BROADCAST CENTER ONE

- WASHINGTON, DC -

BROADCAST
CENTER ONE
WASHINGTON DC

BROADCAST CENTER
RESIDENTIAL PARTNERS, L.L.C

7TH & 9 STREET, NW
WASHINGTON, DC

ISSUE DATE

NOTES

DATE	02/26/07
SCALE	AS NOTED
DRAWN	
CHECKED	
JOB NO.	05107.01

PUD SUBMISSION SET

DRAWING TITLE

COVER SHEET

SHEET NO.

CS 1

ABBREVIATIONS

FT	feet, foot
FIN	finish(ed)
FFE	finished floor elevation
FFL	finished floor line
FA	fire alarm
FE	fire extinguisher
FEC	fire extinguisher, cabinet
FHS	fire hose station, fire standpipe
FHMS	flat head machine screw
FHWS	flat head wood screw
FLR	floor(ing)
FLUOR	fluorescent
FH	full height
FS	full size
FW	full width
FBO	furnished by others
FBT	furnished by tenant
FUT	future
GA	gage, gauge
GC	general contract(or)
GL	glass, glazing
GFI	ground fault interrupter
GYP BD	gypsum wall board
HB	hose bib
HWD	hardwood
HDR	header
HTG	heating
HVAC	heating/ventilating/air conditioning
HT	height
HC	hollow core
HM	hollow metal
HOR	horizontal
HW	hot water
IN	inch
INCL	include(d), (ing)
INFO	information
ID	inside diameter
INST	install(ed), (ation)
INT	interior
JC	janitor's closet
JT	joint
JB	junction box
KW	kilowatt
KD	knock down
KO	knock out
LBS	pounds
LAM	laminate(d)
LAV	lavatory
LH	left hand
L	length
LT	light
LF	linear feet
LG	long
MFR	manufacture(r)
MAS	masonry
MAX	maximum
MED	medium
MET	metal
MEZZ	mezzanine
MWK	millwork
MIN	minimum
MISC	miscellaneous
MC	Motorcycle space
MLD	molding, moulding

MT	mount(ed), (ing)
NRC	noise reduction coefficient
NOM	nominal
N	north
NIC	not in contract
NTS	not to scale
OC	on center(s)
OPG	opening
OPP	opposite
OA	overall
OH	overhead
PNT	paint(ed)
PNL	panel
PAR	particle board
PART BD	particle board
PTN	partition
PED	pedestal
PLAM	plastic laminate
PWD	plywood
PT	point
POL	polished
PLF	pounds per linear foot
PSF	pounds per square foot
PSI	pounds per square inch
PFAB	prefabricated(d)
PFN	prefinished
PREP	preparation
QT	quarry tile
RAD	radius
REC	recessed
REF	reference
REQ	require(d)
RES	resilient
RA	return air
REV	revision(s), revised
RH	right hand
R	riser
RD	roof drain
RM	room
RO	rough opening
SCH	schedule
SEC	section
SC	small car space
SHT	sheet
SHR	shelf and rod
SIM	similar
S.C.	solid core
STC	sound transmission class
S	south
SPKR	speaker
SPEC	specification(s)
SQ	square
SF	square feet
SS	stainless steel
STD	standard
ST	steel
SUS	suspended
SYS	system
TKBD	tackboard
TEL	telephone
TV	television
THK	thick(ness)
TOL	tolerance

TOC	top of curb
TOS	top of slab
T	tread
TYP	typical
UNF	unfinished
UON	unless otherwise noted
VF	verify in field
VERT	vertical
VAT	vinyl asbestos tile
VWC	vinyl wall covering
VT	vinyl tile
V	void
WSCT	wainscot
WTW	wall to wall
WH	wall hung
WC	water closet
W	west
WT	weight
W	width, wide
W/O	without
WD	wood

DRAWING INDEX

CIVIL
C1.0 EXISTING CONDITIONS
C2.0 DEMOLITION PLAN
C3.0 SITE/UTILITY PLAN
C4.0 GRADING PLAN
C5.0 SAND FILTER DETAILS
C5.1 SAND FILTER CALCULATIONS
C6.0 ESC PLAN

LANDSCAPE
L.1 HARDSCAPE PLAN AND DETAILS
L.2 PLANTING PLAN AND DETAILS

ARCHITECTURAL

A-101 SITE PLAN
A-202 P2 PARKING PLAN
A-203 P1 PARKING PLAN
A-204 GROUND FLOOR PLAN /CIRCULATION PLAN
A-205 SECOND FLOOR PLAN (REZONING) / MEZZANINE PLAN(REZONING)
A-206 THIRD FLOOR PLAN (REZONING)/ SECOND FLOOR PLAN (OFFICE)
A-207 4TH FLOOR PLAN (REZONING)/3RD FLOOR PLAN (OFFICE)
A-208 5TH FLOOR PLAN (REZONING)/4TH FLOOR PLAN (OFFICE)
A-209 6TH FLOOR PLAN (REZONING)/5TH FLOOR PLAN (OFFICE)
A-210 7TH FLOOR PLAN (REZONING)/6TH FLOOR PLAN (OFFICE)
A-211 8TH FLOOR PLAN (REZONING)/7TH FLOOR PLAN (OFFICE)
A-212 9TH FLOOR PLAN (REZONING)/7TH FLOOR PLAN (OFFICE)
A-301 ELEVATIONS - 7TH STREET / T STREET
A-302 ELEVATIONS - ALLEY ELEVATIONS / 9 STREET
A-304 PARTIAL ELEVATIONS
A-401 BUILDING SECTIONS
A-402 BUILDING SECTIONS

PROJECT TEAM

PROJECT ADDRESS
7TH Street , NW

OWNER
Four Points, L.L.C. / Ellis Enterprise, L.L.C.

ARCHITECT
Devrouax & Purnell Architects-Planners, P.C.

CIVIL ENGINEER
Delon Hampton & Associates, Chtd

LANDSCAPE ENGINEER
Peter Liu Associates, Inc.

7TH STREET, NW
Washington, DC 20019

1600 Anderson Road
Mc Lean, Virginia 22102
Phone: (703) 356-2400

717 D Street, NW
Washington, DC 20004
Phone: (202) 483-2878

8403 Colesville Road, Suite 600
Silver Spring, MD 20910
Phone: (301) 585-0100

1350 Connecticut Avenue, NW
Suite 205
Silver Spring, MD. 20910
Phone: (301) 987-9234

VICINITY MAP
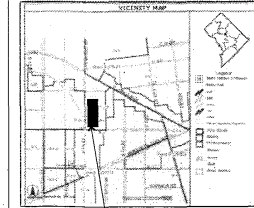
BROADCAST CENTER ONE SITE

N
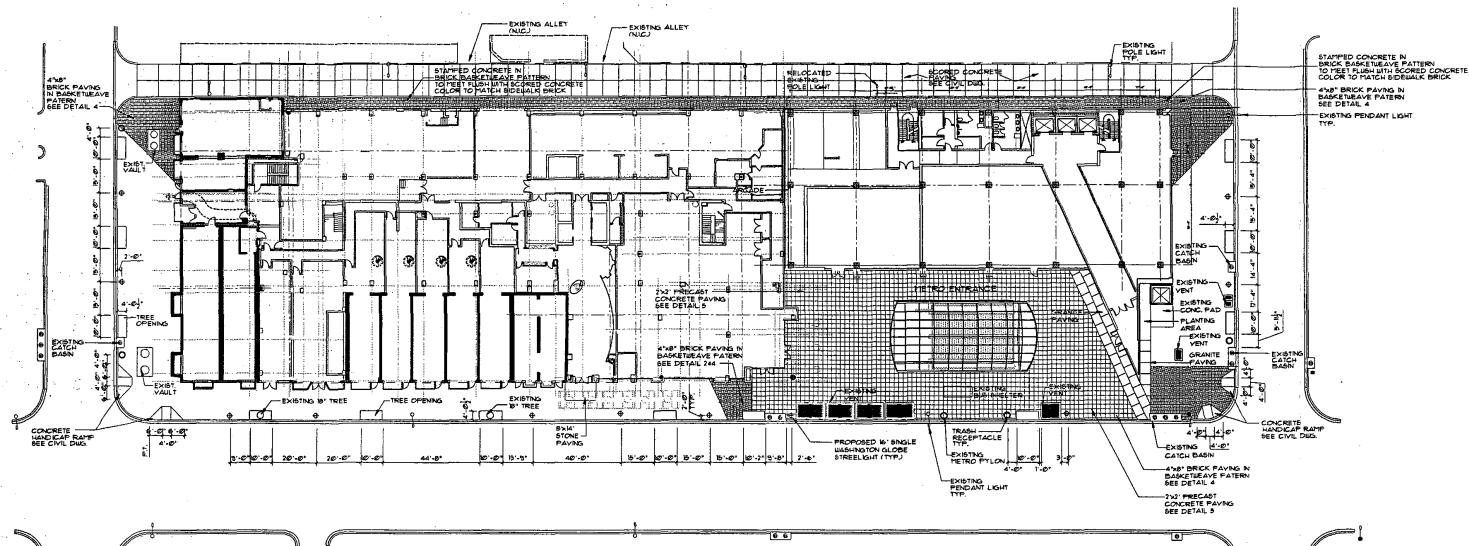
1 HARDSCAPE PLAN
SCALE : 1"=20'

Labels on plan:
- EXISTING ALLEY (N.I.C.)
- EXISTING ALLEY (N.I.C.)
- EXISTING POLE LIGHT TYP.
- STAMPED CONCRETE IN BRICK BASKETWEAVE PATTERN TO MEET FLUSH WITH SCORED CONCRETE COLOR TO MATCH SIDEWALK BRICK
- STAMPED CONCRETE IN BRICK BASKETWEAVE PATTERN TO MEET FLUSH WITH SCORED CONCRETE COLOR TO MATCH SIDEWALK BRICK
- RELOCATED EXISTING POLE LIGHT
- SCORED CONCRETE PAVING SEE CIVIL DWG.
- 4"x8" BRICK PAVING IN BASKETWEAVE PATTERN SEE DETAIL 4
- EXISTING PENDANT LIGHT TYP.
- 4"x8" BRICK PAVING IN BASKETWEAVE PATTERN SEE DETAIL 4
- EXIST VAULT
- EXISTING CATCH BASIN
- EXISTING CATCH BASIN
- EXISTING CONC. PAD
- EXISTING VENT
- PLANTING AREA
- EXISTING VENT
- GRANITE PAVING
- EXISTING CATCH BASIN
- TREE OPENING
- 2'x2' PRECAST CONCRETE PAVING SEE DETAIL 5
- METRO ENTRANCE
- GRANITE PAVING
- EXIST VAULT
- 4"x8" BRICK PAVING IN BASKETWEAVE PATTERN SEE DETAIL 244
- CONCRETE HANDICAP RAMP SEE CIVIL DWG.
- EXISTING CATCH BASIN
- EXISTING 18" TREE
- TREE OPENING
- EXISTING 18" TREE
- EXISTING 18" TREE
- 8'x14' STONE PAVING
- EXISTING BIKE RACKS
- EXISTING VENT
- EXISTING VENT
- TRASH RECEPTACLE TYP.
- PROPOSED 16' SINGLE WASHINGTON GLOBE STREETLIGHT (TYP.)
- EXISTING METRO PYLON
- EXISTING PENDANT LIGHT TYP.
- CONCRETE HANDICAP RAMP SEE CIVIL DWG.
- 4"x8" BRICK PAVING IN BASKETWEAVE PATTERN SEE DETAIL 4
- 2'x2' PRECAST CONCRETE PAVING SEE DETAIL 5

3 (TYPICAL BRICK SIDEWALK PAVING PLAN detail label)
- CONTINUOUS BRICK HEADER BAND ALONG STREET CURB, TREE OPENINGS AND METRO VENTS
- 4"x8" BRICK PAVING IN BASKETWEAVE PATTERN
- 1/8"x5" STEEL EDGING
- TREE OPENING
- DECORATIVE WROUGHT IRON GUARD RAIL
- STREET CURB

2 TYPICAL BRICK SIDEWALK PAVING PLAN
SCALE : 1'-0" = 1/2"

3 SECTION OF RAIL & STEEL EDGING AT CURB TYP.
SCALE : 1'-0" = 1 1/2"
- DECORATIVE WROUGHT IRON GUARD RAIL WELDED TO STEEL EDGING
- BRICK SIDEWALK
- MORTAR SETTING BED
- CONCRETE BASE
- COMPACTED SUBGRADE
- 1/8"x5" STEEL EDGING
- 4'-0"
- FINISH SOIL ELEVAT
- SIDEWALK FINISH GR BEYOND
- 1/8"x5" STEEL EDGING BEYOND
- FINISH GRADE (OF STREET)
- STREET CURB
- CONCRETE

4 TYPICAL BRICK PAVING
SCALE : 1'-0" = 1 1/2"
- EXPANSION JOINT WITH PREMOLDED JOINT FILLER AND SEALANT
- 4"x8"x2-1/4" THICK BRICK PAVERS SWEEP SAND TO FILL ALL JOINTS
- MORTAR SETTING BED
- CONCRETE BASE
- 6x6 W2.1XW2.1 WWF
- 1/2" DIA x 12" STEEL ROD W/ SLEEVE 3' O.C.
- COMPACTED SUBGRADE
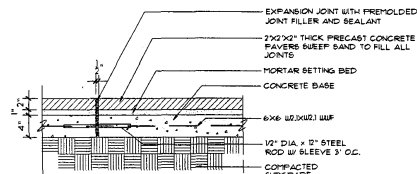
5 TYPICAL PRECAST CONCRETE PAVING
SCALE : 1'-0" = 1 1/2"
- EXPANSION JOINT WITH PREMOLDED JOINT FILLER AND SEALANT
- 2'X2'X2" THICK PRECAST CONCRETE PAVERS SWEEP SAND TO FILL ALL JOINTS
- MORTAR SETTING BED
- CONCRETE BASE
- 6x6 W2.1XW2.1 WWF
- 1/2" DIA x 12" STEEL ROD W/ SLEEVE 3' O.C.
- COMPACTED SUBGRADE

N

ISSUE DATE

NOTES

DATE	03/28/07
SCALE	AS NOTED
DRAWN	HYY
CHECKED	PHL
JOB NO.	05107.01

PUD SUBMISSION SET

DRAWING TITLE
HARDSCAPE PLAN
AND DETAILS

SHEET NO.

L.1
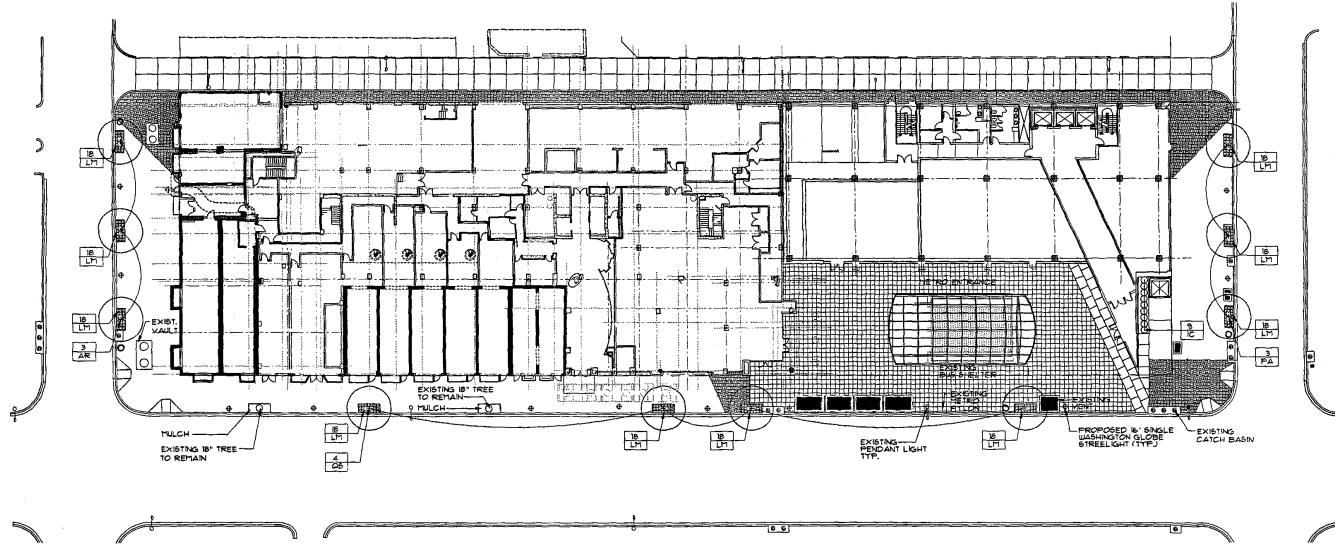
① PLANTING PLAN
SCALE : 1"=20'

EXIST. VAULT

MULCH
EXISTING 18" TREE TO REMAIN
EXISTING 18" TREE TO REMAIN
9" MULCH
EXISTING PENDANT LIGHT TYP.
PROPOSED 16' SINGLE WASHINGTON GLOBE STREETLIGHT (TYP.)
EXISTING CATCH BASIN

PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREE						
PA	3	Platanus x acerifolia "Bloodgood"	London Plane Tree	3" ⌀ 3-1/2" CAL.	B&B	
QS	4	Quercus shumardii	Shumard Oak	3" ⌀ 3-1/2" CAL.	B&B	
AR	3	Acer rubrum "October Glory"	"October Glory" Red Maple	3" ⌀ 3-1/2" CAL.	B&B	
SHRUB						
IC	9	Ilex Cornuta	Chinese Holly	24" ⌀ 36" Ht.	B&B	
GROUND COVER						
LM	180	Liriope muscari "Big Blue"	Big Blue Lily Turf	4" CONT.		

NOTE: SIZE AND STANDARDS OF PLANT MATERIALS SHALL CONFORM TO
THE LATEST EDITION OF "AAS STANDARDS FOR NURSERY STOCK"
BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (AAN)

NOTES:
1. SHRUB SHALL BEAR SAME RELATIONSHIP TO GRADE AS IT DID IN NURSERY.
2. PRUNE AS NEEDED TO RETAIN NATURAL SHRUB SHAPE.
3. FOR CONTAINER GROWN PLANTS, SPLIT THE ROOT BALL WITH 4 EQUAL SPACED
   VERTICAL CUTS AND BUTTERFLY THE ENTIRE ROOT BALL.

NOTES:
TREE SHALL BEAR SAME RELATIONSHIP
TO FINISH GRADE AS IT DID IN NURSERY.
ALL PRUNING SHALL BE DONE AFTER
PLANTING.

REMOVE ENOUGH WHOLE BRANCHES
(NOT JUST END TIPS) TO REDUCE
FOLIAGE BY 1/3. NEVER LEAVE "V"
CROTCHES OR DOUBLE LEADERS.
RETAIN NATURAL TREE SHAPE.

1/2" BLACK RUBBER HOSE

DOUBLE #9 GALVANIZED STEEL WIRES
TWISTED TO TIGHTEN

(3) 2"x2"x8' HARDWOOD STAKES
SPACED 90° APART

2" SHREDDED HARDWOOD MULCH.

GRANITE CURB

FINISH GRADE OF STREET

UNTIE AND REMOVE TOP 1/3 OF
BURLAP AROUND ROOT BALL

PLANTING SOIL MIX AS SPECIFIED

SETTING MOUND
COMPACTED LAYER OF SOIL MIX.

SUBSOIL

② GROUND COVER PLANTING DETAIL
SCALE : NTS

2" SHREDDED HARDWOOD MULCH

SPLIT ALL ROOT BOUND ROOTS WITH
2 EQUAL SPACED VERTICAL CUTS.

PLANTING SOIL MIX

③ SHRUB PLANTING DETAIL
SCALE : NTS

2" MULCH. DO NOT PLACE MULCH
AGAINST BASE OF SHRUB

3" EARTH SAUCER

UNTIE AND REMOVE TOP 1/3 OF
BURLAP AROUND ROOT BALL. SLIT
REMAINING BURLAP WITH 4 EQUAL
SPACED VERTICAL CUTS

PLANTING SOIL MIX AS SPECIFIED

UNDISTURBED SUBSOIL

UNDISTURBED SETTING MOUND OR
COMPACTED PLANTING SOIL MIX
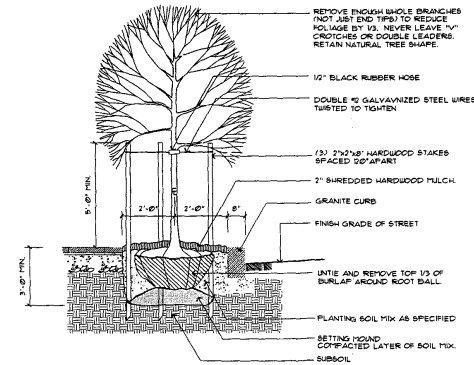
④ STREET TREE PLANTING DETAIL
SCALE : NTS

N

DEVROUAX & PURNELL
717 D STREET, NW
WASHINGTON, DC 20004

LANDSCAPE ARCHITECT
PETER LIU ASSOCIATES, INC
1350 CONNECTICUT AVENUE, NW,
SUITE 305
WASHINGTON, DC 20036

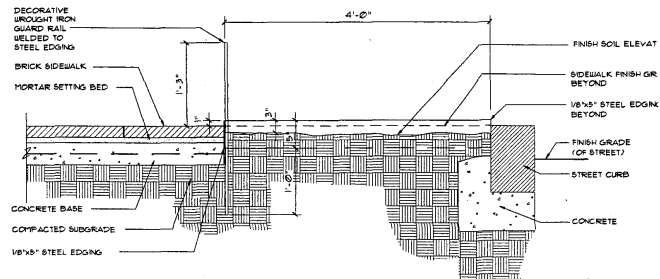CIVIL ENGINEER
DELON HAMPTON & ASSOC.
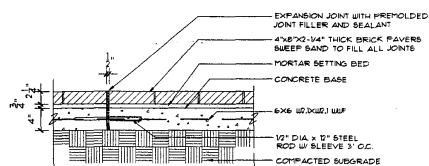8403 COLESVILLE ROAD, STE. 800
SILVER SPRING, MD. 20910

BROADCAST
CENTER ONE
WASHINGTON DC
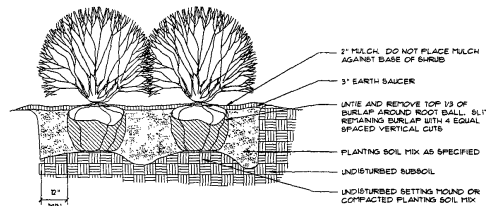
BROADCAST CENTER
RESIDENTIAL PARTNERS, L.L.C.

7TH & S STREET, NW
WASHINGTON, DC

ISSUE DATE

NOTES

DATE	03/28/07
SCALE	AS NOTED
DRAWN	HYY
CHECKED	PHL
JOB NO.	06107.01

PUD SUBMISSION SET

DRAWING TITLE

PLANTING PLAN
AND DETAILS

SHEET NO.

L.2

HOWARD THEATER

EXISTING BLDG.

EXISTING WONDER BREAD BLDG.

T STREET, NW

S STREET, NW

ALLEY

EXISTING BLDG

EXISTING BLDG

EXISTING BLDG ADDITION

EXISTING BLDG

EXISTING BLDGS BELOW

EXISTING BLDGS BELOW

PENTHOUSE

PENTHOUSE

COOLING TOWER

PUMP ROOM

ELEV. LOBBY

STAIR

GRANITE PAVERS

GRAVEL OR GRASS

GRAVEL OR GRASS

ROOF TERRACE

7 th STREET, NW

N

PROPOSED SITE PLAN
A-101   SCALE:1/16"=1'-0"

BROADCAST CENTER ONE
WASHINGTON DC

Broadcast Center
Residential Partners, L.L.C

7TH & S STREET, NW
WASHINGTON, DC

ISSUE DATE

NOTES

DATE	02/28/07
SCALE	AS NOTED
DRAWN	
CHECKED	
JOB NO.	05107.01

PUD SUBMISSION SET

DRAWING TITLE

PROPOSED SITE PLAN

SHEET NO.

A.101
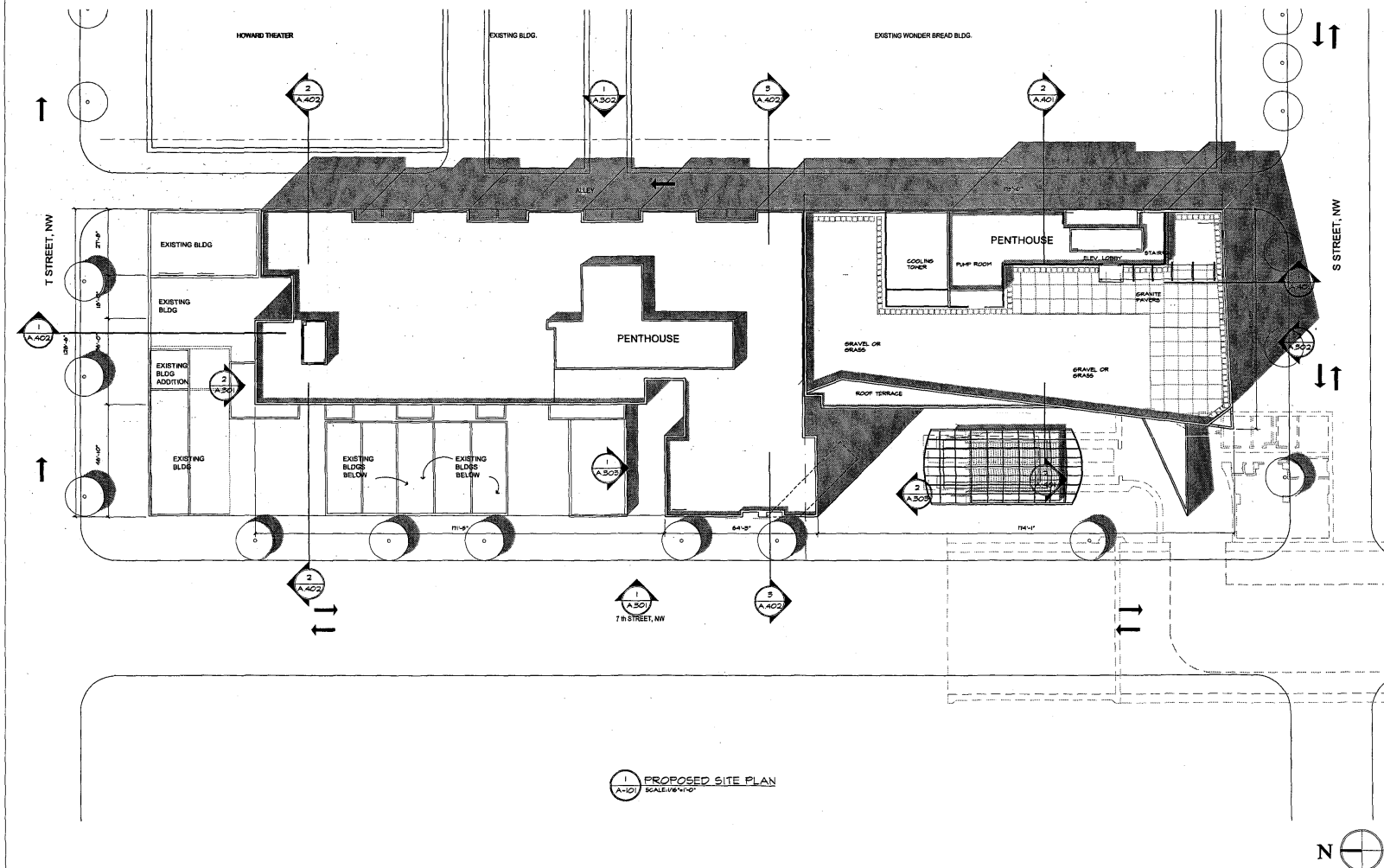
① PARKING PLAN LEVEL 2
A.202 SCALE:1/8"=1'-0"

N

**BROADCAST
CENTER ONE**
WASHINGTON DC

Broadcast Center
Residential Partners, L.L.C

7TH & S STREET, NW
WASHINGTON, DC

ISSUE DATE

NOTES

DATE	02/28/07
SCALE	AS NOTED
DRAWN	. .
CHECKED	. .
JOB NO.	05197.01

PUD SUBMISSION SET

DRAWING TITLE

**PARKING PLAN
LEVEL 2**

SHEET NO.

A.202

**BROADCAST
CENTER ONE**
WASHINGTON DC

BROADCAST CENTER
RESIDENTIAL PARTNERS, L.L.C

7TH & S STREET, NW
WASHINGTON, DC

ISSUE DATE

NOTES

DATE	02/28/07
SCALE	AS NOTED
DRAWN	.
CHECKED	.
JOB NO.	05107.01

PUD SUBMISSION SET

DRAWING TITLE

**PARKING PLAN
LEVEL 1**

SHEET NO.

A.203
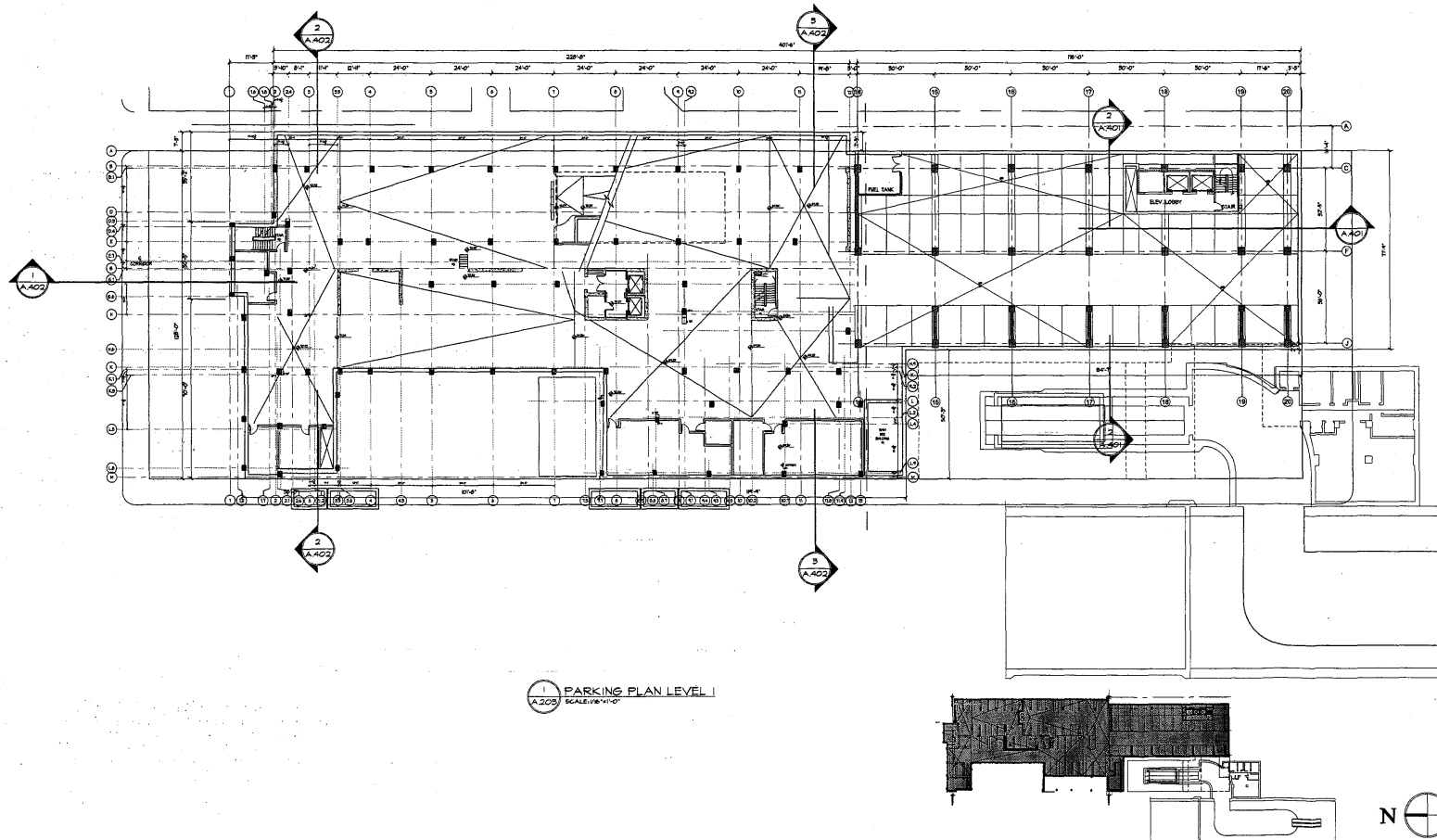
PARKING PLAN LEVEL 1
SCALE: 1/16"=1'-0"

N

**BROADCAST
CENTER ONE**
WASHINGTON DC

BROADCAST CENTER
RESIDENTIAL PARTNERS, L.L.C

7TH & S STREET, NW
WASHINGTON, DC

ISSUE DATE

NOTES

| DATE | 02/28/07 |
SCALE	AS NOTED
DRAWN	
CHECKED	
JOB NO.	05107.01

PUD SUBMISSION SET

DRAWING TITLE

**GROUND
FLOOR PLAN**

SHEET NO.

A.204

GROUND FLOOR PLAN (residence)
SCALE: 1/16"=1'-0"

GROUND FLOOR PLAN (office)

KEYPLAN

N

RETAIL

LOADING

STUDIO #1

STUDIO #2

CORRIDOR

ELEV. LOBBY

RECEPTION

VESTIBULE

LOBBY

STAIR

**BROADCAST
CENTER ONE**
WASHINGTON DC

BROADCAST CENTER
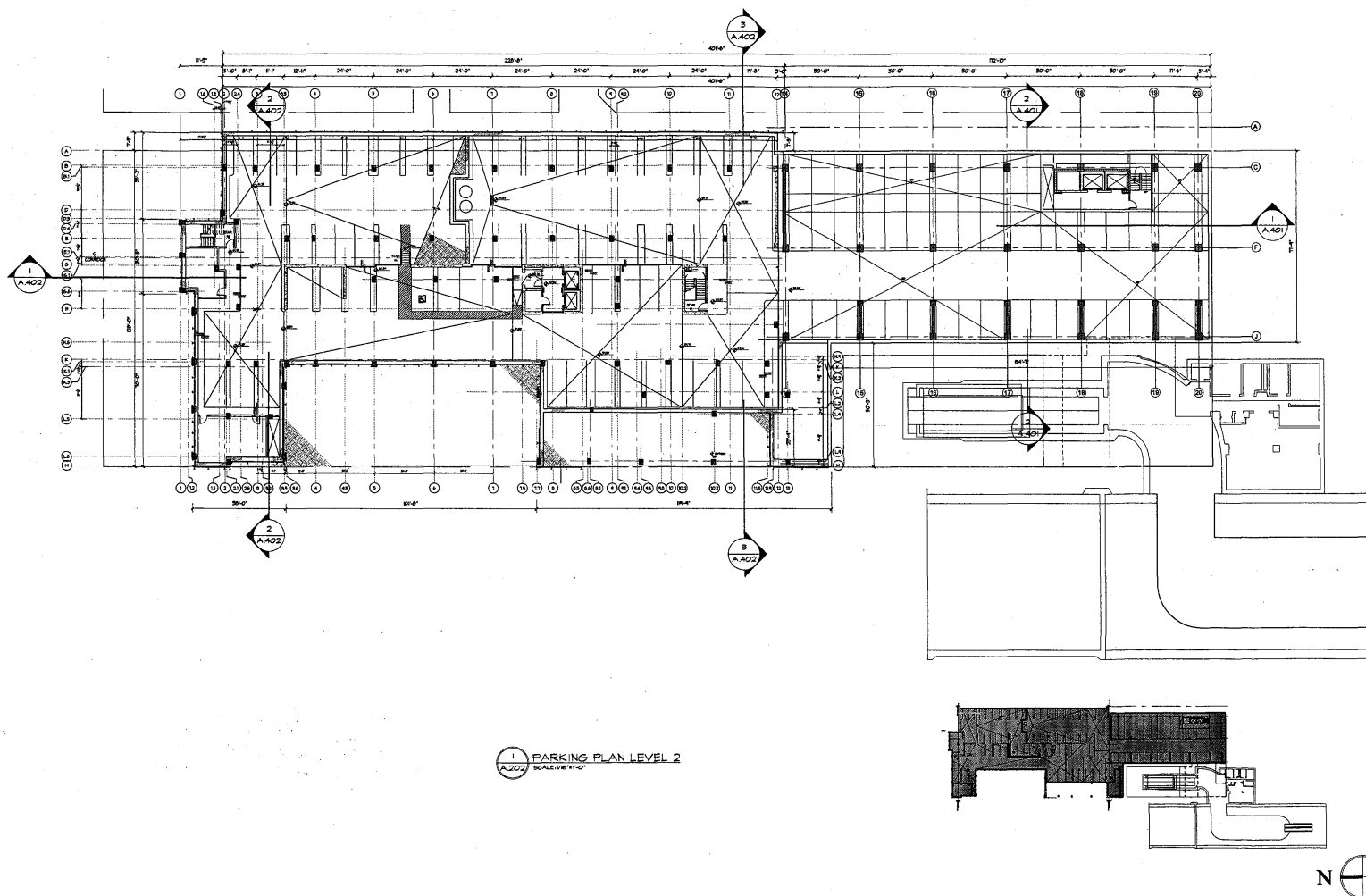RESIDENTIAL PARTNERS, L.L.C

7TH & S STREET, NW
WASHINGTON, DC

ISSUE DATE

NOTES

DATE	02/28/07
SCALE	AS NOTED
DRAWN	
CHECKED	
JOB NO.	05107.01

PUD SUBMISSION SET
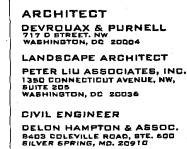
DRAWING TITLE
**SECOND FLOOR
PLAN** (RESIDENCE)
**GROUND FLOOR
MEZZANINE** (OFFICE)

SHEET NO.

A.205
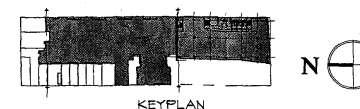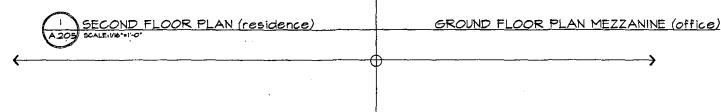
SECOND FLOOR PLAN (residence)   GROUND FLOOR PLAN MEZZANINE (office)
SCALE: 1/16"=1'-0"

KEYPLAN

N

BROADCAST
CENTER ONE
WASHINGTON DC

Broadcast Center
Residential Partners, L.L.C

7TH & S STREET, NW
WASHINGTON, DC

ISSUE DATE

NOTES

DATE	.03/26/07
SCALE	.AS NOTED
DRAWN	.
CHECKED	..
JOB NO.	.05107.01

PUD SUBMISSION SET

DRAWING TITLE
THIRD FLOOR PLAN
(RESIDENCE)
SECOND FLOOR
PLAN (OFFICE)

SHEET NO.

A.206

THIRD FLOOR PLAN (residence)   SECOND FLOOR PLAN (office)
SCALE:1/16"=1'-0"

OFFICE SPACE

STAIR   ELEC.   TELE   WOMEN   ELEV. LOBBY   STAIR
        VENT   COMM.
        CORRIDOR

KEYPLAN

N

FOURTH FLOOR PLAN (residenc   THIRD FLOOR PLAN (office)
SCALE 1/16"=1'-0"

KEYPLAN

N

**BROADCAST
CENTER ONE**
WASHINGTON DC

Broadcast Center
Residential Partners, L.L.C

7TH & S STREET, NW
WASHINGTON, DC

ISSUE DATE

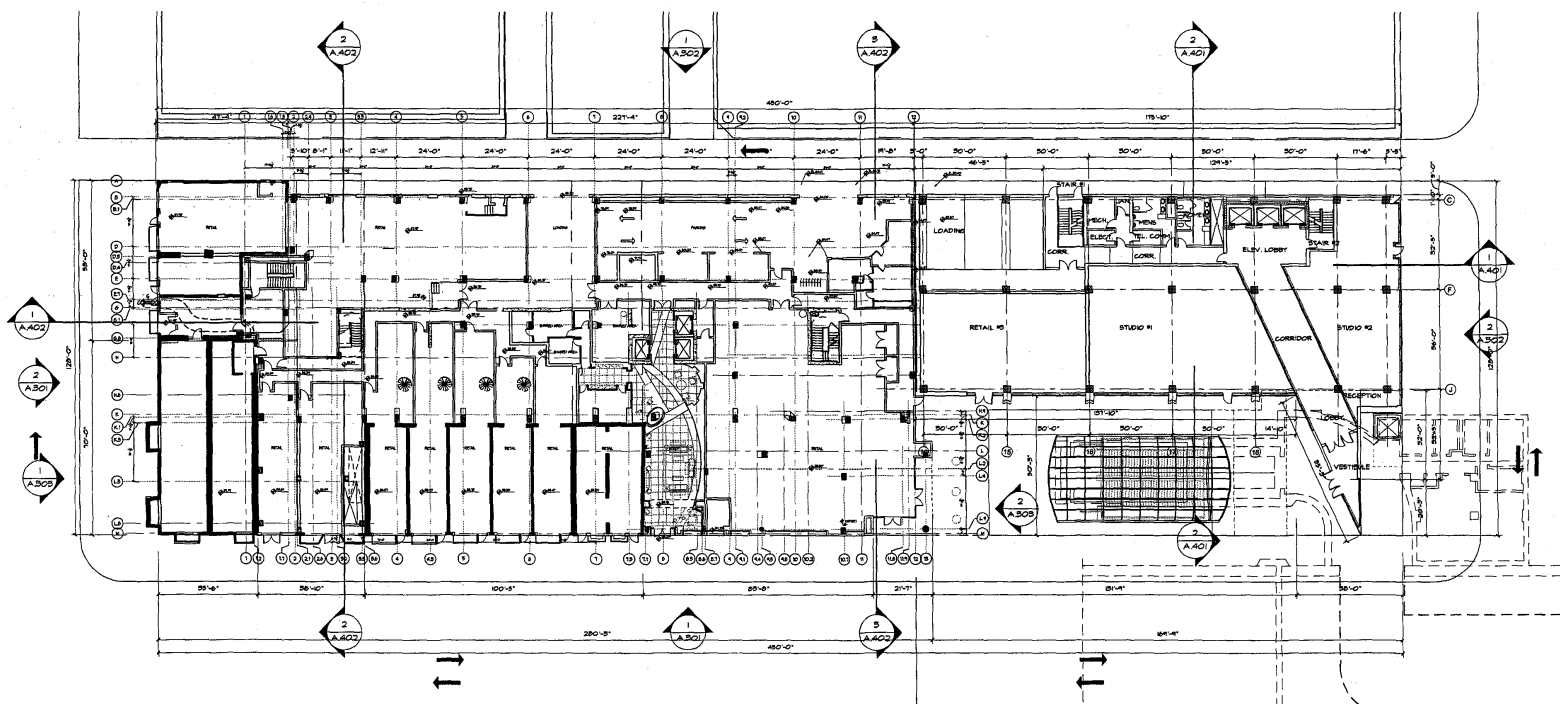NOTES

DATE	02/28/07
SCALE	AS NOTED
DRAWN	
CHECKED	
JOB NO.	05107.01

PUD SUBMISSION SET

DRAWING TITLE
**FOURTH FLOOR
PLAN** (RESIDENCE)
THIRD FLOOR PLAN
(OFFICE)

SHEET NO.

A.207

BROADCAST
CENTER ONE
WASHINGTON DC

Broadcast Center
Residential Partners, L.L.C

7TH & S STREET, NW
WASHINGTON, DC

ISSUE DATE

NOTES

DATE .09/28/07
SCALE AS NOTED
DRAWN .
CHECKED .
JOB NO. .06107.01

PUD SUBMISSION SET

DRAWING TITLE
FIFTH FLOOR PLAN
(RESIDENCE)
FOURTH FLOOR
PLAN (OFFICE)

SHEET NO.

A.208

FIFTH FLOOR PLAN (residence)   FOURTH FLOOR PLAN (office)
SCALE:1/16"=1'-0"

KEYPLAN

N

SIXTH FLOOR PLAN (residence)
SCALE:1/16"=1'-0"

FIFTH FLOOR PLAN (office)

N

KEYPLAN

BROADCAST
CENTER ONE
WASHINGTON DC

Broadcast Center
Residential Partners, L.L.C

7TH & S STREET, NW
WASHINGTON, DC

ISSUE DATE

NOTES

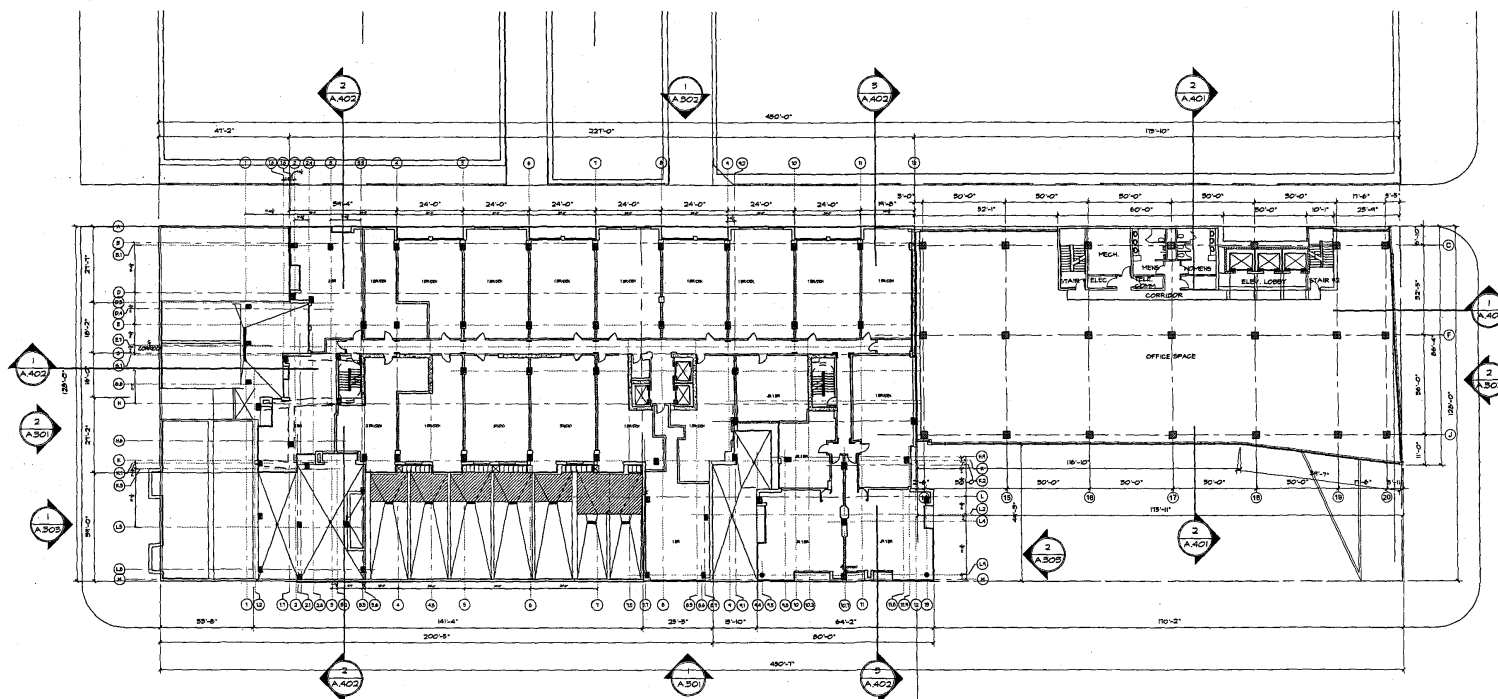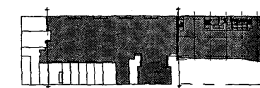|	
DATE	02/28/07
SCALE	AS NOTED
DRAWN	.
CHECKED	.
JOB NO.	.05107.01

PUD SUBMISSION SET

DRAWING TITLE

SIXTH FLOOR PLAN
(RESIDENCE)
FIFTH FLOOR PLAN
(OFFICE)

SHEET NO.

A.209
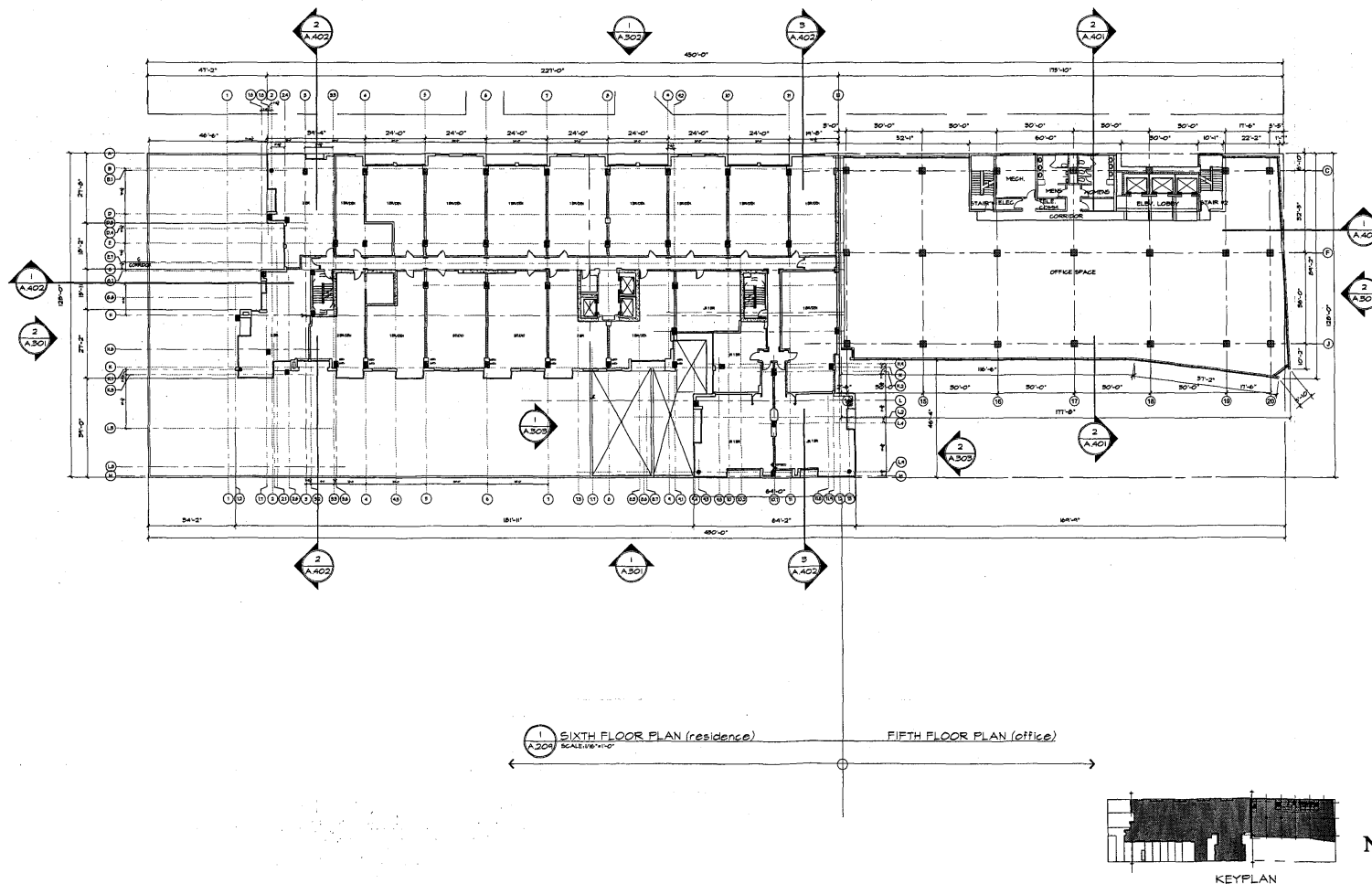
**BROADCAST
CENTER ONE**
WASHINGTON DC

Broadcast Center
Residential Partners, L.L.C

7TH & S STREET, NW
WASHINGTON, DC

ISSUE DATE

NOTES

DATE	09/28/07
SCALE	AS NOTED
DRAWN	
CHECKED	
JOB NO.	05107.01

PUD SUBMISSION SET

DRAWING TITLE
**SEVENTH FLOOR
PLAN (RESIDENCE)
SIXTH FLOOR
PLAN (OFFICE)**
SHEET NO.

A.210

1 SEVENTH FLOOR PLAN (residence)
A.210 SCALE: 1/8"=1'-0"

SIXTH FLOOR PLAN (office)

MECH.

STAIR ELEC TELE MENS WOMENS ELEV. LOBBY STAIR
CLOSET
CORRIDOR

OFFICE SPACE

CORRIDOR

KEYPLAN

N

**BROADCAST
CENTER ONE**
WASHINGTON DC

BROADCAST CENTER
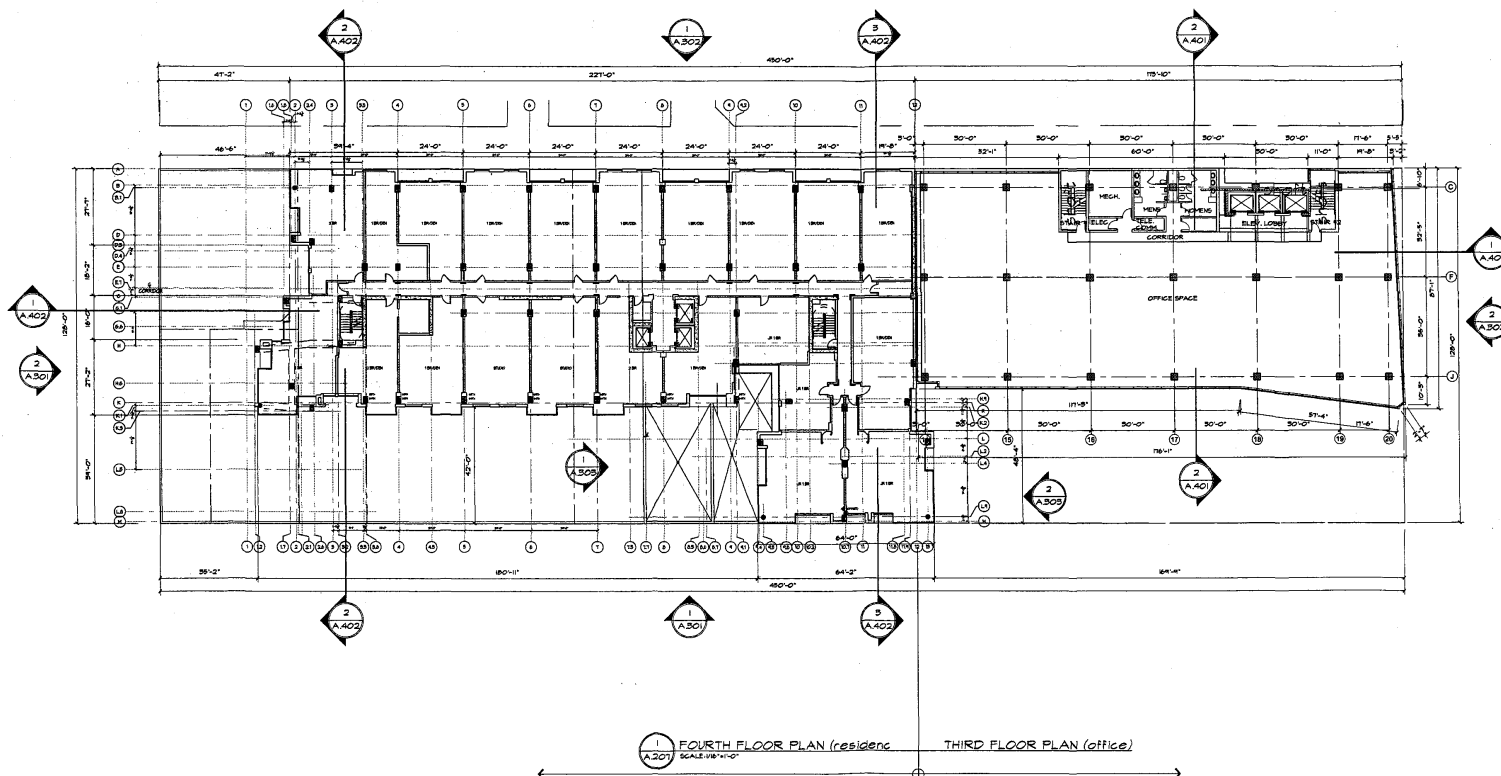RESIDENTIAL PARTNERS, L.L.C

7TH & S STREET, NW
WASHINGTON, DC

ISSUE DATE

NOTES

DATE	.02/28/07
SCALE	.AS NOTED
DRAWN	..
CHECKED	..
JOB NO.	.05107.01

PUD SUBMISSION SET

DRAWING TITLE
**EIGHTH FLOOR
PLAN** (RESIDENCE)
SIXTH FLOOR PLAN
(OFFICE)

SHEET NO.

A.211

MECH.
MENS
WOMENS
STAIR ELEC.
TELE.
COMM.
CORRIDOR
ELEV. LOBBY
STAIR
OFFICE SPACE

CORRIDOR

(1) EIGHTH FLOOR PLAN (residence)   SIXTH FLOOR PLAN (office)
A.211   SCALE:1/16"=1'-0"

KEYPLAN

N

**BROADCAST
CENTER ONE**
WASHINGTON DC

Broadcast Center
Residential Partners, L.L.C

7TH & S STREET, NW
WASHINGTON, DC

ISSUE DATE

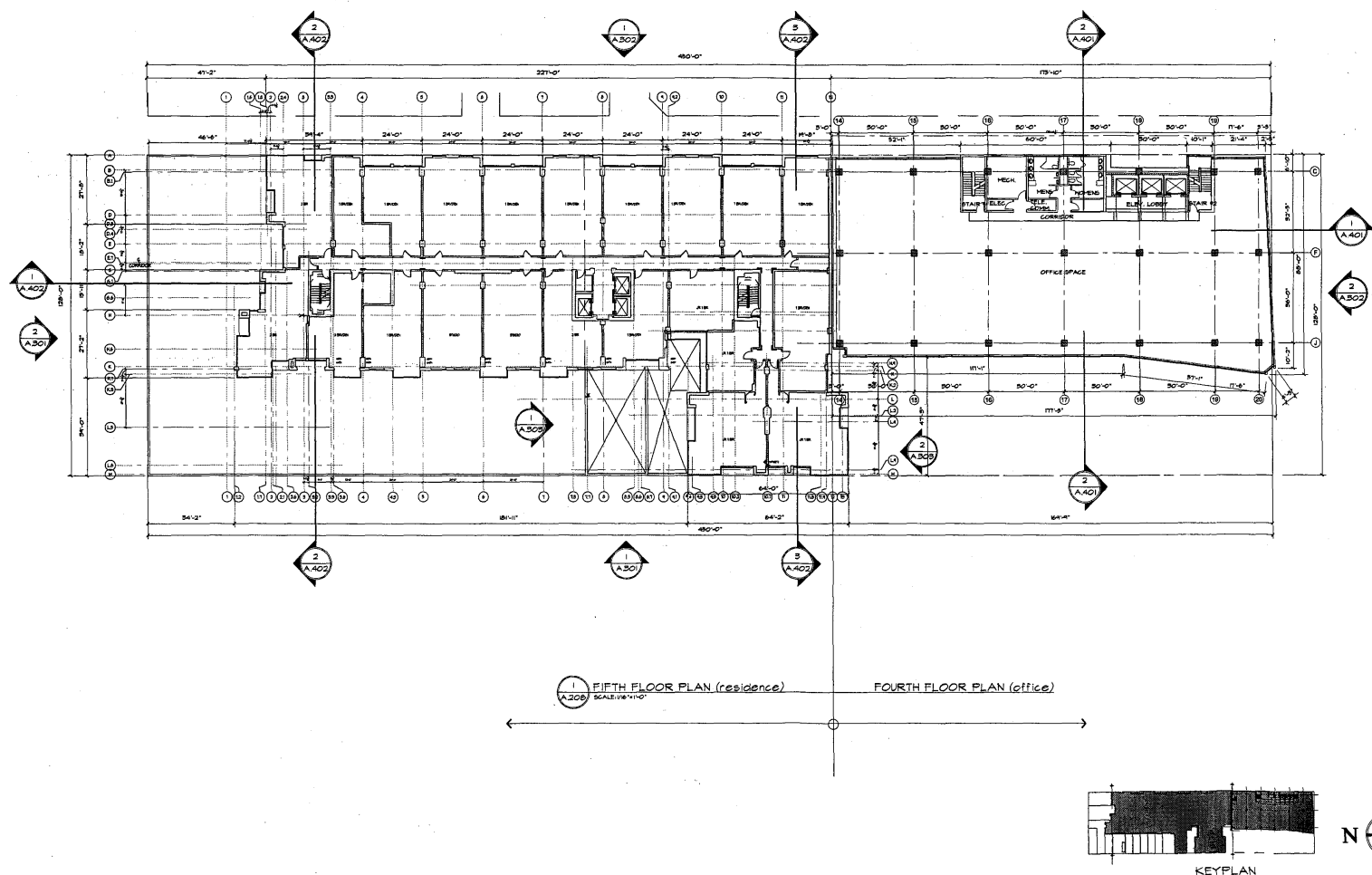NOTES

DATE	02/28/07
SCALE	AS NOTED
DRAWN	.
CHECKED	.
JOB NO.	05107.01

PUD SUBMISSION SET

DRAWING TITLE

NINTH FLOOR PLAN
(RESIDENCE)
SEVENTH FLOOR
PLAN (OFFICE)

SHEET NO.

A.212

NINTH FLOOR PLAN (residence)   SEVENTH FLOOR PLAN (office)
SCALE:1/8"=1'-0"

OFFICE SPACE

MECH.

STAIR   ELEC.   MEN'S   WOMEN'S   ELEV. LOBBY   STAIR #2

CORRIDOR

KEYPLAN

N

**BROADCAST
CENTER ONE**
WASHINGTON DC

Broadcast Center
Residential Partners, L.L.C

7TH & S STREET, NW
WASHINGTON, DC

ISSUE DATE

NOTES

| DATE | 02/28/07 |
SCALE	AS NOTED
DRAWN	.
CHECKED	.
JOB NO.	06107.01

PUD SUBMISSION SET

DRAWING TITLE

**PENTHOUSE/
ROOFPLAN**

SHEET NO.

A.213
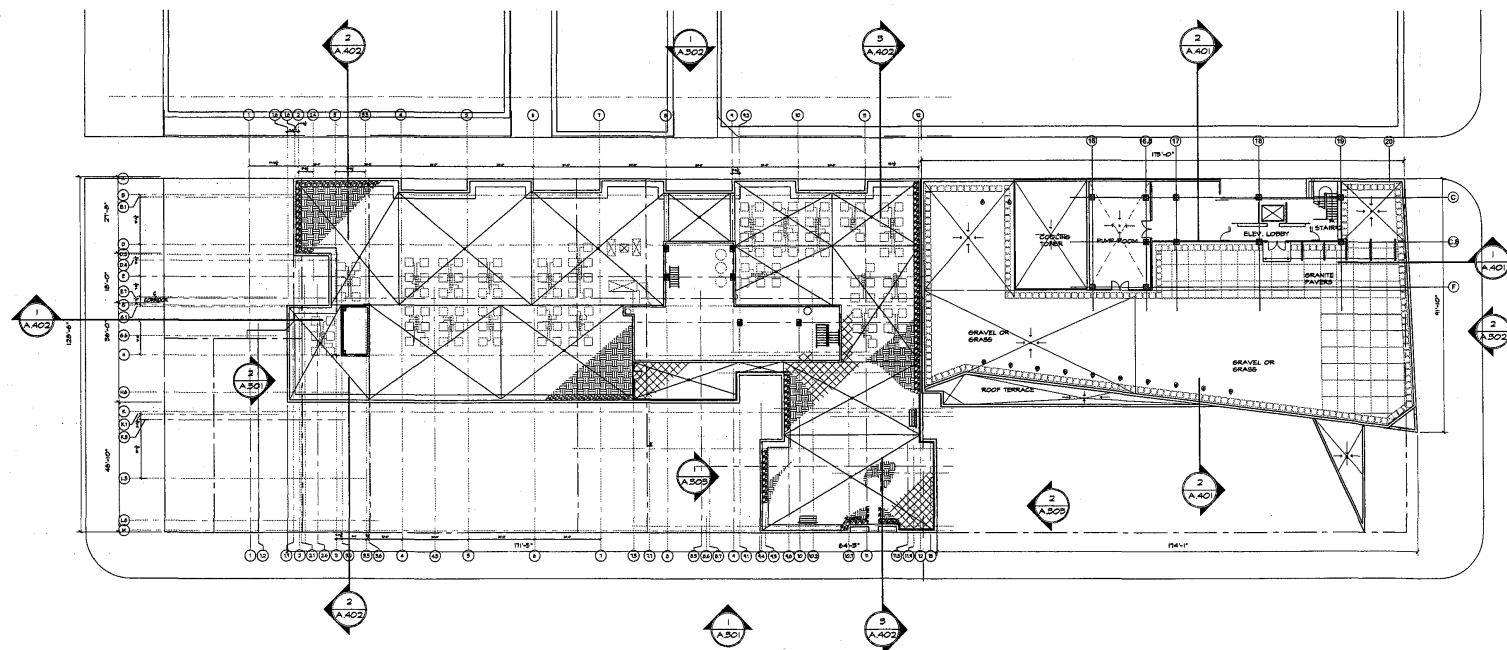
1 — PENTHOUSE/ROOF PLAN
A.213   SCALE: 1/16"=1'-0"

N

1 WEST ELEVATION (7TH STREET)(T STREET/7TH STREET
A.301 SCALE: 1/16"=1'-0"
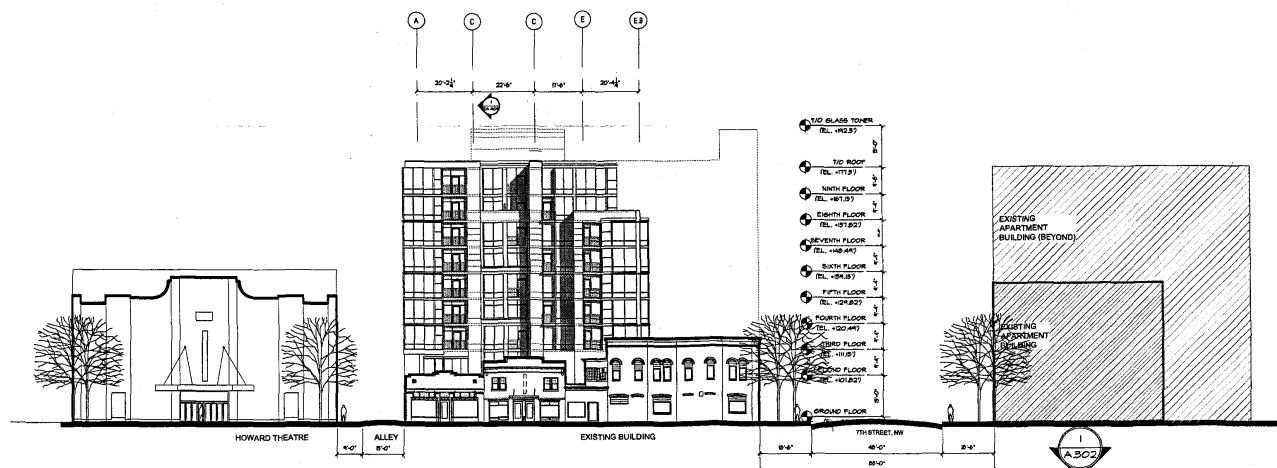
2 NORTH ELEVATION (T STREET)
A.301 SCALE: 1/16"=1'-0"

T/O GLASS TOWER (EL. +112.3')
T/O ROOF (EL. +177.3')
NINTH FLOOR (EL. +167.15')
EIGHTH FLOOR (EL. +157.83')
SEVENTH FLOOR (EL. +148.44')
SIXTH FLOOR (EL. +139.15')
FIFTH FLOOR (EL. +129.82')
FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
GROUND FLOOR

HOWARD THEATRE (BEYOND)
EXISTING BUILDINGS
T STREET, NW

HOWARD THEATRE   ALLEY   EXISTING BUILDING   7TH STREET, NW
EXISTING APARTMENT BUILDING (BEYOND)
EXISTING APARTMENT BUILDING

KEYPLAN

N

BROADCAST CENTER ONE
WASHINGTON DC
BROADCAST CENTER
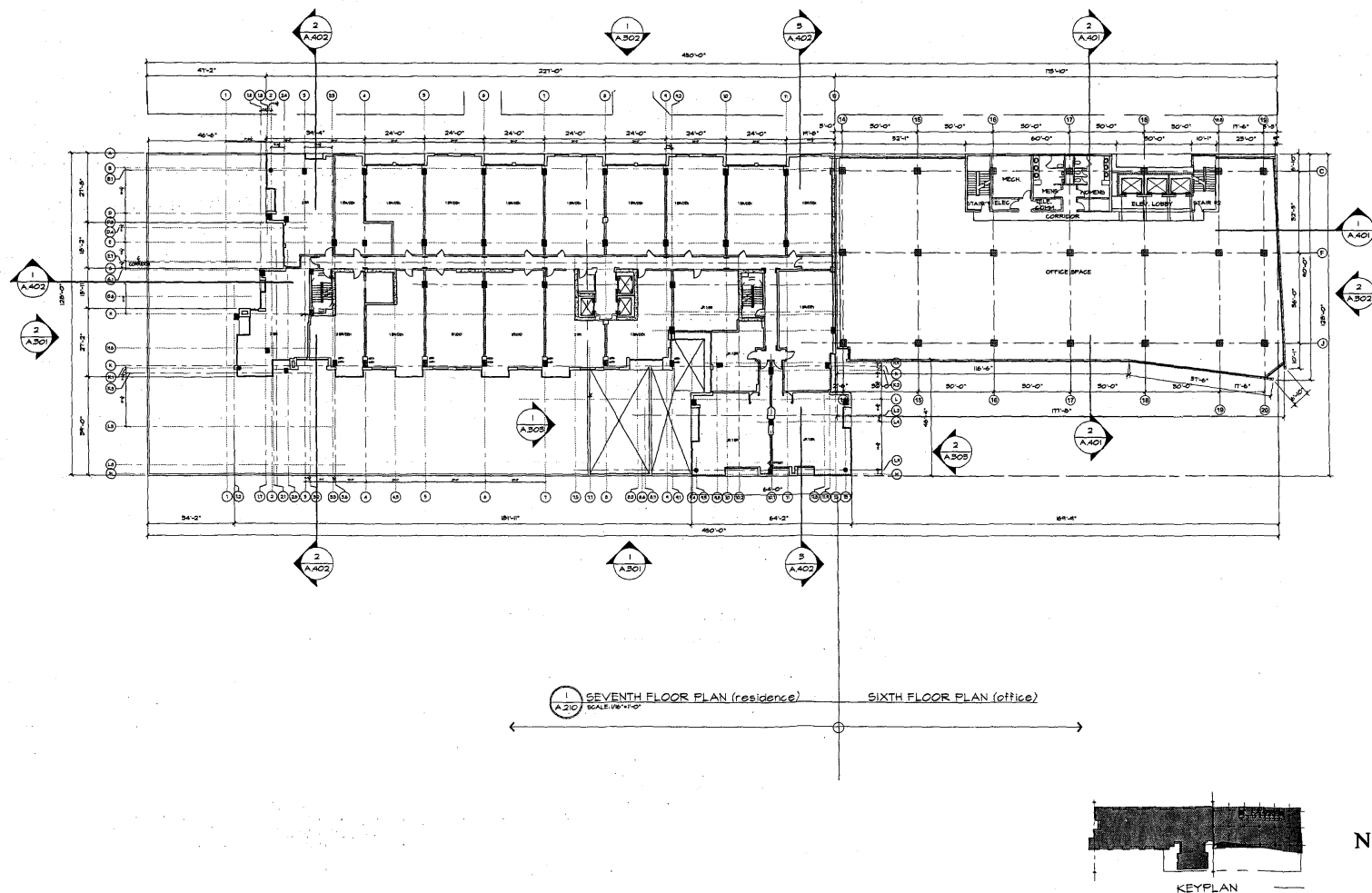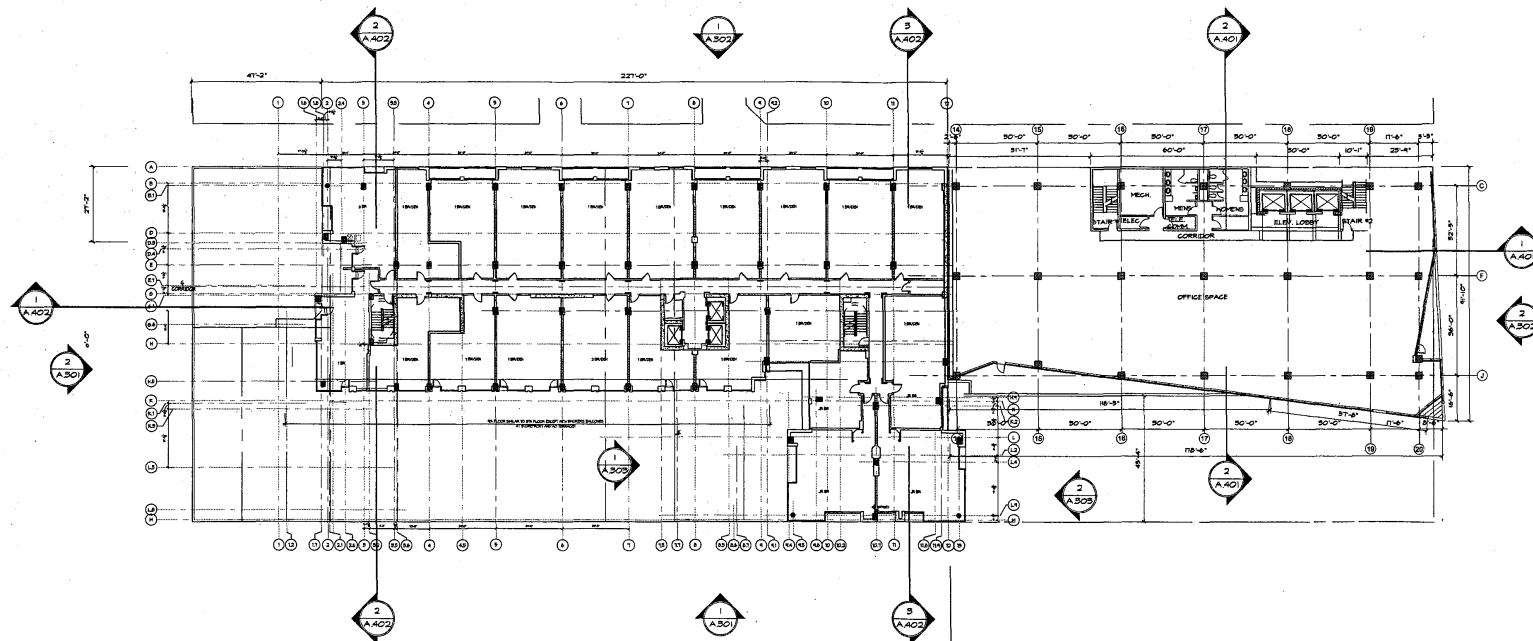RESIDENTIAL PARTNERS, L.L.C

7TH & S STREET, NW
WASHINGTON, DC

ISSUE DATE

NOTES

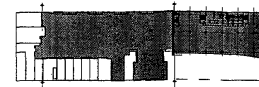DATE 02/28/07
SCALE AS NOTED
DRAWN
CHECKED
JOB NO. 05107.01

PUD SUBMISSION SET

DRAWING TITLE
WEST ELEVATION
(7TH STREET)
NORTH ELEVATION
(T STREET)

SHEET NO.

A.301

EAST ELEVATION (ALLEY ELEVATION)
A.302   SCALE: 1/16"=1'-0"

TOP OF ROOF (EL. +178.9')
SEVENTH FLOOR (EL. +165.0')
SIXTH FLOOR (EL. +153.0')
FIFTH FLOOR (EL. +141.0')
FOURTH FLOOR (EL. +129.0')
THIRD FLOOR (EL. +117.0')
SECOND FLOOR (EL. +105.0')
GROUND FLOOR
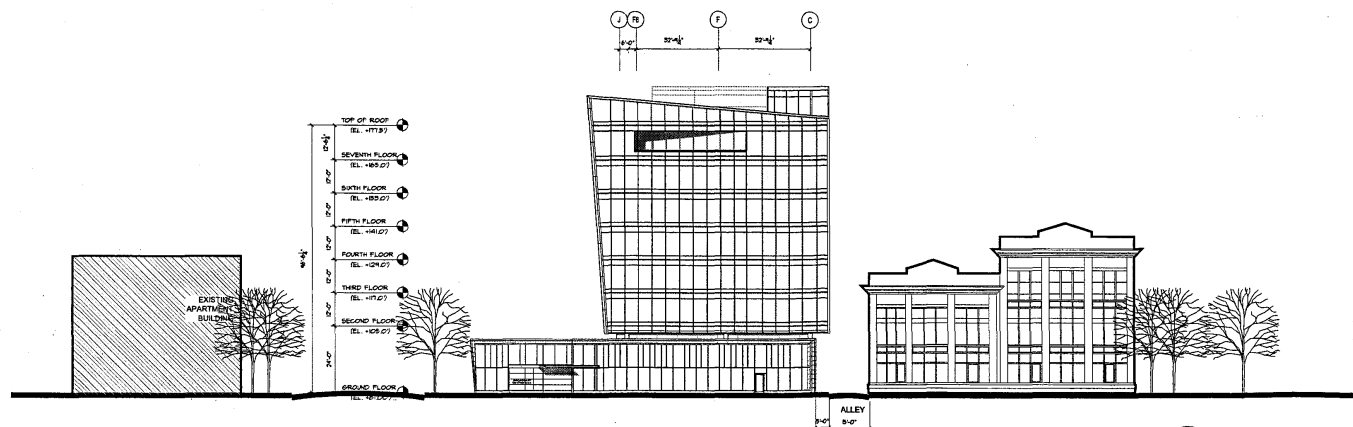
S STREET, NW

SOUTH ELEVATION (S STREET)
A.302   SCALE: 1/16"=1'-0"

TOP OF ROOF (EL. +178.9')
SEVENTH FLOOR (EL. +165.0')
SIXTH FLOOR (EL. +153.0')
FIFTH FLOOR (EL. +141.0')
FOURTH FLOOR (EL. +129.0')
THIRD FLOOR (EL. +117.0')
SECOND FLOOR (EL. +105.0')
GROUND FLOOR (EL. +95.00')

EXISTING APARTMENT BUILDING

ALLEY

KEYPLAN

N

PUD SUBMISSION SET

DRAWING TITLE
EAST ELEVATION
(ALLEY ELEVATION)
SOUTH ELEVATION
(S STREET)

SHEET NO.

A.302

(1 / A.303) PARTIAL ELEVATION (FACING SOUTH)
SCALE: 1/16"=1'-0"

EXISTING
APARTMENT
BUILDING (BEYOND)

EXISTING
APARTMENT
BUILDING

T/O GLASS TOWER
(EL. +142.3')

T/O ROOF
(EL. +177.3')

NINTH FLOOR
(EL. +67.13')

EIGHTH FLOOR
(EL. +57.83')

SEVENTH FLOOR
(EL. +48.44')

SIXTH FLOOR
(EL. +39.13')

FIFTH FLOOR
(EL. +29.83')

FOURTH FLOOR
(EL. +20.44')

THIRD FLOOR
(EL. +11.13')

SECOND FLOOR
(EL. +10.83')

GROUND FLOOR

(2 / A.303) PARTIAL ELEVATION (FACING NORTH)
SCALE: 1/16"=1'-0"

EXISTING
APARTMENT
BUILDING (BEYOND)

EXISTING
APARTMENT
BUILDING

T/O PARAPET
(EL. +172.3')

T/O ROOF
(EL. +177.3')

NINTH FLOOR
(EL. +67.13')

EIGHTH FLOOR
(EL. +57.83')

SEVENTH FLOOR
(EL. +49.3')

SIXTH FLOOR
(EL. +40.3')

FIFTH FLOOR
(EL. +31.13')

FOURTH FLOOR
(EL. +22.3')

THIRD FLOOR
(EL. +13.3')

SECOND FLOOR
(EL. +10.13')

GROUND FLOOR
(EL. +6.73')

KEYPLAN

N

BUILDING SECTIONS

1 — BUILDING SECTION SCALE: 1/16"=1'-0" (A.401)

Labels (top section): OFFICE SPACE, RETAIL, STUDIO, ELEV. LOBBY, PARKING LEVEL 1, PARKING LEVEL 2, S STREET NW, PROJECT PROPERTY LINE

Grid: 13.9, 14, 15, 16, 17, 18, 19, 20
Dimensions: 2'-6", 30'-0", 30'-0", 30'-0", 30'-0", 30'-0", 17'-6"

Floor levels: EIGHTH FLOOR, SEVENTH FLOOR, SIXTH FLOOR, FIFTH FLOOR, FOURTH FLOOR, THIRD FLOOR, SECOND FLOOR, GROUND FLOOR, P1 PARKING, P2 PARKING

2 — BUILDING SECTION SCALE: 1/16"=1'-0" (A.401)

Labels (lower section): OFFICE SPACE, RETAIL, ALLEY, PARKING LEVEL 1B, PARKING LEVEL 2B, PROJECT PROPERTY LINE, WMATA PROPERTY LINE, NCRC PROPERTY LINE BEYOND, TRACK, 7th STREET NW

Grid: C, F, J
Floor levels: EIGHTH FLOOR, SEVENTH FLOOR, SIXTH FLOOR, FIFTH FLOOR, FOURTH FLOOR, THIRD FLOOR, SECOND FLOOR, GROUND FLOOR, P1B PARKING, P2B PARKING

KEYPLAN

N

BROADCAST CENTER ONE
WASHINGTON DC

Broadcast Center
Residential Partners, L.L.C

7TH & S STREET, NW
WASHINGTON, DC

ISSUE DATE

NOTES

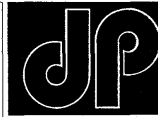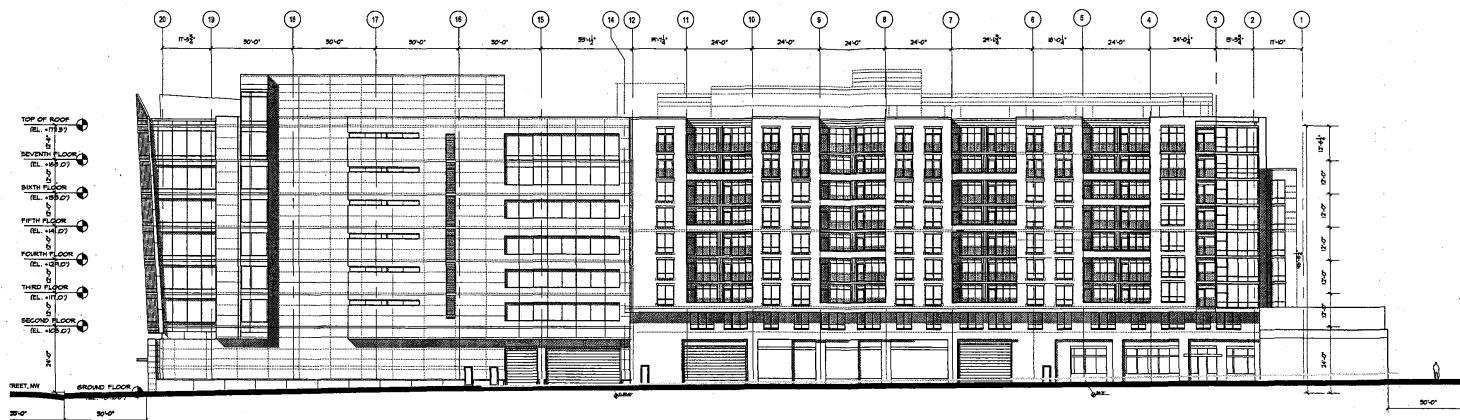| DATE | 02/28/07 |
SCALE	AS NOTED
DRAWN	-
CHECKED	
JOB NO.	06107.01

PUD SUBMISSION SET

DRAWING TITLE

BUILDING SECTIONS

SHEET NO.

A.401
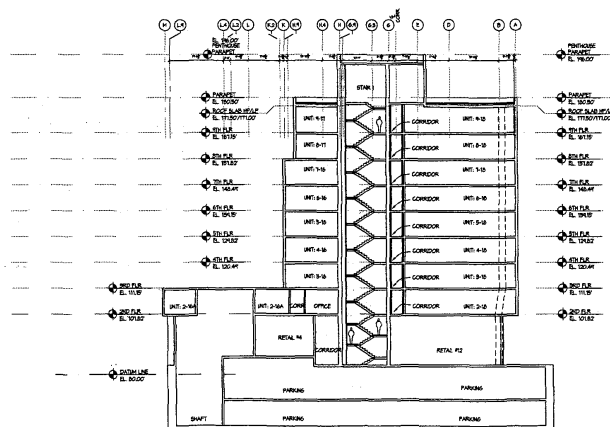
BUILDING SECTIONS

1 BUILDING SECTION — A402 — SCALE: 1/16"=1'-0"

2 BUILDING SECTION — A402 — SCALE: 1/16"=1'-0"
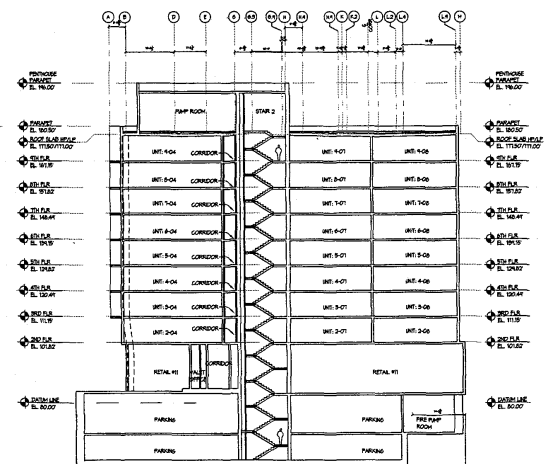
5 BUILDING SECTION — A402 — SCALE: 1/16"=1'-0"
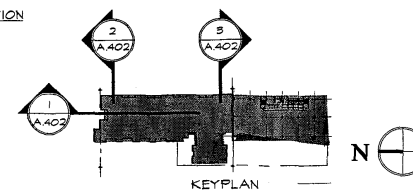
KEYPLAN

N

SURVEY NOTES

1. THIS DRAWING IS BASED ON A SURVEY CONDUCTED BY A. MORTON THOMAS AND ASSOCIATES, INC. DATED JULY, 2005, AND AVAILABLE RECORD DRAWING INFORMATION.

HORIZONTAL DATUM:
DC SURVEYOR'S OFFICE

VERTICAL DATUM:
DC DEPARTMENT OF PUBLIC WORKS

2. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM FIELD INVESTIGATION, VISIBLE FIELD EVIDENCE AND AVAILABLE RECORDS; THEREFORE CANNOT BE GUARANTEED. CONTRACTORS SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATIONS.

3. AS OF JULY 15, 2005 NO RECORDS HAVE BEEN RECEIVED FOR CABLE, TELEPHONE AND ELECTRIC.

4. THE PROPERTY LINES SHOWN HEREON ARE A COMPILATION OF AVAILABLE DEED AND PLAT RECORDS AND DOES NOT REPRESENT THE RESULT OF AN ACTUAL FIELD SURVEY. THE PROPERTY LINES ARE A GRAPHICAL REPRESENTATION ONLY.

SURVEY LEGEND

TRAF. SIGNAL POLE
MONITORING WELL
STORM MANHOLE
SIGN
PARKING METER
UTILITY MANHOLE
TELEPHONE POLE
TELEPHONE MANHOLE
POWER POLE
LIGHT POLE
ELECTRIC MANHOLE
GROUND SHOT
SAN. SEW. MH
CLEAN OUT
WATER VALVE
WATER METER
WATER MANHOLE
FIRE HYDRANT
GAS VENT PIPE
GAS VALVE
GAS METER
GATE
BORING LOCATION
BENCHMARK

8" CURB & GUTTER
6" CURB & GUTTER
BC
ELECTRIC PAINT MARK
FENCE (CHAIN-LINK)
HEDGE
PROPERTY LINE

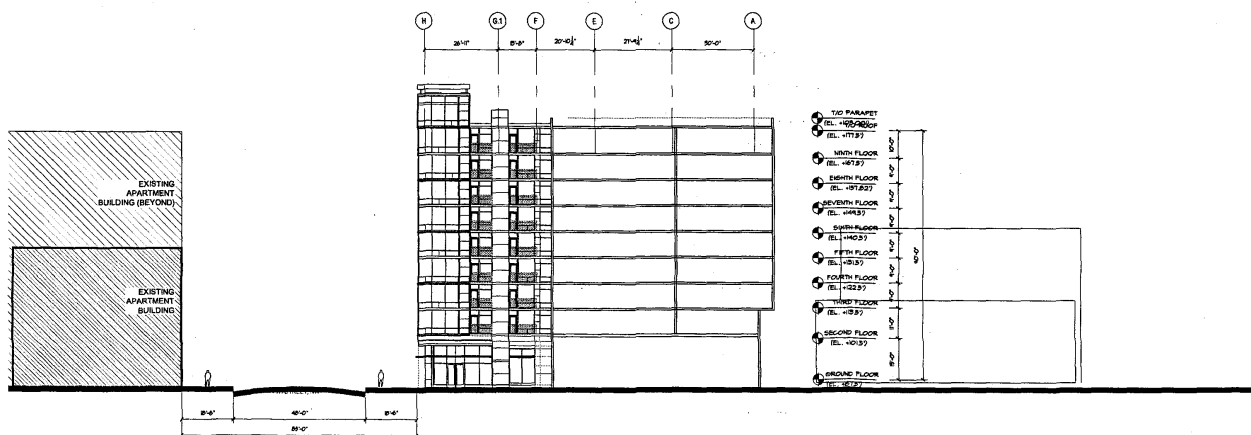(DATR) DRAWING ACCORDING TO RECORD

ARCHITECT
DEVROUAX & PURNELL
717 D STREET, NW
WASHINGTON, DC 20004

LANDSCAPE ARCHITECT
PETER LIU ASSOCIATES, INC.
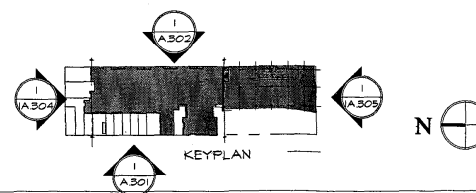1350 CONNECTICUT AVENUE, NW,
SUITE 205
WASHINGTON, DC 20036

CIVIL ENGINEER
DELON HAMPTON & ASSOC.
8403 COLEVILLE ROAD, STE. 600
SILVER SPRING, MD. 20910

BROADCAST
CENTER ONE
WASHINGTON DC

Broadcast Center
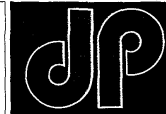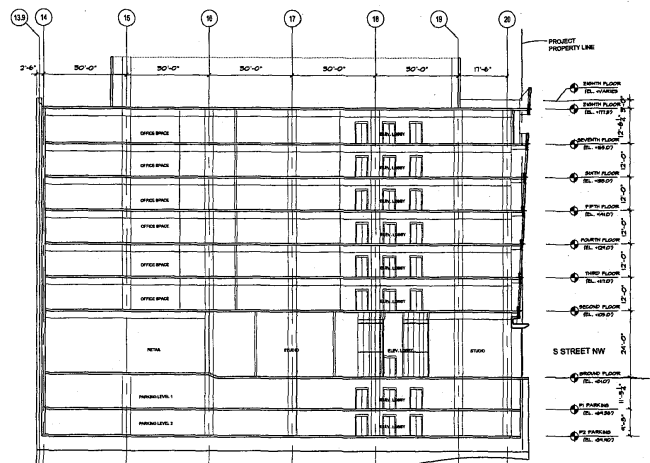Residential Partners, L.L.C.

7TH & S STREET, NW
WASHINGTON, DC

ISSUE DATE

NOTES

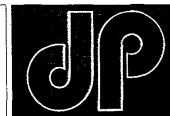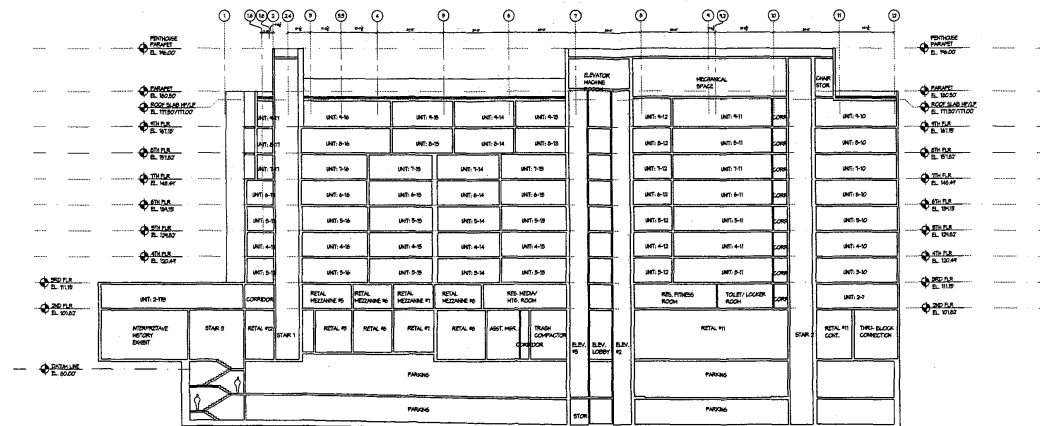| DATE | 03/28/07 |
SCALE	AS NOTED
DRAWN	DRL
CHECKED	MA
JOB NO.	05187.01

PUD SUBMISSION SET

DRAWING TITLE

EXISTING CONDITIONS
PLAN

SHEET NO.

C 1.00

TRAVERSE:

NO	NORTHING	EASTING	ELEV	DESCRIPTION
1	5000.0000	5000.0000	81.26	MAG NAIL
2	4993.4204	4790.4397	80.94	MAG NAIL
3	5533.3301	4790.3462	87.03	MAG NAIL
4	5494.7920	5000.0000	87.53	MAG NAIL
101	5244.1205	4785.7447	83.79	MAG NAIL
102	5280.0775	5000.0039	84.34	MAG NAIL

BENCHMARKS:

NO	ELEV	DESCRIPTION
500	83.38	SQUARE CUT ON TOP OF NW CORNER OF 7TH STREET, NW AND S STREET, NW, BEHIND BUS SHELTER
501	89.11	X-CUT ON NW BONNET BOLT OF HYDRANT ON THE NORTH SIDE OF T STREET, NW AND 25' EAST OF 7TH STREET, NW.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

N

DEMOLITION NOTES

1. SEE SHEET C-1.00 FOR BENCHMARK, ELEVATIONS, SURVEY NOTES AND DESCRIPTIONS.

2. ALL EXISTING PAVEMENT OR SIDEWALK ON-SITE IS TO BE REMOVED AS SHOWN. ANY EXISTING MATERIAL DEEMED UNSUITABLE BY GEOTECHNICAL ENGINEER IS ALSO TO BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.

3. CAP EXISTING UTILITY LINES PER LOCATIONS ON PLAN IN ACCORDANCE TO DCWASA STANDARDS.

4. ANY EXISTING ELECTRICAL TO BE REMOVED OR RELOCATED SHALL BE PER UTILITY AUTHORITY STANDARDS.

5. ANY EXISTING ON-SITE OBSTRUCTIONS THAT MAY INTERFERE WITH THE SAID DEVELOPMENT OF THESE PLANS SHALL BE REMOVED OR DEMOLISHED AT THE CONTRACTOR'S EXPENSE. THE REMOVAL OF ANY SAID OBJECT SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.

6. EXISTING STREET TREES AND, PLANTER GRATES ARE TO BE REMOVED AS SHOWN. ANY TREES AND PLANTERS INTENDED TO REMAIN BUT DAMAGED DURING CONSTRUCTION ARE TO BE REPLACED AT CONTRACTOR'S EXPENSE.

7. ANY CURB, PAVEMENT, AND SIDEWALK NOT CALLED OUT INTENDED TO REMAIN BUT DAMAGED DURING CONSTRUCTION ARE TO BE REPLACED AT CONTRACTOR'S EXPENSE.

8. THE LIMIT OF DISTURBANCE IS THE AREA BOUNDED BY THE PROPERTY LINE ALONG ALL STREETS ADJACENT TO THE SITE. THE EXISTING CURB AND GUTTER WITHIN THESE STREETS ARE IS TO REMAIN UNLESS OTHERWISE NOTED.

9. CONTRACTOR TO REPLACE ALL SIDEWALKS TO GRADES SHOWN ON PLAN.

10. EXISTING BUILDINGS AND FOUNDATIONS NOTED TO BE REMOVED SHALL BE REMOVED TO 2' BELOW EXCAVATION LINE FOR LOWER LEVEL OF PARKING GARAGE.

11. THE CONTRACTOR SHALL STAKE OUT THE LIMIT OF DISTURBANCE (LOD). THE LOCATION OF PROPOSED BUILDINGS, PARKING STRUCTURES, CORNERS, UTILITIES, ROADWAY/DRIVEWAY CENTERLINES, AND PARKING AREAS FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

12. DIMENSIONS ARE TO THE FACE OF CURB AND BUILDINGS UNLESS OTHERWISE NOTED.

13. EXISTING CURB AND GUTTER, PAVING AND BASE, WALKWAYS, STEPS, AND OTHER EXISTING SURFACES AND FEATURES WITHIN THE LIMIT OF DISTURBANCE (LOD) SHALL BE REMOVED UNLESS NOTED OTHERWISE ON THE DRAWINGS, OR AS SPECIFIED BY THE APPLICABLE SPECIAL CONSTRUCTION NOTES.

14. EXISTING TREES AND PLANT MATERIAL WITHIN THE LIMIT OF DISTURBANCE (LOD) SHALL BE REMOVED UNLESS NOTED OTHERWISE ON THE DRAWINGS. TREES AND PLANT MATERIAL LOCATED OUTSIDE OF THE LOD AND THOSE DESIGNATED TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD, IN ACCORDANCE WITH THE APPLICABLE NOTES AND DETAILS AS REQUIRED BY DC DEPARTMENT OF HEALTH. (DCDOH)

15. THE CONTRACTOR SHALL REPLACE AT NO ADDITIONAL COST TO THE OWNER, EXISTING CURB AND GUTTER, PAVING SIDEWALKS, TREES, PLANT MATERIAL AND OTHER ITEMS DESIGNATED TO REMAIN ON THE SITE AND WITHIN THE PUBLIC RIGHTS-OF-WAY WHICH ARE DAMAGED DURING CONSTRUCTION. AREAS DISTURBED, BUT NOT DESIGNATED FOR PAVING OR PLANTING AREAS, SHALL BE PERMANENTLY STABILIZED BY SODDING IN ACCORDANCE WITH THE VEGETATIVE STABILIZATION NOTES ON THE DRAWINGS, AND SPECIFICATION IN THE PROJECT MANUAL WHEN APPLICABLE.

16. WHERE NEW CONCRETE PAVING MEETS EXISTING CONCRETE PAVING, THE EXISTING SHALL BE SAW CUT TO PROVIDE A CLEAN, UNIFORM JOINT WITH THE NEW CONCRETE PAVING. ALL SAWCUTS SHALL BE STRAIGHT, EVEN CUTS. THE SAW CUT DEPTH SHALL EXTEND AT LEAST 2/3 TIMES THE THICKNESS OF THE EXISTING PAVEMENT TO REMAIN IN PLACE.

17. ANY GAS LINE CAPPING, RELOCATION AND INSTALLATION SHALL BE COORDINATED WITH WASHINGTON GAS.

18. CONTRACTOR SHALL PROTECT AND MAINTAIN THE STREET LIGHTING SYSTEM AT ALL TIMES.

19. DUE TO THE PROXIMITY OF LIVE UNDERGROUND AND OVERHEAD UTILITES, DELON HAMPTON AND ASSOCIATES, CHARTERED ARE NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY SUSTAINED DURING CONSTRUCTION BY ANY PERSON, VEHICLES OR EQUIPMENT USED ON OR ADJACENT TO THE SITE.

20. ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL MEET CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.

21. PAVEMENT, SIDEWALK, AND CURB/GUTTER REMOVAL REQUIRED FOR UTILITY DEMOLITION AND INSTALLATION WORK SHALL BE CONSIDERED INCIDENTAL TO THE VARIOUS UTILITY ITEMS. THIS REMOVAL IS GENERALLY NOT SHOWN ON THESE PLANS.

22. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PREPARING SIDEWALK, ALLEY AND STREET CLOSURE AS WELL AS OBTAINING PERMITS FOR SUCH CLOSURES THROUGH THE DC GOVERMENT.

23. ADJACENT STREETS AND ALLEYS SHALL BE MAINTAINED IN A CLEAN CONDITION, MUD AND DUST FREE. ADEQUATE MEANS AND FACILITIES SHALL BE PROVIDED BY THE CONTRACTOR TO CLEAN TRUCKS AND OTHER EQUIPMENT LEAVING THE SITE.

24. ALL DEBRIS, TRASH, RUBBLE, STUMPS, PIPES, ABANDONED EQUIPMENT AND OTHER DEMOLISHED ITEMS SHALL BE REMOVED IN ITS ENTIRETY FROM THE SITE.

25. EXISTING METRO AREAWAYS AND RELATED STRUCTURES SHALL BE PROTECTED.
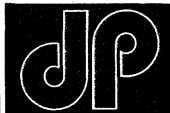
ARCHITECT
DEVROUAX & PURNELL
717 D STREET, NW
WASHINGTON, DC 20004

LANDSCAPE ARCHITECT
PETER LIU ASSOCIATES, INC.
1350 CONNECTICUT AVENUE, NW,
SUITE 205
WASHINGTON, DC 20036

CIVIL ENGINEER
DELON HAMPTON & ASSOC.
8403 COLESVILLE ROAD, STE. 600
SILVER SPRING, MD. 20910

BROADCAST CENTER ONE
WASHINGTON DC
WEST GROUP / ELLIS ENTERPRISES, LLC.

7TH & S STREET, NW
WASHINGTON, DC

ISSUE DATE	
NOTES	
DATE	.02/28/07
SCALE	AS NOTED
DRAWN	DRL
CHECKED	MA
JOB NO.	.05107.01

PUD SUBMISSION SET

DRAWING TITLE

DEMOLITION PLAN

SHEET NO.

C2.00

DEMOLITION LEGEND

1. DEMOLISH EXISTING CURB AND GUTTER
2. DEMOLISH EXISTING FENCE/GATE
3. DEMOLISH EXISTING LIGHTS
4. DEMOLISH EXISTING HEDGES/SHRUBS
5. DEMOLISH EXISTING STORM STRUCTURE
6. REMOVE 8"x6" TEE AND 6" VALVE.
7. DEMOLISH EXISTING STEPS
8. RELOCATE BUS SHELTER
9. DEMOLISH AND CAP EXISTING UTILITY
10. REMOVE EXISTING ALLEY SURFACE AND SUBBASE

DEMOLISH EXISTING CONCRETE PAVEMENT AND BASE.

DEMOLISH EXISTING BUILDING.

DEMOLISH EXISTING BRICK SIDEWALK

DEMOLISH EXISTING CONCRETE SIDEWALK AND BASE

DEMOLISH EXISTING ALLEY (SEE LANDSCAPE PAVEMENT SECTION FOR LIMITS)

CAP EXISTING UTILITY

EXISTING TREE TO BE REMOVED

REMOVE EXISTING UTILITY OR FENCE

UTILITY CONSTRUCTION NOTES

1. UNDERGROUND UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL CALL MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

2. ALL UTILITY WORK IN PUBLIC SPACE SHALL BE DONE USING CUT/COVER CONSTRUCTION. NO OPEN TRENCHES WILL BE PERMITTED TO EXIST OVERNIGHT IN PUBLIC SPACE.

3. THE EXISTING SURROUNDING FACILITIES ARE TO REMAIN IN OPERATION WHILE CONSTRUCTION WORK IS BEING PERFORMED. ALL UTILITY WORK SHALL BE PERFORMED IN AN EXPEDITIOUS MANNER TO MINIMIZE ANY IMPACTS ON EXISTING FACILITY OPERATIONS.

4. ALL UTILITY VALVES, MANHOLES, AND CLEAN OUTS SHOWN OR NOT SHOWN ON THIS PLAN SHOULD BE ADJUSTED TO FINAL ELEVATION BY THE CONTRACTOR.

5. PIPE BEDDING MATERIAL SHALL BE IN ACCORDANCE WITH DC WASA SPECIFICATIONS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TEMPORARY CONNECTIONS BETWEEN THE EXISTING AND NEW UTILITY SYSTEMS NECESSARY FOR MAINTAINING SERVICE.

7. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AT THE PROPOSED TIE-IN POINTS PRIOR TO THE START OF ANY OTHER UTILITY CONSTRUCTION WORK.

8. ALL EXISTING LINES TO REMAIN THAT ARE DISTURBED BY THIS PROJECT SHALL BE REPAIRED/RELOCATED AS REQUIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THESE COSTS ARE CONSIDERED INCIDENTAL TO THE OTHER VARIOUS UTILITY CONSTRUCTION WORK.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

SITE IMPROVEMENTS NOTES

1. ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB OR BUILDING.

2. SEE SHEET C4 FOR ELEVATIONS AND STRUCTURE SCHEDULE.

3. SEE SHEET C5 FOR SANDFILTER DETAILS.

4. SEE LANDSCAPE ARCHITECT PLANS FOR HARDSCAPE/STREETSCAPE.

5. SEE LANDSCAPE PLANS FOR LIMIT OF CONCRETE ALLEY.

UTILITY CONSTRUCTION NOTES

1. UNDERGROUND UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL CALL MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

2. ALL UTILITY WORK IN PUBLIC SPACE SHALL BE DONE USING CUT/COVER CONSTRUCTION. NO OPEN TRENCHES WILL BE PERMITTED TO EXIST OVERNIGHT IN PUBLIC SPACE.

3. THE EXISTING SURROUNDING FACILITIES ARE TO REMAIN IN OPERATION WHILE CONSTRUCTION WORK IS BEING PERFORMED. ALL UTILITY WORK SHALL BE PERFORMED IN AN EXPEDITIOUS MANNER TO MINIMIZE ANY IMPACTS ON EXISTING FACILITY OPERATIONS.

4. ALL UTILITY VALVES, MANHOLES, AND CLEAN OUTS WHETHER SHOWN OR NOT SHOWN ON THIS PLAN SHOULD BE ADJUSTED TO FINAL ELEVATION BY THE CONTRACTOR.

5. PIPE BEDDING MATERIAL SHALL BE IN ACCORDANCE WITH DC WASA SPECIFICATIONS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TEMPORARY CONNECTIONS BETWEEN THE EXISTING AND NEW UTILITY SYSTEMS NECESSARY FOR MAINTAINING SERVICE.

7. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AT THE PROPOSED TIE-IN POINTS PRIOR TO THE START OF ANY OTHER UTILITY CONSTRUCTION WORK.

8. ALL EXISTING LINES TO REMAIN THAT ARE DISTURBED BY THIS PROJECT SHALL BE REPAIRED/RELOCATED AS REQUIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THESE COSTS ARE CONSIDERED INCIDENTAL TO THE OTHER VARIOUS UTILITY CONSTRUCTION WORK.

9. CONCRETE THRUST BLOCK SHALL BE INSTALLED BEHIND ALL WATER LINE BENDS & TEES.

10. BACK FLOW PREVENTERS SHALL BE INSTALLED INSIDE THE BUILDING FOR ALL WATER LINE.

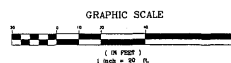11. CONTRACTOR TO COORDINATE WITH PLUMBING DRAWINGS FOR STORM DRAIN CONNECTION TO SANDFILTER.

DCWASA GENERAL NOTES

1. NOTIFY DCWSA ONE-WEEK PRIOR TO START OF CONSTRUCTION, UTILITY INSPECTION SECTION AT 202-787-2377, WATER SERVICES 202-612-3400 OR 3460 AND SEWER SERVICES 202-264-3824 OR 3829.

2. DEVELOPERS, CONTRACTORS, AND PLUMBERS MUST SUBMIT FINAL CONSTRUCTION AS-BUILT INFORMATION TO THE APPROPRIATE DCWASA INSPECTOR(S) FOR REVIEW AND APPROVAL. UPON COMPLETION OF NEW UTILITIES IN PUBLIC SPACE, APPLICANT MUST SUBMIT THESE DRAWINGS. AS-BUILT DRAWINGS MUST SHOW DIMENSION, ELEVATION, RELOCATION OF ANY WASA UTILITIES AND PERTINENT INFORMATION.

3. 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 DESIGN SECTION AT 5000 OVERLOOK AVE., S.W. 5TH FLOOR.

4. UNDER DCWASA CUSTOMER FEES AND CHARGES, CONTRACTORS, PLUMBERS, OWNERS ARE RESPONSIBLE FOR EXCAVATION, BACKFILLING, REPAVING AND RESTORATION OF PUBLIC SPACE FOR STREET AND SIDEWALK CUTS, FOR NEW UTILITIES, CONNECTIONS, TAPS AND ABANDONMENT OF SERVICES WITHIN PUBLIC SPACE UNDER DCWASA INSPECTION. DCWASA IS NOT RESPONSIBLE FOR FINAL RESTORATION OF STREET AND SIDEWALK CUTS PERFORMED BY THESE DEVELOPERS.

SITE IMPROVEMENT LEGEND

PROPOSED	DESCRIPTION
◦ 50.90	SPOT ELEVATION
—W—	WATER MAIN OR SERVICE LINE
—S—	SANITARY SEWER
▬▬	STORM DRAIN LINE
●	MANHOLE
⊖	VALVE
(XX)	STRUCTURE NUMBER
(hatch)	EXISTING BUILDING TO REMAIN
(hatch)	PROPOSED BRICK WALK (SEE LANDSCAPE PLANS FOR DETAILS)
—	CAP PROPOSED UTILITES
—	CURB AND GUTTER

① INSTALL NEW 8"x 8" TEE W/6" VALVE.

② INSTALL NEW 6" WATERLINE FOR FIRE; TEMPORARILY CAP END.

③ INSTALL NEW 8"x 3" TEE W/3" VALVE.

④ INSTALL NEW 3" DOMESTIC WATERLINE; TEMPORARILY CAP END.

⑤ INSTALL APPROX. 40 L.F. OF CURB AND GUTTER.

⑥ INSTALL 48" DIAMETER MANHOLE.

⑦ INSTALL 6" SANITARY SEWER LINE; TEMPORARILY CAP END.

⑧ INSTALL SANDFILTER (SEE STRUCTURAL DRAWINGS FOR DETAILS).

⑨ INSTALL 15" RCP STORM DRAIN FROM SANDFILTER.

⑩ INSTALL 48" DIAMETER MANHOLE.

⑪ INSTALL 10" SANITARY SEWER LINE TO EXISTING MANHOLE.

⑫ INSTALL NEW 8"x 6" TEE W/6" VALVE

⑬ INSTALL NEW 8"x 6" TEE W/6" VALVE.

⑭ INSTALL NEW 6" WATERLINE FOR FIRE; TEMPORARILY CAP END.

⑮ INSTALL NEW 6" DOMESTIC WATERLINE; TEMPORARILY CAP END.

⑯ CAP EXISTING GAS.

⑰ REMOVE 8"x 6" TEE AND REPLACE WITH 8" WATERLINE.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

Plan labels

EXISTING BUILDING (TO REMAIN)

RETAIL/RESIDENTIAL SPACE

LOADING DOCK

DRIVE ENTRANCE TO GARAGE

LOADING DOCK

CONCRETE ALLEY

PUBLIC ALLEY

OFFICE SPACE

RETAIL SPACE
FFE = 83.50

EXISTING RETAIL SPACE (TO REMAIN)

LOBBY

EXISTING BUILDING TO REMAIN

T STREET NW

S STREET NW

7TH STREET NW

N

SITE IMPROVEMENTS NOTES

1. TIES TO EXISTING PAVEMENT AREAS SHOULD BE SMOOTH CONSISTENT TRANSITIONS. NO ABRUPT CHANGE IN LINE AND/OR GRADE WILL BE PERMITTED.

2. POSITIVE DRAINAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PONDING OR STANDING WATER WILL NOT BE PERMITTED.

3. IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATION FROM THIS PLAN PRIOR TO ANY CHANGE BEING MADE. ANY DEVIATION FROM THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

4. SURFACED STREETS AND PARKING AREAS SHALL BE MAINTAINED IN A CLEAN CONDITION MUD AND DUST FREE AT ALL TIMES. ADEQUATE MEANS SHALL BE PROVIDED TO CLEAN TRUCKS AND OTHER EQUIPMENT USING SURFACED STREETS AND PARKING AREAS.

5. THE CONTRACTOR SHALL TAKE PROPER PRECAUTIONS SO AS NOT TO DAMAGE EXISTING ADJACENT FACILITIES AND STRUCTURES. THE CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION OR BETTER UNLESS NOTED OTHERWISE.

6. ALL STORM DRAIN PIPE SHALL BE REINFORCED CONCRETE CLASS IV WITH RUBBER GASKET UNLESS NOTED OTHERWISE.

7. ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB OR BUILDING.

8. SEE SHEET C3 FOR SITE LEGEND.

ARCHITECT
DEVROUAX & PURNELL
717 D STREET, NW
WASHINGTON, DC 20004

LANDSCAPE ARCHITECT
PETER LIU ASSOCIATES, INC.
1350 CONNECTICUT AVENUE, NW,
SUITE 205
WASHINGTON, DC 20036

CIVIL ENGINEER
DELON HAMPTON & ASSOC.
8403 COLEVILLE ROAD, STE. 600
SILVER SPRING, MD. 20910

**BROADCAST
CENTER ONE**
WASHINGTON DC

BROADCAST CENTER
RESIDENTIAL PARTNERS, L.L.C

7TH & S STREET, NW
WASHINGTON, DC

ISSUE DATE	
NOTES	

DATE	.02/28/07
SCALE	.AS NOTED
DRAWN	.. DBL
CHECKED	.. NA
JOB NO.	.05107.01

PUD SUBMISSION SET

DRAWING TITLE

GRADING PLAN

SHEET NO.

C4.00

STRUCTURE SCHEDULE

STRUCTURE NO.	TYPE	STANDARD NO.	FLOW OUT	TOP ELEV.	REMARKS
SD/1	MANHOLE	WA/21.10	———	82.77	SEE PROFILE FOR INVERTS
SD/2	DC SANDFILTER	———	———	83.21	WATER QUALITY CONTROL; SEE SH C5 FOR INVERTS
S/1	MANHOLE	WA/21.10	———	81.64	SEE PLUMBING DRAWINGS FOR INVERTS

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

N

1 PLAN FOR SAND FILTER STRUCTURE
NOT TO SCALE

2 SECTION A-A
NOT TO SCALE

SANDFILTER DIMENSIONS AND INVERTS

L1 (FT)	L2 (FT)	L3 (FT)	W (FT)	H (FT)	INV. IN (FT)	INV. OUT (FT)	REMARK
5	15	3	10	6.75	79.47	75.47	CAST-IN-PLACE

* LENGTH VARIES BASED ON STRUCTURAL ENGINEER'S RECOMMENDATION
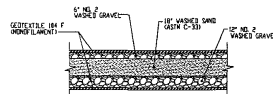
3 SANDFILTER MEDIA DETAIL
NOT TO SCALE

4 SECTION B-B
NOT TO SCALE

5 SECTION C-C
NOT TO SCALE

6 SECTION D-D
NOT TO SCALE

N
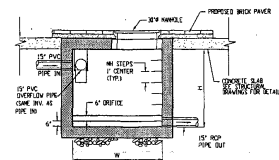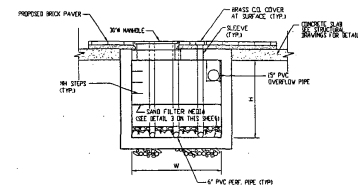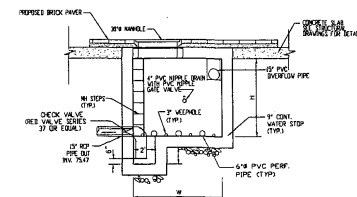
SANDFILTER STRUCTURE COMPUTATIONS
15 YEAR STORM EVENT

DATA REQUIRED:
Storm Frequency = 15 years
Storm duration = 24 hours
Time of Concentration = Tc = 5 minutes

From District of Columbia rainfall intensity–duration–frequency curve:
Intensity = i = 7.56 inches/hour
Rainfall depth = d = 0.63 inches

---

1. Runoff Coefficient:

$$Cw = \frac{0.90\ (25,656\ ft2) + 0.30\ (26,704\ ft2)}{52,360\ ft2}$$

Cw = 0.594

---

2. Peak Discharge:

Q (Peak 15 year) = CwIA= 0.594 x 7.56 inches/hour x 1.202 acres

Q (Peak 15 year) = 5.40 cfs

---

3. Determine Sand Filter Area Af :

Af = 50 + (IA –0.1ac) x (167 ft2/ac)

Where:
Af = surface area of filter layer (second chamber) (ft2)
Ia= impervious area = 0.589 ac

Af = 50 + (0.589 ac –0.1ac) x (167 ft2/ac) = 131.68 ft2

Use Af = 132 ft2

---

4. Determine Water Quality Volume Needed:

$$Vw = \frac{RIa}{12}$$

Where:
Vw= water quality volume (ft2)
R = runoff depth (0.3 in for pedestrian plazas)
Ia= impervious area (ft2)
12= conversion factor

$$Vw = \frac{0.3\ in\ x\ 25656.0\ ft2}{12}$$

Vw = 641.40 ft3 = 642 ft3

---

5. Determine Storage Volume Needed:

Vs = Vw – (F x f x Af)

Where:
Vs= storage volume needed to hold the first flush runoff (ft3)
Vw= water quality volume = 642 (ft3)
F= infiltration rate for sand = 1.18ft/hr
f= filtering time
Af = surface area of filter layer (second chamber) = 126 ft2

Vs= 642 ft3– [(1.18 ft/hr) x (1 hr) x (132 ft2)]

Vs= 486.24 ft3

---

6. Calculate Submerged Storage Volume in Second Chamber:

V2b = Af x df x n (132 ft2) (3ft) (0.6)

Where:
V2b= submerged volume of filter chamber (ft2)
df= depth of filter layer = 3 ft
n= composite of porosity for filter media=0.60 (sand,gravel,perforated pipe)
Af= surface area of filter layer (second chamber) = 126ft2

V2b = (132 ft2) (3ft) (0.6)

V2b = 237.6 ft3

---

7. Calculate Submerged Storage Volume in First Chamber:

V1b = A1 x df

Where:
V1b= submerged volume of first chamber (ft2)
df= depth of filter layer = 3 ft
A1= surface area of first chamber = 60.0 ft2
Note: Af / 3 < A1 < Af /2 , for optimum design conditions

V1b= (48.0ft2) (3ft)

V1b = 144.0 ft3

---

8. Calculate Surface Storage Volume in First and Second Chamber:

(V1t + V2t)= Vs – (V2b + V1b)

Where:
(V1t + V2t) = sum of surface volume of first and second chambers (ft2)
Vs= storage volume needed to hold the first flush runoff (ft3)
V1b= submerged volume of first chamber (ft3)
V2b= submerged volume of filter chamber (ft3)

(V1t + V2t)= 486.24 ft3–(237.6 ft3+144 ft3)

(V1t + V2t)= 104.64 ft3

---

9. Determine H, Height Difference Available Between Top of Filter Layer and Bypass Pipe Outlet Invert:

(V1t + V2t)= (A1 x H) + (Af x H)

Where:
(V1t + V2t) = sum of surface volume of first and second chambers (ft2)
A1= surface area of first chamber (ft2)
Af= surface area of filter layer(second chamber) = 156 ft2
H= vertical distance between top of filter layer and bypass pipe outlet invert

$$H = \frac{(V1t + V2t)}{(A1 + Af)} = \frac{104.64\ ft3}{(132\ ft2 + 48\ ft2)} = 0.581$$

Since H < 0

Use H= 0.75 ft

---

10. Determine Maximum Storage Depth:

D= H+d = 0.75+3

Where:
D= maximum storage depth (ft)
d= depth of filter layer = 3 ft
H= vertical distance between top of filter layer and bypass pipe outlet invert

D= 3.75 ft

---

11. Design Invert Out:

Difference of design invert in/out = 4.00 ft

Determine Size of Bypass Pipe:

D= [(2.16 x n x Qp15)/ (S)1/2] 0.375 = [(2.16 x 0.011 x 5.40)/(0.005)0.5]0.375

Where:
D= estimated bypass pipe diameter (ft)
n= Manning's roughness coefficient = 0.011
Qp15= bypass peak flow (cfs) = 5.03 cfs
S= pipe slope= assume 0.5% = 0.005

D= 1.250 ft = 15.0 in   Use D = 1.25 ft (15")

---

12. Determine submerged weir opening in first chamber:

Qp15 = C x Aw1 x (2ghmax)0.50

Therefore:

$$Aw1 = \frac{Qp15}{C\ x\ (2ghmax)0.50}$$

Where:
Aw1= area of weir opening in first chamber (ft2)
hw1= weir height, assume 1 ft
lw1= weir length, 1 ft
Qp15= bypass peak flow (cfs) = 5.40 cfs
C= 0.60

---

13. G= 32.2 ft/sec2
hmax= hydraulic head above the center line of weir (ft)
= [(invert in – invert out) – (h/2)]
= [(3.75) – (1/2)] = 3.25 ft

$$Aw1 = \frac{5.40\ cfs}{0.6\ x\ (2\ x\ 32.2\ ft/sec2\ x\ 3.25\ ft)\ 0.50}$$

Aw1= 0.622 ft2 (minimum requirement)

Note: Assume 50% of weir opening is clogged; therefore use the following

$$lw1 = 2(Aw1 / hw1) = \frac{2\ (0.622\ ft2)}{1\ ft} = 1.244$$

Use lw1= 1.25 ft

---

14. Structure Dimensions (internal only):

Second Chamber

Af = (L2 x W)
Where:
Af = surface area of filter layer (second chamber) (ft2)
L2= length of filter layer (second chamber)
W= width of chamber use 10 ft

L2= Af / W = 132 ft2/ 10 ft

L2= 13.2 ft   Use L2= 15.0 ft

---

15. First Chamber

A1 = (L1 x W)
Where:
A1 = surface area of first chamber (ft2)
L1= length of first chamber (ft)
W= width of chamber use 6 ft

L1= A1 / W = 48 ft2/ 10 ft

L1= 4.8 ft   Use L1 = 5.0 ft

Select Third Chamber   L3 = 3 ft

---

11. To prevent "short circuiting" in the filter chamber:

Lt+ L2 > 3 x W

Dt = D + inflow pipe diameter + free board = 3.75 ft + 1.00 ft + 2 ft

Dt = 6.75 ft

---

11. Determine Flow Through Filter and Detention Time After Storage Volume Fills Up:

qf = k x Af x I = (k x Af x hmax) / (2 x df)=

Where:
qf = average flow through the filter (ft3/ hr)
k= sand permeability (ft/hr) = 0.60 ft/ hr for mixed sand
Af = surface area of filter layer (ft2) = 132 ft2
i= hydraulic gradient (ft/ft)
df = thickness of the sand layer = 18 inches
hmax= [(d+H) – perforated pipe diameter / 2)]
= [(3+0.75)–(6in/2) (1 ft / 12 ft)] = 3.50 ft

Note: 6" diameter PVC perforated pipes at bottom of the sand filter

---

11. qf = [(0.6 ft/hr x 132 ft2 x 3.50 ft) / (2 x 1.5 ft)] =

qf = 92.4 ft3/ hr = 0.026 cfs = 0.03 cfs

To estimate the detention time, use:

Ts = Vs / qf = 486.24 / 92.4

Where:
qf = average flow through the filter = 92.4 ft3/ hr
Vs =volume storage needed = 486.24 ft3
Ts = average dewatering time for sand filter (hr)

Ts = 5.26 hrs < 72 hours   ok

---

9. Sandfilter Size

L1= 5 ` ft
L2= 15 ft
L3= 3 ` ft

15"ø Bypass @ 0.50%

N

SITE IMPROVEMENTS NOTES

1. TIES TO EXISTING PAVEMENT AREAS SHOULD BE SMOOTH CONSISTENT TRANSITIONS. NO ABRUPT CHANGE IN LINE AND/OR GRADE WILL BE PERMITTED.

2. POSITIVE DRAINAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PONDING OR STANDING WATER WILL NOT BE PERMITTED.

3. IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATION FROM THIS PLAN PRIOR TO ANY CHANGE BEING MADE. ANY DEVIATION FROM THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

4. SURFACED STREETS AND PARKING AREAS SHALL BE MAINTAINED IN A CLEAN CONDITION MUD AND DUST FREE AT ALL TIMES. ADEQUATE MEANS SHALL BE PROVIDED TO CLEAN TRUCKS AND OTHER EQUIPMENT USING SURFACED STREETS AND PARKING AREAS.

5. THE CONTRACTOR SHALL TAKE PROPER PRECAUTIONS SO AS NOT TO DAMAGE EXISTING ADJACENT FACILITIES AND STRUCTURES. THE CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION OR BETTER UNLESS NOTED OTHERWISE.

6. ALL STORM DRAIN PIPE SHALL BE REINFORCED CONCRETE CLASS IV WITH RUBBER GASKET UNLESS NOTED OTHER WISE.

7. ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB OR BUILDING.

8. SEE SHEET C3 FOR SITE LEGEND.

STRUCTURE SCHEDULE

STRUCTURE NO.	TYPE	STANDARD NO.	FLOW OUT	TOP ELEV.	REMARKS
SD/1	MANHOLE	WA/21.10	——	82.77	SEE PROFILE FOR INVERTS
SD/2	DC SANDFILTER	——	——	83.21	WATER QUALITY CONTROL; SEE SH C5 FOR INVERTS
S/1	MANHOLE	WA/21.10	——	81.64	SEE PLUMBING DRAWINGS FOR INVERTS

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

N