



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

Civil Engineers
Dewberry Consultants LLC
2101 Gaither Road, Suite 340
Rockville, MD 20850
301.337.2866

Landscape Architects
Lee and Associates Inc.
638 Eye Street NW
Washington, DC 20001
202.466.6666

COMMISSION

District of Columbia

October 13, 2017

EXHIBIT NO. 8A1

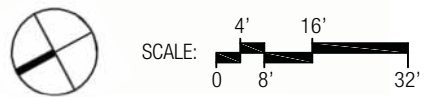
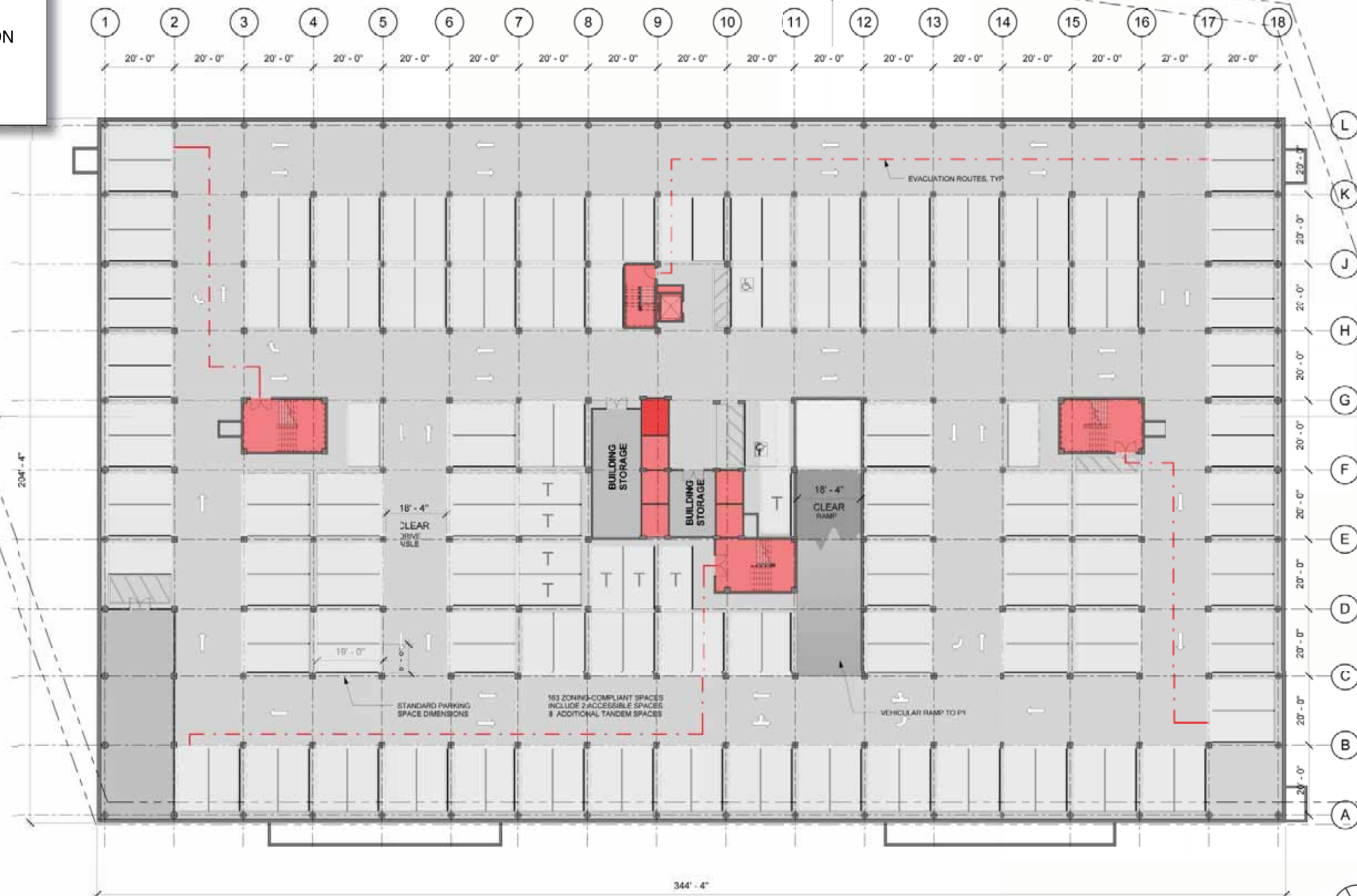
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1900 HALF STREET

- RETAIL
- RESIDENTIAL:
COMMON
- CIRCULATION
- PARKING



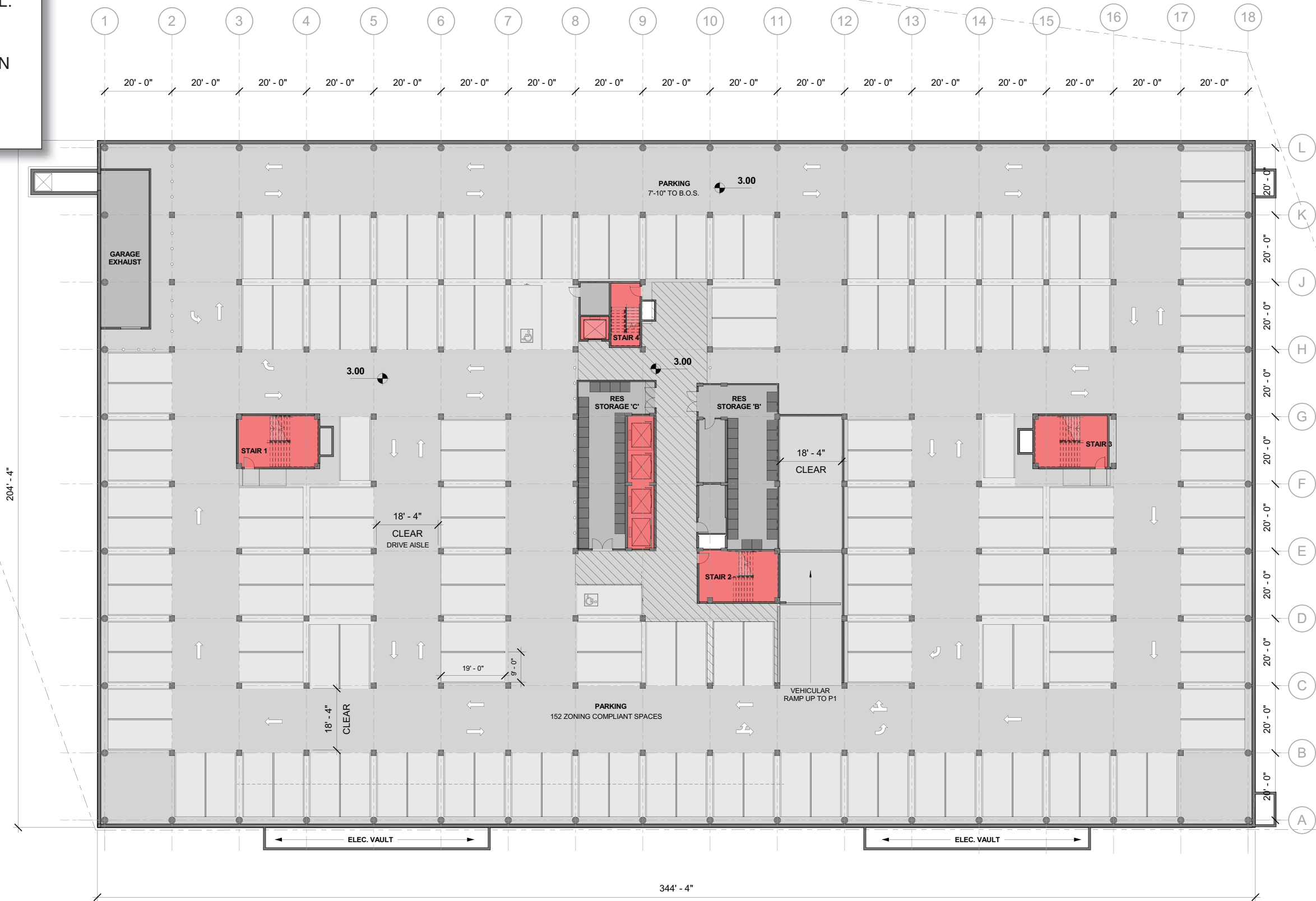
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APPROVED Floor P2 Plan

June 20 2016

- RETAIL
- RESIDENTIAL:
COMMON
- CIRCULATION
- PARKING



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PROPOSED Floor P2 Plan

October 13, 2017

- RETAIL
- RESIDENTIAL: UNITS
- RESIDENTIAL: COMMON
- CIRCULATION
- PARKING



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APPROVED Floor P1 Plan

June 20 2016



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PROPOSED Floor P1 Plan

October 13, 2017

- RETAIL
- RESIDENTIAL: UNITS
- RESIDENTIAL: COMMON
- CIRCULATION
- PARKING

EXISTING LOADING PLATFORM
SEE ENLARGED LOADING PLAN

LOADING DOCK ENTRANCE

APPROX. 55'-0"

PARKING ENTRANCE
TO P1 LEVEL



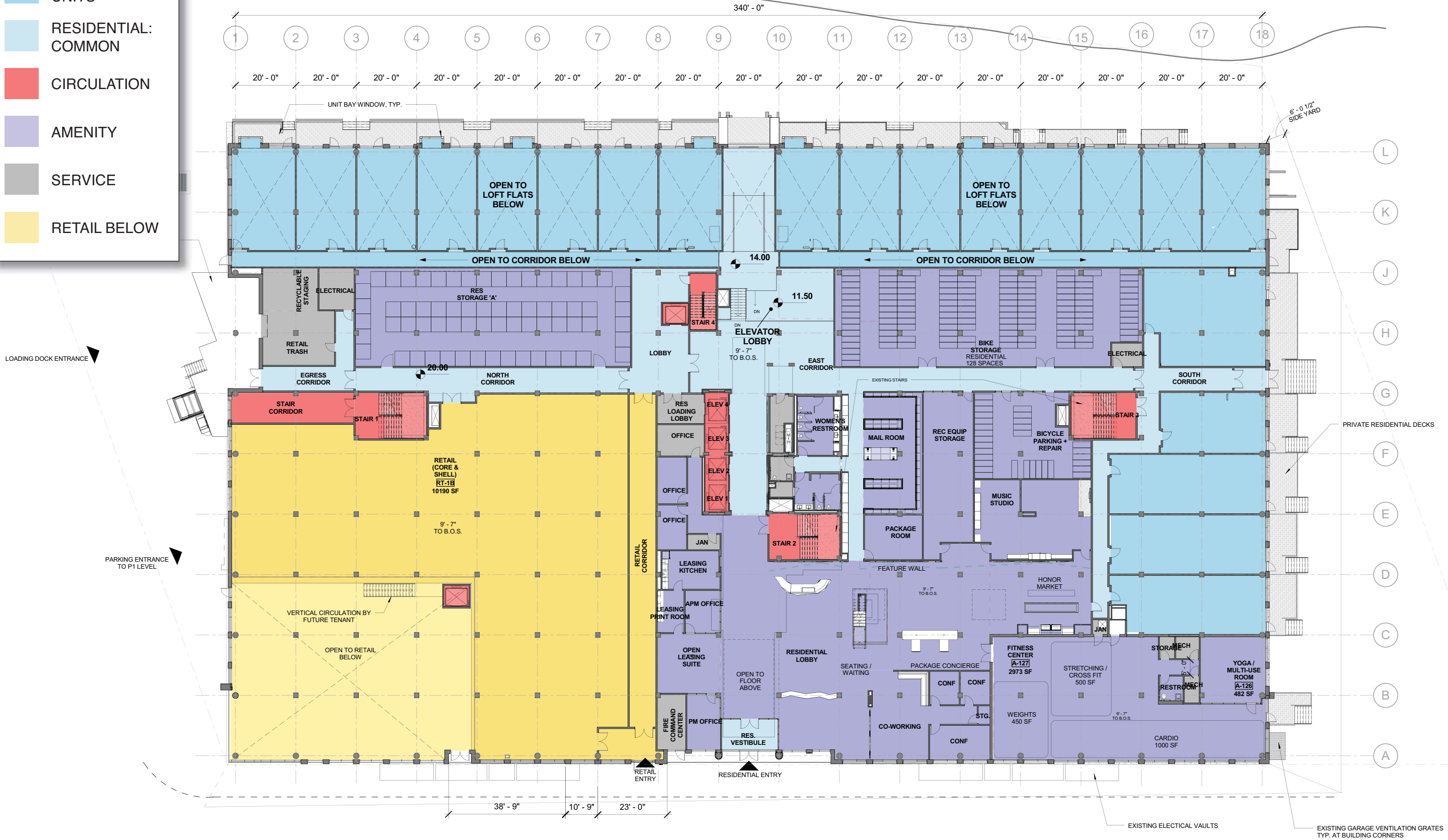
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APPROVED Ground Floor Plan

June 20 2016

- RESIDENTIAL: UNITS
- RESIDENTIAL: COMMON
- CIRCULATION
- AMENITY
- SERVICE
- RETAIL BELOW



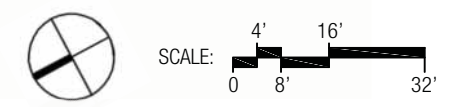
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PROPOSED Ground Floor Plan

October 13, 2017

- RESIDENTIAL: UNITS
- RESIDENTIAL: COMMON
- CIRCULATION
- AMENITY
- SERVICE
- RETAIL BELOW



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APPROVED Floor 2 Plan

June 20 2016

- RESIDENTIAL: UNITS
- RESIDENTIAL: COMMON
- CIRCULATION
- AMENITY
- SERVICE



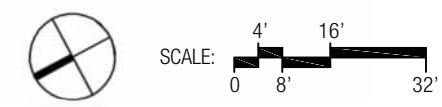
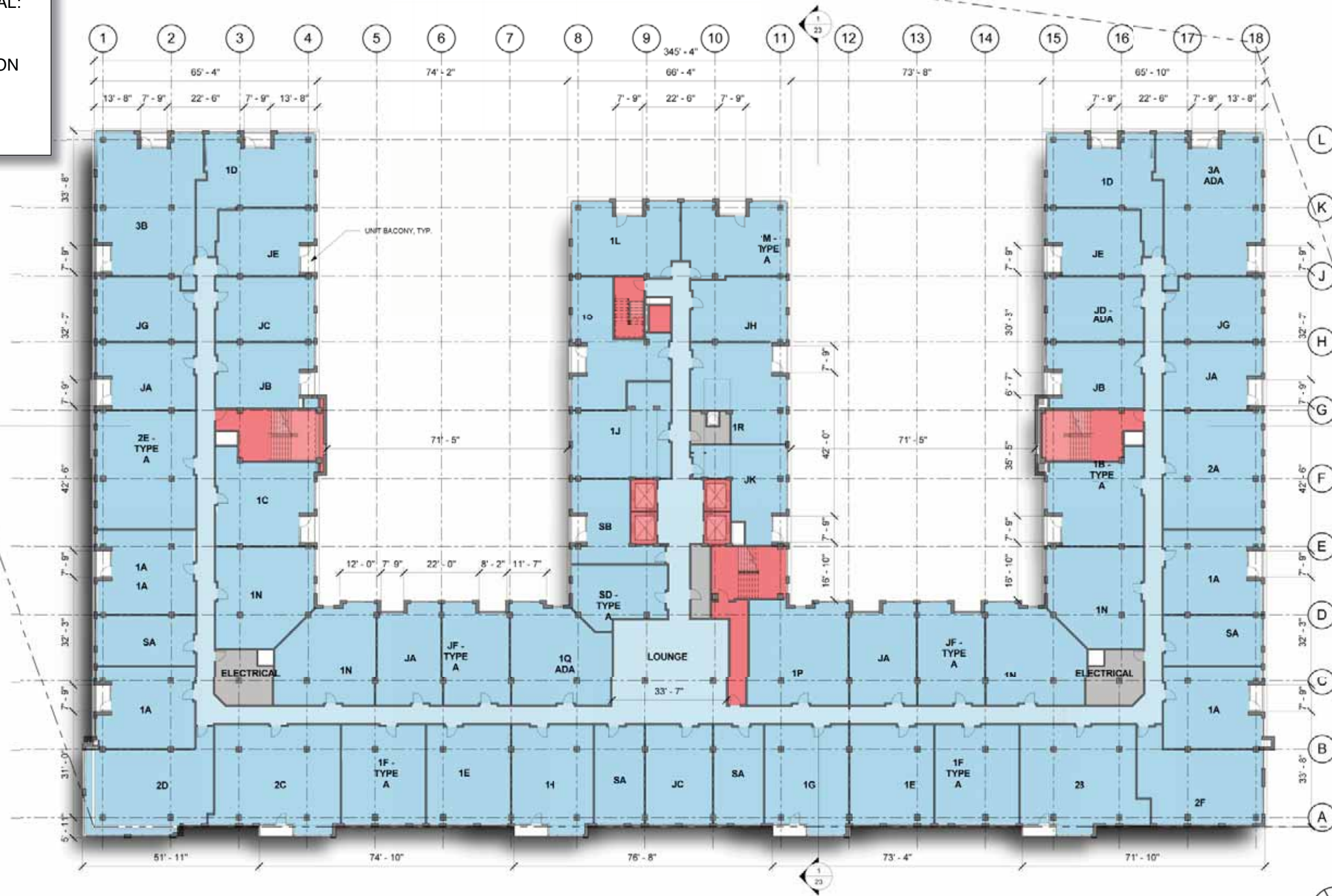
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PROPOSED Floor 2 Plan

October 13, 2017

- RESIDENTIAL: UNITS
- RESIDENTIAL: COMMON
- CIRCULATION
- SERVICE



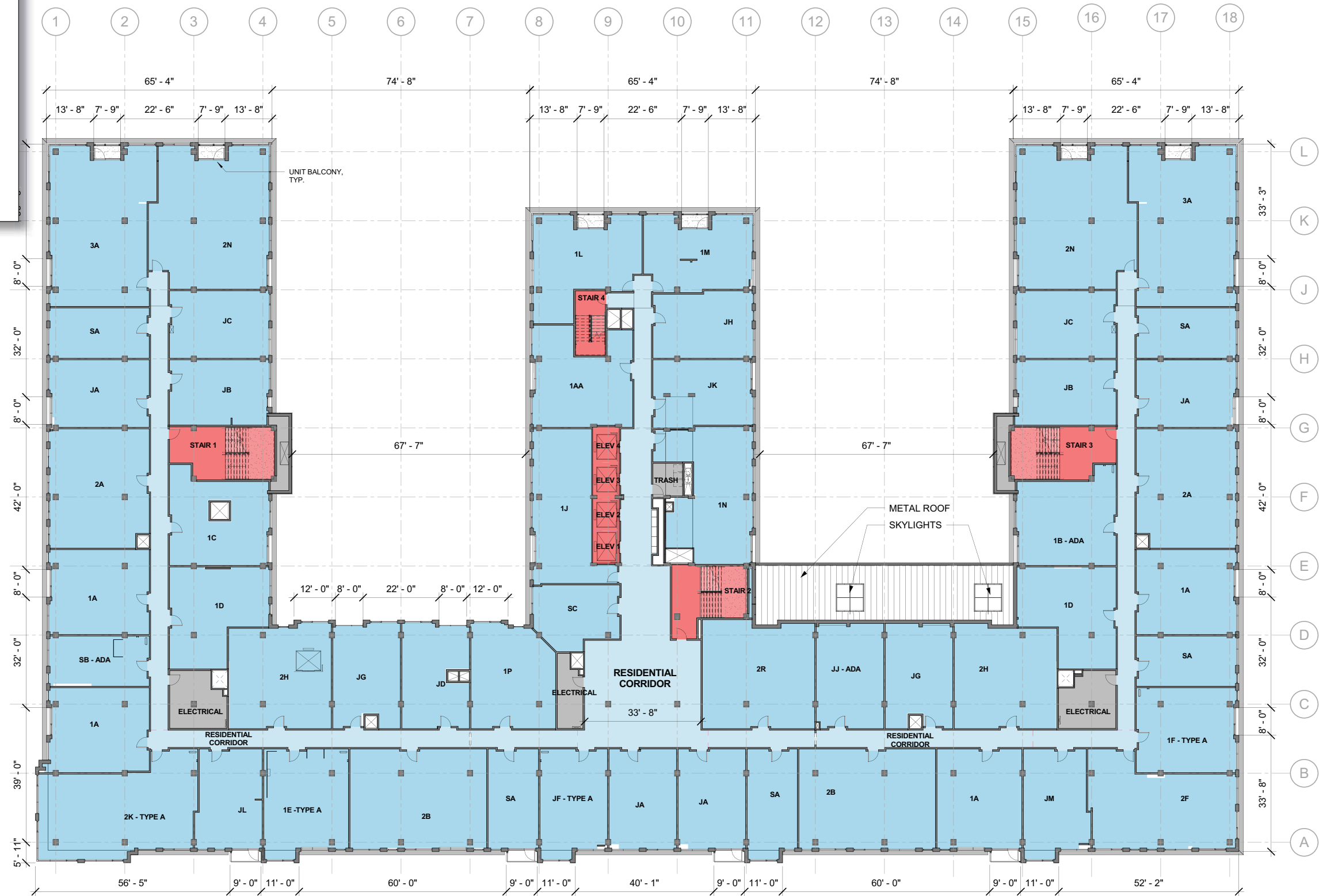
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APPROVED Floor 3-6 Plan

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- RESIDENTIAL: UNITS
- RESIDENTIAL: COMMON
- CIRCULATION
- AMENITY
- SERVICE



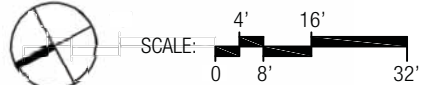
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PROPOSED Floor 3-6 Plan

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- RESIDENTIAL: UNITS
- RESIDENTIAL: COMMON
- CIRCULATION
- SERVICE



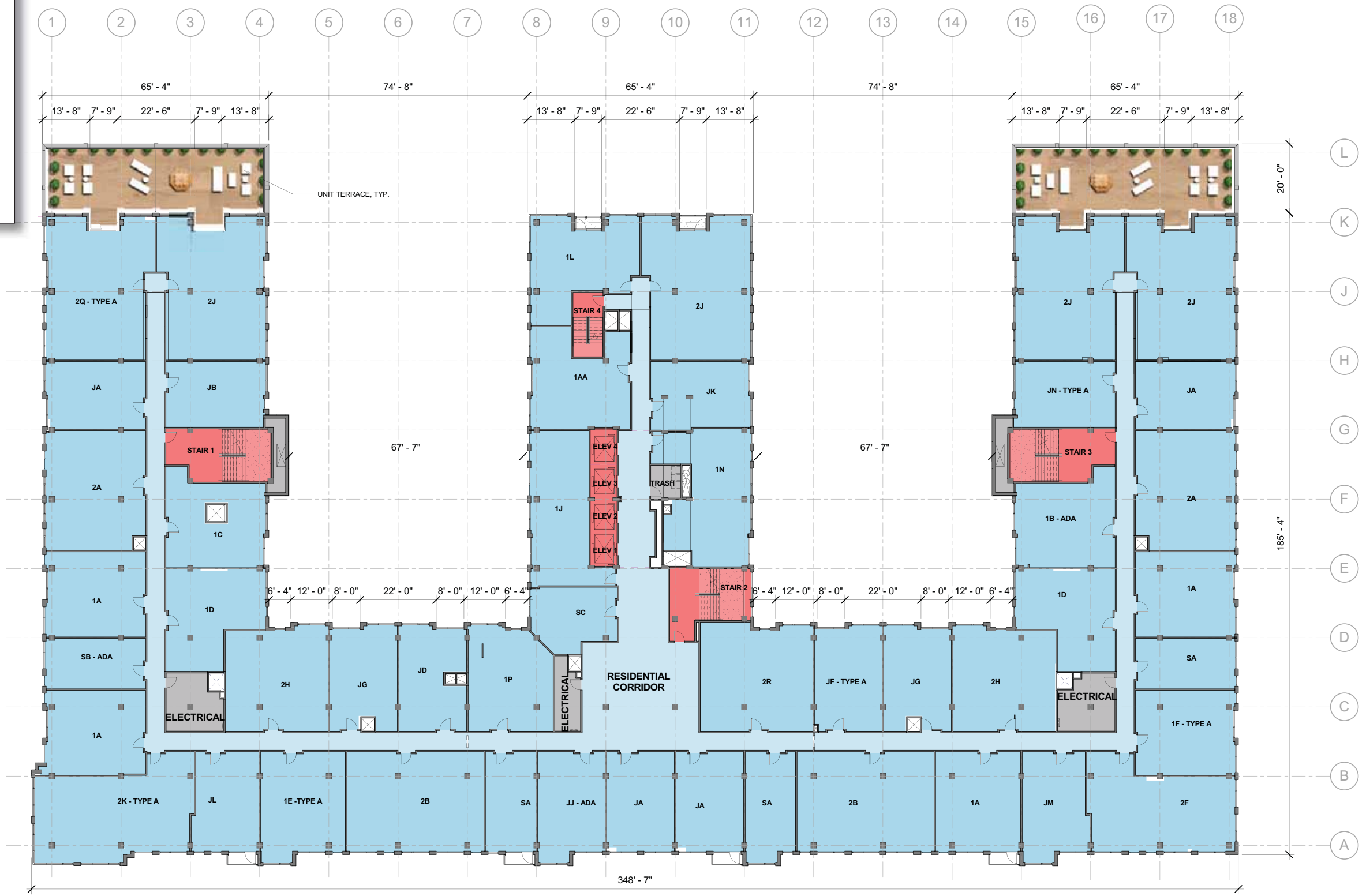
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APPROVED Floor 7-8 Plan

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- RESIDENTIAL: UNITS
- RESIDENTIAL: COMMON
- CIRCULATION
- AMENITY
- SERVICE



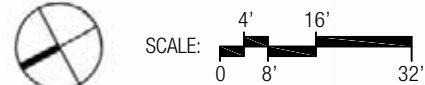
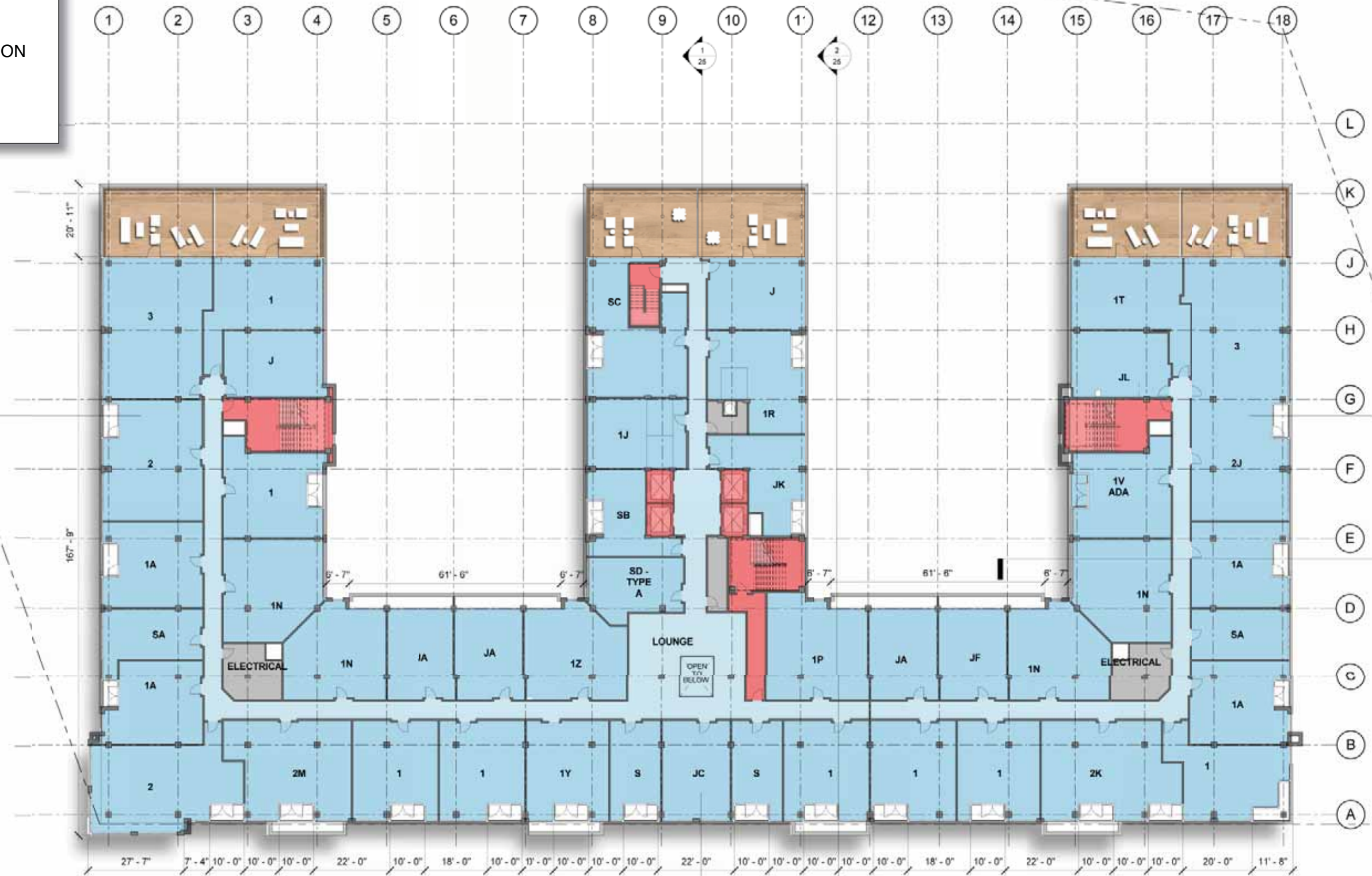
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PROPOSED Floor 7-8 Plan

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- RESIDENTIAL: UNITS
- RESIDENTIAL: COMMON
- CIRCULATION
- SERVICE



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APPROVED

Floor 9 Plan

June 20 2016

- RESIDENTIAL: UNITS
- RESIDENTIAL: COMMON
- CIRCULATION
- AMENITY
- SERVICE

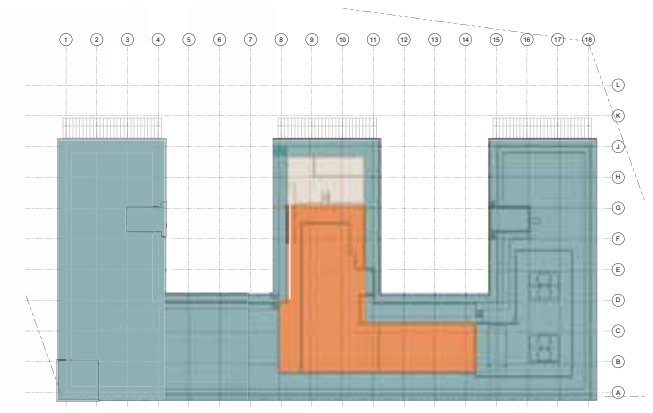


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PROPOSED Floor 9 Plan

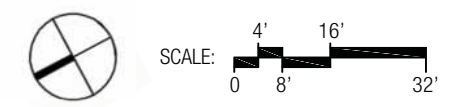
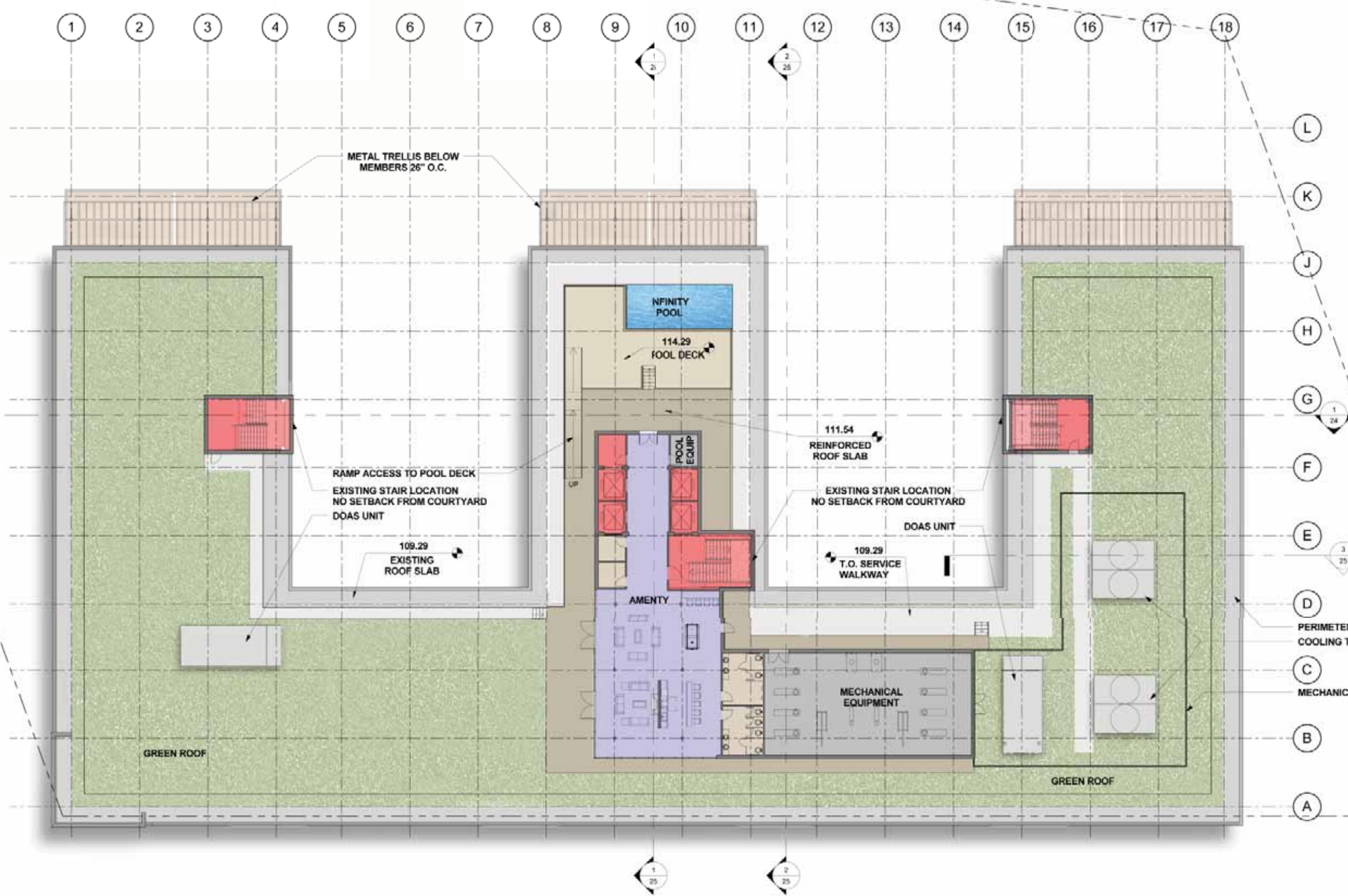
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ROOF HEIGHTS

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

	AMENITY
	CIRCULATION
	RESTROOMS
	SERVICE



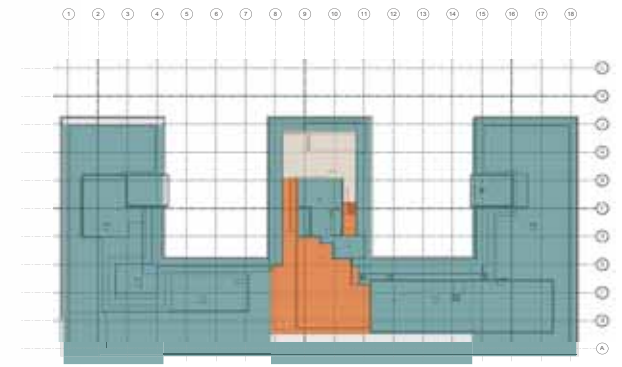
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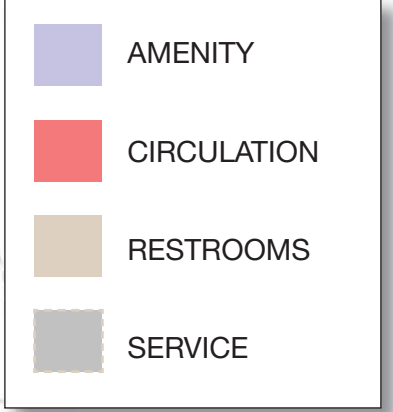
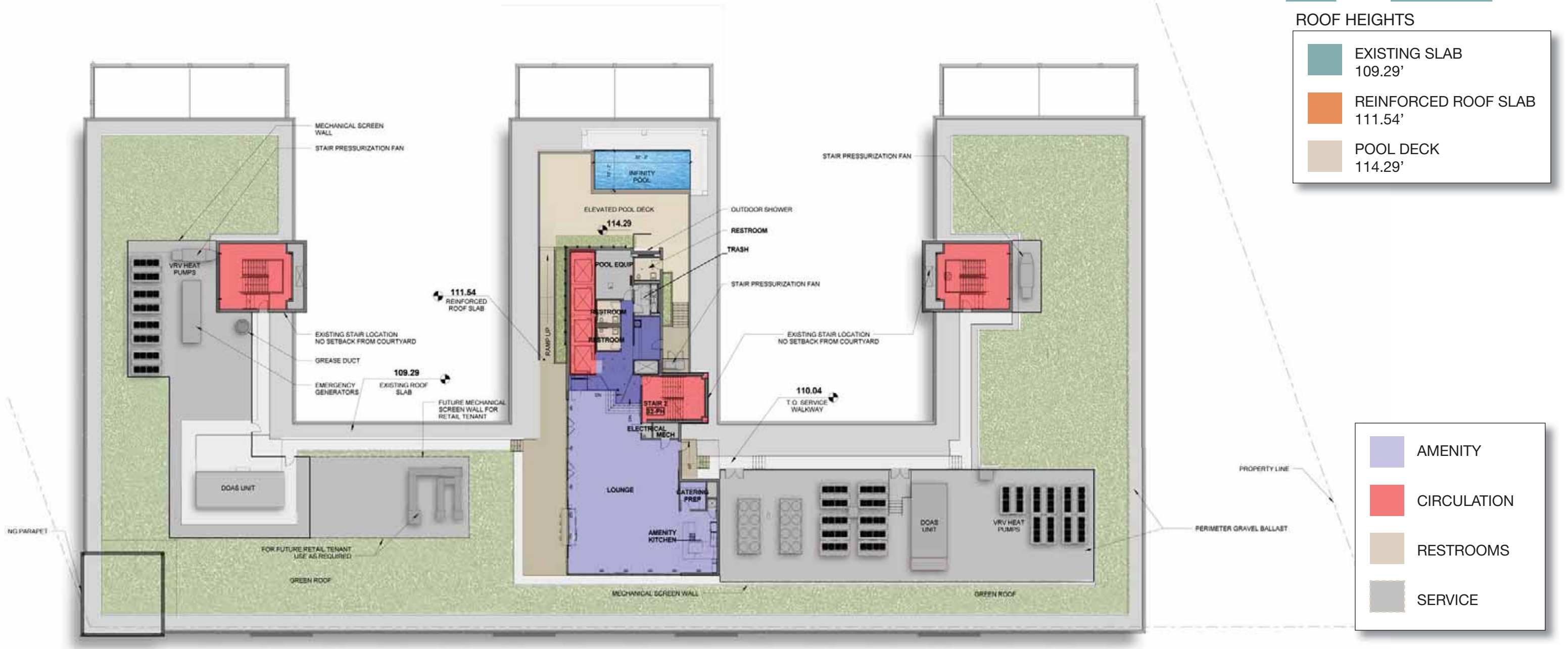
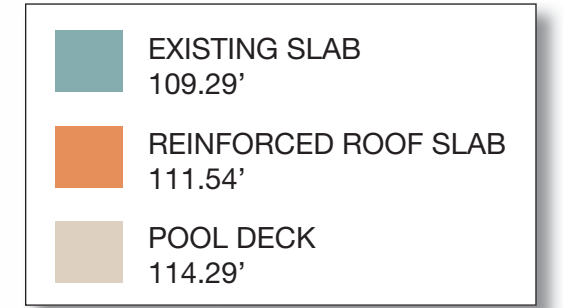
APPROVED Penthouse Plan

June 20 2016

*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

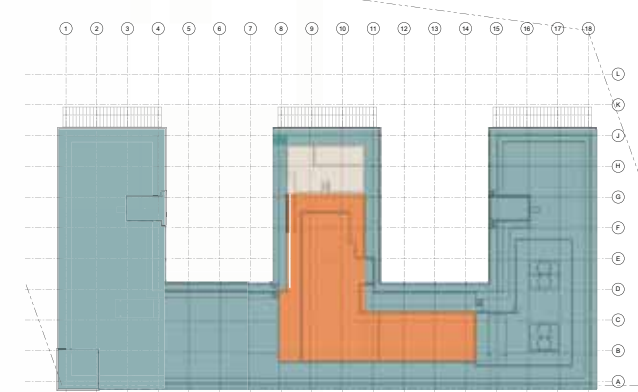
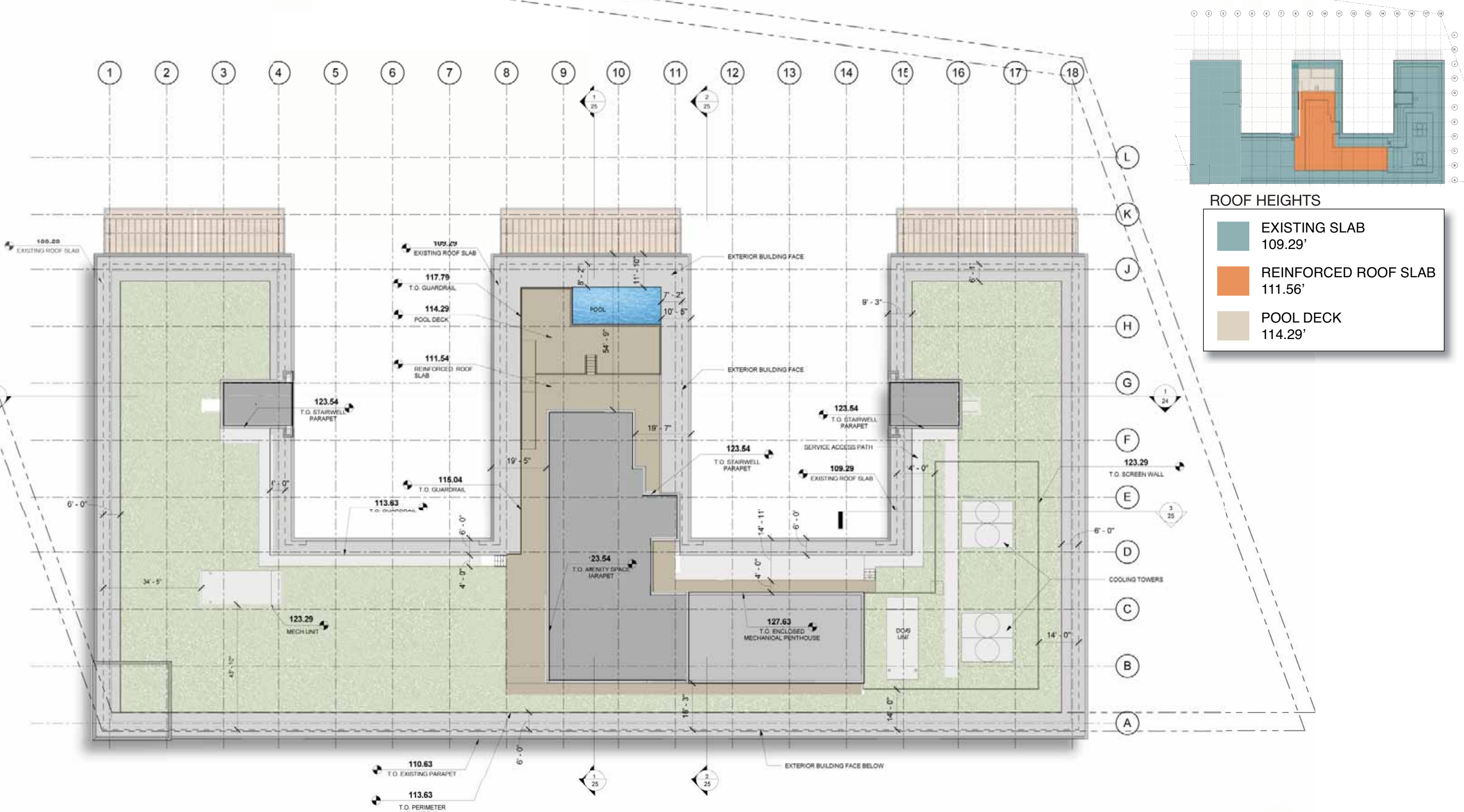


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PROPOSED Penthouse Plan

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ROOF HEIGHTS

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

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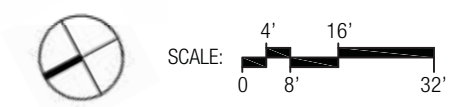
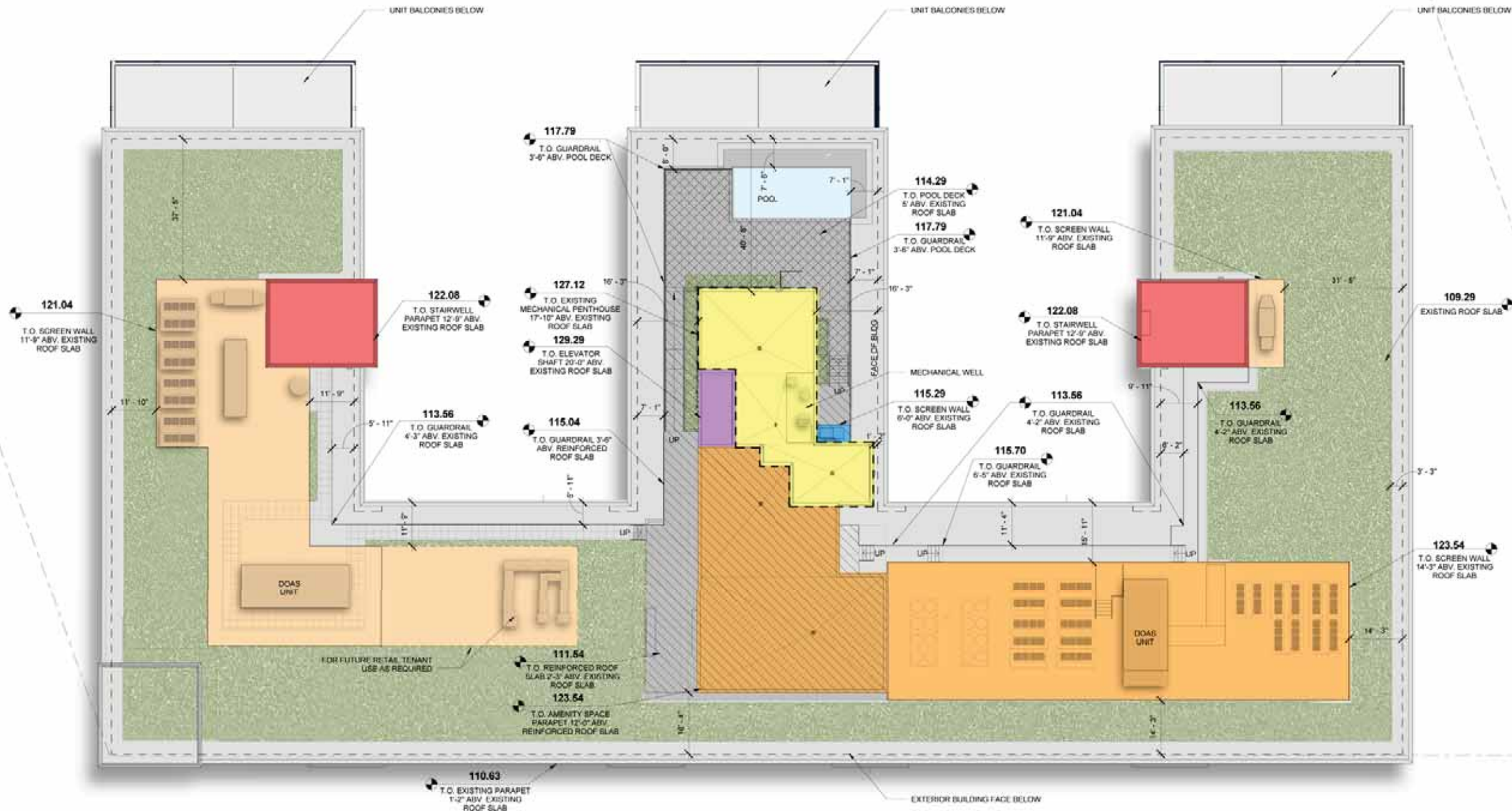
APPROVED Roof Plan

June 20 2016

*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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PROPOSED Roof Plan

October 13, 2017