ATLANTIC PLUMBING SITE - NORTH

945 FLORIDA AVENUE N.W.

WASHINGTON D.C.

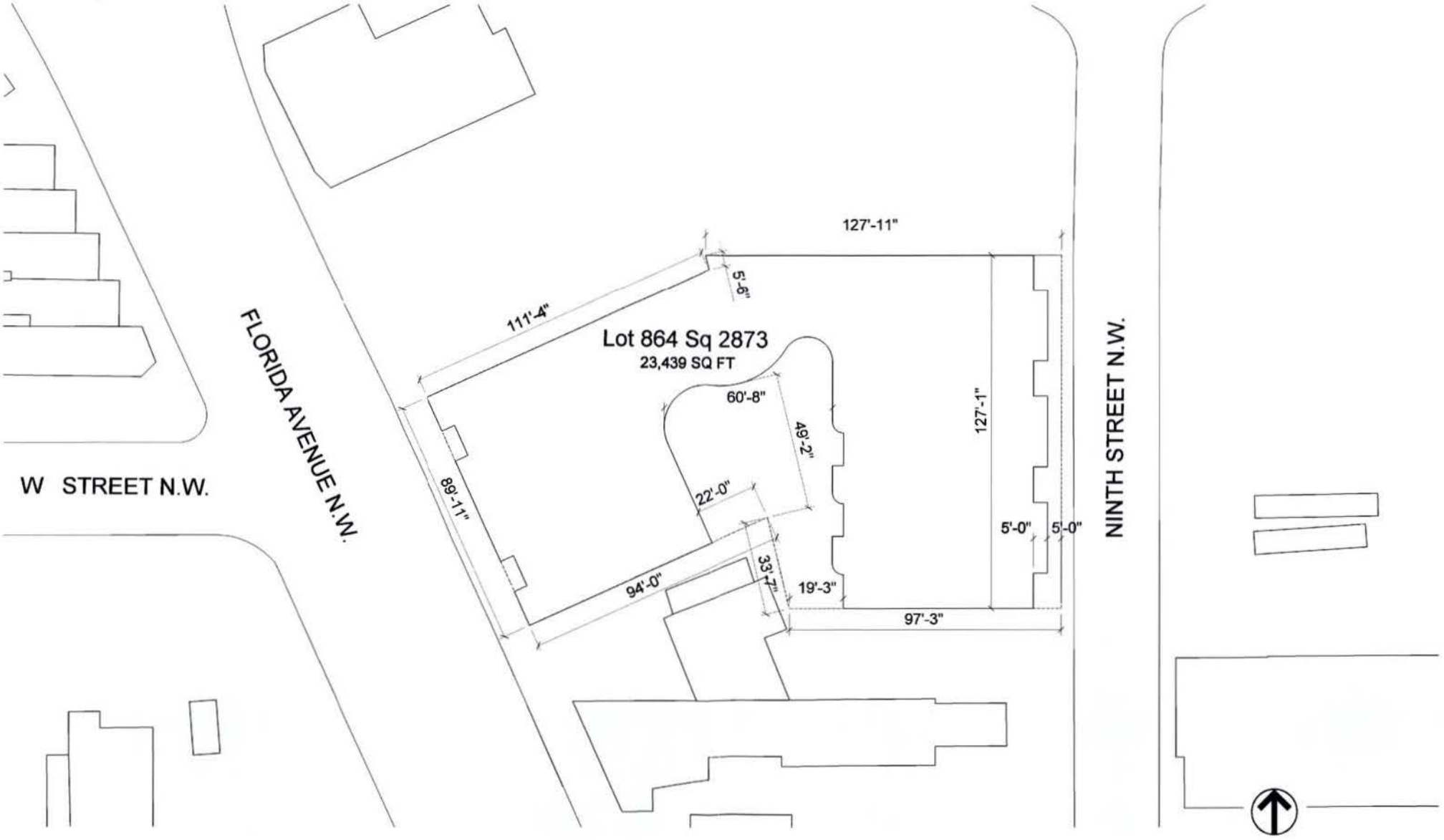
A PLANNED UNIT DEVELOPMENT



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ZONING COMMISSION
District of Columbia
CASE NO.05-17
EXHIBIT NO.2F



Lot Plan

2

Alantic Plumbing Site - North

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College Street
Barry Place
Howard Plaza Towers
Bryant Street
Howard Campus
Subject Site
PARCEL C
W Street
Florida Avenue
W Street
V Street
V Street
10th Street
V Street
Howard University Hospital
Elm Street
U Street
U Street
Vermont Avenue
Florida Avenue
T Street
T Street
12th Street
11th Street
9th Street
8th Street
Georgia Avenue

AREA TABULATIONS

PARCEL C

LEVEL	RETAIL	RESIDENTIAL SERVICE	RESIDENTIAL AREA	NUMBER OF UNITS	TOTAL FAR BY FLOOR
Ground Floor	4,253 SF	11,584 SF	1,502 SF	2	17,339 SF
Second Floor			18,277 SF	19	18,277 SF
Third Floor			18,987 SF	19	18,987 SF
Fourth Floor			18,987 SF	19	18,987 SF
Fifth Floor			18,987 SF	19	18,987 SF
Sixth Floor			18,987 SF	19	18,987 SF
Seventh Floor			18,987 SF	19	18,987 SF
Eighth Floor			18,987 SF	19	18,987 SF
Ninth Floor			18,987 SF	19	18,987 SF
Tenth Floor			18,987 SF	19	18,987 SF
SUBTOTAL	4,253 SF	11,584 SF	171,675 SF	approx. 173	187,512 SF

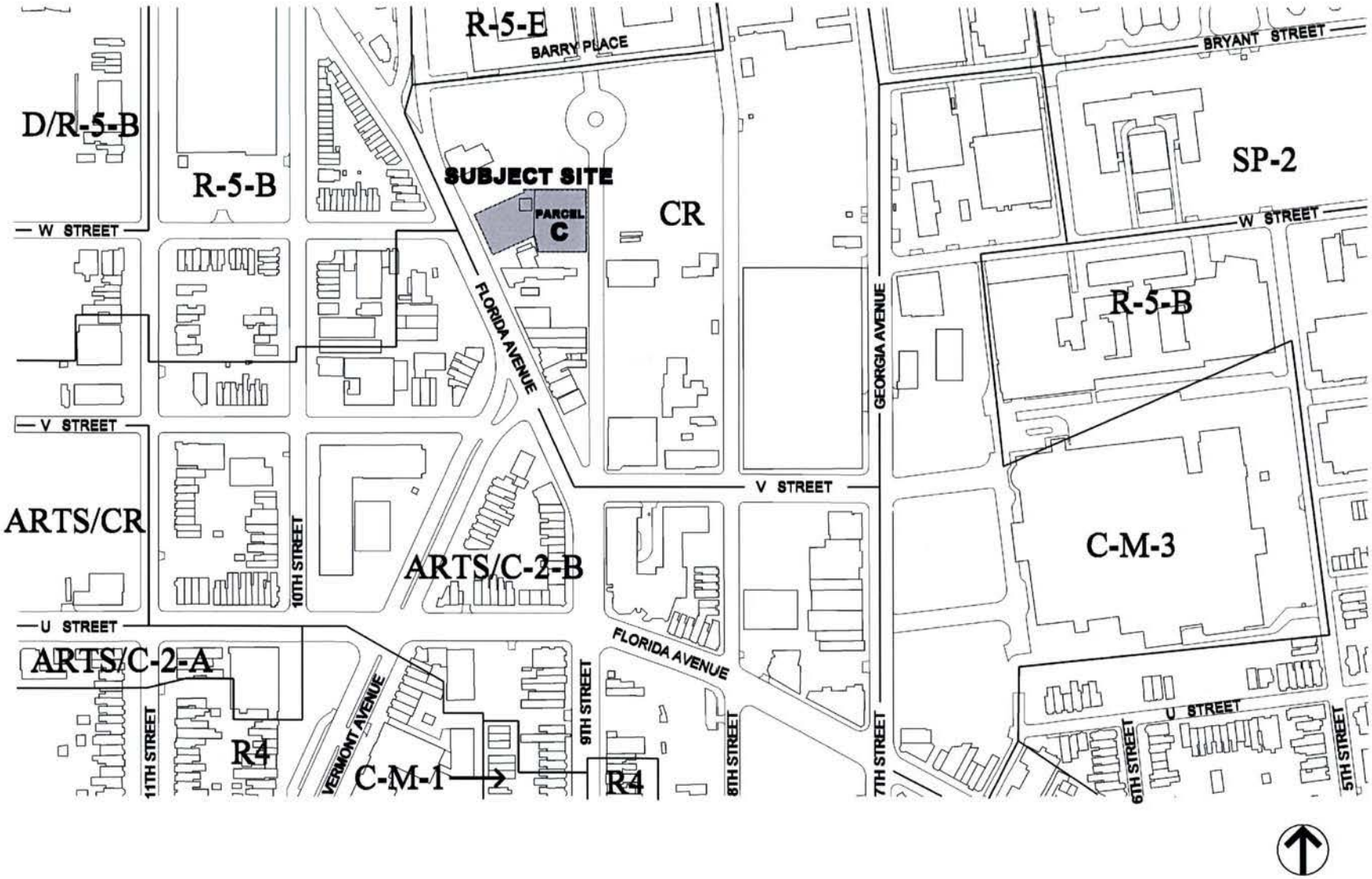
Residential Affordable: 7,032 SF of the residential area listed above is devoted to affordable residential use

Parking Levels Below Grade: 23,526 SF of Parking Below Grade is provided. This area is not included in the FAR area.

ZONING TABULATIONS

Square 2873, Lot 864
Lot Area:23,439

	CR Zoning Requirements	**Project Design**
Floor Area Ratio ("FAR")	6.0 (3.0 non-residential) **PUD Guideines** 8.0 (4.0 non-residential)	7.8 residential .2 non-residential
Building Heght	90 feet	100 feet
Lot Occupancy	75%	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. 25 feet required.	25 feet
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 33.33 ft. required **Area** Twice the square of the required width of court 2,222 ft² required	Width provided 49 feet Area Provided 4,802 ft²
Residential Recreation Space	15% of gross floor area devoted to residential use. 25,752 ft.² required.	15%
Public Space at Ground Level	10% of total lot area. 2,344 ft² required.	1,838 ft²
Parking	In excess of 3,000 ft², one for each additional 300 ft² (retail use) 5 required. One for each three dwelling units (residential use) 58 required.	194 parking spaces


R-5-E
BARRY PLACE
BRYANT STREET
D/R-5-B
R-5-B
SUBJECT SITE
PARCEL C
CR
SP-2
W STREET
FLORIDA AVENUE
GEORGIA AVENUE
R-5-B
V STREET
ARTS/CR
10TH STREET
ARTS/C-2-B
C-M-3
U STREET
FLORIDA AVENUE
ARTS/C-2-A
11TH STREET
R4
VERMONT AVENUE
C-M-1
9TH STREET
R4
8TH STREET
7TH STREET
U STREET
6TH STREET
5TH STREET



Florida Avenue



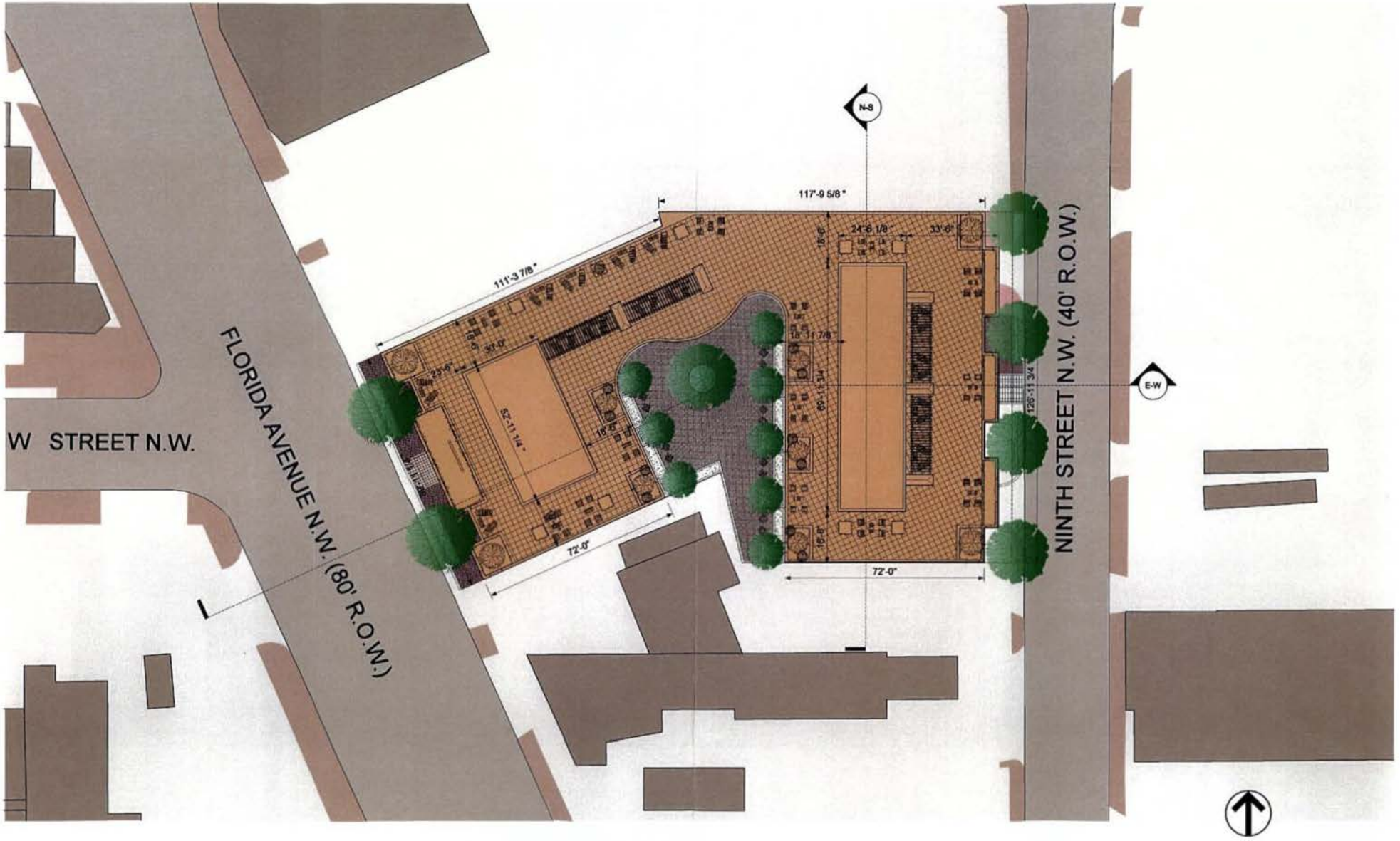
North View Facing Howard University



Florida Avenue



9th Street Facing East

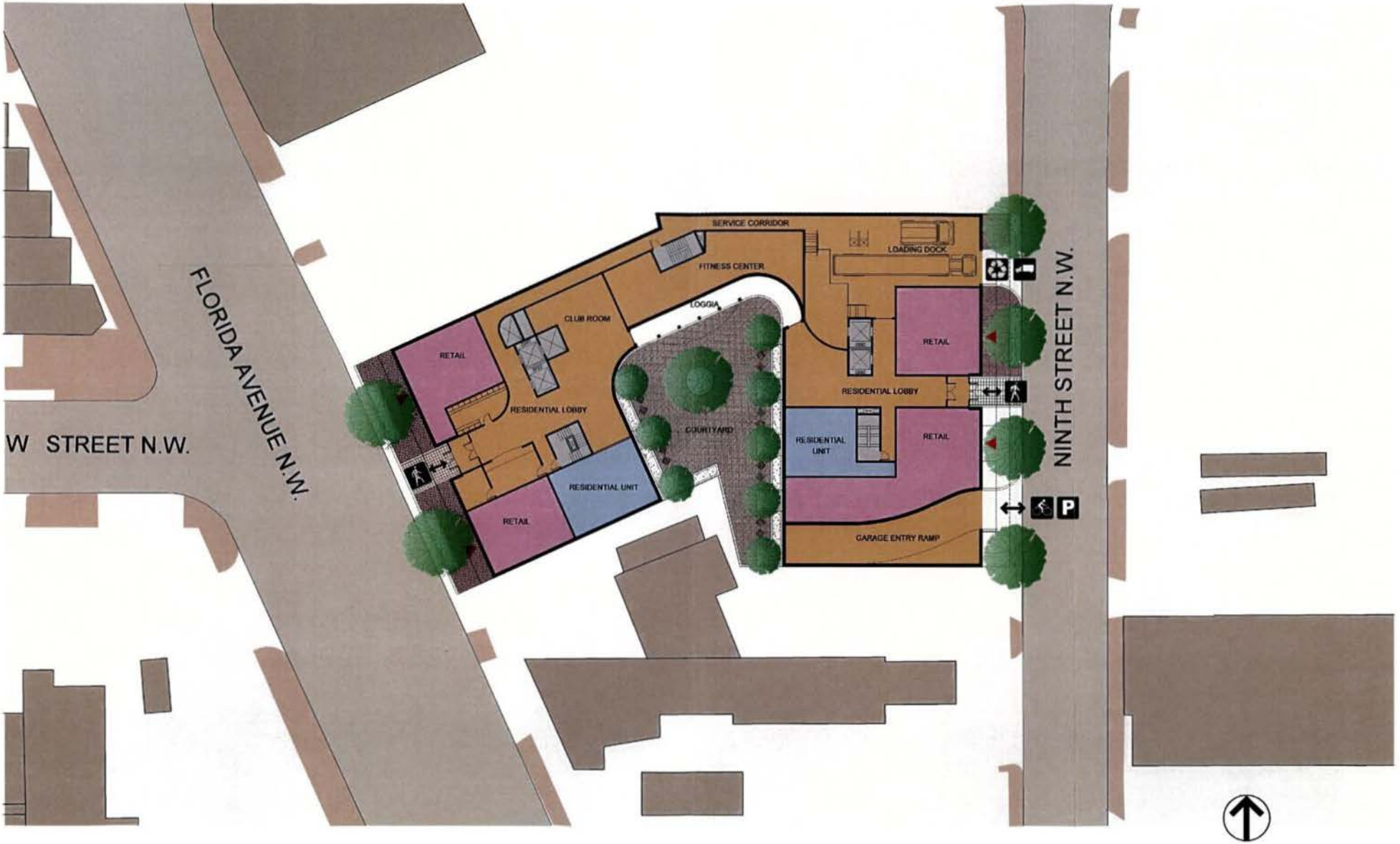


Site Plan

8

Atlantic Plumbing Site - North

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Atlantic Plumbing Site - North

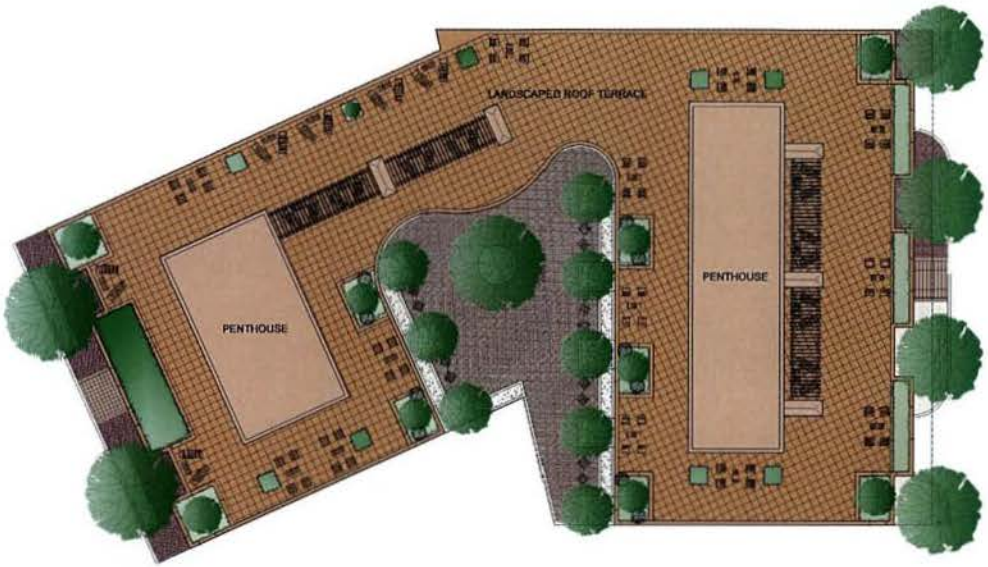
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0 32 64 128

Ground Floor /Circulation Plan

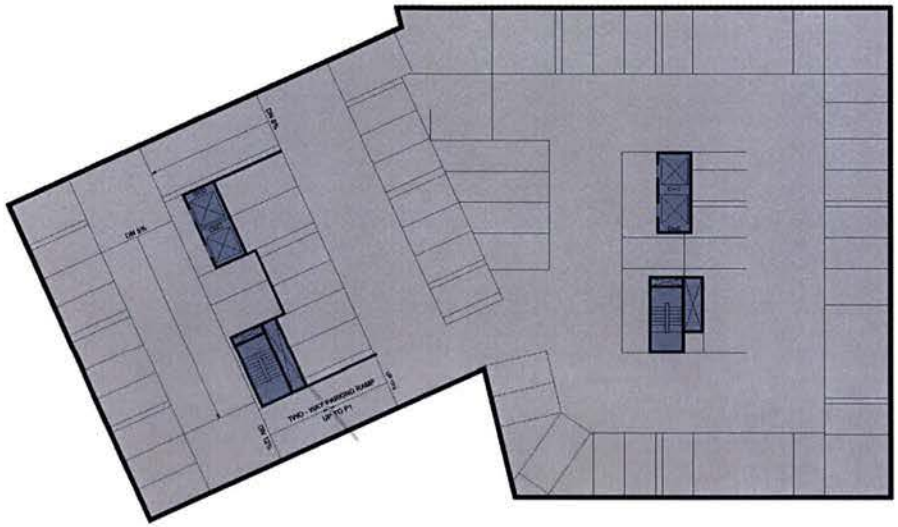


TYPICAL FLOOR PLAN



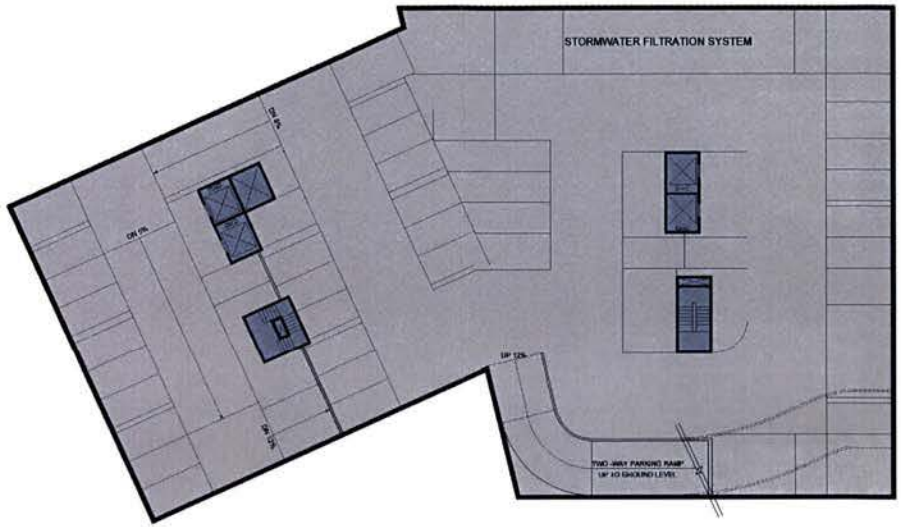
ROOF PLAN

0 32 64 128



P2/P3 PARKING PLAN

63 COMPACT @ EA. LEVEL
7 FULL@ EA. LEVEL
140 TOTAL @ P2/P3 LEVELS
194 TOTAL ON ALL LEVELS



P1 PARKING PLAN

50 COMPACT
4 FULL
54 TOTAL P1 LEVEL
194 TOTAL ON ALL LEVELS



Florida Avenue Elevation

0 32 64 128

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PENTHOUSE
TOP OF ROOF



North Elevation

Atlantic Plumbing Site - North

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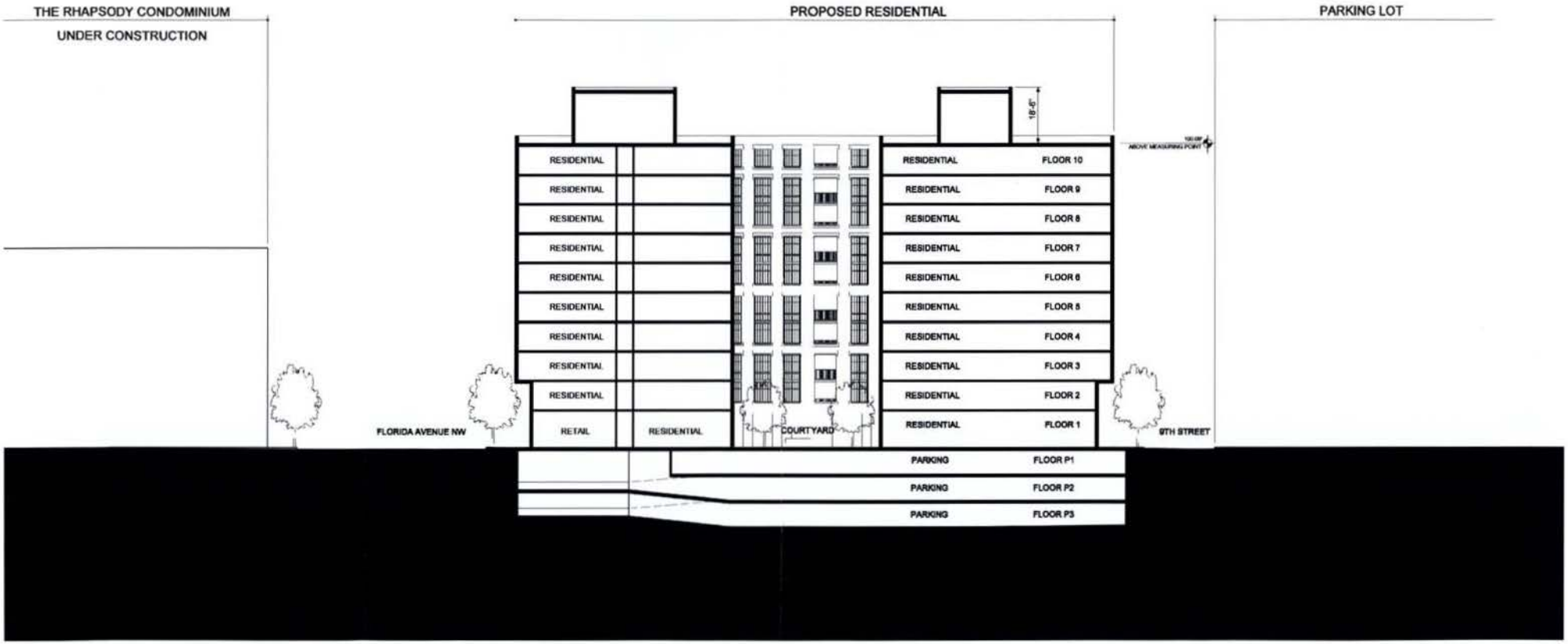


Atlantic Plumbing Site - North

South Elevation

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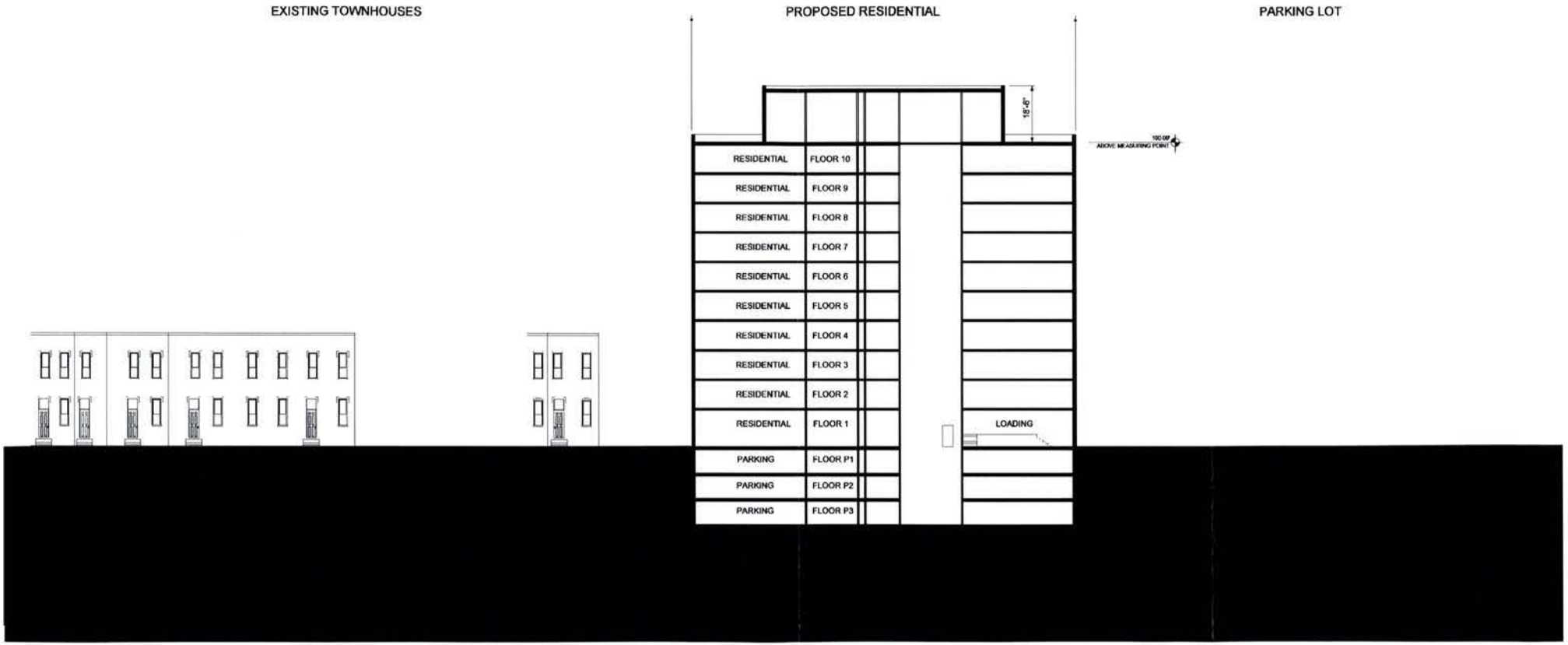
East-West Site Section

16

0 32 64 128

Atlantic Plumbing Site - North

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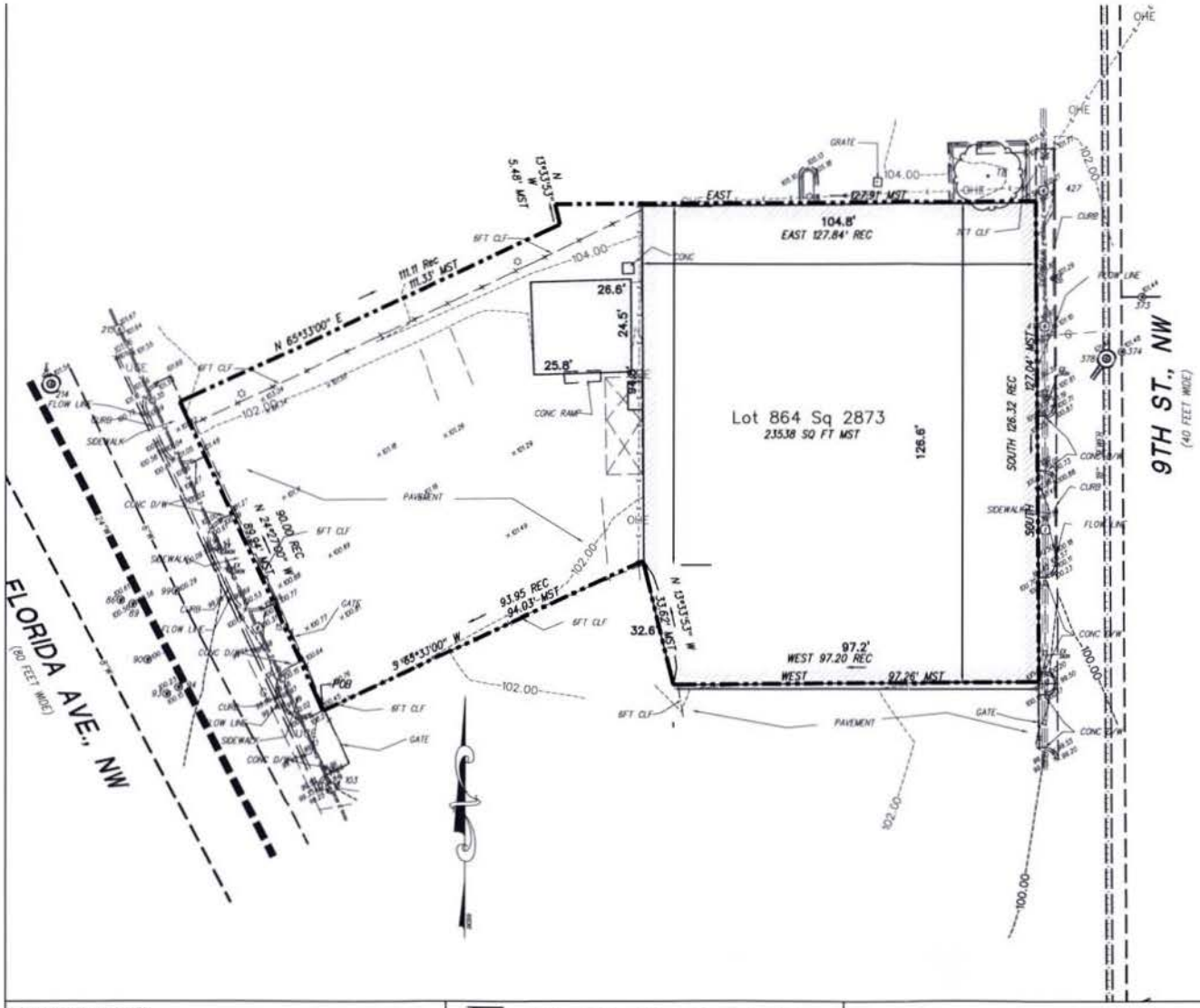


Atlantic Plumbing Site - North

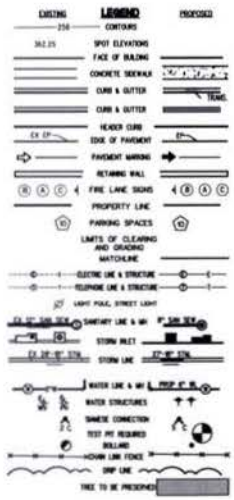
North - South Site Section

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Washington, D.C. 20005 architects@esocoff.com

BROADWAY ATLANTIC PLUMBING

WASHINGTON DC

Sheet Title:

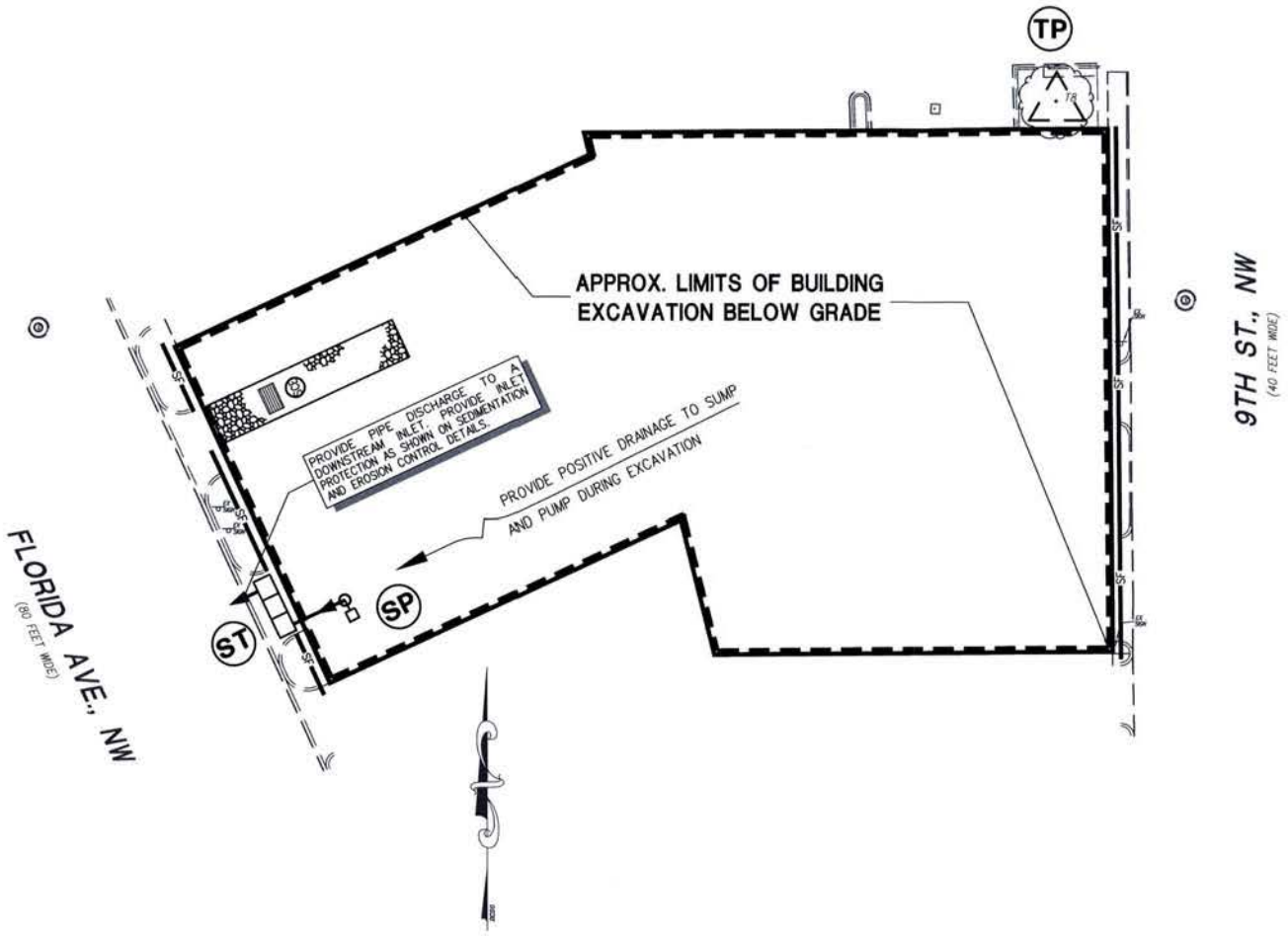
EXISTING CONDITIONS PLAN
PARCEL "C"

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

Job No: 267.05

Scale: 1"=30' Date: 03.06.05

Sheet No: C.01



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 DIKE, 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.

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 (137.8 K PA) MINIMUM. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
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 MIST NOZZLES;
   - B. LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA CAN BE MISTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
   - C. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND SITE BOUNDARIES.

LEGEND PROPOSED

- TEMP CONSTRUCTION ENTRANCE (CE)
- WASH RACK (WR)
- SILT FENCE — SF —
- INLET PROTECTION (IP)
- TREE PROTECTION (TP)
- SUMP PUMP (SP)
- SEDIMENT TANK (ST)
- APPROXIMATE LIMIT OF BUILDING EXCAVATION BELOW GRADE

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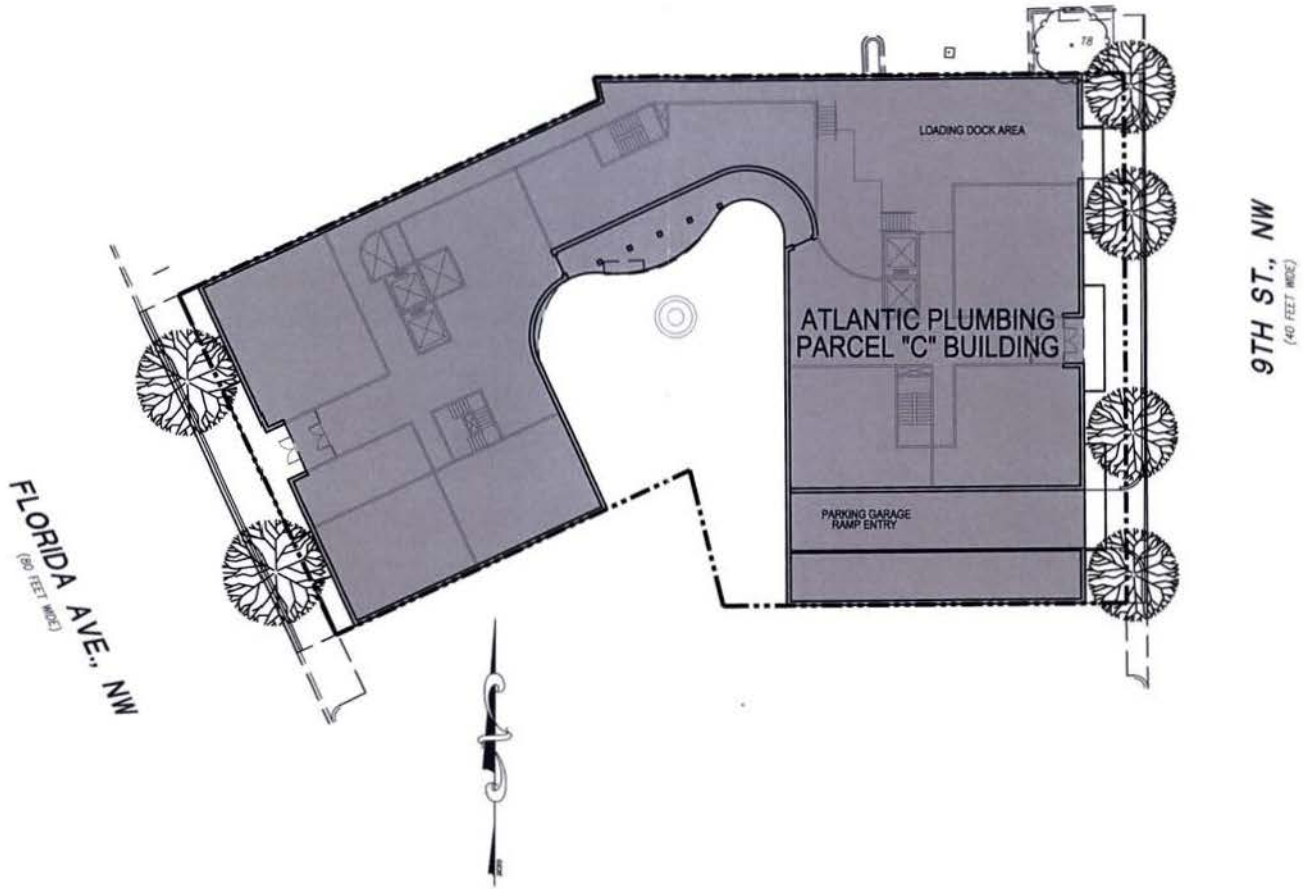
BROADWAY ATLANTIC PLUMBING

WASHINGTON DC

Sheet Title:
SEDIMENTATION AND EROSION CONTROL PLAN PARCEL "C"

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Job No: 267.05
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Sheet Title:

SITE PLAN
PARCEL "C"

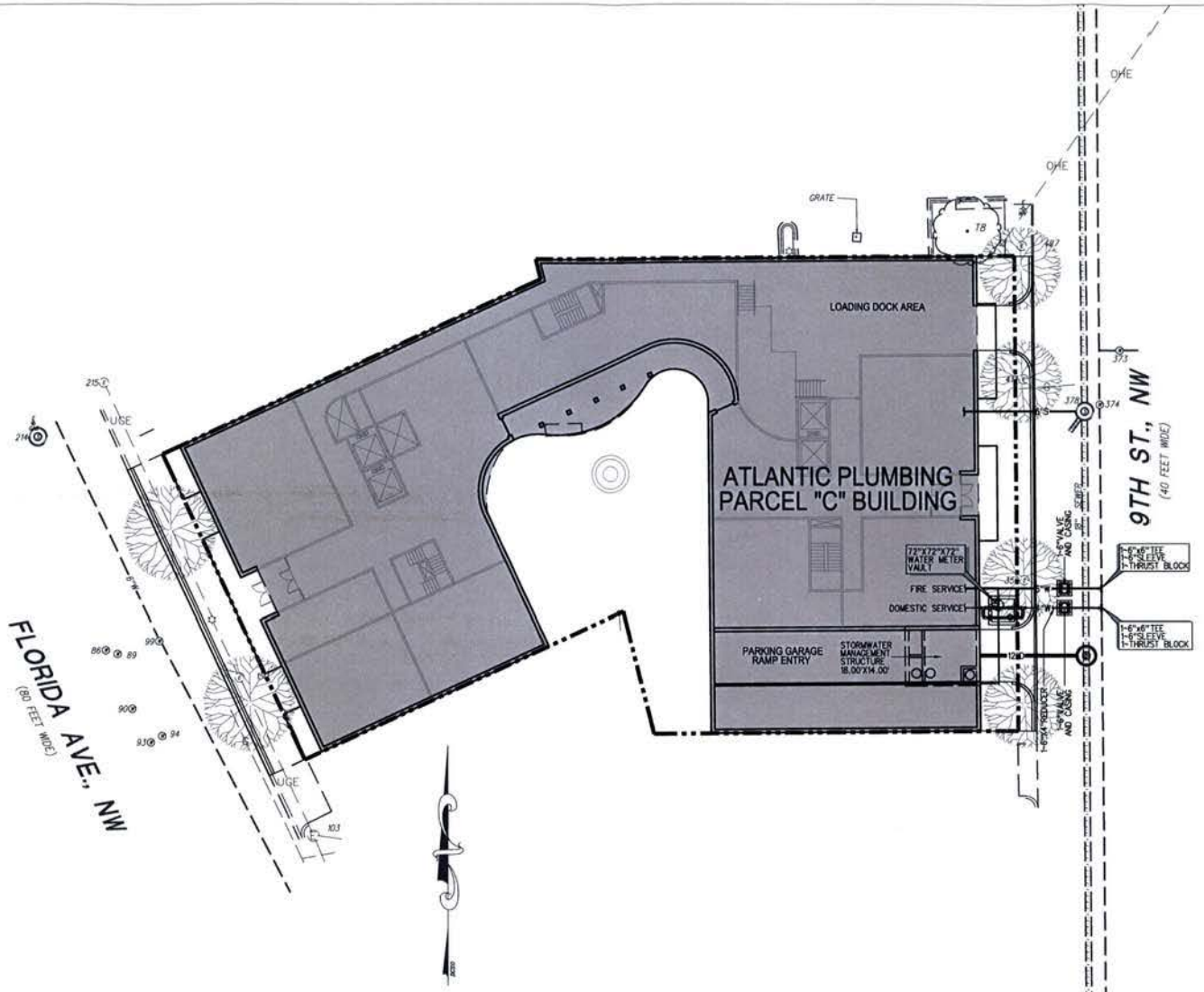
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Sheet Title:

UTILITY PLAN PARCEL "C"

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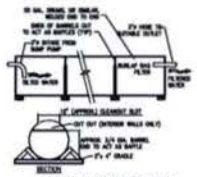
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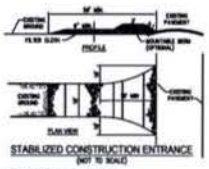


CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

SILT FENCE
(NOT TO SCALE)



PORTABLE SEDIMENT TANK
(NOT TO SCALE)



STABILIZED CONSTRUCTION ENTRANCE
(NOT TO SCALE)

CONSTRUCTION RAMP SPECIFICATION:

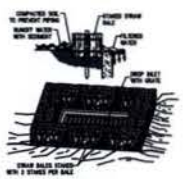


VEHICLE WASH DETAIL
(NOT TO SCALE)



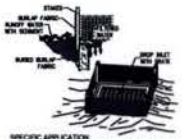
CONSTRUCTION SPECIFICATIONS:

STRAW BALE DIKE
(NOT TO SCALE)



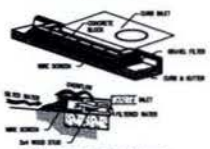
SPECIFIC APPLICATION

STRAW BALE DROP INLET
SEDIMENT FILTER
(NOT TO SCALE)

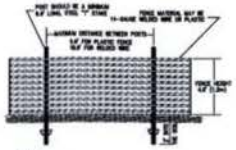


SPECIFIC APPLICATION

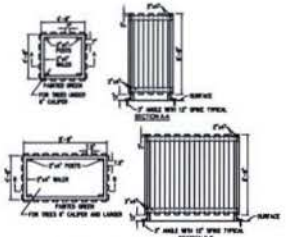
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SEDIMENT FILTER
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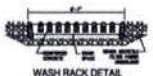
CURB INLET SEDIMENT FILTER
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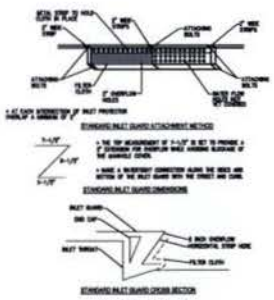
TREE PROTECTION FENCE
INSTALLATION DETAIL
(NOT TO SCALE)



TYPICAL TREE PROTECTION
FENCING
(NOT TO SCALE)



WASH RACK DETAIL
(NOT TO SCALE)



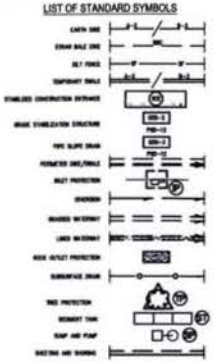
GRADE INLET GUARD
(NOT TO SCALE)

STANDARDS AND SPECIFICATIONS
FOR
BRICKBAT GROUND COVER



BRICKBAT DETAIL
(NOT TO SCALE)

LIST OF STANDARD SYMBOLS



EROSION AND SEDIMENT CONTROL MEASURES AND SEQUENCE:

SILTATION EROSION CONTROL NOTES:



SUMP PIT
(NOT TO SCALE)

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BROADWAY ATLANTIC PLUMBING

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SEDIMENTATION AND EROSION CONTROL DETAILS

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