

# Tabulations



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**The View at Waterfront** | Washington DC

**March 31, 2015**

ZONING COMMISSION  
District of Columbia  
CASE NO.05-38B  
EXHIBIT NO.14A5

| UNITS AND AREA TABULATIONS |             |         |                     |        |            |            |
|----------------------------|-------------|---------|---------------------|--------|------------|------------|
| Floor                      | Residential | Service | Amenities/<br>Lobby | Retail | Total Area | # of Units |
| North Tower                |             |         |                     |        |            |            |
| 7                          | 19,785      |         |                     |        | 19,785     | 22         |
| 6                          | 17,650      |         |                     |        | 17,650     | 22         |
| 5                          | 17,650      |         |                     |        | 17,650     | 22         |
| 4                          | 17,650      |         |                     |        | 17,650     | 22         |
| 3                          | 17,650      |         |                     |        | 17,650     | 22         |
| 2                          | 14,400      |         |                     |        | 14,400     | 19         |
| Ground                     | 12,580      | 2,880   | 2,190               |        | 17,650     | 16         |
| Total New tower            | 117,365     | 2,880   | 2,190               | 0      | 122,435    | 145        |
| Total Existing Tower       | 108,720     |         |                     |        | 108,720    | 128        |
| Total Units                |             |         |                     |        |            | 273        |
| South Tower                |             |         |                     |        |            |            |
| 6                          | 17,955      |         | 1,830               |        | 19,785     | 20         |
| 5                          | 17,650      |         |                     |        | 17,650     | 22         |
| 4                          | 17,650      |         |                     |        | 17,650     | 22         |
| 3                          | 17,650      |         |                     |        | 17,650     | 22         |
| 2                          | 17,650      |         |                     |        | 17,650     | 22         |
| Ground                     | 7,045       | 2,965   | 3,555               | 5,220  | 18,785     | 7          |
| Total New Tower            | 95,600      | 2,965   | 5,385               | 5,220  | 109,170    | 115        |
| Total Existing Tower       | 108,720     |         |                     |        | 108,720    | 128        |
| Total                      |             |         |                     |        |            | 243        |
| Total                      | 430,405     | 5,845   | 7,575               | 5,220  | 449,045    | 516        |

| PARKING        | G1     | G2     | G3     | Total   |
|----------------|--------|--------|--------|---------|
| North Tower    |        |        |        |         |
| Standard space | 37     | 40     | 14     | 91      |
| Compact space  | 12     | 22     | 16     | 50      |
| HC space       | 3      | 0      | 0      | 3       |
| Van space      | 1      | 0      | 0      | 1       |
| Retail         | 0      | 0      | 0      | 0       |
| Total          | 53     | 62     | 30     | 145     |
| AREA           | 25,010 | 25,010 | 14,392 | 64,412  |
| South Tower    |        |        |        |         |
| Standard space | 29     | 40     | 14     | 83      |
| Compact space  | 12     | 22     | 16     | 50      |
| HC space       | 3      | 0      | 0      | 3       |
| Van space      | 1      | 0      | 0      | 1       |
| Retail         | 8      | 0      | 0      | 8       |
| Total          | 53     | 62     | 30     | 145     |
| AREA           | 25,010 | 25,010 | 14,392 | 64,412  |
| Total Spaces   | 106    | 124    | 60     | 290     |
| Total Area     | 50,020 | 50,020 | 28,784 | 128,824 |

| ZONING SUMMARY OF CHANGES |                                                                                       |                                                                                                                                                                                                                           |
|---------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LOT AREA:<br>135,263 SF   | Approved PUD ZONING<br>(C-3-C)                                                        |                                                                                                                                                                                                                           |
| FAR                       | Approved                                                                              | Proposed                                                                                                                                                                                                                  |
|                           | 4.39                                                                                  | 3.40                                                                                                                                                                                                                      |
| HEIGHT                    | Approved                                                                              | Proposed                                                                                                                                                                                                                  |
|                           | 112'+ 1/1 setback above 102'                                                          | 85'                                                                                                                                                                                                                       |
| Lot Occupancy             | Approved                                                                              | Proposed                                                                                                                                                                                                                  |
|                           | 51%                                                                                   | 42% (100% allowed)                                                                                                                                                                                                        |
| SIDE YARD                 | Approved                                                                              | Proposed                                                                                                                                                                                                                  |
|                           | NONE                                                                                  | 17'-0" provided<br>(none; but if provided 6'-0" min or 2" per<br>foot of adjacent height or 14'-2" based on<br>85'-0" height)                                                                                             |
| REAR YARD                 | Approved                                                                              | Proposed                                                                                                                                                                                                                  |
|                           | Open court in lieu of rear yard;<br>56' width                                         | 56'-8" provided<br>(12'-0" min or 2.5" per foot of adjacent<br>height or 17'-8.5" based on 85'-0" height)                                                                                                                 |
| Residential Units         | Approved                                                                              | Proposed                                                                                                                                                                                                                  |
|                           | up to 580= 256 existg. + 324 new                                                      | Up to 516= 256 existg. + 260 new                                                                                                                                                                                          |
| Retail                    | Approved                                                                              | Proposed                                                                                                                                                                                                                  |
|                           | 8,900 SF                                                                              | 5,220 SF                                                                                                                                                                                                                  |
| Parking                   | Approved                                                                              | Proposed                                                                                                                                                                                                                  |
|                           | 556 res. Spaces + 8 retail spaces<br>+5 spaces for sharing= 569 spaces                | 277 res. Spaces + 8 retail spaces<br>+5 spaces for sharing= 290 spaces (required<br>1 per 3 dwellings or 172 for residential plus<br>1 per 750 sf over 3000 sf of retail or<br>3 minimum for retail [175 total required]) |
| Loading                   | Approved                                                                              | Proposed                                                                                                                                                                                                                  |
|                           | 3 berths @ 30' depth<br>North loading areas @ 1,100 sf<br>South loading area @ 600 sf | 2 berths @30' depth plus<br>North loading areas @ 200 sf<br>South loading area @ 200 sf                                                                                                                                   |



## LEED - NC Version 3.0 Project Checklist

|  | Yes      | Likely | Less Likely | No | # Possible |                                                                                       |
|--|----------|--------|-------------|----|------------|---------------------------------------------------------------------------------------|
|  | •        | •      | •           | •  |            | Project Information Forms                                                             |
|  |          |        |             |    |            |                                                                                       |
|  | Required |        |             |    |            | Form 1<br>Minimum Program Requirements                                                |
|  | Required |        |             |    |            | Form 2<br>Project Summary Details                                                     |
|  | Required |        |             |    |            | Form 3<br>Occupant and Usage Data                                                     |
|  | Required |        |             |    |            | Form 4<br>Schedule and Overview Documents                                             |
|  |          |        |             |    |            |                                                                                       |
|  | Y        | L      | LL          | N  | #          |                                                                                       |
|  | 21       | 2      | 2           | 1  | 26         | Sustainable Sites                                                                     |
|  | Y        |        |             |    |            | Prereq<br>Prerequisite SS 1<br>Construction Activity Pollution Prevention             |
|  | 1        |        |             |    | 1          | Credit SS 1<br>Site Selection                                                         |
|  | 5        |        |             |    | 5          | Credit SS 2<br>Development Density & Community Connectivity                           |
|  |          | 1      |             |    | 1          | Credit SS 3<br>Brownfield Redevelopment                                               |
|  | 6        |        |             |    | 6          | Credit SS 4.1<br>Alternative Transportation: Public Transportation                    |
|  | 1        |        |             |    | 1          | Credit SS 4.2<br>Alternative Transportation: Bicycle Use                              |
|  | 3        |        |             |    | 3          | Credit SS 4.3<br>Alternative Transportation: Low-Emitting and Fuel-Efficient Vehicles |
|  | 2        |        |             |    | 2          | Credit SS 4.4<br>Alternative Transportation: Parking Capacity                         |
|  |          | 1      |             |    | 1          | Credit SS 5.1<br>Site Development: Protect or Restore Habitat                         |
|  | 1        |        |             |    | 1          | Credit SS 5.2<br>Site Development: Maximize Open Space                                |
|  |          |        | 1           |    | 1          | Credit SS 6.1<br>Stormwater Design: Quantity Control                                  |
|  |          |        | 1           |    | 1          | Credit SS 6.2<br>Stormwater Design: Quality Control                                   |
|  | 1        |        |             |    | 1          | Credit 7.1<br>Heat Island Effect: Non-Roof                                            |
|  | 1        |        |             |    | 1          | Credit SS 7.2<br>Heat Island Effect: Roof                                             |
|  |          |        |             | 1  | 1          | Credit SS 8<br>Light Pollution Reduction                                              |
|  |          |        |             |    |            |                                                                                       |
|  | Y        | L      | LL          | N  | #          |                                                                                       |
|  | 5        | 2      | 0           | 3  | 10         | Water Efficiency                                                                      |
|  | Y        |        |             |    |            | Prereq<br>Prerequisite WE 1<br>Water Use Reduction                                    |
|  | 2        | 2      |             |    | 4          | Credit WE 1<br>Water Efficient Landscaping: Reduce by 50%, 100%                       |
|  |          |        |             | 2  | 2          | Credit WE 2<br>Innovative Wastewater Technologies                                     |
|  | 3        |        |             | 1  | 4          | Credit WE 3<br>Water Use Reduction: 30%, 35%, 40% Reduction                           |

(continued from Water Efficiency)

|                              |   |    |    |        |                                                                                                                                                                                                |
|------------------------------|---|----|----|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Y                            | L | LL | N  | #      |                                                                                                                                                                                                |
| 6                            | 2 | 0  | 27 | 35     |                                                                                                                                                                                                |
| Energy & Atmosphere          |   |    |    |        |                                                                                                                                                                                                |
| Y                            |   |    |    | Prereq | Prerequisite EA 1<br>Fundamental Commissioning                                                                                                                                                 |
| Y                            |   |    |    | Prereq | Prerequisite EA 2<br>Minimum Energy Performance                                                                                                                                                |
| Y                            |   |    |    | Prereq | Prerequisite EA 3<br>Fundamental Refrigerant Management                                                                                                                                        |
| 3                            |   |    | 16 | 19     | Credit EA 1<br>Optimize Energy Performance                                                                                                                                                     |
|                              |   |    | 7  | 7      | Credit EA 2<br>On-Site Renewable Energy                                                                                                                                                        |
|                              |   |    | 2  | 2      | Credit EA 3<br>Enhanced Commissioning                                                                                                                                                          |
|                              | 2 |    |    | 2      | Credit EA 4<br>Enhanced Refrigerant Management                                                                                                                                                 |
| 1                            |   |    | 2  | 3      | Credit EA 5<br>Measurement & Verification                                                                                                                                                      |
| 2                            |   |    |    | 2      | Credit EA 6<br>Green Power                                                                                                                                                                     |
| Y                            | L | LL | N  | #      |                                                                                                                                                                                                |
| 6                            | 0 | 0  | 8  | 14     |                                                                                                                                                                                                |
| Materials & Resources        |   |    |    |        |                                                                                                                                                                                                |
| Y                            |   |    |    | Prereq | Prerequisite MR 1<br>Storage & Collection of Recyclables<br>Dedicated space for the storage and collection of recyclables (at a minimum paper, corrugated cardboard, glass, plastic and metal) |
|                              |   |    | 3  | 3      | Credit MR 1.1<br>Building Reuse: 55%, 75%, 95% of Walls, Floors & Roof                                                                                                                         |
|                              |   |    | 1  | 1      | Credit MR 1.2<br>Building Reuse: 50% of Interior Non-Str. Elements                                                                                                                             |
| 2                            |   |    |    | 2      | Credit MR 2<br>Construction Waste Management: Divert 50%, 75%                                                                                                                                  |
|                              |   |    | 2  | 2      | Credit MR 3<br>Materials Reuse: 5%, 10%                                                                                                                                                        |
| 2                            |   |    |    | 2      | Credit MR 4<br>Recycled Content: 10%, 20% (post + ½ pre-consumer)                                                                                                                              |
| 2                            |   |    |    | 2      | Credit MR 5<br>Regional Material: 10%, 20% Extracted, Processed & Manufactured                                                                                                                 |
|                              |   |    | 1  | 1      | Credit MR 6<br>Rapidly Renewable Materials: 2.5 %                                                                                                                                              |
|                              |   |    | 1  | 1      | Credit MR 7<br>Certified Wood                                                                                                                                                                  |
| Y                            | L | LL | N  | #      |                                                                                                                                                                                                |
| 7                            | 1 | 2  | 5  | 15     |                                                                                                                                                                                                |
| Indoor Environmental Quality |   |    |    |        |                                                                                                                                                                                                |
| Y                            |   |    |    | Prereq | Prerequisite EQ 1<br>Minimum IAQ Performance                                                                                                                                                   |
| Y                            |   |    |    | Prereq | Prerequisite EQ 2<br>Environmental Tobacco Smoke (ETS) Control                                                                                                                                 |
|                              |   |    | 1  | 1      | Credit EQ 1<br>Outdoor Air Delivery Monitoring                                                                                                                                                 |
|                              |   |    | 1  | 1      | Credit EQ 2<br>Increased Ventilation                                                                                                                                                           |

(continued from EQ 2)

|                                                                                                                  |        |          |    |          |                             |                                                                            |
|------------------------------------------------------------------------------------------------------------------|--------|----------|----|----------|-----------------------------|----------------------------------------------------------------------------|
| 1                                                                                                                |        |          |    |          | 1                           | Credit EQ 3.1<br><b>Construction IAQ Mgmt. Plan:</b> During Construction   |
|                                                                                                                  |        | 1        |    |          | 1                           | Credit EQ 3.2<br><b>Construction IAQ Mgmt. Plan:</b> Before Occupancy      |
| 1                                                                                                                |        |          |    |          | 1                           | Credit EQ 4.1<br><b>Low-Emitting Materials:</b> Adhesives & Sealants       |
| 1                                                                                                                |        |          |    |          | 1                           | Credit EQ 4.2<br><b>Low-Emitting Materials:</b> Paints & Coatings          |
| 1                                                                                                                |        |          |    |          | 1                           | Credit EQ 4.3<br><b>Low-Emitting Materials:</b> Flooring Systems           |
|                                                                                                                  |        | 1        |    |          | 1                           | Credit EQ 4.4<br><b>Low-Emitting Materials:</b> Composite Wood & Agrifiber |
|                                                                                                                  |        |          |    | 1        | 1                           | Credit 5<br><b>Indoor Chemical &amp; Pollutant Source Control</b>          |
|                                                                                                                  | 1      |          |    |          | 1                           | Credit 6.1<br><b>Controllability of Systems:</b> Lighting                  |
| 1                                                                                                                |        |          |    |          | 1                           | Credit 6.2<br><b>Controllability of Systems:</b> Thermal Comfort           |
| 1                                                                                                                |        |          |    |          | 1                           | Credit 7.1<br><b>Thermal Comfort:</b> Design                               |
|                                                                                                                  |        |          |    | 1        | 1                           | Credit 7.2<br><b>Thermal Comfort:</b> Verification                         |
|                                                                                                                  |        |          |    | 1        | 1                           | Credit 8.1<br><b>Daylight &amp; Views:</b> Daylight 75% of Spaces          |
| 1                                                                                                                |        |          |    |          | 1                           | Credit 8.2<br><b>Daylight &amp; Views:</b> Views for 90% of Spaces         |
| Y                                                                                                                | L      | LL       | N  | #        |                             |                                                                            |
| 5                                                                                                                | 0      | 1        | 0  | 6        | Innovation & Design Process |                                                                            |
| 1                                                                                                                |        |          |    |          | 1                           | Credit ID 1.1<br><b>Innovation in Design</b>                               |
| 1                                                                                                                |        |          |    |          | 1                           | Credit ID 1.2<br><b>Innovation in Design</b>                               |
| 1                                                                                                                |        |          |    |          | 1                           | Credit ID 1.3<br><b>Innovation in Design</b>                               |
| 1                                                                                                                |        |          |    |          | 1                           | Credit ID 1.4<br><b>Innovation in Design</b>                               |
|                                                                                                                  |        | 1        |    |          | 1                           | Credit ID 1.5<br><b>Innovation in Design</b>                               |
| 1                                                                                                                |        |          |    |          | 1                           | Credit ID 2<br><b>LEED® Accredited Professional</b>                        |
| Y                                                                                                                | L      | LL       | N  | #        |                             |                                                                            |
| 0                                                                                                                | 1      | 1        | 2  | 4        | Regional Priority           |                                                                            |
|                                                                                                                  | 1      |          |    |          | 1                           | Credit RP 1.1<br><b>Regional Priority</b>                                  |
|                                                                                                                  |        | 1        |    |          | 1                           | Credit RP 1.2<br><b>Regional Priority</b>                                  |
|                                                                                                                  |        |          | 1  |          | 1                           | Credit RP 1.3<br><b>Regional Priority</b>                                  |
|                                                                                                                  |        |          | 1  |          | 1                           | Credit RP 1.4<br><b>Regional Priority</b>                                  |
| Yes                                                                                                              | Likely | Unlikely | No | Possible |                             |                                                                            |
| 50                                                                                                               | 8      | 6        | 46 | 110      | Project Totals (estimates)  |                                                                            |
| <b>Certifiable:</b> 40-49 points. <b>Silver:</b> 50-59 pts.. <b>Gold:</b> 60-79 pts.. <b>Platinum:</b> 80+ pts.. |        |          |    |          |                             |                                                                            |

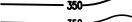
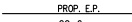
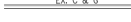
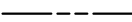
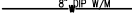
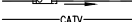
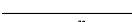
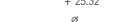
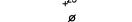
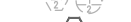
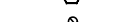
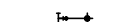
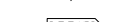
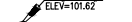
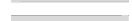
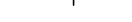
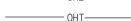
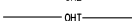
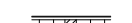
Note: Applicant may employ sustainable elements equivalent to those shown on this checklist or substitutes with an equivalent LEED point value.

# Civil Design



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| LEGEND                                                                              |                                                                                      | ABBREVIATIONS                                                                       |  |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--|
| EXISTING                                                                            | DESCRIPTION                                                                          | PROPOSED                                                                            |  |
|    | INDEX CONTOUR                                                                        |    |  |
|    | INTERMEDIATE CONTOUR                                                                 |    |  |
|    | EDGE OF PAVEMENT                                                                     |    |  |
|    | CURB AND GUTTER                                                                      |    |  |
|    | TRANSITION FROM CG-6R TO CG-6                                                        |    |  |
|    | PROPOSED HEADER CURB                                                                 |    |  |
|    | PROPERTY LINE                                                                        |    |  |
|    | DEPARTING PROPERTY LINE                                                              |    |  |
|    | LOT LINE                                                                             |    |  |
|    | RIGHT-OF-WAY                                                                         |    |  |
|    | CENTERLINE                                                                           |    |  |
|    | FLOOD PLAN                                                                           |    |  |
|    | CLEARING AND GRADING                                                                 |    |  |
|    | TREE LINE                                                                            |    |  |
|    | FLOW LINE OF SWALE                                                                   |    |  |
|    | STREAM                                                                               |    |  |
|    | OVERLAND RELIEF PATHWAY                                                              |    |  |
|    | FENCE LINE                                                                           |    |  |
|    | EASEMENT                                                                             |    |  |
|    | WATER LINE                                                                           |    |  |
|    | WATER VALVE                                                                          |    |  |
|    | REDUCER                                                                              |    |  |
|    | SANITARY SEWER                                                                       |    |  |
|    | STORM SEWER                                                                          |    |  |
|    | CABLE TV                                                                             |    |  |
|    | ELECTRIC SERVICE                                                                     |    |  |
|    | TELEPHONE SERVICE                                                                    |    |  |
|   | GAS LINE                                                                             |   |  |
|  | SPOT ELEVATION                                                                       |  |  |
|  | UTILITY POLE                                                                         |  |  |
|  | SIGN                                                                                 |  |  |
|  | SANITARY SEWER IDENTIFIER                                                            |  |  |
|  | STORM DRAIN IDENTIFIER                                                               |  |  |
|  | EASEMENT IDENTIFIER                                                                  |  |  |
|  | WATER METER                                                                          |  |  |
|  | FIRE HYDRANT                                                                         |  |  |
|  | PARKING INDICATOR                                                                    |  |  |
|  | STREET LIGHT                                                                         |  |  |
|  | VEHICLES PER DAY (TRAFFIC COUNT)                                                     |  |  |
|  | TEST PIT LOCATION                                                                    |  |  |
|  | CRITICAL SLOPE                                                                       |  |  |
|  | SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK   |  |  |
|  | HANDICAP RAMP (CG-12)                                                                |  |  |
|  | DENOTES LOCATION OF STD VDOT CG-12 AND/OR JURISDICTIONAL STANDARD FRAME CONSTRUCTION |  |  |
|  | DENOTES CLEAR SIGHT TRIANGLE                                                         |  |  |
|  | TREE                                                                                 |  |  |
|  | BENCHMARK                                                                            |  |  |
|  | ASPHALT TRAIL                                                                        |  |  |
|  | CONCRETE SIDEWALK                                                                    |  |  |
|  | END WALLS                                                                            |  |  |
|  | END SECTIONS                                                                         |  |  |
|  | STOP SIGN                                                                            |  |  |
|  | STREET SIGN                                                                          |  |  |
|  | OVERHEAD ELECTRIC                                                                    |  |  |
|  | OVERHEAD TELEPHONE                                                                   |  |  |
|  | HANDICAP PARKING SPACE (VAN)                                                         |  |  |
|  | RIP RAP                                                                              |  |  |
|  | EX. WETLANDS                                                                         |  |  |

AREA OF ARC

AMERICAN ASSOCIATION OF STATE HWY & TRANSP OFFICIALS

AC ADJ ADJACENT

AGGR AGGREGATE

ANSI AMERICAN NATIONAL STANDARDS INSTITUTE

APPROX APPROXIMATE

ARCH ARCHITECTURAL

ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS

AWWA AMERICAN WATER WORKS ASSOCIATION

B BACK OF CURB

BF BASEMENT FLOOR

BLDG BUILDING

BM BENCHMARK

BOV BEST MANAGEMENT PRACTICES (WATER QUALITY)

BOV BLOW OFF VALVE

BRC BEARING

BRL BUILDING RESTRICTION LINE

BVC BEGINNING VERTICAL CURVE ELEVATION

BVC BEGINNING VERTICAL CURVE STATION

BW BOTTOM OF WALL

C CENTER CORRECTION ON VERTICAL CURVE

C# RUNOFF COEFFICIENT

CATV CABLE TELEVISION

C&G CURB AND GUTTER

CB CATCH BASIN

CCR CALIFORNIA BEARING RATIO

CC CENTER TO CENTER

CF CUBIC FEET

CFS CUBIC FEET PER SECOND

CQ(R) CURB AND GUTTER (REVERSE SLOPE)

CH CHORD

CHRG CHORD BEARING

CIP CAST IRON PIPE

CL CENTERLINE OR CLASS

C/L CENTERLINE

CLR CLEAR

CM CUBIC METERS

CMP CORRUGATED METAL PIPE

CMS CUBIC METERS PER SECOND

CN RUNOFF CURVE NUMBER

CONT CONTINUOUS

CO CLEAN OUT

CONC CONCRETE

CS CURB STOP

CT COURT

CTR CENTERLINE

CY CUBIC YARD

D DEPTH

DA DRAINAGE AREA

DB DEED BOOK

DC DISTRICT OF COLUMBIA

DEQ VA. DEPARTMENT OF ENVIRONMENTAL QUALITY

DET DETAIL

DIA DIAMETER

DI DUCTILE IRON PIPE

DI DROP INLET

DIST DISTANCE

DL DOMESTIC LINE

DM DROP MANHOLE

DOM DOMESTIC

DR DRIVE

DRN DRAINAGE AREA

DS DOWN SPOUT

DU DWELLING UNITS

DWG DRAWING

D/W DRIVEWAY

DELTA

E RATE OF SUPER ELEVATION

EA EACH

EBL EAST BOUND LANE

EC EROSION CONTROL

EC EDGE OF GUTTER

EGL ENERGY GRADIENT LINE

EL ELEVATION

ELEC ELECTRIC

ELEV ELEVATION

ENGR ENGINEER

ENT ENTRANCE

EDGE OF PAVEMENT

EQUIP EQUIPMENT

ES END SECTION

ESMT EASEMENT

ETD EXISTING TO BE DEMOLISHED

ETR EXISTING TO REMAIN

ETRL EXISTING TO BE RELOCATED

ETRP EXISTING TO BE REPLACED

EVCE ENDING VERTICAL CURVE ELEVATION

EVCS ENDING VERTICAL CURVE STATION

EW END WALL

EX EXISTING

ECC ENVIRONMENTAL QUALITY CORRIDOR

F FIRE LINE

FAR FLOOR AREA RATIO

FC FACE OF CURB

FCPA FAIRFAX COUNTY PARK AUTHORITY

FCWA FAIRFAX COUNTY WATER AUTHORITY

FD FLOOR DRAIN

FF FIRST FLOOR

FG FINISH GRADE

FH FIRE HYDRANT

FL FLOW LINE

FND FOUNDATION

FOY FOYER

FP FLOOD PLAN

FPS FEET PER SECOND

FS FIRE SERVICE OR FACTOR OF SAFETY

FT FOOT / FEET

G GAS

GAR GARAGE

GFA GROSS FLOOR AREA

GR GUARD RAIL OR GRATE INLET

H HEAD

HC HANDICAP

HB HORIZONTAL BEND

HGL HYDRAULIC GRADE LINE

HORZ HORIZONTAL

HP HIGH POINT

HR HAND RAIL

HT HEIGHT

HW HEADWATER

I RAINFALL INTENSITY

ID INSIDE DIAMETER OR IDENTIFICATION

IE INVERT ELEVATION

IN INCH

INV INVERT

IP IRON PIPE

IPF IRON PIPE FOUND

IPS IRON PIPE SET

JB JUNCTION BOX

JNT JOINT

K SIGHT DISTANCE COEFFICIENT

Ke CULVERT ENTRANCE LOSS COEFFICIENT

L LENGTH

LAT LATERAL

LCG LIMITS OF CLEARING & GRADING

LF LINEAR FEET

LL LOWER LEVEL

LOS LINE OF SIGHT

LP LOW POINT

LS LOADING SPACE

LT LEFT

M MONUMENT FOUND

MAX MAXIMUM

MECH MECHANICAL

MH MANHOLE

MI MILE

MIN MINIMUM

MISC MISCELLANEOUS

MPH MILES PER HOUR

MS MEDIAN STRIP

MSL MEAN SEA LEVEL

NBL N/A NOT APPLICABLE

NORTH BOUND LANE

N/F NOW OR FORMERLY

NFA NET FLOOR AREA

NO. OR # NUMBER

OC ON CENTER

OBJ OBJECT

OD OUTSIDE DIAMETER

OH OVERHANG

O/H OVERHEAD

OHC OVERHEAD CABLE

OHE OVERHEAD ELECTRIC

OHT OVERHEAD TELEPHONE

P PERMETER

P&P PLAN AND PROFILE

PC POINT OF CURVATURE

PCC POINT OF COMPOUND CURVE

PTC POINT OF CURVATURE TOP OF CURB

PCR POINT OF CURVE EDGE OF PAVEMENT

PFM PUBLIC FACILITIES MANUAL

PG PAGE

PGL POINT OF GRADE LINE

PI POINT OF INTERSECTION

PL PROPERTY LINE

PL PROPERTY LINE

PRC POINT OF REVERSE CURVE

PRELIM PRELIMINARY

PROP PROPOSED

PRV PRESSURE REDUCING VALVE

PT POINT OF TANGENCY

PVC POINT OF VERTICAL CURVE

PVI POINT OF VERTICAL INTERSECTION

PVMT PAVEMENT

PVRC POINT OF VERTICAL REVERSE CURVE

PVT POINT OF VERTICAL TANGENT

Q (cfs) AMOUNT OF RUNOFF (FLOW RATE)

R RADIUS

R REINFORCED CONCRETE PIPE

RDR REDUCER

RD ROAD OR ROOF DRAIN

REINF REINFORCED

REQD REQUIRED

RET RETAINING

REV REVISION

RGP ROUGH GRADING PLAN

RMA RESOURCE MANAGEMENT AREA

ROM REMOTE OUTSIDE MONITOR

RPA RESOURCE PROTECTION AREA

RR RAILROAD

RT RIGHT

ROUTE ROUTE

R/W RIGHT OF WAY

S SPEED OR SLOPE

SAN SANITARY

SBL SOUTH BOUND LANE

SCH SCHEDULE

SD SIGHT DISTANCE

SEC SECTION

SECT SECTION

SEW SEWER

SF SQUARE FEET

SH SHOULDER

SP SPACE OR SITE PLAN

SPEC SPECIFICATIONS

STA STATION

STD STANDARD

STK STACK

STM STORM

STR STRUCTURE

SVC SERVICE

S/W SIDEWALK

SWM STORM WATER MANAGEMENT

Sx CROSS SLOPE

SY SQUARE YARD

T TANGENT

TB TOP OF BANK OR TEST BORING

TBR TO BE REMOVED

TC TOP OF CURB

Tc TIME OF CONCENTRATION

TEL TELEPHONE

TEMP TEMPORARY

TH TEST HOLE

TI TEST PIT OR TREE PROTECTION

TW TOP OF WALL OR TAILWATER

TYP TYPICAL

NOTES:  
1. THIS IS A STANDARD SHEET, THEREFORE SOME ABBREVIATIONS MAY APPEAR ON THIS SHEET AND NOT BE USED ON THE PROJECT.

## DC WATER NOTES

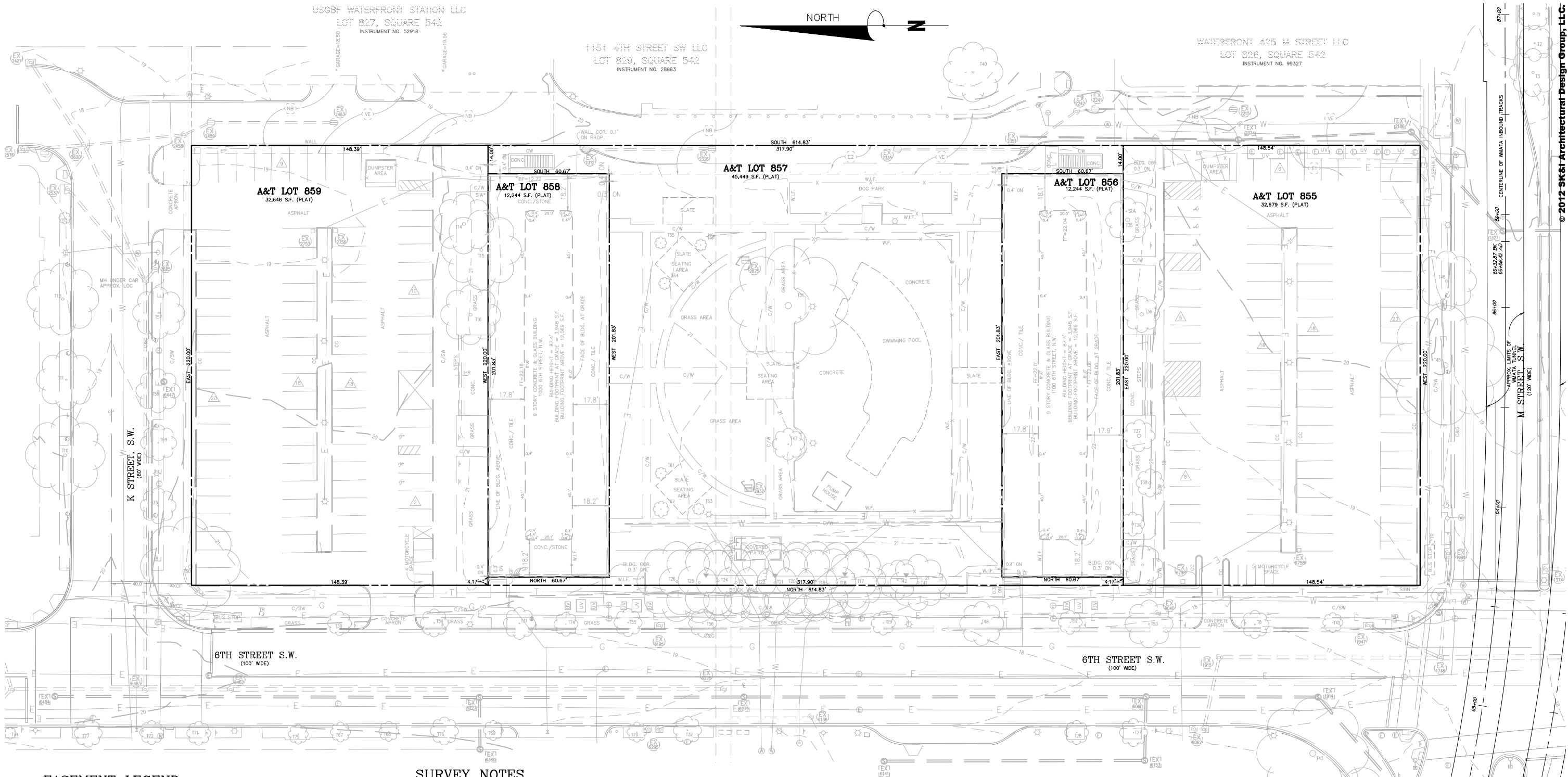
- CONTACT: NOTIFY THE FOLLOWING DC WATER DEPARTMENTS PRIOR TO THE COMMENCEMENT OF UTILITY CONSTRUCTION:  
A) CONSTRUCTION INSPECTION SECTION AT 202-787-4024 AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF UTILITY CONSTRUCTION TO SCHEDULE PRE-CONSTRUCTION MEETING.  
B) DEPARTMENT OF WATER SERVICES AT 202-612-3400 OR 3460 AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF WATER UTILITY CONSTRUCTION.  
C) DEPARTMENT OF SEWER SERVICES AT 202-264-3824 OR 3829 AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF SEWER UTILITY CONSTRUCTION.
- STANDARDS: ALL CONSTRUCTION, MATERIALS, AND APPURTENANCES SHALL COMPLY WITH THE LATEST EDITIONS OF THE DC WATER PROJECT DESIGN MANUAL, STANDARD DETAILS & DESIGN GUIDELINES, AND SPECIFICATIONS.
- LEAD SERVICE REPLACEMENT: IF THIS PROJECT INCLUDES THE REPLACEMENT OF A WATER MAIN THAT HAS EXISTING LEAD WATER SERVICE LATERALS, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE DC WATER CONSTRUCTION INSPECTION SECTION AT 202-787-4024 AT LEAST 90 DAYS PRIOR TO CONSTRUCTION TO ALLOW ADEQUATE TIME TO INITIATE STANDARD LEAD SERVICE REPLACEMENT PROTOCOL. LATERAL REPLACEMENT INCLUDES THE FULL LENGTH OF PIPE IN PUBLIC SPACE.
- OWNER RESPONSIBILITY: THE OWNER IS RESPONSIBLE FOR ALL WORK AND COSTS ASSOCIATED WITH EXCAVATION, INSTALLATION, AND RESTORATION OF PUBLIC SPACE TO PERFORM A WATER/SEWER CONNECTION/ABANDONMENT. ONCE THE CONTRACTOR HAS OBTAINED A PUBLIC SPACE PERMIT HE/SHE MUST THEN CONTACT DC WATER PRIOR TO PERFORMING THE EXCAVATION TO INSTALL/INSPECT THE UTILITY WORK. THE OWNER SHALL BE HELD RESPONSIBLE FOR ALL DAMAGES TO EXISTING STRUCTURES AND UTILITIES CAUSED BY CONSTRUCTION ACTIVITY.
- DC WATER RESPONSIBILITY: DC WATER IS ONLY RESPONSIBLE FOR INSTALLATION OF SMALL WATER SERVICE TAPS (2" DIAMETER AND LESS) TO THE PUBLIC MAIN, SMALL WATER SERVICE TAP REMOVALS FROM THE PUBLIC MAIN, FURNISHING & INSTALLING THE METER IN PUBLIC SPACE, AND INSPECTION OF WORK PERFORMED ON THE PUBLIC SYSTEMS.
- MISS UTILITY: CONTACT MISS UTILITY AT 800-257-7777 48 HOURS BEFORE ANY DIGGING.
- PLAN SET: A SET OF SIGNED & SEALED AND DC WATER STAMPED PLANS SHALL BE KEPT AT ALL TIMES AT THE JOB SITE ON WHICH ALL CHANGES OR VARIATIONS IN THE WORK, INCLUDING ALL EXISTING UTILITIES, ARE TO BE RECORDED AND/OR CORRECTED DAILY.
- ABANDONMENT: THE OWNER MUST PHYSICALLY DISCONNECT EXISTING WATER, SEWER, AND STORM LATERALS THAT ARE TO BE ABANDONED AT THEIR CONNECTION TO THE PUBLIC MAIN.
- UNMETERED WATER: THERE SHALL BE NO UNMETERED CONNECTIONS TO THE CITY'S WATER SYSTEM, INCLUDING CONNECTIONS BYPASSING METERS FOR TESTING ON-SITE PLUMBING OR FOR OBTAINING CONSTRUCTION WATER.
- PRESSURE TESTING AGAINST VALVES: PRESSURE TESTING AGAINST VALVES WILL NOT BE ALLOWED.
- WATER METER INSTALLATION: TO SCHEDULE THE INSTALLATION OF A DOMESTIC WATER METER CONTACT PERMIT OPERATIONS AT 202-646-8600. DC WATER WILL FURNISH AND INSTALL THE METER AFTER THE CONNECTION TO THE MAIN HAS BEEN MADE AND THE METER PIT/VAULT HAS BEEN INSTALLED.
- CROSS CONTAMINATION CONTROL: ASSE 1048 CERTIFIED BACKFLOW PREVENTION ASSEMBLIES ARE REQUIRED ON ALL FIRE SERVICES AND ARE TO BE LOCATED INSIDE THE BUILDING (UNLESS AN EXTERNAL LOCATION IS NECESSARY OR REQUIRED BY DC WATER) WHERE IT IS SUPPLIED, OWNED, OPERATED, AND MAINTAINED BY THE OWNER. DC WATER DOES NOT FURNISH NOR INSTALL FIRE DOUBLE CHECK DETECTOR FIRE PROTECTION BACKFLOW PREVENTION ASSEMBLIES.
- UTILITY SERVICE DISRUPTIONS: PHASE ALL UTILITY WORK TO MAINTAIN UTILITY SERVICES TO THE SURROUNDING AREA DURING ALL PHASES OF CONSTRUCTION. LIMIT REQUIRED UTILITY SHUT-DOWNS IN NUMBER AND DURATION. COORDINATE THESE SHUT DOWNS WITH DC WATER CONSTRUCTION INSPECTION STAFF.
- WATER VALVE OPERATION: THE CONTRACTOR IS REQUIRED TO COORDINATE WITH DC WATER FOR ALL NECESSARY WATER MAIN SHUT DOWNS WITH ADEQUATE ADVANCED NOTICE. ONLY DC WATER EMPLOYEES MAY SHUT DOWN A PUBLIC WATER MAIN. A CERTIFIED PLUMBER IS ONLY AUTHORIZED TO TURN OFF VALVES INSIDE THE METER PITS.
- WATER GATE VALVE LOCATION: LOCATE GATE VALVES FOR DOMESTIC AND FIRE SERVICES AS CLOSE TO THE PUBLIC WATER MAIN TEE AS POSSIBLE. HOWEVER, IF NECESSARY ADJUSTMENTS ARE REQUIRED DUE TO CONFLICTS, COORDINATE WITH A DC WATER INSPECTOR.
- MATERIAL: THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING SHOP CUTS TO THE APPROPRIATE DC WATER OFFICE FOR APPROVAL OR OBTAINING A DC WATER APPROVAL STAMP FOR ALL WORK IN PUBLIC SPACE IN ADVANCE OF INSTALLATION. ONLY APPROVED MATERIALS MAY BE USED.
- TEMPORARY CONDITIONS MINIMUM COVER: A NOMINAL FOUR FEET OF COVER IS REQUIRED FOR ALL WATER MAINS AT FINAL GRADE. COVER OF LESS THAN FOUR FEET REQUIRES DC WATER APPROVAL.
- AS-BUILT: DEVELOPERS, CONTRACTORS AND/OR PLUMBERS MUST SUBMIT FINAL CONSTRUCTION AS-BUILT INFORMATION TO THE APPROPRIATE DC WATER INSPECTOR(S) FOR REVIEW AND APPROVAL. UPON COMPLETION OF INSTALLATION OF NEW SERVICES OR ABANDONMENT OF EXISTING SERVICES, WHEN THE FINAL AS-BUILT IS APPROVED ALL DEPOSITS WILL BE RETURNED TO THE APPLICANT. SEE DC WATER AS-BUILT REQUIREMENTS FOR ADDITIONAL INFORMATION.
- CONFLICTS: THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF PROPOSED UTILITIES. A MINIMUM OF ONE FOOT VERTICAL AND FIVE FEET HORIZONTAL CLEARANCE SHALL BE MAINTAINED FROM ANY UTILITIES AND PUBLIC WATER AND SEWER MAINS.
- FIRE HYDRANT USE: THE USE OF A FIRE HYDRANT AS A WATER SOURCE IS PROHIBITED UNLESS A PERMIT HAS BEEN OBTAINED FROM DC WATER FOR USE OF A SPECIFIC HYDRANT(S). DAILY OR EXTENDED USE PERMITS CAN BE OBTAINED FROM THE DC WATER PERMIT OPERATIONS DEPARTMENT 202-646-8600.
- FIRE HYDRANT STATUS: THE CONTRACTOR SHALL NOTIFY FEMS AT 202-277-1889, PRIOR TO TAKING ANY FIRE HYDRANT OUT OF SERVICE OR RENDERING ANY HYDRANT INACCESSIBLE FOR ANY REASON. FEMS IS ALSO TO BE PROVIDED WITH THE LOCATION OF ANY NEW INSTALLATION OF PRIVATE FIRE HYDRANTS.
- DC WATER SAFETY OFFICE: THE DC WATER SAFETY OFFICE CAN BE CONTACTED AT 202-787-4350.

## DC GENERAL NOTES

- CONTACT "MISS UTILITY" 1-800-257-7777 48 HOURS PRIOR TO THE START OF CONSTRUCTION. THE EXCAVATOR MUST NOTIFY ALL PUE COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION.
- SEWER AND WATER B.M. TO BE USED FOR CONSTRUCTION.
- ALL PROPOSED WATER AND SEWER WORK TO BE PERFORMED UNDER THE INSPECTION OF THE DC WATER.
- ALL PROPOSED WORK TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE DC WATER.
- USE MANHOLE ENTRY SEALS WHERE REQUIRED.
- THIS PLAN DOES NOT IMPLY THAT ALL UNDERGROUND UTILITIES AND THOSE SHOWN ARE NECESSARILY APPROXIMATE. THE CONTRACTOR SHALL TAKE ALL AND WHATEVER STEPS NECESSARY TO ACCURATELY LOCATE AND PROTECT ALL EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION TO ENSURE THAT THE PLANS CAN BE EXECUTED. IN THE EVENT OF CONFLICT, THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH WELL IN ADVANCE OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND MAKE ALL INSPECTIONS NECESSARY IN ORDER TO DETERMINE THE FULL EXTENT OF THE WORK REQUIRED TO MAKE THE COMPLETED WORK CONFORM TO THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK, CONDITIONS, THE CONFORMATION AND CONDITIONS OF THE EXISTING GROUND SURFACE AND THE CHARACTER OF EQUIPMENT AND FACILITIES NEEDED PRIOR TO AND DURING EXECUTION OF THE WORK. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE CHARACTER, QUALITY, AND QUANTITY OF SURFACE AND SUBSURFACE MATERIALS OR OBSTACLES TO BE ENCOUNTERED. ANY INACCURACIES OR DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS MUST BE BROUGHT TO THE OWNER'S ATTENTION IN ORDER TO CLARIFY THE EXACT NATURE OF THE WORK TO BE PERFORMED PRIOR TO THE COMMENCEMENT OF ANY WORK.
- THE PROPOSED STORMWATER MANAGEMENT SYSTEMS SHALL BE PRIVATELY OWNED AND MAINTAINED INCLUDING ALL PIPING ON PRIVATE PROPERTY.
- CONTRACTOR SHALL COORDINATE UTILITY POLE AND UNDERGROUND CONDUIT RELOCATIONS WITH PEPCO, WASHINGTON GAS, VERIZON AND COMCAST.
- SCHEDULE AND HOLD PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR. CALL (202) 535-2240 FOR APPOINTMENT.
- ALL WATER MAINS TO BE DUCTILE IRON PIPE, MEETING AWWA C11 REQUIREMENTS. PROVIDE DUCTILE IRON RETAINER GLANDS FOR JOINT RESTRAINT ON ALL WATER MAIN, PIPE AND FITTINGS, INCLUDING VALVES AND FIRE HYDRANTS. RETAINER GLANDS SHALL NOT BE USED ON EXISTING CAST IRON PIPE.
- IT IS CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE MOST CURRENT APPROVED ARCHITECTURAL/MEP PLAN AND COORDINATE SAME WITH THIS SITE PLAN PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
- PERMANENT WATER CONNECTIONS MUST BE INSTALLED FOR ALL CONSTRUCTION PURPOSES.
- ALL WATER DISTRIBUTION AND SANITARY SEWER MATERIALS, CONSTRUCTION AND APPURTENANCES SHALL CONFORM TO THE LATEST DC WATER AND DDOT PROJECT DESIGN MANUAL, STANDARD, SPECIFICATIONS AND DETAILS.
- ALL PUBLIC UTILITIES AND ROAD CONSTRUCTION SHALL CONFORM TO THE LATEST DDOT SPECIFICATIONS AND DETAILS.
- DC WATER AND PLUMBING INSPECTORS MAY REQUIRE WATERLINE CONNECTIONS TO BE "OUT-IN" AT CERTAIN LOCATIONS DUE TO SIZE AND AGE OF EXISTING MAINS. CONTRACTOR SHOULD BE AWARE OF THIS AND CONDUCT TEST PITS AND INSPECTIONS OF EXISTING POINTS, WELL BEFORE INSTALLATION.
- THE TEST PIT LOCATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO REVISIONS. ADDITIONAL TEST PITS MAY BE REQUIRED, FOLLOWING "UTILITY MARK-OUT" PROCEDURES (I.e.: TEST PITS FOR GAS, ELECTRIC, CABLE, TELEPHONE, ETC.) AS ORDERED BY THE CONTRACTOR VIA MISS UTILITY. ADDITIONAL TEST PIT LOCATIONS MAY BE REVISED PRIOR TO FINAL JURISDICTIONAL APPROVAL.
- THE TOPOGRAPHIC SURVEY WAS PREPARED BY BCG ON 2/1/11 USING A VERTICAL DATUM OF DC PUBLIC WORKS AND A DC NORTH HORIZONTAL PLANE.
- CIVIL PLANS HAVE BEEN PREPARED BASED ON ARCHITECTURAL PLANS AVAILABLE AT THE TIME OF DESIGN DEVELOPMENT PLAN DISTRIBUTION AND ARE SUBJECT TO CHANGE PENDING RECEIPT OF FINAL ARCHITECTURAL PLANS.

## SANITARY SEWER TABULATION

|                               |                                             |                                             |                                            |                                              |                                |
|-------------------------------|---------------------------------------------|---------------------------------------------|--------------------------------------------|----------------------------------------------|--------------------------------|
|                               | TOP = 19.93                                 | IN = 6.66 (10" SAN Fr. 2186)                | OUT = 6.56 (10" SAN To 1507)               |                                              |                                |
| 1444                          | TOP = 18.59                                 | IN = 4.59 (12" SAN Fr. 1507)                | OUT = 4.54 (12" SAN To SOUTH)              |                                              |                                |
| 1507                          | TOP = 20.43                                 | IN = 5.23 (12" SAN Fr. EAST)                | OUT = 5.20 (12" SAN To 1444)               |                                              |                                |
| 1741                          | TOP = 16.28                                 | IN = 4.23 (12" SAN Fr. 1914) (PER RECORDS)  | OUT = 4.23 (12" SAN To 1741) (PER RECORDS) |                                              |                                |
| 1914                          | TOP = 17.15                                 | IN = 5.26 (12" SAN Fr. 6279) (PER RECORDS)  | OUT = 5.26 (12" SAN To 1741) (PER RECORDS) |                                              |                                |
| 2186                          | TOP = 20.49                                 | IN = 8.23 (8" SAN Fr. 2374)                 | OUT = 7.94 (10" SAN To 1327)               |                                              |                                |
| 2374                          | TOP = 20.08                                 | IN = 10.36 (6" SAN Fr. 10.36)               | OUT = 9.99 (8" SAN To 2186)                |                                              |                                |
| 6060                          | TOP = 17.76                                 | IN = 6.51 (12" SAN Fr. 6153)                | OUT = 5.46 (12" SAN Fr. 6279)              |                                              |                                |
| 6141                          | TOP = 18.90                                 | IN = 5.44 (12" SAN To 1914)                 | OUT = 5.44 (12" SAN To 1914)               |                                              |                                |
| 6153                          | TOP = 18.44                                 | IN = 11.72 (12" SAN Fr. NORTH)              | OUT = 9.81 (12" SAN To 6153)               |                                              |                                |
| 6277                          | TOP = 19.55                                 | IN = 9.23 (12" SAN Fr. 6141)                | OUT = 8.41 (12" SAN To 6060)               |                                              |                                |
| 6279                          | TOP = 18.97                                 | IN = 7.20 (12" SAN Fr. 6360)                | OUT = 6.29 (12" SAN To 6279)               |                                              |                                |
| 6447                          | TOP = 20.47                                 | IN = 6.26 (12" SAN Fr. EAST)                | OUT = 5.90 (12" SAN To 6060)               |                                              |                                |
| 6484                          | TOP = 20.47                                 | FULL OF DIRT, APPEARS ABANDONED             | OUT = 5.90 (12" SAN To 6060)               |                                              |                                |
|                               | OUT = 8.70 (12" SAN To 6277) (PER RECORD)   |                                             |                                            |                                              |                                |
|                               | BLOCKED, NO INVERTS VISIBLE                 |                                             |                                            |                                              |                                |
| <b>STORM SEWER TABULATION</b> |                                             |                                             |                                            |                                              |                                |
| 1527                          | TOP = 19.49                                 | IN = 12.94 (15" RCP Fr. EAST) (PER RECORDS) | 2537                                       | TOP = 18.73                                  | OUT = 15.84 (15" RCP To SOUTH) |
|                               | OUT = 12.08 (15" RCP To 1567) (PER RECORDS) |                                             |                                            | FULL, NO INVERTS VISIBLE                     |                                |
| 1552                          | TOP = 19.55                                 | IN = 14.32 (15" RCP Fr. 1552)               | 2576                                       | TOP = 18.20                                  | OUT = 14.12 (15" RCP To 2620)  |
| 1567                          | TOP = 18.84                                 | IN = 14.32 (15" RCP Fr. 1552)               | 2620                                       | TOP = 18.95                                  | OUT = 13.64 (15" RCP Fr. 2576) |
| 1578                          | TOP = 18.72                                 | IN = 12.23 (15" RCP Fr. 1527)               |                                            | IN = 13.40 (15" RCP Fr. 2427)                |                                |
|                               | OUT = 11.94 (15" RCP To 1578)               |                                             |                                            | OUT = 13.46 (10" PVC Fr. 2548)               |                                |
|                               | TOP = 18.72                                 | IN = 13.40 (15" RCP Fr. 1374)               |                                            | OUT = 13.35 (15" RCP To WEST)                |                                |
|                               | IN = 10.69 (15" RCP Fr. 1567)               |                                             | 2625                                       | TOP = 18.94                                  | IN = 15.84 (15" RCP Fr. WEST)  |
|                               | OUT = 10.44 (15" RCP To 1644)               |                                             |                                            | OUT = 14.16 (15" RCP To NORTH)               |                                |
| 1644                          | TOP = 18.66                                 | IN = 8.88 (15" RCP Fr. 1578) (PER RECORDS)  | 2753                                       | TOP = 18.64                                  | FULL, NO INVERTS VISIBLE       |
|                               | IN = 6.07 (27" RCP Fr. 1746) (PER RECORDS)  |                                             |                                            | TOP = 18.63                                  |                                |
|                               | OUT = 6.07 (27" RCP To SOUTH) (PER RECORDS) |                                             | 2875                                       | TOP = 19.71                                  | FULL, NO INVERTS VISIBLE       |
| 1746                          | TOP = 17.19                                 | IN = 13.13 (15" RCP Fr. 1947)               | 2932                                       | TOP = 18.29                                  | OUT = 16.82 (6" PVC To NORTH)  |
|                               | IN = 8.63 (18" RCP Fr. 1915)                |                                             |                                            | OUT = 16.37 (6" PVC To NORTH)                |                                |
|                               | OUT = 6.89 (27" RCP To 1644)                |                                             | 3007                                       | TOP = 18.20                                  | OUT = 18.20 (15" RCP To 6485)  |
| 1915                          | TOP = 17.45                                 | IN = 10.33 (15" RCP Fr. 6062) (PER RECORDS) | 6040                                       | TOP = 18.24                                  | IN = 10.08 (18" RCP Fr. SOUTH) |
|                               | OUT = 10.35 (18" RCP To 1746) (PER RECORDS) |                                             |                                            | OUT = 9.96 (18" RCP To NORTH)                |                                |
| 1947                          | TOP = 17.20                                 | IN = 13.48 (15" RCP To 1746)                | 6062                                       | TOP = 17.70                                  | OUT = 15.84 (15" RCP To 1915)  |
| 1999                          | TOP = 18.29                                 | IN = 15.84 (15" RCP Fr. 1999)               |                                            | FULL, NO INVERTS VISIBLE                     |                                |
|                               | FULL, NO INVERTS VISIBLE                    |                                             | 6136                                       | TOP = 18.58                                  | IN = 6.41 (15" RCP Fr. WEST)   |
| 2215                          | TOP = 19.85                                 | OUT = 5.38 (15" RCP To NORTH)               |                                            | OUT = 5.38 (15" RCP To NORTH)                |                                |
| 2241                          | TOP = 19.92                                 | OUT = 5.38 (15" RCP To NORTH)               | 5195                                       | TOP = 19.28                                  | OUT = 11.03 (21" RCP To 6278)  |
|                               | IN = 16.38 (6" PVC Fr. 2215)                |                                             | 6278                                       | TOP = 19.04                                  | IN = 15.84 (15" RCP Fr. 6295)  |
|                               | OUT = 16.30 (6" PVC To 2242)                |                                             |                                            | IN = 15.84 (15" RCP Fr. 6195)                |                                |
| 2242                          | TOP = 20.09                                 | IN = 15.84 (6" PVC Fr. 2241)                |                                            | OUT = 5.77 (21" RCP Fr. 6277) (PER RECORDS)  |                                |
|                               | OUT = 5.64 (10" PVC To 2351)                |                                             |                                            | IN = 3.59 (7" 6" STM Fr. EAST) (PER RECORDS) |                                |
| 2312                          | TOP = 20.24                                 | IN = 16.68 (10" PVC Fr. 2326)               |                                            | OUT = 3.59 (7" 6" STM To WEST) (PER RECORDS) |                                |
|                               | IN = 16.68 (10" PVC Fr. NORTH)              |                                             | 6295                                       | TOP = 19.28                                  | OUT = 15.09 (15" RCP To 6278)  |
|                               | OUT = 16.62 (10" PVC To EAST)               |                                             |                                            | TOP = 20.04                                  |                                |
| 2326                          | TOP = 20.12                                 | OUT = 16.62 (10" PVC To 2312)               | 6462                                       | TOP = 20.04                                  | IN = 12.14 (12" IP Fr. EAST)   |
|                               | OUT = 16.62 (10" PVC To 2312)               |                                             |                                            | IN = 12.12 (12" IP Fr. WEST)                 |                                |
| 2335                          | TOP = 20.25                                 | IN = 16.45 (10" PVC Fr. NORTH)              |                                            | IN = 11.23 (15" RCP Fr. 6463)                |                                |
|                               | IN = 15.21 (10" PVC Fr. EAST)               |                                             | 6463                                       | TOP = 20.21                                  | IN = 12.25 (15" RCP Fr. EAST)  |
|                               | OUT = 15.12 (10" PVC To EAST)               |                                             |                                            | IN = 11.60 (18" RCP Fr. 6485)                |                                |
| 2351                          | TOP = 19.99                                 | IN = 15.21 (10" PVC Fr. 2242)               | 6473                                       | TOP = 20.76                                  | OUT = 11.53 (21" RCP To 6462)  |
|                               | OUT = 14.99 (10" PVC To 2335)               |                                             |                                            | IN = 18.41 (15" RCP Fr. NORTH)               |                                |
| 2427                          | TOP = 17.99                                 | OUT = 13.89 (15" RCP To 2620)               |                                            | OUT = 17.46 (15" RCP To 6485)                |                                |
| 2458                          | TOP = 18.43                                 | IN = 15.84 (10" PVC Fr. 2459)               | 6485                                       | TOP = 19.85                                  | IN = 16.36 (15" RCP Fr. 6507)  |
|                               | OUT = 13.87 (10" PVC Fr. 2620)              |                                             |                                            | IN = 16.23 (15" RCP Fr. 3373)                |                                |
| 2459                          | TOP = 18.07                                 | IN = 14.31 (10" PVC Fr. 2463)               | 6758                                       | TOP = 18.20                                  | OUT = 14.12 (18" RCP To 6463)  |
|                               | OUT = 14.31 (10" PVC To 2458)               |                                             |                                            | FULL, NO INVERTS VISIBLE                     |                                |
| 2463                          | TOP = 18.00                                 | IN = 14.86 (10" PVC To 2459)                | 6798                                       | TOP = 17.90                                  | FULL, NO INVERTS VISIBLE       |
|                               | OUT = 14.86 (10" PVC To 2459)               |                                             |                                            | FULL, NO INVERTS VISIBLE                     |                                |



### EASEMENT LEGEND

- (E1) EX. POTOMAC ELECTRIC POWER COMPANY EASEMENT  
INSTRUMENT NO. 07404, LIBER 13208, PG. 359
- (E2) EX. PEPCO EASEMENT  
INSTRUMENT NO. 2011086604
- (VE) EX. VEHICULAR EASEMENT  
INSTRUMENT NO. 2011086604
- (NB) EX. NO BUILD AREA  
INSTRUMENT NO. 2011086604

### AREA TABULATION

| LOT         | AREA         |
|-------------|--------------|
| A&T LOT 855 | 32,679 S.F.  |
| A&T LOT 856 | 12,244 S.F.  |
| A&T LOT 857 | 45,449 S.F.  |
| A&T LOT 858 | 12,244 S.F.  |
| A&T LOT 859 | 32,646 S.F.  |
| TOTAL AREA  | 134,962 S.F. |

### SURVEY NOTES

- THE SURVEYED PROPERTY DELINEATED HEREON IS LOCATED IN WASHINGTON, DISTRICT OF COLUMBIA AND IS KNOWN FOR ASSESSMENT AND TAXATION PURPOSES AS: LOTS 855, 856, 857, 858 AND 859 IN SQUARE 499 AND IS ZONED R-5-D.
- THE SURVEYED PROPERTY IS NOW IN THE NAME OF CAM MARINA VIEW LLC, AND RELATED MARINA VIEW, LLC, AS RECORDED IN INSTRUMENT NO. 2011052421 AMONG THE LAND RECORDS OF WASHINGTON, DC.
- BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF THE OFFICE OF THE SURVEYOR OF WASHINGTON, DC AND REFERENCED TO D.C. SURVEY NORTH OF WASHINGTON D.C. AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. ON MAY 25, 2014.
- THE SURVEYED PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITH. BOWMAN CONSULTING GROUP, LTD. WAS PROVIDED A COMMITMENT FOR TITLE INSURANCE FROM FIRST AMERICAN TITLE INSURANCE COMPANY, AND SCHEDULE BII IS ADDRESSED IN THE TITLE COMMITMENT REVIEW.
- THE SURVEYED PROPERTY SHOWN HEREON LIES IN ZONE X (UN-SHADED) OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) FOR DISTRICT OF COLUMBIA, WASHINGTON, D.C. MAP NUMBER 1100010019C, MAP REVISED SEPTEMBER 27, 2010.
- THE PLANIMETRIC FEATURES AS SHOWN HEREON WERE COMPILED FROM CONVENTIONAL SURVEY METHODS.
- THE LOCATION OF ALL VISIBLE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SURVEYED PROPERTY, WHICH HAS BEEN CAREFULLY ESTABLISHED BY THE CLASSIFICATION AND SPECIFICATIONS FOR CADASTRAL SURVEYS ARE CORRECTLY SHOWN.

- ALL EASEMENTS AND RIGHTS-OF-WAY APPARENT FROM A CAREFUL PHYSICAL INSPECTION OF THE SURVEYED PROPERTY, OR AS IDENTIFIED IN SCHEDULE BII OF THE COMMITMENT FOR TITLE ARE CORRECTLY SHOWN UNLESS OTHERWISE NOTED.
- THERE ARE NO VISIBLE ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR EASEMENTS, BY VISIBLE BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, NOR VISIBLE ENCROACHMENTS ON SAID PROPERTY BY VISIBLE STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES EXCEPT AS SHOWN.
- M STREET, S.W. 6TH STREET, S.W. AND K STREET, S.W. ARE MAINTAINED BY THE DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION.
- THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED DURING THE SURVEY OF THIS PROPERTY.
- THERE WAS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL DURING THE SURVEY OF THIS PROPERTY.
- THERE ARE TOTAL OF 170 PARKING SPACES OF WHICH 155 ARE REGULAR, 6 ARE MARKED AS HANDICAP SPACES AND 9 ARE FOR MOTORCYCLE SPACES.
- THE UNDERGROUND UTILITIES UTILITIES SHOWN HEREON ARE BASED UPON EVIDENCE OBSERVED DURING THE SURVEY OF THIS PROPERTY.





