

## PROJECT TEAM

**OWNER**  
**CURTIS INVESTMENT GROUP, INC.**  
 5620 LINDA LANE  
 CAMP SPRINGS, MD 20478

**DEVELOPER**  
**FOUR POINTS LLC**  
 1805 7TH STREET, NW  
 SUITE 800  
 WASHINGTON, DC 20001

**BLUE SKY HOUSING LLC**

**ZONING ATTORNEY**  
**HOLLAND & KNIGHT LLP**  
 800 17TH STREET N.W.  
 SUITE 1100  
 WASHINGTON, DC 20006

**ARCHITECT**  
**HICKOK COLE ARCHITECTS**  
 1023 31st STREET, NW  
 WASHINGTON, DC 20007

**CIVIL ENGINEER**  
**BOWMAN CONSULTING DC**  
 8817 17TH STREET NW  
 SUITE 510  
 WASHINGTON, DC 20006

**STRUCTURAL ENGINEER**  
**SILMAN**  
 1053 31ST STREET NW  
 WASHINGTON, DC 20007

**MECHANICAL, ELECTRICAL &  
 PLUMBING ENGINEER**  
**INTERFACE ENGINEERING, INC.**  
 2000 M STREET NW  
 SUITE 270  
 WASHINGTON, DC 20036

**LANDSCAPE ARCHITECT**  
**STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.**  
 6416 GROVEDALE DRIVE  
 SUITE 100-A  
 ALEXANDRIA, VA 22310

**SUSTAINABILITY CONSULTANT**  
**ABOVE GREEN**  
 8 NORTH JAY STREET  
 PO BOX 886  
 MIDDLEBURG, VA 20117

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## REUNION SQUARE - OFFICE [BLDG #4]

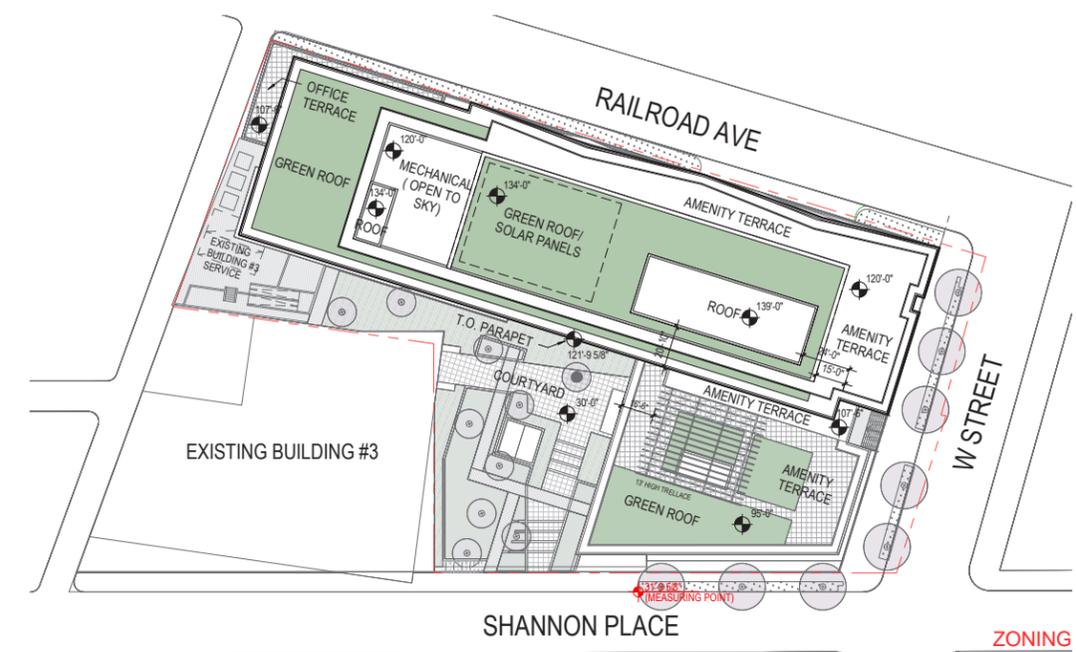
SQUARE 5784, LOT 1101 + 899 + 900

WASHINGTON, DC 20020

PLANNED UNIT DEVELOPMENT APPLICATION - STAGE II

SUPPLEMENTAL PREHEARING SUBMISSION

JULY 6, 2018



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Shannon Place - View to NE



W Street - View to SE



Railroad Ave - View to NE



Shannon Place - View to SW

DEVELOPMENT CONCEPT

SITUATED ON NEARLY EIGHT ACRES IN THE ANACOSTIA AREA OF WASHINGTON DC, THE SITE WILL TAKE ON A ROLE OF NEIGHBORHOOD REVITALIZATION THROUGH THE DEVELOPMENT OF 1.5 MILLION SQ FT OF MIXED USE BUILDINGS.

IN THE INTEREST OF IMPROVED CIRCULATION AND MORE ACCOMMODATING BUILDING TYPOLOGIES, THE EXISTING CIRCULATION FRAMEWORK HAS BEEN AMELIORATED, FOR BOTH PEDESTRIANS AND AUTOMOBILES.

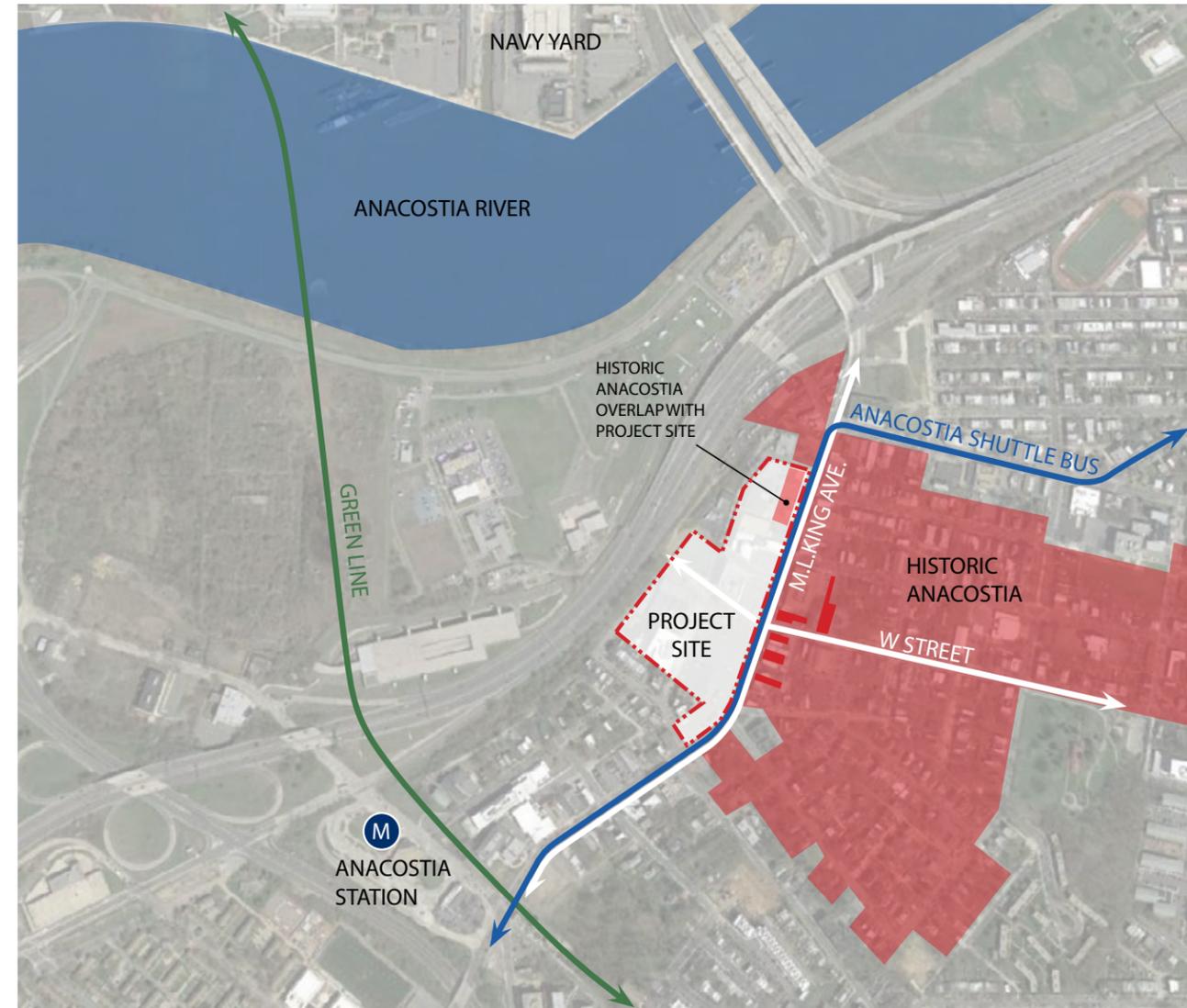
STREETScape AND LANDSCAPING IMPROVEMENTS WILL CONTRIBUTE TO THE ENHANCED ENVIRONMENT, FURTHER AFFIRMING THE LIVELY SIDEWALK ETHOS FOR WHICH MANY DESIRABLE WASHINGTON NEIGHBORHOODS (CAPITOL HILL AT EASTERN MARKET, "THE NEW U" STREET CORRIDOR, WOODLEY PARK, ETC.) ARE KNOWN.

THE INTERSECTION OF MARTIN LUTHER KING JR AVE SE AND "W" ST, A FUTURE EPICENTER OF URBAN VITALITY IN ANACOSTIA, WILL BECOME A TRANSFORMED PLACE. A PLAZA AREA WILL PROVIDE A PEDESTRIAN MEETING SPACE AS WELL AS A MORE LAUDABLE LOCATION FOR THE WORLD'S LARGEST CHAIR. THANKS TO WIDER RIGHT-OF-WAYS, LOCAL MERCHANTS' WARES AND CAFES WILL LINE BOTH SIDES OF W STREET AND CONTINUE AROUND ON MLK AVE.

A PRINCIPAL DRIVING FORCE BEHIND THE DESIGN OF THE REUNION SQUARE DEVELOPMENT IS THE EXPRESSION OF VARIOUS USES AND ACKNOWLEDGMENT OF CONTEXTS ON THE SITE THROUGH MULTIPLE BUILDINGS. THE BUILDINGS WILL BE OF VARYING HEIGHTS ACROSS THE SITE, TAKING CUES FROM THE RESIDENTIAL NEIGHBORHOOD TO THE SOUTH, THE STREET FRONT OF MARTIN LUTHER KING AVE AND THE HISTORIC ANACOSTIA OVERLAY DISTRICT.



Building #3



VICINITY MAP



FOUR POINTS

SHANNON PLACE & W STREET SE

Square 5784  
Washington DC 20020



DATE:  
JULY 6, 2018

PUD APPLICATION  
STAGE II - BLDG #4  
SUPPLEMENTAL  
PREHEARING SUBMISSION

TITLE:  
OVERALL SITE  
VICINITY MAP

NUMBER:  
A-01



FOUR POINTS

SHANNON PLACE & W ST SE

Square 5784 Washington DC 20020



### ZONING AND SQUARE FOOTAGE TABULATIONS - STAGE 1 PUD, DATED JUNE 2013

| BLDG # | PARCEL/SQ | LOT SIZE | SITE FOOTPRINT | COVERAGE | BUILDING HEIGHTS |            | RESIDENTIAL |         | RETAIL | OFFICE  | TOTAL    | PARKING | PARKING SPACES |          | LOADING       |          |               |                   |          |
|--------|-----------|----------|----------------|----------|------------------|------------|-------------|---------|--------|---------|----------|---------|----------------|----------|---------------|----------|---------------|-------------------|----------|
|        |           | SF       | SF             | %        | ALLOWABLE        | PROPOSED   | GSF         | UNITS * | SF     | SF      | ALL USES | LOT#    | REQUIRED       | PROVIDED | BERTHS REQ.   | PROPOSED | PLATFORM AREA | Del. Spaces req'd | Proposed |
| 1      | 5785 A    | 25,300   | 10,850         | 43%      | 65'              | 60'        | 65,000      | 65      | 0      | 0       | 65,000   | P01     | 33             | 33       | 1 @ 55'       | 1 @ 30'  | 200 SF        | 1@20'             | 0        |
| 2      | 5785 B    | 87,200   | 71,500         | 82%      | 90'              | 90'        | 0           | 0       | 40,000 | 415,000 | 455,000  | P02     | 811            | 525      | 1@55' + 4@30' | 4@30'    | 400 SF        | 2@20'             | 0        |
| 3      | 5784 C    | 19,000   | 18,900         | 99%      | 70'              | 50'        | 0           | 0       | 0      | 78,500  | 78,500   |         | 127            | -        | 2@30'         | 2@30'    | 200 SF        | 1@20'             | 0        |
| 4      | 5784 B    | 69,300   | 45,000         | 65%      | 90'              | 90'        | 0           | 0       | 8,000  | 269,500 | 277,500  | P04     | 461            | 347      | 4@30'         | 3@30'    | 400 SF        | 1@20'             | 0        |
| 5      | 5783      | 20,800   | 19,100         | 92%      | 90'              | 90'        | 132,000     | 132     | 8,000  | 0       | 140,000  | P05     | 83             | 75       | 1@55' + 1@30' | 1 @ 30'  | 200 SF        | 1@20'             | 0        |
| 6      | 5772 A    | 34,000   | 32,200         | 95%      | 90'              | 90'        | 0           | 0       | 20,000 | 182,000 | 202,000  | P06     | 357            | 110      | 4@30'         | 1 @ 30'  | 200 SF        | 2@20'             | 0        |
| 7      | 5772 C    | 45,100   | 45,100         | 100%     | 80'              | 80'        | 136,000     | 136     | 50,000 | 0       | 186,000  | P07     | 225            | 257      | 2@55' + 1@30' |          | 500 SF        | 2@20'             | 0        |
| 8      | 5772 D    | 47,200   | 44,900         | 95%      | 70'              | 70'        | 145,000     | 145     | 15,000 | 0       | 160,000  | P08     | 115            | 124      | 1@55' + 1@30' | 1 @ 30'  | 300 SF        | 1@20'             | 1@55'    |
| 9      | 5772 B    | 900      | 900            | 100%     | 65'              | EXIST. 45' | 3,000       | 3       | 3,000  | 0       | 6,000    |         | -              | -        | 0             | 0        | 0             | 0                 | 0        |

\* = APPROX.

UNDER 1958 ZONING CODE DISTRICT: C-3-A

|               |                |                |            |  |  |                |                     |                |                |                  |  |              |              |  |  |  |  |  |  |
|---------------|----------------|----------------|------------|--|--|----------------|---------------------|----------------|----------------|------------------|--|--------------|--------------|--|--|--|--|--|--|
| <b>TOTALS</b> | <b>348,800</b> | <b>288,450</b> | <b>83%</b> |  |  | <b>481,000</b> | <b>481 (APPROX)</b> | <b>144,000</b> | <b>945,000</b> | <b>1,570,000</b> |  | <b>2,212</b> | <b>1,471</b> |  |  |  |  |  |  |
|               |                |                |            |  |  | 31%            | -                   | 9%             | 60%            | 100%             |  |              |              |  |  |  |  |  |  |

TOTAL FAR 4.50

### ZONING AND SQUARE FOOTAGE TABULATIONS - STAGE 2 PUD, BUILDING #4, DATED JULY 2018

| BLDG # | PARCEL/SQ | LOT SIZE | SITE FOOTPRINT | COVERAGE | BUILDING HEIGHTS |            | RESIDENTIAL |         | RETAIL | OFFICE  | TOTAL      | PARKING | PARKING SPACES |          | LOADING       |          |               |                   |          |
|--------|-----------|----------|----------------|----------|------------------|------------|-------------|---------|--------|---------|------------|---------|----------------|----------|---------------|----------|---------------|-------------------|----------|
|        |           | SF       | SF             | %        | ALLOWABLE        | PROPOSED   | GSF         | UNITS * | SF     | SF      | ALL USES   | LOT#    | REQUIRED       | PROVIDED | BERTHS REQ.   | PROPOSED | PLATFORM AREA | Del. Spaces req'd | Proposed |
| 1      | 5785 A    | 25,300   | 10,850         | 43%      | 65'              | 65'        | 68,263      | 71      | 0      | 0       | 68,263     | P01     | 33             | 33       | 1 @ 55'       | 1 @ 30'  | 200 SF        | 1@20'             | 0        |
| 2      | 5785 B    | 87,200   | 71,000         | 81%      | 90'              | 90'        | 0           | 0       | 40,000 | 401,351 | 441,351    | P02     | 811            | 525      | 1@55' + 4@30' | 4@30'    | 400 SF        | 2@20'             | 0        |
| 3      | 5784 C    | 19,000   | 18,900         | 99%      | 70'              | 50'        | 0           | 0       | 0      | 78,500  | 78,500     |         | 127            | -        | 2@30'         | 2@30'    | 200 SF        | 1@20'             | 0        |
| 4      | 5784 B    | 64,788   | 44,135         | 68%      | 90'              | 90'        | 0           | 0       | 6,644  | 281,242 | 287,886 ** | P04     | 488            | 324 ***  | 4@30'         | 3@30'    | 400 SF        | 1@20'             | 0        |
| 5      | 5783      | 20,800   | 19,100         | 92%      | 90'              | 90'        | 132,000     | 132     | 8,000  | 0       | 140,000    | P05     | 83             | 75       | 1@55' + 1@30' | 1 @ 30'  | 200 SF        | 1@20'             | 0        |
| 6      | 5772 A    | 34,000   | 32,200         | 95%      | 90'              | 90'        | 0           | 0       | 20,000 | 182,000 | 202,000    | P06     | 357            | 110      | 4@30'         | 1 @ 30'  | 200 SF        | 2@20'             | 0        |
| 7      | 5772 C    | 45,100   | 45,100         | 100%     | 80'              | 80'        | 136,000     | 136     | 50,000 | 0       | 186,000    | P07     | 225            | 257      | 2@55' + 1@30' |          | 500 SF        | 2@20'             | 0        |
| 8      | 5772 D    | 47,200   | 44,900         | 95%      | 70'              | 70'        | 145,000     | 145     | 15,000 | 0       | 160,000    | P08     | 115            | 124      | 1@55' + 1@30' | 1 @ 30'  | 300 SF        | 1@20'             | 1@55'    |
| 9      | 5772 B    | 900      | 900            | 100%     | 65'              | EXIST. 45' | 3,000       | 3       | 3,000  | 0       | 6,000      |         | -              | -        | 0             | 0        | 0             | 0                 | 0        |

UNDER 1958 ZONING CODE DISTRICT: C-3-A

|               |                |                |            |  |  |                |                     |                |                |                  |  |              |              |  |  |  |  |  |  |
|---------------|----------------|----------------|------------|--|--|----------------|---------------------|----------------|----------------|------------------|--|--------------|--------------|--|--|--|--|--|--|
| <b>TOTALS</b> | <b>344,288</b> | <b>287,085</b> | <b>83%</b> |  |  | <b>484,263</b> | <b>481 (APPROX)</b> | <b>142,644</b> | <b>943,093</b> | <b>1,570,000</b> |  | <b>2,239</b> | <b>1,448</b> |  |  |  |  |  |  |
|               |                |                |            |  |  | 31%            | -                   | 9%             | 60%            | 100%             |  |              |              |  |  |  |  |  |  |

TOTAL FAR 4.50

\* = APPROX.

\*\* = 13,115 sf of area has been included in this number due to the zoning regulations as related to the definition of a cellar. This area was not included in the Stage 1 PUD numbers. It should be noted that the area calculations for space above the parking level remains consistent with the stage 1 PUD.

\*\*\* = this number does not include up to 136 tandem spaces which are provided to reach the total of up to 460 spaces

DATE: JULY 6, 2018

PUD APPLICATION STAGE II - BLDG #4 SUPPLEMENTAL PREHEARING SUBMISSION

TITLE: OVERALL SITE ANALYSIS

NUMBER:

A-02



FOUR POINTS

SHANNON PLACE & W STREET SE

Square 5784  
Washington DC 20020



DATE:  
JULY 6, 2018

PUD APPLICATION  
STAGE II - BLDG #4  
SUPPLEMENTAL  
PREHEARING SUBMISSION

TITLE:  
OVERALL SITE  
PLAN

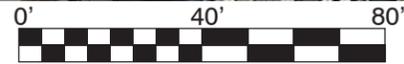
NUMBER:  
A-03



FOUR POINTS

SHANNON PLACE  
& W ST SE

Square 5724  
Washington DC 20020



1" = 40'-0"

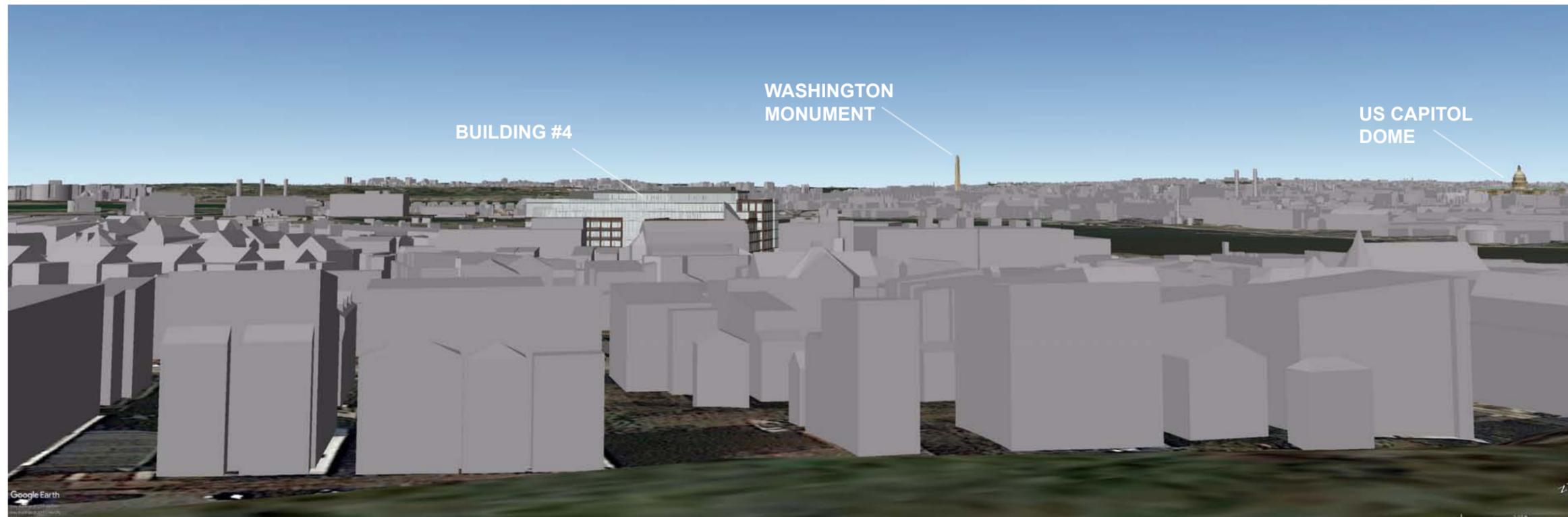
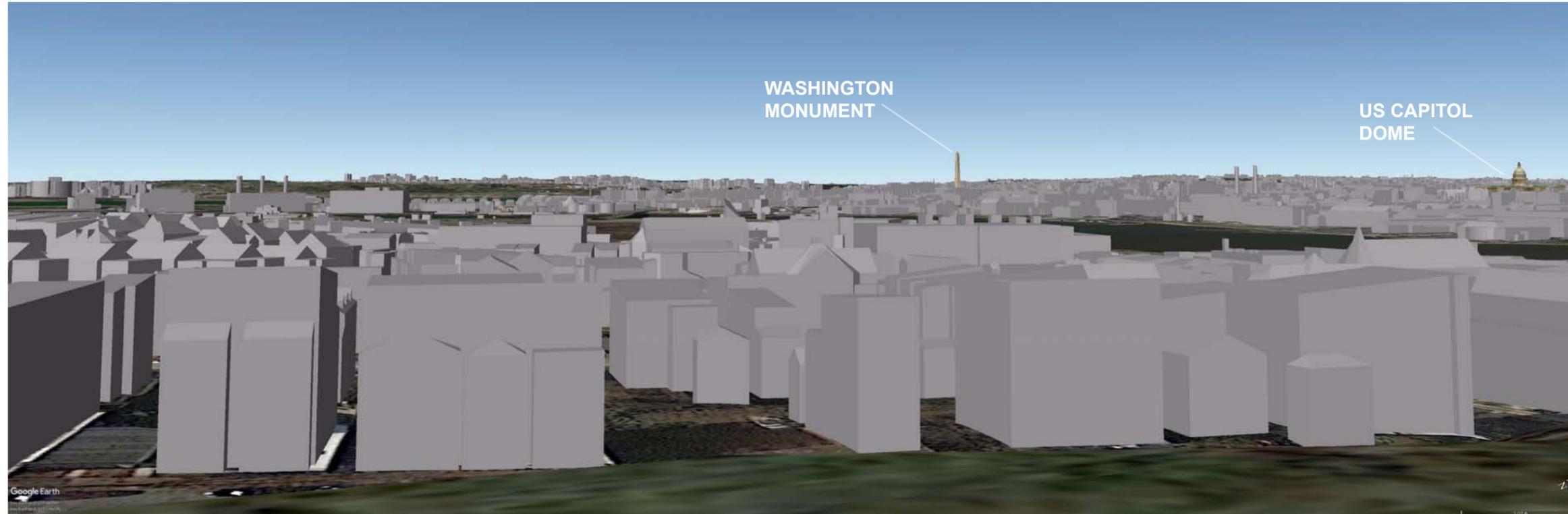
DATE:  
JULY 6, 2018

PUD APPLICATION  
STAGE II - BLDG #4  
SUPPLEMENTAL  
PREHEARING SUBMISSION

TITLE:  
OVERALL PUD  
SITE AERIAL  
PHOTO

NUMBER:

A-04



VIEW FROM WEST DOOR OF FREDERICK DOUGLASS HOME



FOUR POINTS

SHANNON PLACE & W STREET SE

Square 5784  
Washington DC 20020



DATE:  
JULY 6, 2018

PUD APPLICATION  
STAGE II - BLDG #4

SUPPLEMENTAL  
PREHEARING SUBMISSION

TITLE:  
VIEW ANALYSIS

NUMBER:

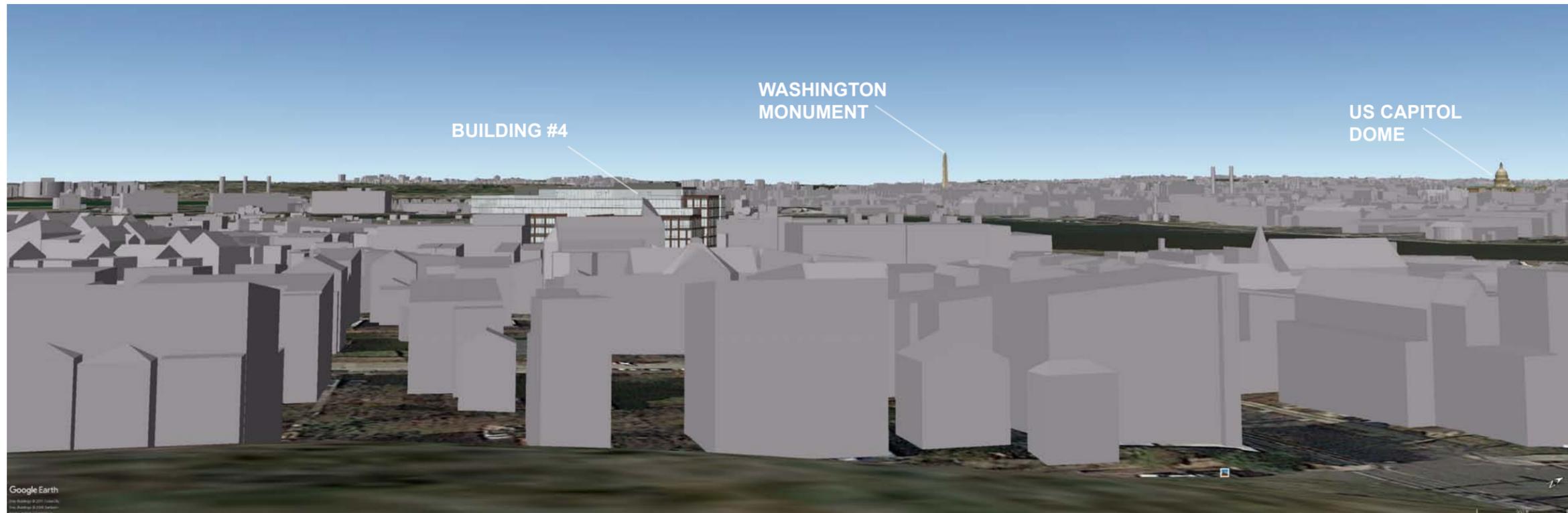
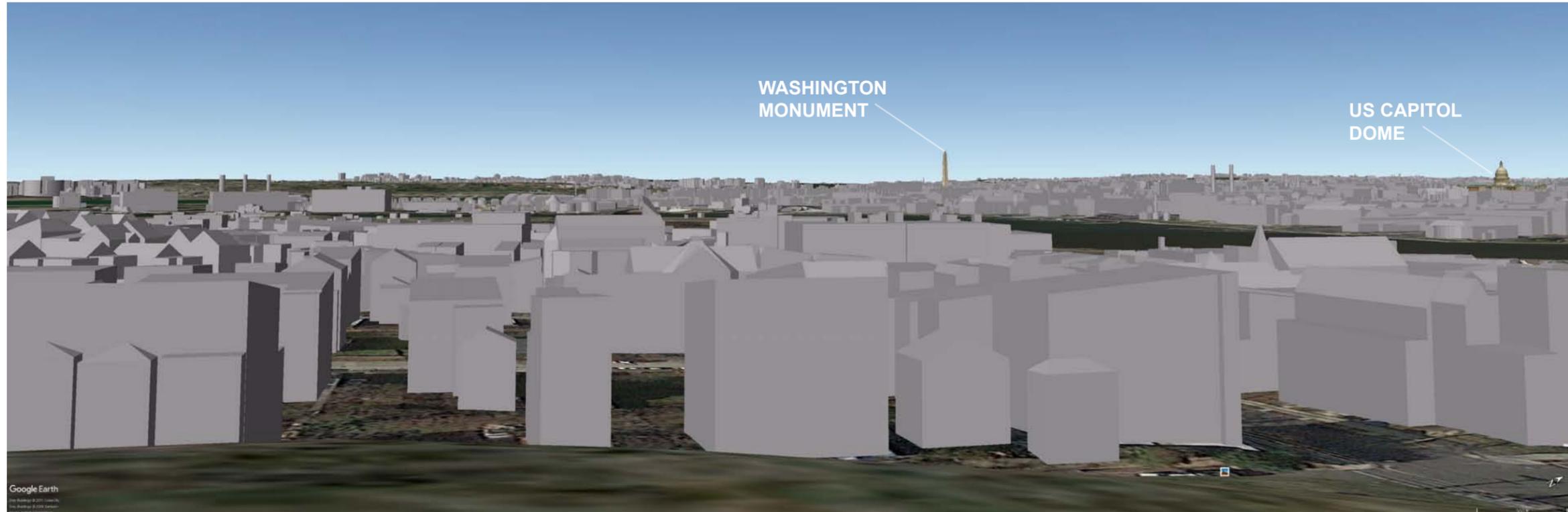
A-05



FOUR POINTS

SHANNON PLACE & W ST SE

Square 5724  
Washington DC 20020



VIEW FROM FRONT DOOR OF FREDERICK DOUGLASS HOME

DATE:  
JULY 6, 2018

PUD APPLICATION  
STAGE II - BLDG #4  
SUPPLEMENTAL  
PREHEARING SUBMISSION

TITLE:  
VIEW ANALYSIS

NUMBER:

A-06

# REUNION SQUARE - OFFICE [BLDG #4]



FOUR POINTS

SHANNON PLACE  
& W STREET SE

Square 5784  
Washington DC 20020



DATE:  
JULY 6, 2018

PUD APPLICATION  
STAGE II - BLDG #4

SUPPLEMENTAL  
PREHEARING SUBMISSION

TITLE:  
BUILDING #4  
AERIAL VIEWS

NUMBER:  
A-07



FOUR POINTS

SHANNON PLACE & W ST SE

Square 5784 Washington DC 20020



### BUILDING DATA

PROJECT LOCATION: PARCEL 5784B  
PARCEL SIZE: 64,788 SF

### ZONING ANALYSIS

ZONE  
CURRENT: C-3-A  
PROPOSED: C-3-A (STAGE 1 PUD, CASE NO. 08-07)

### GROSS FLOOR AREA

| LEVEL    | AREA        |
|----------|-------------|
| LEVEL P1 | 13,115 GSF  |
| LEVEL 01 | 39,133 GSF  |
| LEVEL 02 | 42,270 GSF  |
| LEVEL 03 | 43,060 GSF  |
| LEVEL 04 | 43,107 GSF  |
| LEVEL 05 | 42,708 GSF  |
| LEVEL 06 | 33,373 GSF  |
| LEVEL 07 | 31,120 GSF  |
| TOTAL:   | 287,886 GSF |

### FLOOR AREA RATIO

11 DCMR 2405.2  
 ALLOWED FAR (MATTER OF RIGHT):  
 RESIDENTIAL : 4.0 MAXIMUM  
 RESI W/ IZ: 4.8 MAXIMUM  
 NON-RESIDENTIAL: 2.5 MAXIMUM

11 DCMR 2405.2  
 ALLOWED FAR (PUD):  
 TOTAL: 4.5 MAXIMUM  
 RESI W/ IZ: 4.5 MAXIMUM  
 NON-RESIDENTIAL: 3.0 MAXIMUM

PROPOSED FAR (PUD):  
 TOTAL: 4.44  
 RESI W/ IZ: N/A  
 NON-RESIDENTIAL: 4.44

RELIEF GRANTED IN CASE NO. 08-07 TO EXCEED NON-RESIDENTIAL FAR.

### BUILDING HEIGHT

11 DCMR 2409.1  
ALLOWED HEIGHT (PUD): 90 FEET  
PROPOSED HEIGHT: 90 FEET

### LOT OCCUPANCY

11 DCMR 772.1  
TOTAL LOT AREA: 64,788 SF  
GFA AT GROUND FLOOR LEVEL : 44,200 SF  
ALLOWED: 100%  
PROPOSED: 68%

### REAR YARD

11 DCMR 774.1 & 774.11  
REQUIRED: 19'-9 1/2" MIN  
PROVIDED: 24'-0"

A rear yard shall be provided for each structure located in a Commercial District, the minimum depth of which shall be as prescribed in the following: 2-1/2 inches per foot of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, but not less than 12 feet

In the case of a through lot or a corner lot abutting three (3) or more streets, the depth of rear yard may be measured from the center line of the street abutting the lot at the rear of the building or other structure

### SIDE YARD

11 DCMR 775.5  
REQUIRED: 15'-0" MIN  
PROVIDED: 27'-7" & 24'-0"

No side yard shall be required for any other building or structure; but if a side yard is provided, it shall be at least two inches (2 in.) wide for each foot of height of building, but not less than six feet (6 ft.).

### COURTS

11 DCMR 776.1 & 776.2  
REQUIRED: 22'-11 1/4"; 21'-8 1/2"  
PROVIDED: 83'-0" & 36'-0"

Where a court is provided for a building or portion of a building devoted to nonresidential uses, at any elevation in the court, the width of court shall be a minimum of three inches per foot (3 in./ft.) of height, measured from the lowest level of the court to that elevation; provided, that in no case shall the width of court be less than twelve feet (12 ft.).

In the case of a closed court for a building or portion of a building devoted to nonresidential uses, the minimum area shall be at least twice the square of the width of court based upon the height of court, but not less than two hundred fifty square feet (250 ft.<sup>2</sup>).

### PENTHOUSE HEIGHT

11 DCMR 2405.1  
ALLOWED: 20'-0" MAXIMUM  
PROVIDED: 15'-0" & 20'-0"

### PENTHOUSE SETBACK

11 DCMR 2405.1  
REQUIRED: 20'-0" (1:1 MAXIMUM)  
PROVIDED: 20'-0"

### VEHICLE PARKING

11 DCMR 2101.1  
REQUIRED: 488 TOTAL  
OFFICE : 465 SPACES MINIMUM  
RETAIL : 23 SPACES MINIMUM  
PROVIDED: 324 TOTAL  
OFFICE: 301 SPACES  
RETAIL: 23 SPACES  
NOTE: UP TO ADDITIONAL 136 TANDEM SPACES ARE PROVIDED TO REACH THE TOTAL OF UP TO 460 SPACES

### BICYCLE PARKING

11 DCMR C-802.1 & 802.2  
REQUIRED: 82 TOTAL  
OFFICE: 81 SPACES  
(1 PER 2,500 SF FOR THE FIRST 50 SPACES, ABOVE APPLIED AT HALF THE RATE )  
RETAIL: 1 SPACE  
(1 PER 10,000 SF OF RETAIL SPACE)  
PROVIDED: 82 TOTAL  
OFFICE: 81 SPACES  
RETAIL: 1 SPACES  
SHORT TERM BICYCLE PARKING SPACE REQUIREMENTS  
REQUIRED: 9 TOTAL  
OFFICE: 7 SPACES  
RETAIL: 2 SPACES  
PROVIDED: 10 TOTAL  
OFFICE: 8 SPACES  
RETAIL: 2 SPACES

### LOADING

11 DCMR 2201.1  
REQUIRED:  
OFFICE: 4 - 30' BERTHS  
4 - 100 SF PLATFORMS  
1 - 20' SERVICE/ DELIVERY  
RETAIL: 1 - 30' BERTH  
1 - 100 SF PLATFORM  
PROVIDED:  
OFFICE + RETAIL: 3 - 30'-0" BERTHS  
400 SF PLATFORM  
NOTE: LOADING PROVIDED ACCORDING TO APPROVED STAGE 1 PUD ( Z. C. ORDER NO. 08-07)

### GREEN AREA RATIO (GAR)

11 DCMR 3401.2  
REQUIRED: 0.25 MINIMUM  
PROVIDED: 0.25

DATE:  
JULY 6, 2018

PUD APPLICATION  
STAGE II - BLDG #4  
SUPPLEMENTAL  
PREHEARING SUBMISSION

TITLE:  
ZONING DATA

NUMBER:  
A-08



① LOOKING SOUTH FROM RAILROAD AVE AND W ST.



② LOOKING SOUTH EAST FROM SHANNON PL AND W ST.



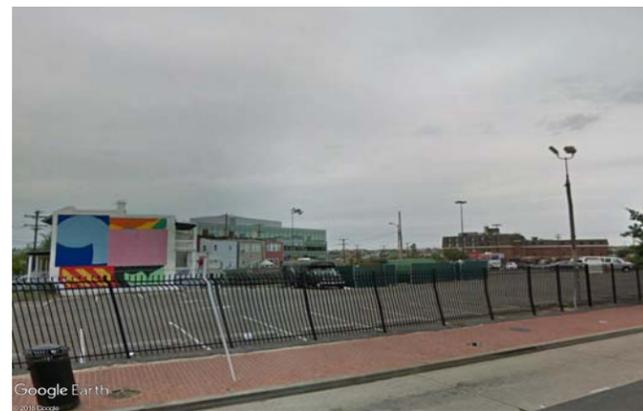
③ LOOKING WEST FROM W ST.



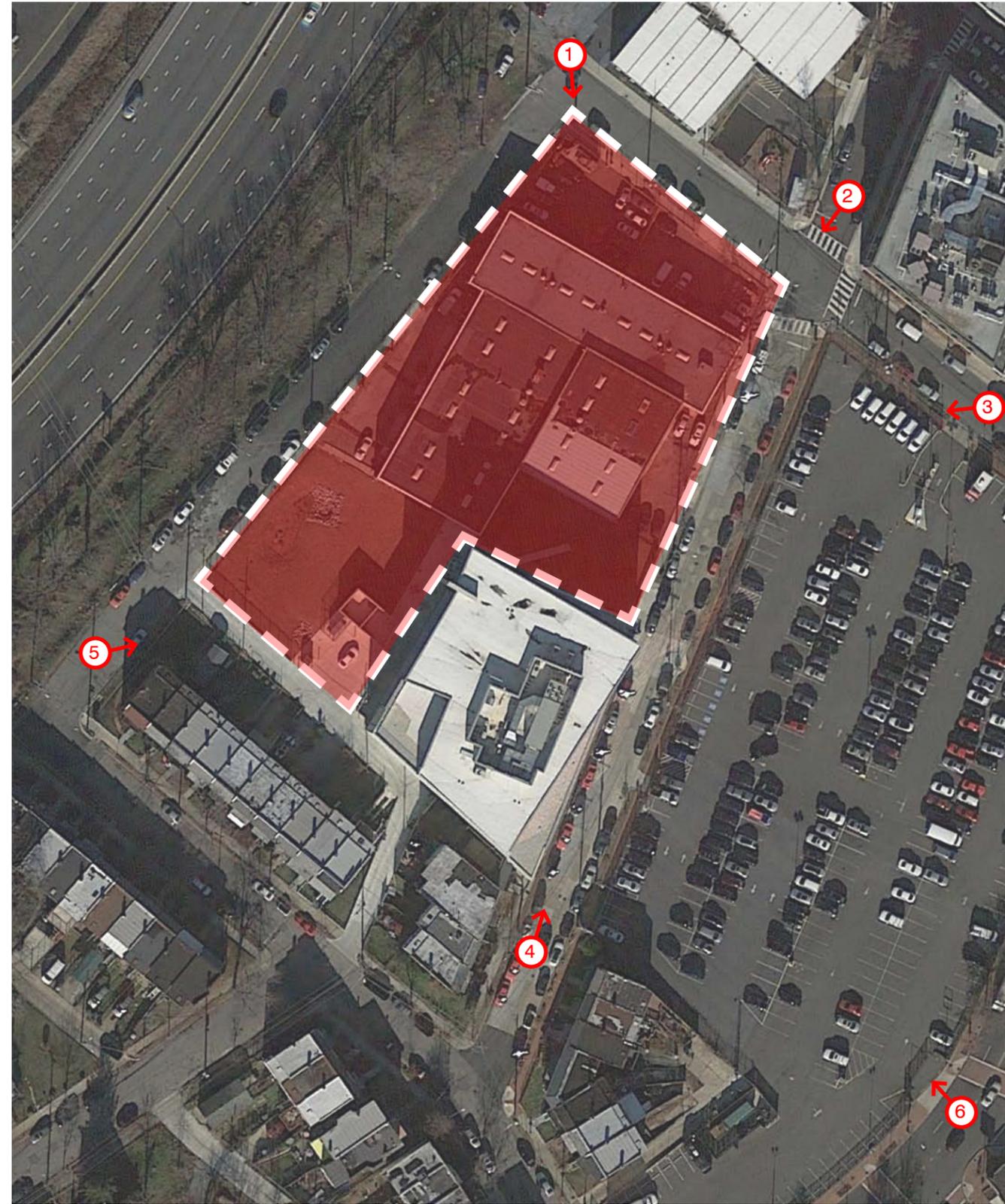
④ LOOKING NORTH FROM SHANNON PL SE



⑤ LOOKING EAST FROM RAILROAD AVE SE



⑥ LOOKING WEST FROM MARTIN LUTER KING JR AVE SE



**KEY PLAN**



FOUR POINTS

**SHANNON PLACE & W STREET SE**

Square 5784  
Washington DC 20020



DATE:  
JULY 6, 2018

PUD APPLICATION  
STAGE II - BLDG #4

SUPPLEMENTAL  
PREHEARING SUBMISSION

TITLE:  
SITE & CONTEXT  
PHOTOS

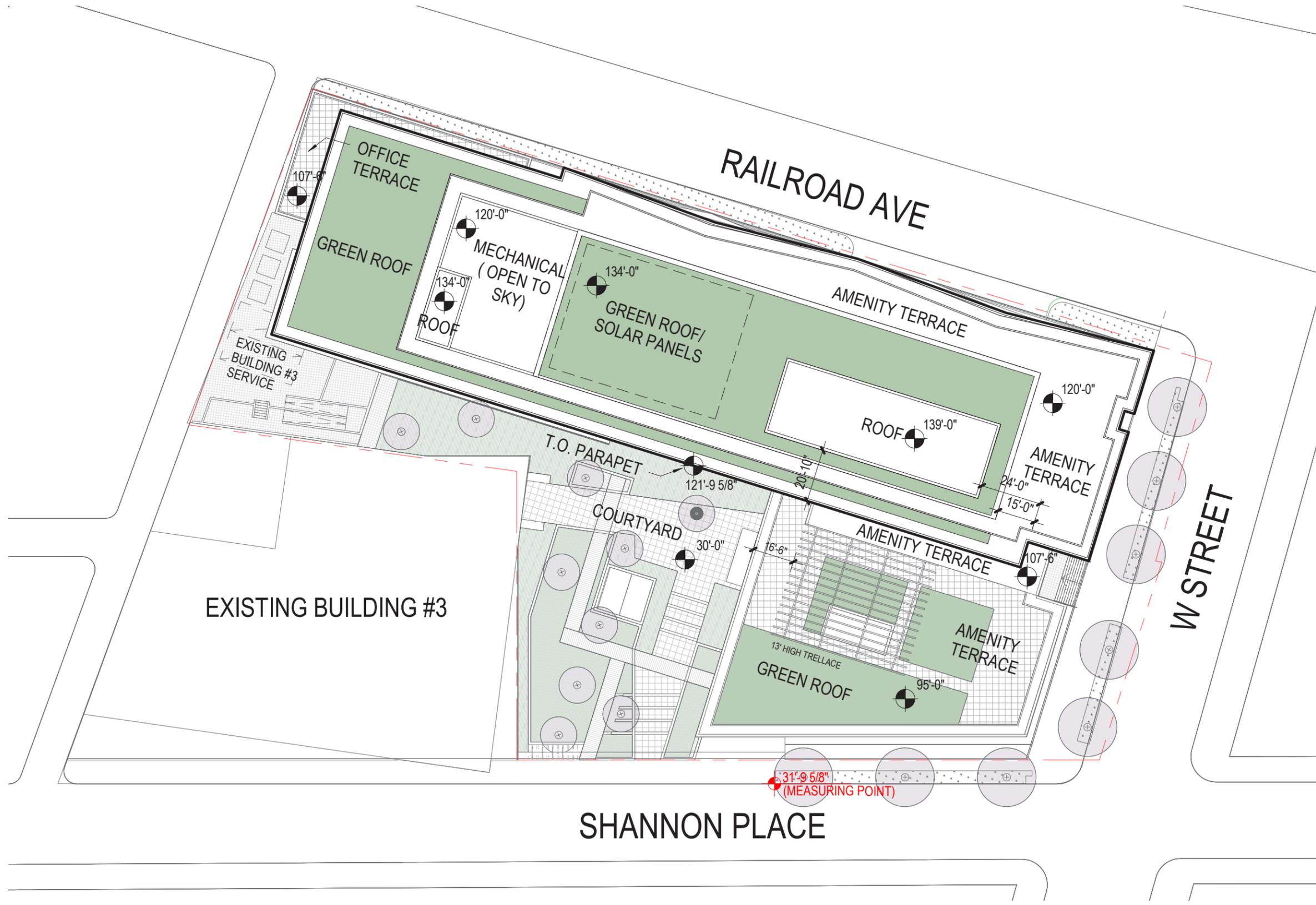
NUMBER:  
**A-09**



FOUR POINTS

SHANNON PLACE  
& W ST SE

Square 5724  
Washington DC 20020



DATE:  
JULY 6, 2018

PUD APPLICATION  
STAGE II - BLDG #4

SUPPLEMENTAL  
PREHEARING SUBMISSION

TITLE:  
PROPOSED  
DEVELOPMENT  
PLAN

NUMBER:

A-10





FOUR POINTS

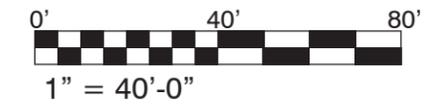
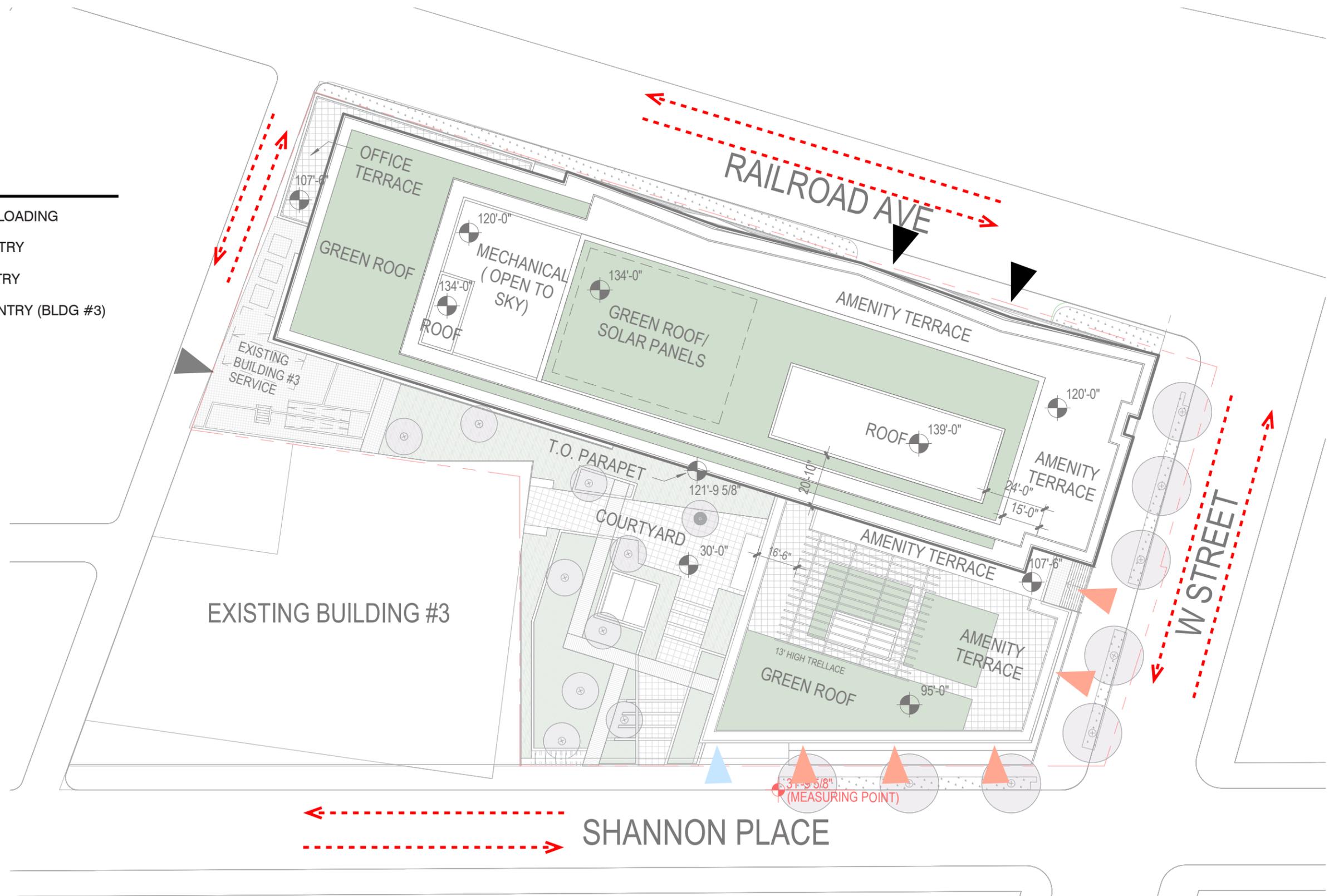
SHANNON PLACE & W STREET SE

Square 5784  
Washington DC 20020



### KEY

-  PARKING / LOADING
-  OFFICE ENTRY
-  RETAIL ENTRY
-  SERVICE ENTRY (BLDG #3)
-  WAY



DATE:  
JULY 6, 2018

PUD APPLICATION  
STAGE II - BLDG #4  
SUPPLEMENTAL  
PREHEARING SUBMISSION

TITLE:  
SITE CIRCULATION  
DIAGRAM

NUMBER:

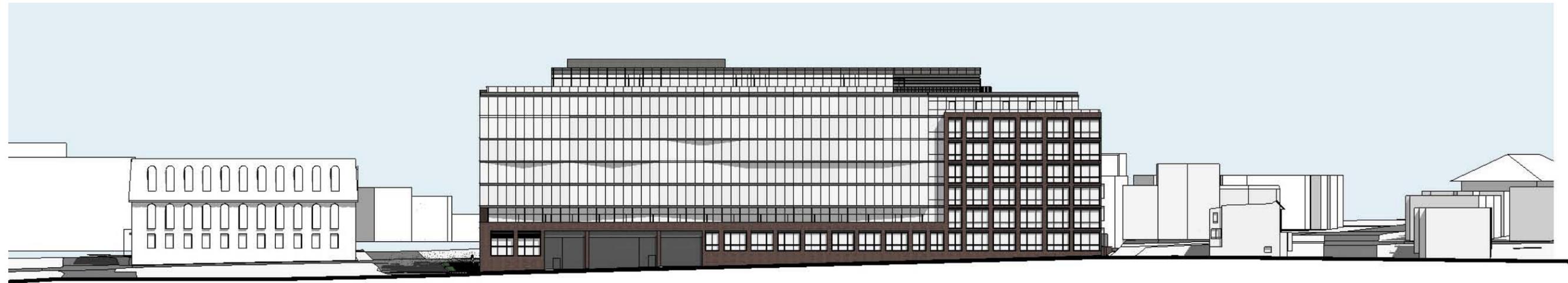
A-11



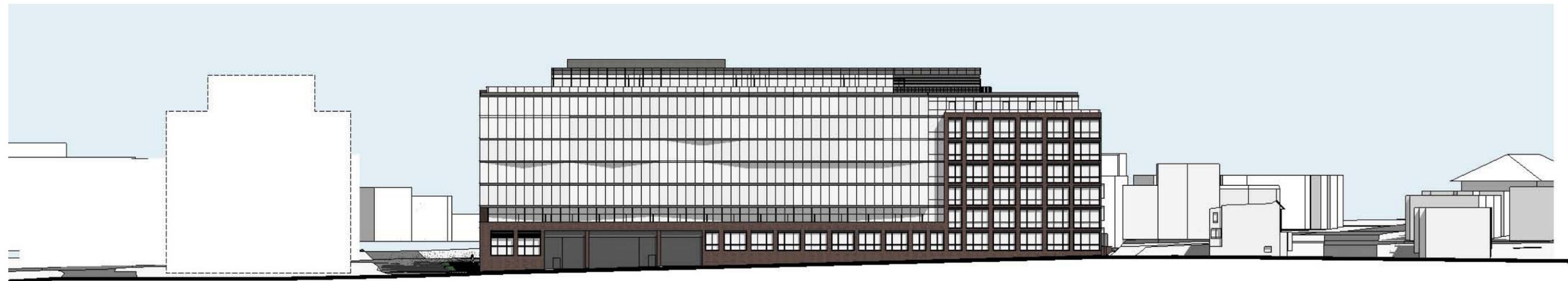
FOUR POINTS

SHANNON PLACE  
& W ST SE

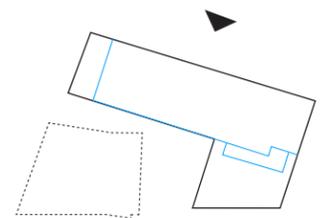
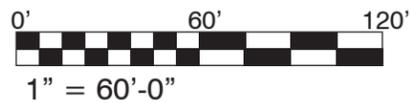
Square 5724  
Washington DC 20020



**WEST SITE ELEVATION**



**WEST SITE ELEVATION**  
(WITH FUTURE BUILDINGS)



DATE:  
JULY 6, 2018

PUD APPLICATION  
STAGE II - BLDG #4  
SUPPLEMENTAL  
PREHEARING SUBMISSION

TITLE:  
SITE ELEVATIONS

NUMBER:

A-12



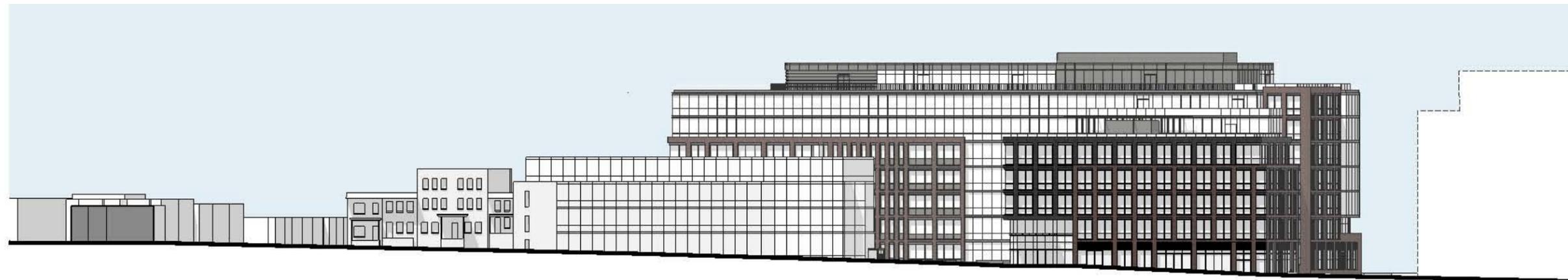
FOUR POINTS

SHANNON PLACE  
& W STREET SE

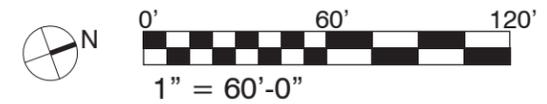
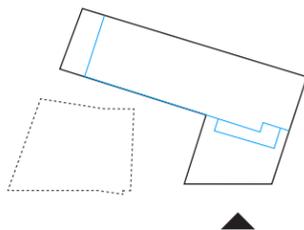
Square 5784  
Washington DC 20020



**EAST SITE ELEVATION**



**EAST SITE ELEVATION  
(WITH FUTURE BUILDINGS)**



DATE:  
JULY 6, 2018

PUD APPLICATION  
STAGE II - BLDG #4

SUPPLEMENTAL  
PREHEARING SUBMISSION

TITLE:  
SITE ELEVATIONS

NUMBER:

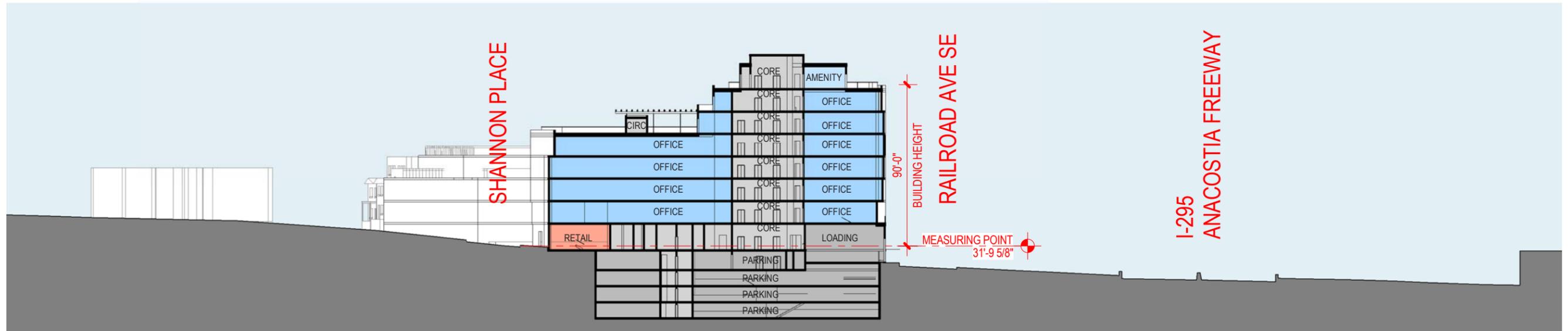
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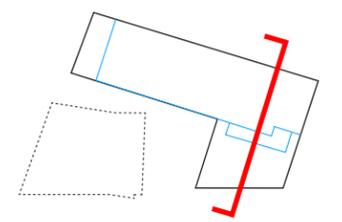
FOUR POINTS

SHANNON PLACE  
& W ST SE

Square 5724  
Washington DC 20020



EAST-WEST  
**SITE SECTION**



DATE:  
JULY 6, 2018

PUD APPLICATION  
STAGE II - BLDG #4  
SUPPLEMENTAL  
PREHEARING SUBMISSION

TITLE:  
SITE SECTION:  
EAST-WEST

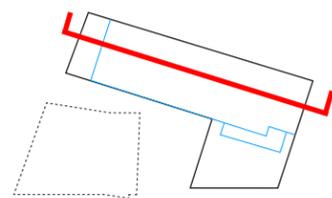
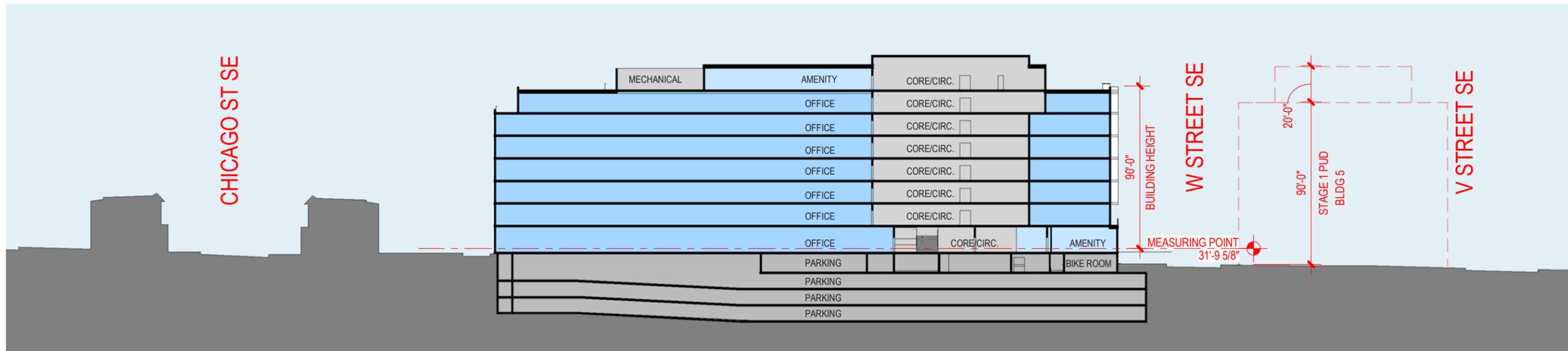
NUMBER:  
**A-14**



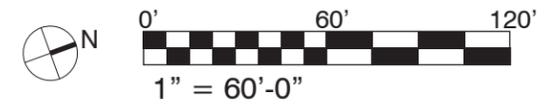
FOUR POINTS

SHANNON PLACE  
& W STREET SE

Square 5784  
Washington DC 20020



NORTH-SOUTH  
**SITE SECTION**



DATE:  
JULY 6, 2018

PUD APPLICATION  
STAGE II - BLDG #4

SUPPLEMENTAL  
PREHEARING SUBMISSION

TITLE:  
SITE SECTION:  
NORTH-SOUTH

NUMBER:

A-15

INTENTIONALLY LEFT BLANK