

A

ZONING COMMISSION
District of Columbia

CASE NO. 06-01

EXHIBIT NO. 2

ZONING COMMISSION
District of Columbia
CASE NO.06-01
EXHIBIT NO.2

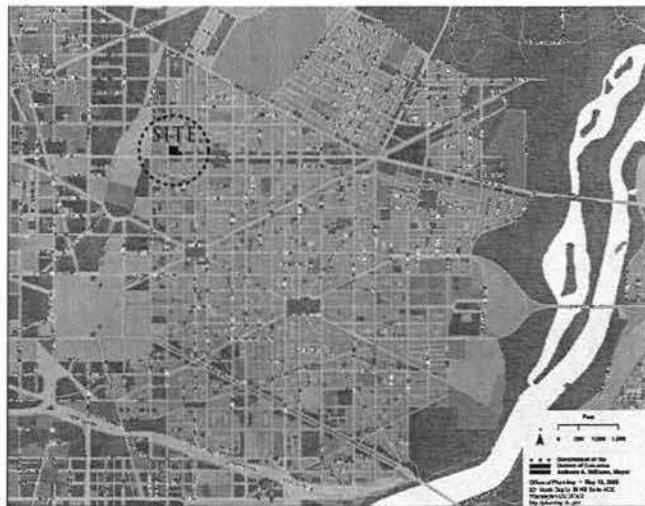
Exhibit A

See Attached Plans

3RD AND H STREETS - SQUARE 776

300 H STREET, NE

WASHINGTON, D.C.



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ISSUED
APPLICATION

01/06/2006

REVISIONS

ZONING COMMISSION
District of Columbia

CASE NO. 06-01

EXHIBIT NO. 3
ISSUED: JANUARY 6, 2006

SITE LOCATION

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3RD AND H STREETS NE - SQUARE 776



AERIAL SITE PLAN

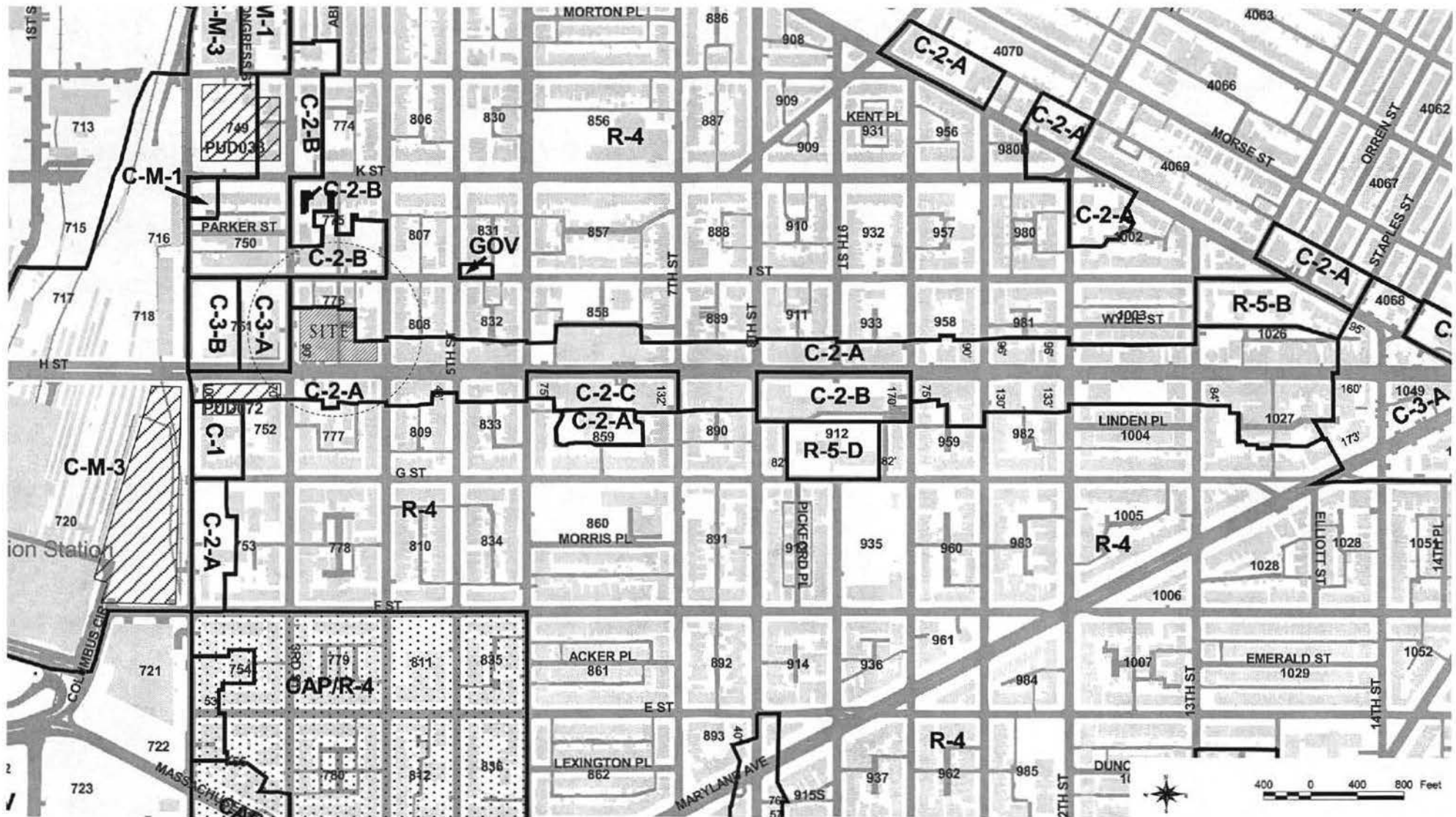
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G01

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ZONING MAP FOR H STREET CORRIDOR

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G02

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3RD AND H STREETS NE - SQUARE 776

PUD Zoning Analysis

Torti Gallas and Partners

3rd & H Street NE
Zoning: C-2-B PUD
Surveyed Lot Area: 60,870 sf

Note: This analysis reflects text and map amendments to 11DCMR reported in the Corrected Notice of Proposed Rulemaking, Z.C. Case No. 04-27 (CNRM 4-27)

	Zoning Requirements	Proposed in PUD
F.A.R.	3.5 per 11 DCMR (771.2) 1.5 Other Permitted Uses	6.0 per 11 DCMR (2405.2) 0.3 Additional FAR per 11 DCMR 2405.3 for Grocery
Lot Occupancy	80% per 11 DCMR (772.1) Optional Increase Allowable under 11 DCMR 2405.4	82% at 2nd Floor 68% at 3rd Floor
Allowable Development Footprint	60,870 x 80% = 48,696 sf	49,940 sf at 2nd Floor 41,285 sf at 3rd Floor
Allowable Building Area	60,870 x 6.3 = 383,481	
	First	53,210
	Mezzanine	18,305
	Second	16,908
	Third	40,570
	Fourth	40,340
	Fifth	38,501
	Sixth	29,161
	Seventh	29,161
	Eight	29,161
	Total Building Area	306,724 sf GFA
	FAR Provided	5.04
	<u>Retail Allowable Area</u>	
	60,870 x 1.5 = 90,305 sf	
	Grocery*	61,964
	Other Retail	8,551
	Total Retail	71,515 sf GFA
	FAR Provided	1.2
	* Includes Loading Dock and Mech. Space	
	Allowable Roof Structure:	
	F.A.R. Bonus per 11 DCMR (411.7)	3,000 sf provided
	.37 x 60,870 = 22,522 sf	
Building Height	65 ft per 11 DCMR (770.1) 90 ft per 11 DCMR 2405.1 permitted	Total Height: 90'-0" 90'-0" to top of roof, plus 3'-0" to top of parapet
	Stories, no limit	8 Stories
Rear Yard	15 ft per 11 DCMR (774.1)	11 DCMR 774.11 Measured from C.L. of 3rd Street NE R.O.W. 45'-0" Provided
Side Yard	None required per 11 DCMR 775.5	None Provided

	Zoning Requirements	Proposed in PUD
Courtyards	Min. Width: 4' per ft of height per 11 DCMR (774.1) Measured from base of court to parapet of court	Provided as req'd See Diagrams
Required Residential Recreation Space	Min. Area Twice Square of Min. Width Req'd per 11 DCMR (776.2) 15% of Res. Use Bldg. Area per 11 DCMR (773.3) 235,209 x 15% = 35,282 sf	Provided as req'd 626 Lobby Lounge 1,898 Health Club 1,070 Comm. Rm. 7,990 3rd Flr. Court 12,075 Roof Deck 23,647 sf Total 10.1% Total
Dwelling Units	NA	15% Interior 85% Exterior 232 units 48% 1 BR 22% 1BR + Den 28% 2 BR 2% 2 BR + Den
Parking Requirement	Per 11 DCMR (2101.1) Residential: 0.5 space per D.U. .33 x 232 = 78 spaces Retail: 1 space for each add'l 750 sf over 3,000 sf of retail: 71,515-3,000=68,515 / 750 =92 spaces	254 Res. Spaces Provided 121 Retail Spaces Provided
Loading	per 11 DCMR (2201.1) Residential: 1 berth @ 55' deep 1 platform @ 200 sf 1 service space @ 20' deep Retail: Grocery: 1 berth @ 30' deep 1 platform @ 100 sf 1 berth @ 55' deep 1 platform @ 200 sf 1 service space @ 20' deep Other Retail: 1 berth @ 30' deep 1 platform @ 100 sf 1 service space @ 20' deep	Residential: 1 berth @ 55' deep 1 platform @ 200 sf 1 service space @ 20' deep Retail: Grocery: 2 berth @ 55' deep 2 platform @ 200 sf 1 service space @ 20' deep Other Retail: 1 berth @ 55' deep 1 platform @ 200 sf 1 service space @ 20' deep * Shared
Penthouse	One continuous structure 1:1 Setback	Provided as required

H Street NE Neighborhood Commercial Overlay District (HS), Sub-district Residential Uses (HS-H) HS Design Requirements per 11 DCMR 1324 (as amended in CNRM 4-27)

Build-to Requirement	75% of Streetwall build-to R.O.W. Property Line, to a Height of 25'-0" per 11 DCMR 1324.2 (as amended in CNRM 4-27)	4'-0" Setback from H Street R.O.W. requested per 11 DCMR 1325.1 (as amended in CNRM 4-27) as Special Exception
Lot Occupancy	Calculated at Lowest Level of Residential Use per 11 DCMR 1324.5-8 (as amended in CNRM 4-27)	Provided as required
Display Window Requirement	50% of Ground Level Wall Surface devoted to display windows and entrances per 11 DCMR 1324.8 (as amended in CNRM 4-27)	Provided as required
Entry Location	Individual Commercial Entries and Residential Lobby Entry located on H Street NE per 11 DCMR 1324.10 (as amended in CNRM 4-27)	Provided as required
Entry Spacing	Provide Bldg./Commercial Entrances every 40'-0" on Average for Linear Frontage per 11 DCMR 1324.11 (as amended in CNRM 4-27)	Provided as required 330' + 40' = 8 Entrances
Min. Ground Floor Ceiling Height	Minimum floor-to-ceiling height of 14'-0" per 11 DCMR 1324.12 (as amended in CNRM 4-27)	Provided as required except at Other Retail Mezzanine

PUD TABULATIONS

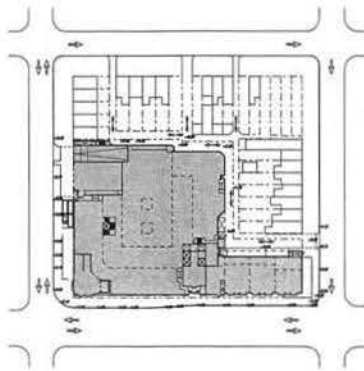
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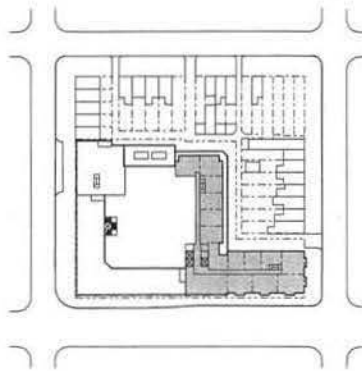
G03

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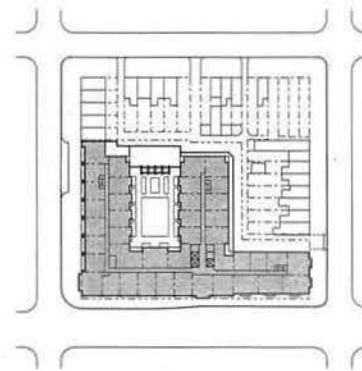
A1 GFA GROUND FLOOR
53,210 SF

1" = 180'-0"



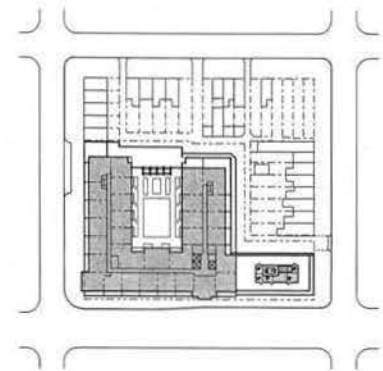
B1 GFA 2ND FLOOR
16,906 SF

1" = 180'-0"



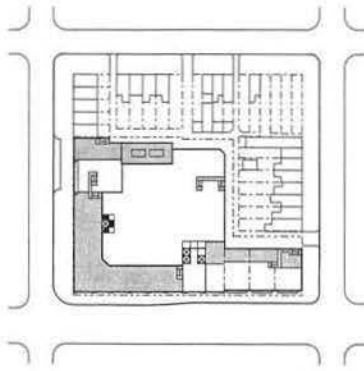
C1 GFA 5TH FLOOR
40,340 SF

1" = 180'-0"



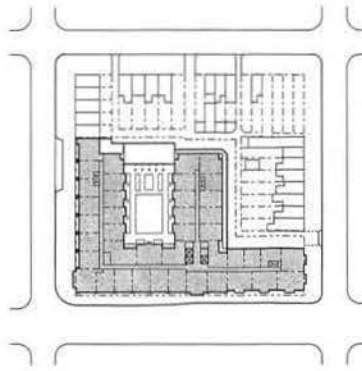
D1 GFA 7TH - 8TH FLOORS
29,161 x 2 = 58,322 SF

1" = 180'-0"



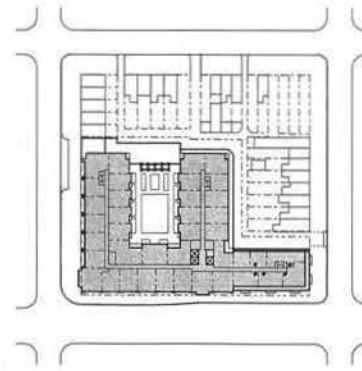
A2 GFA RETAIL MEZZANINE
18,305 SF

1" = 180'-0"



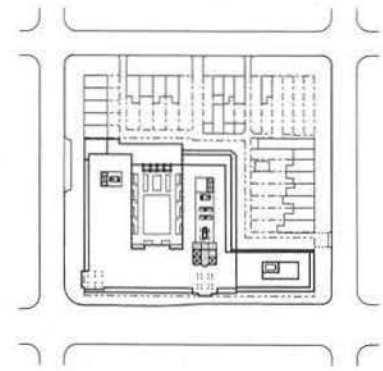
B2 GFA 3RD - 4TH FLOORS
40,570 x 2 = 81,140 SF

1" = 180'-0"



C2 GFA 6TH FLOOR
38,501 SF

1" = 180'-0"



D2 GFA ROOF
3000 SF BONUS DENSITY

1" = 180'-0"

306,724 SF TOTAL GFA

F.A.R. DIAGRAMS

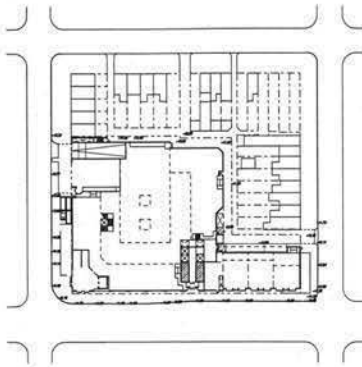
G04

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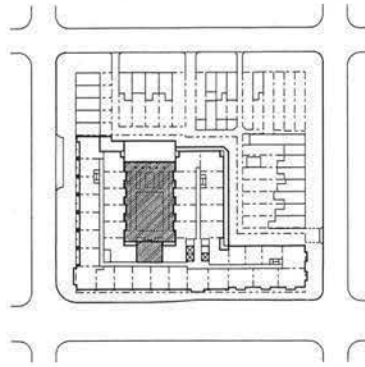
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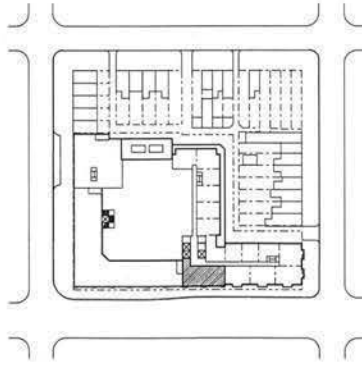
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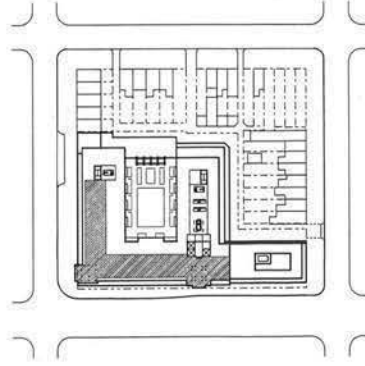
A1 RES. REC.: GND FLOOR LOBBY
626 SF



B1 RES. REC.: 3RD FLR COMM. RM.
AND COURTYARD
1,070 + 7,990 = 9,060 SF



A2 RES. REC.: 2ND FLR FIT. CTR.
1,886 SF

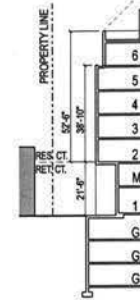


B2 RES. REC.: ROOF DECK
12,075 SF

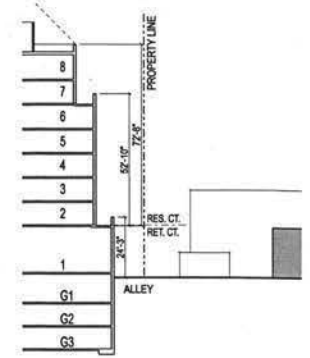
RES. REC., YARDS AND COURTS DIAGRAMS

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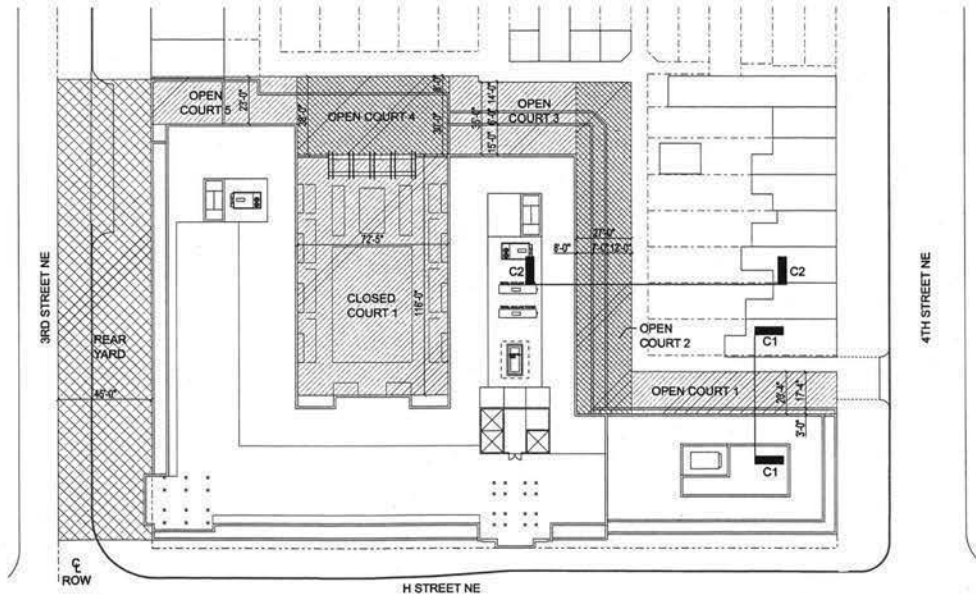
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C1 COURT 1 SECTION
1" = 50'-0"



C2 COURT 2 SECTION
1" = 50'-0"



C3 YARDS & COURTS
1" = 80'-0"

G05

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3RD AND H STREETS NE - SQUARE 776



View North



View East



View South



View West



Northwest Corner



Eye Street West



Eye Street East



4th Street South



Alley East



Alley West



Alley North

SITE PHOTOS

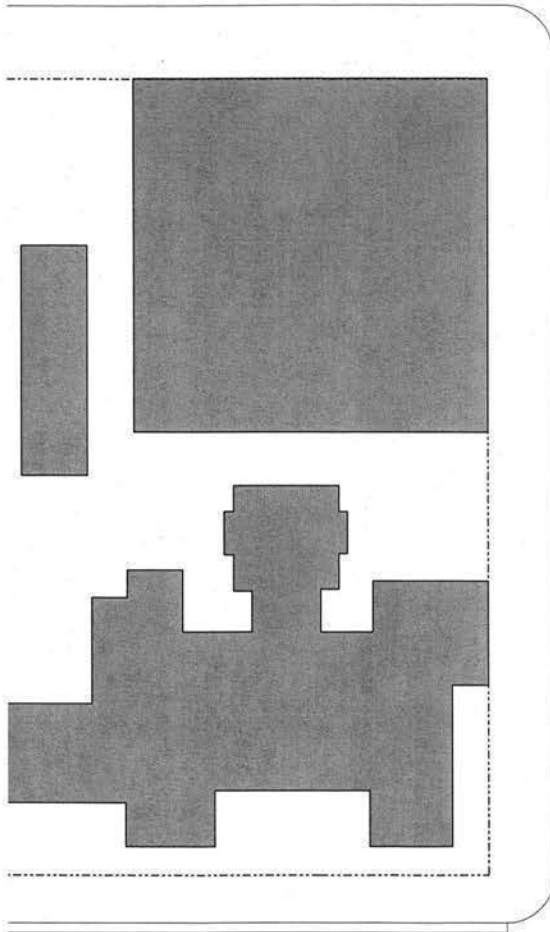
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G06

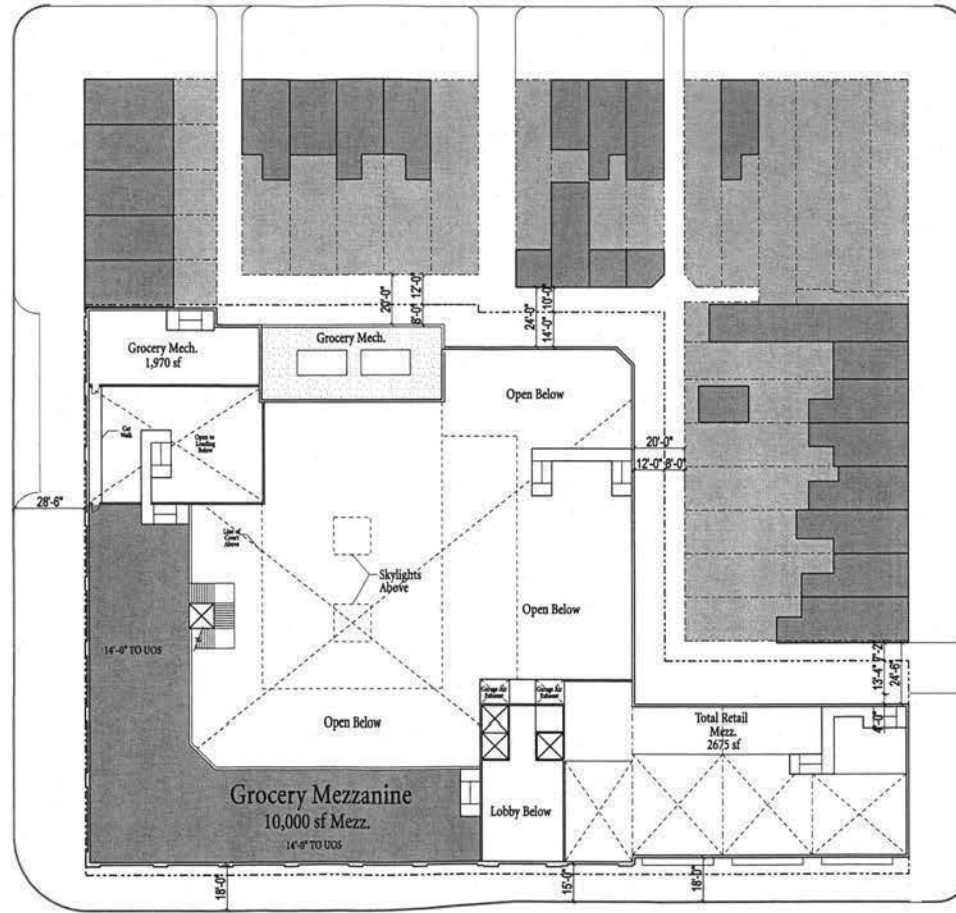
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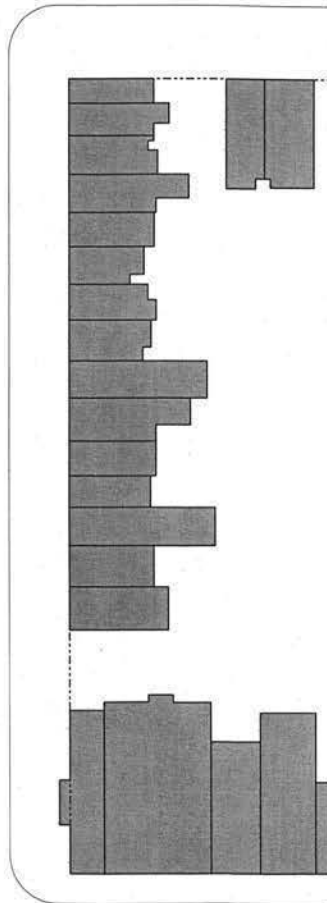
NOTE:
FOR OVERALL BUILDING DIMENSIONS AND
PENTHOUSE SETBACKS SEE SHEET A08

3RD STREET NE



I STREET NE

4TH STREET NE



Note: 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.

H STREET NE

GROCERY/RETAIL MEZZANINE

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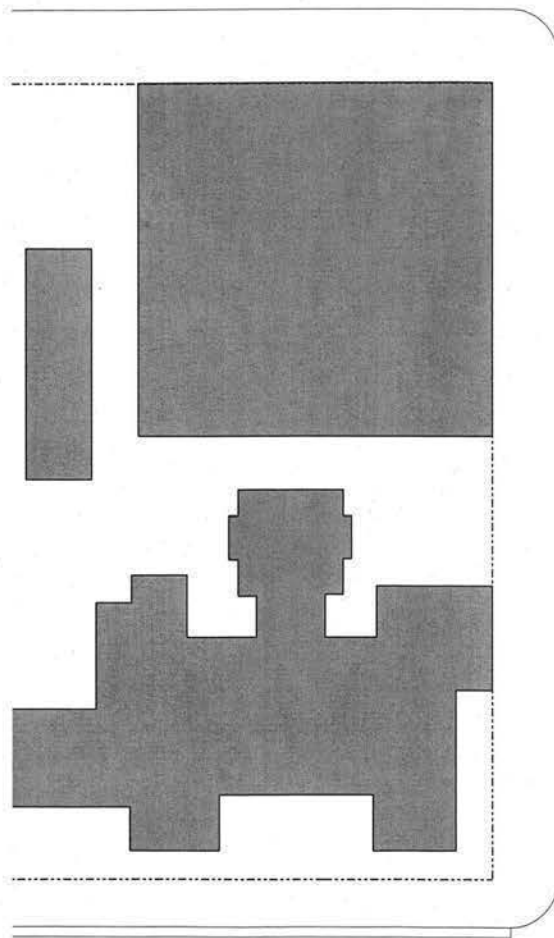
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A02

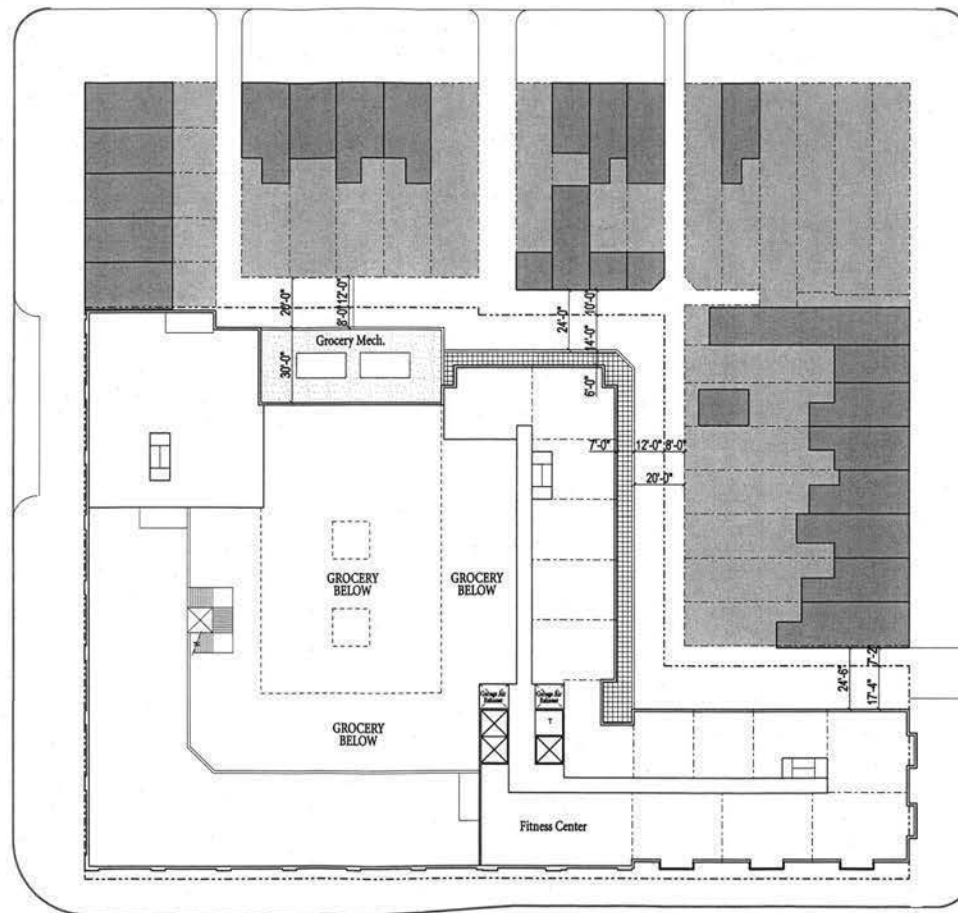
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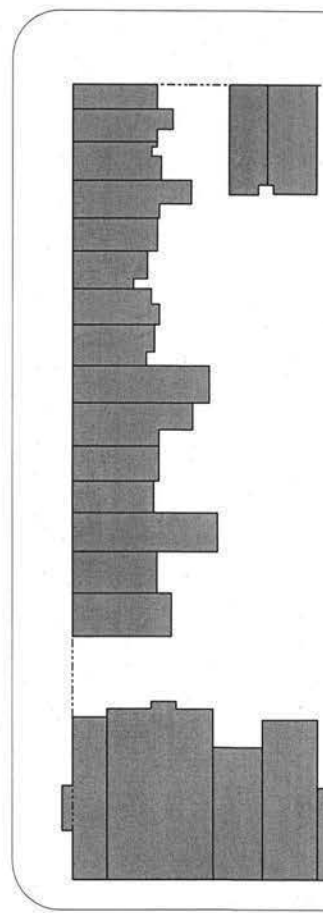
NOTE:
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3RD STREET NE



I STREET NE

4TH STREET NE



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H STREET NE

SECOND FLOOR

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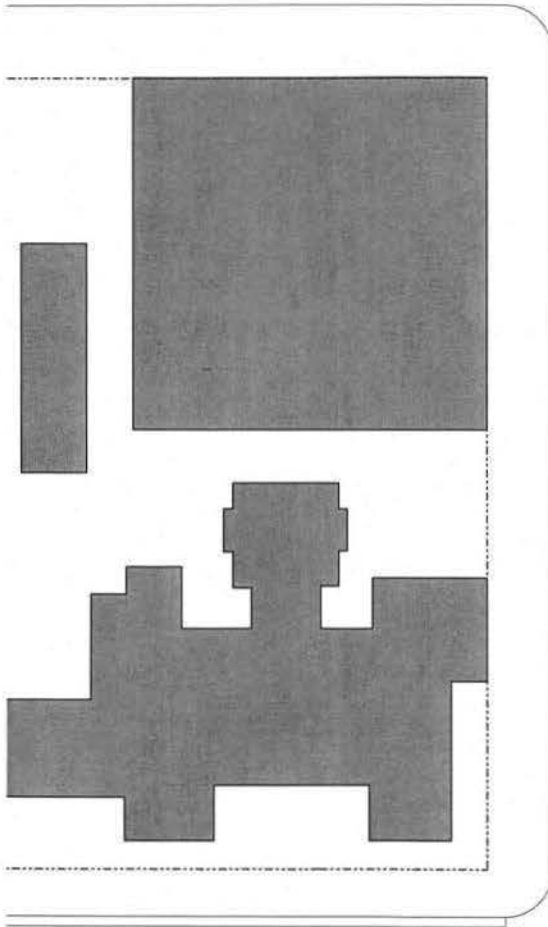
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A03

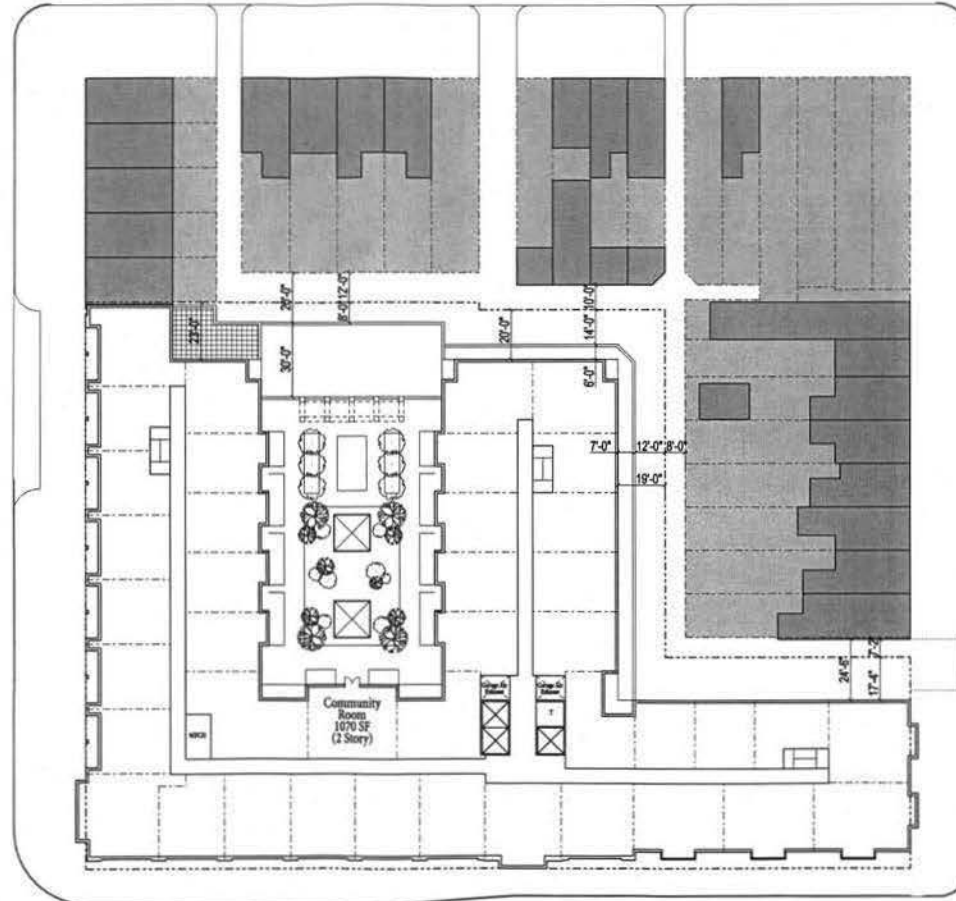
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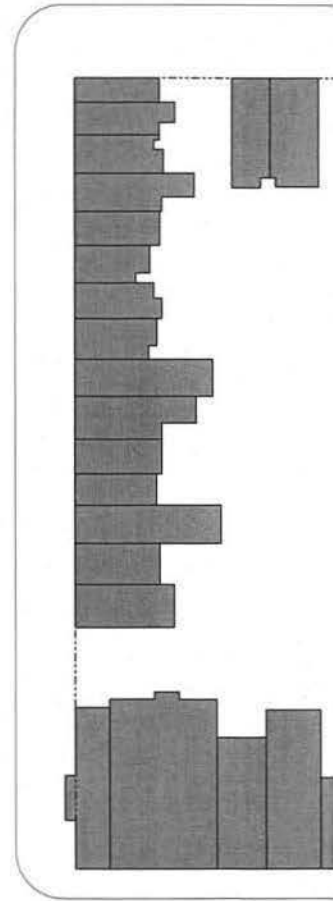


3RD STREET NE

I STREET NE



4TH STREET NE



H STREET NE

Note: 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.

NOTE:
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THIRD-FOURTH FLOORS

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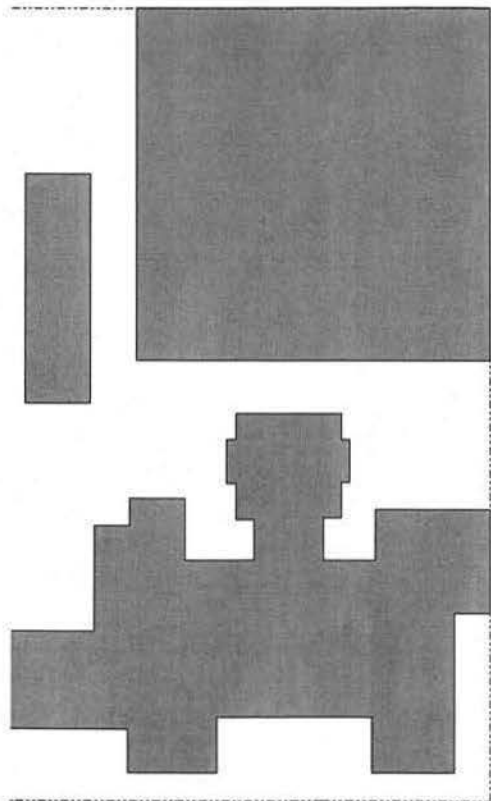
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A04

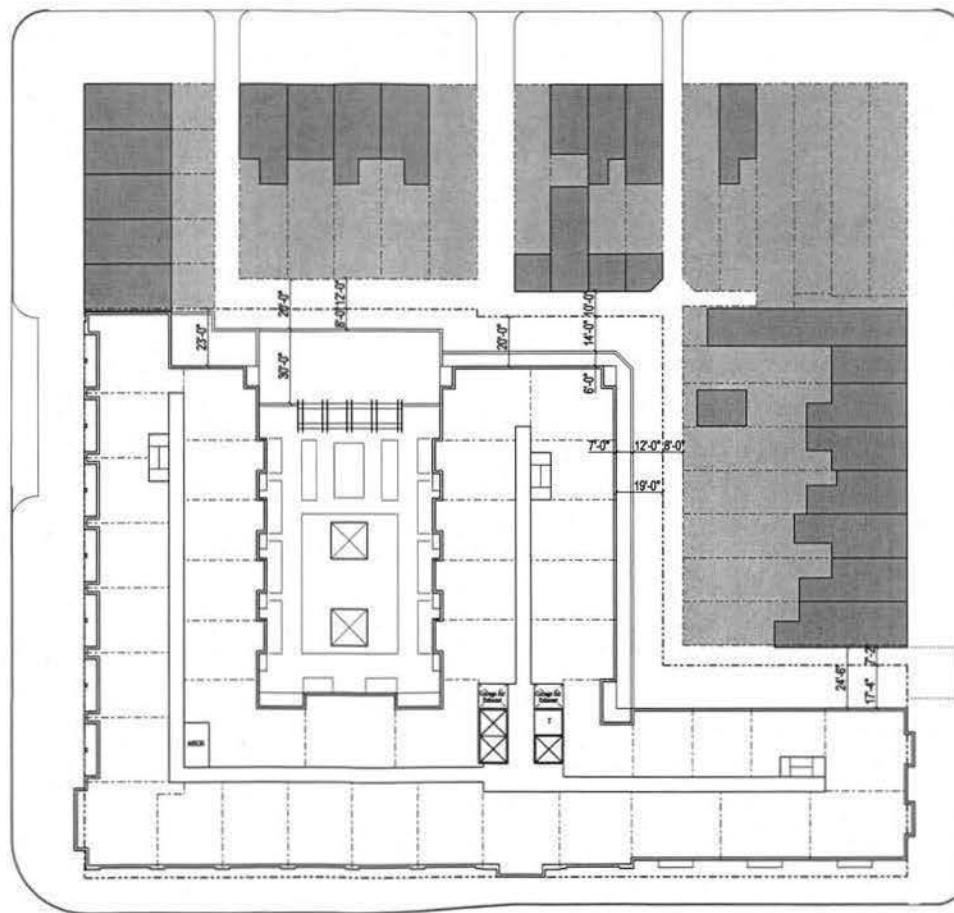
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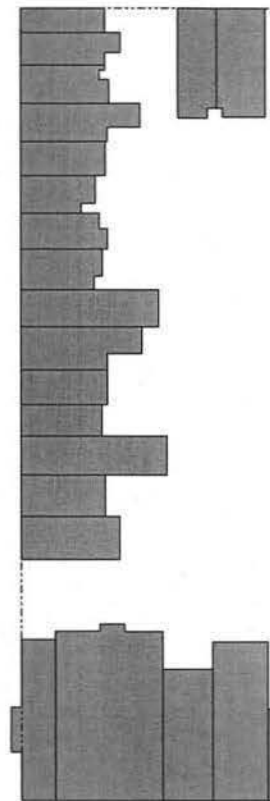


3RD STREET NE

I STREET NE



4TH STREET NE



NOTE:
FOR OVERALL BUILDING DIMENSIONS AND
PENTHOUSE SETBACKS SEE SHEET A08

Note: 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.

FIFTH FLOOR

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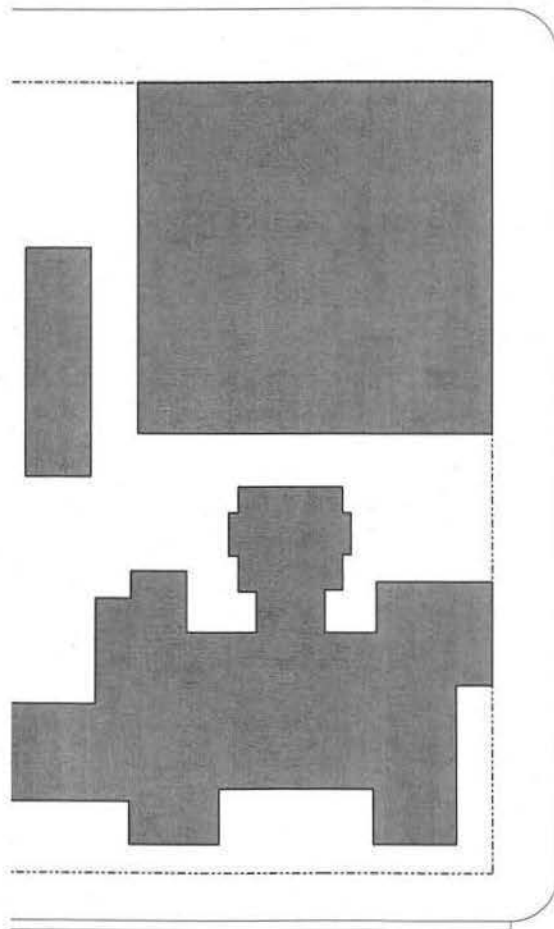
H STREET NE



A05

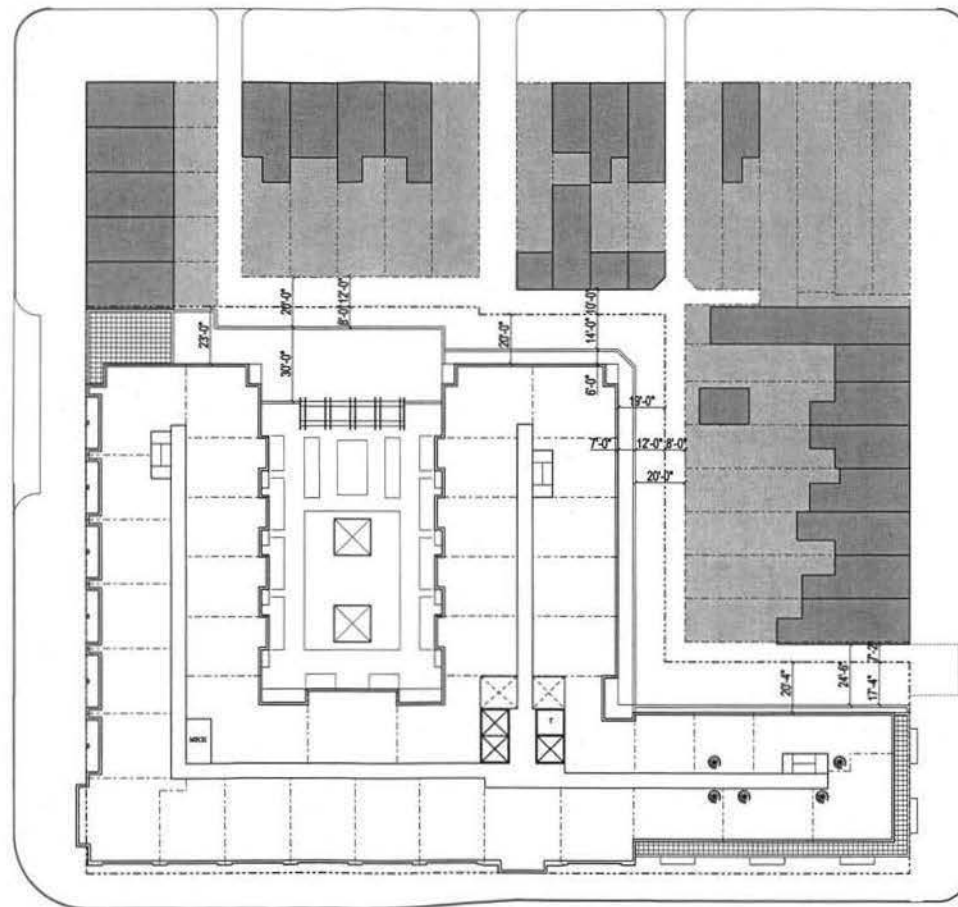
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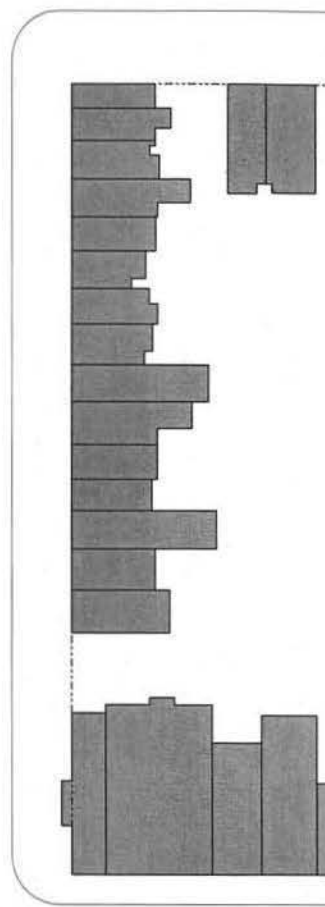
NOTE:
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PENTHOUSE SETBACKS SEE SHEET A06

3RD STREET NE



I STREET NE

4TH STREET NE



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H STREET NE

SIXTH FLOOR

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A06

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3RD AND H STREETS NE - SQUARE 776

3RD STREET NE

4TH STREET NE

H STREET NE

Note: 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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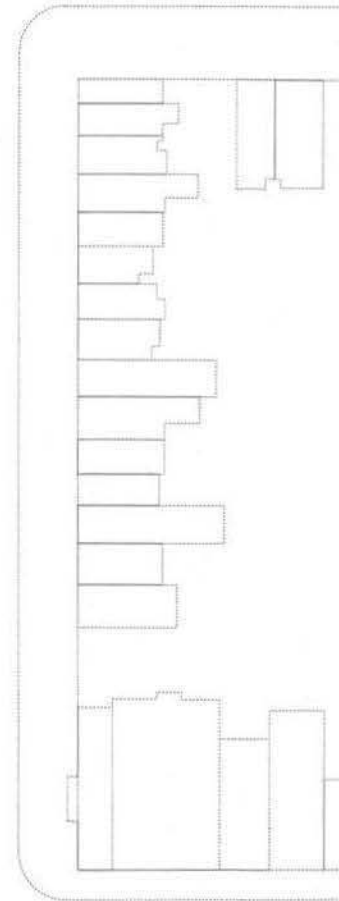
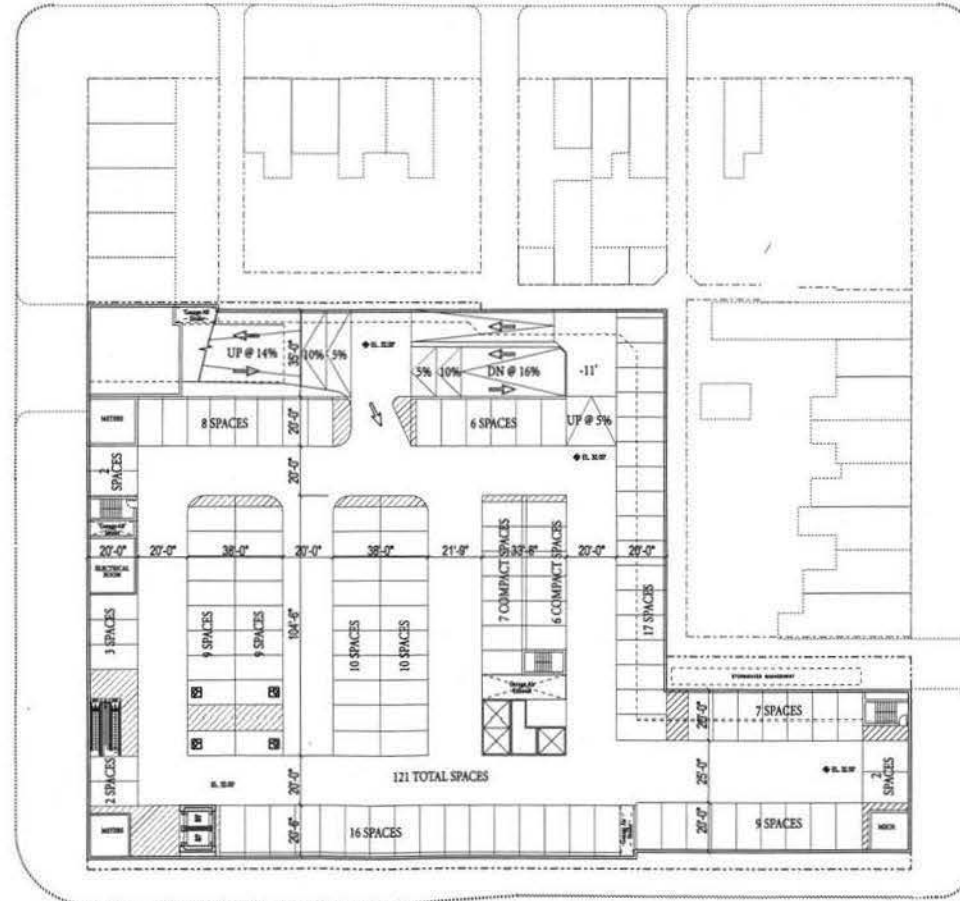
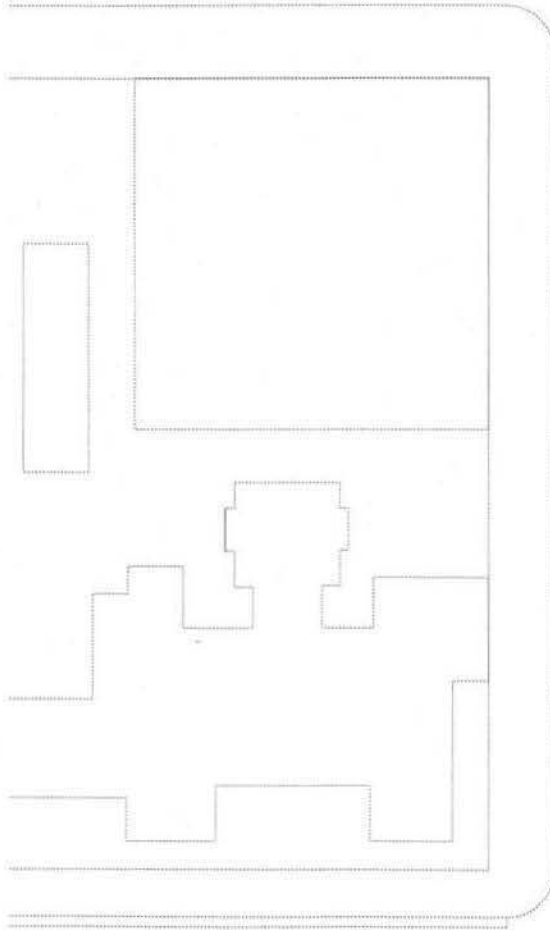
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3RD AND H STREETS NE - SQUARE 776

A07

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3RD AND H STREETS NE - SQUARE 776



PARKING TABULATION	
G1 (RETAIL)	121 SPACES
G2 (RESIDENTIAL)	119 SPACES
G3 (RESIDENTIAL)	135 SPACES
TOTAL	375 SPACES

NOTE:
ALL STANDARD SPACES MEASURE 9'-0" X 19'-0"
ALL COMPACT SPACES MEASURE 8'-0" X 16'-0"

RETAIL GARAGE LEVEL (G1)

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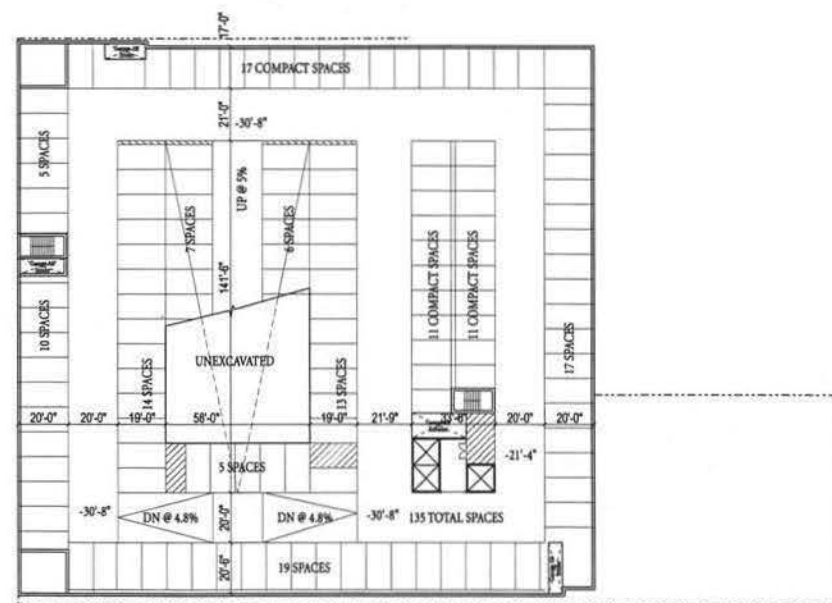
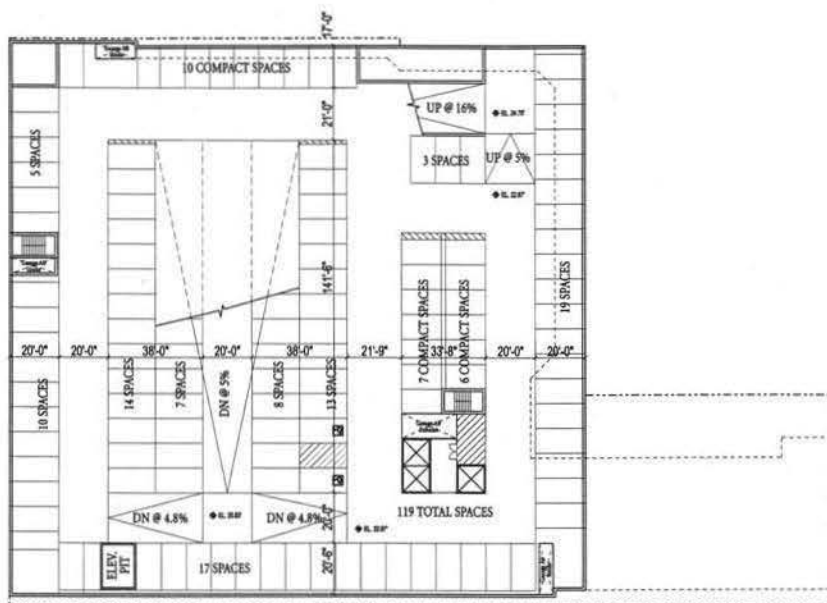
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A09

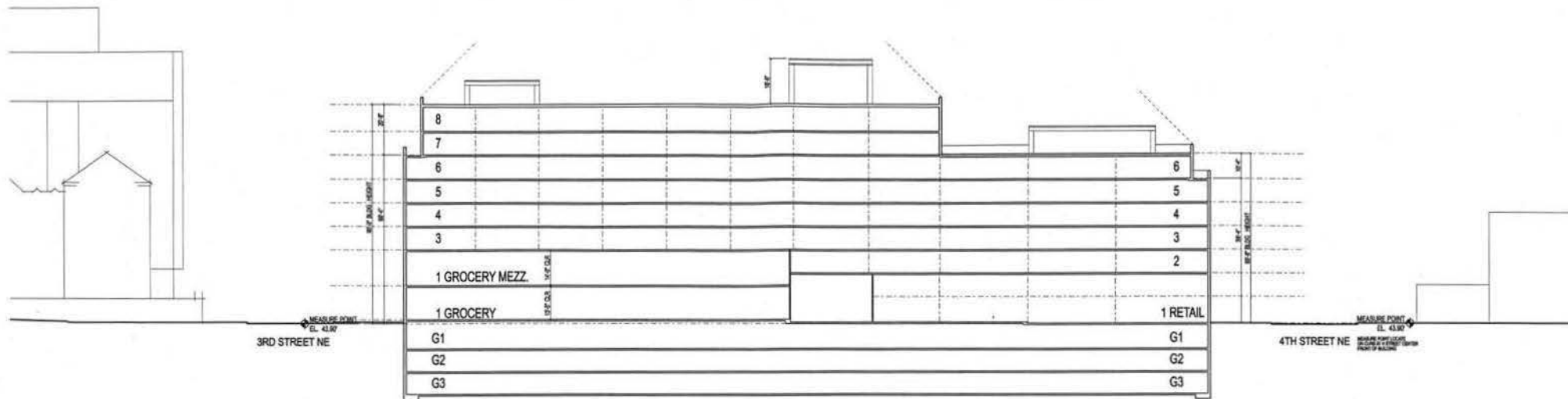
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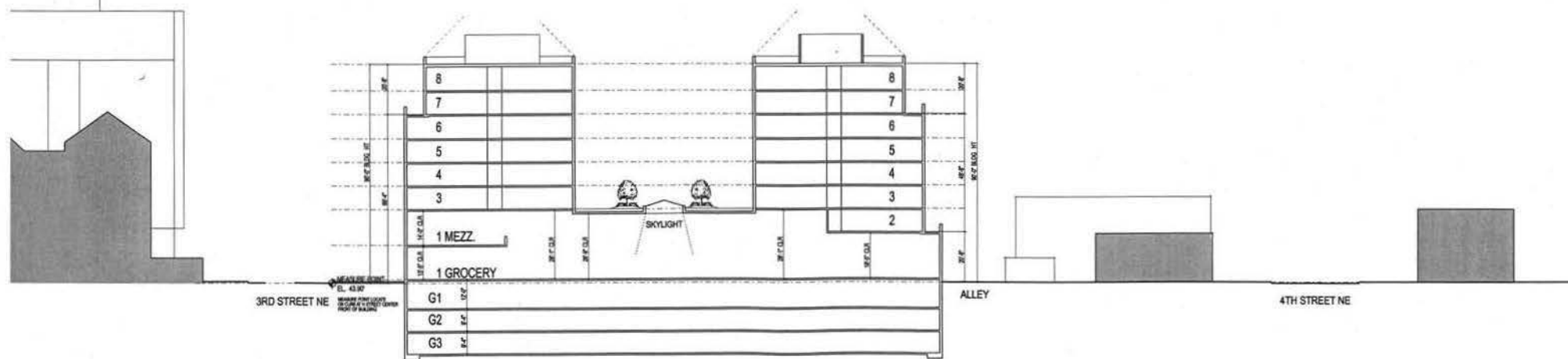


NOTE:
ALL STANDARD SPACES MEASURE 9'-0" X 19'-0"
ALL COMPACT SPACES MEASURE 8'-0" X 16'-0"





1 LONGITUDINAL SECTION 1



2 LONGITUDINAL SECTION 2

BUILDING SECTIONS

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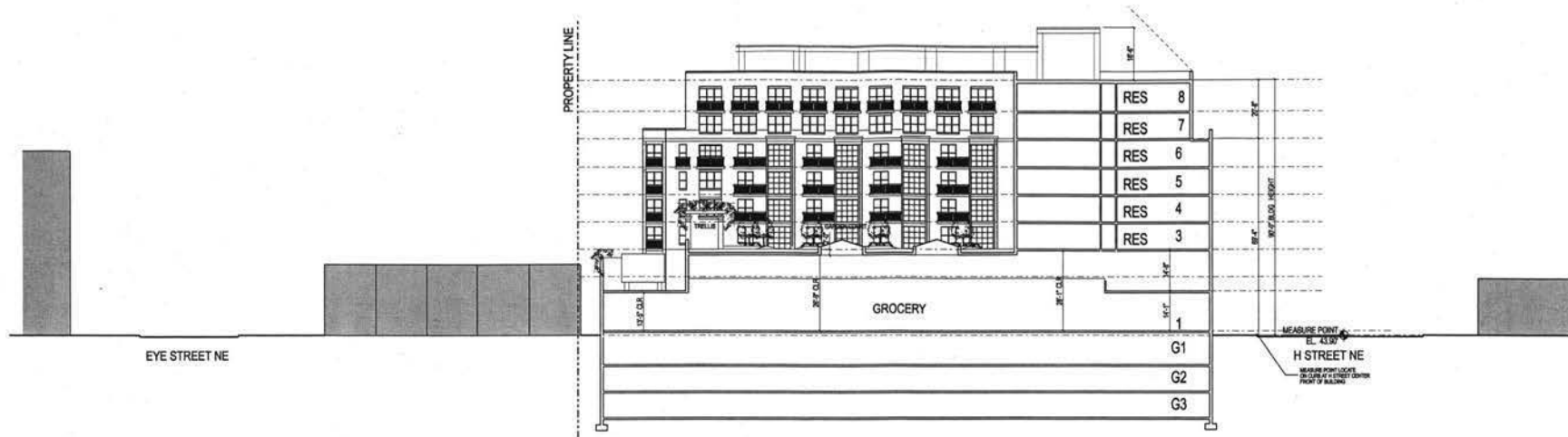
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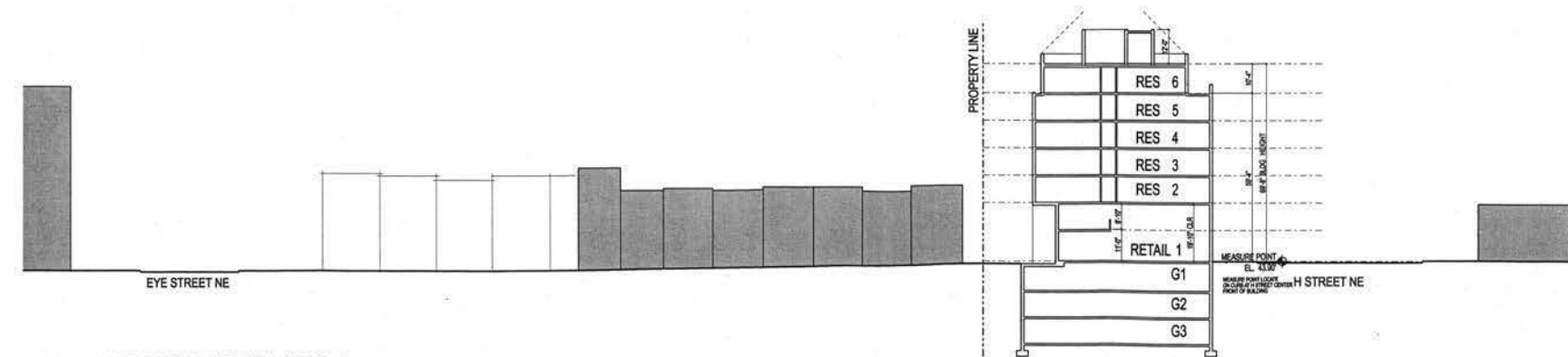
A11

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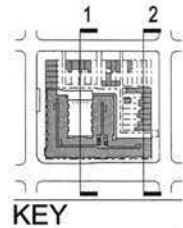
3RD AND H STREETS NE - SQUARE 776



1 TRANSVERSE SECTION 1



2 TRANSVERSE SECTION 2



BUILDING SECTIONS

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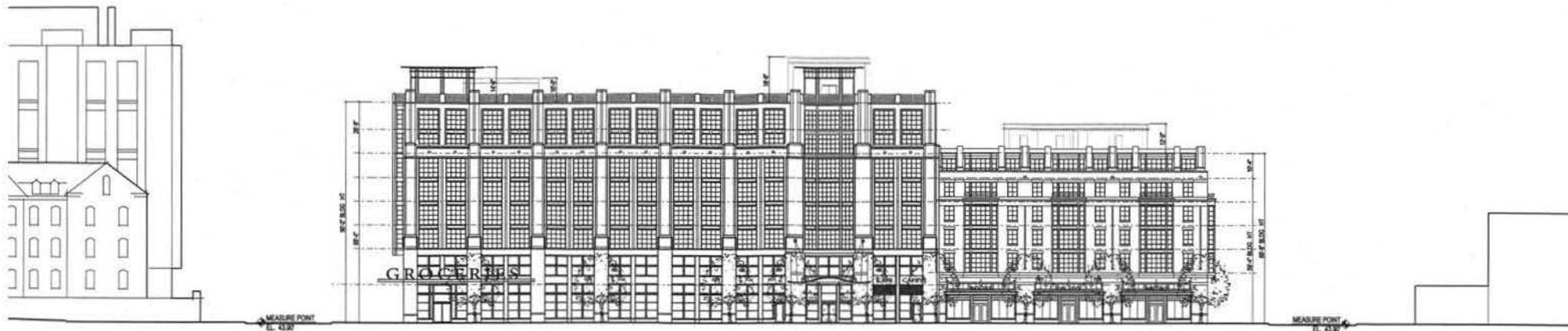
STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS, INC.



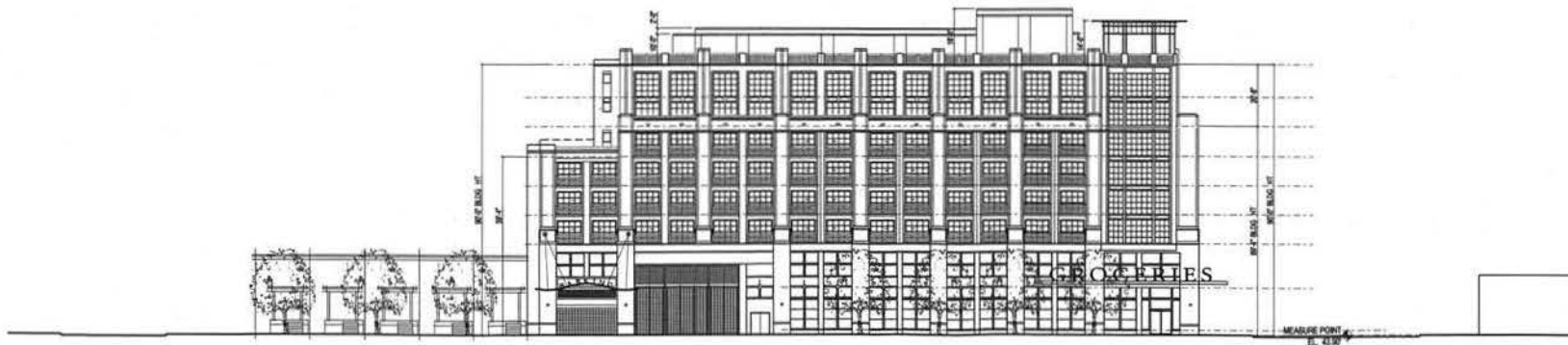
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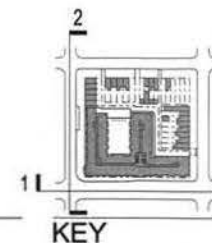
3RD AND H STREETS NE - SQUARE 776



① SOUTH ELEVATION (H STREET)



② WEST ELEVATION (3RD STREET)



BUILDING ELEVATIONS

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3RD AND H STREETS NE - SQUARE 776

A13

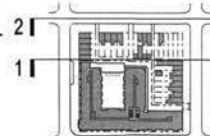
ISSUED: JANUARY 6, 2006



① NORTH ELEVATION FROM ALLEY



② NORTH ELEVATION FROM EYE STREET



KEY

BUILDING ELEVATIONS

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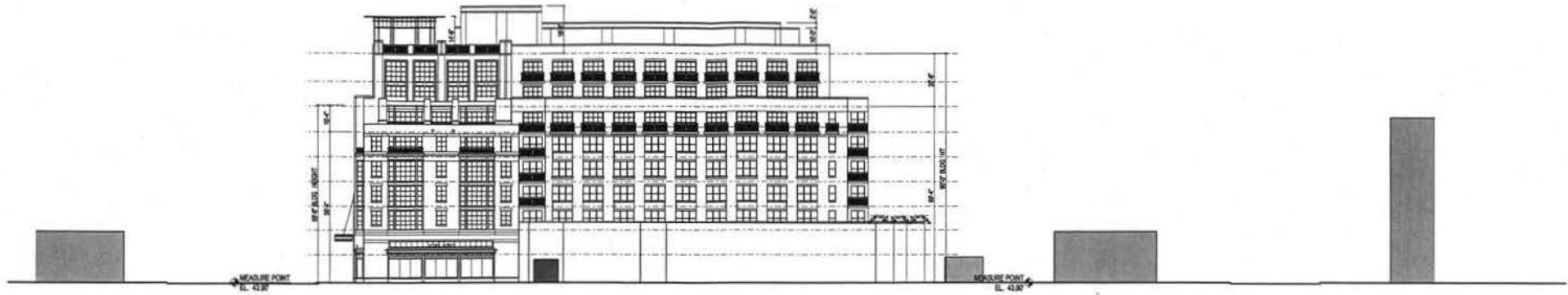
STUART INVESTMENT COMPANY
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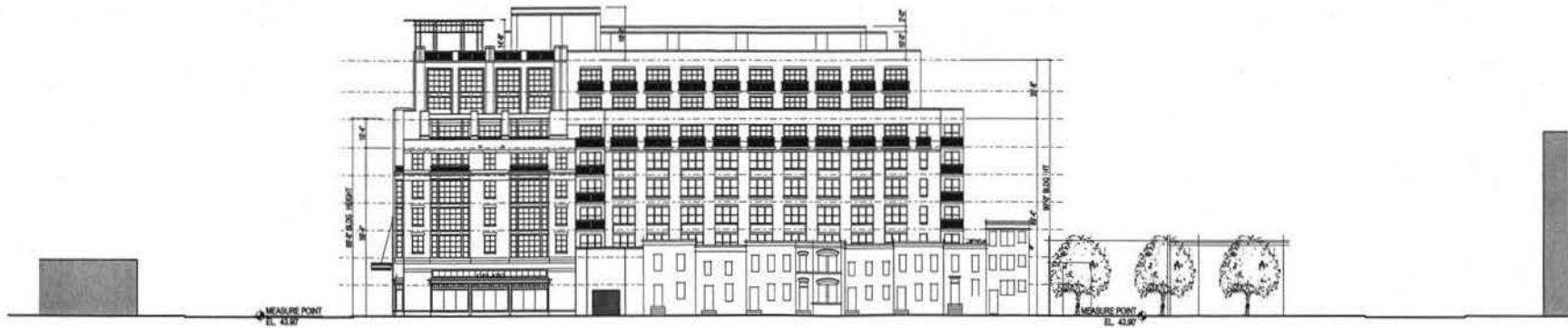
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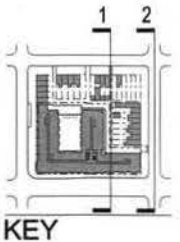
3RD AND H STREETS NE - SQUARE 776



① EAST ELEVATION FROM ALLEY



② EAST ELEVATION FROM 4TH STREET



BUILDING ELEVATIONS

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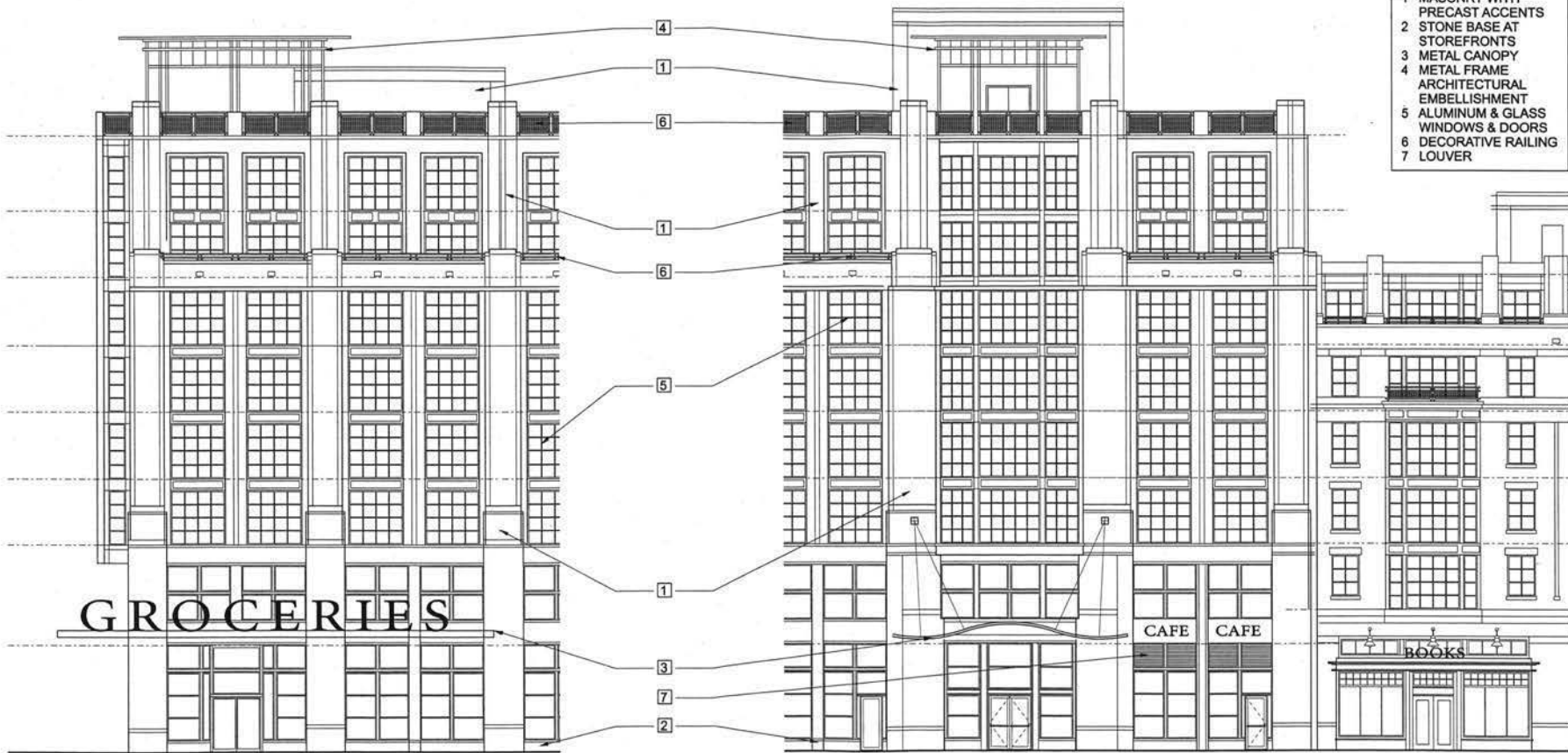
A15

ISSUED: JANUARY 6, 2006

3RD AND H STREETS NE - SQUARE 776

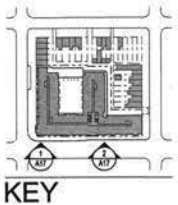
MATERIALS LEGEND

- 1 MASONRY WITH PRECAST ACCENTS
- 2 STONE BASE AT STOREFRONTS
- 3 METAL CANOPY
- 4 METAL FRAME ARCHITECTURAL EMBELLISHMENT
- 5 ALUMINUM & GLASS WINDOWS & DOORS
- 6 DECORATIVE RAILING
- 7 LOUVER



1 PARTIAL SOUTH ELEVATION
AT SW CORNER

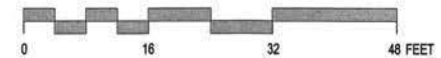
2 PARTIAL SOUTH ELEVATION
AT RESIDENTIAL ENTRY



ENLARGED PARTIAL ELEVATIONS

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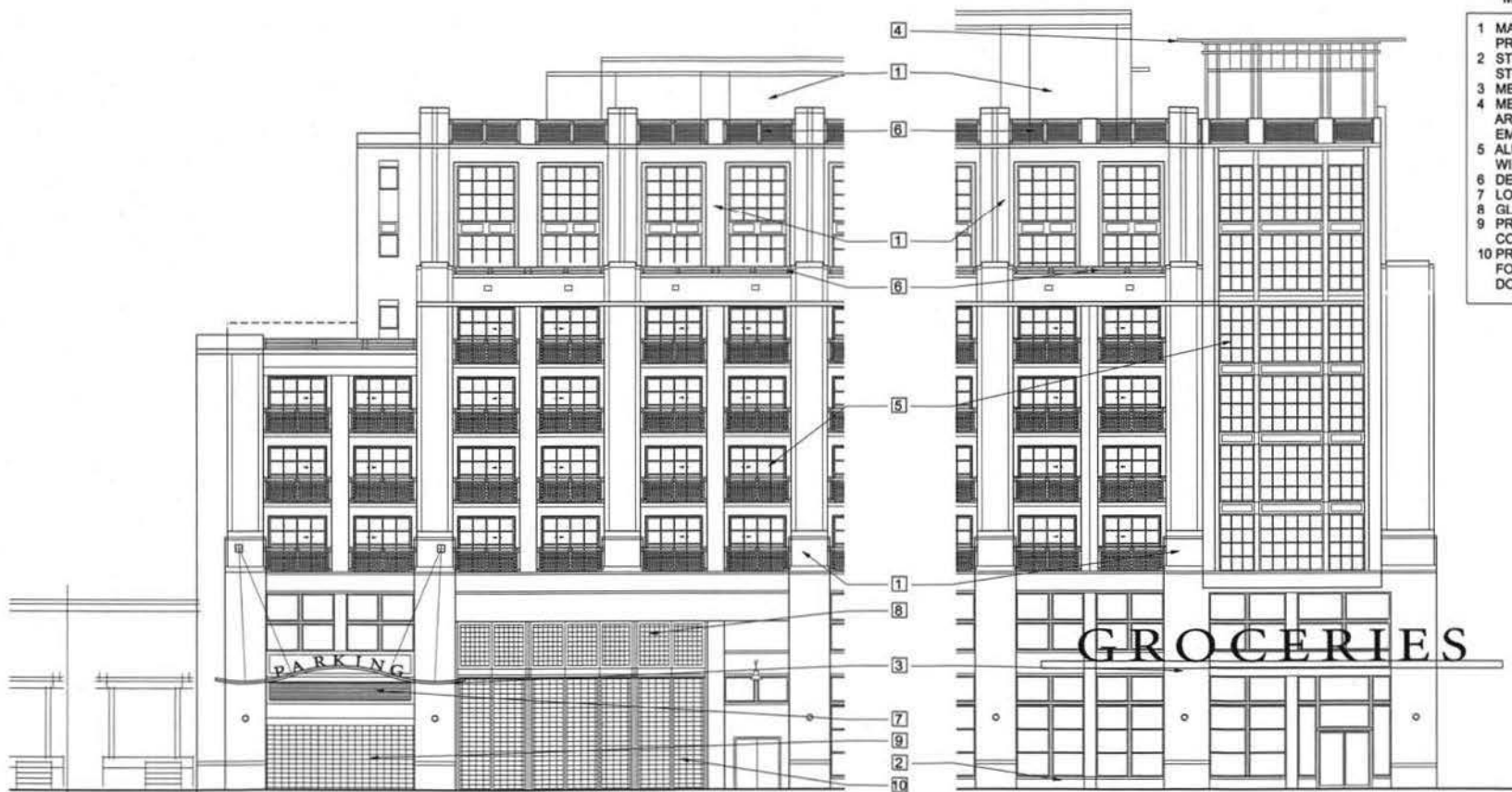
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3RD AND H STREETS NE - SQUARE 776

A16

ISSUED: JANUARY 6, 2006

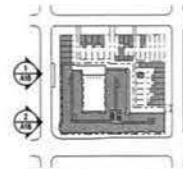


MATERIALS LEGEND

- 1 MASONRY WITH PRECAST ACCENTS
- 2 STONE BASE AT STOREFRONTS
- 3 METAL CANOPY
- 4 METAL FRAME ARCHITECTURAL EMBELLISHMENT
- 5 ALUMINUM & GLASS WINDOWS & DOORS
- 6 DECORATIVE RAILING
- 7 LOUVER
- 8 GLASS BLOCK
- 9 PREFINISHED ALUM. COILING DOOR
- 10 PREFINISHED ALUM. FOLDING SERVICE DOORS

1 PARTIAL WEST ELEVATION
AT NW CORNER

2 PARTIAL WEST ELEVATION
AT SW CORNER



KEY

ENLARGED PARTIAL ELEVATIONS

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STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS, INC.



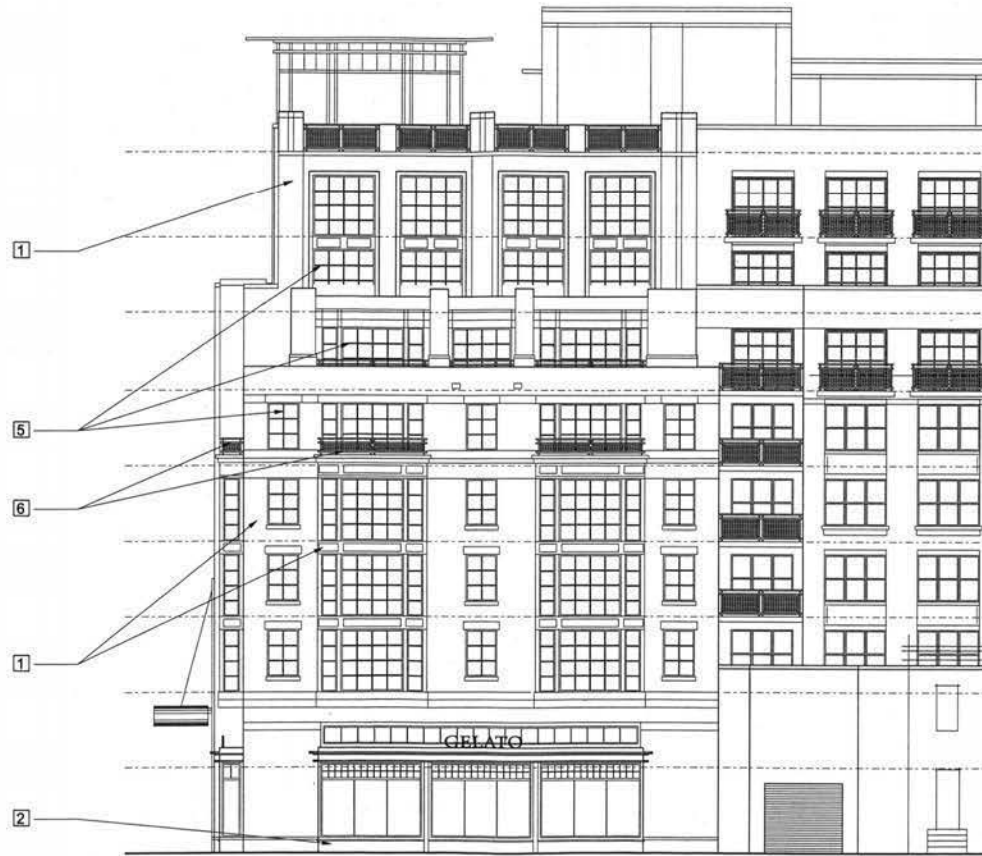
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ISSUED: JANUARY 6, 2006

3RD AND H STREETS NE - SQUARE 776

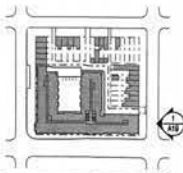
MATERIALS LEGEND

- 1 MASONRY WITH PRECAST ACCENTS
- 2 STONE BASE AT STOREFRONTS
- 3 METAL CANOPY
- 4 METAL FRAME ARCHITECTURAL EMBELLISHMENT
- 5 ALUMINUM & GLASS WINDOWS & DOORS
- 6 DECORATIVE RAILING
- 7 LOUVER



PARTIAL EAST ELEVATION
AT SE CORNER

1



KEY

ENLARGED PARTIAL ELEVATION

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STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS, INC.



A18

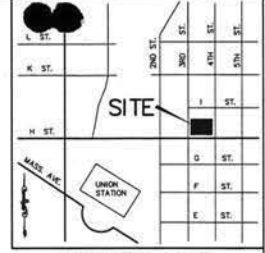
ISSUED: JANUARY 6, 2006

3RD AND H STREETS NE - SQUARE 776

3RD STREET, N.E.

H STREET, N.E.

4TH STREET, N.E.



VICINITY MAP
SCALE: 1" = 1000'

UTILITY NOTE

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE 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 COMPRISES 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 LOCATED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS LISTED BELOW ARE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILITY COMPANY	PLAN # / SHEET #
VERIZON	
3901 Convention Boulevard - 3rd Floor Bethesda, Maryland 20705	
DISTRICT CABLE VISION	
900 Michigan Avenue, NE Washington, DC 20007	NO REPLY AT THIS TIME
WASHINGTON GAS AND REPLACEMENT SECTION	
6801 Industrial Road Springfield, VA 22151	PLAN PROVIDED
MD WORLDWIDE	
2250 Lanesville Road Richmond, VA 23262	NO REPLY AT THIS TIME
PERCO	
1900 Pennsylvania Ave. Room 308 Washington, DC 20068	NO REPLY AT THIS TIME
WATER & SEWER PLANS - WASA	PLANS ACQUIRED FOR WATER AND SEWER SERVICE
AT&T	
11028 Pigeonboard Road Manassas, MD 21702	

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 CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.

NOTES:

- 1.) THE HORIZONTAL DATUM IS BASED ON PLAN FROM THE OFFICE OF THE SURVEYOR, DISTRICT OF COLUMBIA.
- 2.) THE SUBJECT PROPERTY IS LOCATED IN ZONE "C" (AREA OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 110001 0020 B, FOR THE DISTRICT OF COLUMBIA, WASHINGTON, DC, DATED NOVEMBER 15, 1985.
- 3.) THERE IS NO ON-SITE STRIPED PARKING SPACES.
- 4.) THE SUBJECT PROPERTY IS ZONED "C-2-A" PER MAP #11 OF THE DC ZONING OFFICE WEB PAGE. IN ORDER TO CERTIFY COMPLIANCE, CONTACT THE OFFICE OF ZONING AT 4411 4TH STREET, N.W. SUITE 200 SOUTH, WASHINGTON, DC. VMA, INC. OFFERS NO OPINION AS TO ZONING MATTERS RELATING TO THE SUBJECT PROPERTY.
- 5.) THE VERTICAL DATUM IS BASED ON THE FOLLOWING BENCHMARKS PROVIDED BY THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA:
MARK 10-10-101 - TOP N.W. CORNER OF 2ND PORCH STEP AT #115 K STREET - ELEV. 41.56
MAP NO. 10-101 - TOP OF W. END OF 2ND PORCH STEP AT #321 K STREET - 48.94

LEGEND

CONC. TELEVISION CONDUIT	CONC. CONCRETE
ELECTRICAL CONDUIT	C&G CURB AND GUTTER
EDGE OF PAVEMENT	B.L.C. BUILDING
FENCE LINE	STY. STORY
NATURAL GAS CONDUIT	TRY. ELECTRICAL TRANSFORMER
OVERHEAD WIRES	ASPH. ASPHALT
TELEPHONE/COMMUNICATIONS CONDUIT	ESMT. EASEMENT
PROPERTY LINES	RCP. REINFORCED CONCRETE PIPE
PUBLIC UTILITIES EASEMENTS	CMP CORRUGATED METAL PIPE
SANITARY SEWER CONDUIT	B.W. BUILDING RESTRICTION LINE
STORM DRAIN CONDUIT	R/W. RIGHT-OF-WAY
WATER CONDUIT	(M) MEASURED
RECORD INFORMATION	(V) VERTICAL
COMPUTED INFORMATION	E.F. EAST FACE OF BUILDING
SANITARY CLEANOUT	W.F. WEST FACE OF BUILDING
STORM DRAIN MANHOLE	TRAFFIC CONTROL BOX
ELECTRICAL JUNCTION BOX	TRAFFIC SIGNAL POLE
ELECTRICAL MANHOLE	TREE
FIRE DEPARTMENT CONNECTION	CABLE TELEVISION PEDESTAL
FIRE HYDRANT	UNKNOWN UTILITY MANHOLE
GAS MANHOLE	WATER METER
GUY POLE	WATER MANHOLE
LIGHT POLE	WATER VALVE
PHONE PEDESTAL	SIGN POST
PHONE MANHOLE	WOOD POST
UTILITY POLE	INLETS
SANITARY MANHOLE	CURB INLET



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300 H STREET NE
LOTS 9, 25 THRU 27, 29, 51 THRU 53,
800, 814 THRU 817 AND LOT 821
SQUARE 776
WASHINGTON, D.C.

EXISTING CONDITIONS
PLAN

VMA REVISIONS

PUD SUBMISSION
1-8-2008
DATE: JANUARY, 2008
DES. SC. DWL. CMM.
SCALE: 1"=20'
PROJECT/FILE NO.
1369
SHEET NO.
C-1

KT: 11000-1369 Vcode\terrestrial\1369\100.dwg 1/5/08 3:42:54 PM EST

3RD STREET, N.E.
80' WIDE

PUBLIC ALLEY

PROPOSED ALLEY
CLOSING AREA
5,661 SF.

PUBLIC ALLEY

TOTAL PROPOSED
SITE AREA
60,870 SF.

H STREET, N.E.
90' WIDE

4TH STREET, N.E.
80' WIDE



VICINITY MAP
SCALE: 1" = 1000'

EXISTING AREA TABULATION

LOT NUMBER	ADDRESS	LOT AREA (R)	(C)
9	316 H STREET, NE	1,359 SF	1,450 SF
25	323 I STREET, NE	1,020 SF	1,020 SF
26	319 I STREET, NE	1,020 SF	1,020 SF
27	317 I STREET, NE	980 SF	980 SF
29	H STREET, NE	785 SF	785 SF
31	322 H STREET, NE	2,854 SF	2,854 SF
32	328 H STREET, NE	1,524 SF	1,524 SF
33	306 H STREET, NE	35,844 SF	35,844 SF
300	328 H STREET, NE	1,488 SF	1,488 SF
814	H STREET, NE	80 SF	84 SF
815	H STREET, NE	660 SF	660 SF
816	H STREET, NE	785 SF	785 SF
817	H STREET, NE	700 SF	711 SF
821	322 H STREET, NE	6,036 SF	6,036 SF

NOTE: COMPUTED AREA OF LOTS USED FOR THE PROPOSED TABULATION

PROPOSED AREA TABULATION

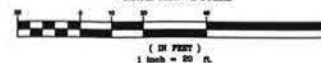
TOTAL AREA OF LOTS	55,209 SF. OR 1.26742 ACRES
PROPOSED ALLEY CLOSING AREA	5,661 SF. OR 0.12996 ACRES
TOTAL PROPOSED AREA OF SITE	60,870 SF. OR 1.39738 ACRES

NOTES:

- 1.) THE HORIZONTAL DATUM IS BASED ON PLAN FROM THE OFFICE OF THE SURVEYOR, DISTRICT OF COLUMBIA.
- 2.) THE SUBJECT PROPERTY IS LOCATED IN ZONE "C" (AREA OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 11000R 0202 & FOR THE DISTRICT OF COLUMBIA, WASHINGTON, DC, DATED NOVEMBER 15, 1985.
- 3.) THERE IS NO ON-SITE STRIPED PARKING SPACES.
- 4.) THE SUBJECT PROPERTY IS ZONED "C-1-A" PER MAP #11 OF THE DC ZONING OFFICE WEB PAGE. IN ORDER TO CERTIFY COMPLIANCE, CONTACT THE OFFICE OF ZONING AT 8411 4TH STREET, NW SUITE 300 SOUTH, WASHINGTON, DC. VIKI, INC. OFFERS NO OPINION AS TO ZONING MATTERS RELATING TO THE SUBJECT PROPERTY.
- 5.) THE VERTICAL DATUM IS BASED ON THE FOLLOWING BENCHMARKS PROVIDED BY THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA:
MAP NO. 10-101 - TOP OF N.W. CORNER OF 2ND PORCH STEP AT 815 H STREET - ELEV. 41.56
MAP NO. 10-101 - TOP OF N. END OF 2ND PORCH STEP AT 821 H STREET - 48.84



GRAPHIC SCALE



300 H STREET NE
LOTS 9, 25 THRU 27, 29, 51 THRU 53,
800, 814 THRU 817 AND LOT 821
SQUARE 776
WASHINGTON, D.C.

PROPOSED LOT AND
ALLEY CLOSING
PLAN

VIKI REVISIONS

DATE	1-8-2006
DATE	JANUARY 2006
DES.	SC
SCALE	1"=20'
PROJECT/FILE NO.	1369
SHEET NO.	C-2



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300 H STREET NE
LOTS 9, 25 THRU 27, 29, 51 THRU 53,
800, 814 THRU 817 AND LOT 821
SQUARE 776
WASHINGTON, D.C.

SITE PLAN

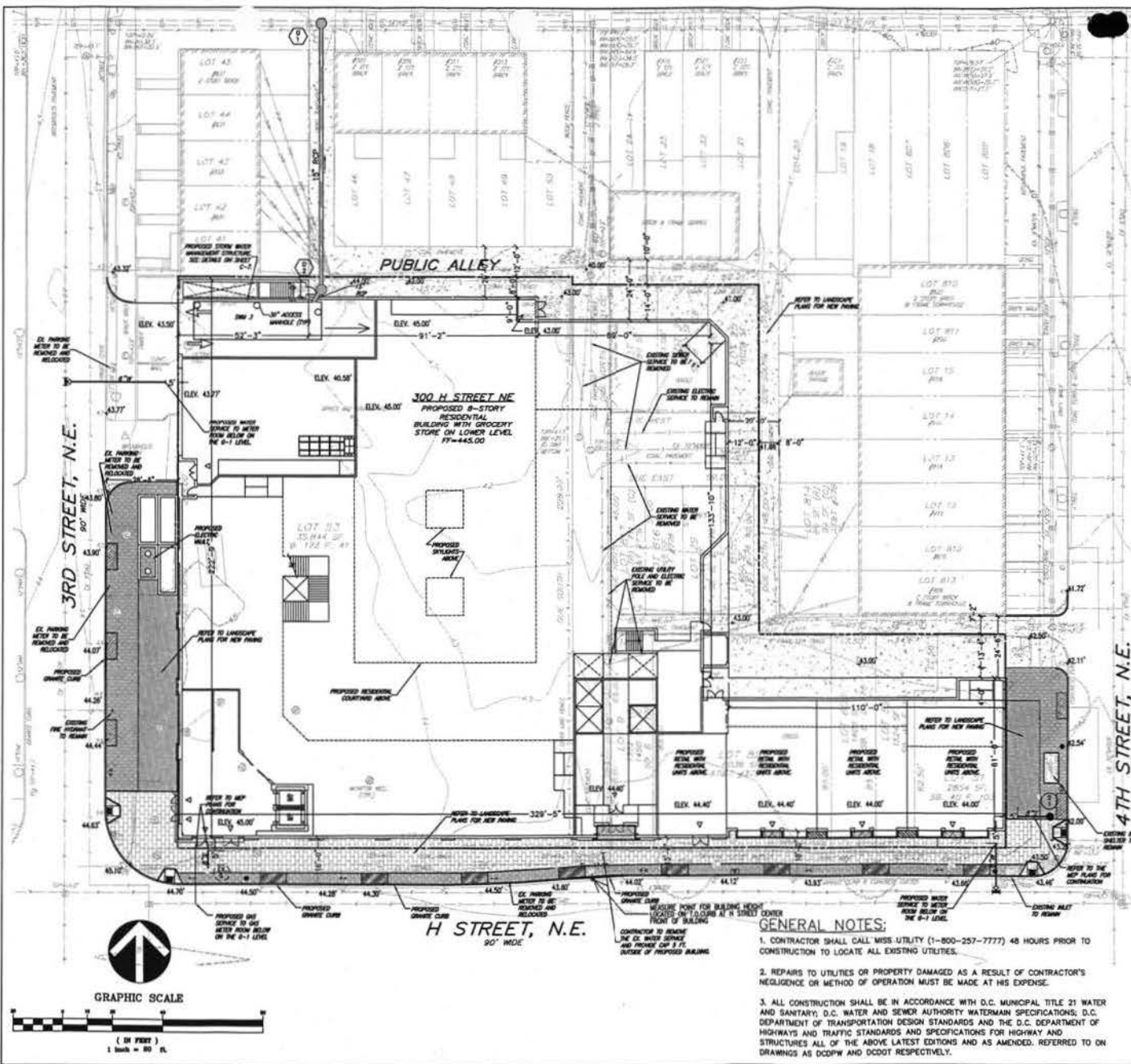
VIKA REVISIONS

PUD SUBMISSION		
1-6-2008		
DATE: JANUARY, 2008		
DES.	DWN.	
SC	CMN	
SCALE:	1"=20'	
PROJECT/FILE NO.		
1369		
SHEET NO.	C-3	



GRAPHIC SCALE





4. NO TRENCHES DUG BY CONTRACTOR ARE TO BE LEFT OPEN OVERNIGHT.
5. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC AND SHALL ENSURE SAFETY MEASURES ARE IN PLACE.
6. CONTRACTOR IS RESPONSIBLE FOR DEWATERING OF EXCAVATIONS AND SHALL NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS.
7. CONTRACTOR TO PREVENT EXCAVATED BOTTOMS AGAINST FREEZING.
8. CONTRACTOR SHALL REMOVE AND DISPOSE OF OFF-SITE EXISTING CONCRETE PAVEMENT, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS AND OTHER UNSUITABLE MATERIALS.
9. BACKFILL SOIL SHALL BE FREE OF CLAY, ROCK OR GRAVEL LARGER THAN 2" IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION AND OTHER DELETERIOUS WATER. BACKFILL AT NEW AND EXISTING UTILITIES SHALL MEET DOWNSA SPECIFICATION SECTION 02220.
10. CONTRACTOR SHALL PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND OPERATED TAMPERS.
11. CONTRACTOR TO COMPACT SOIL TO MINIMUM 95% MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557 FOR BOTH COHESIVE AND COHESIONLESS MATERIALS.
12. ALL WORK SHOWN ON THESE DRAWINGS SHALL BE NEW AND SHALL BE PROVIDED UNDER THIS CONTRACT UNLESS SPECIFICALLY MARKED "EXISTING", "EXIST", OR "EX." OR UNLESS SPECIFICALLY DEFINED BY SYMBOL TO BE EXISTING.
13. ALL CONSTRUCTION SHALL CONFORM TO CONTRACT PLANS AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF ALL APPLICABLE STANDARDS AND SPECIFICATIONS AS WELL AS REQUIRED METHODS OF CONSTRUCTION. ANY DEVIATIONS FROM THE PLANS AND SPECIFICATIONS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION.
14. ALL FINISHED GRADING AND SEEDING SHALL BE DONE IN A MANNER TO PRECLUDE THE PONDING OF THE WATER ON THE SITE, PARTICULARLY ADJACENT TO THE BUILDING OR STORM INLETS.
15. ALL DISTURBED AREAS SHALL BE SEEDING IN ACCORDANCE WITH SPECIFICATIONS.
16. THE STRUCTURE TOPS, FRAMES, AND COVERS ARE TO BE FINAL SET AFTER FINE GRADING AND SUBBASE CONSTRUCTION IS COMPLETE TO AVOID UNNECESSARY ADJUSTING.
17. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING TRUCKS AND/OR OTHER EQUIPMENT OF MUD PRIOR TO ENTERING EXISTING ROADS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN STREETS OF MUD AND/OR DUST TO TAKE WHATEVER MEASURES NECESSARY TO ENSURE THAT STREETS ARE KEPT IN A CLEAN AND DUST-FREE CONDITION AT ALL TIMES.
18. THE CONTRACTOR SHALL PROTECT THE HEALTH AND SAFETY OF EMPLOYEES, THE PUBLIC AND OTHER PERSONS. PREVENT DAMAGE TO PROPERTY, MATERIALS, SUPPLIES, AND EQUIPMENT; AND AVOID INTERRUPTING THE NORMAL OPERATION OF THE PUBLIC STREETS AND FIELD SCHOOL.
19. IF VIKIA, INC. IS NOT CONTRACTED TO PROVIDE CONSTRUCTION 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 SITE PLAN IN ADVANCE OF BEGINNING ANY LAYOUT WORK ASSOCIATED WITH THE SUBJECT PLANS.
20. UNDER DOWNSA 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, TAPS AND ABANDONMENT SERVICES WITHIN PUBLIC SPACE UNDER DOWNSA INSPECTION. DOWNSA IS NOT RESPONSIBLE FOR FINAL RESTORATION OF STREET AND SIDEWALK CUTS PERFORMED BY THESE DEVELOPERS.
21. NOTIFY DOWNSA ONE WEEK PRIOR TO START OF CONSTRUCTION (UTILITY INSPECTION SECTION AT 202-787-2377, WATER SERVICES AT 202-612-3400 OR 3460, AND SEWER SERVICES AT 202-264-3824 OR 3823).
22. DEVELOPERS, CONTRACTORS AND PLUMBERS MUST SUBMIT FINAL CONSTRUCTION AS-BUILT INFORMATION TO THE APPROPRIATE DOWNSA INSPECTOR(S) 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.
23. ONCE THE WASA INSPECTOR APPROVES THE AS-BUILT, A COPY MUST BE SUBMITTED TO THE DOCUMENTS AND PERMITS OFFICE AT ROOM 203 AND THE WATER AND SEWER SERVICES SECTION AT 5000 OVERLOOK AVE., S.W., 5th FLOOR.

GENERAL NOTES:

1. CONTRACTOR SHALL CALL MISS UTILITY (1-800-257-7777) 48 HOURS PRIOR TO CONSTRUCTION TO LOCATE ALL EXISTING UTILITIES.
2. REPAIRS TO UTILITIES OR PROPERTY DAMAGED AS A RESULT OF CONTRACTOR'S NEGLIGENCE OR METHOD OF OPERATION MUST BE MADE AT HIS EXPENSE.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH D.C. MUNICIPAL TITLE 21 WATER AND SANITARY; D.C. WATER AND SEWER AUTHORITY WATERMAIN SPECIFICATIONS; D.C. DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS AND THE D.C. DEPARTMENT OF HIGHWAYS AND TRAFFIC STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURES ALL OF THE ABOVE LATEST EDITIONS AND AS AMENDED. REFERRED TO ON DRAWINGS AS DCDPW AND DCDOT RESPECTIVELY.

300 H STREET, N.E.

LOTS 9, 25 THRU 27, 29, 51 THRU 53, 800, 814 THRU 817 AND LOT 821 SQUARE 776

WASHINGTON, D.C.

GRADING AND UTILITY PLAN

VIKA REVISIONS

NO.	DATE	DESCRIPTION
1	1-8-2008	ISSUED FOR PERMIT
2	1-8-2008	ISSUED FOR PERMIT
3	1-8-2008	ISSUED FOR PERMIT
4	1-8-2008	ISSUED FOR PERMIT
5	1-8-2008	ISSUED FOR PERMIT
6	1-8-2008	ISSUED FOR PERMIT
7	1-8-2008	ISSUED FOR PERMIT
8	1-8-2008	ISSUED FOR PERMIT
9	1-8-2008	ISSUED FOR PERMIT
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13	1-8-2008	ISSUED FOR PERMIT
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15	1-8-2008	ISSUED FOR PERMIT
16	1-8-2008	ISSUED FOR PERMIT
17	1-8-2008	ISSUED FOR PERMIT
18	1-8-2008	ISSUED FOR PERMIT
19	1-8-2008	ISSUED FOR PERMIT
20	1-8-2008	ISSUED FOR PERMIT
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22	1-8-2008	ISSUED FOR PERMIT
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33	1-8-2008	ISSUED FOR PERMIT
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35	1-8-2008	ISSUED FOR PERMIT
36	1-8-2008	ISSUED FOR PERMIT
37	1-8-2008	ISSUED FOR PERMIT
38	1-8-2008	ISSUED FOR PERMIT
39	1-8-2008	ISSUED FOR PERMIT
40	1-8-2008	ISSUED FOR PERMIT
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100	1-8-2008	ISSUED FOR PERMIT

VIKA

VIKA INC. 1100 15TH STREET, N.W. WASHINGTON, D.C. 20005

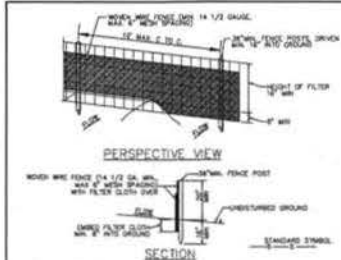
TEL: 202-787-2377 FAX: 202-787-2377

WWW.VIKIAINC.COM

SCALE: 1"=20'

PROJECT/FILE NO. 1369

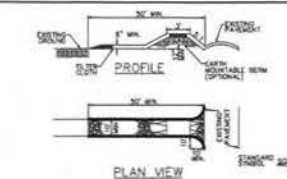
SHEET NO. C-4



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WHEN WIRE FENCE IS PLACED SECURELY TO FENCE POST WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WIRE WIRE FENCE WITH 1/2 IN. DIA. WIRE TIES OR STAPLES.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJACENT EACH OTHER THEY SHALL BE OVERLAPPED BY 24 INCHES AND FASTENED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGE" DEVELOPS IN THE SILT FENCE.

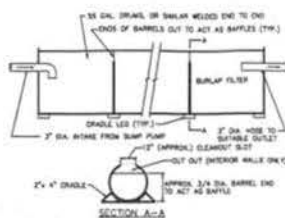
1
6
FABRICATED SILT FENCE
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - 1/2" TO 1" STONE OR EQUIVALENT ON RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 5' (EXCEPT ON RESIDENCE LOT WHERE A 30' FOOT MINIMUM LENGTH WOULD APPLY).
3. WIDTH - NOT LESS THAN 12" (EXCEPT ON RESIDENCE LOT WHERE A 30' FOOT MINIMUM LENGTH WOULD APPLY).
4. FILTER CLOTH - 1/2" DIA. WIRE TIES OR STAPLES.
5. FILTER CLOTH - 1/2" DIA. WIRE TIES OR STAPLES.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DRAINED TOWARD CONSTRUCTION ENTRANCE SHALL BE FILTERED THROUGH THE ENTRANCE.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOWS OF SEDIMENT ONTO DISTRICT OF COLUMBIA ROADS.
8. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOWS OF SEDIMENT ONTO DISTRICT OF COLUMBIA ROADS.
9. PERIODIC INSPECTION AND REPAIRS SHALL BE PERFORMED AS NEEDED.

2
6
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



NOTES:

1. CLEAN OUT THE SEDIMENT TANK WHEN ONE THIRD (1/3) FILLED WITH SOIL.
2. STEEL SHAKES ARE USED AS AN EXAMPLE BUT TO THEIR BEST AVAILABILITY ANY TANK MAY BE USED PROVIDED THAT THE VOLUME IS CORRESPONDING TO THE PUMP DISCHARGE (E.G. 1" DIA. TANK WITH 1/2" DIA. PUMP DISCHARGE).
3. ALL SEDIMENT COLLECTED IN THE TANK SHALL BE DEPOSITED BY A METHOD APPROVED BY THE DISTRICT.

3
6
PORTABLE SEDIMENT TANK DETAIL
NOT TO SCALE

STANDARDS AND SPECS FOR VEHICLE WASH AREA

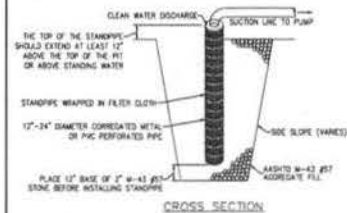
DEFINITION: AN ON-SITE AREA WHERE TIRES AND UNDER CARPAVE OF A VEHICLE CAN BE WASHED.

CONDITION WHERE PRACTICE APPLIES: THE VEHICLE WASH AREA SHALL BE LOCATED IN THE AREA WHERE VEHICLES CAN ENTER INTO UNPAVED SURFACES.

DESIGN CRITERIA: THE "VEHICLE WASH AREA" SHALL BE PROVIDED ON-SITE. THE AREA MUST BE CONSTRUCTED OF CURBED OR UNPAVED HAND PORTS MATERIAL. A WASHING WATER HOSE MUST BE LOCATED IN THE AREA DURING ALL CONSTRUCTION ACTIVITIES.

MAINTENANCE: SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO DISCHARGE INTO THE NATIONAL HIGHWAY SYSTEM. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH TURF, GRASS, AND OTHER VEGETATION.

4
6
VEHICLE WASH AREA
NOT TO SCALE



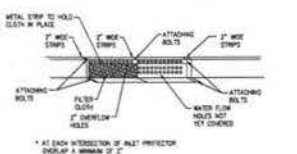
CONSTRUCTION SPECIFICATIONS FOR SUMP PIT

1. PIT DIMENSIONS ARE VARIABLE.
2. THE STANDPIT SHOULD BE CONSTRUCTED BY PERFORMING A 12" TO 24" DIAMETER CONCRETE OR PVC PIPE. THE PERFORMANCES SHALL BE 1/2" DIA. SLOTS OR 1" DIA. SLOTS.
3. A BASE OF 1" AGGREGATE SHOULD BE PLACED IN THE PIT TO A DEPTH OF 12". AFTER INSTALLING THE STANDPIT, THE PIT SURROUNDING THE STANDPIT SHOULD THEN BE BACKFILLED WITH 1" AGGREGATE.
4. THE STANDPIT SHOULD EXTEND 12" TO 18" ABOVE THE TOP OF THE PIT.
5. IF BACKFILL WILL BE PLACED DIRECTLY TO A DRAINAGE SYSTEM, THE STANDPIT SHOULD BE REMOVED WITH FILTER CLOTH BEFORE INSTALLATION.

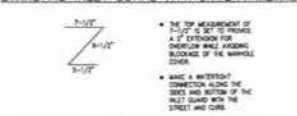
NOTES:

1. SUMP PITS ARE CONSTRUCTED WHEN WATER COLLECTS DURING THE EXCAVATION PHASE OF CONSTRUCTION. THIS PRACTICE IS PARTICULARLY USEFUL IN URBAN AREAS DURING EXCAVATION FOR BUILDING FOUNDATIONS. SUMP PITS MAY ALSO BE USED TO REMOVE SEDIMENT BASINS.
2. IF DESIRED 1/4" TO 1/2" HARDWARE CLOTH (WIRE) MAY BE PLACED AROUND THE STANDPIT, PRIOR TO ATTACHING THE FILTER CLOTH. THIS WILL INCREASE THE RATE OF WATER SEIZURE INTO THE PIPES.

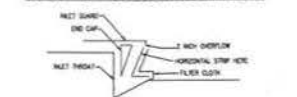
5
6
SUMP PIT
NOT TO SCALE



STANDARD INLET GUARD ATTACHMENT METHOD

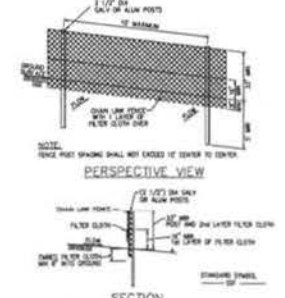


STANDARD INLET GUARD DIMENSIONS



STANDARD INLET GUARD CROSS SECTION

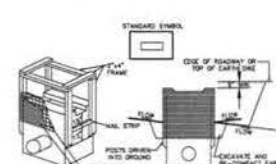
6
6
AT GRADE INLET GUARD
NOT TO SCALE



FENCING

1. THE PILES DO NOT NEED TO BE SET IN CONCRETE.
2. CHAIN LINK FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
3. FILTER CLOTH SHALL BE FASTENED SECURELY TO CHAIN LINK FENCE WITH 1/2" DIA. WIRE TIES OR STAPLES.
4. FILTER CLOTH SHALL BE OVERLAPPED A MINIMUM OF 24" WITH THE GROUND.
5. WHEN TWO SECTIONS OF 1/2" DIA. WIRE TIES OR STAPLES, THEY SHALL BE OVERLAPPED BY 24" WITH THE GROUND.
6. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGE" DEVELOPS IN THE SILT FENCE.

7
6
SUPER SILT FENCE
NOT TO SCALE



SWALE INLET PROTECTION CONSTRUCTION SPECIFICATIONS

1. MATERIALS:
 - a. WOOD FRAME IS TO BE CONSTRUCTED OF 2" DIA. CONSTRUCTION GRADE LUMBER.
 - b. WIRE MUST BE 1/2" DIA. GALVANIZED STEEL OR EQUIVALENT.
 - c. FILTER CLOTH MUST BE 1/2" DIA. GALVANIZED STEEL OR EQUIVALENT.
 - d. STONE IS TO BE 1/2" TO 1" DIA. GALVANIZED STEEL OR EQUIVALENT.
2. A FRAME, INCLUDING THE 1/2" DIA. GALVANIZED STEEL OR EQUIVALENT, SHALL BE CONSTRUCTED TO A DEPTH OF 12" BELOW THE GROUND SURFACE.
3. THE FRAME SHALL BE CONSTRUCTED OF 2" DIA. GALVANIZED STEEL OR EQUIVALENT.
4. THE FRAME SHALL BE CONSTRUCTED OF 2" DIA. GALVANIZED STEEL OR EQUIVALENT.
5. THE FRAME SHALL BE CONSTRUCTED OF 2" DIA. GALVANIZED STEEL OR EQUIVALENT.
6. THE FRAME SHALL BE CONSTRUCTED OF 2" DIA. GALVANIZED STEEL OR EQUIVALENT.

8
6
INLET PROTECTION
NOT TO SCALE

SOO ESTABLISHMENT (VEGETATIVE STABILIZATION)

To prevent bare cover or disturbed areas which will be maintained with equipment (2:1 year or better).

1. General Specifications

1. Grass of Turfgrass seed shall be Maryland or Virginia State Certified, or Maryland or Virginia State approved seed.
2. Seed shall be machine cut at a uniform thickness of 3/4", plus or minus 1/4", at the time of sowing. Measurement for thickness shall exclude top growth and stubble.
3. Standard size portions of seed shall be strong enough to support their own weight and retain their size and shape when subjected vertically with a 100-grain on the lower 10 percent of the portion.
4. Individual pieces of seed shall be cut to the appropriate width and length, maximum thickness measured from sowing surface and vertical shall be 5 percent. Standard seeds and test or variety shall be 10 percent.
5. Seed shall not be subjected to contamination when moisture content (necessary dry or wet) may adversely affect its survival.
6. Seed shall be transported, delivered and installed within a period of 24 hours. Seed not transported within this period shall be inspected and approved prior to its installation.
7. Seed labels shall be made available to the job foreman and inspector.

2. Seed Installation

1. During periods of excessively high temperature the seed will be lightly irrigated immediately prior to sowing the seed.
2. The first row of seed shall be laid in a straight line with subsequent rows spaced parallel to and slightly angled against each other. (Later rows shall be staggered to promote more uniform growth and strength. Care shall not be taken to overwater or overfertilize and that all areas are fully light in order to prevent water stress which would cause or bring on the roots.
3. On steep slopes where erosion may be a problem, and shall be laid with the seed being parallel to the contour and with staggered rows. Secure the seed by tamping, stepping or pegging or other approved methods.
4. As seeding is completed in any one section, the entire area shall be rolled or tamped to ensure good contact of seeds with soil surface. Seed shall be watered immediately after rolling or tamping until the underside of the seed and soil are fully moist and the seed thoroughly wet. The operations of rolling, tamping and irrigating for any piece of seed shall be completed within 24 hours.

3. Seed Maintenance

1. In the absence of adequate rainfall watering shall be performed only or as often as necessary during the first year and in sufficient quantity to maintain moist soil to a depth of 4". Watering should be done during the heat of the day to prevent drying.
2. After the first week, and shall be watered as necessary to maintain adequate moisture and prevent desiccation.
3. First mowing should not be attempted until and is being watered. No more than 1/3 of the grass shall be removed by the mowing cutting, or subsequent cutting. Grass height shall be maintained between 2" and 3" unless otherwise specified.

VIKA REVISIONS

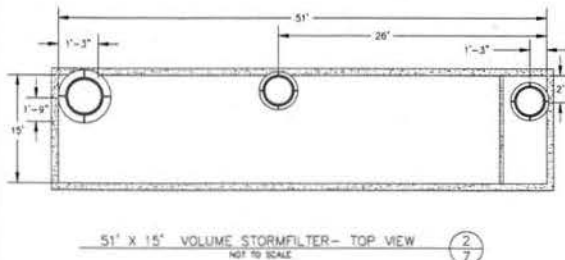
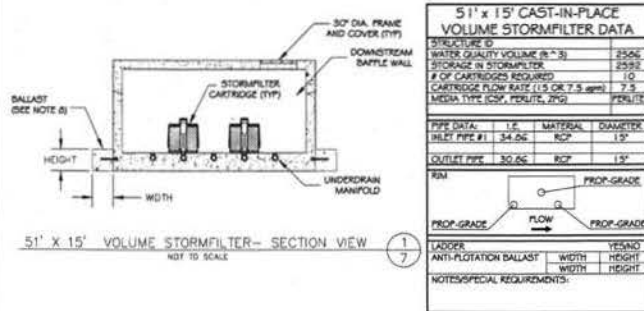
NO.	DATE	DESCRIPTION
1	03/05/06	03/05/06

300 H STREET, NE
LOTS 9, 25 THRU 27, 29, 31 THRU 33
SEDIMENT EROSION CONTROL
NOTES AND DETAILS

VIKA
DESIGNER: J. L. LAMBERT
CHECKER: J. L. LAMBERT
DATE: 03/05/06

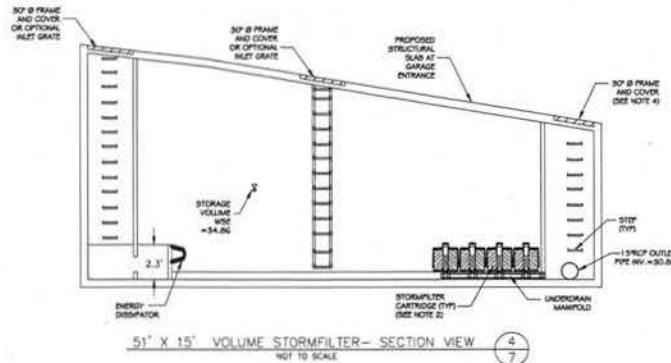
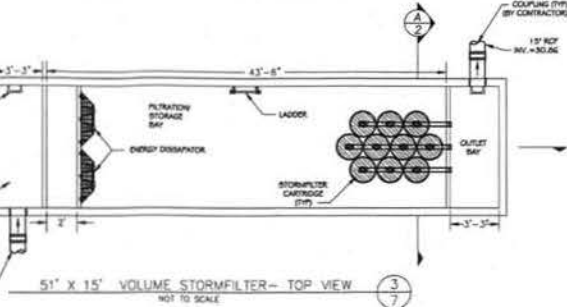
GENERAL NOTES

- VOLUME STORMFILTER BY STORMWATER MANAGEMENT INC. (SMI), PORTLAND, OREGON (503) 548-4667.
- FILTER CARTRIDGES TO BE SIPHON-ACTUATED AND SELF-CLEANING. STANDARD DETAILS DRAWING SHOWS MAXIMUM NUMBER OF CARTRIDGES. ACTUAL NUMBER REQUIRED TO BE SPECIFIED ON SITE PLANS OR IN DATA TABLE BELOW.
- STORMFILTER VAULT TO BE CONSTRUCTED IN ACCORDANCE WITH ASTM C657 AND C658. DETAIL DRAWING REFLECTS DESIGN INTENT ONLY. ACTUAL DIMENSIONS AND CONFIGURATION OF STRUCTURE WILL BE SHOWN ON PRODUCTION SHOP DRAWINGS.
- STRUCTURE AND ACCESS COVERS TO MEET ADOPTED H-30 LOAD RATING.
- VOLUME STORMFILTER REQUIRES 2.0 FEET OF DROP FROM INLET TO OUTLET. IF LESS DROP IS AVAILABLE, CONTACT SMI.
- INLET AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR. STORMFILTER VAULT EQUIPPED WITH CAST-IN-ROOST CONNECTIONS AT INLET AND OUTLET LOCATIONS FOR WATER-TIGHT CONNECTIONS.
- PROVIDE MINIMUM CLEARANCE FOR MAINTENANCE ACCESS. IF A SHOULDER SYSTEM IS REQUIRED, CONTACT SMI FOR OTHER OPTIONS.
- ANTI-FLOTATION BALLAST TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR, IF REQUIRED. BALLAST TO BE SET ALONG ENTIRE LENGTH OF BOTH SIDES OF THE STRUCTURE.
- ALL STORMFILTERS REQUIRE REGULAR MAINTENANCE. REFER TO OPERATION AND MAINTENANCE GUIDELINES FOR MORE INFORMATION.



STRUCTURE SCHEDULE

NO.	TYPE	REVISED
SM-2	STORM FILTER	SEE DETAIL SHEET
01	STORM DRAIN MANHOLE	DC RASA 5-20-11
02	STORM DRAIN MANHOLE	DC RASA 5-20-11
03	SEWER MANHOLE	DC RASA 5-20-11



STORMWATER MANAGEMENT COMPUTATIONS

Existing Conditions		Proposed Conditions	
Total Site Area	80675 SF 1.83 ACRES	Total Site Area	80675 SF 1.83 ACRES
Permeable	1.17	Permeable	5.90
Impermeable	8.12	Impermeable	7.40
Total	8.89	Total	1.28
C _u	0.38	C _u	0.38
C _u	3.25	C _u	3.25
C _u	7.66	C _u	7.36

Total Quantity Storage Volume Required: 3398.05 CF

Note: This Volume = 1.280 (0.00077) * 1.0

Quantity Control Volume	
0.28	Residential & Parking
1.14	Residential & Spreads
Total Quantity Storage Volume Required	1713.58 CF

Note: Based on Treating the 1.0" of parking and roadway runoff and the 0.2" of runoff and sidewalk runoff.

STATEMENT BY PERSON RESPONSIBLE FOR MAINTENANCE

The undersigned agrees to maintain and operate the discharge facility in such a manner as to comply with the provisions of Section 528 through 530 of OSB-21, Chapter 3. Responsibility for maintenance and operation may be transferred to another entity upon written notice to the Watershed Protection Division of the Department of Health from the undersigned and the entity assuming responsibility, certifying that the transfer of responsibility for maintenance and operation is in compliance with Section 528 through 530 of OSB-21, Chapter 3 has been accepted.

Signature of the person responsible for maintenance (if applicable)

Name and Title (Please Type)

Address

Date Telephone No.

STATEMENT BY PROFESSIONAL ENGINEER REGISTERED IN THE DISTRICT OF COLUMBIA

This is to certify that the engineering features of this stormwater discharge facility have been designed/checked by me and found to be in conformity with modern engineering principles applicable to the treatment and disposal of stormwater pollution. I further certify that the facility has been designed in accordance with the specifications included under Section 528 through 530 of OSB-21, Chapter 3. It is also stated that the undersigned has furnished the applicant with a set of instructions for the maintenance and operation of the stormwater discharge facility.

After Test

Name and Title (Please Type)

Address

Date Telephone No.

AS-BUILT CERTIFICATION BY PROFESSIONAL ENGINEER

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

1. Stormwater Discharge Facility Information

Source Name

Source Location Street

City

DCHA Permit No.

Date Issued

2. As-Built Certification

I hereby certify that this stormwater discharge facility has been built substantially in accordance with the approved plans and specifications, and that any substantial deviations (detail below) will not prevent the system from functioning in compliance with the requirements of Section 528 through 530 of OSB-21, Chapter 3 when properly maintained and operated. These determinations have been based upon on-site observation of construction, whether and conducted by me or by a project representative under my direct supervision. I have enclosed the set of as-built engineering drawings.

Signature of Engineer

Name (Please Type) S.C. Reg. No.

After Test

Company Name

Company Address

City

Date Telephone No.

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

VKA
CORPORATION
10001 UNIVERSITY BLVD. SUITE 100
ARLINGTON, VA 22204
TEL: 703.591.1000
FAX: 703.591.1001
WWW.VKACORP.COM

**300 H STREET, NE
LOTS 9, 25 THRU 27, 29, 51 THRU 53,
800, 814 SQUARE 778 AND LOT 821
WASHINGTON, D.C.**

**STORMWATER MANAGEMENT
NOTES AND DETAILS**

VKA REVISIONS

NO. DATE BY

1. 01-01-2008

DATE: JAN 2008

DESIGNER: DM

SCALE: NOT TO SCALE

PROJECT/FILE NO. 1389

SHEET NO. C-7

CONCRETE ALLEY
APRON
LIMIT OF WORK

I STREET, NE

3RD STREET, NE

30'-1"

8'-0"

4TH STREET, NE

NOTE:

1. DIMENSIONS SHOW DISTANCE BETWEEN
PROPERTY LINE AND LIMIT OF WORK.

2. TREE SPECIES SUBJECT TO CHANGE
BASED ON AVAILABILITY AND FURTHER
DISCUSSIONS WITH THE URBAN FORESTER.

LIMIT OF WORK

GRANITE PAVED
PEDESTRIAN ZONE -
FLUSH TO APRON

CONCRETE LOADING
DOCK/GARAGE APRON

METAL FACE VAULT
COVER - TYP.

EXISTING TREE

BRICK FACE VAULT
COVER

(2) 3" CAL. SHUMARD
OAK (*Quercus shumardi*)

HANDICAP RAMP WITH
DETECTABLE WARNING
- TYP.

BRICK PAVING - HERRINGBONE
PATTERN

BRICK PAVING - RUNNING BOND
PATTERN

STANDARD UNIT PAVERS

BRICK PAVING - TYP.

PROPERTY LINE

LIMIT OF WORK

CONCRETE ALLEY APRON

BRICK PAVING -
HERRINGBONE PATTERN

BRICK PAVING - RUNNING
BOND PATTERN

(2) 3" CAL. RED MAPLE
(*Acer rubrum*)

STANDARD UNIT
PAVERS - TYP.

(8) 3" CAL. RED MAPLE
(*Acer rubrum*)

H STREET, NE

SPECIAL ENTRANCE
PAVING TREATMENT

LO1

3RD AND H STREET

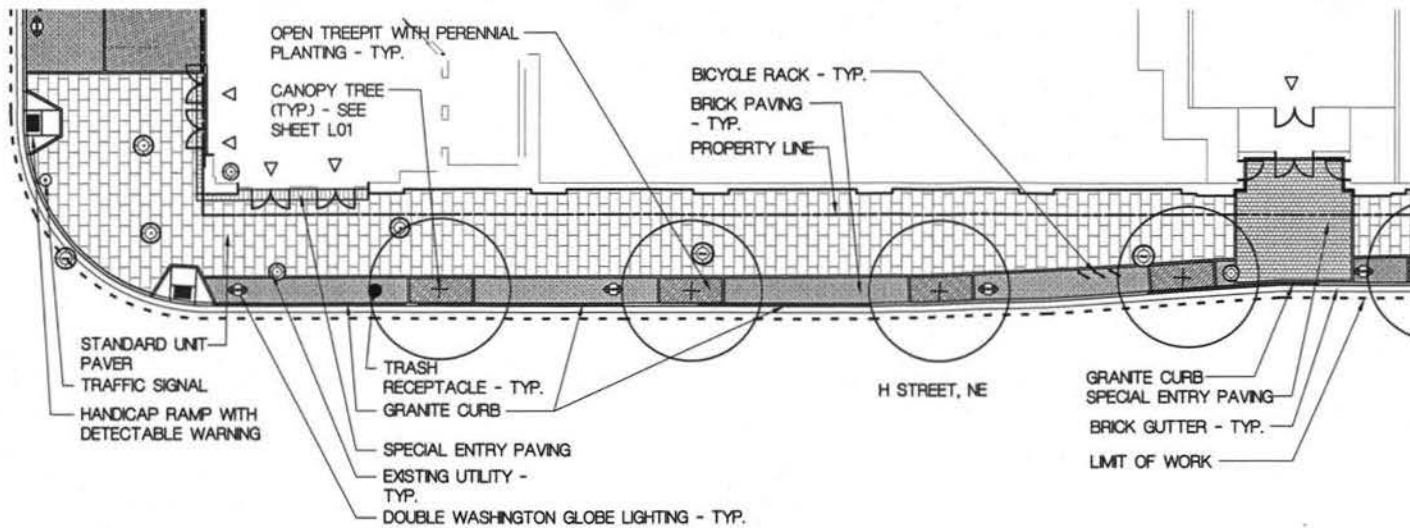
SITE PLAN

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Scale 1" = 50'-0"

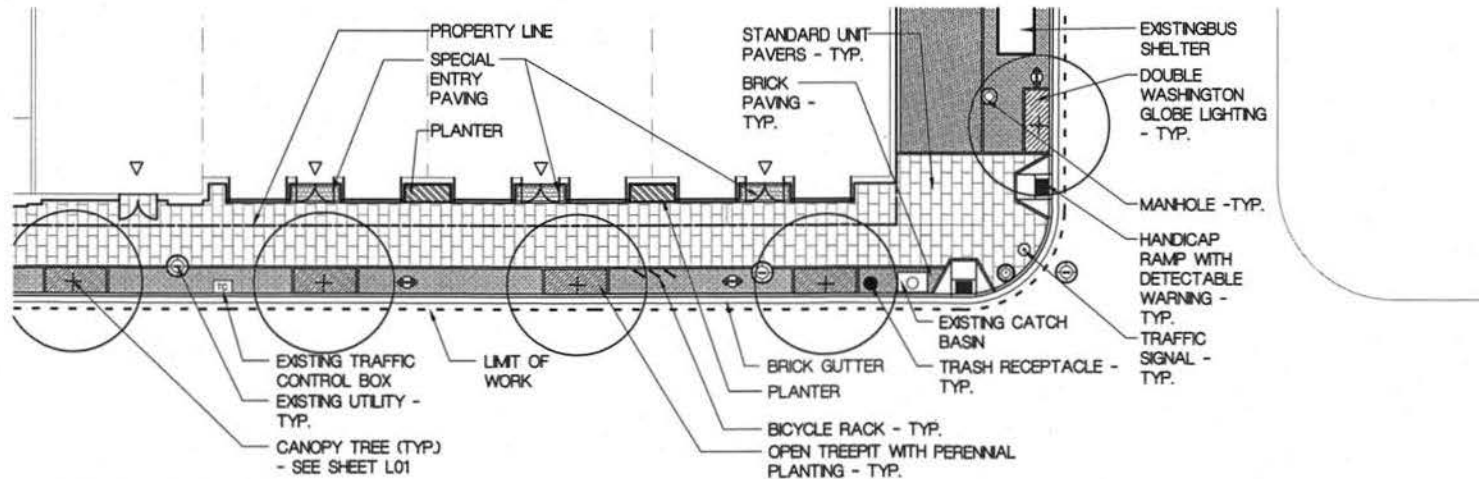


Date : JANUARY 6, 2006

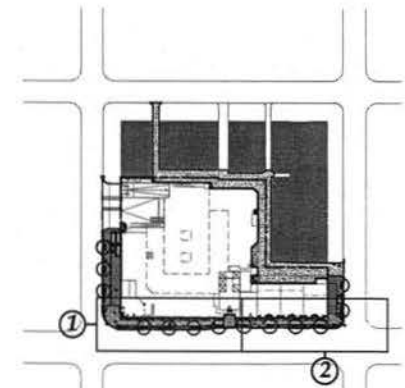
leeandassociates, inc.
638 eye street nw washington dc 20001
t 202.466.6666 f 202.466.4232
www.leeandassociatesinc.com



1 H STREET DETAIL PLAN
SCALE : 1" = 20'-0"



2 H STREET DETAIL PLAN
SCALE : 1" = 20'-0"



KEY
SCALE : 1" = 200'-0"

L02

3RD AND H STREET

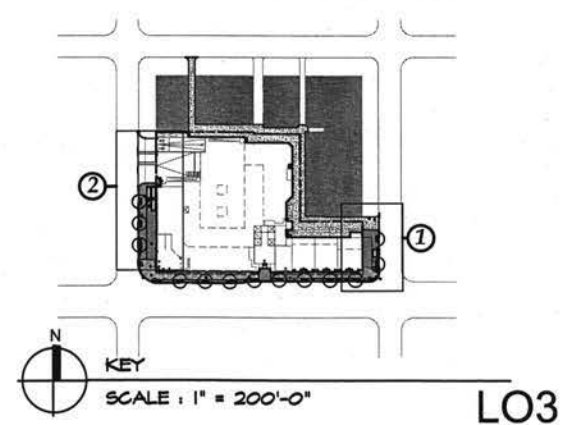
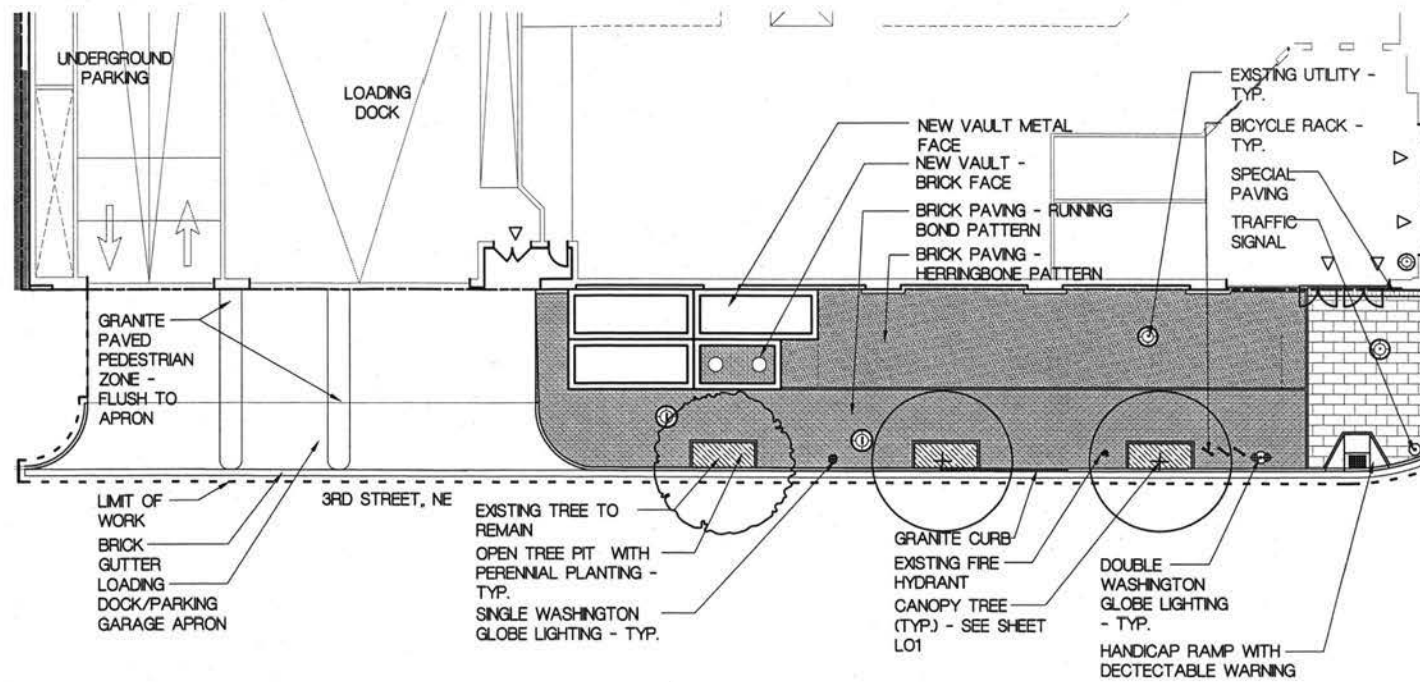
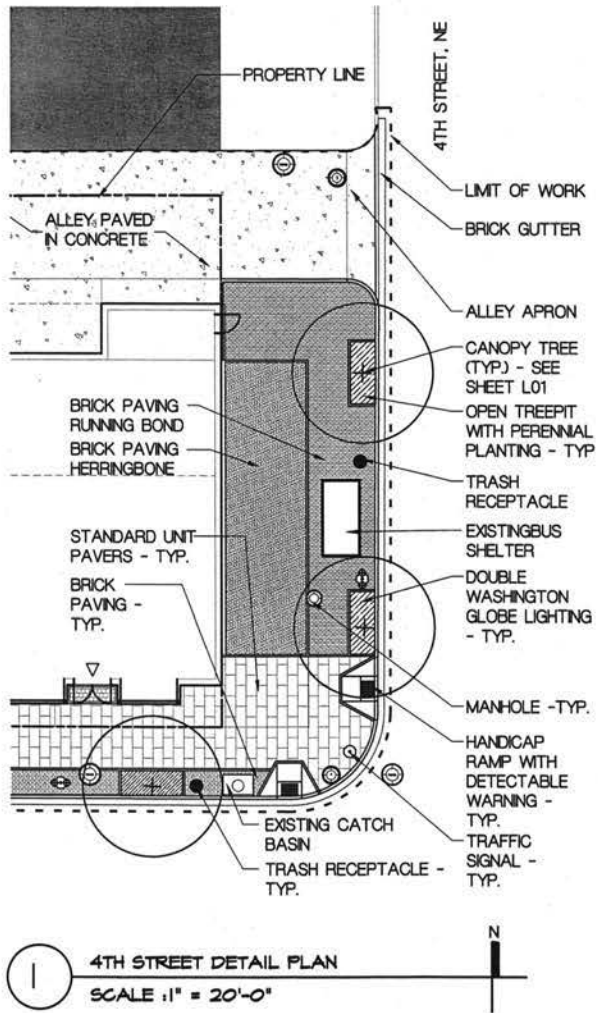
H STREET DETAIL PLANS

0 10' 20' 40' 60'

Scale 1" = 20'-0"



Date : JANUARY 6, 2006

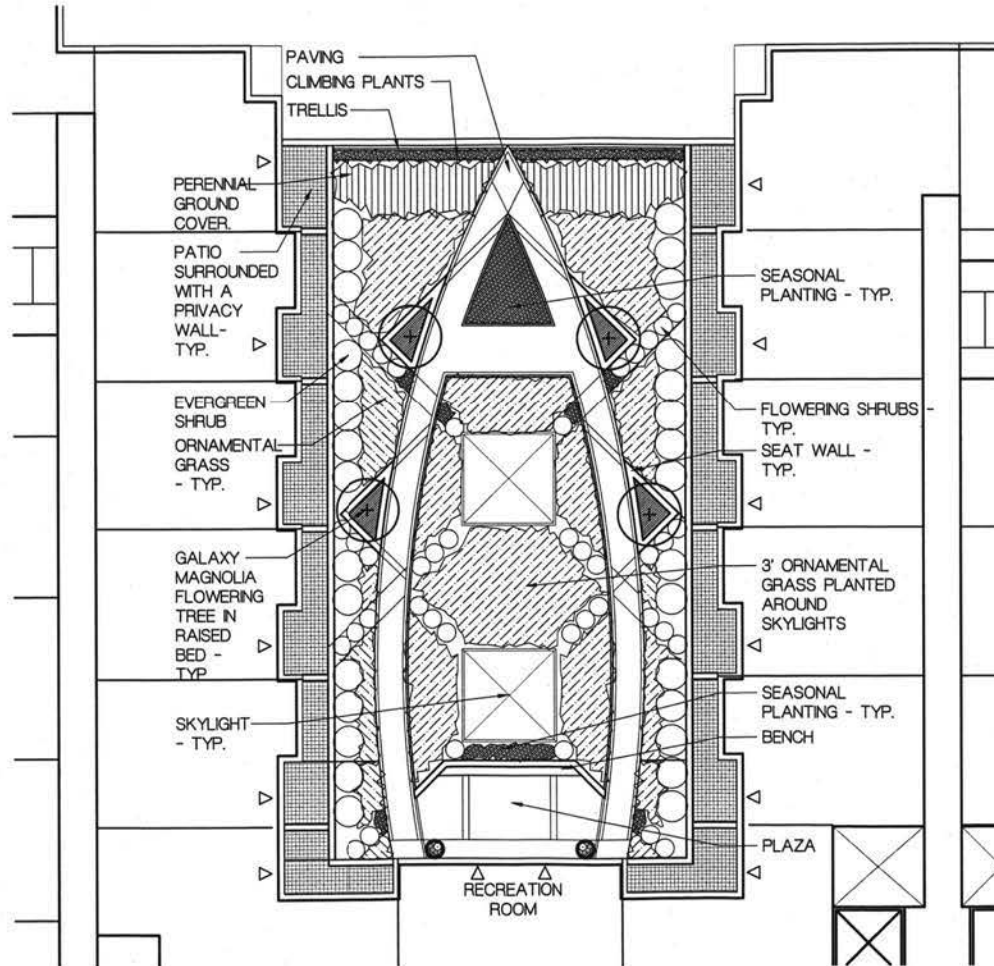


3RD AND H STREET

3RD STREET AND 4TH STREET DETAIL PLANS



Date: JANUARY 6, 2006

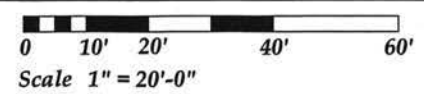


LO4

3RD AND H STREET

COURTYARD PLAN

leeandassociates, inc.
 638 eye street nw washington dc 20001
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 www.leeandassociatesinc.com



Date : JANUARY 6, 2006



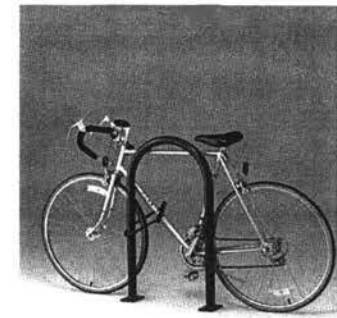
DOUBLE WASHINGTON
GLOBE



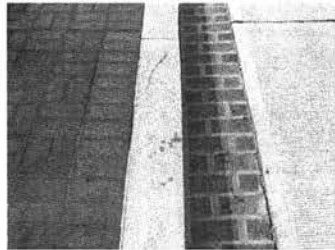
SINGLE WASHINGTON
GLOBE



TRASH
RECEPTACLE



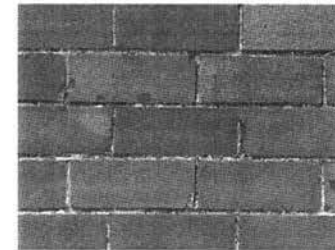
BIKE RACK



GRANITE CURB &
BRICK GUTTER



HERRINGBONE
PATTERN BRICK



RUNNING BOND
PATTERN BRICK



RED MAPLE



SHUMARD OAK



PLANTED TREEPIT

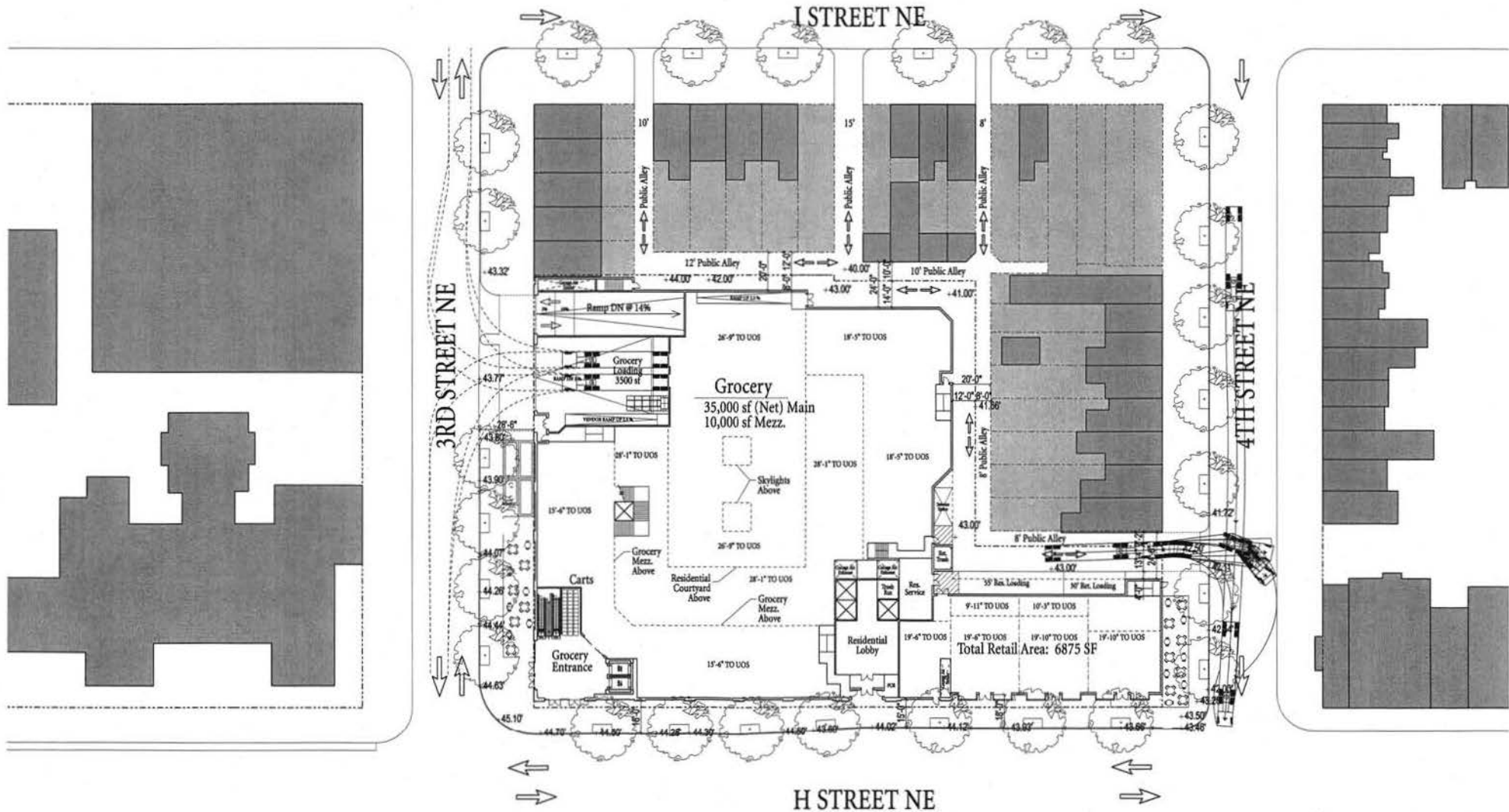
LO5

3RD AND H STREET

MATERIALS DETAILS

leeandassociates, inc.
638 eye street nw washington dc 20001
t 202 466 6666 f 202 466 4232
www.leeandassociatesinc.com

Date : JANUARY 6, 2006



CIRCULATION PLAN

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STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS, INC.



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ISSUED: JANUARY 6, 2006

3RD AND H STREETS NE - SQUARE 776