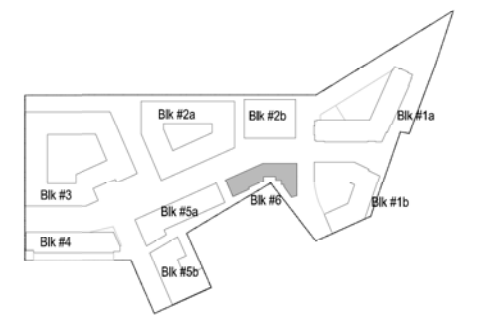
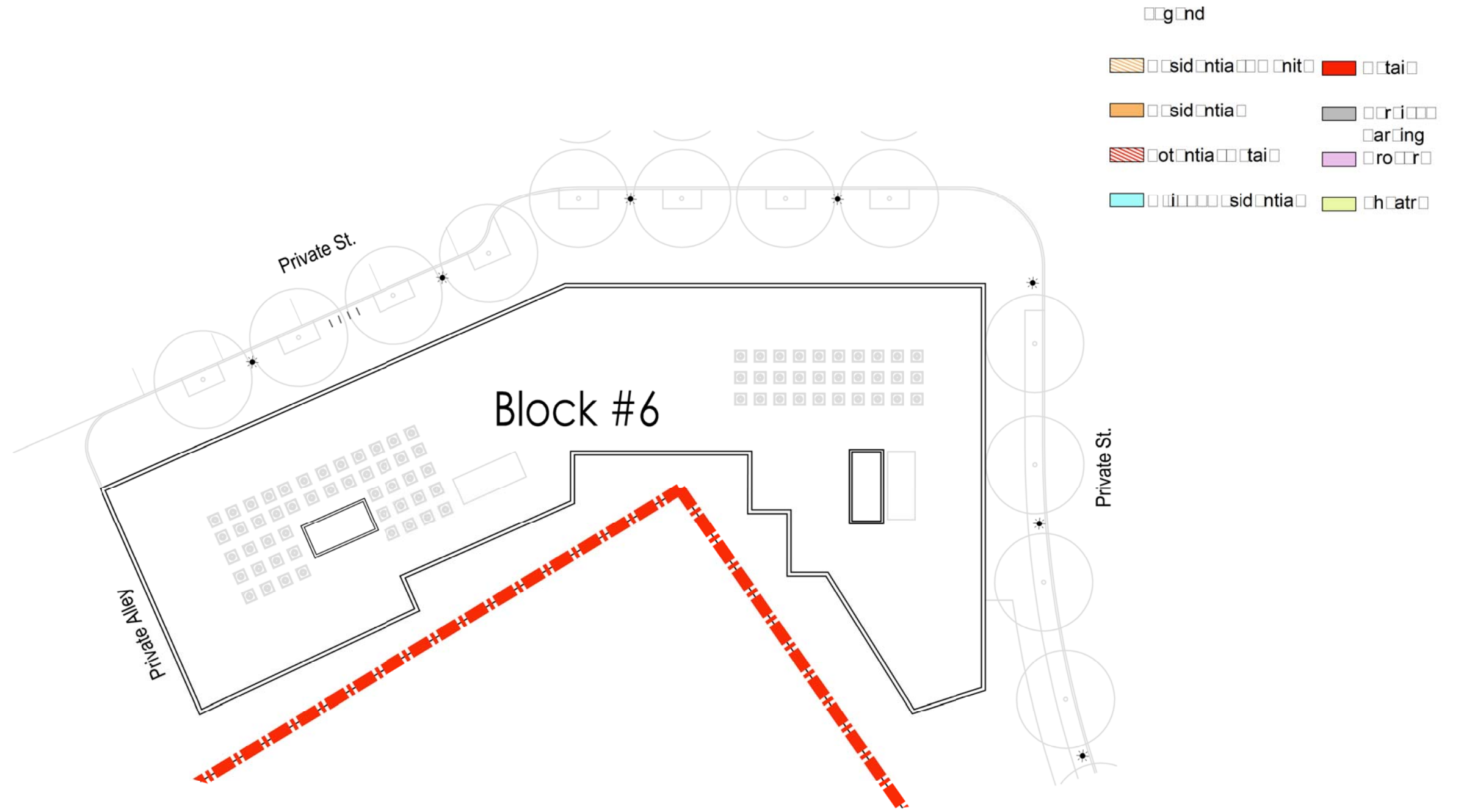


KEY PLAN

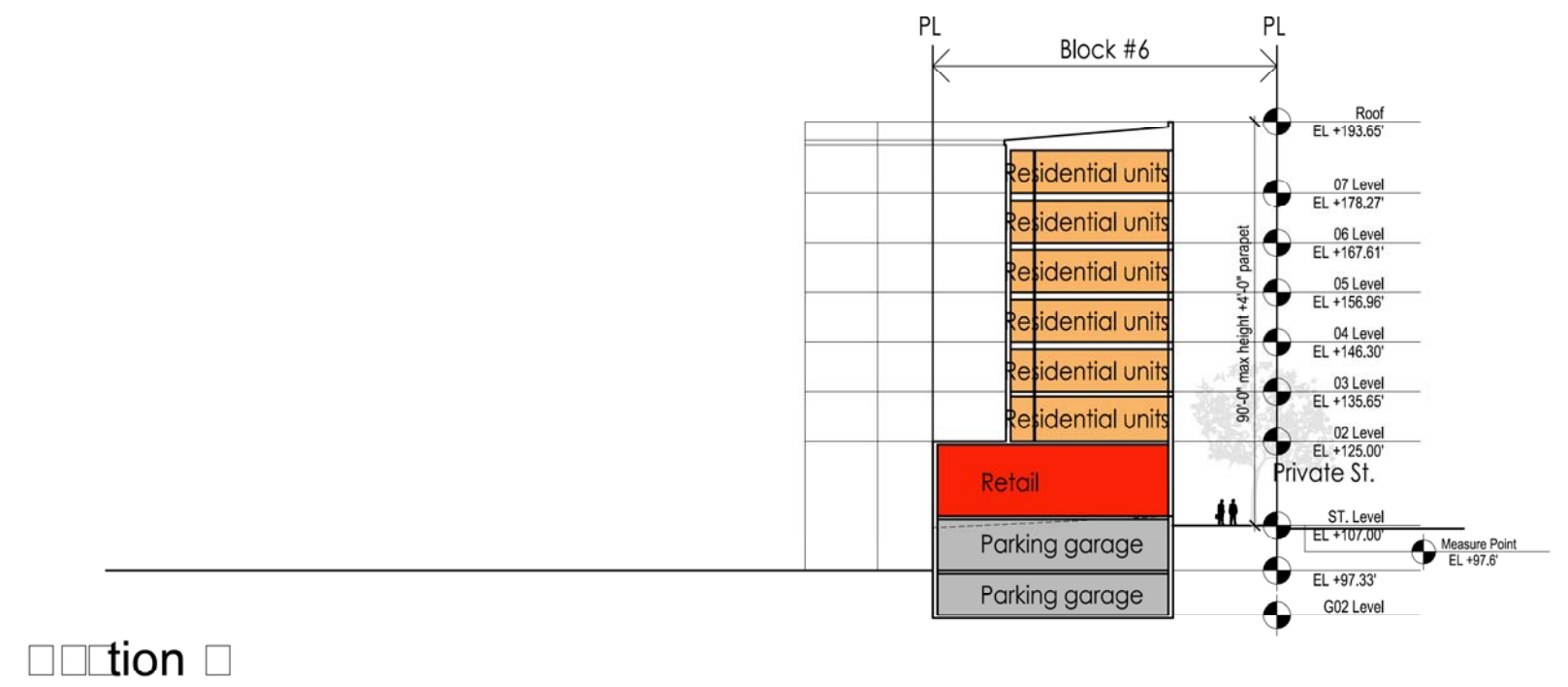




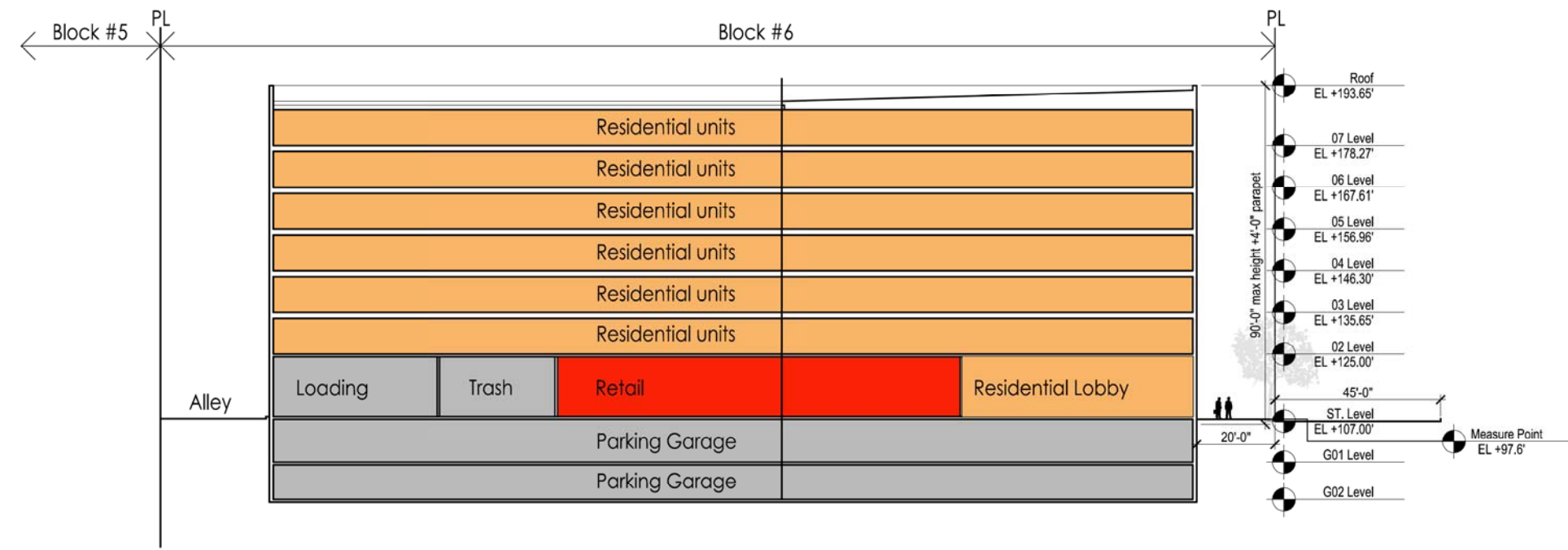
KEY PLAN

Legend:

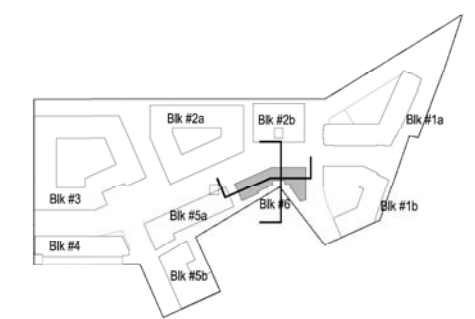
- Ground
- Residential unit
- Retail
- Residential
- Carport
- Roof
- Interior residential
- Chateau



Section

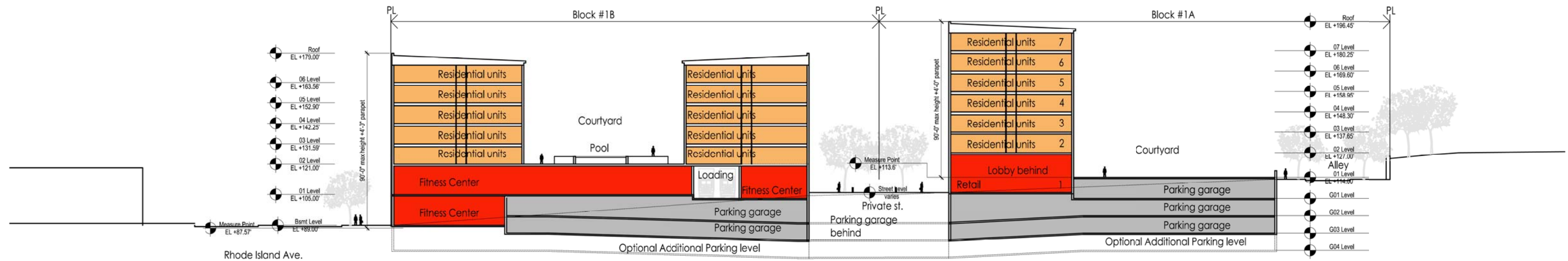


Section



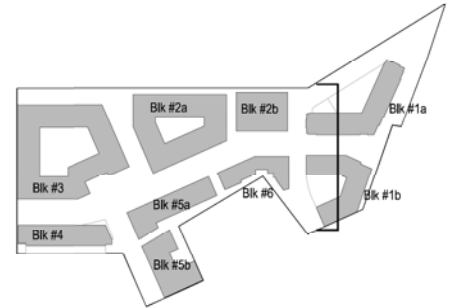
KEY PLAN

- Ground
- Residential units
- Residential units
- Residential units
- Residential units
- Parking
- Retail
- Chateau



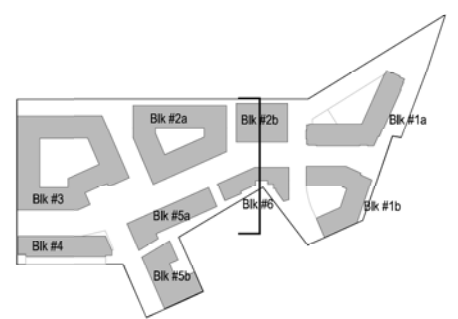
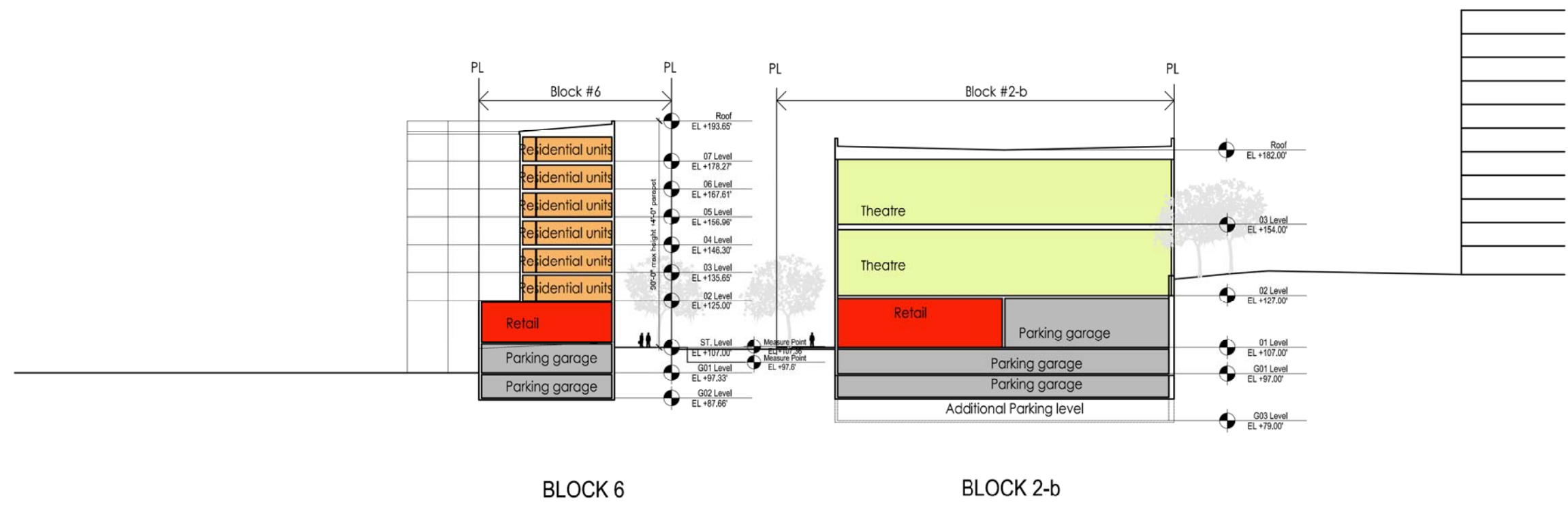
BLOCK1B

BLOCK1A



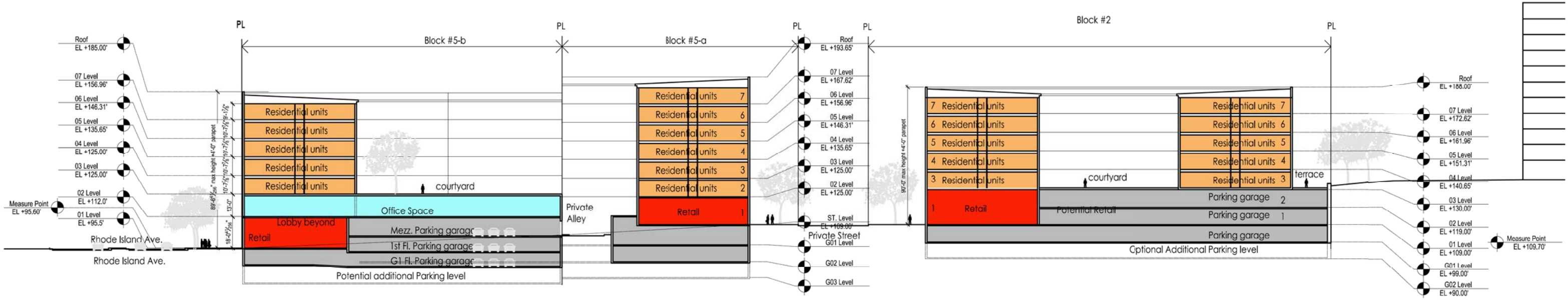
KEY PLAN

- Ground
- Residential units
- Retail
- Theatre
- Parking garage
- Roof
- Additional Parking level
- Chateau



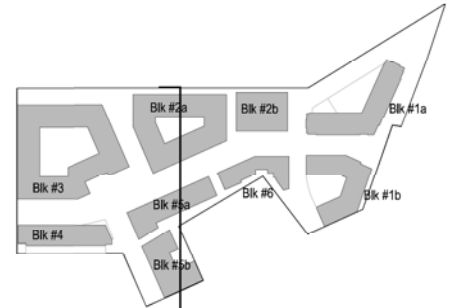
**KEY PLAN**

- Ground
- Residential units
- Retail
- Office Space
- Parking
- Roof
- Chatt



BLOCK 5

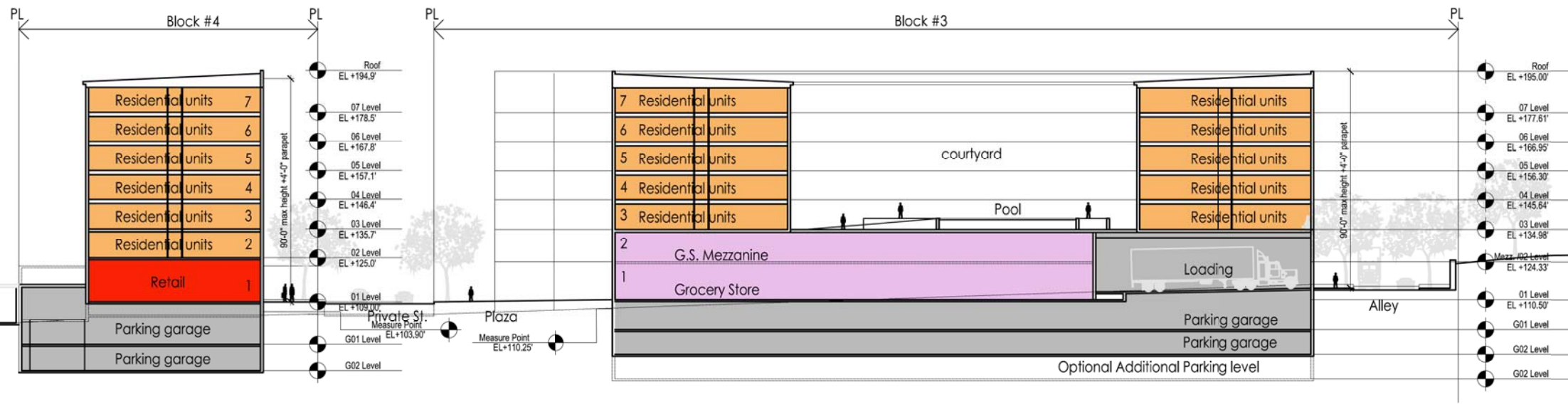
BLOCK 2-a



KEY PLAN

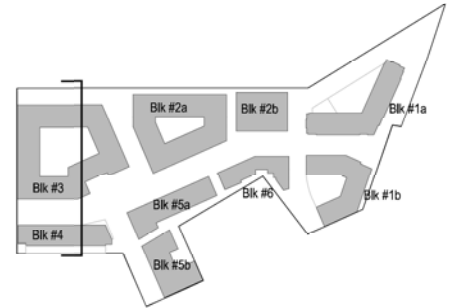
Legend:

- Ground
- Residential units
- Retail
- Residential
- Office/Commercial
- Garage
- Roof
- Mezzanine
- Chateau



BLOCK 4

BLOCK 3



KEY PLAN

LEGEND table with columns for EXISTING and PROPOSED symbols, and a central DESCRIPTION column. Includes symbols for index contour, edge of pavement, curb and gutter, proposed header curb, property line, lot line, right-of-way, centerline, flood plain, clearing and grading, tree line, flow line of swale, stream, overlaid 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, test pit location, critical slope, handicap ramp, 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, rip rap, and ex wetlands.

ABBREVIATIONS table with columns for AREA OF ARC & TRANSP OFFICIALS, HIGH POINT, UNDERGROUND, and other categories. Includes abbreviations like AASHTO, AC, ADJ, AGOR, AHD, ANSI, APPROX, ARCH, ASPH, ASTM, AWWA, B, BAC, BF, BLDG, BMP, BOV, BRG, BRJ, BVCE, BVCS, BWC, C, C&G, C&S, C&T, C&V, C&W, C&X, C&Y, C&Z, C&AA, C&AB, C&AC, C&AD, C&AE, C&AF, C&AG, C&AH, C&AI, C&AJ, C&AK, C&AL, C&AM, C&AN, C&AO, C&AP, C&AQ, C&AR, C&AS, C&AT, C&AU, C&AV, C&AW, C&AX, C&AY, C&AZ, C&AAA, C&AAB, C&AAC, C&AAD, C&AAE, C&AAH, C&AAI, C&AAJ, C&AAK, C&AAL, C&AAM, C&AAN, C&AAO, C&AAP, C&AAQ, C&AAR, C&AAS, C&AAT, C&AAU, C&AAV, C&AAW, C&AAZ, C&AAA, C&AAB, C&AAC, C&AAD, C&AAE, C&AAH, C&AAI, C&AAJ, C&AAK, C&AAL, C&AAM, C&AAN, C&AAO, C&AAP, C&AAQ, C&AAR, C&AAS, C&AAT, C&AAU, C&AAV, C&AAW, C&AAZ.

DC WATER NOTES section containing numbered notes 1 through 23, detailing construction requirements, standards, service replacement, responsibility, miss utility, plan set, unmetered water, pressure testing, water meter installation, cross contamination control, utility service disruptions, water valve operation, water gate valve location, material requirements, temporary conditions, AS-BUILT requirements, conflicts, fire hydrant use, fire hydrant status, and backwater prevention.

DC GENERAL NOTES section containing numbered notes 1 through 17, detailing 'miss utility' procedures, sewer and water B.M. use, inspection requirements, construction standards, private property, schedule meetings, water mains, underground utilities, waterline connections, sediment control, distribution and sanitary sewer materials, permanent water connections, water and plumbing inspections, test pits, and topographic survey.

SANITARY SEWER TABULATION table listing stationing and elevations for various sanitary sewer lines. Includes entries like SAN TOP=118.09, IN=103.30, OUT=103.30, and similar data for multiple lines.

STORM SEWER TABULATION table listing stationing and elevations for various storm sewer lines. Includes entries like STM TOP=119.43, IN=(NO DIP), OUT=119.43, and similar data for multiple lines.

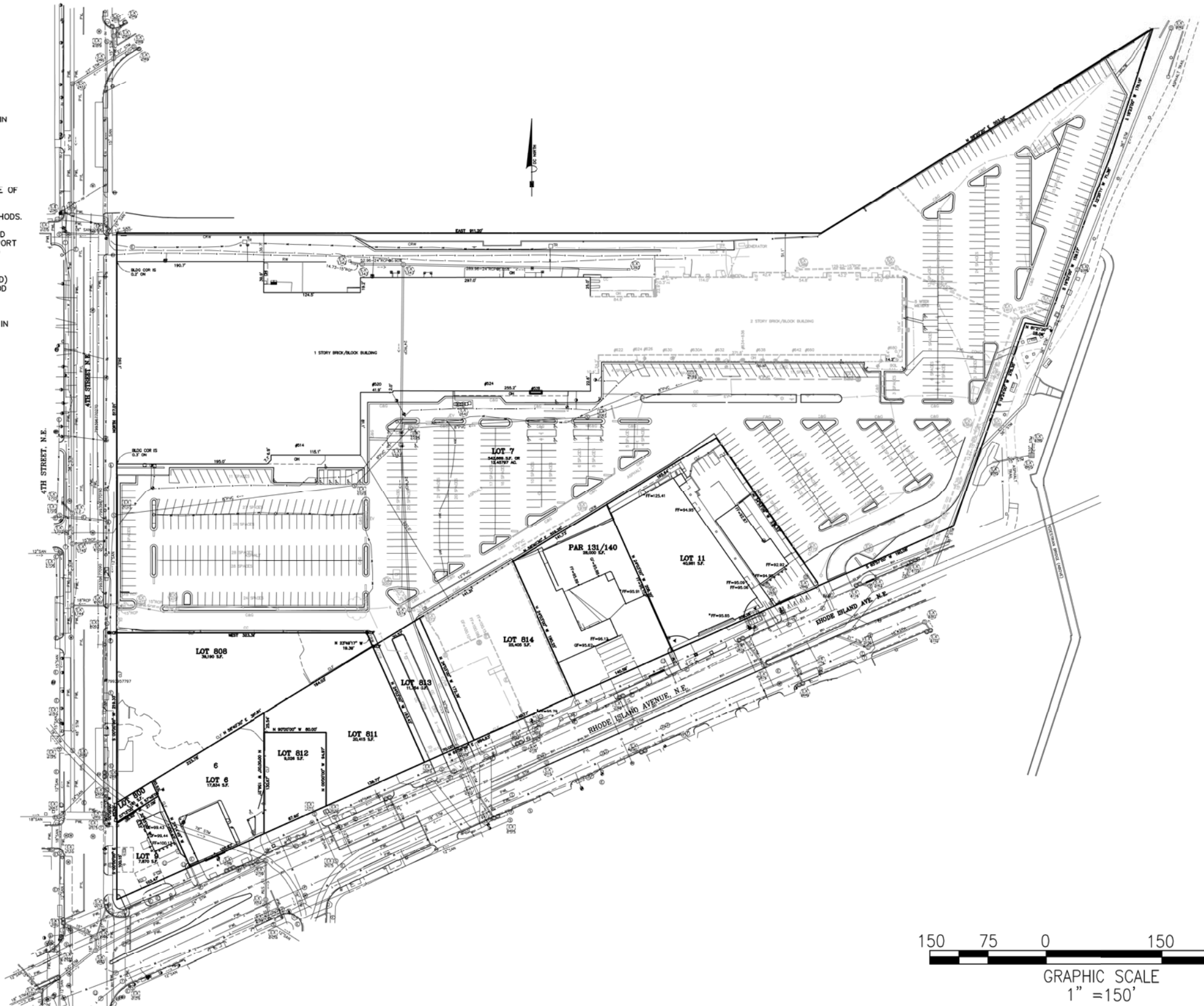
KEY PLAN section containing a title and a diagram of the project site showing the location of the construction area within the surrounding neighborhood.

Project information block including the logo for MRP REALTY, the address 680 Rhode Island Ave., Washington, DC, the date February 26, 2016, the project name STAGE 1 GENERAL NOTES, ABBREVIATIONS & LEGEND, and the logo for SK&I ARCHITECTURE and Bowman CONSULTING.

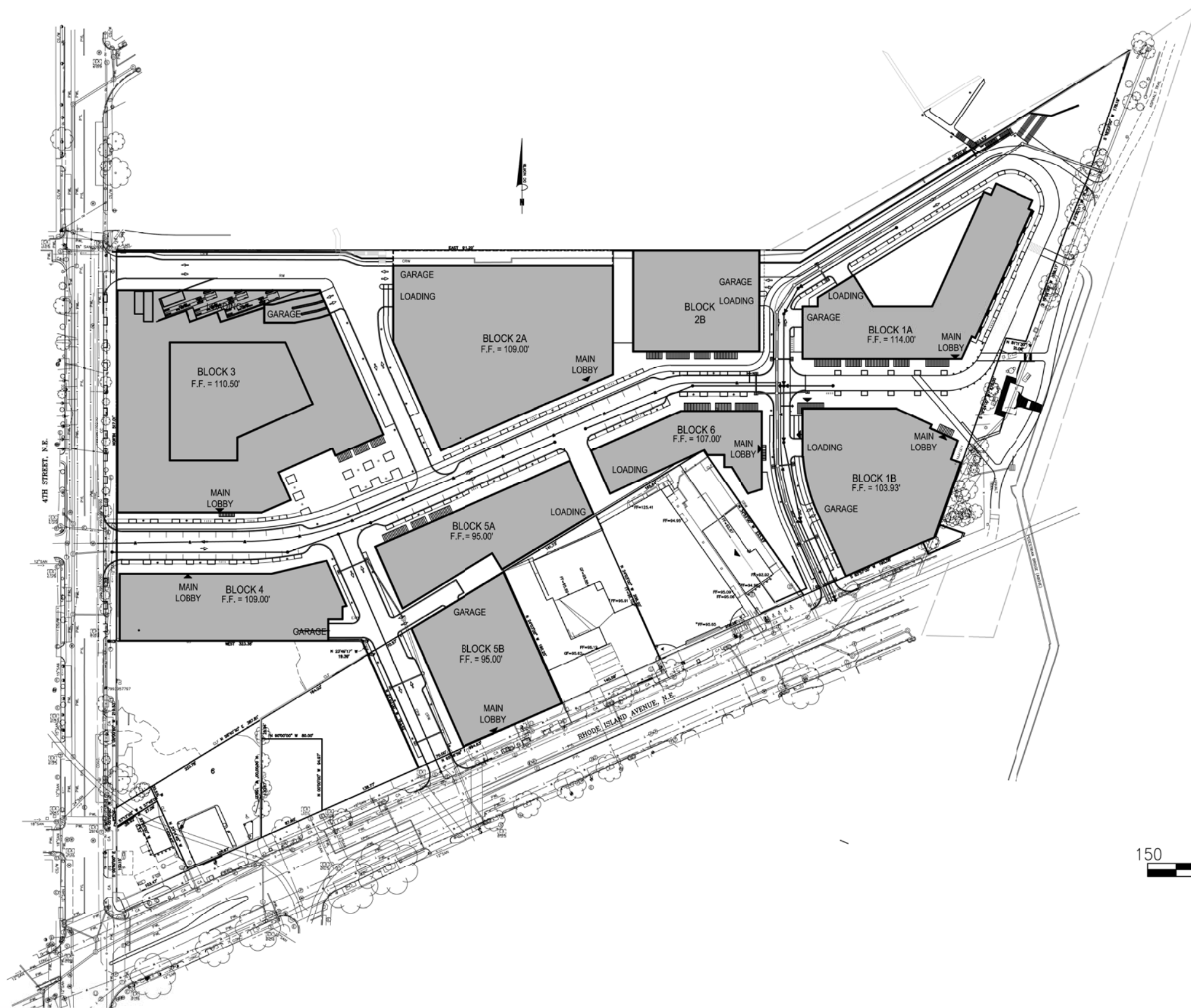


**NOTES**

1. THE PROPERTY DELINEATED HEREON IS KNOWN FOR ASSESSMENT AND TAXATION PURPOSES AS LOT 7 IN SQUARE 3629 AND IS ZONED C-3-A.
2. THE PROPERTY IS NOW IN THE NAME OF B&R ASSOCIATES VANGUARD REALTY GROUP.
3. THE BOUNDARY INFORMATION SHOWN ON THIS SURVEY IS BASED ON EXISTING LAND RECORDS OF THE SURVEYOR OF THE WASHINGTON DISTRICT OF COLUMBIA.
4. THE VERTICAL DATUM AS REFERENCED HEREON IS BASED UPON BENCHMARKS OBTAINED AT THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA.
5. THE TOPOGRAPHICAL FEATURES AS SHOWN HEREON WERE COMPILED FROM CONVENTIONAL SURVEY METHODS.
6. 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 PLAN DOES NOT NECESSARILY INDICATE THE EXISTENCE OF ANY COVENANTS AND RESTRICTIONS ON THE PROPERTY.
7. 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.
8. BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS AND VERIFIED IN THE FIELD INSOFAR AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURE DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE BY THE OFFICE OF THE SURVEYOR, D.C.



**KEY PLAN**



**ZONING TABULATION**

BLOCK	CURRENT ZONING	PROPOSED REZONING
	C-3-A ZONE	PUD C-3-A ZONE
BLOCK 1A	N/A	80,034 S.F.
BLOCK 1B	N/A	47,187 S.F.
BLOCK 2A	N/A	74,507 S.F.
BLOCK 2B	N/A	30,449 S.F.
BLOCK 3	N/A	114,382 S.F.
BLOCK 4	N/A	36,638 S.F.
BLOCK 5A	N/A	31,940 S.F.
BLOCK 5B	N/A	33,784 S.F.
BLOCK 6	N/A	32,994 S.F.
<b>TOTAL AREA</b>	<b>N/A</b>	<b>481,195 S.F.</b>

\*NOTE: ZONING C-3-C (PUSJANT TO Z.C. ORDER NO. 05-38 AND 05-38A)



GRAPHIC SCALE  
1" = 150'

**KEY PLAN**

