

400 Florida Ave.

Washington DC

Square 3588 - Lots 4, 25, 803 - 400 Florida Avenue SE



PROPERTY OWNER
Rangers Properties

DEVELOPMENT TEAM

DEVELOPER / APPLICANT
Rangers Properties

LAND USE COUNSEL
Holland & Knight

ARCHITECT
SK&I Architectural Design Group, LLC

CIVIL ENGINEER
Bohler Engineering

TRAFFIC CONSULTANT
Grove/Slade Associates, Inc.

LANDSCAPE ARCHITECT
Parker Rodriguez, Inc.

ZONING COMMISSION NO.
16-10





Yale Apartments DC



77 H street DC



Rosewood Hotel DC



Capital Self-Storage site DC



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Hotel Architecture Precedents

October 27, 2016 | A405



Wythe Hotel NY



Ludlow Hotel NY

Front St / Dover St NY



Amsterdam



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October 27, 2016 | A406



Hotel Architecture Precedents



MOB Hotel Paris



MOB Hotel Paris



MOB Hotel Washington DC

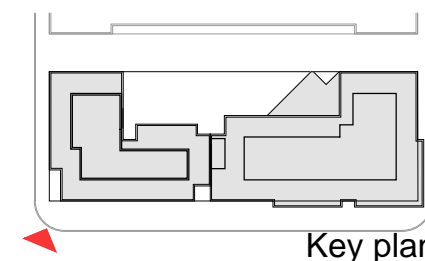


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October 27, 2016 | A408



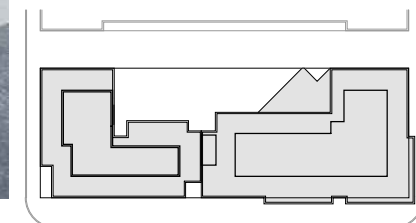
MOB Hotel Precedents



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South West View

October 27, 2016 | A201





Key plan

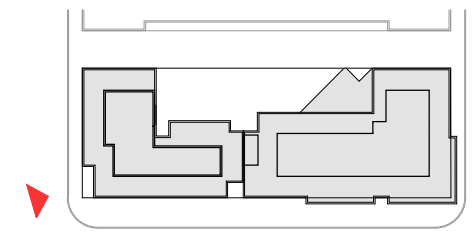


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Street View

October 27, 2016 | A205





Key plan

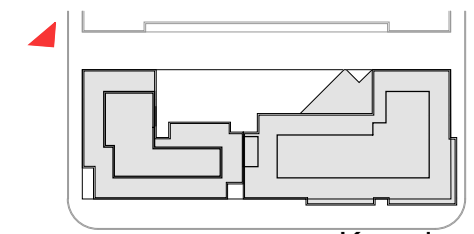


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Street View



Key plan



400 Florida Avenue | Washington DC

October 27, 2016 | A203



Street View



Brick Frieze detail location



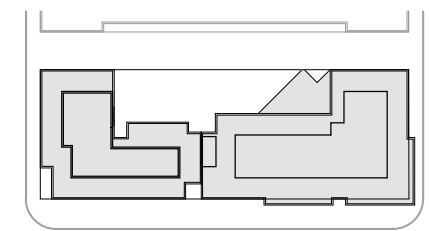
Brick Frieze detail location



Existing Frieze

Frieze installation examples





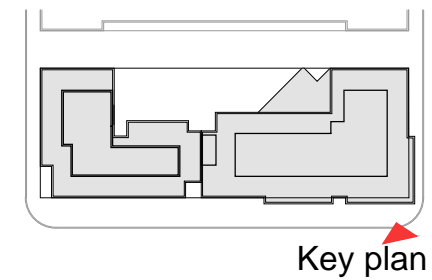
Key plan



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South East View

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Key plan

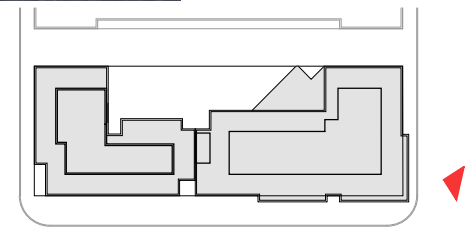


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Street View



Key plan

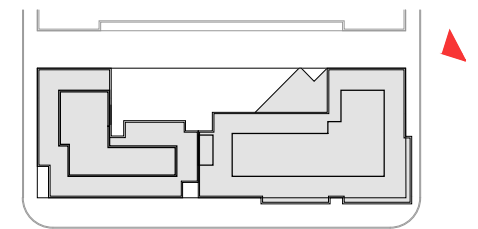


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Street View



Key plan



400 Florida Avenue | Washington DC

October 27, 2016 | A208



Street View



HOTEL LOGGIA



HOTEL RESIDENTIAL
←—————→

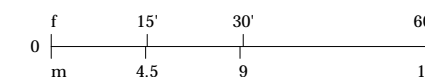


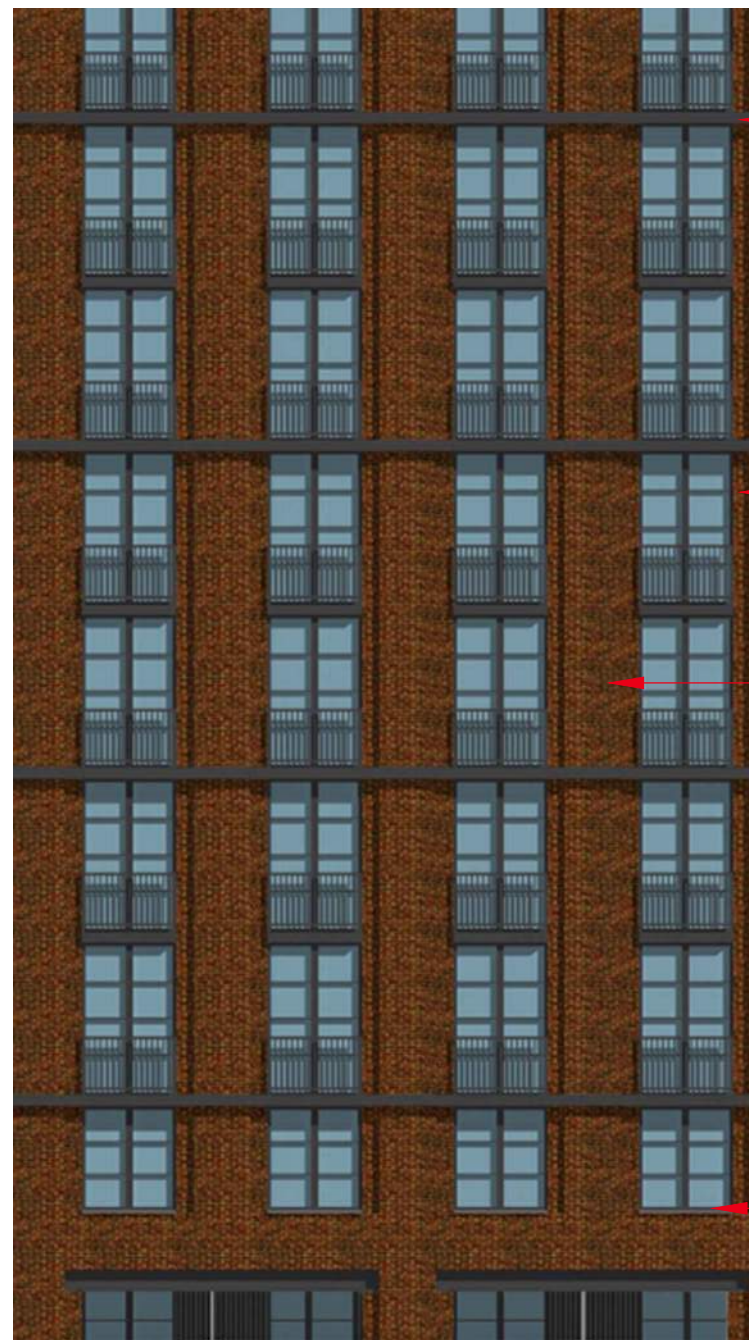
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Elevation Details

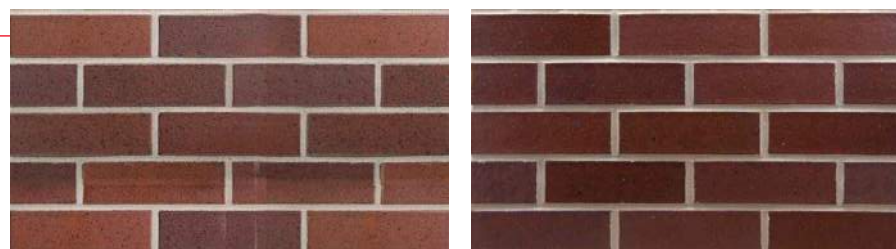




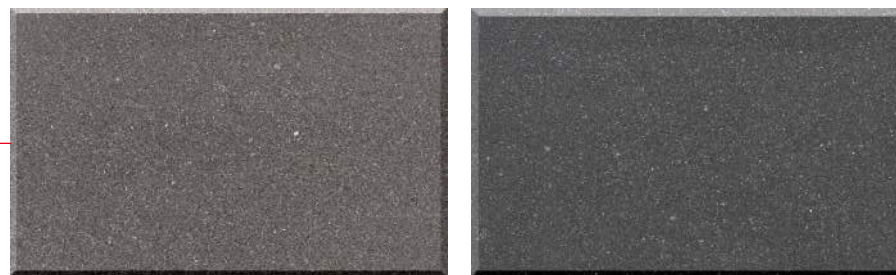
Metal Trim color range



Window Mullions color range



Brick color range



Cast Stone color range



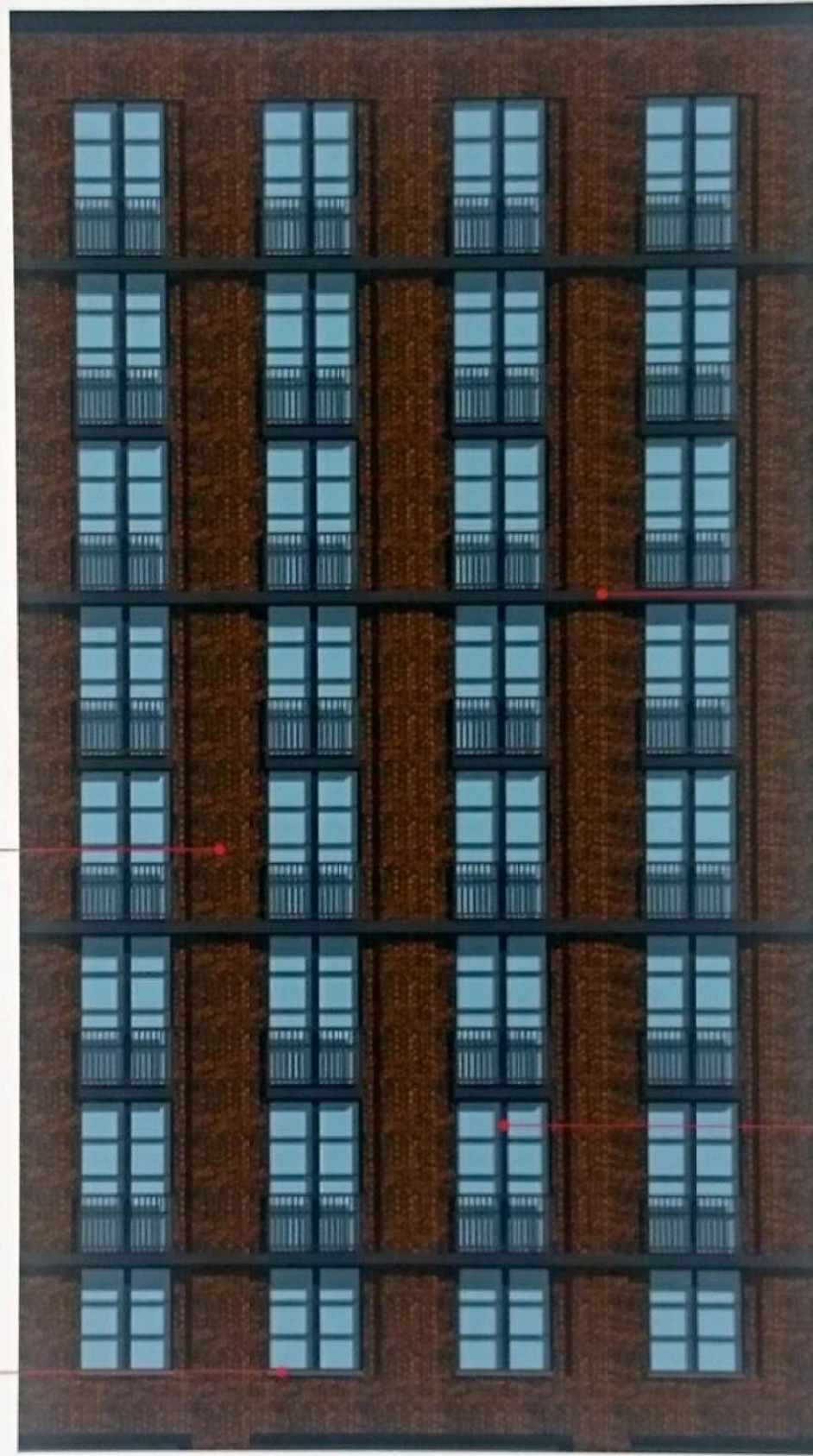
south elevation



Brick range



Cast Stone Range



Glass

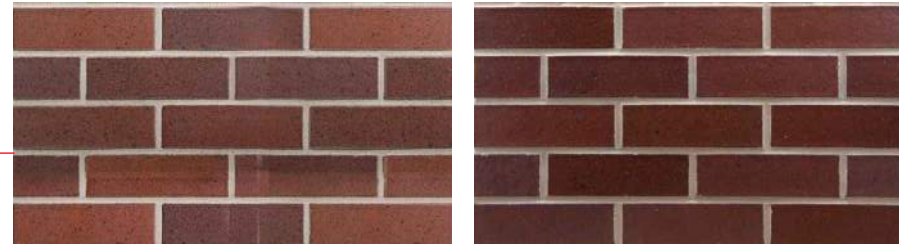


Metal Trim color range



Window Mullions color range





Brick color range



Corrugated Metal panel color range



Stucco color range



Pavers

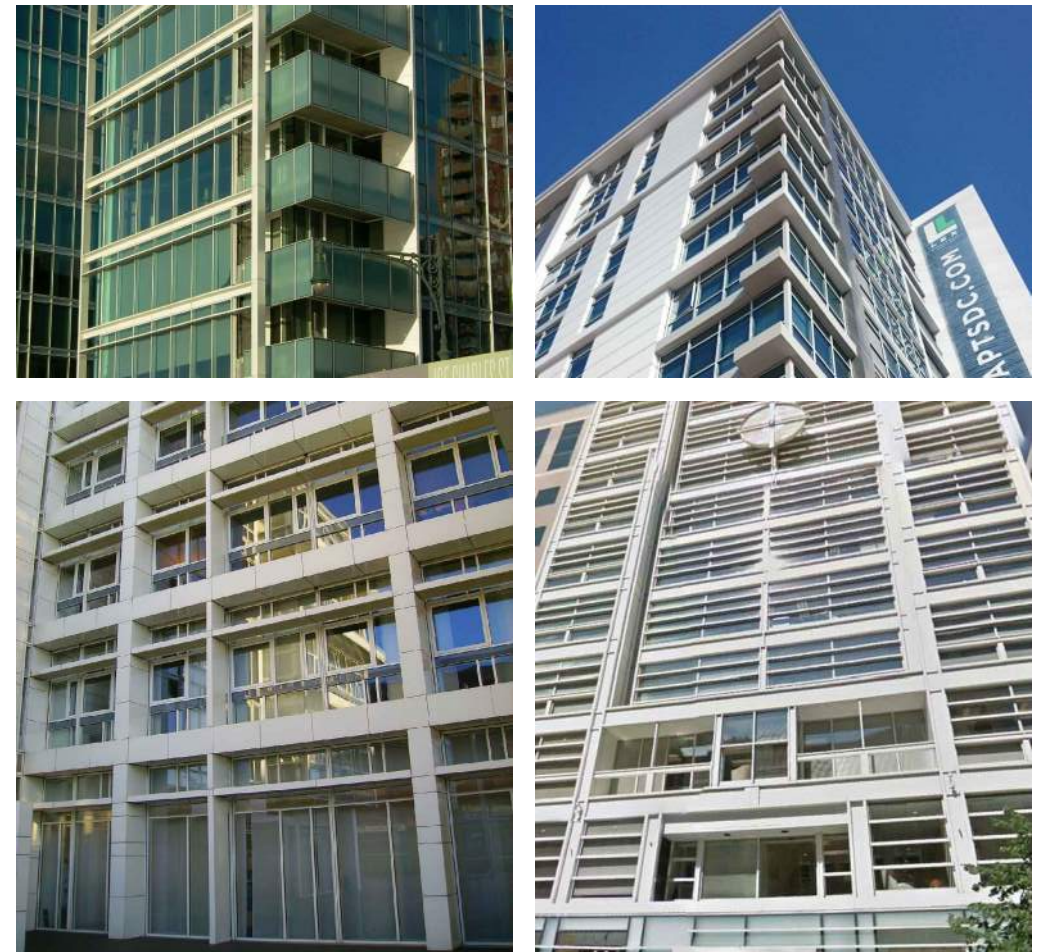


Corrugated Metal Panels installation example



Loggia Perspective

Metal Panels installation examples



Composite Metal Panel color range



Window Mullion color range



Brick color range



Trim / Storefront Mullion color range



south elevation



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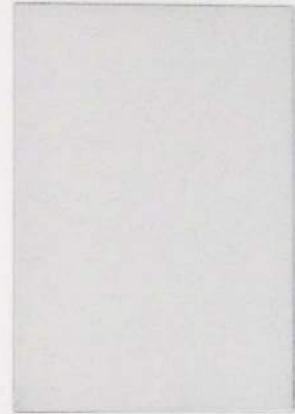
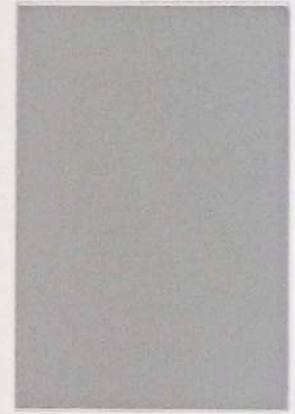
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Exterior Materials Residential



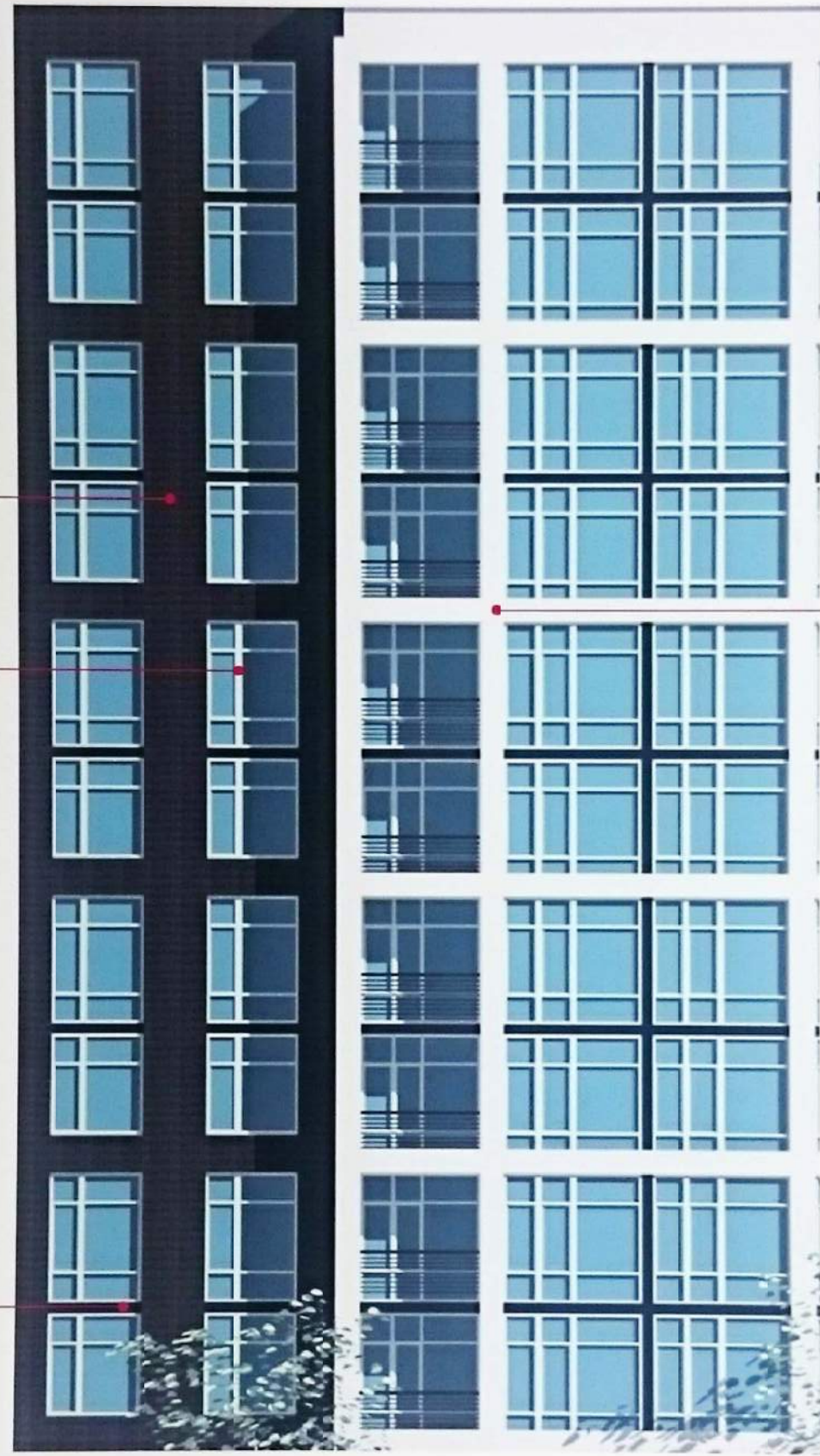
Brick range



Window Mullions color range



Metal Trim color range

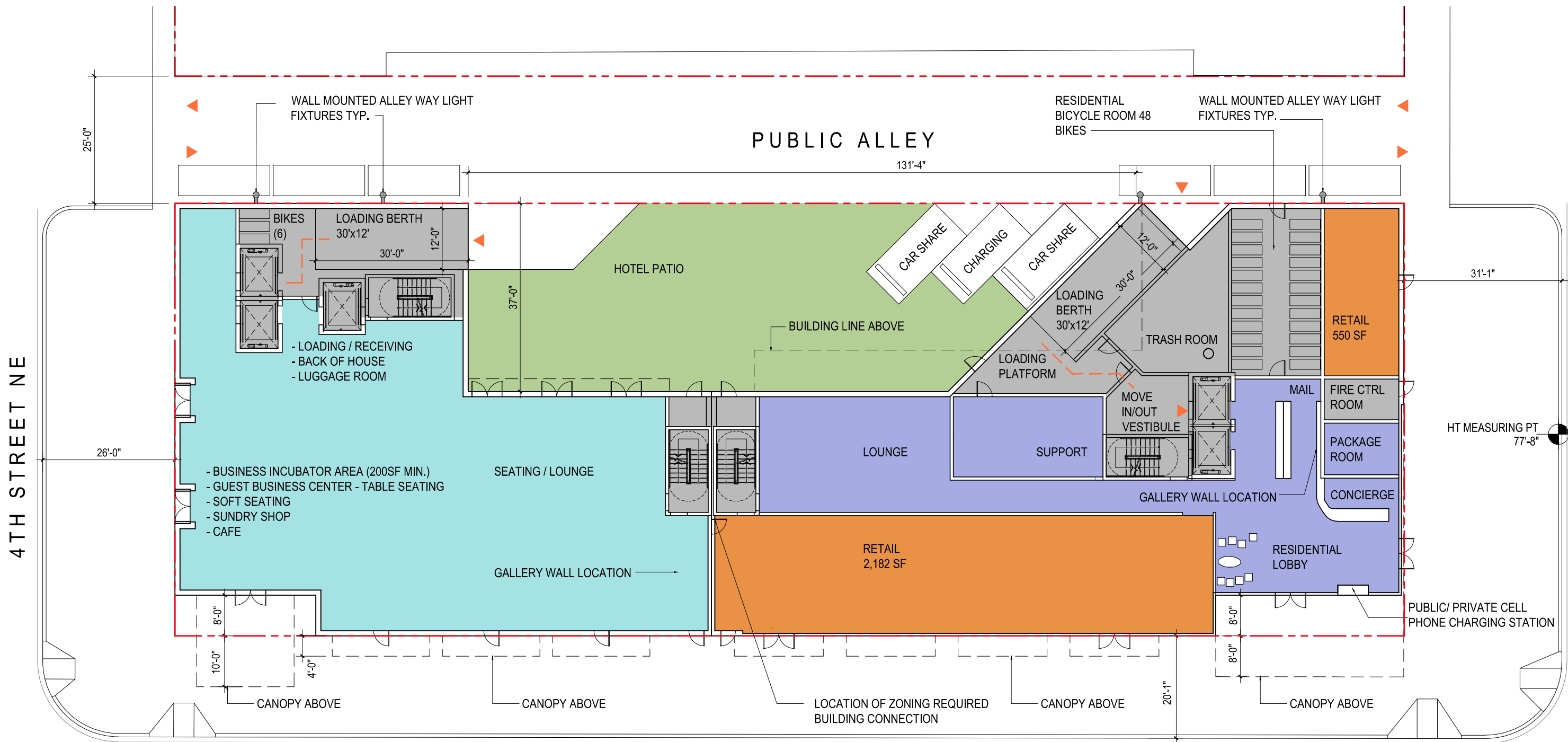


Glass



Composite Metal Panel color range





- RESIDENTIAL AMENITY
- HOTEL AMENITY
- VEGETATION / GREEN ROOF
- SERVICE / CIRCULATION
- RESIDENTIAL UNITS
- HOTEL ROOMS
- RETAIL

NOTES:

1. Refer to sheet A100 and A111 for dimensions and setbacks
2. For landscape refer to sheet L001
3. Loading zones on 4th and 5th street are subjected to DDOT approval,

▼ Access points

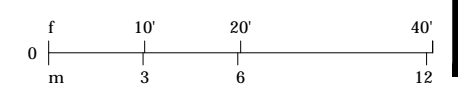


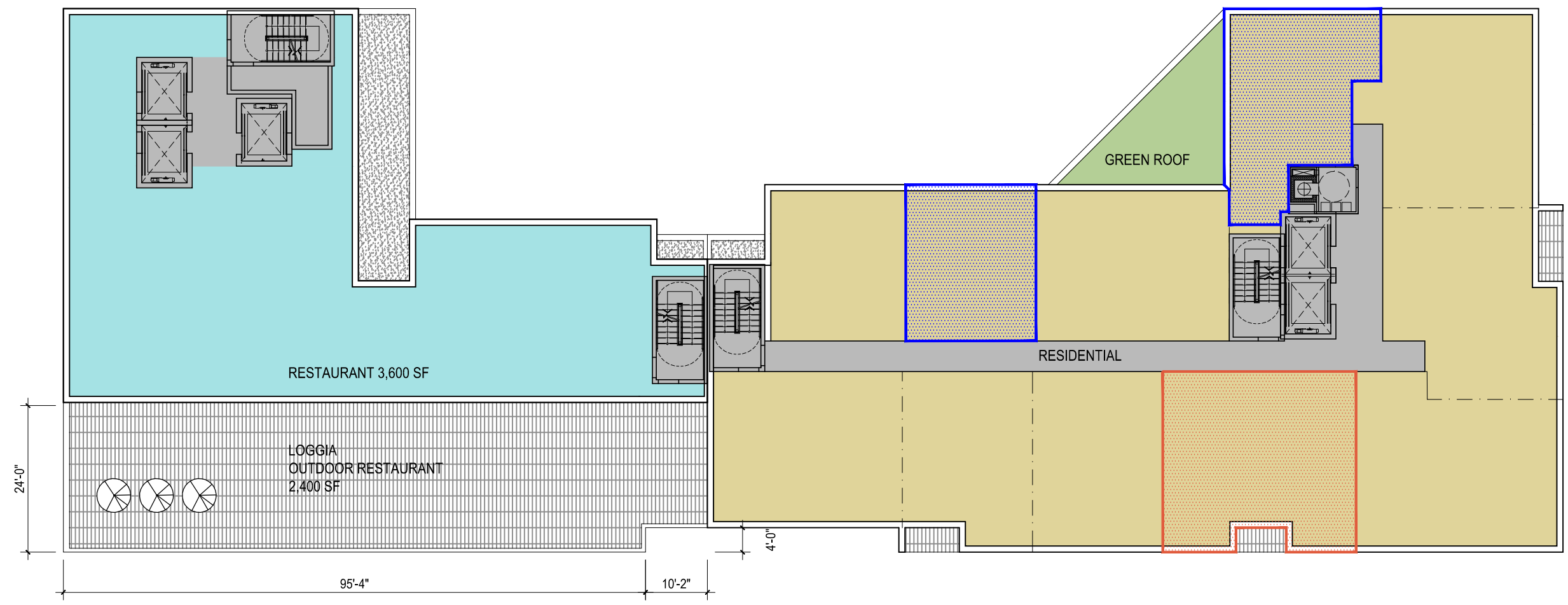
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1st Floor Plan





- Residential Amenity
- Hotel Amenity
- Vegetation / Green Roof
- Service / Circulation
- Residential Units
- Hotel Rooms
- Retail

- NOTES:**
1. Refer to sheet A111 for dimensions
 2. For vertical distribution refer to IZ Unit Mix chart on sheet A-008
- IZ Units 80 %
 - IZ Units 50 %

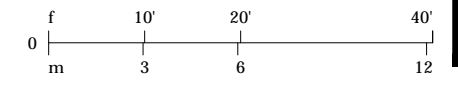


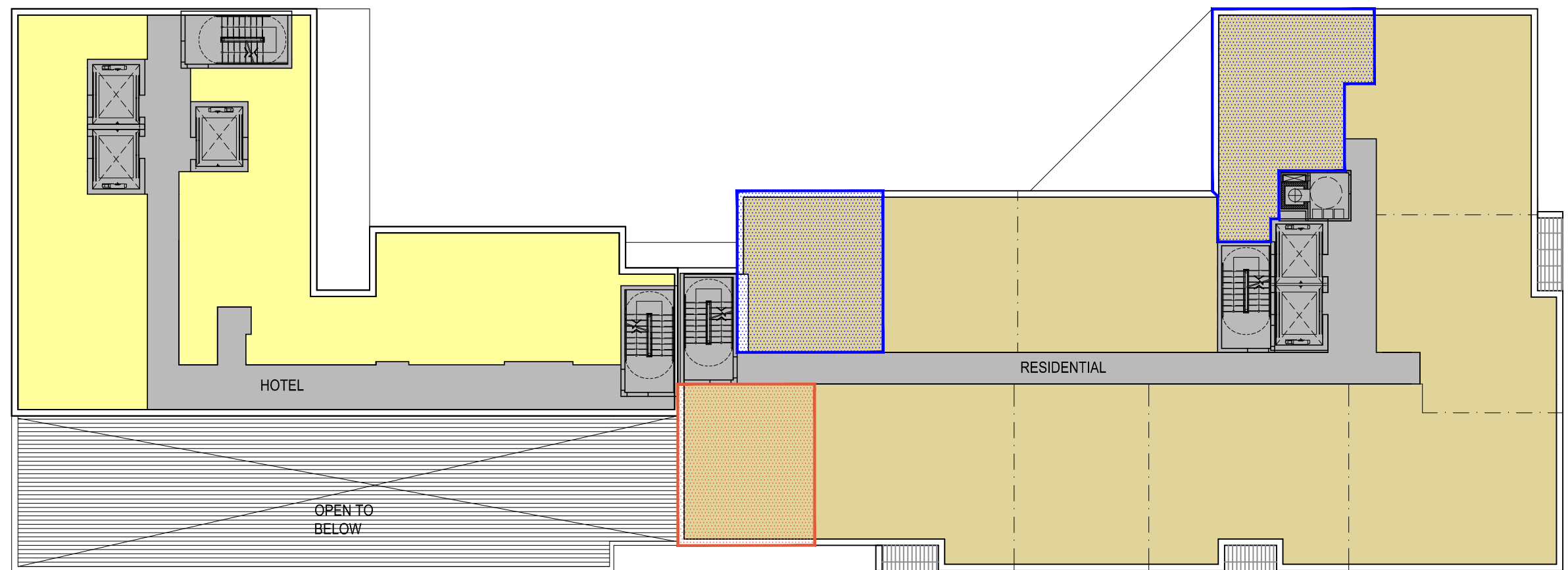
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2nd Floor Plan





- Residential Amenity
- Hotel Amenity
- Vegetation / Green Roof
- Service / Circulation
- Residential Units
- Hotel Rooms

NOTES:

1. Refer to sheet A111 for dimensions
2. For vertical distribution refer to IZ Unit Mix chart on sheet A-008

- IZ Units 80 %
- IZ Units 50 %

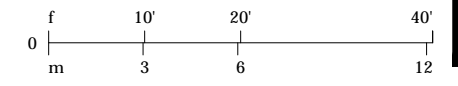


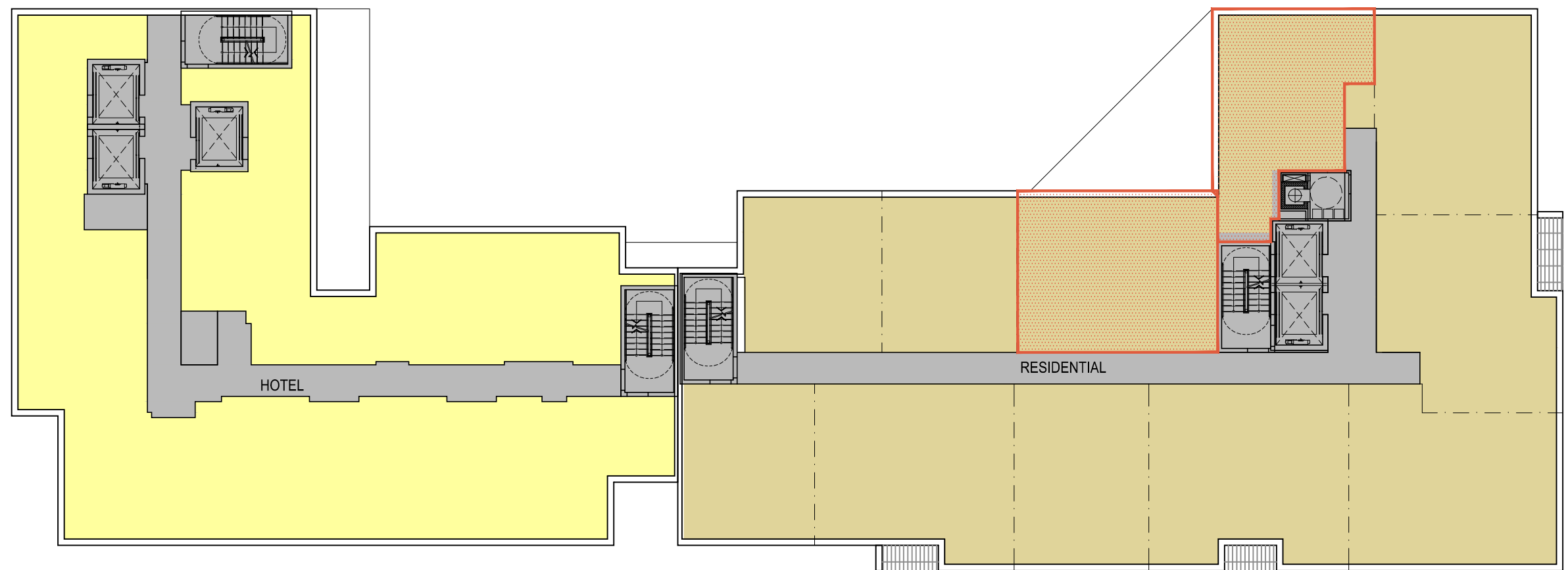
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3rd Floor Plan





- Residential Amenity
- Hotel Amenity
- Vegetation / Green Roof
- Service / Circulation
- Residential Units
- Hotel Rooms

- NOTES:**
1. Refer to sheet A111 for dimensions
 2. For vertical distribution refer to IZ Unit Mix chart on sheet A-008

- IZ Units 80 %
- IZ Units 50 %

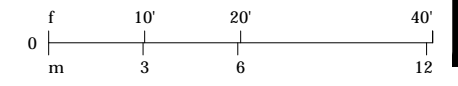


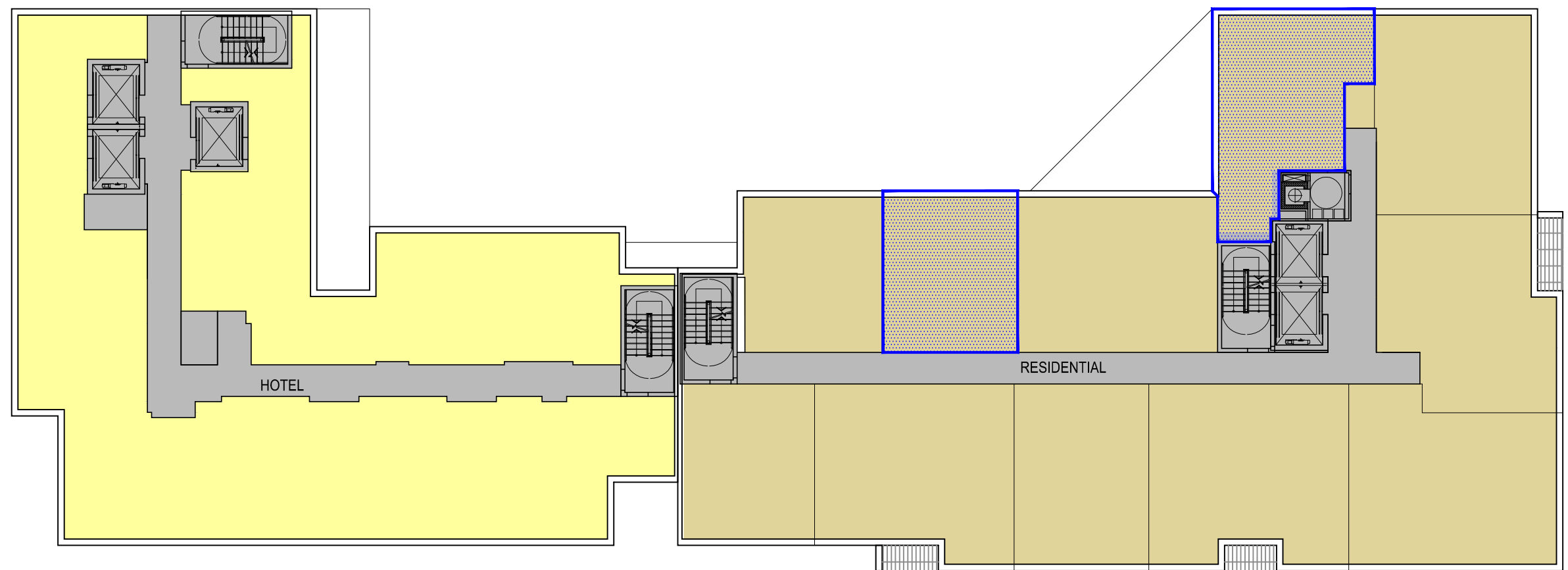
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4th Floor Plan





- Residential Amenity
- Hotel Amenity
- Vegetation / Green Roof
- Service / Circulation
- Residential Units
- Hotel Rooms

NOTES:

1. Refer to sheet A111 for dimensions
2. For vertical distribution refer to IZ Unit Mix chart on sheet A-008

- IZ Units 80 %
- IZ Units 50 %

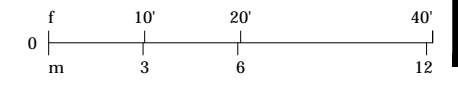


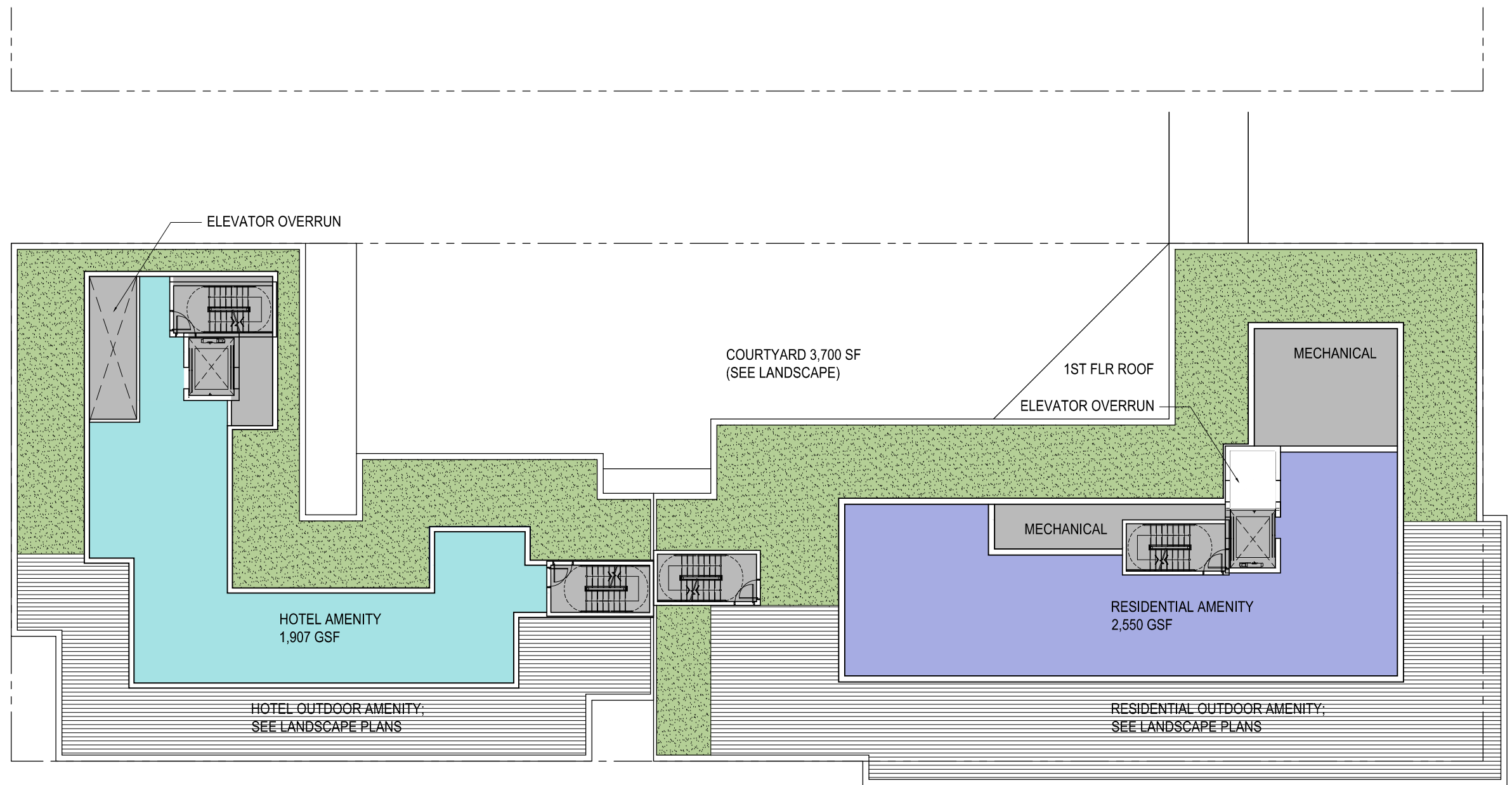
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5th Floor Plan





- Residential Amenity
- Hotel Amenity
- Vegetation / Green Roof
- Service / Circulation
- Residential Units
- Hotel Rooms

NOTES:
 1. For landscape refer to sheet L002
 2. Refer to sheet A111 for dimension and setbacks

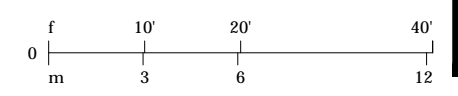


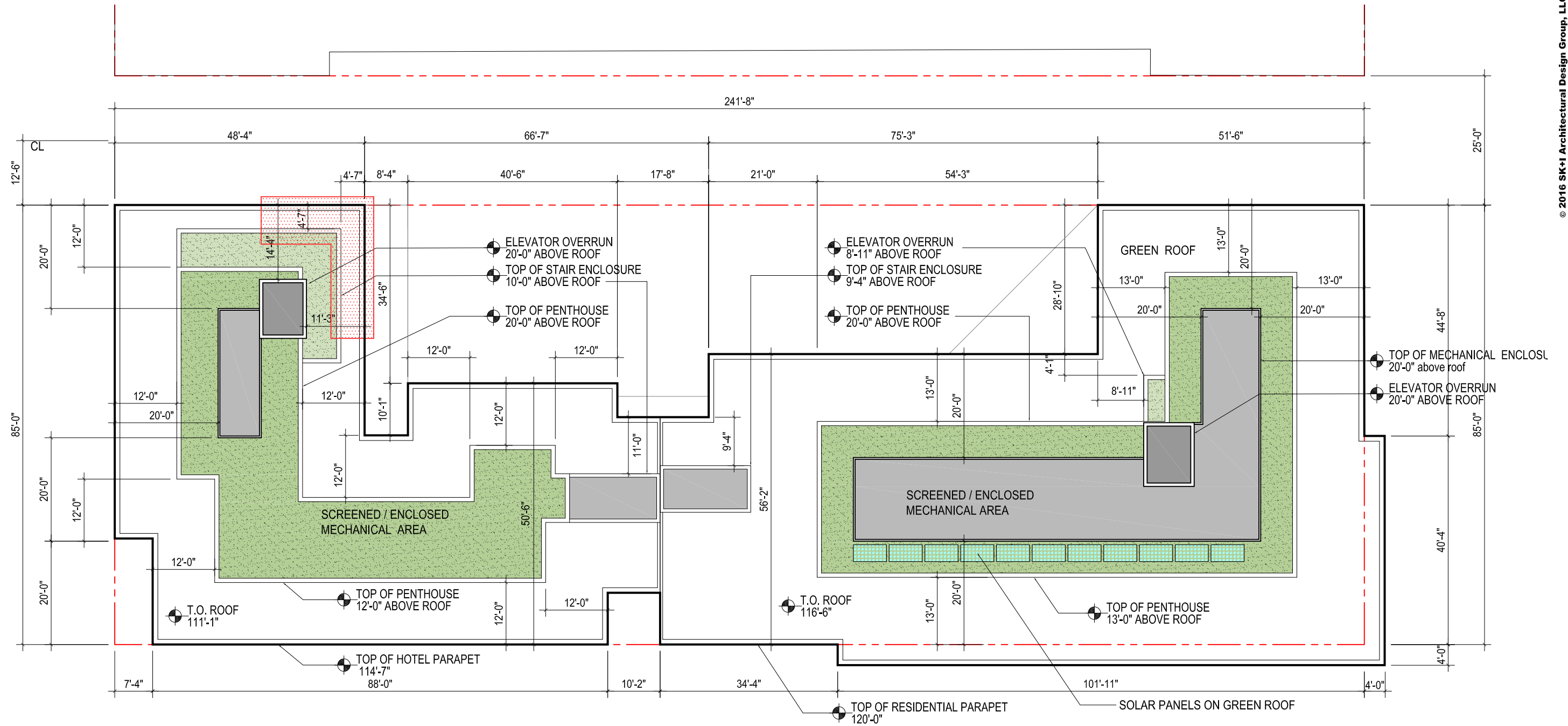
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Roof Plan





- NOTES:**
- Solar panels highest Point are 2' and they are set back 3' form the surface of the adjacent wall, (30Degree tilted)
- Mechanical or vertical circulation areas which are not complying with 1:1 set back rule,
 - Green roof



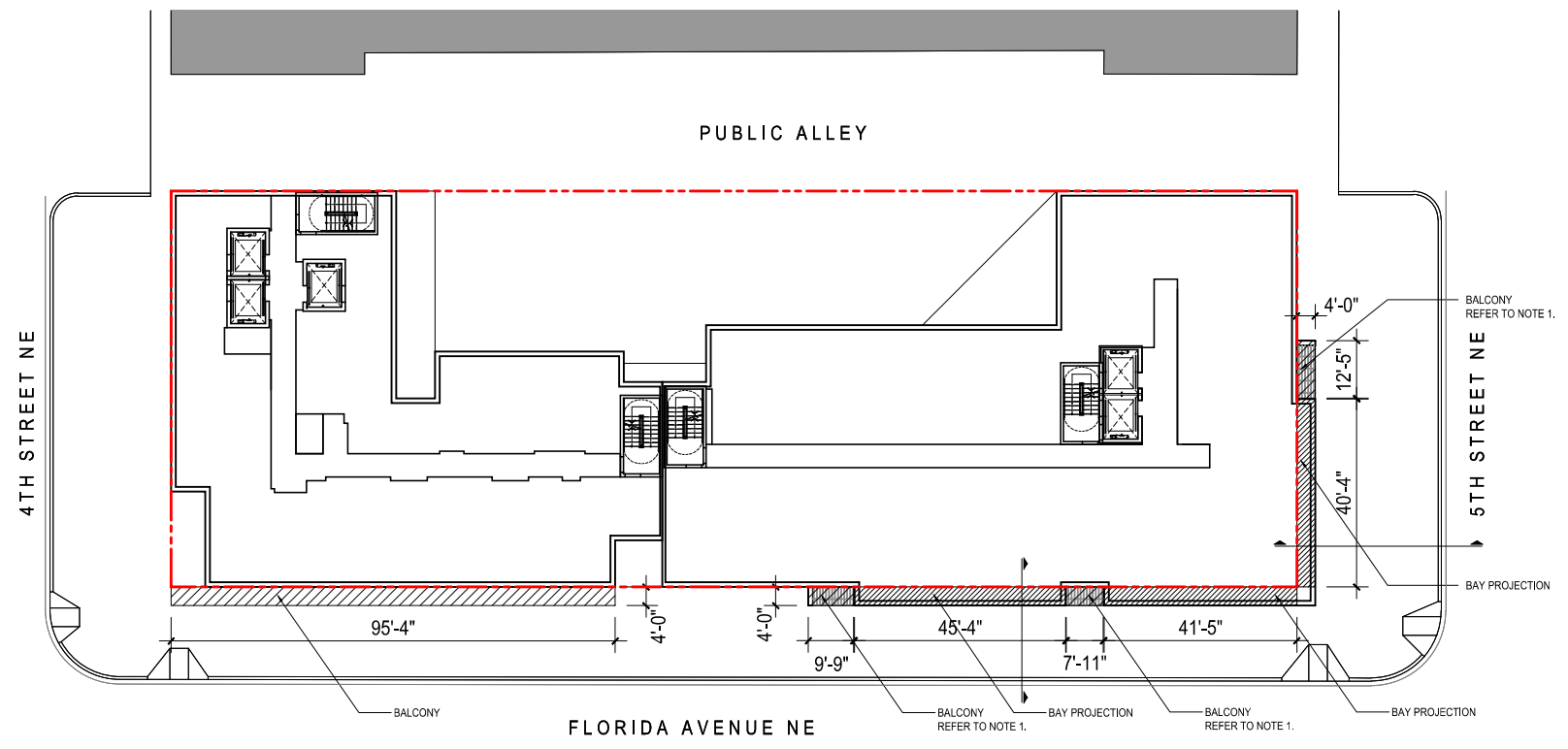
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October 27, 2016 | **A111**



Penthouse Plan

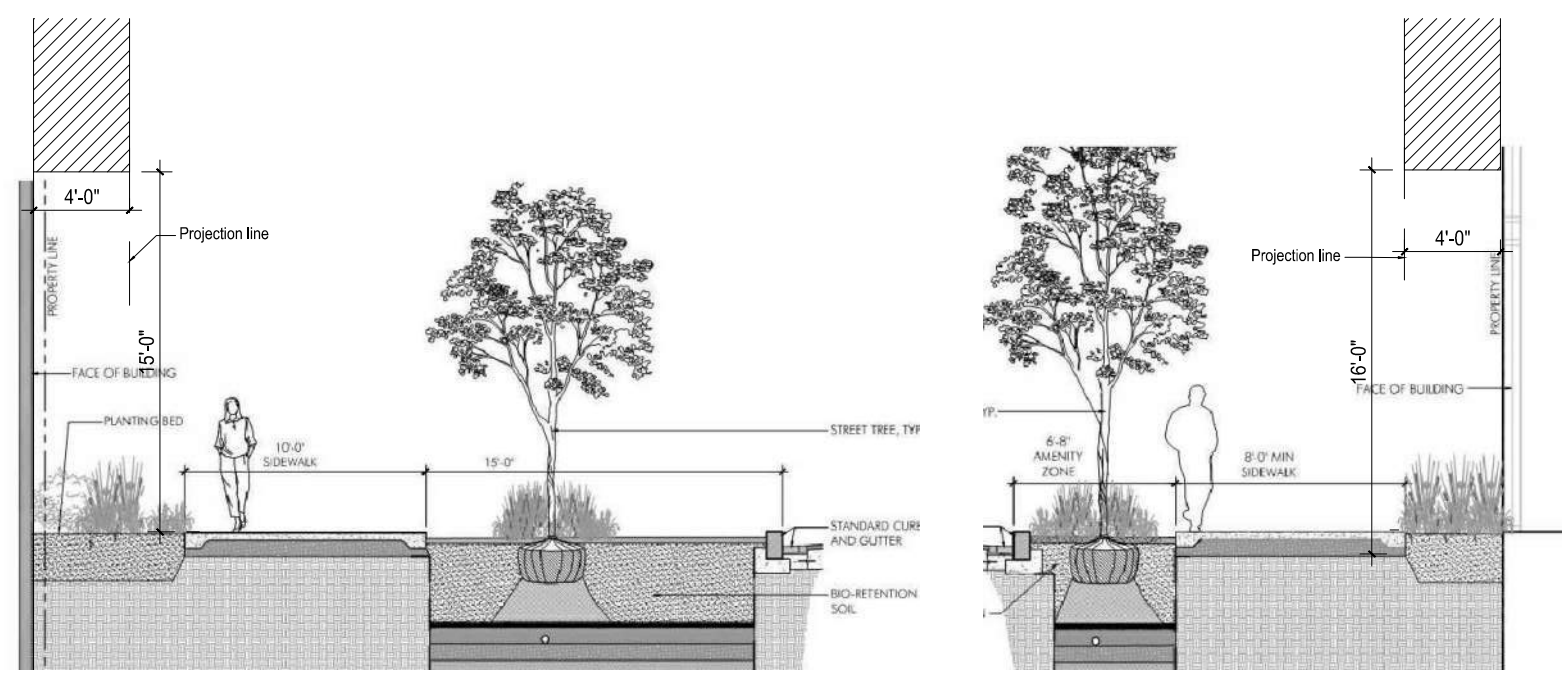




Projections:	Residential		Balcony Projection allowed (width)	Balcony Projection provided (width)	Projection depth allowed	Projection depth Provided
	Bay Projection allowed (width)	Bay Projection provided (width)				
Florida Ave.	121' - 6"	104' - 10"	NO LIMIT	17' - 8"	4'	4'
4th street						
5th street	23' - 10"	40' - 4"	NO LIMIT	12' - 5"	4'	4'

* Balconies on the florida ave. at the residential building are not connected to bay projections,
 ** Needs code modification

Projections:	Hotel		Balcony Projection allowed (width)	Balcony Projection provided (width)	Projection depth allowed	Projection depth Provided
	Bay Projection allowed (width)	Bay Projection provided (width)				
Florida Ave.			NO LIMIT	95' - 4"	4'	4'
4th street						
5th street						



- NOTES:
- Balcony at residential building are not structurally connected to the bay projections.
 - Lowest point of the bay projections on Florida Ave. is 16', and the Lowest point of bay projection on 5th street is 15'



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Projections into public space

