

Flood Zone: AE (SFHA)

BFE = **Base Flood Elevation**

100-yr flood = 10.6' NAVD88

Floodproofing =

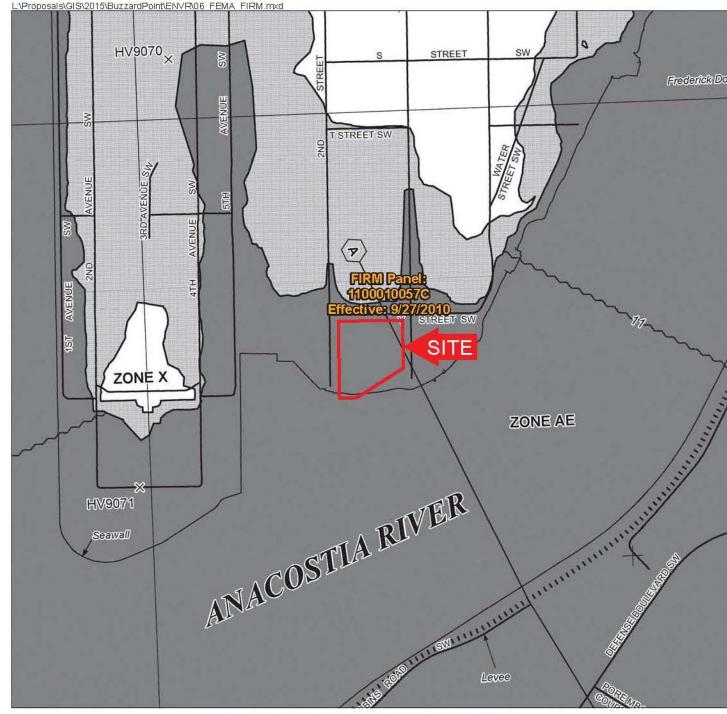
500-yr flood = 14.1' NAVD88 14.1' NAVD88 +0.1' = 14.2' DC Datum Elevation

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'

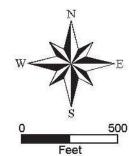


FEMA Flood Insurance Rate Map (FIRM) **Buzzard Point** Original Scale: 1" = 500'

Letters of Map Revision (LOMR) FIRM Panel Boundary

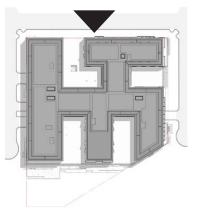
FIRM Panel Not Printed

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



River Point - 2100 2nd St, SW



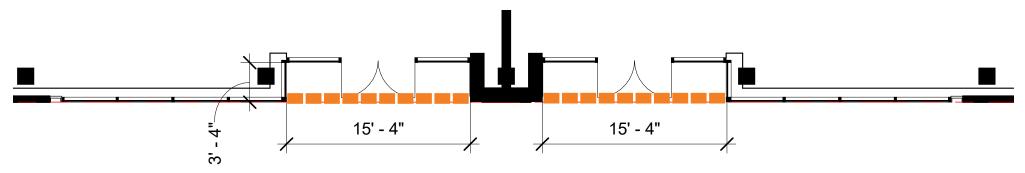


North Elevation - V Street, SW





PREVIOUS





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



2. Pre-bolted connection for a completely removable system

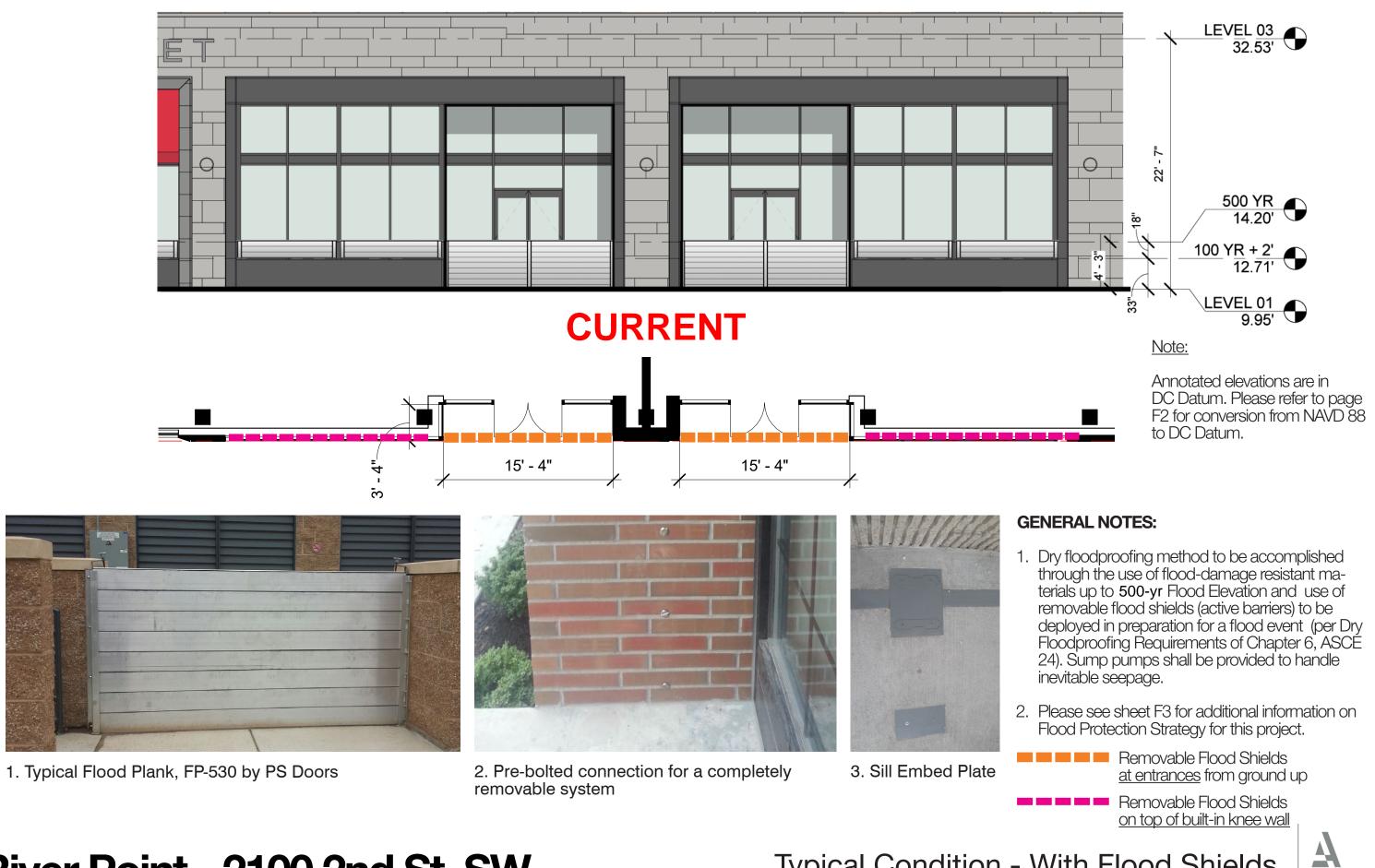


3. Sill Embed Plate

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



Refuge Area 1: 70 occupants standing space (presented during 6-13-17 DOEE meeting) V Street, SW 44 ft Earess stair for residential occupants above retail 8 ft clear sidewalk 10.05 9.92' 9.92' \geq \geq ഗ ഗ 9.95 9.95 9.95 S ഗ Retail 'D' Retail 'C' Retail Retail S ∇ -'Β' -'Α' 2 n (9.04' #8 Refuge Area 2: 81 occupants standing space (added on 6-02-17 as a re-Retail sponse to DOEE report) LOADING Loading 1 FEP Lobby 1 #10 9.92 8.58' #11 Lobby 2 **MAIN RESIDENTIAL** Residential Amenity **ENTRY PARKING** Ramp to Below **ENTRY** Grade Parking 14.2' Residential LOADING Loading Retail Loading 2 #22 LOADING FEP 7.58 #21 Restaurant R2 Restaurant R3 Restaurant R1 6.90' 9.95 9.95 -9.956.82 Egress stair for residential 9.95' occupants above retail #19 #18 outdoor terrace 7.75 7.75' #20 #17

FLOOD EVENT EMERGENCY EGRESS PLAN

GENERAL NOTES:

- The flood emergency plan (FEP) shall be posted permanently in at least two conspicuous locations within the structure. Proposed locations shown on plan are conceptual and will be finalized during permitting.
- 2. Provisions will be made for the evacuation of <u>all</u> <u>occupants</u> before the building is isolated by flood waters.
- 3. Proposed Refuge Areas during a flood event have been designated for occupants who do not evacuate prior to the onset of flooding.
- 4. This is not a critical facility such as a hospital or a police station. Sheltering in place is not allowed. Closest evacuation shelter is Jefferson Middle School located at 801 7th Street SW per HSEMA shelter & evacuation guide for Ward 6.
- 5. IBC 2012, Table 1004.1.2 'Maximum floor area allowances per occupant' has been used to calculate standing space load (5 sf net per person).

24 ITEM NUMBER OF FLOOD SHIELD AT AN ENTRY POINT TO THE BUILDING

LOCATION OF REMOVABLE FLOOD SHIELDS FROM GROUND UP AT & AROUND ENTRANCES AT GRADE. ADDITIONAL REMOVABLE PLANKS TO SIT ON TOP OF BUILT-IN KNEE WALL.

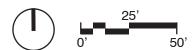
ESCAPE PATH TO REFUGE AREA DURING A FLOOD EVENT

REFUGE AREA FOR OCCUPANTS WHO DID NOT EVACUATE PRIOR TO THE ONSET OF FLOODING

LOCATION OF A POSTED FLOOD EMERGENCY PLAN (FEP)

RESIDENTIAL
RETAIL
RESTAURANT
LOADING, BACK OF HOUSE

NOTE: SPOT ELEVATIONS SHOWN ARE SCHEMATIC



River Point - 2100 2nd St, SW

Flood Protection - Egress Plan

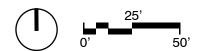
A F10

V Street, SW PLANNED (80 ft R.O.W.) Bus Stop 122' - 2" 43' - 2" 52' - 10" 101' - 5" SWStreet, (90 ft R.O.W.) Retail Retail (A' Retail 'D' Retail 'C' treet, ft R.O.W.) RETAIL ELEV. St (901 169' - 4" RETAIL LOADING O 2 n Residential Amenity Lobby1 Lobby2 299' - 8" **PKNG** OPEN TO ABOVE RESIDENTIAL LOADING & TRASH 2544 SF LOADING RETAIL LOADING 112' - 6" Restaurant Restaurant R2 R1 150' - 4' 60' - 10" CAPITAL RAISED TERRACE BIKESHARE STATION National Park Service Property Property Line

River Point - 2100 2nd St, SW

Ground Floor Plan

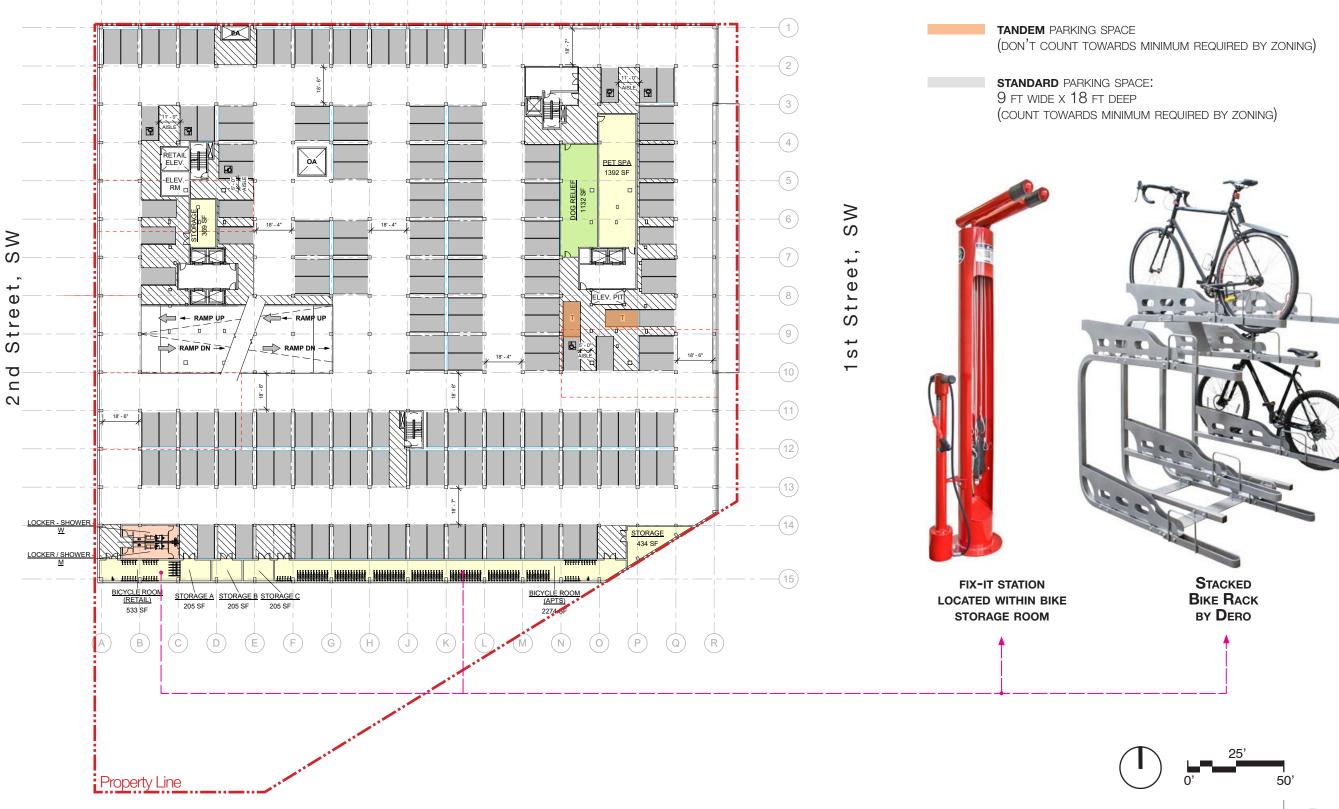




Plan - Ground Floor
June 23, 2017



Parking - Level P1



River Point - 2100 2nd St, SW

Plan - Parking P1
June 23, 2017





River Point - 2100 2nd St, SW Square 613 / Lot 10

Roof of Penthouse