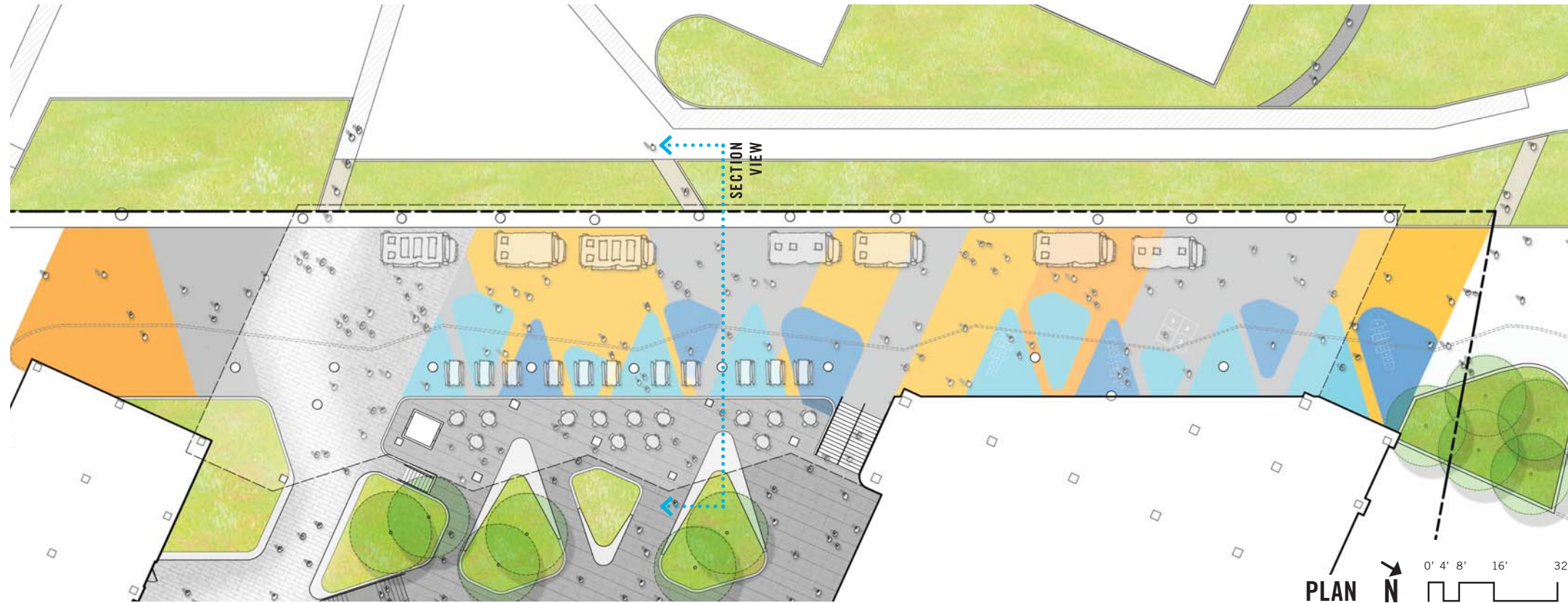
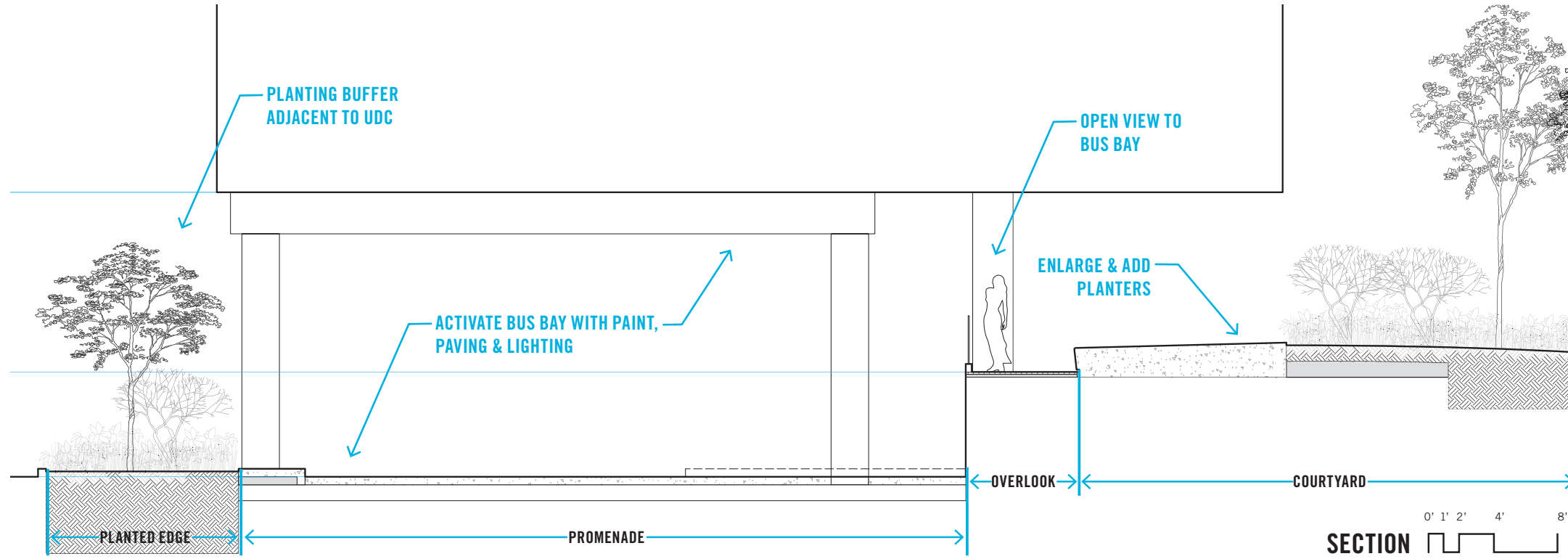


ACTIVATE BUS LANE / PROPOSED IMPROVEMENTS

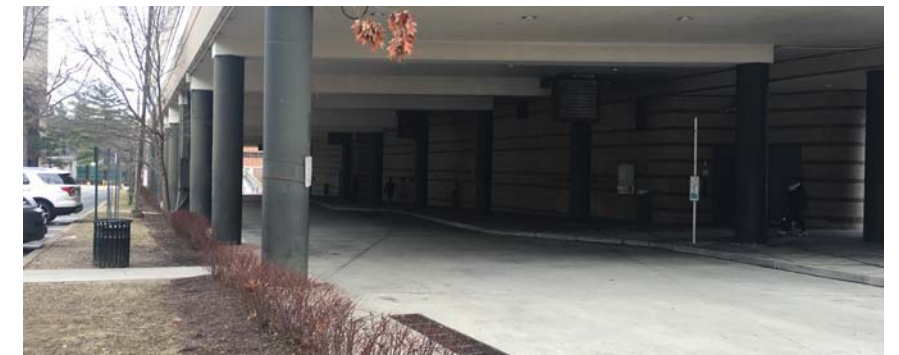


/ PLANTING CHARACTER

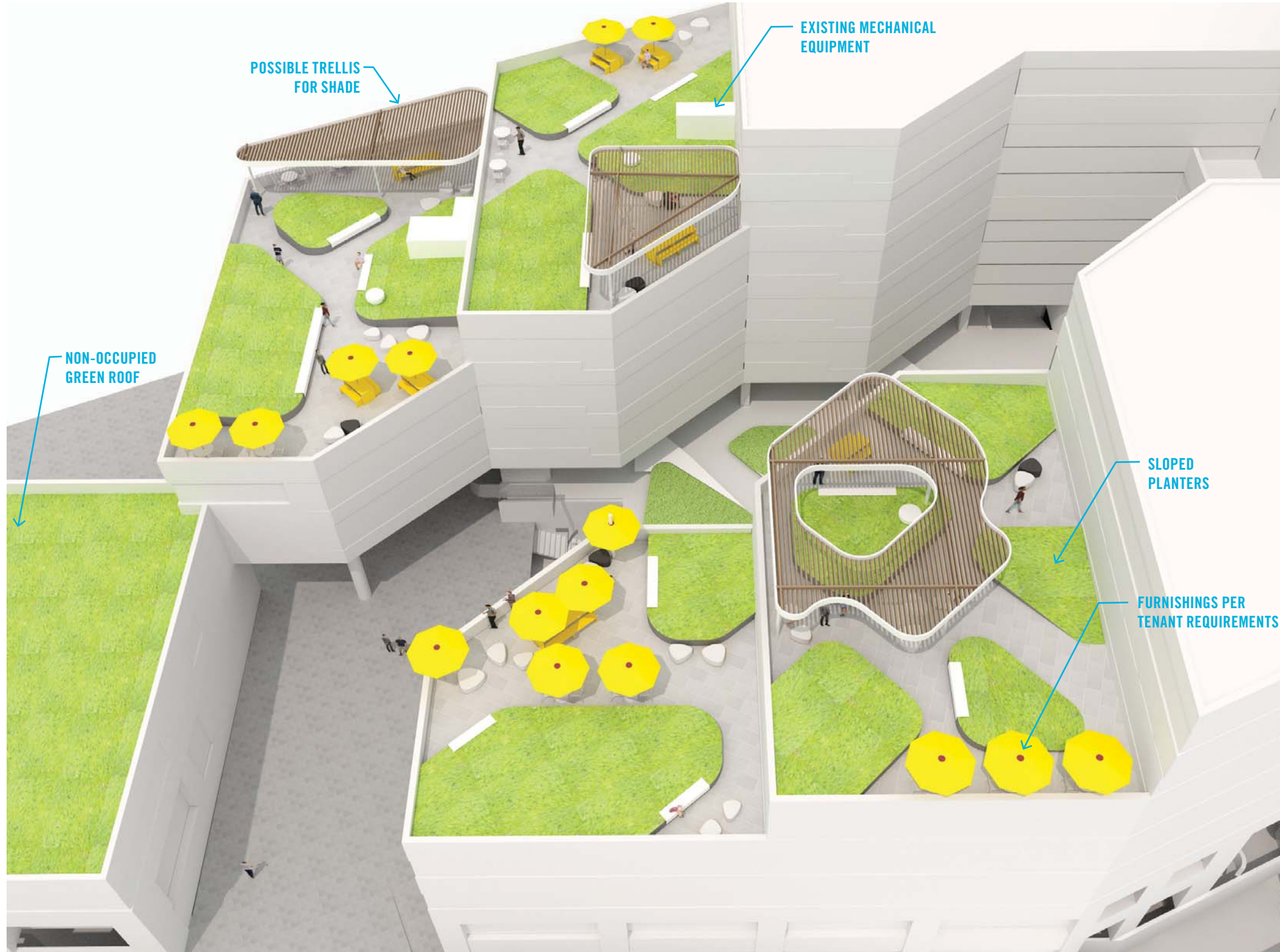


- REPRESENTATIVE BUFFER SPECIES:**
- MAGNOLIA (EXISTING)
 - RED BUD / SERVICE BERRY
 - RED MAPLE / CARPINUS
 - HOSTA / HELLEBORUS
 - ILEX / WITCH HAZEL
 - HYDRANGEA / VIBURNUM
 - AZALEA / RHODODENDRON
 - NATIVE GRASSES
 - NATIVE PERENNIALS
 - NATIVE BULBS

/ EXISTING CONDITIONS



ROOF TERRACE IMPROVEMENTS / REPRESENTATIVE DESIGN



AERIAL VIEW - ROOFTOP TERRACES & GREEN ROOF

TERRACE LAYOUT UNDER DEVELOPMENT
DESIGN SHOWN AS REPRESENTATION OF INTENTION ONLY

/ PLANTING CHARACTER



SEDUM & PERENNIAL
GREEN ROOF MIX

/ REPRESENTATIVE TERRACE CHARACTER



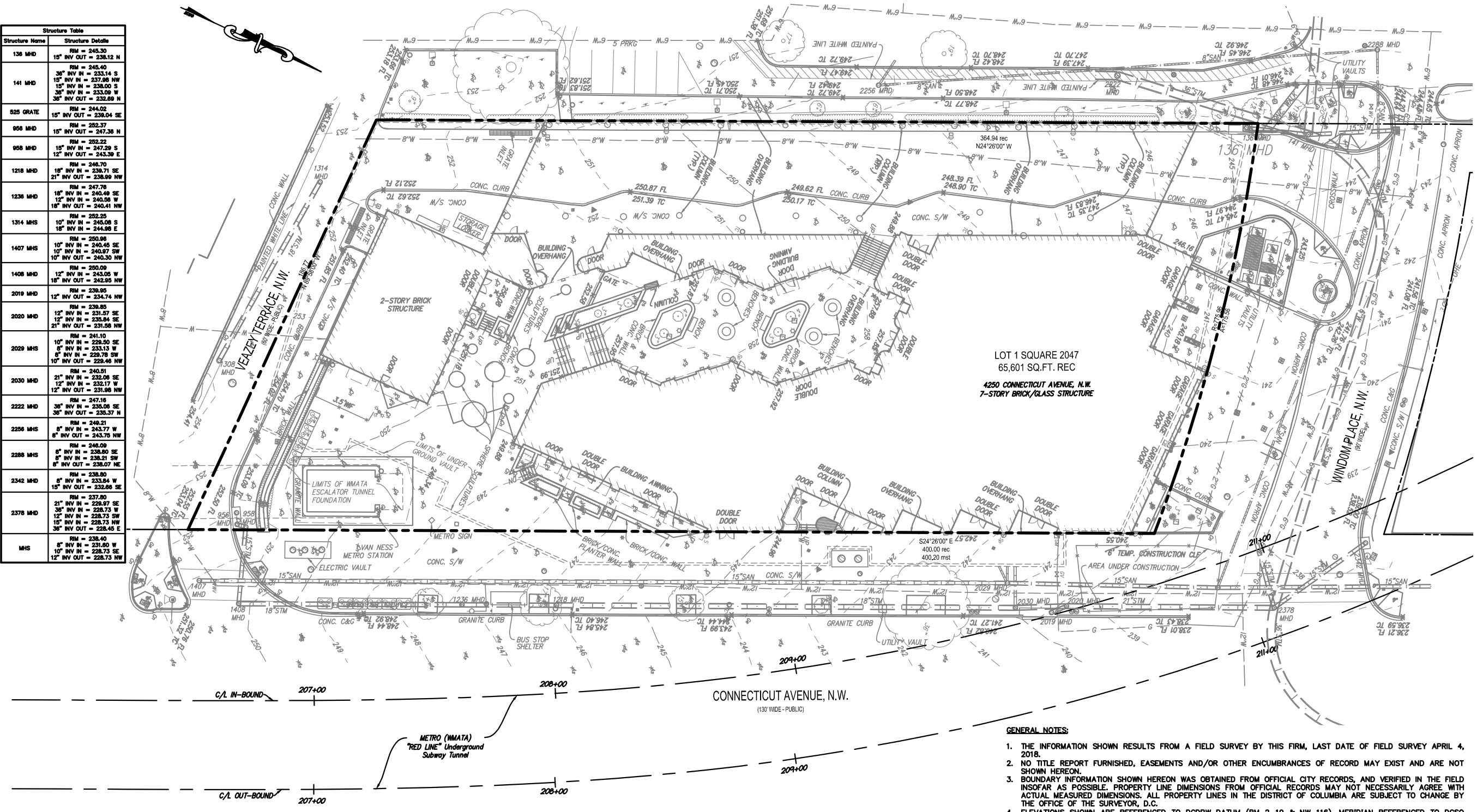
/ EXISTING CONDITIONS



OCCUPY ROOF TERRACES WITH
PLANTERS & FURNISHINGS

LEGEND	
ASPHALT	
BRICK	
CONCRETE	
FIBERGLASS	
GROUND	
GRANITE	
GRASS	
MULCH	
METAL	
PLASTIC	
PAPERS	
RP-RAP	
VEGETATION	
SHRUB	
CONIFEROUS TREE	
DECIDUOUS TREE	
BOLLARD LIGHT	
BOLLARD	
WALL VENT	
BIKE RACK	
TRASH CAN	
PARKING METER	
STEEL POST	
TELEPHONE CALL BOX	
ELECTRIC BOX	
SECURITY CAMERA	
CLEANOUT	
ROUND DRAIN	
SQUARE DRAIN	
HAND HOLE	
FIRE HYDRANT	
SHAME FIRE HYDRANT	
WALL LIGHT	
DRAINAGE MANHOLE	
ELECTRIC MANHOLE	
SEWER MANHOLE	
TELEPHONE MANHOLE	
UTILITY MANHOLE	
WATER MANHOLE	
GAS METER	
CORONA LIGHT POLE	
ELECTRIC POLE	
GLOBE LIGHT POLE	
TRIPLE GLOBE LIGHT POLE	
SQUARE GLOBE LIGHT POLE	
TRAFFIC LIGHT POLE	
CROSSWALK	
GAS VALVE	
WATER SPOUT	
WATER VALVE	
DOUBLE DOOR	
DOOR	
OVERHEAD COMMUNICATION	
OVERHEAD ELECTRIC	
UNDERGROUND COMMUNICATION	
UNDERGROUND ELECTRIC	
UNDERGROUND GAS	
UNDERGROUND WATER	
UNDERGROUND OIL	
UNDERGROUND FIBER	
FENCE LINE	
HAND RAIL	
PROPERTY LINE	
TC TOP OF CURB	
BC BOTTOM OF CURB	
FL FLOORLINE	
TW TOP OF WALL	
BW BOTTOM OF WALL	
S/W SIDEWALK	
M/F NOW AND/OR FORMERLY	
FF FINISHED FLOOR	
HC HANDICAP	
C&G CURB AND GUTTER	
CONC. CONCRETE	
TRP. TYPICAL	
SAN. SANITARY SEWER	
STW. STORM SEWER	
COMB. COMBINED SEWER	
CLF CHAIN LINK FENCE	
IMP BROUGHT IRON FENCE	
THE RECORD	
MM MEASUREMENT	

Structure Table	
Structure Name	Structure Details
136 MHD	RIM = 245.30 15" INV OUT = 238.12 N
141 MHD	RIM = 245.40 36" INV IN = 233.14 S 15" INV IN = 237.96 NW 15" INV IN = 238.00 S 36" INV IN = 233.04 W 36" INV OUT = 232.89 N
525 GRATE	RIM = 244.02 15" INV OUT = 239.04 SE
956 MHD	RIM = 252.37 15" INV OUT = 247.36 N
958 MHD	RIM = 252.22 15" INV IN = 247.29 S 12" INV OUT = 243.39 E
1218 MHD	RIM = 246.70 18" INV IN = 236.71 SE 21" INV OUT = 238.59 NW
1236 MHD	RIM = 247.78 18" INV IN = 240.49 SE 12" INV IN = 240.58 W 18" INV OUT = 240.41 NW
1314 MHS	RIM = 252.25 10" INV IN = 240.41 S 18" INV IN = 244.98 E
1407 MHS	RIM = 250.96 10" INV IN = 240.45 SE 10" INV IN = 240.37 SW 10" INV OUT = 240.30 NW
1408 MHD	RIM = 250.09 12" INV IN = 243.05 W 18" INV OUT = 242.95 NW
2019 MHD	RIM = 239.95 12" INV OUT = 234.74 NW
2020 MHD	RIM = 239.95 12" INV IN = 233.57 SE 12" INV IN = 235.84 SE 21" INV OUT = 231.56 NW
2029 MHS	RIM = 241.10 10" INV IN = 238.50 SE 8" INV IN = 233.13 S 8" INV IN = 233.78 SW 10" INV OUT = 228.48 NW
2030 MHD	RIM = 240.01 21" INV IN = 232.09 SE 12" INV IN = 232.17 W 12" INV OUT = 231.98 NW
2222 MHD	RIM = 247.16 36" INV IN = 238.08 S 36" INV OUT = 238.37 N
2256 MHS	RIM = 249.21 8" INV IN = 243.77 W 8" INV OUT = 243.75 NW
2288 MHS	RIM = 248.09 8" INV IN = 238.80 SE 8" INV IN = 238.21 SW 8" INV OUT = 238.07 NE
2342 MHD	RIM = 238.80 15" INV IN = 233.84 W 15" INV OUT = 232.68 SE
2378 MHD	RIM = 237.80 21" INV IN = 229.97 SE 36" INV IN = 228.73 W 12" INV IN = 228.73 SW 15" INV IN = 228.73 NW 36" INV OUT = 228.45 E
MHS	RIM = 238.40 8" INV IN = 231.80 W 12" INV IN = 228.73 SE 12" INV OUT = 228.73 NW



LOT 1 SQUARE 2047
65,601 SQ.FT. REC
4250 CONNECTICUT AVENUE, N.W.
7-STORY BRICK/GLASS STRUCTURE

- GENERAL NOTES:**
1. THE INFORMATION SHOWN RESULTS FROM A FIELD SURVEY BY THIS FIRM, LAST DATE OF FIELD SURVEY APRIL 4, 2018.
 2. NO TITLE REPORT FURNISHED, EASEMENTS AND/OR OTHER ENCUMBRANCES OF RECORD MAY EXIST AND ARE NOT SHOWN HEREON.
 3. 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 MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE BY THE OFFICE OF THE SURVEYOR, D.C.
 4. ELEVATIONS SHOWN ARE REFERENCED TO DCDPW DATUM (BM 2-19 & NW-116), MERIDIAN REFERENCED TO DC80 NORTH BY HOLDING RECORD BEARING OF CONNECTICUT AVENUE, N.W.
 5. VISIBLE ABOVE GROUND UTILITIES HAVE BEEN SHOWN. SUBSURFACE UTILITIES, WHERE SHOWN, FOLLOW ASC 38-82 QUALITY LEVELS A-D. A: VISUALLY VERIFIED VIA TEST HOLES; B: DESIGNATED AND SURVEYED; C: RECORD INFORMATION CORRELATED WITH SURVEYED SURFACE FEATURES; D: RECORD INFORMATION ONLY. WHERE SUBSURFACE UTILITIES HAVE BEEN APPARENTLY DESIGNATED BY OTHERS ON SITE, THOSE LOCATIONS WILL BE SHOWN AS QUALITY LEVEL C. UTILITIES MAY EXIST THAT ARE NOT SHOWN. UNLESS OTHERWISE LABELED AS ABOVE, THIS SURVEY REPRESENTS QUALITY LEVEL C.
 6. PROPERTY IS IDENTIFIED AS ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED ON FIRM COMMUNITY PANEL 1100010004C, EFFECTIVE DATE SEPTEMBER 27, 2010.
 7. AS OF APRIL 3, 2018, THE PROPERTY IS ZONED MU-7 AS DELINEATED ON THE ZONING MAP FROM DISTRICT OF COLUMBIA'S OFFICE OF ZONING (<http://maps.dcoz.dc.gov/zr16>); MINIMUM BUILDING SETBACK, MAXIMUM PERMITTED FLOOR AREA RATIOS, AND MAXIMUM BUILDING HEIGHTS ARE BASED UPON INTERPRETATIONS OF THE PROPOSED USE BY THE DISTRICT OF COLUMBIA ZONING OFFICE.
 8. PART OF THE SURVEYED PROPERTY IS WITHIN THE 300 FOOT WMATA METRO RAIL LINE BUFFER.

UNDERGROUND UTILITY RECORDS SHOWN:

UTILITY	SOURCE	DATE:
SEWER: WASA PANEL:	OS LM-19-20-NW	12-10-59
WATER: WASA PANEL:	OW LM-19-20-NW	5-4-54
ELECTRIC: PEPCO	NONE RECEIVED AS OF	04-03-2018
GAS: WASHINGTON GAS	WG-5010	2-7-2018
OCTO DNET FIBER:	NONE RECEIVED AS OF	04-03-2018
COMMUNICATION: VERIZON	NONE RECEIVED AS OF	04-03-2018
COMMUNICATION: MCI	NONE RECEIVED AS OF	04-03-2018
COMMUNICATION: COMCAST	NONE RECEIVED AS OF	04-03-2018

FanMae Washington, D.C.	4250 CONNECTICUT AVENUE N.W. WASHINGTON, DC	 WILES MENSCH CORPORATION-DC	EXISTING CONDITIONS	 1" = 40'	ARCHITECTS
			2018 MAY 01	09-082	PUD SUBMISSION