14th STREET & FLORIDA AVENUE, NW
A PLANNED UNIT DEVELOPMENT



VIEW 14

N.W. WASHINGTON DC

OWNER / DEVELOPER:
Level 2 Development, LLC

LAND USE COUNSEL:
Holland & Knight, LLP

ARCHITECTS:
SK&I Architectural Design Group, LLC

STRUCTURAL ENGINEERS:
Tradjer-Cohen-Edelson Associates, Inc.

CIVIL ENGINEERS:
Wiles Mensch Corporation

TRAFFIC CONSULTANT
Wells & Associates, LLC

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SHEET INDEX

DRAWING INDEX

NO.	TITLE
---	COVER SHEET
D01	DEVELOPMENT DATA
S01	EXISTING SURVEY
S02	SITE PLAN
S03	CIRCULATION PLAN
S04	LANDSCAPE PLAN
S05	UTILITY PLAN
	ARCHITECTURAL DRAWINGS
A01	GARAGE LEVEL PLANS
A02	GROUND LEVEL PLANS
A03	FIRST LEVEL FLOOR PLANS
A04	SECOND THROUGH TENTH LEVEL PLANS
A05	ROOF PLAN
A06	SECTIONS 1 & 2
A07	SECTIONS 3 & 4
A08	ELEVATIONS
A09	ELEVATIONS
A10	PERSPECTIVES

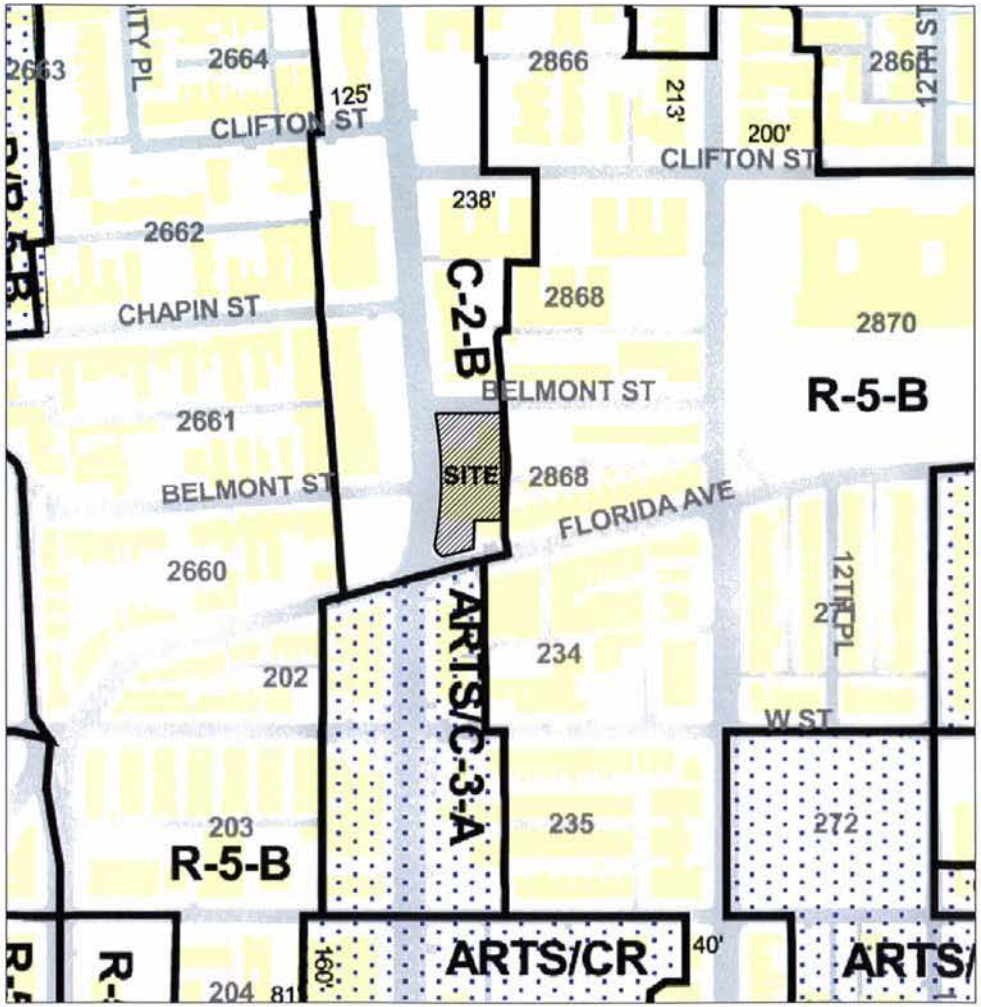
ZONING COMMISSION
CASE No. 05-22
EXHIBIT No. 5

LEVEL 2 Development

SK&I

Scale: NTS
Date: 2005-07-07

ZONING COMMISSION
District of Columbia
CASE NO.05-22
EXHIBIT NO.5



ZONING TABULATION

SQUARE:	2868	
LOTS:	LOT 119	(EXISTING 3 STORY INDUSTRIAL BUILDING)
	LOT 122	(PORTION OF EXISTING COMCAST SITE)
ZONE:	CURRENTLY C-2-B	;PROPOSED C-2-B
SITE AREA:	LOT 119	= 28,106 SF
	PART OF LOT 122	= 3,910 SF
	TOTAL	32,016 SF

9 STORY RESIDENTIAL BUILDING
C-2-B / PUD

	REQUIRED/ALLOWED PUD	PROVIDED
MINIMUM LOT AREA:	N/A	32,016 SF
MINIMUM LOT WIDTH:	N/A	120' (average)
FAR:	6.0	6.0
GROSS FLOOR AREA RESIDENTIAL:	192,096 SF	174,006 SF [1]
GROSS FLOOR AREA RETAIL:	64,032 SF	18,090 SF
GROSS FLOOR AREA TOTAL:	192,096 SF	192,096 SF
LOT OCCUPANCY:	80% MAX.	70.3%
BUILDING HEIGHT:	90' MAX.	90'
PENTHOUSE HEIGHT:	18.5' MAX.	18.5' MAX.
PENTHOUSE AREA:	11,846 SF MAX.	8,800 SF
REAR YARD:	15'	+15'
SIDE YARD:	NONE REQUIRED	NONE
OPEN COURT WIDTH:	4" per foot of height	136'
PARKING:	Resid.=1per 3 Dw= 57 SPACES	132 SPACES
	Retail= 18 SPACES [2]	18 SPACES
	75 SPACES	150 SPACES [3]
LOADING:	Resid.=1 @ 55'	Resid.=1 @ 55'
	=1 @ 20'	=1 @ 20'
	Retail =1 @ 30'	Retail =1 @ 30'

NOTES:

1. GROSS FLOOR AREA:
   A) GROSS FLOOR AREA = GROSS MEASURED AREA x.98; THIS FACTOR PROVIDES FOR A MECHANICAL SHAFT REDUCTION.
   B) GROSS FLOOR AREA DOES NOT INCLUDE: 1) BAYS PROJECTING OVER PROPERTY LINE ON 14TH ST AND FLORIDA AV.., 2) PARKING ACCESS RAMPS, AND 3)SPACES WITH STRUCTURAL HEADROOM CLEARANCE LESS THAN 6'-6".
2. RETAIL FAR = 16,634sf -1SPACE per 750sf above 3,000SF- SPACES REQUIRED =18.
3. IF OPTIONAL BASEMENT RETAIL IS NOT DEVELOPED IN FINAL PROJECT, THAT AREA CAN HOLD 28 ADDITIONAL CAR SPACES. IN THAT CASE G3 WILL NOT BE BUILT.

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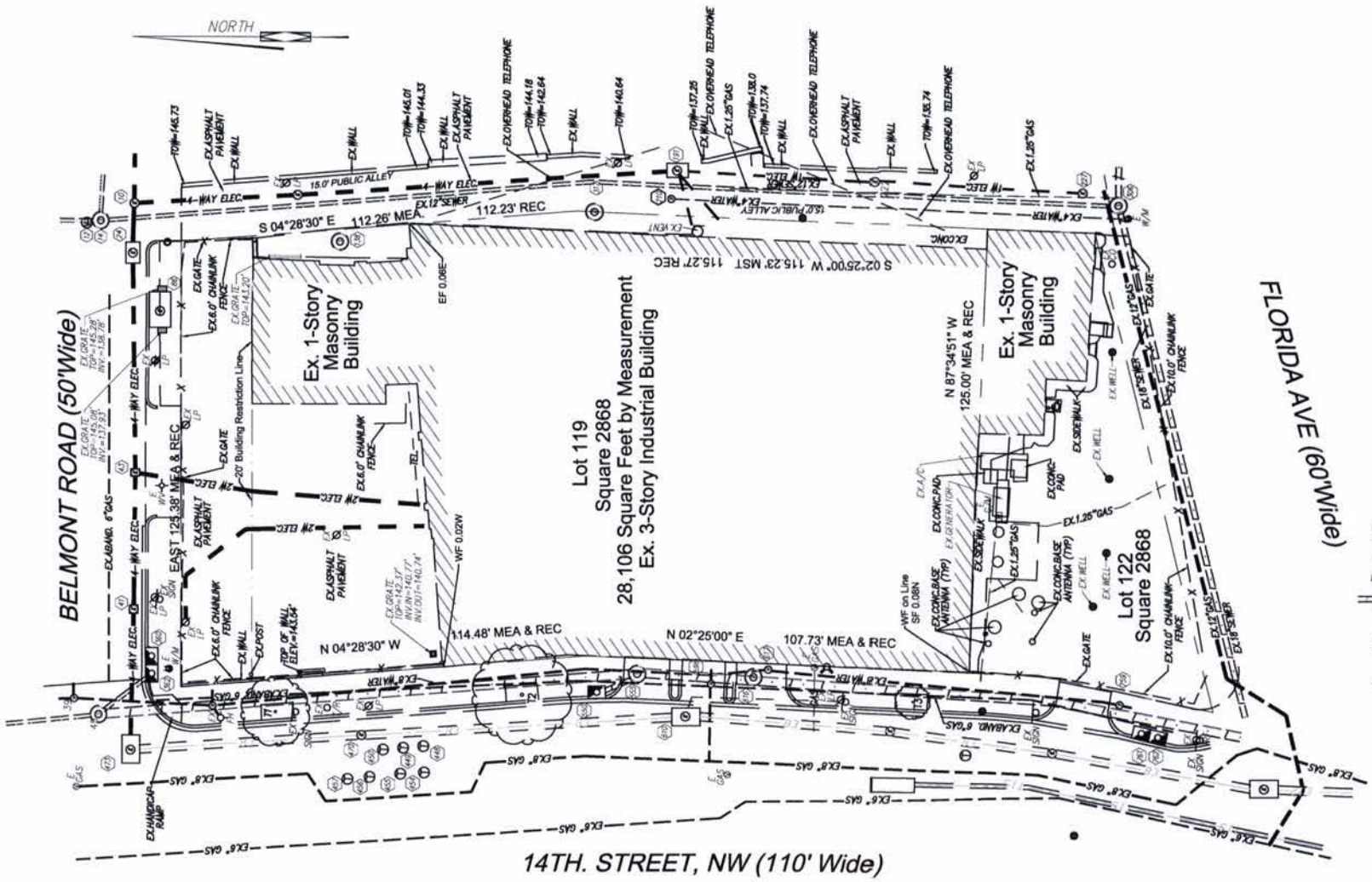
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D01



STORM/SEWER TABLE

TOP=133.25
INV.OUT= 117.25

10 TOP=144.94
INV.OUT= 139.89

12 TOP=145.49
INV.OUT= 143.49

138 SAN.TOP= 142.86
INV.OUT= 142.86 To FOT OIL

14 SAN.TOP= 145.40
INV.IN = 136.39 To 12IN
INV.IN = 135.17 To 12IN
INV.OUT= 135.13 To 12IN

148 TOP=143.39
INV.OUT= 139.39

191 TOP=136.10
INV.OUT= 128.70

210 TOP=136.37
INV.OUT= 133.27

222 TOP=132.07
INV.OUT= 127.53

227 TOP=127.52
INV.OUT= 124.78

24 TOP=144.89
INV.OUT= 137.04

306 SAN.TOP= 127.28
INV.IN = 119.76 To 12IN
INV.IN = 119.07 To 18IN
INV.OUT= 118.98 To 18IN

317 TOP=137.64
INV.OUT= 131.49

360 STM.TOP= 143.73
INV.OUT= 143.72 To FOT

362 STM.TOP= 143.67
INV.OUT= 143.67 To FOT

45 SAN.TOP= 143.89
INV.IN = 139.87 To 12IN
INV.IN = 137.83 To 12IN
INV.IN = 132.38 To 24IN
INV.OUT= 132.17 To 24IN

450 TOP=140.31
INV.OUT= 128.11

454 TOP=140.04
INV.OUT= 129.24

455 TOP=140.30

456 TOP=140.86

457 TOP=140.98
INV.OUT= 130.78

470 TOP=140.46
INV.OUT= 137.76

473 TOP=143.44
INV.OUT= 136.09

550 SAN.TOP= 137.93

39 TOP=144.23
INV.OUT= 141.13

390 TOP=142.72
INV.OUT= 138.57

41 TOP=143.84
INV.OUT= 140.09

43 TOP=144.11
INV.OUT= 141.46

448 TOP=139.83
INV.OUT= 123.72

449 TOP=140.08

555 SAN.TOP= 137.60
INV.IN = 134.43 To 15IN
INV.IN = 126.56 To 24IN
INV.OUT= 126.47 To 24IN

598 TOP=136.66
INV.OUT= 133.41

610 TOP=136.47
INV.OUT= 129.52

616 TOP=136.32

617 TOP=136.25
INV.OUT= 132.30

759 TOP=131.82
INV.OUT= 128.62

761 STM.TOP= 131.48

762 STM.TOP= 131.32

86 TOP=145.15
INV.OUT= 137.15

TREE TABLE

T1 5" OAK
T2 24" OAK
T3 3" OAK

LEGEND

EXISTING
ELECTRIC LINE & MH
TELEPHONE LINE & MH
LIGHT POST & TRAFFIC LIGHT
SEWER & MH
STORM INLET
GAS LINE & VALVE
ABANDONED GAS LINE
WATER LINE & MH
FIRE HYDRANT
WATER VALVE
BOLLARD
SPOT ELEVATIONS
TREES
CONCRETE
SIGN
CLEANOUT
CONTOURS
LIGHT FIXTURE
STORM MANHOLE

VIEW 14

EXISTING CONDITIONS PLAN

0 15' 30' 60' 120'

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Scale: GRAPHIC
Date: 2005-07-06

S01



VIEW 14

SITE PLAN

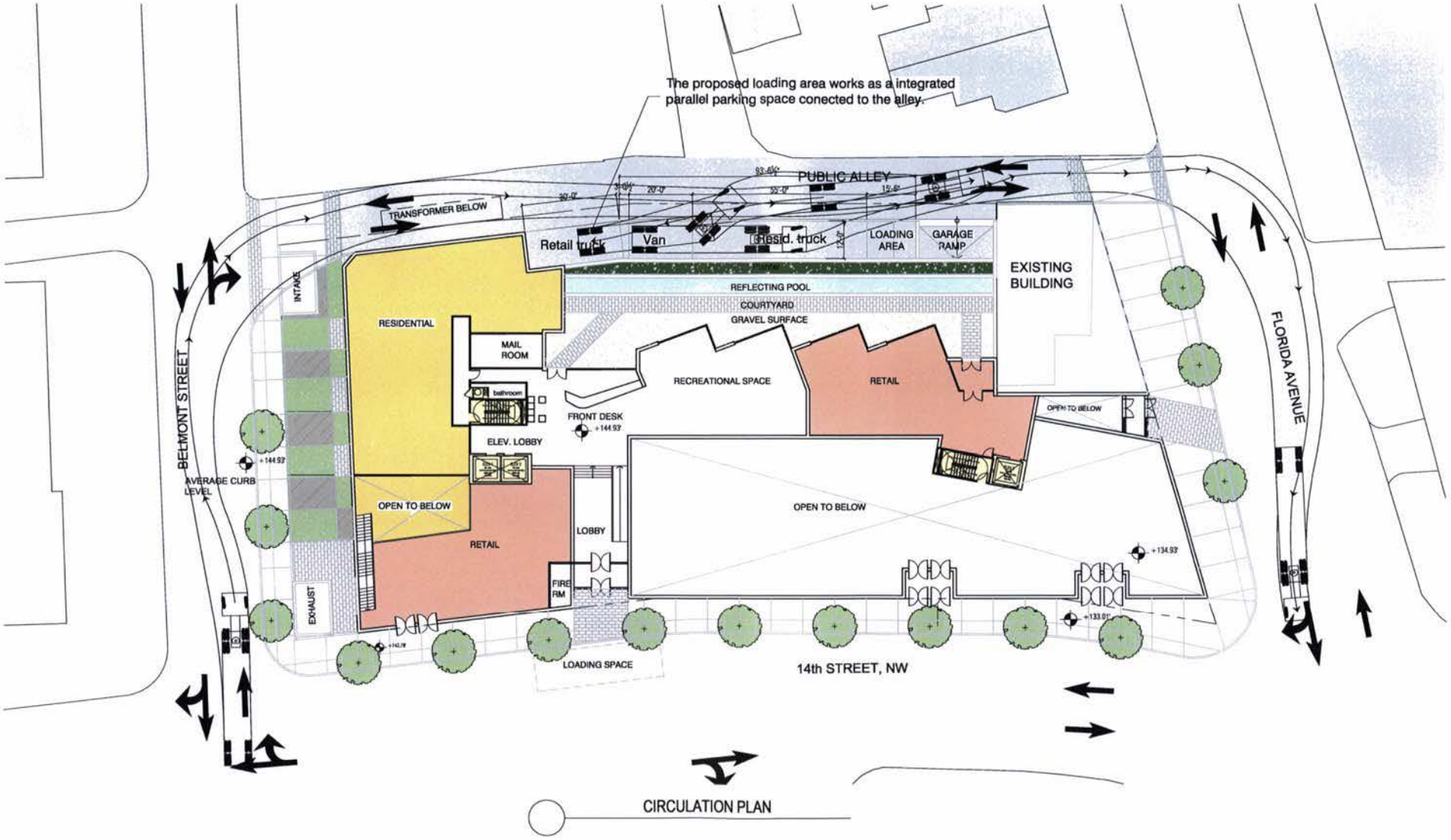
0 15' 30' 60' 120'

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LEVEL 2 Development

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S02



VIEW 14

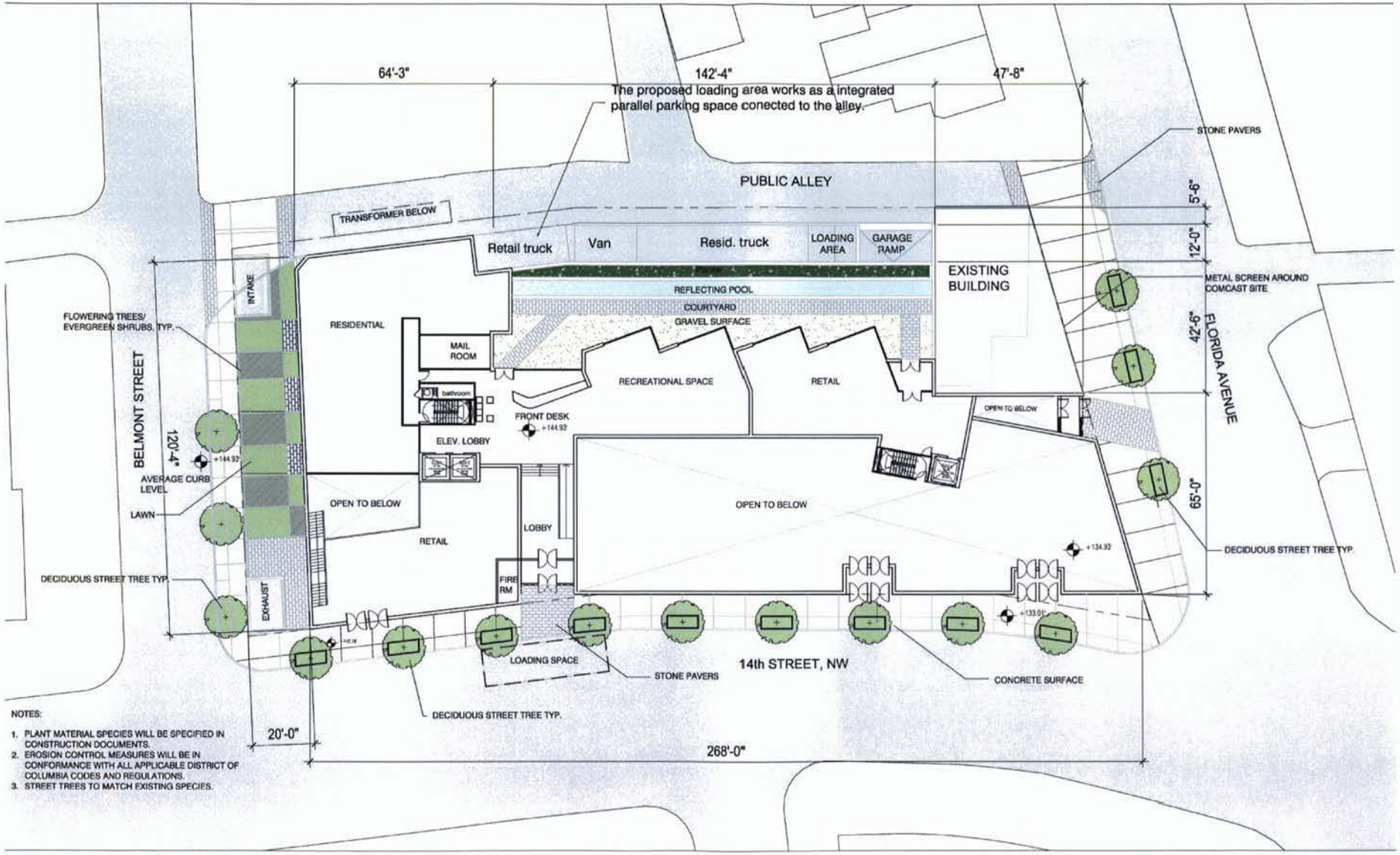
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0 15' 30' 60' 120'

LEVEL 2 Development

SK&I

S03



VIEW 14

LANDSCAPE PLAN

0 15' 30' 60' 120'

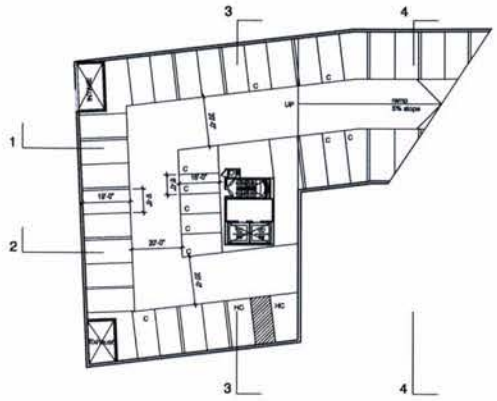
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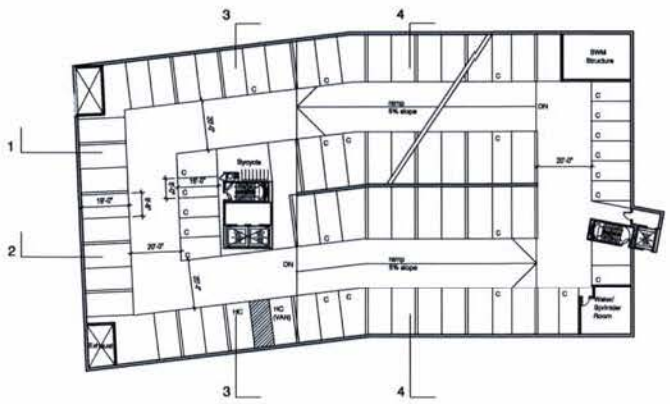
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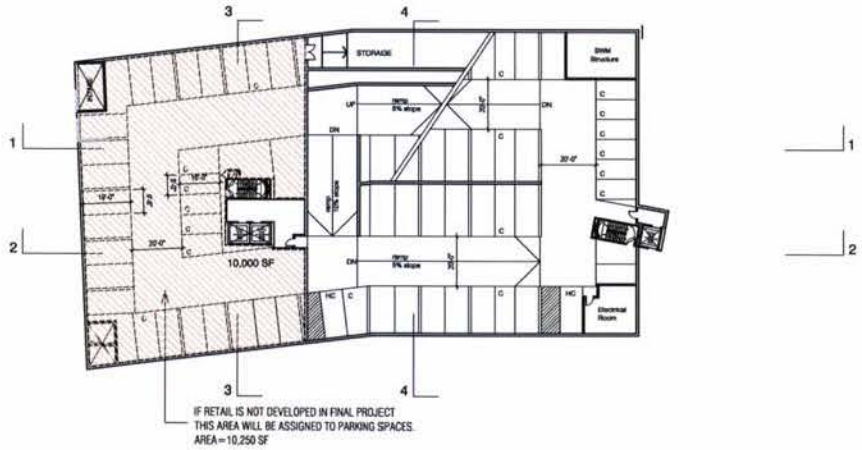
S04



GARAGE 3 LEVEL



GARAGE 2 LEVEL



GARAGE 1 LEVEL

NOTE:
ALL STANDARD PARKING SPACES ARE 19'X9' MIN.,
ALL COMPACT PARKING SPACES ARE 16'X8' MIN.

Garage Tabulations

Spots Per Level	Standard	Compact	HC	Total
Ground	10	0	1	11
G1	19	11	2	32
G2	49	21	2	72
G3	25	8	2	35
Total	103	40	7	150
G1 (optional to G1 Retail)	21	7	0	28

LEGEND

COMMERCIAL RETAIL

CORE ELEMENTS

RESIDENTIAL

NOTES:
1. The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.
2. For dimensions, see drawing A05

0 25' 50' 100'

Scale: GRAPHIC
Date: 2005-07-07

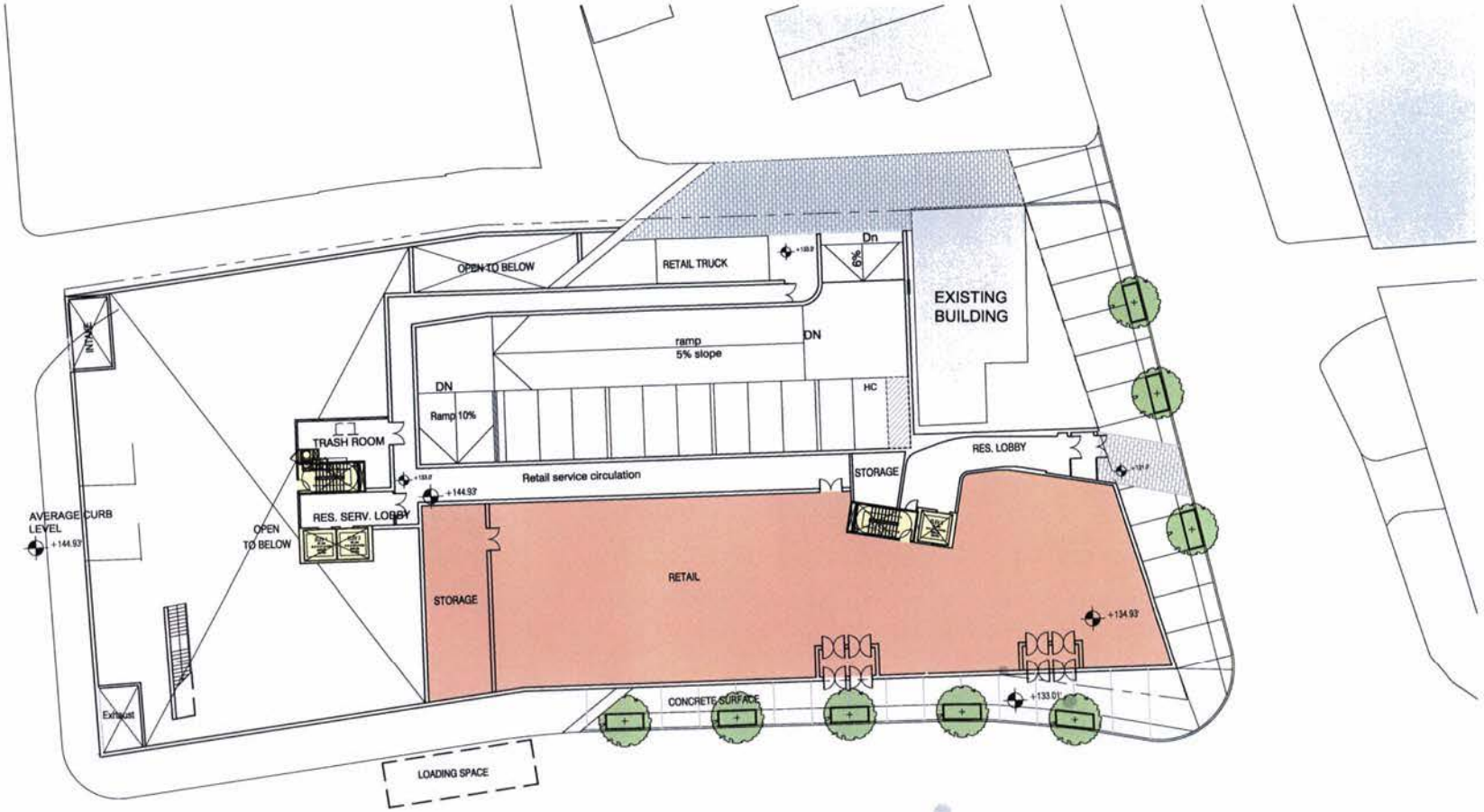
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A01



LEGEND

- COMMERCIAL RETAIL
- CORE ELEMENTS
- RESIDENTIAL

NOTES:
1. The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.
2. For dimensions, see drawing A05

GROUND LEVEL

0 15' 30' 60' 120'

Scale: GRAPHIC
Date: 2005-07-06

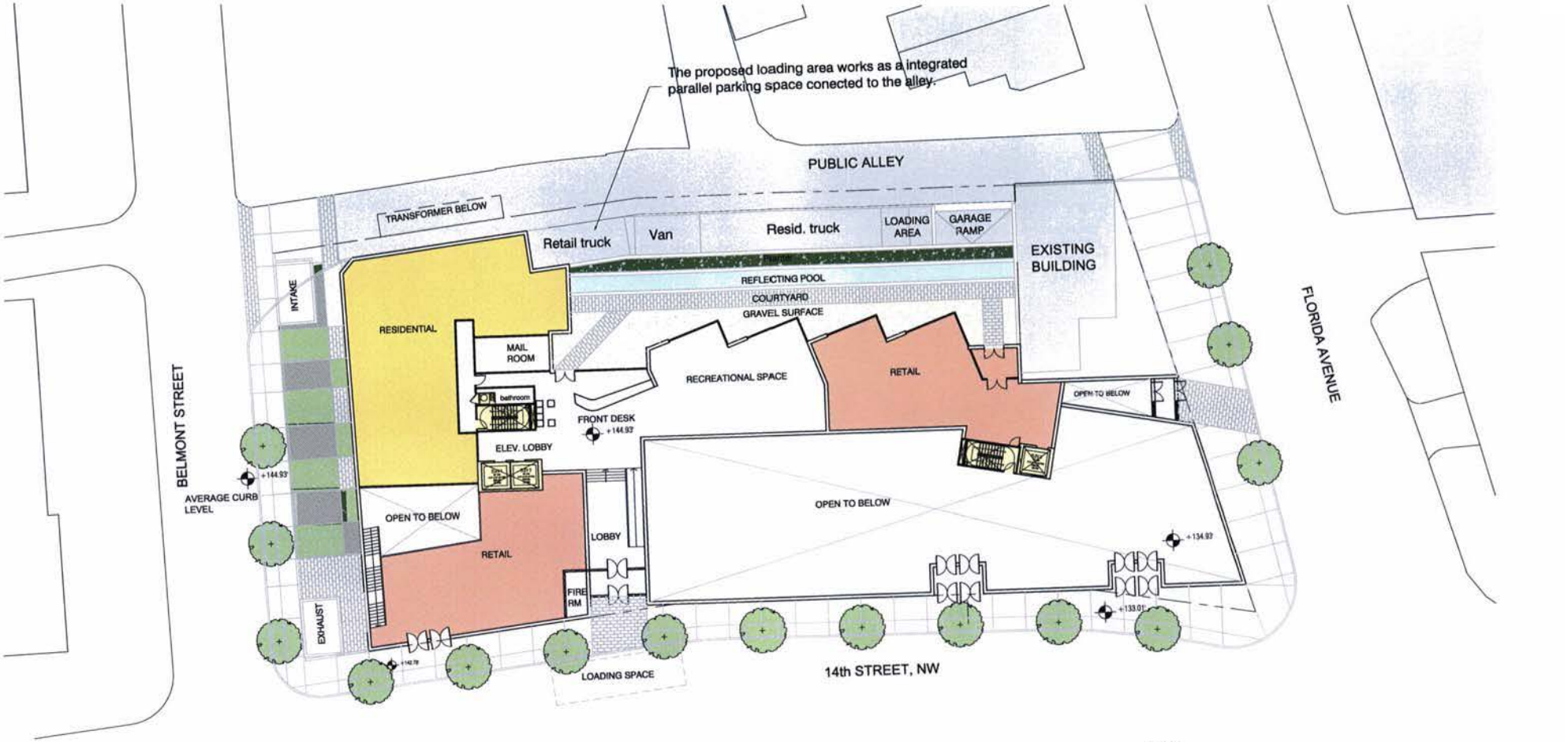
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A02



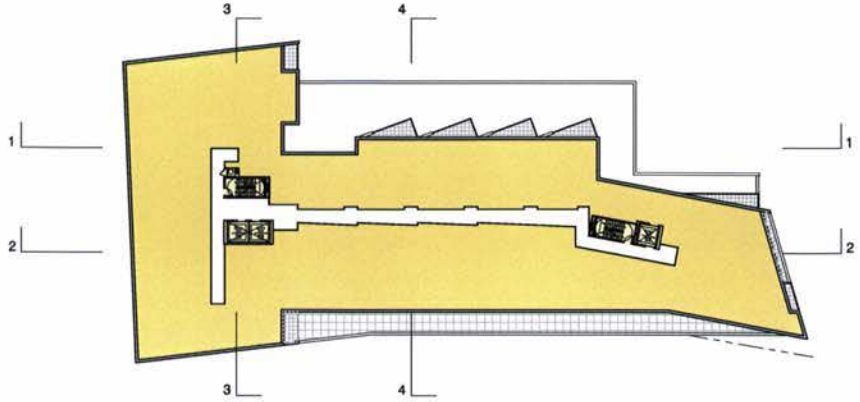
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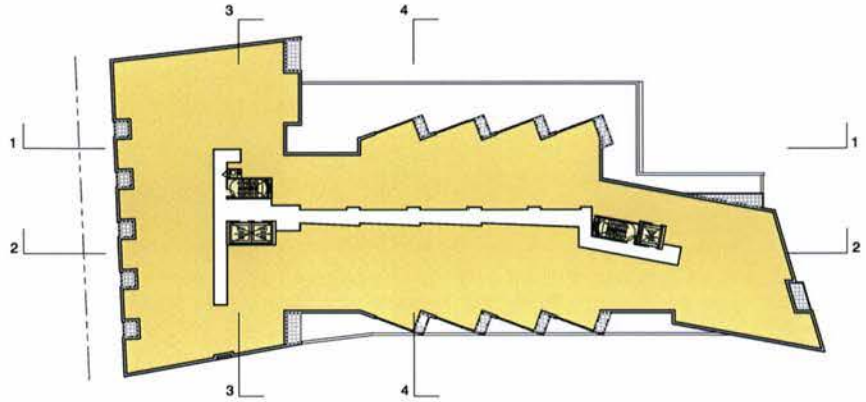
LEVEL 2 Development

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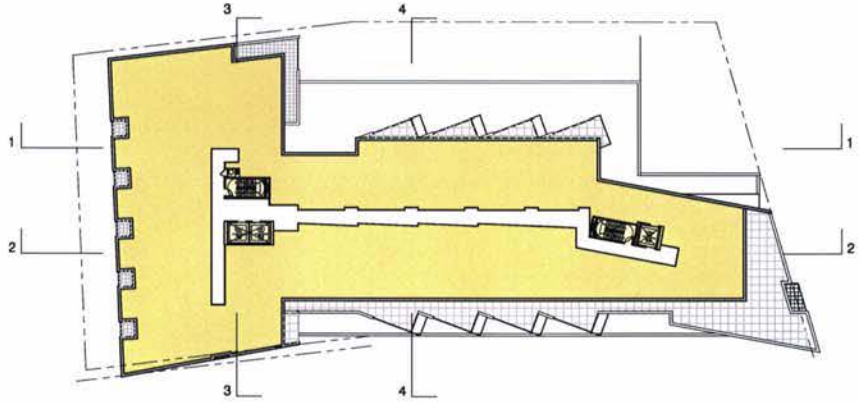
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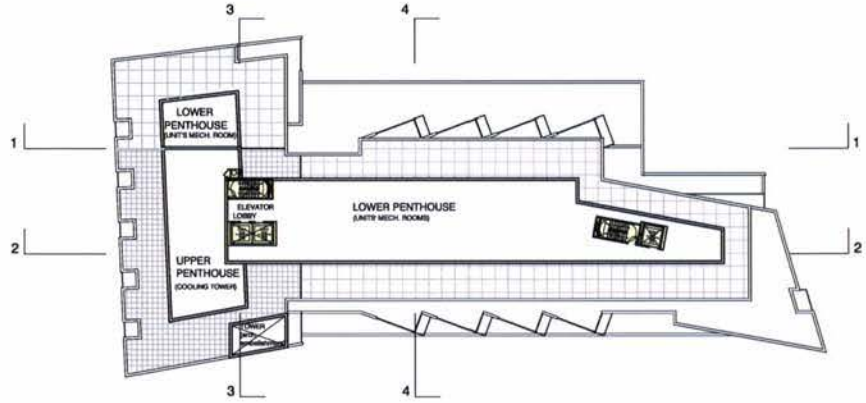
SECOND FLOOR



THIRD THROUGH SEVENTH FLOOR



EIGHTH THROUGH NINTH FLOOR



TENTH FLOOR

LEGEND

- COMMERCIAL RETAIL
- CORE ELEMENTS
- RESIDENTIAL

NOTES:

1. The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.
2. For dimensions, see drawing A05

0 25' 50' 100'

Scale: GRAPHIC
Date: 2005-07-06

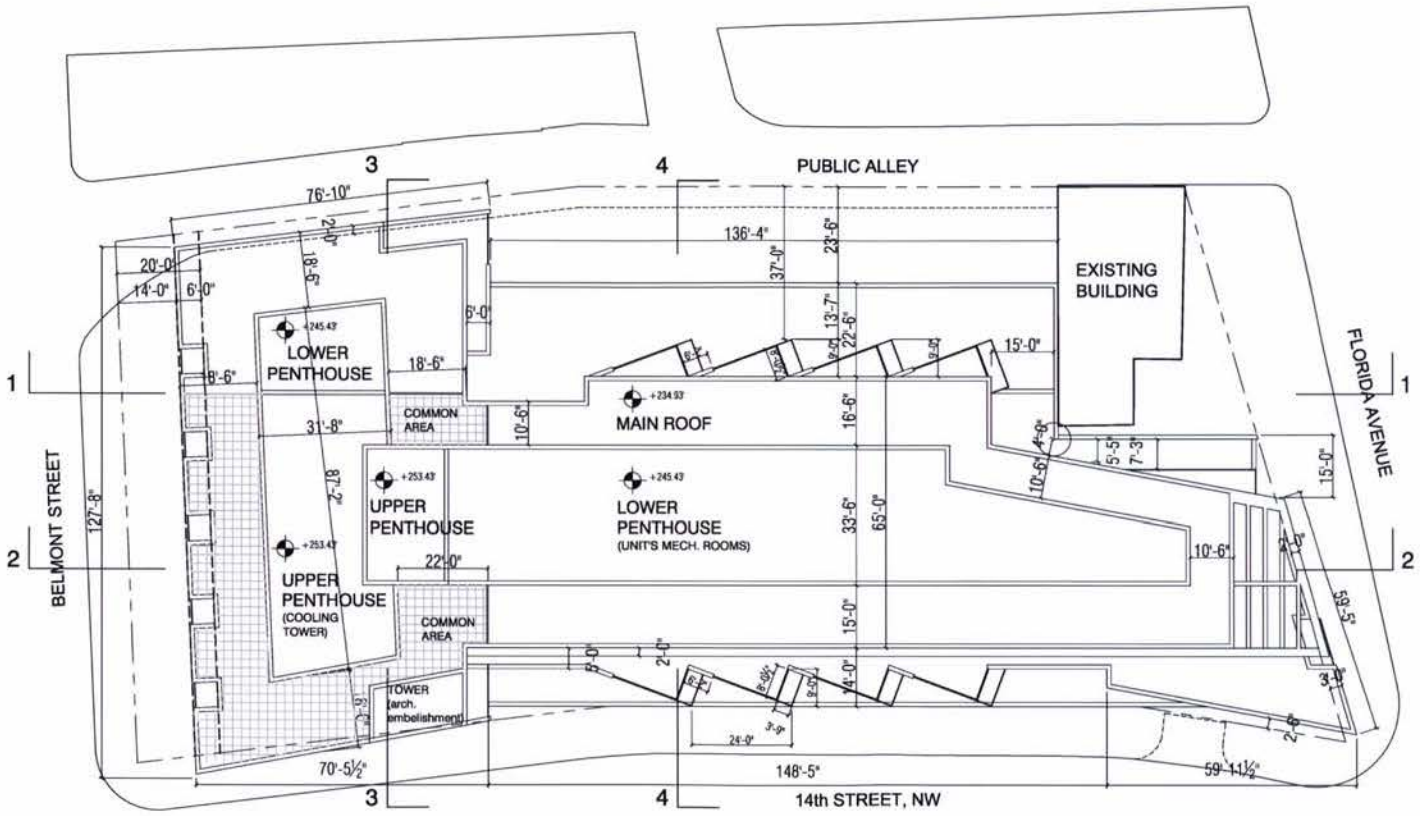
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A04



ROOF PLAN

LEGEND

- COMMERCIAL RETAIL
- CORE ELEMENTS
- RESIDENTIAL

NOTES:

1. The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.
2. For dimensions, see drawing A05

VIEW 14

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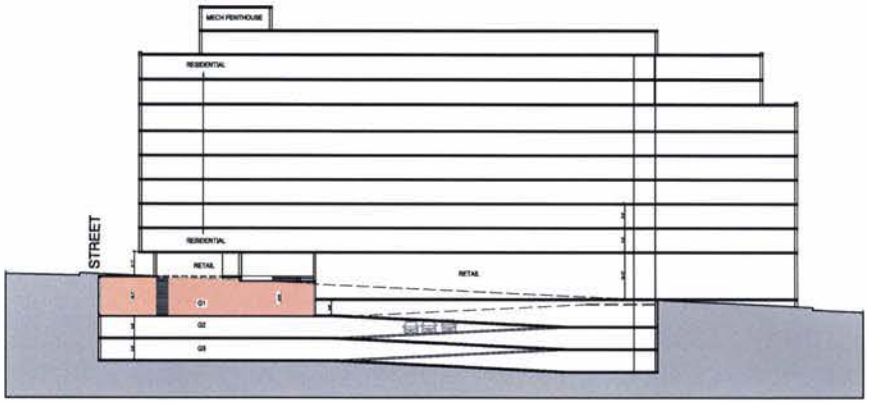
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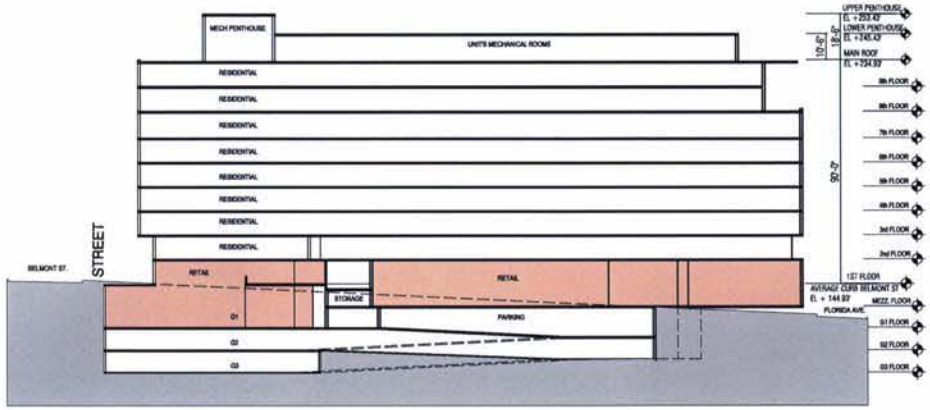
LEVEL 2 Development

SK&I

A05



SECTION 1



SECTION 2

LEGEND

- COMMERCIAL RETAIL
- CORE ELEMENTS
- RESIDENTIAL

0 25' 50' 100'

NOTES:

1. The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.
2. For dimensions, see drawing A05

VIEW 14

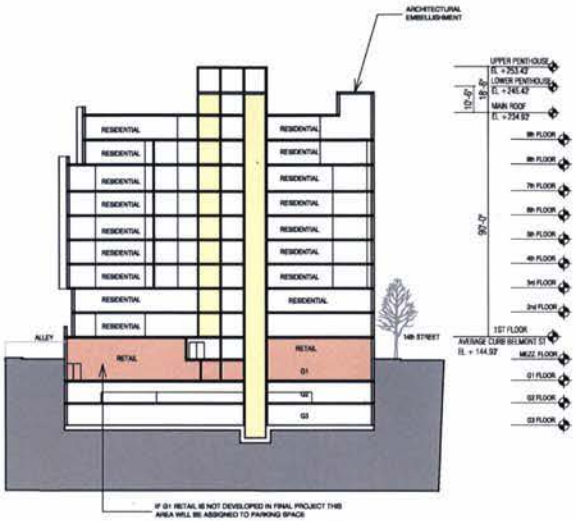
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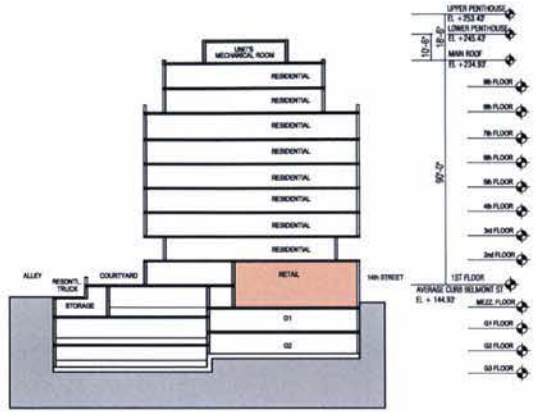
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Scale: GRAPHIC
Date: 2005-07-06

A06



SECTION 3



SECTION 4

LEGEND

- COMMERCIAL RETAIL
- CORE ELEMENTS
- RESIDENTIAL

NOTES:

1. The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.
2. For dimensions, see drawing A05

0 25' 50' 100'

VIEW 14

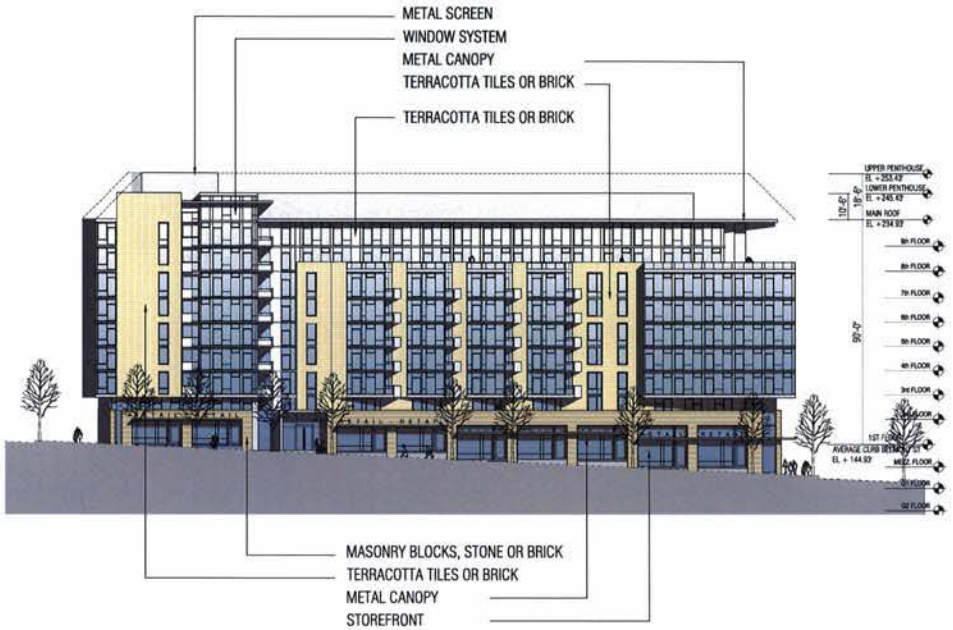
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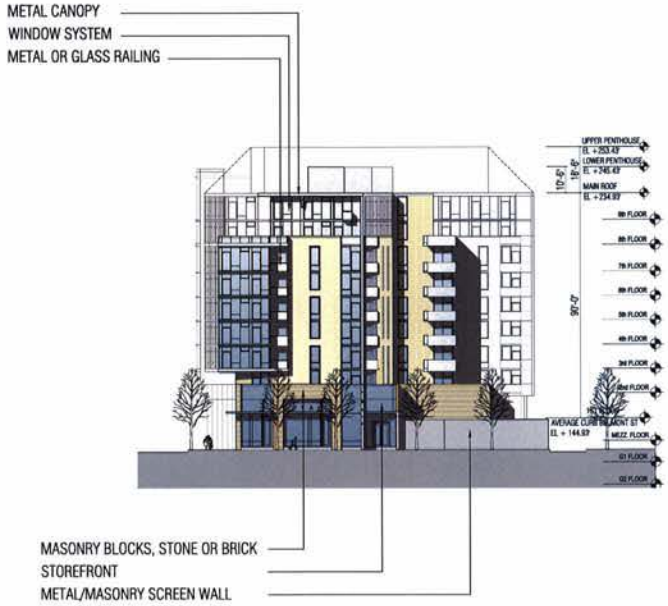
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Date: 2005-07-06

A07



14th STREET ELEVATION



FLORIDA AVENUE ELEVATION

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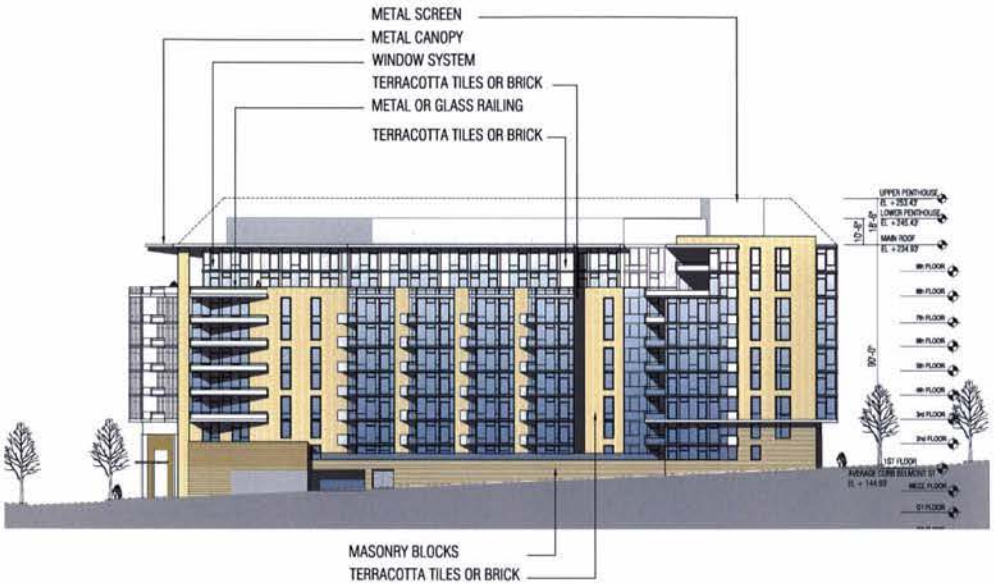
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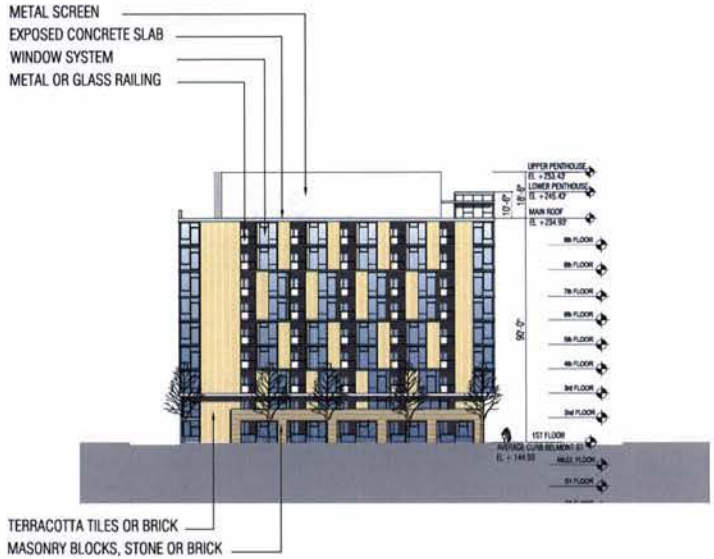
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A08



ALLEY ELEVATION



BELMONT STREET ELEVATION

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A09





VIEW 14

PERSPECTIVES

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A10