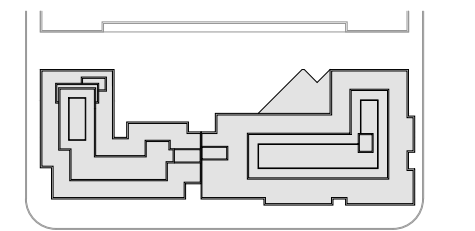


400 Florida Avenue | Washington DC  
 South West | ie

January 11, 2017 | A201



ZONING COMMISSION  
 District of Columbia  
 CASE NO.16-10  
 EXHIBIT NO.47A3



Key plan

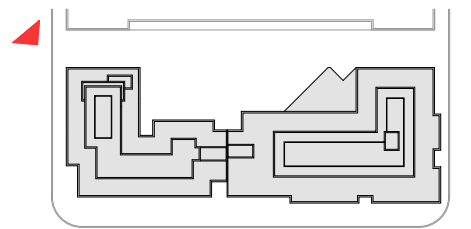


400 Florida Avenue | Washington DC

South East

January 11, 2017 | A202





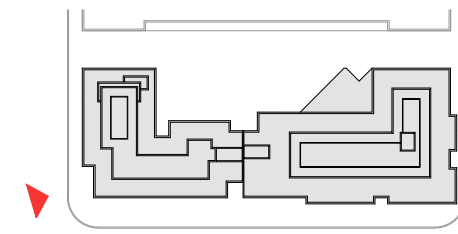
Key plan



400 Florida Avenue | Washington DC

Street View

January 11, 2017 | A203



Key plan

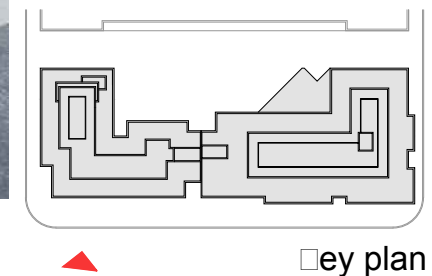


400 Florida Avenue | Washington DC

January 11, 2017 | A204



Street view



Key plan

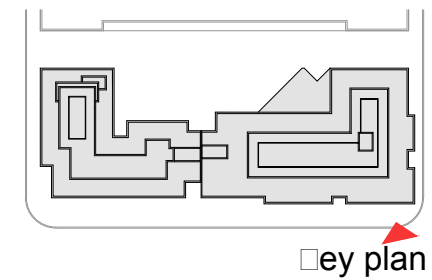


400 Florida Avenue | Washington DC

Street view

January 11, 2017 | A205



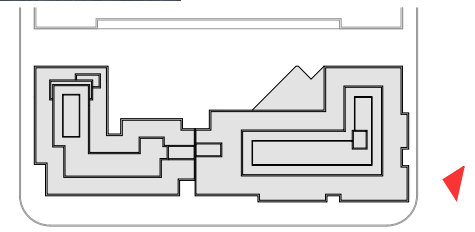


400 Florida Avenue | Washington DC

January 11, 2017 | A206



Street view



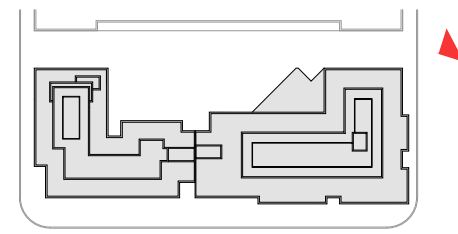
Key plan



400 Florida Avenue | Washington DC

Street view

January 11, 2017 | A207



Key plan



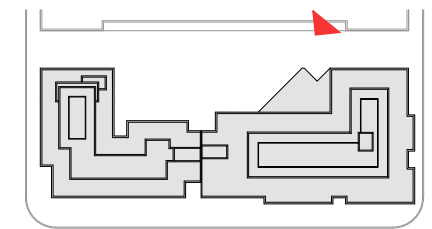
400 Florida Avenue | Washington DC

January 11, 2017 | A208



Street view





Key plan

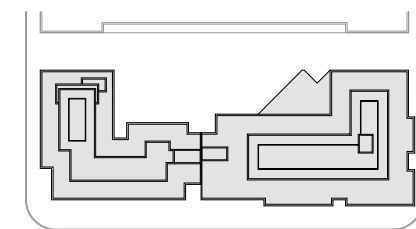


400 Florida Avenue | Washington DC

January 11, 2017 | A209



Court yard | ie



Key plan

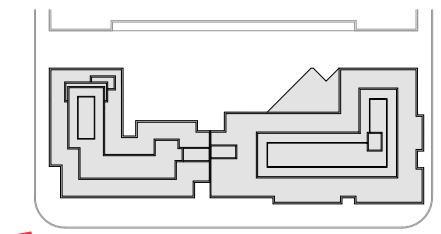


400 Florida Avenue | Washington DC

January 11, 2017 | A210



erial SE



Key plan

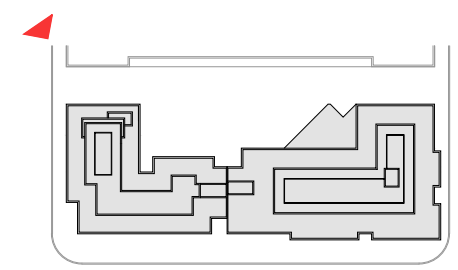


400 Florida Avenue | Washington DC

January 11, 2017 | A211



erial SW



Key plan

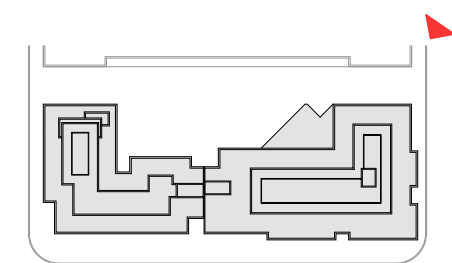


400 Florida Avenue | Washington DC

January 11, 2017 | A212



erial W



Key plan

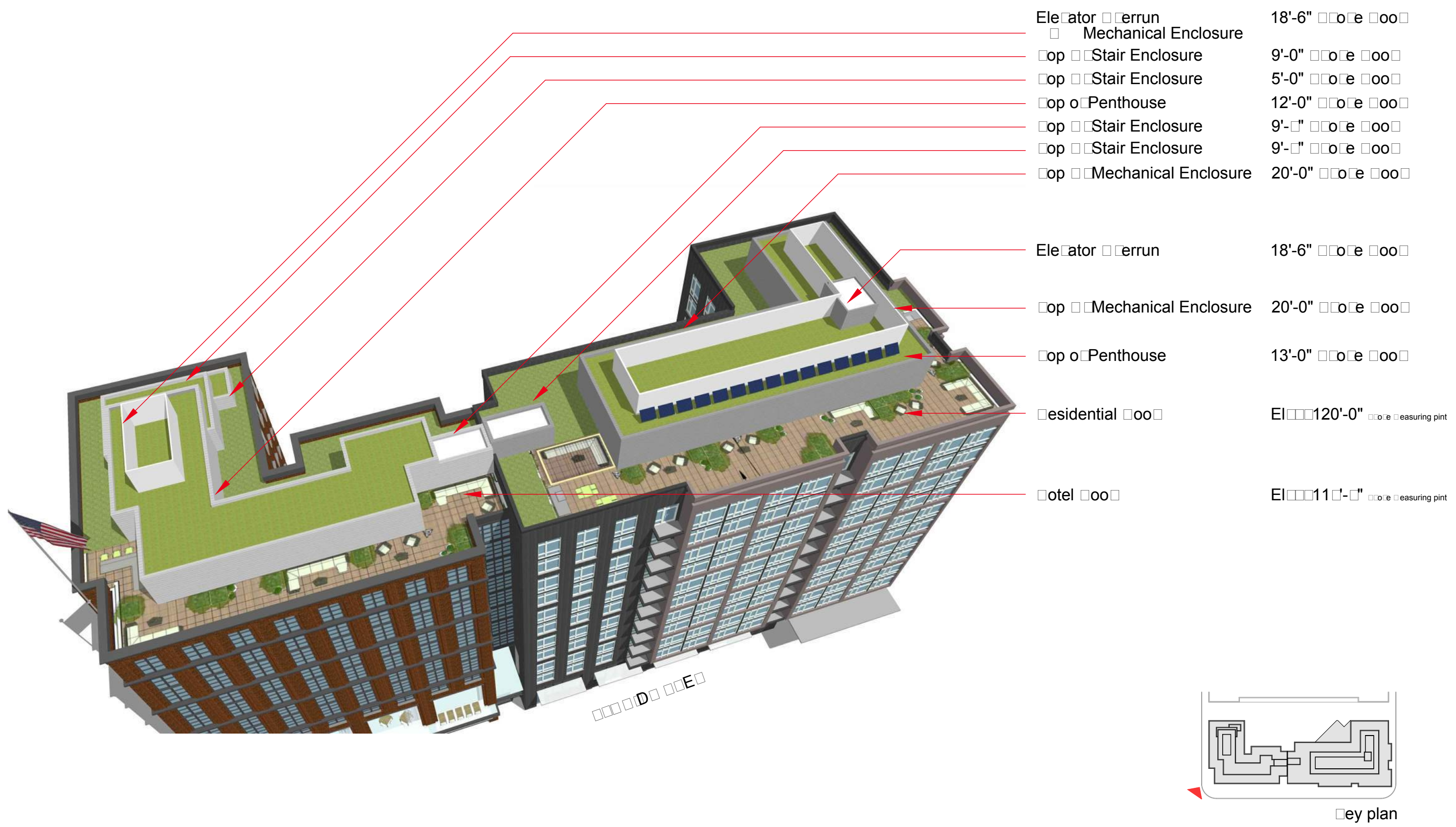


400 Florida Avenue | Washington DC

January 11, 2017 | A213



Serial | E



400 Florida Avenue | Washington DC

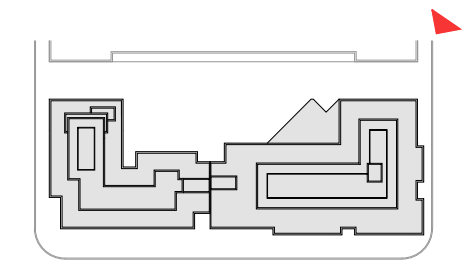
January 11, 2017 | A214



3D View



- Top Mechanical Enclosure 20'-0" Core Measuring Point
- Elevator Run 18'-6" Core Measuring Point
- Top Penthouse 13'-0" Core Measuring Point
- Top Stair Enclosure 9'-0" Core Measuring Point
- Top Stair Enclosure 9'-0" Core Measuring Point
- Top Penthouse 12'-0" Core Measuring Point
- Elevator Run 18'-6" Core Measuring Point
- Mechanical Enclosure
- Top Penthouse 12'-0" Core Measuring Point
- Top Stair Enclosure 9'-0" Core Measuring Point
- Top Stair Enclosure 5'-0" Core Measuring Point
- Hotel Core 11'-0" Core Measuring Point
- Residential Core 120'-0" Core Measuring Point



Key plan

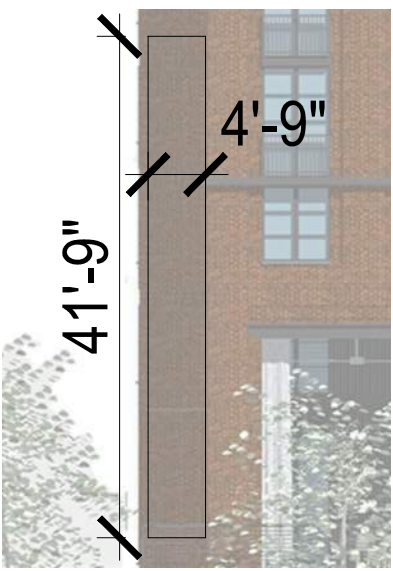
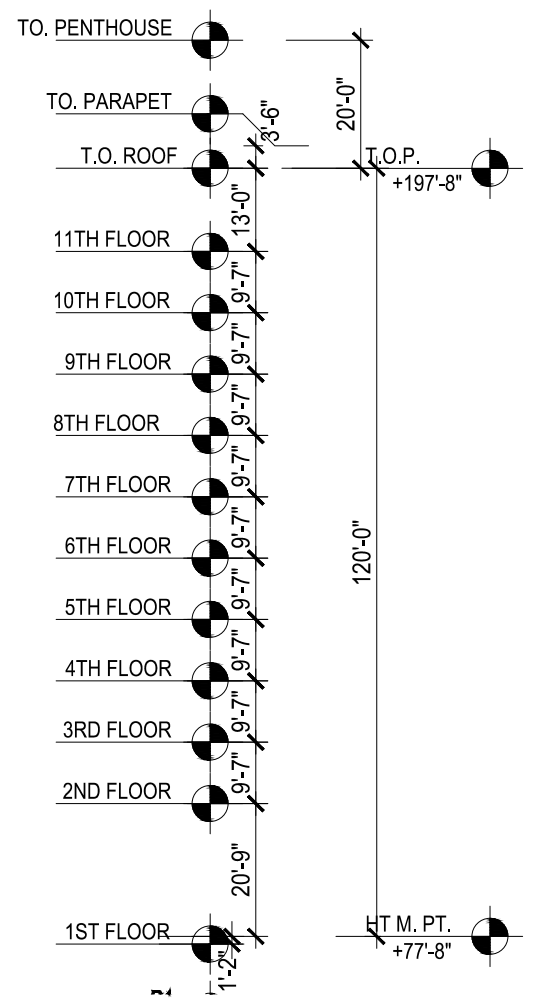
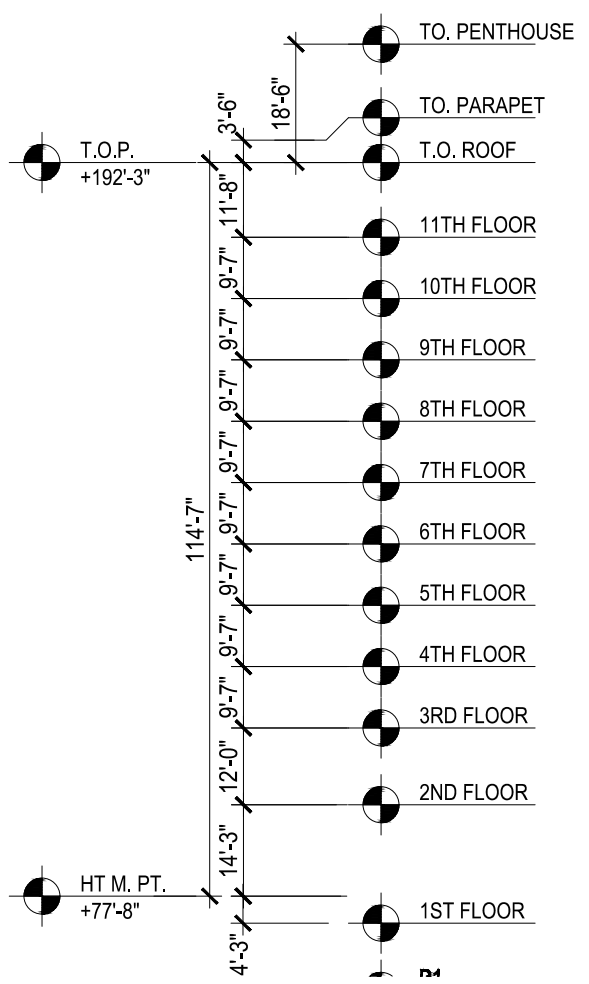


400 Florida Avenue | Washington DC

January 11, 2017 | A215

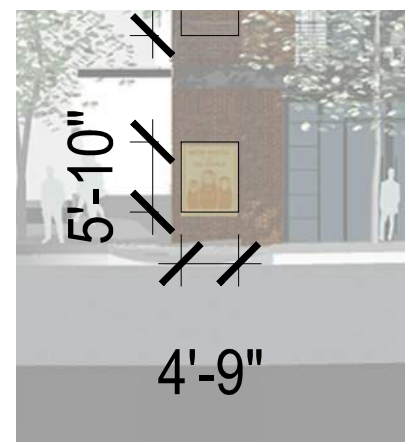


3D View



1 Hotel Signage Location

ESIDE



2 Hotel Signage Location



3 Residential Signage Location

- ES:
- 1 Floor elevation refer to sheet 22
  - Location of the hotel / residential sign

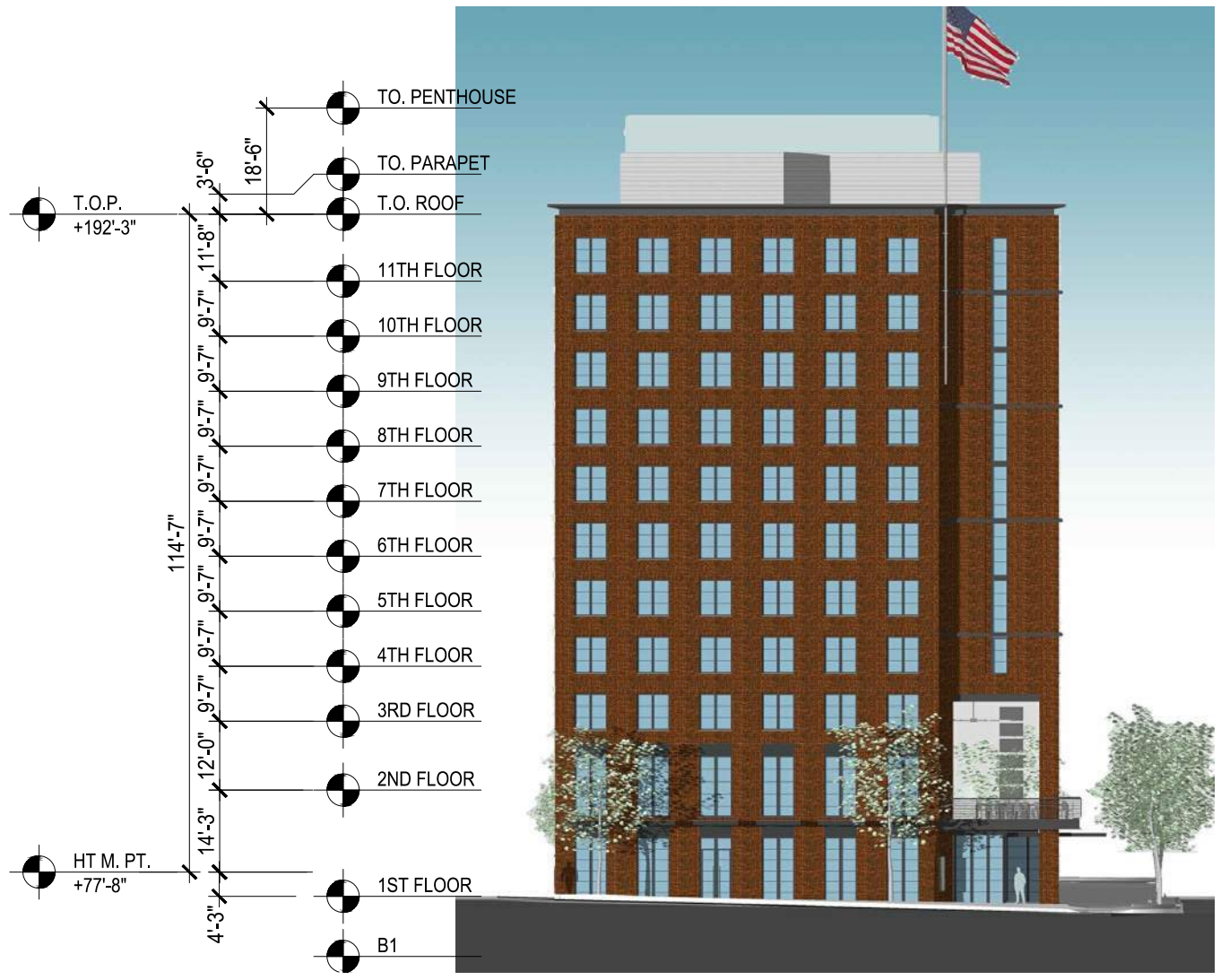


400 Florida Avenue | Washington DC  
South Elevation

January 11, 2017 | A221







West elevation - hotel



East elevation - residential

key plan



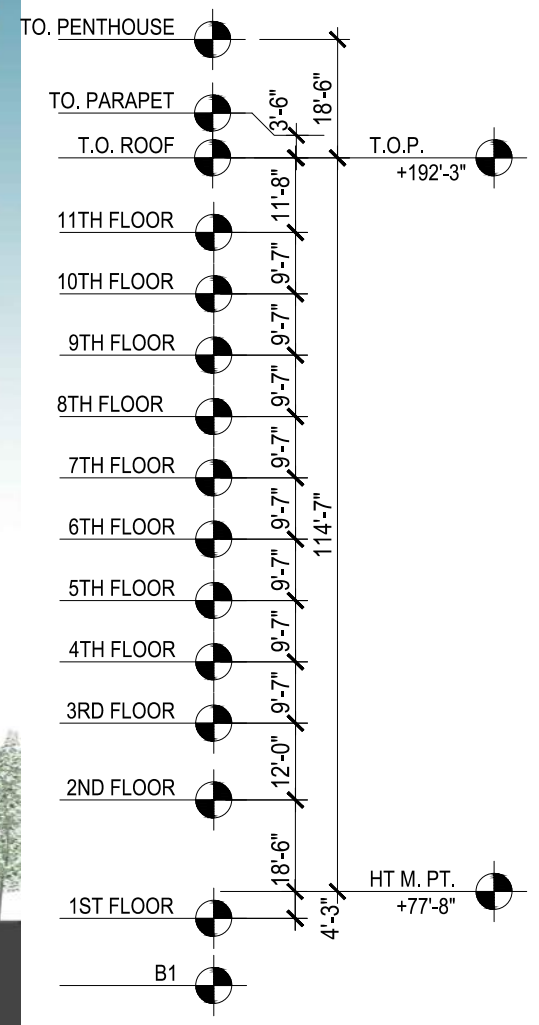
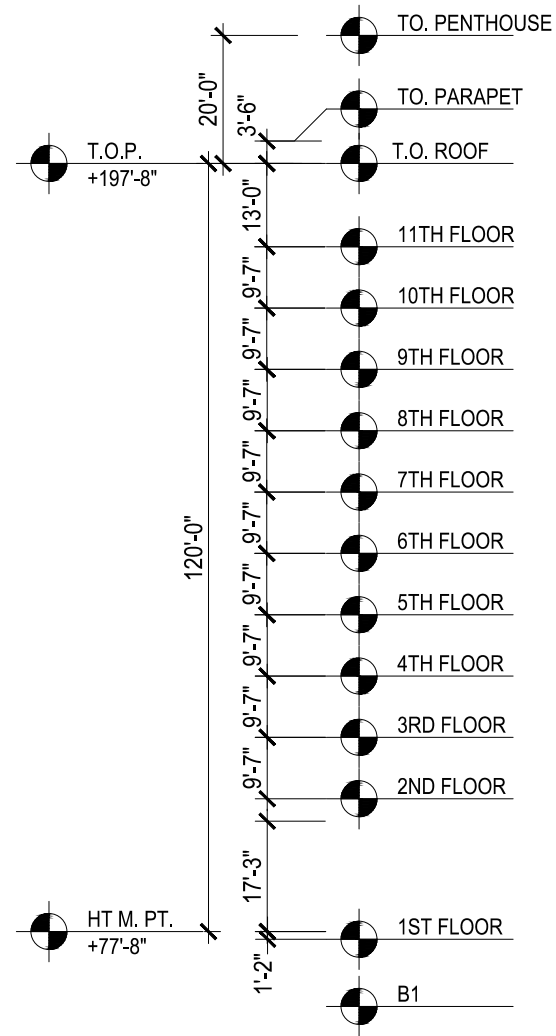
400 Florida Avenue | Washington DC

January 11, 2017 | A222



East and West Elevation





400 Florida Avenue | Washington DC

January 11, 2017 | A223



North Elevation





□□□E□□□□□□



□□□E□ | □ESIDE□□□□  
← →



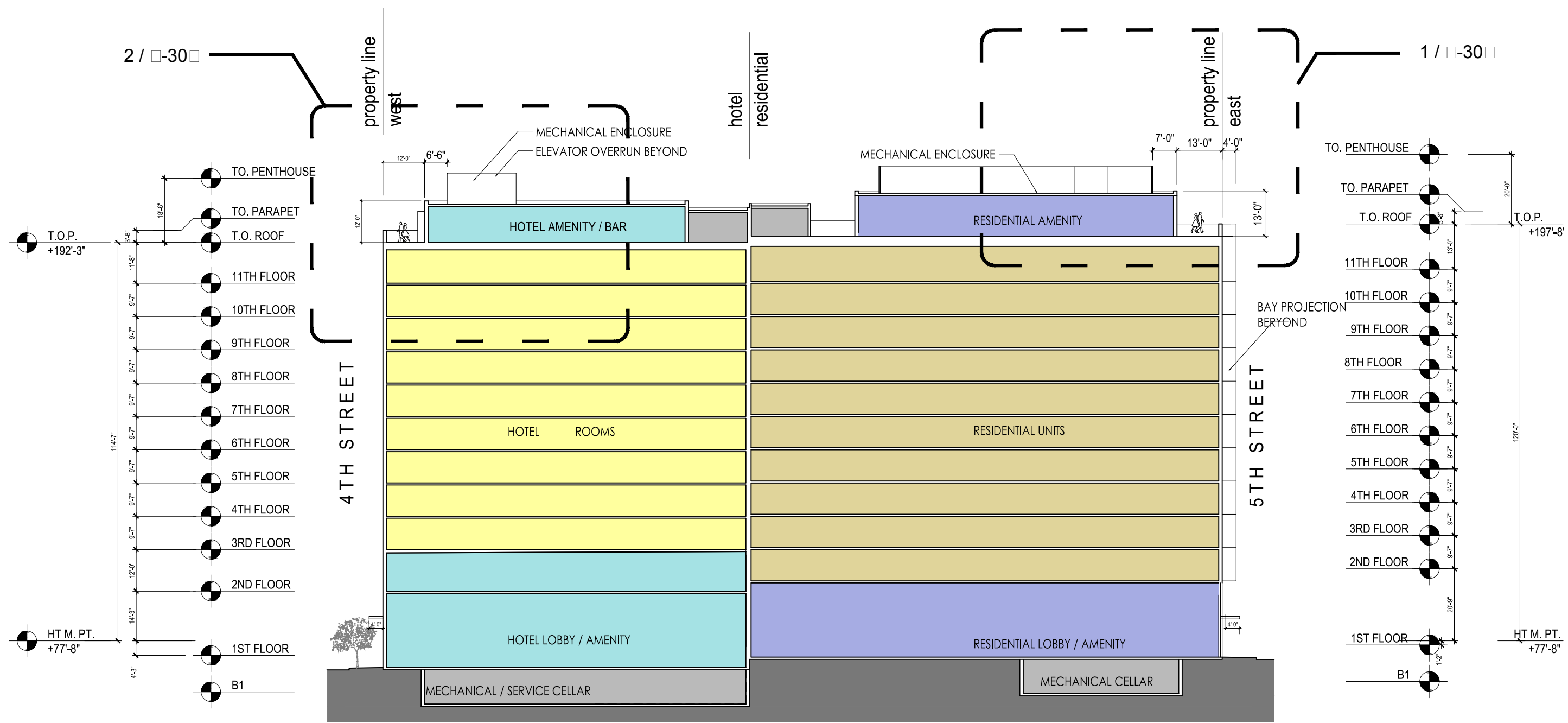
400 Florida Avenue | Washington DC

January 11, 2017 | A224

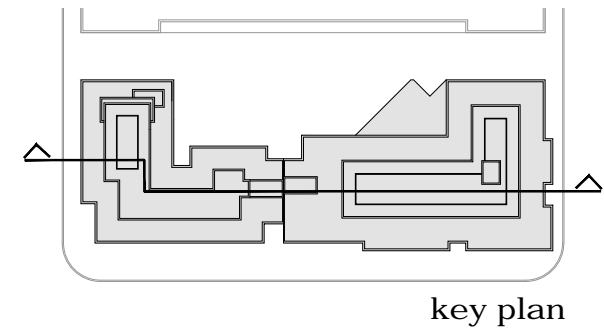


Elevation Details





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

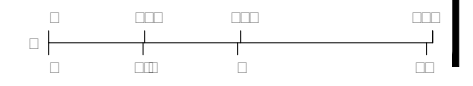


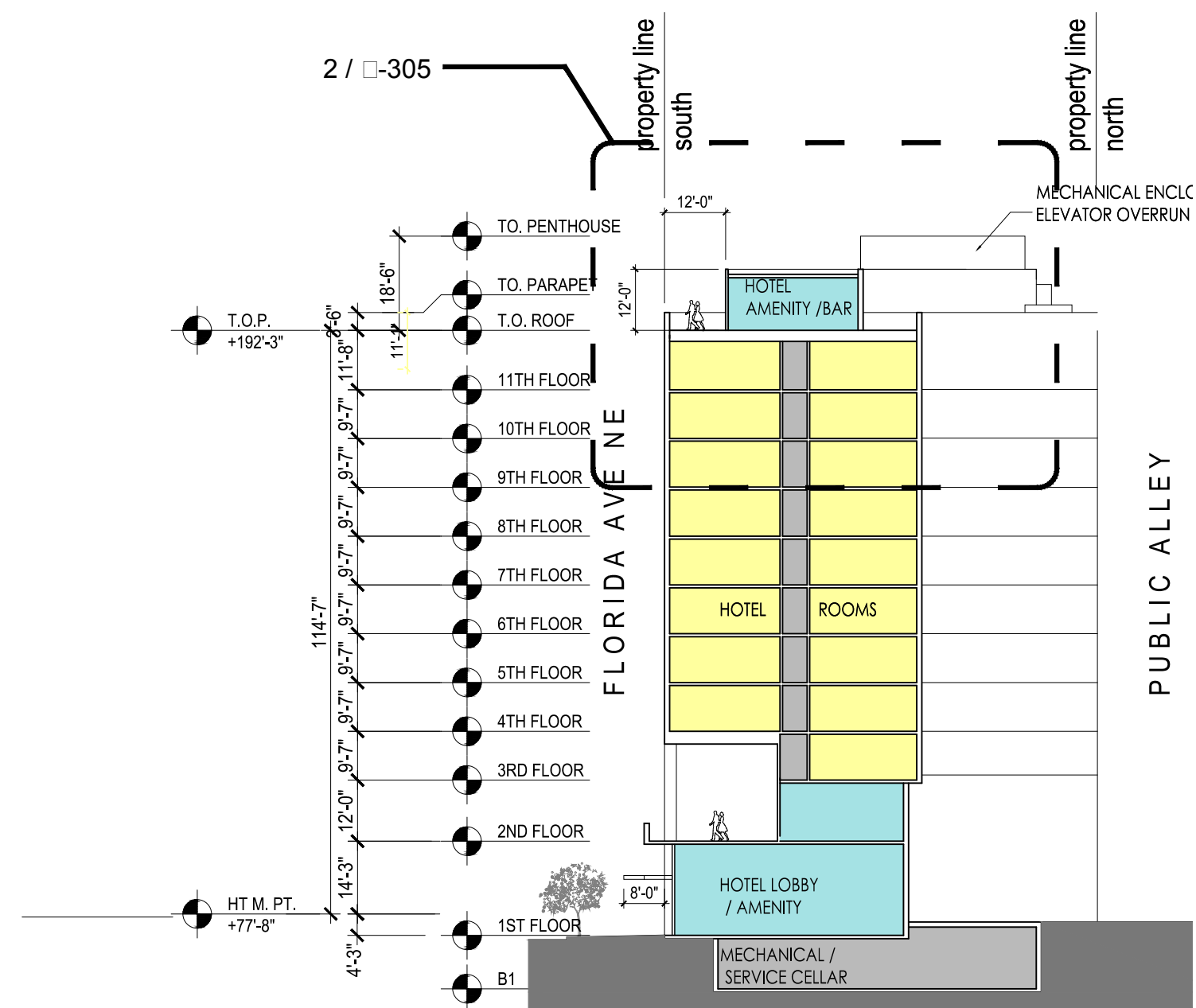
400 Florida Avenue | Washington DC

January 11, 2017 | A301

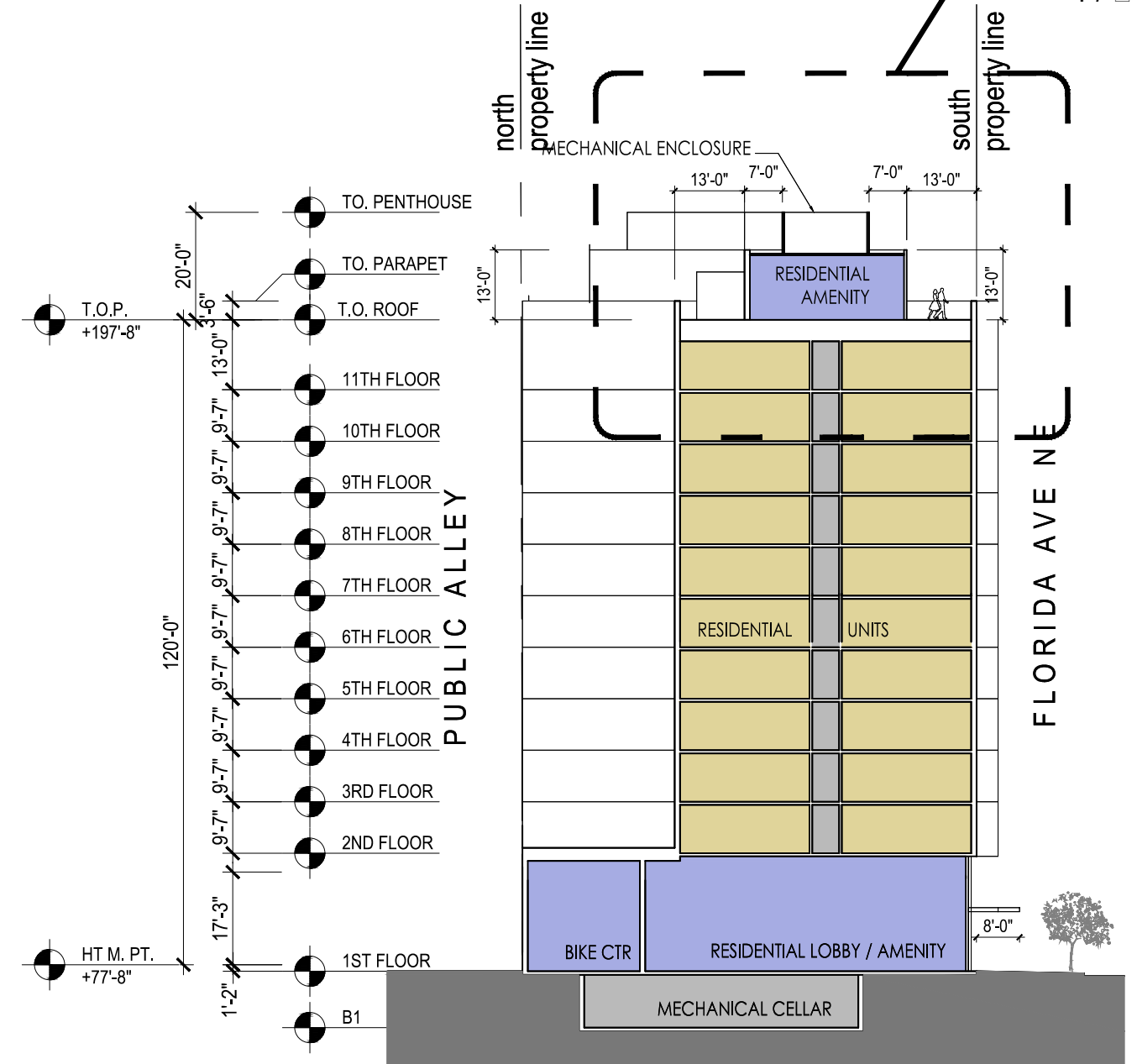


Building Sections



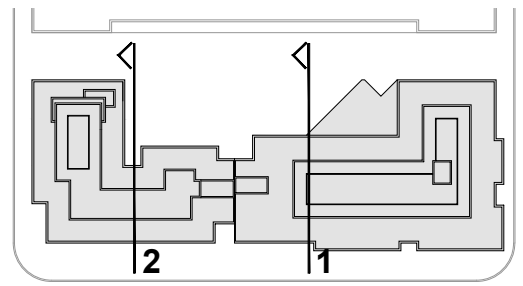


section 2 - hotel



section 1 - residential

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



key plan

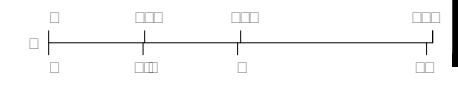


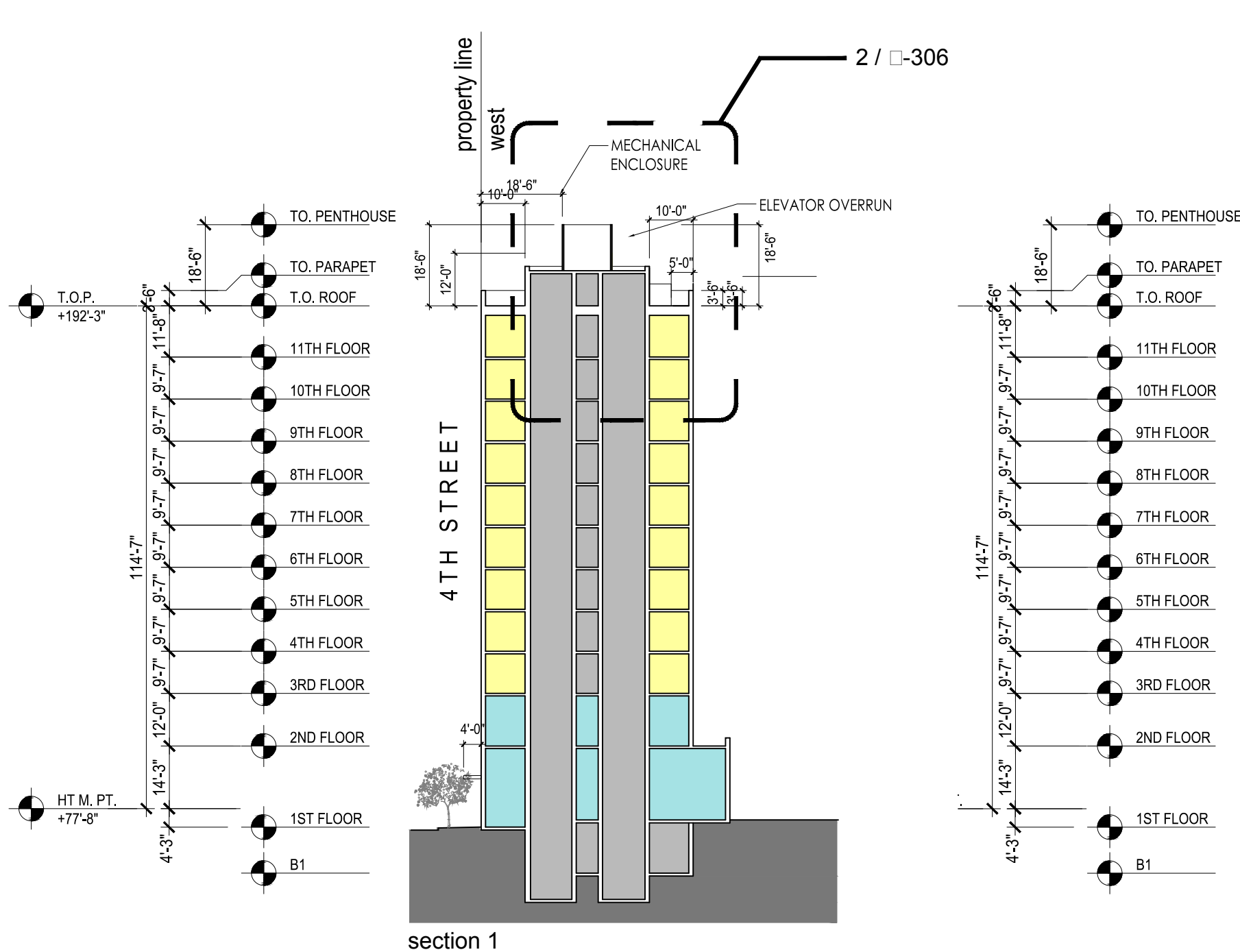
400 Florida Avenue | Washington DC

January 11, 2017 | A302

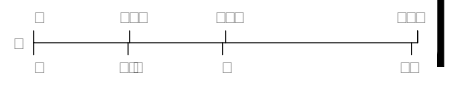
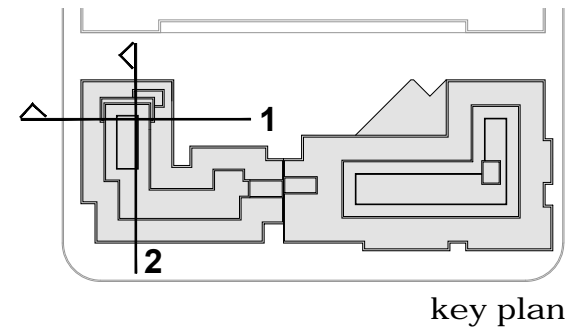
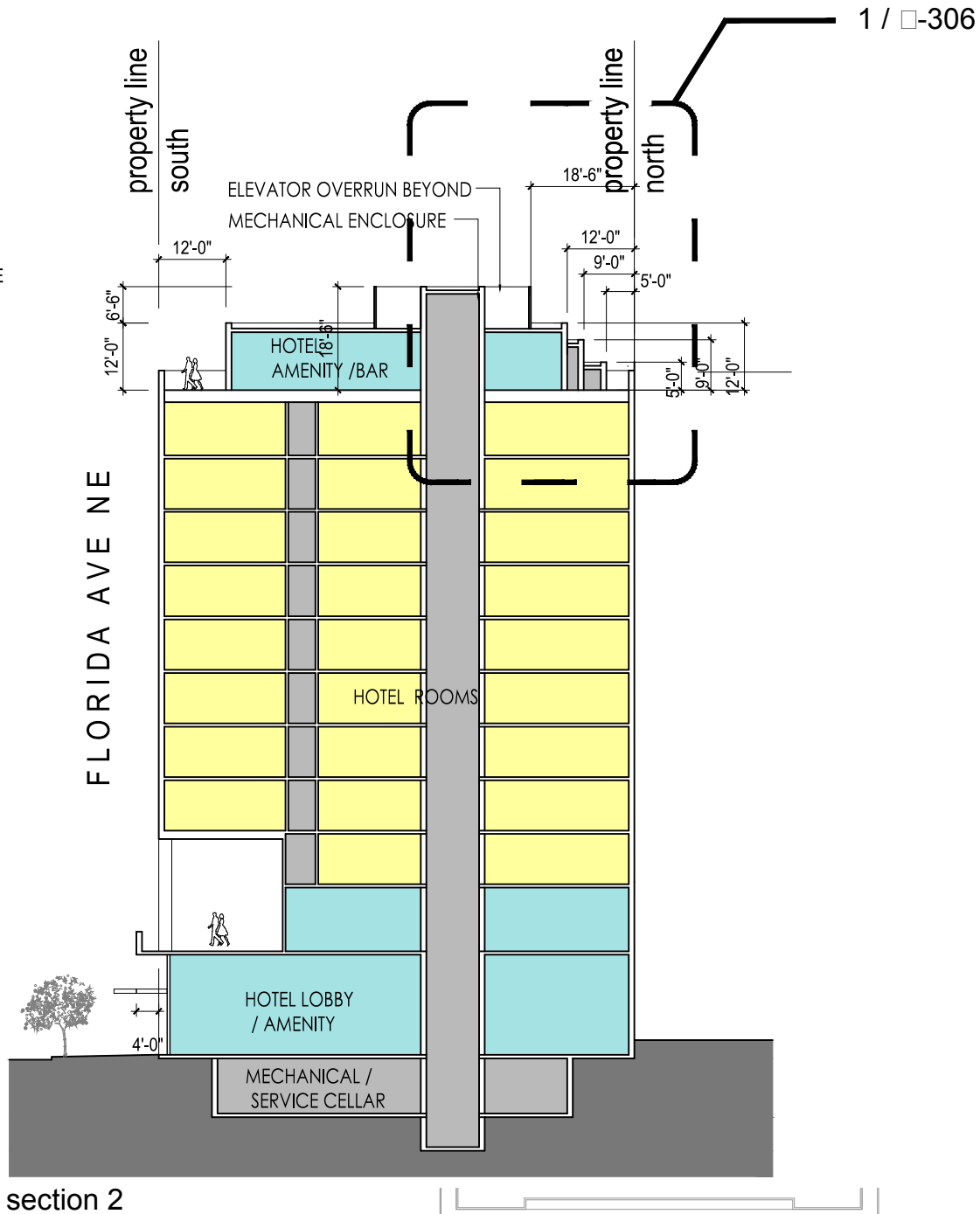


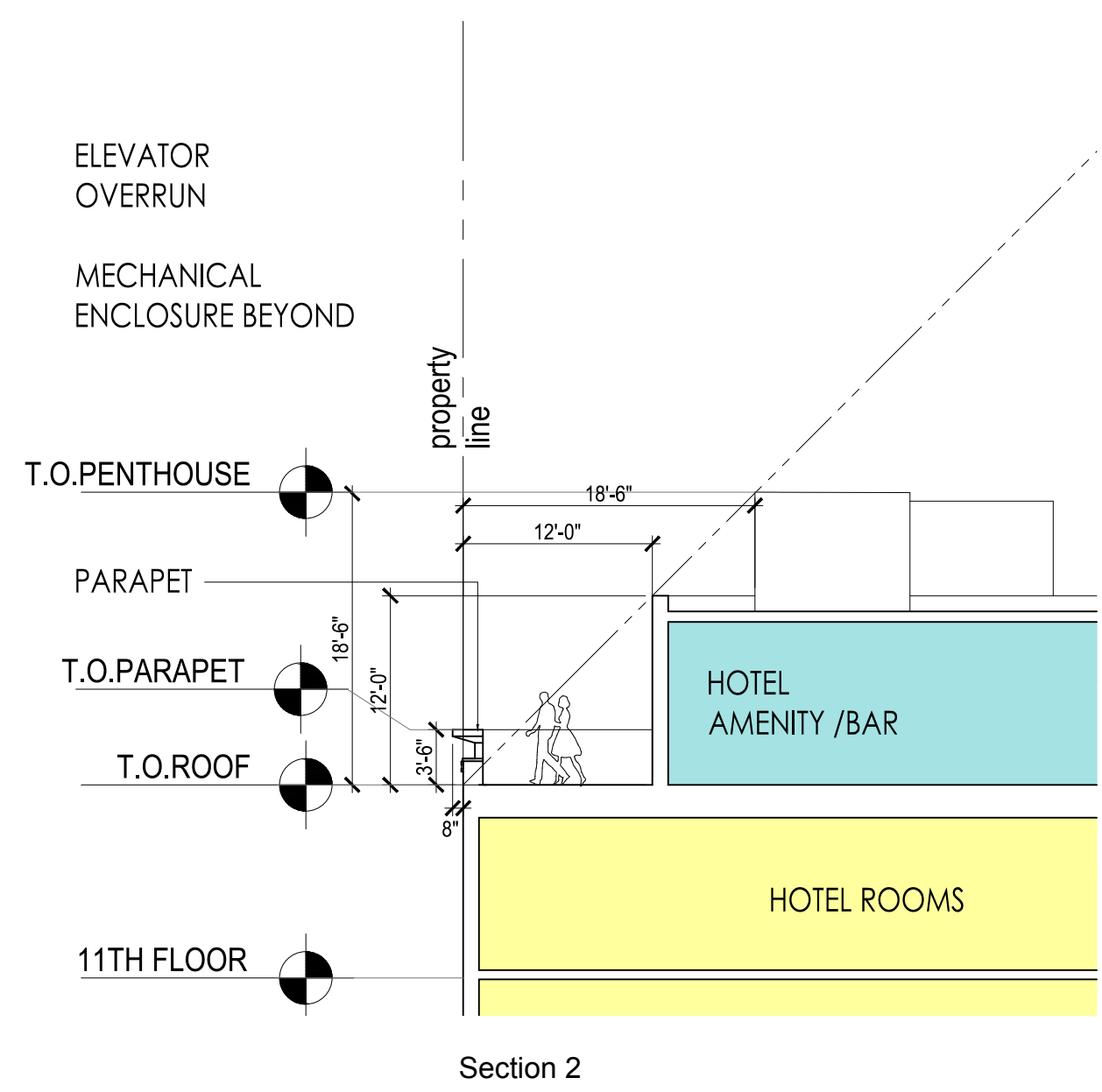
Building Sections



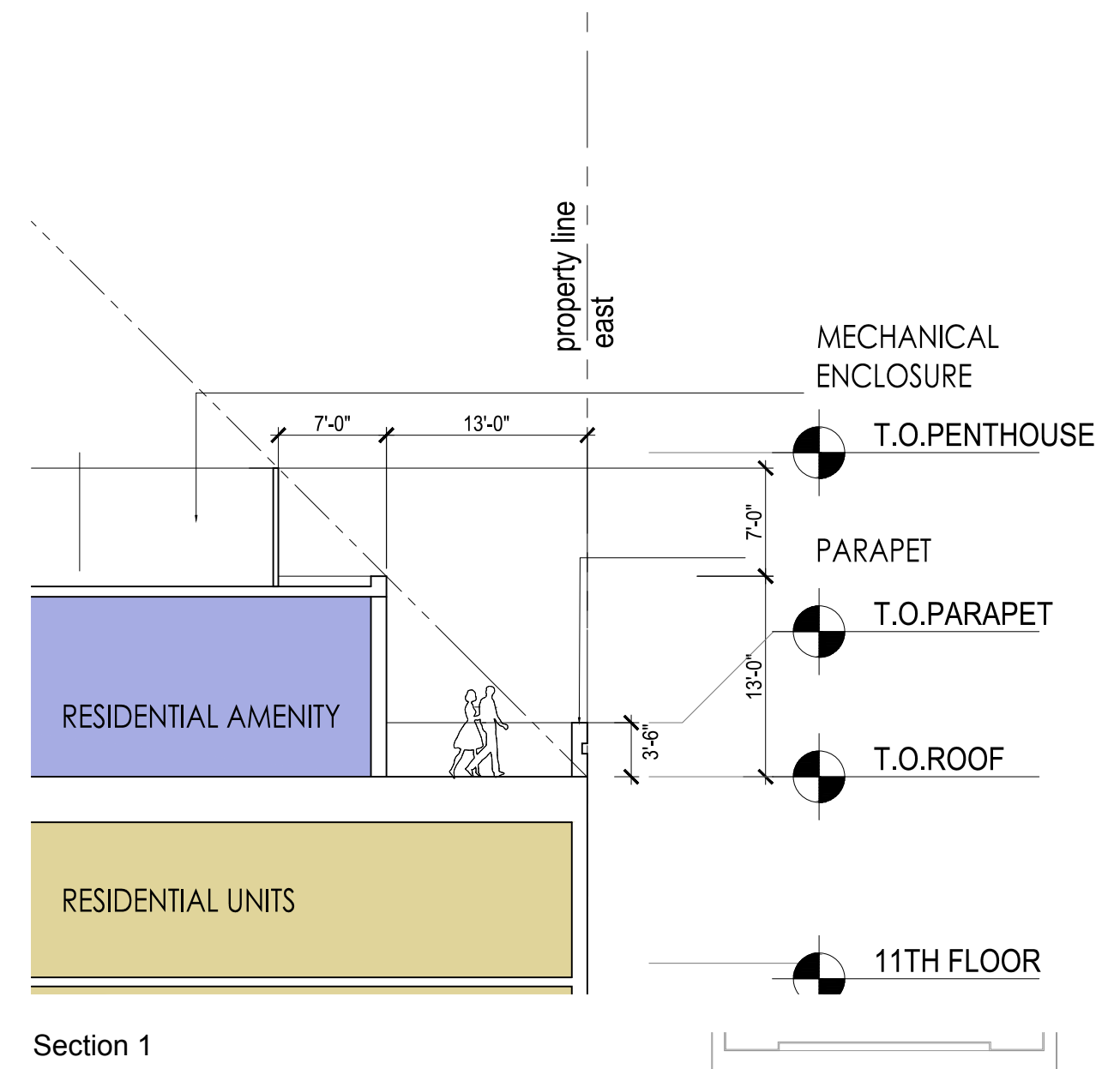


- Residential Amenity
- Hotel Amenity
- Vegetation / Green Roof
- Service / Circulation
- Residential Units
- Hotel Rooms

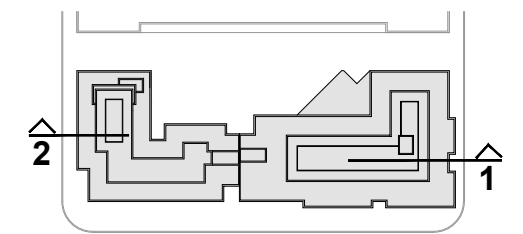




Section 2



Section 1



key plan



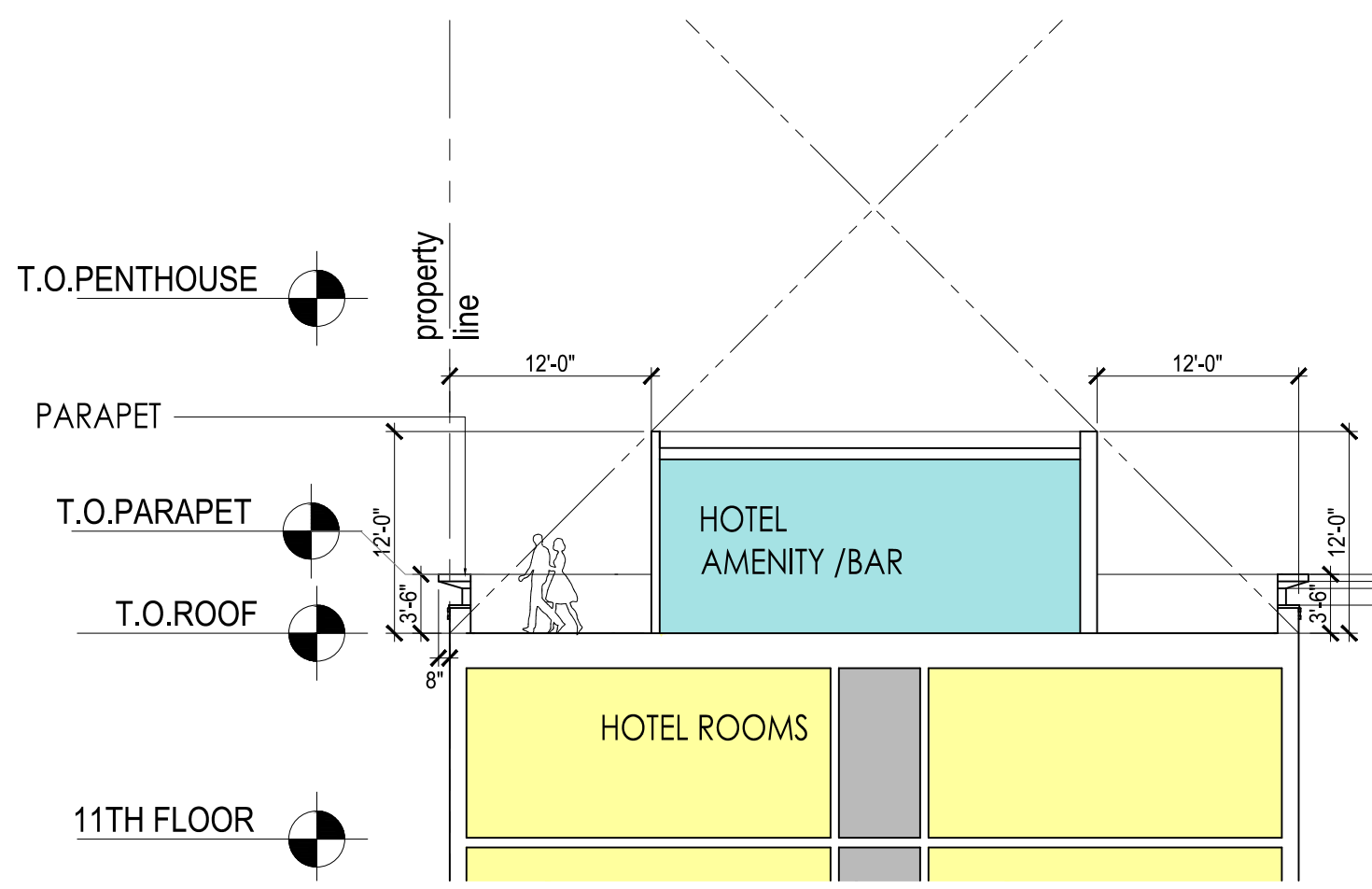
400 Florida Avenue | Washington DC

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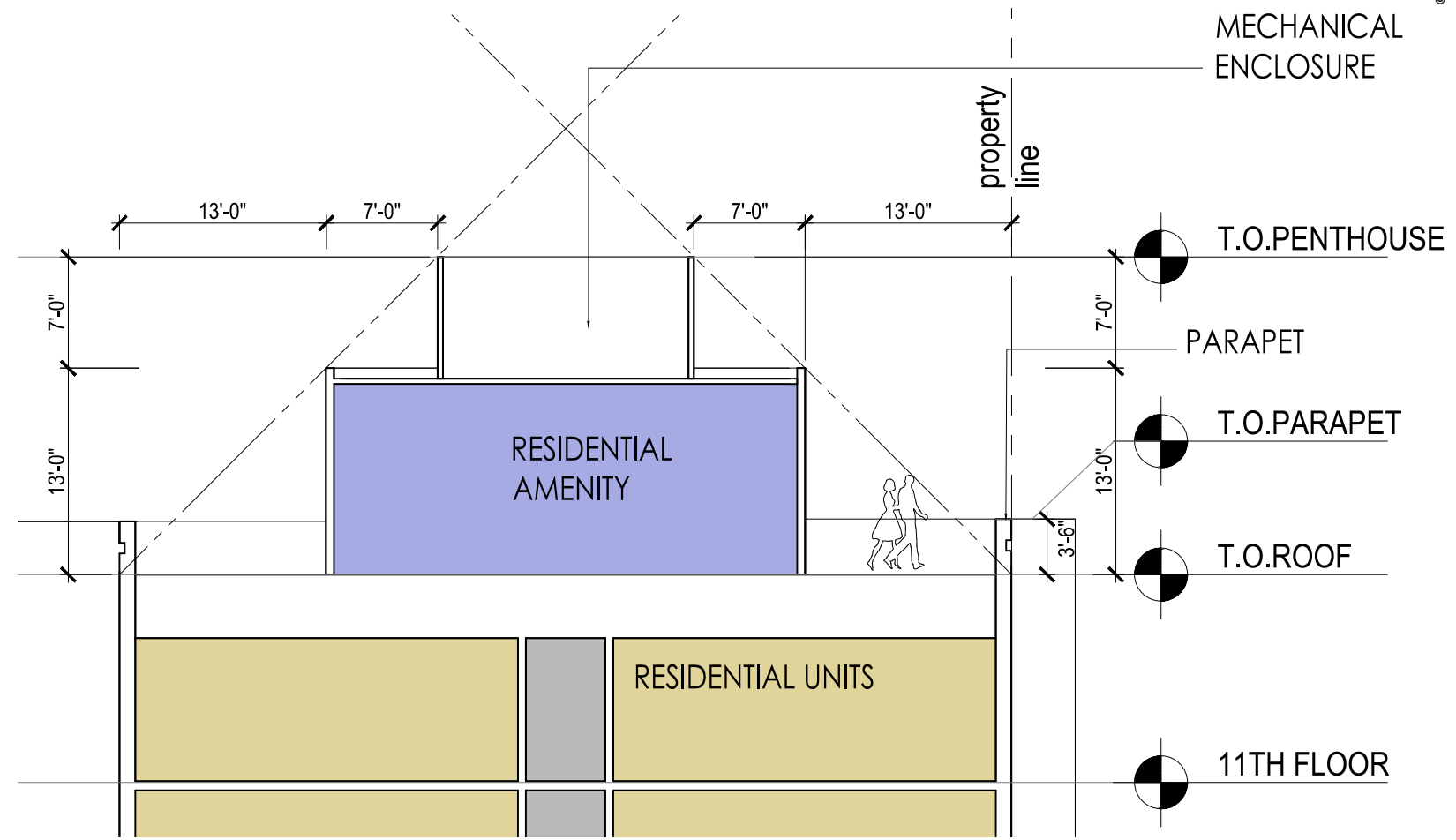


Enlarged Penthouse Sections

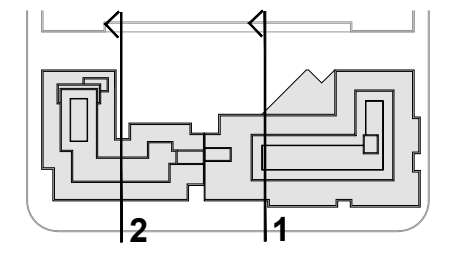
Scale: 3/32"=1'-0"



Section 2



Section 1



key plan



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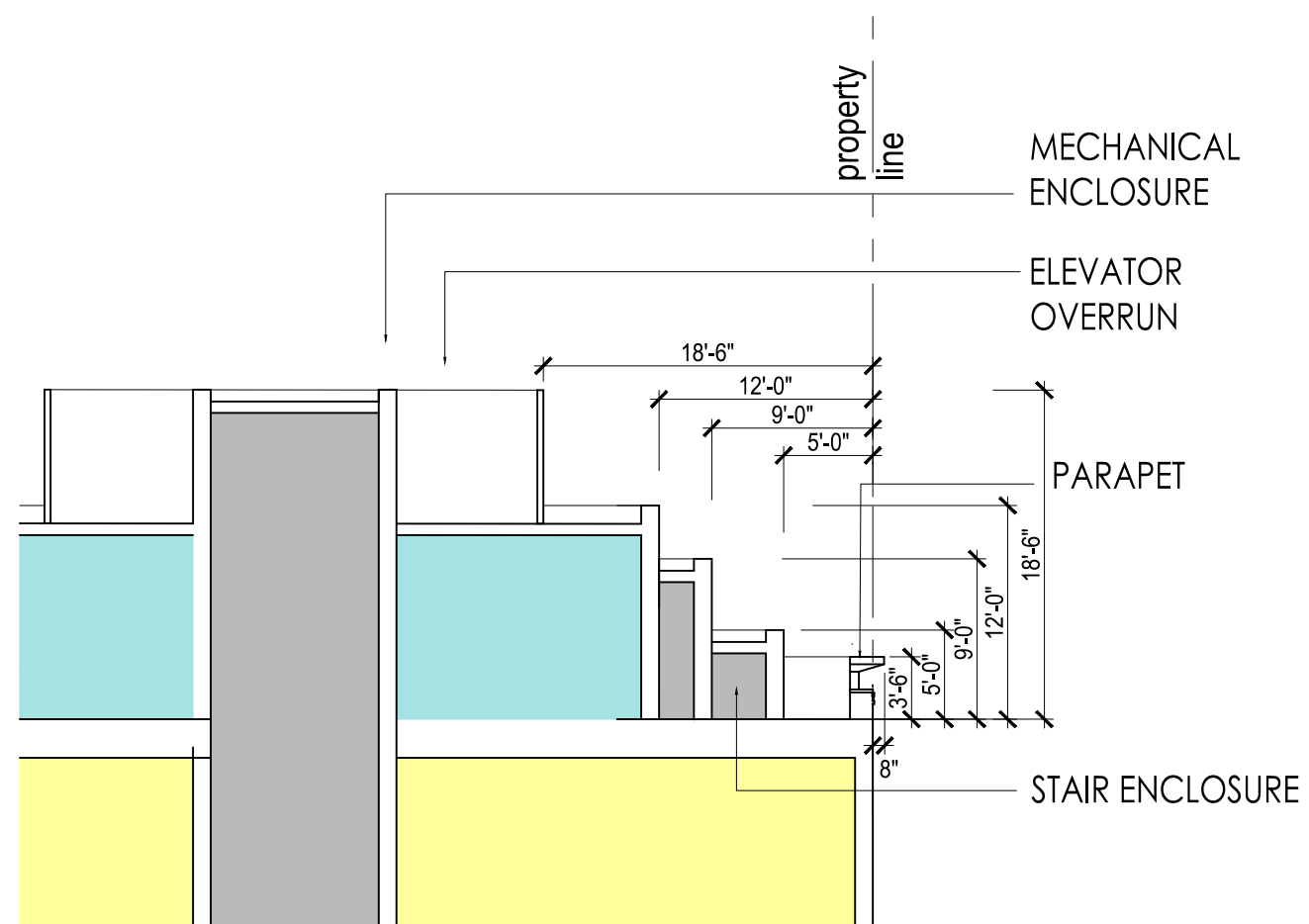
January 11, 2017 | A305



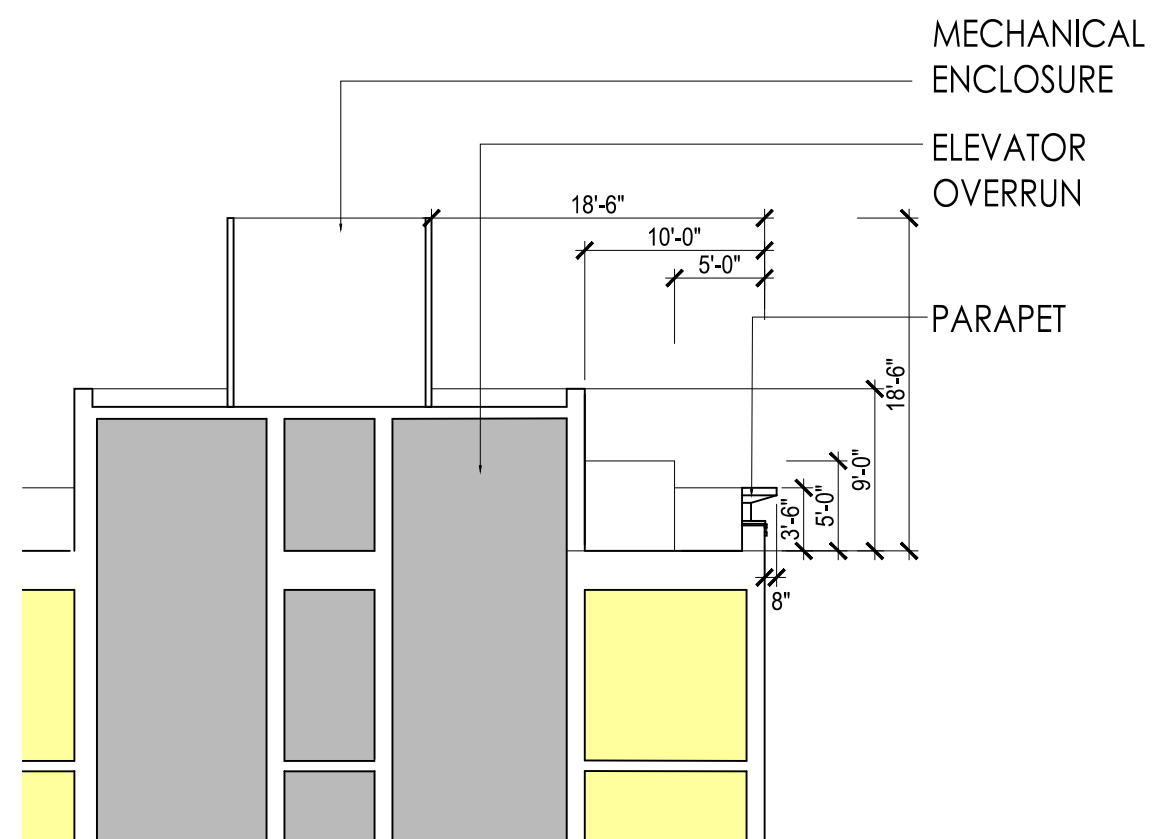
Enlarged Penthouse Sections

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

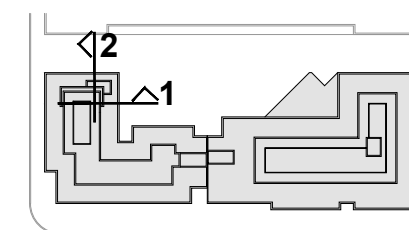




Section 2



Section 1



400 Florida Avenue | Washington DC

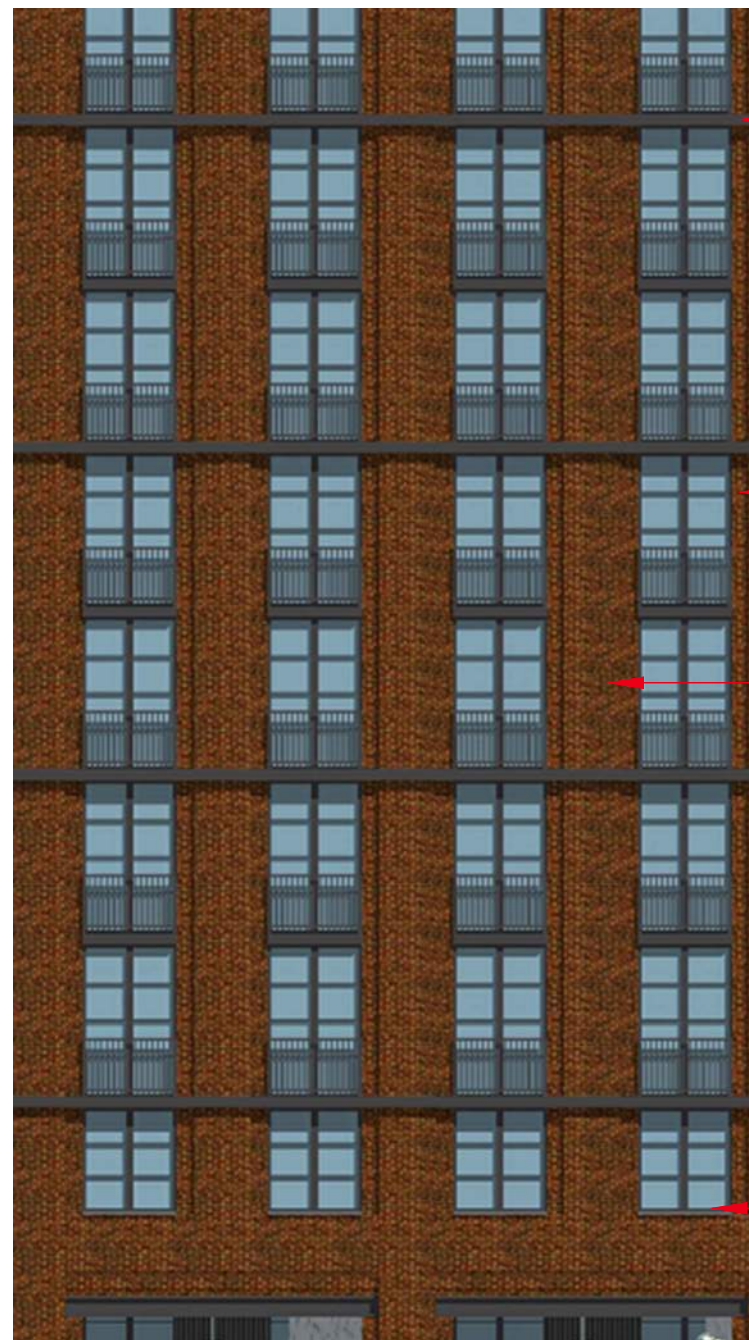
January 11, 2017 | A306



Enlarged Penthouse Sections

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

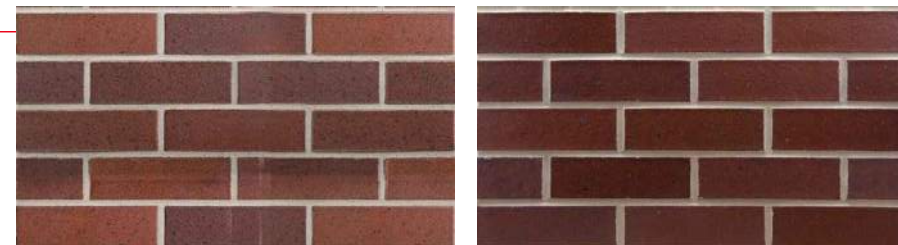




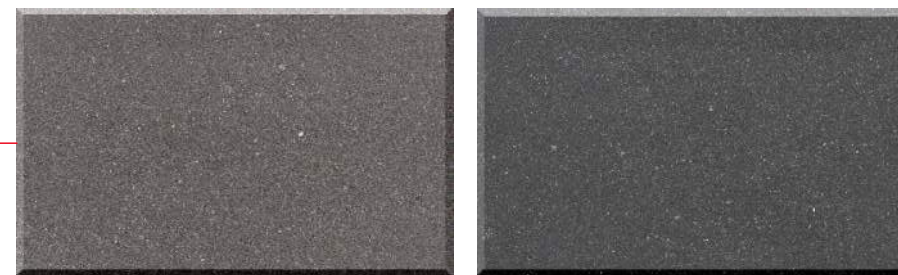
Metal □ri□ color range



Window □ Mullions color range



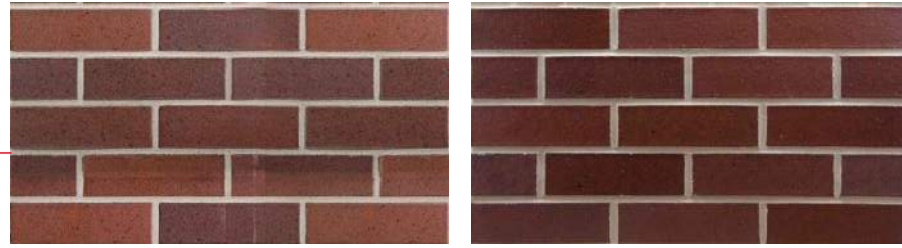
Brick □ color range



Cast Stone color range



south elevation



Brick color range



Corrugated Metal panel color range



Stucco color range



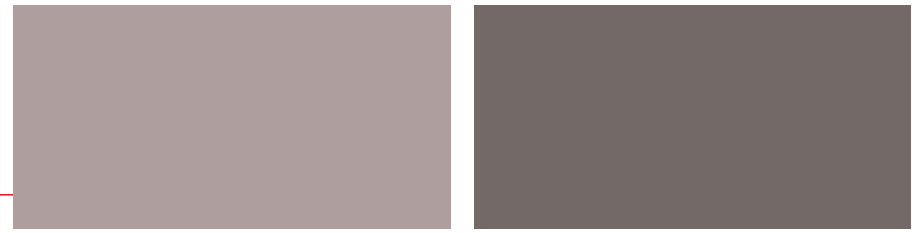
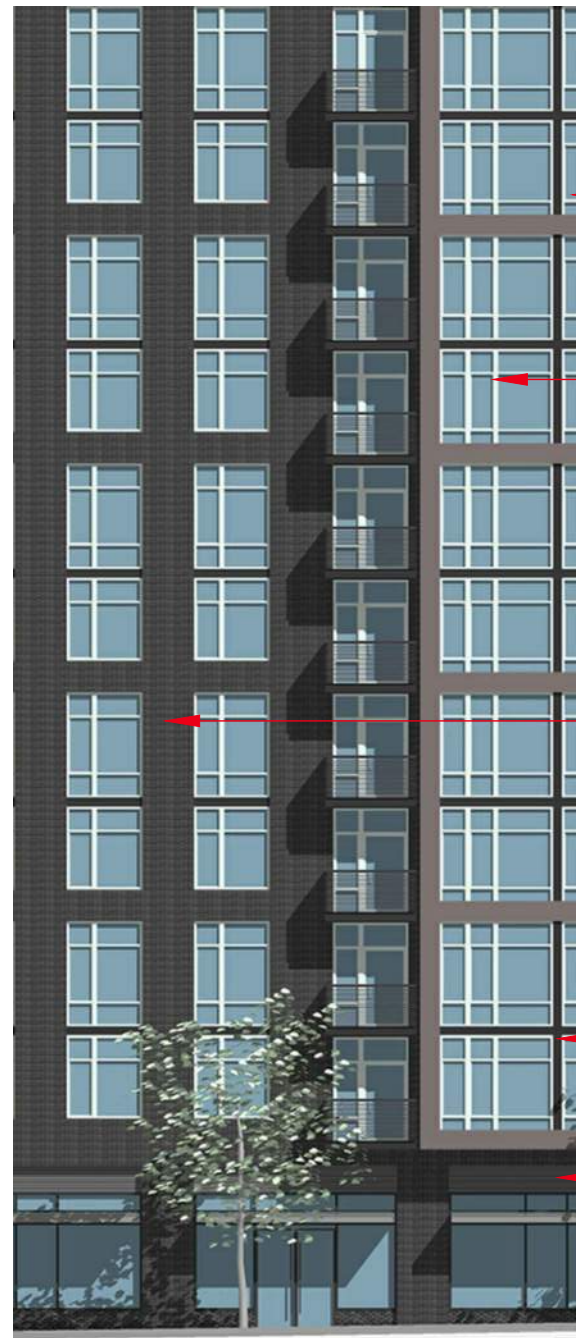
Pavers



Window and Metal Panel



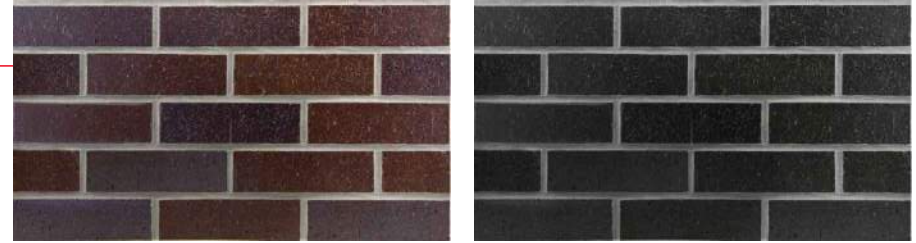
Loggia Perspective



Composite Metal Panel color range



Window Mullion color range

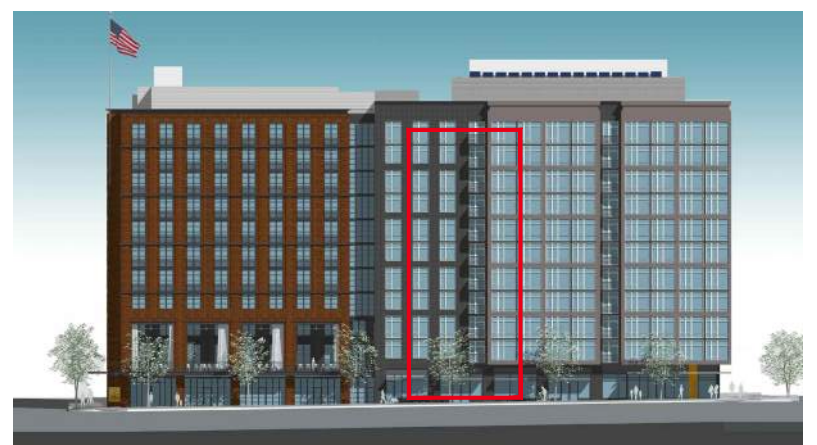


Brick color range



Brick / Storefront Mullion color range

M



south elevation



400 Florida Avenue | Washington DC

January 11, 2017 | A403



Exterior Materials Residential



Proposed Detail



Proposed Detail



Existing Detail

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Proposed Details



ale partents DC



street DC



loseood otel DC



Capital SelStorage site DC



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January 11, 2017 | A405



otel rchitecture Precedents



Wythe Hotel



Madison Hotel

Front St / Dover St



Westside



400 Florida Avenue | Washington DC

January 11, 2017 | A406



Hotel Architecture Precedents



fenestration



loggia

brick details



studio hotel



400 Florida Avenue | Washington DC

January 11, 2017 | A407



hotel architecture Precedents





Motel Paris



Motel Paris



Motel Washington DC



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Motel Precedents