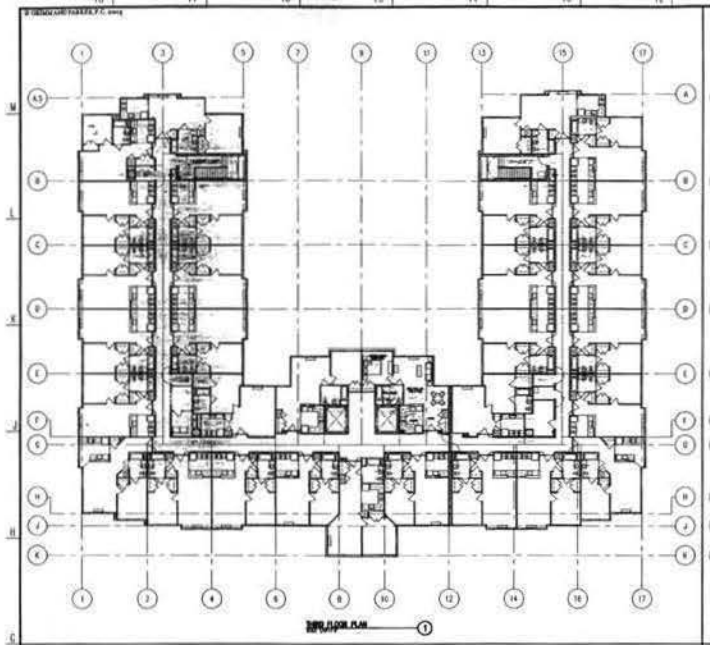
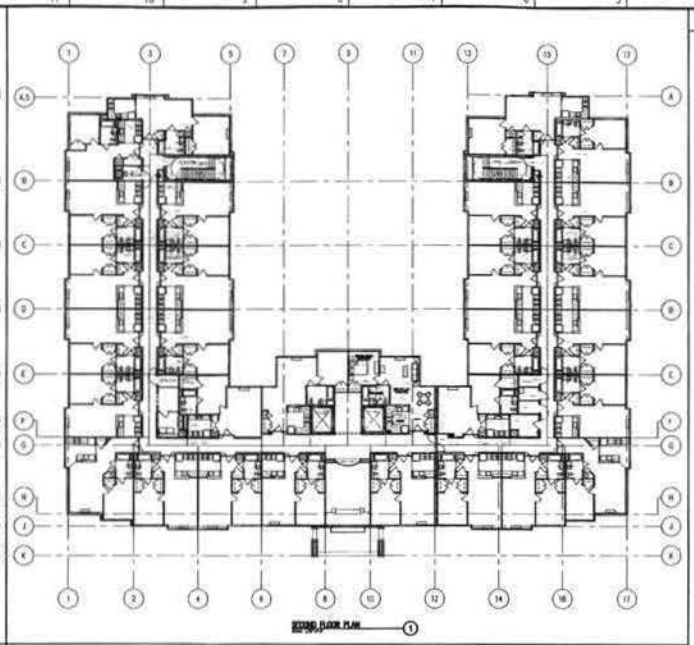
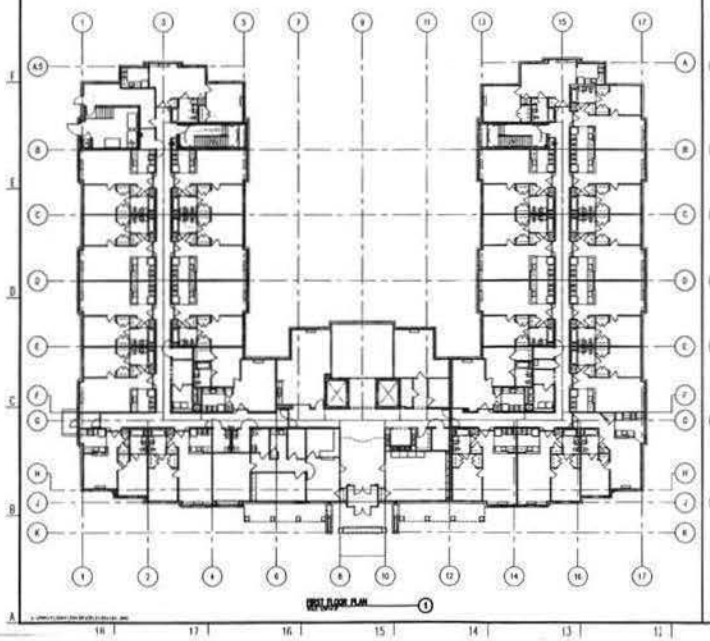
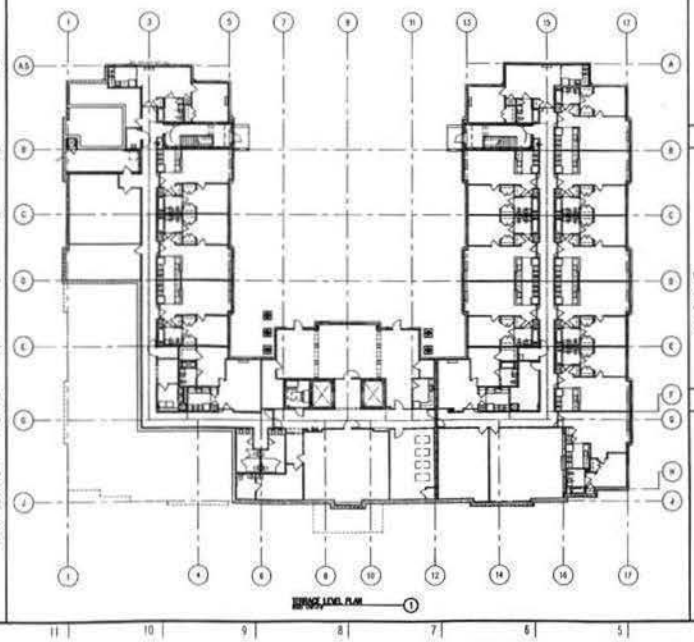




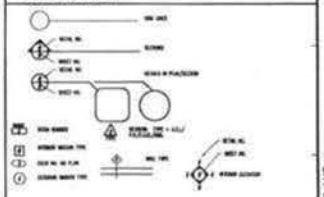




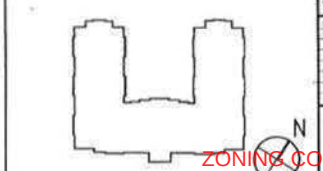
GENERAL NOTES (NOTES APPLY TO ALL DRAWINGS)



SYMBOL KEY



KEY PLAN



GRIMM + PARKER ARCHITECTS

2 Bethesda Metro Center Suite 1350 Bethesda, MD 20814 T el 240.333.9922 Fax 240.333.9920

2355 Beverly Road Suite 102 McLean, VA 22101 T el 703.893.9700 Fax 703.893.9750

12785 Rabenda Drive Suite 1400 Clarksville, MD 21029 T el 301.596.1000 Fax 301.596.0089

JOB: 20435

1/16" FLOOR PLANS

EASTGATE SENIOR RESIDENCES

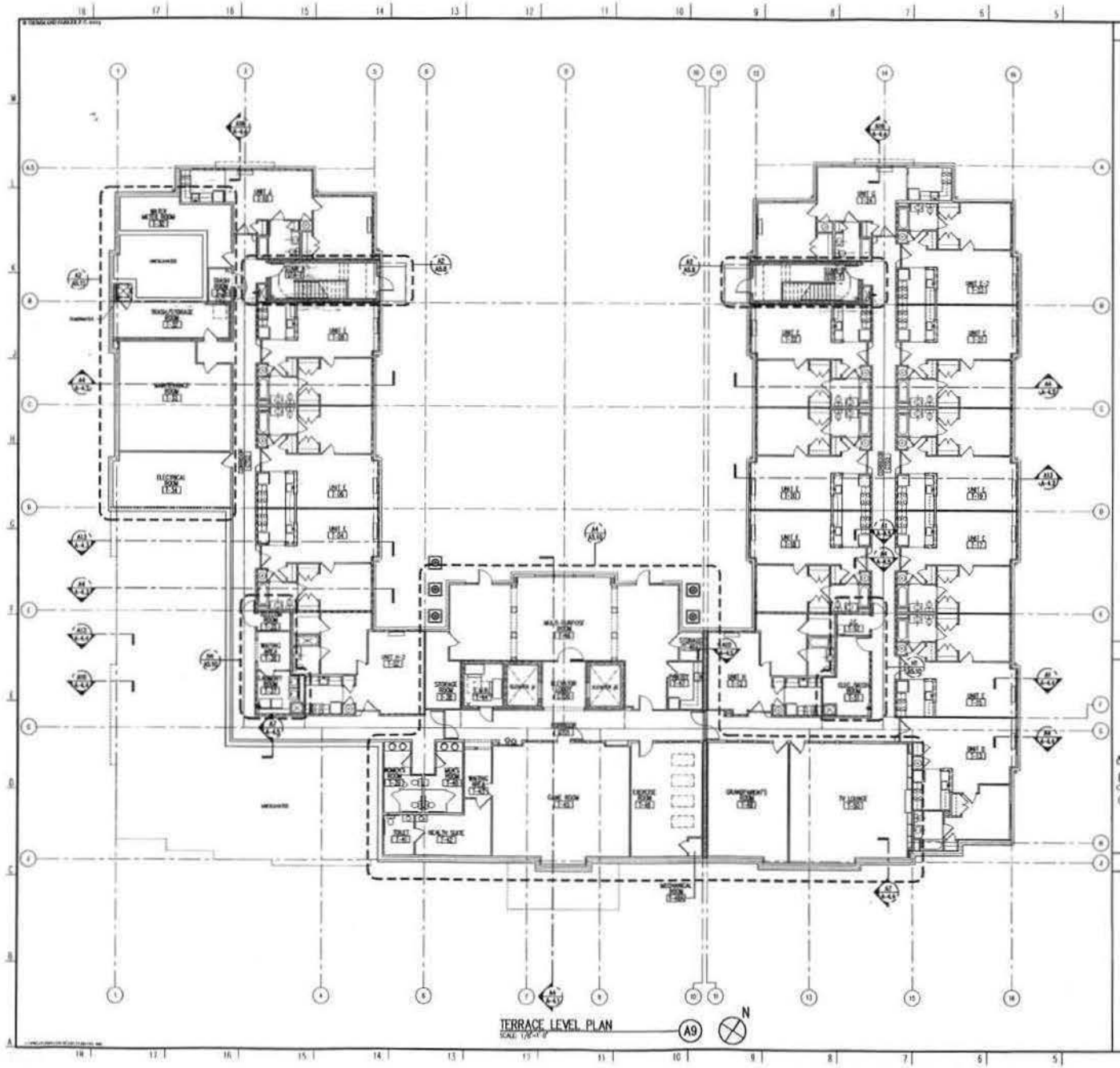
WASHINGTON DC

DATE	DESCRIPTION
5/8/06	PERMIT SET

A-11

NOT FOR CONSTRUCTION

ZONING COMMISSION
District of Columbia
CASE NO.04-37
EXHIBIT NO.36B



PLAN NOTES: (NOTES APPLY TO ALL PLAN SHEETS)

SYMBOL KEY

KEY PLAN

N

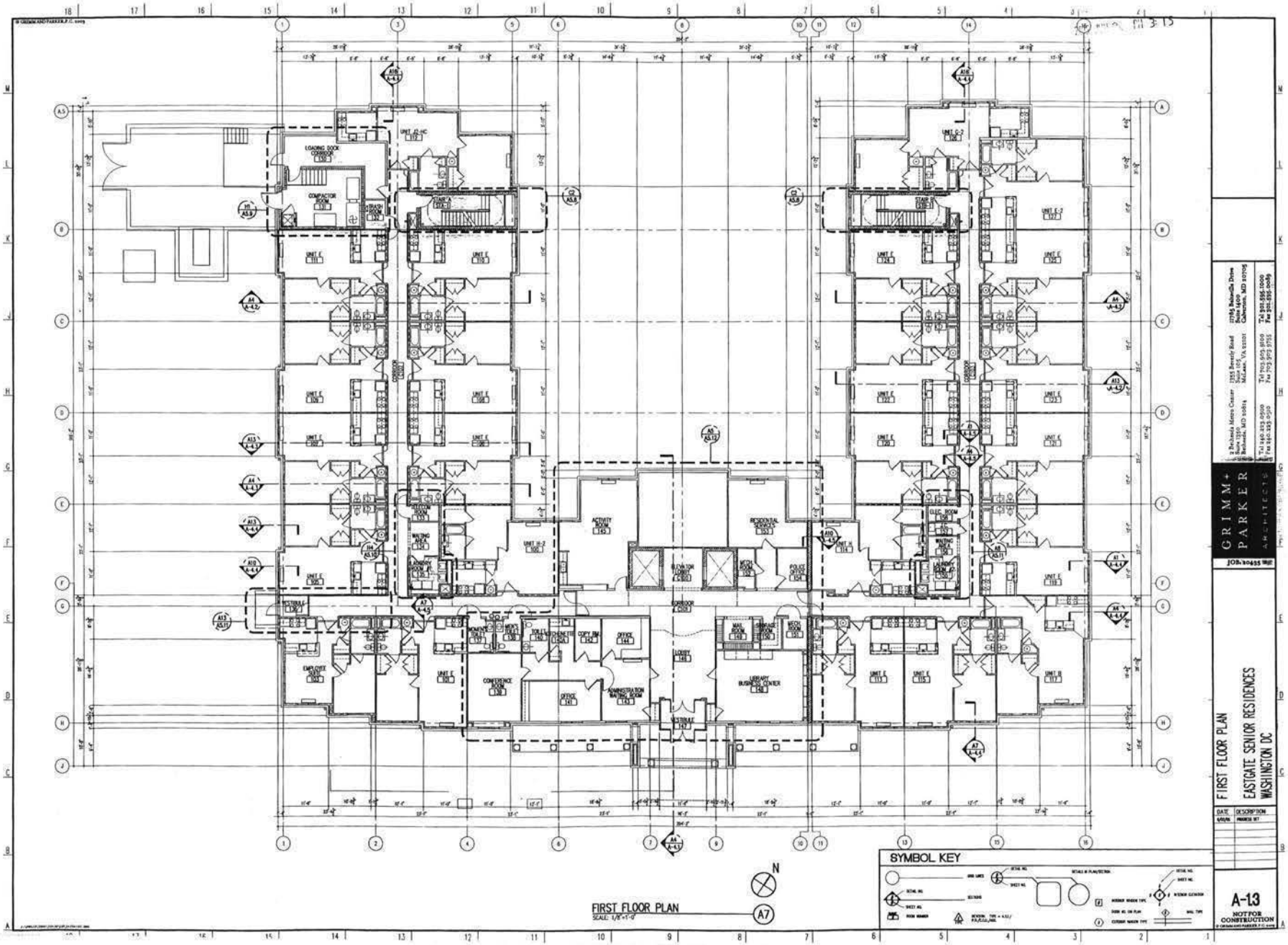
GRIMM + PARKER

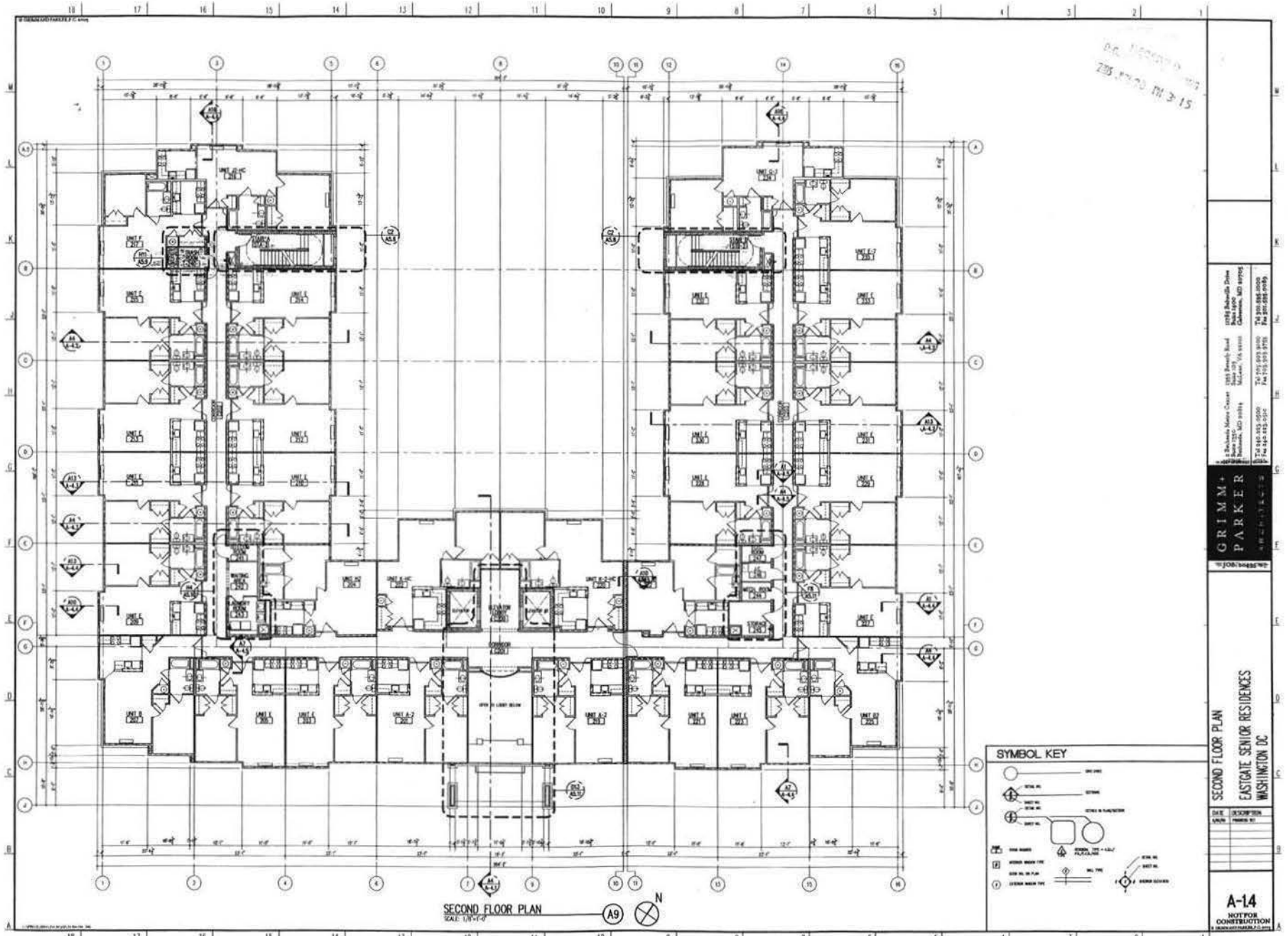
TERRACE LEVEL PLAN

EASTGATE SENIOR RESIDENCES
WASHINGTON DC

A-12

NOT FOR CONSTRUCTION


FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"
SYMBOL KEY
N
GRIMM + PARKER ARCHITECTS
JOB: 20455.00
FIRST FLOOR PLAN
EASTGATE SENIOR RESIDENCES
WASHINGTON DC
DATE DESCRIPTION
A-1.3
NOT FOR CONSTRUCTION



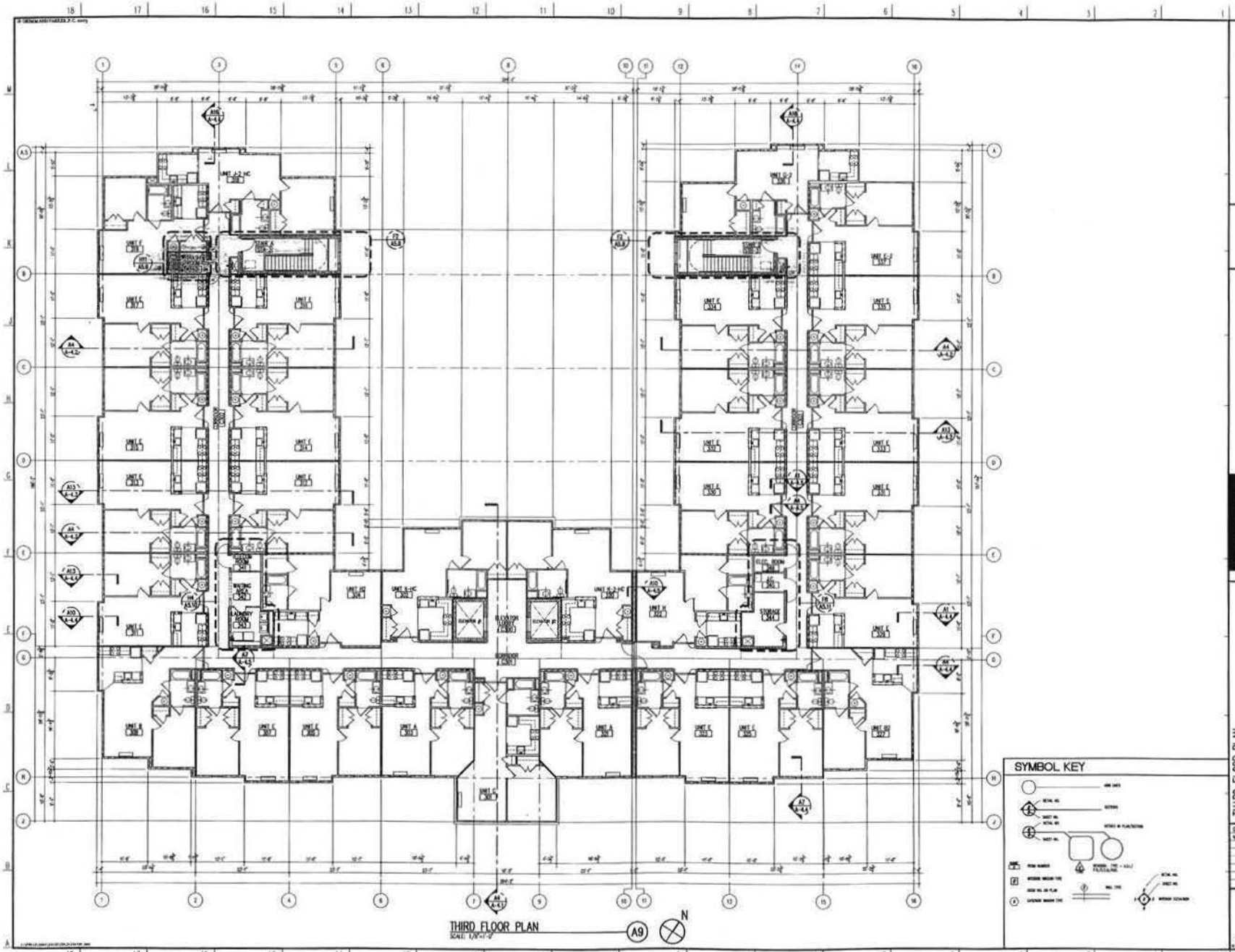
GRIMM + PARKER

EASTGATE SENIOR RESIDENCES
WASHINGTON DC

SECOND FLOOR PLAN

A-1.4

NOT FOR CONSTRUCTION



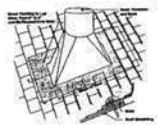
GRIMM + PARKER

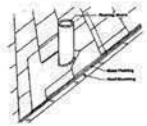
THIRD FLOOR PLAN

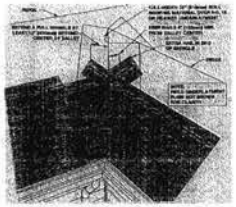
EASTGATE SENIOR RESIDENCES
WASHINGTON DC

A-1.5

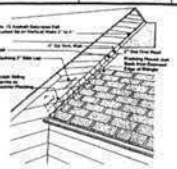
NOT FOR CONSTRUCTION



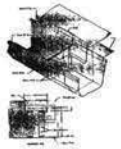




FLASHING DETAILS
❷ ▵VALLEYS/PENETRATIONS (J15)
NO SCALE



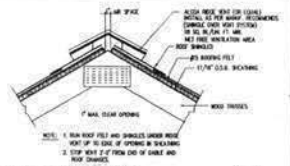
FLASHING DETAIL ❷ WALL AND ROOF (L9)
NO SCALE



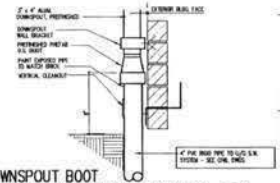
EXPANSION JOINT AT GUTTER (J9)
NO SCALE

GENERAL ROOFING NOTES

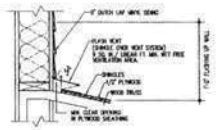
1. SEE MECHANICAL DRAWINGS FOR ROOF PENETRATIONS NOT SHOWN ON PLAN
2. ALL VENT PIPES TO PENETRATE ROOF ON REAR SIDE OF BUILDING
3. ALL ROOF PENETRATIONS AND ACCESSORIES (GUTTER, VENTS, ETC.) ARE TO BE INSTALLED AND FLASHED IN COMPLIANCE WITH N.R.C.A. ROOFING AND MANUFACTURING MANUAL & THE SMACNA 4TH ED. SHEET METAL MANUAL.
4. NOT USED
5. SINGLE UNDERLAYMENT ALL VALLEYS AND 3'-0" WIDE ALONG ALL EAVES FOR ICE DAM PROTECTION
6. REFINISHED ALUM. GUTTER AND DOWN SPOUTS ALL EAVES SEE THIS SHEET FOR DETAILS. COORDINATE WITH DOWN SPOUTS SHOWN ON ELEVATIONS.
7. ALL GUTTERS TO BE SEAMLESS TYPE WITH GUTTER CLIP, BRACKETS OR OTHER SUITABLE HANGERS SYSTEMS



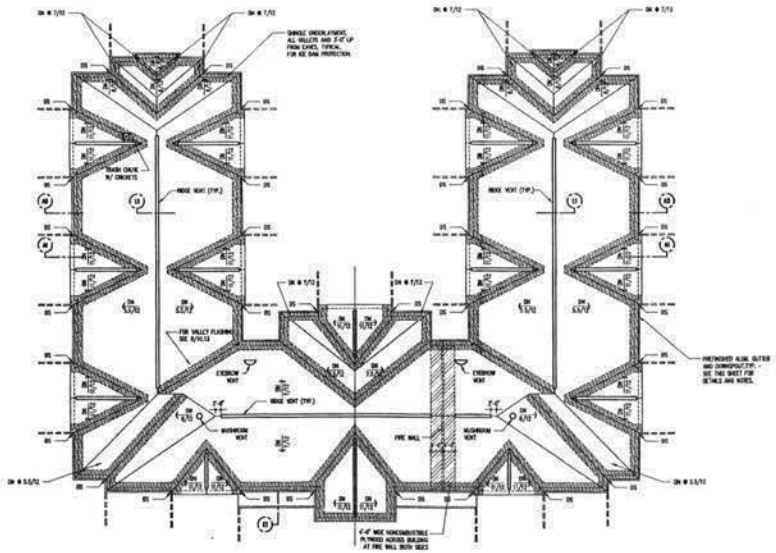
DETAIL AT RIDGE VENT (L1)
1-1/2"=1'-0"



DOWNSPOUT BOOT
SEE PLAN EXTENSIONS THIS SHEET (G1)
N.T.S.



DETAIL AT FLASH VENT (E1)
1-1/2"=1'-0"



ROOF PLAN (A12)
1/16"=1'-0"

N

GRIMM + PARKER ARCHITECTS
3 Bethesda Metro Center Suite 1000 Bethesda, MD 20814 T:301 913 0460 F:301 913 0461
11921 Rockville Pike Suite 100 Rockville, MD 20852 T:301 468 3500 F:301 468 3501
2355 Renaissance Blvd Suite 100 Reston, VA 20191 T:703 956 3900 F:703 956 3901

JOB: 20435.02

ROOF PLAN

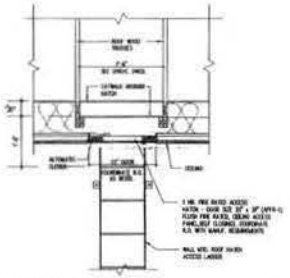
EASTGATE SENIOR RESIDENCES
WASHINGTON DC

DATE	DESCRIPTION
6/6/16	PERMIT SET

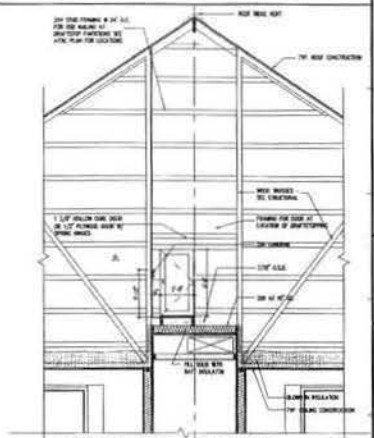
A-1.6

NOT FOR CONSTRUCTION

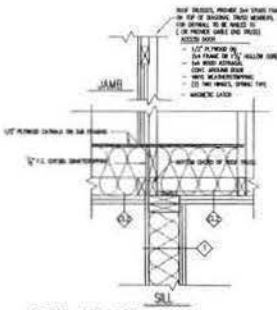
TYPICAL ATTIC DETAILS



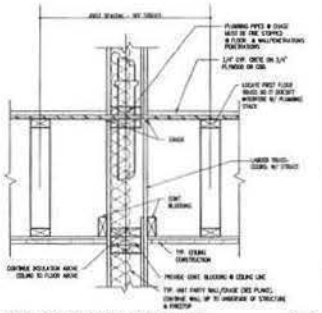
ATTIC ACCESS HATCH (H5)



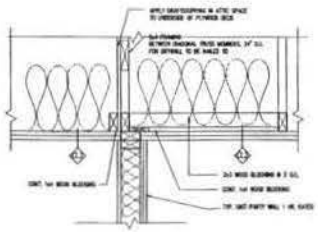
ACCESS HATCH AT DRAFTSTOPPING (H1)



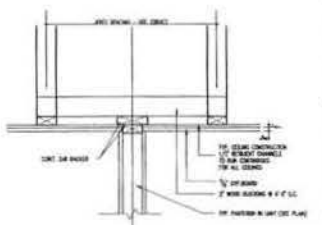
DETAIL AT ACCESS DOOR THRU DRAFTSTOPPING (D5)



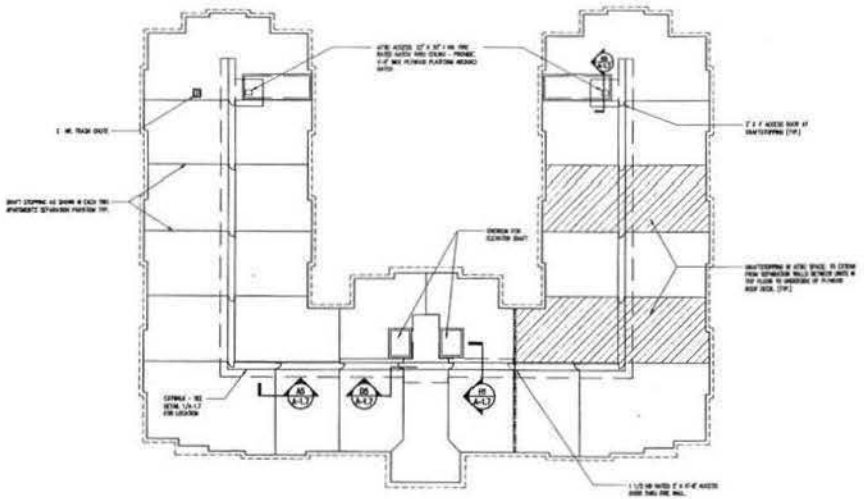
TYP. TENANT SEPARATION WALL (D1)



TYP. UNIT SEPARATION WALL THRU DRAFTSTOPPING IN ATTIC (A5)



TYP. NON-BEARING PARTITION AT CEILING (3)



ATTIC/CATWALK PLAN (A12)

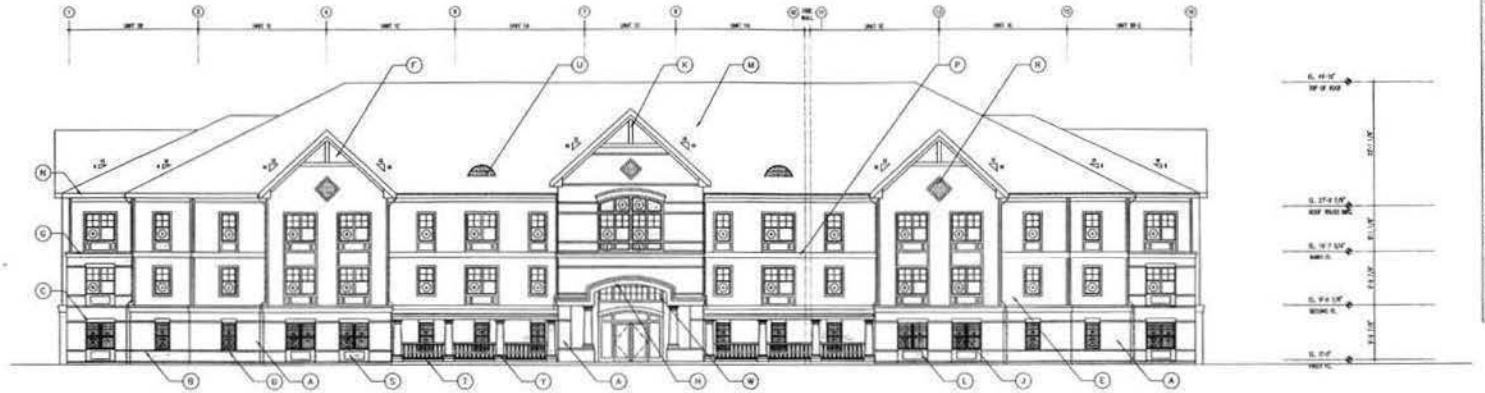
GRIMM + PARKER ARCHITECTS

ATTIC PLAN & ATTIC DETAILS
EASTGATE SENIOR RESIDENCES
WASHINGTON DC

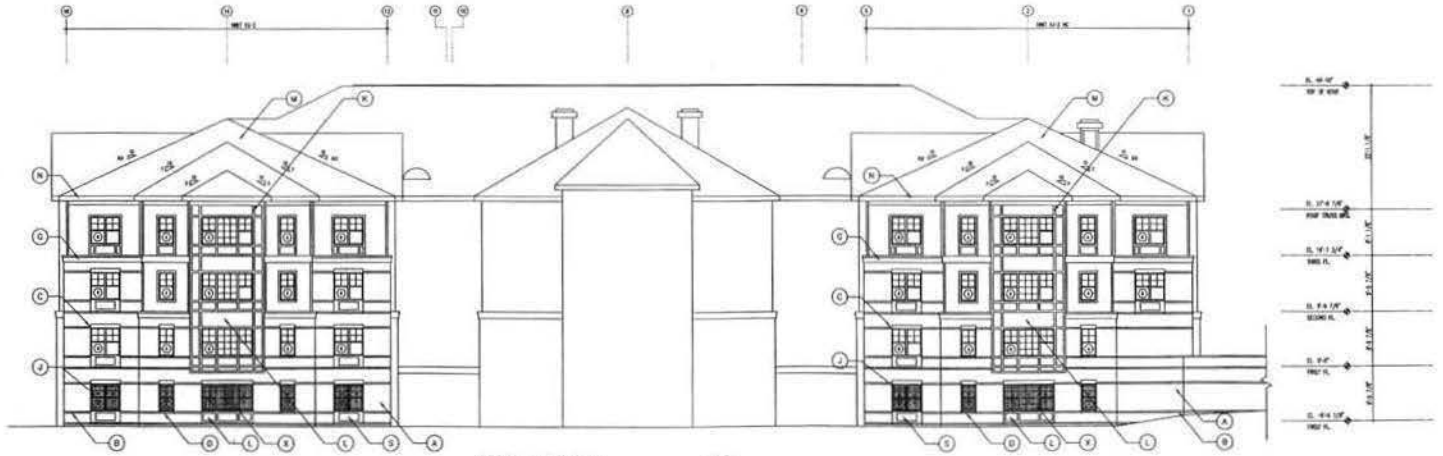
DATE	DESCRIPTION
6/16/16	PERMIT SET

A-17

NOT FOR CONSTRUCTION



SOUTH ELEVATION
SCALE: 1/8"=1'-0" (2)



NORTH ELEVATION
SCALE: 1/8"=1'-0" (1)

ELEVATION KEY

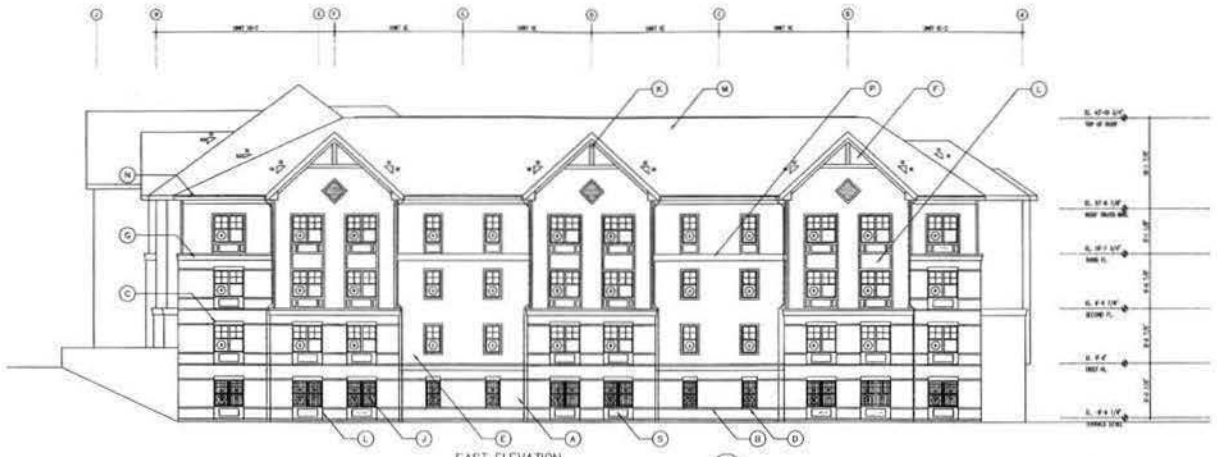
A	BRICK
B	RUNNING HEADER COURSE (BRICK)
C	SOLDIER HEADER (BRICK)
D	PAVER SILL (BRICK)
E	CAST STONE HORIZONTAL BAND
F	CAST STONE QUOIN
G	PRECAST CHIMNEY CAP
H	PRECAST CHIMNEY CAP
J	TRIMLY ASPHALT SHINGLE
K	MFG. OF PVC BOARD
L	MFG. OF PVC PANEL
M	ASPHALT ROOF SHINGLES
N	ALUMINUM WRAPPED FASCIA
P	ALUMINUM WRAPPED BAND BOARD
R	DECORATIVE LOUVER
S	ARCHITECTURAL PVC LOUVER
T	FIBER RAILING SYSTEM
U	ROOF VENT
W	METAL CANOPY
X	FIXED PANEL WINDOW
Y	FIBERGLASS COLUMN
Z	NOT USED

GRIMM + PARKER

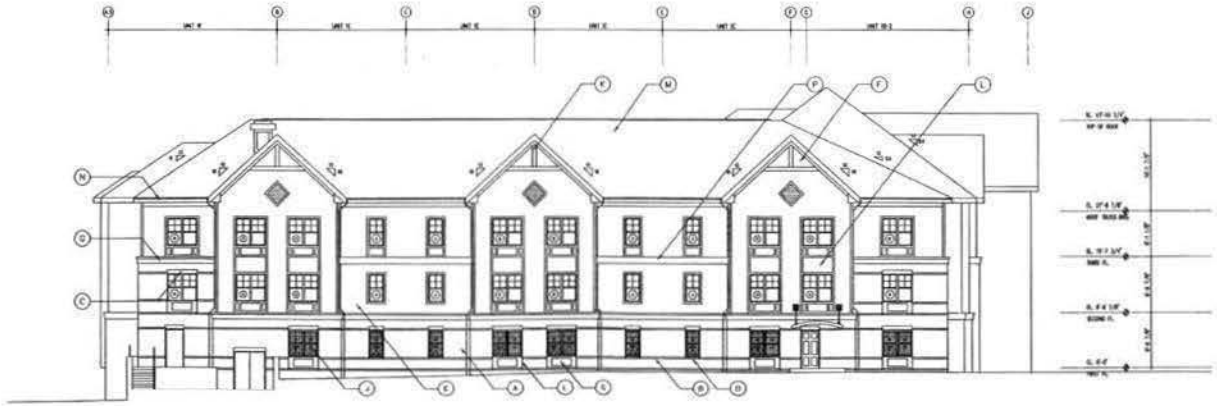
ELEVATIONS
EASTGATE SENIOR RESIDENCES

A-2.1

NOT FOR CONSTRUCTIC



EAST ELEVATION
SCALE: 1/8"=1'-0"
2



WEST ELEVATION
SCALE: 1/8"=1'-0"
1

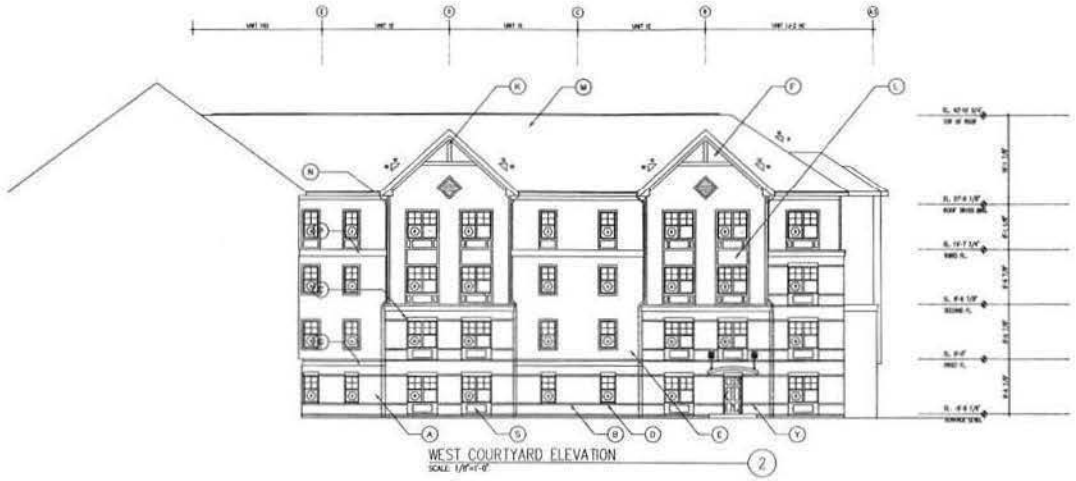
ELEVATION KEY

A	
B	
C	
D	
E	
F	
G	
H	
J	
N	
L	
M	
N	
P	
R	
S	
T	
U	
W	
X	
Y	
Z	

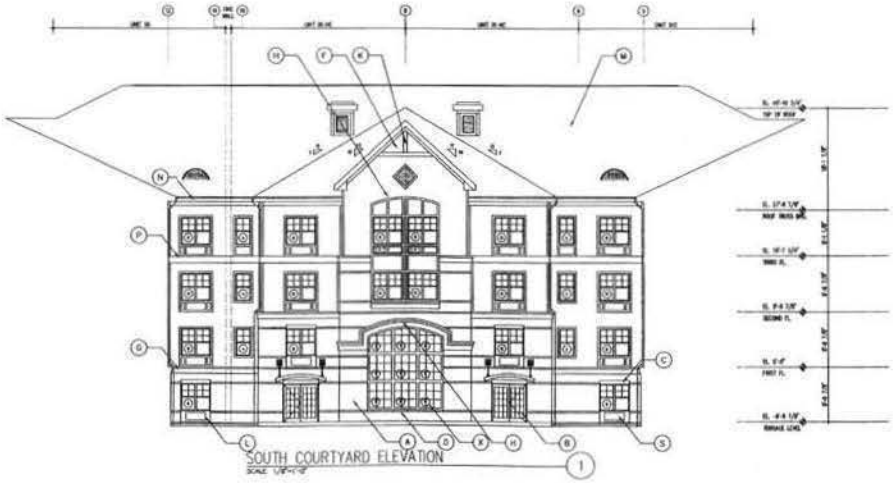
GRIMM + PARKER

ELEVATIONS
EASTGATE SENIOR RESIDENCES

A-2.2
NOT FOR CONSTRUCTIO



WEST COURTYARD ELEVATION
SCALE: 1/8"=1'-0"
2



SOUTH COURTYARD ELEVATION
SCALE: 1/8"=1'-0"
1

ELEVATION KEY

A	BRICK
B	SOLDIER HEADER COURSE (BRICK)
C	SOLDIER HEADER (BRICK)
D	PAINT SILL (BRICK)
E	CEMENTITIOUS HORIZONTAL SIDING
F	CEMENTITIOUS SHAKE SIDING
G	PRECAST CORNICE CAP
H	PRECAST CONCRETE BASE
J	SINGLE HUNG VINYL WINDOWS
K	MDO OR PVC BOARD
L	MDO OR PVC PANEL
M	ASPHALT ROOF SHINGLES
N	ALUMINUM WRAPPED FASCIA
P	ALUMINUM WRAPPED BAND BOARD
R	DECORATIVE LOUVER
S	HORIZONTAL PVC LOUVER
T	PTHR RAILING SYSTEM
U	ROOF VENT
W	METAL CANOPY
X	TACK PANEL WINDOW
Y	FIBERGLASS COLUMN
Z	NOT USED

GRIMM + PARKER

JOB: 20435

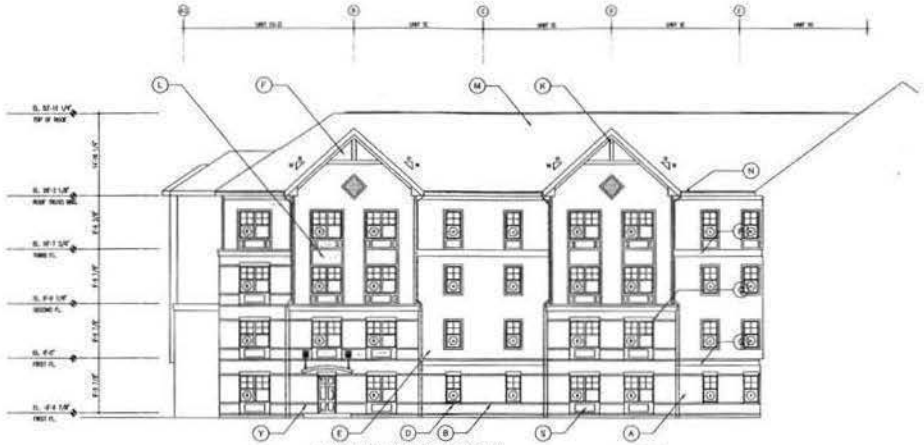
ELEVATIONS

EASTGATE SENIOR RESIDENCES

DATE	DESCRIPTION

A-23

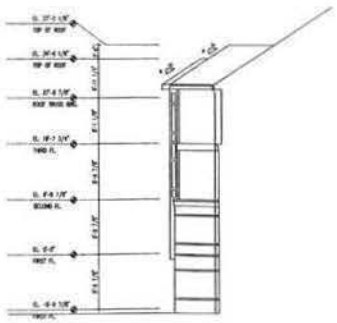
NOT FOR CONSTRUCTIC



EAST COURTYARD ELEVATION 4



ENTRY ELEVATION - SIDE 3



REAR ELEVATION PROJECTION - SIDE (TYP.) 2



COURTYARD ELEVATION - PROJECTION (TYP.) 1

ELEVATION KEY

- A
- B
- C
- D
- E
- F
- G
- H
- J
- K
- L
- M
- N
- P
- R
- S
- T
- U
- W
- X
- Y
- Z

GRIMM + PARKER

ELEVATIONS

EASTGATE SENIOR RESIDENCES

A-24

NOT FOR CONSTRUCTION

SITE DEVELOPMENT PLAN

EASTGATE SENIOR RESIDENCES

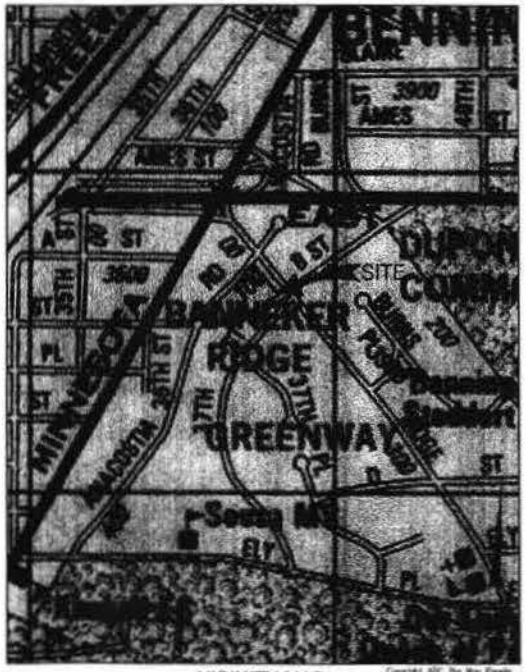
B STREET, S.E.

WASHINGTON, D.C.



ZONING MAP

1" = 300'



VICINITY MAP

1" = 300'

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SHEET INDEX

C-1.00	COVER SHEET
C-2.00	NOTES, ABBREVIATIONS AND LEGEND
C-3.00	EXISTING CONDITIONS & DEMOLITION PLAN
C-4.00	GEOMETRIC LAYOUT PLAN
C-5.00	GRADING PLAN
C-6.00	PUBLIC SPACE PLAN
C-7.00	EROSION AND SEDIMENT CONTROL PLAN - PHASE 1
C-7.10	EROSION AND SEDIMENT CONTROL PLAN - PHASE 2
C-7.20	EROSION AND SEDIMENT CONTROL DETAILS
C-8.00	EXISTING DRAINAGE DIVIDE PLAN
C-8.10	DRAINAGE DIVIDE PLAN
C-9.00	UTILITY PLAN
C-10.00	SANITARY AND WATER PROFILES
C-11.00	STORM SEWER COMPUTATIONS
C-11.10	STORM SEWER PROFILES (SHEET 1 OF 2)
C-11.20	STORM SEWER PROFILES (SHEET 2 OF 2)
C-12.00	SITE DETAILS (SHEET 1 OF 2)
C-12.10	SITE DETAILS (SHEET 2 OF 2)
C-13.00	SWM/EMP COMPUTATIONS
C-13.10	SWM/EMP DETAILS (SHEET 1 OF 3)
C-13.20	SWM/EMP DETAILS (SHEET 2 OF 3)
C-13.30	SWM/EMP DETAILS (SHEET 3 OF 3)
C-14.00	SIGHT DISTANCE PROFILE - ANACOSTIA ROAD
C-14.10	SIGHT DISTANCE PROFILE - B STREET

24 SHEETS TOTAL

NOTE:

ALL SITE PLANS AND LANDSCAPE PLANS ARE SUBJECT TO REVISION. THE DEVELOPER RESERVES THE RIGHT TO MAKE CHANGES WITHOUT NOTICE, IN ELEVATIONS, DIMENSIONS, CONTOURS, ETC., INCLUDING THE SIZING, LOCATION, CREATION, OR ELIMINATION OF ANY PATIO, DECK, RETAINING WALL, OR OTHER LOT FEATURES. WHEN REQUIRED, APPROVAL OF ANY REVISION TO SITE AND LANDSCAPE PLANS WILL BE OBTAINED FROM THE APPROPRIATE LOCAL JURISDICTION.

OWNER / DEVELOPER

A&R / THC II, LLC
1040 PARK AVENUE, SUITE 300
BALTIMORE, MARYLAND 21201
(410) 783-4554

ARCHITECT:

GRIMM & PARKER
11785 BELTSVILLE DRIVE, SUITE 1400
CALVERTON, MARYLAND 20705
(301) 595-1000

LANDSCAPE ARCHITECT:

THE EDGECOMBE GROUP INC.
3415 HAMILTON STREET, SUITE 6
HYATTSVILLE, MARYLAND 20782
(301) 864-0042

Bowman CONSULTING

COVER SHEET

EASTGATE SENIOR RESIDENCES
B STREET S.E., SQUARE 5409

WASHINGTON DISTRICT OF COLUMBIA

PLAN STATUS	
11/28/05	1ST SUBM.
05/12/06	2ND SUBM.
08/13/06	ZONING COMM.

DATE	DESCRIPTION

DESIGN	DRAWN	CHKD
STL/KJC	KC	MSS

SCALE: H AS SHOWN V

JOB No. 3207-01-0022

DATE: FEBRUARY 2005

FILE No. 3207-D-FDP-01

SHEET C-1.00

LEGEND

EXISTING	DESCRIPTION	PROPOSED
350	INDEX CONTOUR	350
352	INTERMEDIATE CONTOUR	352
EX. E.P.	EDGE OF PAVEMENT	PROP. E.P.
EX. C & G	CURB AND GUTTER	
	TRANSITION FROM CG-6R TO CG-6	
	PROPOSED HEADER CURB	
	PROPERTY LINE	
	DEPARTING PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY	
	CENTERLINE	
	FLOOD PLAIN	
	CLEARING AND GRADING (LIMITS OF DISTURBANCE)	
X	FENCE LINE	X
	EASEMENT	
EX 8" W/M	WATER LINE	8" DIP W/M
EX W/V	WATER VALVE	
	REDUCER	
EX 8" SAN EX 15" RCP	SANITARY SEWER STORM SEWER	8" SAN 15" RCP
	CABLE TV	CATV
	ELECTRIC SERVICE	
T	TELEPHONE SERVICE	T
G	GAS LINE	G
+ 25.32	SPOT ELEVATION	25.32
	UTILITY POLE	
	SIGN	
SAN MH	SANITARY SEWER IDENTIFIER	A
STM MH	STORM DRAIN IDENTIFIER	2
	WATER METER	
	FIRE HYDRANT	
	PARKING INDICATOR (INDICATES THE NUMBER OF TYPICAL PARKING SPACES)	4
	STREET LIGHT	
	VEHICLES PER DAY (TRAFFIC COUNT)	255 VPD
	BEST PIT LOCATION RECOMMENDED/REQUIRED	
	HANDICAP RAMP	
	DENOTES CLEAR SIGHT TRIANGLE	
15" OAK	TREE	
	BENCHMARK	BM # 101 @ ELEV=101.82
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	STOP SIGN	
	STREET SIGN	
OHE	OVERHEAD ELECTRIC	OHE
OHT	OVERHEAD TELEPHONE	OHT
	HANDICAP PARKING SPACE (VAN)	VAN
	RIP RAP	

ABBREVIATIONS

A	AREA OF ARC				
AASHTO	AMERICAN ASSOCIATION OF STATE HWY & TRANSP OFFICIALS	I	RAINFALL INTENSITY	UL	UPPER LEVEL
AC	ACRE	ID	INSIDE DIAMETER OR IDENTIFICATION	UP	UTILITY POLE
ADJ	ADJACENT	IE	INVERT ELEVATION	USGS	US GEOLOGICAL SURVEY
AGGR	AGGREGATE	IN	INCH		
AHD	AHEAD	INV	INVERT	V OR VOL	VOLUME
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	IP	IRON PIPE	V OR VEL	VELOCITY
APPROX	APPROXIMATE	IPF	IRON PIPE FOUND	VA	VIRGINIA
ARCH	ARCHITECTURAL	IPS	IRON PIPE SET	VAN	HANDICAPPED VAN PARKING SPACE
ASPH	ASPHALT	JB	JUNCTION BOX	VB	VERTICAL BEND
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	JNT	JOINT	VC	VERTICAL CURVE
AWWA	AMERICAN WATER WORKS ASSOCIATION			VDOT	VA DEPT OF TRANSPORTATION
		K	SIGHT DISTANCE COEFFICIENT	VF	VERTICAL FOOT
B	BREADTH	Ka	CULVERT ENTRANCE LOSS COEFFICIENT	W	WEIGHT OR WIDTH
BC	BACK OF CURB	L	LENGTH	WBL	WEST BOUND LANE
BF	BASEMENT FLOOR	LAT	LATERAL	WL	WATER LINE
BLDG	BUILDING	LCG	LIMITS OF CLEARING & GRADING	WM	WATER METER
BM	BENCHMARK	LF	LINEAR FEET	W/M OR WM	WATER MAIN
BMP	BEST MANAGEMENT PRACTICES (WATER QUALITY)	LL	LOWER LEVEL	WQIA	WATER QUALITY IMPACT ASSESMENT
BOV	BLOW OFF VALVE	LOS	LINE OF SIGHT	WV	WATER VALVE
BRG	BEARING	LP	LOW POINT	XF	TRANSFORMER
BRL	BUILDING RESTRICTION LINE	LS	LOADING SPACE		
BVCE	BEGINNING VERTICAL CURVE ELEVATION	LT	LEFT	YI	YARD INLET
BVCS	BEGINNING VERTICAL CURVE STATION	M	MONUMENT FOUND	YR	YEAR
BW	BOTTOM OF WALL	MAX	MAXIMUM	Z	SIDE SLOPES
c,e	CENTER CORRECTION ON VERTICAL CURVE	MECH	MECHANICAL		
C	RUNOFF COEFFICIENT	MH	MANHOLE		
CAG	CABLE TELEVISION	MI	MILE		
CATV	CURB AND GUTTER	MIN	MINIMUM		
CB	CATCH BASIN	MISC	MISCELLANEOUS		
CBR	CALIFORNIA BEARING RATIO	MPH	MILES PER HOUR		
CC	CENTER TO CENTER	MS	MEDIAN STRIP		
CF	CUBIC FEET	MSL	MEAN SEA LEVEL		
CFS	CUBIC FEET PER SECOND				
CG(R)	CURB AND GUTTER (REVERSE SLOPE)	NA OR N/A	NOT APPLICABLE		
CH	CHORD	NBL	NORTH BOUND LANE		
CHBRG	CHORD BEARING	N/Y	NOW OR FORMERLY		
CIP	CAST IRON PIPE	NFA	NET FLOOR AREA		
CL	CENTERLINE OR CLASS	NO. OR #	NUMBER		
CL	CENTERLINE				
C/L	CENTERLINE	OC	ON CENTER		
CLR	CLEAR	OBJ	OBJECT		
CM	CUBIC METERS	OD	OUTSIDE DIAMETER		
CMP	CORRUGATED METAL PIPE	OH	OVERHANG		
CMS	CUBIC METERS PER SECOND	O/H	OVERHEAD		
CN	RUNOFF CURVE NUMBER	OHC	OVERHEAD CABLE		
CONT	CONTINUOUS	OHE	OVERHEAD ELECTRIC		
CO	CLEAN OUT	OHT	OVERHEAD TELEPHONE		
CONC	CONCRETE				
CS	CURB STOP	P	PERIMETER		
CT	COURT	P&P	PLAN AND PROFILE		
CTR	CENTERLINE	PC	POINT OF CURVATURE		
CY	CUBIC YARD	PCC	POINT OF COMPOUND CURVE		
		PCTC	POINT OF CURVATURE TOP OF CURB		
D	DEPTH	PCEP	POINT OF CURVE EDGE OF PAVEMENT		
DA	DRAINAGE AREA	PFM	PUBLIC FACILITIES MANUAL		
DB	DEED BOOK	PG	PAGE		
DEQ	VA. DEPARTMENT OF ENVIRONMENTAL QUALITY	PGL	POINT OF GRADE LINE		
DET	DETAIL	PI	POINT OF INTERSECTION		
DIA	DIAMETER	PL	PROPERTY LINE		
DIP	DUCTILE IRON PIPE	℄	PROPERTY LINE		
DI	DROP INLET	PRC	POINT OF REVERSE CURVE		
DIST	DISTANCE	PRELIM	PRELIMINARY		
DL	DOMESTIC LINE	PROP	PROPOSED		
DM	DROP MANHOLE	PT	POINT OF TANGENCY		
DOM	DOMESTIC	PVC	POINT OF VERTICAL CURVE		
DR	DRIVE	PVI	POINT OF VERTICAL INTERSECTION		
DRN	DRAINAGE AREA	PVMT	PAVEMENT		
DS	DOWN SPOUT	PVRC	POINT OF VERTICAL REVERSE CURVE		
DU	DWELLING UNITS	PVT	POINT OF VERTICAL TANGENT		
DWG	DRAWING				
D/W	DRIVEWAY	Q (cfs)	AMOUNT OF RUNOFF (FLOW RATE)		
Δ	DELTA				
E	RATE OF SUPER ELEVATION	R	RADIUS		
EA	EACH	RCP	REINFORCED CONCRETE PIPE		
EBL	EAST BOUND LANE	RD	ROAD OR ROOF DRAIN		
EC	EROSION CONTROL	REINF	REINFORCED		
EG	EDGE OF GUTTER	REQD	REQUIRED		
EGL	ENERGY GRADIENT LINE	RET	RETAINING		
EL	ELEVATION	REV	REVISION		
ELEC	ELECTRIC	RGP	ROUGH GRADING PLAN		
ELEV	ELEVATION	RMA	RESOURCE MANAGEMENT AREA		
ENGR	ENGINEER	ROM	REMOTE OUTSIDE MONITOR		
ENT	ENTRANCE	RPA	RESOURCE PROTECTION AREA		
EP	EDGE OF PAVEMENT	RR	RAILROAD		
EQUIP	EQUIPMENT	RT	RIGHT		
ES	END SECTION	RTE	ROUTE		
ESMT	EASEMENT	R/W	RIGHT OF WAY		
ETD	EXISTING TO BE DEMOLISHED				
ETR	EXISTING TO REMAIN	S	SPEED OR SLOPE		
ETRL	EXISTING TO BE RELOCATED	SAN	SANITARY		
ETRP	EXISTING TO BE REPLACED	SBL	SOUTH BOUND LANE		
EVCE	ENDING VERTICAL CURVE ELEVATION	SCH	SCHEDULE		
EVCS	ENDING VERTICAL CURVE STATION	SD	SIGHT DISTANCE		
EW	END WALL	SEC	SECTION		
EX	EXISTING	SECT	SECTION		
EQC	ENVIRONMENTAL QUALITY CORRIDOR	SEW	SEWER		
F	FIRE LINE	SF	SQUARE FEET		
FAR	FLOOR AREA RATIO	SH	SHOULDER		
FC	FACE OF CURB	SP	SPACE OR SITE PLAN		
FD	FLOOR DRAIN	SPEC	SPECIFICATIONS		
FF	FIRST FLOOR	STA	STATION		
FG	FINISH GRADE	STD	STANDARD		
FH	FIRE HYDRANT	STK	STACK		
FL	FLOW LINE	STM	STORM		
FND	FOUNDATION	STR	STRUCTURE		
FOY	FOYER	SWC	SERVICE		
FP	FLOOD PLAIN	S/W	SIDEWALK		
FPS	FEET PER SECOND	SWM	STORM WATER MANAGEMENT		
FS	FIRE SERVICE OR FACTOR OF SAFETY	Sx	CROSS SLOPE		
FT	FOOT / FEET	SY	SQUARE YARD		
G	GAS	T	TANGENT		
GAR	GARAGE	TB	TOP OF BANK OR TEST BORING		
GFA	GROSS FLOOR AREA	TC	TOP OF CURB		
GR	GUARD RAIL OR GRATE INLET	Tc	TIME OF CONCENTRATION		
		TEL	TELEPHONE		
H	HEAD	TEMP	TEMPORARY		
HC	HANDICAP	TH	TEST HOLE		
HB	HORIZONTAL BEND	TP	TEST PIT OR TREE PROTECTION		
HGL	HYDRAULIC GRADE LINE	TRANSP	TRANSPORTATION		
HORZ	HORIZONTAL	TW	TOP OF WALL OR TAILWATER		
HP	HIGH POINT	TYP	TYPICAL		
HR	HAND RAIL				
HT	HEIGHT	UG	UNDERGROUND		
HW	HEADWATER	UGE	UNDERGROUND ELECTRIC		
		UGT	UNDERGROUND TELEPHONE		
		UGC	UNDERGROUND CABLE		
		UD	UNDERDRAIN		

NOTE:
THIS IS A STANDARD SHEET. THEREFORE, SOME ABBREVIATIONS MAY APPEAR ON THIS SHEET AND NOT BE USED ON THE PROJECT.

NOTES

1. PROPERTY: CONSISTS OF A BLOCK SURROUNDED ANACOSTIA ROAD, S.E., RIDGE ROAD, S.E., AND B STREET, S.E.
2. OWNERSHIP: THE PROPERTY IS DEVELOPED AS A PRIVATE/PUBLIC PARTNERSHIP BETWEEN THE DISTRICT OF COLUMBIA HOUSING AUTHORITY "DCHA", A&R DEVELOPMENT CORPORATION AND THE HENSON DEVELOPMENT COMPANY.
3. ZONING: R-5-B, PUD
4. SITE AREA: 54,538 S.F. (1.25 AC.)
5. EXISTING USE: VACANT LOT
6. PROPOSED USE: 100 UNIT RESIDENTIAL SENIOR HOUSING DEVELOPMENT
7. SCOPE OF WORK: DEVELOPMENT OF RESIDENTIAL APARTMENT COMMUNITY. WILL CONSIST OF DEMOLITION AND CLEARING OF ENTIRE SITE AND PUBLIC SPACE WHICH AJNTS THE ADJOINING ROADWAYS. CONSTRUCTION OF UTILITIES, CURBS, GUTTERS, SIDEWALKS, BUILDINGS, AND LANDSCAPE AREAS AS INDICATED ON THE SITE PLAN.
8. ZONING ORDINANCE PROVISIONS:

ITEM	REQUIRED	PROPOSED
A. MINIMUM LOT SIZE:	NONE PRESCRIBED	N/A
B. MINIMUM LOT WIDTH:	NONE PRESCRIBED	N/A
C. MAXIMUM BUILDING HEIGHT:		
1) FEET:	80	47'-9"
2) STORIES:		4
D. F.A.R. (II):	3	1.59
E. LOT OCCUPANCY:	75%	64%
F. REAR YARD:	R-5-B	N/A
G. SIDE YARD:	R-5-B	N/A
H. ON-SITE PARKING REQUIREMENTS:		
1) 100 RESIDENTIAL		19
I. PRIVATE RESID. RECREATIONAL SPACE: (3.9% OF GROSS RESID. FLOOR AREA)		50% MIN. EXTERIOR

9. PROPOSED BUILDING FLOOR AREA (GROSS RESIDENTIAL FLOOR AREA): 86,424 S.F.
10. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE TO THE SITE. THE SEWER SYSTEM IS A SEPARATE SANITARY AND STORM SEWER SYSTEM. SEPARATE SANITARY AND STORM SEWER CONNECTIONS WILL BE PROVIDED.
11. NO ADJACENT OR NEIGHBORING PROPERTIES WILL BE ADVERSELY AFFECTED BY THE PROPOSED DEVELOPMENT.
12. THE TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN IS BASED UPON A SURVEY BY THIS FIRM.
13. FOR EASEMENTS NOT SHOWN, IF ANY, PLEASE REFER TO THE TITLE REPORT.
14. NO BURIAL STRUCTURES OR GRAVESITES ARE KNOWN TO EXIST ON THE SITE, TO THE BEST OF OUR KNOWLEDGE.
15. NO WETLANDS EXIST ON THE PROPERTY.
16. THIS SITE IS NOT LOCATED WITHIN A FLOODPLAIN.
17. THIS PROPOSED REDEVELOPMENT PROJECT SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS OF WASHINGTON, THE DISTRICT OF COLUMBIA, UNLESS WAIVED AND/OR MODIFIED BY SEPARATE APPLICATION.

GENERAL NOTES

1. NOTIFY DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION. MR. TED DYSON, ACTING CHIEF ENGINEERING INSPECTION BRANCH 202-787-2020.
2. CONTACT "MISS UTILITY" 1-800-257-7777 48 HOURS PRIOR TO THE START OF CONSTRUCTION. THE EXCAVATOR MUST NOTIFY ALL PUE COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION.
3. CONTACT DEPARTMENT OF PUBLIC WORKS – PUBLIC SPACE MAINTENANCE ADMINISTRATION 48 HOURS PRIOR TO START OF CONSTRUCTION ON 202-645-6030 OR 8031.
4. SEWER (SW) TO BE USED FOR CONSTRUCTION.
5. ALL PROPOSED WORK TO BE PERFORMED UNDER THE INSPECTION OF THE DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY.
6. ALL PROPOSED WORK TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY.
7. USE MANHOLE ENTRY SEALS WHERE REQUIRED.
8. THIS PLAN DOES NOT IMPLY THAT ALL UNDERGROUND UTILITIES AND THOSE SHOWN ARE NECESSARILY APPROXIMATE. THE CONTRACTOR SHALL TAKE ALL AND WHATEVER STEPS NECESSARY TO ACCURATELY LOCATE AND PROTECT ALL EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION TO ENSURE THAT THE PLANS CAN BE EXECUTED. IN THE EVENT OF CONFLICT, THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH WELL IN ADVANCE OF CONSTRUCTION.
9. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND MAKE ALL INSPECTIONS NECESSARY IN ORDER TO DETERMINE THE FULL EXTENT OF THE WORK REQUIRED TO MAKE THE COMPLETED WORK CONFORM TO THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK, CONDITIONS, THE CONFORMATION AND CONDITIONS OF THE EXISTING GROUND SURFACE AND THE CHARACTER OF EQUIPMENT AND FACILITIES NEEDED PRIOR TO AND DURING EXECUTION OF THE WORK. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE CHARACTER, QUALITY, AND QUANTITY OF SURFACE AND SUBSURFACE MATERIALS OR OBSTACLES TO BE ENCOUNTERED. ANY INACCURACIES OR DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS MUST BE BROUGHT TO THE OWNER'S ATTENTION IN ORDER TO CLARIFY THE EXACT NATURE OF THE WORK TO BE PERFORMED PRIOR TO THE COMMENCEMENT OF ANY WORK.
10. THE PROPOSED STORMWATER MANAGEMENT SYSTEMS SHALL BE PRIVATELY OWNED AND MAINTAINED.
11. CONTRACTOR SHALL COORDINATE UTILITY POLE AND UNDERGROUND CONDUIT RELOCATIONS WITH PEPCO, WASHINGTON GAS, BELL ATLANTIC AND DISTRICT CABLE VISION.
12. THIS PLAN IS FOR THE CONSTRUCTION OF A 4-STORY RESIDENTIAL BUILDING AND ASSOCIATE INFRASTRUCTURE.
13. SCHEDULE AND HOLD PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR. CALL (202) 535-2240 FOR APPOINTMENT.
14. UNDER DCWASA CUSTOMER FEES AND CHARGES, CONTRACTORS, PLUMBERS, OWNERS ARE RESPONSIBLE FOR EXCAVATION, BACKFILLING, REPAVING AND RESTORATION OF PUBLIC SPACE FOR STREET AND SIDEWALK CUTS, FOR NEW UTILITIES, CONNECTIONS AND TAPS. REMOVALS, ABANDONMENTS, OF SERVICES MUST BE PERFORMED BY THE CONTRACTOR, AT THE WATER AND SEWER LINE WITHIN THE PUBLIC SPACE AND REPAIRED UNDER DCWASA INSPECTION. DCWASA IS NOT RESPONSIBLE FOR FINAL RESTORATION OF STREET AND SIDEWALK CUTS PERFORMED BY THE CONTRACTOR OR DEVELOPER.
15. NOTIFY DCWASA ONE WEEK PRIOR TO START OF CONSTRUCTION:
    UTILITY INSPECTION STATION (202) 787-2377
    WATER SERVICES (202) 612-3400 OR 3460
    SEWER SERVICES (202) 264-3824 OR 3829
16. DEVELOPERS, CONTRACTORS AND PLUMBERS MUST SUBMIT FINAL CONSTRUCTION AS-BUILT INFORMATION TO THE APPROPRIATE DCWASA INSPECTOR(S) FOR REVIEW AND APPROVAL, UPON COMPLETION OF NEW AND EXISTING UTILITIES TO BE ABANDONED IN PUBLIC SPACE. AS-BUILT DRAWINGS MUST SHOW DIMENSIONS, ELEVATIONS AND RELOCATION OF ANY WASA UTILITIES AND PERTINENT INFORMATION.
17. ONCE THE WASA INSPECTOR APPROVES THE AS-BUILT, A COPY MUST BE SUBMITTED TO THE DOCUMENTS AND PERMITS OFFICE, RM 203 AND THE WATER AND SEWER DESIGN SECTION AT: 5000 OVERLOOK AVENUE, S.W., 5TH FLOOR, WASHINGTON, DC.
18. LAYOUT AND DESIGN OF ELECTRICAL, GAS AND TELEPHONE WERE PROVIDED TO BOWMAN CONSULTING GROUP BY THE DEVELOPER AND ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE PERMITS AND SHALL OBTAIN COPIES OF ALL DOCUMENTS THAT ARE RELATIVE TO THE DESIGN OF THESE UTILITIES.

Bowman CONSULTING

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NOTES, ABBREVIATIONS AND LEGEND

EASTGATE SENIOR RESIDENCES

B STREET S.E., SQUARE 5409

DISTRICT OF COLUMBIA

WASHINGTON

PLAN STATUS	
11/30/05	1ST SUBM
05/11/05	DP SUBM
06/13/05	ZONING COMM
DATE	DESCRIPTION

DTL/AJC	KC	MGS
DESIGN	DRAWN	CHKD

SCALE: H: NO SCALE
V:

JOB No. 3207-01-002

DATE : FEBRUARY 2005

FILE No. 3207-0-FDP-01

SHEET C-2.00

Cad file name: T:\3207-01-002\Engineering\Civil Plans\3207-0-Cover.dwg

LEGEND

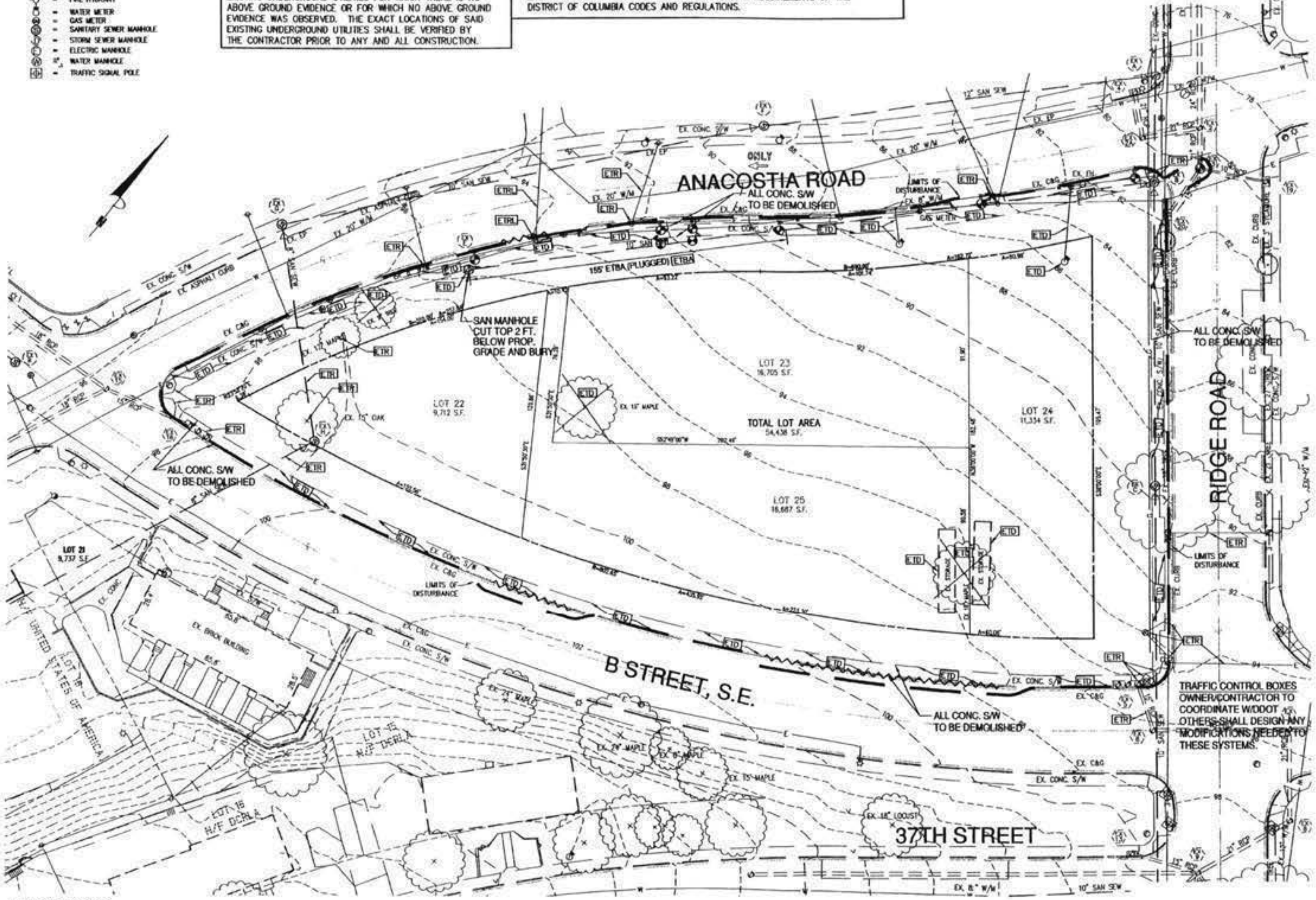
- = WATER VALVE
- = GAS VALVE
- = LIGHT POLE
- = POWER POLE
- = GUY WIRE
- = FIRE HYDRANT
- = WATER METER
- = GAS METER
- = SANITARY SEWER MANHOLE
- = STORM SEWER MANHOLE
- = ELECTRIC MANHOLE
- = WATER MANHOLE
- = TRAFFIC SIGNAL POLE

CAUTION!!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

MISS UTILITY

CALL "MISS UTILITY" AT 1-800-257-7777 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF THE DISTRICT OF COLUMBIA CODES AND REGULATIONS.



EXISTING SANITARY SEWER TABULATION

A TOP = 78.33
12" IN = 69.94 (FR. F)
12" IN = 70.31 (FR. B)
12" OUT = 69.94

B TOP = 80.85
10" IN = 73.65 (FR. E)
10" IN = 73.01 (FR. C)
10" OUT = 72.94

C TOP = 89.72
INV. = 80.24 (PER RECORDS)

D TOP = 100.21
10" IN = 90.71 (FR. THE WEST)
10" IN = 90.19 (FR. THE SOUTH)
10" OUT = 90.10

E TOP = 95.51
10" IN = 84.71
10" OUT = 84.64

F TOP = 88.61
10" IN = 80.87
12" OUT = 80.58

G TOP = 95.91
8" IN = 87.64
10" OUT = 86.79

H TOP = 100.33
8" IN = 93.81
8" OUT = 93.30

J TOP = 107.90
8" IN = 104.15
8" OUT = 103.82

K TOP = 94.65
10" IN = 84.85
10" OUT = 84.07

EXISTING STORM SEWER TABULATION

1 TOP = 69.68
24" IN = 59.18
24" OUT = 55.96

2 TOP = 79.29
21" IN = 69.29
21" IN = 68.99 (FR. 3)
24" OUT = 68.86

2A TOP =

3 TOP = 80.25
IN = 70.55
10" IN = 74.22
15" IN = 75.05
21" OUT = 70.20

4 TOP = 79.35
21" OUT = 75.35

5 TOP = 95.87
(FILLED, NO INVERTS POSSIBLE)

6 TOP = 96.19
10" INV = 89.00 (PER RECORDS)

7 TOP = 95.65
18" IN = 87.49
21" IN = 87.10
24" OUT = 86.95

8 TOP = 98.39
21" IN = 89.66
21" OUT = 89.64

9 TOP = 99.74
21" INV = 91.28 (PER RECORDS)

10 TOP = 102.03
(FILLED, NO INVERTS POSSIBLE)

11 TOP = 102.08
(FILLED, NO INVERTS POSSIBLE)

12 TOP = 101.41
(FILLED, NO INVERTS POSSIBLE)

13 TOP = 100.01
(FILLED, NO INVERTS POSSIBLE)

14 TOP = 80.84
18" INV = 71.90 (PER RECORDS)

15 TOP = 96.34
15" IN = 90.29
18" IN = 87.07
18" OUT = 86.97

16 TOP = 98.27
15" OUT = 93.37

17 TOP = 96.33
15" IN = 91.53
18" OUT = 88.08

18 TOP = 95.36
(FILLED, NO INVERTS POSSIBLE)

19 TOP = 80.03
(FILLED, NO INVERTS POSSIBLE)

20 TOP = 81.54
(FILLED, NO INVERTS POSSIBLE)

DEMOLITION NOTES:

1. ALL DEMOLITION SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE CURRENT REGULATIONS OF THE DISTRICT OF COLUMBIA.
2. ALL APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING DEMOLITION.
3. REFER TO GENERAL NOTES, SHEET 2, FOR ADDITIONAL NOTES.
4. ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN PER EXISTING RECORDS. CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO ASCERTAIN THE EXISTENCE AND LOCATION OF EXISTING UTILITIES.
5. ITEMS SHOWN TO BE RELOCATED SHALL BE CAREFULLY REMOVED AND STORED BY THE CONTRACTOR UNTIL SUCH TIME AS THEY CAN BE PLACED IN THEIR NEW LOCATION. CONTRACTOR SHALL VERIFY THESE ITEMS WITH THE OWNER, PRIOR TO CONSTRUCTION.
6. ALL ITEMS WHICH REQUIRE VERIFICATION BETWEEN THE CONTRACTOR AND THE OWNER SHALL BE DONE IN WRITING BY THE CONTRACTOR PRIOR TO BIDDING AS A METHOD OF BID CLARIFICATION.
7. CONTRACTOR TO STUDY GEOTECHNICAL INFORMATION AVAILABLE AND CLEARLY REPORT PROPOSED CONSTRUCTION METHODOLOGIES TO THE OWNER PRIOR TO BIDDING.
8. CONTRACTOR MUST ADHERE TO ALL SAFETY REGULATIONS GIVEN BY O.S.H.A.
9. CONTRACTOR SHALL SECURE A D.C. CONSTRUCTION PERMIT PRIOR TO WORKING IN PUBLIC OPEN SPACE.
10. THE CONTRACTOR SHALL CALL "MISS UTILITY" AT 1-800-257-7777 AT LEAST FIVE (5) DAYS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.
12. RECORD INFORMATION TAKEN FROM D.C. RECORDS FOR WATER AND SEWER AS WELL AS SOME FIELD RUN SURVEY DONE BY THIS FIRM. THE CONTRACTOR SHALL INCLUDE WITHIN HIS SCOPE OF WORK, PROVISIONS FOR EXCAVATING AND REMOVAL OF ANY ABANDONED UTILITIES ON SITE. THE CONTRACTOR SHALL EXAMINE THE D.C. DRAWINGS, PRIOR TO CONSTRUCTION.
13. THE TEST PIT LOCATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO REVISIONS. ADDITIONAL TEST PITS MAY BE REQUIRED, FOLLOWING "UTILITY MARK-OUT" PROCEDURES (ie. TEST PITS FOR GAS, ELECTRIC, CABLE, TELEPHONE, ETC.) AS ORDERED BY THE CONTRACTOR VIA MISS UTILITY. ADDITIONAL TEST PITS MAY ALSO BE REQUIRED SHOULD PROPOSED UTILITY LOCATIONS BE REVISED, PRIOR TO FINAL JURISDICTIONAL APPROVAL.
14. PLEASE NOTE THAT THE CONTRACTOR MAY BE REQUIRED TO REPAIR AND REPLACE ANY EXISTING CURB AND GUTTER THAT IS DAMAGED DURING CONSTRUCTION OR DOES NOT MEET DC REGULATIONS AS DIRECTED BY DC GOVERNMENT PERSONNEL. THIS IS AN ADDITION TO THE AMOUNT OF CURB AND GUTTER SHOWN TO BE REMOVED.
15. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH PEPCO ON ANY POLE RELOCATIONS. THIS SHALL INCLUDE ANY ISSUES RELATIVE TO EXISTING GUY WIRES, STREET LIGHTS, AND TRAFFIC CONTROL DEVICES.
16. ALL EXISTING WATER AND SANITARY CONNECTIONS MUST BE DISCONNECTED FROM PUBLIC SYSTEM.

UTILITY CONTACTS

1. ELECTRIC: PEPCO
c/o KATHY BROOKS
1900 PENNSYLVANIA AVENUE, NW
ROOM 322
WASHINGTON, DC 20068
(202) 872-3041

2. NATURAL GAS: WASHINGTON GAS
c/o AL COSTIGAN/ANN KERN
6801 INDUSTRIAL ROAD
ROOM 2021
WASHINGTON, DC 22151
(703) 750-4843/(703) 750-4445

3. TELEPHONE: VERIZON (BELL ATLANTIC)
c/o RUSSELL SULLIVAN
(202) 636-0242

4. CABLE TV: DISTRICT CABLE VISION
CONSTRUCTION DEPARTMENT
900 MICHIGAN AVENUE, NE
WASHINGTON, DC 20017
(202) 832-2001

5. TELE/CATV/HS INTERNET: STAR POWER
c/o WAYNE OWENS
10000 DEREKWOOD LANE
LANHAM, MD 20706
(301) 531-2740
EMAIL: WAYNE.OWENS@RCN.NET

LEGEND

- : TEST PIT REQUIRED (EXACT LOCATION)
- ETBA : EXISTING TO BE ABANDONED
- ETR : EXISTING TO REMAIN
- ETD : EXISTING TO BE DEMOLISHED
- ETRP : EXISTING TO BE REPLACED
- ETRL : EXISTING TO BE RELOCATED
- : LIMIT OF EXISTING CURB & GUTTER REMOVAL

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EXISTING CONDITIONS AND DEMOLITION PLAN

EASTGATE SENIOR RESIDENCES

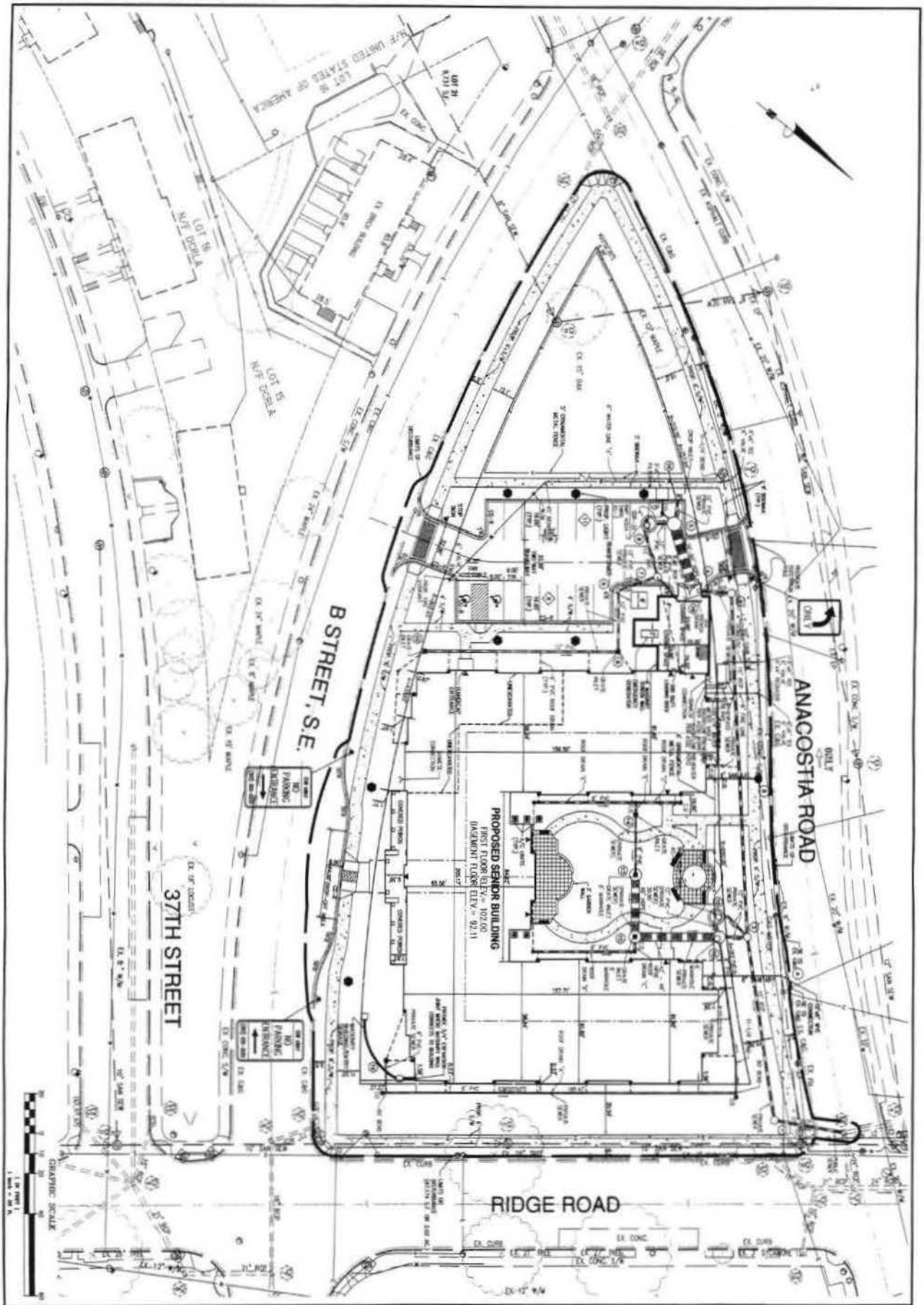
B STREET S.E., SQUARE 5409

WASHINGTON DISTRICT OF COLUMBIA

DISTRICT OF COLUMBIA PROFESSIONAL ENGINEER

PLAN STATUS	
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05/11/05	OP SUBM.
06/13/05	ZONING COMM.
DATE	DESCRIPTION

STL/KJC DESIGN	KC DRAWN	MSS CHKD
SCALE	H: 1"=25' V:	
JOB No.	3207-01-002	
DATE :	FEBRUARY 2005	
FILE No.	3207-D-FDP-01	
SHEET	C-3.00	



GEOMETRIC LAYOUT PLAN

EASTGATE SENIOR RESIDENCES

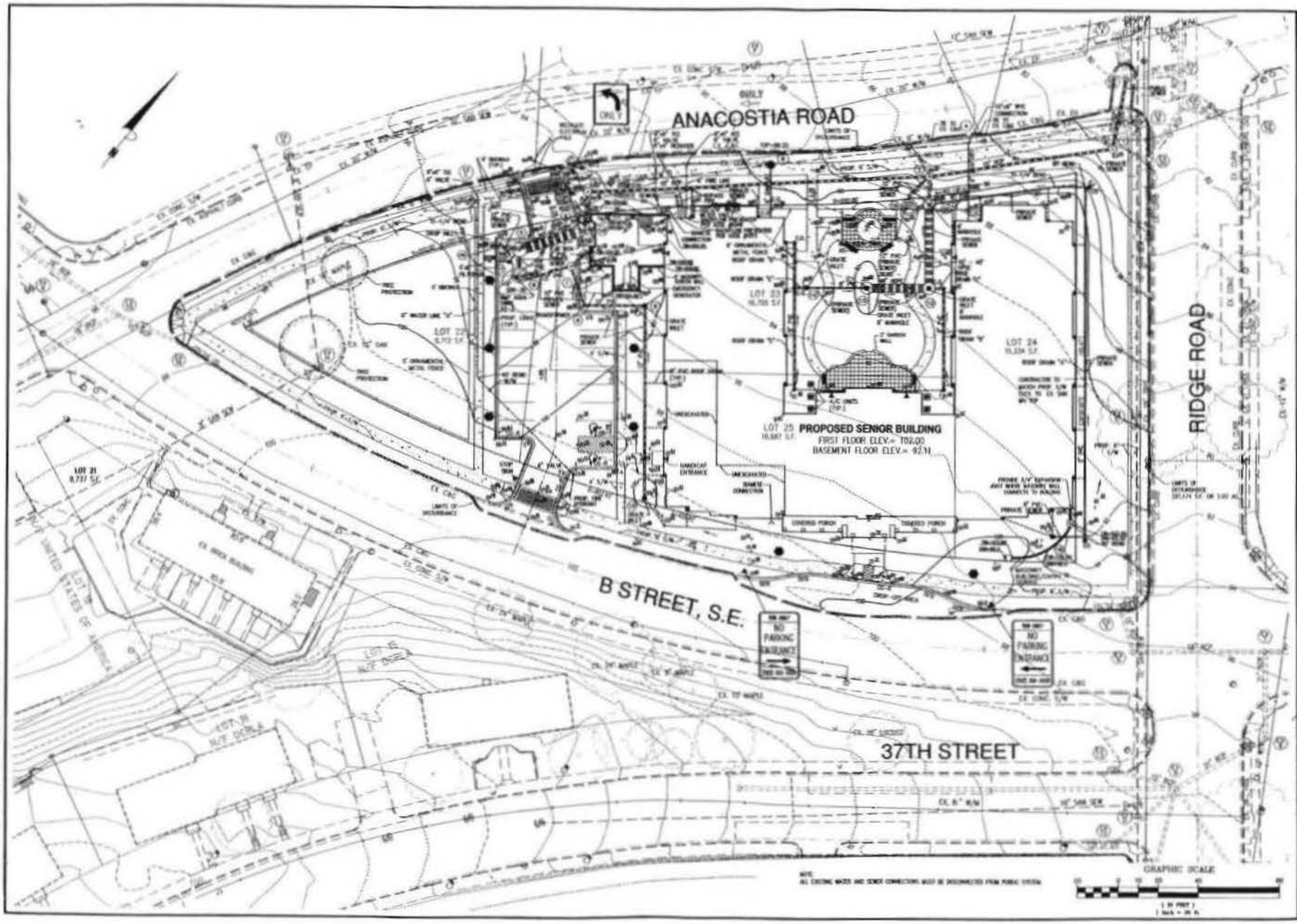
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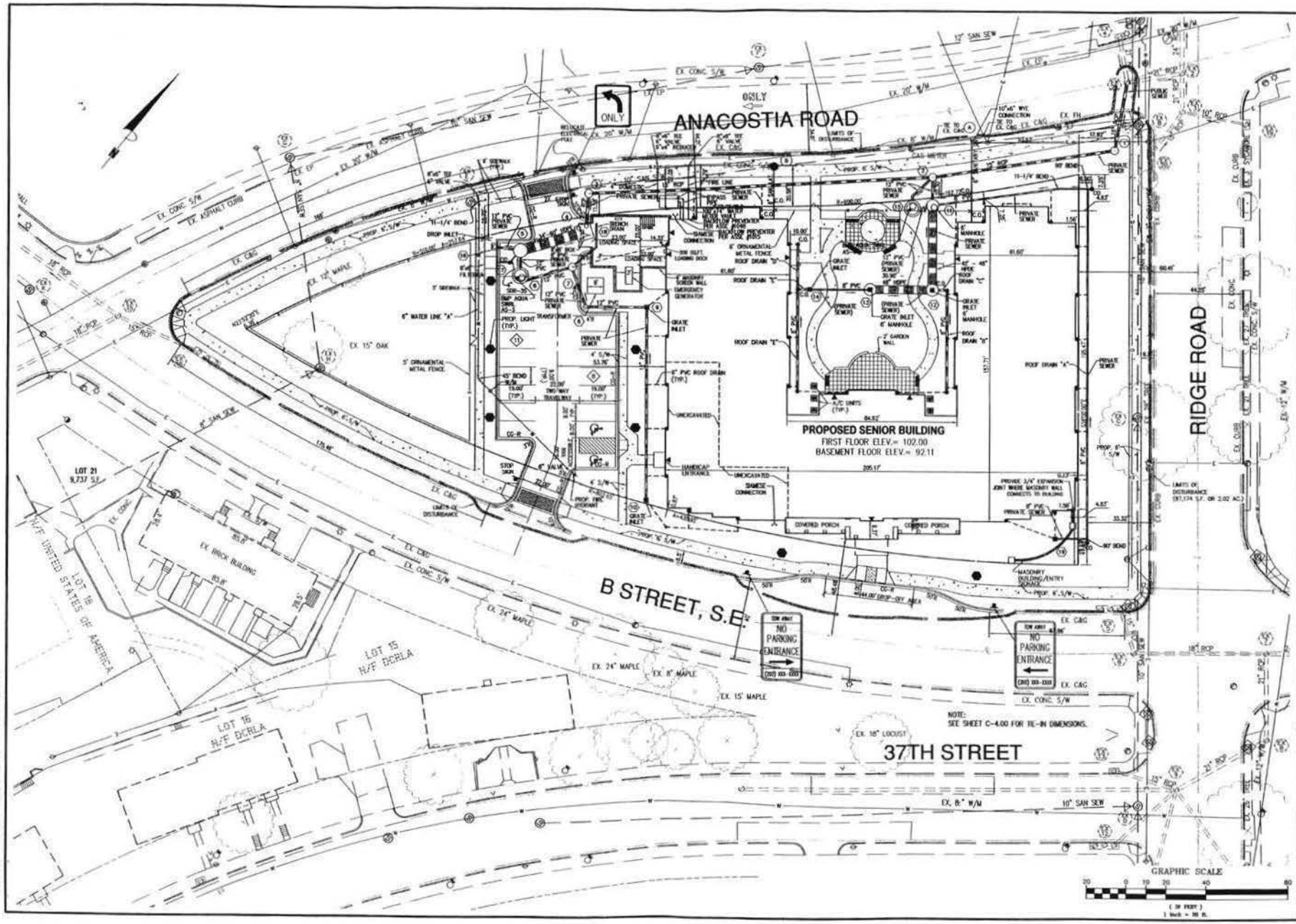
GRADING PLAN

EASTGATE SENIOR RESIDENCES

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WASHINGTON DISTRICT OF COLUMBIA

JOB No.	3207-01-0032
DATE	FEBRUARY 2005
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PUBLIC SPACE PLAN

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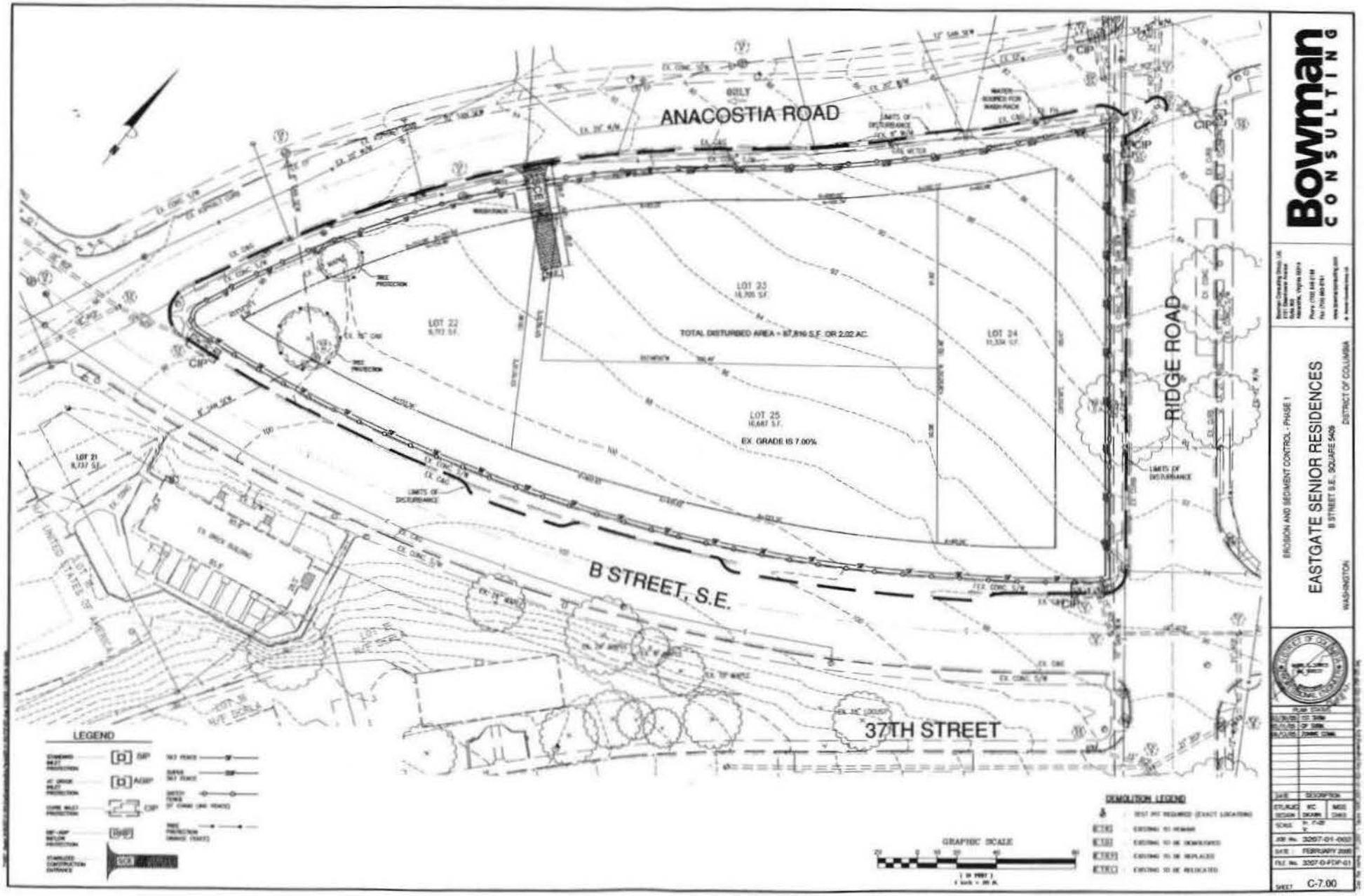
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DISTRICT OF COLUMBIA
MARK S. SIMES
No. 900527
PROFESSIONAL ENGINEER

PLAN STATUS	
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05/31/06	2ND SUBM.
08/15/06	ZONING COMM.

DATE	DESCRIPTION
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DESIGN	DRAWN / CHKD
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JOB No.	3207-01-002
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EROSION AND SEDIMENT CONTROL - PHASE I

EASTGATE SENIOR RESIDENCES

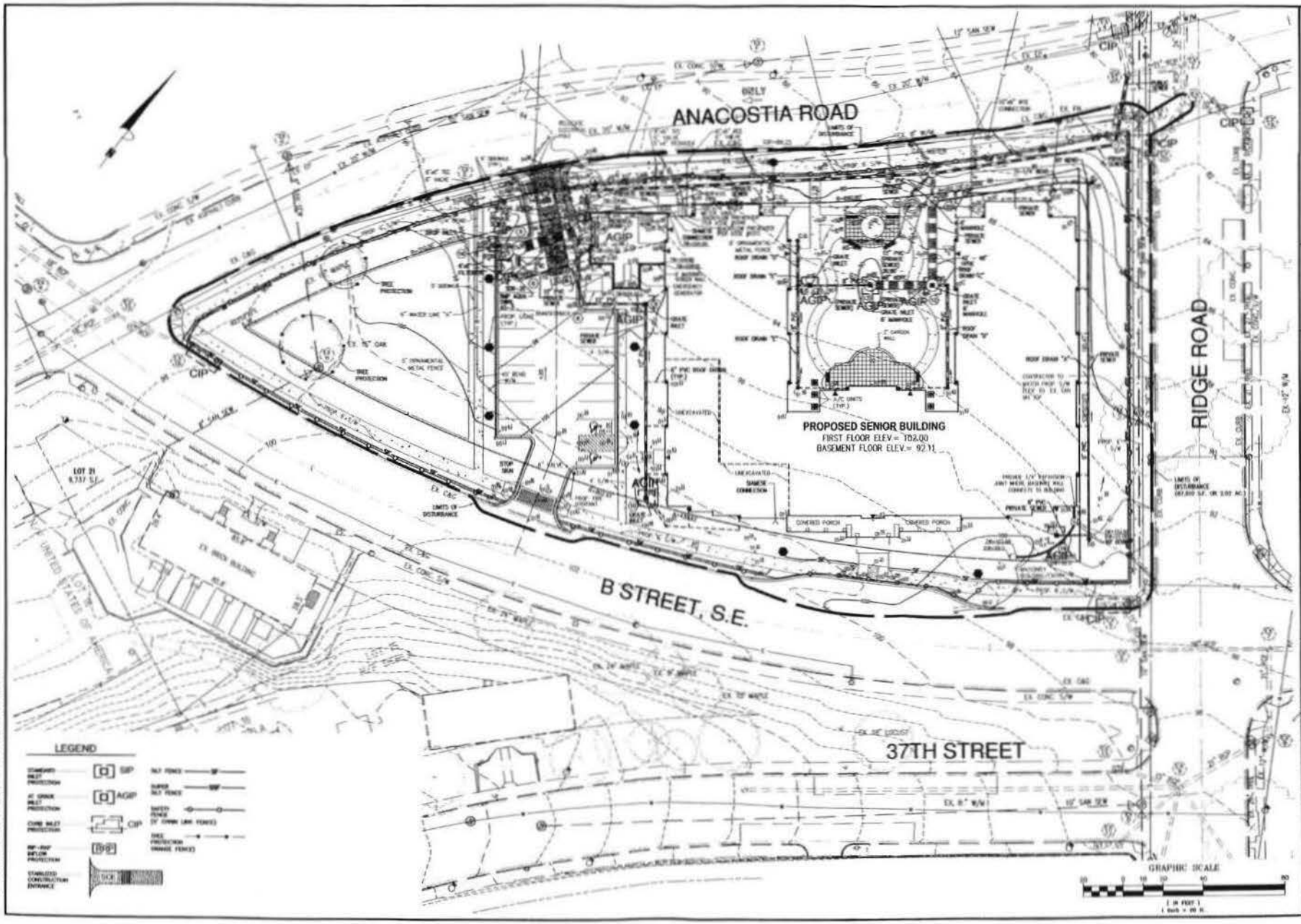
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DISTRICT OF COLUMBIA

WASHINGTON

DATE	DESCRIPTION
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DESIGN	DK/MR
SCALE	AS SHOWN
JOB No.	3207-01-0002
DATE	FEBRUARY 2020
FILE No.	3207-D-FDP-01

SHEET C-7.00



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EROSION AND SEDIMENT CONTROL - PHASE 2

EASTGATE SENIOR RESIDENCES

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ISSUANCE	NO.
DESIGN	DRAWN
SCALE	AS SHOWN

JOB No. 3207-01-0002

DATE: FEBRUARY 2005

FILE No. 3207-D-FDP-01

SHEET C-7.10

STANDARD EROSION CONTROL NOTES

1. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF ON-SITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED.
2. ALL DEBRIS IS TO BE REMOVED FROM SITE.
3. ALLEY AND/OR STREET(S)/SIDEWALK SHALL BE SWEPT CLEAN AT ALL TIMES DURING DEMOLITION, EXCAVATION, AND CONSTRUCTION.
4. ALL CATCH BASINS AND SEWER AREAS SHALL BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
5. IF ANY CATCH BASINS OR SEWERS BECOME CLOGGED AS A RESULT OF DEMOLITION, EXCAVATION, OR CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEANING.
6. WHEN SEDIMENT TRAP/SEDIMENT TANK HAS REACHED SITE CAPACITY, CLEANING OUT OF TANK IS REQUIRED.
7. ANY DEWATERING REQUIREMENTS OF EXCAVATION, SHALL BE COORDINATED AND COMPLIED WITH PRIOR TO COMMENCEMENT OF THE ESTABLISHMENT AND FOR DURATION OF THE PROJECT.
8. ACTIVE SHORING OR BRACING, WHERE IS THE NEED FOR DISMANTLING TO PREVENT EROSION AND SEDIMENT SUPPLY FROM OCCURRING SUCH AS APPLYING SEED, SOIL FOOD, MULCH OR MATERIAL ETC.
9. ANY SPECIAL APPROVAL LETTER, WORKING EROSION AND SEDIMENT CONTROL PLANS, PERMIT CARD SHEETS, ETC. SHALL BE AVAILABLE AT THE SITE FOR INSPECTION BY AUTHORIZED OFFICIALS OF DCRA RESPONSIBLE FOR PROJECT.
10. TEMPORARY SEDIMENT CONTROL DEVICES MAY BE REMOVED, WITH PERMISSION OF DCRA INSPECTION, WITHIN THIRTY (30) CALENDAR DAYS FOLLOWING ESTABLISHMENT OF PERMANENT STABILIZATION.
11. VEGETATIVE STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH THE DCRA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. REFER TO APPROPRIATE SPECIFICATIONS FOR TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, SODDING AND GROUND COVERS.
12. SEDIMENT RUNNING FROM READY MIXED CONCRETE TRUCKS SHALL BE PLACED AND STABILIZED IN APPROVED AREAS, BUT MAY NOT BE WASHED INTO STORM DRAINS OR WASH-OUT AREA. WHEN PUMPING CEMENT GROUT MIXED, THE DISCHARGE HOSE MUST BE DIRECTED TO A SEDIMENT TRAPPING DEVICE. NO RELEASE FROM SITE. A TRAP FIT MAY BE USED TO CONTAIN SMALL RESIDENCES ONE BEING PUMPED OUT.
13. WHERE SILTING APPROPRIATE BY THE ENGINEER OR INSPECTION, SEDIMENT TRAPS AND BARRIERS MUST NEED TO BE INSTALLED WITH AN APPROVED SAFETY FENCE. THE FENCE MUST CONFORM TO LOCAL ORDINANCES AND REGULATIONS. THE DEVELOPER OR CONTRACTOR SHALL CHECK WITH LOCAL BUILDING OFFICIALS ON APPLICABLE SAFETY REQUIREMENTS. WHERE SAFETY FENCE IS DEEMED APPROPRIATE AND LOCAL ORDINANCES DO NOT SPECIFY FENCING SIZES AND TYPES, THE FOLLOWING SHALL BE USED AS A MINIMUM STANDARD. THE SAFETY FENCE MUST BE MADE OF WOVEN WIRE AND AT LEAST 42 INCHES HIGH, HAVE POSTS SPACED NO FARTHER APART THAN 8 FEET, HAVE MESH OPENINGS NO GREATER THAN 2 INCHES IN WIDTH AND 1 INCHES IN HEIGHT WIDE.
   A MINIMUM OF 14 GAUGE WIRE. SAFETY FENCE MUST BE MAINTAINED AND IN GOOD CONDITION AT ALL TIMES.
14. SEDIMENT CONTROL FOR UTILITY CONSTRUCTION FOR AREAS OUTSIDE OF DESIGNED CONTROLS OR AS DIRECTED BY ENGINEER OR DCRA INSPECTOR.
   (A) CALL "MISS UTILITY" AT 1-800-257-7777 48 HOURS PRIOR TO THE START OF WORK.
   (B) EXCAVATED VIRGIN MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF THE TRENCH.
   (C) TRENCHES FOR UTILITY INSTALLATION SHALL BE BACKFILLED, COMPACTED AND STABILIZED AT THE END OF EACH WORKING DAY. NO MORE TRENCHES SHALL BE OPENED THAN CAN BE COMPLETED THE SAME DAY, UNLESS.
   (D) TEMPORARY SILT FENCE SHALL BE PLACED IMMEDIATELY DOWNSLOPE OF ANY DISTURBED AREA INTENDED TO REMAIN DISTURBED FOR MORE THAN ONE DAY.

OFF-SITE SPOIL, WASTE, OR BORROW AREAS IN THE DISTRICT OF COLUMBIA OR ON FEDERAL PROPERTY MUST HAVE PRIOR APPROVAL BY DCRA. ALL WASTE AND BORROW AREAS OFF-SITE MUST BE PROTECTED BY SEDIMENT CONTROL MEASURES AND STABILIZED IN ACCORDANCE WITH THE ORDINANCES AND REGULATIONS OF THE JURISDICTION WHERE THE SPOIL, WASTE, OR BORROW AREA IS LOCATED/STABILIZED.

SITE INFORMATION:	PARCEL A
TOTAL AREA OF SITE	1.91 ACRES
AREA DISTURBED	2.0± ACRES
BUILDING AREA	0.34 ACRES
TOTAL CUT	1050 CU. YDS. *
TOTAL FILL	CU. YDS. *
OFFSITE WASTE/BORROW AREA LOCATION	TO BE SUBMITTED BY CONTRACTOR FOR APPROVAL

* THESE NUMBERS ARE FOR PERMIT PURPOSES ONLY AND NOT FOR BIDDING.

STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE SO AS TO MINIMIZE THE EVACUATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE DURATION.
2. THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL, AND OTHER DELETERIOUS MATERIAL TO BE USED FOR ON-SITE DUST CONTROL.
3. THE CONTRACTOR SHALL SUPPLY WATER SPRINKLING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREAS.
4. THE CONTRACTOR SHALL IMPLEMENT DIRECT DUST CONTROL MEASURES DURING ACTIVE CONSTRUCTION PERIODS ON-SITE. THESE CONTROL MEASURES SHALL GENERALLY CONSIST OF WATER APPLICATIONS THAT SHALL BE APPLIED A MINIMUM OF ONCE PER DAY DURING DRY WEATHER OR MORE OFTEN AS REQUIRED TO PREVENT DUST EMISSIONS.
5. FOR WATER APPLICATION TO UNSATURATED SOIL SURFACES, THE CONTRACTOR SHALL:
   A. APPLY WATER WITH EQUIPMENT CONSISTING OF TANK, SPRAY BAR/PUMP WITH DISCHARGE PRESSURE GAUGE.
   B. ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER.
   C. DISPERSE WATER THROUGH NOZZLES ON SPRAY BAR AT 20 PSI (137 KPA), MINIMUM. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
6. FOR WATER APPLICATION TO SOIL SURFACES DURING DEMOLITION AND/OR EXCAVATION, THE CONTRACTOR SHALL:
   A. APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND MIST NOZZLES.
   B. LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA CAN BE MISTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
   C. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND THE SITE BOUNDARIES.

VEGETATIVE STABILIZATION

PERMANENT AND TEMPORARY SEEDING, SODDING AND MULCHING

I. SITE PREPARATION

PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN (A) SEVEN CALENDAR DAYS AS TO THE SURFACE OF ALL SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, CHANNEL STABILIZATION STRUCTURES, SEDIMENT BASINS, GRADED SLOPES AND FILLS, SEDIMENT TRAPPING DEVICES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND (B) FOURTEEN DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

II. SEEDBED PREPARATION AND SEEDING APPLICATION

THE TOP LAYER OF SOIL SHALL BE LOOSENED, LIMED AND FERTILIZED BY RAKING, DISCING OR HARROWING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING. FLAT AREAS AND SLOPES UP TO 3 TO 1 GRADE SHALL BE LOOSE AND FRIABLE TO A DEPTH OF AT LEAST 3 INCHES SLOPES STEEPER THAN 3 TO 1 SHALL HAVE THE TOP 1-3 INCHES OF SOIL LOOSE AND FRIABLE BEFORE SEEDING. FLAT AREAS AND SLOPES UP TO 3 TO 1 GRADE SHALL BE LOOSE AND FRIABLE TO A DEPTH OF AT LEAST 3 INCHES. SLOPES STEEPER THAN 3 TO 1 SHALL HAVE THE TOP 1-3 INCHES OF SOIL LOOSE AND FRIABLE BEFORE SEEDING.

APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKSEEDER OR HYDROSEEDER (ON A FINE MIXTURE SEEDINGS).

III. SOIL AMENDMENTS

LIME AND FERTILIZE ACCORDING TO SOIL TESTS, IN LIEU OF SOIL TEST APPLY THE FOLLOWING:

AGRICULTURAL LIMESTONE:	1 TONS PER ACRE OR 46 LBS/1,000 SQ.FT. (PERMANENT AND SEEDING MIXTURE)
FERTILIZER:	1. 500 PER ACRE OR 46 LBS/1,000 SQ.FT. 10-10-10 OR EQUIVALENT AT 1,000 LBS ACRE OR 23 LBS PER 1,000 SQ. FT. (PERMANENT AND SEEDING)

IV. SEDIMENT CONTROL PRACTICES, SEEDING

SEED: "KENTUCKY 31" TALL FESCUE 60 LBS/ACRE OR 1.38 LBS/1,000 SQ. FT AND ITALIAN (ANNUAL) RYEGRASS 40 LBS/ACRE OR 90 LBS/1,000 SQ. FT.

DATES: 9/2 – 10/31 3/1 – 6/14 WITH IRRIGATION.

V. TEMPORARY SEEDING PER ORDINANCE SEASON

SEED: ITALIAN OR PERENNIAL RYEGRASS 40 LBS/ACRE OR 90 LBS/1,000 SQ. FT.

DATES: 2/1 – 4/30 AND 8/15 – 11/30.

SITE: MILLET 40 LBS/ACRE OR 0.92 LBS/1,000 SQ. FT.

DATES: 5/1 – 8/14

VI. PERMANENT SEEDING

A. RESIDENTIAL AND HIGH MAINTENANCE AREAS

1. KENTUCKY BLUEGRASS, "ALLIA", "BRISA", "FYLANA", "MAYSAR", "SOLAMBAY", "SYDNEY", "ADELPHI", "NORTH DAKOTA", "SONNET" ANY THREE VARIETIES AT 30 LBS. TO MAKE 90 LBS/ACRE OR 2 LBS/1,000 SQ.FT. AND TWO FESCUE – "FUNDLAWN" OR EQUIVALENT 10 LBS/1,000 SQ.FT.

DATES: 2/1 – 4/30 AND 8/15 – 10/31.

2. "KENTUCKY 31" TALL FESCUE 200 LBS/ACRE OR 4.6 LBS/1,000 SQ. FT.

DATES: 2/1 – 10/31 3/1 – 8/14 IRRIGATION REQUIRED.

B. LOW MAINTENANCE AND MINING AREAS

"KENTUCKY 31" TALL FESCUE 40 LBS/ACRE OR 0.92 LBS/1,000 SQ. FT. AND "PERENNIAL" SERICEA LESPEDEZA (INOCULATED)200 LBS/ACRE OR 0.46 LBS/1,000 SQ. FT.

DATES: 2/1 – 4/30 AND 8/15 – 10/31

C. GENERAL AND LARGE ACREAGE

"KENTUCKY 31" TALL FESCUE 60 LBS./ACRE OR 1.38 LBS/1,000 SQ/FT.(0.3 kg/100 sq.m)

VII. MULCHING

ALL SEEDED AREAS REQUIRE MULCHING. USE MULCH ONLY DURING NON-SEEDING DAYS UNTIL SEEDING CAN BE DONE.

MULCH SHALL BE ANCHORED UNSCRAPED SMALL GRAIN STRAW APPLIED AT A RATE OF 1 TO 2 TONS/ACRE OR 70–90 LBS/1,000 SQ.FT. (2 BALES) MULCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEED SEED AND SHALL BE FREE OF PROHIBITED NOXIOUS WEEDS. SPREAD MULCH ONE INCH (1") MECHANICALLY OR BY HAND. MULCH ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER MULCH PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. USE MULCH ANCHORING TO MINIMIZE MOVEMENT OF MULCH BY WIND, MULCH ANCHORING TOOL, PEG AND TWINE OR LIQUID MULCH BINDERS.

LIQUID MULCH BINDER SHALL BE EMULSIFIED ASPHALT APPLIED AT 4 GALS/1,000 SQ.FT. (400 GALS/ACRE) OR 5 GAL. PER 1,000 SQ. FT. SLOPES 8-15:1 OR MORE HIGH USE 240 GAL/ACRE OR 6 GAL./1,000 SQ. FT.

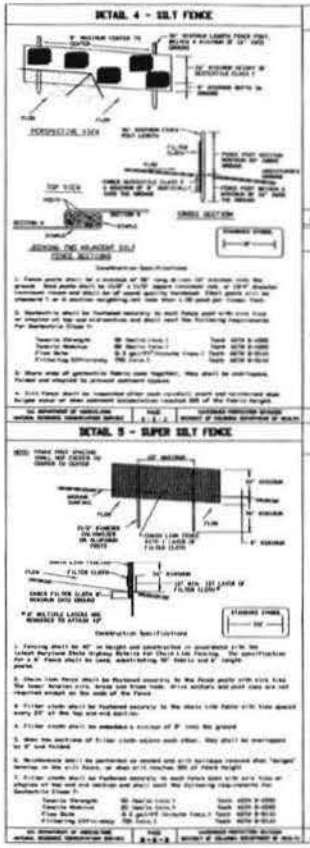
VIII. SODDING

CLASS OF TURFGRASS SOD SHALL BE MARYLAND OR VIRGINIA STATE CERTIFIED OF MARYLAND OR VIRGINIA STATE APPROVED SOD. SOD SHALL BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD IS TO BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOUR WITH STAGGERED JOINTS WITH ALL ENDS TIGHTLY ABUTTING AND NOT OVERLAPPING. SOD SHALL BE ROLLED AND IMMEDIATELY WATERED WITHIN EIGHT HOURS OF INSTALLATION. SAFELY WATERING TO MAINTAIN A MOISTURE OF MOISTURE FOR THE FIRST WEEK IS REQUIRED IN THE ABSENCE OF RAINFALL. SOD IS NOT TO BE APPLIED ON FROZEN GROUND.

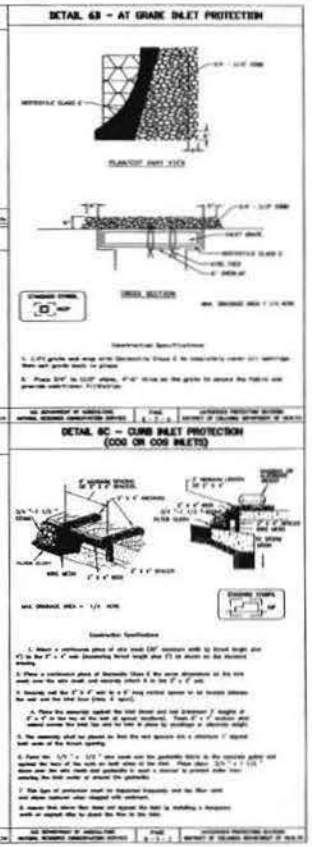
IX. MAINTENANCE

A. IRRIGATION – WHEN SOIL MOISTURE REQUIRES SUPPLEMENT, IRRIGATE TO PROVIDE LEVEL OF STAND OF PROTECTIVE VEGETATION.
B. REPAIRS – IF STAND IS INADEQUATE FOR EROSION CONTROL, OVERSEED AND FERTILIZE AS SOON AS POSSIBLE WITHIN A PERIOD OF 30 DAYS. IF STAND IS UNDER ANY CIRCUMSTANCES, RESTORATION FOLLOWING ORIGINAL RATES AND PROCEDURES.

NOTE: USE OF THIS INFORMATION DOES NOT PRECLUDE MEETING ALL OF THE REQUIREMENTS OF THE DISTRICT OF COLUMBIA DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL VEGETATIVE PRACTICES.







EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A 100-UNIT MULTI-FAMILY SENIOR LIVING FACILITY WITH ASSOCIATED SITE APPURTENANCES. THE DEVELOPMENT WILL BE EASILY ACCESSIBLE WITH ENTRANCES ON ANACOSTIA ROAD, S.E. AND B STREET, S.E.

EXISTING CONDITIONS

THE SITE CURRENTLY CONTAINS A VACANT LOT. TOPOGRAPHICALLY, THE SITE SLOPES FROM THE SOUTH TO NORTH. THERE IS NO VEGETATION ON THE SITE. OTHER THAN STREET TREES.

PROPOSED STRUCTURAL MEASURES

SILT FENCE
SILT FENCE AND SUPER SILT FENCE SHALL BE PLACED ALONG THE BOUNDARIES OF THE PROPERTY.

SAFETY FENCE
A 3 FT. CHAIN LINK SAFETY FENCE ON CONCRETE BLOCKS SHALL BE PLACED ALONG THE BOUNDARIES OF THE PROPERTY.

STABILIZED CONSTRUCTION ENTRANCE
A TEMPORARY CONSTRUCTION ENTRANCE AND A VEHICLE WASH AREA SHALL BE PLACED ON ANACOSTIA ROAD, BUT MAY BE RELOCATED TO OTHER AREAS AS THE PROJECT DEVELOPS.

INLET PROTECTION
TEMPORARY SEDIMENT FILTER SHALL BE PLACED AT ALL EXISTING AND PROPOSED INLETS AS INDICATED ON PLAN AND SHALL REMAIN IN PLACE UNTIL TRIBUTARY AREAS HAVE BEEN STABILIZED.

TREE PROTECTION
ORANGE NET MATERIAL SHALL SERVE AS TREE PROTECTION, AND WILL BE PLACED AROUND THE TREES TO BE SAVED AS INDICATED ON PLAN AND SHALL REMAIN IN PLACE DURING THE COURSE OF THE PROJECT. TREE PROTECTION SHALL BE PLACED AT THE DRIPLINE OF THE TREE OR 5' AWAY FROM THE TREE IF THE DRIPLINE IS LESS THAN 5 FT.

SEQUENCE OF CONSTRUCTION

1. INSTALL TRAFFIC CONTROL, SAFETY FENCE, SILT FENCE, SUPER SILT FENCE, TREE PROTECTION, CONSTRUCTION ENTRANCE, AND SEDIMENT FILTERS ON ALL EXISTING INLETS. SEE PHASE 1 OF THE EROSION AND SEDIMENT CONTROL PLANS.
2. REMOVE EXISTING PAVING, COMMENCE ROUGH GRADING AND EXCAVATION.
3. CONSTRUCT BUILDING.
4. CONSTRUCT PROPOSED SANITARY AND STORM SEWERS (EXCEPT RAMP STRUCTURES). BLOCK ALL PIPES TO THOSE STRUCTURES.
5. INSTALL INLET PROTECTION. SEE PHASE 2 OF THE EROSION AND SEDIMENT CONTROL PLANS.
6. INSTALL SWALE/RAMP STRUCTURES AND REMAINING STORM DRAIN STRUCTURES. PLACE INLET PROTECTION OVER NEW INLETS.
7. GRADE AND PAVE SIDEWALKS.
8. STABILIZE ALL DISTURBED AREAS WHEN AUTHORIZED BY INSPECTION.

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EROSION AND SEDIMENT CONTROL DETAILS

EASTGATE SENIOR RESIDENCES

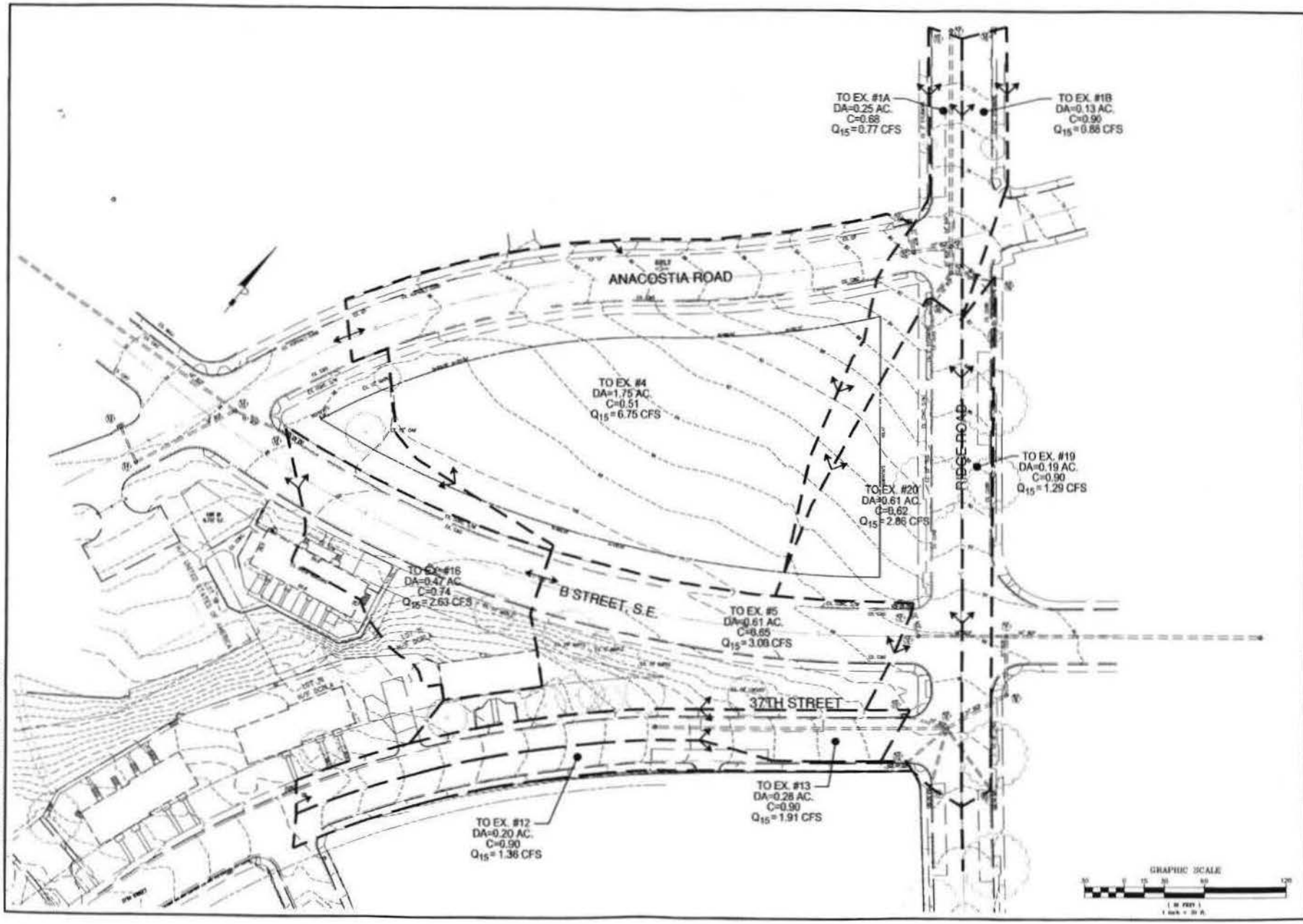
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WASHINGTON

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SHEET	C-7.20	



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EXISTING DRAINAGE DIVIDE PLAN

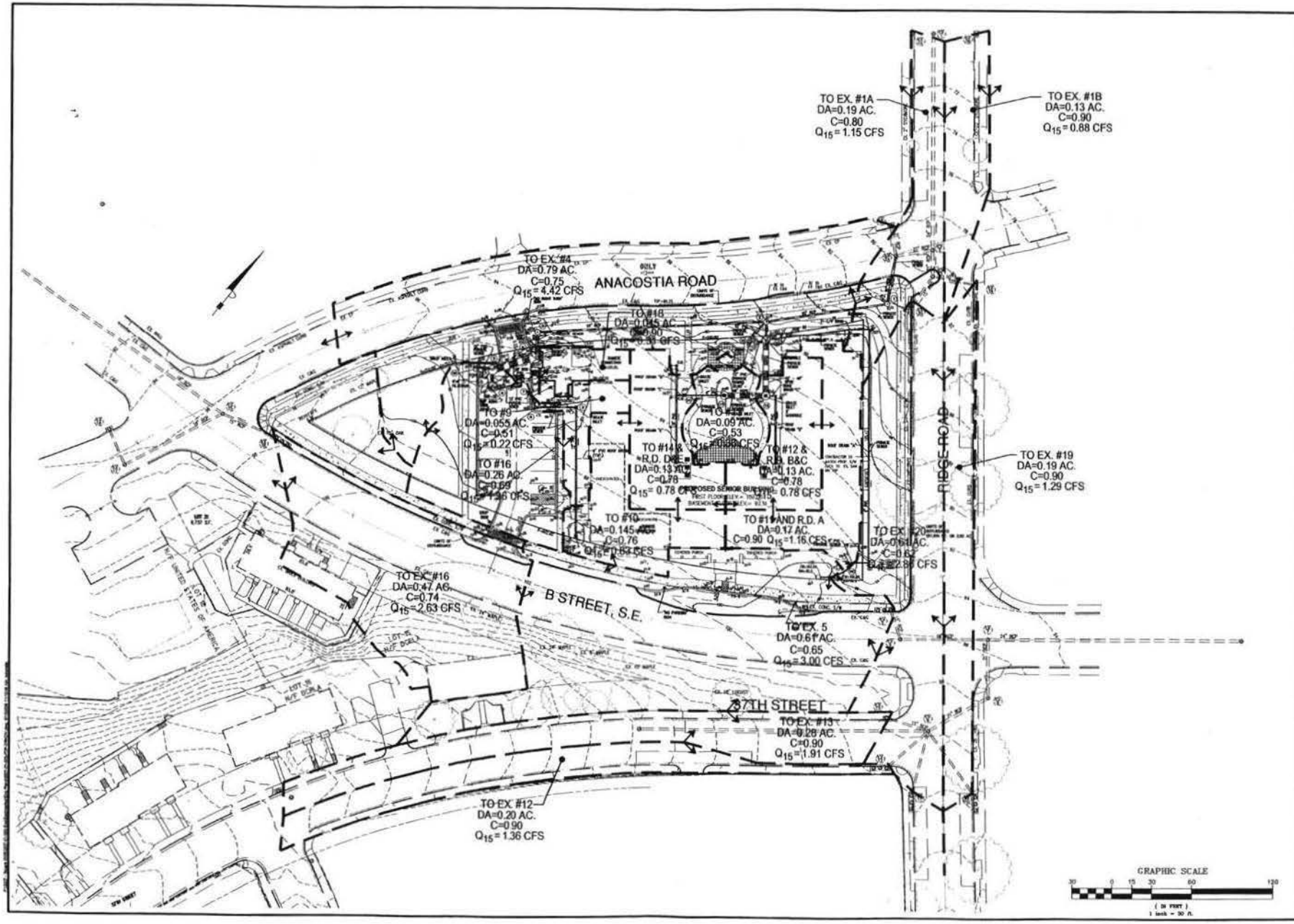
EASTGATE SENIOR RESIDENCES

B STREET S.E., SQUARE 5409

WASHINGTON DISTRICT OF COLUMBIA

PLAN STATUS	
01/30/06	1ST SUBM.
05/15/06	2ND SUBM.
08/15/06	ZONING COMM.

DATE	DESCRIPTION
STR./PLNG. DESIGN	RC DRAWN MSS CHKD
SCALE	1" = 40'
JOB No.	3207-01-0002
DATE	FEBRUARY 2005
FILE No.	3207-D-FDP-01
SHEET	C-8.00



Bowman CONSULTING

Bowman Consulting Group, Ltd.
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Arlington, Virginia 22201
Phone (703) 548-2188
Fax (703) 893-6761
www.bowmanconsulting.com

DRAINAGE DIVIDE PLAN

EASTGATE SENIOR RESIDENCES

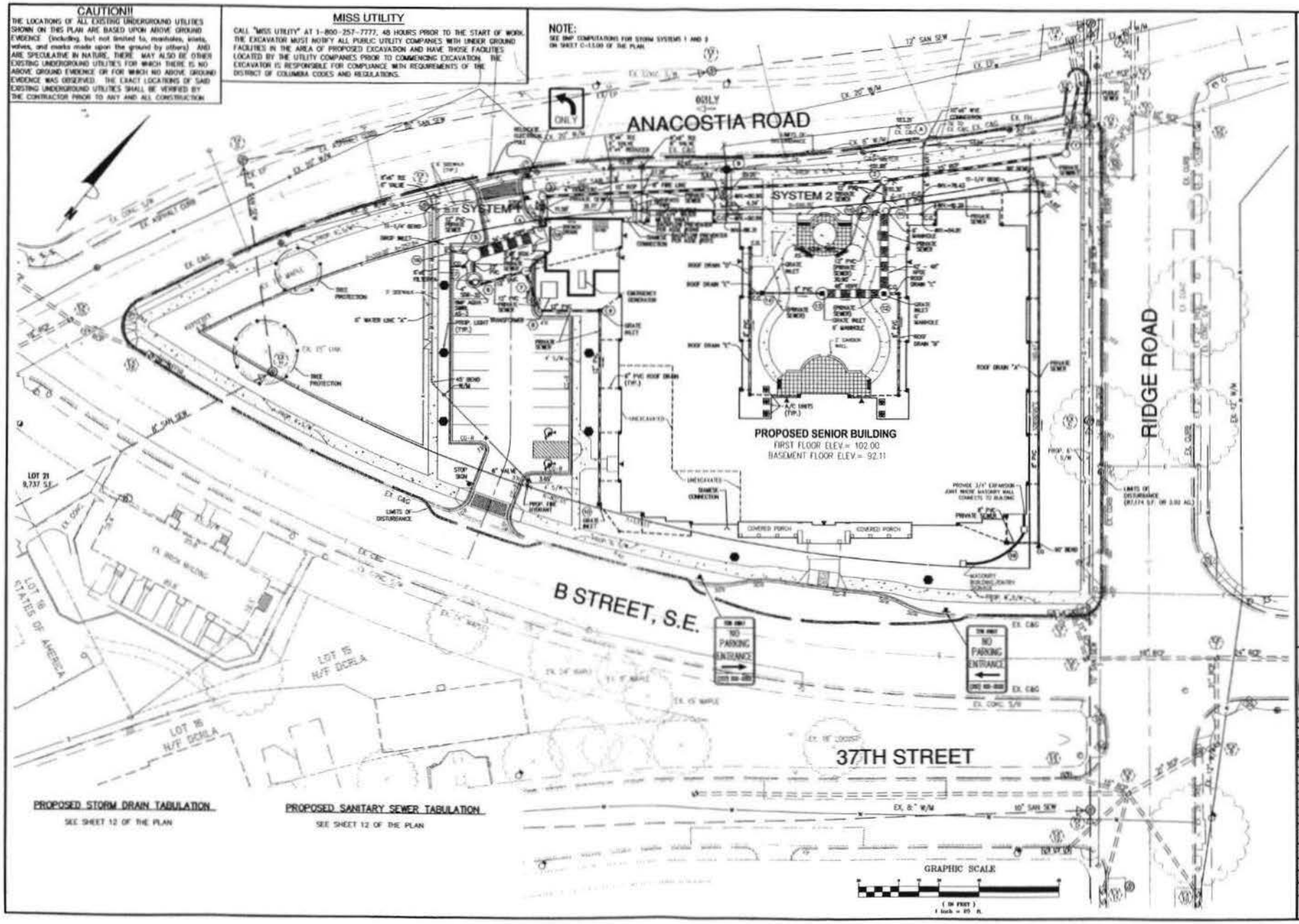
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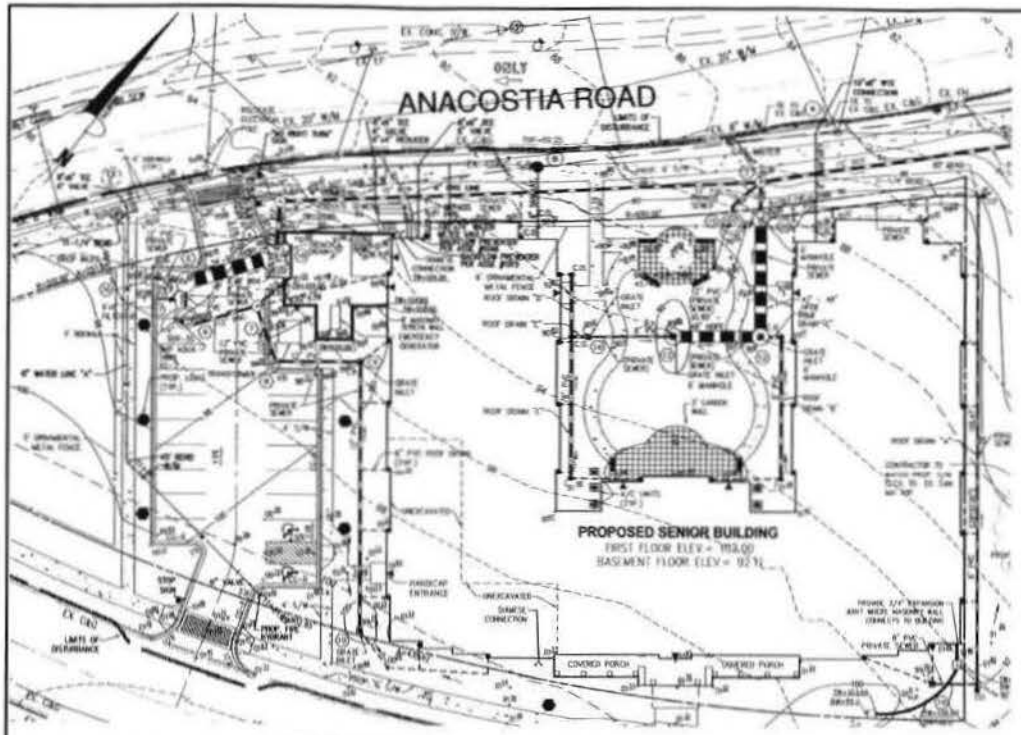
DISTRICT OF COLUMBIA

WASHINGTON

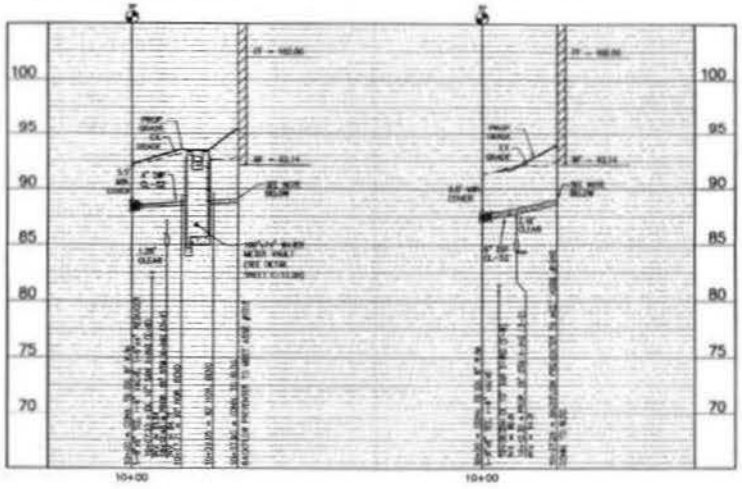
PLAN STATUS	
03/30/05	1ST SUBM.
05/11/05	2ND SUBM.
06/13/05	ZONING COMM.

DATE	DESCRIPTION
STL/AJC	KC / MSS
DESIGN	DRAWN / CHKD
SCALE	H: 1"=30' V:
JOB No.	3207-01-002
DATE :	FEBRUARY 2005
FILE No.	3207-D-FDP-01
SHEET	C-8.10


CAUTION!!
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.
MISS UTILITY
CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF THE DISTRICT OF COLUMBIA CODES AND REGULATIONS.
NOTE:
SEE BMP COMPUTATIONS FOR STORM SYSTEMS 1 AND 2 ON SHEET C-13.00 OF THE PLAN.
ANACOSTIA ROAD
ONLY
SYSTEM 1
SYSTEM 2
PROPOSED SENIOR BUILDING
FIRST FLOOR ELEV.= 102.00
BASEMENT FLOOR ELEV.= 92.11
RIDGE ROAD
B STREET, S.E.
37TH STREET
LOT 21
9,737 S.F.
LOT 16
STATES OF AMERICA
LOT 15
N/F DCHLA
LOT 15
N/F DCHLA
NO PARKING ENTRANCE
NO PARKING ENTRANCE
PROPOSED STORM DRAIN TABULATION
SEE SHEET 12 OF THE PLAN
PROPOSED SANITARY SEWER TABULATION
SEE SHEET 12 OF THE PLAN
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
Bowman CONSULTING
UTILITY PLAN
EASTGATE SENIOR RESIDENCES
B STREET S.E., SQUARE 5409
WASHINGTON
DISTRICT OF COLUMBIA
PLAN STATUS
DESCRIPTION
STL/KJC
KC
MSS
DESIGN
DRAWN
CHKD
SCALE
JOB No. 3207-01-002
DATE : FEBRUARY 2005
FILE No. 3207-D-FDP-01
SHEET C-9.00

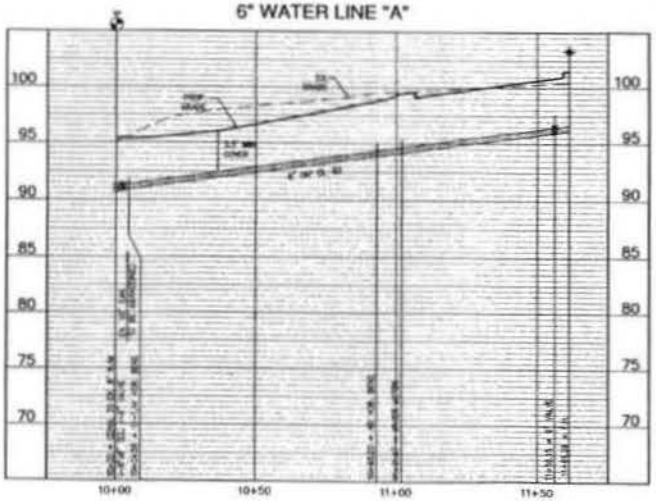


4" DOMESTIC WATER SERVICE



6" FIRE LINE

6" WATER LINE "A"



SANITARY SEWER COMPUTATIONS

300 GPD / UNIT = 100 RESIDENTIAL UNITS

USE PEAK FACTOR OF 4.0 FOR LATERALS

TOTAL DISCHARGE FROM SITE:

$Q = 4.0 \times 300 \times 100$

$= 120{,}000$ GPD $= 0.12$ MGD

USE $Q = 0.06$ MGD FOR EACH 6" LATERAL

$Q_{CAPACITY}$ OF EACH 6" LATERAL:

$Q_{CAP} = \frac{1.49}{n} A R^{2/3} S^{1/2}$

$= \frac{1.49}{0.013} (.196)(.125)^{2/3} (.0208)^{1/2}$

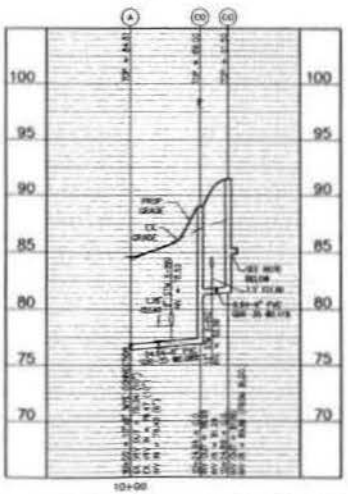
$= 0.61$ CFS

$V_{CAP} = \frac{0.61 \text{ CFS}}{0.196} = 4.13$ FT/S

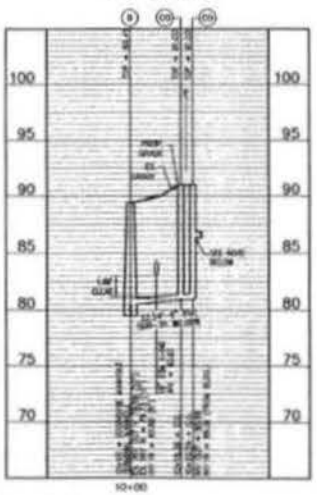
LATERAL A: $Q = 0.06$ MGD $= 0.039$ CFS
$V = 2.15$ FPS (BASED ON PARTIAL FLOW)

LATERAL B: $Q = 0.06$ MGD $= 0.039$ CFS
$V = 2.15$ FPS (BASED ON PARTIAL FLOW)

6" SANITARY LATERAL "A"



6" SANITARY LATERAL "B"



NOTE: THESE UTILITY CONNECTION POINTS HAVE BEEN COORDINATED WITH THE ARCHITECTURAL AND MEP DRAWINGS AVAILABLE TO DATE. THE OWNER/CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT THESE ELEVATIONS ARE COORDINATED, PRIOR TO CONSTRUCTION AS THE MEP DRAWINGS HAVE NOT BEEN FINALIZED.

Bowman CONSULTING

SANITARY AND WATER PROFILES

EASTGATE SENIOR RESIDENCES
8 STREET S.E., SQUARE 5409
WASHINGTON
DISTRICT OF COLUMBIA

PLAN STATUS

DATE	DESCRIPTION
05/15/08	ZONING COMM.

STR./AGC	ELEC.	MECH.
DESIGN	DRAWN	CHKD

SCALE: H: 1"=50'
V: 1"=5'

JOB No. 3267-01-002
DATE: FEBRUARY 2008
FILE No. 3267-D-FDP-01
SHEET C-10.00

STORM SEWER COMPUTATIONS

Structure FROM	Structure TO	Drainage Area (acre) Incr.	Drainage Area (acre) Accum.	C	CA Incr.	CA Accum.	Tc (minutes)	I (in/hr)	Q (cfs)	Slope (%) (min)	Slope (%) (actual)	n	Diameter (in)	VEL ACT FPS	LENGTH FEET	TIME IN PIPE MIN-SEC	Q CAPACITY CFS	Upper Inv	Lower Inv	Remarks
18	7	0.045	0.045	0.90	0.04	0.04	5.00	7.56	0.31	0.04	1.60	0.010	8	3.71	15.66	0.07	1.98	92.75	92.50	
16	6	0.26	0.26	0.69	0.18	0.18	5.00	7.56	1.36	0.09	5.76	0.010	12	9.20	13.02	0.02	11.12	92.00	91.25	Incl. runoff fr. str. 17
14	13	0.13	0.13	0.78	0.10	0.10	5.00	7.56	0.78	0.25	0.83	0.010	8	4.00	30.00	0.13	1.43	84.75	84.50	Incl. 6/14 runoff from roof
13	12	0.09	0.22	0.53	0.05	0.15	5.00	7.56	1.14	0.00	0.81	0.013	48	3.09	30.90	0.17	129.20	80.50	80.25	Detention System
12	11	0.13	0.36	0.78	0.10	0.26	5.00	7.56	1.93	0.00	0.60	0.013	48	2.45	42.00	0.29	110.82	80.00	79.75	Detention System - Incl. 6/14 runoff from roof
19	11	0.17	0.17	0.90	0.15	0.15	5.00	7.56	1.16	0.54	2.03	0.010	8	6.24	259.50	0.72	2.24	86.85	83.39	Incl. 3/4 runoff from roof
11	2	0.00	0.53	0.78	0.00	0.79	5.00	7.56	3.07	0.44	3.54	0.010	12	8.93	14.11	0.03	8.72	79.50	79.00	Emergency outflow
11	15	0.00	0.53	0.00	0.00	0.41	5.00	7.56	3.09	0.44	1.84	0.010	12	7.92	10.86	0.02	6.29	79.50	79.30	Actual 2-yr pre = 0.96 cfs
15	2	0.00	0.53	0.00	0.00	0.41	5.00	7.56	3.09	0.44	1.31	0.010	12	6.99	22.90	0.05	5.30	79.30	79.00	
10	9	0.145	0.145	0.78	0.11	0.11	5.00	7.56	0.83	0.03	0.52	0.010	12	2.82	96.55	0.57	3.33	94.00	93.50	Incl. 7/10 runoff from roof
9	8	0.055	0.200	0.51	0.03	0.14	5.00	7.56	1.05	0.05	0.82	0.010	12	4.19	30.42	0.12	4.20	93.25	93.00	Incl. 1/10 runoff from roof
8	7	0.000	0.200	0.00	0.00	0.14	5.00	7.56	1.05	0.05	1.21	0.010	12	5.07	20.71	0.07	5.09	92.75	92.50	
7	6	0.000	0.245	0.00	0.00	0.18	5.00	7.56	1.35	0.09	0.93	0.010	12	4.57	26.87	0.10	4.47	92.25	92.00	
6	5	0.000	0.245	0.00	0.00	0.18	5.00	7.56	1.35	0.09	1.59	0.010	12	5.84	15.72	0.04	5.84	92.00	91.75	
5	4	0.000	0.505	0.00	0.00	0.36	5.00	7.56	2.71	0.00	0.74	0.013	60	3.85	34.00	0.15	223.33	86.75	86.50	Detention System
4	3	0.000	0.505	0.00	0.00	0.36	5.00	7.56	2.71	0.18	1.29	0.013	15	5.04	19.31	0.06	7.35	86.25	86.00	
3	2	0.032	0.537	0.90	0.03	0.39	5.00	7.56	2.93	0.21	2.95	0.013	15	6.33	171.10	0.45	11.10	85.75	80.70	Incl. partial runoff from roof
2	1	0.00	0.53	0.00	0.00	0.80	5.00	7.56	6.01	0.87	1.03	0.013	15	5.39	92.05	0.28	6.56	78.75	77.80	
1	Ex. 2A	0.00	0.53	0.00	0.00	0.80	5.00	7.56	6.01	0.33	0.97	0.013	18	6.05	36.11	0.19	10.34	76.85	76.50	

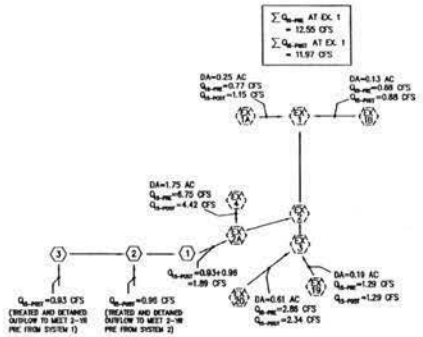
STORM WATER INLET COMPUTATIONS

NUMBER	TYPE	DRAINAGE LENGTH ft.	DRAINAGE AREA ac.	C	CA	I In./Hr.	Q INCRE. C.F.S.	Q Carryover C.F.S.	Qt Gutterflow C.F.S.	S Gutterslope ft./ft	Sx Cross Slope ft./ft	Manning n	T Spread ft.	W ft.	Sw ft./ft	P Effec. Lt. ft.	d ft.	h ft.	Q Intercepted C.F.S.	REMARKS
16	DROP	3.5	0.260	0.69	0.18	7.56	1.36	0.00	1.36	0.0480	0.0200	0.0130	9.51	1.00	0.0633	7.10	0.19	0.48	1.36	

STORM SEWER COMPUTATIONS

Structure FROM	Structure TO	Drainage Area (acre) Incr.	Drainage Area (acre) Accum.	C	CA Incr.	CA Accum.	Tc (minutes)	I (in/hr)	Q (cfs)	Slope (%) (min)	Slope (%) (actual)	n	Diameter (in)	VEL ACT FPS	LENGTH FEET	TIME IN PIPE MIN-SEC	Q CAPACITY CFS	Upper Inv	Lower Inv	Remarks
18	7	0.045	0.045	0.90	0.04	0.04	5.00	7.56	0.31	0.04	1.60	0.010	8	3.71	15.66	0.07	1.98	92.75	92.50	
16	6	0.26	0.26	0.69	0.18	0.18	5.00	7.56	1.36	0.09	5.76	0.010	12	9.20	13.02	0.02	11.12	92.00	91.25	Incl. runoff fr. str. 17
14	13	0.13	0.13	0.78	0.10	0.10	5.00	7.56	0.78	0.25	0.83	0.010	8	4.00	30.00	0.13	1.43	84.75	84.50	Incl. 6/14 runoff from roof
13	12	0.09	0.22	0.53	0.05	0.15	5.00	7.56	1.14	0.00	0.81	0.013	48	3.09	30.90	0.17	129.20	80.50	80.25	Detention System
12	11	0.13	0.36	0.78	0.10	0.26	5.00	7.56	1.93	0.00	0.60	0.013	48	2.45	42.00	0.29	110.82	80.00	79.75	Detention System - Incl. 6/14 runoff from roof
19	11	0.17	0.17	0.90	0.15	0.15	5.00	7.56	1.16	0.54	2.03	0.010	8	6.24	259.50	0.72	2.24	86.85	83.39	Incl. 3/4 runoff from roof
11	2	0.00	0.53	0.78	0.00	0.79	5.00	7.56	3.07	0.44	3.54	0.010	12	8.93	14.11	0.03	8.72	79.50	79.00	Emergency outflow
11	15	0.00	0.53	0.00	0.00	0.41	5.00	7.56	3.09	0.44	1.84	0.010	12	7.92	10.86	0.02	6.29	79.50	79.30	Actual 2-yr pre = 0.96 cfs
15	2	0.00	0.53	0.00	0.00	0.41	5.00	7.56	3.09	0.44	1.31	0.010	12	6.99	22.90	0.05	5.30	79.30	79.00	
10	9	0.145	0.145	0.78	0.11	0.11	5.00	7.56	0.83	0.03	0.52	0.010	12	2.82	96.55	0.57	3.33	94.00	93.50	Incl. 7/10 runoff from roof
9	8	0.055	0.200	0.51	0.03	0.14	5.00	7.56	1.05	0.05	0.82	0.010	12	4.19	30.42	0.12	4.20	93.25	93.00	Incl. 1/10 runoff from roof
8	7	0.000	0.200	0.00	0.00	0.14	5.00	7.56	1.05	0.05	1.21	0.010	12	5.07	20.71	0.07	5.09	92.75	92.50	
7	6	0.000	0.245	0.00	0.00	0.18	5.00	7.56	1.35	0.09	0.93	0.010	12	4.57	26.87	0.10	4.47	92.25	92.00	
6	5	0.000	0.245	0.00	0.00	0.18	5.00	7.56	1.35	0.09	1.58	0.010	12	5.84	15.72	0.04	5.84	92.00	91.75	
5	4	0.000	0.505	0.00	0.00	0.36	5.00	7.56	2.71	0.00	0.74	0.013	60	3.85	34.00	0.15	223.33	86.75	86.50	Detention System
4	3	0.000	0.505	0.00	0.00	0.36	5.00	7.56	2.71	0.18	1.29	0.013	15	5.04	19.31	0.06	7.35	86.25	86.00	
3	2	0.032	0.537	0.90	0.03	0.39	5.00	7.56	2.93	0.21	2.95	0.013	15	6.33	171.10	0.45	11.10	85.75	80.70	Incl. partial runoff from roof
2	1	0.00	0.53	0.00	0.00	0.80	5.00	7.56	6.01	0.87	1.03	0.013	15	5.39	92.05	0.28	6.56	78.75	77.80	
1	Ex. 2A	0.00	0.53	0.00	0.00	0.80	5.00	7.56	6.01	0.67	10.58	0.013	15	14.74	36.11	0.04	20.98	76.69	72.88	

STORM SYSTEM SCHEMATIC



GRATE INLET DESIGN COMPUTATIONS

Structure #	Type	Area (Ac.)	"C"	"T"	FLOW	GRATE DESIGN GRATE	PERIM	AREA	DEPTH
9	Nyloplast	0.04	0.36	7.56	0.11	12"	4.4	0.18	0.041
10	Nyloplast	0.04	0.41	7.56	0.12	12"	4.4	0.18	0.045
12	Nyloplast	0.03	0.35	7.56	0.08	12"	4.4	0.18	0.033
13	Nyloplast	0.09	0.53	7.56	0.36	12"	4.4	0.18	0.173
14	Nyloplast	0.03	0.35	7.56	0.08	12"	4.4	0.18	0.033
18	Trenchdrain - H20	0.03	0.9	7.56	0.20	8"x12'	35.2	1.44	0.016
19	Nyloplast	0.011	0.35	7.56	0.03	12"	4.4	0.18	0.017

STORMWATER MANAGEMENT NARRATIVE

WITH RESPECT TO WATER QUALITY, THE RUNOFF GENERATED FROM THE DEVELOPMENT OF THIS SITE WILL BE TREATED BY 3 BMPs: A FILTERRA, AN AQUA-SWIRL AS-3, AND AN AQUA-SWIRL AS-4. THE FILTERRA WILL BE USED TO TREAT RUNOFF FROM THE PARKING LOT AND SURFACE FLOW WITHIN THAT DRAINAGE AREA. THE AQUA-SWIRLS WILL BE USED TO TREAT PREDOMINANTLY ROOF RUNOFF AND SURFACE FLOW FROM THE REMAINING DRAINAGE AREAS. RUNOFF FROM THE SITE WILL ALSO BE DETAINED USING MULTIPLE 48" AND 60" PIPES. REFER TO UTILITY PLAN FOR STORM SEWER SYSTEM CONFIGURATION. THE PRE- AND POST-DEVELOPMENT RUNOFF VALUES HAVE BEEN COMPUTED AND ARE SHOWN BELOW. RUNOFF WILL BE DETAINED AND TREATED SO THAT Q15-POST WILL MEET Q2-PRE. THE OUTFALL FOR THIS STORM SYSTEM IS AT EXISTING STRUCTURE 2A ON ANACOSTIA ROAD. THE STORM SEWER COMPUTATIONS ON THIS SHEET VERIFY THAT THERE IS ADEQUATE OUTFALL.

	Q2-PRE	Q2-POST	Q15-PRE	Q15-POST
SYSTEM 1	0.83 CFS	1.89 CFS	1.34 CFS	2.71 CFS
SYSTEM 2	0.96 CFS	2.09 CFS	1.38 CFS	2.99 CFS
TOTAL	1.89 CFS	3.98 CFS	2.72 CFS	5.70 CFS*

TREATED OUTFALL Q AT EX. 3 = 1.89 CFS

* THERE IS A DIFFERENCE IN TOTAL OUTFALL (Q15-POST) BETWEEN THE STORM SEWER COMPUTATIONS (5.99 CFS) AND THE SUMMARY CHART ABOVE (5.70 CFS) BECAUSE 0.043 ACRES OF THE ROOF IS NOT BEING TREATED.

Bowman CONSULTING

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STORM SEWER COMPUTATIONS

EASTGATE SENIOR RESIDENCES

B STREET S.E., SQUARE 5409

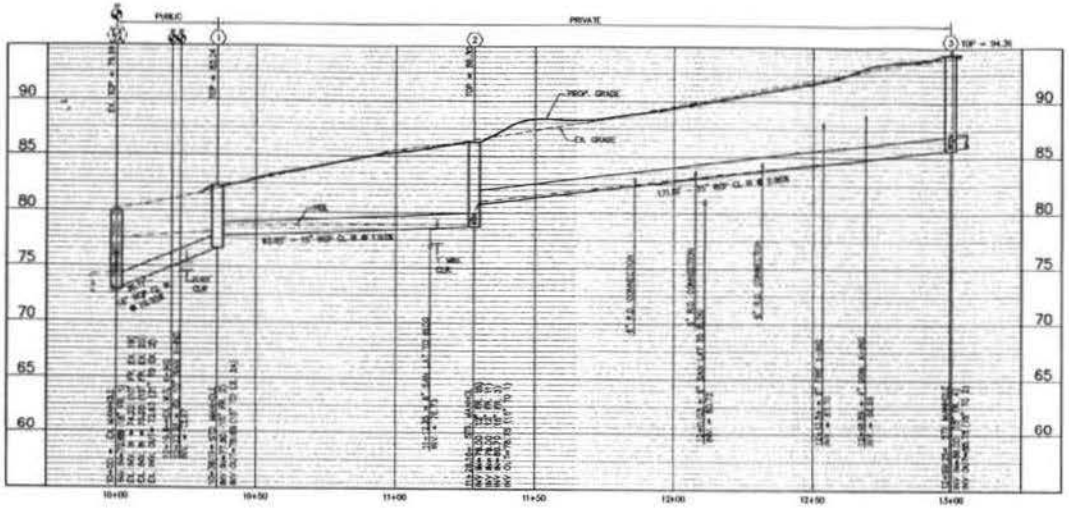
DISTRICT OF COLUMBIA

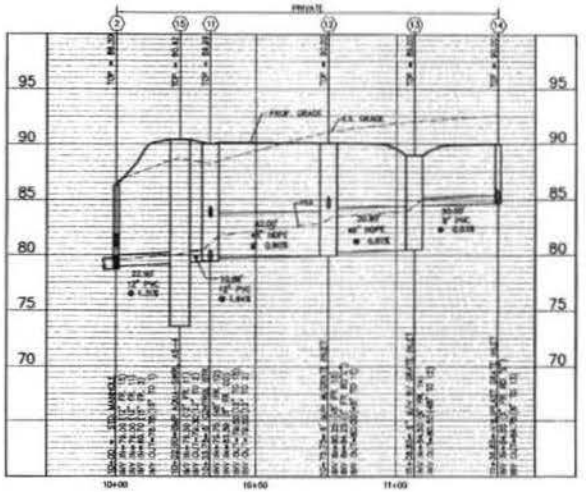
WASHINGTON

MARK S. STIRES NO. 900137 REGISTERED PROFESSIONAL ENGINEER

PLAN STATUS	
03/30/05	1ST SUBM.
05/31/05	2ND SUBM.
06/13/05	ZONING COMM.

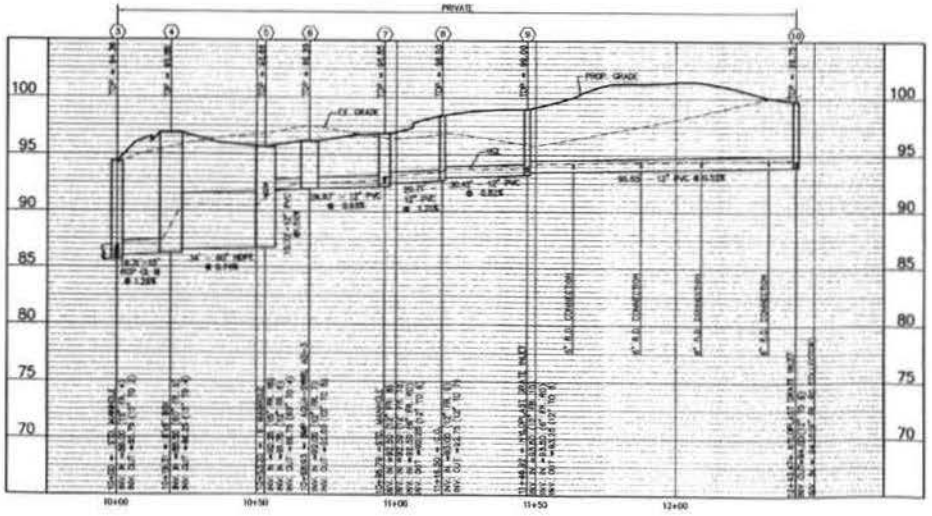
DATE	DESCRIPTION
STL/KJC	STL / MSS
DESIGN	DRAWN / CHKD
SCALE	H: AS SHOWN V:
JOB No.	3207-01-002
DATE :	FEBRUARY 2005
FILE No.	3207-D-FDP-01
SHEET	C-11.00

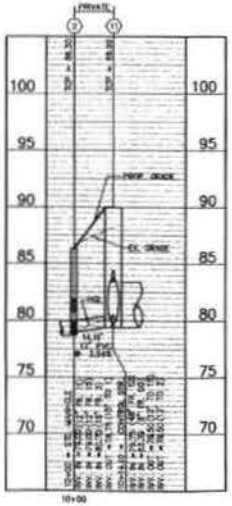


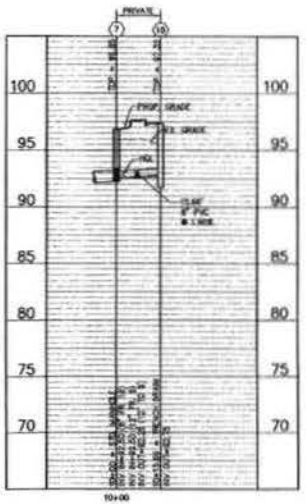


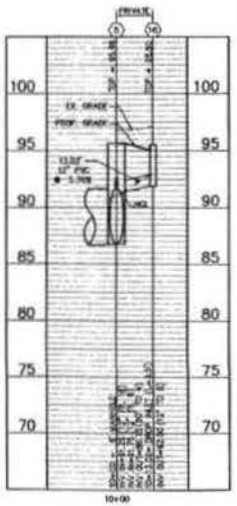
NOTES:

1. CONTRACTOR SHALL SLEEVE WALL W/15" DIP. STRUCTURAL DESIGN TO BE PROVIDED BY OTHERS.
2. ALL ROOF DRAINS TO BE 6" PVC.
3. CONTRACTOR TO ENSURE THAT:
   A. STRUCTURES 4, 5, 6, 7 AND 18 ARE RATED FOR H-20 LOADING, AND
   B. STRUCTURES 9, 10, 12, 13, AND 14 ARE PEDESTRIAN AND BICYCLE FRIENDLY.









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STORM SEWER PROFILES (SHEET 1 OF 2)

EASTGATE SENIOR RESIDENCES

B STREET S.E., SQUARE 5409

DISTRICT OF COLUMBIA

WASHINGTON

PLAN STATUS

DATE	DESCRIPTION
01/26/05	1ST SUBM.
05/31/05	2ND SUBM.
08/12/05	ZONING COMM.

STUKJC	KC	MSS
DESIGN	DRAWN	CHKD

SCALE: H: 1"=50'
V: 1"=5'

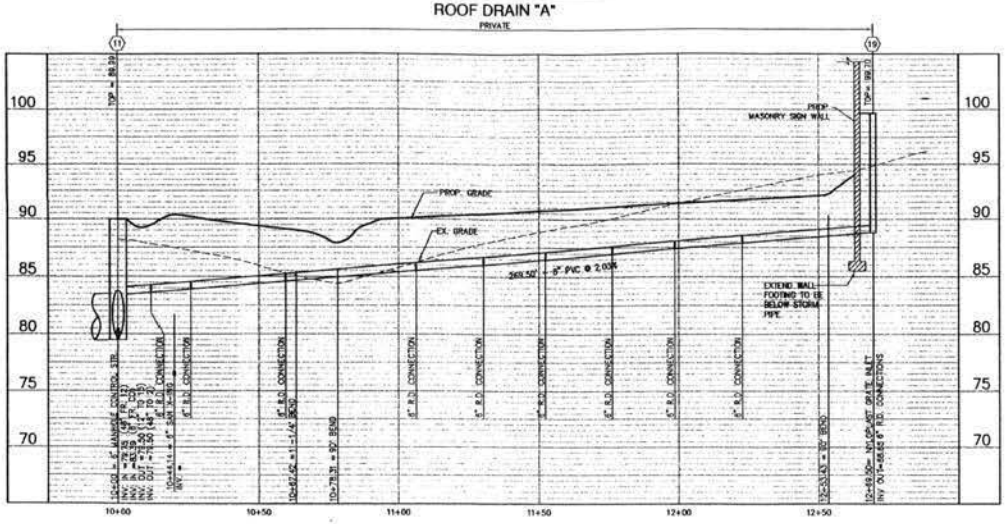
JOB No. 3207-01-002

DATE : FEBRUARY 2005

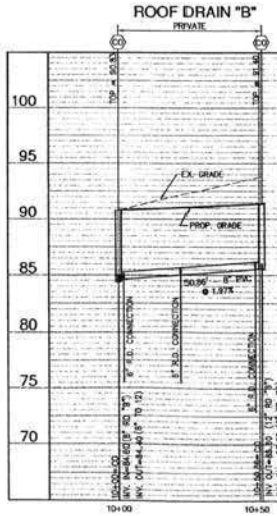
FILE No. 3207-D-FDP-01

SHEET C-11.10

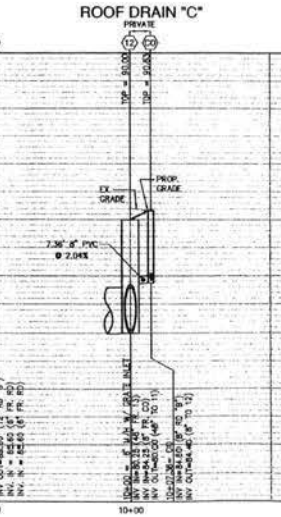
ROOF DRAIN "A"



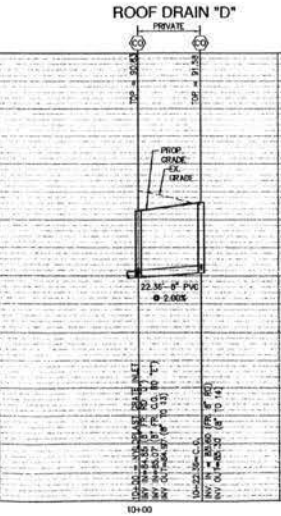
ROOF DRAIN "B"



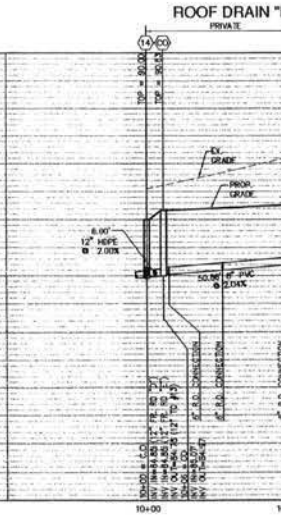
ROOF DRAIN "C"



ROOF DRAIN "D"



ROOF DRAIN "E"



NOTES:

1. CONTRACTOR SHALL SLEEVE WALL W/15" Ø@. STRUCTURAL DESIGN TO BE PROVIDED BY OTHERS.
2. ALL ROOF DRAINS TO BE 8" PVC.
3. CONTRACTOR TO ENSURE THAT:
   - A. STRUCTURES 4, 5, 6, 7, AND 18 ARE RATED FOR H-20 LOADING, AND
   - B. STRUCTURES 9, 10, 12, 13, AND 14 ARE PEDESTRIAN AND BICYCLE FRIENDLY.

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STORM SEWER PROFILES (SHEET 2 OF 2)

EASTGATE SENIOR RESIDENCES

B STREET S.E., SQUARE 5409

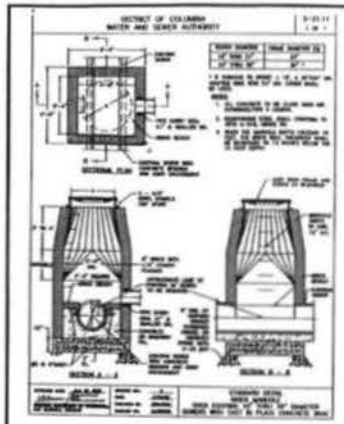
DISTRICT OF COLUMBIA

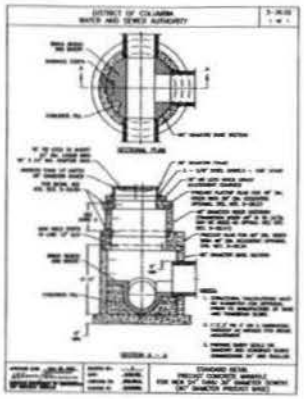
WASHINGTON

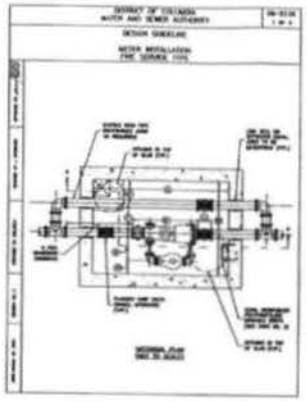
MARK L. EBBES
NO. 900137
REGISTERED PROFESSIONAL ENGINEER
DISTRICT OF COLUMBIA
5/19/05

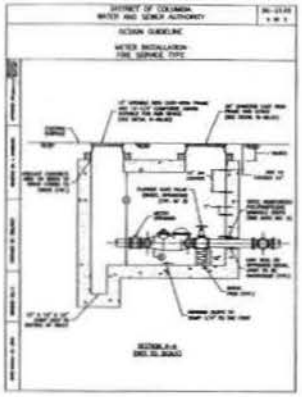
PLAN STATUS	
03/30/05	1ST SUBM.
05/11/05	DP SUBM.
06/13/05	ZONING COMM.

DATE	DESCRIPTION
STL/KJC	KC / MSS
DESIGN	DRAWN / CHKD
SCALE	H: 1"=50' V: 1"=5'
JOB No.	3207-01-002
DATE :	FEBRUARY 2005
FILE No.	3207-D-FDP-01
SHEET	C-11.20

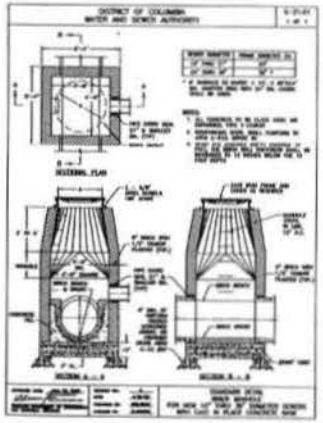


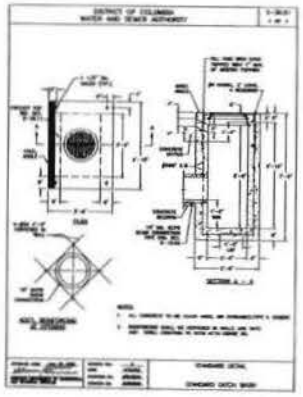


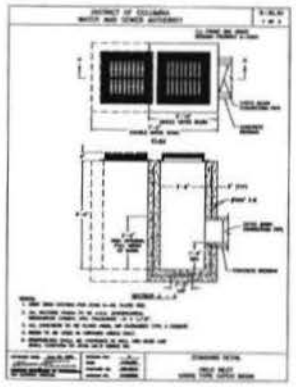


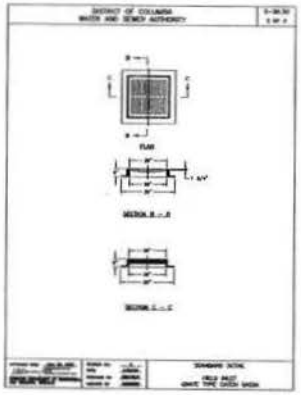












Hersey

Model No. 2

Double Check Valve Backflow Prevention Assembly

Sizes 3" – 4" – 6" – 8" – 10"

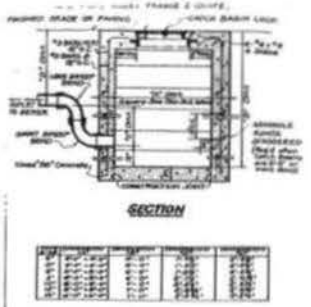
DESCRIPTION

OPERATION

APPLICATION

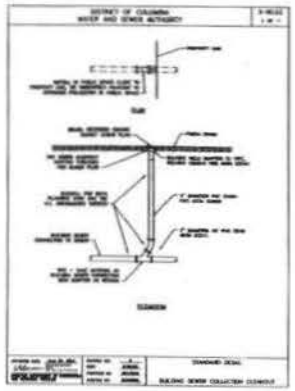


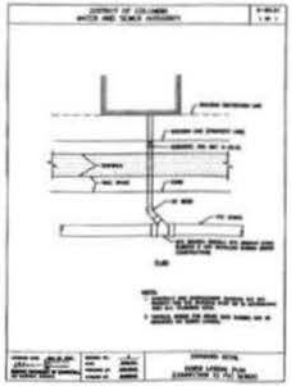
OWNER/CONTRACTOR SHALL COORDINATE AND VERIFY SPECIFICATIONS AND LOCATION OF BACKFLOW PREVENTION VALVE WITH DC WASA, ARCHITECT, AND MEP AS REQUIRED. BACKFLOW PREVENTION VALVE SHALL BE PER ASSE #1047, OR APPROVED EQUAL.

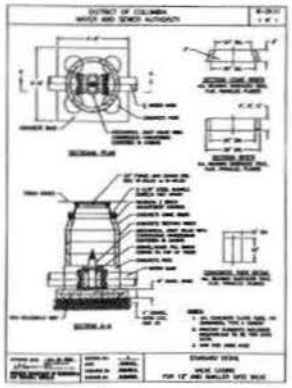


CATCH BASIN

NOT TO SCALE







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SITE DETAILS (SHEET 1 OF 2)

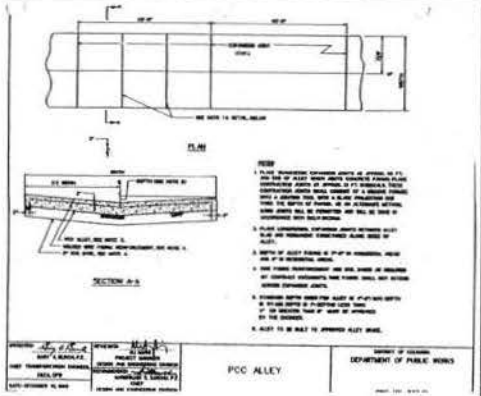
EASTGATE SENIOR RESIDENCES

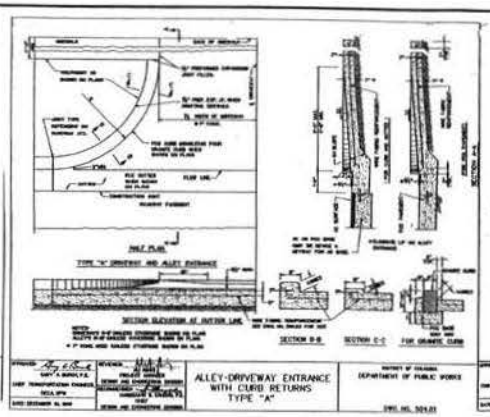
B STREET S.E., SQUARE 5409

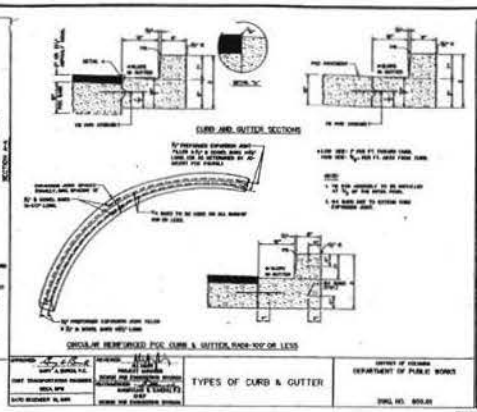
WASHINGTON DISTRICT OF COLUMBIA

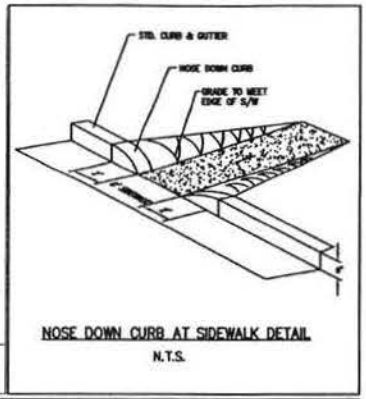
PLAN STATUS	
03/29/05	ZC SUBM
05/31/05	DP SUBM
08/15/05	ZONING COMM

DATE	DESCRIPTION
STR./ACC.	KC / MGS
DESIGN	DRAWN / CHKD
SCALE	H: AS SHOWN / V:
JOB No.	3207-01-002
DATE	FEBRUARY 2005
FILE No.	3207-D-FDP-01
SHEET	C-12.00









NOSE DOWN CURB AT SIDEWALK DETAIL
N.T.S.

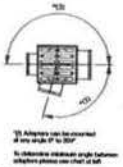
12" Drain Basins

For ordering information, see page 11.

- Three grate options
- Cast iron grate (see grates section)
- PVC body
- Inlet and outlet adapters available 4" through 12"
- Drain basins available with adapters for:
  - Corrugated polyethylene
  - SDR-35 Sewer
  - Sch 40 DWV
  - Corrugated PVC
  - Ribbed PVC
- Standard grates and solid covers are heavy duty H-20 traffic rated *
- Pedestrian grates are medium duty H-10 rated *







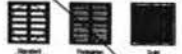
*(D) Adapters can be mounted at any angle 0° to 359°

N. Determine minimum angle between adapters please see chart at left.

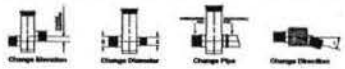
Drain Basins

Grate Options

12" & 15" Hinged Grates



When Are Drain Basins Used?



Drain Basin Features

- Multiple inlets and outlets
- Inlets and outlets at different invert heights
- Inlets and outlets at different angles
- Inlets and outlets of different sizes
- Inlets and outlets of different pipe types
- Adapters available for Corrugated Polyethylene, SDR-35, Sewer (ASTM 48), Corrugated PVC, Ribbed PVC
- Body available in sizes 4" through 24"
- Adapters available in sizes 4" through 24"
- Three grate options in each size

Drain Basins

Grate Options

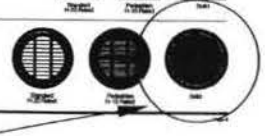
6" & 10" Grates



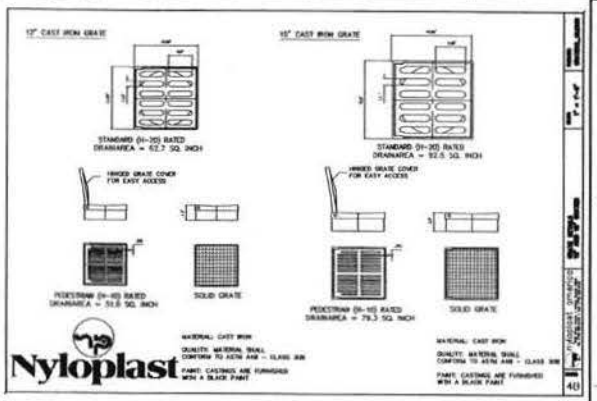
12" & 15" Hinged Grates

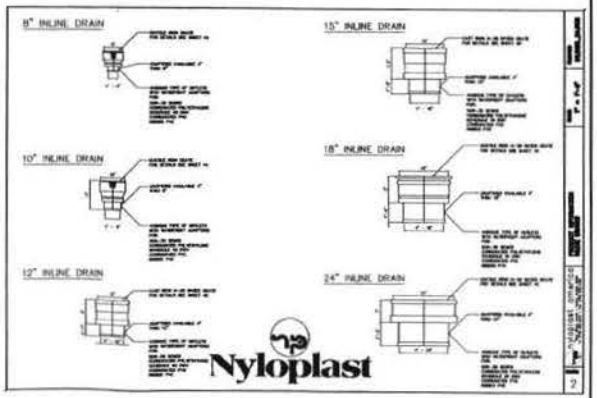


18" & 24" Grates



FOR ROOF DRAIN CLEANOUTS





NEENAH FOUNDRY COMPANY R-4990 Series

Heavy Duty Trench Frames with Grated or Solid Covers

MATERIALS: All frames and grates are furnished standard in Gray Iron, Class 35, for heavy duty use. For extra heavy duty use, see page 204 for Airport Trenches.

Neenah recommends project designers avoid the use of light duty trench installations because it is likely that applications will be subjected to heavy delivery vehicle traffic at some time. Furthermore, the rate of a site could be changed to heavy duty use patterns at some unanticipated future date.

Standard Cover Dimensions

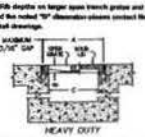
Catalog No.	W	L	H	Type A	Type C	Type D	Type E	Type F	Type G
R-4990-A1	12	1 ½	8		1	1	1	1	
R-4990-A2	12	1 ½	8		1	1	1	1	
R-4990-CX	12	1 ½	10	1	1	1	1	1	1
R-4990-S6	14	1 ½	12	1	1	1	1	1	1
R-4990-C2	17	1 ½	13	1	1	1	1	1	
R-4990-F2	20	1 ½	16	1	1	1	1	1	
R-4990-C3	23	1 ½	20	1	1	1			
R-4990-H5	29	1 ½	24	1	1	1			1
R-4990-J5	36	2	27	1	1	1			
R-4990-K3	33	3	36	1	1	1	1		
R-4990-L3	36	3	38	1	1	1			
R-4990-M5	39	3	39	1	1	1			
R-4990-N5	45	3	45	1	1	1			
R-4990-O2	51	3	48	1	1	1			

x Indicates availability



Illustrating heavy duty trench frames and Type A grates to drain loading ramp. Trench castings such as these are being used successfully to subway construction, interesting elevated highways and underpasses, airport hangar doors, ramps and other special purposes.

Note: Rib depths on larger span trench grates and covers exceed the noted "D" dimension shown; contact Neenah for detail drawings.



The schematic drawing identifies basic dimensions only and does not apply to all cover designs. See end db depths, plate thicknesses, and casting widths may vary on different sizes and styles. If your project has design restrictions, ask for approval drawings.

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SITE DETAILS (SHEET 2 OF 2)

EASTGATE SENIOR RESIDENCES

B STREET S.E., SQUARE 5409

DISTRICT OF COLUMBIA

WASHINGTON

PLAN STATUS	
03/30/05	1ST SUBM.
05/11/05	OP SUBM.
08/12/05	ZONING COMM.

DATE	DESCRIPTION
DESIGN	KC
DRAWN	MSS
CHKD	
SCALE	H: AS SHOWN V:
JOB No.	3207-01-002
DATE	FEBRUARY 2005
FILE No.	3207-D-FDP-01
SHEET	C-12.10

SYSTEM 1 - STORAGE

1. $A = 0.28 + 0.055 + 0.145 + 0.045 = 0.505$ AC

IMPERVIOUS $A = I_A = 0.1825 + 0.03 + 0.15 = 0.341$ AC

$Vs = \frac{0.5\ (0.13) \times 43560}{12} + \frac{0.3\ (0.03) \times 43560}{12} = 273.16$ CF

2. 2 YR RUNOFF BEFORE DEVELOPMENT:
$C = 0.20$
$I_A = 5.28$ IN/HR
$A = 0.505$ AC
$Q_0 = 0.83$ CFS

15 YR RUNOFF AFTER DEVELOPMENT:
$C = 0.71$
$I_{15} = 7.56$ IN/HR
$A = 0.505$ AC
$Q_{15} = 2.71$ CFS

DETENTION VOLUME REQUIRED:
$Vd = 300 \times (I_{15} - Q_0) \times 1.25 = 300\ (2.71 - 0.83) \times 1.25 = 867.00$ C.F.

3. STORAGE VOLUME REQUIRED:
Vs = GREATER of Vd or Vs
USE Vs = Vd = 867.00 C.F.

4. STORAGE USING 60" HDPE:
$A = \frac{\pi (5)^2}{4} = 19.64$ S.F.
$L = \frac{867.00}{19.64} = 33.99$ FT. ± 34 FT. REQUIRED

SYSTEM 1 - ORIFICE FLOW

Q_{OUT} = 2 YR. PRE = 0.83 CFS
$Q_{OUT} = CA\ (2\ gh)^{1/2}$
$= 0.6\ A\ (64.4)^{1/2}\ h^{1/2}$
$= 4.81\ A\ h^{1/2}$

60" PIPE AT FULL FLOW — h = 5 FT.

$A = \frac{Q_{OUT}}{4.81\ (h\ 1/2)} = \frac{0.83}{4.81\ (5)^{1/2}} = 0.086$ SF — USE 3.5"x3.5" ORIFICE

EMERGENCY SPILLWAY:
$Q = CLH^{3/2}$ — $H = \left(\frac{Q_{15\ POST}}{CL}\right)^{2/3}$

USING 8'x8' BOX — L = 8'

$H_{MIN} = \left(\frac{2.71}{0.6 \times 8}\right)^{2/3} = 0.68$ FT.

$Q_{CAPACITY} = CL\ H_{ACTUAL}^{3/2}$
$H_{ACTUAL} = 3.55$ FT.
$Q_{CAPACITY} = 0.6\ (8\ FT)\ (3.55)^{3/2}$
$= 32.19$ CFS
32.19 CFS > 2.71 CFS

Q_0 = 0.83 CFS

SYSTEM 2 - STORAGE

1. $A = 0.09 + 0.13 + 0.17 + 0.13 = 0.52$ AC

IMPERVIOUS $A = I_A = 0.03 + 0.22 + 0.15 = 0.40$ AC.

$Vs = \frac{0.1\ (0.40) \times 43560}{12} = 435.60$ CF

2. 2 YR RUNOFF BEFORE DEVELOPMENT:
$C = 0.20$
$I_A = 5.28$ IN/HR
$A = 0.52$ AC.
$Q_0 = 0.86$ CFS

15 YR RUNOFF AFTER DEVELOPMENT:
$C = 0.76$
$I_{15} = 7.56$ IN/HR
$A = 0.52$ AC.
$Q_{15} = 2.99$ CFS

DETENTION VOLUME REQUIRED:
$Vd = 300 \times (I_{15} - Q_0) \times 1.25 = 300\ (2.99 - 0.86) \times 1.25 = 761.25$ C.F.

3. STORAGE VOLUME REQUIRED:
Vs = GREATER of Vd or Vs
USE Vs = Vd = 761.25 C.F.

4. STORAGE USING 48" HDPE:
$A = \frac{\pi (4)^2}{4} = 12.57$ S.F.
$L = \frac{761.25}{12.57} = 60.56$ FT. ± 61 FT. REQUIRED

SYSTEM 2 - ORIFICE FLOW

Q_{OUT} = 2 YR. PRE = 0.86 CFS
$Q_{OUT} = CA\ (2\ gh)^{1/2}$
$= 0.6\ A\ (64.4)^{1/2} h_A^{1/2}$
$= 4.81\ A\ h^{1/2}$

$Q_{ALLOW} = Q_{OUT} = 0.86$ CFS

DEPTH = h = 3.00 FT. BASED ON 72.0 FT. OF PIPE

$A = \frac{Q_{OUT}}{4.81\ (h\ 1/2)} = \frac{0.86}{4.81\ (3.00)^{1/2}} = 0.114$ SF — USE 4" ORIFICE

EMERGENCY SPILLWAY:
$Q = CLH^{3/2}$ — $H = \left(\frac{Q_{15\ POST}}{CL}\right)^{2/3}$

USING 6' MANHOLE — L = 6'

$H_{MIN} = \left(\frac{2.99}{0.6 \times 6}\right)^{2/3} = 0.88$ FT.

$Q_{CAPACITY} = CL\ H_{ACTUAL}^{3/2}$
$H_{ACTUAL} = 8.22$ FT.
$Q_{CAPACITY} = 0.6\ (6\ FT)\ (8.22)^{3/2}$
$= 84.84$ CFS
84.84 CFS > 2.99 CFS

Q_0 = 0.86 CFS

POLLUTANT LOAD CALCULATIONS

FILTERRA:

TP REMOVAL = 74% lbs/acre/yr
TN REMOVAL = 66% lbs/acre/yr
TSS REMOVAL = 80% lbs/acre/yr

$Br = L \times$ lbs/acre/yr
$L = P \times P_j \times R_v \times C \times A \times 0.226$
$Br = P \times P_j \times R_v \times$ Concentration $\times A \times 0.226$
$= \frac{40.0}{2.0} \times 0.9 \times (0.05 + 0.009 \times 67.5) \times \left[\frac{(1.380 \times .74) + (10.75 \times .66) + (87 \times .80)}{3}\right]$
$\times 0.280 \times 0.226$
$= 31.20$ lbs/yr

AQUA-SWIRL AS-3:

TP REMOVAL = 10% lbs/acre/yr
TN REMOVAL = 10% lbs/acre/yr
TSS REMOVAL = 80% lbs/acre/yr

$Br = L \times$ lbs/acre/yr
$L = P \times P_j \times R_v \times C \times A \times 0.226$
$Br = P \times P_j \times R_v \times$ Concentration $\times A \times 0.226$
$= \frac{40.0}{2.0} \times 0.9 \times (0.05 + 0.009 \times 67.5) \times \left[\frac{(1.380 \times .10) + (10.75 \times .10) + (87 \times .80)}{3}\right]$
$\times 0.245 \times 0.226$
$= 26.87$ lbs/yr

2YR Q_0 = 0.82 CFS + 0.86 CFS = 1.68 CFS

AQUA-SWIRL AS-4:

TP REMOVAL = 10% lbs/acre/yr
TN REMOVAL = 10% lbs/acre/yr
TSS REMOVAL = 80% lbs/acre/yr

$Br = L \times$ lbs/acre/yr
$L = P \times P_j \times R_v \times C \times A \times 0.226$
$Br = P \times P_j \times R_v \times$ Concentration $\times A \times 0.226$
$= \frac{40.0}{2.0} \times 0.9 \times (0.05 + 0.009 \times 78.0) \times \left[\frac{(1.576 \times .10) + (12.12 \times .10) + (87 \times .80)}{3}\right]$
$\times 0.52 \times 0.226$
$= 64.5$ lbs/yr

STATEMENT BY PERSON RESPONSIBLE FOR MAINTENANCE

The undersigned agrees to maintain and operate the discharge facilities in such a manner so to comply with the provisions of Section 324 through 335 of DCMR-21, Chapter 5. Responsibility for maintenance and operation may be transferred to another entity upon written notice to the Watershed Protection Division of the Department of Health from the undersigned and the entity assuming responsibility, certifying that the transfer of responsibility for maintenance and operation is in compliance with Section 324 through 335 of DCMR-21, Chapter 5 has been accepted.

AMR/THC II, LLC
Signature of the person responsible for maintenance (it may be the applicant)

Name and Title (please type)
1040 PARK AVENUE, SUITE 300
Address
BALTIMORE, MARYLAND 21201
Date 3-30-05 Phone No: (410) 783-4254

STATEMENT BY PROFESSIONAL ENGINEER REGISTERED IN THE DISTRICT OF COLUMBIA

This is to certify that the engineering features of this stormwater discharge facility have been designed / reviewed by me and found to be in accordance with accepted engineering principles applicable to the treatment and disposal of stormwater pollutants. I further certify that the facility has been designed in accordance with the specifications required under Section 324 through 335 of DCMR-21, Chapter 5. It is also stated that the undersigned has furnished the applicant with a set of instructions for the maintenance and operation of the stormwater discharge facility.

MARK S. STRES, P.E., PRINCIPAL (BOWMAN CONSULTING)
Name and Title (please type)
7121 EISENHOWER AVENUE, SUITE 302
Address
ALEXANDRIA, VIRGINIA 22314
Date 3-30-05 Phone No: (703) 548-2188

Affix Seal

DISTRICT OF COLUMBIA — MARK S. STRES — No. 900137 — PROFESSIONAL ENGINEER — 04/15/05

AS-BUILT CERTIFICATION BY PROFESSIONAL ENGINEER

Within 21 days after completion of construction of the stormwater discharge facility, please send this page to the Watershed Protection Division - Department of Health.

1. Stormwater discharge facility Information:
Source Name:
Source Location: Street:
City:
DCRA Permit No.:
Date Issued:

2. As Built Certification:

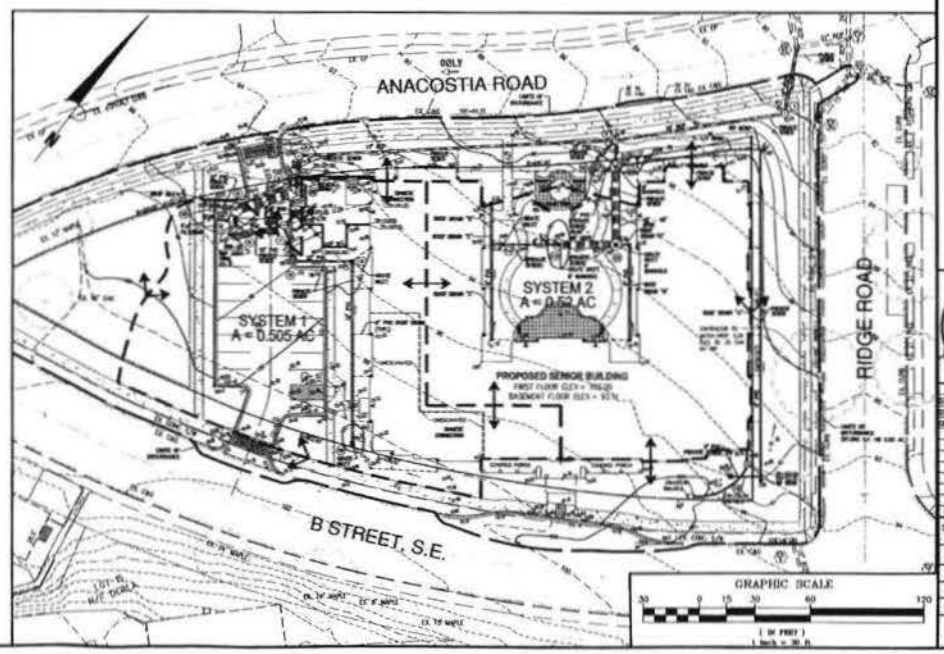
I hereby certify that stormwater discharge facility has been built substantially in accordance with the approved plans and specifications, and that any substantial deviations (noted below) will not prevent the system from functioning in compliance with the requirements of Section 324 through 335 of DCMR-21, Chapter 5 when properly maintained and operated. These determinations have been based upon on-site observation of construction, scheduled and conducted by me or by a project representative under my direct supervision. I have enclosed one set of as-built engineering drawings.

Signature of Engineer — Name (Please Type) D.C. Reg. No.

Affix Seal

Company Name
Company Address
Date: Phone No.

Substantial deviations from the approved plans and specifications (attach additional sheets if required).



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SWM/BMP COMPUTATIONS

EASTGATE SENIOR RESIDENCES

B STREET S.E., SQUARE 5409

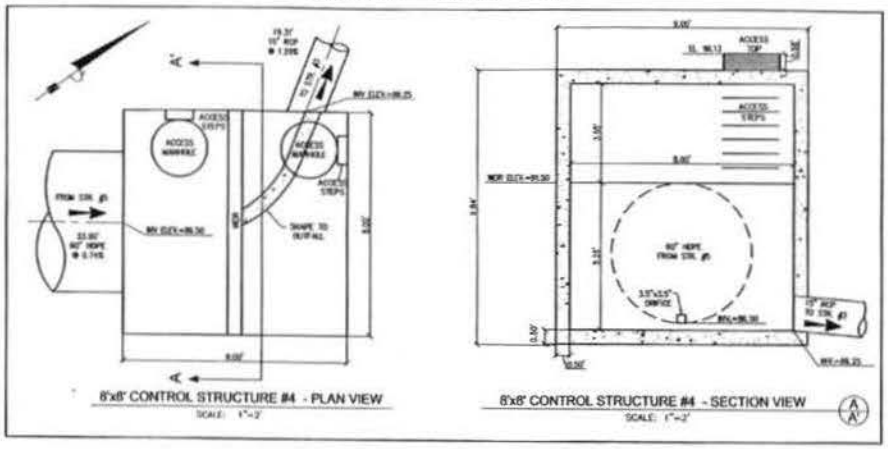
WASHINGTON — DISTRICT OF COLUMBIA

DISTRICT OF COLUMBIA — MARK S. STRES — No. 900137 — PROFESSIONAL ENGINEER

PLAN STATUS	
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09/01/05	2ND SWM
09/15/05	ZONING COMM.

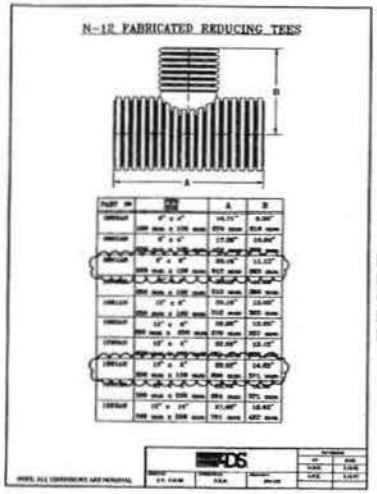
DATE	DESCRIPTION
STR/AGC	KC / MSS
DESIGN	DRAWN / CHKD
SCALE	H: 1"=30' V:
JOB No.	3207-01-002
DATE	FEBRUARY 2005
FILE No.	3207-D-FDP-01
SHEET	C-13.00

SYSTEM 1 – PRIVATE SEWER



8'x8' CONTROL STRUCTURE #4 - PLAN VIEW
SCALE: 1"=2'

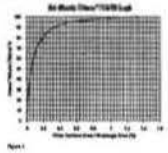
8'x8' CONTROL STRUCTURE #4 - SECTION VIEW
SCALE: 1"=2'



ROOF DRAIN TEE CONNECTIONS FOR PVC PIPES

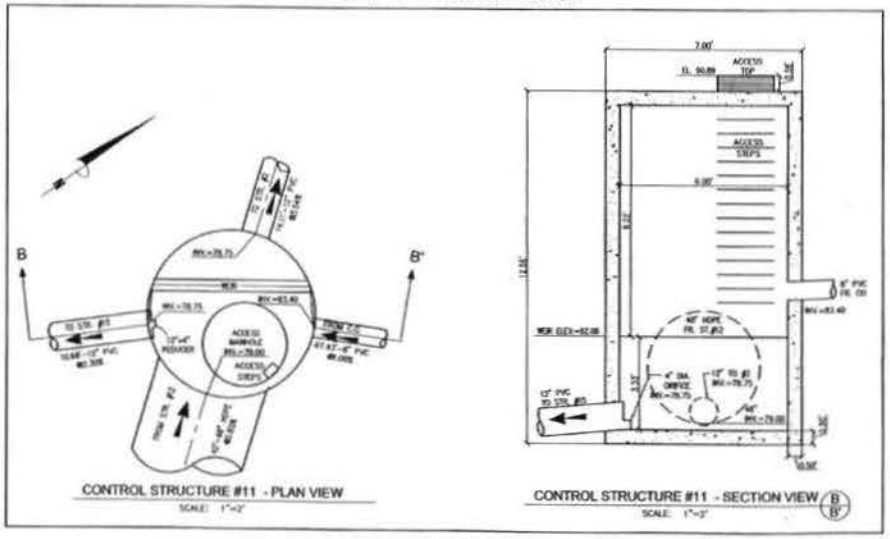


filterra



DRAINAGE AREA = 0.26 AC

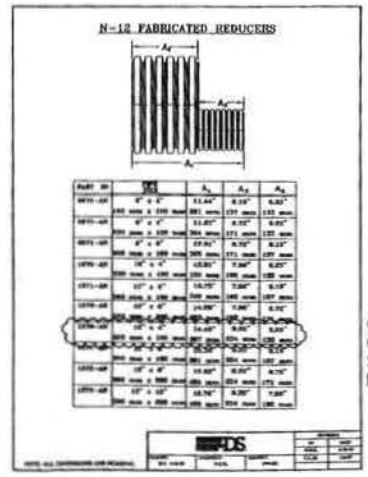
SYSTEM 2 – PRIVATE SEWER



CONTROL STRUCTURE #11 - PLAN VIEW
SCALE: 1"=2'

CONTROL STRUCTURE #11 - SECTION VIEW
SCALE: 1"=2'

STRUCTURAL DESIGN BY OTHERS



ORIFICE FOR CONTROL STRUCTURE 11 FOR PVC PIPE

Aqua-Swirl™ Sizing Chart

Q (CFS)	Aqua-Swirl™ Model	Model Sump Diameter (ft.)	Conveyance Pipe Diameter* (in.)		Water Quality Treatment Flow* (cfs)	Oil/Debris Storage Capacity (gal)	Sediment Storage Capacity (ft³)
SYSTEM 1 1.20	AS-2	3.5	8	12	1.1	57	15
	AS-3	5.25	10	16	1.8	130	28
SYSTEM 2 2.04	AS-4	6.00	12	18	3.2	190	33
	AS-5	6.0	20	24	4.4	270	45
	AS-6	6.0	22	30	6.3	390	65
	AS-7	7.0	24	36	8.6	540	96
	AS-8	8.0	28	42	11.2	710	115
	AS-9	9.0	36	48	14.2	910	145
	AS-10	10.0	36	54	17.5	1150	180
	AS-12	12.0	36	60	25.2	1660	270

1) As recommended by the Center for Watershed Protection and most municipalities, the Aqua-Swirl™ provides full treatment of the "first flush," while the upper design storm is diverted and channeled through the main conveyance pipe. Pipings are based on typical pipe diameters; larger pipe diameters are available at an additional cost; please refer to manufacturer representative for more information.

2) Many regulatory agencies are establishing "water quality treatment flow rates" for their areas based on the initial movement of pollutants into the storm drainage system. The treatment flow rate of the Aqua-Swirl™ system is engineered to meet or exceed the local water quality treatment criteria. This "water quality treatment flow rate" typically represents approximately 90% to 95% of the total annual runoff volume.

This design and orientation of the Aqua-Swirl™ Concentrator generally entails some degree of customization. For assistance in design and specific sizing calling instructions not shown, please refer to an AquaShield™ representative or go to our web site for more information to locate your representative at www.AquaShield.com. CAD details and specifications are available upon request.

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SWM/BMP DETAILS (SHEET 1 OF 3)

EASTGATE SENIOR RESIDENCES

B STREET S.E., SQUARE 5409

DISTRICT OF COLUMBIA

WASHINGTON

PLAN STATUS	
01/26/05	1ST SWM
05/31/05	2F SWM
09/13/05	ZONING COMM

DATE	DESCRIPTION

STL/KJC DESIGN	STL DRAWN	MSS CHKD
SCALE	H: AS SHOWN V:	
JOB No.	3207-01-003	
DATE	FEBRUARY 2005	
FILE No.	3207-D-FDP-01	
SHEET	C-13.10	

System Maintenance

Stormwater treatment structures' (including manufactured systems, ponds, swales, etc.) long term performance and effective protection of receiving waters, depends on consistent implementation of their maintenance plan. Inspection and maintenance functions for AquaShield™ Stormwater Treatment Systems have been made easy, allowing for all inspections to be performed from the surface. An AquaShield™ field representative will be available as needed to assist local maintenance personnel in the field. Please contact us for a copy of a product-specific Inspection and Maintenance Manual.



It is important that a routine inspection and maintenance program be established for each unit based on (1) the volume or load of the contaminants of concern, (2) the frequency of releases of contaminants at the facility or location, and (3) the nature of the area being drained.

In an effort to assure that our systems are being maintained properly, AquaShield™, Inc. offers a maintenance package to all of our customers. We will contract to perform all maintenance functions, from inspection to cleanout. In addition, we will submit a report detailing all maintenance activities.

Inspection



All AquaShield™ products can be inspected from the surface, eliminating the need to enter the systems to determine when cleanout should be performed.

In most cases, AquaShield™, Inc. recommends that for the first year of operation, quarterly inspection of the Stormwater Treatment Systems be performed in order to develop an appropriate schedule of maintenance.

Based upon experience from the system's first year in operation, we recommend the inspection schedule be revised to reflect the site-specific conditions encountered. Typically the inspection schedule for subsequent years is reduced to semi-annual inspection.

Aqua-Swirl™ Maintenance



The Aqua-Swirl™ has been designed to minimize and simplify the inspection and maintenance process. The system can be inspected and maintained completely from the surface, thereby eliminating the need for confined space entry.

Furthermore, the entire structure (specifically, the floor) is accessible for visual inspection from the surface. There are no areas of the structure that are blocked from visual inspection or periodic cleaning.

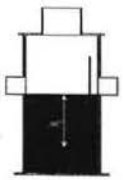
Inspection of any free-floating oil and floatable debris can be directly observed and maintained through the manhole access provided directly over the swirl chamber.

Aqua-Shield™ Inspection Procedure



To inspect the Aqua-Swirl™, a hook is needed to remove the manhole cover. AquaShield™ provides a customized manhole cover with our logo to make it easy for maintenance crews to locate the system in the field. We also provide a permanent metal information plate attached inside the access riser, which provides our contact information, the Aqua-Swirl™ model size, and serial number.

The only tools required to inspect the Aqua-Swirl™ system are a flashlight and a measuring device (i.e. stadia rod) or pole. Because of the tremendous access provided, floating oil and debris can be observed directly from the surface. Sediment depths can easily be determined by lowering a measuring device to the top of the sediment pile and to the water's surface. When the sediment pile is within 30" to 36" of the water surface the systems should be maintained.



It should be noted that in order to avoid underestimating the volume of sediment in the chamber, the measuring device must be carefully lowered to the top of the sediment pile. The finer sediment at the top of the pile, typically offers less resistance to the measuring device than the larger particles.

041703

AQUA SWIRL™ SPECIFICATION NOTES

10-14-04

1. Manufacturer shall be responsible for complete assembly of Swirl Concentrator.

2. Swirl Concentrator shall be fabricated from Solid Wall high-density polyethylene (HDPE) ASTM F 714 cell class 345464C per ASTM D 3350 or walls greater than 63" OD shall be fabricated from profile wall HDPE ASTM F 894 RSC 250.

3. HDPE stub outs and internal components shall be extrusion welded using accepted welding practices. Stub outs shall be supplied by Manufacturer and welded on inside and outside.

4. Manufacturer shall supply direct access to Swirl Concentrator via 30-inch ID riser(s), which can be field cut to match finished grade by Contractor.

5. Contractor shall supply pipe couplings to and from Swirl Concentrator, which shall be Fernco or Mission style neoprene boot with stainless steel tension bands and shear guard.

6. Contractor shall prepare excavation and off-load Swirl Concentrator. Contractor is responsible for bedding and backfill around Swirl Concentrator as detailed on site plan. (see notes 10 and 11)

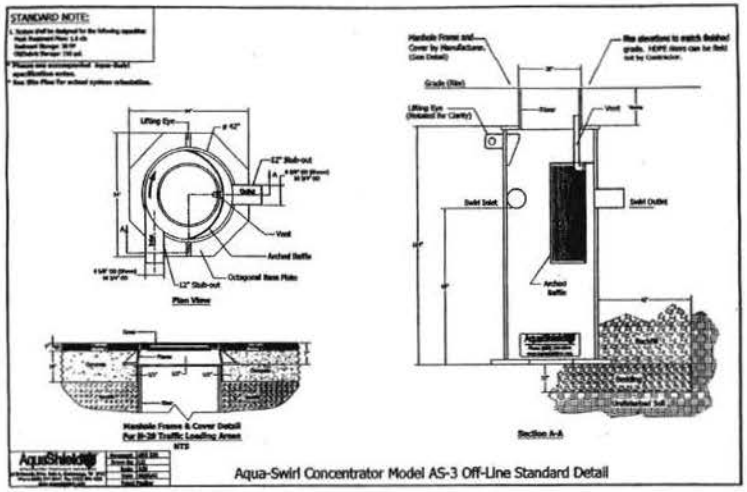
7. Manufacturer shall supply standard manhole frame(s) and cover(s). (Traffic rated H20)

8. Where traffic loading (H-20) is required or anticipated, a reinforced concrete pad must be placed over the entire Swirl Concentrator per concrete design as calculated by Engineer. Sample of typical concrete design detail is available upon request.

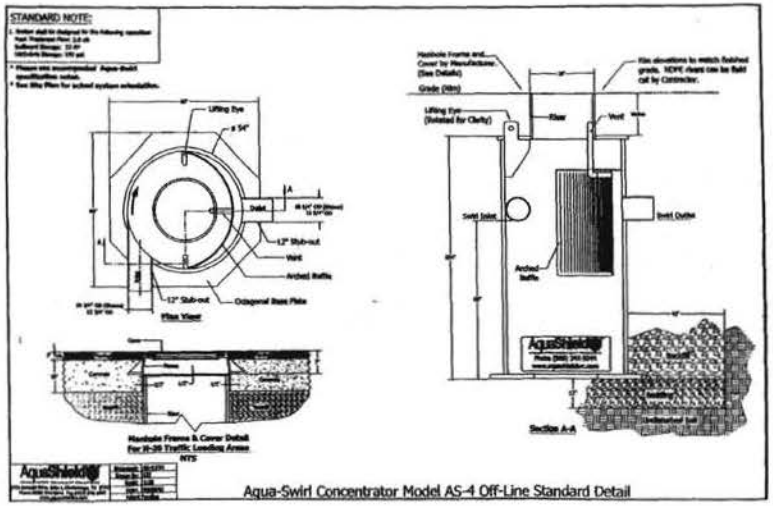
9. Bollards shall be placed around access risers in non-traffic areas to prevent inadvertent loading by maintenance vehicles. Sample of typical bollard installation detail and recommended locations of bollards around the Swirl Concentrator can be provided upon request.

10. Excavation and Bedding - The trench and trench bottom shall be constructed in accordance with ASTM D 2321, Section 6, Trench Excavation, and Section 7, Installation. The HDPE Swirl Concentrator shall be installed on a stable base consisting of 12-inches of Class I stone materials (angular, crushed stone or rock, crushed gravel; large void content, contains little or no fines) as defined by ASTM D 2321, Section 5, Materials, and compacted to 95% proctor density. All required safety precautions for Swirl Concentrator installation are the responsibility of the Contractor.

11. Backfill Requirements - Backfill materials shall be Class I or II stone materials, (well graded gravels, gravely sands; contains little or no fines) as defined by ASTM D 2321, Section 5, Materials, and compacted to 90% proctor density. Class I materials are preferred. Backfill and bedding materials shall be free of debris. Backfilling shall conform to ASTM F 1759, Section 4.2, "Design Assumptions". Backfill shall extend at least 3.5 feet outward from Swirl Concentrator and for the full height of the Swirl Concentrator (including riser(s)) extending laterally to undisturbed soils.



Aqua-Swirl Concentrator Model AS-3 Off-Line Standard Detail



Aqua-Swirl Concentrator Model AS-4 Off-Line Standard Detail

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SWM/BMP DETAILS (SHEET 2 OF 3)

EASTGATE SENIOR RESIDENCES

8 STREET S.E.; SQUARE 5409

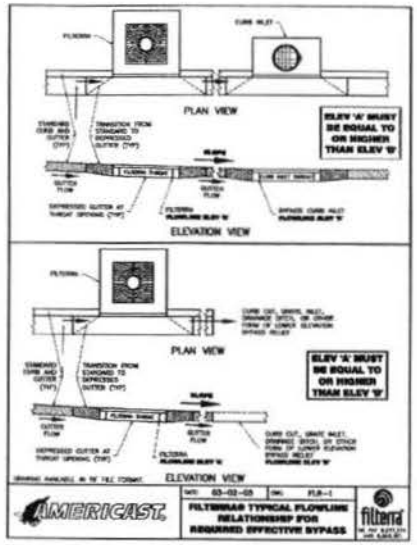
DISTRICT OF COLUMBIA

WASHINGTON

DISTRICT OF COLUMBIA — MARK L. SIMES No. 900437 — REGISTERED PROFESSIONAL ENGINEER

PLAN STATUS	
01/30/05	1ST SWM
05/11/05	2ND SWM
06/13/05	ZONING COMM.

DATE	DESCRIPTION
STL/KJC DESIGN	KC DRAWN / MSS CHKD
SCALE	H: AS SHOWN V:
JOB No.	3207-01-002
DATE :	FEBRUARY 2005
FILE No.	3207-D-FDP-01
SHEET	C-13.20



filterra

Filterra Standard Plan Notes

Construction & Installation

A. Each unit shall be constructed at the locations and elevations according to the sizes shown on the approved drawings. Any modifications to the elevation or location shall be at the direction of and approved by the Engineer.

B. If the Filterra® is stored before installation, the top slab must be placed on the box using the 2x4 wood provided, to prevent any contamination from the site. All internal fittings supplied (if any), must be left in place as per the delivery.

C. The unit shall be placed on a compacted sub-grade with a minimum 6-inch gravel base matching the final grade of the curb line in the area of the unit. The unit to be placed such that the unit and top slab match the grade of the curb in the area of the unit. Compact undisturbed sub-grade materials to 95% of maximum density at -1~2% of optimum moisture. Unsuitable material below sub-grade shall be replaced in the site engineer's approval.

D. Outlet connections shall be aligned and sealed to meet the approved drawings with modifications necessary to meet site conditions and local regulations.

E. Once the unit is set, the internal wooden forms and protective mesh cover must be left intact. The top lid should be sealed onto the box section before backfilling, using a non-shrink grout, butyl rubber or similar waterproof seal. The boards on top of the lid and boards sealed in the unit's throat must NOT be removed. The Supplier (American or its authorized dealer) will remove these sections at the time of activation. Backfilling should be performed in a careful manner, bringing the appropriate ES material up in 6" lifts on all sides. Precast sections shall be set in a manner that will result in a watertight joint. In all instances, installation of Filterra® unit shall conform to ASTM specification C891 "Standard Practice for Installation of Underground Precast Utility Structures", unless directed otherwise in contract documents.

F. Curb and gutter construction (where present) shall ensure that the flow-line of the Filterra® units is at a greater elevation than the flow-line of the bypass structure or relief (drop inlet, curb cut or similar). Failure to comply with this guideline may cause failure and/or damage to the Filterra® environmental device.

www.filterra.com

filterra

Activation

A. Activation of the Filterra® unit is performed ONLY by the Supplier. Purchaser is responsible for Filterra® unit protection and subsequent clean out cost. This process cannot commence until the project site is fully stabilized and cleaned (light landscaping, grass cover, final paving and street sweeping completed), requiring the chance of construction materials contaminating the Filterra® system. Care shall be taken during construction not to damage the protective throat and top plates.

B. Activation includes installation of plant(s) and mulch layers as necessary.

Maintenance

A. Each correctly installed Filterra® unit is to be maintained by the Supplier, or a Supplier approved contractor for a minimum period of 1 year. The cost of this service is to be included in the price of each Filterra® unit. Extended maintenance contracts are available at extra cost upon request.

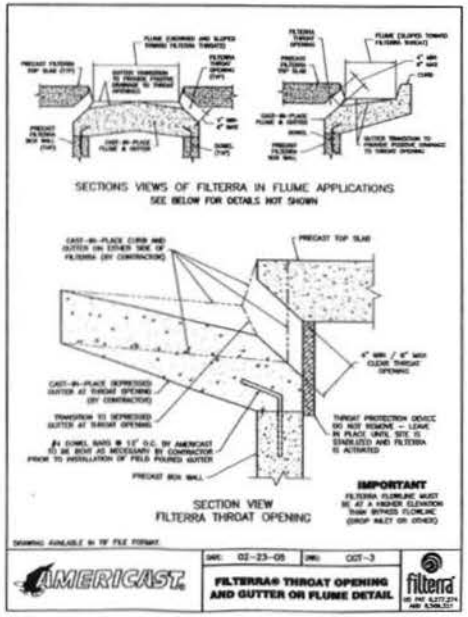
B. Annual maintenance consists of a maximum of (2) scheduled visits. The visits are scheduled seasonally, the spring visit aims to clean up after winter loads including salts and sands. The fall visit helps the system by removing excessive leaf litter.

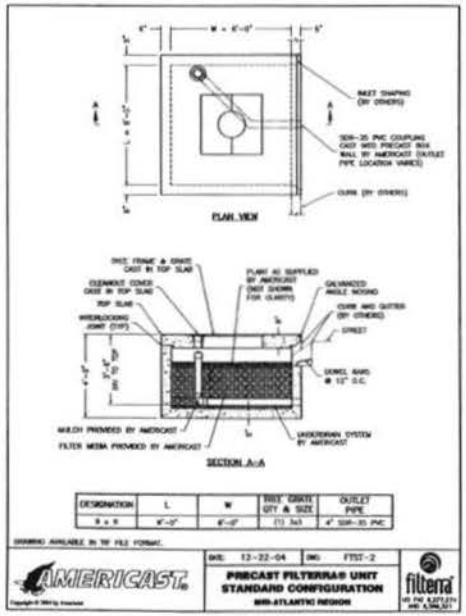
C. Each maintenance visit consists of the following tasks.

1. Filterra® unit inspection
2. Foreign debris, silt, mulch & trash removal
3. Filter media evaluation and recharge as necessary
4. Plant health evaluation and pruning or replacement as necessary
5. Replacement of mulch
6. Disposal of all maintenance refuse items
7. Maintenance records updated and stored (reports available upon request)

D. The beginning and ending date of Supplier's obligation to maintain the installed system shall be determined by the Supplier at the time the system is activated. Owners must promptly notify the Supplier of any damage to the plant(s), which constitute(s) an integral part of the bioretention technology.

www.filterra.com





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SWM/BMP DETAILS (SHEET 3 OF 3)

EASTGATE SENIOR RESIDENCES

8 STREET S.E., SQUARE 5409

WASHINGTON DISTRICT OF COLUMBIA

PLAN STATUS	
05/20/05	1ST SUBM.
08/31/05	2ND SUBM.
09/13/05	ZONING COMM.

DATE	DESCRIPTION

ST/LAND	WC	MSS
DESIGN	DRAWN	CHKD

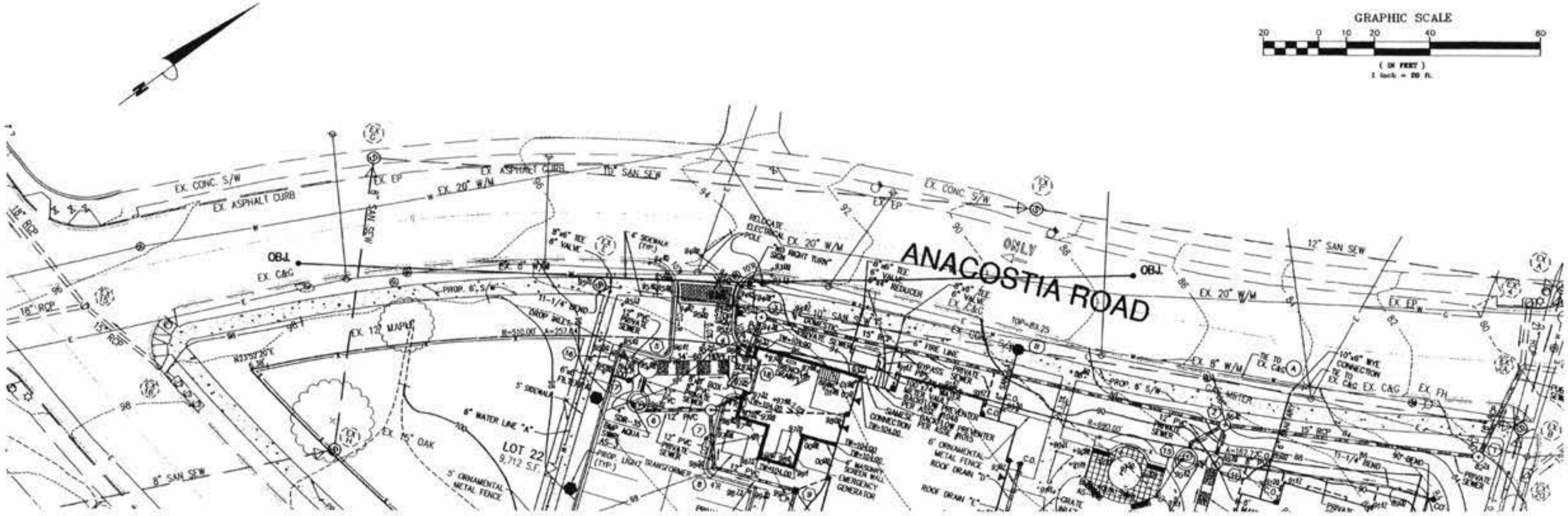
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JOB No. 3207-01-002

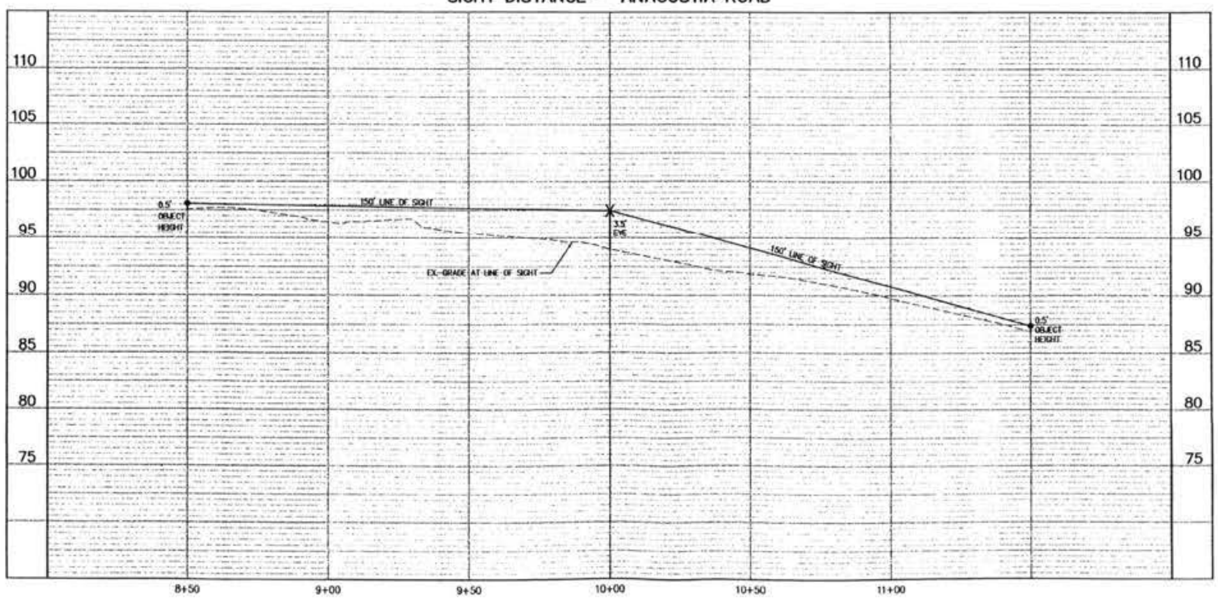
DATE: FEBRUARY 2005

FILE No. 3207-D-FDP-01

SHEET C-13.30



SIGHT DISTANCE – ANACOSTIA ROAD



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SIGHT DISTANCE PROFILE - ANACOSTIA ROAD

EASTGATE SENIOR RESIDENCES

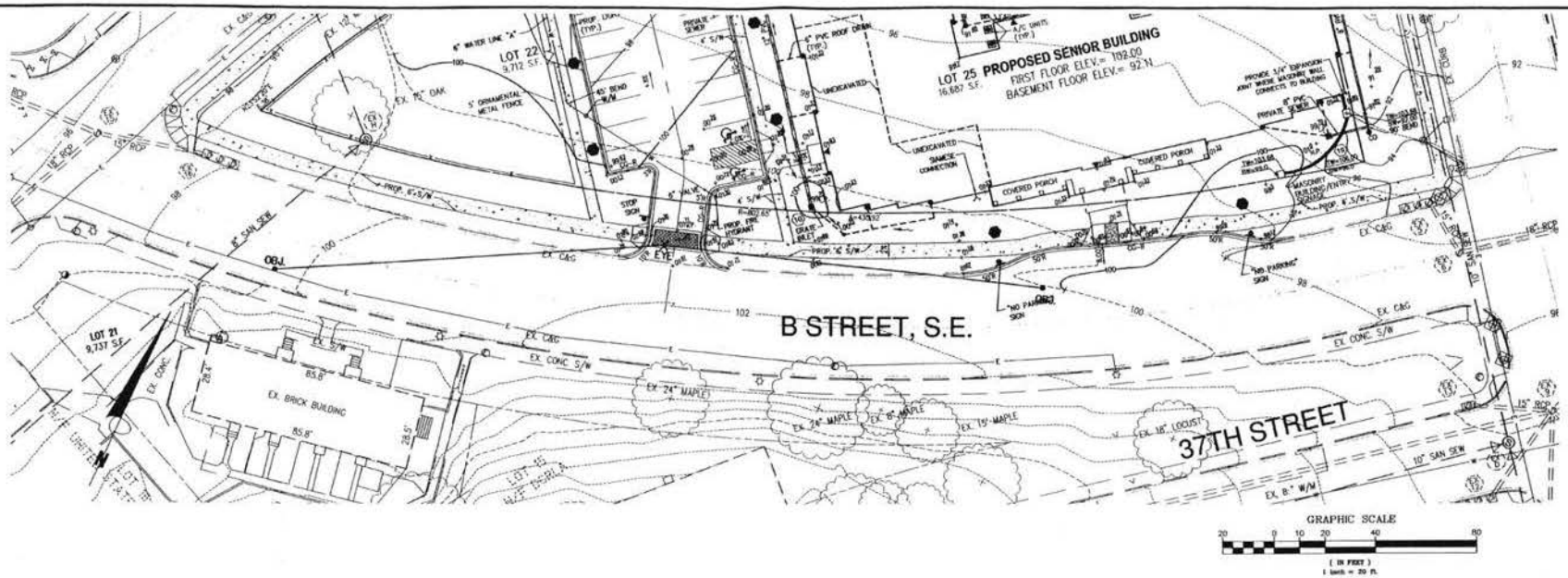
B STREET S.E., SQUARE 5409

WASHINGTON DISTRICT OF COLUMBIA

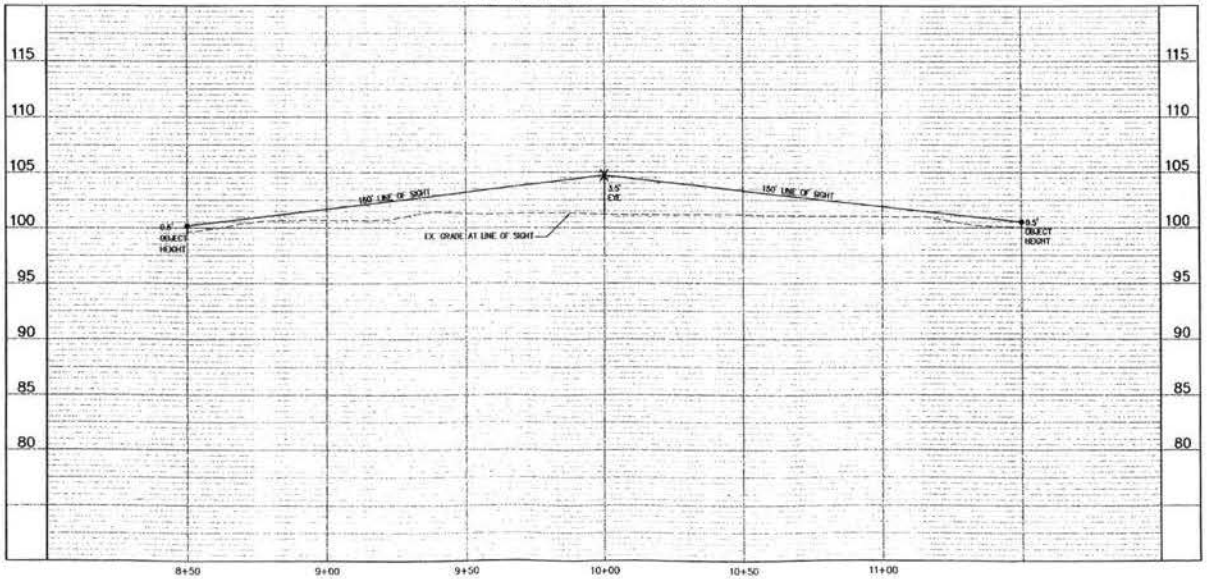
DISTRICT OF COLUMBIA PROFESSIONAL ENGINEER

PLAN STATUS	
03/30/05	1ST SUBM
05/11/05	OP SUBM
06/13/05	ZONING COMM.
DATE	DESCRIPTION

STL/KJC DESIGN	KC DRAWN	MSS CHKD
SCALE	H: 1"=20' V: 1"=5'	
JOB No.	3207-01-002	
DATE :	FEBRUARY 2005	
FILE No.	3207-D-FDP-01	
SHEET	C-14.00	



SIGHT DISTANCE – B STREET, S.E.



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SIGHT DISTANCE PROFILE - B STREET

EASTGATE SENIOR RESIDENCES

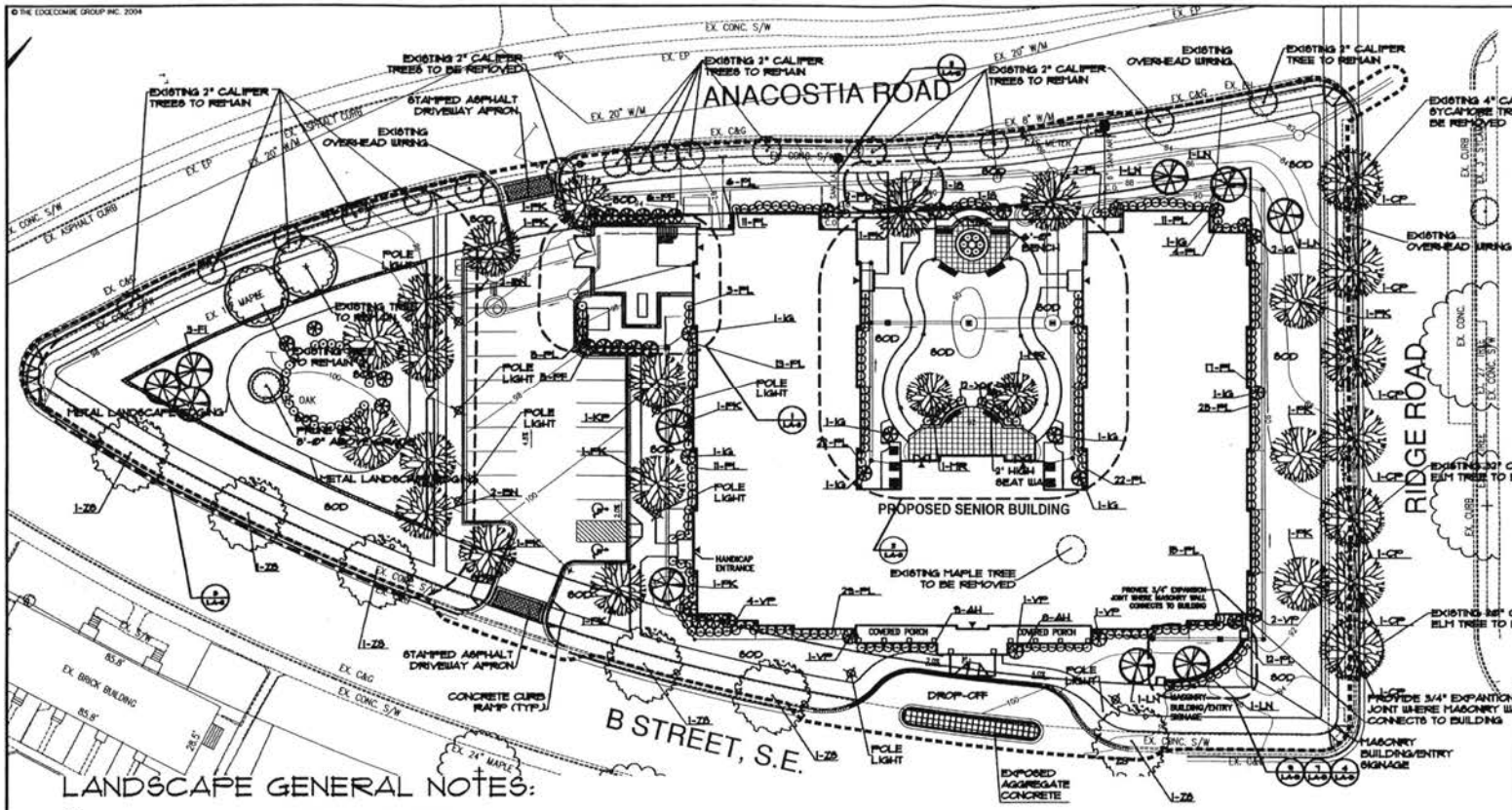
B STREET S.E., SQUARE 5409

WASHINGTON DISTRICT OF COLUMBIA

PLAN STATUS	
03/30/05	1ST SUBM.
05/31/05	2ND SUBM.
06/13/05	ZONING COMM.

DATE	DESCRIPTION
STL/AJC DESIGN	NC DRAWN / MSS CHKD
SCALE	H: 1"=50' V: 1"=5'
JOB No.	3207-01-002
DATE	FEBRUARY 2005
FILE No.	3207-D-FDP-01
SHEET	C-14.10

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SITE PLAN
SCALE: 1"=20'

NORTH

LANDSCAPE GENERAL NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES OF PLANT MATERIAL SHOWN ON THE PLAN AND IN THE PLANT LIST, AND SHALL PROVIDE AND PLANT ALL MATERIAL IN ACCORDANCE WITH THE PLAN.
2. THIS PLAN IS FOR THE APPROXIMATE LOCATION OF PLANT MATERIAL ONLY. THE ACTUAL LOCATIONS AND SIZES OF GREEN SPACE AREAS AND PEDESTRIAN WALKS ARE TO BE FIELD VERIFIED.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD BEFORE PROCEEDING WITH THE INSTALLATION OF ANY PLANTING. IF CONDITIONS ARISE IN THE FIELD WHICH NECESSITATE THE SHIFTING OF A PLANT LOCATION MORE THAN 5 FEET, THEN THE LANDSCAPE ARCHITECT IS TO BE CONSULTED. IT WILL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO CONTACT ALL PERTINENT UTILITY COMPANIES. CONTRACTOR SHALL CALL MISS UTILITY AT 800-257-7777
4. ANY CHANGE IN THE TYPE, SIZE OR QUANTITY OF PLANT MATERIAL BY THE LANDSCAPE CONTRACTOR MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL PLANT MATERIALS MUST BE NURSERY GROWN AND IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. ALL SHADE TREES SHALL HAVE A CLEAR TRUNK OF AT LEAST 5 FEET ABOVE FINISHED GRADE.
7. ALL PLANTING ISLANDS ARE TO HAVE A MINIMUM 8" DEPTH OF CLEAN TOPSOIL FOR THE ENTIRE AREA, AND MUST BE FREE OF PETROLEUM OR OTHER CHEMICAL SUBSTANCES, BLUE STONE, AND DEBRIS OVER 1-1/2" DIAMETER.
8. ALL MULCHING IS TO BE 4" DEEP, SHREDDED HARDWOOD UNLESS OTHERWISE INDICATED IN THE PLANS AND/OR SPECIFICATIONS.
9. ALL PLANTINGS OCCURRING BETWEEN PAVEMENT EDGES ARE TO BE PLANTED INTO PREPARED PLANTING BEDS. THE ENTIRE AREA SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8". ALL UNSUITABLE DEBRIS AND MATERIAL GREATER THAN 1-1/2" SHALL BE REMOVED FROM THE SITE. A 3" LAYER OF ORGANIC MATERIAL SHALL BE THOROUGHLY CULTIVATED INTO A BED AREA. THE SHRUBS AND TREES WILL BE SET IN THE BED SLIGHTLY HIGHER THAN THEIR ORIGINAL GRADE. THE ENTIRE BED IS TO RECEIVE 4" OF MULCH.
10. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER MARKING OF ALL PLANTS WITH IDENTIFYING LABELS LISTING GENUS, SPECIES, VARIETY, AND CULTIVARS.
11. CONTRACTOR SHALL WATER NEWLY INSTALLED PLANT STOCK EVERY OTHER DAY FOR EIGHT (8) WEEKS TO INSURE SURVIVABILITY OF TRANSPLANTED PLANT MATERIAL. THERE WILL BE NO RELIEF FROM THIS REQUIREMENT.
12. CONTRACTOR SHALL TAKE PRECAUTION NOT TO INSTALL PLANT MATERIAL SUCH AS TREES AND/OR SHRUBS IN FRONT OF ANY MECHANICAL INTAKE LOUVERS ALONG THE FACADE OF THE BUILDING (REFER TO ARCHITECTS ELEVATIONS).
13. CONTRACTOR SHALL REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL TOPOGRAPHIC CONDITIONS, INCLUDING BUT NOT LIMITED TO, SPOT ELEVATIONS, RETAINING WALL LOCATIONS, UTILITIES, SITE DRAINAGE, ETC. THERE WILL BE NO RELIEF FROM THIS REQUIREMENT.
14. CONTRACTOR SHALL MULCH PLANTS, TRENCHES, AND PLANTING BEDS AS PER DRAWING SPECS.
15. CONTRACTOR SHALL REFER TO LANDSCAPE PLAN LA-3 FOR EXTENT OF SEEDING AND SODDING
16. CONTRACTOR SHALL STOCK PILE TOP SOIL COLLECTED DURING SOIL GRADING FOR FUTURE USE WITH TURF GRASS SEEDING.

LEGEND:

- PLANT QUANTITY / SYMBOL FOR PLANT MATERIAL SPECIES
- SHRUB
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- DETAIL REFERENCE
- PROPOSED SHADE TREE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- IL. BOLLARD (SEE SPECS.)
- POLE LIGHT (SEE SPECS.)
- AD. AREA DRAIN
- TR. TRASH RECEPTACLE

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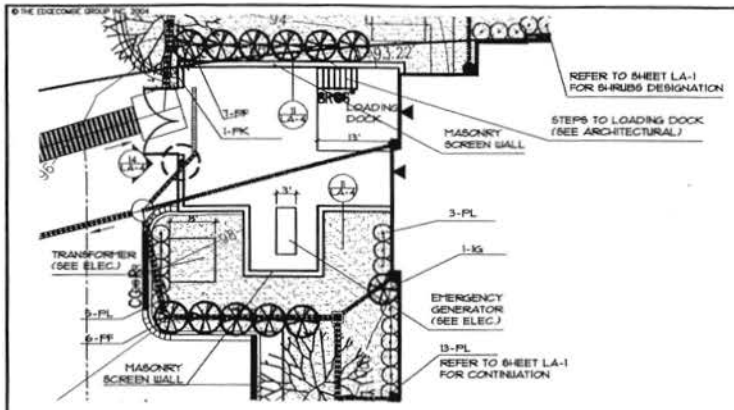
LANDSCAPE CONTEXT SITE PLAN
EASTGATE SENIOR RESIDENCE
WASHINGTON D.C.

DATE	DESCRIPTION
12/17/04	PUD SUBMISSION
12/29/04	LANDSCAPE REVISION
02/04/05	LANDSCAPE REVISION
04/04/05	MISC C.O.S

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LA-1

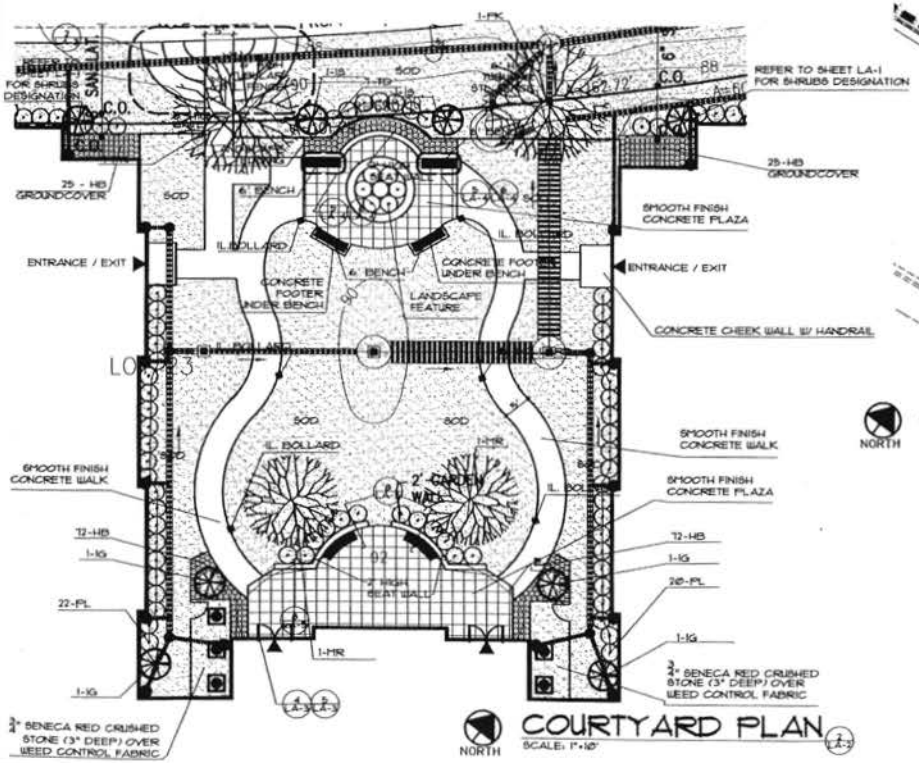
05-17-05
MISC C.O.S



NORTH

SERVICE AREA PLAN

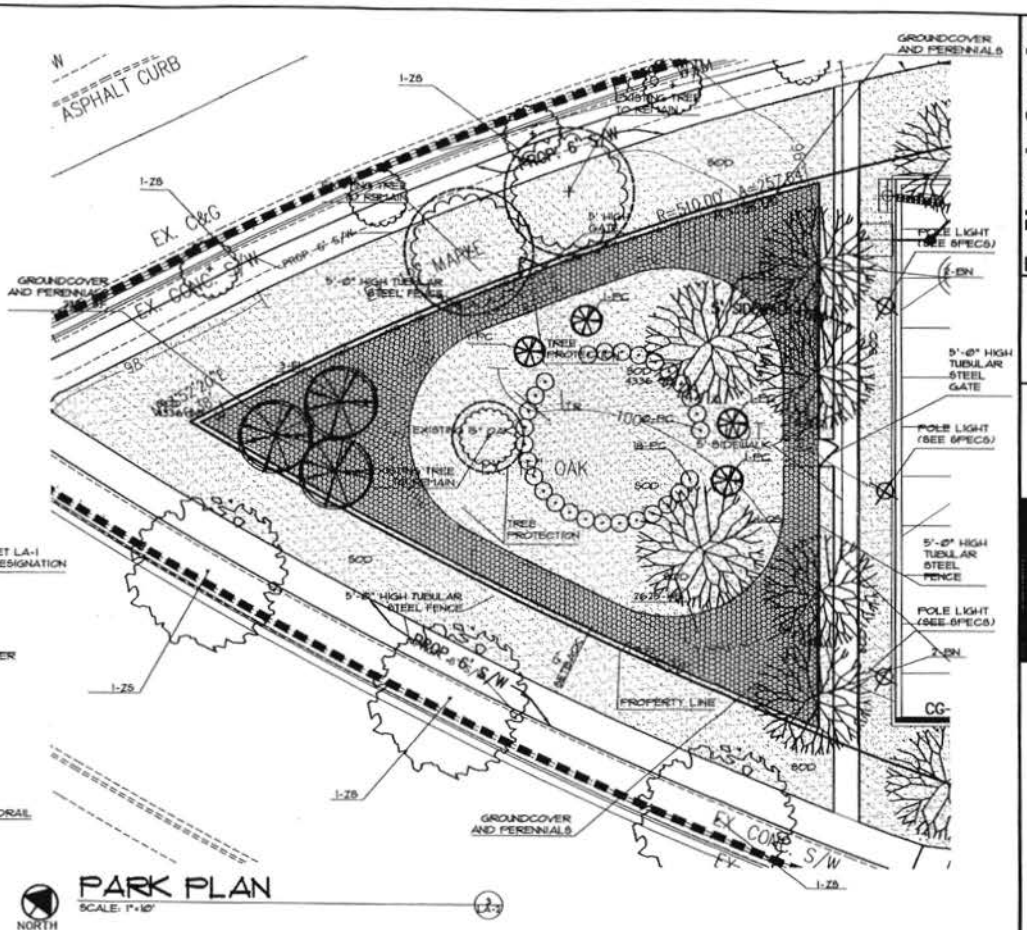
SCALE: 1"=10'



NORTH

COURTYARD PLAN

SCALE: 1"=10'



NORTH

PARK PLAN

SCALE: 1"=10'

LEGEND:

- PLANT QUANTITY / SYMBOL FOR PLANT MATERIAL SPECIES
- SHRUB
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- SOD
- SOD
- EXPOSED AGGREGATE CONCRETE FINISH
- GROUNDCOVER
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- DETAIL REFERENCE
- PROPOSED SHADE TREE
- IL. BOLLARD (SEE SPECS.)
- POLE LIGHT (SEE SPECS.)
- AD. AREA DRAIN
- T.R. TRASH RECEPTACLE

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LANDSCAPE AREA PLANS
EASTGATE SENIOR RESIDENCE
WASHINGTON D.C.

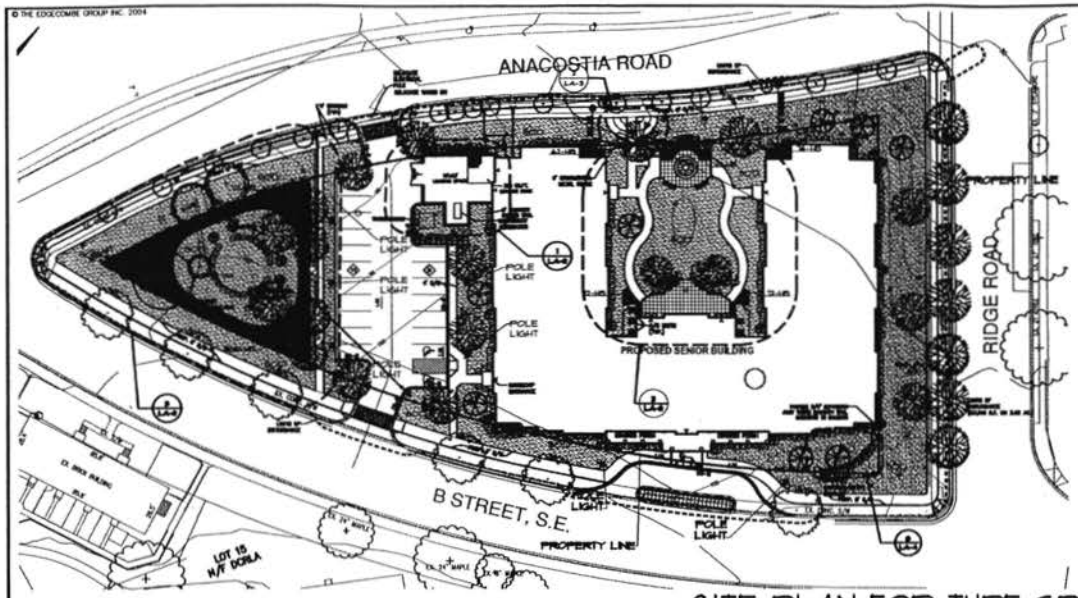
DATE	DESCRIPTION
12/17/04	PUD SUBMISSION
12/24/04	LANDSCAPE REVISION
02/04/05	LANDSCAPE REVISION
04/04/05	MISC C.O.S

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LA-2

05-17-05
MISC C.O.S

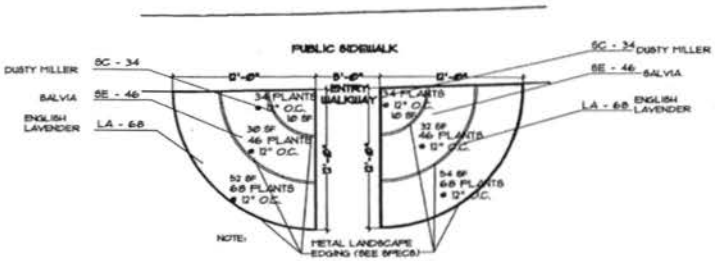
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SITE PLAN FOR TURF GRASS

SCALE: 1"=20'

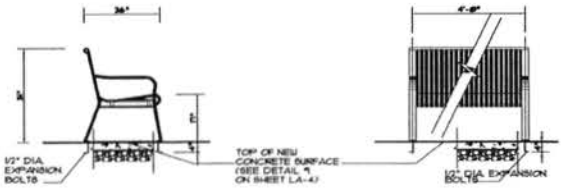
NORTH



FLOWER BED AT ENTRANCE

NOT TO SCALE

SEE LANDSCAPE PLAN FOR LOCATION OF CORNER PERENNIAL FLOWER BED. ALSO, CONTRACTOR SHALL VERIFY NUMBER OF PLANTS REQUIRED BASED ON SPACING AS SHOWN.



STEEL BENCH DETAIL

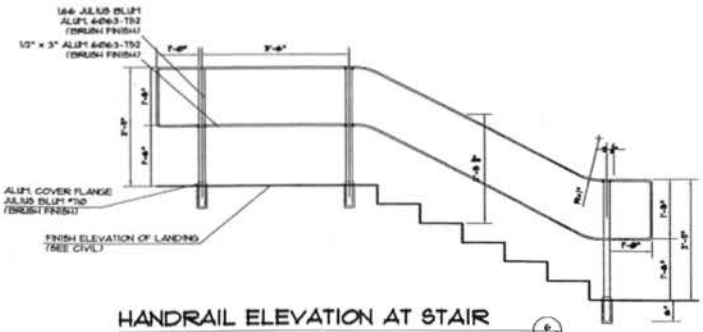
NOT TO SCALE

BENCH MANUFACTURED BY VICTOR STANLEY, INC. COMPANY MODEL: * RB-28 RIBBON SERIES STEEL BENCH, COLOR: DARK BRONZE (SEE LANDSCAPE PLAN FOR LOCATION)

STEEL BENCH DETAIL

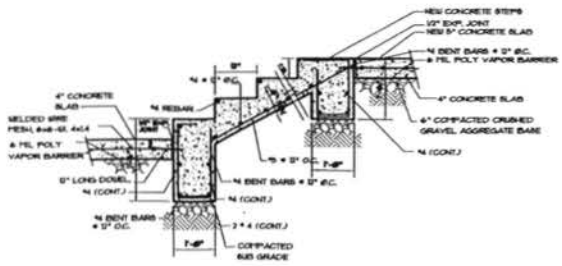
NOT TO SCALE

BENCH MANUFACTURED BY VICTOR STANLEY, INC. COMPANY MODEL: * RB-28 RIBBON SERIES STEEL BENCH, COLOR: DARK BRONZE (SEE LANDSCAPE PLAN FOR LOCATION)



HANDRAIL ELEVATION AT STAIR

SCALE: 3/4" = 1'-0"



STEP DETAIL AT COURTYARD ENTRANCE

SCALE: 3/4" = 1'-0"

LEGEND:

- SOD
- SOD
- EXPOSED AGGREGATE CONCRETE FINISH
- GROUNDCOVER
- BOLLARD (SEE SPECS.)
- POLE LIGHT (SEE SPECS.)
- AD. AREA DRAIN
- T.R. TRASH RECEPTACLE
- PLANT QUANTITY / SYMBOL FOR PLANT MATERIAL SPECIES
- SHRUB
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- DETAIL REFERENCE
- PROPOSED SHADE TREE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

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LANDSCAPE CONTEXT SITE PLAN
EASTGATE SENIOR RESIDENCE
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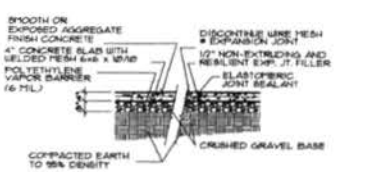
DATE	DESCRIPTION
12/17/04	PUD SUBMISSION
12/29/04	LANDSCAPE REVISION
05/26/05	LANDSCAPE REVISION
06/08/05	MNCPPC CASE

THE EDGECOMBE GROUP INC.

LA-3

05-17-05
MNCPPC CASE

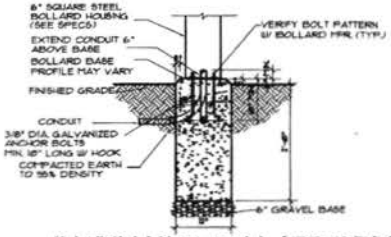
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TYPICAL CONCRETE SIDEWALK EXPANSION JOINT DETAIL

SCALE: 3/4" = 1'-0"

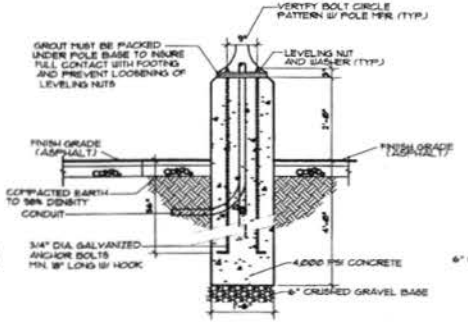
REFER TO SHEET LA-2 FOR DESIGNATION OF SMOOTH OR EXPOSED AGGREGATE FINISH CONCRETE IN THE COURTYARD



ILLUMINATED BOLLARD DETAIL

SCALE: 1" = 1'-0"

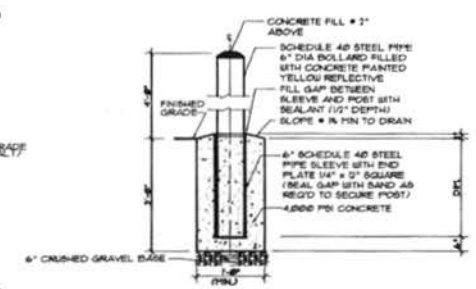
SEE SPECS. FOR BOLLARD MODEL AND MANUFACTURER REFER TO MANUFACTURER'S RECOMMENDED BOLTING PLAN



LIGHT POLE BASE DETAIL

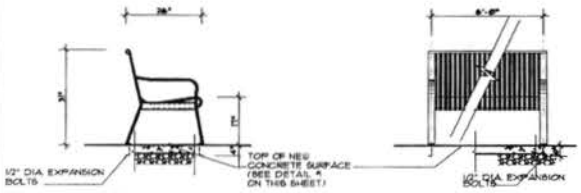
SCALE: 3/4" = 1'-0"

SEE SPECS. FOR POLE LIGHT MODEL AND MANUFACTURER REFER TO MANUFACTURER'S BOLTING PLAN. ALSO, REFER TO MANUFACTURE'S RECOMMENDATION FOR LIGHT POLE BASE DETAIL AND BOLT LOCATION



PROTECTIVE BOLLARD DETAIL

SCALE: 1"=1'-0"



STEEL BENCH DETAIL

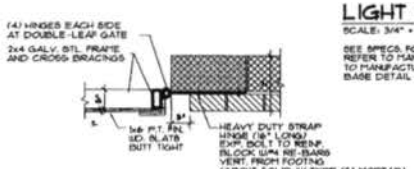
NOT TO SCALE

BENCH MANUFACTURED BY VICTOR STANLEY, INC. COMPANY MODEL: * RIS-28 RIBBON SERIES STEEL BENCH. COLOR: DARK BRONZE (SEE LANDSCAPE PLAN FOR LOCATION)

STEEL BENCH DETAIL

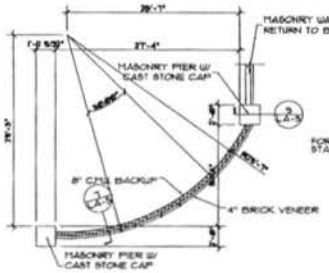
NOT TO SCALE

BENCH MANUFACTURED BY VICTOR STANLEY, INC. COMPANY MODEL: * RIS-28 RIBBON SERIES STEEL BENCH. COLOR: DARK BRONZE (SEE LANDSCAPE PLAN FOR LOCATION)



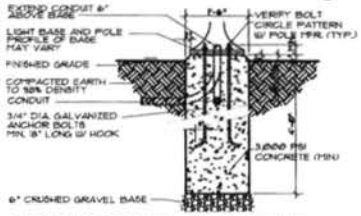
PLAN DETAIL @ GATE HINGE

SCALE: 1 1/2" = 1' - 0"



MASONRY SIGN ENLARGED SCREEN WALL PLAN

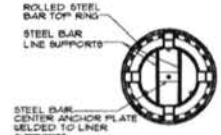
SCALE: 1/2"=1'-0"



LIGHT POLE BASE DETAIL

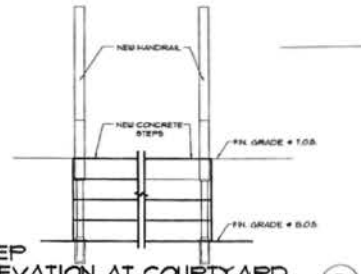
SCALE: 3/4" = 1'-0"

SEE SPECS. FOR POLE LIGHT MODEL AND MANUFACTURER REFER TO MANUFACTURER'S BOLTING PLAN. ALSO, REFER TO MANUFACTURE'S RECOMMENDATION FOR LIGHT POLE BASE DETAIL AND BOLT LOCATION



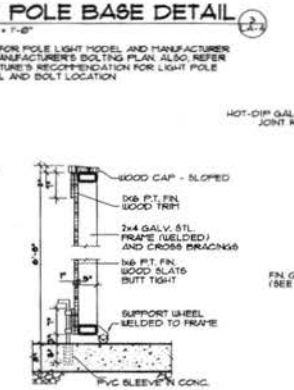
LITTER RECEPTACLE (STEEL)

SCALE: 3/4" = 1'-0"



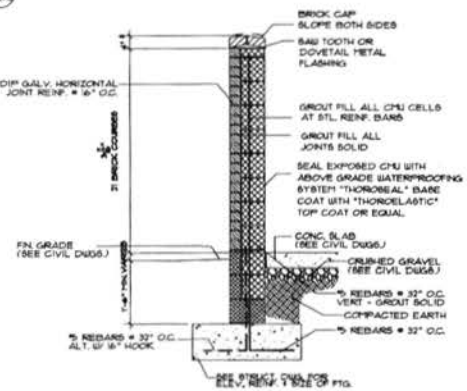
STEP ELEVATION AT COURTYARD

SCALE: 3/4" = 1'-0"



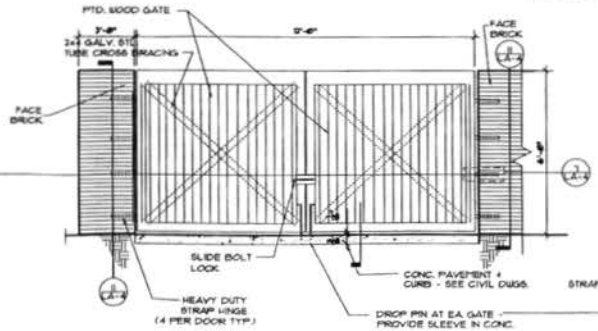
SECTION THRU GATE AT SERVICE AREA

SCALE: 3/4" = 1' - 0"



MECH. SCREEN WALL

SCALE: 3/4" = 1' - 0"



ELEV. OF WOOD GATE AT SERVICE AREA

SCALE: 1/2" = 1' - 0"

NOTE: PROVIDE SHOP DRWGS. FOR ALL GATES. USE GALV. STEEL (PAINTED) W/ PRESSURE TREATED WOOD (PAINTED)

HARDWARE NOTES EA. ENCLOSURE: PROVIDE VERT. CANE SLIDE BOLTS (1 EA. DOOR) PROVIDE SUPPORT WHEELS (1 EA. DOOR) PROVIDE HEAVY DUTY WELDED HINGES SET IN MASONRY (4 EA. DOOR) PROVIDE ONE LATCH TO HOLD BOTH DOORS

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MISCELLANEOUS SITE DETAILS
EASTGATE SENIOR RESIDENCE
WASHINGTON D.C.

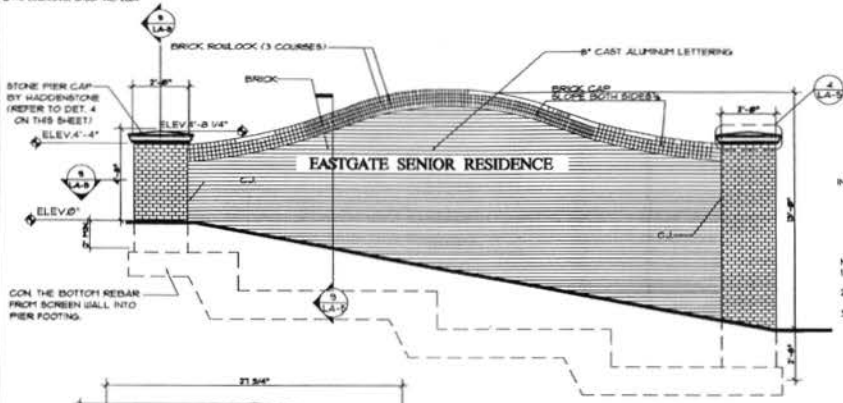
DATE	DESCRIPTION
12/17/04	PUD SUBMISSION
12/29/04	LANDSCAPE REVISION
03/09/05	LANDSCAPE REVISION
06/06/05	100% C.D.S

THE EDGECOMBE GROUP INC.

LA-4

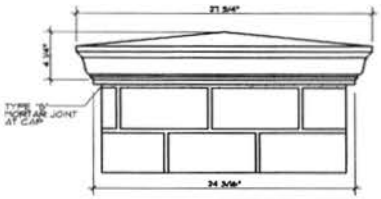
06-17-05
100% C.D.S

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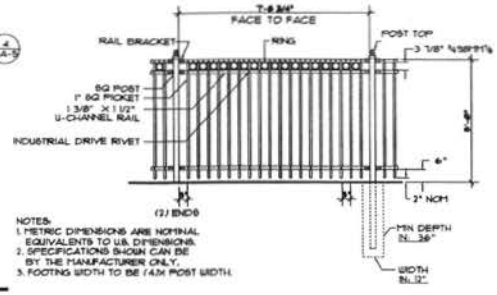
BUILDING SIGN WALL SECTION A

SCALE: 1/2"=1'-0"



MASONRY SIGN WALL

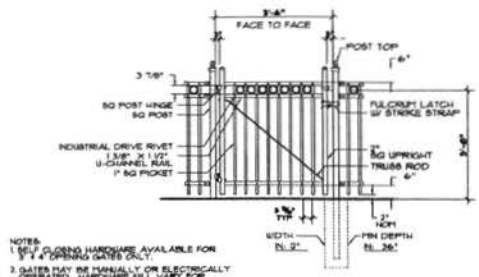
SCALE: 1/2"=1'-0"



NOTES:
1. METRIC DIMENSIONS ARE NOMINAL EQUIVALENTS TO U.S. DIMENSIONS.
2. SPECIFICATIONS SHOWN CAN BE BY THE MANUFACTURER ONLY.
3. FOOTING WIDTH TO BE 1/4X POST WIDTH.

5'-0" STEEL FENCE ELEVATION

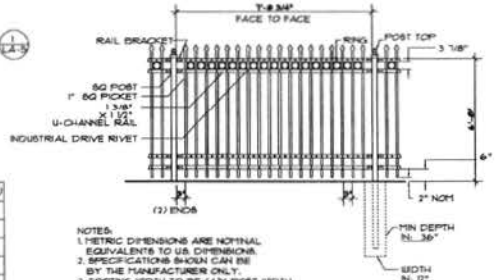
SCALE: 1/2"=1'-0"



NOTES:
1. SELF CLOSING HARDWARE AVAILABLE FOR 3' X 4' OPENING GATES ONLY.
2. GATES MAY BE MANUALLY OR ELECTRICALLY OPERATED. HARDWARE WILL VARY FOR ELECTRICALLY OPERATED GATES.
3. GATES MAY HAVE 2, 3, OR 4 RAILS (TO MATCH FENCE)
4. WITH RING OPTION (3) RAILS ARE REQUIRED AT RING.

5'-0" STEEL GATE ELEVATION

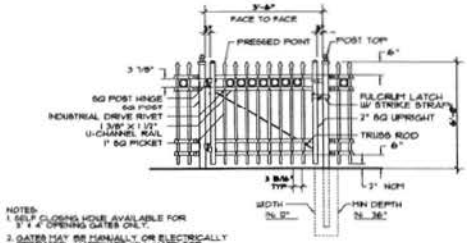
SCALE: 1/2"=1'-0"



NOTES:
1. METRIC DIMENSIONS ARE NOMINAL EQUIVALENTS TO U.S. DIMENSIONS.
2. SPECIFICATIONS SHOWN CAN BE BY THE MANUFACTURER ONLY.
3. FOOTING WIDTH TO BE 1/4X POST WIDTH.

6'-0" STEEL FENCE ELEVATION

SCALE: 1/2"=1'-0"



NOTES:
1. SELF CLOSING HOUR AVAILABLE FOR 3' X 4' OPENING GATES ONLY.
2. GATES MAY BE MANUALLY OR ELECTRICALLY OPERATED. HARDWARE WILL VARY FOR ELECTRICALLY OPERATED GATES.
3. GATES MAY HAVE 2, 3, OR 4 RAILS (TO MATCH FENCE)
4. WITH RING OPTION (3) RAILS ARE REQUIRED AT RING.

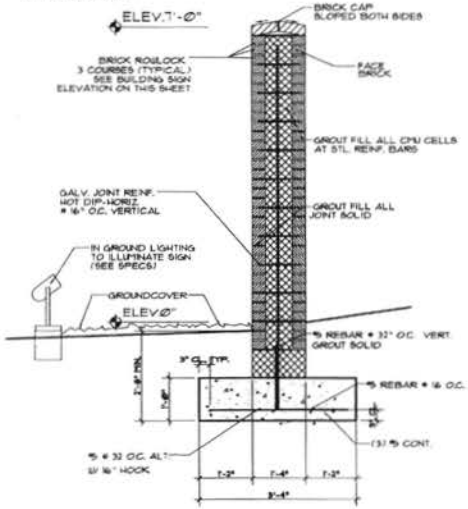
6'-0" STEEL GATE ELEVATION

SCALE: 1/2"=1'-0"

STONE PIER CAP ON 24" COLUMN

SCALE: 3"=1'-0"

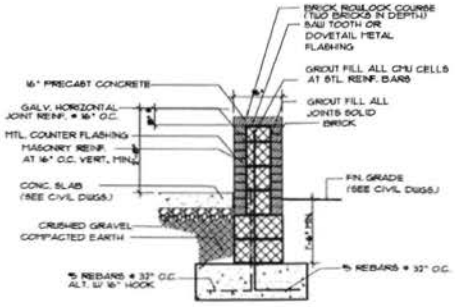
NOTES:
STONE PEIR CAP AS MANUFACTURED BY HADDENSTONE LTD. OR APPROVED EQUAL



NOM HEIGHT (H.)
3'-0"
3'-6"
4'-0"
5'-0"
6'-0"
7'-0"
8'-0"

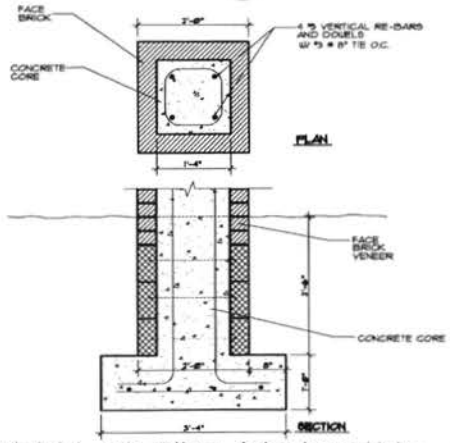
SEAT WALL IN COURTYARD

SCALE: 3/4" = 1' - 0"



DETAIL OF PIER AND FOOTING

SCALE: 1"=1'-0"



STRUCTURAL DESIGN NOTES:

CONCRETE

A. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 301, ACI 318 AND ACI 302.
B. CEMENT SHALL COMPLY WITH ASTM C150, TYPE I OR III.
C. REINFORCING STEEL SHALL BE DEFORMED BILLET STEEL CONFORMING TO ASTM A615 GRADE 60. ALL REINFORCEMENT SPLICES SHALL BE A MINIMUM OF 40 BAR DIAMETERS.
D. CAST IN PLACE CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH F'c AS FOLLOWS:
   1. SLAB-ON-GRADE AND FOOTINGS = 3500 PSI.
   2. SLAB-ON-GRADE EXPOSED TO WEATHER = 3500 PSI.
E. PROVIDE WWF 6 X 6 - W2.1 X W2.1 IN ALL SLABS ON GRADE. ALL WIRE FABRIC SHALL CONFORM TO ASTM A185. ALL MESH EDGES SHALL LAP A MINIMUM OF TWO (2) SQUARES.
F. CONCRETE SLUMP SHALL = 4" ± 1".
G. MINIMUM CONCRETE COVER BETWEEN FACE OF REINFORCING BAR AND FACE OF CONCRETE SHALL BE AS FOLLOWS:
   1. CONCRETE CAST AGAINST EARTH = 3"
   2. FORMED CONCRETE EXPOSED TO WEATHER OR EARTH = 2"
   3. FORMED CONCRETE NOT EXPOSED TO WEATHER a) SLABS = 3/4"
H. ALL CONCRETE EXPOSED TO WEATHER SHALL HAVE A MINIMUM AIR ENTRAINMENT OF 6 % PER ACI 318 4.1.1
I. PROVIDE CORNER BARS AT ALL WALL INTERSECTIONS WITH SIZE AND SPACING TO MATCH HORIZONTAL WALL REINFORCEMENT.
J. PROVIDE KEYED JOINTS BETWEEN ALL NON-MONOLITHIC INTERSECTING CONCRETE WALLS AND AT ALL CONCRETE JOINTS.

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MASONRY WALL AND FENCING DETAIL
EASTGATE SENIOR RESIDENCE
WASHINGTON D.C.

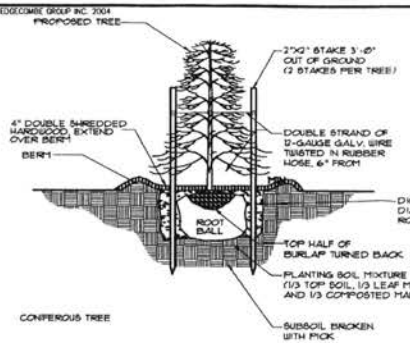
DATE	DESCRIPTION
12/17/24	PUB SUBMISSION
12/26/24	LANDSCAPE REVISION
01/24/25	LANDSCAPE REVISION
04/28/25	100% CDS

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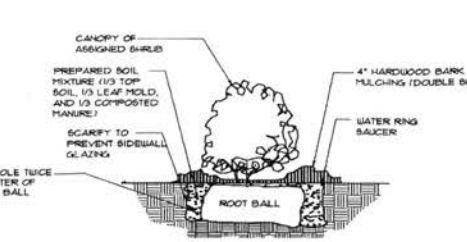
01-17-25
100% CDS

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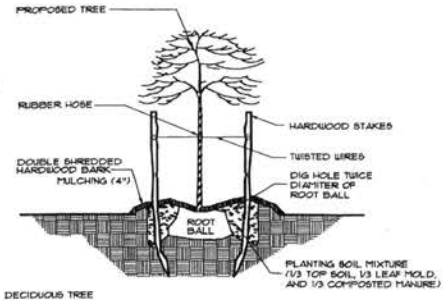
PLANTING & STAKING DETAIL (1 / LA-6)

SCALE: NONE



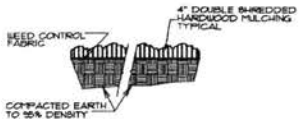
SHRUB PLANTING DETAIL (2 / LA-6)

SCALE: NONE



PLANTING & STAKING DETAIL (3 / LA-6)

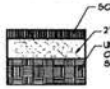
SCALE: NONE



MULCH DETAIL (4 / LA-6)

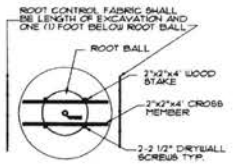
NOT TO SCALE

NOTE:
MULCHED AREA SHALL BE CONTAINED WITH LANDSCAPE EDGING. SEE LANDSCAPE PLAN FOR EXTENT OF MULCHED AREA.



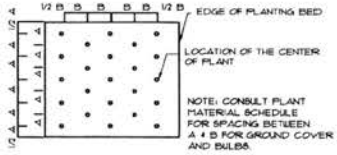
SOD DETAIL (5 / LA-6)

NOT TO SCALE



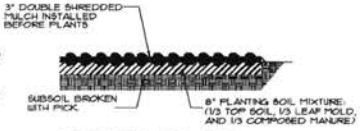
PLAN OF PLANTING IN PUBLIC SPACE (6 / LA-5)

SCALE: NONE



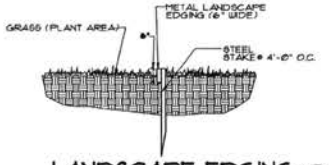
GROUNDCOVER PLANTING PLAN (7 / LA-6)

NOT TO SCALE



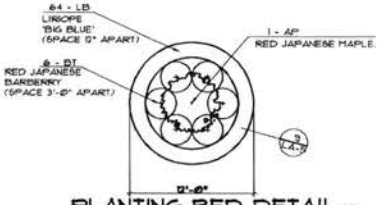
GROUNDCOVER PLANTING DET. (8 / LA-6)

NOT TO SCALE



LANDSCAPE EDGING (9 / LA-5)

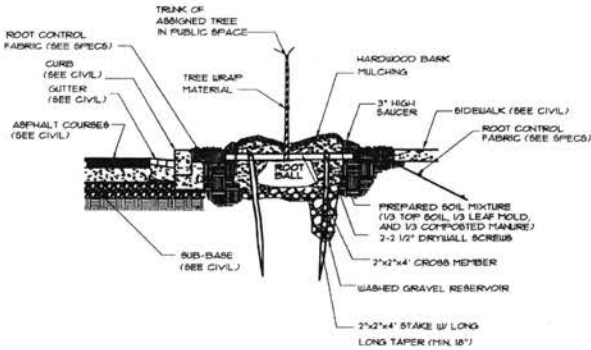
SCALE: 1/2"=1'-0"



PLANTING BED DETAIL (10 / LA-5)

SCALE: 3/16" =1'-0"

NOTE:
BULBS SHALL BE PLACED ACCORDING TO SPECIES IN THE PLANT MATERIAL SCHEDULE. ALSO REFER TO PLANT MATERIAL SCHEDULE FOR COLORS.



TREE STAKING DET. IN PUBLIC SPACE (11 / LA-6)

SCALE: NONE

(ALSO SEE DET. # 6 ON THIS SHEET FOR PLAN)

SITE PREPARATION

1. REMOVE TREES, SHRUBS, GRASS, AND OTHER VEGETATION, IMPROVEMENTS, OR OBSTRUCTIONS, AS REQUIRED, TO PERMIT INSTALLATION OF NEW CONSTRUCTION. REMOVE SIMILAR ITEMS ELSEWHERE ON SITE OR PREMISES AS SPECIFICALLY INDICATED. REMOVAL INCLUDES DIGGING OUT AND OFF-SITE DISPOSAL OF ALL DEMOLITION DEBRIS.
2. CONDUCT SITE-CLEARING OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
3. PROVIDE PROTECTIONS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS INDICATED TO REMAIN IN PLACE.
4. CONTRACTOR SHALL INSTALL WARNING DEVICES, I.E. WARNING TAPE, TEMPORARY SIGNAGE, ETC. TO NOTIFY THE GENERAL PUBLIC OF CONSTRUCTION ACTIVITIES.
5. BURNING ON OWNER'S PROPERTY: BURNING IS NOT PERMITTED ON OWNER'S PROPERTY.
6. REMOVE ALL WASTE MATERIALS FROM OWNER'S PROPERTY.

EARTHWORK

1. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTHWORK OPERATIONS.
2. EXCAVATE TO INDICATED ELEVATIONS AND DIMENSIONS WITHIN A TOLERANCE OF PLUS OR MINUS Ø1Ø FOOT. EXTEND EXCAVATIONS A SUFFICIENT DISTANCE FROM STRUCTURES FOR PLACING AND REMOVING CONCRETE FORMWORK, INSTALLING SERVICES AND OTHER CONSTRUCTION, AND FOR INSPECTIONS.
3. EXCAVATIONS FOR FOOTINGS AND FOUNDATIONS: DO NOT DISTURB BOTTOM OF EXCAVATION. EXCAVATE BY HAND TO FINAL FINAL GRADE JUST BEFORE PLACING CONCRETE REINFORCEMENT.
4. EXCAVATE SURFACES UNDER WALKS AND PAVEMENTS TO INDICATED CROSS SECTIONS, ELEVATIONS, AND GRADES.
5. EXCAVATE TRENCHES TO UNIFORM WIDTHS TO PROVIDE A WORKING CLEARANCE ON EACH SIDE OF PIPE OR CONDUIT. EXCAVATE TRENCH WALLS VERTICALLY FROM TRENCH BOTTOM TO 12 INCHES HIGHER THAN TOP OF PIPE OR CONDUIT, UNLESS OTHERWISE INDICATED.
6. PLACE AND COMPACT BEDDING COURSE UNDER PVC PIPE, ON ROCK AND TO FILL. UNAUTHORIZED EXCAVATIONS: SHAPE BEDDING COURSE TO PROVIDE CONTINUOUS SUPPORT FOR BELLS, JOINTS, AND BARRELS OF PIPES AND FOR JOINTS, FITTINGS, AND BODIES OF CONDUITS.
7. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
8. UNDER PAVEMENTS AND WALKS, PLACE BASE COURSE MATERIAL ON PREPARED SUBGRADE.
9. REPAIR AND RE-ESTABLISH GRADES TO SPECIFIED TOLERANCES WHERE COMPLETED OR PARTIALLY COMPLETED SURFACES BECOME ERODED, RUTTED, SETTLED, OR LOSE COMPACTION DUE TO SUBSEQUENT CONSTRUCTION OPERATIONS OR WEATHER CONDITIONS.

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GRIMM + PARKER ARCHITECTS

LANDSCAPE AREA DETAILS
EASTGATE SENIOR RESIDENCE
WASHINGTON D.C.

DATE	DESCRIPTION
12/17/04	PUR SUBMISSION
12/30/04	LANDSCAPE REVISION
01/19/05	LANDSCAPE REVISION
04/19/05	100% C.D.S

THE EDGECOMBE GROUP INC.

LA-6

04-19-05
100% C.D.S

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SHADE, EVERGREEN, AND ORNAMENTAL TREE PLANT SCHEDULE - #1

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	CULTIVARS/VARIETIES
AP	1	ACER PALMATUM 'ATROPURPUREUM'	RED JAPANESE MAPLE	-	7'-8'	B&B	MULTI-STEM SPECIMEN
AS	-	ACER SACCHARUM	SUGAR MAPLE	-	-	B&B	SPACE AS SHOWN
MP	-	MALUS FLORIBUNDA	JAP. CRABAPPLE	1.5-2"	-	B&B	SPACE AS SHOWN
BP	-	BETULA PLATYPHYLLA JAP. 'WHITESPIRE'	WHITESPIRE BIRCH	-	12'-14'	B&B	MULTI-STEM SPECIMEN/WHITE BARK
BN	4	BETULA NIGRA 'HERITAGE'	RIVER BIRCH	-	-	B&B	MULTI-STEM SPECIMEN
PC	-	PRUNUS CERASIFERA 'THUNDERCLOUD'	PURPLE LEAF PLUM	1.5-2"	-	B&B	SPACE AS SHOWN ON PLAN
LN	4	LAGERSTROEMIA INDICA 'NATCHEZ'	CRAPE MYRTLE	-	7'-8'	B&B	MULTI-TRUNK SPECIMEN
QP	-	QUERCUS PALUSTRIS	PIN OAK	1.5-2"	12'-14'	B&B	SPACE AS SHOWN
AM	-	ACER PLATANOIDES 'PARKWAY'	PARKWAY MAPLE	-	10'-12'	B&B	SPACE AS SHOWN
IS	2	ILEX NELLIE R. STEVENS	STEVENS HOLLY	-	5'-6'	B&B	SPACE AS SHOWN
GT	-	GLEDITSIA TRIACANTHOS 'INERMIS'	HONEY LOCUST	1.5-2"	-	B&B	THORNLESS/"SHADE MASTER"
IS	-	ILEX X NELLIE R. STEVENS	NELLIE STEVENS HOLLY	-	-	B&B	SPACE AS SHOWN
KP	1	KOELREUTERIA PAPINATA	GOLDENRAINTREE	1.5-2"	-	B&B	BOUGAINVILLEA - PINK SEED CAPSULES
MG	-	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	-	-	B&B	SPACE AS SHOWN
MS	-	MAGNOLIA STELLATA	STAR MAGNOLIA	-	6 TO 7'	B&B	MULTI-TRUNK SPECIMEN
MR	2	MAGNOLIA SOULANGIANA 'NUBRA'	SAUCER MAGNOLIA	-	8 TO 10'	B&B	MULTI-TRUNK SPECIMEN
PP	-	PICEA PUNGENS VAR GLAUCA	COLORADO BLUE SPRUCE	-	-	B&B	SPACE AS SHOWN
PB	-	PINUS BUNGEANA	LACEBARK PINE	-	-	B&B	SPACE AS SHOWN
CL	-	x CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	-	12'-14'	B&B	SPACE AS SHOWN
PN	-	PINUS NIGRA	AUSTRIAN PINE	-	-	B&B	SPACE AS SHOWN
PT	-	PINUS THANBERGIANA	JAPAN BLACK PINE	-	-	B&B	SPACE AS SHOWN/BONSAI
PK	9	PRUNUS SERRULATA 'KWANSAN'	FLOWERING CHERRY	2-2.5"	-	B&B	SPACE AS SHOWN/DOUBLE PINK FLOWERS
PS	-	PRUNUS SUBHIRTELLA 'PENDULA'	WEEPING CHERRY	-	-	B&B	SPACE AS SHOWN
AR	1	ACER RUBRUM 'SUNSET'	RED SUNSET MAPLE	-	12'-14'	B&B	SPACE AS SHOWN
TC	-	TILIA CORDATA 'GREENSPIRE'	LITTLELEAF LINDEN	-	-	B&B	SPACE AS SHOWN
ZS	6	ZELKOVA SERRATA 'VILLAGE GREEN'	JAPANESE ZELKOVA	-	12'-14'	B&B	SPACE AS SHOWN
MC	-	MALUS SPP. 'SNOWDRIFT'	SNOWDRIFT CRABAPPLE	-	6'-7'	B&B	SPACE AS SHOWN
UC		ULMUS CARPINIFOLIA 'HOMESTEAD'	HOMESTEAD ELM	-	6'-7'	B&B	SPACE AS SHOWN

ORNAMENTAL SHRUB PLANT SCHEDULE - #2

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	CULTIVARS/VARIETIES
AG	-	ABELIA GRANDIFLORA	GLOSSY ABELIA	-	-	5 GAL	SPACE 4 FEET APART
AJ	-	AUCUBA JAPONICA 'VAREGATA'	JAPANESE AUCUBA	-	-	5 GAL	VARIEGATED/FIELD LOCATED BY L.A.
AH	11	AZALEA HYBRIDA	EVERGREEN AZALEA	-	24-30"	B&B	SPACE 2 FT. OC./PINK&WHITE/PURPLE/RED
CP	-	CHAMAECYPARIS PISIFERA 'NANA'	DWARF FALSECYPRESS	-	2' TO 3'	5 GAL	'FILIFERA AUREA'/DWARF GOLD THREAD
AG	-	AZALEA 'GUMPO WHITE'	GUMPO AZALEA	-	-	3 GAL	SPACE 2 FT. APART/WHITE FLOWERS
EK	-	EUONYMUS KIAUTSCHOVICA 'MANHATTAN'	EUONYMUS	-	-	B&B	SPACE 4 FEET APART
JS	-	JUNI PERUS SCOPULORUM 'WELCHI'	WELCH JUNIPER	-	4-5"	B&B	SPACE AS SHOWN
CO	-	CHAMAECYPARIS OBTUSA 'NANA'	HINOKI FALSE CYPRESS	-	-	3 GAL	DWARF
IR	-	ILEX CORNUTA 'ROTUNDA' NANA	DWARF CHINESE HOLLY	-	2' TO 3'	B&B	SPACE 3 FEET APART
TO	-	THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE	-	5-6'	B&B	SPACE 3 FT APART
FI	3	FORSYTHIA X INTERMEDIA	BORDER FORSYTHIA	-	3-4'	B&B	SPACE AS SHOWN
HM	-	HYDRANGEA MACROPHYLLA	COMMON HYDRANGEA	-	-	3 GAL	SPACE AS SHOWN
IC	-	ILEX CRENATA 'COMVEXA'	JAPANESE HOLLY	-	-	3 GAL	SPACE AS SHOWN
PF	18	PHOTINIA FRASERI	FRASER'S PHOTINIA	-	4' TO 5'	B&B	SPACE 5 FEET APART
EA	11	EUONYMUS ALATUS 'COMPACTA'	WINGED EUONYMUS	-	3-4'	B&B	SPACE 4 FEET APART (DWARF)
JP	-	JUNIPERUS CHINENSIS 'PFITZERANA'	PFITZER JUNIPER	-	-	CONT	SPACE AS SHOWN
JH	-	JUNIPERUS HORIZONTALIS 'WILTONII'	BLUE RUG JUNIPER	-	4-6"	5 GAL	SPACE 3 FEET APART
VP	9	VIBURNUM PLICATUM 'MARIESII'	MARIESII VIBURNUM	-	3-4'	B&B	SPACE AS SHOWN
MB	-	MAHONIA BEALEI	LEATHERLEAF MAHONIA	-	-	3 GAL	SPACE AS SHOWN
PM	-	PINUS MUGO	MUGO PINE	-	24-36"	B&B	SPACE 3 FEET APART
PC	-	PYRACANTHA COCCINEA	PYRACANTHA	-	-	5 GAL	SPACE AS SHOWN
RC	5	RHODODENDRON CATAUBIENSE	RHODODENDRON	-	30-36"	B&B	SPACE 4 FEET APART/PURPLE FLOWERS
PL	104	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	CHERRY LAUREL	-	24-30"	B&B	SPACE 4 FEET APART
IG	12	ILEX GLABRA	INKBERRY	-	-	B&B	SPACE AS SHOWN
ND	-	NANDINA DOMESTICA 'COMPACTA'	DWARF NANDINA	-	24"-30"	3 GAL	DWARF/PLACE IN CONC. PLANTER
TD	5	TAXUS CUSPIDATA 'DENSIFORMIS'	JAPANESE YEW	-	-	B&B	SPACE AS SHOWN
VP	9	VIBURNUM PLICATUM	JAP. SNOWBALL VIBURNUM	-	5' TO 6'	B&B	FIELD LOCATED BY LANDSCAPE ARCH.
SV	4	SYRINGA VULGARIS	COMMON LILAC	-	3-4'	B&B	SPACE 8 FEET APART OR AS SHOWN
BT	6	BERBERIS THUNBERGII 'AVREA'	JAPANESE BARBERY	-	18"-24"	3 GAL	SPACE 3 FEET APART - GOLD FOLIAGE

SHADE AND ORNAMENTAL TREE PLANTING SCHEDULE - #3

ITEM	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	CULTIVARS/VARIETIES/REMARKS
AF	-	ACER GINNALA 'FLAME'	AMUR MAPLE	-	6-8'	B&B	SPACE AS SHOWN/MULTI-STEM
AG	-	ACER GRIBEUM	PAPERBARK MAPLE	-	5-6'	B&B	SPACE AS SHOWN
AT	-	ACER TRIFOLIUM	THREE-FLOWER MAPLE	-	-	B&B	SPACE AS SHOWN
AL	-	AMELANCHIER X GRANDIFLORA	DIANA SHADBLOW	-	6-8'	B&B	SPACE AS SHOWN/MUTLI-STEM
CD	-	CALOCEDRUS DECURRENS	INCENSE CXEDAR	-	8-10'	B&B	SPACE AS SHOWN
CB	-	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2"	-	B&B	SPACE AS SHOWN ON PLAN
CJ	-	CERCIDIPHYLLUM JAPONICA	KATSURA TREE	2.3-3"	-	B&B	SPACE AS SHOWN
CC	-	CERCIS CANADENSIS	REDBUD	-	8-10'	B&B	SPACE AS SHOWN
CR	-	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	-	6-7'	B&B	SPACE AS SHOWN
CV	-	CHIONANTHUS VIRGINICUS	AMERICAN FRINGE TREE	-	7-8'	B&B	SPACE AS SHOWN
CL	-	CLADRASTIS LUTEA	YELLOWWOOD	2-2.5"	-	B&B	SPACE AS SHOWN
CO	-	CORNUS OFFICINALIS	JAP. CORNEL DOGWOOD	-	-	B&B	SPACE AS SHOWN
CV	-	CRATAEGUS VIRDIS 'WINTER KING'	GREEN HAWTHORN	1.75-2"	-	B&B	SPACE AS SHOWN
DI	-	DAVIDIA INVOLUCRATA	DOVE TREE	-	-	B&B	SPACE AS SHOWN
MD	-	MALUS SPECIES 'DONALD WYMAN'	CRABS APPLE	-	-	B&B	SPACE AS SHOWN
ME	-	METASEQUOIA GLYPTOSTROBOIDES	DAWN REDWOOD	-	8-10'	B&B	SPACE AS SHOWN
NS	-	NYSSA SYLVATICA	BLACK GUM	2-2.5	-	B&B	SPACE AS SHOWN
OV	-	OSTRYA VIRGINIANA	IRONWOOD	-	-	B&B	SPACE AS SHOWN
PA	-	PHELLODENDRON AMURENSE	CHINESE CORK TREE	-	-	B&B	SPACE AS SHOWN
PW	-	PINUS WALLICHIANA	HIMALAYAN PINE	-	-	B&B	SPACE AS SHOWN
PT	-	PTELEA TRIFOLIATA	HOP TREE	-	-	B&B	SPACE AS SHOWN
SD	-	SAPINDUS DRUMMONDII	CHINABERRY	-	-	B&B	SPACE AS SHOWN
SV	-	SCIADOPITYS VERTICILLATA	JAP. UMBRELLA TREE	-	5-6'	B&B	SPACE AS SHOWN
SK	-	STEWARTIA PSEUDOCAMELLIA	STEWARTIA	-	6-7'	B&B	SPACE AS SHOWN
SP	-	SYMPLOCOS PANICULATA	SAPPHIREBERRY	-	-	B&B	SPACE AS SHOWN
SJ	-	STYRAX JAPONICA	JAPANESE SNOWBELL	-	5-8'	B&B	SPACE AS SHOWN
CP	1	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	2-2 1/2"	-	B&B	SPACE AS SHOWN
QB	2	QUERCUS BAUMARDII	BAUMARD OAK	3-3 1/2"	-	B&B	SPACE AS SHOWN

ORNAMENTAL SHRUB PLANTING SCHEDULE - #4

ITEM	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	CULTIVARS/VARIETIES/REMARKS
AV	-	ACANTHOPANAX SIEBOLDIANUS 'VARIEGATUS'	5-LEAF ARALIA	-	-	B&B	SPACE
AP	-	AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	-	-	B&B	SPACE
AO	-	AMELANCHIER OVALIS 'PUMILA'	SERVICEBERRY	-	-	B&B	SPACE
AB	-	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	-	-	B&B	SPACE
BA	-	BUDDLEIA ALTERNIFOLIA	BUTTERFLY BUSH	-	-	B&B	SPACE
CJ	-	CALLICARPA JAPONICA	JAPANESE BEAUTYBERRY	-	-	B&B	SPACE
CI	-	CALLICARPA DICHOTOMA 'ISSAI'	PURPLE BEAUTYBERRY	-	-	B&B	SPACE
CA	-	CALYCANTHUS FLORIDUS 'ATHENS'	CAROLINA ALLSPICE	-	-	B&B	SPACE
CW	-	CAMELLIA OLEFERA 'WINTER'S ROSE'	TEA-OIL CAMELLIA	-	-	B&B	SPACE
CA	-	CARYOPTERIS CLANDONENSIS	BLUEBEARD	-	-	B&B	'LONGWOOD BLUE' CULTIVAR
CH	-	CEPHALOTAXUS HARRINGTONIA 'PROSTATA'	JAPANESE PLUM YEW	-	-	B&B	SPACE AS SHOWN
CE	-	CERCIS CHINENSIS 'AVONDALE'	CHINESE REDBUD	-	-	B&B	SPACE AS SHOWN
CM	-	CORNUS MAS	CORNELIAN CHERRY	-	-	B&B	SPACE AS SHOWN
CS	-	CORNUS SERICEA 'CARDINAL'	RED OSIER DOGWOOD	-	4-5'	B&B	SPACE AS SHOWN
CG	-	CORYLOPSIS SPICATA	SPIKE WINTER HAZEL	-	-	B&B	SPACE
DF	-	DEGAISNEA FARGESII	X	-	-	B&B	SPACE AS SHOWN
FG	-	FOTHERGILLA GARDENII	WITCH ALDER	-	-	B&B	SPACE
HV	-	HAMAMELIS VIRGINIANA	WITCH HAZEL	-	-	B&B	SPACE AS SHOWN
HM	-	HEPTACODIUM MICONIOIDES	SEVEN-SON FLOWER	-	-	B&B	SPACE AS SHOWN
EK	-	EUONYMUS KIAUTSCHOVICUS 'MANHATTAN'	SPREADING EUONYMUS	-	21-24"	B&B	SPACE 4 FEET APART
KL	-	KALMIA LATIFOLIA	MOUNTAIN LAUREL	-	-	B&B	SPACE AS SHOWN
KJ	-	KERRIA JAPONICA 'PICTA'	JAPANESE KERRIA	-	-	B&B	SPACE
MP	-	MYRICA PENNSYLVANICA	BAYBERRY	-	-	B&B	SPACE
ND	-	NANDINA DOMESTICA 'ALBA'	WHITE-BERRIED NANDINA	-	-	B&B	SPACE AS SHOWN
PN	-	PHILADELPHUS CORONARIUS 'NATCHEZ'	SWEET MOCK-ORANGE	-	-	B&B	SPACE
ST	-	STACHYURUS PRAECOX	EARLY SPIKETAIL	-	-	B&B	SPACE AS SHOWN
VC	-	VIBURNUM CARLESII 'COMPACTUM'	KOREAN SPICE VIBURNUM	-	-	B&B	SPACE
PR		PICEA PUNGENS 'RH. MONTGOMERY'	MONTGOMERY BLUE SPRUCE	-	18-21"	CONT.	DWARF SHRUB/SPACE 3 FT. APART

LEGEND

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PLANT MATERIAL SCHEDULES
EASTGATE SENIOR RESIDENCE
WASHINGTON D.C.

DATE	DESCRIPTION
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12/29/04	LANDSCAPE REVISION
03/04/05	LANDSCAPE REVISION
04/04/05	TOWN C&S

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04-17-05
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ANNUAL AND PERENNIAL PLANT SCHEDULE - *5

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	CULTIVARS/VARIETIES
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
BC	68	SENECIO CINERARIA	DUSTY MILLER	-	-	1 QT	SEE LANDSCAPE PLAN
SE	92	SALVIA SPLENDENS 'GARABINIERE RED'	SALVIA	-	-	2 QT	SEE LANDSCAPE PLAN
CM	-	CHRYSANTHEMUM X MORIFOLIUM	HARDY CHRYSANTHEMUM	-	-	2 QT	YELLOW, WHITE, & LAVENDER FLOWERS
TF	-	SEE SPECS	TURF GRASS SEED MIXTURE	-	-	-	SEE SPECS FOR SEED MIXTURE
SO	-	SEE SPECS	SOD MIXTURE	-	-	-	SEE SPECS FOR SOD MIXTURE
WF	-	NATIVE WILDFLOWER MIXTURE	WILDFLOWER	-	-	-	SEE SPECS FOR WILDFLOWER MIXTURE
LA	136	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	ENGLISH LAVENDER	-	-	1 GAL	FIELD LOCATED BY LANDSCAPE ARCH.
HU	-	HOSTA UNDULATA	WAVY-LEAVED HOSTA	-	-	CONT	SPACE 3 TO 5 FEET APART
HP	-	HOSTA PLANTAGINEA	PLANTAIN-LILY	-	-	CONT.	SPACE AS SHOWN
EP	-	ECHINACEA PURPUREA	PURPLE CONE FLOWER	-	2' TO 3'	1 GAL.	FIELD LOCATED BY LANDSCAPE ARCH.
CV	-	COREOPSIS VERTICILLATA 'MOONBEAM'	COREOPSIS	-	12"	1 GAL.	FIELD LOCATED BY LANDSCAPE ARCH.
SS	-	SEDUM SPECTABILE 'AUTUMN JOY'	STONECROP SEDUM	-	24"	1 GAL.	FIELD LOCATED BY LANDSCAPE ARCH.
AS	-	ARTEMESIA SCHMIDTIANA 'SILVER MOUND'	WORMWOOD	-	6"	1 GAL.	FIELD LOCATED BY LANDSCAPE ARCH.
AC	-	ALLIUM CHRISTOPHII	FLOWERING ONION	-	-	CONT.	SPACE AS SHOWN
AF	-	ACHILLEA FILIPENDULINA 'MOONSHINE'	FERNLEAF YARROW	-	-	CONT.	SPACE AS SHOWN
LS	-	LILIUM SP.	GARDEN LILY	-	-	BULB	REDS,ORANGES,YELLOWS, & GOLDS (MIX)
CS	-	CHRYSANTHEMUM X SUPERBUM	SHASTA DAISY	-	12"	1 GAL.	FIELD LOCATED BY LANDSCAPE ARCH.
RF	-	RUDBEKKIA FULGIDA 'GOLDSTRUT'	BLACK-EYED SUSAN	-	2' TO 3'	1 GAL.	FIELD LOCATED BY LANDSCAPE ARCH.

GROUNDCOVER, ORNAMENTAL GRASS, AND TURFGRASS PLANT SCHEDULE - *6

ITEM	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	CULTIVARS/VARIETIES
HB	2921	HEDERA HELIX 'BALTICA'	ENGLISH IVY	N/A	2" TO 4"	B/R.	SPACE 12" TO 18" APART
JC	-	JUNIPERUS CONFERTA	SHORE JUNIPER	N/A	-	1 GAL	SPACE 4 FEET APART
AR	-	AJUGA REPTANS	AJUGA	-	6" TO 1'	B/R.	SPACE 8" APART
CD	-	COTONEASTER DAMMERI	BEARBERRY COTONEASTER	-	-	CONT.	SPACE 3 FEET APART
FO	-	FESTUCA OVINA GLAUCA	BLUE FESCUE	-	-	CONT.	SPACE 10" TO 12" APART
HS	-	HEMEROCALLIS SPP.	DAYLILY	-	-	CONT.	SPACE 2 FEET APART
OJ	-	OPHIOPOGON JAPONICUS	MONDO GRASS	-	-	CONT.	SPACE 6" APART
PT	-	PACHYSANDRA TERMINALIS	PACHYSANDRA	-	-	B/R.	SPACE 6" APART
MP	-	MISCANTHUS SINENSIS 'PURPURESCENS'	JAPAN SILVER GRASS	N/A	2' TO 3'	2 GAL.	FIELD LOCATED BY LANDSCAPE ARCH.
LB	-	LIRIOPE MUSCARI 'BIG BLUE'	LILY TURF	N/A		CONT.	SPACE 12"-18" APART
VM	-	VINCA MINOR 'ALBA'	COMMON PERIWINKLE	N/A	4" TO 6"	B/R.	WHITE FLOWERS/SPACE 8-12 INCHES APART
TF	-	TURF GRASS (SEEDING)	TALL/FINE FESCUES	N/A	N/A	SEED	SEE SPECS FOR SEEDING BLEND MIXTURE
SO	-	TURF GRASS (SOD)	KENTUCKY BLUE GRASS	N/A	3" CUT	SOD	SEE SPECS FOR SODDING MIXTURE
IC	-	IMPERATA CYLINDRICA VAR RUBRA	JAP BLOOD GRASS	-	-	2 GAL	FIELD LOCATED BY LANDSCAPE ARCH.
MS	-	MISCANTHUS SINENSIS 'SILBERFEDER'	JAP SILVER GRASS	-	2' TO 3'	2 GAL	FIELD LOCATED BY LANDSCAPE ARCH.
PA	-	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	-	3' TO 4'	2GAL	FIELD LOCATED BY LANDSCAPE ARCH.
HS	-	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	-	-	2 QT	SPACE AS SHOWN
HE	-	HEMEROCALLIS SP. 'EVERGOLD'	DAYLILIES	-	-	CONT.	FIELD LOCATED BY LANDSCAPE ARCH.
MZ	-	MISCANTHUS SINENSIS 'ZEBRINUS'	ZEBRA GRASS	-	-	3 GAL.	FIELD LOCATED BY LANDSCAPE ARCH.
EF	-	EUONYTHUS FORTUNEI	WINTERCREEPER	-	-	CONT.	SPACE 2 FT. APART
JH	-	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	-	-	CONT.	SPACE 4 FT. APART
WS	-	WISTERIA SINENSIS	CHINESE WISTERIA	-	-	CONT.	SPACE 15-25 FT. APART
PT	-	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	-	-	B/R.	SPACE 20 FT. APART.
X	-			-	-	-	-
Y	-	-	-	-	-	-	-
Z	-	-	-	-	-	-	-
AA	-	-	-	-	-	-	-

LEGEND

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B.R. = BARE ROOT
GAL. = GALLON
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PRUNING STANDARD NOTES:

1. PRUNE AND PROTECT ALL TREES THAT ARE EXISTING TO REMAIN ON SITE. REFER TO SHEET LA-1 FOR LOCATION OF EXISTING TREES SCHEDULED FOR REMOVAL.
2. ALL CUTS SHALL BE MADE SUFFICIENTLY CLOSE TO THE TRUNK OR PARENT LIMB, WITHOUT CUTTING INTO THE BRANCH COLLAR OR LEAVING A PROTRUDING STUB, SO THAT CLOSURE CAN READILY START UNDER NORMAL CONDITIONS. CLEAN CUTS SHALL BE MADE AT ALL TIMES.
3. THE CONTRACTOR SHALL PRECUT BRANCHES TOO HEAVY TO HANDLE TO PREVENT THE BARK FROM SPLITTING OR PEELING. WHERE NECESSARY, AND IN ORDER TO PREVENT TREE OR PROPERTY DAMAGE, BRANCHES SHALL BE LOWERED TO THE GROUND BY PROPER ROPES OR EQUIPMENT.
4. TREATMENT OF CUTS AND WOUNDS, WITH TREE WOUND DRESSING, IS REQUIRED, ESPECIALLY FOR OPEN WOUNDS IN CERTAIN TREES THAT MAY ATTRACT INSECTS CARRYING DISEASE OR ALLOW FUNGUS INVASION. IF SUCH TREATMENT IS MADE, MATERIALS NON-TOXIC TO THE CAMBIUM LAYER MUST BE USED, AND CARE SHALL BE TAKEN TO TREAT ONLY THE EXPOSED WOOD WITH A THIN COAT OF DRESSING.
5. ON TREES KNOWN TO BE DISEASED, TOOLS USED SHALL BE DISINFECTED WITH METHYL ALCOHOL AT 30% (DENATURED WOOD ALCOHOL DILUTED APPROXIMATELY WITH WATER) OR CHLOROX SOLUTION AFTER EACH CUT AND BETWEEN TREES WHERE THERE IS KNOWN TO BE A DANGER OF TRANSMITTING THE DISEASE BY TOOLS.
6. OLD INJURIES SHALL BE INSPECTED. THOSE NOT CLOSING PROPERLY, AND WHERE THE CALLUS GROWTH IS NOT ALREADY COMPLETELY ESTABLISHED, SHOULD BE TRACED WHERE APPROPRIATE. IF DESIRED, FOR COSMETIC PURPOSES, THE WOUND MAY BE TREATED WITH A THIN COAT OF WOUND DRESSING.
7. THE PRESENCE OF ANY STRUCTURAL WEAKNESS, DISEASE CONDITIONS, DECAYED TRUNK OR BRANCHES, SPLIT CROTCHES OR BRANCHES, SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER, WITH CORRECTIVE MEASURES RECOMMENDED.
8. PRUNING SHALL CONSIST OF THE REMOVAL OF DEAD, DYING, DISEASED, INTERFERING, OBJECTIONABLE AND WEAK BRANCHES ON THE MAIN TRUNKS, AS WELL AS THOSE WITHIN THE LEAF AREA. AN OCCASIONAL BRANCH UP TO 1 INCH IN DIAMETER MAY REMAIN WITHIN THE MAIN LEAD AREA WHERE IT IS NOT PRACTICAL TO REMOVE IT.
9. PRUNING SHALL REMOVE ALL CLIMBING AND CLINGING VINES ATTACHED TO THE TREE TRUNK AND BRANCHES UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT AND/OR THE OWNER.
10. THE CONTRACTOR SHALL NOT PROCEED WITH ANY PRUNING UNLESS HE/SHE HAS BEEN GIVEN SPECIFIC DIRECTIVES BY THE LANDSCAPE ARCHITECT AND IN STRICT COMPLIANCE WITH THE PLANS AND SPECIFICATIONS HEREIN. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR HIS PRESENCE BEFORE COMMENCING WITH PRUNING OF THE PARENT LIMB, OR TREE ROOT PRUNING.
11. THE CONTRACTOR SHALL CONSULT AN ARBORIST AND/OR A PROFESSIONAL TREE SURGEON FOR OBSERVATION AND RECOMMENDATION BEFORE COMMENCING TO PRUNE ANY MAJOR TREE ROOTS.

TREE PROTECTON NOTES

1. ORANGE TREE PROTECTION FENCING SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN, SECURED BY 2 x 2 WOOD STAKES, 6' O.C. THE TREE PROTECTION IS TO BE INSTALLED PRIOR TO CLEARING ON IN CONJUNCTION WITH PHASE I EROSION AND SEDIMENT CONTROLS.
2. TREES AND SHRUBS TO BE REMOVED SHALL BE REMOVED IN SUCH A MANNER AS TO AVOID DAMAGE TO THE TREES TO REMAIN.
3. WITHIN THE LIMITS OF THE TREE PROTECTION FENCING, NO VEHICLES OR CONSTRUCTION EQUIPMENT SHALL BE PERMITTED, AND NO MATERIALS SHALL BE DISPOSED OF OR STORED.
4. NO PERSON SHALL ATTACH ANY SIGN, NOTICE, PLACARD, ELECTRICAL WIRE, OR OTHER INJURIOUS DEVICE TO ANY TREE, NOR SHALL, ANY PERSON CAUSE ANY SUBSTANCE HARMFULL TO TREES COME IN CONTACT WITH THEM, OR PREVENT WATER OR OXYGEN FROM REACHING THEIR ROOTS.
5. NO PERSON SHALL COVER THE GROUND WITH ANY CLOSER TO THE TRUNK OF A TREE THAN ITS DRIPLINE, EXCEPT AS SHOWN ON THE APPROVED SITE PLAN.

EROSION CONTROL NOTES:

1. A SEDIMENT AND EROSION CONTROL METHOD(S) SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL BY THE DISTRICT OF COLUMBIA.
2. ALL DEBRIS SHALL BE REMOVED FROM SITE DAILY OR CONTAINED IN AN ON-SITE DUMPSTER.
3. STREETS AND SIDEWALKS SHALL BE SWEPT CLEAN AT ALL TIME DURING EXCAVATION AND CONSTRUCTION.
4. ALL CATCH BASINS AND DRAINS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
5. IF ANY CATCH BASINS OR DRAINS BECOME CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEANING.
6. ANY STOCKPILING, REGARDLESS OF LOCATION SHALL BE STABILIZED AND COVERED WITH PLASTIC OR CANVAS.
7. AFTER RAZE DEMOS, THERE IS THE NEED FOR GROUND COVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCURRING, SUCH AS SEED, SOD, PAVE, BRICKBAT, OR MULCH, ECT.

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PLANT MATERIAL SCHEDULES AND NOTES
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