



2950 TILDEN STREET, NW

**WASHINGTON, DC
A PLANNED UNIT DEVELOPMENT**

15 JUNE 2005

OWNER / DEVELOPER
CLARK REALTY, LLC, BETHESDA, MD.

ARCHITECT
SORG & ASSOCIATES, P.C.

ZONING COMMISSION
District of Columbia
CASE NO.05-26
EXHIBIT NO.4A

LOT 800 of square 2234 - 2950 TILDEN STREET, NW
Washington, DC

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A-10
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12 } missing

LOT 800 of square 2234 - TILDEN STREET, NW

Washington, DC

District of Columbia Generalized Land Use Map

Legend

residential land use categories

- low density
Single detached houses, detached duplexes, and detached triplexes.
- moderate density
Row houses, townhouses, and small detached houses.
- medium density
Medium density row houses, townhouses, and small detached houses.
- high density
High density row houses, townhouses, and small detached houses.

commercial land use categories

- low density
Offices and small businesses, and other commercial and public uses.
- moderate density
Offices and small businesses, and other commercial and public uses.
- medium density
Offices and small businesses, and other commercial and public uses.
- medium - high density
Offices and small businesses, and other commercial and public uses.
- high density
Offices and small businesses, and other commercial and public uses.

public and institutional land use categories

- federal
Federal government buildings and facilities.
- local public facilities
Local government buildings and facilities.
- institutional
Universities, hospitals, and other institutional buildings.
- parks, recreation and open space
Parks, recreation areas, and open space.

production and technical employment

- Production and technical employment
Production and technical employment buildings and facilities.

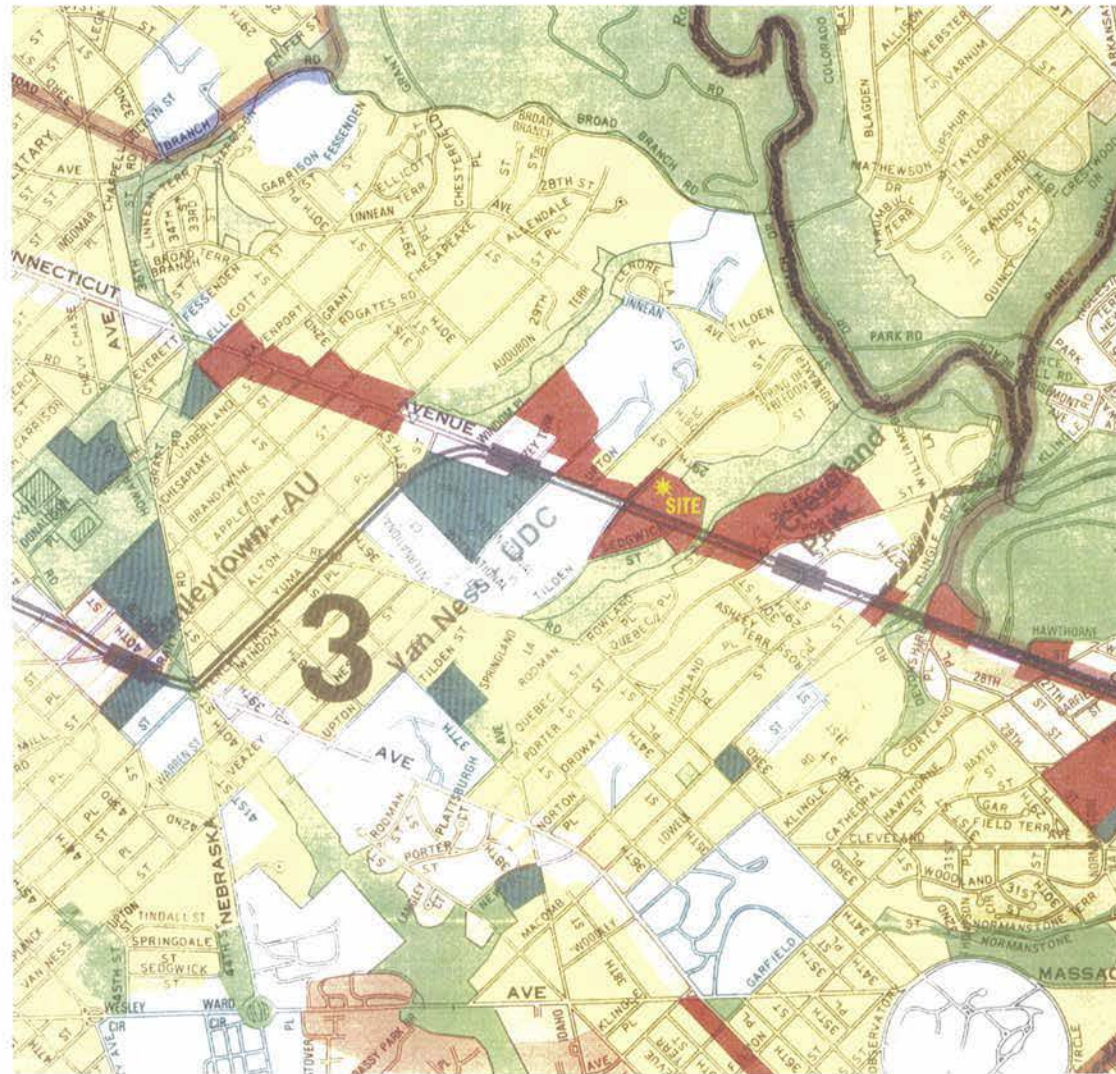
mixed use

- Mixed use
Mixed use buildings and facilities.

metro

- existing system
- proposed

- ward boundaries and numbers



SORG
ARCHITECTS

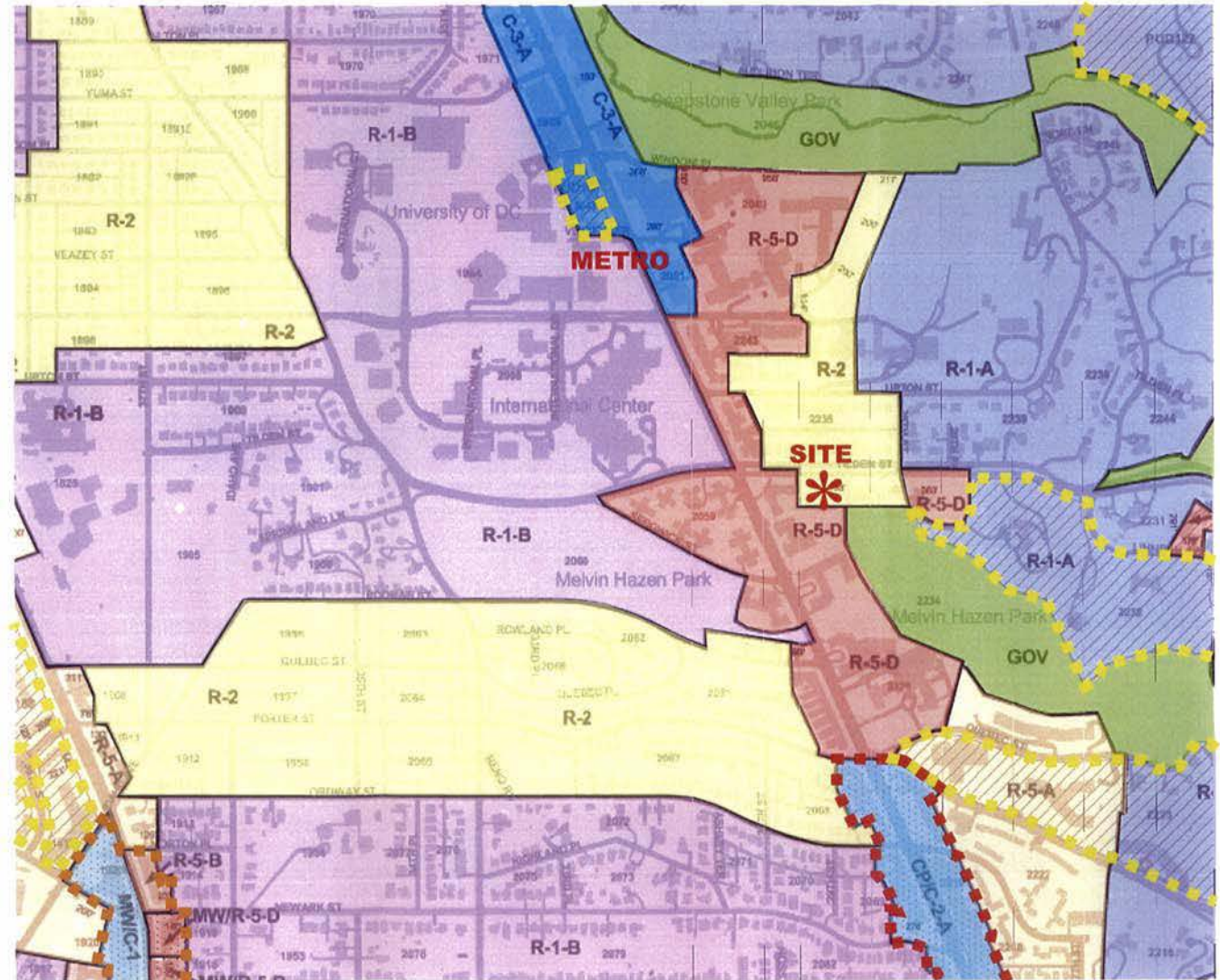
COMPREHENSIVE PLAN
SCALE: NTS

LOT 800 of square 2234 - TILDEN STREET, NW

Washington, DC

LEGEND

- C-1 NEIGHBORHOOD SHOPPING
- C-2-A COMMUNITY BUSINESS CENTER - MEDIUM-HIGH DENSITY
- C-2-C COMMUNITY BUSINESS CENTER - HIGH DENSITY
- C-3-A MEDIUM BULK MAJOR BUSINESS AND EMPLOYMENT
- R-1-A SINGLE FAMILY DETACHED DWELLINGS
- R-1-B SINGLE FAMILY DETACHED DWELLINGS
- R-2 SINGLE FAMILY DETACHED DWELLINGS
- R-5-A LOW DENSITY APARTMENTS
- R-5-B MODERATE DENSITY APARTMENT HOUSES
- R-5-D MEDIUM-HIGH DENSITY APARTMENT HOUSES
- R-5-E HIGH DENSITY APARTMENT HOUSES
- GOV MAJOR FEDERAL TRACTS
- CP CLEVELAND PARK
- MW MACOMB WISCONSIN
- PUD PLANNED UNIT DEVELOPMENT





TILDEN STREET DUPLEXES



TILDEN STREET - ROW HOUSES



TILDEN STREET - DUPLEXES



TILDEN STREET - SINGLE FAMILY HOUSE



2940 TILDEN ST. .
(KUWAITI EMBASSY)

VIEW OF SITE WITH 3883 CONNECTICUT BEYOND.

3945 CONNECTICUT AVE.

VIEW OF TILDEN STREET SOUTH



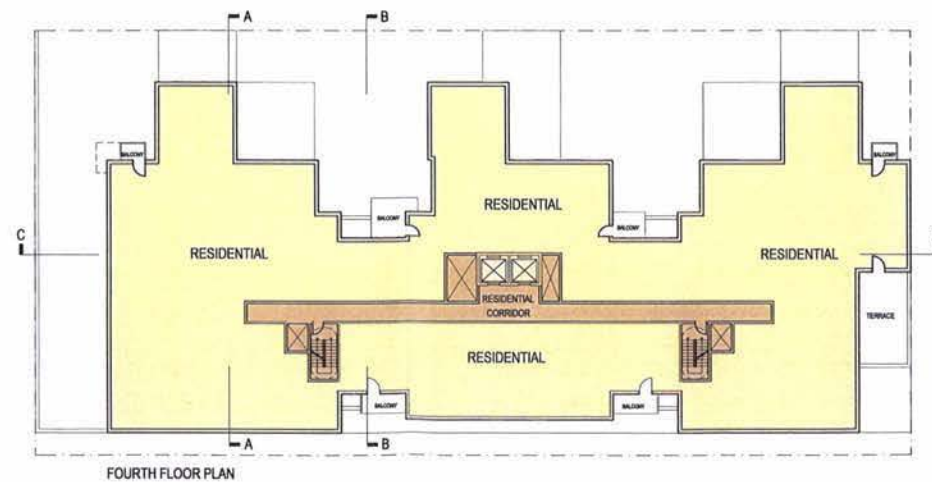
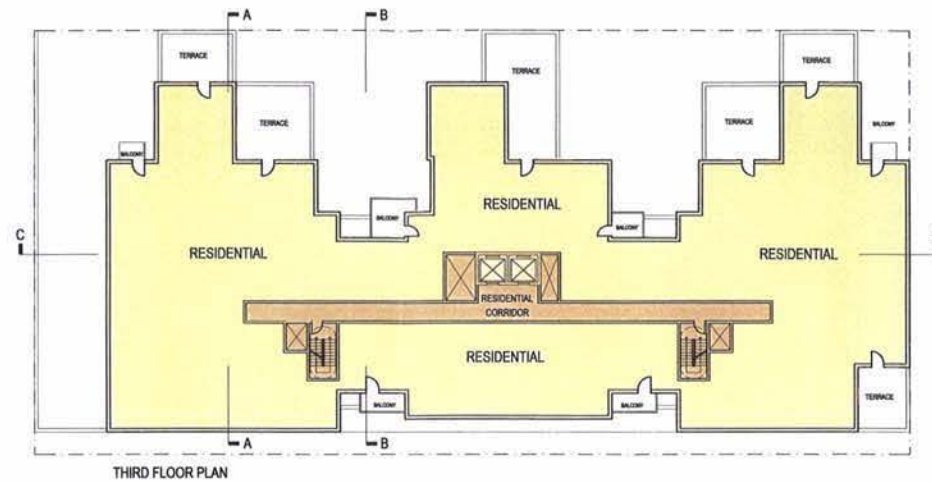
FROM TILDEN STREET LOOKING SOUTHWEST TOWARDS SITE



FROM SITE LOOKING EAST

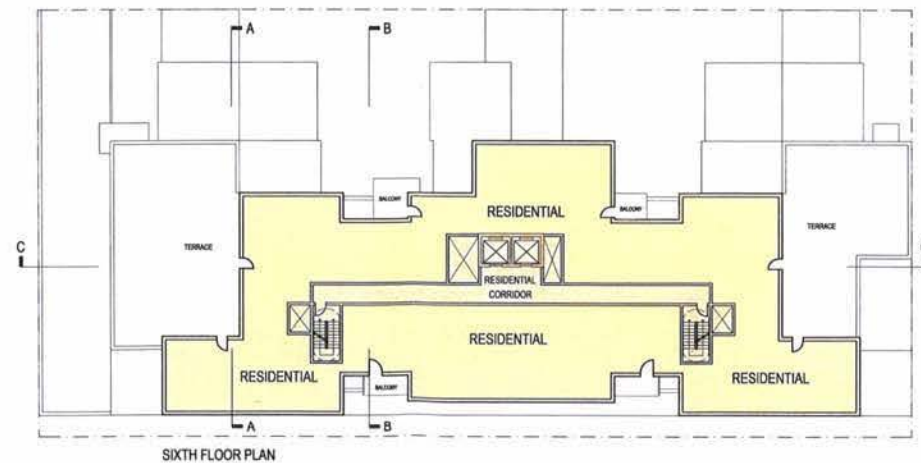
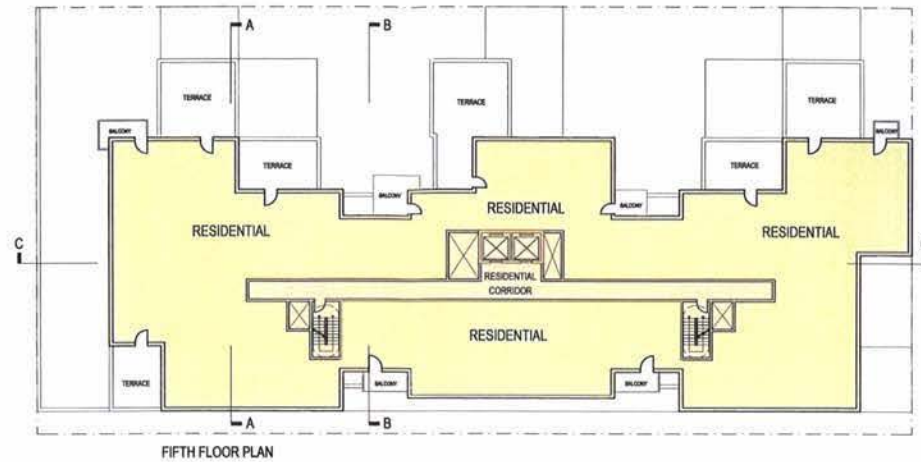


FROM SITE LOOKING WEST

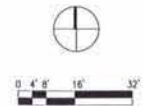


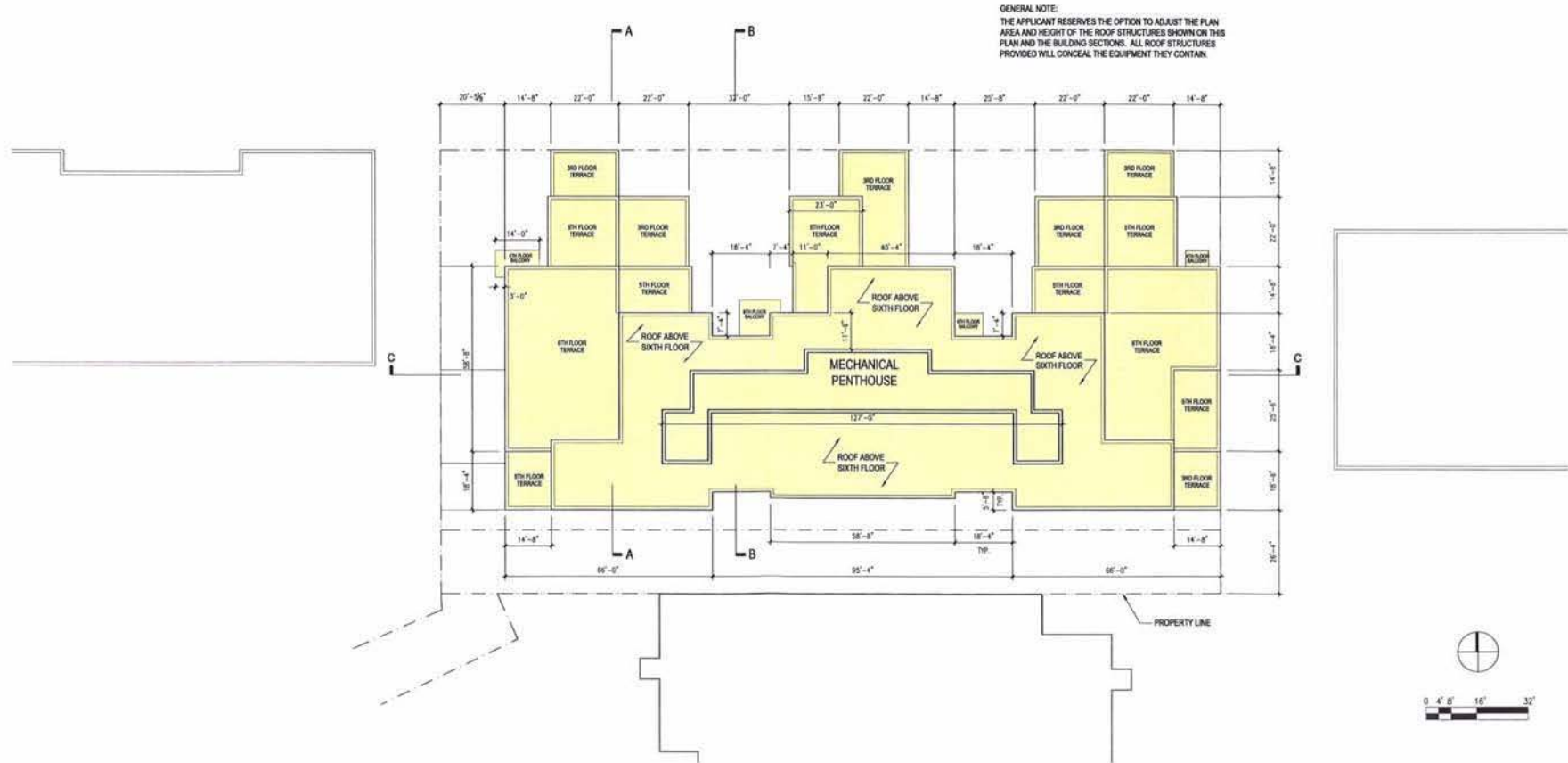
NOTES:
THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.





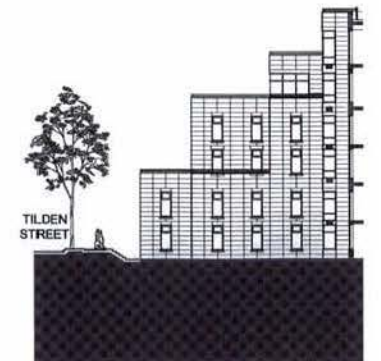
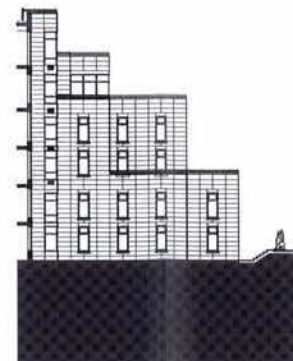
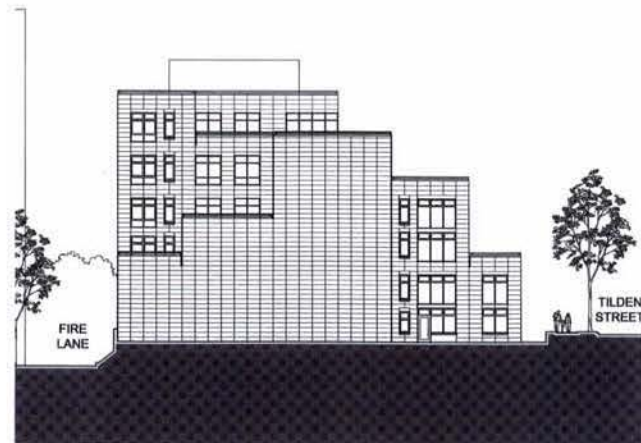
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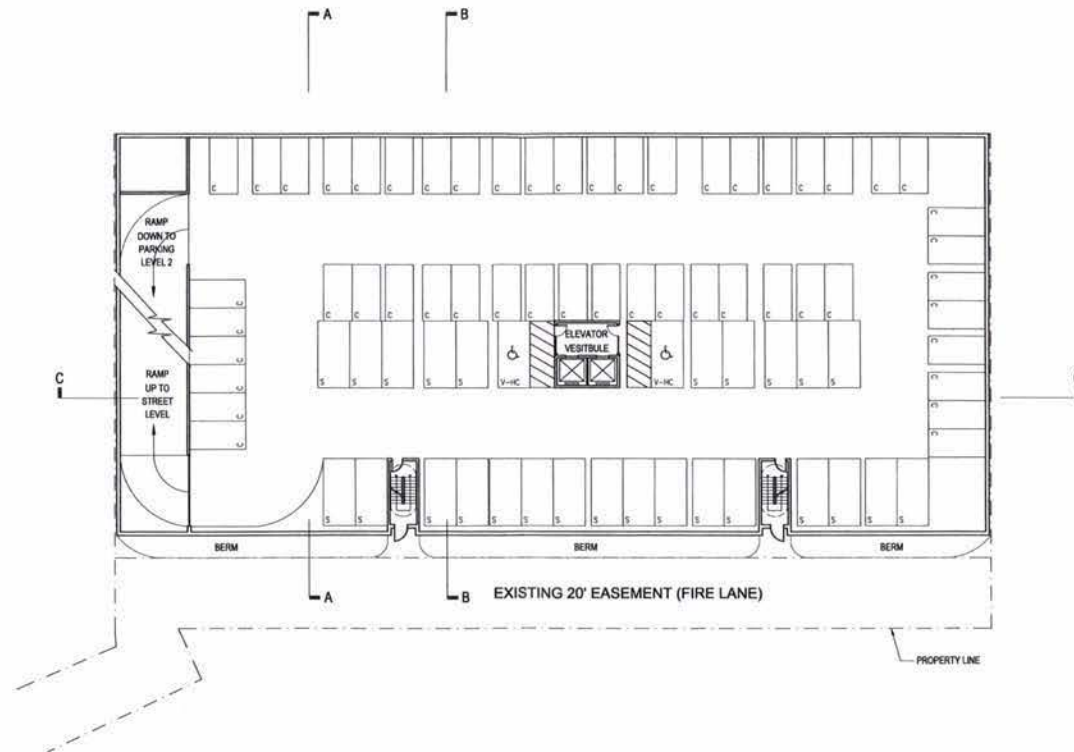




EXTERIOR MATERIALS:
 EXTERIOR WALLS - CAST MASONRY
 OR MASONRY
 WINDOWS - COATED ALUMINUM WITH
 CLEAR GLASS
 CURTAINWALLS - COATED ALUMINUM
 WITH CLEAR GLASS

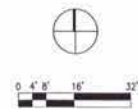






NOTES:

1. A RANGE OF 120 - 140 PARKING SPACES IS REQUESTED TO ALLOW FOR DESIGN FLEXIBILITY. THE MINIMUM NUMBER OF PARKING SPACES PROVIDED WILL BE EQUAL TO A RATIO OF 2 SPACES PER 1 DWELLING UNIT.
2. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.
3. PARKING SPACES AND DRIVE AISLES WILL COMPLY WITH THE DCMR 11 ZONING. A MAXIMUM OF 50% OF THE TOTAL REQUIRED NUMBER OF SPACES MAY BE SIZED AS "COMPACT" SPACES. 4% OF THE TOTAL NUMBER OF REQUIRED SPACES WILL BE SIZED AS "HANDICAPPED ACCESSIBLE" SPACES.



ZONING TABULATIONS

SQUARE: 2234
LOT: 800
SITE AREA: 34,686 SF

	R5-C w/ PUD DEVELOPMENT STANDARDS REQUIRED / PERMITTED	PROPOSED PUD PROVIDED
USES	ALL PROPOSED USES ARE PERMITTED	RESIDENTIAL APARTMENTS = 97,370 SF
FAR	4.0 (138,744 SF)	2.8 (97,370 SF)
LOT OCCUPANCY	75% OF SITE AREA OR 26,014 SF	19,704 SF (57%)
BUILDING HEIGHT	75'-0" + 5% = 78'-9"	66'-8" (AT HIGHEST POINT)
PENTHOUSE HEIGHT	18'-6"	18'-6" MAX.
PENTHOUSE AREA	0.37 FAR	0.05 FAR
SIDE YARD	NONE REQUIRED	0'-0"
REAR YARD	4" PER 1'-0" HEIGHT = 24'-3"	26'-4"
COURTS	3" PER 1'-0" HEIGHT = 17'-5"	25'-8" MIN.
PARKING	1 SPACE PER 3 UNITS = 19 SPACES ¹ 1 SPACE PER 3 UNITS = 20 SPACES ²	2.2 SPACES PER UNIT MIN = 120 SPACES ¹ 2.4 SPACES PER UNIT MIN = 140 SPACES ²
LOADING	1 @ 20' 1 @ 55'	1 @ 20' (DELIVERY LOADING)

¹ ASSUMES 55 RESIDENTIAL UNITS

² ASSUMES 60 RESIDENTIAL UNITS

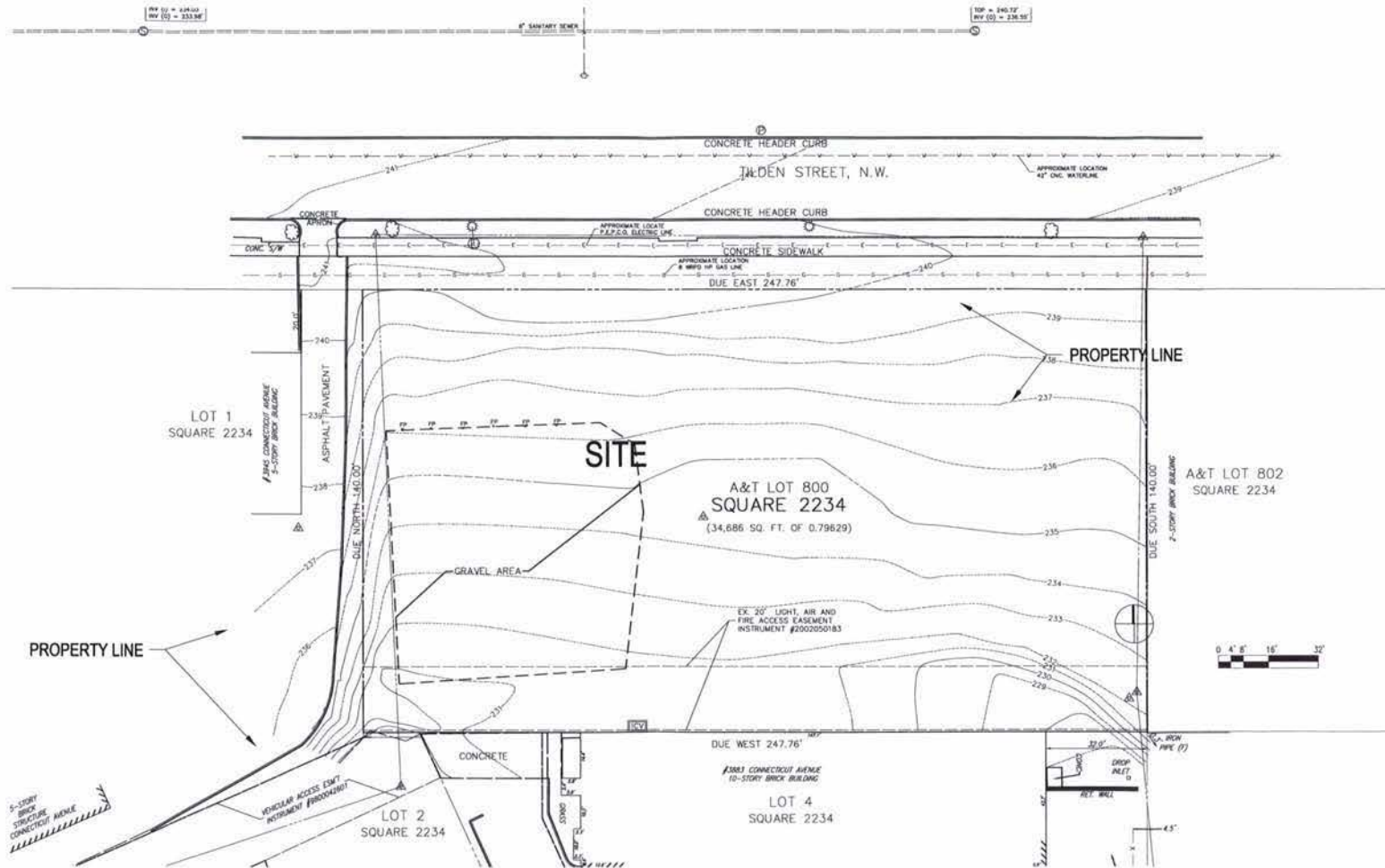
NOTE: ALL REQUIRED SPACES ARE STANDARD SIZE

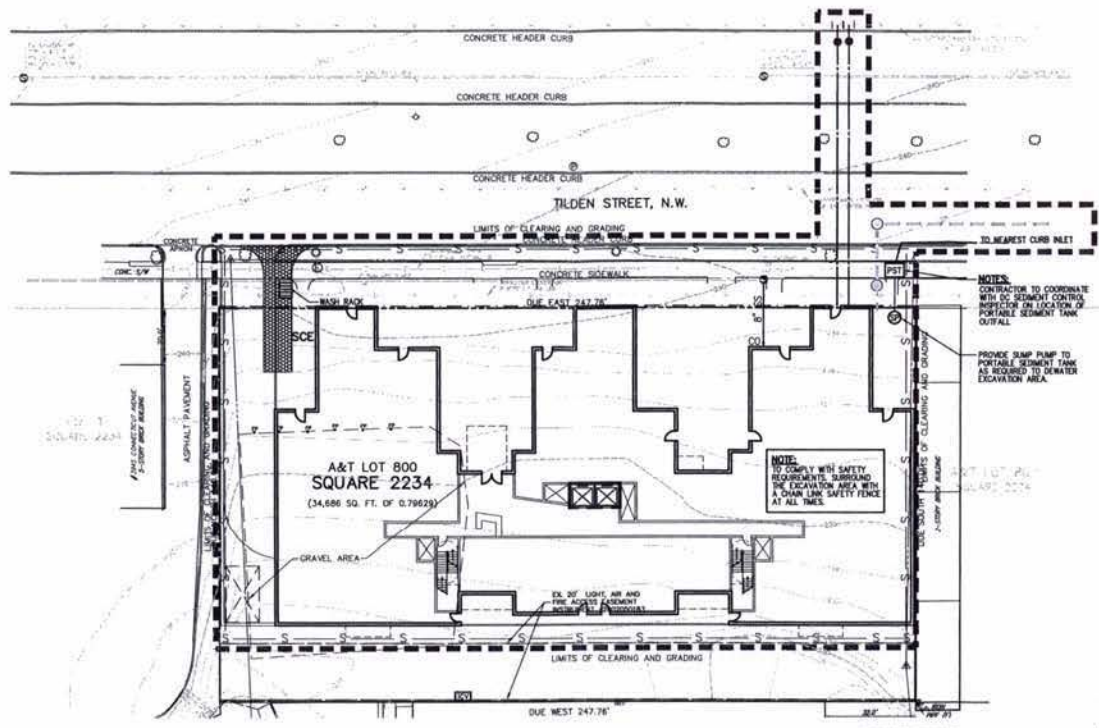
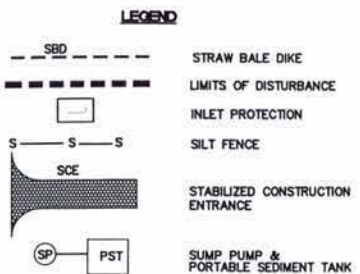
FAR TABULATIONS

LEVEL	TOTAL RESIDENTIAL FAR BY FLOOR
1ST FLOOR	19,462 SF
2ND FLOOR	19,462 SF
3RD FLOOR	17,206 SF
4TH FLOOR	16,938 SF
5TH FLOOR	14,033 SF
6TH FLOOR	10,269 SF
TOTAL	97,370 SF

Washington, DC

15 JUNE 2005





EROSION CONTROL NOTES

- 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.
- ALL DEBRIS TO BE REMOVED FROM SITE.
- ALLEY AND/OR STREET SHALL BE SWEEPED CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.
- ALL CATCH BASINS AND AREA DRAINS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
- IF ANY CATCH BASIN OR DRAIN BECOMES CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEANING.
- CONTRACTOR SHALL CLEAN OUT SEDIMENT TANK WHEN 33% CAPACITY HAS BEEN REACHED.
- ANY STOCKPILING, REGARDLESS OF LOCATION, SHALL BE STABILIZED AND COVERED WITH PLASTIC OR CANVAS, AFTER ITS ESTABLISHMENT AND FOR THE DURATION OF THE PROJECT.
- AFTER RAZE OR DEMO, THERE IS THE NEED FOR GROUND COVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING, SUCH AS SEED, SOO, PAVE, BROKEDAT OR MULCH, ETC.
- RESET ALL DISTURBED AREAS NOT COVERED BY PAVEMENTS, WALLS, BUILDINGS, AND PERMANENT STRUCTURES UPON COMPLETION OF ALL SITE WORK AS PER SEEDING SPECIFICATIONS.
- ALL SEDIMENT TRAPS MUST BE SURROUNDED WITH A WELDED WIRE SAFETY FENCE. THE FENCE MUST BE 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 4 INCHES IN HEIGHT WITH A MINIMUM OF 14 GAUGE WIRE. SAFETY FENCE MUST BE MAINTAINED IN GOOD CONDITION AT ALL TIMES.

SEDIMENT AND EROSION CONTROL SEQUENCE OF CONSTRUCTION

- NOTIFY THE D.C. SEDIMENT AND EROSION CONTROL INSPECTOR 3 BUSINESS DAYS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- MEETING WITH THE OWNER'S REPRESENTATIVE SHALL BE HELD PRIOR TO THE START OF ANY CONSTRUCTION.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, AND STRAW BALE DIKE.
- INSTALL CURB INLET PROTECTION TO INLETS SHOWN ON W.S.T.
- PROCEED WITH CLEARING, DEMOLITION AND CONSTRUCTION ACTIVITIES.
- PERMANENTLY STABILIZE DISTURBED AREAS.
- FLUSH ALL NEW AND EXISTING STORM DRAIN PIPES AND STRUCTURES TO ENSURE SAND SYSTEM IS FREE OF SEDIMENT.
- REMOVE SEDIMENT AND EROSION CONTROL DEVICES UPON APPROVAL FROM THE D.C. SEDIMENT AND EROSION CONTROL INSPECTOR AND THE OWNER'S REPRESENTATIVE.
- PERMANENTLY STABILIZE ANY REMAINING DISTURBED AREAS.

SEDIMENT AND EROSION CONTROL NARRATIVE

AREA OF SITE: = 34,686 SQ. FT. (0.79629 ACRES)
 EXISTING CONDITIONS: UNDEVELOPED
 PROPOSED DEVELOPMENT: MULTI-STORY RESIDENTIAL BUILDING
 APPROX. QUANTITY OF DISTURBED AREA = 36,166 SQ. FT.
 DUE TO THE TOPOGRAPHY OF THE SITE AND EXTENT OF THE CONSTRUCTION ACTIVITIES THE PRIMARY SEDIMENT AND EROSION CONTROL MEASURE FOR THE SITE IS SILT FENCE.

STORMWATER MANAGEMENT NARRATIVE

THE PROPOSED BUILDING WILL OCCUPY THE ENTIRE 0.79629 AC. SITE. THE ROOF DRAINAGE WILL BE CONVEYED TO A STRUCTURAL SAND FILTER WITHIN THE P-1 PARKING LEVEL LOCATED IN THE NORTH EAST CORNER OF THE BUILDING. THIS SAND FILTER HAS BEEN SIZED TO TREAT THE FIRST 1/2" OF RUNOFF FROM THE SITE AREA. THE STORAGE VOLUME PROVIDED FOR WATER QUALITY ALSO MEETS THE WATER QUANTITY STORAGE REQUIREMENTS.

EROSION AND SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

- 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.
- THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL AND OTHER DELETERIOUS MATERIAL TO BE USED FOR ON-SITE DUST CONTROL.
- THE CONTRACTOR SHALL SUPPLY WATER SPRAYING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREAS.
- 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.
- FOR WATER APPLICATION TO UNDISTURBED SOIL SURFACES, THE CONTRACTOR SHALL:
 - APPLY WATER WITH EQUIPMENT CONSISTING OF TANK, PUMP WITH DISCHARGE PRESSURE GAUGE.
 - ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER.
 - DISPERSE WATER THROUGH NOZZLES ON SPRAY BAR AT 20 PSI (137.8 K PA) MINIMUM. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS FORDING.
- FOR WATER APPLICATION TO SOIL SURFACES DURING DEMOLITION AND/OR EXCAVATION, THE CONTRACTOR SHALL:
 - APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND MIST NOZZLES.
 - 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 FORDING.
 - APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND THE SITE BOUNDARIES.

NOTES:

- 1.) THE HORIZONTAL DATUM SHOWN HEREON "D.C. SURVEY" BASED ON THE DATUM OF THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA.
- 2.) THE VERTICAL DATUM SHOWN HEREON IS BASED ON THE DISTRICT OF COLUMBIA VERTICAL DATUM UTILIZING THE FOLLOWING BENCHMARKS:
NW16 (TRAFFIC DSK) ELEVATION = 238.60'
TOP NE CORNER OF STEP @ #3220 CONNECTICUT AVE. ELEVATION = 211.61'
- 3.) THE CONTOUR INTERVAL SHOWN HEREON IS 1'-0".
- 4.) THE PROPERTY SHOWN HEREON WAS ACQUIRED BY TILDEN 800 LLC BY INSTRUMENT NO. 2003039750 RECORDED AMONG THE LAND RECORDS OF THE DISTRICT OF COLUMBIA.
- 5.) NO TITLE REPORT PROVIDED.

LEGEND

- BUILDING LINE
- BUILDING RESTRICTION LINE
- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELE/COMM CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT

LEGEND

- EX EXISTING
- CONC CONCRETE
- C.B. CATCH BASIN
- C&G CURB AND GUTTER
- INV INVERT OF PIPE
- BULG BUILDING
- STY STORY
- ASPH ASPHALT
- F.F. FINISHED FLOOR ELEVATION
- EDMT EASEMENT
- REF REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- BSL BUILDING RESTRICTION LINE
- SM SANITARY CLEANOUT
- EDMT ELECTRICAL JUNCTION BOX
- EDMT ELECTRICAL MANHOLE
- EDMT FIRE DEPARTMENT CONNECTION
- EDMT FIRE HYDRANT
- EDMT GROUND LIGHT/FLOOD LIGHT
- EDMT GAS MANHOLE
- EDMT GUY POLE
- EDMT GAS VALVE
- EDMT LIGHT POLE
- EDMT PHONE PEDESTAL
- EDMT PHONE MANHOLE
- EDMT UTILITY POLE
- EDMT SEWER MANHOLE
- EDMT TRAFFIC CONTROL BOX
- EDMT TRAFFIC SIGNAL POLE
- EDMT TREE (SIZE IN INCHES)
- EDMT CABLE TELEVISION PEDESTAL
- EDMT UNKNOWN UTILITY MANHOLE
- EDMT WELL
- EDMT WATER METER
- EDMT WATER MANHOLE
- EDMT WATER VALVE
- EDMT BOLLARD
- EDMT PARKING MARK
- EDMT SIGN POST
- EDMT WOOD POST
- EDMT TEST BORING LOCATION
- EDMT STEP/STAIR DIRECTION

UTILITY NOTE:

UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION, AERIAL SURVEY LOCATIONS, AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPOSE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPLETES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING.

THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS, LISTED BELOW ARE SPECIFIC PLAN/KEY NUMBER OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILITY COMPANY	DATE & / SHEET #
WATER & SEWER - DC PUBLIC WORKS	NO RESPONSE AT THIS TIME
PEPS	NO RESPONSE AT THIS TIME
AT&T	NO RESPONSE AT THIS TIME
VERIZON	NO RESPONSE AT THIS TIME
COMCAST	NO RESPONSE AT THIS TIME
WATER & SEWER - DC PUBLIC WORKS	NO RESPONSE AT THIS TIME

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTRACTING "SURVEY TO MARK" AS NOTED PRIOR TO CONSTRUCTION.

STANDARD DISTRICT OF COLUMBIA SURVEY REQUIREMENTS

EXPLANATION:

BOUNDARY LINES IN THE DISTRICT OF COLUMBIA ARE BROKEN UP INTO TWO BASIC MEASUREMENTS. THE FIRST IS RECORD BEARINGS AND DISTANCES. THIS INFORMATION IS SHOWN ON ALL RECORD PLATS AND BUILDING PLATS RECORDED IN D.C. AND TYPICALLY IS WHAT IS USED FOR ANY ALTA/ACSM LAND TITLE SURVEYS THAT ARE DONE SINCE THEY DO NOT NEED TO BE APPROVED BY THE D.C. SURVEYOR. THIS IS KNOWN AS "RECORD INFORMATION" AND IS USED FOR ALL ZONING, PLATTING, AND SITE PLAN PURPOSES. THE OTHER IS OBSERVED ANGLES AND MEASURED DISTANCES. THESE ARE USED WHEN ESTABLISHING "ON THE GROUND" THE TRUE CONFIGURATION OF THE SUBJECT PROPERTY. THE OBSERVED ANGLES AND DISTANCES ARE CALCULATED BY A REGISTERED D.C. SURVEYOR AND APPROVED BY THE OFFICE OF THE D.C. SURVEYOR. TYPICALLY THIS IS DONE IN ACCORDANCE WITH A "SURVEY TO MARK" THAT IS APPROVED AND THEN RECORDED IN THE OFFICE OF THE D.C. SURVEYOR. A "SURVEY TO MARK" ESTABLISHES ACTUAL GROUND CONTROL POINTS THAT WILL BE USED BY THE D.C. SURVEYOR'S OFFICE FOR FUTURE WALL CHECKS. THE OBSERVED ANGLES AND MEASURED DISTANCES ARE TO BE HELD FOR THE PURPOSE OF CONSTRUCTION OF PROPOSED BUILDINGS AND SITE FEATURES. OFFEN RECORD AND MEASURED INFORMATION MAY NOT BE IDENTICAL.

FOR ANY PROJECT THAT IS STARTING UNDER CONSTRUCTION, THE CONTRACTOR'S CONSTRUCTION SURVEYOR MUST ESTABLISH THE OBSERVED ANGLE AND MEASURED DISTANCES OF THE SUBJECT PROPERTY THROUGH THE OFFICE OF THE D.C. SURVEYOR BY RESEARCHING THE BOUNDARY PAPERS (THIS WOULD INCLUDE RESEARCHING ANY "SURVEY TO MARK" THAT MIGHT BE ON FILE) AND THEN COORDINATING THE FINAL BOUNDARY OUTLINE WITH THE SURVEYOR'S OFFICE. ONCE CONSTRUCTION OF THE FOUNDATION OF THE BUILDINGS IS COMPLETE, AND WHEN THE WALL LOCATIONS ARE ESTABLISHED, THE D.C. SURVEYOR OR HIS AGENT MUST CHECK THE LOCATION OF THE WALLS (A WALL CHECK), FOR ANY POSSIBLE ERRORS IN CONSTRUCTION OF ITS LOCATION, AND DOCUMENT THE LOCATION FOR ZONING PURPOSES. THIS WALL CHECK MUST BE APPROVED BY THE OFFICE OF THE SURVEYOR, DISTRICT OF COLUMBIA PRIOR TO PROCEEDING WITH CONSTRUCTION OF THE WALLS.

NOTES:

1. BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS, AND VERIFIED IN THE FIELD INsofar AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH THE ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE BY THE OFFICE OF THE SURVEYOR, DISTRICT OF COLUMBIA.
2. CONTRACTOR TO COORDINATE WITH THE OFFICE OF THE SURVEYOR, DISTRICT OF COLUMBIA, TO ENGAGE A SURVEYOR LICENSED BY THAT OFFICE TO PREPARE A WALLCHECK SURVEY AS REQUIRED BY THE DC CODE IN ADVANCE OF PLACING CONCRETE ASSOCIATED WITH THE FOUNDATION.
3. CONTRACTOR IS RESPONSIBLE TO OBTAIN A "SURVEY TO MARK" TO MONUMENT PROPERTY CORNERS PREPARED BY A LAND SURVEYOR LICENSED TO PROVIDE THOSE SERVICES BY THE DISTRICT OF COLUMBIA PRIOR TO ANY ON-SITE DEMOLITION.



VICINITY MAP



TILDEN LOTS
A&T LOT 800 of SQUARE 2234
2950 TILDEN STREET, NW
WASHINGTON, DC

EXISTING CONDITIONS
PLAT

VIKA REVISIONS

DATE	BY	REVISION
DATE: APR 15, 2009		
DES.	DWN.	TPH
VIKA		
SCALE: 1" = 20'		
PROJECT/FILE NO.		
1888		
SHEET NO.		
C1 OF 5		



VICINITY MAP

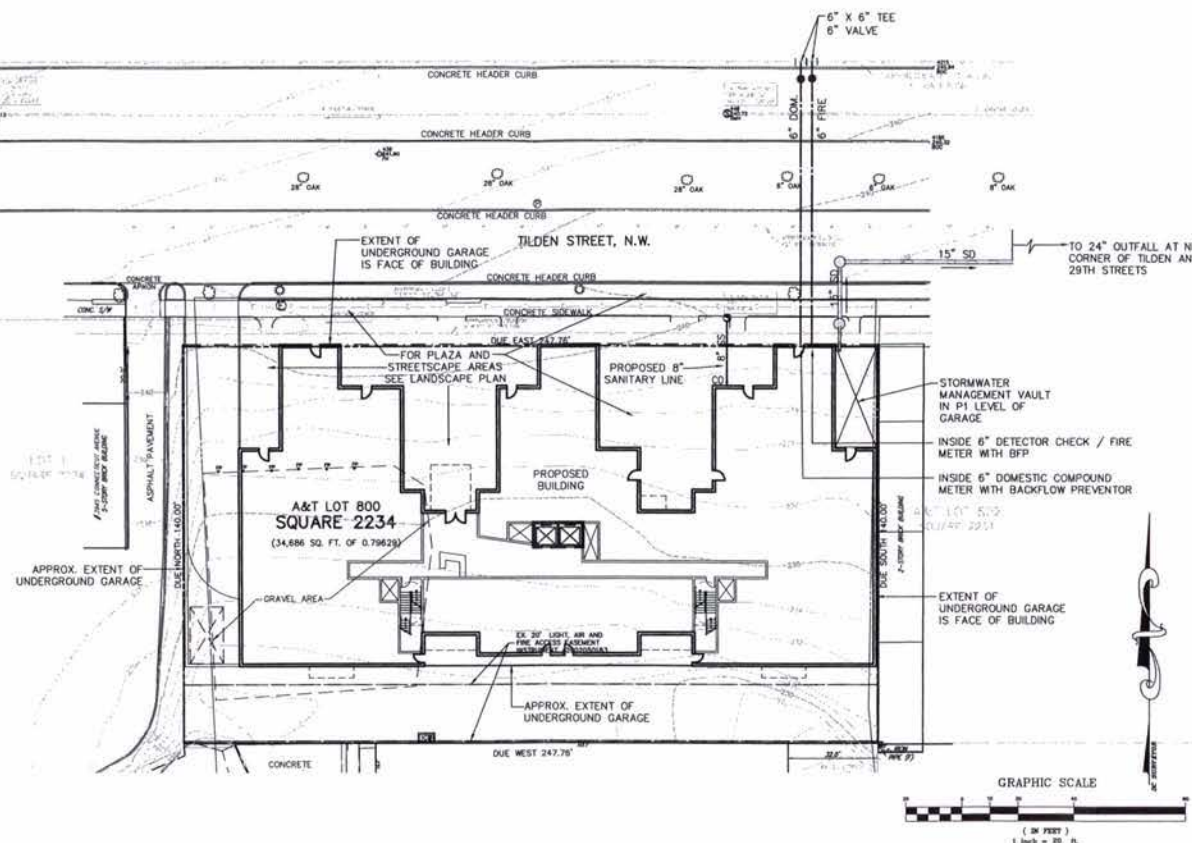
VIFA
ENGINEERS & LANDSCAPE ARCHITECTS & SURVEYORS & GPS SERVICES
VIFA ARCHITECTS, INC.
1700 42ND STREET, N.W.
WASHINGTON, DC 20037
PHONE: (202) 462-7800 FAX: (202) 462-7877
WWW.VIFA-DC.COM

TILDEN LOTS
A&T LOT 800 of SQUARE 2234
2950 TILDEN STREET, NW
WASHINGTON, DC

CONCEPT SITE DEVELOPMENT PLAN

VIFA REVISIONS

DATE	BY	REVISION
DATE: JUNE 15, 2005		
DES: VIFA	DWL	VIFA
SCALE: 1" = 20'		
PROJECT/FILE NO. 5886		
SHEET NO. C2 OF 5		



GENERAL NOTES

- THE CONTRACTOR IS TO VERIFY THAT THE RELOCATION OF ANY UTILITY IN CONFLICT WITH PROPOSED WORK HAS BEEN COMPLETED, INCLUDING UTILITY POLES AND GUY WIRES.
- IF THE CONTRACTOR HAS ANY QUESTIONS AS TO THE NATURE, METHOD, OR DETAIL OF THE PERFORMANCE OF HIS WORK OR THE CONTRACT DOCUMENTS, HE SHOULD CONTACT VIFA INC. AT 703-421-7800 PRIOR TO COMMENCING WORK. VIFA INC. ACCEPTS NO LIABILITY OR ASSUMPTIONS OR INTERPRETATIONS MADE BY THE CONTRACTOR OR HIS SUBCONTRACTORS.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" FOR MARKING LOCATIONS OF EXISTING UTILITIES AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE UTILITIES BY DOING TEST HOLES BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF BEGINNING. IF CLEARANCES ARE LESS THAN SPECIFIED ON THIS PLAN OR LESS THAN 12 INCHES WHEN NOT SPECIFIED, CONTACT THE ENGINEER AND THE OWNER OF THE OTHER INVOLVED UTILITY BEFORE PROCEEDING WITH CONSTRUCTION.
- IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY VIFA, INC. IMMEDIATELY OF ANY OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND BY ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE.
- GRADING SHALL BE DONE IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE.
- THE CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS TO STRUCTURES, WHEN NECESSARY, TO MEET EXISTING CONDITIONS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- ALL EXISTING UTILITIES AND STRUCTURES NOT SHOWN TO BE REMOVED ARE TO REMAIN AND PRESERVED AS FUNCTIONAL.
- REPAIRS TO UTILITIES OR PROPERTY DAMAGED AS A RESULT OF THE CONTRACTOR'S NEGLIGENCE OR METHOD OF OPERATION MUST BE MADE AT THE CONTRACTOR'S EXPENSE BEFORE PROCEEDING WITH CONSTRUCTION.
- CONTRACTOR TO COORDINATE WITH THE OFFICE OF THE DC SURVEYOR TO ENGAGE A SURVEYOR LICENSED BY THAT OFFICE TO PREPARE A WALLCHECK SURVEY AS REQUIRED BY THE DC CODE IN ADVANCE OF PLACING CONCRETE ASSOCIATED WITH THE FOUNDATION.

COORDINATION NOTES:

- IF VIFA IS NOT PROVIDING STAKEOUT SERVICE, THE CONTRACTOR IS TO ESTABLISH AND CHECK ALL HORIZONTAL AND VERTICAL CONTROLS TO BE USED WITH THIS PROJECT. IN ADDITION, THE CONTRACTOR IS TO COMPUTE THE LAYOUT OF THE ENTIRE PLAN IN ADVANCE OF BEGINNING ANY WORK ASSOCIATED WITH THE SUBJECT PLANS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE MOST CURRENT APPROVED ARCHITECTURAL, M.E.P. PLANS AND COORDINATE SAME WITH THE SITE PLAN, PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF CONSTRUCTION WITH THE FOLLOWING UTILITY COMPANIES SERVING THE SITE: PEPCO, METROZON, WASHINGTON GAS, DISTRICT CABLE VISION.

GENERAL ROADWAY PAVING CONSTRUCTION NOTES

- ALL ROADWAY WORK WILL BE PERFORMED IN ACCORDANCE WITH DCOTI STANDARDS AND SPECIFICATIONS.
- ALL EXISTING UTILITIES WILL BE ADJUSTED TO GRADE AS NECESSARY BY THE CONTRACTOR.
- STABLE SUBGRADE IS DEFINED AS THAT SOLID, UNDISTURBED EARTH CAPABLE OF SUPPORTING STREET LOADING WITHOUT DAMAGING SETTLEMENT AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
- WHERE UNSTABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE MADE STABLE BY COMPACTION OR REPLACEMENT, AS REQUIRED.
- CONTRACTOR TO PROVIDE ROADWAY UNDERPAVING PER GEOTECHNICAL DIRECTOR IF REQUIRED.

TAPPING NOTE

CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH THE DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY (DCWSA) FOR TAPPING FEES AND DETERMINING THE EXTENT OF WORK (FOR WATER CONNECTION) TO BE ACCOMPLISHED BY DCWSA.

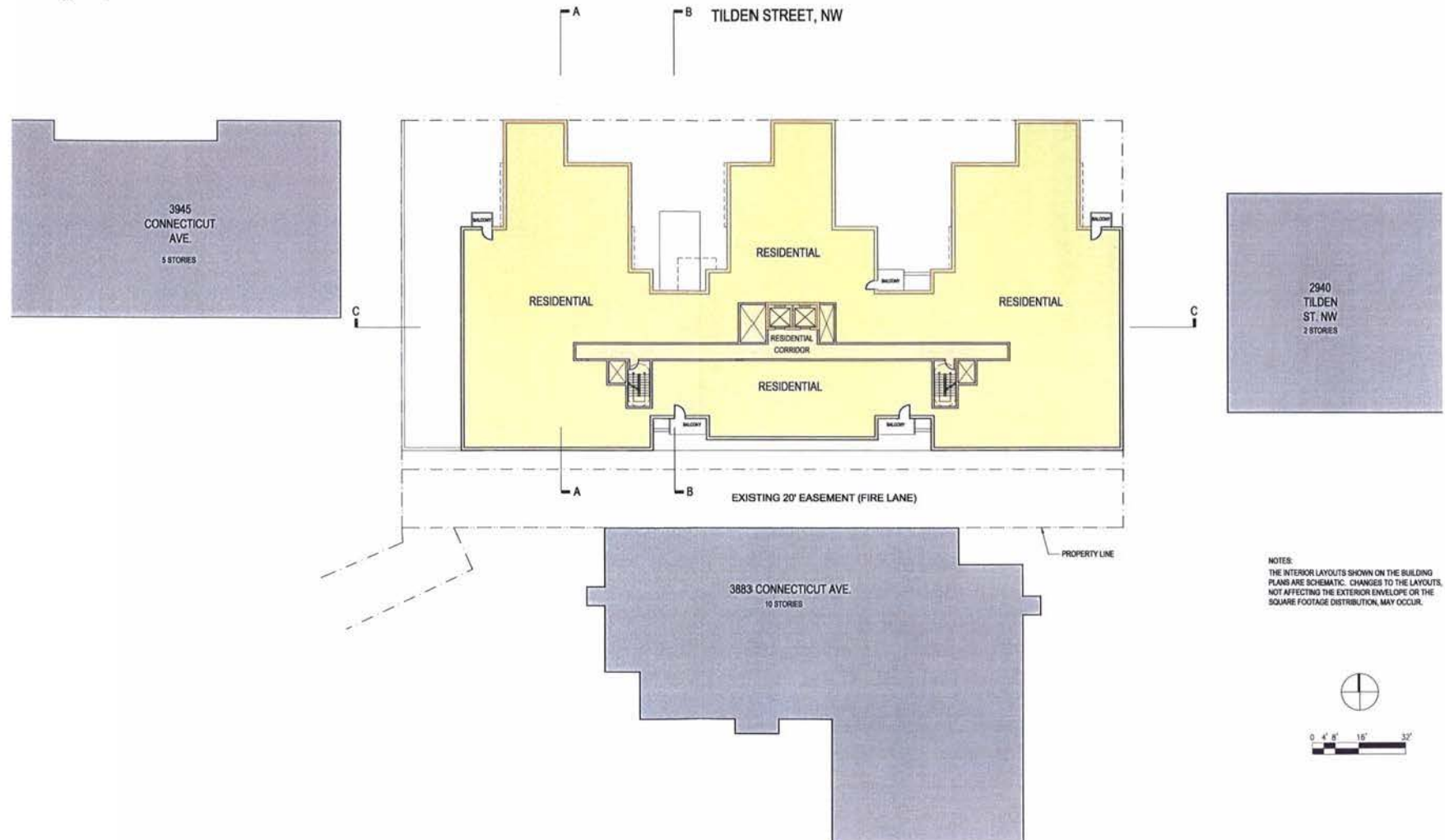
DCWSA NOTES:

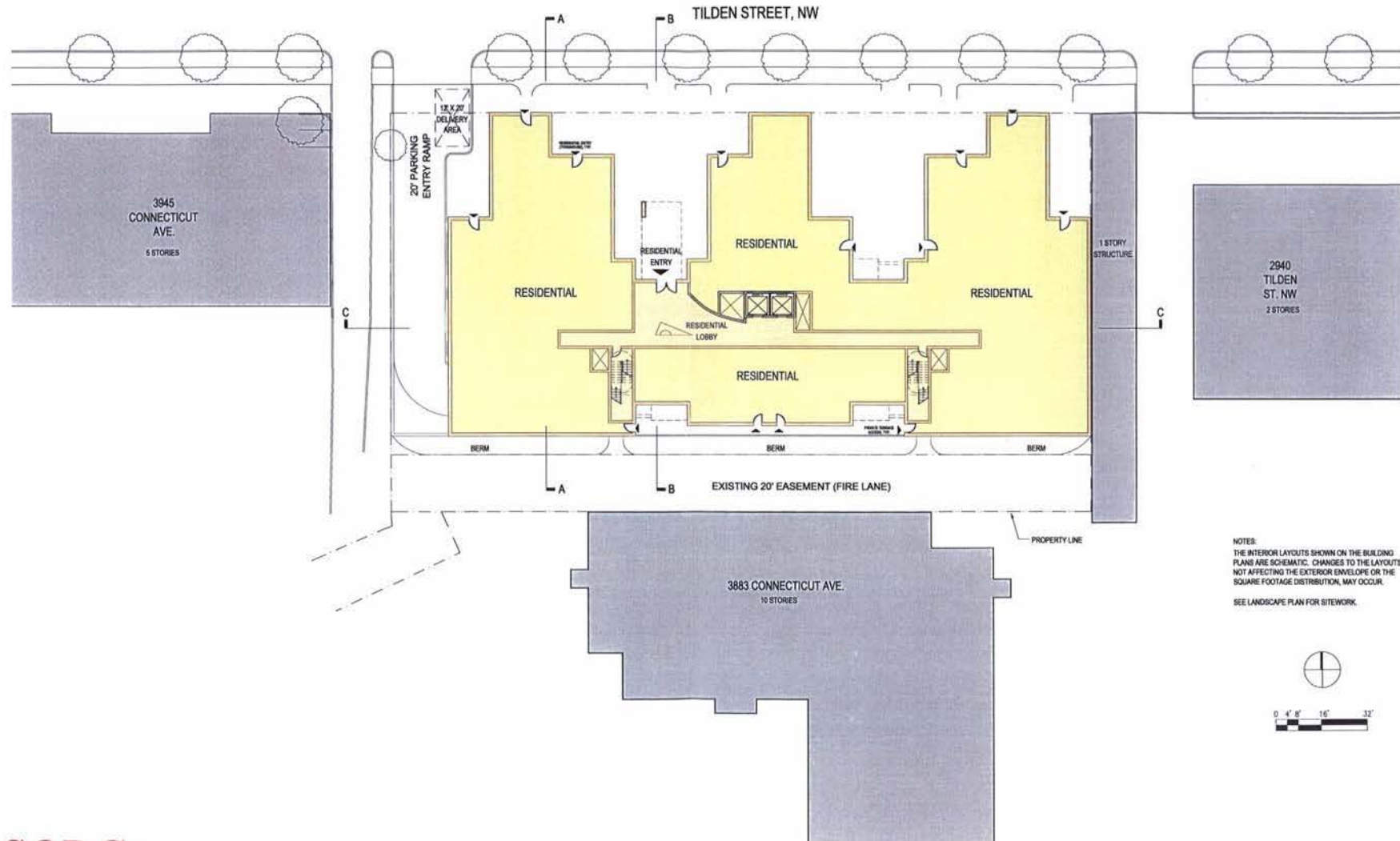
- UNDER DCWSA CUSTOMER FEES AND CHARGES, CONTRACTORS, PLUMBERS, OWNERS ARE RESPONSIBLE FOR EXCAVATION, BACKFILLING, REPAIRING AND RESTORATION OF PUBLIC SPACE FOR STREET AND SIDEWALK CUTS FOR NEW UTILITIES, CONNECTIONS, TAPPS AND ABANDONMENT SERVICES WITHIN PUBLIC SPACE UNDER DCWSA INSPECTION. DCWSA IS NOT RESPONSIBLE FOR FINAL RESTORATION OF STREET AND SIDEWALK CUTS PERFORMED BY THESE DEVELOPERS.
- NOTIFY DCWSA ONE WEEK PRIOR TO START OF CONSTRUCTION (UTILITY INSPECTION SECTION AT 202-787-2377, WATER SERVICES AT 202-612-3400 OR 3485, AND SEWER SERVICES AT 202-264-3824 OR 3829).
- DEVELOPERS, CONTRACTORS AND PLUMBERS MUST SUBMIT FINAL CONSTRUCTION AS-BUILT INFORMATION TO THE APPROPRIATE DCWSA INSPECTORS FOR REVIEW AND APPROVAL, UPON COMPLETION OF NEW AND EXISTING UTILITIES TO BE ABANDONED IN PUBLIC SPACE, APPLICANT MUST SUBMIT THESE DRAWINGS.
- AS-BUILT DRAWINGS MUST SHOW DIMENSION, ELEVATION, RELOCATION OF ANY WASA UTILITIES AND PERTINENT INFORMATION.
- ONCE THE WASA INSPECTOR APPROVES THE AS-BUILT, A COPY MUST BE SUBMITTED TO THE DOCUMENTS AND PERMITS OFFICE AT ROOM 203 OF THE WATER AND SEWER SERVICES SECTION AT 5000 OVERLOOK AVE., S.W., 5TH FLOOR.

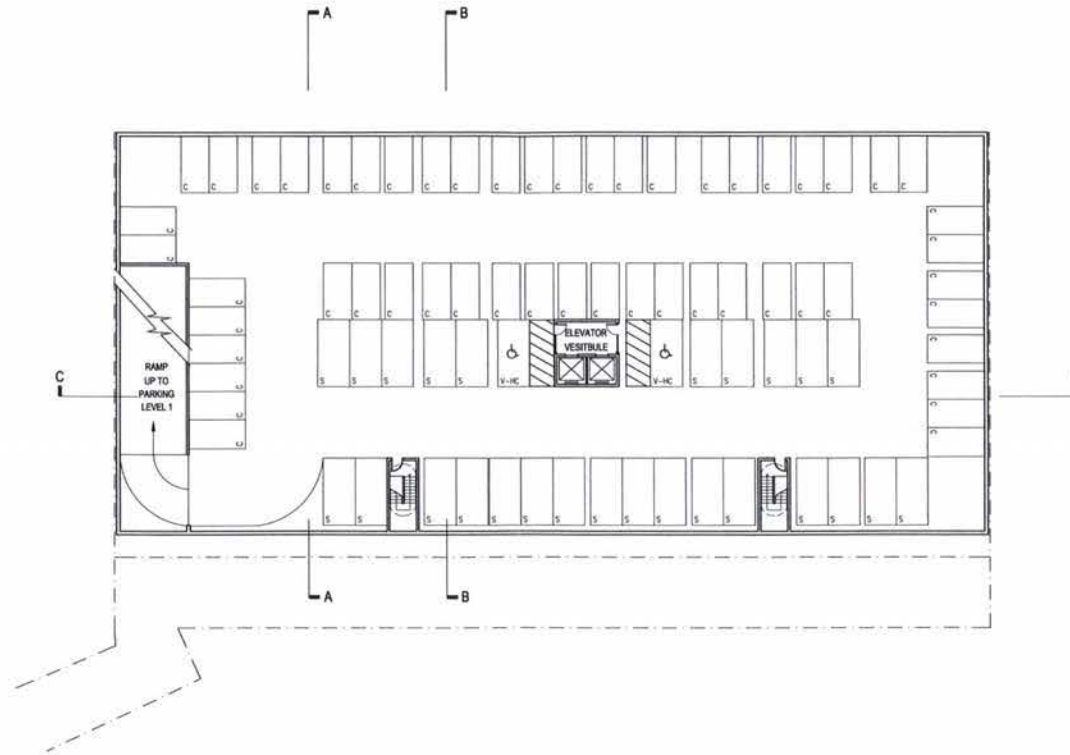
GENERAL NOTES:

- THE BUILDING INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM PLANS PREPARED BY:
ARCHITECT: SORG ARCHITECTS (ELEC. FILES)
DATE: 6-10-05
N/A
DATE: N/A

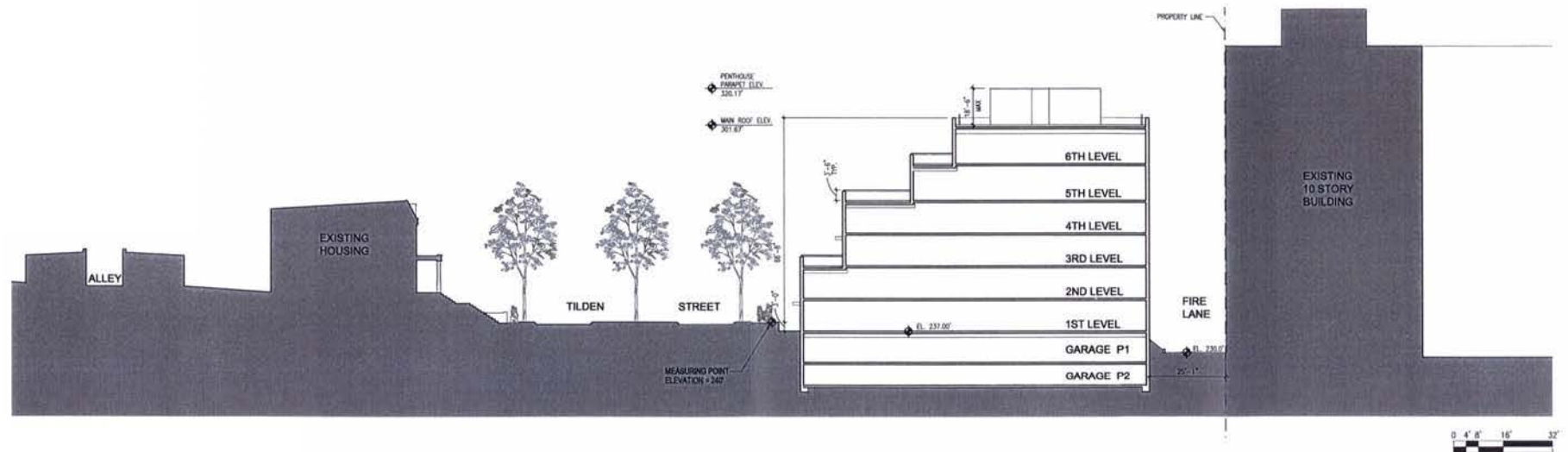
IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE MOST CURRENT APPROVED ARCHITECTURAL / MEP PLANS AND COORDINATE SAME WITH SITE PLAN, PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.



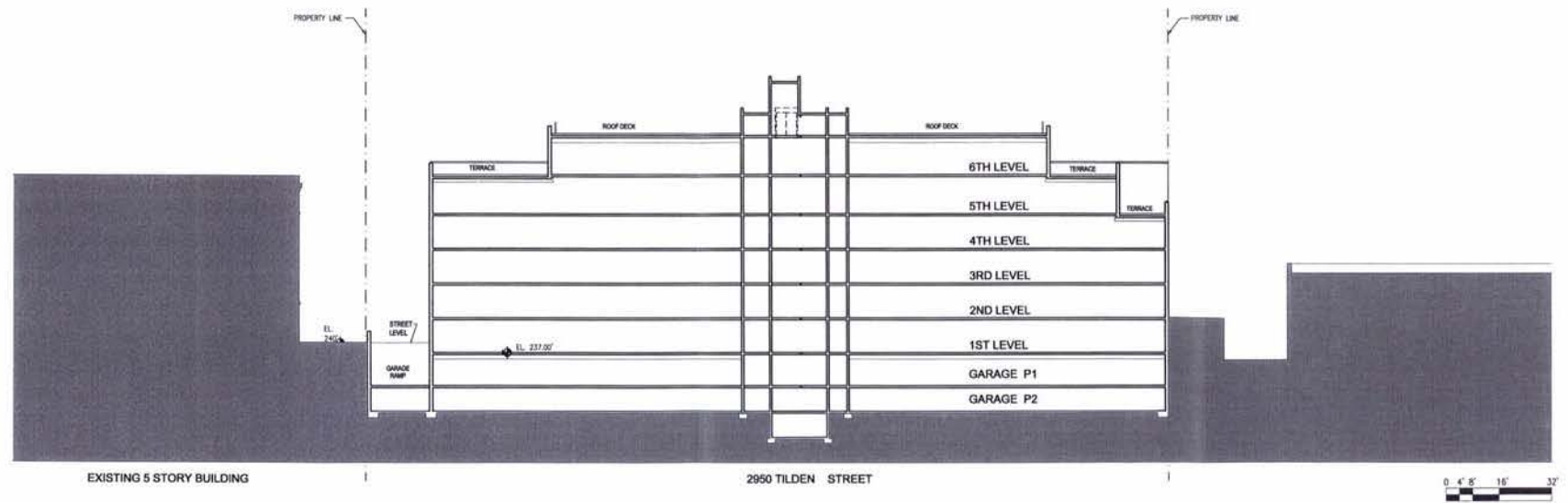




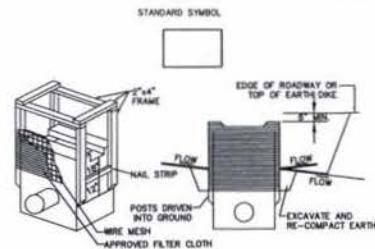
1. A RANGE OF 125 - 140 PARKING SPACES IS REQUESTED TO ALLOW FOR DESIGN FLEXIBILITY. THE MINIMUM NUMBER OF PARKING SPACES PROVIDED WILL BE EQUAL TO A RATIO OF 2 SPACES PER 1 DWELLING UNIT.
2. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.
3. PARKING SPACES AND DRIVE AISLES WILL COMPLY WITH THE DCMR 11 ZONING. A MAXIMUM OF 50% OF THE TOTAL REQUIRED NUMBER OF SPACES MAY BE SIZED AS "COMPACT" SPACES. 4% OF THE TOTAL NUMBER OF REQUIRED SPACES WILL BE SIZED AS "HANDICAPPED ACCESSIBLE" SPACES.



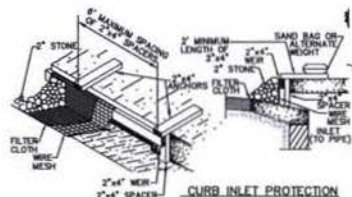






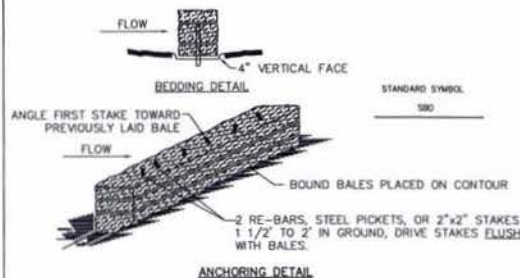


SWALE INLET PROTECTION



CONSTRUCTION SPECIFICATIONS

- A. MATERIALS
 1. WOODEN FRAME IS TO BE CONSTRUCTED OF 2"x4" CONSTRUCTION GRADE LUMBER.
 2. WIRE MESH MUST BE OF SUFFICIENT STRENGTH TO SUPPORT FILTER FABRIC AND STONE FOR CURB INLETS, WITH WATER FULLY IMPOUNDED AGAINST IT.
 3. FILTER CLOTH MUST BE OF A TYPE APPROVED FOR THIS PURPOSE, RESISTANT TO SUNLIGHT WITH WIRE SIZE (E.G. 40-MESH) TO ALLOW SUFFICIENT PASSAGE OF WATER AND REMOVAL OF SEDIMENT.
 4. STONE IS TO BE 2' IN SIZE AND CLEAN, SINCE FINES WOULD CLOG THE CLOTH.
- B. CURB INLET PROTECTION
 1. ATTACH A CONTINUOUS PIECE OF WIRE MESH (30" MIN WIDTH BY THROAT LENGTH PLUS 4") TO THE 2"x4" WIRE (MEASURING THROAT LENGTH PLUS 2") AS SHOWN ON THE STANDARD DRAWING.
 2. PLACE A PIECE OF APPROVED FILTER CLOTH (40-60 MESH) OF THE SAME DIMENSIONS AS THE WIRE MESH OVER THE WIRE MESH AND SECURELY ATTACH TO THE 2"x4" WIRE.
 3. SECURELY NAIL THE 2"x4" WIRE TO 1" LONG VERTICAL SPACERS TO BE LOCATED BETWEEN THE WIRE AND INLET FACE (MAX 6" APART).
 4. PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL (MINIMUM 2" LENGTHS OF 2"x4" TO THE TOP OF THE WIRE AT SPACER LOCATIONS. THESE 2"x4" WOODS SHALL EXTEND ACROSS THE INLET TOP AND BE HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHT.
 5. THE ASSEMBLY SHALL BE PLACED SO THAT THE END SPACERS ARE A MINIMUM OF 1' BEYOND BOTH ENDS OF THE THROAT OPENING.
 6. FORM THE WIRE MESH AND FILTER CLOTH TO THE CONCRETE GUTTER AND AGAINST THE FACE OF CURB ON BOTH SIDES OF THE INLET. PLACE CLEAN 2" STONE OVER THE WIRE MESH AND FILTER CLOTH IN SUCH A MANNER AS TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE FILTER CLOTH.
 7. THIS TYPE OF PROTECTION MUST BE INSPECTED FREQUENTLY AND THE FILTER CLOTH AND STONE REPLACED WHEN CLOGGED WITH SEDIMENT.
 8. ASSURE THAT STORM FLOW DOES NOT BYPASS INLET BY INSTALLING TEMPORARY EARTH OR ASPHALT Dikes DIRECTING FLOW INTO INLET.
- C. SWALE, DITCHLINE OR YARD INLET PROTECTION
 1. EXCAVATE COMPLETELY AROUND INLET TO A DEPTH OF 18" BELOW NOTCH ELEVATION.
 2. DRIVE 2"x4" POST 1' INTO GROUND AT FOUR CORNERS OF INLET. PLACE NAIL STRIPS BETWEEN POSTS ON ENDS OF INLET. ASSEMBLY TOP PORTION OF 2"x4" FRAMING, LONG OVERLAY JOINT SHOW. TOP OF FRAME (WIRE) MUST BE 6" BELOW EDGE OF ROADWAY ADJACENT TO INLET.
 3. STRETCH WIRE MESH TIGHTLY AROUND FRAME AND FASTEN SECURELY. ENDS MUST MEET AT POST. STRETCH FILTER CLOTH TIGHTLY OVER WIRE MESH. THE CLOTH MUST EXTEND FROM TOP OF FRAME TO 18" BELOW INLET NOTCH ELEVATION. FASTEN SECURELY TO FRAME. ENDS MUST MEET AT POST, BE OVERLAPPED AND FOLDED, THEN FASTENED DOWN.
 4. BACKFILL AROUND INLET IN COMPACTED 6" LAYERS UNTIL LAYER OF EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP OF FRAME TO 18" BELOW INLET NOTCH ELEVATION ON SIDES.
 5. IF THE INLET IS NOT IN A LOW POINT, CONSTRUCT A PADDED EARTH DIKE IN THE DITCH LINE BELOW IT. THE TOP OF THIS DIKE IS TO BE AT LEAST 6" HIGHER THAN THE TOP OF FRAME (WIRE).
 7. THIS STRUCTURE MUST BE INSPECTED FREQUENTLY AND THE FILTER FABRIC REPLACED WHEN CLOGGED.

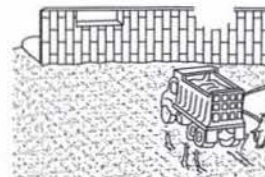


CONSTRUCTION SPECIFICATIONS

1. BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS THIRTY ANGLE TOWARD THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF FOUR INCHES (4"), AND PLACED SO THE 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 IMPED STORM FLOW OR DRAINAGE.

6 STRAW BALE DIKE
C-4 NOT TO SCALE

5 INLET PROTECTION
C-4 NOT TO SCALE



STANDARDS AND SPECS FOR VEHICLE WASH AREA

DEFINITION: AN ON-SITE AREA WHERE TIRES AND UNDER CARRIAGE OF A VEHICLE CAN BE WASHED.

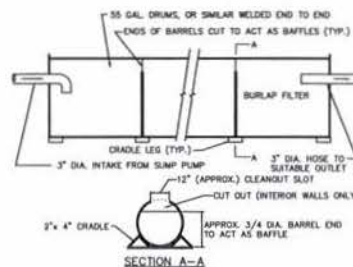
PURPOSE: THE VEHICLE WASH IS PROVIDED TO MINIMIZE THE QUANTITY OF SEDIMENT DEPOSITED ON DISTRICT OF COLUMBIA ROADS BY VEHICLES LEAVING THE SITE.

CONDITION WHERE PRACTICE APPLIES: THE VEHICLE WASH AREA WILL BE REQUIRED ON ANY SITE WHERE VEHICLES CAN ENTER INTO UNIMPROVED SURFACES.

DESIGN CRITERIA: THE "VEHICLE WASH AREA" SHALL BE PROVIDED ON-SITE. THE AREA MAY BE CONSTRUCTED OF RUBBLE OR OTHER HARD POROUS MATERIAL. A WORKING WATER HOSE MUST BE LOCATED IN THE AREA DURING ALL CONSTRUCTION ACTIVITIES.

WASHING-WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO U.S. NATIONAL AIRPORT ROAD. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

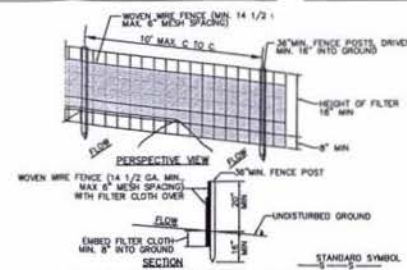
3 VEHICLE WASH AREA
C-4 NOT TO SCALE



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 IN CUBIC FEET EQUALS SIXTEEN TIMES THE PUMP DISCHARGE IN GALLONS PER MINUTE.
3. PUMP DISCHARGE (GPM) x 16 = CUBIC FOOT STORAGE.
4. ALL SEDIMENT COLLECTED IN THE TANK SHALL BE DISPOSED OF BY A METHOD APPROVED BY THE ARCHITECT.

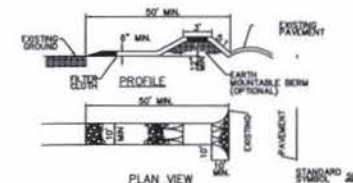
4 PORTABLE SEDIMENT TANK DETAIL
C-4 NOT TO SCALE



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH THIS SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REWORKED WHICH "BULGES" DEVELOP IN THE SILT FENCE.

1 FABRICATED SILT FENCE
C-4 NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE-USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH-AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS-NOT LESS THAN 18" (6) INCHES.
4. WIDTH-TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INUNDATION OR FLOODING OCCURS.
5. FILTER CLOTH-MUST 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 ENTRANCES 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 A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO DISTRICT OF COLUMBIA ROADS. 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 DISTRICT OF COLUMBIA ROADS MUST BE REMOVED IMMEDIATELY.
8. WASHING-WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO DISTRICT OF COLUMBIA ROADS WHEN WASHING IS REQUIRED. IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

2 STABILIZED CONSTRUCTION ENTRANCE
C-4 NOT TO SCALE

VKA REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/2008	ISSUED FOR PERMIT
2	10/15/2008	ISSUED FOR PERMIT
3	10/15/2008	ISSUED FOR PERMIT
4	10/15/2008	ISSUED FOR PERMIT
5	10/15/2008	ISSUED FOR PERMIT
6	10/15/2008	ISSUED FOR PERMIT
7	10/15/2008	ISSUED FOR PERMIT
8	10/15/2008	ISSUED FOR PERMIT
9	10/15/2008	ISSUED FOR PERMIT
10	10/15/2008	ISSUED FOR PERMIT

SOD ESTABLISHMENT (VEGETATIVE STABILIZATION)

To provide quick cover on disturbed areas which will be maintained with equipment (2:1 grade or flatter).

1. General Specifications

- Class of turfgrass sod shall be Maryland or Virginia State Certified, or Maryland or Virginia State approved sod.
- Sod shall be machine cut at a uniform thickness of 3/4", plus or minus 1/4", at the time of cutting. Measurement for thickness shall exclude top growth and thatch.
- Standard size sections of sod shall be strong enough to support their own weight and retain their size and shape when suspended vertically with a firm grasp on the upper 10 percent of the section.
- Individual pieces of sod shall be cut to the suppliers width and length. Maximum allowable deviation from standard widths and lengths shall be 5 percent. Broken pads and torn or uneven ends will not be acceptable.
- Sod shall not be harvested or transplanted when moisture content (excessively dry or wet) may adversely affect its survival.
- Sod shall be harvested, delivered, and installed within a period of 36 hours. Sod not transplanted within this period shall be inspected and approved prior to its installation.
- Sod labels shall be made available to the job foreman and inspector.

2. Sod Installation

- During periods of excessively high temperature the soil shall be lightly irrigated immediately prior to laying the sod.
- The first row of sod shall be laid in a straight line with subsequent rows placed parallel to and tightly wedged against each other. Lateral joints shall be staggered to promote more uniform growth and strength. Ensure that sod is not stretched or overwatered and that all joints are buried tight in order to prevent voids which would cause air drying of the roots.
- On sloping areas where erosion may be a problem, sod shall be laid with the long edges parallel to the contour and with staggering joints. Secure the sod by rolling, tamping and pegging or other approved methods.
- As sodding is completed in any one section, the entire area shall be rolled or tamped to ensure solid contact of roots with soil surface. Sod shall be watered immediately after rolling or tamping until the underside of the new sod pad and soil surface below the sod are thoroughly wet. The operations of laying, tamping and irrigating for any piece of sod shall be completed within eight hours.

3. Sod Maintenance

- In the absence of adequate rainfall, watering shall be performed daily or as often as necessary during the first week and in sufficient quantities to maintain moist soil to a depth of 4". Watering should be done during the heat of the day to prevent wilting.
- After the first week, sod shall be watered as necessary to maintain adequate moisture and ensure establishment.
- First mowing should not be attempted until sod is firmly rooted. No more than 1/3 of the grass leaf shall be removed by the initial cutting, or subsequent cuttings. Grass height shall be maintained between 2" and 3" unless otherwise specified.

EROSION AND SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

- 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.
- THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL AND OTHER DELETERIOUS MATERIAL TO BE USED FOR ON-SITE DUST CONTROL.
- THE CONTRACTOR SHALL SUPPLY WATER SPRAYING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREAS.
- 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.
- FOR WATER APPLICATION TO UNDISTURBED SOIL SURFACES, THE CONTRACTOR SHALL:
 - APPLY WATER WITH EQUIPMENT CONSISTING OF TANK, SPRAY BAR, PUMP WITH DISCHARGE PRESSURE GAUGE;
 - ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER;
 - 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;
- FOR WATER APPLICATION TO SOIL SURFACES DURING DEMOLITION AND/OR EXCAVATION, THE CONTRACTOR SHALL:
 - APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND MIST NOZZLES;
 - 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;
 - APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND THE SITE BOUNDARIES.

EROSION CONTROL NOTES

- 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.
- ALL DEBRIS TO BE REMOVED FROM SITE.
- ALLEY AND/OR STREET SHALL BE SWEEP CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.
- ALL CATCH BASINS AND AREA DRAINS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
- IF ANY CATCH BASIN OR DRAIN BECOMES CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEANING.
- CONTRACTOR SHALL CLEAN OUT SEDIMENT TANK WHEN 33% CAPACITY, HAS BEEN REACHED.
- ANY STOCKPILING, REGARDLESS OF LOCATION, SHALL BE STABILIZED AND COVERED WITH PLASTIC OR CANVAS, AFTER ITS ESTABLISHMENT AND FOR THE DURATION OF THE PROJECT.
- AFTER RAZE OR DEMOS, THERE IS THE NEED FOR GROUND COVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING, SUCH AS SEED, SOO, PAVE, BROCKBAT OR MULCH, ETC.
- RESEED ALL DISTURBED AREAS NOT COVERED BY PAVEMENTS, WALLS, BUILDINGS, AND PERMANENT STRUCTURES UPON COMPLETION OF ALL SITE WORK AS PER SEEDING SPECIFICATIONS.
- ALL SEDIMENT TRAPS MUST BE SURROUNDED WITH A WELDED WIRE SAFETY FENCE. THE FENCE MUST BE 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 4 INCHES IN HEIGHT WITH A MINIMUM OF 14 GAUGE WIRE. SAFETY FENCE MUST BE MAINTAINED IN GOOD CONDITION AT ALL TIMES.

TILDEN LOTS

A&T LOT 800 OF SQUARE 2234
2950 TILDEN STREET, NW
WASHINGTON, DC

EROSION & SEDIMENT
CONTROL NOTES

Vika REVISIONS

P.U.D. Submission
DATE: JAN. 15, 2005

DES. VIKI DWG. VIKI

SCALE: AS SHOWN

PROJECT/FILE NO.
8868

SHEET NO.
C5 OF 5

Vika

INTEGRITY PLANNING & LANDSCAPE ARCHITECTS & LANDSCAPE ARCHITECTS

1000 UNIVERSITY DRIVE, SUITE 200
FALLS CHURCH, VA 22044

PHONE: (703) 441-1111 FAX: (703) 441-1112
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