

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

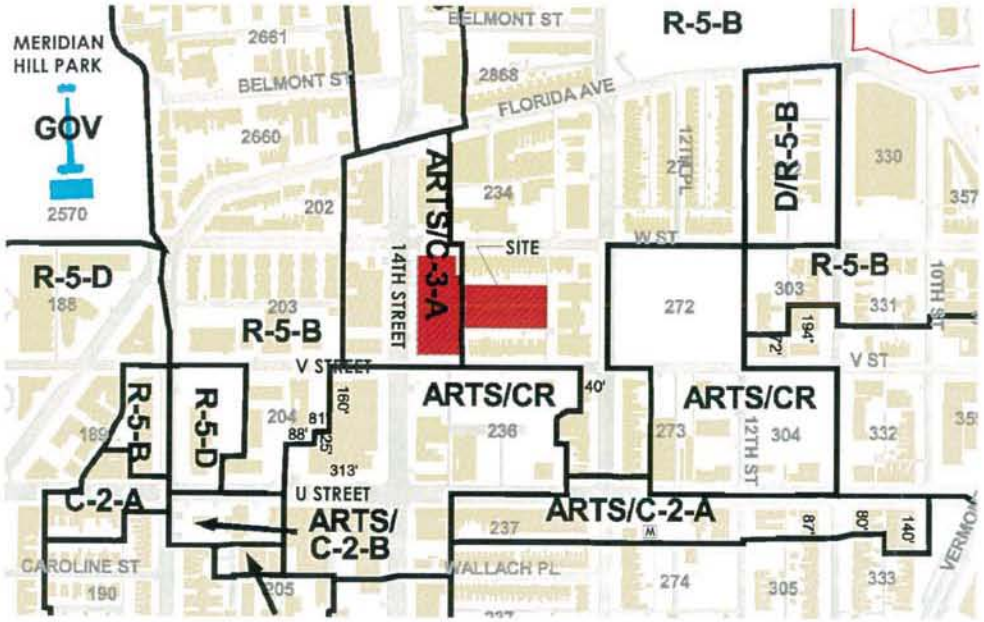
STRUCTURAL ENGINEERS:
Ehlert/Bryant, Inc.

CIVIL ENGINEERS:
Wiles, Mensch

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ZONING COMMISSION
District of Columbia
CASE NO.03-26
EXHIBIT NO.201



STORM WATER MANAGEMENT NARRATIVE AND NOTES (BELOW)



STORMWATER MANAGEMENT NARRATIVE (BETWEEN V&W/R & S/W&R)

STORM DATA:

SHORT CUT ROUTING

STORMWATER MANAGEMENT NARRATIVE (MAIN BUILDING)

STORM DATA:

SHORT CUT ROUTING

DEVELOPMENT DATA AND ZONING TABULATIONS

SQUARE: 235

LOTS / ZONE:

		SITE AREA (SF):	
203 / ARTS - C-3-A (EXISTING AUTO SERVICE CENTER)		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 =	4,765
		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	4.72	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	10,891 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 [3] = 109 SPACES (RESIDENTIAL) 1 PER 3000 SF (RETAIL) + 1 PER 300 SF OVER = 70 SPACES (RETAIL)	0.84 PER 1 DU [3] = 184 SPACES (RESIDENTIAL) 50 SPACES (RETAIL) PROVIDED	NONE REQUIRED [3]	1.24 PER 1 DU [3] = 50 SPACES
LOADING:	RESIDENTIAL: 1 @ 55'-0" BERTH 1 @ 200 SF. PLATFORM 1 @ 20'-0" SERVICE SPACE	RESIDENTIAL: 2 @ 30'-0" BERTH 2 @ 100 SF PLATFORMS 1 @ 20'-0" SERVICE SPACE	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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S01



1 14TH STREET



2 V STREET

SITE PHOTOGRAPHS

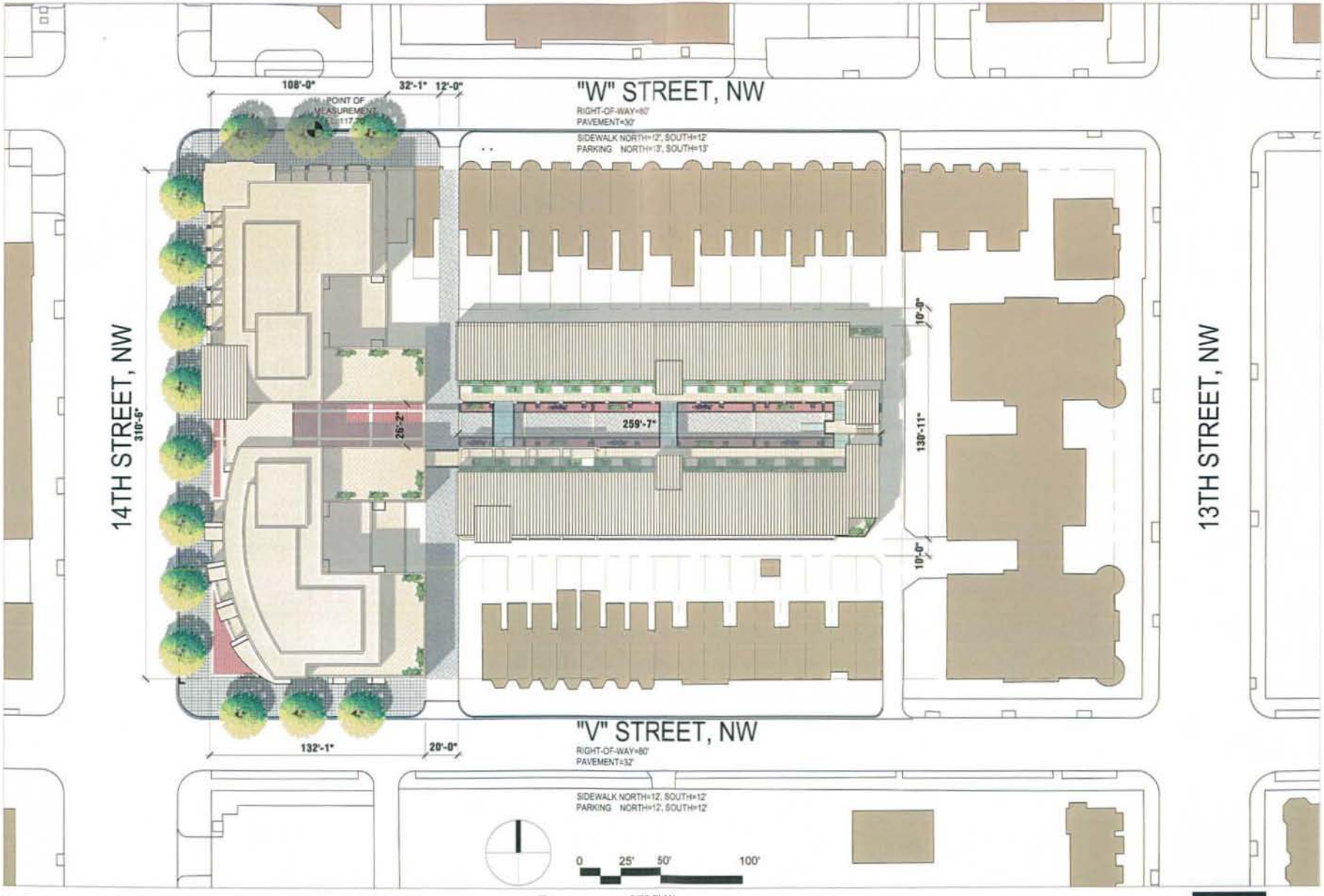


1 W STREET



2 13TH STREET

SITE PHOTOGRAPHS



SITE PLAN

SQUARE 235 14TH AND V ST., NW

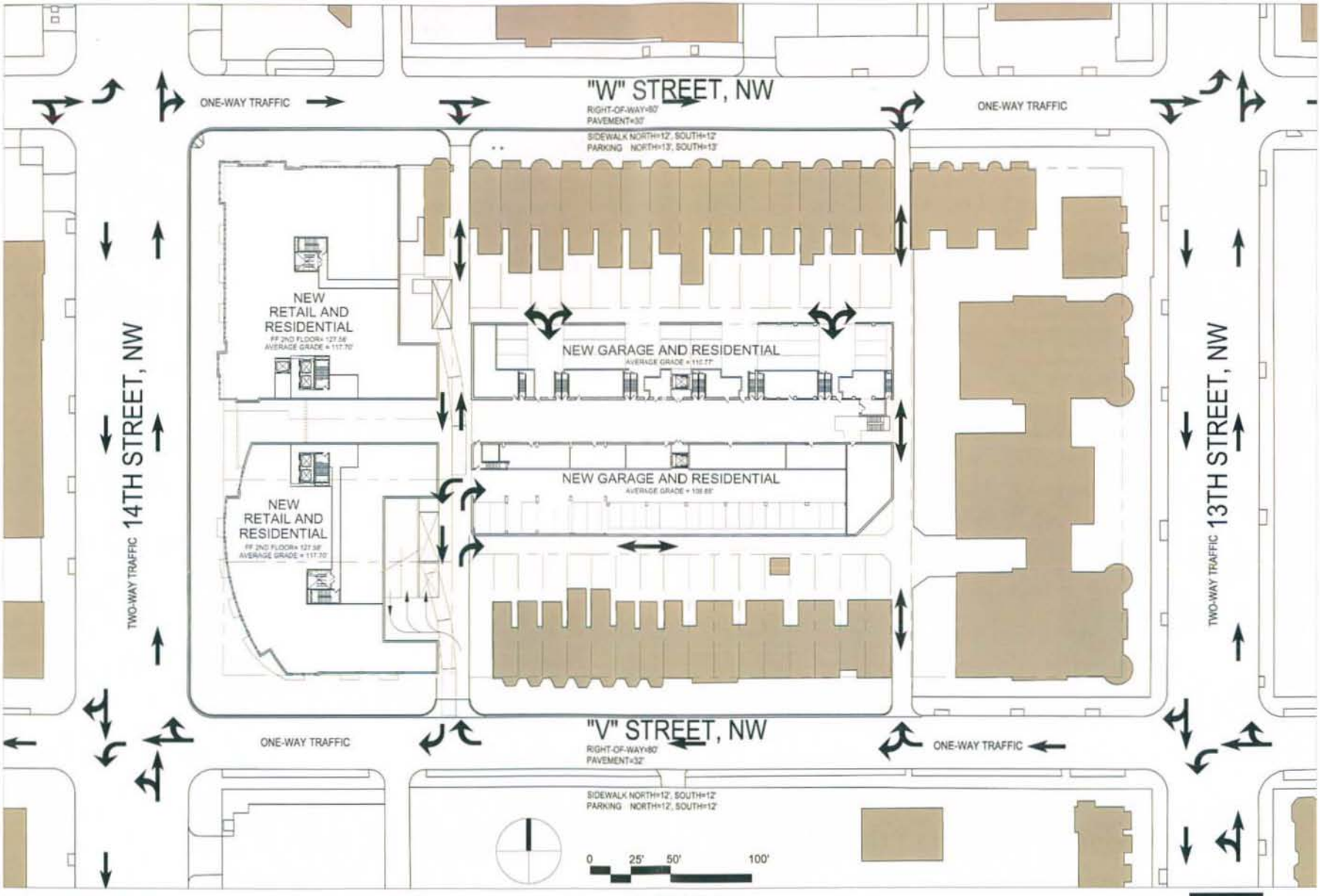
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S04



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SITE CIRCULATION PLAN

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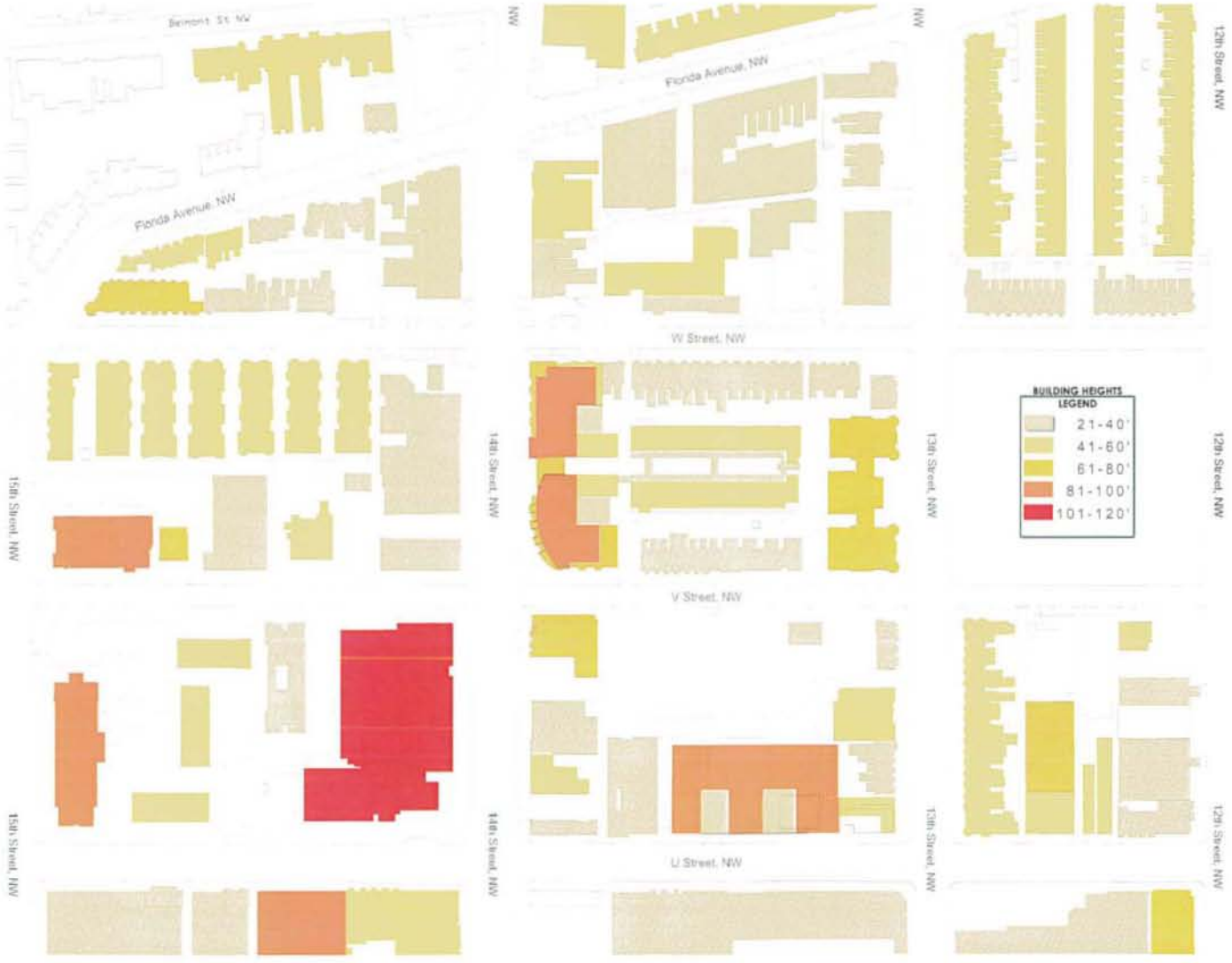
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S05



TRAVEL DISTANCE DIAGRAM



SITE PLAN BUILDING HEIGHTS

SQUARE 235 14TH AND V ST., NW

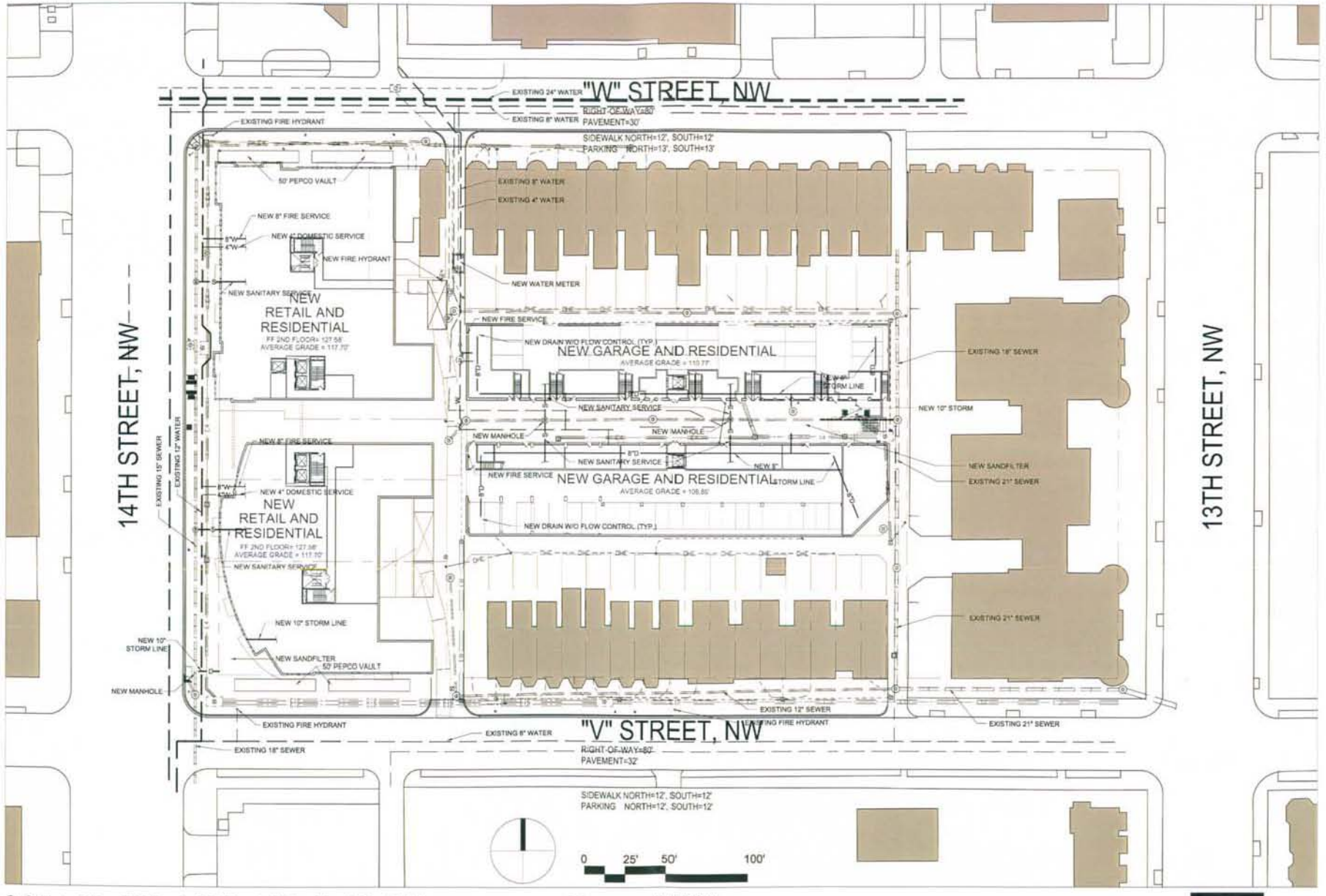
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UTILITY PLAN

NOTE: SEE SHEET S01 FOR NOTES

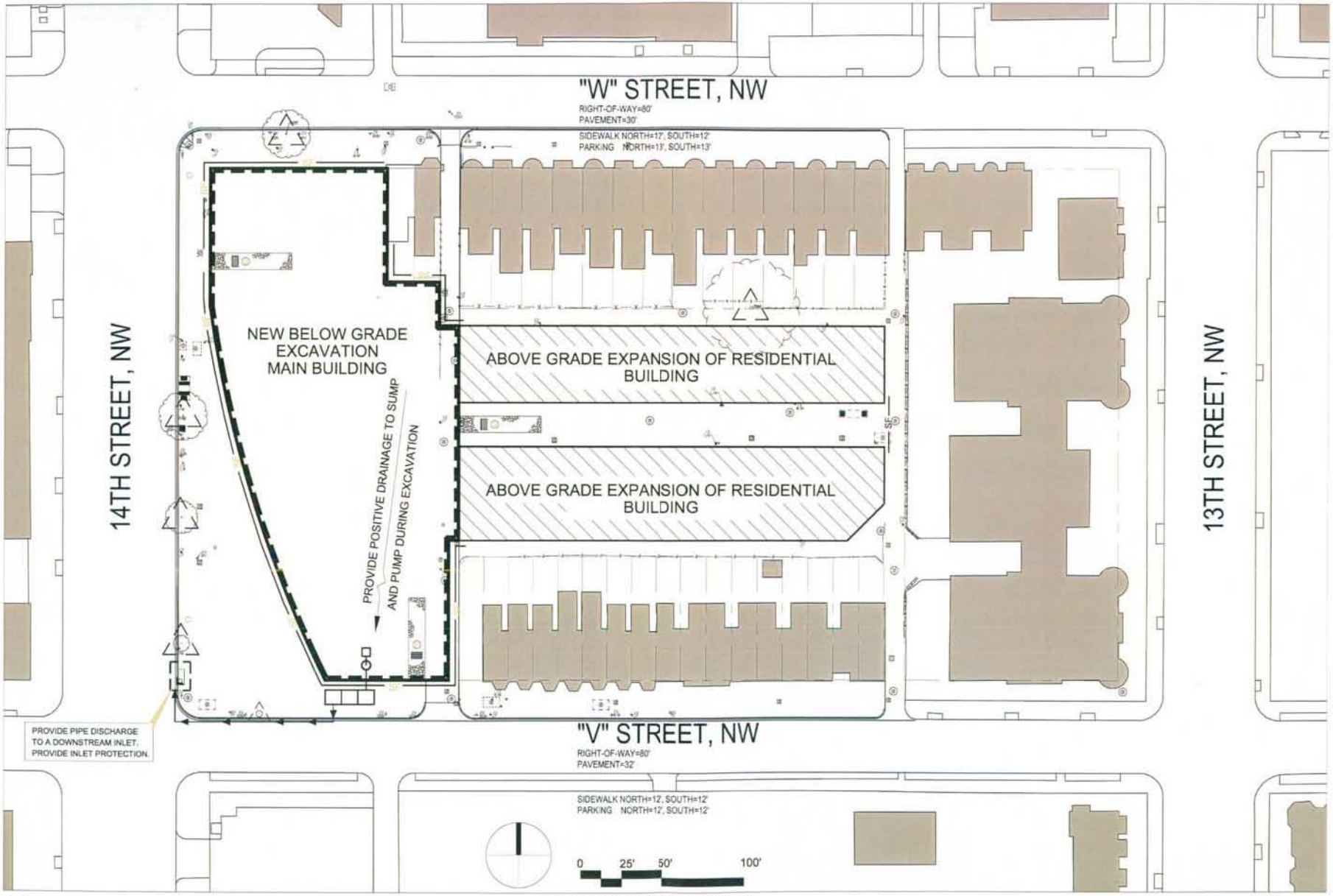
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Date: 10/06/2003

S08



SQUARE 235 14TH AND V ST., NW

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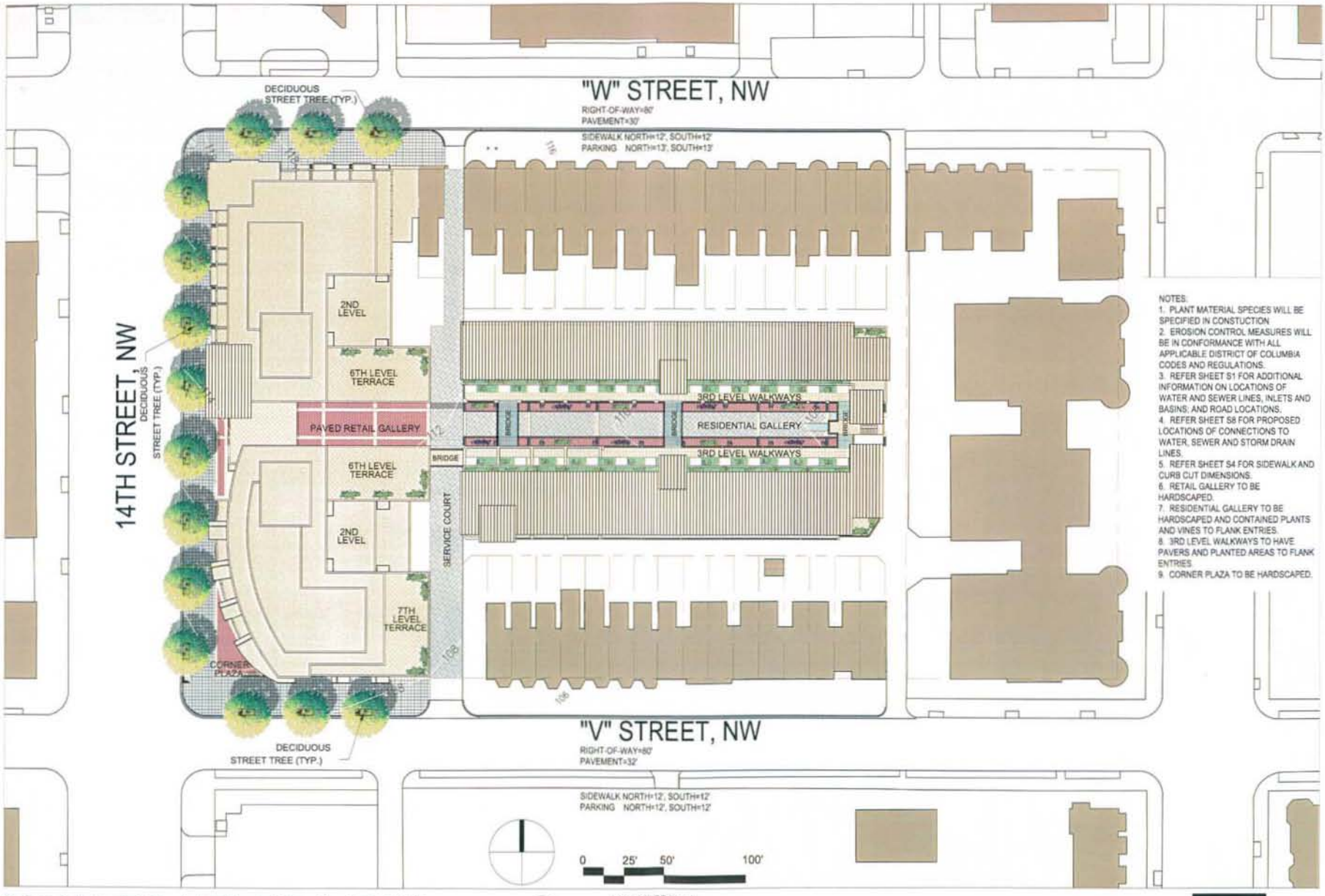
SEDIMENT AND EROSION CONTROL PLAN

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S09



LANDSCAPE PLAN

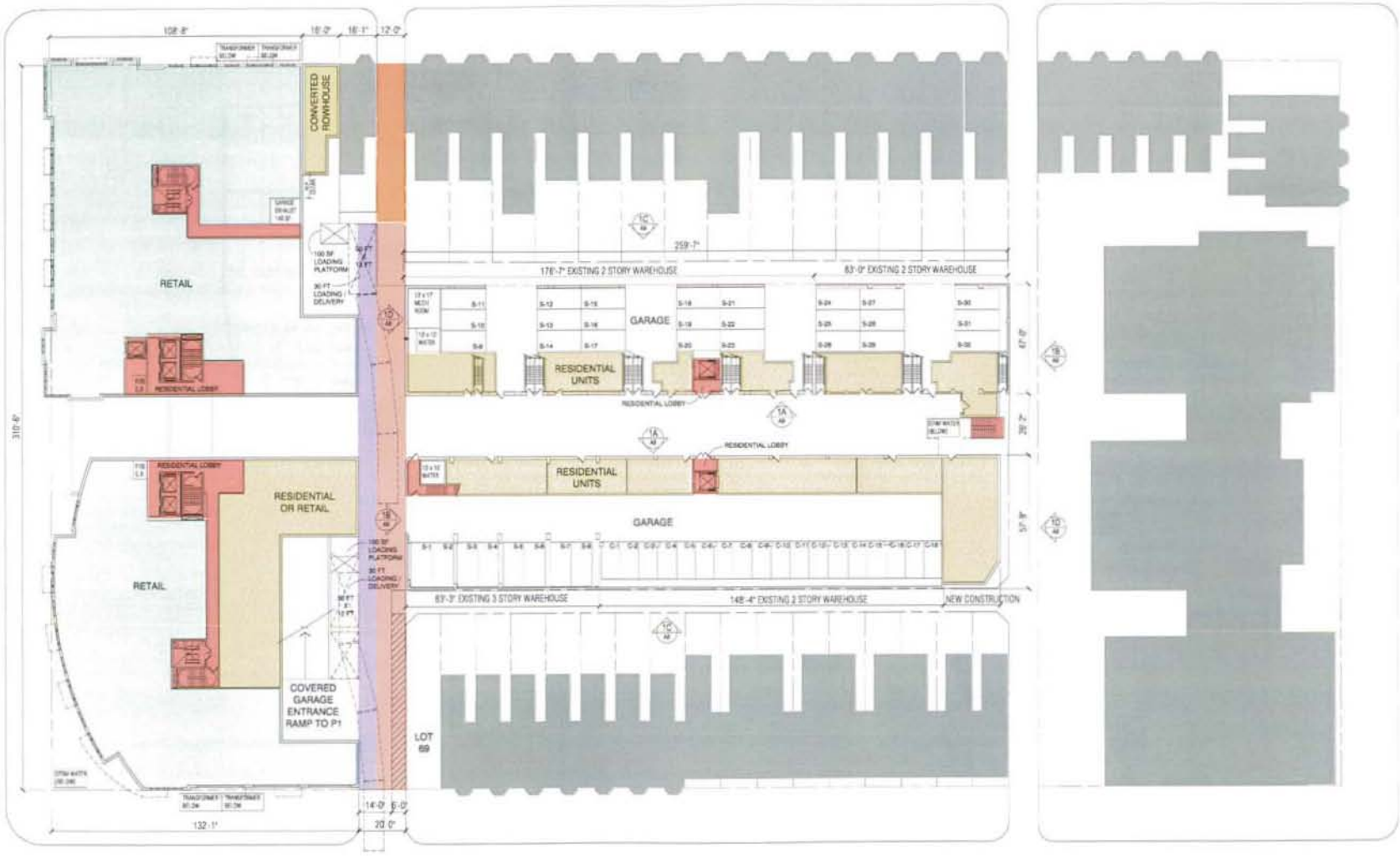
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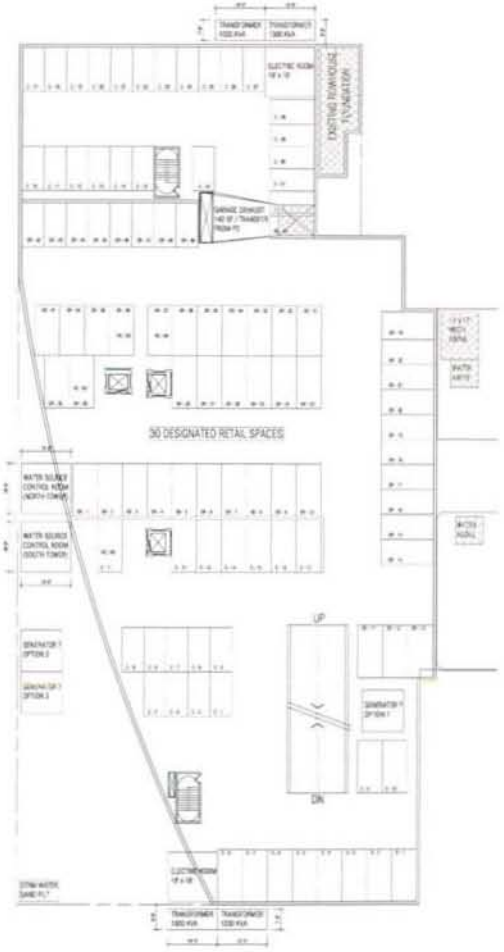
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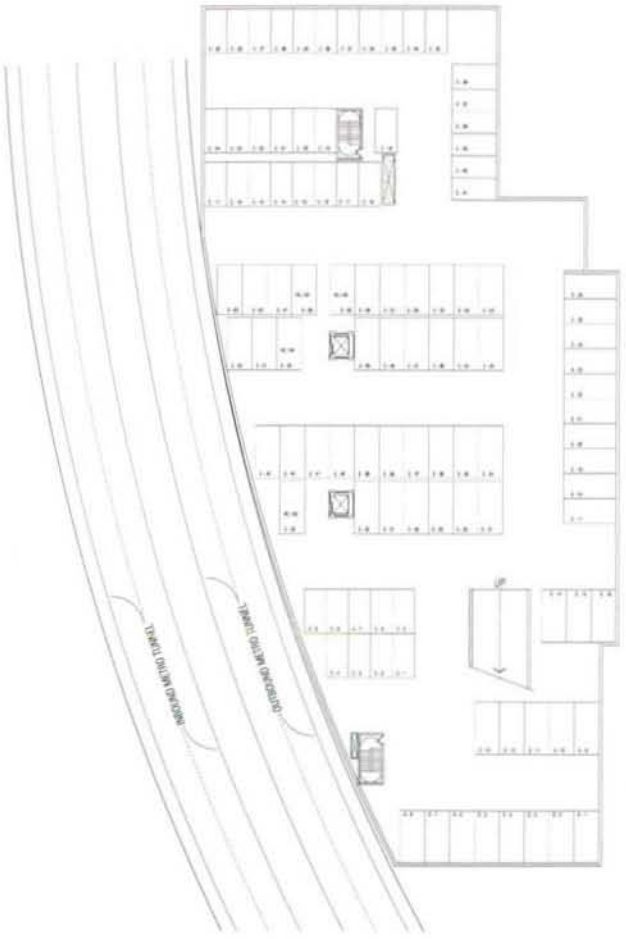
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A01

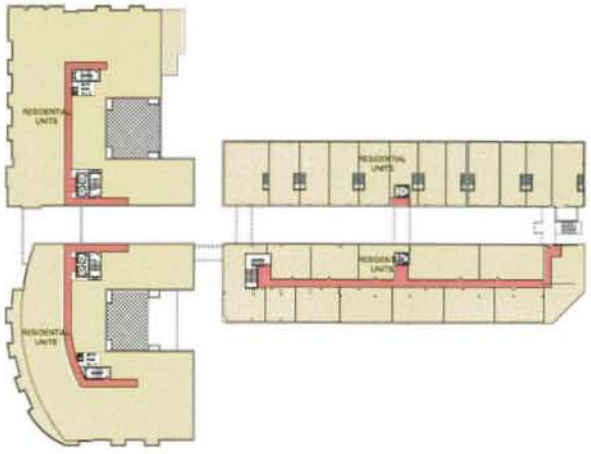


2 P1 LEVEL / GARAGE FLOOR PLAN

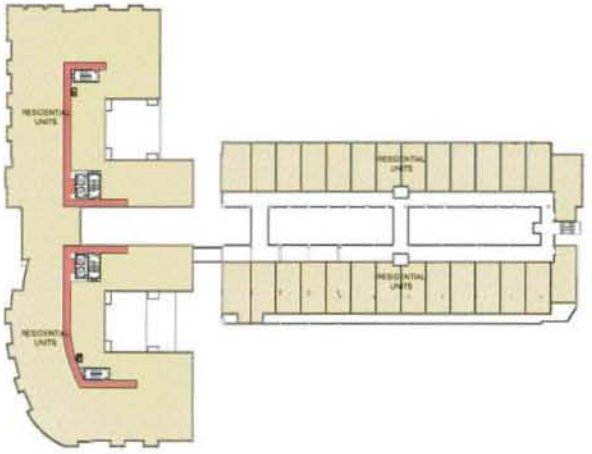


1 P2 LEVEL / GARAGE FLOOR PLAN

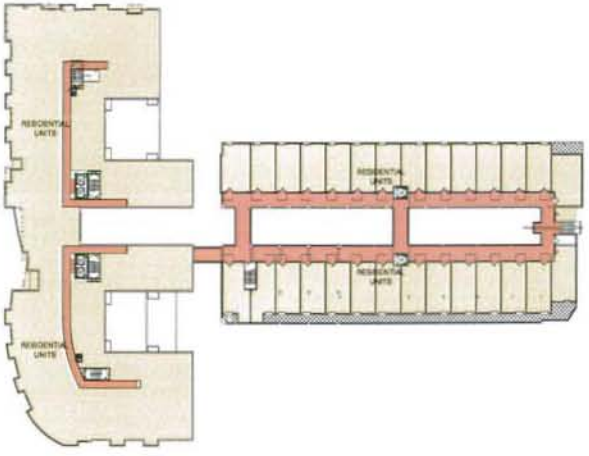
CROSS HATCHED AREAS DENOTES CONNECTIONS TO LEVEL ABOVE



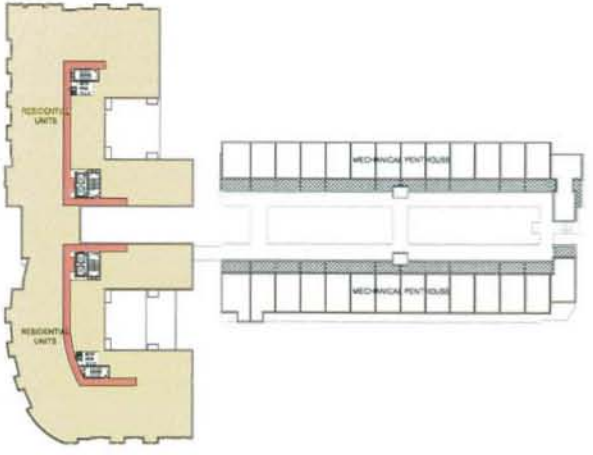
1 2ND FLOOR LEVEL



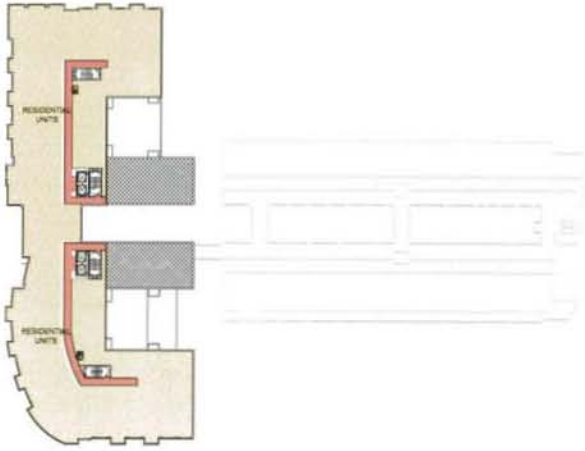
3 4TH FLOOR LEVEL



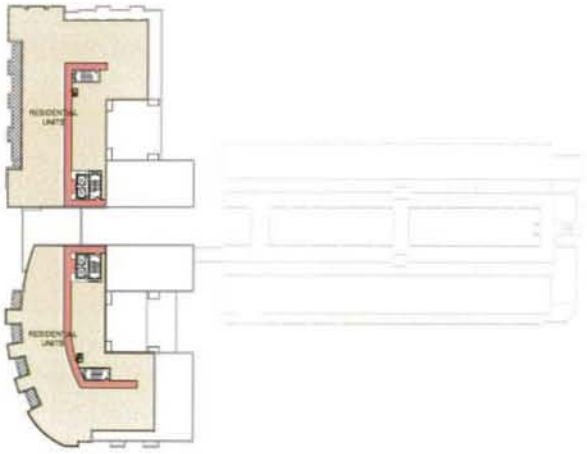
2 3RD FLOOR LEVEL



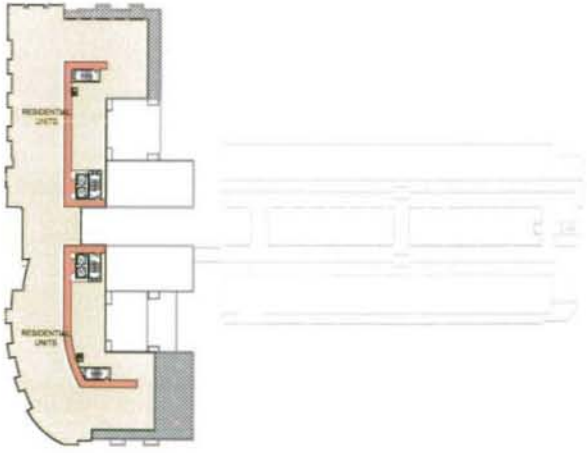
4 5TH FLOOR LEVEL



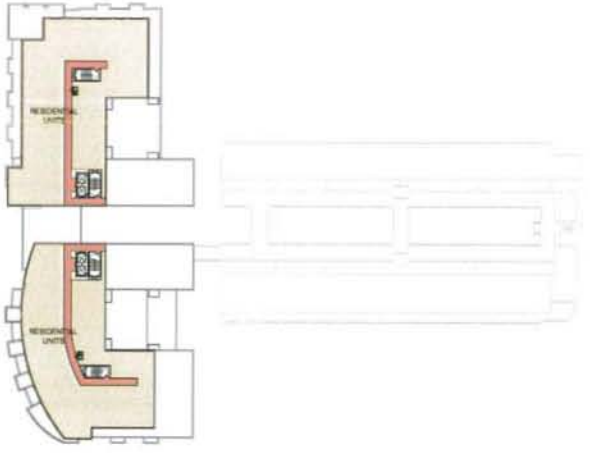
1 6TH FLOOR LEVEL



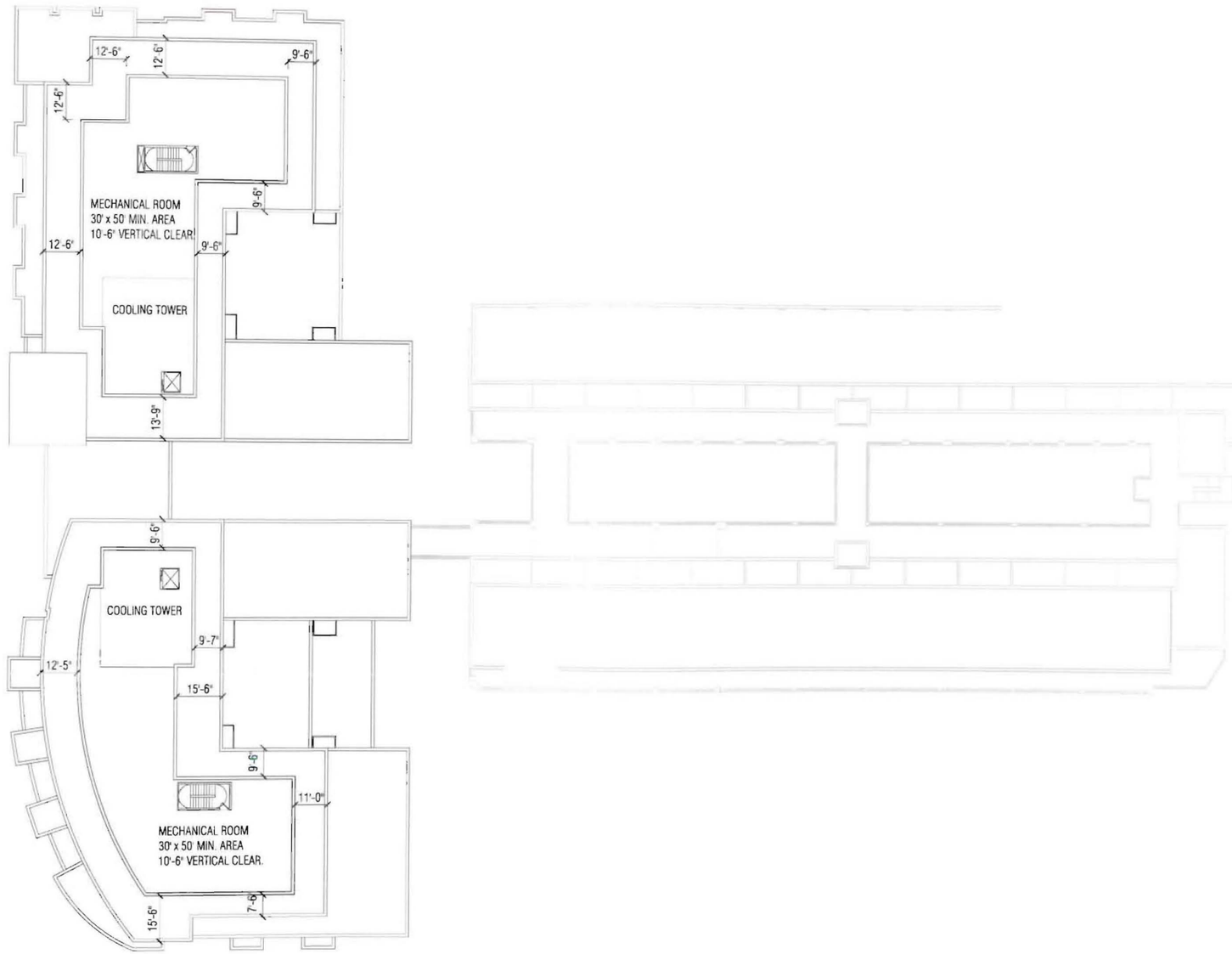
3 8TH FLOOR LEVEL



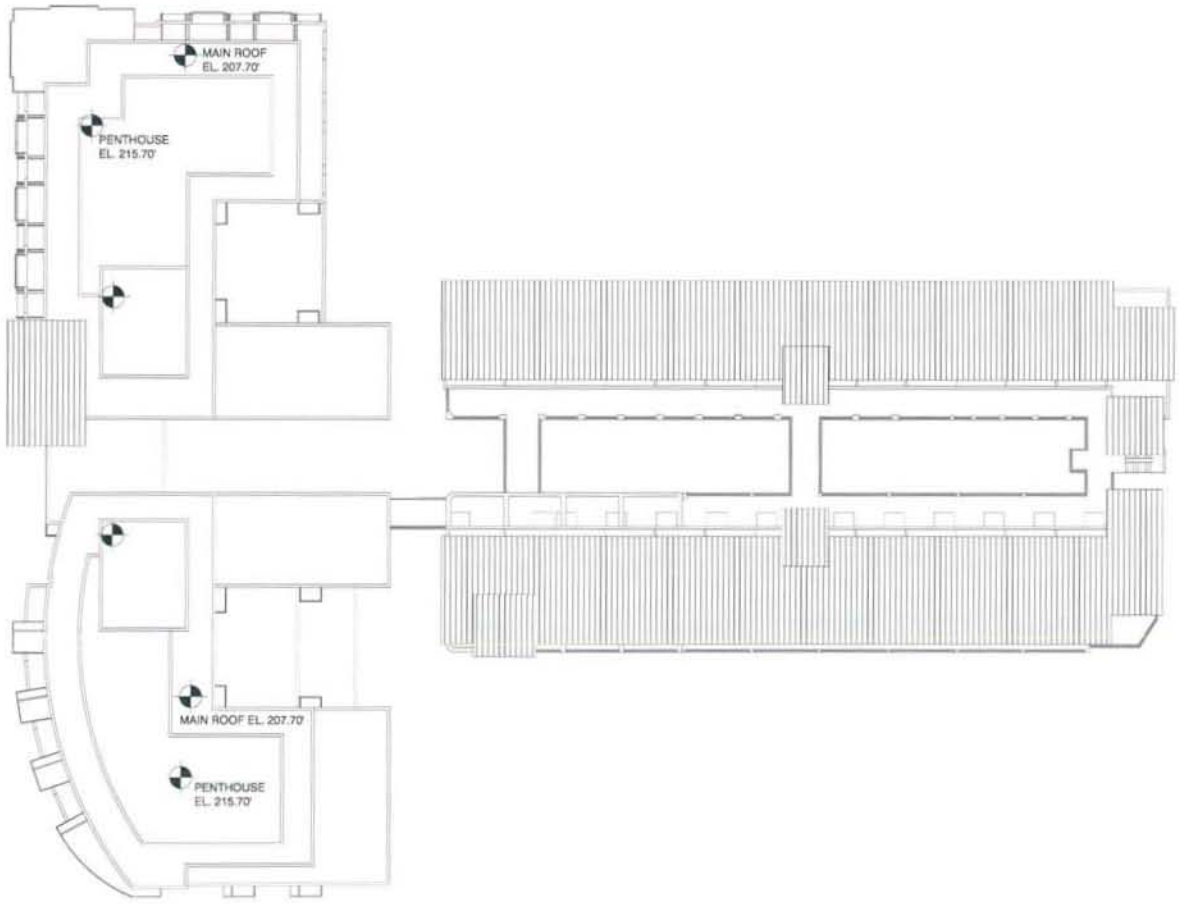
2 7TH FLOOR LEVEL



4 9TH FLOOR LEVEL



PENTHOUSE FLOOR LEVEL


MAIN ROOF
EL. 207.70'
PENTHOUSE
EL. 215.70'
MAIN ROOF EL. 207.70'
PENTHOUSE
EL. 215.70'

ROOF PLAN



1 WEST ELEVATION - 14TH STREET



3 NORTH ELEVATION - W STREET



2 SOUTH ELEVATION - V STREET

SQUARE 235 14TH AND V ST., NW

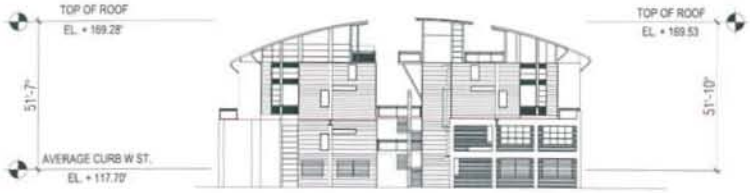
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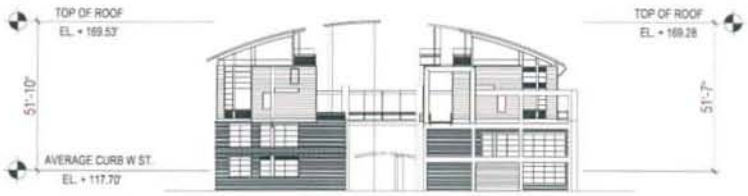
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A07



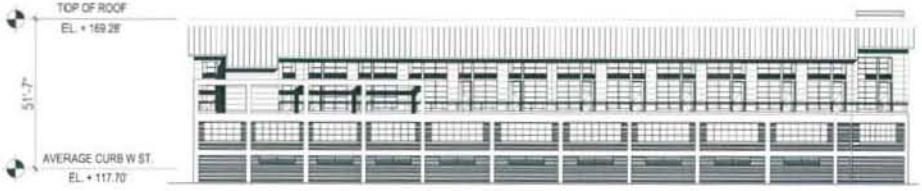
6 EAST ELEVATIONS



5 WEST ELEVATIONS



4 NORTH WAREHOUSES
ALLEY (NORTH) ELEVATION



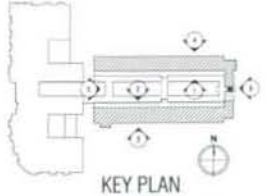
3 SOUTH WAREHOUSES
ALLEY (SOUTH) ELEVATION



2 SOUTH WAREHOUSES
GALLERY (NORTH) ELEVATION



1 NORTH WAREHOUSES
GALLERY (SOUTH) ELEVATION



KEY PLAN

SQUARE 235 14TH AND V ST., NW

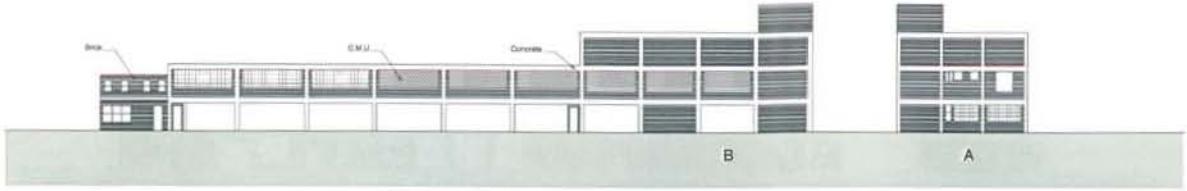
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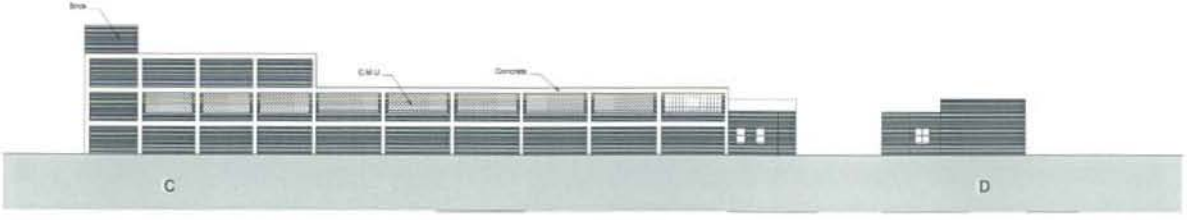
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1 EXISTING CONDITIONS SOUTH WAREHOUSES
GALLERY AND WEST ELEVATIONS



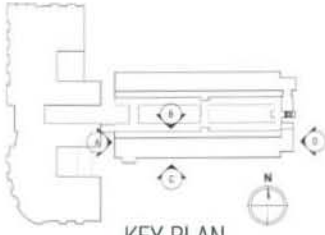




2 EXISTING CONDITIONS SOUTH WAREHOUSES
ALLEY AND EAST ELEVATIONS





KEY PLAN

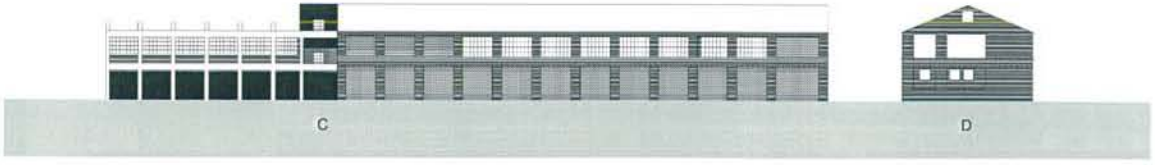


1 EXISTING CONDITIONS NORTH WAREHOUSES
GALLERY AND EAST ELEVATIONS



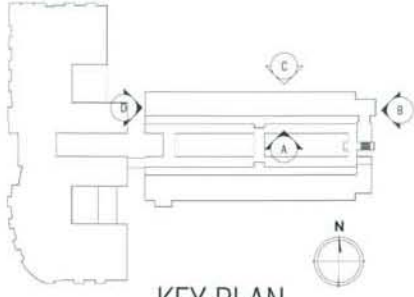




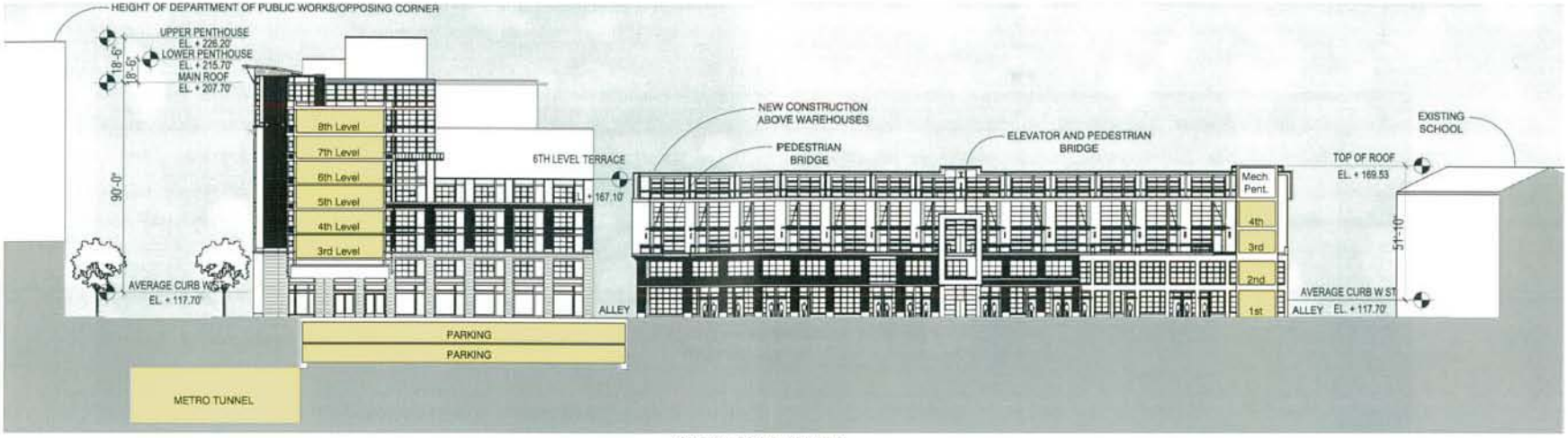


2 EXISTING CONDITIONS NORTH WAREHOUSES
ALLEY AND WEST ELEVATIONS

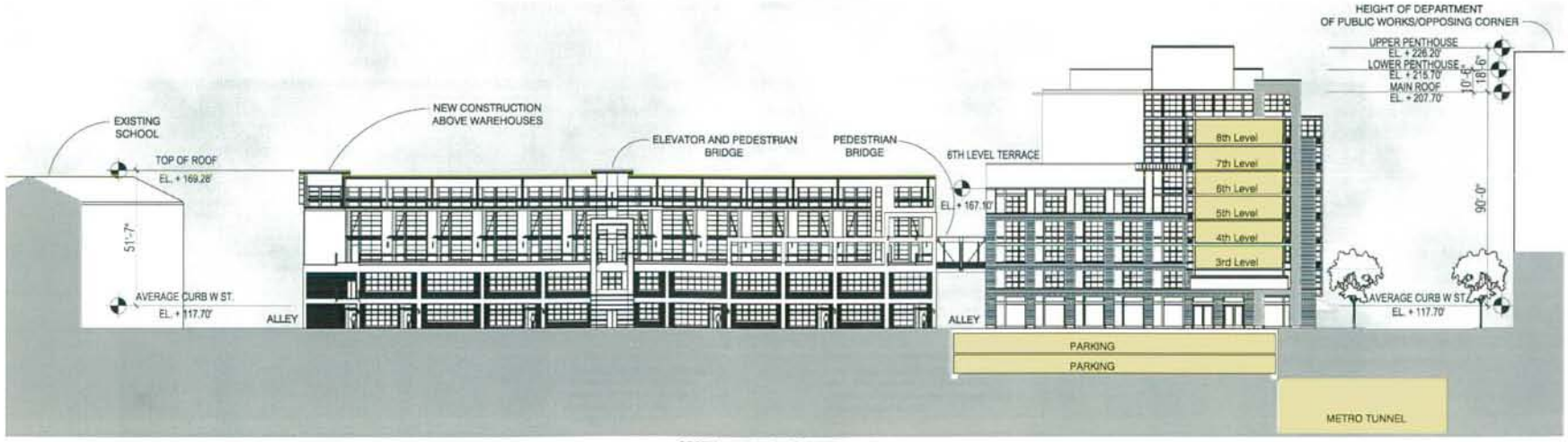




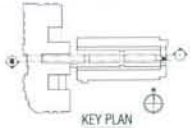
KEY PLAN

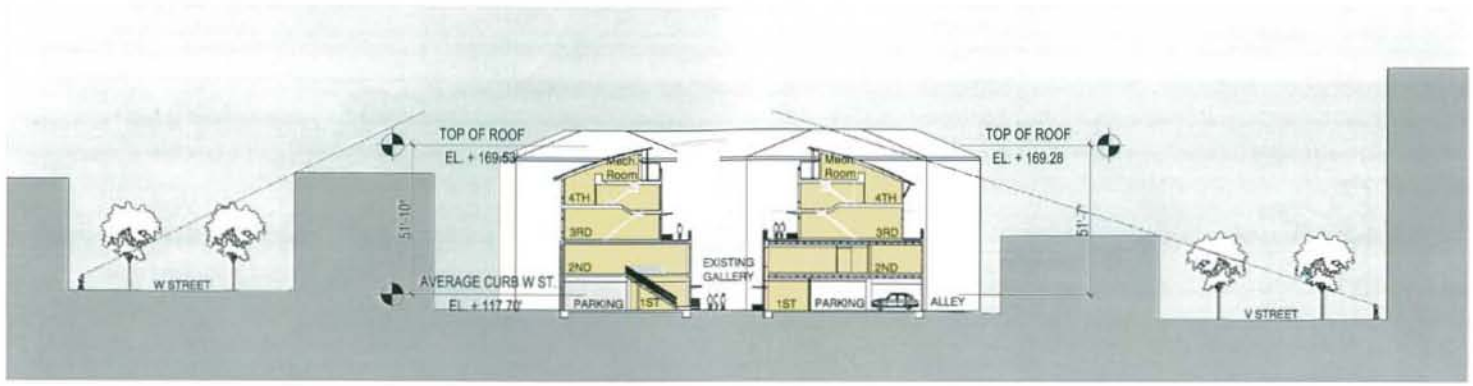


1 SECTION THROUGH GALLERY
LOOKING AT NORTH WAREHOUSES



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

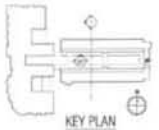
- REPLACEMENT OR MATCHING BRICKS
- STOREFRONT WINDOW SYSTEMS
- GLASS AND STEEL CANOPIES
- EXTERIOR LIGHT FIXTURES
- INDUSTRIAL ENTRY DOORS

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





PERSPECTIVE LOOKING NORTH
ON 14TH STREET

SQUARE 235 14TH AND V ST., NW

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P01



1 METROPOLIS

2 REEVES CENTER

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

SQUARE 235 14TH AND V ST., NW

WASHINGTON, DC

PREHEARING PUD SUBMISSION OCT. 6, 2003

PN HOFFMAN CONSTRUCTION DEVELOPMENT

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P03



GALLERY ENTRY LOOKING EAST



PERSPECTIVE ALLEY LEVEL WAREHOUSES



PERSPECTIVE THIRD LEVEL WAREHOUSES