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3RD AND H STREETS NE-SQUARE 776

STEUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS



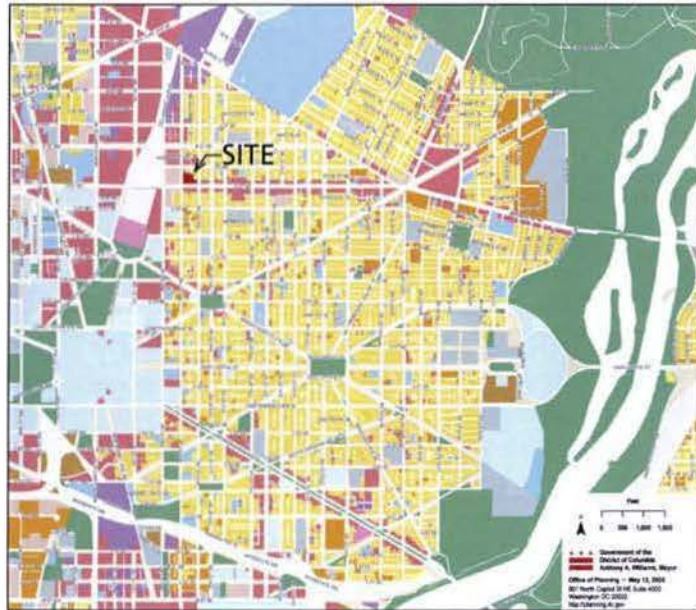
ISSUED: 1/6/2006 REVISED: 4/20/2006

ZONING COMMISSION
District of Columbia

CASE NO. 06-01

EXHIBIT NO. 22

ZONING COMMISSION
District of Columbia
CASE NO.06-01
EXHIBIT NO.22



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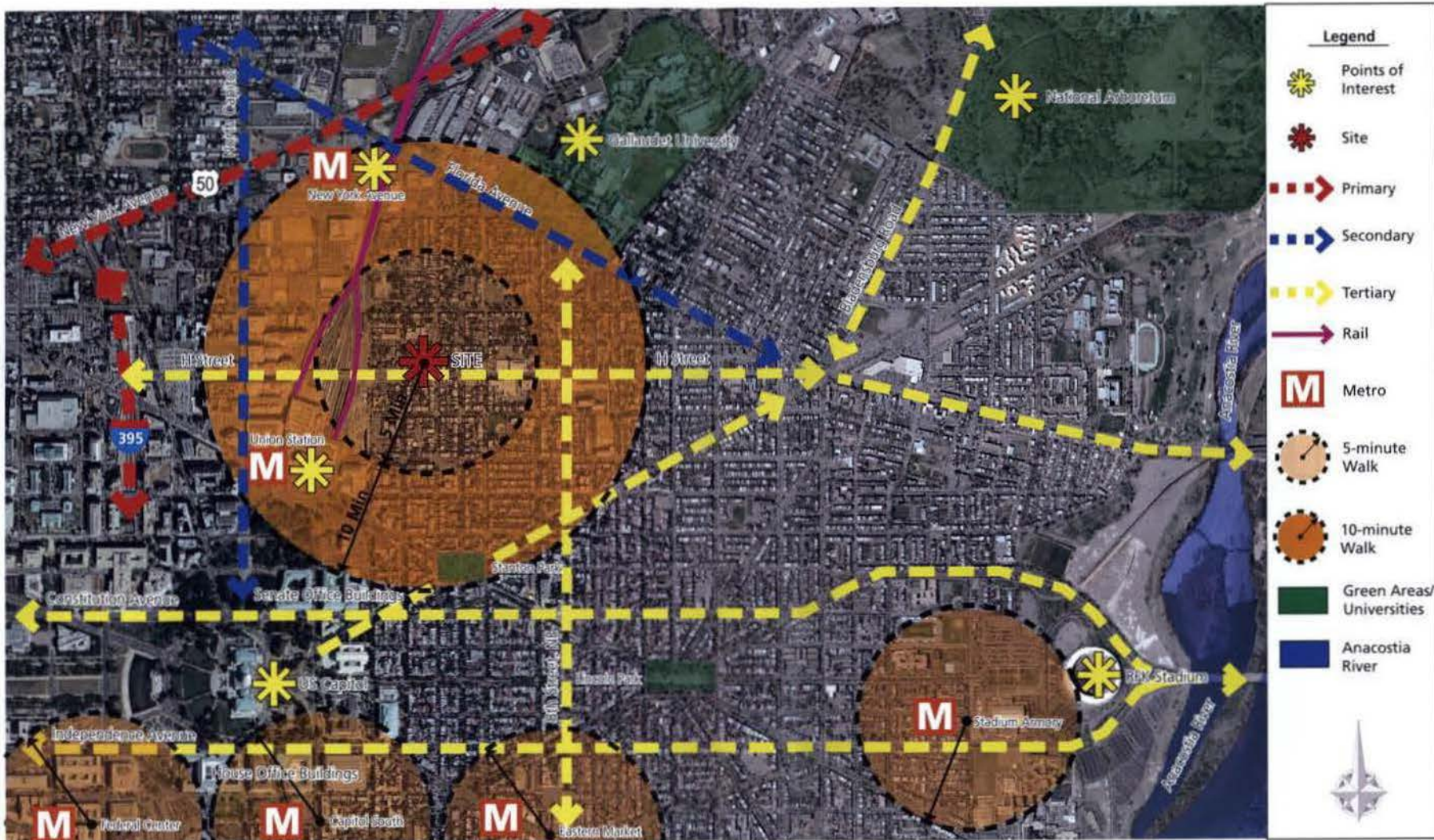
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TRAFFIC/ CIRCULATION T01

CIRCULATION PLAN	
ISSUED	
APPLICATION	01/06/2006
REVISIONS	
REVISED SUBMISSION	4/20/2006

ISSUED: 1/6/2006 REVISED: 4/20/2006



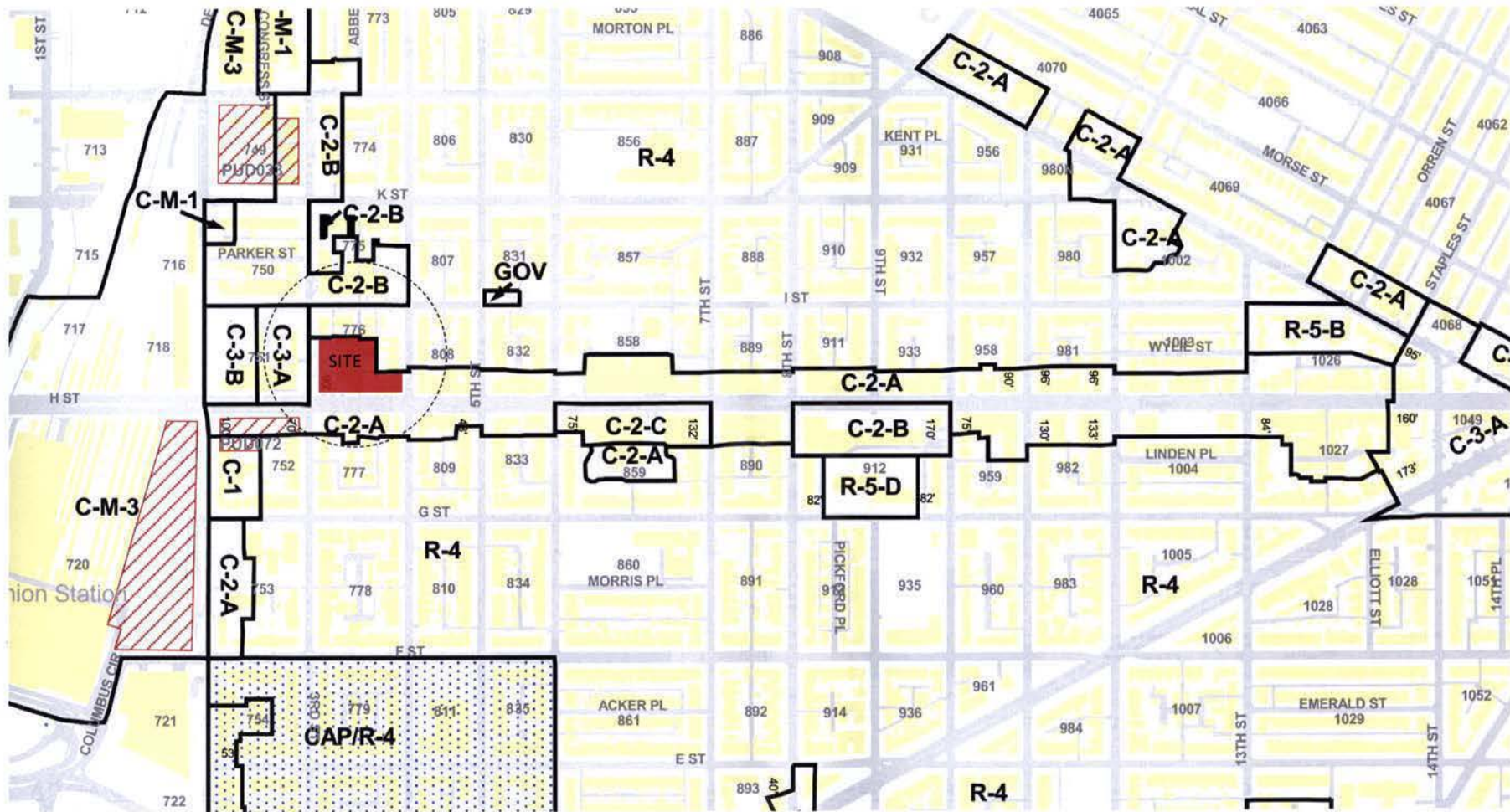
Source: Torti Gallas and Partners, Inc. / 1001 Spring Street, 4th Floor, Silver Spring, Maryland 20910 and pta plan

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Regional Analysis

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS

3RD AND H STREETS NE-SQUARE 776



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Zoning Map For H Street Corridor

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS

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3RD AND H STREETS NE-SQUARE 776

PUD Zoning Analysis

Torti Gallas and Partners

3rd & H Street NE

Zoning: C-3-B PUD

Surveyed Lot Area:

90,870 sf

Note: This analysis reflects text and map amendments to 11 DCMR reported in the Notice of Final Rulemaking, Z.C. Case No. 04-27.

	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) 6.3 Additional FAR per 11 DCMR 2405.3 for Grocery	5.05 Provided
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 Building Area	60,870 x 80% = 48,696 sf	49,940 sf at 2nd Floor 41,285 sf at 3rd Floor
Gross Floor Area	60,870 x 6.3 = 383,481	
	First Mezzanine Second Third Fourth Fifth Sixth Seventh Eighth Total Building Area FAR Provided	53,210 15,883 19,903 40,570 40,340 38,501 28,161 29,161 307,299 sf GFA 5.05
	Retail Allowable Area 60,870 x 1.5 = 90,305 sf	
	Grocery* Other Retail Total Retail FAR Provided * Includes Loading Dock and Mech. Space	63,135 5,958 69,093 sf GFA 1.1
	Allowable Roof Structure: F.A.R. Bonus per 11 DCMR (411.7) .37 x 60,870 = 22,522 sf	3,000 sf provided
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
Rear Yard	Stories, no limit 15 ft per 11 DCMR (774.1)	8 Stories 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 Min. Area Twice Square of Min. Width Req'd per 11 DCMR (776.2)	Provided as req'd See Diagrams Provided as req'd
Required Residential Recreation Space	15% of Res. Use Bldg. Area per 11 DCMR (773.3) 235,274 x 15% = 35,291 sf	Provided: 626 Lobby Lounge 1,886 Health Club 1,070 Comm. Rm. 7,990 3rd Fl. Court 12,075 Roof Deck 23,647 sf Total 10.1% Total 15% Interior 85% Exterior
Dwelling Units	NA	232 units 48% 1 BR 22% 1BR + Den 28% 2 BR 2% 2 BR + Den
Parking Requirement	Per 11 DCMR (2101.1) Residential: 0.33 space per D.U. .33 x 232 = 78 spaces Retail: 1 space for each add'l 750 sf over 3,000 sf of retail: 65,905-3,000=62,905 / 750 =84 spaces* *Grocery Loading GFA Excluded	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	Residential: 1 berth @ 55' deep 1 platform @ 200 sf 1 service space @ 20' deep Grocery 2 berth @ 55' deep 2 platform @ 200 sf 1 service space @ 20' deep Other Retail 1 berth @ 30' deep 1 platform shared with Res.
Penthouse	One continuous structure 1:1 Setback	Relief requested for Elevator Penthouse See Drawing A06

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
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 350' x 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

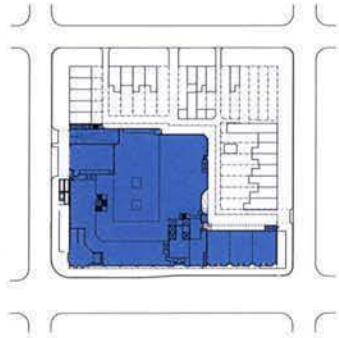
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PUD Tabulations

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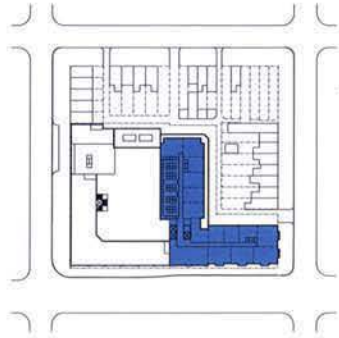
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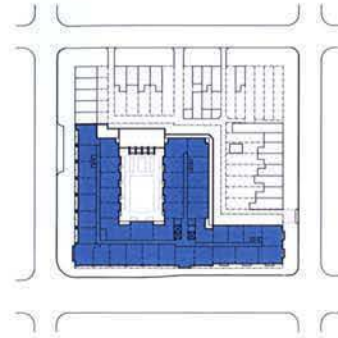
A1 GFA GROUND FLOOR
53,210 SF

1" = 180'-0"



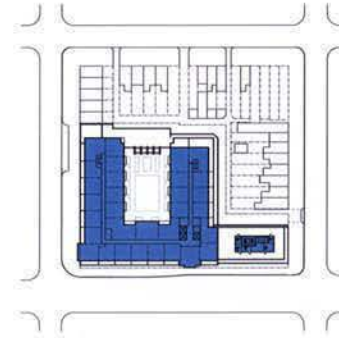
B1 GFA 2ND FLOOR
19,903 SF

1" = 180'-0"



C1 GFA 5TH FLOOR
40,340 SF

1" = 180'-0"



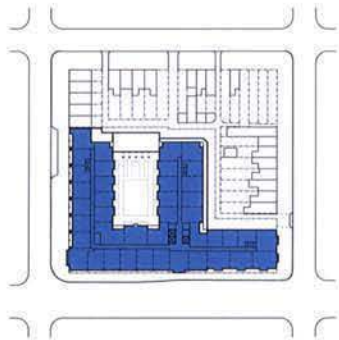
D1 GFA 7TH - 8TH FLOORS
29,161 x 2 = 58,322 SF

1" = 180'-0"



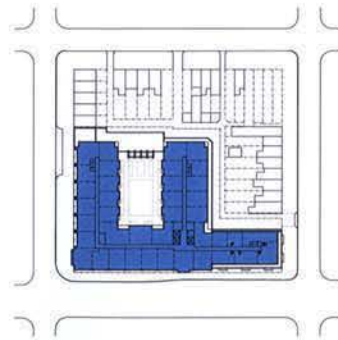
A2 GFA RETAIL MEZZANINE
15,883 SF

1" = 180'-0"



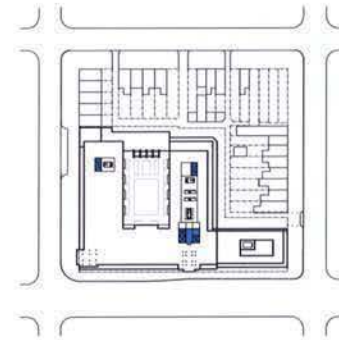
B2 GFA 3RD - 4TH FLOORS
40,570 x 2 = 81,140 SF

1" = 180'-0"



C2 GFA 6TH FLOOR
38,501 SF

1" = 180'-0"



D2 GFA ROOF
3000 SF BONUS DENSITY

1" = 180'-0"

307, 299 SF TOTAL GFA

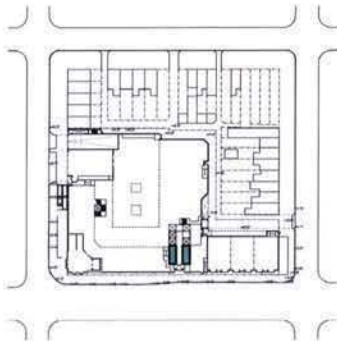
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F.A.R. Diagrams

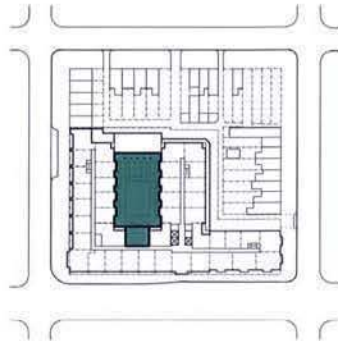
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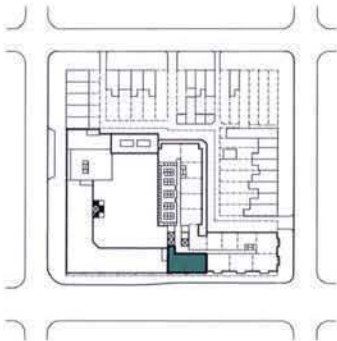
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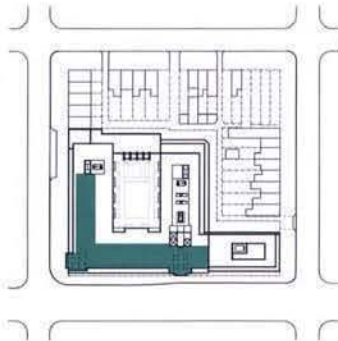
A1 RES. REC.: GND FLOOR LOBBY
626 SF



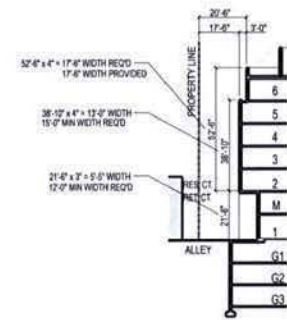
B1 RES. REC.: 3RD FLR COMM. RM.
AND COURTYARD
1,070 + 7,990 = 9,060 SF



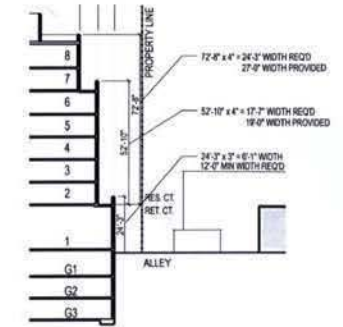
A2 RES. REC.: 2ND FLR FIT. CTR.
1,886 SF



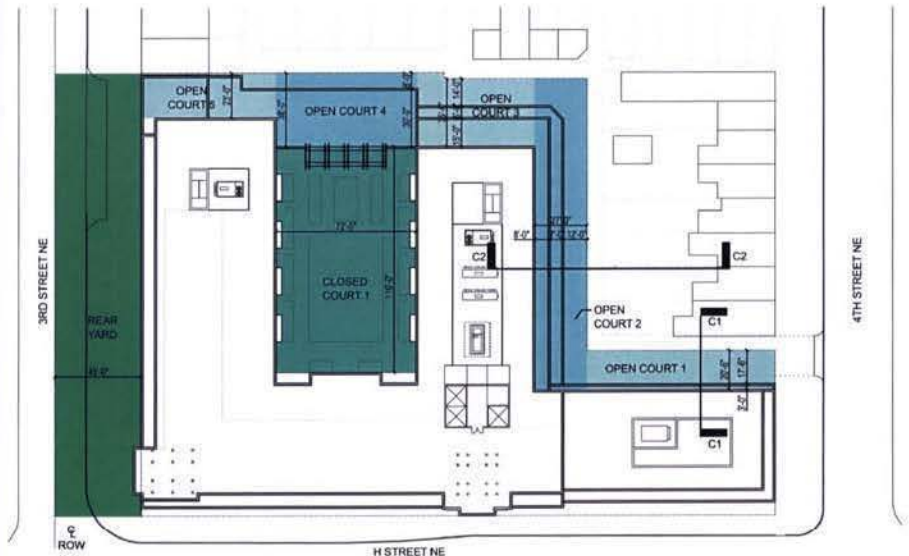
B2 RES. REC.: ROOF DECK
12,075 SF



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



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



C3 YARDS & COURTS
1" = 60'-0"

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RES. REC., Yards and Courts Diagrams

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Site Photos

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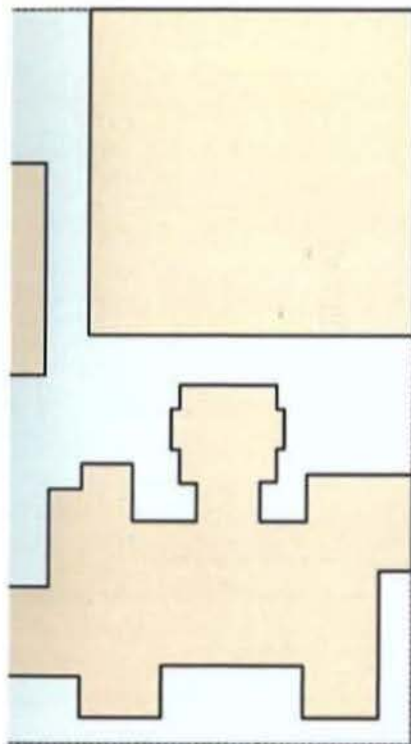
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Site Photos

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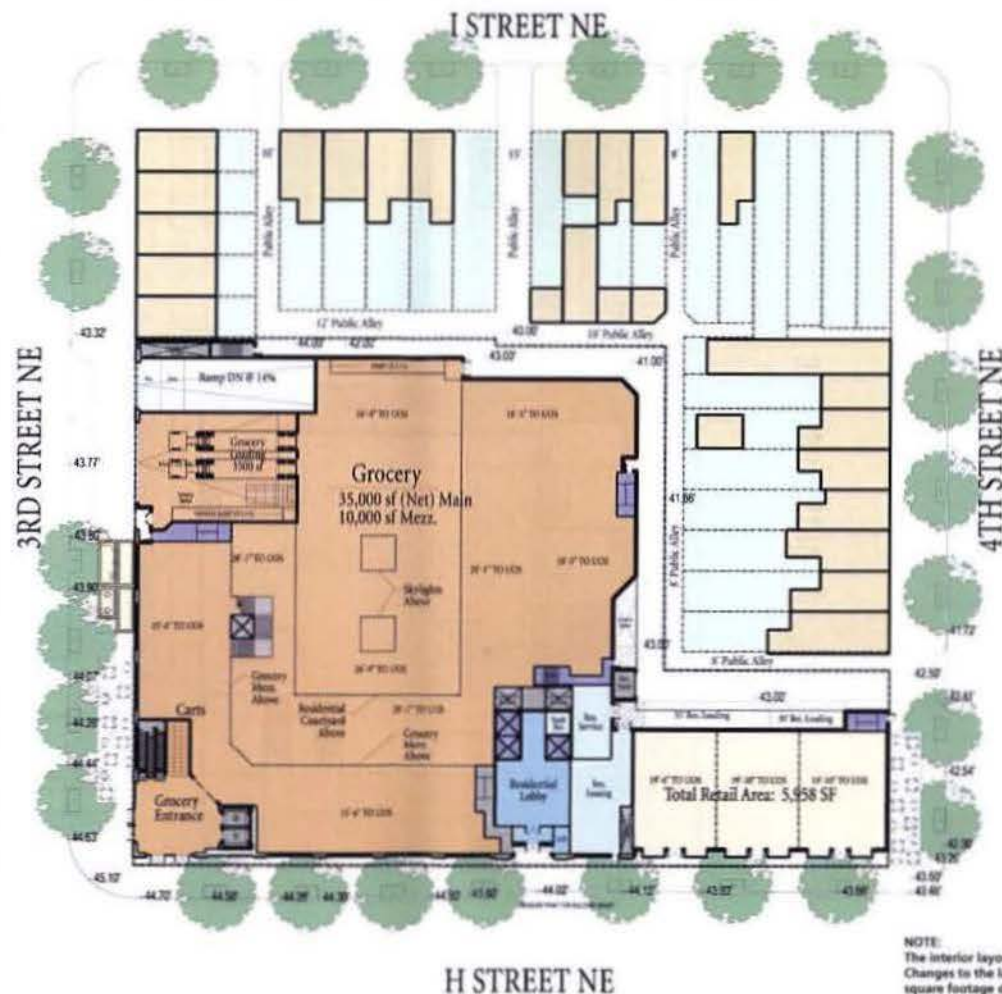


NOTE:
For overall building dimensions and
penthouse setbacks see sheet A8



Ground Floor

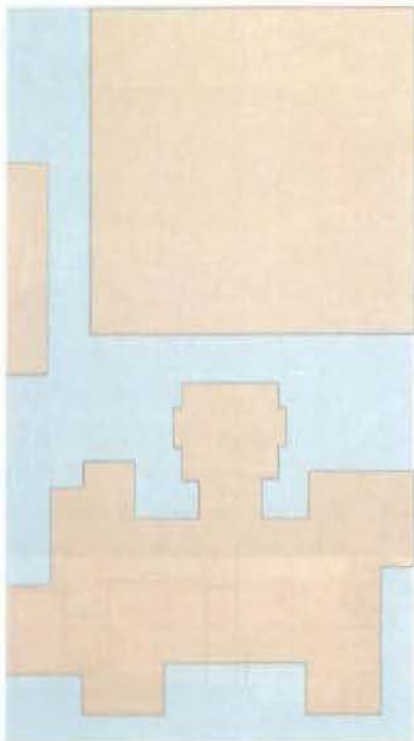
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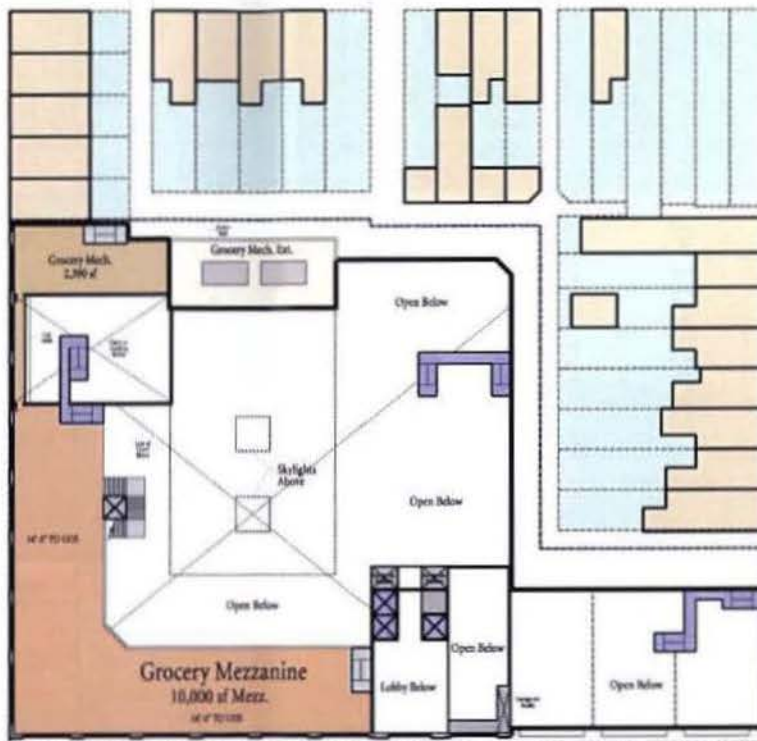
NOTE:
The interior layouts shown on the building plans are schematic.
Changes to the layouts, not affecting the exterior envelope or the
square footage distribution, may occur

ISSUED: 1/6/2006 REVISED 4/20/2006 A01

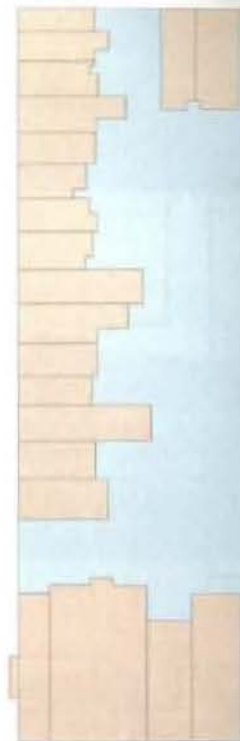
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3RD STREET NE



4TH STREET NE



H STREET NE

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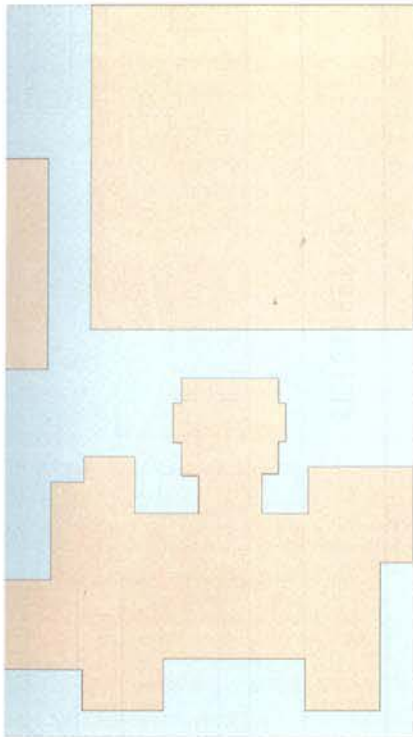
Source: Third Colliery and Partners, Inc. / 3000 Spring Street, NE, Silver Spring, Maryland / Source: 300-000-0000

Grocery Mezzanine

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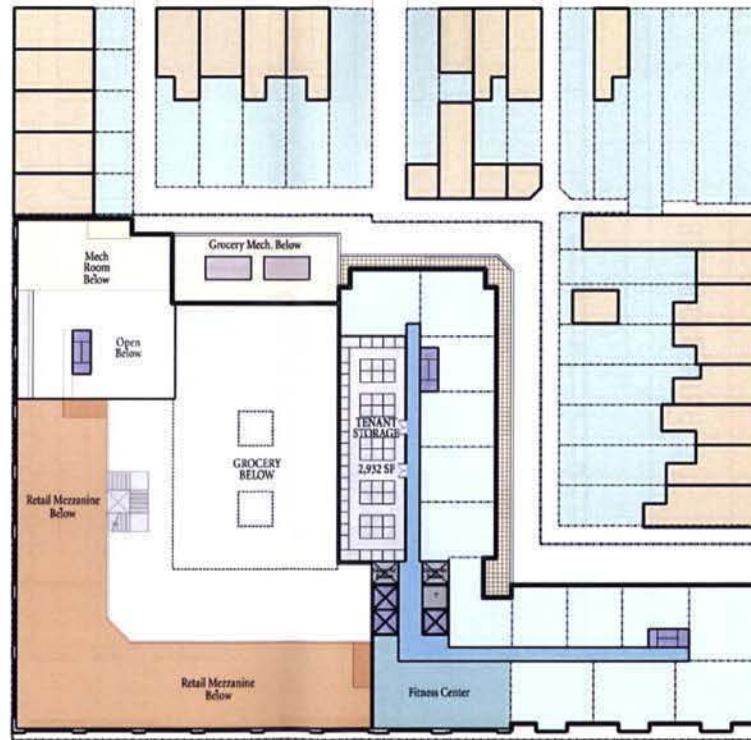
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3RD STREET NE

I STREET NE

4TH STREET NE



H STREET NE

NOTE:
For overall building dimensions and
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0 50 100 150



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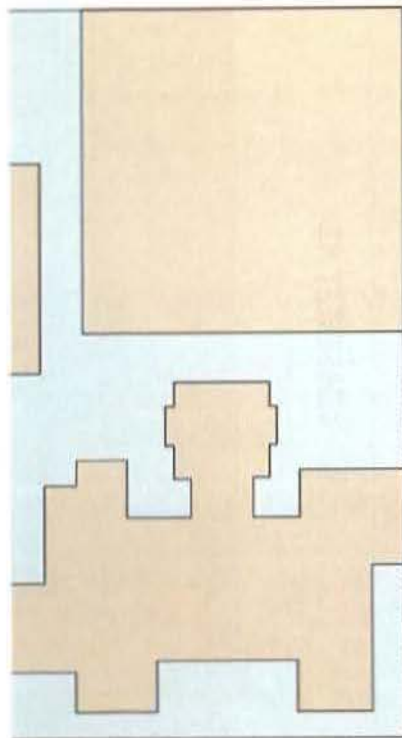
Second Floor

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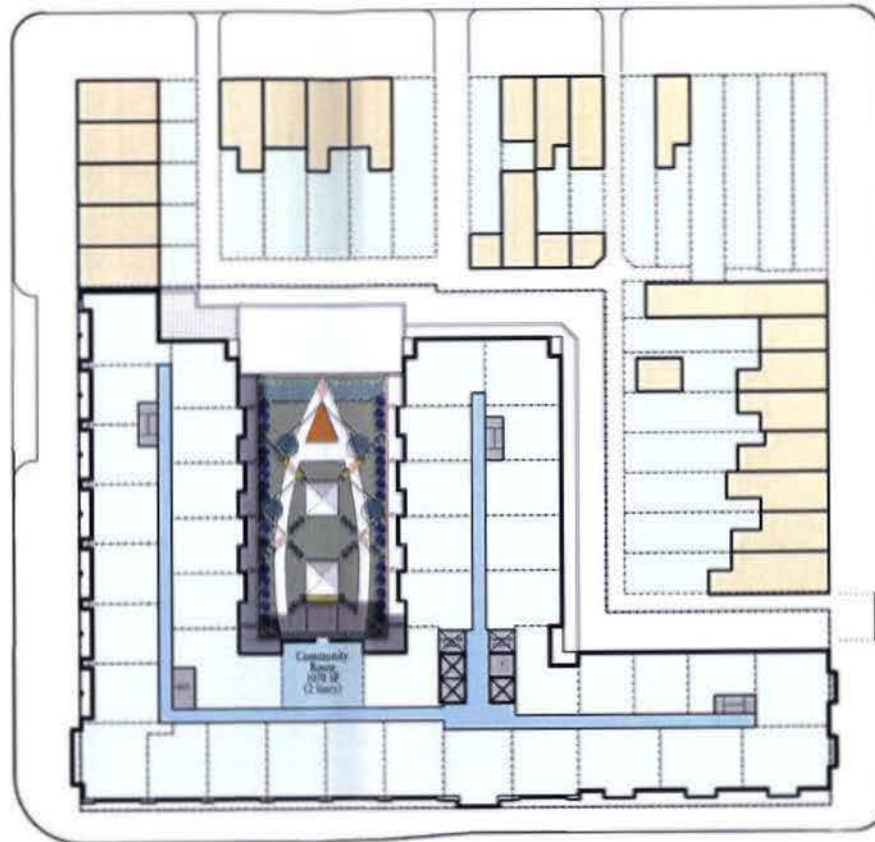
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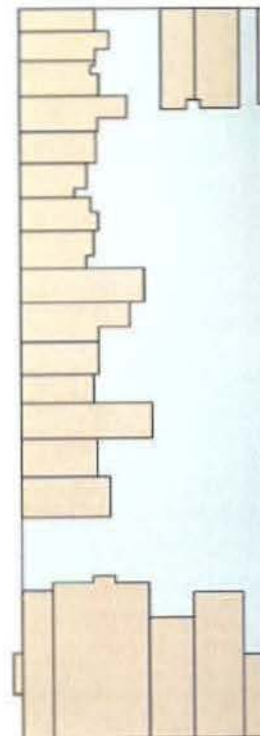
3RD STREET NE



I STREET NE

H STREET NE

4TH STREET NE



NOTE:
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penthouse setbacks see sheet A8

NOTE:
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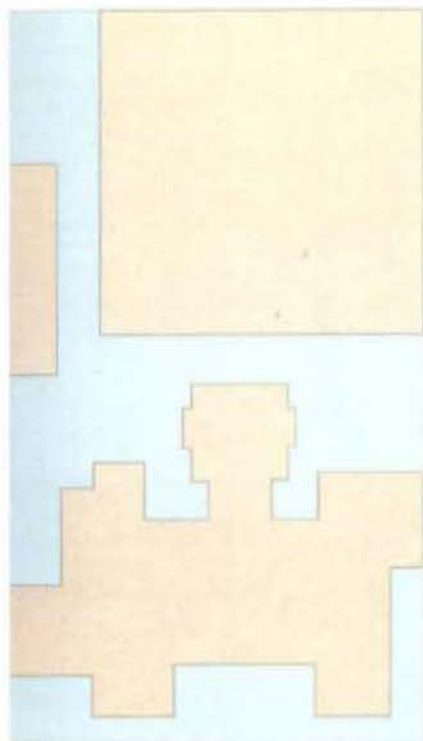
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Third-Fourth Floors

ST 12 STEUART INVESTMENT COMPANY
ST 05 TORTI GALLAS AND PARTNERS

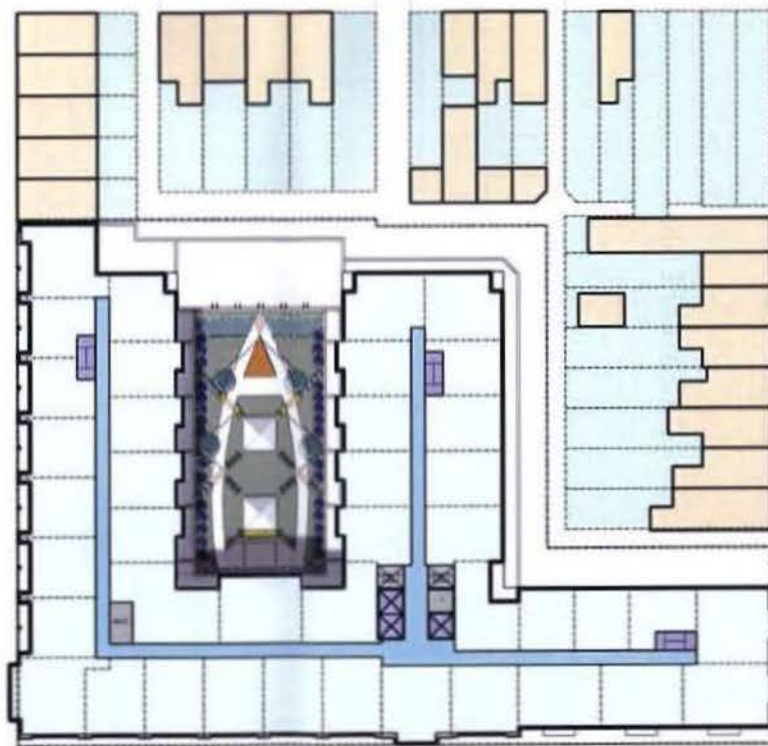
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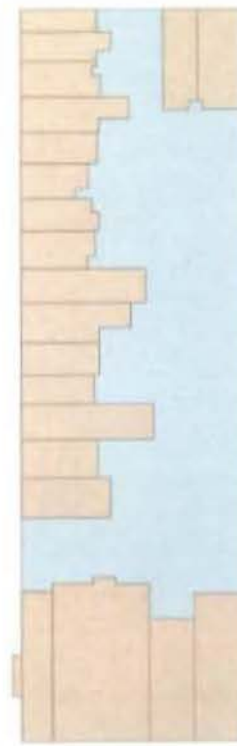


3RD STREET NE

I STREET NE



4TH STREET NE



H STREET NE

NOTE:
For overall building dimensions and
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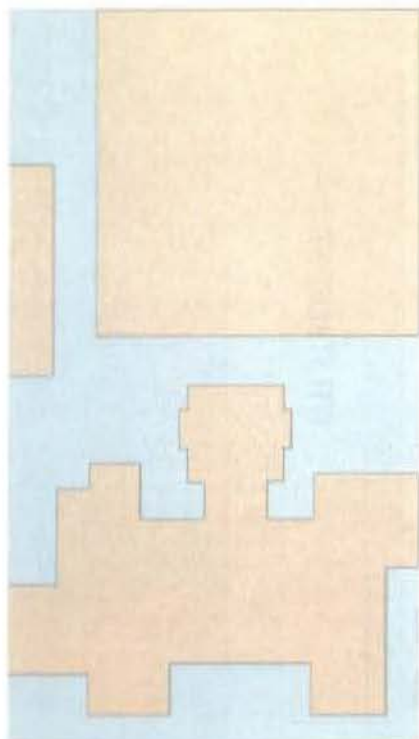
Fifth Floor

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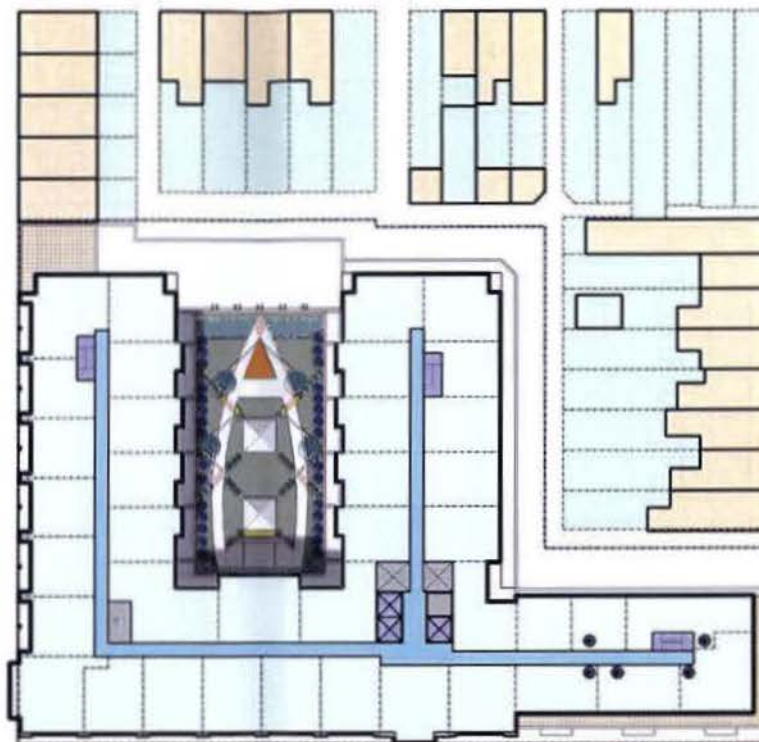
3RD AND H STREETS NE-SQUARE 776



3RD STREET NE

I STREET NE

4TH STREET NE



H STREET NE

NOTE:
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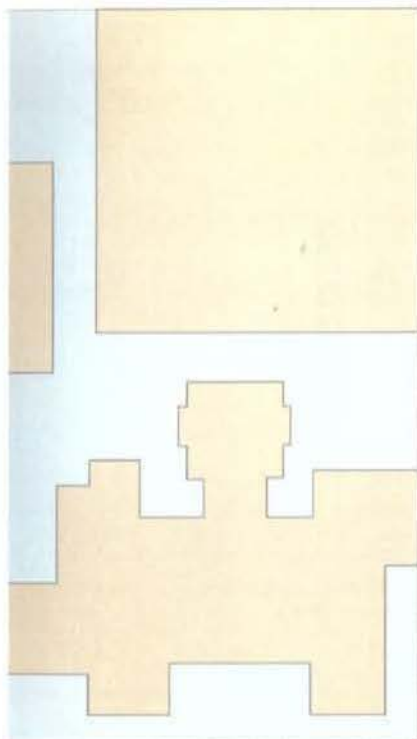
Project: Torti/Gallas and Partners, Inc., 1100 Spring Street, NE, Suite 776, Atlanta, Georgia 30309

Sixth Floor

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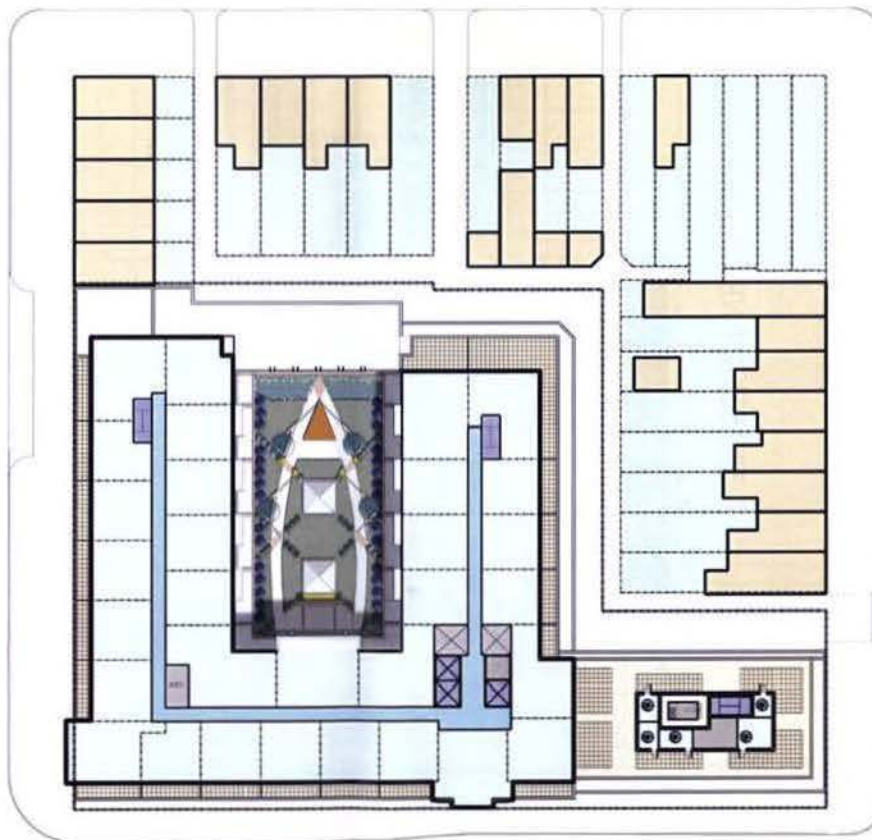
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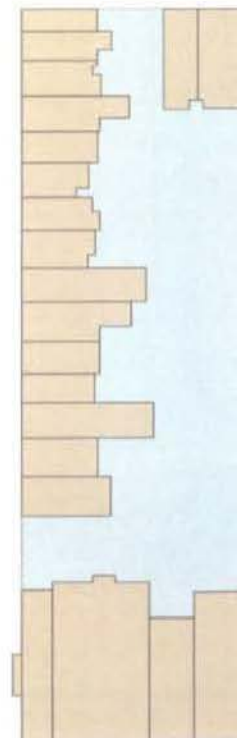


3RD STREET NE

I STREET NE



4TH STREET NE



H STREET NE

NOTE:
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Seventh-Eighth Floors

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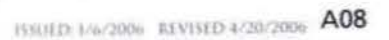
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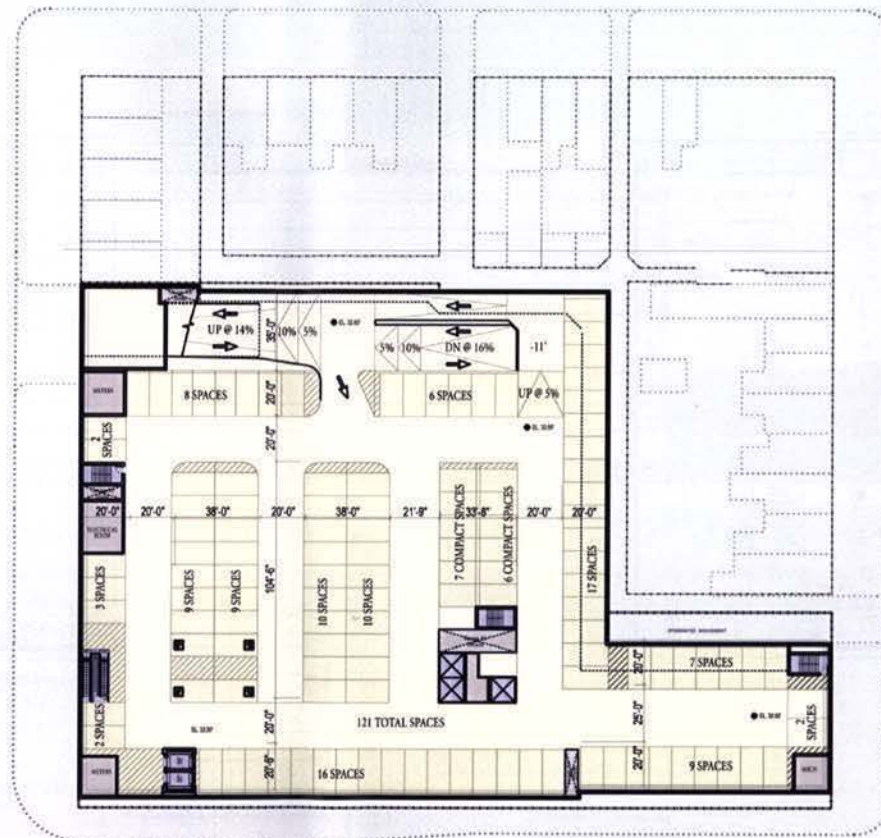
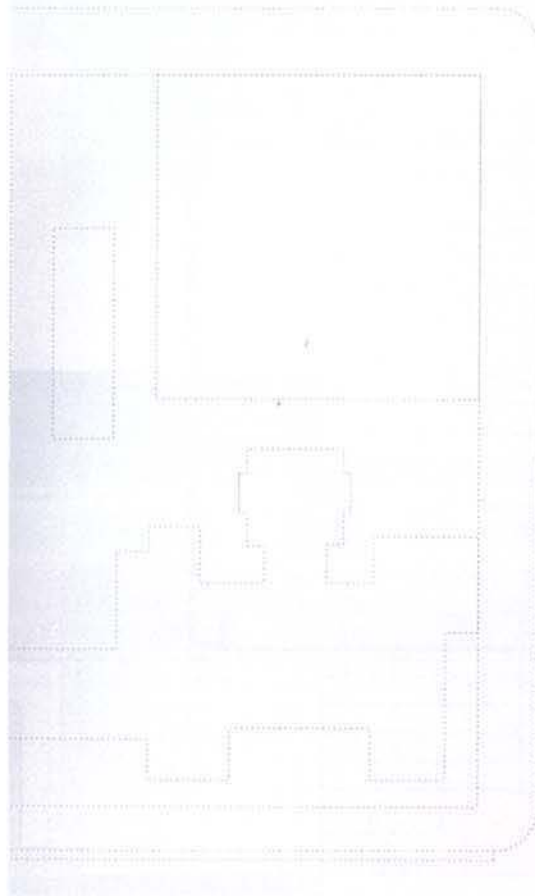
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Roof

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Retail Garage Level (G1)

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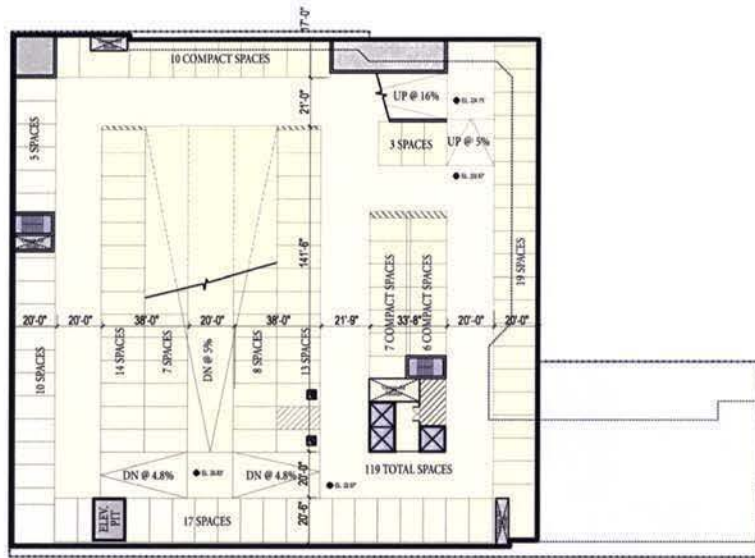
Parking Tabulation

G1 (Retail)	121 Spaces
G2 (Residential)	119 Spaces
G3 (Residential)	135 Spaces
Total	375 Spaces

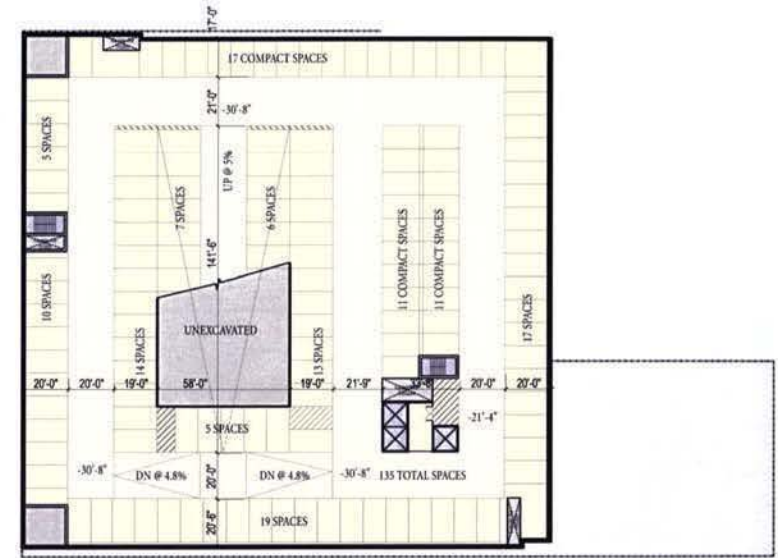
NOTE:
All standard spaces measure 9'-0" x 19'-0"
All compact spaces measure 8'-0" x 16'-0"

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Garage Level 2 (G2)



Garage Level 3 (G3)



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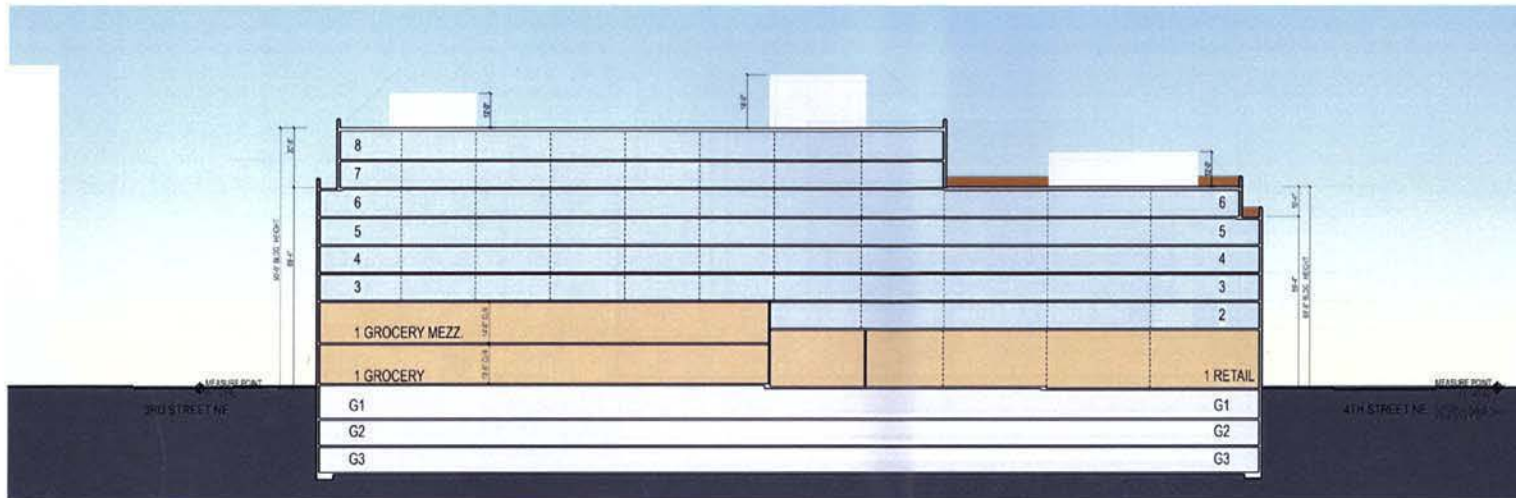
Res. Garage Levels (G2-G3)

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS

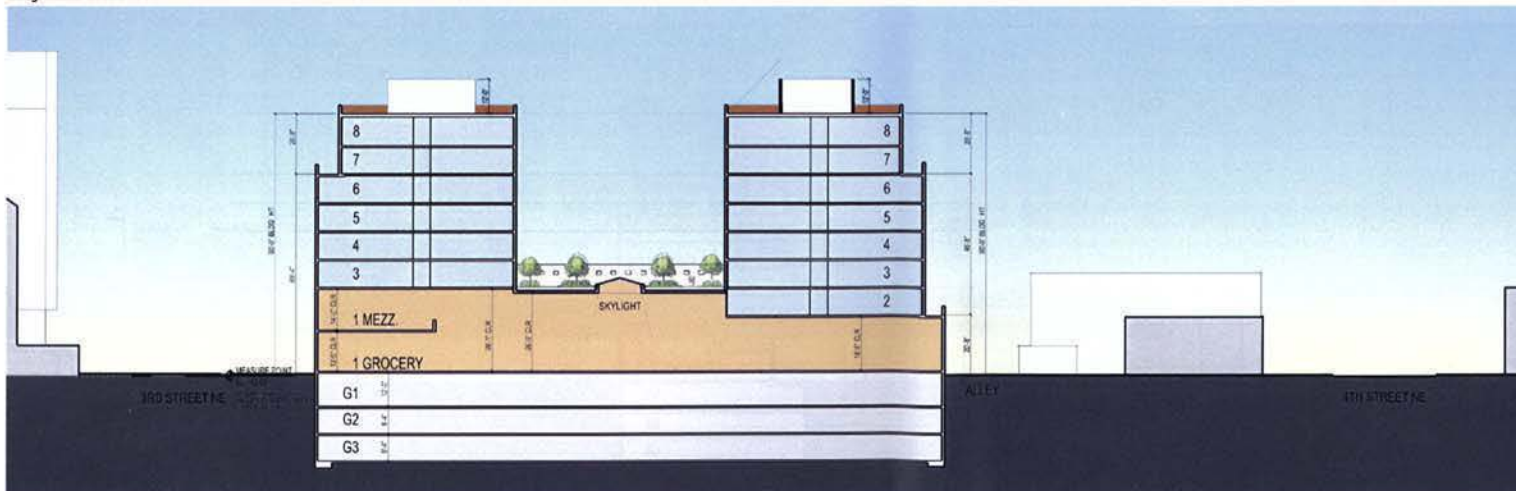
NOTE:
All standard spaces measure 9'-0"x19'-0"
All compact spaces measure 8'-0"x16'-0"

ISSUED: 1/6/2006 REVISED 4/20/2006 **A10**

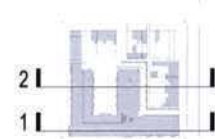
3RD AND H STREETS NE-SQUARE 776



Longitudinal Section 1



Longitudinal Section 2



KEY

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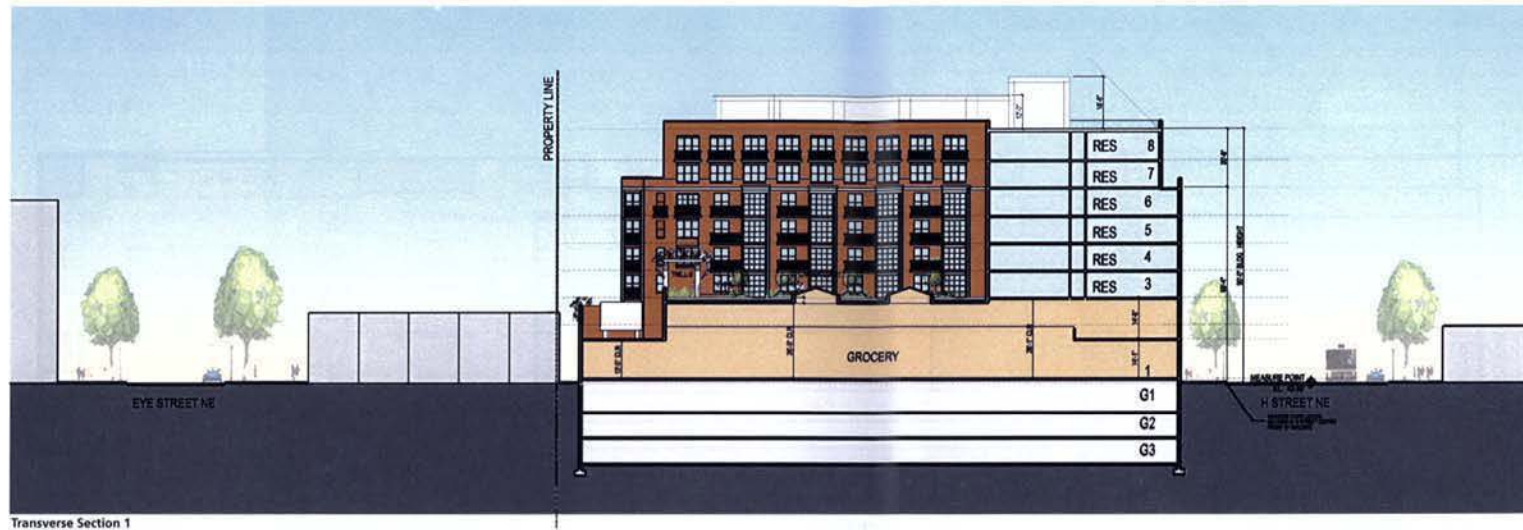
Building Sections

STUART INVESTMENT COMPANY
TORTI, GALLAS AND PARTNERS

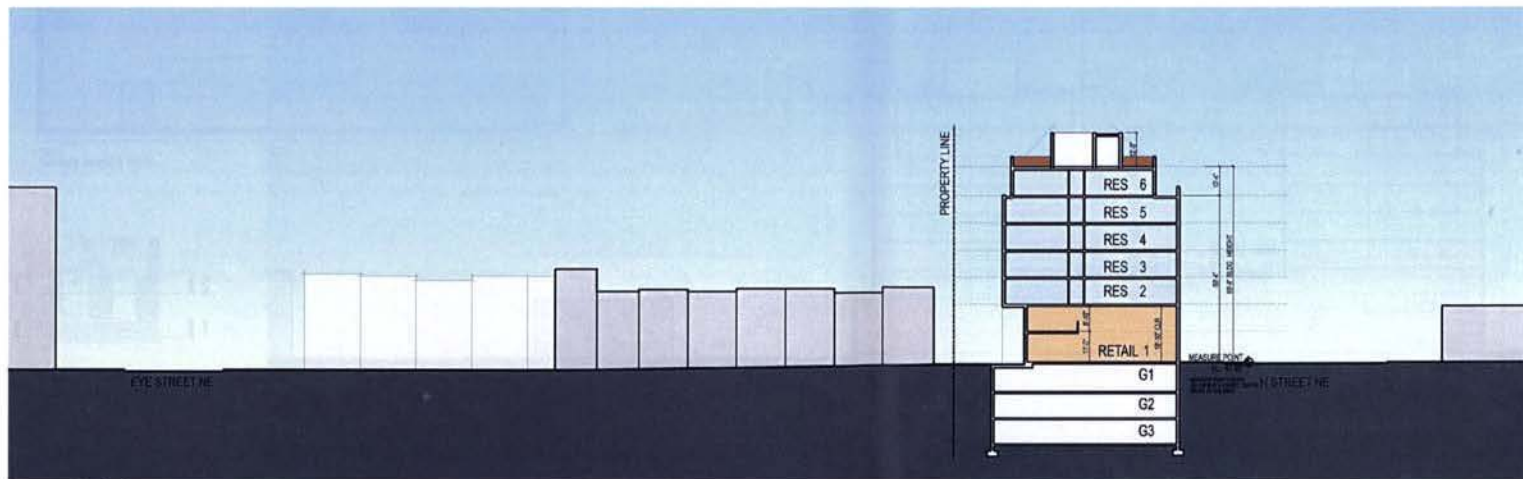


ISSUED: 1/6/2006 REVISED: 4/20/2006 A11

3RD AND H STREETS NE-SQUARE 776



Transverse Section 1

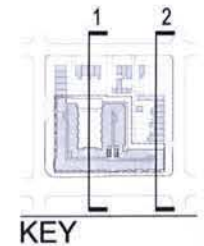


Transverse Section 2

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Building Sections

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS



ISSUED: 1/6/2006 REVISED 4/20/2006 **A12**

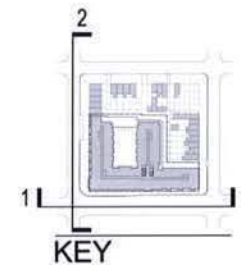
3RD AND H STREETS NE-SQUARE 776



South Elevation (H Street)



West Elevation (3rd Street)



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Building Elevations

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS



ISSUED: 1/6/2006 REVISED 4/20/2006 **A13**

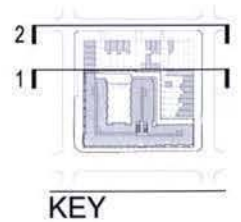
3RD AND H STREETS NE-SQUARE 776



North Elevation from Alley



North Elevation from Eye Street



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Building Elevations

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS



ISSUED: 1/6/2006 REVISED 4/20/2006 **A14**

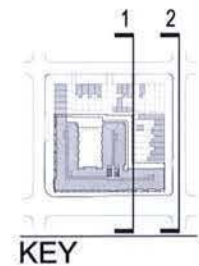
3RD AND H STREETS NE-SQUARE 776



East Elevation from Alley



East Elevation from 4th Street



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Building Elevations

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS



ISSUED: 1/6/2006 REVISED 4/20/2006 **A15**

3RD AND H STREETS NE-SQUARE 776



Partial South Elevation at SW Corner



Partial South Elevation at Residential Entrance

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



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Enlarged Partial Elevations

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS

ISSUED: 1/6/2006 REVISED: 4/20/2006 **A16**

3RD AND H STREETS NE-SQUARE 776



Partial West Elevation at NW Corner



Partial West Elevation at SW Corner

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 aluminum coiling door
- 10 Prefinished aluminum folding service door



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Enlarged Partial Elevations

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS

ISSUED: 1/6/2006 REVISED: 4/20/2006 **A17**

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



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Enlarged Partial Elevations

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS

ISSUED: 1/6/2006 REVISED 4/20/2006 **A18**

3RD AND H STREETS NE-SQUARE 776



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Perspective View of Southwest Corner

ISSUED: 1/6/2006 REVISED 4/20/2006 **A19**

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS

3RD AND H STREETS NE-SQUARE 776



May 8th, 10AM

Midway between Spring Equinox and Summer Solstice



November 8th, 10AM

Midway between Fall Equinox and Winter Solstice



May 8th, 2PM

Midway between Spring Equinox and Summer Solstice



November 8th, 2PM

Midway between Fall Equinox and Winter Solstice

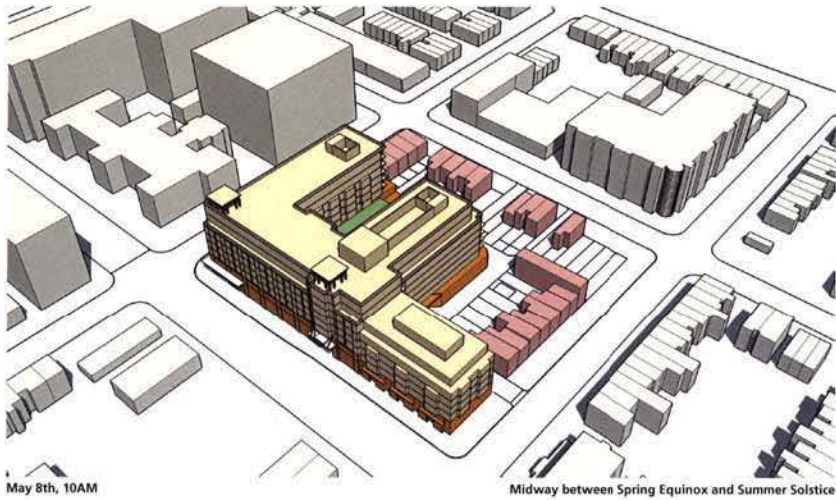
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Shadow Studies

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS

ISSUED: 1/6/2006 REVISED 4/20/2006 A20

3RD AND H STREETS NE-SQUARE 776



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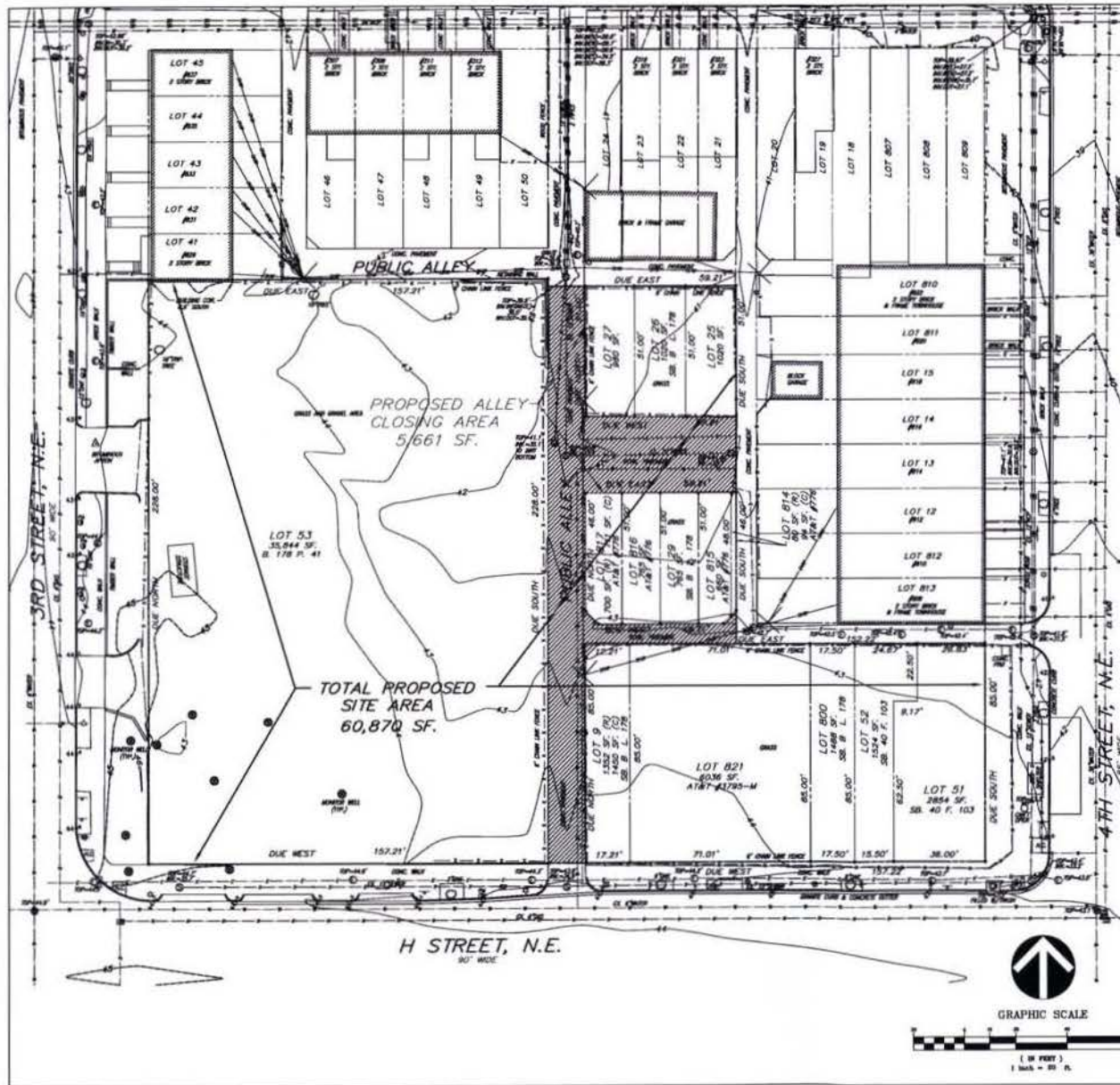
Shadow Studies

STEUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS

ISSUED: 1/6/2006 REVISED: 4/20/2006 A21

3RD AND H STREETS NE-SQUARE 776

Civil Drawings



EXISTING AREA TABULATION

LOT NUMBER	ADDRESS	LOT AREA (SQ. FT.)	ACRES
40	300 H STREET, N.E.	1,352 SF	0.031
41	300 H STREET, N.E.	1,352 SF	0.031
42	300 H STREET, N.E.	1,352 SF	0.031
43	300 H STREET, N.E.	1,352 SF	0.031
44	300 H STREET, N.E.	1,352 SF	0.031
45	300 H STREET, N.E.	1,352 SF	0.031
46	300 H STREET, N.E.	1,352 SF	0.031
47	300 H STREET, N.E.	1,352 SF	0.031
48	300 H STREET, N.E.	1,352 SF	0.031
49	300 H STREET, N.E.	1,352 SF	0.031
50	300 H STREET, N.E.	1,352 SF	0.031
800	300 H STREET, N.E.	2,854 SF	0.065
801	300 H STREET, N.E.	2,854 SF	0.065
802	300 H STREET, N.E.	2,854 SF	0.065
803	300 H STREET, N.E.	2,854 SF	0.065
804	300 H STREET, N.E.	2,854 SF	0.065
805	300 H STREET, N.E.	2,854 SF	0.065
806	300 H STREET, N.E.	2,854 SF	0.065
807	300 H STREET, N.E.	2,854 SF	0.065
808	300 H STREET, N.E.	2,854 SF	0.065
809	300 H STREET, N.E.	2,854 SF	0.065
810	300 H STREET, N.E.	2,854 SF	0.065
811	300 H STREET, N.E.	2,854 SF	0.065
812	300 H STREET, N.E.	2,854 SF	0.065
813	300 H STREET, N.E.	2,854 SF	0.065
821	300 H STREET, N.E.	2,854 SF	0.065

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	60,870 SF. OR 1.39738 ACRES

NOTES:

- 1) THE HORIZONTAL DATUM IS BASED ON PLANS FROM THE OFFICE OF THE SURVEYOR, DISTRICT OF COLUMBIA.
- 2) THE SUBJECT PROPERTY IS LOCATED IN ZONE "T" (AREA OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 13010-1000, DATED 1985, FOR THE DISTRICT OF COLUMBIA, WASHINGTON, D.C. (AREA OF MINIMAL FLOODING).
- 3) THERE IS NO ON-SITE TYPED PARKING SPACES.
- 4) THE SUBJECT PROPERTY IS ZONED "T-1-A" PER MAP #1 OF THE DC ZONING OFFICE WEB PAGE. IN ORDER TO VERIFY COMPLIANCE, CONTACT THE OFFICE OF ZONING AT 4TH AND STREET, NW, SUITE 800 NORTH, WASHINGTON, DC. AREA, AND OBTAIN AN OFFICIAL COPY OF THE ZONING MAPS 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:
BENCH MARK NO. 10-100 - TOP OF W. CORNER OF 2ND FLOOR STAIR AT 4TH & STREET - ELEV. 41.08
BENCH MARK NO. 10-101 - TOP OF W. END OF 2ND FLOOR STAIR AT 4TH & STREET - ELEV. 41.08

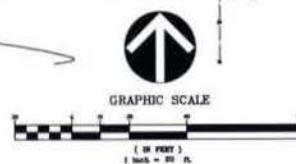


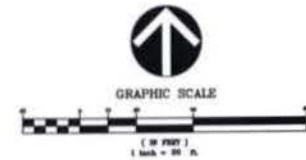
300 H STREET, N.E.
LOTS 9, 25 THRU 27, 29, 51 THRU 53,
800, 814 THRU 817 AND LOT 821
SQUARE 776
WASHINGTON, D.C.

PROPOSED LOT AND
ALLEY CLOSING
PLAN

VIKA REVISIONS

NO.	DATE	DESCRIPTION
1	1/1/2008	1-4-2008
2	1/1/2008	DATE: JANUARY 2008
3	1/1/2008	DES. BY: CMH
4	1/1/2008	SCALE: 1"=20'
5	1/1/2008	PROJECT/FILE NO. 1369
6	1/1/2008	SHEET NO. C-2





SITE PLAN

VKA REVISIONS	
PLD SUBMISSION 1-8-2006	
DATE: JANUARY 2008	
DWG. SC	CNCL CMM
SCALE: 1"=20'	
PROJECT/FILE NO. 1369	
SHEET NO. C-3	

VIKA



VIA

MANAGEMENTS • PLANNING • LANDSCAPE ARCHITECTS • SURVEYORS • GPS SERVICES

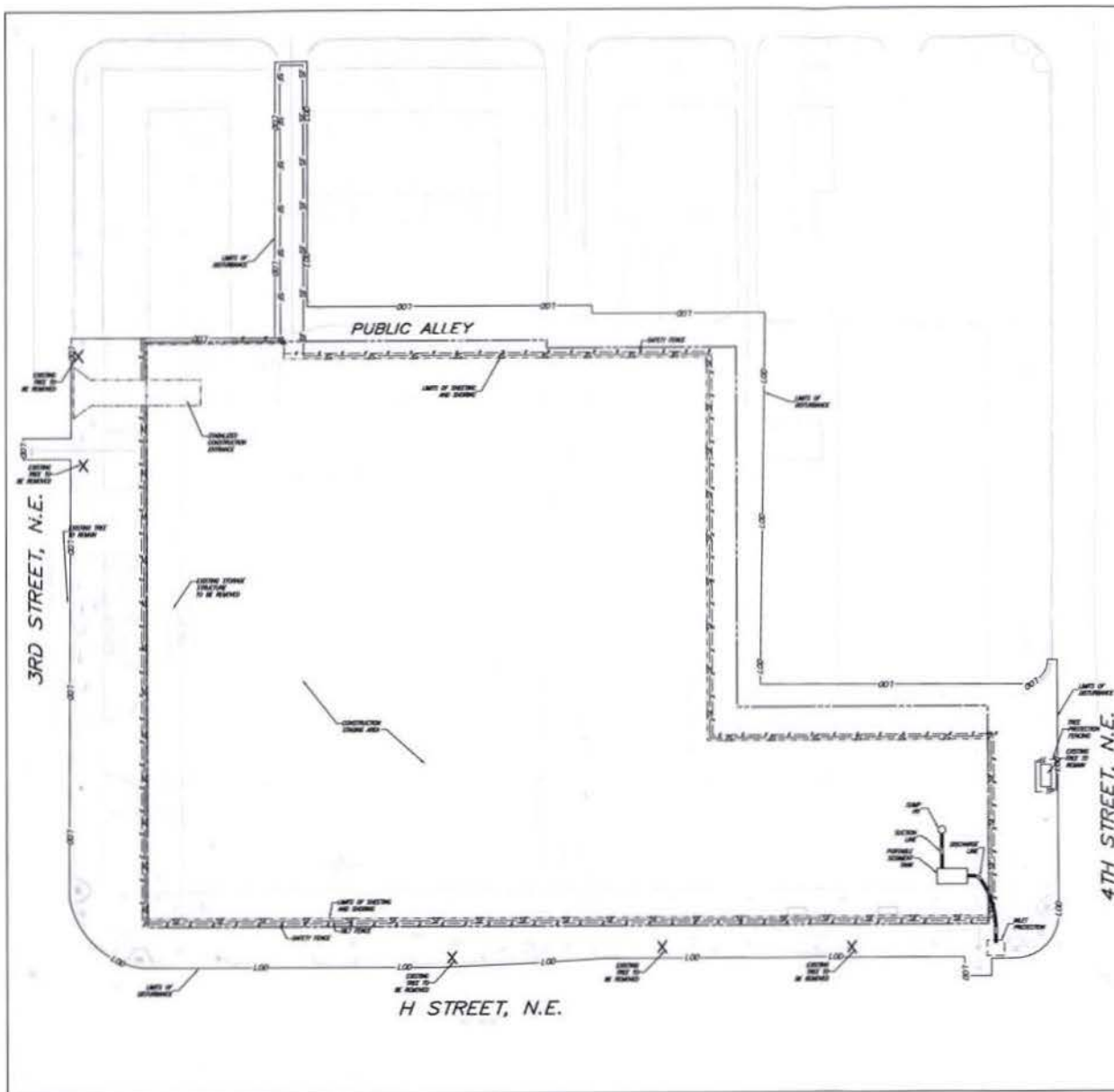
1964 INCORPORATED
8000 CENTURY HILLWAY • SUITE 200 • WILMINGTON, MARYLAND 20694
(301) 684-1000 • FAX (301) 684-1001
WILMINGTON, DE • GAITHERSBURG, MD • GREENSBORO, NC

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.

**SEDIMENT AND
EROSION CONTROL
PLAN**

VKA REVISIONS

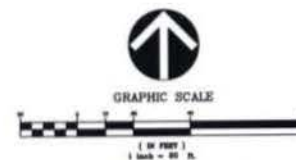
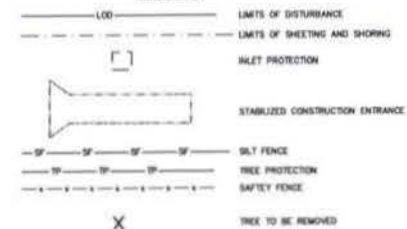
PUD SUBMISSION 1-8-2008	
DATE: JANUARY 2008	
DIST. SC	DRAWN CMM
SCALE: 1"=20'	
PROJECT/FILE NO. 1369	
SHEET NO. C-5	

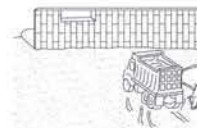


NOTES

1. ADDITIONAL SEDIMENT CONTROL MEASURES MAY BE REQUIRED AS WORK PROGRESSES.
2. SILT FENCE (SF) MAY BE RELOCATED DURING CONSTRUCTION TO CONTAIN DISTURBED AREAS AS THEY CHANGE.
3. STABILIZED CONSTRUCTION ENTRANCES MAY BE MOVED WITH INSPECTOR'S PERMISSION.
4. CONTRACTOR SHALL INSTALL 6' HIGH CONSTRUCTION FENCE AT THE LIMITS OF EXCAVATION.
5. ACTUAL LOCATION OF SUMP PIT AND SEDIMENT TANK TO BE DETERMINED AT THE PRE-CONSTRUCTION MEETING.

LEGEND



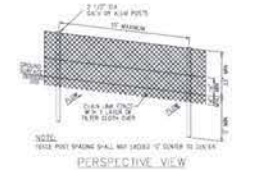


STANDARDS AND SPECS FOR VEHICLE WASH AREA

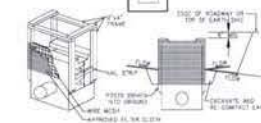
- NOTES:**
1. CLEAN OUT THE SEDIMENT TANK WHEN ONE THIRD (1/3) FILLED WITH SLT.
 2. STEEL DRUMS ARE USED AS AN EXAMPLE DUE TO THEIR READ AVAILABILITY. ANY TANKS MAY BE USED PROVIDED THAT THE VOLUME IN CUBIC FEET EQUALS SIXTEEN TIMES THE PUMP DISCHARGE IN GALLONS PER MINUTE.

$$\text{PUMP DISCHARGE (GPM)} \times 16 = \text{REQUIRED TANK STORAGE}$$
 3. ALL SOLIDWATER COLLECTED IN THE TANK SHALL BE DISPOSED

3 PORTABLE SEDIMENT TANK DETAIL
6 NOT TO SCALE



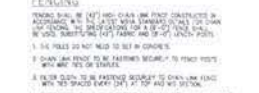
PERSPECTIVE VIEW



SWALE INLET PROTECTION CONSTRUCTION SPECIFICATIONS

- [illegible]

ENDING SECTION



5. make two sections of filter cloth about 140 cm. by 10 cm. each, as in (2) and (3).

- 7
6 SUPER SILT FENCE
NOT TO SCALE

6 AT GRADE INLET GUARD
6 NOT TO SCALE



To prevent such wear on distressed areas when it is monitored with equipment (2),

- [illegible]

d. During periods of excessively high temperatures the soil shall be lightly irrigated immediately prior to laying the seed.

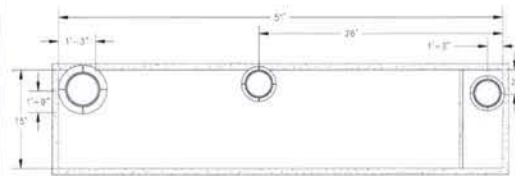
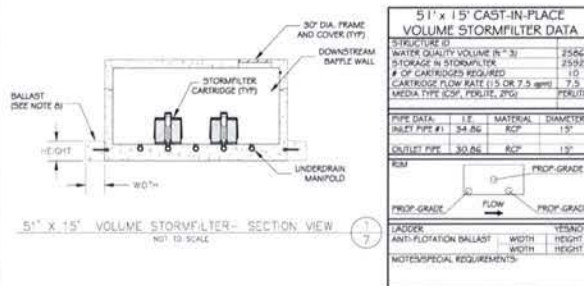
8. The first row of seed and soil will be lost at a single loss when subsoiling (see Figure 1). The second row of seed and soil will be lost when the subsoiler is pulled out of the ground. To prevent this, the subsoiler should be pulled out of the ground at the end of the row. The subsoiler should be pulled out of the ground at the end of the row. The subsoiler should be pulled out of the ground at the end of the row.
9. On sloping seed beds erosion may be a problem. Seed should be sown into the soil on sloping seed beds. Seed should be sown into the soil on sloping seed beds. Seed should be sown into the soil on sloping seed beds.
10. As seedlings are transplanted into the soil, the seedlings should be sown into the soil. The seedlings should be sown into the soil. The seedlings should be sown into the soil.

^a In the absence of absolute rainfall, watering shall be performed daily or as often as necessary during the first year and in sufficient quantity to:

- b. After the first week, and again as needed, it is necessary to maintain adequate moisture and reduce aeration.
- c. First mowing should not be attempted until grass is freely rooted. It is more than 1/2 in. the ground and can be removed by the lateral cutting or horizontal cutting. Grass height should be maintained between 2" and 3" after mowing.

GENERAL NOTES

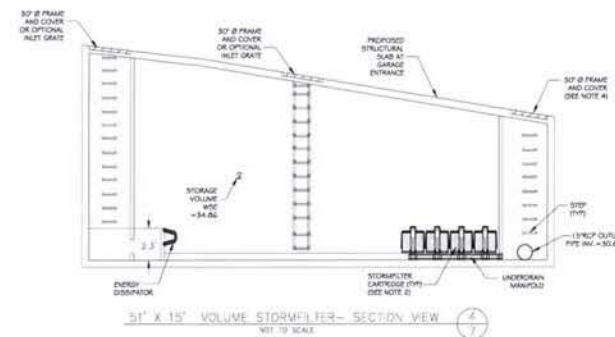
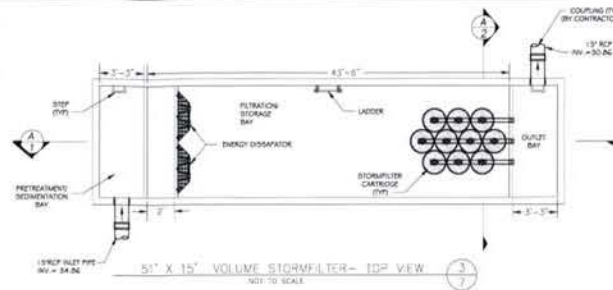
- 1) VOLUME STORMFILTER BY STORMWATER MANAGEMENT INC. (SMI), PORTLAND, OREGON (503) 548-4667
- 2) FILTER CARTRIDGES TO BE SIPHON-ACTUATED AND SELF-CLEANING. STANDARD DETAIL DRAWING SHOWS MAXIMUM NUMBER OF CARTRIDGES. ACTUAL NUMBER REQUIRED TO BE SPECIFIED ON SITE PLANS OR IN DATA TABLE BELOW.
- 3) STORMFILTER VAULT TO BE CONSTRUCTED IN ACCORDANCE WITH ASTM C557 AND C556. DETAIL DRAWING REFLECTS DESIGN INTENT ONLY. ACTUAL DIMENSIONS AND CONFIGURATION OF STRUCTURE WILL BE SHOWN ON PRODUCTION SHOP DRAWINGS.
- 4) STRUCTURE AND ACCESS COVERS TO MEET ADOPTED H-20 LOAD RATING.
- 5) VOLUME STORMFILTER REQUIRES 2.0 FEET OF DROP FROM INLET TO OUTLET. IF LESS DROP IS AVAILABLE, CONTACT SMI.
- 6) INLET AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR. STORMFILTER VAULT EQUIPPED WITH CAST-IN BOOT CONNECTIONS AT INLET AND OUTLET LOCATIONS FOR WATER-TIGHT CONNECTIONS.
- 7) PROVIDE MINIMUM CLEARANCE FOR MAINTENANCE ACCESS. IF A SHALLOWER SYSTEM IS REQUIRED, CONTACT SMI FOR OTHER OPTIONS.
- 8) 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.
- 9) ALL STORMFILTERS REQUIRE REGULAR MAINTENANCE. REFER TO OPERATION AND MAINTENANCE GUIDELINES FOR MORE INFORMATION.



5'1" x 15' VOLUME STORMFILTER- TOP VIEW
NOT TO SCALE

STRUCTURE SCHEDULE

NO.	ITEM	QTY	UNIT	REMARKS
1	30" DIA. FRAME AND COVER	1	EA	SEE NOTE 4
2	DOWNSTREAM BATTLE WALL	1	EA	SEE NOTE 4
3	STORMFILTER CARTRIDGE	7.5	EA	SEE NOTE 5
4	UNDERDRAIN MANIFOLD	1	EA	SEE NOTE 6
5	ANTI-FLOTATION BALLAST	10	CU YD	SEE NOTE 8



STORMWATER MANAGEMENT COMPUTATIONS

Existing Conditions		Proposed Conditions	
Quantity Control Volume		Quantity Control Volume	
Total Site Area	1.40 Acres	Total Site Area	1.40 Acres
Permeable	0.30	Permeable	0.30
Impermeable	0.10	Impermeable	0.10
Total	0.40	Total	0.40
Runoff	0.30	Runoff	0.30
Storage	0.10	Storage	0.10
Detention	0.00	Detention	0.00
Retention	0.00	Retention	0.00
Release	0.30	Release	0.30
Storage	0.10	Storage	0.10
Detention	0.00	Detention	0.00
Retention	0.00	Retention	0.00
Release	0.30	Release	0.30

Total Quantity Storage Volume Required 2885.06 CF

Note: Runoff Volume = 1.75 (0.30) (1.40) (1.75) = 0.45

Quantity Control Volume	
0.30	Roadway & Parking
1.10	Roadway & Sidewalk
Total Quantity Storage Volume Required	1713.36 CF

Note: Based on treating the first 2.5" of parking and roadway runoff and the first 3.7" of rooftop and driveway 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 526 through 535 of SDAS-21, Chapter 5. Responsibility for maintenance and operation may be transferred to another entity upon written notice to the Watershed Protection Division of the Department of Health from the undersigned and the entity assuming responsibility, certifying that the transfer of responsibility for maintenance and operation is in compliance with Section 526 through 535 of SDAS-21, Chapter 5. (has been accepted)

Signature of the person responsible for maintenance (if any is the applicant)

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 the stormwater discharge facility have been designed, reviewed by me and found to be in conformity with modern engineering principles applicable to the treatment and disposal of stormwater effluents. I further certify that the facility has been designed in accordance with the specifications required under Section 526 through 535 of SDAS-21, Chapter 5. It is also noted that the undersigned has furnished the applicant with a set of instructions for the maintenance and operation of the stormwater discharge facility.

Atty Seal

Name and Title (please type)

Address

Date Telephone No.

AS-BUILT CERTIFICATION BY PROFESSIONAL ENGINEER

Within 30 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

DCA Permit No.

Date Issued

2. As-Built Certification

I hereby certify that the stormwater discharge facility has been built substantially in accordance with the approved plans and specifications, and that any additional deviations (listed below) will not prevent the facility from functioning in compliance with the requirements of Section 526 through 535 of SDAS-21, Chapter 5, when properly maintained and operated. These determinations have been based upon on-site observation of construction, schedule and conducted by me or by a person representative under my direct supervision. I have enclosed one set of as-built engineering drawings.

Signature of Engineer

Atty Seal

Name (please type) S.C. Reg. No.

Company Name

Company Address

Date Telephone No.

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



VIKA
10000 15th Ave. N.E.
Seattle, WA 98158
(206) 761-1111
FAX (206) 761-1112
E-MAIL: info@vika.com
WWW: www.vika.com

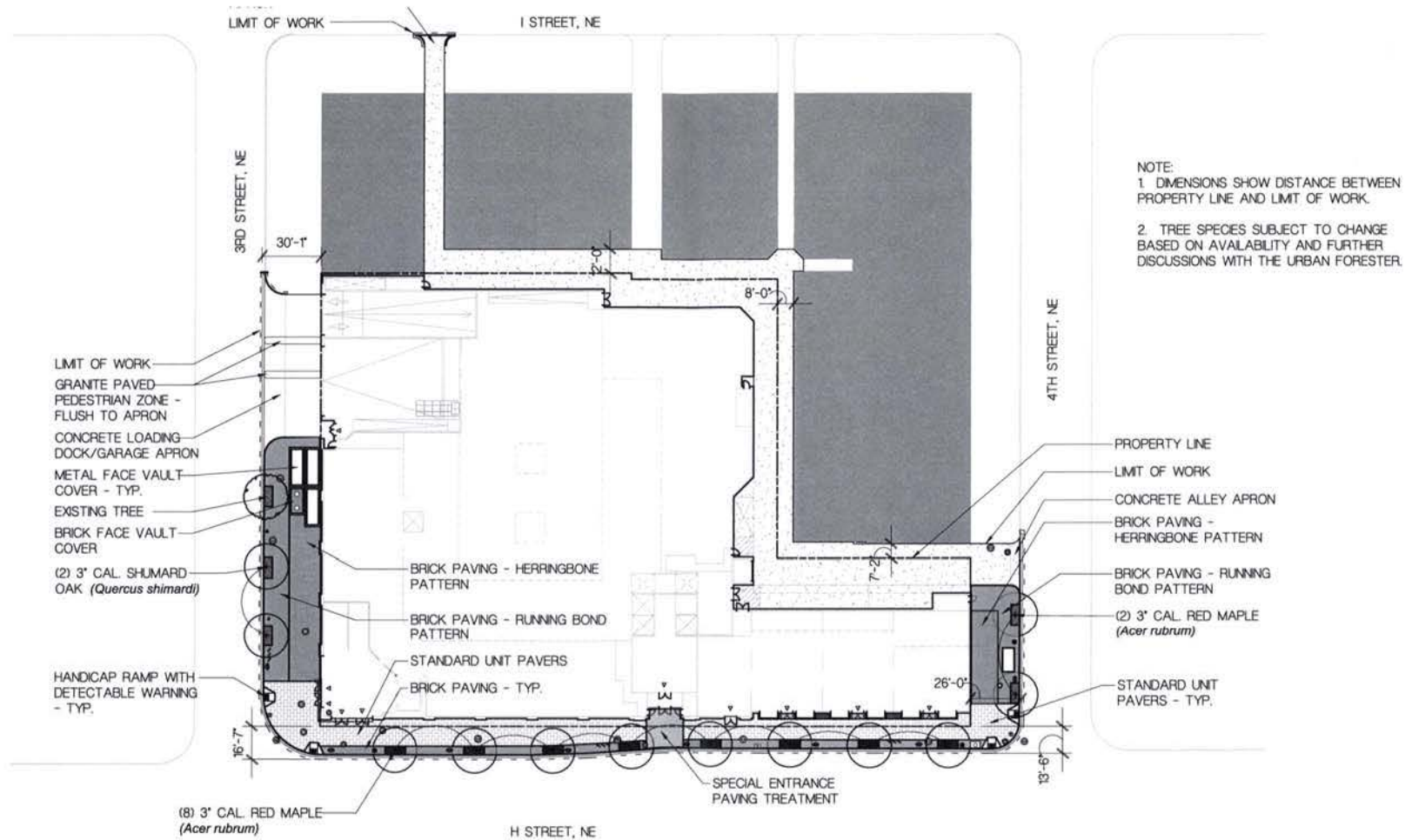
300 H STREET, NE
LOTS 9, 25 THRU 27, 29, 51 THRU 53,
800, 814 THRU 817 AND LOT 821
SQUARE 778
WASHINGTON, D.C.

STORMWATER MANAGEMENT
NOTES AND DETAILS

VIKA REVISIONS

PUD SUBMITTAL	
1-26-2006	
DATE: JAN. 2006	
DES.	DWN.
SC	LM
SCALE:	
NOT TO SCALE	
PROJECT/FILE NO.	
1368	
SHEET NO.	
C-7	

Landscape Drawings



3RD AND H STREET

SITE PLAN

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

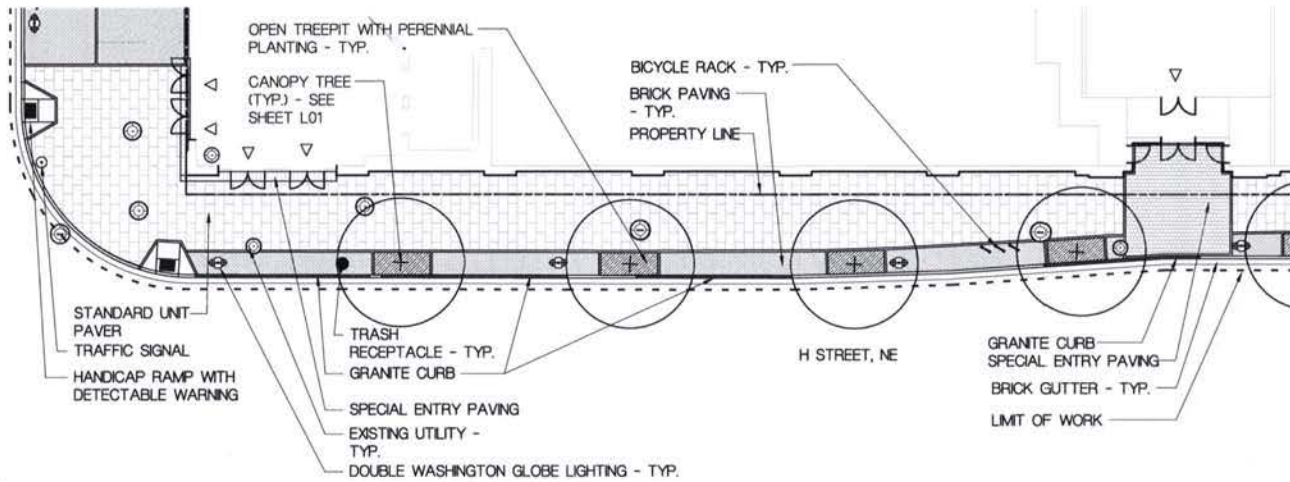
0 25' 50' 100' 150'

Scale 1" = 50'-0"

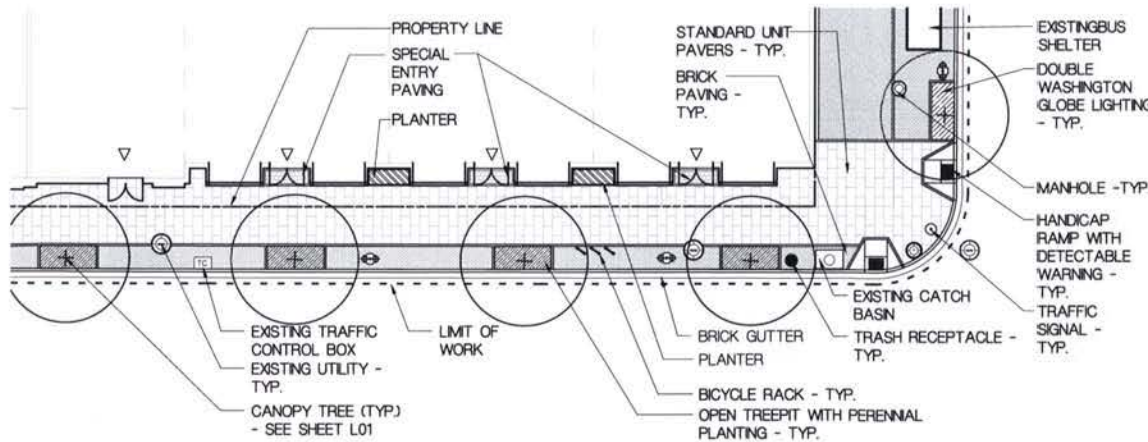


Date : JANUARY 6, 2006

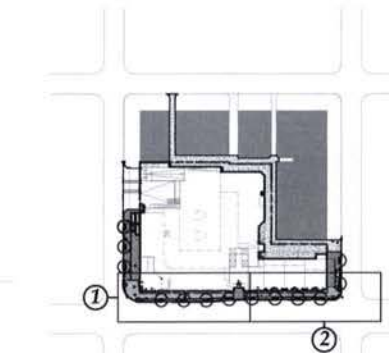
LO1



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



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



KEY
SCALE : 1" = 200'-0"

LO2

3RD AND H STREET

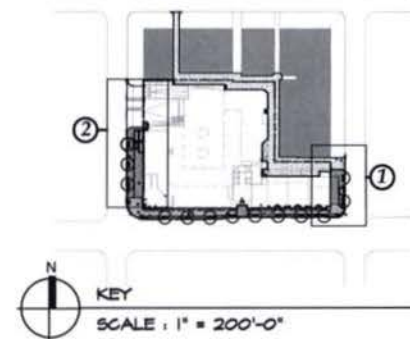
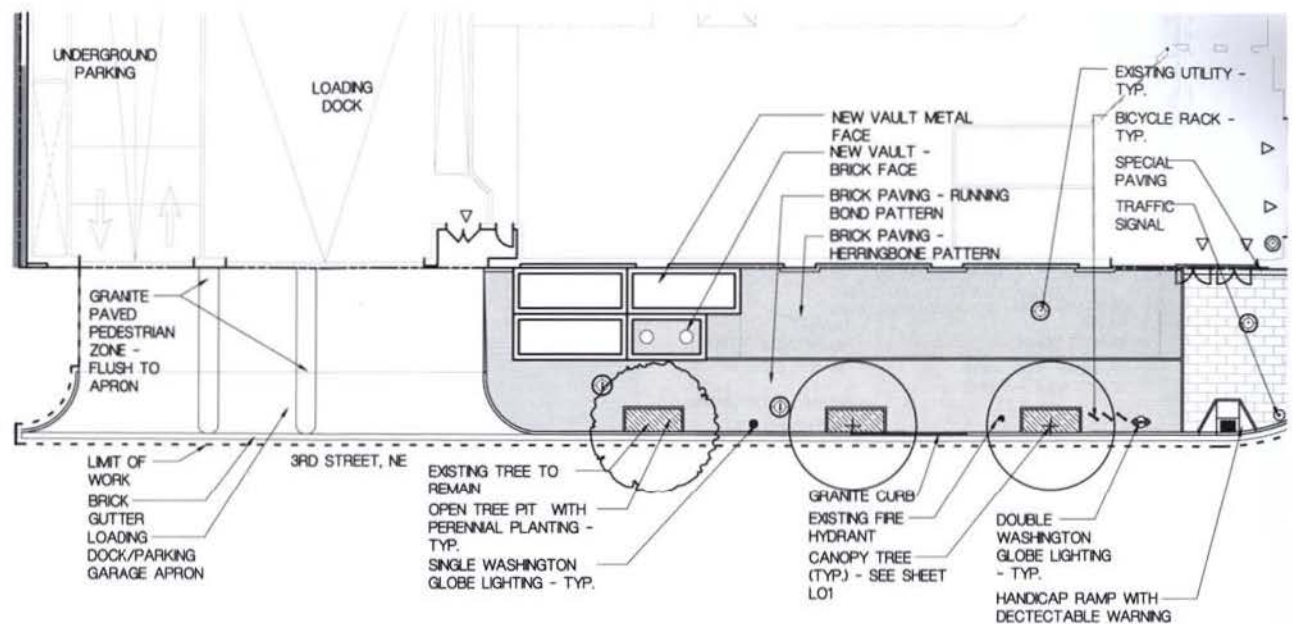
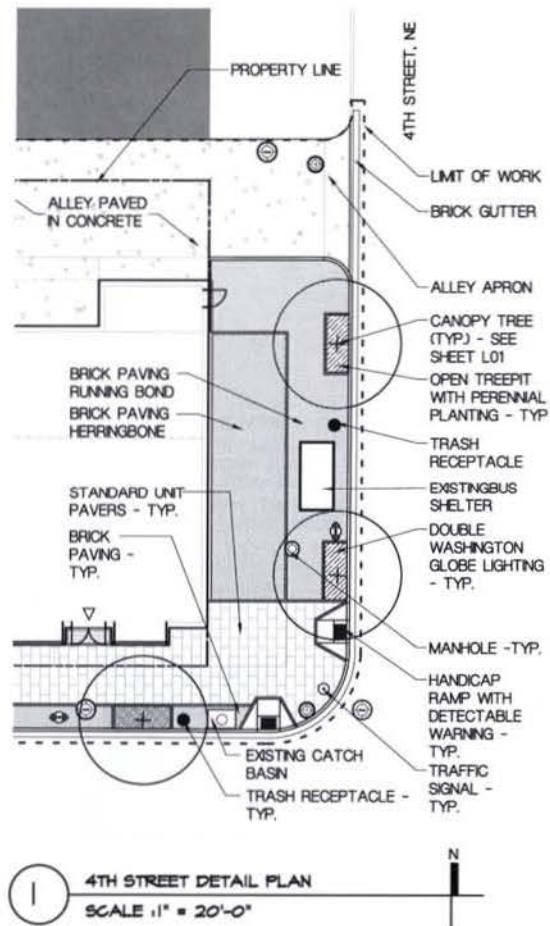
H STREET DETAIL PLANS

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

0 10' 20' 40' 60'
Scale 1" = 20'-0"



Date : JANUARY 6, 2006



L03

3RD AND H STREET

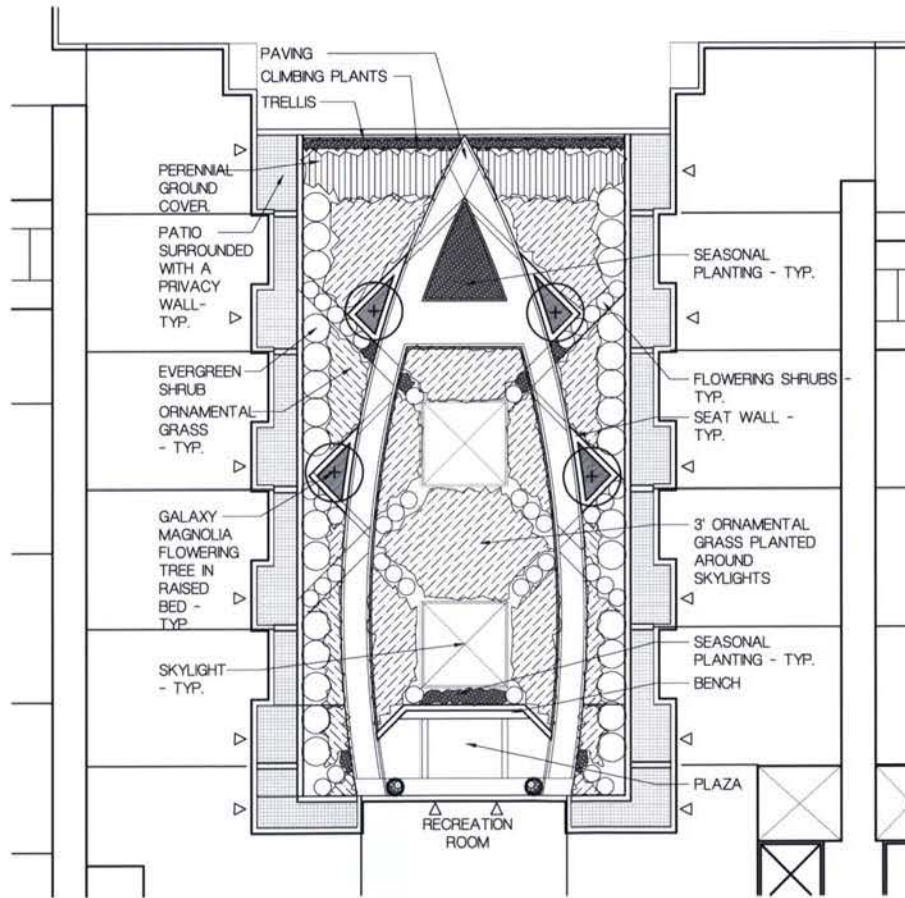
3RD STREET AND 4TH STREET DETAIL PLANS

leeandassociates, inc.
635 eye street ne washington dc 20001
t: 202-466-6966 f: 202-466-6232
www.leeandassociatesinc.com

0 10' 20' 40' 60'

Scale 1" = 20'-0"

Date: JANUARY 6, 2006



LO4

3RD AND H STREET

COURTYARD PLAN

*leeandassociates, inc.
638 eye street nw. washington dc 20001
t: 202.466.6066 f: 202.466.4232
www.leeandassociatesinc.com

0 10' 20' 40' 60'

Scale 1" = 20'-0"



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

Traffic/Circulation

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TORTI GALLAS AND PARTNERS

3RD AND H STREETS NE-SQUARE 776