

**VIEW FROM NORTHWEST** 

### Block 6

Floor	Stories	Parking**	Retail	Residential SF	Spaces**	Gross SF.
G1-G2	2	16,115			44	
1st***	1	3,272	8,828	3,247		15,347
2nd-7th	6			13,697		13,697
TOTAL	7	35,502	8,828	85,429	88	97,529

\* Note: area at ground level includes loading and service.

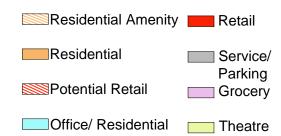
\*\*Note: Final count TBD by final design.

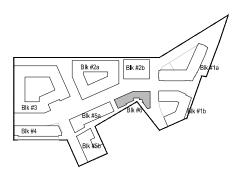
\*\*\*Note: Parking at 1st floor will count towards FAR



VIEW FROM SOUTHEAST

## Legend



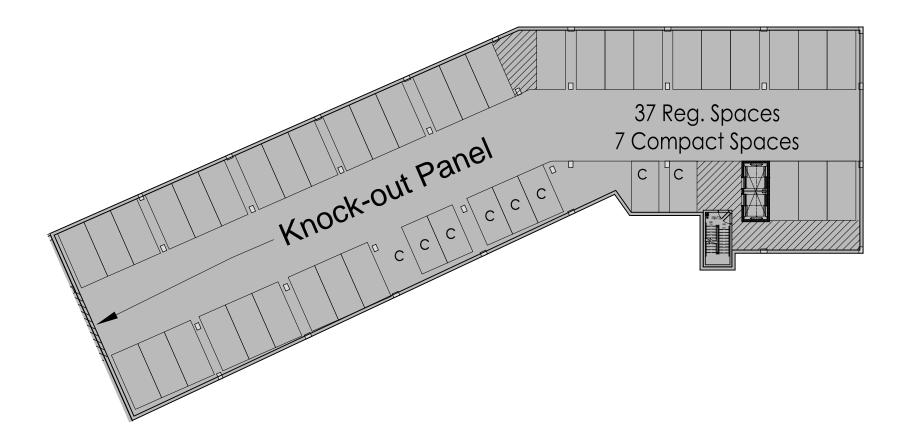


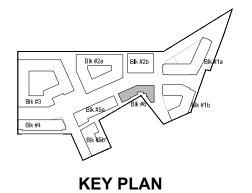
**KEY PLAN** 

 $MRP \mid REALTY$ 

680 Rhode Island Ave. | Washington, DC

April 29, 2016 6.001



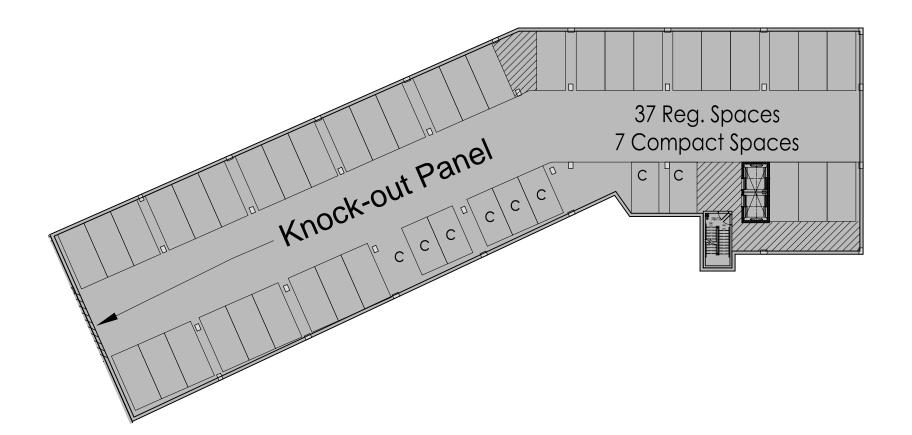


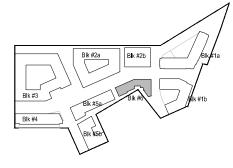
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April 29, 2016 **[6.101** 

Block 6 G2 Floor Plan

 $MRP \mid REALTY$ 



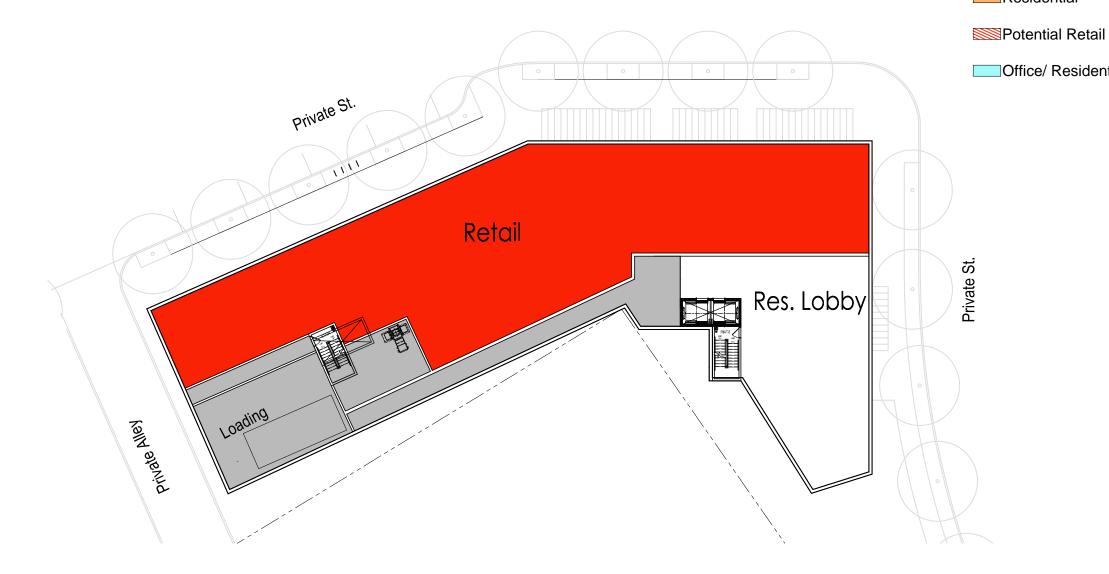


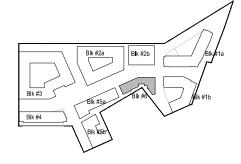
 $MRP \mid REALTY$ 

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April 29, 2016 [6.102]

Block 6 G1 Floor Plan





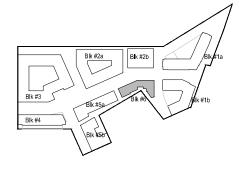
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April 29, 2016 [6.103]

Block 6 1st Floor Plan

1:30



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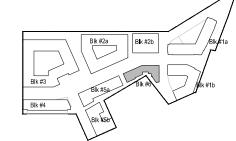
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April 29, 2016 [6.104]

Block 6 2nd Floor Plan

1:30





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SK+I

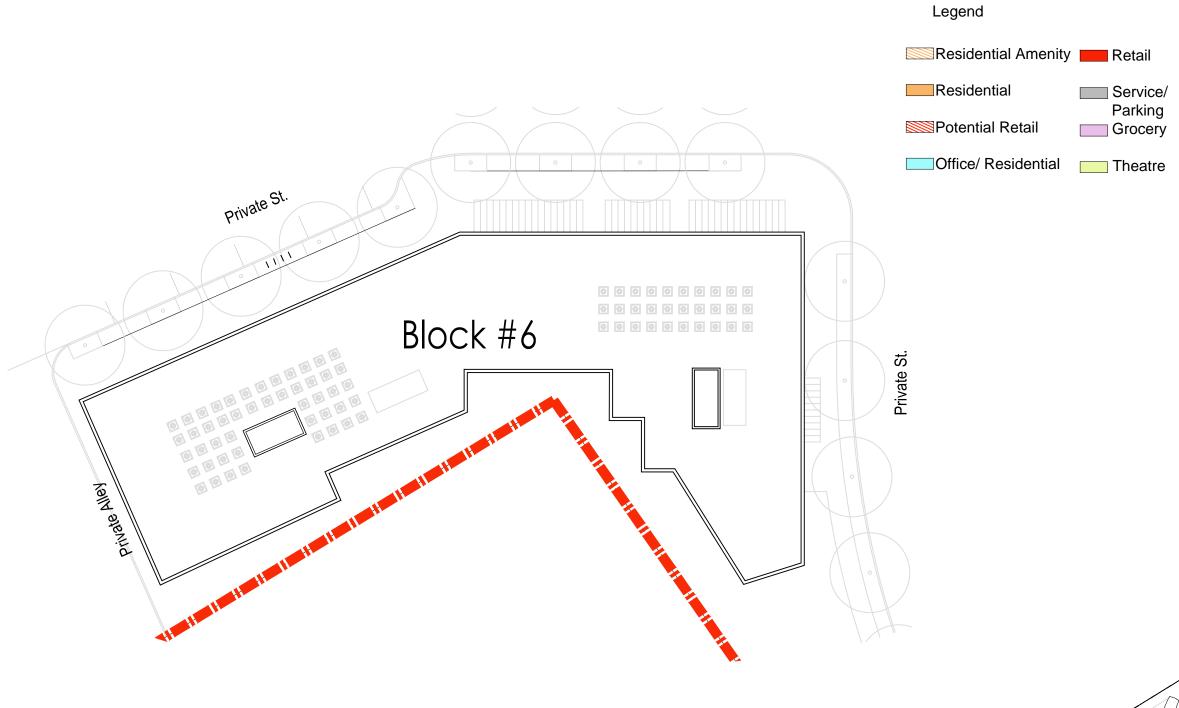
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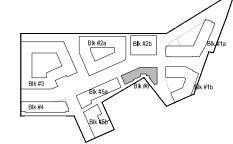
April 29, 2016 [6.105]

Block 6 3rd-7th Floor Plan

1:30





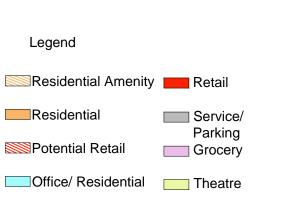


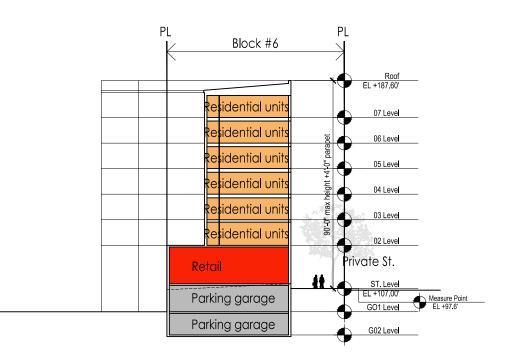
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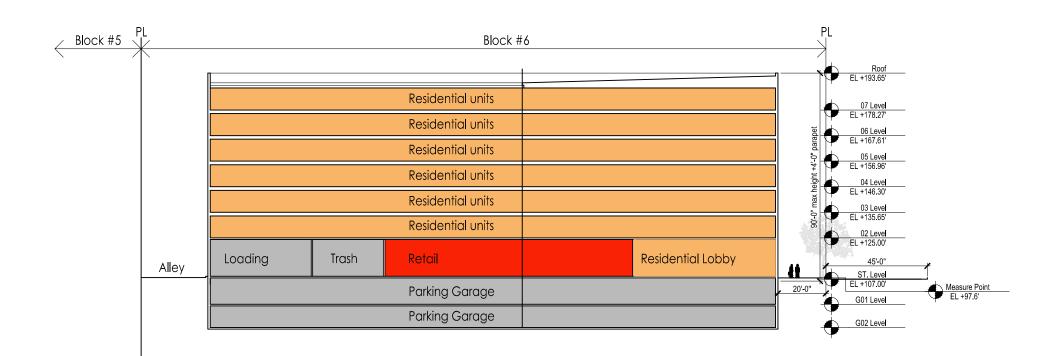
Block 6 RoofPlan

April 29, 2016 **[**6.106



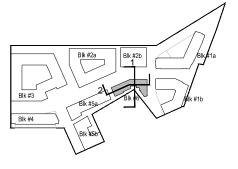


# Section 1



Section 2

Note: In order to create more viable and marketable retail shells the applicant request flexibility for the height of retail floors, while residential floors will remain the same. The maximum height of the building will not exceed 90 feet."



**KEY PLAN** 

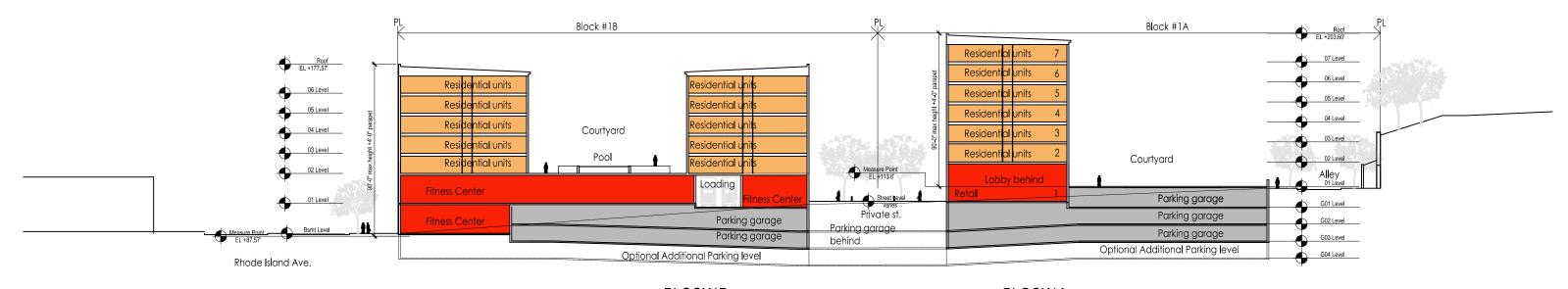
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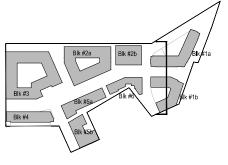
April 29, 2016 **6.301** 

SK+I

Block 6 Section



BLOCK1B BLOCK1A



Note: In order to create more viable and marketable retail shells the applicant request flexibility for the height of retail floors, while residential floors will remain the same. The maximum height of the building will not exceed 90 feet."

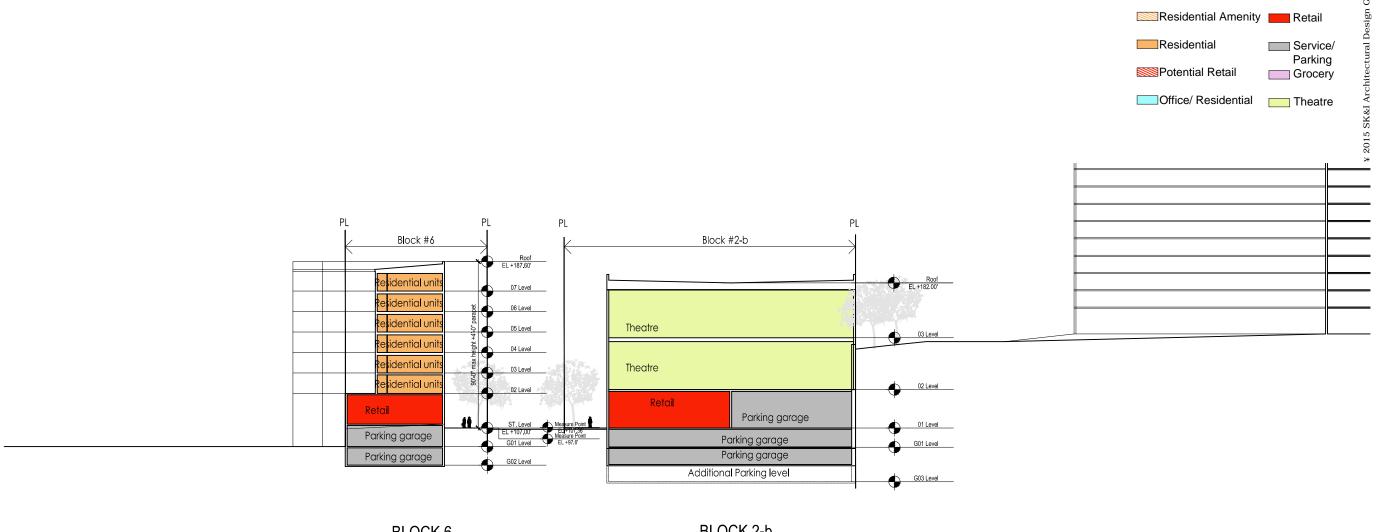
**KEY PLAN** 

MRP | REALTY

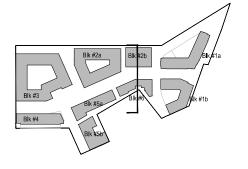
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April 29, 2016 **| 7.101** 

Site Section Blocks 1A and 1B



BLOCK 2-b BLOCK 6



Legend

Note: In order to create more viable and marketable retail shells the applicant request flexibility for the height of retail floors, while residential floors will remain the same. The maximum height of the building will not exceed 90 feet."

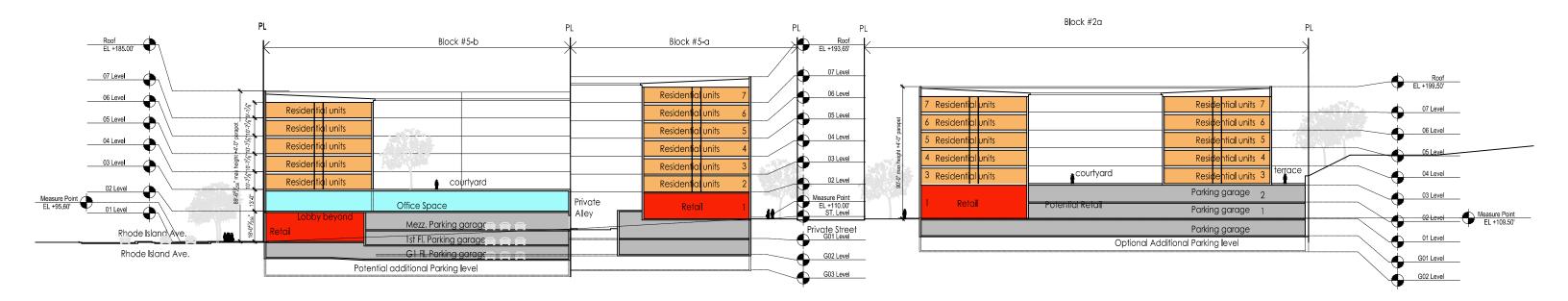
**KEY PLAN** 

 $MRP \mid REALTY$ 

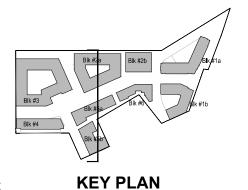
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April 29, 2016 17.102

Site Section Blocks 2 and 6



BLOCK 2-a BLOCK 5



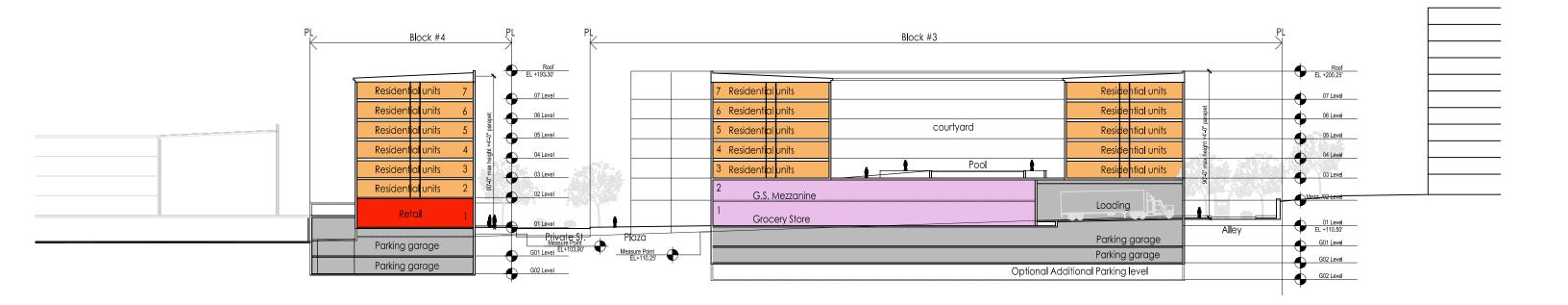
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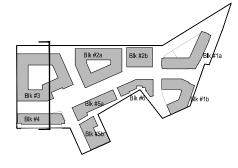
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Site Section Blocks 2 and 5



BLOCK 4 BLOCK 3



Note: In order to create more viable and marketable retail shells the applicant request flexibility for the height of retail floors, while residential floors will remain the same. The maximum height of the building will not exceed 90 feet."

**KEY PLAN** 

**MRP** | REALTY

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Site Section Blocks 3 and 4

	LEGEND		1	ABBREVIATIONS				
EXISTING	<u>LEGEND</u> DESCRIPTION	PROPOSED	A	ABBREVIATIONS  AREA OF ARC				
			AASHTD	AMERICAN ASSOCIATION OF STATE HWY & TRANSP OFFICIALS	HP HR	HIGH POINT HAND RAIL	UGE I	JNDERGROUND JNDERGROUND ELECTRIC
350	INDEX CONTOUR -	350	AC ADJ	ACRE ADJACENT	HT H <b>W</b>	HEIGHT HEADWATER	UGC I	JNDERGROUND TELEPHONE JNDERGROUND CABLE
352 EX. E.P.	INTERMEDIATE CONTOUR     EDGE OF PAVEMENT	352————————————————————————————————————	AGGR AHD	AGGREGATE AHEAD AMERICAN NATIONAL STANDARDS INSTITUTE	I ID	RAINFALL INTENSITY INSIDE DIAMETER OR IDENTIFICATION	UL	UNDERDRAIN UPPER LEVEL
EX. C & G	CURB AND GUTTER :	CG-6	ANSI APPROX ARCH	APPROXIMATE ARCHITECTURAL	IE IN	INVERT ELEVATION INCH	UP USGS	UTILITY POLE US GEOLOGICAL SURVEY
	TRANSITION FROM CG-6R TO CG-6	CG-6R CG-6	ASPH ASTM	ASPHALT AMERICAN SOCIETY FOR TESTING AND MATERIALS	INV	INVERT IRON PIPE	V OR VO V OR VE	
	PROPOSED HEADER CURB  PROPERTY LINE		AWWA	AMERICAN WATER WORKS ASSOCIATION	IPF IPS	IRON PIPE FOUND IRON PIPE SET	VA VAN	VIRGINIA HANDICAPPED VAN PARKING SPA
	DEPARTING PROPERTY LINE		B BC	BREADTH BACK OF CURB	JB JNT	JUNCTION BOX JOINT	VB VC	VERTICAL BEND VERTICAL CURVE
	- LOT LINE -		BF BLDG BM	BASEMENT FLOOR BUILDING	K	SIGHT DISTANCE COEFFICIENT	VDOT	VA DEPT OF TRANSPORTATION VERTICAL FOOT
	<ul> <li>RIGHT-OF-WAY</li> <li>CENTERLINE</li> </ul>		BMP BOV	BENCHMARK BEST MANAGEMENT PRACTICES (WATER QUALITY) BLOW OFF VALVE	Ke	CULVERT ENTRANCE LOSS COEFFICIENT LENGTH	W	WEIGHT OR WIDTH
	- FLOOD PLAIN		BRG BRL BVCE	BEARING	LAT LCG	LATERAL LIMITS OF CLEARING & GRADING	WBL WL	WEST BOUND LANE WATER LINE
	CLEARING AND GRADING TREE LINE		BVCS	BUILDING RESTRICTION LINE BEGINNING VERTICAL CURVE ELEVATION BEGINNING VERTICAL CURVE STATION	LF LL	LINEAR FEET LOWER LEVEL		WATER METER WM WATER MAIN
	FLOW LINE OF SWALE	~~ ~~	BW c,e	BOTTOM OF WALL CENTER CORRECTION ON VERTICAL CURVE	LOS LP	LINE OF SIGHT LOW POINT	WQIA WV	WATER QUALITY IMPACT ASSESS WATER VALVE
	- STREAM		C CATV	RUNOFF COEFFICIENT CABLE TELEVISION	LS LT	LOADING SPACE	XING XF	CROSSING TRANSFORMER
x	OVERLAND RELIEF PATHWAY - FENCE LINE -	~_	C&G CB	CURB AND GUTTER CATCH BASIN	M MAX	MONUMENT FOUND MAXIMUM	ΥI	YARD INLET
	- EASEMENT		CBR CC	CALIFORNIA BEARING RATIO CENTER TO CENTER	MECH MH	MECHANICAL	YR	YEAR
EX 8" W/M	- WATER LINE -	8* DIP W/M	CF CFS	CUBIC FEET CUBIC FEET PER SECOND	MI	MANHOLE MILE	Z	SIDE SLOPES
	- WATER VALVE		CG(R) CH	CURB AND GUTTER (REVERSE SLOPE) CHORD	MIN	MINIMUM MISCELLANEOUS		
EX 8° SAN	- REDUCER -		CHBRG	CHORD BEARING CAST IRON PIPE	MPH	MILES PER HOUR MEDIAN STRIP		
EX 18* RCP	SANITARY SEWER • STORM SEWER •	18" RCP	CL & C/L	CENTERLINE OR CLASS CENTERLINE	MSL NA OR	MEAN SEA LEVEL N/A NOT APPLICABLE		
	CABLE TV -	CATV	C/L CLR	CENTERLINE CLEAR	NBL N/F	NORTH BOUND LANE NOW OR FORMERLY		
	- ELECTRIC SERVICE		CM CMP	CUBIC METERS CORRUGATED METAL PIPE	NFA NO. OR	NET FLOOR AREA # NUMBER		
	TELEPHONE SERVICE     GAS LINE		CMS CN	CUBIC METERS PER SECOND RUNOFF CURVE NUMBER	OC OBJ	ON CENTER OBJECT		
+ 25.32	SPOT ELEVATION		CONT	CONTINUOUS CLEAN OUT	OD OH	OUTSIDE DIAMETER		
ø	UTILITY POLE	ø	CONC	CONCRETE CURB STOP	O/H OHC	OVERHANG OVERHEAD OVERHEAD CABLE		
<del>**</del> →	SIGN	***	CT CTR	COURT CENTERLINE	OHE OHT	OVERHEAD ELECTRIC OVERHEAD TELEPHONE		
	SANITARY SEWER IDENTIFIER	<b>⊘</b> ⊞	CY D	CUBIC YARD DEPTH	Р	PERIMETER		
(£)	STORM DRAIN IDENTIFIER	② ⊕	DA DB	DRAINAGE AREA DEED BOOK	P&P PC	PLAN AND PROFILE POINT OF CURVATURE		
(W)	EASEMENT IDENTIFIER	Ѿ	DC	DISTRICT OF COLUMBIA VA. DEPARTMENT OF ENVIRONMENTAL QUALITY	PCC PCTC	POINT OF COMPOUND CURVE POINT OF CURVATURE TOP OF CURB		
	WATER METER	0	DEQ	DETAIL DIAMETER	PCEP PFM	POINT OF CURVE EDGE OF PAVEMENT PUBLIC FACILITIES MANUAL	Г	
<u></u> -⊷	FIRE HYDRANT	I**	DIA DIP DI	DUCTILE IRON PIPE DROP INLET	PG PGL	PAGE POINT OF GRADE LINE		
	PARKING INDICATOR DICATES THE NUMBER OF TYPICAL PARKING SPACES	<b>\$</b>	DIST	DISTANCE DOMESTIC LINE	PI PL	POINT OF INTERSECTION PROPERTY LINE		
IN	DICATES THE NUMBER OF TYPICAL PARKING SPACES	₩	DM	DROP MANHOLE	P PRC	PROPERTY LINE POINT OF REVERSE CURVE		
○	STREET LIGHT	<b>*</b>	DOM DR DRN	DOMESTIC DRIVE DRAINAGE AREA	PRELIM PROP	PRELIMINARY PROPOSED		
	VEHICLES PER DAY	255 VPD>	DS DU	DOWN SPOUT DWELLING UNITS	PRV PT	PRESSURE REDUCING VALVE POINT OF TANGENCY		
	(TRAFFIC COUNT)		DWG	DRAWING DRIVEWAY	PVC	POINT OF VERTICAL CURVE POINT OF VERTICAL INTERSECTION		
	TEST PIT LOCATION RECOMMENDED/REQUIRED	•	D/W △	DELTA	PVMT PVRC	PAVEMENT POINT OF VERTICAL REVERSE CURVE		
	CRITICAL SLOPE SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK	*	E EA	RATE OF SUPER ELEVATION EACH	PVT	POINT OF VERTICAL TANGENT AMOUNT OF RUNOFF (FLOW RATE)		
		^	EBL EC	EAST BOUND LANE EROSION CONTROL	R RCP	RADIUS REINFORCED CONCRETE PIPE		
	HANDICAP RAMP (CG-12) DENOTES LOCATION OF STD VDOT CG-12 AND/OR JURISDICTIONAL STANDARD RAMP CONSTRUCTION		EGL EGL	EDGE OF GUTTER ENERGY GRADIENT LINE	RDCR RD	ROAD OR ROOF DRAIN		
	STANDARD RAMP CONSTRUCTION		ELEC ELEC	ELEVATION ELECTRIC	REINF REQD	REINFORCED REQUIRED		
	DENOTES CLEAR SIGHT TRIANGLE		ELEV ENGR	ELEVATION ENGINEER	RET REV	RETAINING REVISION		
	DENOTES CEENT SIGHT INTROCE		ENT EP EQUIP	ENTRANCE EDGE OF PAVEMENT EQUIPMENT	RGP RMA	ROUGH GRADING PLAN RESOURCE MANAGEMENT AREA		
∰" · {+} 15" OAK	TREE	<b>⊘</b> (·) <b>Ø</b>	ES ESMT	END SECTION	ROM RPA	REMOTE OUTSIDE MONITOR RESOURCE PROTECTION AREA		
		DN St TDV St	ETD	EXISTING TO BE DEMOLISHED	RR RT	RAILROAD RIGHT		
	BENCHMARK	ELEV=101.62	ETR ETRL ETRP	EXISTING TO REMAIN EXISTING TO BE RELOCATED EXISTING TO BE REPLACED	RTE R/W	ROUTE RIGHT OF WAY		
		2	EVCE EVCS	ENDING VERTICAL CURVE ELEVATION	SAN	SPEED OR SLOPE SANITARY		
	ASPHALT TRAIL		EW	ENDING VERTICAL CURVE STATION END WALL EXISTING	SBL SCH	SOUTH BOUND LANE SCHEDULE		
	CONCRETE SIDEWALK		EQC	ENVIRONMENTAL QUALITY CORRIDOR	SD SEC	SIGHT DISTANCE SECTION		
n II		u II	FAR	FIRE LINE FLOOR AREA RATIO	SECT SEW	SECTION SEWER		
Ш/\\	END WALLS	Ш //\	FC FCPA	FACE OF CURB FAIRFAX COUNTY PARK AUTHORITY	SF SH	SQUARE FEET SHOULDER		
			FCWA FD	FAIRFAX COUNTY WATER AUTHORITY FLOOR DRAIN	SP SPEC	SPACE OR SITE PLAN SPECIFICATIONS		
	END SECTIONS		FF FG	FIRST FLOOR FINISH GRADE FIRE HYDRANT	STA	STATION STANDARD		
	STOP SIGN	-	FH FL	FLOW LINE	STK STM	STACK STORM		
	STREET SIGN	<u> </u>	FND FOY	FOUNDATION FOYER	STR SVC	STRUCTURE SERVICE		
Υ_		-▼-	FP FPS	FLOOD PLAIN FEET PER SECOND FIRE SERVICE OR FACTOR OF CAFETY	S/W SWM	SIDEWALK STORM WATER MANAGEMENT		
	OVERHEAD ELECTRIC	OHE	FS FT	FIRE SERVICE OR FACTOR OF SAFETY FOOT / FEET	Sx SY	CROSS SLOPE SQUARE YARD		
OHT	- OVERHEAD TELEPHONE	OHT	G GAR	GAS GARAGE	T TB	TANGENT TOP OF BANK OR TEST BORING		
〒1〒1〒	HANDICAP PARKING	TIBIT	GFA GR	GROSS FLOOR AREA GUARD RAIL OR GRATE INLET	TBR TC	TO BE REMOVED TOP OF CURB		
&	SPACE (VAN)		H HC	HEAD HANDICAP	Tc TEL	TIME OF CONCENTRATION TELEPHONE		
224	RIP RAP	<b>19</b> 45.	HB HGL	HORIZONTAL BEND HYDRAULIC GRADE LINE	TEMP TH	TEMPORARY TEST HOLE		
08/202	NE NAP	OB COPY	HORZ	HORIZONTAL	TP TW	TEST PIT OR TREE PROTECTION	NOTES: . THIS IS A	STANDARD SHEET, THEREFORE SOME
7F 7F 7F	EX. WETLANDS				TYP	TYPICAL		TIONS MAY APPEAR ON THIS SHEET A SED ON THE PROJECT.

DC WATER NOTES

B) DEPARTMENT OF WATER SERVICES AT 202-61-2-3400 OR 3460 AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF WATER SERVICES AT 202-61-3400 OR 3460 AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF SWERE SERVICES AT 202-264-3824 OR 3829 AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF SERVER UTILITY CONSTRUCTION.

2. STANDARDS: ALL CONSTRUCTION, MATERIALS, AND APPURTENANCES SHALL COMPLY WITH THE LATEST EDITIONS OF THE DC WATER PROJECT DESIGN MANUAL, STANDARD DETAILS & DESIGN CAIDELINES. AND SPECIFICATIONS.

3. 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 DO WATER CONTRACTION INSPECTION SCIENCIA AT 202-7874-4024 AT LEAST 90 DAYS PRIOR TO CONSTRUCTION TO ALLOW ADEQUATE TIME TO INITIATE STANDARD LEAD SERVICE REPLACEMENT PROTOCOL. LATERAL REPLACEMENT INCLUDES THE PULL LENGTH OF PIPE IN PUBLIC SPACE.

4. 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 GRIANED A PUBLIC SPACE PERMIT HE/SHE MUST THEN CONTACT DO 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.

5. 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 NETER IN PUBLIC SPACE, AND INSPECTION OF WORK PERFORMED ON THE PUBLIC

6. MISS UTILITY: CONTACT MISS UTILITY AT 800-257-7777 48 HOURS BEFORE ANY DIGGING.

7. 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.

8. ABANDONMENT: THE DWINER MUST PHYSICALLY DISCONNECT EXISTING WATER, SEWER, AND STORM LATERALS THAT ARE TO BE ABANDONED AT THEIR CONNECTION TO THE PUBLIC MAIN

9. 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.

10. PRESSURE TESTING AGAINST VALVES: PRESSURE TESTING AGAINST VALVES WILL NOT BE ALLOWED.

11, 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.

12. CROSS CONTAMINATION CONTROL: ASSE 1048 CERTIFIED BACKFLOW PREVENTION ASSEMBLIES ARE REQUIRED ON ALL FIRE SERVICES AND ARE TO BE LOCATED INSIDE THE BULDING (UNLESS AN EXTERNAL LOCATION IS INCESSARY OR REQUIRED BY DC WATER) WEERE 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.

13. UTUITY SERVICE DISRUPTIONS: PHASE ALL UTUITY WORK TO MAINTAIN UTUITY SERVICES TO THE SURROLADING AREA DURING ALL PHASES OF CONSTRUCTION. LIMIT REQUIRED UTILITY SHUT-DOWN IN NUMBER AND DURATION. COORDINATE THESE SHUT DOWNS WITH DC WATER CONSTRUCTION INSPECTION STAFF.

15. 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.

16. 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.

17. 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

18. 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 ABANDONINENT 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.

19. 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 SCHER MAINS.

20. FIRE HYDRANT USE: THE USE OF A FIRE HYDRANT AS A WATER SOURCE IS PROHIBITED UNLESS A PERWIT 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 202-046-0800.

21. 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.

23. SEWER BACKWATER PREVENTION: THE PLUMBING SYSTEM MUST BE IN COMPULANCE WITH SECTION 715 OF THE 2006 INTERNATIONAL PLUMBING CODE WHICH STATES A BACKWATER IS VALVE IS REQUIRED FOR ALL PLUMBING FIXTURES BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SENER.

### DC GENERAL NOTES

- 1. CONTACT "MSS 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.
- 2. SEWER AND WATER B.M. TO BE USED FOR CONSTRUCTION.
- 3. ALL PROPOSED WATER AND SEWER WORK TO BE PERFORMED UNDER THE INSPECTION OF THE DC WATER.
- 4. ALL PROPOSED WORK TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE DC WATER.
- 5. USE MANHOLE ENTRY SEALS WHERE REQUIRED.
- 6. THIS PLAN DOES NOT IMPLY THAT ALL UNDERGROUND UTILITIES AND THOSE SHOWN ARE NECESSARLY APPROXIMATE. THE CONTRACTOR SHALL TAKE ALL AND WHATEVER STEPS NECESSARY TO ACCURATELY LOCATE AND PROTECT ALL ENSITING UTILITIES SUPPLICENTLY IN ADVANCE OF CONSTRUCTION TO ENSURE THAT THE PLANS CAN BE EXECUTED. IN THE EVENT OF CONFLICT, THE CONTRACTOR SHALL HAND GIG TEST PITS AT ALL UTILITY EXCENSINGS 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 DETARMINS AND SPECIFICATIONS. THE CONTRACTOR SHALL SATISTY HINSELF AS TO THE NATURE AND LOCATION OF THE WORK, CONDITIONS, THE CONTRACTOR SHALL SATISTY HINSELF AS TO THE NATURE AND LOCATION OF THE WORK. THE CONTRACTOR SHALL SATISTY HINSELF AS TO THE NATURE AND LOCATION OF THE WORK. THE CONTRACTOR SHALL SATISTY HINSELF AS TO THE VORK. THE CONTRACTOR SHALL SATISTY HINSELF AS TO THE WORK TO CONTRACTOR SHALL SATISTY HINSELF AS TO THE WORK. THE CONTRACTOR SHALL SATISTY HINSELF AS TO THE WORK TO SHALL SATISTY HINSELF AS TO THE WORK. THE CONTRACTOR SHALL SATISTY HINSELF AS TO THE WORK TO SHALL SATISTY HINSELF AS TO THE WORK TO SHALL SATISTY HINSELF AS TO THE WORK TO THE WOR
- 8. THE PROPOSED STORMWATER MANAGEMENT SYSTEMS SHALL BE PRIVATELY OWNED AND MAINTAINED INCLUDING ALL PIPING ON PRIVATE PROPERTY.
- 9. CONTRACTOR SHALL COORDINATE UTILITY POLE AND UNDERGROUND CONDUIT RELOCATIONS WITH PEPCO, WASHINGTON GAS, VERIZON AND COMCAST.
- 10. 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 VALIVES AND FIRE HYDRANTS. RETAINER GLANDS SHALL NOT BE USED ON EXISTING CAST IRON PIPE.
- 12. 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
- 13. PERMANENT WATER CONNECTIONS MUST BE INSTALLED FOR ALL CONSTRUCTION PURPOSES.
- 14. ALL WATER DISTRIBUTION AND SANITARY SEWER MATERIALS, CONSTRUCTION AND APPURTENANCES SHALL CONFORM TO THE LATEST DC WATER AND DOOT PROJECT DESIGN MANUAL, STANDARD, SPECIFICATIONS AND DETAILS.
- 15. ALL PUBLIC UTILITIES AND ROAD CONSTRUCTION SHALL CONFORM TO THE LATEST DDOT SPECIFICATIONS AND DETAILS.
- 16. DC WATER AND PLUMPING INSPECTORS MAY REQUIRE WATERLINE CONNECTIONS TO BE "CUIT-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,
- 17. 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 PITS LOCATIONS MAY BE REVISED PRIOR TO FINAL JURISDICTIONAL APPROVAL
- 18. 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 RECEPT OF FINAL ARCHITECTURAL PLANS.

#### SANITARY SEWER TABULATION

- EX SAN TOP=118.09 IN=103.30 (8"PVC Fr 1594) OUT=103.30 (8"PVC To 4101
- SAN TOP=105.32 IN=101.85 (15"STM Fr 1702) IN=95.96 (15"SAN Fr EAST) IN=96.29 (18"SAN Fr NORTH OUT=95.81 (18"SAN To WEST)
- SAN TOP=118.06 IN=109.63 (15"SAI IN=109.63 (15"SAN Fr. NORTH) (PER RECORD) OUT=109.37 (15"SAN To WEST) (PER RECORD)
- (EX) SAN TOP=117.58 0UT=112.33 (18"SAN To SOUTH) (PER RECORD)
- EX SAN TOP=120.19
  IN=109.49 (8"PVC Fr 2189)
  OUT=109.47 (18"PVC To 1594)
- (2189) SAN TOP=120.28 IN=111.18 (6"PVC Fr NORTH) IN=111.06 (8"PVC Fr 4374) OUT=111.05 (8"PVC To 2061)
- EX SAN TOP=100.95 IN=88.34 (12"SAN Fr 4062) OUT=83.75 (12"SAN To SOUTH)
- EX SAN TOP=102.71 00T=92.56 (12"SAN TO 2195)
- SAN TOP=119.89 IN=113.52 (8"PVC Fr IN) OUT=113.46 (8"PVC To OUT)

#### STORM SEWER TABULATION

- STM TOP=119.43 OUT=(NO DIP) (15"RCP To 1343)
- STM TOP=119.64 IN=113.44 (15"RCP Fr 1342) IN=111.07 (24"RCP Fr SW) OUT=110.89 (24"RCP To 1347)
- IN=110.91 (24"RCP Fr 1393) IN=110.41 (24"RCP Fr 1343) OUT=110.26 (24"RCP To 1574 STM TOP=120.21 (COULD NOT OPEN)
- OUT=(NO DIP) (15"RCP To 1411) STM TOP=121.51
- IN=114.96 (12"PVC Fr IN) OUT=114.91 (15"RCP To 1351)
- EX\ STM TOP=117.70 (393\ OUT=113.97 (24"RCP To 1347)
- /EX\ STM TOP=118.92 1411 | IN=111.72 (12"PVC Fr 1413) IN=111.57 (15"RCP Fr 1351) OUT=111.22 (15"RCP To 4384) STM TOP=119.38 OUT=113.30 (12"PVC To 1411)
- N=99.93(Fr NORTH) N=100.03 (15"RCP Fr TD) OUT=99.33 (15"RCP To 4091)
- STM TOP=106.80 FULL OF DEBRIS OUT= (15"RCP TO 1472)
- STM TOP=118.09 IN=103.30 OUT=103.30
- EX\ STM TOP=112.11 573' OUT=105.63 (15"STM To 1574)
- STM TOP=112.19 IN=103.79 (12"PVC Fr 1978) IN=103.79(15"STM Fr 1573) IN=103.79(15"STM Fr 2004) IN=103.79(24"RCP Fr 1347) OUT=95.99 (30"RCP To 2026)

IN= (Fr 1745) OUT=95.67 (36"STM To 1740) (PER RECORD)

STM TOP=119.17 IN=112.48 (30"STM Fr NORTH) (PER RECORD) OUT=112.37 (36"STM To 2) (PER RECORD)

/EX\ STM TOP=115.55 1978 OUT=110.32 (12"PVC To 1574)

STM TOP=105.49 IN=96.68 (36"STM Fr 1874) (PER RECORD) OUT=96.68 (36"STM To 1745) (PER RECORD)

STM TOP=113.99 OUT=(15"STM To 1574) FULL OF DEBRIS

FULL OF DEBRIS

2013 STM TOP=95.59

STM TOP=97.36 IN=91.15 (30"RCP Fr 1574 IN=93.05 (18"RCP Fr TD) OUT=91.41 (30"RCP TO SOUTH)

EX\ STM TOP=109.21 2175/ IN=89.56

Z193 STM TOP=95.86 OUT=92.06 (15\*RCP TO WEST)

STM TOP=98.64 IN=83.94 (15"RCP Fr 4384) OUT=83.86 (15"RCP TO SOUTH) STM TOP=104.30 IN=96.90

STM TOP=115.35 IN=108.55 (15"RCP Fr 1411) IN=108.35 (15"RCP Fr 4525) OUT=107.85 (15"RCP To 2194)

STM TOP=115.41 OUT=110.82 (15"RCP To 4384)

STM TOP=101.36 IN=88.08 (48"STM Fr 1744) (PER RECORD) OUT=88.08 (48"STM To. SOUTH) (PER RECORD)

**KEY PLAN** 

MRPIREALTY

680 Rhode Island Ave.

Washington, DC

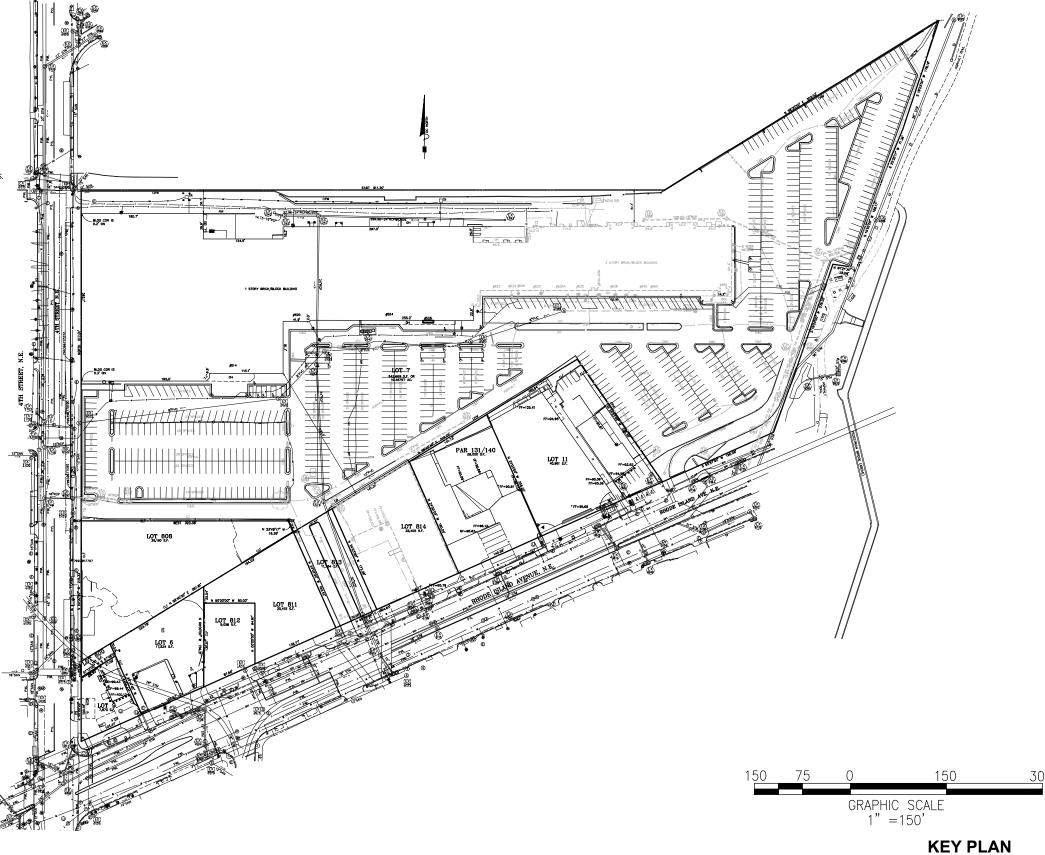
**April 29, 2016** 

C-1



- THE PROPERTY DELINEATED HEREON IS KNOWN FOR ASSESSMENT AND TAXATION PURPOSES AS LOT 7 IN SQUARE 3629 AND IS ZONED C-3-A.
- THE PROPERTY IS NOW IN THE NAME OF B&R ASSOCIATES VANGUARD REALTY GROUP.
- THE BOUNDARY INFORMATION SHOWN ON THIS SURVEY IS BASED ON EXISTING LAND RECORDS OF THE SURVEYOR OF THE WASHINGTON DISTRICT OF COLUMBIA.

- THE PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITH. BOWMAN CONSULTING GROUP, LTD. HAS NOT BEEN PROVIDED A TITLE REPORT AND THEREFORE THIS PLAT DOES NOT NECESSARILY INDICATE THE EXISTENCE OF ANY COVENANTS AND RESTRICTIONS ON THE PROPERTY.
- THE PROPERTY SHOWN HEREON IS NOT IN A 100-YEAR FLOODPLAIN. IT LIES IN ZONE "X" (UN-SHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR DISTRICT OF COLUMBIA, WASHINGTON, D.C., COMMUNITY-PANEL NUMBER 1100010036C, EFFECTIVE DATE SEPTEMBER 27, 2010.
- BOUNDARY INFORMATION SHOWN HERE ON WAS OBTAINED FROM OFFICIAL CITY RECORDS AND VERIFIED IN THE FIELD INSOFAR AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY ACREE WITH ACTUAL MEASURE DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE BY THE OFFICE OF THE SURVEYOR, D.C.



MRPIREALTY

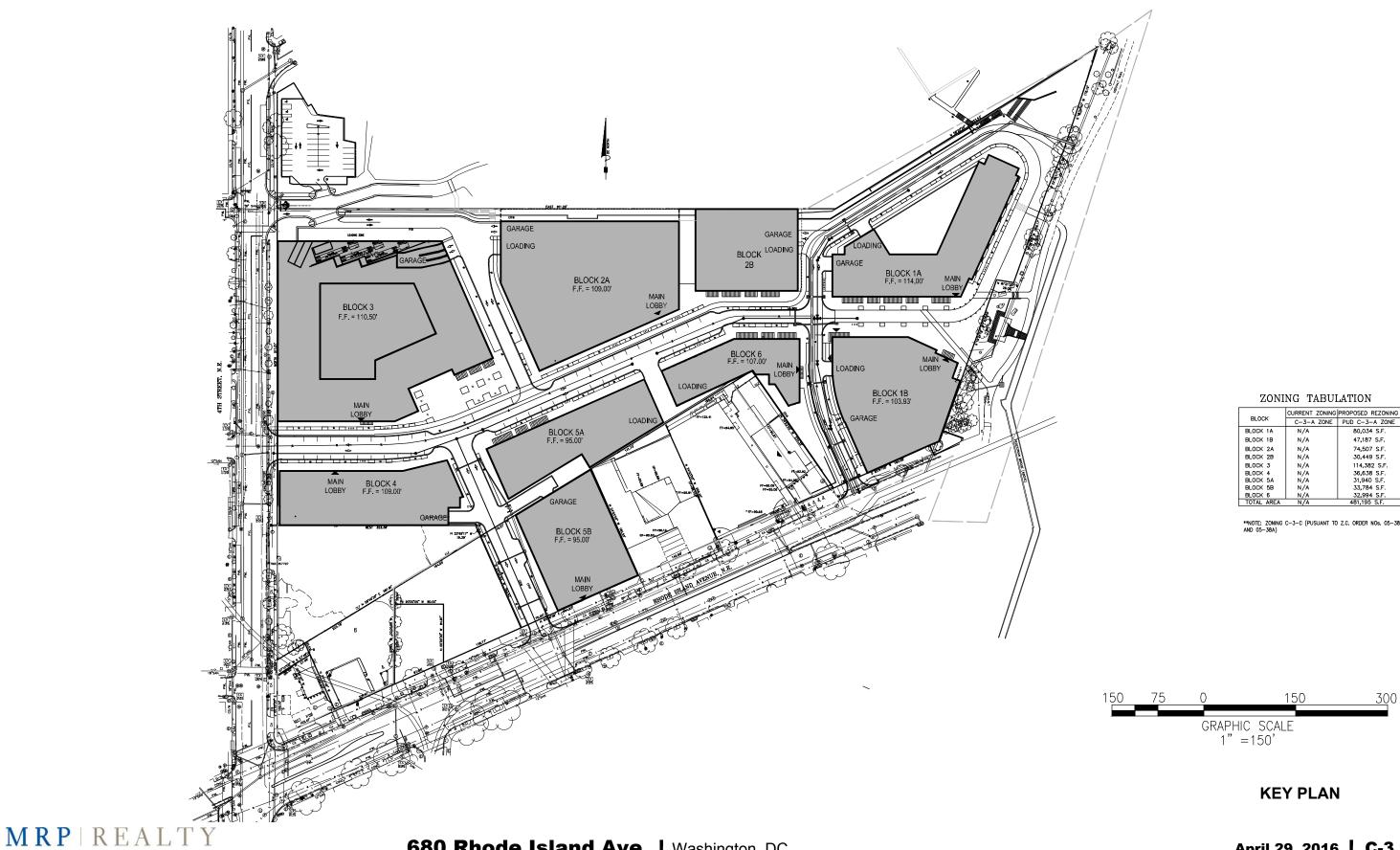
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April 29, 2016

**C-2** 







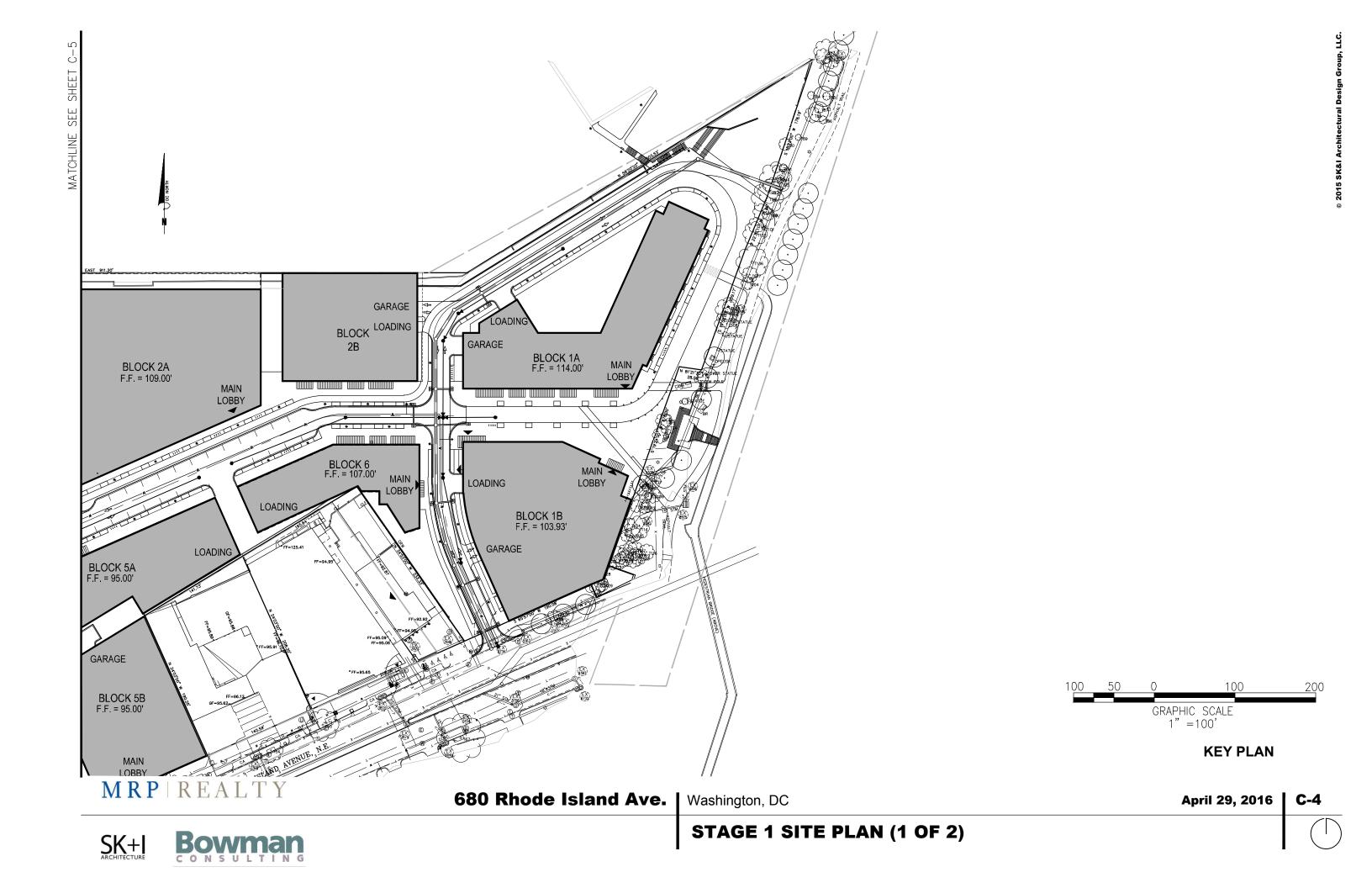
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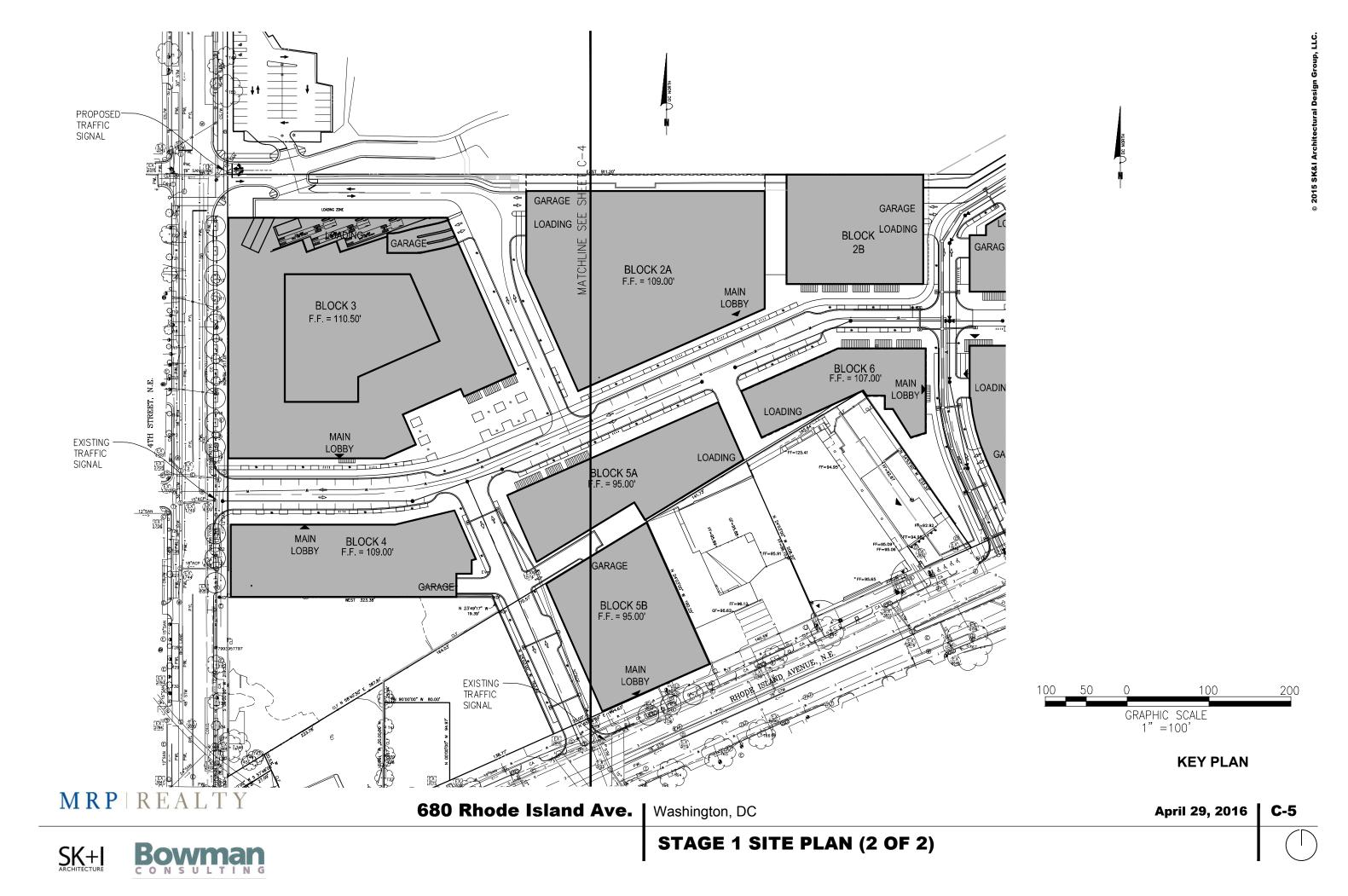
April 29, 2016

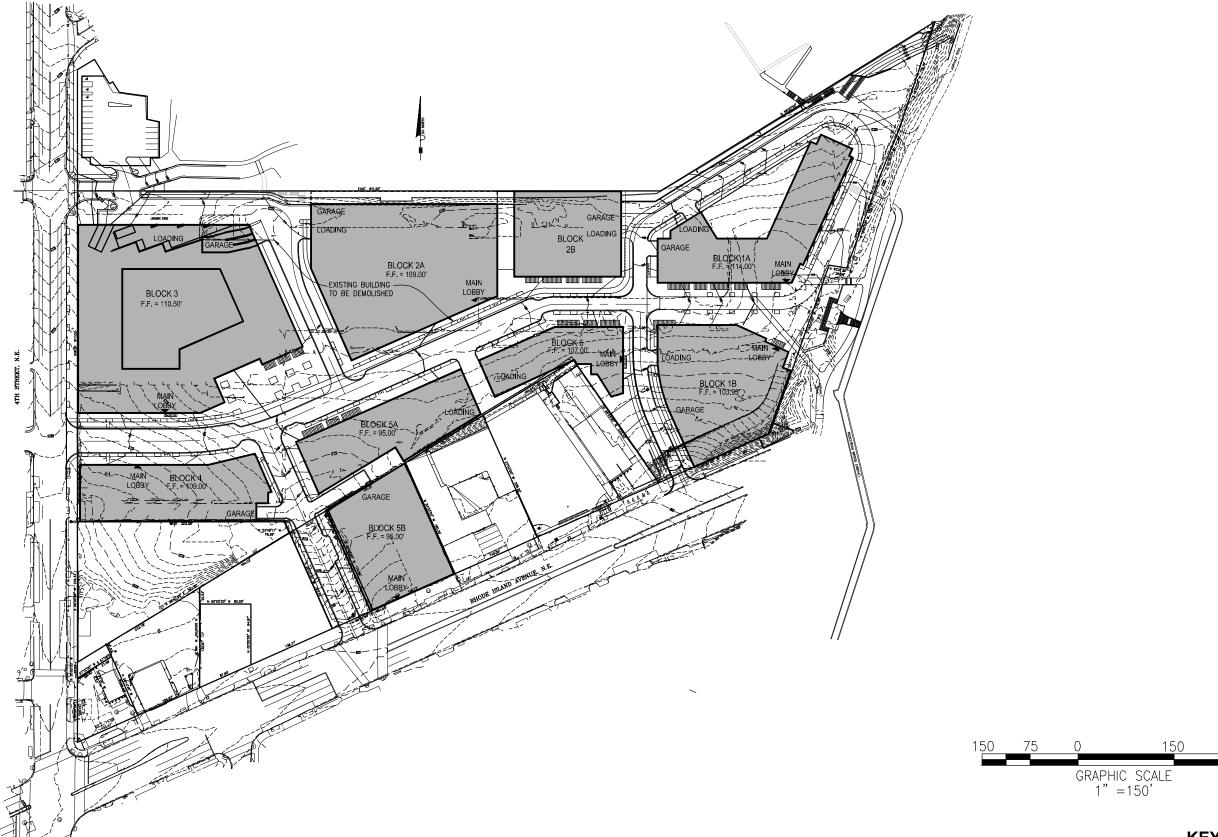
**C-3** 

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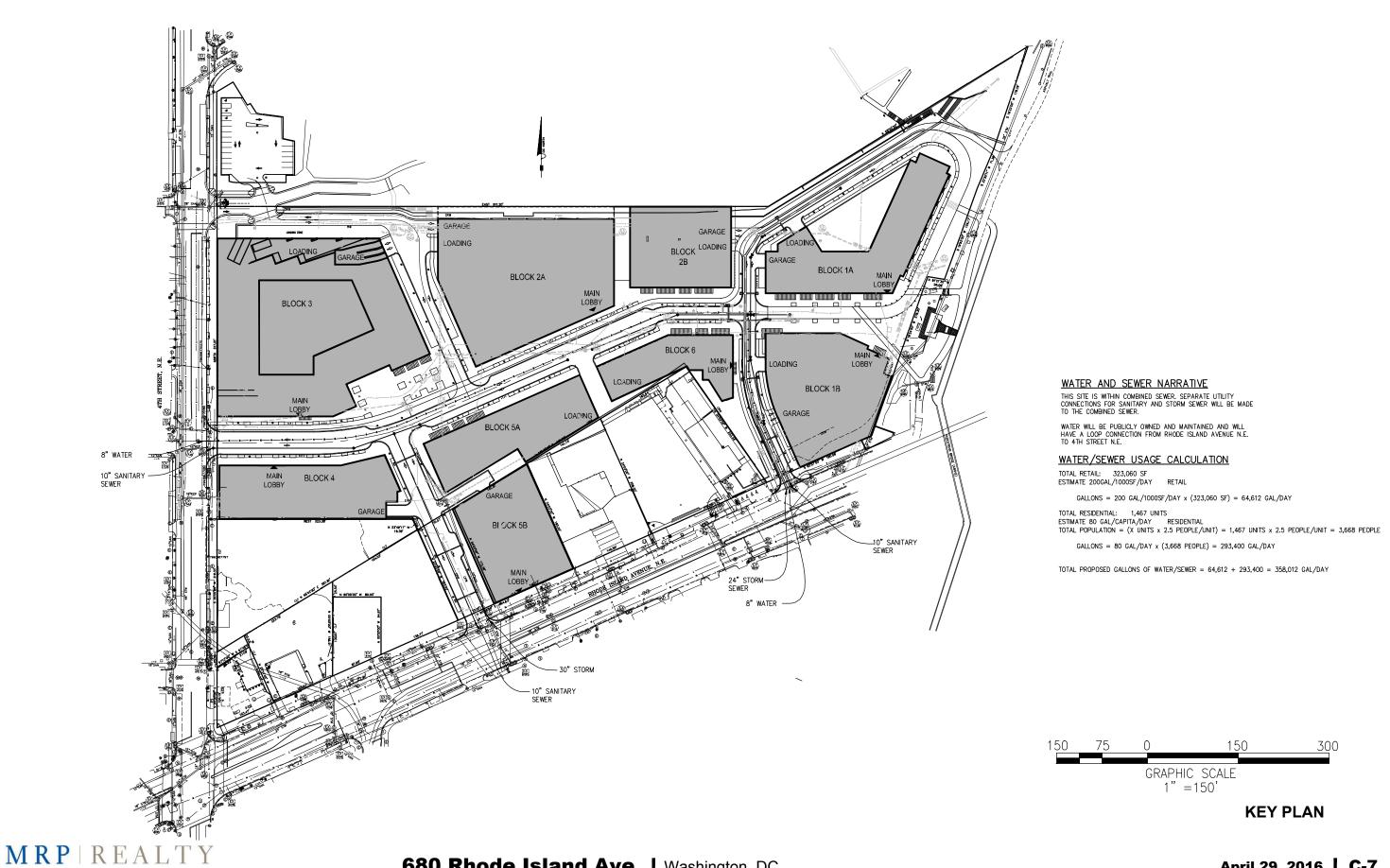
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April 29, 2016

**C-6** 

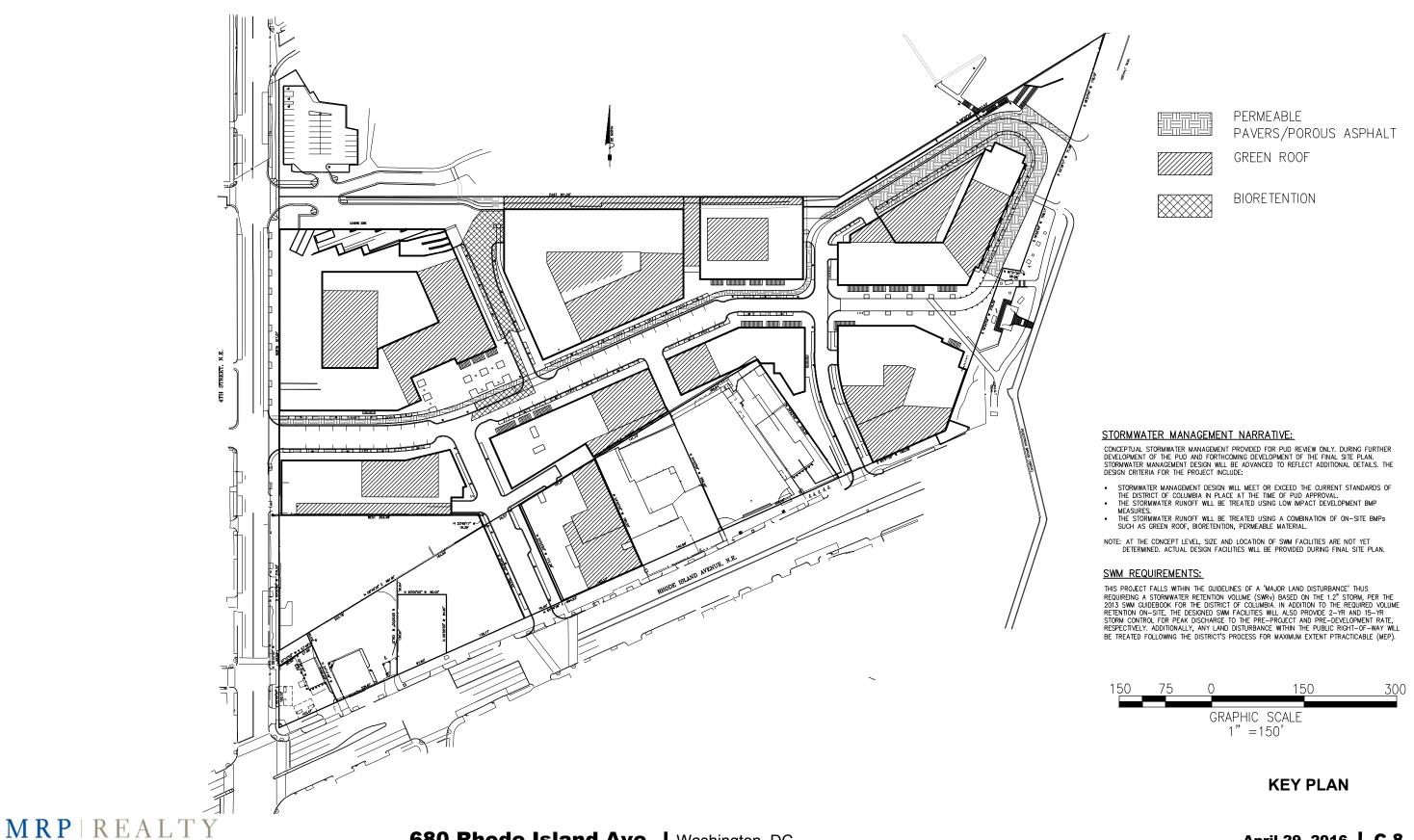




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**C-7** 

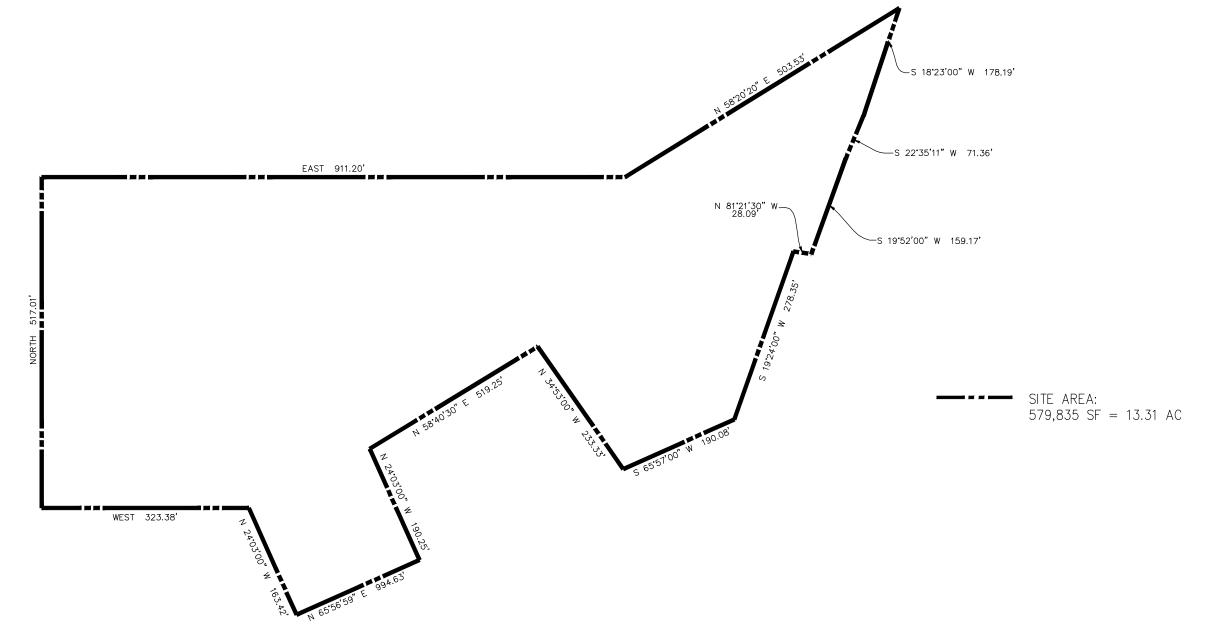


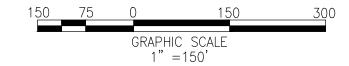
SK+I

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April 29, 2016

**C-8** 





 $MRP \mid REALTY$ 

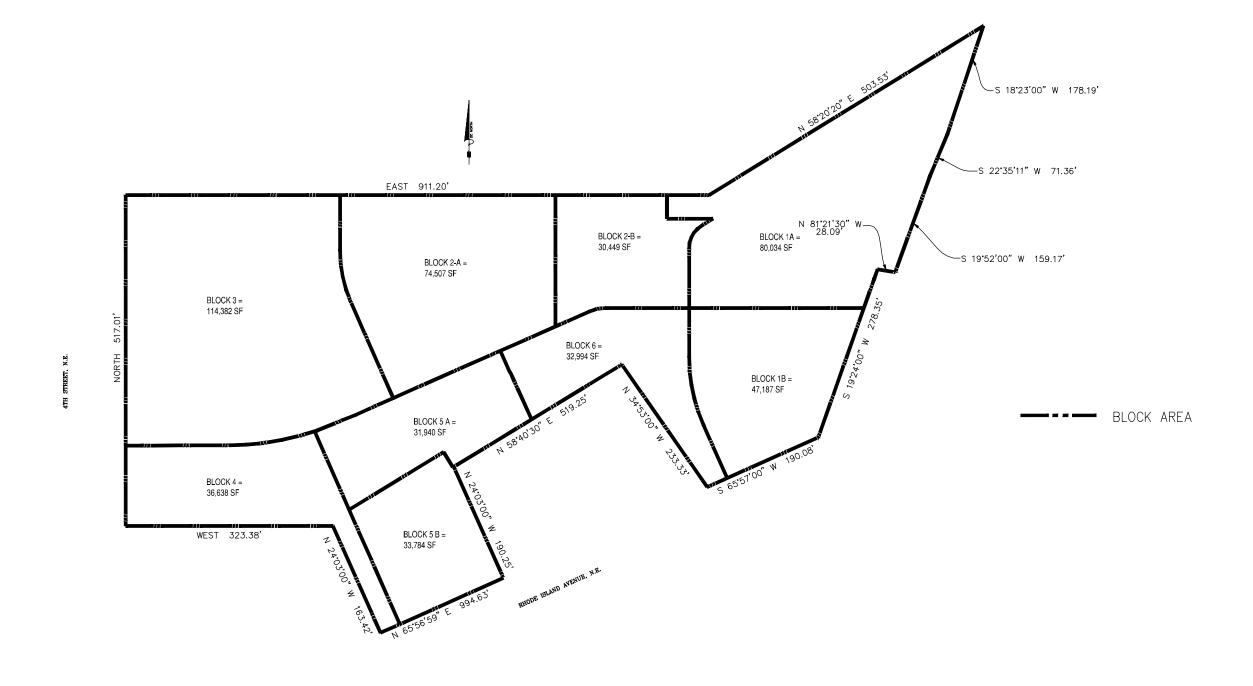
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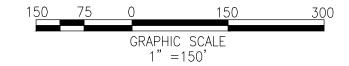
April 29, 2016

**C-9** 

SK+I ARCHITECTURE



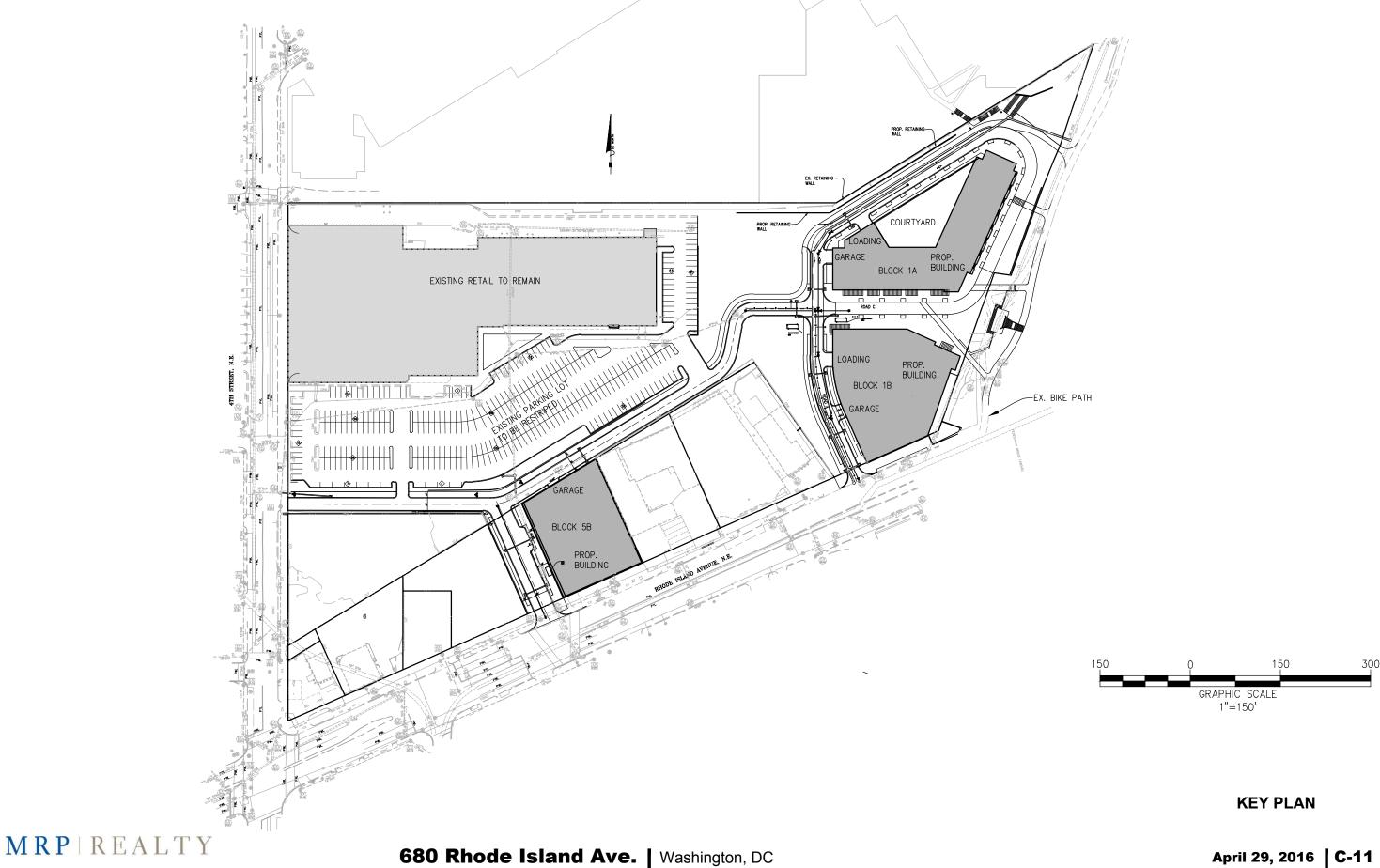




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April 29, 2016 | C-10



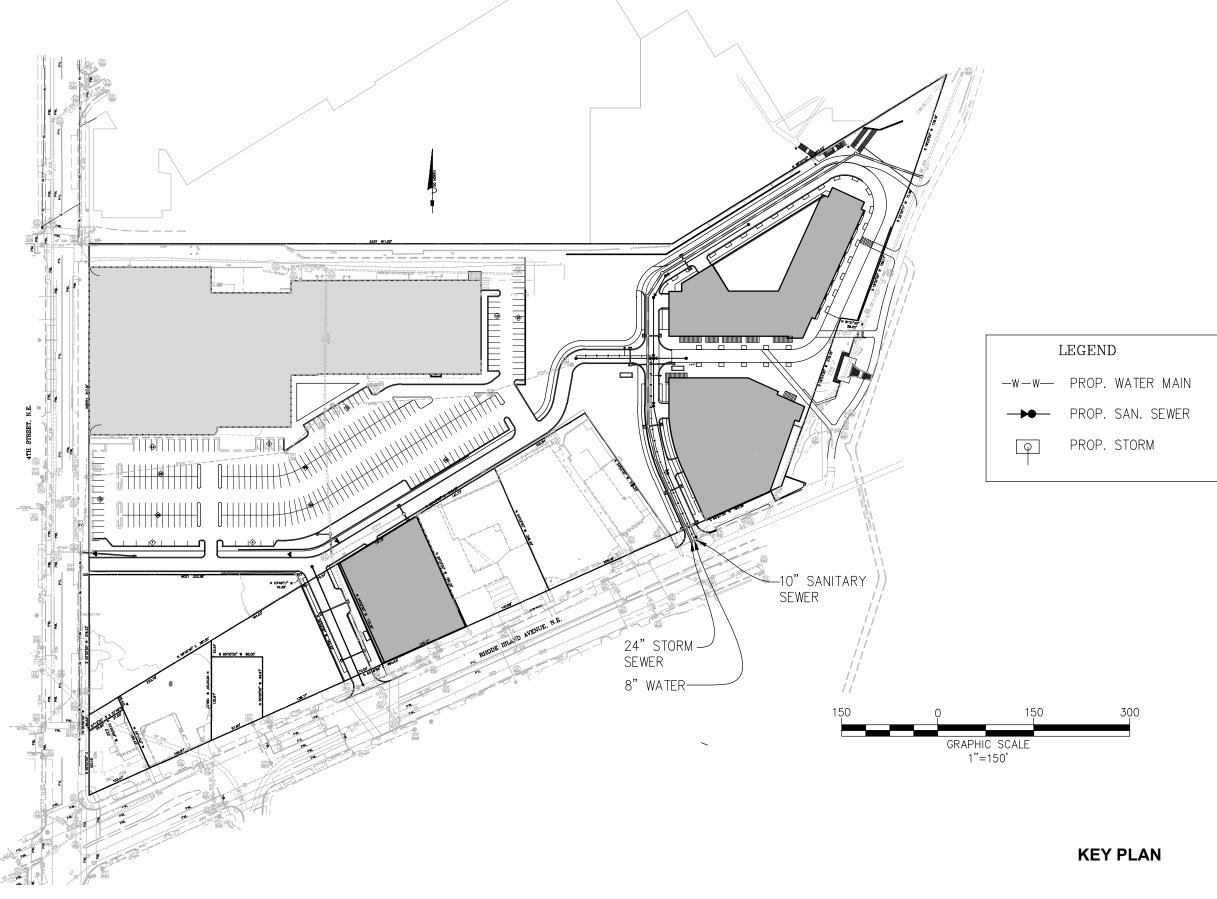
SK+I

**STAGE 2 OVERALL SITE PLAN** 

MRP REALTY

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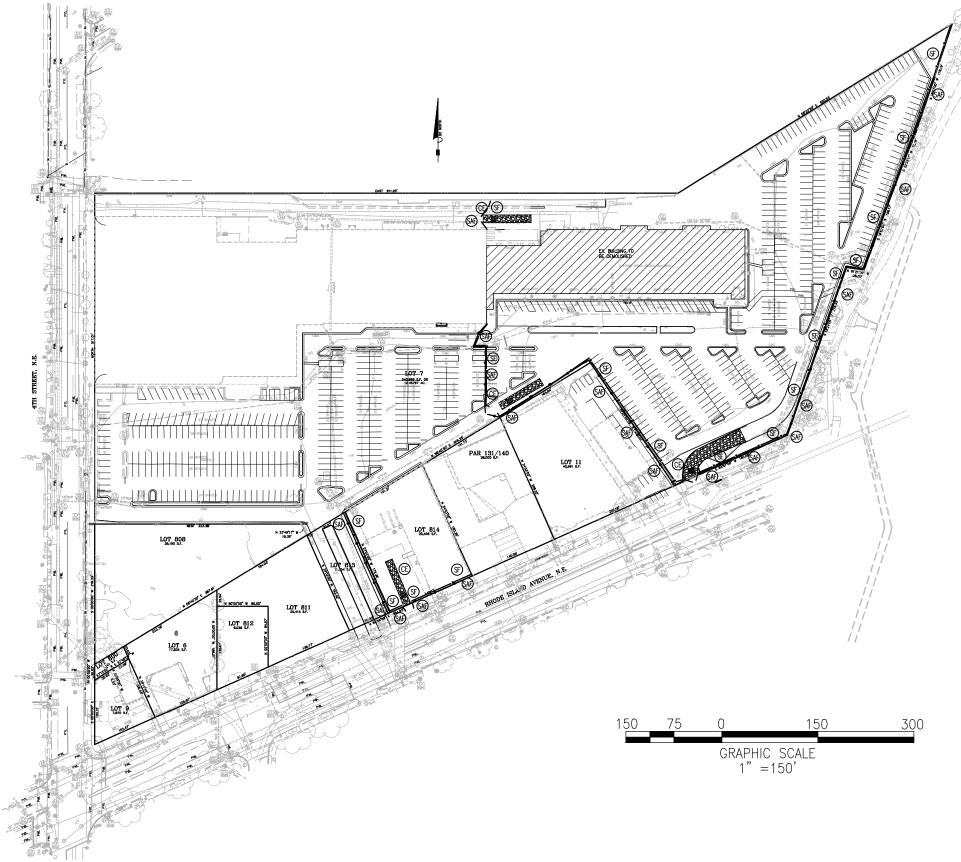
April 29, 2016 | C-12

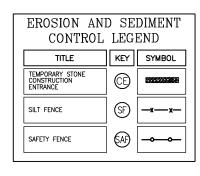


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MRP | REALTY

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April 29, 2016 | C-14

