GENERAL NOTES:

1. THE BUILDING INFORMATION (DIMENSIONS, UTILITY CONNECTIONS, ETC.) SHOWN ON THIS PLAN WAS TAKEN FROM PLANS PREPARED BY

MCALLISTER ARCHITECTS, P.C.	6/03
ARCHITECT	DATE
N/A	N/A
MEP	DATE

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

2. THE CONTRACTOR IS TO VERIFY THAT THE RELOCATION OF ANY UTILITY IN CONFLICT WITH PROPOSED WORK HAS BEEN COMPLETED, INCLUDING UTILITY POLES AND GUY WIRES.
3. IF THE CONTRACTOR HAS ANY QUESTIONS AS TO THE NATURE, METHOD, OR DETAIL OF THE PERFORMANCE OF HIS WORK OR THE CONTRACT DOCUMENTS, HE SHOULD CONTACT VIKA INC. AT 703-642-7800 PRIOR TO COMMENCING WORK. VIKA INC. ACCEPTS NO LIABILITY OR ASSUMPTIONS OR INTERPRETATIONS MADE BY THE CONTRACTOR OR HIS SUBCONSULTANTS.
4. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" FOR MARKING LOCATIONS OF EXISTING UTILITIES AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
5. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATIONS AND ELEVATIONS OF THE UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF EXCAVATING. CLEARANCES ARE LESS THAN SPECIFIED OR LESS THAN 12 INCHES BETWEEN, NOTIFY THE CONTRACTOR, ENGINEER, AND THE OWNER OF THE OTHER INVOLVED UTILITY BEFORE PROCEEDING WITH CONSTRUCTION.
6. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY VIKA, INC. IMMEDIATELY OF ANY OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND BY ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE.
7. GRADING SHALL BE DONE IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE.
8. THE CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS TO STRUCTURES, WHEN NECESSARY, TO MEET EXISTING CONDITIONS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
9. ALL EXISTING UTILITIES AND STRUCTURES NOT SHOWN TO BE REMOVED ARE TO REMAIN AND PRESERVED AS FUNCTIONAL.
10. REPAIRS TO UTILITIES OR PROPERTY DAMAGED AS A RESULT OF THE CONTRACTOR'S NEGLIGENCE OR METHOD OF OPERATION MUST BE MADE AT THE CONTRACTOR'S EXPENSE BEFORE PROCEEDING WITH CONSTRUCTION.
11. ALL ROOF LEADERS TO BE 4"HDPE SMOOTH INTERIOR PIPE SLOPED AT A MINIMUM OF 1% WITH 2' MINIMUM COVER. PROVIDE HIGH-FLOW BYPASS AT GRADE.

GENERAL ROADWAY PAVING CONSTRUCTION NOTES

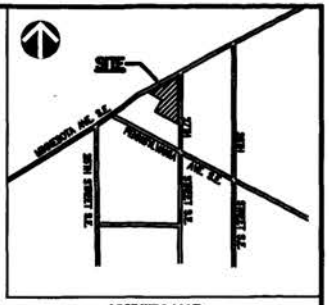
1. ALL ROADWAY WORK WILL BE PERFORMED IN ACCORDANCE WITH DCDOT STANDARDS AND SPECIFICATIONS.
2. ALL EXISTING UTILITIES WILL BE ADJUSTED TO GRADE AS NECESSARY BY THE CONTRACTOR.
3. STABLE SUBGRADE IS DEFINED AS THAT SOLID, UNDISTURBED EARTH CAPABLE OF SUPPORTING STREET LOADING WITHOUT DAMAGING SETTLEMENT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

COORDINATION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF CONSTRUCTION WITH THE FOLLOWING UTILITY COMPANIES SERVING THE SITE: PEPCO, VERIZON, WASHINGTON GAS, DISTRICT CABLE VISION.
2. CONTRACTOR TO COORDINATE WITH THE OFFICE OF THE DC SURVEYOR TO ENGAGE A SURVEYOR LICENSED BY THAT OFFICE TO PREPARE A MALLOHOCK SURVEY AS REQUIRED BY THE DC CODE IN ADVANCE OF PLACING CONCRETE ASSOCIATED WITH THE FOUNDATION.
3. CONTRACTOR SHALL COORDINATE WITH DC OFFICE OF PUBLIC SPACE AND SHALL OBTAIN ALL PUBLIC SPACE PERMITS.

TEST PIT NOTE:

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION, ELEVATIONS, AND SIZES OF EX. UTILITIES BY DIGGING TESTS PITS BY HAND AT ALL POINTS OF CONNECTION AND AT CROSSINGS. RESULTS FROM THESE TEST PITS SHALL BE SUBMITTED TO THE ARCHITECT FIVE (5) WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION AND/OR ORDERING MATERIALS.



VICINITY MAP
NOT TO SCALE

LEGEND

- STORM DRAIN
- SANITARY SEWER
- 6" FIRE WATER — WATER LINE
- TEST PIT
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- SPOT ELEVATION
- NDC — NOSE DOWN CURB
- PARKING COUNT

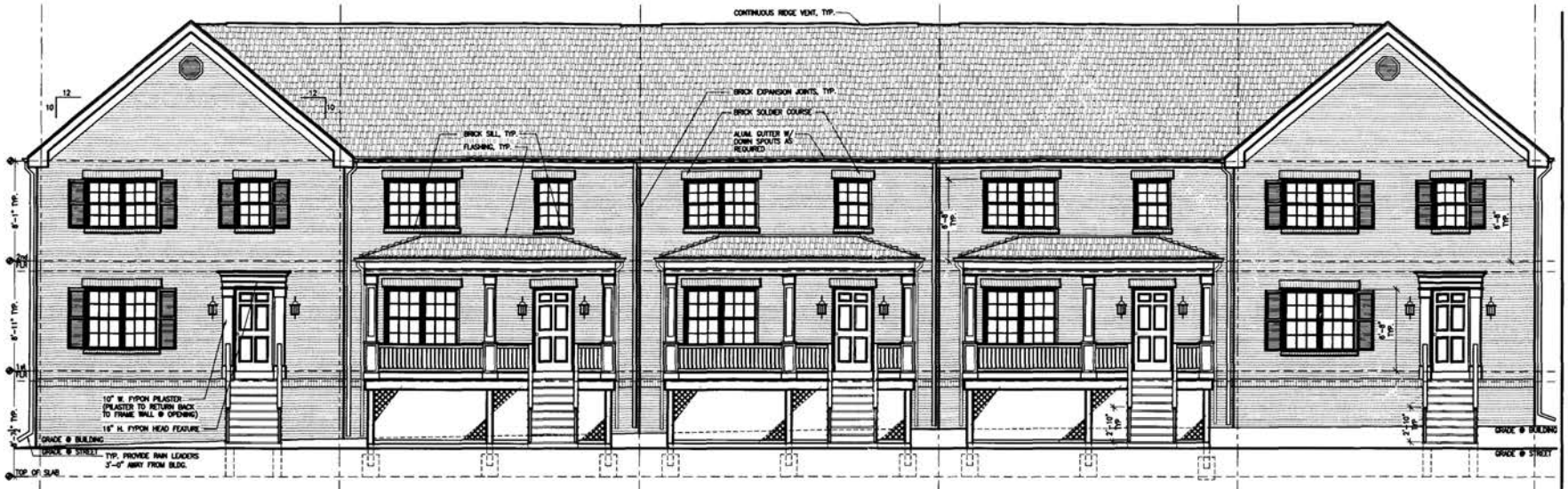
LEGEND

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

NORTH
SCALE: 1"=30'

BZA
Case No. 17173
Exhibit No. 9

Board of Zoning Adjustment
District of Columbia
CASE NO. 17173
EXHIBIT NO. 9



1 FRONT ELEVATION – BUILDING "A" MINNESOTA AVENUE, S.E.

3/32" = 1'-0"



2 REAR ELEVATION – BUILDING "A" MINNESOTA AVENUE, S.E.

3/32" = 1'-0"

DEVELOPER:
CIH HOMES L.C.
-
9316 PINEY BRANCH RD, #106
SILVER SPRING, MD 20903
Ph: (301) 445-5000

ARCHITECT:
McAllister ARCHITECTS, P.C.
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PROJECT NAME:

TWINING PLACE
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Washington, D.C.

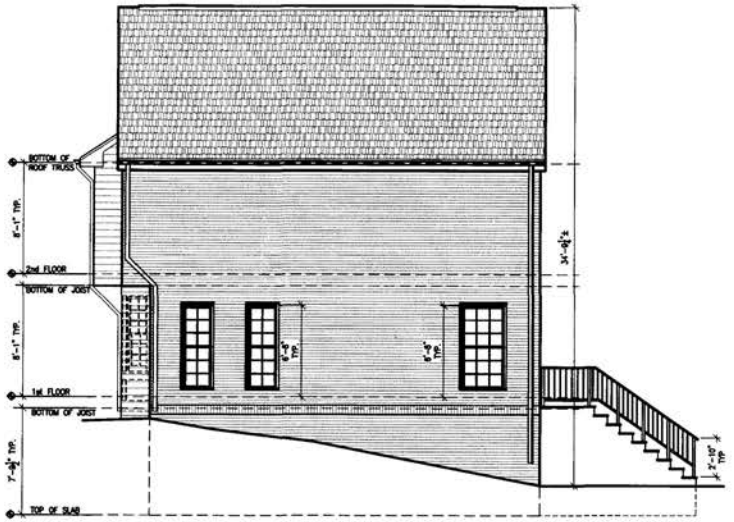
DRAWING TITLE:

BUILDING "A"

FRONT & REAR ELEVATIONS

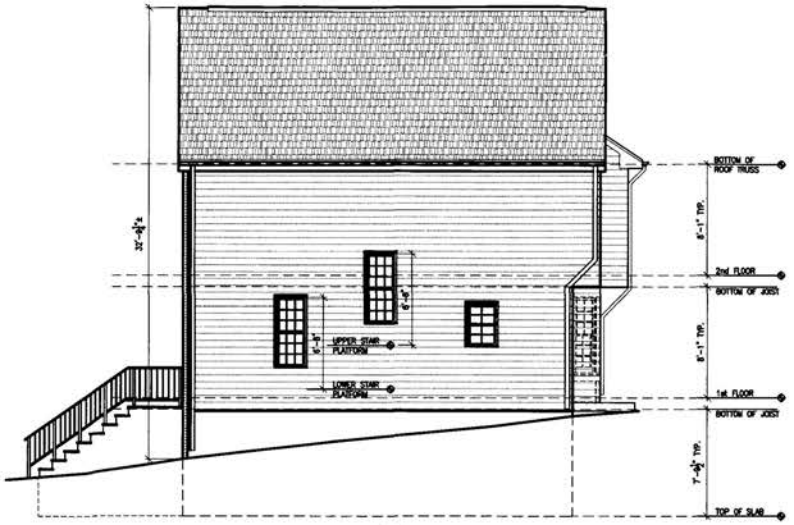
DATE: MARCH 23, 2004
FOR BZA

DRAWING NUMBER AA–4



1 RIGHT SIDE ELEVATION – BUILDING "A" MINNESOTA AVENUE, S.E.

3/32" = 1'-0"



2 LEFT SIDE ELEVATION – BUILDING "A" MINNESOTA AVENUE, S.E.

3/32" = 1'-0"

DEVELOPER:

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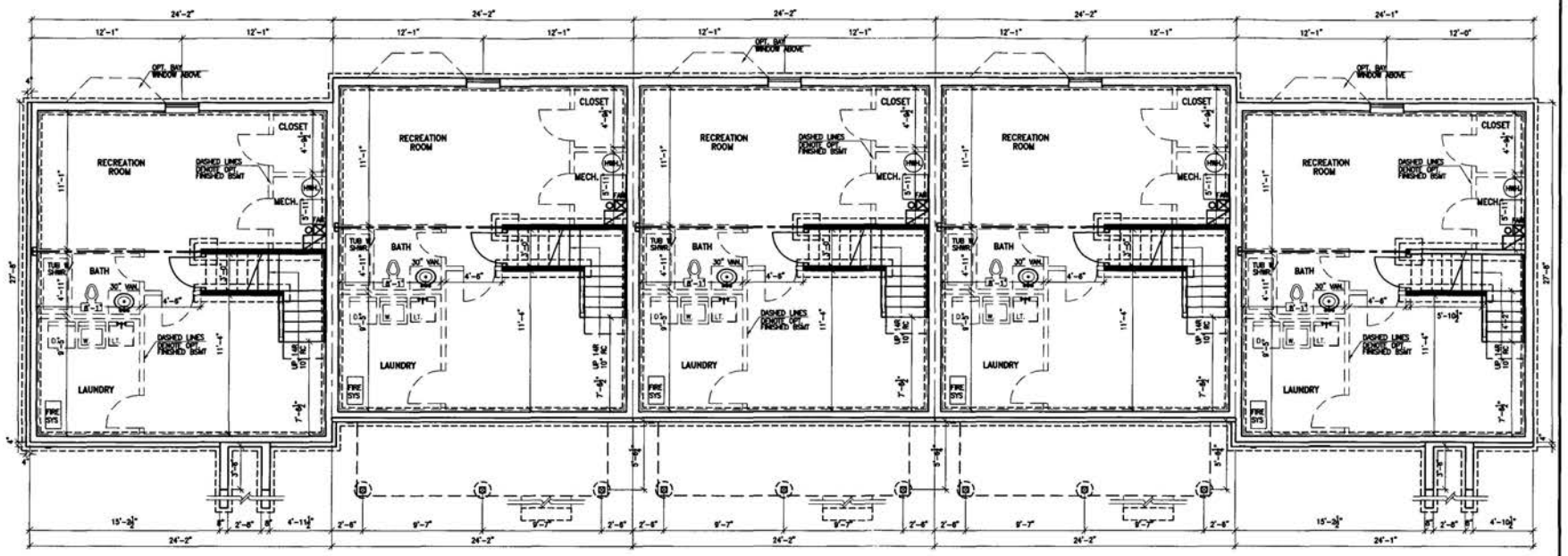
DRAWING TITLE:

BUILDING "A"

RIGHT SIDE & LEFT SIDE ELEVATIONS

DATE: MARCH 23, 2004
FOR BZA

DRAWING NUMBER AA–5



1 BASEMENT/FOUNDATION PLAN – BUILDING "A" @ MINNESOTA AVENUE, S.E.

3/32" = 1'-0"

DEVELOPER:

CIH HOMES L.C.

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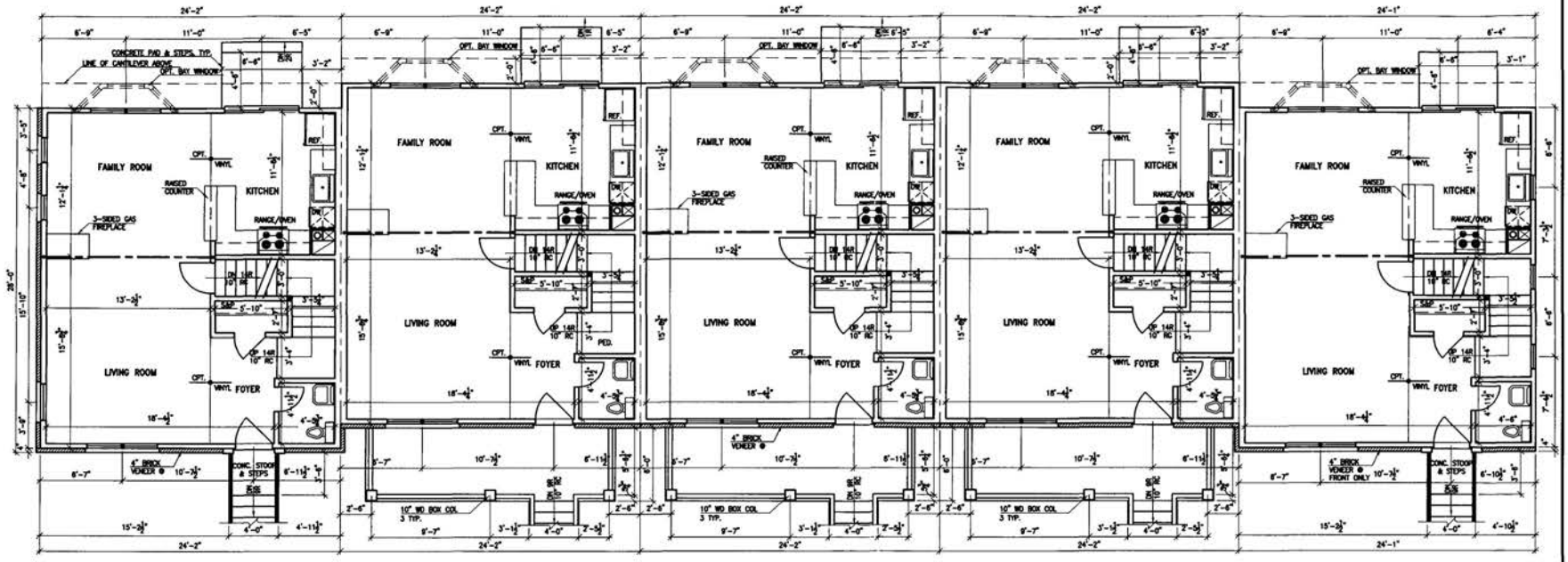
DRAWING TITLE:

BUILDING "A"

BASEMENT FOUNDATION PLAN

DATE: MARCH 23, 2004
FOR BZA

DRAWING NUMBER AA–1



1 LOWER FLOOR PLAN – BUILDING "A" @ MINNESOTA AVENUE, S.E.

3/32" = 1'-0"

DEVELOPER:

CIH HOMES L.C.

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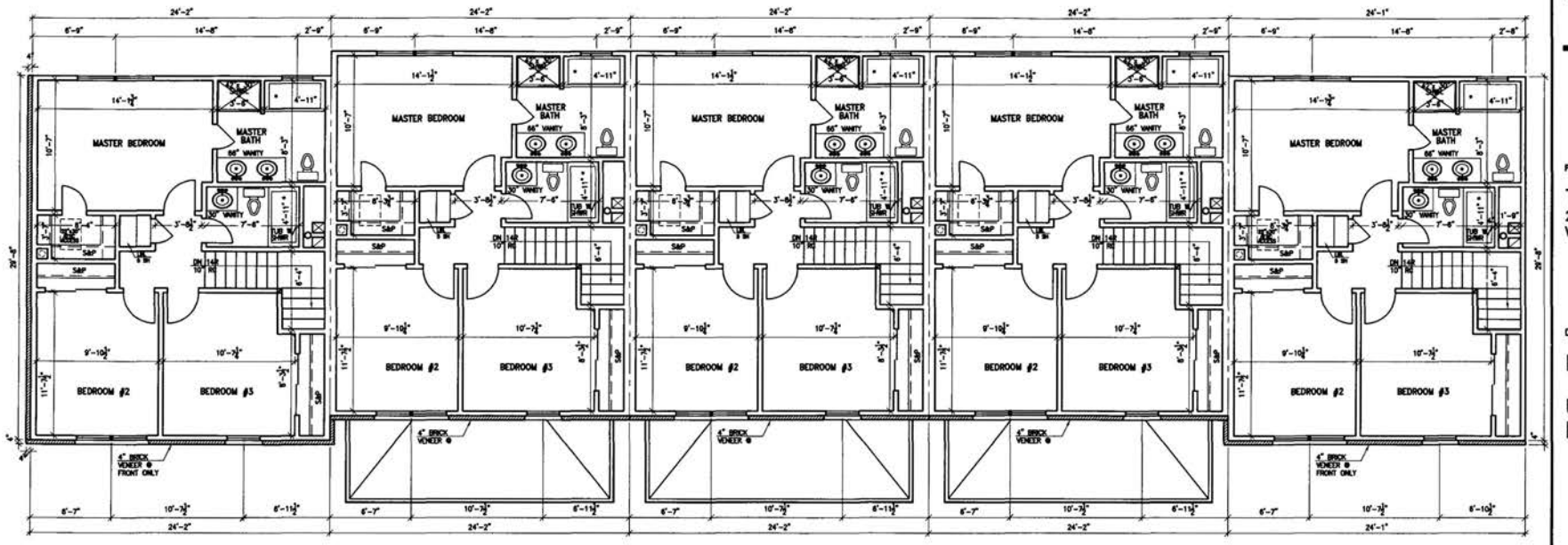
DRAWING TITLE:

BUILDING "A"

LOWER FLOOR PLAN

DATE: MARCH 23, 2004
FOR BZA

DRAWING NUMBER AA–2



1 UPPER FLOOR PLAN – BUILDING "A" @ MINNESOTA AVENUE, S.E.

3/32" = 1'-0"

DEVELOPER:

CIH HOMES L.C.

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PROJECT NAME:

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DRAWING TITLE:

BUILDING "A"

UPPER FLOOR PLAN

DATE: MARCH 23, 2004
FOR BZA

DRAWING NUMBER AA–3



1 FRONT ELEVATION – BUILDING "B" @ 27th STREET, S.E.

2 REAR ELEVATION – BUILDING "B" @ 27th STREET, S.E.

DEVELOPER:

CIH HOMES L.C.

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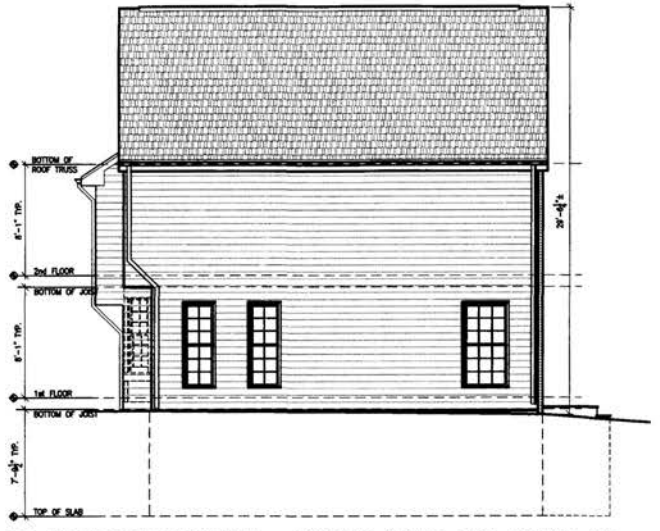
DRAWING TITLE:

BUILDING "B"

FRONT & REAR ELEVATIONS

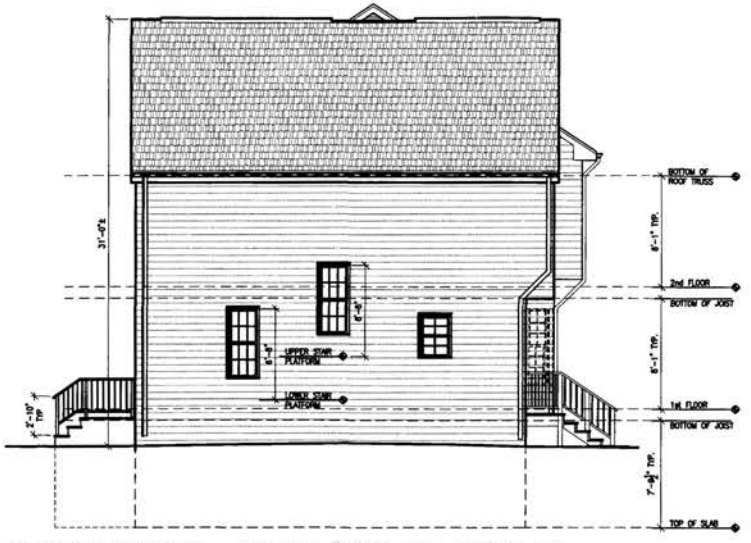
DATE: MARCH 23, 2004
FOR BZA

DRAWING NUMBER AB–4



1 RIGHT SIDE ELEVATION – BUILDING "B" @ 27th STREET, S.E.

3/32" = 1'-0"



2 LEFT SIDE ELEVATION – BUILDING "B" @ 27th STREET, S.E.

3/32" = 1'-0"

DEVELOPER:

CIH HOMES L.C.

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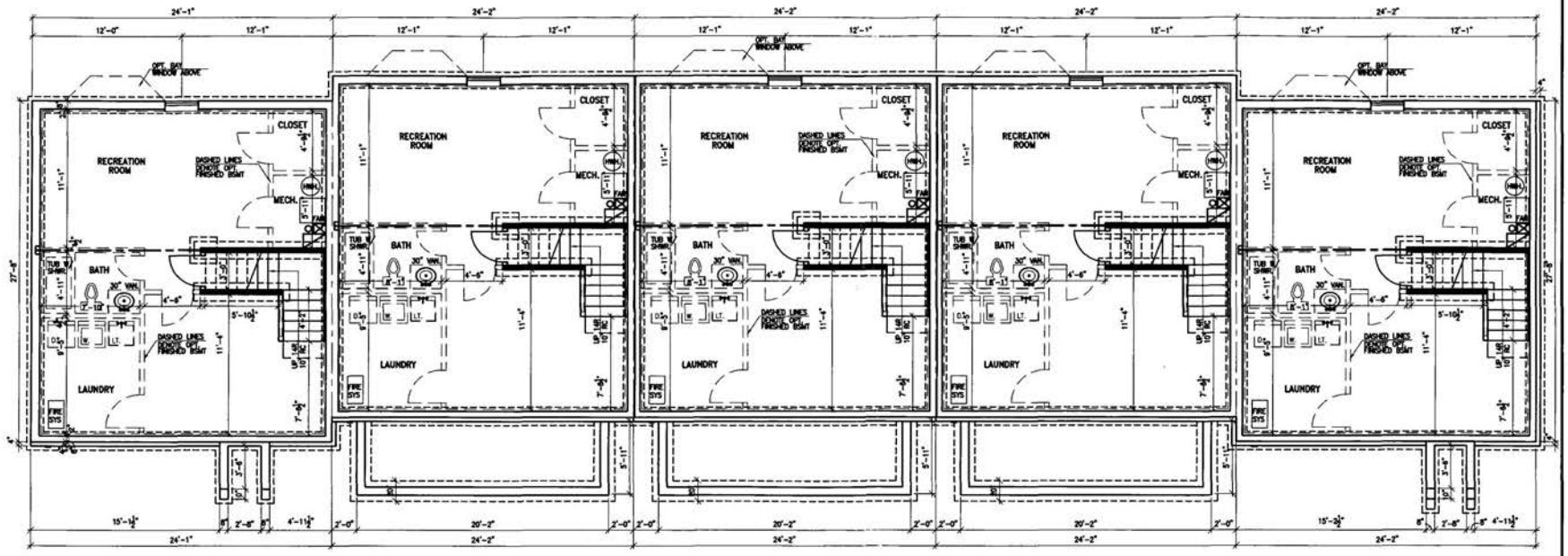
DRAWING TITLE:

BUILDING "B"

RIGHT SIDE & LEFT SIDE ELEVATIONS

DATE: MARCH 23, 2004
FOR BZA

DRAWING NUMBER AB–5



1 BASEMENT/FOUNDATION PLAN – BUILDING "B" @ 27th STREET, S.E.

3/32" = 1'-0"

DEVELOPER:

CIH HOMES L.C.

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ARCHITECT:

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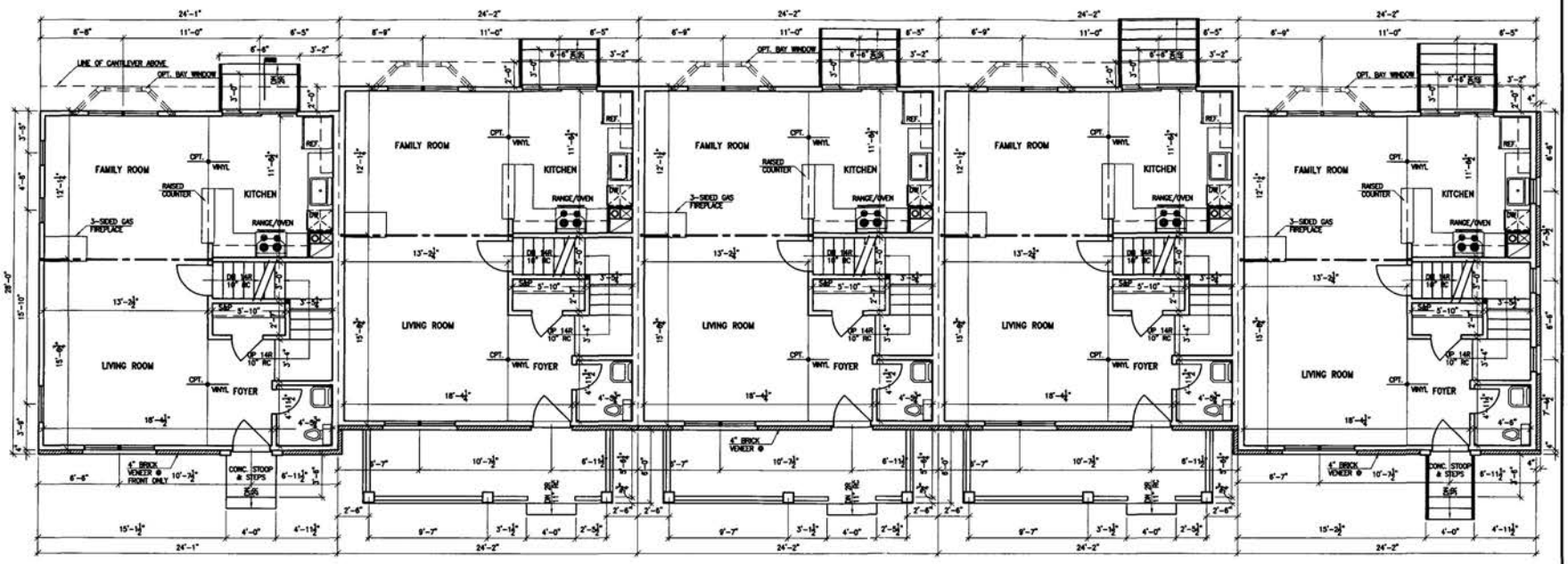
DRAWING TITLE:

BUILDING "B"

BASEMENT FOUNDATION PLAN

DATE: MARCH 23, 2004
FOR BZA

DRAWING NUMBER AB–1



1 LOWER FLOOR PLAN – BUILDING "B" @ 27th STREET, S.E.

3/32" = 1'-0"

DEVELOPER:
CIH HOMES L.C.
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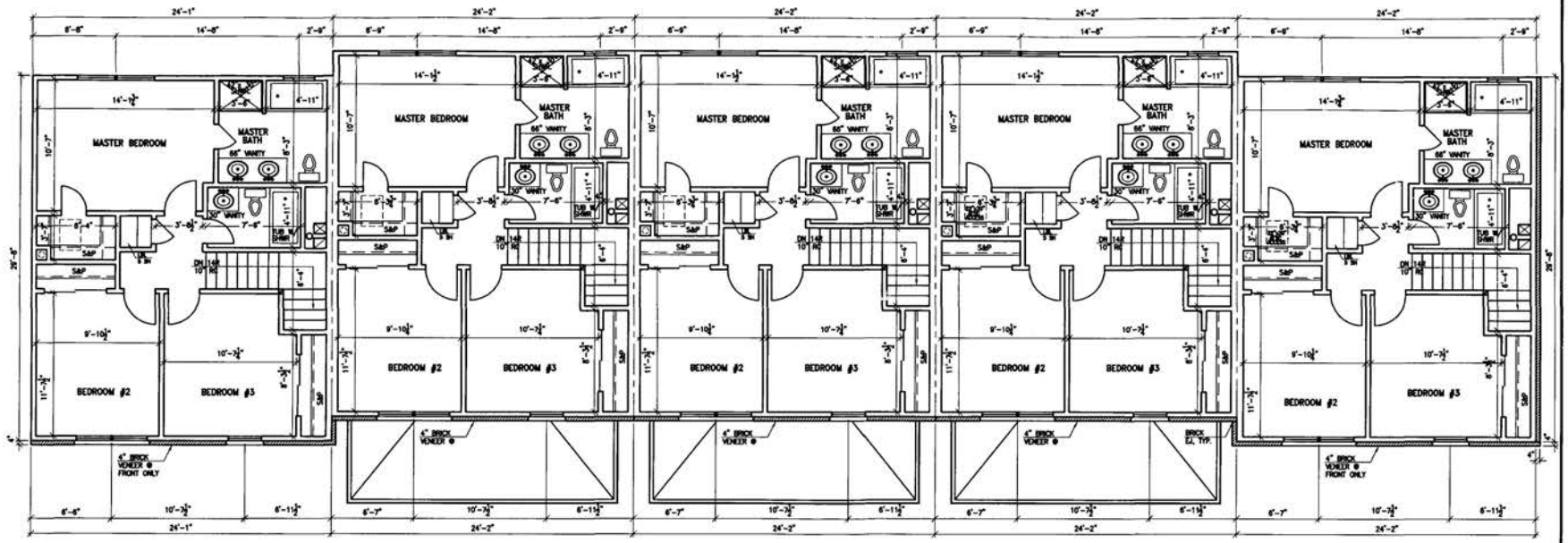
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PROJECT NAME:
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Washington, D.C.

DRAWING TITLE:
BUILDING "B"
LOWER FLOOR PLAN

DATE: MARCH 23, 2004
FOR BZA

DRAWING NUMBER AB–2



1 UPPER FLOOR PLAN – BUILDING "B" @ 27th STREET, S.E.

3/32" = 1'-0"

DEVELOPER:

CIH HOMES L.C.

-

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DRAWING TITLE:

BUILDING "B"

UPPER FLOOR PLAN

DATE: MARCH 23, 2004
FOR BZA

DRAWING NUMBER AB–3