

# 400 Florida Ave. PUD Application

## 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

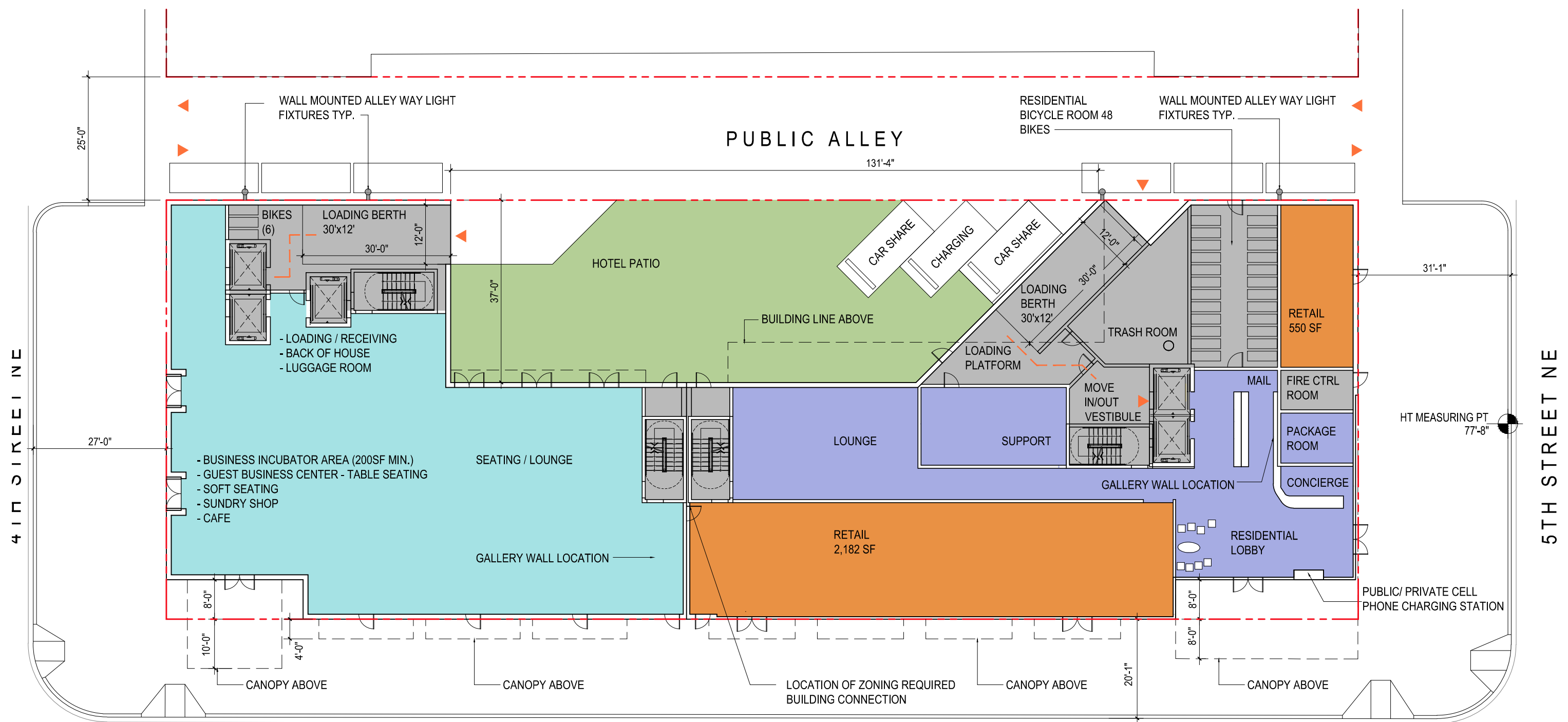
ARCHITECT  
SK&I Architectural Design Group, LLC

CIVIL ENGINEER  
Bohler Engineering

TRAFFIC CONSULTANT  
Grove/Slade Associates, Inc.

LANDSCAPE ARCHITECT  
Parker Rodriguez, Inc.

ZONING COMMISSION NO.  
16-10



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

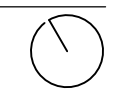
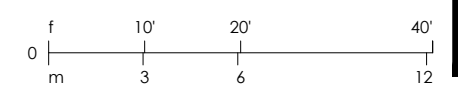
- NOTES:**
1. Refer to sheet A100 and A111 for dimensions and setbacks
  2. For landscape refer to sheet L001
  3. Loading zones on 4th and 5th street are subjected to DDOT approval,
- ▼ Access points

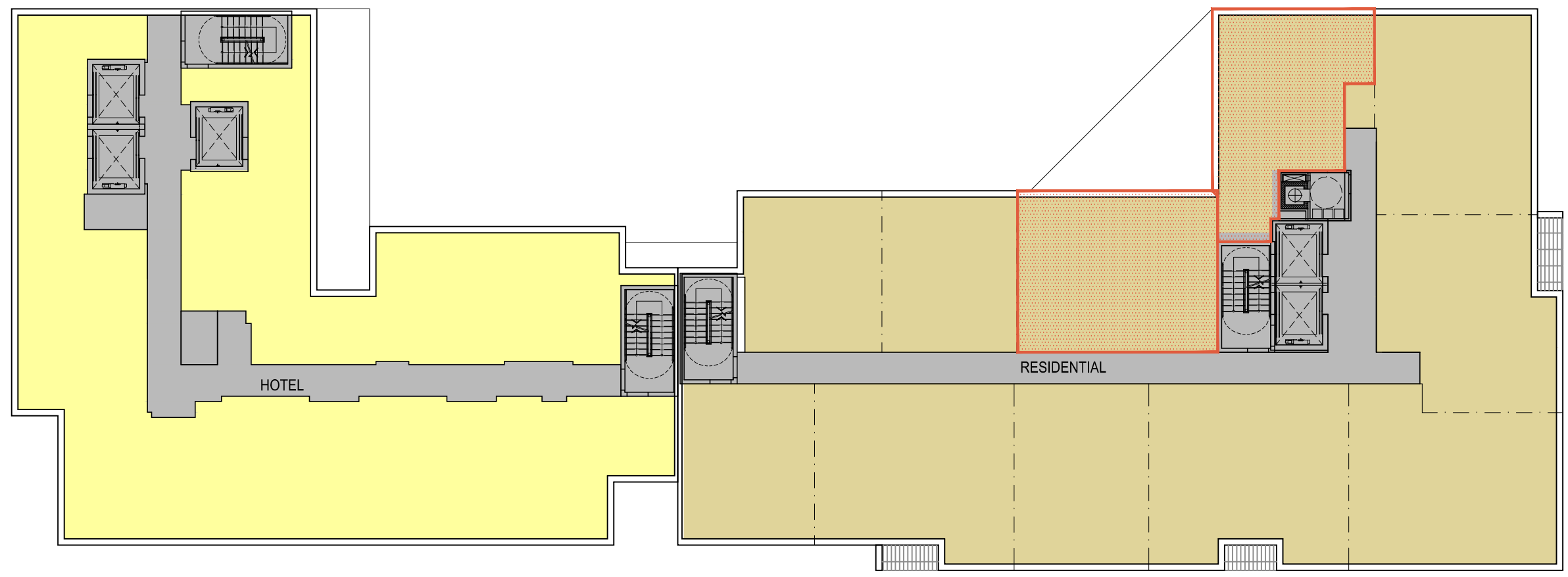
FLORIDA AVENUE NE

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1st Floor Plan

October 25, 2016 | A102





- 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 %



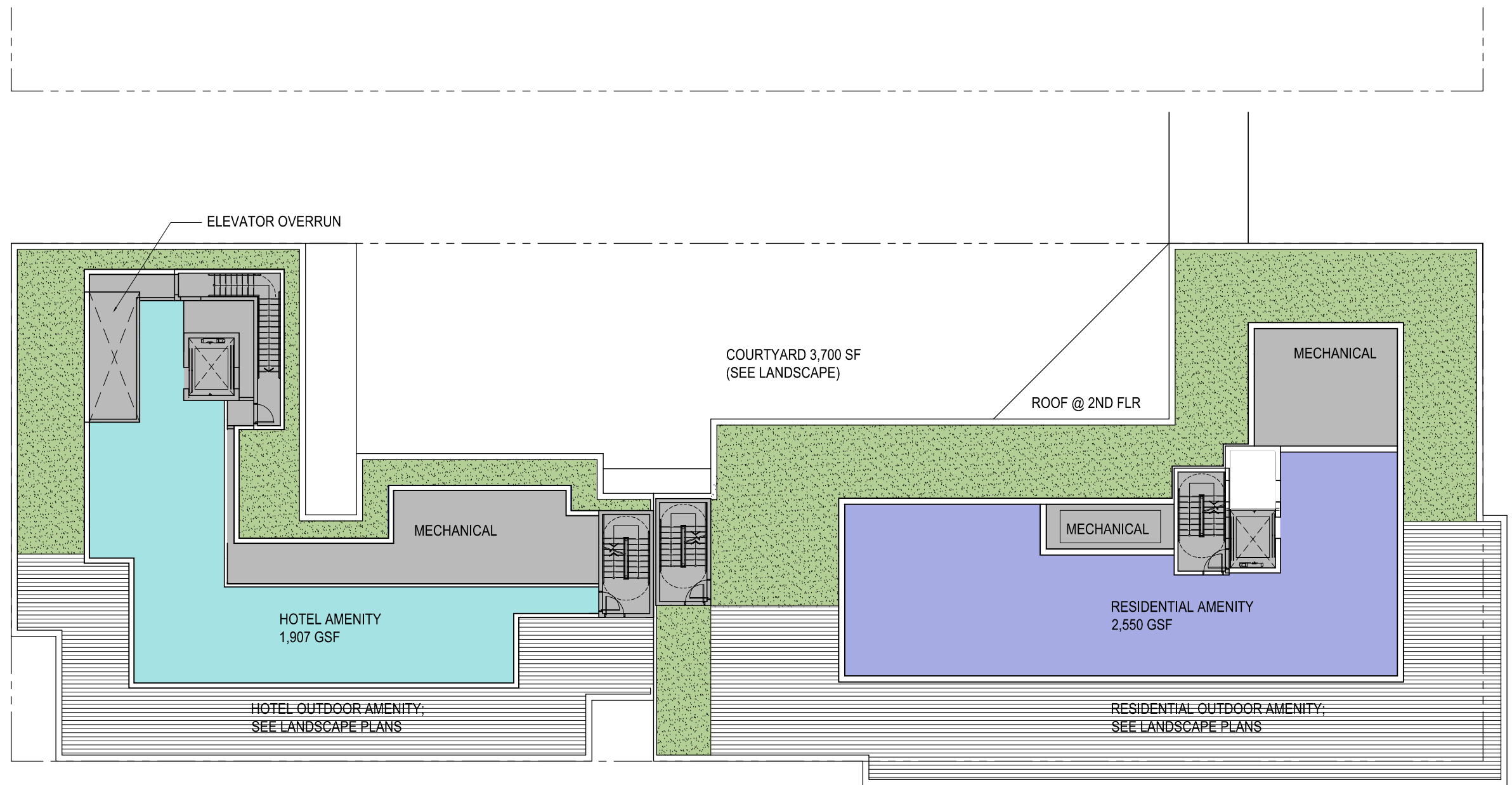
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4th Floor Plan





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

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



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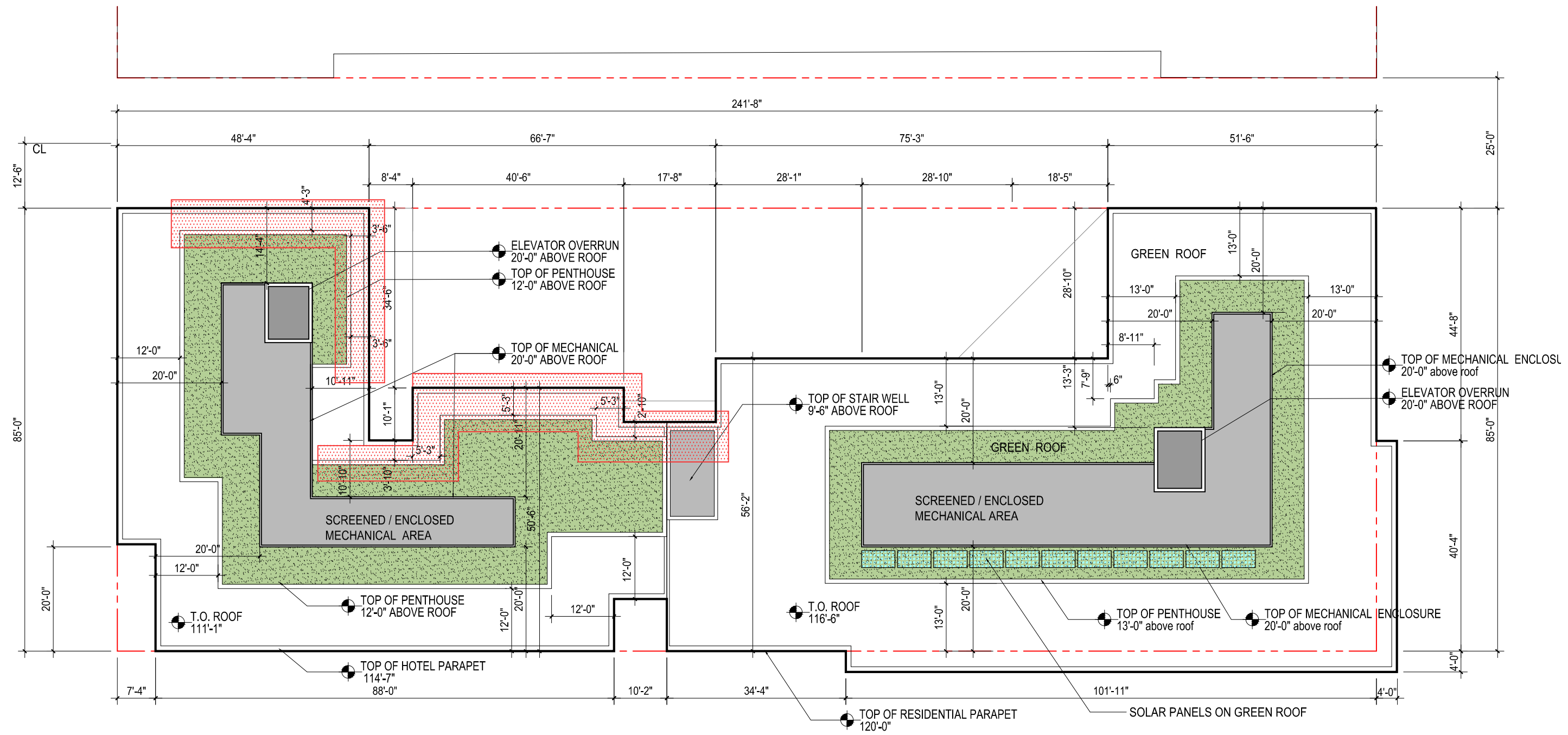
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Roof Plan







**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



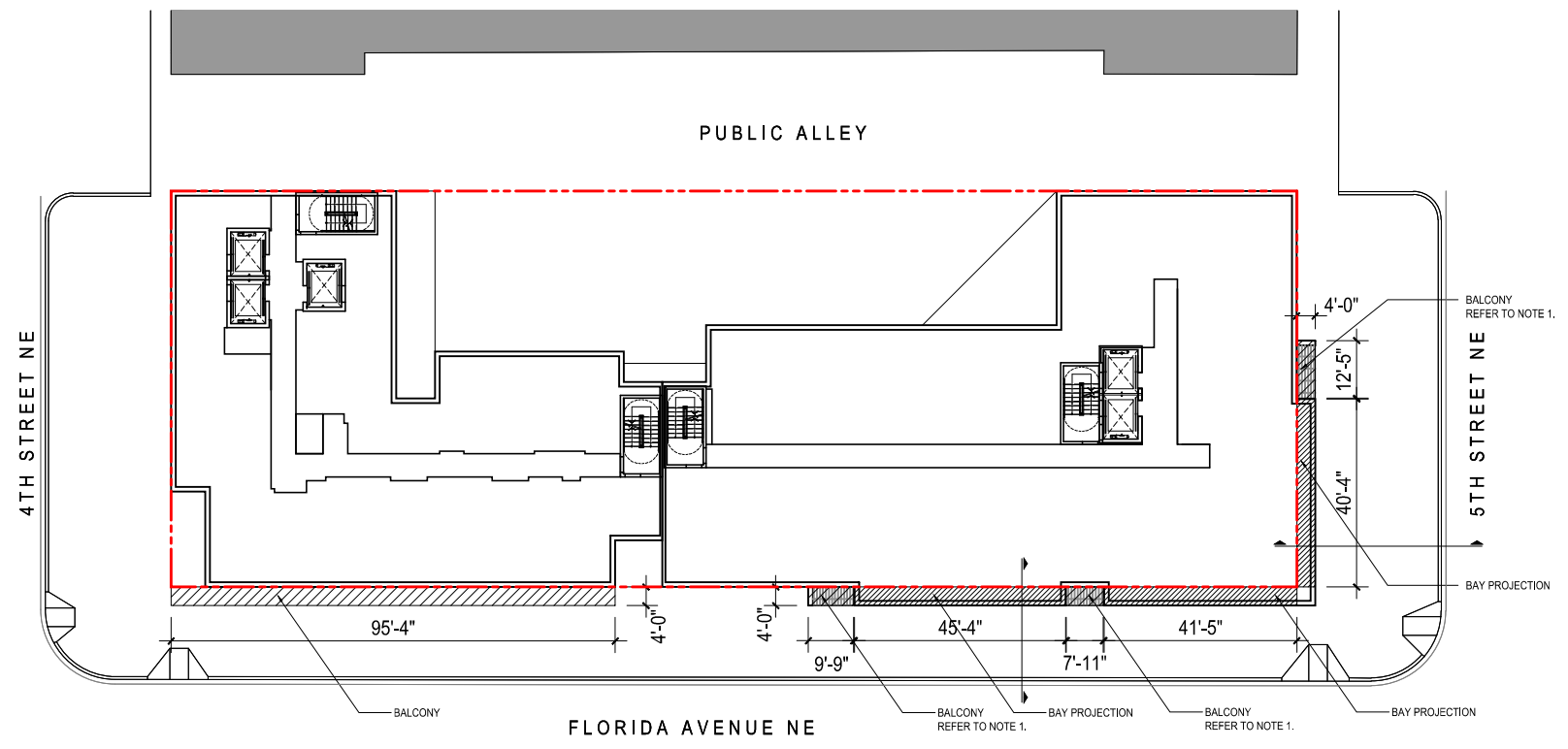
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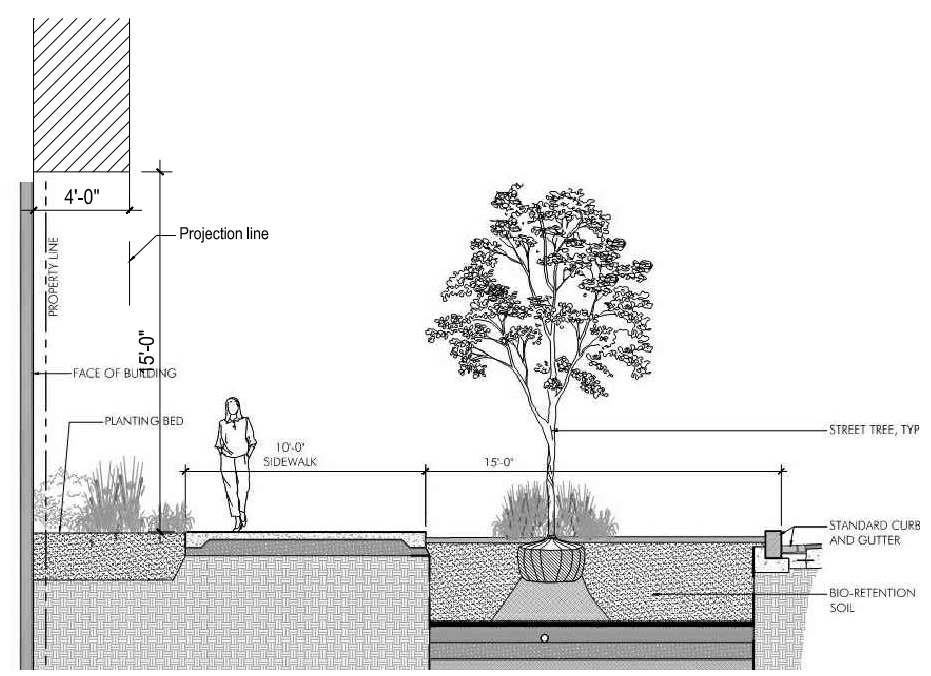


Penthouse Plan

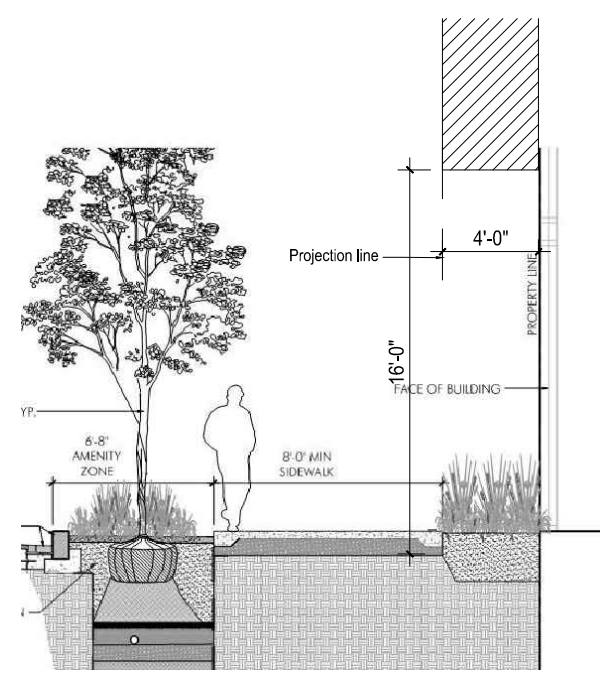




Projections:	Residential		Balcony Projection allowed (width)	Balcony Projection provided (width)	Projection depth allowed	Projection depth Provided
	Bay Projection allowed (width)	Bay Projection provided (width)				
Florida Ave.	121' - 6"	104' - 10"	NO LIMIT	17'- 8"	4'	4'
4th street						
5th street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



5TH STREET. SECTION



FLORIDA AVE. SECTION

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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Projections into public space

