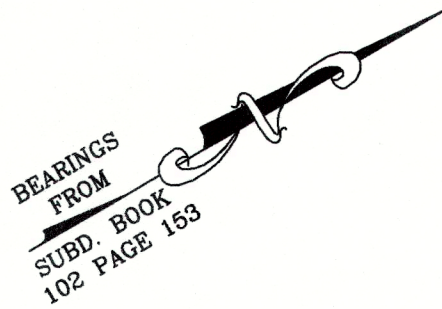


GENERAL NOTES:

1. PROPERTY ADDRESS: #4921 1-ST STREET, N.W.  
WASHINGTON, DC 20011-3355.
2. PROPERTY IS RECORDED AMONG THE LAND RECORDS OF THE  
OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA AS  
LOT 14 IN SQUARE 3401 BOOK 102 AT PAGE 153.
3. 3 PROPERTY CORNERS HAVE BEEN RECOVERED OR RESET AND  
VERIFIED PER FIELD SURVEY PERFORMED ON FEBRUARY 10, 2023.
4. THE PLATTED RESULTS HAVE BEEN DERIVED WITHOUT THE BENEFIT  
OF A TITLE REPORT, AND MAY NOT SHOW ALL EASEMENTS OR  
ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
5. CALL MISS UTILITY AT 1-800-257-7777 FOR UTILITY LOCATIONS AT  
LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION.



LEGEND

	ELECTRIC METER		BOUNDARY MONUMENTS
	POWER POLE		CHAIN LINK FENCE
	AIR CONDITIONER UNIT		GAS UTILITY LINE
	OVERHEAD WIRE		DECIDUOUS TREE
	WATER METER		TOP OF WALL
	WATER UTILITY LINE		BOTTOM OF WALL
	SANITARY MANHOLE		TOP OF CURB
	SEWER UTILITY LINE		CONCRETE
	SPOT ELEVATION		LIGHT POLE

TOPOGRAPHIC INFORMATION NOTES:

1. THE ELEVATIONS SHOWN HEREON HAVE BEEN ESTABLISHED  
BASED UPON D.C. VERTICAL DATUM (DC WATER) OBTAINED FROM  
SEWER PLANS AB-21-22-N.W., AND WATER PLANS AB-21-22-N.W.  
  
THE BENCH MARKS (BMS) FOR THIS SITE ARE THE INVERT(S) NOTED  
(HELD) MANHOLES #522 AS SHOWN HEREON. (SNIDER &  
ASSOCIATES# IS A.K.A. S&A# AT THE SEWER MANHOLE (SMH)  
  
SMH S&A #521 TOP ELEVATION = 263.65.  
SMH S&A #522 TOP ELEVATION = 244.59 - (HELD FOR SITE).  
SMH S&A #523 TOP ELEVATION = 227.59.  
  
THE BENCH MARK FOR THIS PROJECT HAS BEEN ESTABLISHED AT  
THE MAIN ENTRANCE OF THE FRONT FIRST FLOOR OF THE BUILDING  
SHOWN HEREON WITH THE ELEVATION = 248.42.
2. THE TYPE AND NATURE OF ALL UTILITIES SHOWN HEREON HAS  
BEEN ESTABLISHED BY ON SITE OBSERVATION AND FIELD RUN  
LOCATION. UNDERGROUND UTILITIES SHOWN HEREON ARE ALSO  
BASED UPON A FIELD LOCATION OF A UTILITY MARK-OUT  
PERFORMED BY "MISS UTILITY" OR SIMILAR "ONE CALL CENTER"  
(TICKET #23016072) AND ABOVE GROUND EVIDENCE AS TO THEIR  
BURIED LOCATION. ANY UTILITIES SHOWN SHOULD BE CONSIDERED  
APPROXIMATE AND HAVE NOT BEEN REFERENCE OR VERIFIED WITH  
ANY UTILITY COMPANY AS-BUILT PLANS OR RECORDS.
3. 1' CONTOUR INTERVAL FIELD RUN TOPOGRAPHY HAS BEEN  
PREPARED BY SNIDER & ASSOCIATES, LAND SURVEYORS.
4. ELEVATIONS SHOWN HEREON MUST BE VERIFIED BY CONTRACTOR  
PRIOR TO CONSTRUCTION.

SURVEYOR'S CERTIFICATE:

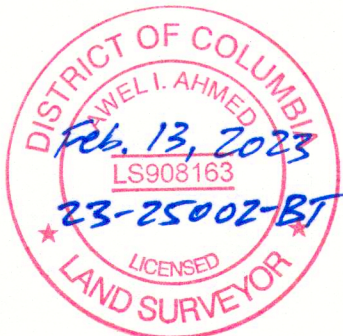
I HEREBY CERTIFY THAT THE INFORMATION SHOWN  
HEREON HAS BEEN BASED UPON A FIELD SURVEY PURSUANT  
TO DOCUMENTS OF RECORD AT THE OFFICE OF THE SURVEYOR  
FOR THE DISTRICT OF COLUMBIA. PROPERTY MARKERS HAVE  
BEEN RECOVERED OR PLACED AND HAVE BEEN DETERMINED  
TO BE IN RELATIVE AGREEMENT WITH THE RECORD INFORMATION  
AS SHOWN.

Feb. 13, 2023

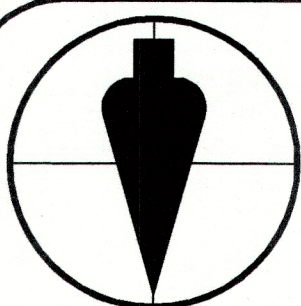
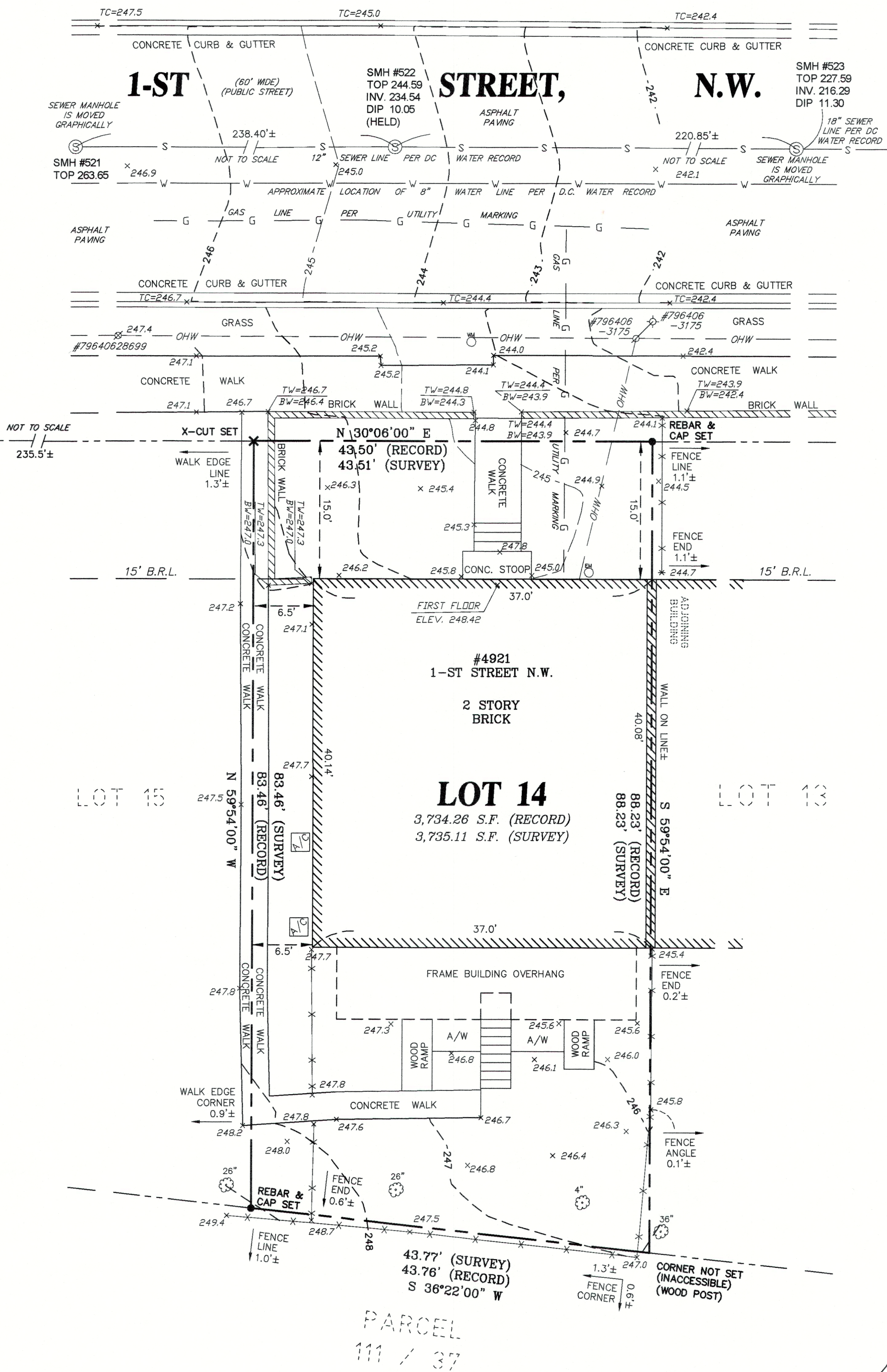
DATE:

*Awel I. Ahmed*

AWEL I. AHMED  
DC REGISTERED #2017-23 AND  
LICENSED SURVEYOR #908163



EMERSON STREET, N.W.



SNIDER & ASSOCIATES  
LAND SURVEYORS  
19544 Amaranth Drive  
Germantown, Maryland 20874  
301/948-5100 • Fax 301/948-1286  
www.snidersurveys.com

DEPARTMENT: SURVEYING  
PROJECT NO.: 23-25002-BT  
DRAFTED BY: E.H. / A.I.A.  
CHECKED BY: A.I.A.

REFERENCES

DC SURVEYOR SUBDIVISION  
BOOK 102 PAGE 153  
DC RECORDER OF DEEDS  
DOCUMENT #2021132064

PLAT OF BOUNDARY &  
TOPOGRAPHIC SURVEY  
LOT 14, SQUARE 3401  
#4921 1-ST STREET,  
N.W. WASHINGTON, DC  
SCALE: 1" = 10'

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21302  
EXHIBIT NO. 34B



DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR

Washington, D.C., February 7, 2023

Plat for Building Permit of :

SQUARE 3401 LOT 14

Scale: 1 inch = 20 feet

Recorded in Book 102 Page 153

Receipt No. 23-02117

Drawn by: A.S.

Furnished to: IGOR OSHURKOV

“I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s).”

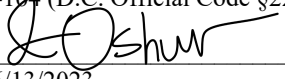
\_\_\_\_\_  
Surveyor, D.C.

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:  
1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;  
2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application \_\_\_\_\_; and  
3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;  
2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;  
3) I have/have not (*circle one*) filed a subdivision application with the Office of the Surveyor;  
4) I have/have not (*circle one*) filed a subdivision application with the Office of Tax & Revenue; and  
5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.  
The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.

I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature:   
Date: 06/13/2023

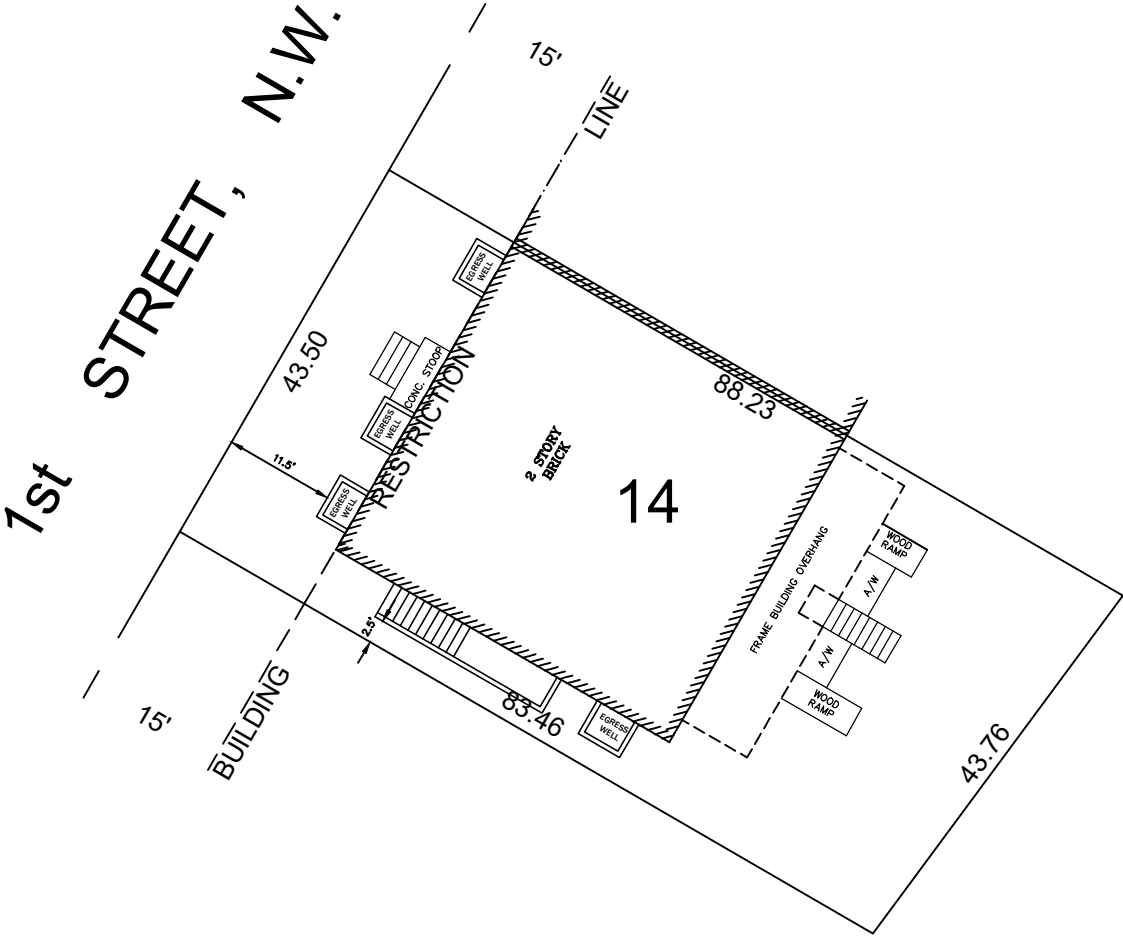
Printed Name: IGOR OSHURKOV Relationship  
to Lot Owner: ARCHITECT

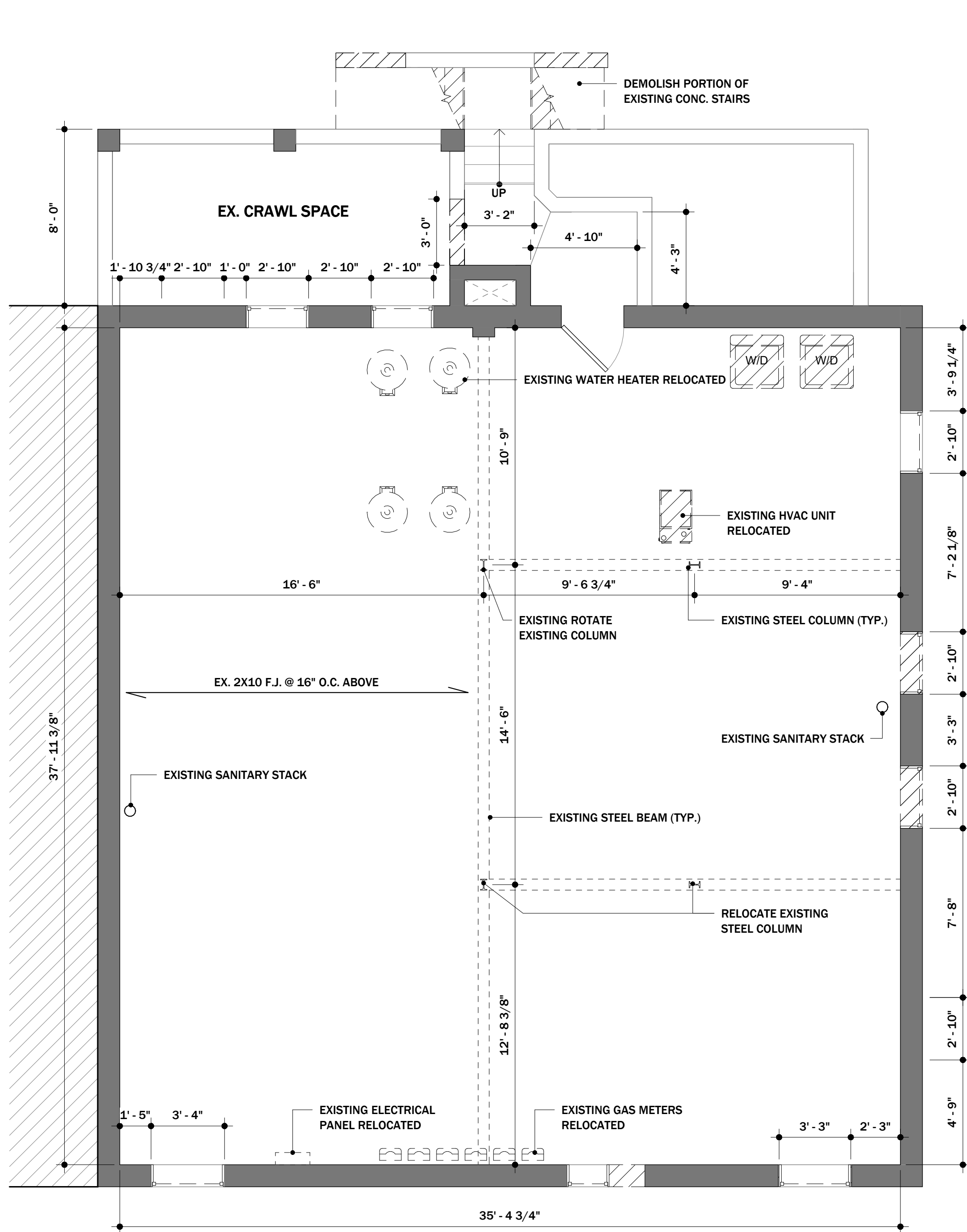
If a registered design professional, provide license number  
ARC201045 and include stamp below.



SCALE: 1:20

SQUARE 3401





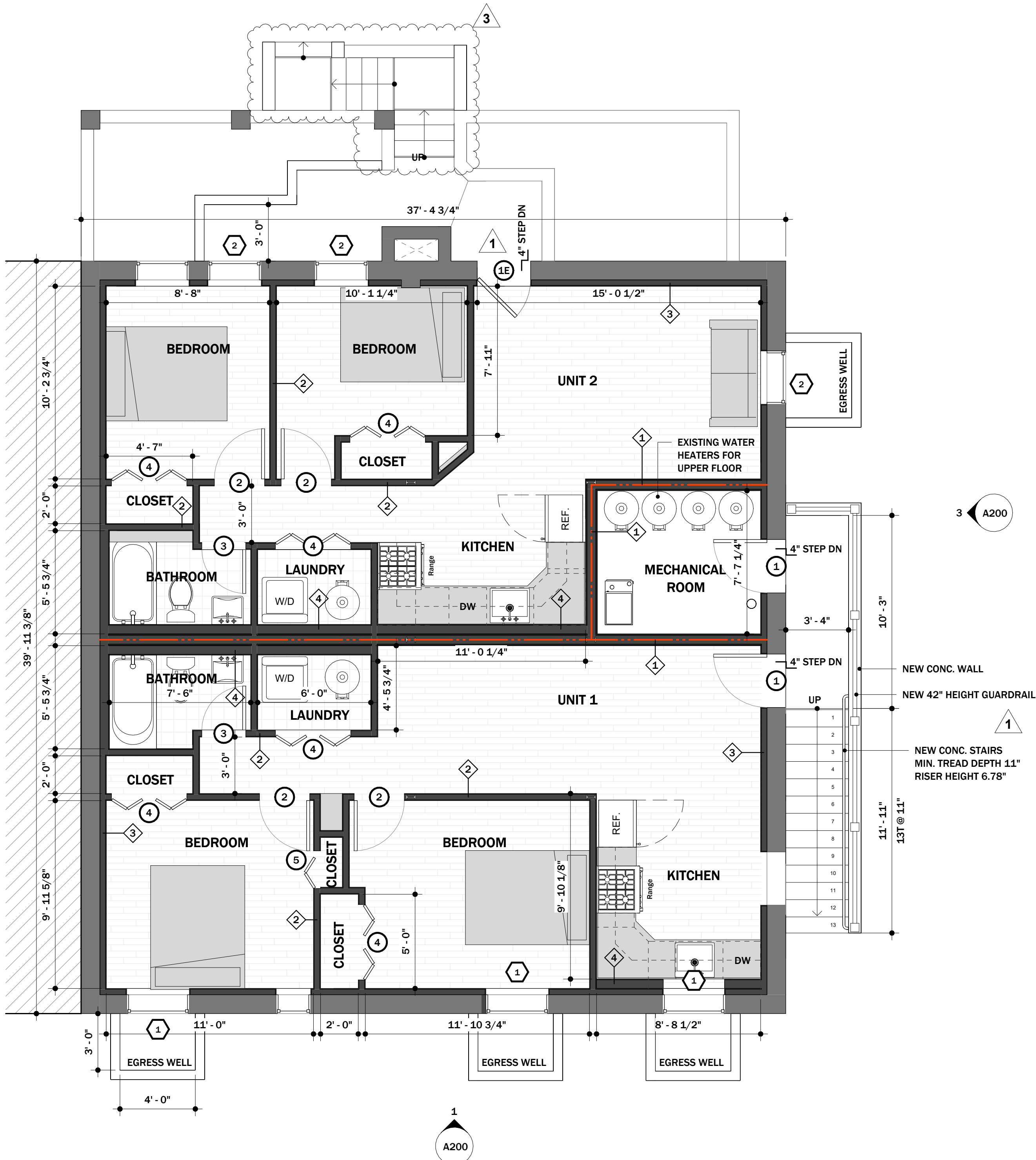
1

## DEMOLITION BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

### DEMOLITION NOTES

- DEMOLITION WORK INDICATED IS DIAGRAMMATIC AND NOT SHOWN INCLUSIVELY. MAJOR ITEMS OF DEMOLITION WORK ARE SHOWN WITH DASHED LINES. DEMOLITION DRAWINGS IS INTENDED TO DEMONSTRATE MAJOR ITEMS ONLY. CONTRACTOR IS REQUIRED TO PERFORM SELECTIVE DEMOLITION AS NEEDED TO ACCOMPLISH THE PROJECT EVEN IF NOT SPECIFICALLY NOTED. WHERE DEMOLITION IS REQUIRED THAT ALL SIMILAR OBJECTS IN THAT AREA BE ADDRESSED. IF DEMOLITION WORK IS UNCLEAR FOR ANY ITEM THE CONTRACTOR SHALL BRING IT TO THE ATTENTION OF THE OWNER FOR RESOLUTION BEFORE PROCEEDING.
- CONTRACTOR TO SEAL AND PROTECT EXIST. MECH SYSTEM DURING DEMOLITION AND CONSTRUCTION.
- ELECTRICAL CONTRACTOR TO REMOVE ALL OUTLETS, SWITCHES, FIXTURES AND SUPPLY LINES IN AREAS IDENTIFIED FOR DEMOLITION.
- CONTRACTOR TO KEEP SITE CLEAN.
- CONTRACTOR TO PROTECT ALL AREAS NOT UNDER CONSTRUCTION FROM DAMAGE DURING CONSTRUCTION.
- CONTRACTOR TO PROVIDE TEMPORARY SUPPORT AT ALL STRUCTURAL WALLS AS REQUIRED DURING DEMOLITION. TEMP. SUPPORT TO HAVE CONTINUOUS BEARING TO BASEMENT LEVEL AS REQUIRED.



2

## PROPOSED BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

### COSTRUCTION NOTES

- TYPICAL INTERIOR WALL IS 2X4 WOOD STUD AT 16" O.C. WITH 1/2" DRYWALL TO BOTH SIDES, U.N.O.
- DIMENSIONS SHOWN ARE FROM FINISHED FACE OF DRYWALL TO FINISHED FACE OF DRYWALL.
- USE MOISTURE RESISTANT DRYWALL AT ALL WET LOCATIONS.
- DOORS ARE TO BE LOCATED 6" FROM THE NEAREST PERPENDICULAR WALL OR CENTERED ON WALL, U.N.O.
- DOORS AT CLOSETS SHALL BE LOCATED AT THE CENTER OF THE INTERIOR FINISHED SPACE, U.N.O.
- THIS DRAWING IS BEING PROVIDED AS A GRAPHIC REPRESENTATION OF THE KITCHEN LAYOUT. ASSOCIATED PLANS, ELEVATIONS AND OTHER RELATED INFORMATION WILL BE PROVIDED BY A KITCHEN VENDOR.

ARCHITECT:  
IGOR OSHURKOV, R.A.  
608 GALLATIN ST NW,  
WASHINGTON DC, 20011  
T: 571.225.7516  
E: IOSHURKOV@GMAIL.COM

# RENOVATION PLANS FOR: 4921 1st NW Washington DC, 20011

3	PERMIT REVISION	07/02/202
4		
1	PERMIT REVISION	04/22/24
NO	ISSUE/REVISION	DATE

PROJECT No:  
FILE NAME:  
DRAWN BY: IO  
CHECKED BY: IO

SHEET TITLE

## BASEMENT FLOOR PLANS

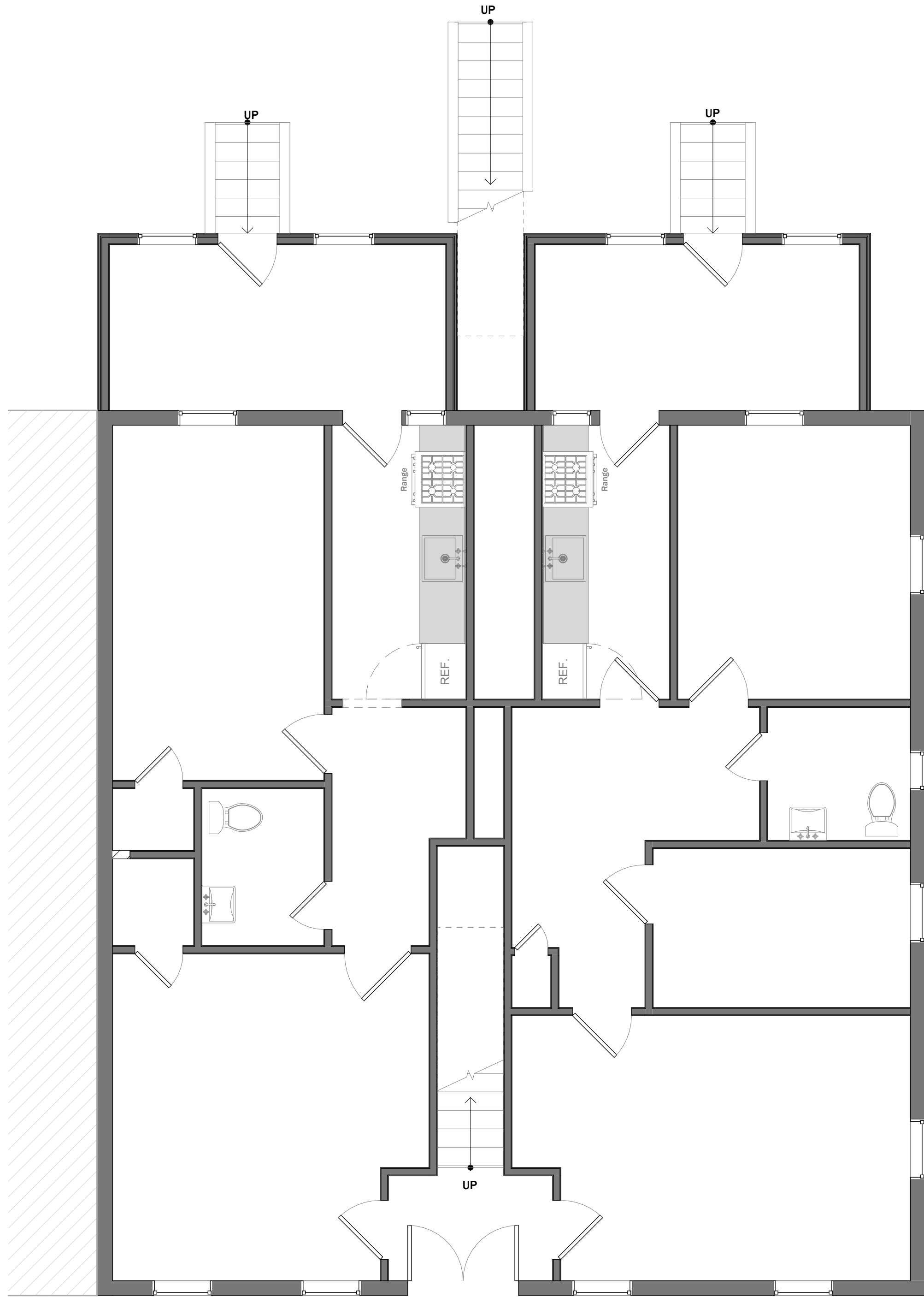
PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME, AND THAT I AM A  
DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE  
LAWS OF THE DISTRICT OF COLUMBIA,  
LICENSE NO. ABC000000, EXPIRATION DATE: 04/30/2024

PROFESSIONAL SEAL & SIGN



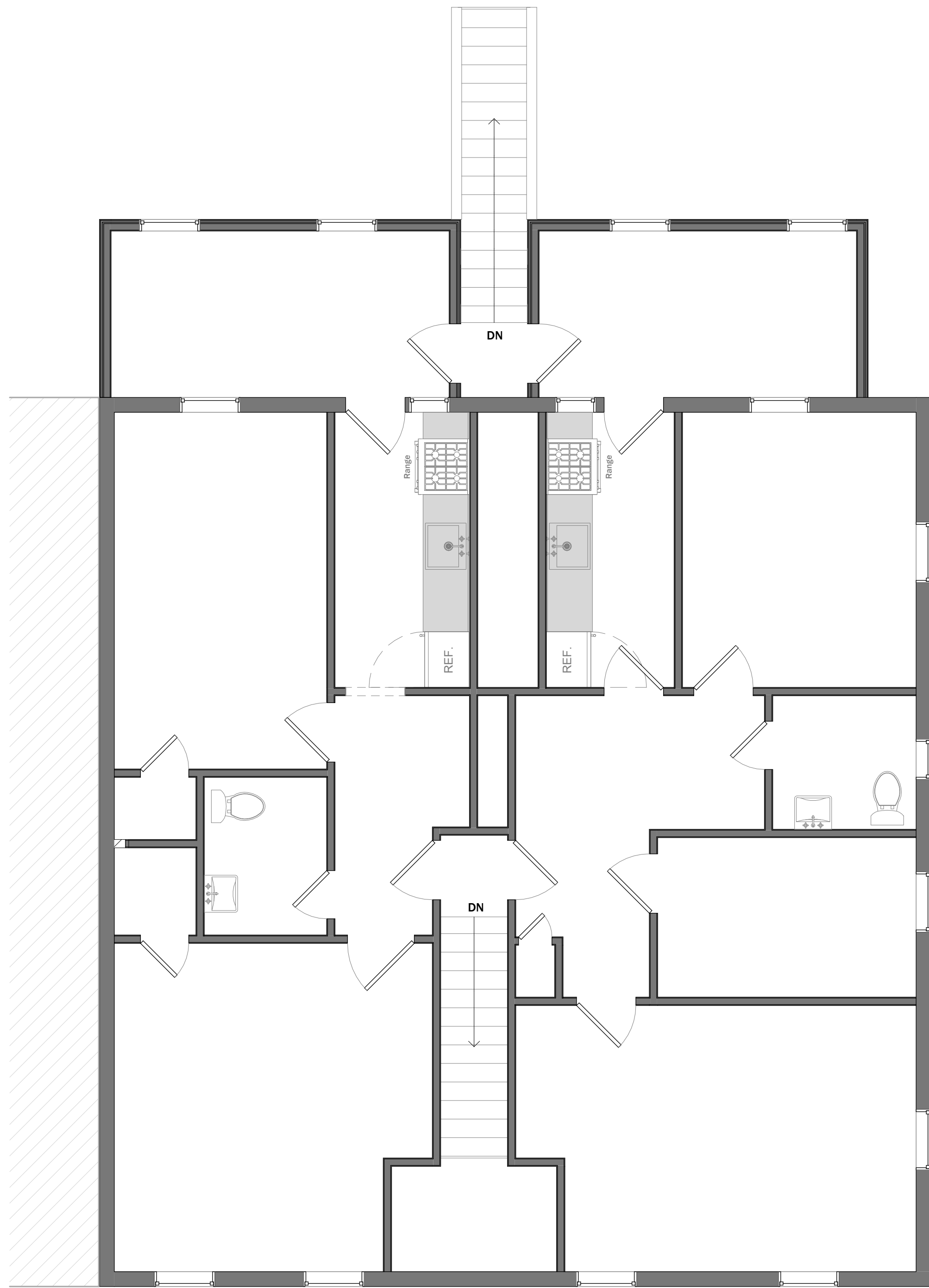
SHEET No.

# A100



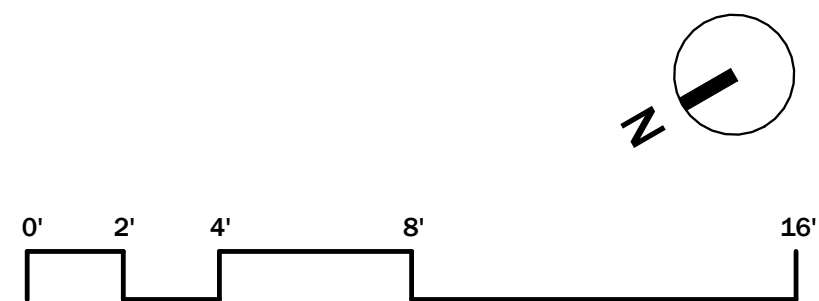
**1** EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



**2** EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



ARCHITECT:  
IGOR OSHURKOV, R.A.  
608 GALLATIN ST NW,  
WASHINGTON DC, 20011  
T: 571.225.7516  
E: IOSHURKOV@GMAIL.COM

RENOVATION PLANS FOR:  
**4921 1st NW**  
Washington DC, 20011

NO	ISSUE/REVISION	DATE

SHEET TITLE  
EXISTING 1ST AND  
2ND FLOOR  
PLANS

PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME, AND THAT I AM A  
DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE  
LAWS OF THE DISTRICT OF COLUMBIA.  
LICENSE NO. ABC201045, EXPIRATION DATE: 04/30/2024

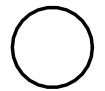
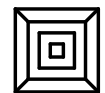





PROFESSIONAL SEAL & SIGN

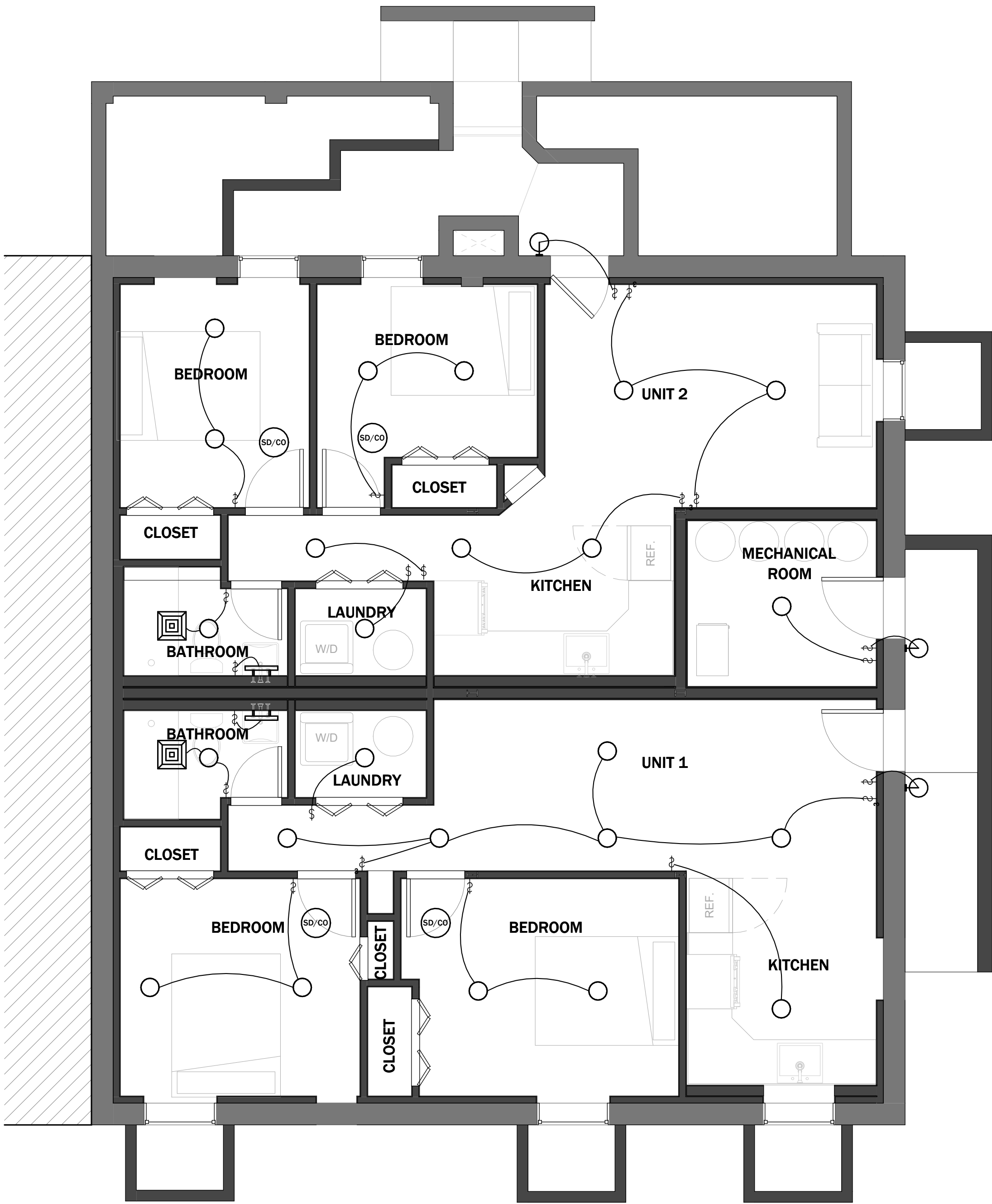


SHEET No.

**A101**

RCP  
LEGEND

- 
- SURFACE MOUNTED LIGTING FIXTURE
- 
- CEILING MOUNTED EXHAUST FAN
- 
- WALL MOUNTED LIGHT FIXTURE
- 
- WALL MOUNTED LIGHT FIXTURE SCONCE
- 
- SINGLE POLE SWITCH. MOUNTING HEIGHT TO CENTERLINE ABOVE FINISHED FLOOR 4' - 0"
- 
- THREE WAY SWITCH
- 
- SMOKE AND CARBON MONOXIDE DETECTOR



**1** BASEMENT RCP  
SCALE: 1/4" = 1'-0"

ARCHITECT:  
IGOR OSHURKOV, R.A.  
608 GALLATIN ST NW,  
WASHINGTON DC, 20011  
T: 571.225.7516  
E: IOSHURKOV@GMAIL.COM

RENOVATION PLANS FOR:  
**4921 1st NW**  
Washington DC, 20011

NO	ISSUE/REVISION	DATE

PROJECT No:  
FILE NAME:  
DRAWN BY: IO  
CHECKED BY: IO

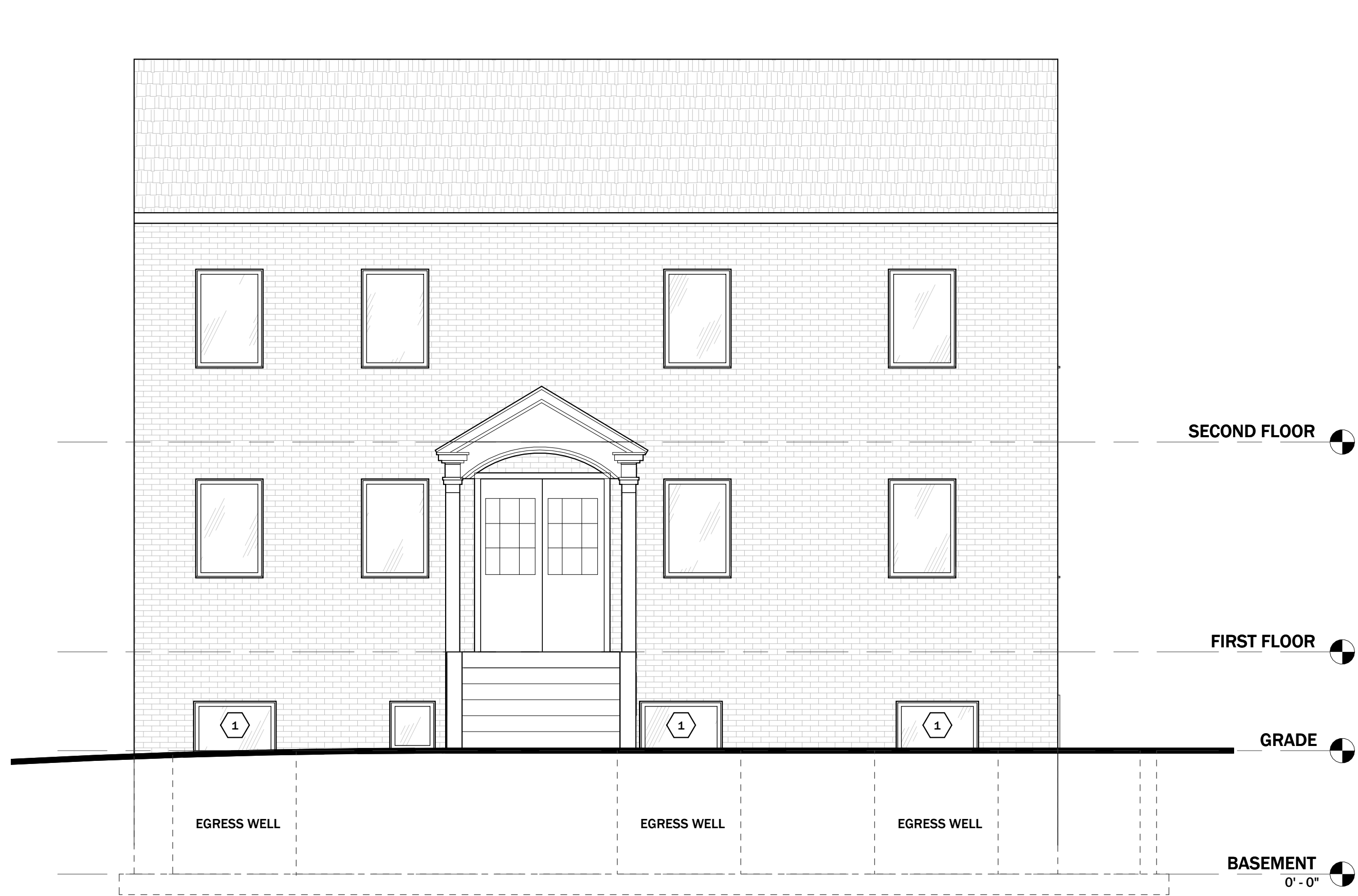
PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME, AND THAT I AM A  
DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE  
LAWS OF THE DISTRICT OF COLUMBIA.  
LICENSE NO. ABC201045, EXPIRATION DATE: 04/30/2024

PROFESSIONAL SEAL & SIGN



SHEET No.

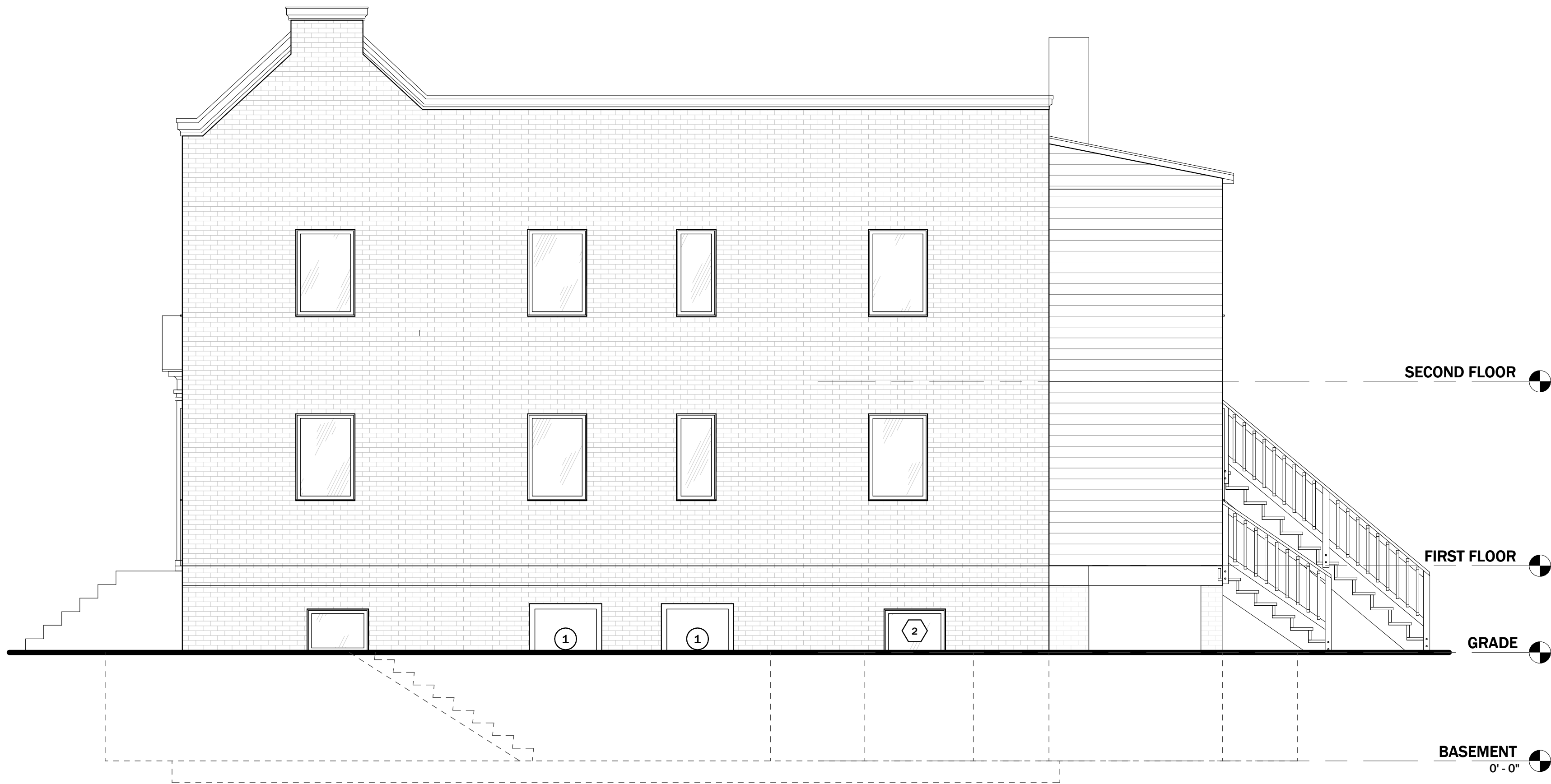
**A103**



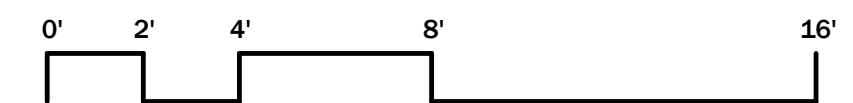
**1 NORTH WEST (FRONT) ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 SOUTH EAST (REAR) ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 SOUTH WEST (SIDE) ELEVATION**  
SCALE: 1/4" = 1'-0"



ARCHITECT:  
IGOR OSHURKOV, R.A.  
608 GALLATIN ST NW,  
WASHINGTON DC, 20011  
T: 571.225.7516  
E: IOSHURKOV@GMAIL.COM

RENOVATION PLANS FOR:  
**4921 1st NW**  
Washington DC, 20011

NO	ISSUE/REVISION	DATE

PROJECT No:  
FILE NAME:  
DRAWN BY: IO  
CHECKED BY: IO

SHEET TITLE  
**ELEVATIONS**

PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME, AND THAT I AM A  
DAILY LICENSED PROFESSIONAL ARCHITECT UNDER THE  
LAWS OF THE DISTRICT OF COLUMBIA.  
LICENSE NO. ABC201045, EXPIRATION DATE: 04/30/2024

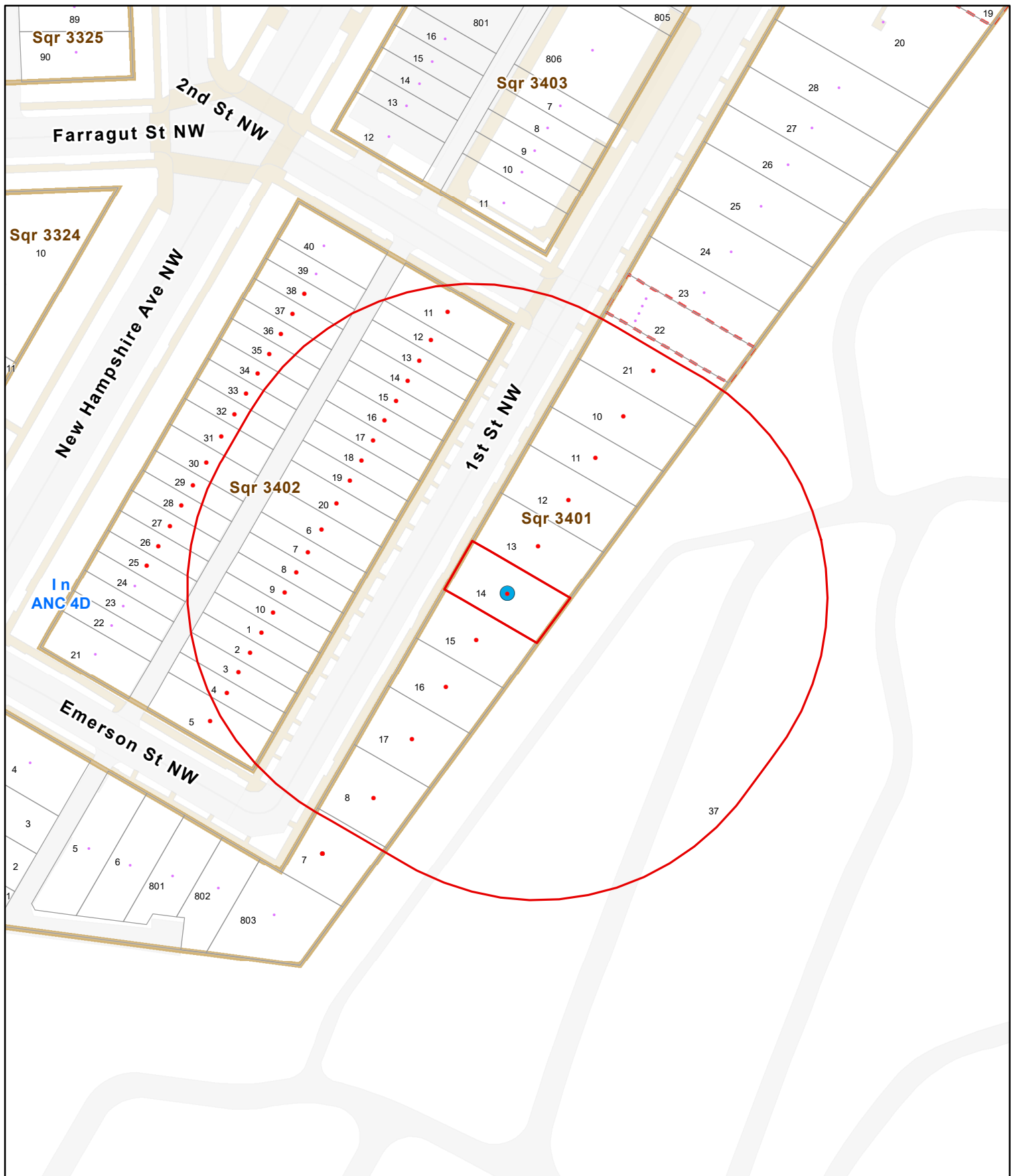
PROFESSIONAL SEAL & SIGN



SHEET No.

**A200**





- Subject Property
- Radius
- Ownership Lots
- - - Condo Lots
- DC Squares
- ANC Boundary

## MyTax DC Radius Map Request

Subject Property ID: 3401 0014



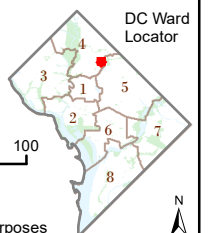
DC Office of Tax and Revenue  
Real Property Assessment Division  
Maps and Titles Assessment Roll  
Geographic Information Systems



1:1,200

0 100  
Feet



Print Date: 3/4/2025  
For general planning purposes



**□ SITE & GRADING PLAN KEYNOTES**

1. 11 RISERS @ 7½"
2. 11 RISERS @ 7½"
3. CRAWL SPACE
4. WINDOW WELL, TYP.
5. STAIRS TO UPPER LEVEL, TYP.
6. LIMIT OF DISTURBANCE, TYP.

**GRADING 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
- × TC90.63 BC90.05(ME) PROPOSED TOP/BOTTOM CURB ELEVATIONS
-  PROPOSED GRADE AND DIRECTION



















**GENERAL GRADING, DRAINAGE, & ACCESSIBILITY NOTES**

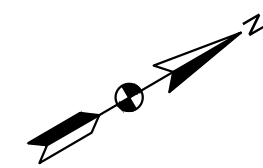
1. MAINTAIN DRAINAGE FACILITIES ON AND THROUGH THE SITE AT ALL TIMES DURING CONSTRUCTION. PROVIDE TEMPORARY FACILITIES, PUMPING ARRANGEMENTS, OR CONNECTIONS AS REQUIRED TO MAINTAIN DRAINAGE.
2. SITE GRADING AND PAVING WORK SHALL BE DONE IN SUCH A MANNER TO ENSURE POSITIVE DRAINAGE TO ALL STORM DRAIN INLETS, AND PREVENT CREATION OF LOW POINTS AND PONDING ON FINISHED SURFACES.
3. 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.
4. MIN 42" HEIGHT ADA-COMPLIANT PEDESTRIAN GUARDRAILS SHALL BE INSTALLED AT WALLS, CURBS, AND CHANGES IN ELEVATIONS OVER 30" IN HEIGHT.
5. 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.
6. 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.
7. 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.
8. 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%.
9. 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).
10. 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.

**GRADING PLAN NOTES**

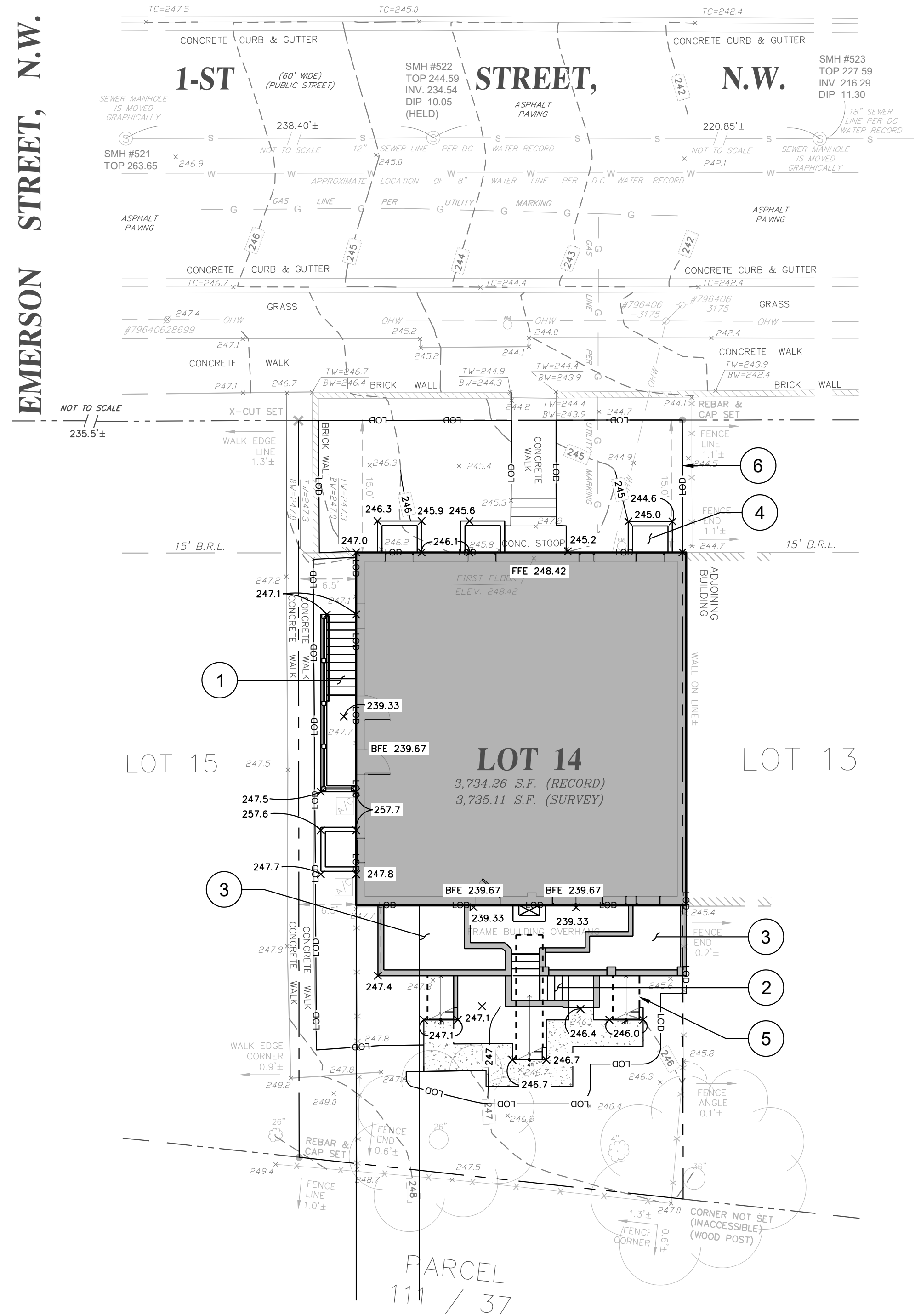
1. THIS PLAN IS PROVIDED FOR PROPOSED GRADING PLAN PURPOSES ONLY.
2. EXISTING CONDITIONS IS TAKEN FROM PLAT OF BOUNDARY & TOPOGRAPHIC SURVEY BY SNIDER & ASSOCIATES LAND SURVEYORS, DATED 2/13/2023.
3. REFER TO EROSION & SEDIMENT CONTROL PLANS BY OTHERS.
4. ALL EXISTING FEATURES ARE NOT NECESSARILY DEPICTED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

**LEGEND**

- |   |                      |   |                    |
|---|----------------------|---|--------------------|
|  | ELECTRIC METER       |  | BOUNDARY MONUMENTS |
|  | POWER POLE           |  | CHAIN LINK FENCE   |
|  | AIR CONDITIONER UNIT |  | GAS UTILITY LINE   |
|  | OVERHEAD WIRE        |  | DECIDUOUS TREE     |
|  | WATER METER          |  | TOP OF WALL        |
|  | WATER UTILITY LINE   |  | BOTTOM OF WALL     |
|  | SANITARY MANHOLE     |  | TOP OF CURB        |
|  | SEWER UTILITY LINE   |  | CONCRETE           |
|  | SPOT ELEVATION       |  | LIGHT POLE         |



EMERSON STREET, N.W.



0 10' 20'  
SCALE: 1"=10'

08/14/2024

THESE PLANS ARE PRELIMINARY:  
NOT FOR CONSTRUCTION,  
RECORDING PURPOSES, OR  
IMPLEMENTATION.

**AMT**LLC  
PROFESSIONAL ENGINEERS & LAND SURVEYORS

4921 1ST STREET NW  
WASHINGTON, DC 20011  
SQUARE 3401, LOT 14

**AMT**LLC  
PROFESSIONAL ENGINEERS & LAND SURVEYORS  
10 G STREET NE, SUITE 430  
WASHINGTON, DC 20002  
PHONE (202) 289-4545  
EMAIL: AMT1@AMTENGINEERING.COM

MARK	DATE	DESCRIPTION
0	08.14.2024	DRAFT

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 1



**□ SITE & GRADING PLAN KEYNOTES**

1. 11 RISERS @ 7½"
2. 11 RISERS @ 7½"
3. CRAWL SPACE
4. WINDOW WELL, TYP.
5. STAIRS TO UPPER LEVEL, TYP.
6. LIMIT OF DISTURBANCE, TYP.

**GRADING 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
- × TC90.63 BC90.05(ME) PROPOSED TOP/BOTTOM CURB ELEVATIONS
-  PROPOSED GRADE AND DIRECTION






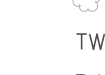

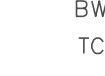
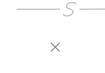




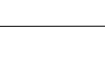




**GENERAL GRADING, DRAINAGE, & ACCESSIBILITY NOTES**

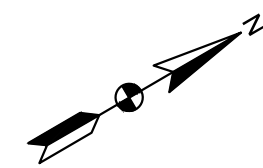
1. MAINTAIN DRAINAGE FACILITIES ON AND THROUGH THE SITE AT ALL TIMES DURING CONSTRUCTION. PROVIDE TEMPORARY FACILITIES, PUMPING ARRANGEMENTS, OR CONNECTIONS AS REQUIRED TO MAINTAIN DRAINAGE.
2. SITE GRADING AND PAVING WORK SHALL BE DONE IN SUCH A MANNER TO ENSURE POSITIVE DRAINAGE TO ALL STORM DRAIN INLETS, AND PREVENT CREATION OF LOW POINTS AND PONDING ON FINISHED SURFACES.
3. 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.
4. MIN 42" HEIGHT ADA-COMPLIANT PEDESTRIAN GUARDRAILS SHALL BE INSTALLED AT WALLS, CURBS, AND CHANGES IN ELEVATIONS OVER 30" IN HEIGHT.
5. 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.
6. 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.
7. 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.
8. 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%.
9. 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).
10. 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.

**GRADING PLAN NOTES**

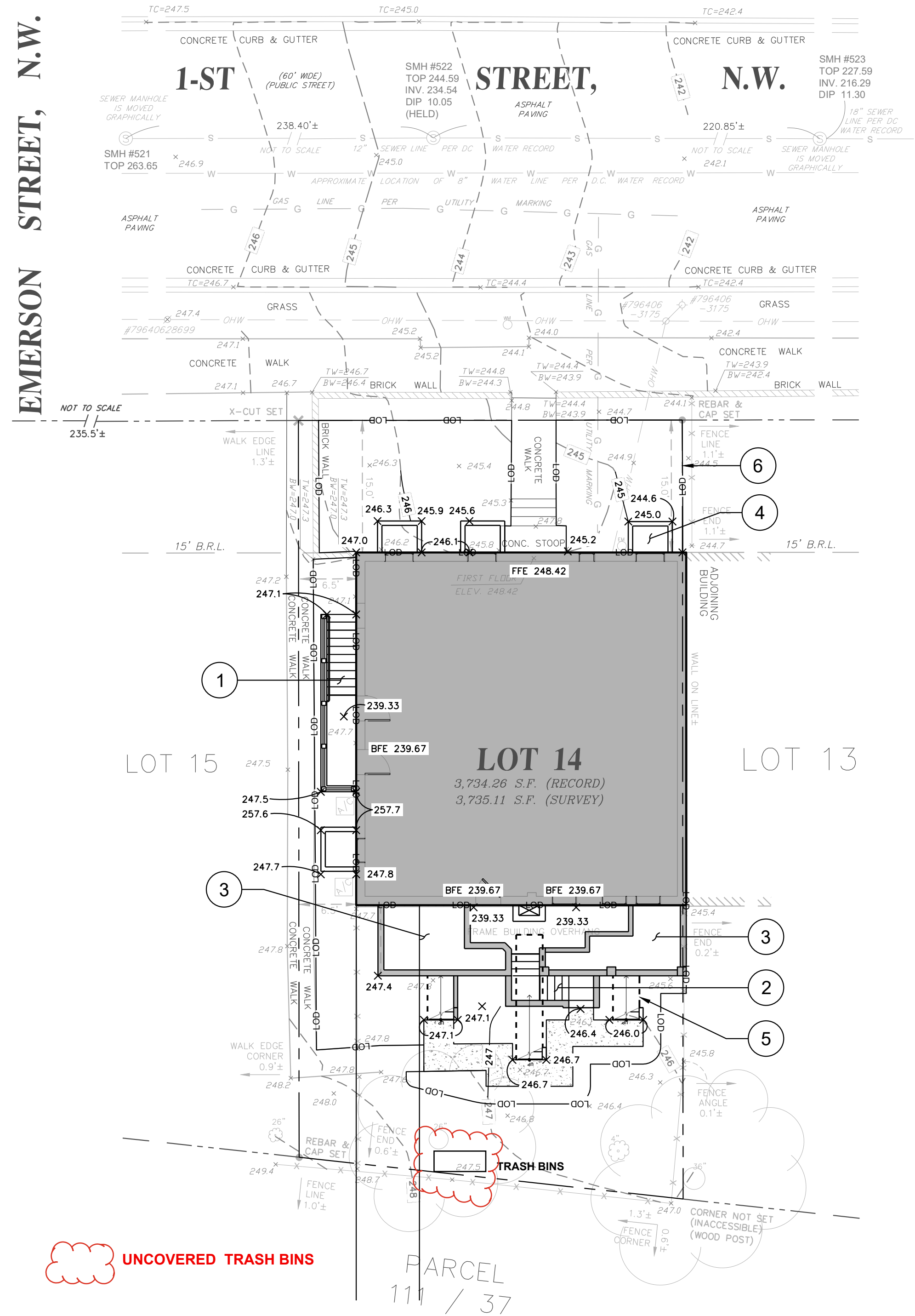
1. THIS PLAN IS PROVIDED FOR PROPOSED GRADING PLAN PURPOSES ONLY.
2. EXISTING CONDITIONS IS TAKEN FROM PLAT OF BOUNDARY & TOPOGRAPHIC SURVEY BY SNIDER & ASSOCIATES LAND SURVEYORS, DATED 2/13/2023.
3. REFER TO EROSION & SEDIMENT CONTROL PLANS BY OTHERS.
4. ALL EXISTING FEATURES ARE NOT NECESSARILY DEPICTED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

**LEGEND**

- |   |                      |   |                    |
|---|----------------------|---|--------------------|
|  | ELECTRIC METER       |  | BOUNDARY MONUMENTS |
|  | POWER POLE           |  | CHAIN LINK FENCE   |
|  | AIR CONDITIONER UNIT |  | GAS UTILITY LINE   |
|  | OVERHEAD WIRE        |  | DECIDUOUS TREE     |
|  | WATER METER          |  | TOP OF WALL        |
|  | WATER UTILITY LINE   |  | BOTTOM OF WALL     |
|  | SANITARY MANHOLE     |  | TOP OF CURB        |
|  | SEWER UTILITY LINE   |  | CONCRETE           |
|  | SPOT ELEVATION       |  | LIGHT POLE         |



EMERSON STREET, N.W.



4921 1ST STREET NW  
WASHINGTON, DC 20011  
SQUARE 3401, LOT 14

**AMT LLC**  
PROFESSIONAL ENGINEERS & LAND SURVEYORS  
10 G STREET NE, SUITE 430  
WASHINGTON, DC 20002  
PHONE (202) 289-4545  
EMAIL: AMT1@AMTENGINEERING.COM

MARK	DATE	DESCRIPTION
0	08.14.2024	DRAFT

PROJECT NO: 24-0353.001  
SCALE: AS NOTED  
DESIGNED BY: JSS  
DRAWN BY: JSS  
CHECKED BY: JSS  
SHEET TITLE

**SITE GRADING PLAN**

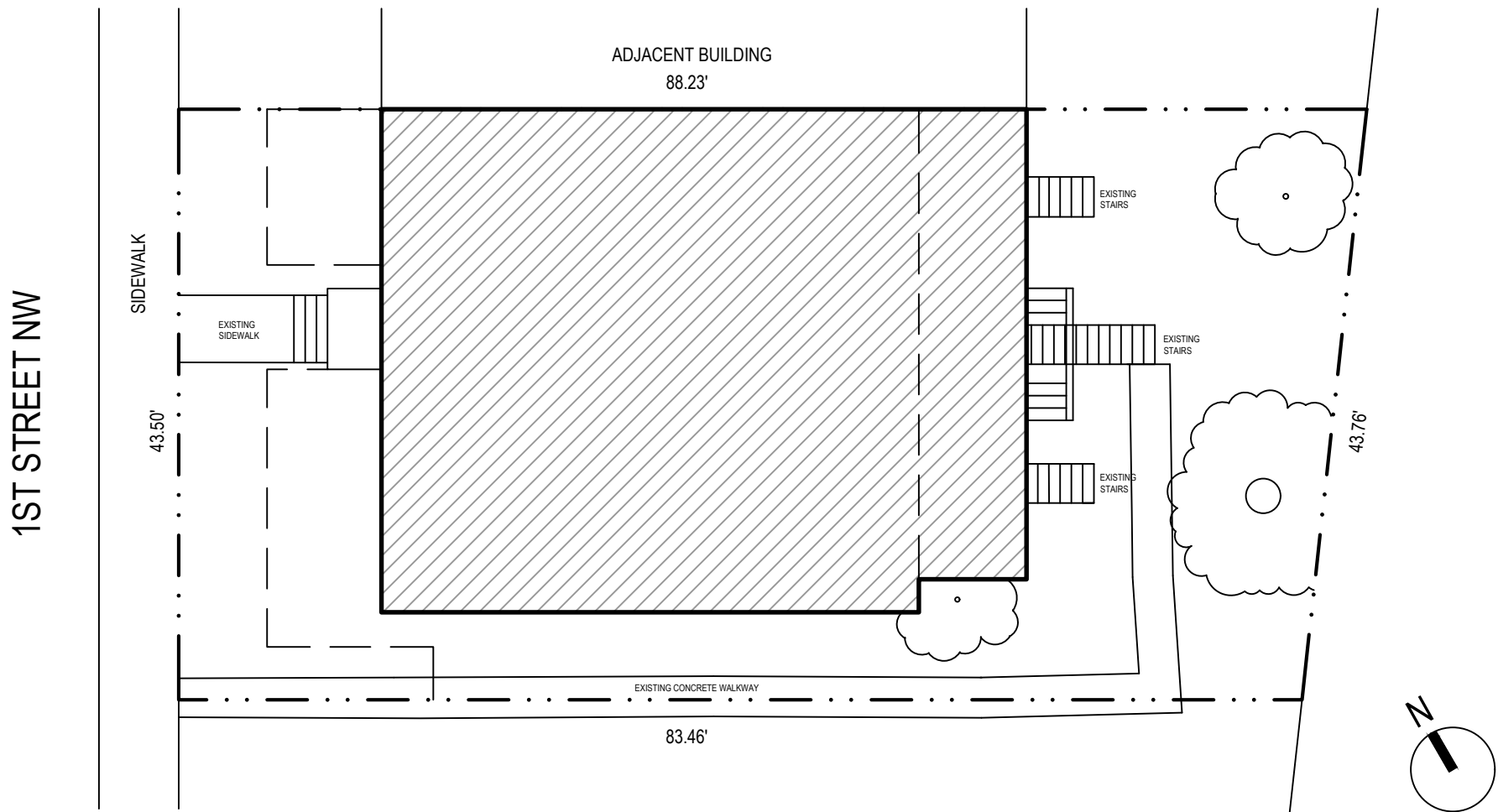
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SHEET 1 OF 1

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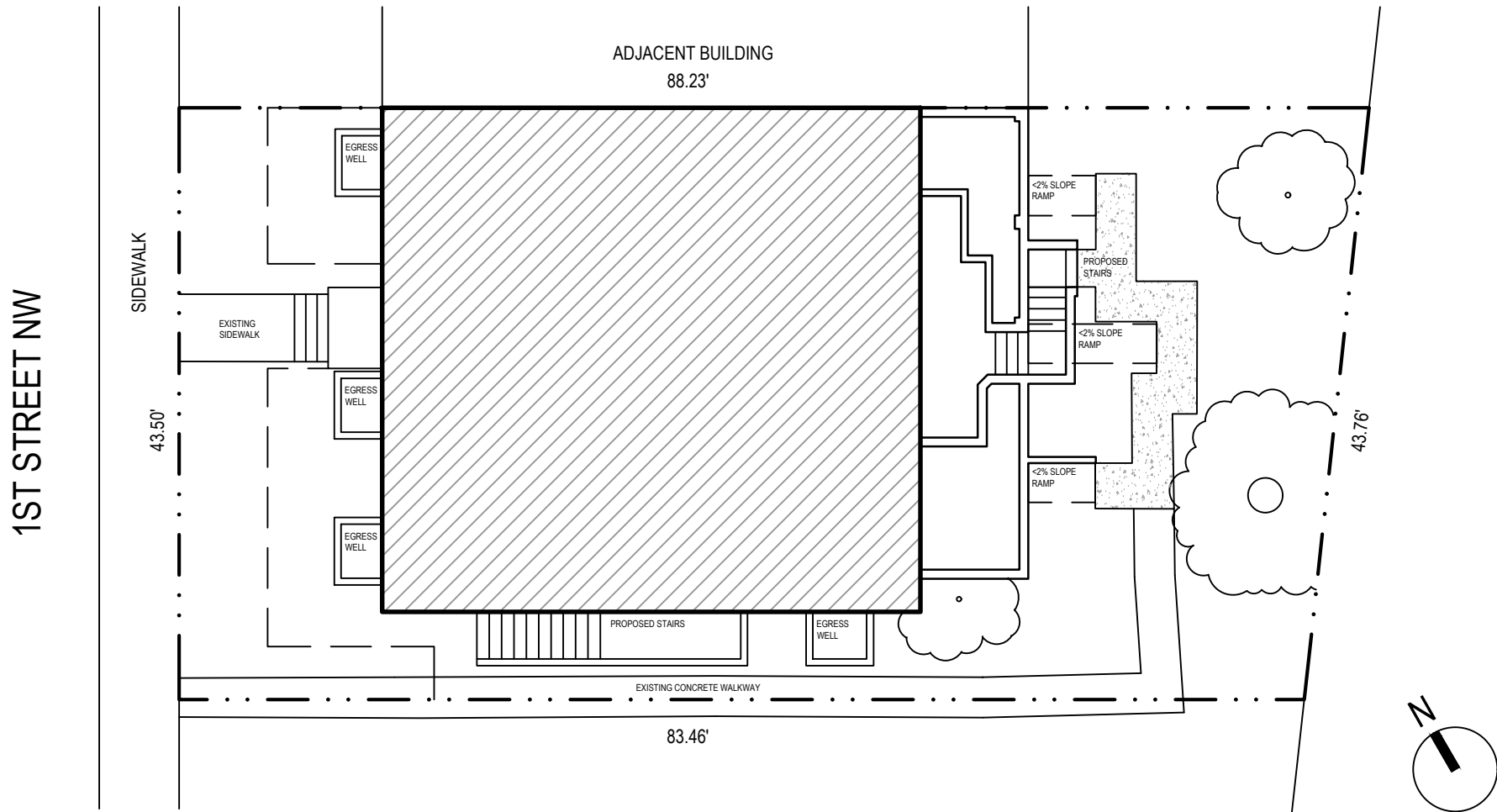
THESE PLANS ARE PRELIMINARY:  
NOT FOR CONSTRUCTION,  
RECORDING PURPOSES, OR  
IMPLEMENTATION.





4921 1ST STREET NW LANDSCAPE - EXISTING





4921 1ST STREET NW LANDSCAPE - PROPOSED