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January 6, 2004

MARY CAROLYN BROWN
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VIA HAND DELIVERY

Mr. Alberto Bastida
Office of Zoning for the
District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

D.C. OFFICE OF ZONING
2004 JAN -6 PM 3:46

Re: Zoning Commission Case No. 03-26
14th & V Residential PUD (Square 235)

Dear Mr. Bastida:

As discussed, enclosed please find twenty copies of the landscaping plan for the above-referenced planned unit development. A schedule of proposed building materials will be forwarded to you under separate cover. Should you have any questions, please do not hesitate to call me at (202) 862-5990.

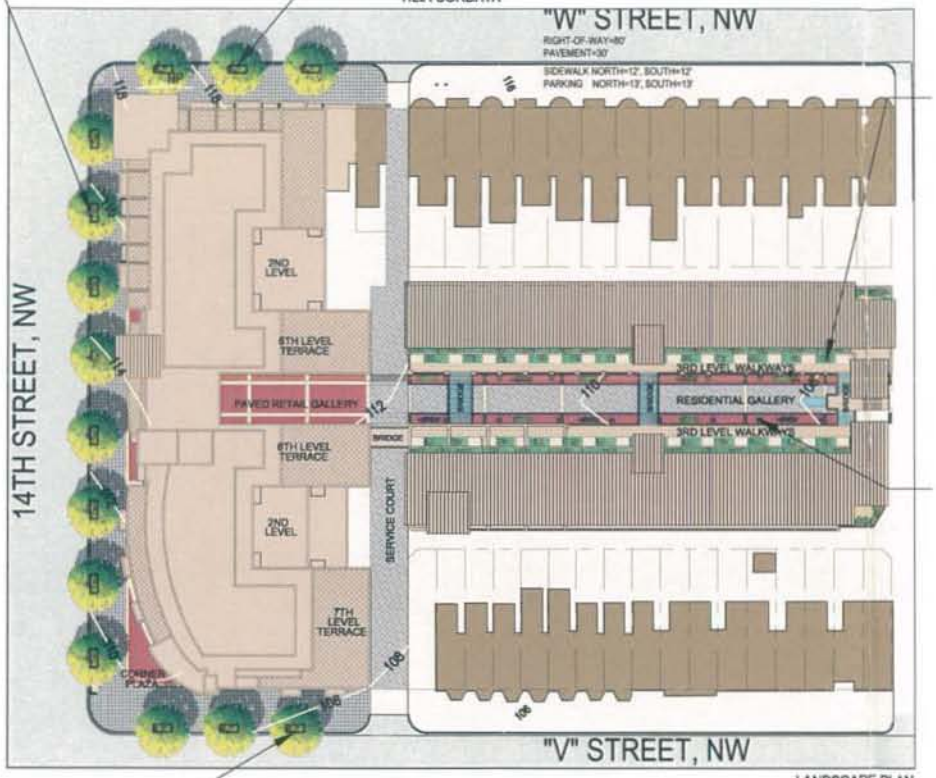
Very truly yours,

Carolyn Brown

Enclosures
cc: ANC 1B (w/ encl.)
Arthur Jackson, OP (w/ encl.)

ZONING COMMISSION
District of Columbia
Case 03-24
Exhibit 25

ZONING COMMISSION
District of Columbia
CASE NO.03-26
EXHIBIT NO.25



DECIDUOUS STREET TREE: QUERCUS ROBUR, QUERCUS ALBA OR ACER RUBRUM

DECIDUOUS STREET TREE: KOELREUTERIA BIPINNATA, CLADRASTIS LUTEA OR TILIA CORDATA

DECIDUOUS STREET TREE: KOELREUTERIA BIPINNATA, CLADRASTIS LUTEA OR TILIA CORDATA

LANDSCAPE PLAN

POTTED SHRUBS SIMILAR TO NANDINA DOMESTICA 'FIRE MOUNTAIN' (FIRE MOUNTAIN NANDINA), PIERIS JAPONICA (JAPANESE PIERIS), LEUCOTHOE FONTANESIANA (DROOPING LEUCOTHOE), MAHONIA AQUIFOLIUM (OREGON GRAPEHOLLY), AND/OR GRASSES SIMILAR TO CALAMAGROSTIS ARUNDINACEA 'KARL FORESTER' (REED GRASS), PENNISETUM ALOPECUROIDES 'HAMELIN' (FOUNTAIN GRASS), CAREX PENDULA (DROOPING SEDGE GRASS), MISCANTHUS SINESIS 'ZEBRINUS', PANICUM VIRGATUM 'SHENANDOAH'

POTTED VINES SIMILAR TO PARTHENOCISSUS QUINQUEFOLIA (VIRGINIA CREEPER) OR HYDRANGEA ANOMALA SUBSP. PETIOLARIS (CLIMBING HYDRANGEA), BOUGAINVILLEA, SPECTABILIS, CAMPSIS RADICANS (TRUMPET VINE), LONICERA SEMPERVIRENS (HONEYSUCKLE), AND/OR DEPENDING ON UNIT ENTRY LAYOUT AND AVAILABILITY, INTERIOR COURTYARD TREES MAY BE INCLUDED OF 1 SPECIES OF THE FOLLOWING: ACER PALMATUM 'BLOODGOOD' (BLOODGOOD JAPANESE MAPLE), MAGNOLIA STELLATA (STAR MAGNOLIA) OR GLEDITSIA TRIACANTHOS 'INERMIS' (THORNLESS HONEY LOCUST).



GALLERY ELEVATION 3RD AND 4TH FLOOR



GALLERY ELEVATION 1ST AND 2ND FLOOR

NOTES:
1. PLANT MATERIAL SPECIES WILL BE SPECIFIED IN CONSTUCTION
2. EROSION CONTROL MEASURES WILL BE IN CONFORMANCE WITH ALL APPLICABLE DISTRICT OF COLUMBIA CODES AND REGULATIONS.
3. REFER SHEET S1 FOR ADDITIONAL INFORMATION ON LOCATIONS OF WATER AND SEWER LINES, INLETS AND BASINS; AND ROAD LOCATIONS.
4. REFER SHEET S8 FOR PROPOSED LOCATIONS OF CONNECTIONS TO WATER, SEWER AND STORM DRAIN LINES.
5. REFER SHEET S4 FOR SIDEWALK AND CURB CUT DIMENSIONS.
6. RETAIL GALLERY TO BE HARDSCAPED.
7. RESIDENTIAL GALLERY TO BE HARDSCAPED, CONTAINED PLANTS AND VINES TO FLANK ENTRIES.
8. 3RD LEVEL WALKWAYS TO HAVE PAVERS AND PLANTED AREAS TO FLANK ENTRIES.
9. CORNER PLAZA TO BE HARDSCAPED.
10. STREET TREES ALONG 14TH STREET TO BE ALL 1 SPECIES OF THE FOLLOWING: QUERCUS ROBUR (ENGLISH OAK), QUERCUS ALBA (WHITE OAK) OR ACER RUBRUM (RED MAPLE).
11. STREET TREES A LONG "W" AND "V" STREETS TO BE ALL 1 SPECIES OF THE FOLLOWING: KOELREUTERIA BIPINNATA (FLAME TREE), CLADRASTIS LUTEA (YELLOWWOOD), OR TILIA CORDATA (LITTLELEAF LINDEN).
12. ALL TREES TO BE AT LEAST 2.5" CALIPER AT TIME OF PLANTING.
13. PLANT SPECIES INDICATED SUBJECT TO AVAILABILITY AT TIME OF CONSTRUCTION.

SQUARE 235 14TH AND V ST., NW

WASHINGTON, DC

LANDSCAPE DESIGN

JAN. 8, 2003

PN HOFFMAN CONSTRUCTION DEVELOPMENT

SK&I