



Pillsbury
Winthrop
Shaw
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October 11, 2005

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Hand Delivered

Ms. Carol Mitten, Chairman
District of Columbia Zoning Commission
441 4th Street, N.W.
Suite 210
Washington, DC 20001

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D.C. OFFICE OF ZONING
OCT 12 AM 8:26

Re: Zoning Commission Case No. 05-17 (Planned Unit Development
Application for Broadway Atlantic One LLC)

Dear Chairman Mitten and Members of the Commission:

On June 14, 2005, Broadway Atlantic One LLC ("Broadway" or the "Applicant") filed an application for approval of a Planned Unit Development for 945 Florida Ave., NW ("Atlantic North") and an application for a Planned Unit Development and Rezoning for 800-801 V Street, NW and 2047 9th Street, NW ("Atlantic South"). The Application requested consolidation of the two applications.

Since filing the applications, Broadway has engaged in dialog with the community, the District Department of Transportation ("DDOT") and the Office of Planning ("OP") to further refine and improve the project. As a result of this process, the Applicant has decided to retain the existing ARTS/C-2-B zoning for the site south of V Street (Square 2875, Lot 2030) and to develop the entire project under the existing zoning. The application originally requested a rezoning of the ARTS/C-2-B parcel to CR.

During these discussions, Broadway was made aware of the importance of facilitating an east – west cut through to connect Florida Avenue and the Howard University campus in the vicinity of W and Bryant Streets. Broadway determined that it could help address this need by acquiring additional property and shifting the Atlantic North site to the south. This shift allows for an easement at the northern end of the site. Broadway has been able to acquire four additional properties contiguous to the Atlantic North building (Lot 854 in Square 2873). These properties will allow the project to be developed entirely under the existing zoning, with no reduction in the amount of affordable housing as originally proposed. Furthermore, the revised plan will facilitate

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the restoration of the street connection between Georgia and Florida Avenues. The restoration of this street is a major objective of the DUKE Plan.

I. The Proposed Project

The Proposed Project comprises two separate PUDs, shown on the attached plans as Atlantic North and Atlantic South. Since filing the application, the Applicant has engaged in meetings and discussions with the Office of Planning. As a result of these discussions, the Applicant and OP have agreed that the portion of the Project located south of V Street (Square 2875, Lot 2030) (“Parcel B”) should be developed under the existing ARTS/C-2-B zoning. Accordingly, the Applicant has modified the Project to reduce the height of the building proposed for Parcel B from 100 feet to a maximum of 90 feet, stepping down to 65 feet. The FAR for Parcel B has been reduced from 8.0 to 6.3. Also at the request of OP, Broadway will not be providing an expanded sidewalk along Florida Avenue, V Street, or 8th Street.

As set forth above, during discussions OP and DDOT informed Broadway about its plan to extend streets through Squares 2877 and 2875 in order to link Florida Avenue and Howard University’s campus. Although the District must acquire additional property or secure additional easements in order to construct the extension of the street, the portion of property provided on the Atlantic North site is a significant first step in the process. As a result, the Applicant is now the contract purchaser of four additional properties abutting Lot 854 in Square 2873. The additional properties comprise Lots 232, 852, 853, and 859. These properties will add an additional 11,052 square feet of land area to the PUD, resulting in a total land area of 34,491 square feet for Atlantic North.

With the additional properties, the Project now will provide approximately the same number of residential units (571) and parking spaces (627). As initially submitted, the Project proposed a total of 579 residential units and 677 parking spaces. Broadway also is pleased that, with the additional properties, it will be able to provide the approximately 30,000 square feet of affordable housing originally proposed, despite the reduction in density on Parcel B.

The acquisition of these additional properties has given the Applicant the flexibility to refrain from developing a portion of the Atlantic North site in order to facilitate one of the major goals of the DUKE Plan. Broadway plans to grant an easement to the District for use of a portion of the site as a public street. This portion of the site is important to OP’s vision, set forth in the DUKE Plan, for extending the streets in an east – west system to connect the center of Howard University’s Campus to Florida Avenue. At this time, Bryant Street terminates at Georgia Avenue, and no street connects

Georgia and Florida Avenues between V Street and Barry Place. The proposed east – west connection will be a significant first step toward allowing Bryant Street to continue through Squares 2877 and 2875, as envisioned in the DUKE Plan. The proposed extension of Bryant Street and its relation to the Atlantic North site are shown on the attached plans.

II. Planning Analysis

With the above-mentioned refinements, the Project will provide significant new amenities. The initial application originally proposed as amenities increased housing and affordable housing, superior urban design and architecture, and improved pedestrian and vehicle access. Broadway is pleased to be able to offer a significant new amenity by designing the Project to be able to accommodate the proposed east – west expansion of Bryant Street. As shown on the attached plans, the Project will continue to provide a significant ground floor retail component, a significant residential development with ample parking, and an improved streetscape. BThe height and massing of the Project will be consistent with the existing CR and ARTS/C-2-B Zone Districts.

III. Evaluation Standards

The refined Project will provide even more public benefits and amenities than originally proposed. The Project will result in the creation of approximately 30,000 square feet of affordable housing units for low and moderate-income residents, despite the reduced density of Parcel B. As shown in the attached detailed plans, elevations, and renderings, the design of each building has been refined to reflect a unique and exciting contribution to the area. Most significantly, Broadway has agreed not to develop a portion of the Atlantic North site in order to provide the first step towards reconnecting Georgia and Florida Avenues by extending Bryant Street. Broadway will grant an easement to the District for use of this portion of its property as a future public street. The Project also continues to provide superior site planning, effective and safe vehicular and pedestrian access, revenue for the District, and employment and training opportunities.

IV. Compliance with the Comprehensive Plan

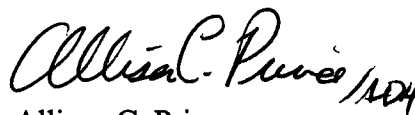
The Project remains consistent with the Comprehensive Plan. It will improve the physical character of the District by situating an exciting new development at a location important to realizing the vision set forth in the DUKE Plan. It will help create a neighborhood retail and service center at V Street, offers significant additional affordable housing for the area, and provides for the development of ground floor retail and

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entertainment uses and a mix of national and unique, locally-owned retail establishments on V and 8th Streets, including live/work lofts. The Project has been carefully designed to exhibit the unique characteristics of exemplary urban design and architecture. All of these benefits will be accomplished under the existing CR and ARTS/C-2-B zoning. Finally, Broadway has made extraordinary efforts to keep the community informed about the project and to work with representatives of ANC 1B and other community groups to ensure that this exciting new project will be a benefit to the neighborhood and the District of Columbia.

Sincerely,

A handwritten signature in black ink that reads "Allison C. Prince" followed by a stylized flourish or date "11/11/05".

Allison C. Prince

cc: Travis Parker, Office of Planning
Myla Moss, ANC 1B

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA
APPLICATION FOR CONSOLIDATED APPROVAL OF A PLANNED UNIT DEVELOPMENT

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of the Zoning Regulations, request is hereby made for consolidated approval of a Planned Unit Development, details of which are as follows:

<u>Square No.</u>	<u>Lot Nos.</u>	<u>Existing Zoning</u>	<u>Requested Zoning</u>
<u>2873</u>	<u>859</u>	<u>CR</u>	<u>CR</u>

Address or description of the premises:

The affected property has an address of 933 Florida Avenue, NW

Area of the Site: 6,800 square feet

Baist Atlas No. , Page .

Brief description of the proposal:

The Subject Property is located in the vicinity of 9th and V Streets, NW in the Greater Shaw/U Street neighborhood. The Subject Property currently is improved with a mixture of uses such as parking lots, concrete-block industrial buildings, and warehouses. All existing buildings will be demolished. The Subject Property is located in the CR Zone north of V Street. The applicant proposes to develop the entire project under the existing zoning.

The applicant requests that this PUD be combined with the PUD application submitted for Square 2875. The entire proposed PUD project seeks to develop a four building mixed-use project, including residential units, significant affordable housing, live-work space, and ground floor retail.

Concurrent change of zoning requested (check one): Yes X No

The above information and attached documents are true to the best of my knowledge.

Philadelphia Open Door Church
by David Weidger 10/11/05
 Owner's Signature Date

PHILADELPHIA OPEN DOOR CHURCH BY DAVID WEIDGER, ITS ATTORNEY-IN-FACT
 Owner's Printed Name

Person to be notified of all actions:

Allison C. Prince (202) 663-8000
 Name Telephone Number

2300 N Street, N.W., Washington, D.C. 20037
 Address Zip Code

Certification of Minimum Area: I hereby certify that the land area involved in this application is a minimum of 15,000 square feet pursuant to Section 2401 of the Zoning Regulations.

 Owner's Signature

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____

Z.C. Case No.

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION FOR CONSOLIDATED APPROVAL OF A PLANNED UNIT DEVELOPMENT

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of the Zoning Regulations, request is hereby made for consolidated approval of a Planned Unit Development, details of which are as follows:

<u>Square No.</u>	<u>Lot Nos.</u>	<u>Existing Zoning</u>	<u>Requested Zoning</u>
<u>2873</u>	<u>852, 853</u>	<u>CR</u>	<u>CR</u>

Address or description of the premises:

The affected property has an address of 935 Florida Avenue, NW

Area of the Site: 2,546 square feet

Baist Atlas No. , Page .

Brief description of the proposal:

The Subject Property is located in the vicinity of 9th and V Streets, NW in the Greater Shaw/U Street neighborhood. The Subject Property currently is improved with a mixture of uses such as parking lots, concrete-block industrial buildings, and warehouses. All existing buildings will be demolished. The Subject Property is located in the CR Zone north of V Street. The applicant proposes to develop the entire project under the existing zoning.

The applicant requests that this PUD be combined with the PUD application submitted for Square 2875. The entire proposed PUD project seeks to develop a four building mixed-use project, including residential units, significant affordable housing, live-work space, and ground floor retail.

Concurrent change of zoning requested (check one): Yes X No

The above information and attached documents are true to the best of my knowledge.

Mong Sparkle Conubish LLC #
Man. Mong By David Welder

10/11/05
 Date

MAN MONG BY DAVID WELDER, HIS ATTORNEY-IN-FACT
 Owner's Printed Name

Person to be notified of all actions:

Allison C. Prince (202) 663-8000
 Name Telephone Number

2300 N Street, N.W., Washington, D.C. 20037
 Address Zip Code

Certification of Minimum Area: I hereby certify that the land area involved in this application is a minimum of 15,000 square feet pursuant to Section 2401 of the Zoning Regulations.

 Owner's Signature

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____

Z.C. Case No.

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION FOR CONSOLIDATED APPROVAL OF A PLANNED UNIT DEVELOPMENT

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of the Zoning Regulations, request is hereby made for consolidated approval of a Planned Unit Development, details of which are as follows:

<u>Square No.</u>	<u>Lot Nos.</u>	<u>Existing Zoning</u>	<u>Requested Zoning</u>
<u>2873</u>	<u>232</u>	<u>CR</u>	<u>CR</u>

Address or description of the premises:

The affected property has an address of 937 Florida Avenue, NW

Area of the Site: 1,706 square feet

Baist Atlas No. , Page .

Brief description of the proposal:

The Subject Property is located in the vicinity of 9th and V Streets, NW in the Greater Shaw/U Street neighborhood. The Subject Property currently is improved with a mixture of uses such as parking lots, concrete-block industrial buildings, and warehouses. All existing buildings will be demolished. The Subject Property is located in the CR Zone north of V Street. The applicant proposes to develop the entire project under the existing zoning.

The applicant requests that this PUD be combined with the PUD application submitted for Square 2875. The entire proposed PUD project seeks to develop a four building mixed-use project, including residential units, significant affordable housing, live-work space, and ground floor retail.

Concurrent change of zoning requested (check one): Yes X No

The above information and attached documents are true to the best of my knowledge.

EFAM & Emerald TACHBEL
Owner's Signature *David Welder* Date 10/11/05

EFAM & Emerald TACHBEL, By DAVID WELDER, Their ATTORNEY-IN-FACT
Owner's Printed Name

Person to be notified of all actions:

Allison C. Prince (202) 663-8000
Name Telephone Number

2300 N Street, N.W., Washington, D.C. 20037
Address Zip Code

Certification of Minimum Area: I hereby certify that the land area involved in this application is a minimum of 15,000 square feet pursuant to Section 2401 of the Zoning Regulations.

Owner's Signature

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____

Z.C. Case No.

ATLANTIC PLUMBING SITE - NORTH

945 FLORIDA AVENUE N.W.

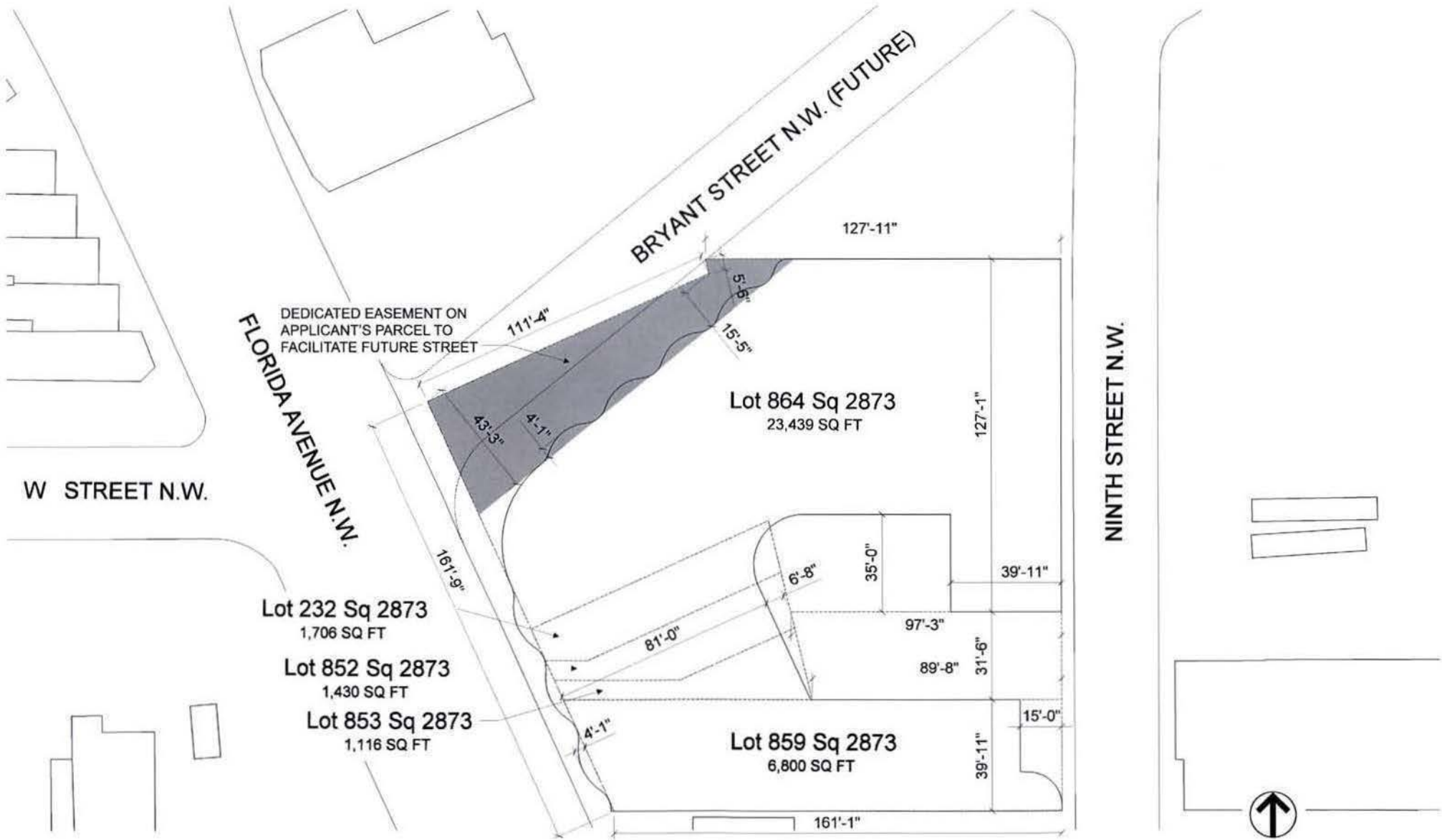
WASHINGTON D.C.

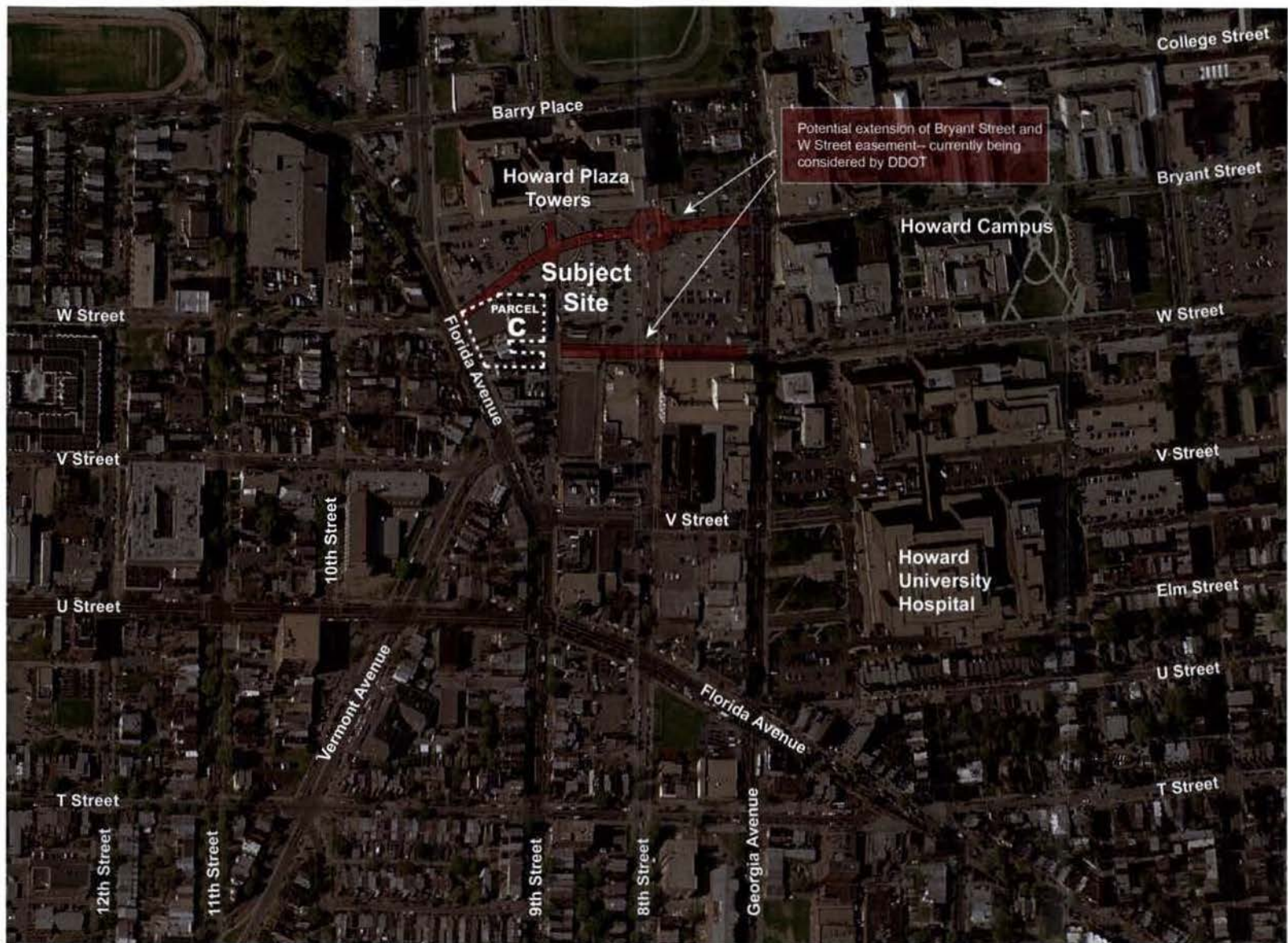
A PLANNED UNIT DEVELOPMENT



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AREA TABULATIONS

PARCEL C

LEVEL	RETAIL	RESIDENTIAL SERVICE	RESIDENTIAL AREA	NUMBER OF UNITS	TOTAL FAR BY FLOOR
Ground Floor	8,839 SF	12,208 SF	7,616 SF	10	17,339 SF
Second Floor			25,033 SF	24	18,277 SF
Third Floor			28,399 SF	24	18,987 SF
Fourth Floor			28,399 SF	24	18,987 SF
Fifth Floor			28,399 SF	24	18,987 SF
Sixth Floor			28,399 SF	24	18,987 SF
Seventh Floor			28,399 SF	24	18,987 SF
Eighth Floor			28,399 SF	24	18,987 SF
Ninth Floor			28,399 SF	24	18,987 SF
Tenth Floor			23,439 SF	18	18,987 SF
SUBTOTAL	8,839 SF	12,208 SF	254,881 SF	approx. 220	275,928 SF

Residential Affordable: 10,347 SF of the residential area listed above is devoted to affordable residential use

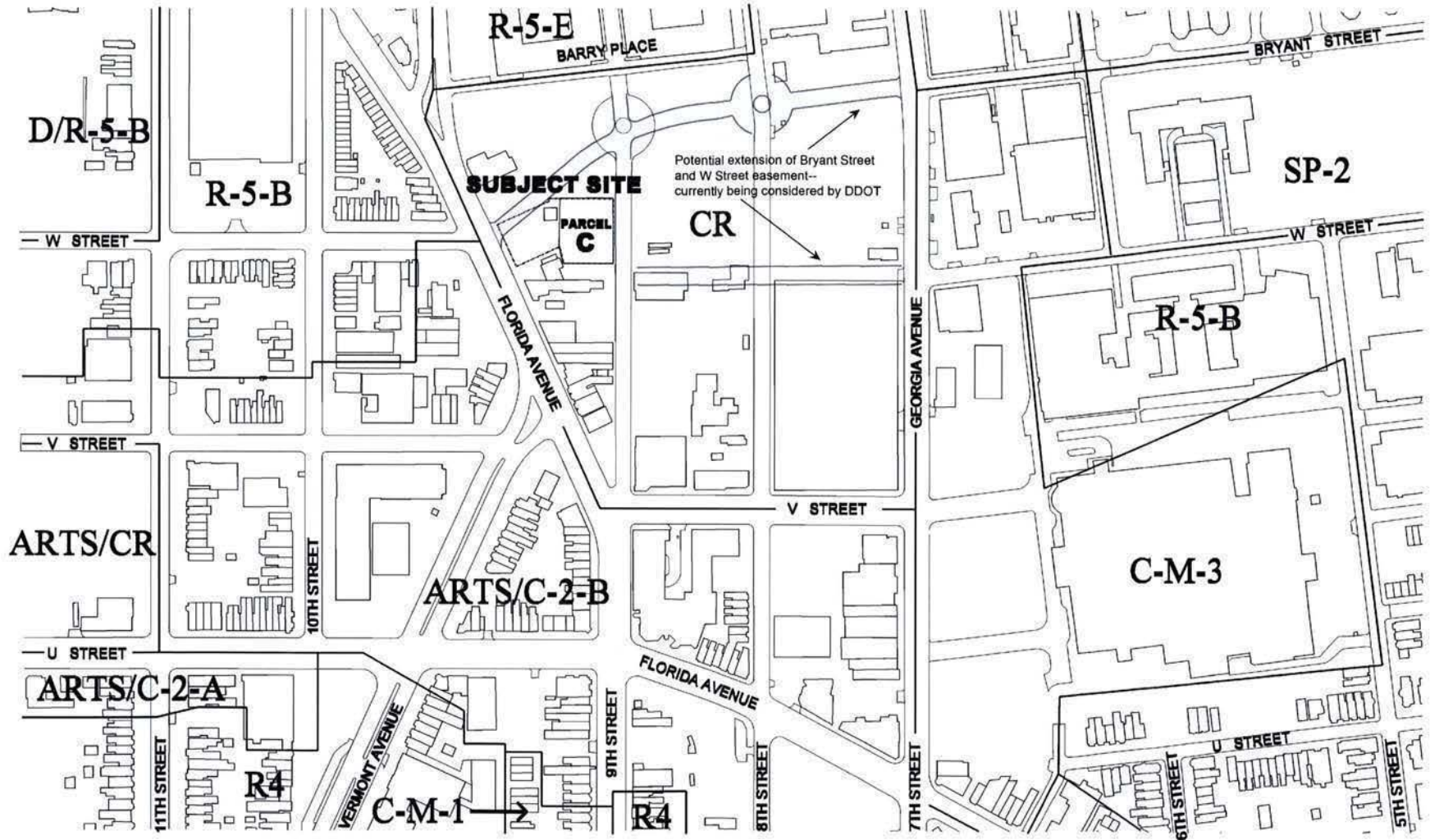
Parking Levels Below Grade: 92,043 SF of Parking Below Grade is provided. This area is not included in the FAR area.

ZONING TABULATIONS

Square 2873, Lots 232, 852, 853, 859 and 864

Total Lot Areas: 34,491

	CR Zoning Requirements	Project Design
Floor Area Ratio ("FAR")	6.0 (3.0 non-residential) PUD Guidelines 8.0 (4.0 non-residential)	7.7 residential .3 non-residential
Building Height	90 feet	100 feet
Lot Occupancy	75%	80%
Rear Yard	None Required	None Provided
Side Yard	None Required	None Provided
Courts	For a closed court in a residential building Width 4 inches per foot of height of court, but not less than 15 feet <u>33.33 ft. required</u> Area Twice the square of the required width of court <u>2,222 ft² required</u>	Width provided 35 feet Area Provided 2,363 ft²
Residential Recreation Space	15% of gross floor area devoted to residential use. <u>40,063 ft² required.</u>	7.5% (20,176 ft²)
Public Space at Ground Level	10% of total lot area. <u>3,449 ft² required.</u>	3,710 ft²
Parking	In excess of 3,000 ft², one for each additional 300 ft² (retail use) <u>18 required.</u> One for each three dwelling units (residential use) <u>74 required.</u>	238 parking spaces





Florida Avenue



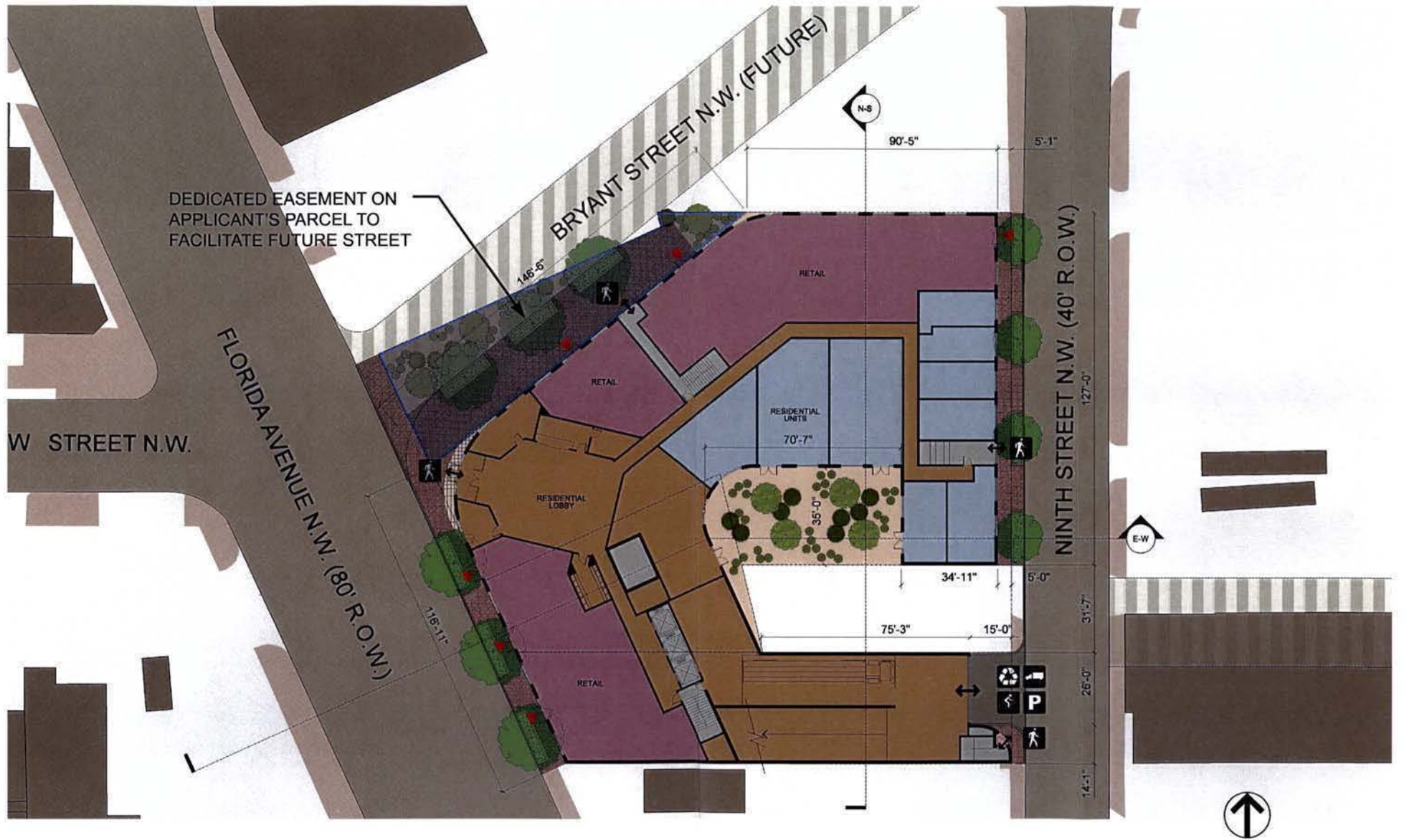
North View Facing Howard University



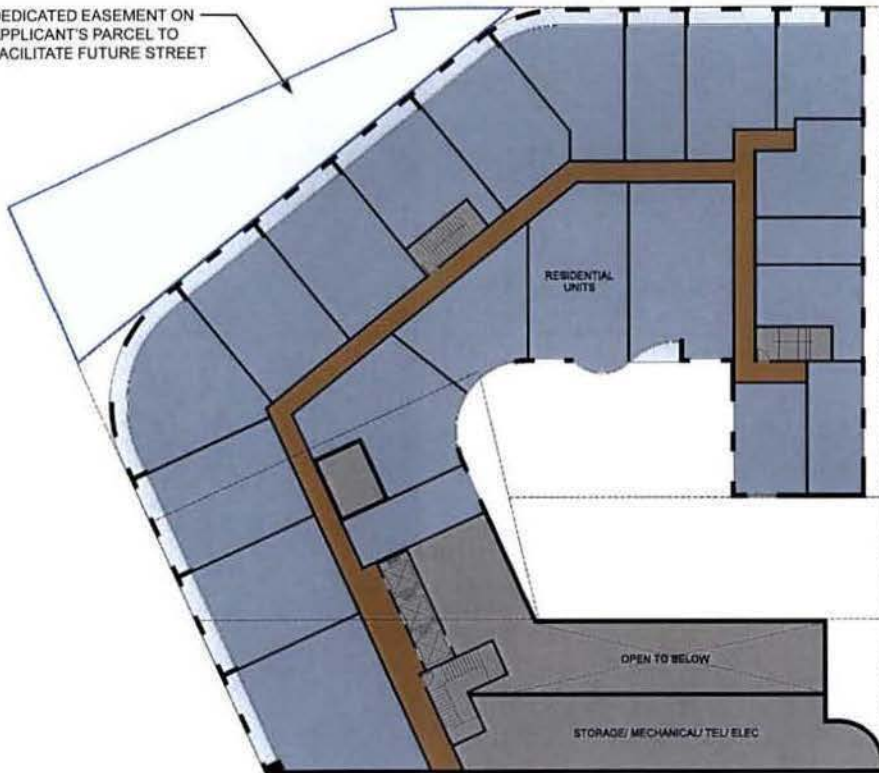
Florida Avenue



9th Street Facing East



DEDICATED EASEMENT ON
APPLICANT'S PARCEL TO
FACILITATE FUTURE STREET



SECOND FLOOR PLAN

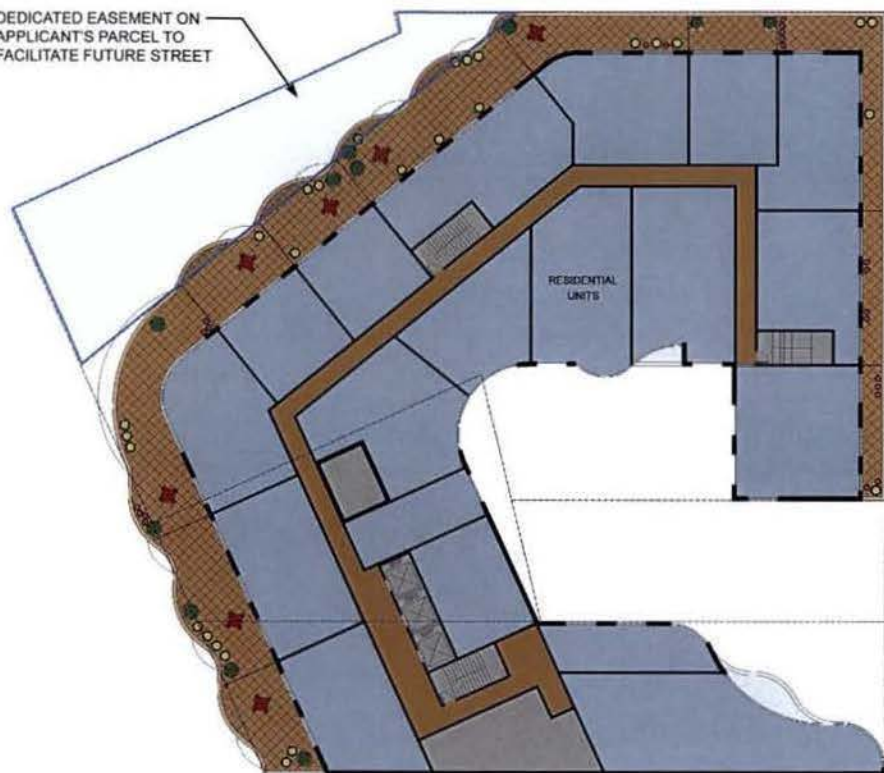
DEDICATED EASEMENT ON
APPLICANT'S PARCEL TO
FACILITATE FUTURE STREET



TYPICAL FLOOR PLAN

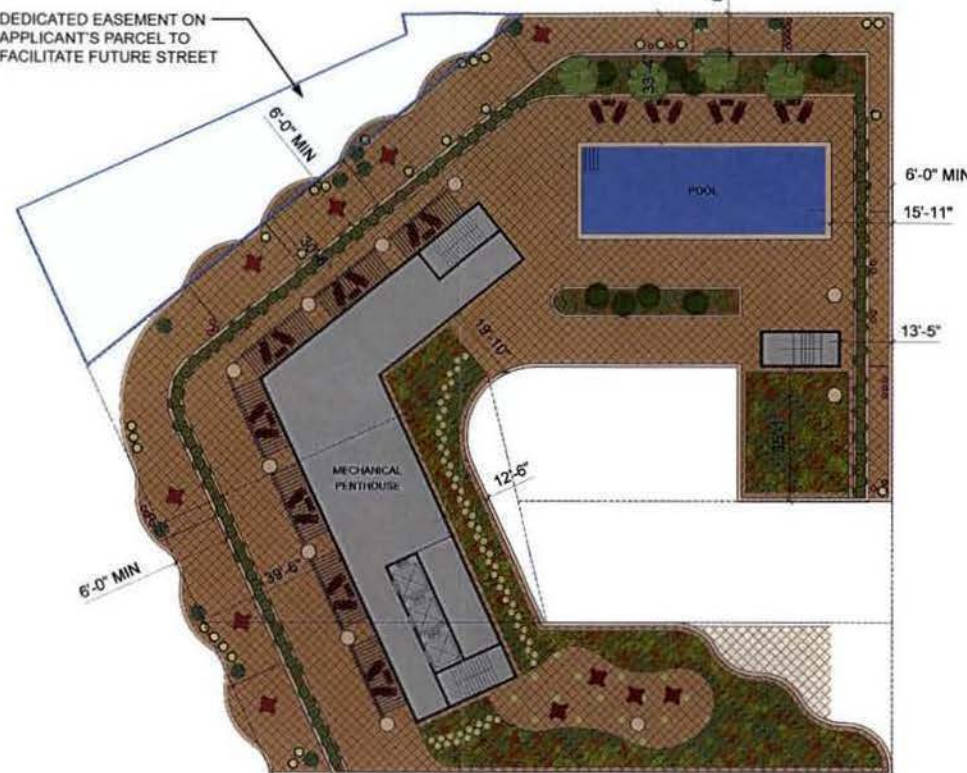


DEDICATED EASEMENT ON
APPLICANT'S PARCEL TO
FACILITATE FUTURE STREET



TENTH FLOOR PLAN

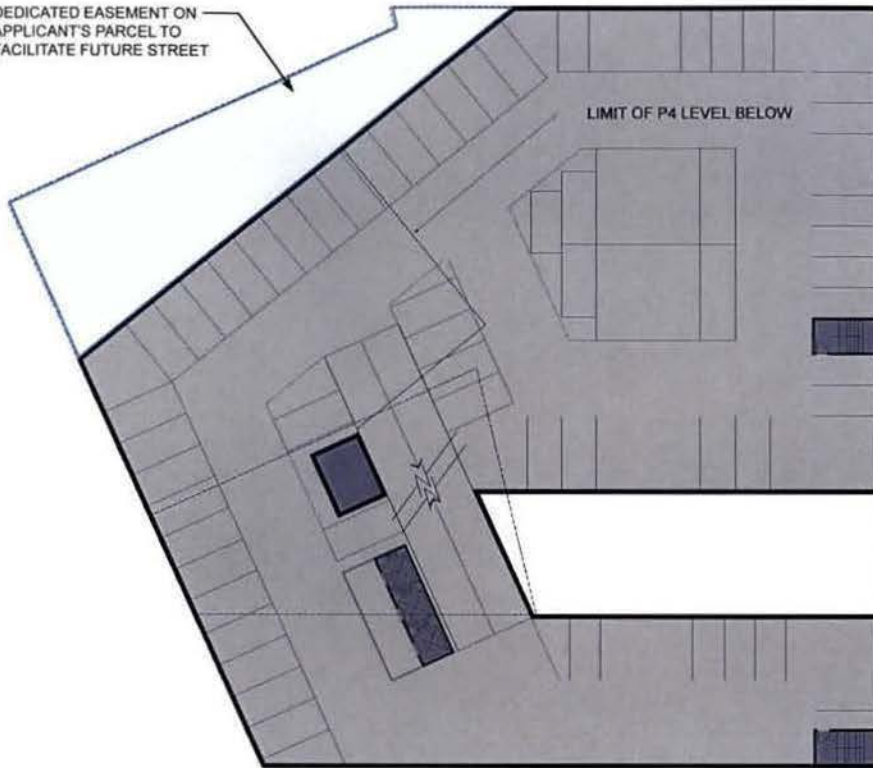
DEDICATED EASEMENT ON
APPLICANT'S PARCEL TO
FACILITATE FUTURE STREET



ROOF PLAN



DEDICATED EASEMENT ON
APPLICANT'S PARCEL TO
FACILITATE FUTURE STREET



LIMIT OF P4 LEVEL BELOW

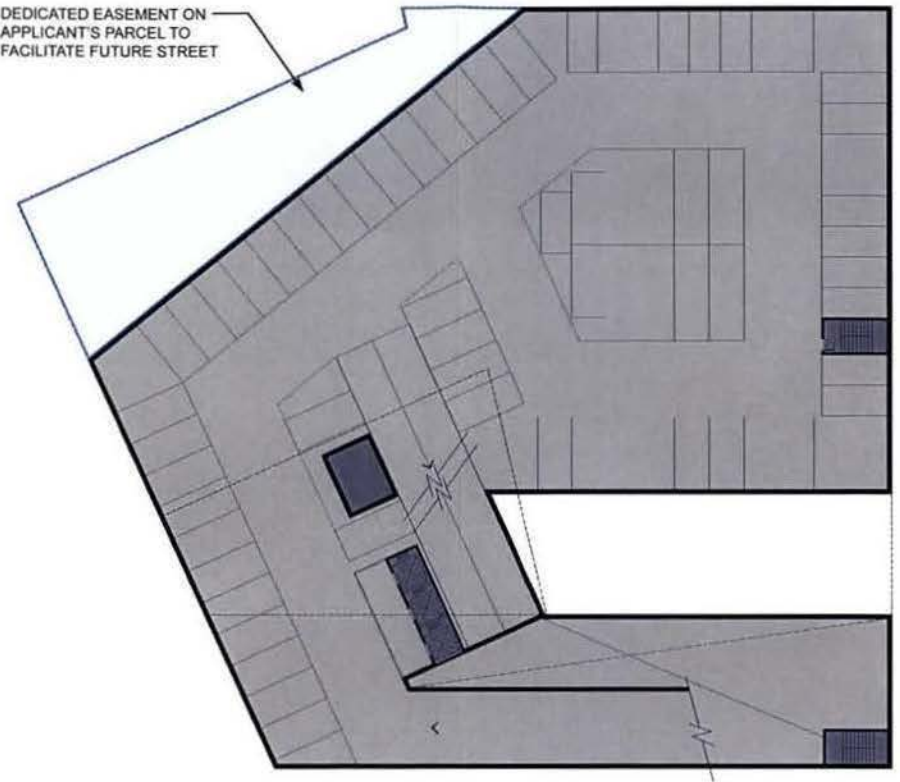
P2-P3 PARKING PLAN

36 COMPACT @ EA. LEVEL
36 FULL @ EA. LEVEL
144 TOTAL P2/P3 LEVELS
238 TOTAL ON ALL LEVELS

P4 PARKING PLAN

19 COMPACT
14 FULL
33 TOTAL P4 LEVEL
238 TOTAL ON ALL LEVELS

DEDICATED EASEMENT ON
APPLICANT'S PARCEL TO
FACILITATE FUTURE STREET



P1 PARKING PLAN

25 COMPACT
36 FULL
61 TOTAL P1 LEVEL
238 TOTAL ON ALL LEVELS



Atlantic Plumbing Site - North

ESOCOFF & ASSOCIATES | architects



Parking Levels P2/P3 and Parking Level P1



Florida Avenue - West Elevation

12

Atlantic Plumbing Site - North

ESOCOFF & ASSOCIATES architects





Atlantic Plumbing Site - North

ESOCOFF & ASSOCIATES | architects

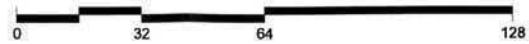
North Elevation

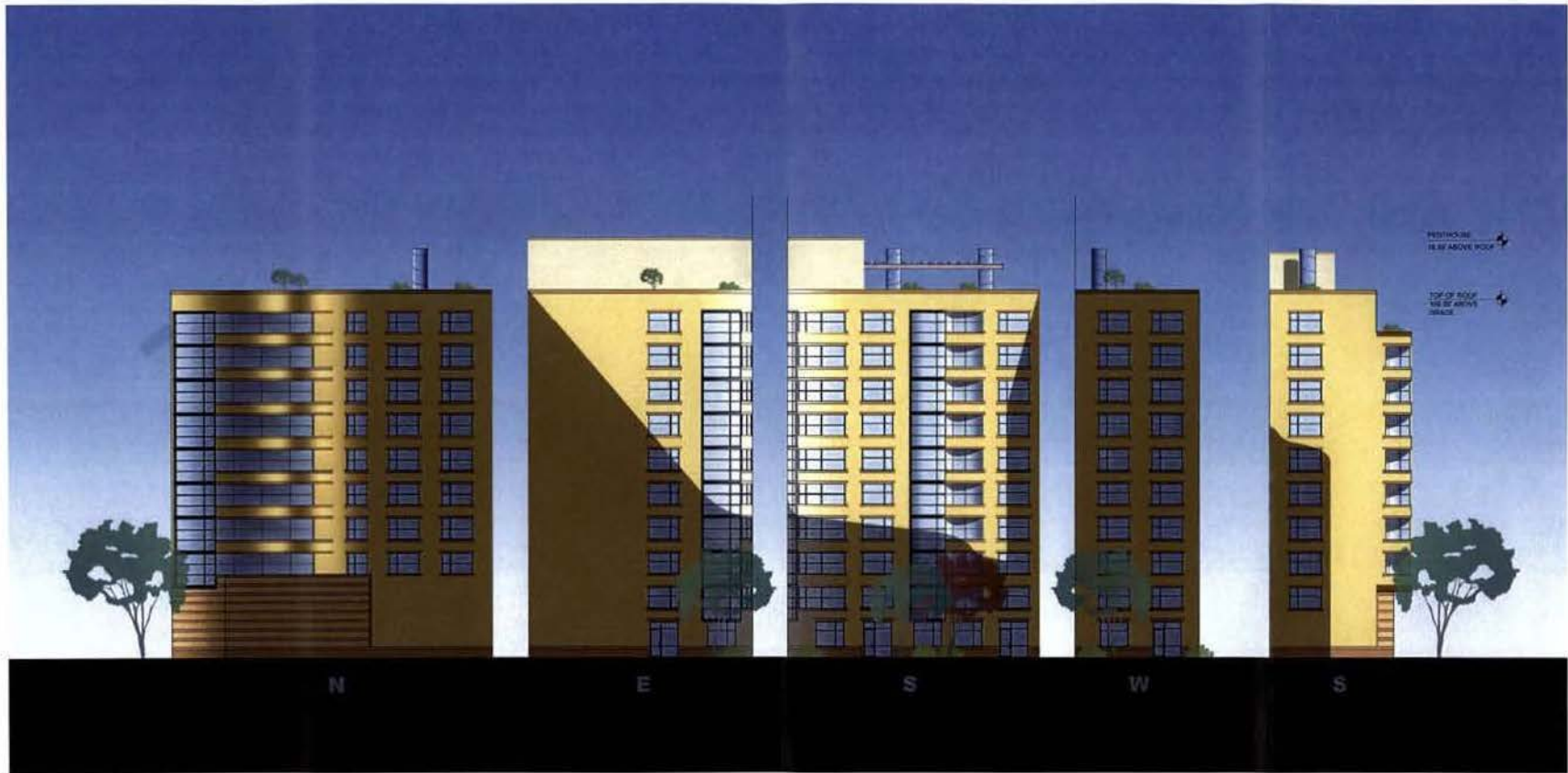
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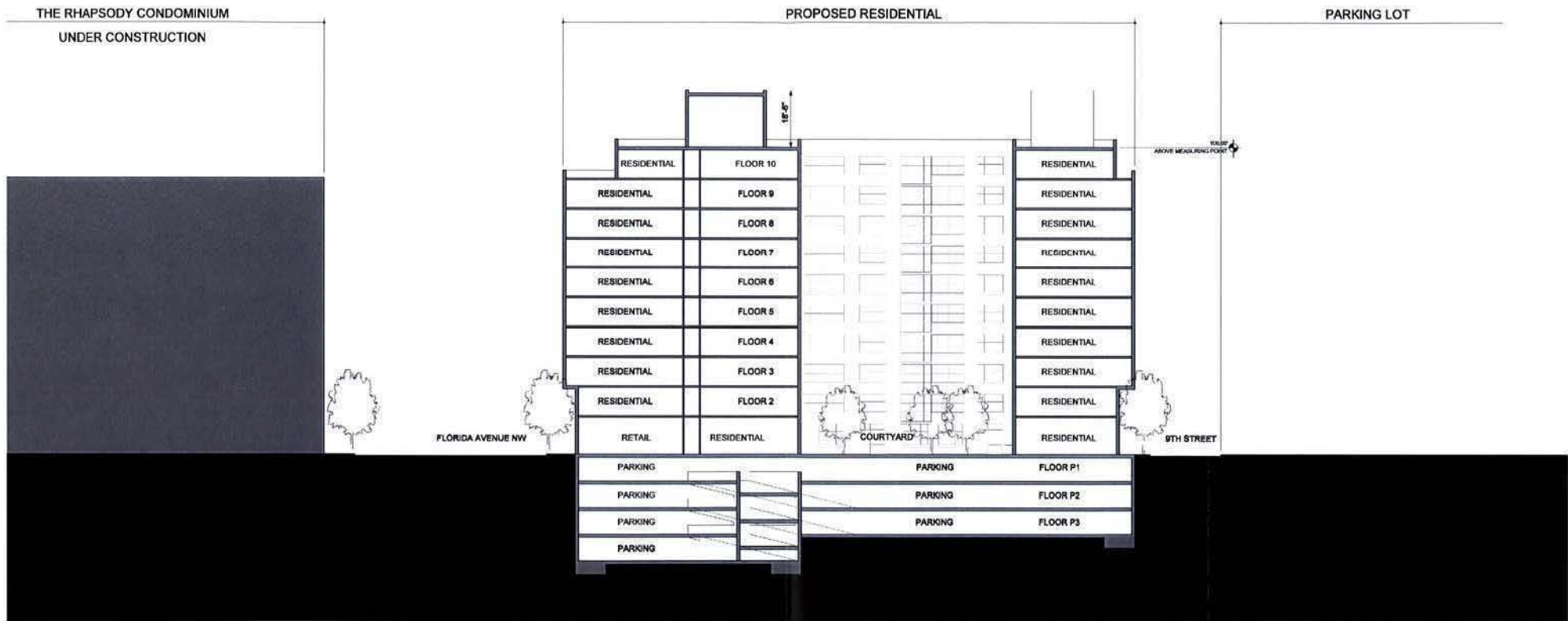


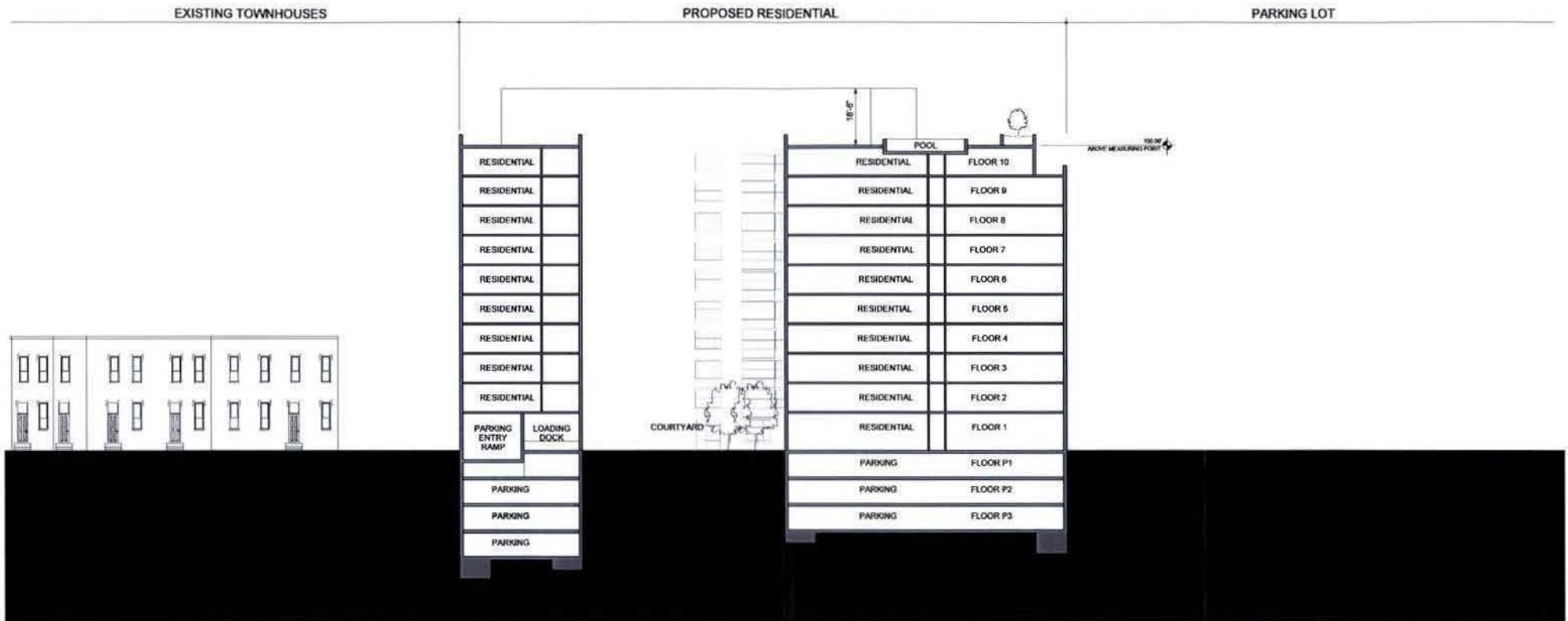


Ninth Street - East Elevation









ATLANTIC PLUMBING SITE - SOUTH

800 & 801 V STREET N.W - 2047 NINTH STREET N.W.
WASHINGTON D.C.

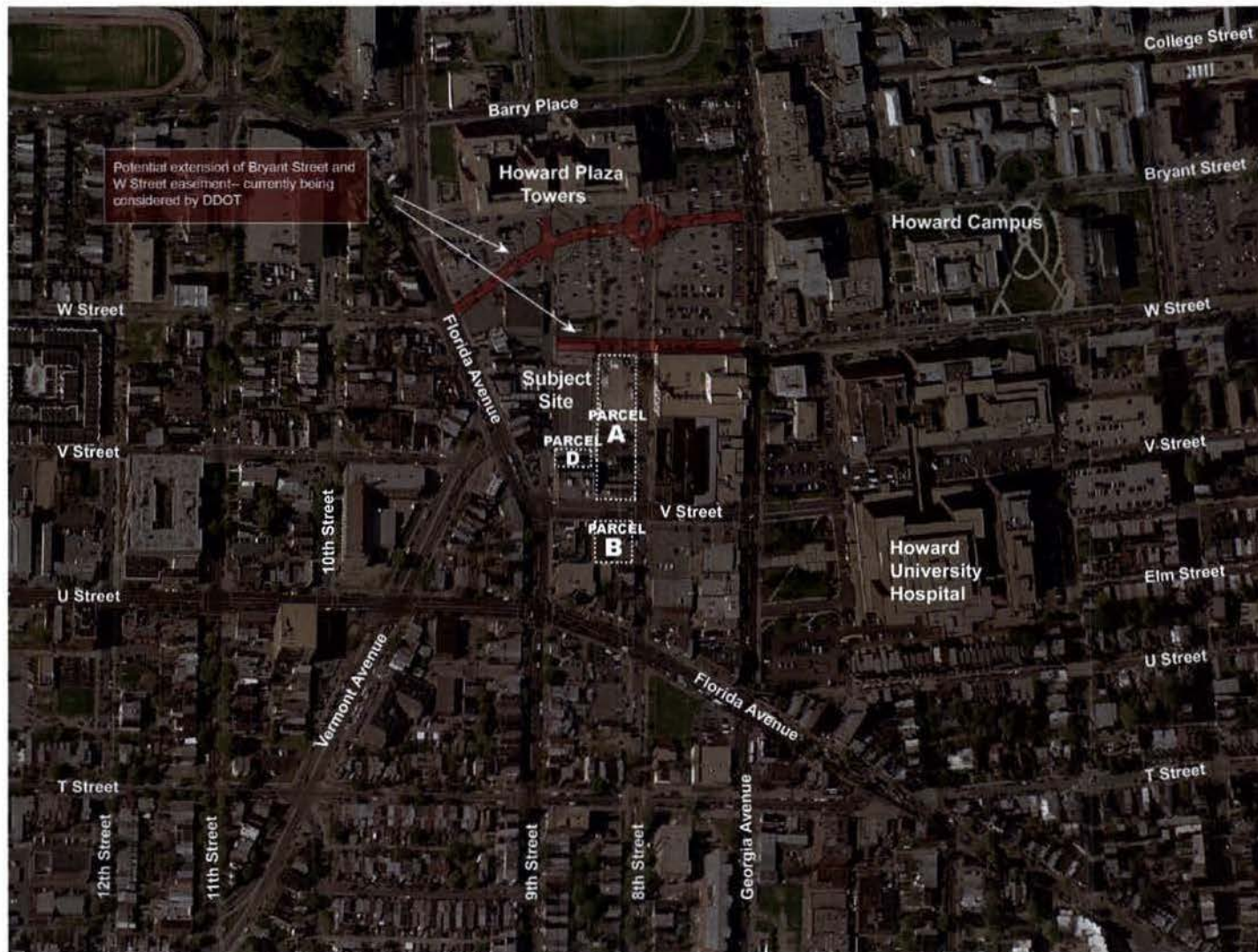
A PLANNED UNIT DEVELOPMENT



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AREA TABULATIONS

	PARCEL A				PARCEL B				PARCEL D					
LEVEL	RETAIL	RESID. SERVICE	RESID. AREA	NUMBER OF UNITS	RETAIL	RESID. SERVICE	RESID. AREA	NUMBER OF UNITS	RETAIL	RESID. SERVICE	RESID. AREA	NUMBER OF UNITS	TOTAL UNITS	TOTAL FAR SF BY FLOOR
Ground Floor	6,245 SF	15,076 SF	10,715 SF	6	4,306 SF	6,878 SF			1,444 SF	1,696 SF			6	46,360 SF
Second Floor			32,280 SF	30			10,888 SF	11			3,280 SF	2	43	46,448 SF
Third Floor			33,096 SF	30			11,044 SF	11			3,280 SF	2	43	47,720 SF
Fourth Floor			33,096 SF	30			11,044 SF	11			3,280 SF	2	43	47,720 SF
Fifth Floor			33,096 SF	30			11,044 SF	11			3,280 SF	2	43	47,720 SF
Sixth Floor			33,096 SF	30			11,044 SF	11			3,280 SF	2	43	47,720 SF
Seventh Floor			33,096 SF	30			9,754 SF	9					39	42,850 SF
Eighth Floor			33,096 SF	30			8,544 SF	7					37	41,640 SF
Ninth Floor			33,096 SF	30									30	33,096 SF
Tenth Floor			33,096 SF	30									30	33,096 SF
SUBTOTAL	6,245 SF	15,076 SF	307,763 SF	Approx. 276	4,306 SF	6,878 SF	78,362 SF	Approx. 71	1,444 SF	1,696 SF	16,400 SF	Approx. 10	Approx. 351	433,170 SF

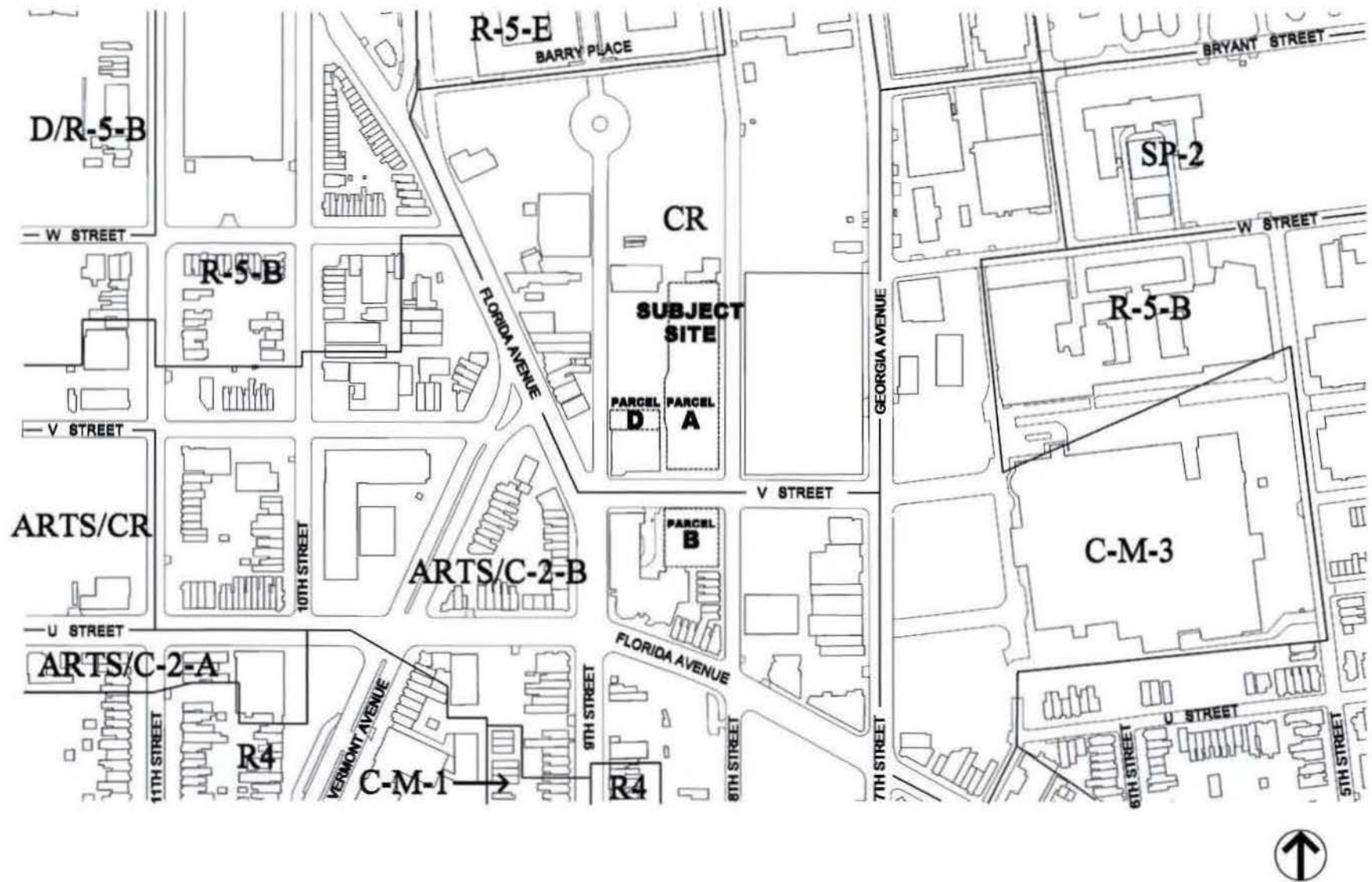
Residential Affordable: 19,719 SF of the residential area listed above is devoted to affordable residential use

Parking Levels Below Grade: 121,581 SF of Parking Below Grade of Parcel A and 40,482 SF of Parking Below Grade of Parcel B are provided. This area is not included in the FAR area.

ZONING TABULATIONS

Square 2875, Lots 1107, 2012, 2026 (Parcel A); Lot 2030 (Parcel B); Lot 1106 (Parcel D);
Lot Area: Parcel A = 40,530 sf; Parcel B = 13,420 sf; Parcel D = 4,073 sf; Total = 58,023 sf

	CR Zoning Requirements (Parcels A&D)	ARTS/C-2-B Zoning Requirements (Parcel B)	Project Design
Floor Area Ratio ("FAR")	6.0 (3.0 non-residential) PUD Guidelines: 8.0 (4.0 non-residential)	3.5 maximum (1.5 non-residential)	Parcels A&D: 7.64 residential 18 non-resid. Parcel B: 5.98 residential 32 non-resid.
Building Height	90 feet PUD Guidelines: 110 feet	90 feet	100 feet (Parcel A) 90 feet (Parcel B) 60 feet (Parcel D)
Lot Occupancy	75% (residential) 100% (commercial)	80%	Parcel A - 82% Parcel B - 80% Parcel D - 81%
Rear Yard	3 inches per foot of height from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than 12 feet.	15 feet	Parcel A = (Courts provided in Parcel B = lieu of rear yard) Parcel D = 14'-10" (15' req'd)
Side Yard	None required	None required	None provided
Courts	For an open court in a residential building Width 3 inches per foot of height of court, but not less than 10 feet For an open court in a commercial building Width 2 ½ inches per foot of height, but no less than 6 feet For a closed court in a residential building Width 4 inches per foot of height, but not less than 15 feet Area Twice the square of the required width of court dimension	For an open court in a residential building Width 4 inches per foot of height, but not less than 15 feet For an open court in a commercial building Width 3 inches per foot of height, but not less than 12 feet For a closed court in a residential building Width 4 inches per foot of height, but not less than 15 feet Area Twice the square of the width of court but not less than 350 ft²	Width Parcel A = 15 feet (25 feet required) Parcel B = 39' 7" (29'-4" required) Parcel D = 19' 10" (15 feet required) Area Parcel A = 5,921 sf (1,250 sf required) Parcel B = 2,376 sf (1,800 sf required) Parcel D = 953 sf (450 sf required)
Residential Recreation Space	15% of gross floor area devoted to residential use. Parcel A - 46,164 ft² required Parcel D - 2,460 ft² required	15% of gross floor area Parcel B - 11,004 ft² required	Parcel A - 30,538 ft² provided Parcel B - 5,210 ft² provided Parcel D - 1,110 ft² provided
Public Space at Ground Level	10% of total lot area Parcel A - 4,053 ft² required Parcel D - 407 ft² required	N/A	Parcel A - 2,088 ft² provided Parcel D - 340 ft² provided
Parking	One for each three dwelling units (residential use). In excess of 3,000 ft², one for each additional 300 ft² (retail use). Parcel A required: 92 residential / 11 retail Parcel D required: 4 residential / 0 retail	In excess of 3,000 ft², one for each additional 750 ft² (retail use) One for each three dwelling units (residential use) Parcel B required: 24 residential / 5 retail	Parcel A - 313 spaces provided (includes 10 for Parcel D) Parcel B - 76 spaces provided Parcel D - 10 (included in Parcel A garage)





V Street Facing South



8th Street Facing Southeast



V Street Facing South



8th Street Facing Northeast





Atlantic Plumbing Site - South

ESOCOFF & ASSOCIATES architects

0 50 100 200



Ground Floor/Circulation Plan





Atlantic Plumbing Site - South

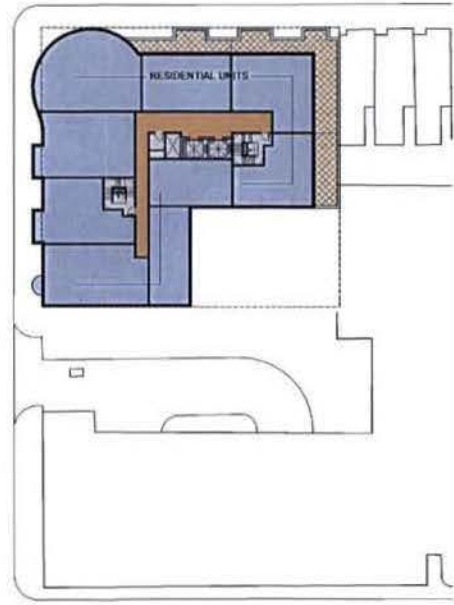
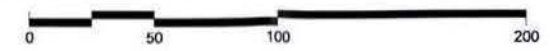
ESOCOFF & ASSOCIATES architects



Typical Floor Plan

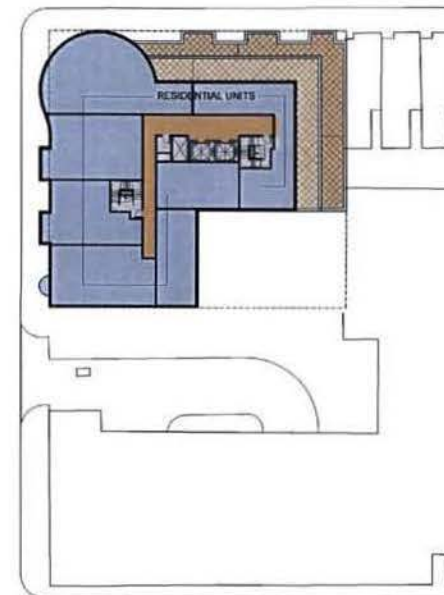


V STREET N.W. (80' R.O.W.)





V STREET N.W. (80' R.O.W.)



Atlantic Plumbing Site - South

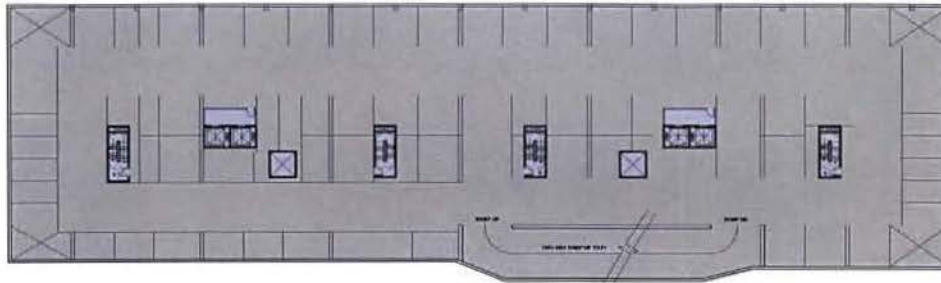
ESOCOFF & ASSOCIATES architects

Eighth Floor Plan

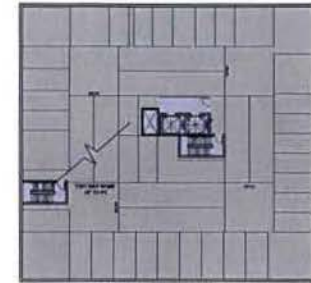
13





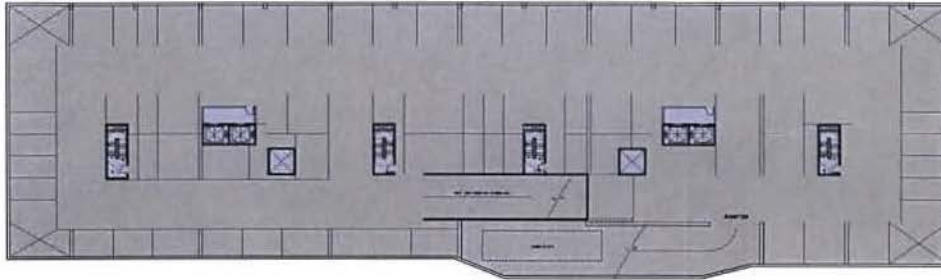


PARCEL A
73 COMPACT
31 FULL
104 TOTAL P2 & P3 LVL EACH
313 TOTAL ON ALL LVLS



PARCEL B
18 COMPACT
13 FULL
31 TOTAL P2, P3 LVL EACH
76 TOTAL ON ALL LVLS





PARCEL A
 71 COMPACT
 7 TANDEM
 28 FULL
 106 TOTAL P1 LVL.
 313 TOTAL ON ALL LVLS

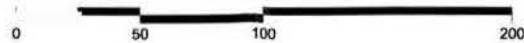


PARCEL B
 12 COMPACT
 2 FULL
 14 TOTAL P1 LVL.
 76 TOTAL ON ALL LVLS



Parking Level P1

16



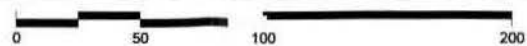
Atlantic Plumbing Site - South
 ESOCOFF & ASSOCIATES | architects



Atlantic Plumbing Site - South

ESOCOFF & ASSOCIATES architects

Parcels A and B- Eighth Street Elevations







Parcel A North Elevation



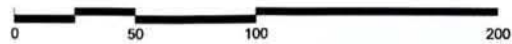
Parcel A South Elevation



Parcel B - North Elevation

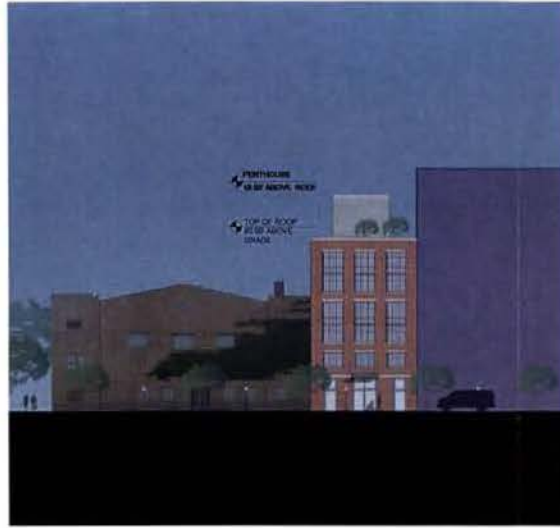


Parcel B - South Elevation





Parcel D - North Elevation



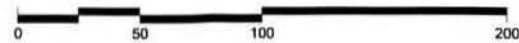
Parcel D - East Elevation

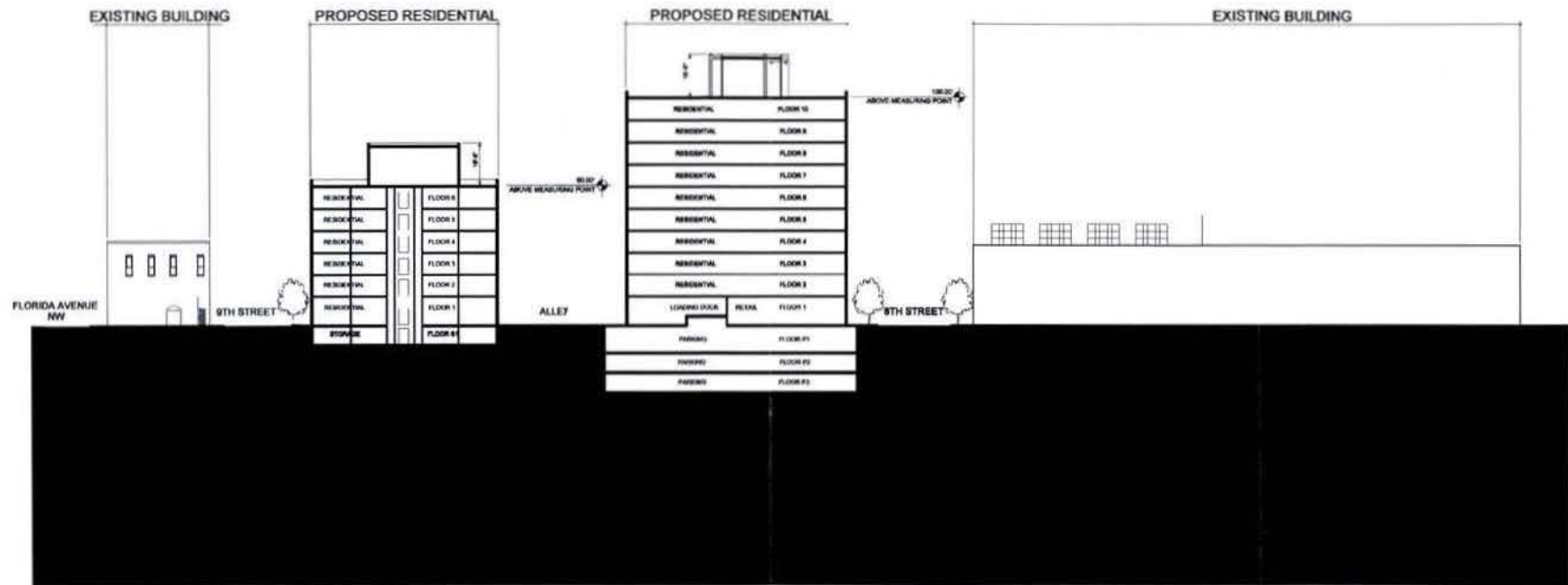
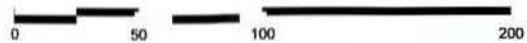


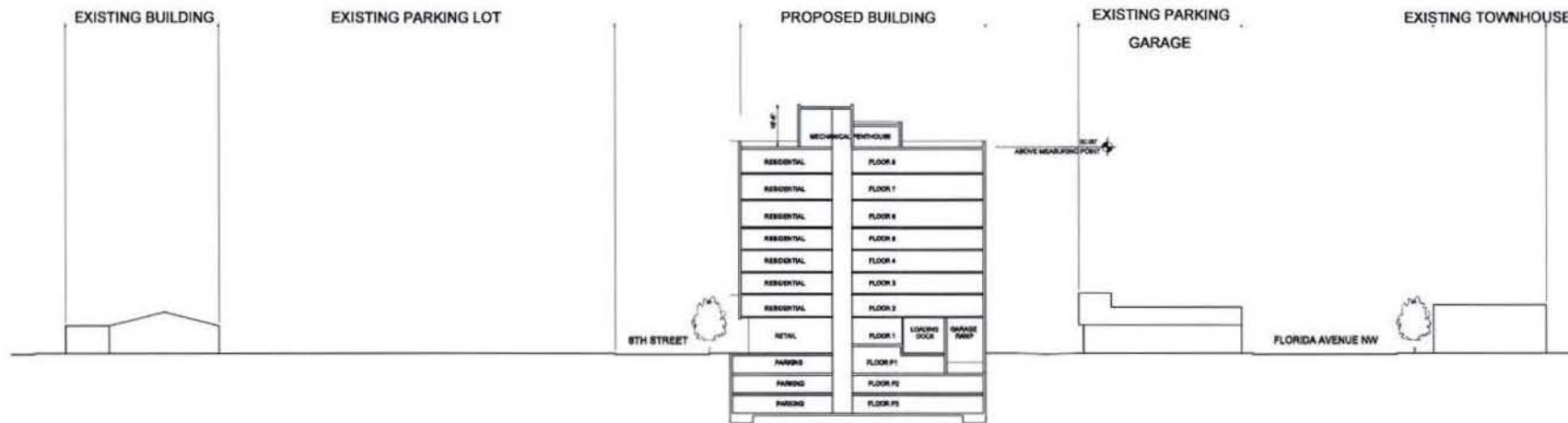
Parcel D - South Elevation

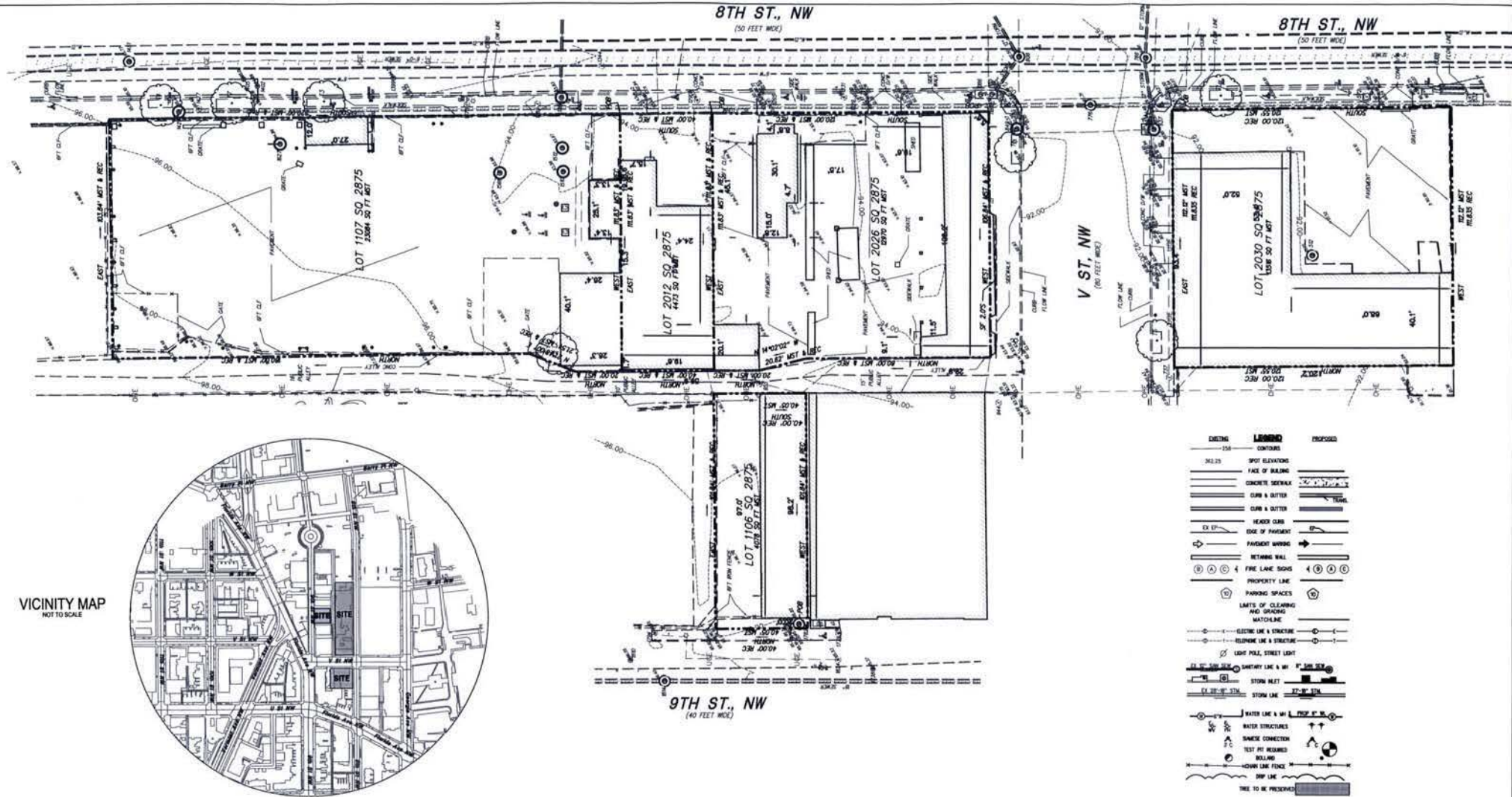


Parcel D - West Elevation









EXISTING	LEGEND	PROPOSED
361.25	SPOT ELEVATIONS	
	FACE OF BUILDING	
	CONCRETE SIDEWALK	
	CURB & GUTTER	
	CURB & GUTTER	
EX 17'	HEAD OF CURB	
	EDGE OF PARAPET	
	PARKING WAY	
	RETAINING WALL	
(A) (B) (C)	FIRE LANE SIGNS	(A) (B) (C)
	PROPERTY LINE	
	PARKING SPACES	
	LIMITS OF CLEARING AND GRADING MATCHLINE	
	ELECTRIC LINE & STRUCTURE	
	TELEPHONE LINE & STRUCTURE	
	LIGHT POLE, STREET LIGHT	
EX 17'-0" STORM	STORM LINE & WH	EX 17'-0" STORM
EX 17'-0" STORM	STORM ALLEY	EX 17'-0" STORM
EX 17'-0" STORM	STORM LINE	EX 17'-0" STORM
	WATER LINE & WH	PROF 12" W
	WATER STRUCTURES	
	SEWER CONNECTION	
	TEST PIT REQUIRED	
	BOLLARD	
	LOWEN LINE FENCE	
	DROP LINE	
	TREE TO BE PRESERVED	

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 (T) 703.391.7600 (F) 703.264.0595 www.wilesmensch.com

ESOCOFF & ASSOCIATES architects
 1030 Fifteenth Street, NW Suite 430 Washington, D.C. 20005
 202 682-1600 Fax 202 682 1672 architects@esocoff.com

BROADWAY ATLANTIC PLUMBING
 WASHINGTON DC

Sheet Title:

**EXISTING CONDITIONS PLAN
 PARCEL "A", "B" AND "D"**

Broadway Mass Associates LLC
 900 Second Street, NE Suite 107 Washington, D.C. 20002

Job No:
 267.05

Scale: 1"=40'

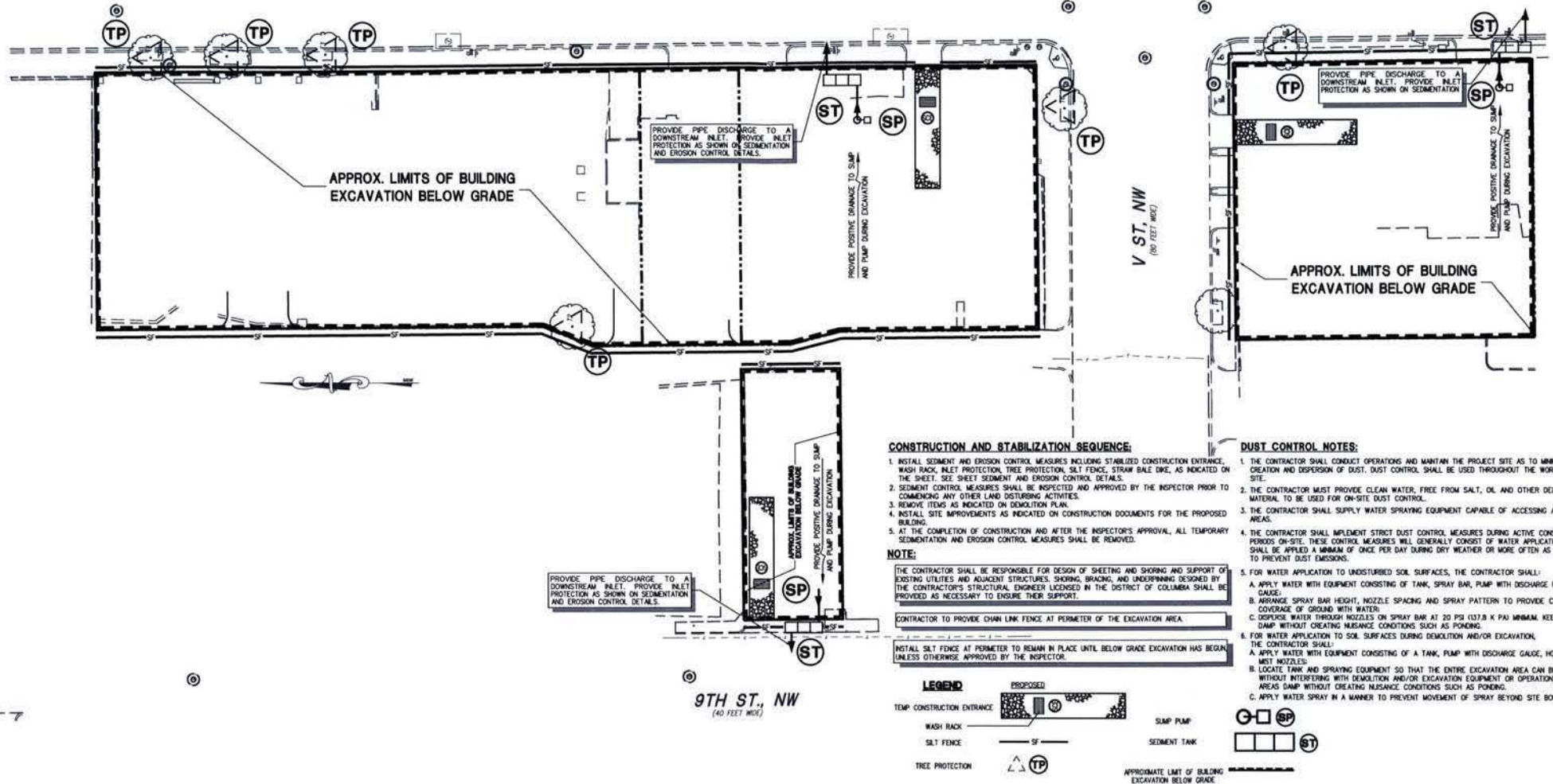
Date: 03.06.05

Sheet No:

C.01

8TH ST., NW
(50 FEET WIDE)

8TH ST., NW
(50 FEET WIDE)



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architects

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architects@esocoff.com

BROADWAY ATLANTIC PLUMBING
WASHINGTON DC

Sheet Title:
SEDIMENTATION AND EROSION CONTROL PLAN
PARCEL "A", "B" AND "D"

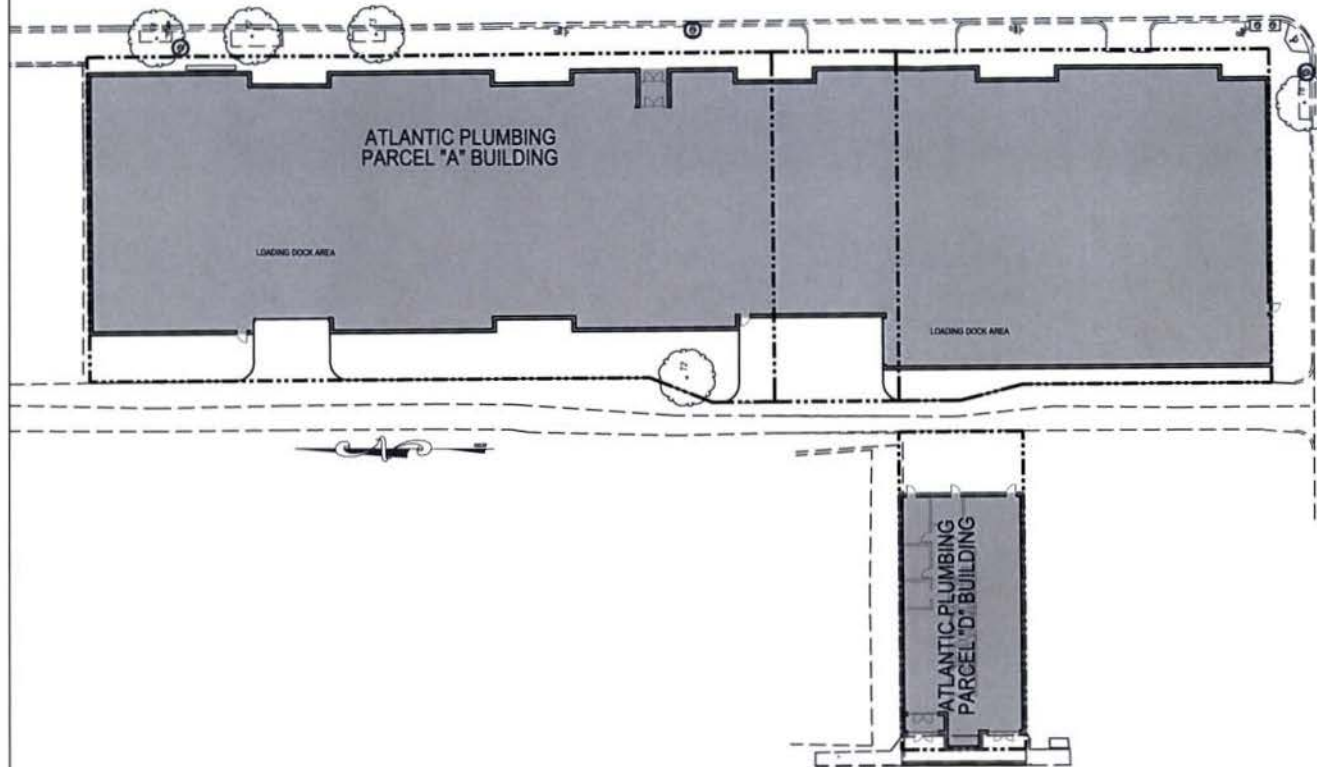
Broadway Mass Associates LLC
900 Second Street, NE Suite 107 Washington, DC 20002

Job No:
267.05

Scale: 1"=40'

Sheet No:
C.02
Date: 03.06.05

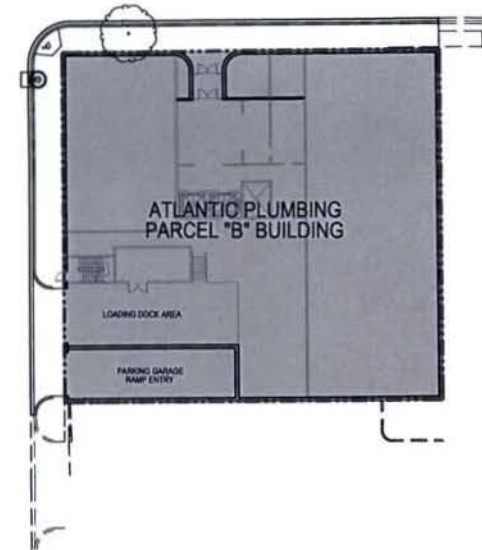
8TH ST., NW
(50 FEET WIDE)



9TH ST., NW
(40 FEET WIDE)

8TH ST., NW
(50 FEET WIDE)

V ST., NW
(60 FEET WIDE)



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architects@esocoff.com

BROADWAY ATLANTIC PLUMBING
WASHINGTON DC

Sheet Title:

**SITE PLAN
PARCEL "A", "B" AND "D"**

Broadway Mass Associates LLC
900 Second Street, NE
Suite 107
Washington, DC 20002

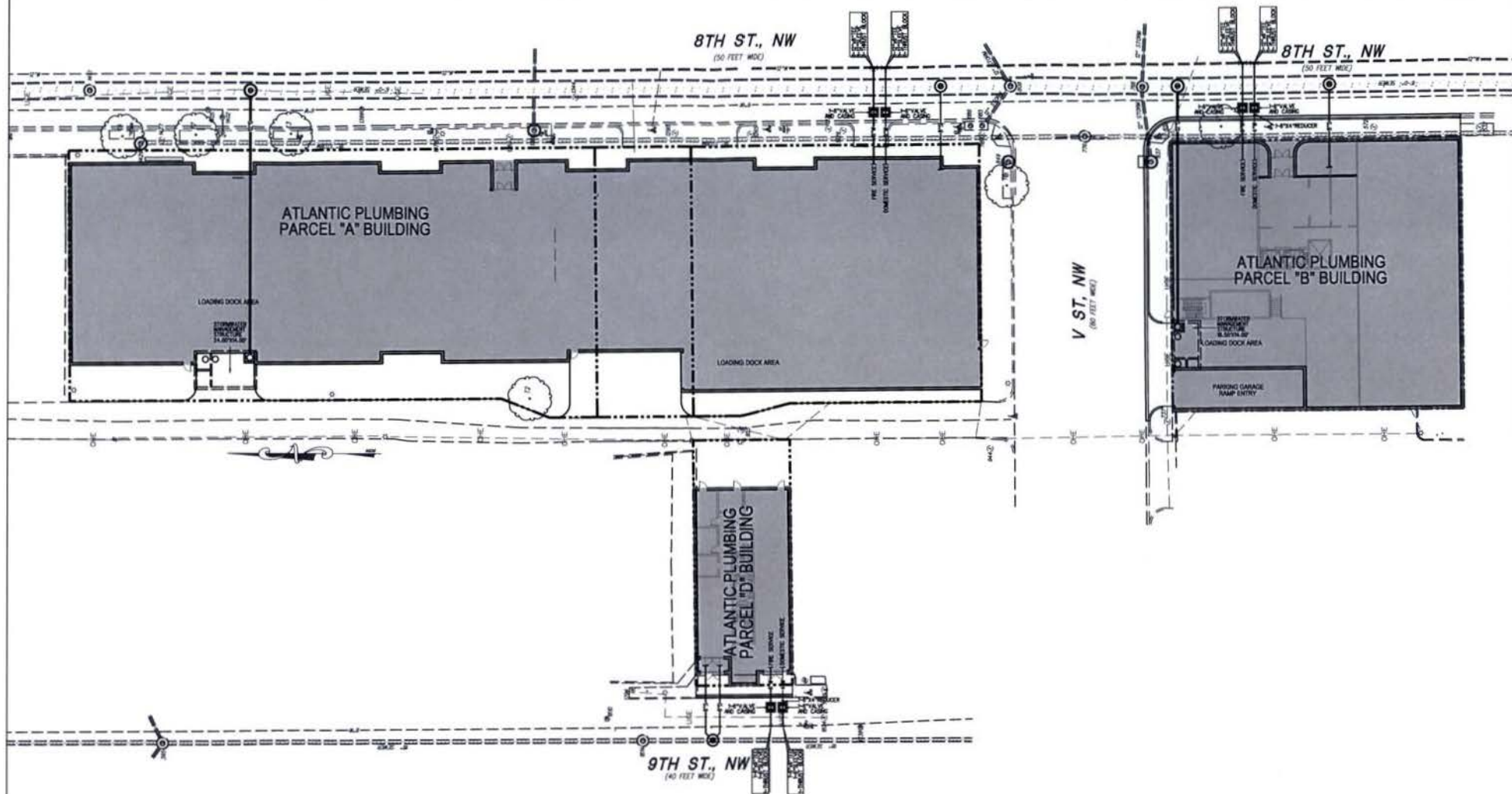
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267.05

Scale: 1"=40'

Date: 03.06.05

Sheet No:

C.03



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& ASSOCIATES**
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BROADWAY ATLANTIC PLUMBING

WASHINGTON DC

Sheet Title:

**UTILITY PLAN
PARCEL "A", "B" AND "D"**

Broadway Mass Associates LLC
900 Second Street, NE
Suite 107
Washington, DC 20002

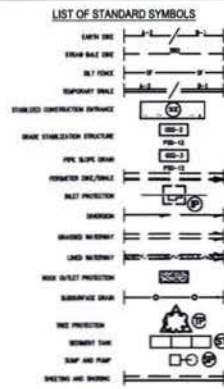
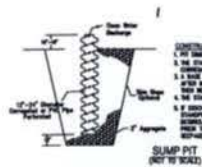
Job No:
267.05

Scale: 1"=40'

Date: 03.06.05

Sheet No:

C.04

[illegible]

CONSTRUCTION SPECIFICATIONS

1. NO DIMENSIONS ARE OPTIONAL.

2. THE STAIRWAYS SHOULD BE CONSIDERED AS ONE PER FLOOR.

3. A RAIL OF 2" SQUARES SHOULD BE INSTALLED ON THE STAIRWAYS, THIS IS INCLUDED WITH IT AREA.

4. THE STAIRWAYS SHOULD LEAD TO:

5. IF EXISTENCE WILL BE MAINTAINED, STAIRWAYS SHOULD BE MAINTAINED AS IS. 1/4" - 1/2" SQUARES TO BE ATTACHED TO THE EXISTING RAILING INTO THE FPC.

**SUMP PIT
(NOT TO SCALE)**

Broadway Mass Associates LLC 900 Second Street, NE Suite 107 Washington, DC 20002	
Job No: 267.05	Sheet No: <div style="font-size: 2em; font-weight: bold;">C.05</div>
Scale: 1"=40' Date: 03.06.05	