



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

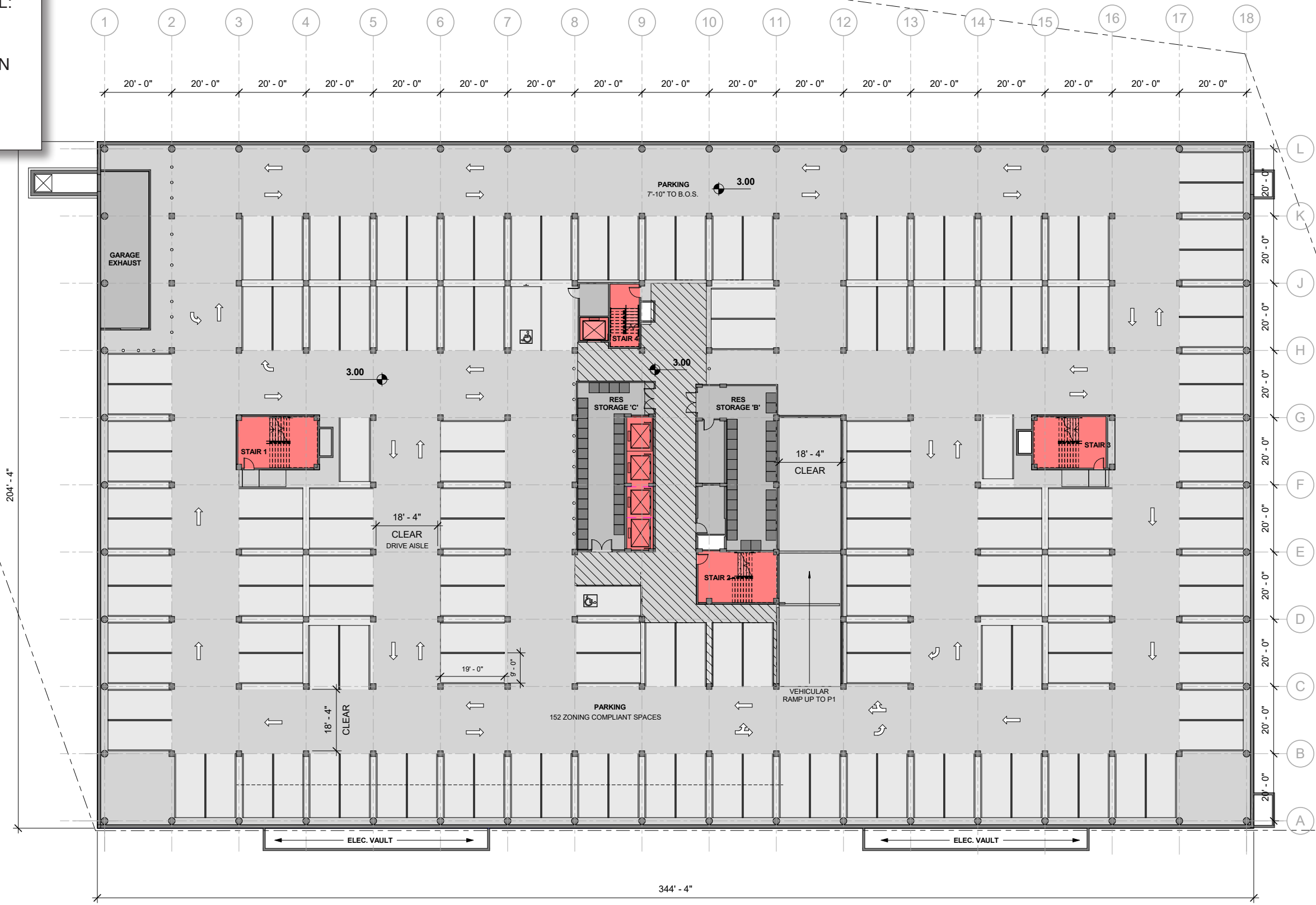
Architects & Planners
Antunovich Associates
2200 Clarendon Blvd, Suite 1150
Arlington, VA 22201
703.224.1126

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
202.462.6600

COMMISSION
District of Columbia
CASE NO. 15-004
EXHIBIT NO. 15
December 18, 2017

- RETAIL
- RESIDENTIAL:
COMMON
- CIRCULATION
- PARKING



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PROPOSED Floor P2 Plan

December 18, 2017

RETAIL
 RESIDENTIAL: COMMON
 CIRCULATION
 PARKING



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PROPOSED Floor P1 Plan

December 18, 2017

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



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PROPOSED Ground Floor Plan

December 18, 2017

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



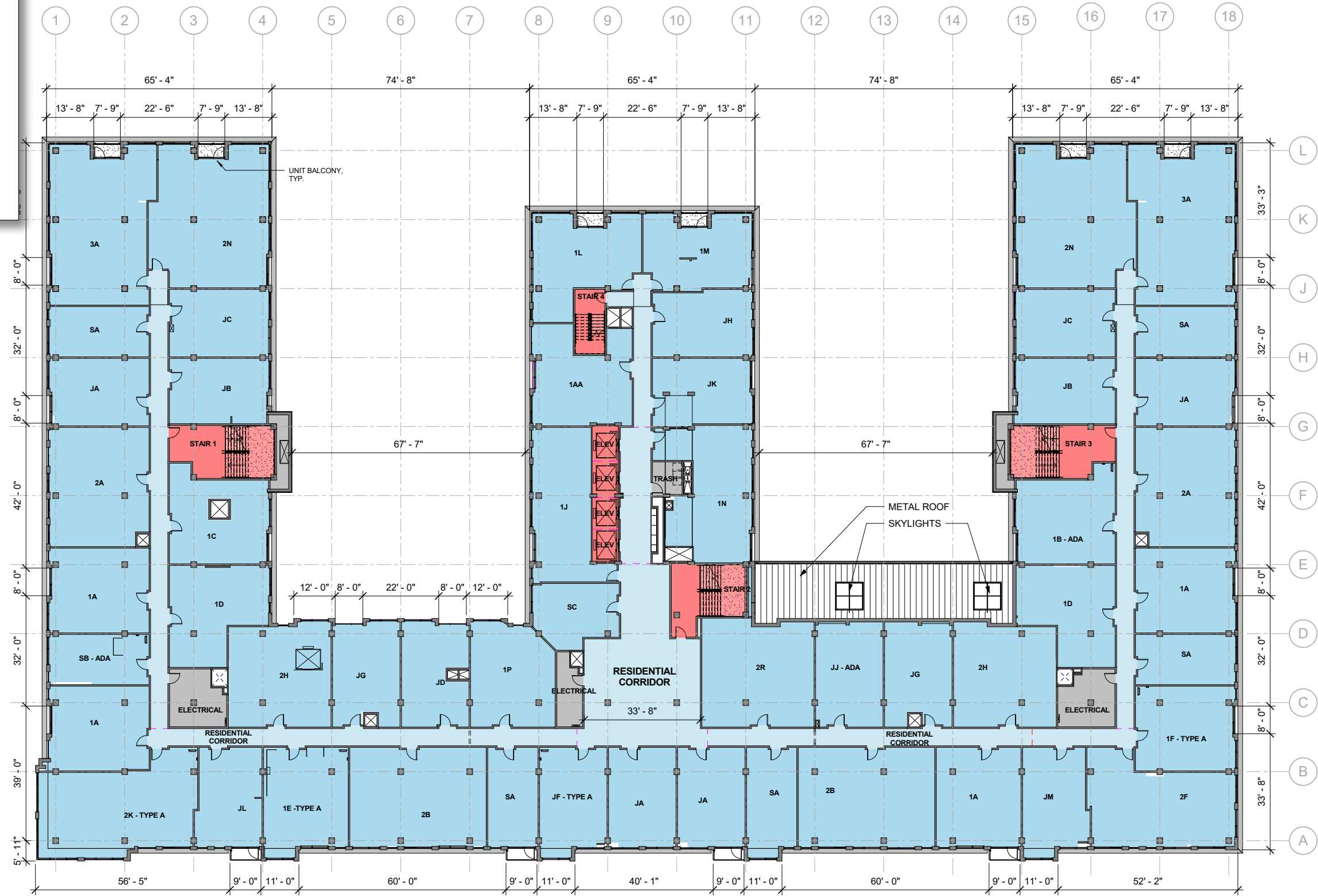
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PROPOSED Floor 2 Plan

December 18, 2017

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

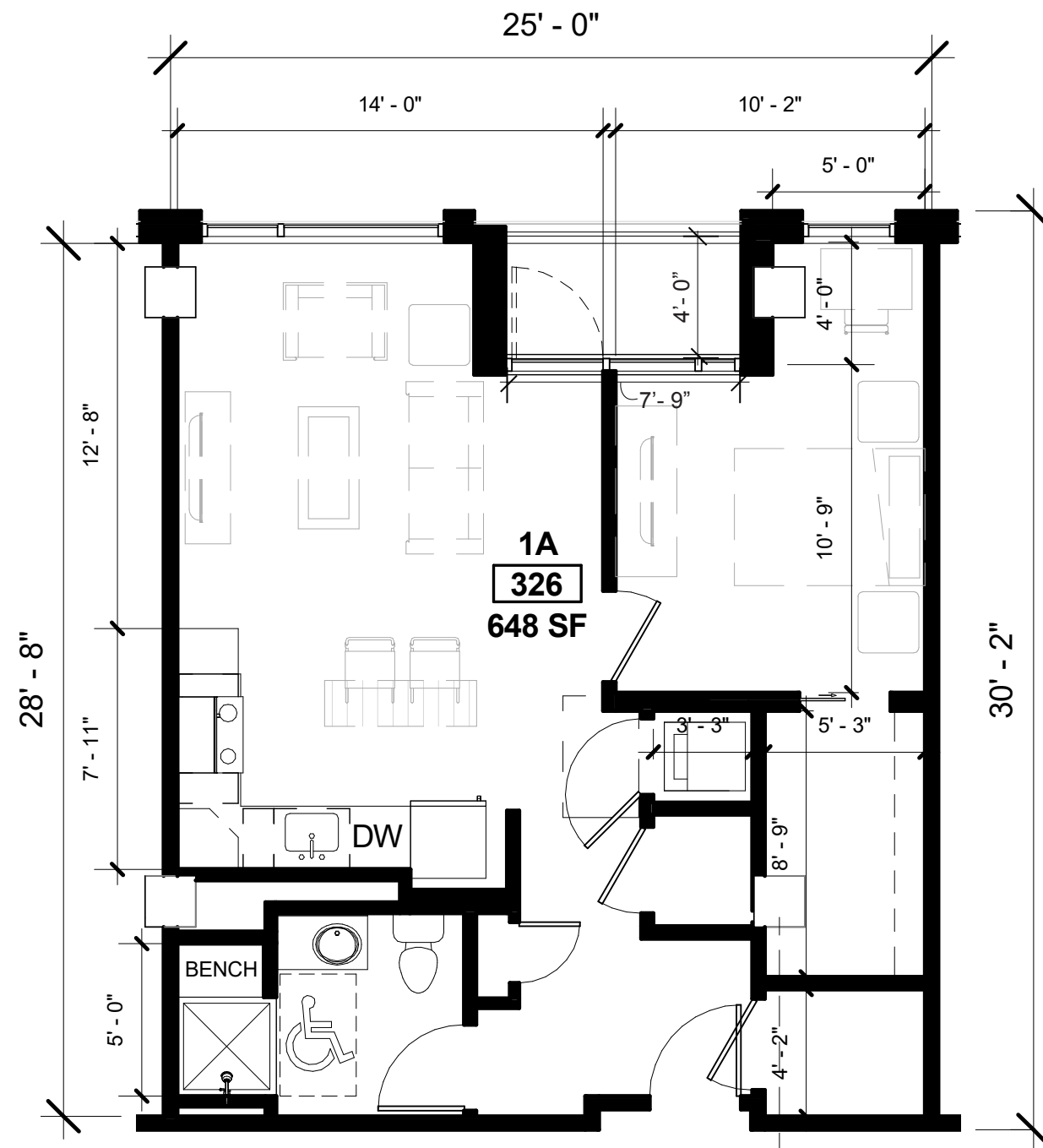


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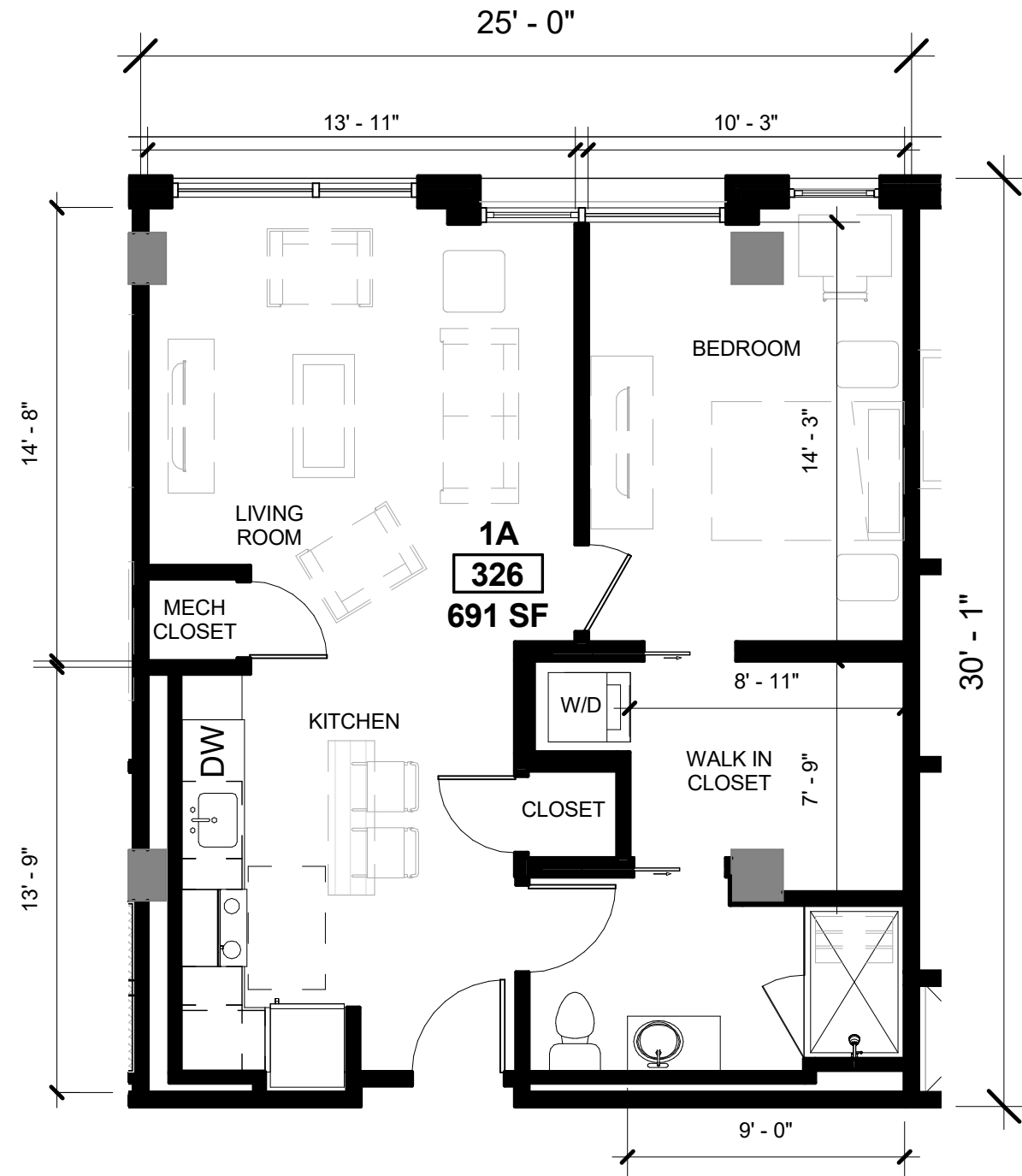
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PROPOSED Floor 3-6 Plan

December 18, 2017



APPROVED 1 BR 1A LAYOUT



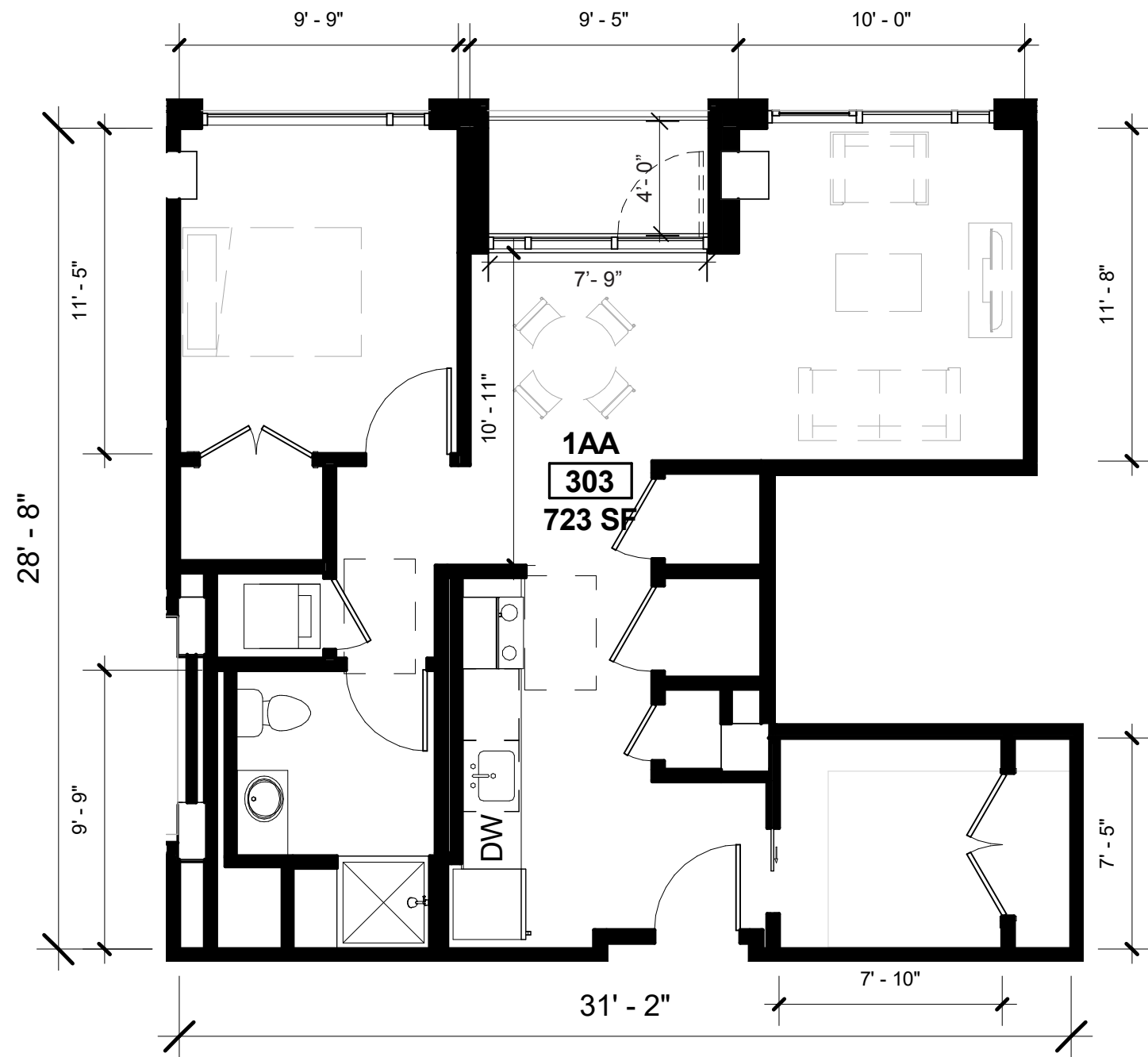
PROPOSED 1 BR 1A LAYOUT

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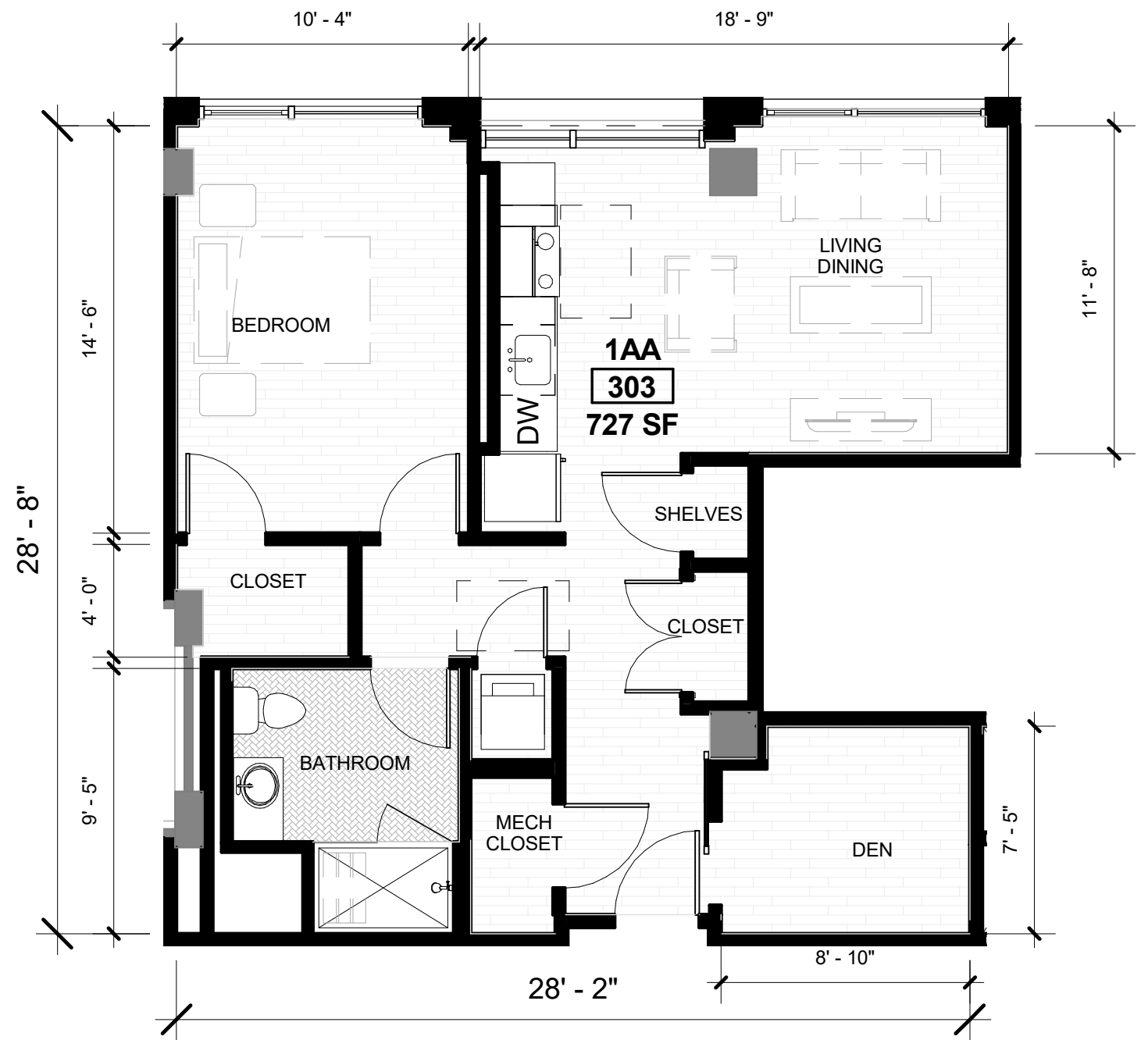
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Typical 1A Bedroom Layout

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APPROVED 1 BR + Den 1AA LAYOUT



PROPOSED 1 BR + Den 1AA LAYOUT

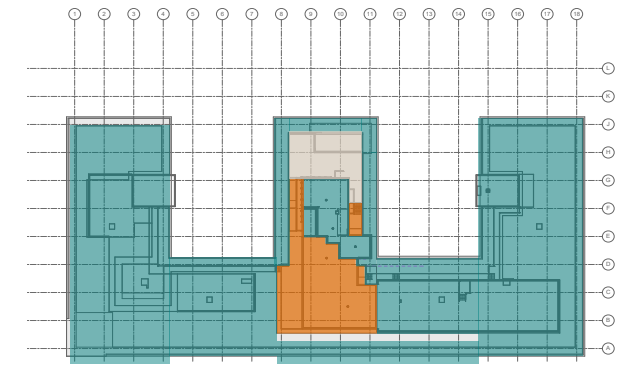
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Typical 1AA + Den Bedroom Layout

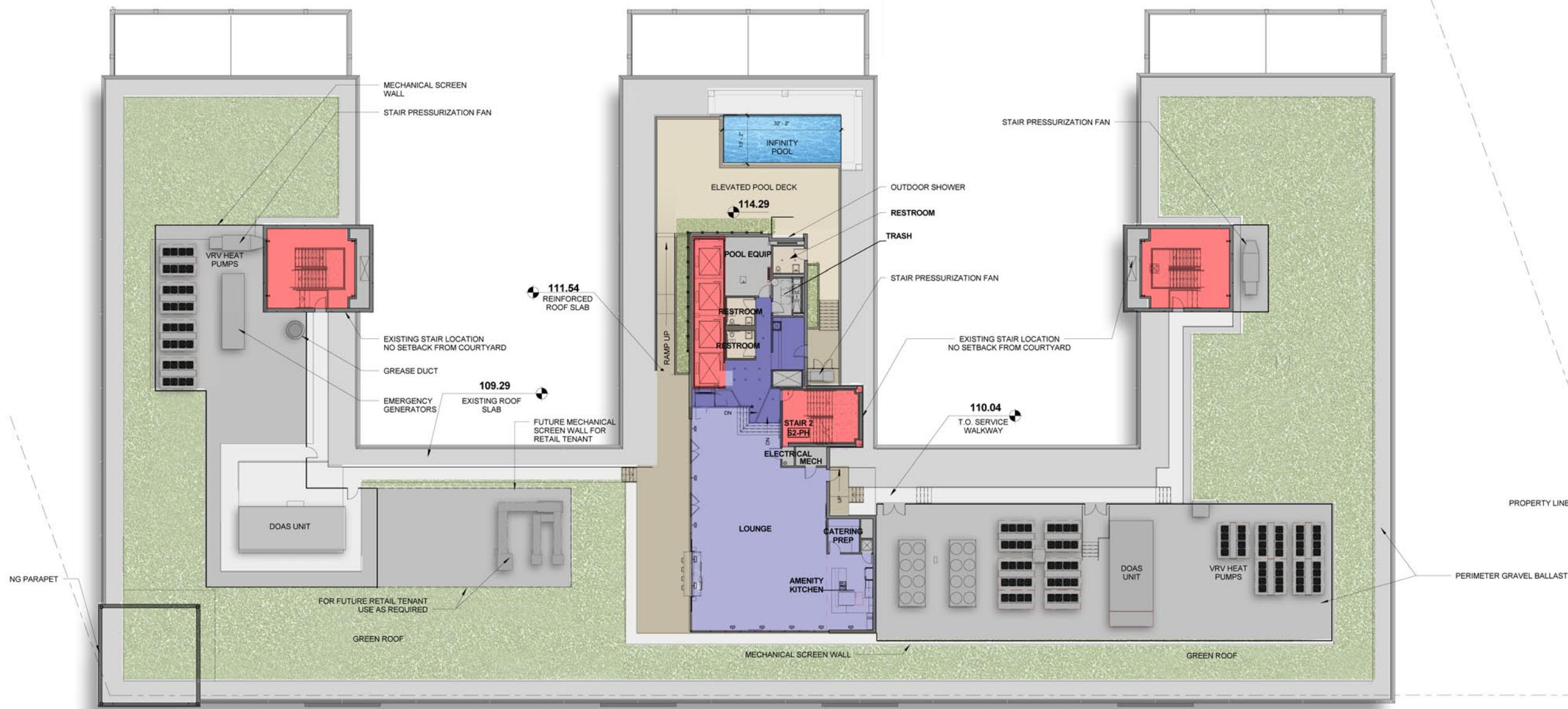
December 18, 2017





*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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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' |

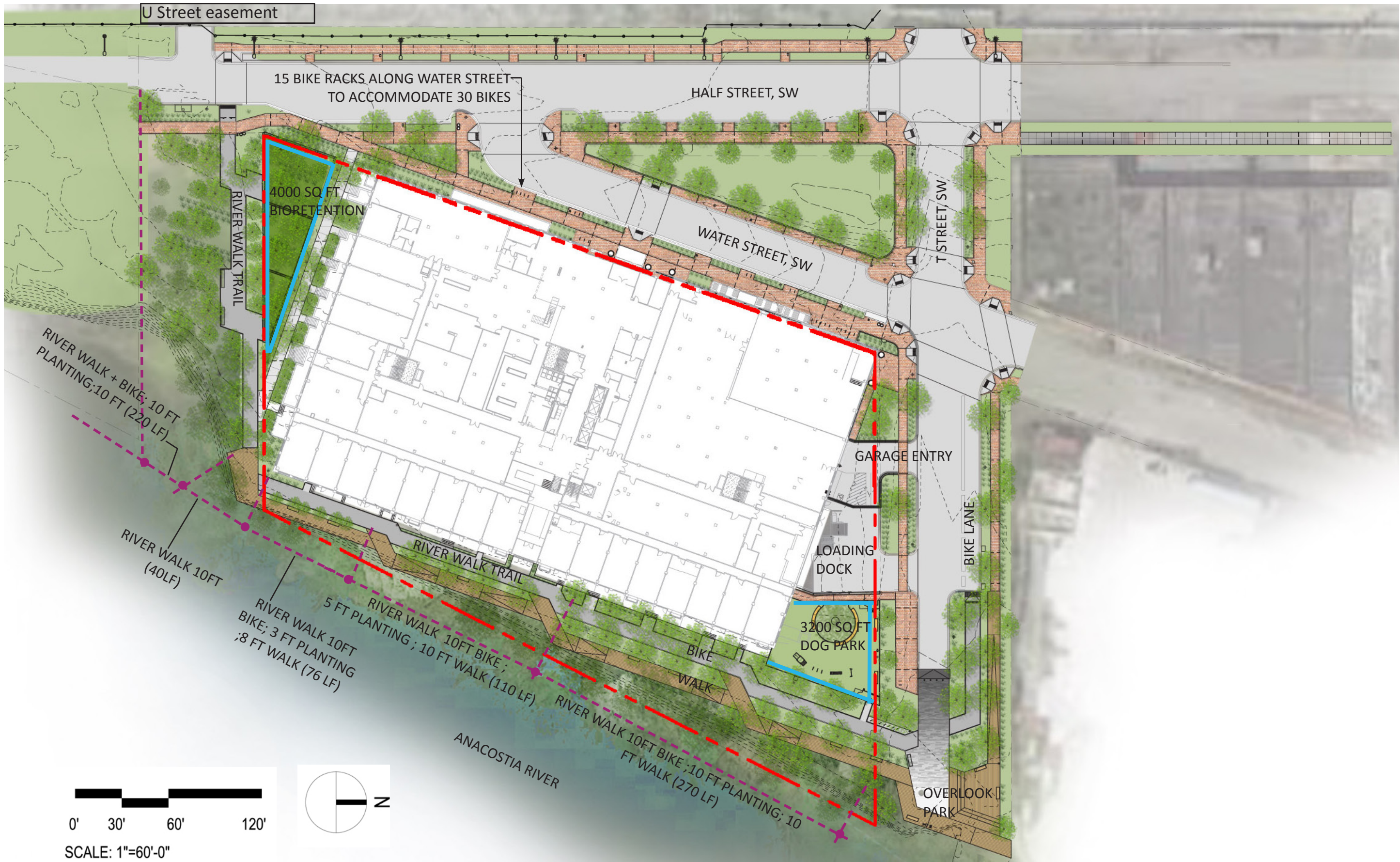


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PROPOSED Roof Plan

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site plan | diagram
December 18, 2017



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PROPOSED View from Half Street

December 18, 2017