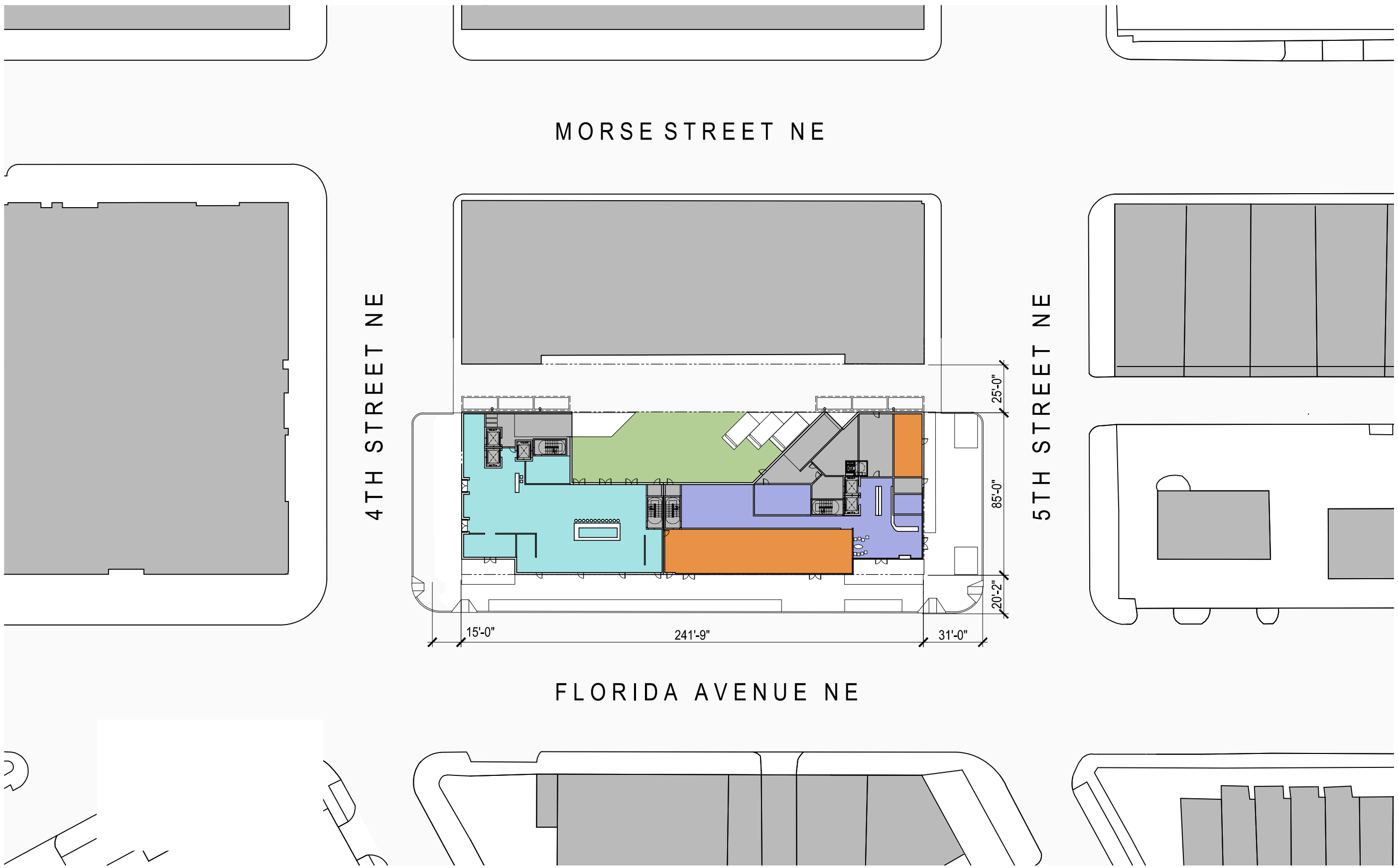


Architecture



October 27, 2016

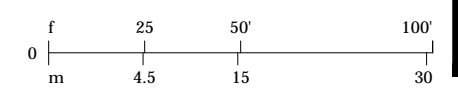


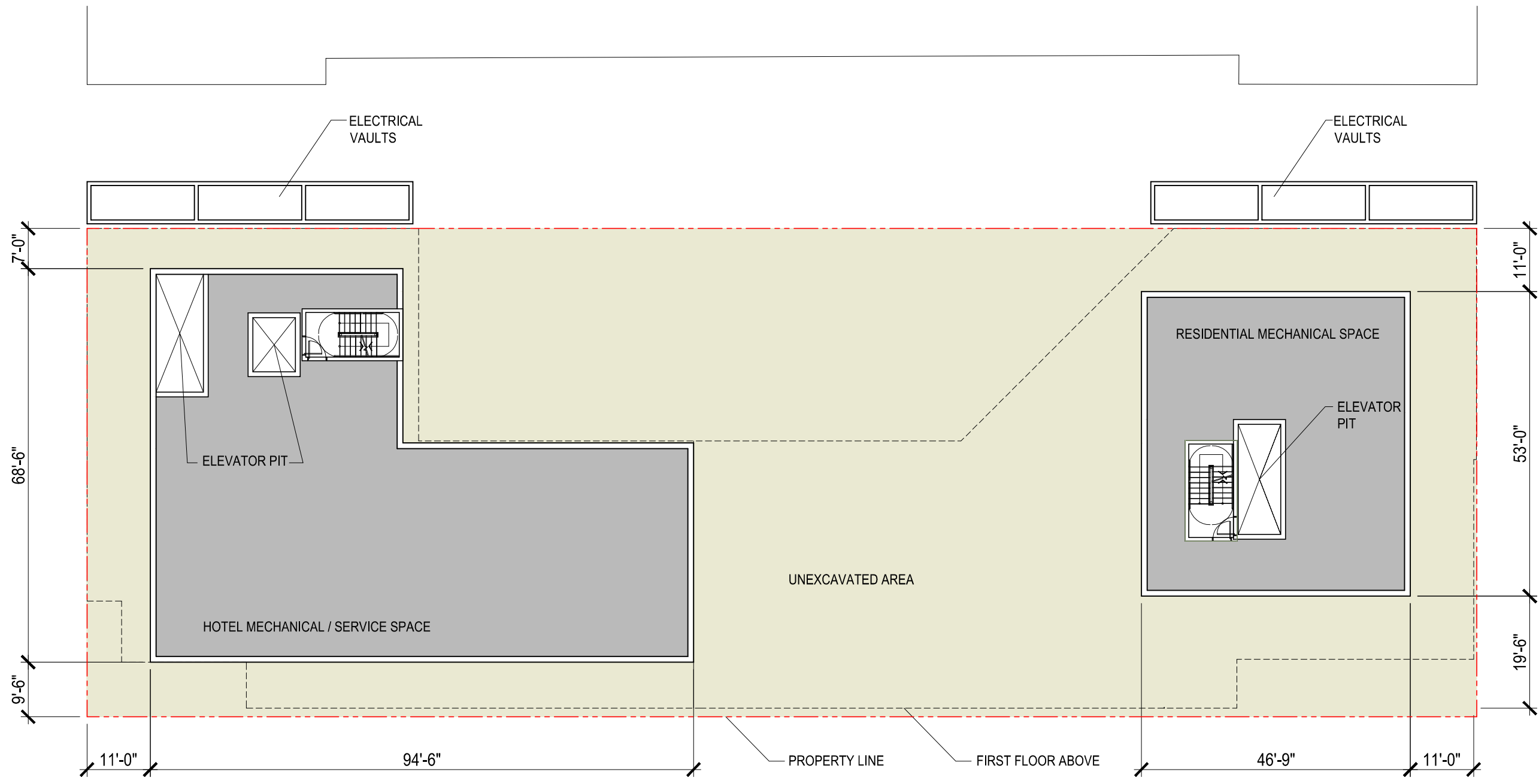
400 Florida Avenue | Washington DC

November 18, 2016 | A100



Site Plan





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

NOTES:
1. Refer to sheet A111 for dimensions

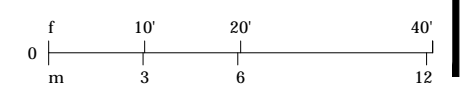


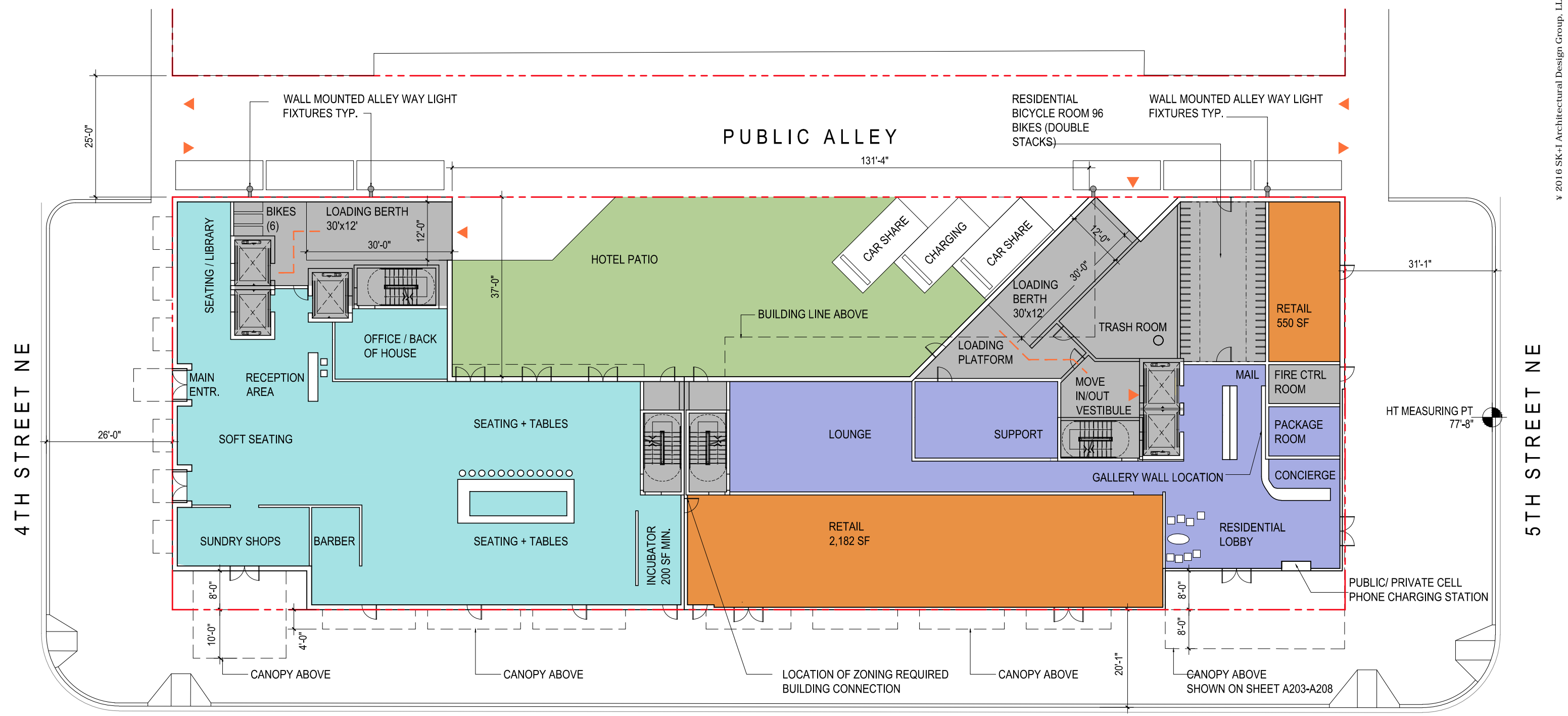
400 Florida Avenue | Washington DC

November 18, 2016 | A101



Cellar Floor Plan





- 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

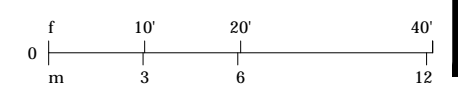


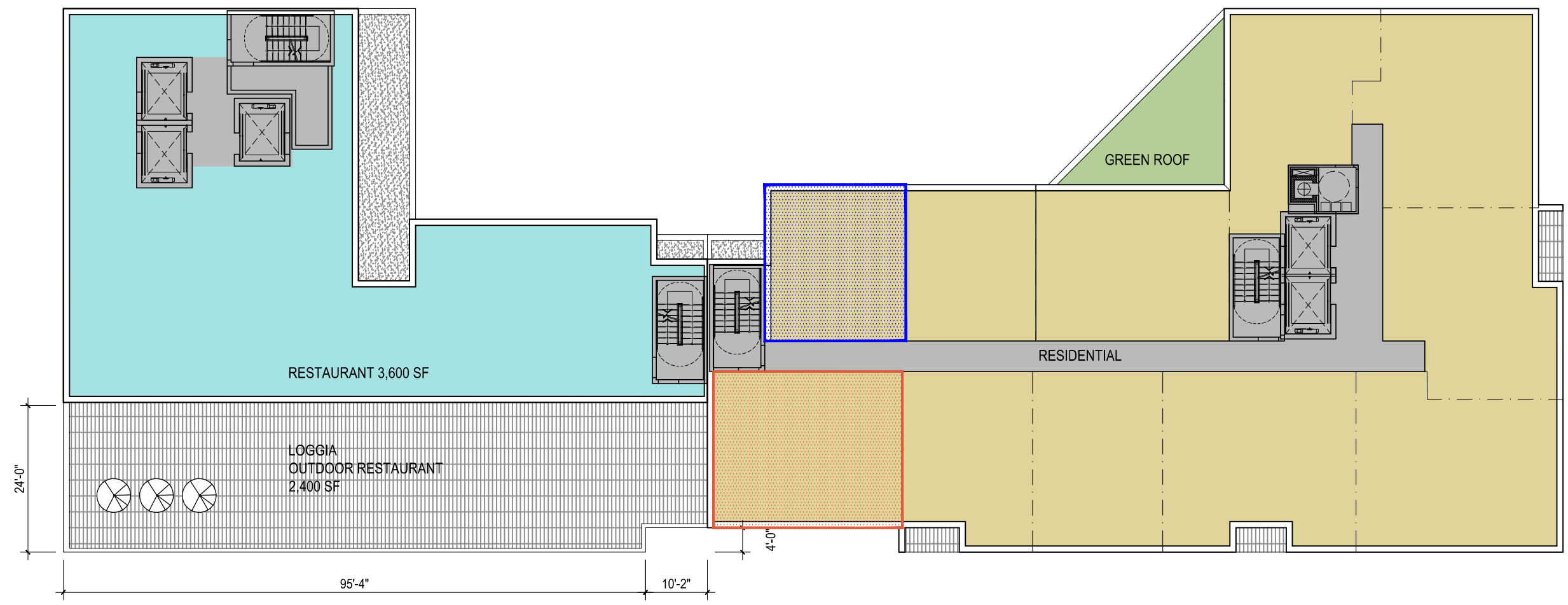
400 Florida Avenue | Washington DC

November 18, 2016 | A102



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 %



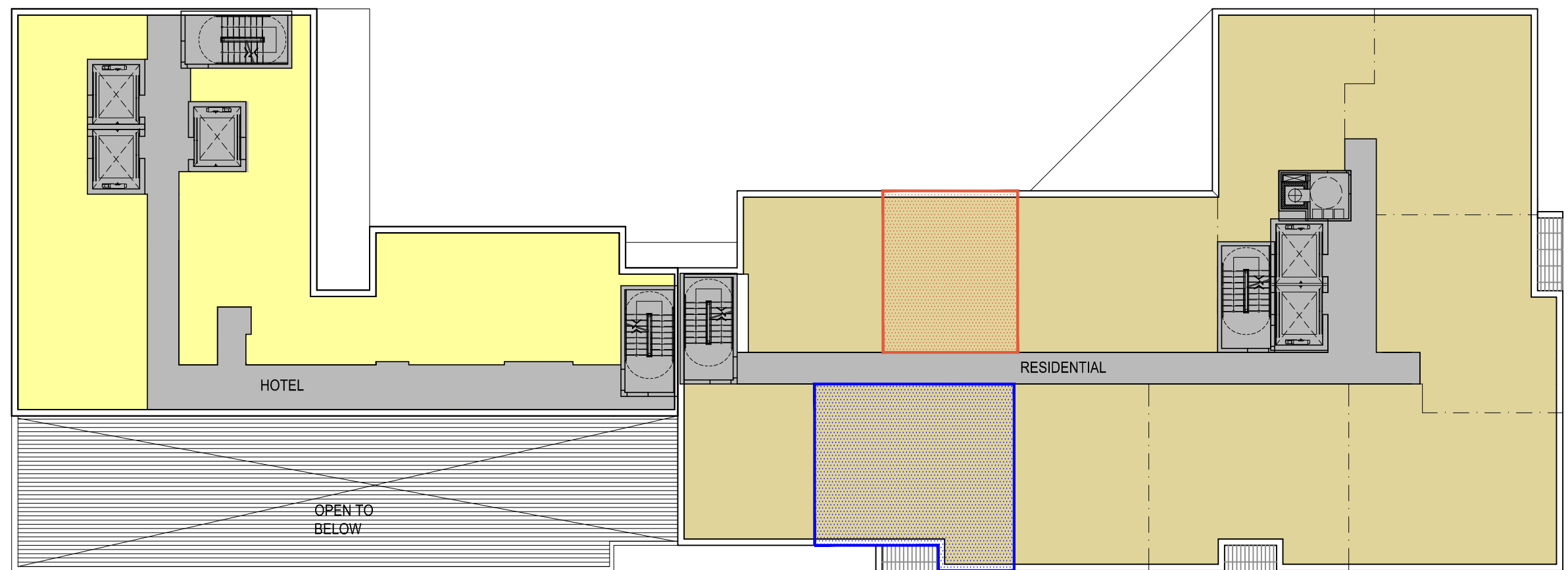
400 Florida Avenue | Washington DC

November 18, 2016 | A103



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 %

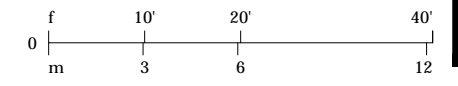


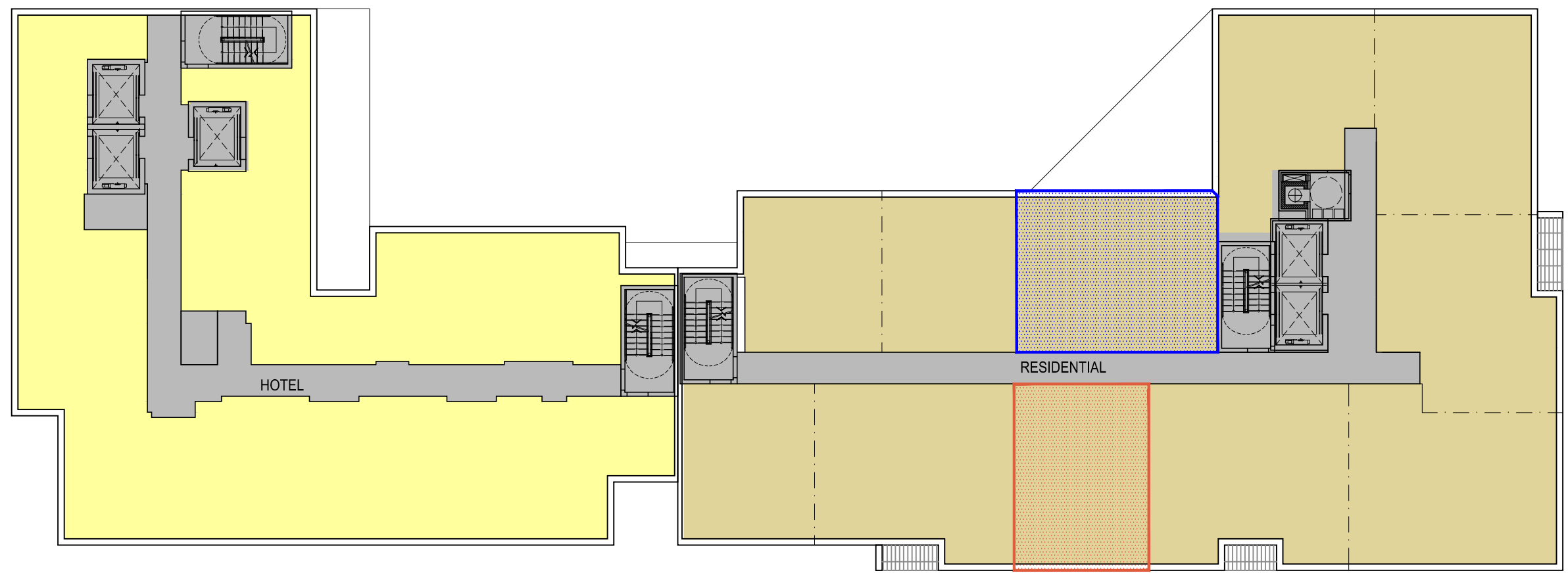
400 Florida Avenue | Washington DC

November 18, 2016 | A104



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 %

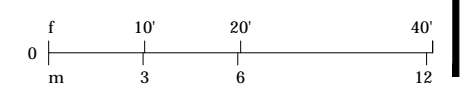


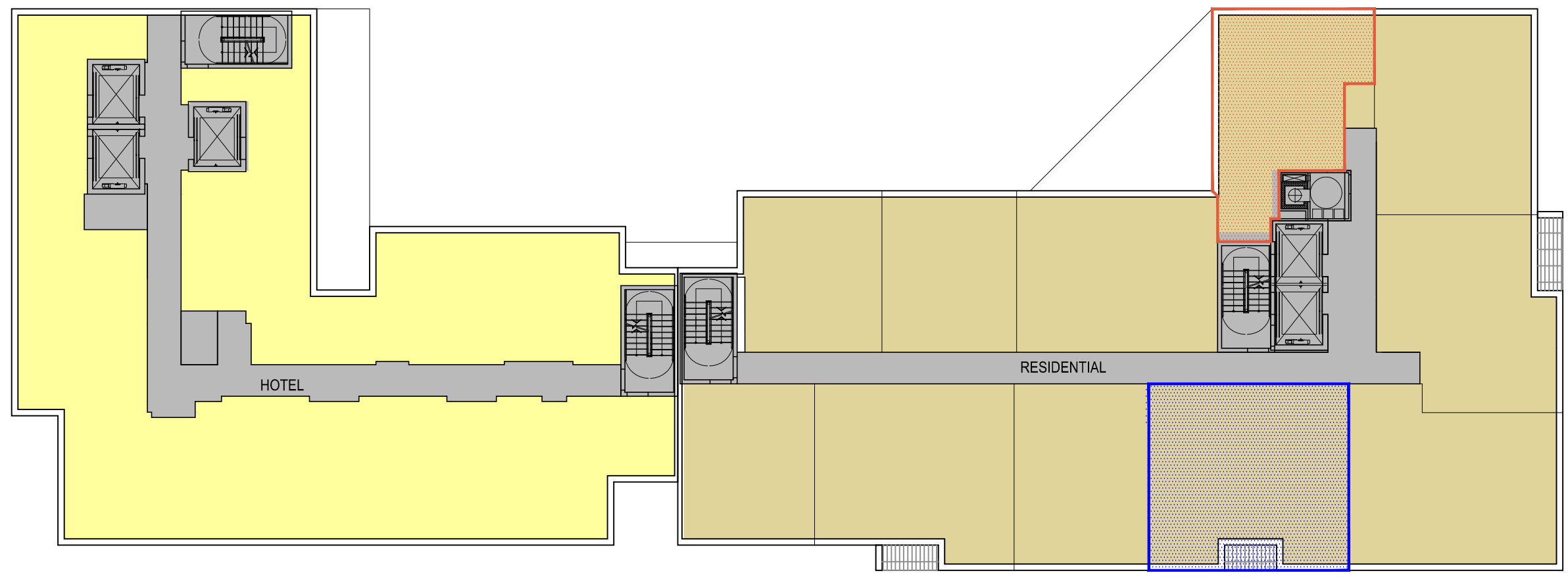
400 Florida Avenue | Washington DC

November 18, 2016 | A105



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 %

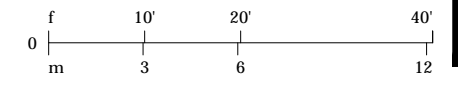


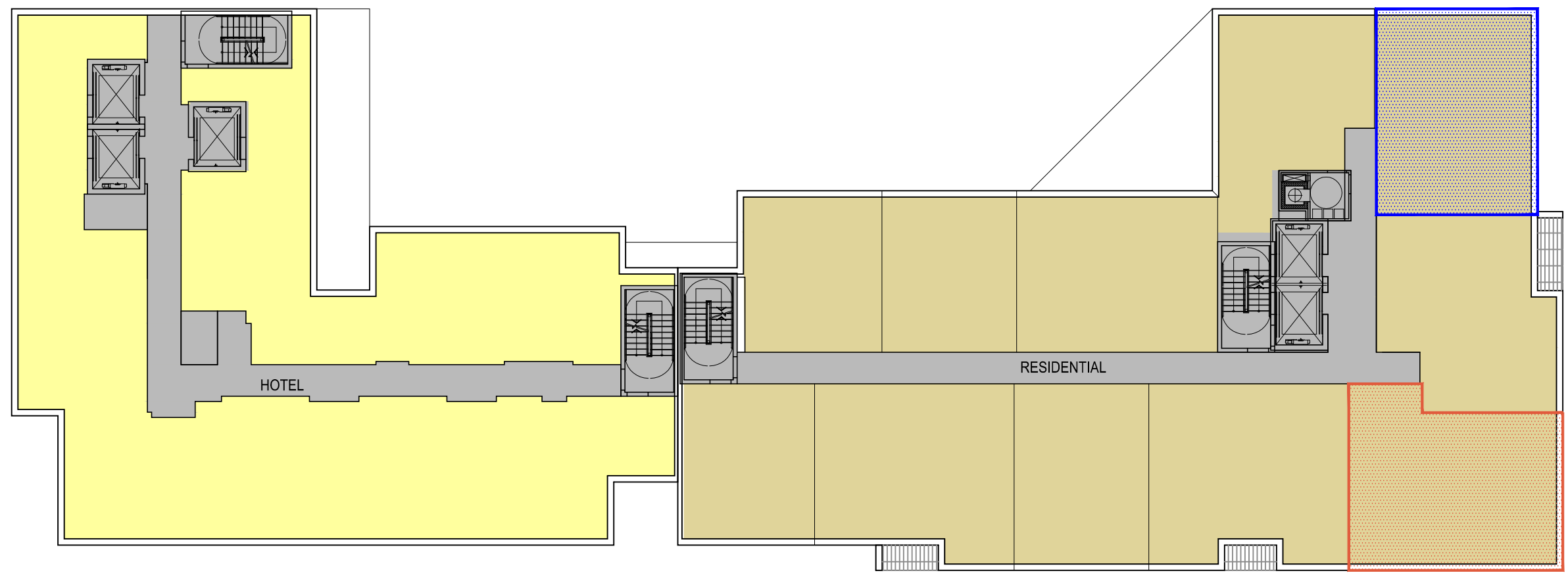
400 Florida Avenue | Washington DC

November 18, 2016 | A106



5th 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 %

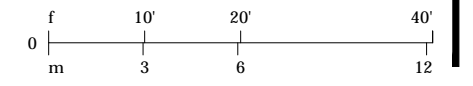


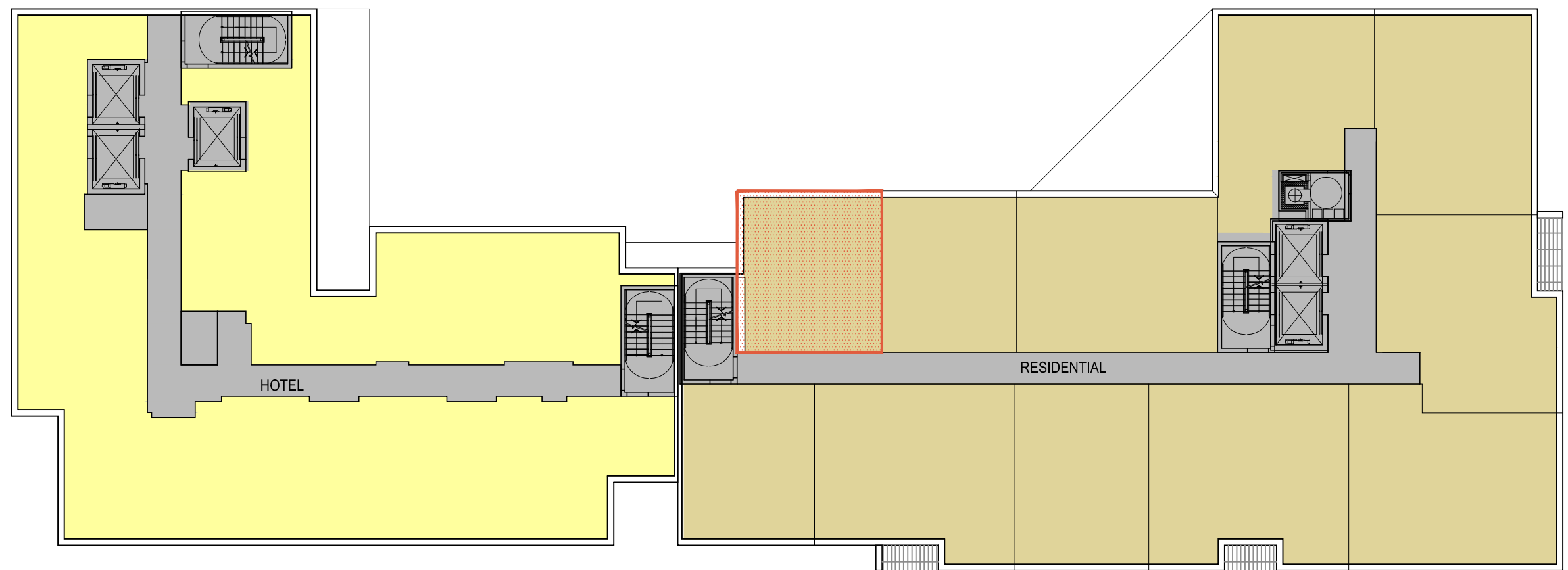
400 Florida Avenue | Washington DC

November 18, 2016 | A107



6th 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 %

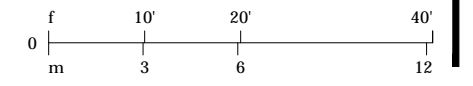


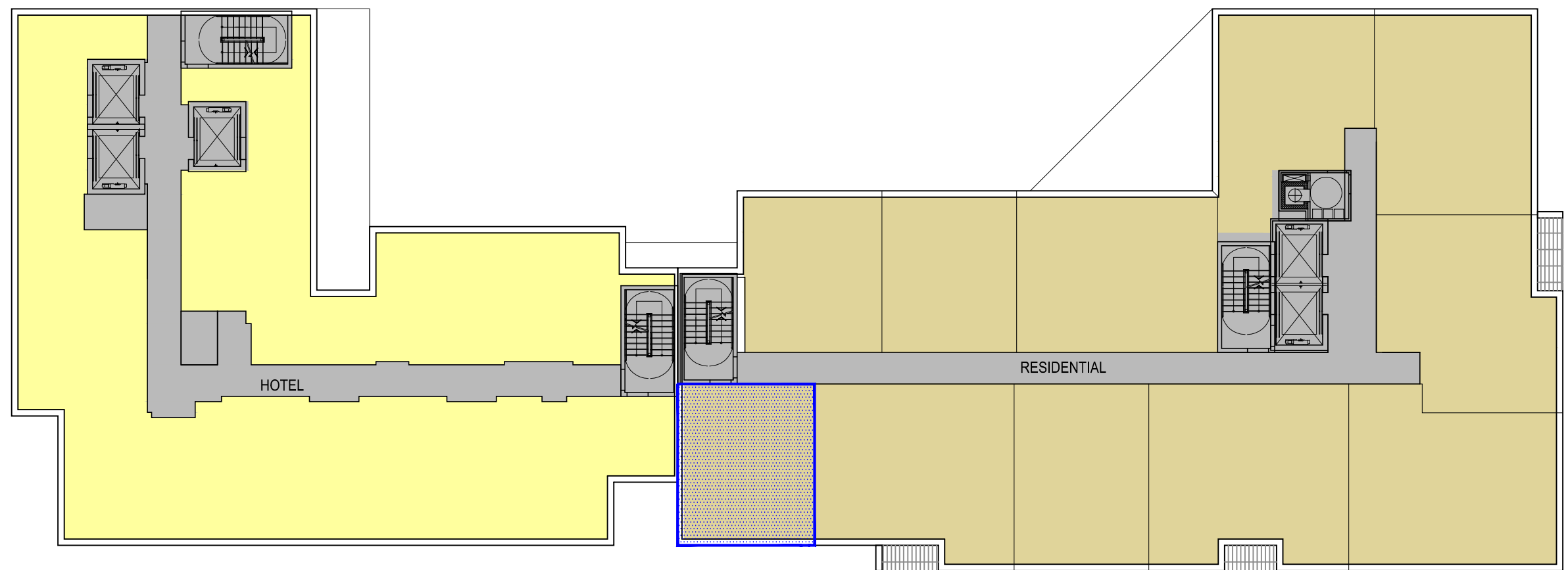
400 Florida Avenue | Washington DC

November 18, 2016 | A108



7th 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 %

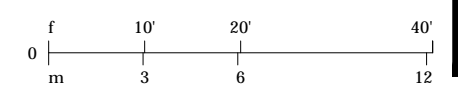


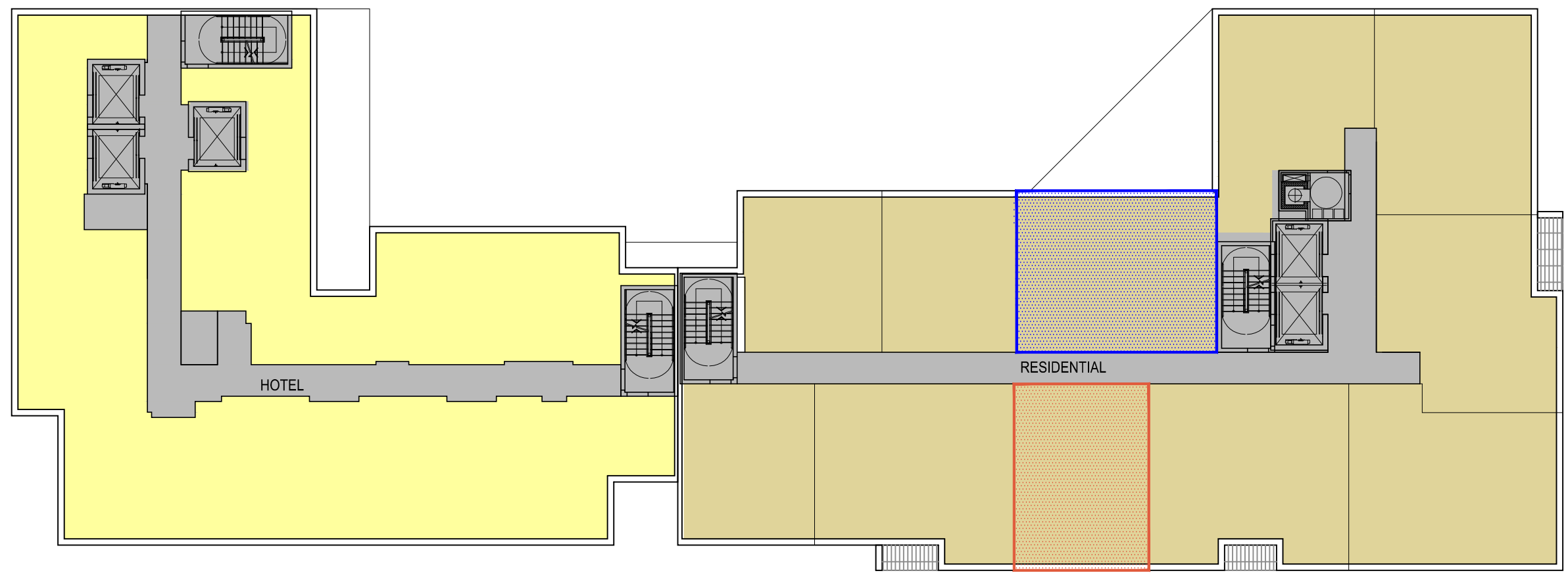
400 Florida Avenue | Washington DC

November 18, 2016 | A108A



8th 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 %

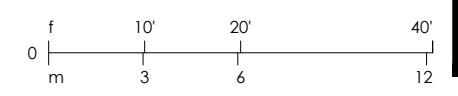


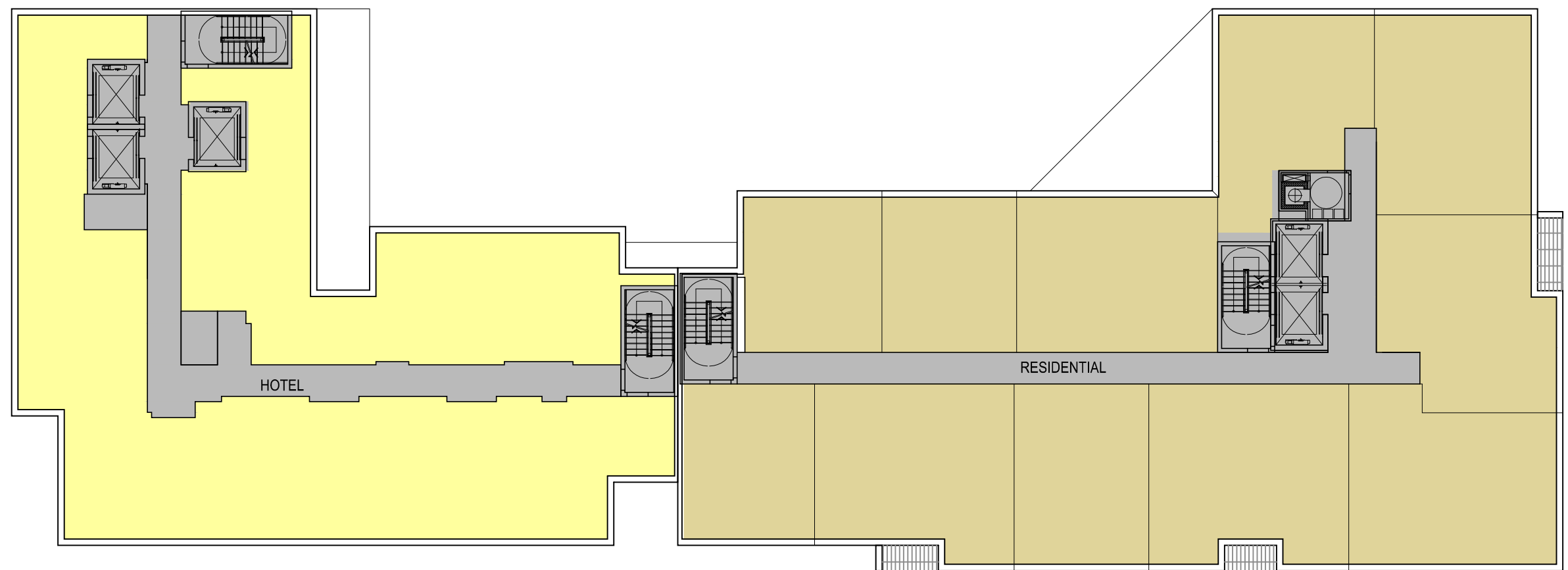
400 Florida Avenue | Washington DC

November 18, 2016 | A109



9th Floor Plan





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

NOTES:
 1. Refer to sheet A111 for dimensions

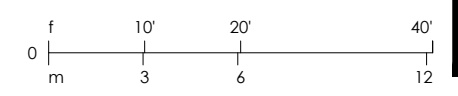


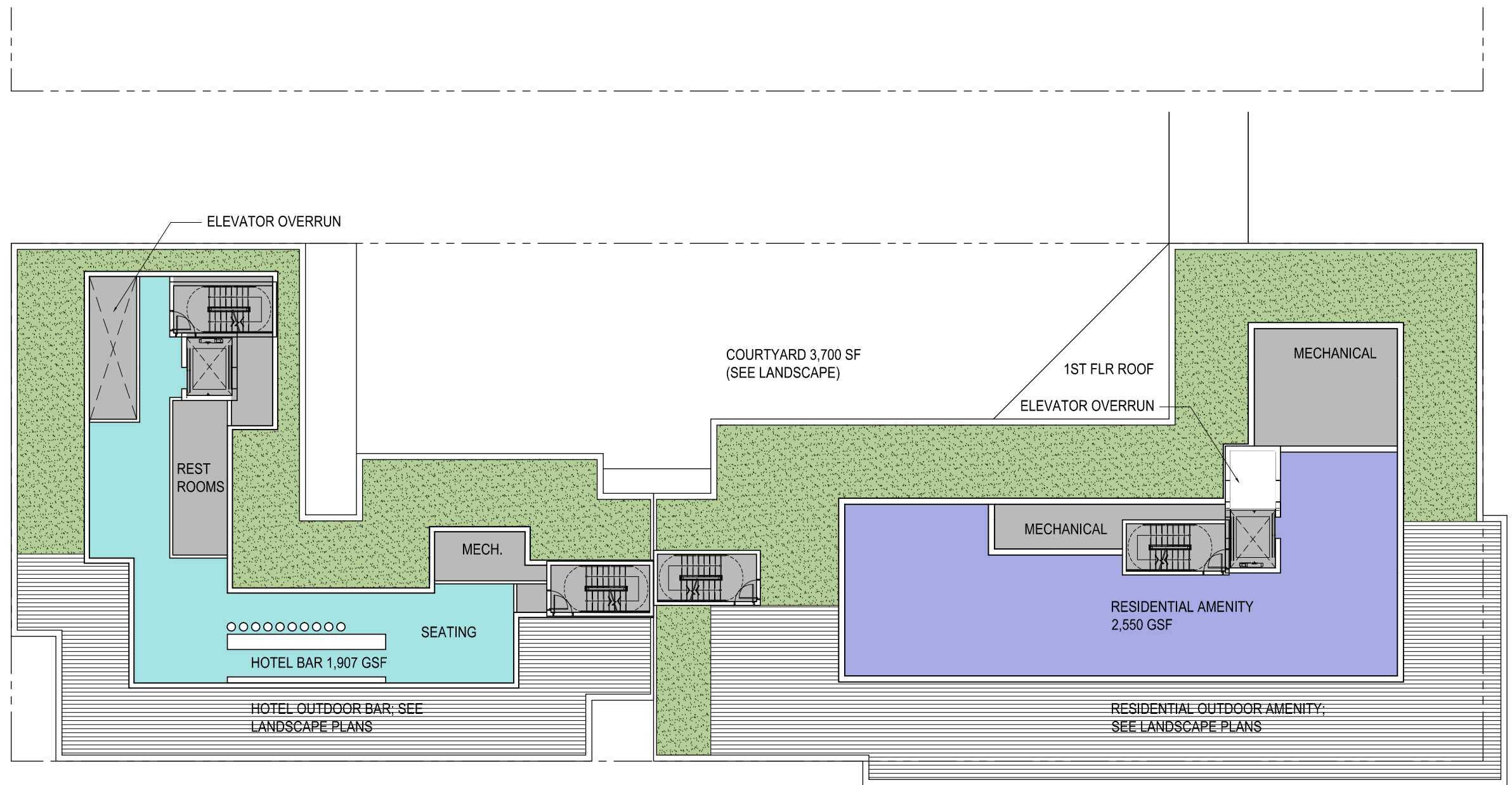
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November 18, 2016 | A109A



10th & 11th 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

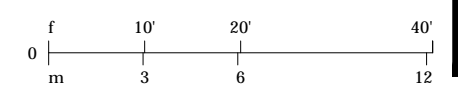


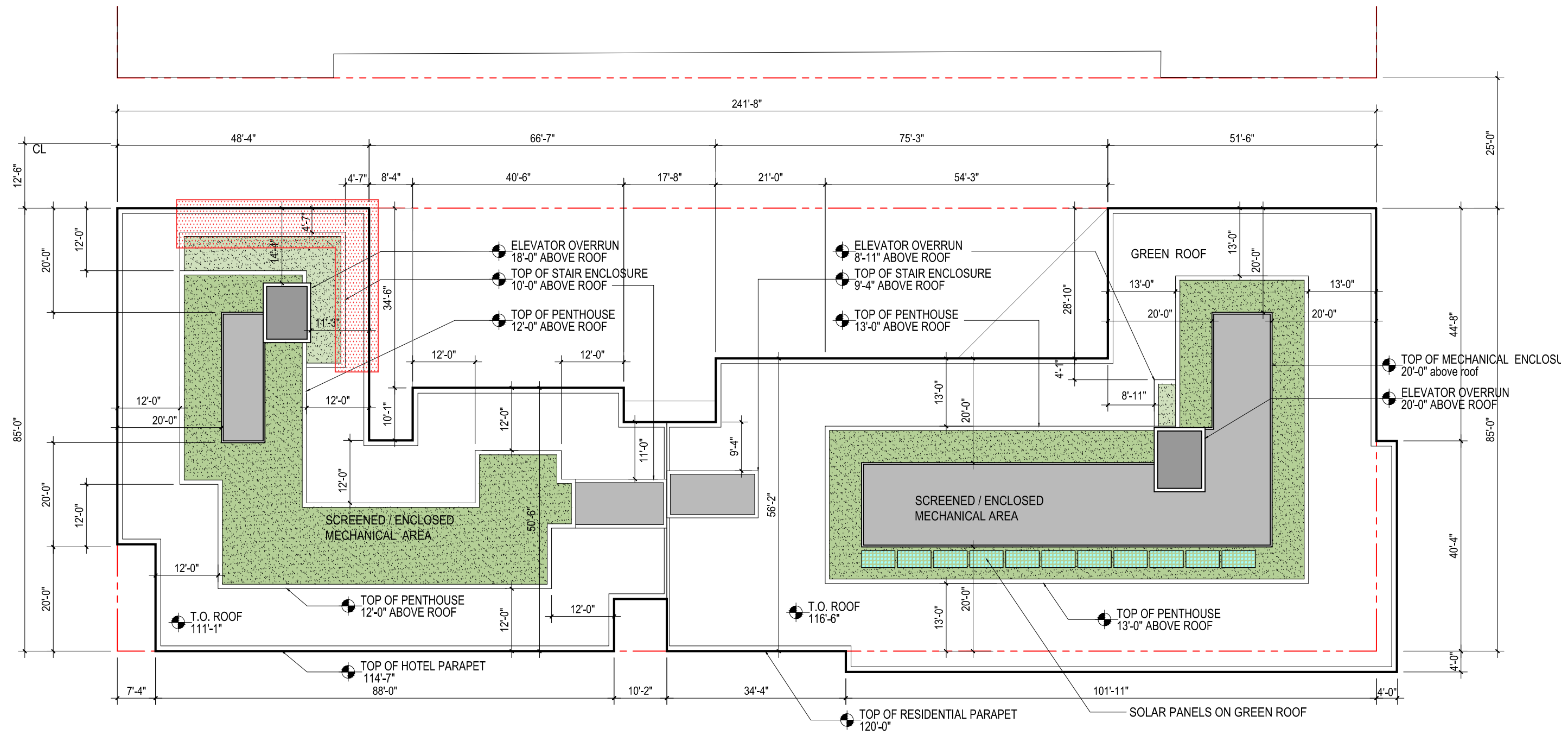
400 Florida Avenue | Washington DC

November 18, 2016 | A110




Roof Plan






NOTES:

- Solar panels highest Point are 2' and they are set back 3' from 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

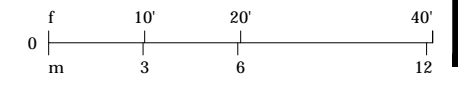


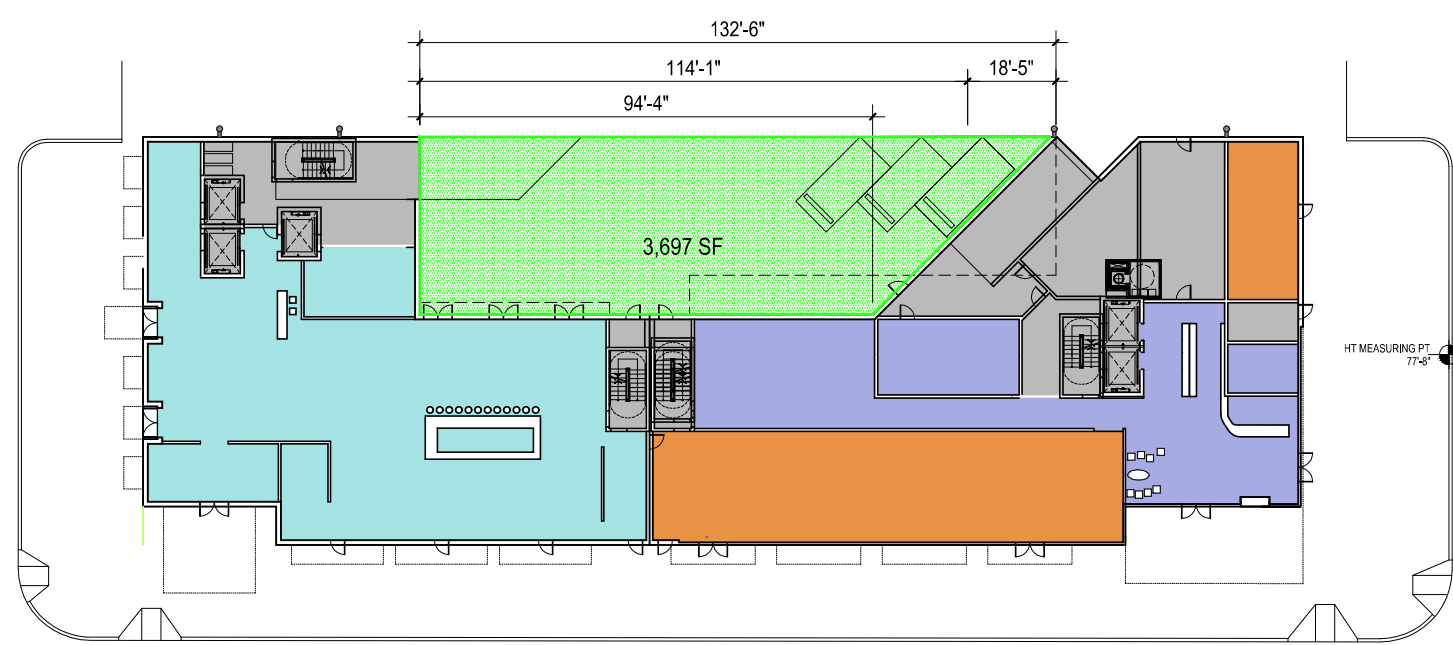
400 Florida Avenue | Washington DC

November 18, 2016 | A111

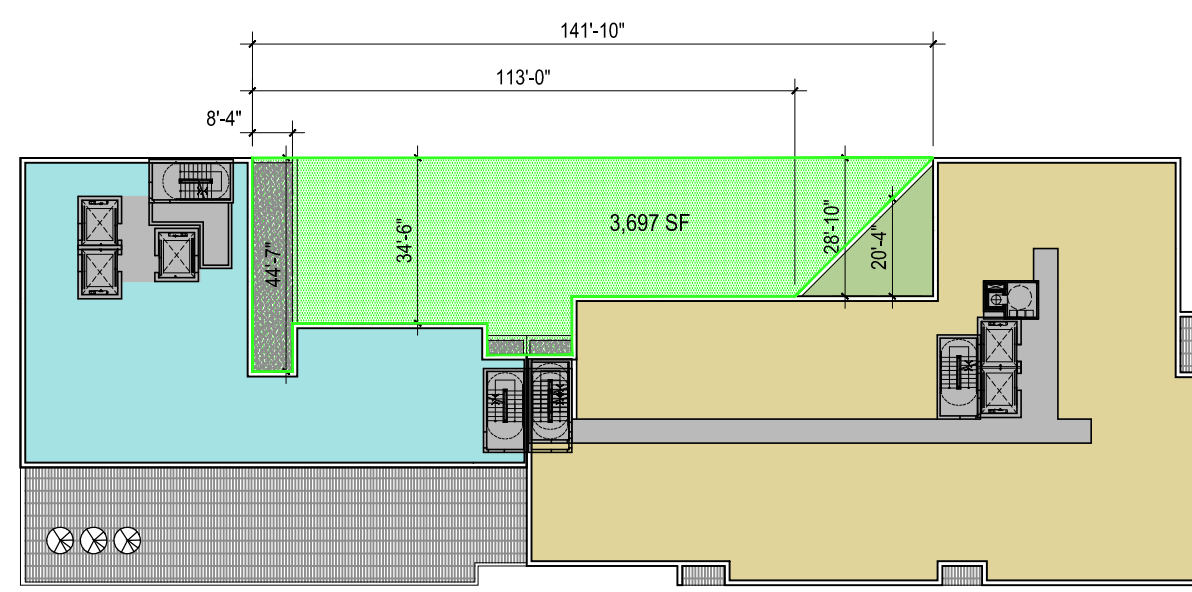


Penthouse Plan

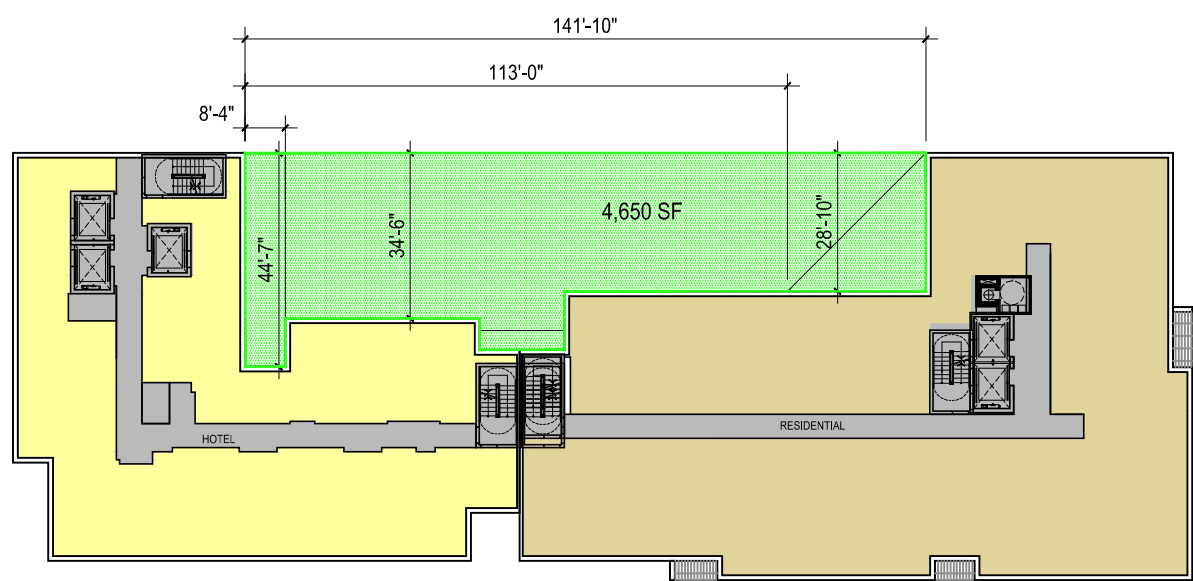




1st floor



2nd floor



3rd - 11th floor

NOTES:

1. Refer to sheet A102 and A111 for dimensions open court
- Open court

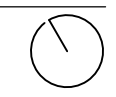
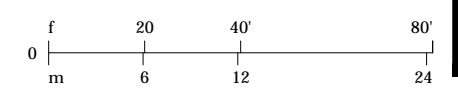


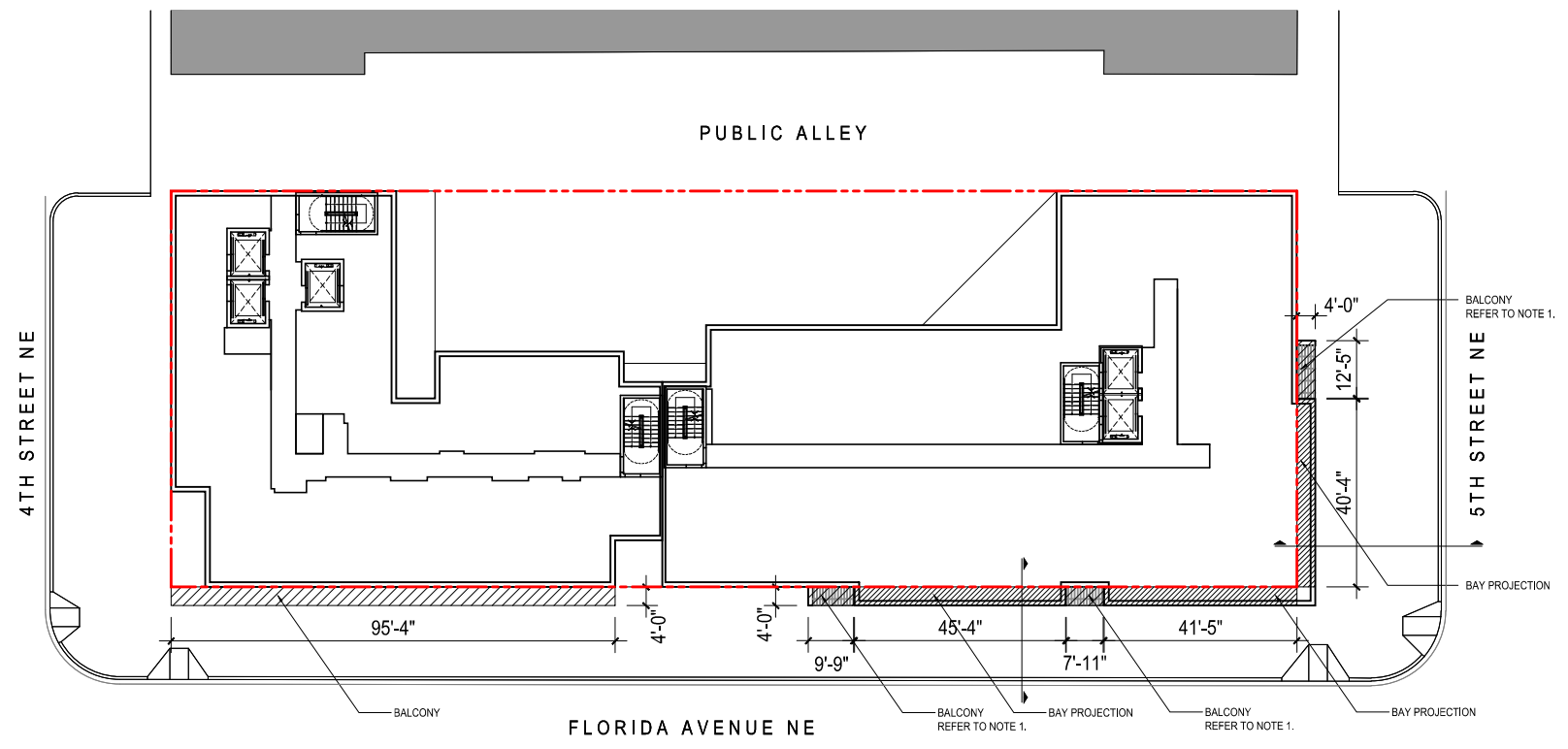
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November 18, 2016 | A112



Court Diagram

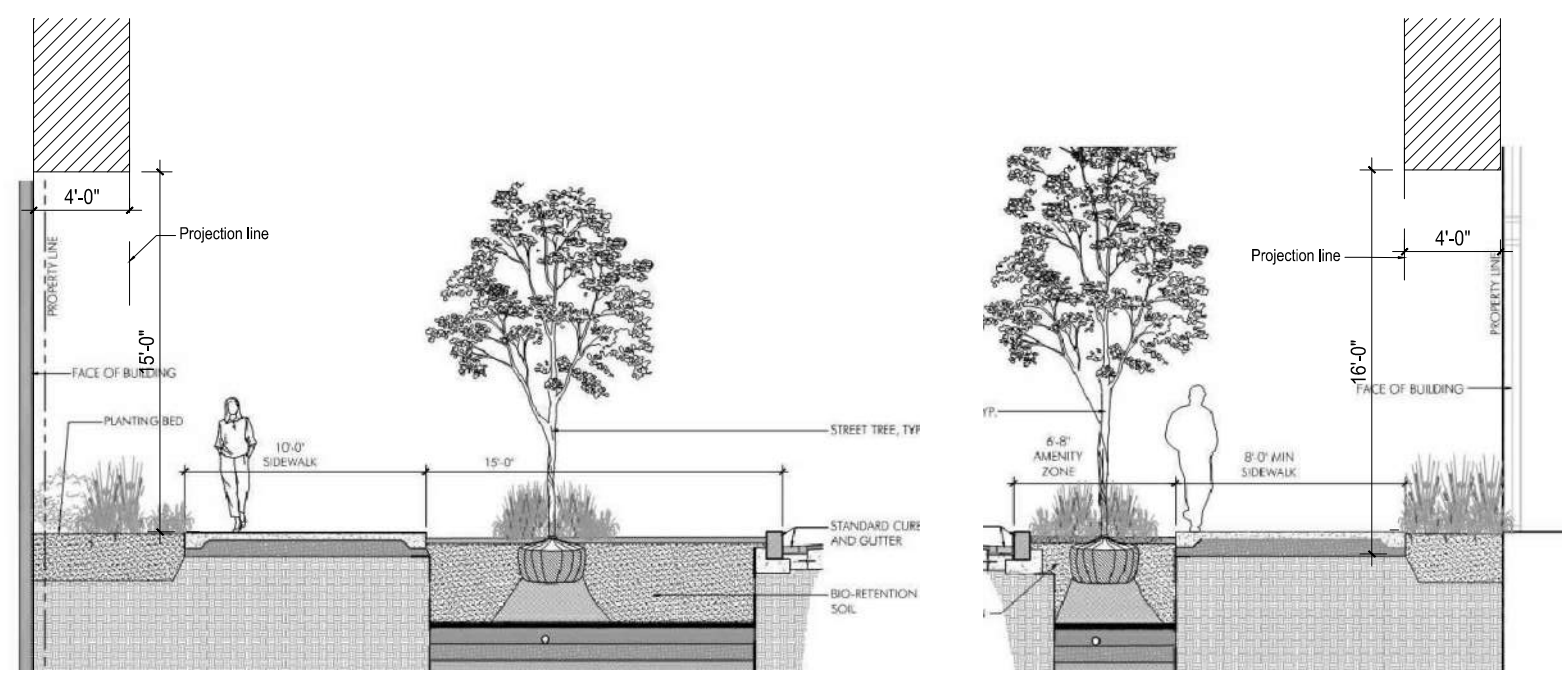




Projections:	Residential					
	Bay Projection allowed (width)	Bay Projection provided (width)	Balcony Projection allowed (width)	Balcony Projection provided (width)	Projection depth allowed	Projection depth Provided
Florida Ave.	121' - 6"	104' - 10"	NO LIMIT	17' - 8"	4'	4'
4th street						
5th street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



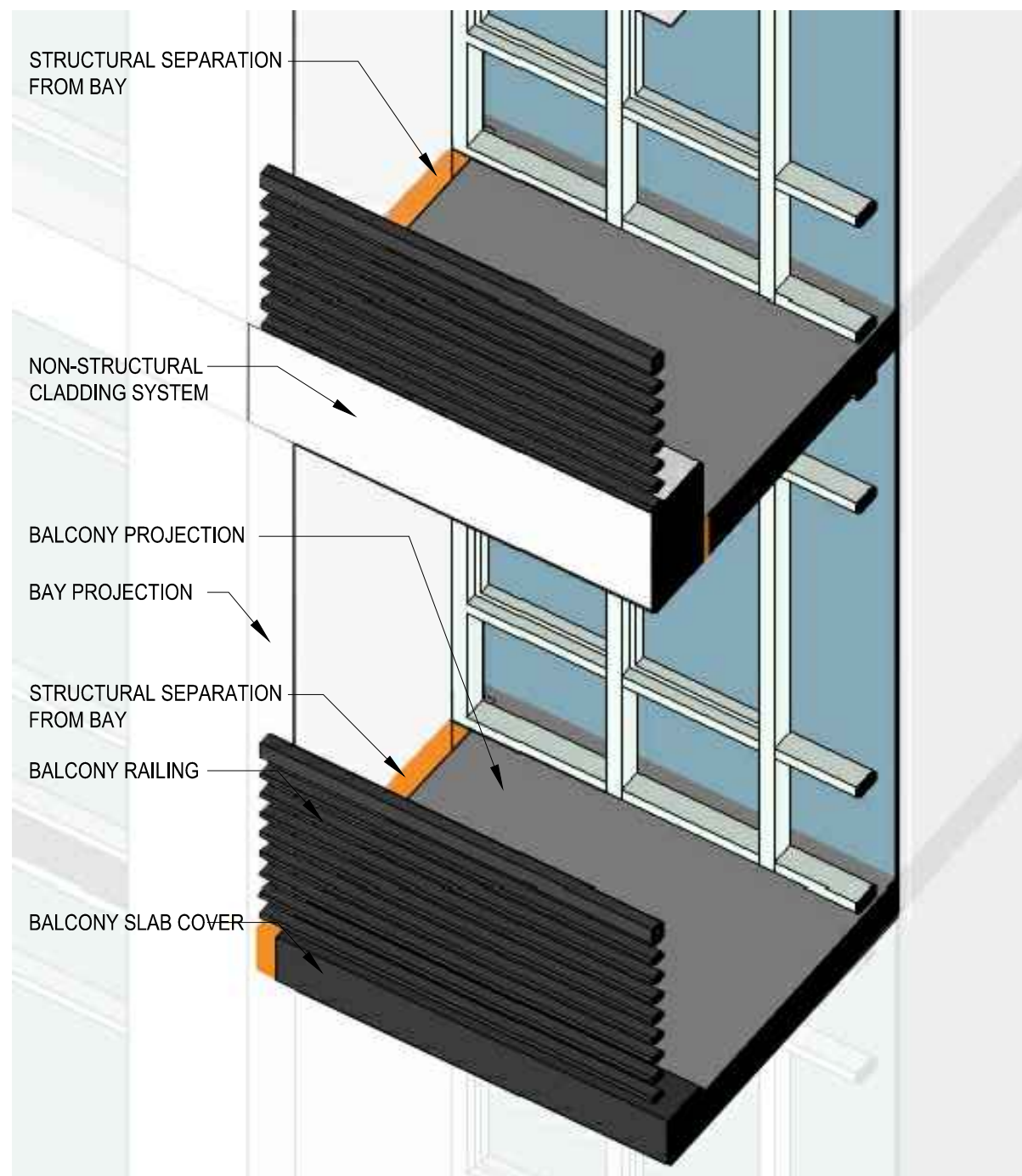
400 Florida Avenue | Washington DC

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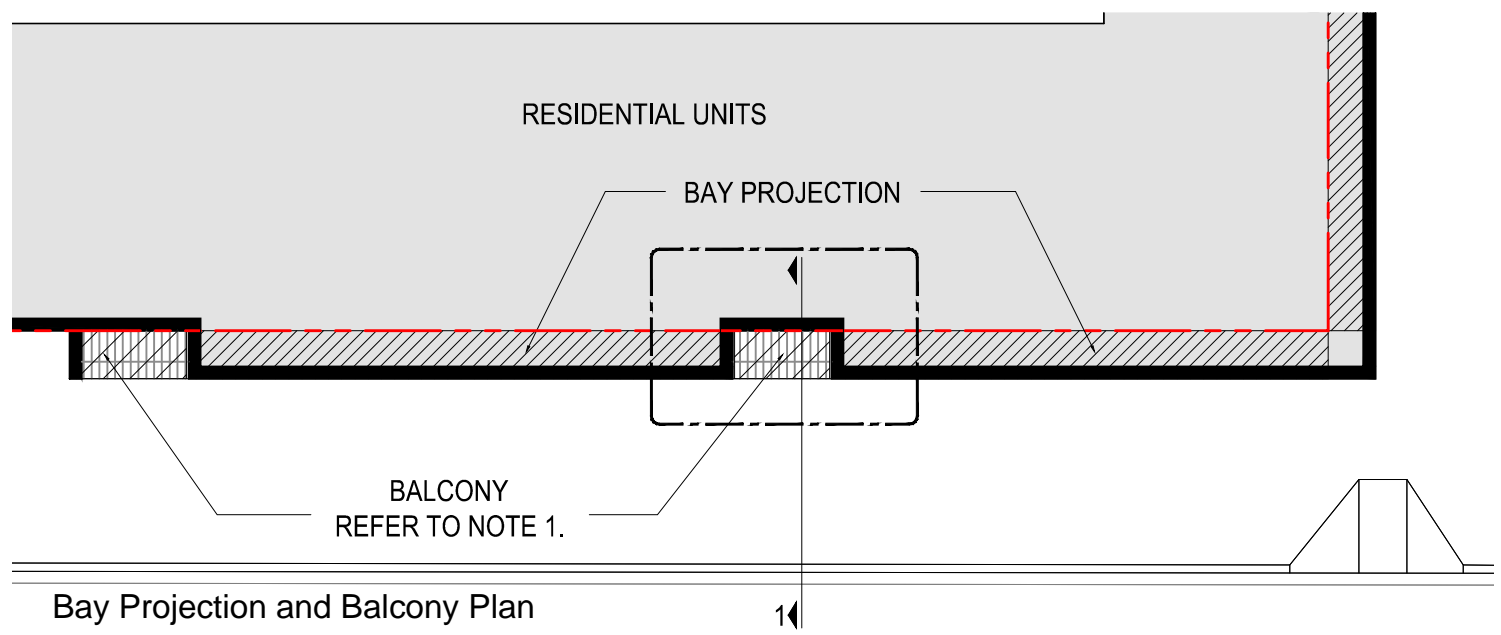


Projections into public space

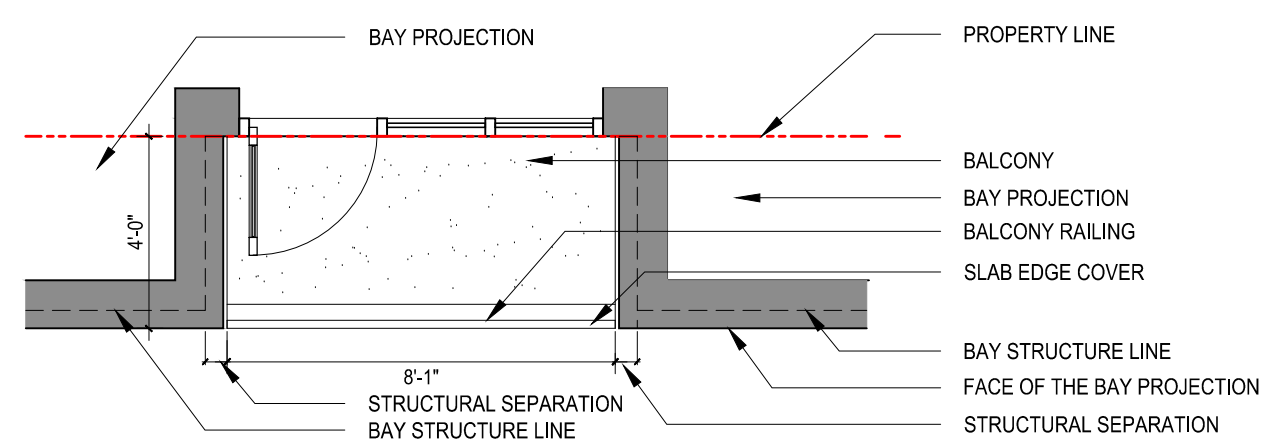




Structural Separation of Balconies Diagram
SECTION 1



Bay Projection and Balcony Plan



Florida Ave. Bay Projection and Balconies
Enlarge Plan

- NOTES:
1. Balcony at residential building are not structurally connected to the bay projections.
 2. 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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Bay Projection Details

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