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RiverFront
on the anacostia

Washington DC
PRECEDENTS

april 18, 2012 **1.523**

ZONING COMMISSION
District of Columbia
ZONING COMMISSION
CASE NO. 04-14B
District of Columbia
EXHIBIT NO. 38A2
CASE NO. 04-14B
EXHIBIT NO. 38A2



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RiverFront | Washington DC
on the anacostia | PRECEDENTS

april 18, 2012 | 1.524

Phase II Stage 1 Calculations

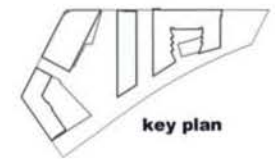
Mixed Use	Floor	Residential S.F.	Commercial S.F.	Retail S.F.	Gross S.F.
	13	20,190	0	0	20,190
	12	20,975	0	0	20,975
	11	20,975	0	0	20,975
	10	20,975	0	0	20,975
	9	20,975	0	0	20,975
	8	20,975	0	0	20,975
	7	20,975	0	0	20,975
	6	20,975	0	0	20,975
	5	20,975	0	0	20,975
	4	20,975	0	0	20,975
	3	20,975	0	0	20,975
	2	16,955	0	0	16,955
	1	8,990	0	5,630	14,620
total		255,885		5,630	261,515



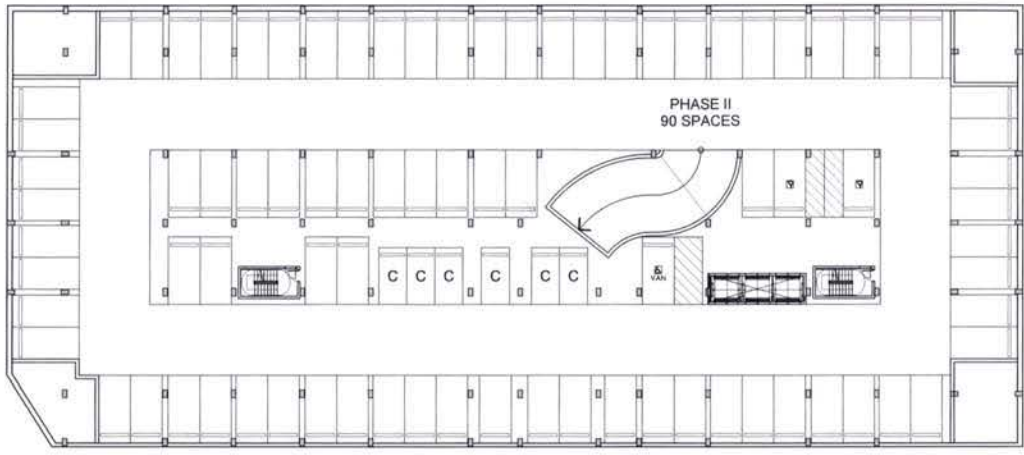
1 VIEW FROM NORTHWEST



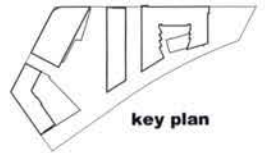
2 VIEW FROM SOUTHEAST

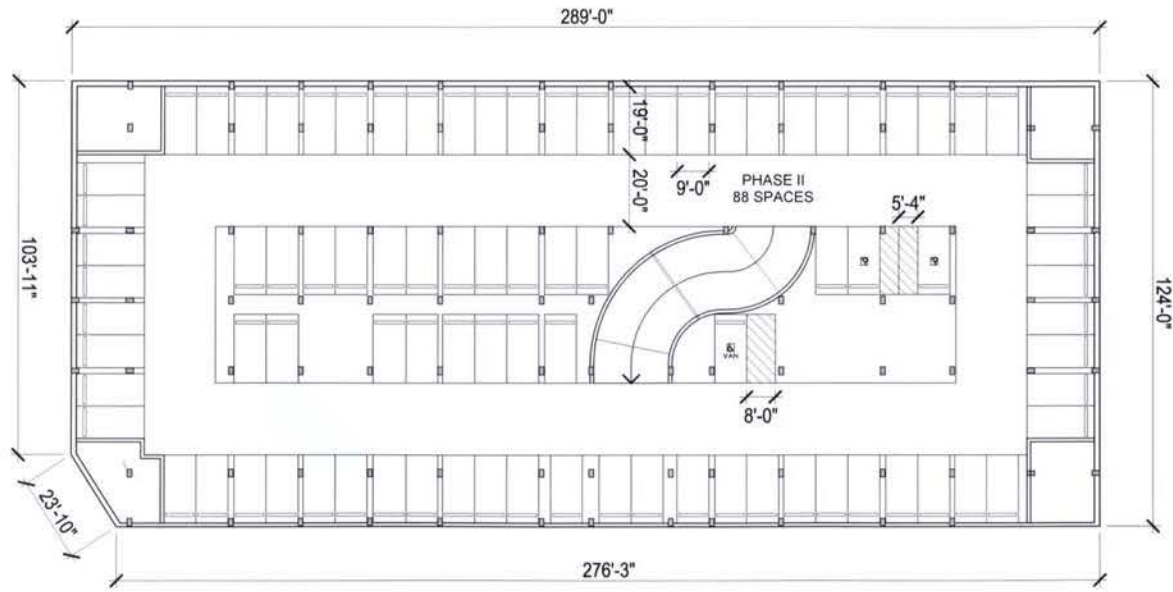


key plan



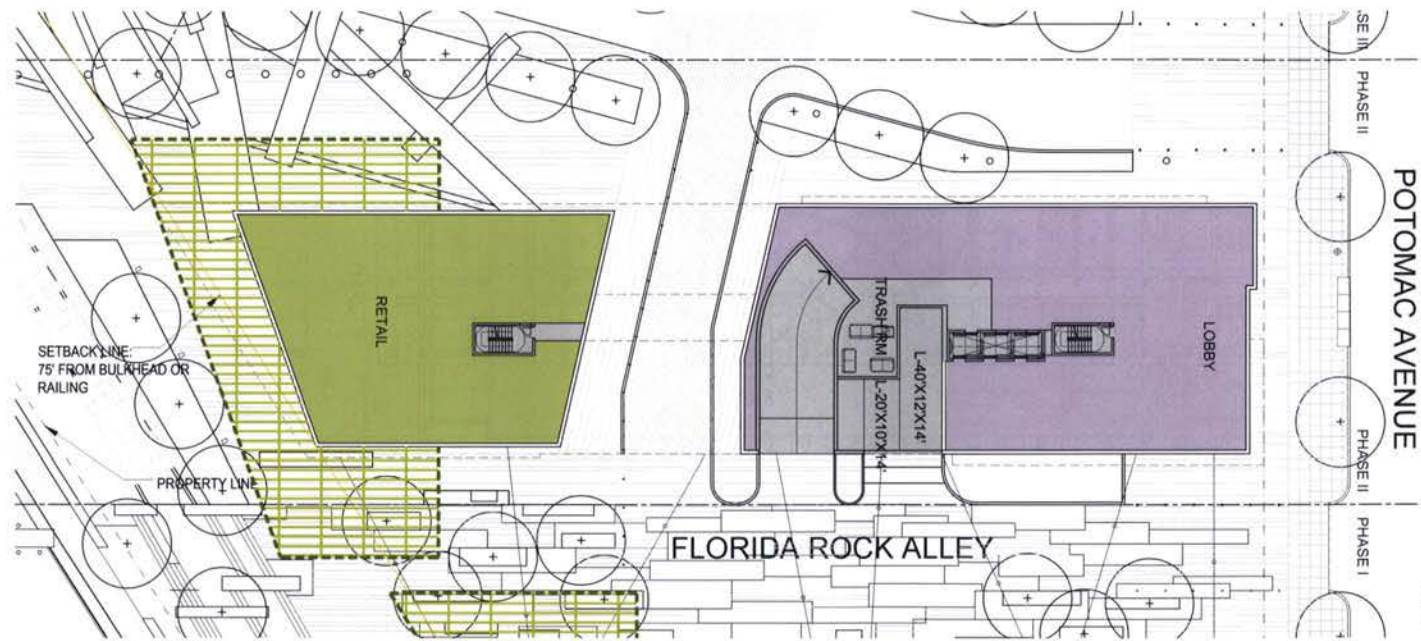
NOTES:
 1. refer to sheet 2.102 for dimensions





key plan

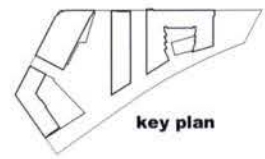


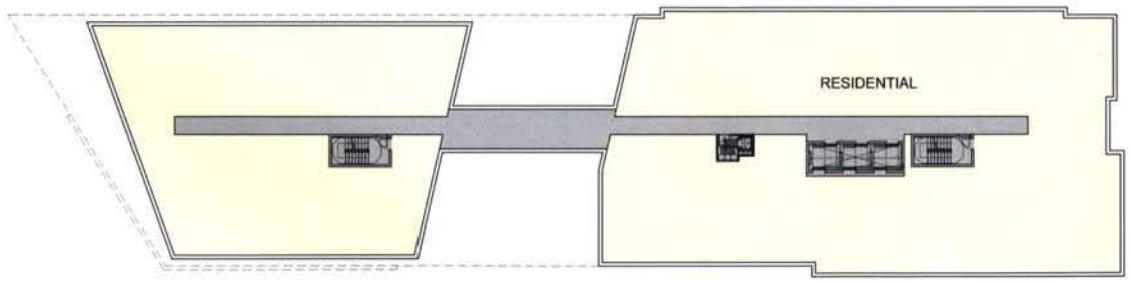


LEGEND

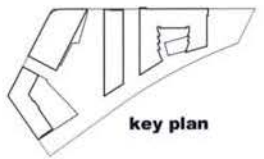
	RETAIL
	OUTDOOR RETAIL
	RESIDENTIAL
	RESI AMENITY
	OFFICE
	HOTEL

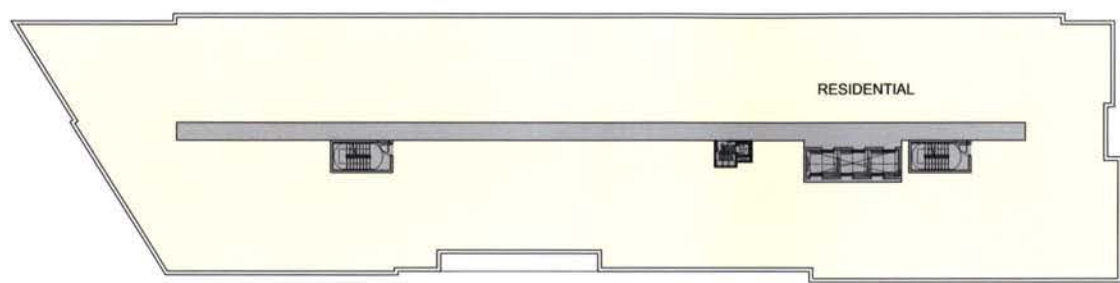
NOTES:
1. refer to sheet 2.107 for dimensions



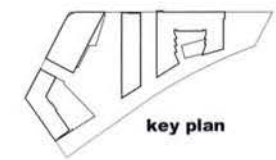


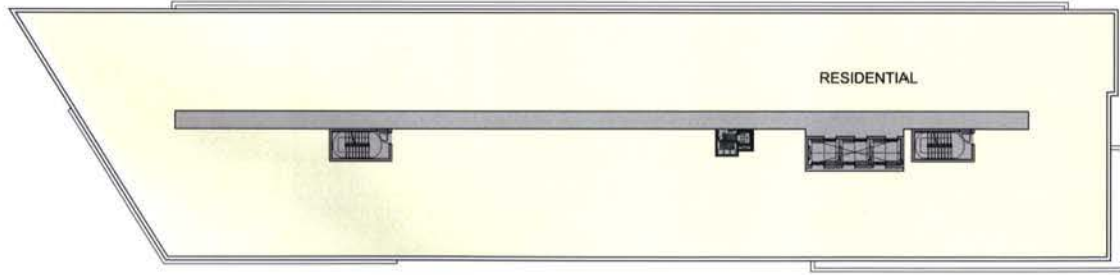
NOTES:
1. refer to sheet 2.107 for dimensions





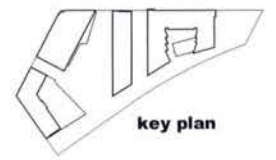
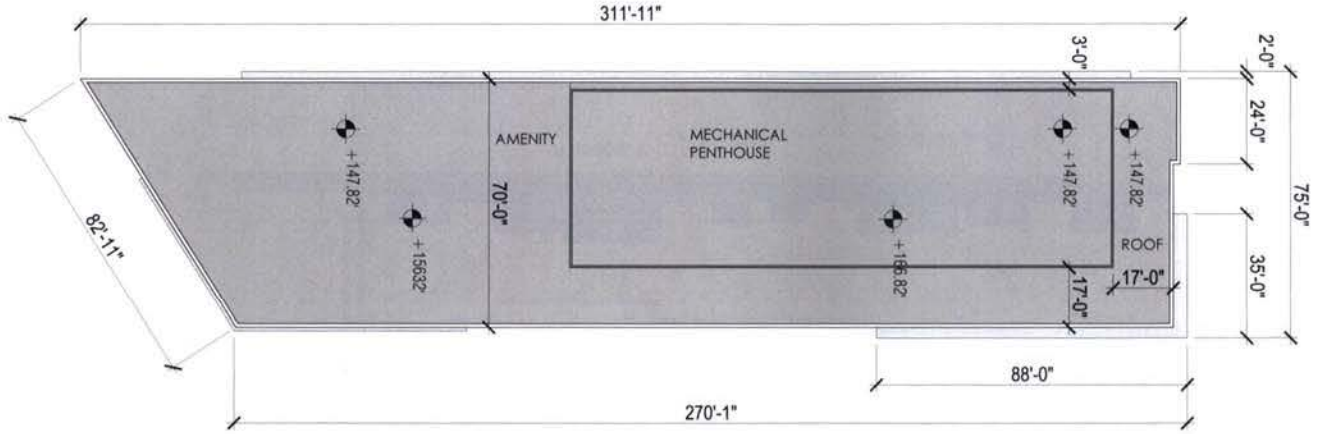
NOTES:
1. refer to sheet 2.107 for dimensions





NOTES:
1. refer to sheet 2.107 for dimensions





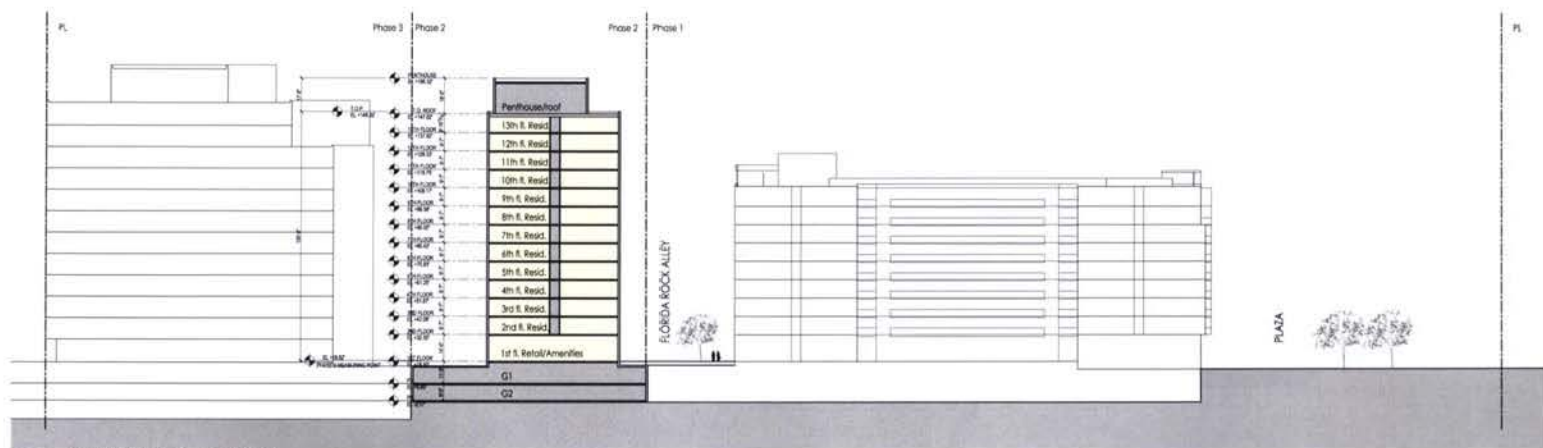
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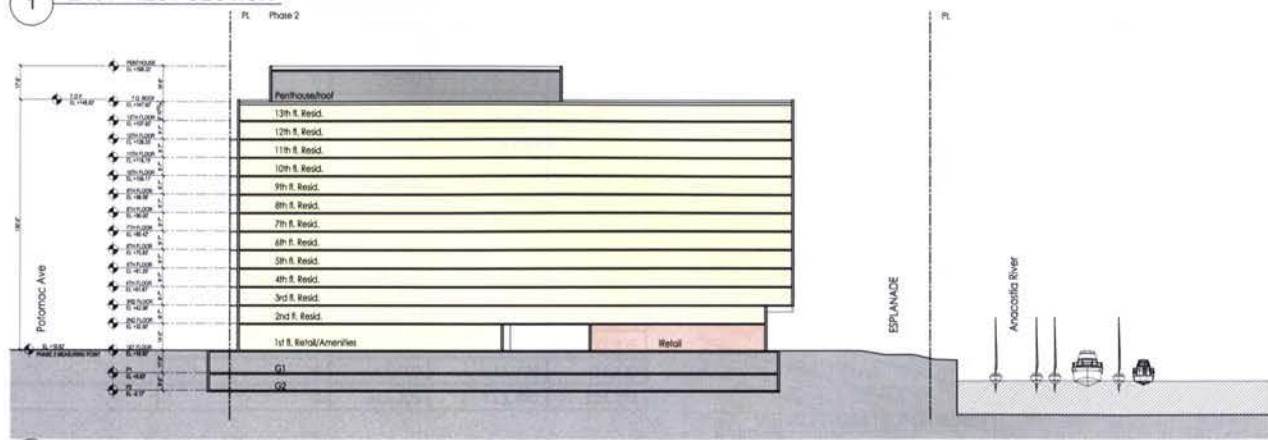
RiverFront | Washington DC
 on the anacostia | PHASE II ROOF PLAN

april 18, 2012 | 2.107

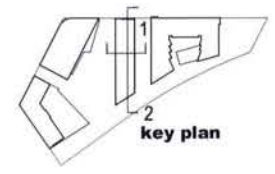


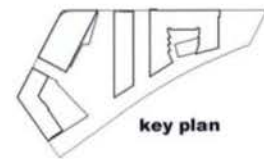


1 EAST-WEST SECTION



2 NORTH-SOUTH SECTION



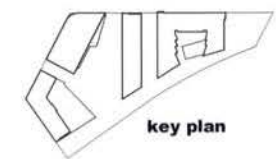


Phase III Stage 1 Calculations

Office	Floor	Residential S.F.	Commercial S.F.	Retail S.F.	Gross S.F.
	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	12,650	11,470	24,120
total		0	313,705	11,470	325,175

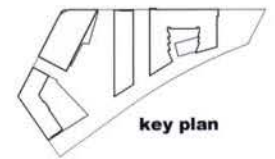


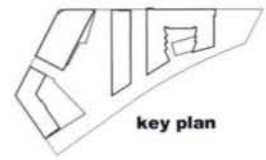
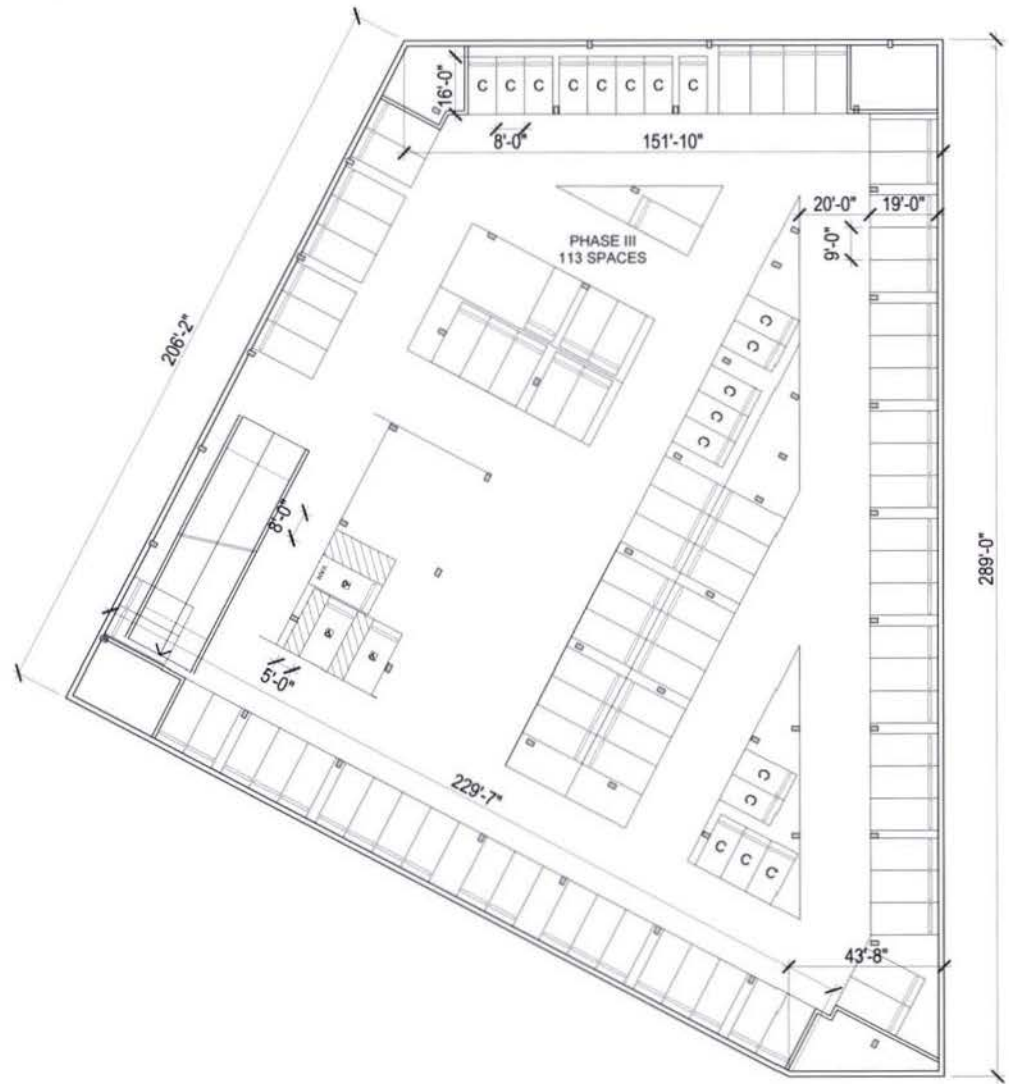
NOTES:
 1. refer to sheet 3.103 for dimensions





NOTES:
1. refer to sheet 3.103 for dimensions





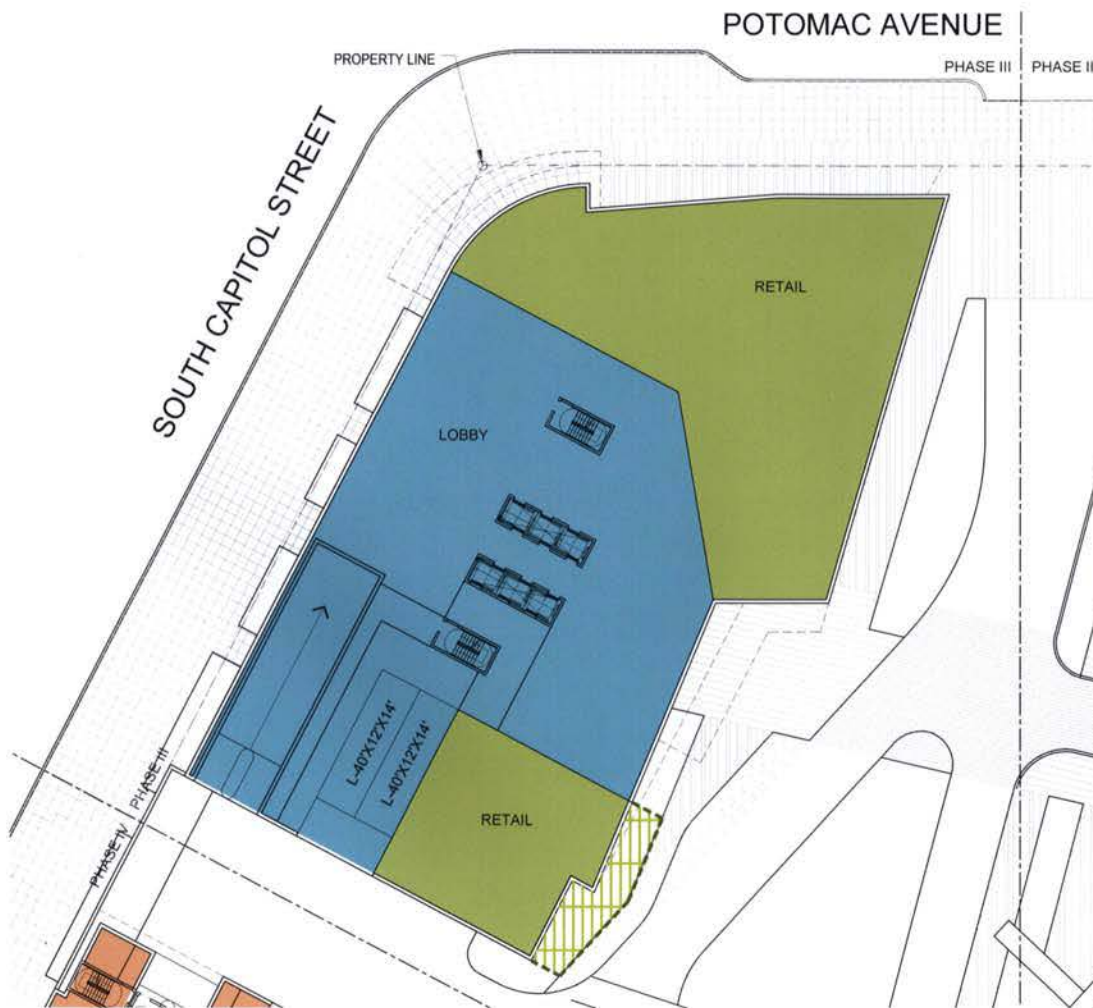
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 on the anacostia | PHASE III G1 GARAGE PLAN

april 18, 2012 | 3.103



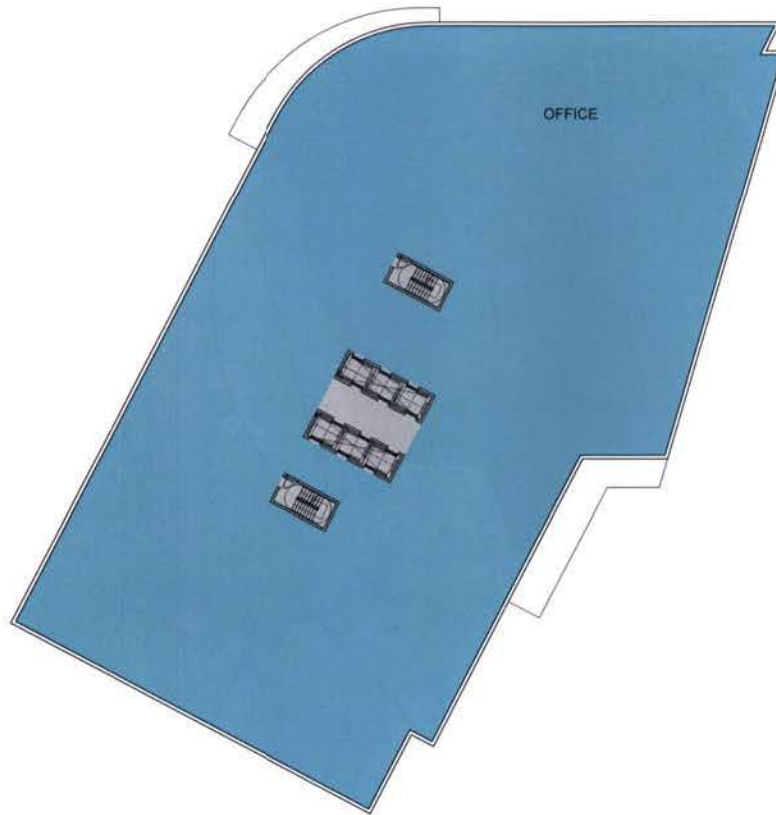


LEGEND

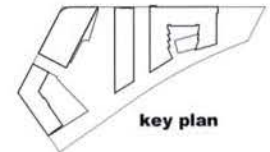
 RETAIL
 OUTDOOR RETAIL
 RESIDENTIAL
 RESI AMENITY
 OFFICE
 HOTEL

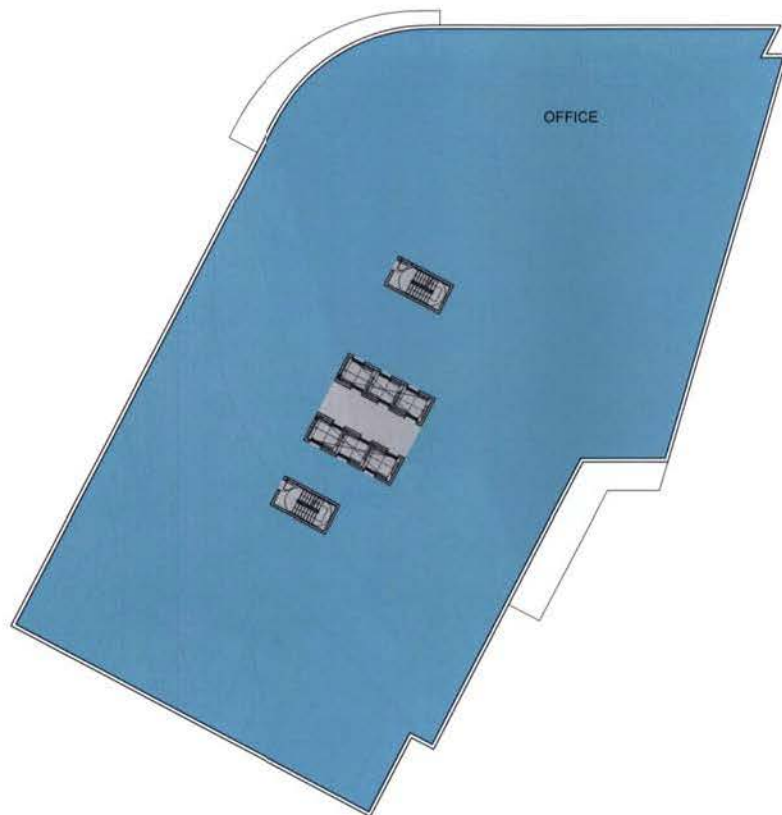
NOTES:
1. refer to sheet 3.108 for dimensions



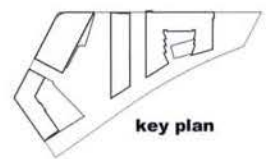


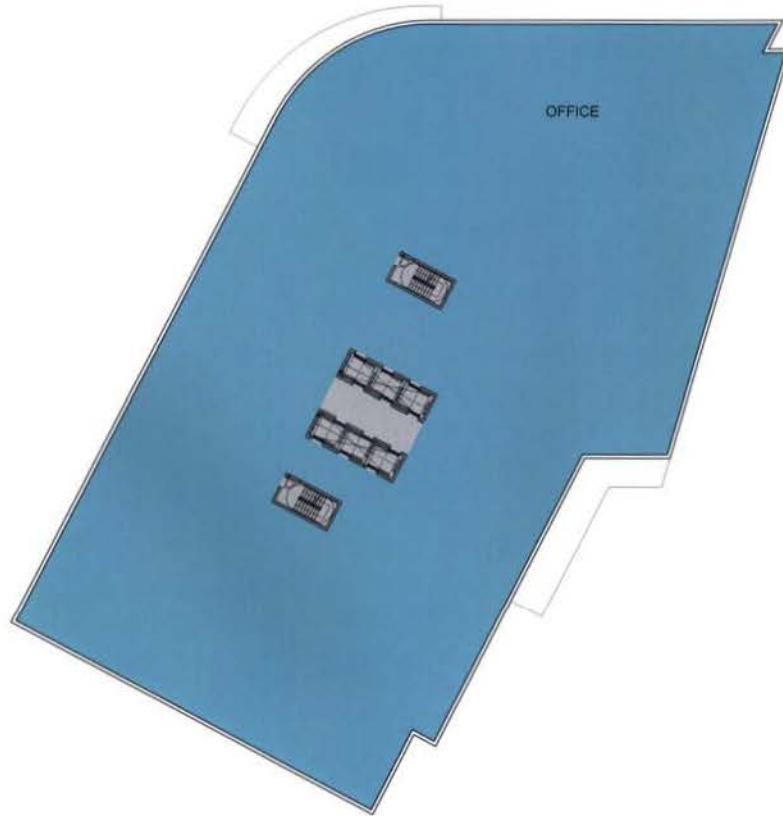
NOTES:
1. refer to sheet 3.108 for dimensions



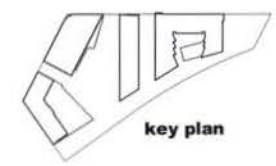


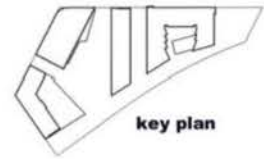
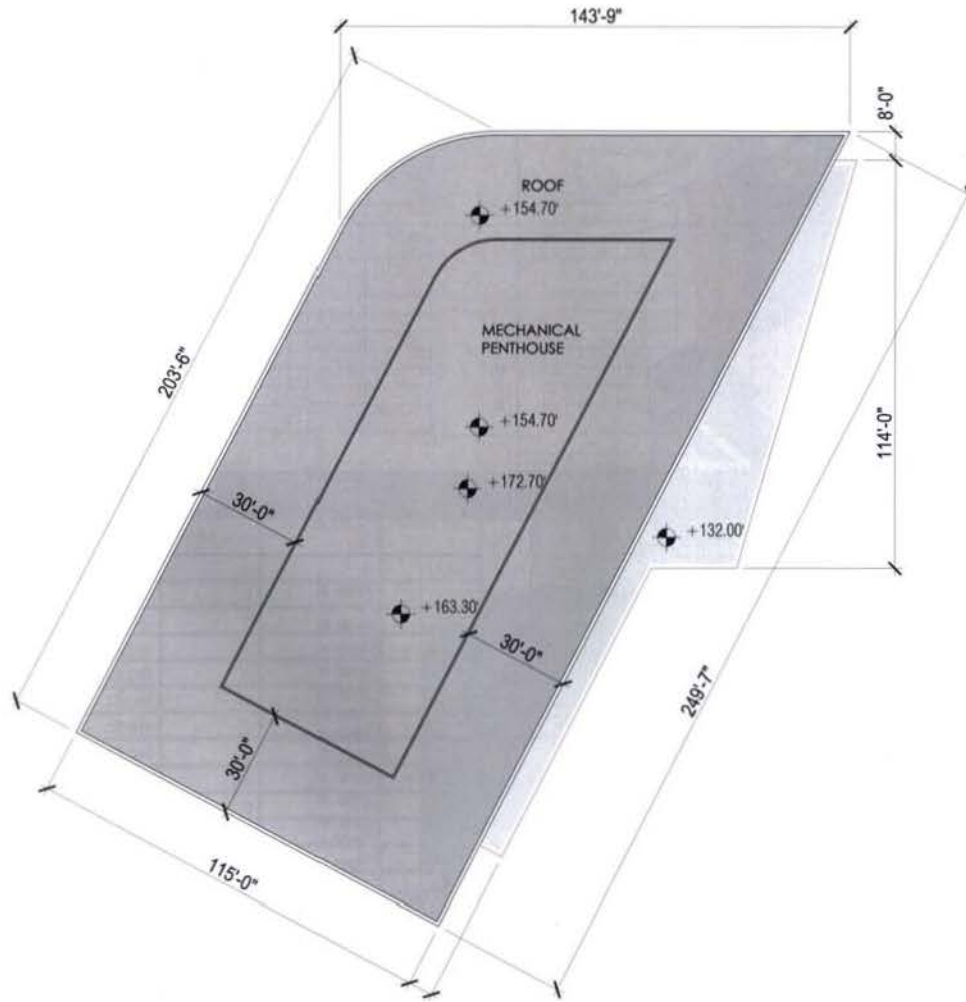
NOTES:
1. refer to sheet 3.108 for dimensions

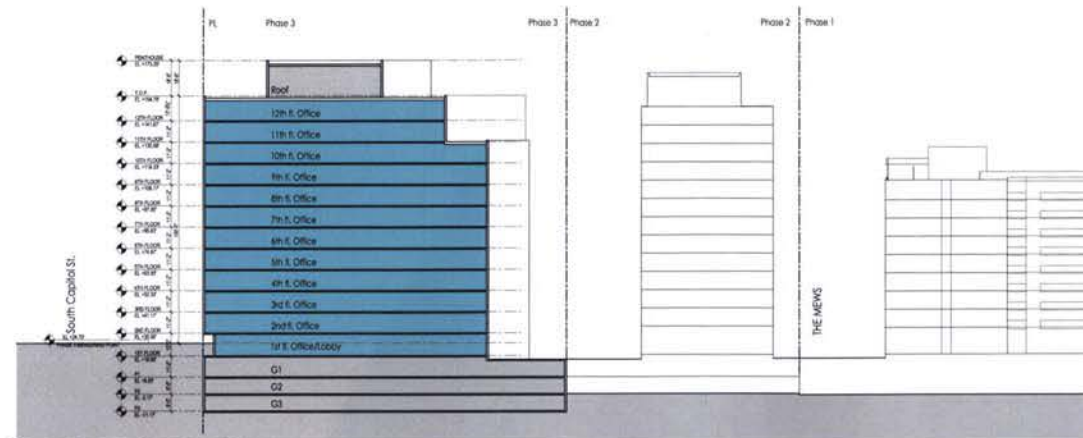




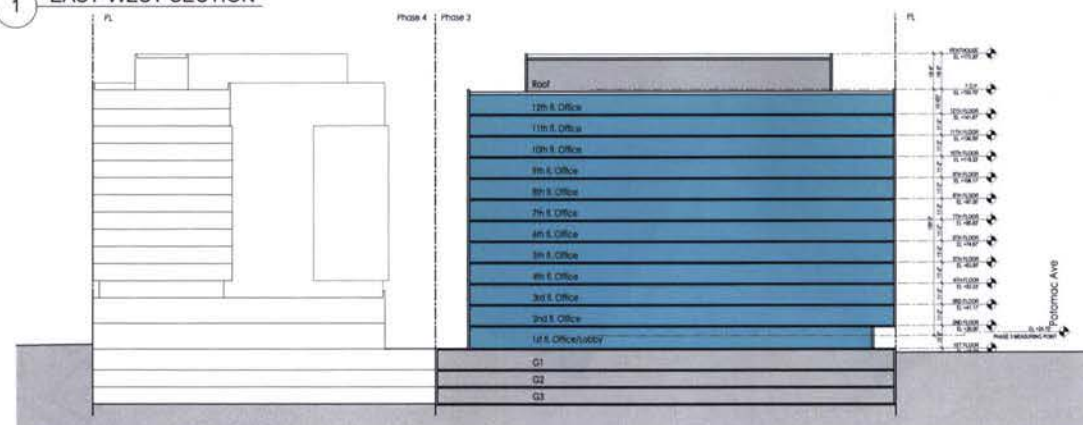
NOTES:
1. refer to sheet 3.108 for dimensions



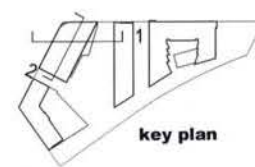




1 EAST-WEST SECTION



2 NORTH-SOUTH SECTION



key plan



Phase IV Stage 1 Calculations

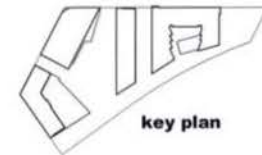
Hotel	Floor	Hotel S.F.	Commercial S.F.	Retail S.F.	Gross S.F.
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	13	17,560	0	0	17,560
	12	18,040	0	0	18,040
	11	18,040	0	0	18,040
	10	18,040	0	0	18,040
	9	18,040	0	0	18,040
	8	18,040	0	0	18,040
	7	18,040	0	0	18,040
	6	18,040	0	0	18,040
	5	18,040	0	0	18,040
	4	18,040	0	0	18,040
	3	16,000	0	0	16,000
	2	34,230	0	0	34,230
	1	14,050	0	12,610	26,660
total		261,760	0	12,610	274,370

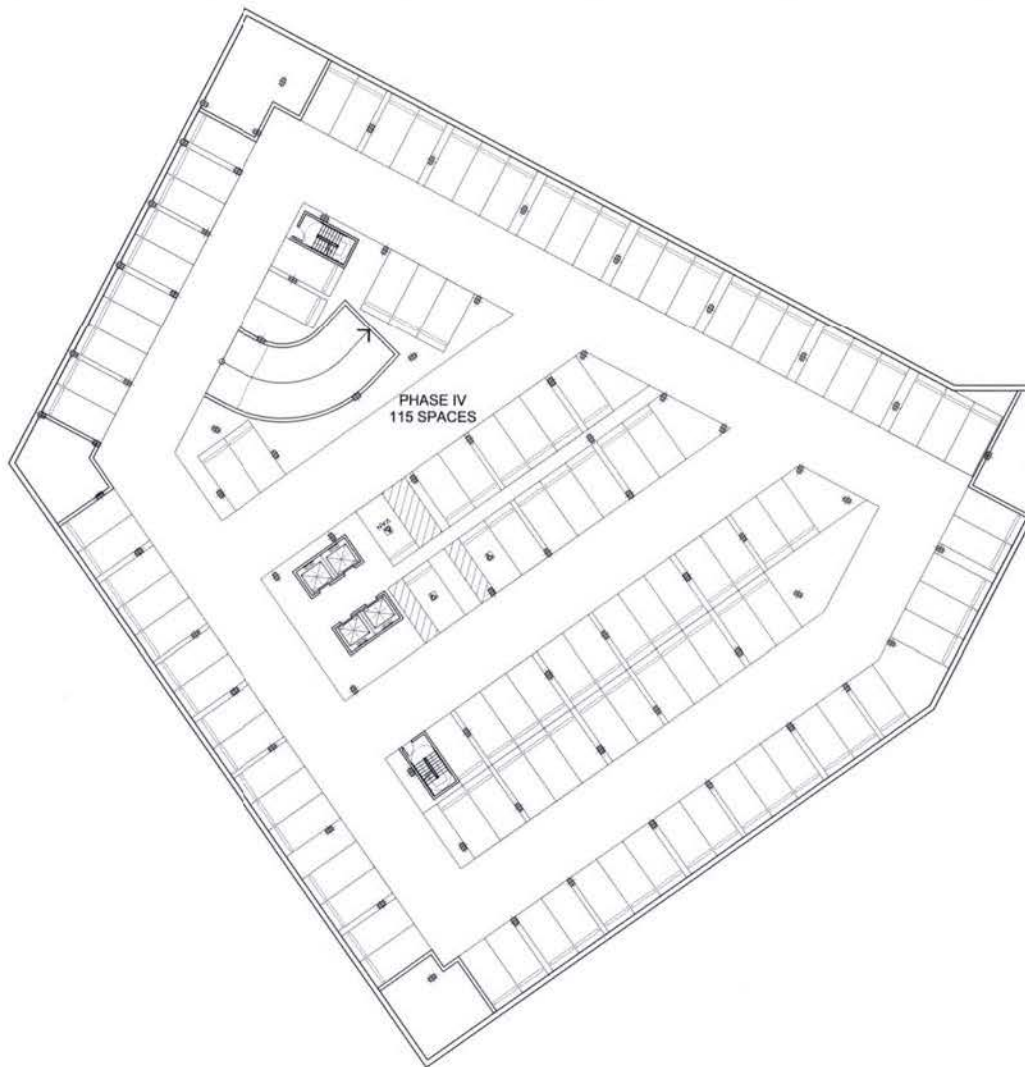


1 VIEW FROM SOUTHEAST



2 VIEW FROM NORTHWEST



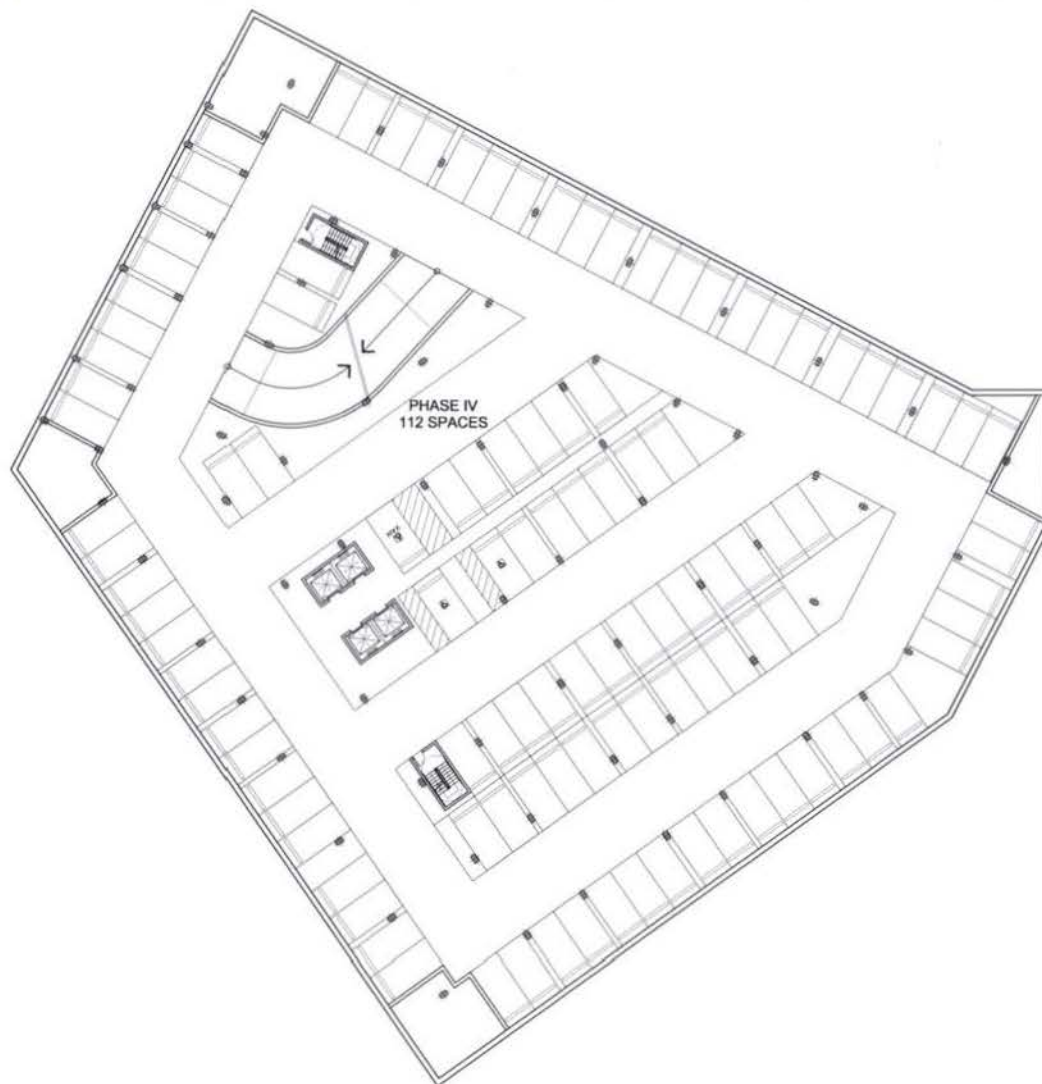


PHASE IV
115 SPACES

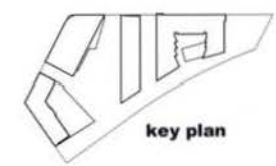
NOTES:
1. refer to sheet 4.103 for dimensions

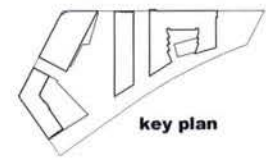
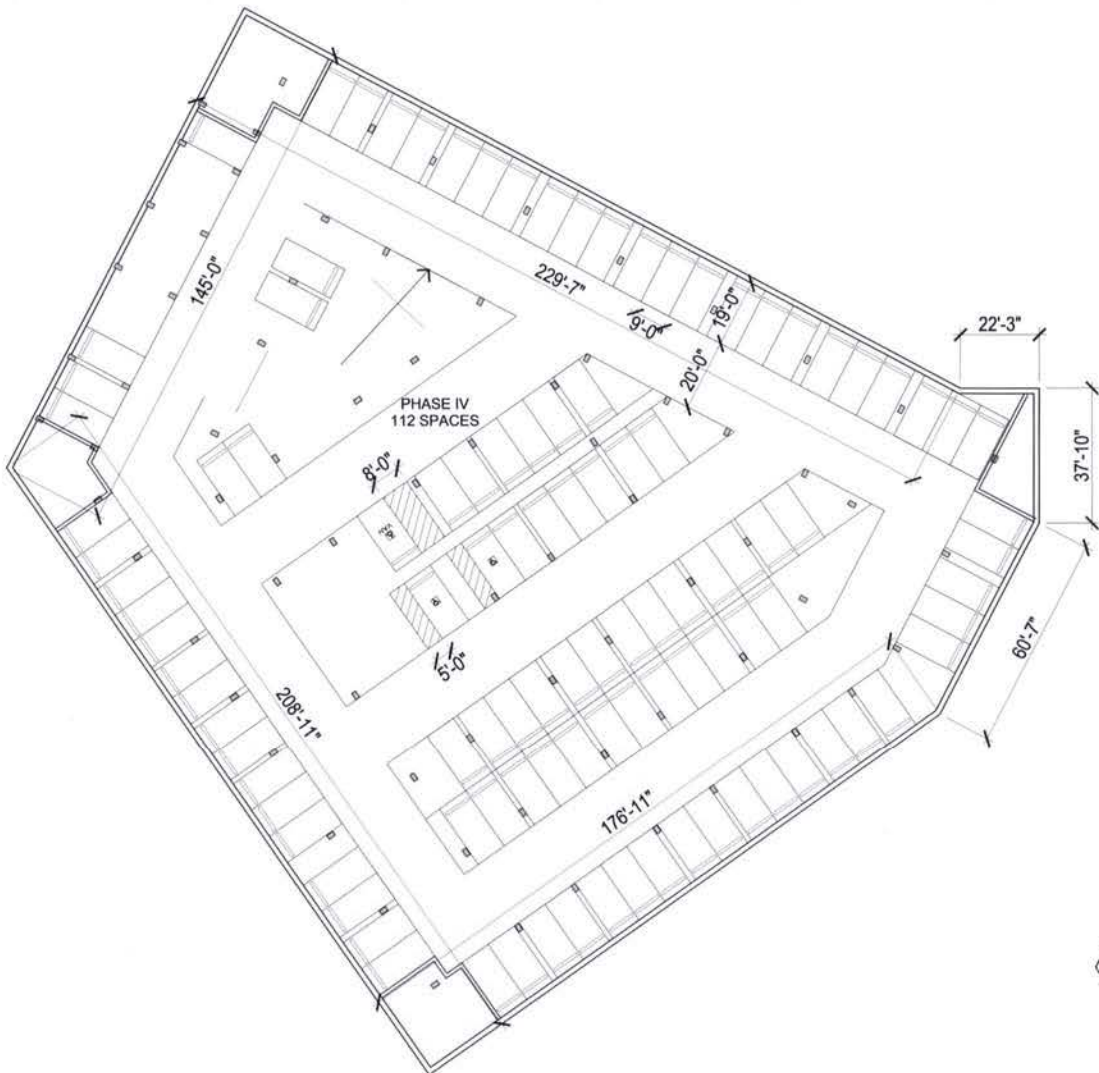


key plan



NOTES:
1. refer to sheet 4.103 for dimensions



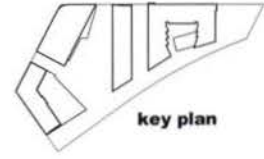


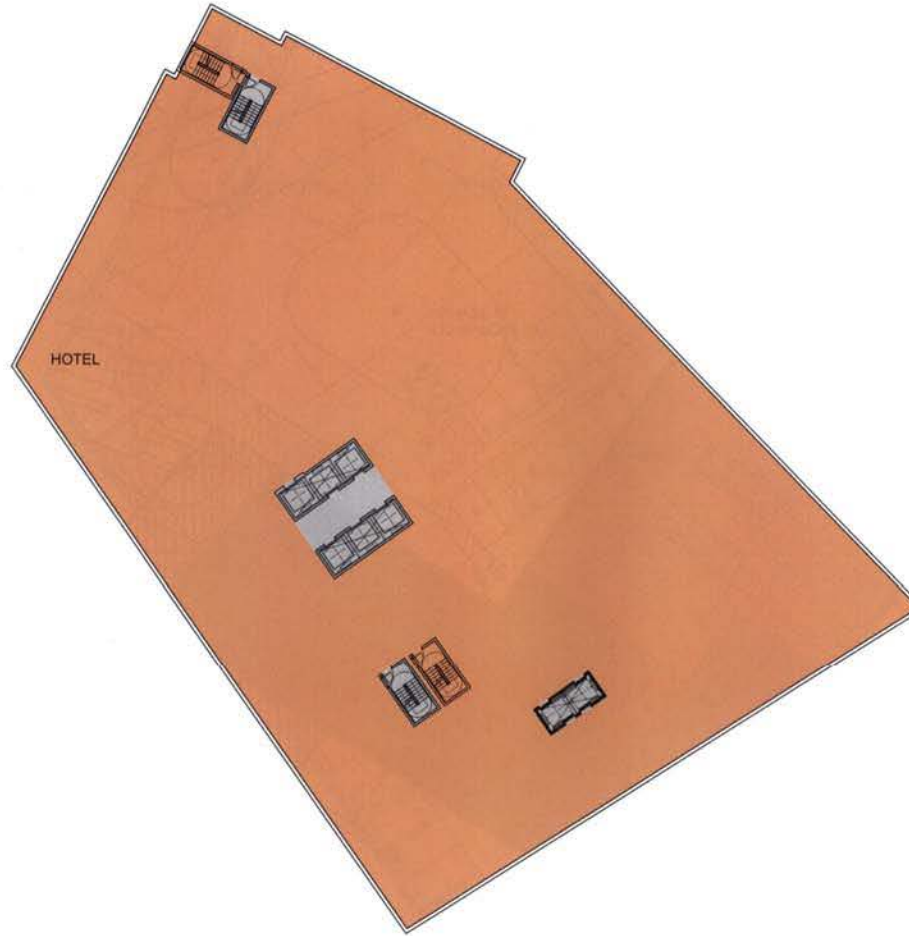


LEGEND

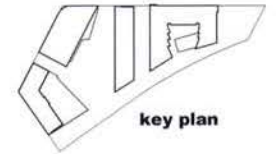
[Green Box]	RETAIL
[Hatched Green Box]	OUTDOOR RETAIL
[Grey Box]	RESIDENTIAL
[Purple Box]	RESI AMENITY
[Blue Box]	OFFICE
[Orange Box]	HOTEL

NOTES:
1. refer to sheet 4.108 for dimensions





NOTES:
 1. refer to sheet 4.108 for dimensions



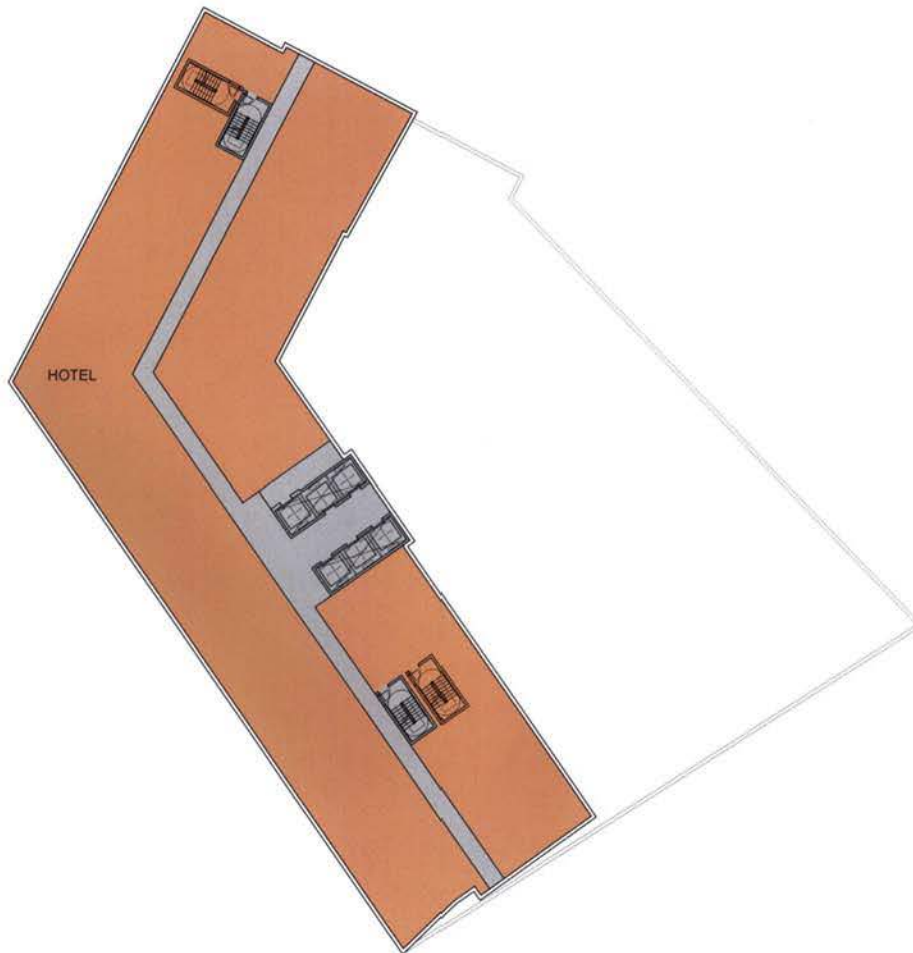
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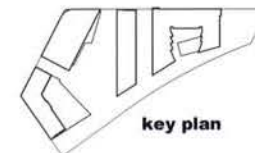
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 on the anacostia | PHASE IV 2ND FLOOR PLAN

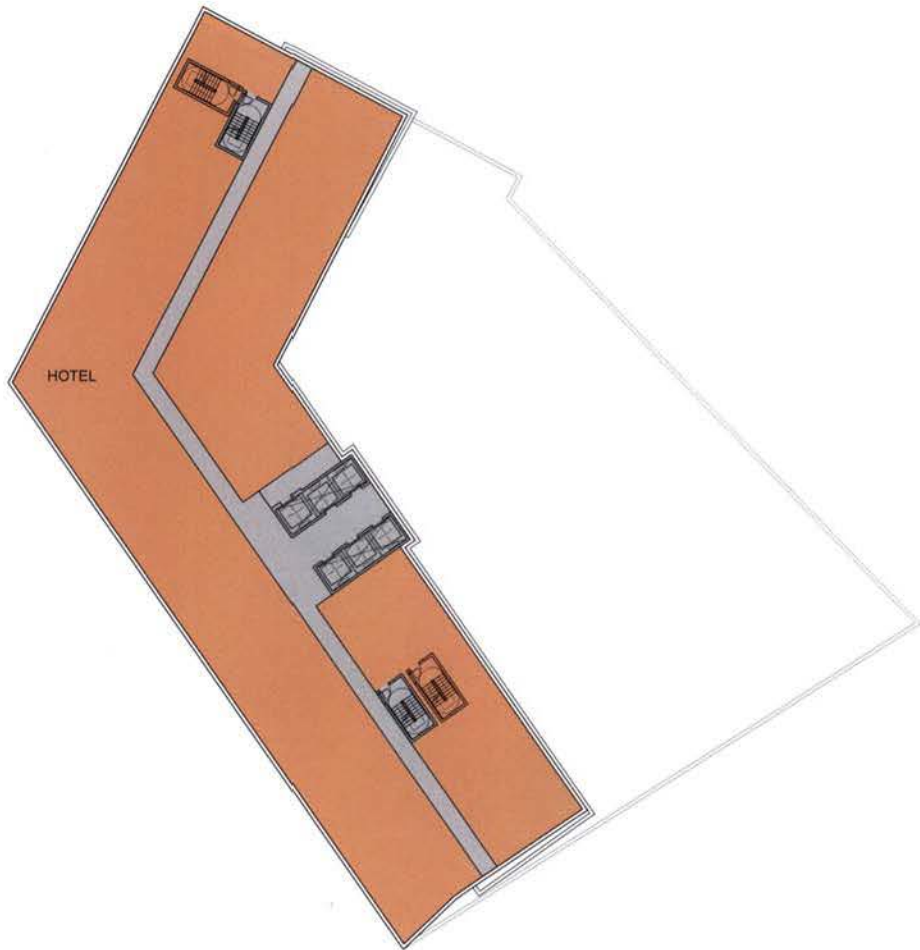
april 18, 2012 | **4.105**





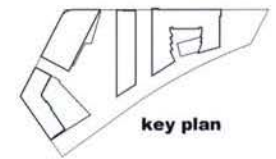
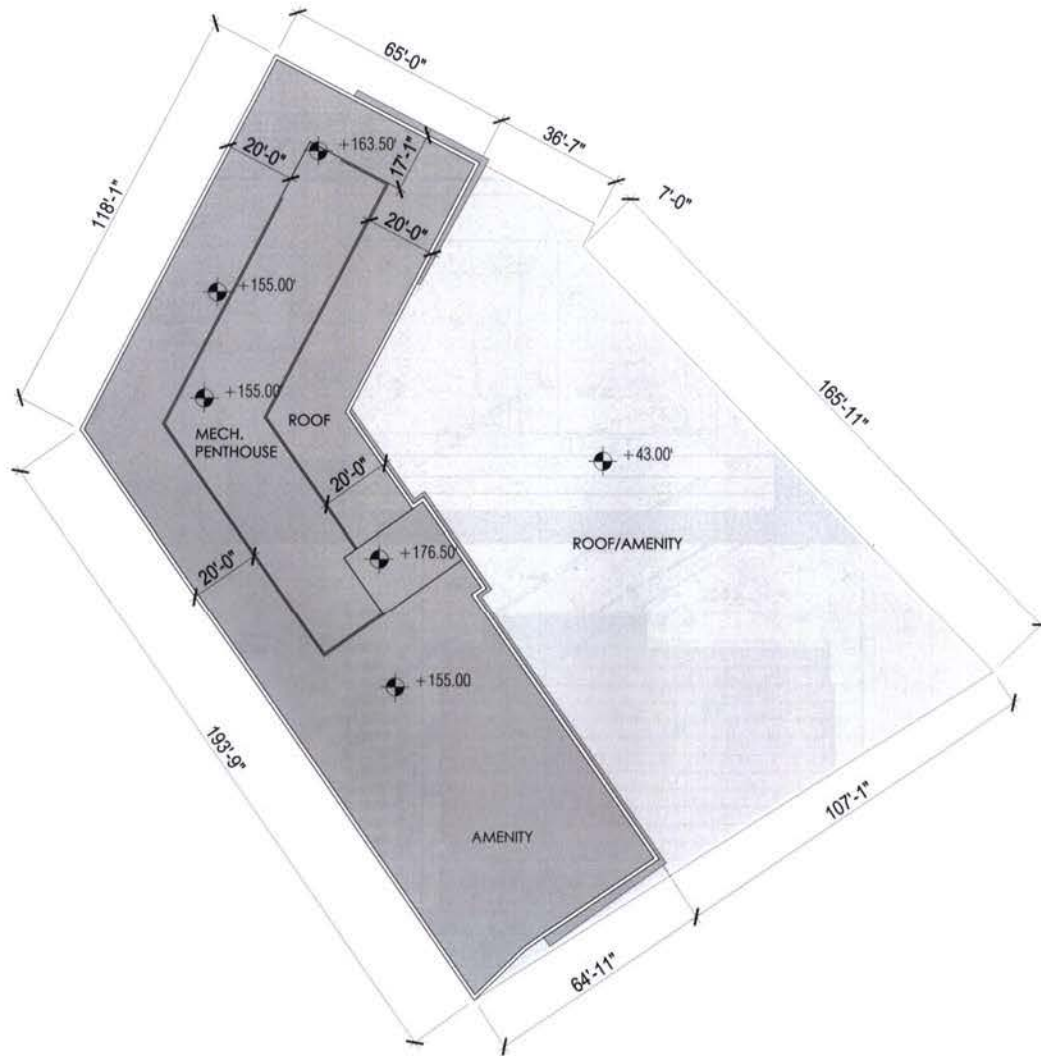
NOTES:
1. refer to sheet 4.108 for dimensions

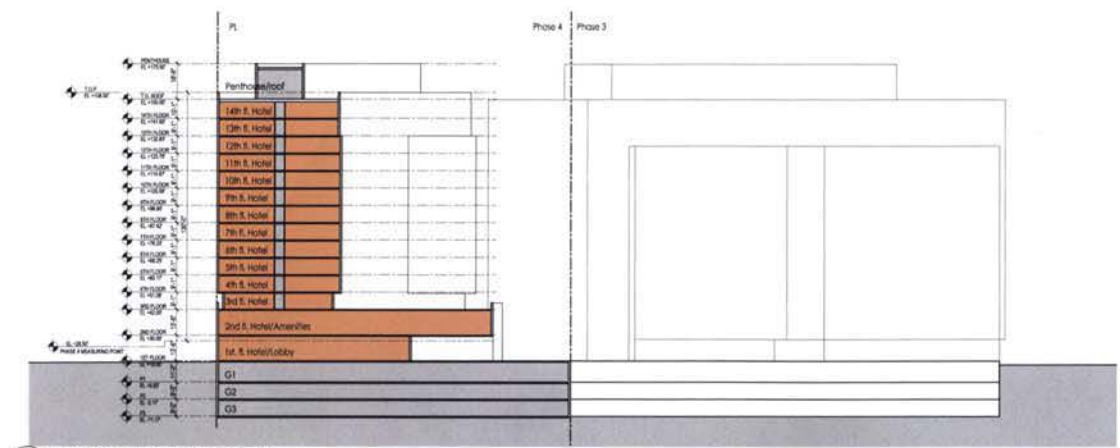




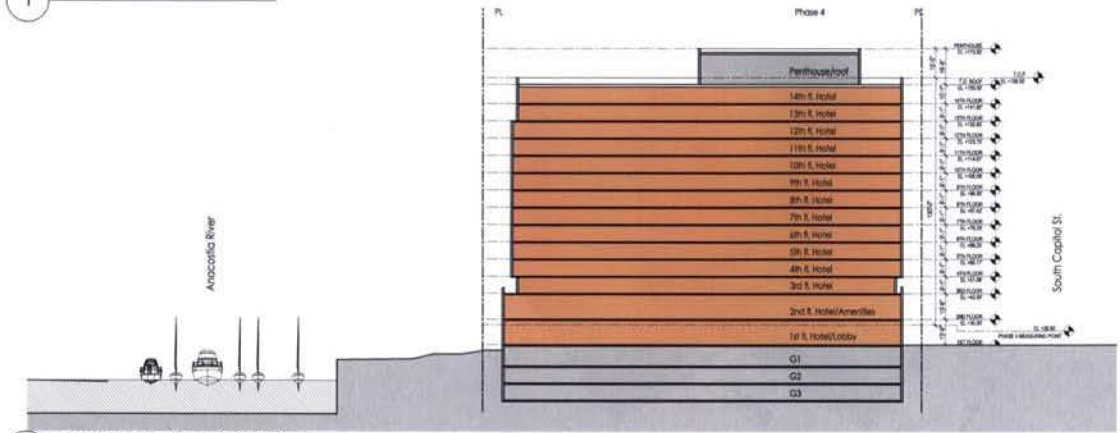
NOTES:
1. refer to sheet 4.108 for dimensions



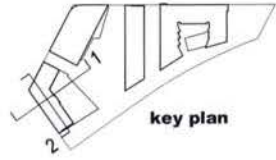




1 EAST-WEST SECTION

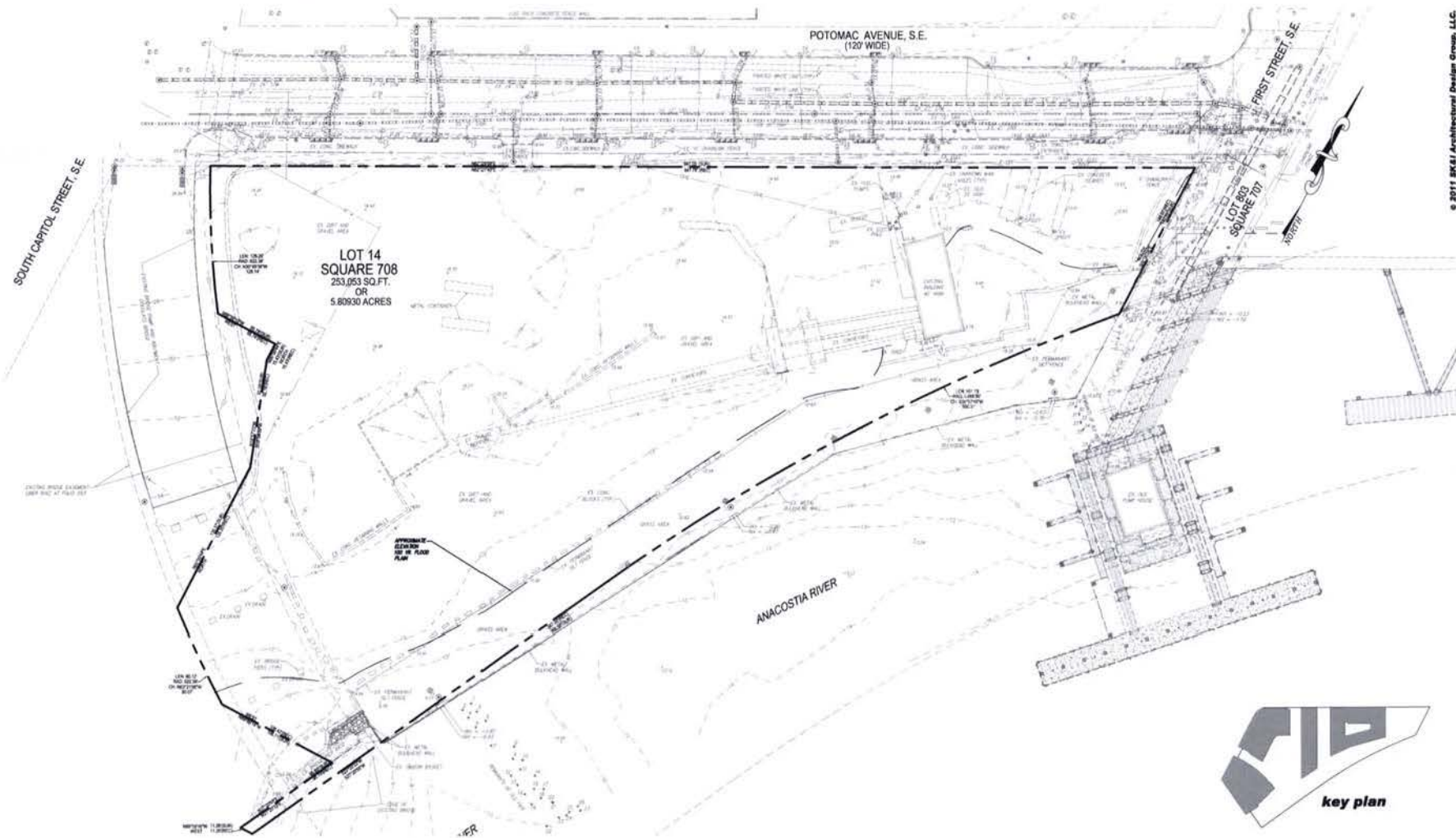


2 NORTH-SOUTH SECTION



key plan





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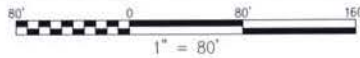
EXISTING CONDITIONS PLAN

application set
april 18, 2012

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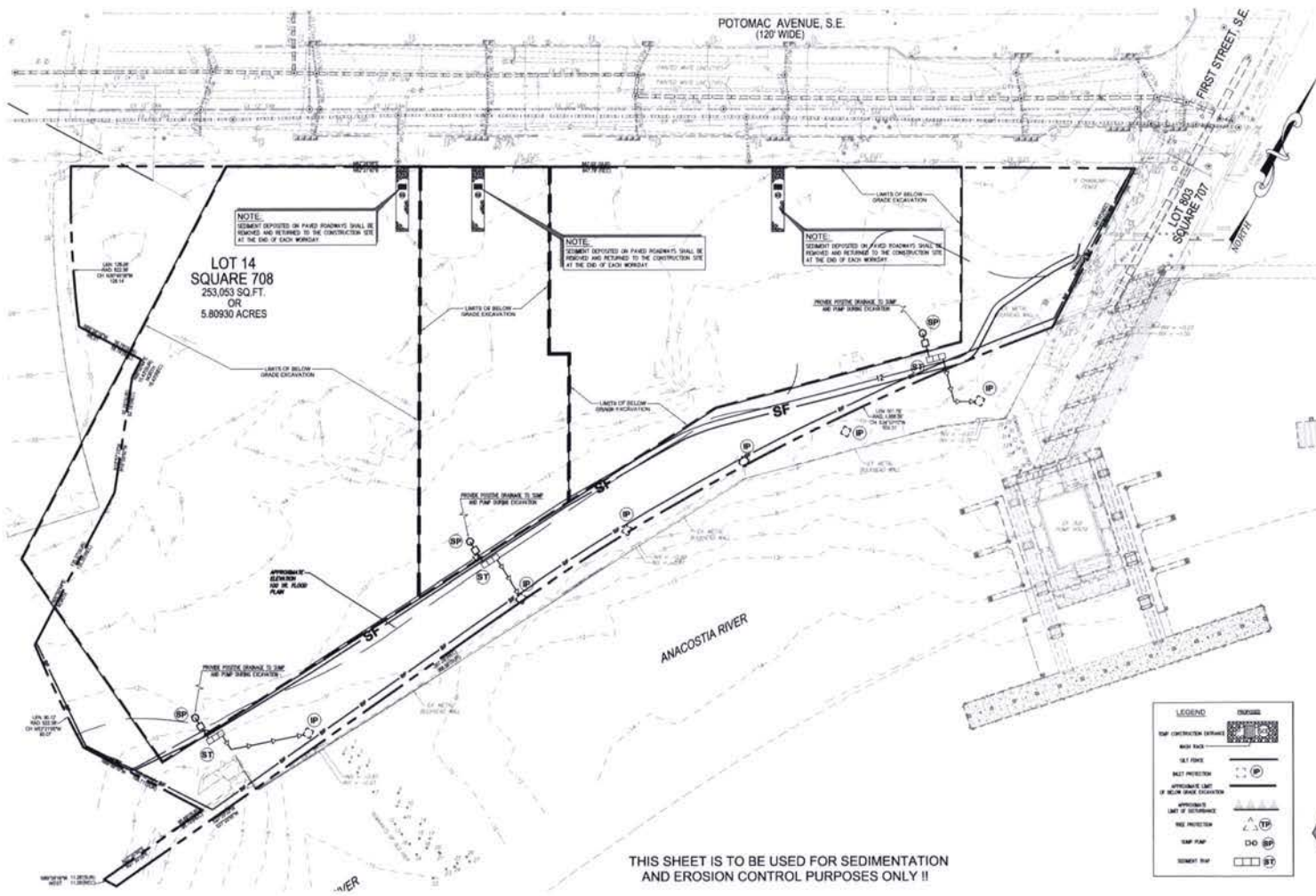


C-01



SK&I

**WILES
MENSCH
CORPORATION**
11860 Sunrise Valley Dr. V 703.351-7800
Suite 200 F 703.264-0666
Reston, VA 20191 www.wilesmensch.com



SOIL CONTROL NOTES:

- THE CONTRACTOR SHALL VERIFY VEGETATION AND SOILS AND REPORT THE RESULTS TO US AS TO WHETHER THE QUALITY AND QUANTITY OF SOILS SHALL CONTROL SHALL BE MAINTAINED THROUGHOUT THE WORK AT THE SITE.
- THE CONTRACTOR SHALL PROVIDE CLEAR ACCESS FROM THE SITE TO ALL ADJACENT NEIGHBORHOODS AND TO THE STREET FOR ALL ON-SITE TRAFFIC AND OTHER NECESSARY MATERIALS TO BE USED FOR ON-SITE CONSTRUCTION.
- THE CONTRACTOR SHALL SUPPLY WATER WASHING EQUIPMENT CAPABLE OF WASHING ALL WHEELS.
- THE CONTRACTOR SHALL MAINTAIN STRICT DUST CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL MEASURES SHALL INCLUDE:
 - WATER APPLICATION TO UNPAVED AREAS: THE CONTRACTOR SHALL MAINTAIN ADEQUATE WATER APPLICATION TO UNPAVED AREAS TO PREVENT DUST. WATER SHALL BE APPLIED TO UNPAVED AREAS AT THE END OF EACH WORKDAY AND AT THE END OF EACH WORKDAY.
 - WATER APPLICATION TO PAVED AREAS: THE CONTRACTOR SHALL MAINTAIN ADEQUATE WATER APPLICATION TO PAVED AREAS TO PREVENT DUST. WATER SHALL BE APPLIED TO PAVED AREAS AT THE END OF EACH WORKDAY AND AT THE END OF EACH WORKDAY.
 - WATER APPLICATION TO UNPAVED AREAS: THE CONTRACTOR SHALL MAINTAIN ADEQUATE WATER APPLICATION TO UNPAVED AREAS TO PREVENT DUST. WATER SHALL BE APPLIED TO UNPAVED AREAS AT THE END OF EACH WORKDAY AND AT THE END OF EACH WORKDAY.
- THE CONTRACTOR SHALL MAINTAIN ADEQUATE WATER APPLICATION TO UNPAVED AREAS TO PREVENT DUST. WATER SHALL BE APPLIED TO UNPAVED AREAS AT THE END OF EACH WORKDAY AND AT THE END OF EACH WORKDAY.

CONSTRUCTION AND STABILIZATION SEQUENCE:

- INSTALL VEGETATION AND EROSION CONTROL MEASURES BEFORE STABILIZATION.
- THE CONTRACTOR SHALL MAINTAIN ADEQUATE WATER APPLICATION TO UNPAVED AREAS TO PREVENT DUST. WATER SHALL BE APPLIED TO UNPAVED AREAS AT THE END OF EACH WORKDAY AND AT THE END OF EACH WORKDAY.
- THE CONTRACTOR SHALL MAINTAIN ADEQUATE WATER APPLICATION TO UNPAVED AREAS TO PREVENT DUST. WATER SHALL BE APPLIED TO UNPAVED AREAS AT THE END OF EACH WORKDAY AND AT THE END OF EACH WORKDAY.

SEDIMENTATION AND EROSION CONTROL NOTE:

- THE CONTRACTOR SHALL MAINTAIN ADEQUATE WATER APPLICATION TO UNPAVED AREAS TO PREVENT DUST. WATER SHALL BE APPLIED TO UNPAVED AREAS AT THE END OF EACH WORKDAY AND AT THE END OF EACH WORKDAY.
- THE CONTRACTOR SHALL MAINTAIN ADEQUATE WATER APPLICATION TO UNPAVED AREAS TO PREVENT DUST. WATER SHALL BE APPLIED TO UNPAVED AREAS AT THE END OF EACH WORKDAY AND AT THE END OF EACH WORKDAY.
- THE CONTRACTOR SHALL MAINTAIN ADEQUATE WATER APPLICATION TO UNPAVED AREAS TO PREVENT DUST. WATER SHALL BE APPLIED TO UNPAVED AREAS AT THE END OF EACH WORKDAY AND AT THE END OF EACH WORKDAY.

CONSTRUCTION DATES:

THE PROPOSED SCHEDULE WORK DUE TO COMMENCE TO OPEN DUE TO IS APPROVED TO THE APPROXIMATE DATE.

NOTE:

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

MRP REALTY

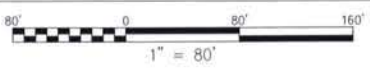
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WILES MENSCH CORPORATION
 11660 Sunrise Valley Dr. | 703.281.7800
 Suite 200 | 703.284.0990
 Reston, VA, 20191 | www.wilesmensch.com

RiverFront Washington DC

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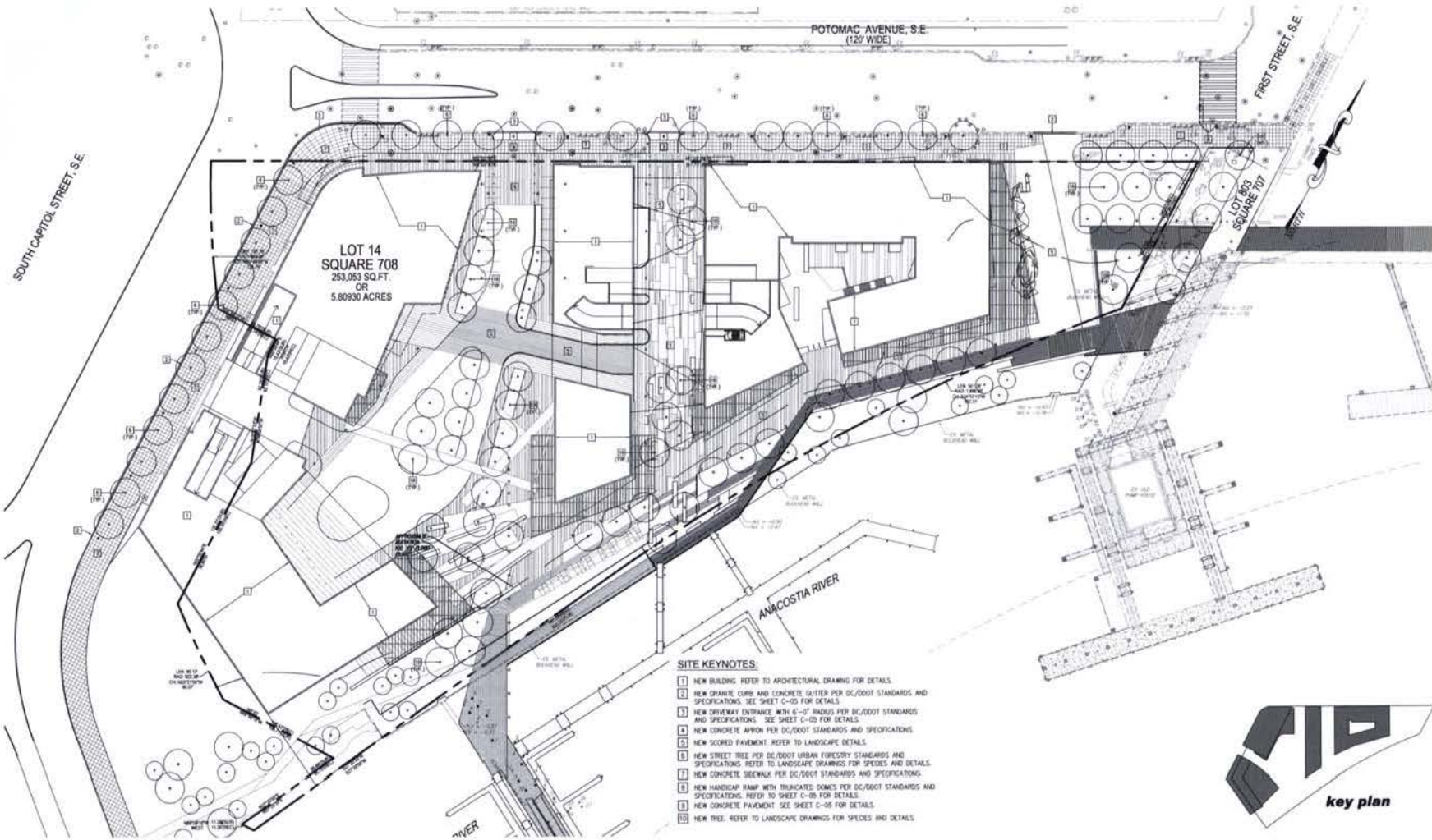
SEDIMENTATION & EROSION CONTROL PLAN



application set
april 18, 2012

C-02





- SITE KEYNOTES:**
- 1 NEW BUILDING REFER TO ARCHITECTURAL DRAWING FOR DETAILS.
 - 2 NEW DRAINAGE CURB AND CONCRETE GUTTER PER DC/DDOT STANDARDS AND SPECIFICATIONS. SEE SHEET C-05 FOR DETAILS.
 - 3 NEW DRIVEWAY ENTRANCE WITH 6'-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.

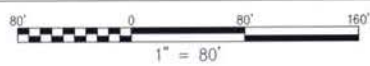


SITE PLAN

application set
 april 18, 2012

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 on the anacostia

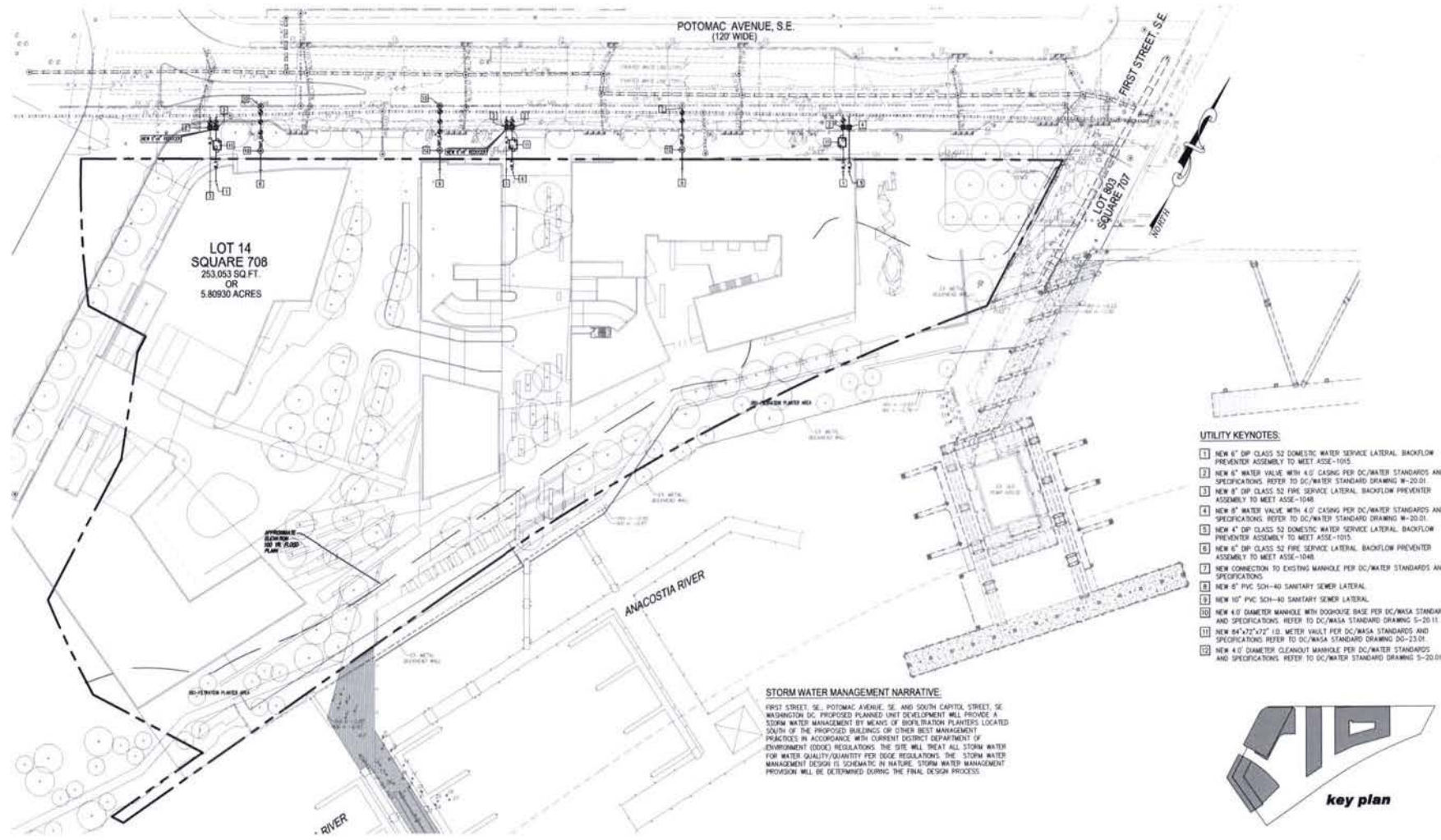


SK&I

WILES MENSCH CORPORATION
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 Suite 200 F. 703.264.0566
 Reston, VA 20191 www.wilesmensch.com

C-03





- UTILITY KEYNOTES:**
- 1 NEW 6" DP CLASS 52 DOMESTIC WATER SERVICE LATERAL BACKFLOW PREVENTER ASSEMBLY TO MEET ASSE-1015
 - 2 NEW 4" WATER VALVE WITH 4.0 CASING PER DC/WATER STANDARDS AND SPECIFICATIONS REFER TO DC/WATER STANDARD DRAWING W-20-01
 - 3 NEW 4" DP CLASS 52 FIRE SERVICE LATERAL BACKFLOW PREVENTER ASSEMBLY TO MEET ASSE-1048
 - 4 NEW 6" WATER VALVE WITH 4.0 CASING PER DC/WATER STANDARDS AND SPECIFICATIONS REFER TO DC/WATER STANDARD DRAWING W-20-01
 - 5 NEW 4" DP CLASS 52 DOMESTIC WATER SERVICE LATERAL BACKFLOW PREVENTER ASSEMBLY TO MEET ASSE-1015
 - 6 NEW 6" DP 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 6" PVC SCH-40 SANITARY SEWER LATERAL
 - 9 NEW 10" PVC SCH-40 SANITARY SEWER LATERAL
 - 10 NEW 4.0 DIAMETER MANHOLE WITH DOOR/SIZE BASE PER DC/WASA STANDARDS AND SPECIFICATIONS REFER TO DC/WASA STANDARD DRAWING S-20-11
 - 11 NEW 84"x72"x12" (3) METER VAULT PER DC/WASA STANDARDS AND SPECIFICATIONS REFER TO DC/WASA STANDARD DRAWING DO-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 URBAN DEVELOPMENT WILL PROVIDE A STORM WATER MANAGEMENT BY MEANS OF BIOPRETATION PLANTERS LOCATED SOUTH OF THE PROPOSED BUILDINGS OR OTHER BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH CURRENT DISTRICT DEPARTMENT OF ENVIRONMENT (DODD) REGULATIONS. THE SITE WILL TREAT ALL STORM WATER FOR WATER QUALITY/QUANTITY PER DODD REGULATIONS. THE STORM WATER MANAGEMENT DESIGN IS SCHEMATIC IN NATURE. STORM WATER MANAGEMENT PROVISION WILL BE DETERMINED DURING THE FINAL DESIGN PROCESS.



MRP REALTY

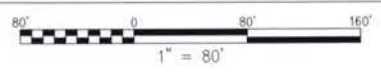
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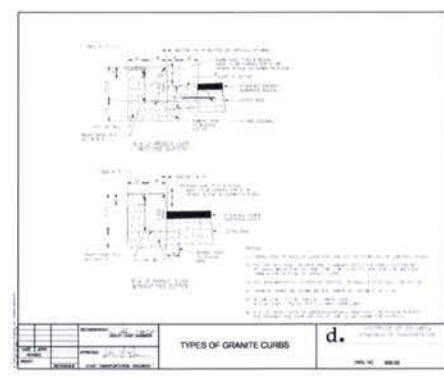
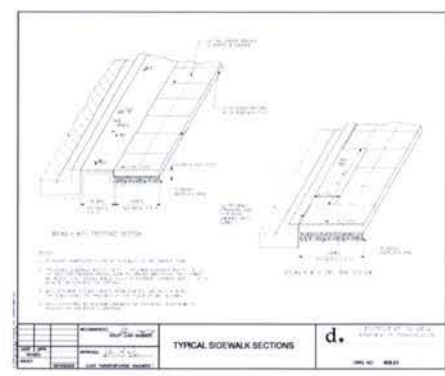
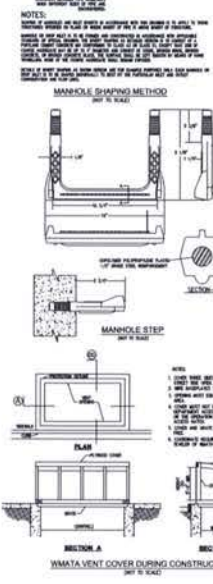
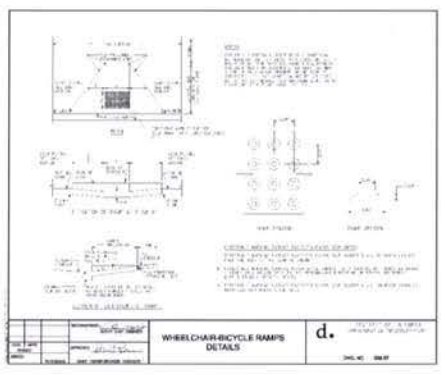
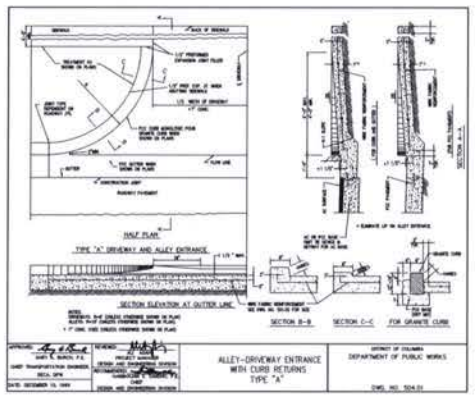
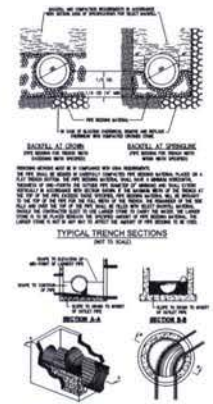
on the anacostia

UTILITY PLAN



application set
 april 18, 2012

C-04



SITE DETAILS

application set
april 18, 2012



