

Tabulations



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The View at Waterfront | Washington DC

May 20, 2015

ZONING COMMISSION
District of Columbia
CASE NO.05-38B
EXHIBIT NO.24A5

UNITS AND AREA TABULATIONS						
Floor	Residential	Service	Amenities/ 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: 135,263 SF	Approved PUD ZONING (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 (none; but if provided 6'-0" min or 2" per foot of adjacent height or 14'-2" based on 85'-0" height)
REAR YARD	Approved	Proposed
	Open court in lieu of rear yard; 56' width	56'-8" provided (12'-0" min or 2.5" per foot of adjacent 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 +5 spaces for sharing= 569 spaces	277 res. Spaces + 8 retail spaces +5 spaces for sharing= 290 spaces (required 1 per 3 dwellings or 172 for residential plus 1 per 750 sf over 3000 sf of retail or 3 minimum for retail [175 total required])
Loading	Approved	Proposed
	3 berths @ 30' depth North loading areas @ 1,100 sf South loading area @ 600 sf	2 berths @30' depth plus North loading areas @ 200 sf South loading area @ 200 sf



LEED - NC Version 3.0 Project Checklist

	Yes	Likely	Less Likely	No	# Possible	
	•	•	•	•		Project Information Forms
	Required					Form 1 Minimum Program Requirements
	Required					Form 2 Project Summary Details
	Required					Form 3 Occupant and Usage Data
	Required					Form 4 Schedule and Overview Documents
	Y	L	LL	N	#	
	21	2	2	1	26	Sustainable Sites
	Y					Prereq Prerequisite SS 1 Construction Activity Pollution Prevention
	1				1	Credit SS 1 Site Selection
	5				5	Credit SS 2 Development Density & Community Connectivity
		1			1	Credit SS 3 Brownfield Redevelopment
	6				6	Credit SS 4.1 Alternative Transportation: Public Transportation
	1				1	Credit SS 4.2 Alternative Transportation: Bicycle Use
	3				3	Credit SS 4.3 Alternative Transportation: Low-Emitting and Fuel-Efficient Vehicles
	2				2	Credit SS 4.4 Alternative Transportation: Parking Capacity
		1			1	Credit SS 5.1 Site Development: Protect or Restore Habitat
	1				1	Credit SS 5.2 Site Development: Maximize Open Space
			1		1	Credit SS 6.1 Stormwater Design: Quantity Control
			1		1	Credit SS 6.2 Stormwater Design: Quality Control
	1				1	Credit 7.1 Heat Island Effect: Non-Roof
	1				1	Credit SS 7.2 Heat Island Effect: Roof
				1	1	Credit SS 8 Light Pollution Reduction
	Y	L	LL	N	#	
	5	2	0	3	10	Water Efficiency
	Y					Prereq Prerequisite WE 1 Water Use Reduction
	2	2			4	Credit WE 1 Water Efficient Landscaping: Reduce by 50%, 100%
				2	2	Credit WE 2 Innovative Wastewater Technologies
	3			1	4	Credit WE 3 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 Fundamental Commissioning
Y				Prereq	Prerequisite EA 2 Minimum Energy Performance
Y				Prereq	Prerequisite EA 3 Fundamental Refrigerant Management
3			16	19	Credit EA 1 Optimize Energy Performance
			7	7	Credit EA 2 On-Site Renewable Energy
			2	2	Credit EA 3 Enhanced Commissioning
	2			2	Credit EA 4 Enhanced Refrigerant Management
1			2	3	Credit EA 5 Measurement & Verification
2				2	Credit EA 6 Green Power
Y	L	LL	N	#	
6	0	0	8	14	
Materials & Resources					
Y				Prereq	Prerequisite MR 1 Storage & Collection of Recyclables 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 Building Reuse: 55%, 75%, 95% of Walls, Floors & Roof
			1	1	Credit MR 1.2 Building Reuse: 50% of Interior Non-Str. Elements
2				2	Credit MR 2 Construction Waste Management: Divert 50%, 75%
			2	2	Credit MR 3 Materials Reuse: 5%, 10%
2				2	Credit MR 4 Recycled Content: 10%, 20% (post + ½ pre-consumer)
2				2	Credit MR 5 Regional Material: 10%, 20% Extracted, Processed & Manufactured
			1	1	Credit MR 6 Rapidly Renewable Materials: 2.5 %
			1	1	Credit MR 7 Certified Wood
Y	L	LL	N	#	
7	1	2	5	15	
Indoor Environmental Quality					
Y				Prereq	Prerequisite EQ 1 Minimum IAQ Performance
Y				Prereq	Prerequisite EQ 2 Environmental Tobacco Smoke (ETS) Control
			1	1	Credit EQ 1 Outdoor Air Delivery Monitoring
			1	1	Credit EQ 2 Increased Ventilation

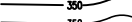
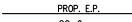
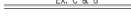
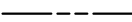
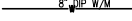
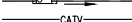
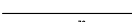
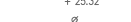
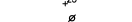
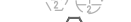
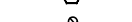
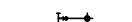
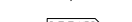
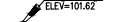
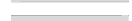
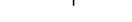
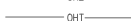
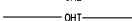
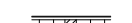
(continued from EQ 2)

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



EXISTING	LEGEND 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 RECOMMENDED/REQUIRED	
	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 RAMP 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	

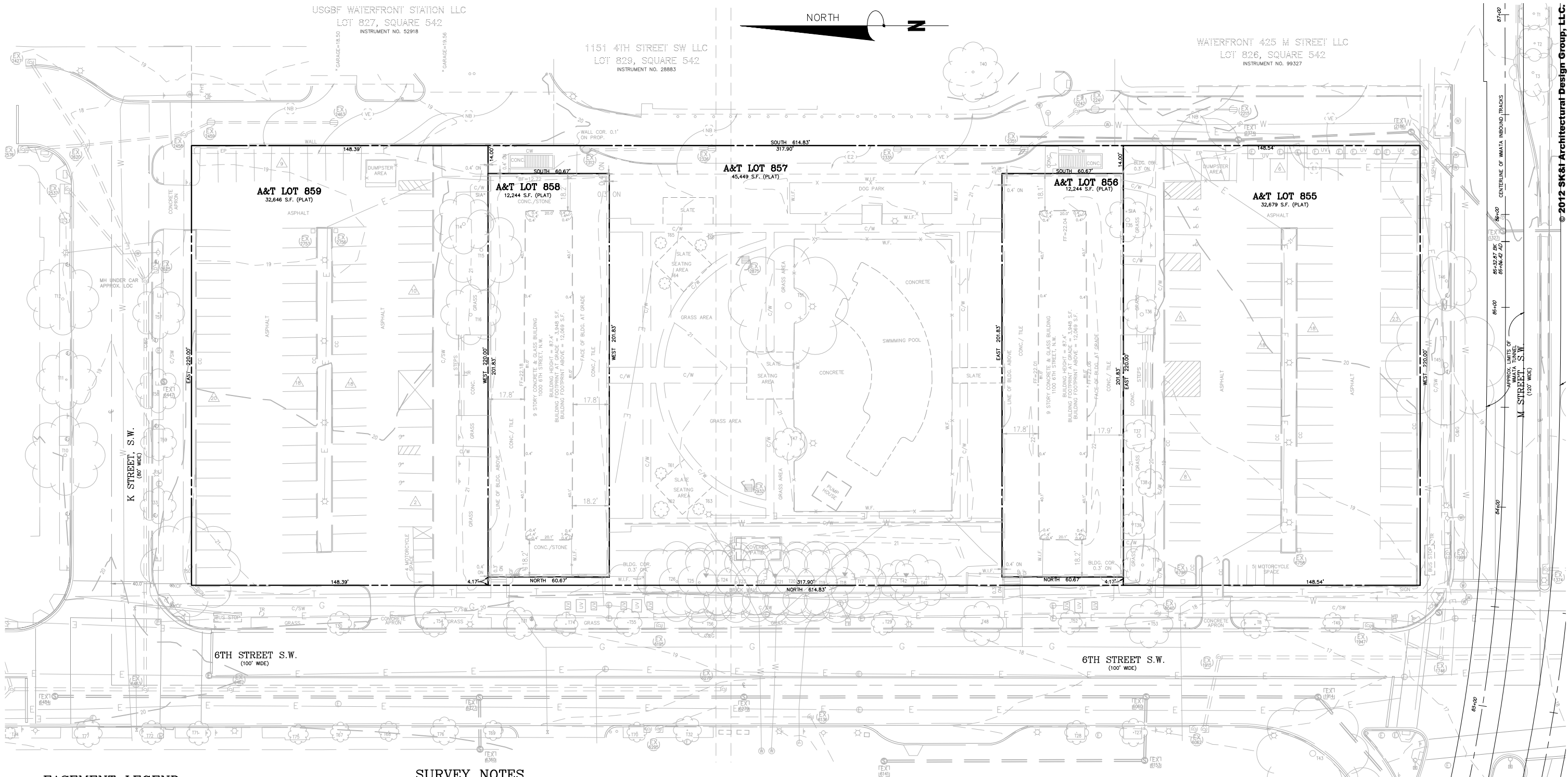
ABBREVIATIONS

A	AREA OF ARC	HP	HIGH POINT	UG	UNDERGROUND
ASHTO	AMERICAN ASSOCIATION OF STATE HWY & TRANS OFFICIALS	HR	HAND RAIL	USE	UNDERGROUND ELECTRIC
AC	ACRE	HT	HEIGHT	UGT	UNDERGROUND TELEPHONE
ADJ	ADJACENT	HW	HEADWATER	UGC	UNDERGROUND CABLE
AGGR	AGGREGATE	I	RAINFALL INTENSITY	UD	UNDERDRAIN
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	ID	INSIDE DIAMETER OR IDENTIFICATION	UL	UPPER LEVEL
APPROX	APPROXIMATE	IN	INCH	USGS	US GEOLOGICAL SURVEY
ARCH	ARCHITECTURAL	INV	INVERT	V OR VOL	VOLUME
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	IP	IRON PIPE	V OR VEL	VELOCITY
AWWA	AMERICAN WATER WORKS ASSOCIATION	IPF	IRON PIPE FIT	VA	VIRGINIA
B	BREADTH	IPS	IRON PIPE SET	VAN	HANDICAPPED VAN PARKING SPACE
BC	BACK OF CURB	JB	JUNCTION BOX	VB	VERTICAL BEND
BF	BASEMENT FLOOR	JNT	JOINT	VC	VERTICAL CURVE
BLDG	BUILDING	K	SIGHT DISTANCE COEFFICIENT	VDOT	VA DEPT. OF TRANSPORTATION
BM	BENCHMARK	Ke	CULVERT ENTRANCE LOSS COEFFICIENT	VF	VERTICAL FOOT
BOV	BLOW OFF VALVE	L	LENGTH	W	WEIGHT OR WIDTH
BPP	BEST MANAGEMENT PRACTICES (WATER QUALITY)	LAT	LATERAL	WBL	WEST BOUND LANE
BRG	BEARING	LCG	LIMITS OF CLEARING & GRADING	WL	WATER LINE
BRL	BUILDING RESTRICTION LINE	LF	LINEAR FEET	WM	WATER METER
BVCE	BEGINNING VERTICAL CURVE ELEVATION	LL	LOWER LEVEL	W/M OR WM	WATER MAIN
BVCS	BEGINNING VERTICAL CURVE STATION	LGS	LINE OF SIGHT	WOIA	WATER QUALITY IMPACT ASSESSMENT
BW	BOTTOM OF WALL	LS	LOADING SPACE	WV	WATER VALVE
C	CENTER CORRECTION ON VERTICAL CURVE	LT	LEFT	XING	CROSSING
C	CURB COEFFICIENT	M	MONUMENT FOUND	XF	TRANSFORMER
CATV	CABLE TELEVISION	MA	MAXIMUM	YI	YARD INLET
C&G	CURB AND GUTTER	MECH	MECHANICAL	YR	YEAR
CB	CATCH BASIN	MH	MANHOLE	Z	SIDE SLOPES
CBR	CALIFORNIA BEARING RATIO	MI	MILE		
CC	CENTER TO CENTER	MIN	MINIMUM		
CF	CUBIC FEET	MISC	MISCELLANEOUS		
CFS	CUBIC FEET PER SECOND	MPH	MILES PER HOUR		
CQ(R)	CURB AND GUTTER (REVERSE SLOPE)	MS	MEDIAN STRIP		
CH	CHORD	MSL	MEAN SEA LEVEL		
CHBRG	CHORD BEARING	N/A	NOT APPLICABLE		
CIP	CAST IRON PIPE	NBL	NORTH BOUND LANE		
CL	CENTERLINE OR CLASS	N/F	NOW OR FORMERLY		
C/L	CENTERLINE	NFA	NET FLOOR AREA		
CLR	CLEAR	NO. OR #	NUMBER		
CM	CUBIC METERS	OC	ON CENTER		
CMP	CORRUGATED METAL PIPE	OBJ	OBJECT		
CMS	CUBIC METERS PER SECOND	OD	OUTSIDE DIAMETER		
CN	RUNOFF CURVE NUMBER	OH	OVERHANG		
CONT	CONTINUOUS	O/H	OVERHEAD		
CO	CLEAN OUT	OHC	OVERHEAD CABLE		
CONC	CONCRETE	OHE	OVERHEAD ELECTRIC		
CS	CURB STOP	OHT	OVERHEAD TELEPHONE		
CT	COURT	P	PERMETER		
CTR	CENTERLINE	P&P	PLAN AND PROFILE		
CY	CUBIC YARD	PC	POINT OF CURVATURE		
D	DEPTH	PCC	POINT OF COMPOUND CURVE		
DA	DRAINAGE AREA	PTC	POINT OF CURVATURE TOP OF CURB		
DB	DEED BOOK	PCR	POINT OF CURVE EDGE OF PAVEMENT		
DC	DISTRICT OF COLUMBIA	PFM	PUBLIC FACILITIES MANUAL		
DEQ	VA. DEPARTMENT OF ENVIRONMENTAL QUALITY	PG	PAGE		
DET	DETAIL	PGL	POINT OF GRADE LINE		
DIA	DIAMETER	PI	POINT OF INTERSECTION		
DI	DUCTILE IRON PIPE	PL	PROPERTY LINE		
DI	DROP INLET	P	PROPERTY LINE		
DIST	DISTANCE	PRC	POINT OF REVERSE CURVE		
DL	DOMESTIC LINE	PRELIM	PRELIMINARY		
DM	DROP MANHOLE	PROP	PROPOSED		
DOM	DOMESTIC	PRV	PRESSURE REDUCING VALVE		
DR	DRIVE	PT	POINT OF TANGENCY		
DRN	DRAINAGE AREA	PVC	POINT OF VERTICAL CURVE		
DS	DOWN SPOUT	PVI	POINT OF VERTICAL INTERSECTION		
DU	DWELLING UNITS	PMT	PAVEMENT		
DWG	DRAWING	PVRC	POINT OF VERTICAL REVERSE CURVE		
D/W	DELT	PVT	POINT OF VERTICAL TANGENT		
E	EACH	Q (chs)	AMOUNT OF RUNOFF (FLOW RATE)		
EA	EAST BOUND LANE	R	RADIUS		
EBL	EROSION CONTROL	R	REINFORCED CONCRETE PIPE		
EC	EDGE OF GUTTER	RDR	REDUCER		
EGL	ENERGY GRADIENT LINE	RD	ROAD OR ROOF DRAIN		
EL	ELEVATION	REINF	REINFORCED		
ELEC	ELECTRIC	REQD	REQUIRED		
ELEV	ELEVATION	RET	RETAINING		
ENGR	ENGINEER	REV	REVISION		
ENT	ENTRANCE	RGP	ROUGH GRADING PLAN		
EDGE	EDGE OF PAVEMENT	RMA	RESOURCE MANAGEMENT AREA		
EQUIP	EQUIPMENT	ROM	REMOTE OUTSIDE MONITOR		
ES	END SECTION	RPA	RESOURCE PROTECTION AREA		
ESMT	EASEMENT	RR	RAILROAD		
ETD	EXISTING TO BE DEMOLISHED	RT	RIGHT		
ETR	EXISTING TO REMAIN	ROUTE	ROUTE		
ETRL	EXISTING TO BE RELOCATED	R/W	RIGHT OF WAY		
ETRP	EXISTING TO BE REPLACED	S	SPEED OR SLOPE		
EVCE	ENDING VERTICAL CURVE ELEVATION	SAN	SANITARY		
EVCS	ENDING VERTICAL CURVE STATION	SBL	SOUTH BOUND LANE		
EW	END WALL	SOH	SCHEDULE		
EX	EXISTING	SD	SIGHT DISTANCE		
ECC	ENVIRONMENTAL QUALITY CORRIDOR	SEC	SECTION		
F	FIRE LINE	SECT	SECTION		
FAR	FLOOR AREA RATIO	SEW	SEWER		
FC	FACE OF CURB	SF	SQUARE FEET		
FCPA	FAIRFAX COUNTY PARK AUTHORITY	SH	SHOULDER		
FCWA	FAIRFAX COUNTY WATER AUTHORITY	SP	SPACE OR SITE PLAN		
FD	FLOOR DRAIN	SPEC	SPECIFICATIONS		
FF	FIRST FLOOR	STA	STATION		
FG	FINISH GRADE	STD	STANDARD		
FH	FIRE HYDRANT	STK	STACK		
FL	FLOW LINE	STM	STORM		
FND	FOUNDATION	STR	STRUCTURE		
FOY	FOYER	SVC	SERVICE		
FP	FLOOD PLAN	S/W	SIDEWALK		
FPS	FEET PER SECOND	SWM	STORM WATER MANAGEMENT		
FS	FIRE SERVICE OR FACTOR OF SAFETY	Sx	CROSS SLOPE		
FT	FOOT / FEET	SY	SQUARE YARD		
G	GAS	T	TANGENT		
GAR	GARAGE	TB	TOP OF BANK OR TEST BORING		
OFA	GROSS FLOOR AREA	TBR	TO BE REMOVED		
GR	GUARD RAIL OR GRATE INLET	TC	TOP OF CURB		
H	HEAD	Tc	TIME OF CONCENTRATION		
HC	HANDICAP	TEL	TELEPHONE		
HB	HORIZONTAL BEND	TEMP	TEMPORARY		
HGL	HYDRAULIC GRADE LINE	TH	TEST HOLE		
HORZ	HORIZONTAL	TH	TEST PIT OR TREE PROTECTION		
		TH	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 INST



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.



