

PROJECT TEAM

OWNER
CURTIS INVESTMENT GROUP, INC.
 5620 LINDA LANE
 CAMP SPRINGS, MD 20478

DEVELOPER
FOUR POINTS LLC
 1805 7TH STREET, NW
 SUITE 800
 WASHINGTON, DC 20001

BLUE SKY HOUSING LLC

ZONING ATTORNEY
HOLLAND & KNIGHT LLP
 800 17TH STREET N.W.
 SUITE 1100
 WASHINGTON, DC 20006

ARCHITECT
HICKOK COLE ARCHITECTS
 1023 31st STREET, NW
 WASHINGTON, DC 20007

CIVIL ENGINEER
BOWMAN CONSULTING DC
 8817 17TH STREET NW
 SUITE 510
 WASHINGTON, DC 20006

STRUCTURAL ENGINEER
SILMAN
 1053 31ST STREET NW
 WASHINGTON, DC 20007

**MECHANICAL, ELECTRICAL &
 PLUMBING ENGINEER**
INTERFACE ENGINEERING, INC.
 2000 M STREET NW
 SUITE 270
 WASHINGTON, DC 20036

LANDSCAPE ARCHITECT
STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.
 6416 GROVEDALE DRIVE
 SUITE 100-A
 ALEXANDRIA, VA 22310

SUSTAINABILITY CONSULTANT
ABOVE GREEN
 8 NORTH JAY STREET
 PO BOX 886
 MIDDLEBURG, VA 20117

DRAWING LIST

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REUNION SQUARE - OFFICE [BLDG #4]

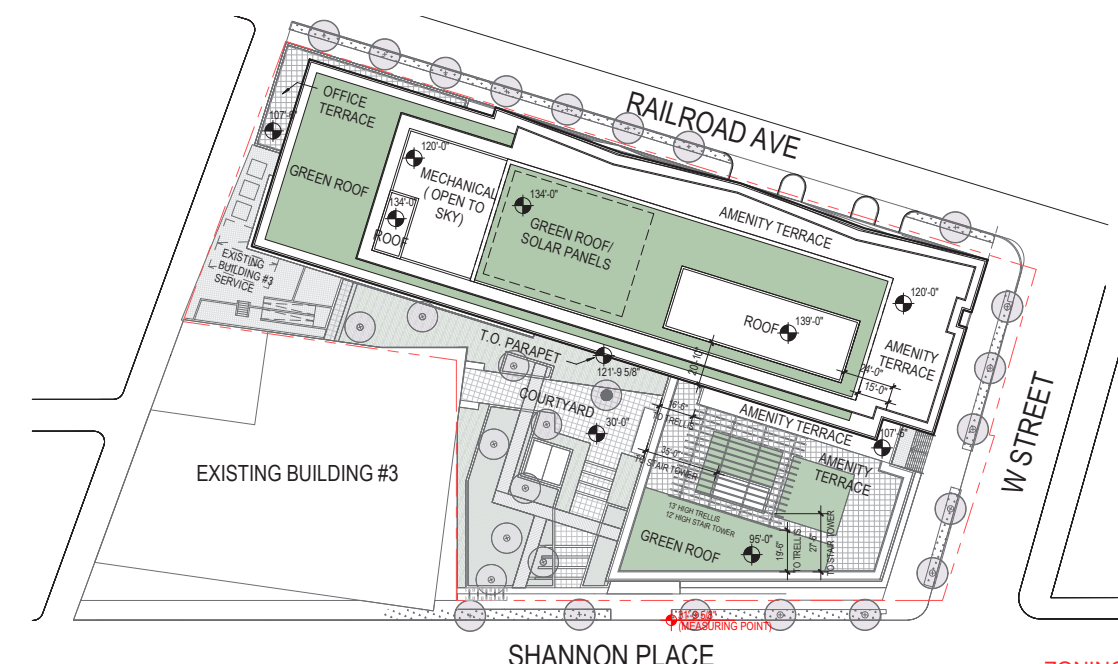
SQUARE 5784, LOT 1101 + 899 + 900

WASHINGTON, DC 20020

PLANNED UNIT DEVELOPMENT APPLICATION - STAGE II

PUBLIC HEARING

JULY 26, 2018





FOUR POINTS

SHANNON PLACE & W STREET SE

Square 5784
Washington DC 20020



DATE:
JULY 26, 2018

PUD APPLICATION
STAGE II - BLDG #4
SUPPLEMENTAL
PREHEARING SUBMISSION

TITLE:
OVERALL SITE
PLAN

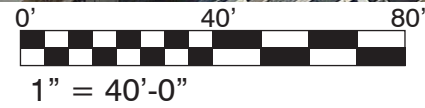
NUMBER:
A-03



FOUR POINTS

SHANNON PLACE
& W ST SE

Square 5754
Washington DC 20020



DATE:
JULY 26, 2018

PUD APPLICATION
STAGE II - BLDG #4
SUPPLEMENTAL
PREHEARING SUBMISSION

TITLE:
OVERALL PUD
SITE AERIAL
PHOTO

NUMBER:

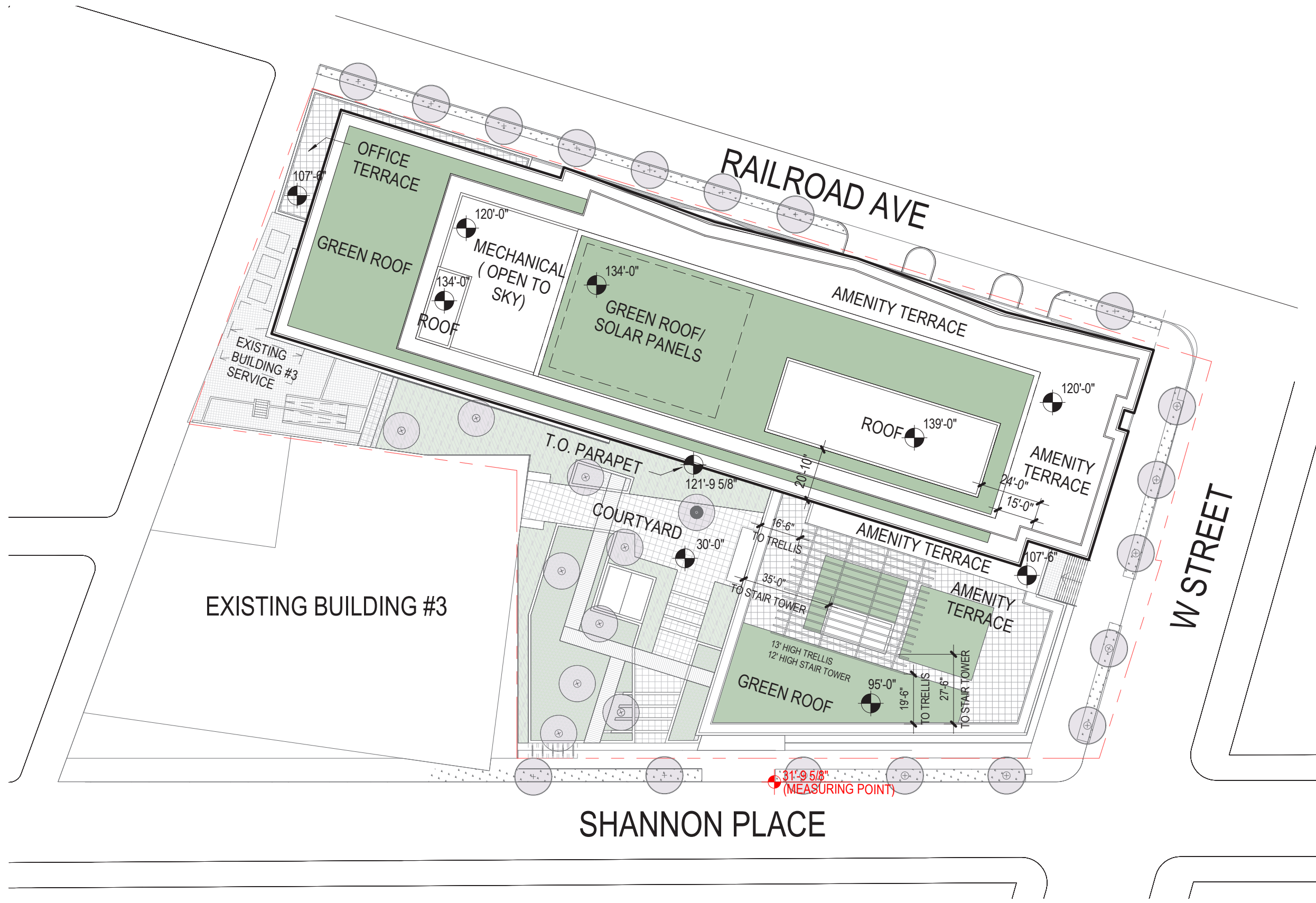
A-04



FOUR POINTS

SHANNON PLACE & W ST SE

Square 5724
Washington DC 20020



DATE:
JULY 26, 2018

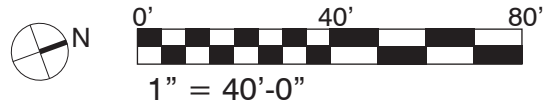
PUD APPLICATION
STAGE II - BLDG #4

SUPPLEMENTAL
PREHEARING SUBMISSION

TITLE:
PROPOSED
DEVELOPMENT
PLAN

NUMBER:

A-10





FOUR POINTS

SHANNON PLACE & W ST SE

Square 5724
Washington DC 20020



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: 302
RETAIL: 23

NOTE: UP TO ADDITIONAL 136 TANDEM SPACES ARE PROVIDED TO REACH THE TOTAL OF UP TO 460 SPACES

NOTE: PARKING SPACES SIZE BASED ON TITLE 11 DCMR ZONING REGULATIONS OF 2016 C-712

DATE:
JULY 26, 2018

PUD APPLICATION
STAGE II - BLDG #4
SUPPLEMENTAL
PREHEARING SUBMISSION

TITLE:
FLOOR PLANS
PARKING
LEVEL P1

NUMBER:

A-20



LEVEL P1 - PARKING



FOUR POINTS

SHANNON PLACE & W STREET SE

Square 5784
Washington DC 20020

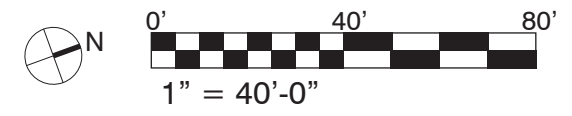


AREA LEGEND

- AMENITY
- CORE/ CIRC.
- LOBBY
- OFFICE
- RETAIL
- SHAFT
- TERRACE



LEVEL 01 - OFFICE & RETAIL



DATE:
JULY 26, 2018

PUD APPLICATION
STAGE II - BLDG #4
SUPPLEMENTAL
PREHEARING SUBMISSION

TITLE:
FLOOR PLANS
LEVEL 01

NUMBER:

A-21



FOUR POINTS

SHANNON PLACE & W STREET SE

Square 5784
Washington DC 20020



DATE:
JULY 26, 2018

PUD APPLICATION
STAGE II - BLDG #4
SUPPLEMENTAL
PREHEARING SUBMISSION

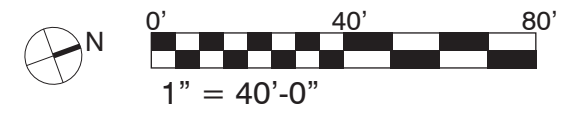
TITLE:
FLOOR PLAN
LEVEL 05

NUMBER:

A-25



LEVEL 05 - OFFICE





FOUR POINTS

SHANNON PLACE
& W ST SE

Square 5724
Washington DC 20020



DATE:
JULY 26, 2018

PUD APPLICATION
STAGE II - BLDG #4
SUPPLEMENTAL
PREHEARING SUBMISSION

TITLE:
FLOOR PLAN
LEVEL 06

NUMBER:

A-26



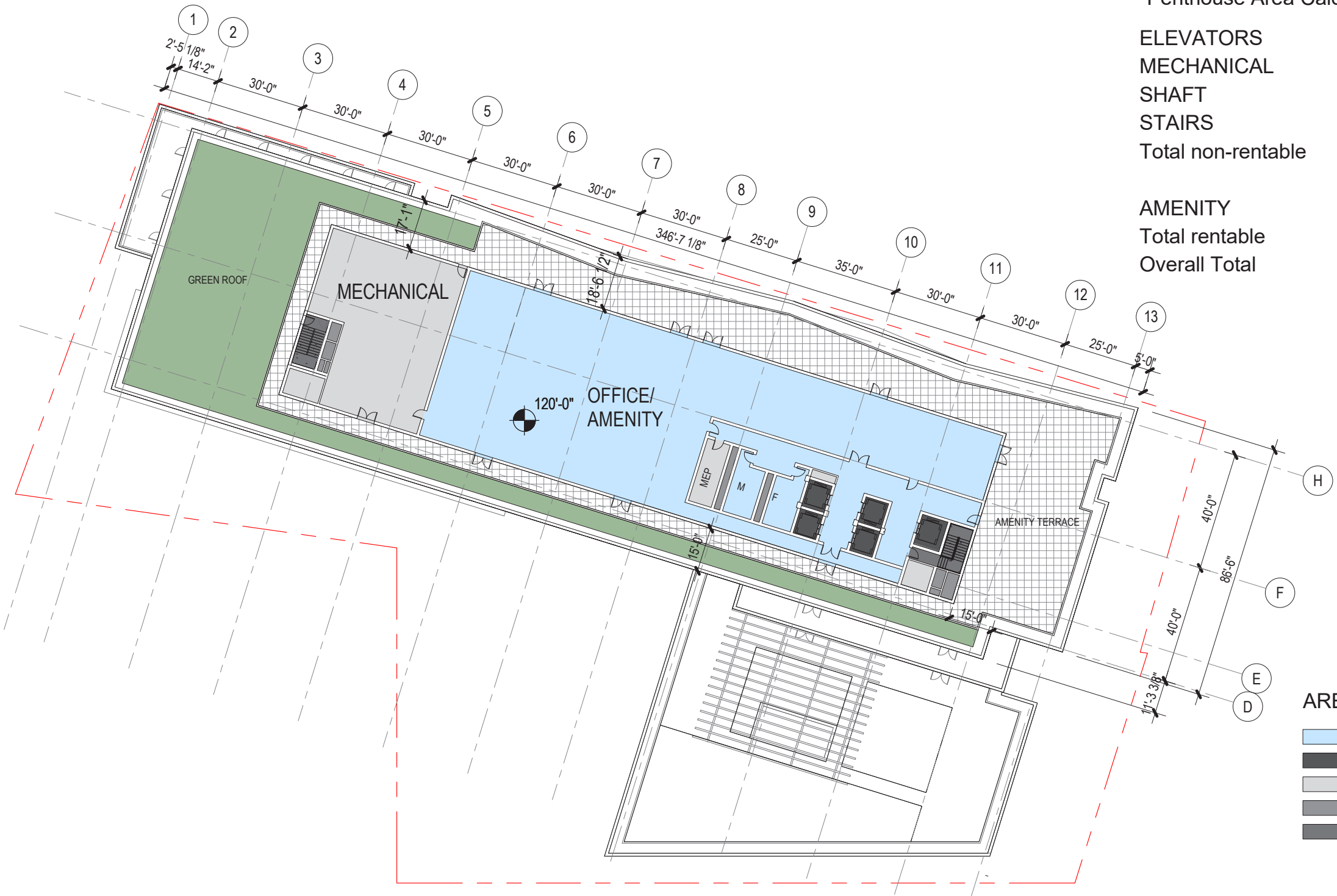
LEVEL 06 - OFFICE



FOUR POINTS

SHANNON PLACE & W ST SE

Square 5724
Washington DC 20020



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

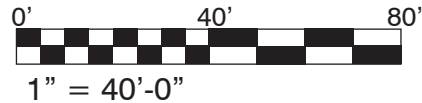
DATE:
JULY 26, 2018

PUD APPLICATION
STAGE II - BLDG #4
SUPPLEMENTAL
PREHEARING SUBMISSION

TITLE:
FLOOR PLAN
LEVEL 08
PENTHOUSE

NUMBER:

A-28



LEVEL 08 - PENTHOUSE/ ROOF