



PUD SUBMISSION
NOVEMBER 18, 2005
 REV. OCTOBER 30, 2006

DRAWING LIST

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CATHOLIC COMMUNITY SERVICES 924 G STREET, WASHINGTON, DC 20001

NORTHSTAR DEVELOPMENT 2939 VANN NESS STREET NW, SUITE 107 WASHINGTON, DC 20008

HOLLAND + KNIGHT 2099 PENNSYLVANIA AVENUE, SUITE 100, WASHINGTON, DC 20006

GRIMM + PARKER ARCHITECTS 2 BETHESDA METRO CENTER, SUITE 1350, BETHESDA, MD 20814

BOWMAN CONSULTING 1295 PICCARD DRIVE, SUITE 240, ROCKVILLE, MD 20850

TADJER COHEN EDELSON 1109 SPRING STREET, SILVER SPRING, MD 20910

MENDOZA RIBAS FARINAS 6265 EXECUTIVE BOULEVARD, ROCKVILLE, MD 20852

HAMEL BUILDERS 5710 FURNACE AVENUE, SUITE H, ELK RIDGE, MD 21075

OWNER

DEVELOPMENT MANAGER

ATTORNEY

ARCHITECT

CIVIL ENGINEER

STRUCTURAL ENGINEER

MECHANICAL AND ELECTRICAL ENGINEER

COST ESTIMATORS

ZONING COMMISSION
 District of Columbia

CASE NO. 05-39

EXHIBIT NO. 77A

BUILDING FACTS

178 RESIDENTIAL UNITS

231,001 GROSS SQUARE FEET INCLUDING GARAGE

	EFF	JR 1 BEDROOM	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL PER FLOOR
GARAGE/LOBBY LEVEL 0	2	0	2	7	9	11
COURTYARD LEVEL 1	1	11	9	20	0	41
TERRACE LEVEL 2	1	11	11	20	1	44
LEVEL 3	1	11	10	19	1	42
LEVEL 4	0	11	8	20	1	40
TOTAL	5	44	37	92	3	178

**GRIMM +
 PARKER**
 ARCHITECTS

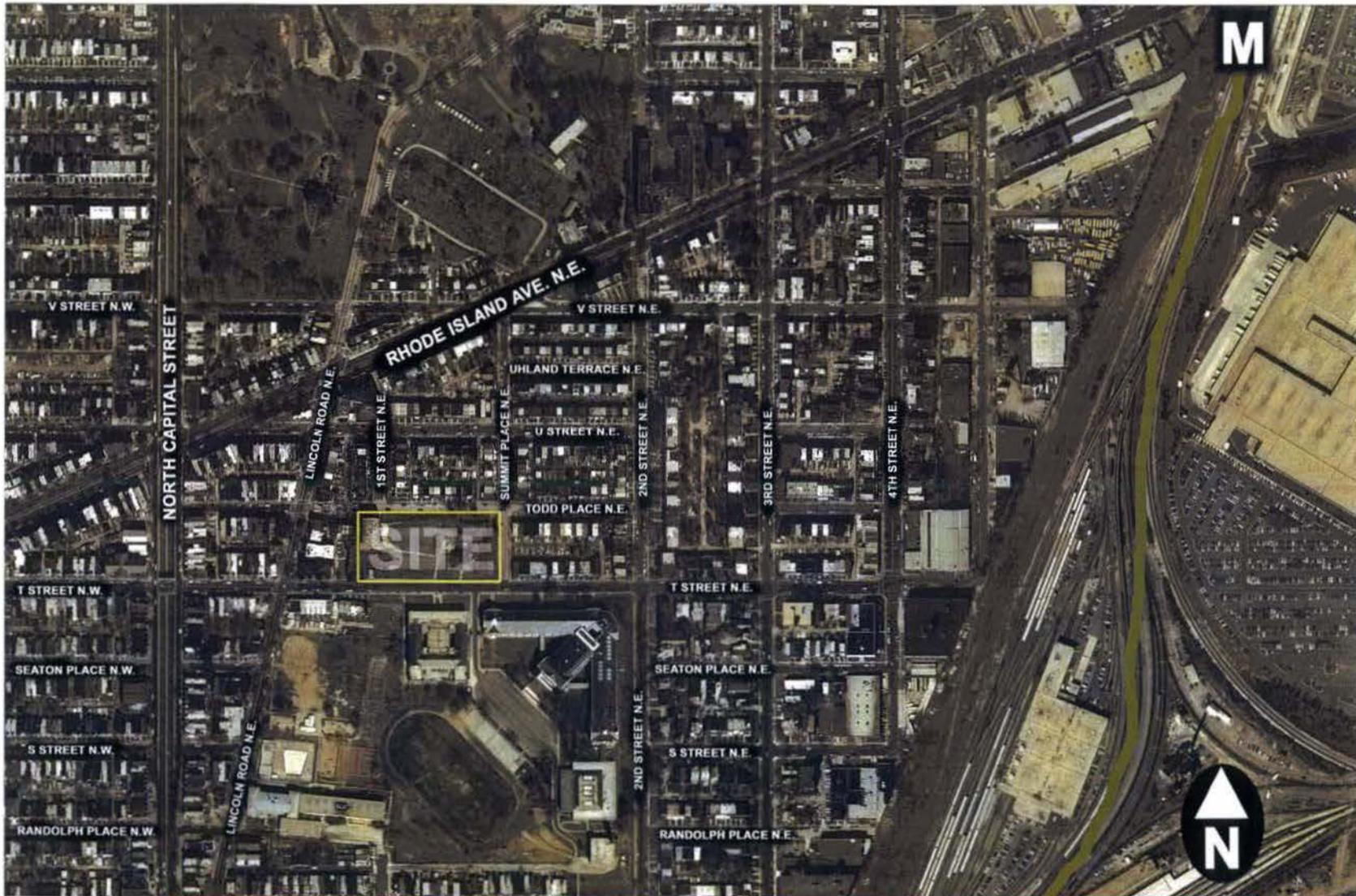
ST. MARTIN'S APARTMENTS
 WASHINGTON, D.C.

CATHOLIC COMMUNITY SERVICES

REV. OCTOBER 30, 2006

TS

ZONING COMMISSION
 District of Columbia
 CASE NO. 05-39
 EXHIBIT NO. 77A



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OVERALL SITE AERIAL VIEW

REV. OCTOBER 30, 2006

G-1



⑦ 3RD AND T STREET



⑧ 4TH AND T STREET



① TODD AND SUMMIT



⑥ 4TH AND T STREET



PHOTO LOCATION SITE MAP



② U AND SUMMIT



⑤ 3RD AND TODD PLACE



④ 2ND AND T PLACE



③ 2ND & T AT MCKINLEY H.S.

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SURROUNDING SITE CONTEXT

REV. OCTOBER 30, 2006

G-2



⑧ BACK OF CITY LIGHTS SCHOOL



⑨ TODD PLACE STREET ⑩ TODD PLACE STREET



① TODD AND SUMMIT



⑦ CITY LIGHTS SCHOOL



PHOTO LOCATION SITE MAP



② TODD AND SUMMIT



⑥ T STREET



⑤ T AND SUMMIT ④ CONVENT



③ McKINLEY H.S.



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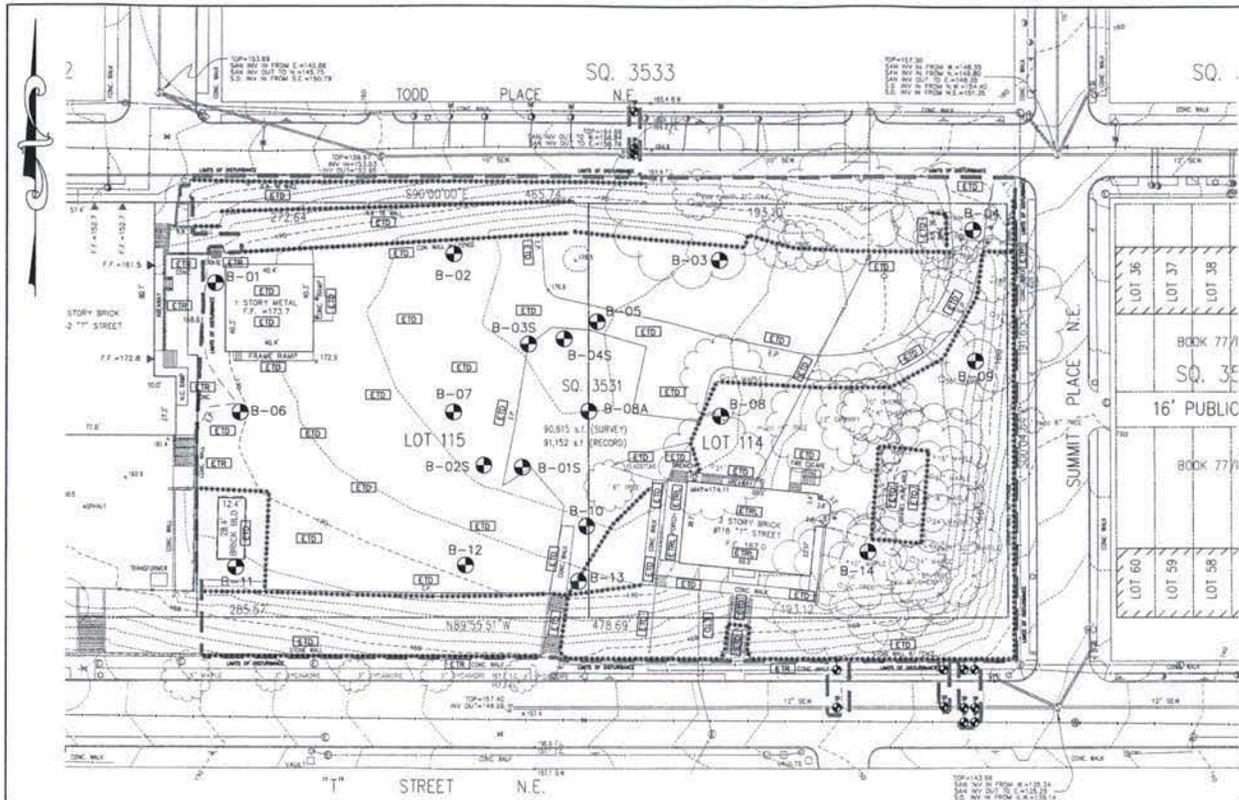
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SITE PRECEDENTS

G-4

REV. OCTOBER 30, 2006



- DEMOLITION NOTES:**
- ALL DEMOLITION SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE CURRENT REGULATIONS OF THE DC GOVERNMENT.
 - ALL UNDESIRABLE BUILDINGS AND STRUCTURE CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING DEMOLITION.
 - ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN FOR REFERENCE. EXISTING CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO IDENTIFY THE EXISTENCE AND LOCATION OF EXISTING UTILITIES.
 - YOUR BORER IS TO BE LOCATED SHALL BE CAREFULLY RECORDED AND STORED BY THE CONTRACTOR AND THE AS-PLACED CAN BE PLACED IN SUCH A MANNER CONTRACTOR SHALL VERIFY THESE ITEMS WITH THE OWNER PRIOR TO CONSTRUCTION.
 - ALL TEST WHICH REQUIRE IDENTIFICATION BETWEEN THE CONTRACTOR AND THE OTHER SHALL BE DONE IN WRITING BY THE CONTRACTOR PRIOR TO BEING AS A RECORD OF HIS CLASSIFICATION.
 - CONTRACTOR TO VERIFY SUFFICIENT INFORMATION AVAILABLE AND CLEARLY REPORT PROPOSED CONSTRUCTION METHODOLOGIES TO THE OWNER PRIOR TO CONSTRUCTION.
 - CONTRACTOR MUST ADHERE TO ALL SAFETY REGULATIONS GIVEN BY OSHA.
 - CONTRACTOR SHALL NOT WORK IN PUBLIC SPACES WITHOUT A DC PERMIT.
 - THE CONTRACTOR SHALL CALL "ONE CALL" AT 1-800-251-7777 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 THESE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING DEMOLITION.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL OF THE OWNERS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE DC GOVERNMENT RELATIVE TO THE IDENTIFICATION OF ANY FACILITIES COVERED BY THE CONTRACTOR'S RESPONSIBILITIES TO VERIFY THE PROJECT LOCATION OF RECORDING WRITING PRIOR TO THE START OF CONSTRUCTION. AN OBTAINABLE CONTRACTOR TO VERIFY THE PROJECT LOCATION OF RECORDING WRITING PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION OF RECORDING WRITING PRIOR TO THE START OF CONSTRUCTION.
 - BEFORE INFORMATION FROM FROM RECORDS FOR WATER AND SEWER, THE CONTRACTOR SHALL INCLUDE WITH HIS SCOPE OF WORK PROVISIONS FOR EXCAVATING AND REMOVAL OF ANY ARCHAEOLOGICAL SITES ON SITE. THE CONTRACTOR SHALL EXAMINE ANY OTHER RECORDS PRIOR TO CONSTRUCTION.
 - ADDITIONAL TEST PITS MAY BE REQUIRED FOLLOWING "UTILITY AIR-CUT" PROCEDURES OR TEST PITS FOR GAS, ELECTRIC, CABLE, TELEPHONE, ETC. AS REQUESTED BY THE CONTRACTOR OR THE CALL. ADDITIONAL TEST PITS MAY ALSO BE REQUIRED SHOULD PROPOSED UTILITY LOCATIONS BE REVEALED PRIOR TO FINAL ARCHITECTURAL APPROVAL.
 - LOCATION OF EXISTING WATER AND SEWER SERVICE LINES IS APPROXIMATE AND SUBJECT TO TEST PITS AND IDENTIFICATION. THE CONTRACTOR SHALL COMPLY WITH ANY AND ALL REQUIREMENTS FOR THE POSSIBLE USE OF THESE CONNECTIONS OF FROM AS EXIST OR TEST PITS SHALL BE REQUIRED TO VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - LOCATION OF EXISTING GAS MAINS AND SERVICES IS APPROXIMATE AND SUBJECT TO TEST PITS FOR FIELD VERIFICATION. THE CONTRACTOR SHALL COMPLY WITH ANY AND ALL REQUIREMENTS FOR THE POSSIBLE USE OF THESE CONNECTIONS OF FROM AS EXIST OR TEST PITS SHALL BE REQUIRED TO VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - CURRENTLY AS OF OCTOBER 17, 2006, ALL EXISTING UTILITY PILES THAT ARE LOCATED IN PUBLIC RIGHT OF WAY ARE PROPOSED TO BE REMOVED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES AND THE UTILITY COMPANIES TO VERIFY THAT THIS IS THE CASE. POSSIBLE RELOCATION OR DOWNGRADE OF THESE PILES MAY BE REQUIRED BASED ON FUTURE REGULATIONS WITH THESE UTILITY AGENCIES.
 - THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL DESIGN.
 - THIS PLAN IS DEVELOPED BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY CONDUCTED BY BOWMAN CONSULTING GROUP (BCG) IN OCTOBER 2006.
 - TEST PITS SHALL BE REQUIRED ALONG THE PERIMETER OF THE EXISTING SCHOOL AND SHALL BE NUMBERED BY THE OWNER OF THE PROPERTY AS REQUIRED. THE TEST PITS DEVELOPER SHALL BE CONDUCTED TO OBTAIN THE COPY OF THE EXISTING FOOTING. IN ADDITION A STRUCTURAL ENGINEER SHALL VERIFY THE EXISTING FOUNDATION WALLS AND REPORT ON THE CONDITION. METHODOLOGIES REQUIRED TO BE USED TO EXCAVATE TO THE FOUNDATION FINALLY ADDITIONAL MEASURES (E. EXISTING AND SHOWING REPAIRS TO CRACKED FOUNDATION WALLS, ETC) MAY BE REQUIRED AT THE LOCATION.
 - BASED ON CONSTRUCTION OF THE OFFICE STORY SEWER OUTFALL, CERTAIN UTILITY PILES MAY BE REQUIRED TO BE RELOCATED. UNDERCONTRACTOR UTILITY CONSULTANT IS RESPONSIBLE FOR THE DESIGN AND POSITIONING OF THESE RELOCATED FACILITIES.
 - AS TO DATE, OCTOBER 17, 2006, THE UTILITY CONSULTANT (PROVIDER AND ASSOCIATES) HAS NOT COMPLETED A REPORT ON THE EXISTING "ONE CALL" RECORDING. TELEPHONE, CABLE OR WIRELESS TEST PITS ETC. IN AND AROUND THE SITE. THE UNDERCONTRACTOR SHALL COMPLY WITH THE UTILITY COMPANIES TO IDENTIFY RESEARCH THESE SERVICES FOLLOWING CONTRACTOR'S APPROVAL. THE CONTRACTOR SHALL VERIFY THE LOCATION OF RECORDING WRITING PRIOR TO THE START OF CONSTRUCTION AND LOCATION OF ANY OF THESE FACILITIES AT PERMANENT CONSTRUCTION LOCATIONS. THESE TEST PITS ARE APPROXIMATE WORK OR LESS TEST PITS MAY BE REQUIRED. THIS MAY CHANGE WITH FINAL DESIGN OF THE PROJECT.
 - PLEASE NOTE THAT OTHER PILES CAN BE LOCATED OR NOT PLACED AS THE OWNER. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF THESE FACILITIES PRIOR TO FINAL DESIGN AND POSITIONING OF THESE RELOCATED FACILITIES.
 - EXISTING RETAINING WALLS THAT ARE TO REMAIN SHALL BE TEST PITS AND BEING DETERMINED FOR LOCATION OF ANY RETAINING WALL FOR THE PROPOSED EXCAVATION AND SHALL INCLUDE A REPORT TO THE OWNER AND RECOMMENDATION FOR CONSTRUCTION METHODOLOGIES TO BE USED TO EXCAVATE TO THE FOUNDATION FINALLY ADDITIONAL MEASURES (E. EXISTING AND SHOWING REPAIRS TO CRACKED FOUNDATION WALLS, ETC) MAY BE REQUIRED AT THE LOCATION.
 - SEE NOTE 8.03, THE UTILITY CONSULTANT SHALL PROVIDE CAREFUL ATTENTION TO THESE AREAS TO DETERMINE WHAT THEY ARE, AND HOW AND IF THEY CAN BE USED IN THE FINAL DESIGN.

GRAPHIC SCALE
 1" = 10' FT
 1" = 30' FT

CAUTION!
 THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including but not limited to manholes, valves, valves and meters near the ground surface) AND THE INFORMATION IN THESE RECORDS. THERE MAY ALSO BE EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE HAS BEEN OBTAINED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

"ONE CALL"
 CALL "ONE CALL" AT 1-800-251-7777, 48 HOURS 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 THESE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING DEMOLITION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF THE DISTRICT OF COLUMBIA CODE DIVISION 21.02.01, SUBTITLE 01, CHAPTER 27, UNDERGROUND FACILITIES PROTECTION.

DEMOLITION LEGEND

- (KTR) EXISTING TO REMAIN
- (KTR) EXISTING TO BE DEMOLISHED
- (KTR) EXISTING TO BE REPLACED
- (KTR) EXISTING TO BE RELOCATED
- (KTR) EXISTING LINEAR ITEM (WALL, FENCE, GAS, ETC.) TO BE DEMOLISHED

LEGEND

- = GAS VALVE
- = WATER VALVE
- = LIGHT POLE
- = MONITOR WELL
- = WATER MANHOLE
- = STONE SEWER MANHOLE
- = ELECTRIC MANHOLE
- = SANITARY SEWER MANHOLE
- = TRAFFIC LIGHT POLE
- = CLEAN OUT
- = FIRE HYDRANT
- = APPROXIMATE BORING LOCATION

UTILITY CONTACTS

- ELECTRIC:** PERCO, 1800 PENNSYLVANIA AVENUE, NW ROOM 202, WASHINGTON, DC 20008 (202) 872-5841
- NATURAL GAS:** WASHINGTON GAS, 1801 INDUSTRIAL ROAD, ROOM 2020, WASHINGTON, DC 20013 (703) 750-4843/750-4445
- TELEPHONE:** VERIZON (BELL ATLANTIC) (202) 938-2242
- CABLE TV:** DISTRICT CABLE, WISCON CONSTRUCTION DEPARTMENT, 800 MICHIGAN AVENUE, NE WASHINGTON, DC 20007 (202) 832-2007
- TELE-COM/MS INTERNET:** STATE POWER, 10000 GREENWOOD LANE, LANHAM, MD 20706 (207) 531-2740

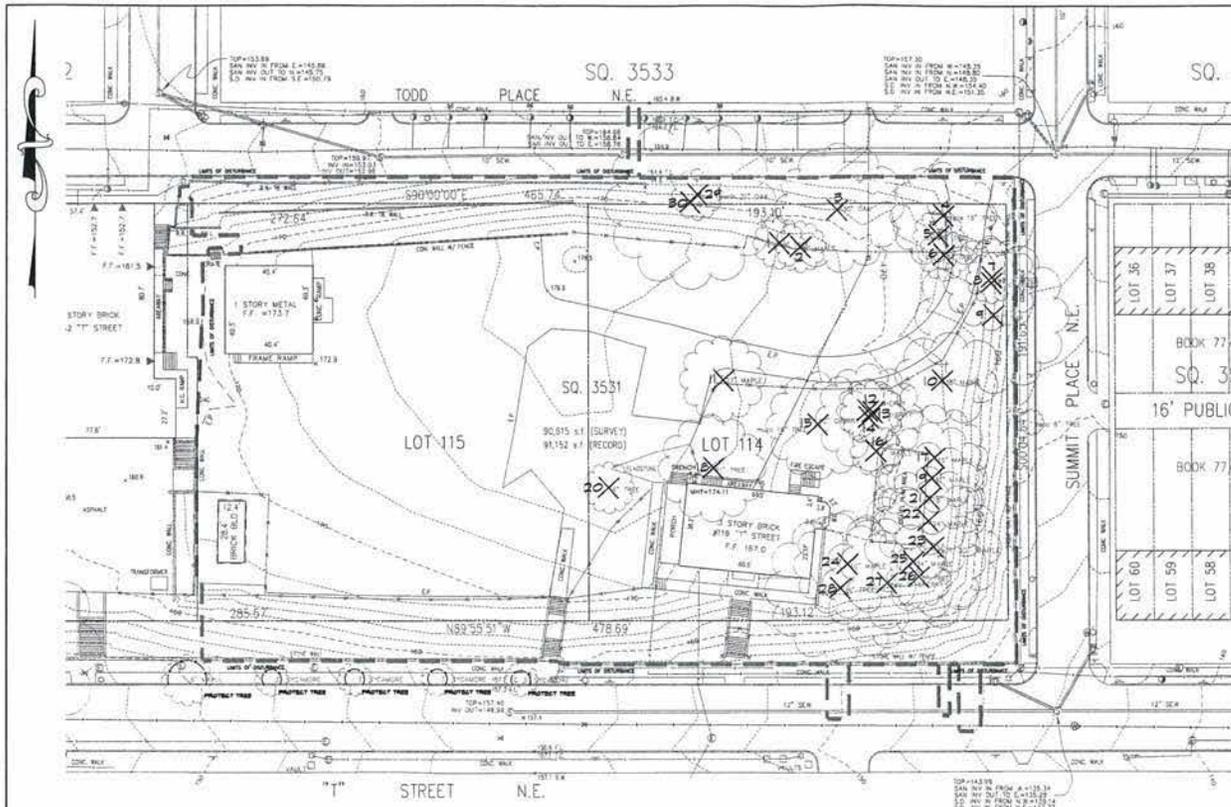
GRIMM+PARKER ARCHITECTS

ST. MARTIN'S APARTMENTS
 WASHINGTON, D.C.
 CATHOLIC COMMUNITY SERVICES

EXISTING CONDITIONS AND DEMOLITION PLAN
 REV. OCTOBER 30, 2006

C-1





St. Martins Convent Property
Tree Inventory

No.	Type	Size	Condition	Remove
1	Elm	6	Poor	Yes
2	Maple	6	Good	Yes
3	Oak	30	Good	Yes
4	Elm	Tri-15	Good	Yes
5	Ash	6	Good	Yes
6	Ash	6	Good	Yes
7	Oak	10	Good	Yes
8	Ash	10	Good	Yes
9	Oak	27	Good	Yes
10	Maple	36	Good	Yes
11	Maple	27	Good	Yes
12	Cherry	10	Good	Yes
13	Cherry	6	Good	Yes
14	Cherry	12	Good	Yes
15	Cherry-Triple	15	Good	Yes
16	Maple	6	Good	Yes
17	Maple	15	Good	Yes
18	Cherry	21	Good	Yes
19	Maple	21	Good	Yes
20	Mulberry	6	Good	Yes
21	Maple	18	Good	Yes
22	Maple	24	Good	Yes
23	Maple	30	Good	Yes
24	Maple	10	Good	Yes
25	Maple	34	Good	Yes
26	Cherry	6	Good	Yes
27	Cherry-Twin	8	Good	Yes
28	Ash	24	Good	Yes
29*	Oak	21	Poor	Yes
30*	Oak	38	Good	Yes

*Within DC Public Space, permit required to remove trees



UTILITY CONTACTS

- ELECTRIC: PENN 1000 PENNSYLVANIA AVENUE, NW ROOM 330 WASHINGTON, DC 20008 (202) 872-3041
- NATURAL GAS: WASHINGTON GAS LIGHT INDUSTRIAL ROAD ROOM 2021 WASHINGTON, DC 22151 (703) 750-4843 (703) 750-4445
- TELEPHONE: VERIZON (BELL ATLANTIC) (202) 636-0262
- CABLE TV: DISTRICT CABLE VISION CONSTRUCTION DEPARTMENT 800 MICHIGAN AVENUE, NE WASHINGTON, DC 20001 (202) 832-2001
- TELECOM/MS INTERNET: STAR POWER 5000 GREENWOOD LANE LANHAM, MD 20706 (301) 531-2140

CAUTION!
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including but not limited to, manholes, vaults, valves and meters) which show the ground to which they 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.

"ONE CALL"
CALL "ONE CALL" AT 1-800-252-7771, 48 HOURS 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 FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF THE DISTRICT OF COLUMBIA CODE DIVISION K, TITLE 24, SUBTITLE 04, CHAPTER 27, UNDERGROUND FACILITIES PROTECTION.

SEE SHEET C-1 FOR DEMOLITION PLAN

GRIMM + PARKER
ARCHITECTS

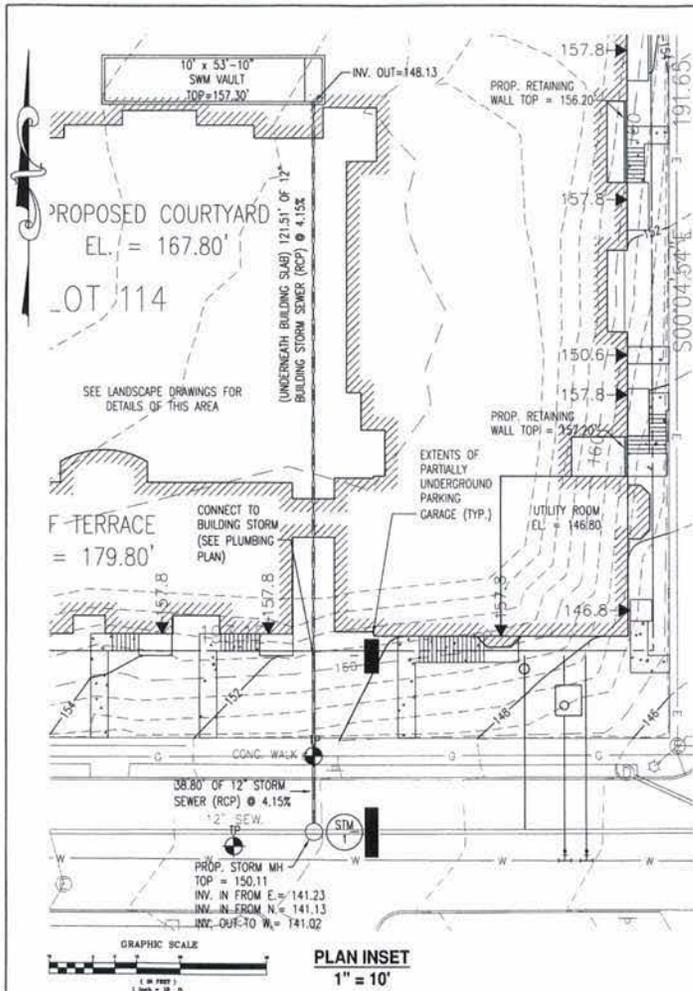
ST. MARTIN'S APARTMENTS
WASHINGTON, D.C.
CATHOLIC COMMUNITY SERVICES

Bowman CONSULTING



TREE REMOVAL PLAN
REV. OCTOBER 30, 2006

C-2



CAUTION!
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including but not limited to, manholes, vaults, valves, and signs) made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE HAS BEEN OBTAINED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

"ONE CALL"
CALL "ONE CALL" AT 1-800-251-7777, 48 HOURS PRIOR TO THE START OF WORK. THE CONTRACTOR 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. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF THE DISTRICT OF COLUMBIA CODE DIVISION 4, TITLE 34, SUBTITLE 46, CHAPTER 21, UNDERGROUND FACILITIES PROTECTION.

BOWMAN CONSULTING GROUP
1300 PICCADILY DRIVE, SUITE 240
ROCKVILLE, MD 20850
PHONE: 301-519-9999
FAX: 301-519-1910

USER: DWG
CHECKED BY/DWG DATE/04-08
FLESTONMFL-02

PROJECT NAME: ST. MARTIN'S APARTMENTS
PROJECT DESCRIPTION: 178 UNITS
JOB #: 8013-001

STORMWATER INHERIT DESIGN COMPUTATIONS

WATER QUANTITY VOLUME (15-18) = 2988 CF
ADDITIONAL VOLUME FOR 10-18 = 740 CF
TOTAL = 3728 CF

SM VAULT DIMENSIONS:
L1 = 30.0 FT AND 3'-4" FOR OUTLET BAY
W1 = 10.0 FT
AREA = 300.0 SF

CHARTERED VOLUME = 1.8 CF * 15 = 27 CF

15-YEAR:
AREA * DEPTH = 3000 CF * 27 CF = 3037 CF
DEPTH = 6.0 FT

100-CLEARANCE * DEPTH = 3741 CF * 27 CF = 3768 CF
DEPTH = 7.48 FT

1% GRADE FLOOR ELEVATION = 157.30
1% GRADE VAULT ELEVATION 8'-2" BELOW EL. = 148.32 FT

INVERT IN: VE + DEPTH (15-YR) = 154.71 FT
INVERT IN: VE + DEPTH (100-YR) = 158.17 FT
INVERT OUT: VE - 2" (UNDERGAGES) = 148.13 FT

BOWMAN CONSULTING GROUP
1300 PICCADILY DRIVE, SUITE 240
ROCKVILLE, MD 20850
PHONE: 301-519-9999
FAX: 301-519-1910

USER: DWG
CHECKED BY/DWG DATE/04-08
FLESTONMFL-02

PROJECT NAME: ST. MARTIN'S APARTMENTS
PROJECT DESCRIPTION: 178 UNITS
JOB #: 8013-001

STORMWATER DESIGN COMPUTATIONS

DESIGN INFORMATION
IN CHARTERED SERVICE AREAS, SWM SYSTEMS ARE SIZED FOR BOTH QUANTITY AND QUALITY CONTROL. COMPUTE WATER QUANTITY VOLUME:
 $VQ = (Q \text{ POST-15} - Q \text{ PRE-2}) * TC * 1.25$ *EQ. 3.11 DC SWM GUIDEBOOK
COMPUTE WATER QUALITY VOLUME:
 $VQAL = (Q * R) / 12$ *EQ. 2.1 DC SWM GUIDEBOOK
THE LARGER OF TWO VOLUMES SHALL BE USED TO SIZE FILTER SYSTEM

RCC = 60. OR NATIONAL COEFFICIENT = 0.35
USE TC PRE-100 = 3.00

A. CALCULATE PRE-DEVELOPMENT RUNOFF
2-YEAR
SITE AREA (AS) = 1.75 ACRES OR 76143 FT²
1 (RUNOFF INTENSITY), 2-YR, SWM = 5.28
Q PRE-2 = C * Y * A = 1230 FS

15-YEAR
SITE AREA (AS) = 1.75 ACRES OR 76143 FT²
1 (RUNOFF INTENSITY), 15-YR, SWM = 7.56
Q PRE-15 = C * Y * A = 481 CFS

B. CALCULATE POST-DEVELOPMENT RUNOFF
2-YEAR
CALCULATE WEIGHTED NATIONAL COEFFICIENT
IMPERVIOUS AREA (AI) = 0.38 ACRES OR 16113 FT²
SWM AREA (SA) = 0.38 ACRES OR 16113 FT²
WEIGHTED NATIONAL COEFFICIENT = 81 = 0.38
81 = 0.25
 $(RCC * AI + HORIZA) / (AI + SA)$
1 (RUNOFF INTENSITY), 15-YR, SWM = 7.56
Q 150-RECV = C * I * A = 12,200 CFS

100-YEAR
WEIGHTED NATIONAL COEFFICIENT = 0.85
1 (RUNOFF INTENSITY), 15-YR, SWM = 8.80
Q 100-RECV = C * I * A = 13,200 CFS

C. CALCULATE THE WATER QUANTITY VOLUME
 $VQ = (Q \text{ POST-15} - Q \text{ PRE-2}) * TC * 1.25 = 2988 \text{ CF}$
 $VQ = (Q \text{ POST-100} - Q \text{ POST-15}) * TC * 1.25 = 740 \text{ CF}$

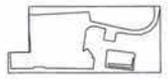
D. WATER QUALITY VOLUME CALCULATION
 $VQAL = (Q * R) / 12$
 $VQAL = \text{WATER QUALITY VOLUME (FT³)}$
 $R = \text{RUNOFF DEPTH (IN.)}$ R = 0.5" FOR PARKING LOTS AND ROADS
R = 0.3" FOR PARKING LOTS AND ROADS

E. USE THE WATER QUANTITY VOLUME = 2988 CF

SWM DESIGN DATA



STORM SEWER PROFILE
H: 1"=50'
V: 1"=5'

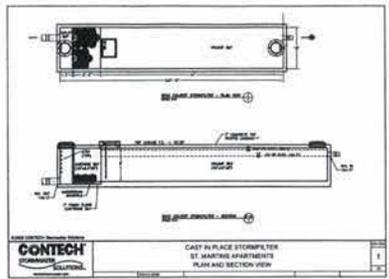


PRE DEV. IMPERVIOUSNESS CALCULATION



POST DEV. IMPERVIOUSNESS CALCULATION

IMPERVIOUS AREA CALCULATIONS



SWM VAULT PLAN AND ELEVATION

10'-0" x 53'-0" CAST IN PLACE STORMWATER

NO.	DESCRIPTION	QTY	UNIT
1	CAST IN PLACE STORMWATER	1	EA
2	CAST IN PLACE STORMWATER	1	EA
3	CAST IN PLACE STORMWATER	1	EA
4	CAST IN PLACE STORMWATER	1	EA
5	CAST IN PLACE STORMWATER	1	EA
6	CAST IN PLACE STORMWATER	1	EA
7	CAST IN PLACE STORMWATER	1	EA
8	CAST IN PLACE STORMWATER	1	EA
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99	CAST IN PLACE STORMWATER	1	EA
100	CAST IN PLACE STORMWATER	1	EA

GENERAL NOTES

1. UNDERGROUND UTILITIES LOCATIONS, INCLUDING WATER, STORM SEWER, ELECTRIC, TELEPHONE, AND GAS, SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING ALL UTILITIES.

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Bowman CONSULTING

1300 PICCADILY DRIVE, SUITE 240
ROCKVILLE, MD 20850
PHONE: 301-519-9999
FAX: 301-519-1910

PROJECT NAME: ST. MARTIN'S APARTMENTS
PROJECT DESCRIPTION: 178 UNITS
JOB # 8013-001

STORMWATER DESIGN COMPUTATIONS

DESIGN INFORMATION

IN CHARTERED SERVICE AREAS, SWM SYSTEMS ARE SIZED FOR BOTH QUANTITY AND QUALITY CONTROL. COMPUTE WATER QUANTITY VOLUME:
 $VQ = (Q \text{ POST-15} - Q \text{ PRE-2}) * TC * 1.25$ *EQ. 3.11 DC SWM GUIDEBOOK
COMPUTE WATER QUALITY VOLUME:
 $VQAL = (Q * R) / 12$ *EQ. 2.1 DC SWM GUIDEBOOK
THE LARGER OF TWO VOLUMES SHALL BE USED TO SIZE FILTER SYSTEM

RCC = 60. OR NATIONAL COEFFICIENT = 0.35
USE TC PRE-100 = 3.00

A. CALCULATE PRE-DEVELOPMENT RUNOFF
2-YEAR
SITE AREA (AS) = 1.75 ACRES OR 76143 FT²
1 (RUNOFF INTENSITY), 2-YR, SWM = 5.28
Q PRE-2 = C * Y * A = 1230 FS

15-YEAR
SITE AREA (AS) = 1.75 ACRES OR 76143 FT²
1 (RUNOFF INTENSITY), 15-YR, SWM = 7.56
Q PRE-15 = C * Y * A = 481 CFS

B. CALCULATE POST-DEVELOPMENT RUNOFF
2-YEAR
CALCULATE WEIGHTED NATIONAL COEFFICIENT
IMPERVIOUS AREA (AI) = 0.38 ACRES OR 16113 FT²
SWM AREA (SA) = 0.38 ACRES OR 16113 FT²
WEIGHTED NATIONAL COEFFICIENT = 81 = 0.38
81 = 0.25
 $(RCC * AI + HORIZA) / (AI + SA)$
1 (RUNOFF INTENSITY), 15-YR, SWM = 7.56
Q 150-RECV = C * I * A = 12,200 CFS

100-YEAR
WEIGHTED NATIONAL COEFFICIENT = 0.85
1 (RUNOFF INTENSITY), 15-YR, SWM = 8.80
Q 100-RECV = C * I * A = 13,200 CFS

C. CALCULATE THE WATER QUANTITY VOLUME
 $VQ = (Q \text{ POST-15} - Q \text{ PRE-2}) * TC * 1.25 = 2988 \text{ CF}$
 $VQ = (Q \text{ POST-100} - Q \text{ POST-15}) * TC * 1.25 = 740 \text{ CF}$

D. WATER QUALITY VOLUME CALCULATION
 $VQAL = (Q * R) / 12$
 $VQAL = \text{WATER QUALITY VOLUME (FT³)}$
 $R = \text{RUNOFF DEPTH (IN.)}$ R = 0.5" FOR PARKING LOTS AND ROADS
R = 0.3" FOR PARKING LOTS AND ROADS

E. USE THE WATER QUANTITY VOLUME = 2988 CF

GENERAL NOTES

1. UNDERGROUND UTILITIES LOCATIONS, INCLUDING WATER, STORM SEWER, ELECTRIC, TELEPHONE, AND GAS, SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING ALL UTILITIES.

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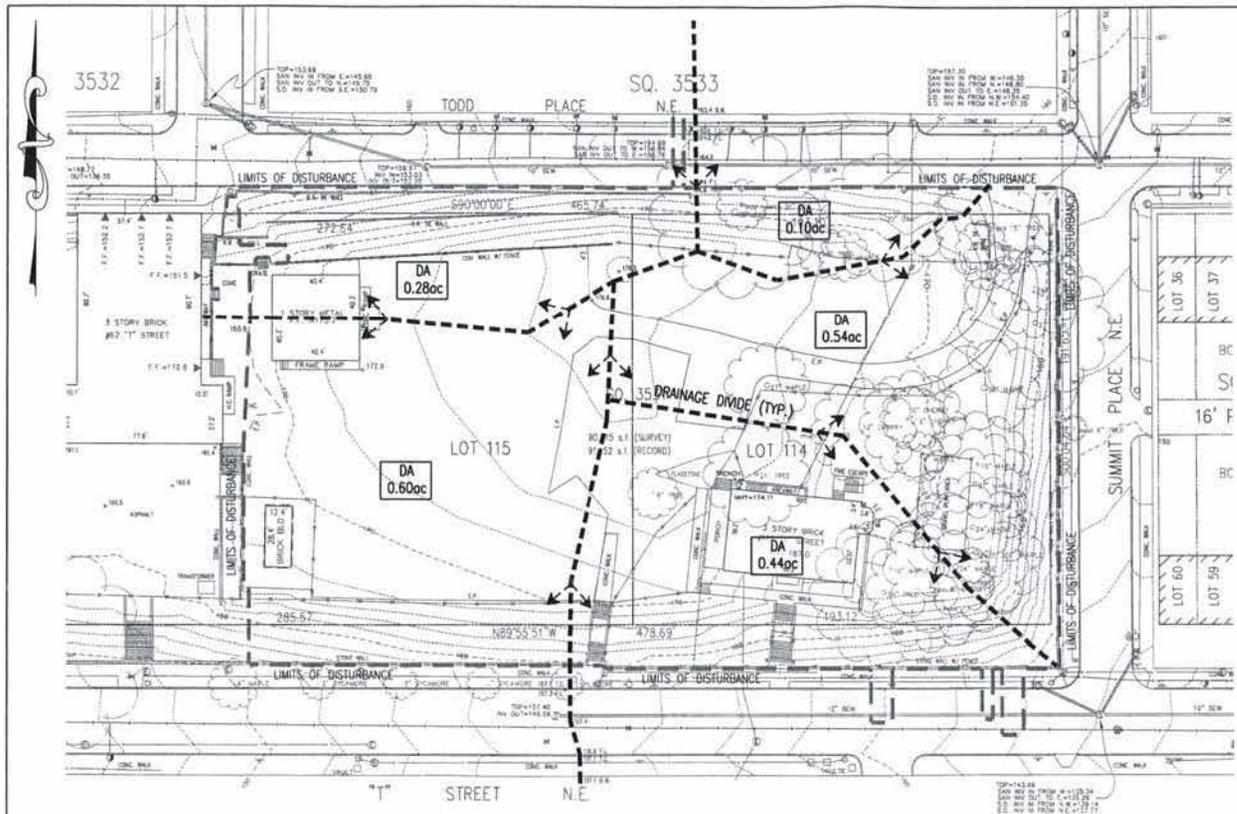
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GRIMM + PARKER ARCHITECTS

ST. MARTIN'S APARTMENTS
WASHINGTON, D.C.
CATHOLIC COMMUNITY SERVICES

STORMWATER MANAGEMENT PLAN (PUD)
REV. OCTOBER 30, 2006

C-4



CAUTION!!
 THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GRADING EVIDENCE (including but not limited to, manholes, vaults, valves, and meters) made upon the ground by utility and AEC PROFESSIONALS IN THE FIELD. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GRADING EVIDENCE OR FOR WHICH NO ABOVE GRADING EVIDENCE HAS BEEN OBTAINED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

"ONE CALL"
 CALL "ONE CALL" AT 1-800-251-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WHO OWN OR OPERATE 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 CODE SYSTEMS 1, TITLE 24, SUBTITLE VI, CHAPTER 21, UNDERGROUND FACILITIES PROTECTION.

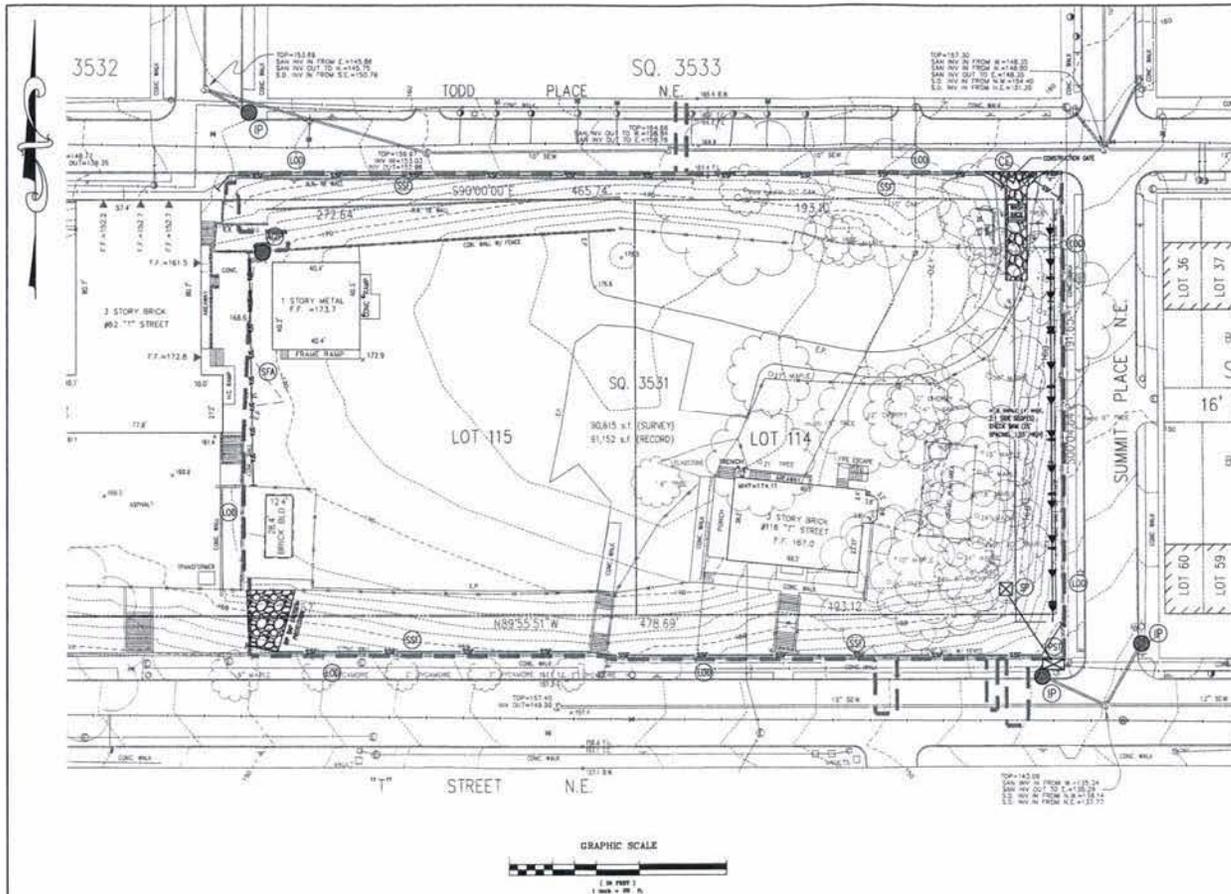
GRIMM+PARKER
 ARCHITECTS

ST. MARTIN'S APARTMENTS
 WASHINGTON, D.C.
 CATHOLIC COMMUNITY SERVICES

Bowman CONSULTING
 DRAINAGE AREA MAP
 REV. OCTOBER 30, 2006



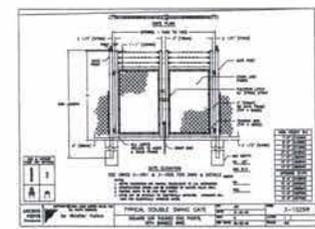
C-5



EROSION AND SEDIMENT CONTROL LEGEND

(Symbol)	DESCRIPTION
(Symbol)	STORM SEWER CONSTRUCTION ENTRANCE
(Symbol)	STORM SEWER BEST PROTECTION
(Symbol)	STORM SEWER AT CURB BEST PROTECTION
(Symbol)	5 FT FENCE
(Symbol)	5 FT FENCE ON ASPHALT
(Symbol)	SUPER 5 FT FENCE
(Symbol)	STANDARD TRAIL
(Symbol)	SAFETY FENCE
(Symbol)	BRANDED SIGN
(Symbol)	LANE OF DETOURMENT
(Symbol)	STAMP PUMP
(Symbol)	PORTABLE SEDIMENT TRAP

NOTE:
 1. THIS IS A STANDARD LEGEND. THEREFORE SOME SYMBOLS THAT APPEAR IN THIS LEGEND MAY OR MAY NOT BE USED IN THIS PROJECT.
 2. SEE SHEET C-6 FOR SEDIMENT CONTROL DETAILS.



CONSTRUCTION GATE DETAIL
 WTS

CAUTION!!
 THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE. INCLUDING, BUT NOT LIMITED TO, RECORDS, HAND, WHEEL, AND MOUNTAIN WHEEL (NOT THE GROUND BY SURVEY) AND ANY SPECULATING 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 OBTAINED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

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 CALL "ONE CALL" AT 1-800-251-7777, 48 HOURS PRIOR TO THE START OF WORK. THE CONTRACTOR 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. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF THE DISTRICT OF COLUMBIA CODE SECTION 11, TITLE 24, SUBTITLE 01, CHAPTER 27, UNDERGROUND FACILITIES PROTECTION.

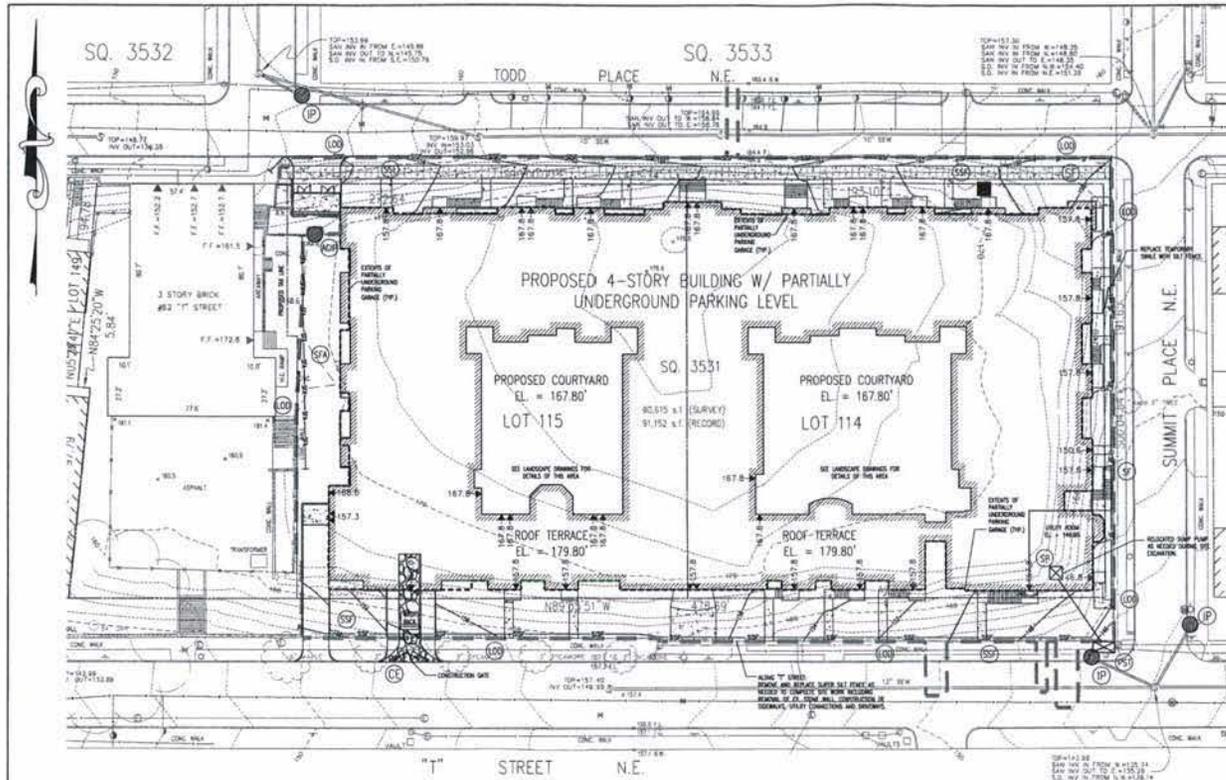
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 CATHOLIC COMMUNITY SERVICES

PHASE 1 SOIL EROSION AND SEDIMENT CONTROL
 REV. OCTOBER 30, 2006

C-6





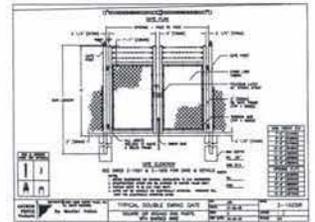
CAUTION!
 THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including but not limited to manholes, vaults, valves, and meters) shown on the ground by utility) AND ARE SUBJECT TO CHANGE. YOU WILL ALSO BE ADVISED BY THE EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND CHECKED 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.

"ONE CALL"
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EROSION AND SEDIMENT CONTROL LEGEND

(Symbol: Stone) Temporary Stone Construction Entrance
(Symbol: Silt Fence) Stone Bank of Stone Silt Protection
(Symbol: Silt Fence) Silt Fence
(Symbol: Silt Fence) Silt Fence on Asphalt
(Symbol: Silt Fence) Super Silt Fence
(Symbol: Silt Fence) Temporary Sediment Dike
(Symbol: Safety Fence) Safety Fence
(Symbol: Drainage Ditch) Drainage Ditch
(Symbol: Limits of Disturbance) Limits of Disturbance
(Symbol: Sump Pump) Sump Pump
(Symbol: Portable Sediment Tank) Portable Sediment Tank



CONSTRUCTION GATE DETAIL
 11/19

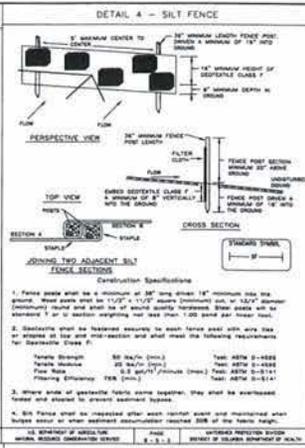
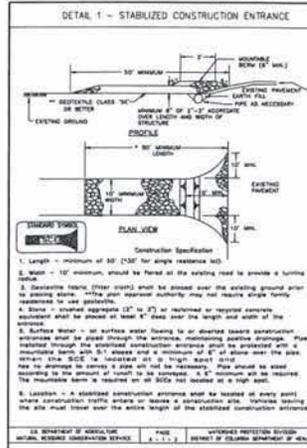
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PHASE 2 SOIL EROSION AND SEDIMENT CONTROL
 REV. OCTOBER 30, 2006

C-7





SILT FENCE

Silt Fence Design Criteria

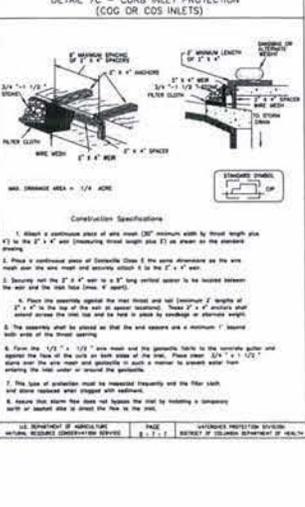
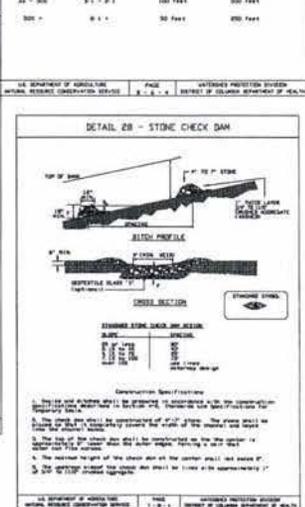
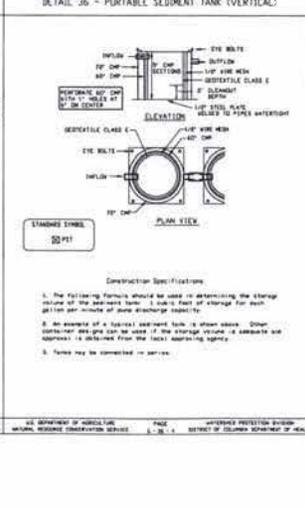
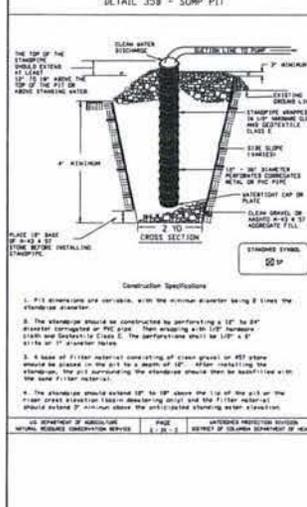
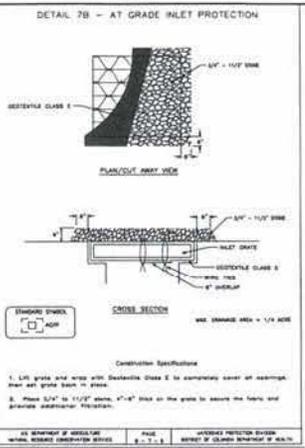
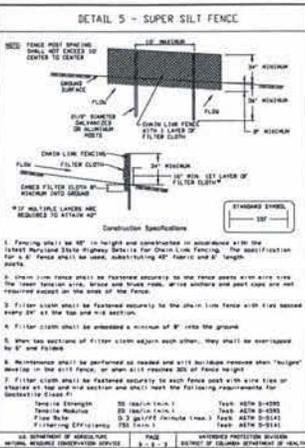
Stock Pile	Stock Length (Minimum)	Silt Fence Length (Maximum)
Factor less than 50:1	unlimited	unlimited
50:1 to 10:1	100 feet	1,000 feet
10:1 to 5:1	100 feet	700 feet
5:1 to 3:1	80 feet	500 feet
3:1 to 2:1	40 feet	300 feet
2:1 and steeper	20 feet	150 feet

Note: In areas of more than 2M slope and steep side (USDA general classification system), tall (over 40" maximum stock height) and old fence design will be required. In these areas a silt fence may be the only perimeter control required.

SUPER SILT FENCE

Stock Pile	Stock Length (Minimum)	Silt Fence Length (Maximum)
2:1 - 1:1	0 - 50'	100 - 100'
1:1 - 0:1	0 - 50'	100 - 100'
0:1 - 0:1	0 - 50'	100 - 100'
0:1 - 0:1	0 - 50'	100 - 100'

US DEPARTMENT OF AGRICULTURE PAGE 1-1-1 UNIFORM PREVENTION SYSTEM
NATIONAL RESOURCE CONSERVATION SERVICE DISTRICT OF COLUMBIA DEPARTMENT OF HEALTH



GRIMM + PARKER ARCHITECTS

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CATHOLIC COMMUNITY SERVICES

Bowman CONSULTING
EROSION AND SEDIMENT CONTROL DETAILS
REV. OCTOBER 30, 2006
C-8

PLANT LEGEND

LARGE SHADE TREE

MEDIUM SHADE TREE/ORNAMENTAL TREE

ORNAMENTAL TREE

LARGE EVERGREEN TREE

MEDIUM EVERGREEN SHRUB

MEDIUM DECIDUOUS SHRUB

EXISTING TREES

GROUNDCOVER

PERENNIALS



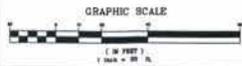
1ST STREET, N.E.

TODD PLACE N.E.

SUMMIT PLACE N.E.

T STREET N.E.

14.5.10

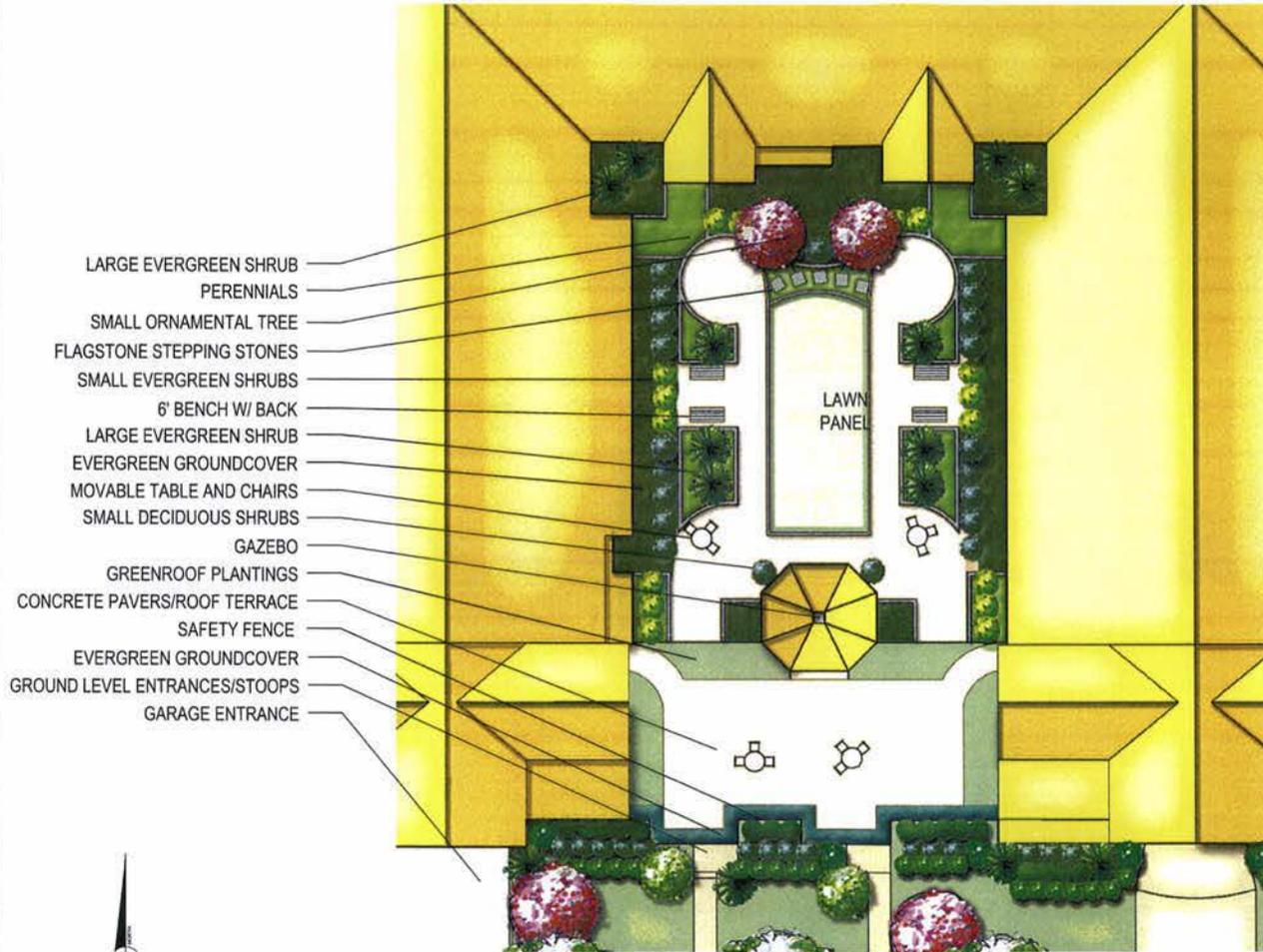


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PARKER
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WASHINGTON, D.C.
CATHOLIC COMMUNITY SERVICES

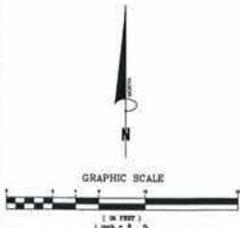
OVERALL LANDSCAPE PLAN
REV. OCTOBER 30, 2006

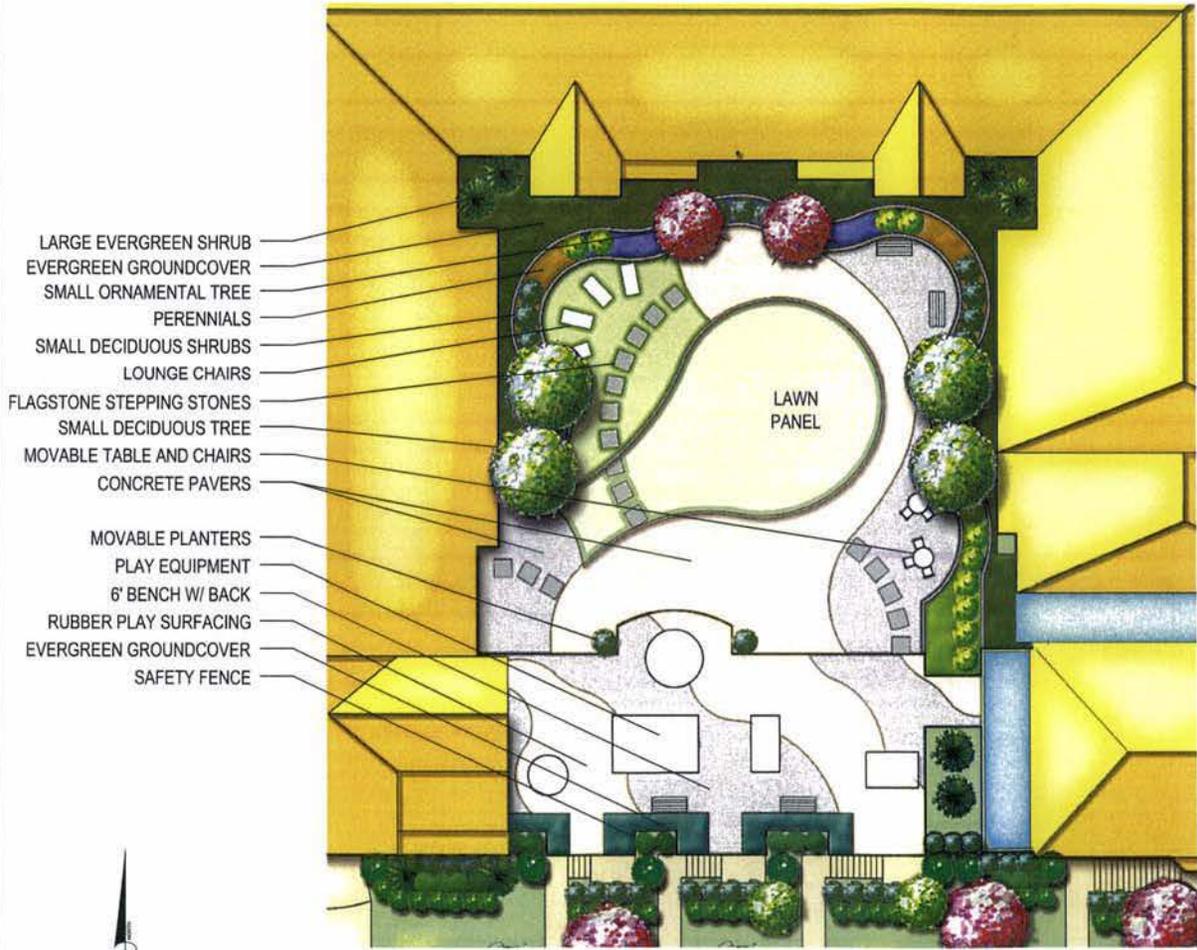
L-1



PLANT LEGEND

- LARGE SHADE TREE 
- MEDIUM SHADE TREE/ORNAMENTAL TREE 
- ORNAMENTAL TREE 
- LARGE EVERGREEN TREE 
- MEDIUM EVERGREEN SHRUB 
- MEDIUM DECIDUOUS SHRUB 
- EXISTING TREES 
- GROUNDCOVER 
- PERENNIALS 





- LARGE EVERGREEN SHRUB
- EVERGREEN GROUNDCOVER
- SMALL ORNAMENTAL TREE
- PERENNIALS
- SMALL DECIDUOUS SHRUBS
- LOUNGE CHAIRS
- FLAGSTONE STEPPING STONES
- SMALL DECIDUOUS TREE
- MOVABLE TABLE AND CHAIRS
- CONCRETE PAVERS
- MOVABLE PLANTERS
- PLAY EQUIPMENT
- 6' BENCH W/ BACK
- RUBBER PLAY SURFACING
- EVERGREEN GROUNDCOVER
- SAFETY FENCE

- PLANT LEGEND**
- LARGE SHADE TREE
 - MEDIUM SHADE TREE/ORNAMENTAL TREE
 - ORNAMENTAL TREE
 - LARGE EVERGREEN TREE
 - MEDIUM EVERGREEN SHRUB
 - MEDIUM DECIDUOUS SHRUB
 - EXISTING TREES
 - GROUNDCOVER
 - PERENNIALS



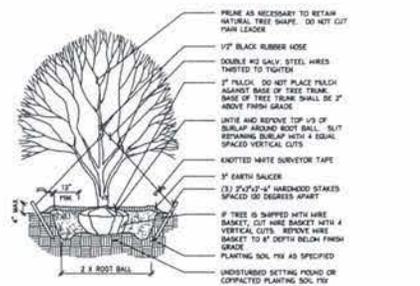
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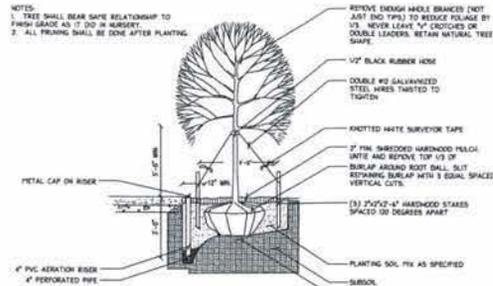
EAST COURTYARD PLAN ENLARGEMENT

REV. OCTOBER 30, 2006

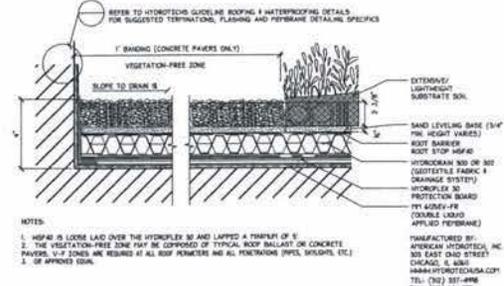
L-3



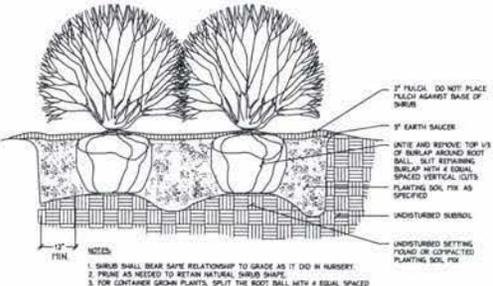
1 MULTI-SETM TREE DETAIL
L.4 SECTION DB-002A NTS



4 DECIDUOUS TREE
L.4 SECTION DB-003A NTS



7 GREENROOF PLANTING DETAIL
L.4 SECTION DB-003F 3\"/>



2 SHRUB DETAIL
L.4 PLEASE ENTER THE VIEW DB-001A NTS

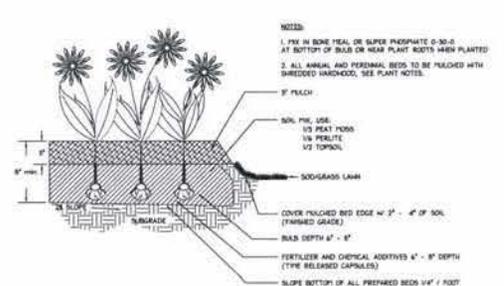
PLANT SPACING CHART

SPACING '0"	ROW 'A"	PLANTS / 5.7'
4\"/>		

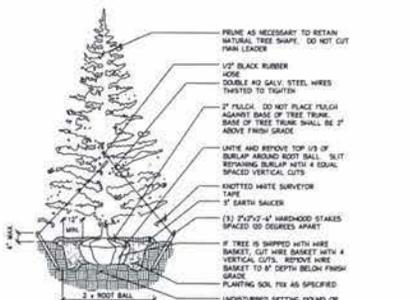
GROUNDCOVERS PROVIDED:
-HEDEA HELIX BALTICA
-BALTIC ENGLISH HAY
(EVERGREEN GROUNDCOVER TYPE 'A')
PLANTED 12\"/>

-LIGNITIS FORTUNEI VAR. 'COLONATUS'
-PURPLE-LEAF ANTIPOCKEER
(EVERGREEN GROUNDCOVER TYPE 'B')
PLANTED 12\"/>

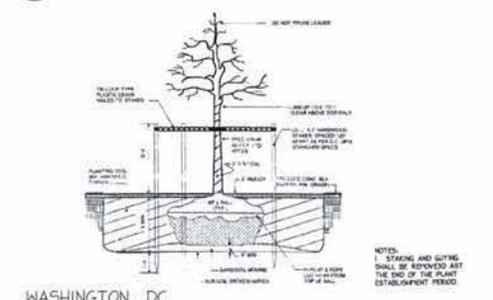
5 GROUNDCOVER SPACING
L.4 SECTION DB-005A NTS



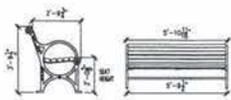
8 PERENNIAL, ANNUAL, BULB DETAIL
L.4 SECTION DB-017F 3\"/>



3 EVERGREEN TREE
L.4 SECTION DB-004A NTS



6 WASHINGTON, DC CURBSIDE TREE PLANTING DETAIL
L.4 SECTION DB-021L NTS

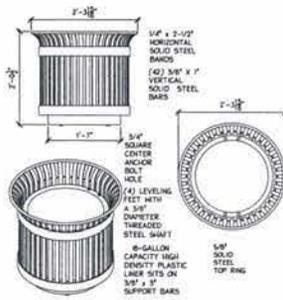


NOTES

1. BENCH TO BE 4' LENGTH MODEL C-12 WITH DUCTILE IRON END FRAPS.
2. METAL TO BE POWDER COATED VS BLACK.
3. SLATS TO BE PATENTED 2ND SITE SYSTEM'S REINFORCED RECYCLED PLASTIC. COLOR TO BE PINKLE.
4. DUCTILE IRON CASTINGS COPE WITH A TEN YEAR WARRANTY AGAINST BREAKAGE.
5. DRAWING NOT TO SCALE. DO NOT SCALE DRAWINGS.
6. ALL FABRICATED METAL COMPONENTS ARE STEEL, SHOTBLASTED, ETCHED, PHOSPHATIZED, PRIMERED, AND ELECTROLYTICALLY POWDER-COATED WITH T.E.C. POLYESTER POWDER COATING. PRODUCTS ARE FULLY CLEANED AND PRETREATED. PRIMERED AND COATED HAVE NOT TO FALL, CRACKS AND BUILD COATING. PULV. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH COAT AVERAGES 8-10 MILS (200-250 MICRONS).
7. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL BENCH IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY APPLIED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
8. ANCHOR BOLTS PROVIDED BY OTHERS.
9. FOR HIGH SALT AND/OR CLIMATE, NOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
10. ALL HARDWARE TO BE GALVANIZED.
11. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

MANUFACTURED BY:
VICTOR STANLEY INC.
 P.O. DRAWER 30
 CLARK, MO 2034
 TEL: (301) 895-8300
 WWW.VICTORSTANLEY.COM

1 6' BENCH
 SECTION, ELEVATION, AXONOMETRIC 02-01A
 3/8" = 1'-0"

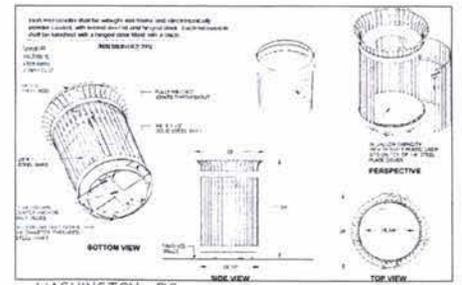


NOTES

1. PLANTER TO BE MODEL M2-14 FROM MONOTITE SERIES.
2. METAL TO BE POWDER COATED. COLOR TO BE VS BLACK.
3. ALL FABRICATED METAL COMPONENTS ARE STEEL, SHOTBLASTED, ETCHED, PHOSPHATIZED, PRIMERED, AND ELECTROLYTICALLY POWDER-COATED WITH T.E.C. POLYESTER POWDER COATING. PRODUCTS ARE FULLY CLEANED AND PRETREATED. PRIMERED AND COATED HAVE NOT TO FALL, CRACKS AND BUILD COATING. PULV. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH COAT AVERAGES 8-10 MILS (200-250 MICRONS).
4. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY APPLIED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
5. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL PLANTER IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY APPLIED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
6. ANCHOR BOLTS PROVIDED BY OTHERS.
7. FOR HIGH SALT AND/OR CLIMATE, NOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
8. INSTALL AND ANCHOR TO PREVENT PER MANUFACTURER'S INSTRUCTIONS.

MANUFACTURED BY:
VICTOR STANLEY INC.
 P.O. DRAWER 30
 CLARK, MO 2034
 TEL: (301) 895-8300
 WWW.VICTORSTANLEY.COM

2 PLANTER
 ELEVATION, PLAN, AXONOMETRIC 02-01C
 1" = 1'-0"



3 WASHINGTON, DC TRASH RECEPTACLE
 PLAN/SECTION/ELEVATION/ISOMETRIC 03-01B
 NTS

1.2 GENERAL NOTES

1) THIS PLAN IS FOR PLANTING ONLY.

2) UTILITIES: THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY THIS UTILITY OR EQUIVALENT UTILITY. LOCATION COPIES OF THE PROVIDED CONSTRUCTION, IN ADDITION TO THE REPERVED-BUILD UTILITIES, INCLUDING STORM AND SANITARY MAINS ARE LOCATED IN THE VICINITY OF THE PROPOSED HOME. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND STAKING THE LOCATION OF ALL EXISTING UTILITIES AND PROTECTING THEM DURING THE WORK AND SHALL BEAR ANY COSTS TO REPAIR UTILITIES DAMAGED AS A CONSEQUENCE OF HIS WORK.

3) EROSION CONTROL: ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES AND REGULATIONS.

4) PROTECTION OF EXISTING WORK: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL WORK IN A MANNER THAT PROTECTS COMPLETE WORK OF STAKES, SUCH AS CURBS, GUTTERS, STORM DRAINAGE, FENCES, DRIVEWAY APPROACH, CONCRETE, PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGE IN EXCESS RESULTING FROM HIS FAILURE TO PROTECT.

5) APPLICABLE STANDARDS: ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE OWNER SHALL RECEIVE THIS PLAN FROM THE LANDSCAPE ARCHITECT WITH A LIST OF PLANT SPECIFICATIONS. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS SHOWN SHALL MEET THE MINIMUM REQUIREMENTS FOR THE VARIETY OR CULTIVAR PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AANR). PLANTS SHALL BE PROVIDED PRIOR TO DELIVERY UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANTINGS MUST BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE SPECIFICATIONS AND/OR SPECIFICATIONS TO THE LANDSCAPE ARCHITECT'S PLAN. THE ASSOCIATION OF PROFESSIONAL LANDSCAPE ARCHITECTS (ASPCA) AND THE DISTRICT OF COLUMBIA.

6) SUBSTITUTION: NO SUBSTITUTION OF PRODUCTS, PLANT TYPES OR SIZES SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE OWNER. LANDSCAPE ARCHITECT AND COUNTY SEWER AGENCY. REQUESTS FOR SUBSTITUTION SHALL BE IN WRITING AND SHALL STATE THE REASONS FOR THE SUBSTITUTION, WHETHER THE SUBSTITUTES ALTERNATE, AND THE COMPARISONS. THE REQUESTS FOR SUBSTITUTION MATERIALS SHALL STATE THE NAMES OF NUMBERS AND WHO IS ABLE TO SUPPLY THE ORIGINALLY SPECIFIED MATERIAL. SEE ALSO 4.3 ON PROPOSED PLANTS.

7) BROADCAST QUANTITIES OF PLANTS AS SHOWN BY PLANT SYMBOLS ON THE PLAN SHALL APPLY OVER THE QUANTITIES SHOWN IN THE PLAN. USE THE CONTRACTOR'S BEST JUDGMENT TO VERIFY PLANT SIZE SPECIFICATIONS AND QUANTITIES SHOWN IN THE LANDSCAPE ARCHITECT SHALL BE ADAPTED BY THE CONTRACTOR TO MEET REQUIREMENTS PRIOR TO FINAL BID NEGOTIATION.

8) PLANTING SEASON: PLANTING SHALL ONLY OCCUR DURING SPECIFIED PLANTING SEASONS. SPRING SEASON SHALL BE FROM 15 APRIL TO 15 JUNE AND FALL PLANTING SEASON SHALL BE FROM 15 SEPTEMBER TO THROUGH NOVEMBER 30. NO PLANTING SHALL OCCUR WHEN THE GROUND IS FROZEN.

9) IRRIGATION: THE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE INVESTMENTS, INCLUDING IRRIGATION, FOR ONE FULL YEAR AS SHOWN BY THE SPECIFICATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE DURING THE GUARANTEE PERIOD.

10) DEAD PLANTS: DEAD PLANTS ARE TO BE REMOVED FROM THE SITE IMMEDIATELY, REGARDLESS OF MATERIALS RECEIVED FROM THE JOB BY THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN AN UNLIMITED SUPPLY OF ALL DEAD PLANTS RECEIVED AND PRESENT A COPY OF THE LIST TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.

11) PLANT GUARANTEE: NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. EXCEPT WHERE NOTED ON PLANS, NO EXISTING PLANTS SHALL OCCUR WITHIN EXISTING TREE AREAS UNLESS SPECIFICALLY NOTED ON PLANS.

12) IRRIGATION: IRRIGATION SHALL BE PROVIDED FOR ALL PLANT MATERIALS SHALL BE SUPPLIED TO THE OWNER AND LANDSCAPE ARCHITECT AT THE BIDDING TIME.

13) DETAILS: 20" DIA. APPROVED SHALL BE APPLIED ANNUALLY ACCORDING TO THE FOLLOWING CHART:

14) SOIL AMENDMENTS: SOIL AMENDMENTS SHALL BE APPLIED ANNUALLY ACCORDING TO THE FOLLOWING CHART:

15) MULCH: MULCH SHALL BE APPLIED ANNUALLY ACCORDING TO THE FOLLOWING CHART:

16) SOIL AMENDMENTS: SOIL AMENDMENTS SHALL BE APPLIED ANNUALLY ACCORDING TO THE FOLLOWING CHART:

17) FERTILIZERS: FERTILIZERS SHALL BE APPLIED ANNUALLY ACCORDING TO THE FOLLOWING CHART:

18) FERTILIZERS: FERTILIZERS SHALL BE APPLIED ANNUALLY ACCORDING TO THE FOLLOWING CHART:

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48) FERTILIZERS: FERTILIZERS SHALL BE APPLIED ANNUALLY ACCORDING TO THE FOLLOWING CHART:

49) FERTILIZERS: FERTILIZERS SHALL BE APPLIED ANNUALLY ACCORDING TO THE FOLLOWING CHART:

43) TOPSOIL: TOPSOIL REQUIRED FOR SOIL PILES AND SPECIAL SEEDING AREAS SHALL BE PROVIDED BY (OWNER OR CONTRACTOR). THE CONTRACTOR SHALL UNLOAD, HAUL, TEST, AND SPREAD ALL TOPSOIL AND OTHER SOIL ACTIVITIES AS SPECIFIED ON PLANS.

44) SEASONAL COLOR SPECIFIC RELOCATION: ALL SEASONAL COLOR SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN IN THE PLANTING DETAIL. A THIS SET OF LANDSCAPE PLANS, CONTRACTOR IS TO DO ONE YEAR (2 RELOCATIONS) OF SEASONAL COLOR BUT ONLY INSTALL THE FIRST RELOCATION WHICH IS THE RELOCATION AT THE TIME THAT ADJACENT PLANTINGS ARE INSTALLED. WHEN THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE SITE, THE CONTRACTOR'S BID SHALL INCLUDE THE RELOCATION OF ALL THE RELOCATION FOR THE YEAR.

45) BEARS: THE INTENT OF THE PROJECT IS TO HAVE NATURAL DRIFTS OF BEARS, KEEP SHEEPS OF SPYGLASS BEARS IN REMOTE GROUPS.

46) LABELS: THE CONTRACTOR SHALL BE RESPONSIBLE TO ACQUIRE, STORE, LABEL, AND TACK ALL EXISTING LABELS WHICH REMAIN DEFERRED AS THE RESULT OF HIS WORK.

47) GROUND SOIL TEST: ALL EXISTING SOIL SHALL BE REMOVED FROM FORMAL BIDS TO A DEPTH OF 12" AND REPLACE WITH SOIL PER THE GROUND SOIL PER DETAIL IN THIS SET OF LANDSCAPE PLANS.

48) FERTILIZER PLANTS: CENTER OF EACH CIRCLE OR BUNDLED PLANT CODES ON PLANTING PLANS REPRESENT COUNTY APPROVED PLANT LOCATIONS. NO SUBSTITUTIONS OR RELOCATIONS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY COUNTY. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED SHOULD THE RELOCATION OR SUBSTITUTION OF ANY OF THESE PLANTS BE NECESSARY.

49) SHADING SHIELDS: CONTRACTOR TO PROVIDE AND INSTALL SHADING SHIELDS ON PLANT LIST 1. SHADING SHIELDS SHALL BE 30" TO 36" HIGH WITH GREEN VEGETATION GARDEN SHIELDS WITH FOUR (4) GREEN GARDEN COATED CHAIRS ARE TO BE JOINED TOGETHER WITH ONE (1) CHAIR TO TOP AND ARE TO BE INSTALLED AS PER LIST 1. SHADING SHIELDS BE PROVIDED WITH SHUTTER LATCHES OR SPRING LATCHES TO ALLOW THE OPENING OF THE SHIELD TO FORM A LIP. A LAYER OF PLASTIC SHOULD BE INSTALLED AGAINST THE FEET AND SOIL. NO ADDED. (INAPPROPRIATE ONE-MONTH TURNUP OF TURNUP OR APPROVED EQUIVALENT) AND ONE-FOURTH (1/4) OF CONCRETE IS TO BE ADDED WITH TOP OF SOIL. SEE PLANT LIST FOR PLANT SELECTION.

50) MULCHING: ALL PLANTING SHALL CONFORM TO THE REQUIREMENTS OF (STATE) DEPARTMENT OF TRANSPORTATION'S GUIDELINES.

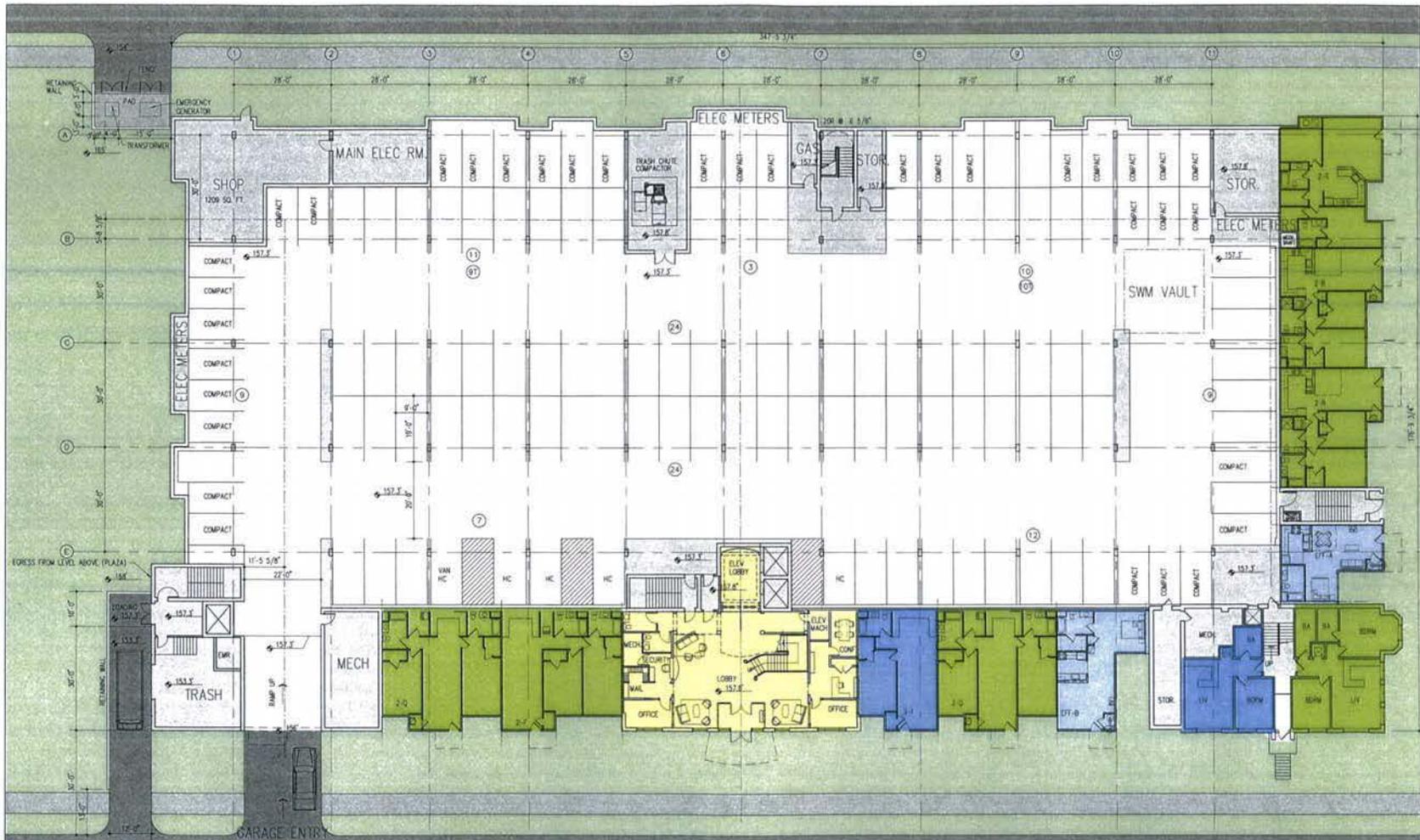
51) MULCHING: IN PRE-EXISTING PLANTINGS INCORPORATE INTO EXISTING SOIL UNUSUAL TERRAZZOES OR APPROVED BEAL FOR PESTICIDE RESISTOR PER MANUFACTURER'S SPECIFICATION. PLANTERS ARE TO BE LINED WITH FIBER-FILTER FABRIC OR APPROVED SOIL AND TO HAVE VENTS IN BOTTOM. (NATIONAL SPECIFICATIONS) ARE TO BE PROVIDED.

52) SEASONAL COLOR SOIL: ALL SEASONAL COLOR SOIL ARE TO BE MIXED WITH A SOIL PER ON A CASE BY CASE BASIS BETWEEN 18" FEET OR 3 FEET TO 12 FEET (30 FEET) AS NECESSARY TO SHOWCASE ANNUALS WITHIN THE PLANT BED. NOTE: SOLID BLOCK DRAINAGE FLUM WITH BOTTING CAPS MUST BE INSTALLED AT ALL VENTS AND TOPSOIL TO FILLERS AND FERTILIZERS MUST BE SALESMADE HEDS AND SHALL. REMOVE ALL PLANT ATTACHMENT COMPONENTS ARE SUPPLIED WITH THE PLANT.

53) SPECIAL AREAS: HIGH PROFILE TREES TO THE ENTRY TO CULMINATIONS OF FRONT OF HOME SHALL USE LATEST VARIETY TREE STAMIN. TERRAZZOES SEE DETAILS IN THIS SET OF LANDSCAPE PLANS.

PLANT LIST table with columns for PLANT NAME, SIZE, and COMMENTS. Includes plants like Large Shrub Trees, Autumn Purple Maple, October Glory Maple, etc.

GRIMM+PARKER ARCHITECTS ST. MARTIN'S APARTMENTS WASHINGTON, D.C. CATHOLIC COMMUNITY SERVICES PLANTING LIST AND NOTES L-6 REV. OCTOBER 30, 2006



N
 ○
 PARKING PLAN - GROUND LEVEL
 1/32" = 1'-0"

① 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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GROUND LEVEL PLAN

A-2

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WEST COURTYARD

EAST COURTYARD

(SEE LANDSCAPE PLANS FOR DRAWINGS IN THIS AREA)

(SEE LANDSCAPE PLANS FOR DRAWINGS IN THIS AREA)

COURTYARD PLAN - LEVEL 1
1/8" = 1'-0"

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.

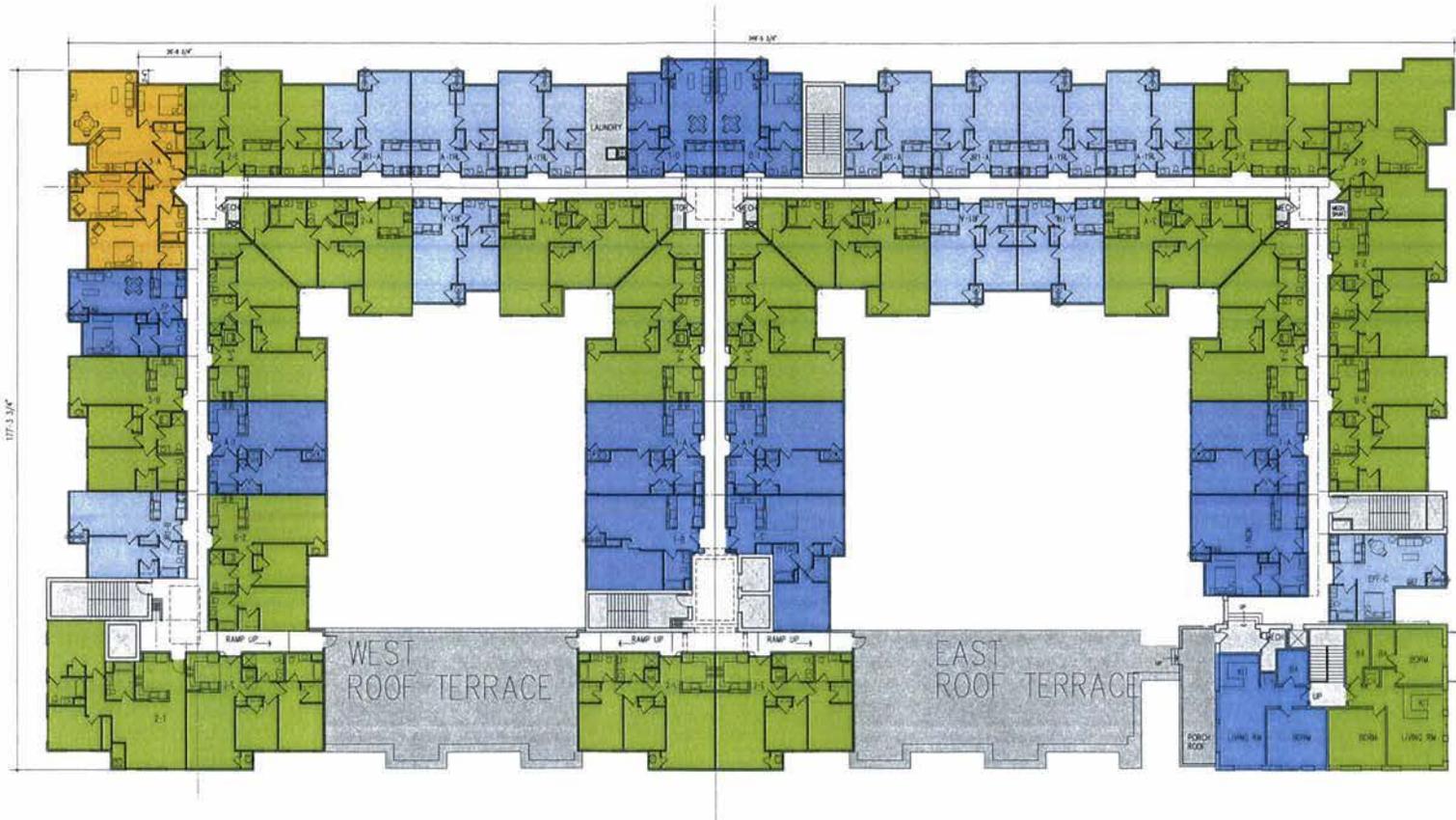
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COURTYARD PLAN - LEVEL 1

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A-3



TERRACE PLAN - LEVEL 2
3/16" = 1'-0"

1

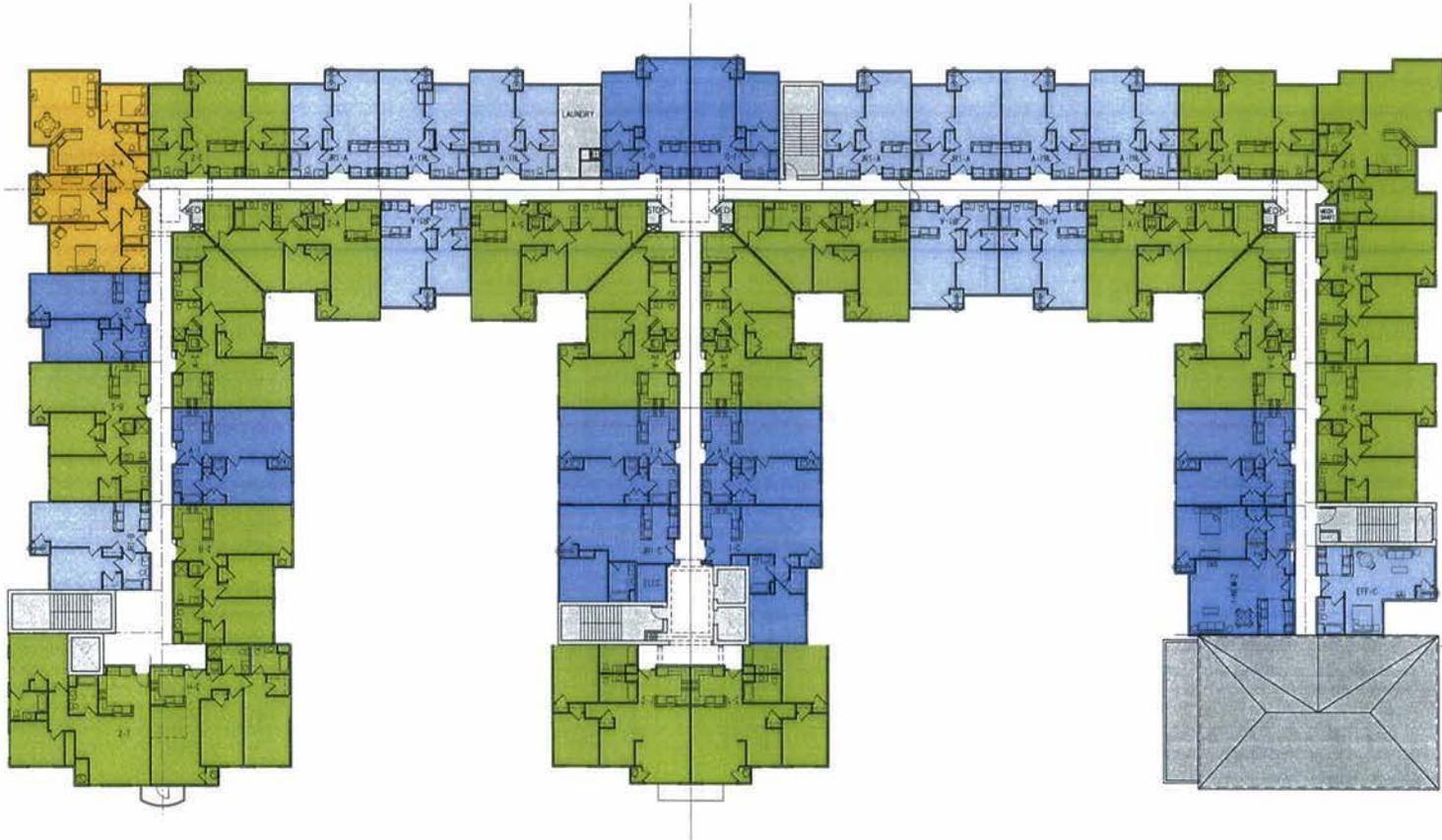
THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

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TERRACE PLAN LEVEL 2
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A-4



TYPICAL PLAN - LEVEL 3 AND 4
1/8" = 1'-0"

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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TYPICAL PLAN
LEVEL 3 AND 4

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A-5



T STREET ELEVATION
1/32" = 1'-0"

2



TODD PLACE ELEVATION
1/32" = 1'-0"

1

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ELEVATIONS

A-6

REV. OCTOBER 30, 2006



1" = 32'
EAST ELEVATION/ SUMMIT AVE
1/32" = 1'-0"

2



1" = 32'
WEST ELEVATION/ CITY LIGHTS SCHOOL
1/32" = 1'-0"

1

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WASHINGTON, D.C.

CATHOLIC COMMUNITY SERVICES

ELEVATIONS

A-7

REV. OCTOBER 30, 2006



TODD PLACE PERSPECTIVE
NOT TO SCALE

1



ENLARGED ELEVATIONS
3/16" = 1'-0"

2

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CATHOLIC COMMUNITY SERVICES

PERSPECTIVE / ENLARGED ELEVATION

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A-8



COURTYARD SECTION
3/12' x 1/4'

1

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PARKER
ARCHITECTS

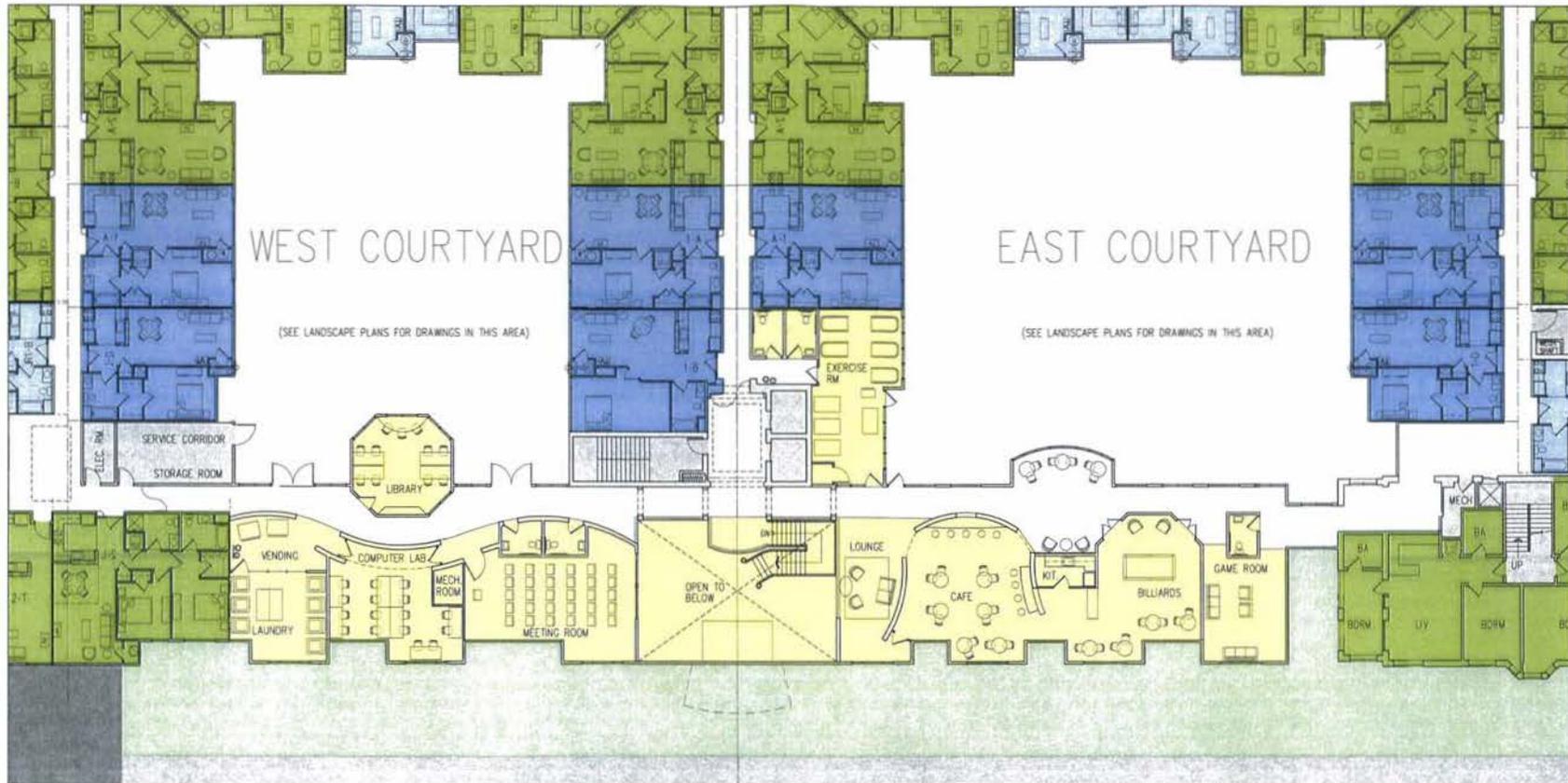
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COURTYARD SECTION

REV. OCTOBER 30, 2006

A-9



N
ENLARGED COMMON AREA PLANS
1/4" = 1'-0"

1

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.

GRIMM+
PARKER
ARCHITECTS

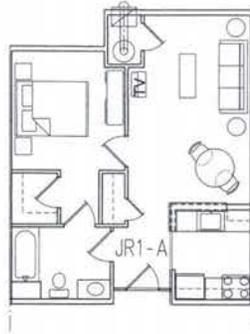
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WASHINGTON, D.C.

CATHOLIC COMMUNITY SERVICES

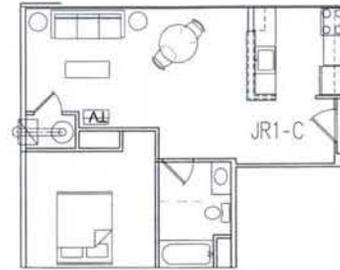
ENLARGED COMMON
AREA PLAN

REV. OCTOBER 30, 2006

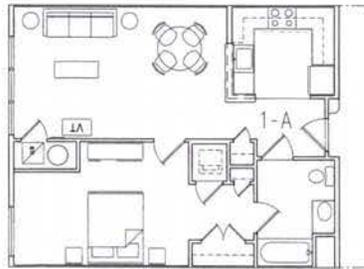
A-10



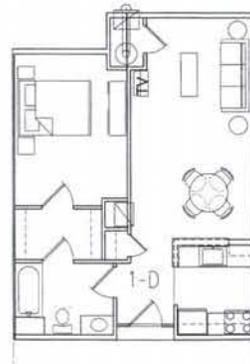
JUNIOR ONE BEDROOM - UNIT A
1/4" = 1'-0" AREA: 558 SQ. FT. 5



JUNIOR ONE BEDROOM - UNIT C
1/4" = 1'-0" AREA: 817 SQ. FT. 4



ONE BEDROOM - UNIT A
1/4" = 1'-0" AREA: 714 SQ. FT. 3



ONE BEDROOM - UNIT D
1/4" = 1'-0" AREA: 851 SQ. FT. 2

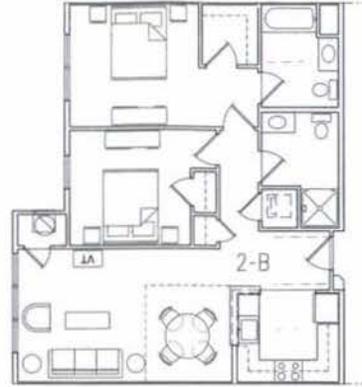


ONE BEDROOM - UNIT E
1/4" = 1'-0" AREA: 727 SQ. FT. 1

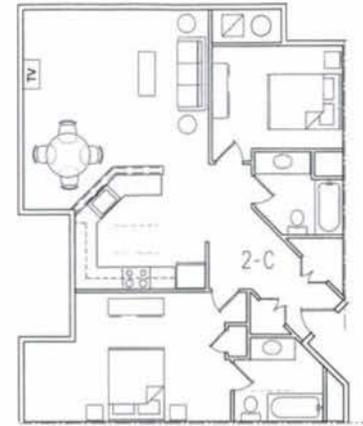
THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.



TWO BEDROOM - UNIT A
1/4" = 1'-0" AREA: 884 SQ. FT. 6

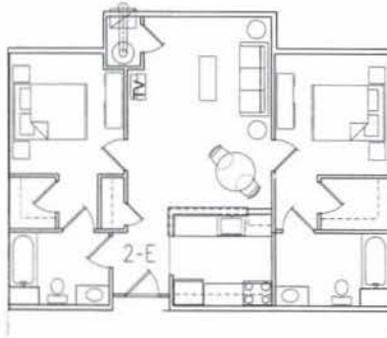


TWO BEDROOM - UNIT B
1/4" = 1'-0" AREA: 841 SQ. FT. 5

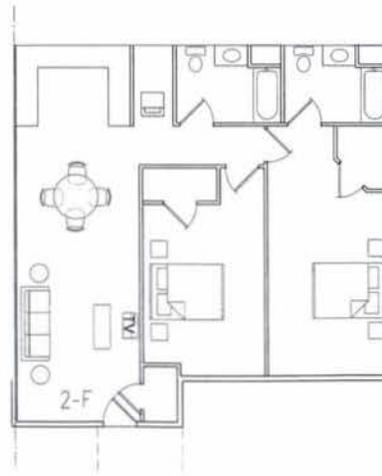


TWO BEDROOM - UNIT C
1/4" = 1'-0" AREA: 1045 SQ. FT. 4

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.



TWO BEDROOM - UNIT E
1/4" = 1'-0" AREA: 883 SQ. FT. 3



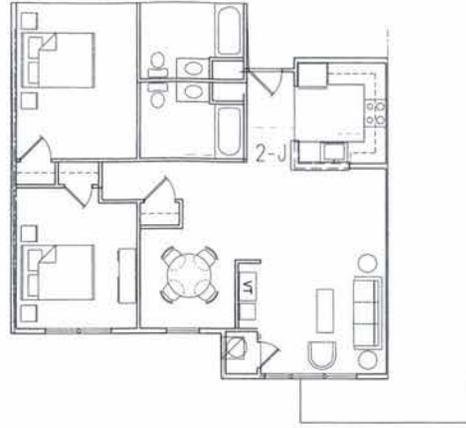
TWO BEDROOM - UNIT F
1/4" = 1'-0" AREA: 1094 SQ. FT. 2



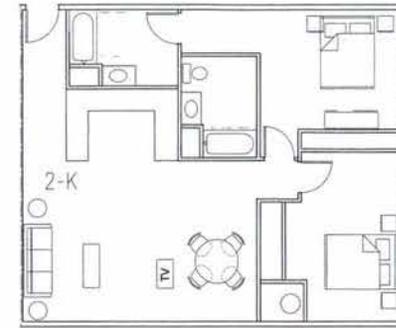
TWO BEDROOM - UNIT G
1/4" = 1'-0" AREA: 985 SQ. FT. 1



TWO BEDROOM - UNIT H
1/4" = 1'-0" ⑥



TWO BEDROOM - UNIT J
1/4" = 1'-0" ⑤



TWO BEDROOM - UNIT K
1/4" = 1'-0" ④



TWO BEDROOM - UNIT L
1/4" = 1'-0" ③



TWO BEDROOM - UNIT N
1/4" = 1'-0" ②



TWO BEDROOM - UNIT P
1/4" = 1'-0" ①

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.