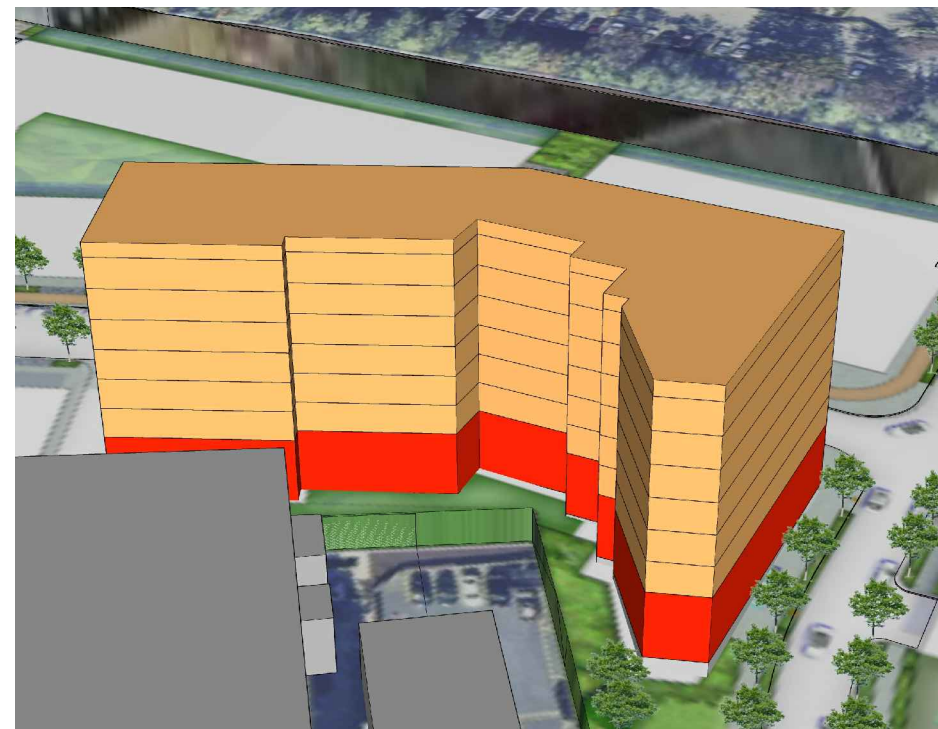


VIEW FROM NORTHWEST



VIEW FROM SOUTHEAST

Block 6

Floor	Stories	Parking**	Retail	Residential SF	Spaces**	Gross SF.
G1-G2	2	16,115			44	
1st***	1	3,272	8,828	3,247		15,347
2nd-7th	6			13,697		13,697
TOTAL	7	35,502	8,828	85,429	88	97,529

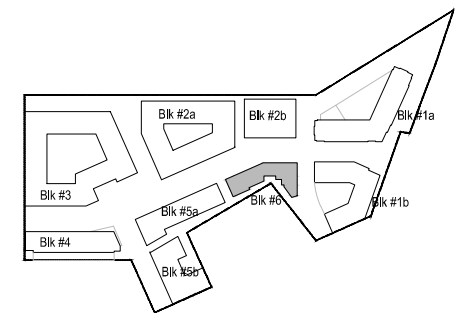
* Note: area at ground level includes loading and service.

**Note : Final count TBD by final design.

***Note : Parking at 1st floor will count towards FAR




Legend

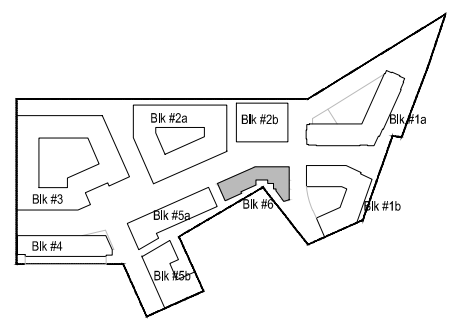
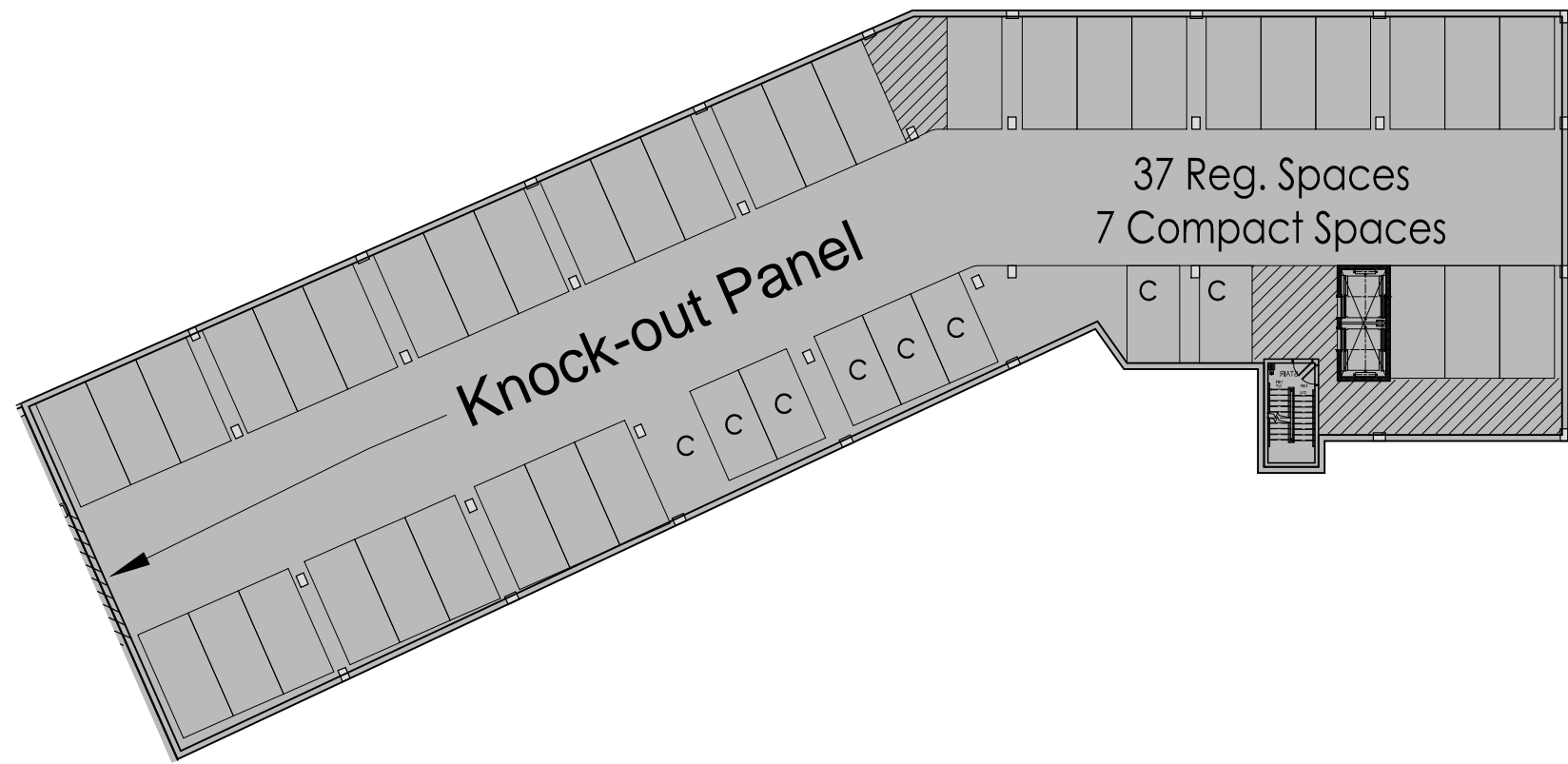
- Residential Amenity
- Residential
- Retail
- Potential Retail
- Office/ Residential
- Service/ Parking
- Grocery
- Theatre



KEY PLAN

Legend



-  Residential Amenity
-  Residential
-  Potential Retail
-  Office/ Residential
-  Retail
-  Service/ Parking
-  Grocery
-  Theatre

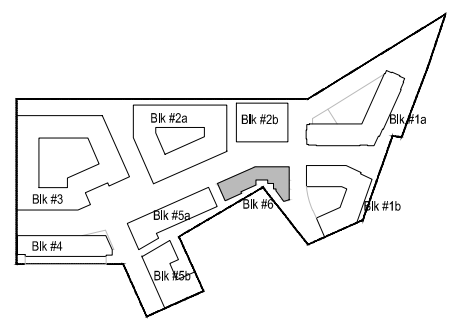
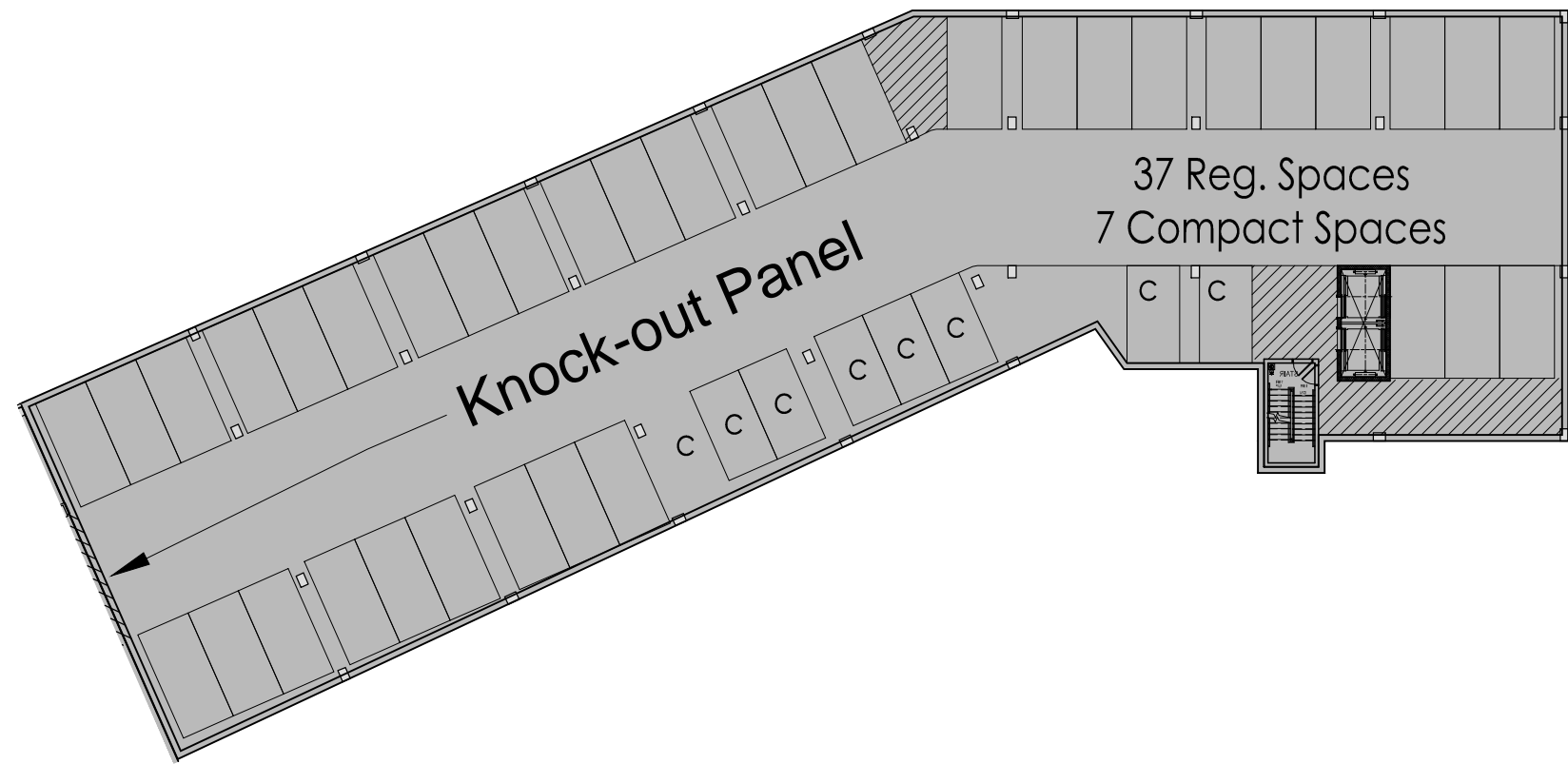


KEY PLAN



Legend

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-  Potential Retail
-  Office/ Residential
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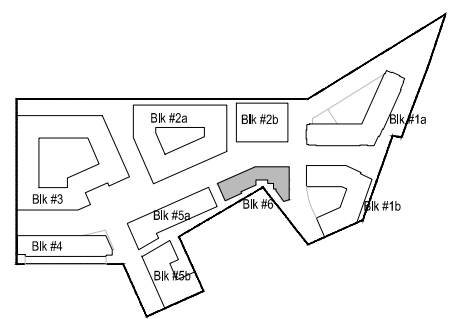
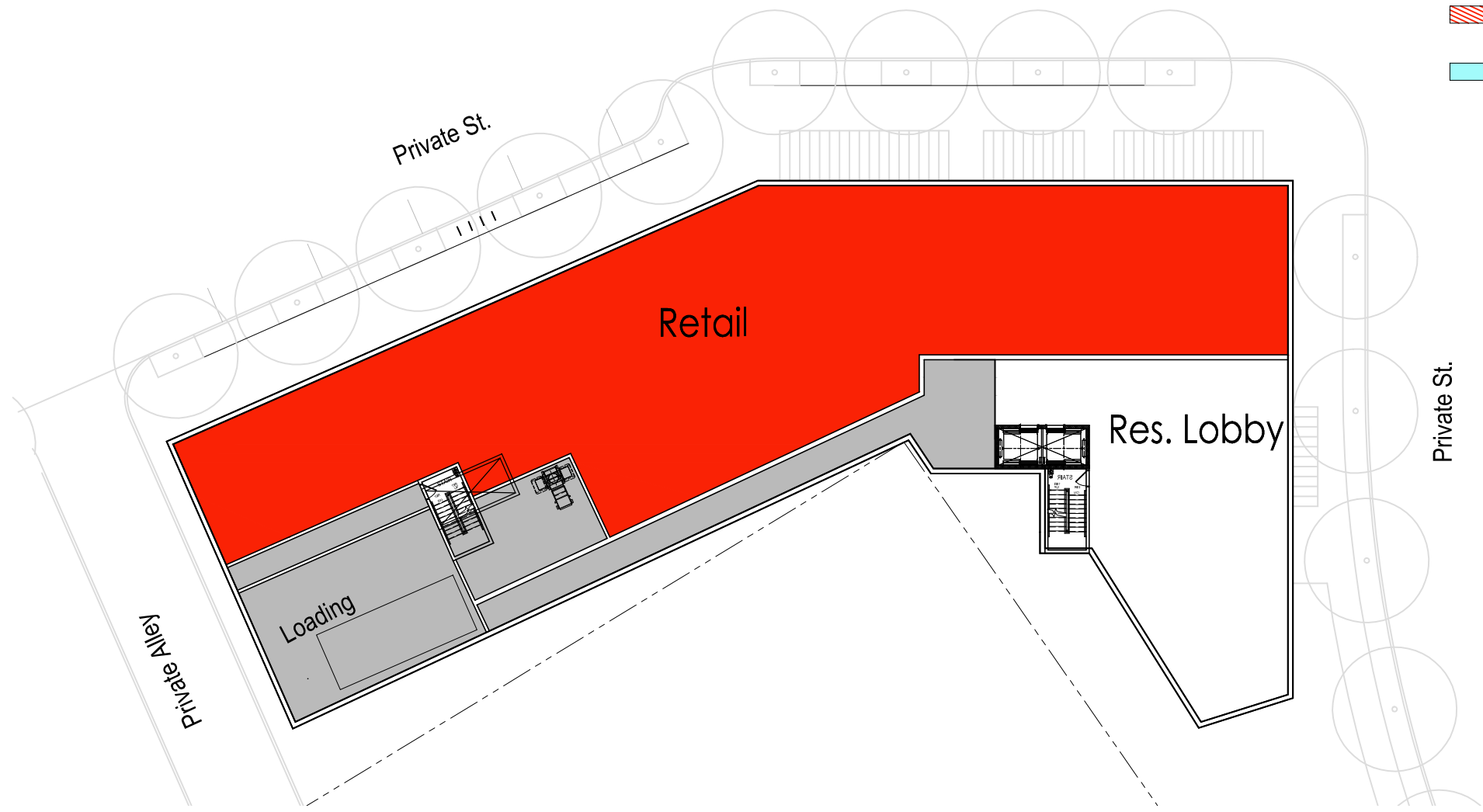


KEY PLAN



Legend

- Residential Amenity
- Residential
- Potential Retail
- Office/ Residential
- Retail
- Service/ Parking
- Grocery
- Theatre

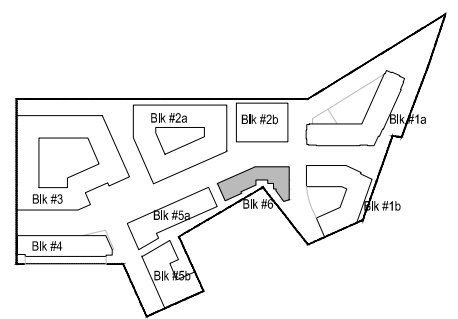
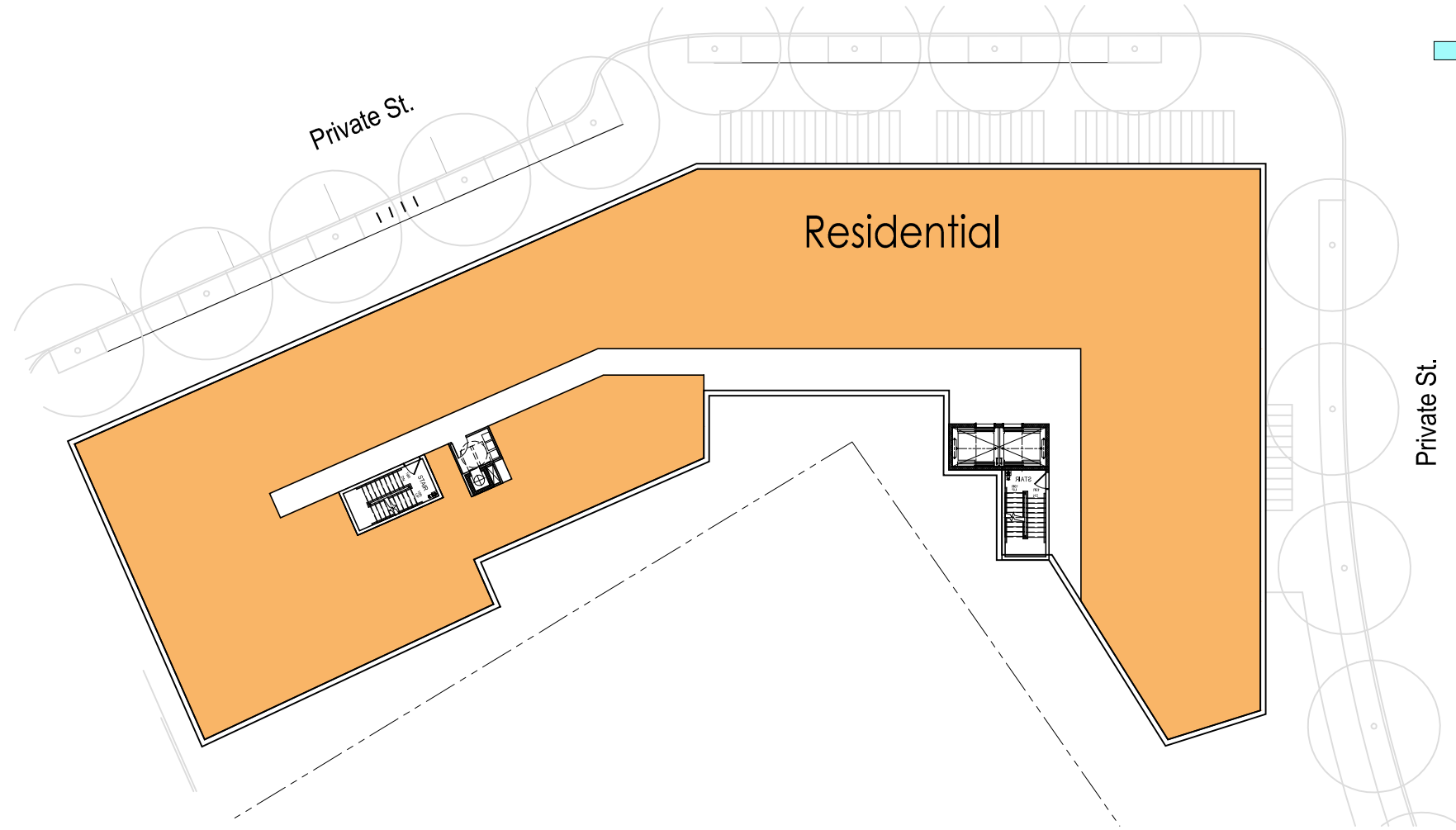


KEY PLAN



Legend

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- Retail
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- Grocery
- Theatre

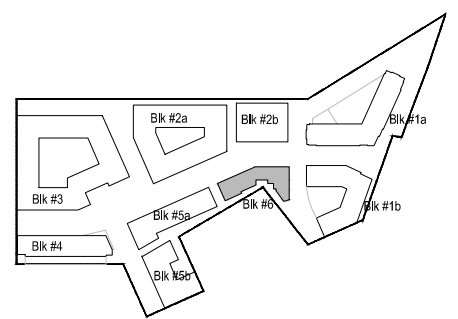
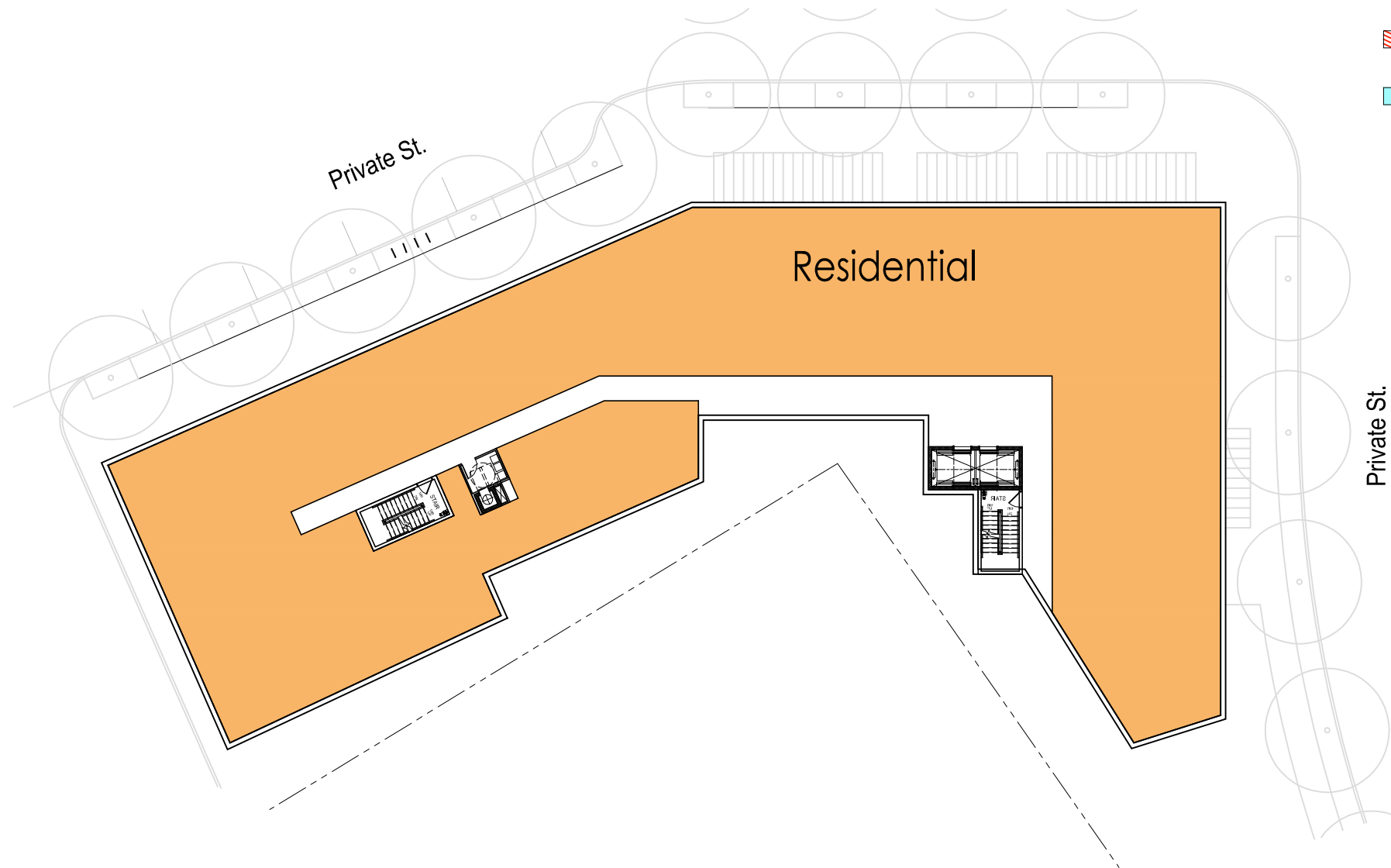


KEY PLAN



Legend




- Residential Amenity
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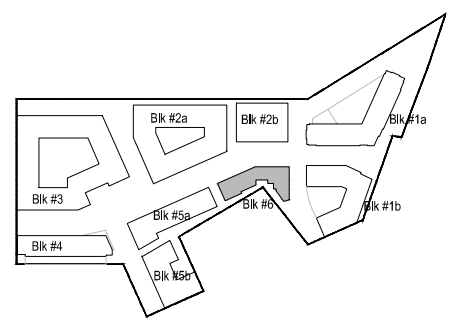
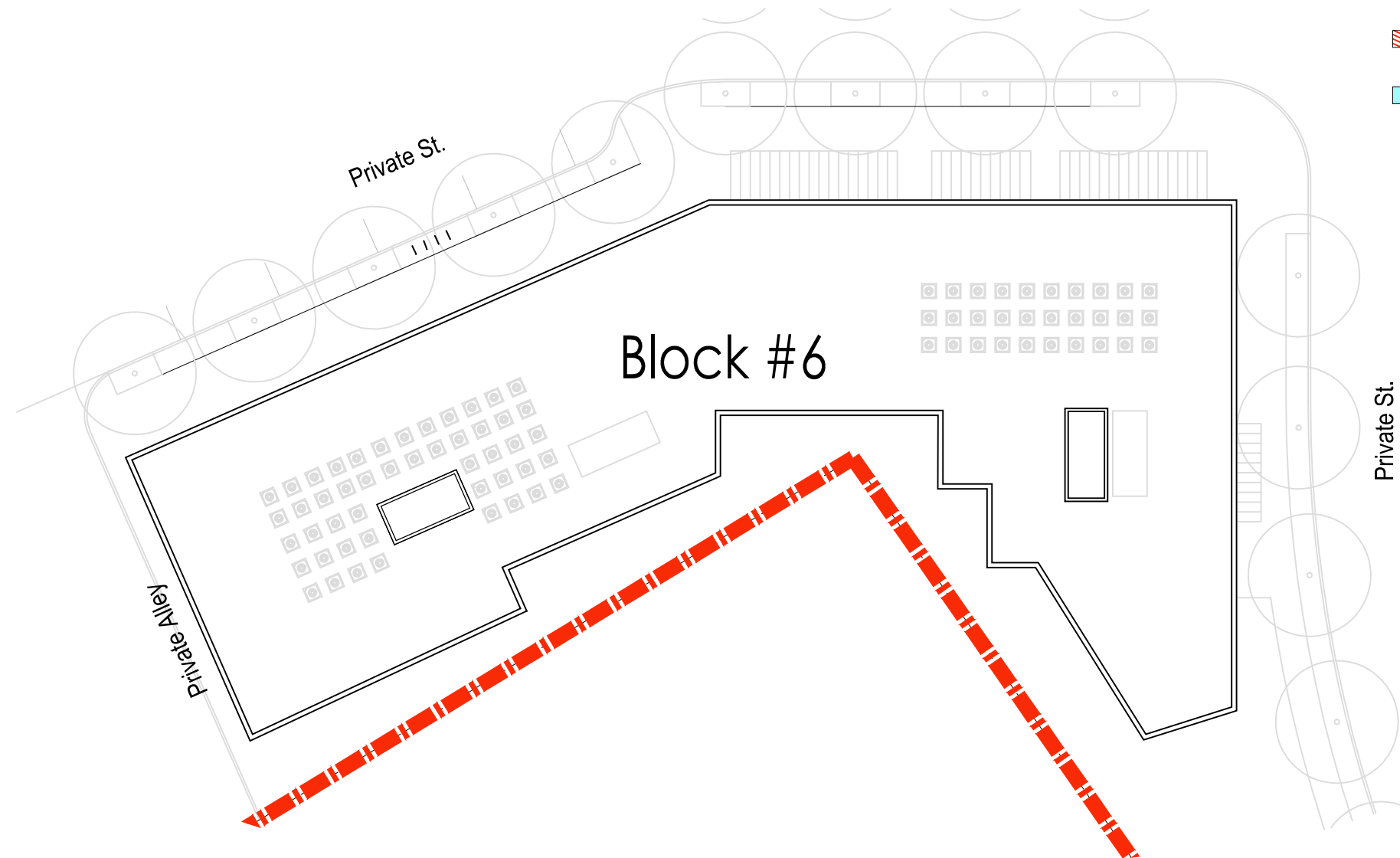


KEY PLAN



Legend

-  Residential Amenity
-  Residential
-  Potential Retail
-  Office/ Residential
-  Retail
-  Service/ Parking
-  Grocery
-  Theatre

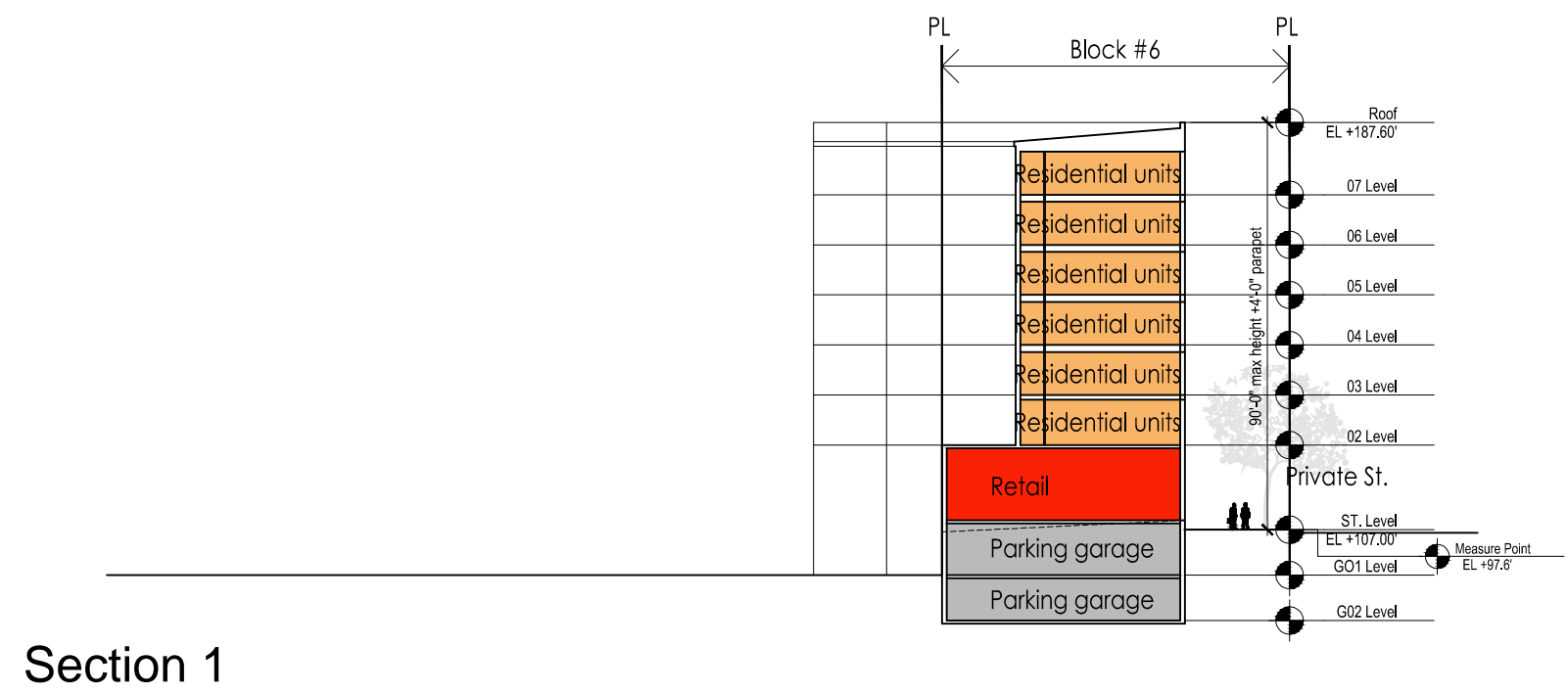


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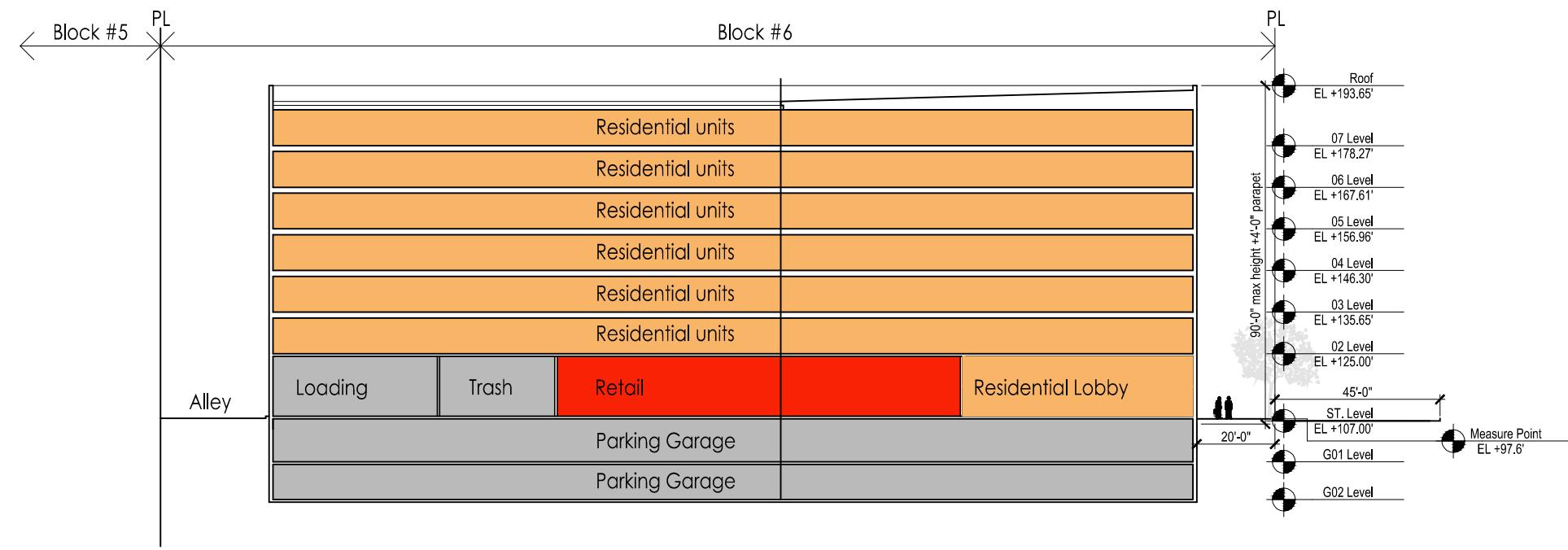


Legend

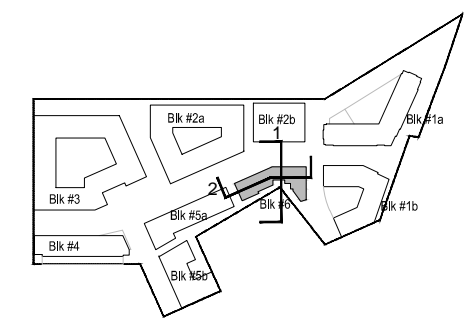
- Residential Amenity
- Residential
- Potential Retail
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- Retail
- Service/ Parking
- Grocery
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Section 1



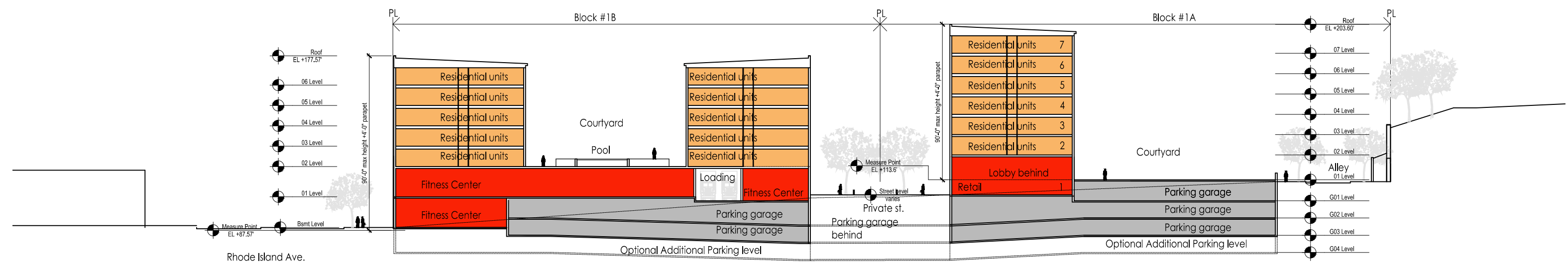
Section 2



KEY PLAN

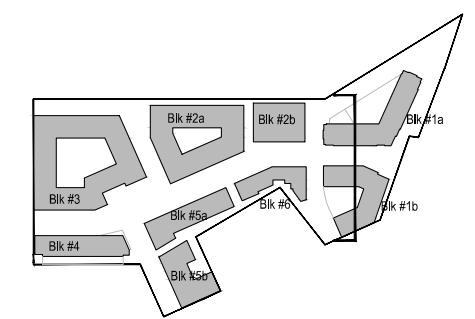
Note: In order to create more viable and marketable retail shells the applicant request flexibility for the height of retail floors, while residential floors will remain the same. The maximum height of the building will not exceed 90 feet."

- Legend**
- Residential Amenity
 - Residential
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 - Retail
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 - Theatre



BLOCK1B

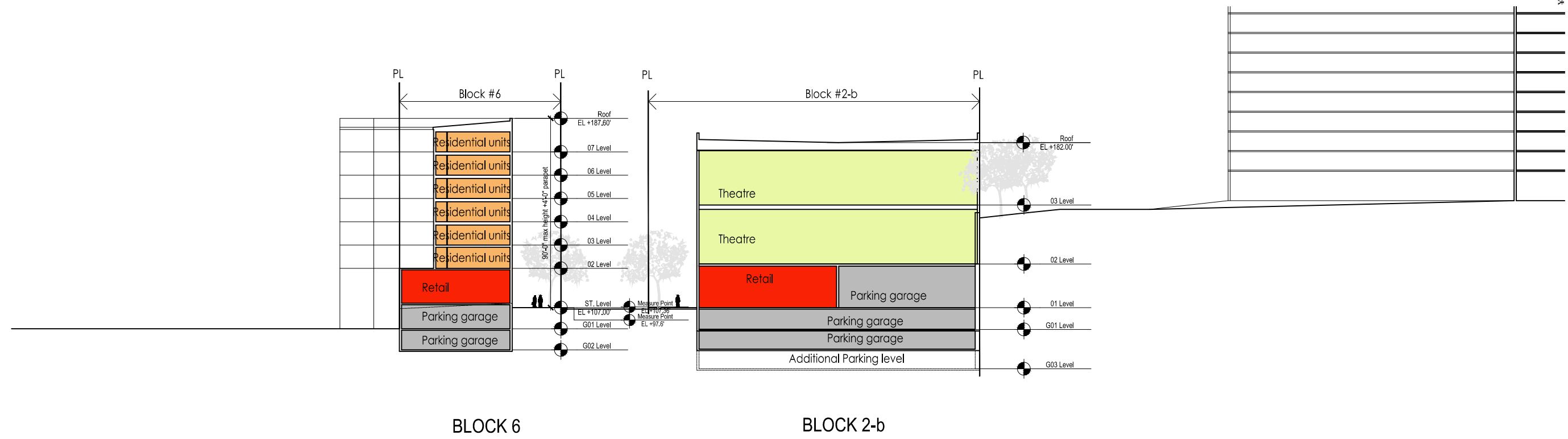
BLOCK1A



KEY PLAN

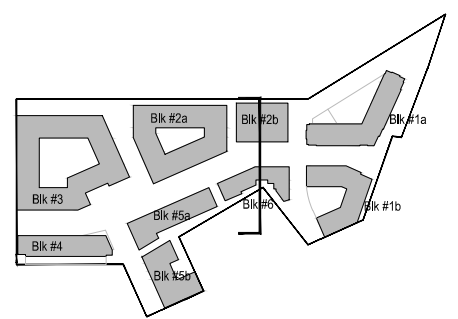
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- Legend
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BLOCK 6

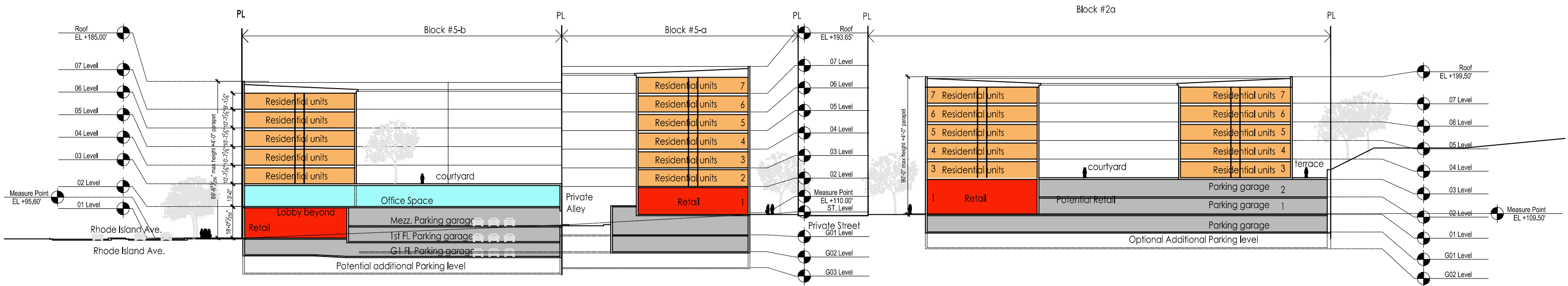
BLOCK 2-b



KEY PLAN

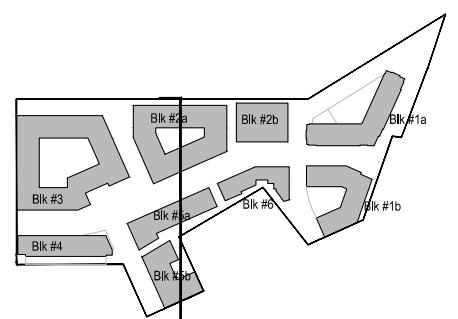
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 - Retail
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 - Potential Retail
 - Office/ Residential
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 - Grocery
 - Theatre



BLOCK 5

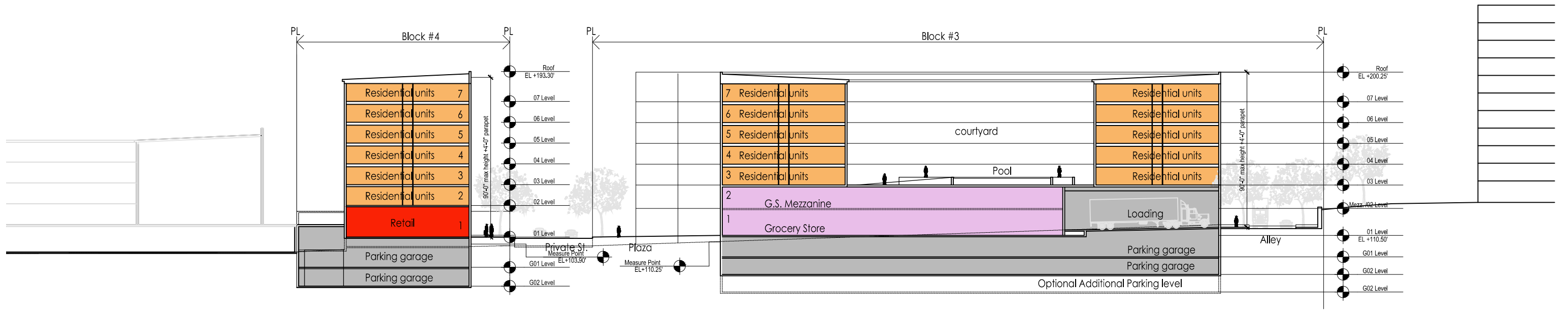
BLOCK 2-a



KEY PLAN

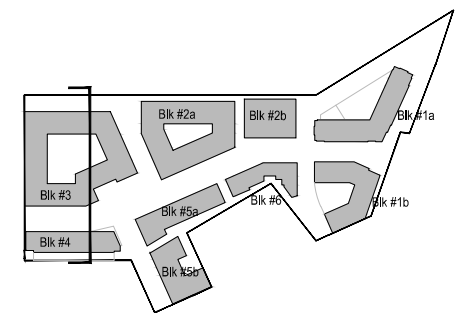
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 - Residential
 - Retail
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 - Potential Retail
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 - Retail
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 - Theatre



BLOCK 4

BLOCK 3

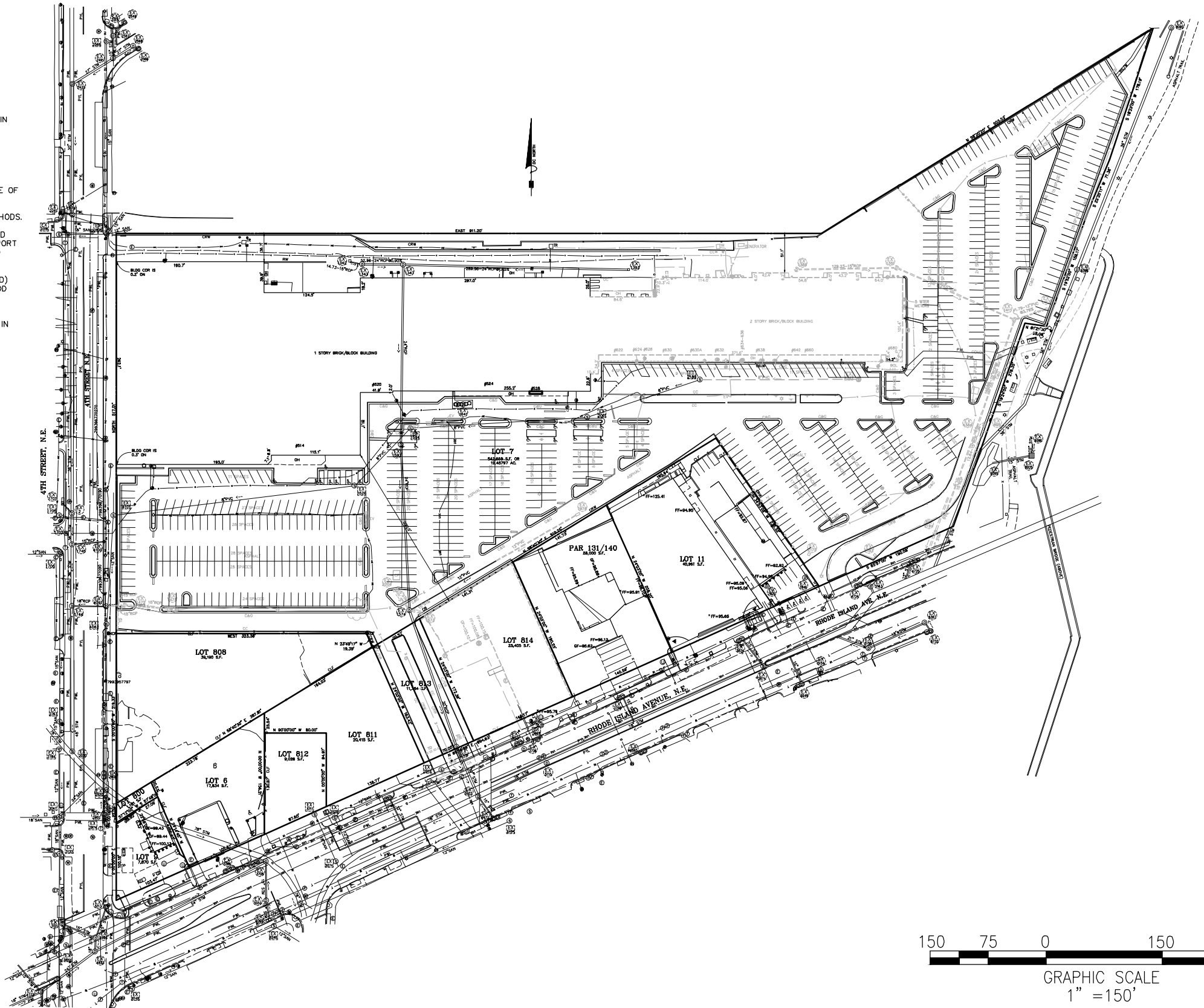


KEY PLAN

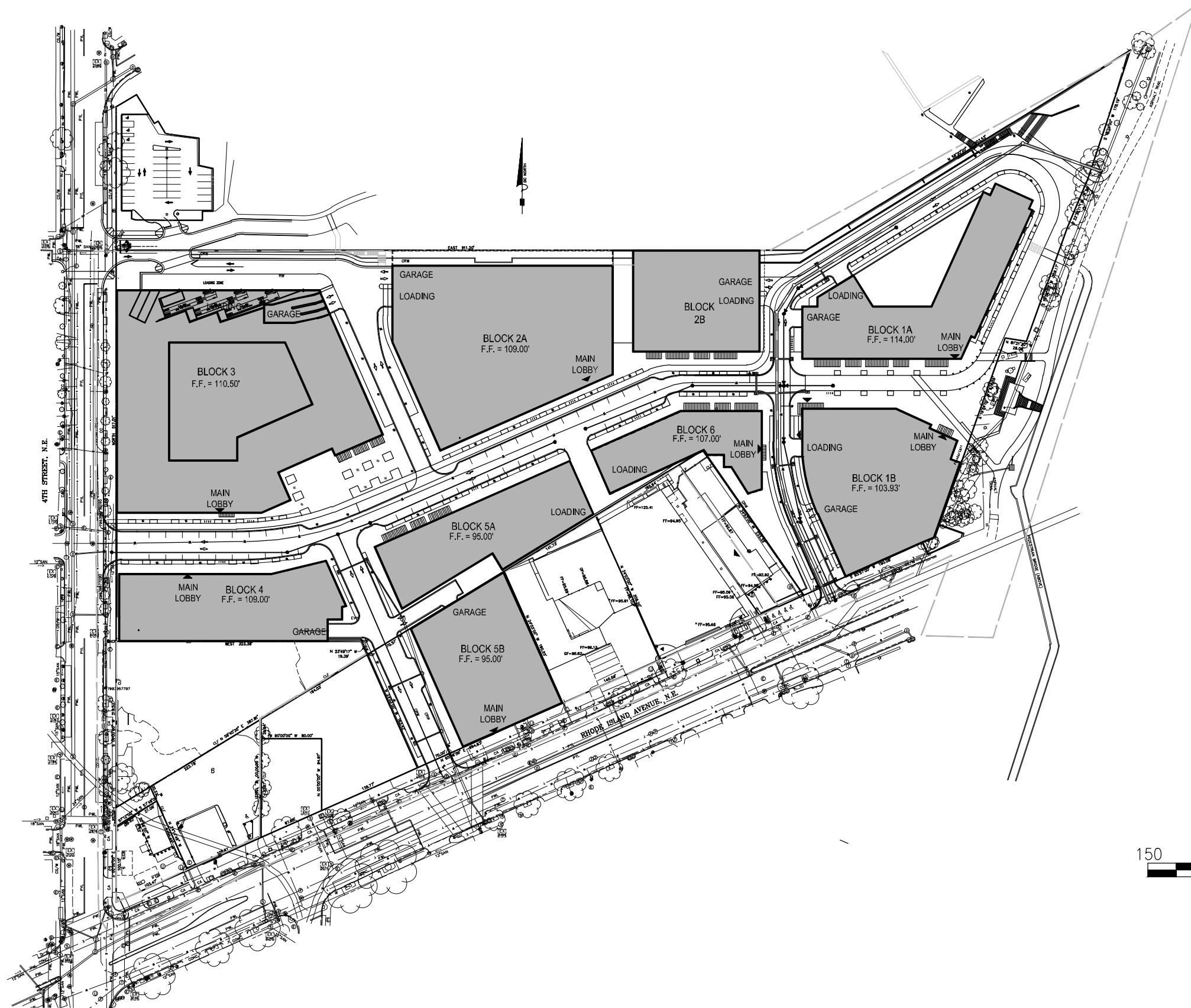
Note: In order to create more viable and marketable retail shells the applicant request flexibility for the height of retail floors, while residential floors will remain the same. The maximum height of the building will not exceed 90 feet.”

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 PLAT 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 HERE ON 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	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.
TOTAL AREA	N/A			481,195 S.F.

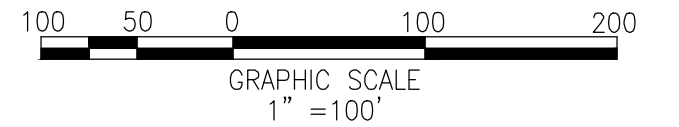
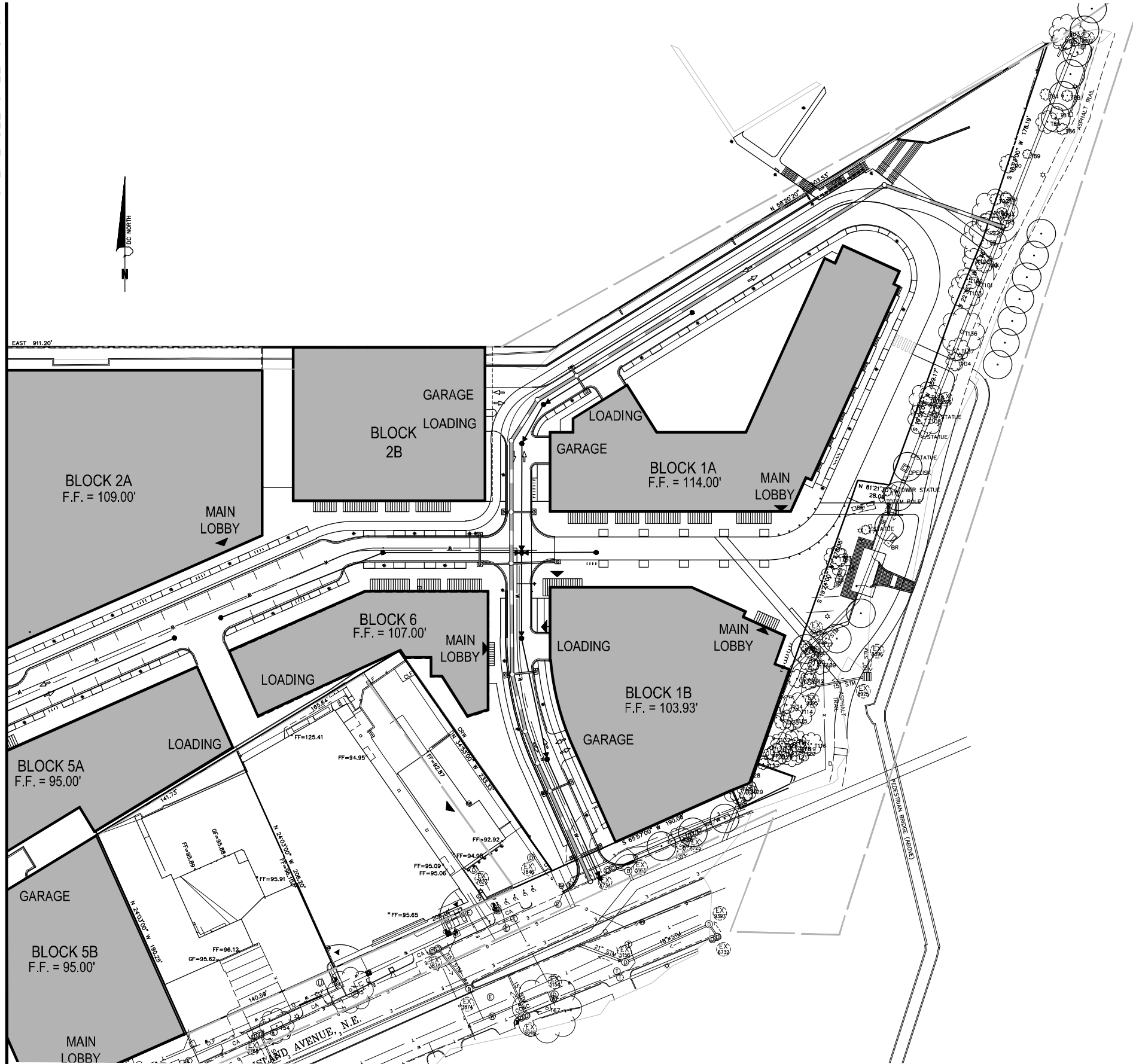
*NOTE: ZONING C-3-C (PUSJANT TO Z.C. ORDER NOS. 05-38 AND 05-38A)



GRAPHIC SCALE
1" = 150'

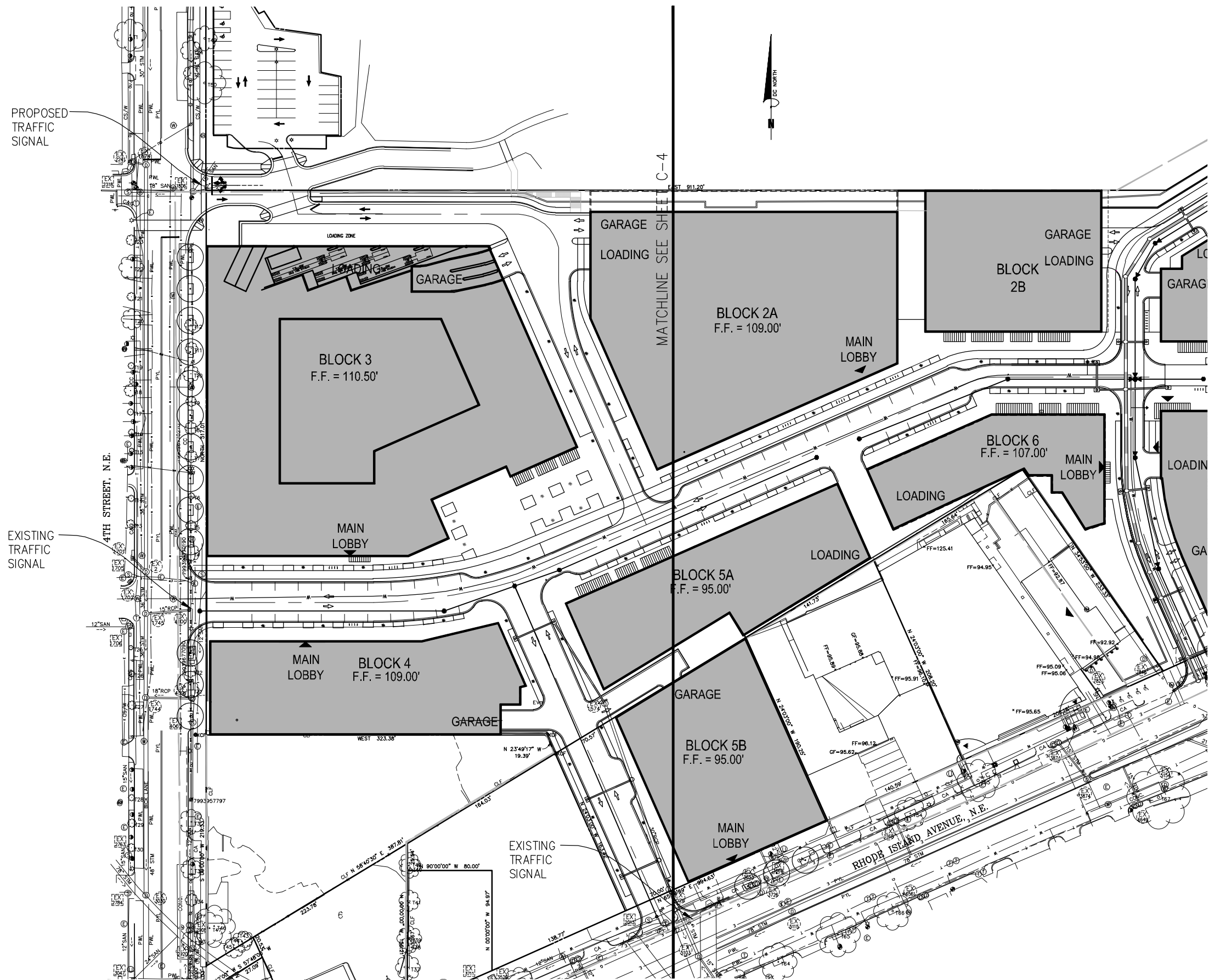
KEY PLAN





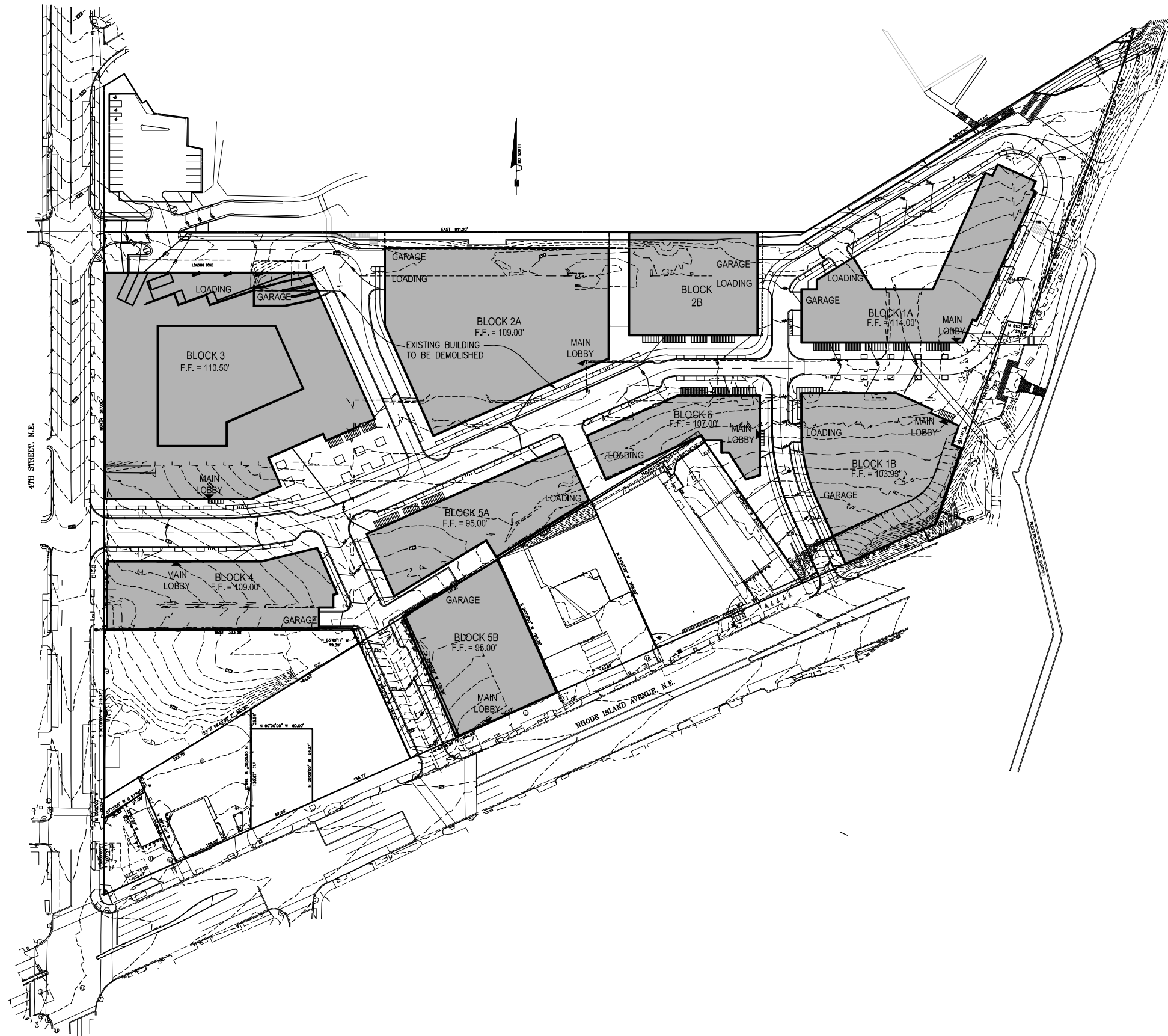
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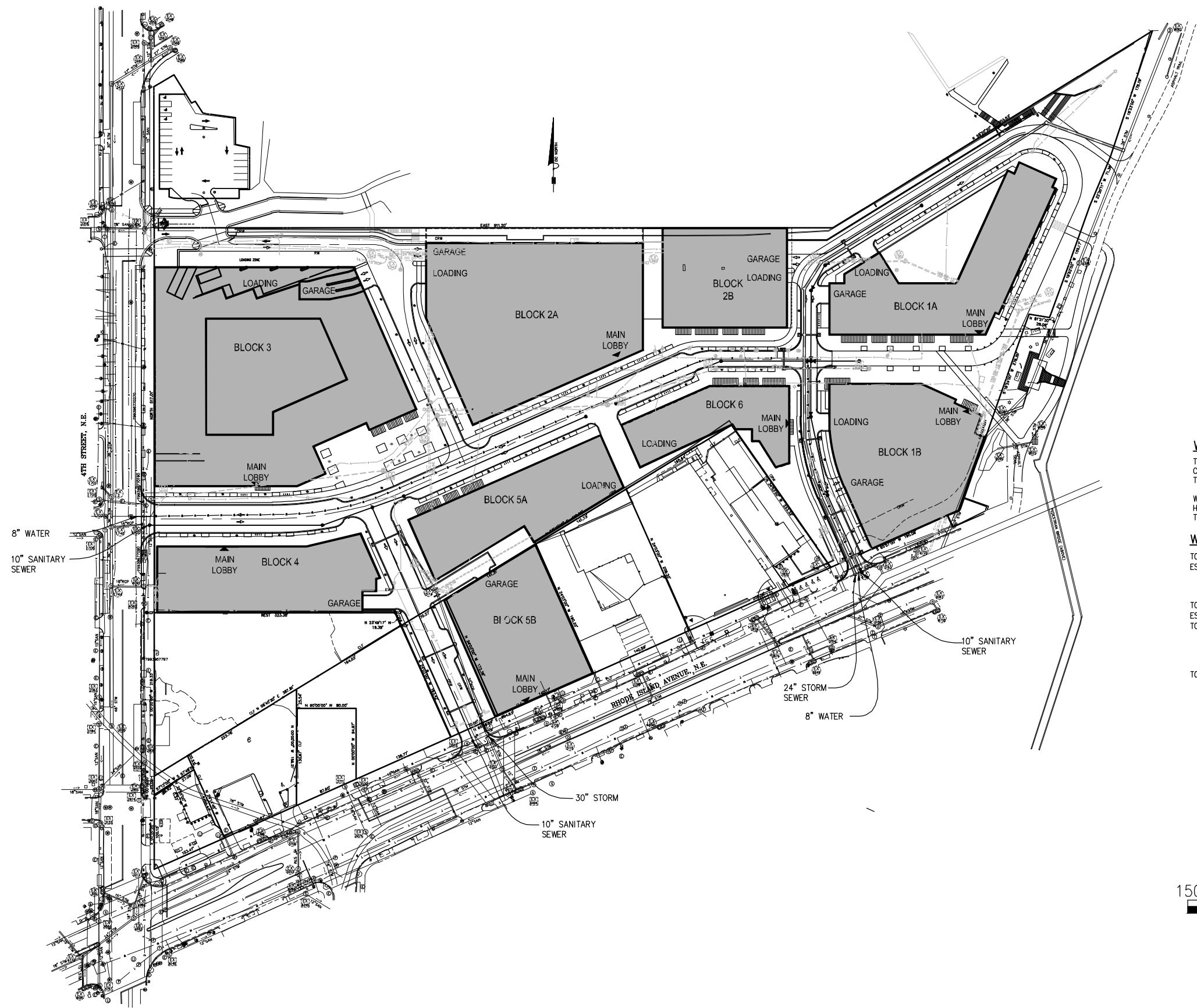
KEY PLAN





KEY PLAN





WATER AND SEWER NARRATIVE

THIS SITE IS WITHIN COMBINED SEWER. SEPARATE UTILITY CONNECTIONS FOR SANITARY AND STORM SEWER WILL BE MADE TO THE COMBINED SEWER.

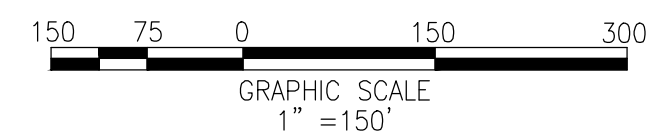
WATER WILL BE PUBLICLY OWNED AND MAINTAINED AND WILL HAVE A LOOP CONNECTION FROM RHODE ISLAND AVENUE N.E. TO 4TH STREET N.E.

WATER/SEWER USAGE CALCULATION

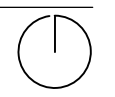
TOTAL RETAIL: 323,060 SF
 ESTIMATE 200GAL/1000SF/DAY RETAIL
 GALLONS = 200 GAL/1000SF/DAY x (323,060 SF) = 64,612 GAL/DAY

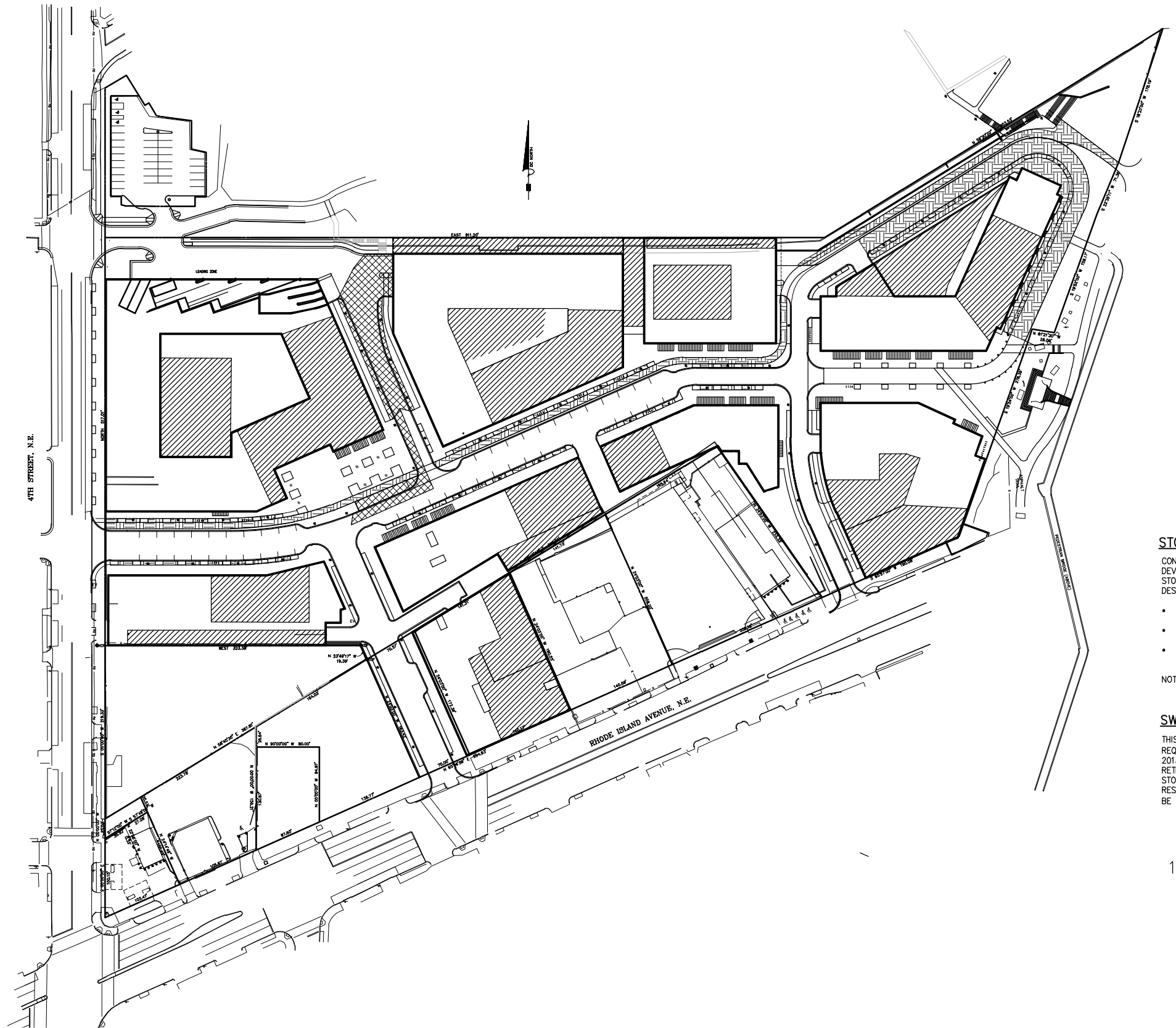
TOTAL RESIDENTIAL: 1,467 UNITS
 ESTIMATE 80 GAL/CAPITA/DAY RESIDENTIAL
 TOTAL POPULATION = (X UNITS x 2.5 PEOPLE/UNIT) = 1,467 UNITS x 2.5 PEOPLE/UNIT = 3,668 PEOPLE
 GALLONS = 80 GAL/DAY x (3,668 PEOPLE) = 293,400 GAL/DAY

TOTAL PROPOSED GALLONS OF WATER/SEWER = 64,612 + 293,400 = 358,012 GAL/DAY



KEY PLAN





-  PERMEABLE
PAVERS/POROUS ASPHALT
-  GREEN ROOF
-  BIORETENTION

STORMWATER MANAGEMENT NARRATIVE:

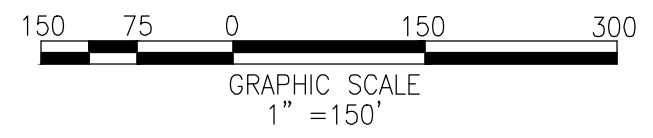
CONCEPTUAL STORMWATER MANAGEMENT PROVIDED FOR PUD REVIEW ONLY. DURING FURTHER DEVELOPMENT OF THE PUD AND FORTHCOMING DEVELOPMENT OF THE FINAL SITE PLAN, STORMWATER MANAGEMENT DESIGN WILL BE ADVANCED TO REFLECT ADDITIONAL DETAILS. THE DESIGN CRITERIA FOR THE PROJECT INCLUDE:

- STORMWATER MANAGEMENT DESIGN WILL MEET OR EXCEED THE CURRENT STANDARDS OF THE DISTRICT OF COLUMBIA IN PLACE AT THE TIME OF PUD APPROVAL.
- THE STORMWATER RUNOFF WILL BE TREATED USING LOW IMPACT DEVELOPMENT BMP MEASURES.
- THE STORMWATER RUNOFF WILL BE TREATED USING A COMBINATION OF ON-SITE BMPs SUCH AS GREEN ROOF, BIORETENTION, PERMEABLE MATERIAL.

NOTE: AT THE CONCEPT LEVEL, SIZE AND LOCATION OF SWM FACILITIES ARE NOT YET DETERMINED. ACTUAL DESIGN FACILITIES WILL BE PROVIDED DURING FINAL SITE PLAN.

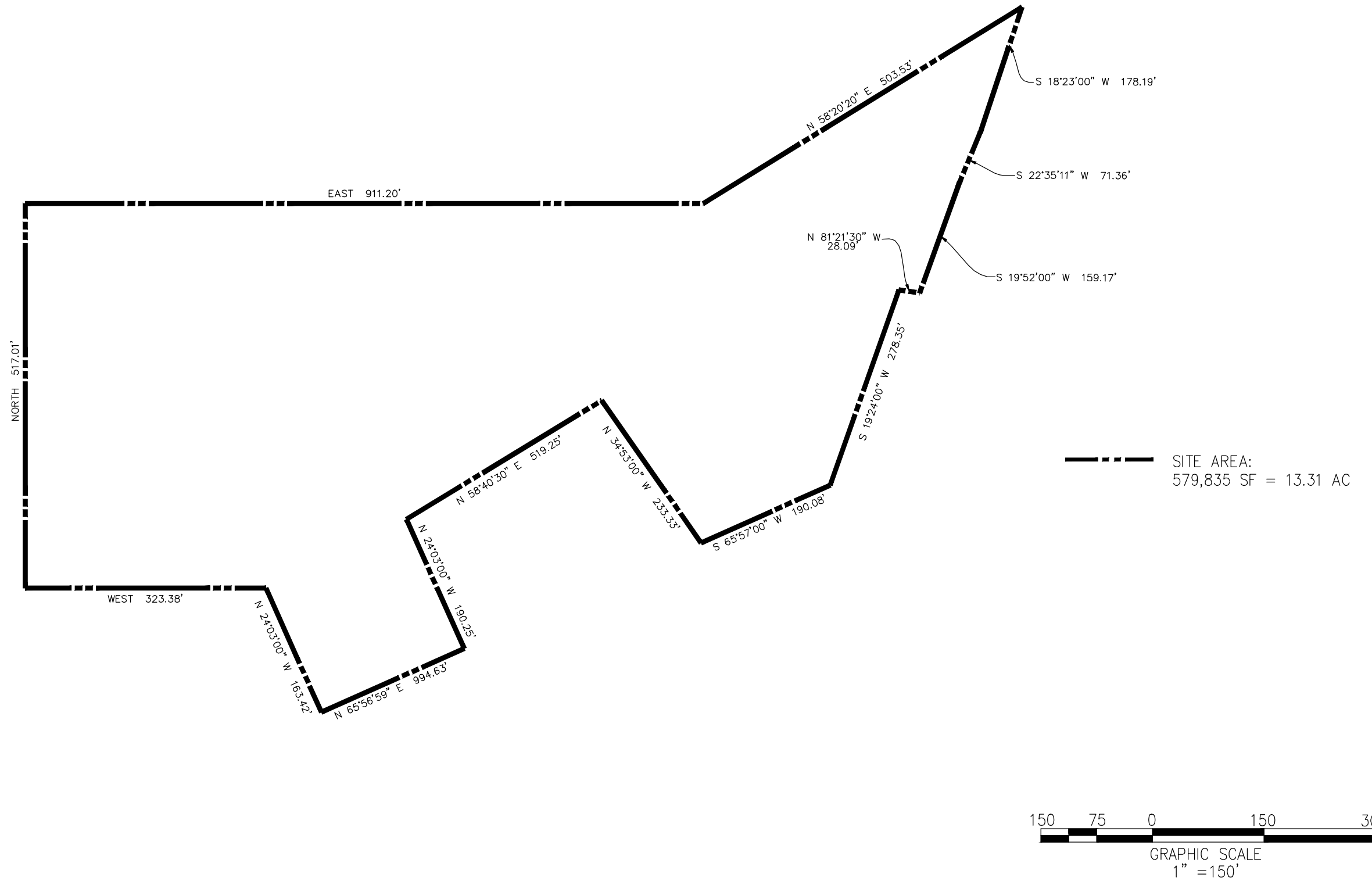
SWM REQUIREMENTS:

THIS PROJECT FALLS WITHIN THE GUIDELINES OF A 'MAJOR LAND DISTURBANCE' THUS REQUIRING A STORMWATER RETENTION VOLUME (SWRV) BASED ON THE 1.2" STORM, PER THE 2013 SWM GUIDEBOOK FOR THE DISTRICT OF COLUMBIA. IN ADDITION TO THE REQUIRED VOLUME RETENTION ON-SITE, THE DESIGNED SWM FACILITIES WILL ALSO PROVIDE 2-YR AND 15-YR STORM CONTROL FOR PEAK DISCHARGE TO THE PRE-PROJECT AND PRE-DEVELOPMENT RATE, RESPECTIVELY. ADDITIONALLY, ANY LAND DISTURBANCE WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE TREATED FOLLOWING THE DISTRICT'S PROCESS FOR MAXIMUM EXTENT PRACTICABLE (MEP).



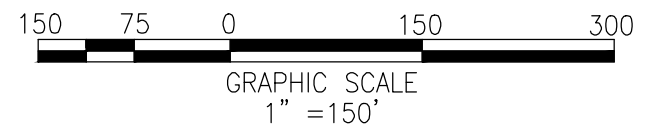
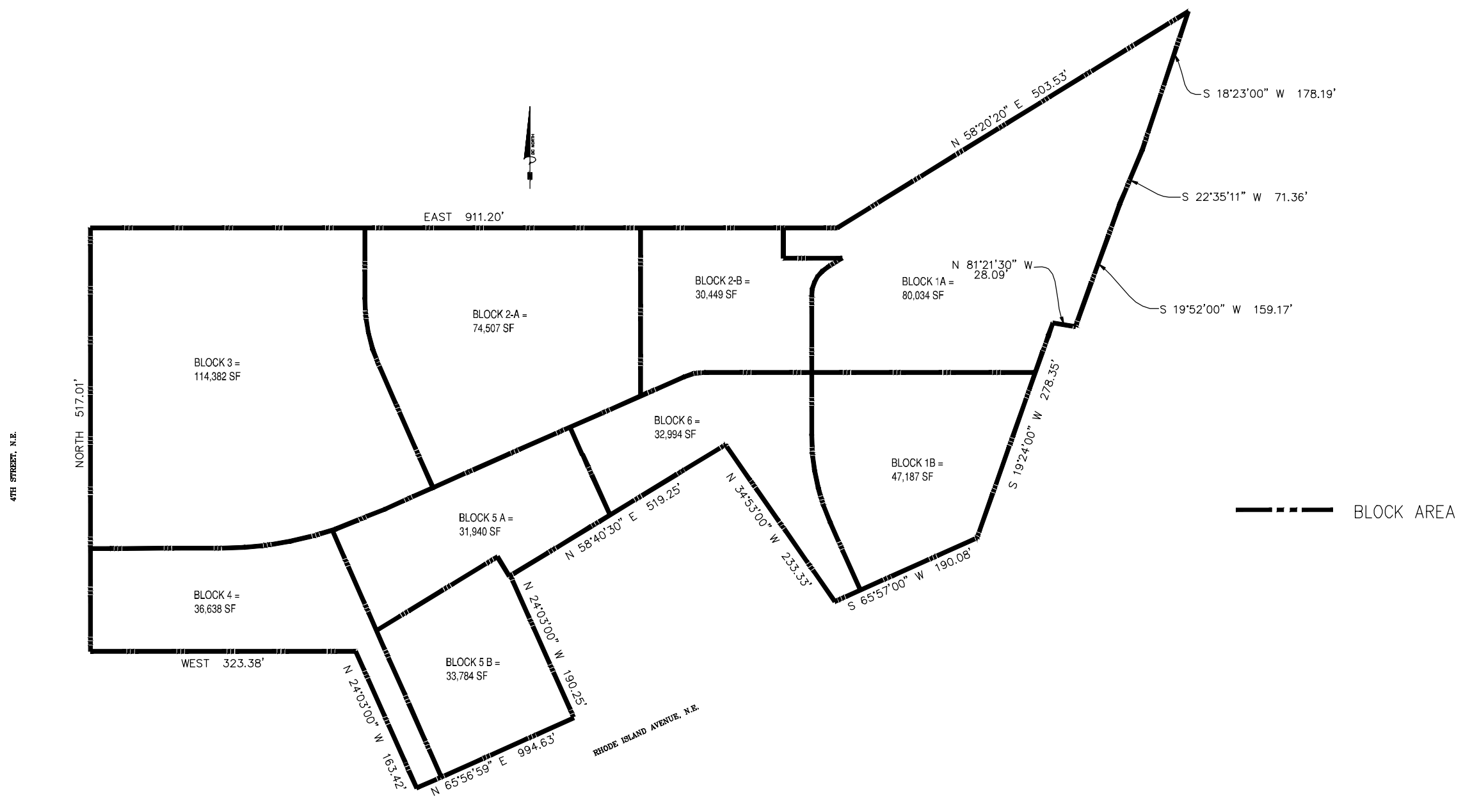
KEY PLAN





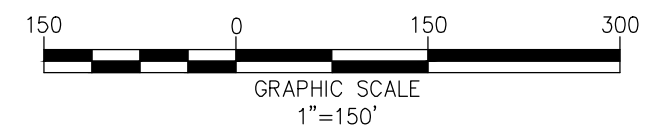
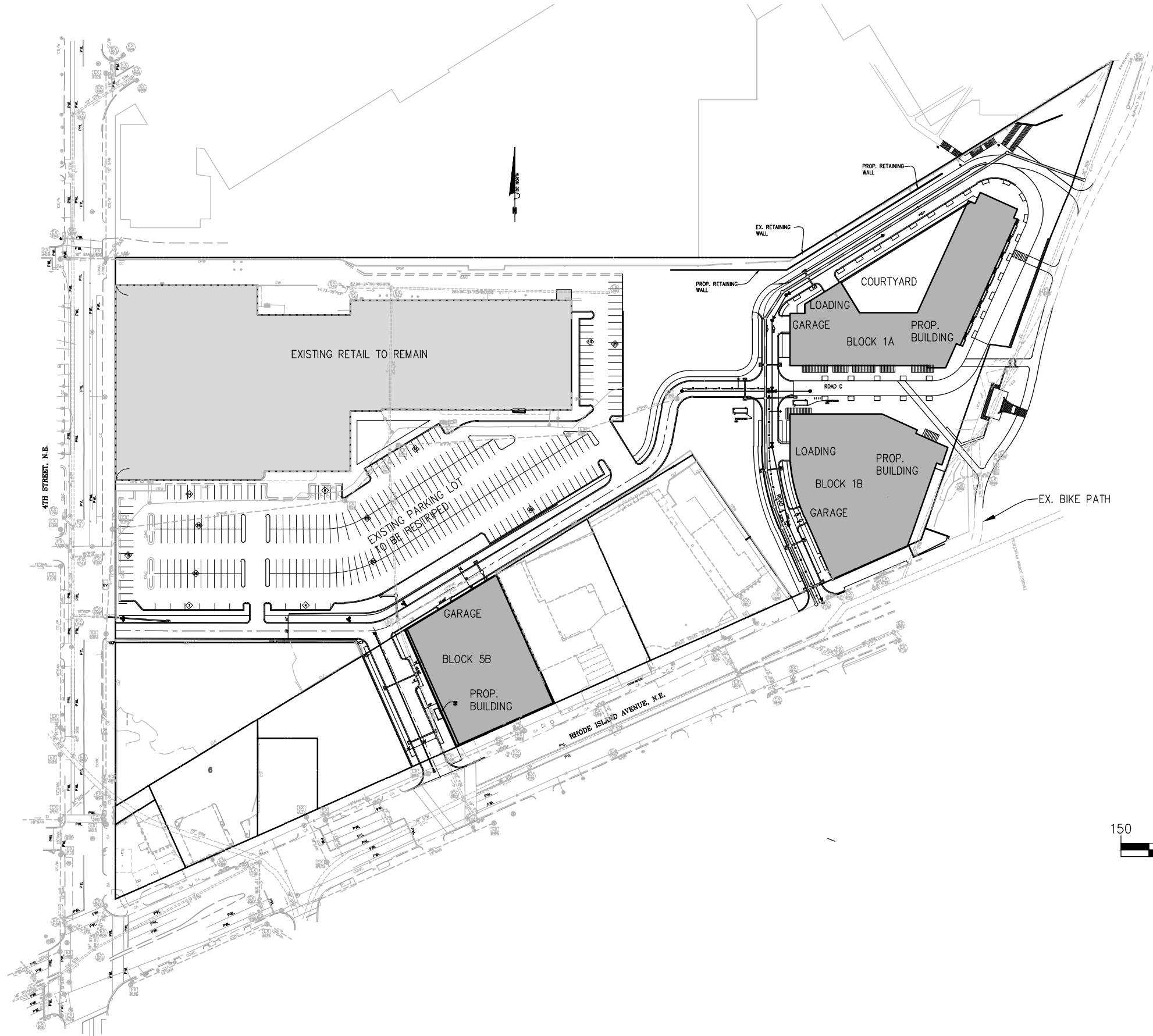
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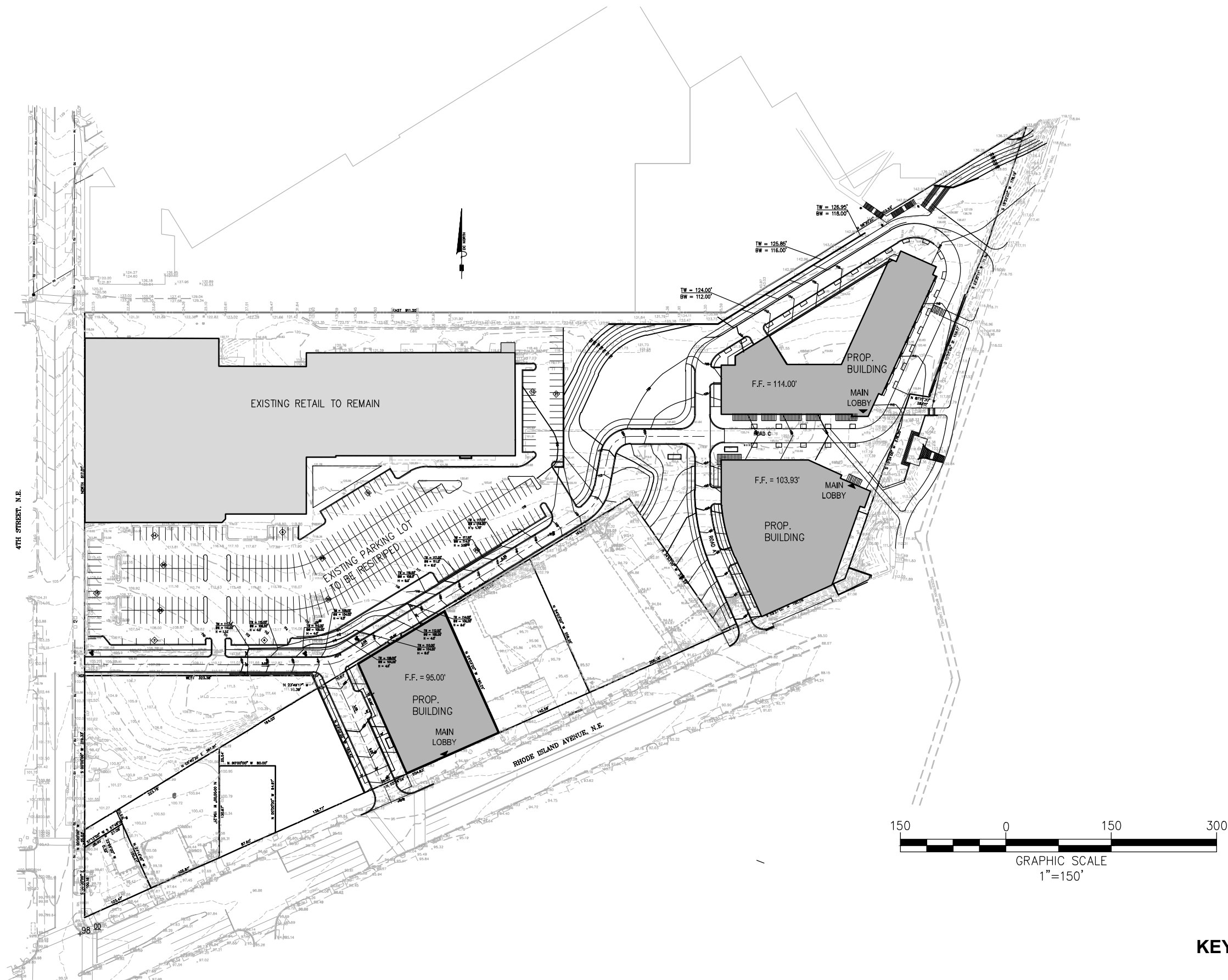
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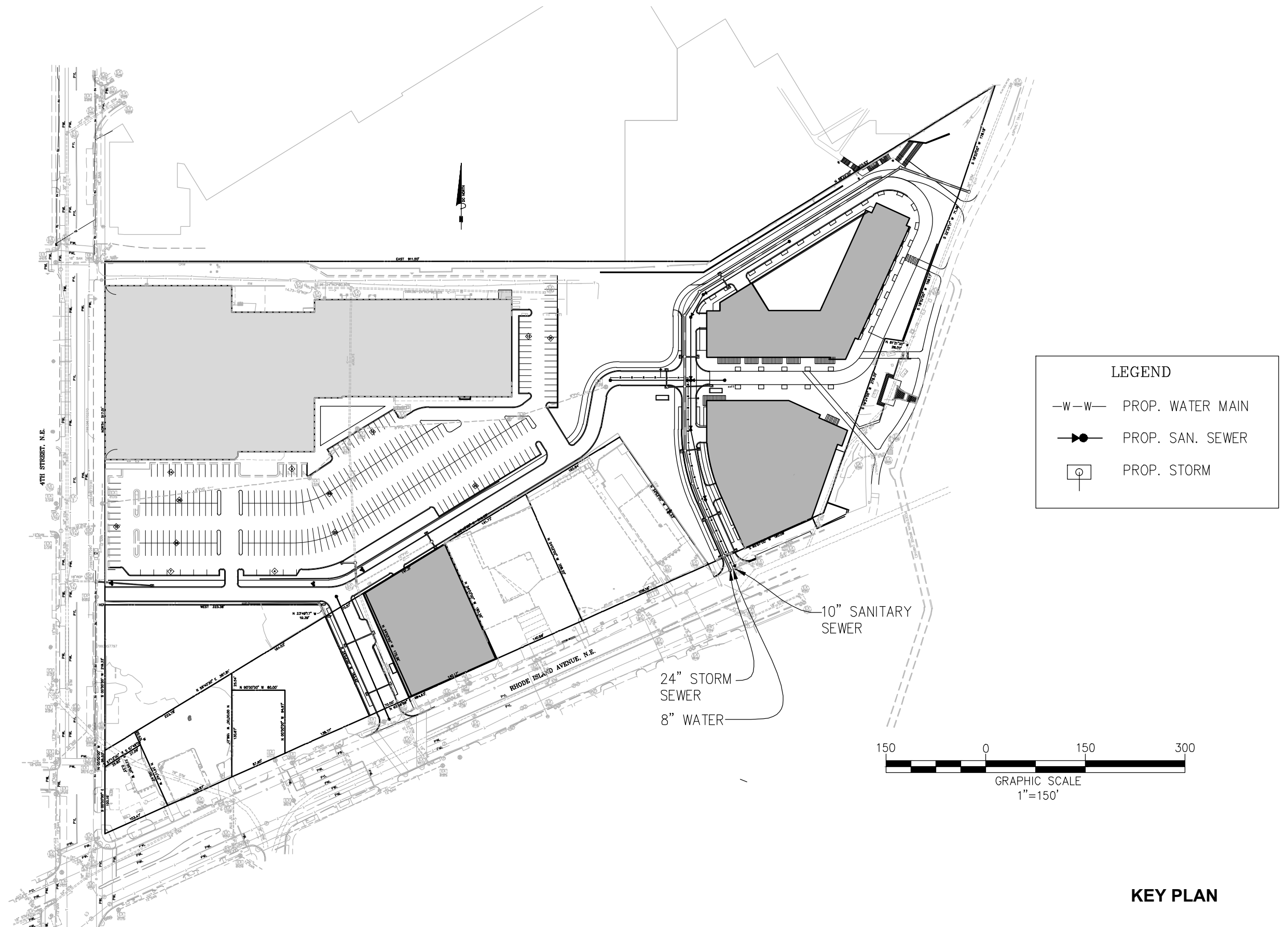
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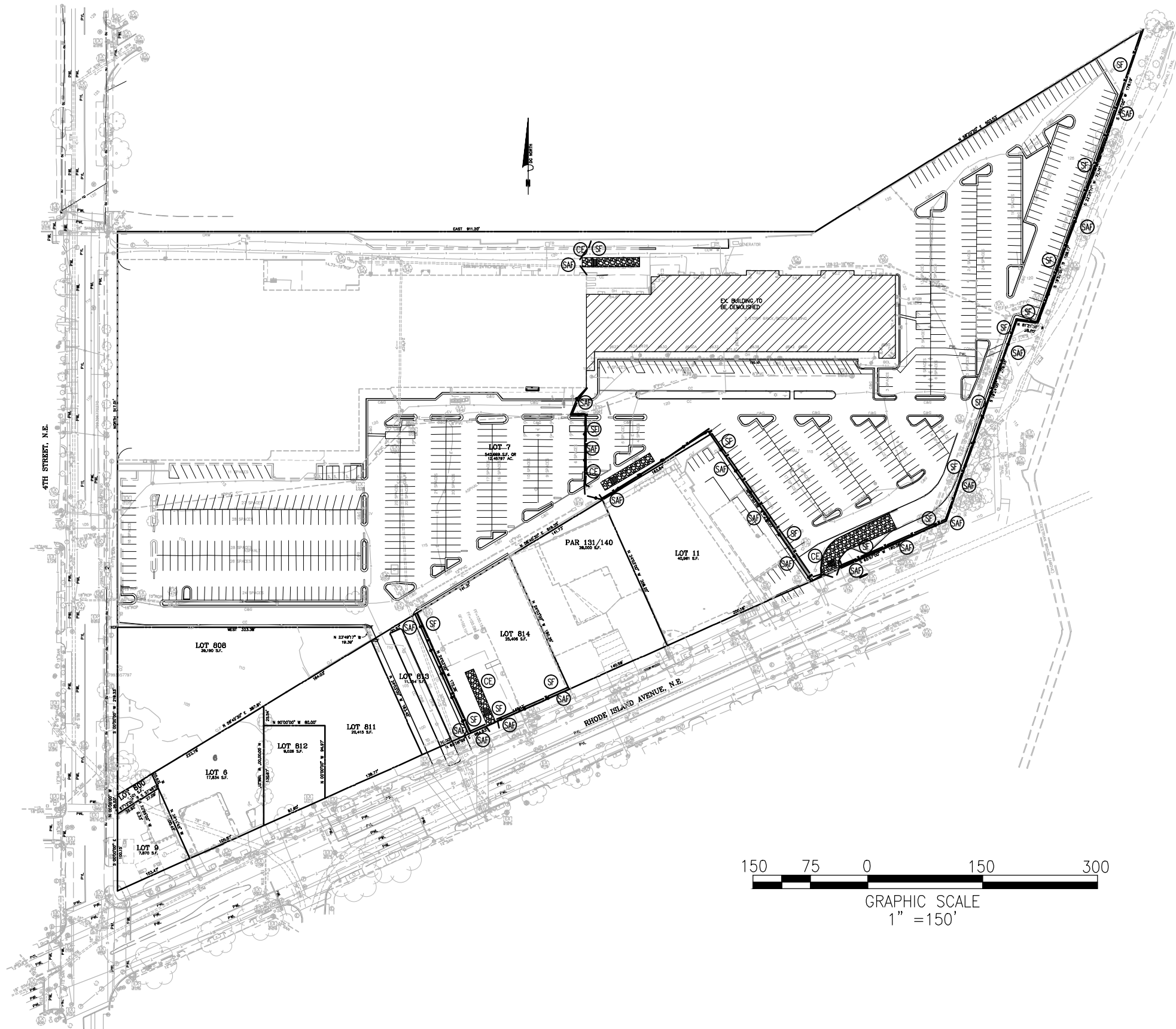
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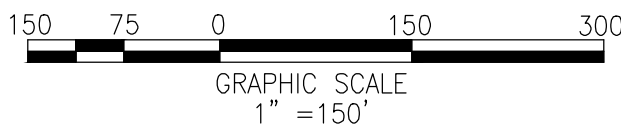


KEY PLAN





EROSION AND SEDIMENT CONTROL LEGEND		
TITLE	KEY	SYMBOL
TEMPORARY STONE CONSTRUCTION ENTRANCE	CE	
SILT FENCE	SF	
SAFETY FENCE	SAF	



KEY PLAN

