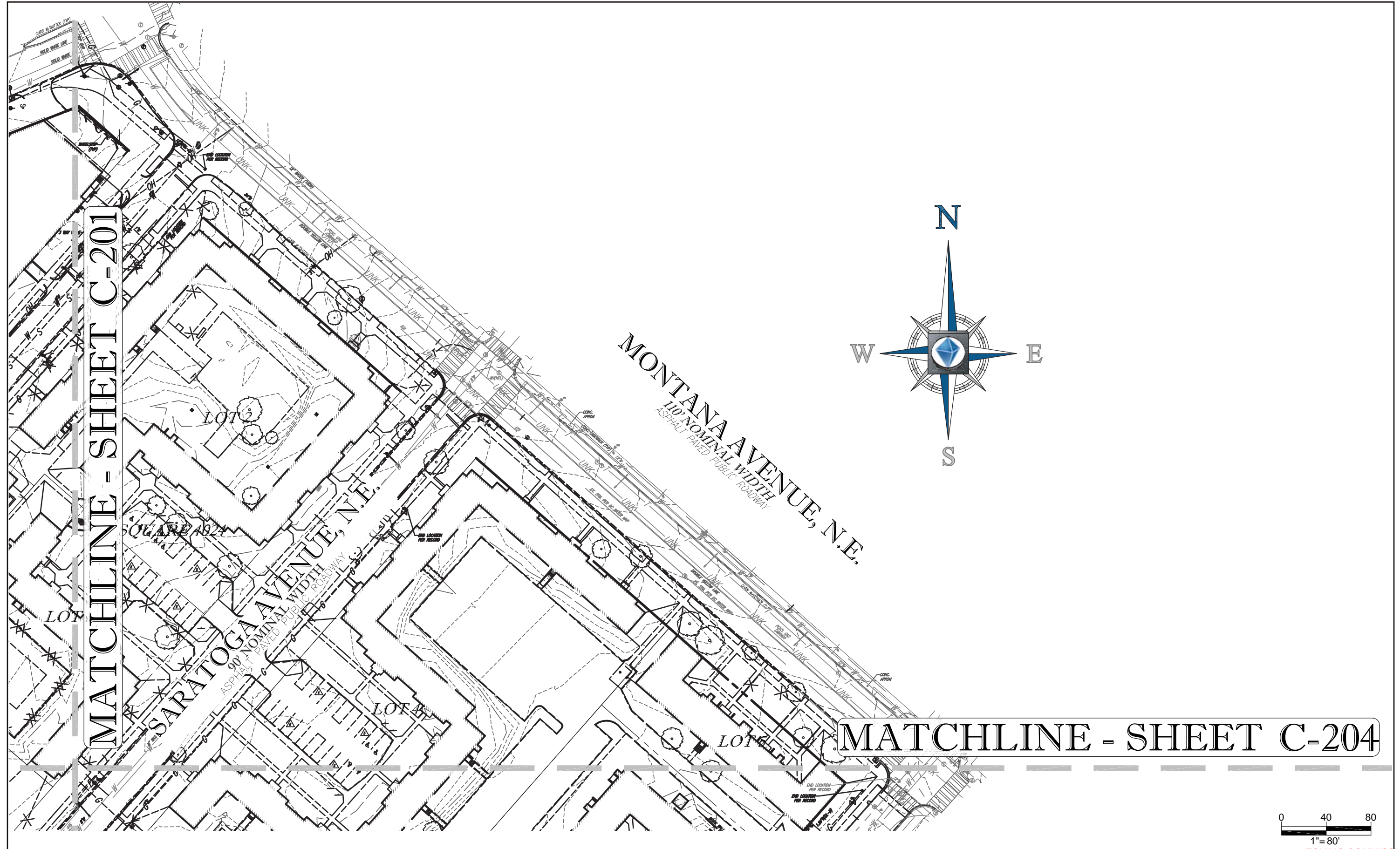
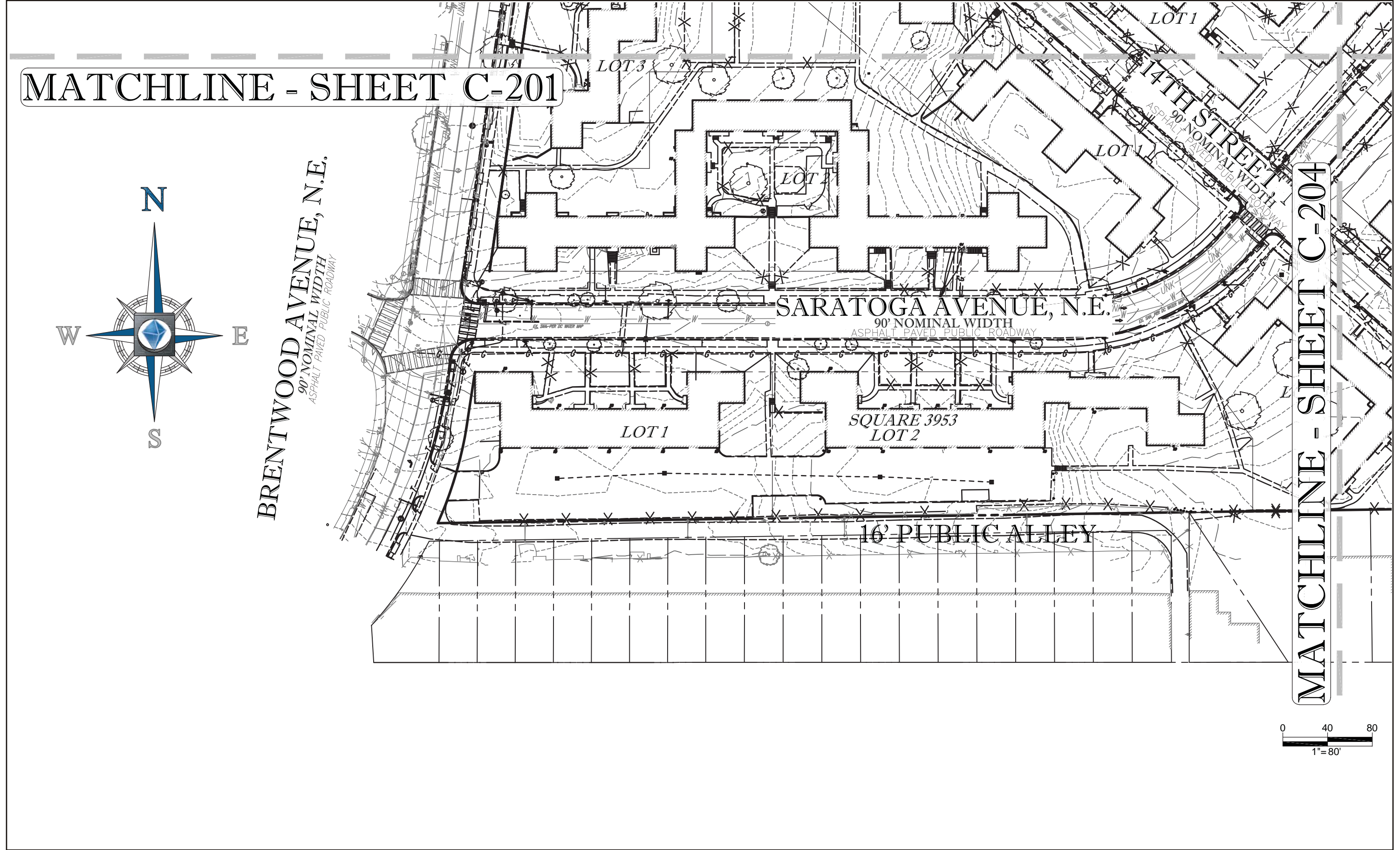


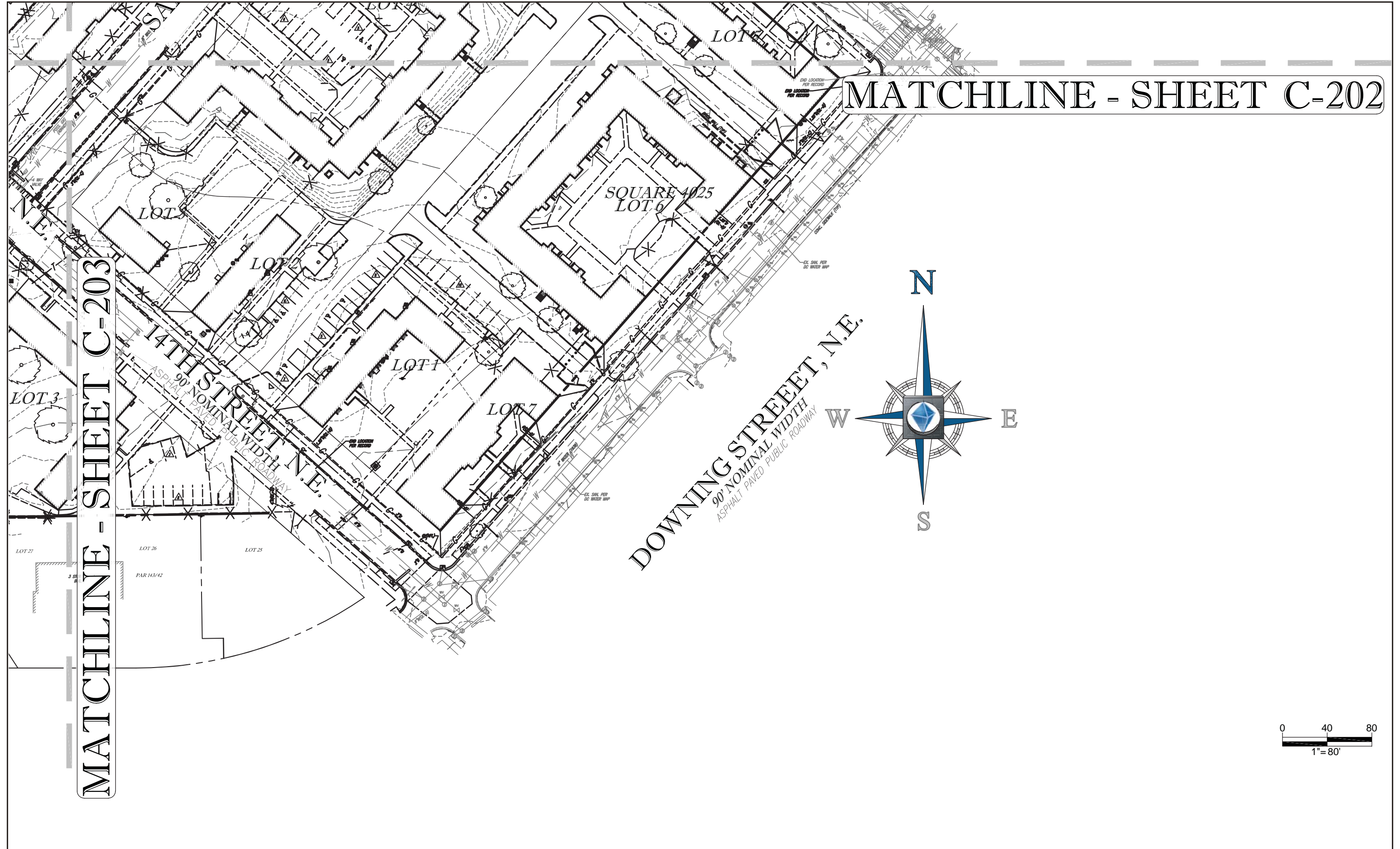
Demolition Plan C-202



Demolition Plan C-203



Demolition Plan C-204

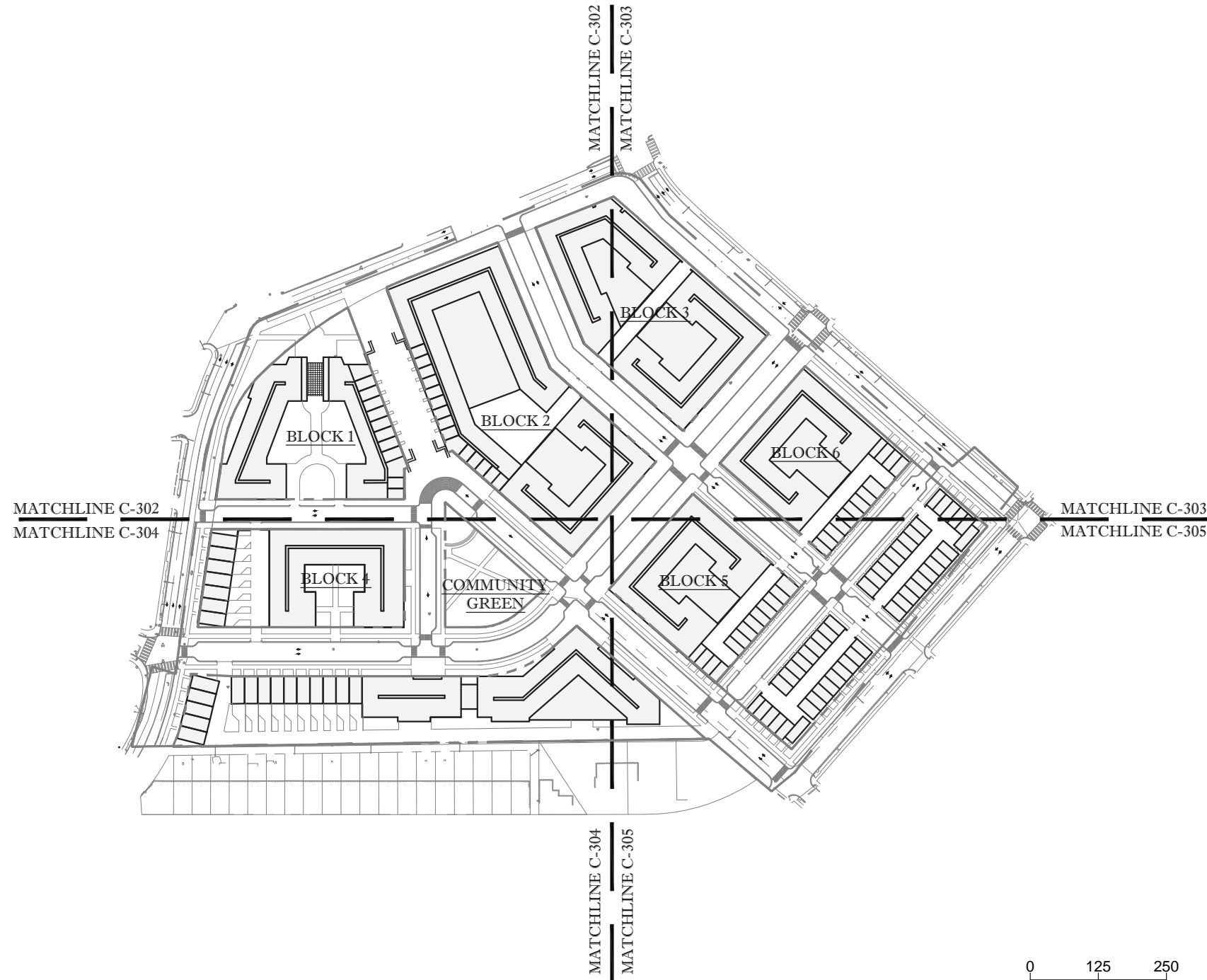


Overall Site Plan

OVERALL SITE PLAN KEY MAP

SITE PLAN NARRATIVE

THE PROJECT PROPOSES SEVERAL MULTI-FAMILY RESIDENCES, APPROXIMATELY 170,000 SQUARE FEET OF RETAIL, A 56,000 SQUARE FOOT GROCERY STORE, AND SEVERAL ROW HOMES. THE CLOSING OF A PORTION OF 14TH STREET WILL REQUIRE THE ADDITION OF SOME NEW PUBLIC STREETS AND MODIFICATIONS / UPGRADES TO SOME OF THE EXISTING STREET SECTIONS. AS A RESULT OF THE RECONFIGURATION OF THE STREET GRID, ONE (1) NEW CURB CUT WILL BE PROPOSED ALONG BRENTWOOD AVENUE AND ONE (1) NEW CURB CUT WILL BE PROPOSED ALONG RHODE ISLAND AVENUE. THE RECONFIGURATION OF THE STREET GRID SYSTEM RESULTS IN A NEW CONFIGURATION OF BLOCKS.

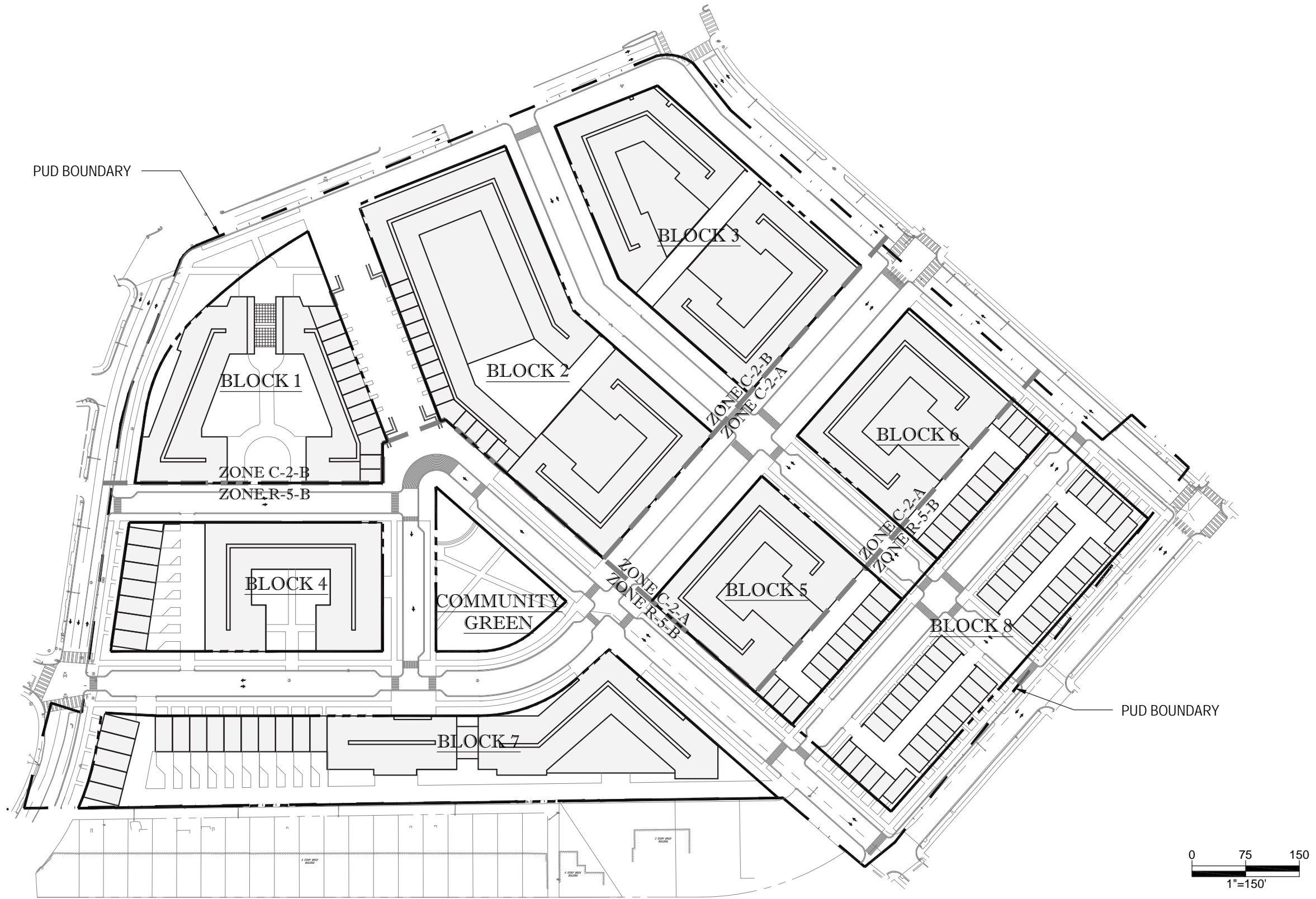


- **BLOCK 1**
 - AREA = 82,631 SF
 - USE: RESIDENTIAL
 - BUILDING 1
 - TOTAL GROSS FLOOR AREA: 190,346 SF
 - 212 UNITS
 - 9 STORIES
 - BUILDING 2
 - TOTAL GROSS FLOOR AREA: 190,346 SF
 - 200 UNITS (12 LOFTS)
 - 9 STORIES
- **BLOCK 2**
 - AREA = 129,366 SF
 - USE: MIXED USE
 - BUILDING 1
 - TOTAL GROSS FLOOR AREA: 428,340 SF
 - RETAIL GFA: 56,160 SF
 - RESIDENTIAL GFA: 372,180 SF
 - 413 UNITS (15 LOFTS)
 - 7 STORIES
 - BUILDING 2
 - TOTAL GROSS FLOOR AREA: 167,400 SF
 - RETAIL GFA: 41,800 SF
 - RESIDENTIAL GFA: 125,600 SF
 - 140 UNITS
 - 4 STORIES
- **BLOCK 3**
 - AREA = 91,574 SF
 - USE: MIXED USE
 - BUILDING 1
 - TOTAL GROSS FLOOR AREA: 262,504 SF
 - RETAIL GFA: 31,600 SF
 - RESIDENTIAL GFA: 230,904 SF
 - 256 UNITS
 - 7 STORIES
 - BUILDING 2
 - TOTAL GROSS FLOOR AREA: 167,400 SF
 - RETAIL GFA: 41,800 SF
 - RESIDENTIAL GFA: 125,600 SF
 - 140 UNITS
 - 4 STORIES
- **BLOCK 4**
 - AREA = 66,069 SF
 - USE: RESIDENTIAL
 - TOTAL GROSS FLOOR AREA: 197,920 SF
 - 191 UNITS; 14 - 2/2 ROW HOME UNITS
 - 5 STORIES
- **BLOCK 5**
 - AREA = 60,785 SF
 - USE: MIXED USE
 - TOTAL GROSS FLOOR AREA: 167,400 SF
 - RETAIL GFA 15,160 SF
 - RESIDENTIAL GFA 152,240 SF
 - 169 UNITS; 12 ROWHOUSES
 - 4.5 STORIES
- **BLOCK 6**
 - AREA = 61,826 SF
 - USE: MIXED USE
 - TOTAL GROSS FLOOR AREA: 167,400 SF
 - RETAIL GFA: 15,160 SF
 - RESIDENTIAL GFA: 152,240 SF
 - 169 UNITS; 12 ROWHOUSES
 - 4.5 STORIES
- **BLOCK 7**
 - AREA = 119,928 SF
 - USE: RESIDENTIAL
 - TOTAL GROSS FLOOR AREA: 207,080 SF
 - 229 UNITS; 30 - 2/2 UNITS
 - 5 STORIES
- **BLOCK 8**
 - AREA = 100,255 SF
 - USE: RESIDENTIAL
 - TOTAL GROSS FLOOR AREA: 133,401 SF
 - 48 ROWHOUSES

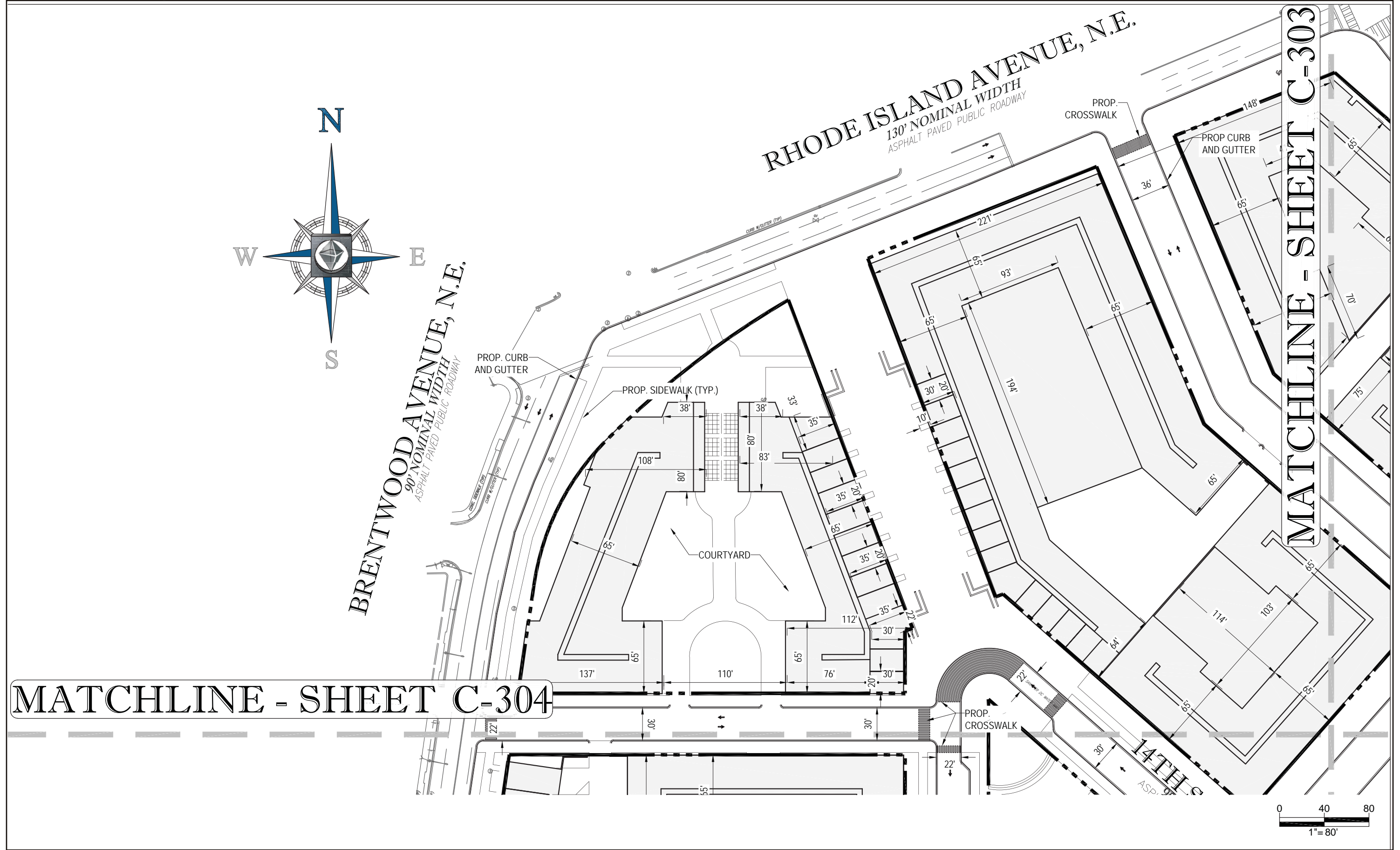
NOTE: ALL DIMENSIONS SHOWN ON THE SITE PLAN ARE NOMINAL AND ARE SUBJECT TO CHANGE.

Block Layout

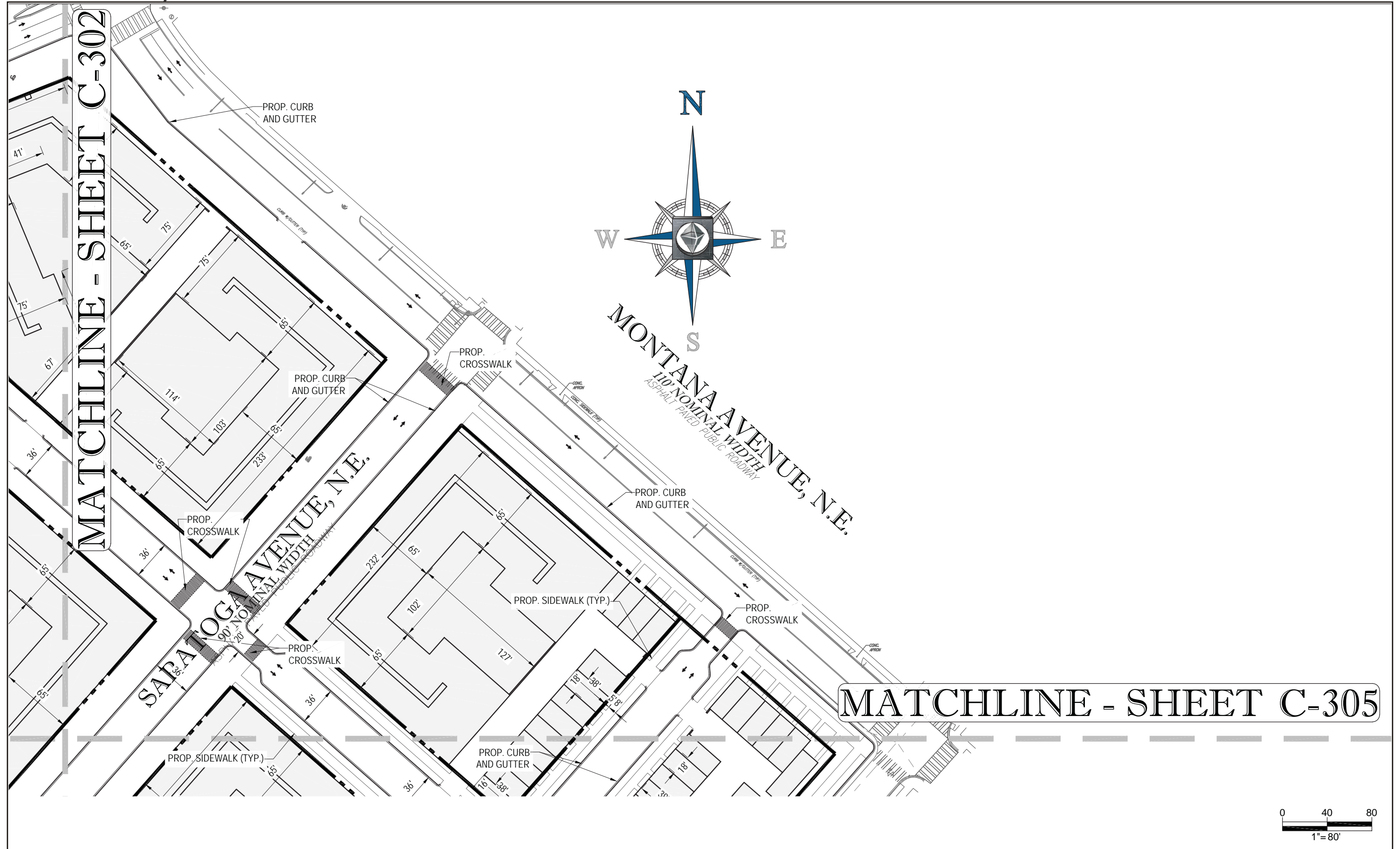
OVERALL BLOCK LAYOUT



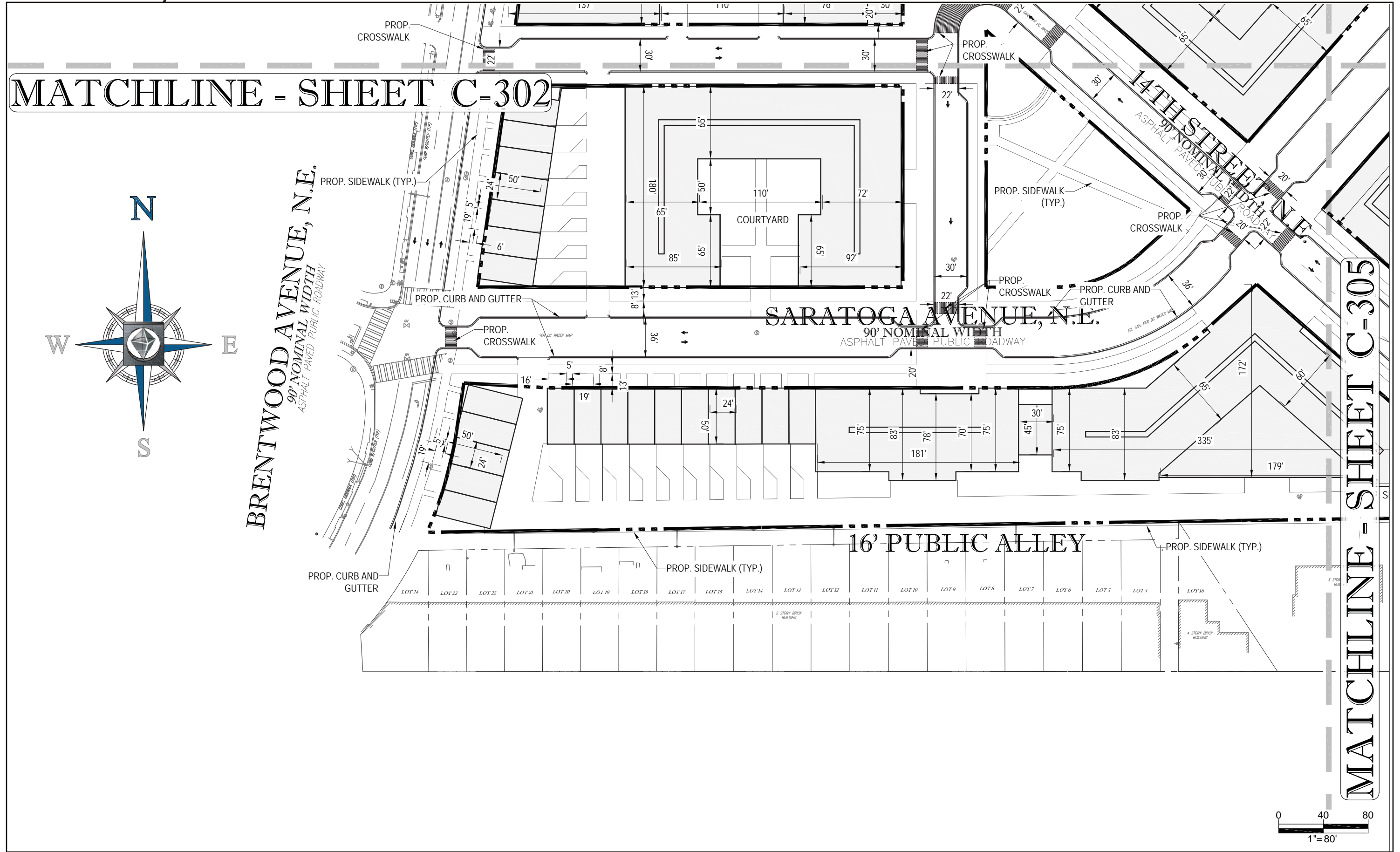
Block Layout C-302



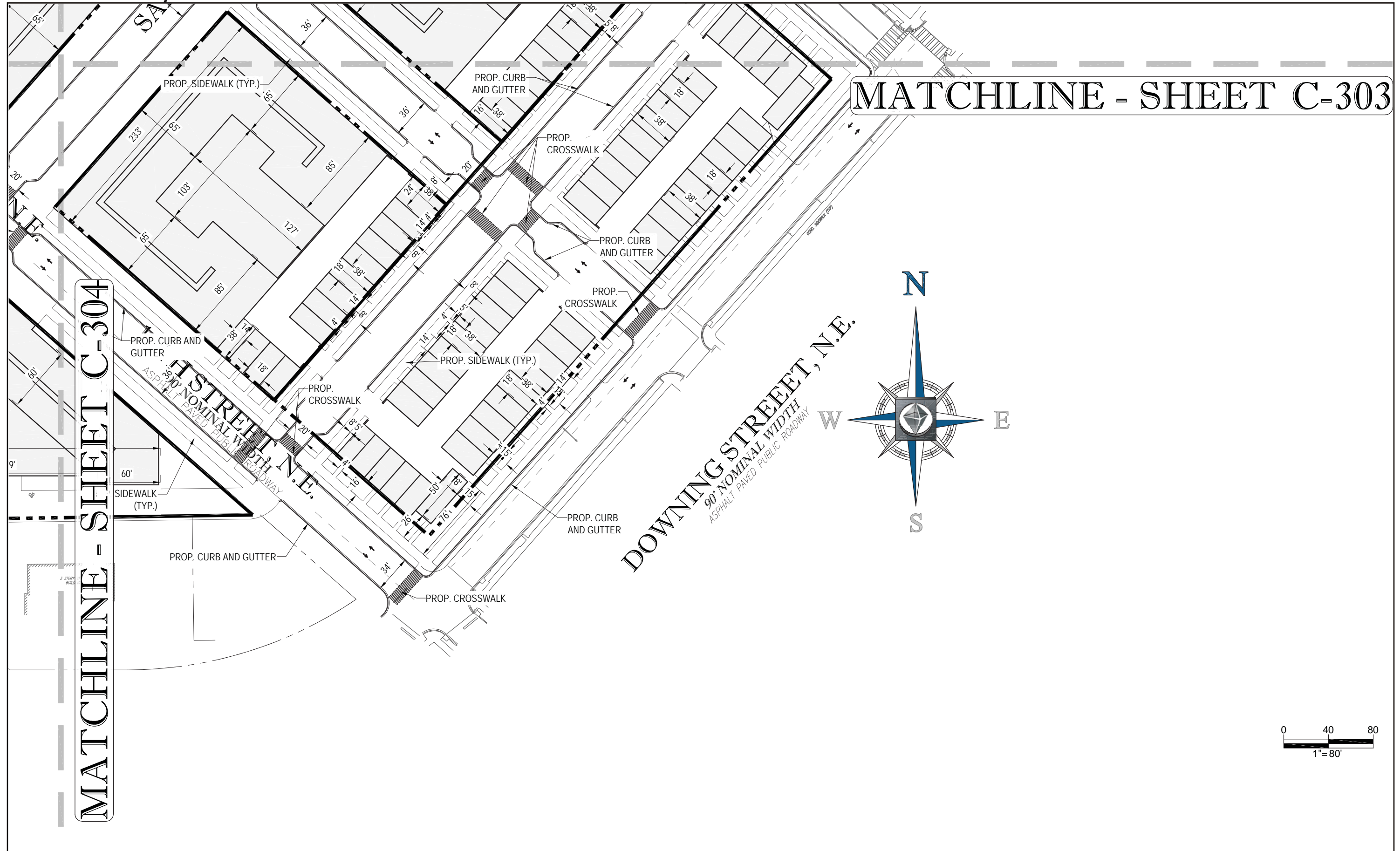
Block Layout C-303



Block Layout C-304

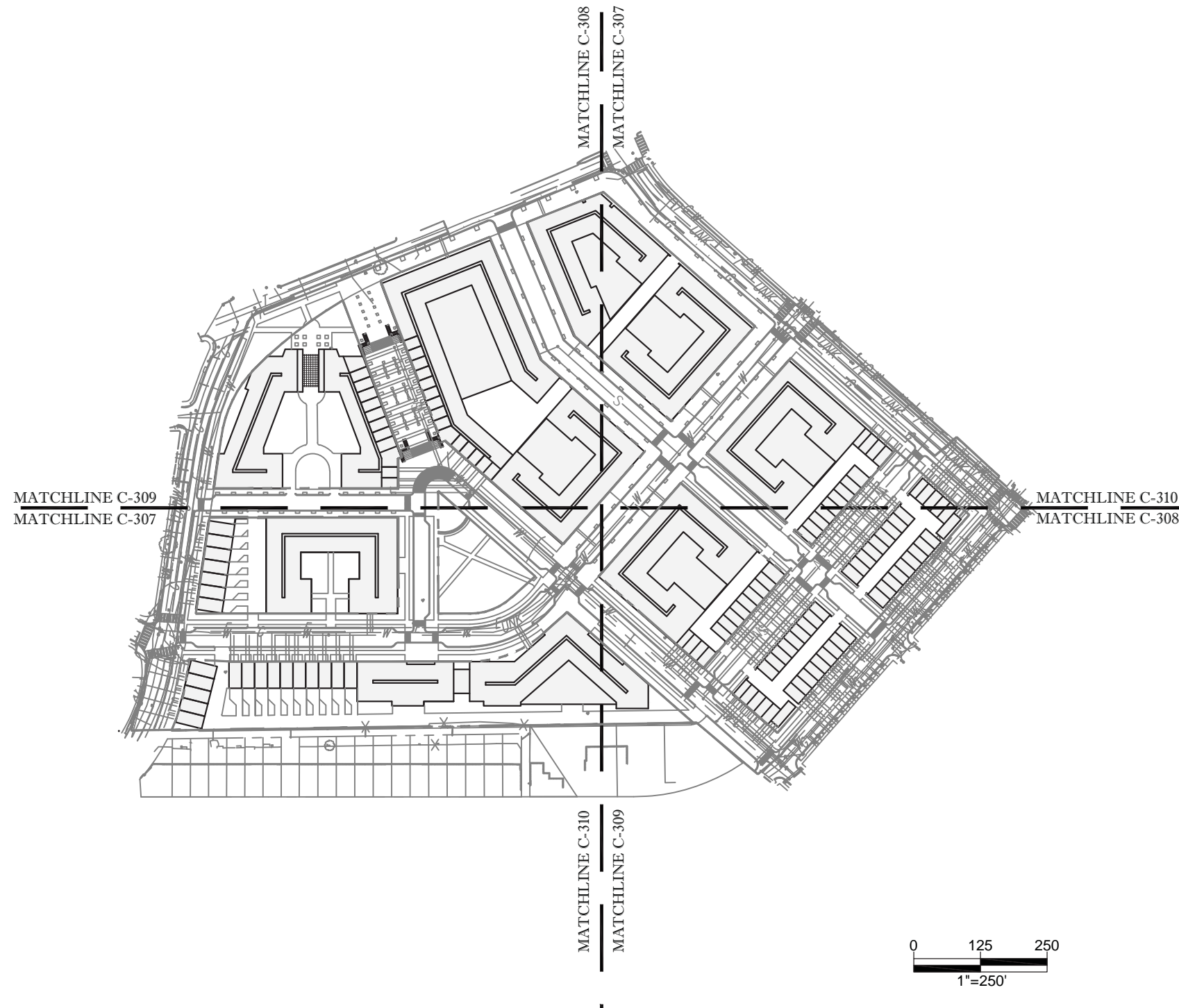


Block Layout C-305



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OVERALL UTILITY PLAN KEY MAP



UTILITY PLAN NARRATIVE

THE PROPOSED MIXED USE AND RESIDENTIAL PROJECT INCLUDES CONSTRUCTION OF NEW UTILITY INFRASTRUCTURE TO SERVICE THE DEVELOPMENT. UPGRADES TO THE EXISTING SANITARY, WATER, AND STORM SYSTEMS WILL BE REQUIRED TO ADEQUATELY SERVICE THE PROJECT. A SANITARY, WATER, AND STORM SERVICE LINE IS PROPOSED FOR EACH NEW MULTI-USE/RETAIL BUILDING. A SANITARY AND WATER SERVICE LINE IS PROPOSED FOR EACH TOWNHOUSE UNIT. TOWNHOUSE ROOFTOP RUNOFF WILL DISCHARGE TO GRADE. EXTENSIONS TO THE SEWER MAIN ARE PROPOSED WITHIN 14TH STREET BETWEEN BLOCKS 2 AND 4; 15TH STREET (EXTENDED) BETWEEN BLOCKS 2 AND 3; AND WITHIN BLOCK 8 IN THE PRIVATE ALLEY BETWEEN 14TH STREET AND MONTANA AVENUE. ANY UPGRADES TO THE EXISTING SANITARY, WATER, AND STORM SYSTEM ARE STILL TO BE DETERMINED BY DC WATER IF NEEDED.

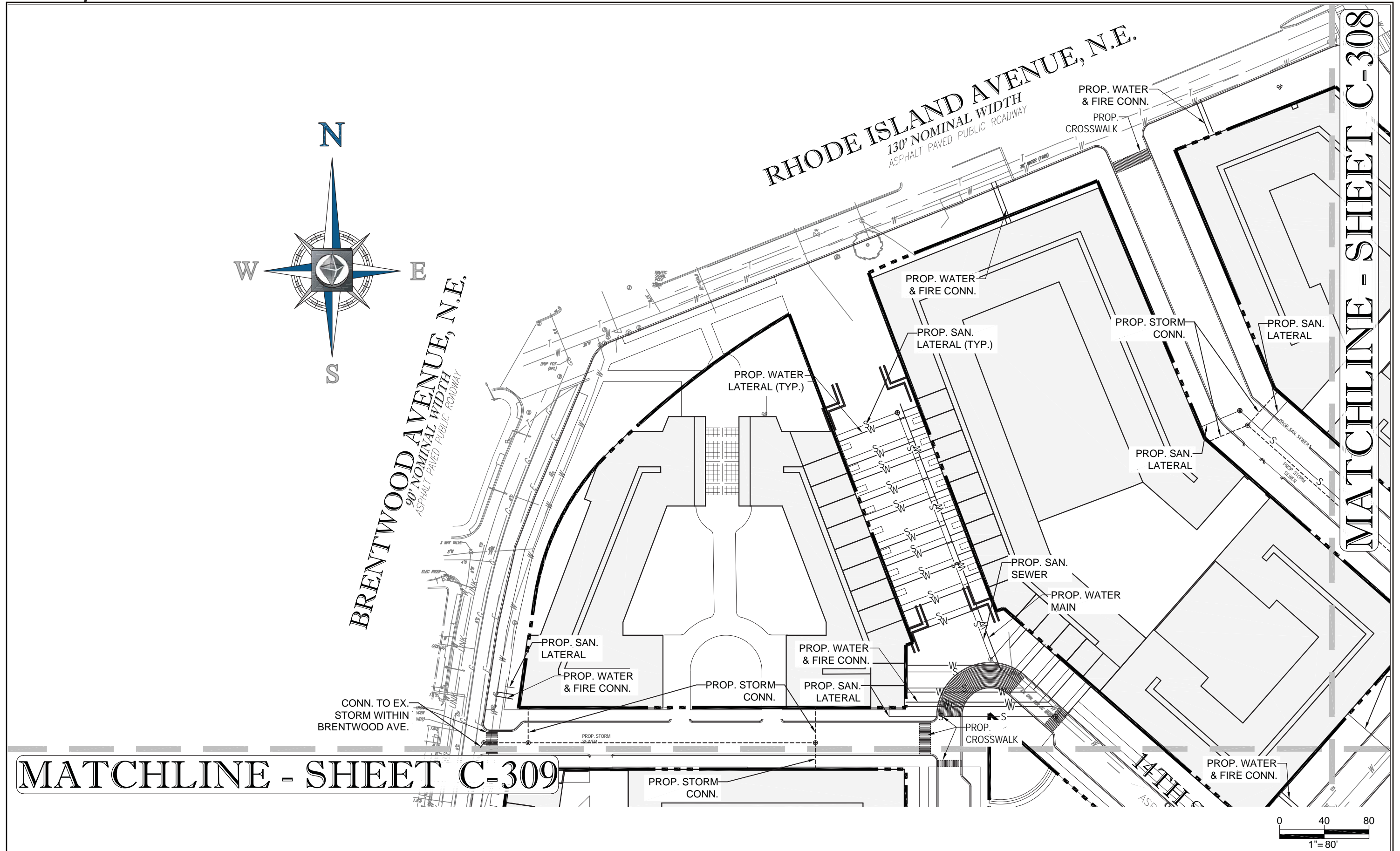
SWM/GAR PLAN NARRATIVE

THE PROPOSED OVERALL DEVELOPMENT WILL ADHERE TO THE MOST CURRENT (2013) DDOE STORMWATER MANAGEMENT GUIDEBOOK TO MEET THE MINIMUM REQUIREMENTS FOR STORMWATER MANAGEMENT. THIS PROJECT WILL TRIGGER THE MAJOR LAND DISTURBING ACTIVITY CATEGORY AND WILL BE REQUIRED TO RETAIN THE 1.2" STORM. THE TOTAL STORMWATER VOLUME (SWRV) REQUIRED FOR ONSITE RETENTION OF THE 1.2" STORM WILL BE APPROXIMATELY 67,598 CF. THE OVERALL PROJECT WILL BE BROKEN DOWN INTO 8 BLOCKS, WITH APPROXIMATE INDIVIDUAL SWRV REQUIREMENTS AS FOLLOWS:

- BLOCK 1: 8,102 CF
- BLOCK 2: 12,078 CF
- BLOCK 3: 8,578 CF
- BLOCK 4: 6,277 CF
- BLOCK 5: 5,780 CF
- BLOCK 6: 5,762 CF
- BLOCK 7: 11,840 CF
- BLOCK 8: 9,181 CF

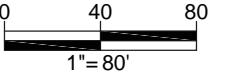
THE INDIVIDUAL AND OVERALL ONSITE SWRV REQUIREMENTS WILL BE MET THROUGH A COMBINATION OF GREEN ROOFS, PERMEABLE PAVERS, BIORETENTION AREAS AND TREE PITS, TREE PLANTINGS, AND DEDICATED OPEN SPACE. THE PUBLIC SPACE AREAS WILL BE CALCULATED SEPARATELY FROM EACH BLOCK AND WILL BE TREATED TO THE MAXIMUM EXTENT PRACTICABLE UTILIZING A COMBINATION OF PERMEABLE PAVERS, BIORETENTION TREE PITS, TREE PLANTINGS AND DEDICATED OPEN SPACE.

Utility Plan C-307

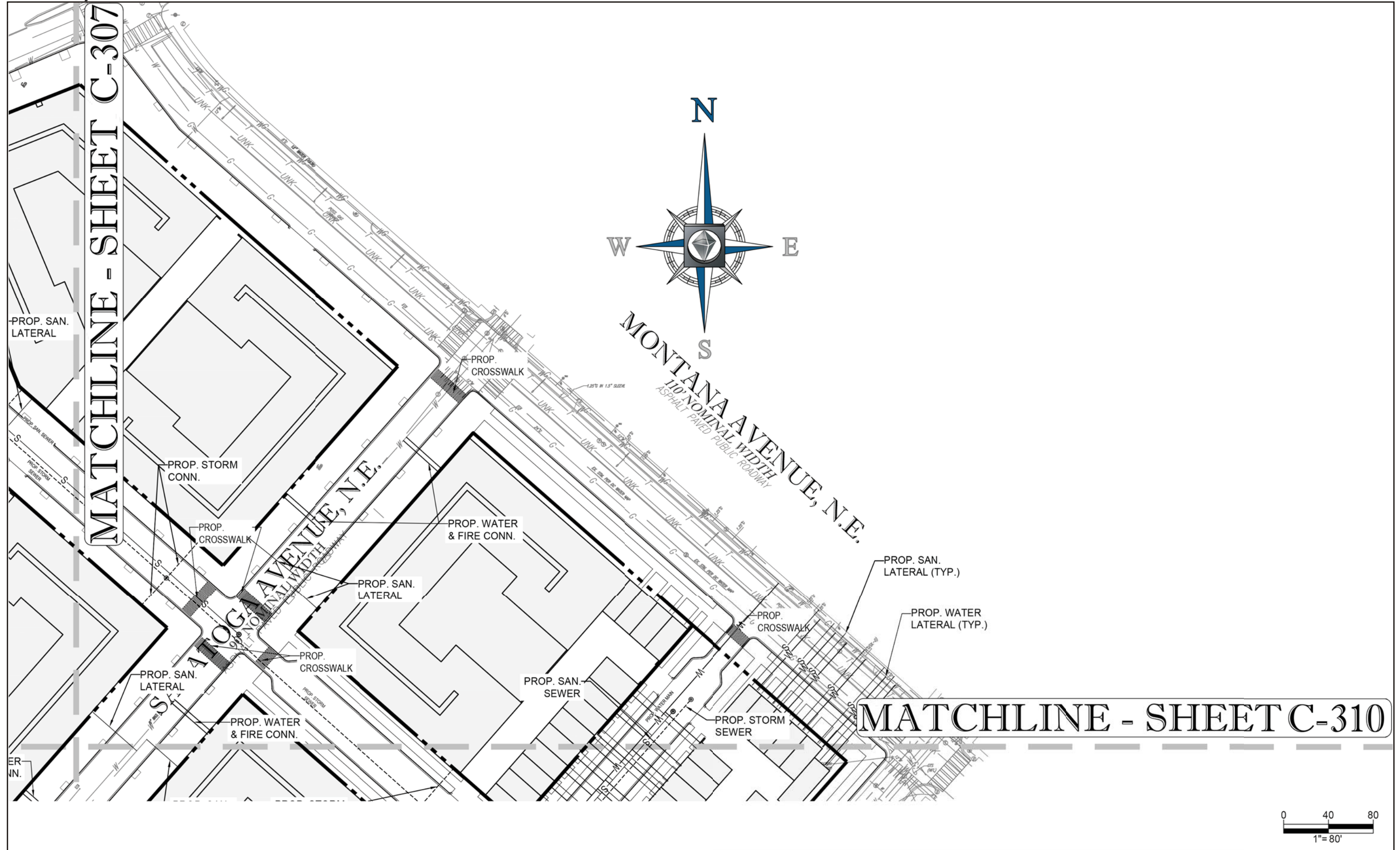


MATCHLINE - SHEET C-309

MATCHLINE - SHEET C-308



Utility Plan C-308

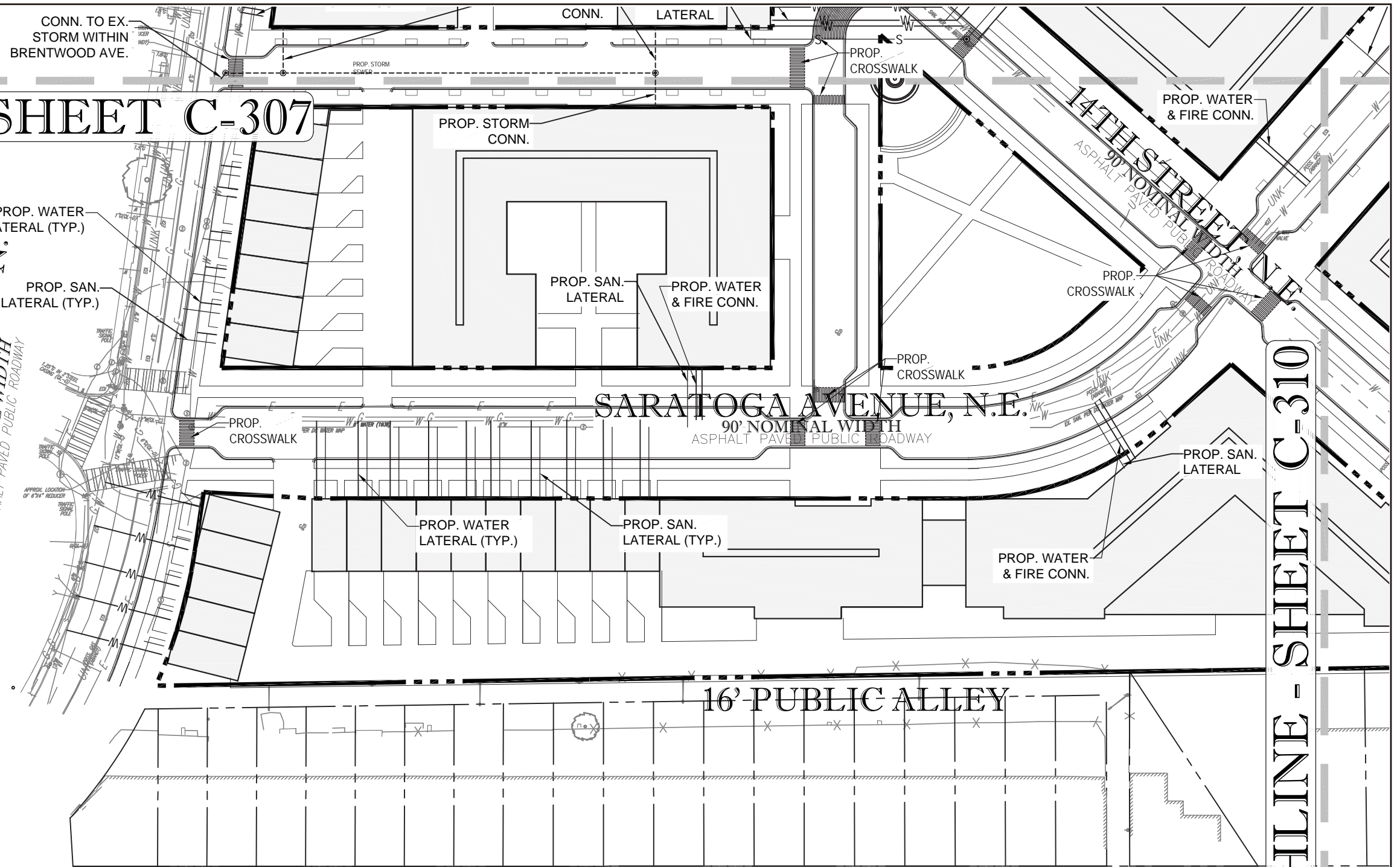


Utility Plan C-309

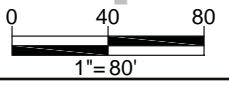
MATCHLINE - SHEET C-307



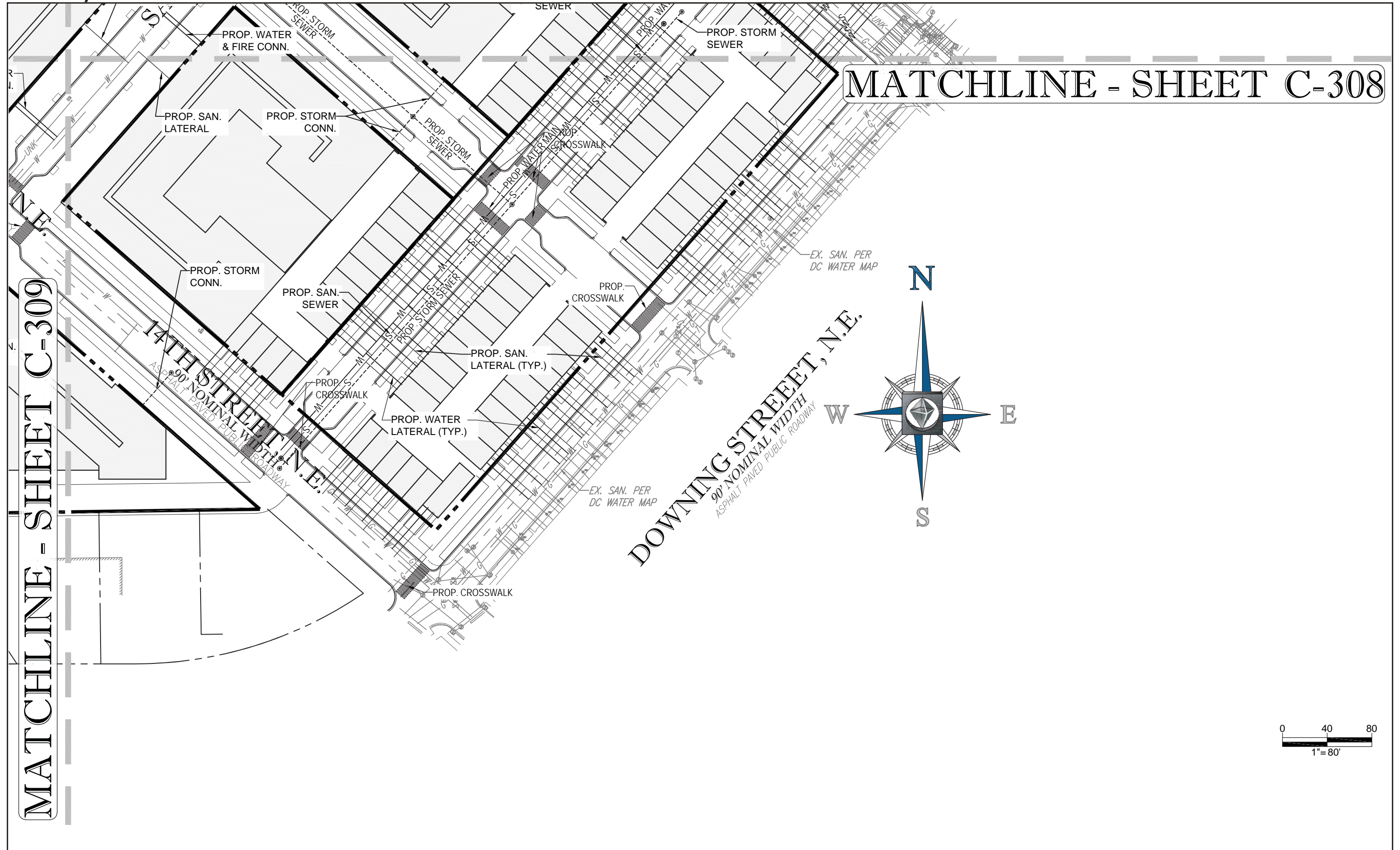
BRENTWOOD AVENUE, N.
90' NOMINAL WIDTH
ASPHALT PAVED PUBLIC ROADWAY



MATCHLINE - SHEET C-310



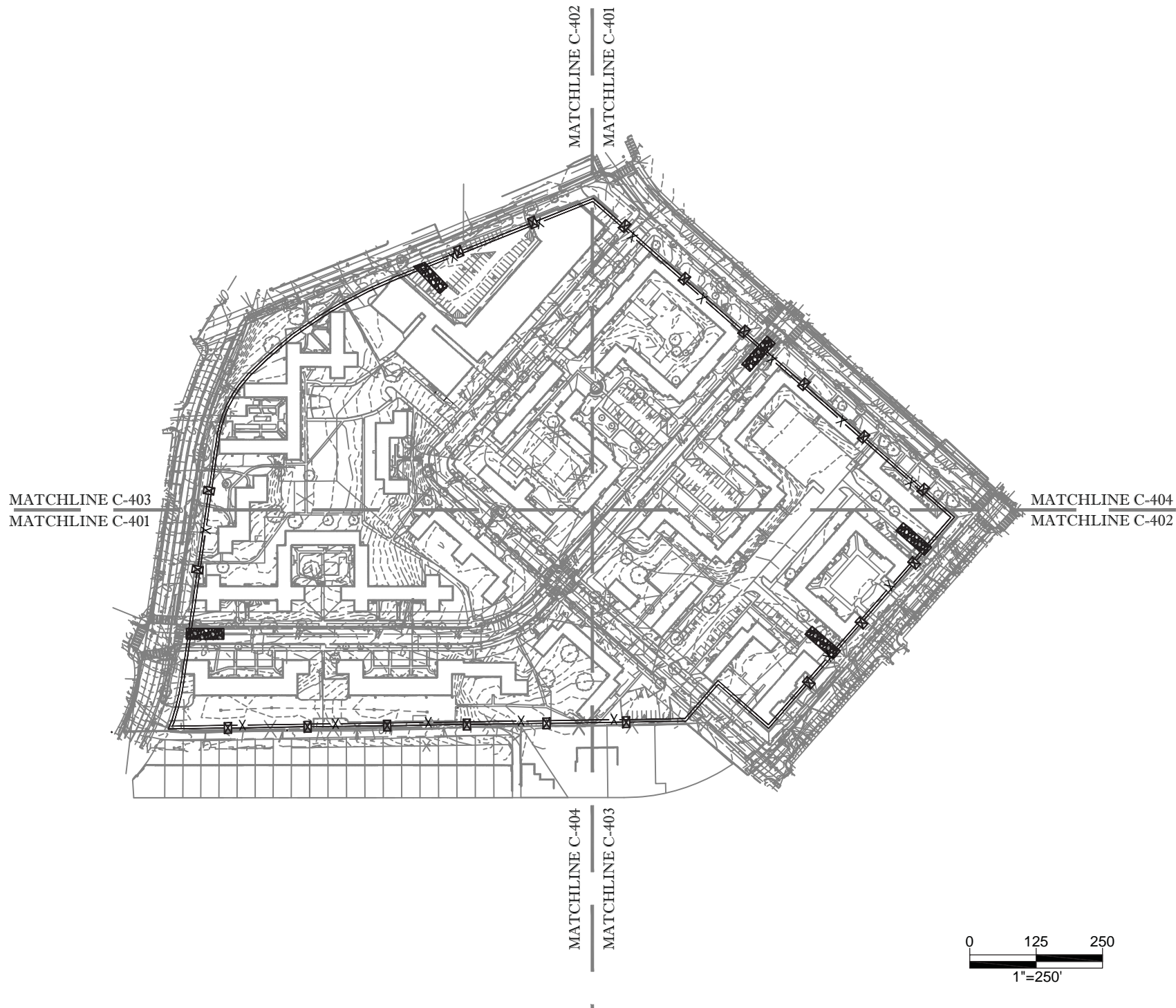
Utility Plan C-310



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Erosion and Sediment Control Plan

OVERALL EROSION AND SEDIMENT CONTROL PLAN KEY MAP



EROSION AND SEDIMENT CONTROL PLAN NARRATIVE

DUE TO THE SIZE OF THE OVERALL DEVELOPMENT, THE PROJECT WILL BE BROKEN INTO SEVERAL PHASES. THE SEQUENCING OF THESE PHASES IS STILL TO BE DETERMINED AND WILL BE COORDINATED CLOSELY WITH THE TENANT RELOCATION PLAN. THE PHASING WILL BE BROKEN INTO INDIVIDUAL BLOCKS AND WILL UTILIZE APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BUT NOT LIMITED TO THE FOLLOWING: SILT FENCE, SUPER SILT FENCE, STABILIZED CONSTRUCTION ENTRANCES, SAFETY FENCE, INLET PROTECTION, DUST CONTROL, SUMP PITS, DEWATERING BAGS, PORTABLE SEDIMENT TANKS, AND TREE PROTECTION. SHEETING AND SHORING WILL BE INSTALLED AT THE REQUIRED LOCATIONS AS NEEDED. ANY AREAS THAT ARE DISTURBED THAT ARE OUTSIDE OF THE PERIMETER CONTROLS WILL BE STABILIZED AT THE END OF EACH WORKING DAY.

THIS PLAN SHOWS STABILIZED CONSTRUCTION ENTRANCES AT POTENTIAL LOCATIONS FOR CONSTRUCTION ACCESS. EXACT LOCATIONS SHALL BE PROVIDED ONCE THE OVERALL CONSTRUCTION PHASING IS DETERMINED. FINAL EROSION AND SEDIMENT CONTROL MEASURES WILL NOT IMPEDE PEDESTRIAN OR VEHICULAR ACCESS TO AREAS THAT ARE NOT UNDER CONSTRUCTION.

EROSION AND SEDIMENT CONTROL LEGEND

| TITLE | KEY | SYMBOL |
|---|-----|--------|
| SAFETY FENCE | SAF | |
| SILT FENCE | SF | |
| TEMPORARY STONE CONSTRUCTION ENTRANCE WITH WASHRACK | SCE | |