03-26



SQUARE 235 14TH AND V STREET, NW
REVISED 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

SHEET INDEX

— TITLE SHEET

D00 CHANGE LIST
D01 DEVELOPMENT DATA
S01 EXISTING SURVEY
S02 SITE PHOTOGRAPHS
S03 SITE PHOTOGRAPHS
S04 SITE PLAN
S05 SITE CIRCULATION PLAN
S06 TRAVEL DISTANCE DIAGRAM
S07 ZONING BUILDING HEIGHT DIAGRAM
S08 UTILITY PLAN
S09 SEDIMENT AND EROSION CONTROL PLAN
S10 LANDSCAPE PLAN

ARCHITECTURAL DRAWINGS

A01 FIRST LEVEL FLOOR PLAN
A02 P1 AND P2 GARAGE LEVEL FLOOR PLANS
A03 SECOND THRU FIFTH LEVEL FLOOR PLANS
A04 SIXTH THRU NINTH LEVEL FLOOR PLANS
A05 PENTHOUSE LEVEL
A06 ROOF PLAN
A07 ELEVATIONS: 14TH STREET, V AND W STREETS
A08 ELEVATIONS: WAREHOUSE ELEVATIONS
A09 ELEVATIONS: EXISTING CONDITIONS HISTORIC STRUCTURES
A10 ELEVATIONS: EXISTING CONDITIONS HISTORIC STRUCTURES
A11 SECTIONS: THROUGH GALLERY LOOKING NORTH AND SOUTH
A12 SECTIONS: THROUGH RENOVATED WAREHOUSES
A13 ELEVATION DETAILS
A14 ELEVATION DETAILS
A15 MATERIAL SELECTIONS
A16 MATERIAL SELECTIONS

P01 PERSPECTIVE LOOKING NORTH ON 14TH STREET
P02 PERSPECTIVE LOOKING SOUTH ON 14TH STREET
P03 PERSPECTIVE LOOKING SOUTH FROM 14TH AND W STREET
P04 PERSPECTIVE GALLERY ENTRY LOOKING EAST
P05 PERSPECTIVE ALLEY LEVEL WAREHOUSES
P06 PERSPECTIVE THIRD LEVEL WAREHOUSES

ZONING COMMISSION
District of Columbia
CASE NO. 03-26
EXHIBIT NO. 35



01.15. 04 REVISIONS TO PUD SET

1. The garage layout and parking tabulation have been adjusted. See D01, A02.

2. A glass bridge has been added to the high-rise tower at the second level across the retail gallery. See A03, A07.

3. Adjustment of building envelope on north elevation - the two-floor "notch" in the building at the east end, adjacent to the townhouses has been filled in. See A04, A07.

4. The elevator core and corridor design have been developed and refined. See all sheets, particularly sheets A03, A04.

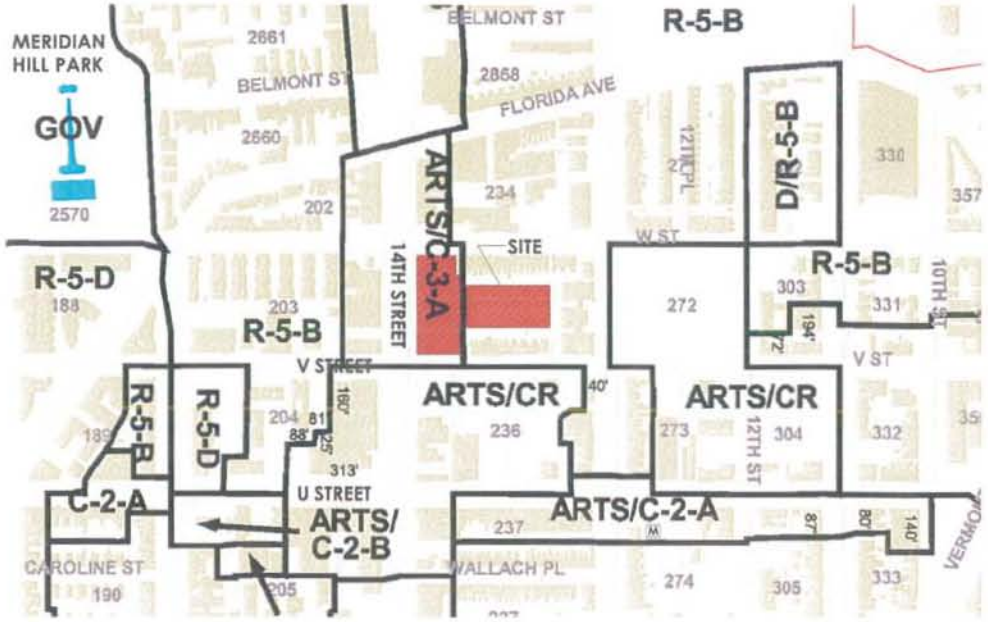
5. The distribution on the first floor of residential and retail space has been adjusted and defined. See D01 and A01.

6. The elevation section has been updated based on refinements in the design - glass bridge at the second floor and adjustment. See A11.

7. Material and Color Samples have been provided and materials have also been called out on the elevation detail sheets. A12,A13 and A14 - these materials and samples are conceptual and subject to refinement of design and availability of specific materials.

8. Additional notations/ dimensions as requested by staff have been added to the drawings.

9. More detail has been added to the landscape information as requested by staff. See S10.



STORM WATER MANAGEMENT NARRATIVE AND NOTES (BELOW)



DEVELOPMENT DATA AND ZONING TABULATIONS

SQUARE: 235

LOTS / ZONE:

		SITE AREA (SF):	
203 / ARTS - C-3-A (EXISTING AUTO SERVICE CENTER)		203 =	6,546
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 ($)

ARTS - C-3-A / PUD

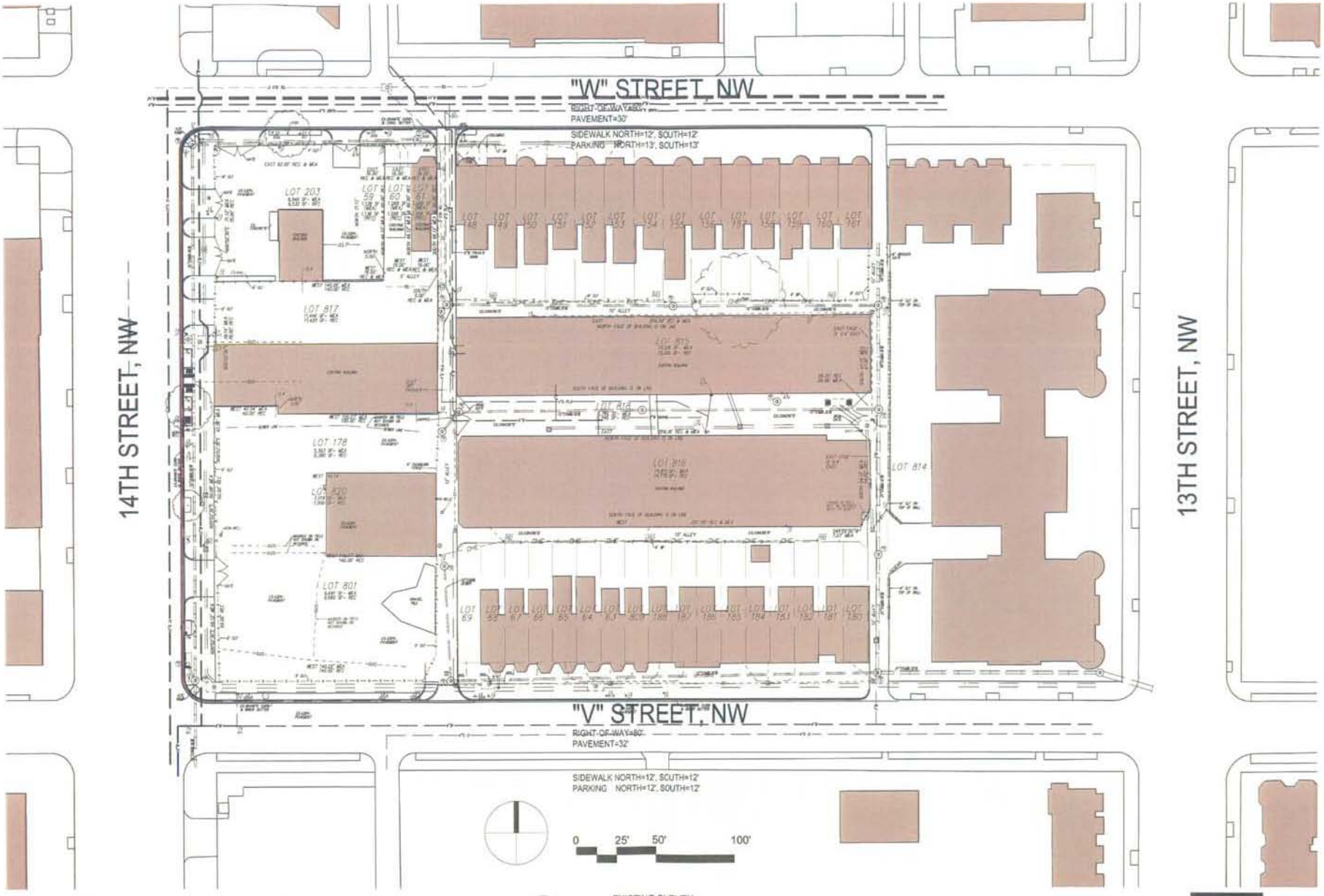
RESIDENTIAL REHABILITATION

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:		179,934 SF TO 183,934 SF		109,033 SF
RETAIL:		22,000 SF TO 26,000 SF		NONE
LOT OCCUPANCY:	75 % MAX	75 %	60 % MAX	79 % EXISTING 83 % PROPOSED
BUILDING HEIGHT:	90'-0"	90'-0"	60'-0"	51'-10"
PENTHOUSE HEIGHTS:	18'-6"	18'-6" 10'-6"	18'-6"	11'-0"
PENTHOUSE AREA:	15,610 SF MAX	11,089 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) AFTER 3000 SF 1 PER 300 SF (RETAIL) = 64 TO 77 SPACES (RETAIL)	0.60 PER 1 DU = 138 SPACES (RESIDENTIAL) 50 SPACES (RETAIL) PROVIDED	NONE REQUIRED [3]	0.87 PER 1 DU = 46 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

WASHINGTON, DC

REVISED PUD SUBMISSION JAN. 15, 2004

PN HOFFMAN CONSTRUCTION DEVELOPMENT

SK&I

S01



1 14TH STREET



2 V STREET

SITE PHOTOGRAPHS

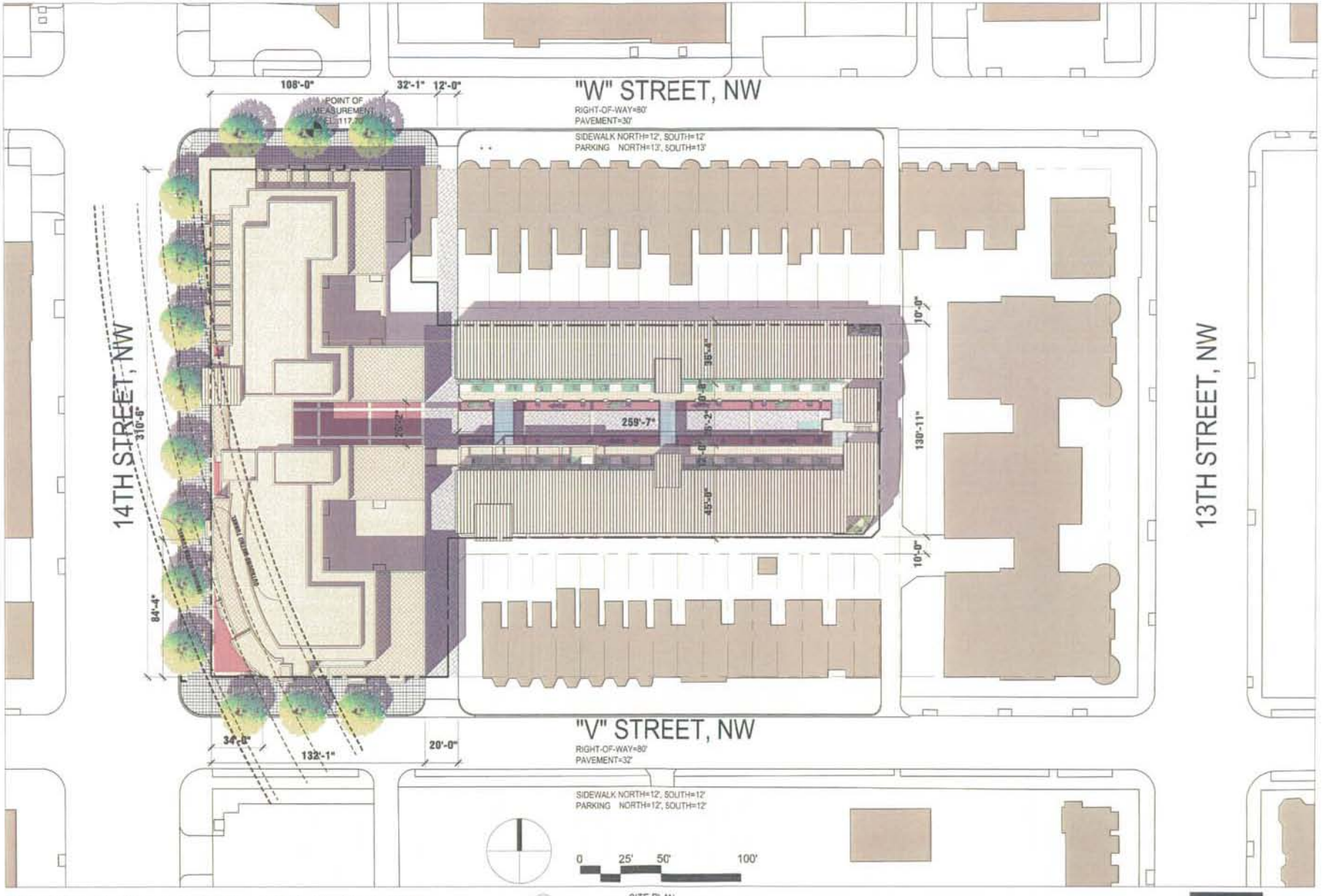


1 W ST REET



2 13TH STREET

SITE PHOTOGRAPHS



SITE PLAN

SQUARE 235 14TH AND V ST., NW

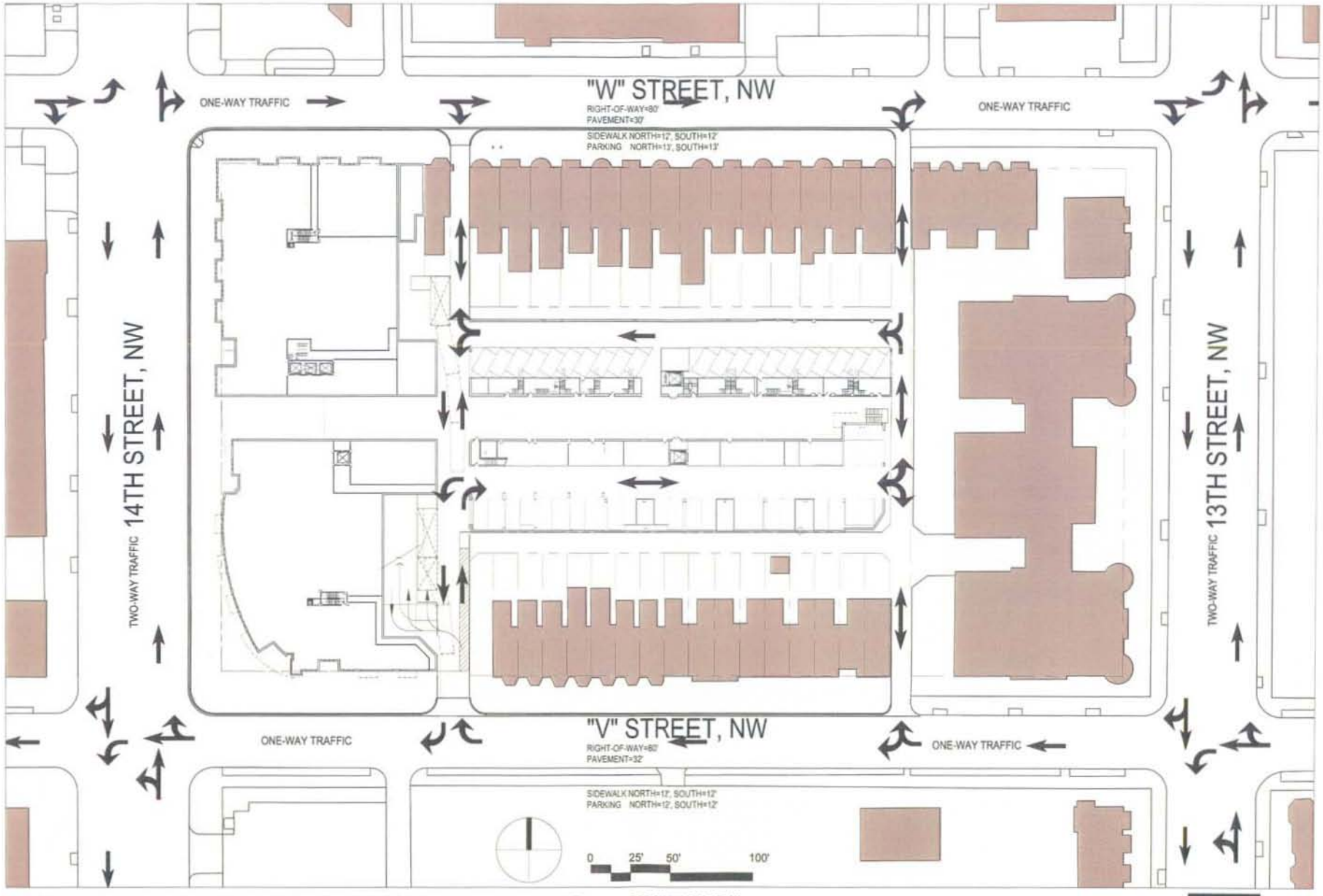
WASHINGTON, DC

REVISED PUD SUBMISSION JAN. 15. 2004

PN HOFFMAN CONSTRUCTION DEVELOPMENT

SK&I

S04



SQUARE 235 14TH AND V ST., NW

WASHINGTON, DC

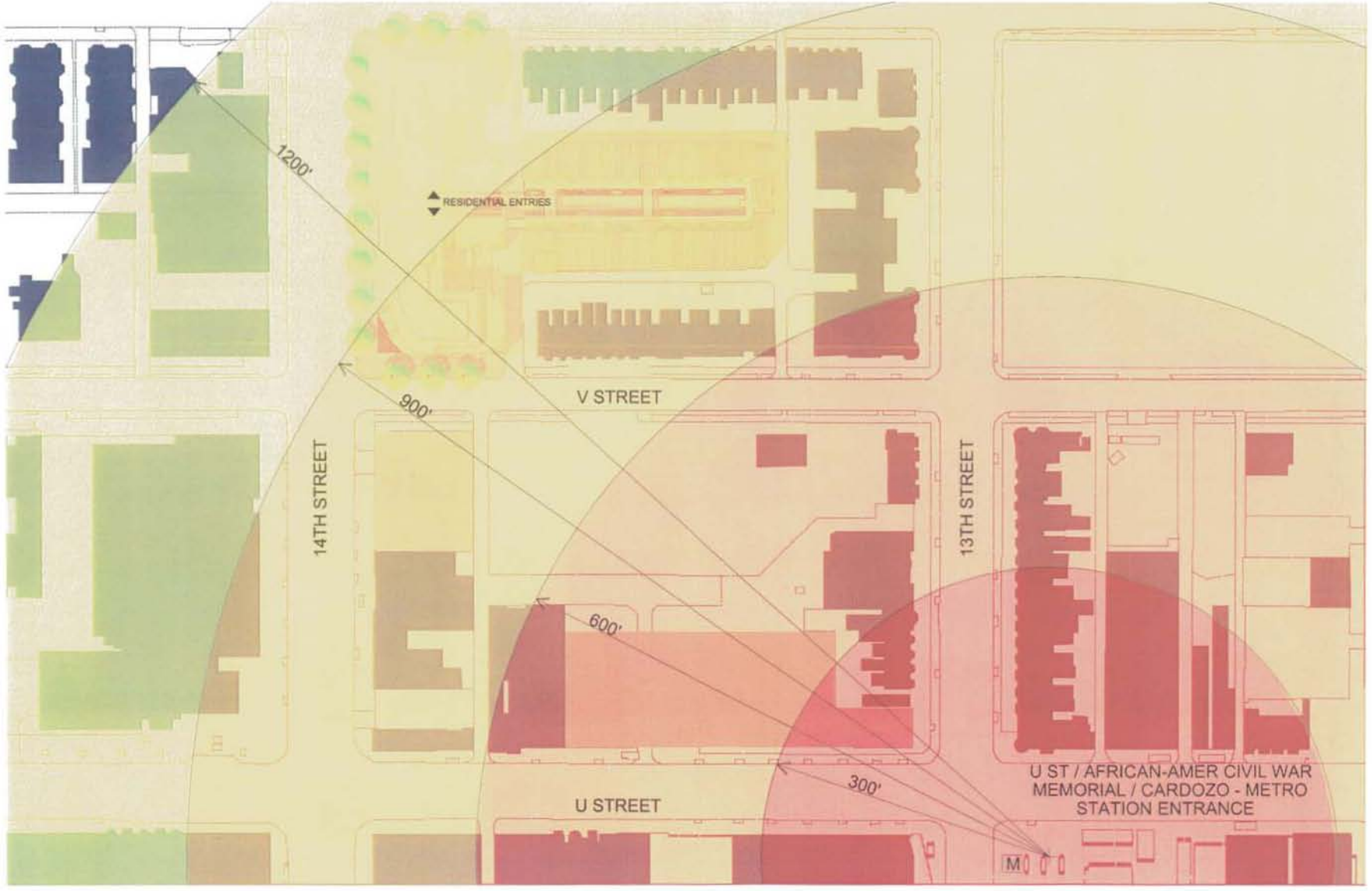
SITE CIRCULATION PLAN

REVISED PUD SUBMISSION JAN. 15, 2004

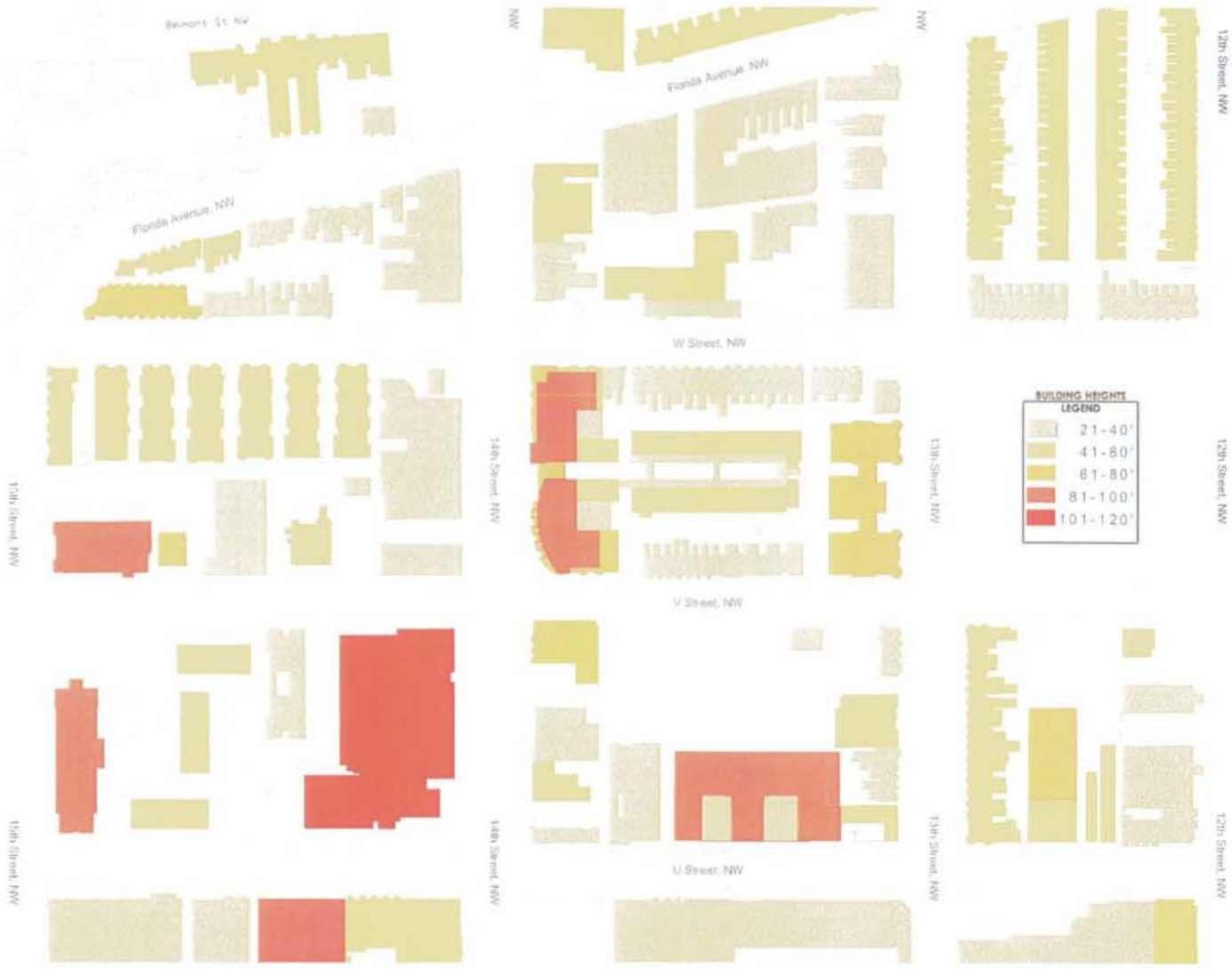
PN HOFFMAN CONSTRUCTION DEVELOPMENT

SK&I

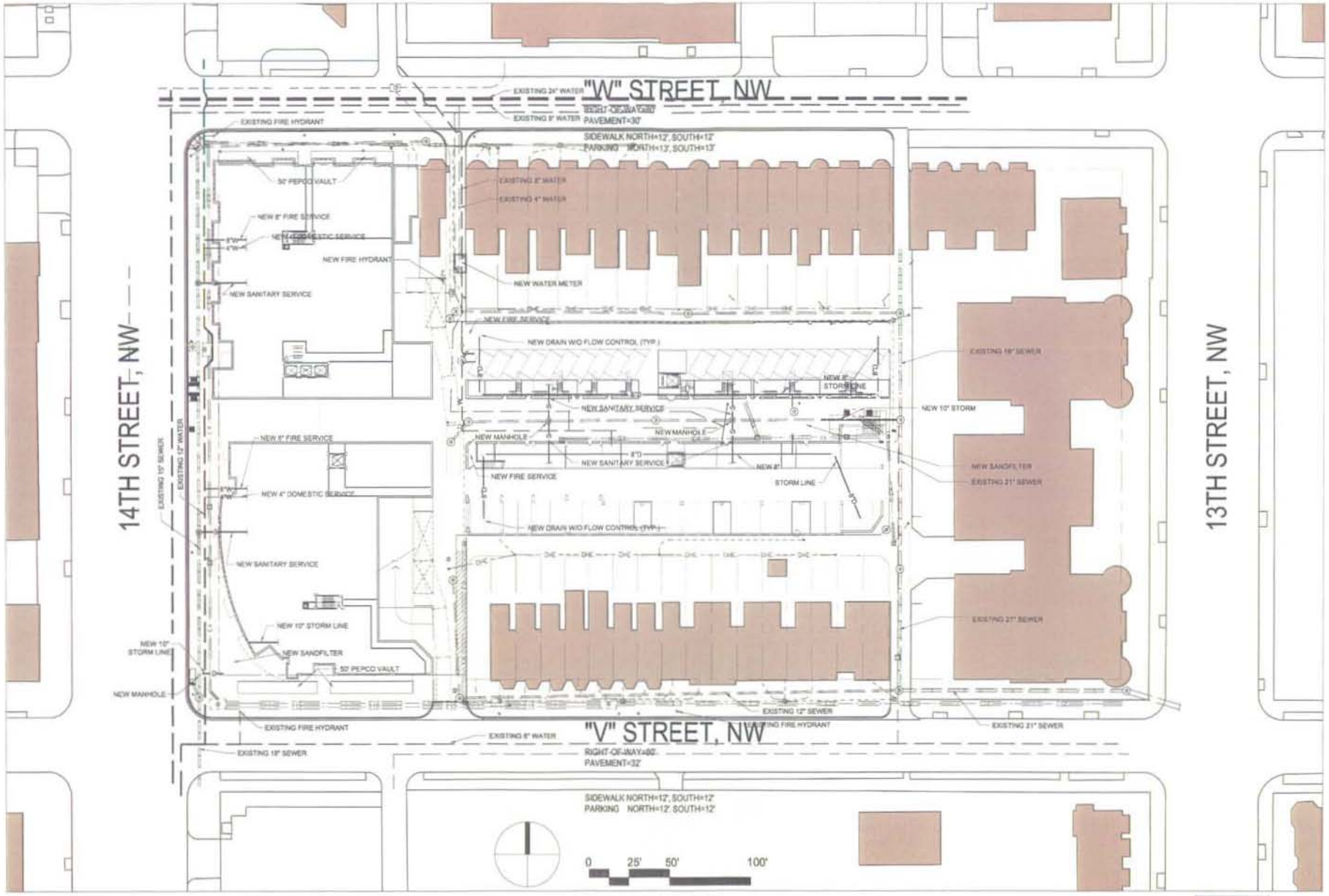
S05



TRAVEL DISTANCE DIAGRAM



SITE PLAN BUILDING HEIGHTS



SQUARE 235 14TH AND V ST., NW

WASHINGTON, DC

UTILITY PLAN

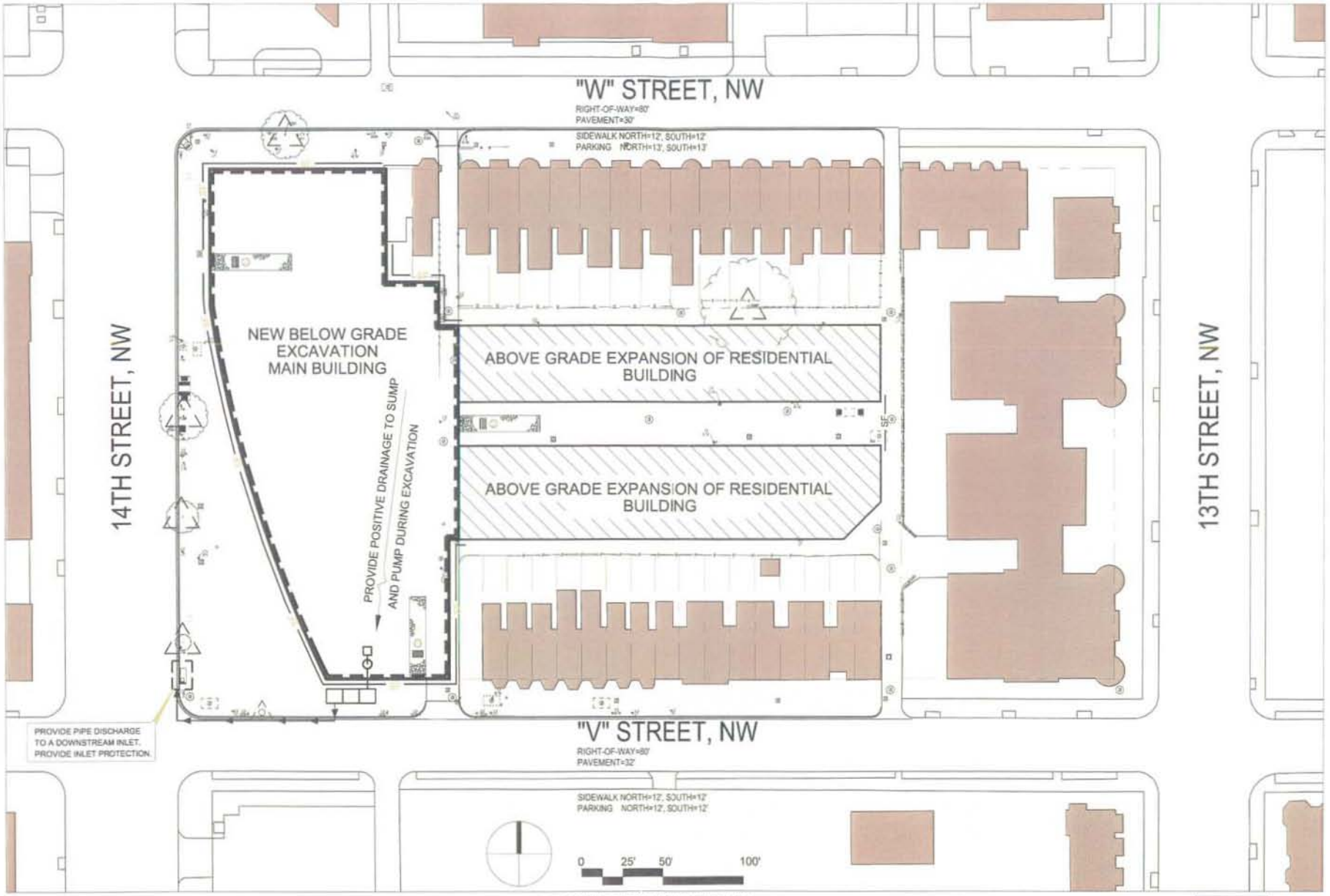
NOTE: SEE SHEET C01 FOR NOTES

REVISED PUD SUBMISSION JAN. 15, 2004

PN HOFFMAN CONSTRUCTION DEVELOPMENT

SK&I

S08



SQUARE 235 14TH AND V ST., NW

WASHINGTON, DC

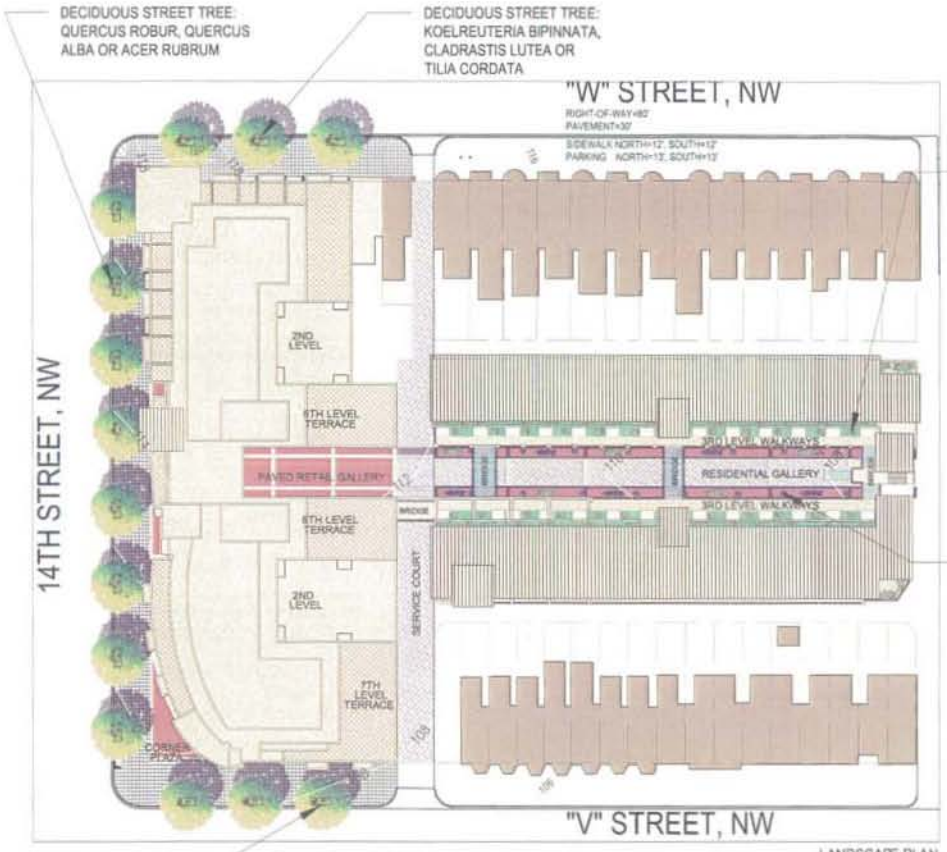
SEDIMENT AND EROSION CONTROL PLAN

REVISED PUD SUBMISSION JAN. 15, 2004

PN HOFFMAN CONSTRUCTION DEVELOPMENT

SK&I

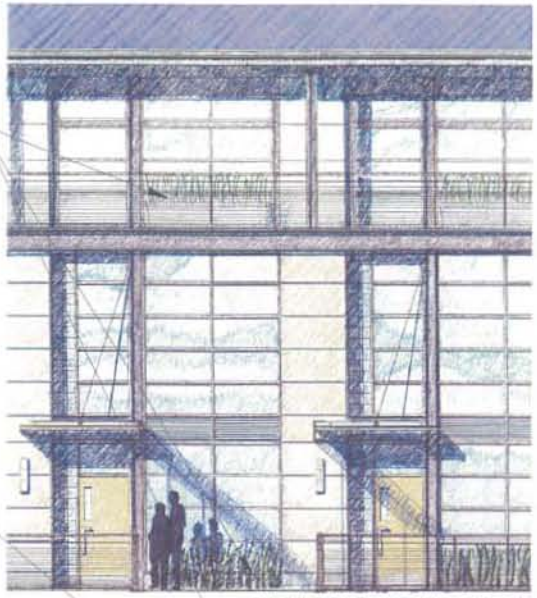
S09



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).



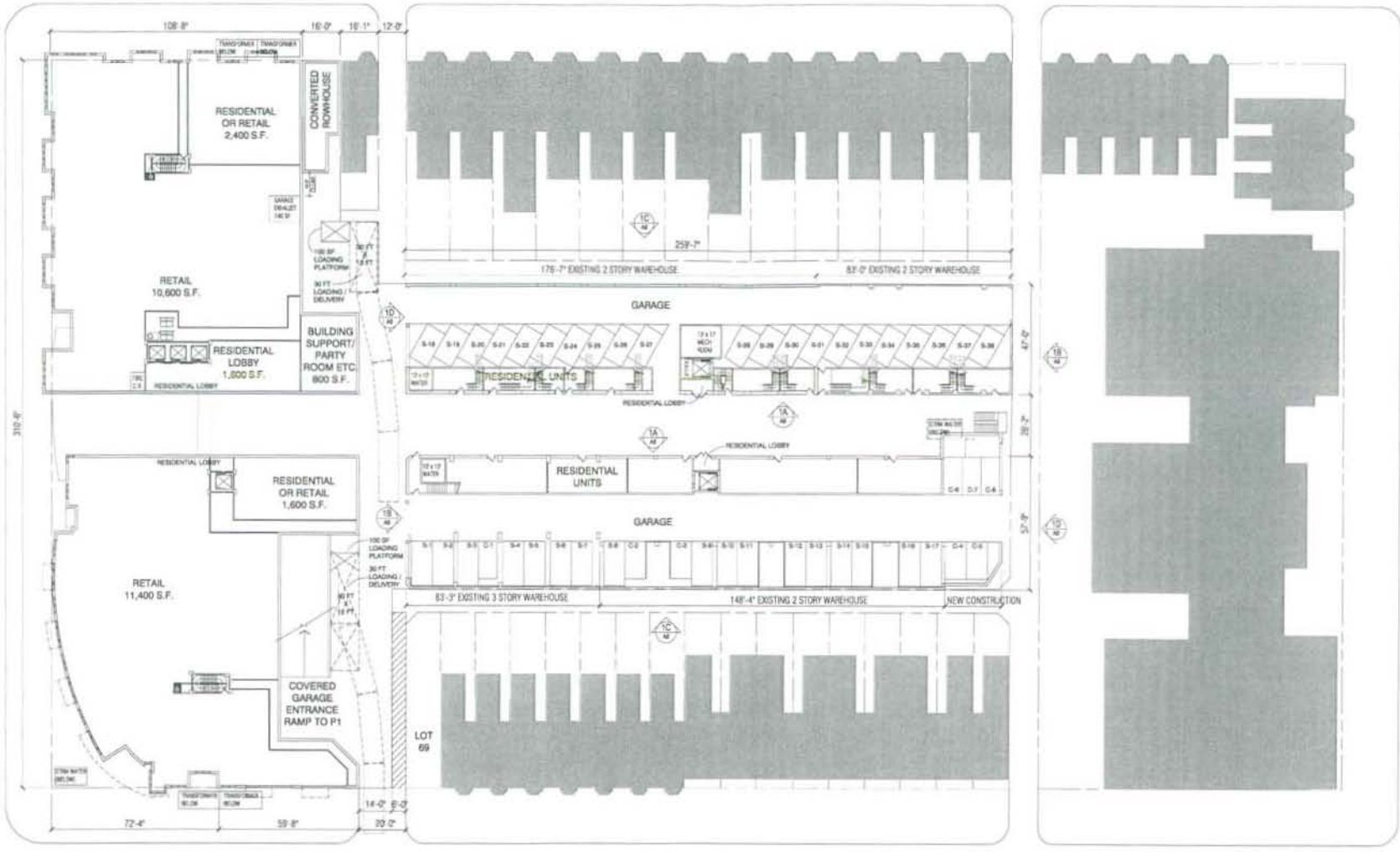
GALLERY ELEVATION 3RD AND 4TH FLOOR



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.

LANDSCAPE DESIGN



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

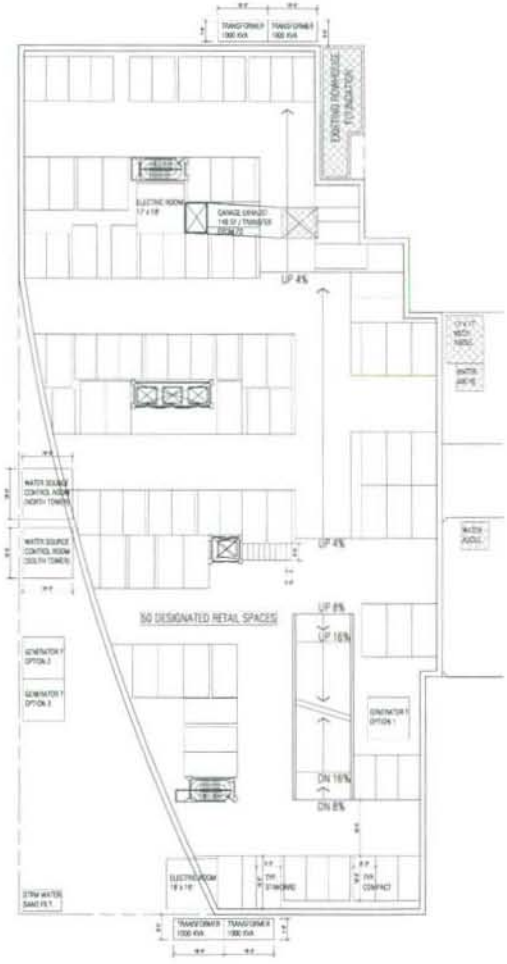
WASHINGTON, DC

REVISED PUD SUBMISSION JAN. 15, 2004

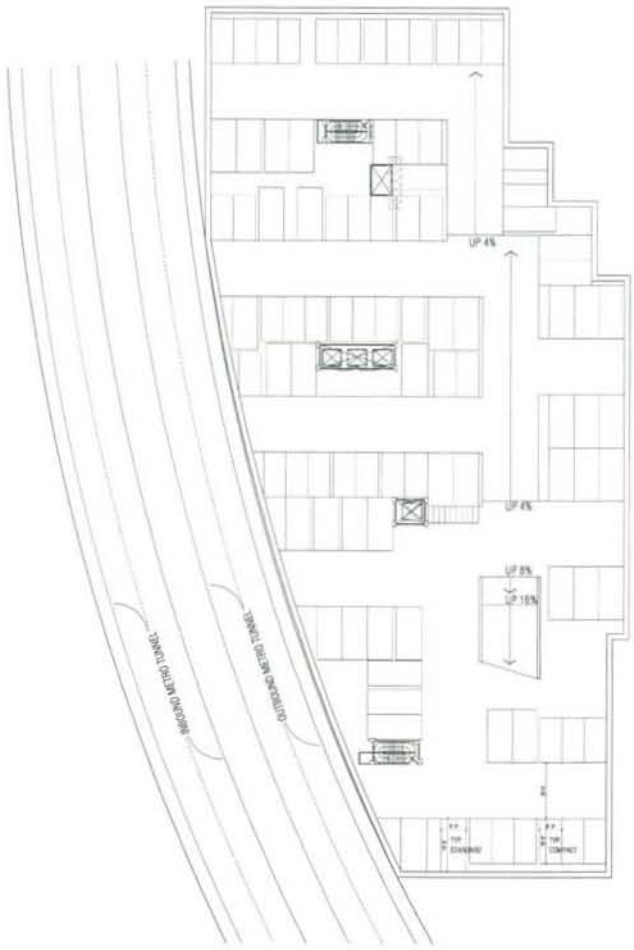
PN HOFFMAN CONSTRUCTION DEVELOPMENT

SK&I

A01

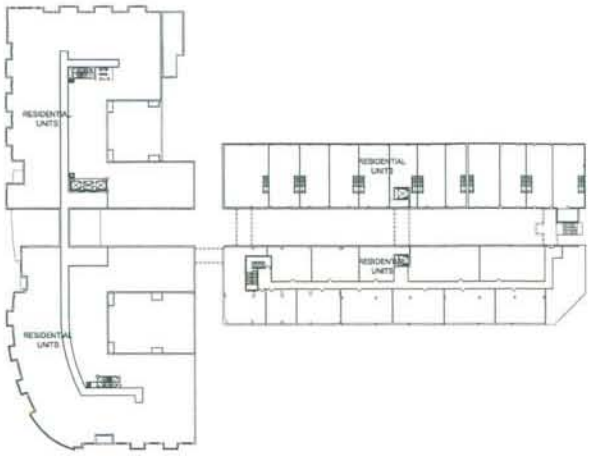


2 P1 LEVEL / GARAGE FLOOR PLAN

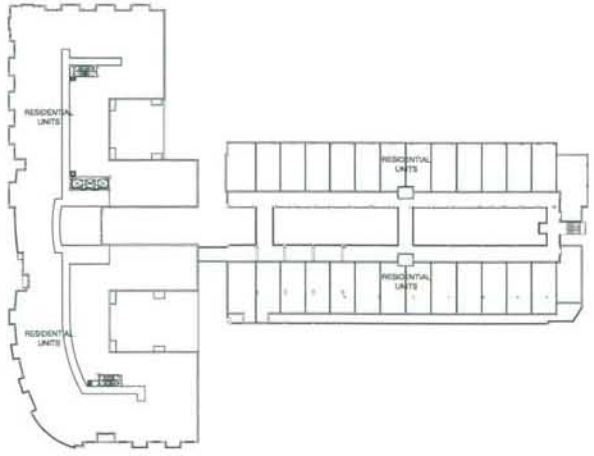


1 P2 LEVEL / GARAGE FLOOR PLAN

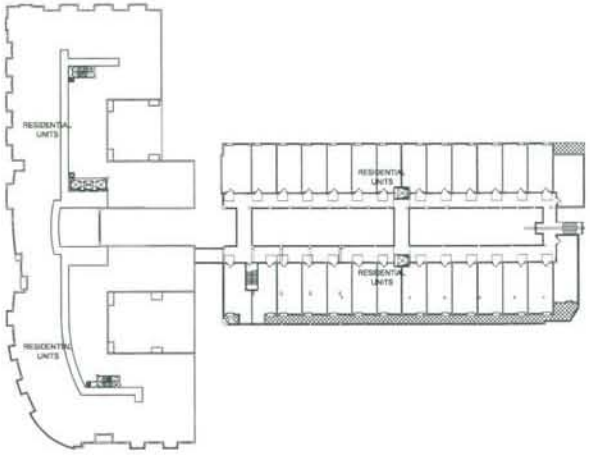
CROSS HATCHED AREAS DENOTES CONNECTIONS TO LEVEL ABOVE



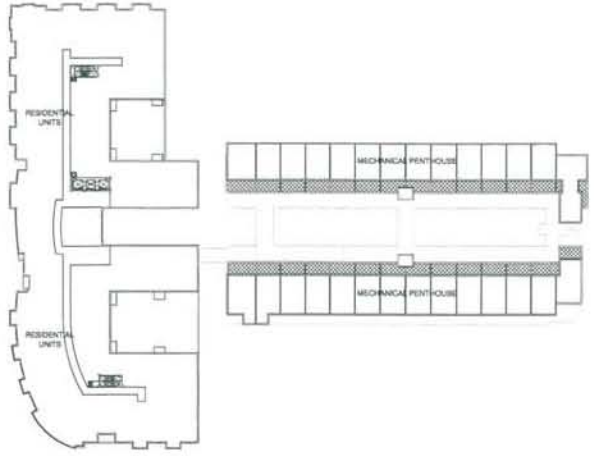
1 2ND FLOOR LEVEL



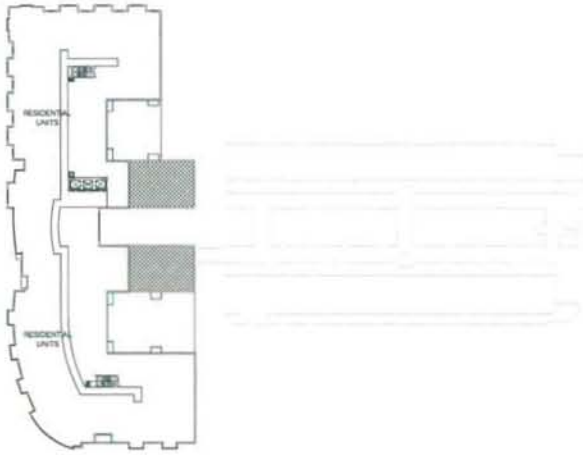
3 4TH FLOOR LEVEL



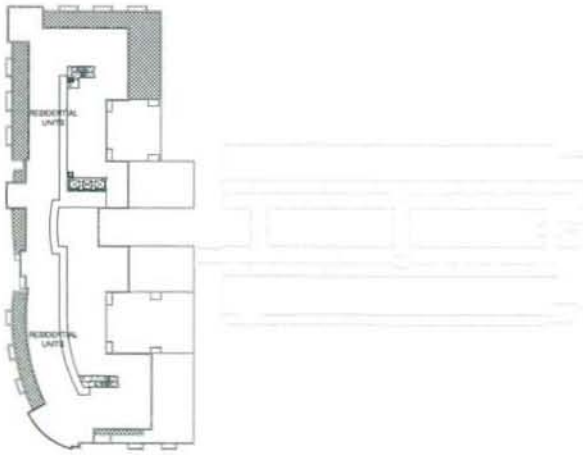
2 3RD FLOOR LEVEL



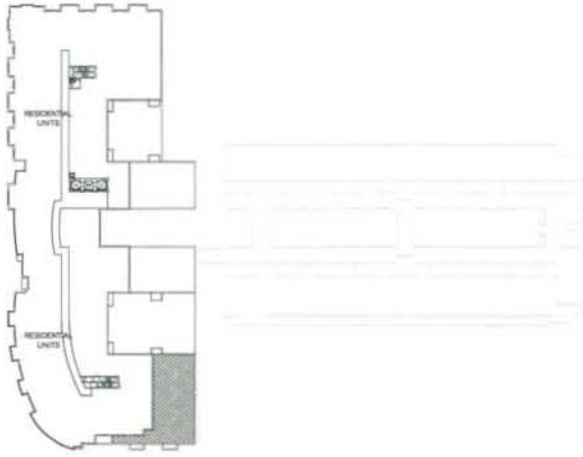
4 5TH FLOOR LEVEL



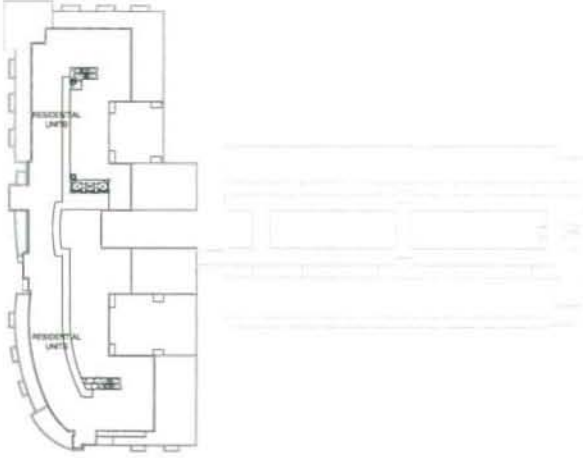
1 6TH FLOOR LEVEL



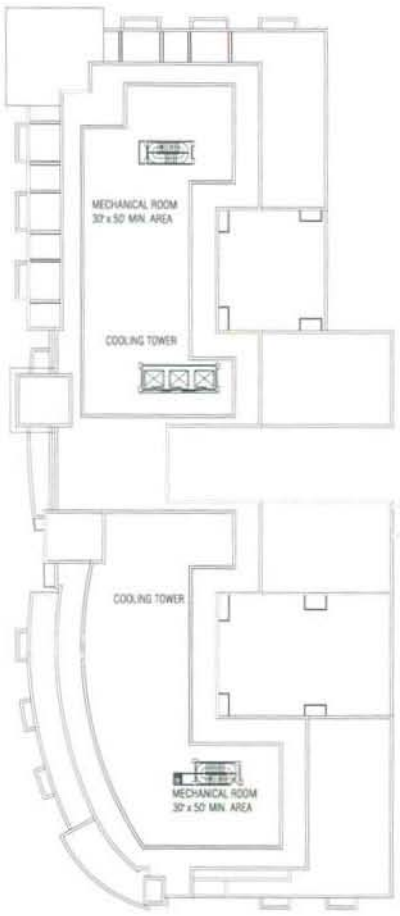
3 8TH FLOOR LEVEL



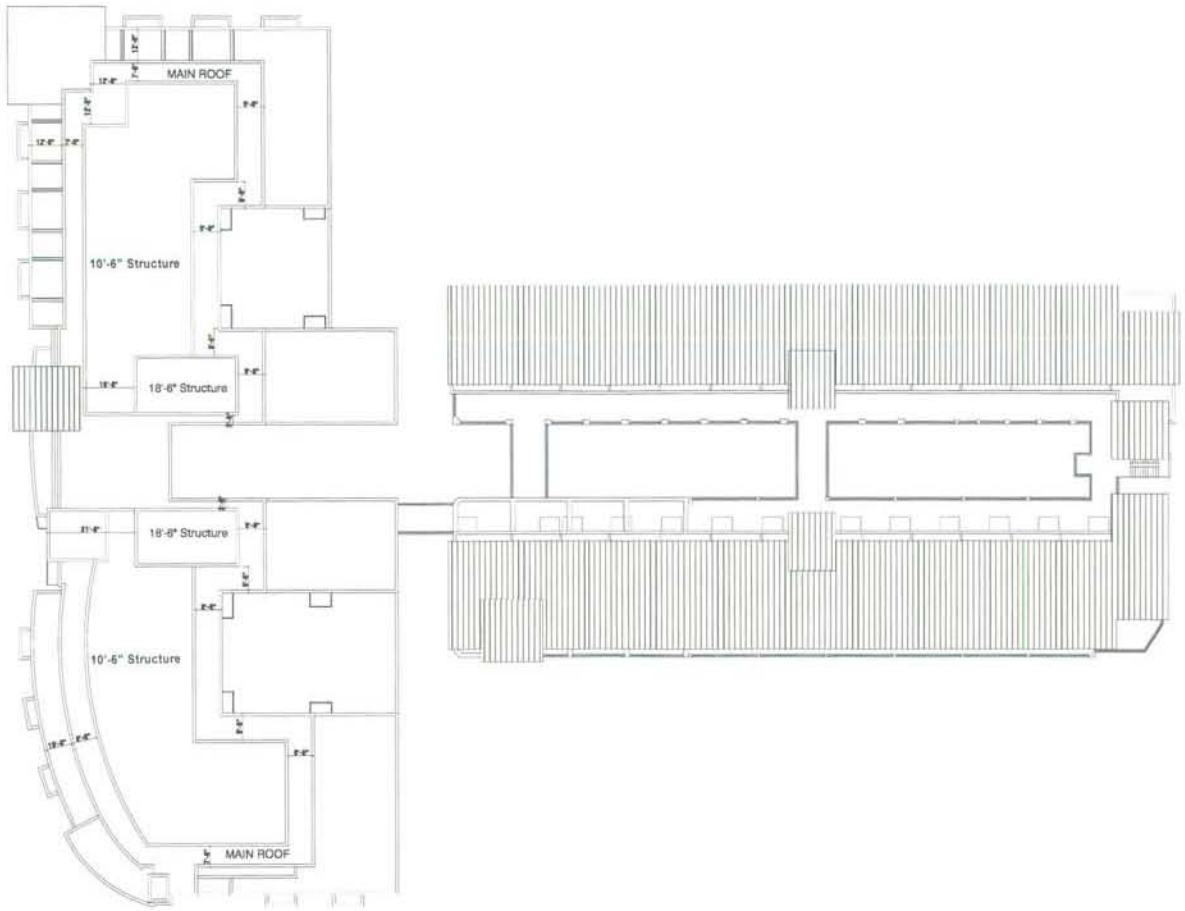
2 7TH FLOOR LEVEL



4 9TH FLOOR LEVEL



PENTHOUSE FLOOR LEVEL



ROOF PLAN

SQUARE 235 14TH AND V ST., NW

WASHINGTON, DC

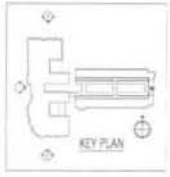
REVISED PUD SUBMISSION JAN. 15, 2004

PN HOFFMAN CONSTRUCTION DEVELOPMENT

SK&I

A06





1 WEST ELEVATION - 14TH STREET



3 NORTH ELEVATION - W STREET



2 SOUTH ELEVATION - V STREET

SQUARE 235 14TH AND V ST., NW

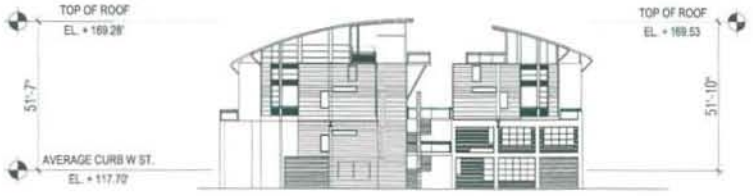
WASHINGTON, DC

REVISED PUD SUBMISSION JAN. 15, 2004

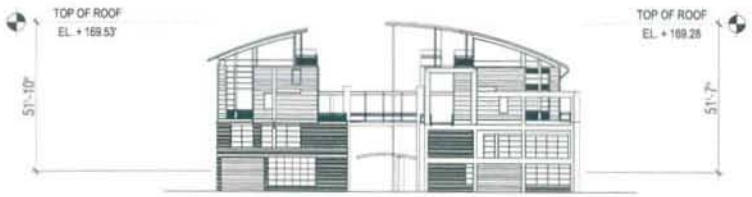
PN HOFFMAN CONSTRUCTION DEVELOPMENT

SK&I

A07



6 EAST ELEVATIONS



5 WEST ELEVATIONS



4 NORTH WAREHOUSES
ALLEY (NORTH) ELEVATION



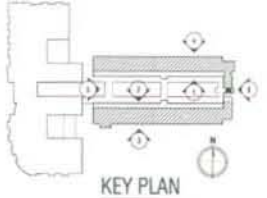
3 SOUTH WAREHOUSES
ALLEY (SOUTH) ELEVATION



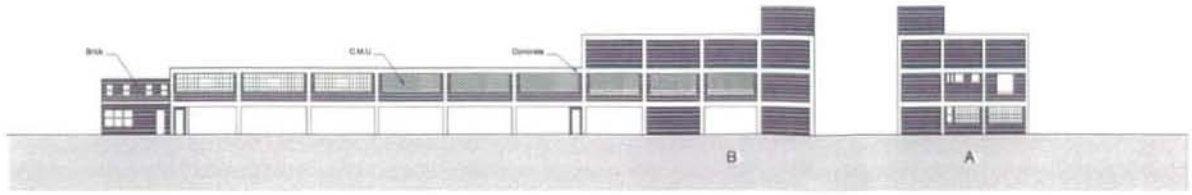
2 SOUTH WAREHOUSES
GALLERY (NORTH) ELEVATION



1 NORTH WAREHOUSES
GALLERY (SOUTH) ELEVATION



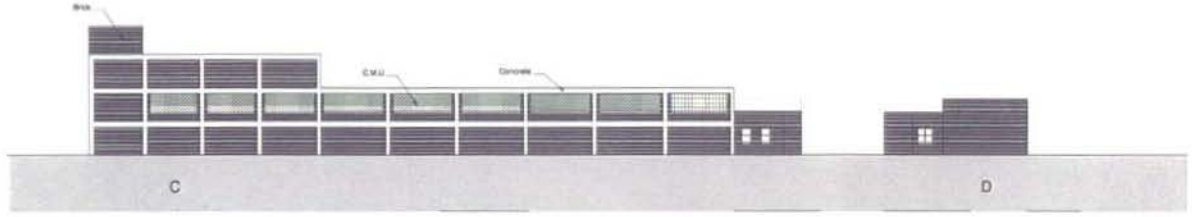
KEY PLAN



1 EXISTING CONDITIONS SOUTH WAREHOUSES
GALLERY AND WEST ELEVATIONS



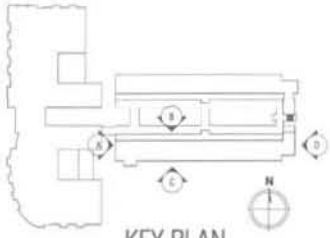




2 EXISTING CONDITIONS SOUTH WAREHOUSES
ALLEY AND EAST ELEVATIONS





KEY PLAN

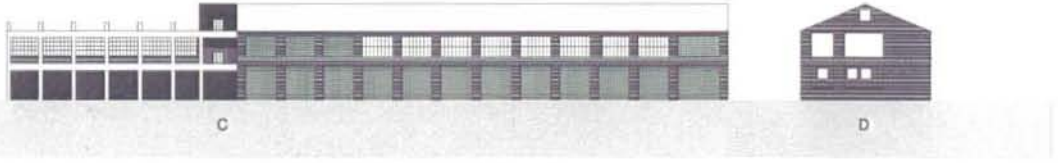


EXISTING CONDITIONS NORTH WAREHOUSES
GALLERY AND EAST ELEVATIONS
1



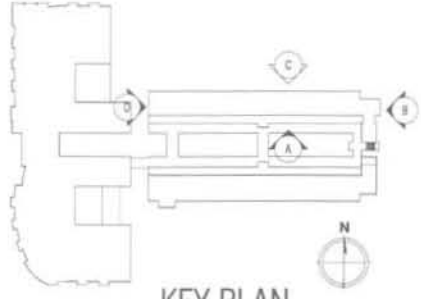




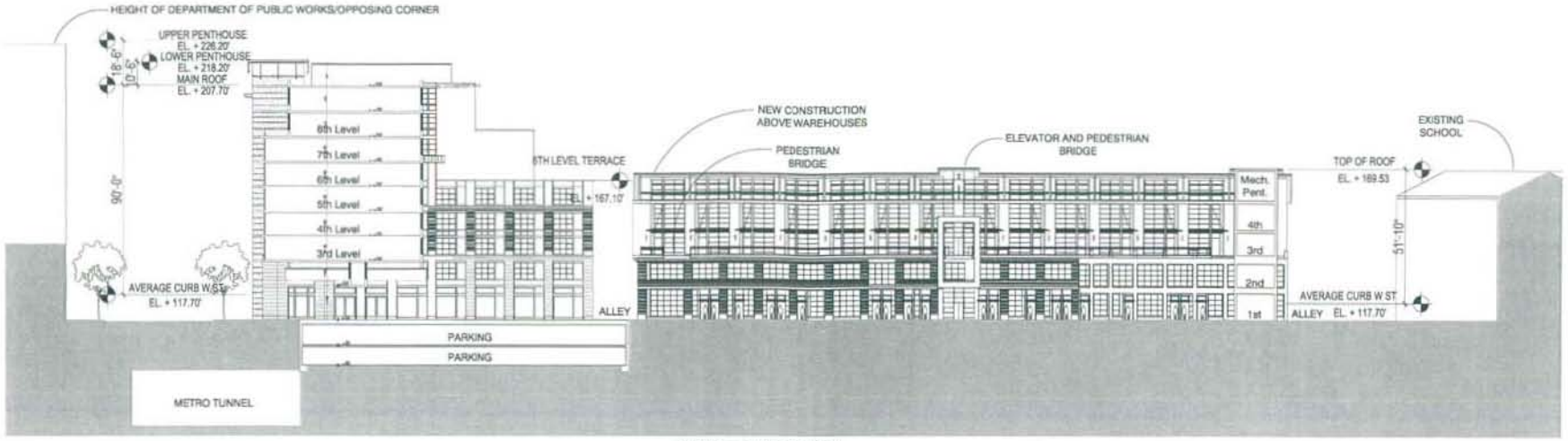


EXISTING CONDITIONS NORTH WAREHOUSES
ALLEY AND WEST ELEVATIONS
2

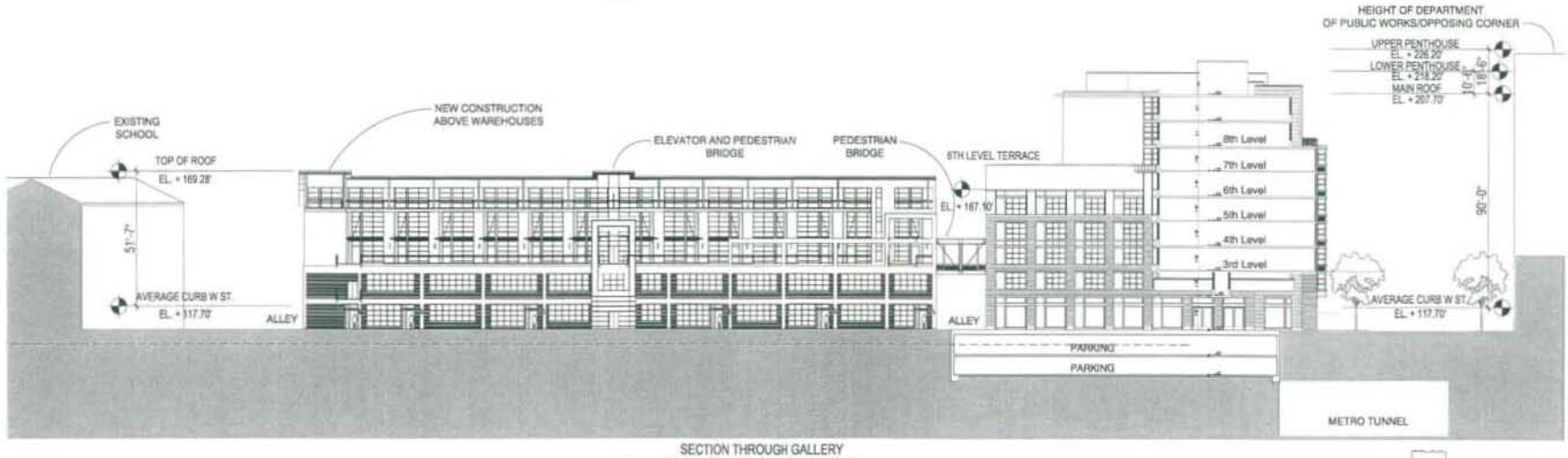




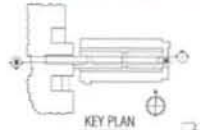
KEY PLAN

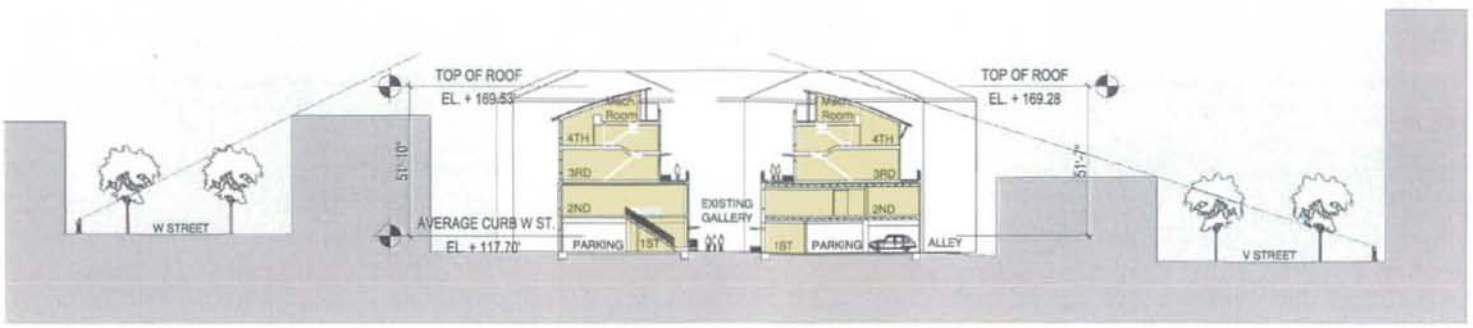


1 SECTION THROUGH GALLERY
LOOKING AT NORTH WAREHOUSES



2 SECTION THROUGH GALLERY
LOOKING AT SOUTH WAREHOUSES





1 SECTION THROUGH WAREHOUSES
LOOKING EAST TOWARD 13TH STREET



MATERIAL LIST FOR RENOVATIONS

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

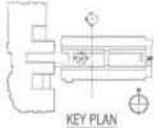
2 PARTIAL ELEVATION DETAIL
RENOVATED WAREHOUSE BAY

MATERIAL LIST FOR NEW CONSTRUCTION

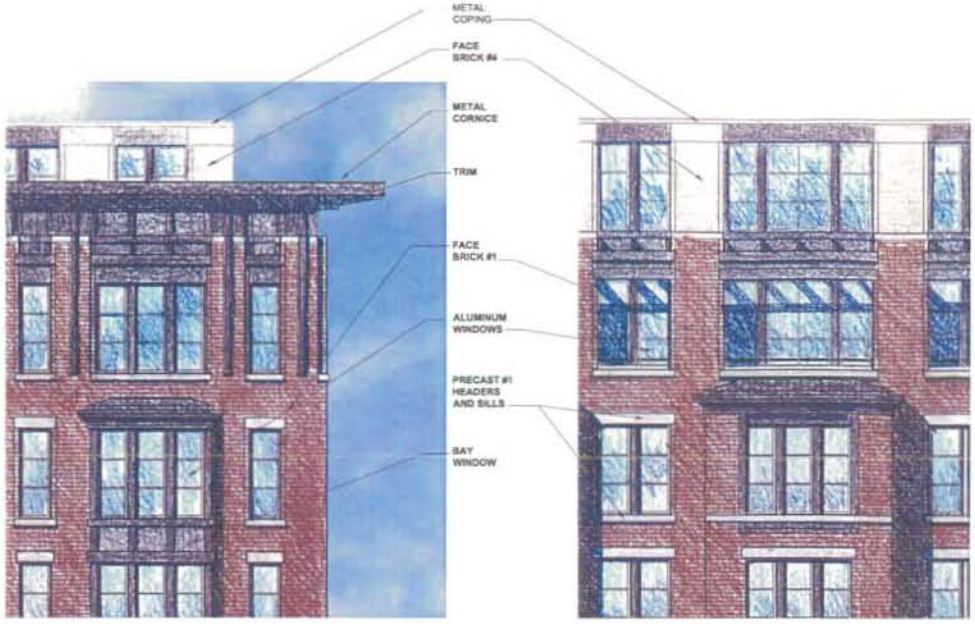
- LIGHT COLOR EXTERIOR VENEERS AND METALS
- STOREFRONT WINDOW AND TEXTURED GLASS
- GLASS AND STEEL CANOPIES AND RAILS
- EXTERIOR LIGHT FIXTURES
- INDUSTRIAL ENTRY DOORS



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

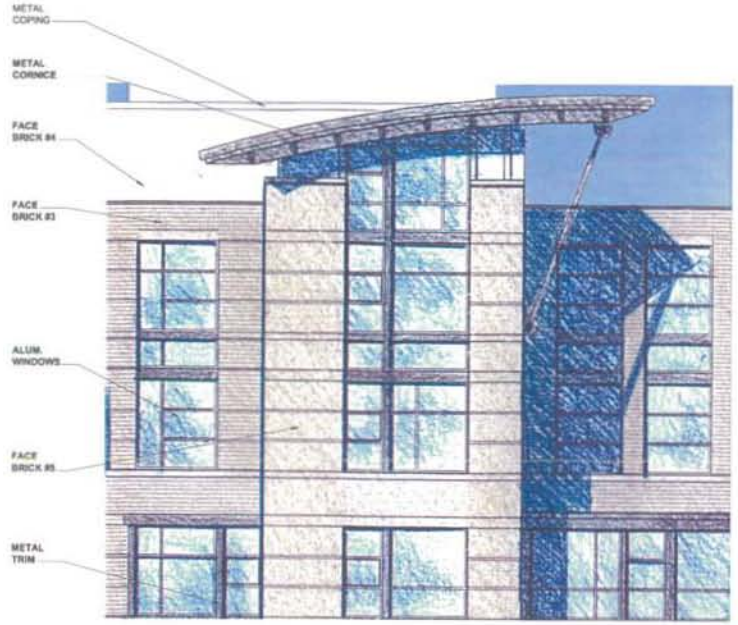


KEY PLAN

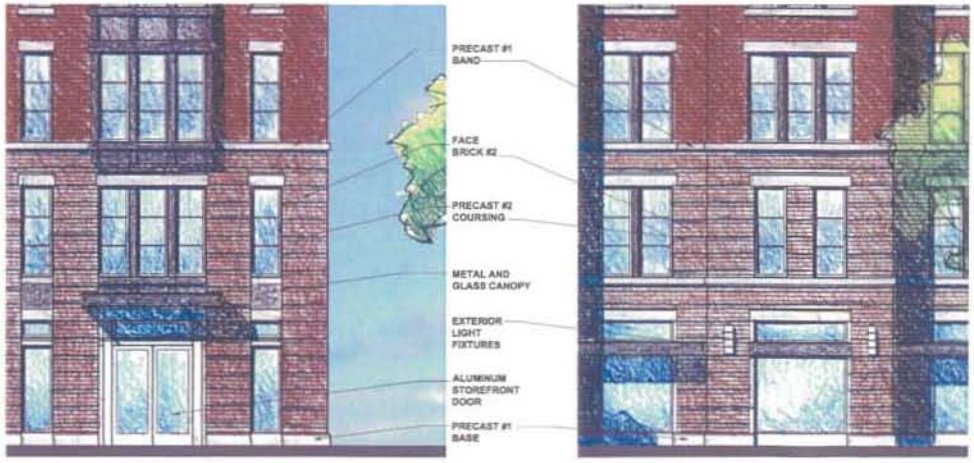


3 ELEVATION DETAILS

2 ELEVATION DETAILS



1 ELEVATION DETAILS





SQUARE 235 14TH AND V ST., NW

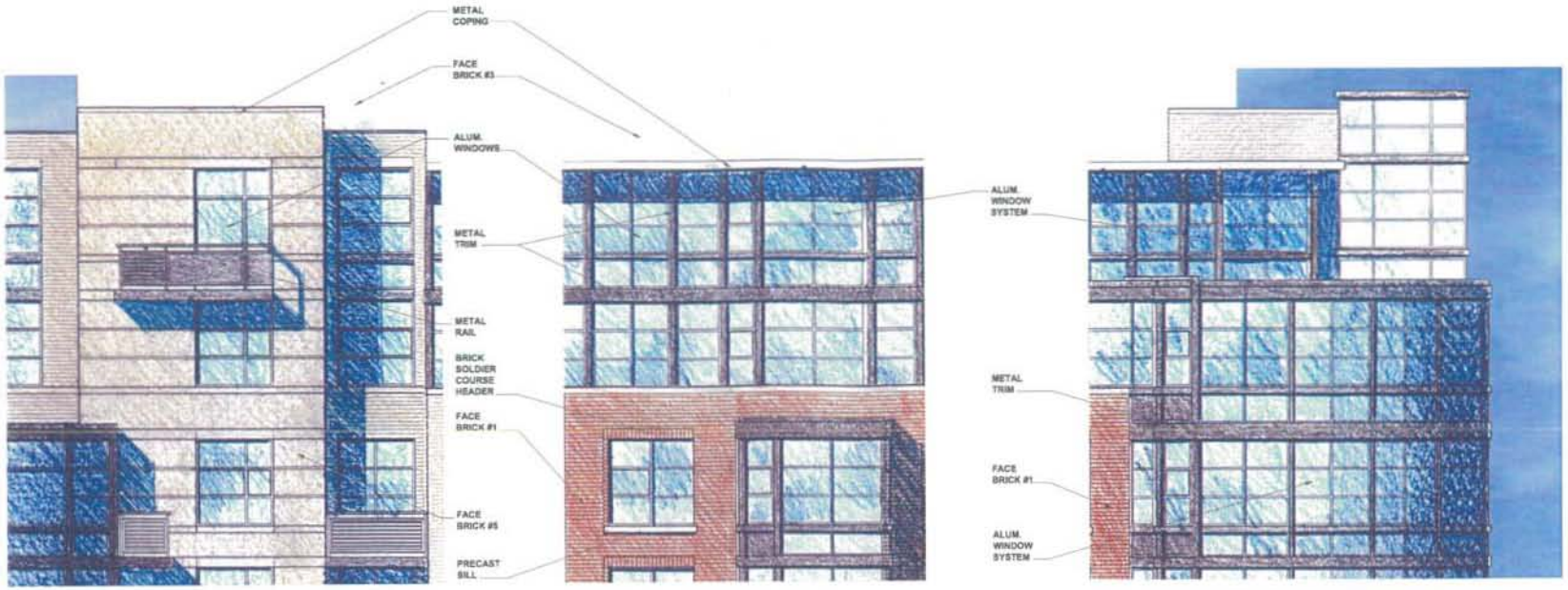
WASHINGTON, DC

REVISED PUD SUBMISSION JAN. 15, 2004

PN HOFFMAN CONSTRUCTION DEVELOPMENT

SK&I

A13



3 ELEVATION DETAILS

2 ELEVATION DETAILS

1 ELEVATION DETAILS

SQUARE 235 14TH AND V ST., NW

WASHINGTON, DC

REVISED PUD SUBMISSION JAN. 15, 2004

PN HOFFMAN CONSTRUCTION DEVELOPMENT

SK&I

Date 01/15/2004

A14





PARTIAL ELEVATION DETAIL
RENOVATED WAREHOUSE BAY





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





PARTIAL ELEVATION DETAIL -
TOWER NORTH END

COLOR AND MATERIAL SAMPLES

FACE

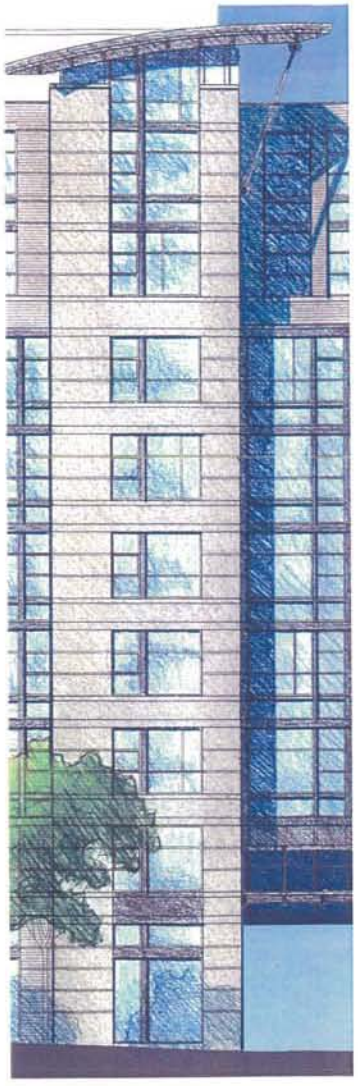
ALT. #1

ALT. #2

WINDOWS

PRECAST #2

METAL CANOPIES



PARTIAL ELEVATION DETAIL - TOWER CENTER

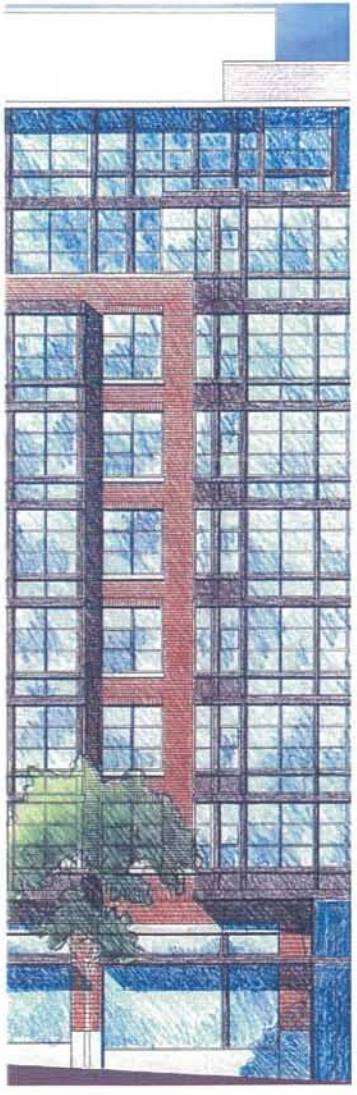
FACE BRICK #3

ALT. #1

ALT. #2

WINDOWS

METAL CANOPIES\ AND TRIM



PARTIAL ELEVATION DETAIL - TOWER SOUTH END

COLOR AND MATERIAL SAMPLES



NORTH BUILDING PERSPECTIVE

SQUARE 235 14TH AND V ST., NW

WASHINGTON, DC

REVISED PUD SUBMISSION JAN. 15, 2004

PN HOFFMAN CONSTRUCTION DEVELOPMENT

SK&I

P01



MIDDLE BUILDING PERSPECTIVE



SOUTH BUILDING PERSPECTIVE

SQUARE 235 14TH AND V ST., NW

WASHINGTON, DC

REVISED PUD SUBMISSION JAN. 15, 2004

PN HOFFMAN CONSTRUCTION DEVELOPMENT

SK&I

P03



GALLERY ENTRY LOOKING EAST



PERSPECTIVE ALLEY LEVEL WAREHOUSES



PERSPECTIVE THIRD LEVEL WAREHOUSES