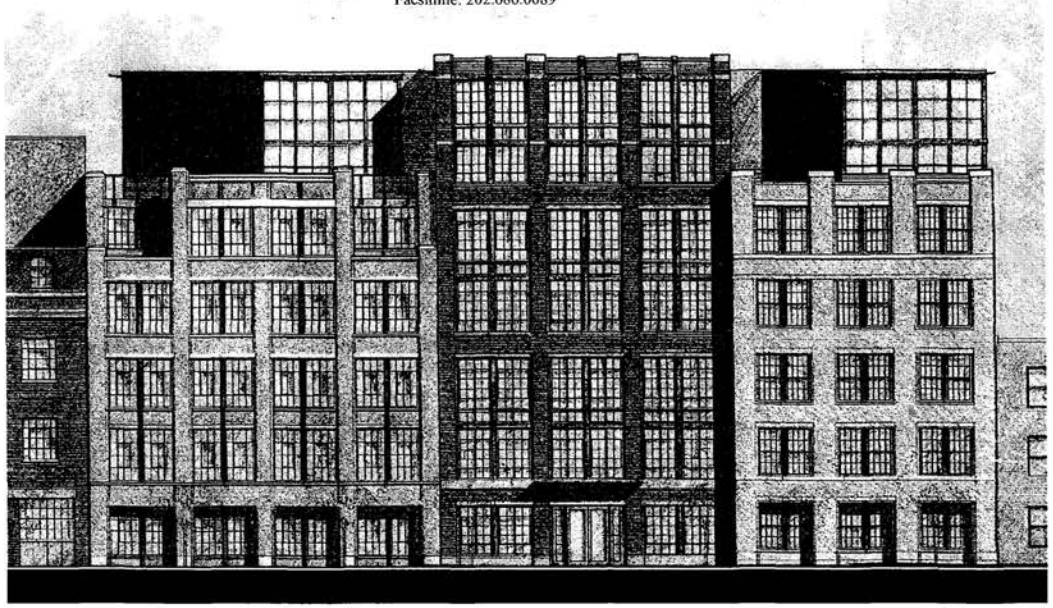
1440 CHURCH STREET, NW

WASHINGTON, DC

OWNER/ DEVELOPERS:

PN Hoffman Development
4725 Wisconsin Ave. NW (Suite 200)
Washington, DC 20016
Telephone: 202.686.0010
Facsimile: 202.686.0089

SJG Properties
805 15th Street NW - Suite 230
Washington, DC 20005
Telephone: 202.842.5100



ARCHITECTS:
SKG ARCHITECTS & PLANNERS
4916 St. Elmo Ave.
Bethesda, MD. 20814
Telephone: 301.654.9300
Facsimile: 301.654.7211

CIVIL ENGINEERS:
Wiles, Mensch
11860 Sunrise Valley Dr., #200
Reston, VA 20191
Telephone: 703.391.7600
Facsimile: 703.6264.0595

STRUCTURAL ENGINEERS:
Ehlert/Bryant, Inc.
1451 Dolley Madison Blvd.
McLean, VA 22101-3812
Telephone: 703.827.9552
Facsimile: 703.356.2031

MEP ENGINEERS:
G H T Limited
1010 North Glebe Road, Suite 200
Arlington, VA 22201
Telephone: 703.243.1200
Facsimile: 703.276.1376

DRAWING LIST

ARCHITECTURAL
A0.01 Cover Sheet
A0.02 Context

A2.01 1/8" Floor Plan G2 Level
A2.02 1/8" Floor PLan G1 Level
A2.03 1/8" Floor Plan 1st Floor Level
A2.04 1/8" Floor Plan 2nd Floor Level

A3.02 1/4" Floor Plan Typical (2nd - 4th) Levels
A3.03 1/4" Floor Plan 5th Level
A3.04 1/4" Floor Plan 6th Level
A3.05 1/4" Floor Plan 7th Level
A3.06a 1/4" Main Roof / Mech. (Church St.)
A3.06b 1/4" Main Roof / Mech. Plan (P Street)
A3.07 1/4" Roof Plan (Church St.)
A3.07b 1/4" Roof Plan (P Street)

A4.01 1/8" Church & P St. Section
A4.02 1/8" Church St. Building Section

A5.01 1/8" North Elevation Church St.
A5.02 1/8" South Elevation Church St.
A5.03 1/8" East / West Elevations Church St.
A5.04 1/8" South Elevation P Street
A5.02 1/8" North Elevation P Street
A5.03 1/8" East / West Elevations P Street

ZONING INFORMATION

ZONE: A / C-3-A

LOT AREA: 12,303 SF (Church Street) 10,797 SF (P Street)
Total Combined Lot 23,100 SF

HEIGHT LIMIT: 70'-0" for Church Street per Arts overlay (highest main roof)
75'-0" for P Street (highest main roof)

FAR: 4.5
103,950 SF by right
Owner will be purchasing transferable 8,396 SF FAR

LOT COVERAGE: 75%
The combined building at their typical floors is 17,325 SF.
Retail is allowed up to 100 % provided it meets the height limit of 20 feet.

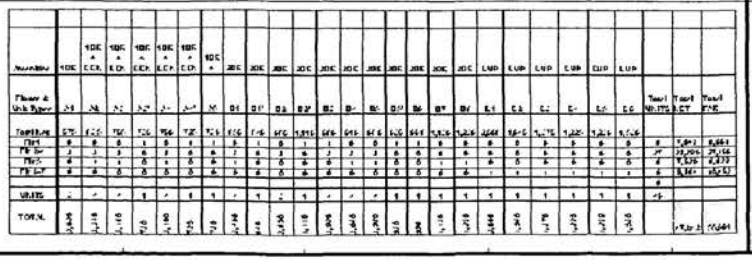
RESIDENTIAL RECREATIONAL SPACE: 15 % of Residential
5% provided on roof deck

REAR YARD: 2 ½" per foot of height and 12' minimum, 15'-2 ½" for 75'-0" max height.
18'-2" and 16'-8" provided for Church St. tower and P St. tower respectively.

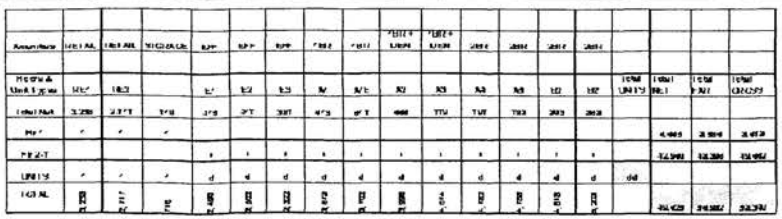
PARKING REQUIREMENTS: ½ the number of dwelling units (115) = 58
for retail = in excess of 3,000 sf. @ 3,972 SF = 10
TOTAL REQUIRED = 68 PROVIDED = 111
5% Accessible / 15% Adaptable

LOADING REQUIREMENTS: 55' loading berth, 30' loading berth, 20' x 10' delivery space, 300 SF loading platform

CHURCH STREET CONDOMINIUMS - UNIT ANALYSIS



P STREET RENTALS - UNIT ANALYSIS



SKG
ARCHITECTS & PLANNERS LLC
4916 st. elmo av.
bethesda, md 20814
telephone 301.654.9300
facsimile 301.654.7211
e-mail sbenjamin@skginet

SAXON COURT II

Progress Set

Cover Sheet

May 6, 2002

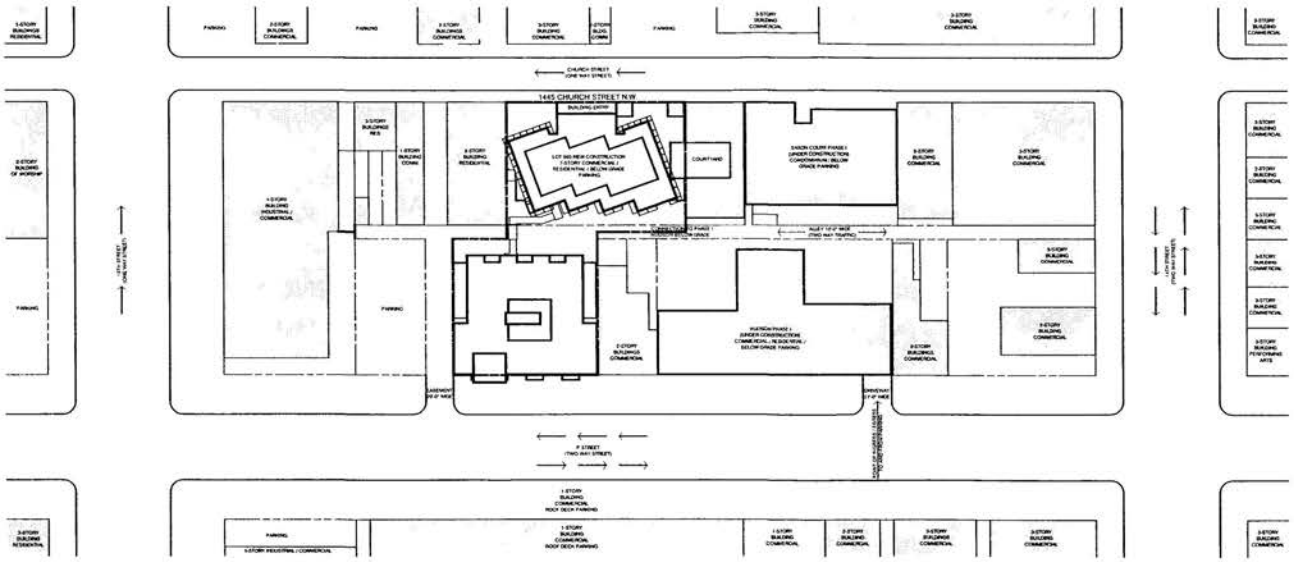
N/S

A0.01

RECEIVED
D.C. BOARD OF ZONING
2007 MAY -7 PM 12:07

BZA
Case No. 16914
Exhibit No. 9

Board of Zoning Adjustment
District of Columbia
CASE NO.16914
EXHIBIT NO.9



1 CONTEXT PLAN

SKG
ARCHITECTS & PLANNERS LLC

4916 st. elmo av.
bethesda, md 20814
telephone 301.654.9300
facsimile 301.654.7211
e-mail: oberon@skg.net

PROJECT NAME
SAXON COURT II

Progress Set

OWNER
PB BOPMAR

REVISION

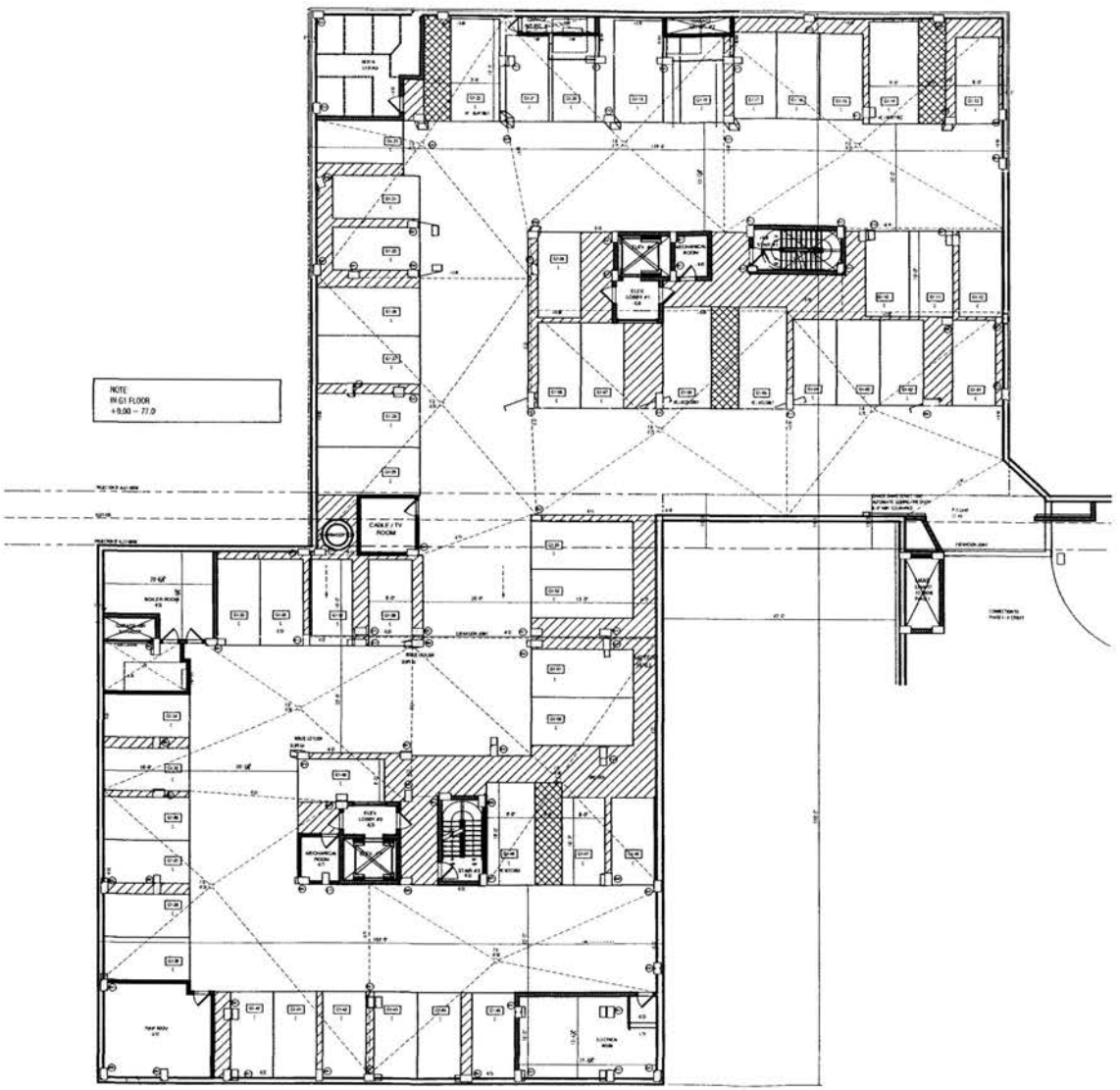
KEY PLAN

© 2007 SKG ARCHITECTS & PLANNERS, LLC

DRAWING TITLE
Context Plan

DATE May 8, 2008
SCALE N/S

A0.02



1 1/8" FLOOR PLAN G1

SKG
ARCHITECTS &
PLANNERS LLC

4916 st. elmo av.
bethesda, md 20814
telephone 301.654.9300
facsimile 301.654.7211
e mail olbem@skg.net

SAXON
COURT II

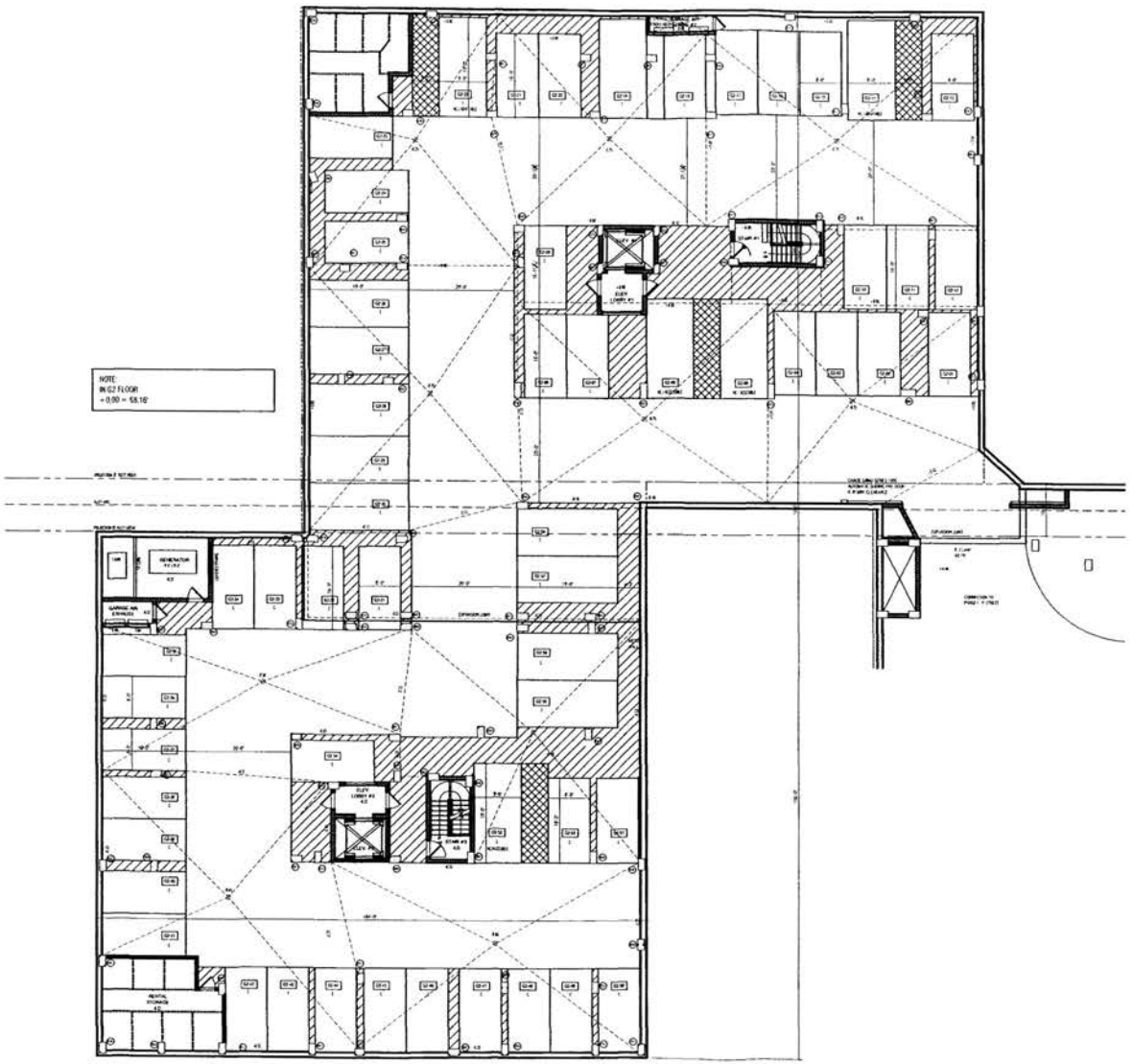
Progress Set

1/8" Floor Plan
G1

May 6, 2002

1/8" = 1'-0"

A2.02



1 1/8" FLOOR PLAN G2

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ARCHITECTS &
PLANNERS LLC

4916 st. elmo av.
bethesda, md 20814
telephone 301 654 9300
facsimile 301 654 7211
e-mail oberan@skg-inet

SAXON
COURT II

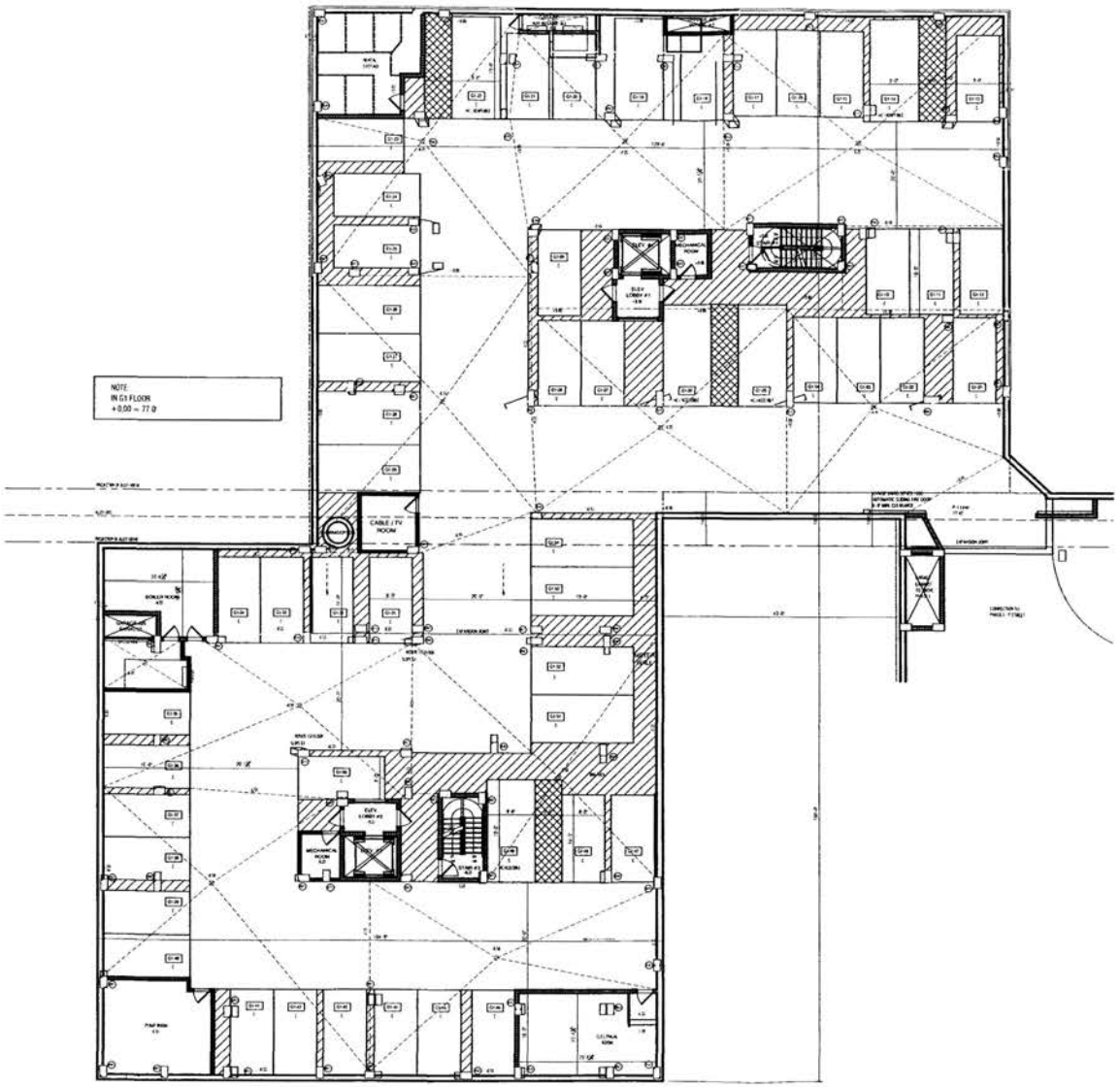
Progress Set

1/8" Floor Plan
G2

May 6, 2002

1/8" = 1'-0"

A2.01



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PLANNERS LLC

4916 st. elmo av.
bethesda, md 20814
telephone 301.654.9300
facsimile 301.654.7211
e-mail: abenanav@skg-i.net

PROJECT NAME
SAXON
COURT II

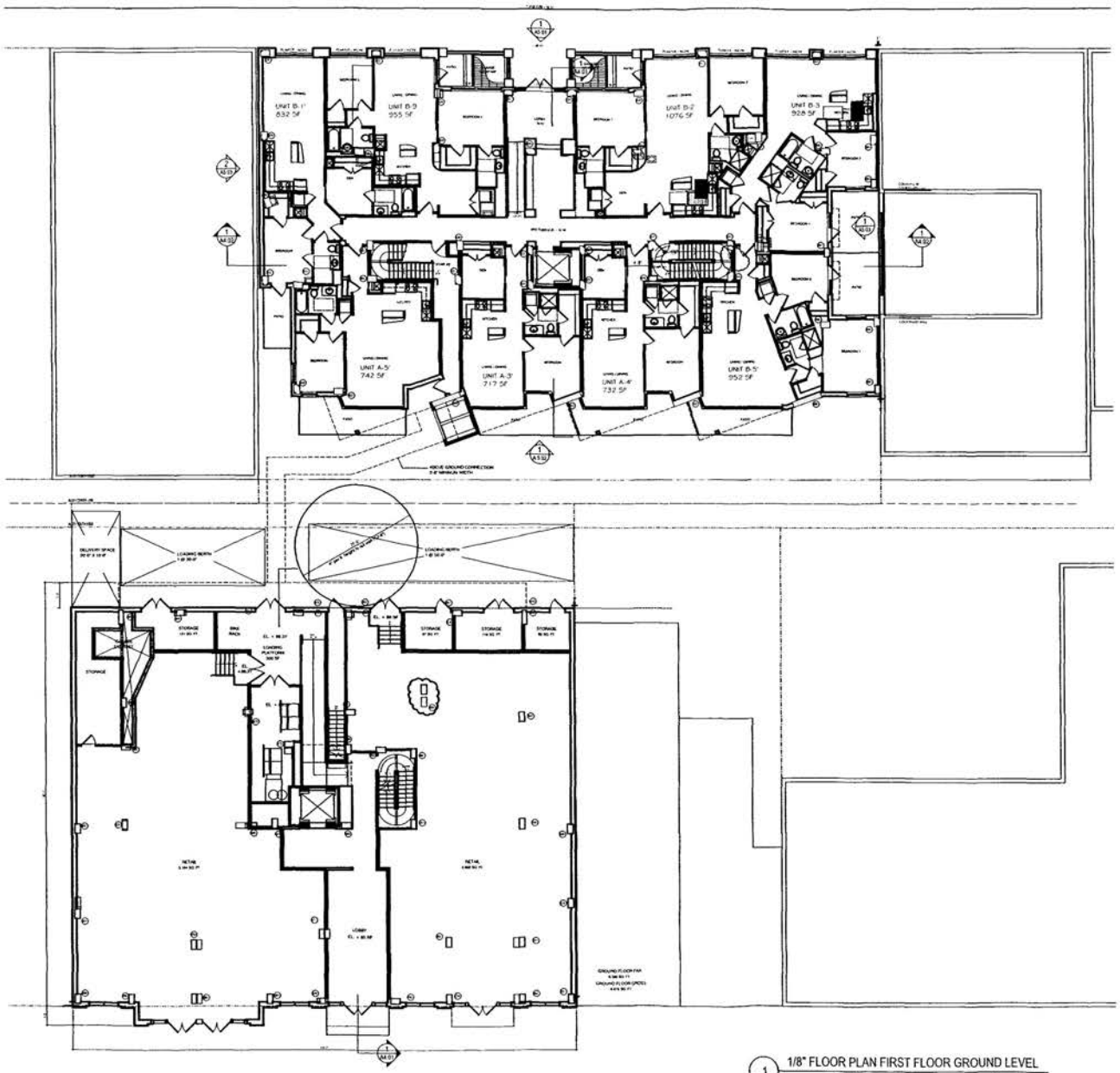
Progress Set

KEY PLAN

DRAWING TITLE
1/8" Floor Plan
G1

DATE May 6, 2002
SCALE 1/8" = 1'-0"

A2.02



1 1/8" FLOOR PLAN FIRST FLOOR GROUND LEVEL

SKG
ARCHITECTS & PLANNERS LLC

4916 st. elmo av.
bethesda, md 20814
telephone 301.654.9300
facsimile 301.654.7211
e-mail: aberanoff@kg.net

SAXON COURT II

Progress Set

1/8" Floor Plan
1st Floor
Ground Level

May 6, 2002

1/8" = 1'-0"

A2.03



1 1/8" FLOOR PLAN SECOND LEVEL

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PLANNERS LLC

4916 st. elmo av.
bethesda, md 20814
telephone 301.654.9300
facsimile 301.654.7211
e mail dberdnik@kg.net

SAXON
COURT II

Progress Set

1/8" Floor Plan
2nd Level

May 6, 2002

1/8" = 1'-0"

A2.04



1 1/4" TYPICAL (2ND TO 4TH) LEVEL FLOOR PLAN

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ARCHITECTS & PLANNERS LLC

4916 st. elmo av.
bethesda, md 20814
telephone 301.654.9300
facsimile 301.654.7211
e-mail: dbenanol@skg.net

SAXON COURT II

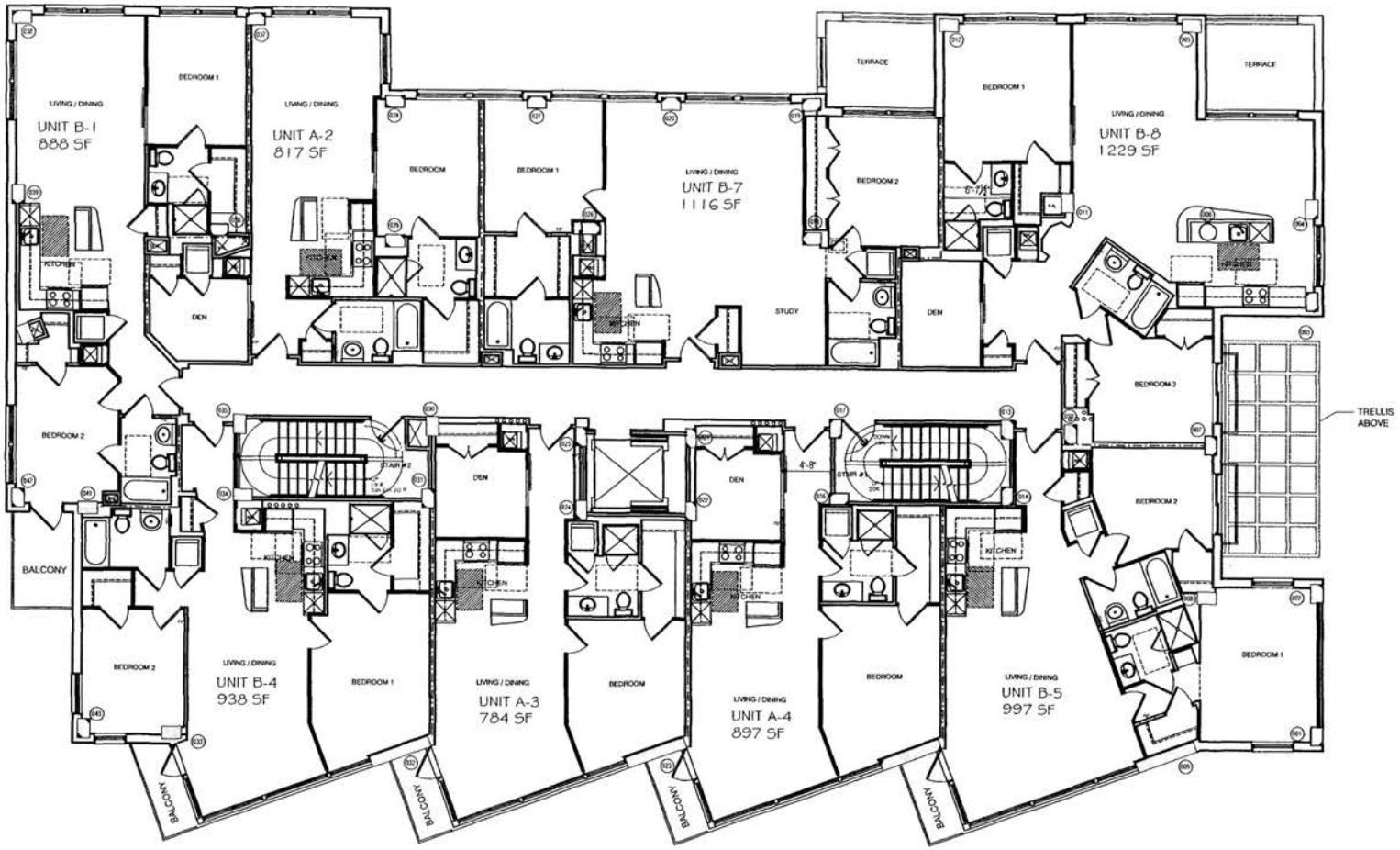
Progress Set

1/4" Typical (2nd to 4th) Level Floor Plan

May 6, 2002

1/4" = 1'-0"

A3.02



1 1/4" 5TH LEVEL FLOOR PLAN

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ARCHITECTS & PLANNERS LLC

4916 st. elmo av.
bethesda, md 20814
telephone 301.654.9300
facsimile 301.654.7211
e-mail: dbenline@skgutel

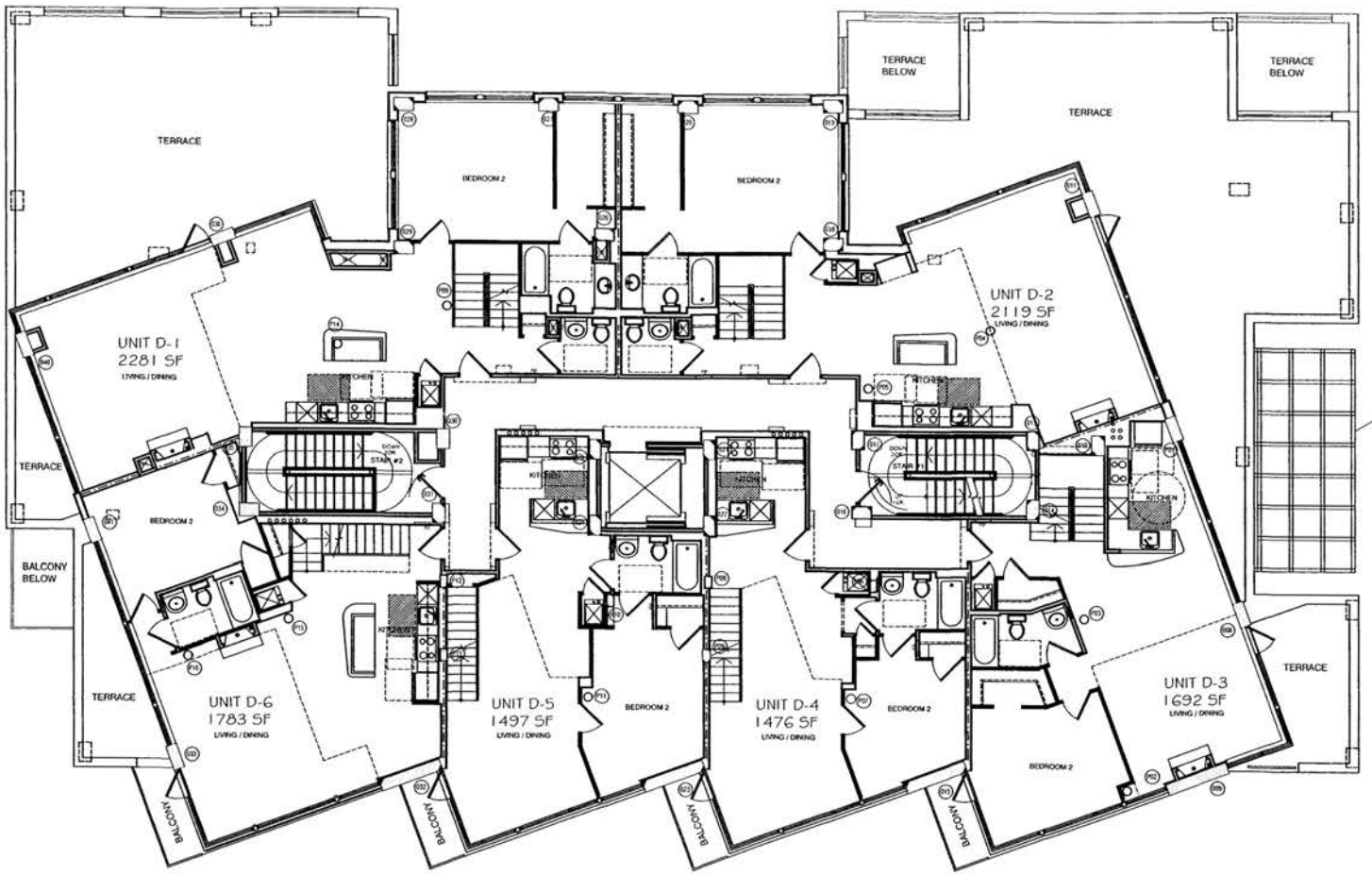
PROJECT NAME
SAXON COURT II

Progress Set

1/4" 5th Level Floor Plan

DATE May 6, 2002
SCALE 1/4" = 1'-0"

A3.03



1 1/4" 6TH LEVEL FLOOR PLAN

SKG
ARCHITECTS & PLANNERS LLC

4916 st. elmo av.
bethesda, md 20814
telephone 301.654.9300
facsimile 301.654.7211
e-mail: oberdevall@skg.net

SAXON COURT II

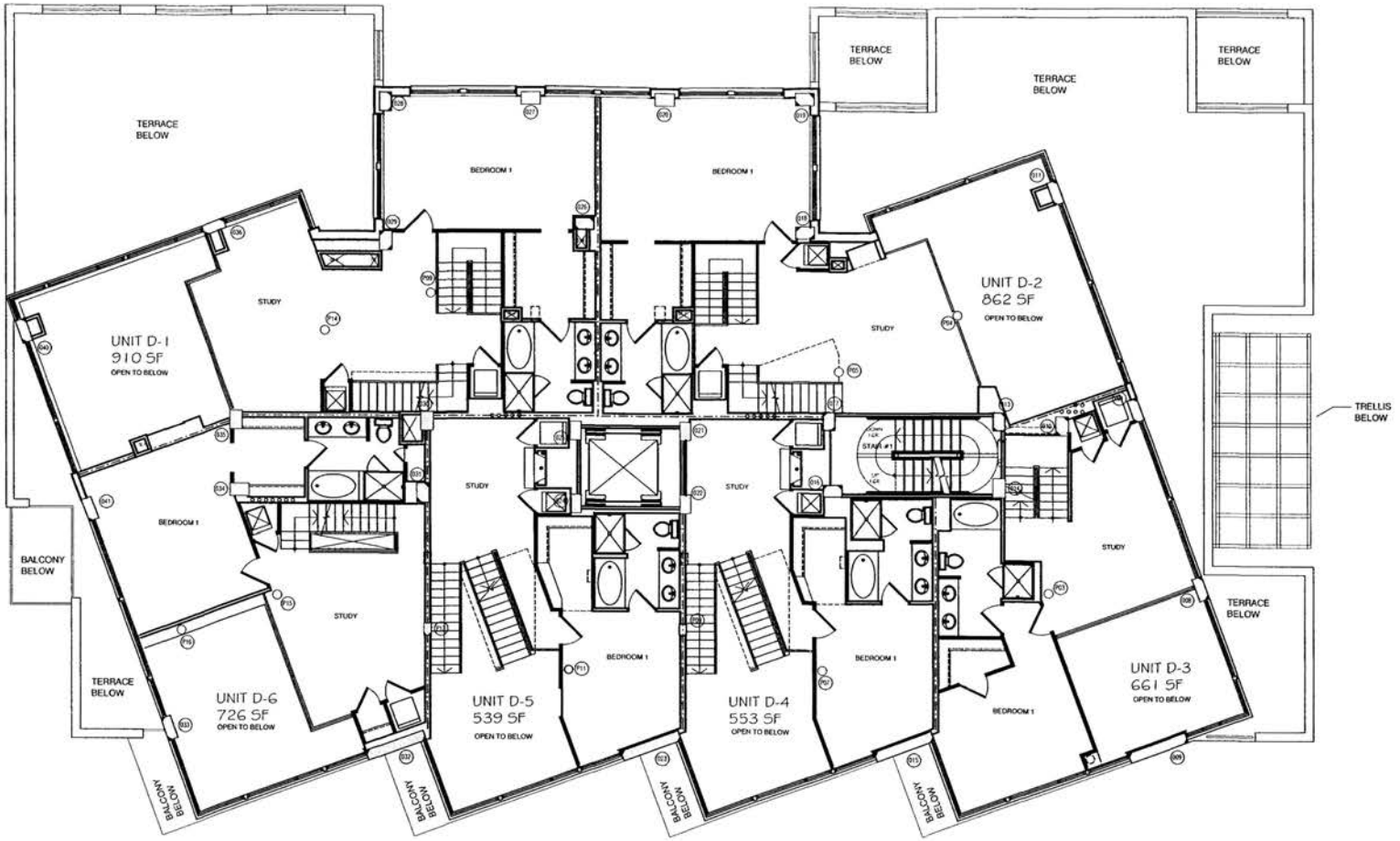
Progress Set

1/4" 6th Level Floor Plan

May 6, 2002

1/4" = 1'-0"

A3.04



1 1/4" 7TH LEVEL FLOOR PLAN

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4916 st. elmo av.
bethesda, md 20814
telephone 301.654.9300
facsimile 301.654.7211
e-mail: dberg@skg.cnet

PROJECT NAME
SAXON COURT II

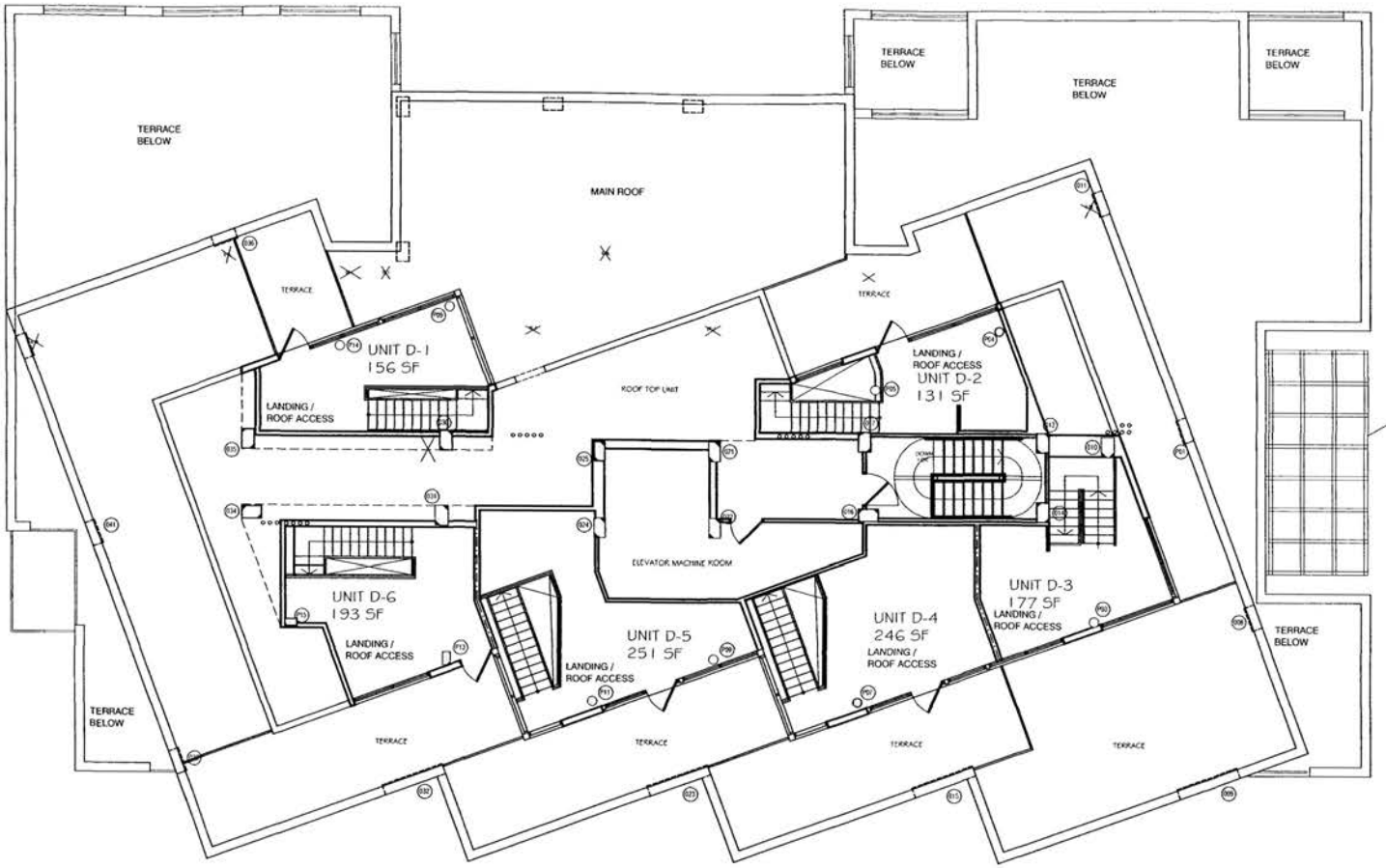
Progress Set

KEY PLAN

DRAWING TITLE
1/4" 7th Level Floor Plan

DATE May 6, 2002
SCALE 1/4" = 1'-0"

A3.05



1 1/4" MAIN ROOF & MECH. PENTHOUSE FLOOR PLAN

SKG
ARCHITECTS & PLANNERS LLC

4916 st. elmo av.
bethesda, md 20814
telephone 301.654.9300
facsimile 301.654.7211
e-mail cberan@skg-i.net

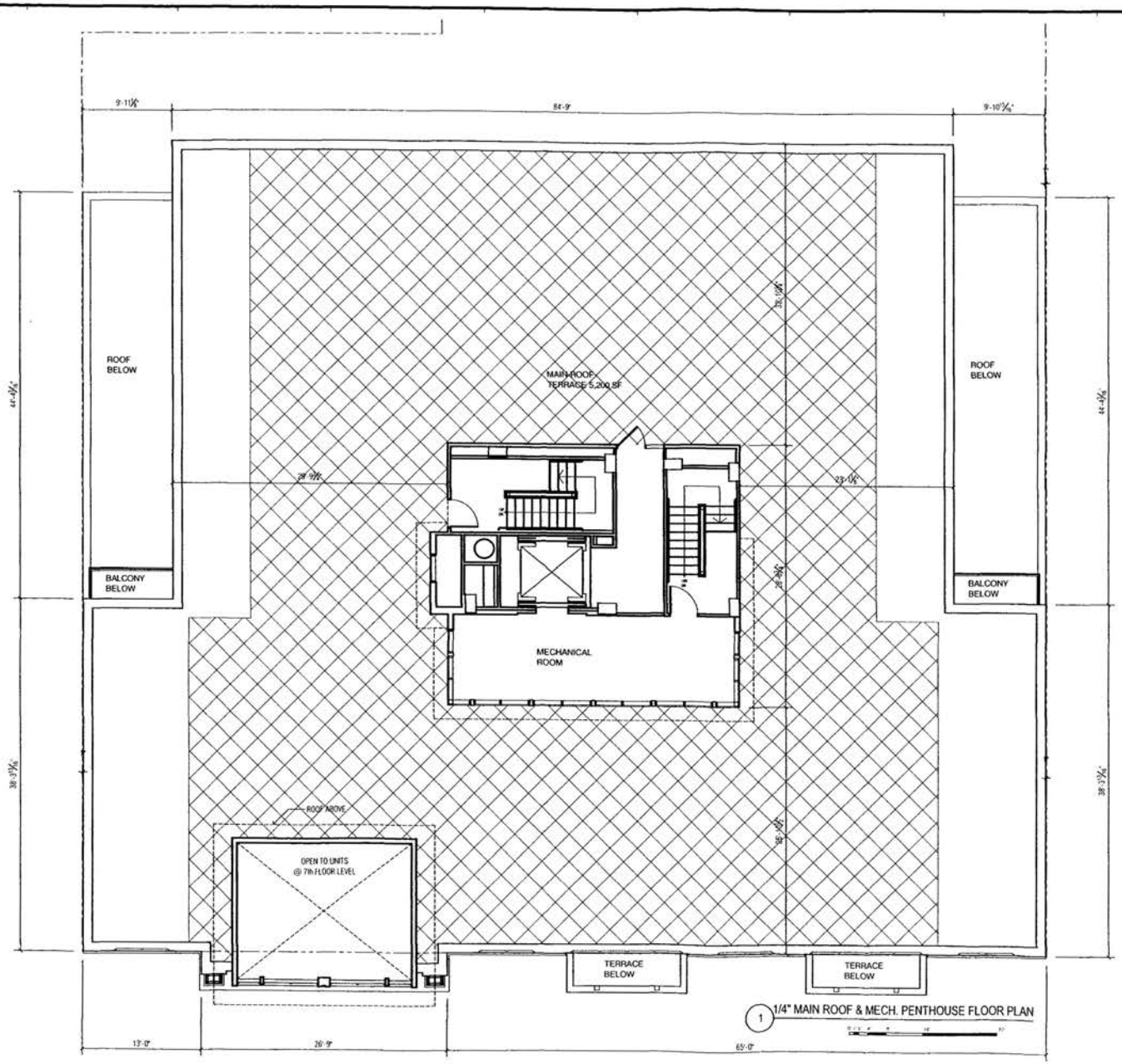
PROJECT NAME
SAXON COURT II

Progress Set

1/4" Main Roof & Mech. Penthouse Floor Plan

DATE May 6, 2002
SCALE 1/4" = 1'-0"

A3.06



1 1/4" MAIN ROOF & MECH. PENTHOUSE FLOOR PLAN

SKG
ARCHITECTS & PLANNERS LLC

4916 st. elmo av.
bethesda, md 20814
telephone 301.654.9300
facsimile 301.654.7211
e-mail: sbenarr@skgi.net

SAXON COURT II

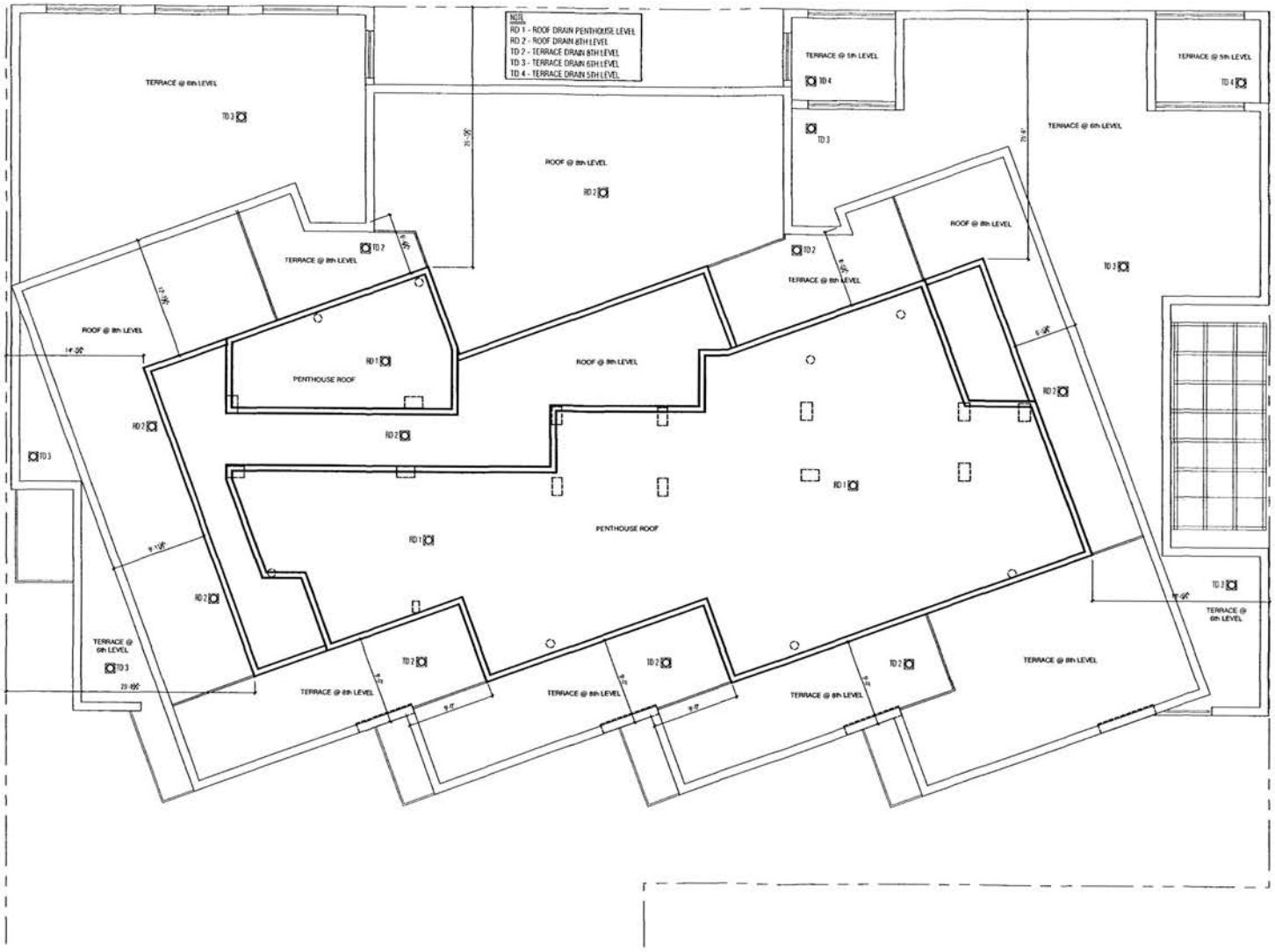
Progress Set

REVISION
May 21, 2002

1/4" Main Roof & Mech. Penthouse Floor Plan

DATE May 6, 2002
SCALE 1/4" = 1'-0"

A3.06b



1 1/4" ROOF LEVEL PLAN

SKG
ARCHITECTS & PLANNERS LLC

4916 st. elmo ave.
bethesda, md 20814
telephone 301.654.9300
facsimile 301.654.7211
e-mail qbenshoof@skg.net

PROJECT Name
SAXON COURT II

Progress Set

REVISION
May 21, 2002

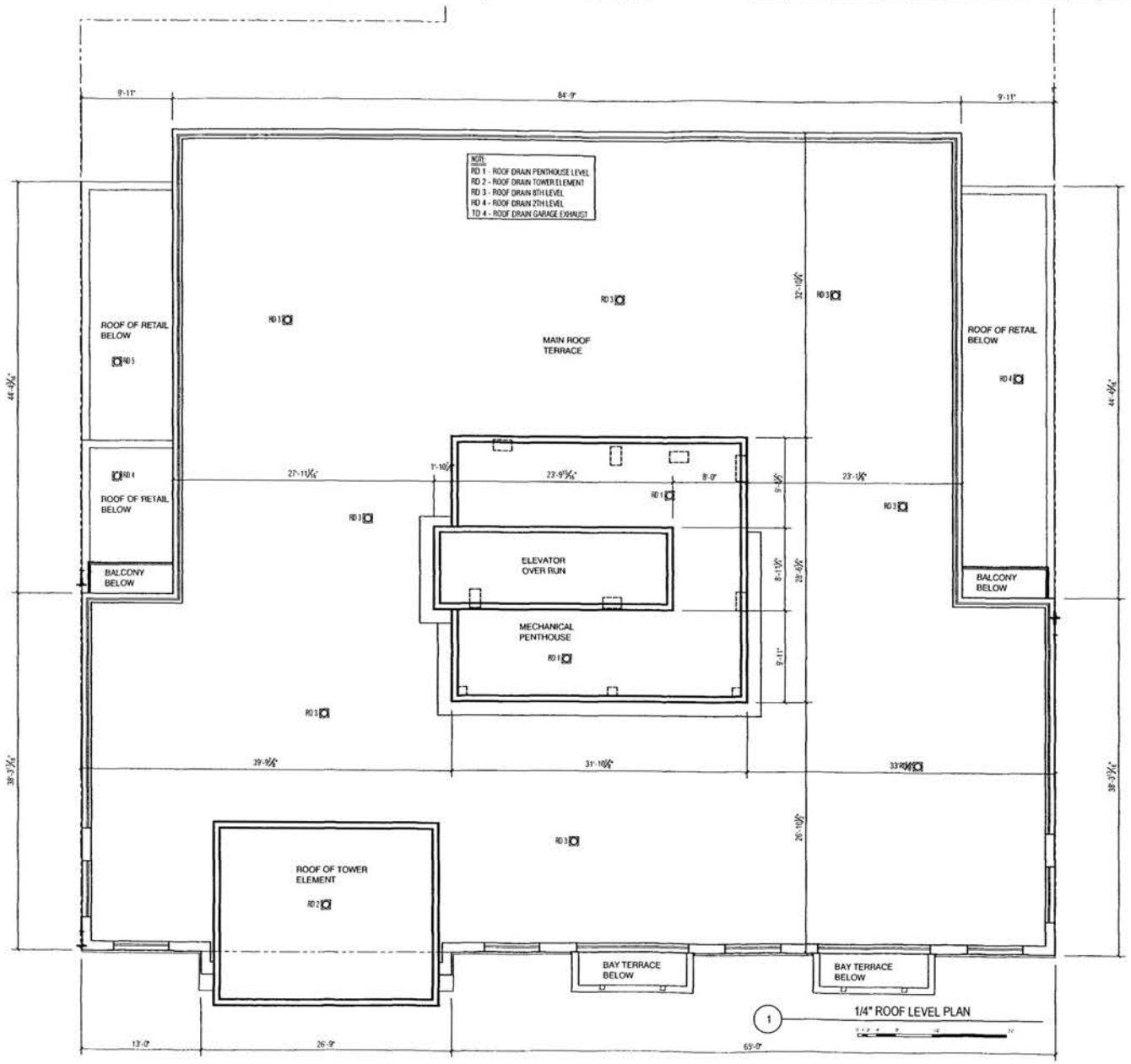
KEY PLAN

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DRAWING Title
1/4" Roof Level Plan

DATE May 6, 2002
SCALE 1/4" = 1'-0"

A3.07



1 1/4" ROOF LEVEL PLAN

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4916 st. elmo av.
bethesda, md 20814
telephone 301.654.9300
facsimile 301.654.7211
e-mail: sbenarroch@skg.net

SAXON COURT II

Progress Set

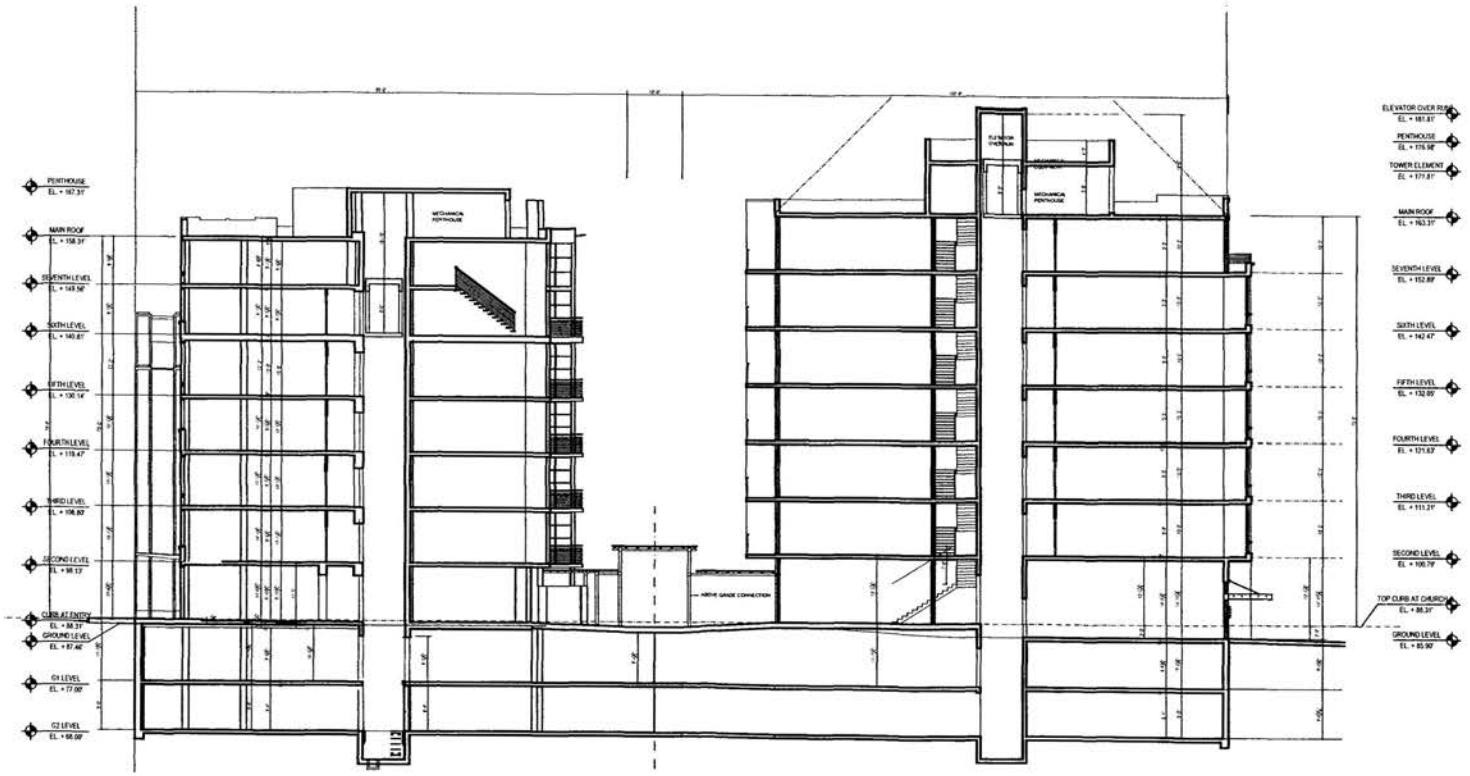
May 21, 2002

1/4" Roof Level Plan

May 6, 2002

1/4" = 1'-0"

A3.07b



1 1/8" BUILDING SECTION

SKG
ARCHITECTS &
PLANNERS LLC

4916 st. elmo av.
bethesda, md 20814
telephone 301.654.1300
facsimile 301.654.7211
e-mail: dbenard@skg.net

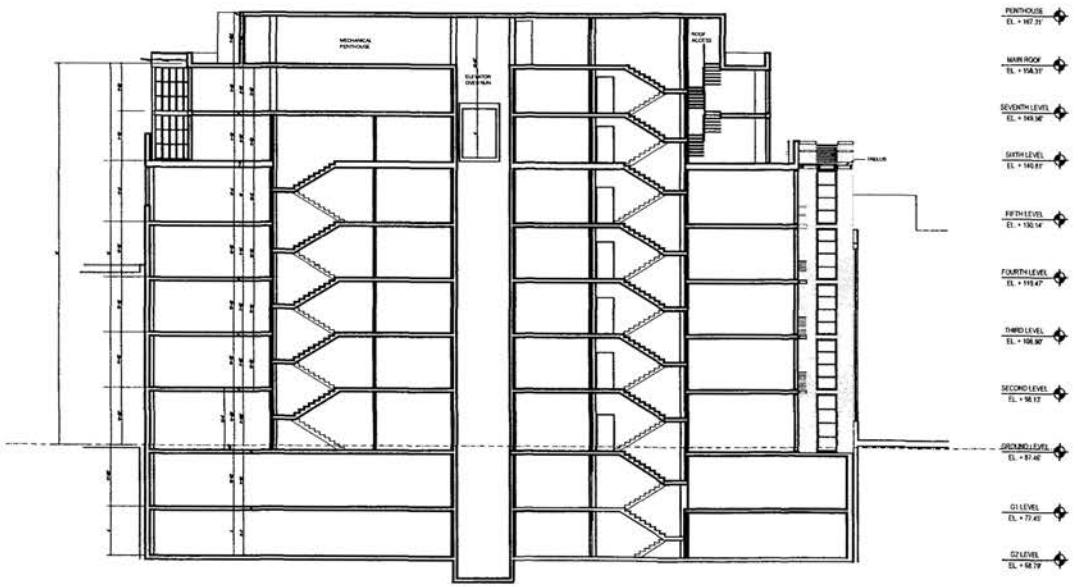
PROJECT NAME
SAXON
COURT II

Progress Set

1/8" Building
Sections

DATE May 4, 2002
SCALE 1/8" = 1'-0"

A4.01



1 1/8" BUILDING SECTION

SKG
ARCHITECTS & PLANNERS LLC

4916 st. elmo av.
bethesda, md 20814
telephone 301.654.9300
facsimile 301.654.7211
e-mail: sbenden@skg-i.net

PROJECT NAME
SAXON COURT II

Progress Set

REVISION

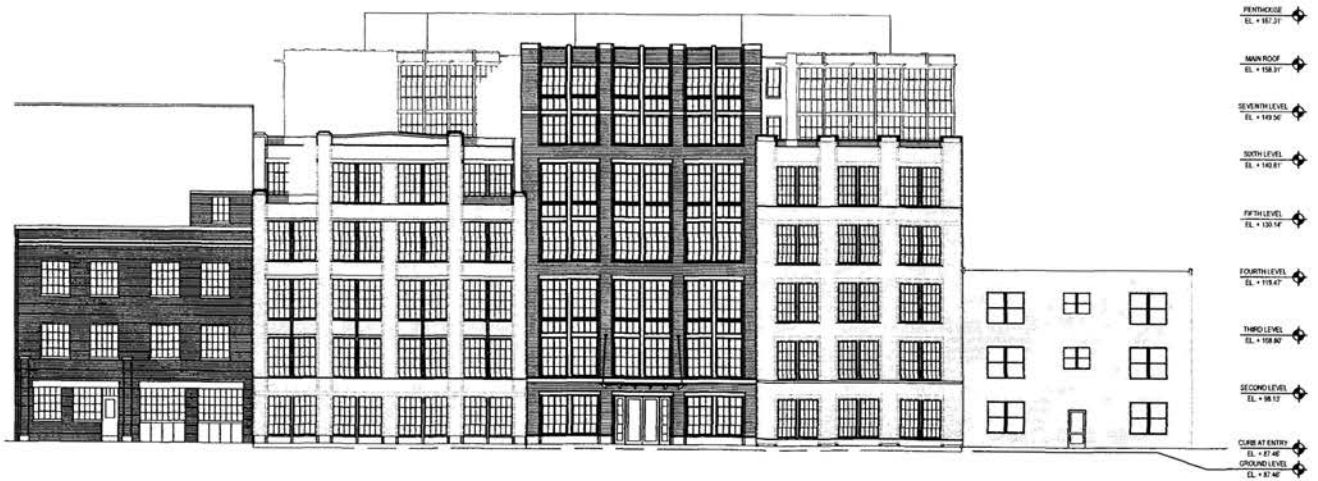
KEY PLAN

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DRAWING TITLE
1/8" Building Sections

DATE May 6, 2002
SCALE 1/8" = 1'-0"

A4.02



1 1/8" BUILDING ELEVATION NORTH

SKG
ARCHITECTS &
PLANNERS LLC

4916 st. elmo av.
bethesda, md 20814
telephone 301.654.9300
facsimile 301.654.7211
e-mail: sbenda@skg.net

SAXON
COURT II

Progress Set

1/8" Building
Elevations: North

May 6, 2002

1/8" = 1'-0"

A5.01



1 1/8" BUILDING ELEVATION SOUTH

SKG
ARCHITECTS &
PLANNERS LLC

4916 st. elmo av.
bethesda, md 20814
telephone 301.654.9300
facsimile 301.654.7211
e-mail sbarnes@skgusa.net

PROJECT NAME
SAXON
COURT II

Progress Set

REVISION

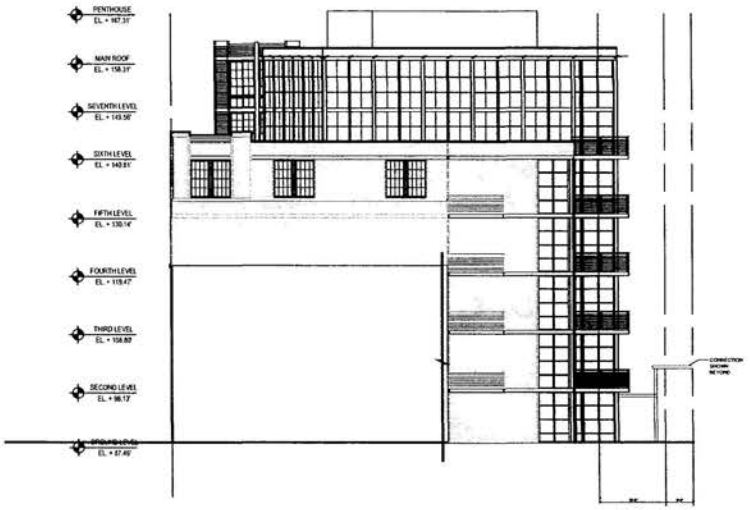
KEY PLAN

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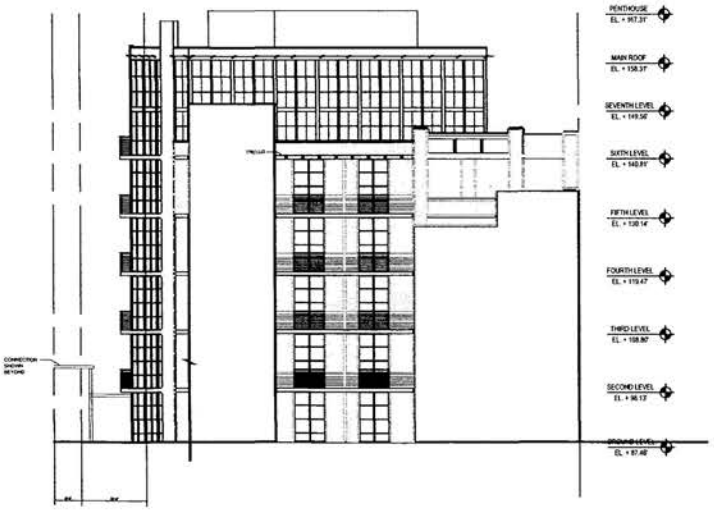
DRAWING TITLE
1/8" Building
Elevations: South

DATE May 6, 2002
SCALE 1/8" = 1'-0"

A5.02



2 1/8" BUILDING ELEVATION WEST



1 1/8" BUILDING ELEVATION EAST

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ARCHITECTS &
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4916 st. elmo av.
bethesda, md 20814
telephone 301.654.9300
facsimile 301.654.7211
e-mail: oberona@skgpl.net

PROJECT NAME
SAXON
COURT II

Progress Set

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DRAWING TITLE
1/8" Building
Elevations:
East & West

DATE May 6, 2002
SCALE 1/8" = 1'-0"

A5.03



1 1/8" BUILDING ELEVATION SOUTH

SKG
ARCHITECTS & PLANNERS LLC

4916 st. elmo av.
bethesda, md 20814
telephone 301.654.9300
facsimile 301.654.7211
e-mail: dbarranp@skg.net

PROJECT NAME
SAXON COURT II

Progress Set

REVISION

KEY PLAN

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DRAWING TITLE
1/8" Building Elevations: South

DATE May 6, 2002
SCALE 1/8" = 1'-0"

A5.04



1 1/8" BUILDING ELEVATION NORTH

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PLANNERS LLC

4916 st. elmo av.
bethesda, md 20814
telephone 301.654.9300
facsimile 301.654.7211
e-mail: obenanoll@skg.net

SAXON
COURT II

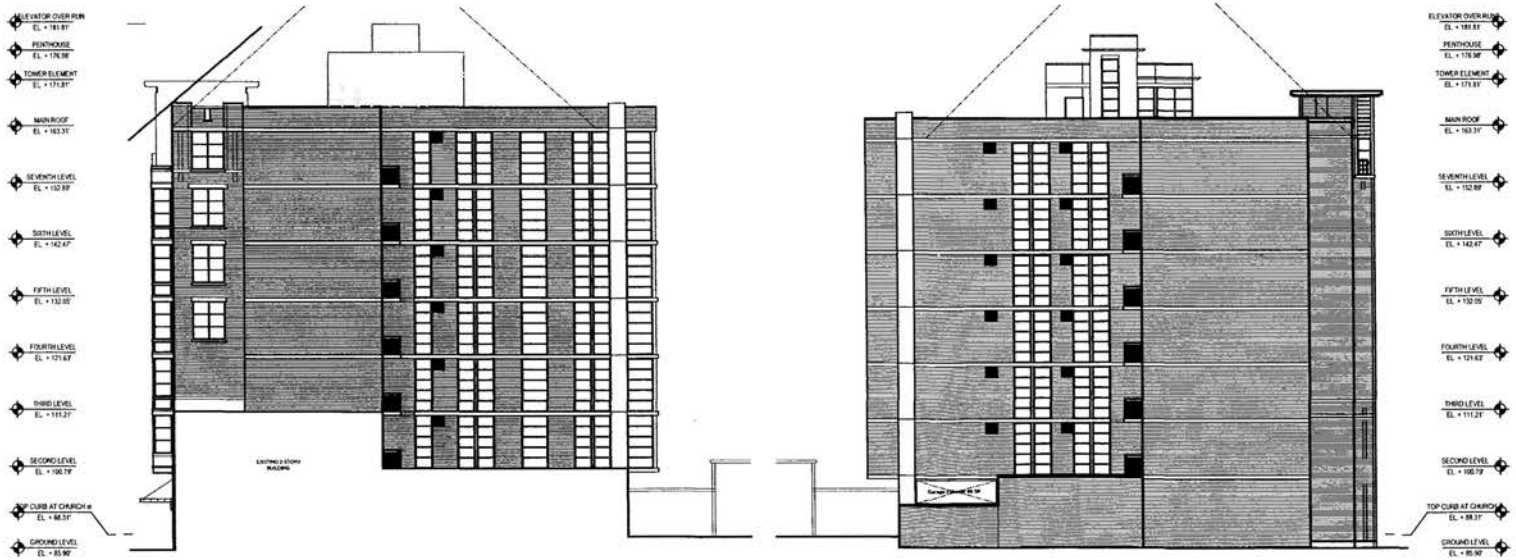
Progress Set

1/8" Building
Elevations:
North

May 6, 2002

1/8" = 1'-0"

A5.05



2 1/8" BUILDING ELEVATION EAST

1 1/8" BUILDING ELEVATION WEST

SKG
ARCHITECTS & PLANNERS LLC

4916 st. elmo av.
bethesda, md 20814
telephone 301.654.9300
facsimile 301.654.7211
e-mail: staff@skg.net

SAXON COURT II

Progress Set

1/8" Building Elevations: East & West

May 6, 2022

1/8" = 1'-0"

A5.06