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



ZONING COMMISSION
District of Columbia
Case 03-26
Exhibit 24-A

OWNER / DEVELOPER
PN Hoffman Development

LAND USE COUNSEL
Holland & Knight, LLP

ARCHITECTS:
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STRUCTURAL ENGINEERS:
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CIVIL ENGINEERS:
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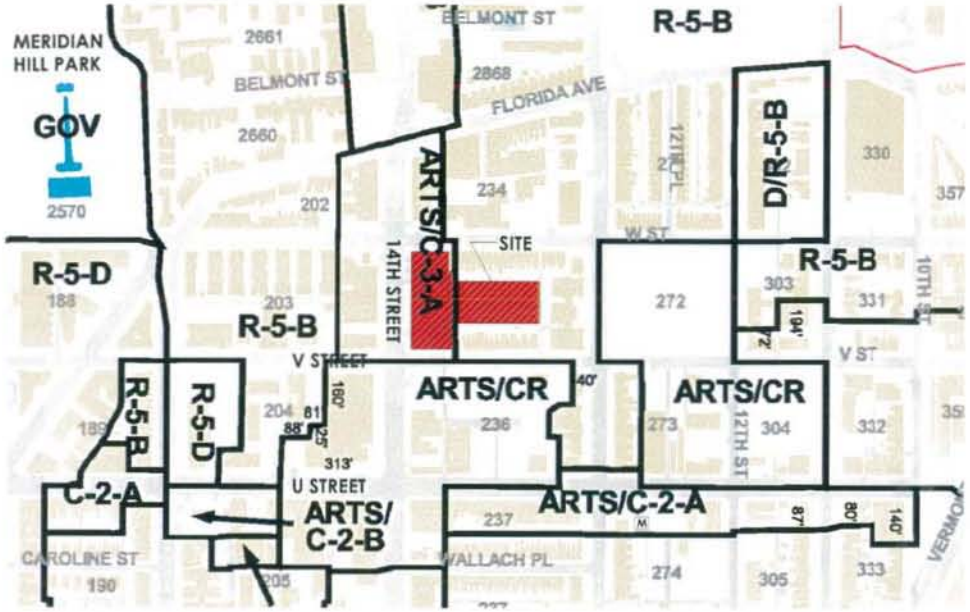
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ZONING COMMISSION
District of Columbia
CASE NO.03-26
EXHIBIT NO.24A



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)
- 59 / ARTS - C-3-A
- 60 / ARTS - C-3-A (EXISTING 2 STORY ROWHOUSE)
- 817 / ARTS - C-3-A
- 820 / ARTS - C-3-A
- 178 / ARTS - C-3-A (WMATA)
- 801 / ARTS - C-3-A (WMATA)

SITE AREA (SF):

- 203 = 6,545
- 59 = 1,138
- 60 = 1,058
- 817 = 11,446
- 820 = 7,019
- 178 = 5,393
- 801 = 9,691
- 1/2 ALLEY CLOSED = +(1,294)
- TOT. ARTS - C-3-A : = 43,584

LOTS / ZONE:

- 815 / R-5-B
- 816 / R-5-B (EXISTING WAREHOUSES)
- 818 / R-5-B (EXISTING WAREHOUSES)

SITE AREA (SF):

- 815 = 12,226
- 816 = 14,810
- 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:	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:	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"	61'-10"
PENTHOUSE HEIGHT:	18'-6"	18'-6"	18'-6"	11'-0"
PENTHOUSE AREA:	15,610 SF MAX	10,988 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 = 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:	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

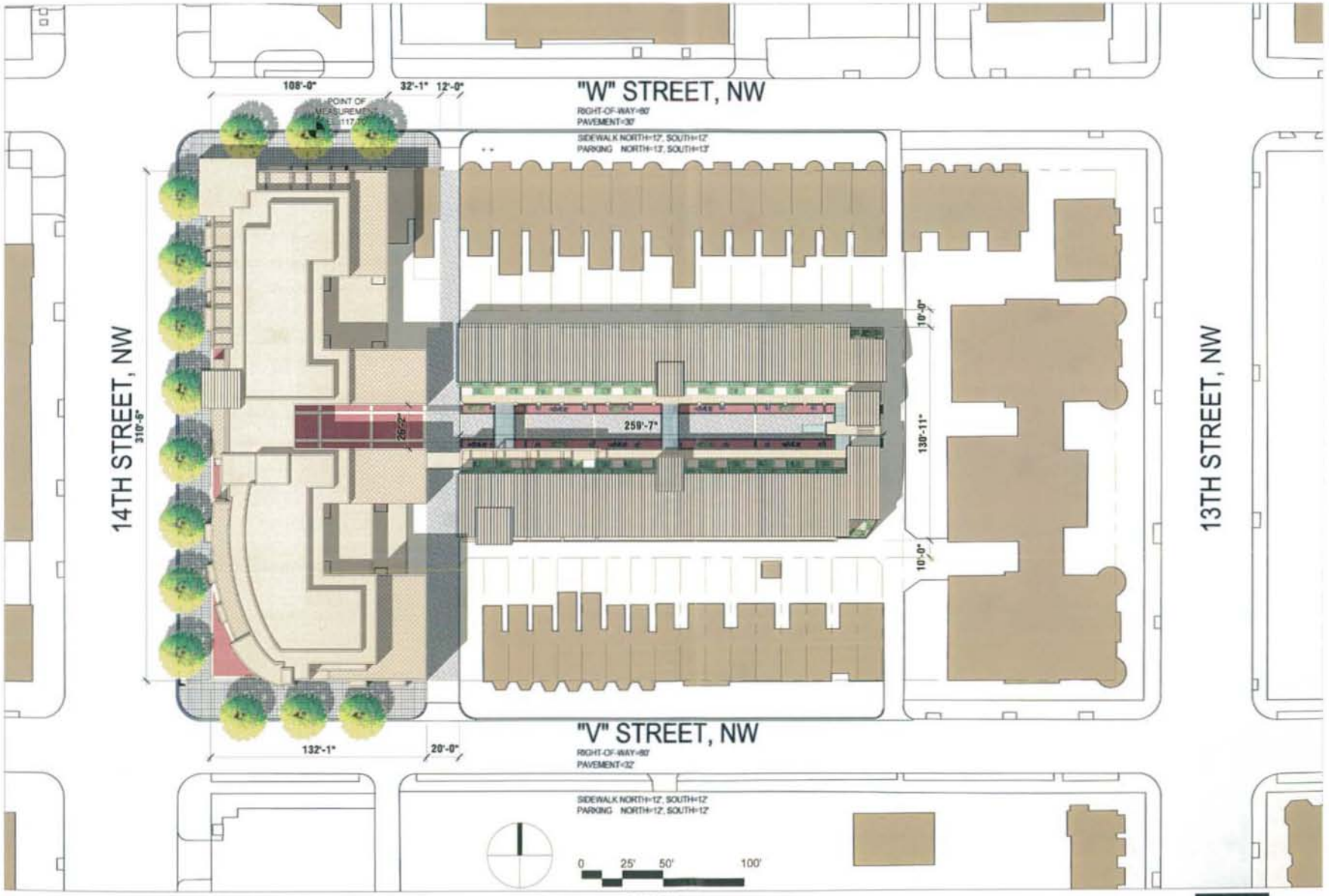


1 W STREET



2 13TH STREET

SITE PHOTOGRAPHS



SITE PLAN

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S04



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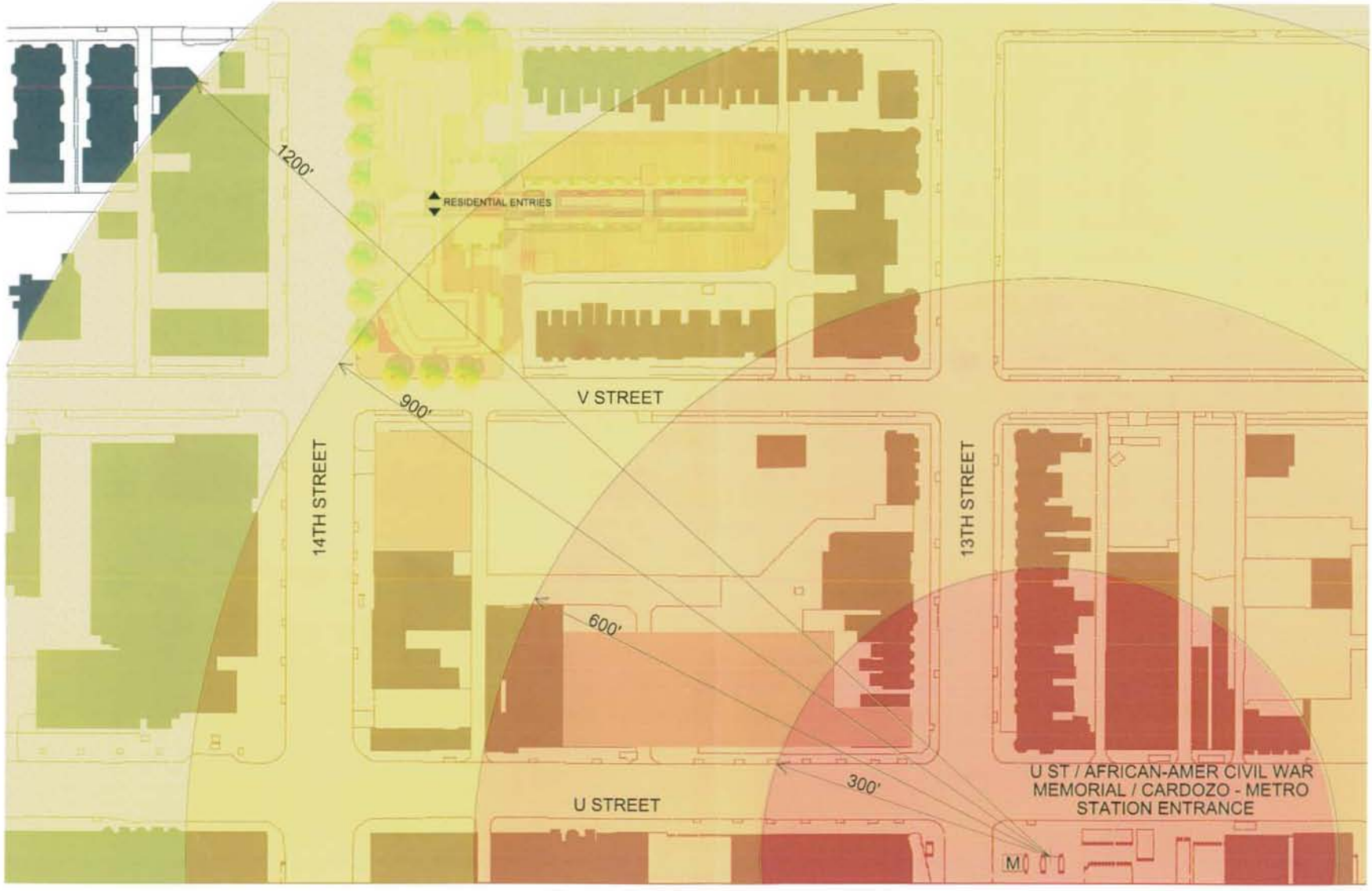
SITE CIRCULATION PLAN

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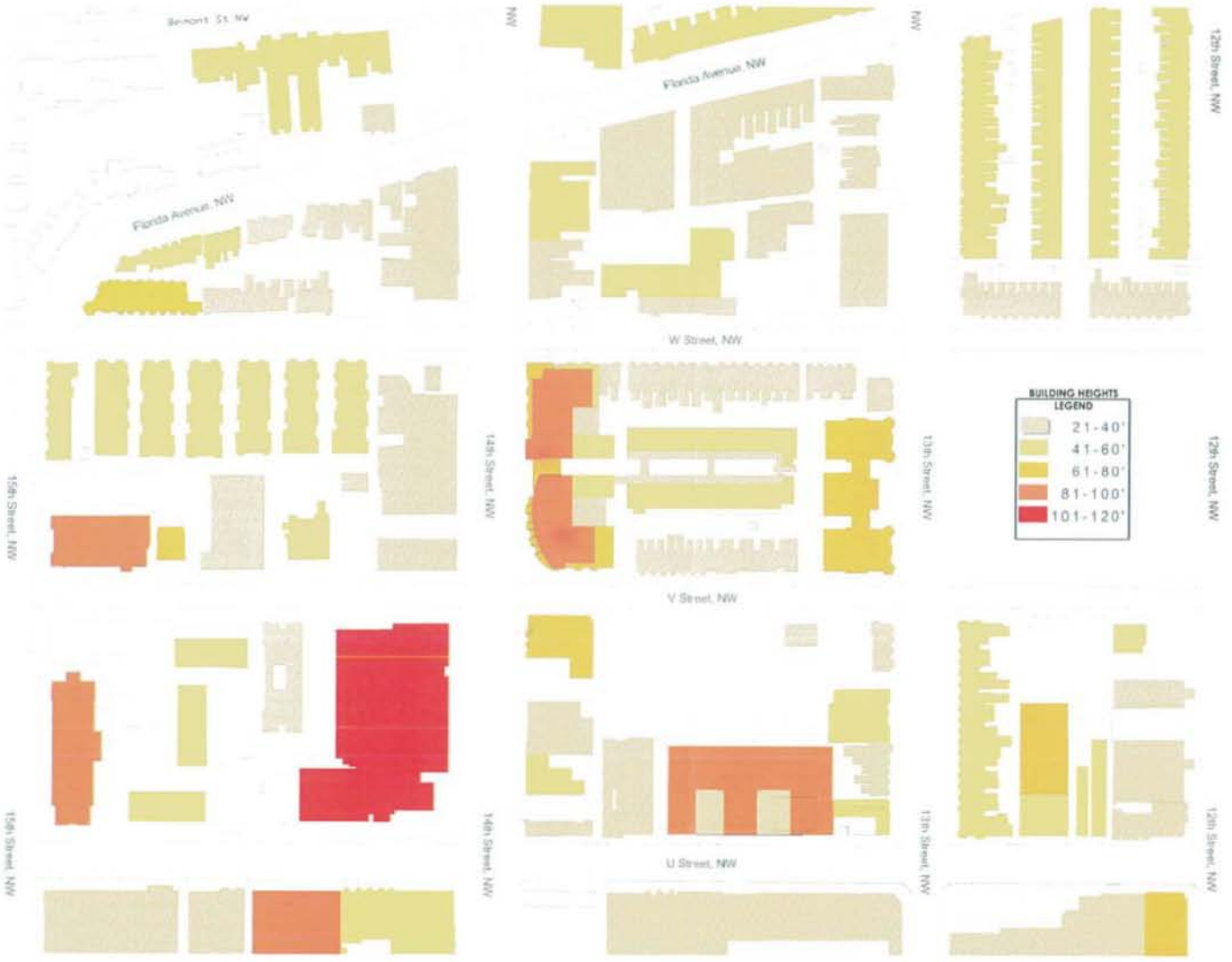
PN HOFFMAN CONSTRUCTION DEVELOPMENT

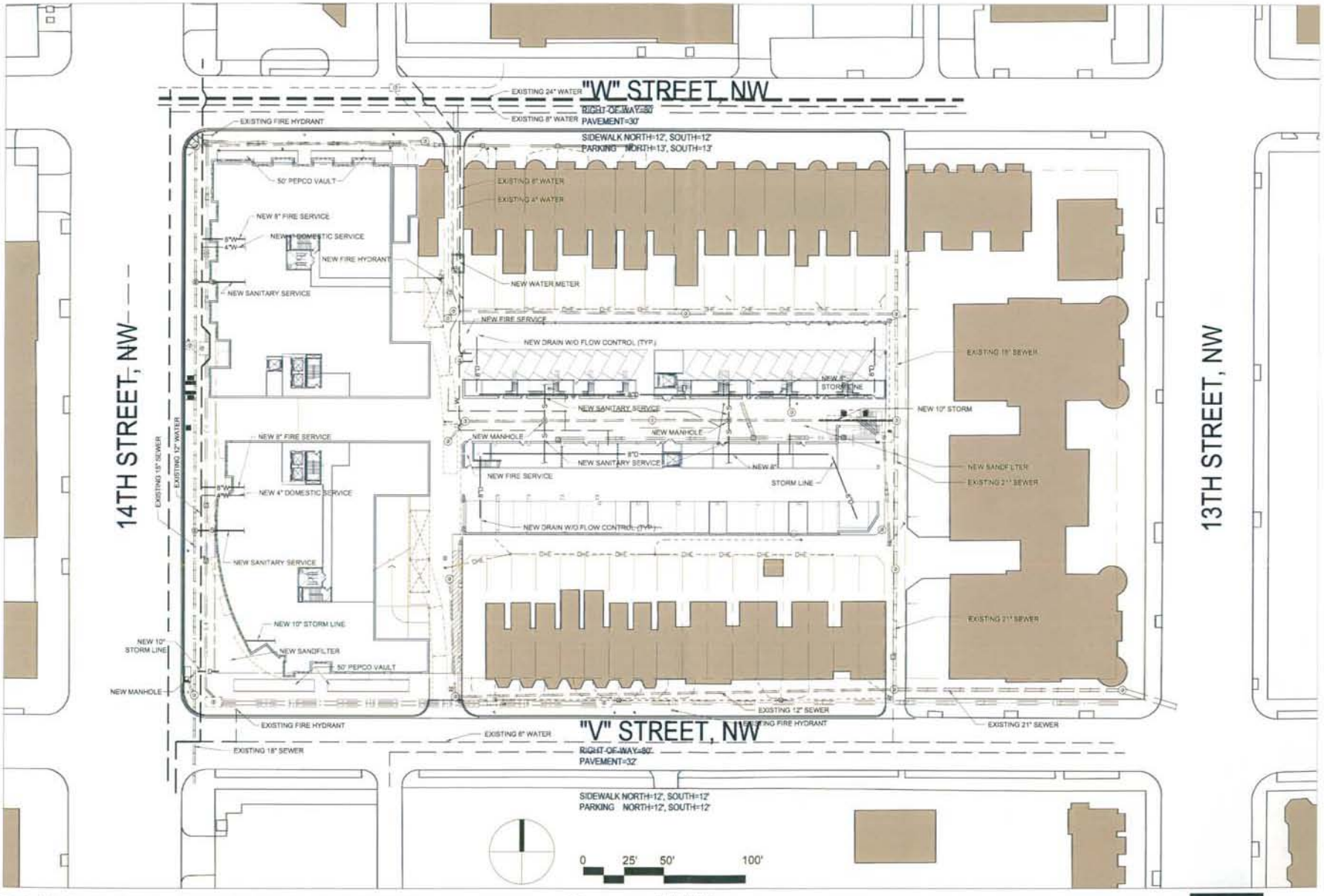
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S05



TRAVEL DISTANCE DIAGRAM


Belmont St. NW
Florida Avenue, NW
Florida Avenue, NW
W Street, NW
12th Street, NW
15th Street, NW
14th Street, NW
13th Street, NW
12th Street, NW
V Street, NW
BUILDING HEIGHTS
LEGEND
21-40'
41-60'
61-80'
81-100'
101-120'
15th Street, NW
14th Street, NW
13th Street, NW
12th Street, NW
U Street, NW
SITE PLAN BUILDING HEIGHTS



SQUARE 235 14TH AND V ST., NW

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UTILITY PLAN

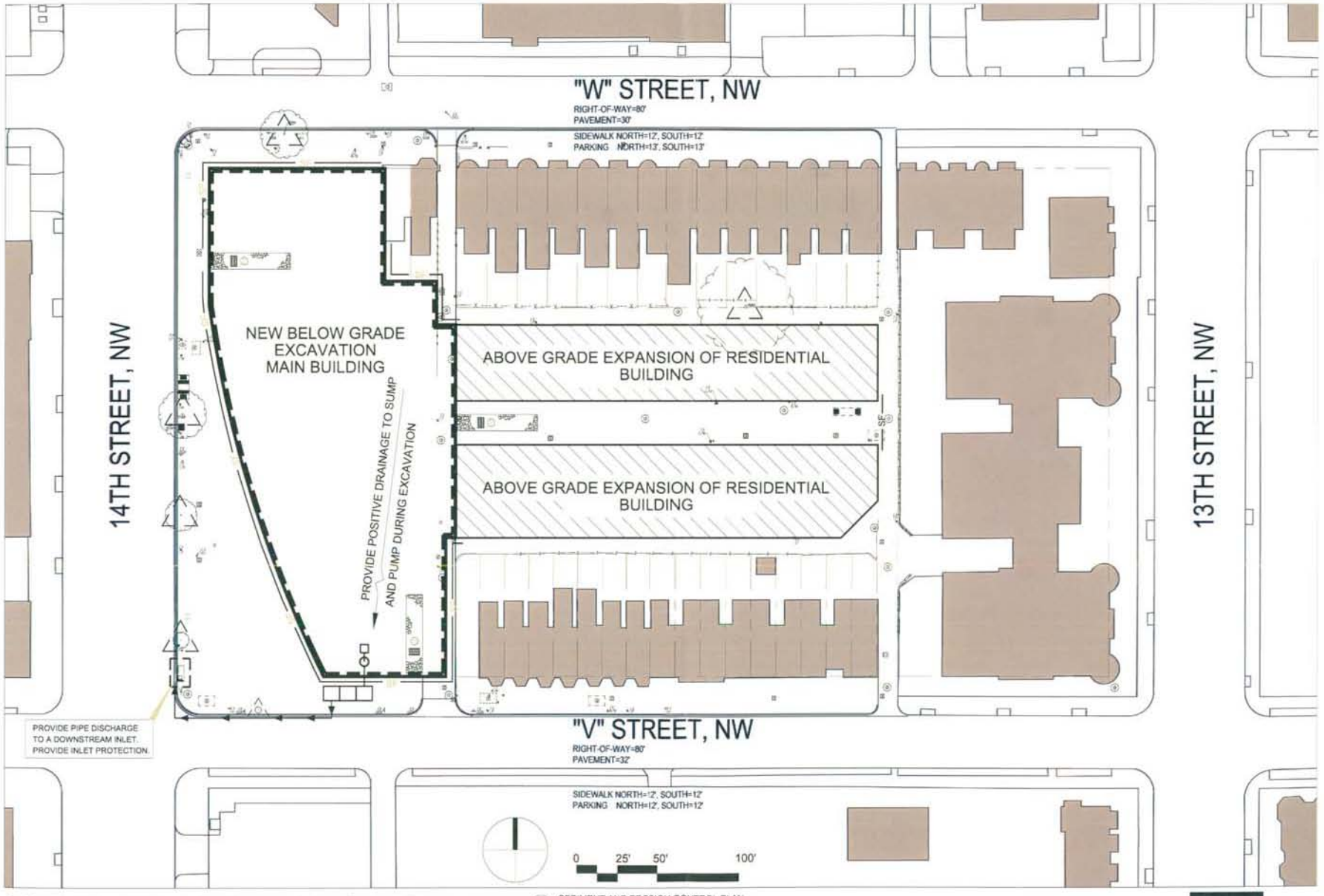
NOTE: SEE SHEET 001 FOR NOTES

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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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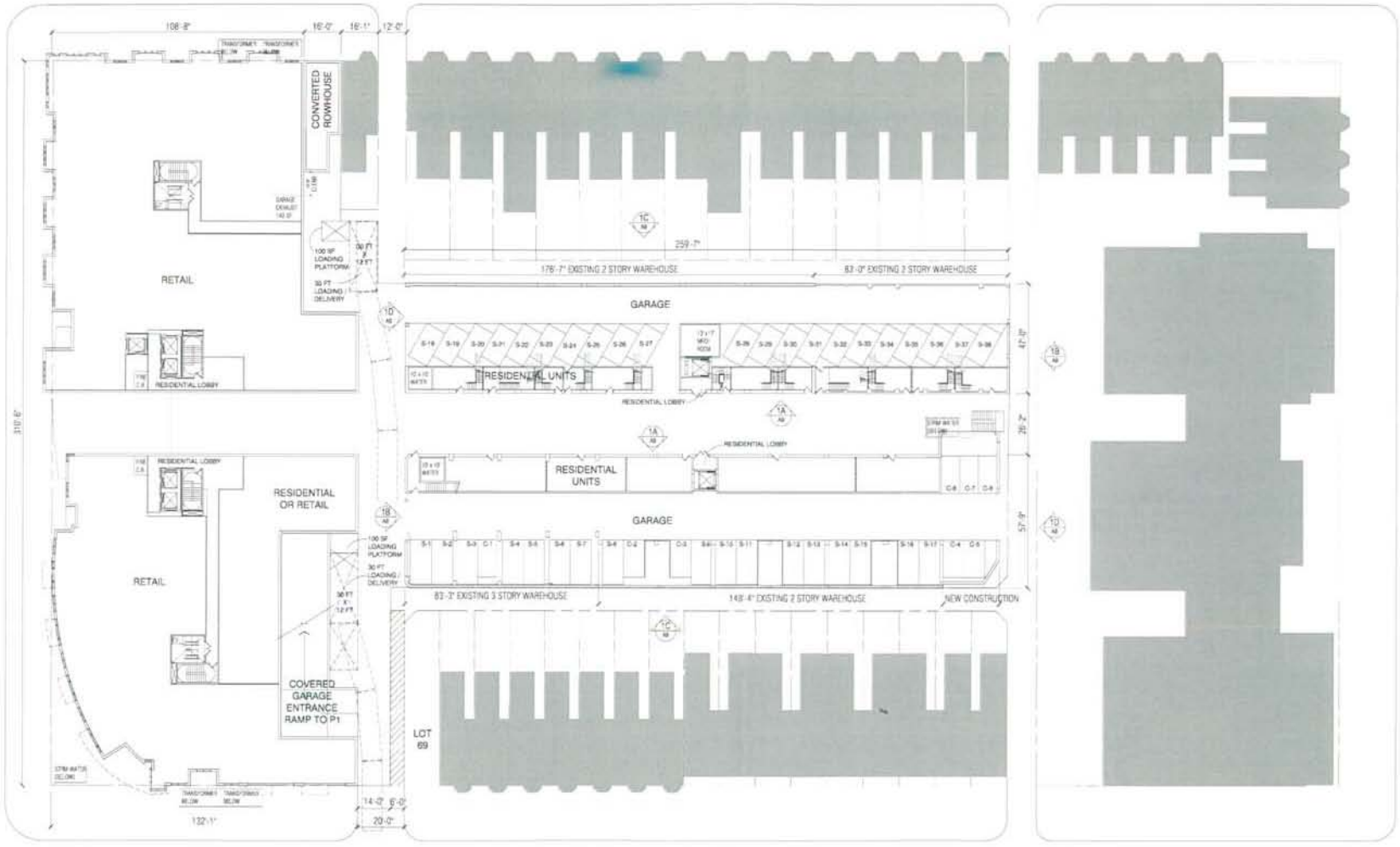
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Date: 12/15/2003

S10



FIRST LEVEL

LEGEND - BUILDING FUNCTIONS

- BLUE SHOWS COMMERCIAL RETAIL
- RED SHOWS CIRCULATION AND CORE ELEMENTS
- YELLOW SHOWS RESIDENTIAL

LEGEND - ALLEY CLOSURE

- ORANGE SHOWS EXISTING 12'-0" ALLEY
- ANGLED HATCHED SHOWS ALLEY CLOSURE BELONGING TO LOT 69
- PURPLE SHOWS PROPOSED 20'-0" ALLEY EASEMENT

SQUARE 235 14TH AND V ST., NW

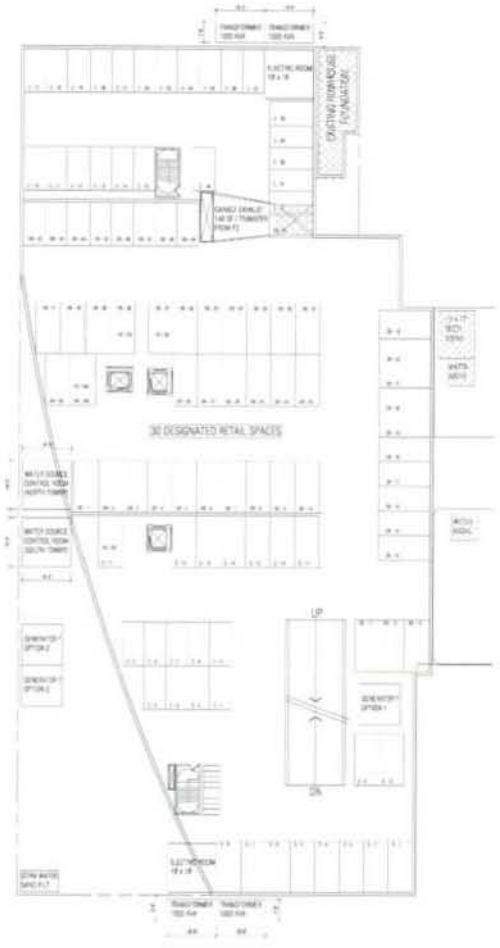
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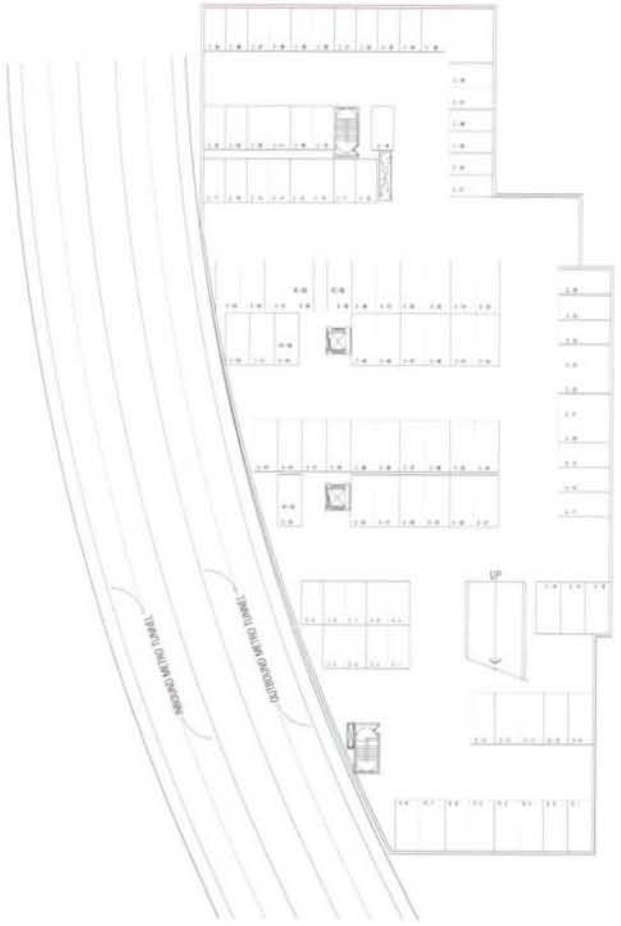
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A01



2 P1 LEVEL / GARAGE FLOOR PLAN



1 P2 LEVEL / GARAGE FLOOR PLAN

CROSS HATCHED AREAS DENOTES CONNECTIONS TO LEVEL ABOVE

SQUARE 235 14TH AND V ST., NW

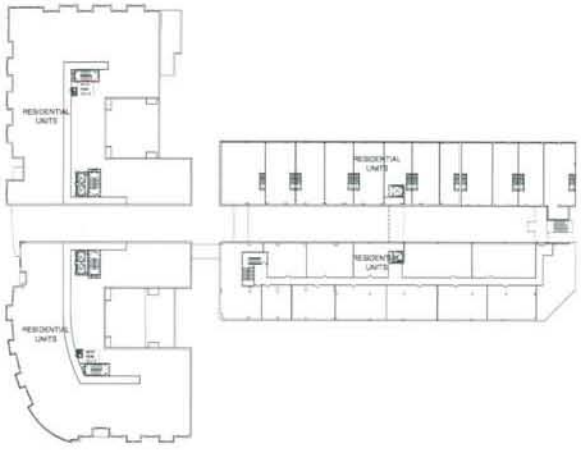
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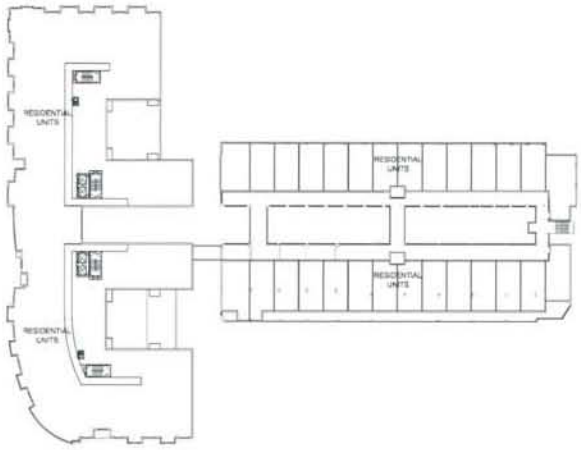
PN HOFFMAN CONSTRUCTION DEVELOPMENT

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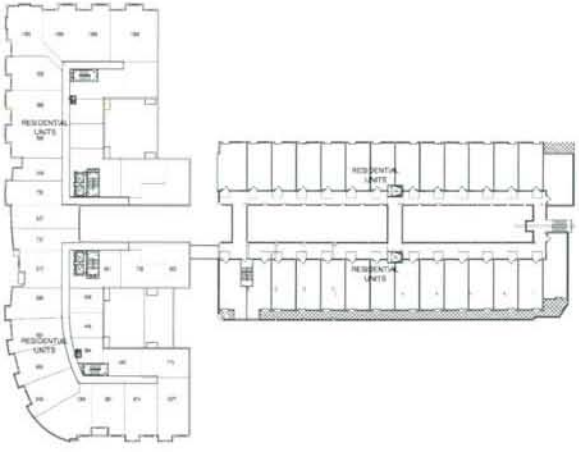
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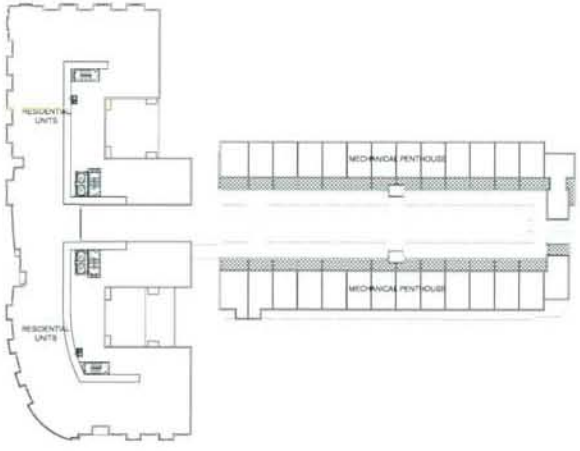
1 2ND FLOOR LEVEL



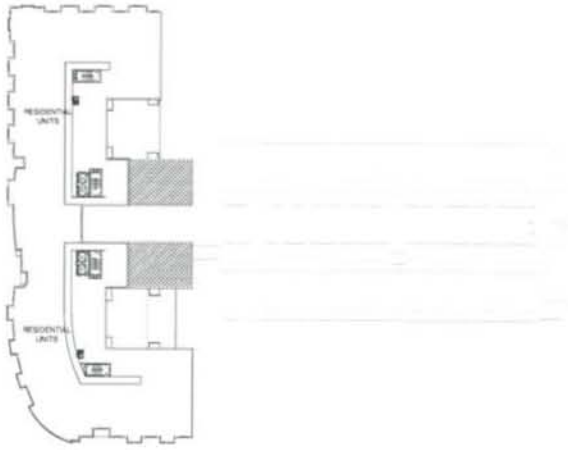
3 4TH FLOOR LEVEL



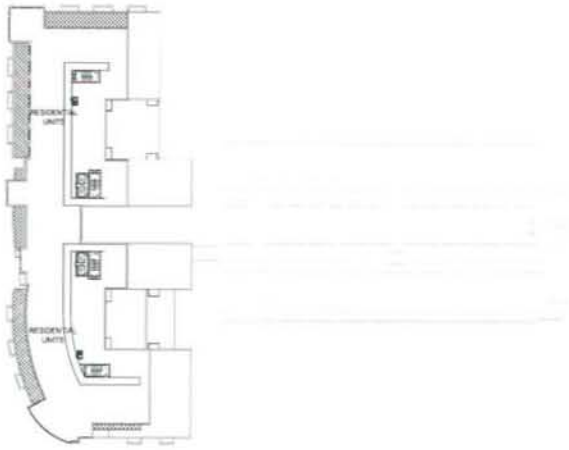
2 3RD FLOOR LEVEL



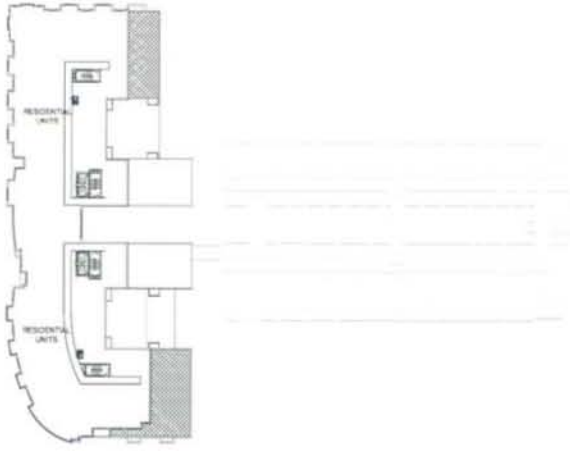
4 5TH FLOOR LEVEL



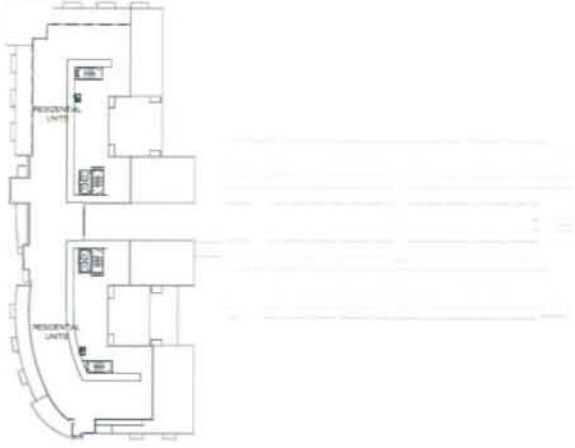
1 6TH FLOOR LEVEL



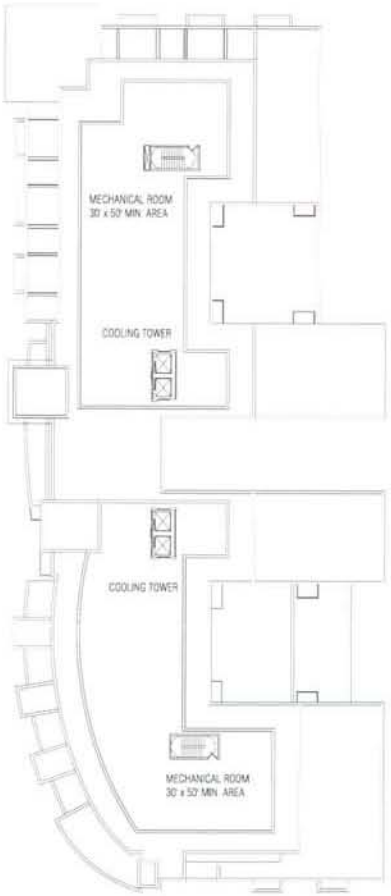
3 8TH FLOOR LEVEL



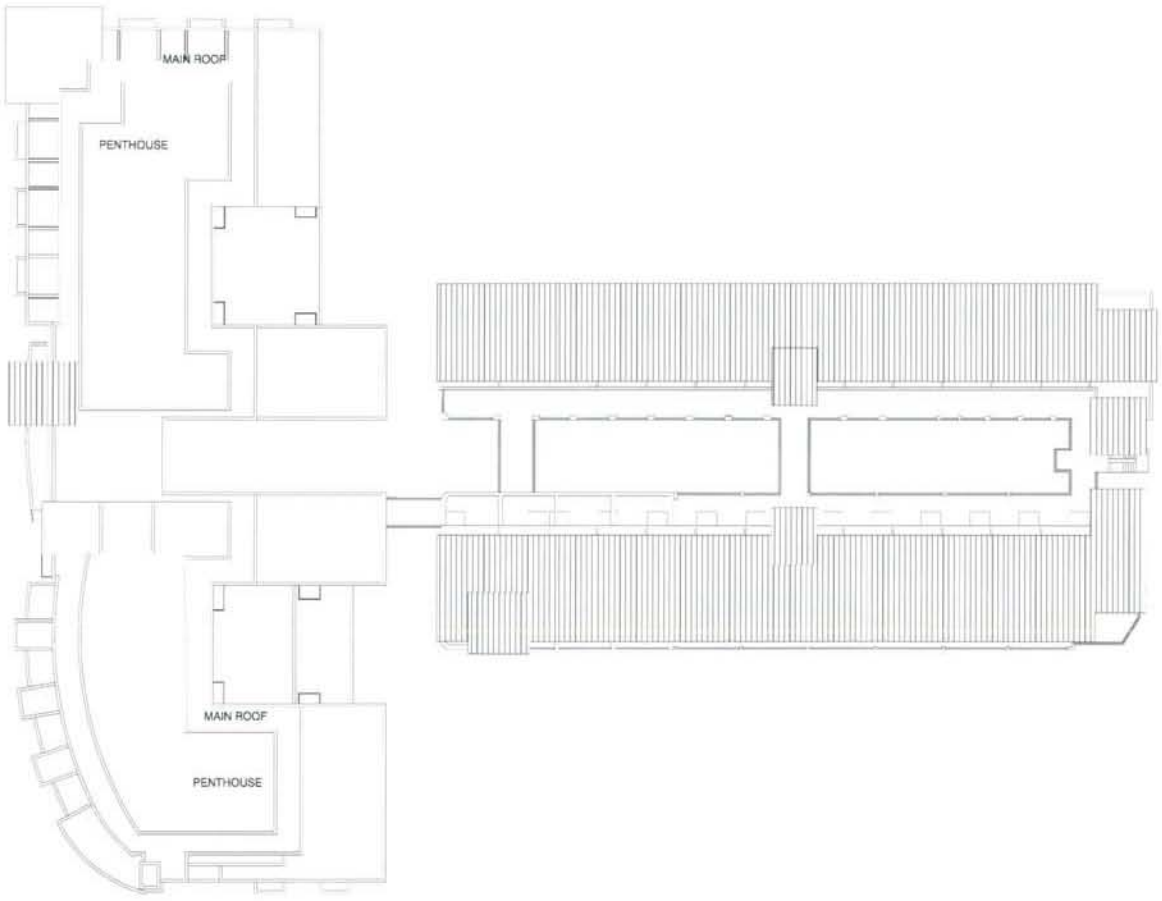
2 7TH FLOOR LEVEL



4 9TH FLOOR LEVEL

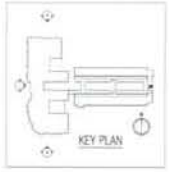


PENTHOUSE FLOOR LEVEL



ROOF PLAN





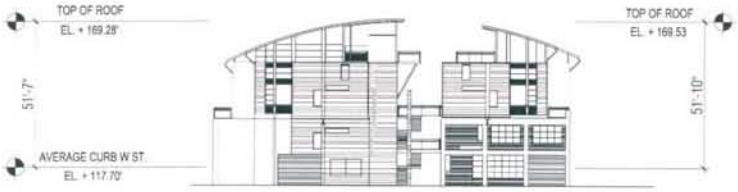
1 WEST ELEVATION - 14TH STREET



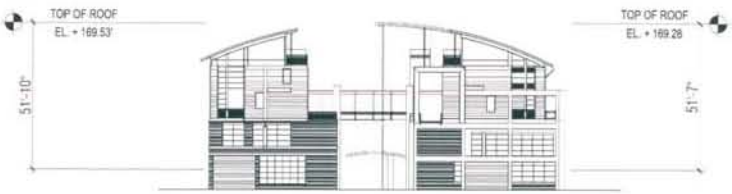
3 NORTH ELEVATION - W STREET



2 SOUTH ELEVATION - V STREET



6 EAST ELEVATIONS



5 WEST ELEVATIONS



4 NORTH WAREHOUSES
ALLEY (NORTH) ELEVATION



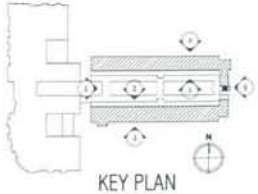
3 SOUTH WAREHOUSES
ALLEY (SOUTH) ELEVATION



2 SOUTH WAREHOUSES
GALLERY (NORTH) ELEVATION



1 NORTH WAREHOUSES
GALLERY (SOUTH) ELEVATION



KEY PLAN

SQUARE 235 14TH AND V ST., NW

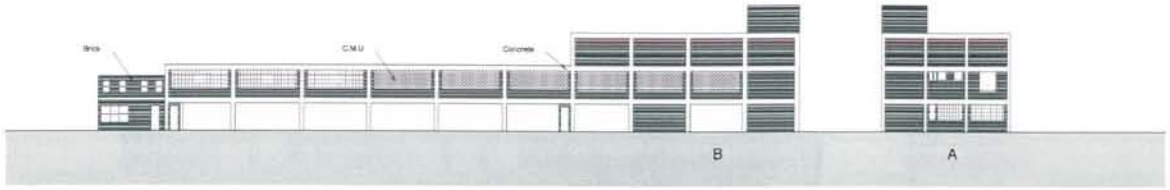
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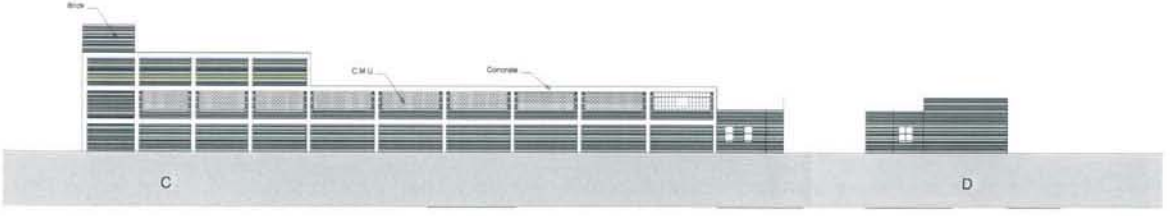
A08



1 EXISTING CONDITIONS SOUTH WAREHOUSES
GALLERY AND WEST ELEVATIONS



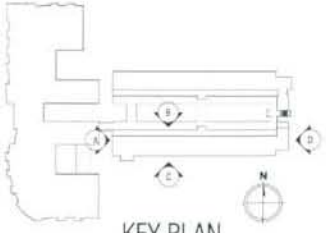




2 EXISTING CONDITIONS SOUTH WAREHOUSES
ALLEY AND EAST ELEVATIONS





KEY PLAN

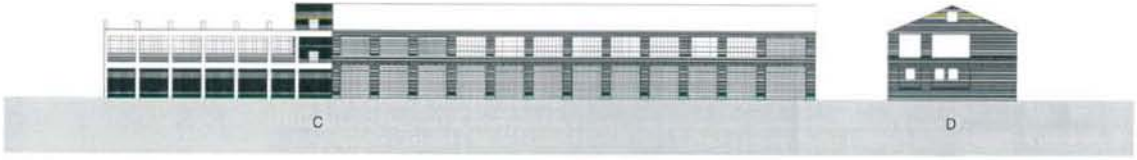


EXISTING CONDITIONS NORTH WAREHOUSES
GALLERY AND EAST ELEVATIONS
1



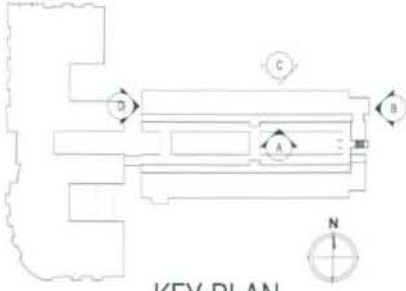




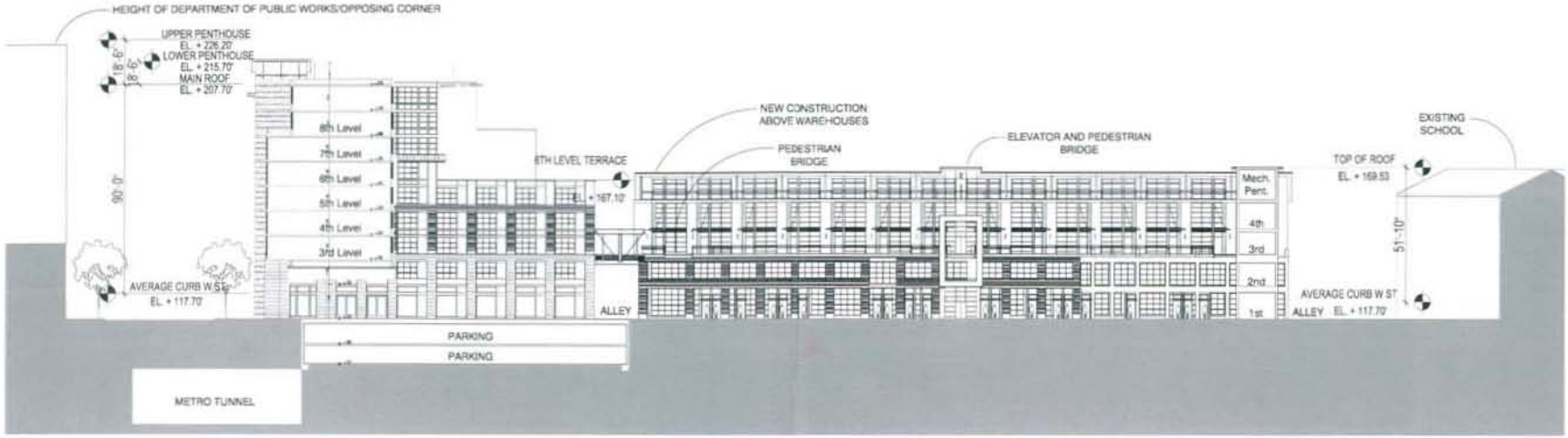


EXISTING CONDITIONS NORTH WAREHOUSES
ALLEY AND WEST ELEVATIONS
2

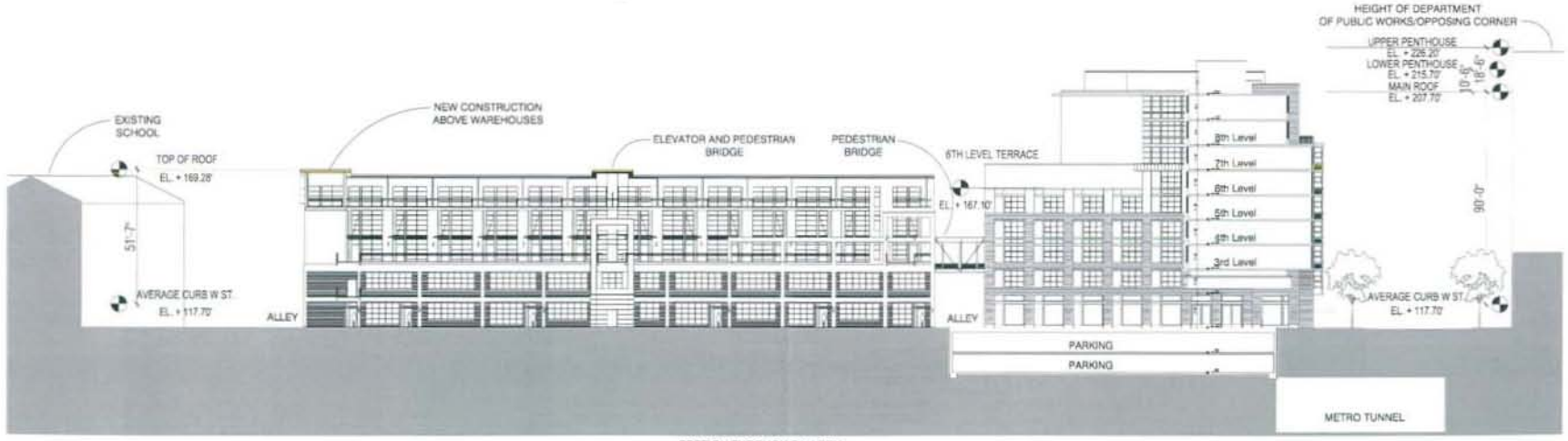




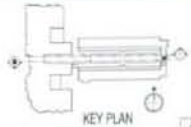
KEY PLAN

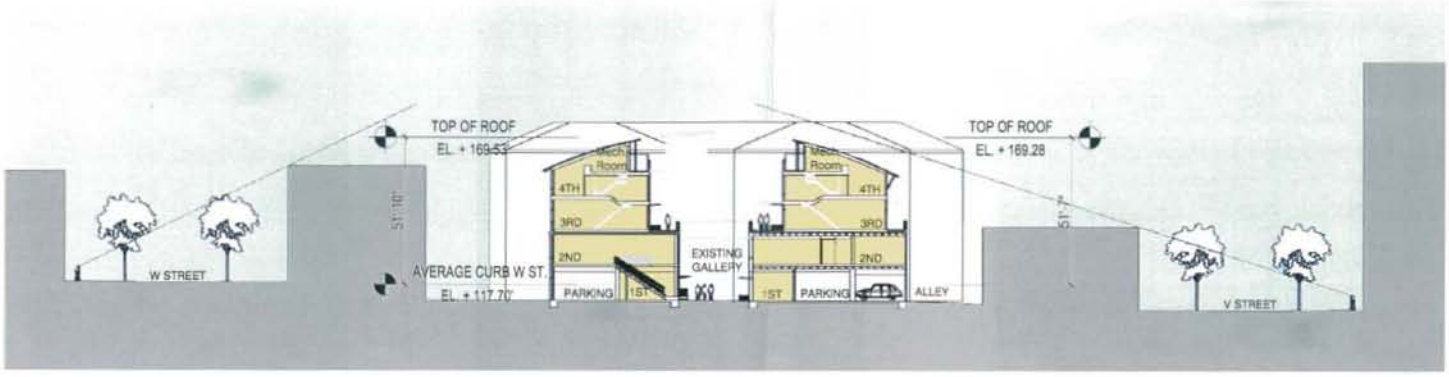


1 SECTION THROUGH GALLERY
LOOKING AT NORTH WAREHOUSES



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





3 ELEVATION DETAILS



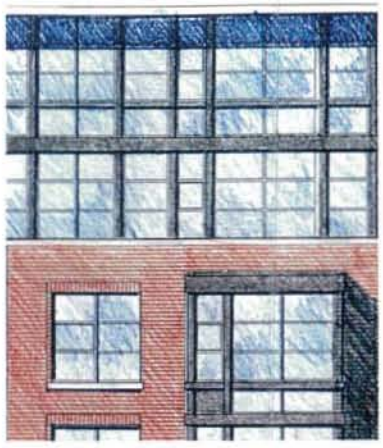
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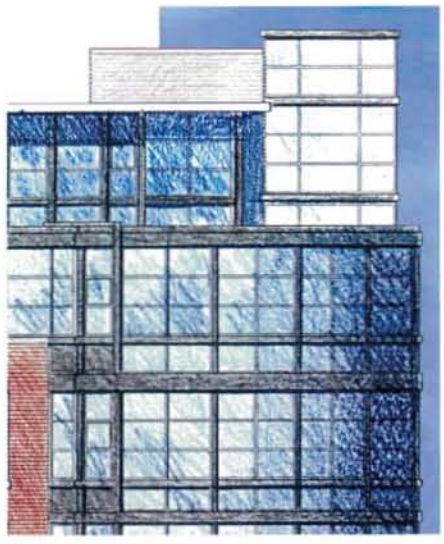
1 ELEVATION DETAILS



3 ELEVATION DETAILS



2 ELEVATION DETAILS



1 ELEVATION DETAILS



NORTH BUILDING PERSPECTIVE

SQUARE 235 14TH AND V ST., NW

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P01



MIDDLE BUILDNG PERSPECTIVE



SOUTH BUILDING PERSPECTIVE

SQUARE 235 14TH AND V ST., NW

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P03



GALLERY ENTRY LOOKING EAST



PERSPECTIVE ALLEY LEVEL WAREHOUSES



PERSPECTIVE THIRD LEVEL WAREHOUSES

SQUARE 235 14TH AND V ST., NW

WASHINGTON, DC

REVISED PUD SUBMISSION DEC. 15, 2003

PN HOFFMAN CONSTRUCTION DEVELOPMENT

SK&I