

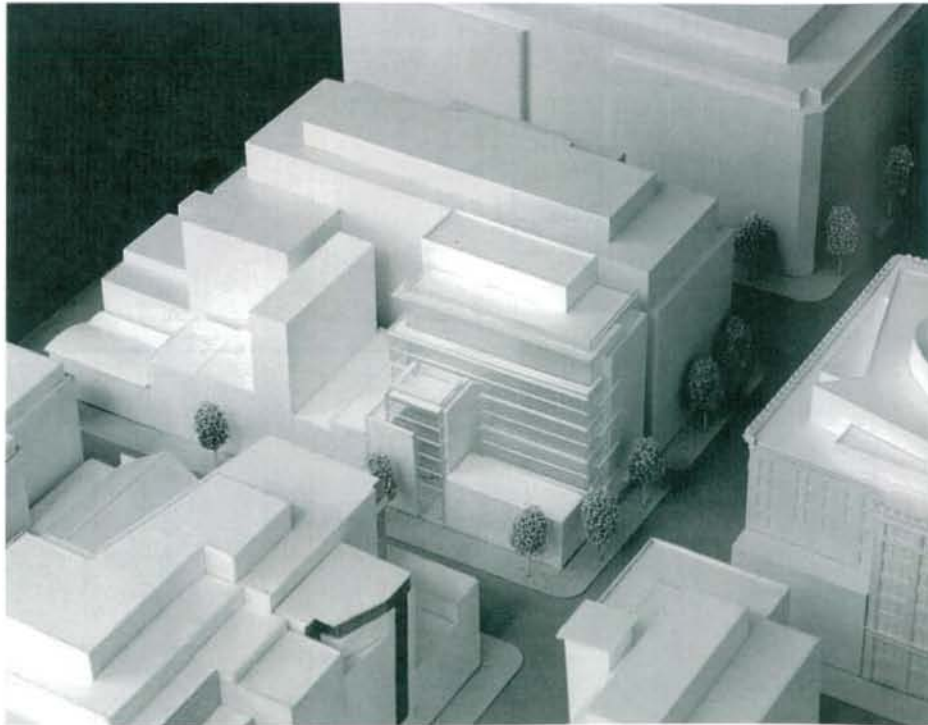
1000 F STREET, NW WASHINGTON DC

A PLANNED UNIT DEVELOPMENT

ADDENDUM

JANUARY 24, 2008

OWNER: DOUGLAS DEVELOPMENT CORPORATION
ARCHITECT: SHALOM BARANES ASSOCIATES
LANDSCAPE ARCHITECT: STEPHENSON & GOOD
LAND USE COUNSEL: HOLLAND & KNIGHT



DRAWING INDEX

SHEET	TITLE
--	COVER SHEET
D1	DEVELOPMENT DATA
S5	SITE IMPROVEMENTS PLAN
A1	LEVELS 01 & 02
A4	PENTHOUSE & ROOF PLAN
A5	PARKING LEVELS 01 & 02
A6	PARKING LEVELS 03 & 04
A9	WEST & SOUTH ELEVATIONS
A11	NORTH-SOUTH BUILDING SECTION
A17	MATERIALS

FILING REQUIREMENTS (DCMR 11)

ZONING REFERENCE
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2406.11 (b) & (e)
2406.12 (d)
2406.12 (e) & (f)
2406.11 (d); 2406.12 (c) & (e)
2406.11 (e); 2406.12 (e) & (f)
2406.11 (e); 2406.12 (e) & (f)
2406.12 (e)
2406.12 (e)
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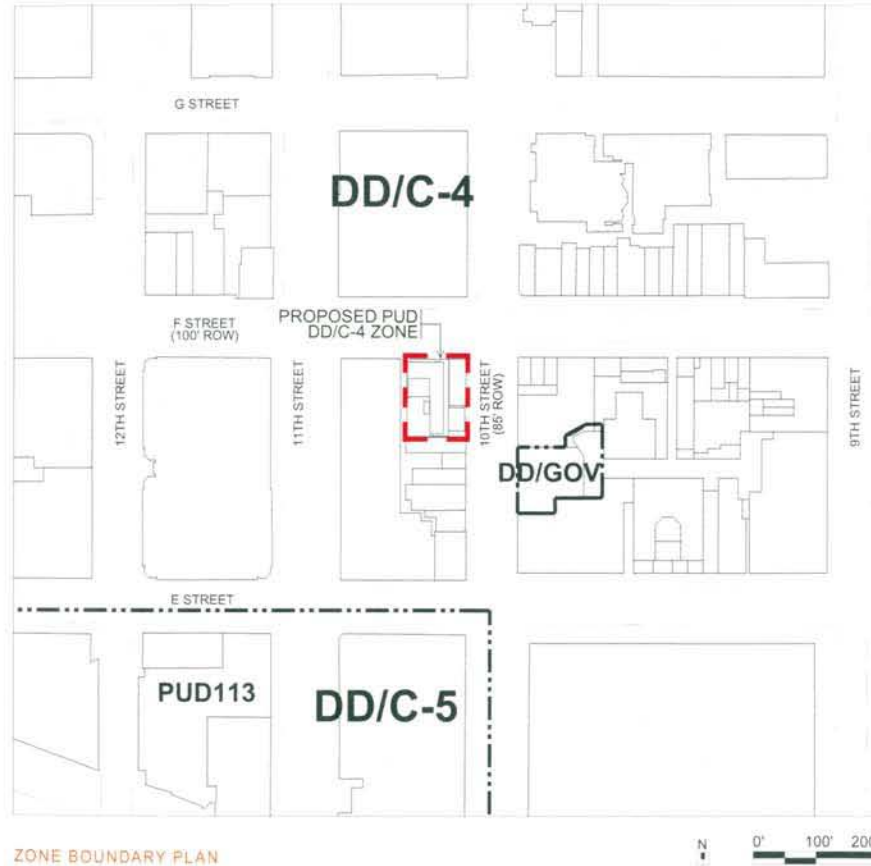
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24 COMMISSION
07-18
32

ZONING TABULATIONS

SQUARE: 347
 LOT: 18, 19, 818, 819, 820, 821 and portion of alley to be closed
 ZONE: DD/C-4 (Downtown Development Overlay District/Central Business District)
 SITE AREA: 11,791 SF (includes portion of alley to be closed)



	DD/C-4 MATTER-OF-RIGHT	PUD DEVELOPMENT STANDARDS	EXISTING DEVELOPMENT	PROPOSED DEVELOPMENT
FAR (1771.2) (1707.4) (2405.2)	6.0 (DD Overlay-Historic Preservation) 8.5 (C-4 District)	10.5	1.98 ESTIMATED (NOTE 7)	TOTAL: 8.30 RETAIL: 0.66 OFFICE: 7.64
FAR FLOOR AREA (NOTE 1)	6.0 x 11,790 = 70,740 GFA (NOTE 2)	10.5 x 11,790 = 123,795 GFA	22,770 SF ESTIMATED	TOTAL: 97,872 SF RETAIL: 7,813 SF OFFICE: 90,059 SF
LOT OCCUPANCY (1771.1) (2405.4)	100.0%	VARIABLE	99% (NOTE 6)	100%
BUILDING HEIGHT (1771.1) (1708.6) (2405.1)	C-4: 110'-0" 1910 HEIGHT ACT: 120'-0" (NOTE 4)	130'-0"	35'-0"	120'-0" (11 FLOORS)
PENTHOUSE HEIGHT (1771.4) (1708.6)	18'-6"	18'-6"	NONE PROVIDED	18'-6"
PENTHOUSE AREA (1771.4) (1708.6)	0.37 FAR OR 4,362 SF	VARIABLE	NONE PROVIDED	0.29 FAR OR 3,463 SF
REAR YARD (1771.4) (2405.5)	NOT REQUIRED (NOTE 3) C-4: 2.5 IN/FT, 12 FT MIN	VARIABLE	NONE PROVIDED	NONE PROVIDED
SIDE YARD (1771.4) (2405.5)	NOT REQUIRED (NOTE 3) C-4: NOT REQUIRED: 2 IN/FT (6 FT MIN) IF PROVIDED	VARIABLE	NONE PROVIDED	NONE PROVIDED
COURT WIDTH (2405.2) OPEN COURT (1771.1)	WIDTH = 3 IN/FT OF HT: 12 FT MIN	VARIABLE	NOTE 6	OPEN COURT #1: W = 74'-6" OPEN COURT #2: W = 9'-6" OPEN COURT #3: W = 124'-0" OPEN COURT #4: W = 5'-0" OPEN COURT #5: W = 114'-0" OPEN COURT #6: W = 15'-10" OPEN COURT #7: W = 43'-0"
PARKING (1707.1) (2405.8)	OFFICE: 1 PER 1800 SF OVER 2000 SF RETAIL: NONE REQUIRED UNDER 30,000 SF (NOTE 5)	VARIABLE	NONE PROVIDED	TOTAL PROVIDED: 23 TOTAL ZONING SPACES: PROVIDED: 19
LOADING (1707.1) (2405.8)	OFFICE (30,000-100,000 GSF): 1 BERTH @ 30' DEEP 1 PLATFORM @ 100 SF 1 SERVICE/DELIVERY @ 20' DEEP RETAIL: NOT REQUIRED UNDER 8,000 GSF (NOTE 5)	VARIABLE	NONE PROVIDED	1 BERTH (12'-0" x 30'-0") NONE PROVIDED

NOTES:
 1. FAR Floor Area includes a deduction of 2% for mechanical shafts, but does not include areas for (1) bays projecting over the property line, (2) parking access ramps, and (3) spaces with structural clearance less than 6'-6".
 2. Per Section 1700.4, DD Overlay Zone shall govern.
 3. Per Section 1707.6, no rear or side yard requirements apply. (1707.6: The rear and side yard requirements of the underlying zone district shall not apply in the Downtown Historic District or Penn Ave Historic Site.) Site is located within the Penn Ave Historic District.
 4. Based on F Street R.O.W. of 100'-0".
 5. Retail Area Provided = 7,972 GSF.
 6. Lots 818, 819 & 821 have nonconforming courts in the alley proposed to be closed, which equal less than 1% of total lot area.
 7. Existing FAR (Estimated):
 Lot 18 = 2.00
 Lot 19 = 1.99
 Lot 818 = 2.09
 Lot 819 = 1.91
 Lot 820 = 1.50
 Lot 821 = 2.17

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WASHINGTON, D.C. January 24, 2008

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DEVELOPMENT DATA D1

SITE TABULATION

1000 F STREET, NW
WASHINGTON, D.C. 20011
SQUARE 347, LOTS 818, 819, 820, 821, 18, 19

PRESENT USE:
LOTS ARE CURRENTLY OCCUPIED BY BUSINESSES OF MIXED USE TYPE.

PROPOSED USE:
THIS PROJECT IS LOCATED AT 1000 F STREET, NW THE PROPERTY IS ZONED DD/C-4 (COMMERCIAL CENTRAL BUSINESS DISTRICT, WITH DOWNTOWN DEVELOPMENT OVERLAY). THE PROJECT WILL CONSIST OF DEMOLITION OF THE EXISTING BUILDINGS ON LOT(S) 818, 819, 820, 821 AND LOT 18, A PORTION OF THE PUBLIC ALLEY WILL BEING CLOSED, THE INTERNAL RENOVATION OF THE EXISTING BUILDING ON LOT 19 AND THE CONSTRUCTION OF A NEW 11-STORY MIXED USED OFFICE BUILDING WITH FOUR (4) LEVELS UNDERGROUND. THE CONSTRUCTION OF THE 11-STORY BUILDING AND THE UTILITY INSTALLATION WILL DISTURB 13,283 SQUARE FEET OF AREA.

PARKING SPACES:
PARKING SPACES REQUIRED = SEE ZONING TABULATIONS

POTABLE WATER:

(FROM SHEET 2 OF 2) Total Fixture Value		= 673
Water Flow Demand from Figure 4.1 (gpm)	= 80	
Pressure Factor from Table 4.4	X 1.22	
Product of Water Flow Demand multiplied by Pressure Factor	= 97.6	
Add Irrigation No. of Squares (100 SF)	X 1.16 or 0.40 ¹	= -
Hose Bibbs	X 2.0	= 8.0
Subtotal of Domestic and Irrigation Demands (gpm)	= 105.6	
Pressure Factor from Table 4.4	X 1.22	
Product of domestic and irrigation Flow Demand multiplied by Pressure Factor	= 128.8	
Total Fixed Demands. If any (gpm)	= 0	
Total Domestic/Mechanical/Irrigation Demands (gpm)	= 128.8	
Fire Flow Demand as per NFPA Requirements	= -	
Total Domestic/ Mechanical/Irrigation and Fire Flow Demands (gpm)	= 130.0	

* ASSUMED A DESIGN PRESSURE OF 50 psi

STORMWATER MANAGEMENT:

Q15 = (0.9) (0.2704) (7.56) = 1.84 cfs

PROPOSED LEGEND

DUCT	PROP. ELECTRIC DUCTBANK
PVC	PROP. STORM DRAIN
DIP (FIRE)	PROP. SANITARY LINE
DIP (DOM)	PROP. FIRE SERVICE
	PROP. DOMESTIC WATER CONNECTION
	PROPERTY LINE
X 30.3	PROPOSED SPOT ELEVATION
	PROPOSED TREE PIT



1 IN. = 30' FT.

SITE IMPROVEMENTS PLAN

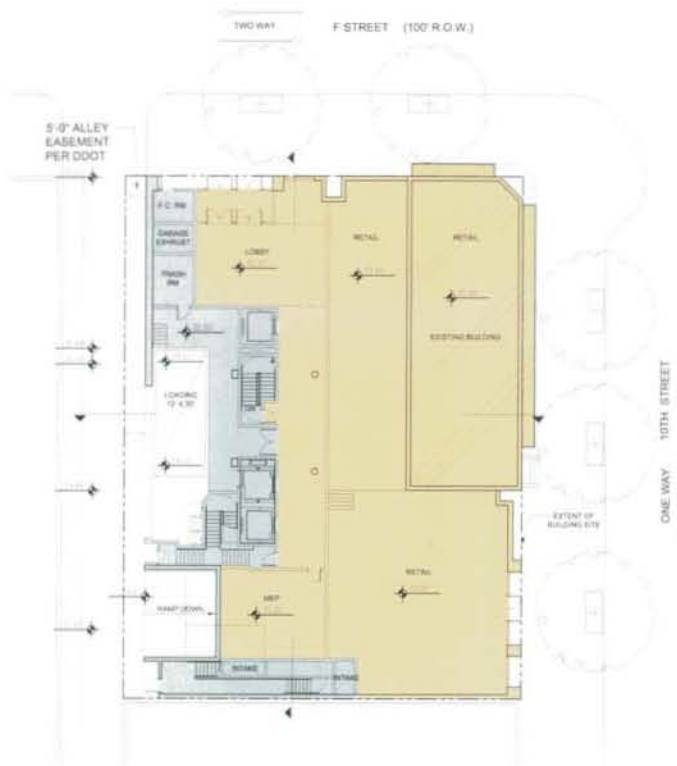
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SITE IMPROVEMENTS PLAN S5



LEVEL 01



LEVEL 02

NOTES:

1. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL & SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUT MAY VARY.
2. REFER TO SHEET L1 FOR LANDSCAPE PLAN.
3. REFER TO SHEET A4 (ROOF LEVEL) FOR BUILDING DIMENSIONS.



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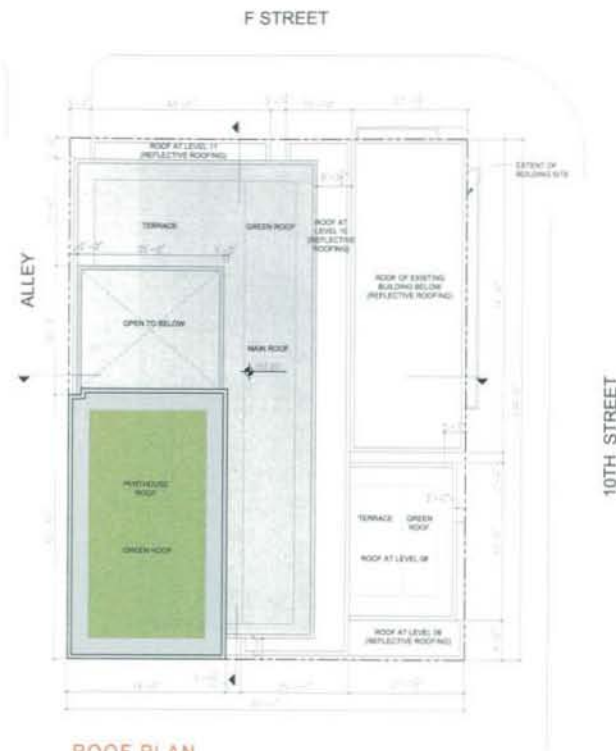
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LEVELS 01 & 02 A1



PENTHOUSE LEVEL



ROOF PLAN

NOTES:

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2. REFER TO SHEET L1 FOR LANDSCAPE PLAN.
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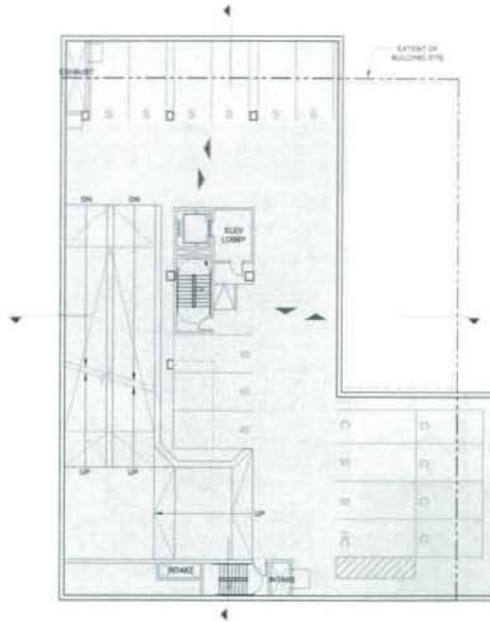
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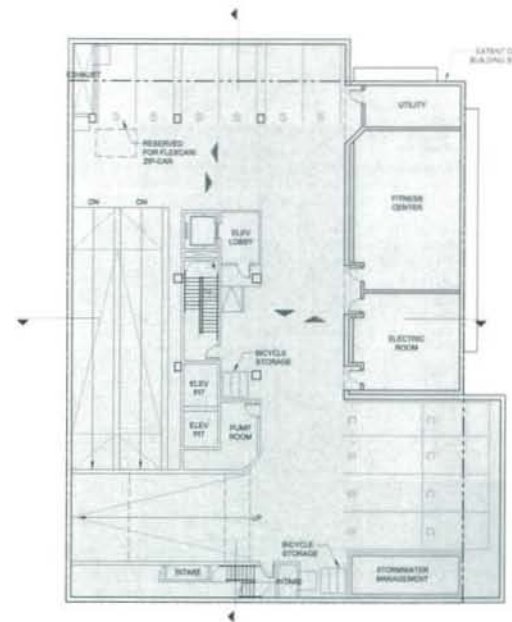
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PENTHOUSE & ROOF PLAN A4



PARKING LEVEL 02



PARKING LEVEL 01

PARKING COMPOSITION:

LEVEL	HANDICAP (HC) (8'x5') x 19'	STANDARD (S) 9' x 19'	COMPACT (C) 8' x 16'	TANDEM (T)	TOTAL W/O VAULT SPACES	VAULT	TOTAL W/ VAULT SPACES
P1	0	3	1	0	4	10	14
P2	1	5	1	0	7	10	17
P3	1	4	1	0	6	9	15
P4	0	5	1	0	6	9	15
TOTAL	2	17	4	0	23	38	61

FOR ZONING PURPOSES: 61 SPACES - 4 COMPACT SPACES - 38 VAULT SPACES = 19 SPACES PROVIDED

NOTES:

1. PARKING LAYOUTS ARE CONCEPTUAL & SHOWN FOR ILLUSTRATIVE PURPOSES.
THE FINAL LAYOUT MAY VARY.



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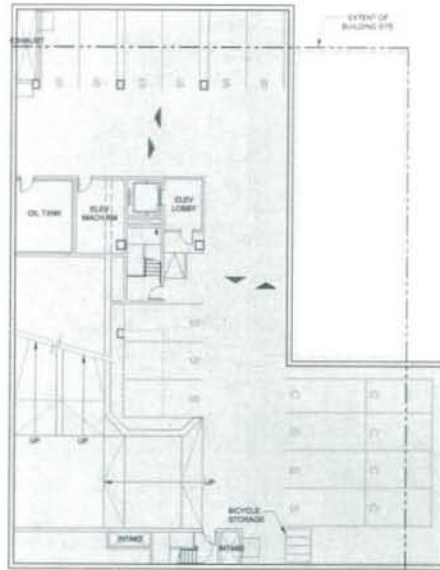
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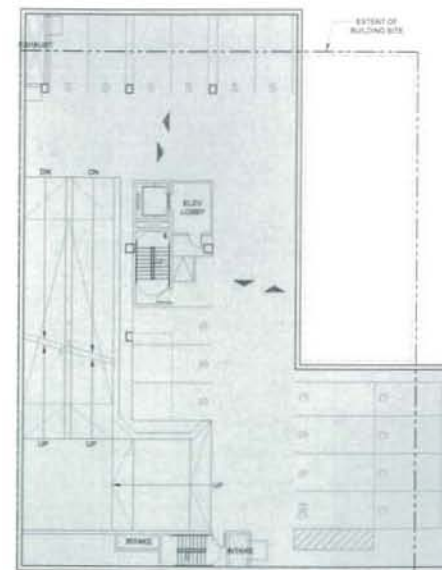
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PARKING LEVELS 01 & 02

A5



PARKING LEVEL 04



PARKING LEVEL 03

NOTES:

1. PARKING LAYOUTS ARE CONCEPTUAL & SHOWN FOR ILLUSTRATIVE PURPOSES.

THE FINAL LAYOUT MAY VARY.

2. SEE SHEET A5 FOR PARKING COMPOSITION CHART.



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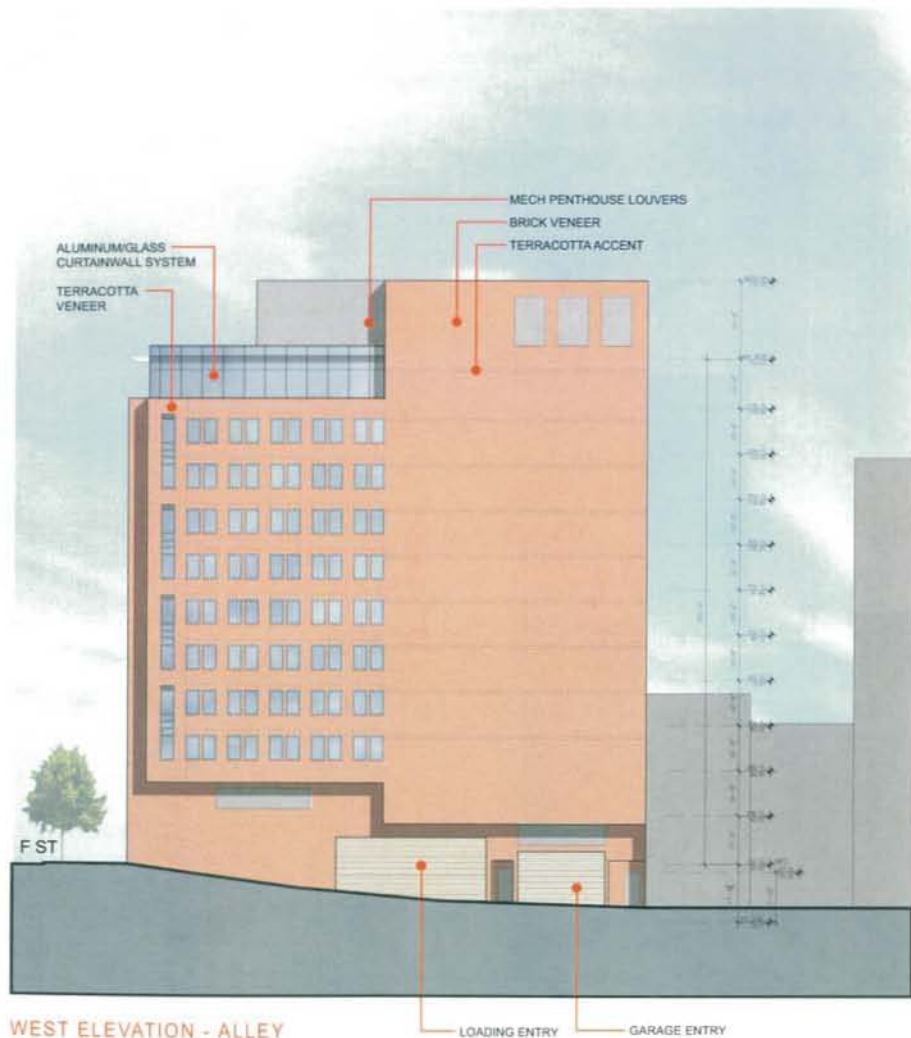
WASHINGTON, D.C. January 24, 2008 1000 F STREET, NW, WASHINGTON, D.C. 20004

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PARKING LEVELS 03 & 04

A6

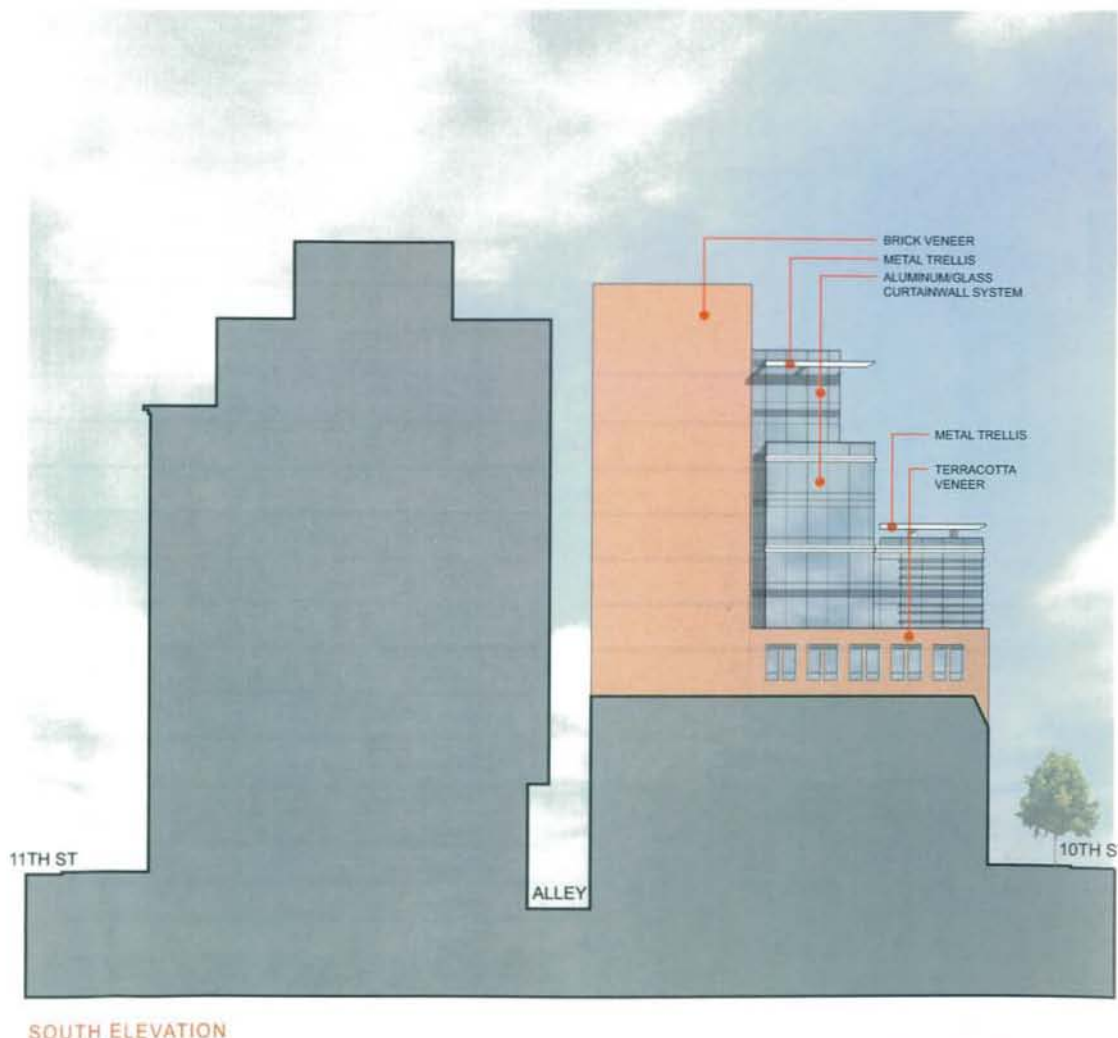


NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN MAY VARY.

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SOUTH ELEVATION

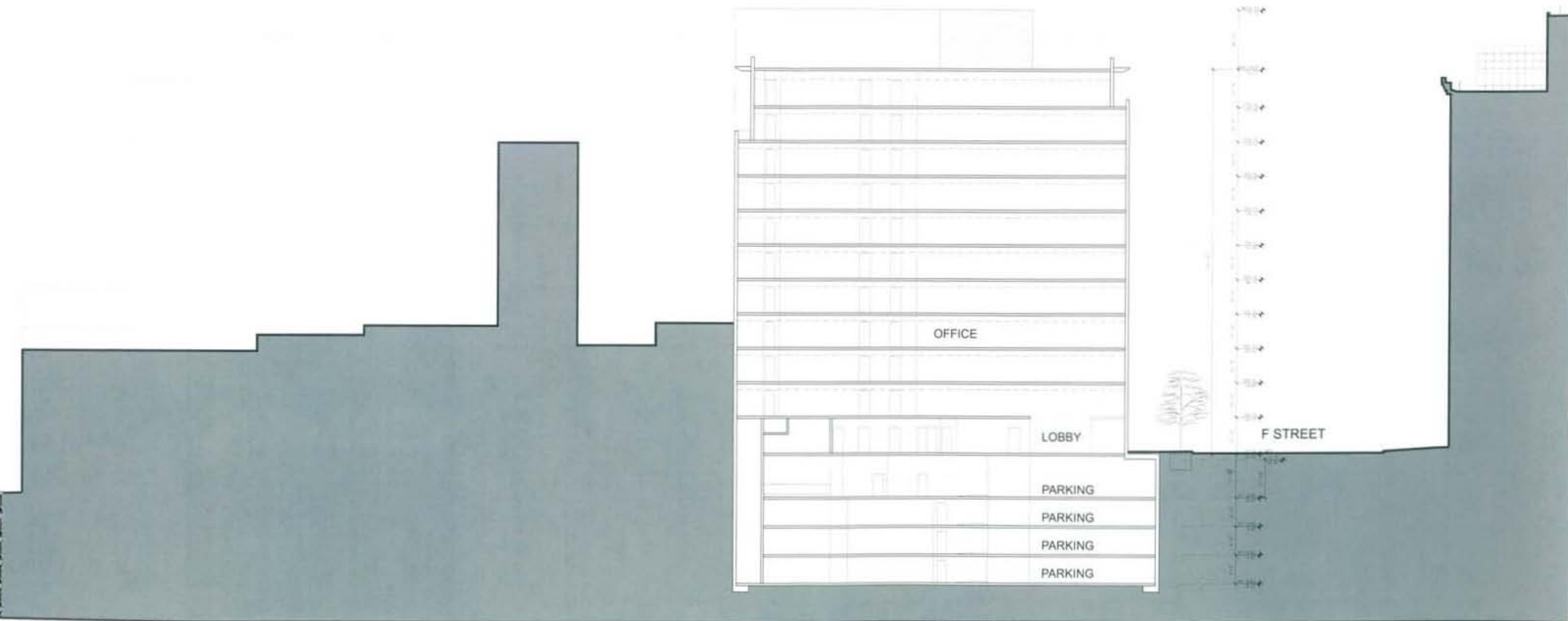
0' 15' 30'

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WEST & SOUTH ELEVATIONS

A9

PUD SUBMISSION - ADDENDUM



NORTH-SOUTH BUILDING SECTION

NOTES:
 1. SECTIONS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN MAY VARY.

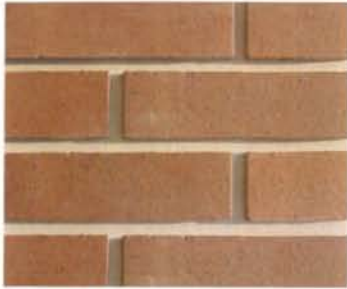
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HISTORIC BUILDING



EXISTING BRICK

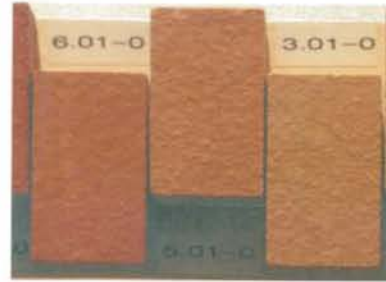


METAL 1



METAL 2

NEW BUILDING



TERRACOTTA SAMPLE A



TERRACOTTA SAMPLE B



BRICK



METAL 1



METAL 2