

SQUARE 235 14TH AND V STREET, NW
A PLANNED UNIT DEVELOPMENT

OWNER / DEVELOPER
PN Hoffman Development

LAND USE COUNSEL
Holland & Knight, LLP

ARCHITECTS:
SK&I Architectural Design Group, LLC

STRUCTURAL ENGINEERS:
Ehlert/Bryant, Inc.

CIVIL ENGINEERS:
Wiles, Mensch

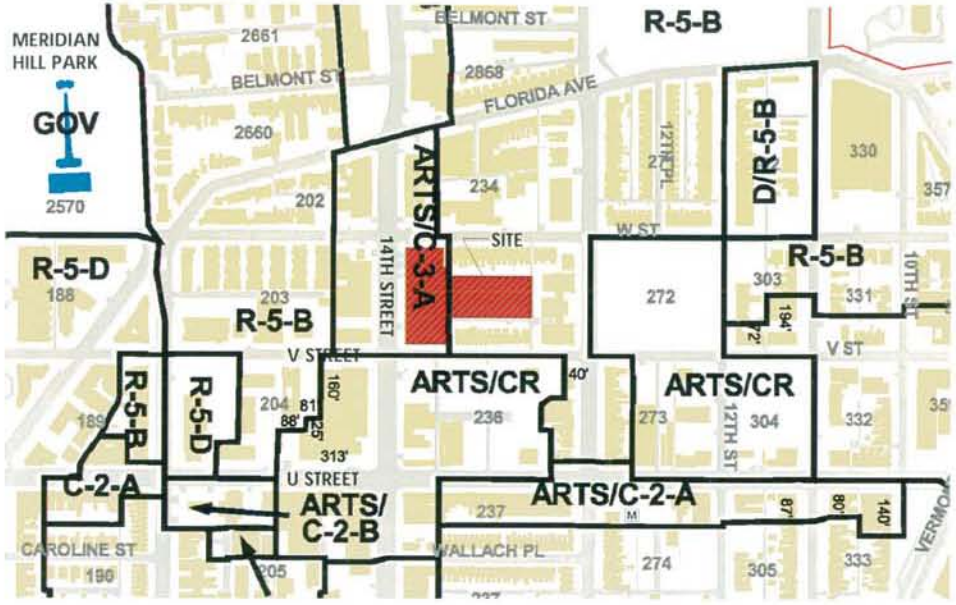
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ZONING COMMISSION
District of Columbia
CASE NO.03-26
EXHIBIT NO.4



M METRO LOCATION

STORM WATER MANAGEMENT NARRATIVE AND NOTES (BELOW)



DEVELOPMENT DATA AND ZONING TABULATIONS

SQUARE: 235

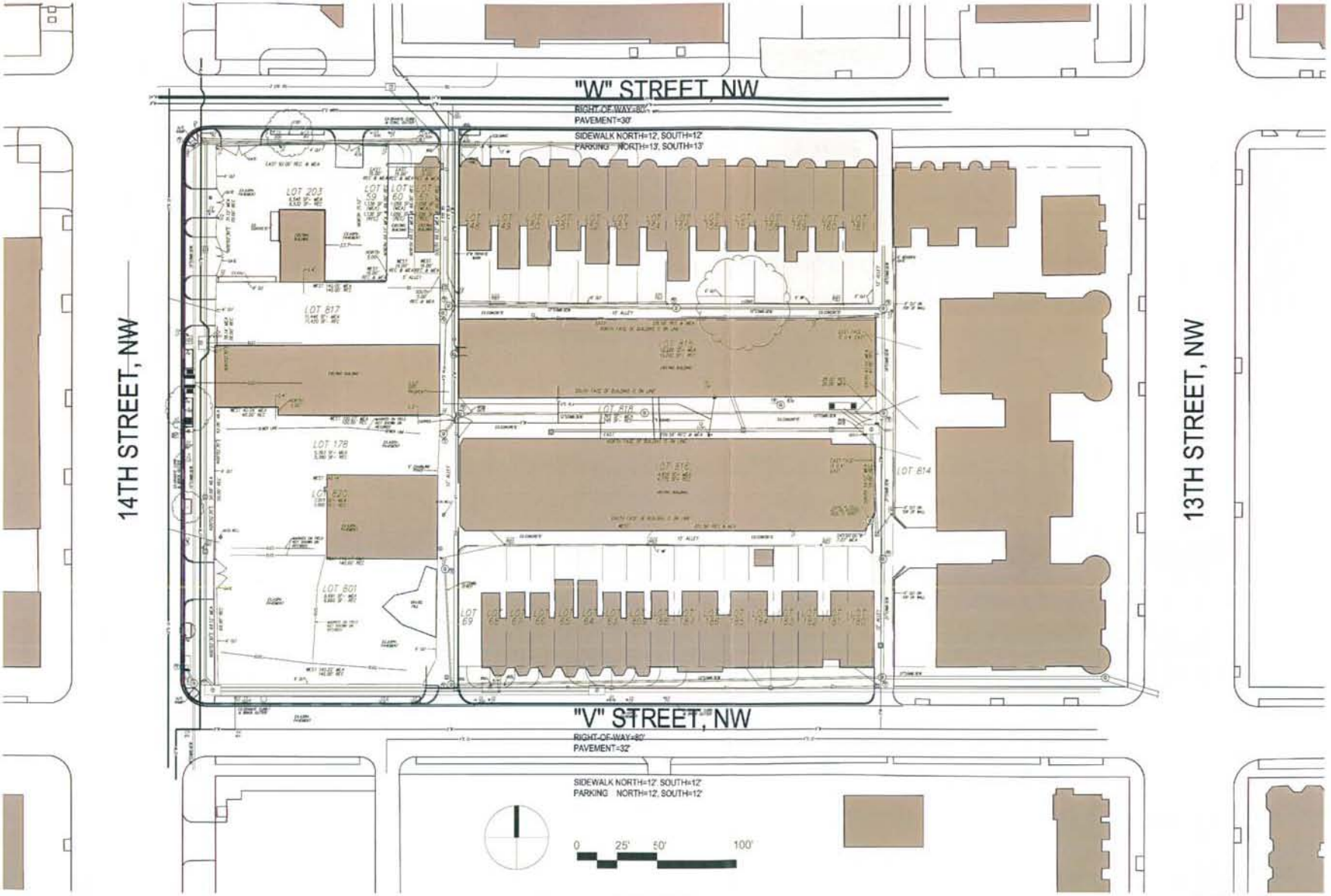
LOTS / ZONE:

203 / ARTS - C-3-A (EXISTING AUTO SERVICE CENTER)	SITE AREA (SF) : 203 =	6,545
59 / ARTS - C-3-A	59 =	1,138
60 / ARTS - C-3-A (EXISTING 2 STORY ROWHOUSE)	60 =	1,058
817 / ARTS - C-3-A	817 =	11,446
820 / ARTS - C-3-A	820 =	7,019
178 / ARTS - C-3-A (WMATA)	178 =	5,393
801 / ARTS - C-3-A (WMATA)	801 =	9,691
	1/2 ALLEY CLOSED =	+(1,294)
	TOT. ARTS - C-3-A : =	43,584
815 / R-5-B	815 =	12,226
816 / R-5-B (EXISTING WAREHOUSES)	816 =	14,810
818 / R-5-B (EXISTING WAREHOUSES)	818 =	6,765
	1/2 ALLEY CLOSED =	+(813)
	TOTAL R-5-B: =	34,614

	9 STORY RESIDENTIAL BUILDING (S) ARTS - C-3-A / PUD		RESIDENTIAL REHABILITATION R-5-B / PUD	
	REQUIRED/ALLOWED PUD	PROVIDED	REQUIRED/ALLOWED PUD	PROVIDED
MINIMUM LOT AREA: [1]	15,000 SF	42,290 SF [1]	1 ACRE	34,614 SF [1]
MINIMUM LOT WIDTH:	NONE PRESCRIBED	310'-6" (average)	NONE PRESCRIBED	310'-6" (average)
FAR:	4.73	4.73	3.15	3.15
GROSS FLOOR AREA: [2]	205,934 SF [2]	205,934 SF [2]	109,033 SF [2]	109,033 SF [2]
RESIDENTIAL:		181,934 SF		109,033 SF
RETAIL:		24,000 SF		NONE
LOT OCCUPANCY:	75 % MAX	75 %	60 % MAX	80 % EXISTING
BUILDING HEIGHT:	90'-0"	90'-0"	60'-0"	51'-10"
PENTHOUSE HEIGHT:	18'-6"	18'-6"	18'-6"	11'-0"
PENTHOUSE AREA:	15,610 SF MAX	10,057 SF	12,507 SF MAX	14,891 SF
REAR YARD:	2 1/2" PER VERTICAL FOOT	40'-0"	8" PER VERTICAL FOOT	NONE EXISTING
SIDE YARD:	NONE REQUIRED	NONE	NONE REQUIRED	NONE
OPEN COURT WIDTH:	4" PER VERTICAL FOOT 26'-8" MIN.	43'-0" EACH COURT	4" PER VERTICAL FOOT 10'-5" MIN.	26'-2" EXISTING
PARKING: [3]	1 PER 2 DU = 109 SPACES (RESIDENTIAL) 1 PER 3000 SF (RETAIL) + 1 PER 300 SF OVER = 70 SPACES (RETAIL)	0.84 PER 1 DU = 184 SPACES (RESIDENTIAL) 50 SPACES (RETAIL) PROVIDED	NONE REQUIRED [3]	1.24 PER 1 DU = 50 SPACES
LOADING:	1 @ 55'-0" 1 @ 30'-0" 1 @ 20'-0" (SERVICE)	2 @ 30'-0" 2 LOADING PLATFORMS @ 100 SF EACH	NONE REQUIRED	NONE PROVIDED

NOTES:

1. TOTAL LAND AREA OF THE PUD SITE IS 78,198 SF OR APPROXIMATELY 1.75 ACRES.
2. GROSS FLOOR AREA:
   A. INCLUDES 5% BONUS AS PER PUD REGULATION. DCMR - TITLE 11 (2405.3)
   B. GROSS FLOOR AREA DOES NOT INCLUDE PROJECTING BAYS OVER PROPERTY LINES ON W. 14TH AND V STREETS.
3. RESIDENTIAL PARKING IS BASED ON THE ASSUMPTION THAT A TOTAL OF 280 DWELLING UNITS (DU'S) ARE PROVIDED IN TOTAL DEVELOPMENT.
   A. 218 DU'S PROVIDED IN ARTS - C-3-A
   B. 62 DU'S PROVIDED IN R-5-B



SQUARE 235 14TH AND V ST., NW

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INITIAL PUD SUBMISSION JULY 17, 2003

PN HOFFMAN CONSTRUCTION DEVELOPMENT

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S01



1 14TH STREET



2 V STREET

SITE PHOTOGRAPHS

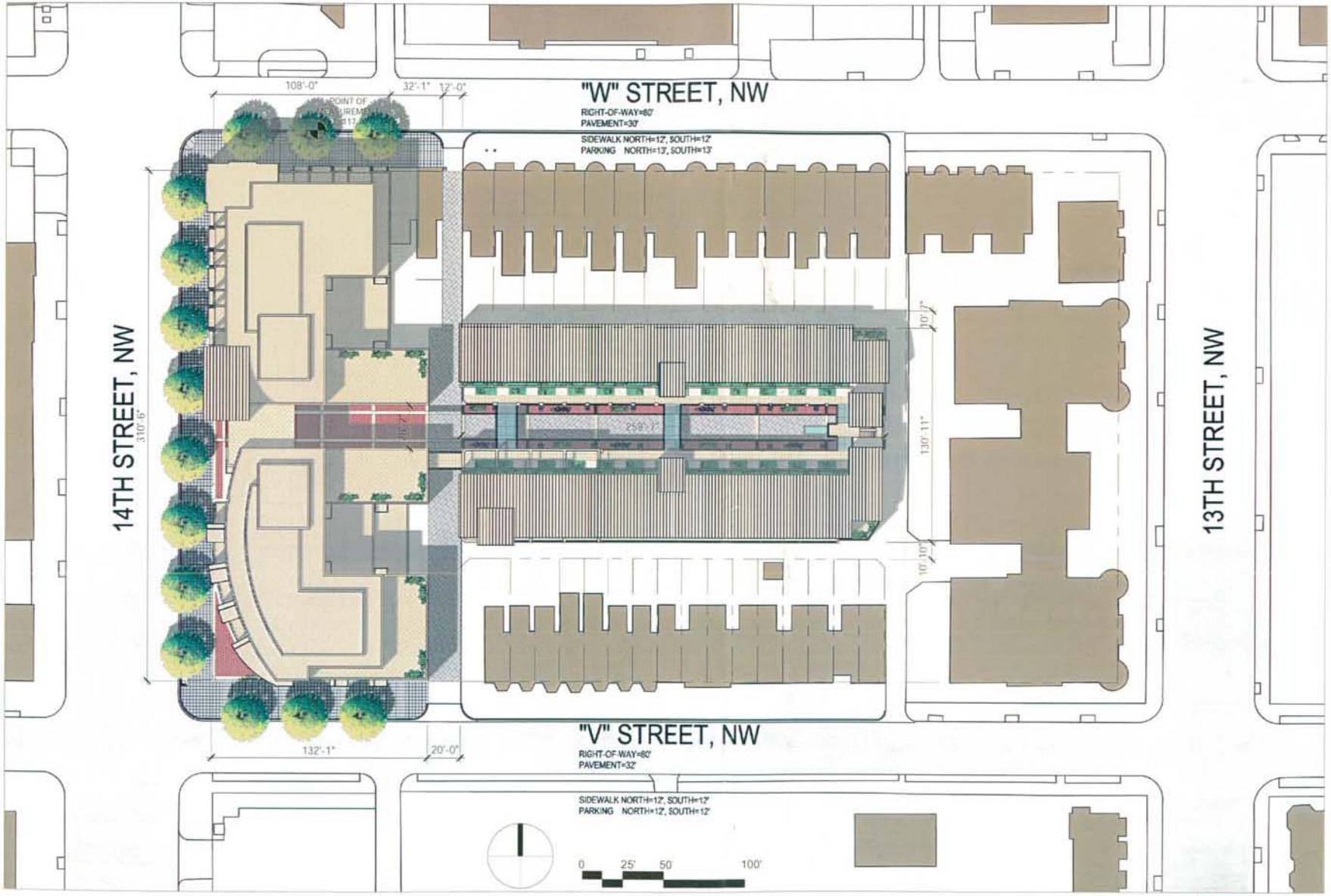


1 W STREET



2 13TH STREET

SITE PHOTOGRAPHS



SITE PLAN

SQUARE 235 14TH AND V ST., NW

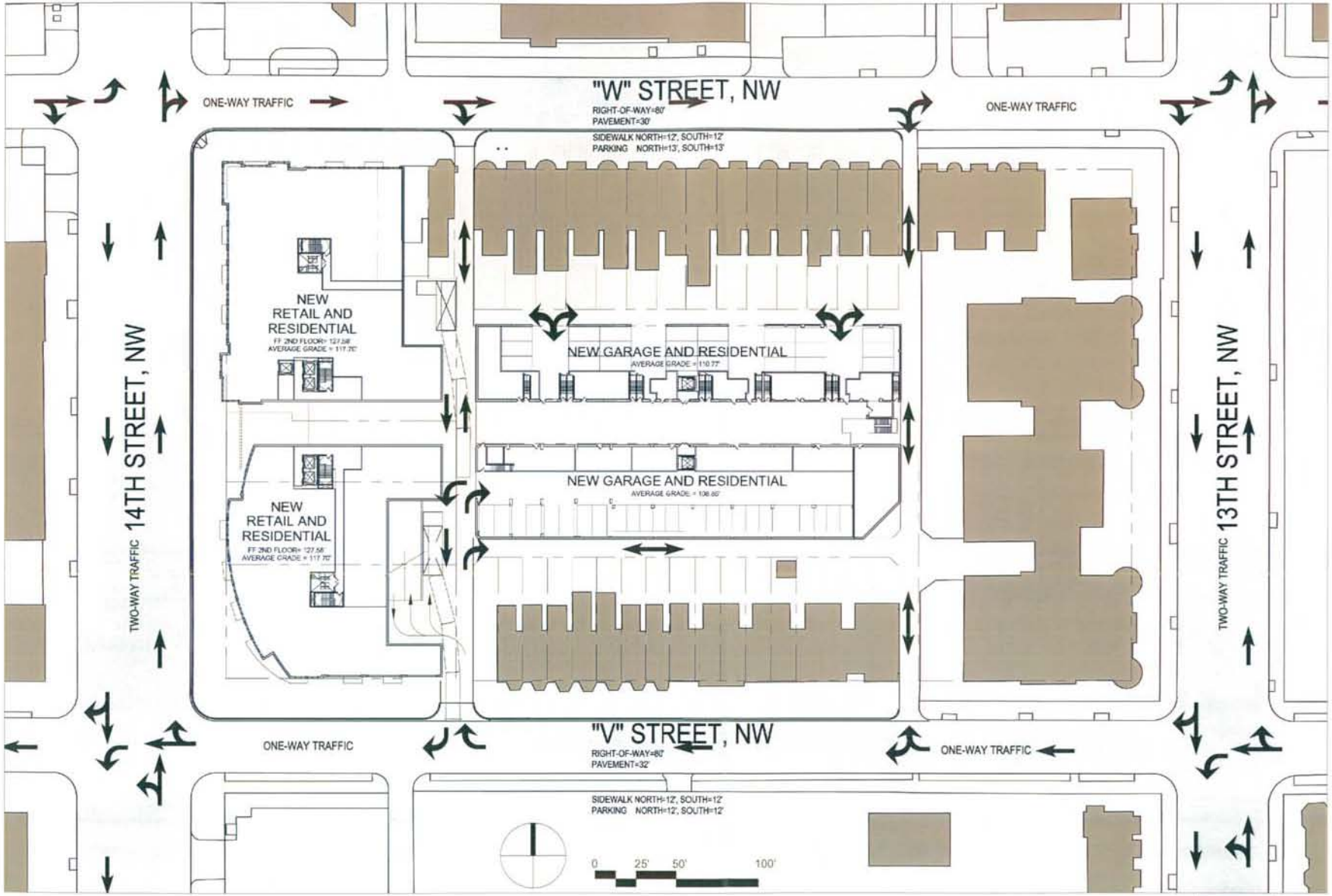
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S04



SQUARE 235 14TH AND V ST., NW

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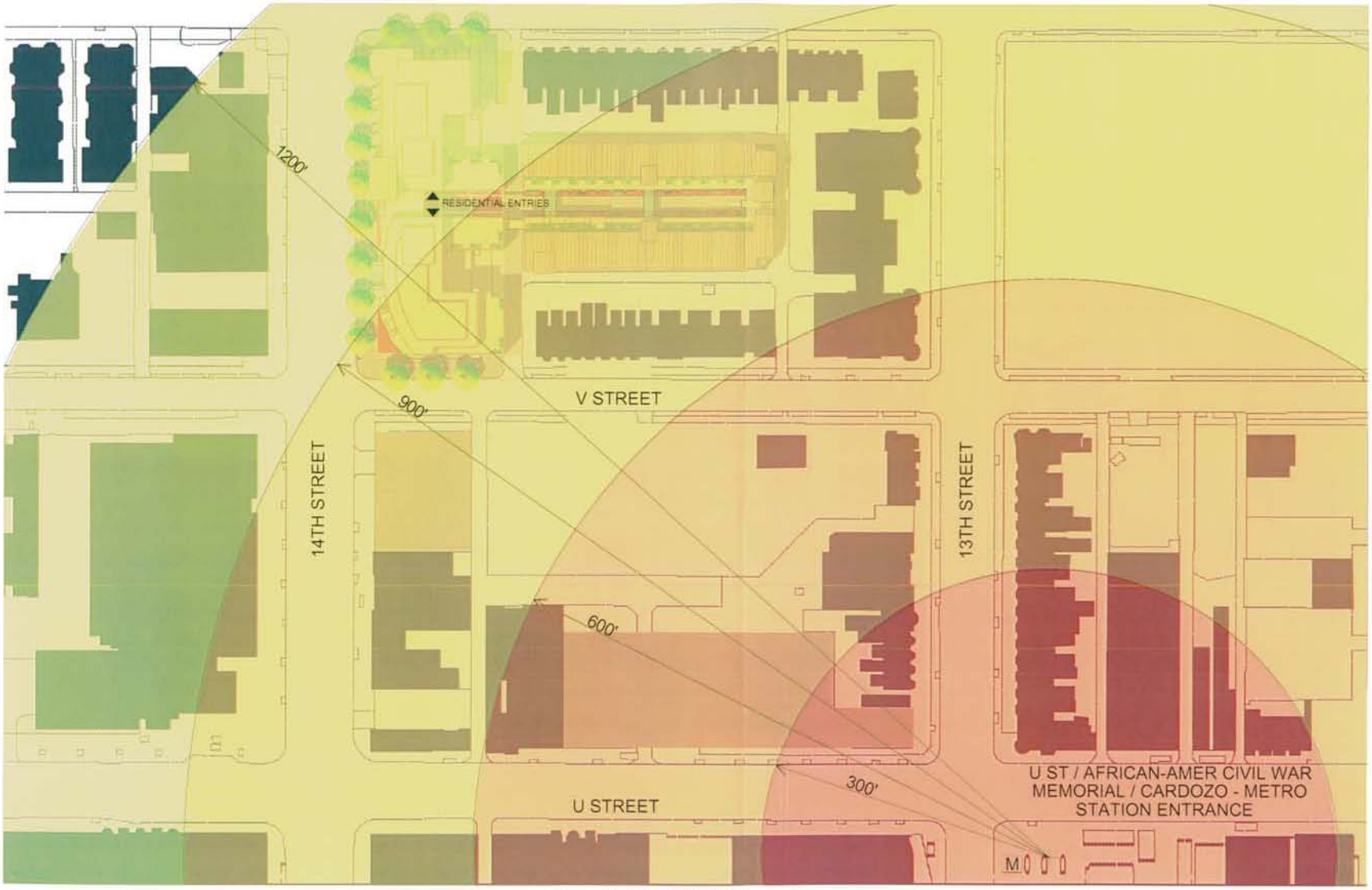
SITE CIRCULATION PLAN

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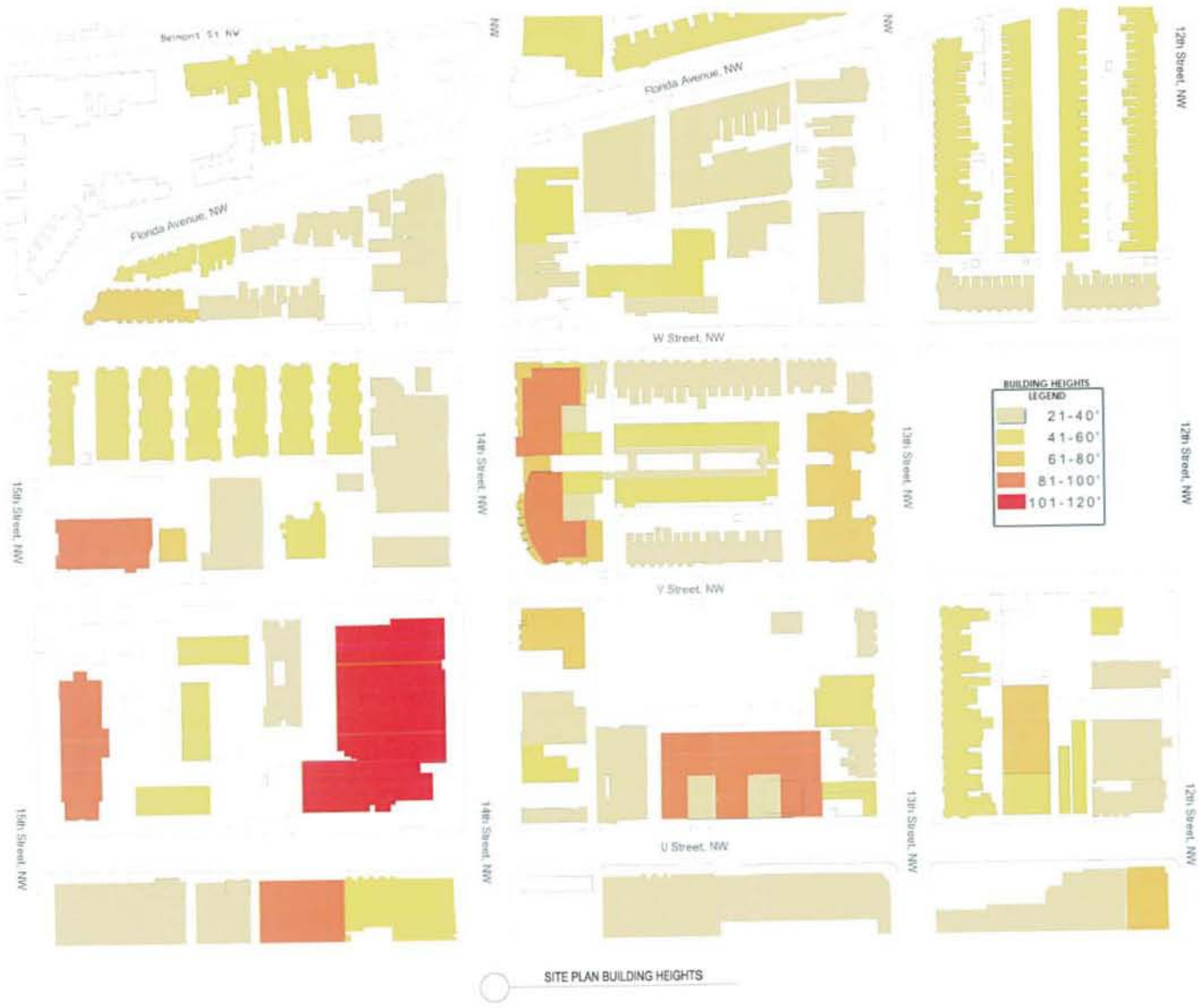
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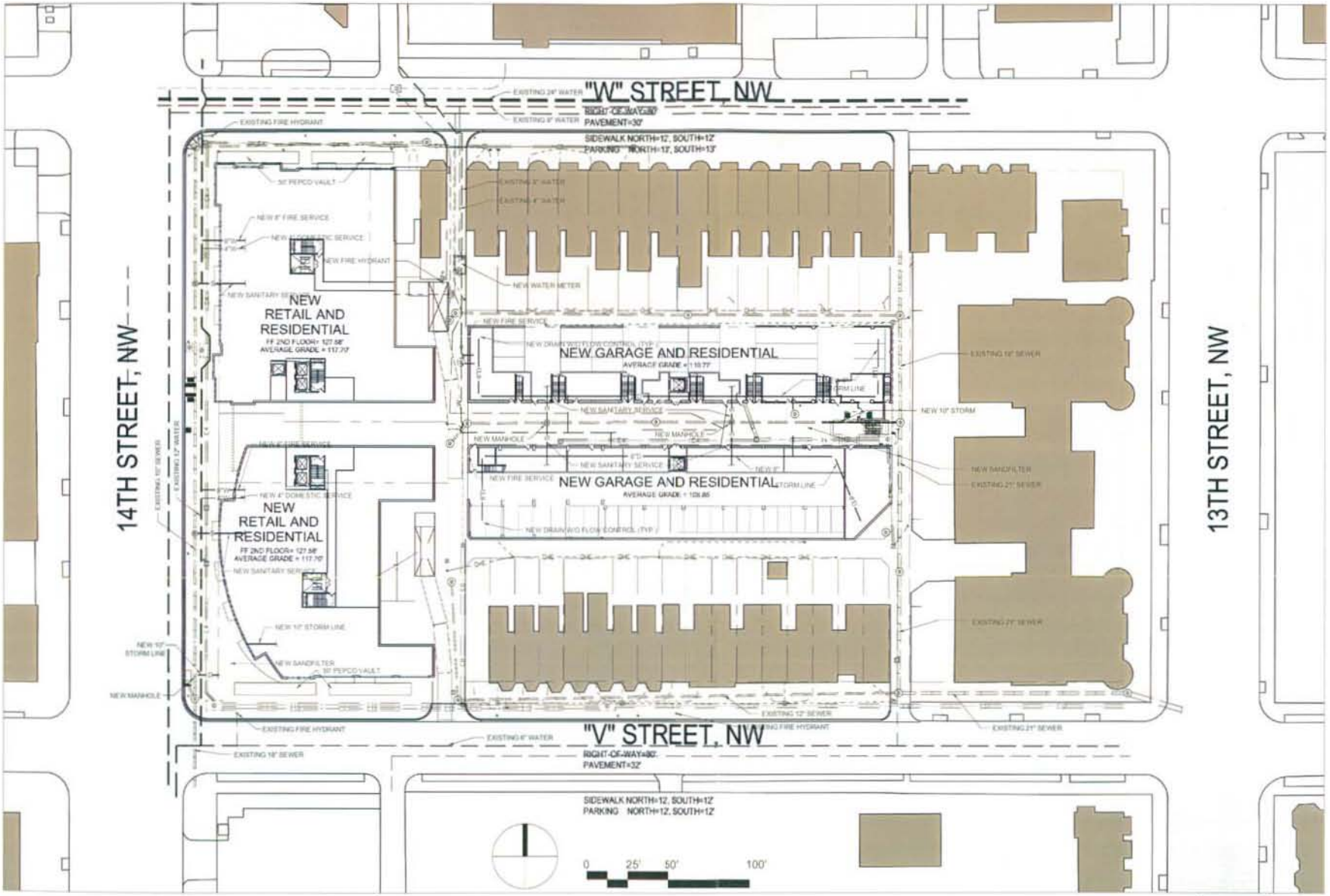
S05



TRAVEL DISTANCE DIAGRAM



SITE PLAN BUILDING HEIGHTS



SQUARE 235 14TH AND V ST., NW

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UTILITY PLAN

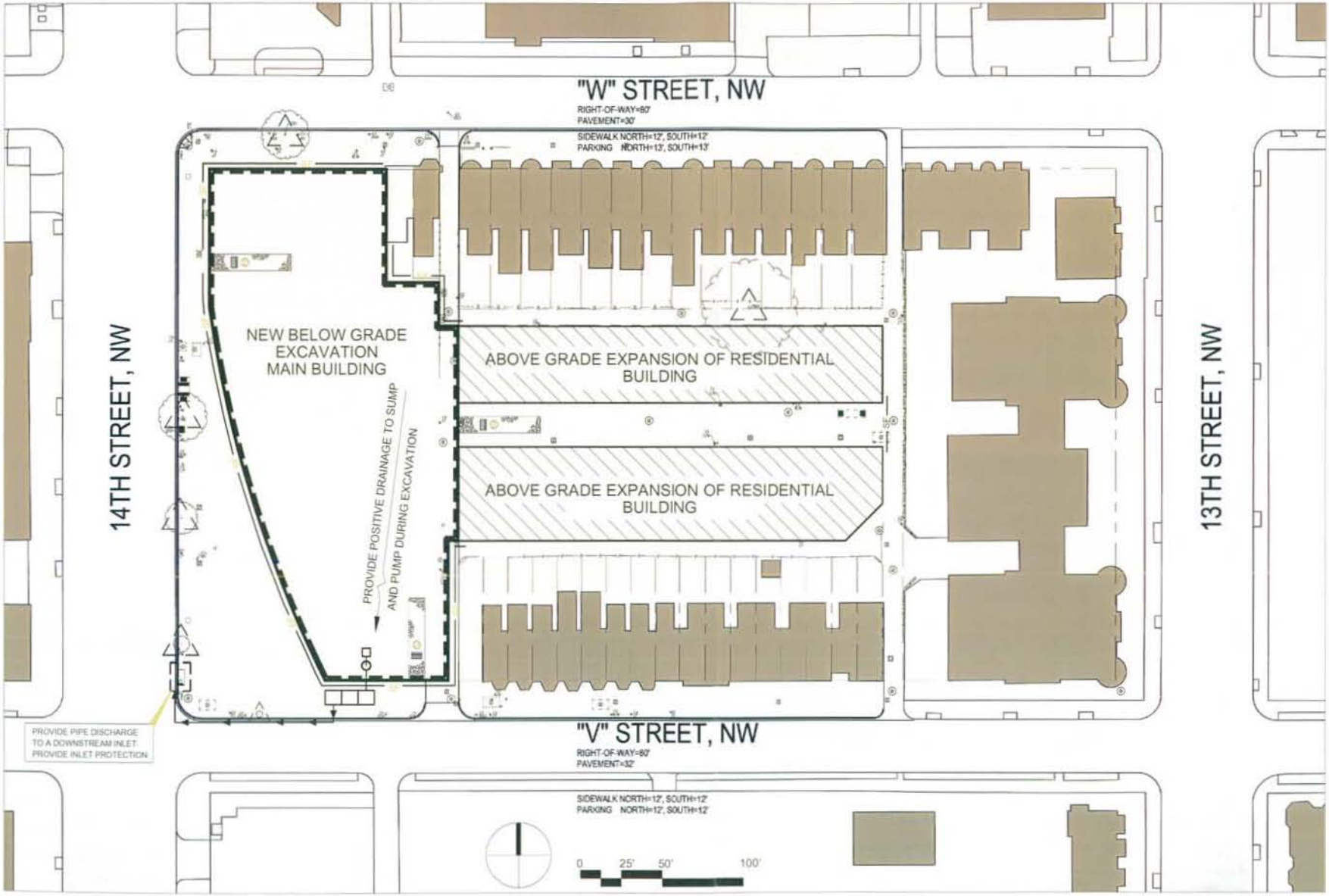
NOTE: SEE SHEET C01 FOR NOTES

INITIAL PUD SUBMISSION JULY 17, 2003

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S08



SQUARE 235 14TH AND V ST., NW

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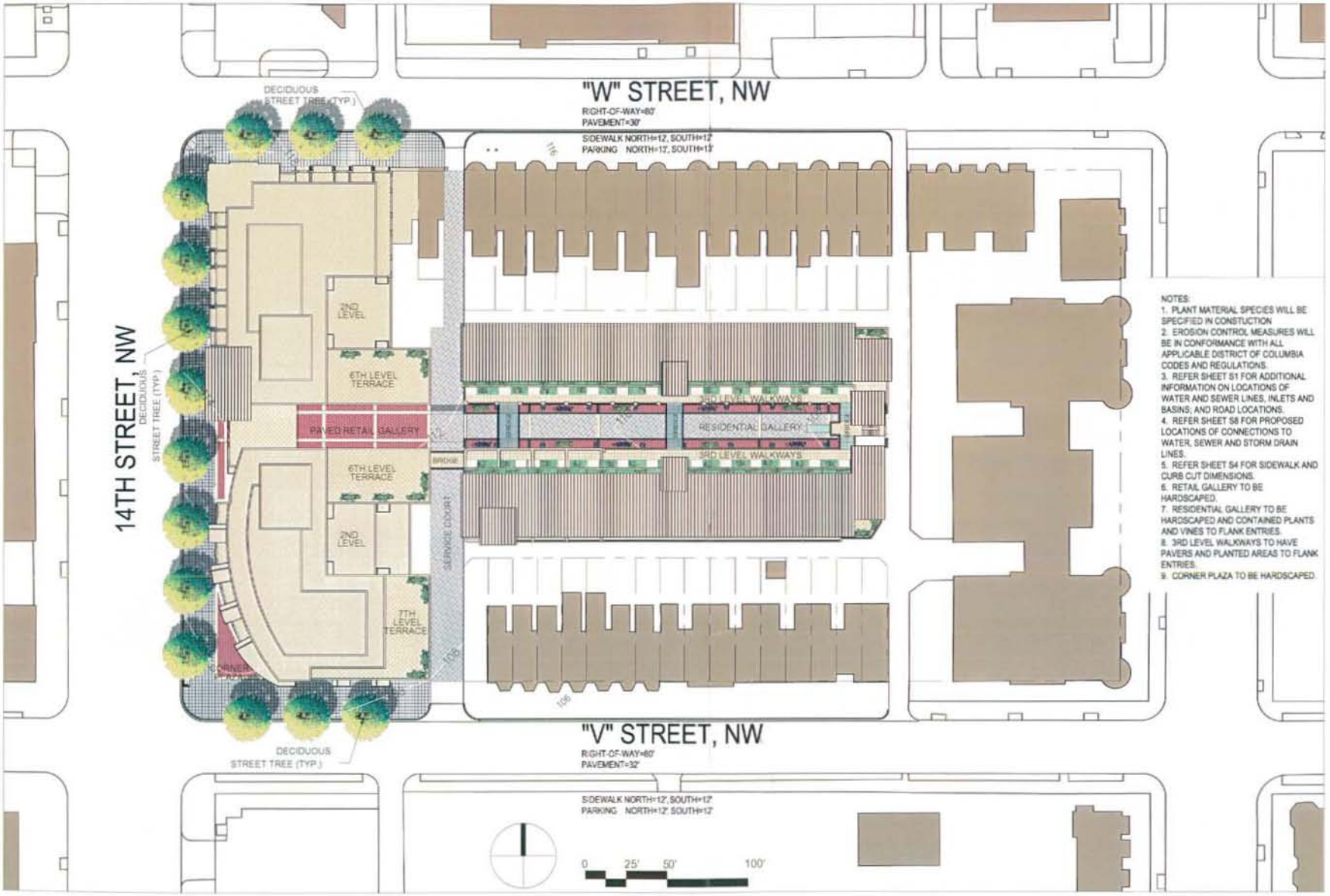
SEDIMENT AND EROSION CONTROL PLAN

INITIAL PUD SUBMISSION JULY 17, 2003

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S09



LANDSCAPE PLAN

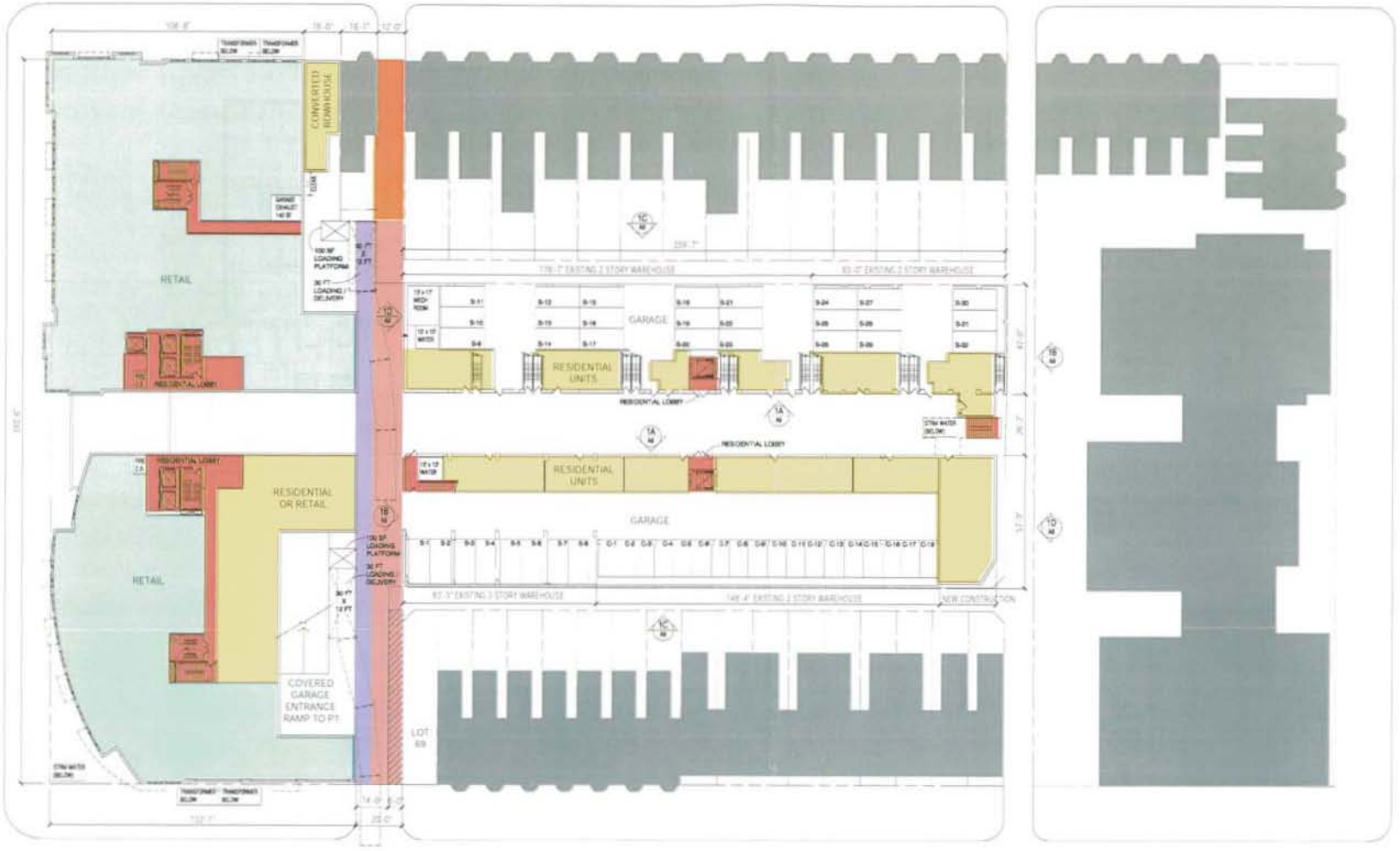
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SQUARE 235 14TH AND V ST., NW

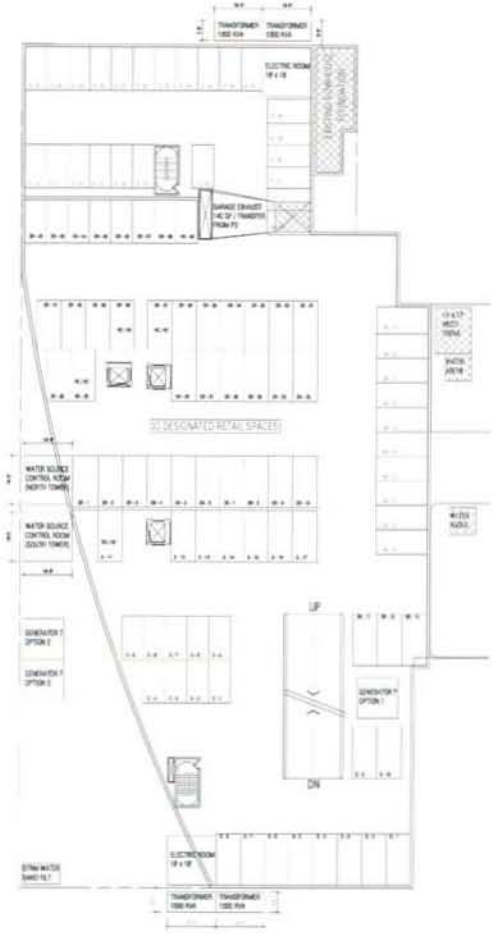
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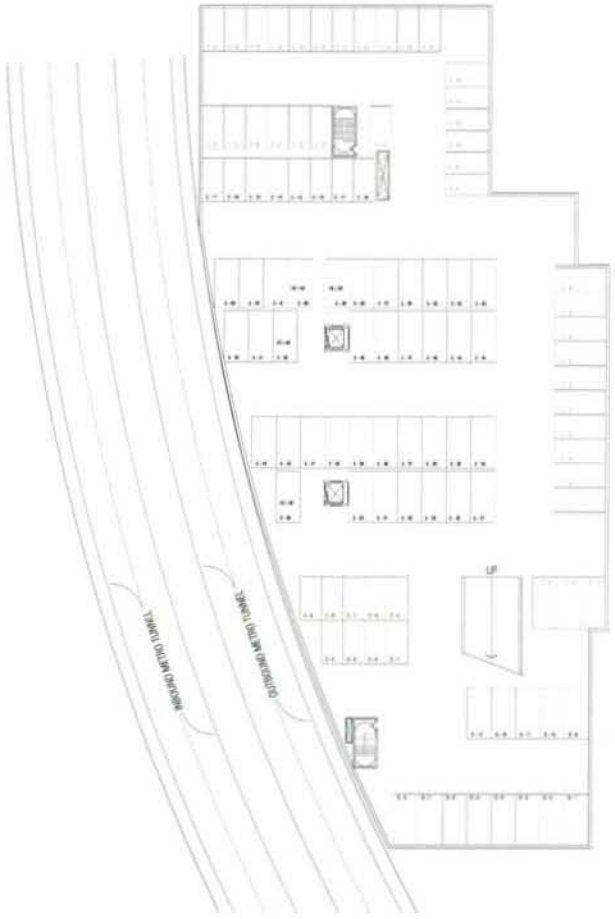
PN HOFFMAN CONSTRUCTION DEVELOPMENT

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A01

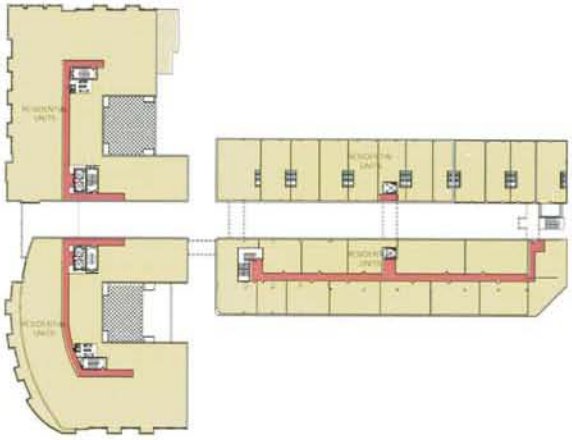


2 P1 LEVEL / GARAGE FLOOR PLAN

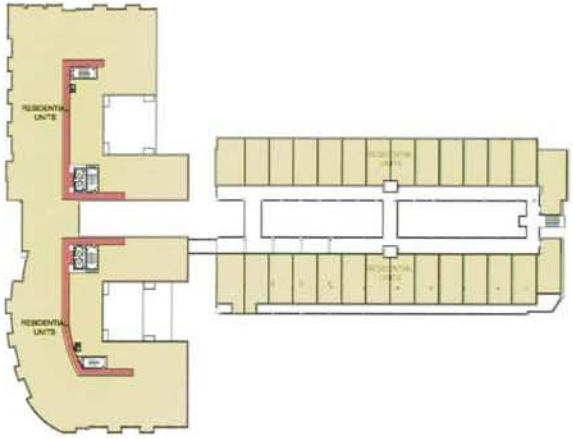


1 P2 LEVEL / GARAGE FLOOR PLAN

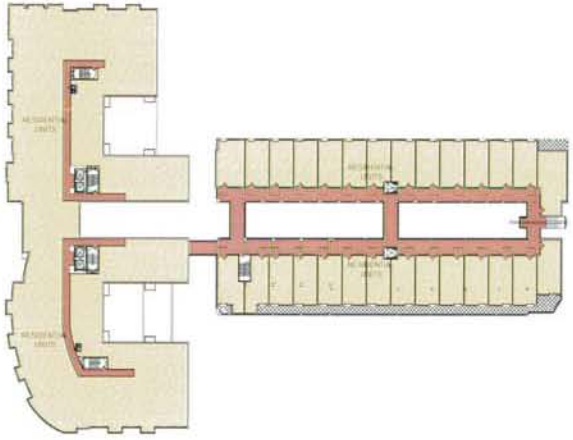
CROSS HATCHED AREAS DENOTES CONNECTIONS TO LEVEL ABOVE



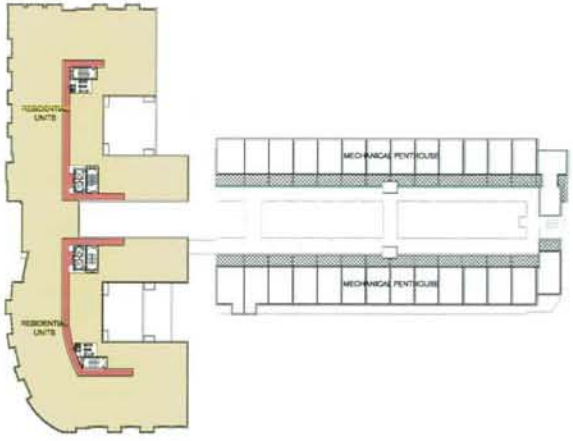
1 2ND FLOOR LEVEL



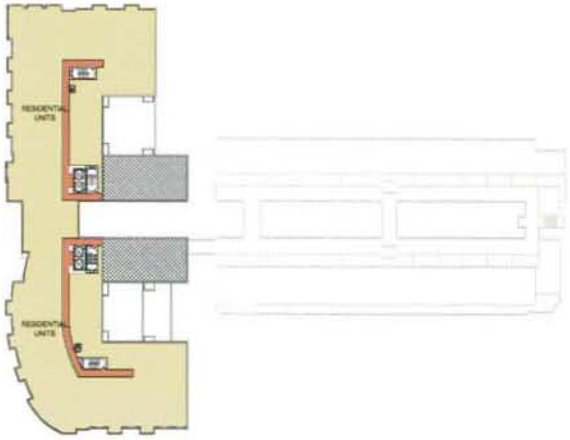
3 4TH FLOOR LEVEL



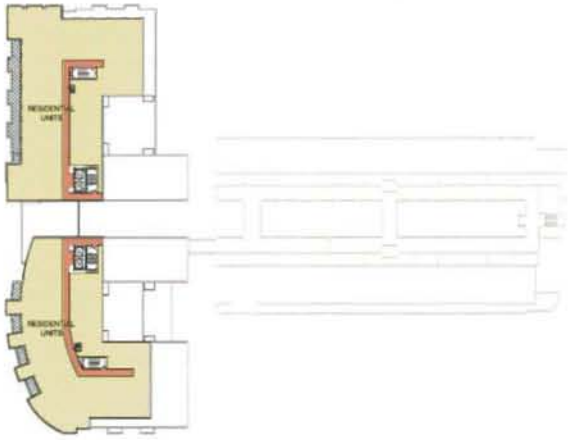
2 3RD FLOOR LEVEL



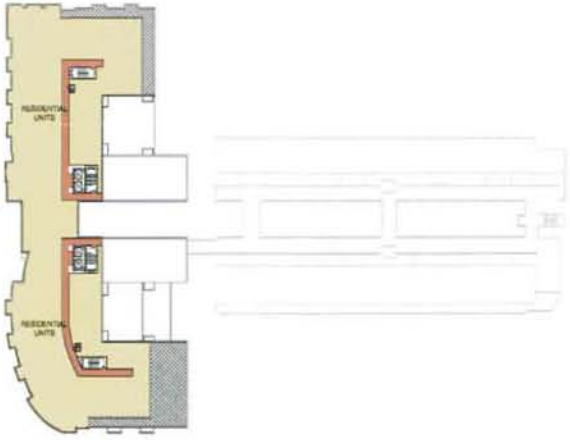
4 5TH FLOOR LEVEL



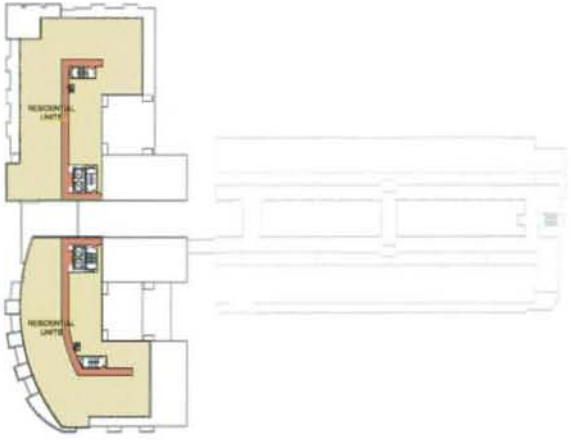
1 6TH FLOOR LEVEL



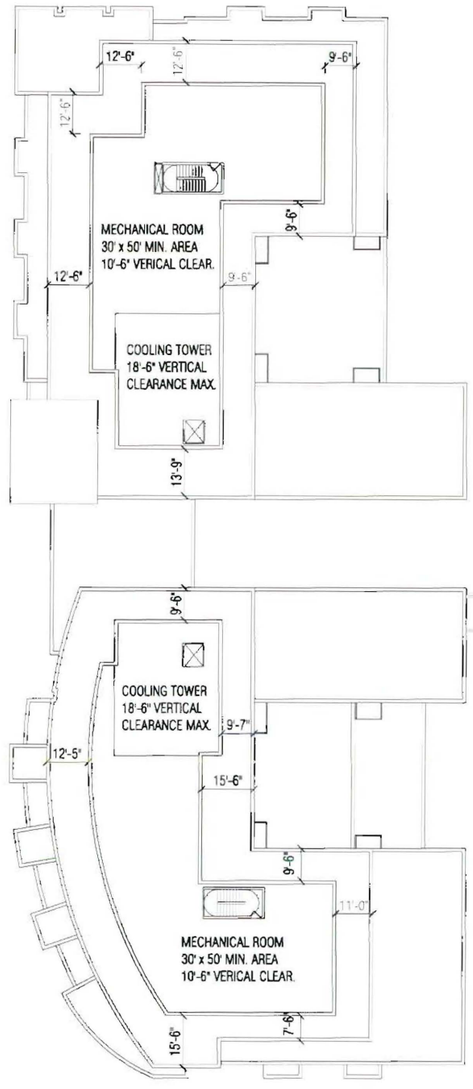
3 8TH FLOOR LEVEL



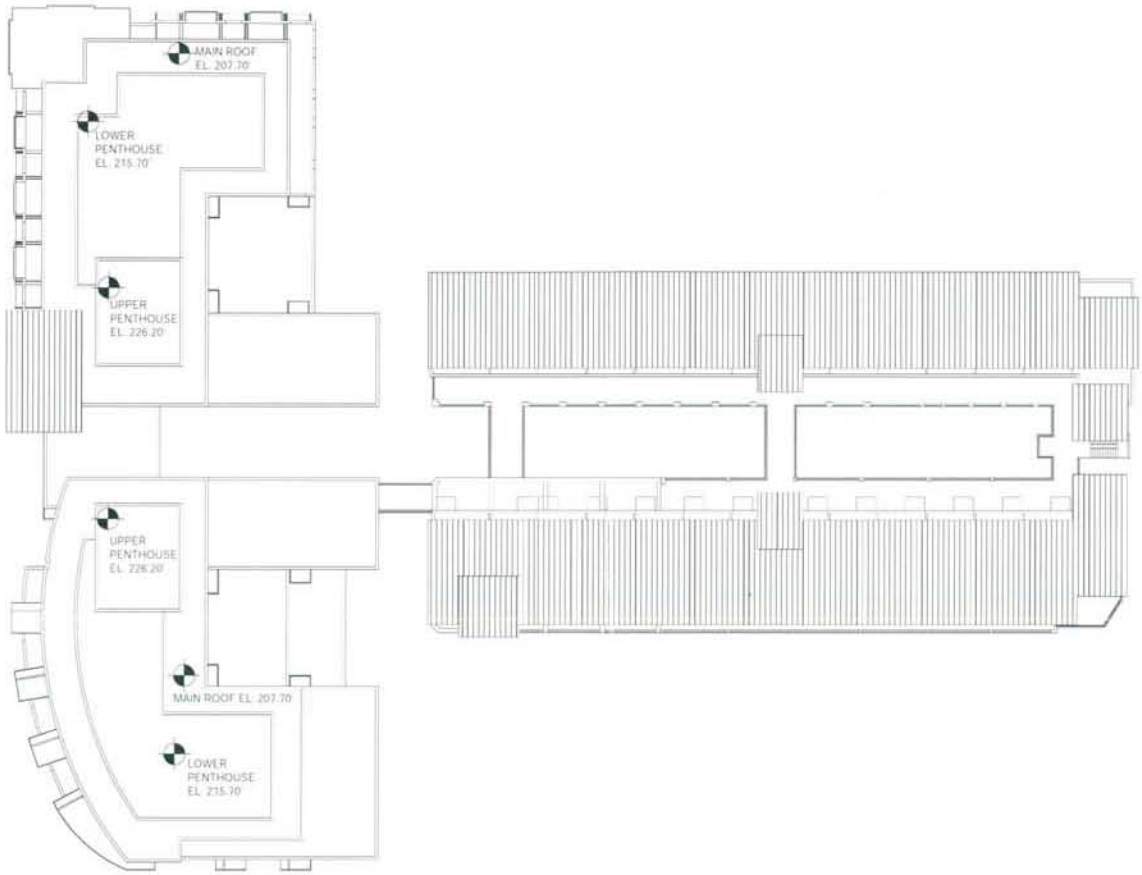
2 7TH FLOOR LEVEL



4 9TH FLOOR LEVEL



PENTHOUSE FLOOR LEVEL


MAIN ROOF
EL. 207.70'
LOWER
PENTHOUSE
EL. 215.70'
UPPER
PENTHOUSE
EL. 226.20'
UPPER
PENTHOUSE
EL. 226.20'
MAIN ROOF EL. 207.70'
LOWER
PENTHOUSE
EL. 215.70'

ROOF PLAN



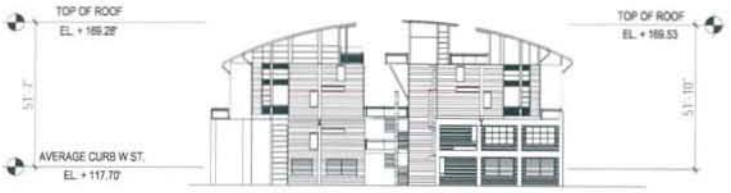
1 WEST ELEVATION - 14TH STREET



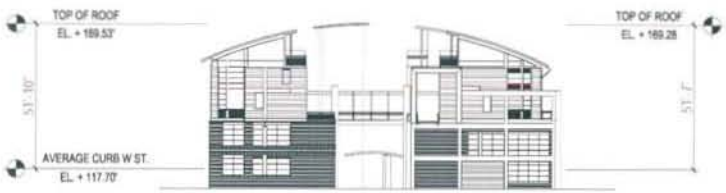
3 NORTH ELEVATION - W STREET



2 SOUTH ELEVATION - V STREET



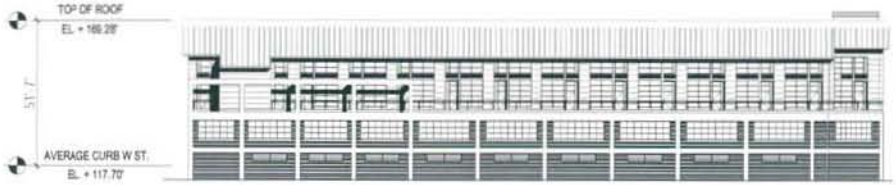
6 EAST ELEVATIONS



5 WEST ELEVATIONS



4 NORTH WAREHOUSES
ALLEY (NORTH) ELEVATION



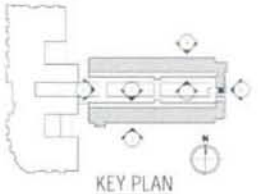
3 SOUTH WAREHOUSES
ALLEY (SOUTH) ELEVATION



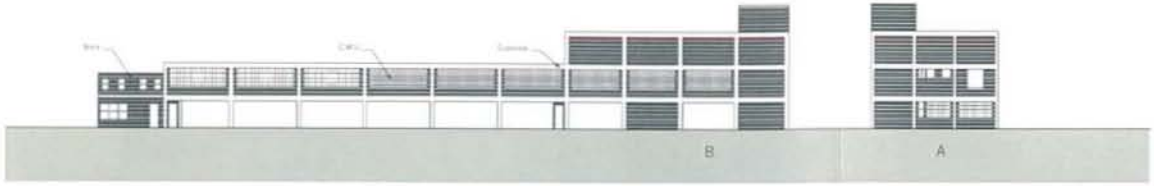
2 SOUTH WAREHOUSES
GALLERY (NORTH) ELEVATION



1 NORTH WAREHOUSES
GALLERY (SOUTH) ELEVATION



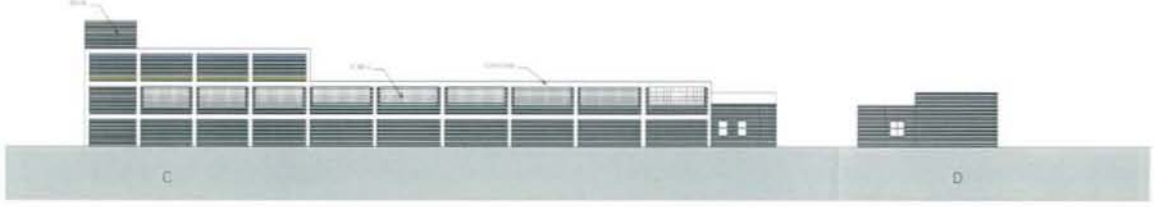
KEY PLAN



1 EXISTING CONDITIONS SOUTH WAREHOUSES
GALLERY AND WEST ELEVATIONS



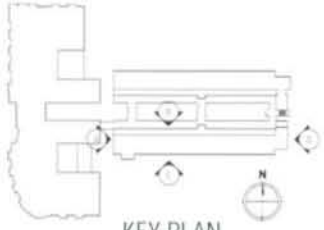




2 EXISTING CONDITIONS SOUTH WAREHOUSES
ALLEY AND EAST ELEVATIONS





KEY PLAN



EXISTING CONDITIONS NORTH WAREHOUSES
GALLERY AND EAST ELEVATIONS
1



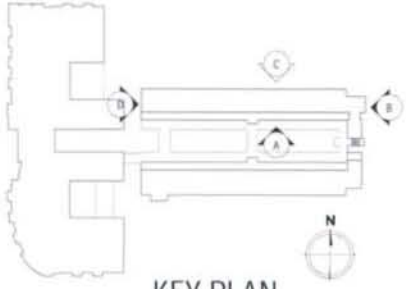




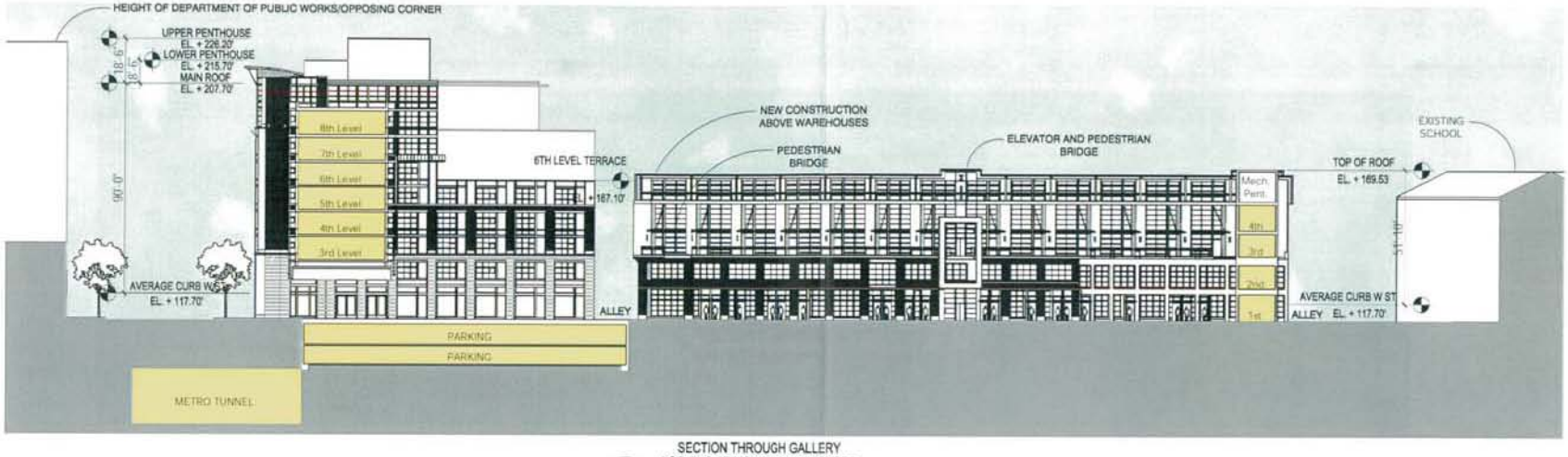


EXISTING CONDITIONS NORTH WAREHOUSES
ALLEY AND WEST ELEVATIONS
2

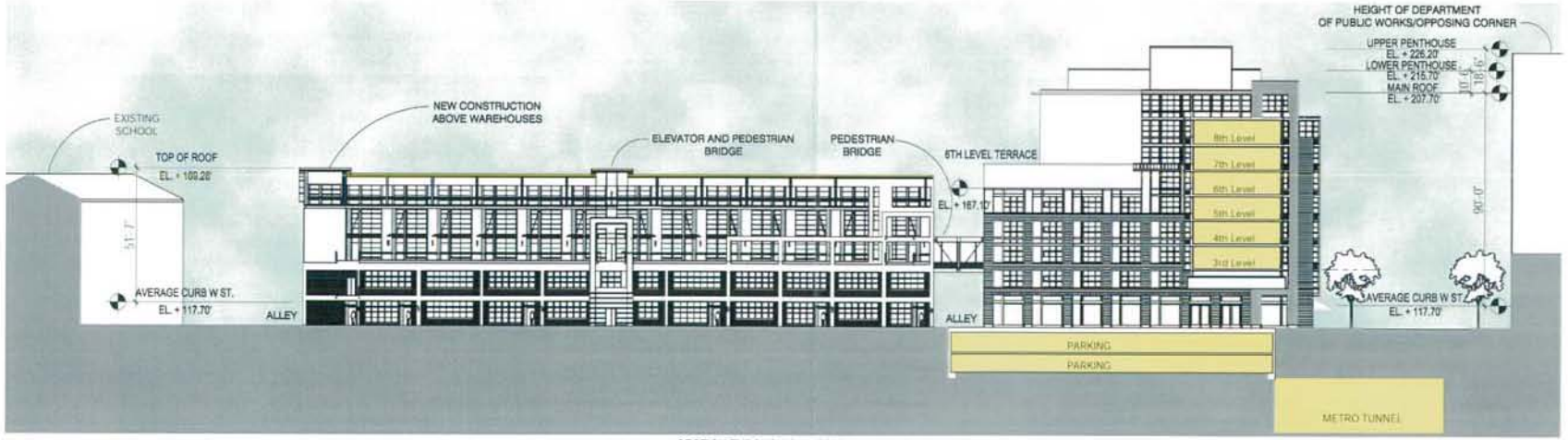




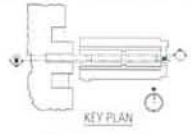
KEY PLAN

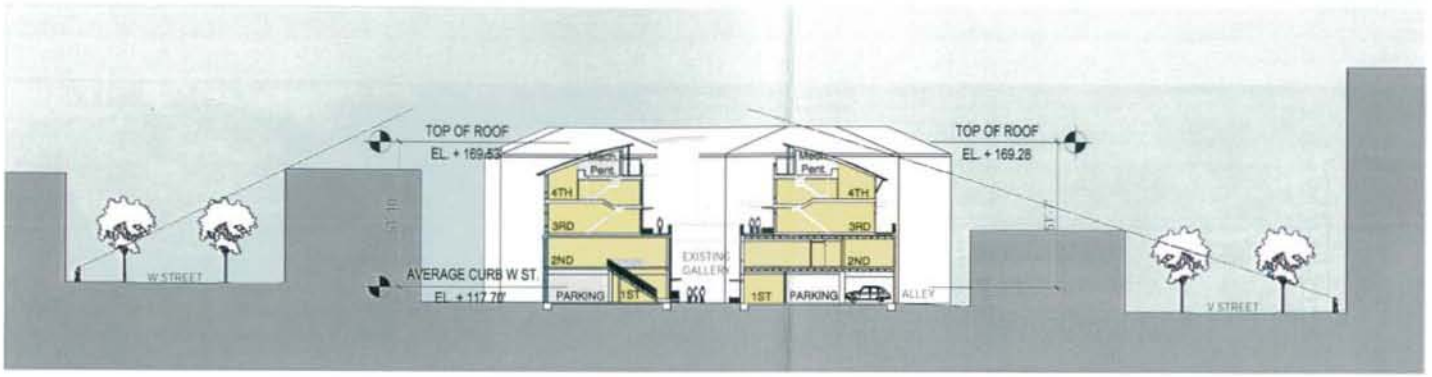


1 SECTION THROUGH GALLERY
LOOKING AT NORTH WAREHOUSES



2 SECTION THROUGH GALLERY
LOOKING AT SOUTH WAREHOUSES





1 SECTION THROUGH WAREHOUSES
LOOKING EAST TOWARD 13TH STREET



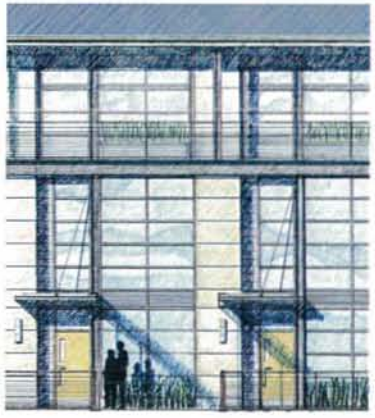
2 PARTIAL ELEVATION DETAIL
RENOVATED WAREHOUSE BAY

MATERIAL LIST FOR RENOVATIONS

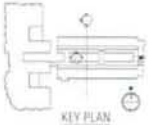
- REPLACEMENT OR MATCHING BRICKS
- STOREFRONT WINDOW SYSTEMS
- GLASS AND STEEL CANOPIES
- EXTERIOR LIGHT FIXTURES
- INDUSTRIAL ENTRY DOORS

MATERIAL LIST FOR NEW CONSTRUCTION

- LIGHT COLOR EXTERIOR VENEERS AND METALS
- STOREFRONT WINDOW AND TEXTURED GLASS
- GLASS AND STEEL CANOPIES AND BALCONIES
- EXTERIOR LIGHT FIXTURES
- INDUSTRIAL ENTRY DOORS



3 PARTIAL ELEVATION DETAIL - DUPLEX
NEW CONSTRUCTION 3RD AND 4TH LEVEL



KEY PLAN



PERSPECTIVE LOOKING NORTH
ON 14TH STREET

SQUARE 235 14TH AND V ST., NW

WASHINGTON, DC

INITIAL PUD SUBMISSION JULY 17, 2003

PN HOFFMAN CONSTRUCTION DEVELOPMENT

SK&I

P01



1 METROPOLIS

PERSPECTIVE LOOKING SOUTH
ON 14TH STREET



1 METROPOLIS

2 REEVES CENTER

PERSPECTIVE LOOKING SOUTH FROM THE CORNER OF 14TH AND W STREET



GALLERY ENTRY LOOKING EAST



PERSPECTIVE ALLEY LEVEL WAREHOUSES



PERSPECTIVE THIRD LEVEL WAREHOUSES