
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

LEVEL	PARCEL A				PARCEL B				PARCEL D				TOTAL UNITS	TOTAL FAR SF BY FLOOR
	RETAIL	RESID. SERVICE	RESID. AREA	NUMBER OF UNITS	RETAIL	RESID. SERVICE	RESID. AREA	NUMBER OF UNITS	RETAIL	RESID. SERVICE	RESID. AREA	NUMBER OF UNITS		
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	33			10,888 SF	11			3,280 SF	2	46	46,448 SF
Third Floor			33,096 SF	33			11,044 SF	11			3,280 SF	2	46	47,720 SF
Fourth Floor			33,096 SF	33			11,044 SF	11			3,280 SF	2	46	47,720 SF
Fifth Floor			33,096 SF	33			11,044 SF	11			3,280 SF	2	46	47,720 SF
Sixth Floor			33,096 SF	33			11,044 SF	11			3,280 SF	2	46	47,720 SF
Seventh Floor			33,096 SF	33			9,754 SF	9					42	42,850 SF
Eighth Floor			33,096 SF	33			8,544 SF	7					40	41,640 SF
Ninth Floor			33,096 SF	33									33	33,096 SF
Tenth Floor			33,096 SF	33									33	33,096 SF
SUBTOTAL	6,245 SF	15,076 SF	307,763 SF	Approx. 303	4,306 SF	6,878 SF	78,362 SF	Approx. 71	1,444 SF	1,696 SF	16,400 SF	Approx. 10	Approx. 384	433,170 SF

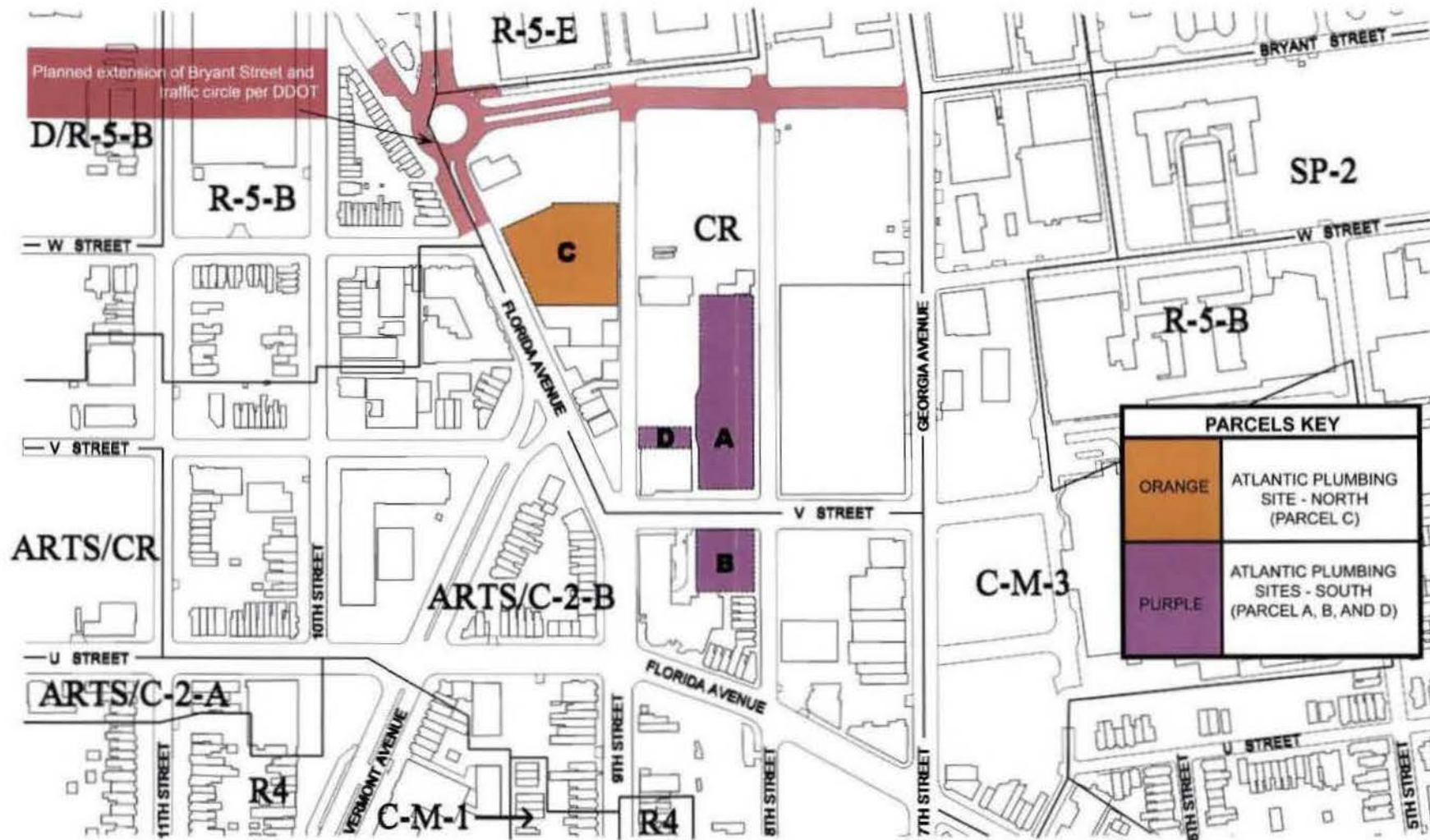
Residential Affordable: 18,834 SF of the residential area listed above is devoted to affordable residential use

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) PUD Guidelines: 6.0 (2.0 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 1/2 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 ft ²	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 ft ² required Parcel D - 2,460 ft ² required	15% of gross floor area Parcel B - 11,004 ft ² required	Parcel A - 30,538 ft ² provided Parcel B - 5,210 ft ² provided Parcel D - 1,110 ft ² provided
Public Space at Ground Level	10% of total lot area. Parcel A - 4,053 ft ² required Parcel D - 407 ft ² required	N/A	Parcel A - 2,088 ft ² provided Parcel D - 340 ft ² provided
Parking	One for each three dwelling units (residential use). In excess of 3,000 ft ² , one for each additional 750 ft ² (retail use). Parcel A required: 101 residential / 3 retail Parcel D required: 4 residential/ 0 retail	In excess of 3,000 ft ² , one for each additional 750 ft ² (retail use). One for each three dwelling units (residential use). Parcel B required: 24 residential / 2 retail	Parcel A - 318 spaces provided (includes 10 for parcel D) Parcel B - 73 spaces provided Parcel D - 10 (included in Parcel A garage)





V Street Facing South



8th Street Facing Southeast



V Street Facing South

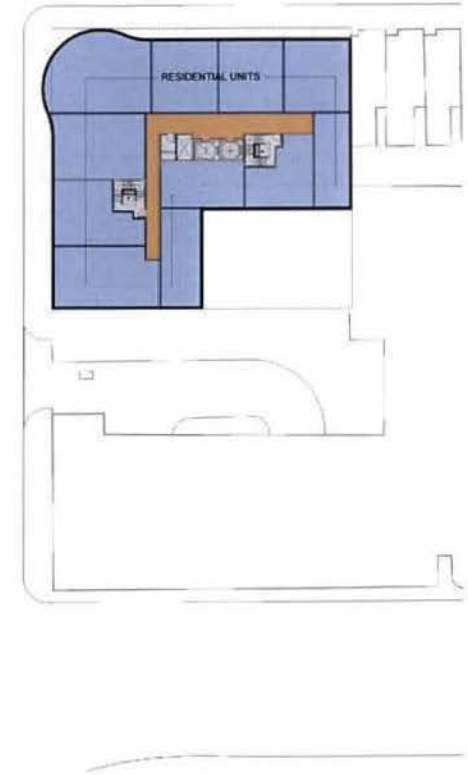


8th Street Facing Northeast





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



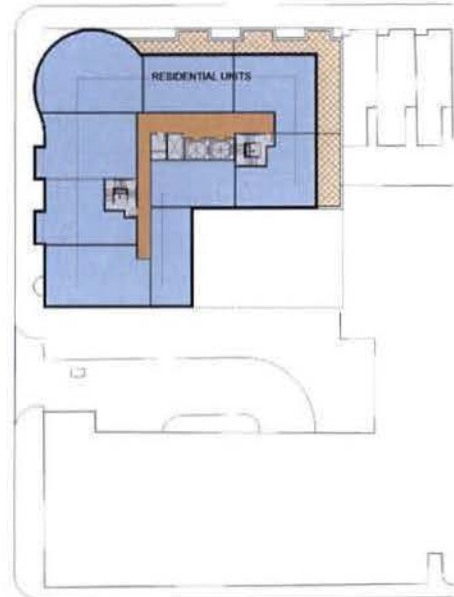


V STREET N.W. (80' R.O.W.)





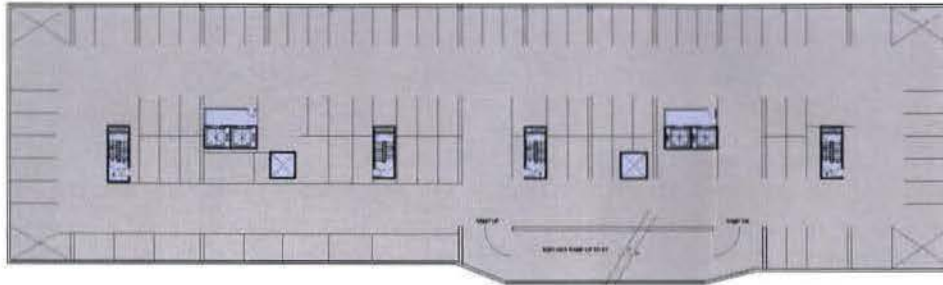
V STREET N.W. (80' R.O.W.)



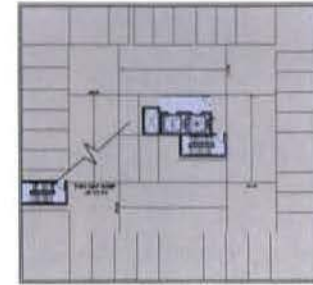


V STREET N.W. (80' R.O.W.)



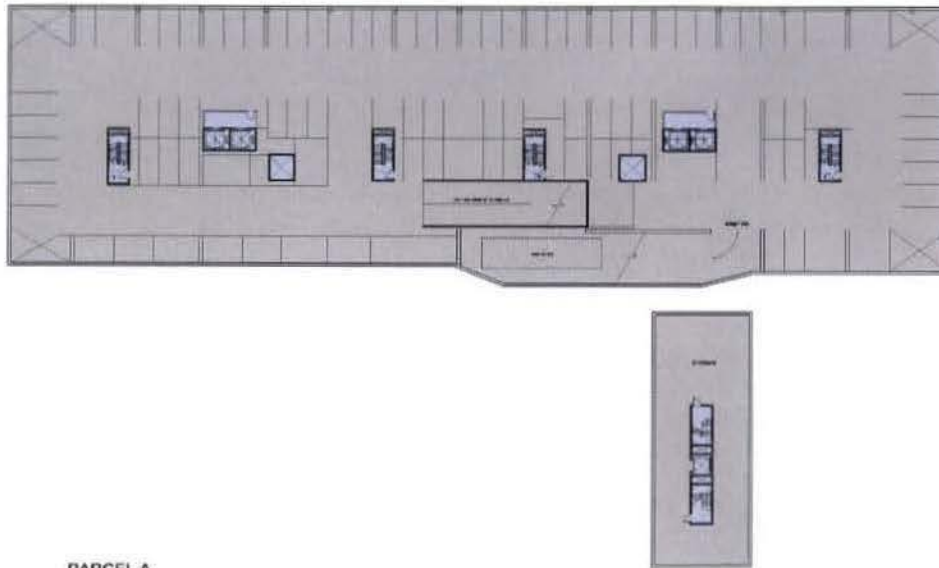


PARCEL A
 76 COMPACT
 31 FULL
 107 TOTAL P2 & P3 LVL EACH
 318 TOTAL ON ALL LVLS

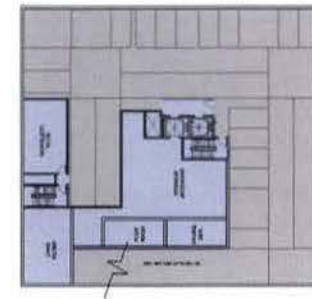


PARCEL B
 17 COMPACT
 13 FULL
 30 TOTAL P2, P3 LVL. EACH
 73 TOTAL ON ALL LVLS





PARCEL A
 69 COMPACT
 7 TANDEM
 28 FULL
 104 TOTAL P1 LVL.
 316 TOTAL ON ALL LVLS



PARCEL B
 11 COMPACT
 2 FULL
 13 TOTAL P1 LVL.
 75 TOTAL ON ALL LVLS





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





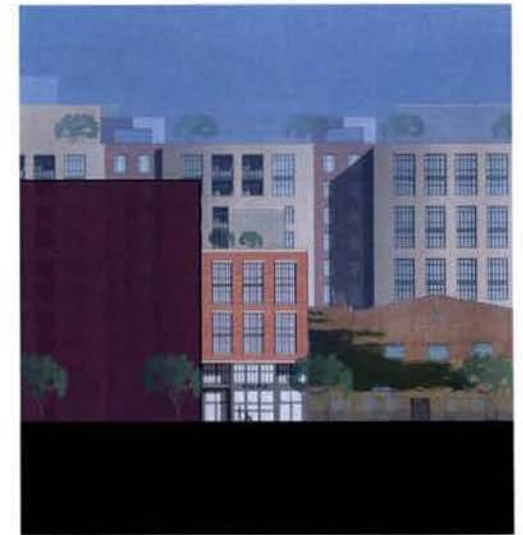
Parcel D - North Elevation



Parcel D - East Elevation



Parcel D - South Elevation



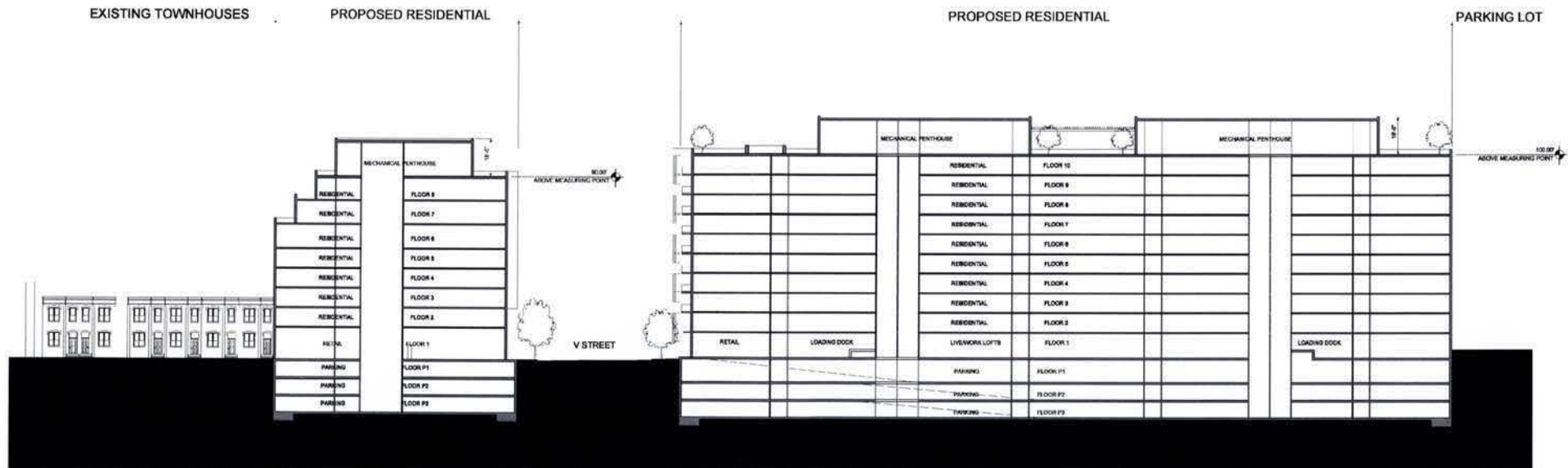
Parcel D - West Elevation

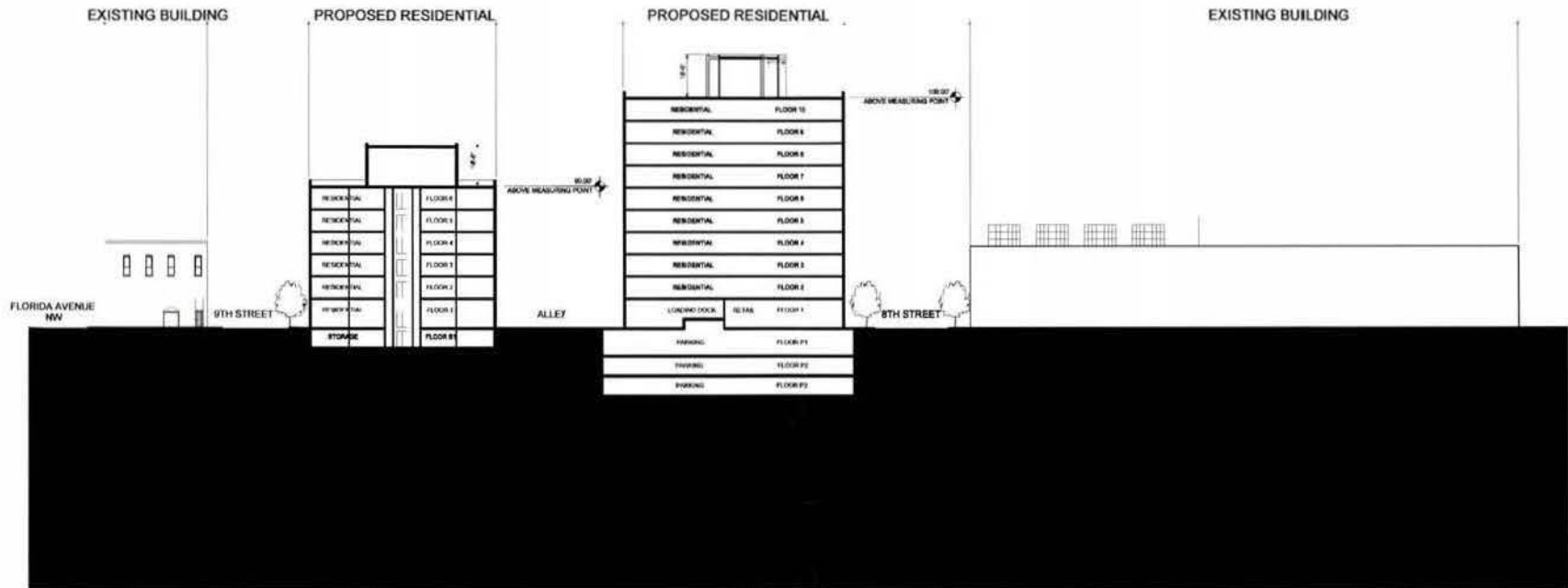


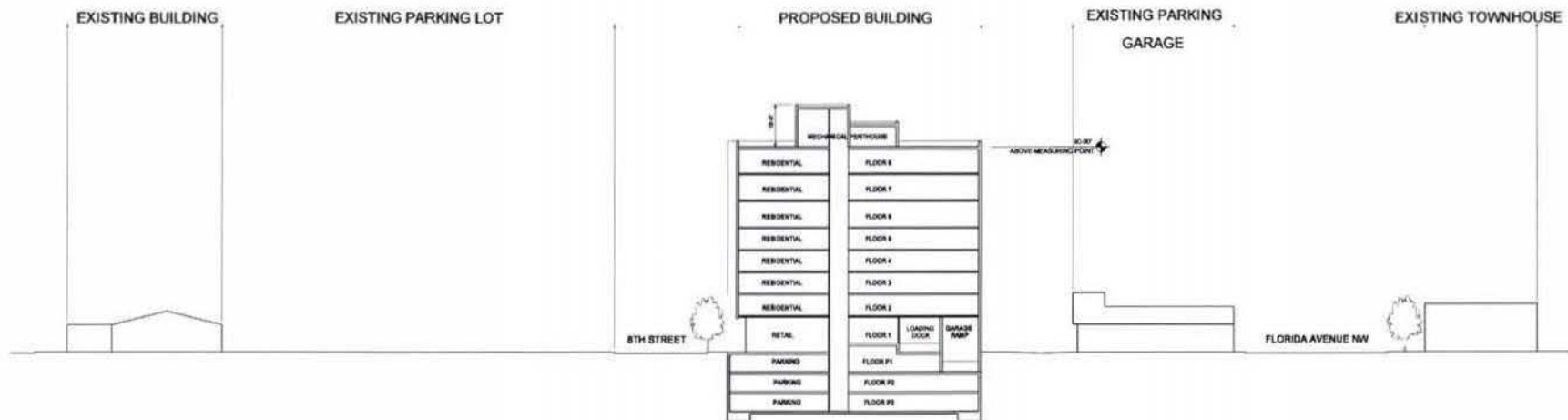


Parcel A - Enlarged Eighth Street Elevation

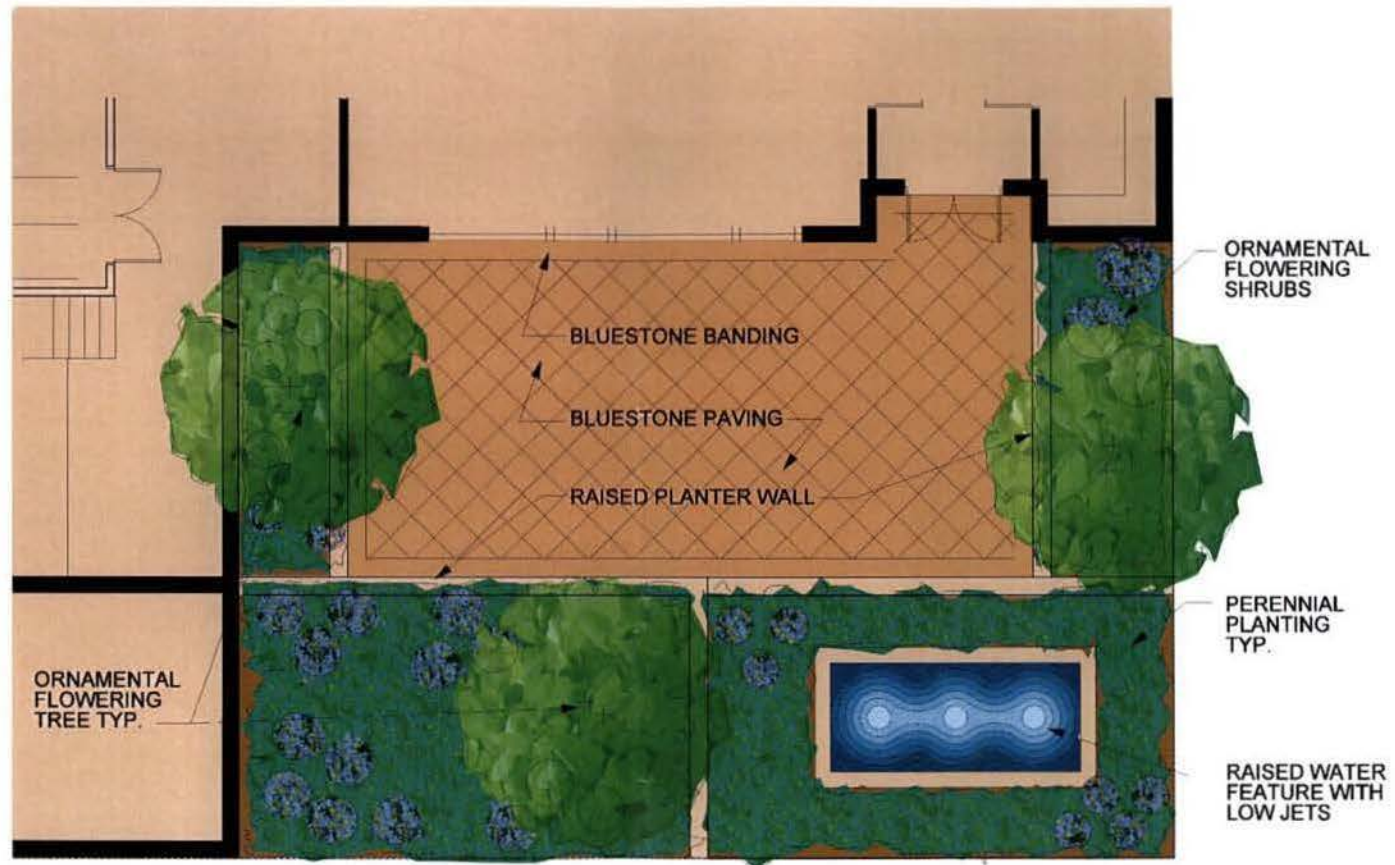


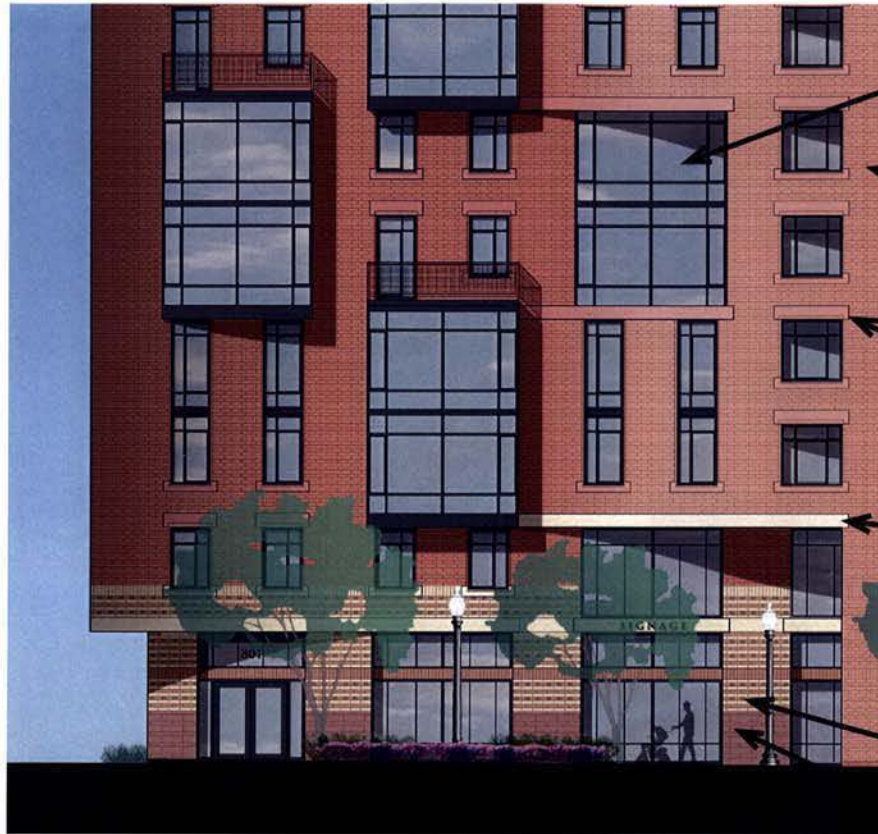












Clear glass



Brick #1



Cast stone #1



Cast stone #2



Brick patterning at base



Cast stone #3



Clear glass



Brick #1



Brick #2



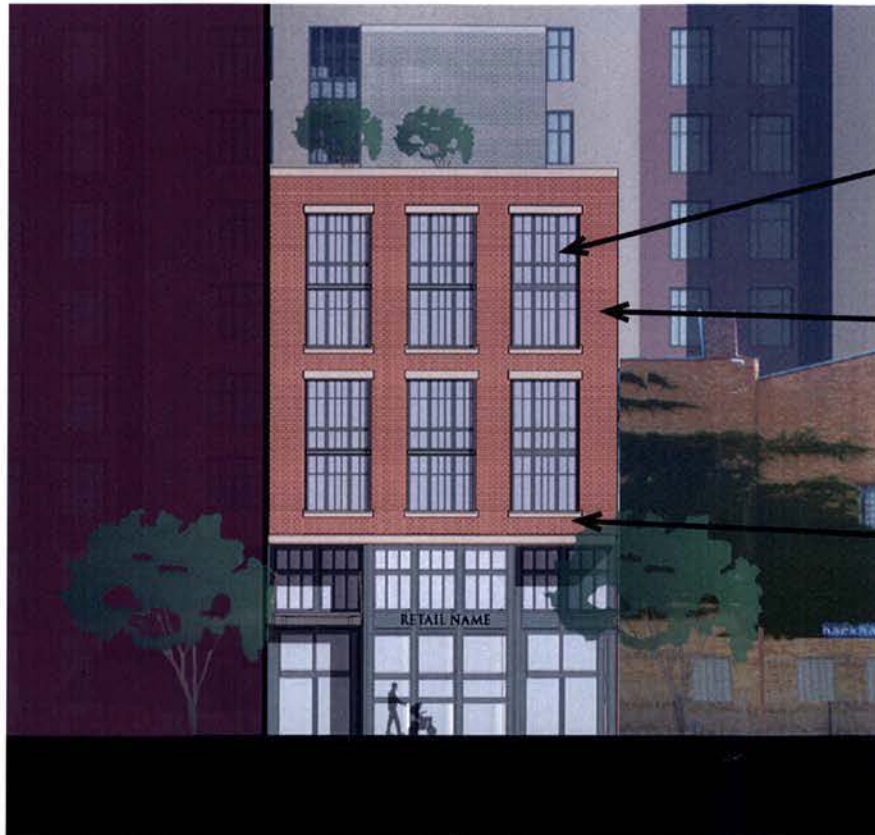
Cast stone



Brick patterning at base



Black granite base



Clear glass



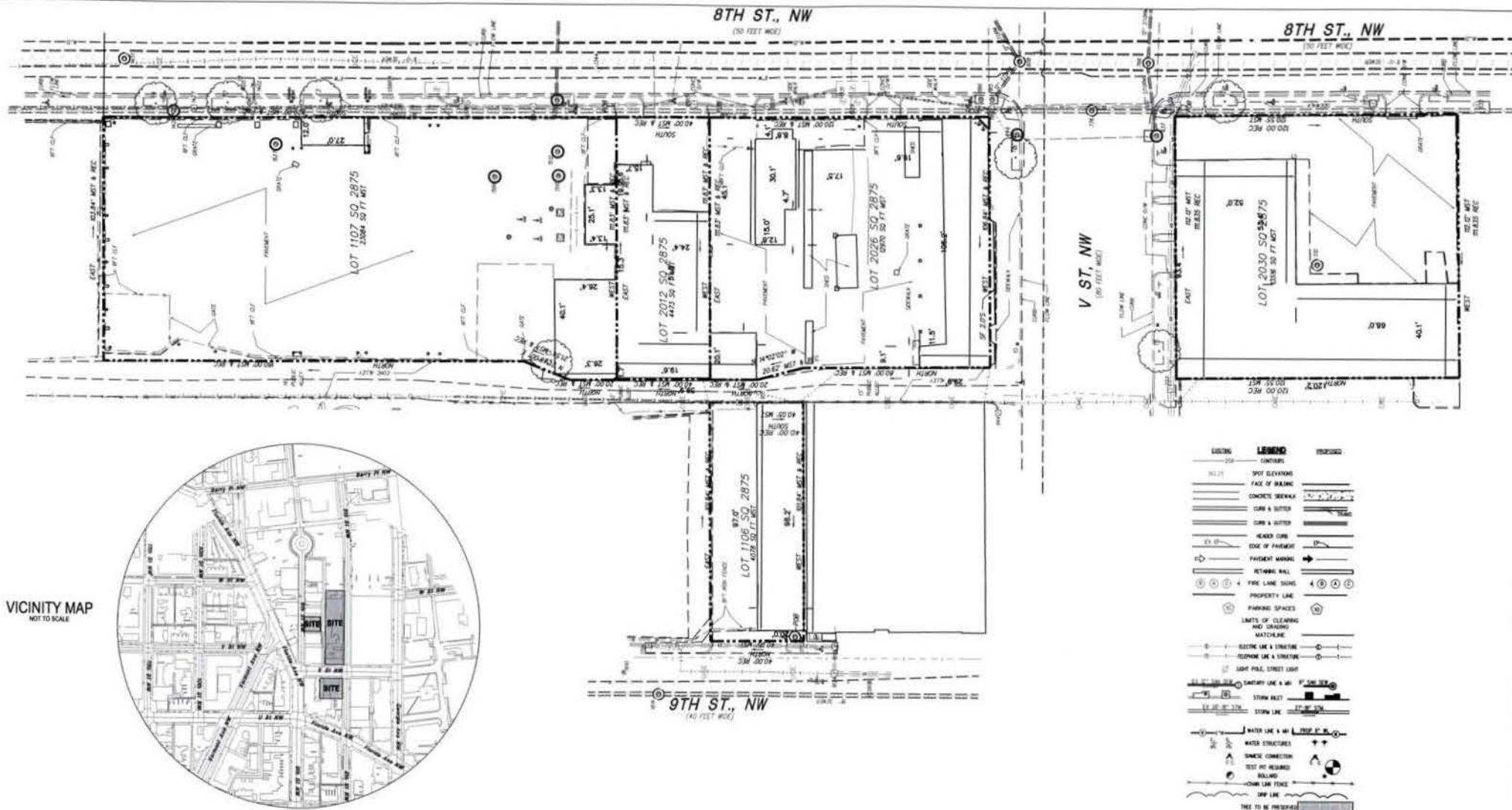
Brick #1



Cast stone



Brick patterning (TBD)



EXISTING	LEGEND	PROPOSED
CONTOUR	SPOT ELEVATION	
FACE OF BUILDING	FACE OF BUILDING	
CONCRETE DRIVEWAY	CONCRETE DRIVEWAY	
CURB & GUTTER	CURB & GUTTER	
CURB & GUTTER	CURB & GUTTER	
HEAVED CURB	HEAVED CURB	
EDGE OF PAVEMENT	EDGE OF PAVEMENT	
PAYMENT MARKING	PAYMENT MARKING	
RETAINING WALL	RETAINING WALL	
FIRE LANE SIGNS	FIRE LANE SIGNS	
PROPERTY LINE	PROPERTY LINE	
PARKING SPACES	PARKING SPACES	
LIMITS OF CLEARING AND GRADING	LIMITS OF CLEARING AND GRADING	
ELECTRIC LINE & STRUCTURE	ELECTRIC LINE & STRUCTURE	
TELEPHONE LINE & STRUCTURE	TELEPHONE LINE & STRUCTURE	
LIGHT POLE, STREET LIGHT	LIGHT POLE, STREET LIGHT	
STORM LINE & MAN	STORM LINE & MAN	
STORM DUCT	STORM DUCT	
STORM LINE	STORM LINE	
WATER LINE & MAN	WATER LINE & MAN	
WATER STRUCTURE	WATER STRUCTURE	
SANITARY CONNECTION	SANITARY CONNECTION	
TEST PIT REQUIRED	TEST PIT REQUIRED	
BOLLARD	BOLLARD	
CHAIN LINK FENCE	CHAIN LINK FENCE	
LOW LINE	LOW LINE	
TREE TO BE PRESERVED	TREE TO BE PRESERVED	

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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, DC 20002

Job No:
267.05

Scale: 1"=40'

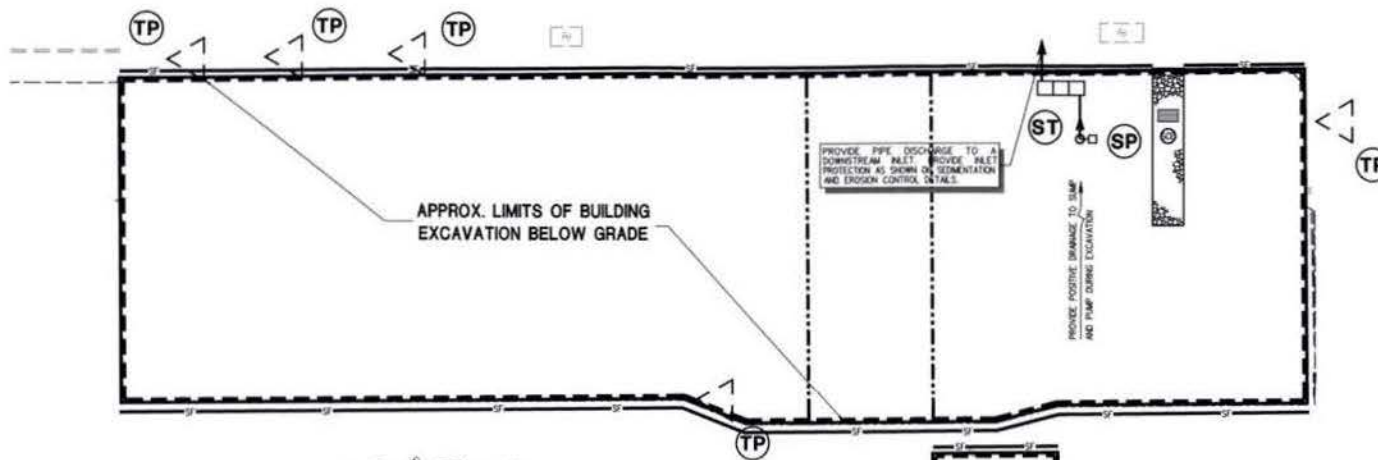
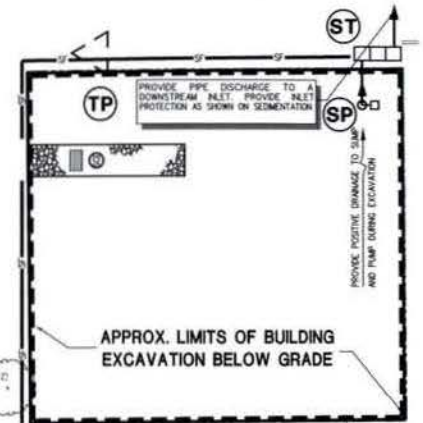
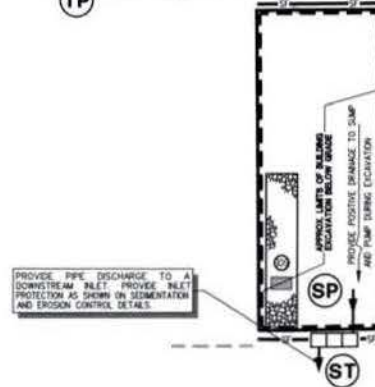
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8TH ST., NW
(30 FEET WIDE)

8TH ST., NW
(30 FEET WIDE)



CONSTRUCTION AND STABILIZATION SEQUENCE:

1. INSTALL SEDIMENT AND EROSION CONTROL MEASURES INCLUDING STABILIZED CONSTRUCTION ENTRANCE, WASH RACK, INLET PROTECTION, TREE PROTECTION, SILT FENCE, STRAW BALE DKS, AS INDICATED ON THE SHEET. SEE SHEET SEDIMENT AND EROSION CONTROL DETAILS.
2. SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO COMMENCING ANY OTHER LAND DISTURBING ACTIVITIES.
3. REMOVE ITEMS AS INDICATED ON DEMOLITION PLAN.
4. INSTALL SITE IMPROVEMENTS AS INDICATED ON CONSTRUCTION DOCUMENTS FOR THE PROPOSED BUILDING.
5. AT THE COMPLETION OF CONSTRUCTION AND AFTER THE INSPECTOR'S APPROVAL, ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE REMOVED.

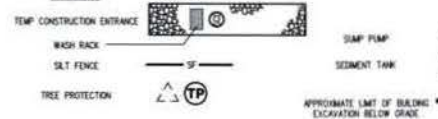
NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN OF SHEETING AND SHORING AND SUPPORT OF EXISTING UTILITIES AND ADJACENT STRUCTURES, SHORING, BRACING, AND UNDERPINNING DESIGNED BY THE CONTRACTOR'S STRUCTURAL ENGINEER LICENSED IN THE DISTRICT OF COLUMBIA SHALL BE PROVIDED AS NECESSARY TO ENSURE THEIR SUPPORT.

CONTRACTOR TO PROVIDE CHAIN LINK FENCE AT PERIMETER OF THE EXCAVATION AREA.

INSTALL SILT FENCE AT PERIMETER TO REMAIN IN PLACE UNTIL BELOW GRADE EXCAVATION HAS BEGUN UNLESS OTHERWISE APPROVED BY THE INSPECTOR.

LEGEND



DUST CONTROL NOTES:

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.
2. THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL AND OTHER DELETERIOUS MATERIAL, TO BE USED FOR ON-SITE DUST CONTROL.
3. THE CONTRACTOR SHALL SUPPLY WATER SPRAYING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREAS.
4. THE CONTRACTOR SHALL IMPLEMENT STRICT DUST CONTROL MEASURES DURING ACTIVE CONSTRUCTION PERIODS ON-SITE. THESE CONTROL MEASURES WILL GENERALLY CONSIST OF WATER APPLICATIONS THAT SHALL BE APPLIED A MINIMUM OF ONCE PER DAY DURING DRY WEATHER OR MORE OFTEN AS REQUIRED TO PREVENT DUST EMISSIONS.
5. FOR WATER APPLICATION TO UNDISTURBED SOIL SURFACES, THE CONTRACTOR SHALL:
 - A. APPLY WATER WITH EQUIPMENT CONSISTING OF TANK, SPRAY BAR, PUMP WITH DISCHARGE PRESSURE GAUGE.
 - B. ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER.
 - C. DISPERSE WATER THROUGH NOZZLES ON SPRAY BAR AT 20 PSI (37.8 X PA) MINIMUM. KEEP AREAS DAMP WITHOUT CREATING NAUSEA CONDITIONS SUCH AS FOGGING.
6. FOR WATER APPLICATION TO SOIL SURFACES DURING DEMOLITION AND/OR EXCAVATION, THE CONTRACTOR SHALL:
 - A. APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND NOZZLES.
 - B. LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA CAN BE WETTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING NAUSEA CONDITIONS SUCH AS FOGGING.
 - C. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND SITE BOUNDARIES.

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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

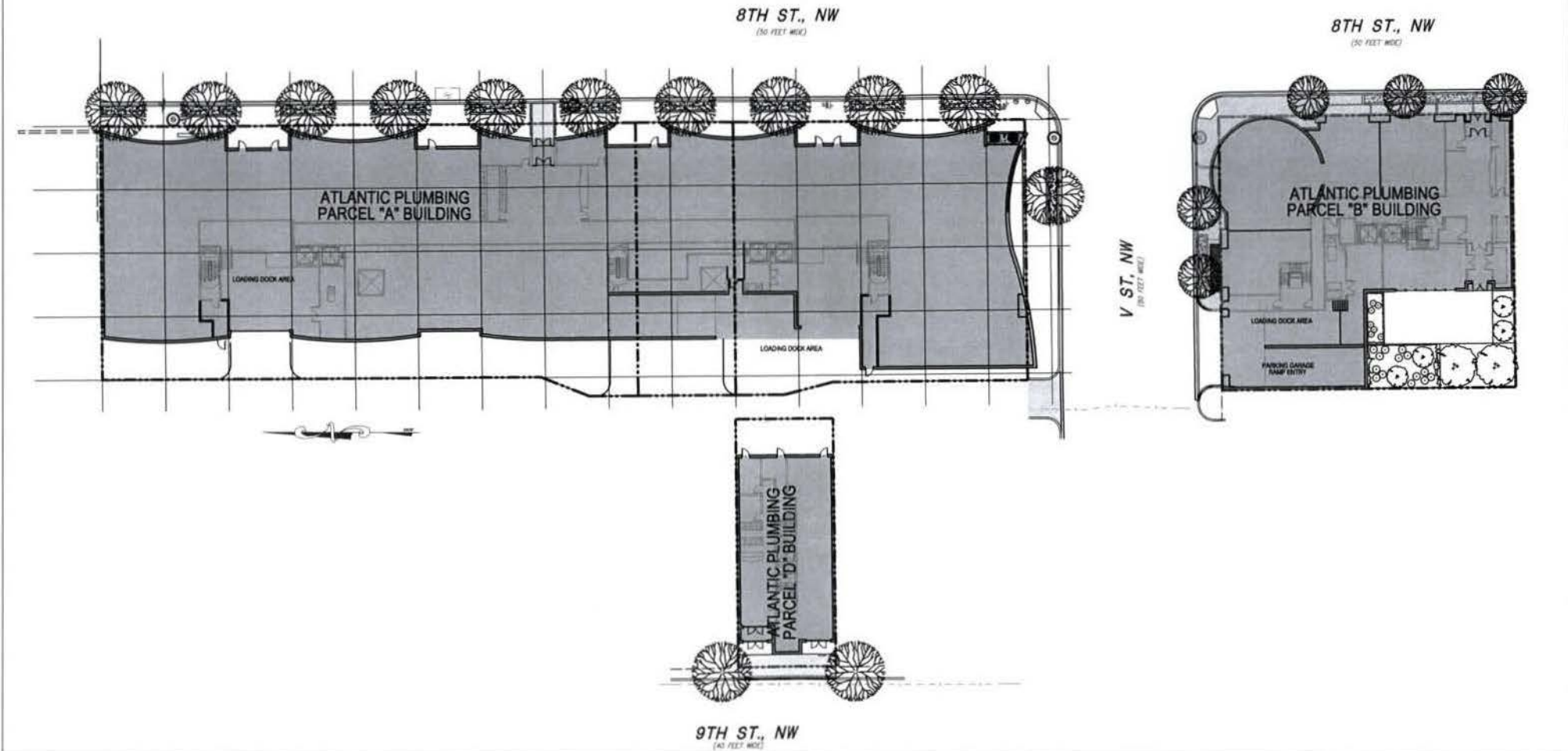
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C.02



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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

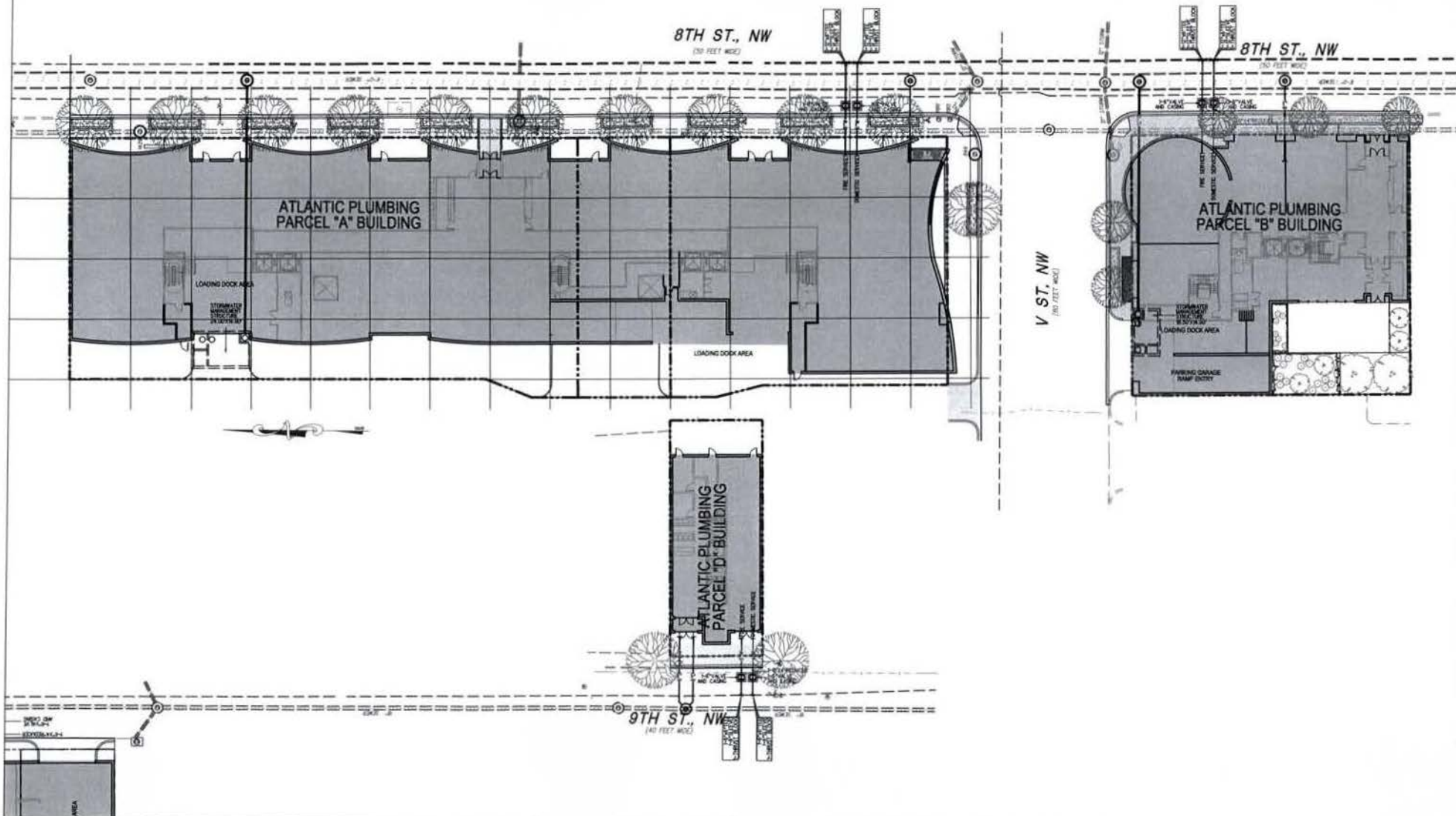
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Date: 12.23.05

Sheet No:

C.03



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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

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Date: 12.23.05

Sheet No:

C.04

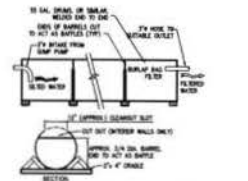


CONSTRUCTION NOTES FOR FABRICATED SALT FENCE

1. SALT FENCE SHALL BE PLACED OVER THE CURB AND IN A ROW WITH OTHER SALT FENCES ALONG THE SLOPE.
2. SALT FENCE SHALL BE SECURED TO THE CURB WITH STAPLES OR NAILS PLACED AT 10' INTERVALS.
3. WHEN THE SLOPE OF THE CURB IS STEEPER THAN 1:1, THE SALT FENCE SHALL BE PLACED AT AN ANGLE TO THE CURB TO FOLLOW THE SLOPE.
4. SALT FENCE SHALL BE PLACED AT A MINIMUM OF 1' FROM THE CURB.
5. SALT FENCE SHALL BE PLACED AT A MINIMUM OF 1' FROM THE CURB.
6. SALT FENCE SHALL BE PLACED AT A MINIMUM OF 1' FROM THE CURB.

SALT FENCE

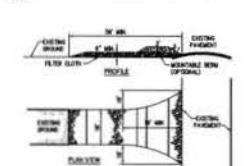
(NOT TO SCALE)



PORTABLE SEDIMENT TANK

(NOT TO SCALE)

1. SALT FENCE SHALL BE PLACED OVER THE CURB AND IN A ROW WITH OTHER SALT FENCES ALONG THE SLOPE.
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6. SALT FENCE SHALL BE PLACED AT A MINIMUM OF 1' FROM THE CURB.



STABILIZED CONSTRUCTION ENTRANCE

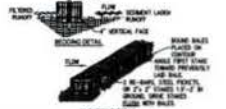
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VEHICLE WASH DETAIL

(NOT TO SCALE)



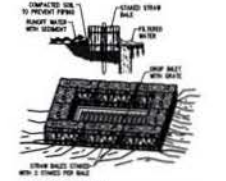
STRAW BALE DIKE

(NOT TO SCALE)

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STRAW BALE DIKE

(NOT TO SCALE)



STRAW BALE DIKE

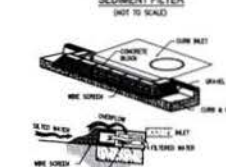
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5. SALT FENCE SHALL BE PLACED AT A MINIMUM OF 1' FROM THE CURB.
6. SALT FENCE SHALL BE PLACED AT A MINIMUM OF 1' FROM THE CURB.



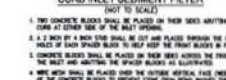
STRAW BALE DIKE

(NOT TO SCALE)



STRAW BALE DIKE

(NOT TO SCALE)



STRAW BALE DIKE

(NOT TO SCALE)



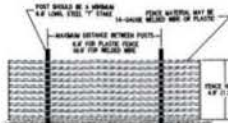
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(NOT TO SCALE)



STRAW BALE DIKE

(NOT TO SCALE)



TREE PROTECTION FENCE

INSTALLATION DETAIL

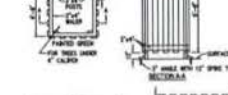
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TREE PROTECTION FENCE

INSTALLATION DETAIL

(NOT TO SCALE)



TREE PROTECTION FENCE

INSTALLATION DETAIL

(NOT TO SCALE)



TREE PROTECTION FENCE

INSTALLATION DETAIL

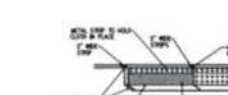
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TREE PROTECTION FENCE

INSTALLATION DETAIL

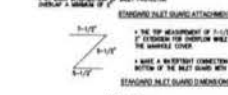
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TREE PROTECTION FENCE

INSTALLATION DETAIL

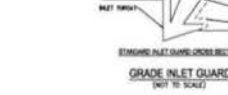
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TREE PROTECTION FENCE

INSTALLATION DETAIL

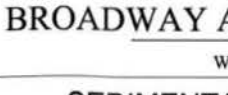
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TREE PROTECTION FENCE

INSTALLATION DETAIL

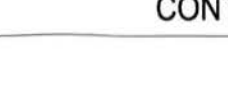
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TREE PROTECTION FENCE

INSTALLATION DETAIL

(NOT TO SCALE)



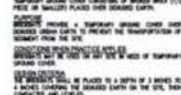
TREE PROTECTION FENCE

INSTALLATION DETAIL

(NOT TO SCALE)

STANDARDS AND SPECIFICATIONS FOR BRICKBAT GROUND COVER

(NOT TO SCALE)



BRICKBAT GROUND COVER

(NOT TO SCALE)



BRICKBAT GROUND COVER

(NOT TO SCALE)



BRICKBAT GROUND COVER

(NOT TO SCALE)



BRICKBAT GROUND COVER

(NOT TO SCALE)



BRICKBAT GROUND COVER

(NOT TO SCALE)



BRICKBAT GROUND COVER

(NOT TO SCALE)



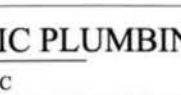
BRICKBAT GROUND COVER

(NOT TO SCALE)



BRICKBAT GROUND COVER

(NOT TO SCALE)



BRICKBAT GROUND COVER

(NOT TO SCALE)



BRICKBAT GROUND COVER

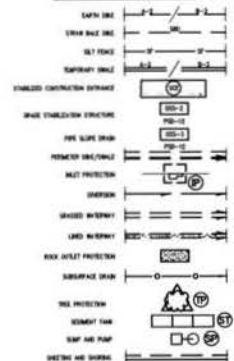
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BRICKBAT GROUND COVER

(NOT TO SCALE)

LIST OF STANDARD SYMBOLS

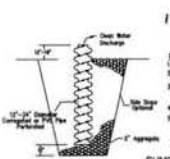


EROSION AND SEDIMENT CONTROL MEASURES AND SEQUENCE

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO THE FIRST CUT OF THE EARTH.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO THE FIRST CUT OF THE EARTH.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO THE FIRST CUT OF THE EARTH.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO THE FIRST CUT OF THE EARTH.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO THE FIRST CUT OF THE EARTH.
6. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO THE FIRST CUT OF THE EARTH.

SILTATION EROSION CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO THE FIRST CUT OF THE EARTH.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO THE FIRST CUT OF THE EARTH.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO THE FIRST CUT OF THE EARTH.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO THE FIRST CUT OF THE EARTH.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO THE FIRST CUT OF THE EARTH.
6. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO THE FIRST CUT OF THE EARTH.



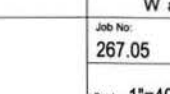
SILTATION EROSION CONTROL

(NOT TO SCALE)



SILTATION EROSION CONTROL

(NOT TO SCALE)



SILTATION EROSION CONTROL

(NOT TO SCALE)



SILTATION EROSION CONTROL

(NOT TO SCALE)

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202 682-1600 Fax 202 682 1672 architects@escocoff.com

BROADWAY ATLANTIC PLUMBING

WASHINGTON DC

Sheet Title:

SEDIMENTATION AND EROSION CONTROL DETAILS

Broadway Mass Associates LLC

900 Second Street, NE

Suite 107

Washington, DC 20002

Job No:

267.05

Scale: 1"=40'

Sheet No:

C.05

Date 03.06.05