

UNDERGROUND UTILITY RECORDS SHOWN:

UTILITY	SOURCE	DATE
SEWER: WASA PANEL:	PQ-21-22-NW	11-09-1987
WATER: WASA PANEL:	PQ-21-22-NW	07-14-1994
ELECTRIC: PEPCO	NONE RECEIVED AS OF	03-02-2016
ELECTRIC: PEPCO TRANS.	NONE RECEIVED AS OF	03-02-2016
GAS: WASHINGTON GAS	WG-99	02-11-2016
COMMUNICATION: VERIZON	NW.367.SH.10F6	08-13-1965
COMMUNICATION: MCI	NONE RECEIVED AS OF	03-02-2016
COMMUNICATION: COMCAST	m5-13	02-12-2016

GENERAL NOTES:

- THE INFORMATION SHOWN RESULTS FROM A FIELD SURVEY BY WILES MENSCH CORPORATION-DC, LAST DATE OF FIELD SURVEY MARCH 4, 2016.
- NO TITLE REPORT FURNISHED, EASEMENTS AND/OR OTHER ENCUMBRANCES OF RECORD MAY EXIST AND ARE NOT SHOWN HEREON.
- BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS, AND VERIFIED IN THE FIELD INsofar AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE BY THE OFFICE OF THE SURVEYOR, D.C.
- ELEVATIONS SHOWN ARE REFERENCED TO DCDPW DATUM (BM 2-2 & 2-26), MERIDIAN REFERENCED TO DCSD NORTH, BY HOLDING RECORD BEARING WISCONSIN AVENUE, N.W.
- VISIBLE ABOVE GROUND UTILITIES HAVE BEEN SHOWN. SUBSURFACE UTILITIES, WHERE SHOWN, FOLLOW ASCE 38-02 QUALITY LEVELS A-D. A: VISUALLY VERIFIED VIA TEST HOLES; B: DESIGNATED AND SURVEYED; C: RECORD INFORMATION CORRELATED WITH SURVEYED SURFACE FEATURES; D: RECORD INFORMATION ONLY. WHERE SUBSURFACE UTILITIES HAVE BEEN APPARENTLY DESIGNATED BY OTHERS ON SITE, THOSE LOCATIONS WILL BE SHOWN AS QUALITY LEVEL C. UTILITIES MAY EXIST THAT ARE NOT SHOWN. UNLESS OTHERWISE LABELED AS ABOVE, THIS SURVEY REPRESENTS QUALITY LEVEL C.
- PROPERTY IS IDENTIFIED AS ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN AS IDENTIFIED ON FIRM COMMUNITY PANEL 11000100 04C, EFFECTIVE DATE SEPTEMBER 27, 2010.
- AS OF MARCH 2, 2016, THE PROPERTY IS ZONED C-2-A AS DELINEATED ON THE ZONING MAP FROM DISTRICT OF COLUMBIA'S OFFICE OF ZONING (<http://zmap.dcoz.dc.gov>); MINIMUM BUILDING SETBACK, MAXIMUM PERMITTED FLOOR AREA RATIOS, AND MAXIMUM BUILDING HEIGHTS ARE BASED UPON INTERPRETATIONS OF THE PROPOSED USE BY THE DISTRICT OF COLUMBIA ZONING OFFICE.



4620 WISCONSIN AVENUE NW

Square 1732 - Washington DC 20016



DATE: NOVEMBER 21, 2016

PUD APPLICATION

TITLE: Existing Conditions Plan

NUMBER:

ZONING COMMISSION
District of Columbia
CASE NO.16-26
EXHIBIT NO.2J4



4620 WISCONSIN AVENUE NW

Square 1732, Washington DC 20016

Hickok Cole

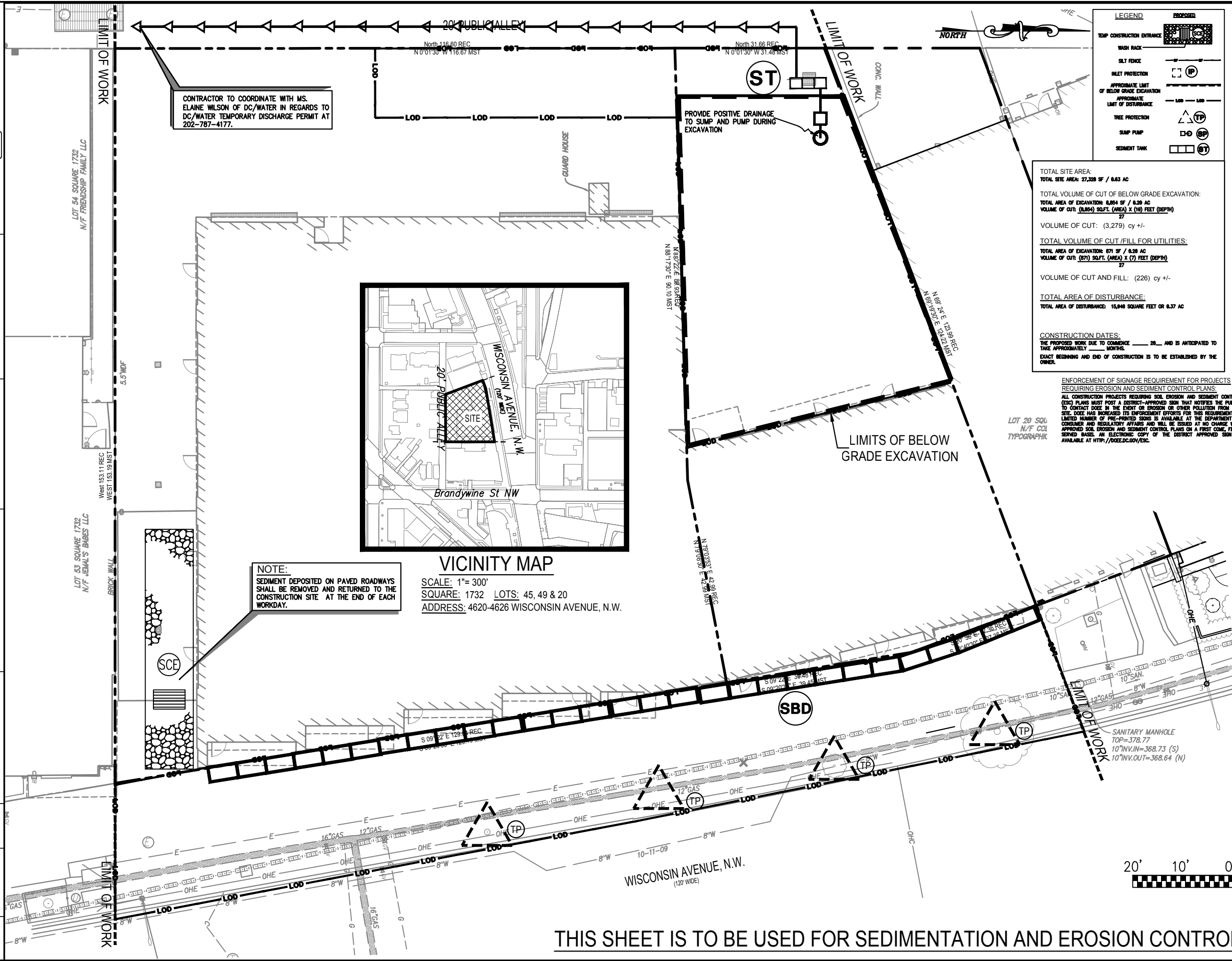


DATE: NOVEMBER 21, 2016

PUD APPLICATION

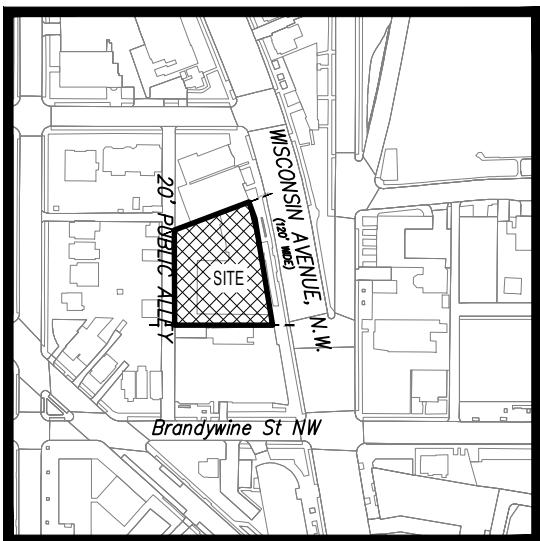
TITLE: Erosion and Sediment Control Plan

NUMBER: C-2



CONTRACTOR TO COORDINATE WITH MS. ELAINE WILSON OF DC/WATER IN REGARDS TO DC/WATER TEMPORARY DISCHARGE PERMIT AT 202-787-4177.

NOTE: SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE AT THE END OF EACH WORKDAY.



VICINITY MAP SCALE: 1"= 300' SQUARE: 1732 LOTS: 45, 49 & 20 ADDRESS: 4620-4626 WISCONSIN AVENUE, N.W.

LEGEND table with symbols for TEMP CONSTRUCTION ENTRANCE, WASH RACK, SILT FENCE, INLET PROTECTION, etc.

TOTAL SITE AREA: 27,328 SF / 0.63 AC. TOTAL VOLUME OF CUT OF BELOW GRADE EXCAVATION: 8,854 SF / 0.20 AC. VOLUME OF CUT: (8,854) SQ.FT. (AREA) X (18) FEET (DEPTH) = 159,372 CU.FT.

ENFORCEMENT OF SIGNAGE REQUIREMENT FOR PROJECTS REQUIRING EROSION AND SEDIMENT CONTROL PLANS. ALL CONSTRUCTION PROJECTS REQUIRING SOIL EROSION AND SEDIMENT CONTROL (ESC) PLANS MUST POST A DISTRICT-APPROVED SIGN THAT NOTIFIES THE PUBLIC TO CONTACT DOE IN THE EVENT OF EROSION OR OTHER POLLUTION FROM THE SITE.

EROSION AND SEDIMENT CONTROL NARRATIVE: THE OVERALL EROSION AND SEDIMENT CONTROL PLAN ON THE SITE CONSISTS OF STRAW BALE DIKES ALONG THE EAST BOUNDARY OF THE SITE. INLET PROTECTION IS TO BE INSTALLED AS SOON AS NEW SITE-RELATED RUNOFF IS DETECTED AND MAINTAINED AT ALL TIMES.

DESCRIPTION OF PREDOMINANT SOIL TYPE table with columns for DISTRICT OF COLUMBIA (DC001), MAP UNIT SYMBOL, MAP UNIT NAME, AGENS B/LAR, and PERCENT OF A01.

STANDARD EROSION AND SEDIMENT CONTROL MEASURES AND SEQUENCE:

- 1. SEDIMENT TRAPS OR BASINS AND OTHER EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED NO LATER THAN THE FIRST PHASE OF LAND GRADING.
2. SEDIMENT TRAPS OR BASINS AND OTHER EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED AS SOON AS NEW SITE-RELATED RUNOFF IS DETECTED AND MAINTAINED AT ALL TIMES.

DUST CONTROL NOTES:

- 1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.
2. THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL AND OTHER DELETERIOUS MATERIAL TO BE USED FOR ON-SITE DUST CONTROL.

FOR WATER APPLICATION TO UNDISTURBED SOIL SURFACES, THE CONTRACTOR SHALL:

- A. APPLY WATER WITH EQUIPMENT CONSISTING OF TANK, SPRAY BAR, PUMP WITH DISCHARGE PRESSURE GAUGE, HOSES AND MIST NOZZLES.
B. ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER.
C. DISPENSE WATER THROUGH NOZZLES ON SPRAY BAR AT 20 PSI (13.24 K PA) MINIMUM KEEP AREAS DAMP WITHOUT CREATING MESSAGE CONDITIONS SUCH AS PONDING.

LAND DISTURBANCE ACTIVITY NOTE:

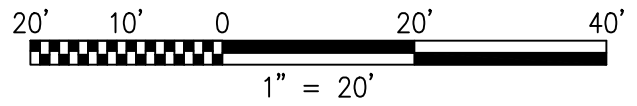
A PERSON RESPONSIBLE FOR LAND DISTURBANCE IS TO BE PRESENT OR AVAILABLE AT ALL TIMES WHILE SITE IS IN A PHASE INVOLVING LAND DISTURBING ACTIVITY. THE RESPONSIBLE PERSON IS RESPONSIBLE FOR INSPECTION OF THE SITE EROSION & SEDIMENT CONTROL MEASURES BEFORE AND AFTER RAINFALL.

CONSTRUCTION AND STABILIZATION SEQUENCE:

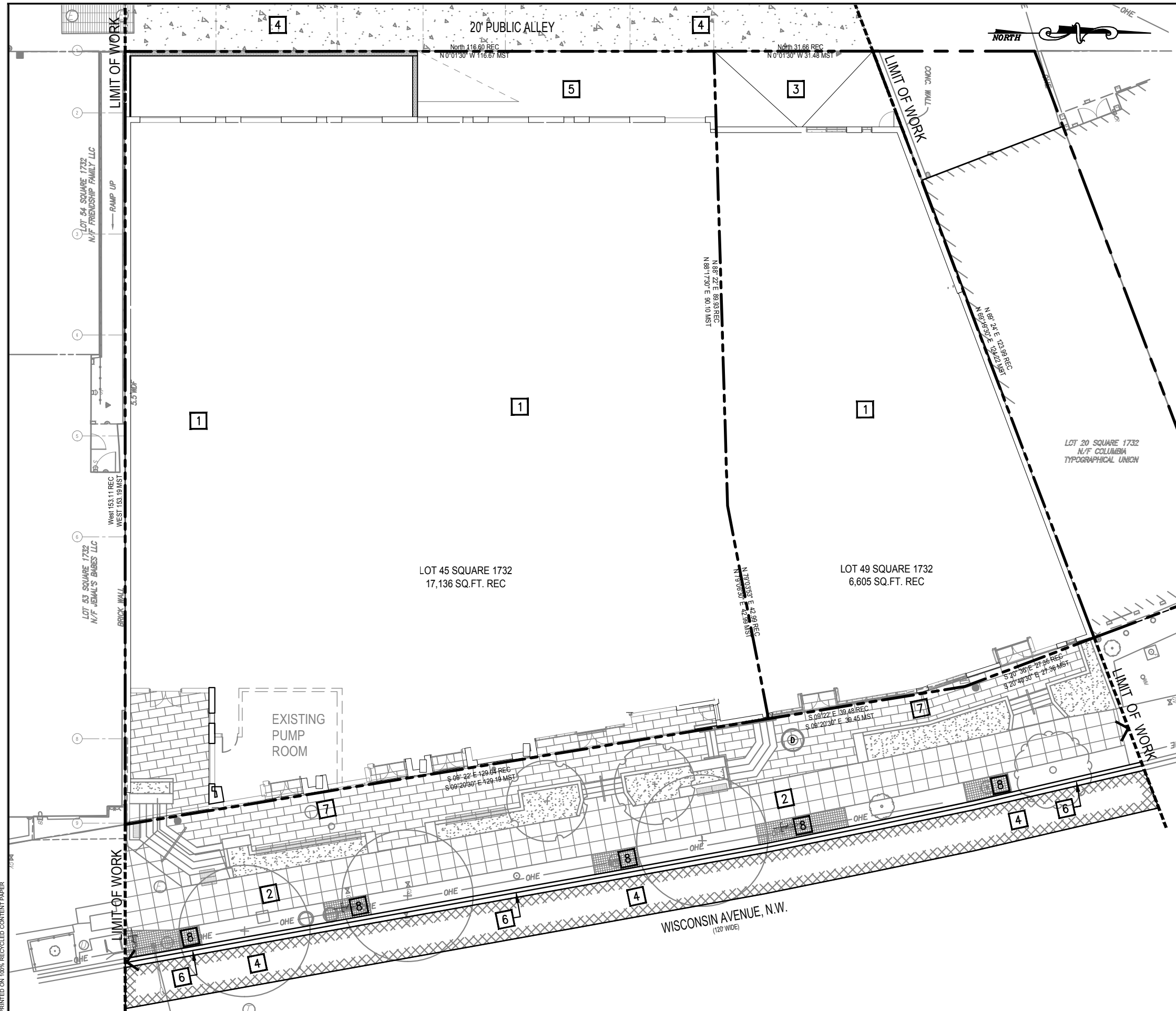
- 1. INSTALL SEDIMENT AND EROSION CONTROL MEASURES INCLUDING STRAW BALE DIKES, INLET PROTECTION, SUMP PITS, PORTABLE SEDIMENT TANK, STABILIZED CONSTRUCTION ENTRANCE WITH WASH RACKS, TREE PROTECTION, AND SILT FENCE AS INDICATED ON SHEET C-2. SEE SHEET C-5 FOR EROSION AND SEDIMENT CONTROL DETAILS.
2. SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO COMMENCING ANY OTHER LAND DISTURBING ACTIVITIES.

EROSION AND SEDIMENT CONTROL NOTE:

- 1. THE APPLICANT MUST NOTIFY THE DEPARTMENT OF ENERGY AND ENVIRONMENT BY PHONE (202-535-2877) AT LEAST 72 HOURS PRIOR TO THE START OF LAND DISTURBING ACTIVITY AND WITHIN (2) WEEKS AFTER COMPLETION OF PROJECT TO REQUEST INSPECTION IF THERE IS NEED TO MAKE CHANGES OR MODIFICATIONS IN THE APPROVED DESIGN. DEPARTMENT OF ENERGY AND ENVIRONMENT MUST BE NOTIFIED IMMEDIATELY.
2. REMOVAL OF ANY EROSION AND SEDIMENT CONTROL MEASURES REQUIRES APPROVAL FROM DOE INSPECTOR.



THIS SHEET IS TO BE USED FOR SEDIMENTATION AND EROSION CONTROL PURPOSES ONLY



NOTES:

- STREETSCAPE DETAILS ARE SHOWN IN CONCEPT FOR ILLUSTRATIVE PURPOSES. THE FINAL DETAILS OF THE STREETSCAPE IMPROVEMENTS WILL BE SELECTED DURING DETAILED DESIGN PHASES OF WORK AND CONFORM WITH APPLICABLE DESIGN AND PERMITTING STANDARDS.
- PLANT SPECIES SELECTIONS IDENTIFIED ON THIS PLAN ARE SHOWN TO ILLUSTRATE DESIGN INTENT ONLY. THE PURPOSE IS TO GENERALLY DEFINE PLANT SIZE, CHARACTER, AND LOCATIONS. REFINEMENTS TO THE PLANTING DESIGN AND FINAL SELECTION OF ALL PLANT MATERIALS CONSISTENT WITH THE SPECIES SHOWN SHALL BE DEVELOPED DURING DETAILED DESIGN PHASES OF WORK.
- INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN.
- DC/DDOT MAY REQUIRE NEW ASPHALT SURFACE COURSE TO CENTERLINE OF THE STREET PER DC/DDOT INSPECTOR RECOMMENDATIONS. CONTRACTOR TO COORDINATE LIMITS OF NEW ASPHALT SURFACE COURSE WITH INSPECTOR.
- ALL NEW DEVELOPMENT AND CONSTRUCTION ON ADJACENT PROPERTIES TO BE COMPLETED BY OTHERS AND IS NOT CONSIDERED PART OF THE PROJECT.

GENERAL NOTES:

- REFER TO LANDSCAPE DRAWING FOR LAYOUT AND SPECIES OF TREES.
- REFER TO LANDSCAPE DRAWING FOR LAYOUT OF STREETSCAPE.
- ALL EXISTING MANHOLE TOP TO BE ADJUSTED TO MATCH PROPOSED GRADES.
- DC/DDOT MAY REQUIRE NEW ASPHALT SURFACE COURSE TO CENTERLINE OF THE STREET, PER DC/DDOT INSPECTOR'S RECOMMENDATIONS. CONTRACTOR TO COORDINATION LIMITS OF NEW ASPHALT SURFACE COURSE WITH DC/DDOT INSPECTOR.

SITE KEYNOTES:

- NEW BUILDING. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
- NEW CONCRETE SIDEWALK AND SCORING PATTERN PER DC/DDOT STANDARDS AND SPECIFICATIONS.
- NEW RAMP. SEE LANDSCAPE DRAWING FOR DETAILS.
- NEW CONCRETE ALLEY PER DC/DDOT STANDARDS AND SPECIFICATIONS.
- NEW FULL DEPTH ASPHALT PAVEMENT TO MATCH EXISTING.
- NEW GRANITE CURB WITH CONCRETE GUTTER PER DC/DDOT STANDARDS AND SPECIFICATIONS.
- NEW SPECIAL PAVING. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
- NEW STANDARD 6" X 6" DDOT GRANITE COBBLE PAVER REFER TO LANDSCAPE DRAWINGS FOR DETAILS.

PAVING LEGEND

	NEW CONCRETE SIDEWALK
	SPECIAL PAVING
	NEW GRANITE COBBLE PAVER
	NEW CONCRETE PAVEMENT
	NEW ASPHALT PAVEMENT (FULL DEPTH)
	NEW ASPHALT PAVEMENT (SURFACE COURSE)

U·I·P urban
investment partners
4620 WISCONSIN AVENUE NW

Square 1732 - Washington DC 20016



DATE: NOVEMBER 21, 2016

PUD APPLICATION

TITLE: Site Plan

NUMBER: C-3

PRINTED ON 100% RECYCLED CONTENT PAPER



4620 WISCONSIN AVENUE NW

Square 1732 : Washington DC 20016

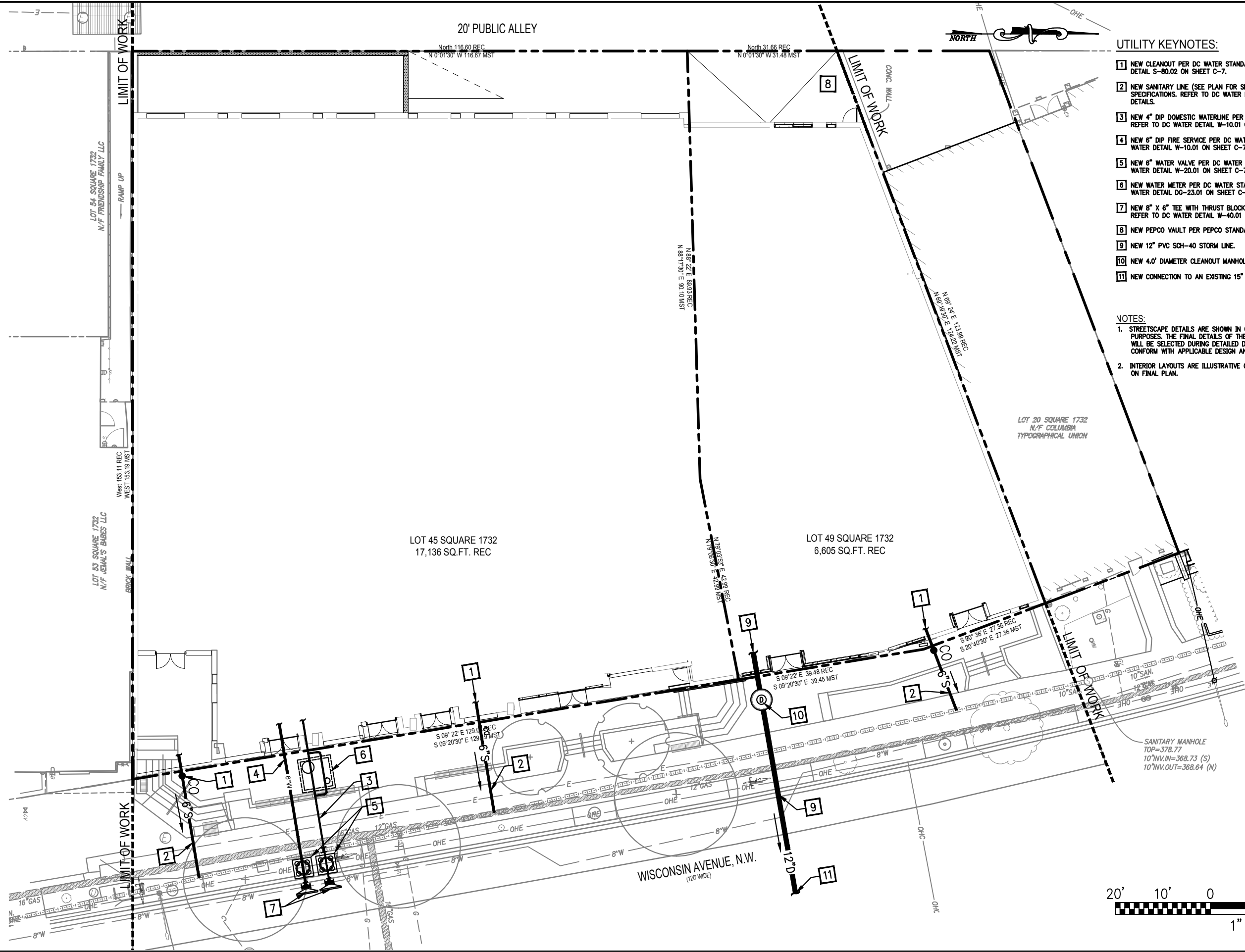


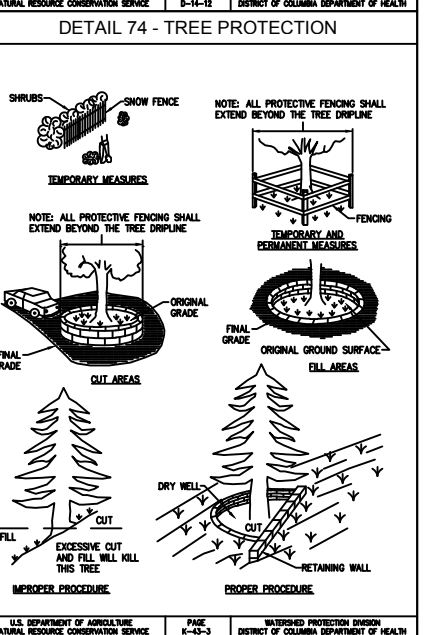
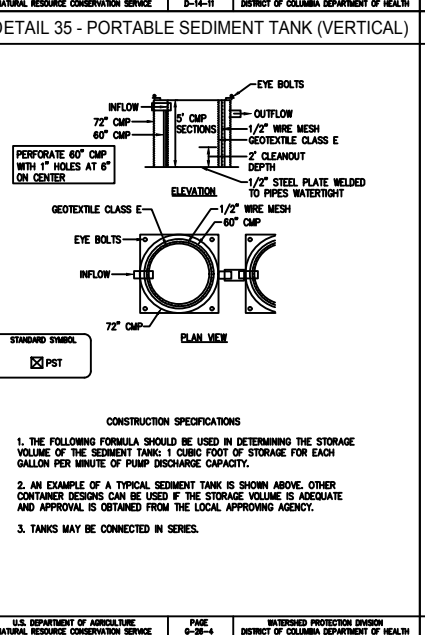
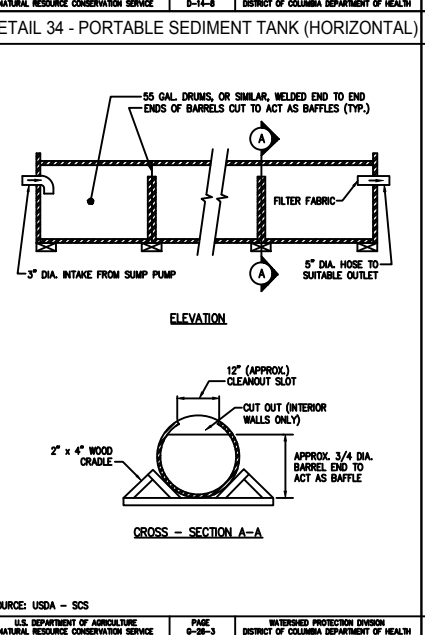
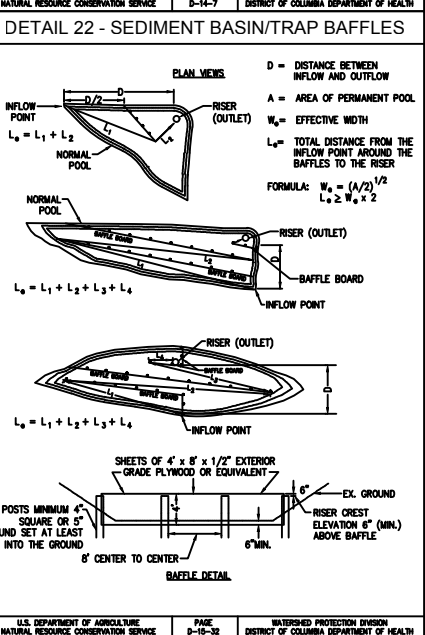
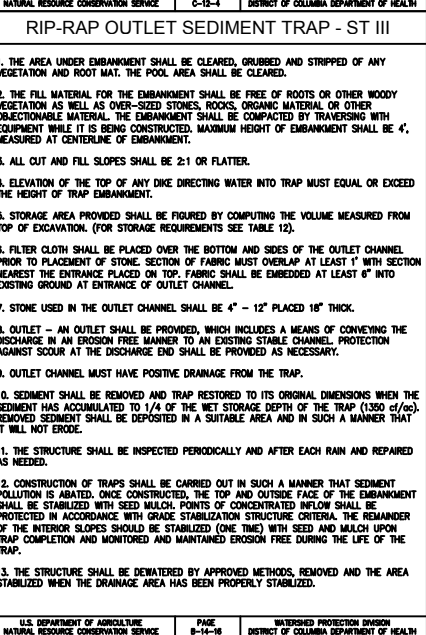
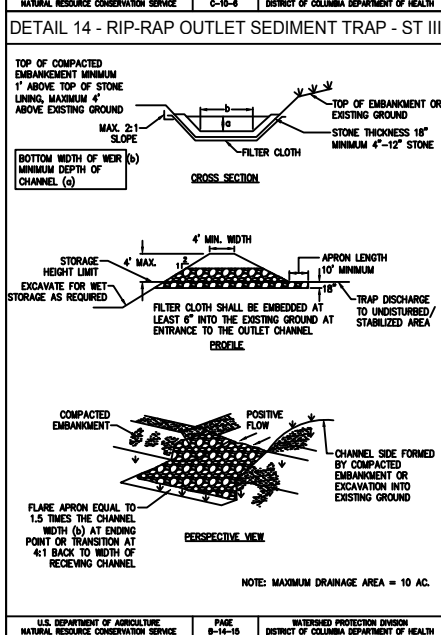
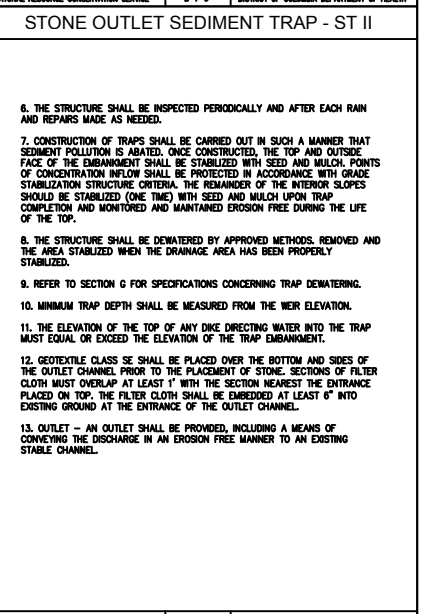
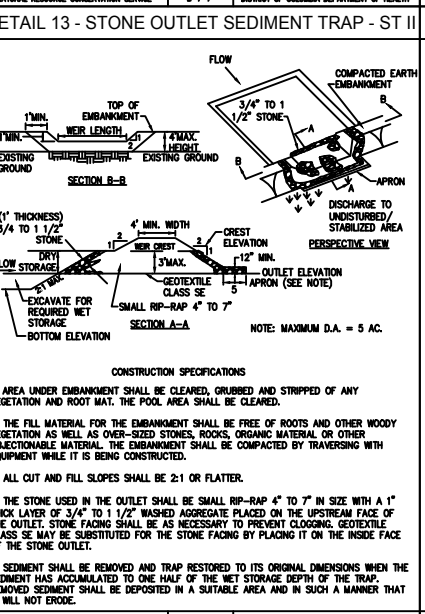
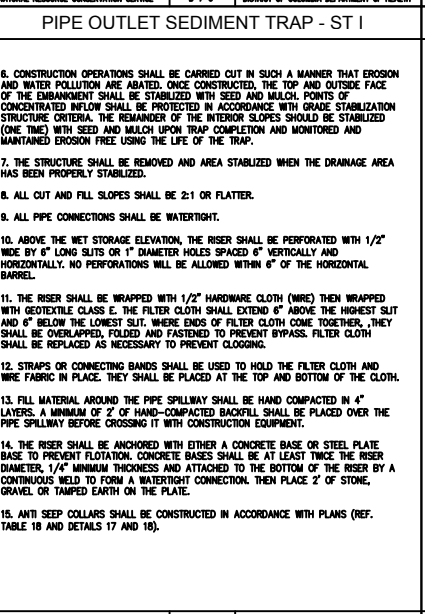
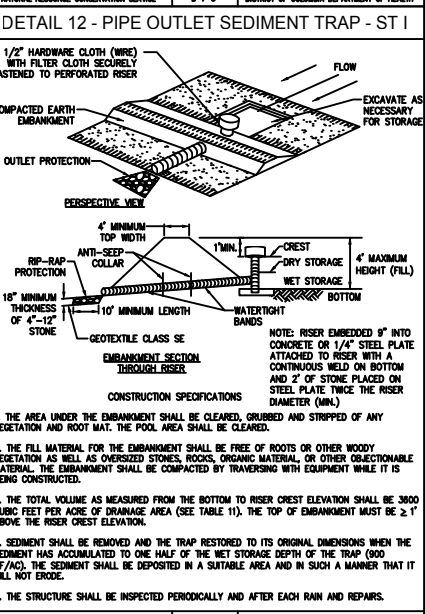
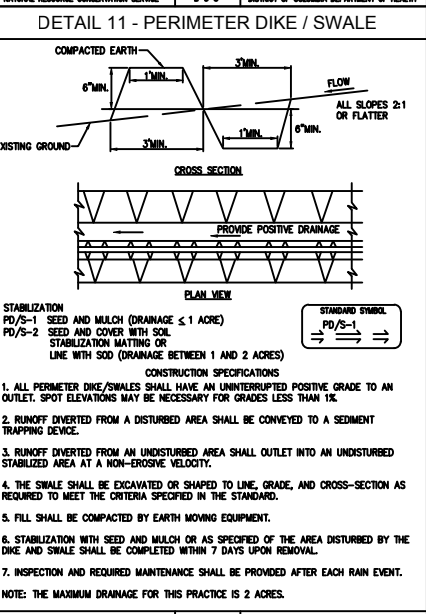
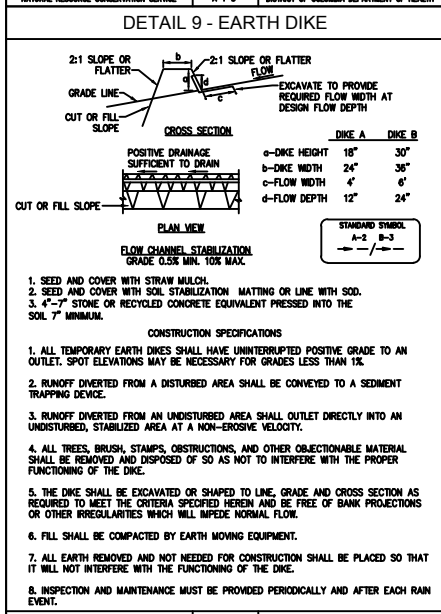
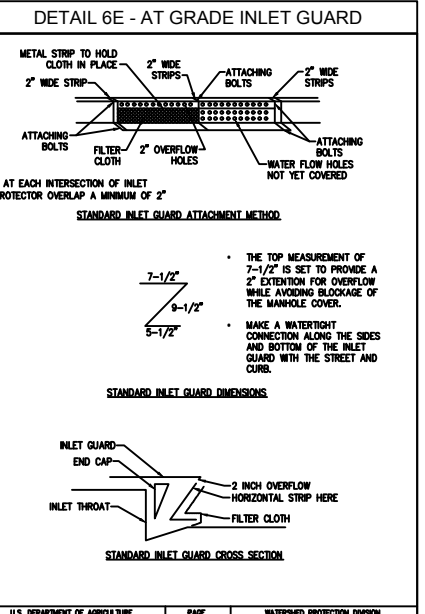
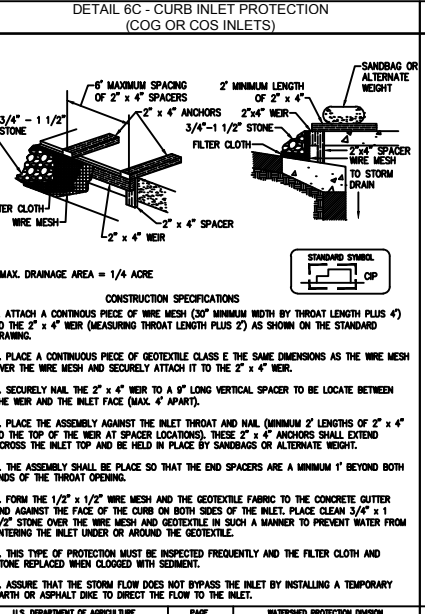
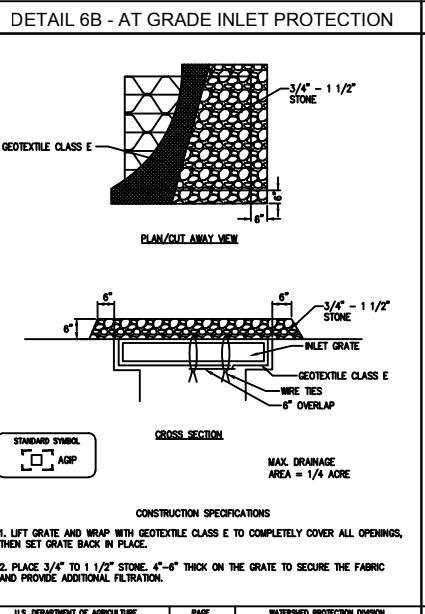
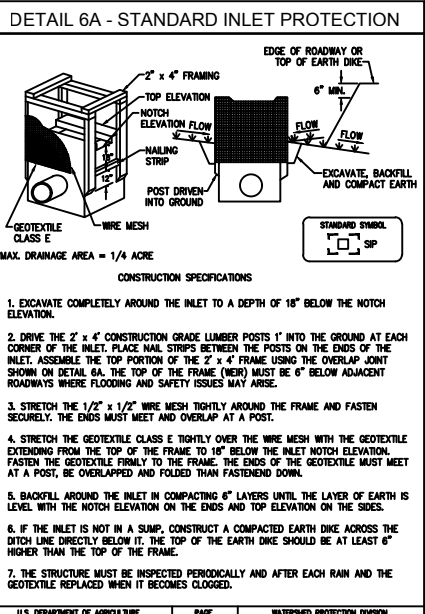
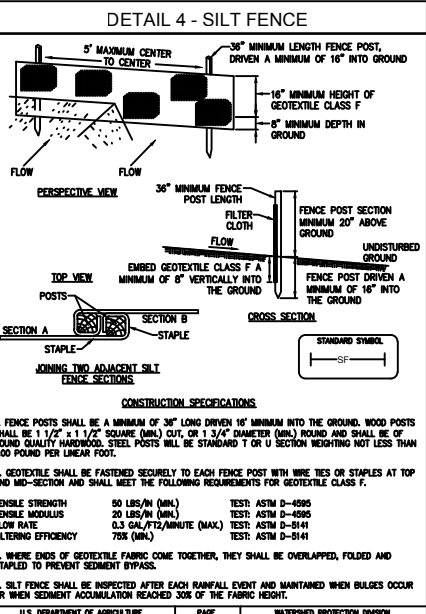
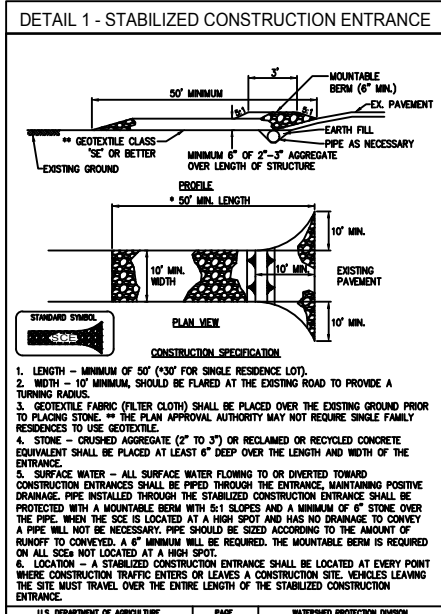
DATE: NOVEMBER 21, 2016

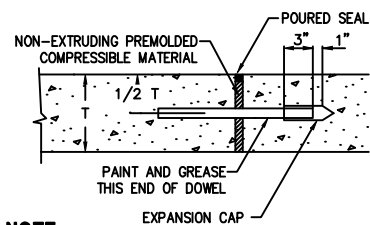
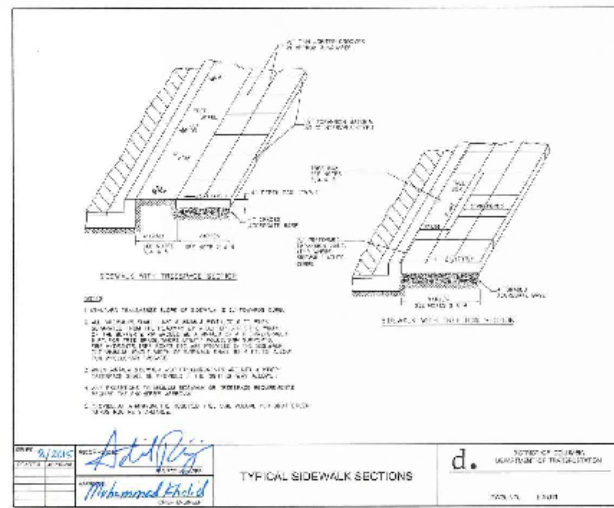
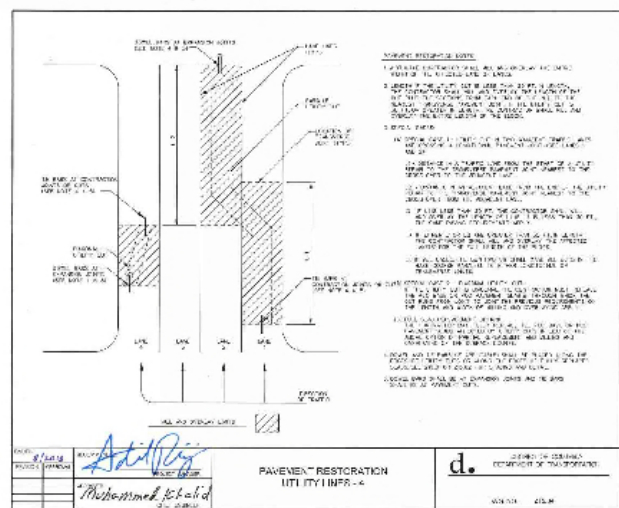
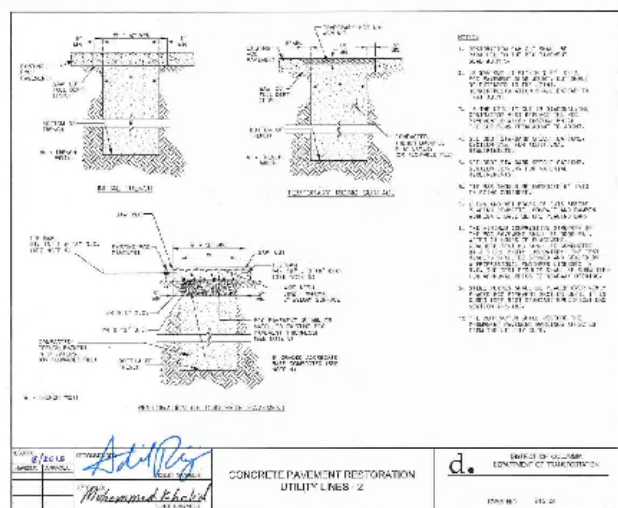
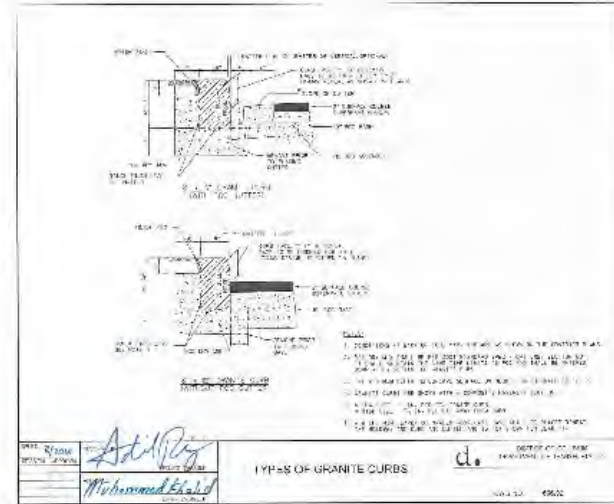
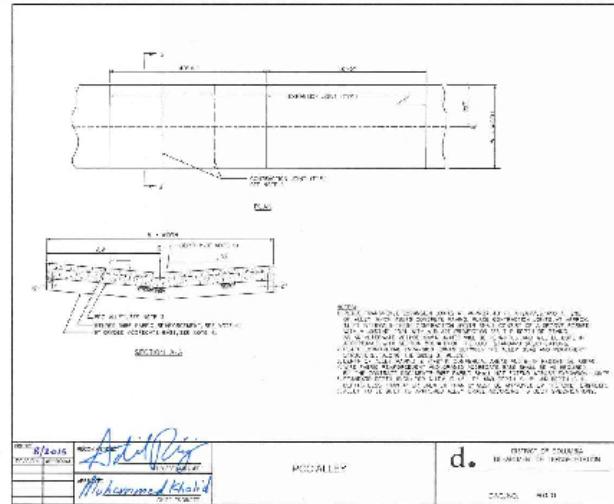
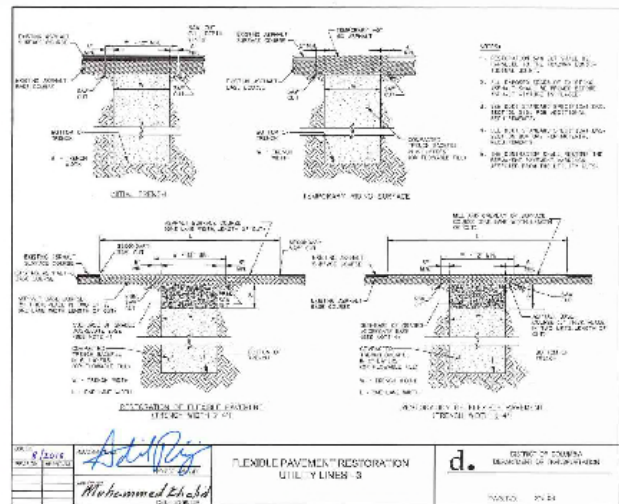
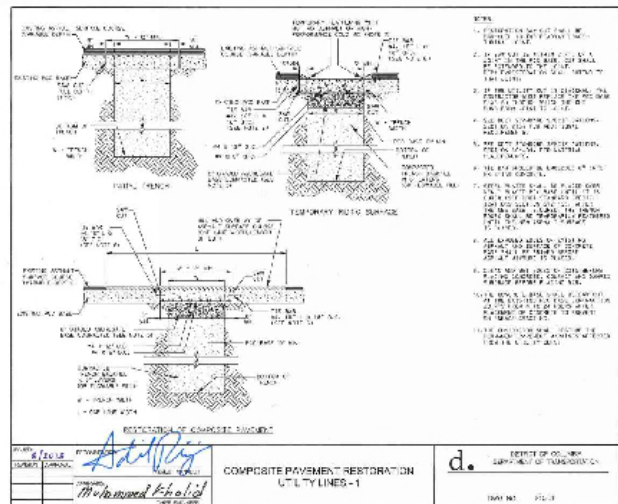
PUD APPLICATION

TITLE: Utility Plan

NUMBER: C-4



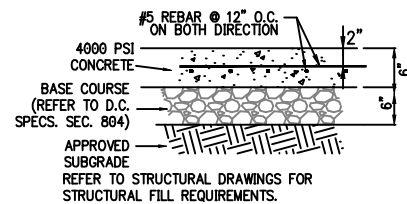




NOTE:
1. ALL FORMED JOINTS SHALL BE FINISHED WITH 1/4" RADIUS.
2. SIZE AND SPACING OF DOWELS IN TRANSITION SECTION SHALL BE GOVERNED BY THICKEST EDGE.

THICKNESS OF SLAB	DOWELS		
	DIAMETER	LENGTH	SPACING
1"	1"	16"	12"

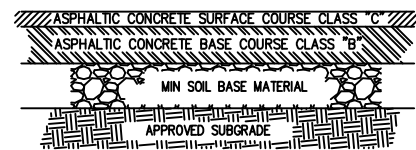
DOWELED TRANSVERSE EXPANSION JOINT FOR CONCRETE DRIVEWAY
(NOT TO SCALE)



NOTE:
1. REFER TO SITE PLAN FOR JOINT LOCATIONS
2. PROVIDE EXPANSION JOINTS ALONG FACE OF BUILDINGS, WHERE NEW CONCRETE PAVEMENT MEETS EXISTING AND AS SHOWN ON THE SITE PLAN

TYPICAL CONCRETE PAVEMENT DETAIL
(NOT TO SCALE)

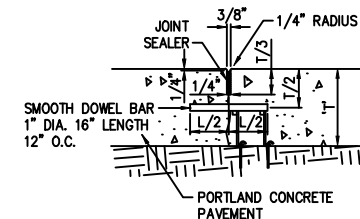
NOTE: PER DC/DDOT STANDARDS AND SPECIFICATIONS



NOTE: ASPHALT AND SOIL BASE MATERIALS SHALL CONFORM TO THE REFERENCED PARAGRAPHS AND TABLES OF THE DC DEPARTMENT OF HIGHWAYS AND TRAFFIC STANDARDS AND SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES LATEST EDITION AND SUPPLEMENTS.

RECOMMENDED PAVEMENT SECTIONS	
RECOMMENDED PAVEMENT SECTIONS	
BITUMINOUS CONCRETE SURFACE COURSE	1.5
BITUMINOUS CONCRETE BASE COURSE	2.5
SOIL BASE MATERIALS	8.0

NEW ASPHALT PAVEMENT
(NOT TO SCALE)



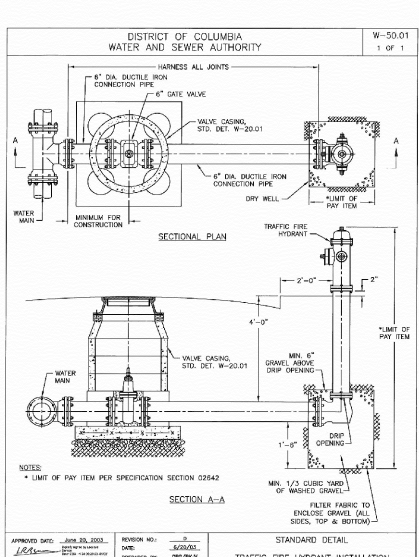
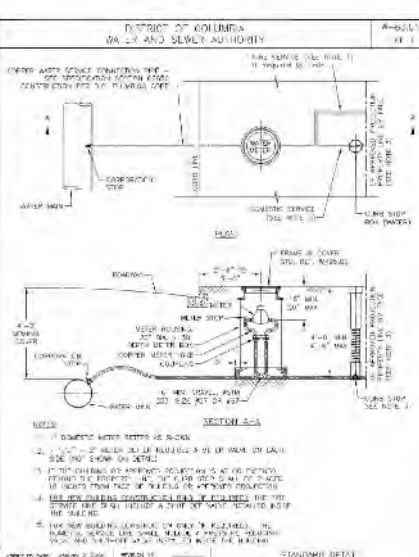
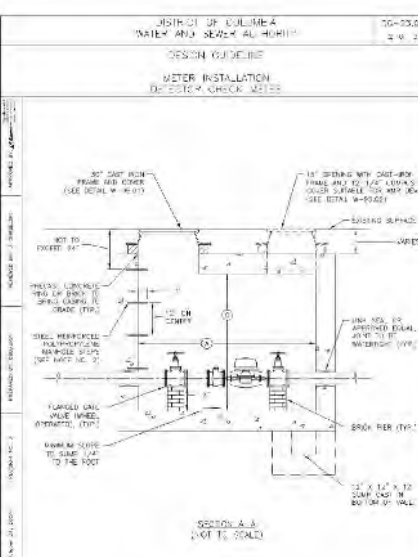
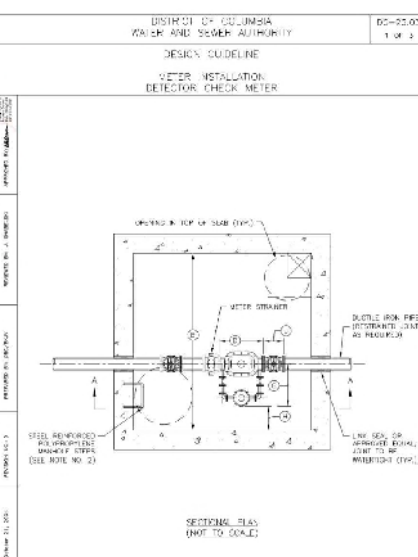
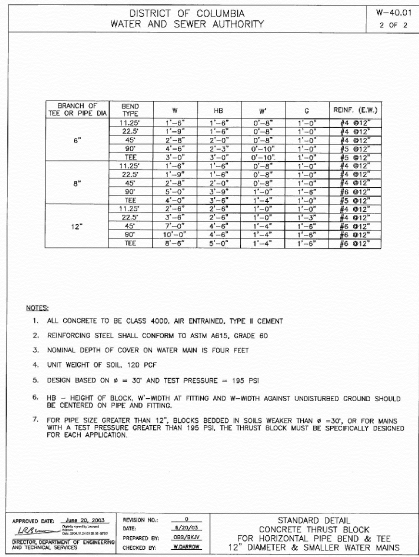
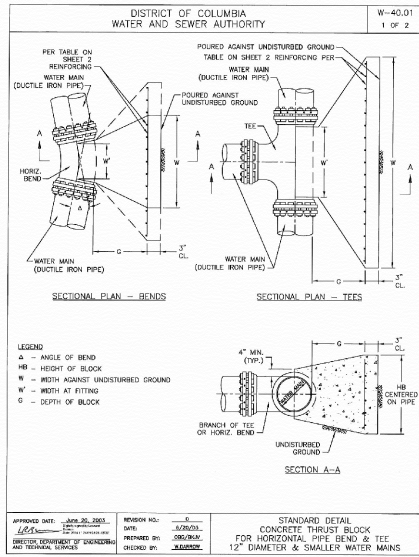
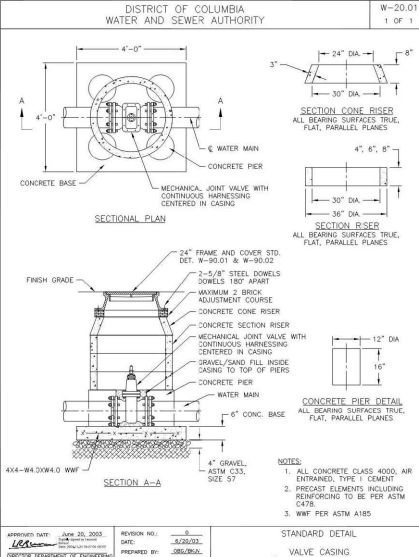
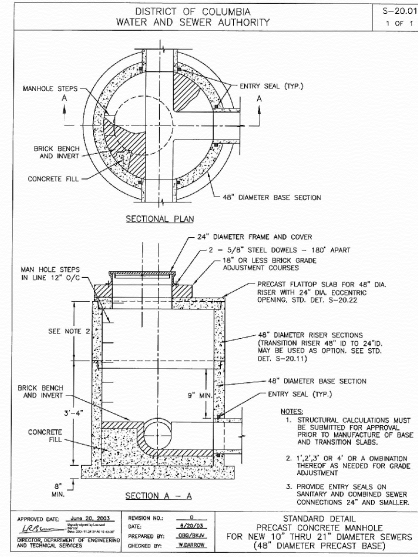
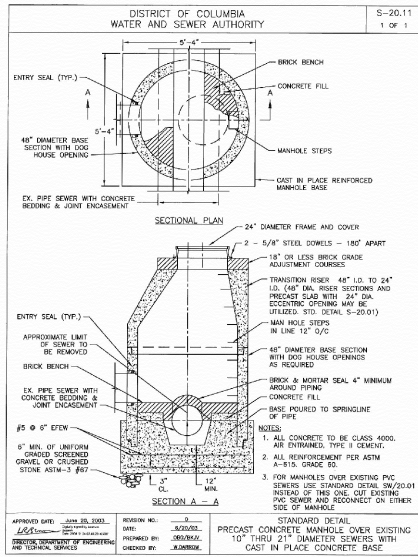
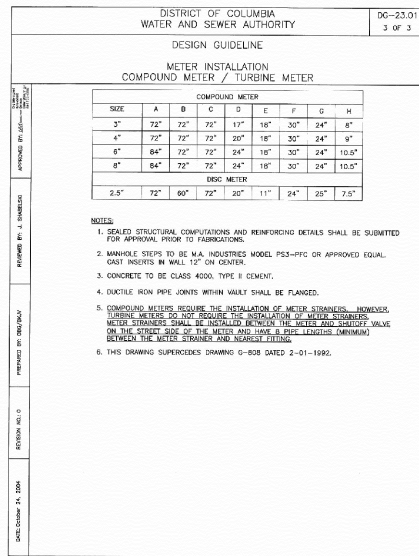
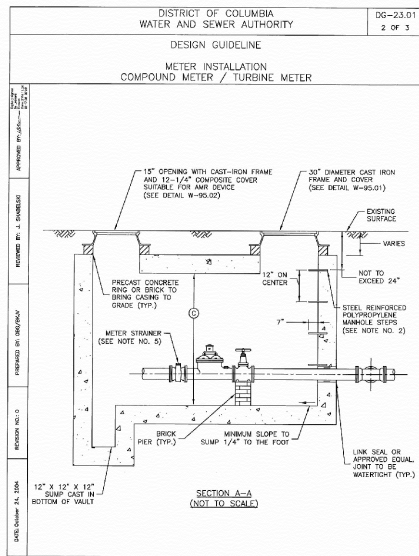
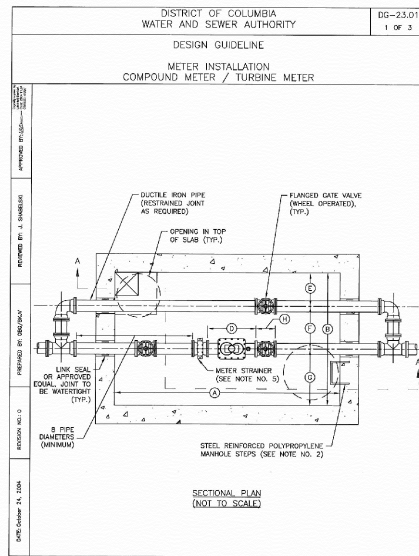
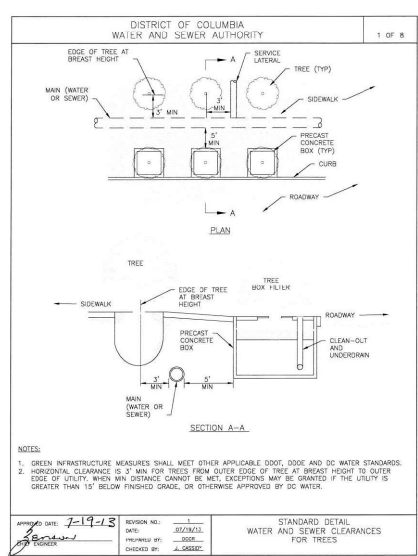
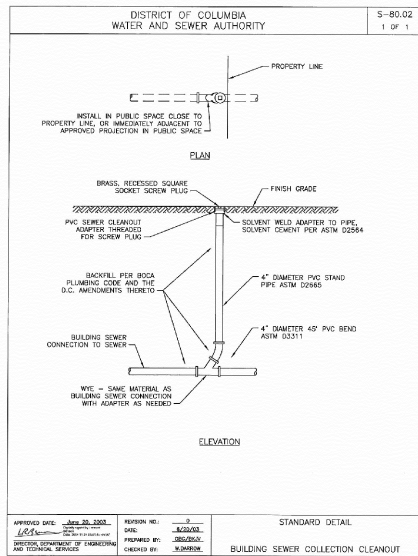
CONTRACTION JOINT WITH LOAD TRANSFER FOR CONCRETE DRIVEWAY
(NOT TO SCALE)

DATE: NOVEMBER 21, 2016

PUD APPLICATION

TITLE: Site Details

NUMBER: C-6



U-I-P urban
investment partners

4620 WISCONSIN AVENUE NW

Square 1732 • Washington DC 20016

Hickok Cole

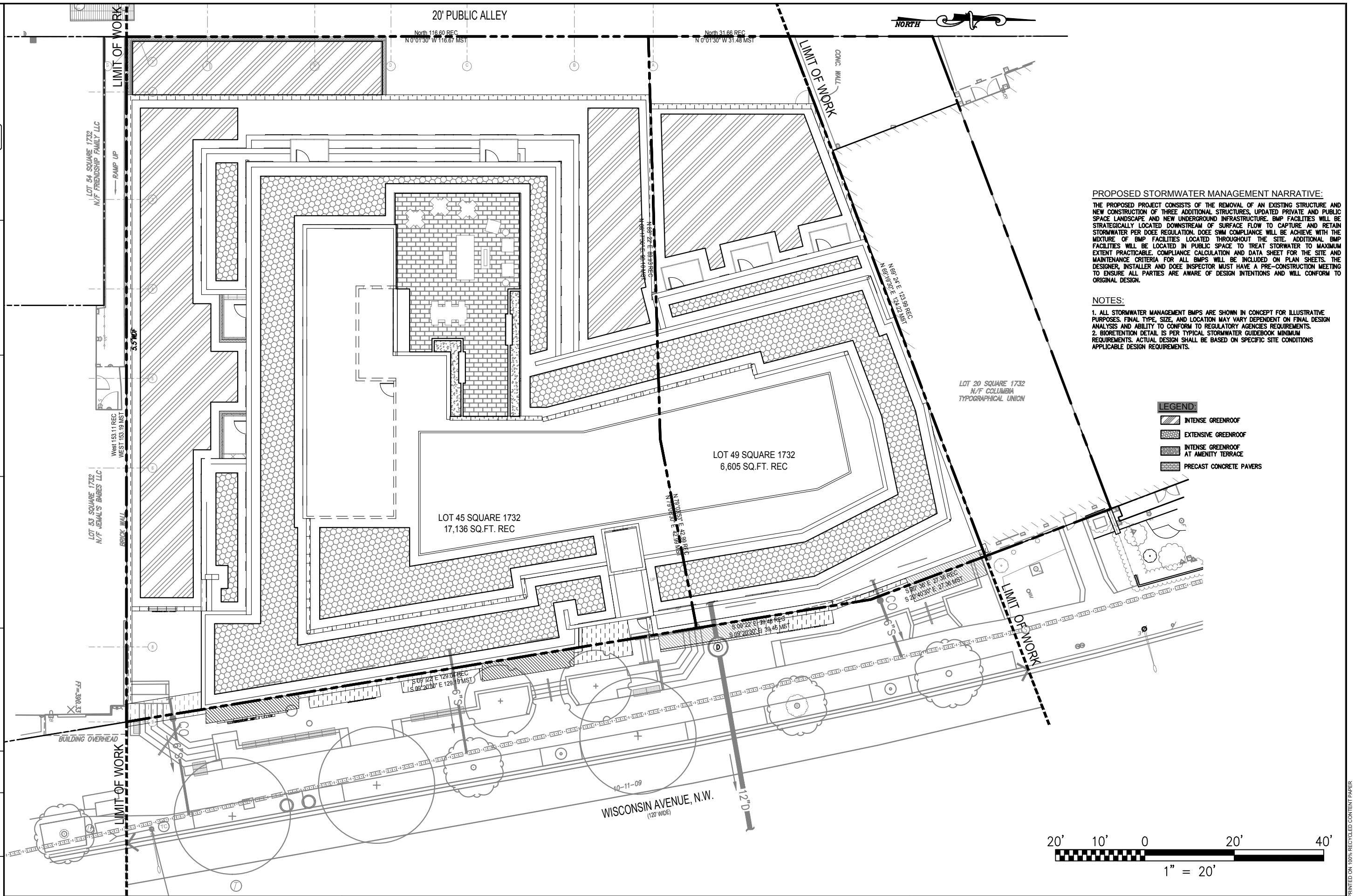
ARCHITECTS

DATE: NOVEMBER 21, 2016

PUD APPLICATION

TITLE: Utility Details

NUMBER: C-7



PROPOSED STORMWATER MANAGEMENT NARRATIVE:
THE PROPOSED PROJECT CONSISTS OF THE REMOVAL OF AN EXISTING STRUCTURE AND NEW CONSTRUCTION OF THREE ADDITIONAL STRUCTURES, UPDATED PRIVATE AND PUBLIC SPACE LANDSCAPE AND NEW UNDERGROUND INFRASTRUCTURE. BMP FACILITIES WILL BE STRATEGICALLY LOCATED DOWNSTREAM OF SURFACE FLOW TO CAPTURE AND RETAIN STORMWATER PER DOE REGULATION. DOE SWM COMPLIANCE WILL BE ACHIEVED WITH THE MIXTURE OF BMP FACILITIES LOCATED THROUGHOUT THE SITE. ADDITIONAL BMP FACILITIES WILL BE LOCATED IN PUBLIC SPACE TO TREAT STORMWATER TO MAXIMUM EXTENT PRACTICABLE. COMPLIANCE CALCULATION AND DATA SHEET FOR THE SITE AND MAINTENANCE CRITERIA FOR ALL BMPs WILL BE INCLUDED ON PLAN SHEETS. THE DESIGNER, INSTALLER AND DOE INSPECTOR MUST HAVE A PRE-CONSTRUCTION MEETING TO ENSURE ALL PARTIES ARE AWARE OF DESIGN INTENTIONS AND WILL CONFORM TO ORIGINAL DESIGN.

- NOTES:**
1. ALL STORMWATER MANAGEMENT BMPs ARE SHOWN IN CONCEPT FOR ILLUSTRATIVE PURPOSES. FINAL TYPE, SIZE, AND LOCATION MAY VARY DEPENDENT ON FINAL DESIGN ANALYSIS AND ABILITY TO CONFORM TO REGULATORY AGENCIES REQUIREMENTS.
 2. BIORETENTION DETAIL IS PER TYPICAL STORMWATER GUIDEBOOK MINIMUM REQUIREMENTS. ACTUAL DESIGN SHALL BE BASED ON SPECIFIC SITE CONDITIONS APPLICABLE DESIGN REQUIREMENTS.

LEGEND:

	INTENSE GREENROOF
	EXTENSIVE GREENROOF
	INTENSE GREENROOF AT AMENITY TERRACE
	PRECAST CONCRETE PAVERS

