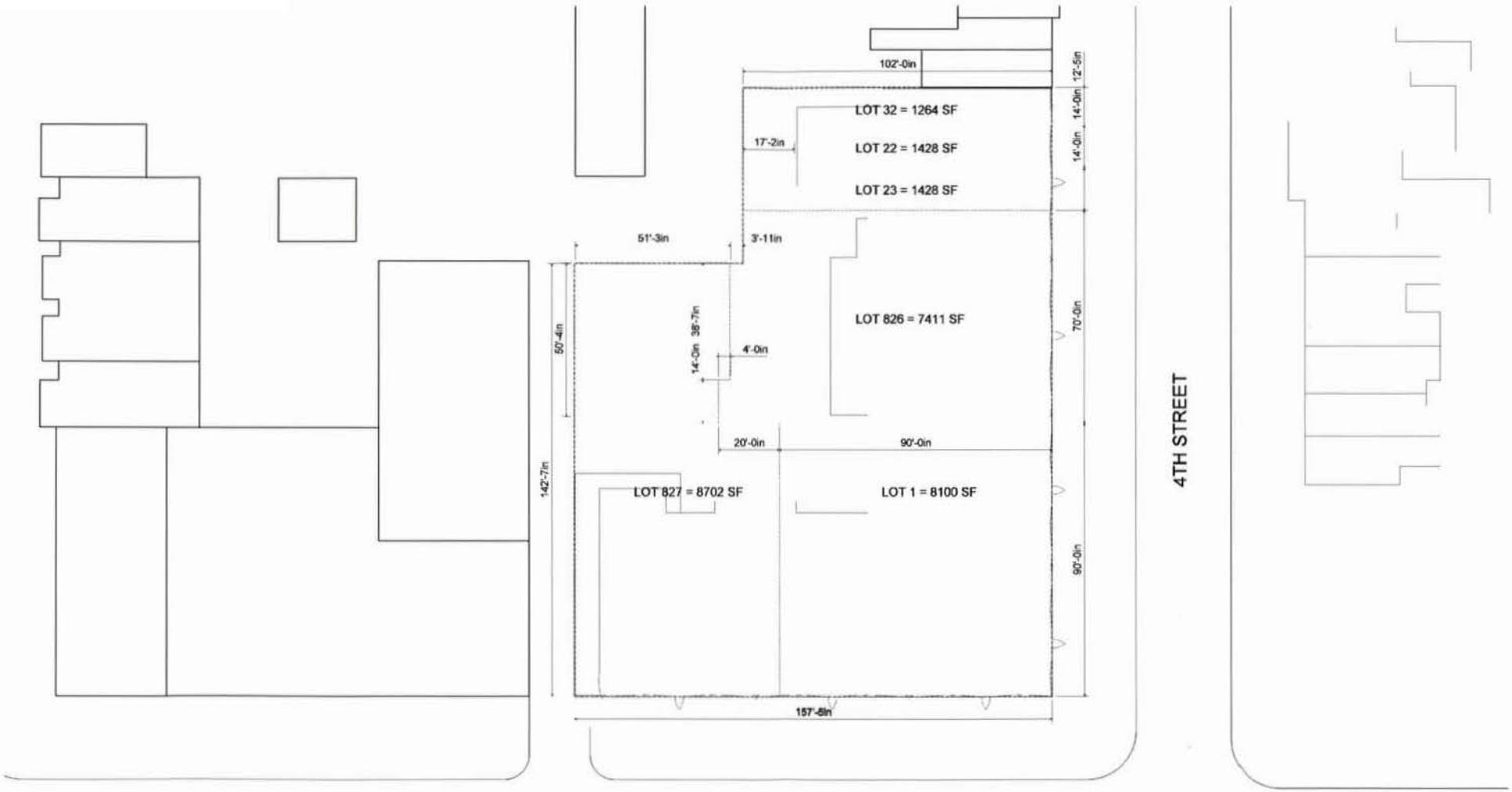
318 EYE STREET, NE

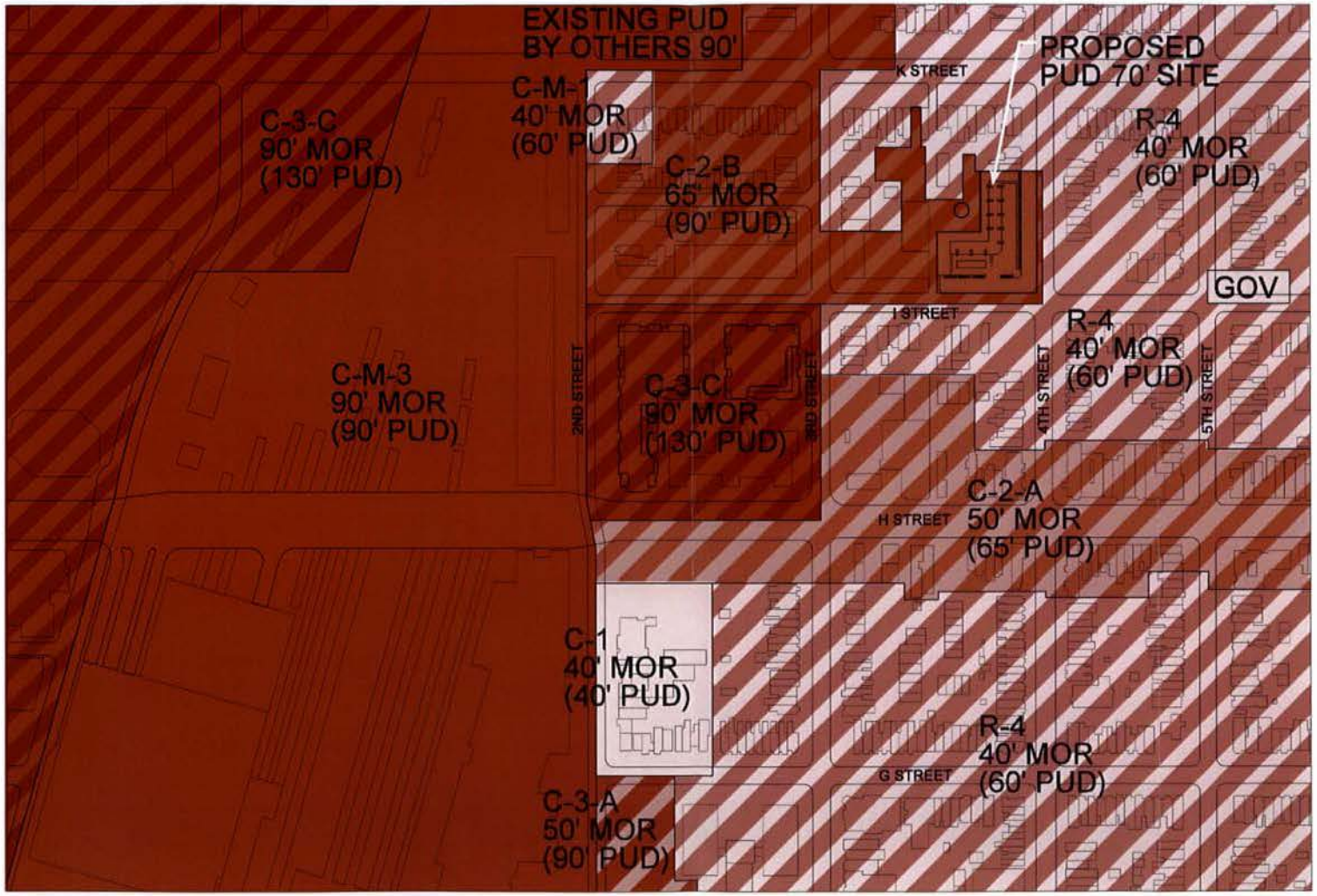
WASHINGTON, DC

A PLANNED UNIT DEVELOPMENT

CONTENTS


102'-0in
12'-5in
14'-0in
14'-0in
LOT 32 = 1264 SF
17'-2in
LOT 22 = 1428 SF
LOT 23 = 1428 SF
51'-3in
3'-11in
LOT 826 = 7411 SF
70'-0in
50'-4in
14'-0in
38'-7in
4'-0in
20'-0in
90'-0in
142'-7in
LOT 827 = 8702 SF
LOT 1 = 8100 SF
90'-0in
157'-8in
4TH STREET
EYE STREET
TOTAL LOT AREA = 28,353 SF


K STREET
PROJECT SITE
I STREET
VETERANS ADMIN
CHILDRENS MUSUEM SITE UNDER DEVLPMT.
OFFICE OF PLANNING
H STREET
SEC HQ UNDER CONSTR.
G STREET
POST OFFICE
UNION STATION
NORTH CAPITOL STREET
F STREET
2ND STREET
3RD STREET
4TH STREET
5TH STREET



MOR = MATTER OF RIGHT

(1) View of Alley Facing South

(2) View of Alley Facing North

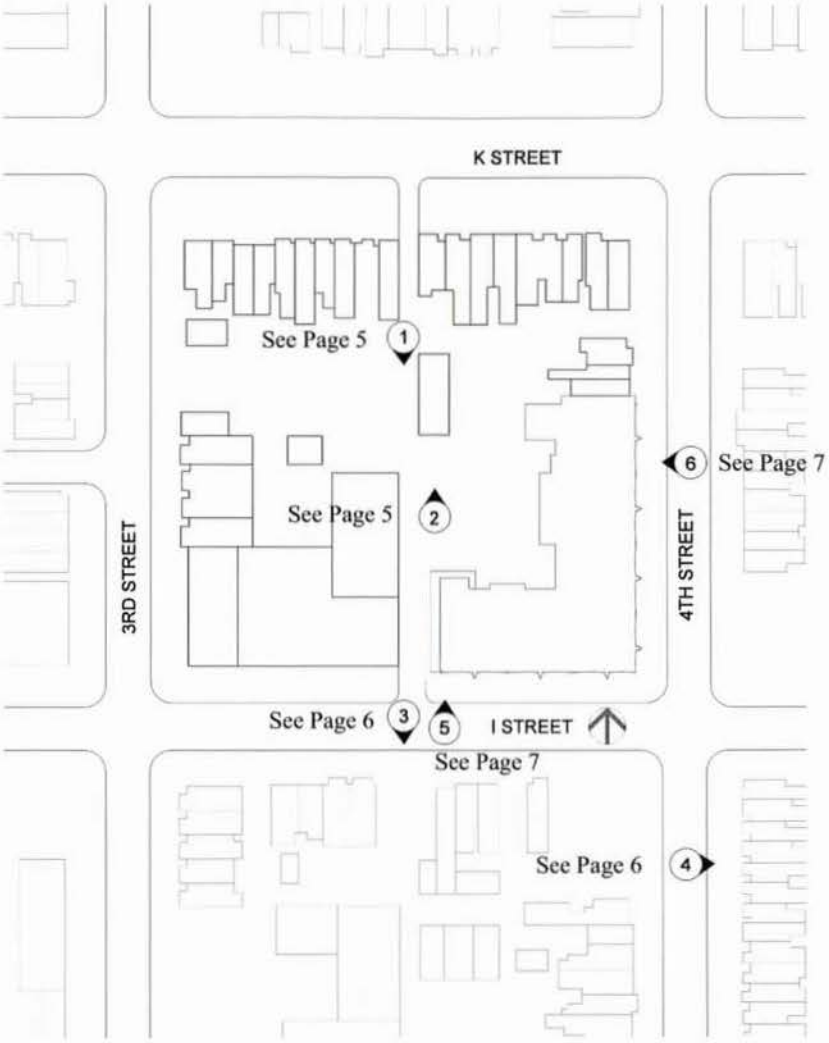
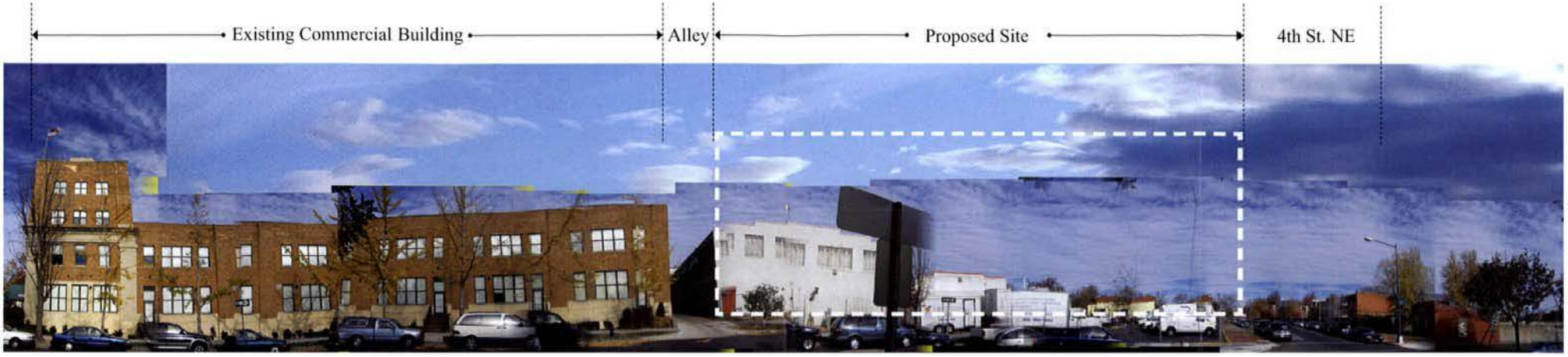


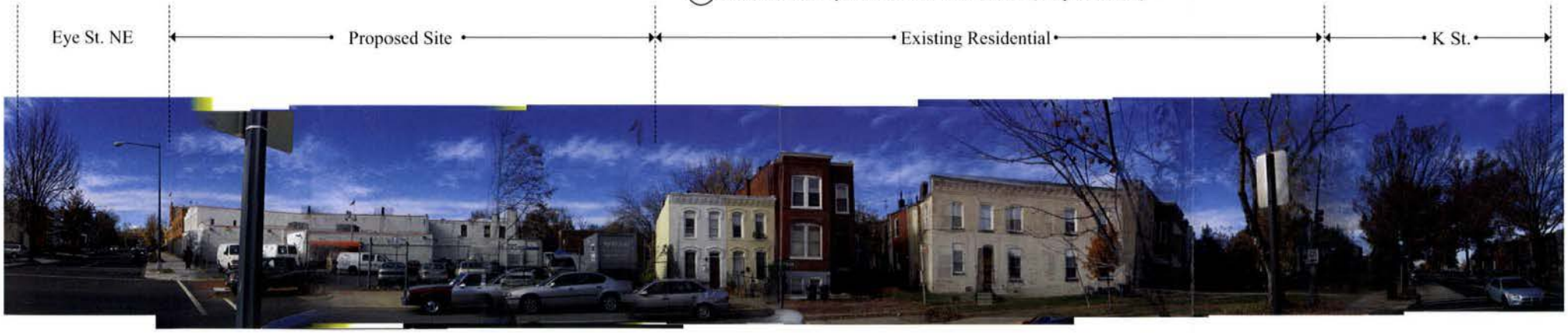
Photo Key Plan

(3) 300 Block of Eye Street NE - South Side (Opposite Proposed Project)

(4) 800 Block of 4th Street NE - East Side



(5) 300 Block of Eye Street NE - North Side (Proposed Site)



(6) 900 Block of 4th Street NE - West Side (Proposed Site)

AREA TABULATIONS

SITE AREA = 28,353 SF

NEW BUILDING

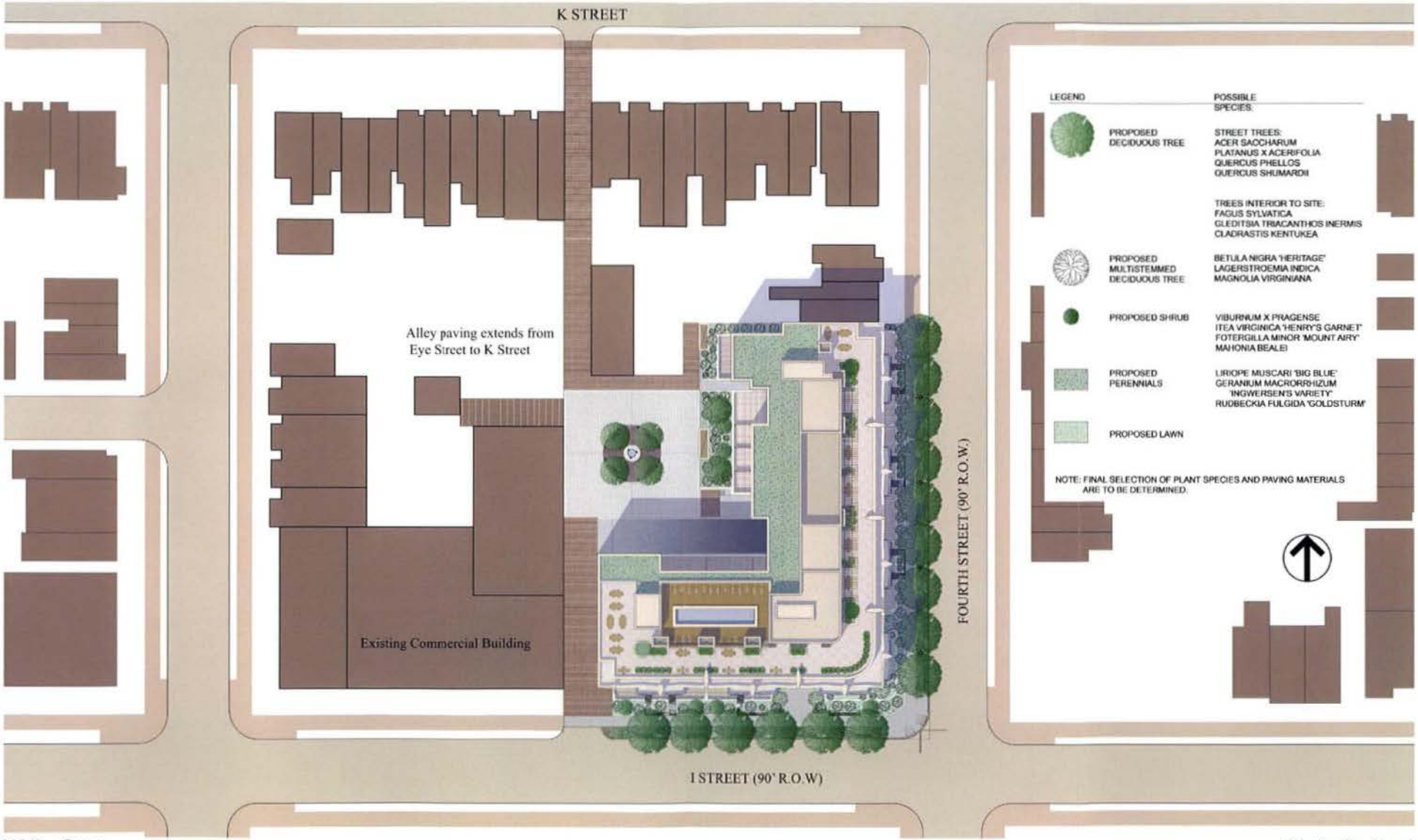
LEVEL	RETAIL	RESIDENTIAL SERVICE	NUMBER OF UNITS	TOTAL FAR BY FLOOR
Garage/Loading Above Grade		1,614 SF		1,614 SF
First Floor			17	17,955 SF
Second Floor			18	19,755 SF
Third Floor			23	19,895 SF
Fourth Floor			23	20,618 SF
Fifth Floor			23	20,618 SF
Sixth			23	20,618 SF
Seventh Floor			23	20,618 SF
Eighth Floor			18	17,956 SF
TOTAL		Total Quantity of Units Ranges Between 166-180		**159,647 SF**

Residential Affordable: 9,120 SF of the Residential Area listed above is devoted to affordable Residential Use.

Parking Levels Below Grade: 74,310 SF of Parking Levels Below Grade are provided. This area is not included in the FAR Area

ZONING TABULATIONS

	C-2-B Zoning Requirements	**C-2-B PUD Requirements**	**Project Design**
Floor Area Ratio ("FAR")	3.5 residential (1.5 non-residential))	6.0 residential (2.0 non-residential)	160,000 SF of residential use **TOTAL FAR = 5.65**
Building Height	65 feet	90 feet	New Building 70' feet from I Street
Lot Occupancy (for residential uses)	80%	80%	80%
Rear Yard	15 feet	15 feet	15 feet
Residential Recreation Space	15% of gross floor area devoted to residential use	15% of gross floor area devoted to residential use	24,000 SF
Parking (Residential Use)	One for each three dwelling units **approx. 47 spaces**	One for each three dwelling units **approx. 47 spaces**	**Quanity of Parking Spaces to be provided in all Parking Levels Ranges between 140-180 (plus 12 visitor spaces)**



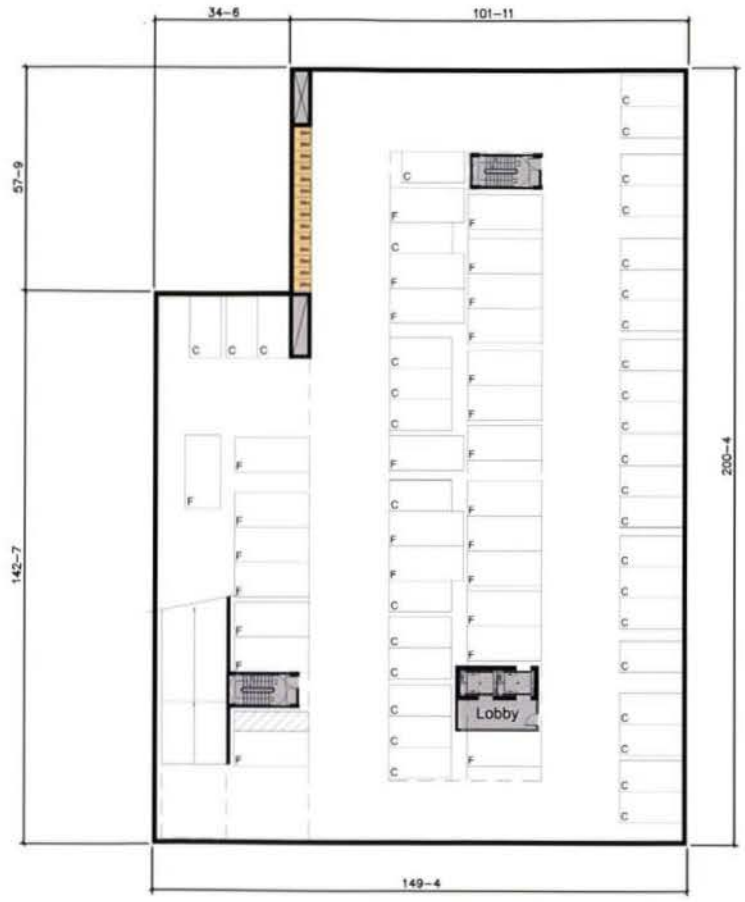
318 Eye Street

Site Plan Roof Level

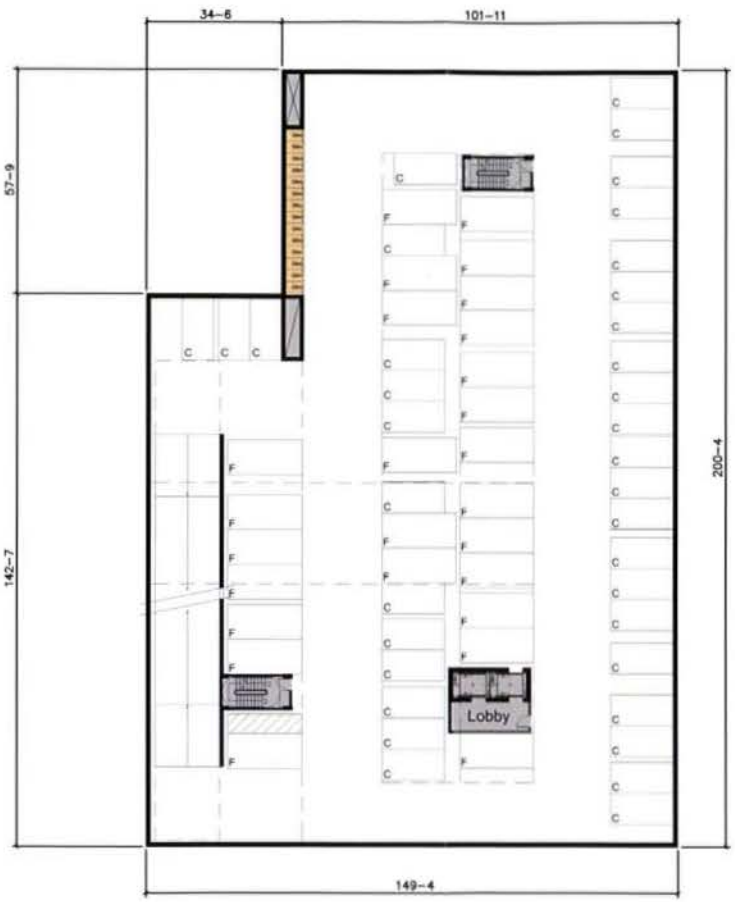
ESOCOFF & ASSOCIATES | architects

0 50' 100'

SCALE: 1/50" = 1'-0"



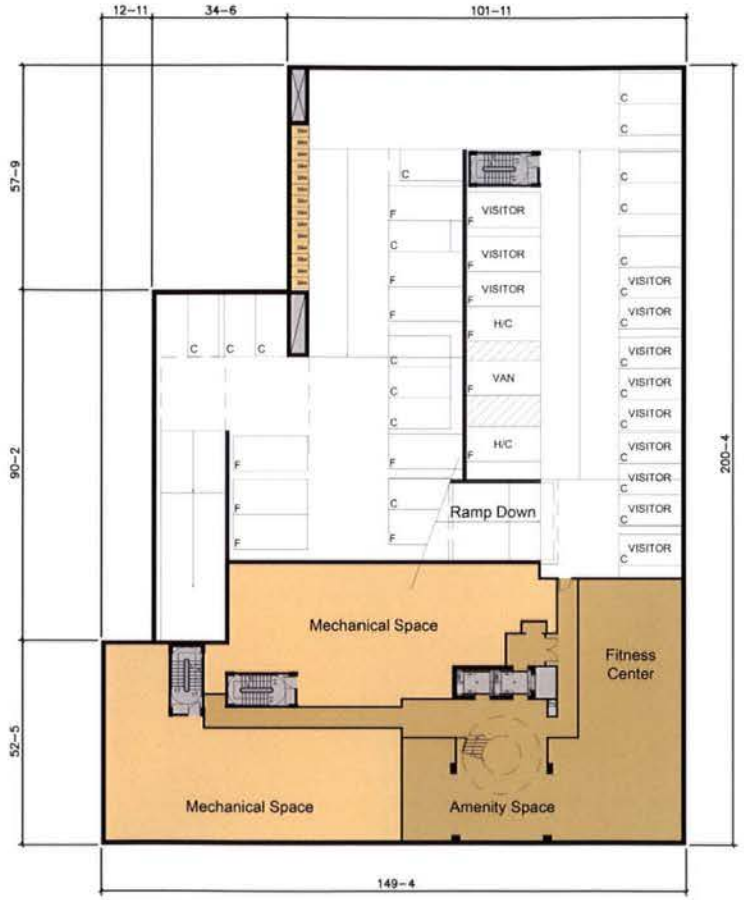
Parking Level 3



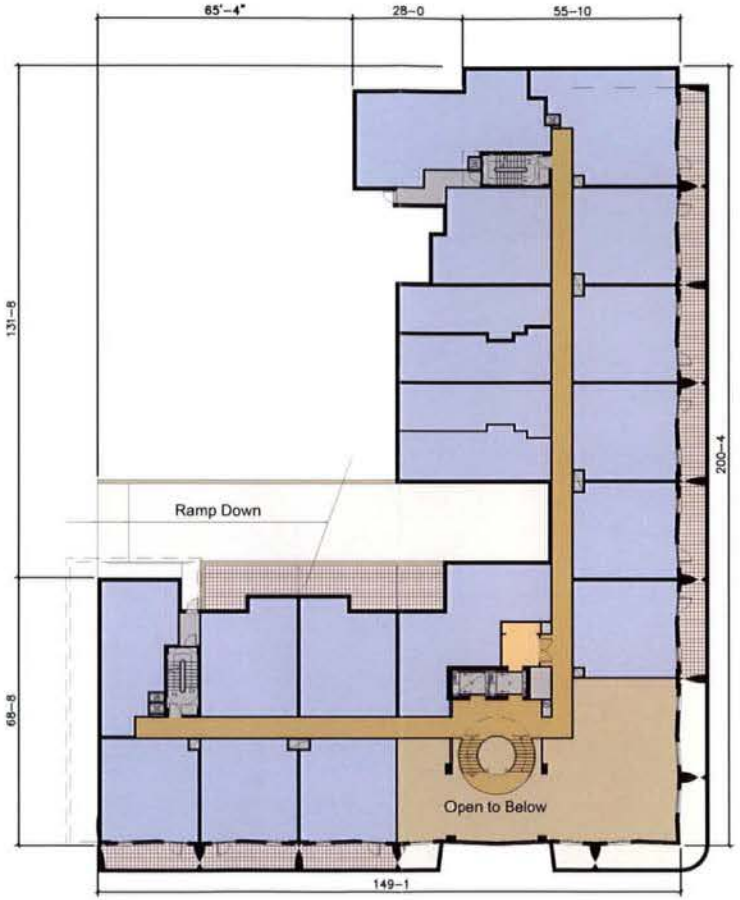
Parking Level 2

Note:
Total Quantity of Parking Spaces in all Parking Levels ranges between 140-180.

0 8' 16' 32' 64'
SCALE: 1/32" = 1'-0"

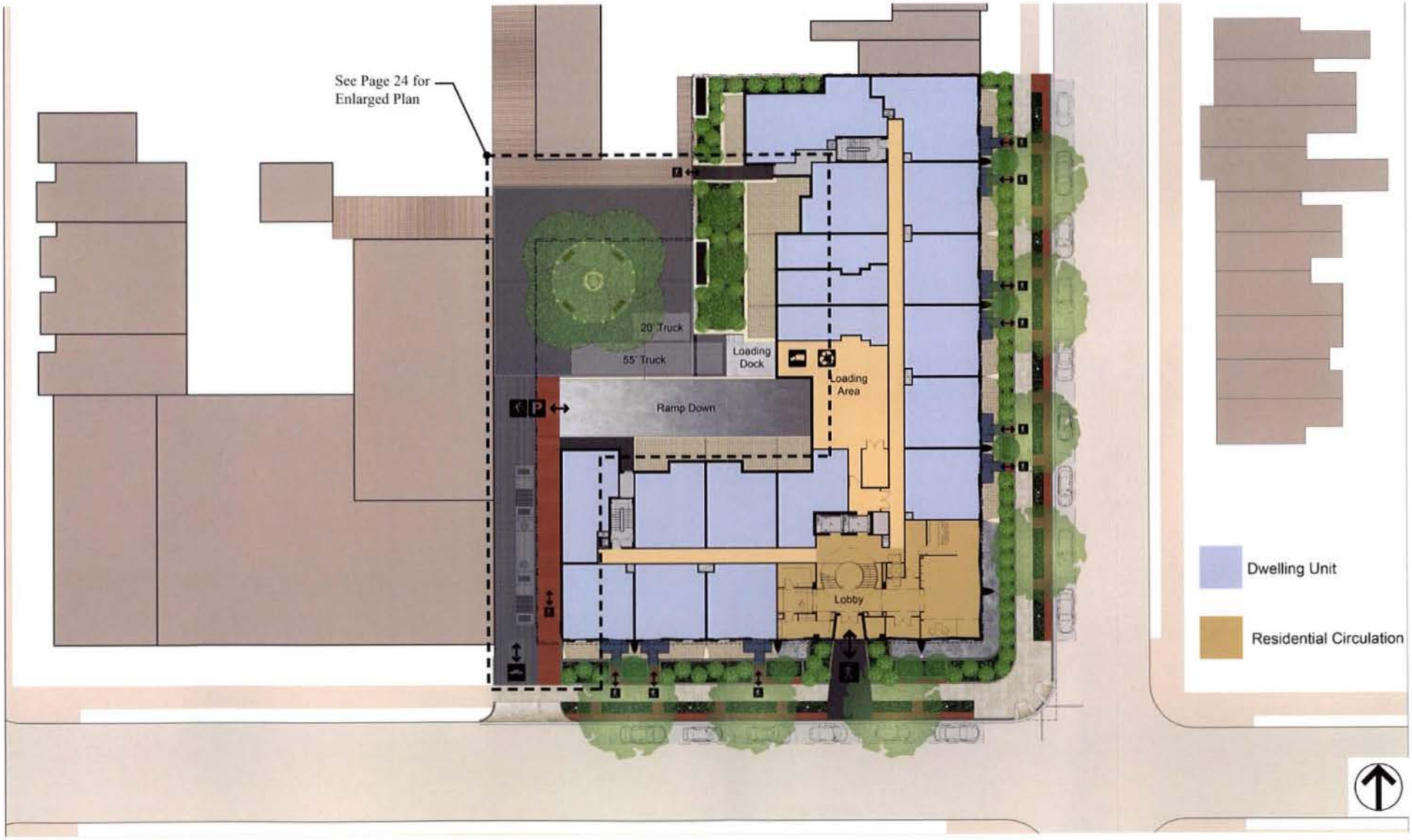


Parking Level 1



First Floor Plan

0 8' 16' 32' 64'
SCALE: 1/32" = 1'-0"



2nd Floor Plan / Entry Plan

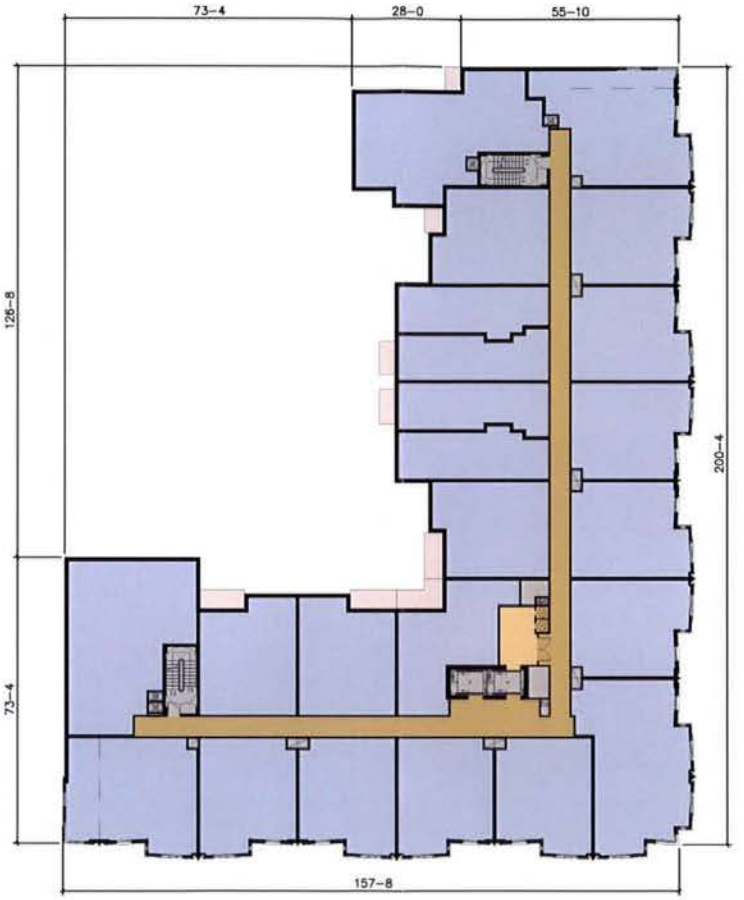
318 Eye Street

0 8' 16' 32' 64'

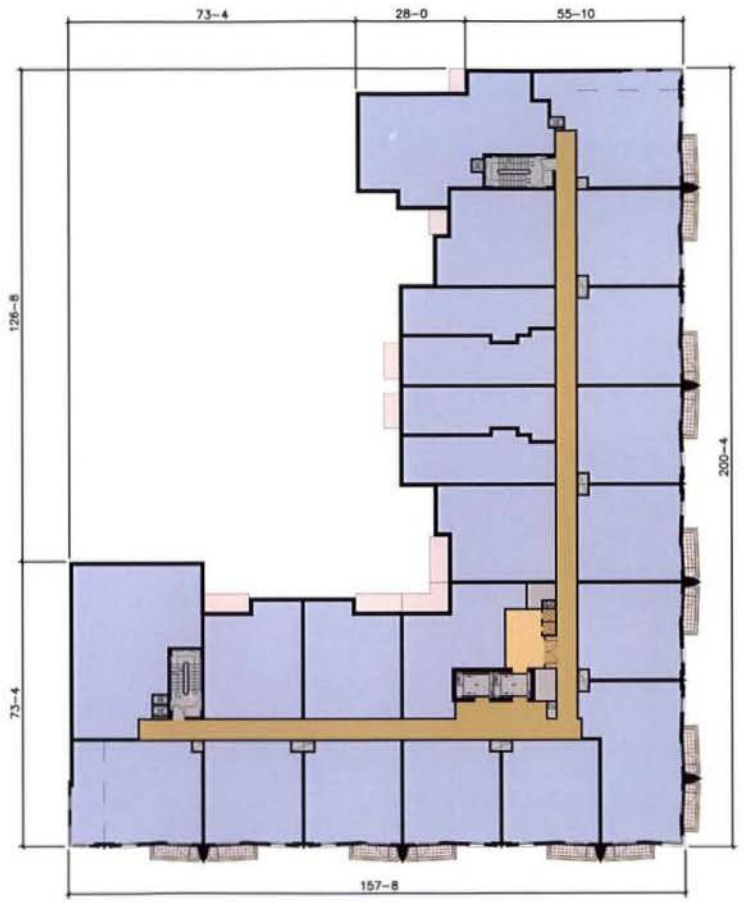
SCALE: 1/32" = 1'-0"

ESOCOFF & ASSOCIATES | architects

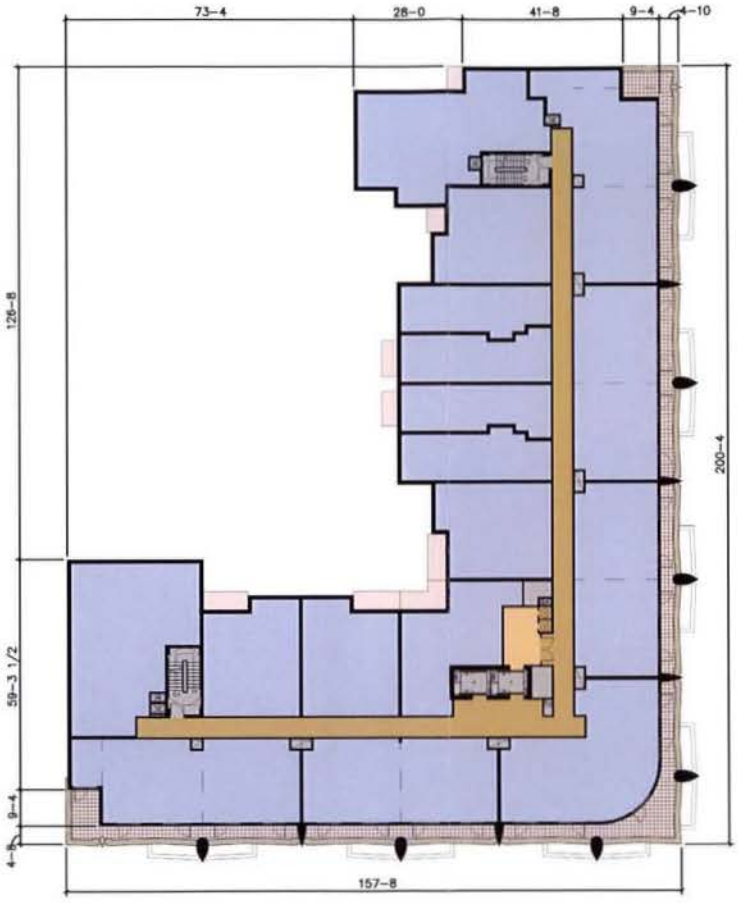
3rd Floor Plan



Typical Floor Plan



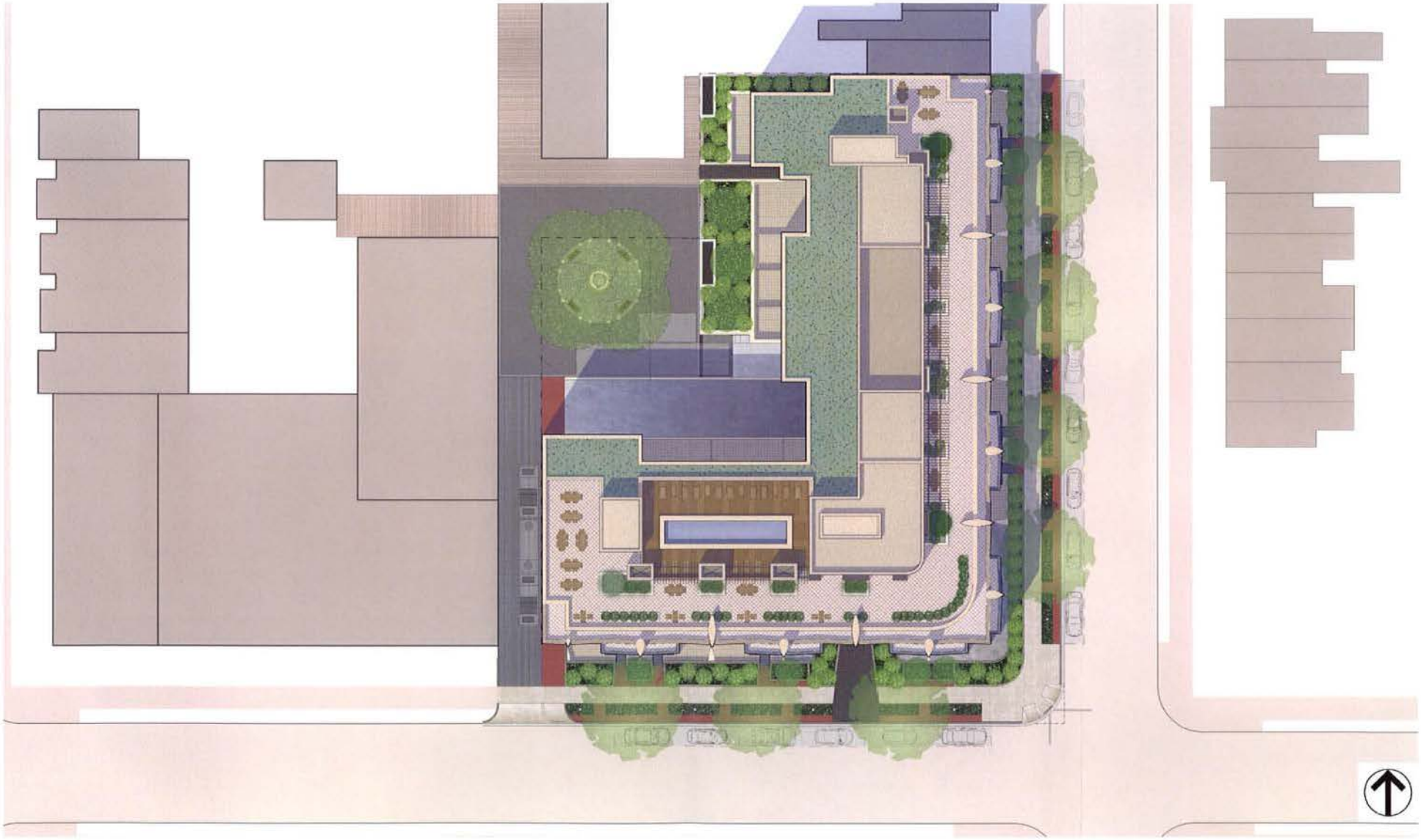
7th Floor Plan



8th Floor Plan

0 8' 16' 32' 64'

SCALE: 1/32" = 1'-0"



318 Eye Street

Roof Plan

ESOCOFF & ASSOCIATES | architects

0 8' 16' 32' 64'

SCALE: 1/32" = 1'-0"

Proposed Eye Street Elevation

Approved Eye Street Elevation

Composite Eye Street Elevation - Proposed vs. Approved

318 Eye Street

0 8' 16' 32' 64'

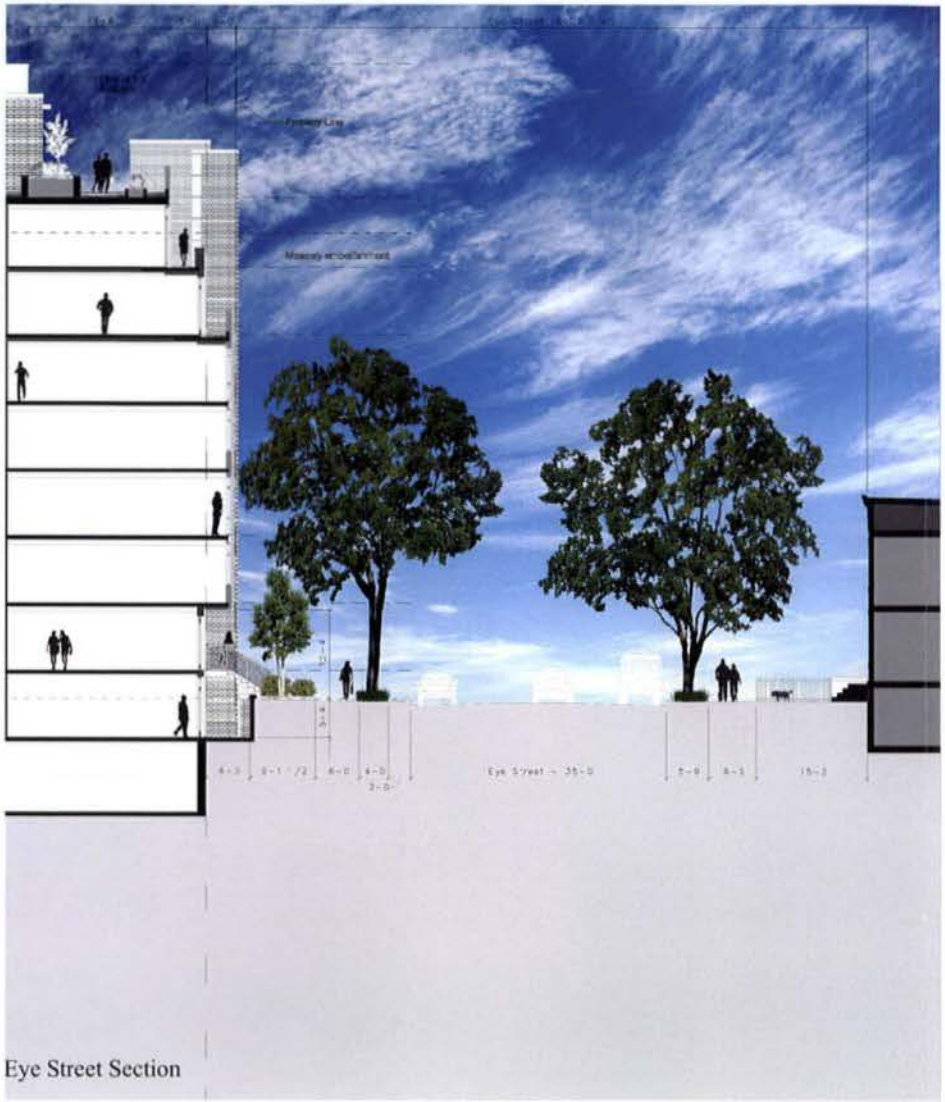
SCALE: 1/32" = 1'-0"

Proposed 4th Street Elevation

Approved 4th Street Elevation

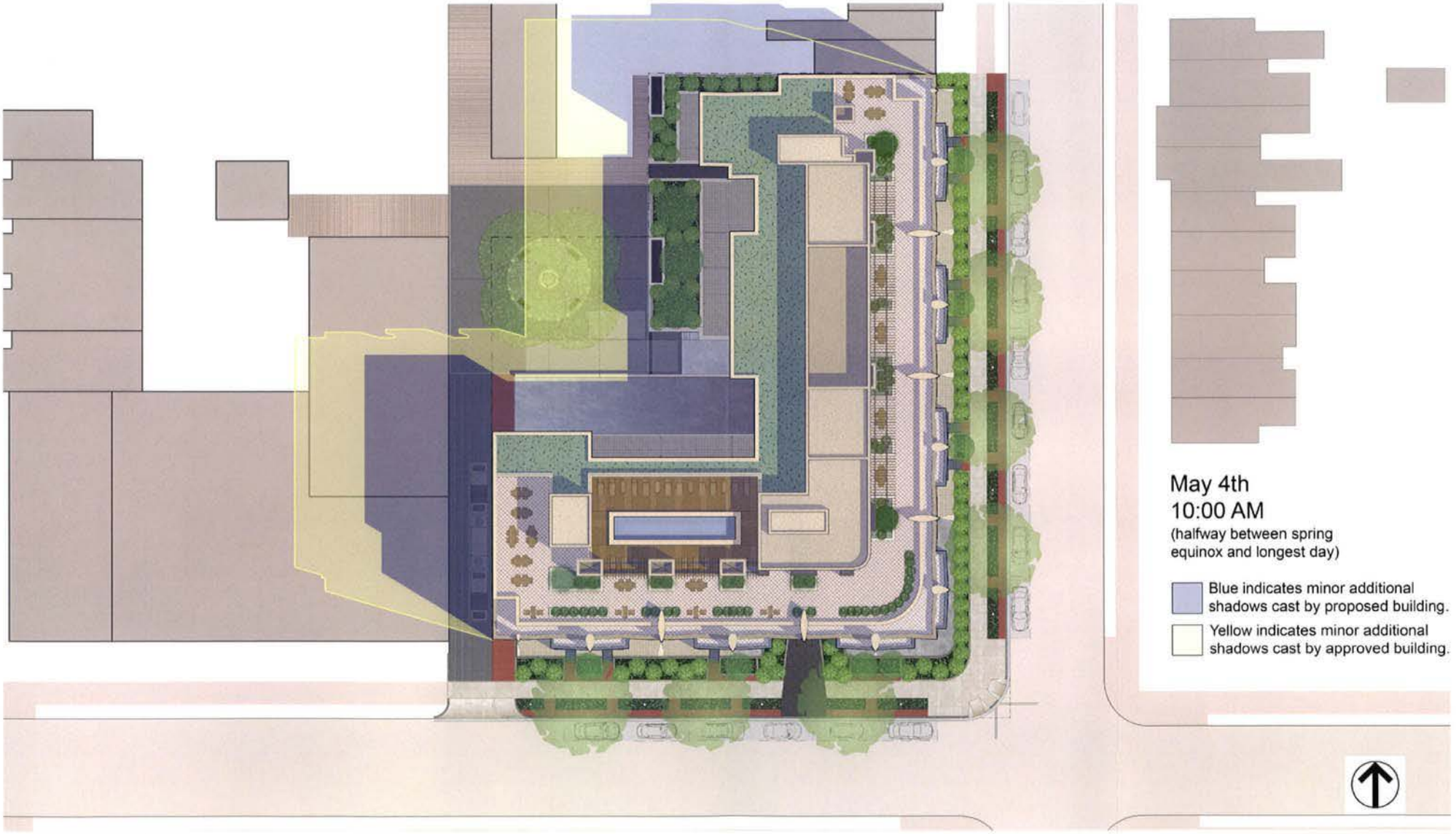
Proposed Eye Street Elevation

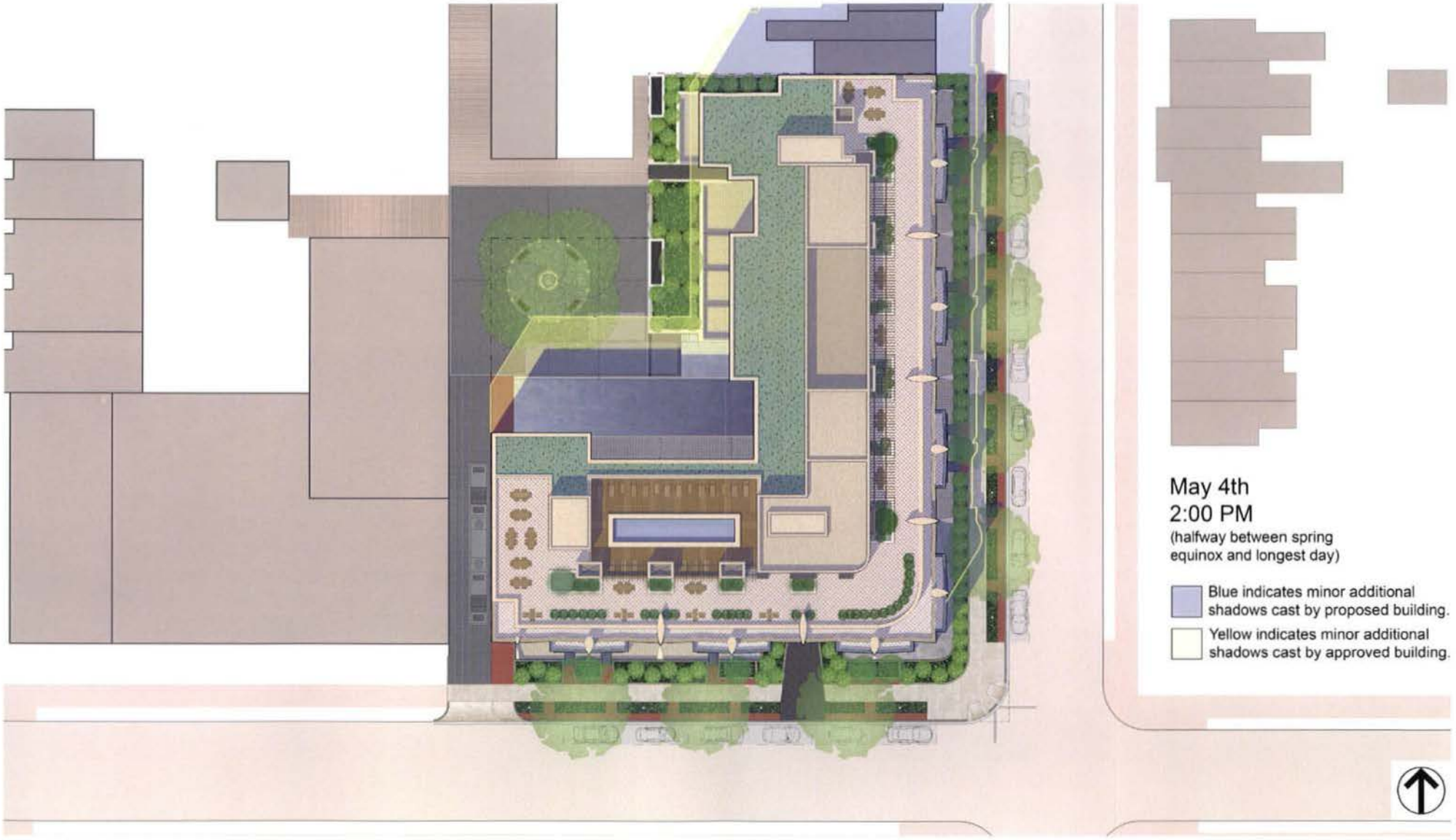
Proposed 4th Street Elevation

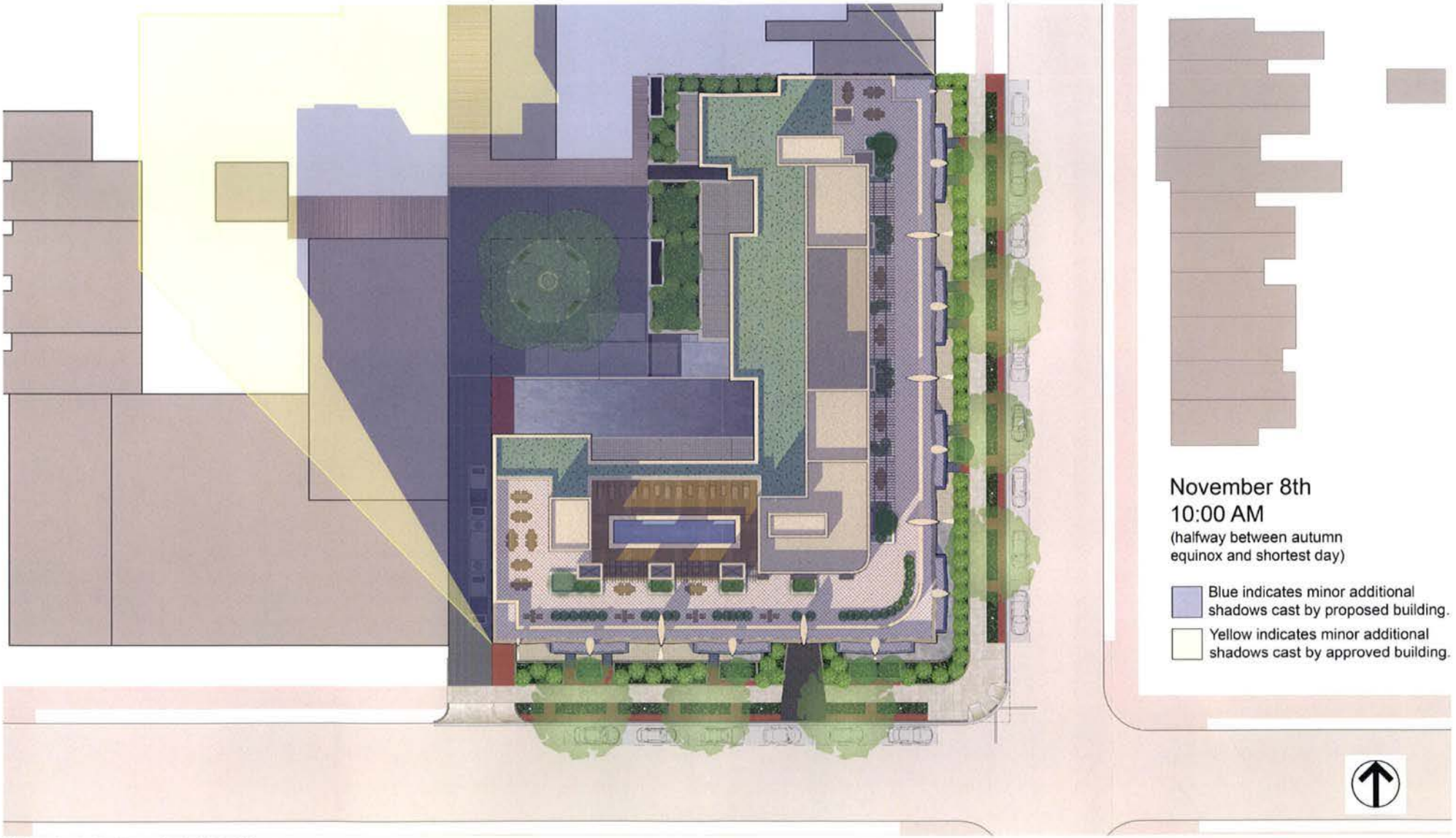


Eye Street Section

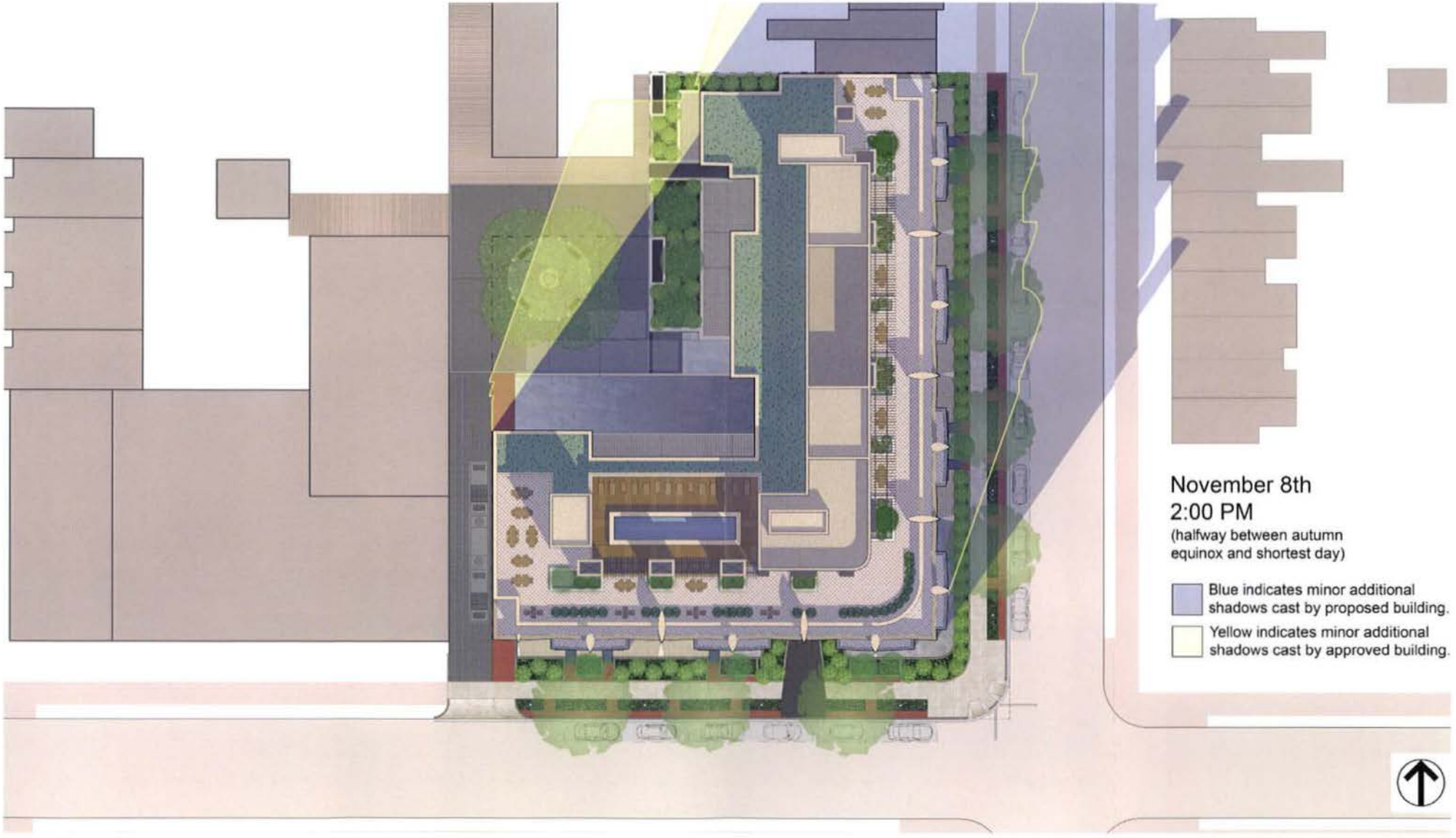
4th Street Section

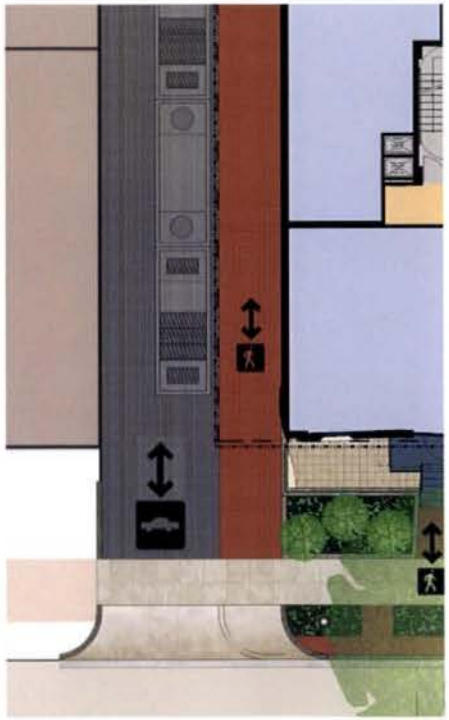

May 4th
10:00 AM
(halfway between spring
equinox and longest day)
Blue indicates minor additional
shadows cast by proposed building.
Yellow indicates minor additional
shadows cast by approved building.
0 8' 16' 32' 64'
SCALE: 1/32" = 1'-0"


May 4th
2:00 PM
(halfway between spring equinox and longest day)
Blue indicates minor additional shadows cast by proposed building.
Yellow indicates minor additional shadows cast by approved building.
0 8' 16' 32' 64'
SCALE: 1/32" = 1'-0"

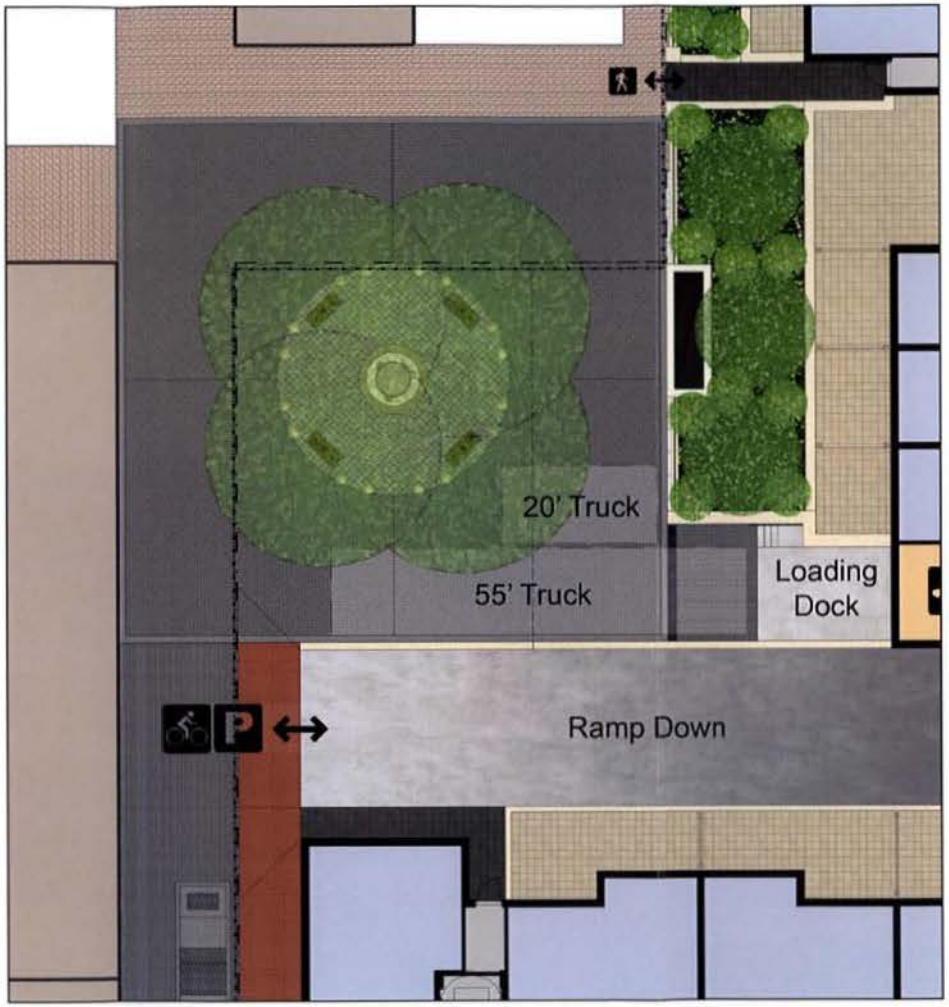


0 8' 16' 32' 64'
SCALE: 1/32" = 1'-0"


November 8th
2:00 PM
(halfway between autumn
equinox and shortest day)
Blue indicates minor additional
shadows cast by proposed building.
Yellow indicates minor additional
shadows cast by approved building.



Enlarged Plan of Alley

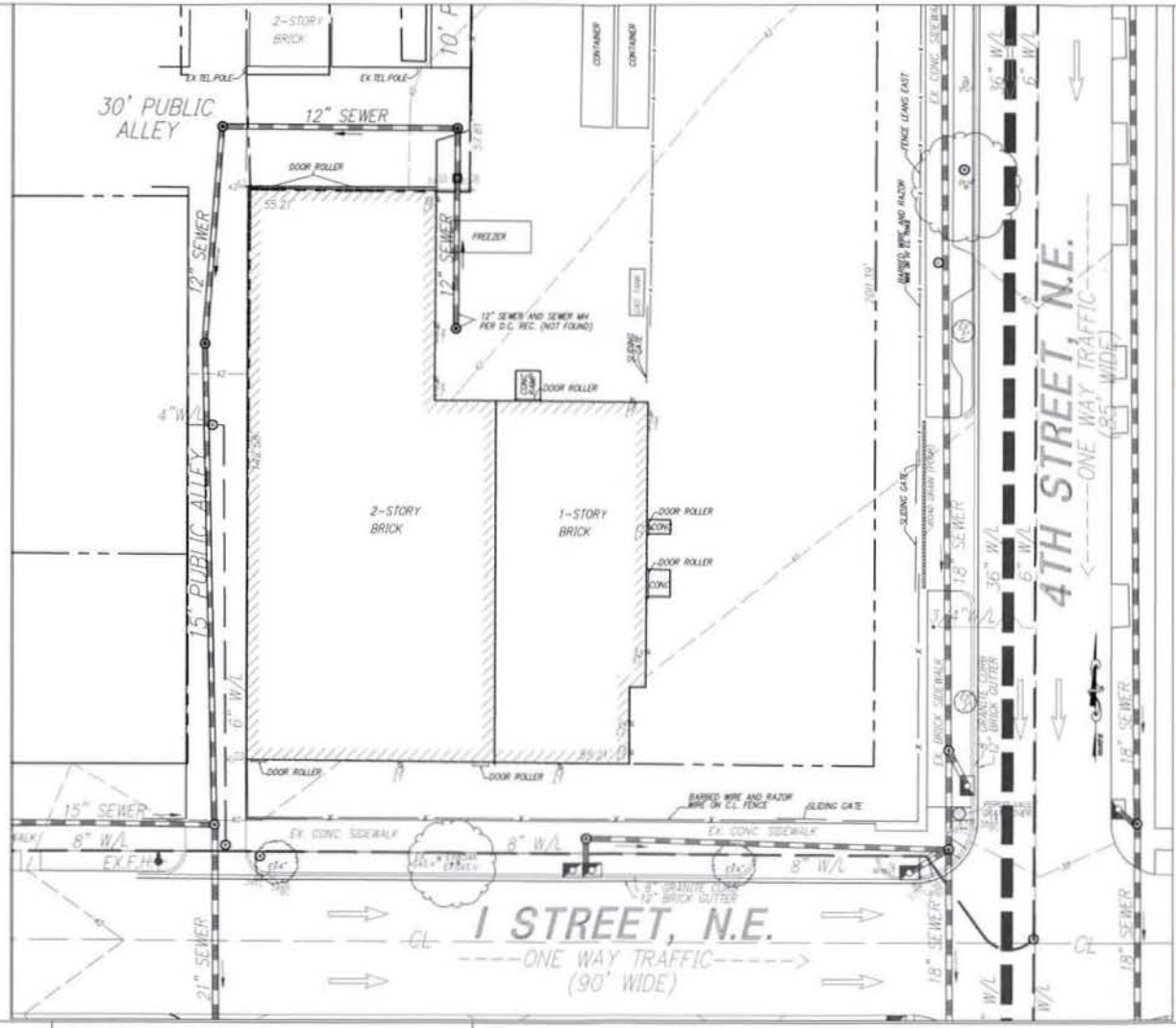


Enlarged Composite Plan of Parking Entry, Loading and Courtyard

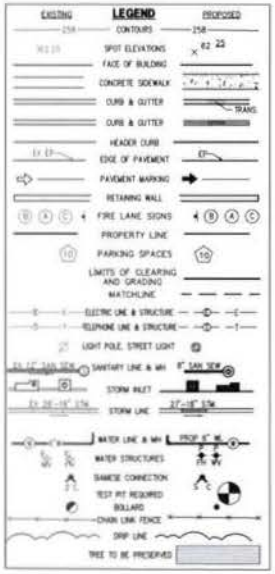
0 4' 8' 16' 32'
SCALE: 1/16" = 1'-0"

Enlarged Elevation at Adjoining Buildings along 4th Street

Note: Varied window heights and sizes at new building and existing buildings have similar proportions, level of detail, and ornamentation.



VICINITY MAP



WILES MENSCH CORPORATION
Planning, Engineering, Surveying & Landscape Architecture
11860 Sunrise Valley Drive Suite 200 Reston, Virginia 20191
(T) 703.391.7600 (F) 703.264.0595 www.wilesmensch.com

ESOCOFF AND ASSOCIATES
ARCHITECTS
1030 Fifteenth Street NW Suite 430, Washington DC 20005
(T) 202.682.1600 (F) 202.682.1672 www.esocoff.com

318 I STREET, NE

WASHINGTON DC

15' 15' 0 30' 60'

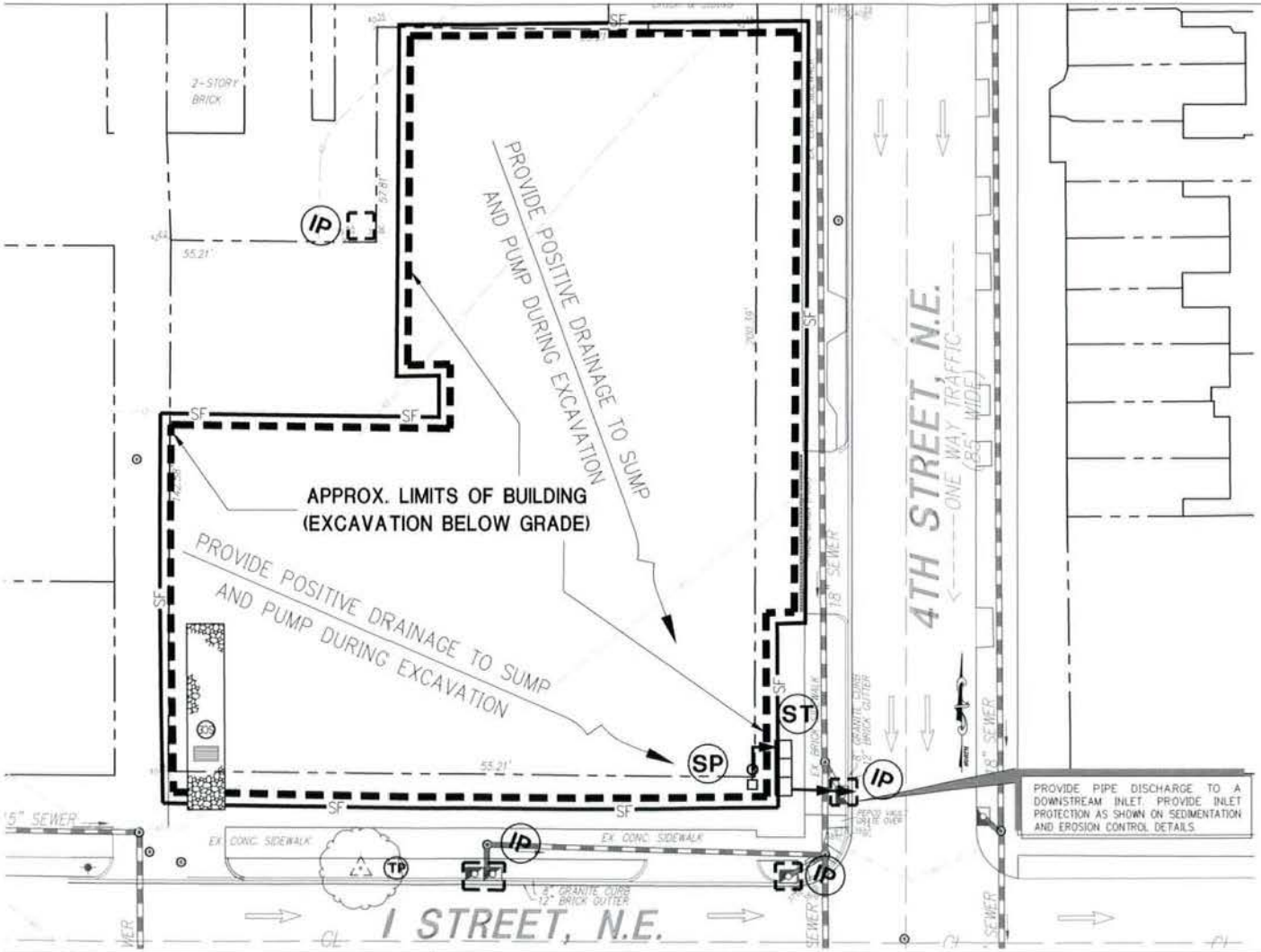
1" = 30'-0"

Sheet Title: EXISTING CONDITION PLAN

Scale: 1 : 30 Date: 05/23/05

Job No: 276-05

Sheet No: C.01



CONSTRUCTION AND STABILIZATION SEQUENCE:

1. INSTALL SEDIMENT AND EROSION CONTROL MEASURES INCLUDING STABILIZED CONSTRUCTION ENTRANCE, WASH RACK, INLET PROTECTION, TREE PROTECTION, SILT FENCE, STRAW BALE DIKE, AS INDICATED ON THE SHEET. SEE SHEET SEDIMENT AND EROSION CONTROL DETAILS.
2. SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO COMMENCING ANY OTHER LAND DISTURBING ACTIVITIES.
3. REMOVE ITEMS AS INDICATED ON DEMOLITION PLAN.
4. INSTALL SITE IMPROVEMENTS AS INDICATED ON CONSTRUCTION DOCUMENTS FOR THE PROPOSED BUILDING.
5. AT THE COMPLETION OF CONSTRUCTION AND AFTER THE INSPECTOR'S APPROVAL, ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE REMOVED.

NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN OF SHEETING AND SHORING AND SUPPORT OF EXISTING UTILITIES AND ADJACENT STRUCTURES. SHORING, BRACING, AND UNDERPINNING DESIGNED BY THE CONTRACTOR'S STRUCTURAL ENGINEER LICENSED IN THE DISTRICT OF COLUMBIA SHALL BE PROVIDED AS NECESSARY TO ENSURE THEIR SUPPORT.

CONTRACTOR TO PROVIDE CHAIN LINK FENCE AT PERIMETER OF THE EXCAVATION AREA.

INSTALL SILT FENCE AT PERIMETER TO REMAIN IN PLACE UNTIL BELOW GRADE EXCAVATION HAS BEGUN, UNLESS OTHERWISE APPROVED BY THE INSPECTOR.

DUST CONTROL NOTES:

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.
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 SPRAYING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREAS.
4. THE CONTRACTOR SHALL IMPLEMENT STRICT DUST CONTROL MEASURES DURING ACTIVE CONSTRUCTION PERIODS ON-SITE. THESE CONTROL MEASURES WILL 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 UNDISTURBED 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 (137.8 K PA) 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 SITE BOUNDARIES.

LEGEND

PROPOSED

- TEMP CONSTRUCTION ENTRANCE
- WASH RACK
- SILT FENCE — SF
- INLET PROTECTION — IP
- TREE PROTECTION — TP
- SUMP PUMP — SP
- SEDIMENT TANK — ST
- APPROXIMATE LIMIT OF BUILDING EXCAVATION BELOW GRADE

WILES MENSCH CORPORATION
Planning, Engineering, Surveying & Landscape Architecture
11860 Sunrise Valley Drive Suite 200 Reston, Virginia 20191
(T) 703.391.7600 (F) 703.264.0595 www.wilesmensch.com

ESOCOFF AND ASSOCIATES
ARCHITECTS
1030 Fifteenth Street NW Suite 430, Washington DC 20005
(T) 202.682.1600 (F) 202.682.1672 www.esocoff.com

318 I STREET, NE

WASHINGTON DC

15' 15' 0 30' 60'

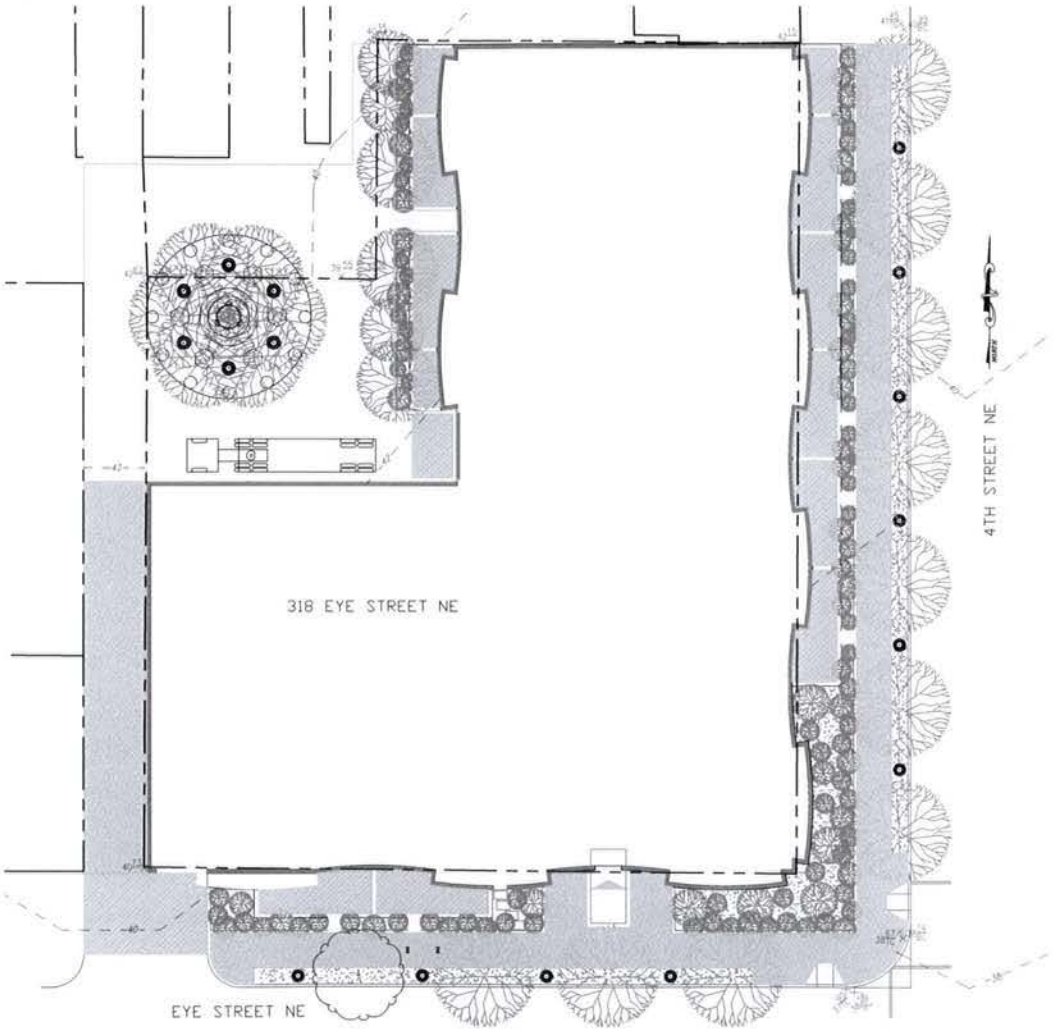
1" = 30'-0"

Sheet Title: SEDIMENT & EROSION CONTROL PLAN

Job No: 276-05

Sheet No: C.02

Scale: 1:30 Date: 05/23/05



PLANTING LEGEND

- = MAJOR DECIDUOUS STREET TREE (2.5" CAL.)
- = MID-SIZE ORNAMENTAL DECIDUOUS TREE (2.5" CAL.)
- = EVERGREEN SCREEN TREES (10'-15')
- = SHRUBS (2'-3')
- = EXISTING TREE (TO BE REMAINED)
- = GROUND COVER (GRASS)

WILES MENSCH CORPORATION
Planning, Engineering, Surveying & Landscape Architecture
11860 Sunrise Valley Drive Suite 200 Reston, Virginia 20191
(T) 703.391.7600 (F) 703.264.0595 www.wilesmensch.com

ESOCOFF AND ASSOCIATES
ARCHITECTS
1030 Fifteenth Street NW Suite 430, Washington DC 20005
(T) 202.682.1600 (F) 202.682.1672 www.esocoff.com

318 I STREET, NE

WASHINGTON DC

15' 15' 0 30' 60'

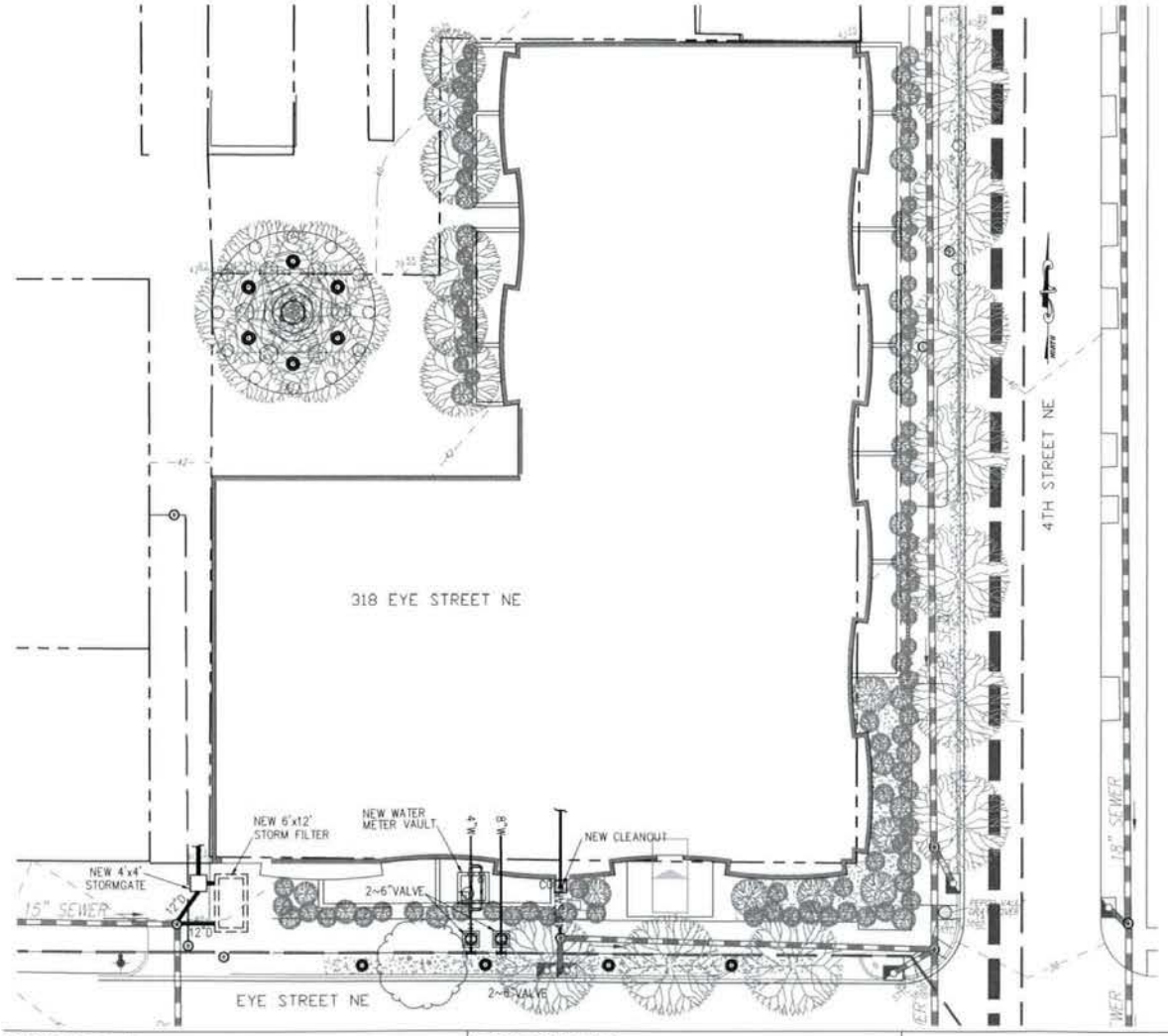
1" = 30'-0"

Sheet Title: SITE PLAN

Scale: 1:30 Date: 05/23/05

Job No: 276-05

Sheet No: C.03



Domestic Water and Sewer Service Estimates - Residential Condominium

318 Eye Street, NW
Washington, DC
120 Units, 7 Stories, approx. 160,000 GSF

Project #: 05072.00
Date: 5/18/2005

Unit Type	%	# Baths	# Units	Water SFU/ea*	Water SFU	Sewer DFU/ea*	Sewer DFU
Studio	12%	1	14	7.8	112	12.0	173
One Bedroom	23%	1	28	7.8	215	12.0	331
One Bedroom Den	50%	2	60	11.4	684	18.0	1080
Two Bedroom	7.5%	2	9	11.4	103	18.0	162
Two Bedroom Den	7.5%	2	9	11.4	103	18.0	162
Unit Totals	100%		120		1217		1908
Plus House Needs			10%		122		191
TOTAL =				**SFU**	**1338**	**DFU**	**2099**
Equivalent Flow Rates = >				GPM	270	GPM	
Equivalent Pipe Sizes ==========>					**4"** Domestic Water Service		**10"** Sanitary Sewer Service

*Fixture Units from IPC Tables:

Kitchen Group	2.8	4.0
Laundry Group	1.4	2.0
Bath Group	3.6	6.0

WILES MENSCH CORPORATION
Planning, Engineering, Surveying & Landscape Architecture
11860 Sunrise Valley Drive Suite 200 Reston, Virginia 20191
(T) 703.391.7600 (F) 703.264.0595 www.wilesmensch.com

ESOCOFF AND ASSOCIATES
ARCHITECTS
1030 Fifteenth Street NW Suite 430, Washington DC 20005
(T) 202.682.1600 (F) 202.682.1672 www.esocoff.com

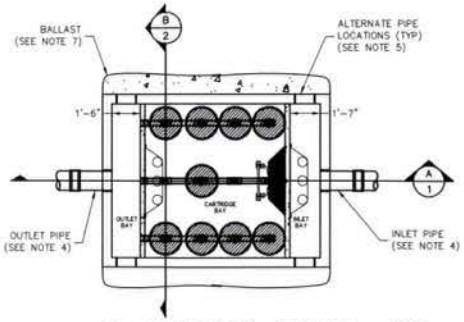
318 I STREET, NE

WASHINGTON DC

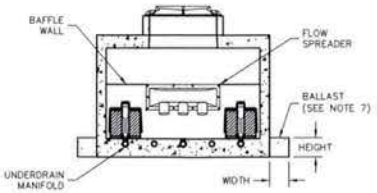
15' 15' 0 30' 60'
1" = 30'-0"

Sheet Title: UTILITY PLAN
Scale: 1:30
Date: 05/23/05

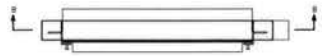
Job No: 276-05
Sheet No: C.04



6' x 12' STORMFILTER – PLAN VIEW (1/1)
SCALE: N.T.S.



6' x 12' STORMFILTER – SECTION VIEW (B–B / 1/1)
SCALE: N.T.S.

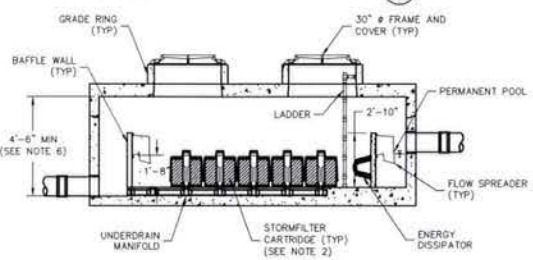


THE STORMGATE™ WEIR DETAIL–PLAN VIEW (2/1)
SCALE: N.T.S.

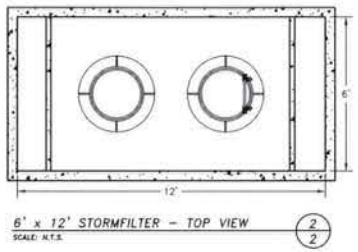
STORMWATER MANAGEMENT CALCULATIONS:

FIRST FLOOR AREA = 0.60 AC

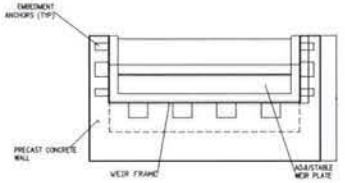
- **PRE–DEVELOPED RUNOFF (15 YEAR STORM)**
  T_C= 5 MINUTES, I_{15}= 7.56 IN/YR, C=0.75
  AREA = 0.60 AC
  $Q_{15} = CI_{15}A$ = 0.75 x 7.56 x 0.60 = 3.40 cfs
- **POST–DEVELOPMENT RUNOFF (15 YEAR STORM)**
  T_C= 5 MINUTES, I_{15}= 7.56 IN/YR
  AREA = 0.60 AC
  $Q_{15} = CI_{15}A$ = 0.9 x 7.56 x 0.60 = 4.08 cfs



8' x 16' STORMFILTER – SECTION VIEW (A–A / 1/1)
SCALE: N.T.S.



6' x 12' STORMFILTER – TOP VIEW (2/2)
SCALE: N.T.S.



THE STORMGATE™ WEIR DETAIL–SECTION VIEW (B–B / 1/1)
SCALE: N.T.S.

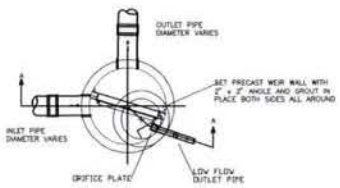
SIZE CHART:

STORMFILTER VAULT SIZE	NUMBER OF CARTRIDGES	NOMINAL EXTERIOR FOOTPRINT	
		WIDTH (FT)	LENGTH (FT)
6 x 8	1 TO 6	7	9
6 x 12	7 TO 11	7	13
8 x 16	12 TO 26	9	17
8 x 18	27 TO 33	9	19

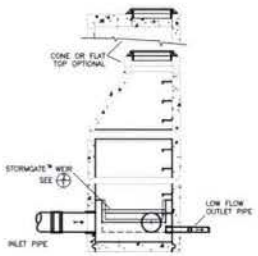
DETERMINE NO. OF CARTRIDGES:

AREA = 0.60 AC

1. Qtreat = 0.90 x 0.5 in./hr. x 0.60 AC
   Qtreat = 0.27 cfs
2. Nflow = Qtreat (449 gpm/cfs / 15 gpm/cartridge)
   $N_{flow} = 0.27 \text{ cfs} \times \frac{449 \text{ gpm/cfs}}{15 \text{ gpm/cartridge}}$
   Nflow = 8.08 cartridges
   *** USE 9 CARTRIDGES



THE STORMGATE™ – PLAN VIEW (1/1)
SCALE: N.T.S.



THE STORMGATE™ – SECTION VIEW (A–A / 1/1)
SCALE: N.T.S.

GENERAL NOTES

1.) STORMFILTER BY STORMWATER MANAGEMENT INC., PORTLAND, OREGON 800/548–4667.
2.) FILTERS TO BE SIPHON–ACTUATED AND SELF–CLEANING.
3.) PRECAST CONCRETE VAULT TO BE CONSTRUCTED IN ACCORDANCE WITH ASTM C857 AND C858.
4.) STORMFILTER REQUIRES 2.3' OF DROP FROM INLET TO OUTLET. INLET AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
5.) PRECAST STORMFILTER EQUIPPED WITH EITHER CORED OPENINGS OR KNOCKOUTS AT INLET/OUTLET LOCATION.
6.) RECOMMENDED MINIMUM CLEARANCE FOR MAINTENANCE ACCESS. CONTACT SMI FOR OTHER OPTIONS IF A SHALLOWER SYSTEM IS REQUIRED.
7.) ANTI–FLOTATION BALLAST TO BE SPECIFIED BY ENGINEER IF NEEDED. BALLAST TO BE SET ALONG ENTIRE LENGTH OF BOTH SIDES OF VAULT. BALLAST MATERIALS TO BE PROVIDED BY CONTRACTOR.
8.) ALL STORMFILTERS REQUIRE REGULAR MAINTENANCE. REFER TO OPERATION AND MAINTENANCE GUIDELINES FOR DETAILS.
9.) DETAIL REFLECTS DESIGN INTENT ONLY. ACTUAL VAULT DIMENSIONS AND CONFIGURATION WILL BE SHOWN ON PRODUCTION SHOP DRAWING.
10.) STANDARD DETAIL SHOWS MAXIMUM NUMBER OF CARTRIDGES. EXACT NUMBER REQUIRED TO BE SPECIFIED ON SITE PLANS.

GENERAL NOTES:

1.) STORMGATE BY STORMWATER MANAGEMENT, INC., PORTLAND, OREGON (800–548–4667).
2.) ALL WATER QUALITY FACILITIES REQUIRE REGULAR MAINTENANCE. MINIMUM ANNUAL MAINTENANCE INCLUDES INSPECTION OF COMPONENTS AND REMOVAL OF SEDIMENTS. FOLLOW ALL LOCAL, STATE, & FEDERAL SAFETY GUIDELINES.
3.) PRECAST CONCRETE MANHOLE CONSTRUCTED IN ACCORANCE WITH ASTM C858.
4.) EXTERNAL PIPING AND COUPLINGS PROVIDED BY OTHERS.
5.) FLEXIBLE COUPLINGS TO BE SET 18" OUTSIDE FACE OF WALL. FERNCO OR ENGINEER APPROVED. SEE PRECAST STORMGATE DATA BLOCK FOR MANHOLE SIZE AND WEIR SETTING.
6.) CONTRACTOR TO ADJUST WEIR TO DESIGN ELEVATION.
7.) WHEN SETTING SCREWS ON WEIR PLATE DO NOT EXCEED 5.0 FT–LBS TOURQUE.
8.) SEAL WEIR WITH SILICONE SEALANT AFTER FINAL ADJUSTMENT.
9.)

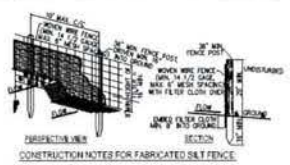
WILES MENSCH CORPORATION
Planning, Engineering, Surveying & Landscape Architecture
11860 Sunrise Valley Drive Suite 200 Reston, Virginia 20191
(T) 703.391.7600 (F) 703.264.0595 www.wilesmensch.com

ESOCOFF AND ASSOCIATES
ARCHITECTS
1030 Fifteenth Street NW Suite 430, Washington DC 20005
(T) 202.682.1600 (F) 202.682.1672 www.esocoff.com

318 I STREET, NE

WASHINGTON DC

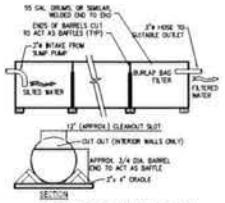
Sheet Title: SWM PLAN
Scale: N.T.S. Date: 05/23/05
Job No: 276-05
Sheet No: C.05



SILT FENCE
(NOT TO SCALE)

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE:

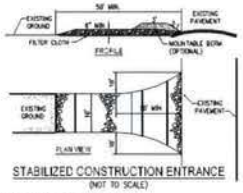
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE: WOVEN WIRE, 14 1/2 GAGE 6" MAX. MESH OPENING
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE. PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL



PORTABLE SEDIMENT TANK
(NOT TO SCALE)

CONSTRUCTION NOTES:

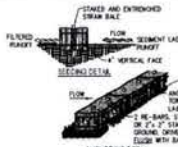
1. CLEAN OUT THE SEDIMENT TANK WHEN ONE THIRD (1/3) FILLED WITH SILT.
2. STEEL DRUMS ARE USED AS AN EXAMPLE DUE TO THEIR READY AVAILABILITY. ANY TANKS MAY BE USED, PROVIDING THAT THE VOLUME REQUIREMENTS FROM PAGE 26-01 ARE MET.
3. ALL SEDIMENT COLLECTED IN THE TANK SHALL BE DISPOSED OF IN A SEDIMENT TRAPPING DEVICE OR AS APPROVED BY THE INSPECTOR.
4. TANK STORAGE VOLUME REQUIRED = 16 CUBIC FOOT OF STORAGE FOR EACH GALLON PER MINUTE OF PUMP DISCHARGE CAPACITY. MULTIPLE TANKS MAY BE USED.



STABILIZED CONSTRUCTION ENTRANCE
(NOT TO SCALE)

CONSTRUCTION RAMP SPECIFICATION

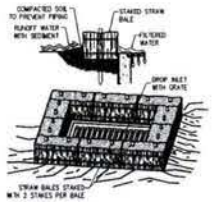
1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THEN SIX (6) INCHES.
4. WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



STRAW BALE DIKE
(NOT TO SCALE)

CONSTRUCTION SPECIFICATIONS:

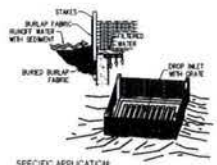
1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THAT BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.



STRAW BALE DROP INLET
SEDIMENT FILTER
(NOT TO SCALE)

SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.



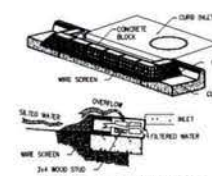
BURLAP DROP INLET
SEDIMENT FILTER
(NOT TO SCALE)

SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

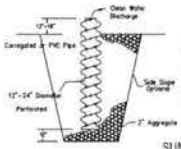
WASH RACK DETAIL
(NOT TO SCALE)

VEHICLE WASH DETAIL
(NOT TO SCALE)



CURB INLET SEDIMENT FILTER
(NOT TO SCALE)

1. TWO CONCRETE BLOCKS SHALL BE PLACED ON THEIR SIDES ABUTTING THE CURB AT EITHER SIDE OF THE INLET OPENING.
2. A 2 INCH BY 4 INCH STUD SHALL BE CUT AND PLACED THROUGH THE OUTER HOLES OF EACH SPACER BLOCK TO HELP KEEP THE FRONT BLOCKS IN PLACE.
3. CONCRETE BLOCKS SHALL BE PLACED ON THEIR SIDES ACROSS THE FRONT OF THE INLET AND ABUTTING THE SPACER BLOCKS AS ILLUSTRATED.
4. WIRE MESH SHALL BE PLACED OVER THE OUTSIDE VERTICAL FACE (WEARING) OF THE CONCRETE BLOCKS TO PREVENT STONE FROM BEING WASHED THROUGH THE HOLES IN THE BLOCKS. CHICKEN WIRE OR HARDWARE CLOTH WITH 1/2-INCH OPENINGS SHALL BE USED.
5. TWO TO THREE INCH STONE SHALL BE FILED AGAINST THE WIRE TO THE TOP OF THE BARRIER AS SHOWN.
6. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE BLOCKS, CLEANED AND REPLACED.



SUMP PIT
(NOT TO SCALE)

CONSTRUCTION SPECIFICATIONS

1. PIT DIMENSIONS ARE OPTIONAL.
2. THE STANDPIPE SHOULD BE CONSTRUCTED BY PERFORATING A 12"-24" DIAMETER CORRUGATED OR PVC PIPE.
3. A BASE OF 3" AGGREGATE SHOULD BE PLACED IN THE PIT TO A DEPTH OF 12". AFTER INSTALLING THE STANDPIPE, THE PIT SURROUNDING THE STANDPIPE SHOULD THEN BE BACKFILLED WITH 3" AGGREGATE.
4. THE STANDPIPE SHOAD EXTEND 12"-18" ABOVE THE LIP OF THE PIT.
5. IF DISCHARGE WILL BE PUMPED DIRECTLY TO A STORM DRAINAGE SYSTEM, THE STANDPIPE SHOULD BE WRAPPED WITH FILTER CLOTH BEFORE INSTALLATION. IF DESIRED, 1/4"-1/2" HARDWARE CLOTH MAY BE PLACED AROUND THE STANDPIPE, PRIOR TO ATTACHING THE FILTER CLOTH. THIS WILL INCREASE THE RATE OF WATER SEEPAGE INTO THE PIPE.

STANDARDS AND SPECIFICATIONS
FOR
BRICKBAT GROUND COVER

DEFINITION

TEMPORARY GROUND COVER CONSISTING OF BROKEN BRICK (1/2 PIECE OR SMALLER) PLACED OVER DENUDED EARTH.

PURPOSE

BRICKBATS PROVIDE A TEMPORARY GROUND COVER OVER DENUDED URBAN EARTH TO PREVENT THE TRANSPORTATION OF SEDIMENT FROM THE SITE.

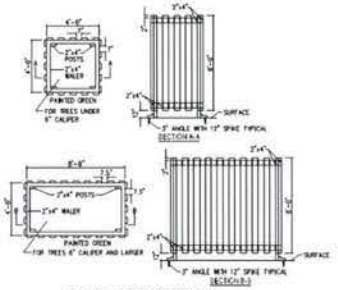
CONDITIONS WHEN PRACTICE APPLIES

BRICKBATS MUST BE USED ON ANY SITE IN NEED OF TEMPORARY GROUND COVER.

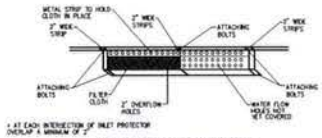
DESIGN CRITERIA

THE BRICKBAT SHALL BE PLACED TO A DEPTH OF 2 INCHES TO 4 INCHES COVERING THE DENUDED EARTH ON THE SITE, THEN COMPACTED AND LEVELED.

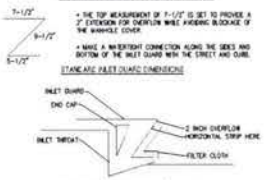
BRICKBAT DETAIL
(NOT TO SCALE)



TYPICAL TREE PROTECTION
FENCING
(NOT TO SCALE)



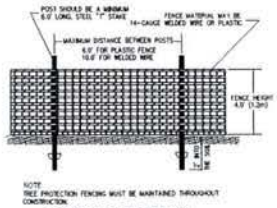
STANDARD INLET GUARD ATTACHMENT METHOD



STANDARD INLET GUARD DIMENSIONS

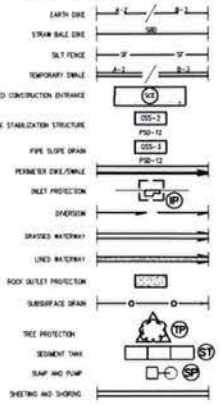
STANDARD INLET GUARD CROSS SECTION

GRADE INLET GUARD
(NOT TO SCALE)



TREE PROTECTION FENCE
INSTALLATION DETAIL
(NOT TO SCALE)

LIST OF STANDARD SYMBOLS



EROSION AND SEDIMENT CONTROL MEASURES AND SEQUENCE

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING.
2. PROVIDE TEMPORARY STONE CONSTRUCTION ENTRANCE AND WASH RACK WHERE SHOWN. PROVIDE WATER SOURCE AND HOSE TO CLEAN ALL EQUIPMENT LEAVING SITE.
3. INSTALL STRAW BALE DIKE AS SHOWN ON SEDIMENT AND EROSION CONTROL PLAN.
4. NO DISTURBED AREA WILL BE DENUDED FOR MORE THAN 7 CALENDAR DAYS. INSTALL THE NECESSARY TEMPORARY OR PERMANENT VEGETATIVE STABILIZATION MEASURES TO ACHIEVE ADEQUATE EROSION AND SEDIMENT CONTROL.
5. ALL CONSTRUCTION TO BE INSPECTED DAILY BY THE CONTRACTOR, AND ANY DAMAGED SILTATION OR EROSION CONTROL DEVICES OR MEASURES WILL BE REPAIRED AT THE CLOSE OF THE DAY.
6. ALL STRAW BALE DIKES TO BE MAINTAINED IN WORKING CONDITION.
7. STABILIZED CONSTRUCTION ENTRANCES TO BE PERIODICALLY SUPPLEMENTED WITH ADDITIONAL STONE AS NEEDED.
8. CONTROLS WILL BE REMOVED AFTER THEIR CONTRIBUTING BASINS HAVE BEEN PERMANENTLY STABILIZED.

SILTATION EROSION CONTROL NOTES:

1. ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ON-SITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED.
2. ALL DEBRIS IS TO BE REMOVED FROM THE SITE.
3. ALLEY AND / OR STREET SHALL BE SWEPT CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.
4. ALL SEDIMENT AND EROSION CONTROL MEASURES TO BE INSPECTED DAILY BY THE CONTRACTOR. ANY DAMAGED DEVICE OR MEASURE WILL BE REPAIRED OR REPLACED BY THE CLOSE OF DAY OR AS DIRECTED BY THE ARCHITECT.
5. ALL VEHICLES LEAVING THE SITE SHALL EXIT THROUGH THE CONSTRUCTION ENTRANCE ONLY AND SHALL BE WASHED DOWN TO REMOVE MUD FROM TIRES BEFORE ENTERING THE STREET. CONSTRUCTION ENTRANCE TO BE MAINTAINED IN GOOD WORKING CONDITIONS.
6. ALL CATCH BASINS AND AREA DRAINS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
7. IF ANY CATCH BASIN OR DRAIN BECOMES CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS IMMEDIATE CLEANING.
8. ALL DISTURBED AREAS WITHIN THE LIMIT OF DISTURBANCE SHOWN BUT NOT SHOWN TO BE PAVED SHALL BE SEEDED OR SODDED AS PER DC SPECIFICATIONS WITHIN SEVEN DAYS OF DISTURBANCE.
9. WHEN SEDIMENT TRAP/SEDIMENT TANK HAS REACHED 67% CAPACITY, CLEAN OUT OF SAME IS REQUIRED.
10. ANY STOCKPILING, REGARDLESS OF LOCATION ON SITE SHALL BE STABILIZED WITHIN 14 DAYS AND COVERED WITH PLASTIC OR CANVAS, AFTER ITS ESTABLISHMENT AND FOR THE DURATION OF THE PROJECT.
11. AFTER RAZE OR DEMOS, THERE IS NEED FOR GROUND COVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING, SUCH AS SEED, SOD, MULCH, BROOKBRUSH OR MULCH, ETC.
12. AT THE COMPLETION OF CONSTRUCTION PROJECT AND AFTER THE D.C. EROSION AND SEDIMENT CONTROL INSPECTOR APPROVAL, ALL TEMPORARY SILTATION, SEDIMENTATION AND EROSION CONTROL MEASURES AND DEVICES SHALL BE REMOVED AND ALL DENUDED AREAS SHALL BE PERMANENTLY STABILIZED.

WILES MENSCH CORPORATION
Planning, Engineering, Surveying & Landscape Architecture
11860 Sunrise Valley Drive Suite 200 Reston, Virginia 20191
(T) 703.391.7600 (F) 703.264.0595 www.wilesmensch.com

ESOCOFF AND ASSOCIATES
ARCHITECTS
1030 Fifteenth Street NW Suite 430, Washington DC 20005
(T) 202.682.1600 (F) 202.682.1672 www.esocoff.com

318 I STREET, NE

WASHINGTON DC

Sheet Title: SEDIMENT & EROSION CONTROL DETAILS

Job No: 276-05

Sheet No: C.06

Scale: N.T.S Date: 05/23/05