



Florida & Q Street, LLC
 6820 Commercial Drive
 Springfield, VA 22151
 t: 703.750.6810 f: 703.750.6817

1600 North Capital Street NW
 Washington, DC 20002

REVISIONS

1	PUD SUBMISSION 1-31-2006
2	PUD SUBMISSION 5-17-2006
3	PUD SUBMISSION 7-07-2006
4	PARTIAL REVISED PUD 8-24-2006
5	PARTIAL REVISED PUD 10-25-2006
6	
7	
8	
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10	

DATE:	10-25-06
PROJECT NO:	2005-033
DRAWN BY:	JM
CHECKED BY:	BB

PERSPECTIVE VIEW - SCHEME C

Bonstra Haresign
 ARCHITECTS

PERSPECTIVE
 VIEW



1
A-1.6

FLORIDA AVE ELEVATION

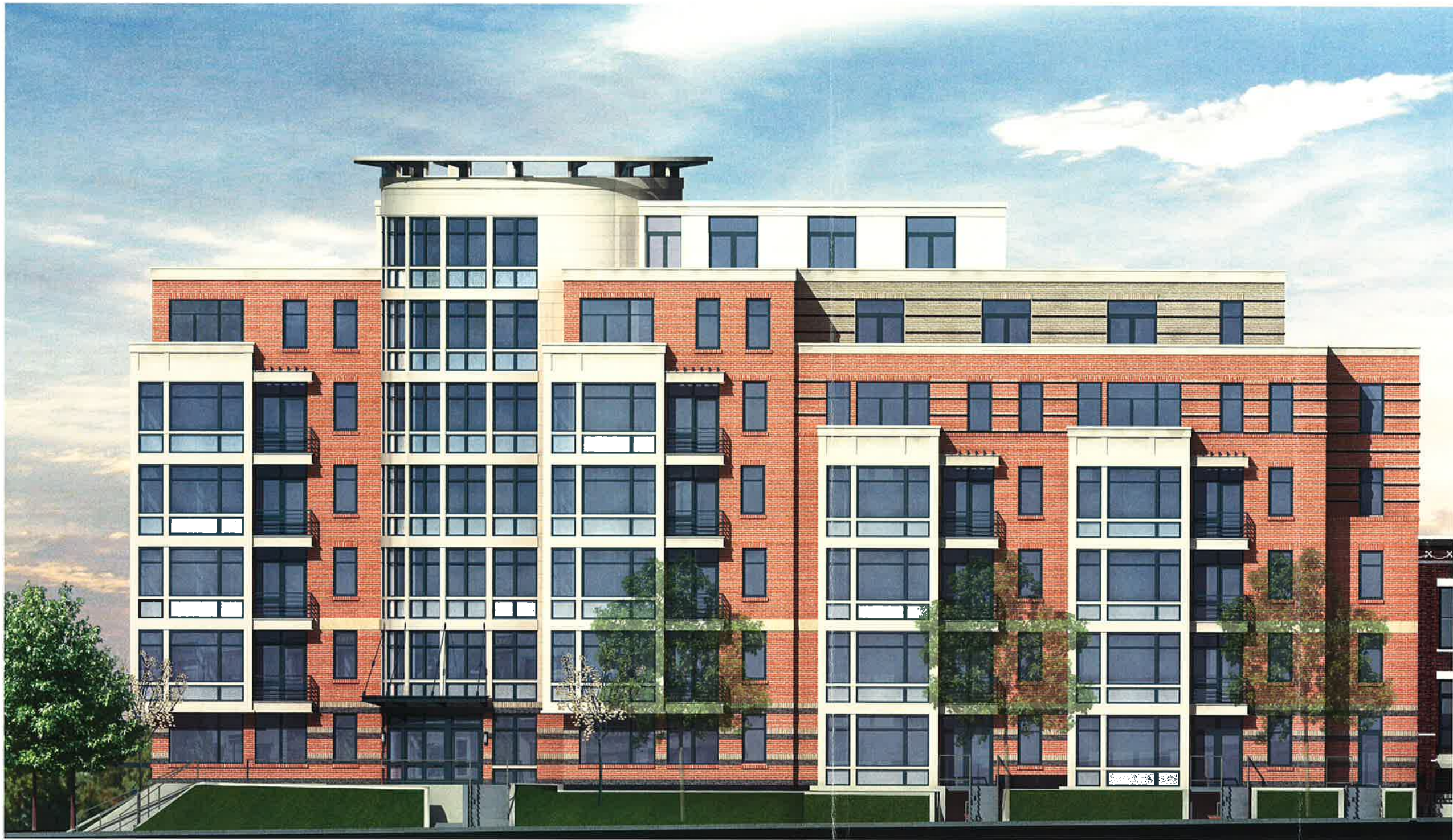
Florida & Q Street, LLC
 6820 Commercial Drive
 Springfield, VA 22151
 t: 703.750.6610 f: 703.750.6817

1600 North Capitol Street NW
 Washington, DC 20002

REVISIONS

1	PLO SUBMISSION	1-31-2006
2	PLO SUBMISSION	5-17-2006
3	PLO SUBMISSION	7-01-2006
4	PARTIAL REVISED PLO	8-24-2006
5	PARTIAL REVISED PLO	10-25-2006
6		
7		
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9		
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DATE:	10-25-06
PROJECT NO:	2005-033
DRAWN BY:	JM
CHECKED BY:	BB



1 NORTH CAPITOL ELEVATION
A-1.7

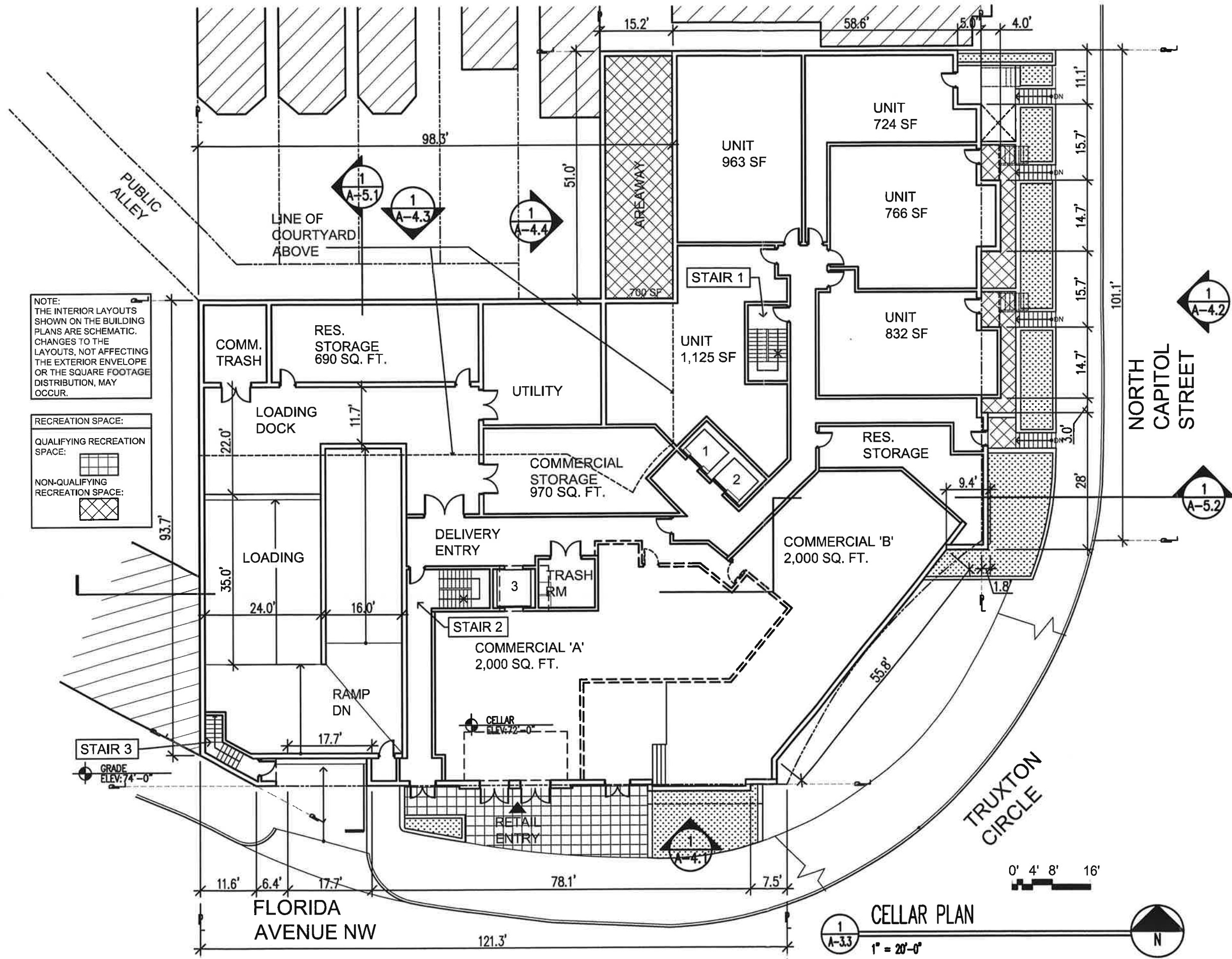
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5	PARTIAL REVISED PLO 10-25-2006
6	
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8	
9	
10	
11	
12	

DATE:	10-25-06
PROJECT NO:	2005-031
DRAWN BY:	JM
CHECKED BY:	BB



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

RECREATION SPACE:
QUALIFYING RECREATION SPACE:
NON-QUALIFYING RECREATION SPACE:

STAIR 3
GRADE ELEV: 74'-0"

Florida & Q Street, LLC
6820 Commercial Drive
Springfield, VA 22151
T: 703.750.0810 F: 703.750.0817

1600 North Capitol Street NW
Washington, DC 20002

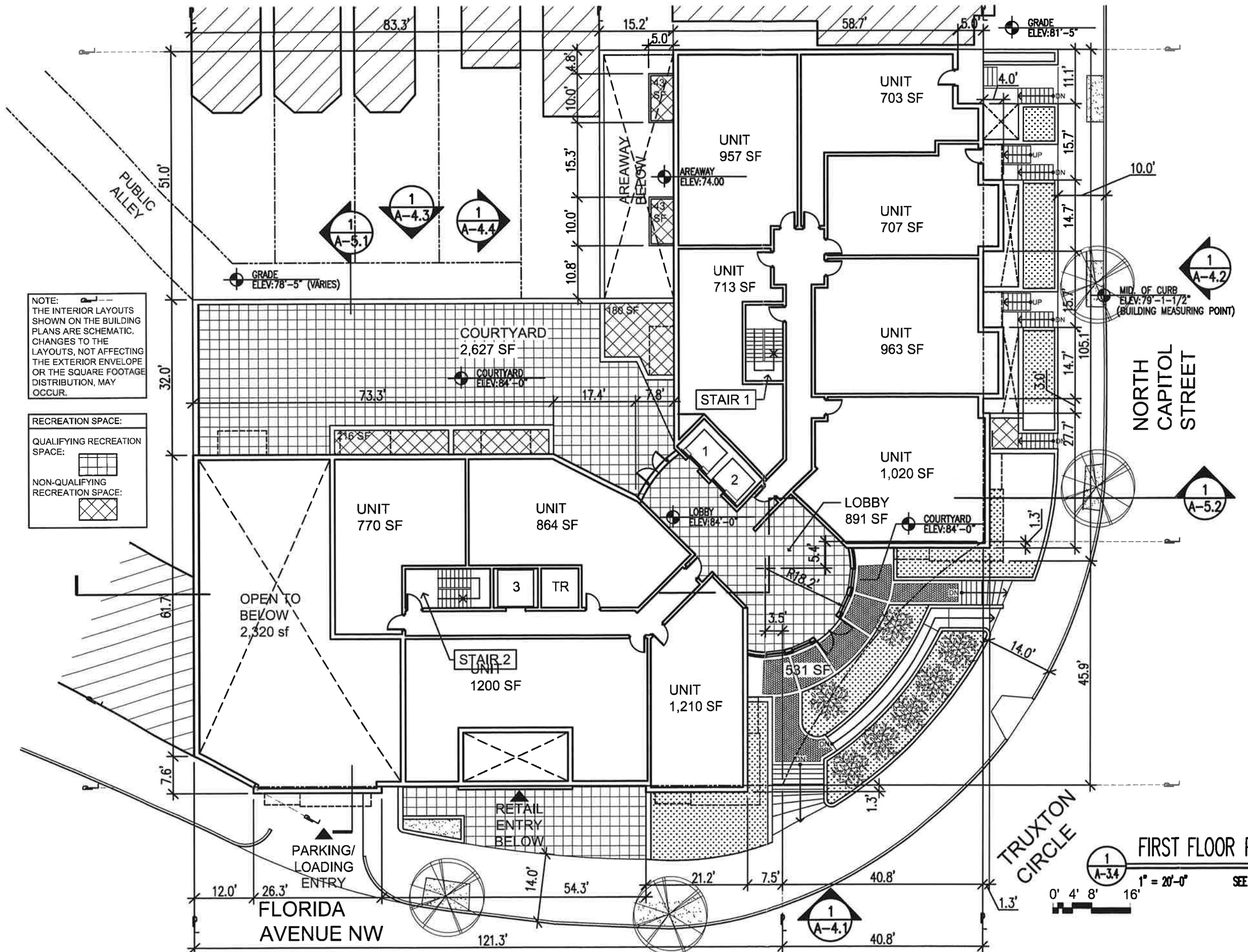
REVISIONS

1	PLOD SUBMISSION 1-31-2006
2	PLOD SUBMISSION 5-17-2006
3	PLOD SUBMISSION 7-07-2006
4	PARTIAL REVISED PLOD 8-24-2006
5	PARTIAL REVISED PLOD 10-25-2006

DATE: 10-25-06
PROJECT NO: 2005-033
DRAWN BY: JM
CHECKED BY: BB

Bonstra Haresign ARCHITECTS

CELLAR PLAN



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

RECREATION SPACE:
QUALIFYING RECREATION SPACE:
NON-QUALIFYING RECREATION SPACE:



FIRST FLOOR PLAN

1" = 20'-0" SEE SITE PLAN FOR ADDITIONAL INFO.



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REVISIONS

1	PUD SUBMISSION 1-31-2006
2	PUD SUBMISSION 5-11-2006
3	PUD SUBMISSION 7-07-2006
4	PARTIAL REVISED PUD 8-24-2006
5	PARTIAL REVISED PUD 10-26-2006

DATE:	10-26-06
PROJECT NO.:	2005-093
DRAWN BY:	JM
CHECKED BY:	BB

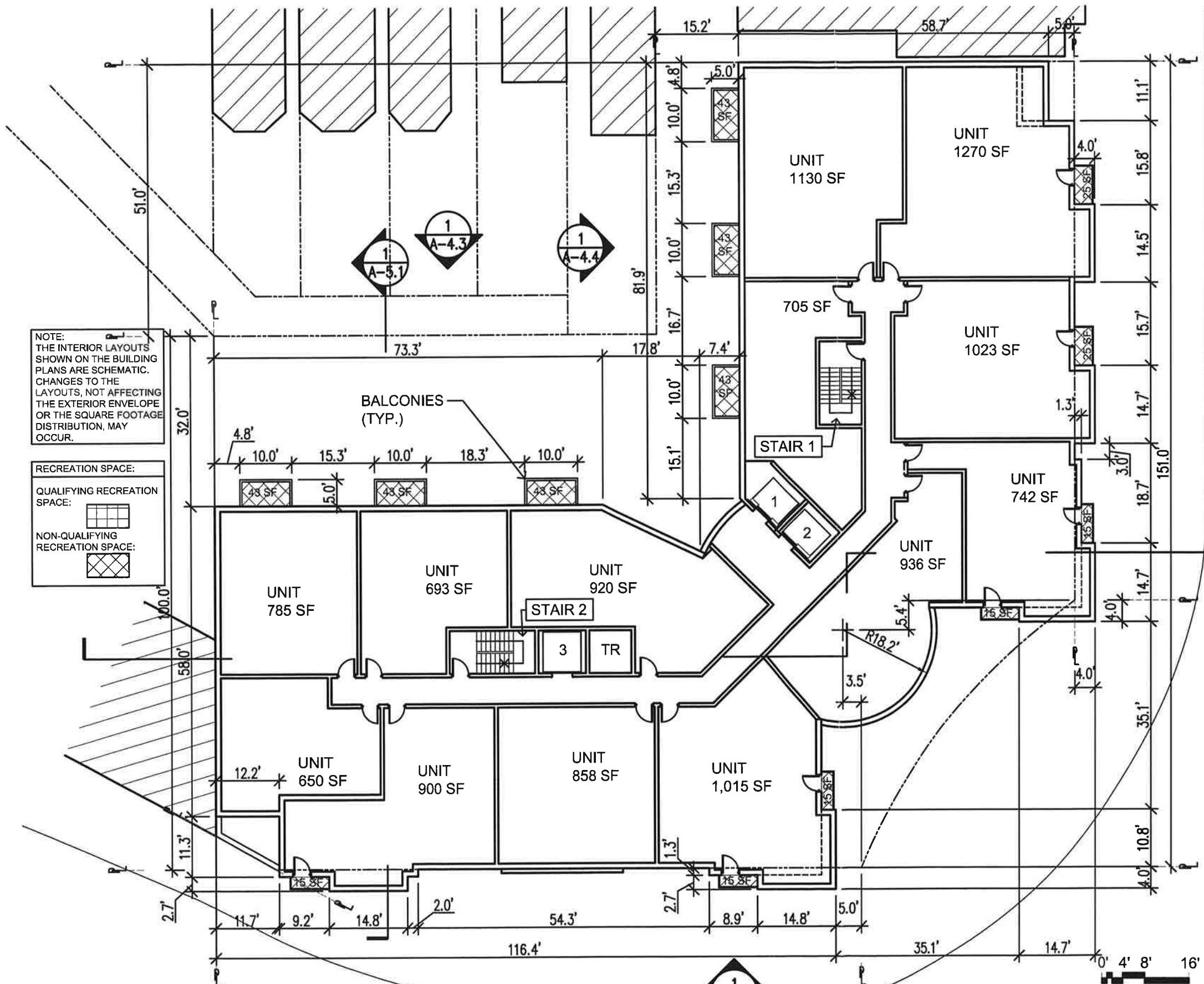
Bonstra Haresign ARCHITECTS

FIRST FLOOR PLAN

1710 Connecticut Ave NW, Suite 400
Washington, DC 20009-1123

www.bonstra.com 202 588 9373 T
202 588 8122 F

A-3.4
SCHEME C



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

RECREATION SPACE:
QUALIFYING RECREATION
SPACE:
NON-QUALIFYING
RECREATION SPACE:

FLORIDA
AVENUE NW

NORTH
CAPITOL
STREET

1
A-3.5
SECOND & THIRD FLOOR PLAN
1" = 20'-0"

Florida & Q Street, LLC
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Springfield, VA 22151
T: 703.750.8810 F: 703.750.8817

1600 North Capitol Street NW
Washington, DC 20002

REVISIONS

1	PLO SUBMISSION 1-31-2006
2	PLO SUBMISSION 5-11-2006
3	PLO SUBMISSION 7-01-2006
4	PARTIAL REVISED PLO 8-24-2006
5	PARTIAL REVISED PLO 10-25-2006

DATE:	10-25-06
PROJECT NO.:	2005-033
DRAWN BY:	JM
CHECKED BY:	BB

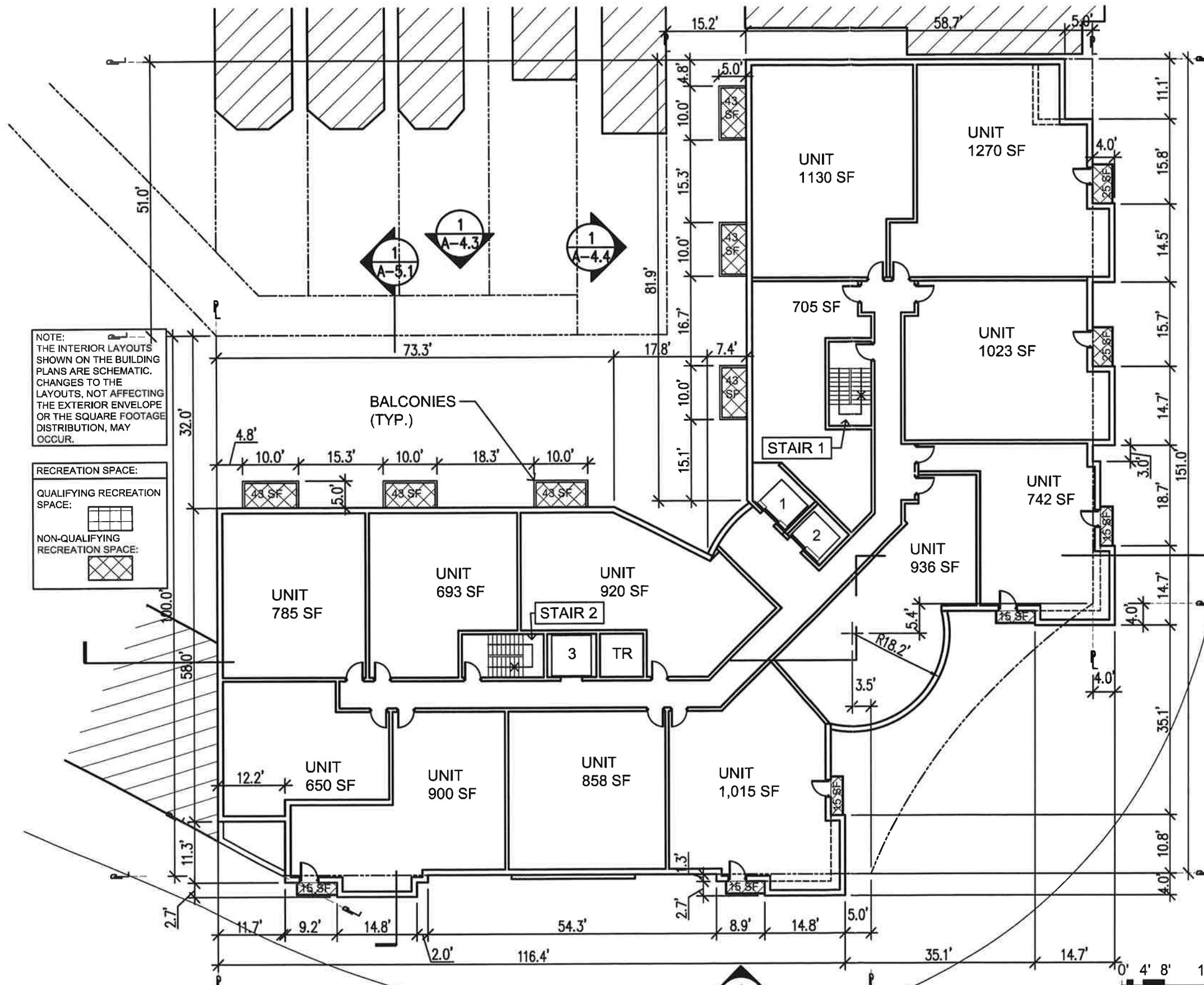
Bonstra | Haresign
ARCHITECTS

SECOND & THIRD
FLOOR PLAN

1710 Connecticut Ave NW, Suite 400
Washington, DC 20009-1123

www.bonstra.com 202 588 9373 T
202 588 8122 F

A-3.5
SCHEME C



NOTE:
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RECREATION SPACE:
QUALIFYING RECREATION SPACE:
NON-QUALIFYING RECREATION SPACE:

FLORIDA AVENUE NW

FOURTH FLOOR PLAN
1" = 20'-0"

NORTH CAPITOL STREET

Florida & Q Street, LLC
6820 Commercial Drive
Springfield, VA 22151
T: 703.750.8810 F: 703.750.8817

1600 North Capitol Street NW
Washington, DC 20002

REVISIONS

1	PRO SUBMISSION 1-31-2006
2	PRO SUBMISSION 5-17-2006
3	PRO SUBMISSION 7-07-2006
4	PARTIAL REVISED PUD 8-24-2006
5	PARTIAL REVISED PUD 10-25-2006

DATE:	10-25-06
PROJECT NO.:	2005-033
DRAWN BY:	JM
CHECKED BY:	BB

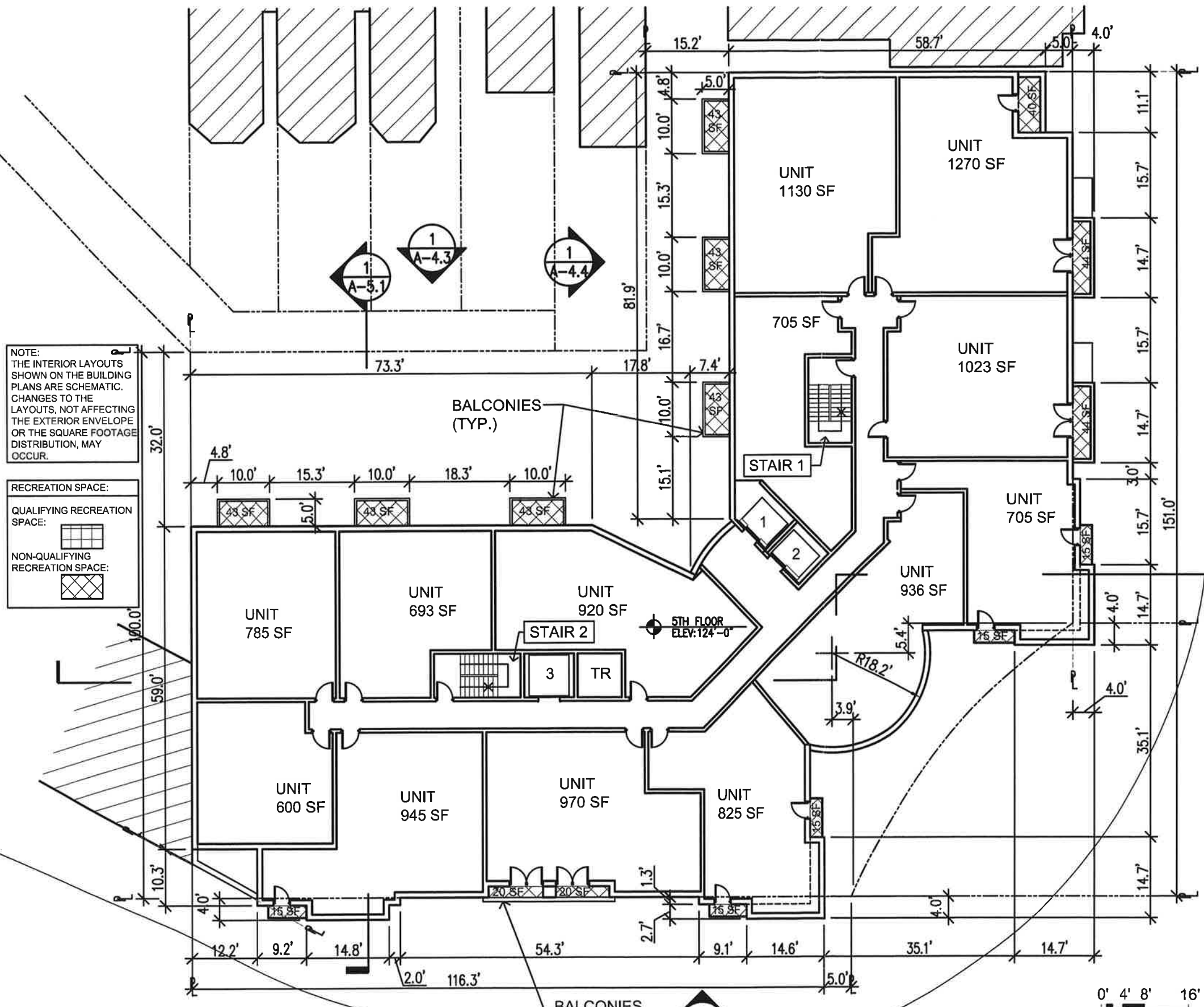
Bonstra Haresign ARCHITECTS

FOURTH FLOOR PLAN

1710 Connecticut Ave NW, Suite 400
Washington, DC 20009-1123

www.bonstra.com 202 588 9373 T
202 588 8122 F

A-3.6
SCHEME C



NOTE:
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CHANGES TO THE
LAYOUTS, NOT AFFECTING
THE EXTERIOR ENVELOPE
OR THE SQUARE FOOTAGE
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OCCUR.

RECREATION SPACE:
QUALIFYING RECREATION
SPACE:
NON-QUALIFYING
RECREATION SPACE:

FLORIDA AVENUE NW

FIFTH FLOOR PLAN
1" = 20'-0"

NORTH CAPITOL STREET

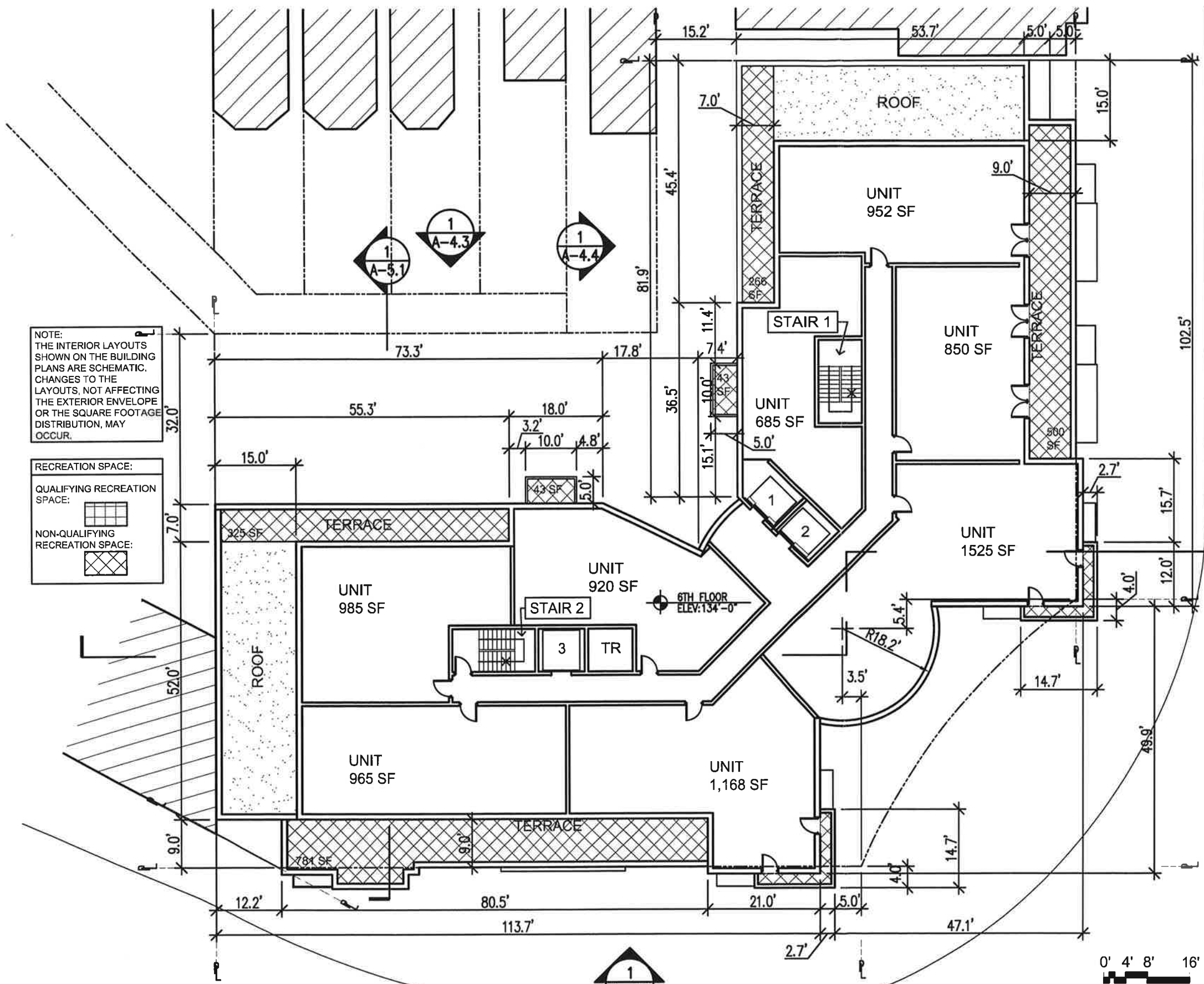
Florida & Q Street, LLC
6820 Commercial Drive
Springfield, VA 22151
T: 703.750.8810 F: 703.750.8817

1600 North Capitol Street NW
Washington, DC 20002

NO.	REVISIONS
1	PLD SUBMISSION 1-31-2006
2	PLD SUBMISSION 5-11-2006
3	PLD SUBMISSION 7-07-2006
4	PARTIAL REVISED PLD 8-24-2006
5	PARTIAL REVISED PLD 10-25-2006

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FIFTH FLOOR PLAN



NOTE:
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RECREATION SPACE:
QUALIFYING RECREATION SPACE:
NON-QUALIFYING RECREATION SPACE:

FLORIDA AVENUE NW

NORTH CAPITOL STREET

SIXTH FLOOR PLAN
1" = 20'-0"

Florida & Q Street, LLC
6800 Commercial Drive
Springfield, VA 22151
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1600 North Capitol Street NW
Washington, DC 20002

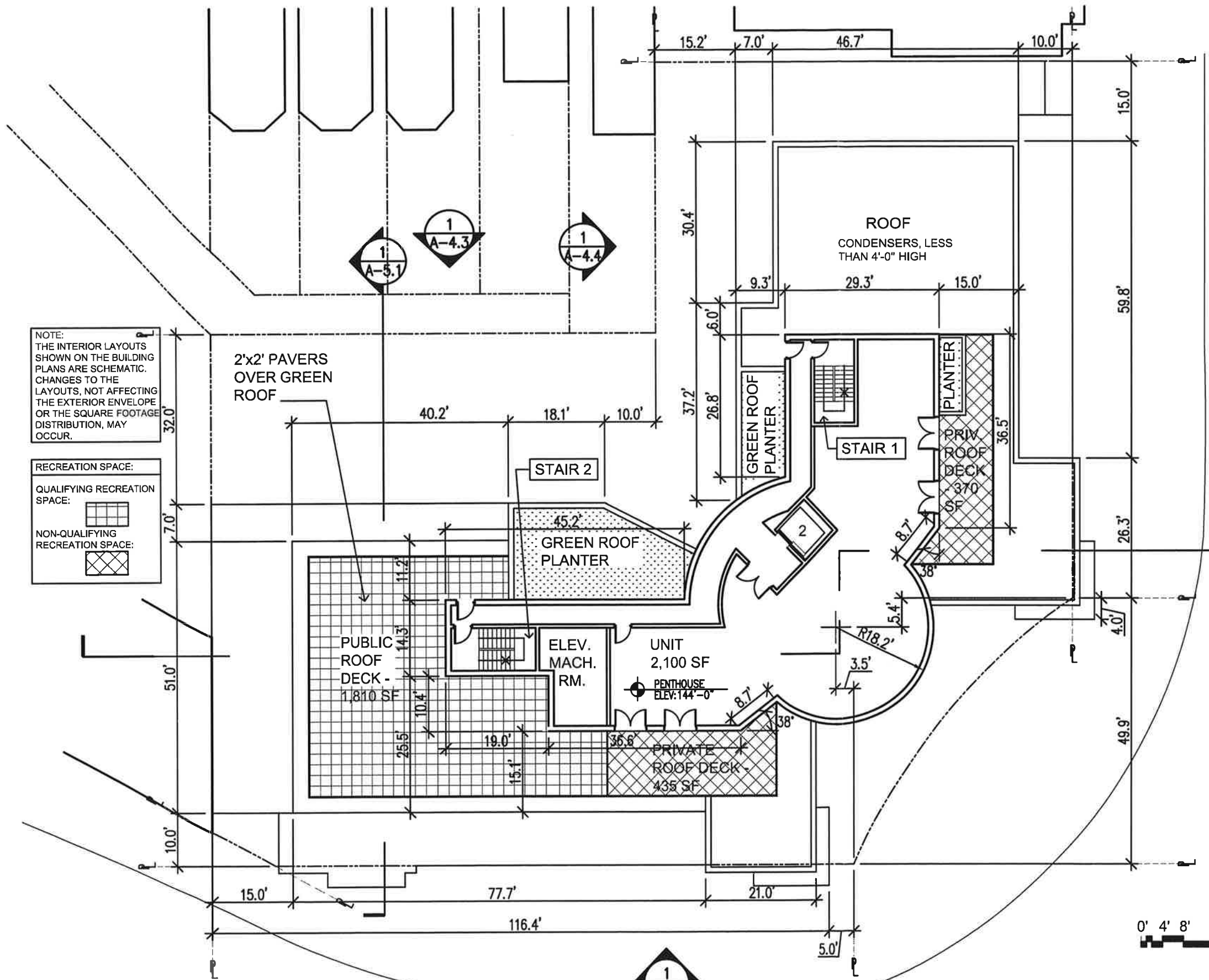
REVISIONS

1	PUD SUBMISSION 1-31-2009
2	PUD SUBMISSION 5-17-2009
3	PUD SUBMISSION 7-07-2009
4	PARTIAL REVISED PUD 8-24-2009
5	PARTIAL REVISED PUD 10-25-2009
6	
7	
8	
9	
10	

DATE:	10-25-09
PROJECT NO:	2005-093
DRAWN BY:	JM
CHECKED BY:	BB

Bonstra Haresign ARCHITECTS

SIXTH FLOOR PLAN



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

RECREATION SPACE:
 QUALIFYING RECREATION SPACE:
 NON-QUALIFYING RECREATION SPACE:

2'x2' PAVERS OVER GREEN ROOF

FLORIDA AVENUE NW

PENTHOUSE/MAIN ROOF PLAN

1" = 20'-0"



NORTH CAPITOL STREET

Florida & Q Street, LLC
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 Washington, DC 20002

REVISIONS

1	PUD SUBMISSION 1-31-2009
2	PUD SUBMISSION 5-11-2009
3	PUD SUBMISSION 7-01-2009
4	PARTIAL REVISED PUD 8-24-2009
5	PARTIAL REVISED PUD 10-25-2009

DATE:	10-25-09
PROJECT NO:	2008-033
DRAWN BY:	JM
CHECKED BY:	BB

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PENTHOUSE/MAIN ROOF PLAN

1710 Connecticut Ave NW, Suite 400
 Washington, DC 20009-1123

www.bonstra.com 202 588 9373 T
 202 588 9122 F

A-3.9
 SCHEME C

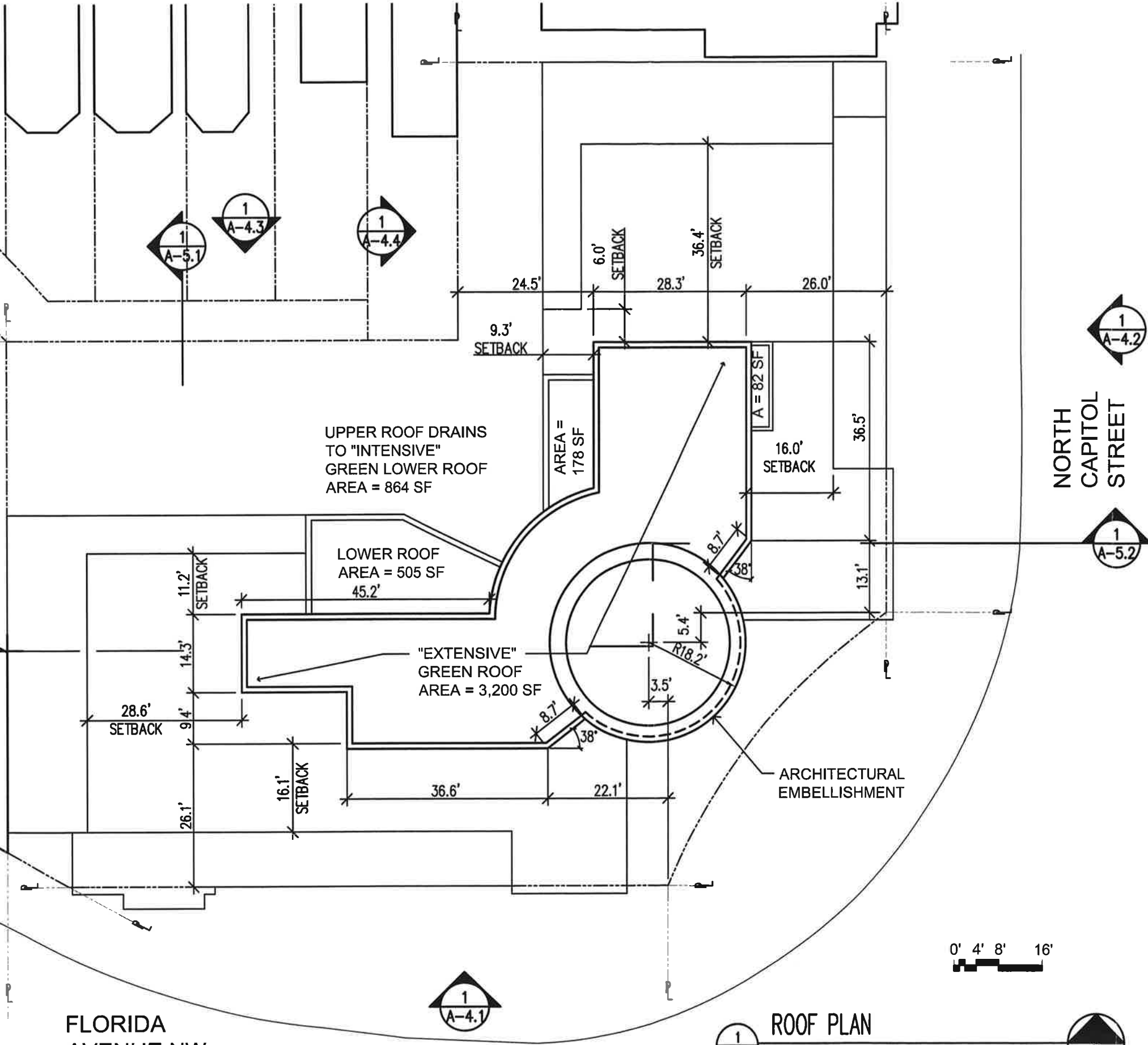
REVISIONS

1	PRO SUBMISSION 1-31-2006
2	PRO SUBMISSION 5-17-2006
3	PRO SUBMISSION 7-27-2006
4	PARTIAL REVISED PRO 8-24-2006
5	PARTIAL REVISED PRO 10-25-2006

DATE:	10-25-06
PROJECT NO:	2006-033
DRAWN BY:	JM
CHECKED BY:	BB

NOTE:
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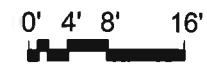
RECREATION SPACE:
 QUALIFYING RECREATION SPACE:
 NON-QUALIFYING RECREATION SPACE:



FLORIDA AVENUE NW

NORTH CAPITOL STREET

1 A-3.10 ROOF PLAN
 1" = 20'-0"





2
A-4.1
ENLARGED RETAIL ELEVATION
1/8" = 1'-0"

ARCHITECTURAL
EMBELLISHMENT



1
A-4.1
FLORIDA AVENUE ELEVATION
1" = 20'-0"

- 1.0 MATERIAL KEY
- BRICK
 - CALCIUM SILICATE "CAST STONE"
 - GROUND FACE
 - METAL PANEL
 - LANDSCAPE - GROUND COVER
 - PRECAST

- TOP OF ARCH. EMBELLISHMENT
ELEV: 165'-2"
 - ROOF
ELEV: 158'-0"
 - 7th FLOOR/MAIN ROOF
ELEV: 144'-0"
 - 6TH FLOOR
ELEV: 134'-0"
 - 5TH FLOOR
ELEV: 124'-0"
 - 4TH FLOOR
ELEV: 114'-0"
 - 3RD FLOOR
ELEV: 104'-0"
 - 2ND FLOOR
ELEV: 94'-0"
 - 1ST FLOOR
ELEV: 84'-0"
 - MID. OF CURB
ELEV: 79'-1-1/2"
 - CELLAR RES.
ELEV: 74'-0"
 - CELLAR RETAIL
ELEV: 72'-0"
- 77'-6"
81'-0"
65'-6"

REVISIONS

1	PROJ SUBMISSION 1-31-2008
2	PROJ SUBMISSION 5-17-2008
3	PROJ SUBMISSION 1-21-2009
4	PARTIAL REVISED PROJ 8-24-2008
5	PARTIAL REVISED PROJ 10-25-2008

DATE:	10-25-08
PROJECT NO:	2008-033
DRAWN BY:	JH
CHECKED BY:	BB

Florida & Q Street, LLC

8820 Commercial Drive
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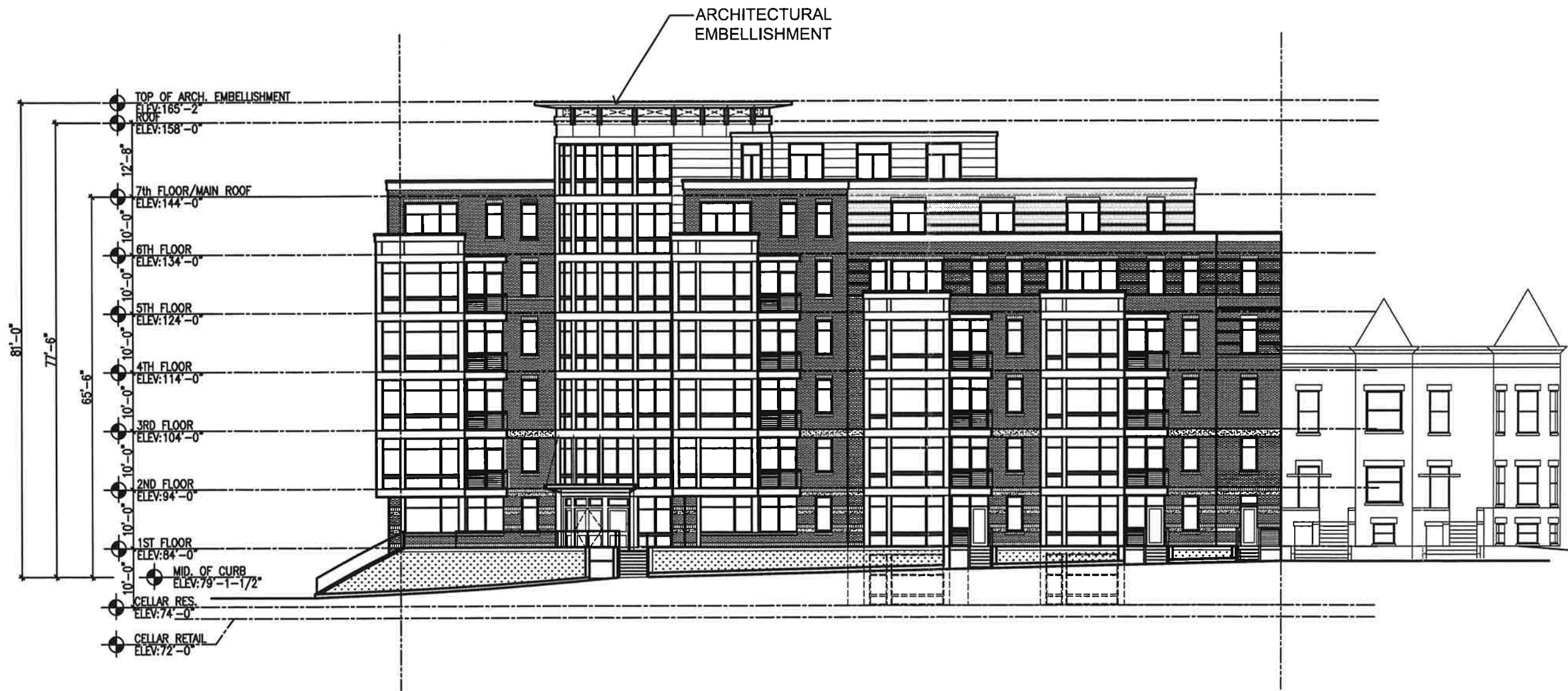
Bonstra Haresign
ARCHITECTS

FLORIDA
AVE. ELEVATION

1710 Connecticut Ave NW, Suite 400
Washington, DC 20009-1123

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202 588 8122 F

A-4.1
SCHEME C



1 NORTH CAPITOL ST. ELEVATION
 A-4.2 1" = 20'-0"

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11	

DATE:	10-25-06
PROJECT NO:	2005-033
DRAWN BY:	JH
CHECKED BY:	SS

Bonstra Haresign
 ARCHITECTS

NORTH CAPITOL
 STREET ELEVATION

1710 Connecticut Ave NW, Suite 400
 Washington, DC 20009-1123

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 202 588 8122 F

A-4.2
 SCHEME C