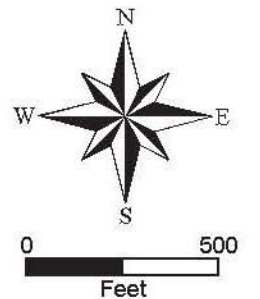


FEMA Flood Insurance Rate Map (FIRM)
 Buzzard Point
 Original Scale: 1" = 500'

- Letters of Map Revision (LOMR)
- FIRM Panel Boundary
- FIRM Panel Not Printed

For FIRM Panel legend, search by panel number using FEMA's Flood Map Service Center:
<https://msc.fema.gov/portal/advanceSearch>



Flood Zone: AE (SFHA)

BFE = Base Flood Elevation
 100-yr flood = 10.6' NAVD88

Floodproofing Elevation = 500-yr flood = 14.1' NAVD88
 14.1' NAVD88 + 0.1' = **14.2' DC Datum**

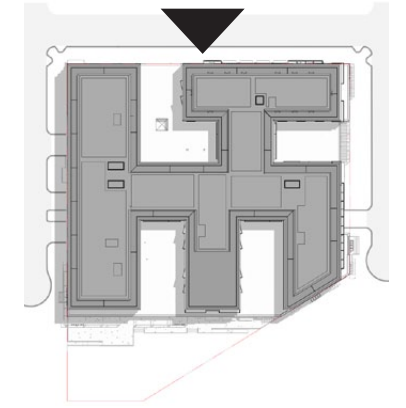
Existing Ground Floor = Elevation of 9.95' DC Datum

Conversion from NAVD88 to DC Datum:
 NAVD88 = North American Vertical Datum of 1988
 DC Datum = NAVD88 + 0.1'

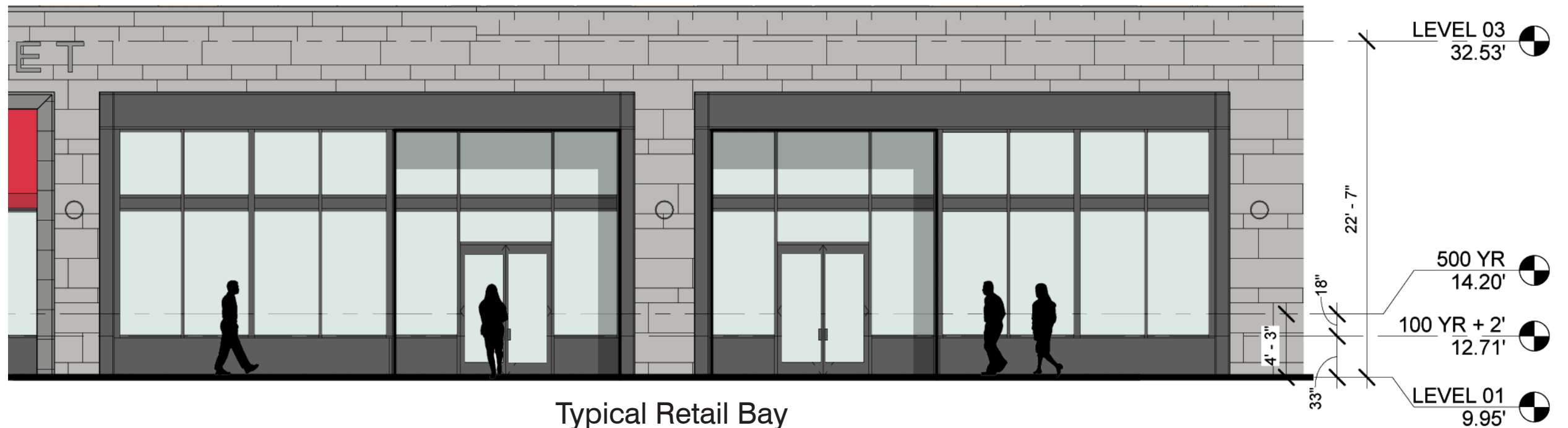
River Point - 2100 2nd St, SW

Square 613 / Lot 10

FIRM Map & Design Flood Elevation



North Elevation - V Street, SW



Typical Retail Bay
(without flood shields)

River Point - 2100 2nd St, SW

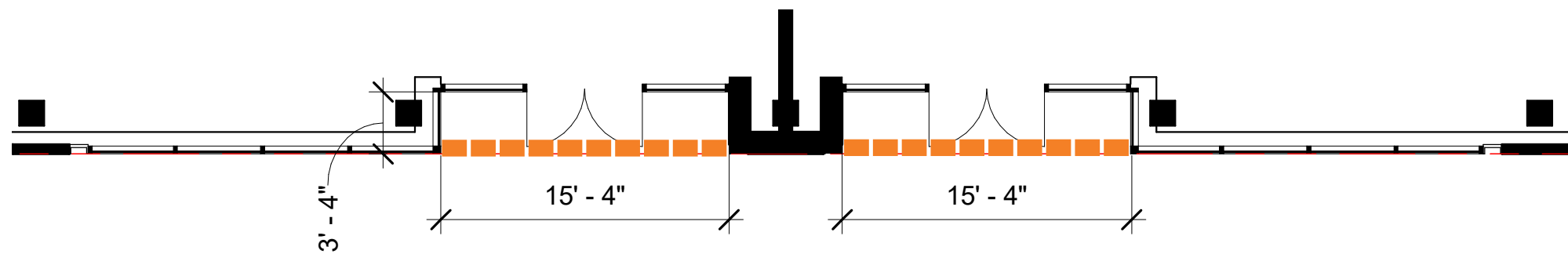
Square 613 / Lot 10

Typical Condition - Without Flood Shields

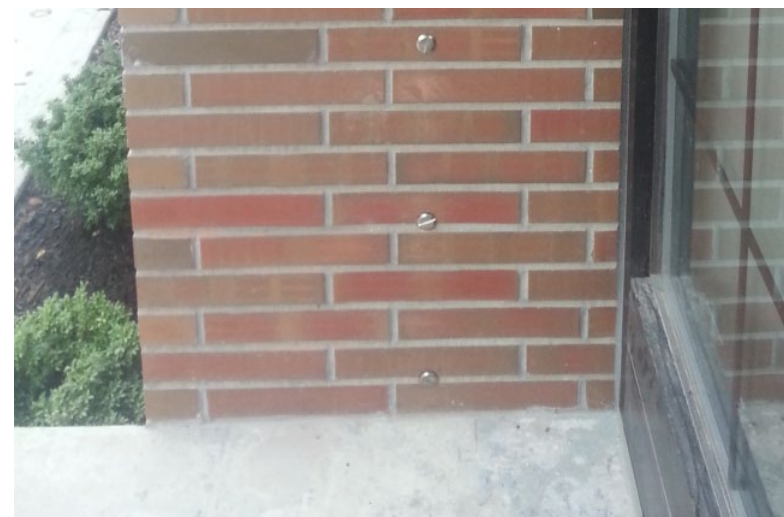
June 28, 2017



PREVIOUS



1. Typical Flood Plank, FP-530 by PS Doors



2. Pre-bolted connection for a completely removable system

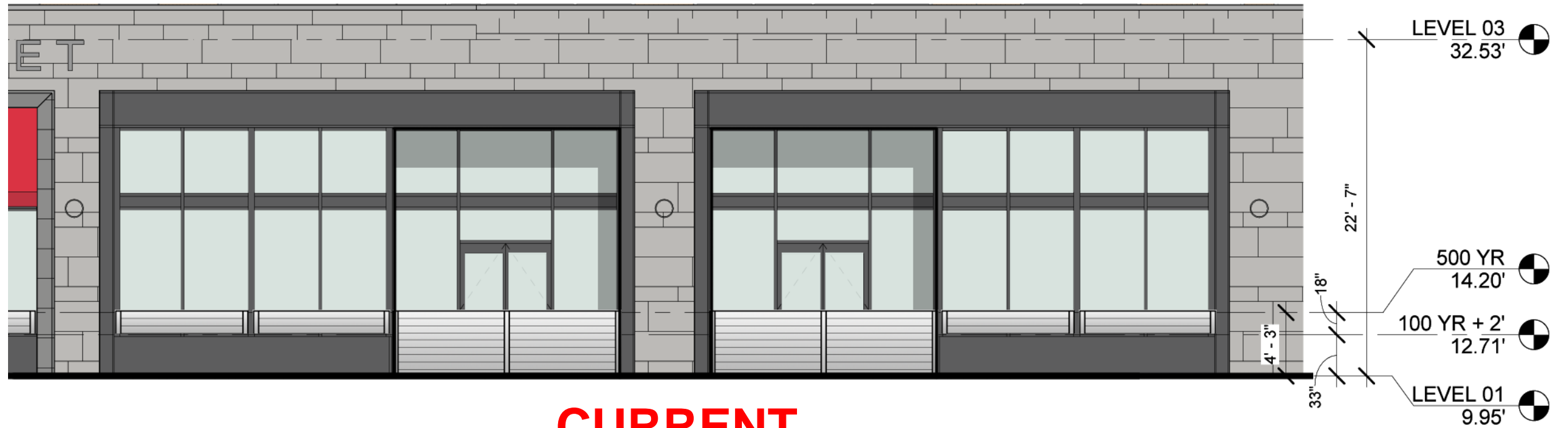


3. Sill Embed Plate

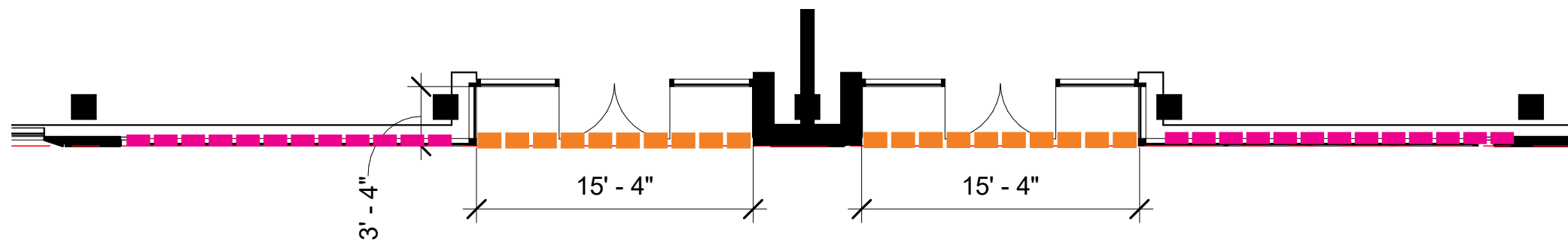
GENERAL NOTES:

1. Dry floodproofing method to be accomplished through the use of flood-damage resistant materials up to Design Flood Elevation of 12.7' and use of removable flood shields (active barriers) to be deployed in preparation for a flood event (per Dry Floodproofing Requirements of Chapter 6, ASCE 24). Sump pumps shall be provided to handle inevitable seepage.
2. Please see sheet F3 for additional information on Flood Protection Strategy for this project.

■ ■ ■ ■ ■ Removable Flood Shield Location



CURRENT



Note:

Annotated elevations are in DC Datum. Please refer to page F2 for conversion from NAVD 88 to DC Datum.



1. Typical Flood Plank, FP-530 by PS Doors



2. Pre-bolted connection for a completely removable system



3. Sill Embed Plate

GENERAL NOTES:

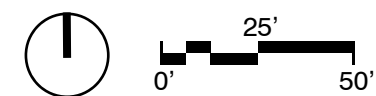
1. Dry floodproofing method to be accomplished through the use of flood-damage resistant materials up to 500-yr Flood Elevation and use of removable flood shields (active barriers) to be deployed in preparation for a flood event (per Dry Floodproofing Requirements of Chapter 6, ASCE 24). Sump pumps shall be provided to handle inevitable seepage.
2. Please see sheet F3 for additional information on Flood Protection Strategy for this project.

Removable Flood Shields at entrances from ground up

Removable Flood Shields on top of built-in knee wall

Ground Floor Plan

- RESIDENTIAL
- RETAIL
- RESTAURANT
- LOADING, BACK OF HOUSE



River Point - 2100 2nd St, SW

Square 613 / Lot 10

Plan - Ground Floor

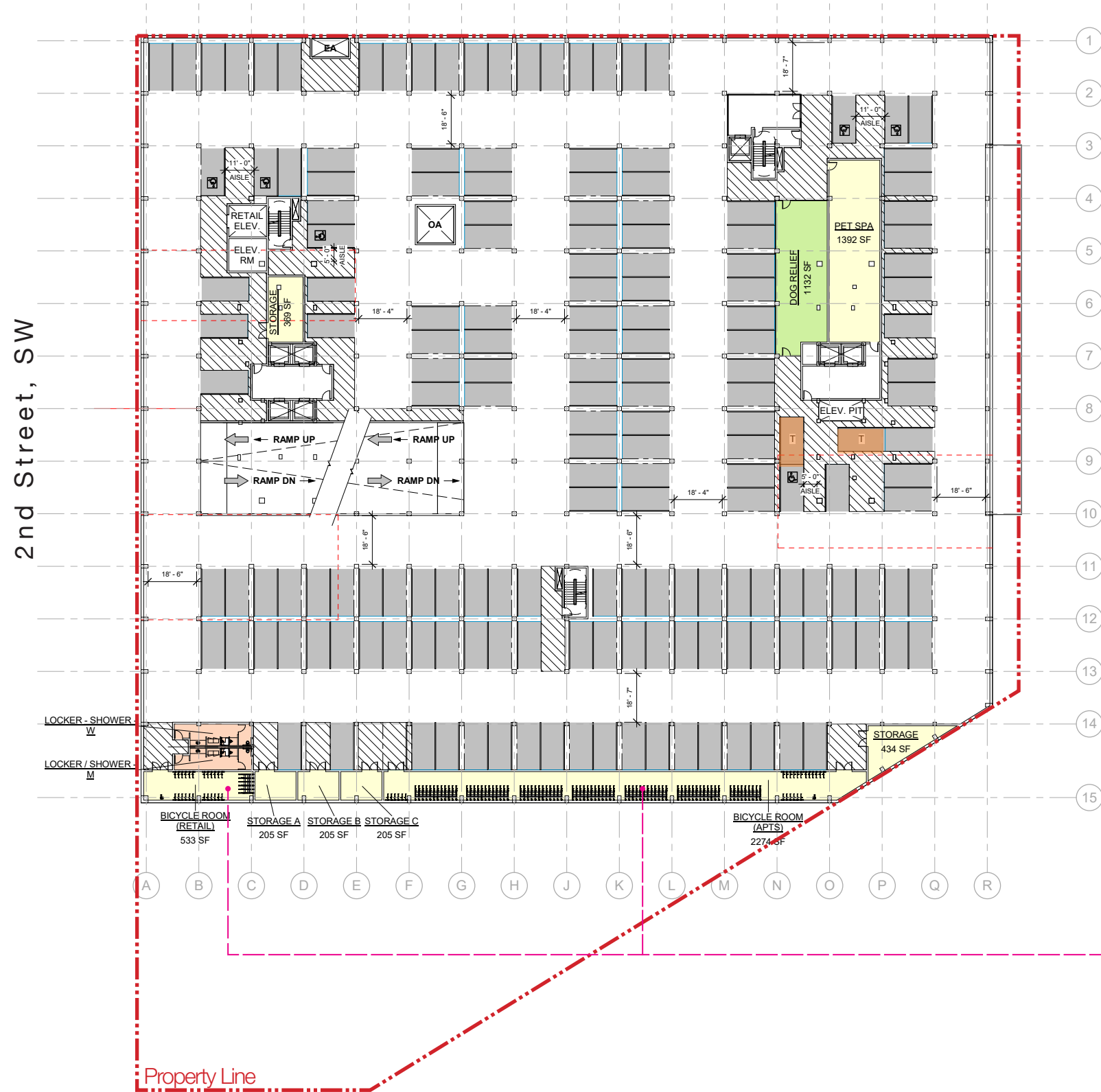
June 23, 2017



A19

V Street, SW

Parking - Level P1



TANDEM PARKING SPACE
 (DON'T COUNT TOWARDS MINIMUM REQUIRED BY ZONING)

STANDARD PARKING SPACE:
 9 FT WIDE X 18 FT DEEP
 (COUNT TOWARDS MINIMUM REQUIRED BY ZONING)

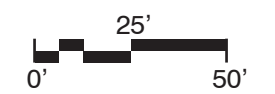
1st Street, SW



FIX-IT STATION
 LOCATED WITHIN BIKE
 STORAGE ROOM



**STACKED
 BIKE RACK
 BY DERO**



River Point - 2100 2nd St, SW

Square 613 / Lot 10

Plan - Parking P1

June 23, 2017



A20

V Street, SW

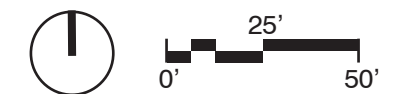
Roof Plan (roof of penthouse)



EXTENSIVE GREEN ROOF SYSTEM



COMBINED SYSTEM OF SOLAR PANELS OVER EXTENSIVE GREEN ROOF; ESTIMATED 8,000 SF OF SOLAR PANELS SETBACK AT 1:1 RATIO



River Point - 2100 2nd St, SW

Square 613 / Lot 10

Roof of Penthouse

June 23, 2017



A26