

Sheet	Name	DCMR 2406
Introduction		
A-000	Sheet index	2406.11.e.1,2,3
A-001	PUD Check list	
A-002	Location map	2406.11.g.7, 2406.12.g
A-003	Nearby Precedents	2406.11.g.7, 2406.12.g
A-004	Existing aerial views	2406.11.b
A-005	Zoning map	2406.11.b
A-006	Comprehensive plan	2406.11.e.3
A-007	Development Data	2406.11.e.1,2,3
A-010	Florida market conceptual plan	
A-020	Residential LEED score card	2406.11.b, 2406.11.e.5
A-021	Hotel LEED score card	2406.11.b, 2406.11.e.5

Architectural Design

A-100	Site plan	2406.12.e
A-101	Cellar floor plan	2406.12.e
A-102	First floor plan	2406.12.e
A-103	Second floor plan	2406.12.e
A-104	Third floor plan	2406.12.e
A-105	4th Floor plan	2406.12.e
A-106	5th Floor plan	2406.12.e
A-107	6th to 9th Floor plan	2406.12.e
A-108	10th to 11th Floor plan	2406.12.e
A-109	Roof plan	2406.12.e
A-110	Penthouse floor plan	2406.12.e
A-111	Court diagram	2406.12.e
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A-202	SE view	2406.12.e
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Sheet	Name	DCMR 2406
Architectural Design (continued)		
A-205	Aerial SW	2406.12.e
A-206	Aerial NW	2406.12.e
A-207	Aerial NE	2406.12.e
A-221	South elevation	2406.12.e
A-222	East and west elevations	2406.12.e
A-223	North elevation	2406.12.e
A-224	Hotel Loggia	2406.12.e
A-301	Building Section	2406.12.e
A-302	Building Section	2406.12.e
A-401	Exterior materials Hotel	2406.12.e
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A-403	Loggia materilas Hotel	2406.12.e

Landscape Design

L-001	Ground level landscape plan	2406.12.d
L-002	Roof level plan	2406.12.d
L-003	Street Sections	2406.12.d
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L-005	Roof level Precedent Photos	2406.12.d
L-006	Deat Space Photos	2406.12.d

Civil Design

C-1	Cover Sheet & General Notes	
C-2	Existing Conditions/Demolition Plan	2406.11.e.5
C-3	Site/Grading Plan	2406.12.(c&d)
C-4	Utility Plan	2406.12.f, 2406.11.e.4
C-5	Storm Water Management Plan / GAR plan	
C-6	Erosion and Sediment Control Plan	2406.12.c
C-7	SU-30 Truck Turn Plan	
C-8	Circulation Plan	



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	C-3-C PUD Requirements - Hotel Use	C-3-C PUD Requirements - Residential Use	Proposed PUD - Hotel Use	Proposed PUD - Residential Use	Proposed PUD - Retail Use	Total Proposed - Hotel, Residential and Retail Use
Total Lot Area [SF]	20,536					
FAR	8.0	8.0				8.0
Gross Floor Area (GFA) Allowed	164,288	164,288	65,140	98,336	900	164,376
Number of Dwelling Units			164	110		
Building Height	120' *	120' *	109'-7"	120'		
Lot Occupancy	100%	100%				75.23%
Rear Yard	2 1/2'/ft of adjacent height** not < 12'-0" = 25' (based off 120' height)	2 1/2'/ft of adjacent height** not < 12'-0" = 25' (based off 120' height)				45'-0"
Side Yard	not required ***	not required ***				
Closed Court	not applicable	not applicable				
Open Court	4'/ft of height not < 15'-0" **** = 40' (based off 120' height)	4'/ft of height not < 15'-0" **** = 40' (based off 120' height)	57'	84'		141'
Penthouse Height	20'-0"	20'-0"	13'-0" and 20'-0"	9'-8", 13'-0", and 20'-0"		
Penthouse FAR	0.4	0.4	0.0	0.0		0.0
Penthouse Use: Mechanical Space (sf)			800	800		1,600
Penthouse Use: Communal Space (sf)			1,520	2,700		4,220
Penthouse Setback	1 to 1	1 to 1	1 to 1	1 to 1		
GAR %	0.200	0.200	0.200	0.200	included in hotel and residential	
Parking [parking/units]	1/4units = 41	1/4units = 28	0	3		3
Parking Hotel Function Use	none required below 10,000 sf		0			
Parking Retail Use	none required below 3,000 sf					
Compact Parking Spaces Allowed	25%	25%				
Total Car Parking			0	2		3****
Bicycle Parking [parking/units]		1/3units = 37		120		120
Loading Berths	1 berth @ 30', 1 platform @ 100 sf, 1 service @ 20'	1 berth @ 55', 1 platform @ 200 sf, 1 service @ 20'				1 berth @ 12' x 30', 1 platform @ 500 sf, 1 service @ 20'
Loading Berths Hotel Function Use	none required below 10,000 sf					
Loading Berths Retail Use	none required below 5,000 sf					
Affordable Housing Unit Summary						
Residential GFA				98,336		
GFA Set Aside		8% @ 80% AMI = 7,907		12% Total = 11,860 6% @ 50% AMI = 5,930 6% @ 80% AMI = 5,930		
Number of Units Set Aside				14		

Notes

*Section 2405.1 of the Zoning Regulations permits a maximum building height of 130 feet for PUDs in the C-3-C District. However, given that the 5th Street right-of-way is 100 feet, the 1910 Height Act limits the Maximum building height to 120 feet. As shown on the site plan, the building's point of measurement is at elevation 77'-8", which is the level of the curb opposite the middle of the front of the building on 5th Street.

**Adjacent height = vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall.

***If provided, 3'/ft of height not < 8'-0"

****Measured from lowest level of the court

*****One parking space shared with loading service space

Unit Summary		
unit type	No. of Units	unit size range SF
2 bedroom	40	520 to 580
3 bedroom	70	800 to 900
* Applicant preserve the right to adjust these numbers within 10% range.		

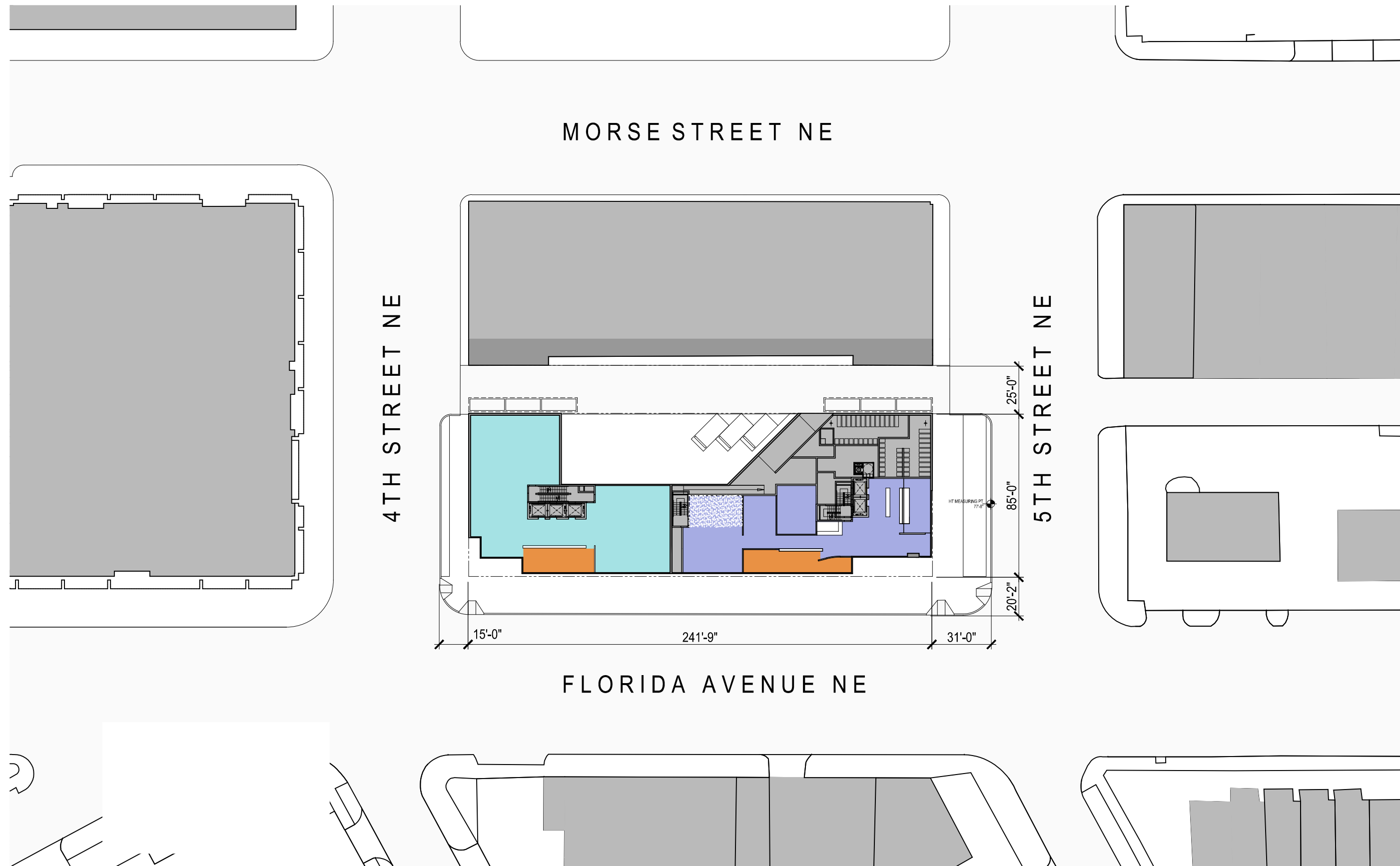


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June 29, 2016 | A007

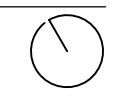
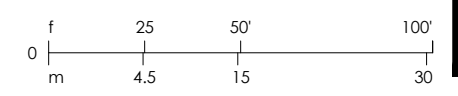


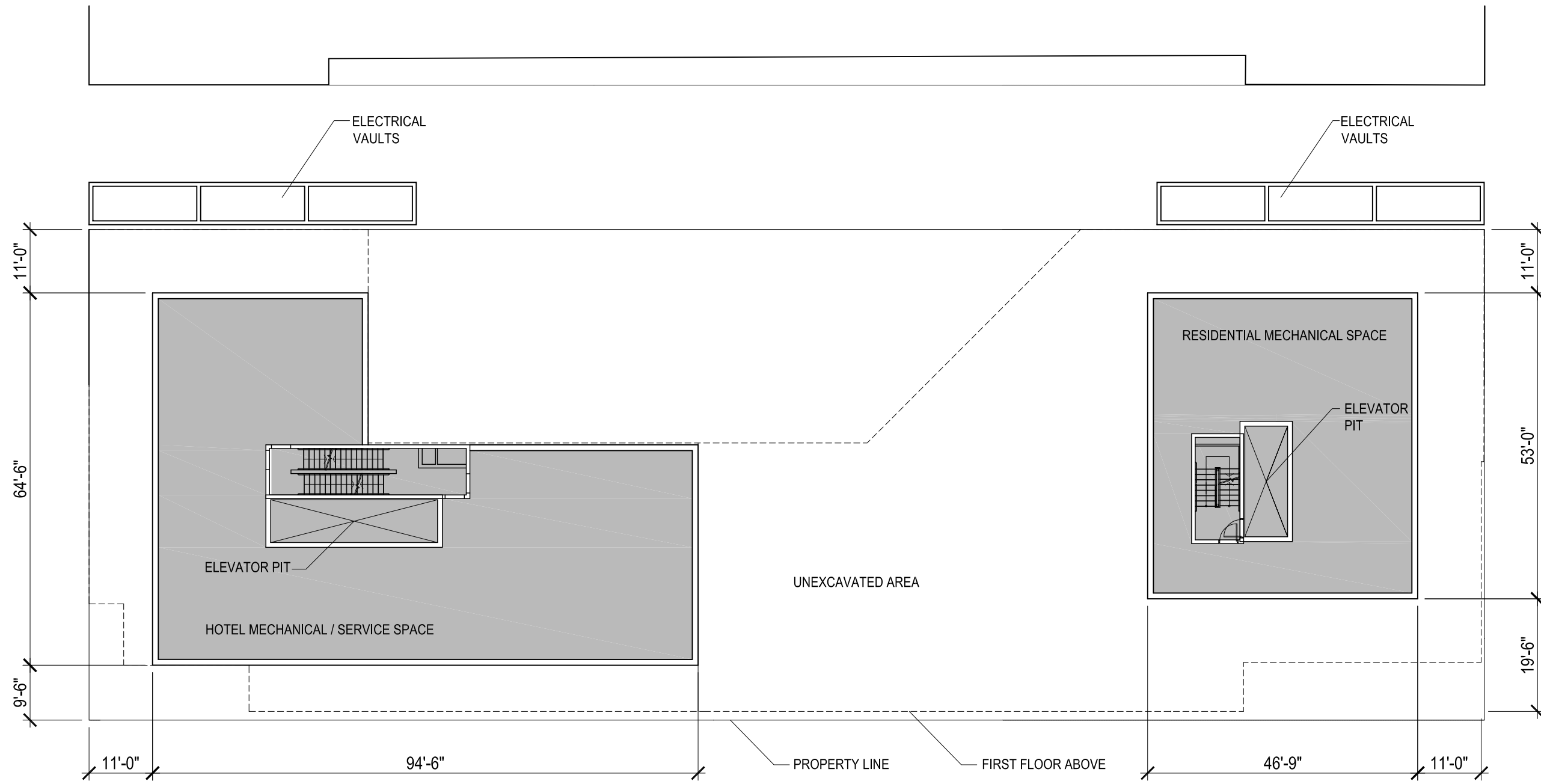
Development Data



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June 29, 2016 | A100





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

NOTES:
1. Refer to sheet a108 for dimensions

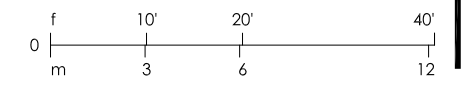


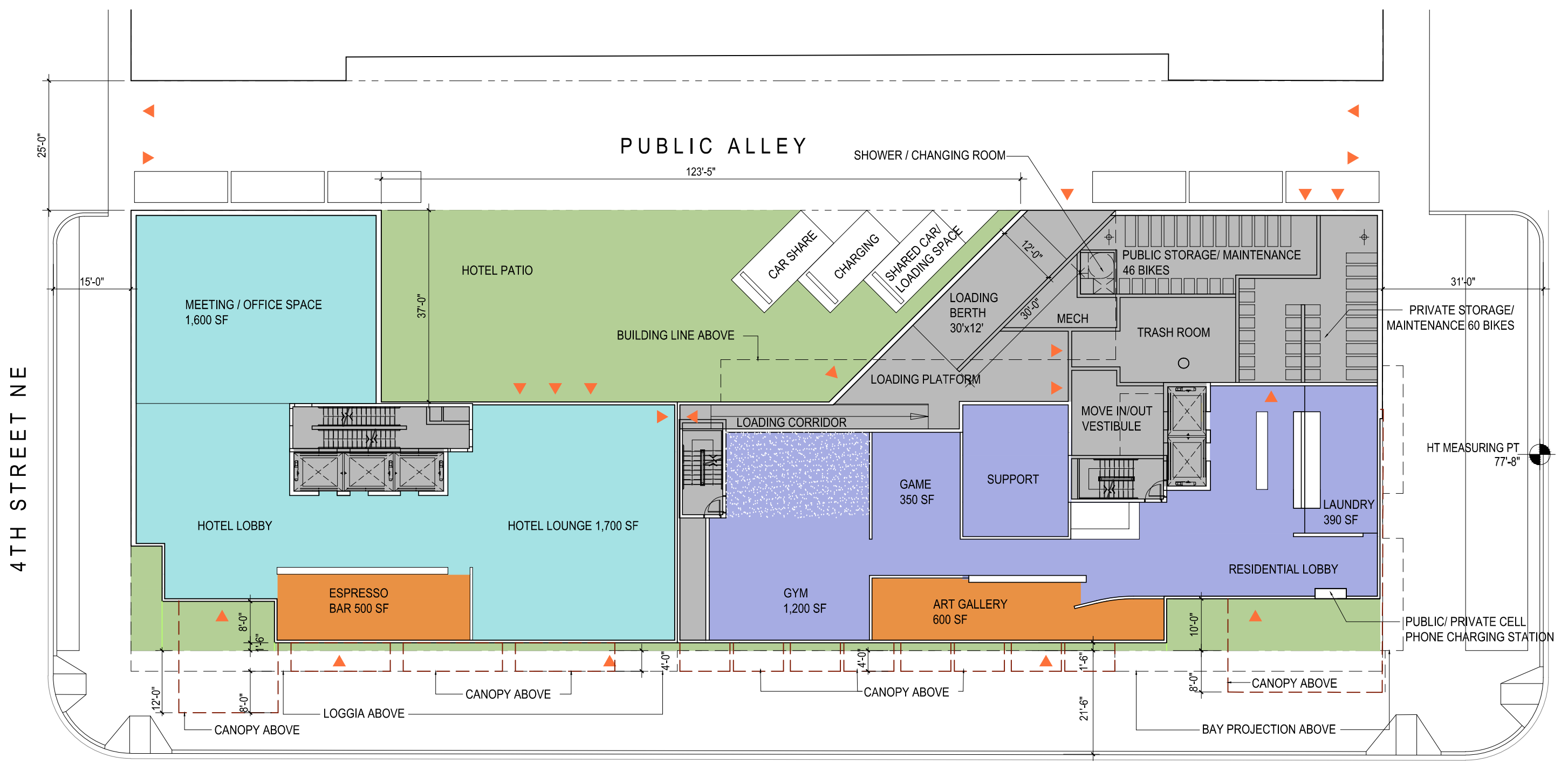
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June 29, 2016 | **A101**



Cellar Floor Plan





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

- NOTES:**
1. Refer to sheet a100 and a108 for dimensions and setbacks
 2. For landscape refer to sheet L001
- ▼ Access points

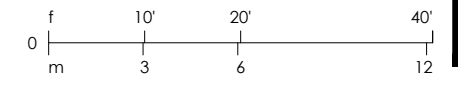


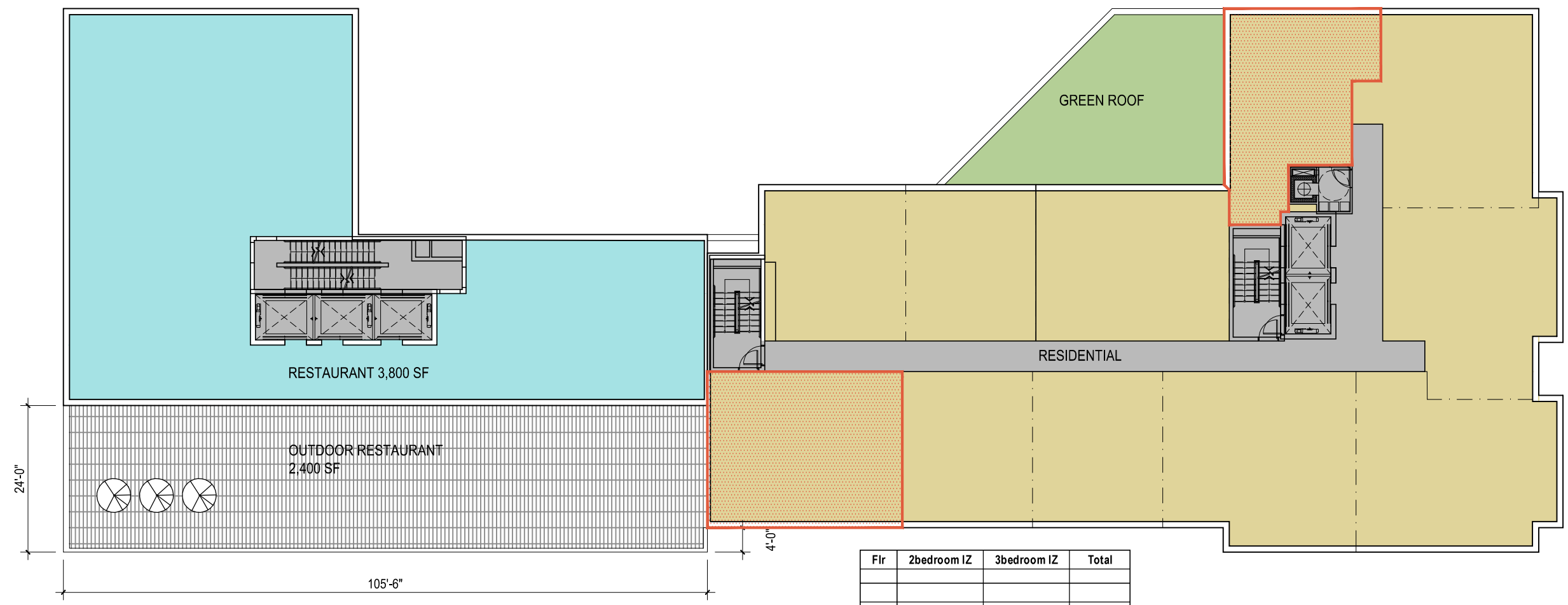
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June 29, 2016 | A102



1st Floor Plan





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

Flr	2bedroom IZ	3bedroom IZ	Total
11			0
10			0
9	1	1	2
8		1	1
7	1	1	2
6		1	1
5	1	1	2
4	1	1	2
3	1	1	2
2		2	2
1	residential amenities		
Total	5	9	14

IZ Chart
IZ Units vertical distribution

NOTES:

1. Refer to sheet A108 for dimensions

IZ Units, for vertical distribution refer to IZ chart on sheet A-103



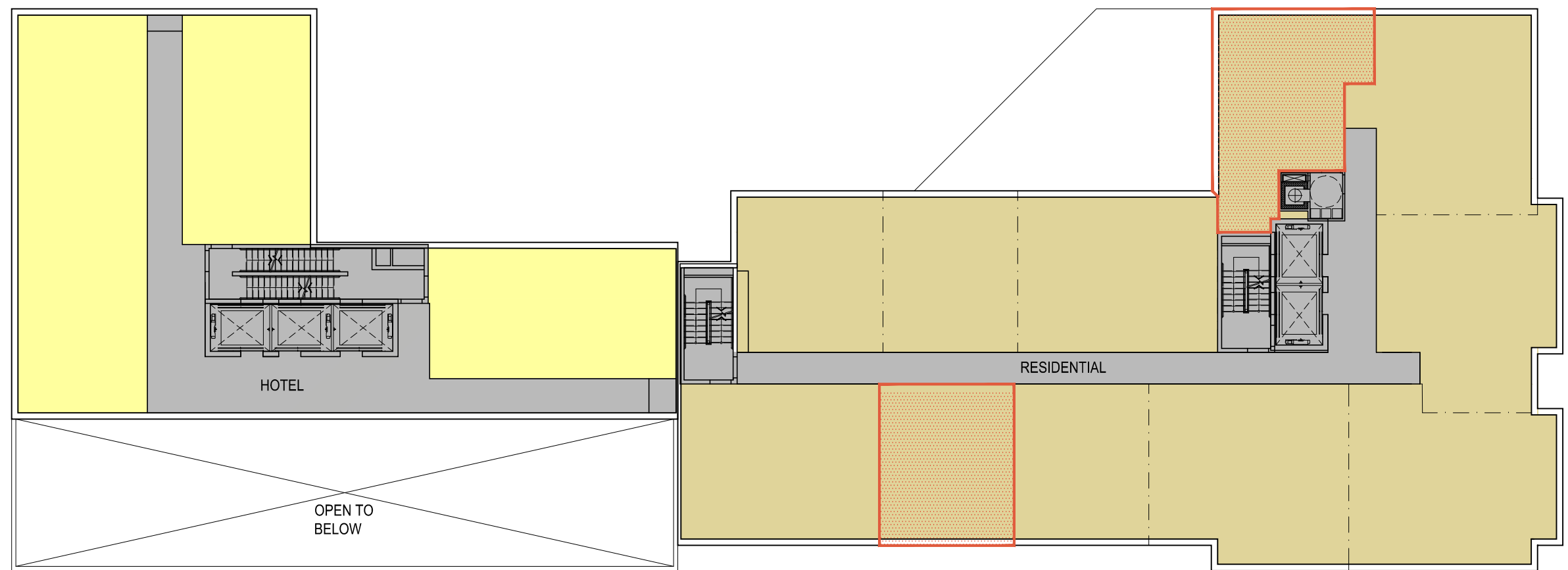
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June 29, 2016 | A103



2nd Floor Plan





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

NOTES:

1. Refer to sheet A108 for dimensions

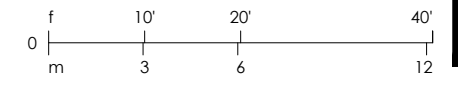
IZ Units, for vertical distribution refer to IZ chart on sheet A-103

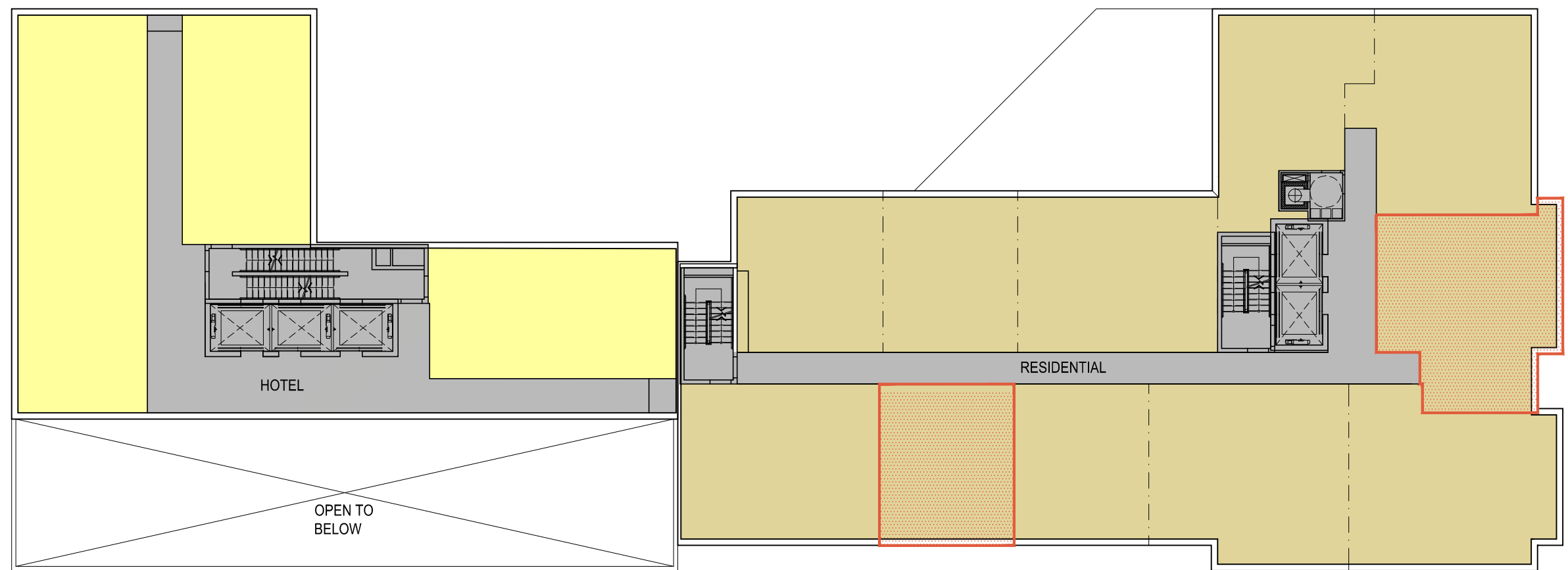


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3rd Floor Plan

June 29, 2016 | A104





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

NOTES:

1. Refer to sheet A108 for dimensions

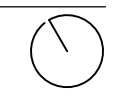
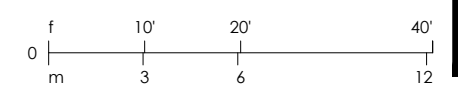
IZ Units, for vertical distribution refer to IZ chart on sheet A-103

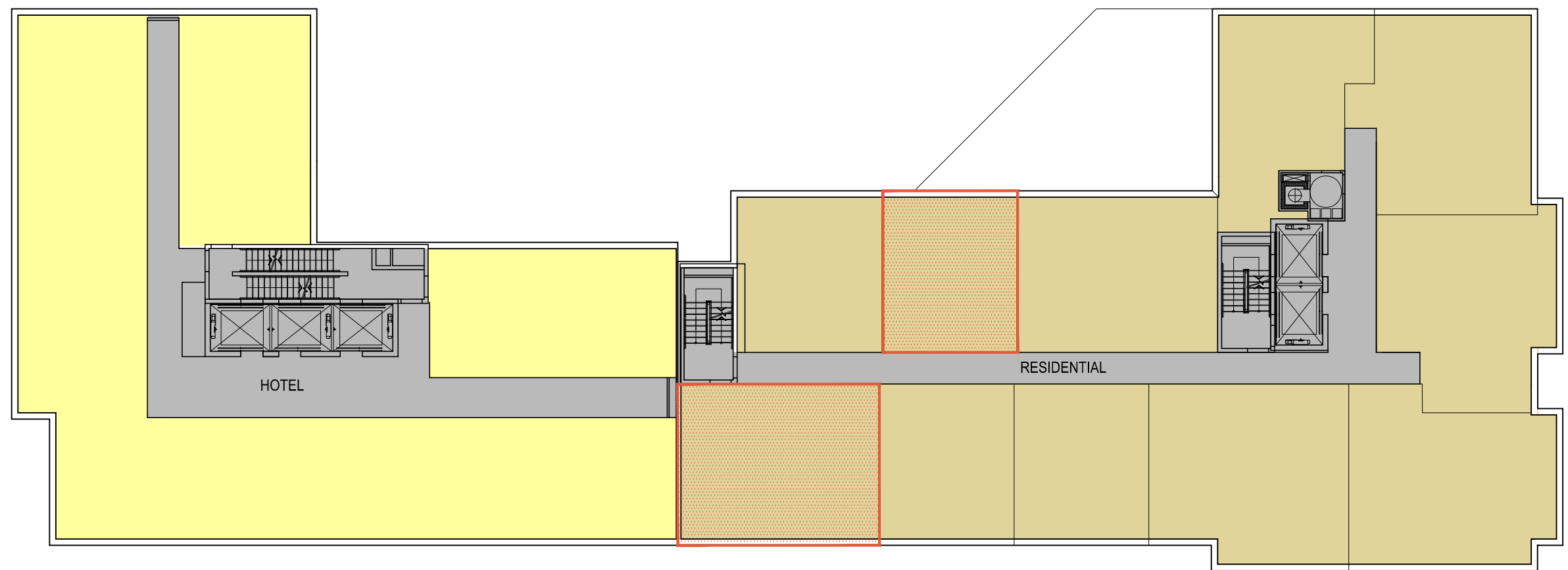


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4th Floor Plan

June 29, 2016 | A105





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

NOTES:

1. Refer to sheet a108 for dimensions

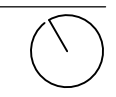
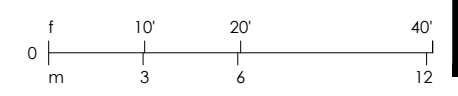
IZ Units, for vertical distribution refer to IZ chart on sheet A-103

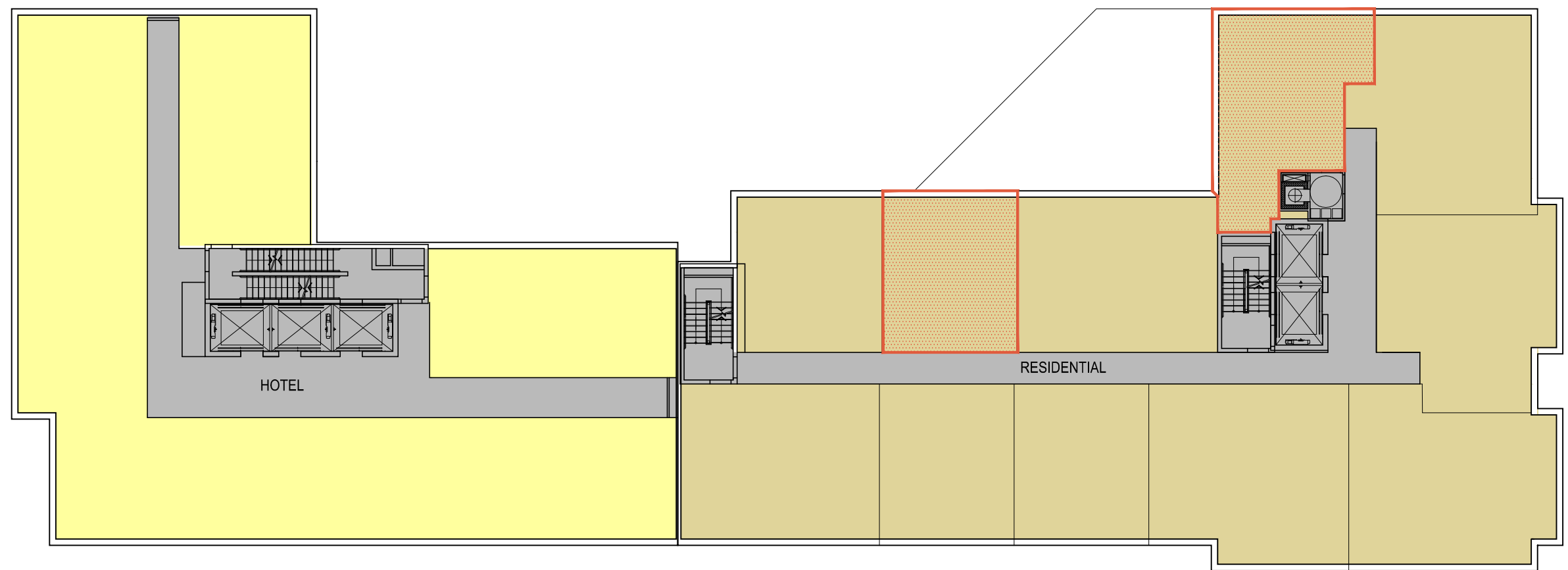


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5th Floor Plan

June 29, 2016 | A106





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

NOTES:

1. Refer to sheet a108 for dimensions

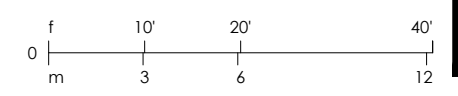
IZ Units, for vertical distribution refer to IZ chart on sheet A-103

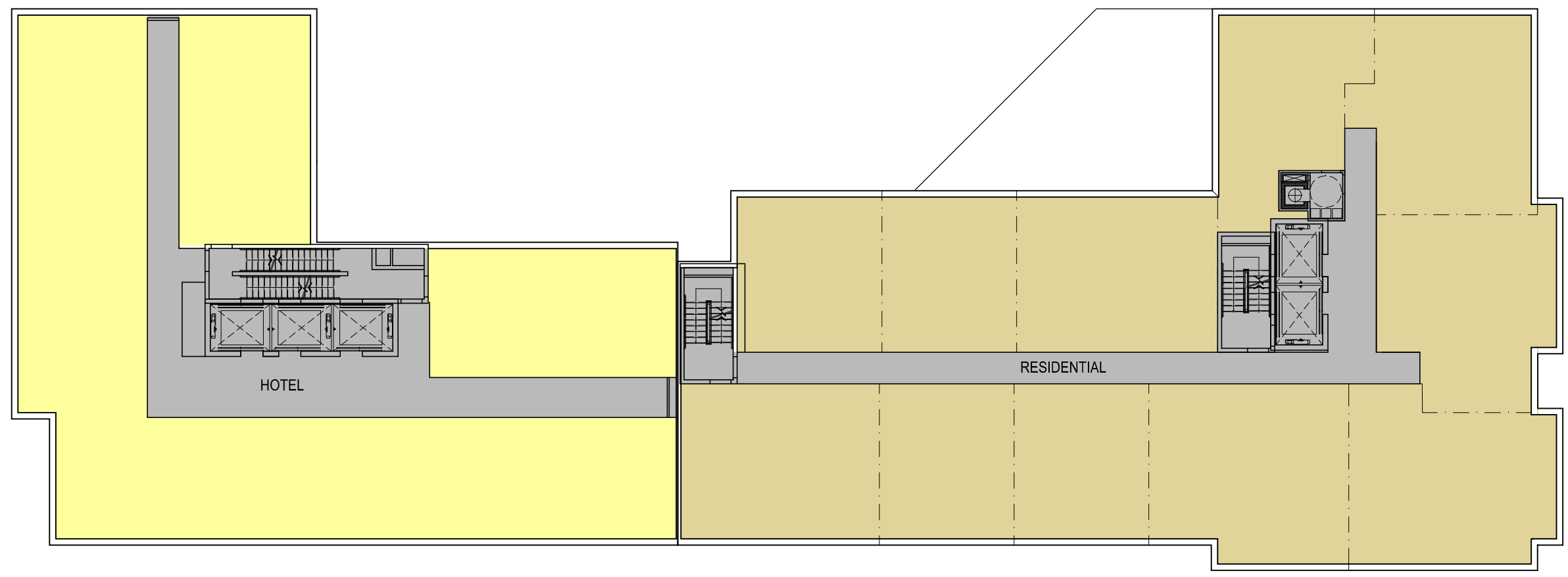


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6th to 9th Floor Plan

June 29, 2016 | A107





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

NOTES:
 1. Refer to sheet a108 for dimensions

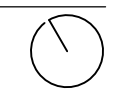
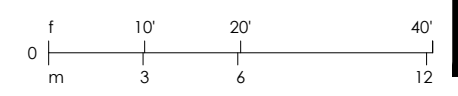


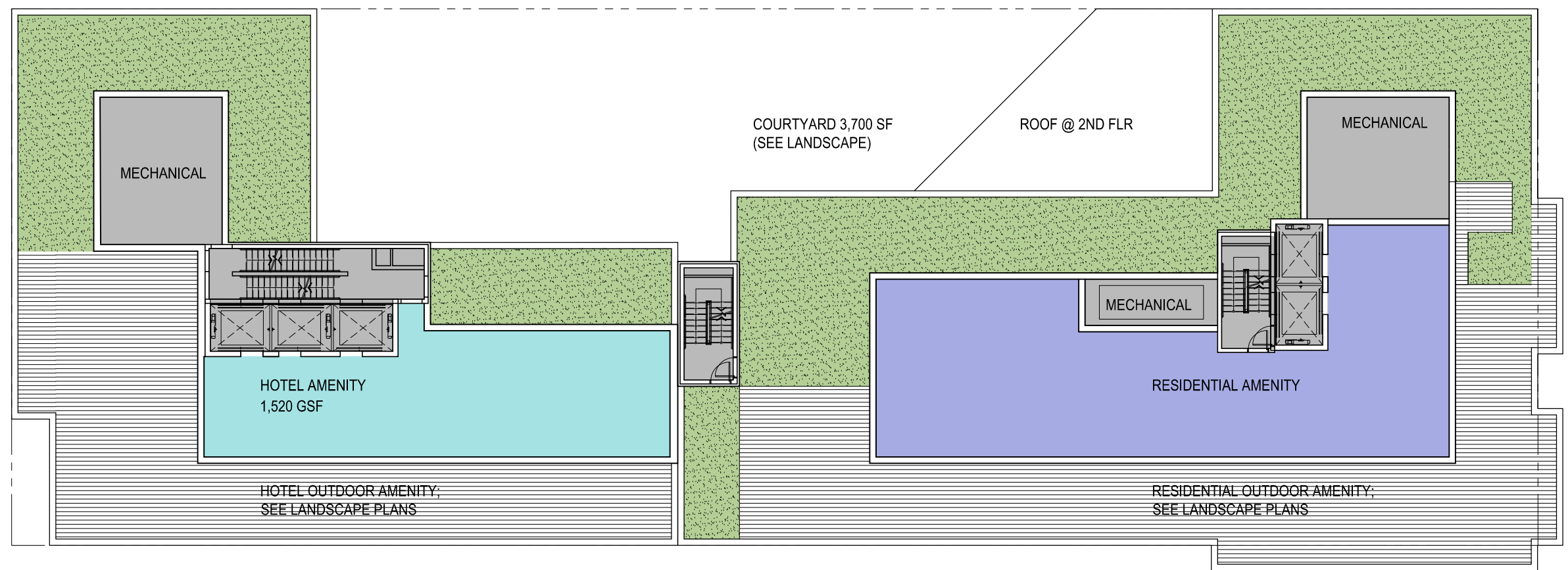
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June 29, 2016 | A108



10th to 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 A108 for dimension and setbacks
 2. Solar panels to be located on portion of green roof



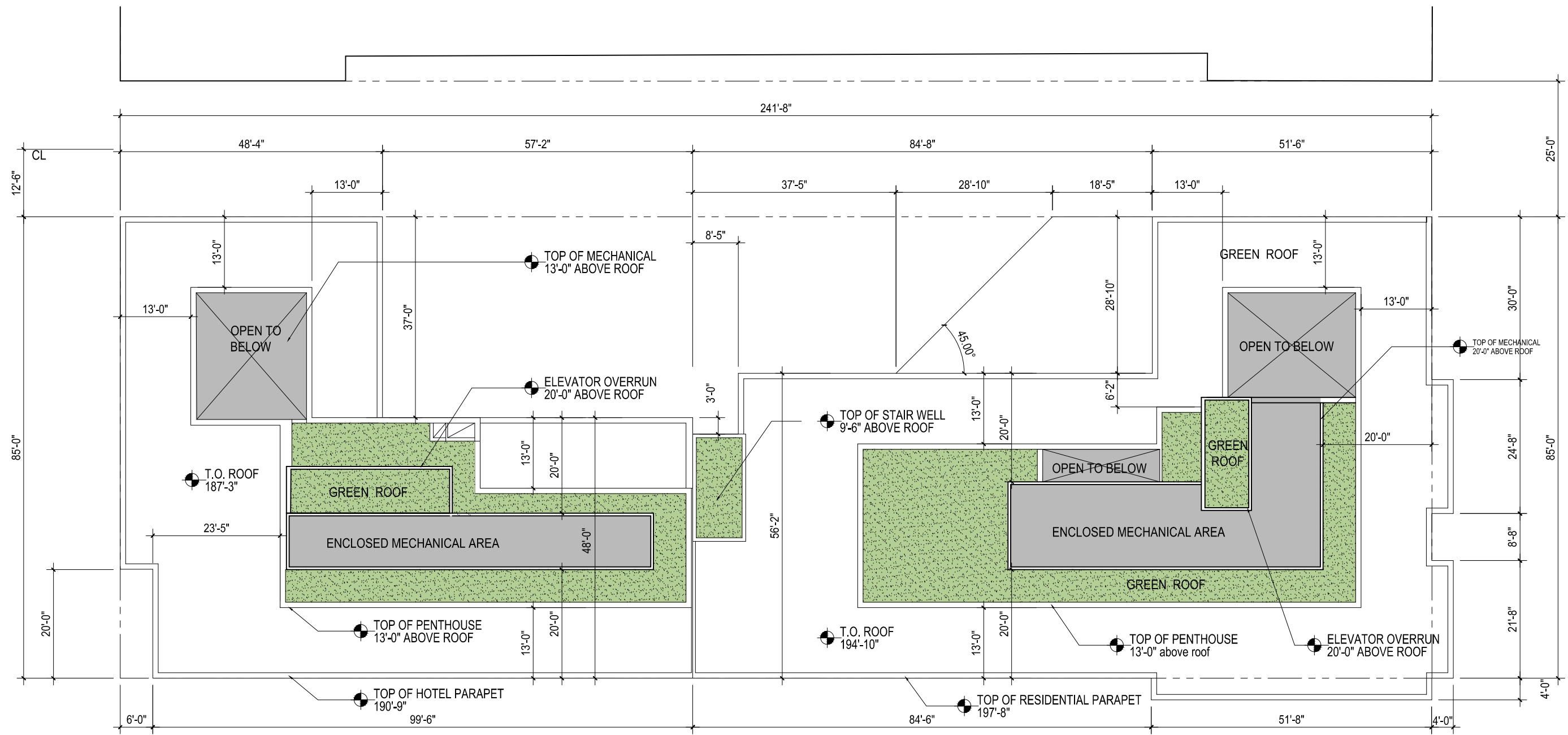
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June 29, 2016 | A109



Roof Plan





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

NOTES:
 1. Solar panels to be located on portion of green roof



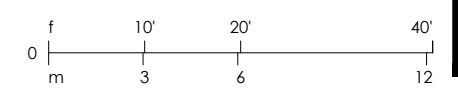
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progress set

June 29, 2016 | a110

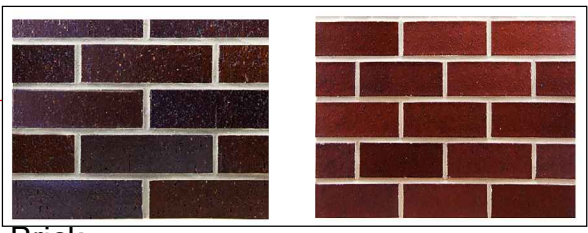


Penthouse Plan



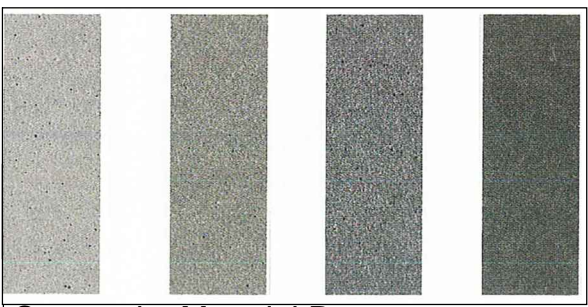


Cast stone



Brick

Aluminum window system



Composite Material Range

or



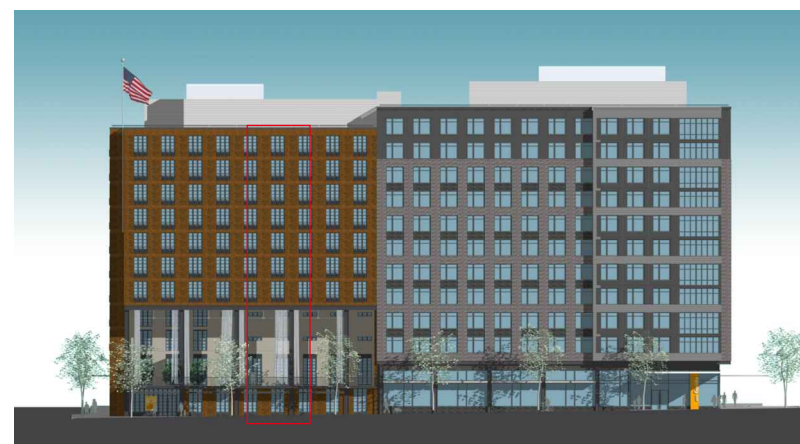
Metal panel color range



Stucco



Metal panels



south elevation

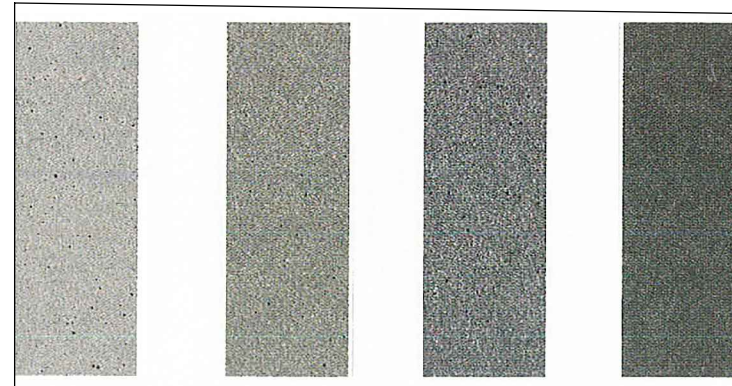


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Exterior Materials Hotel

June 29, 2016 | A401





Composite material

Or



Metal panels

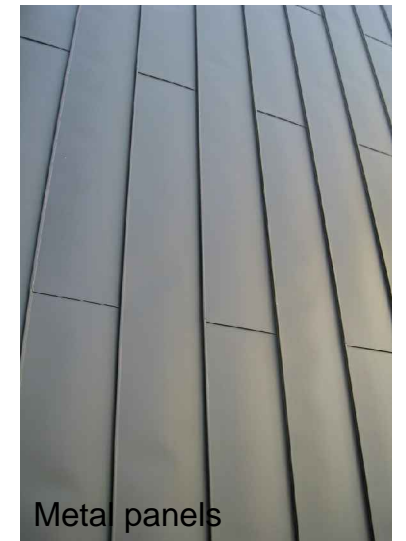


Brick

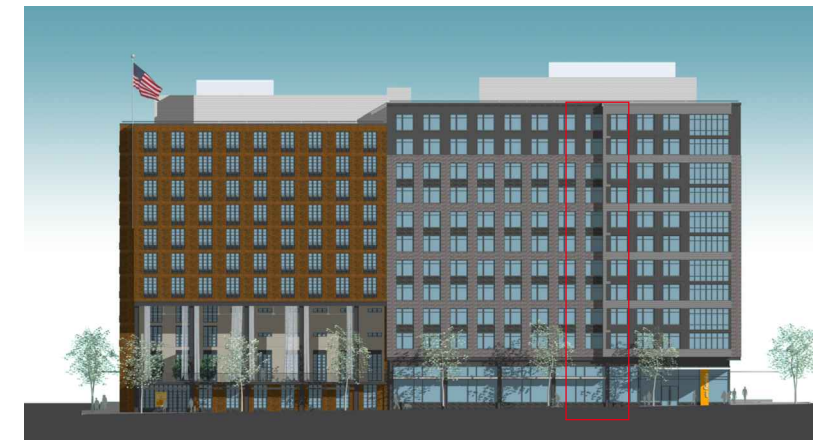
Aluminum window system



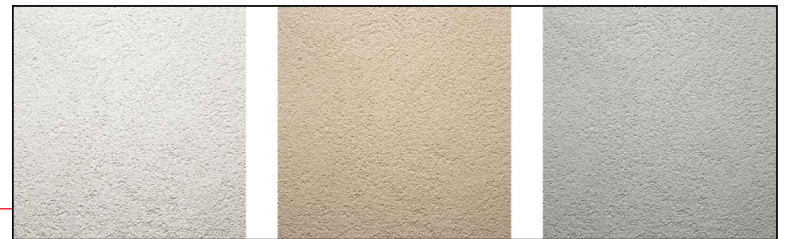
Composite Material



Meta panels



south elevation

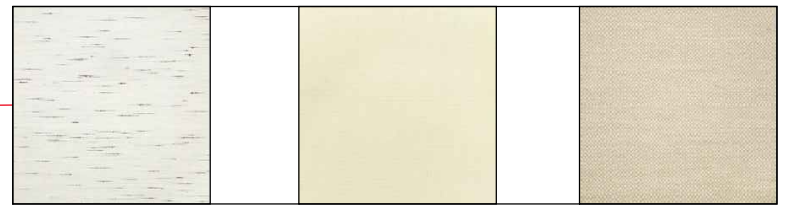


Stucco



Composite Material Range

or Metal panel color range

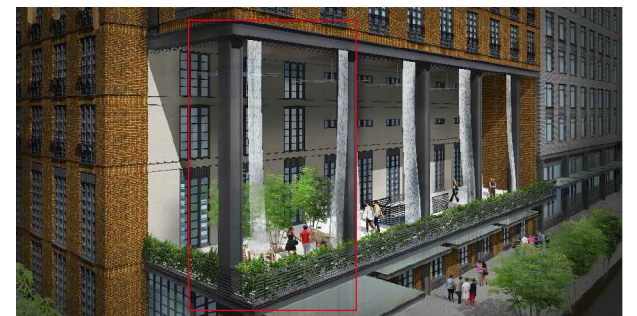


Sun Shade Fabric



Pavers

Planting



Loggia Perspective

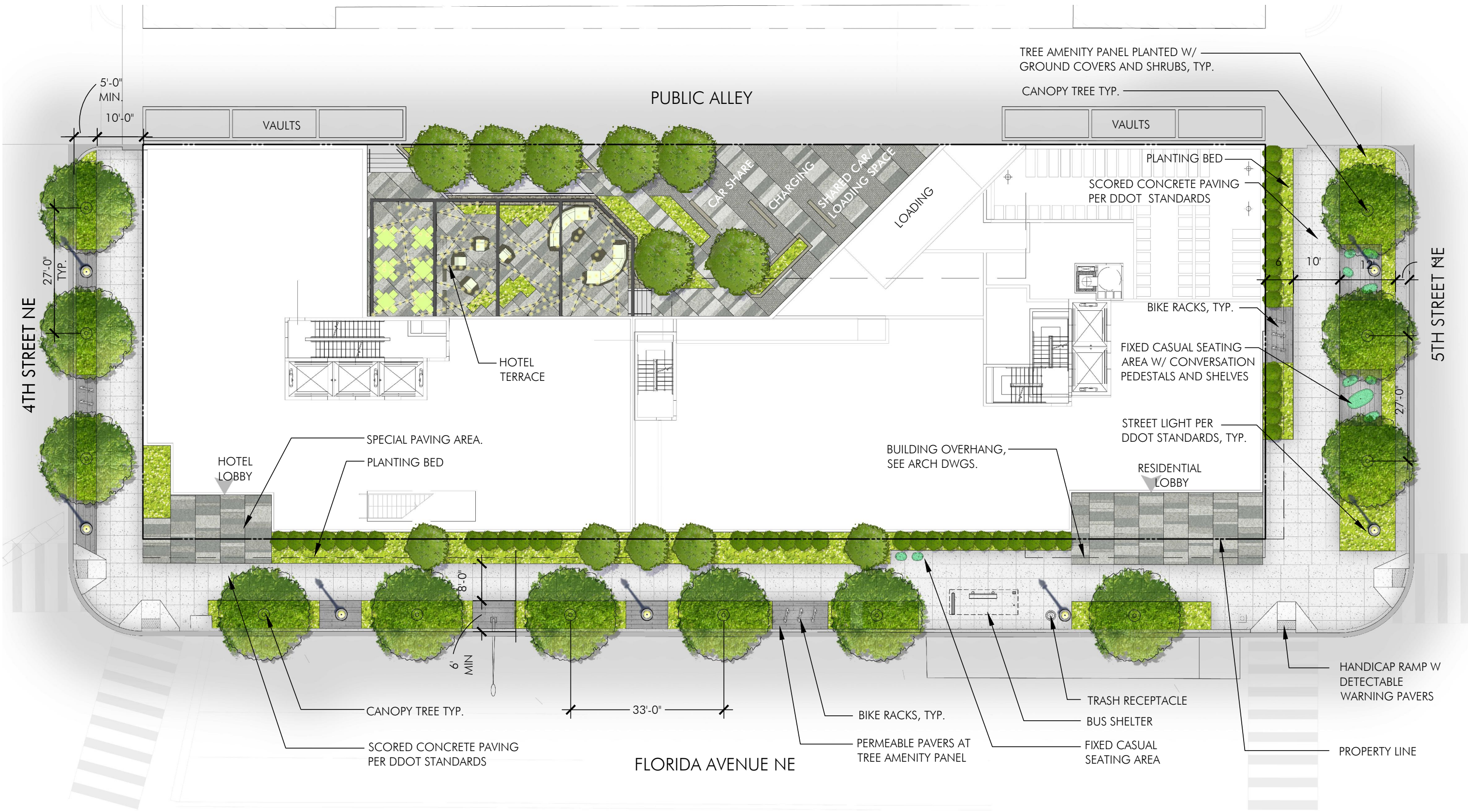


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June 29, 2016 | A403



Loggia Materials Hotel

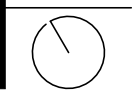


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PUD SET
MAY 10, 2016 | **L001**



Ground Level Landscape Plan





Viburnum carlesii 'Spice Baby' (fragrant)



Sporobolus heterolepis



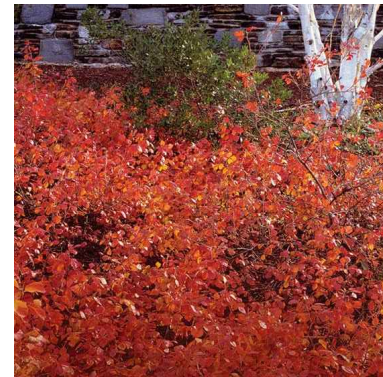
Schizachyrium scoparium 'Standing Ovation'



Crocsmia 'George Davison'



Agastache 'Apricot Sprite'



Rhus aromatica 'Low Gro' (fragrant)



Rosmarinus officinalis 'Arp' (fragrant)



Monarda didyma 'Cherry Pops'(fragrant)



Guara lindheimerii



Lysmachia nummularia



Ilex crenata 'Compacta'



Nassella tenuissima



Allium sphaerocephalon

POSSIBLE SENSORY SHRUBS, PERENNIALS AND GRASSES WITH SEASONAL COLORS, TEXTURES AND FRAGRANCE.



POSSIBLE FIXED CASUAL SEATING WITH CONVERSATION PEDESTALS AND SHELVES

SITE FURNISHINGS NOTE:
SITE FURNISHINGS IMAGERY SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN PROVIDED THAT THE GENERAL QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.



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Deaf Space Photos

PUD SET

MAY 10, 2016 | L006

