

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	1:1 (18'-6" min.)	South Side (10'-0") East Side (10'-0") West Side (10'-0")
	Penthouse Massing	Enclosing wall to be equal height (18'-6" max.)	Penthouse Steps from 18'-6" to 12'-0" at courtyard
	Recreation Space Dimensions	On a roof - min. 25' dimension	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 - NORTH

945 FLORIDA AVENUE N.W.

WASHINGTON D.C.

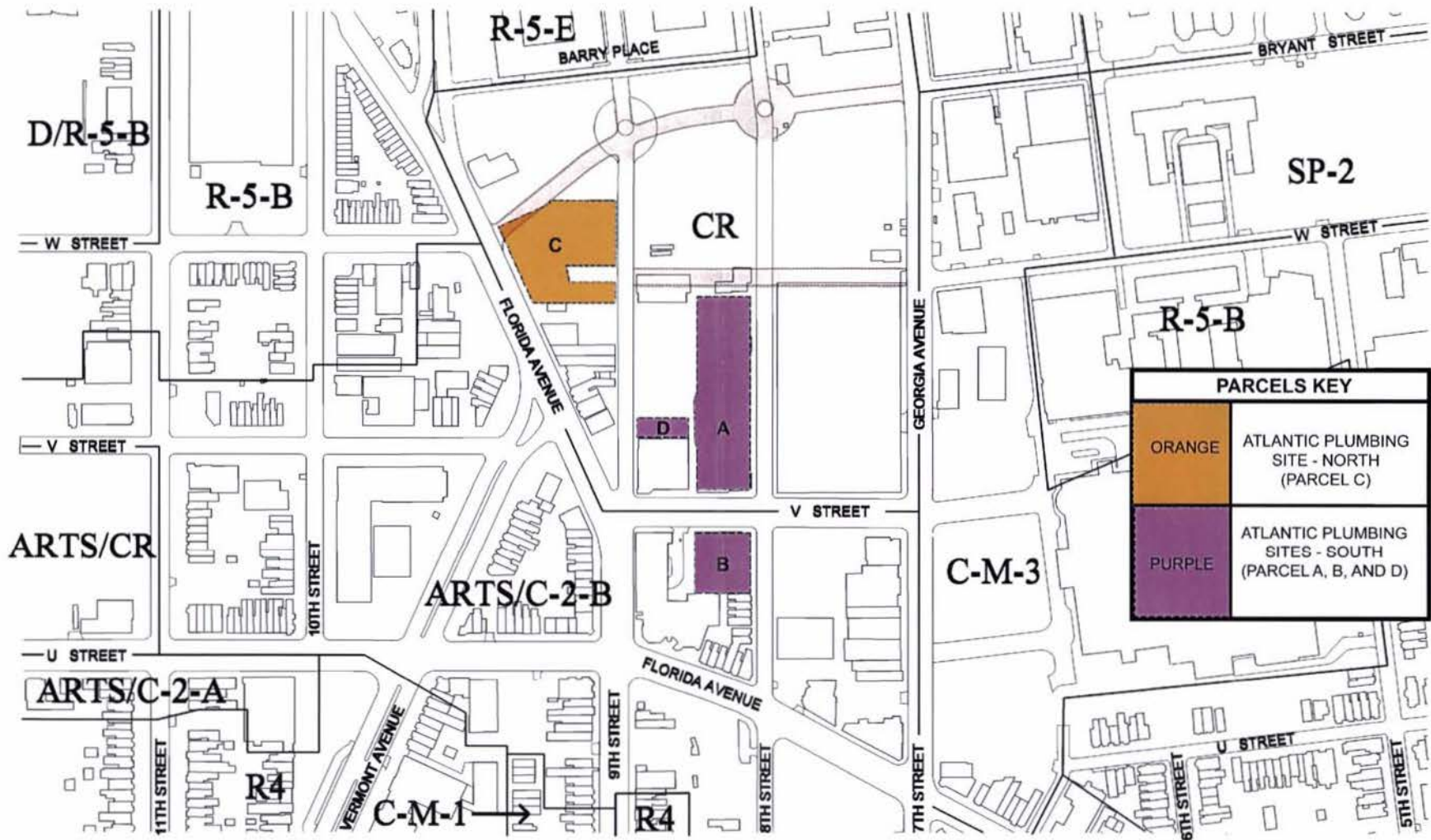
A PLANNED UNIT DEVELOPMENT

SUPPLEMENTAL DRAWINGS SUBMISSION - 11/02/05

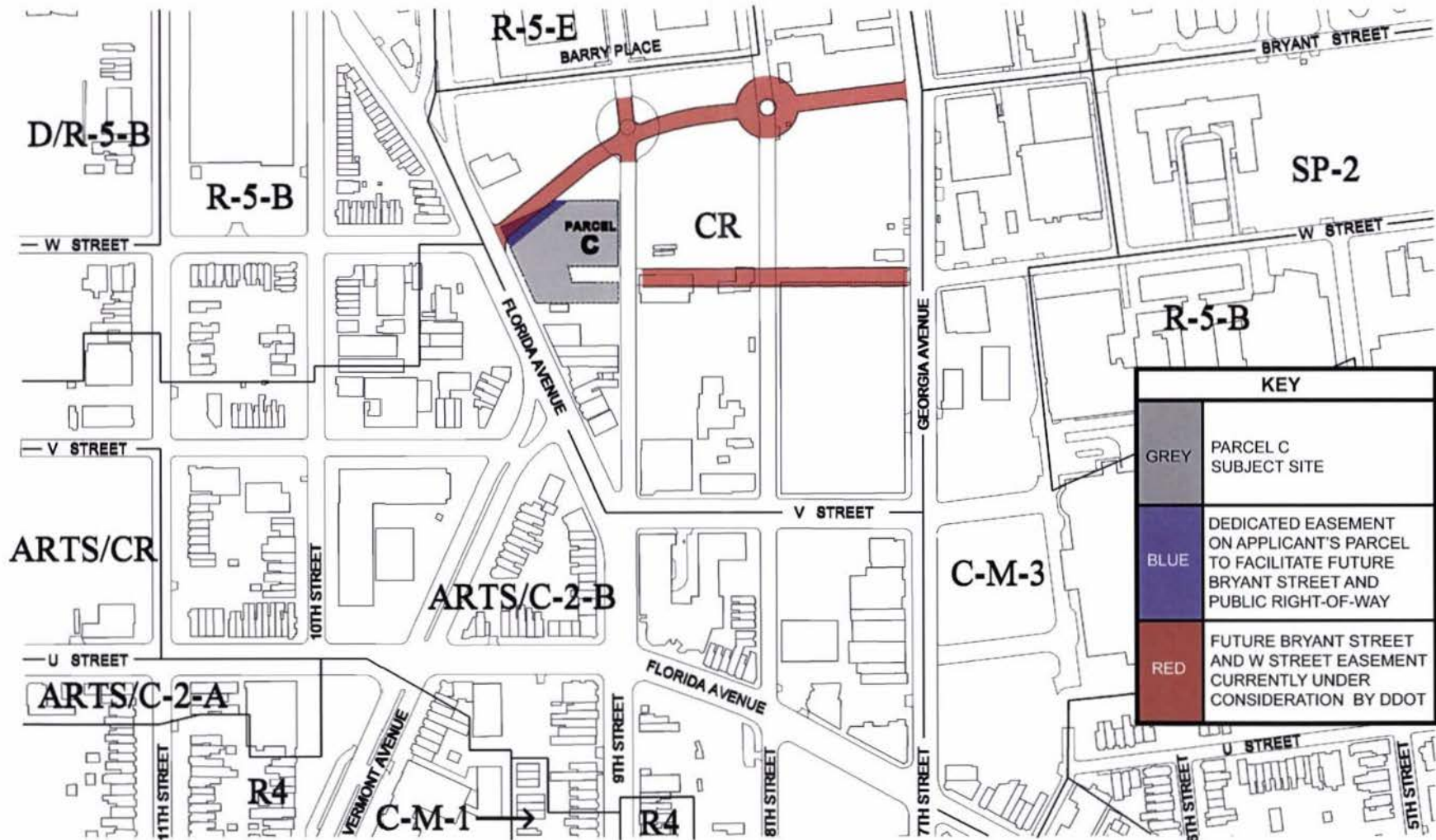


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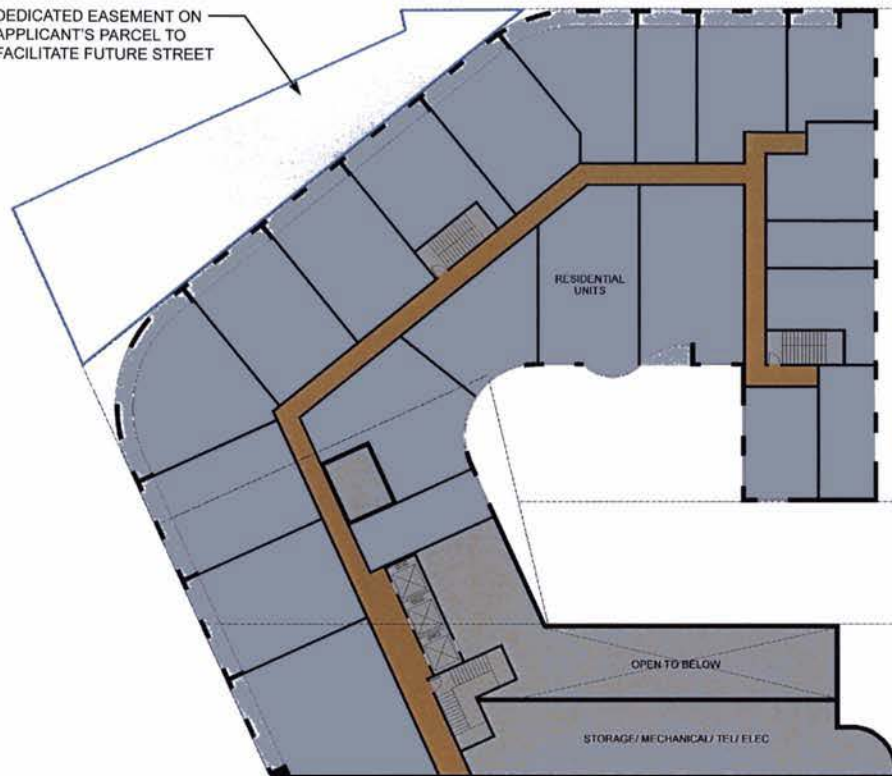
Relative Location of North and South Parcels	N2
Zoning Tabulations	N3
Area Zoning Map	N4
Second Floor and Typical Floor Plans	N5



AREA TABULATIONS						ZONING TABULATIONS																																																																										
<div>PARCEL C</div> <table><tr><th>LEVEL</th><th>RETAIL</th><th>RESIDENTIAL SERVICE</th><th>RESIDENTIAL AREA</th><th>NUMBER OF UNITS</th><th>TOTAL FAR BY FLOOR</th></tr><tr><td>Ground Floor</td><td>8,839 SF</td><td>12,208 SF</td><td>7,616 SF</td><td>10</td><td>17,339 SF</td></tr><tr><td>Second Floor</td><td></td><td></td><td>25,033 SF</td><td>24</td><td>18,277 SF</td></tr><tr><td>Third Floor</td><td></td><td></td><td>28,399 SF</td><td>24</td><td>18,987 SF</td></tr><tr><td>Fourth Floor</td><td></td><td></td><td>28,399 SF</td><td>24</td><td>18,987 SF</td></tr><tr><td>Fifth Floor</td><td></td><td></td><td>28,399 SF</td><td>24</td><td>18,987 SF</td></tr><tr><td>Sixth Floor</td><td></td><td></td><td>28,399 SF</td><td>24</td><td>18,987 SF</td></tr><tr><td>Seventh Floor</td><td></td><td></td><td>28,399 SF</td><td>24</td><td>18,987 SF</td></tr><tr><td>Eighth Floor</td><td></td><td></td><td>28,399 SF</td><td>24</td><td>18,987 SF</td></tr><tr><td>Ninth Floor</td><td></td><td></td><td>28,399 SF</td><td>24</td><td>18,987 SF</td></tr><tr><td>Tenth Floor</td><td></td><td></td><td>23,439 SF</td><td>18</td><td>18,987 SF</td></tr><tr><td>SUBTOTAL</td><td>8,839 SF</td><td>12,208 SF</td><td>254,881 SF</td><td>approx. 220</td><td>275,928 SF</td></tr></table> <p>Residential Affordable: 10,347 SF of the residential area listed above is devoted to affordable residential use</p> <p>Parking Levels Below Grade: 92,043 SF of Parking Below Grade is provided. This area is not included in the FAR area.</p>						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	Square 2873, Lots 232, 852, 853, 859 and 864 Total Lot Areas: 34,491		
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Floor Area Ratio ("FAR")	6.0 (3.0 non-residential) PUD Guideines 8.0 (4.0 non-residential)	7.7 residential .3 non-residential																																																																														
Building Heght	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 33.33 ft. required Area Twice the square of the required width of court 2,222 ft² required	Width provided 35 feet Area Provided 2,363 ft²																																																																														
Residential Recreation Space	15% of gross floor area devoted to residential use. 40,063 ft.² required.	7.5% (20,176 ft²)																																																																														
Public Space at Ground Level	10% of total lot area. 3,449 ft² required.	3,710 ft²																																																																														
Parking	In excess of 3,000 ft², one for each additional 300 ft² (retail use) 18 required. One for each three dwelling units (residential use) 74 required.	238 parking spaces																																																																														



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

