



FOUR POINTS

SHANNON PLACE & W ST SE

Square 5784
Washington DC 20020

Hickok Cole



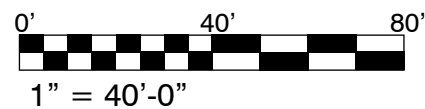
DATE:
MARCH 8, 2016

PUD APPLICATION
STAGE II - BLDG #4

TITLE:
FLOOR PLANS
PARKING
LEVEL P3

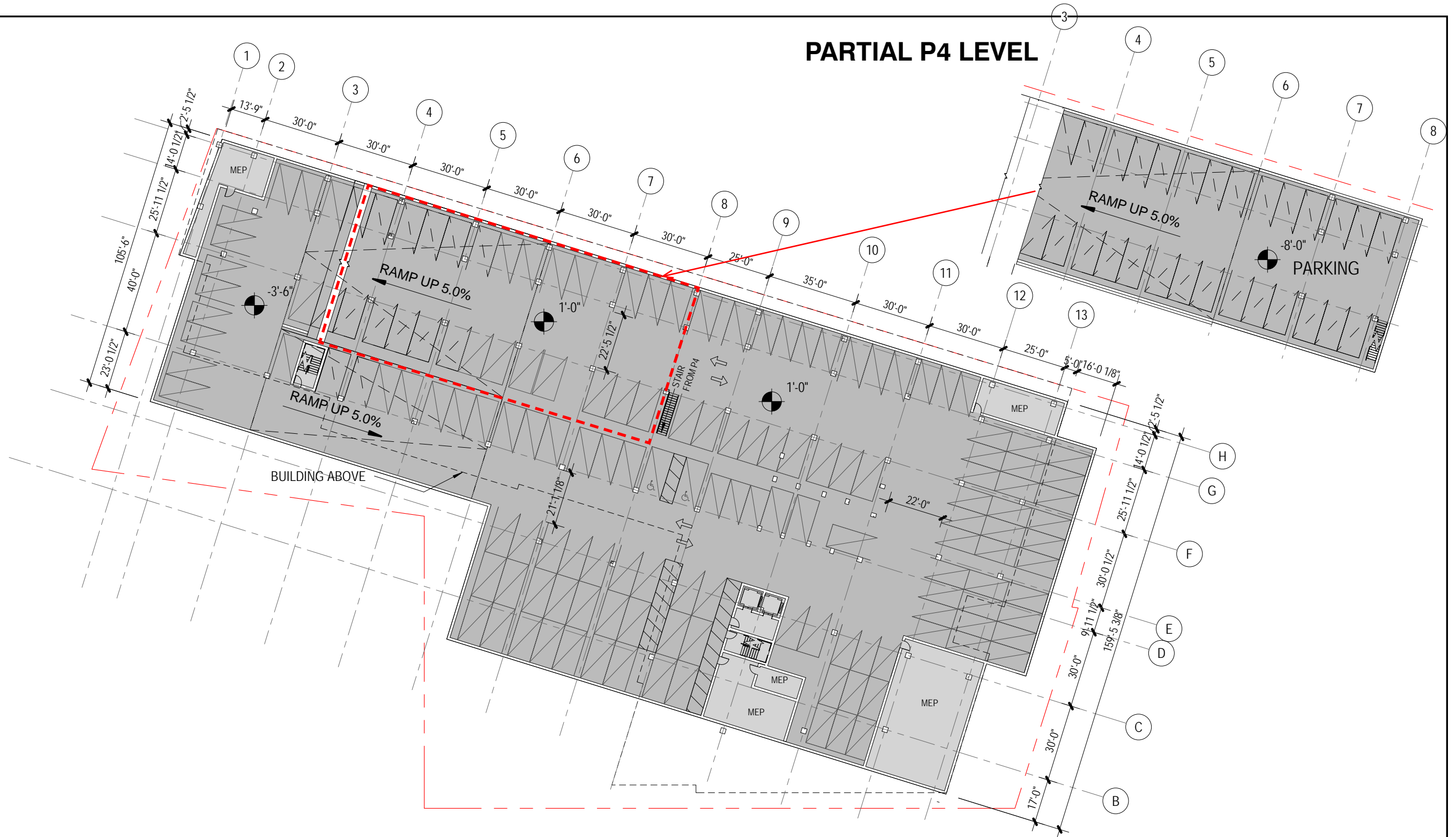
NUMBER:

A-16



LEVEL P3 - PARKING

PARTIAL P4 LEVEL





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SHANNON PLACE & W STREET SE

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DATE:
MARCH 8, 2018

PUD APPLICATION
STAGE II - BLDG #4

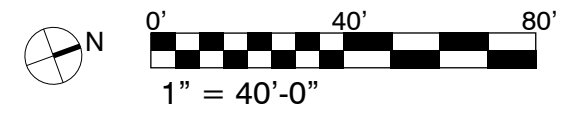
TITLE:
FLOOR PLANS
PARKING
LEVEL P2

NUMBER:

A-17



LEVEL P2 - PARKING





FOUR POINTS

SHANNON PLACE & W ST SE

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OFFICE: 281,242 GFA
(INCLUDING CELLAR/ ABOVE GRADE GFA AT P1 LEVEL, NOT INCLUDING PH)

RETAIL: 6,644
GFA % : OFFICE 97.7% / RETAIL 2.3%

PRO RATED SUBTRACTIONS:
OFFICE = 1,953.80 (=2000*97.7%)
RETAIL = 69.30 (= 3000*2.3%)

REQUIRED PARKING SPACES: 488
OFFICE: (281,008 - 1,953.80)/600 = 465
RETAIL: (6,644 - 69.30) / 300 = 23

PROVIDED PARKING SPACES: 324
OFFICE: 301
RETAIL: 23

NOTE: UP TO ADDITIONAL 164 TANDEM SPACES ARE PROVIDED TO REACH THE TOTAL OF UP TO 460 SPACES

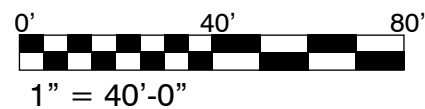
DATE:
MARCH 8, 2018

PUD APPLICATION
STAGE II - BLDG #4

TITLE:
FLOOR PLANS
PARKING
LEVEL P1

NUMBER:

A-18



LEVEL P1 - PARKING



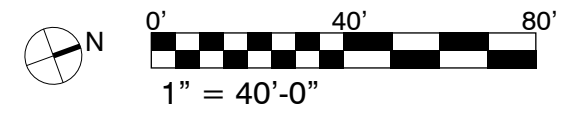
FOUR POINTS

SHANNON PLACE & W STREET SE

Square 5784
Washington DC 20020



LEVEL 01 - OFFICE & RETAIL



DATE:
MARCH 8, 2018

PUD APPLICATION
STAGE II - BLDG #4

TITLE:
FLOOR PLANS
LEVEL 01

NUMBER:

A-19



FOUR POINTS

SHANNON PLACE
& W ST SE

Square 5724
Washington DC 20020

Hickok Cole



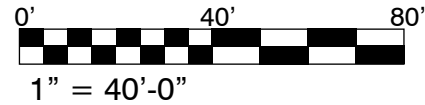
DATE:
MARCH 8, 2016

PUD APPLICATION
STAGE II - BLDG #4

TITLE:
FLOOR PLANS
LEVEL 02

NUMBER:

A-20



LEVEL 02 - OFFICE



FOUR POINTS

SHANNON PLACE & W STREET SE

Square 5784
Washington DC 20020



DATE:
MARCH 8, 2018

PUD APPLICATION
STAGE II - BLDG #4

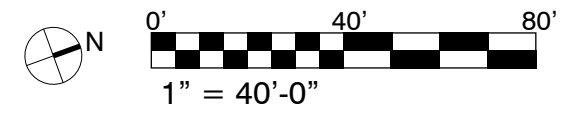
TITLE:
FLOOR PLANS
LEVEL 07 &
LEVEL 08

NUMBER:

A-21



LEVEL 03 - OFFICE





FOUR POINTS

SHANNON PLACE
& W ST SE

Square 5784
Washington DC 20020

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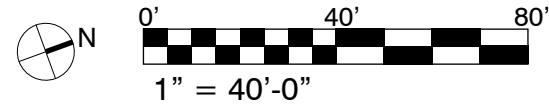
DATE:
MARCH 8, 2018

PUD APPLICATION
STAGE II - BLDG #4

TITLE:
FLOOR PLANS
LEVEL 04

NUMBER:

A-22



LEVEL 04 - OFFICE



FOUR POINTS

SHANNON PLACE & W STREET SE

Square 5784
Washington DC 20020



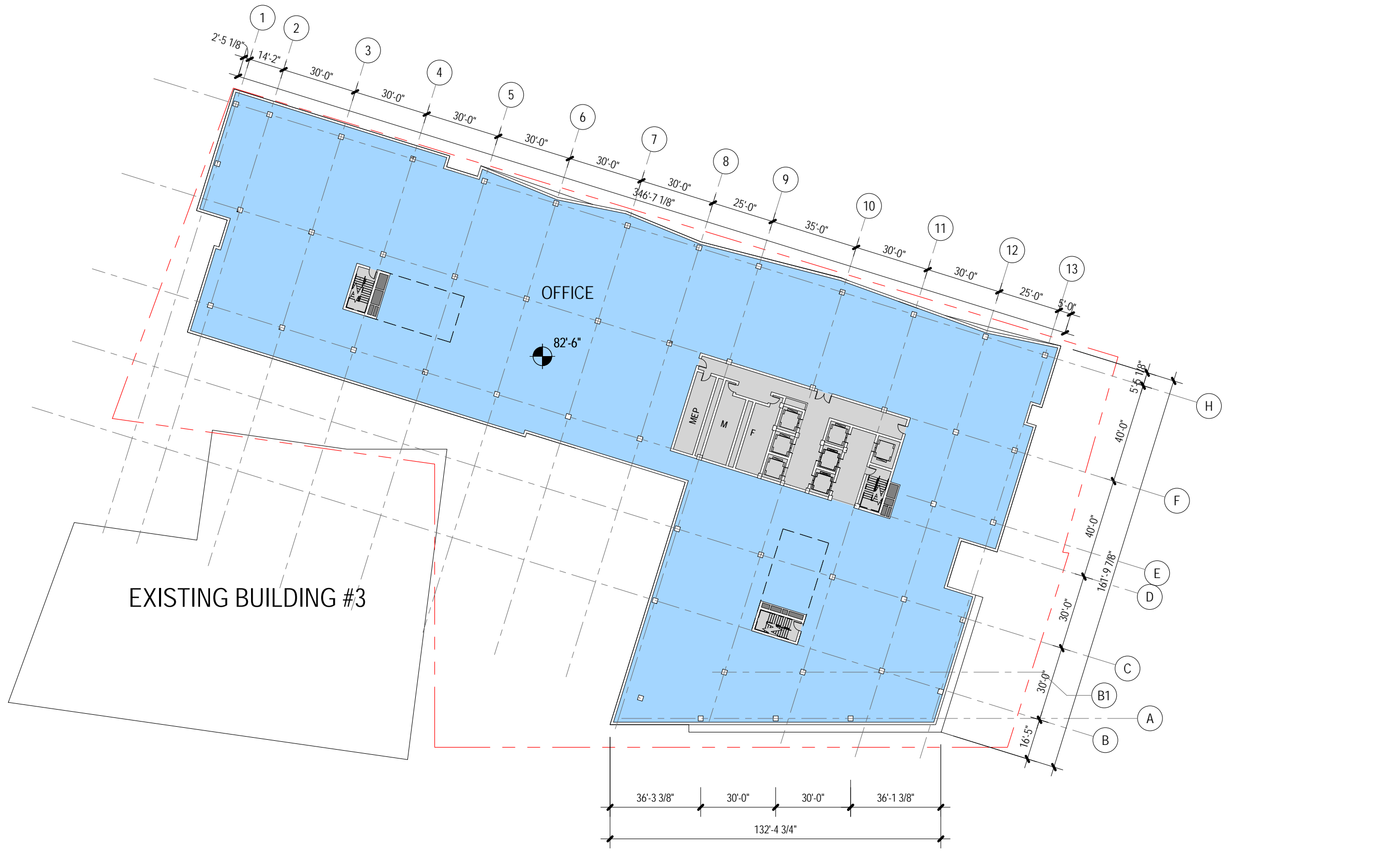
DATE:
MARCH 8, 2018

PUD APPLICATION
STAGE II - BLDG #4

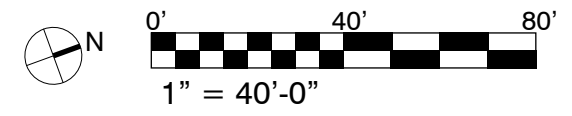
TITLE:
FLOOR PLAN
LEVEL 05

NUMBER:

A-23



LEVEL 05 - OFFICE





FOUR POINTS

SHANNON PLACE
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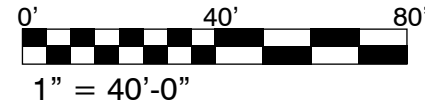
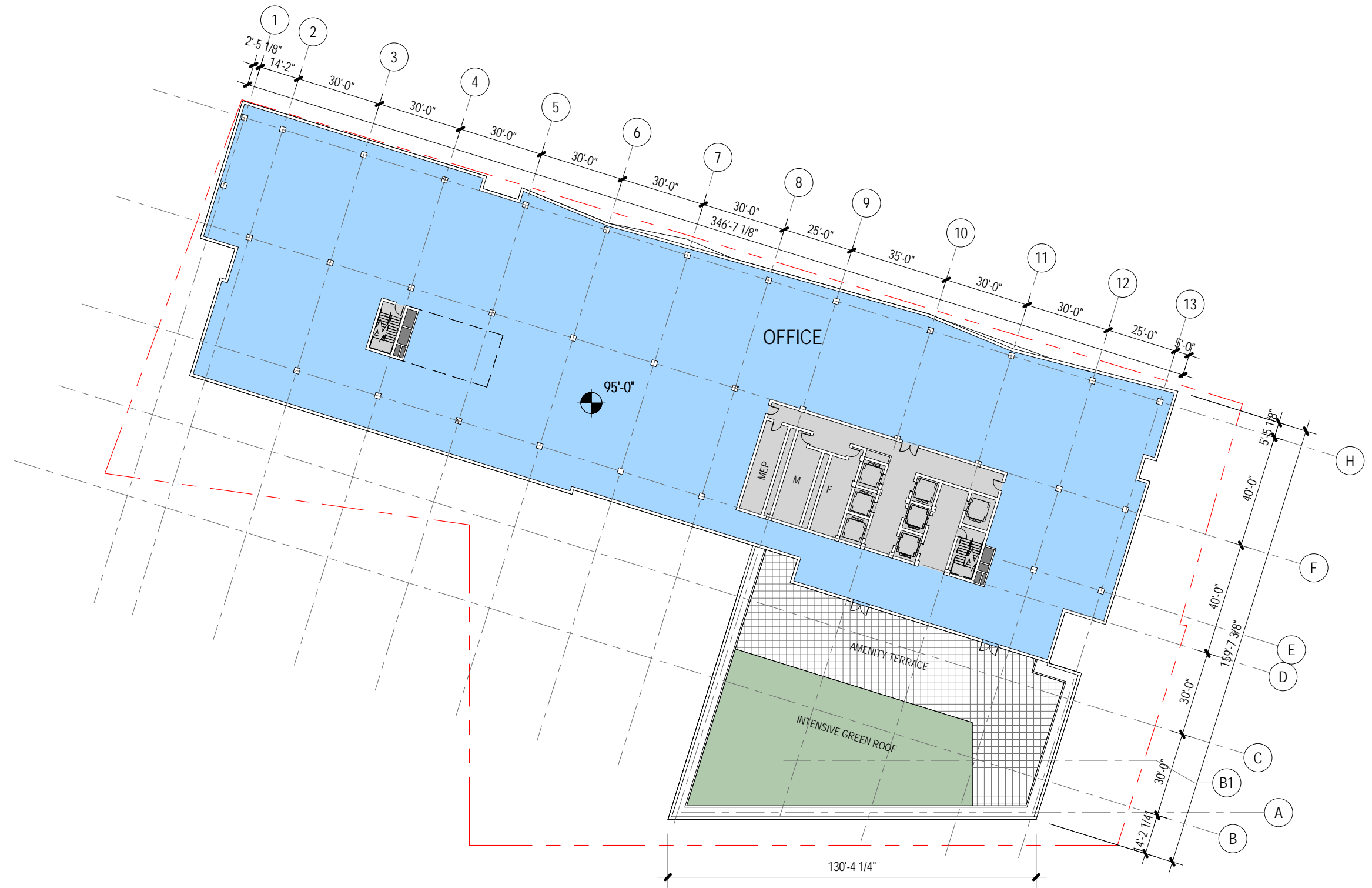
DATE:
MARCH 8, 2018

PUD APPLICATION
STAGE II - BLDG #4

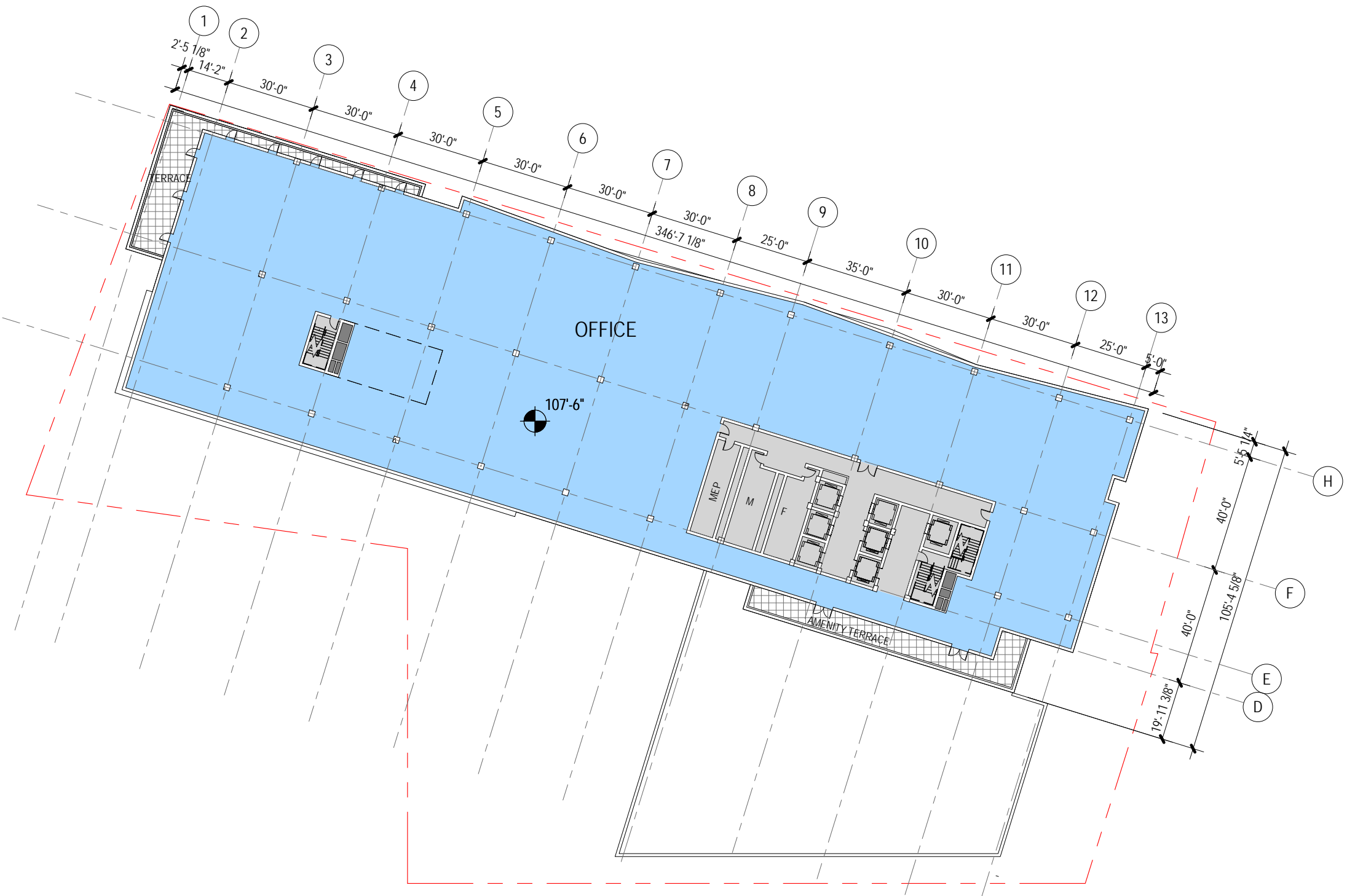
TITLE:
FLOOR PLAN
LEVEL 06

NUMBER:

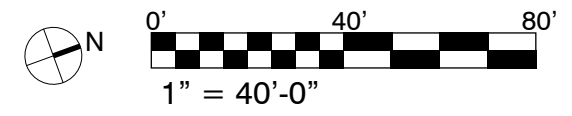
A-24



LEVEL 06 - OFFICE



LEVEL 07 - OFFICE



FOUR POINTS

SHANNON PLACE
& W STREET SE

Square 5784
Washington DC 20020



DATE:
MARCH 8, 2018

PUD APPLICATION
STAGE II - BLDG #4

TITLE:
FLOOR PLAN
LEVEL 07

NUMBER:
A-25



FOUR POINTS

SHANNON PLACE & W ST SE

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Washington DC 20020

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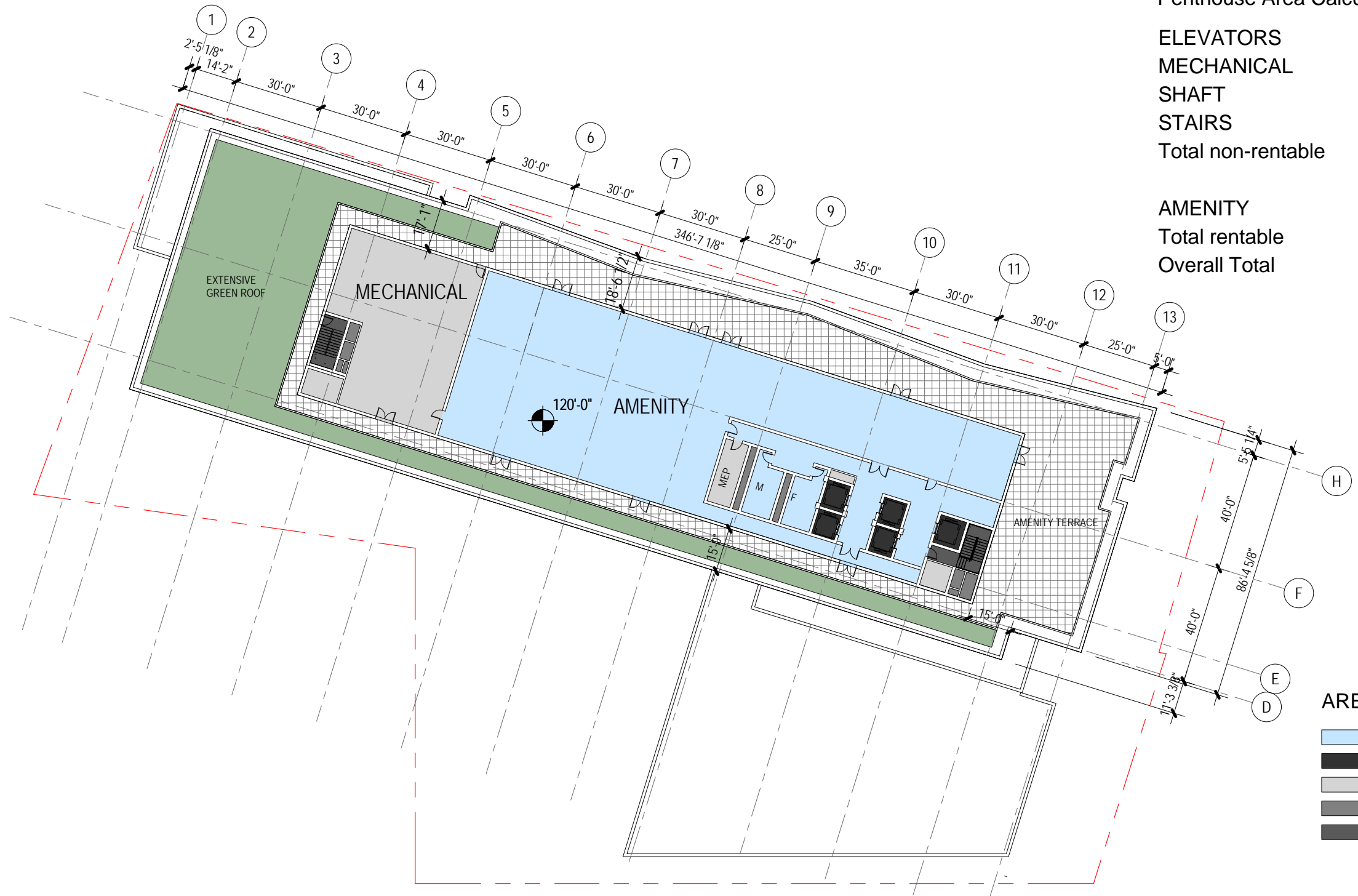
DATE:
MARCH 8, 2018

PUD APPLICATION
STAGE II - BLDG #4

TITLE:
FLOOR PLAN
LEVEL 08
ROOF

NUMBER:

A-26



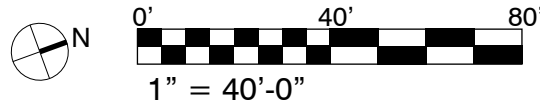
Penthouse Area Calculations

ELEVATORS	467 SF
MECHANICAL	3,020 SF
SHAFT	285 SF
STAIRS	388 SF
Total non-rentable	4,160 SF

AMENITY	10,213 SF
Total rentable	10,213 SF
Overall Total	14,373 SF

AREA LEGEND

- AMENITY
- ELEVATORS
- MECHANICAL
- SHAFT
- STAIRS



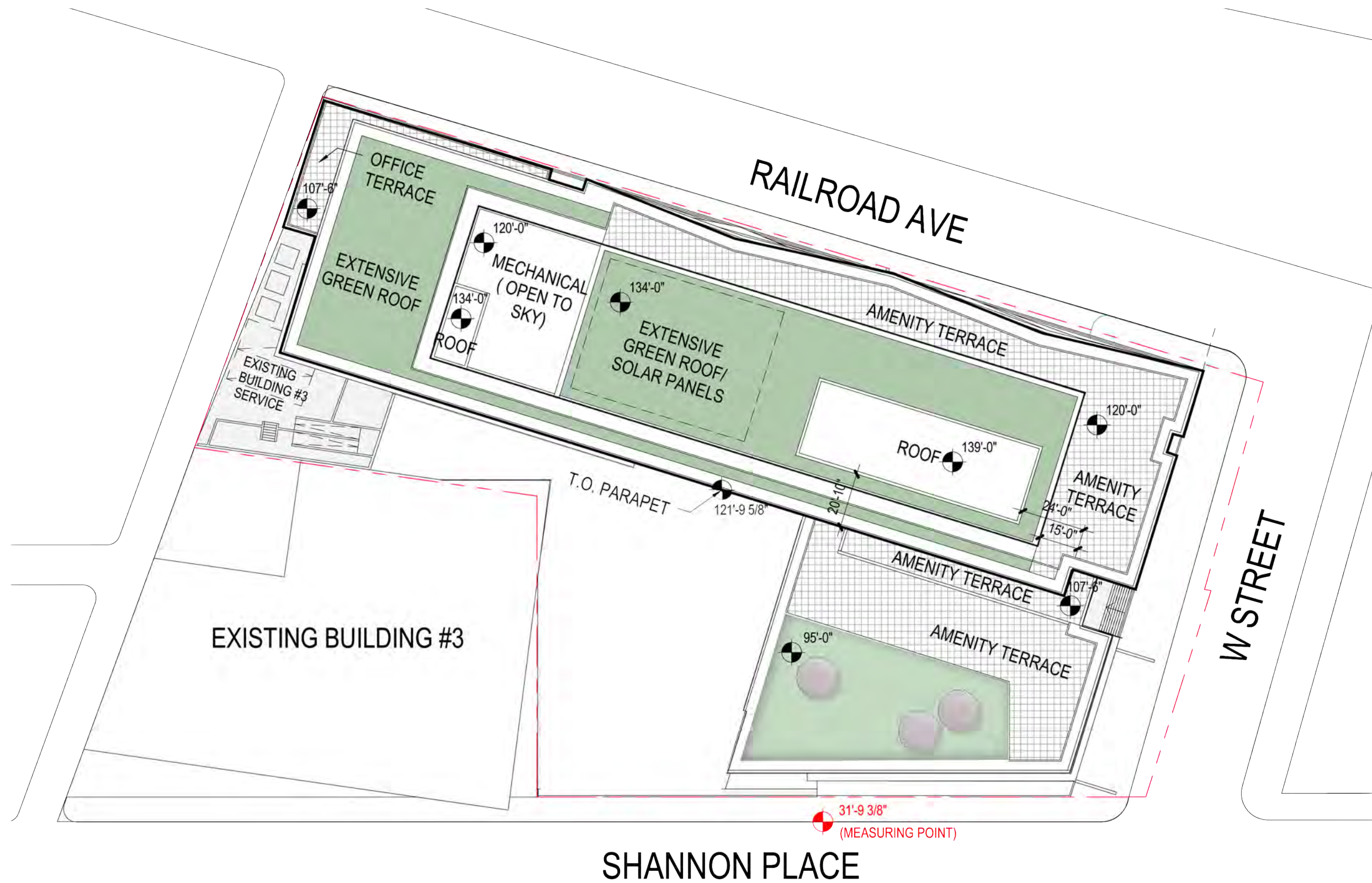
LEVEL 08 - PENTHOUSE/ ROOF



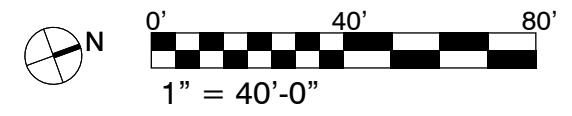
FOUR POINTS

SHANNON PLACE & W STREET SE

Square 5784
Washington DC 20020



ROOF PLAN



DATE: MARCH 8, 2018

PUD APPLICATION STAGE II - BLDG #4

TITLE: ROOF PLAN

NUMBER: A-27



FOUR POINTS

SHANNON PLACE
& W ST SE

Square 5784
Washington DC 20020

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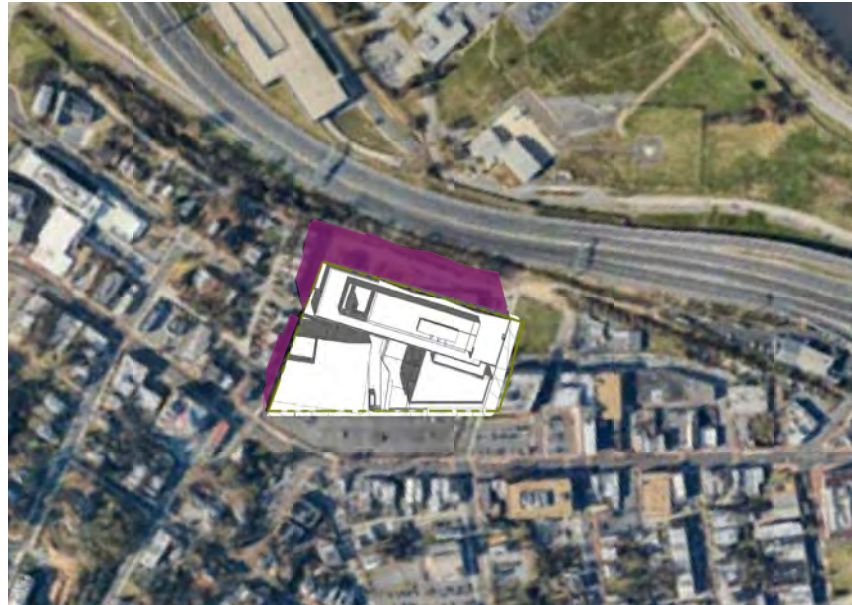


9 AM

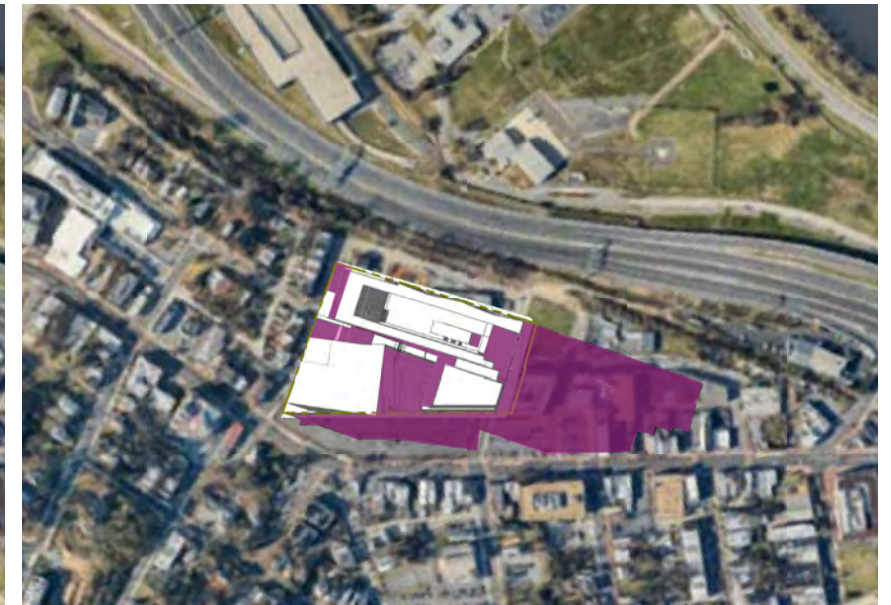
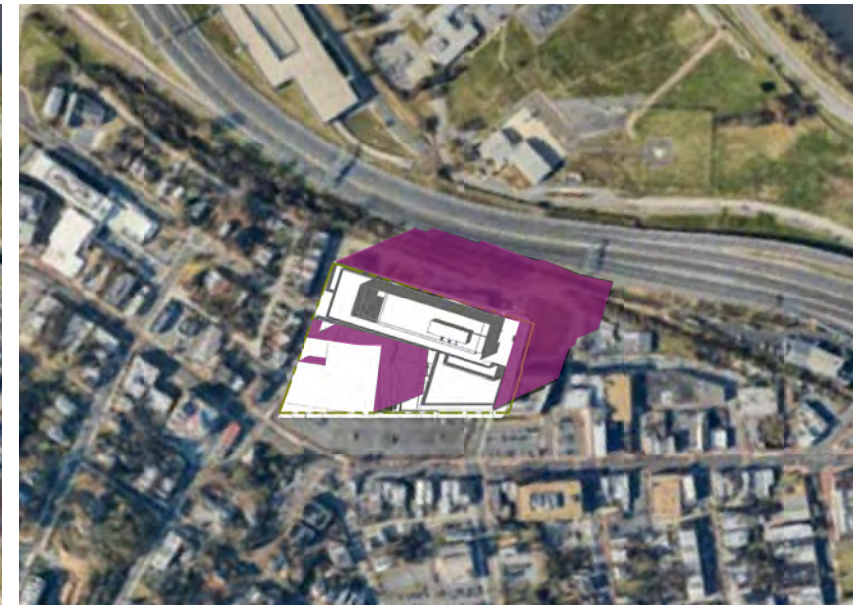
12 NOON

3 PM

SUMMER SOLSTICE



WINTER SOLSTICE



DATE:
MARCH 8, 2018

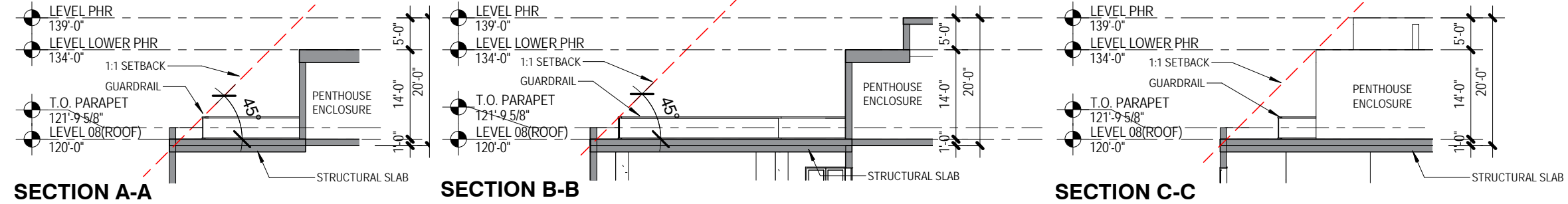
PUD APPLICATION
STAGE II - BLDG #4

TITLE:
SHADOW
STUDIES -
PROPOSED
DESIGN

NUMBER:
A-28



PENTHOUSE SECTIONS



FOUR POINTS

SHANNON PLACE & W STREET SE

Square 5784
Washington DC 20020

REAR YARD REQUIREMENTS

SECTION 11-774.1

A REAR YARD SHALL BE PROVIDED FOR EACH STRUCTURE LOCATED IN A COMMERCIAL DISTRICT, THE MINIMUM DEPTH OF WHICH SHALL BE AS PRESCRIBED IN THE FOLLOWING: 2-1/2 INCHES PER FOOT OF VERTICAL DISTANCE FROM THE MEAN FINISHED GRADE AT THE MIDDLE OF THE REAR OF THE STRUCTURE TO THE HIGHEST POINT OF THE MAIN ROOF OR PARAPET WALL, BUT NOT LESS THAN 12 FEET

SECTION 11-774.11

IN THE CASE OF A THROUGH LOT OR A CORNER LOT ABUTTING THREE (3) OR MORE STREETS, THE DEPTH OF REAR YARD MAY BE MEASURED FROM THE CENTER LINE OF THE STREET ABUTTING THE LOT AT THE REAR OF THE BUILDING OR OTHER STRUCTURE

REAR YARD

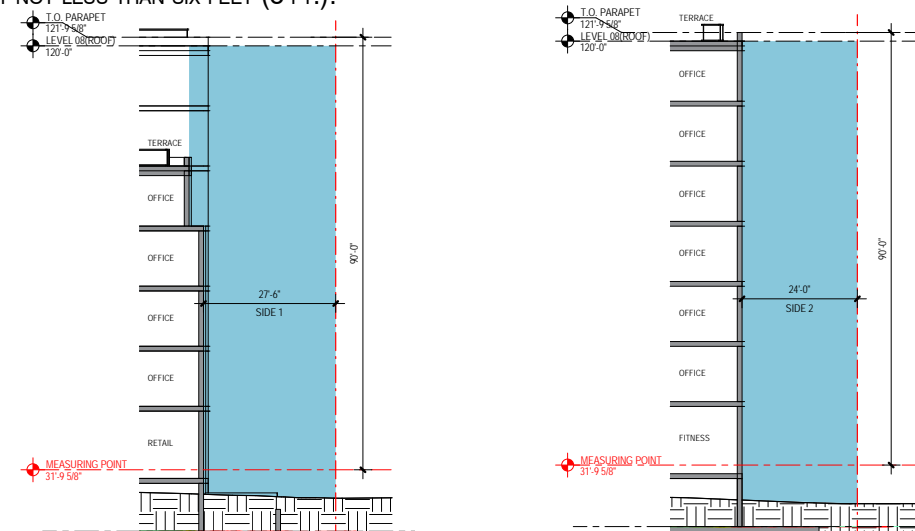
MIDPOINT ELEVATION = 26'-9"
PARAPET ELEVATION = 121'-9"
ELEVATION CHANGE = 95'-0"

REQ'D REAR YARD =
 $2.5'' \times 95' = 237.5'' = 19'-9 \frac{1}{2}''$ MIN
PROVIDED REAR YARD = 24'-0"

SIDE YARD REQUIREMENTS

11 DCMR 775.5

NO SIDE YARD SHALL BE REQUIRED FOR ANY OTHER BUILDING OR STRUCTURE; BUT IF A SIDE YARD IS PROVIDED, IT SHALL BE AT LEAST TWO INCHES (2 IN.) WIDE FOR EACH FOOT OF HEIGHT OF BUILDING, BUT NOT LESS THAN SIX FEET (6 FT.).



SIDE YARD 1
WIDTH REQUIRED: $90'-0'' \times 2'' = 15'-0''$
WIDTH PROVIDED: 27'-7"

SIDE YARD 2
WIDTH REQUIRED: $90'-0'' \times 2'' = 15'-0''$
WIDTH PROVIDED: 24'-0"

COURT REQUIREMENTS

776.1

WHERE A COURT IS PROVIDED FOR A BUILDING OR PORTION OF A BUILDING DEVOTED TO NONRESIDENTIAL USES, AT ANY ELEVATION IN THE COURT, THE WIDTH OF COURT SHALL BE A MINIMUM OF THREE INCHES PER FOOT (3 IN./ FT.) OF HEIGHT, MEASURED FROM THE LOWEST LEVEL OF THE COURT TO THAT ELEVATION; PROVIDED, THAT IN NO CASE SHALL THE WIDTH OF COURT BE LESS THAN TWELVE FEET (12 FT.).

776.2

IN THE CASE OF A CLOSED COURT FOR A BUILDING OR PORTION OF A BUILDING DEVOTED TO NONRESIDENTIAL USES, THE MINIMUM AREA SHALL BE AT LEAST TWICE THE SQUARE OF THE WIDTH OF COURT BASED UPON THE HEIGHT OF COURT, BUT NOT LESS THAN TWO HUNDRED FIFTY SQUARE FEET (250 FT.²).

COURT #1

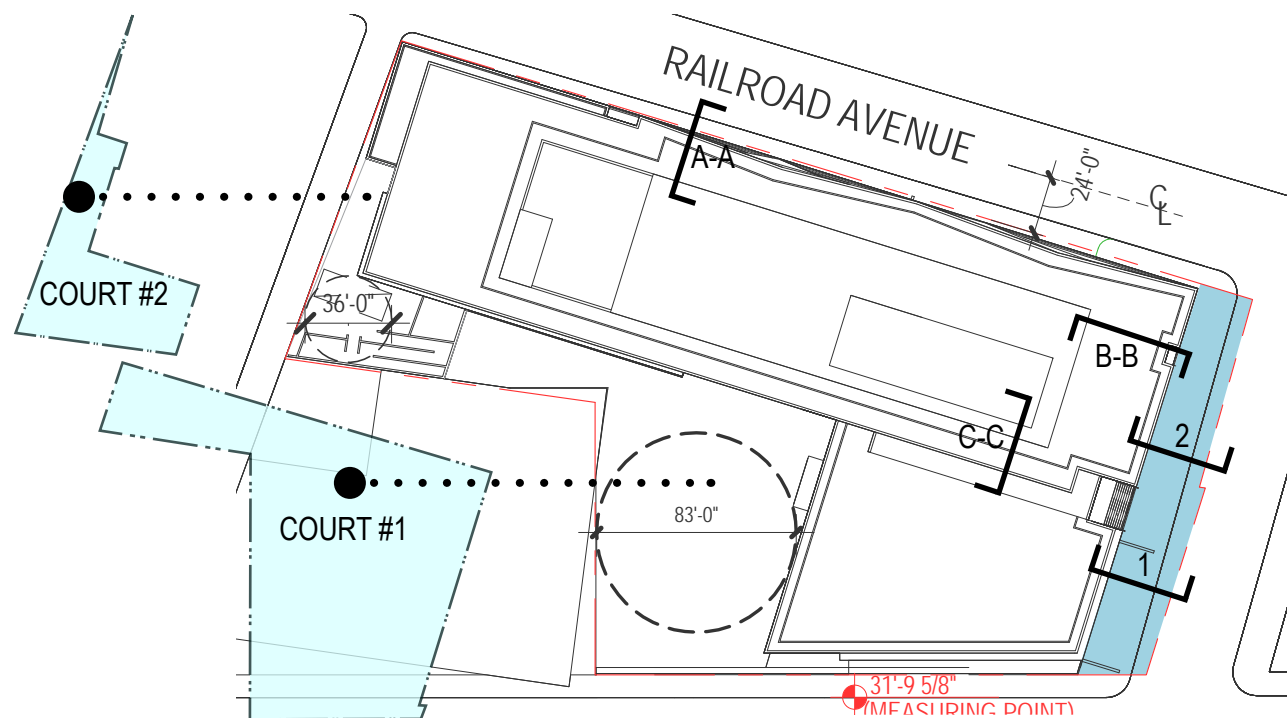
COURT ELEVATION = 30'-0"
PARAPET ELEVATION = 121'-9"
ELEVATION CHANGE = 91'-9"

REQ'D COURT #1 WIDTH =
 $3'' \times 91.75 = 275.25'' = 22'-11 \frac{1}{4}''$ MIN
PROVIDED COURT #1 WIDTH = 83'-0"

COURT #2

COURT ELEVATION = 34'-11"
PARAPET ELEVATION = 121'-9"
ELEVATION CHANGE = 86'-10"

REQ'D COURT #2 WIDTH =
 $3'' \times 86.83 = 260.5'' = 21'-8 \frac{1}{2}''$ MIN
PROVIDED COURT #2 WIDTH = 36'-0"



DATE: MARCH 8, 2018

PUD APPLICATION STAGE II - BLDG #4

TITLE: PENTHOUSE, REAR YARD, SIDE YARD, & COURT DIAGRAMS

NUMBER:

A-29



FOUR POINTS

SHANNON PLACE
& W ST SE

Square 5784
Washington DC 20020

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PERSPECTIVE: LOOKING SOUTHWEST FROM W STREET

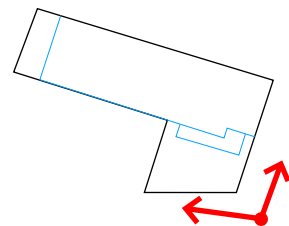
DATE:
MARCH 8, 2016

PUD APPLICATION
STAGE II - BLDG #4

TITLE:
PERSPECTIVE:
NORTHEAST
FROM W ST

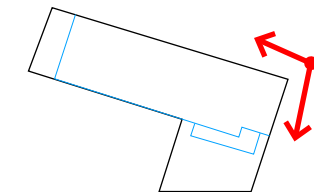
NUMBER:

A- 30





PERSPECTIVE: LOOKING SOUTH FROM W STREET



FOUR POINTS

SHANNON PLACE
& W STREET SE

Square 5784
Washington DC 20020



DATE:
MARCH 8, 2018

PUD APPLICATION
STAGE II - BLDG #4

TITLE:
PERSPECTIVE:
NORTHWEST
FROM W ST

NUMBER:

A-31



FOUR POINTS

SHANNON PLACE
& W ST SE

Square 5784
Washington DC 20020

Hickok Cole



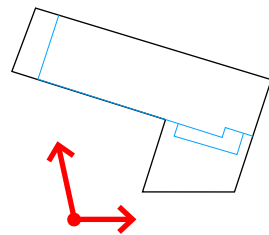
DATE:
MARCH 8, 2018

PUD APPLICATION
STAGE II - BLDG #4

TITLE:
PERSPECTIVE:
EAST FROM
SHANNON PLACE

NUMBER:

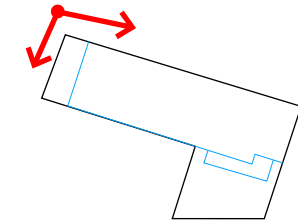
A-32



PERSPECTIVE: LOOKING NORTHWEST FROM SHANNON PLACE



PERSPECTIVE: LOOKING NORTHEAST FROM RAILROAD AVENUE



FOUR POINTS

**SHANNON PLACE
& W STREET SE**

Small square 5784
Washington DC 20020



DATE:
MARCH 8, 2018

PUD APPLICATION
STAGE II - BLDG #4

TITLE:
PERSPECTIVE:
SOUTHWEST
FROM SHANNON
PLACE

NUMBER:

A- 33

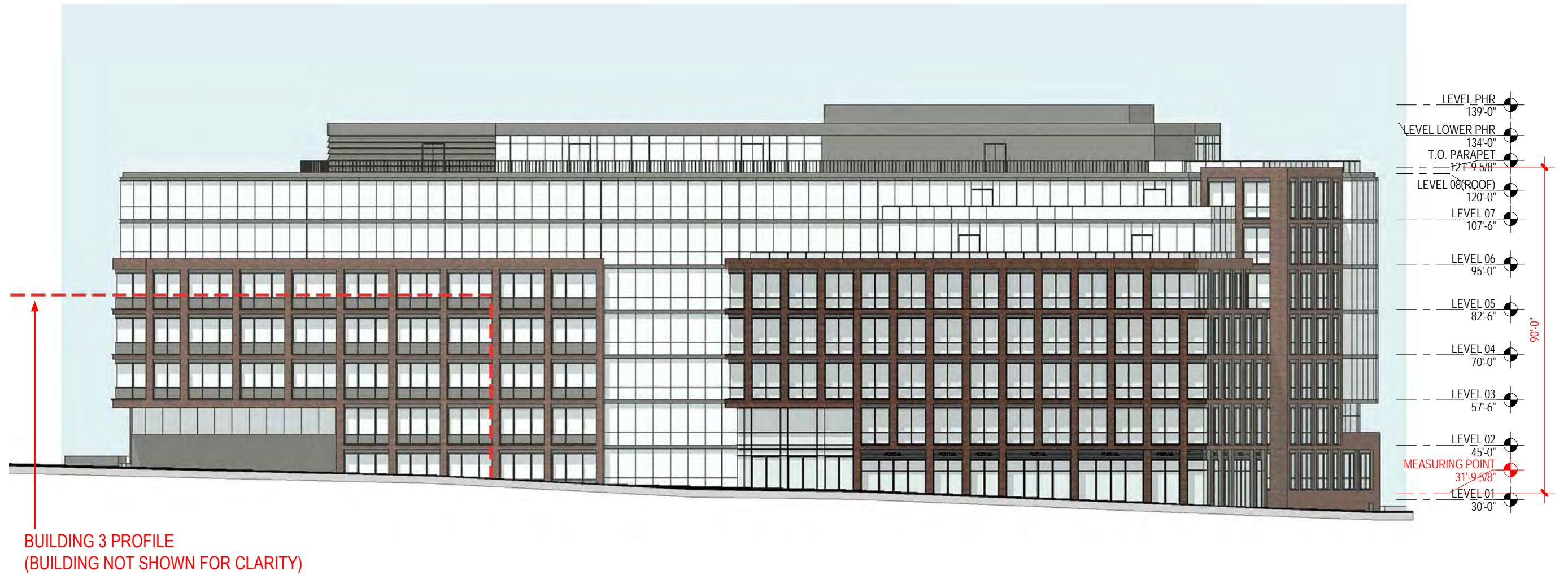


FOUR POINTS

SHANNON PLACE
& W ST SE

Square 5784
Washington DC 20020

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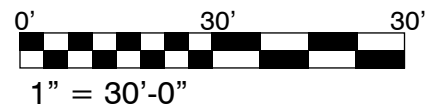


DATE:
MARCH 8, 2018

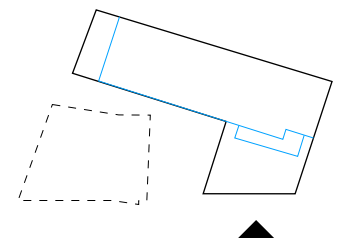
PUD APPLICATION
STAGE II - BLDG #4

TITLE:
BUILDING
ELEVATION:
EAST

NUMBER:
A-34



EAST ELEVATION

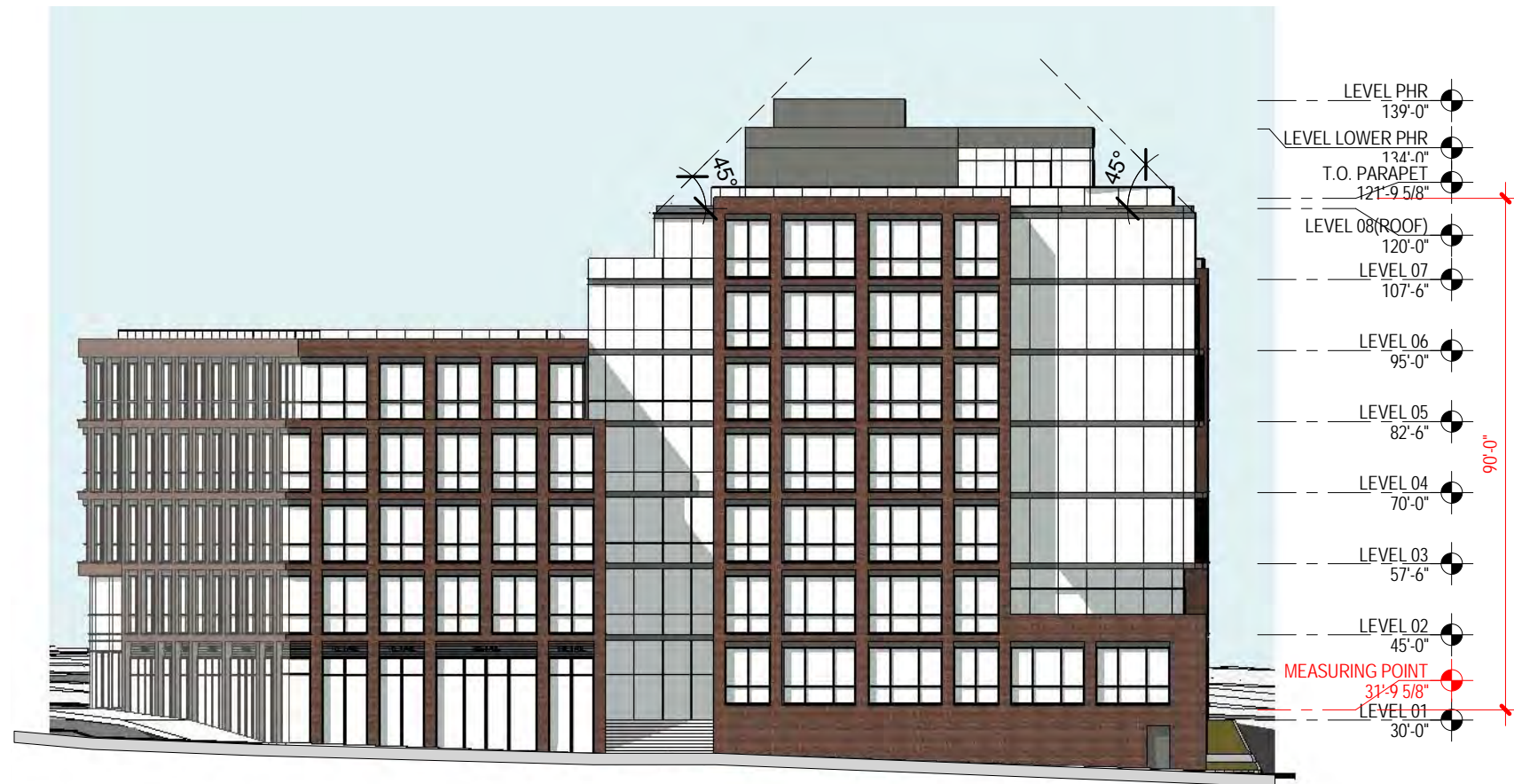




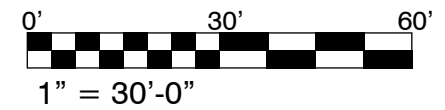
FOUR POINTS

SHANNON PLACE
& W STREET SE

Square 5784
Washington DC 20020



NORTH ELEVATION



DATE:
MARCH 8, 2018

PUD APPLICATION
STAGE II - BLDG #4

TITLE:
**BUILDING
ELEVATION:
NORTH**

NUMBER:

A- 35

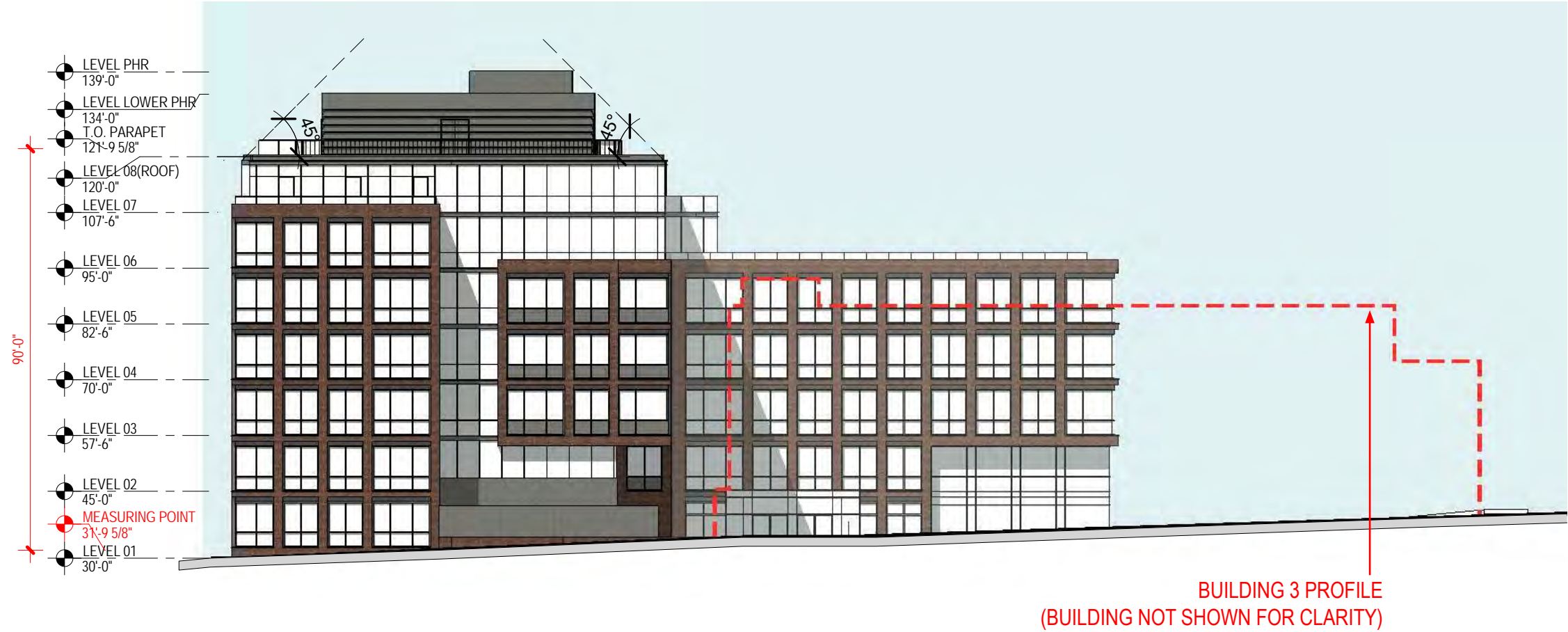


FOUR POINTS

SHANNON PLACE
& W ST SE

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DATE:
MARCH 8, 2018

PUD APPLICATION
STAGE II - BLDG #4

TITLE:
BUILDING
ELEVATION:
SOUTH

NUMBER:

A-36



1" = 30'-0"

SOUTH ELEVATION

