

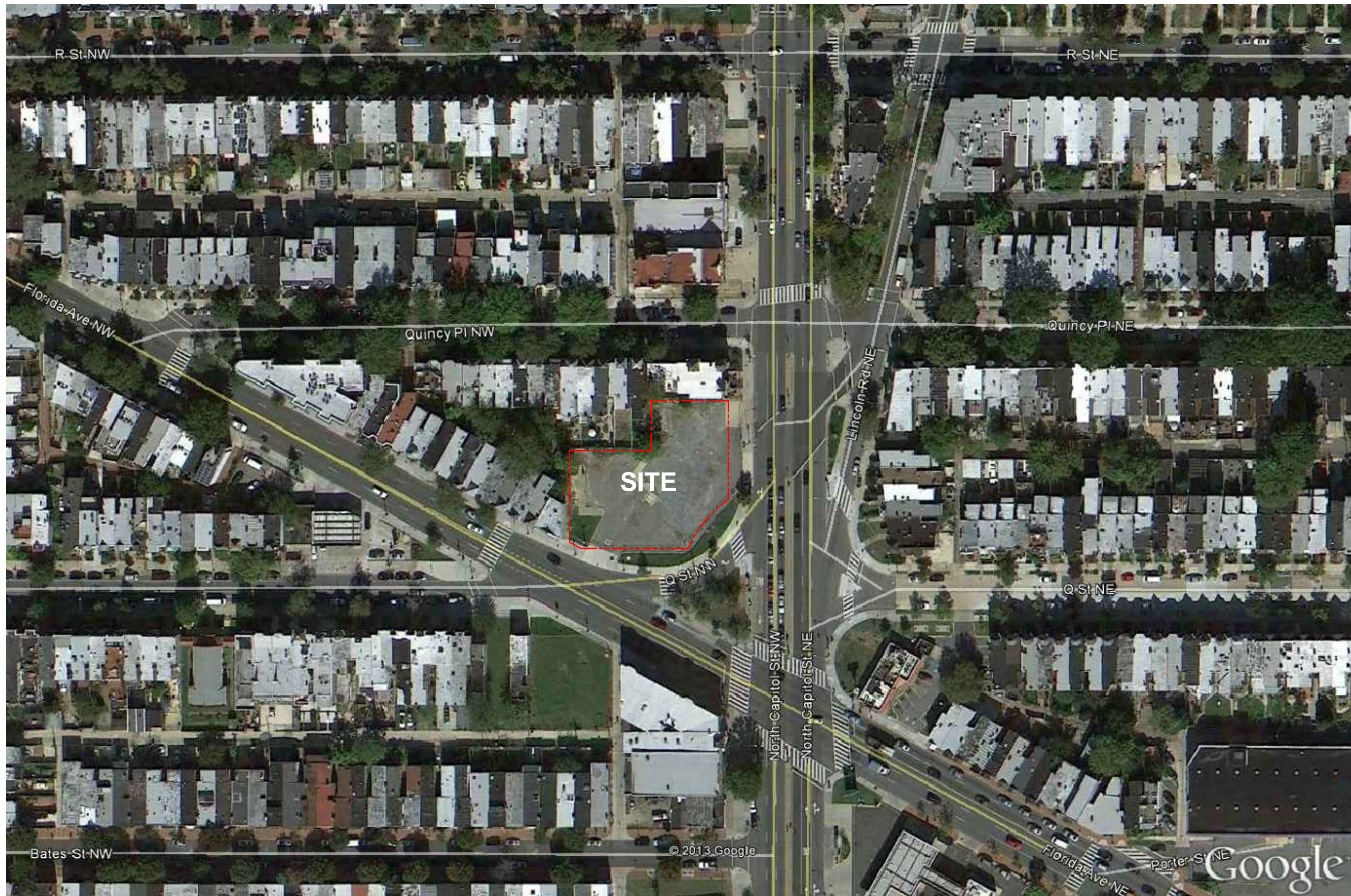


1600 NORTH CAPITOL STREET

PLANNED UNIT DEVELOPMENT MODIFICATION
ZONING COMMISSION HEARING

OCTOBER 3, 2013
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WASHINGTON, DC
ZONING COMMISSION
Bonstra | Haresign
ARCHITECTS
CASE NO. 06-040
EXHIBIT NO. 28



Florida & Q Street, LLC
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REVISIONS

1	PUD SUBMISSION	5/31/2013
2	SUPPLEMENTAL PREHEARING SUBMISSION	9/13/2013
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DATE:	09/13/2013
PROJECT NO:	2005-033
DRAWN BY:	JM, JH
CHECKED BY:	BB

1
 A-1.2
AERIAL MAP
 1" = 100'

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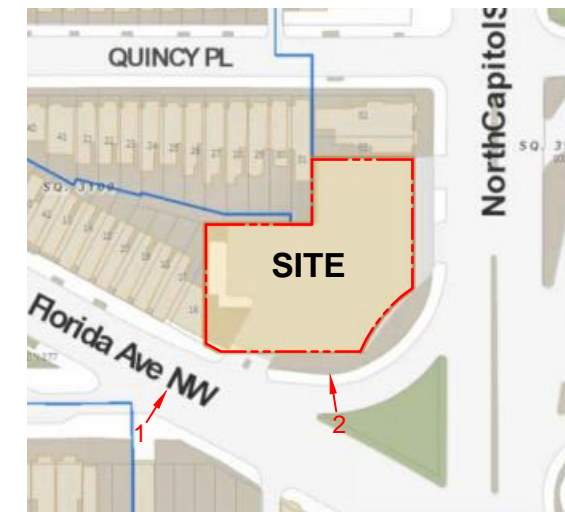
AERIAL MAP



1. VIEW ACROSS FLORIDA AVENUE



2. VIEW FROM ISLAND



KEY PLAN

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A-1.3



1. FLORIDA AVENUE SIDEWALK
LOOKING EAST



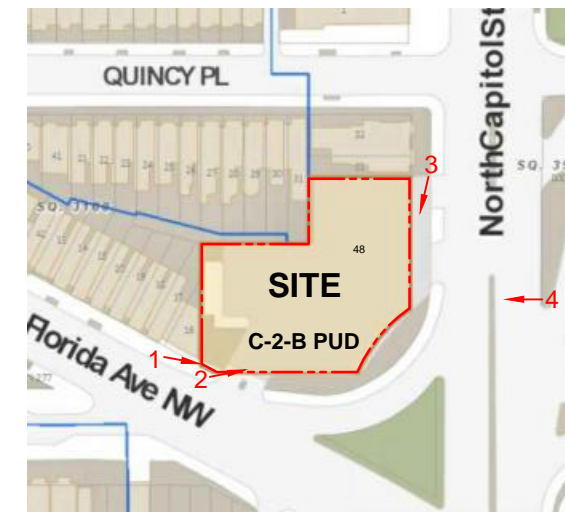
2. FLORIDA AVENUE SIDEWALK
LOOKING EAST



3. NORTH CAPITOL STREET SIDEWALK
LOOKING SOUTH



4. VIEW ACROSS NORTH CAPITOL



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A-1.4



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REVISIONS	
1	PLD SUBMISSION 1-31-2006
2	PLD SUBMISSION 5-17-2006
3	PLD SUBMISSION 7-07-2006
4	PARTIAL REVISED PLD 8-24-2006
5	PARTIAL REVISED PLD 10-25-2006
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DATE:	10-25-06
PROJECT NO.:	2005-033
DRAWN BY:	JM
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PERSPECTIVE VIEW - SCHEME C



1 CORNER PERSPECTIVE
A-2.1

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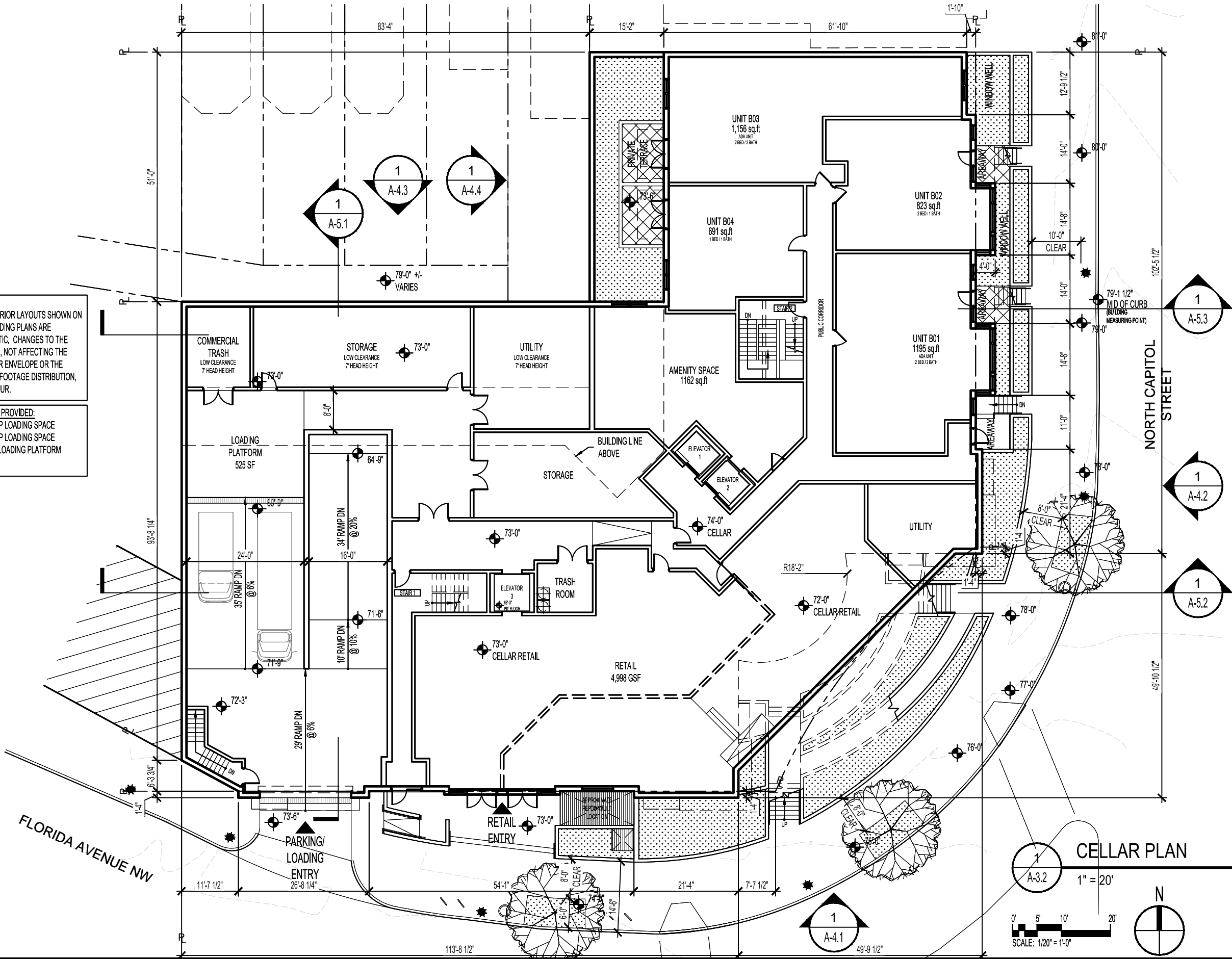
REVISIONS

1	PUD SUBMISSION	5/31/2013
2	SUPPLEMENTAL PREHEARING	
3	SUBMISSION	9/13/2013
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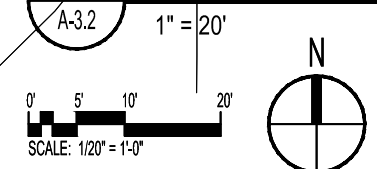
DATE:	09/13/2013
PROJECT NO:	2005-033
DRAWN BY:	JM, JH
CHECKED BY:	BB

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.

LOADING PROVIDED:
1 30' DEEP LOADING SPACE
1 20' DEEP LOADING SPACE
1 525 SF LOADING PLATFORM



CELLAR PLAN



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DATE:	08/13/2013
PROJECT NO:	2005-033
DRAWN BY:	JM, JH
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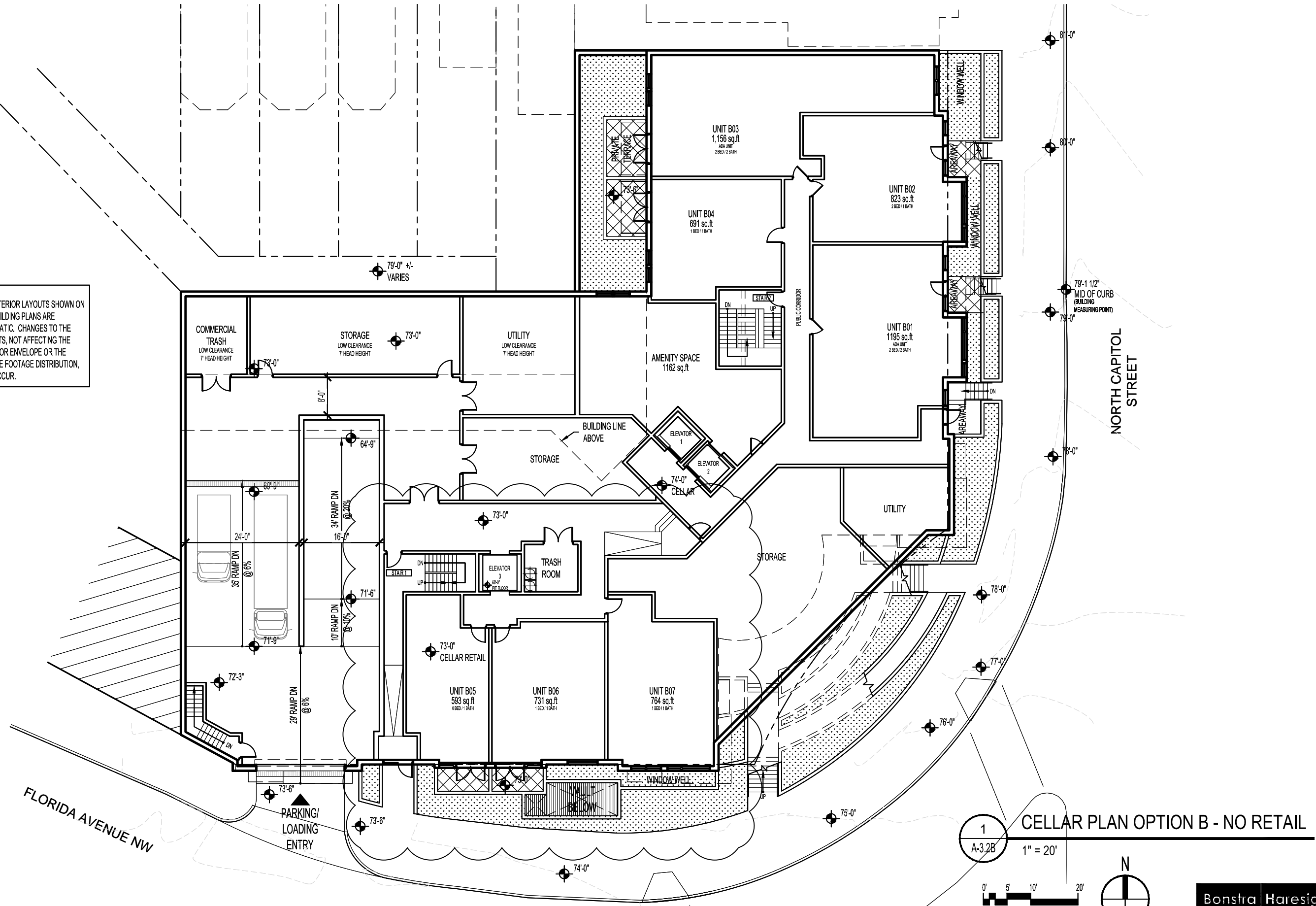
CELLAR LEVEL PLAN

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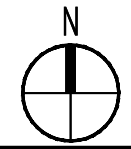
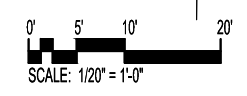
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A-3.2

NOTE:
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THE BUILDING PLANS ARE
SCHEMATIC. CHANGES TO THE
LAYOUTS, NOT AFFECTING THE
EXTERIOR ENVELOPE OR THE
SQUARE FOOTAGE DISTRIBUTION,
MAY OCCUR.



1 CELLAR PLAN OPTION B - NO RETAIL
A-3.2B 1" = 20'



REVISIONS

1	PUD SUBMISSION	5/31/2013
2	SUPPLEMENTAL PREHEARING	
3	SUBMISSION	9/13/2013
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DATE:	09/13/2013
PROJECT NO:	2005-033
DRAWN BY:	JM, JH
CHECKED BY:	BB

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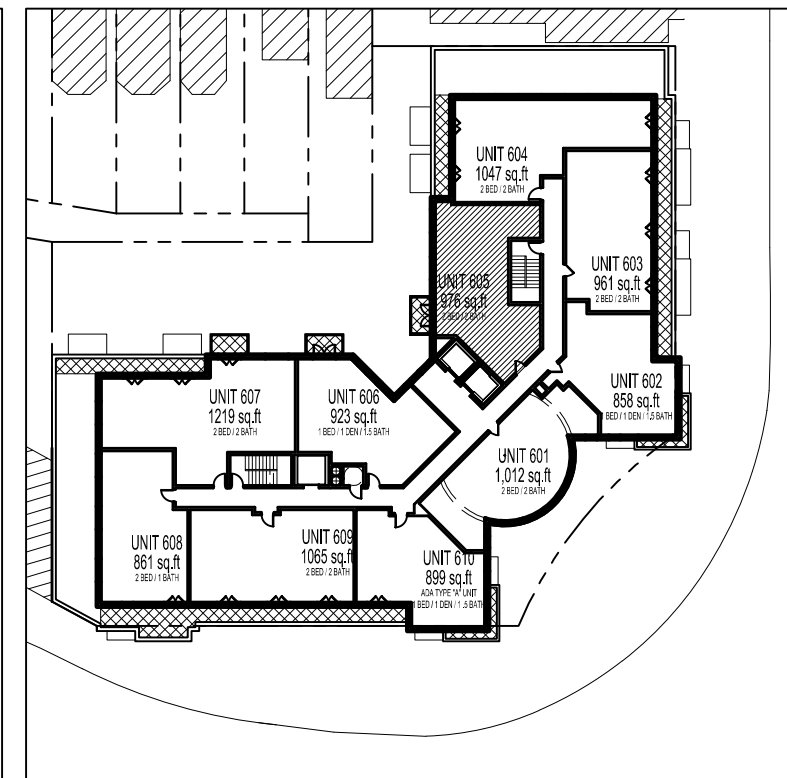
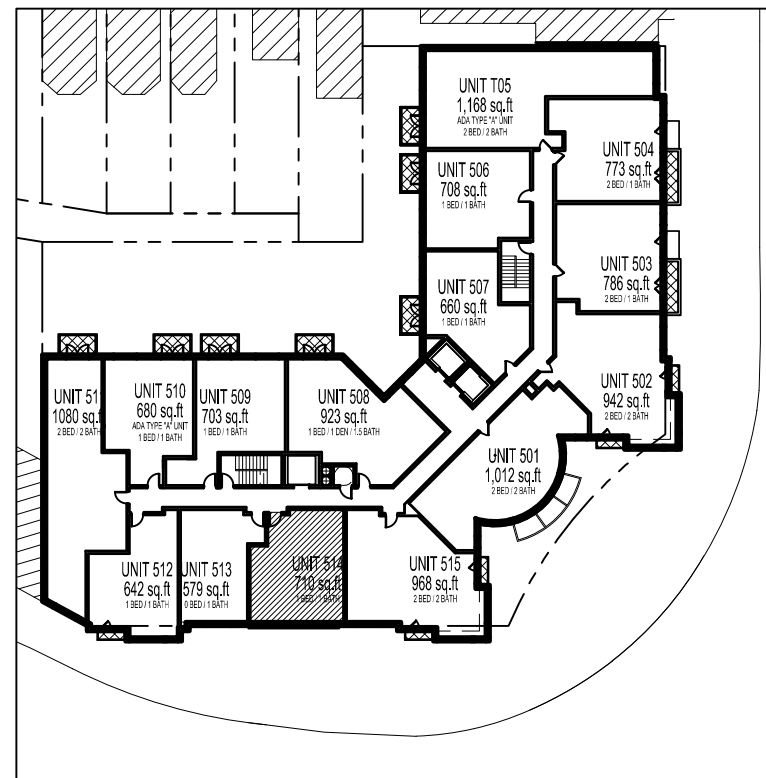
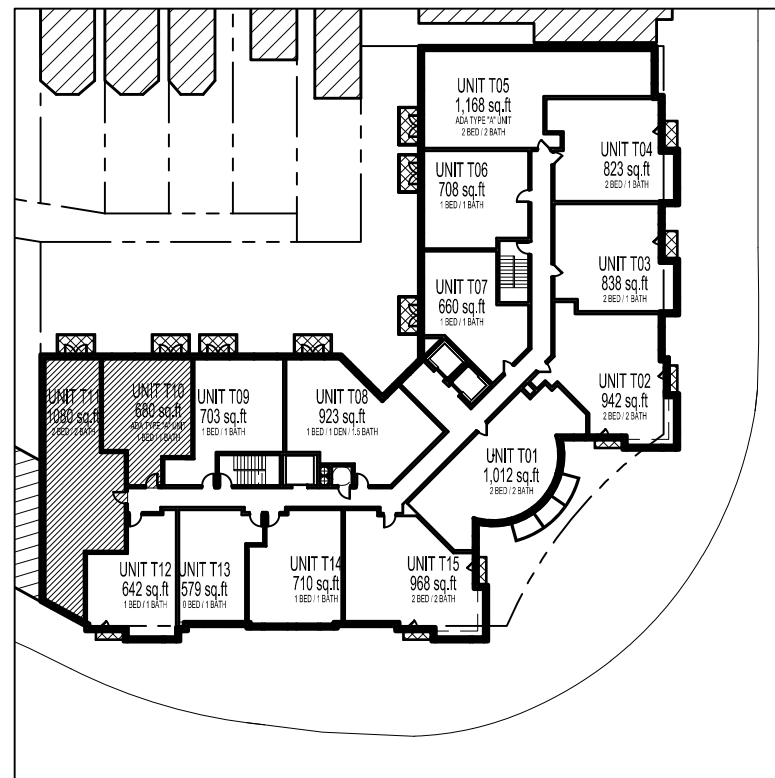
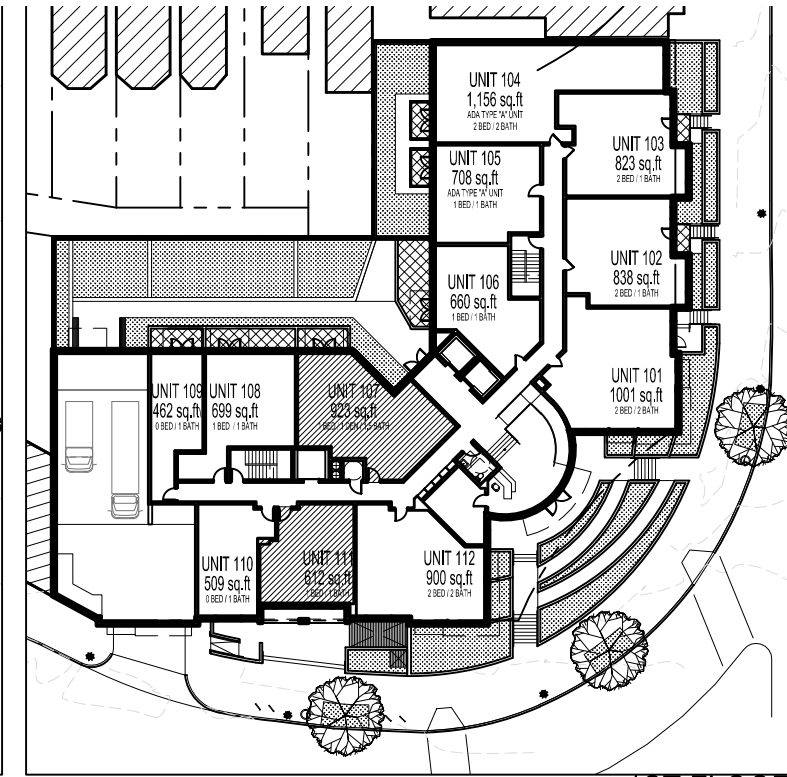
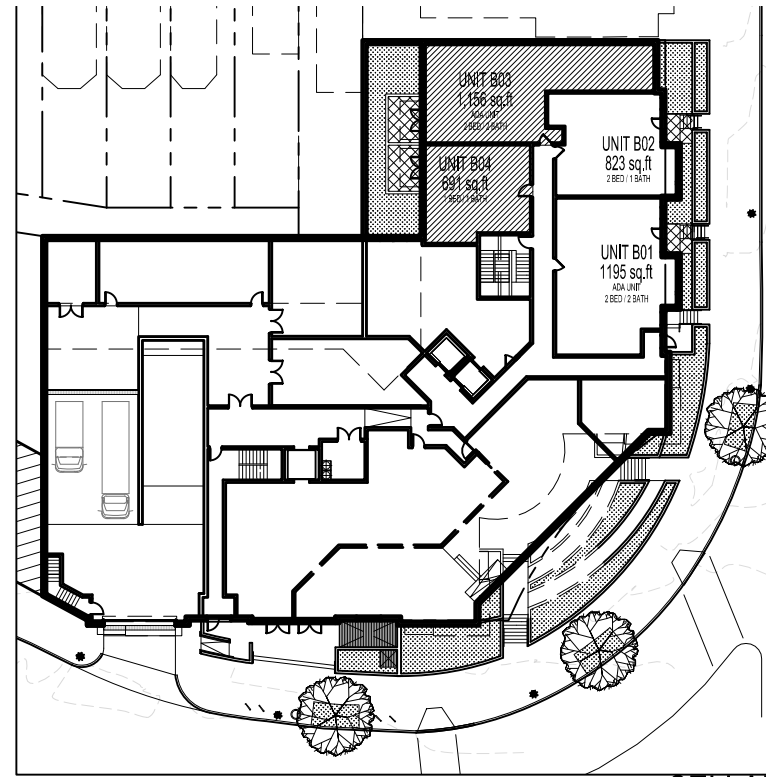
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CELLAR LEVEL
PLAN WITHOUT RETAIL

A-3.2B

UNIT MIX MATRIX						
	0 BED 1 BATH	1 BED 1 BATH	1 BED 1 DEN 1.5 BATH	2 BED 1 BATH	2 BED 2 BATH	TOTAL
6TH FLOOR	0	0	3	1	6	10
5TH FLOOR	1	6	1	2	5	15
4TH FLOOR	1	6	1	2	5	15
3RD FLOOR	1	6	1	2	5	15
2ND FLOOR	1	6	1	2	5	15
1ST FLOOR	2	4	1	2	3	12
CELLAR	0	1	0	1	2	4
TOTAL	6	29	8	12	31	86
PERCENT OF MIX	7%	34%	9%	14%	36%	100%
IZ REQUIREMENT 8% CALCULATION 84,306 RES. GSF x 8% = 6,744 GSF	0	4	1	0	3	8
ADA TYPE A UNITS 15% OF UNITS		6	1		6	13

IZ UNITS		
UNIT	TYPE	SIZE
B03	2 BED/ 2 BATH ADA	1156
B04	1 BED/ 1 BATH	691
107	1 BED/ 1 DEN/ 1.5 BATH	923
111	1 BED/ 1 BATH	612
210	1 BED/ 1 BATH ADA	680
211	2 BED/ 2 BATH	1080
514	1 BED/ 1 BATH	710
605	2 BED/ 2 BATH	976
TOTAL		6828



NOTE:
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ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT
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SQUARE FOOTAGE REQUIREMENT, MAY OCCUR.

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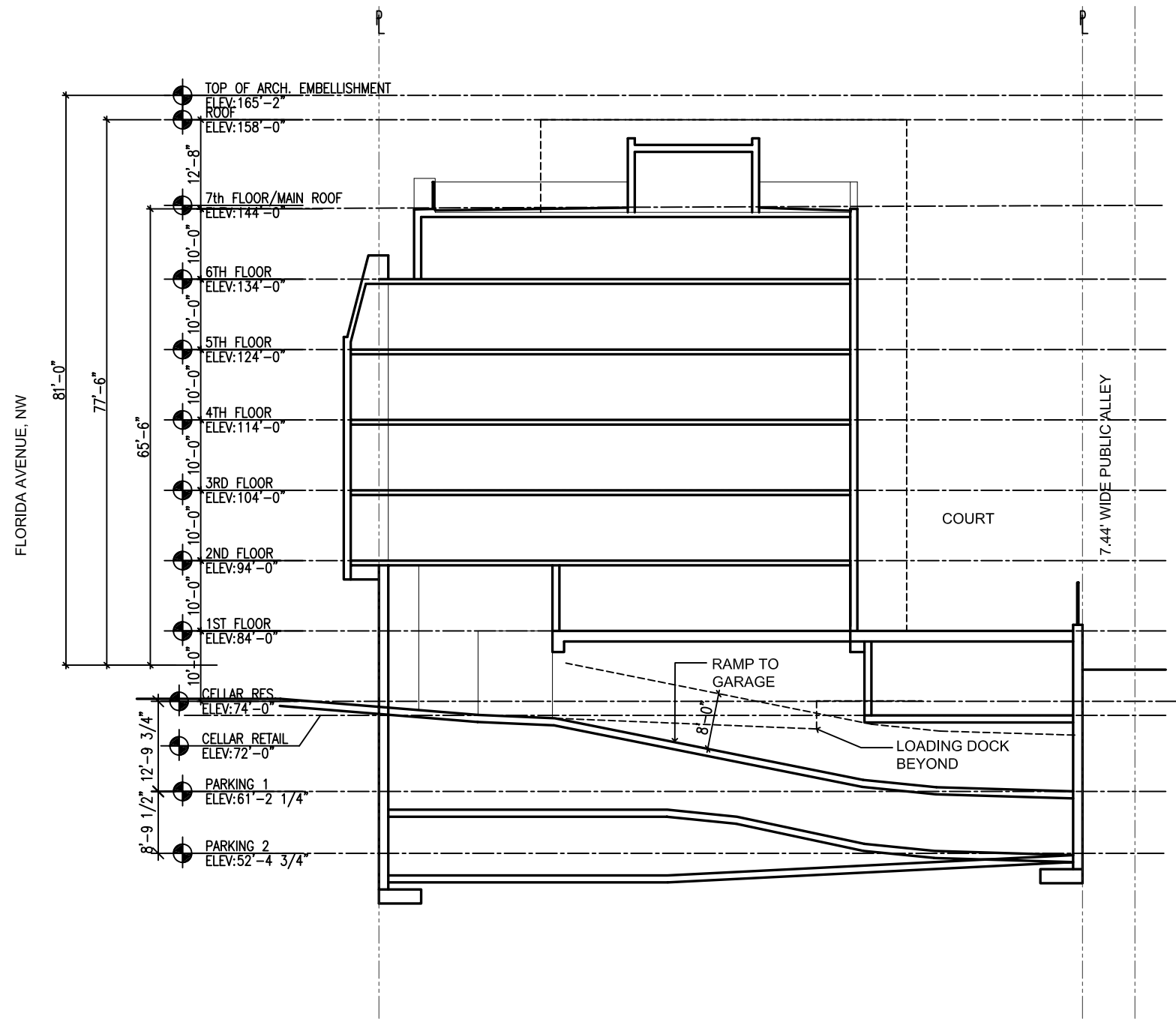
1600 North Capitol Street NW
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REVISIONS	
1	PUD SUBMISSION 5/31/2013
2	SUPPLEMENTAL PREHEARING SUBMISSION 9/13/2013
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DATE: 09/13/2013
PROJECT NO: 2005-033
DRAWN BY: JM, JH
CHECKED BY: BB

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INCLUSIONARY ZONING



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

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REVISIONS

1	PUD SUBMISSION	1-31-2006
2	PUD SUBMISSION	5-12-2006
3	PUD SUBMISSION	7-07-2006
4	PARTIAL REVISED PUD	8-24-2006
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DATE:	8-24-06
PROJECT NO.:	2005-033
DRAWN BY:	JM
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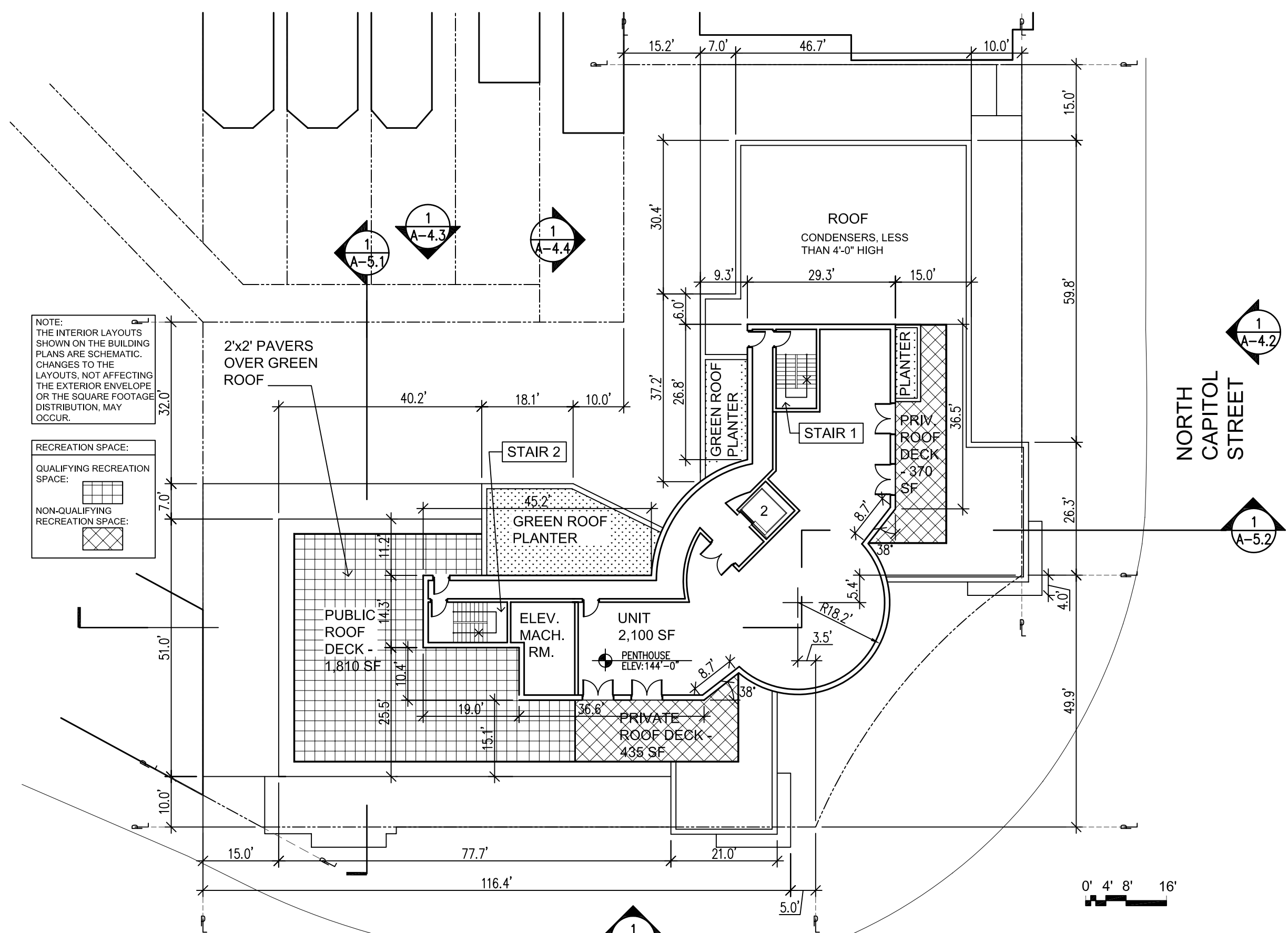
BUILDING SECTION

A-5.1

REVISIONS

1	PUD SUBMISSION	1-31-2006
2	PUD SUBMISSION	5-17-2006
3	PUD SUBMISSION	7-07-2006
4	PARTIAL REVISED PUD	8-24-2006
5	PARTIAL REVISED PUD	10-25-2006

DATE:	10-25-06
PROJECT NO.:	2005-033
DRAWN BY:	JM
CHECKED BY:	BB



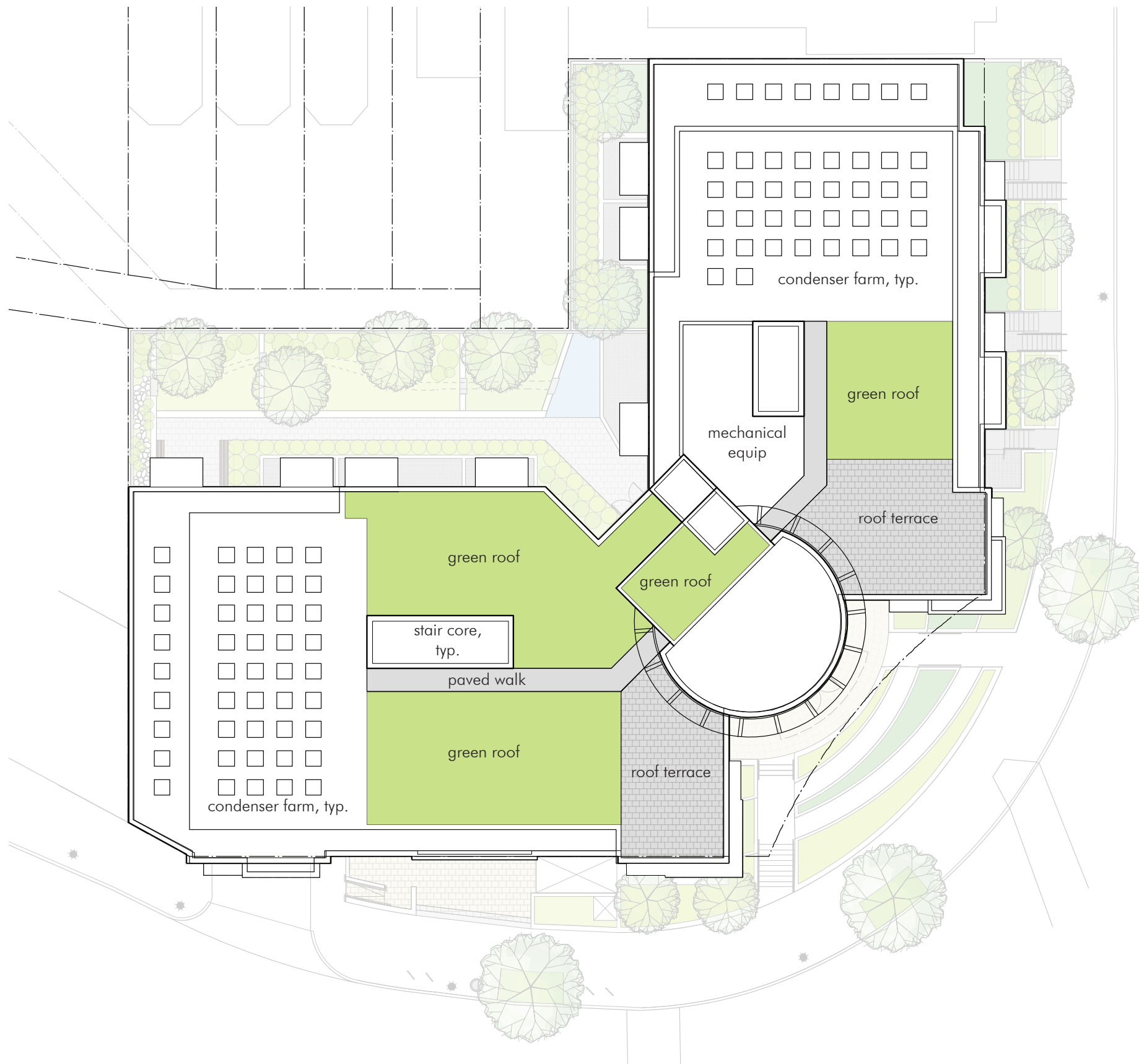
1
A-3.9
PENTHOUSE/MAIN ROOF PLAN
1" = 20'-0"
N

FLORIDA AVENUE NW

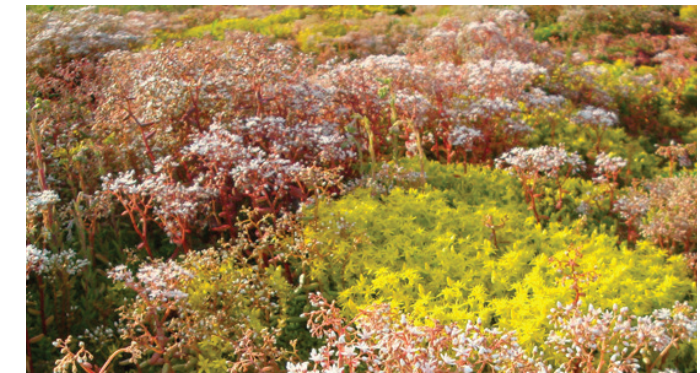
NORTH CAPITOL STREET

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



VEGETATED GREEN ROOF SYSTEM



VEGETATED GREEN ROOF SYSTEM



PEDESTAL PAVERS

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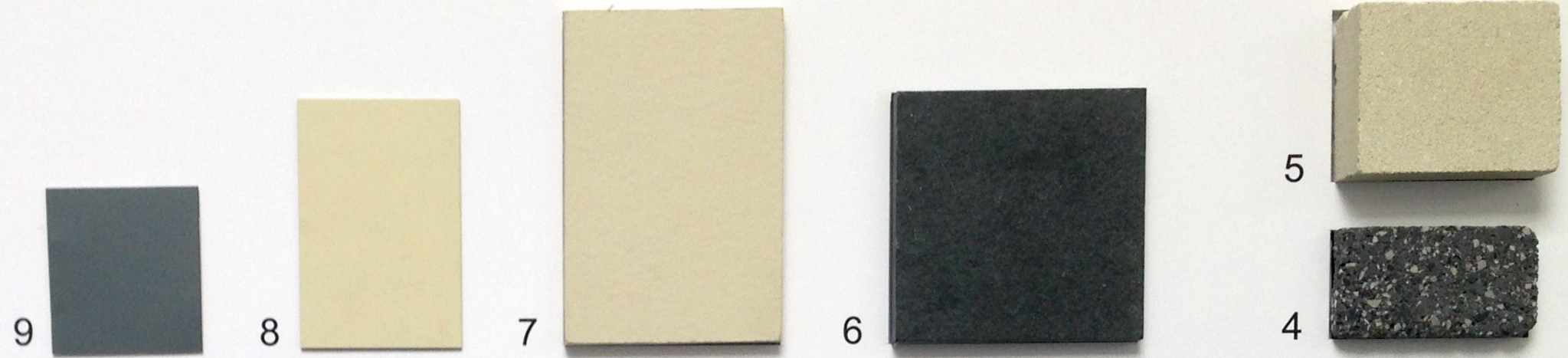
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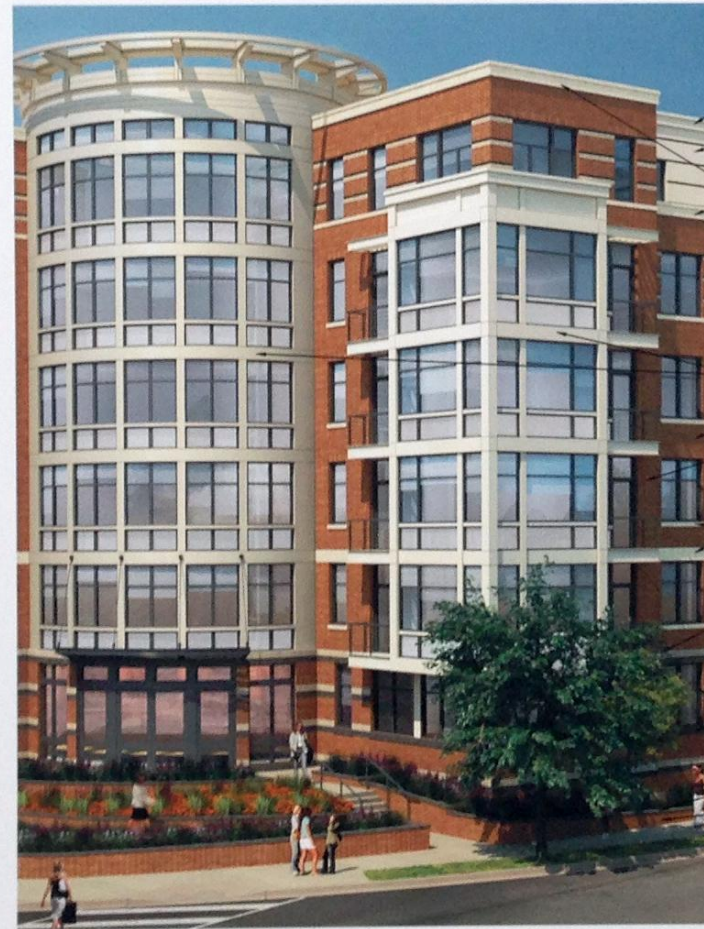
DATE: 09/13/2013
 PROJECT NO: 2008-033
 DRAWN BY: TB
 CHECKED BY: JF

LEGEND

- 1. FIELD BRICK
- 2. ACCENT BRICK
- 3. ACCENT BRICK
- 4. ACCENT STONE
- 5. CAST STONE
- 6. GRANITE BASE
- 7. CEMENTITIOUS PANEL
- 8. METAL PANEL
- 9. ALUMINUM WINDOWS



- 8 - METAL COPING
- 7 - CEMENTITIOUS PANEL
- 5 - PRECAST STONE
- 2 & 3 - ACCENT BRICK, DARK OVER LIGHT
- 8 - METAL PANEL
- 5 - PRECAST STONE
- 8 - METAL PANEL
- 2 - LIGHT ACCENT BRICK
- 4 - ACCENT STONE
- 4 - ACCENT STONE
- 1 - FIELD BRICK
- 6 - GRANITE BASE



- 8 - METAL COPING
- 7 - CEMENTITIOUS PANEL
- 5 - PRECAST STONE
- 2 & 3 - ACCENT BRICK, DARK OVER LIGHT
- 8 - METAL PANEL
- 1 - FIELD BRICK
- 9 - ALUMINUM WINDOW
- 5 - PRECAST STONE
- 2 - LIGHT ACCENT BRICK
- 4 - ACCENT STONE
- 4 - ACCENT STONE
- 1 - FIELD BRICK

