

1 ZONING MAP  
A-1.1 1" = 100'

Bonstra Haresign  
ARCHITECTS

ZONING MAP

**Florida & Q Street, LLC**  
6820 Commercial Drive  
Springfield, VA 22151  
t: 703.750.8810 f: 703.750.8817

**Landscape Architecture Bureau**  
714 7th Street SE  
Washington, DC 20003  
t: 202.543.6553  
f: 202.543.6550

**AMT, LLC**  
10 G Street NE  
Suite 430  
Washington, DC 20002  
t: 202.289.4545  
f: 202.289.5051

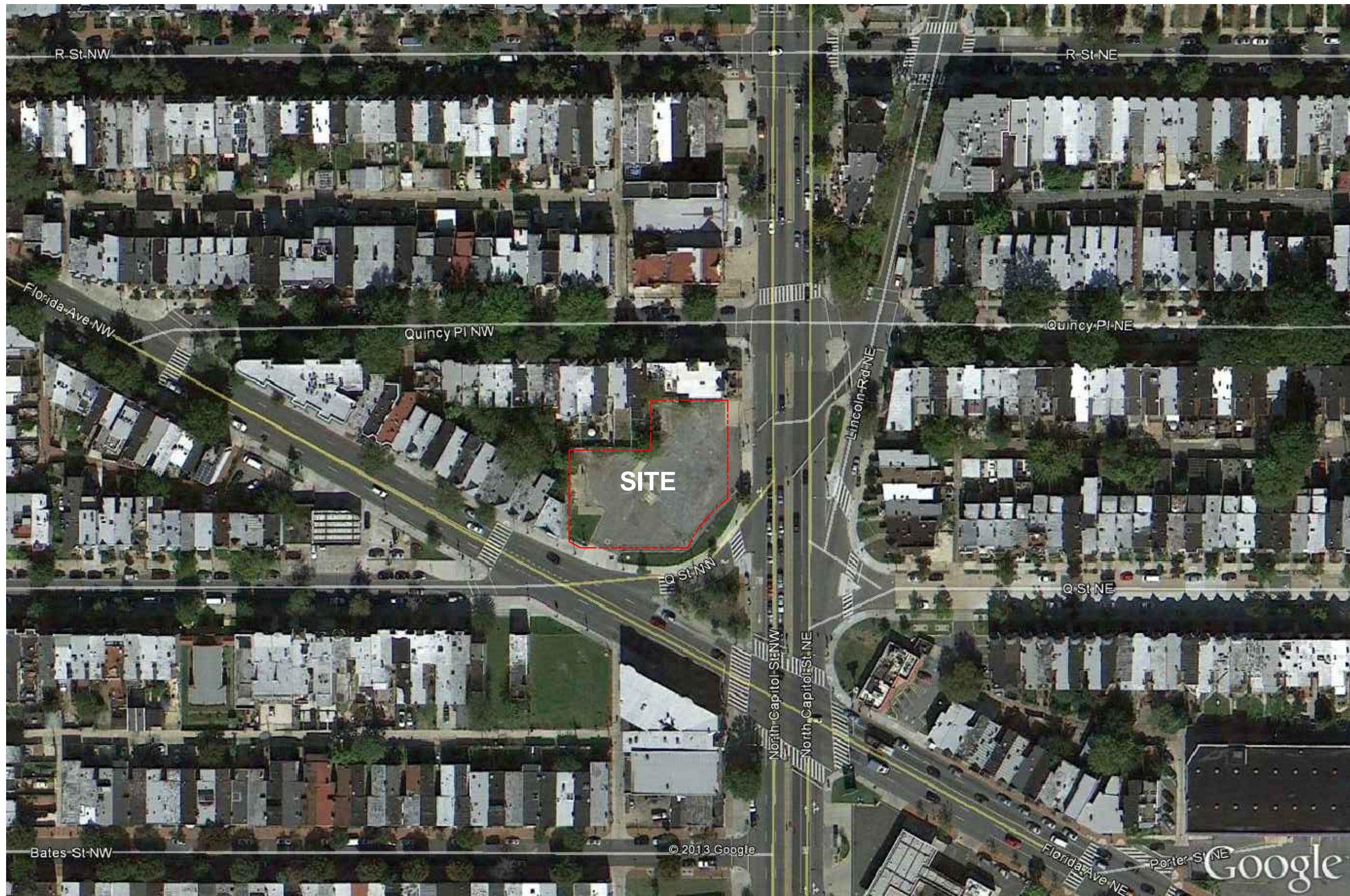
**1600 North Capitol Street NW**  
Washington, DC 20002

REVISIONS	
1	PUD SUBMISSION 5/31/2013
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DATE:	05/31/2013
PROJECT NO:	2005-033
DRAWN BY:	JM, JH
CHECKED BY:	BB





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 A-1.2  
**AERIAL MAP**  
 1" = 100'

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AERIAL MAP

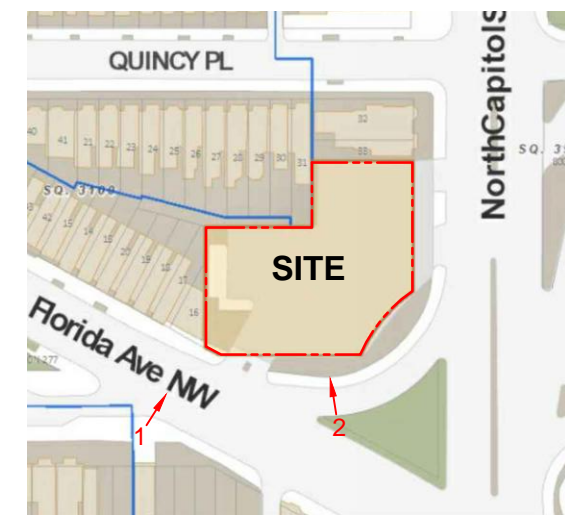




1. VIEW ACROSS FLORIDA AVENUE



2. VIEW FROM ISLAND



KEY PLAN

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SITE PHOTOS

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**A-1.3**





1. FLORIDA AVENUE SIDEWALK  
LOOKING EAST



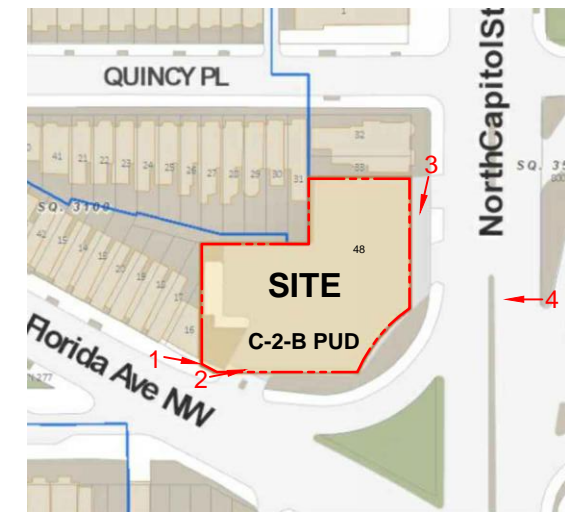
2. FLORIDA AVENUE SIDEWALK  
LOOKING EAST



3. NORTH CAPITOL STREET SIDEWALK  
LOOKING SOUTH



4. VIEW ACROSS NORTH CAPITOL



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PERIMETER OF CELLAR TO BE INCLUDED IN FAR CALCULATIONS

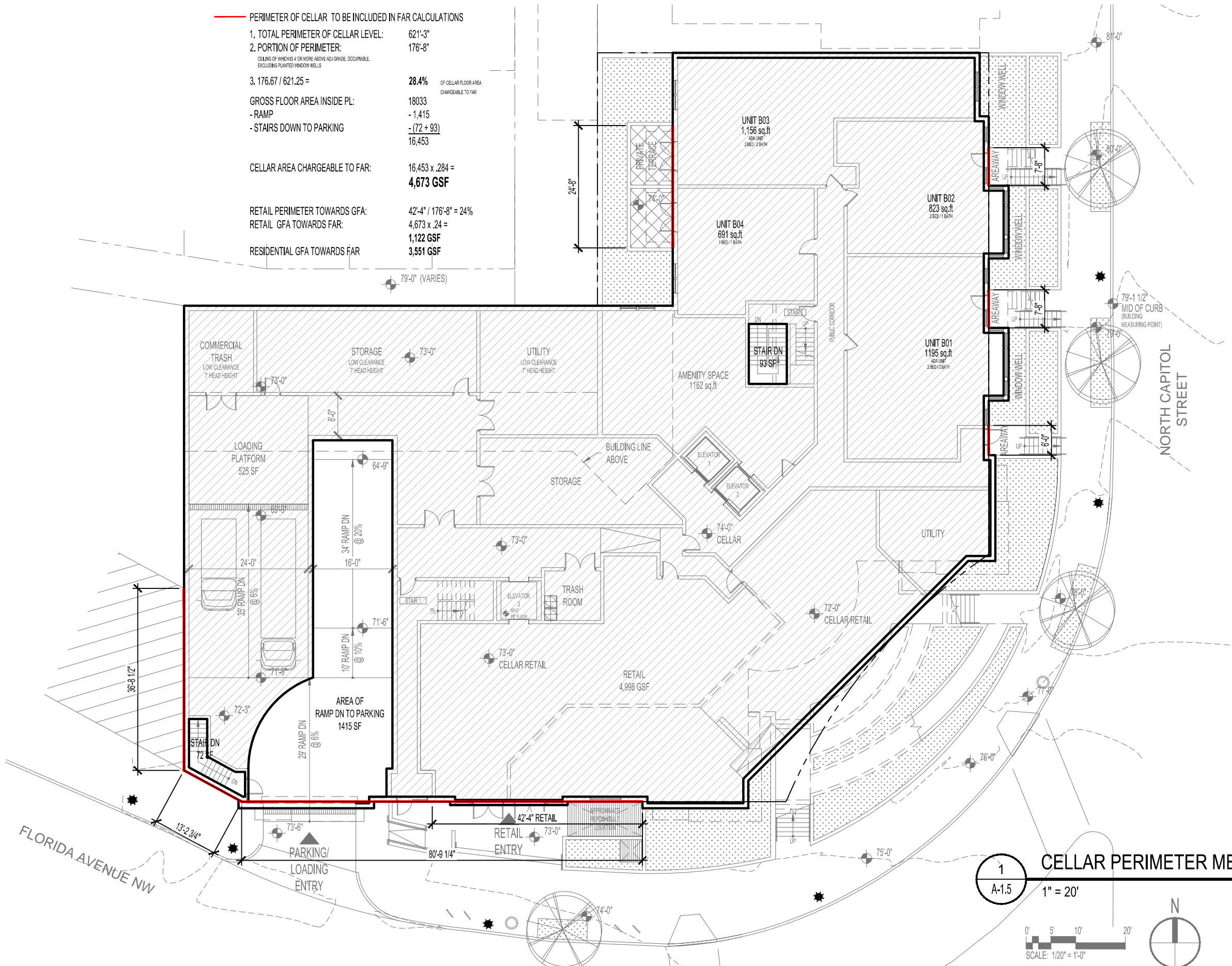
- 1. TOTAL PERIMETER OF CELLAR LEVEL: 621'-3"
- 2. PORTION OF PERIMETER: 176'-8"  
CEILING OF WHICH IS 4' OR MORE ABOVE ADJ. GRADE, OCCUPYABLE, EXCLUDING PLANTED WINDOW WELLS
- 3.  $176.67 / 621.25 = 28.4\%$  OF CELLAR FLOOR AREA CHARGEABLE TO FAR
- GROSS FLOOR AREA INSIDE PL: 18033
- RAMP: -1,415
- STAIRS DOWN TO PARKING: -(72 + 93)
- 16,453

CELLAR AREA CHARGEABLE TO FAR:  $16,453 \times .284 = 4,673$  GSF

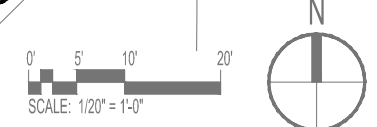
RETAIL PERIMETER TOWARDS GFA:  $42'-4" / 176'-8" = 24\%$

RETAIL GFA TOWARDS FAR:  $4,673 \times .24 = 1,122$  GSF

RESIDENTIAL GFA TOWARDS FAR: 3,551 GSF



1 CELLAR PERIMETER METHOD PLAN  
A-1.5  
1" = 20'



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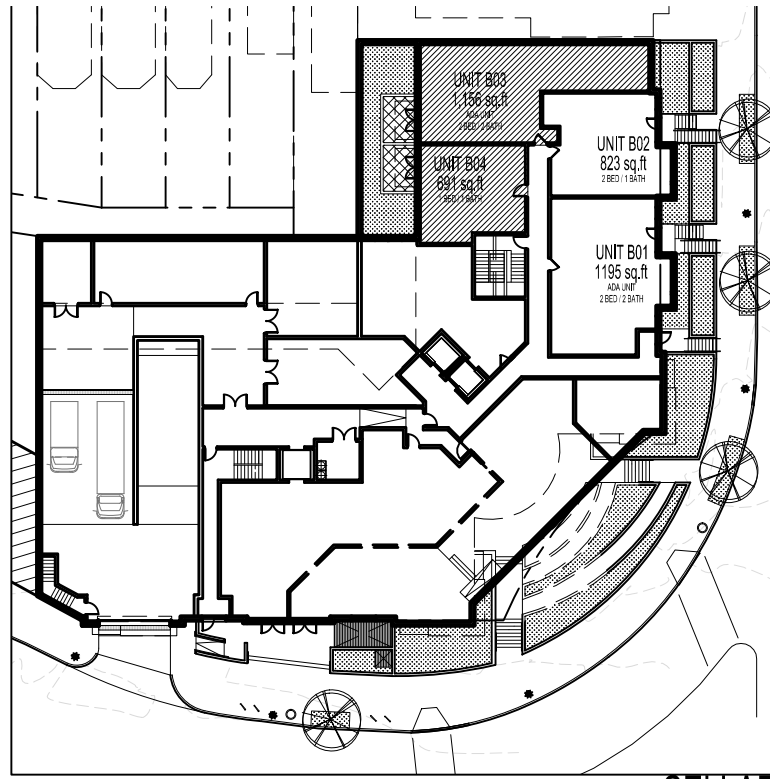
CELLAR ZONING FAR PERIMETER METHOD

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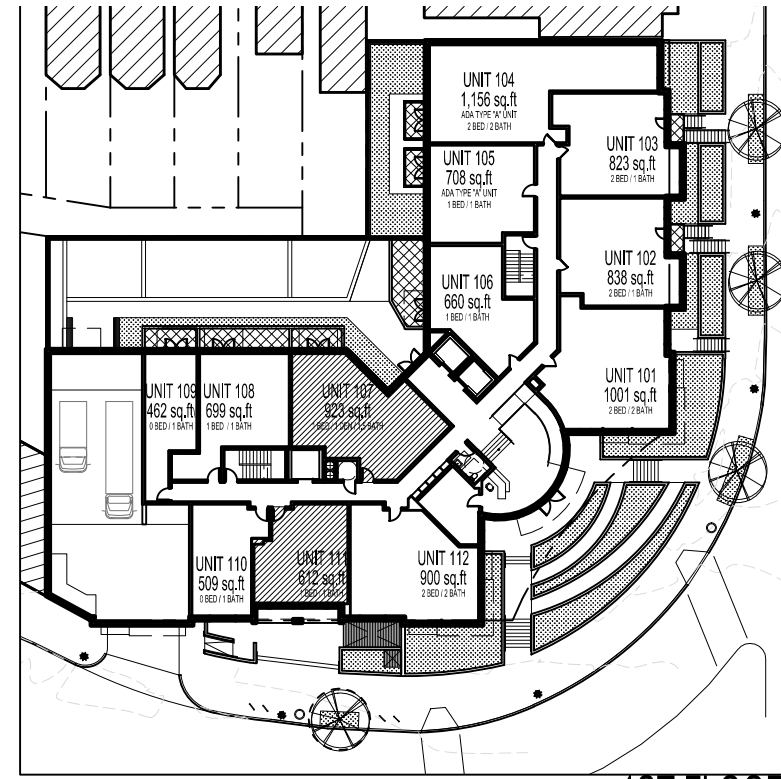
**A1.5**

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UNIT MIX MATRIX						
	0 BED 1 BATH	1 BED 1 BATH	1 BED 1 DEN 1.5 BATH	2 BED 1 BATH	2 BED 2 BATH	TOTAL
6TH FLOOR	0	0	3	1	6	10
5TH FLOOR	1	6	1	2	5	15
4TH FLOOR	1	6	1	2	5	15
3RD FLOOR	1	6	1	2	5	15
2ND FLOOR	1	6	1	2	5	15
1ST FLOOR	2	4	1	2	3	12
CELLAR	0	1	0	1	2	4
<b>TOTAL</b>	<b>6</b>	<b>29</b>	<b>8</b>	<b>12</b>	<b>31</b>	<b>86</b>
PERCENT OF MIX	7%	34%	9%	14%	36%	100%
IZ REQUIREMENT 8% CALCULATION 84,306 RES. GSF x 8% = <b>6,744 GSF</b>	0	4	1	0	3	8
ADA TYPE A UNITS 15% OF UNITS		6	1		6	13

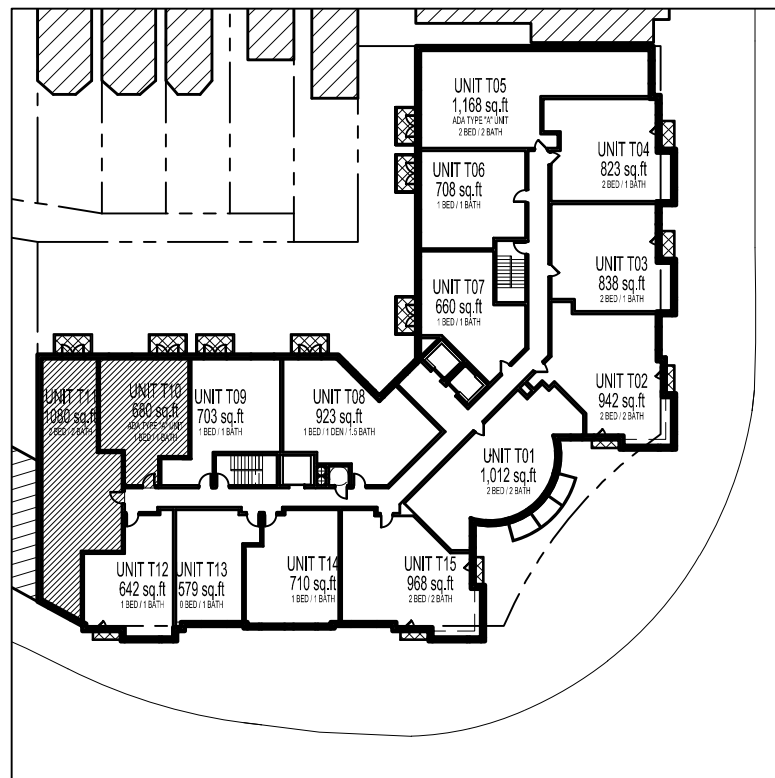


CELLAR

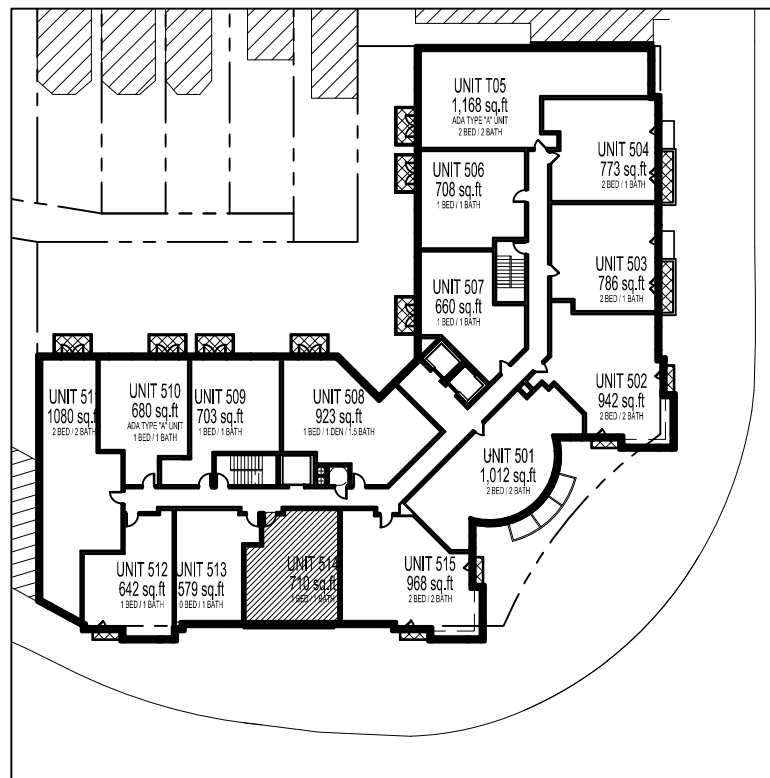


1ST FLOOR

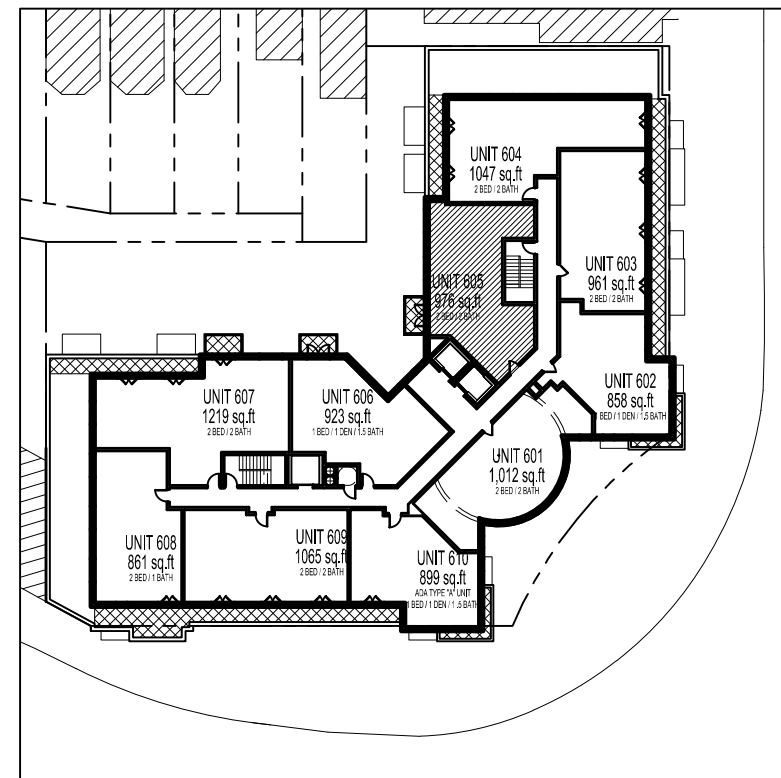
IZ UNITS		
UNIT	TYPE	SIZE
B03	2 BED/ 2 BATH ADA	1156
B04	1 BED/ 1 BATH	691
107	1 BED/ 1 DEN/ 1.5 BATH	923
111	1 BED/ 1 BATH	612
210	1 BED/ 1 BATH ADA	680
211	2 BED/ 2 BATH	1080
514	1 BED/ 1 BATH	710
605	2 BED/ 2 BATH	976
<b>TOTAL</b>		<b>6828</b>



2ND FLOOR



5TH FLOOR



6TH FLOOR

NOTE:  
THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS  
ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT  
AFFECTING THE EXTERIOR ENVELOPE OR THE MINIMUM IZ  
SQUARE FOOTAGE REQUIREMENT, MAY OCCUR.

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INCLUSIONARY ZONING



20 3 3

**Sustainable Sites**

Possible Points: 26

Y ? N

Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
	1		Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
		2	Credit 4.4	Alternative Transportation—Parking Capacity	2
	1		Credit 5.1	Site Development—Protect or Restore Habitat	1
1			Credit 5.2	Site Development—Maximize Open Space	1
1			Credit 6.1	Stormwater Design—Quantity Control	1
	1		Credit 6.2	Stormwater Design—Quality Control	1
1			Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
		1	Credit 8	Light Pollution Reduction	1

4 3 3

**Water Efficiency**

Possible Points: 10

Y ? N

Y			Prereq 1	Water Use Reduction—20% Reduction	
2	2		Credit 1	Water Efficient Landscaping	2 to 4
		2		Reduce by 50%	2
		?		No Potable Water Use or Irrigation	4
		2	Credit 2	Innovative Wastewater Technologies	2
2	1	1	Credit 3	Water Use Reduction	2 to 4
		2		Reduce by 30%	2
		?		Reduce by 35%	3
				Reduce by 40%	4

7 5 23

**Energy and Atmosphere**

Possible Points: 35

Y ? N

Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
5		14	Credit 1	Optimize Energy Performance	1 to 19
		1		Improve by 12% for New Buildings or 8% for Existing Building Renovatio	1
		1		Improve by 14% for New Buildings or 10% for Existing Building Renovatic	2
		1		Improve by 16% for New Buildings or 12% for Existing Building Renovatic	3
		1		Improve by 18% for New Buildings or 14% for Existing Building Renovatic	4
		1		Improve by 20% for New Buildings or 16% for Existing Building Renovatic	5
				Improve by 22% for New Buildings or 18% for Existing Building Renovatic	6
				Improve by 24% for New Buildings or 20% for Existing Building Renovatic	7
				Improve by 26% for New Buildings or 22% for Existing Building Renovatic	8
				Improve by 28% for New Buildings or 24% for Existing Building Renovatic	9
				Improve by 30% for New Buildings or 26% for Existing Building Renovatic	10
				Improve by 32% for New Buildings or 28% for Existing Building Renovatic	11
				Improve by 34% for New Buildings or 30% for Existing Building Renovatic	12
				Improve by 36% for New Buildings or 32% for Existing Building Renovatic	13
				Improve by 38% for New Buildings or 34% for Existing Building Renovatic	14
				Improve by 40% for New Buildings or 36% for Existing Building Renovatic	15
				Improve by 42% for New Buildings or 38% for Existing Building Renovatic	16
				Improve by 44% for New Buildings or 40% for Existing Building Renovatic	17
				Improve by 46% for New Buildings or 42% for Existing Building Renovatic	18
				Improve by 48%+ for New Buildings or 44%+ for Existing Building Renova	19
		7	Credit 2	On-Site Renewable Energy	1 to 7
				1% Renewable Energy	1
				3% Renewable Energy	2
				5% Renewable Energy	3
				7% Renewable Energy	4
				9% Renewable Energy	5
				11% Renewable Energy	6
				13% Renewable Energy	7
		2	Credit 3	Enhanced Commissioning	2
		2	Credit 4	Enhanced Refrigerant Management	2
		3	Credit 5	Measurement and Verification	3
		2	Credit 6	Green Power	2

4 4 6

**Materials and Resources**

Possible Points: 14

Y ? N

Y			Prereq 1	Storage and Collection of Recyclables	
		3	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
				Reuse 55%	1
				Reuse 75%	2
				Reuse 95%	3
		1	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
		2	Credit 2	Construction Waste Management	1 to 2
				50% Recycled or Salvaged	1
		2		75% Recycled or Salvaged	2
		2	Credit 3	Materials Reuse	1 to 2
				Reuse 5%	1
				Reuse 10%	2
1	1		Credit 4	Recycled Content	1 to 2
		1		10% of Content	1
		?		20% of Content	2
1	1		Credit 5	Regional Materials	1 to 2
		1		10% of Materials	1
		?		20% of Materials	2
		1	Credit 6	Rapidly Renewable Materials	1
		1	Credit 7	Certified Wood	1

13 0 2

**Indoor Environmental Quality**

Possible Points: 15

Y ? N

Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			Credit 1	Outdoor Air Delivery Monitoring	1
		1	Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
1			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
1			Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems—Lighting	1
1			Credit 6.2	Controllability of Systems—Thermal Comfort	1
1			Credit 7.1	Thermal Comfort—Design	1
		1	Credit 7.2	Thermal Comfort—Verification	1
1			Credit 8.1	Daylight and Views—Daylight	1
1			Credit 8.2	Daylight and Views—Views	1

4 2 0

**Innovation and Design Process**

Possible Points: 6

Y ? N

1			Credit 1.1	Innovation in Design: Transportation Map	1
1			Credit 1.2	Innovation in Design: Education & Outreach Program	1
		1	Credit 1.3	Innovation in Design: Green Cleaning Program	1
1			Credit 1.4	Exemplary performance: Alternative Transportation SSc4.1	1
		1	Credit 1.5	Innovation in Design: Bird-Friendly Design	1
1			Credit 2	LEED Accredited Professional	1

1 1 2

**Regional Priority Credits**

Possible Points: 4

Y ? N

1			Credit 1.1	Regional Priority: Stormwater Management - Quantity Control SSc6.1	1
		1	Credit 1.2	Regional Priority: Site Development —Protect or Restore Habitat SSc5.1	1
		1	Credit 1.3	Regional Priority: Optimize Energy Performance	1
		1	Credit 1.4	Regional Priority: Innovative Wastewater Technologies WEc2	1

Y ? N

53	18	39	<b>Total</b>	Possible Points: 110
				Certified 40 to 49 points - Silver 50 to 59 points - Gold 60 to 79 points - Platinum 80 to 110

POINTS THAT ARE UNLIKELY TO BE ACHIEVED  
POINTS THAT ARE A POSSIBILITY TO PURSUE  
MINIMUM NUMBER OF POINTS THAT DESIGN WILL MEET

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PRELIMINARY LEED SCORECARD





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CORNER PERSPECTIVE

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**FLORIDA AVENUE PERSPECTIVE**

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**1**  
 A-2.3 NORTH CAPITOL STREET PERSPECTIVE

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