

Atlantic Plumbing PUD - Relief from Rooftop Requirements			
Parcel	Rooftop Relief Requested?	Zoning Requirement	Project Design
A ZONED CR	No		
B ZONED Arts/C-2-B	Yes Penthouse Setback Penthouse Massing Recreation Space Dimensions	1:1 (18'-6" min.) Enclosing wall to be equal height (18'-6" max.) On a roof - min. 25' dimension	South Side (10'-0") East Side (10'-0") West Side (10'-0") Penthouse Steps from 18'-6" to 12'-0" at courtyard 10' in several areas
C ZONED CR	Yes Penthouse Setback	1:1 (18'-6" min.)	North Side (16'-0") South Side (13'-8") East Side (7'-6") East Courtyard (6'-0") West Courtyard (12'-6")
D ZONED CR	Yes Penthouse Setback	1:1 (18'-6" min.)	North Side (15'-0") South Side (15'-0") East Side (16'-8")

ATLANTIC PLUMBING SITE - SOUTH

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

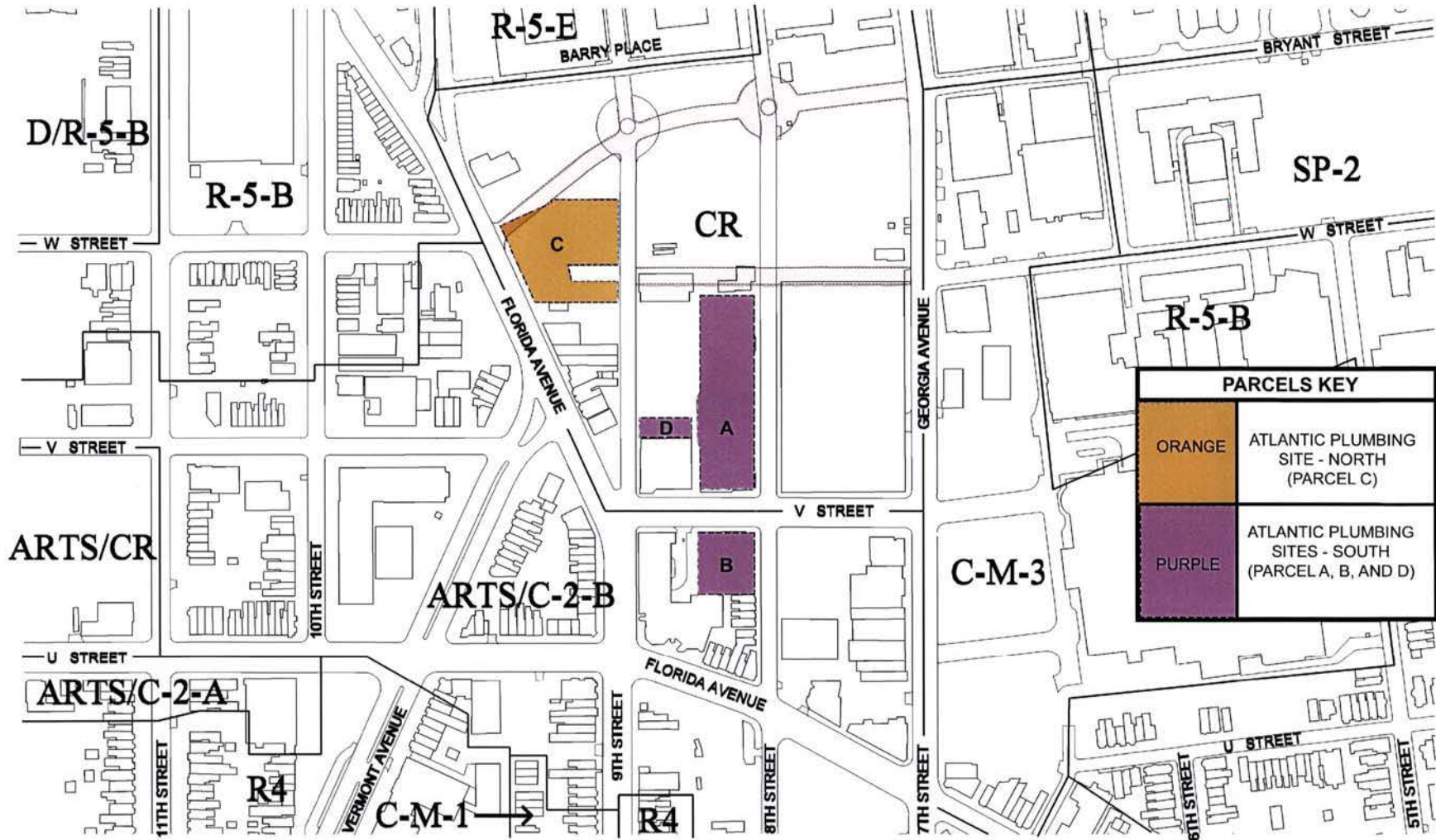
A PLANNED UNIT DEVELOPMENT

SUPPLEMENTAL DRAWINGS SUBMISSION - 11/02/05



CONTENTS

Relative Location of North and South Parcels	S2
Zoning Tabulations	S3
Ground Floor/Circulation Plan	S4
Roof Plan with Dimensions	S5
Enlarged Ground Floor Plan	S6
Eighth Street Elevations	S7
Parcel A - Enlarged Eighth Street Elevation	S8
Parcel B - Enlarged Eighth Street Elevation	S9



AREA TABULATIONS													ZONING TABULATIONS					
	PARCEL A				PARCEL B				PARCEL D						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			
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		CR Zoning Requirements (Parcels A&D)	ARTS/C-2-B Zoning Requirements (Parcel B)	Project Design
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				Parcels A&D: 7.64 residential .18 non-resid.
Third Floor			33,096 SF	30			11,044 SF	11			3,280 SF	2	43	47,720 SF				Parcel B: 5.98 residential .32 non-resid.
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				Parcel A - 82% Parcel B - 80% Parcel D - 81%
Eighth Floor			33,096 SF	30			8,544 SF	7					37	41,640 SF				Parcel A = (Courts provided in Parcel B = lieu of rear yard)
Ninth Floor			33,096 SF	30									30	33,096 SF				Parcel D = 14'-10" (15' req'd)
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: 17,813 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.																		
																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 residential building Width 4 inches per foot of height, but not less than 15 feet	Width Parcel A = 15 feet (25 feet required) Parcel B = 39' 7" (29'-4" required)
																For an open court in a commercial building Width 2 ½ inches per foot of height, but no less than 6 feet	For an open court in a commercial building Width 3 inches per foot of height, but not less than 12 feet	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)
																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 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	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)
																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
																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
																One for each three dwelling units (residential use). In excess of 3,000 ft², one for each additional 300 ft² (retail use).	In excess of 3,000 ft², one for each additional 750 ft² (retail use) One for each three dwelling units (residential use)	Parcel A - 313 spaces provided (includes 10 for parcel D) Parcel B - 76 spaces provided Parcel D - 10 (included in Parcel A garage)
																Parcel A required: 92 residential / 11 retail Parcel D required: 4 residential/ 0 retail	Parcel B required: 24 residential / 5 retail	

