

Phase II Stage 1 Calculations

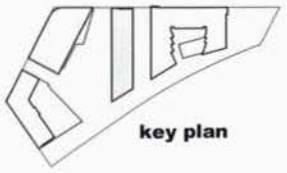
	Floor	Residential S.F.	Commercial S.F.	Retail S.F.	Gross S.F.
Phase II-Mixed Use					
	13	20,190	0	0	20,190
	12	20,975	0	0	20,975
	11	20,975	0	0	20,975
	10	20,975	0	0	20,975
	9	20,975	0	0	20,975
	8	20,975	0	0	20,975
	7	20,975	0	0	20,975
	6	20,975	0	0	20,975
	5	20,975	0	0	20,975
	4	20,975	0	0	20,975
	3	20,975	0	0	20,975
	2	16,955	0	0	16,955
	1	9,900	0	5,850	15,750
total		256,795		5,850	262,645



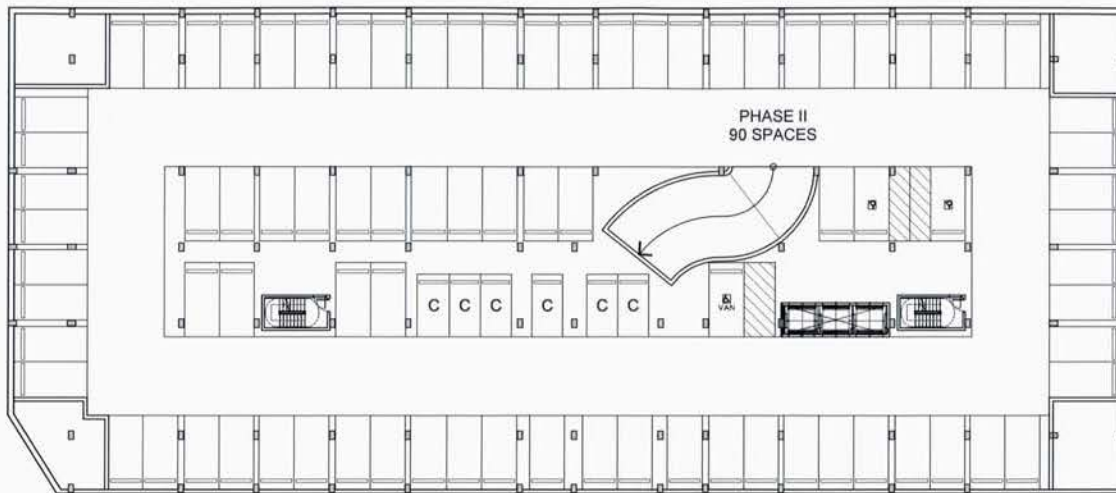
1 VIEW FROM NORTHWEST



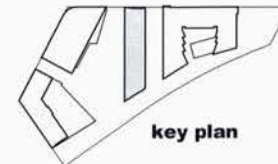
2 VIEW FROM SOUTHEAST

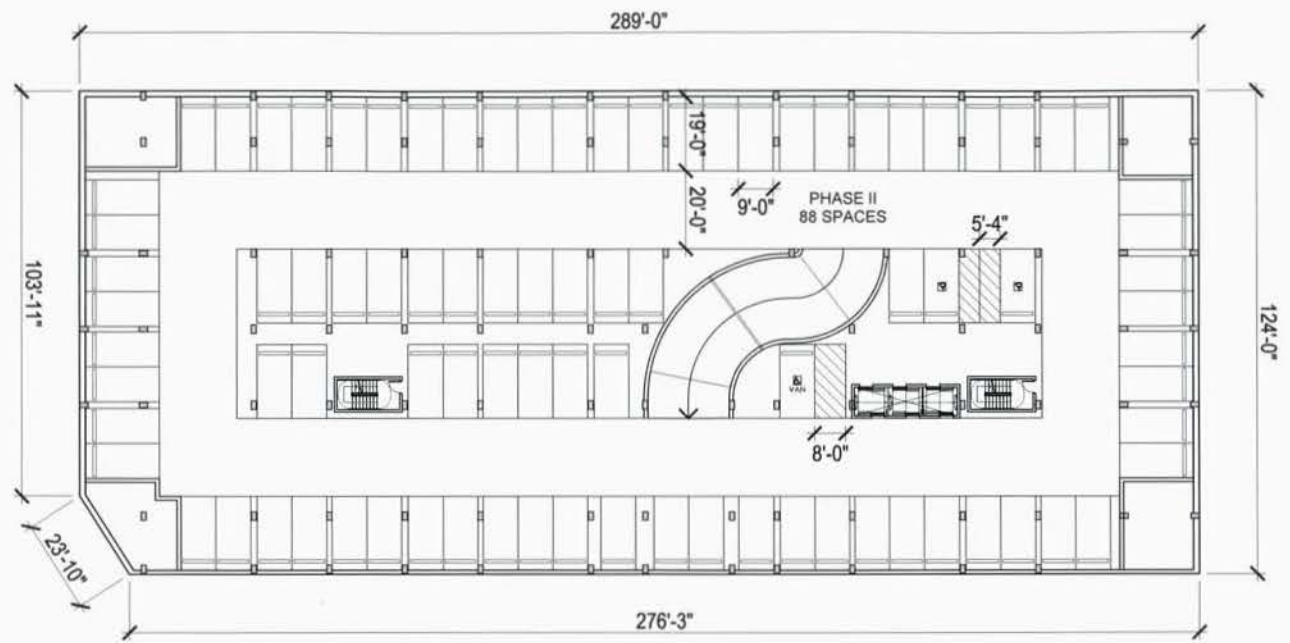


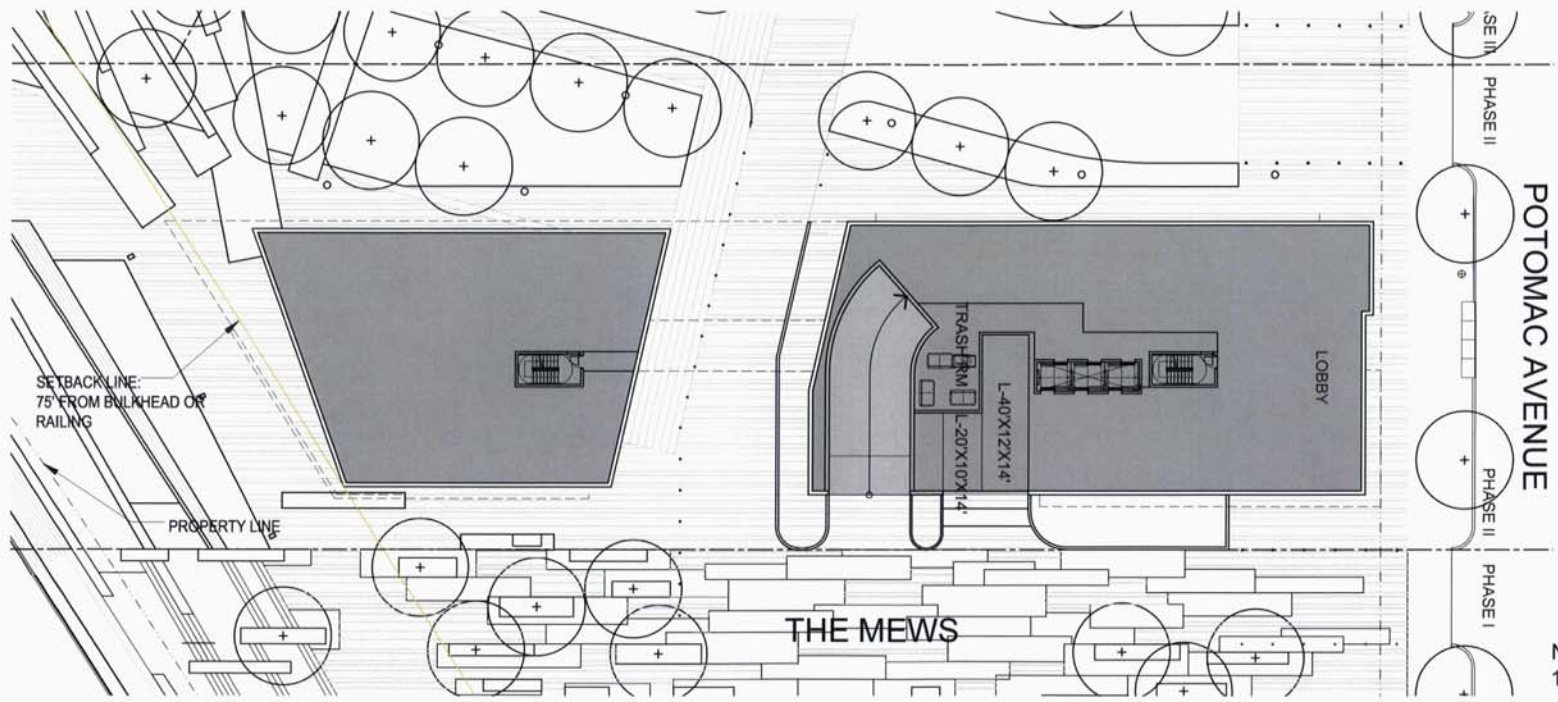
key plan



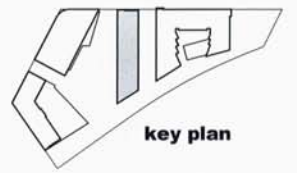
NOTES:
1. refer to sheet 2.102 for dimensions

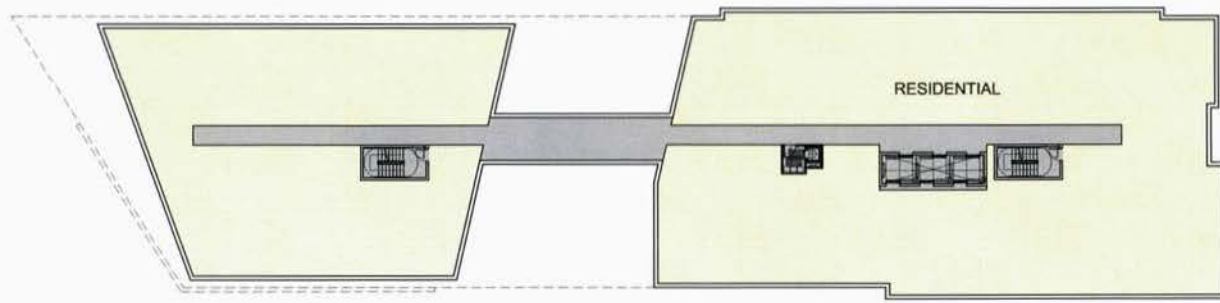




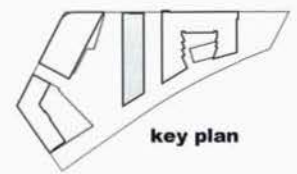


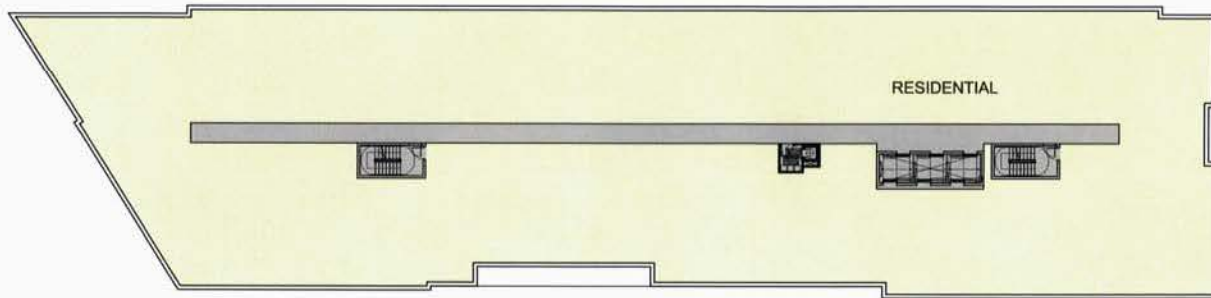
NOTES:
 1. refer to sheet 2.107 for dimensions





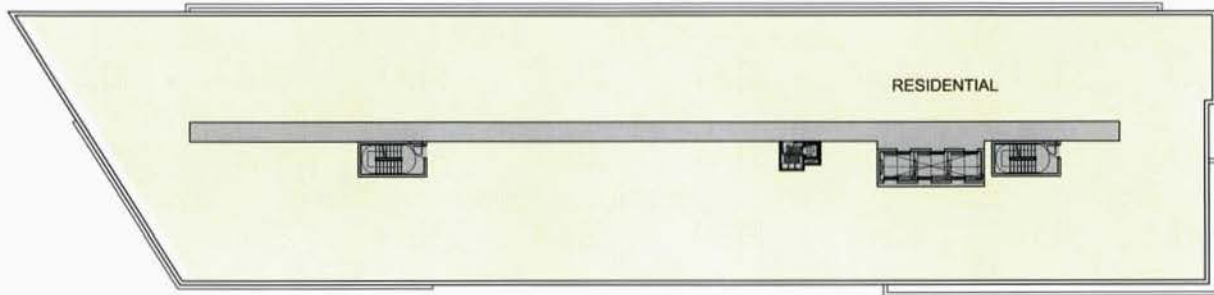
NOTES:
1. refer to sheet 2.107 for dimensions





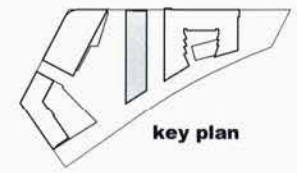
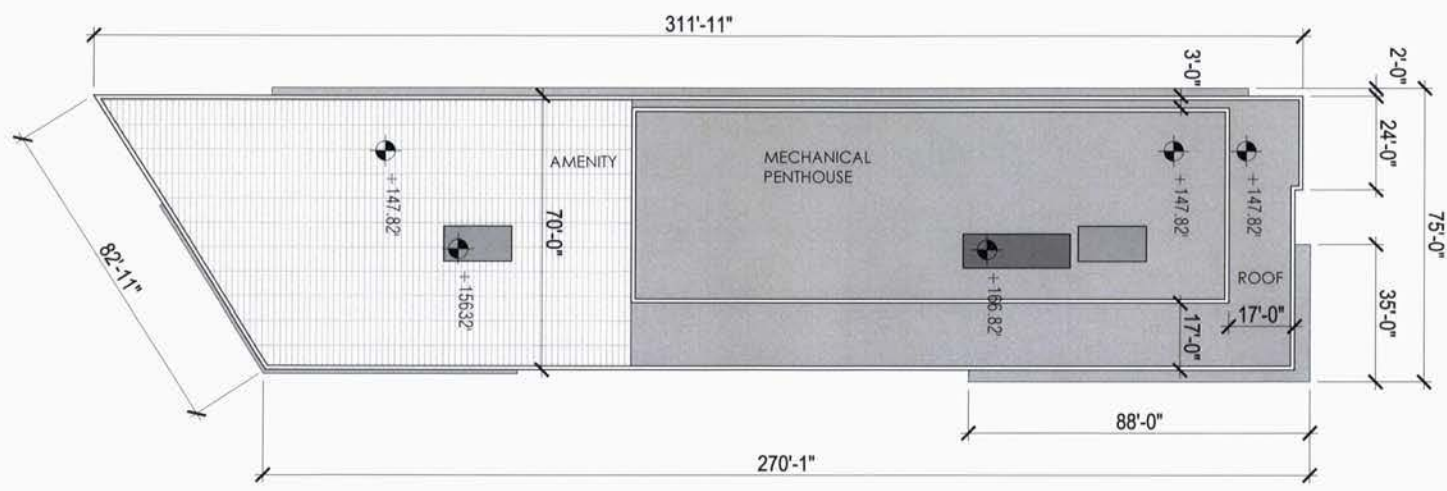
NOTES:
1. refer to sheet 2.107 for dimensions

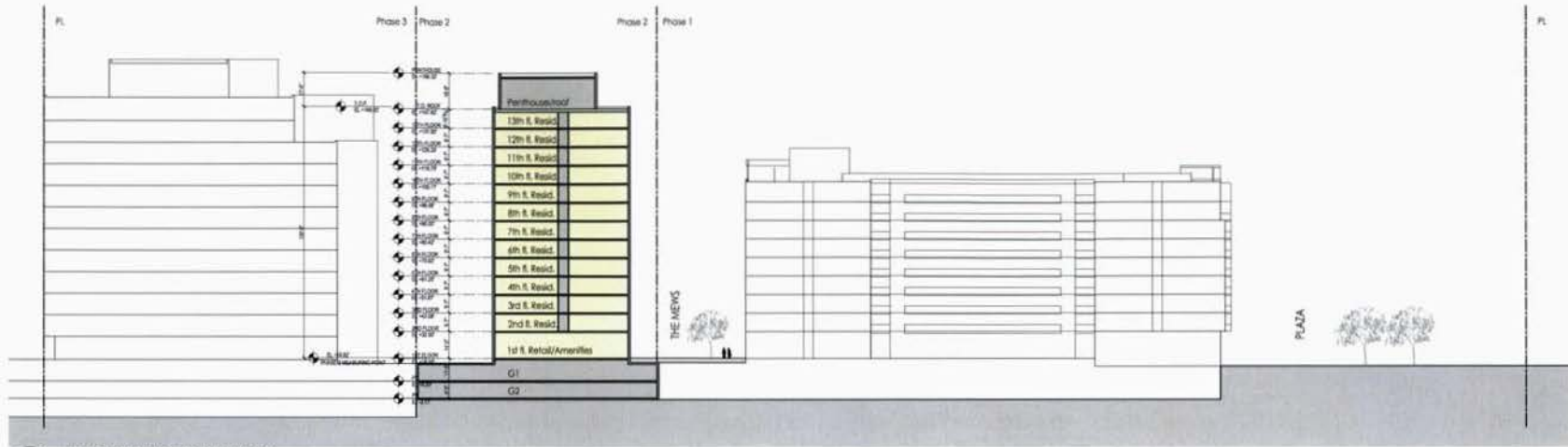




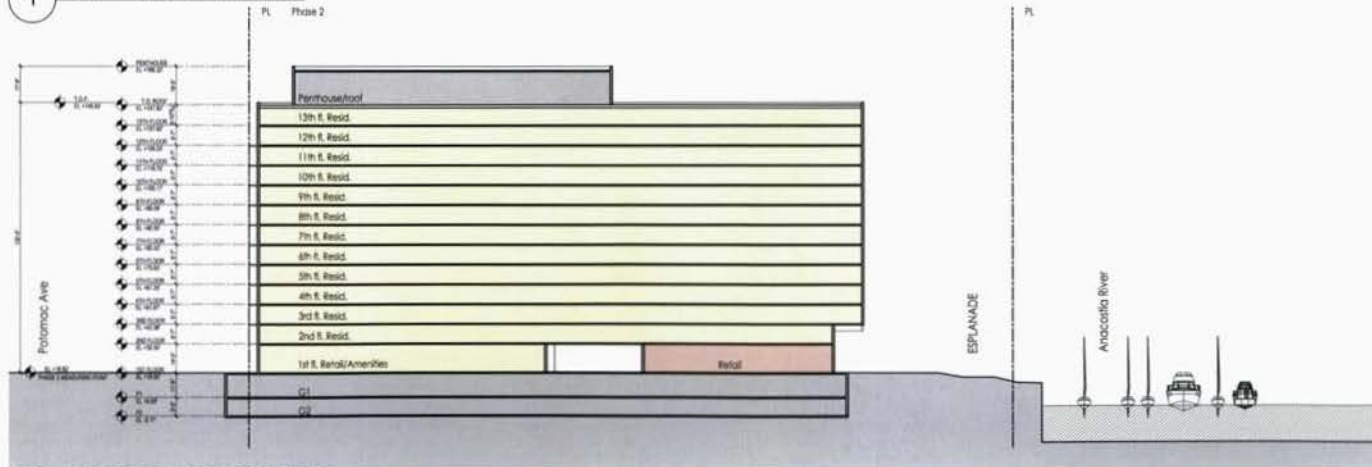
NOTES:
 1. refer to sheet 2.107 for dimensions



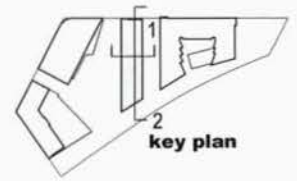




1 EAST-WEST SECTION



2 NORTH-SOUTH SECTION



key plan



Phase III Stage 1 Calculations

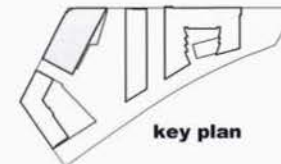
	Floor	Residential S.F.	Commercial S.F.	Retail S.F.	Gross S.F.
Phase III-Office					
	12	0	25,090	0	25,090
	11	0	25,090	0	25,090
	10	0	27,875	0	27,875
	9	0	27,875	0	27,875
	8	0	27,875	0	27,875
	7	0	27,875	0	27,875
	6	0	27,875	0	27,875
	5	0	27,875	0	27,875
	4	0	27,875	0	27,875
	3	0	27,875	0	27,875
	2	0	27,875	0	27,875
	1	0	25,620	0	25,620
total		0	326,675	0	326,675



1 VIEW FROM SOUTHEAST



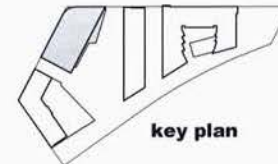
2 VIEW FROM NORTHWEST

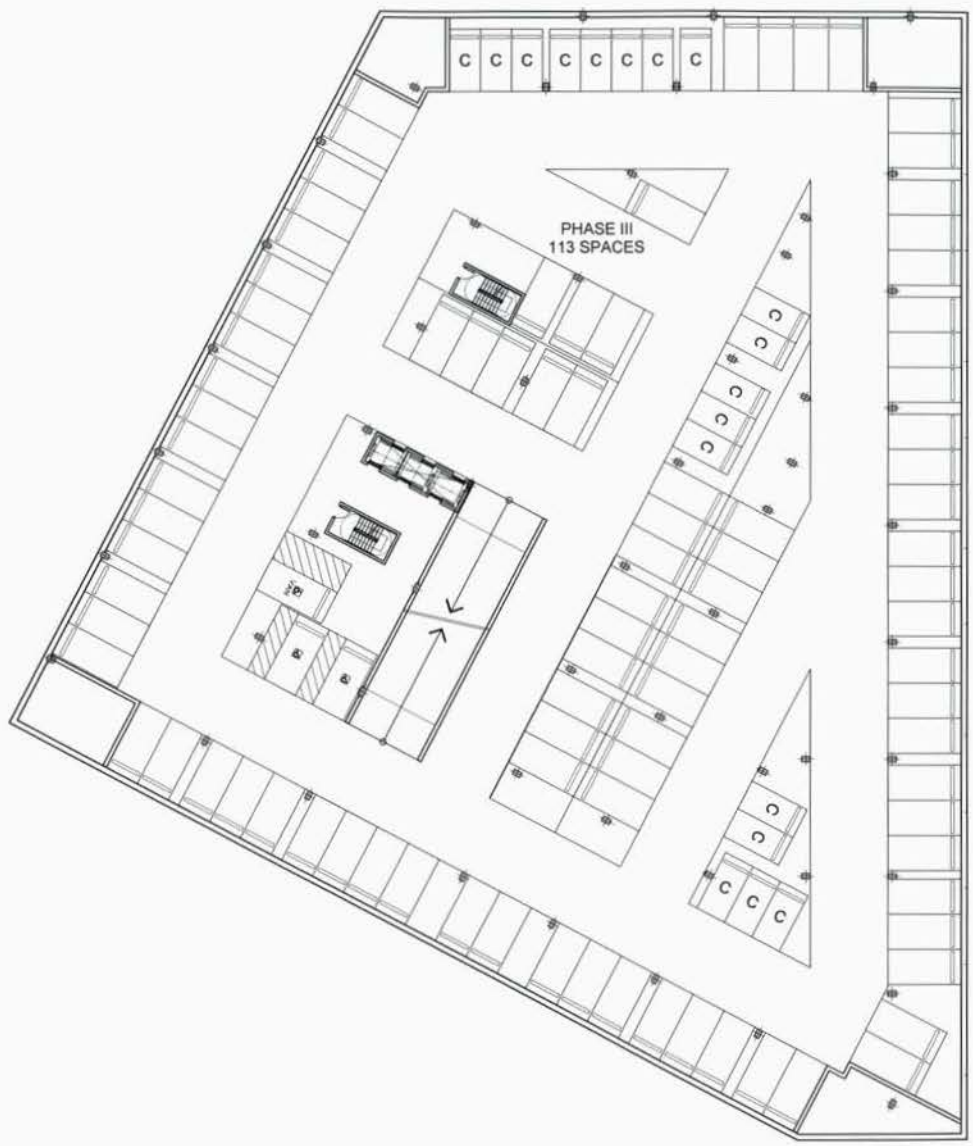


key plan



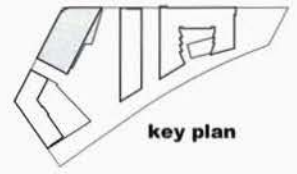
NOTES:
 1. refer to sheet 3.103 for dimensions



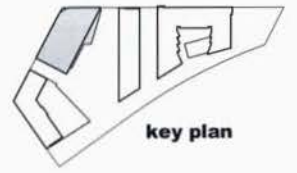
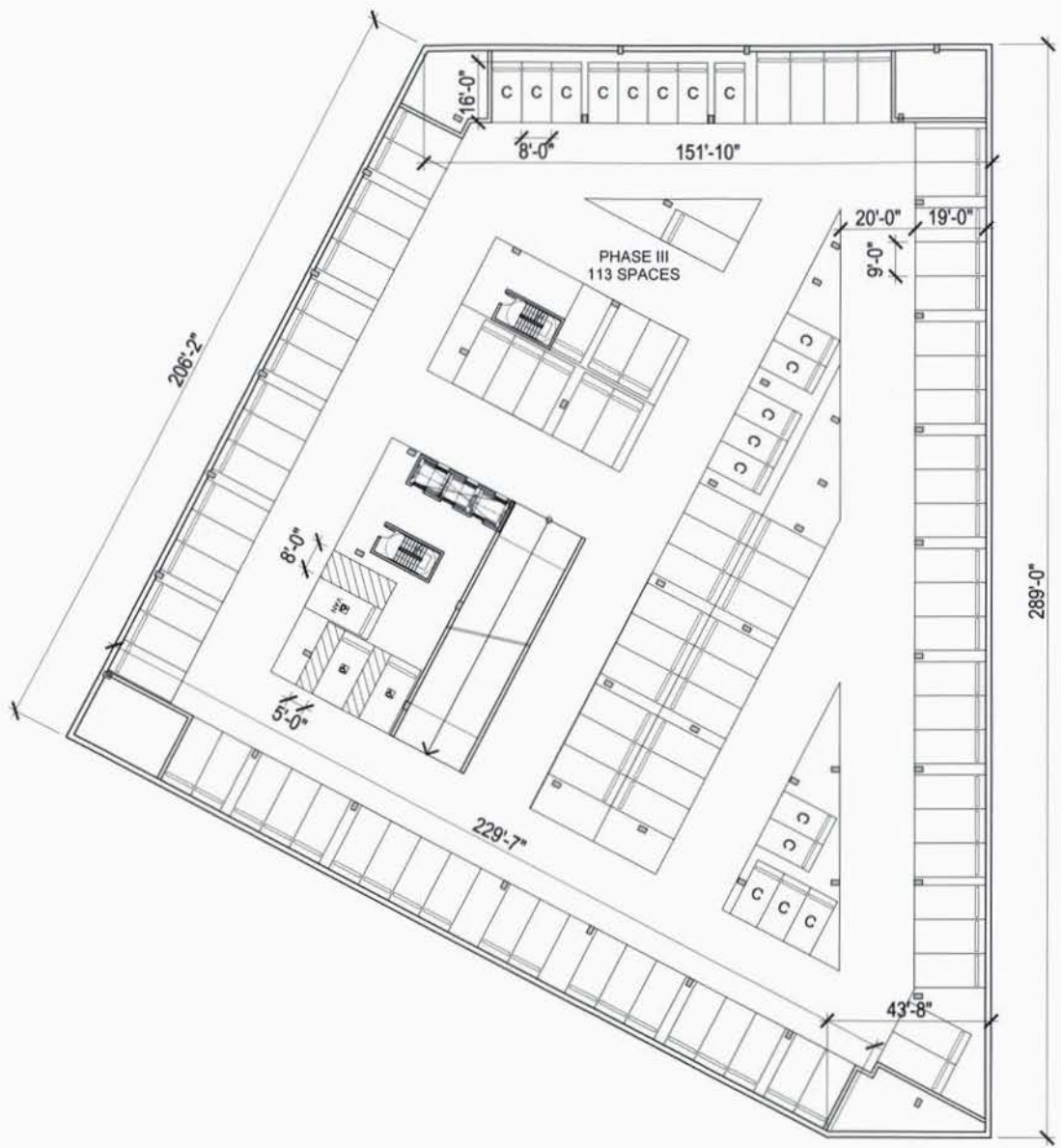


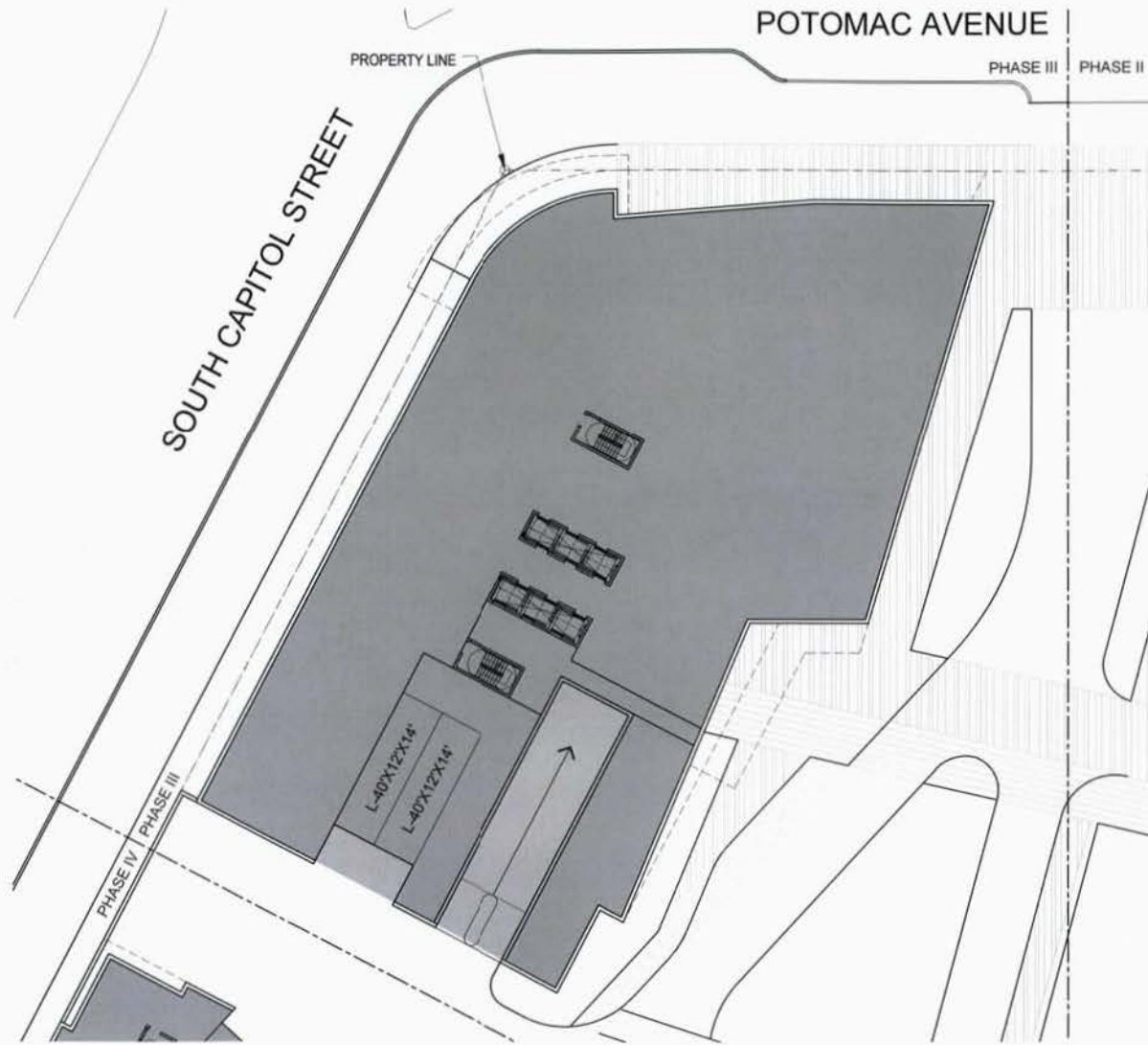
PHASE III
113 SPACES

NOTES:
1. refer to sheet 3.103 for dimensions



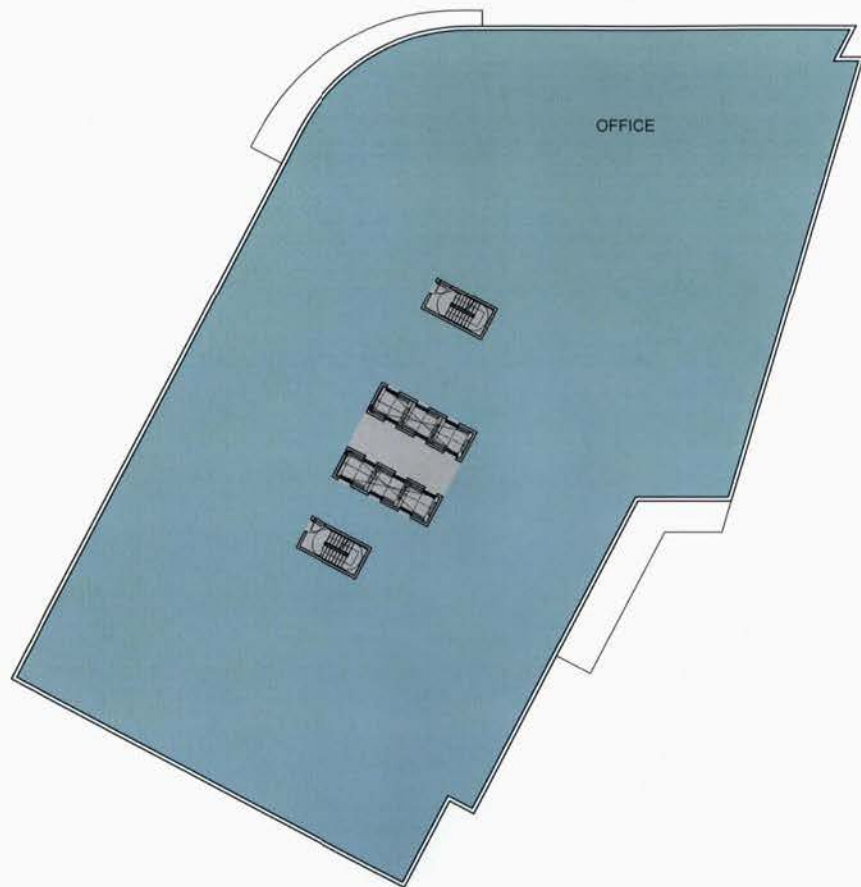
key plan



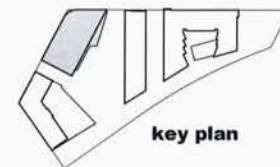


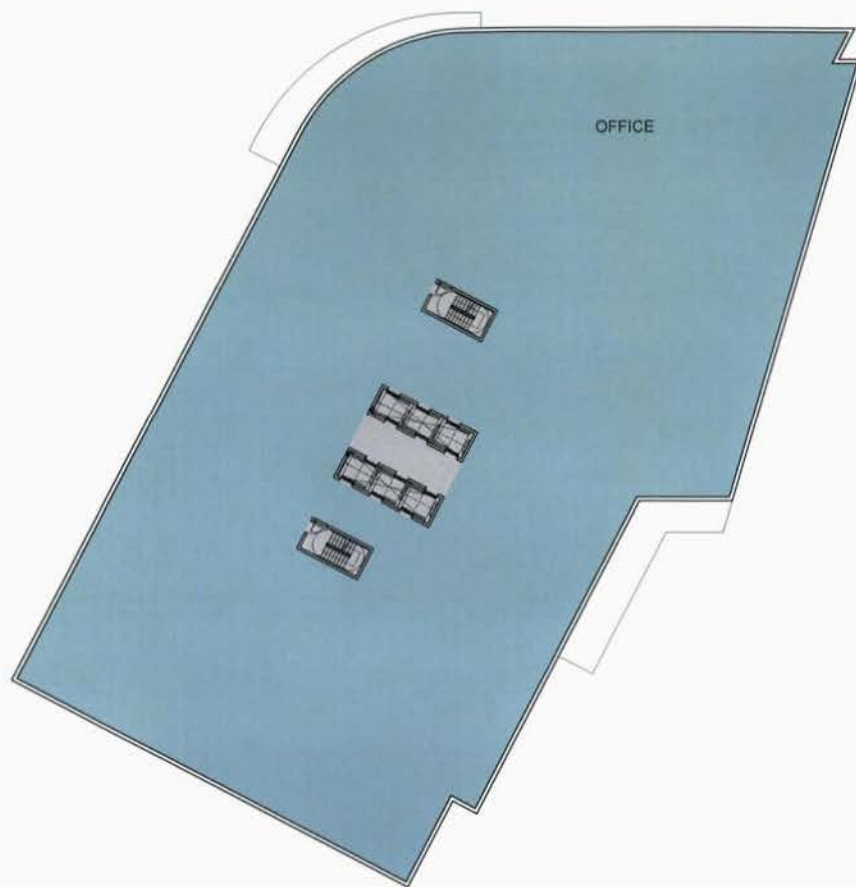
NOTES:
1. refer to sheet 3.108 for dimensions





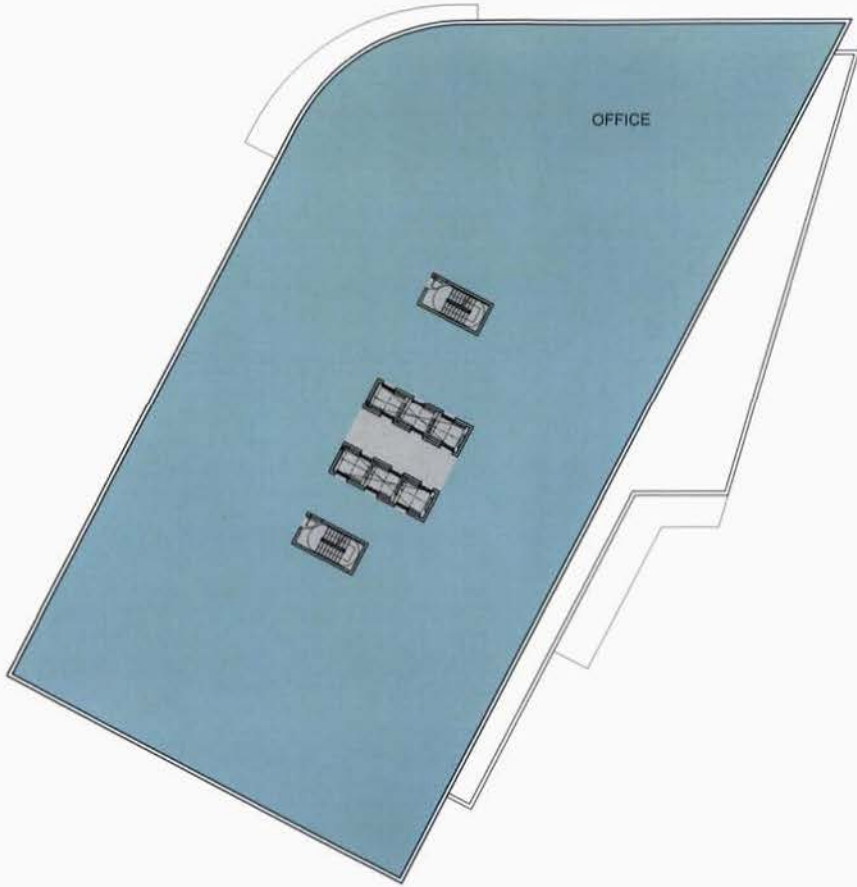
NOTES:
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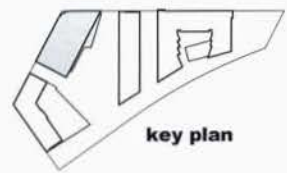


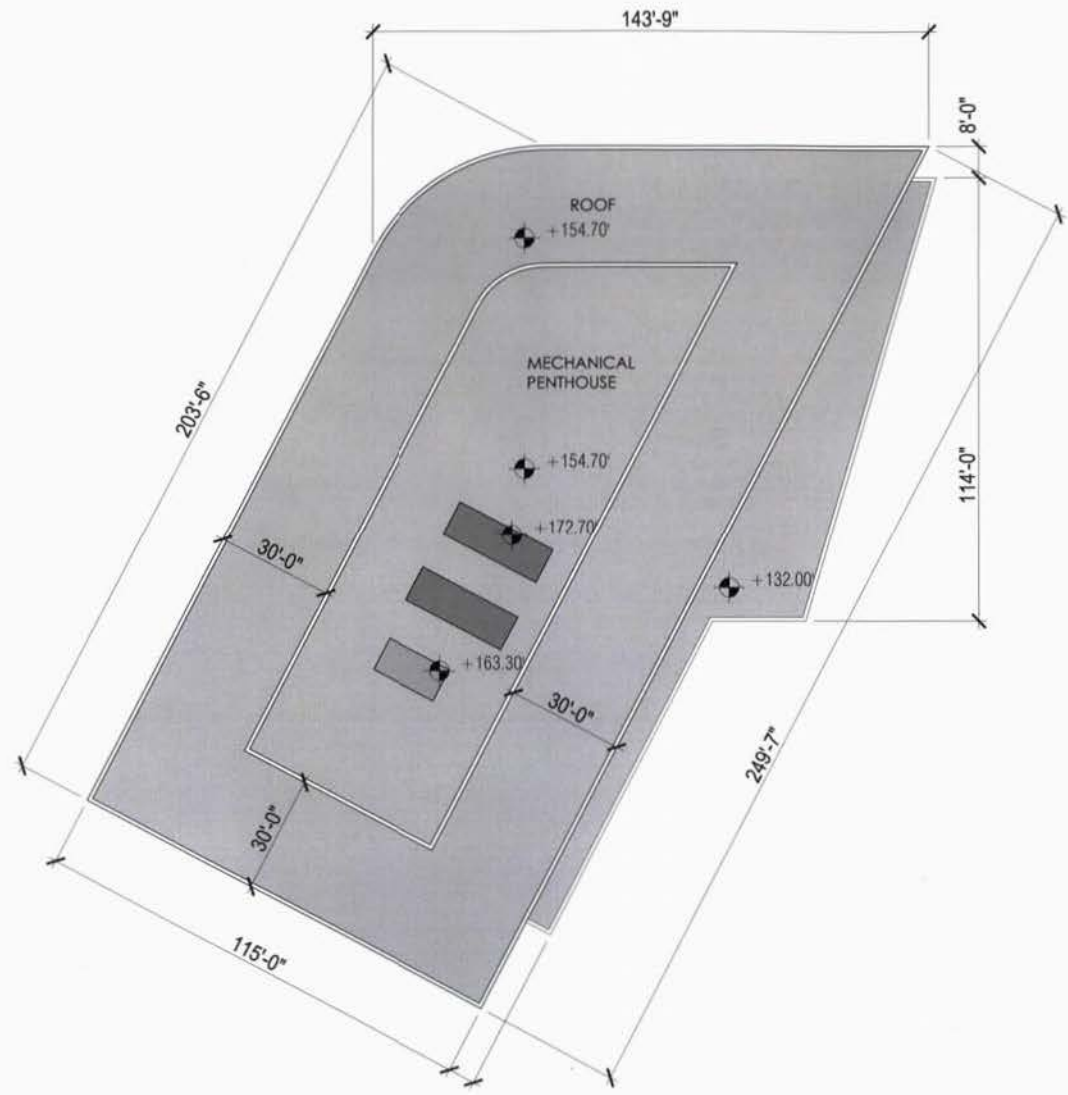
NOTES:
1. refer to sheet 3.108 for dimensions

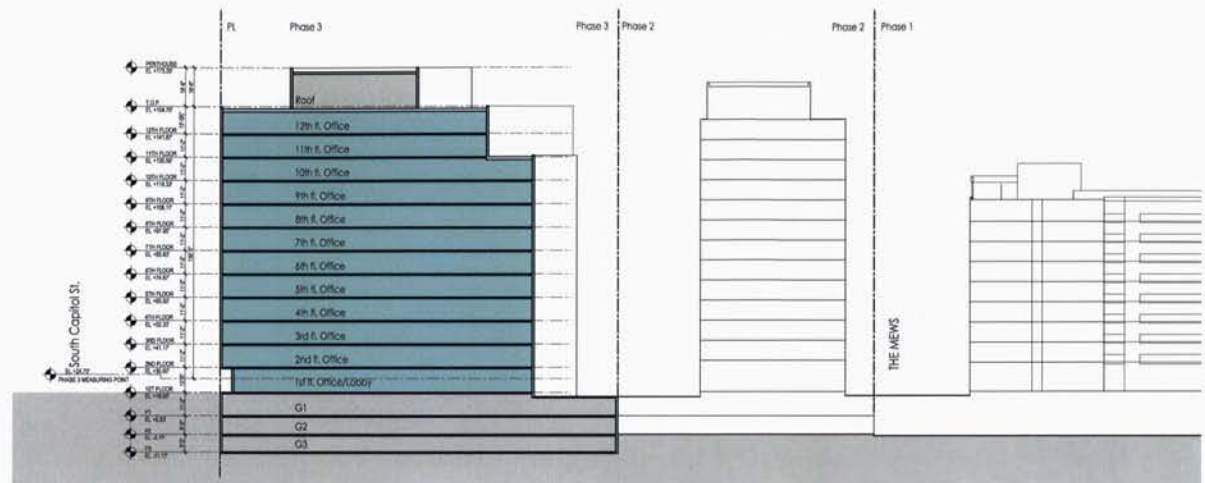




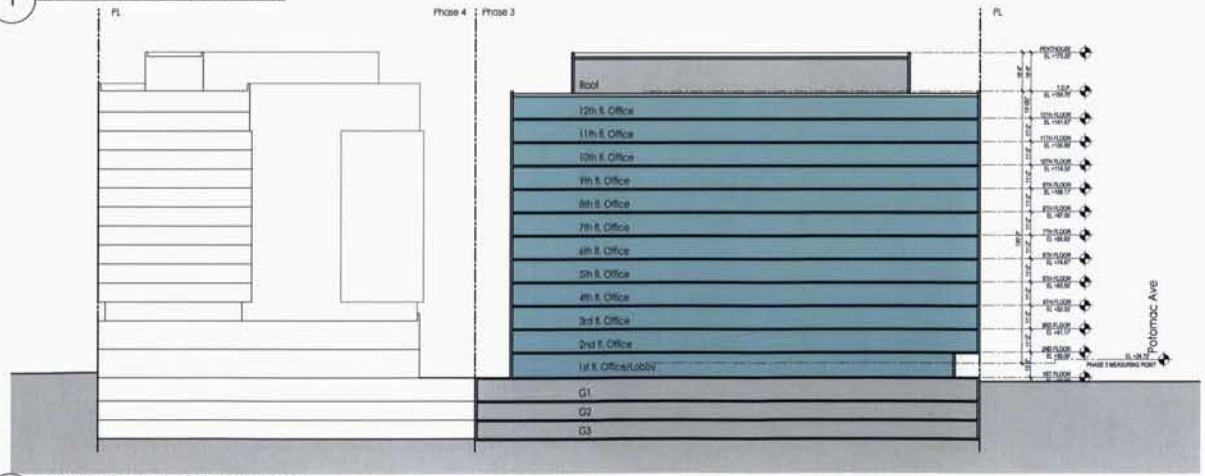
NOTES:
 1. refer to sheet 3.108 for dimensions



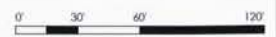
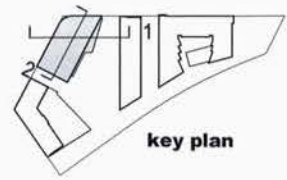




1 EAST-WEST SECTION



2 NORTH-SOUTH SECTION

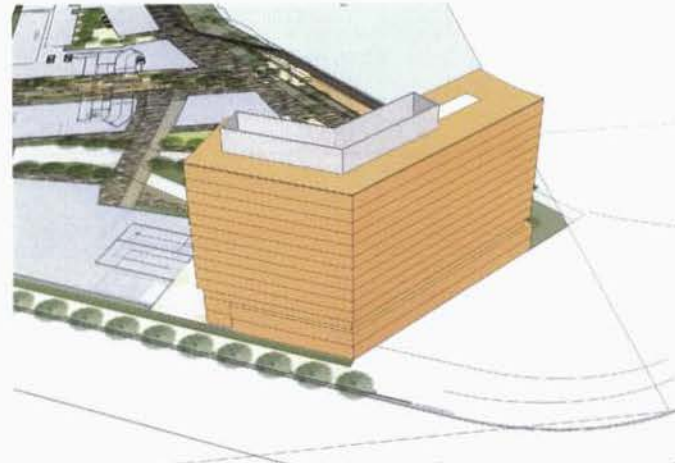


Phase IV Stage 1 Calculations

	Floor	Residential S.F.	Commercial S.F.	Retail S.F.	Gross S.F.
Phase IV-Hotel					
	14	0	17,560	0	17,560
	13	0	17,560	0	17,560
	12	0	18,040	0	18,040
	11	0	18,040	0	18,040
	10	0	18,040	0	18,040
	9	0	18,040	0	18,040
	8	0	18,040	0	18,040
	7	0	18,040	0	18,040
	6	0	18,040	0	18,040
	5	0	18,040	0	18,040
	4	0	18,040	0	18,040
	3	0	16,000	0	16,000
	2	0	34,230	0	34,230
	1	0	23,050	5,000	28,050
total		0	270,760	5,000	275,760



1 VIEW FROM SOUTHEAST



2 VIEW FROM NORTHWEST

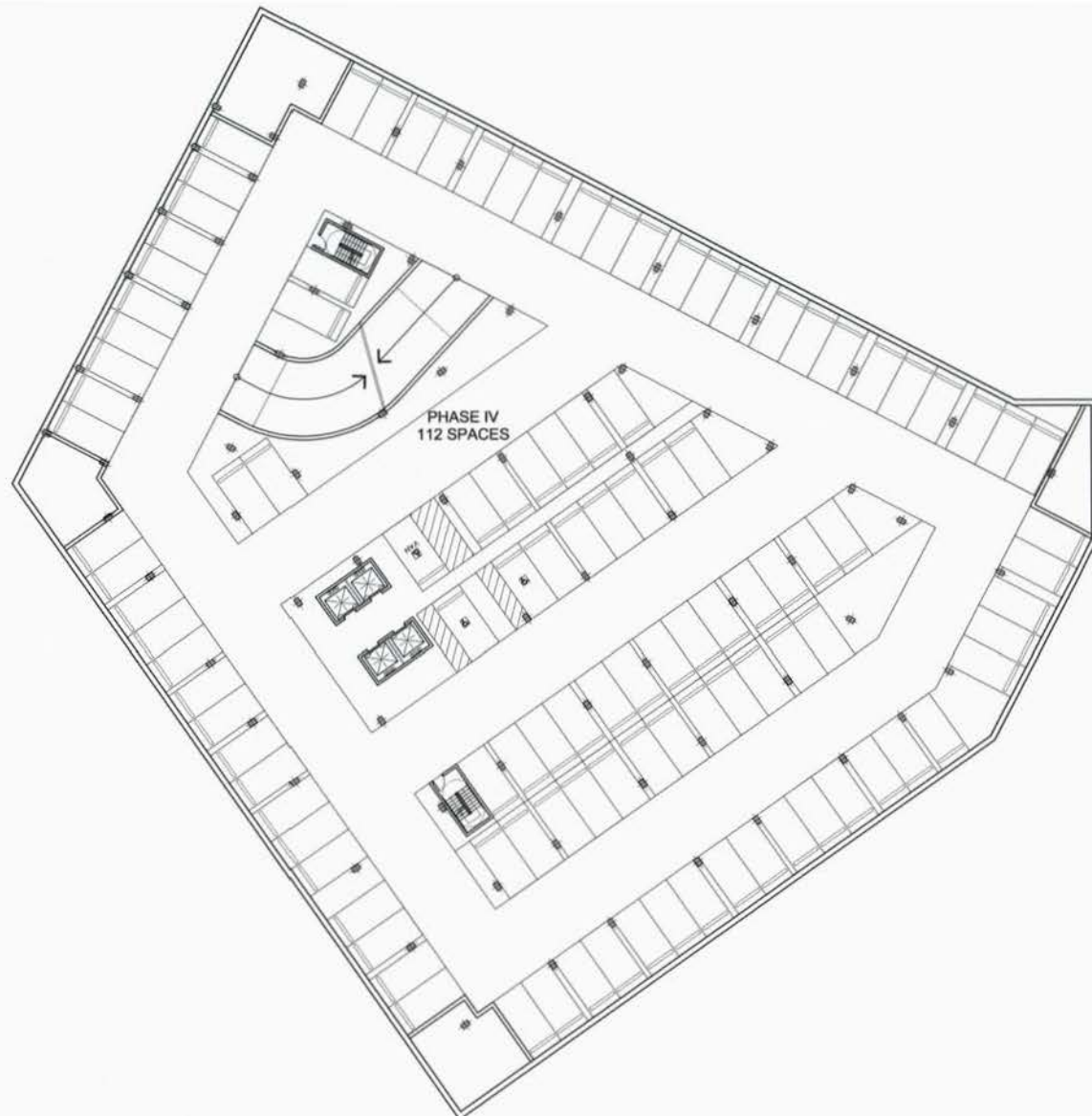


key plan



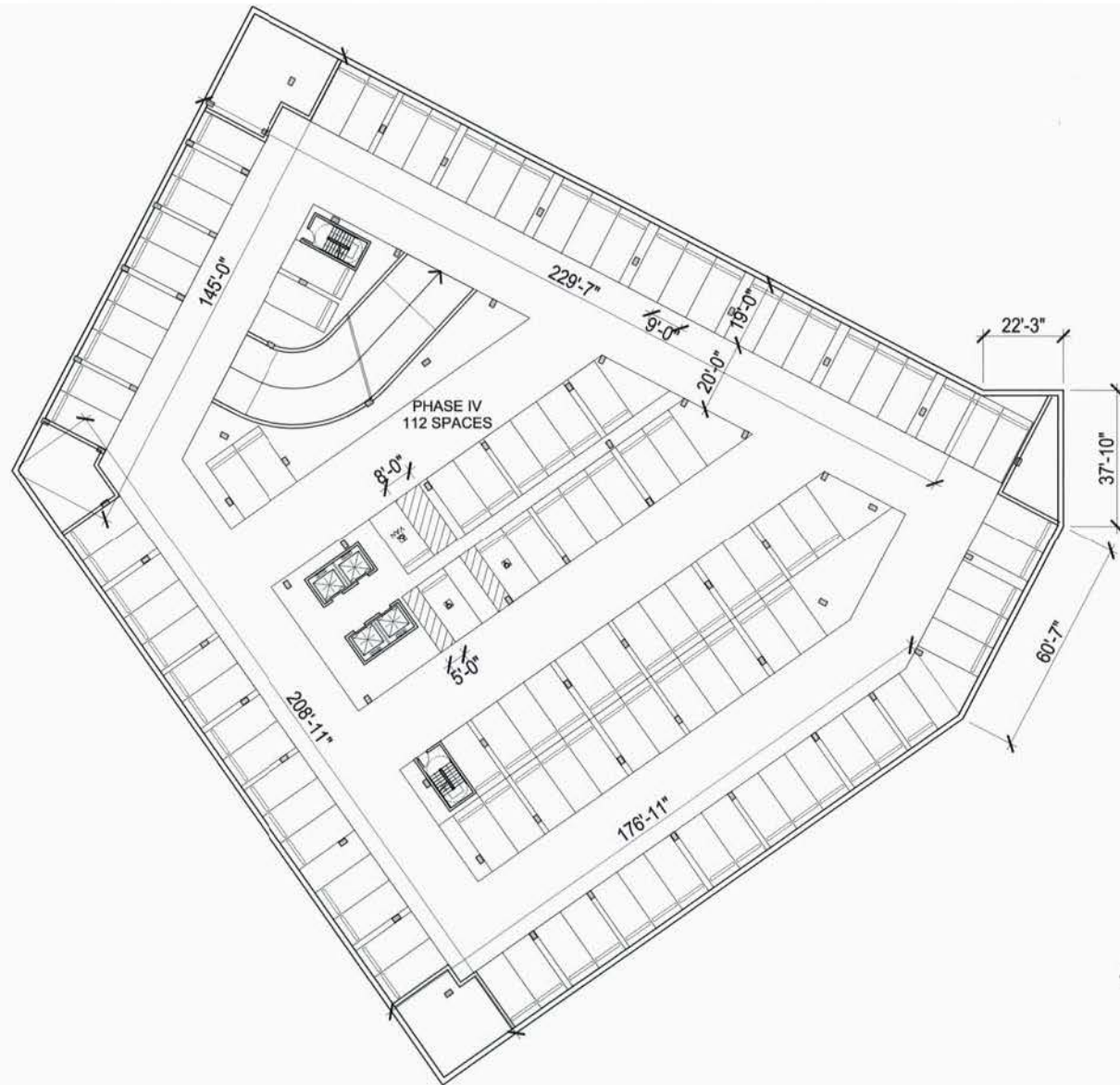
NOTES:
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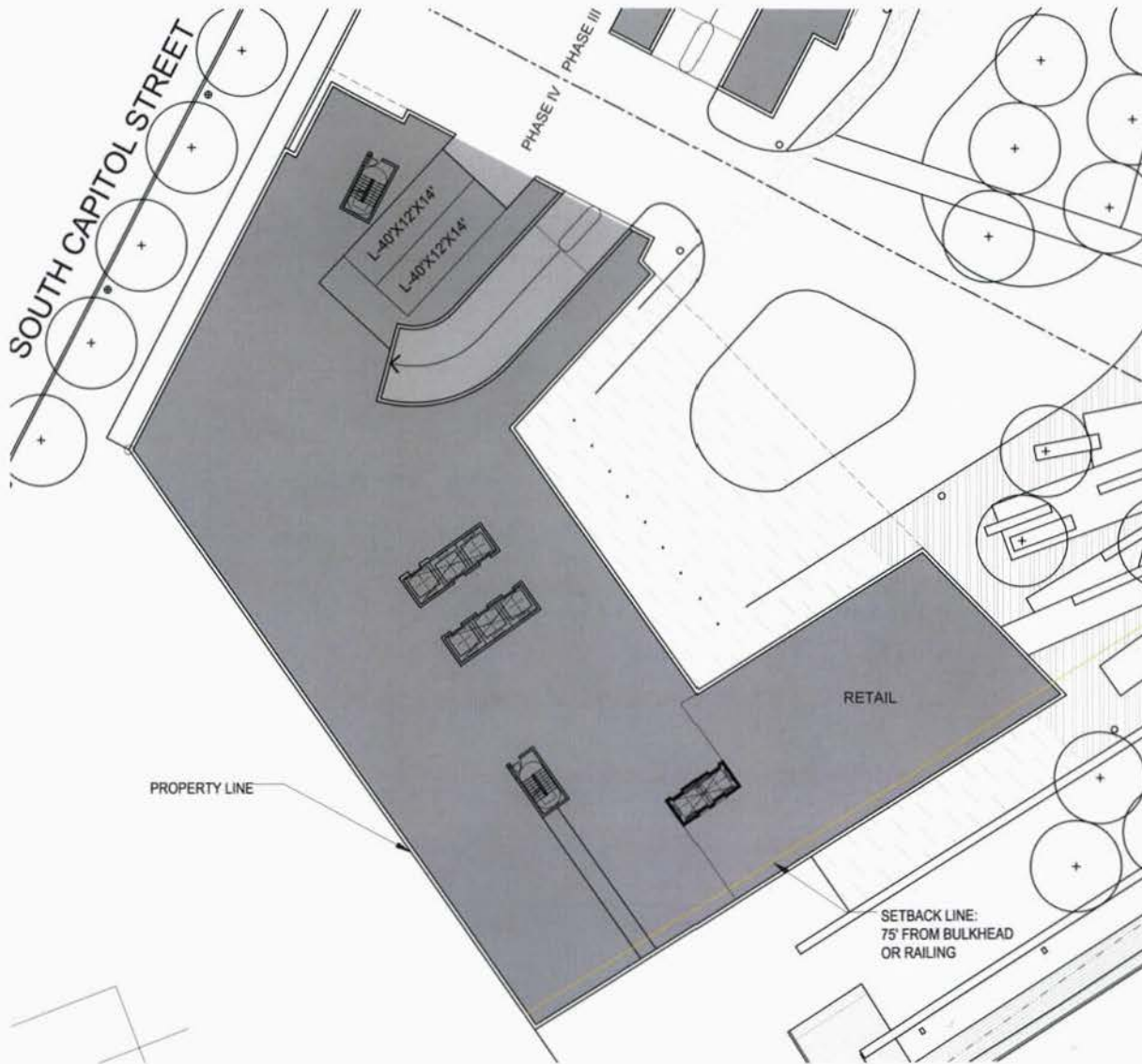




NOTES:
 1. refer to sheet 4.103 for dimensions

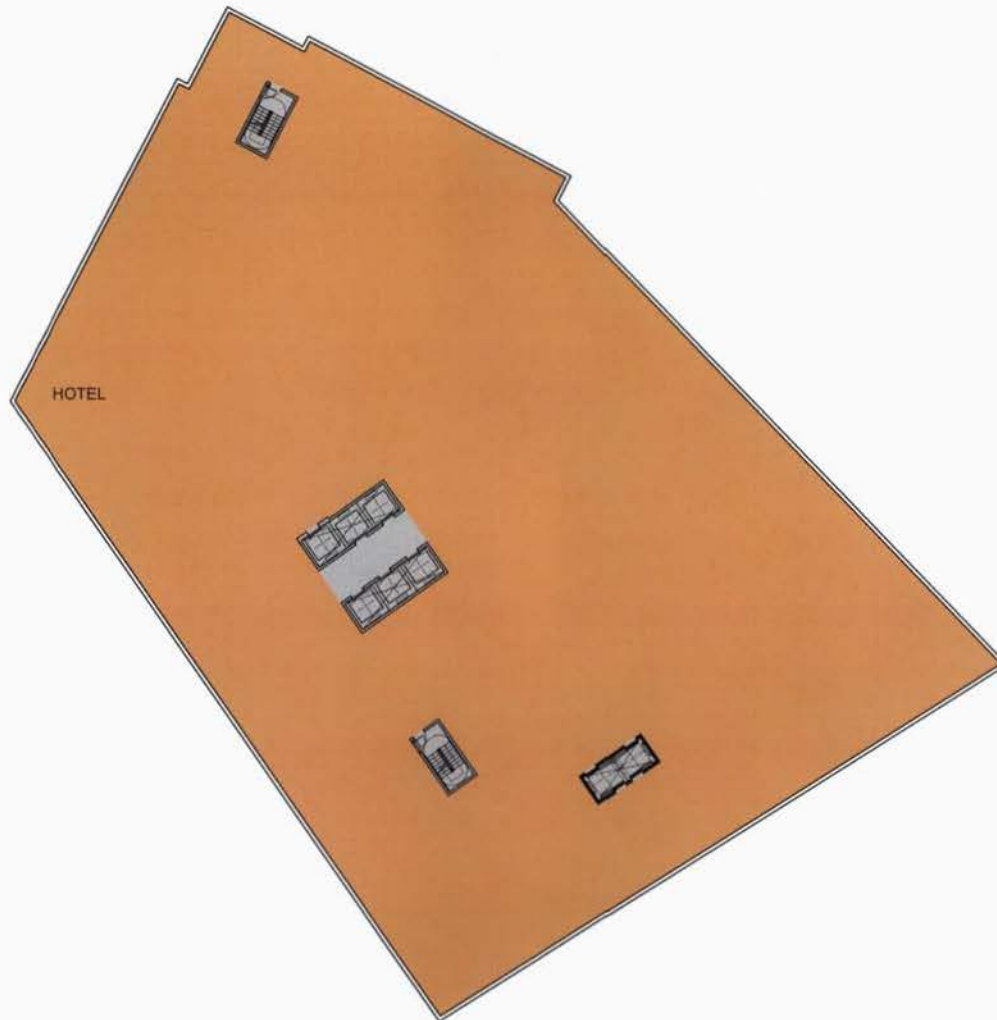




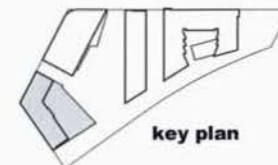


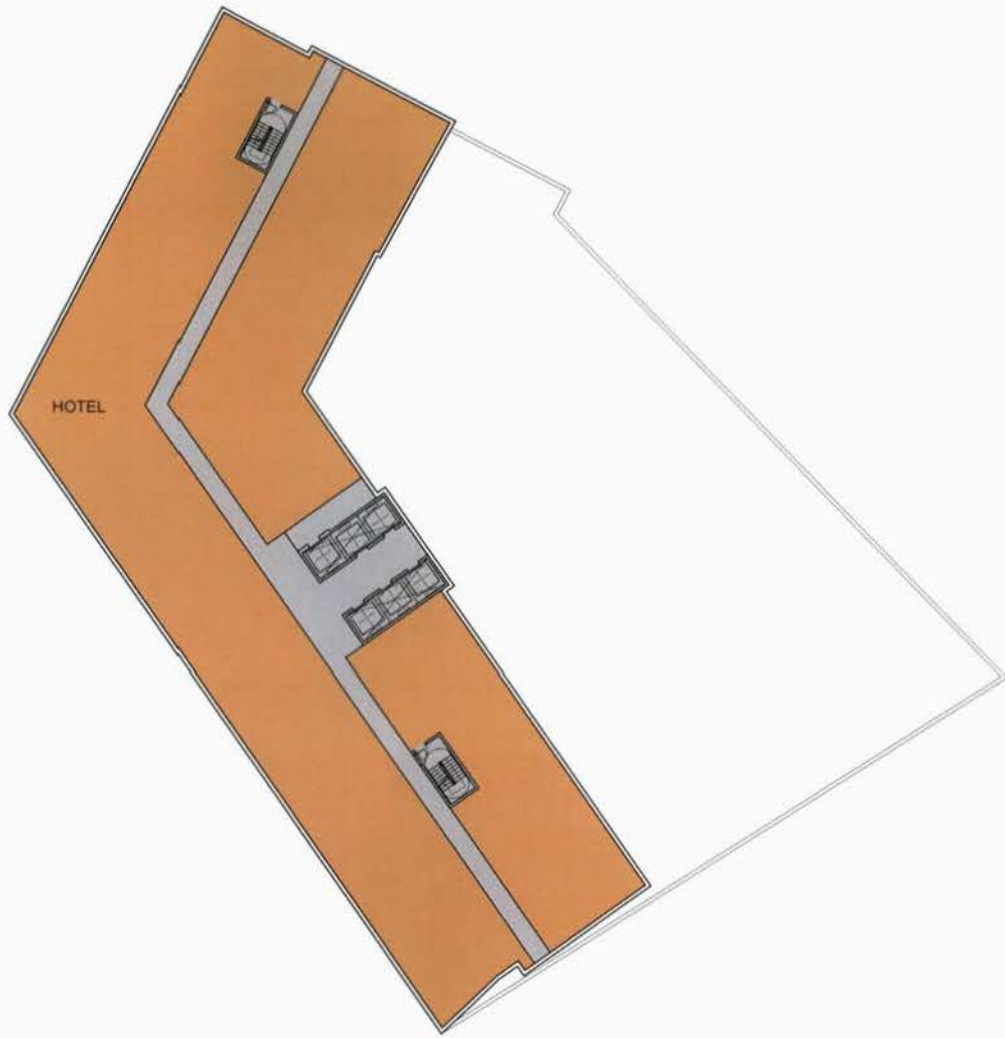
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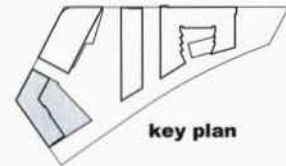
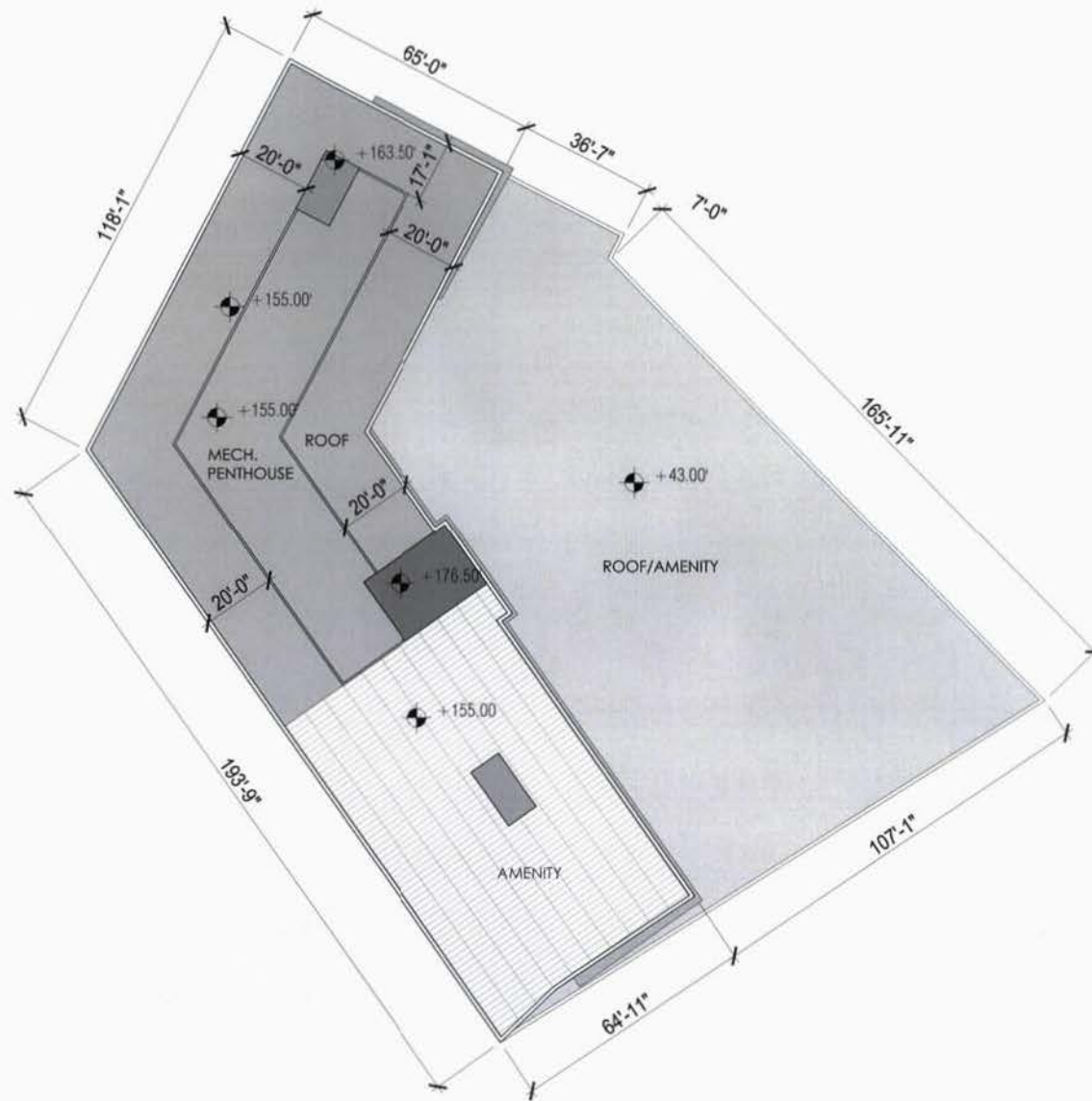
NOTES:
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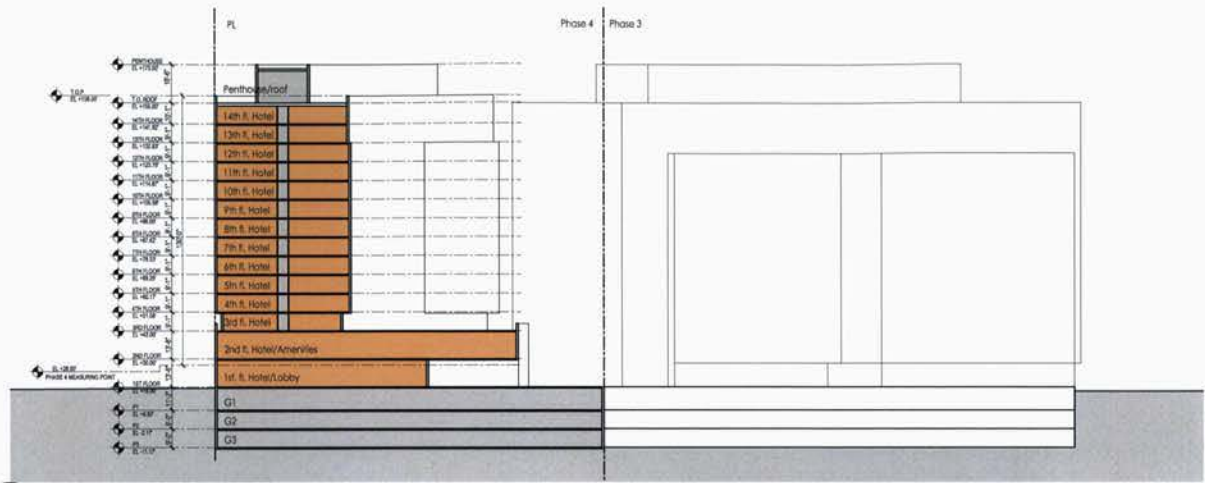




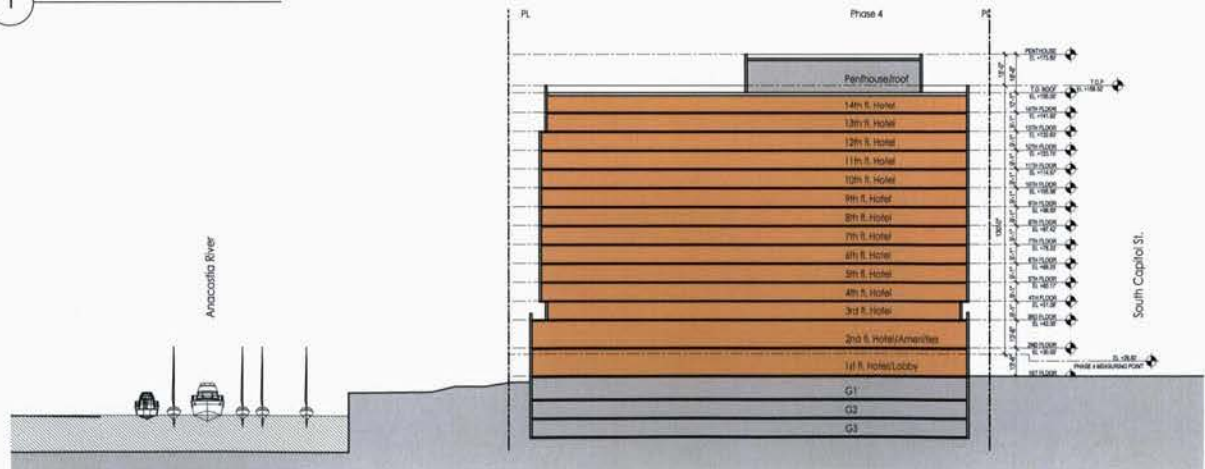
NOTES:
 1. refer to sheet 4.108 for dimensions



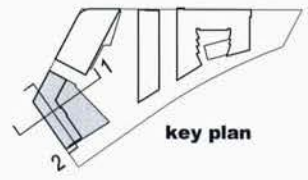


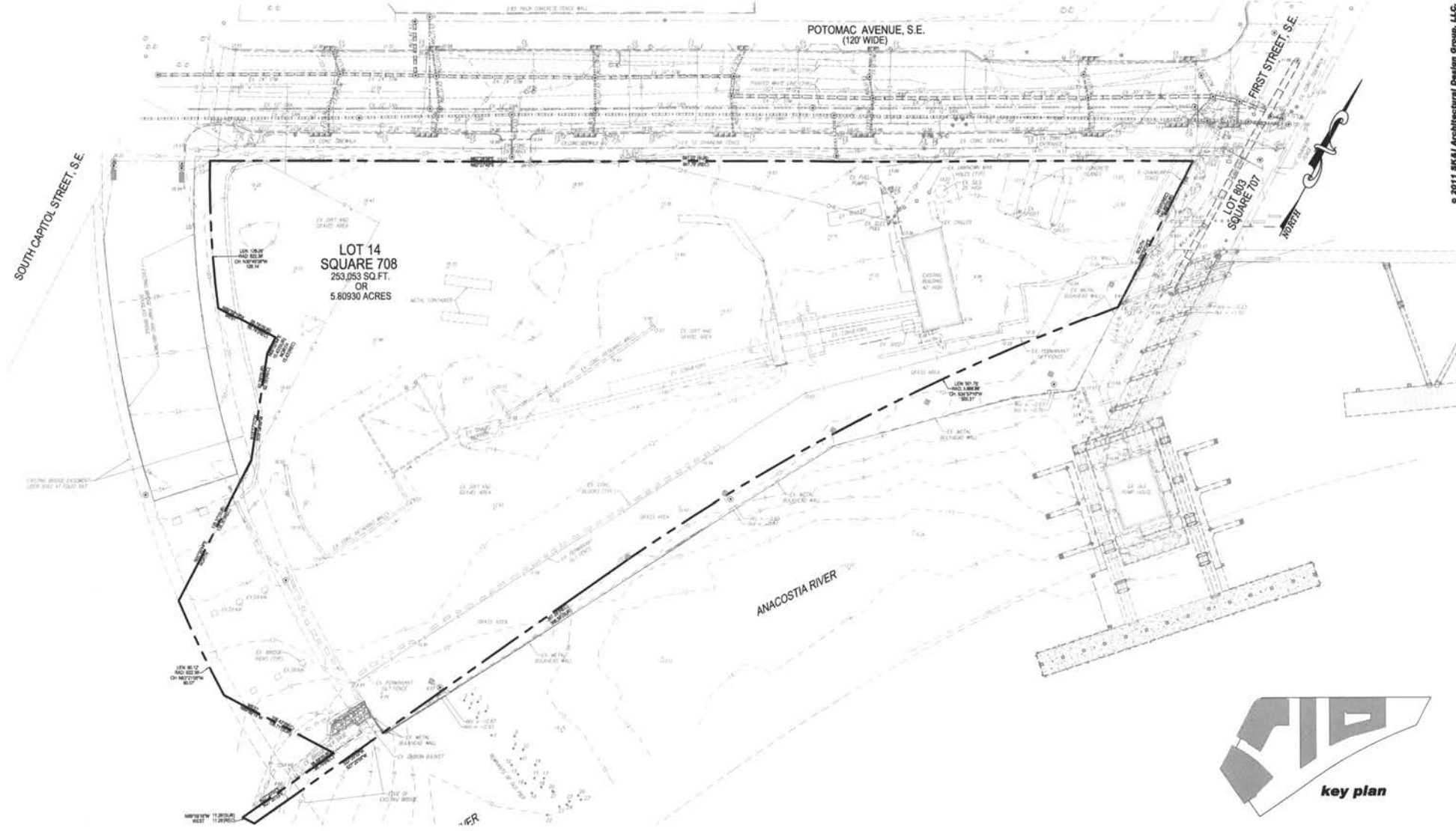


1 EAST-WEST SECTION



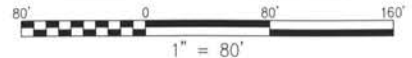
2 NORTH-SOUTH SECTION





EXISTING CONDITIONS PLAN

application set
november 29, 2011



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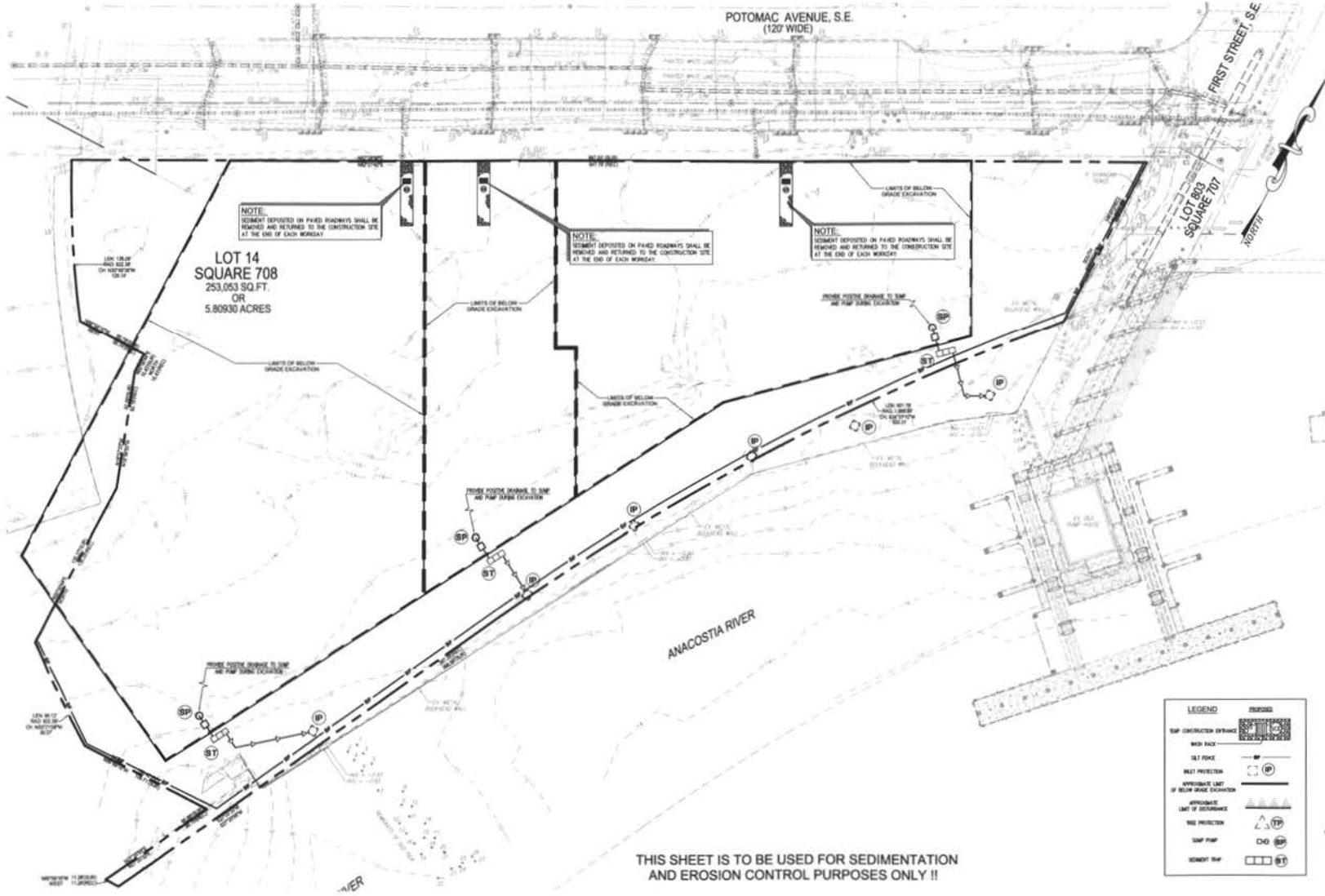
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 Suite 200 F: 703 294-0566
 Reston, VA 20191 www.wilesmensch.com

C-01





- DUST CONTROL NOTES:**
1. THE CONTRACTOR SHALL PREVENT OVERSPREAD AND WASHING THE PROJECT SITE AS TO MINIMIZE THE QUANTITY AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.
 2. THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM OIL, GREASE AND OTHER HAZARDOUS MATERIALS, TO BE USED FOR ON-SITE DUST CONTROL.
 3. THE CONTRACTOR SHALL SUPPLY WATER SPRINKLING EQUIPMENT CAPABLE OF ACCESSING ALL EXPOSED SOIL SURFACES.
 4. THE CONTRACTOR SHALL MAINTAIN STREET DUST CONTROL MEASURES DURING ACTIVE WORK APPLICATIONS THAT SHALL BE APPLIED AT A MINIMUM OF 100 FEET FROM THE DRIVEWAY AND 100 FEET FROM ADJACENT PROPERTIES.
 5. FOR WATER APPLICATION TO UNGRAVELLED SOIL SURFACES, THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 100 FEET FROM THE DRIVEWAY AND 100 FEET FROM ADJACENT PROPERTIES.
 6. COMPLETE COVERAGE OF SPRAYED WATER.
 7. THE WATER APPLICATION TO THE EXPOSED SOIL SURFACES SHALL BE APPLIED AT A MINIMUM OF 100 FEET FROM THE DRIVEWAY AND 100 FEET FROM ADJACENT PROPERTIES.
 8. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 100 FEET FROM THE DRIVEWAY AND 100 FEET FROM ADJACENT PROPERTIES.
 9. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 100 FEET FROM THE DRIVEWAY AND 100 FEET FROM ADJACENT PROPERTIES.
 10. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 100 FEET FROM THE DRIVEWAY AND 100 FEET FROM ADJACENT PROPERTIES.

- CONSTRUCTION AND STABILIZATION REQUIREMENTS:**
1. INITIAL SEDIMENT AND EROSION CONTROL MEASURES INCLUDING CHANNELIZED SILT FENCES AND SILT FENCE AS INDICATED ON SHEET C-01. SEE SHEET C-01 FOR DIMENSIONS AND CONSTRUCTION DETAILS.
 2. SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE DISTRICT OFFICE OF THE DISTRICT OF COLUMBIA BEFORE CONSTRUCTION BEGINS.
 3. REMOVE TREES AS INDICATED ON SHEET C-01.
 4. INITIAL WATER MANAGEMENT AS INDICATED ON CONSTRUCTION DOCUMENTS FOR THE PROPOSED BUILDING.
 5. AT THE COMPLETION OF CONSTRUCTION AND AFTER THE DISTRICT'S APPROVAL, ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE REMOVED.
- SEDIMENTATION EROSION CONTROL NOTE:**
- THE APPROVED WATER MANAGEMENT MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 100 FEET FROM THE DRIVEWAY AND 100 FEET FROM ADJACENT PROPERTIES. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 100 FEET FROM THE DRIVEWAY AND 100 FEET FROM ADJACENT PROPERTIES.

- NOTE:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN OF SHEETING AND CHANNELIZATION MEASURES AND UNDERPINNING DESIGN BY THE CONTRACTOR'S REGISTERED PROFESSIONAL ENGINEER AND UNDERPINNING DESIGN SHALL BE PROVIDED AS NECESSARY TO ENSURE THEIR SUPPORT.
 2. PROVIDE ONE (1) SET OF DIMENSIONS OF EROSION AREA TO BE MAINTAINED WITHIN BELM GRADE EXCAVATION HAS BEEN UNLESS OTHERWISE APPROVED BY THE DISTRICT.
 3. CONTRACTOR TO PROVIDE IN SITE APPROVED STORM AND SEWER CONNECTIONS AND STORM AND SEWER CONNECTIONS BY SEPARATION OF SEWERAGE, WASTEWATER PROTECTION DIVISION.
- CONSTRUCTION DATES:**
1. THE PROPOSED CONSTRUCTION WORK IS TO COMMENCE IN SPRING 2011 AND IS ANTICIPATED TO TAKE APPROXIMATELY 18 MONTHS.
 2. EXACT BEGINNING AND END OF CONSTRUCTION IS TO BE ESTABLISHED BY THE OWNER.

NOTE:

THIS DRAWING IS BASED ON A PROPOSED NEW PROPERTY LINE CORRELATION FOR PRELIMINARY UNDERPINNING DESIGN ONLY AND FURTHER ROCK PROPERTIES, INC.

SEDIMENTATION AND EROSION CONTROL NARRATIVE:

THE PROPOSED SITE DESIGN FOR FOUNDATION ON THE ANACOSTIA IS LOCATED AT POTOMAC AVENUE, S.E., WASHINGTON, D.C., SQUARE 708, LOT 14. THE PROPOSED DEVELOPMENT IS A MIXED-USE BUILDING WITH BELM GRADE PARKING SPACES.

THE DEVELOPMENT INCLUDES NEW SANITARY AND DRAIN SERVICE, STORM AND SANITARY TRENCH, GAS, ELECTRICAL, AND TELEPHONE SERVICE.

DURING CONSTRUCTION, THE SITE WILL BE PROTECTED WITH THE FOLLOWING EROSION AND SEDIMENT CONTROL DEVICES: CONSTRUCTION ENTRANCE TO MINIMIZE TRACK MUDS AND HEAVY EQUIPMENT TRACKS; SLOTTED SILT FENCES TO PREVENT EROSION AND SEDIMENT TRACKS; SLOTTED SILT FENCES TO PREVENT EROSION AND SEDIMENT TRACKS; SLOTTED SILT FENCES TO PREVENT EROSION AND SEDIMENT TRACKS; SLOTTED SILT FENCES TO PREVENT EROSION AND SEDIMENT TRACKS.

SEDIMENT CONTROL APPROVAL:

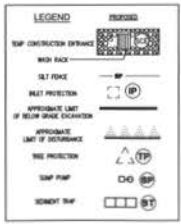
FOR APPROVAL BY THE DISTRICT OF COLUMBIA, THE CONTRACTOR IS REQUIRED TO COMPLETE SEDIMENT CONTROL MEASURES AND MAINTAIN THEM THROUGHOUT CONSTRUCTION AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 100 FEET FROM THE DRIVEWAY AND 100 FEET FROM ADJACENT PROPERTIES.

FOR FURTHER INFORMATION, PLEASE CALL:

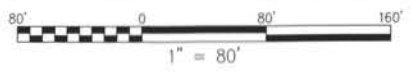
GOVERNMENT OF THE DISTRICT OF COLUMBIA
 DISTRICT DEPARTMENT OF ENVIRONMENT
 WASTEWATER PROTECTION DIVISION
 1300 NEW STREET, N.E.
 WASHINGTON, D.C.
 TEL: (202) 536-2000
 FAX: (202) 533-1384



THIS SHEET IS TO BE USED FOR SEDIMENTATION AND EROSION CONTROL PURPOSES ONLY !!



SEDIMENTATION & EROSION CONTROL PLAN



application set
 november 29, 2011

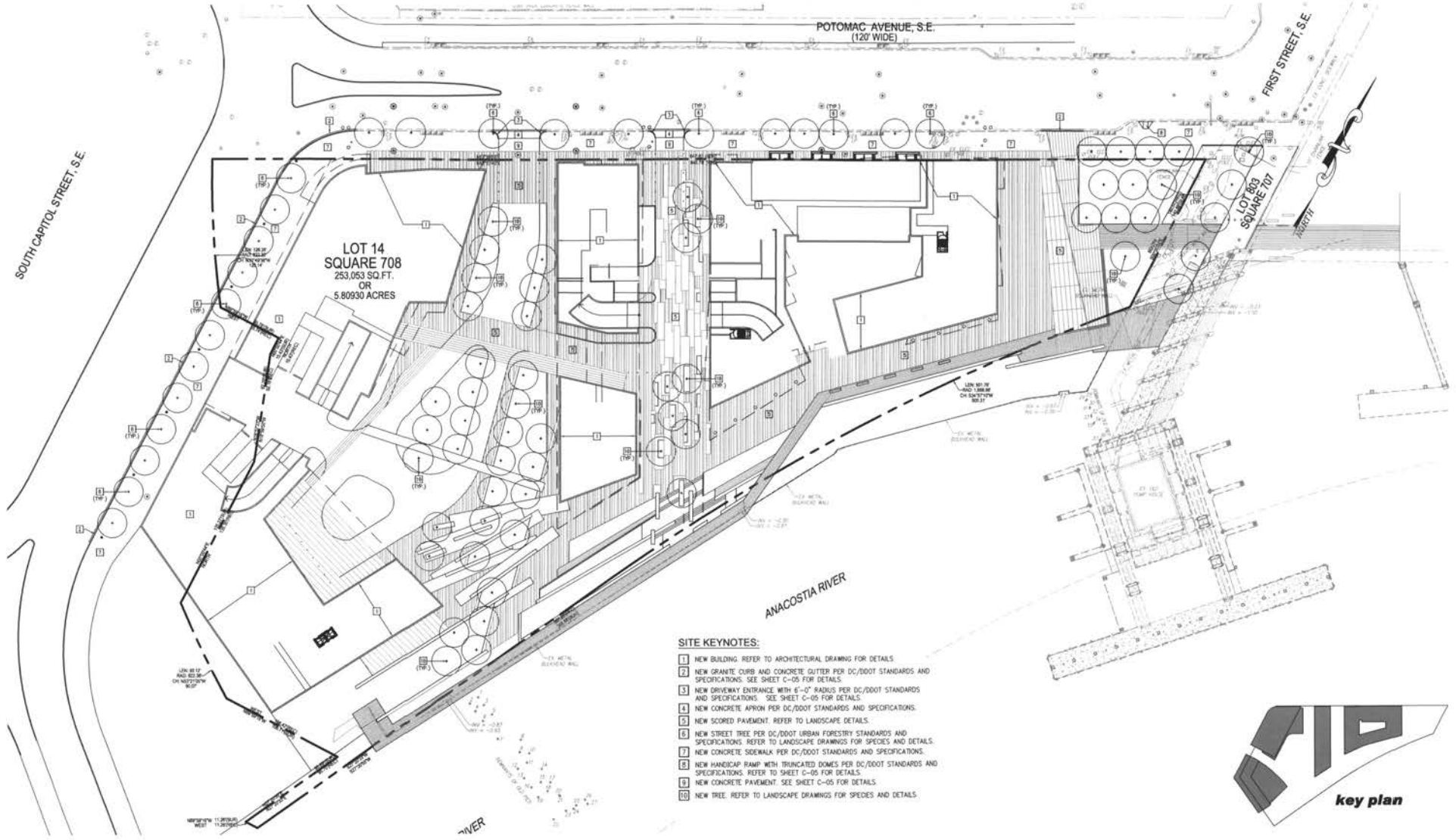
C-02

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 11800 Sunrise Valley Dr. Suite 200
 Reston, VA 20191
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 F: 703.264-2666
 www.wilesmensch.com

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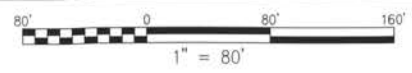


SITE KEYNOTES:

- 1 NEW BUILDING. REFER TO ARCHITECTURAL DRAWING FOR DETAILS.
- 2 NEW GRANITE CURB AND CONCRETE CUTTER PER DC/DDOT STANDARDS AND SPECIFICATIONS. SEE SHEET C-05 FOR DETAILS.
- 3 NEW DRIVEWAY ENTRANCE WITH 4'-0" RADIUS PER DC/DDOT STANDARDS AND SPECIFICATIONS. SEE SHEET C-05 FOR DETAILS.
- 4 NEW CONCRETE APRON PER DC/DDOT STANDARDS AND SPECIFICATIONS.
- 5 NEW SCORED PAVEMENT. REFER TO LANDSCAPE DETAILS.
- 6 NEW STREET TREE PER DC/DDOT URBAN FORESTRY STANDARDS AND SPECIFICATIONS. REFER TO LANDSCAPE DRAWINGS FOR SPECIES AND DETAILS.
- 7 NEW CONCRETE SIDEWALK PER DC/DDOT STANDARDS AND SPECIFICATIONS.
- 8 NEW HANDICAP RAMP WITH TRUNCATED DOMES PER DC/DDOT STANDARDS AND SPECIFICATIONS. REFER TO SHEET C-05 FOR DETAILS.
- 9 NEW CONCRETE PAVEMENT. SEE SHEET C-05 FOR DETAILS.
- 10 NEW TREE. REFER TO LANDSCAPE DRAWINGS FOR SPECIES AND DETAILS.

SITE PLAN

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november 29, 2011



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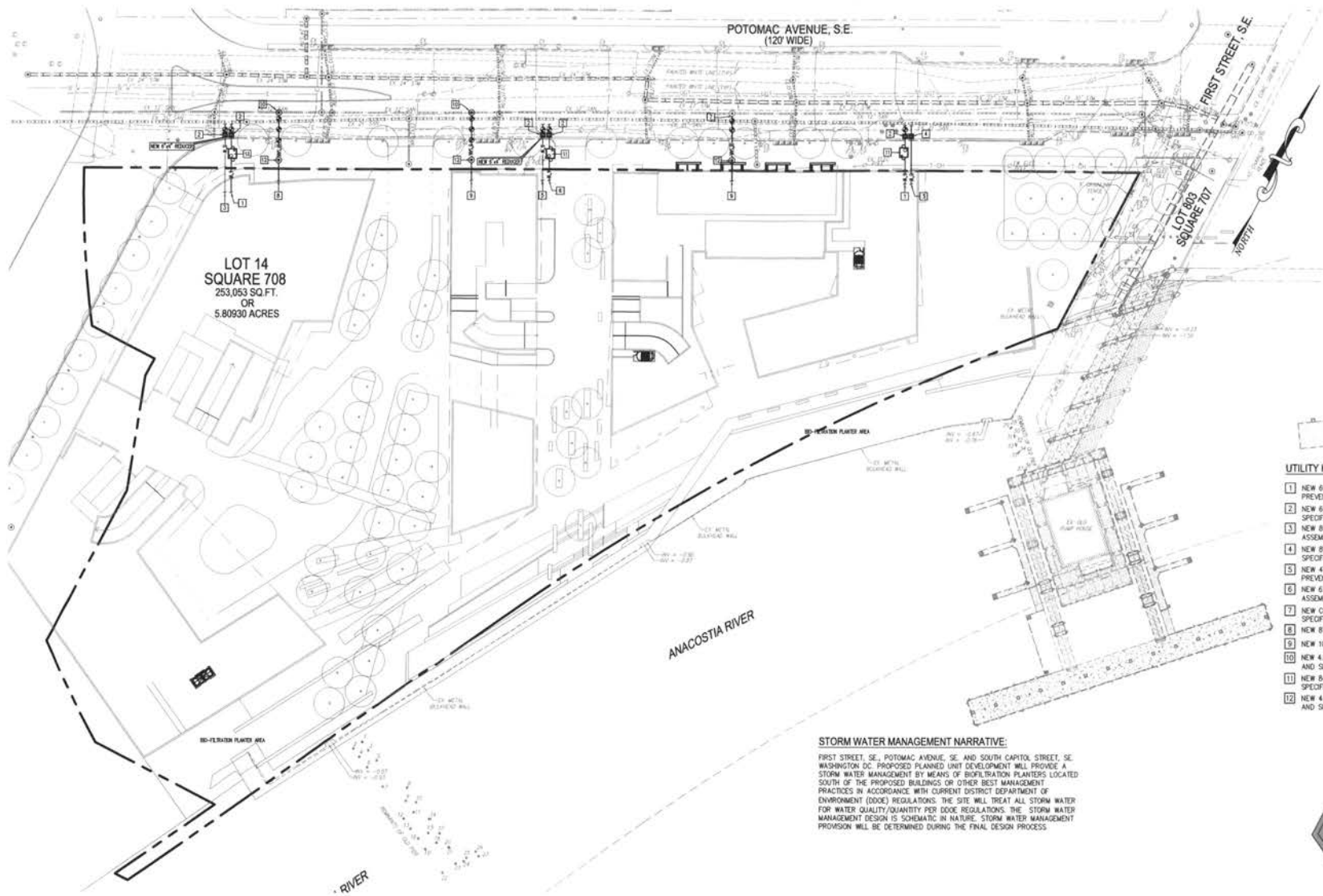
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C-03





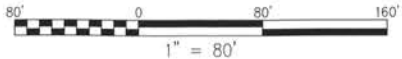
- UTILITY KEYNOTES:**
- 1 NEW 4" DIP CLASS 52 DOMESTIC WATER SERVICE LATERAL BACKFLOW PREVENTER ASSEMBLY TO MEET ASSE-1015.
 - 2 NEW 8" WATER VALVE WITH 4.0' CASING PER DC/WATER STANDARDS AND SPECIFICATIONS. REFER TO DC/WATER STANDARD DRAWING W-20.01.
 - 3 NEW 8" DIP CLASS 52 FIRE SERVICE LATERAL BACKFLOW PREVENTER ASSEMBLY TO MEET ASSE-1048.
 - 4 NEW 8" WATER VALVE WITH 4.0' CASING PER DC/WATER STANDARDS AND SPECIFICATIONS. REFER TO DC/WATER STANDARD DRAWING W-20.01.
 - 5 NEW 4" DIP CLASS 52 DOMESTIC WATER SERVICE LATERAL BACKFLOW PREVENTER ASSEMBLY TO MEET ASSE-1015.
 - 6 NEW 4" DIP CLASS 52 FIRE SERVICE LATERAL BACKFLOW PREVENTER ASSEMBLY TO MEET ASSE-1048.
 - 7 NEW CONNECTION TO EXISTING MANHOLE PER DC/WATER STANDARDS AND SPECIFICATIONS.
 - 8 NEW 8" PVC SCH-40 SANITARY SEWER LATERAL.
 - 9 NEW 10" PVC SCH-40 SANITARY SEWER LATERAL.
 - 10 NEW 4.0' DIAMETER MANHOLE WITH DOGHOUSE BASE PER DC/WASA STANDARDS AND SPECIFICATIONS. REFER TO DC/WASA STANDARD DRAWING S-20.11.
 - 11 NEW 4"x72"x72" I.D. METER VAULT PER DC/WASA STANDARDS AND SPECIFICATIONS. REFER TO DC/WASA STANDARD DRAWING DG-23.01.
 - 12 NEW 4.0' DIAMETER CLEANOUT MANHOLE PER DC/WATER STANDARDS AND SPECIFICATIONS. REFER TO DC/WATER STANDARD DRAWING S-20.01.

STORM WATER MANAGEMENT NARRATIVE:
 FIRST STREET, SE, POTOMAC AVENUE, SE AND SOUTH CAPITOL STREET, SE WASHINGTON DC PROPOSED PLANNED UNIT DEVELOPMENT WILL PROVIDE A STORM WATER MANAGEMENT BY MEANS OF BIOPFILTRATION PLANTERS LOCATED SOUTH OF THE PROPOSED BUILDINGS OR OTHER BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH CURRENT DISTRICT DEPARTMENT OF ENVIRONMENT (DDE) REGULATIONS. THE SITE WILL TREAT ALL STORM WATER FOR WATER QUALITY/QUANTITY PER DDE REGULATIONS. THE STORM WATER MANAGEMENT DESIGN IS SCHEMATIC IN NATURE. STORM WATER MANAGEMENT PROVISION WILL BE DETERMINED DURING THE FINAL DESIGN PROCESS.



UTILITY PLAN

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 november 29, 2011



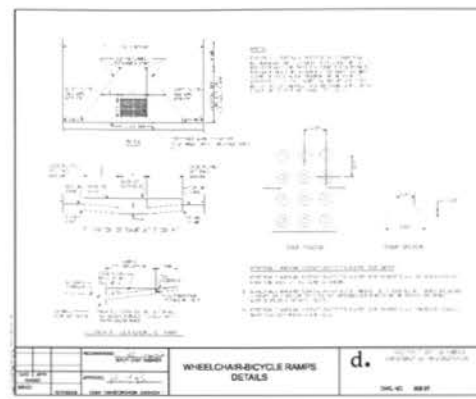
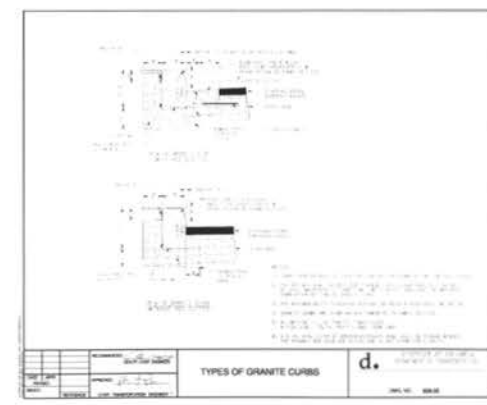
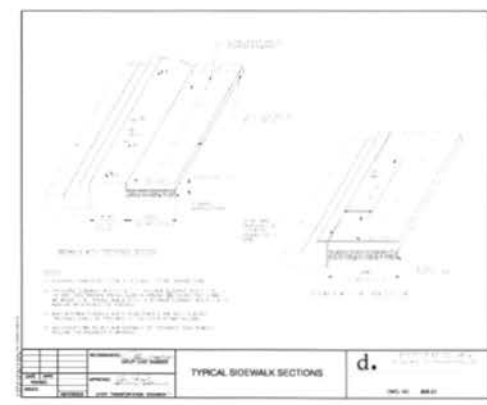
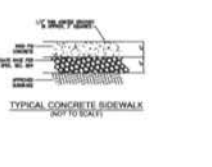
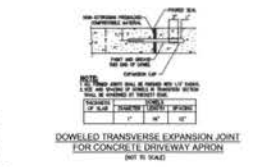
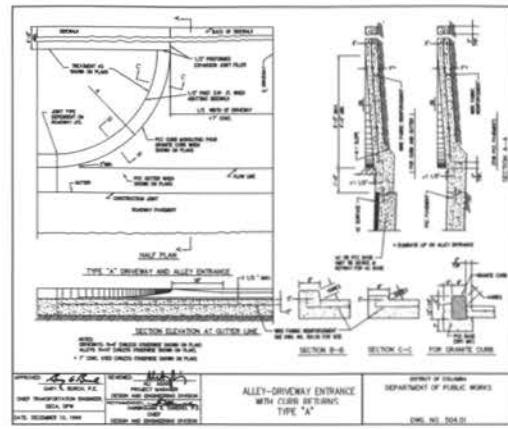
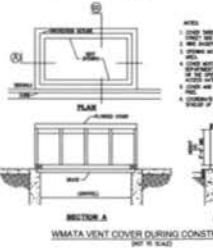
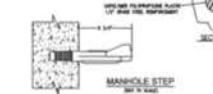
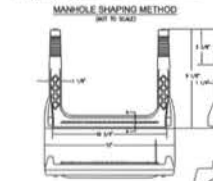
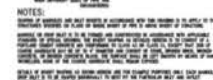
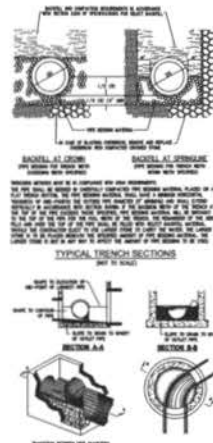
MRP REALTY

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RiverFront Washington DC
 on the anacostia

C-04



SITE DETAILS

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MRP REALTY

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C-05



DETAIL 1 - STONE INLET PROTECTION

DETAIL 2 - SILT FENCE

DETAIL 3 - STORM DRAIN PROTECTION

DETAIL 4 - AT-GRASS INLET PROTECTION

**DETAIL 5 - STONE INLET PROTECTION (FOR 15\"/>

PIPE (TITLE) SEDIMENT TRAP - ST I

DETAIL 11 - STONE OUTLET SEDIMENT TRAP - ST II

DETAIL 12 - AT GRASS INLET CURB

DETAIL 13 - STORM DRAIN PROTECTION

DETAIL 14 - PERIMETER DRAIN / SUMP

DETAIL 15 - PIPE OUTLET SEDIMENT TRAP - ST I

DETAIL 16 - SEDIMENT BUCKET STYLE

STONE OUTLET SEDIMENT TRAP - ST II

PIPE IN - PERIMETER DRAIN / SUMP

PERIMETER DRAIN / SUMP

DETAIL 17 - PORTABLE SEDIMENT TRAP (VERTICAL)

DETAIL 18 - TRUCK PROTECTION

DETAIL 19 - PORTABLE SEDIMENT TRAP (HORIZONTAL)**



MRP REALTY

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SEDIMENTATION & EROSION CONTROL DETAILS

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C-06



