

SITE & GRADING PLAN KEYNOTES

11 RISERS @ 7 $\frac{3}{4}$ "
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CRAWL SPACE
WINDOW WELL, TYP.
STAIRS TO UPPER LEVEL, TYP.
LIMIT OF DISTURBANCE, TYP.

TRADING PLAN LEGEND

BUILDING FOOTPRINT	
- 90 —	EXISTING MAJOR CONTOUR
-- 89 --	EXISTING MINOR CONTOUR
× 87.54	EXISTING SPOT ELEVATION
— 90 —	PROPOSED MAJOR CONTOUR
— 89 —	PROPOSED MINOR CONTOUR
90.88	PROPOSED SPOT ELEVATION
C90.63 C90.05(ME)	PROPOSED TOP/BOTTOM CURB ELEVATIONS
<u>2.0%</u>	PROPOSED GRADE AND DIRECTION

GENERAL GRADING, DRAINAGE, & ACCESSIBILITY NOTES

Maintain drainage facilities on and through the site at all times during construction. Provide temporary facilities, pumping arrangements, or connections as required to maintain drainage.

Site grading and paving work shall be done in such a manner to ensure positive drainage to all storm drain inlets, and prevent creation of low points and ponding on finished surfaces.

Spot elevations where tying into existing paving are shown as approximate and shall be field verified by the contractor, with discrepancies noted to the design engineer. Contractor shall match existing grade and provide smooth transition.

Min 42" height ADA-compliant pedestrian guardrails shall be installed at walls, curbs, and changes in elevations over 30" in height.

Accessible routes shall be installed with 5% maximum longitudinal slope and 2% maximum cross slope. Accessible ramps and curb ramps shall be installed with 8.33% maximum longitudinal slope and 2% maximum cross slope. Accessible ramps shall be maximum 30' long and have ADA compatible handrails/pedestrian guardrails and landings. Accessible parking spaces, aisles, and landings shall be installed within a 2% maximum slope in any direction. Accessible routes, ramps, curb ramps, and parking spaces/aisles shall be in accordance with current ADA guidelines.

Existing accessible paths on site shall be verified by the contractor. Contractor shall modify any existing accessible paths to ensure ADA requirements are met, including but not limited to grinding down vertical changes of elevation greater than or equal to 1/4" (1/2" with beveled edge) such as at concrete joints.

Install sidewalks with a cross slope between 1% and 2%, sloped to drain as shown on the drawing, or where not indicated, away from the building and toward the general drainage direction. For intersections of 2 or more sidewalks, install the area of intersection (equal to the width of sidewalk) between 1% and 2% slope.

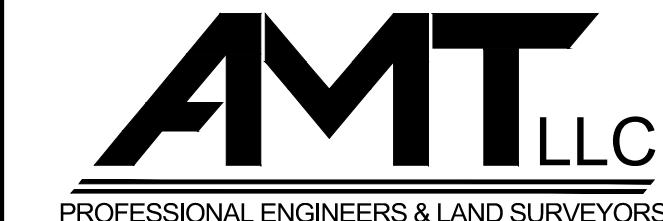
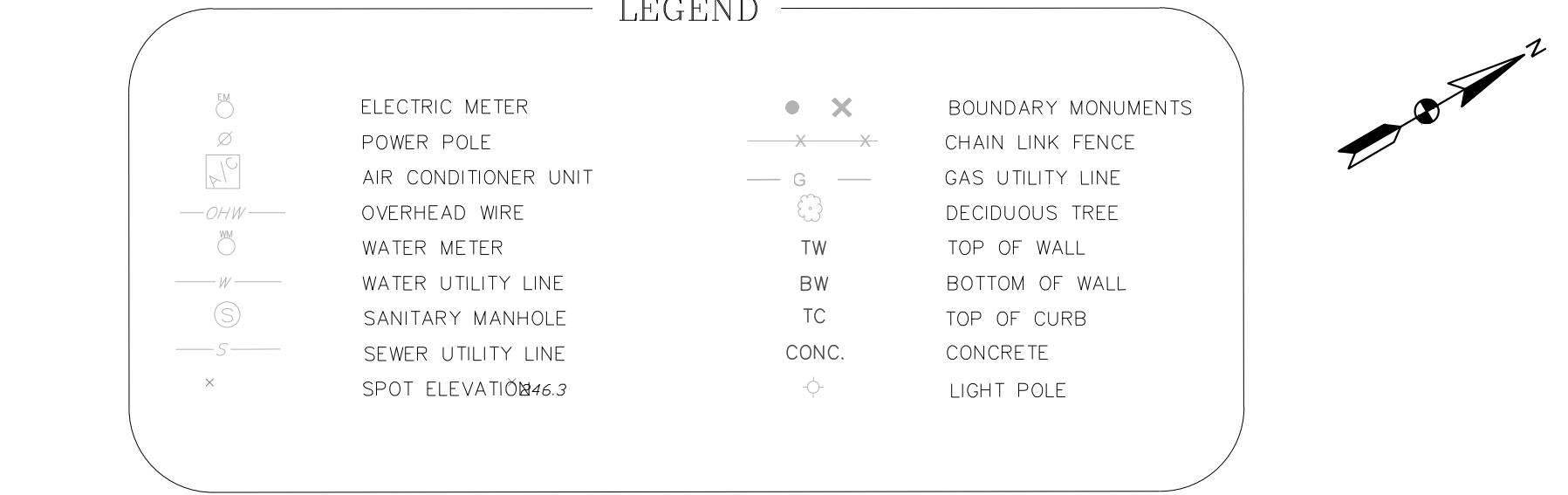
Provide a minimum 5'x5' exterior landing outside of building doors and at the top and bottom of accessible ramps. Landing shall be sloped between 1%-2%.

Notify the civil design engineer where grading reduces cover over existing utilities below the minimum required by building code (or applicable local code where not on private property).

The contractor is responsible for verification of existing topographic information and utility invert elevations prior to commencement of any construction. Contractor to ensure 0.5% minimum slope along all curb / curb and gutter and 1.0% minimum slope on pavement, unless otherwise approved by the design engineer.

TRADING PLAN NOTES

THIS PLAN IS PROVIDED FOR PROPOSED GRADING PLAN PURPOSES ONLY.
EXISTING CONDITIONS IS TAKEN FROM PLAT OF BOUNDARY & TOPOGRAPHIC SURVEY BY SNIDER & ASSOCIATES LAND SURVEYORS, DATED 2/13/2023.
REFER TO EROSION & SEDIMENT CONTROL PLANS BY OTHERS.
ALL EXISTING FEATURES ARE NOT NECESSARILY DEPICTED ON THIS PLAN. REFER TO THE TOPOGRAPHIC SURVEY.
REFER TO ARCHITECTURAL PLANS BY IGOR OSHURKOV, R.A.
AREAWAY DRAINS ARE NOT DEPICTED. REFER TO UTILITY AND PLUMBING PLANS BY VECO ENGINEERS.
REFER TO STRUCTURAL PLANS BY OTHERS.



PROFESSIONAL ENGINEERS & LAND SURVEYORS

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0	08.14.2024	DRAFT
MARK	DATE	DESCRIPTION
PROJECT NO:		24-0353.001
SCALE:		AS NOTED
DESIGNED BY:		JSS
DRAWN BY:		JSS
CHECKED BY:		JSS
SHEET TITLE		

SITE GRADING PLAN

C100

SHEET 1 OF Board of Zoning Adjustment
District of Columbia

CASE NO.21302
EXHIBIT NO.34A

EXHIBIT NO.34A

UNCOVERED TRASH BINS

10' 20'
SCALE: 1"=10'
08/14/2024
THESE PLANS ARE PRELIMINARY
NOT FOR CONSTRUCTION,
RECORDING PURPOSES, OR
IMPLEMENTATION.

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Call before you dig.