

Transmittal

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ESOCOFF & ASSOCIATES | architects

• Attention	Sharon Schellin
• Company	DC Office of Zoning
• From	Mike Terry (Ext. 15)
• Regarding	Atlantic Plumbing Site PUD Cases 05-17 and 05-32
• No. of Pages	20 copies
• Date	January 27, 2006
• Job No.	25002
• Attachments	Zoning Cases 05-17 and 05-32 - Color Slide Presentation
• Remarks	

Sharon,

Enclosed Please find 20 color copies of each of the slide presentations for cases 05-17 and 05-32.

Please call if you have any questions.

Regards,

Mike Terry
202-682-1600 (ext 15)

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ZONING COMMISSION
District of Columbia
Case 05-32
ZONING COMMISSION
District of Columbia
CASE NO. 05-32
EXHIBIT NO. 21

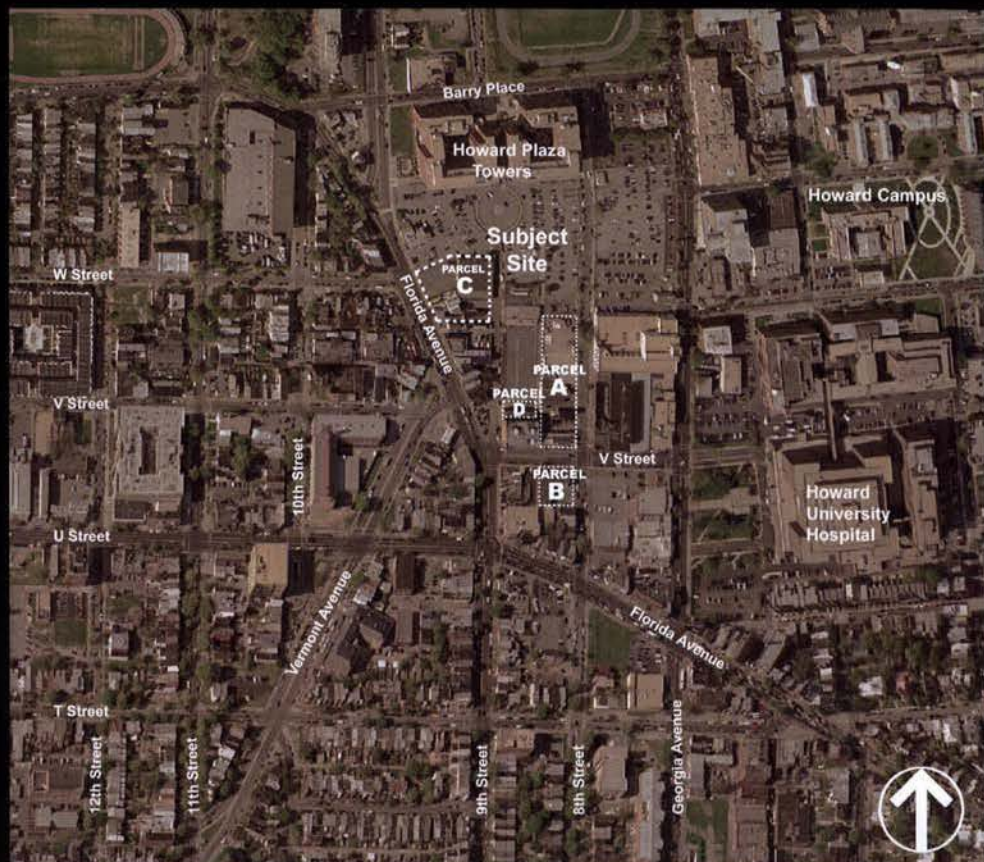
ATLANTIC PLUMBING SITE - NORTH

945 FLORIDA AVENUE N.W.

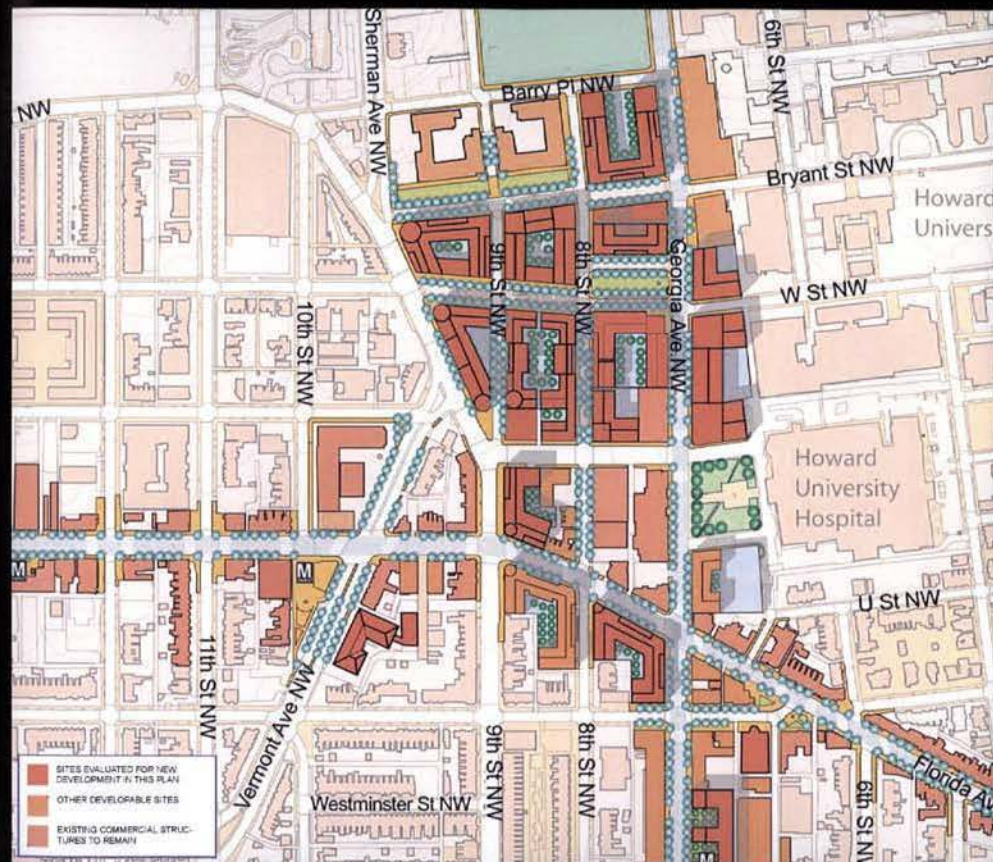
WASHINGTON D.C.

A PLANNED UNIT DEVELOPMENT

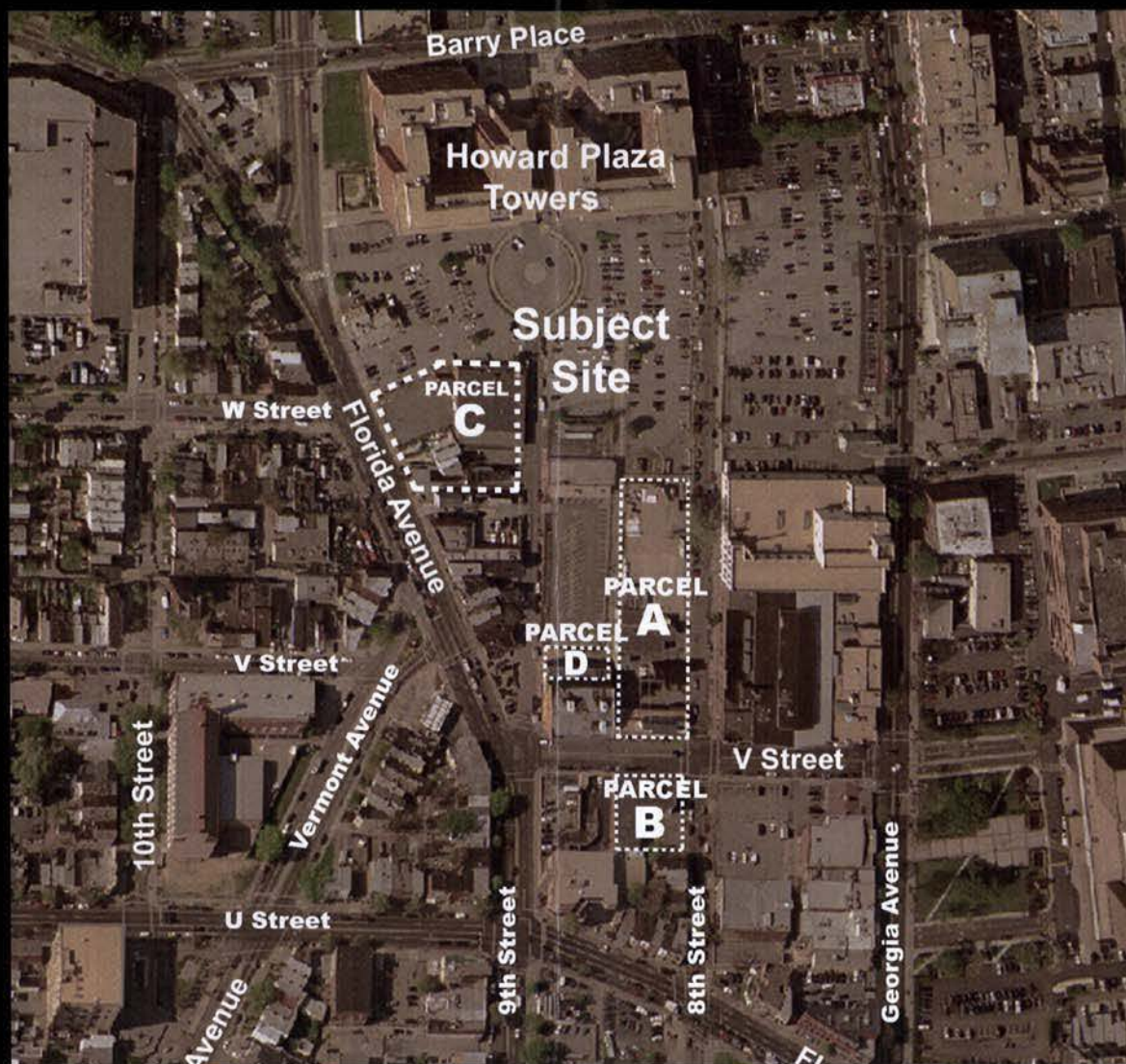




Aerial Photo of Site



Duke Plan



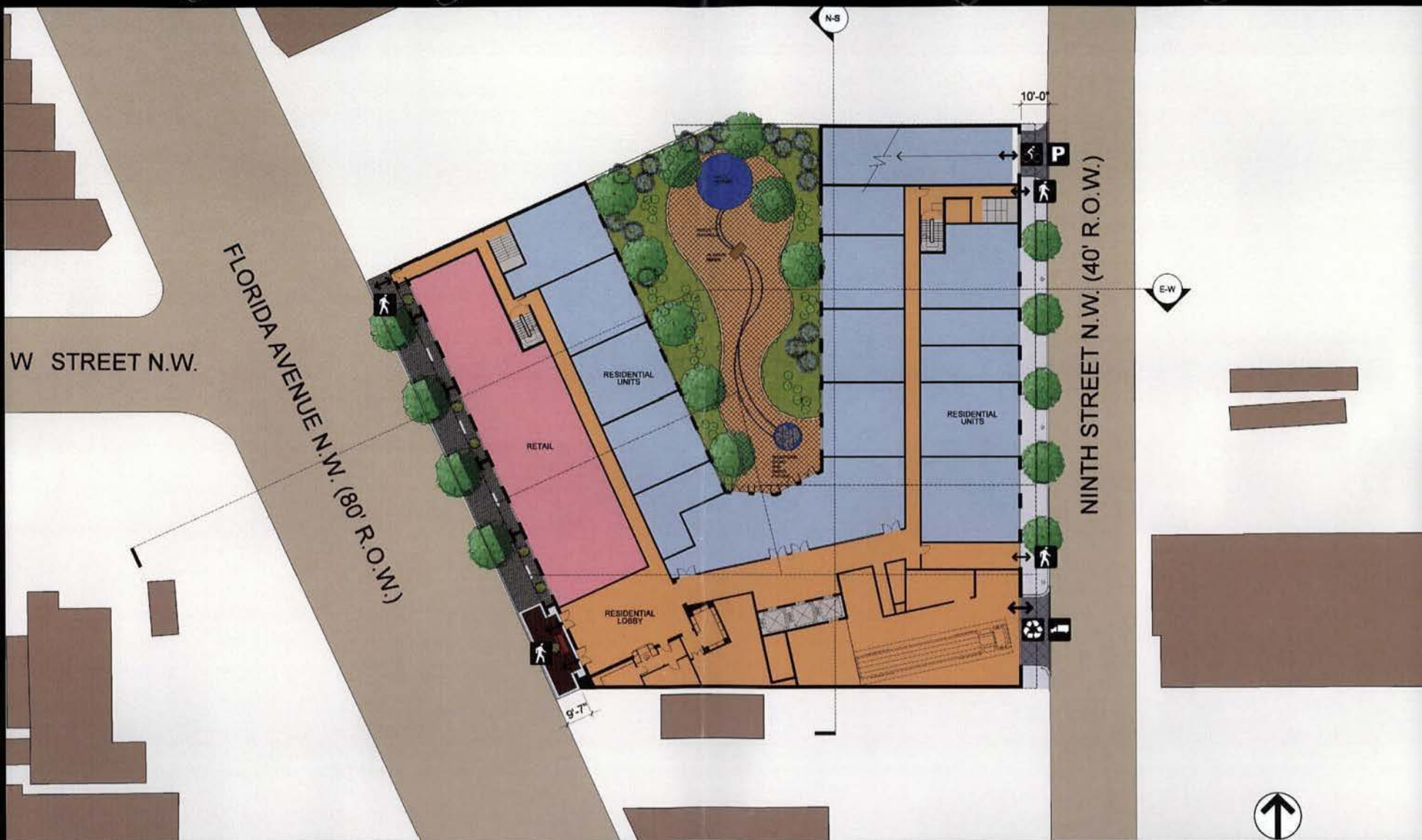
Aerial Photo of Site



Duke Plan



Site Plan



Ground Floor Plan



Typical Floor Plan



Roof Plan



Florida Avenue Elevation (Facing East)



Courtyard Elevation (Facing South)



Ninth Street Elevation (Facing West)

PROPOSED RESIDENTIAL

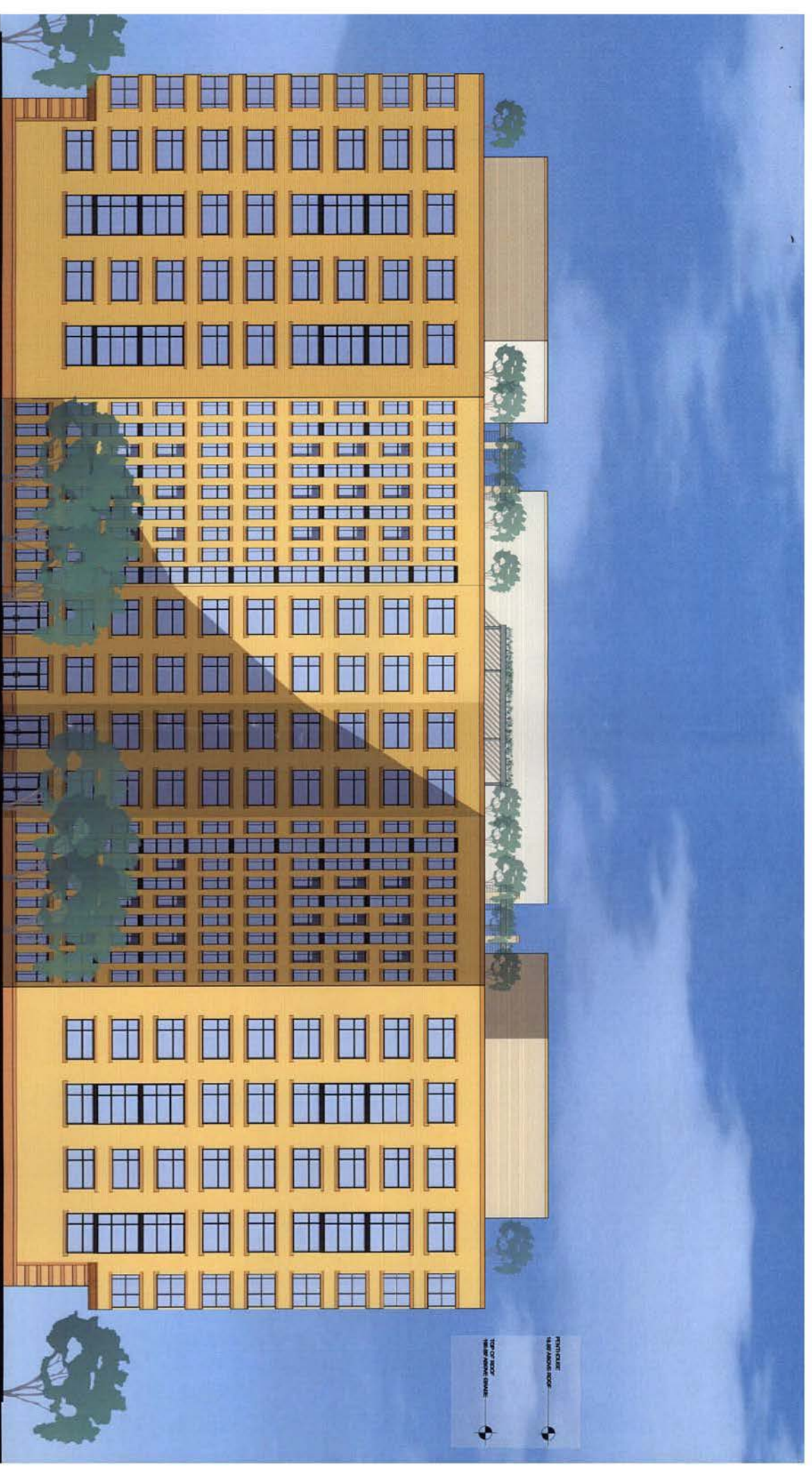
THE FLORIDIAN
UNDER CONSTRUCTION



Florida Avenue Elevation (Facing East)



Florida Avenue Elevation - Detail at Building Entry



Courtyard Elevation (Facing South)

THE FLORIDIAN
UNDER CONSTRUCTION

PROPOSED RESIDENTIAL

PENTHOUSE
18.50' ABOVE ROOF

TOP OF ROOF
100.00' ABOVE GRADE

Ninth Street Elevation (Facing West)



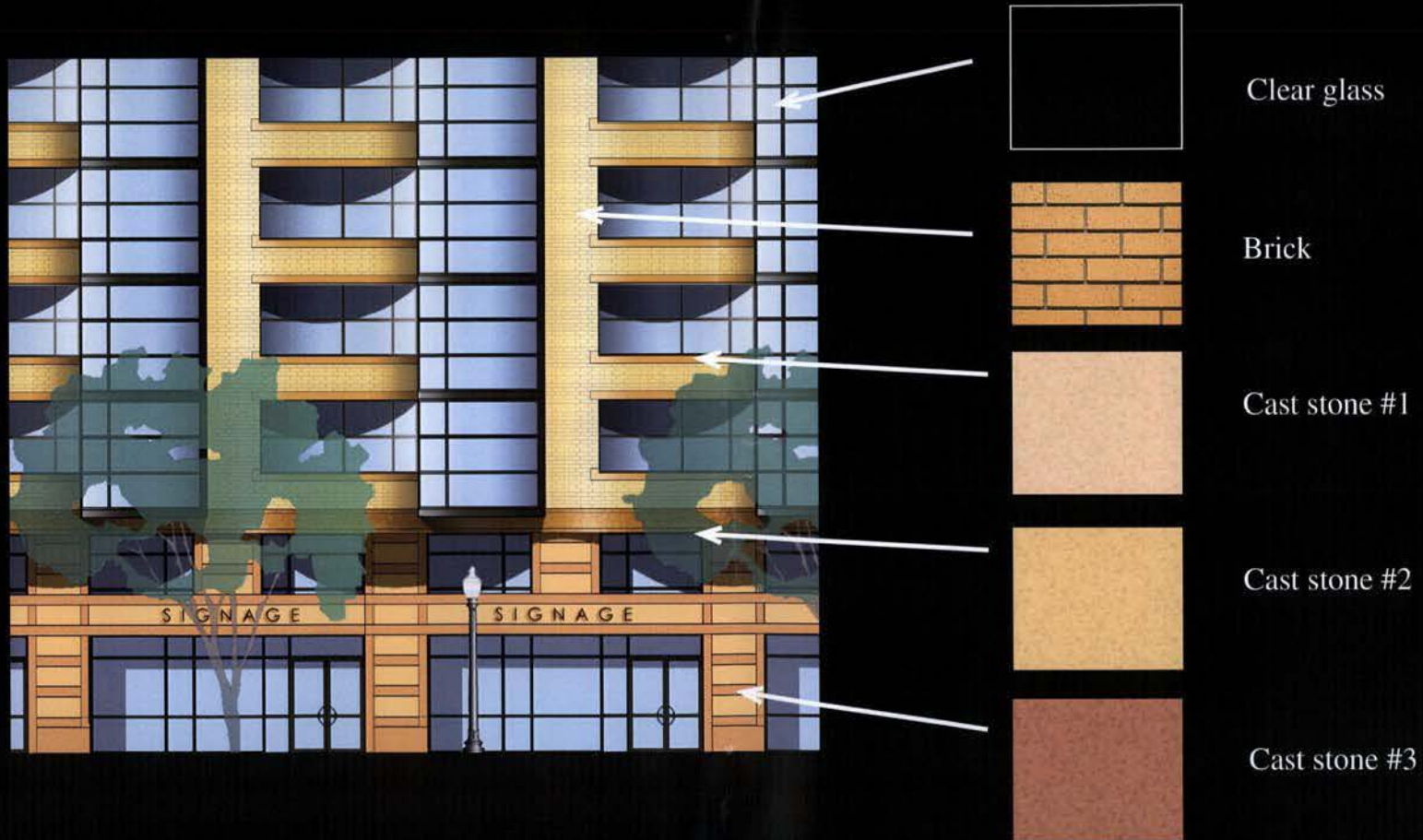
W

N

E

Courtyard Elevations

Parcel C - Materials Selection





View Along Florida Avenue Facing Northeast



View From Across Florida Avenue



View From Across Florida Avenue