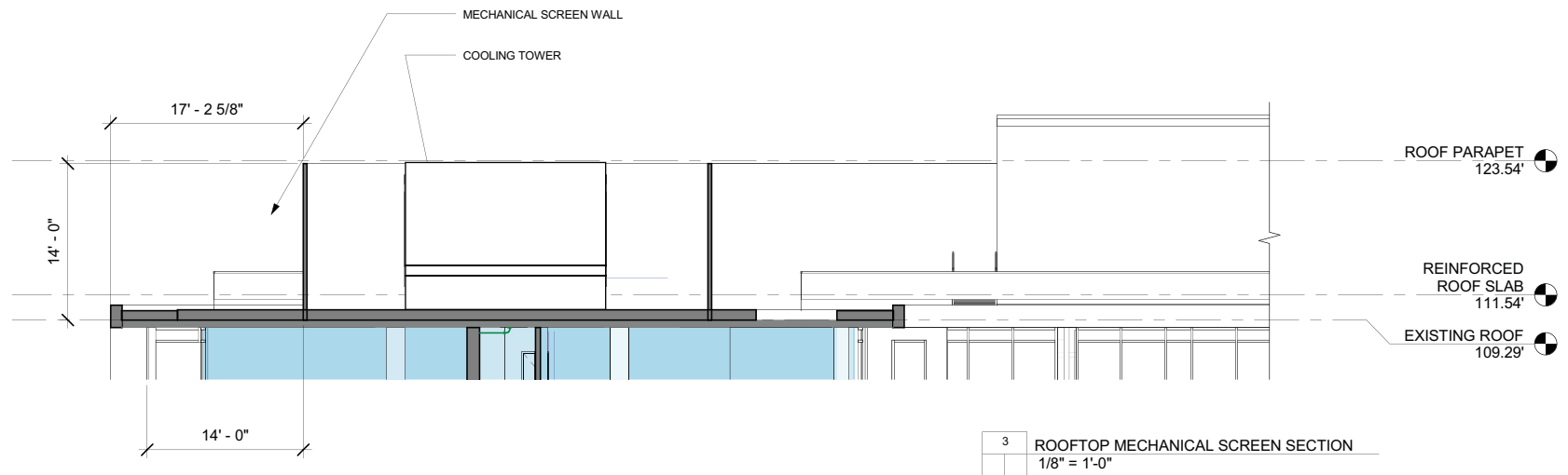
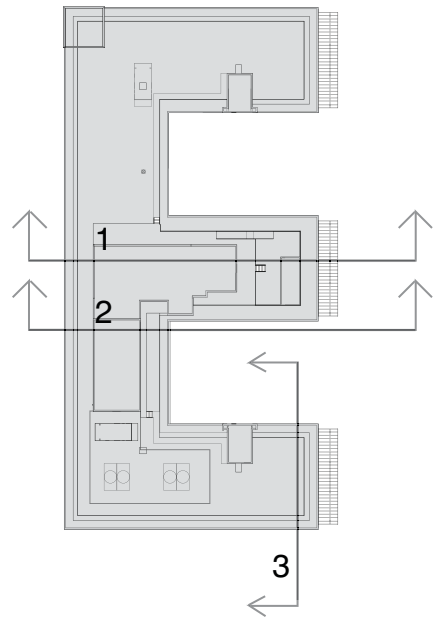


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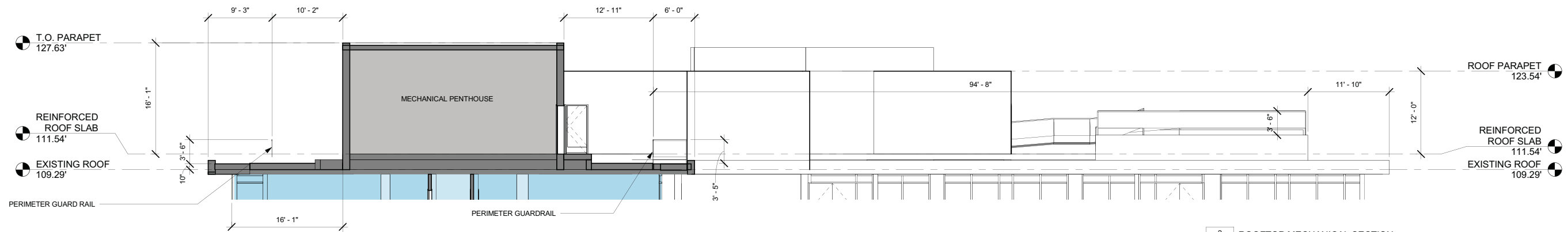
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PROPOSED Roof Plan

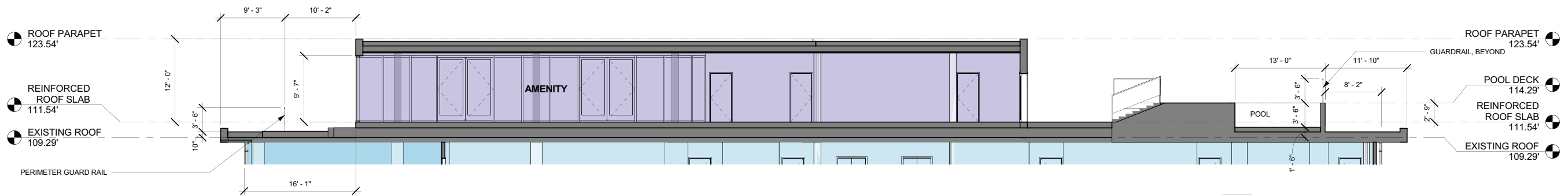
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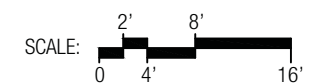
3 ROOFTOP MECHANICAL SCREEN SECTION
1/8" = 1'-0"



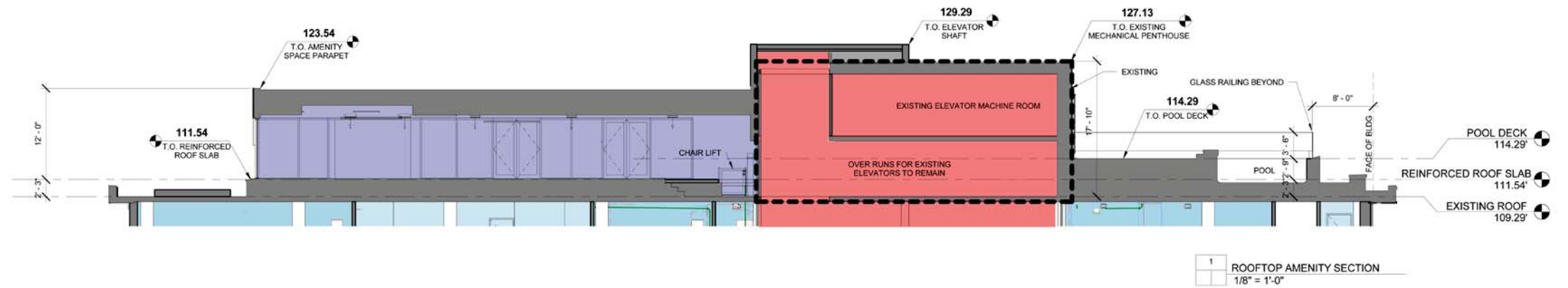
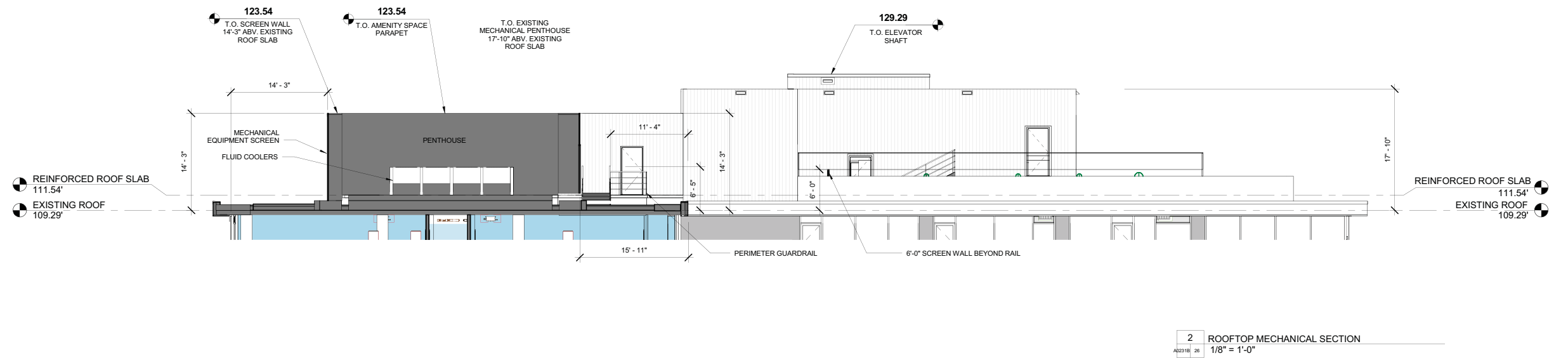
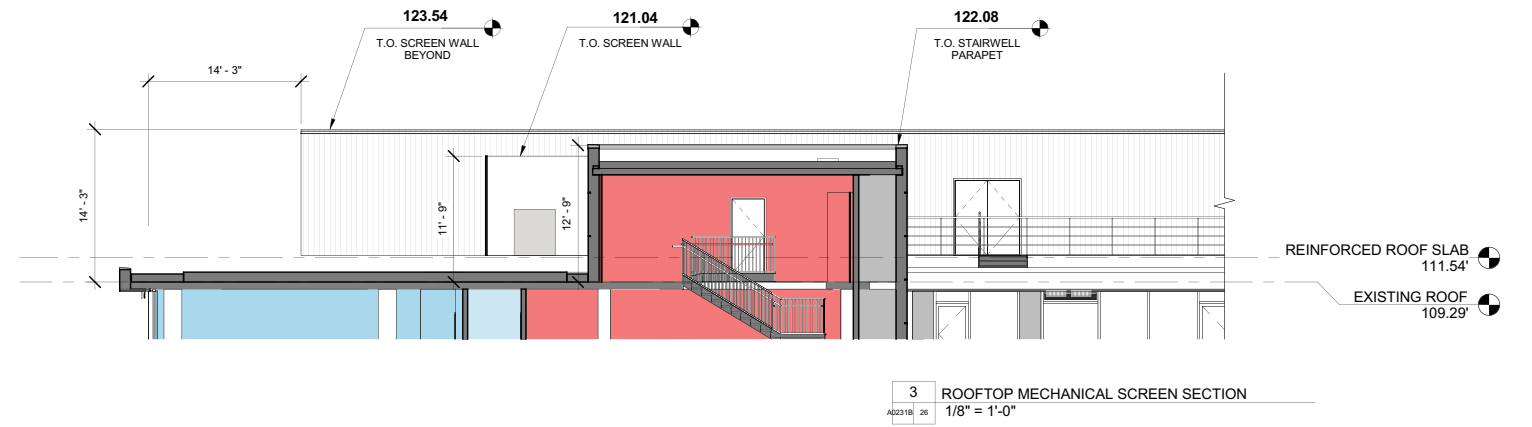
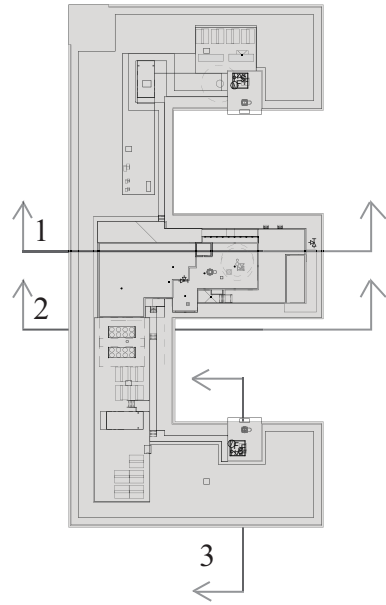
2 ROOFTOP MECHANICAL SECTION
1/8" = 1'-0"



1 ROOFTOP AMENITY SECTION
1/8" = 1'-0"



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PROPOSED Enlarged Rooftop Sections

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APPROVED West (Water Street) Elevation

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PROPOSED West (Water Street) Elevation

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APPROVED Overall View

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PROPOSED Overall View

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APPROVED View from the Anacostia River

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PROPOSED View from the Anacostia River

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APPROVED View from Half Street

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PROPOSED View from Half Street

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Penthouse Rendering

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Penthouse Rendering

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