



810 O Street, NW Washington DC

POST HEARING SUBMISSION

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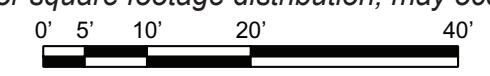
IZ SUMMARY

NSF Residential	67,175	3,931	71,106
GFA Multiplier	18.48%		
8% GFA IZ Requirement	6,592	386	6,978
8% NSF IZ Requirement	5,374	314	5,688
1BR	50%		
2BR	28%		
3BR	22%		

Unit	1BR		2BR		3BR		Total		AMI %
	NSF	GFA	NSF	GFA	NSF	GFA	NSF	GFA	
203									
204	1010	1197					1010	1197	80%
205	929	1101					929	1101	50%
207									
209									
303									
304	1010	1197					1010	1197	80%
307			976	1156			976	1156	50%
308									
309			1004	1190			1004	1190	80%
407					976	1156	976	1156	50%
408									
409									
Total	2,949	3,494	1,980	2,346	976	1,156	5,905	6,996	



Note: The interior layout shown of the building is schematic. Changes to the layouts, not affecting the exterior envelop or square footage distribution, may occur.

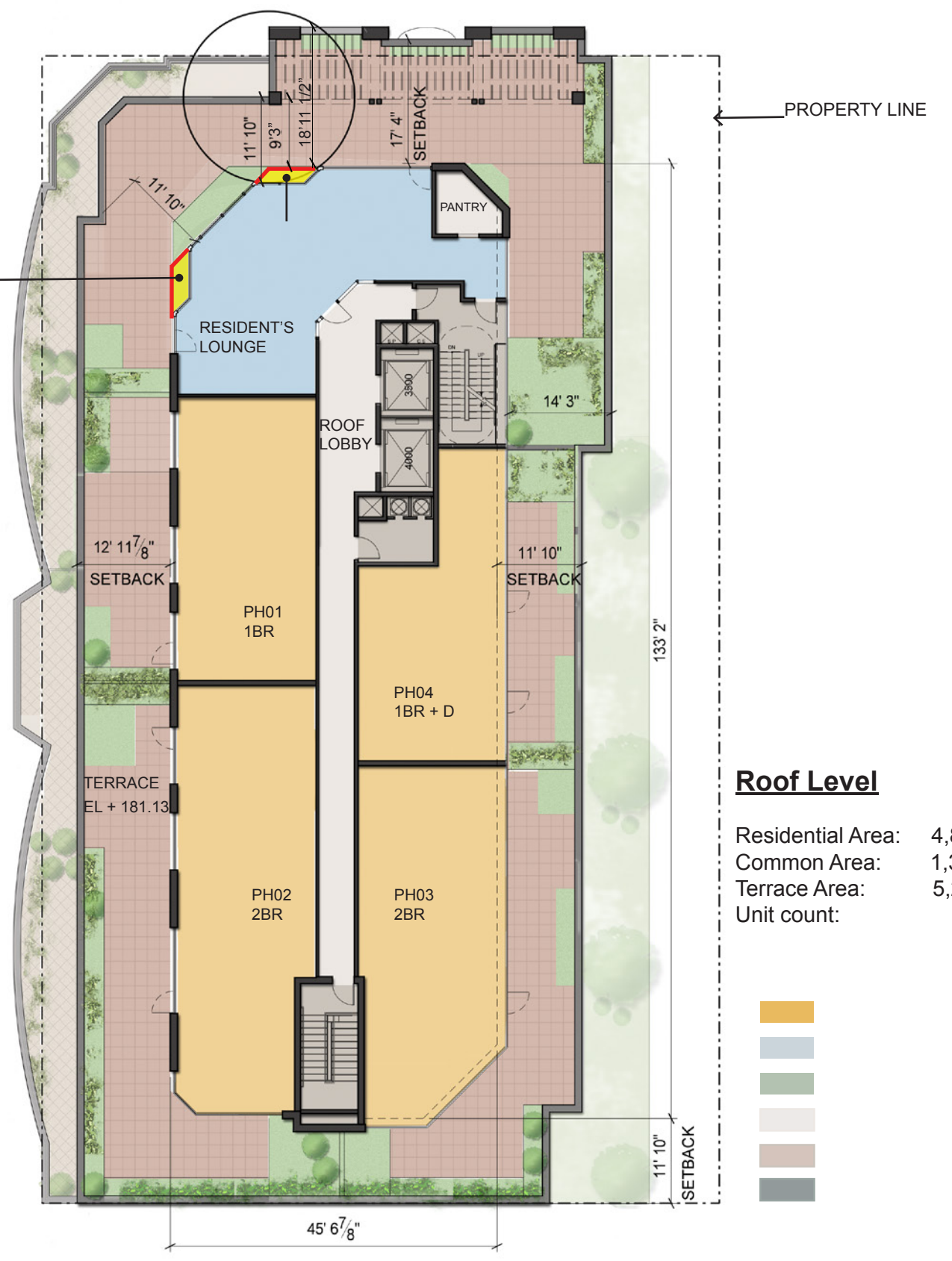


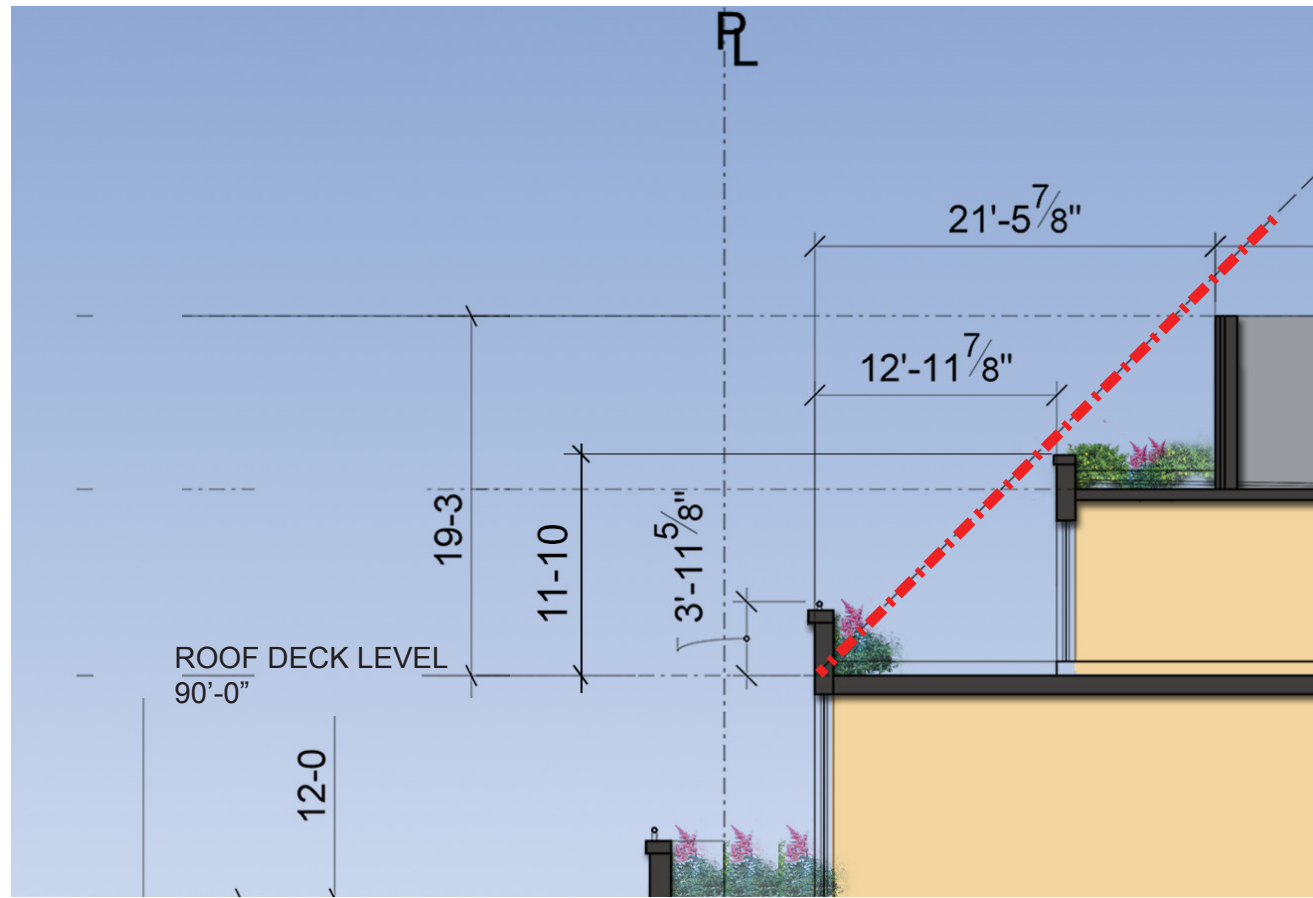
A2 FLOOR PLANS-SECOND & TYPICAL FLOOR

810 O STREET NW

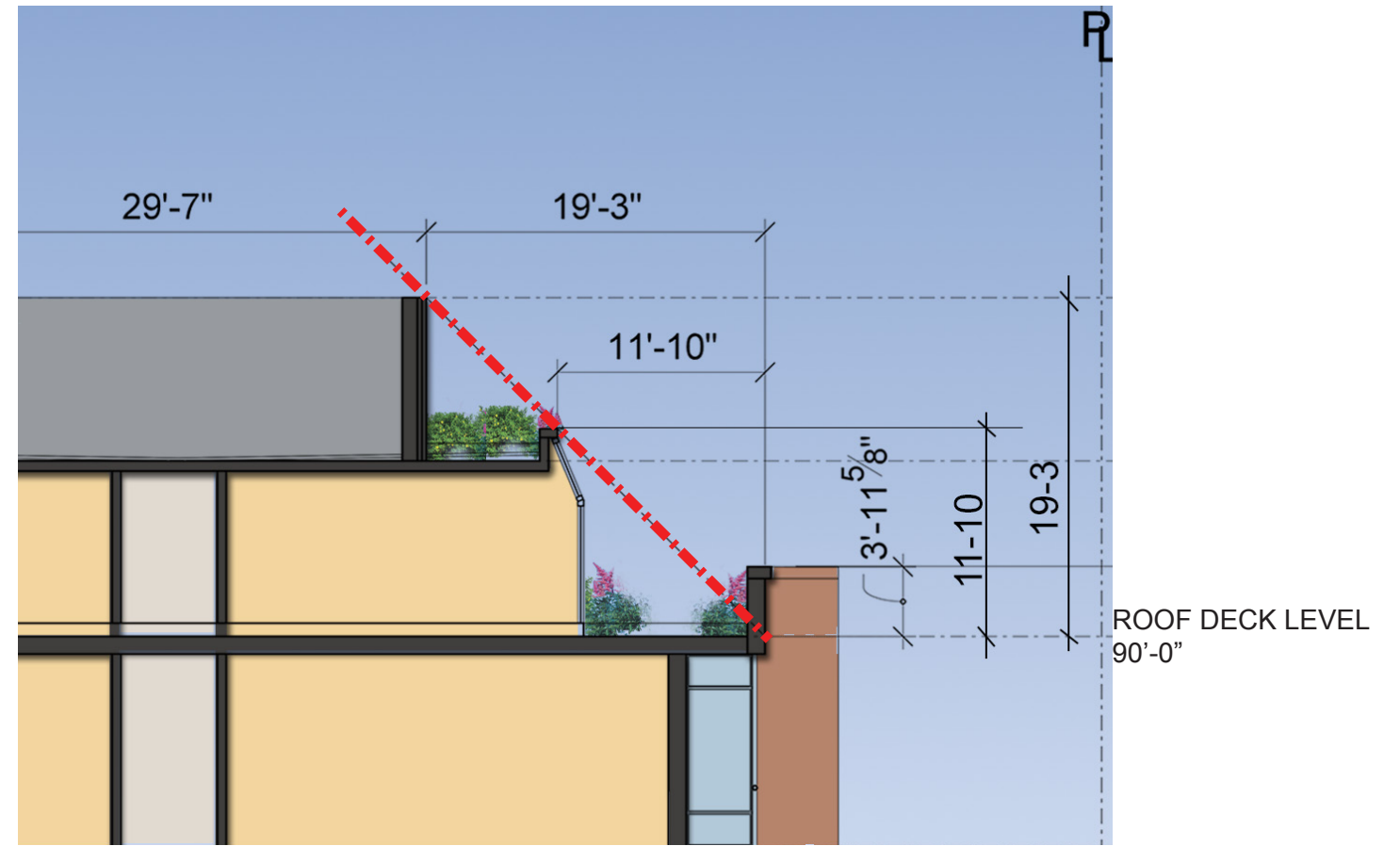


This side no relief required recessed only for symmetry

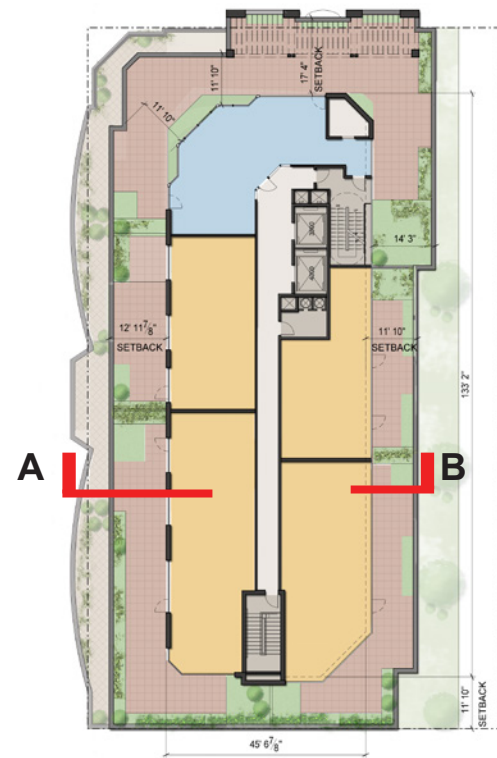




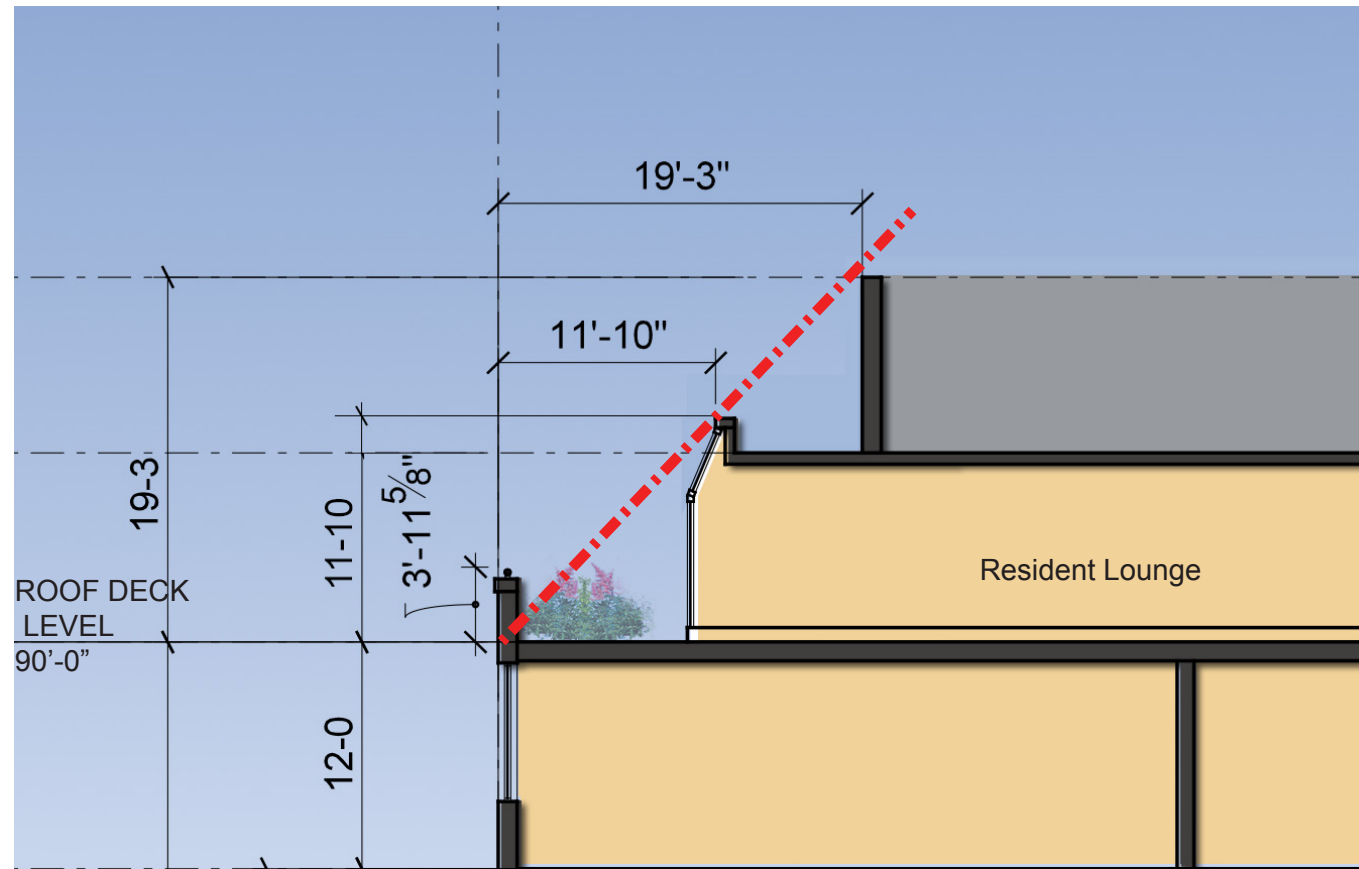
SECTION A



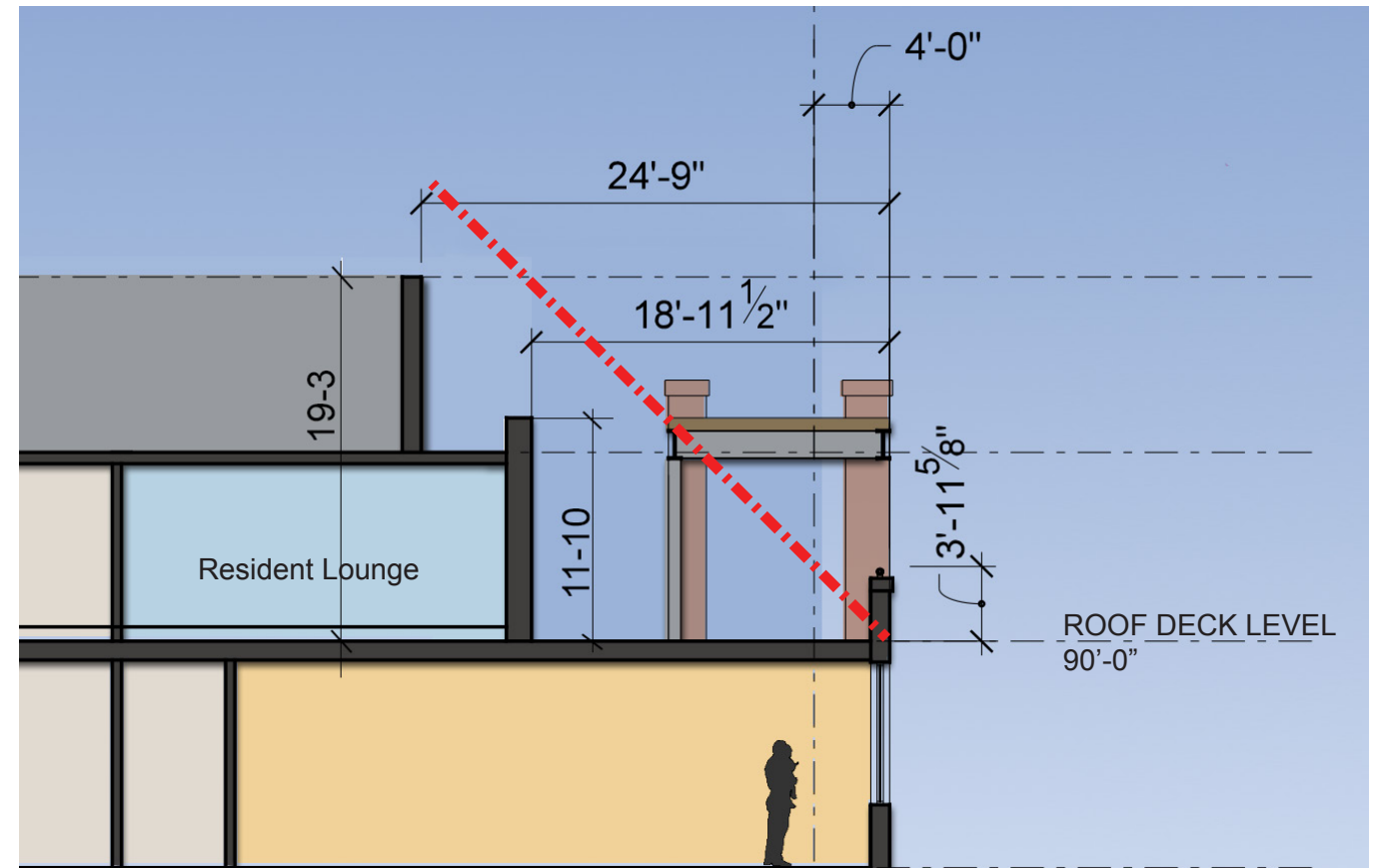
SECTION B



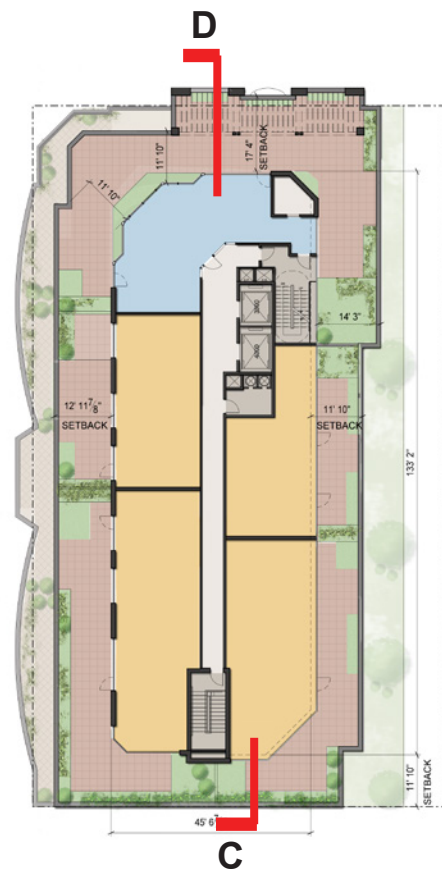
KEY PLAN



SECTION C



SECTION D



KEY PLAN

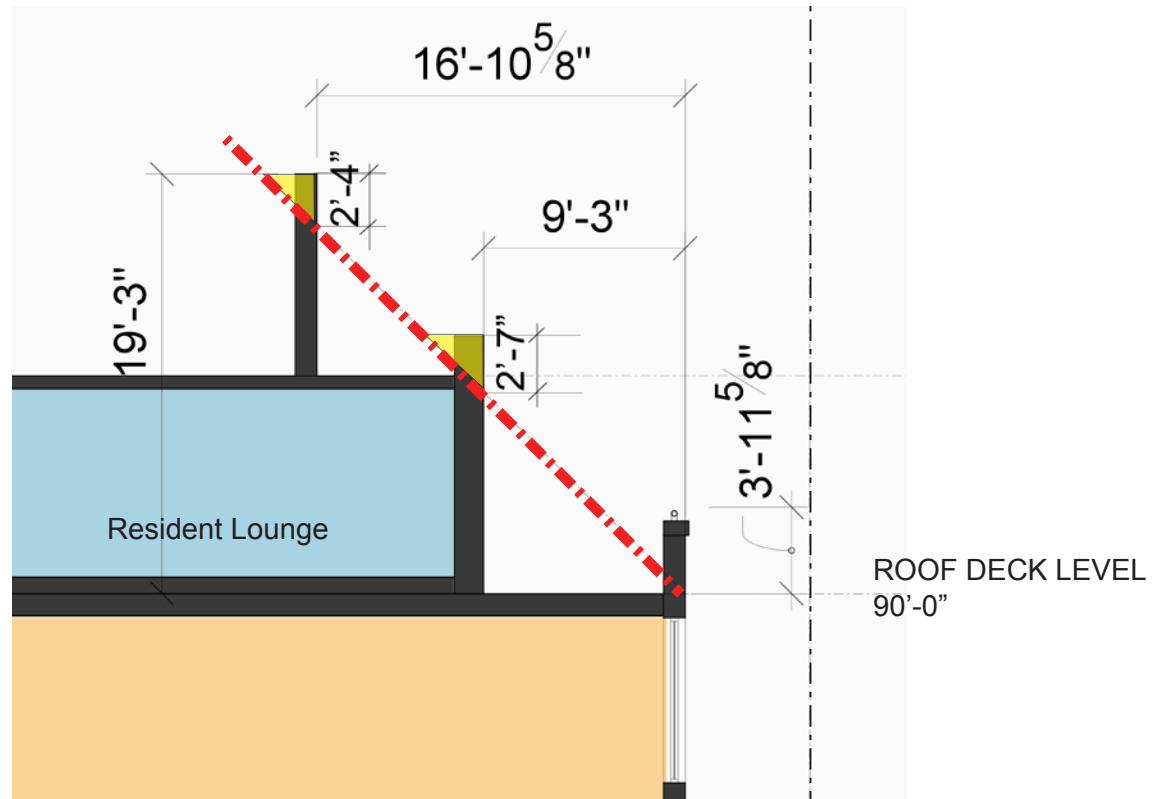
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FOUR POINTS

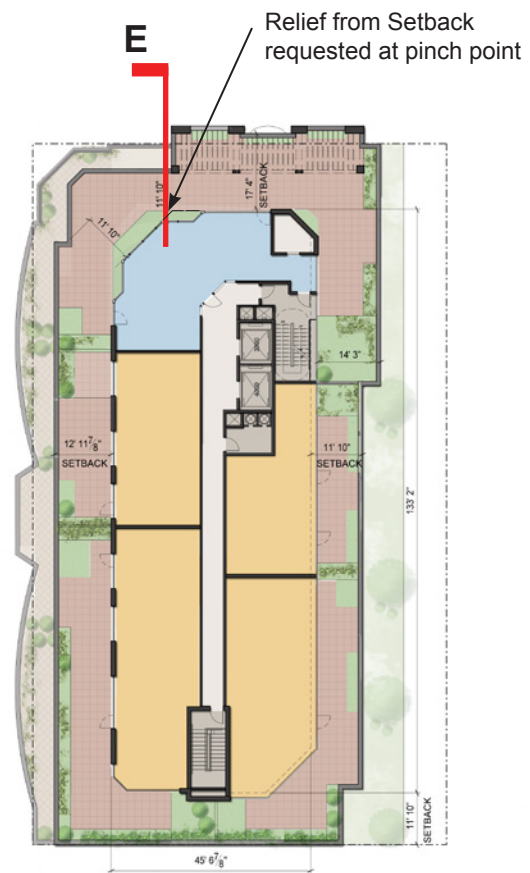
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PENTHOUSE SECTIONS A5

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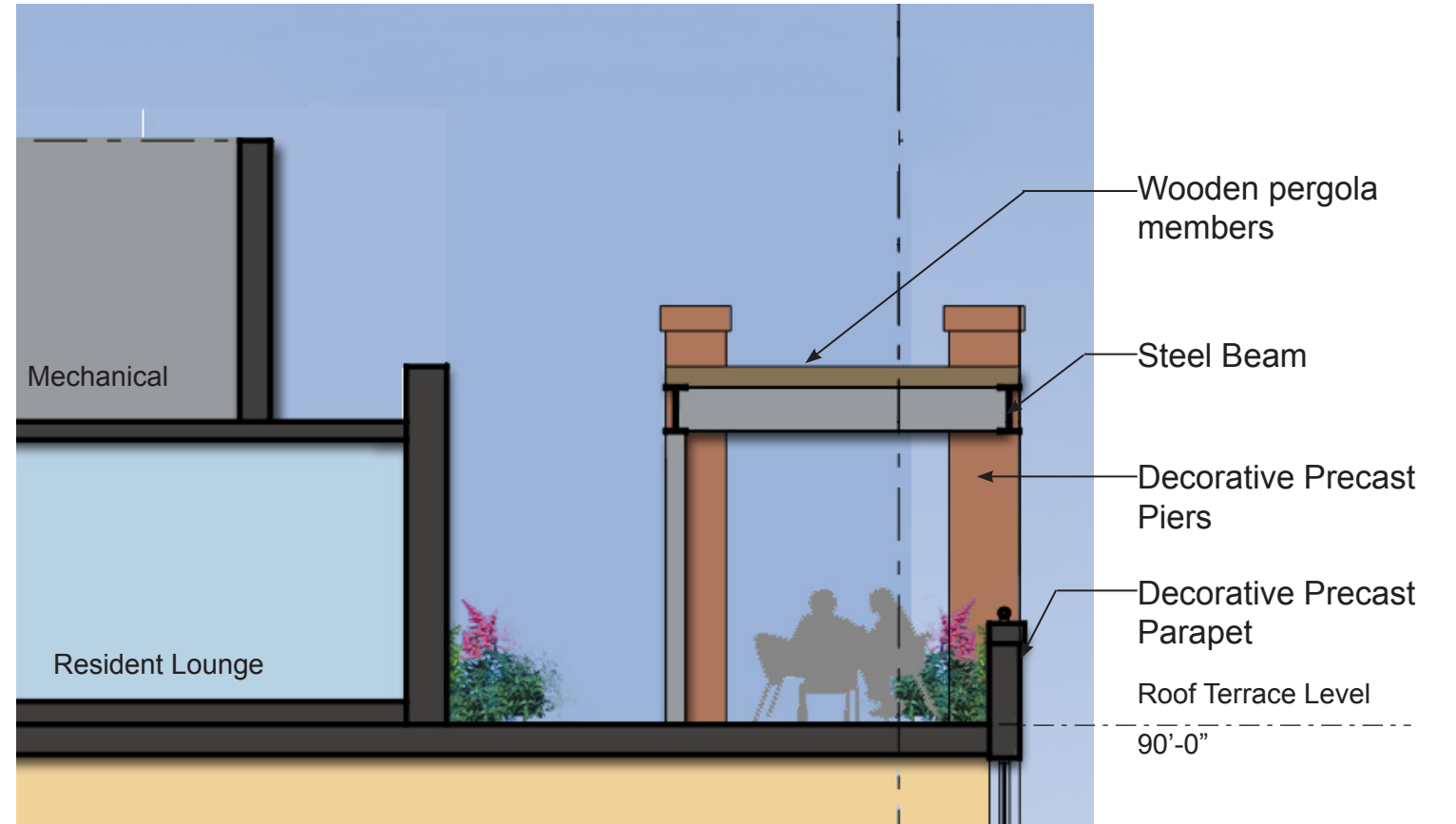
SECTION E- REQUEST FOR RELIEF



KEY PLAN



ELEVATION OF TOWER



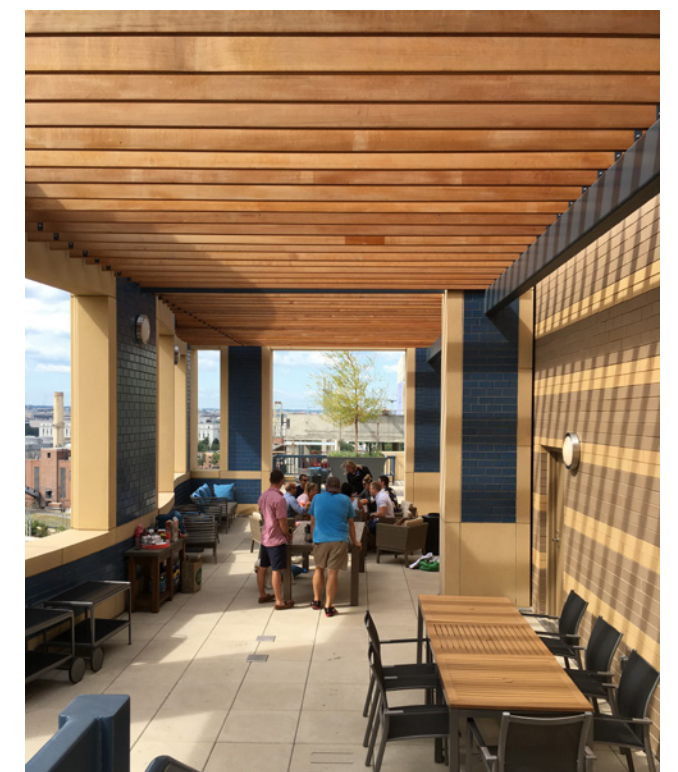
SECTION AT TOWER



VIEW OF SIMILAR ROOF TOWER FEATURE AT JEFFERSON PENN QUARTER



VIEW OF SIMILAR ROOF TOWER FEATURE AT PARK CHELSEA



INTERIOR VIEW OF SIMILAR TOWER FEATURE AT ROOF TERRACE PARK CHELSEA

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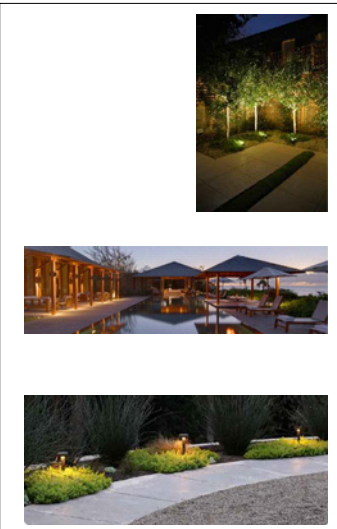
FOUR POINTS

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DETAIL OF ROOF TOWER FEATURE **A7**

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SYMBOL	TYPE	QTY	FIXTURE	LAMP	NOTES
	X-1	8	TREE UP LIGHTS BK LIGHTING INTEGRAL ARTISTAR B AR LED RM E65 MFL NATURAL BRASS FINISH 12 11 CAP STYLE A 3" WITH ANCHOR BASE. PP - SF. GROUND-MOUNTED SEMI- RECESSED ADJUSTABLE LED SPOTLIGHT. BRASS FINISH. 23" BEAM SPREAD WITH SPREAD LENS & HEX CELL LOUVER FOR ADDITIONAL GLARE CONTROL. PRISMATIC LENS. CONCENTRIC LOUVER. 2.25" DIA X 5" H (FIXTURE WITH 2" SNOOT CAP) 7.5" BALLAST HOUSING OF THE SAME DIAMETER. 18" POWER PIPE MODULE.	8W LED LAMP (3000K, 25° FL)	<ul style="list-style-type: none"> • 349 Lumens • Provide Brass finish sample plate for Landscape Architect approval. • Fixture to be U.L. listed and labeled 'Suitable for Wet Locations'. • Fixture shall be supplied with electronic ballast with starting temperature of -20° • When installed under trees, refer to details for distance from tree trunk. • Fixtures require aiming. Contractor to coordinate personnel and equipment necessary for aiming session with landscape architect and owner following installation. • Provide one (1) spread lense, one (1) honeycomb baffle, and one (1) 1" snoot per X-1 fixture. • Fixture shall be ordered with necessary power supplies, drivers and power feeds for installation of a complete system. • Contractor shall ensure a complete code compliant installation per manufacturer's recommendations. • Light fixtures shall turn on by photocell, and turn off by timer. • Provide coordinated shop drawings with landscape details labeling all components and dimensioning.
	X-2	22	WALL & POST LUMINAIRE SKYLINE BY MNKA-LAVERY - THE GREAT OUTDOORS. ITEM 72502-615B-L, DORAN BRONZE, WALL MOUNT.	11W LED LAMP (2700K, 81 CR)	<ul style="list-style-type: none"> • 610 Lumens • Provide Brass finish sample plate for Architect approval. • Fixture shall be ordered with necessary power supplies, drivers and power feeds for installation of a complete system. • Contractor shall ensure a complete code compliant installation per manufacturer's recommendations. • Light fixtures shall turn on by photocell, and turn off by timer. • Provide coordinated shop drawings with architectural details labeling all components and dimensioning.
	X-3	8	LANDSCAPE BOLLARD BK LIGHTING INTEGRAL CAMINO STAR B CS LED E71 NATURAL BRASS FINISH 6" ANCHOR BASE STYLE G2. BRASS FINISH, STYLE D CAP.	3W LED LAMP (3000K, 25° FL)	<ul style="list-style-type: none"> • 123 Lumens • Provide Brass finish sample plate for Landscape Architect approval. • Fixture to be U.L. listed and labeled 'Suitable for Wet Locations'. • Fixture shall be supplied with electronic ballast with starting temperature of -20° • Fixture shall be ordered with necessary power supplies, drivers and power feeds for installation of a complete system. • Contractor shall ensure a complete code compliant installation per manufacturer's recommendations. • Light fixtures shall turn on by photocell, and turn off by timer. • Provide coordinated shop drawings with landscape details labeling all components and dimensioning.



DCRA STAMP

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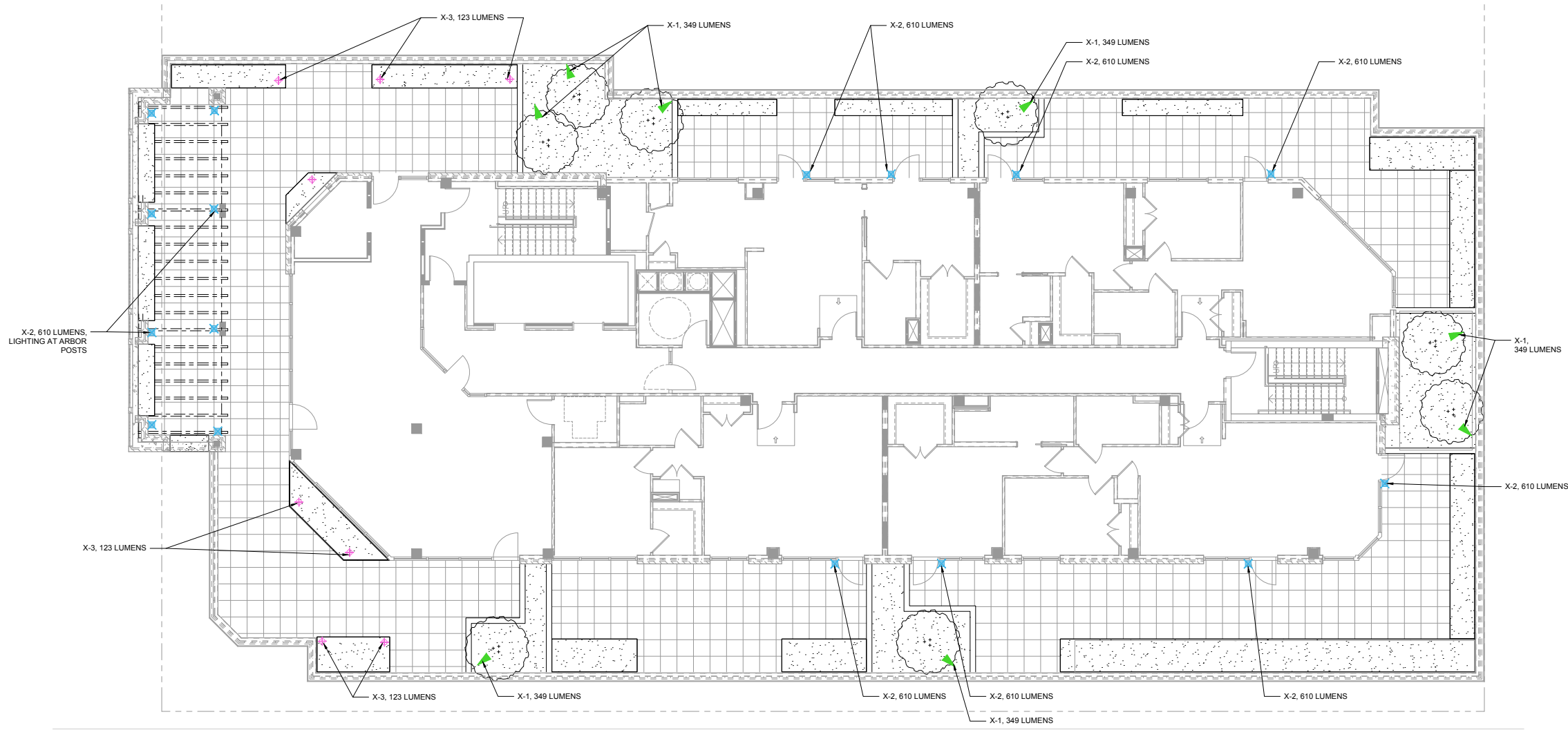
LEGEND

X-1 TREE UP LIGHT

X-2 WALL & POST LUMINAIRE

X-3 LANDSCAPE BOLLARD

NOTES:
 LIGHTING LAYOUT SHOWN ON PLAN IS
 SUBJECT TO CHANGE CONTINGENT UPON
 FINAL LAYOUT OF DESIGN FEATURES.



810 O Street, NW
 810 O STREET NW WASHINGTON, DC 20001

W-G 9th & O, LLC
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SCHEMATIC DESIGN 07.15.16
 DESIGN DEVELOPMENT 09.30.16

PROFESSIONAL SEAL

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ROOF
 LIGHTING
 PLAN

SCALE: 1/8"=1'-0"



AMENITIES | EXTERIOR SEATING

HAPSTAK DEMETRIOU+
ARCHITECTURE | DESIGN
810 O ST NW | 08 / 19 / 2016



AMENITIES EXTERIOR
NIGHTTIME LIGHTING

HapstakDemetriou+
ARCHITECTURE | DESIGN
810 O ST NW | 10 / 31 / 2016



AMENITIES | EXTERIOR SEATING

HAPSTAK DEMETRIOU+
ARCHITECTURE | DESIGN
810 O ST NW | 08 / 19 / 2016



AMENITIES EXTERIOR
NIGHTTIME LIGHTING

HapstakDemetriou+
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A 10 VIEW OF EAST FACADE- FROM NORTH EAST





A12 VIEW OF EAST FACADE- STREET VIEW



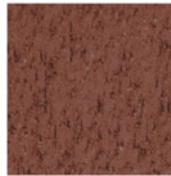
1

Metal Panel screen, Silver Gray



2

Tinted Precast- Pattern1 & 2



3

Tinted Precast Window head, sill, coping -Deep red



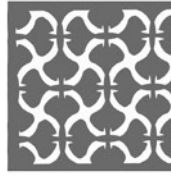
4

Brick Endicott Blend (Red smooth, medium ironspot light & dark)



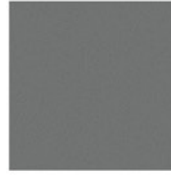
5

Cast stone balcony divider w/ inlay polychrome tiled ornamentation



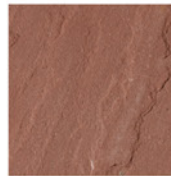
6

Ornamental metal railing



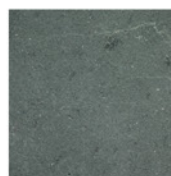
7

Metal railing, trellis - Silver Gray



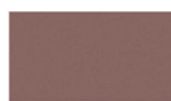
8

Stone Agra Brown



9

Stone Base Bursting stone



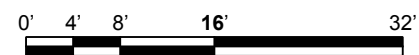
10

Metal painted match precast



810 O STREET NW

FOUR POINTS



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ENLARGED ELEVATION - 9TH STREET A 13

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