

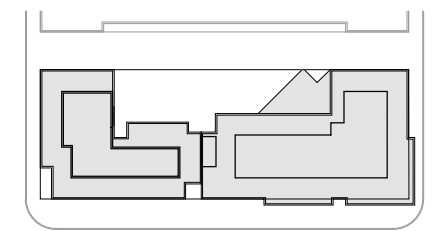
400 Florida Avenue | Washington DC  
 South West View

November 18, 2016 | A201



ZONING COMMISSION  
 District of Columbia  
 CASE NO.16-10  
 EXHIBIT NO.42B3





Key plan

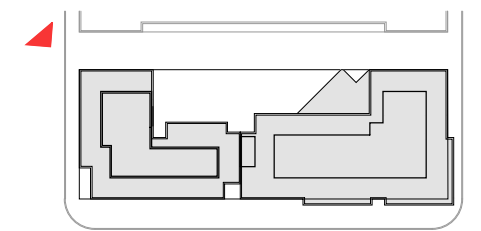


400 Florida Avenue | Washington DC  
South East View

November 18, 2016 | A202







Key plan



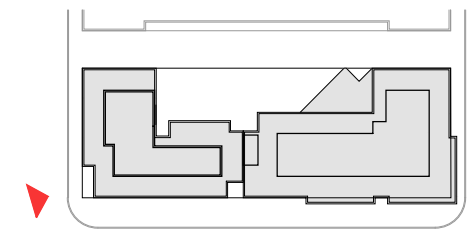
400 Florida Avenue | Washington DC

November 18, 2016 | A203



Street View





Key plan



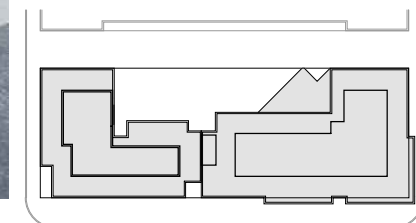
400 Florida Avenue | Washington DC

November 18, 2016 | A204



Street View





Key plan



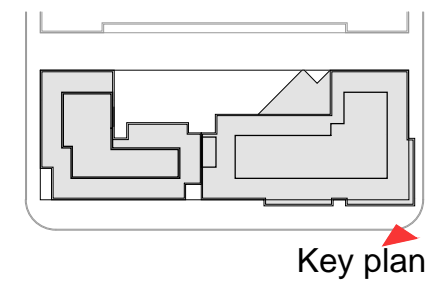
400 Florida Avenue | Washington DC

Street View

November 18, 2016 | A205







Key plan



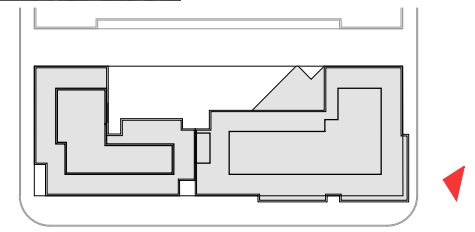
400 Florida Avenue | Washington DC

November 18, 2016 | A206



Street View





Key plan



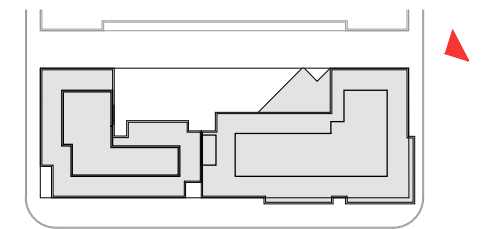
400 Florida Avenue | Washington DC

November 18, 2016 | A207



Street View





Key plan



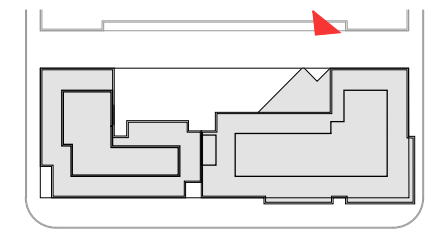
400 Florida Avenue | Washington DC

Street View

November 18, 2016 | A208







Key plan



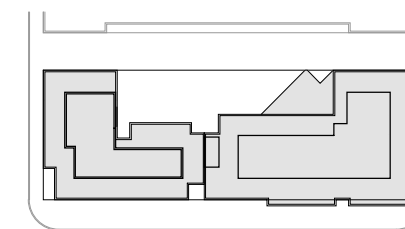
400 Florida Avenue | Washington DC

November 18, 2016 | A209



Court yard View





Key plan



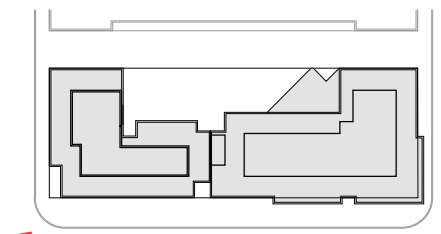
400 Florida Avenue | Washington DC

Aerial SE

November 18, 2016 | A210







Key plan



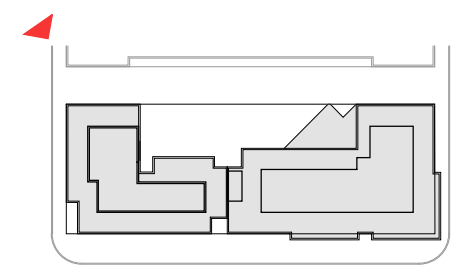
400 Florida Avenue | Washington DC

November 18, 2016 | A211



Aerial SW





Key plan



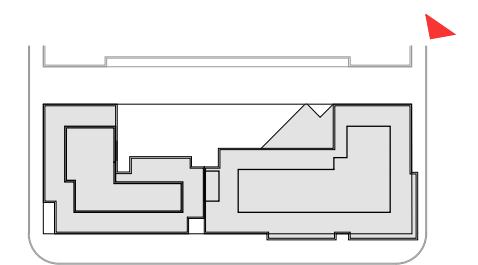
400 Florida Avenue | Washington DC

November 18, 2016 | A212



Aerial NW





Key plan



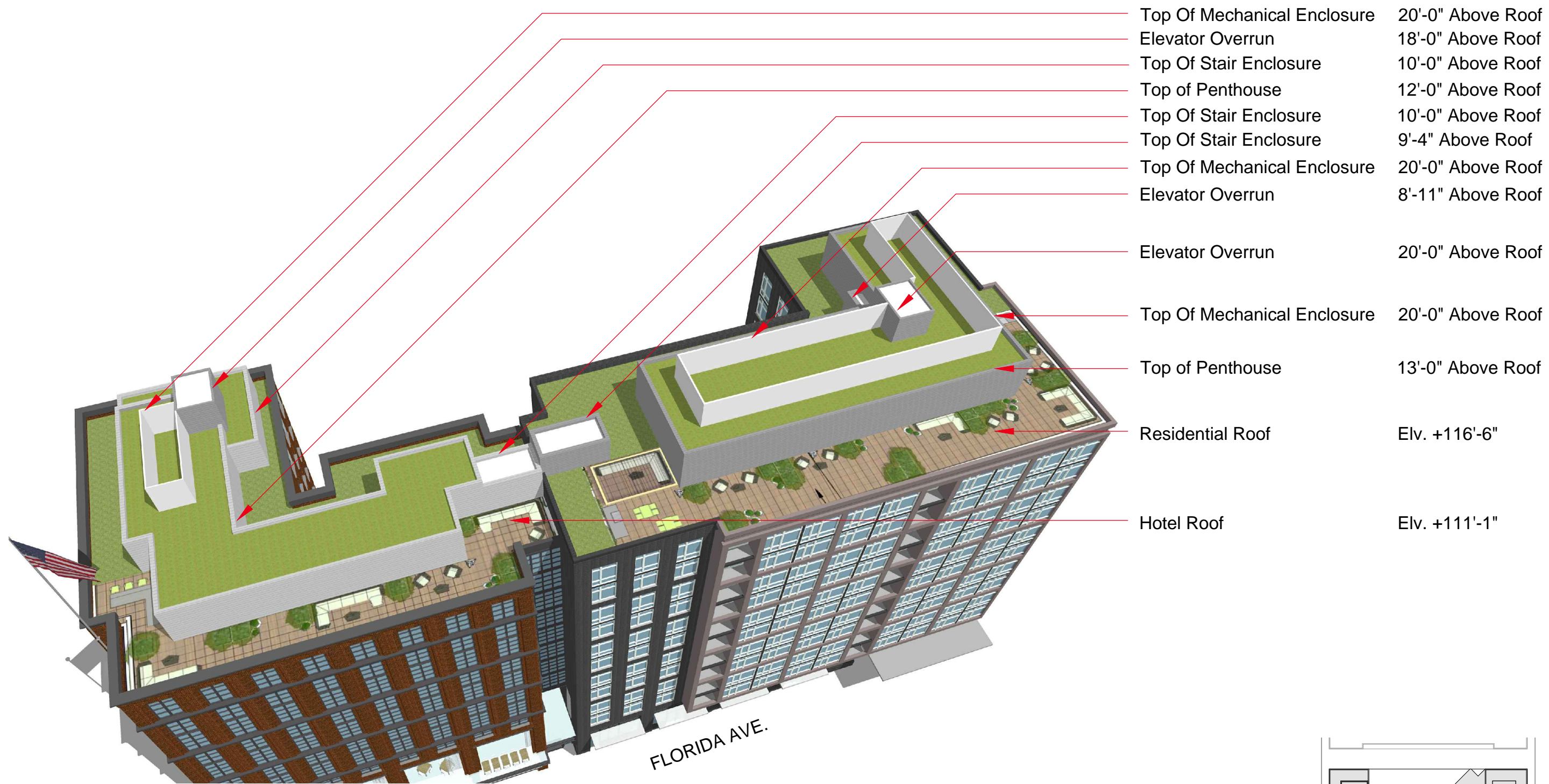
400 Florida Avenue | Washington DC

November 18, 2016 | A213

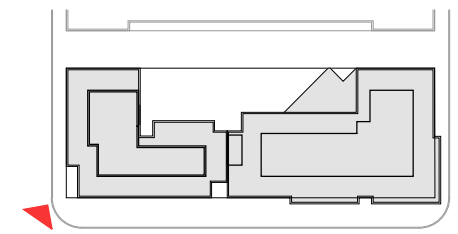


Aerial NE





- Top Of Mechanical Enclosure 20'-0" Above Roof
- Elevator Overrun 18'-0" Above Roof
- Top Of Stair Enclosure 10'-0" Above Roof
- Top of Penthouse 12'-0" Above Roof
- Top Of Stair Enclosure 10'-0" Above Roof
- Top Of Stair Enclosure 9'-4" Above Roof
- Top Of Mechanical Enclosure 20'-0" Above Roof
- Elevator Overrun 8'-11" Above Roof
  
- Elevator Overrun 20'-0" Above Roof
  
- Top Of Mechanical Enclosure 20'-0" Above Roof
- Top of Penthouse 13'-0" Above Roof
- Residential Roof Elv. +116'-6"
- Hotel Roof Elv. +111'-1"



Key plan



400 Florida Avenue | Washington DC

November 18, 2016 | A214

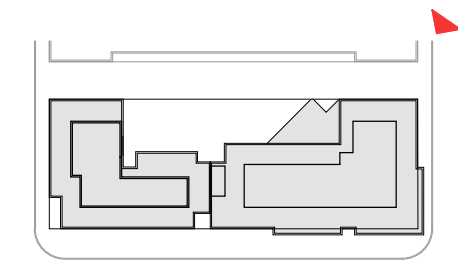


Roof 3D view





- Top Of Mechanical Enclosure 20'-0" Above Roof
- Elevator Overrun 20'-0" Above Roof
- Elevator Overrun 8'-11" Above Roof
- Top of Penthouse 13'-0" Above Roof
- Top Of Stair Enclosure 9'-4" Above Roof
- Top Of Stair Enclosure 10'-0" Above Roof
- Top of Penthouse 12'-0" Above Roof
- Top Of Mechanical Enclosure 20'-0" Above Roof
- Elevator Overrun 18'-0" Above Roof
- Top Of Stair Enclosure 10'-0" Above Roof
- Hotel Roof Elv. +111'-1"
- Residential Roof Elv. +116'-6"



Key plan



400 Florida Avenue | Washington DC

November 18, 2016 | A215



Roof 3D view

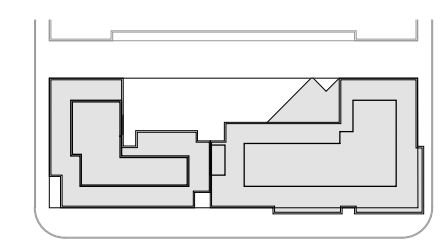




2. East side of 4th Street Looking Down Towards Florida Ave.



2. West side of 4th Street Looking Down Towards Florida Ave.



Key plan



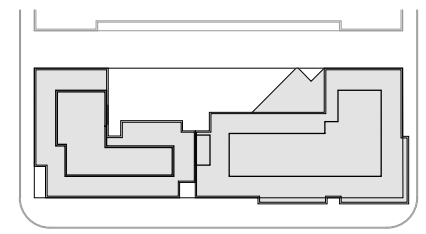




2. East side of 4th Street Looking Down Towards Florida Ave.



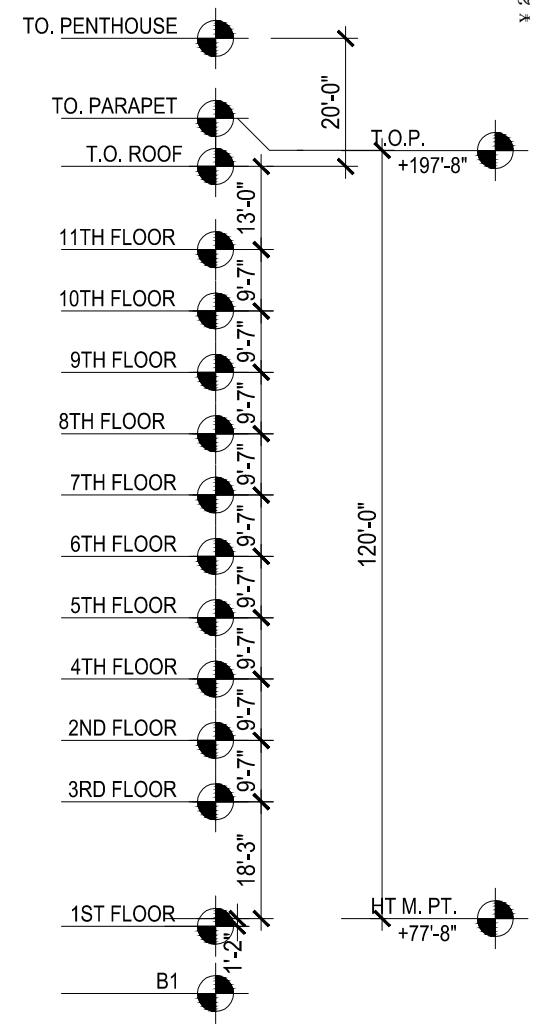
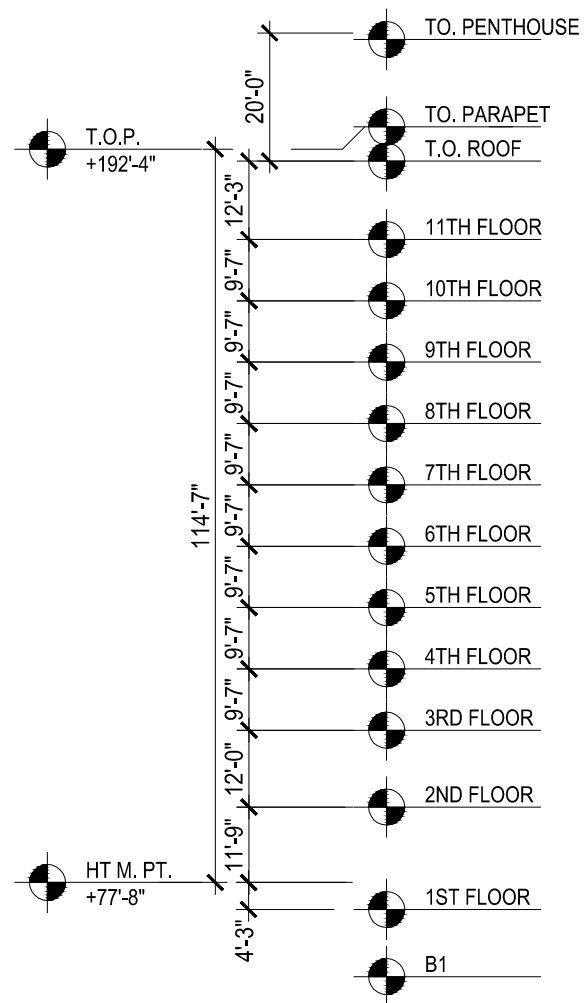
2. West side of 4th Street Looking Down Towards Florida Ave.




Key plan







HOTEL | RESIDENTIAL  
← | →

- NOTES:  
 1. For Ground floor elevation refer to sheet A224  
 Location of the hotel / residential sign,

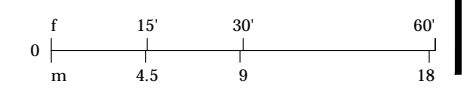


400 Florida Avenue | Washington DC

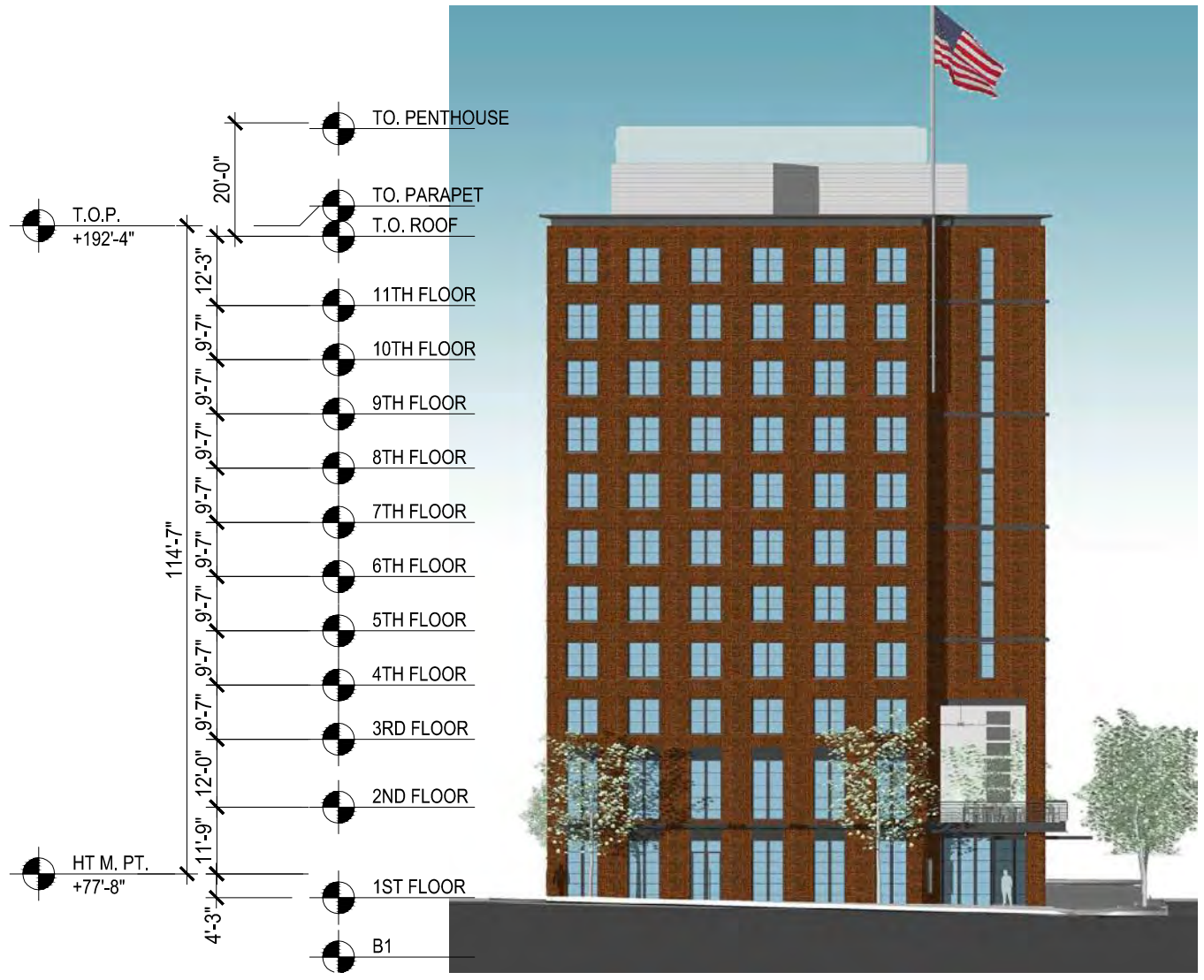
November 18, 2016 | A221



South Elevation







west elevation - hotel



east elevation - residential (pending code modification approval)

key plan

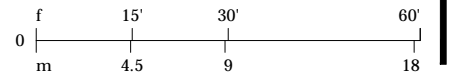


400 Florida Avenue | Washington DC

November 18, 2016 | A222



East and West Elevation







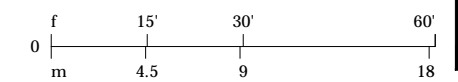
Alternative east residential elevation



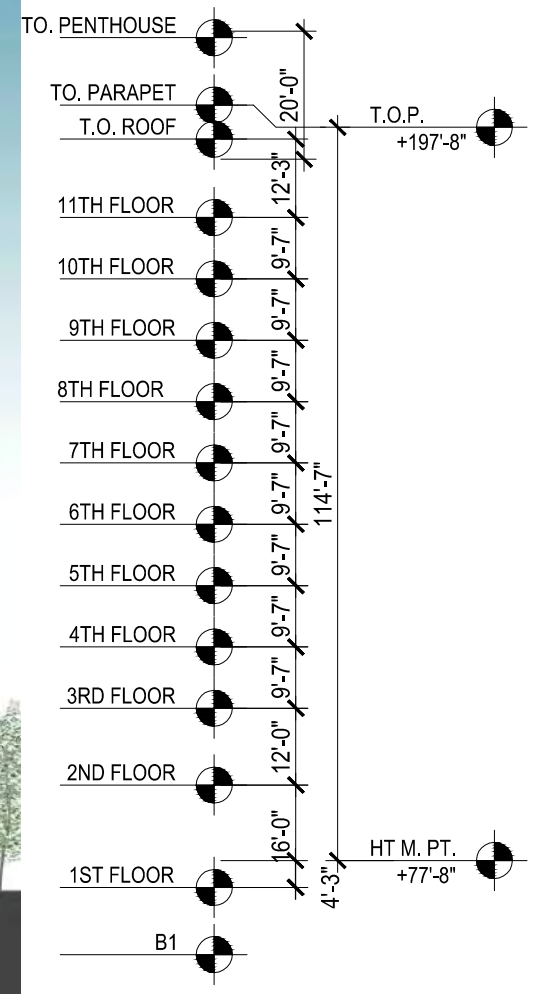
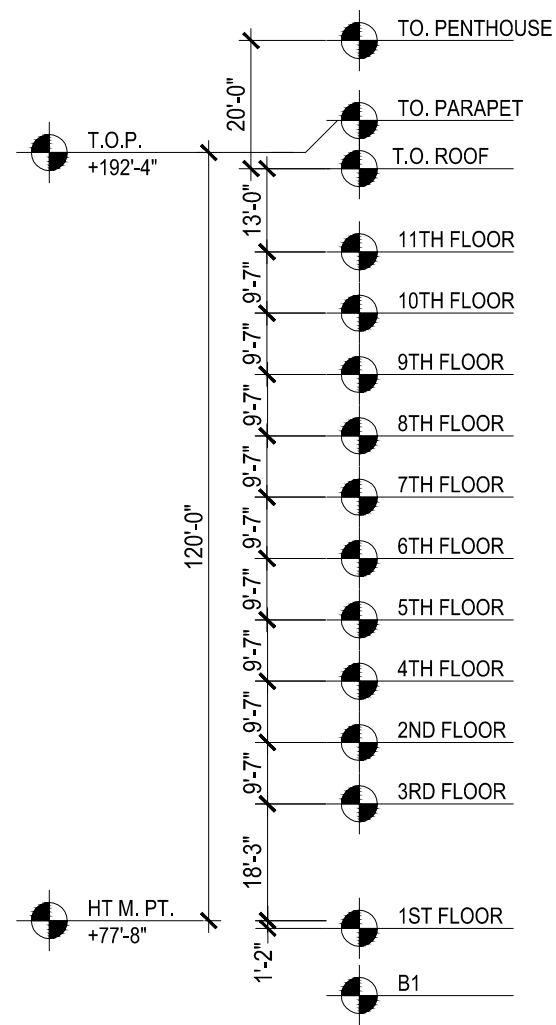
400 Florida Avenue | Washington DC

Alternate east Elevation

November 18, 2016 | A222a







RESIDENTIAL | HOTEL  
← | →

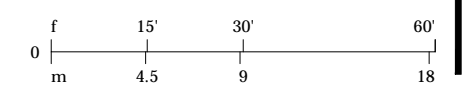


400 Florida Avenue | Washington DC

November 18, 2016 | A223



North Elevation







HOTEL LOGGIA



HOTEL      RESIDENTIAL  
 ←                      →

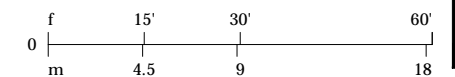


400 Florida Avenue | Washington DC

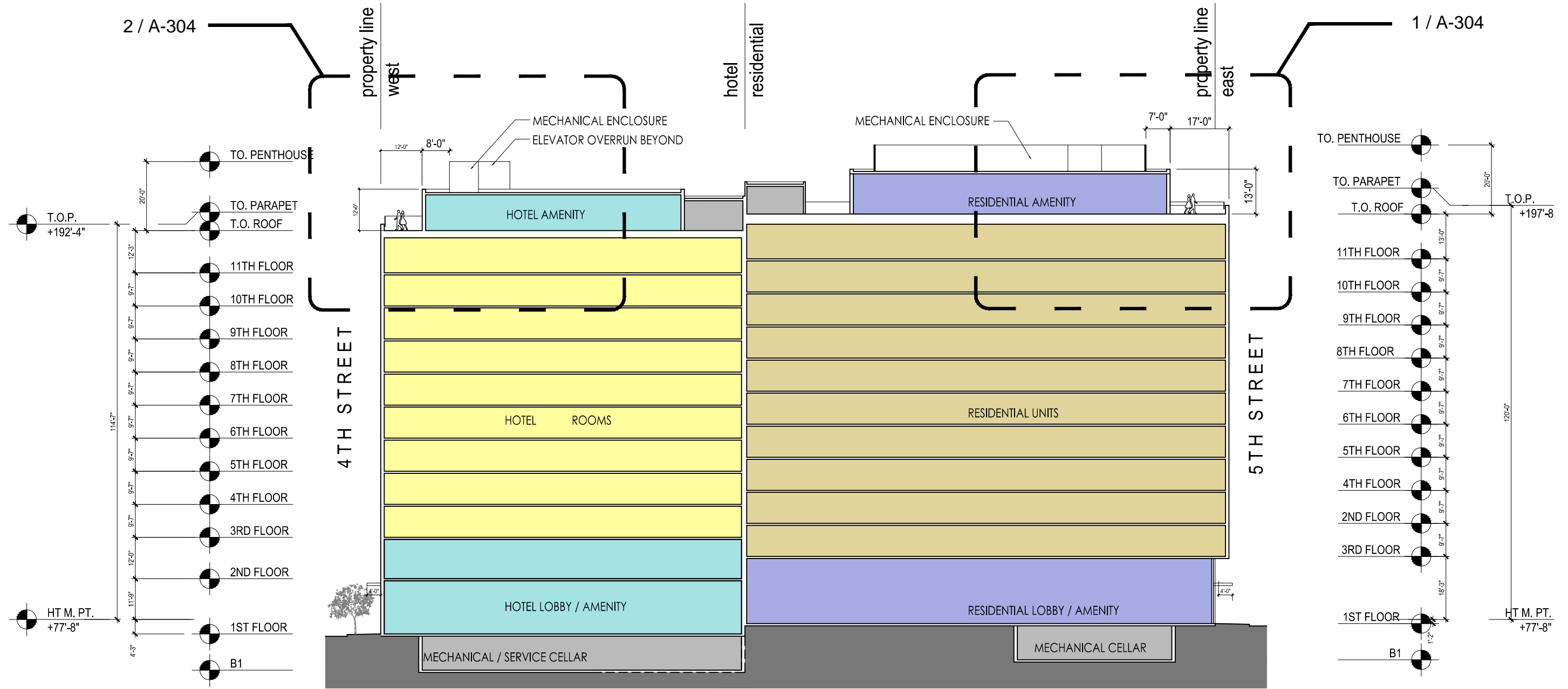
November 18, 2016 | A224



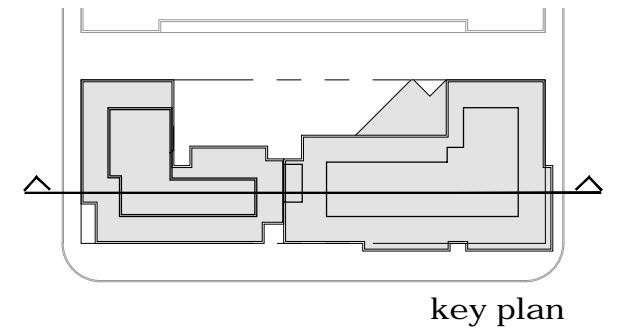
Elevation Details







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

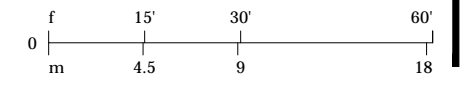


400 Florida Avenue | Washington DC

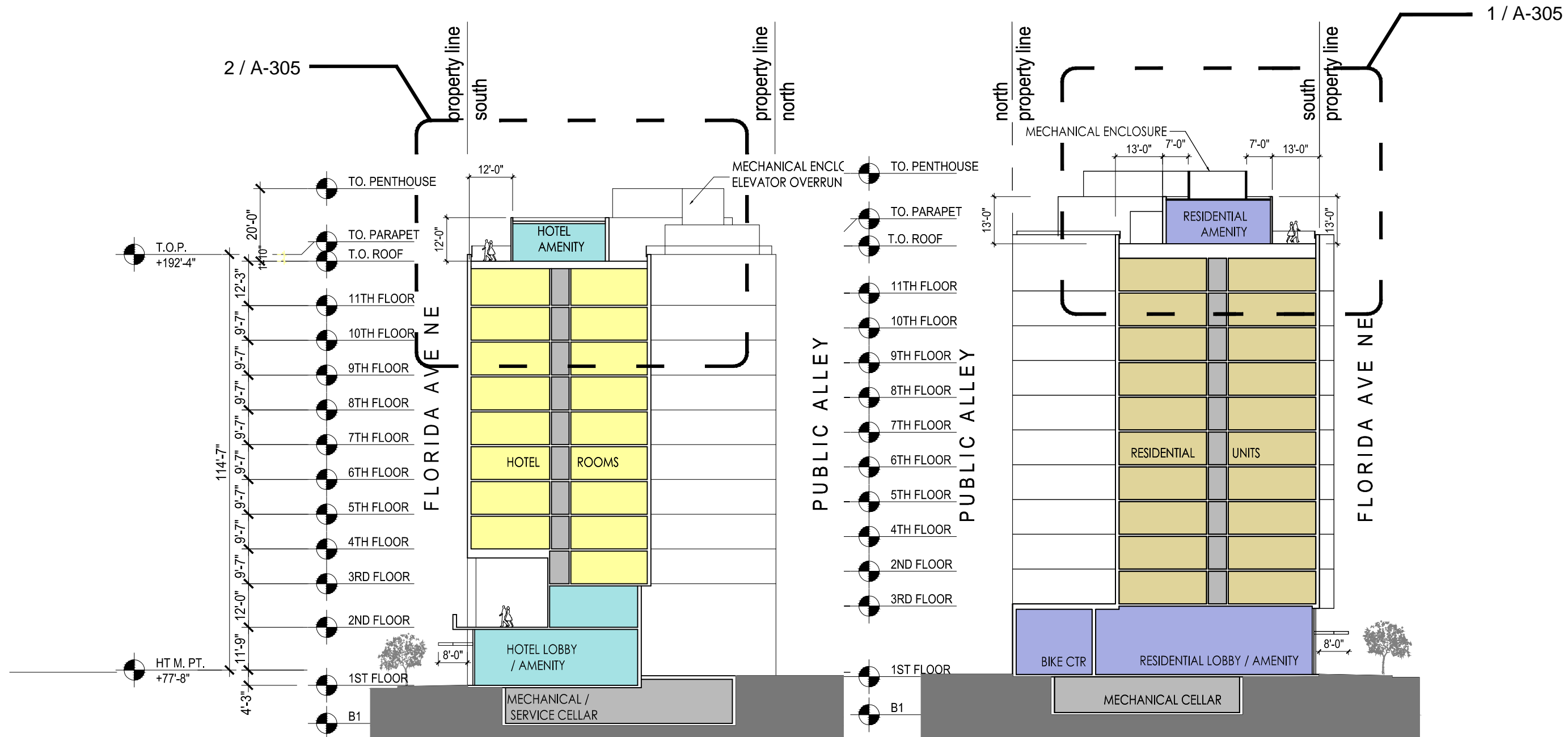


Building Sections

November 18, 2016 | A301



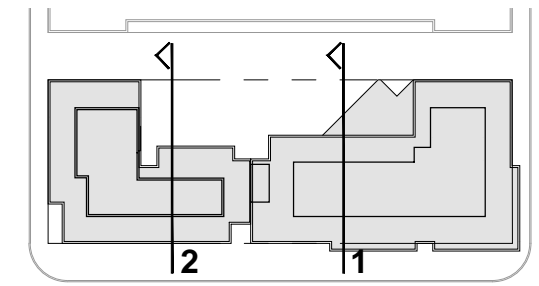




section 2 - hotel

section 1 - residential

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



key plan

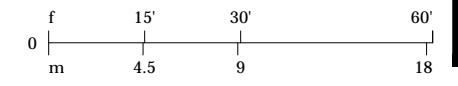


400 Florida Avenue | Washington DC

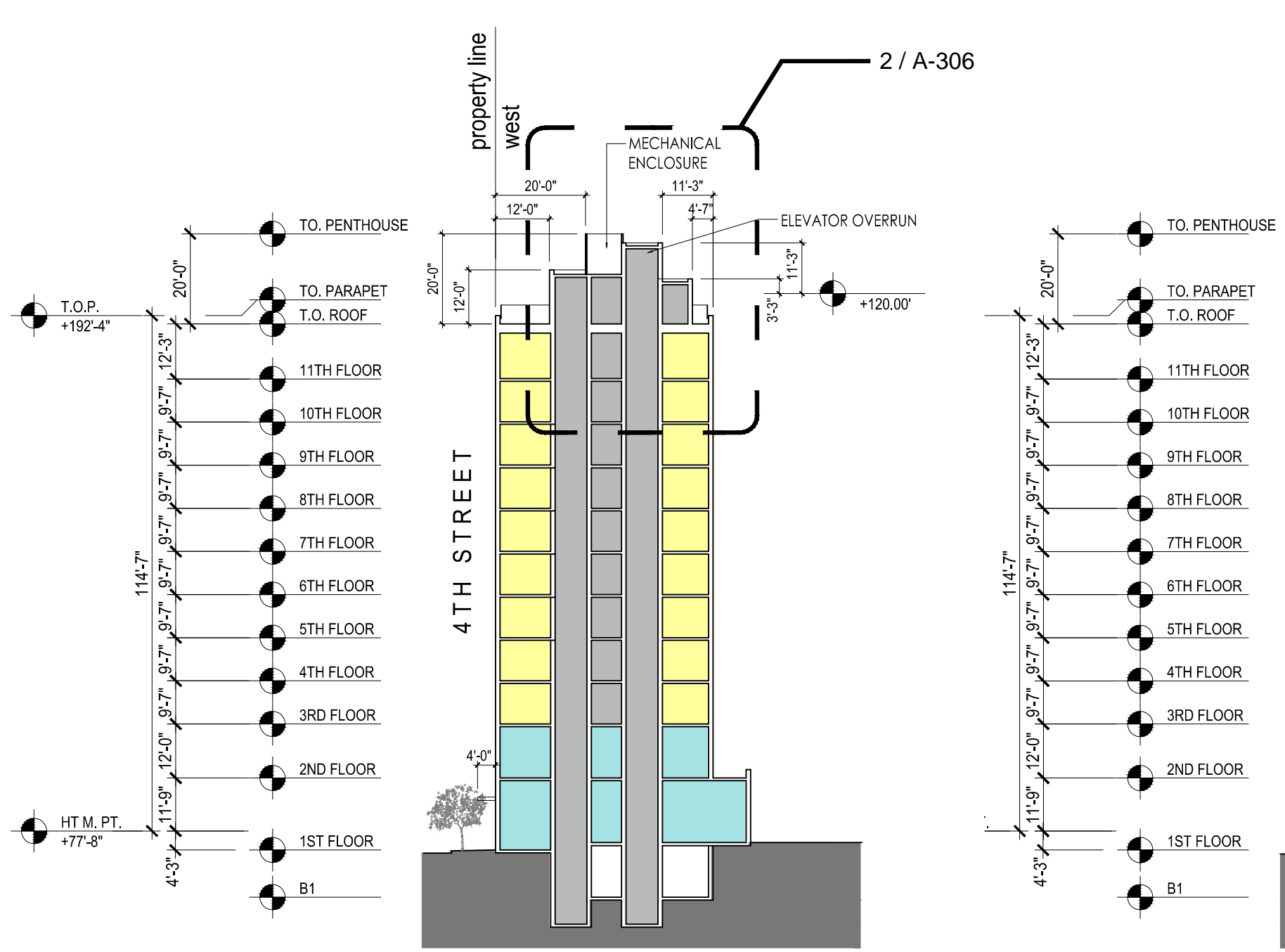
November 18, 2016 | A302



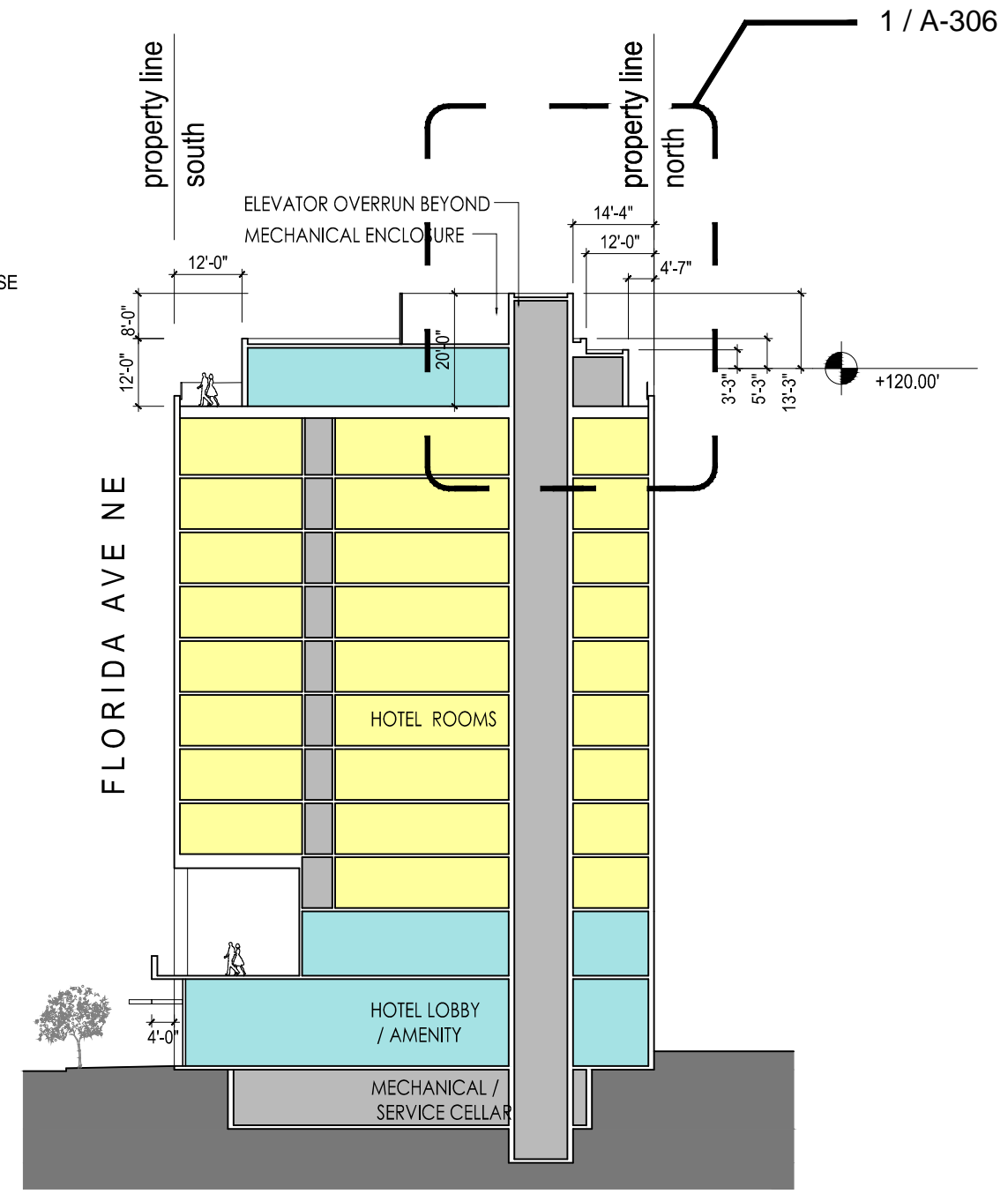
Building Sections





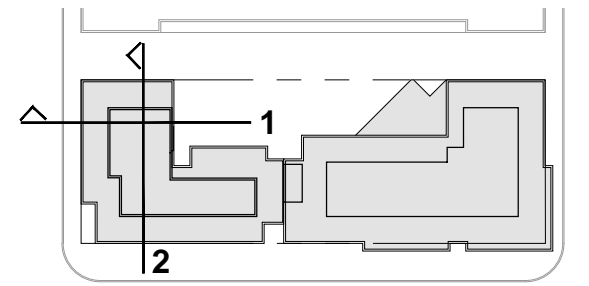


section 1



section 2

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



key plan

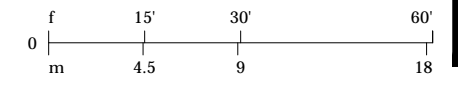


400 Florida Avenue | Washington DC

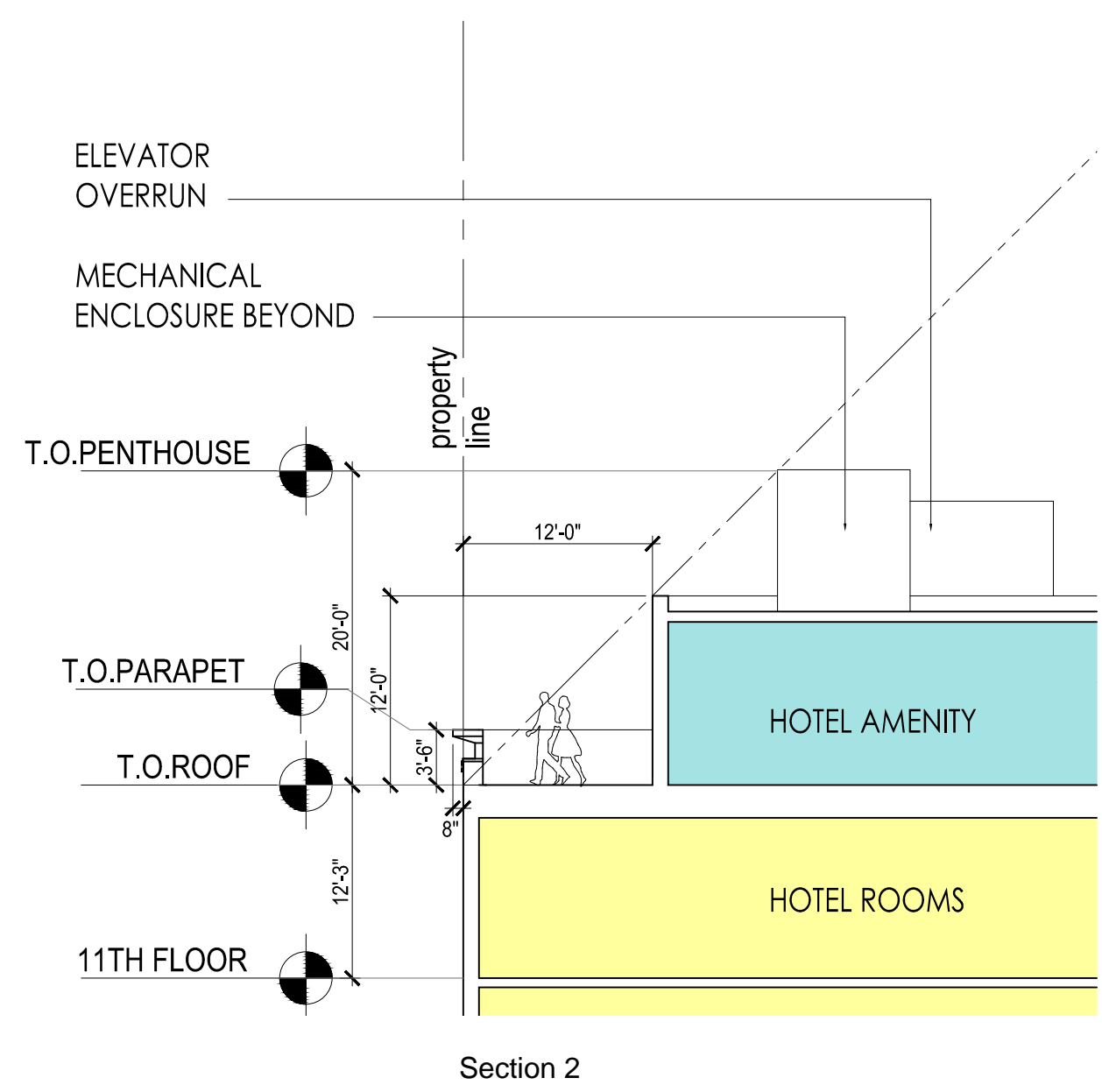
November 18, 2016 | A303



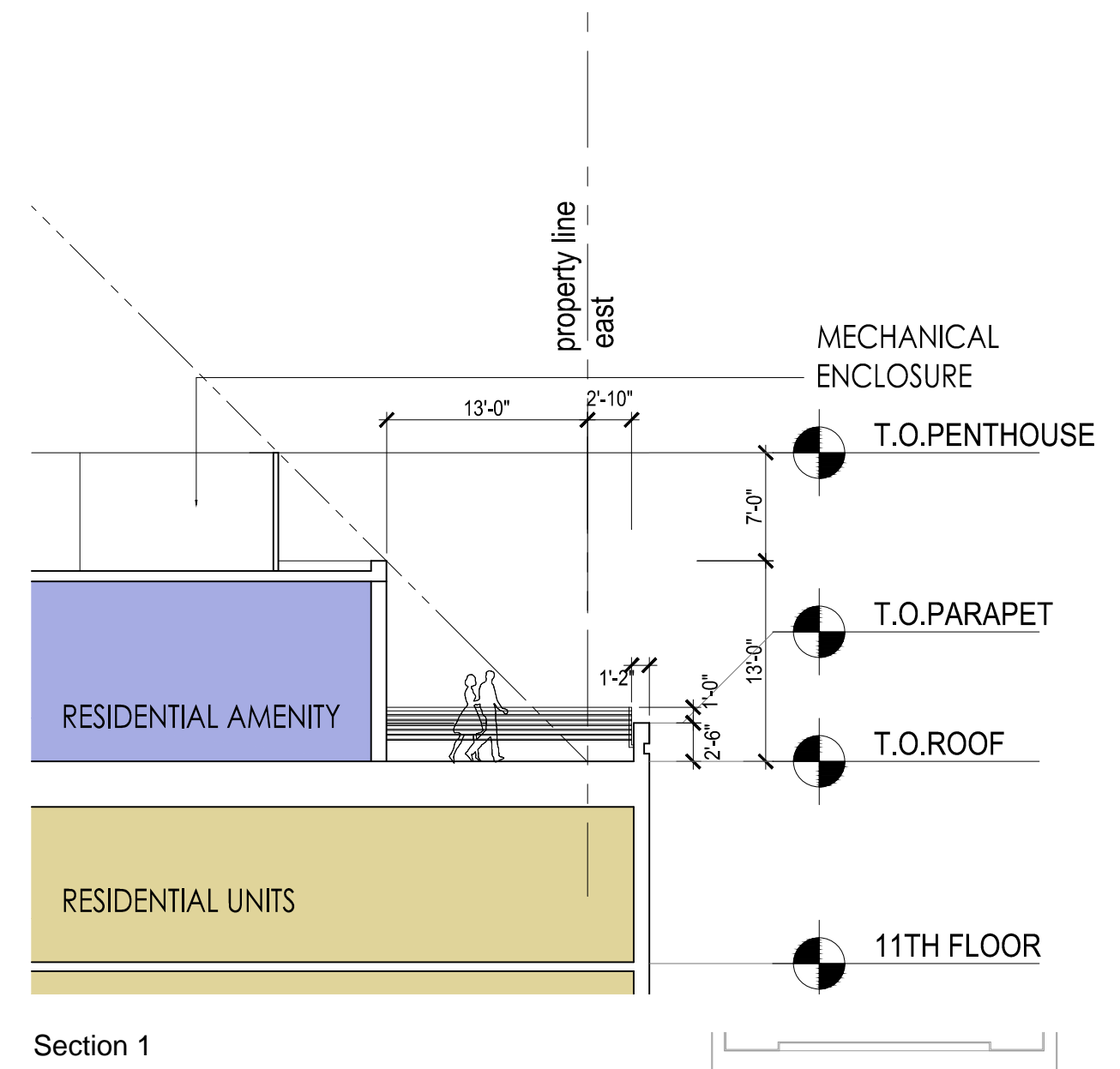
Hotel Sections



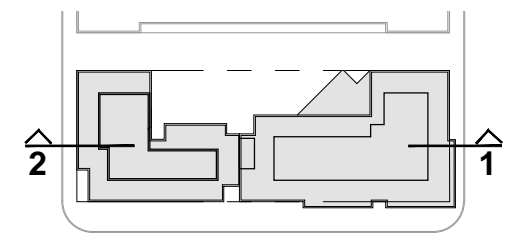




Section 2



Section 1



key plan



400 Florida Avenue | Washington DC

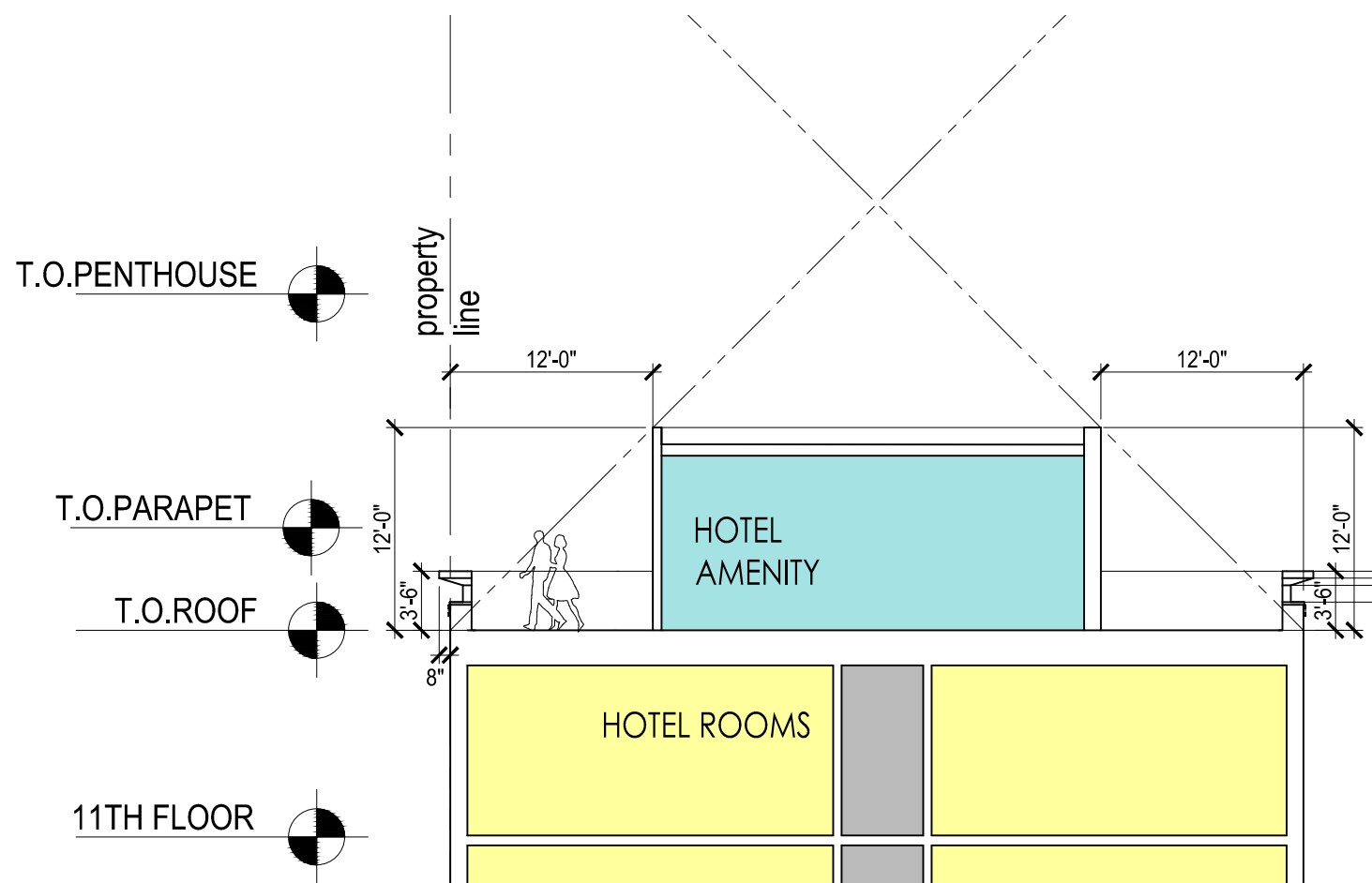
November 18, 2016 | A304



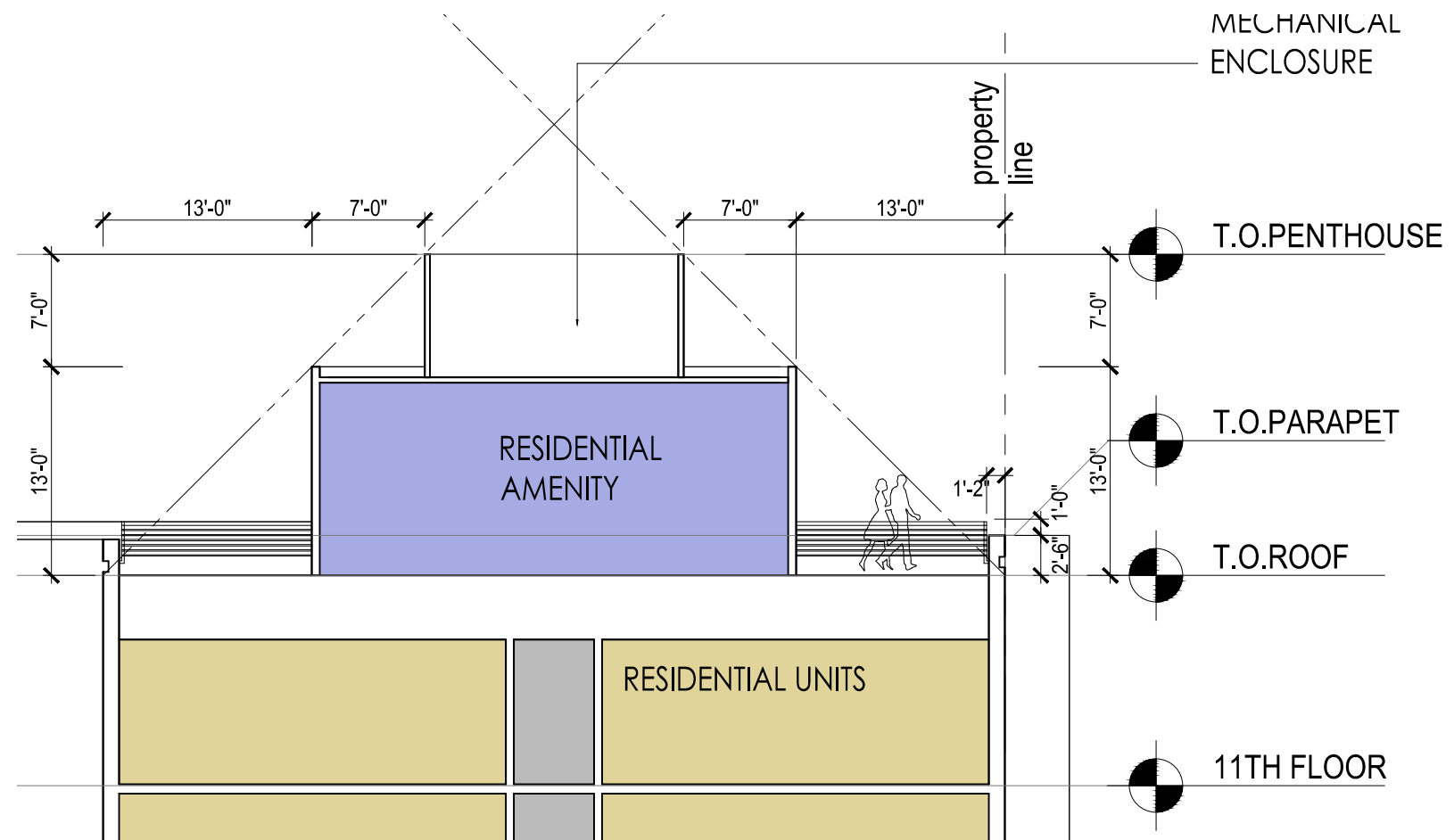
Enlarged Penthouse Sections

Scale: 3/32"=1'-0"

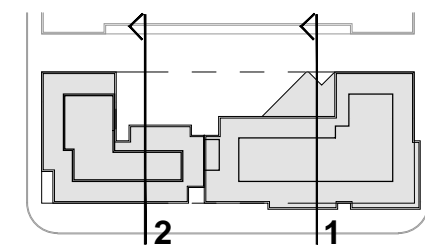




Section 1 Section 2



Section 1



key plan



400 Florida Avenue | Washington DC

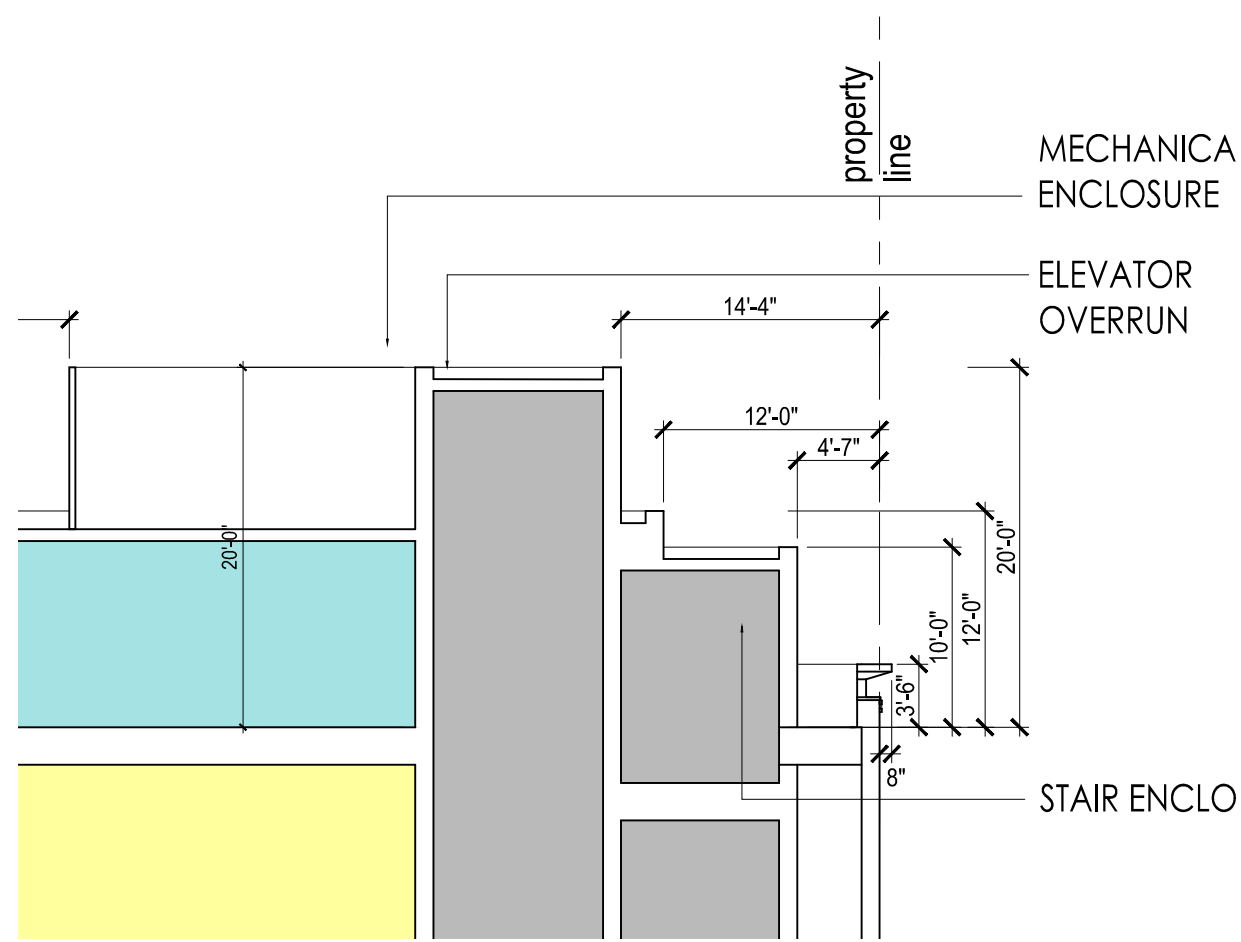
November 18, 2016 | A305



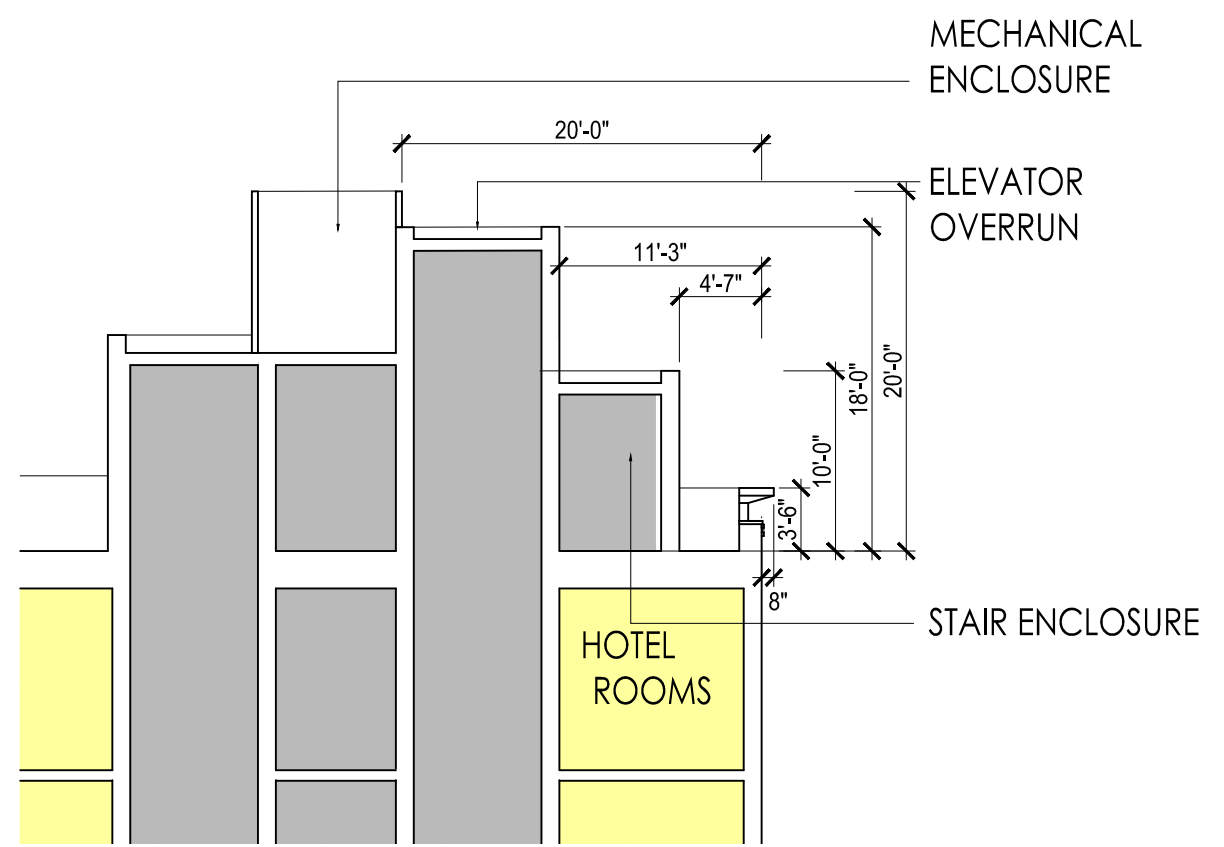
Enlarged Penthouse Sections

Scale: 3/32"=1'-0"

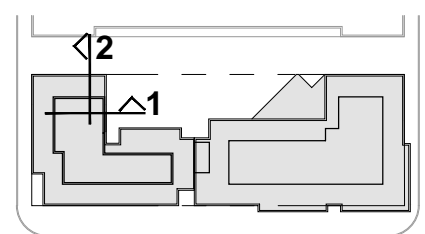




Section 1



Section 1



400 Florida Avenue | Washington DC

November 18, 2016 | A306

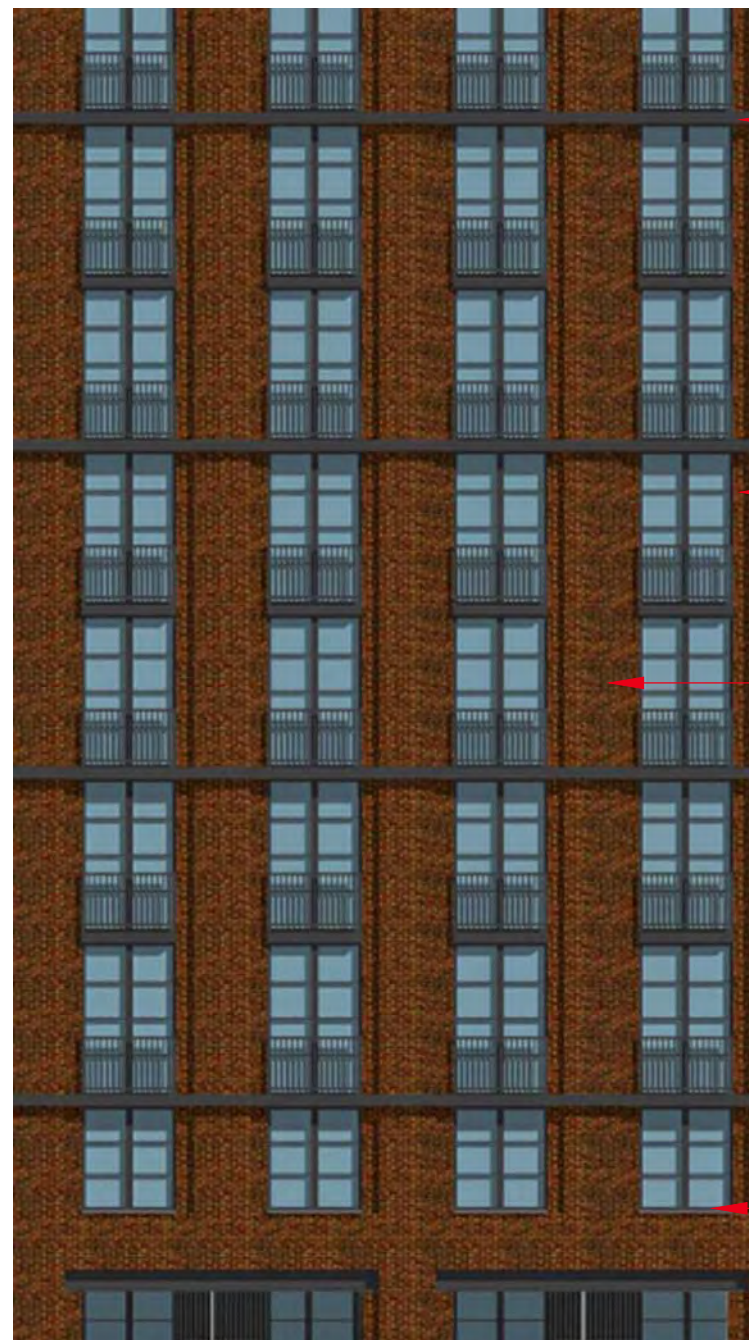


Enlarged Penthouse Sections

Scale: 3/32"=1'-0"



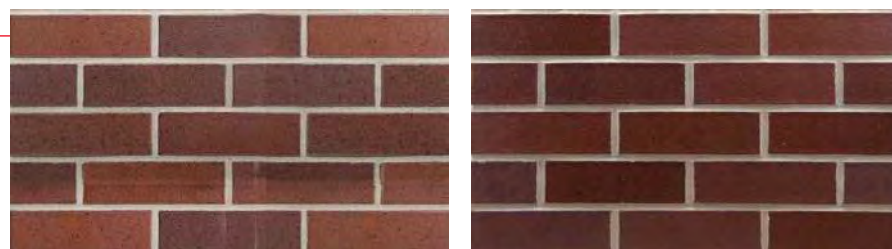




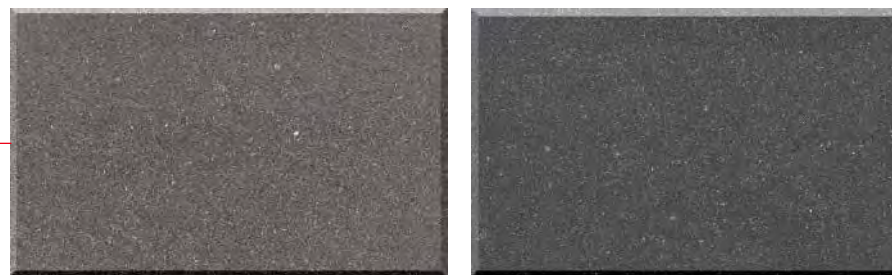
Metal Trim color range



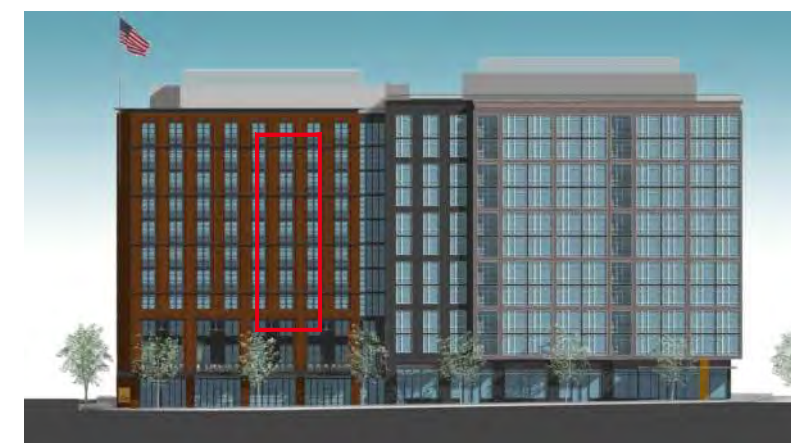
Window Mullions color range



Brick color range

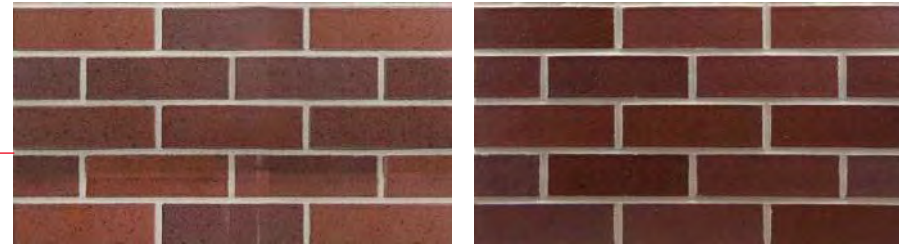


Cast Stone color range



south elevation

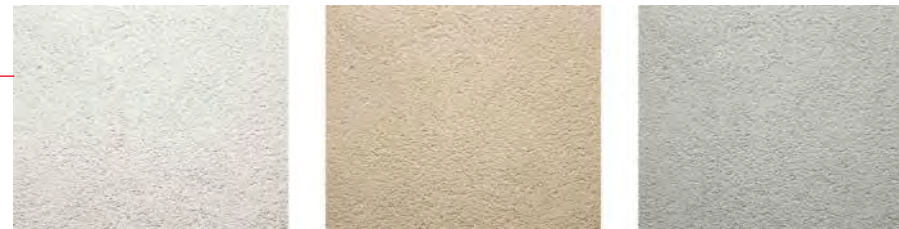




Brick color range



Corrugated Metal panel color range



Stucco color range



Pavers



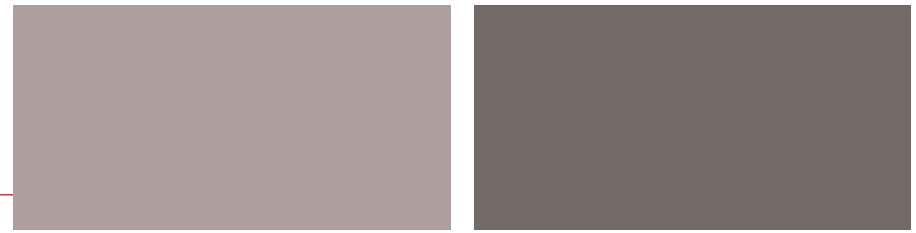
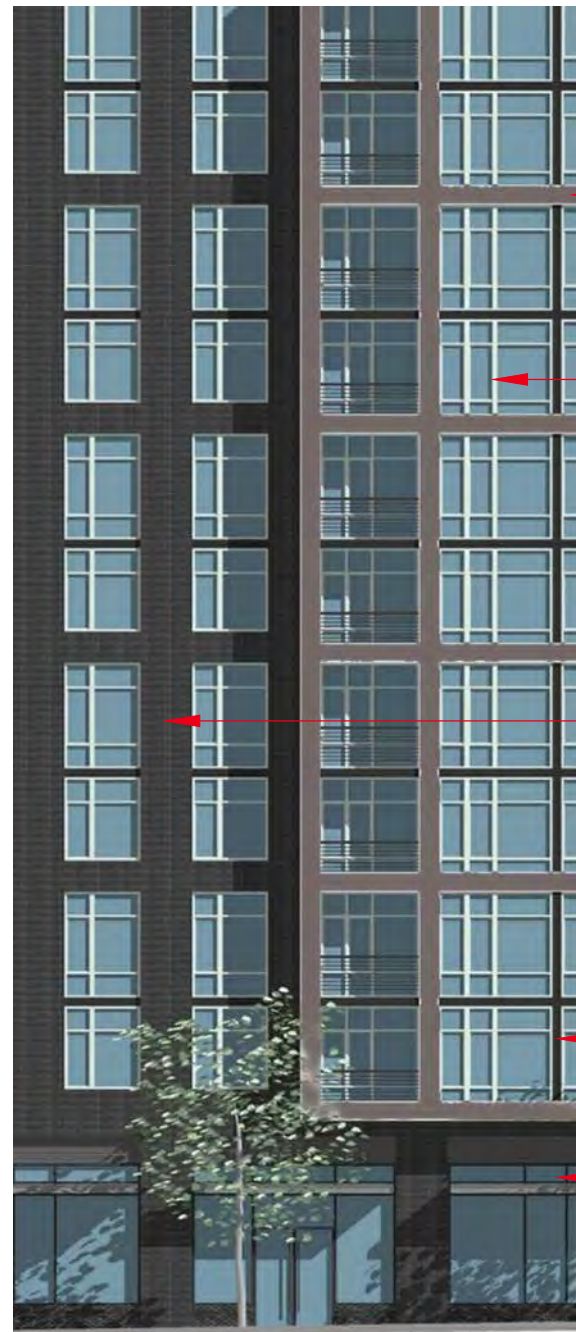
Corrugated Metal Panels installation example



Loggia Perspective



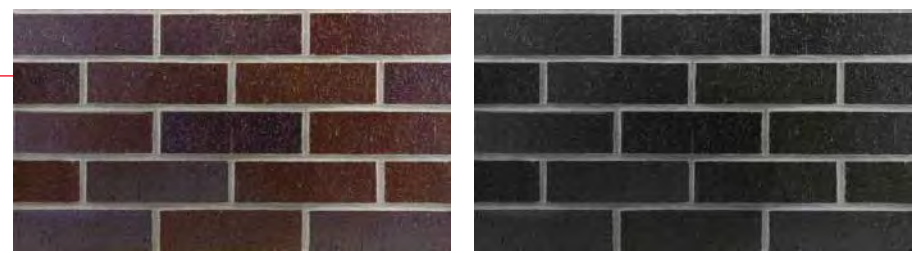
### Metal Panels installation examples



Composite Metal Panel color range



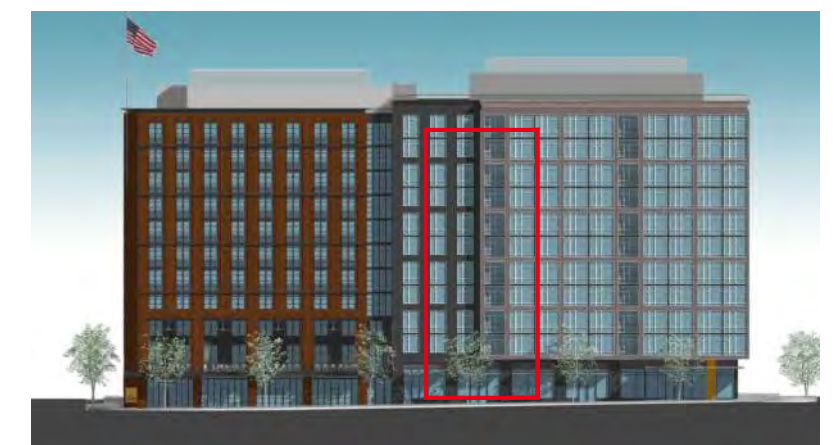
Window Mullion color range



Brick color range



Trim / Storefront Mullion color range



south elevation



400 Florida Avenue | Washington DC

November 18, 2016 | A403



Exterior Materials Residential





Brick Frieze Detail



Brick Frieze Detail



Existing Frieze





Yale Apartments DC



77 H street DC



Rosewood Hotel DC



Capital Self-Storage site DC



400 Florida Avenue

Washington DC

November 18, 2016

A405



Hotel Architecture Precedents





Wythe Hotel NY



Ludlow Hotel NY

Front St / Dover St NY



Amsterdam



400 Florida Avenue | Washington DC

November 18, 2016 | A406



Hotel Architecture Precedents





fenestration



loggia

brick details



Ludlow Hotel NY



400 Florida Avenue

Washington DC

November 18, 2016

A407



Hotel Architecture Precedents





MOB Hotel Paris



MOB Hotel Paris



MOB Hotel Washington DC



400 Florida Avenue | Washington DC

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MOB Hotel Precedents