ARNOLD & PORTER LLP

Nathan W. Gross
Zoning and Land Use Specialist
Nathan_Gross@aporter.com
Not Engaged in the Practice of Law

202.942.5956
202.942.5999 Fax

555 Twelfth Street, NW
Washington, DC 20004-1206

February 17, 2004

Carol Mitten, Chair'
D.C. Zoning Commission
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

Re: Zoning Commission Case No. 03-03/02-05
Capital Gateway Estates – Second-Stage PUD Plans

Dear Ms. Mitten and Members of the Commission:

Enclosed herewith are the following materials pertinent to the case identified above:

1. One full-sized set of the Site Development Plans.

   Twenty (20) copies of the following:

2. Chart of Variances

3. Composite Site Plan/Grading Plan/Utilities;

4. Elevations and Floor Plans;

5. Landscape Plan; and

6. Landscape Plan – Community Center.

The plans referenced in items 3 – 6 are 11" X 17" in size.

ZONING COMMISSION
District of Columbia
Case 03-03
Exhibit 27

Sincerely,
ARNOLD & PORTER

Cynthia A. Giordano

Nathan W. Gross, AICP

Enclosures

ZONING COMMISSION
District of Columbia
CASE NO.03-03
EXHIBIT NO.27A1



GRIMM + PARKER ARCHITECTS

Capitol Gateway Estates

Developed by A&R/THC LLC in partnership with DCHA

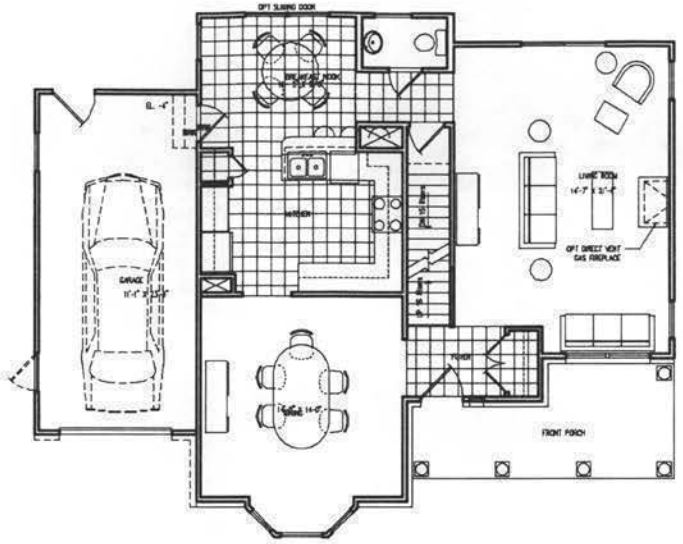
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2004 FEB 17 PM 4:31



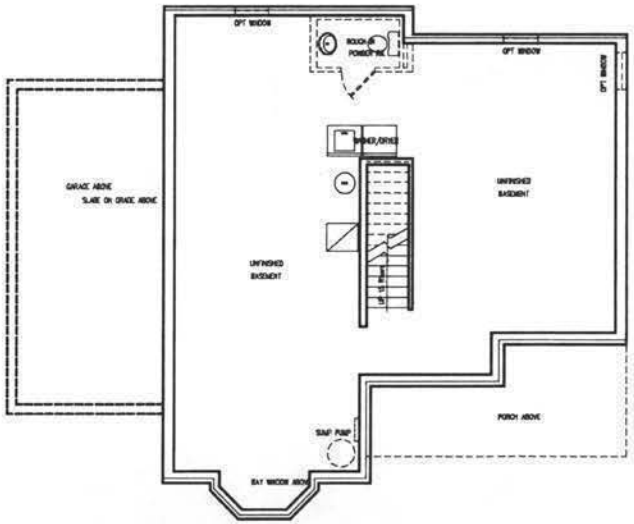
Siding and Brick Watertable



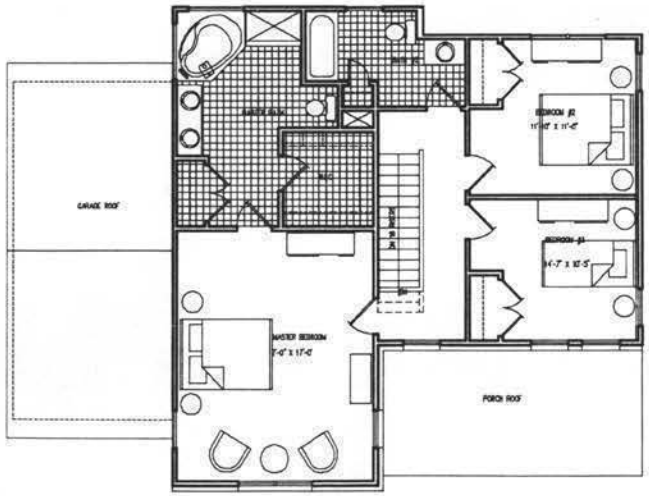
Brick Gable Front



First Floor



Basement Plan



Second Floor

GRIMM+ PARKER ARCHITECTS

SORG ARCHITECTS



FRONT



REAR



GARAGE SIDE



SIDE



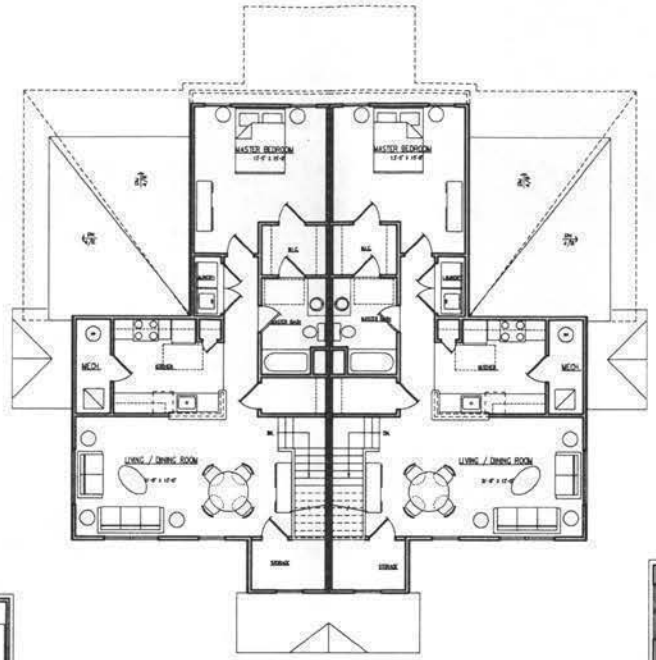
All Brick Elevation



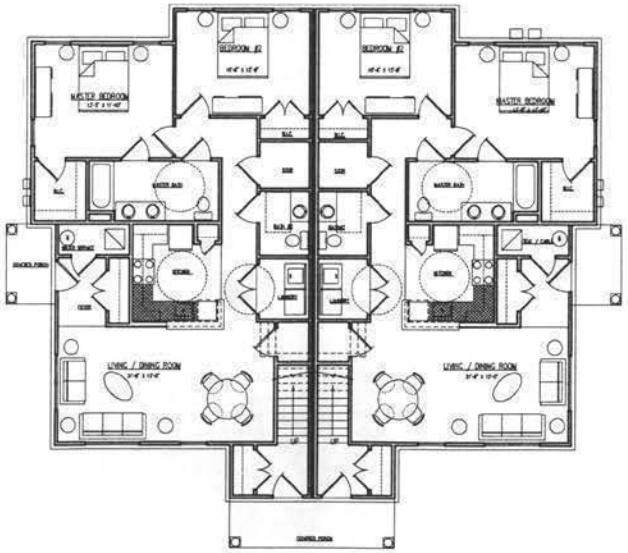
Siding and Brick Watertable



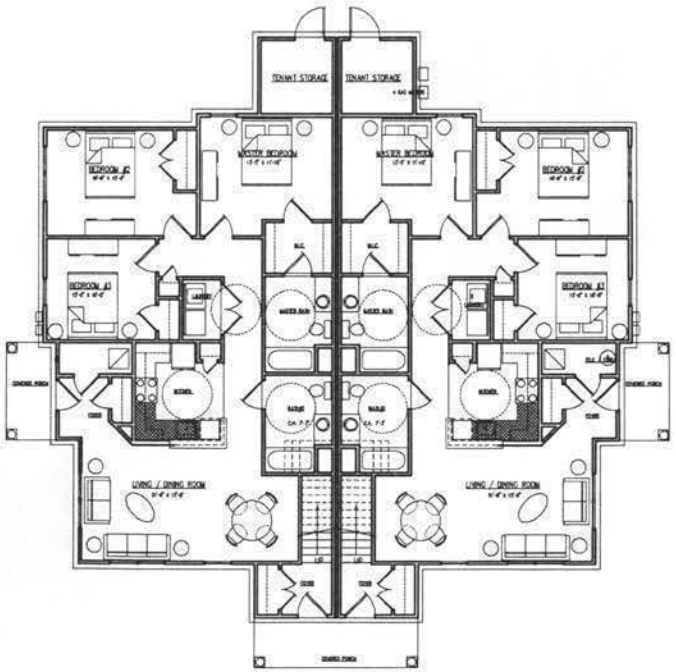
Brick Entry



Second Floor Plan



First Floor Plan - 2 Bedroom



First Floor Plan - 3 Bedroom

GRIMM+ PARKER ARCHITECTS

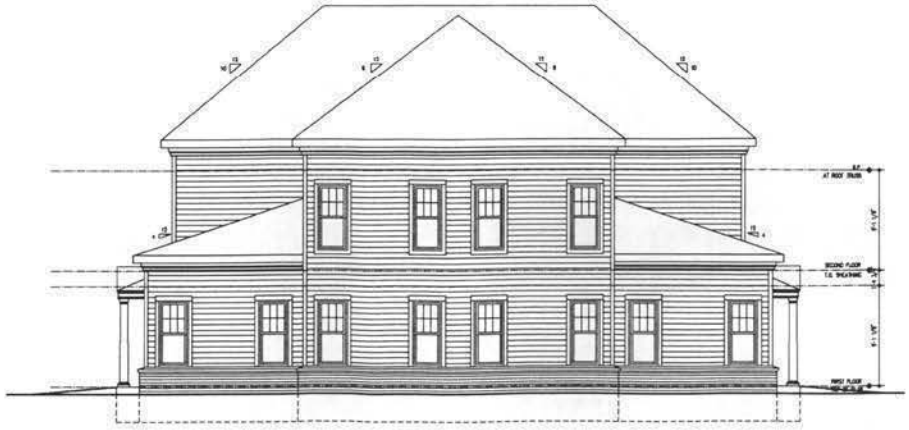
SORG ARCHITECTS



Front Elevation



Side Elevation



Rear Elevation



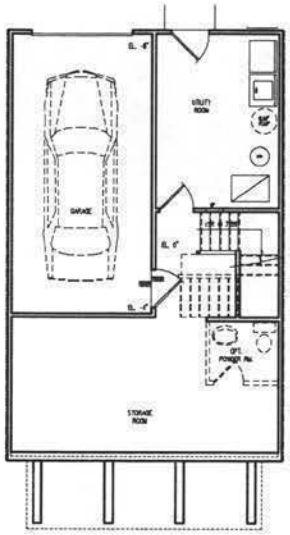
Three Story Townhouse



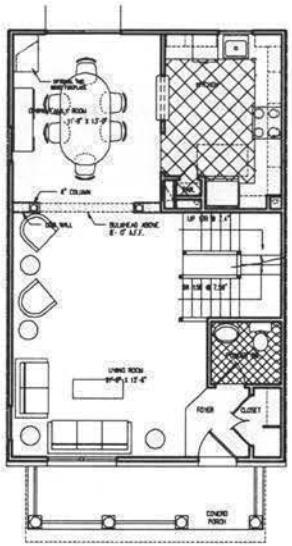
Two Story Front

GRIMM + PARKER ARCHITECTS

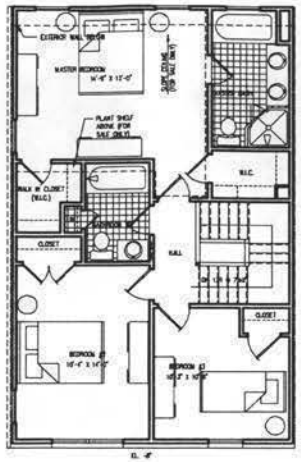
SORG ARCHITECTS



Lower Level Plan



Main Level Plan



Upper level Plan

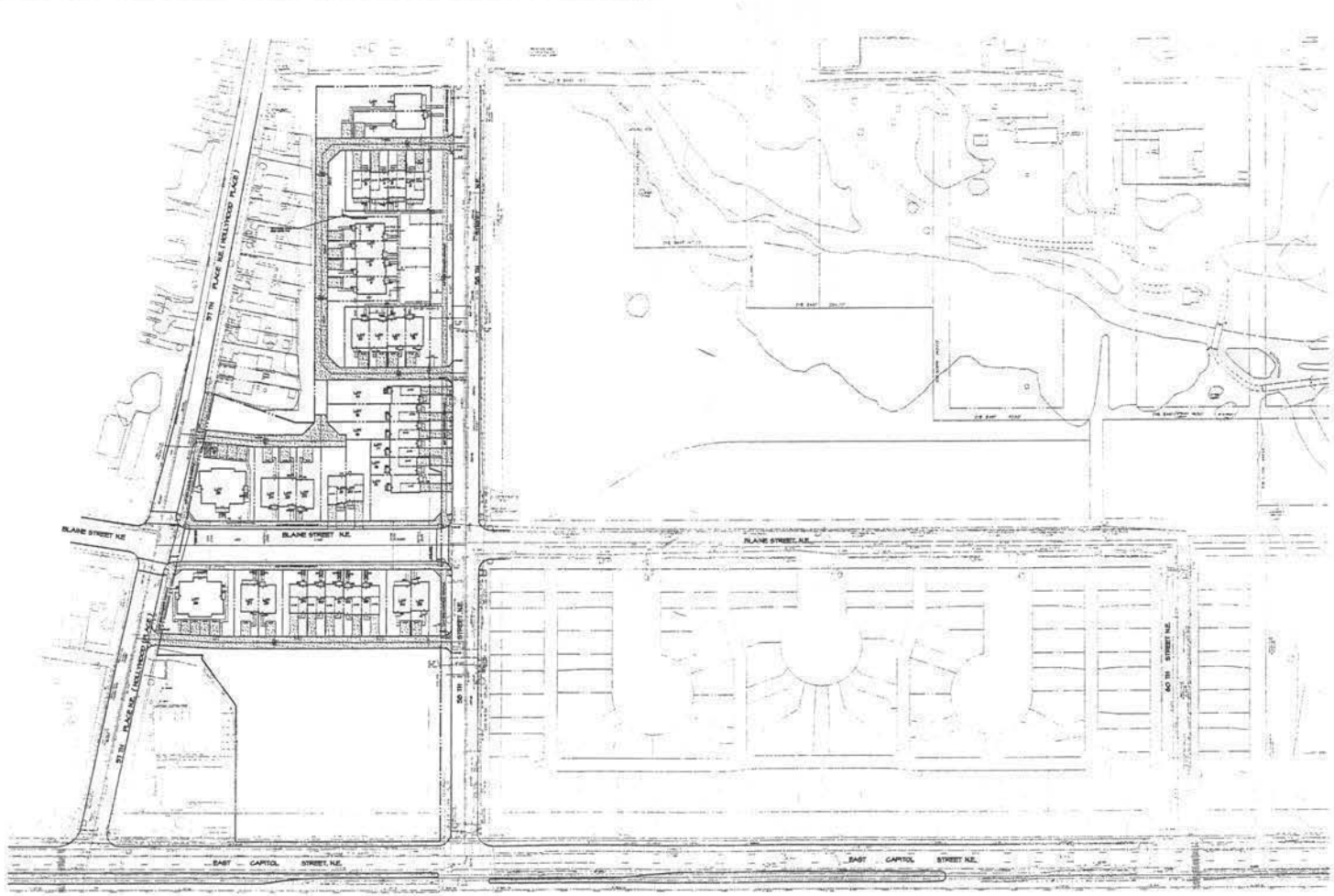
Two Story Front Townhouse

Rear Garage



GRIMM+ PARKER ARCHITECTS

SORG ARCHITECTS





COMPOSITE SITE PLAN

WASHINGTON
DISTRICT OF COLUMBIA

GRAPHIC SCALE 1" = 50'

SHEET 1 of 2

OWNER
DISTRICT OF COLUMBIA HOUSING AUTHORITY
1133 NORTH CAPITOL STREET NE.
WASHINGTON, DC. 20002-7599
PHONE (202) 535-1064

DEVELOPER / APPLICANT
A&R/THC, LLC.
514 10TH STREET NW.
SUITE 600
WASHINGTON DC, 20004
PHONE (202) 347-2257

DATE	DESCRIPTION
	REVISIONS

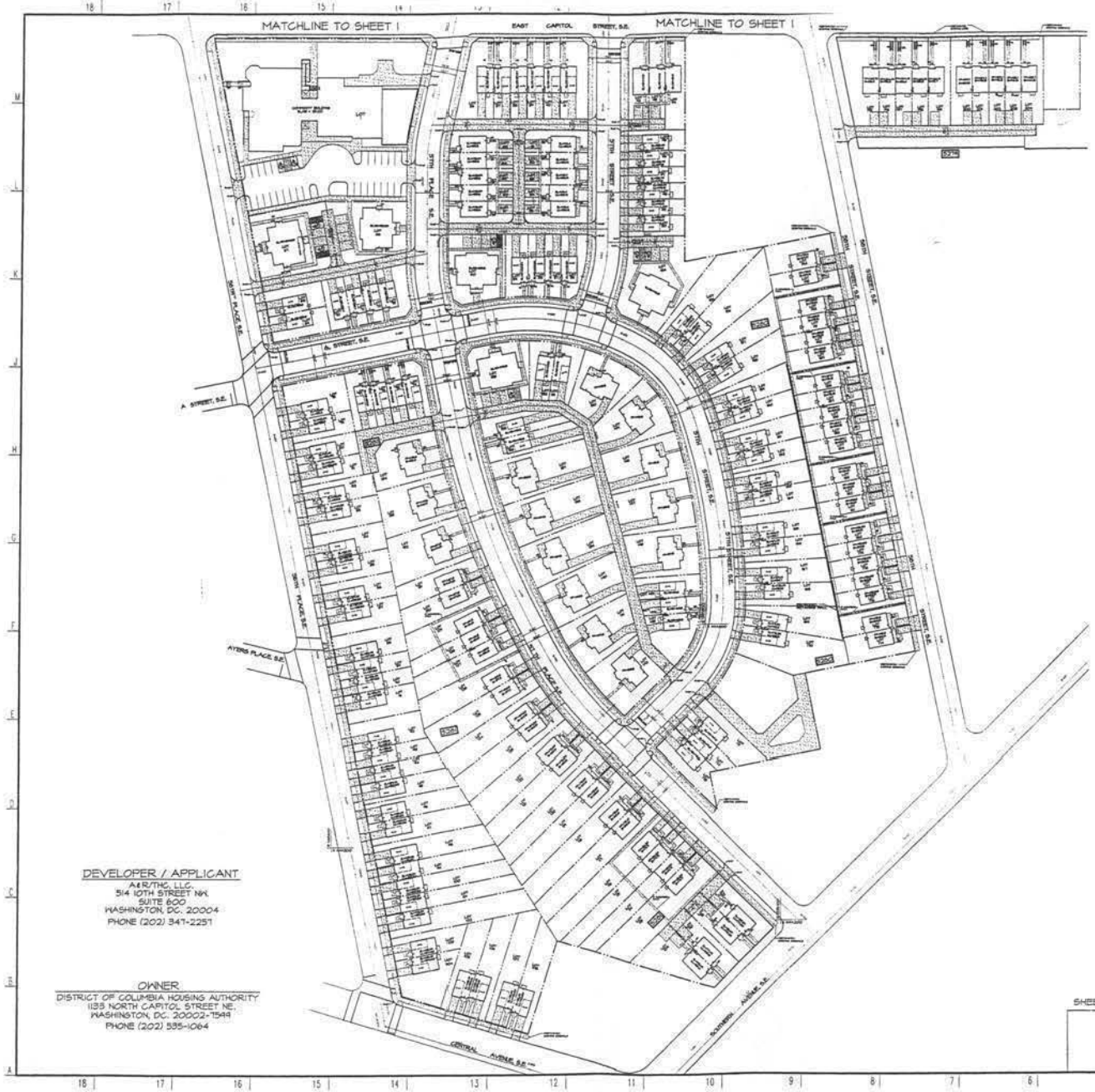
SCALE 1" = 50'
DATE FEBRUARY 2004

Grimm and Parker Architects
11785 Beltsville Drive Suite 1400 Calverton MD 20705 301.595.1000 301.595.0592 Fax
1355 Beverly Road Suite 105 McLean VA 22101 703.903.9100 703.903.9295 Fax

COMPOSITE SITE PLAN
CAPITOL GATEWAY ESTATES, SINGLE FAMILY HOUSING
WASHINGTON D.C.

DATE	DESCRIPTION

C-A





DEVELOPER / APPLICANT
A&R/THC, LLC.
514 10TH STREET NW.
SUITE 600
WASHINGTON, DC. 20004
PHONE (202) 347-2251

OWNER
DISTRICT OF COLUMBIA HOUSING AUTHORITY
1133 NORTH CAPITOL STREET NE.
WASHINGTON, DC. 20002-7599
PHONE (202) 535-1064

COMPOSITE SITE PLAN

WASHINGTON
DISTRICT OF COLUMBIA

GRAPHIC SCALE
1" = 50'
50' 0 50' 100' 150'

SHEET 2 of 2

DATE	DESCRIPTION
	REVISIONS

BY: [illegible]
SCALE: 1" = 50'
DATE: FEBRUARY 2004
J-9450

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BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 595-1000

DATE	DESCRIPTION

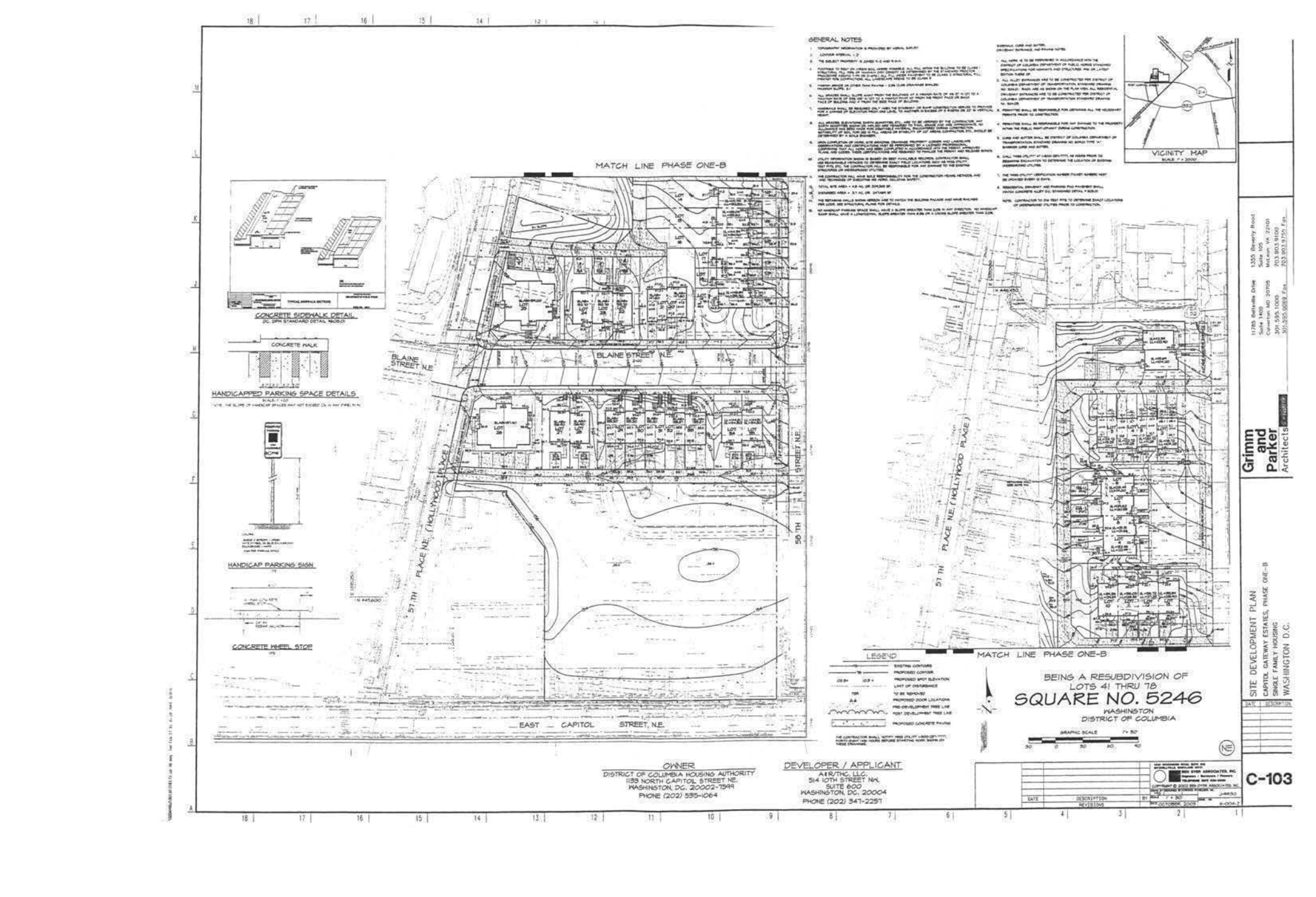
COMPOSITE SITE PLAN
CAPITOL GATEWAY ESTATES, SINGLE FAMILY HOUSING
WASHINGTON D.C.

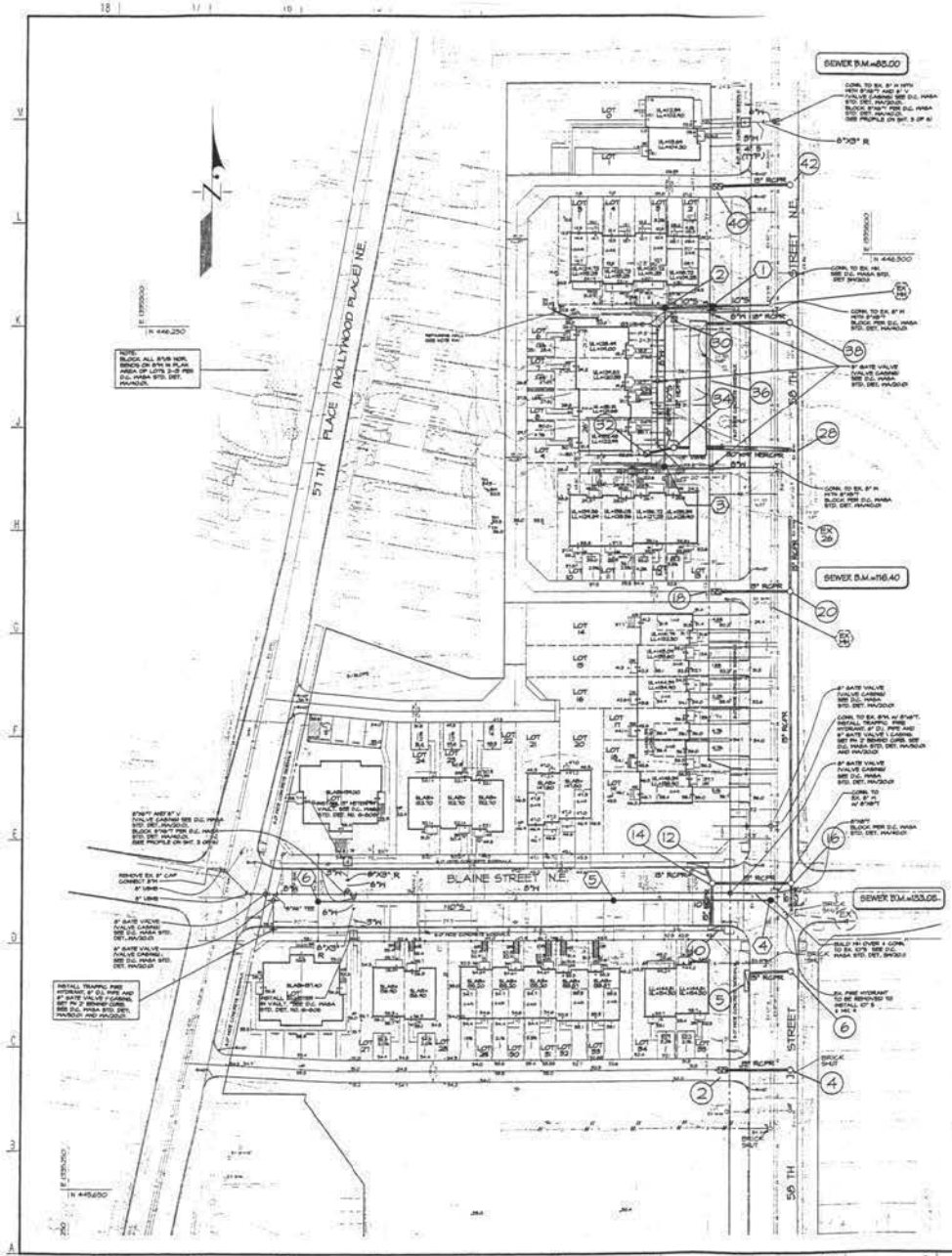
Grimm and Parker Architects

11785 Beltsville Drive
Suite 1000
Calverton, MD 20705
301.595.1000
301.595.0289 Fax

1355 Beverly Road
Suite 400
McLean, VA 22101
703.903.9100
703.903.9795 Fax

C-B


GENERAL NOTES
VICINITY MAP
SCALE: 1" = 2000'
MATCH LINE PHASE ONE-B
BLAINE STREET N.E.
57 TH PLACE N.E. (HOLLYWOOD PLACE)
56 TH STREET N.E.
EAST CAPITOL STREET, N.E.
CONCRETE SIDEWALK DETAIL
D.C. DPW STANDARD DETAIL 16A(3)
CONCRETE WALK
HANDICAPPED PARKING SPACE DETAILS
SCALE: 1" = 10'
HANDICAP PARKING SIGN
CONCRETE WHEEL STOP
LEGEND
EXISTING CONTOURS
PROPOSED CONTOUR
PROPOSED SPOT ELEVATION
LIMIT OF DISTURBANCE
TO BE REMOVED
PROPOSED DOOR LOCATIONS
PRE-DEVELOPMENT TREE LINE
POST DEVELOPMENT TREE LINE
PROPOSED CONCRETE PAVING
BEING A RESUBDIVISION OF
LOTS 41 THRU 78
SQUARE NO. 5246
WASHINGTON
DISTRICT OF COLUMBIA
GRAPHIC SCALE 1" = 50'
OWNER
DISTRICT OF COLUMBIA HOUSING AUTHORITY
1133 NORTH CAPITOL STREET NE.
WASHINGTON, DC. 20002-7599
PHONE (202) 535-1064
DEVELOPER / APPLICANT
A&R/THC, LLC.
514 10TH STREET NW.
SUITE 600
WASHINGTON, DC. 20004
PHONE (202) 347-2257
REVISIONS
DATE
DESCRIPTION
Grimm and Parker Architects
11785 Beltsville Drive
Suite 1400
Calverton MD 20705
301.595.1000
301.595.0089 Fax
1355 Beverly Road
Suite 105
McLean VA 22101
703.803.9100
703.893.9755 Fax
SITE DEVELOPMENT PLAN
CAPITOL GATEWAY ESTATES, PHASE ONE-B
SINGLE FAMILY HOUSING
WASHINGTON D.C.
C-103

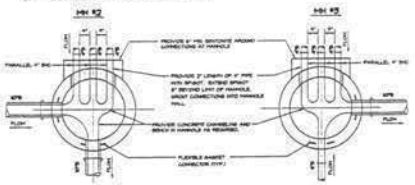


GENERAL NOTES

1. Notify DCWASA engineers prior to start of construction. Utility inspection section at 202-787-2817. Repair Services 202-612-3400 or 3460, and Sewer Services 202-264-3824 or 3824.
2. Developers, contractors, and plumbers must submit their construction As-Built information to the appropriate DCWASA representative for review and approval.
3. Once the WASA inspector approves the As-Built, a copy must be submitted to the Disconnects and Permits office in Room 203 and the Water and Sewer Design Section at 5000 Overlook Ave., SW, 3rd Floor.
4. The contractor will be responsible for any damage to the existing structures and underground utilities.
5. The contractor will have sole responsibility for the construction means, methods, and techniques of executing his work, including safety.
6. Certain observations and tests are required during and after construction of the water sanitary and storm sewer systems prior to the sewage engineer's certification of same. They are: construction observation of all pipe systems, including pipe fittings, valves, bends, fire hydrants, blocking, abrasping, manholes, inlet structures, cleanouts, and stormwater management devices; hydrostatic, infiltration, bacteriological and flush tests of the water systems and as-built drawings of the water, sanitary and storm sewers systems, and the stormwater management facilities.
7. Information concerning underground utilities was obtained from available records, but the contractor must determine the exact location and elevation of mains by digging test pits by hand at all utility crossings well in advance of trenching.
8. The contractor shall notify MISS UTILITY 1-800-257-7777, 48 hrs. before starting work shown on these drawings.
9. FIELD TESTING NOTE:
The contractor shall perform hydrostatic Tests on all water mains, domestic and fire, in accordance with the latest editions of the District of Columbia Water & Sewer Authority Standard Specifications and/or AWWA.
10. All proposed work to be constructed in accordance with the latest standards of the D.C. Water and Sewer Authority.
11. All proposed work to be performed under the inspection of D.C. Water and Sewer Authority.
12. Water main to be constructed with cover cover of 5.0' from finish grade unless otherwise approved.
13. Remove frame and cover of valves to be abandoned and fill to grade.
14. Provide details for reducer, sleeves for pipe insertions at all water pipe and fittings.
15. Contact the Department of Public Works-Public Space Maintenance Administration 48 hours prior to the start of construction (202) 671-4532
16. For field location of gas mains and service, notify Washington Gas Light Company at (703) 750-1000, 48 hours prior to construction.
17. Areas disturbed during the construction of the sprinkler connections are to restored in kind and to existing conditions.
18. Adequate precautions for the safety of persons on the site and provisions for necessary protection to prevent damage to other utilities not designated for removal, relocation or reinforcement in the course of construction shall be strictly maintained at all times.
19. Owner shall have Utility Surveys conducted prior to any construction on site.
20. Water, sanitary, storm sewer, and house connections to be abandoned or removed accordingly. Pipes to be abandoned in place must be filled with grout or other acceptable materials. Plug pipes and MHs per D.C. standard details.
21. See sewer and Water Profiles for stations of fittings, valves and manholes.
22. Sewer Bench Marks (sewer B.M.) to be used for sewer construction.
23. Backflow Preventers for the 1" and 2" Domestic and 12" Fire lines to be installed within the building.
24. Provide 1 1/2" size for combined water service to all units except the shared units where shall have a 3" size. See (HK) 3 1/2" typical Detail this sheet and D.C. WASA Std. Det. WASD.01, also see D.C. WASA detail D-8.09 as sheet C-104 for installation of meter vaults required for Shared house units on lot 1,25 and 28.
25. Provide 6" connection and cleanout for sewer service. See D.C. WASA Std. Det. SWSD.02 and typical connection detail this sheet for sewer and cleanout.
26. For 4" connections from MH 2 & 3. See Alternate connection detail this sheet.
27. All Public Lateral to Storm Sewer is to be Rubber Gasketed.

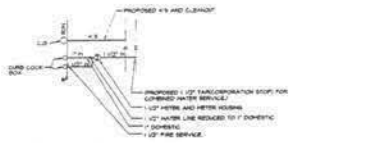
LEGEND

- EXISTING SEWER
- PROPOSED SEWER
- EXIST 16 WATER
- PROPOSED WATER
- EXISTING STORM SEWER
- PROPOSED PUBLIC STORM SEWER
- TBR — TO BE REMOVED
- PROPOSED PRIVATE STORM SEWER
- WATER, STORM SEWER, SANITARY, AND HOUSE CONNECTIONS TO BE ABANDONED OR REMOVED ACCORDINGLY
- FOUNDATION DRAIN
- STORM SEWER STRUCTURE NO. 1
- SANITARY SEWER STRUCTURE NO. 1
- EXISTING CONTOURS
- PROPOSED SPOT ELEVATION
- PROPERTY LINE
- PROPOSED GRADE



PARALLEL MULTIPLE SEWER HOUSE CONNECTION INSTALLATION INTO MH 2 AND 3
(FOR LOT 5-5 AND 10-15)

NOTES:
1. NO MORE THAN THREE (3) SHCS MAY BE CONNECTED PARALLEL TO EACH OTHER INTO A 48" DIA. MANHOLE.
2. SPACING DISTANCE BETWEEN SHC TO BE 6" CLEAR.



WATER HOUSE CONNECTION & SEWER HOUSE CONNECTION TYPICAL DETAIL

NOTE:
CONTRACTOR IS TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF THE EX. WATER & SEWER MAINS BY TEST PIT HOLE IN ADVANCE OF WATER & SEWER SERVICE HOUSE CONNECTION OR MAIN LINE INSTALLATION. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

OWNER
DISTRICT OF COLUMBIA HOUSING AUTHORITY
1133 NORTH CAPITAL STREET, N.E.
WASHINGTON D.C. 20002-7599
PHONE: (202) 535-1084

DEVELOPER/APPLICANT
A & R / THC, LLC.
850 PENNSYLVANIA AVENUE, S.E.
SUITE 450
WASHINGTON D.C. 20003
PHONE: (202) 546-4055

CALL MISS UTILITY
1-800-257-7777
48 hrs, Before Excavation

STATEMENT BY PERSON RESPONSIBLE FOR MAINTENANCE

The undersigned agrees to maintain and operate the discharge facilities in such a manner as to comply with the provisions of Section 526 through 555 of DCMR-21, Chapter 5. Responsibility for maintenance and operation may be transferred to another party only upon written notification to the Administration Division of the Department of Health three (3) days before the transfer and the entity assuming responsibility certifying that the transfer of responsibility for maintenance and operation is in compliance with Section 526 through 555 of DCMR-21, Chapter 5 has been assumed.

Signature of the person responsible for maintenance

Name and Title (please type)

Address

Date Telephone No.

STATEMENT BY PROFESSIONAL ENGINEER REGISTERED IN THE DISTRICT OF COLUMBIA

This is to certify that the engineering features of this stormwater discharge facility have been designed/supervised by me and found to be in conformity with modern engineering principles applicable to the treatment and disposal of stormwater pollutants. I further certify that the facility has been designed in accordance with the specification required under Section 526 through 555 of DCMR-21, Chapter 5. It is also included that the undersigned has furnished the applicant with a set of instructions for the maintenance and operation of the stormwater discharge facility.

Signature of Engineer

Name and Title (please type)
Ben Dyer Associates, Inc.

Address 172 Hoodsboro Road Suite 200
Hunterville, Maryland 20732 760-580-2000
Date Telephone No.

AS-BUILT CERTIFICATION BY PROFESSIONAL ENGINEER

Within 30 days after connection of construction of the stormwater discharge facility, please send the page to the Watershed Protection Division - Department of Health.

1. Stormwater discharge facility information.
Source Name:
Source Location: Street: City:
DCRA Permit No.:
Date issued:

2. As-Built Certification

I hereby certify that stormwater discharge facility has been built substantially in accordance with the approved plans and specifications, and that any substantial deviations (noted below) will not prevent the system from functioning in compliance with the requirements of Section 526 through 555 of DCMR-21, Chapter 5 when operated and maintained properly. The final inspection of the facility was conducted by me or by a properly representative under my direct supervision. I have enclosed one set of as-built engineering drawings.

Signature of Engineer Name (Please Type) D.C. Reg. No.

Company Name

Company Address

Date Phone No.

Substantial deviations from the approved plans and specifications (attach additional sheets if required):

PHASE ONE-B
UTILITY PLAN
250 58TH STREET N.E.
BEING A RESUBDIVISION OF
LOTS 41 THRU 78
SQUARE NO. 5246
WASHINGTON
DISTRICT OF COLUMBIA

GRAPHIC SCALE
1" = 30'
30 0 30 60 90

NE

SHEET 1 OF 6 (MORE SHEETS 2 THRU 6 OF 6, SEE SDAI DWG. NOS. B.09-2, B.00-2, B.01-2, B.02-2, AND B.05-2)

DATE	DESCRIPTION BY
1-24-04	
4-24-08	PHASE ONE-B PERMIT SET
8-11-09	REVISED PERMIT SET

REVISIONS

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J-4450

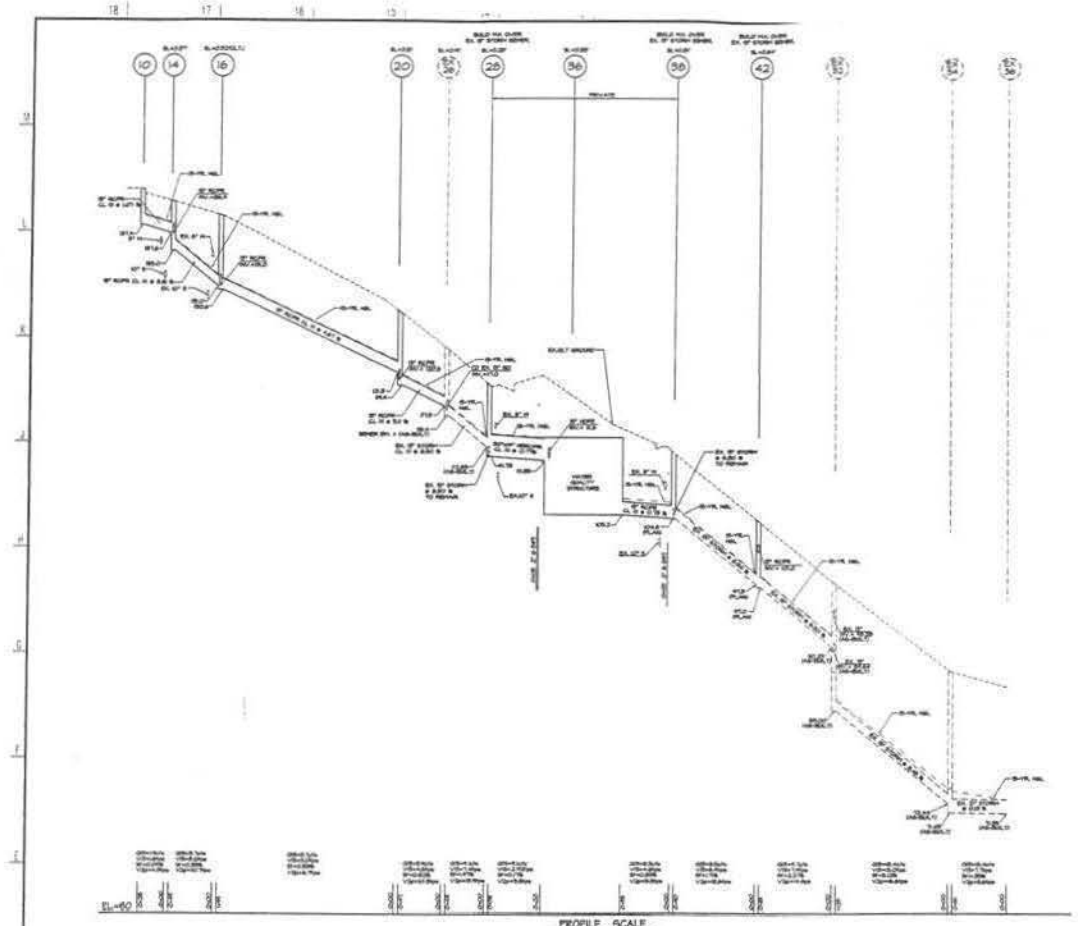
DATE: NOV. 2002
SHT. NO. 1 OF 6
B.01-2

Grimm and Parker Architects
11785 Beltsville Drive Suite 1400 Calverton MD 20705 301.595.1000 Fax 301.595.0089
1355 Beverly Road Suite 195 McLean VA 22101 703.903.9100 703.903.9293 Fax

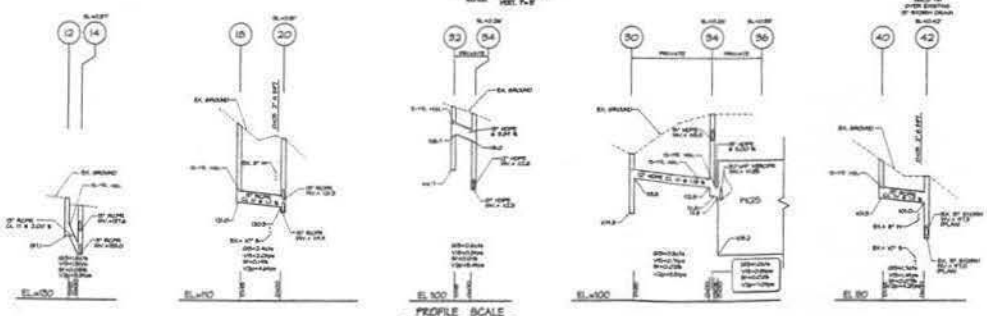
UTILITY PLAN
CAPITOL GATEWAY ESTATES PHASE ONE-B
SINGLE FAMILY HOUSING
WASHINGTON D.C.

DATE DESCRIPTION
(1/16.02) PERMIT SET

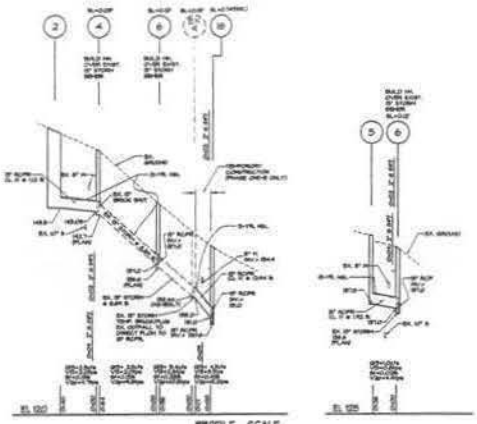
C-104



PROFILE SCALE



PROFILE SCALE



PROFILE SCALE

PUBLIC PIPE SCHEDULE

FROM	TO	SIZE	TYPE	LENGTH
2	4	15"	RCPIII CL. III	40'
4	6	15"	RCPIII CL. III	39'
10	14	24"	RCPIII CL. III	378'
14	16	24"	RCPIII CL. III	43'
16	20	24"	RCPIII CL. III	483'
18	20	24"	RCPIII CL. III	40'
20	28	24"	RCPIII CL. III	40'
40	42	24"	RCPIII CL. IV	45'
			TOTAL:	1,404'

PUBLIC STRUCTURE SCHEDULE

NO.	TYPE	INSIDE DIAM.	INV. ELEV.	TOP ELEV. CURVE	TOP ELEV. GRADE	STANDARD DETAIL
2	Inlet Type Catch Basin	4'-0"	143.0	151.0+/-0.1		DC DPW Dwg. # 302.01 + Inlet STD. # 354.01
4	Std. Precast Yard	4'-0"	143.1	N/A		DC Inlet STD. # 354.01
6	Std. Type Catch Basin	3'-0"	137.0	146.50+/-0.1		DC DPW Dwg. # 302.01 + Inlet STD. # 354.01
10	Std. Precast Yard	4'-0"	138.4	147.0		DC Inlet STD. # 354.01
14	Std. Precast Yard	4'-0"	138.5	147.0		DC Inlet STD. # 354.01
16	Std. Double Catch Basin	3'-0"	137.0	145.50+/-0.1		DC DPW Dwg. # 302.01 + Inlet STD. # 354.01
18	Std. Double Catch Basin	3'-0"	137.1	145.49+/-0.1		DC DPW Dwg. # 302.01 + Inlet STD. # 354.01
20	Std. Precast Yard	4'-0"	139.0	147.0		DC DPW Dwg. # 302.01 + Inlet STD. # 354.01
28	Std. Precast Yard	4'-0"	140.0	147.0		DC DPW Dwg. # 302.01 + Inlet STD. # 354.01
36	Inlet Type Catch Basin	3'-0"	139.0	147.0		DC DPW Dwg. # 302.01 + Inlet STD. # 354.01
38	Std. Precast Yard	4'-0"	141.0	148.20+/-		DC DPW Dwg. # 302.01 + Inlet STD. # 354.01
39	Std. Precast Yard	4'-0"	141.78			DC DPW Dwg. # 302.01 + Inlet STD. # 354.01
40	Std. Precast Yard	4'-0"	139.8 +	148.8		DC DPW Dwg. # 302.01 + Inlet STD. # 354.01
42	Inlet Type Catch Basin	3'-0"	139.8 +	147.5+/-0.1		DC DPW Dwg. # 302.01 + Inlet STD. # 354.01
43	Std. Precast Yard	4'-0"	141.0	147.0+/-		DC Inlet STD. # 354.01

Remarks:
1. DOUBLE GRATE
2. FIELD REVISION: CONTRACTOR TO VERIFY

PRIVATE PIPE SCHEDULE

FROM	TO	SIZE	TYPE	LENGTH
101	114	15"	HDPE	20'
102	114	15"	HDPE	19'
104	39	15"	HDPE	41'
39	38	24"	HDPE	41'
38	36	24"x15"	HDPE/RCPIII CL. IV	56'
106	36	15"	RCPIII CL. III	56'
			TOTAL:	213'

Remarks: HDPE= High Density Polyethylene Pipe, With Smooth Interior

PRIVATE STRUCTURE SCHEDULE

NO.	TYPE	INSIDE DIAM.	INV. ELEV.	TOP ELEV. CURVE	TOP ELEV. GRADE	STANDARD DETAIL
101	Std. Single Catch Basin	2'-6"	139.8	148.80		DC DPW Dwg. # 302.01 + Inlet STD. #354.01-B
102	Std. Single Catch Basin	2'-6"	141.1	150.15		DC DPW Dwg. # 302.01 + Inlet STD. #354.01-B
104	Std. Precast Yard	4'-0"	139.8	148.80		DC DPW Dwg. # 302.01 + Inlet STD. #354.01-B
106	Spill Plate					SEE DETAIL ON C-8

Remarks:
1. INVERT IN = INVERT OUT + 0.2
2. INVERT IN = INVERT OUT + 0.1

PUBLIC PIPE SUMMARY

SIZE	TYPE	LENGTH
15"	RCPIII CL. III	442'
15"	RCPIII CL. IV	45'
	TOTAL:	487'

Remarks: ALL PIPE TO BE INSIDE PUBLIC R/W. PUBLIC PIPE INSIDE PUBLIC R/W.

PRIVATE PIPE SUMMARY

SIZE	TYPE	LENGTH
15"	HDPE	60'
24"	HDPE	153'
24"	RCPIII	56'
24"x15"	HDPE/RCPIII	56'
	TOTAL:	325'

Remarks: CONTINUE Centrally Polyethylene Pipe with smooth interior from 24" to 15" diameter.

PHASE ONE-B
UTILITY PLAN
250 58TH STREET NE
BEING A RESUBDIVISION OF
LOTS 41 THRU 78
SQUARE NO. 5246
WASHINGTON
DISTRICT OF COLUMBIA

GRAPHIC SCALE 1" = 50'
50 0 50 100 150

N.E.

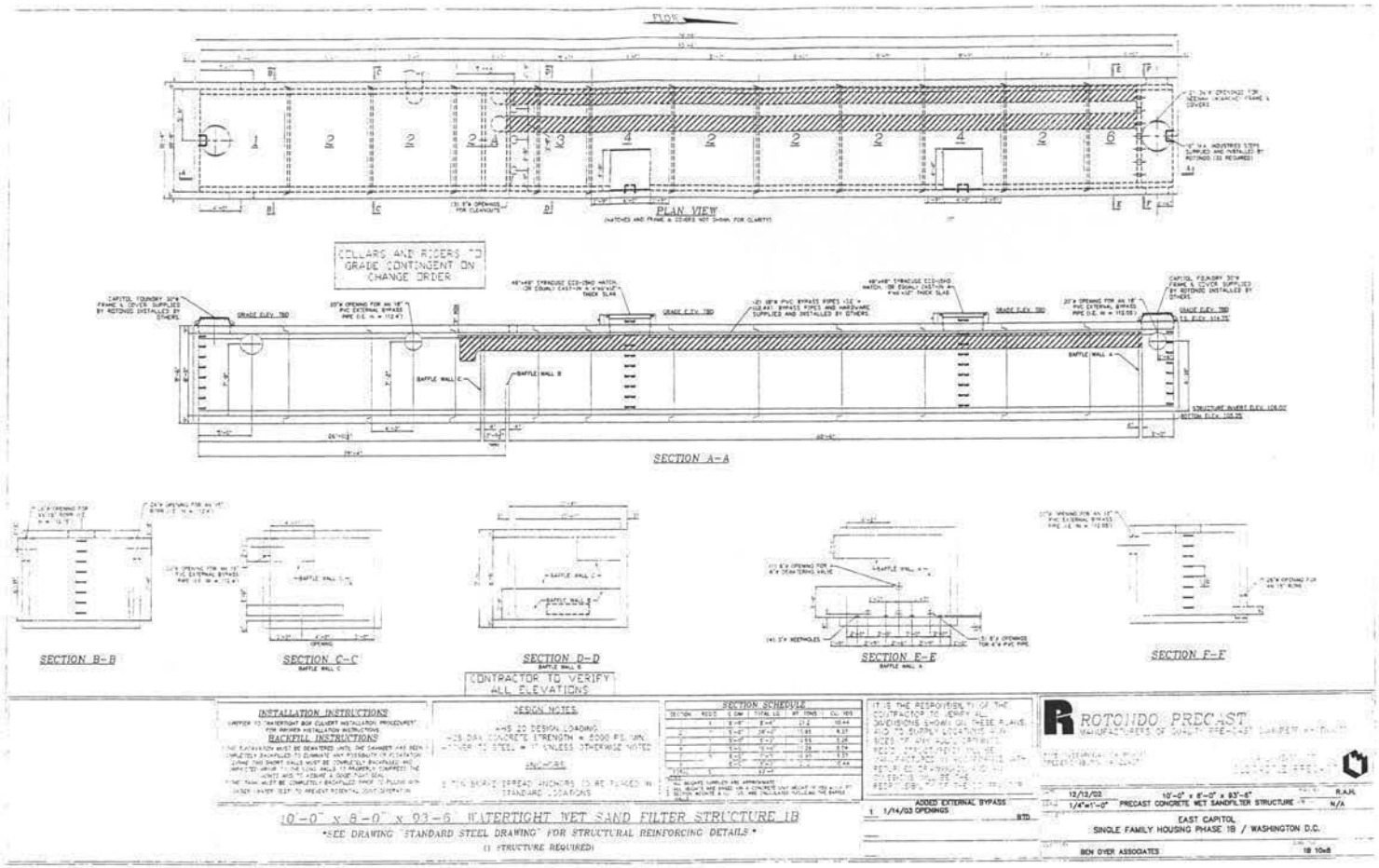
SHEET 3 OF 8 FOR SHEETS 1 & 2 OF 8, SEE BOAT Dwg. NO'S. SUDD-1, SUDD-2, SUDD-3, SUDD-4, AND SUDT-2

DATE	DESCRIPTION	BY
1-24-04		KPC
4-24-05	PHASE ONE-B PERMIT SET	KPC
8-11-05	REVISED PERMIT SET	KPC

Grimm and Parker Architects
11785 Beltsville Drive, Suite 1400, Calverton MD 20705, 301.595.1000, 301.595.0998 Fax
1355 Beverly Road, Suite 105, McLean VA 22101, 703.903.9100, 703.903.9793 Fax

UTILITY PLAN-PROFILES
CAPITOL GATEWAY ESTATES PHASE ONE-B
SINGLE FAMILY HOUSING
WASHINGTON D.C.

C-105



NOTES:

1) Sand Filter Maker Quality Structure to be pre-cast by a D.C. Department of Public Works approved pre-caster.

2) Contact D.C. Department of Health, Environmental Health Administration, Watershed Protection Division Stormwater Technical Services Branch for a list of approved suppliers 0-202-535-2240.

3) All Sand Filter Maker Quality Structures to be designed to meet H-20 loading.

4) Cast-in-Place sand filters should be as per section 02720.01 to 02726.06 of the D.D.O.T. Water and Sewer Specification and detailed drawing in the office manual.

5) Shop drawings for both pre-cast and cast-in-place structures must be submitted to the design engineer and code officials of the Watershed Protection Division's Sediment and Stormwater Technical Services Branch for approval prior to fabrication.

PHASE ONE-B
UTILITY PLAN-DETAILS
BEING A RESUBDIVISION OF
LOTS 41 THRU 78
SQUARE NO. 5246
WASHINGTON
DISTRICT OF COLUMBIA

SHEET 5 OF 6 (FOR SHEETS 1,2,4,5 AND 6 OF 6, SEE BOAI DWG. NO'S. B-008-Z, B-004-Z, B-001-Z, B-002-Z AND B-009-Z)

DATE	DESCRIPTION
4-24-03	PHASE ONE-B PERMIT SET
5-11-03	REVISED PERMIT SET
REVISIONS	

BY: AS SHOWN
DEC. 2002
B-010-Z

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BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
11785 Beltsville Drive
Suite 1000
Calverton, MD 20705
301.595.1000
301.595.0089 Fax
1355 Beverly Road
Suite 250
McLean, VA 22101
703.903.9100
703.903.9255 Fax

Grimm and Parker Architects

UTILITY PLAN-DETAILS
CAPITOL GATEWAY ESTATES PHASE ONE-B
SINGLE FAMILY HOUSING
WASHINGTON D.C.

DATE	DESCRIPTION
12/16/02	PERMIT SET

C-106


DISTRICT OF COLUMBIA SAND FILTER WATER QUALITY STRUCTURE

East Capitol - Phase 1B

P-99130

Assumptions & Site Data

Storm Frequency =			15 yr
Storm Duration =			24 hr
Time of Concentration (Tc) =			5 min
Runoff Coefficient (C) =			1
Infiltration Rate for Sand =			1.18 ft/hr
Void Ratio for Sand, Gravel & Pipe (Vv)			0.6
Sand Permeability (K) =			0.6 ft/hr

Pre-existing Conditions

Rainfall Intensity (I2) =			6.28 in/hr
Land Use	Acres	C	A * C
Meadow	8.698	0.35	1.766
Qe2 = I2 *	8.33	cfs	

Proposed Conditions

				10# Flood
Rainfall Intensity (I10) =		7.56 in/hr		
Land Use By Areas	Acres	C	A * C	Qi
Surface Parking	1.064	0.9	0.958	0.5
Other impervious	0.151	0.9	0.136	0.4
Rooftop	0.669	1.0	0.669	0.3
Grass	3.174	0.35	1.111	
Totals		0.57		
		weighted		
Qpx = Q10 =	31.88	cfs		

WQ Structure Dimensions

L1 =	13.17	ft
L2 =	76.00	ft
L3 =	4.00	ft
W =	16.00	ft

97.60 Overall

1 Determine Design Invert Elevations

Dt = (loc. in - Inv. Out)

Inv In =	112.14	ft
Inv Out =	106.00	ft
Dt =	6.13	ft

2 Determine Area of Sand Filter:

Af = 50 + (Ix - 0.1) * 167

Ix =	1.876	Imperv. Area, acres
	347	sq ft
Af = A2 =	750	sq ft
Use A2 = L2 * W =	OK	

ECap-182.xls WQS 1B Ult 1 1/21/02 8:13 AM


3a Determine Storage Volume for Quality Control

Vqc = (Qi * Ia) - (F * T * Af)

Ia =	81,719	Imperv. Area, sq ft
F =	1.18	Final Infiltration Rate for Filter, ft/hr
T =	1	Filling Time (1 hr per SCS practice)
Vqc =	3,483	cu ft

3b Determine Storage Volume for Quantity Control

Vqn = (1.25 * (Qpx - Qex) * (Tc * 60) * 1.6)

Vqn = 4,923 cu ft

4 Determine Storage Volume Required

Use Largest Value of 3a and 3b

Vw = 4,923 cu ft, required

5 Calculate Bottom Storage Volume in Second Chamber

V2b = Af * d * Vv		
d =	3.90	Depth of Filter Layer, ft
Vv =	0.6	Void Ratio of Filter Media
V2b =	1,413	Bottom Volume of Filter Chamber, cu ft

5 Calculate Bottom Storage Volume in First Chamber

V1b = A1 * d

A1 =	132	sq ft
V1b =	793	cu ft

7a Calculate Storage Volume Required in First & Second Chambers

V12 = V21 = Vw - (V2b + V1b)

V12 = V21 = 2815 cu ft

7b Calculate Storage Volume Provided in First & Second Chambers

V12 = V21 = (L1 + L2) * W * (D - d)

V12 = V21 = 2,888 cu ft

7c Calculate Toilal Storage Provided

Vsqn = V2b + V1b + (V12 + V21)

Vsqn = 4,890 cu ft, provided

OK

8 Size Overflow Pipe in First Chamber

Pipe Diameter	18	in
Number of Pipes	3	ea
Top of pipe	113.66	
Area of Pipes	5.30	sq ft
Assumed % clogged	50	%
Assumed Open Area	2.86	sq ft
Co =	0.6	Weir Coefficient
hmax = (Qpx / Co / Ao)^2 / 2g		
hmax =	0.33	ft
HGL =	113.32	

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9 Size Submerged Weir in First Chamber

Lo =	7.00	
No =	1.00	
Co =	0.6	Weir Coefficient
Area =	7.00	sq ft
Assumed % clogged	50	%
Assumed Open Area	3.50	sq ft
hmax = D - 0.5 - (Ho / 2)		
hmax =	5.15	ft
Q = Co * Ao * (2g * hmax)^0.5		
Q =	38.24	cfs
	Orifice Large Enough	

10 Determine Average Flow Through Filter

Hmax = D - 0.5 * Perf Pipe Diameter

Perforated Pipe Diameter =	6	in
hmax =	5.0	ft
i = Hmax / D * 4		
i =	0.96	
Qf = K * A2 * i		
Qf =	463.15	cu ft / hr

11 Determine the Detention Time

Ts = Vw / Qf		
Vsqn =	4890	cu ft
Qf =	463.15	cu ft / hr
Ts =	10.56	hr

12 Compare Peak Outflow Time

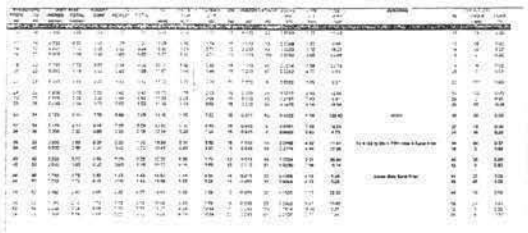
1 if (Ts * Qpx) < (2 * Vsq) then T = (2 * Ts - (2 * Ts^2 - 2 * Vw * Ts / Qpx) ^ 0.5)

2 if (Ts * Qpx) > (2 * Vsq) then T = (Ts / 2) + (Vw / Qpx)

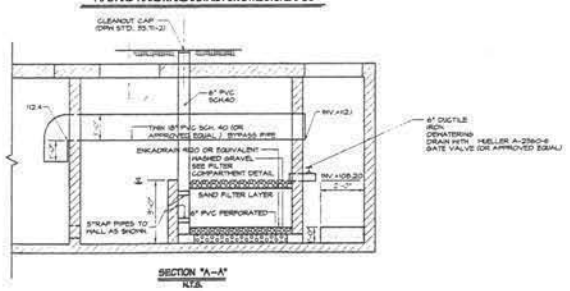
3 if (Ts * Qpx) = (2 * Vsq) then T = ((2 * Vw * Ts) / Qpx) ^ 0.5

Ts * Qpx =	8466.27	
2 * Vsq =	9781.41	
T =	377	sec
T =	6.29	min

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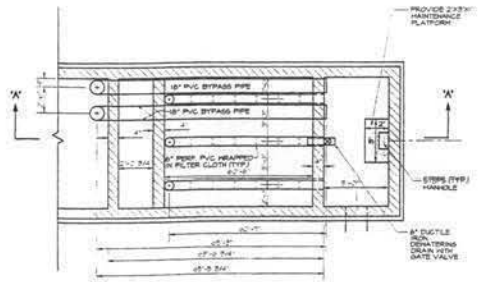



PIPE AND HARDWARE DETAIL FOR STRUCTURE # 56



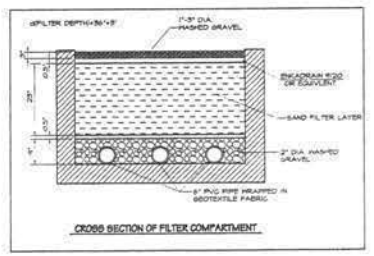
SECTION "A--A"

N.T.S.



PLAN VIEW (TOP SLAB REMOVED)

N.T.S.



CROSS SECTION OF FILTER COMPARTMENT

NOTES:

1) Sand Filter Water Quality Structure to be pre-cast by a D.C. Department of Public Works approved manufacturer.

2) Contact D.C. Department of Health, Environmental Health Administration, Watershed Protection Division Stormwater Technical Services Branch for a list of approved suppliers 1-202-535-2240.

3) All Sand Filter Water Quality Structures to be designed to meet H-20 loading.

4) Cast-in-Place sand filters shall be as per section 02720.01 to 02726.06 of the D.D.O.T. Water and Sewer Specification and detailed drawing in the office manual.

5) Shop drawings for both pre-cast and cast-in-place structures must be submitted to the design engineer and code officials of the Watershed Protection Division's Sediment and Stormwater Technical Services Branch for approval prior to fabrication.

250 58TH STREET N.E.
BEING A RESUBDIVISION OF
LOTS 41 THRU 78
SQUARE NO. 5246
WASHINGTON
DISTRICT OF COLUMBIA

SHEET 4 OF 5 (FOR SHEETS 1,2,3,5 AND 6 OF 6, SEE BOAI DWG. NO'S. 8.008-2, 8.009-2, 8.010-2, 8.012-2 AND 8.013-2)

DATE	DESCRIPTION	BY
1-24-08		KPC
4-24-08	PHASE ONE-B PERMIT SET	KPC
	REVISIONS	BY

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SCALE: AS SHOWN
DATE: FEB. 2008
8.01-2

BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
11785 BEVERLY ROAD, SUITE 105
RESTON, VIRGINIA 20190
TELEPHONE (703) 435-0000

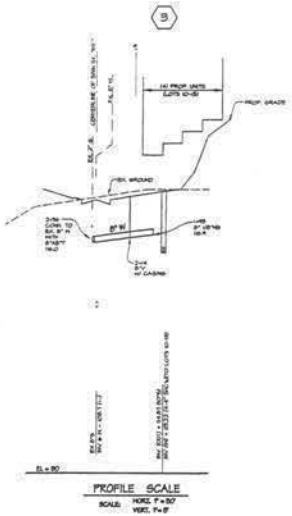
C-107

11785 Beltsville Drive Suite 1400 Calverton MD 20705 301 595 1000 301 595 0089 Fax
1355 Beverly Road Suite 105 McLean VA 22101 703 903 9100 703 903 9109 Fax

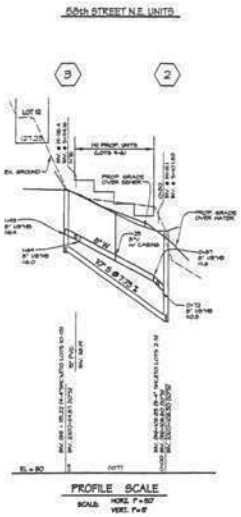
Grimm and Parker Architects

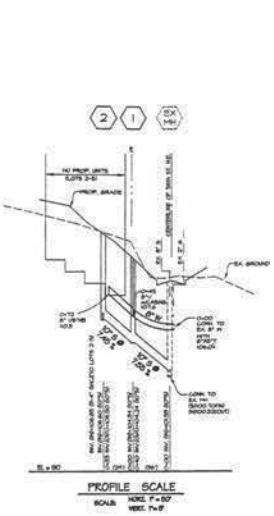
UTILITY PLAN--DETAILS
CAPITOL GATEWAY ESTATES PHASE ONE-B
SINGLE FAMILY HOUSING

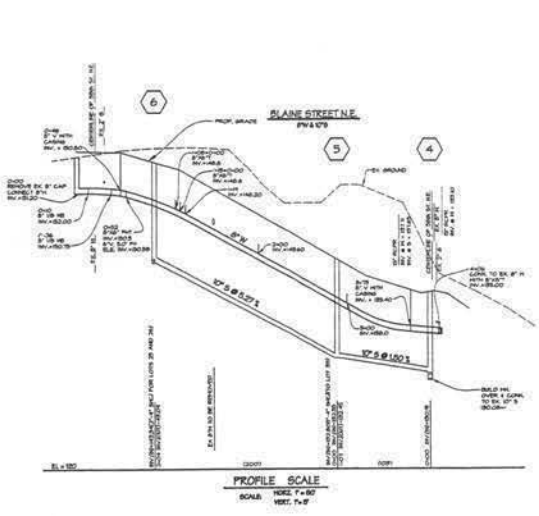
DATE 02/28/08



56th STREET N.E. UNITS







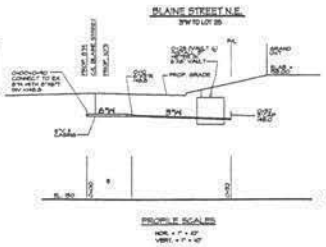
EAST CAPITOL SEWER INVERT ELEVATION AT PROPERTY LINE (56TH STREET N.E.)

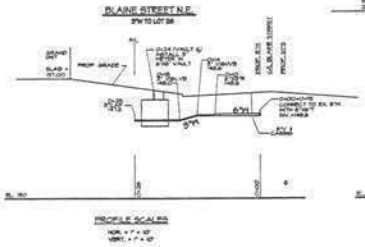
SQUARE NO.	LOT NO.	UNIT TYPE	CLEAN OUT INV. ELEVATION
5246	1	B	92.31
5246	2	S-H	106.44
5246	3	S-J	106.93
5246	4	S-H	107.35
5246	5	S-H	107.81
5246	6	C-H	108.88
5246	7	C-H	110.54
5246	8	C-H	111.95
5246	9	C-H	113.66
5246	10	C-H	115.50
5246	11	C-H	115.84
5246	12	C-H	115.49
5246	13	C-H	115.41
5246	14	C-H	121.18
5246	15	C-H	122.01
5246	16	C-H	123.40
5246	17	C-H	124.83
5246	18	J-H	126.14

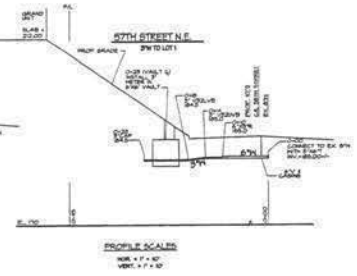
EAST CAPITOL SEWER INVERT ELEVATION AT PROPERTY LINE (BLAINE STREET N.E.)

SQUARE NO.	LOT NO.	UNIT TYPE	CLEAN OUT INV. ELEVATION
5246	19	C-H	126.76
5246	20	J-H	134.77
5246	21	J-H	135.67
5246	22	C-H	137.49
5246	23	C-H	138.85
5246	24	C-H	139.44
5246	25	B	143.84
5246	26	B	143.84
5246	27	J-H	141.67
5246	28	J-H	140.14
5246	29	C-H	138.51
5246	30	C-H	137.35
5246	31	C-H	136.71
5246	32	C-H	134.71
5246	33	C-H	133.45
5246	34	J-H	132.57
5246	35	J-H	132.62

NOTE:
ALL 8" WATER PIPE & FITTINGS TO BE D.I. AND RESTRAINED WITH RETAINER GLANDS.







MATERIAL LIST (WATER)

ITEM	NUMBER
8"x8" TEE	3
8" VALVE (w/ CASING)	3
8" VB HOR. BEND	4
8" V30 HOR. BEND	1
8"x6"T	3
8" CAP	1
8" GATE VALVE (w/ CASING)	6
8"x8" CROSS	1
6" GATE VALVE (w/ CASING)	2
TRAFFIC FIRE HYDRANT	2
1 1/2" METER & METER BOX	30
CURB STOP & BOX	30
CORPORATION STOP	30
6"x3" REDUCER	3
3" METER AND 6'X6' VAULT	3
1 1/2"x1" REDUCER	30

MATERIAL LIST (WATER)

TYPE	LENGTH
8" H (D.C. CL. 50)	616'
6" H (D.C. CL. 50)	40'
1" H (COPPER)	500'
1 1/2"H (COPPER)	300'
3" H (COPPER)	100'

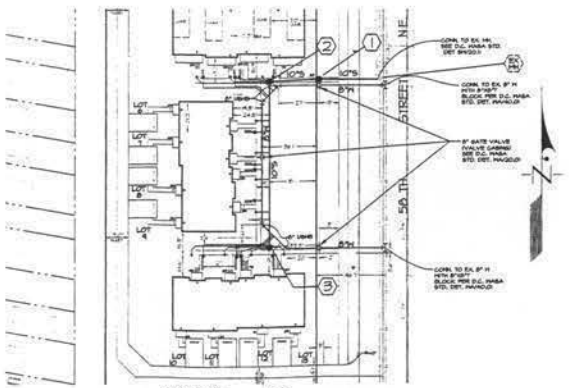
MATERIAL LIST (SEWER)

TYPE	LENGTH
12" SEWER (PVC)	415'
4" SEWER (PVC)	162'

MATERIAL LIST (SEWER)

ITEM	NUMBER
MANHOLES	6
4" CLEANOUT (C.O.)	35
4" V8 HOR. BEND	14
10"x4" T	28
4"x4" WYE (FOR C.O.)	35

NOTE:
CONTRACTOR IS TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF THE EX. WATER & SEWER MAINS BY TEST PIT, WELL IN ADVANCE OF WATER & SEWER SERVICE HOUSE CONNECTION OR WATER & SEWER MAIN INSTALLATION. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.



UTILITY PLAN-PROFILES
BEING A RESUBDIVISION OF
LOTS 41 THRU 78
SQUARE NO. 5246
WASHINGTON
DISTRICT OF COLUMBIA

SHEET 5 OF 6 (FOR SHEETS 1,2,3,4 AND 6 OF 6, SEE SDAT DRG. NO'S. B-008-2, B-009-2, B-010-2, B-011-2 AND B-012-2)

DATE	DESCRIPTION
4-24-09	PHASE ONE-B PERMIT SET
9-17-08	REVISED PERMIT SET
DATE	DESCRIPTION
	REVISIONS

BY: SDAT
SCALE: AS SHOWN
DATE: NOV. 2002
DRWG. NO.: B-013-2

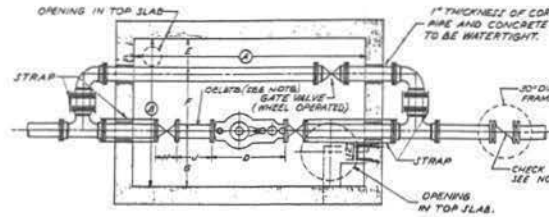
Grimm and Parker Architects
11785 Beltsville Drive Suite 1400 Calverton MD 20705 301.595.1000
1355 Beverly Road Suite 105 McLean VA 22101 703.903.9100 703.903.9755 Fax

UTILITY PLAN-PROFILES
CAPITOL GATEWAY ESTATES PHASE ONE-B
SINGLE FAMILY HOUSING
WASHINGTON D.C.

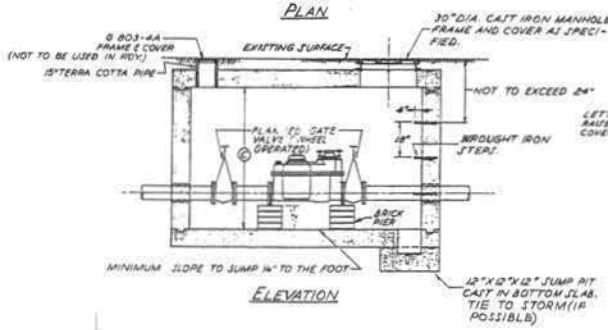
DATE	DESCRIPTION
12/16/02	PERMIT SET

C-108

808-5



PLAN

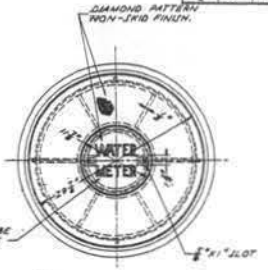


ELEVATION

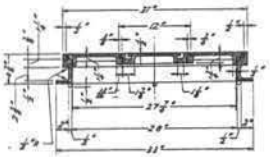
NOTE-
1. REINFORCING STEEL AND CONCRETE WALL AND SLAB THICKNESS AS SPECIFIED BY OTHERS.
2. CHECK VALVE & CASING AS SPECIFIED IS REQUIRED IF METER IS INSTALLED ON INTERCONNECTED SERVICE PIPE OR SUBJECTED TO BACKFLOW.

NOTE-
USE 24" FRAME AND COVER FOR 2½" DISC METER.

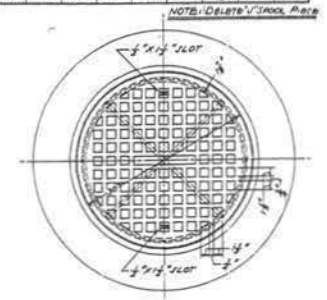
SIZE	A	B	C	D (MAX.)	E	F	G	H	J	
-COMPOUND METER-										
3"	72"	72"	72"	17"	10"	26"	24"	8"	14"	—
4"	72"	72"	72"	20"	10"	26"	24"	9"	15"	—
6"	120"	72"	72"	24"	12"	29"	24"	10½"	18"	—
-DISC METER-										
2½"	72"	60"	72"	20"	11"	24"	25"	7½"	18"	—

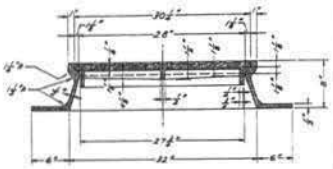


NOTE-
FRAME AND COVER NOT TO BE USED IN ROADWAY.



G-803-4





J-C-11

NOTE-
-ALL MACHINE FINISH TO BE A.S.A. SPECIFICATION - "ROUGHNESS SYMBOL 250." TOLERANCE: 1'-0"-⅛".

CAST IRON FRAME & COVER DETAILS
½"=1'-0"

2-1-52	R.L.S.
5-1-56	R.L.S.
10-26-61	R.L.C.
1-11-63	R.L.C.
3-23-64	E.R.
8-21-68	E.R.
-REVISED-	

APPROVED-
CHIEF, PLANNING AND DESIGN DIVISION
APPROVED-
CHIEF, WATER OPERATIONS DIVISION

DISTRICT OF COLUMBIA
DEPARTMENT OF SANITARY ENGINEERING
DAVID V. ANES, DIRECTOR

METER INSTALLATION LAYOUT COMPOUND METER

SCALE	AS NOTED
DRAWN	E.R.
DISTRICT	
CHECKED	J.F.S.
SYSTEM	
SUBMITTED	J.E.S.
SURVEYED	
DATE	MAY 2, 1958
RECOMMENDED	
DRAWING NO.	

G-808

UTILITY PLAN-DETAIL
BEING A RESUBDIVISION OF
LOTS THRU
SQUARE NO. 5246
WASHINGTON
DISTRICT OF COLUMBIA

DATE	DESCRIPTION
4-24-09	PHASE ONE-B PERMIT SET
8-11-09	REVISED PERMIT SET

REVISIONS

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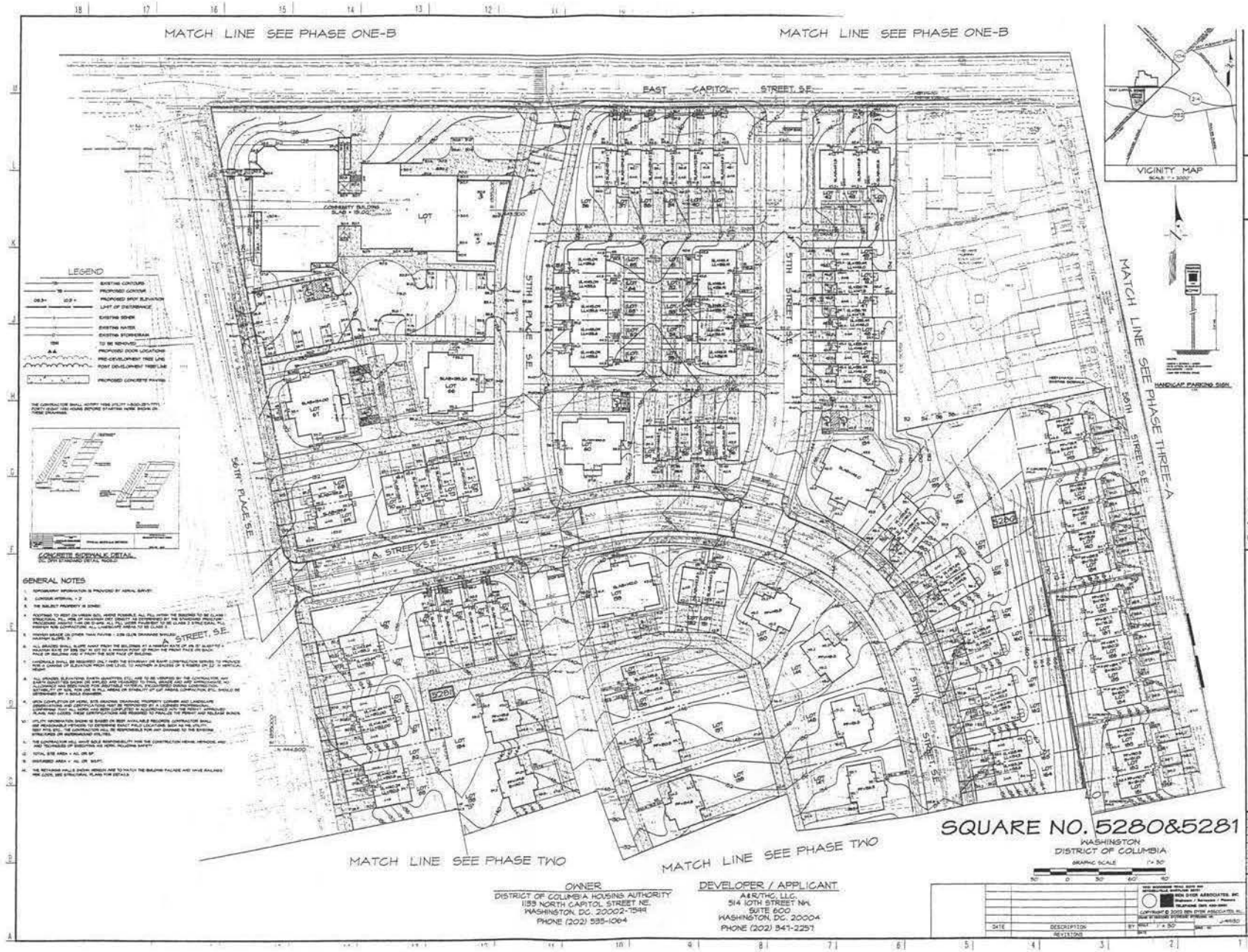
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Grimm and Parker Architects
11785 Beltsville Drive Suite 1400 Calverton MD 20705 301.595.1000 Fax 301.595.0089
1355 Beverly Road Suite 105 McLean VA 22101 703.893.3700 Fax 703.893.3730

UTILITY PLAN-DETAIL
CAPITOL GATEWAY ESTATES PHASE ONE-B
SINGLE FAMILY HOUSING
WASHINGTON D.C.

DATE	DESCRIPTION
12-16-09	PERMIT SET

C-109


MATCH LINE SEE PHASE ONE-B
MATCH LINE SEE PHASE ONE-B
EAST CAPITOL STREET, S.E.
57TH PLACE, S.E.
57TH STREET, S.E.
56TH STREET, S.E.
50TH PLACE, S.E.
A STREET, S.E.
MATCH LINE SEE PHASE THREE-A
MATCH LINE SEE PHASE TWO
MATCH LINE SEE PHASE TWO
LOT
COMMUNITY BUILDING SLAB = 19.00
5281
5280
LEGEND
EXISTING CONTOURS
PROPOSED CONTOUR
PROPOSED SPOT ELEVATION
LIMIT OF DISTURBANCE
EXISTING SEWER
EXISTING WATER
EXISTING STORMDRAIN
TO BE REMOVED
PROPOSED DOOR LOCATIONS
PRE-DEVELOPMENT TREE LINE
POST DEVELOPMENT TREELINE
PROPOSED CONCRETE PAVING
CONCRETE SIDEWALK DETAIL
GENERAL NOTES
VICINITY MAP
SCALE 1" = 2000'
HANDICAP PARKING SIGN
SQUARE NO. 5280&5281
WASHINGTON
DISTRICT OF COLUMBIA
GRAPHIC SCALE 1" = 50'
OWNER
DISTRICT OF COLUMBIA HOUSING AUTHORITY
1133 NORTH CAPITOL STREET NE.
WASHINGTON, DC. 20002-7599
PHONE (202) 535-1064
DEVELOPER / APPLICANT
A&R/THC, LLC.
514 10TH STREET NW,
SUITE 600
WASHINGTON, DC. 20004
PHONE (202) 841-2251
DATE
DESCRIPTION
REVISIONS
Grimm and Parker Architects
11785 Beltsville Drive
Suite 1400
Calverton, MD 20705
301.595.1900
301.595.0989 Fax
1555 Beverly Road
Suite 105
McLean, VA 22101
703.903.9110
703.903.9755 Fax
SITE DEVELOPMENT PLAN-PHASE TWO
CAPITOL GATEWAY ESTATES, SINGLE FAMILY HOUSING
WASHINGTON D.C.
C-207



Grimm and Parker Architects

11785 Beltsville Drive
Suite 1400
Calverton, MD 20705
301.595.1000
301.572.0882 Fax

1355 Beverly Road
Suite 105
McLean, VA 22101
703.903.9100
703.893.3782 Fax

SITE DEVELOPMENT PLAN–PHASE TWO
CAPITOL GATEWAY ESTATES, SINGLE FAMILY HOUSING
WASHINGTON D.C.

DATE
DESCRIPTION

C-20



SQUARE NO'S. 5280 & 5281

WASHINGTON
DISTRICT OF COLUMBIA

GRAPHIC SCALE 1" = 30'

OWNER
DISTRICT OF COLUMBIA HOUSING AUTHORITY
1133 NORTH CAPITOL STREET NE.
WASHINGTON, DC. 20002-7599
PHONE (202) 535-1064

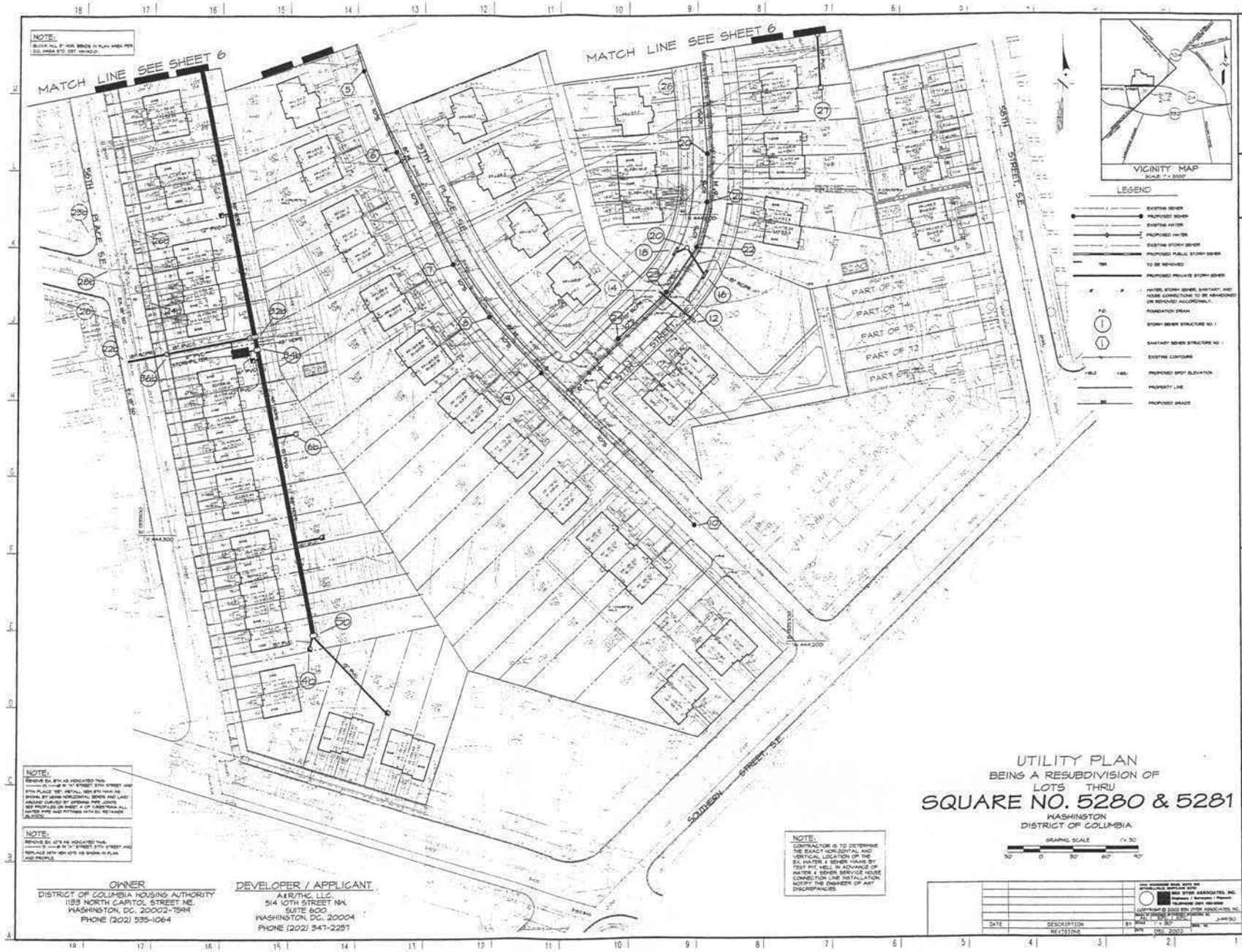
DEVELOPER / APPLICANT
A & R/THC, LLC.
514 10TH STREET NW.
SUITE 600
WASHINGTON, DC. 20004
PHONE (202) 347-2251

Grimm and Parker Architects
11785 Beltsville Drive, Suite 1400, Calverton, MD 20705, 301 595 1000, 301 595 0089 Fax
1355 Beverly Road, Suite 105, McLean, VA 22101, 703 903 9100, 703 903 9725 Fax

UTILITY PLAN
CAPITOL GATEWAY ESTATES PHASE TWO-A
SINGLE FAMILY HOUSING
WASHINGTON D.C.

DATE	DESCRIPTION
	REVISIONS

C-209



UTILITY PLAN

BEING A RESUBDIVISION OF

LOTS THRU

SQUARE NO. 5280 & 5281

WASHINGTON

DISTRICT OF COLUMBIA

OWNER

DISTRICT OF COLUMBIA HOUSING AUTHORITY
1133 NORTH CAPITOL STREET NE.
WASHINGTON, DC. 20002-7599
PHONE (202) 535-1064

DEVELOPER / APPLICANT

AERUTHC, LLC.
514 10TH STREET NW.
SUITE 600
WASHINGTON, DC. 20004
PHONE (202) 341-2257

DATE	DESCRIPTION
	REVISIONS

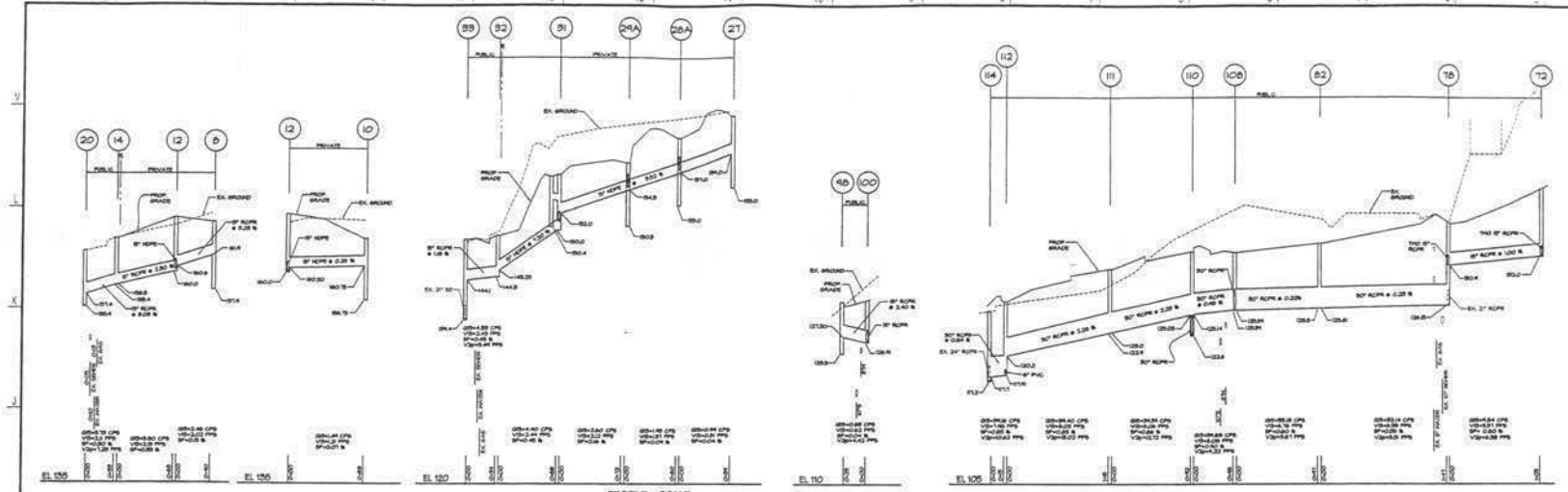
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DEC. 2002

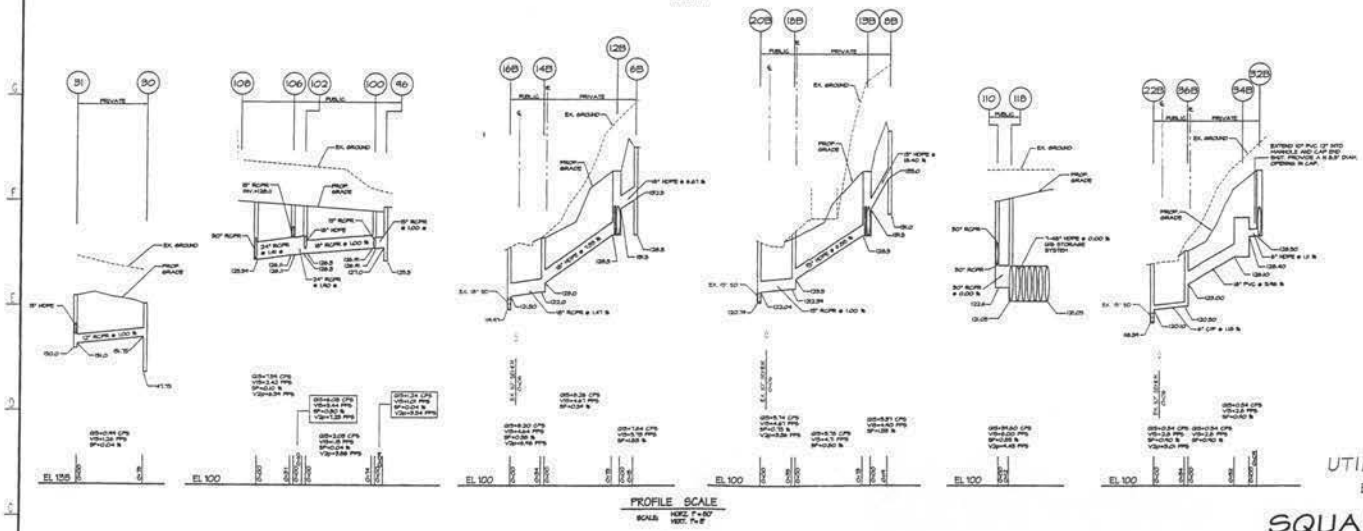
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1355 Beverly Road, Suite 105, McLean, VA 22101, 703.903.9100, 703.903.9795 Fax

UTILITY PLAN
CAPITOL GATEWAY ESTATES PHASE TWO-A
SINGLE FAMILY HOUSING
WASHINGTON D.C.

DATE	DESCRIPTION
12/16/02	Permit Set

C-210





UTILITY PLAN-PROFILES

BEING A RESUBDIVISION OF

LOTS THRU

SQUARE NO. 5280 & 5281

WASHINGTON

DISTRICT OF COLUMBIA

Grimm and Parker Architects

11785 Beltsville Drive
Suite 1400
Calverton MD 20705
301 595 1000
301 595 0069 Fax

1350 Beverly Road
Suite 105
McLean VA 22101
703 903 9100
703 903 9795 Fax

UTILITY PLAN-PROFILES
CAPITOL GATEWAY ESTATES PHASE TWO-A
SINGLE FAMILY HOUSING
WASHINGTON D.C.

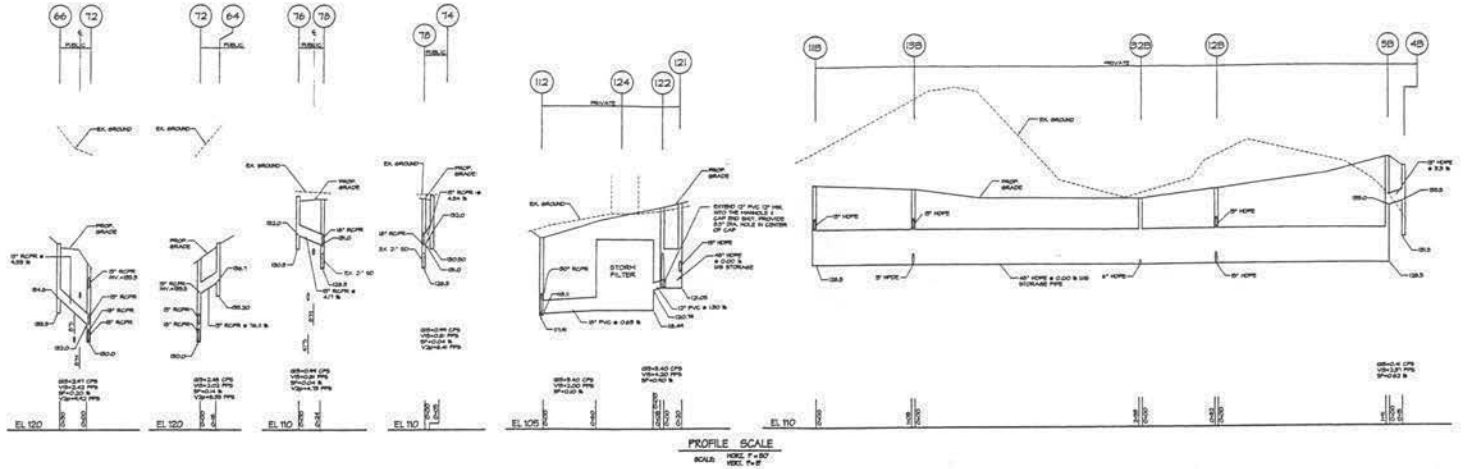
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11/18/02	PERMIT SET

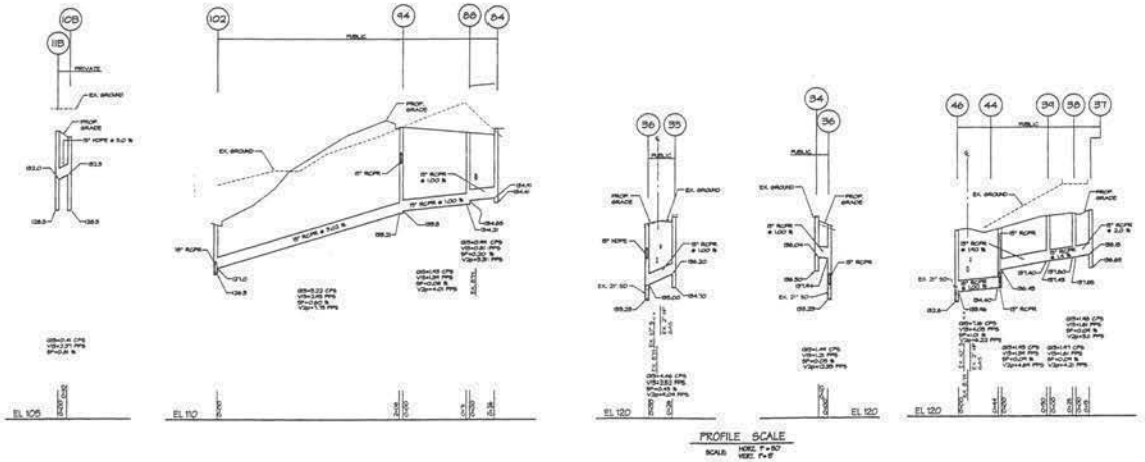
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	REVISIONS

BY: JMP
SCALE: 1"=50'
DATE: NOV. 2002

C-211





UTILITY PLAN-PROFILES

BEING A RESUBDIVISION OF

LOTS THRU

SQUARE NO. 5280 & 5281

WASHINGTON

DISTRICT OF COLUMBIA

Grimm and Parker Architects

11785 Beltsville Drive
Suite 1400
Calverton MD 20705
301 595 1000 T
301 595 0999 Fax

1355 Beverly Road
Suite 105
McLean VA 22101
703 893 9100
703 893 9329 Fax

UTILITY PLAN-PROFILES
CAPITOL GATEWAY ESTATES PHASE TWO-A
SINGLE FAMILY HOUSING

DATE	DESCRIPTION
11/16/05	Plan 01

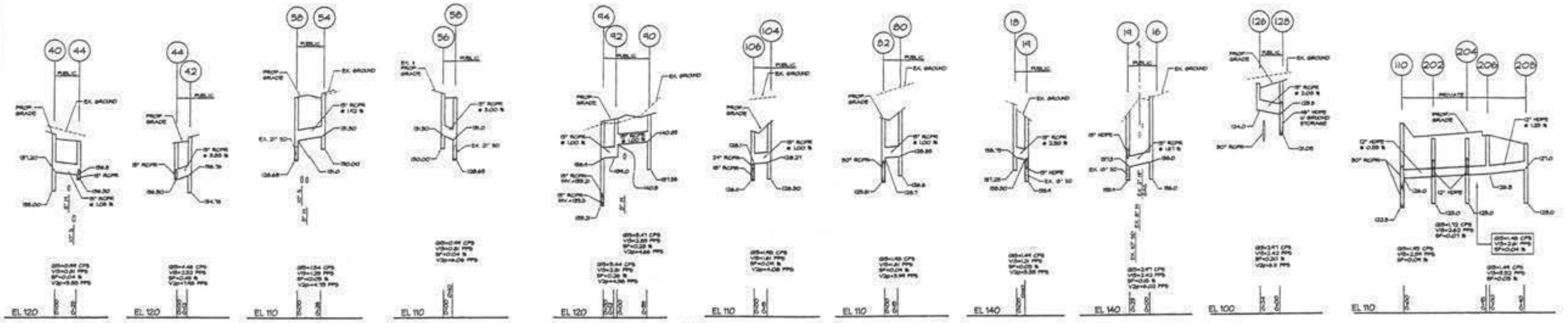
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	REVISIONS

BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
Telephone (301) 498-8900

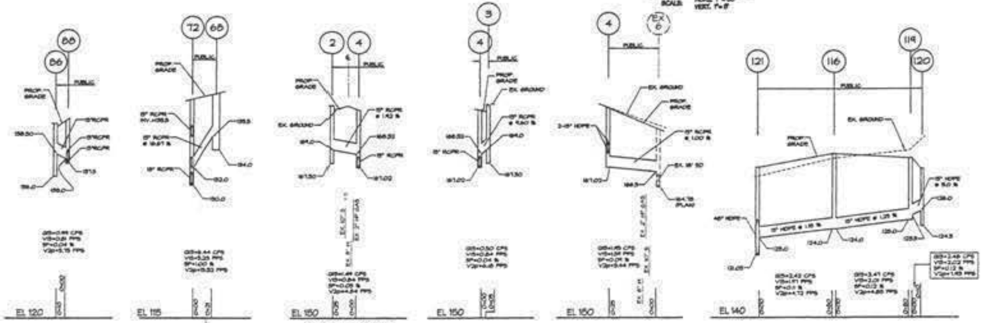
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DATE: NOV. 2002
J-4930
xx-002-2

C-212



PROFILE SCALE
SCALE: HORZ. 1"=50' VERT. 1"=5'



PROFILE SCALE
SCALE: HORZ. 1"=50' VERT. 1"=5'

PRIVATE STRUCTURE SCHEDULE

NO.	TYPE	DEPTH DIAM.	INV. ELEV.	AS BUILT INV. ELEV.	TOP ELEV. UPPER	TOP ELEV. LOWER	AS BUILT TOP ELEV. UPPER	AS BUILT TOP ELEV. LOWER	STANDARD DETAIL
45	[illegible]	2'-4"	131.3		134.3				[illegible]
55	PRECAST MH.	72"Ø	128.5		140.5				[illegible]
65	[illegible]	2'-4"	128.5		138.5				[illegible]
80	[illegible]	2'-4"	131.0		138.5				[illegible]
105	[illegible]	7'-0"	128.8		136.8				[illegible]
115	PRECAST MH.	72"Ø	128.8		127.5				[illegible]
125	CONTROL STRUCTURE	4'x4'	128.8		121.0				SEE DETAIL ON SHEET C-[illegible]
205	CONTROL STRUCTURE	4'x4'	128.5		121.0				SEE DETAIL ON SHEET C-[illegible]
52B	HOOD. PRECAST MH.	72"Ø	128.5		138.0				[illegible]
54B	STORM FILTER	[illegible]	128.1		130.8				SEE DETAIL ON SHEET C-[illegible]
8	[illegible]	2'-4"	121.4		164.05				[illegible]
10	[illegible]	2'-4"	156.75		164.25				[illegible]
12	STANDARD MH.	48"Ø	160.0		167.0				[illegible]
21	[illegible]	2'-4"	154.0		163.3				[illegible]
25A	[illegible]	2'-4"	158.0		161.0				[illegible]
24A	[illegible]	2'-4"	150.5		151.0				[illegible]
50	[illegible]	2'-4"	141.15		158.8				[illegible]
51B	[illegible]	2'-4"	150.4		156.2				[illegible]
51	STANDARD MH.	48"Ø	150.0		158.5				[illegible]
202	[illegible]	2'-4"	125.0		130.5				[illegible]
204	[illegible]	2'-4"	125.0		130.5				[illegible]
206	STANDARD MH.	48"Ø	128.5		131.0				[illegible]
208	[illegible]	2'-4"	125.0		130.1				[illegible]

Remarks:
* SINGLE GRATE TYPE CATCH BASIN
** DOUBLE GRATE TYPE CATCH BASIN
*** TRIPLE GRATE TYPE CATCH BASIN
NOTE: FOR ALL THE ABOVE INLETS PROVIDE DRAW-DOWN DEVICE. SEE DETAIL ON SHEET C-[illegible]
+ INVERTS TAKEN FROM D.C. WASA RECORDS. CONTRACTOR IS TO VERIFY INVERT ELEVATION. NOTIFY [illegible] OF ANY DISCREPANCIES

PRIVATE PIPE SCHEDULE

FROM	TO	SIZE	TYPE	LENGTH
45	55	15"	HDPE	15'
55	125	48"	HDPE**	141'
65	125	15"	HDPE	13'
80	135	15"	HDPE	14'
105	115	15"	HDPE	10'
115	155	48"	HDPE	108'
155	52B	48"	HDPE**	358'
52B	125	48"	HDPE**	62'
125	145	15"	HDPE	15'
155	165	15"	HDPE	15'
52B	54B	6"	HDPE	4'
54B	56B	6"	HDPE	52'
8	12	15"	HDPE	40'
10	12	15"	HDPE	68'
12	14	15"	HDPE	55'
21	25	15"	HDPE	54'
25	24	15"	HDPE	60'
24	51	15"	HDPE	72'
50	51	15"	HDPE	75'
51	51A	18"	HDPE	5'
51A	52	18"	HDPE	6'
51B	51A	12"	HDPE	5'
25A	25	12"	HDPE	6'
24A	24	12"	HDPE	5'
115	112	48"	HDPE**	852'
208	206	12"	HDPE	40'
206	204	12"	HDPE	20'
204	202	12"	HDPE	35'
202	110	12"	HDPE	30'
			TOTAL	2166'

Remarks:
[illegible]
** [illegible]

PRIVATE PIPE SUMMARY

SIZE	TYPE	LENGTH
6"	HDPE	61
15"	RCPR	604
18"	HDPE	66
48"	HDPE	1266
12"	HDPE	125
	TOTAL	2166

Remarks:
HDPE: HIGH DENSITY POLYETHYLENE [illegible]

PUBLIC STRUCTURE SCHEDULE

NO.	TYPE	DEPTH DIAM.	INV. ELEV.	AS BUILT INV. ELEV.	TOP ELEV. UPPER	TOP ELEV. LOWER	AS BUILT TOP ELEV. UPPER	AS BUILT TOP ELEV. LOWER	STANDARD DETAIL
2	[illegible]	8'-4"	147.3		174.0				[illegible]
3	[illegible]	8'-4"	147.3		174.0				[illegible]
4	[illegible]	48"Ø	147.02		178.83				[illegible]
14	CLEANOUT MH.	48"Ø	158.5		164.0				[illegible]
16	[illegible]	14'-6"	156.0		163.3				[illegible]
18	[illegible]	14'-6"	157.28		165.75				[illegible]
30	STANDARD MH.	48"Ø	155.4		163.4				[illegible]
32	CLEANOUT MH.	48"Ø	144.5		149.5				[illegible]
33	STANDARD MH.	48"Ø	139.4		148.4				[illegible]
34	[illegible]	14'-6"	138.5		143.1				[illegible]
35	[illegible]	14'-6"	134.1		142.1				[illegible]
36	STANDARD MH.	48"Ø	135.2		141.7				[illegible]
37	[illegible]	7'-0"	136.65		148.5				[illegible]
38	STANDARD MH.	48"Ø	137.85		143.85				[illegible]
39	STANDARD MH.	48"Ø	137.45		143.45				[illegible]
40	[illegible]	14'-6"	135.0		141.1				[illegible]
42	[illegible]	14'-6"	134.76		141.28				[illegible]
44	STANDARD MH.	48"Ø	134.45		140.45				[illegible]
46	STANDARD MH.	48"Ø	133.8		141.0				[illegible]
54	[illegible]	14'-6"	130.0		136.1				[illegible]
56	[illegible]	14'-6"	130.0		138.5				[illegible]
58	STANDARD MH.	48"Ø	128.65		136.0				[illegible]
64	[illegible]	14'-6"	135.2		141.3				[illegible]
66	[illegible]	14'-6"	134.8		143.1				[illegible]
68	[illegible]	7'-0"	134.0		140.8				[illegible]
72	STANDARD MH.	48"Ø	130.0		140.0				[illegible]
74	[illegible]	14'-6"	130.5		136.5				[illegible]
76	[illegible]	14'-6"	133.0		138.0				[illegible]
78	STANDARD MH.	60"Ø	128.3		136.4				[illegible]
80	[illegible]	7'-0"	128.85		136.35				[illegible]
82	STANDARD MH.	60"Ø	128.8		135.8				[illegible]
84	[illegible]	14'-6"	134.4		142.8				[illegible]
86	[illegible]	14'-6"	136.0		143.0				[illegible]
88	STANDARD MH.	48"Ø	134.2		143.2				[illegible]
90	[illegible]	7'-0"	137.38		144.08				[illegible]
92	STANDARD MH.	48"Ø	139.0		149.5				[illegible]
94	STANDARD MH.	48"Ø	138.2		148.3				[illegible]
96	[illegible]	14'-6"	125.5		131.4				[illegible]
98	[illegible]	14'-6"	125.5		131.5				[illegible]
100	STANDARD MH.	48"Ø	126.4		130.4				[illegible]
102	STANDARD MH.	48"Ø	126.8		131.8				[illegible]
104	[illegible]	7'-0"	126.5		132.8				[illegible]
106	STANDARD MH.	60"Ø	126.7		131.6				[illegible]
108	STANDARD MH.	60"Ø	125.84		132.34				[illegible]
110	STANDARD MH.	60"Ø	122.6		132.6				[illegible]
111	STANDARD MH.	60"Ø	125.0		130.3				[illegible]
112	STANDARD MH.	60"Ø	117.6		128.61				[illegible]
114	STANDARD MH.	60"Ø	117.3		128.4				[illegible]
116	STANDARD MH.	48"Ø	124.0		133.5				[illegible]
118	HOOD MH.	4'-10"	121.05		133.25				[illegible]
119	STANDARD MH.	48"Ø	125.0		133.0				[illegible]
120	[illegible]	7'-0"	124.8		130.8				[illegible]
121	HOOD MH.	4'-10"	121.05		130.5				[illegible]
122	HOOD MH.	4'-10"	121.05		130.0				[illegible]
145	CLEANOUT MH.	48"Ø	123.0		128.2				[illegible]
148	STANDARD MH.	48"Ø	114.47		128.47				[illegible]
155	CLEANOUT MH.	48"Ø	122.84		128.84				[illegible]
205	STANDARD MH.	48"Ø	120.75		127.75				[illegible]
225	STANDARD MH.	48"Ø	118.54		125.24				[illegible]
240	CLEANOUT MH.	48"Ø	120.8		128.4				[illegible]

Remarks:
* SINGLE GRATE TYPE CATCH BASIN
** DOUBLE GRATE TYPE CATCH BASIN
*** TRIPLE CATCH BASIN

PUBLIC PIPE SCHEDULE

FROM	TO	SIZE	TYPE	LENGTH
2	4	15"	RCPR	25'
3	4	15"	RCPR	5'
4	EX6	15"	RCPR	52'
14	20	15"	RCPR	55'
16	20	15"	RCPR	25'
18	20	15"	RCPR	10'
32	33	18"	RCPR	26'
34	36	15"	RCPR	10'
35	36	15"	RCPR	26'
37	38	15"	RCPR	15'
38	34	15"	RCPR	22'
34	44	15"	RCPR	60'
40	44	15"	RCPR	22'
42	44	15"	RCPR	12'
44	46	18"	RCPR	54'
54	58	15"	RCPR	28'
56	58	15"	RCPR	10'
66	72	15"	RCPR	50'
64	72	15"	RCPR	18'
68	72	15"	RCPR	21'
72	78	15"	RCPR	105'
76	78	15"	RCPR	55'
74	78	15"	RCPR	55'
78	82	30"	RCPR	147'
80	82	15"	RCPR	15'
82	108	30"	RCPR	47'
84	88	15"	RCPR	28'
86	88	15"	RCPR	10'
88	44	15"	RCPR	7'
40	42	15"	RCPR	35'
42	44	15"	RCPR	12'
44	102	18"	RCPR	206'
46	100	15"	RCPR	4'
48	100	15"	RCPR	25'
102	106	18"	RCPR	14'
106	108	24"	RCPR	37'
108	110	30"	RCPR	46'
110	111	30"	RCPR	42'
112	114	30"	RCPR	15'
145	165	18"	RCPR	34'
56B	226	6"	CIP	34'
158	205	15"	RCPR	35'
120	114	15"	RCPR	10'
121	116	15"	RCPR	80'
118	121	15"	RCPR	85'
126	128	15"	RCPR	25'
			TOTAL	1861'

Remarks:
[illegible]

PUBLIC PIPE SUMMARY

SIZE	TYPE	LENGTH
6"	CIP	34'
15"	RCPR	1094'
18"	RCPR	314'
24"	RCPR	37'
30"	RCPR	347'
	TOTAL	1861'

Remarks:
CIP=CAST IRON PIPE
RCPR=REINFORCED CONCRETE PIPE [illegible]

UTILITY PLAN-PROFILES

BEING A RESUBDIVISION OF
LOTS THRU

SQUARE NO. 5280 & 5281

WASHINGTON
DISTRICT OF COLUMBIA

DATE	DESCRIPTION	BY
	REVISIONS	

BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
[illegible]

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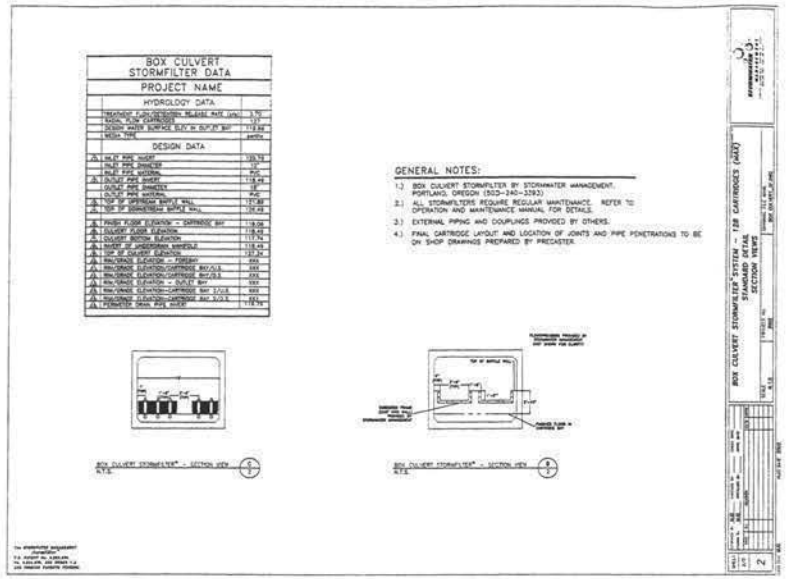
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J-4930

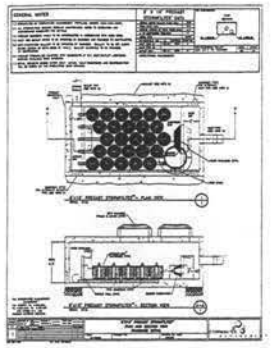
Grimm and Parker Architects
11785 Beltsville Drive
Suite 1400
Calverton MD 20705
301.595.1000
301.595.0089 Fax
1355 Beverly Road
Suite 105
McLean VA 22101
703.903.9100
703.903.9750 Fax

UTILITY PLAN-PROFILES
CAPITOL GATEWAY ESTATES PHASE TWO-A
SINGLE FAMILY HOUSING
WASHINGTON D.C.

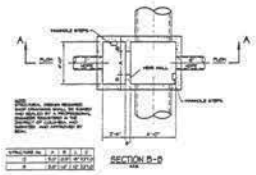
DATE	DESCRIPTION
12/18/02	PERMIT SET

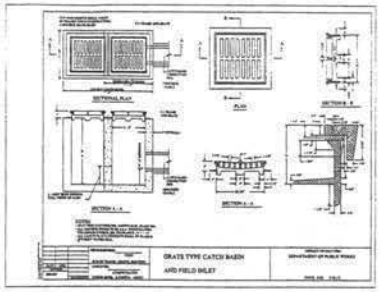
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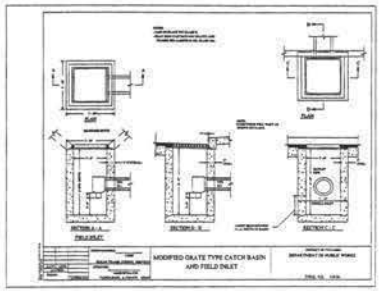


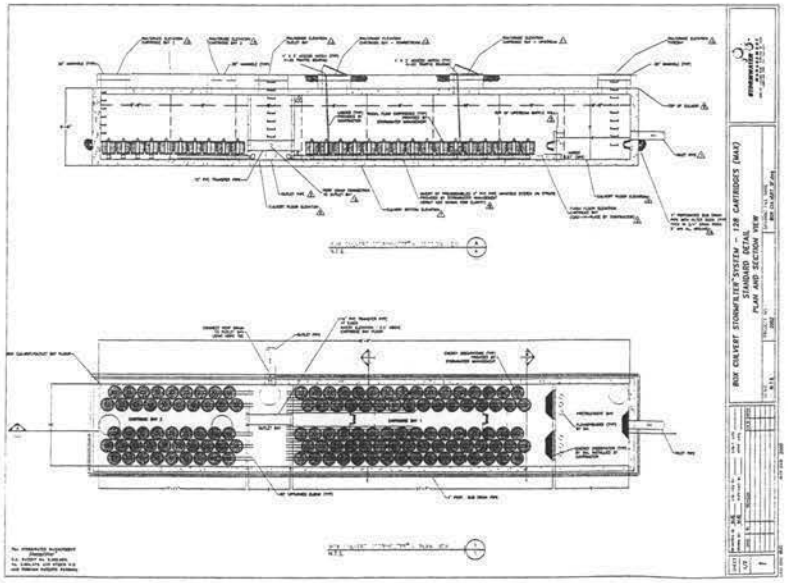


CONTROL STRUCTURE DETAIL FOR SITE #125 & 126









UTILITY PLAN-DETAILS

BEING A RESUBDIVISION OF

LOTS THRU

SQUARE NO. 5280 & 5281

WASHINGTON

DISTRICT OF COLUMBIA

DATE	DESCRIPTION	BY
	REVISIONS	

BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 490-0700
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SCALE: N.T.S.
DATE: NOV. 2002
JOB NO. 2-4650
DWG. NO. WJ002-Z

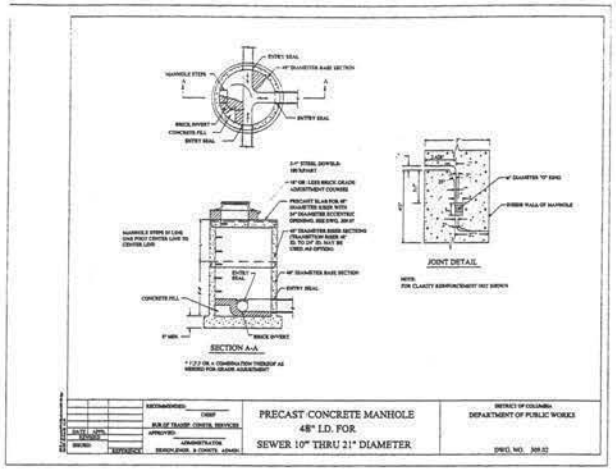
Grimm and Parker Architects

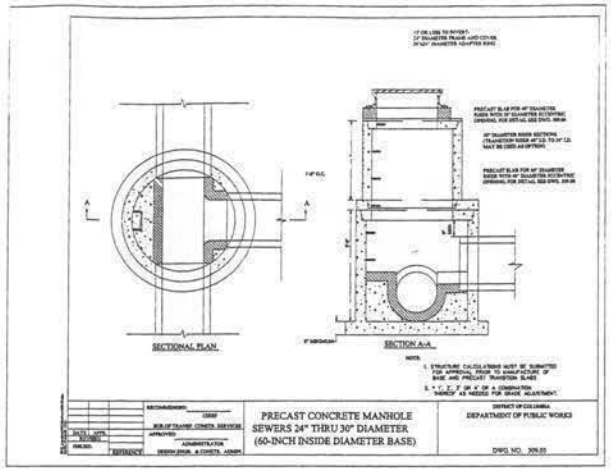
11785 Beltsville Drive, Suite 1400, Calverton MD 20705, 301.595.1000, 301.595.0989 Fax
1355 Beverly Road, Suite 105, McLean VA 22101, 703.903.9100, 703.903.9705 Fax

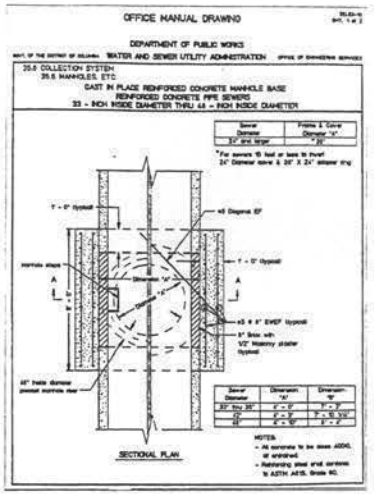
UTILITY PLAN-DETAILS
CAPITOL GATEWAY ESTATES PHASE TWO-A
SINGLE FAMILY HOUSING
WASHINGTON D.C.

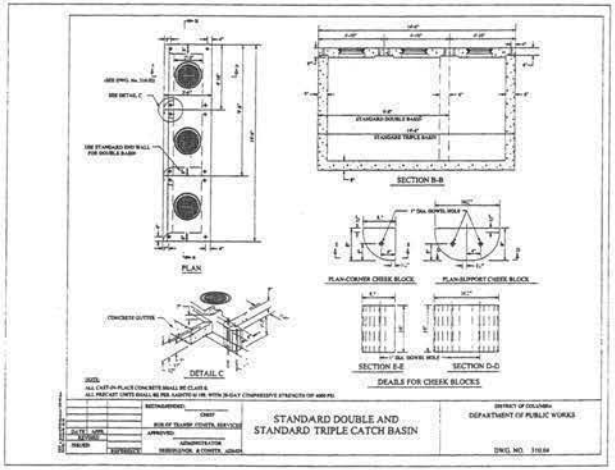
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12/6/02	PERMIT SET

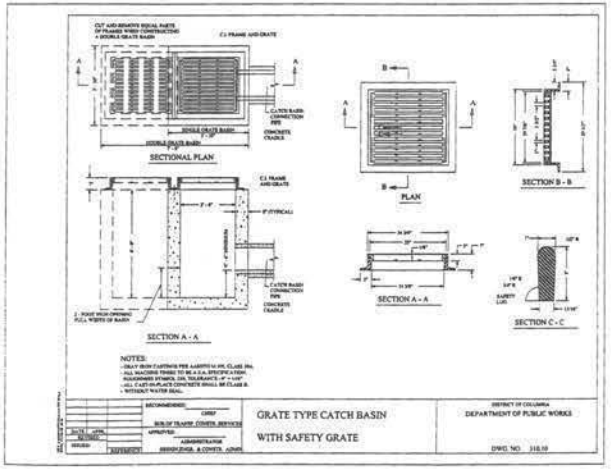
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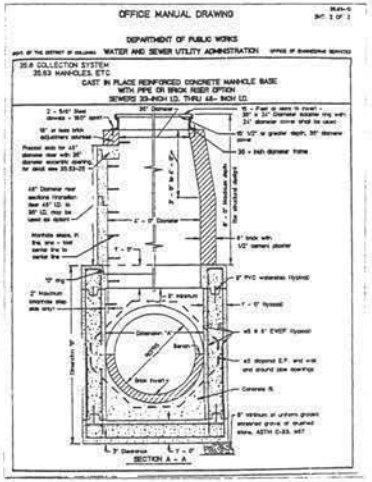












UTILITY PLAN-DETAILS

BEING A RESUBDIVISION OF

LOTS THRU

SQUARE NO. 5280 & 5281

WASHINGTON

DISTRICT OF COLUMBIA

DATE	DESCRIPTION
	REVISIONS

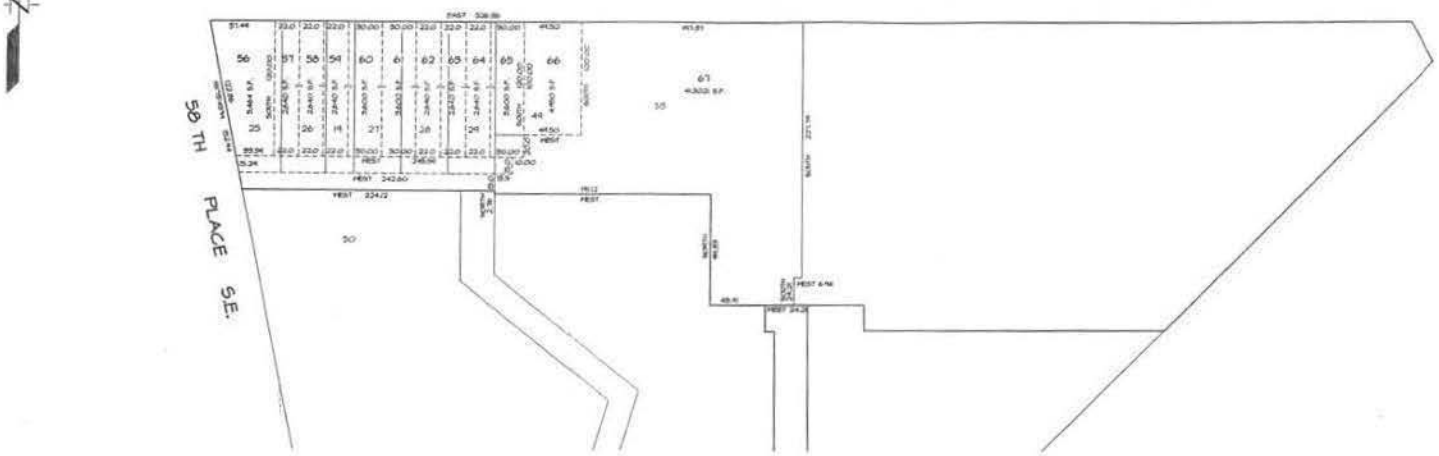
BY: BWC
SCALE: N.T.S.
DATE: NOV. 2002
J-4450
XX-000-Z

Grimm and Parker Architects
11785 Beltsville Drive, Suite 1400, Calverton MD 20705, 301.595.1000
1355 Beverly Road, Suite 105, McLean VA 22101, 703.903.9160, 703.903.9250 Fax

UTILITY PLAN-DETAILS
CAPITOL GATEWAY ESTATES PHASE TWO-A
SINGLE FAMILY HOUSING
WASHINGTON D.C.

DATE	DESCRIPTION	BY
2/14/03	PERMIT SET	

C-215



PLAT OF COMPUTATION
PART OF
SQUARE 5279
(CAPITOL GATEWAY ESTATES)
WASHINGTON
DISTRICT OF COLUMBIA

GRAPHIC SCALE 1" = 50'
0 50 100 150

DATE	DESCRIPTION REVISIONS	BY

SCALE 1"=50'
DATE FEBRUARY 2004
J-49150
30.002-Y

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CAPITOL GATEWAY ESTATES – 2ND STAGE PUD APPLICATION
TABLE OF VARIANCES FROM NORMAL ZONING REQUIREMENTS
Zoning Commission Case No. 03-03/02-05
February 13, 2004

PHASE 1B

| * Variance Required

LOT NO.	UNIT TYPE	MINIMUM SIDE YARD	LOT AREA	MINIMUM REAR YARD FT	% LOT COVERAGE	FAR	DRIVEWAYS[1]
0	Duplex	8 ft.	4478 sf.	20	17	0.6	
1	Duplex	8 ft.	4478 sf.	20	17	0.6	
2	Townhome (TH) End Unit	8 ft.	2250 sf.	20	34	1.007*	
3	(TH)	–	1650 sf.	20	46*	1.35*	
4	(TH)	–	1650 sf.	20	46*	1.35*	
5	(TH) End Unit	8 ft.	2250 sf.	20	34	1.007*	
6	(TH) End Unit	8 ft.	2550 sf.	20	31	0.91*	
7	(TH)	–	1870 sf.	20	42*	1.23*	

[1] An asterisk or a vertical line denotes a deviation from the driveway-related requirements of one or more of the following zoning provisions: 2117.9(a) width of driveways/shared driveways; 2116.4 front parking; 2117.8(d) driveway spacing; 2117.8(c)(1) driveway 25' from intersection.

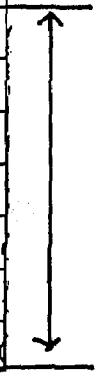
8	(TH)	–	1870 sf.	20	42*	1.23*
9	(TH) End Unit	8 ft.	2550 sf.	20	31	0.91*
10	(TH) End Unit	8 ft.	2250 sf.	20	35	1.032*
11	(TH)	–	1650 sf.	20	47*	1.39*
12	(TH)	–	1650 sf.	20	47*	1.39*
13	(TH) End Unit	8 ft.	2250 sf.	20	35	1.032*
14	(TH) End Unit	8 ft.	3637.5 sf.	20	22	0.7
15	(TH)	–	2750 sf.	20	29	0.9
16	(TH)	–	2750 sf.	20	29	0.9
17	(TH)	–	1584 sf.	20	49*	1.45*
18	(TH)	–	1663 sf.	20	45*	1.36*
19	(TH) End Unit	8 ft.	4909 sf.	20	16	0.5
20	Duplex	8 ft.	3030 sf.	20	25	0.8
21	Duplex	8 ft.	2967 sf.	20	26	0.8
22	(TH) End Unit	8 ft.	2760 sf.	20	28	0.9
23	(TH)	–	2024 sf.	20	39	1.13*
24	(TH) End Unit	8 ft.	2760 sf.	20	28	0.9
25	(GH)	5 ft.*	6899 sf.	20	36	0.7
26	(GH)	3 ft. *	6531 sf.	20	38	0.7
27	Duplex	8 ft.	2475 sf.	20	31	0.92*
28	Duplex	8 ft.	2475 sf.	20	32	0.94*



29	(TH) End Unit	8 ft.	2475 sf.	20	32	0.94*
30	(TH)	–	1815 sf.	20	43*	1.26*
31	(TH)	–	1815 sf.	20	43*	1.26*
32	(TH)	–	1815 sf.	20	43*	1.26*
33	(TH) End Unit	8 ft.	2475 sf.	20	32	0.94*
34	Duplex	8 ft.	2475 sf.	20	31	0.92*
35	Duplex	8 ft.	3002.5 sf.	20	26	0.8

PHASE 2A

36	(TH) End Unit	8 ft.	4276 sf.	20	19	0.6
37	(TH)	–	2420 sf.	20	32	0.95*
38	(TH)	–	2420 sf.	20	32	0.95*
39	(TH)	–	2420 sf.	20	32	0.95*
40	(TH)	–	2420 sf.	20	32	0.95*
41	(TH) End Unit	8 ft.	4130 sf.	20	19	0.6
42	(TH) End Unit	6 ft. *	3450 sf.	20	23	0.7
43	(TH)	–	2750 sf.	20	23	0.9
44	(TH) End Unit	5.5 ft. *	3438 sf.	20	23	0.7
45	(TH) End Unit	6 ft. *	2170 sf.	20	36	1.07*
46	(TH)	–	1705 sf.	20	46*	1.34*
47	(TH)	–	1705 sf.	20	46*	1.34*
48	(TH)	–	1705 sf.	20	46*	1.34*



49	(TH)	–	1705 sf.	20	46*	1.34*	*
50	(TH) End Unit	6 ft. *	2170 sf.	20	36	1.07*	*
51	(TH) End Unit	8 ft.	2538 sf.	20	30	0.9	
52	(TH)	–	1870 sf.	20	40	1.19*	
53	(TH)	–	1870 sf.	20	40	1.19*	
54	(TH)	–	1870 sf.	20	40	1.19*	
55	(TH) End Unit	8 ft.	2538 sf.	20	30	0.9	
56	(TH) End Unit	8 ft.	3107 sf.	20	25	0.8	
57	(TH)	–	1884 sf.	20	41*	1.22*	
58	(TH)	–	1862 sf.	20	42*	1.23*	
59	(TH) End Unit	8 ft.	2564 sf.	20	31	0.906*	
60	(GH)	2 ft. *	6282 sf.	20	40	0.7	
61	(TH) End Unit	8 ft.	2538 sf.	20	31	0.915*	
62	(TH)	–	1870 sf.	20	42*	1.23*	
63	(TH)	–	1870 sf.	20	42*	1.23*	
64	(TH)	–	1869 sf.	20	42*	1.23*	
65	(TH) End Unit	7 ft. *	2471 sf.	20	32	0.94*	
66	(GH)	3 ft. *	8641 sf.	20	30	0.5	
67	(GH)	3 ft. *	8830 sf.	20	32	0.6	
68	Duplex	8 ft.	2765 sf.	20	28	0.9	*
69	Duplex	8 ft.	2765 sf.	20	28	0.9	*

70	(TH) End Unit	8 ft.	2100 sf.	20	38	1.11*
71	(TH)	–	1540 sf.	19*	51*	1.49*
72	(TH)	–	1540 sf.	18*	51*	1.49*
73	(TH) End Unit	8 ft.	2773 sf.	19*	28	0.9
74	(TH) End Unit	8 ft.	2350 sf.	20	33	0.99*
75	(TH)	–	1760 sf.	20	44*	1.3*
76	(TH)	–	1760 sf.	20	44*	1.3*
77	(TH) End Unit	8 ft.	2480 sf.	20	32	0.94*
78	Duplex	8 ft.	4246 sf.	20	19	0.6
79	Duplex	8 ft.	2548 sf.	20	30	0.9
80	Duplex	8 ft.	2548 sf.	20	31	0.91*
81	Duplex	8 ft.	2548 sf.	20	30	0.9
82	Duplex	8 ft.	2925 sf.	20	27	0.8
83	Duplex	8 ft.	3611 sf.	20	21	0.7
84	Duplex	8 ft.	3611 sf.	20	22	0.7
85	Duplex	8 ft.	2925 sf.	20	26	0.8
86	Duplex	8 ft.	2925 sf.	20	27	0.8
87	Duplex	8 ft.	2925 sf.	20	26	0.8
88	(TH) End Unit	8 ft.	2925 sf.	20	27	0.8
89	(TH)	–	2145 sf.	20	36	1.07*
90	(TH)	–	2145 sf.	20	36	1.07*



91	(TH) End Unit	8 ft.	4669 sf.	20	17	0.5
92	(TH) End Unit	8 ft.	4673 sf.	20	17	0.5
93	(TH)	–	2276 sf.	20	34	1.01*
94	(TH)	–	2459 sf.	20	32	0.93*
95	(TH) End Unit	8 ft.	3855 sf.	20	20	0.6
96	Duplex	8 ft.	4237 sf.	20	18	0.6
97	Duplex	8 ft.	4517 sf.	20	17	0.6
98	(TH) End Unit	8 ft.	4880 sf.	20	16	0.5
99	(TH)	–	3684 sf.	20	21	0.7
100	(TH)	–	3867 sf.	20	20	0.6
101	(TH)	–	4050 sf.	20	20	0.6
102	(TH) End Unit	8 ft.	6017 sf.	20	13	0.4
103	Duplex	8 ft.	2833 sf.	20	27	0.8
104	Duplex	8 ft.	3677 sf.	17*	21	0.7
105	Duplex	8 ft.	3541 sf.	20	22	0.7
106	Duplex	8 ft.	4028 sf.	20	19	0.6
107	Duplex	8 ft.	4512 sf.	20	17	0.5
108	Duplex	8 ft.	4290 sf.	20	18	0.6
109	Duplex	5 ft. *	4740 sf.	20	17	0.5
110	Duplex	8 ft.	3130 sf.	20	24	0.8
111	Duplex	8 ft.	3130 sf.	20	24	0.8

112	Duplex	8 ft.	3652 sf.	20	22	0.7
113	(TH) End Unit	8 ft.	7464 sf.	20	10	0.3
114	(TH)	–	4342 sf.	20	18	0.6
115	(TH)	–	4606 sf.	20	17	0.5
116	(TH) End Unit	8 ft.	6436 sf.	20	12	0.4
117	Duplex	8 ft.	6233 sf.	20	12	0.4
118	Duplex	8 ft.	6025 sf.	20	13	0.4
119	Duplex	8 ft.	5818 sf.	20	13	0.4
120	Duplex	8 ft.	5610 sf.	20	14	0.4
121	Duplex	8 ft.	5420 sf.	20	14	0.5
122	Duplex	6 ft. *	5739 sf.	20	13	0.4
123	Duplex	6 ft. *	5508 sf.	20	14	0.5
124	Duplex	6 ft. *	5370 sf.	20	14	0.5
125	Duplex	6 ft. *	5318 sf.	20	15	0.5
126	Duplex	8 ft.	5172 sf.	20	15	0.5
127	(TH) End Unit	8 ft.	4325 sf.	20	18	0.6
128	(TH)	–	3010 sf.	20	25	0.8
129	(TH) End Unit	7 ft.*	4174 sf.	20	13	0.6
130	Duplex	7 ft.*	3806 sf.	20	20	0.6
131	Duplex	7 ft.*	3422 sf.	20	22	0.7
132	Single Family	7 ft.*	6660 sf.	20	19	0.5



133	Single Family	8 ft.*	6125 sf.	20	21	0.6
134	Single Family	7 ft.	5464 sf.	20	24	0.6
135	Duplex	7 ft.*	3254 sf.	20	24	0.7
136	Duplex	6 ft.*	3255 sf.	20	23	0.7
137	Single Family	5 ft. *	7375 sf.	20	18	0.5
138	Single Family	5 ft. *	7204 sf.	20	18	0.5
139	Single Family	5 ft. *	6853 sf.	20	19	0.5
140	Single Family	6 ft. *	6547 sf.	20	20	0.5
141	Single Family	6 ft *	6072 sf.	20	21	0.6
142	Single Family	8 ft.	5874 sf.	15'*	22	0.6
143	(TH) End Unit	8 ft.	3521 sf.	20	22	0.7
144	(TH)	–	1744 sf.	20	45*	1.31*
145	(TH) End Unit	8 ft.	2540 sf.	20	30	0.92*
146	Single Family	8 ft.	5937 sf.	20	22	0.6
147	Single Family	8 ft.	6423 sf.	20	20	0.5
148	Single Family	8 ft.	6586 sf.	20	20	0.5
149	Single Family	8 ft.	6279 sf.	20	20	0.6
150	Single Family	8 ft.	5659 sf.	20	23	0.6
151	Duplex	8 ft.	2636 sf.	20	30	0.9
152	Duplex	6 ft. *	2517 sf.	20	30	0.9006*
153	(GH)	6 ft. *	6332 sf.	20	39	0.7

154	(GH)	5 ft *	10502 sf.	20	24	0.5
155	Duplex	7 ft *	5306 sf.	20	15	0.5
156	Duplex	8 ft.	6522 sf.	20	12	0.4
157	Duplex	8 ft.	5158 sf.	20	15	0.5
158	Duplex	8 ft.	4355 sf.	20	18	0.6
159	Duplex	6 ft. *	3481 sf.	20	23	0.7
160	Duplex	7 ft. *	3296 sf.	20	24	0.7
161	Duplex	7 ft. *	3206 sf.	20	24	0.8
162	Duplex	7 ft. *	3156 sf.	20	25	0.8
163	Duplex	7 ft. *	3146 sf.	20	25	0.8
164	Duplex	7 ft. *	3176 sf.	20	25	0.8
165	Duplex	8 ft.	3246 sf.	20	24	0.8
166	Duplex	8 ft.	3357 sf.	20	23	0.7
167	Duplex	8 ft.	3510 sf.	20	22	0.7
168	Duplex	8 ft.	3531 sf.	20	22	0.7
169	Duplex	8 ft.	4243 st.	20	18	0.6
170	Duplex	8 ft.	4132 sf.	20	19	0.6
171	(TH) End Unit	8 ft.	3231 sf.	20	24	0.8
172	(TH)	–	1988 sf.	20	39	1.15*
173	(TH) End Unit	8 ft.	3759 sf.	15'*	21	0.7
174	Duplex	8 ft.	3324 sf.	20	23	0.7

175	Duplex	8 ft.	2700 sf.	20	28	0.9
176	(TH) End Unit	8 ft.	2700 sf.	20	28	0.9
177	(TH)	–	1980 sf.	20	38	1.12*
178	(TH)	–	1980 sf.	20	38	1.12*
179	(TH)	–	1980 sf.	20	38	1.12*
180	(TH) End Unit	8 ft.	2700 sf.	20	28	0.9
181	(TH) End Unit	8 ft.	2700 sf.	20	28	0.9
182	(TH)	–	1980 sf.	20	38	1.12*
183	(TH) End Unit	8 ft.	2700 sf.	20	28	0.9
184	(TH) End Unit	8 ft.	2700 sf.	20	28	0.9
185	(TH)	–	1980 sf.	20	38	1.12*
186	(TH)	–	1980 sf.	20	38	1.12*
187	(TH)	–	1980 sf.	20	38	1.12*
188	(TH) End Unit	8 ft.	2700 sf.	20	28	0.9
189	(TH) End Unit	8 ft.	2700 sf.	20	28	0.9
190	(TH)	–	1980 sf.	20	38	1.12*
191	(TH)	–	1980 sf.	20	38	1.12*
192	(TH) End Unit	8 ft.	2925 sf.	20	26	0.8
193	Duplex	8 ft.	2925 sf.	20	26	0.8
194	Duplex	8 ft.	3607 sf.	20	21	0.7



PHASE 3A

195	(TH) End Unit	8 ft.	5812 sf.	20	14	0.4
196	(TH)	–	2948 sf.	20	27	0.8
197	(TH)	–	2948 sf.	20	27	0.8
198	(TH)	–	2948 sf.	20	27	0.8
199	(TH) End Unit	8 ft.	4020 sf.	20	20	0.6
200	(TH) End Unit	8 ft.	4020 sf.	20	20	0.6
201	(TH)	–	2948 sf.	20	27	0.8
202	(TH)	–	2948 sf.	20	27	0.8
203	(TH)	–	2948 sf.	20	27	0.8
204	(TH) End Unit	8 ft.	4020 sf.	20	20	0.6

ON-STREET PARKING

Phase 1B On-Street Parking

Blaine Street NE	26 Spaces
58th Street NE	19 Spaces
Total	**45 Spaces**

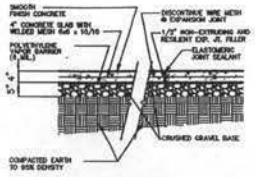
Phase 2A

56th Place SE	20 Spaces
Central Ave. SE	3 Spaces
Southern Ave. SE	4 Spaces
57th Place SE	37 Spaces
57th Street SE	29 Spaces
A Street SE	7 Spaces
58th Street SE	13 Spaces
East Capitol Street	18 Spaces
Total	**131 Spaces**

Phase 3A

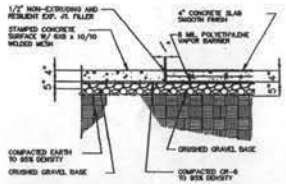
East Capitol Street	15 Spaces
Total	**15 Spaces**

3/Capitol.Gateway.Est.121.lal



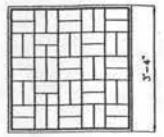
TYPICAL CONCRETE SIDEWALK EXPANSION JOINT DETAIL

NOT TO SCALE



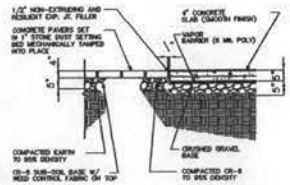
STAMPED CONC. PAVING DETAIL

NOT TO SCALE



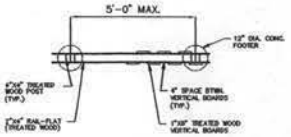
BASKETWEAVE PAVING PATTERN

SCALE: 3" = 1'-0"



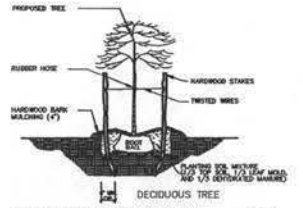
BRICK PAVING DETAIL

NOT TO SCALE



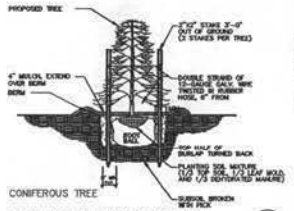
FENCE PLAN

NOT TO SCALE



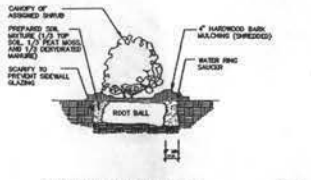
PLANTING & STAKING DETAIL

NOT TO SCALE



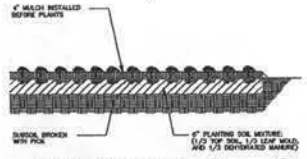
PLANTING & STAKING DETAIL

NOT TO SCALE



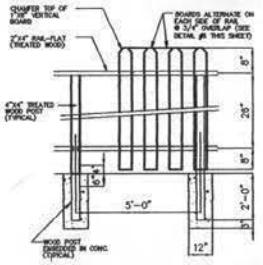
SHRUB PLANTING DETAIL

NOT TO SCALE



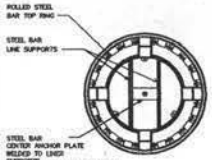
GROUNDCOVER PLANTING DET.

NOT TO SCALE

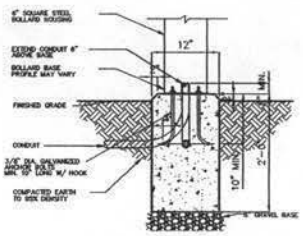


FENCE ELEVATION

NOT TO SCALE
SEE FENCE PLAN ABOVE

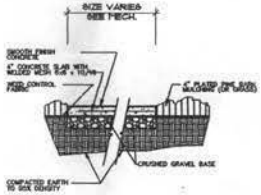


PLAN



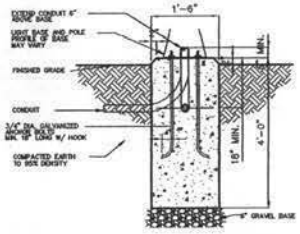
ILLUMINATED BOLLARD DETAIL

NOT TO SCALE
SEE SPECS. FOR BOLLARD MODEL AND MANUFACTURER
REFER TO MANUFACTURER'S BOLTING PLAN



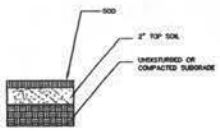
CONCRETE EQUIPMENT PAD DETAIL (SEE MECH. & CIVIL DWGS.)

NOT TO SCALE



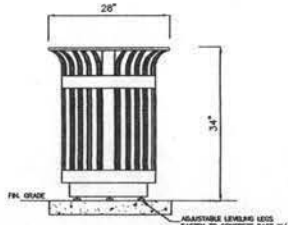
LIGHT POLE BASE DETAIL

NOT TO SCALE
SEE SPECS. FOR POLE LIGHT MODEL AND MANUFACTURER
REFER TO MANUFACTURER'S BOLTING PLAN



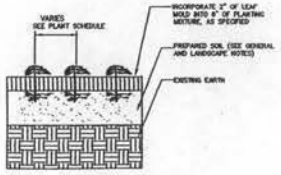
SOD & SOIL DETAIL

NOT TO SCALE



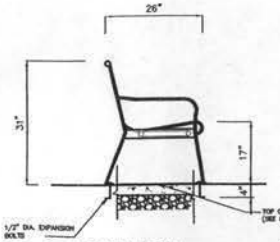
LITTER RECEPTACLE (STEEL)

NOT TO SCALE
STEEL LITTER RECEPTACLE MANUFACTURED BY VICTOR STANLEY,INC. COMPANY, MODEL # S-424 "BENNISSA SERIES" (32 GALLON CAPACITY)
COLOR: DARK BRONZE (CONTRACTOR TO PROVIDE COLOR SAMPLES)



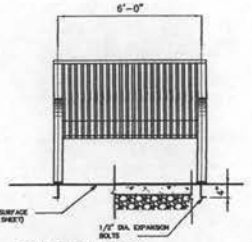
GROUNDCOVER / PERENNIAL PLANTING

NOT TO SCALE



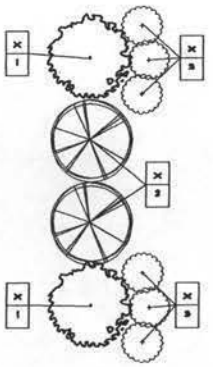
STEEL BENCH DETAIL

NOT TO SCALE
BENCH MANUFACTURED BY VICTOR STANLEY, INC. COMPANY
MODEL # RB-28 RIBBON SERIES STEEL BENCH, COLOR: DARK BRONZE
SEE SHEET LA-1 FOR LOCATION



STEEL BENCH DETAIL

NOT TO SCALE
BENCH MANUFACTURED BY VICTOR STANLEY, INC. COMPANY
MODEL # RB-28 RIBBON SERIES STEEL BENCH, COLOR: DARK BRONZE
SEE SHEET LA-1 FOR LOCATION



LANDSCAPE BUFFER DETAIL

NOT TO SCALE

The Edgecombe Group, Inc.
Landscape Architects
3415 Hamilton Street
Suite 6
Hyattsville, MD 20782
301.864.0042 301.864.1131 Fax

RELEASED FOR

- ☐ Preliminary Only
- ☐ Bidding
- ■ Permit
- ☐ Construction 95%

Grimm and Parker Architects
11785 Beltsville Drive
Suite 1400
Calverton MD 20705
301.595.1000
301.595.0097 Fax
1355 Beverly Road
Suite 105
McLean VA 22101
703.903.9100
703.903.9736 Fax

MISCELLANEOUS SITE DETAILS
CAPITAL_GATEWAY_ESTATES_SINGLE_FAMILY_HOUSING
WASHINGTON, D.C.

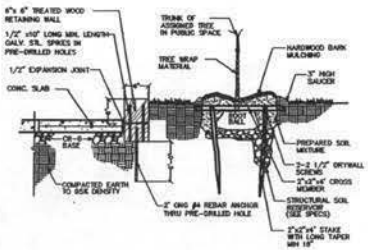
DATE	DESCRIPTION
12/12/03	DESIGN DEVELOPMENT
12/19/03	PERMIT REVIEW SET
02/02/04	PERMIT SET

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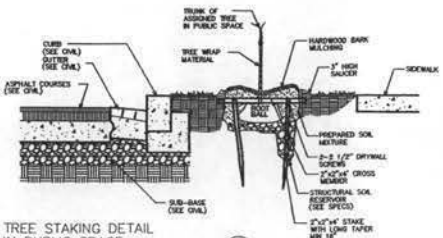
LA-6

02-02-04

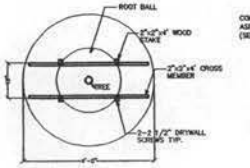
95% CONSTRUCTION DOCUMENTS



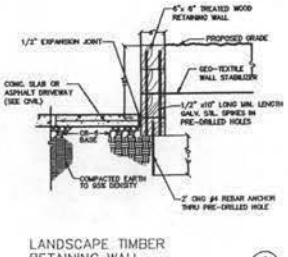
LANDSCAPE TIMBER TREE BOX
SCALE: 1 LA-7



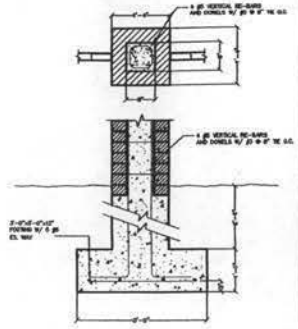
TREE STAKING DETAIL IN PUBLIC SPACE
SCALE: 3/4" = 1'-0" (ALSO SEE DET. #5 ON THIS SHEET FOR PLAN) 2 LA-7



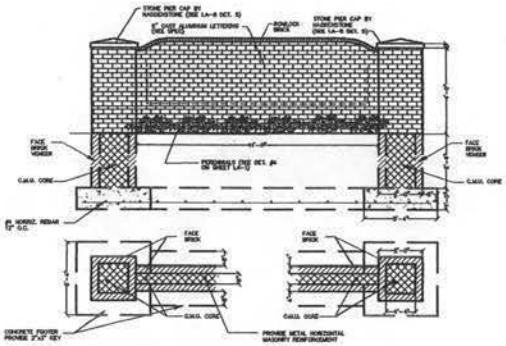
PLAN OF PLANTING IN PUBLIC SPACE
SCALE: 3/4" = 1'-0" 3 LA-7



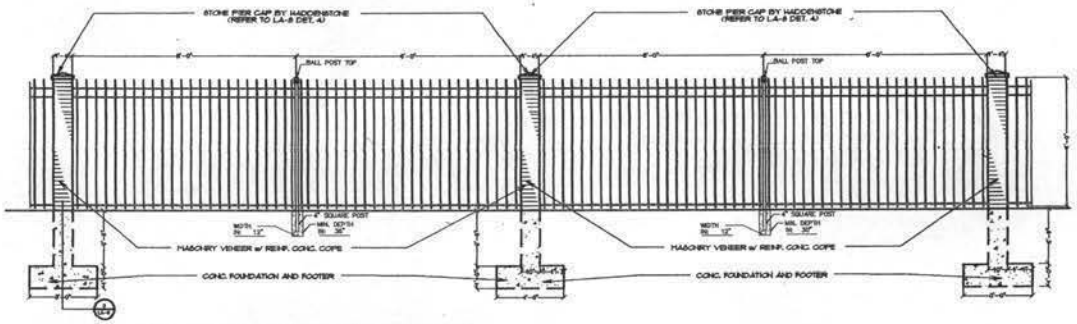
LANDSCAPE TIMBER RETAINING WALL
SCALE: 4 LA-7



SECTION OF PIER AND 3' FOOTING
SCALE: 1"=1'-0" 5 LA-7



MASONRY BUILDING SIGNAGE
SCALE: 1/2" = 1'-0" 6 LA-7

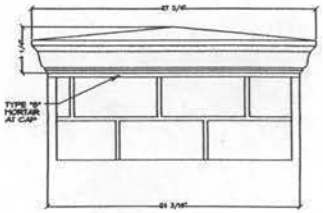


FIRE LANE ENTRANCE GATE W/ MASONRY PIERS
SCALE: 1/2"=1'-0" LA-7



STONE PIER CAP ON 16" COLUMN
SCALE: 3"=1'-0" 8 LA-7

NOTES:
STONE PEIR CAP AS MANUFACTURED BY HADDENSTONE LTD. OR APROVED EQUAL



STONE PIER CAP ON 24" COLUMN
SCALE: 3"=1'-0" 9 LA-7

NOTES:
STONE PEIR CAP AS MANUFACTURED BY HADDENSTONE LTD. OR APROVED EQUAL

TREE PROTECTON NOTES

ORANGE TREE PROTECTION FENCING SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN, SECURED BY 2 x 2 WOOD STAKES, 8' O.C. THE TREE PROTECTION IS TO BE INSTALLED PRIOR TO CLEARING OR IN CONJUNCTION WITH PHASE I EROSION AND SEDIMENT CONTROLS.

TREES AND SHRUBS TO BE REMOVED SHALL BE REMOVED IN SUCH A MANNER AS TO AVOID DAMAGE TO THE TREES TO REMAIN.

WITHIN THE LIMITS OF THE TREE PROTECTION FENCING, NO VEHICLES OR CONSTRUCTION EQUIPMENT SHALL BE PERMITTED, AND NO MATERIALS SHALL BE DISPOSED OF OR STORED.

NO PERSON SHALL ATTACH ANY SIGN, NOTICE, PLACARD, ELECTRICAL WIRE, OR OTHER INJURIOUS DEVICE TO ANY TREE, NOR SHALL ANY PERSON CAUSE ANY SUBSTANCE HARMFULL TO TREES COME IN CONTACT WITH THEM, OR PREVENT WATER OR OXYGEN FROM REACHING THEIR ROOTS.

NO PERSON SHALL COVER THE GROUND WITH ANY CLOSER TO THE TRUNK OF A TREE THAN ITS DRIPLINE, EXCEPT AS SHOWN ON THE APPROVED SITE PLAN.

1. ALL PLANT MATERIAL SHALL BE APPROVED BY THE PROJECT OFFICER PRIOR TO INSTALLATION. IN-LEAF PLANTS SHALL BE SPRAYED WITH AN ANTI-DESICCANT PRIOR TO DIGGING AND TRANSPORT. REJECTED PLANTS NOT CONFORMING TO ARUNDEL COUNTY SPECIFICATIONS SHALL BE REMOVED FROM THE SITE IMMEDIATELY. PLANTS INSTALLED WITHOUT INSPECTION AND APPROVAL MY BE REJECTED AT THE PROJECT OFFICER'S DISCRETION.
2. FINAL LOCATION FOR PLANT MATERIAL AND PLANTING BEDS SHALL BE SUBJECT TO THE PROJECT OFFICER'S APPROVAL.
3. CONTRACTOR SHALL OBTAIN PROJECT OFFICER'S APPROVAL FOR LOCATIONS PRIOR TO DIGGING OR INSTALLATION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ACCURATE LOCATION INFORMATION FOR ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. PROJECT OFFICER SHALL RESOLVE LOCATION CONFLICTS WITH PLANTING. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES BY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL CALL MISS. UTILITY, 800-257-7777, FOR UTILITY LOCATION AT LEAST 72 HOURS PRIOR TO COMMENCING EXCAVATION OF CONSTRUCTION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE PROJECT OFFICER WITH A COPY OF THE CLEARED TICKET NUMBER VERIFYING THAT THE UTILITIES HAVE BEEN MARKED.
5. DIMENSIONS OR SPACING SHOWN ON DRAWINGS ARE TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY PROJECT OFFICER OF ANY DISCREPANCIES, CONFLICTS OR OMISSIONS BEFORE PROCEEDING WITH CONSTRUCTION OPERATIONS.
6. SIZE AND STANDARDS OF PLANT MATERIALS SHALL CONFORM TO LATEST EDITION OF "USA STANDARD FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (AAN).
   NOMENCLATURE OF REQUIRED PLANTS SHALL BE IN ACCORDANCE WITH "HORTUS III."
   ALL PLANTS SHALL BE INSTALLED IN COMPLIANCE WITH THE LATEST EDITION OF THE ARUNDEL COUNTY GOVERNMENT DEPARTMENT OF PUBLIC WORKS STANDARDS SPECIFICATIONS FOR PLANT INSTALLATION. INSTALLATION SHALL INCLUDE GUYING AND STAKING TREES. GUYS AND STAKES SHALL BE REMOVED BY THE CONTRACTOR ONE YEAR AFTER INSTALLATION.
7. EXISTING PLANTS AND ROOTS SYSTEMS TO REMAIN SHALL BE PROTECTED BY CONTRACTOR AND REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE, IF DAMAGED DURING CONSTRUCTION OPERATIONS.
8. PREPARED PLANTING BEDS SHALL BE PLACED IN EXCAVATION TO A DEPTH OF 8" BELOW EXISTING GRADE. NEW SOIL MIX SHALL BE PLACED IN EXCAVATION TO A DEPTH SHOWN ON PLANS EXISTING. EXISTING SOIL MAY BE USED IN MIX WITH THE PROJECT OFFICER'S PRIOR PERMISSION.
9. MULCH SHALL BE INSTALLED IN ALL PLANTING BEDS AND AT ALL TREE PLANTING LOCATIONS AS SHOWN ON PLANS TO A 2" MINIMUM DEPTH, UNLESS NOTED OTHERWISE.
10. CONTRACTOR SHALL LEAVE NO HOLES OPEN OVERNIGHT. IF PLANS CANNOT BE PLACED IN HOLES DUG, THE HOLES SHALL BEBARICADED OR SUITABLY COVERED TO THE PROJECT OFFICER'S SATISFACTION.
11. CONTRACTOR
12.
13.
14.

SITE PREPARATION

1. REMOVE TREES, SHRUBS, GRASS, AND OTHER VEGETATION, IMPROVEMENTS, OR OBSTRUCTIONS, AS REQUIRED, TO PERMIT INSTALLATION OF NEW CONSTRUCTION. REMOVE SIMILAR ITEMS ELSEWHERE ON SITE OR PREMISES AS SPECIFICALLY INDICATED. REMOVAL INCLUDES DIGGING OUT AND OFF-SITE DISPOSAL OF ALL DEMOLITION DEBRIS.
2. CONDUCT SITE-CLEARING OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
3. PROVIDE PROTECTIONS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS INDICATED TO REMAIN IN PLACE.
4. CONTRACTOR SHALL INSTALL WARNING DEVICES, I.E. WARNING TAPE, TEMPORARY SIGNAGE, ETC. TO NOTIFY THE GENERAL PUBLIC OF CONSTRUCTION ACTIVITIES.
5. BURNING ON OWNER'S PROPERTY: BURNING IS NOT PERMITTED ON OWNER'S PROPERTY.
6. REMOVE ALL WASTE MATERIALS FROM OWNER'S PROPERTY.

EARTHWORK

1. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTHWORK OPERATIONS.
2. EXCAVATE TO INDICATED ELEVATIONS AND DIMENSIONS WITHIN A TOLERANCE OF PLUS OR MINUS 0.10 FOOT. EXTEND EXCAVATIONS A SUFFICIENT DISTANCE FROM STRUCTURES FOR PLACING AND REMOVING CONCRETE FORMWORK, INSTALLING SERVICES AND OTHER CONSTRUCTION, AND FOR INSPECTIONS.
3. EXCAVATIONS FOR FOOTINGS AND FOUNDATIONS: DO NOT DISTURB BOTTOM OF EXCAVATION. EXCAVATE BY HAND TO FINAL GRADE JUST BEFORE PLACING CONCRETE REINFORCEMENT.
4. EXCAVATE SURFACES UNDER WALKS AND PAVEMENTS TO INDICATED CROSS SECTIONS, ELEVATIONS, AND GRADES.
5. EXCAVATE TRENCHES TO UNIFORM WIDTHS TO PROVIDE A WORKING CLEARANCE ON EACH SIDE OF PIPE OR CONDUIT. EXCAVATE TRENCH WALLS VERTICALLY FROM TRENCH BOTTOM TO 12 INCHES HIGHER THAN TOP OF PIPE OR CONDUIT, UNLESS OTHERWISE INDICATED.
6. PLACE AND COMPACT BEDDING COURSE UNDER PVC PIPE, ON ROCK AND TO FILL UNAUTHORIZED EXCAVATIONS. SHAPE BEDDING COURSE TO PROVIDE CONTINUOUS SUPPORT FOR BELLS, JOINTS, AND BARRELS OF PIPES AND FOR JOINTS, FITTINGS, AND BODIES OF CONDUITS.
7. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
8. UNDER PAVEMENTS AND WALKS, PLACE BASE COURSE MATERIAL ON PREPARED SUBGRADE.
9. REPAIR AND RE-ESTABLISH GRADES TO SPECIFIED TOLERANCES WHERE COMPLETED OR PARTIALLY COMPLETED SURFACES BECOME ERODED, RUTTED, SETTLED, OR LOSE COMPACTION DUE TO SUBSEQUENT CONSTRUCTION OPERATIONS OR WEATHER CONDITIONS.

The Edgecombe Group, Inc.
Landscape Architects
3415 Hamilton Street
Suite 6
Hyattsville, MD 20782
301.864.0042 301.864.1131 Fax

Grimm and Parker Architects
11785 Beltsville Drive
Suite 1400
Calverton MD 20705
301.595.1000
301.595.0089 Fax
13358 Beverly Road
Suite 105
McLean VA 22101
703.903.9100
703.903.9295 Fax

RELEASED FOR
Preliminary Only
Bidding
Permit
Construction 005

MISCELLANEOUS SITE DETAILS
CAPITAL GATEWAY ESTATES SINGLE FAMILY HOUSING
WASHINGTON, D.C.

DATE	DESCRIPTION
11/20/03	DRB SUBMISSION
12/19/03	PERMIT REVIEW
04/27/04	PERMIT SET

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LA-7
02-02-04
95% CONSTRUCTION DOCUMENTS

GENERAL NOTES:

1. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION, AND FABRICATION OF ANY ITEM. CONSEQUENTLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD CHECKING ALL DIMENSIONS AND CLEARANCES INDICATED ON DRAWINGS.
2. THE CONTRACTOR SHALL ASK FOR CLARIFICATIONS FROM THE LANDSCAPE ARCHITECT AND/OR THE OWNER PRIOR TO BIDDING IN THE EVENT THAT HE UNCOVERS: (1) ANY UNFORSEEN CONDITIONS NOT COVERED BY THESE DRAWINGS, NOTES AND SPECIFICATIONS; (2) ANY CONFLICT BETWEEN DRAWINGS AND SPECIFICATIONS; OR (3) ANY ERROR IN DRAWINGS AND/OR SPECIFICATIONS. IN SUCH EVENT, THE MOST STRINGENT CONDITION SHOWN IN THE CONTRACT DOCUMENTS SHALL GOVERN.
4. THE CONTRACTOR SHALL PRESERVE, TAKE CARE OF, AND COORDINATE WITH THE OWNER'S UTILITY RECORDS AND THE UTILITY COMPANIES, ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO SUBMITTING BIDS.
6. WAIVER OF RESPONSIBILITY OR REQUESTS FOR ADDITIONAL PAYMENTS BASED ON A LACK OF KNOWLEDGE OF CONDITION AT THE SITE AND THE CONTRACT DOCUMENTS WILL NOT BE ACCEPTED OR CONSIDERED.
7. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION TRADES, AND SHALL BE RESPONSIBLE FOR PROVIDING ALL OPENINGS IN SLABS, EXTERIOR WALLS, ETC. FOR PENETRATION OF CONDUIT, IF ANY.
8. ALL WORK ON THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH DISTRICT OF COLUMBIA REGULATIONS.
9. WHERE EXISTING MASONRY OR CONCRETE WALKS, WALLS, OR STEPS ARE TO BE PATCHED, IT SHALL BE PATCHED TO MATCH THE ELEVATION OF THE ADJACENT LEVELS AND FINISHED TO RECEIVE NEW FINISH MATERIAL AS INDICATED ON DRAWINGS.
10. DEMOLITION INCLUDES THOSE AREAS SO DESIGNATED ON DRAWINGS, SPECIFICATIONS OR COVERED BY THESE NOTES. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS.
11. PROVIDE PEDESTRIAN BARRIERS, PEDESTRIAN PROTECTION, AND DUST CONTROL IN ACCORDANCE TO LOCAL DISTRICT OF COLUMBIA CODES AND REGULATIONS.
12. THE CONTRACTOR SHALL SUBMIT CATALOG CUTS OR SHOP DRAWINGS FOR APPROVAL BY THE LANDSCAPE ARCHITECT UPON REQUEST.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS TO CONCRETE WALKS AND STEPS, RETAINING WALLS, ETC., THAT HAVE BEEN DAMAGED DURING CONSTRUCTION. THEREFORE, THE CONTRACTOR, WITHOUT ADDITIONAL CHARGE, REPLACE ANY MATERIAL AND/OR REPAIR ALL EXISTING WORK TO REMAIN THAT IS DAMAGED AS A RESULT OF THE EXECUTION OF THE RENOVATION WORK. THIS ALSO INCLUDES ALL EXISTING TREES, GRASSES, SHRUBS, PERENNIALS, GROUNDCOVER, AND ANY OTHER LANDSCAPING.
14. ALL WORK SHALL BE PERFORMED IN A SKILLFULL AND WORKMANLIKE MANNER.
15. THE CONTRACTOR SHALL REMOVE EXIST. SHRUBS AS INDICATED ON PLANS ONLY UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.

LANDSCAPE GENERAL NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES OF PLANT MATERIAL SHOWN ON THE PLAN AND IN THE PLANT LIST, AND SHALL PROVIDE AND PLANT ALL MATERIAL IN ACCORDANCE WITH THE PLAN.
2. THIS PLAN IS FOR THE APPROXIMATE LOCATION OF PLANT MATERIAL ONLY; THE ACTUAL LOCATIONS AND SIZES OF GREEN SPACE AREAS AND PEDESTRIAN WALKS ARE TO BE VERIFIED BY CONTRACTOR.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD BEFORE PROCEEDING WITH THE INSTALLATION OF ANY PLANTING. IF CONDITIONS ARISE IN THE FIELD WHICH NECESSITATE THE SHIFTING OF A PLANT LOCATION MORE THAN 5 FEET, THEN THE LANDSCAPE ARCHITECT IS TO BE CONSULTED.
4. ANY CHANGE IN THE TYPE, SIZE OR QUANTITY OF PLANT MATERIAL BY THE LANDSCAPE CONTRACTOR MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL PLANT MATERIALS MUST BE NURSERY GROWN AND IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. ALL LARGE SHADE TREES SHALL HAVE A CLEAR TRUNK OF AT LEAST 5 FEET ABOVE FINISHED GRADE.
7. ALL PLANTING ISLANDS ARE TO HAVE A MINIMUM 12" DEPTH OF CLEAN TOPSOIL FOR THE ENTIRE AREA, BUT BUT MUST BE FREE OF PETROLEUM OR OTHER CHEMICAL SUBSTANCES, BLUE STONE, AND DEBRIS OVER 1-1/2" DIAMETER.
8. ALL MULCHING IS TO BE 4" DEEP, SHREDDED HARDWOOD UNLESS OTHERWISE INDICATED IN THE PLANS AND/OR SPECIFICATIONS.
9. ALL NEW PERENNIAL AND GROUNDCOVER ARE TO BE PLANTED INTO PREPARED PLANTING BEDS. THE ENTIRE AREA SHALL BE THOROUGHLY LOOSENED DOWN TO A DEPTH OF 8". ALL UNSUITABLE DEBRIS AND MATERIAL GREATER THAN 1-1/2" SHALL BE REMOVED FROM THE SITE. A 3" LAYER OF ORGANIC MATERIAL SHALL BE THOROUGHLY CULTIVATED INTO A BED AREA. THE SHRUBS WILL BE SET IN THE BED SLIGHTLY HIGHER THAN THEIR ORIGINAL GRADE. THE ENTIRE BED IS TO RECEIVE 4" OF MULCH. (SEE DRAWINGS FOR LOCATIONS)
10. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER MARKING OF ALL PLANTS WITH IDENTIFYING LABELS LISTING GENUS, SPECIES, VARIETY, AND CULTIVARS.
11. THE CONTRACTOR SHALL USE GRANULAR PRE-EMERGENT HERBICIDE IN ALL LOCATIONS PREPARED TO RECEIVE GROUNDCOVER, PERENNIALS, AND SHRUB ROWS. THIS PRODUCT MUST BE INSTALLED BEFORE MULCHING.
12. PROVIDE SHREDDED HARDWOOD MULCH UNDER EXISTING TREES AND SHRUBS AS INDICATED ON DRAWINGS. CONTRACTOR SHALL WEED, REMOVE EXISTING DEBRIS AND DEAD PLANT MATTER BEFORE MULCHING.
13. THE CONTRACTOR SHALL USE A LIQUID HERBICIDE (E.G., "ROUND-UP") FOR LOCATIONS WHERE EXIST. WEEDS ARE PENETRATING THE JOINTS OF EXISTING CONCRETE IN THE COURT YARD AND PERIPHERAL SIDEWALKS.
14. PLANTING SOIL MIXTURE FOR PERENNIAL, GROUNDCOVER, TREES, AND SHRUBS SHALL CONSIST OF 1/3 PART TOP SOIL, 1/3 PART PEAT MOSS, AND 1/3 PART DEHYDRATED MANURE. CONTRACTOR SHALL USE ALL-PURPOSE FERTILIZER.

PRUNING STANDARD NOTES:

1. ALL CUTS SHALL BE MADE SUFFICIENTLY CLOSE TO THE TRUNK OR PARENT LIMB, WITHOUT CUTTING INTO THE BRANCH COLLAR OR LEAVING A PROTRUDING STUB, SO THAT CLOSURE CAN READILY START UNDER NORMAL CONDITIONS. CLEAN CUTS SHALL BE MADE AT ALL TIMES.
2. THE CONTRACTOR SHALL PRECUT BRANCHES TOO HEAVY TO HANDLE TO PREVENT THE BARK FROM SPLITTING OR PEELING. WHERE NECESSARY, AND IN ORDER TO PREVENT TREE OR PROPERTY DAMAGE, BRANCHES SHALL BE LOWERED TO THE GROUND BY PROPER ROPES OR EQUIPMENT.
3. TREATMENT OF CUTS AND WOUNDS, WITH TREE WOUND DRESSING, IS REQUIRED, ESPECIALLY FOR OPEN WOUNDS IN CERTAIN TREES THAT MAY ATTRACT INSECTS CARRYING DISEASE OR ALLOW FUNGUS INVASION. IF SUCH TREATMENT IS MADE, MATERIALS NON-TOXIC TO THE CAMBIUM LAYER MUST BE USED, AND CARE SHALL BE TAKEN TO TREAT ONLY THE EXPOSED WOOD WITH A THIN COAT OF DRESSING.
4. ON TREES KNOWN TO BE DISEASED, TOOLS USED SHALL BE DISINFECTED WITH METHYL ALCOHOL AT 70% (DENATURED WOOD ALCOHOL DILUTED APPROXIMATELY WITH WATER), OR CHLOROX SOLUTION AFTER EACH CUT AND BETWEEN TREES WHERE THERE IS KNOWN TO BE A DANGER OF TRANSMITTING THE DISEASE BY TOOLS.
5. OLD INJURIES SHALL BE INSPECTED. THOSE NOT CLOSING PROPERLY, AND WHERE THE CALLUS GROWTH IS NOT ALREADY COMPLETELY ESTABLISHED, SHOULD BE TRACED WHERE APPROPRIATE. IF DESIRED, FOR COSMETIC PURPOSES, THE WOUND MAY BE TREATED WITH A THIN COAT OF WOUND DRESSING.
6. THE PRESENCE OF ANY STRUCTURAL WEAKNESS, DISEASE CONDITIONS, DECAYED TRUNK OR BRANCHES, SPLIT CROTCHES OR BRANCHES, SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER, WITH CORRECTIVE MEASURES RECOMMENDED.
7. PRUNING SHALL CONSIST OF THE REMOVAL OF DEAD, DYING, DISEASED, INTERFERING, OBJECTIONABLE AND WEAK BRANCHES ON THE MAIN TRUNKS, AS WELL AS THOSE WITHIN THE LEAF AREA. AN OCCASIONAL BRANCH UP TO 1 INCH IN DIAMETER MAY REMAIN WITHIN THE MAIN LEAD AREA WHERE IT IS NOT PRACTICAL TO REMOVE IT.
8. PRUNING SHALL REMOVE ALL CLIMBING AND CLINGING VINES ATTACHED TO THE TREE TRUNK AND BRANCHES UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT AND/OR THE OWNER.
9. THE CONTRACTOR SHALL NOT PROCEED WITH ANY PRUNING UNLESS HE/SHE HAS BEEN GIVEN SPECIFIC DIRECTIVES BY THE LANDSCAPE ARCHITECT AND IN STRICT COMPLIANCE WITH THE PLANS AND SPECIFICATIONS HEREIN. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR HIS PRESENCE BEFORE COMMENCING WITH PRUNING OF THE PARENT LIMB, OR TREE ROOT PRUNING.
10. THE CONTRACTOR SHALL CONSULT A ARBORIST AND/OR A PROFESSIONAL TREE SURGEON FOR OBSERVATION AND RECOMMENDATION BEFORE COMMENCING TO PRUNE ANY MAJOR TREE ROOTS.
11. PRUNE ALL EXISTING TREES AND SHRUBS UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT AND/OR THE OWNER WHILE ON SITE.

CEMENT CONCRETE PAVEMENT

1. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR PORTLAND CEMENT CONCRETE PAVING FOR CURBS AND STEPS, WALKWAYS AND RAMPS, AND APRON AND DRIVEWAY REPAIR AS INDICATED ON PLANS.
2. SUBMIT MATERIAL CERTIFICATES SIGNED BY MANUFACTURER AND CONTRACTOR CERTIFYING THAT EACH MATERIAL ITEM COMPLIES WITH OR EXCEEDS REQUIREMENTS.
3. COMPLY WITH PROVISIONS OF THE FOLLOWING STANDARDS, EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE INDICATED: A) AMERICAN CONCRETE INSTITUTE (ACI) 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS." B) ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE." AND C) CONCRETE REINFORCING STEEL INSTITUTE (CRSI) "MANUAL OF STANDARD PRACTICE."
4. CRACKS IN EXISTING CONCRETE DRIVEWAY SHALL BE REPAIRED WITH SIKADUR 55 SLV, INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS, PRIOR TO BITUMINOUS OVERLAY.
5. WELDED STEEL WIRE FABRIC: ASTM A 185.
6. REINFORCING BARS AND TIE BARS: ASTM A615, GRADE 60, DEFORMED.
7. PORTLAND CEMENT: ASTM C 150, TYPE I.
8. NORMAL-WEIGHT AGGREGATES: ASTM C 33, CLASS 4, AND AS FOLLOWS. PROVIDE AGGREGATES FROM A SINGLE SOURCE.
9. MAXIMUM AGGREGATE SIZE: 1-1/2 INCHES.
10. AIR-ENTRAINING ADMIXTURE: ASTM C 260, CERTIFIED BY MANUFACTURER TO BE COMPATIBLE WITH OTHER REQUIRED ADMIXTURES.
11. CLEAR WATERBORNE MEMBRANE-FORMING CURING COMPOUND: ASTM C 309, TYPE I, CLASS B.
12. PREPARE DESIGN MIXES FOR EACH TYPE AND STRENGTH OF NORMAL-WEIGHT CONCRETE BY EITHER LABORATORY TRIAL BATCH OR FIELD EXPERIENCE METHODS AS SPECIFIED IN ACI 301. FOR THE TRIAL BATCH METHOD, USE A QUALIFIED INDEPENDENT TESTING AGENCY FOR PREPARING AND REPORTING PROPOSED MIX DESIGNS.
13. PROPORTION MIXES ACCORDING TO ACI 211.1 AND ACI 301 TO PROVIDE NORMAL-WEIGHT CONCRETE WITH THE FOLLOWING PROPERTIES:
   1. COMPRESSIVE STRENGTH (28-DAY): 3000 PSI.
   2. MAXIMUM WATER-CEMENT RATIO AT POINT OF PLACEMENT: 0.45.
   3. SLUMP LIMIT AT POINT OF PLACEMENT: 5 INCHES.
14. ADD AIR-ENTRAINING ADMIXTURE AT MANUFACTURER'S PRESCRIBED RATE TO RESULT IN CONCRETE AT POINT OF PLACEMENT HAVING AN AIR CONTENT OF 4 TO 6 PERCENT.
15. READY-MIXED CONCRETE: COMPLY WITH REQUIREMENTS AND WITH ASTM C 94.
16. WHEN AIR TEMPERATURE IS BETWEEN 85 DEG F (30 DEG C) AND 90 DEG F (32 DEG C), REDUCE MIXING AND DELIVERY TIME FROM 1-1/2 HOURS TO 75 MINUTES; WHEN AIR TEMPERATURE IS ABOVE 90 DEG F (32 DEG C), REDUCE MIXING AND DELIVERY TIME TO 60 MINUTES.
17. PROOF-ROLL PREPARED SUBBASE SURFACE TO CHECK FOR UNSTABLE AREAS AND VERIFY NEED FOR ADDITIONAL COMPACTION. DO NOT BEGIN PAVING WORK UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
18. REMOVE LOOSE MATERIAL FROM COMPACTED SUBBASE SURFACE IMMEDIATELY BEFORE PLACING CONCRETE.
19. CONSTRUCT CONTRACTION, CONSTRUCTION, AND ISOLATION JOINTS TRUE TO LINE WITH FACES PERPENDICULAR TO SURFACE PLANE OF CONCRETE AS INDICATED ON DETAIL C-3.
20. MOISTEN SUBBASE TO PROVIDE A UNIFORM DAMPENED CONDITION AT THE TIME CONCRETE IS PLACED. DO NOT PLACE CONCRETE AROUND MANHOLES OR OTHER STRUCTURES UNTIL THEY ARE AT THE REQUIRED FINISH ELEVATION AND ALIGNMENT.
21. COMPLY WITH REQUIREMENTS AND WITH ACI 304R FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE.
22. SCREED PAVED SURFACES WITH A STRAIGHTEDGE AND STRIKE OFF. USE BULL FLOATS OR DARBIES TO FORM A SMOOTH SURFACE PLANE BEFORE EXCESS MOISTURE OR BLEED WATER APPEARS ON THE SURFACE. DO NOT FURTHER DISTURB CONCRETE SURFACES PRIOR TO BEGINNING FINISHING OPERATIONS.
23. CURBS: WHEN AUTOMATIC MACHINE PLACEMENT IS USED FOR CURB AND GUTTER PLACEMENT, SUBMIT REVISED MIX DESIGN AND LABORATORY TEST RESULTS THAT MEET OR EXCEED REQUIREMENTS. PRODUCE CURBS AND GUTTERS TO REQUIRED CROSS SECTION, LINES, GRADES, FINISH, AND JOINTING AS SPECIFIED FOR FORMED CONCRETE. IF RESULTS ARE NOT ACCEPTABLE, REMOVE AND REPLACE WITH FORMED CONCRETE.
24. HOT-WEATHER PLACEMENT: PLACE CONCRETE COMPLYING WITH ACI 305R AND AS SPECIFIED WHEN HOT WEATHER CONDITIONS EXIST.
   A. COOL INGREDIENTS BEFORE MIXING TO MAINTAIN CONCRETE TEMPERATURE AT TIME OF PLACEMENT TO BELOW 90 DEG F (32 DEG C). MIXING WATER MAY BE CHILLED OR CHOPPED ICE MAY BE USED TO CONTROL TEMPERATURE, PROVIDED WATER EQUIVALENT OF ICE IS CALCULATED TO TOTAL AMOUNT OF MIXING WATER. USING LIQUID NITROGEN TO COOL CONCRETE IS CONTRACTOR'S OPTION.
   B. COVER REINFORCING STEEL WITH WATER-SOAKED BURLAP IF IT BECOMES TOO HOT, SO THAT STEEL TEMPERATURE WILL NOT EXCEED THE AMBIENT AIR TEMPERATURE IMMEDIATELY BEFORE EMBEDDING IN CONCRETE.
   C. FOG SPRAY FORMS, REINFORCING STEEL, AND SUBGRADE JUST BEFORE PLACING CONCRETE. KEEP SUBGRADE MOISTURE UNIFORM WITHOUT STANDING WATER, SOFT SPOTS, OR DRY AREAS.
25. MEDIUM-TO-FINE-TEXTURED BROOM FINISH: DRAW A SOFT BRISTLE BROOM ACROSS CONCRETE SURFACE PERPENDICULAR TO LINE OF TRAFFIC TO PROVIDE A UNIFORM FINE LINE TEXTURE FINISH.
26. FINAL TOOLING: TOOL EDGES OF PAVING, GUTTERS, CURBS, AND JOINTS FORMED IN FRESH CONCRETE WITH A JOINTING TOOL TO THE FOLLOWING RADIUS. REPEAT TOOLING OF EDGES AND JOINTS AFTER APPLYING SURFACE FINISHES. ELIMINATE TOOL MARKS ON CONCRETE SURFACES.
27. EMPLOY A QUALIFIED INDEPENDENT TESTING AND INSPECTION AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT.
28. REMOVE AND REPLACE CONCRETE PAVING THAT IS BROKEN, DAMAGED, OR DEFECTIVE, OR DOES NOT MEET THE REQUIREMENTS OF THIS SPECIFICATION.
29. MAINTAIN CONCRETE PAVING FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL. SWEEP CONCRETE PAVING NOT MORE THAN 2 DAYS PRIOR TO DATE SCHEDULED FOR SUBSTANTIAL COMPLETION INSPECTIONS.

WILDFLOWER BED PREPARATION

1. THE CONTRACTOR CAN CONTACT THE FOLLOWING COMPANY FOR WILDFLOWER SEEDS AND ADDITIONAL BED PREPARATION INSTRUCTIONS: CHESAPEAKE NATIVE NURSERY, 326 BOYD AVENUE, SUITE #2, TAKOMA PARK, MARYLAND, 20912. TELEPHONE: (301)-270-4534
2. REFER TO SPECIFICATIONS FOR BED PREPARATION INSTRUCTIONS. PLANTING SEEDS IN THE FALL IS ADVISED.
3. REFER TO SEED MANUFACTURER FOR RECOMMENDED MIX OF WARM AND COOL SEASON WILDFLOWERS. NATIVE WILDFLOWER MIXTURE SHALL BE ABLE TO THRIVE IN SUN-PART SHADE CONDITIONS, AND SHALL RANGE BETWEEN 2 TO 4 FEET IN HEIGHT. MOISTURE CONDITIONS SHALL BE RATED AS DRY-AVERAGE.
4. THE WILDFLOWER BED PREPARATION BEGINS WITH: (1) SPRAYING THE SUBJECT AREA WITH A NON-SELECTIVE SYSTEMIC HERBICIDE TO KILL ALL GRASSES AND BROAD LEAF WEEDS ("ROUND-UP" OR APPROVED EQUAL); (2) ROTO-TILLING THE AREA TO EXPOSE THE ROOTS OF THE PLANTS TO BE KILLED; (3) ADD SOIL AMENDMENTS DURING THE ROTO-TILLING PROCESS; (4) SPRAY A SECOND TIME WITH HERBICIDE; (5) COVER AREA WITH BLACK PLASTIC OR WEED CONTROL FABRIC TO BLOCK SUNLIGHT FOR APPROX. TEN DAYS; AND (6) REMOVE PLASTIC AND SOW SEEDS AT THE VOLUME SPECIFIED BY THE WILDFLOWER SEED NURSERY. WATER ONCE A DAY FOR APPROX. TWO WEEKS. REFER TO PLANT LIST SCHEDULE FOR SEED MIXTURE.

EROSION CONTROL NOTES:

1. A SEDIMENT AND EROSION CONTROL METHOD(S) SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL BY PRINCE GEORGE'S COUNTY.
2. ALL DEBRIS SHALL BE REMOVED FROM SITE DAILY OR CONTAINED IN AN ON-SITE DUMPSTER.
3. STREETS AND SIDEWALKS SHALL BE SWEPT CLEAN AT ALL TIME DURING EXCAVATION AND CONSTRUCTION.
4. ALL CATCH BASINS AND DRAINS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
5. IF ANY CATCH BASINS OR DRAINS BECOME CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEANING.
6. ANY STOCKPILING, REGARDLESS OF LOCATION SHALL BE STABILIZED AND COVERED WITH PLASTIC OR CANVAS.
7. AFTER RAZE DEMOS, THERE IS THE NEED FOR GROUND COVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING. SUCH AS SEED, SOD, PAVE, BRICKBAT, OR MULCH, ECT.

SITE PREPARATION

1. REMOVE TREES, SHRUBS, GRASS, AND OTHER VEGETATION, IMPROVEMENTS, OR OBSTRUCTIONS, AS REQUIRED, TO PERMIT INSTALLATION OF NEW CONSTRUCTION. REMOVE SIMILAR ITEMS ELSEWHERE ON SITE OR PREMISES AS SPECIFICALLY INDICATED. REMOVAL INCLUDES DIGGING OUT AND OFF-SITE DISPOSAL OF ALL DEMOLITION DEBRIS.
2. CONDUCT SITE-CLEARING OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
3. PROVIDE PROTECTIONS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS INDICATED TO REMAIN IN PLACE.
4. CONTRACTOR SHALL INSTALL WARNING DEVICES, I.E. WARNING TAPE, TEMPORARY SIGNAGE, ETC. TO NOTIFY THE GENERAL PUBLIC OF CONSTRUCTION ACTIVITIES.
5. BURNING ON OWNER'S PROPERTY: BURNING IS NOT PERMITTED ON OWNER'S PROPERTY.
6. REMOVE ALL WASTE MATERIALS FROM OWNER'S PROPERTY.

EARTHWORK

1. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTHWORK OPERATIONS.
2. EXCAVATE TO INDICATED ELEVATIONS AND DIMENSIONS WITHIN A TOLERANCE OF PLUS OR MINUS 0.10 FOOT. EXTEND EXCAVATIONS A SUFFICIENT DISTANCE FROM STRUCTURES FOR PLACING AND REMOVING CONCRETE FORMWORK, INSTALLING SERVICES AND OTHER CONSTRUCTION, AND FOR INSPECTIONS.
3. EXCAVATIONS FOR FOOTINGS AND FOUNDATIONS: DO NOT DISTURB BOTTOM OF EXCAVATION. EXCAVATE BY HAND TO FINAL GRADE JUST BEFORE PLACING CONCRETE REINFORCEMENT.
4. EXCAVATE SURFACES UNDER WALKS AND PAVEMENTS TO INDICATED CROSS SECTIONS, ELEVATIONS, AND GRADES.
5. EXCAVATE TRENCHES TO UNIFORM WIDTHS TO PROVIDE A WORKING CLEARANCE ON EACH SIDE OF PIPE OR CONDUIT. EXCAVATE TRENCH WALLS VERTICALLY FROM TRENCH BOTTOM TO 12 INCHES HIGHER THAN TOP OF PIPE OR CONDUIT, UNLESS OTHERWISE INDICATED.
6. PLACE AND COMPACT BEDDING COURSE UNDER PVC PIPE, ON ROCK AND TO FILL UNAUTHORIZED EXCAVATIONS. SHAPE BEDDING COURSE TO PROVIDE CONTINUOUS SUPPORT FOR BELLS, JOINTS, AND BARRELS OF PIPES AND FOR JOINTS, FITTINGS, AND BODIES OF CONDUITS.
7. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
8. UNDER PAVEMENTS AND WALKS, PLACE BASE COURSE MATERIAL ON PREPARED SUBGRADE.
9. REPAIR AND RE-ESTABLISH GRADES TO SPECIFIED TOLERANCES WHERE COMPLETED OR PARTIALLY COMPLETED SURFACES BECOME ERODED, RUTTED, SETTLED, OR LOSE COMPACTION DUE TO SUBSEQUENT CONSTRUCTION OPERATIONS OR WEATHER CONDITIONS.

EROSION & SILTATION CONTROL PLAN NARRATIVE

PROJECT DESCRIPTION:
ARUNDEL COUNTY INTENDS TO CONSTRUCT THE WILEY H. BATES HIGH SCHOOL ON THIS APPROXIMATELY 0.38 ACRE SITE. THE PROPOSED COURTYARD WILL INCLUDE BRICK WALKWAYS , STEPS, PIERS, SCULPTURES, LIGHTING AND LANDSCAPING. THE PROPOSED WORK WILL REQUIRE THE DISTURBANCE OF APPROXIMATELY 0.22 ACRES, AND WILL PROCEED IN A SINGLE PHASE OF CONSTRUCTION

EXISTING SITE CONDITIONS:
THE SITE CURRENTLY CONTAINS TREES, SHRUBS, AND GRASS, AS WELL AS EXISTING CONCRETE CURBS AND SIDEWALKS. THERE ARE SOME EXISTING RETAINING WALLS ON THE SITE WHICH WILL REMAIN.

ADJACENT AREAS:
ADJACENT AREAS ARE: TO THE NORTH , IS SMITHVILLE STREET; TO THE WEST IS AN EXISTING CHURCH AND AN EXISTING CEMETERY; TO THE SOUTH IS WOODLAND NOT TO BE DISTURBED; TO THE EAST IS AN EXISTING ROADWAY.

SOILS:
IN GENERAL THE SOILS ON THIS SITE ARE CONSIDERED WELL SUITED FOR THE PROPOSED DEVELOPMENT. SEE SOILS MAP, FOR SOIL TYPE AND SOIL LOCATION. THE SOILS ON THE SITE ARE ON URBAN LAND AND ARE GLENELG COMPLEX AND UDORTHENTS COMPLEX TYPE SOILS. THESE SOILS ARE GENERALLY WELL DRAINED SOILS WITH GENTLE SLOPES. THERE DOES NOT SEEM TO BE ANY ADVERSE OR EROSIVE CONDITIONS CAUSED BY THE EXISTING SLOS.

EROSION CONTROL PROGRAM:
EROSION CONTROL SHALL BE MINIMIZED THROUGH RAPID STABILIZATION OF DISTURBED AREAS. THE CONTRACTOR SHALL ENSURE THAT NOT MORE THAN 14 CALENDAR DAYS WILL ELAPSE WITH ANY DISTURBED AREA REMAINING DENUDED. TEMPORARY COVER, BY SEEDING AND/OR MULCHING, SHALL BE APPLIED TO AREAS WHICH WILL BE EXPOSED FOR A PERIOD OF GREATER THAN 14 DAYS BEFORE THE APPLICATION OF PERMANENT STABILIZATION. PERMANENT COVER SHOULD BE PROVIDED OVER ALL DISTURBED AREAS AS SOON AS POSSIBLE UPON ACHIEVING FINAL GRADE BY MEANS OF SEEDING AND MULCHING, SODDING AND PEGGING, PAVING OR AS OTHERWISE INDICATED ON THE PLAN. LIKEWISE, ALL STOCKPILES SHALL BE STABILIZED WITHIN 14 DAYS OF ACHIEVING FINAL GRADES.

SEDIMENT CONTROL PROGRAM:
CONTROL WILL BE ACCOMPLISHED THROUGH RAPID STABILIZATION AND BY THE INSTALLATION OF MECHANICAL DEVICES WHICH INCLUDE, TEMPORARY CONSTRUCTION TRAFFIC WASH AREA (CE), SILT FENCE (SF), TREE PROTECTION (TP) AND SEEDING BOTH TEMPORARY (TS) AND PERMANENT (PS). ALL SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH ARUNDEL COUNTY AND/OR STATE STANDARDS AND SPECIFICATIONS AND ARE INTENDED TO PREVENT SEDIMENT FROM ENCROACHING ON ADJACENT PROPERTIES AND ROADWAYS. SEDIMENT CONTROL FEATURES SHALL BE MAINTAINED AS SPECIFIED IN THE "MAINTENANCE PROGRAM".

PHASING OF LAND DISTURBING ACTIVITIES:
PHASE 1 OPERATIONS WILL INCLUDE THE CONTROL OF EROSION AND SEDIMENTATION ASSOCIATED WITH THE INITIAL CLEARING AND GRADING OPERATIONS. AS REQUIRED, PHASE I CONTROLS SHALL BE ESTABLISHED ON A TWO (2) STEP PROCESS:

STEP-1

1. OBTAIN CONSTRUCTION PERMIT AND ATTEND PRE-CONSTRUCTION MEETING WITH THE INSPECTOR PRIOR TO E\STARTING ANY LAND DISTURBING ACTIVITIES.
2. THE PERMITEE MUST OBTAIN APPROVAL FROM THE ARCHITECT / ENGINEER CERTIFYING THAT THE LIMITS OF DISTURBANCE AND TREE PROTECTION MEASURES ARE CORRECTLY MARKED AND INSTALLED PRIOR TO COMMENCING ANY CLEARING
3. ESTABLISH A CONSTRUCTION TRAFFIC WASH AREA THAT DRAINS TO AN APPROPRIATE SEDIMENT CONTROL FACILITY, AND ESTABLISH A PROTECTED STAGING AND EQUIPMENT PARKING AREA.
4. CLEAR AND GRUB OR REMOVE EXISTING FEATURES WITHIN THE INITIAL LIMITS OF CLEARING AS SHOWN ON THE PHASE 1 PLAN, TO ESTABLISH THE STEP-1 WORK AREAS ON THE PLAN.
5. INSTALL ALL SILT FENCE AND TREE PROTECTION CONTROLS AS SHOWN WITHIN STEP-1 WORK AREAS ON THE PLAN.
6. OBTAIN INSPECTORS APPROVAL AND SIGNATURE ON THE PERMIT, SHOWING SATISFACTORY COMPLETION OF STEP-1 WORK, PRIOR TO PROCEEDING WITH REMAINING SITE CLEARING.

STEP-2

1. COMPLETE THE INSTALLATION OF ALL REMAINING PHASE 1 CONTROLS, PROCEED WITH THE DEMOLITION (IF ANY) AND BRING SITE TO APPROXIMATE GRADE.

E & S PHASE II
THE PHASE II SEDIMENT CONTROLS ARE TO BE INSTALLED AS SHOWN ON THE EROSION SILTATION CONTROL PLAN FOR PHASE II. THE PHASE II SEDIMENT CONTROL PROGRAM IS TO BE COMPLETED IN CONJUNCTION WITH CONSTRUCTION TO MAXIMIZE THE EFFECTIVENESS OF THE SEDIMENT CONTROLS AND MINIMIZE CONFLICT WITH THE PROGRESSION OF CONSTRUCTION. THE SEDIMENT CONTROLS FROM PHASE I AND II SHALL REMAIN TO PRECLUDE THE RELEASE OF SILT FROM THE SITE UNTIL PERMANENT STABILIZATION IS IN PLACE OR AS NECESSARY TO PERMIT THE COMPLETION OF CONSTRUCTION. CONSTRUCTION SHALL NOT TAKE PLACE OUTSIDE OF PROTECTED AREAS.

MAINTENANCE PROGRAM:
THE SITE SUPERINTENDENT, OR HIS OR HER REPRESENTATIVE, SHALL MAKE A VISUAL INSPECTION OF ALL MECHANICAL CONTROLS AND NEWLY STABILIZED AREAS (I.E.,SEEDED AND MULCHED AND/OR SODDED AREAS) ON A DAILY BASIS; ESPECIALLY AFTER HEAVY RAINFALL EVENT TO ENSURE THAT ALL CONTROLS ARE MAINTAINED AND PROPERLY FUNCTIONING. ANY DAMAGED CONTROLS SHALL BE REPAIRED PRIOR TO THE END OF THE WORKDAY INCLUDING RE-SEEDING AND MULCHING OR RESODDING, IF NECESSARY. AFTER CONSTRUCTION OPERATIONS HAVE ENDED AND ALL DISTURBED AREAS ARE STABILIZED, AND WITH THE INSPECTOR'S APPROVAL, THE MECHANICAL CONTROLS CAN BE REMOVED.

ALL ATANDARTS AND SPECIFICATIONS FOR SILTATION AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED PER THE CURRENT MARYLAND EROSION AND SEDIMENT CONTROL HANDBOOK (THIRD EDITION 1992)

The Edgecombe Group, Inc.
Landscape Architects
3415 Hamilton Street
Suite 6
Hyattsville, MD 20782
301.864.0042 301.864.1131 Fax

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703.903.9100
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01-17-03
PROGRESS REVIEW

SHADE, EVERGREEN, AND ORNAMENTAL TREE PLANT SCHEDULE - #1

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	CULTIVARS/VARIETIES
AP	-	ACER PALMATUM 'ATROPURPUREUM'	RED JAPANESE MAPLE	-	-	B&B	MULTI-STEM SPECIMEN
AS	-	ACER SACCHARUM	SUGAR MAPLE	-	-	B&B	SPACE AS SHOWN
MF	-	MALUS FLORIBUNDA	JAP. CRABAPPLE	1.5-2"	-	B&B	SPACE AS SHOWN
BP	-	BETULA PLATYPHYLLA JAP. 'WHITESPIRE'	WHITESPIRE BIRCH	-	12-14'	B&B	MULTI-STEM SPECIMEN/WHITE BARK
BN	4	BETULA NIGRA 'HERITAGE'	RIVER BIRCH	-	-	B&B	MULTI-STEM SPECIMEN
PC	-	PRUNUS CERASIFERA 'THUNDERCLOUD'	PURPLE LEAF PLUM	1.5-2"	-	B&B	SPACE AS SHOWN ON PLAN
LX	3	LAGERSTROEMIA INDICA 'NATCHEZ'	CRAPE MYRTLE	-	-	B&B	MULTI-TRUNK SPECIMEN
QP	-	QUERCUS PALUSTRIS	PIN OAK	1.5-2"	12-14'	B&B	SPACE AS SHOWN
AM	-	ACER PLATANOIDES 'PARKWAY'	PARKWAY MAPLE	-	10'-12'	B&B	SPACE AS SHOWN
IS	-	ILEX 'NELLIE R. STEVENS'	STEVENS HOLLY	-	-	B&B	SPACE AS SHOWN
GT	-	GLEDITSIA TRIACANTHOS 'INERMIS'	HONEY LOCUST	1.5-2"	-	B&B	THORNLESS/SHADE MASTER'
IS	6	ILEX X 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	-	-	B&B	SPACE AS SHOWN
KP	3	KOELREUTERIA PANNATA	GOLDENRAINTREE	1.5-2"	-	B&B	BOUGAINVILLEA - PINK SEED CAPSULES
MG	1	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	-	-	B&B	SPACE AS SHOWN
MS	4	MAGNOLIA STELLATA	STAR MAGNOLIA	-	6 TO 7'	B&B	MULTI-TRUNK SPECIMEN
MN	5	MAGNOLIA SOULANGIANA 'NIGRA'	SAUCER MAGNOLIA	-	6 TO 10'	B&B	MULTI-TRUNK SPECIMEN
PP	-	PICEA PUNGENS VAR GLAUCA	COLORADO BLUE SPRUCE	6	-	B&B	SPACE AS SHOWN
PB	-	PINUS BUNGEANA	LACEBARK PINE	-	-	B&B	SPACE AS SHOWN
CL	-	x CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	-	12-14'	B&B	SPACE AS SHOWN
PN	-	PINUS NIGRA	AUSTRIAN PINE	-	-	B&B	SPACE AS SHOWN
PT	-	PINUS THUNBERSIANA	JAPAN. BLACK PINE	-	-	B&B	SPACE AS SHOWN/BONSAI
PK	13	PRUNUS SERRULATA 'KWANSAN'	FLOWERING CHERRY	1.5-2"	-	B&B	SPACE AS SHOWN/DOUBLE PINK FLOWERS
PS	-	PRUNUS SUBHIRTELLA 'PENDULA'	WEEPING CHERRY	-	-	B&B	SPACE AS SHOWN
AR	-	ACER RUBRUM 'SUNSET'	RED SUNSET MAPLE	-	12-14'	B&B	SPACE AS SHOWN
TC	-	TILIA CORDATA 'GREENSPIRE'	LITTLELEAF LINDEN	-	-	B&B	SPACE AS SHOWN
ZS	4	ZELKOVA SERRATA 'VILLAGE GREEN'	JAPANESE ZELKOVA	-	10'-12'	B&B	SPACE AS SHOWN
MC	-	MALUS SPP. 'SNOWDRIFT'	SNOWDRIFT CRABAPPLE	-	6-7'	B&B	SPACE AS SHOWN
UC	-	ULMUS CARPINIFOLIA 'HOMESTEAD'	HOMESTEAD ELM	-	6-7'	B&B	SPACE AS SHOWN

ORNAMENTAL SHRUB PLANT SCHEDULE - #4

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	CULTIVARS/VARIETIES
AG	-	ABELIA GRANDIFLORA	GLOSSY ABELIA	-	-	5 GAL	SPACE 4 FEET APART
AJ	-	ACUBA JAPONICA 'VARIEGATA'	JAPANESE ACUBA	-	-	5 GAL	VARIEGATED/FIELD LOCATED BY LA.
AH	-	AZALEA HYBRIDS	EVERGREEN AZALEA	-	21-24"	B&B	SPACE 2 FT. O.C./PINK/WHITE/PURPLE/RED
CP	-	CHAMAECYPARIS PISIFERA 'NANA'	DWARF FALSECYPRESS	-	2' TO 3'	5 GAL	'FILIFERA AUREA'/DWARF GOLD THREAD
AG	-	AZALEA 'GUMPO SNITE'	GUMPO AZALEA	-	-	3 GAL	SPACE 3 FT. APART/WHITE FLOWERS
EK	-	EUONYMUS KIAUTSCHOVICA 'MANHATTAN'	EUONYMUS	-	-	B&B	SPACE 4 FEET APART
JS	-	JUNI PERUS SCOPULORUM 'SELCH'	SELCH JUNIPER	-	4-5'	B&B	SPACE AS SHOWN
CO	-	CHAMAECYPARIS OBTUSA 'NANA'	HINOKI FALSE CYPRESS	-	-	3 GAL	DWARF
IR	-	ILEX CORNUTA 'ROTUNDA' NANA	DWARF CHINESE HOLLY	-	2' TO 3'	B&B	SPACE 3 FEET APART
TO	-	THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE	-	5-6'	B&B	SPACE 3 FT APART
FI	-	FORSYTHIA X INTERMEDIA	BORDER FORSYTHIA	-	3-4'	B&B	SPACE AS SHOWN
HY	-	HYDRANGEA MACROPHYLLA	COMMON HYDRANGEA	-	-	3 GAL	SPACE AS SHOWN
IC	-	ILEX CRENATA 'COMPACTA'	JAPANESE HOLLY	-	-	3 GAL	SPACE AS SHOWN
FF	31	EUONYMUS PRASSERI	PRASSER'S EUONYMUS	-	4' TO 5'	B&B	SPACE 5 FEET APART
EA	-	EUONYMUS ALATA	WINGED EUONYMUS	-	3-4'	B&B	SPACE 4 FEET APART
JF	-	JUNIPERUS CHINENSIS 'PFITZERIANA'	PFITZER JUNIPER	-	-	CONT.	SPACE AS SHOWN
JH	-	JUNIPERUS HORIZONTALIS 'BLUE RUG'	BLUE RUG JUNIPER	-	4-6"	5 GAL	SPACE 3 FEET APART
VP	-	VIBURNUM PLICATUM 'MARIESII'	MARIESII VIBURNUM	-	3-3.5'	B&B	SPACE AS SHOWN
MB	-	MAHONIA BEALEI	LEATHERLEAF MAHONIA	-	-	3 GAL	SPACE AS SHOWN
PM	-	PINUS MUGO	MUGO PINE	-	24-36"	B&B	SPACE 3 FEET APART
PC	-	PYRACANTHA COCCINEA	PYRACANTHA	-	-	5 GAL	SPACE AS SHOWN
RC	42	RHODODENDRON CATAWBIENSE	RHODODENDRON	-	30-36"	B&B	SPACE 4 FEET APART/PURPLE FLOWERS
PL	81	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	CHERRY LAUREL	-	24-36"	B&B	SPACE 4 FEET APART
IG	-	ILEX GLABRA	INKBERRY	-	-	B&B	SPACE AS SHOWN
ND	-	NANDINA DOMESTICA 'COMPACTA'	DWARF NANDINA	-	18"-24"	3 GAL	DWARF/PLACE IN CONC. PLANTER
TD	-	TAXUS CUSPIDATA 'DENSIFORMIS'	JAPANESE YEW	-	-	B&B	SPACE AS SHOWN
VP	-	VIBURNUM PLICATUM	JAP. SNOWBALL VIBURNUM	-	7' TO 8'	B&B	FIELD LOCATED BY LANDSCAPE ARCH.
SV	3	SYRINGA VULGARIS	COMMON LILAC	-	3-4'	B&B	SPACE 8 FEET APART, OR AS SHOWN

SHADE AND ORNAMENTAL TREE PLANTING SCHEDULE - #2

ITEM	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	CULTIVARS/VARIETIES/REMARKS
AF	X	ACER GINNALA 'FLAME'	AMUR MAPLE	-	6-8'	B&B	SPACE AS SHOWN/MULTI-STEM
AG	X	ACER GRISEUM	PAPERBARK MAPLE	-	5-6'	B&B	SPACE AS SHOWN
AT	X	ACER TRIFOLUM	THREE-FLOWER MAPLE	-	-	B&B	SPACE AS SHOWN
AL	X	AMELANCHIER X GRANDIFLORA	DIANA SHADBLOW	-	6-8'	B&B	SPACE AS SHOWN/MULTI-STEM
CD	X	CALOCEDRUS DECURRENS	INCENSE CEDAR	-	8-10'	B&B	SPACE AS SHOWN
CB	X	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2"	-	B&B	SPACE AS SHOWN ON PLAN
CJ	X	CERCIDIPHYLLUM JAPONICA	KATSURA TREE	2.5-3"	-	B&B	SPACE AS SHOWN
CC	X	CERCIS CANADENSIS	REDBUD	-	8-10'	B&B	SPACE AS SHOWN
CR	X	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	-	6-7'	B&B	SPACE AS SHOWN
CV	X	CHIONANTHUS VIRGINICUS	AMERICAN FRINGE TREE	-	7-8'	B&B	SPACE AS SHOWN
CL	X	CLADRASTIS LUTEA	YELLOWWOOD	2-2.5"	-	B&B	SPACE AS SHOWN
CO	X	CORNUS OFFICINALIS	JAP. CORNEL DOGWOOD	-	-	B&B	SPACE AS SHOWN
CV	X	CRATAEGUS VIRIDIS 'WINTER KING'	GREEN HAWTHORN	1.75-2"	-	B&B	SPACE AS SHOWN
DI	X	DAVIDIA INVOLUCRATA	DOVE TREE	-	-	B&B	SPACE AS SHOWN
MD	X	MALUS SPECIES 'DONALD WYMAN'	CRAB APPLE	-	-	B&B	SPACE AS SHOWN
ME	X	METASEQUOIA GLYPTOSTROBOIDES	DAWN REDWOOD	-	8-10'	B&B	SPACE AS SHOWN
NS	X	NYSSA SYLVATICA	BLACK GUM	2-2.5	-	B&B	SPACE AS SHOWN
OV	X	OSTRYA VIRGINIANA	IRONWOOD	-	-	B&B	SPACE AS SHOWN
PA	X	PHELLODENDRON AMURENSE	CHINESE CORK TREE	-	-	B&B	SPACE AS SHOWN
PW	X	PINUS WALLICHIANA	HIMALAYAN PINE	-	-	B&B	SPACE AS SHOWN
PT	X	PTELEA TRIFOLIATA	HOP TREE	-	-	B&B	SPACE AS SHOWN
SD	X	SAPINDUS DRUMMONDII	CHINABERRY	-	-	B&B	SPACE AS SHOWN
SV	X	SCIADOPITYS VERTICILLATA	JAP. UMBRELLA TREE	-	5-6'	B&B	SPACE AS SHOWN
SK	X	STEWARTIA PSEUDOCAMELLIA	STEWARTIA	-	6-7'	B&B	SPACE AS SHOWN
SP	X	STYPHLOOB PANICULATA	SAPPHIREBERRY	-	-	B&B	SPACE AS SHOWN
SJ	X	STYRAX JAPONICA	JAPANESE SNOWBELL	-	5-6'	B&B	SPACE AS SHOWN
X	X	X	X	-	-	-	-

ORNAMENTAL SHRUB PLANTING SCHEDULE - #5

ITEM	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	CULTIVARS/VARIETIES/REMARKS
AV	X	ACANTHOPANAX SIEBOLDIANUS 'VARIEGATUS'	5-LEAF ARALIA	-	-	B&B	SPACE
AP	X	ABECILUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	-	-	B&B	SPACE
AO	X	AMELANCHIER OVALIS 'PUMILA'	SERVICEBERRY	-	-	B&B	SPACE
AB	1	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	-	-	B&B	SPACE
BA	X	BUDDLEIA ALTERNIFOLIA	BUTTERFLY BUSH	-	-	B&B	SPACE
CJ	X	CALLICARPA JAPONICA	JAPANESE BEAUTYBERRY	-	-	B&B	SPACE
CI	X	CALLICARPA DICHOTOMA 'ISSAI'	PURPLE BEAUTYBERRY	-	-	B&B	SPACE
CA	X	CALYCANTHUS FLORIDUS 'ATHENS'	CAROLINA ALLSPICE	-	-	B&B	SPACE
CS	X	CAMELLIA OLEIFERA 'UNITEN'S ROSE'	TEA-OIL CAMELLIA	-	-	B&B	SPACE
CA	X	CARYOPTERIS CLANDONENSIS	BLUEBEARD	-	-	B&B	'LONGWOOD BLUE' CULTIVAR
CH	X	CEPHALOTAXUS HARRINGTONIA 'PROSTATA'	JAPANESE PLUM YEW	-	-	B&B	SPACE AS SHOWN
CE	X	CERCIS CHINENSIS 'AVONDALE'	CHINESE REDBUD	-	-	B&B	SPACE AS SHOWN
CH	X	CORNUS MAS	CORNELIAN CHERRY	-	-	B&B	SPACE AS SHOWN
CB	6	CORNUS SERICEA 'CARDINAL'	RED OSIER DOGWOOD	-	4-5'	B&B	SPACE AS SHOWN
CG	X	CORYLOPSIS SPICATA	SPIKE WINTER HAZEL	-	-	B&B	SPACE
DF	X	DEGIANEA FARGESII	X	-	-	B&B	SPACE AS SHOWN
FR	X	FOTHERGILLA GARDENII	WITCH ALDER	-	-	B&B	SPACE
HV	X	HAMAMELIS VIRGINIANA	WITCH HAZEL	-	-	B&B	SPACE AS SHOWN
HM	X	HEPTACODIUM MICONIOIDES	SEVEN-SON FLOWER	-	-	B&B	SPACE AS SHOWN
EK	X	EUONYMUS KIAUTSCHOVICUS 'MANHATTAN'	SPREADING EUONYMUS	-	21-24"	B&B	SPACE 4 FEET APART
KL	X	KALMIA LATIFOLIA	MOUNTAIN LAUREL	-	-	B&B	SPACE AS SHOWN
KJ	X	KERRIA JAPONICA 'PICTA'	JAPANESE KERRIA	-	-	B&B	SPACE
MP	X	MYRICA PENNSYLVANICA	BAYBERRY	-	-	B&B	SPACE
ND	X	NANDINA DOMESTICA 'ALBA'	WHITE-BERRIED NANDINA	-	-	B&B	SPACE AS SHOWN
PN	X	PHILADELPHUS CORONARIUS 'NATCHEZ'	SWEET HOCK-ORANGE	-	-	B&B	SPACE
ST	X	STACHYURUS PRAECOX	EARLY SPIKETAIL	-	-	B&B	SPACE AS SHOWN
VC	X	VIBURNUM CARLESII 'COMPACTUM'	KOREAN SPICE VIBURNUM	-	-	B&D	SPACE
PR	4	PICEA PUNGENS 'R01 MONTGOMERY'	MONTGOMERY BLUE SPRUCE	-	18-21"	CONT.	DWARF SHRUBS/SPACE 3 FT. APART

ANNUAL AND PERENNIAL PLANT SCHEDULE - #3

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	CULTIVARS/VARIETIES
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
SC	68	SENECIO CINERARIA	DUSTY MILLER	-	-	1 QT	SEE LANDSCAPE PLAN
SR	92	SALVIA SPLENDENS 'CARABINIERE RED'	SALVIA	-	-	2 QT	SEE LANDSCAPE PLAN
CH	642	CHRYSANTHEMUM X HORIFOLIUM	HARDY CHRYSANTHEMUM	-	-	2 QT.	YELLOW, WHITE, + LAVENDER FLOWERS
TF	-	SEE SPECS	TURF GRASS SEED MIXTURE	-	-	-	SEE SPECS FOR SEED MIXTURE
SO	-	SEE SPECS	SOD MIXTURE	-	-	-	SEE SPECS FOR SOD MIXTURE
WF	-	NATIVE WILDFLOWER MIXTURE	WILDFLOWER	-	-	-	SEE SPECS FOR WILDFLOWER MIXTURE
LA	136	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	ENGLISH LAVENDER	-	-	1 GAL	FIELD LOCATED BY LANDSCAPE ARCH.
HU	-	HOSTA UNDULATA	WAVY-LEAVED HOSTA	-	-	CONT.	SPACE 3 TO 7 FEET APART
HP	-	HOSTA PLANTAGINEA	PLANTAIN-LILY	-	-	CONT.	SPACE AS SHOWN
EP	168	ECHINACEA PURPUREA	PURPLE CONE FLOWER	-	2' TO 3'	1 GAL	FIELD LOCATED BY LANDSCAPE ARCH.
CV	-	COREOPSIS VERTICILLATA 'MOONBEAM'	COREOPSIS	-	12"	1 GAL	FIELD LOCATED BY LANDSCAPE ARCH.
SS	126	SEDUM SPECTABILE 'AUTUMN JOY'	STONECROP SEDUM	-	24"	1 GAL	FIELD LOCATED BY LANDSCAPE ARCH.
AS	-	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	WORMWOOD	-	6"	1 GAL	FIELD LOCATED BY LANDSCAPE ARCH.
AC	-	ALLIUM CHRISTOPHII	FLOWERING ONION	-	-	CONT.	SPACE AS SHOWN
AP	-	ACHILLEA PLIMENDULINA 'MOONSHINE'	FERNLEAF YARROW	-	-	CONT.	SPACE AS SHOWN
LG	-	LILIUM SP.	GARDEN LILY	-	-	BULB	RED/ORANGE/YELLOW, + GOLDS (TBD)
CS	126	CHRYSANTHEMUM X SUPERBUM	SHASTA DAISY	-	12"	1 GAL	FIELD LOCATED BY LANDSCAPE ARCH.
RF	126	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK-EYED SUSAN	-	2' TO 3'	1 GAL	FIELD LOCATED BY LANDSCAPE ARCH.

GROUNDCOVER, ORNAMENTAL GRASS, AND TURFGRASS PLANT SCHEDULE - #6

ITEM	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	CULTIVARS/VARIETIES
HB	2321	HEDERA HELIX 'BALTICA'	ENGLISH IVY	N/A	2" TO 4"	B.R.	SPACE 12" TO 18" APART
JC	-	JUNIPERUS CONFERTA	SHORE JUNIPER	N/A	-	1 GAL	SPACE 4 FEET APART
AR	-	AJUGA REPTANS	AJUGA	-	6" TO 7"	B.R.	SPACE 8" APART
CD	-	COTONEASTER DAMERI	BEARBERRY COTONEASTER	-	-	CONT.	SPACE 3 FEET APART
FO	-	FESTUCA OVINA GLAUCA	BLUE FESCUE	-	-	CONT.	SPACE 10" TO 12" APART
HS	-	HEMEROCALLIS SPP.	DAYLILY	-	-	CONT.	SPACE 2 FEET APART
OJ	-	OPHIOPOGON JAPONICUS	MONDO GRASS	-	-	CONT.	SPACE 6" APART
PT	-	PACHYSANDRA TERMINALIS	PACHYSANDRA	-	-	B.R.	SPACE 6" APART
MP	-	MISCANTHUS SINENSIS 'PURPURESCENS'	JAPAN SILVER GRASS	N/A	2' TO 3'	2 GAL	FIELD LOCATED BY LANDSCAPE ARCH.
LR	-	LIRIOPE MUSCARI 'BIG BLUE'	LILY TURF	N/A	-	CONT.	SPACE 12"-18" APART
VM	2321	VINCA MINOR 'ALBA'	COMMON PERIWINKLE	N/A	6" TO 8"	B.R.	WHITE FLOWERS/SPACE 6-8 INCHES APART
TF	-	TURF GRASS (SEEDING)	TALL FINE FESCUES	N/A	N/A	SEED	SEE SPECS FOR SEEDING BLEND/FIXTURE
SO	-	TURF GRASS (SOD)	KENTUCKY BLUE GRASS	N/A	3" CUT	SOD	SEE SPECS FOR SODDING MIXTURE
IC	-	IMPERATA CYLINDRICA VAR RUBRA	JAP. BLOOD GRASS	-	-	2 GAL	FIELD LOCATED BY LANDSCAPE ARCH.
MS	-	MISCANTHUS SINENSIS 'GRACILLIMUS'	JAP. SILVER GRASS	-	3' TO 5'	2 GAL	FIELD LOCATED BY LANDSCAPE ARCH.
PA	-	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	-	3' TO 4'	3GAL	FIELD LOCATED BY LANDSCAPE ARCH.
HS	-	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	-	-	2 QT	SPACE AS SHOWN
HE	-	HEMEROCALLIS SP. 'EVERGOLD'	DAYLILIES	-	-	CONT.	FIELD LOCATED BY LANDSCAPE ARCH.
MZ	-	MISCANTHUS SINENSIS 'ZEBRINUS'	ZEBRA GRASS	-	-	3 GAL	FIELD LOCATED BY LANDSCAPE ARCH.
EF	-	EUONYMUS FORTUNEI	WINTERCREEPER	-	-	CONT.	SPACE 2 FT. APART
JH	540	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	-	-	CONT.	SPACE 4 FT. APART
WS	-	WISTERIA SINENSIS	CHINESE WISTERIA	-	-	CONT.	SPACE 15-25 FT. APART
PT	-	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	-	-	B.R.	SPACE 20 FT. APART.
X	-	-	-	-	-	-	-
Y	-	-	-	-	-	-	-
Z	-	-	-	-	-	-	-
AA	-	-	-	-	-	-	-

LEGEND

B&B = BALLED AND BURLAPED
B.R. = BARE ROOT
GAL. = GALLON
QT. = QUART
SPACE AS SHOWN = REFER TO SCALE OF DRAWING

The Edgecombe Group, Inc.
Landscape Architects
3415 Hamilton Street
Suite 301
Hyattsville, MD 20782
301.864.0042 301.864.1131 Fax

11785 Beltsville Drive
Suite 1400
Calverton MD 20705
301.595.1000
301.595.0069 Fax

1355 Beverly Road
Suite 105
McLean VA 22101
703.903.9100

Grimm and Parker Architects

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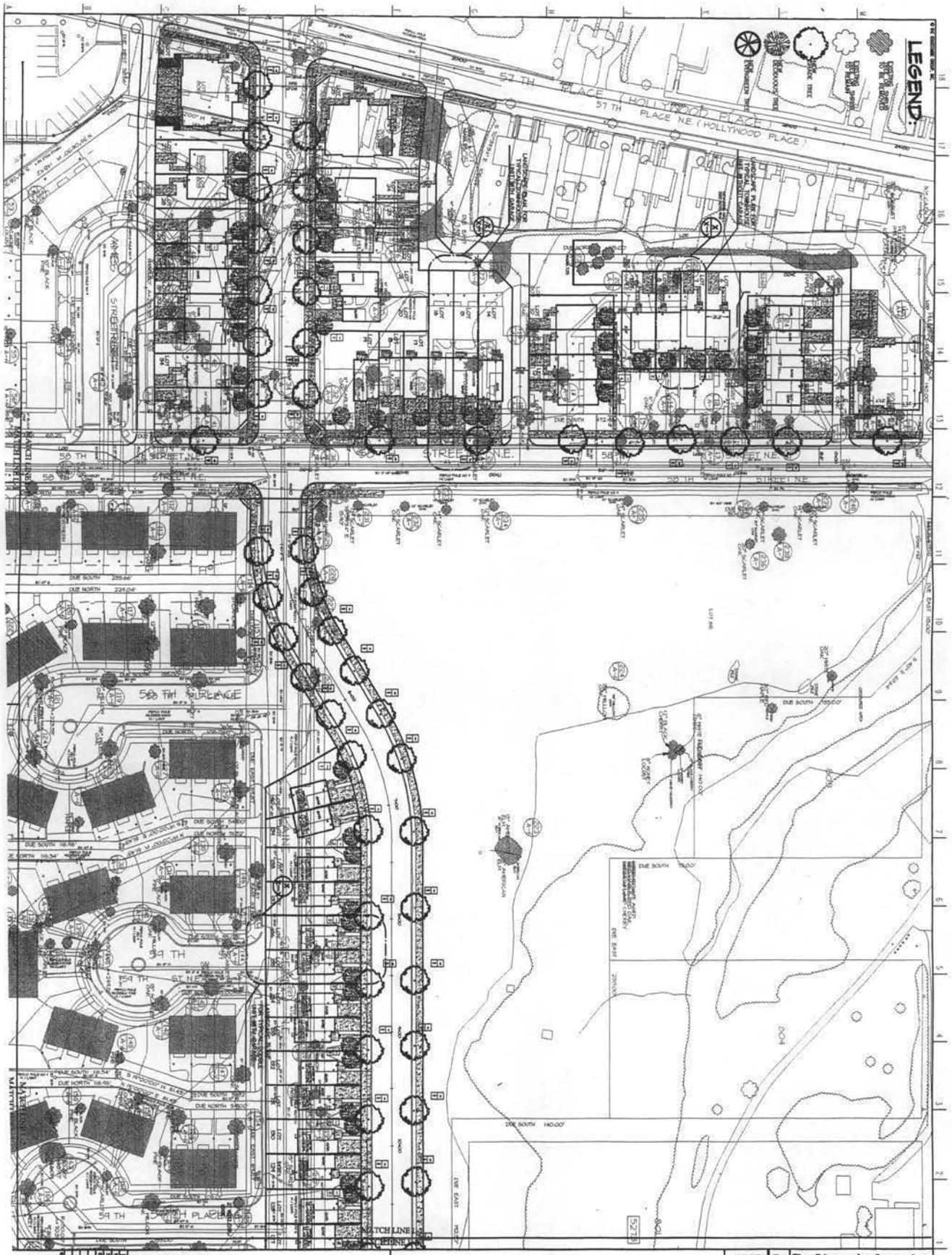
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PLANT_SCHEDULE_AND_DETAILS
CAPITAL_GATEWAY_ESTATES_SINGLE_FAMILY_HOUSING
WASHINGTON D.C.

DATE	DESCRIPTION
11/12/04	PERMIT SET
12/16/04	PERMIT SET
10/17/05	PERMIT SET

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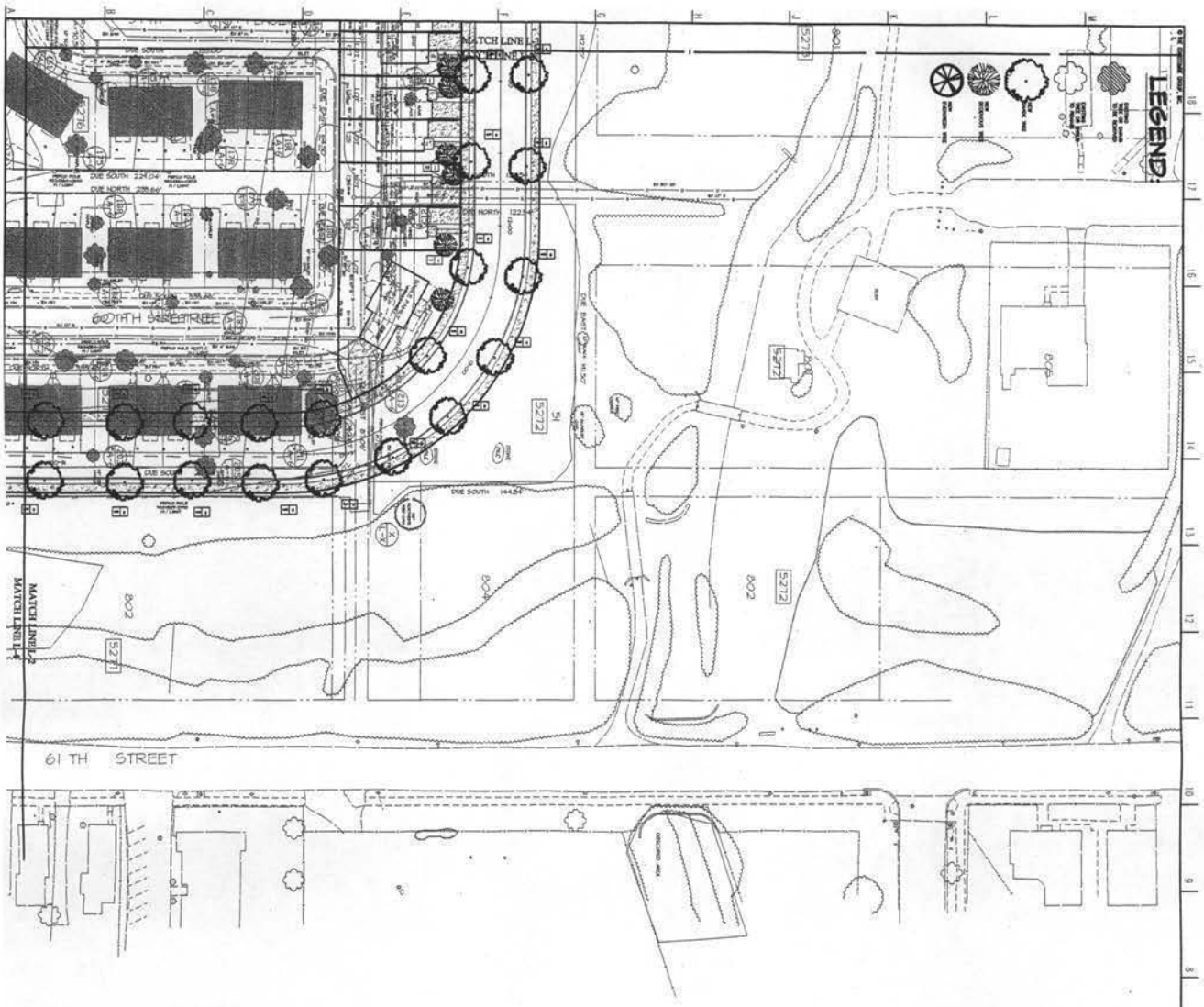
Grimm and Parker Architects

11785 Beltsville Drive
Suite 1400
Calverton MD 20705
301.595.1000
301.595.0089 Fax

1355 Beverly Road
Suite 105
McLean VA 22101
703.903.9100
703.903.9755 Fax

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The Edgecombe Group, Inc.
Landscape Architects
3415 Hamilton Street
Suite 6
Hyattsville, MD 20782
301.864.0042 301.864.1131 Fax



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Grimm and Parker Architects

11785 Beltsville Drive
Suite 1400
Calverton MD 20705
301.595.1000
301.595.0089 Fax

1355 Beverly Road
Suite 105
McLean VA 22101
703.903.9100
703.903.9788 Fax

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The Edgecombe Group, Inc.
Landscape Architects
3415 Hamilton Street
Suite 6
Hyattsville, MD 20782
301.864.0042 301.864.1131 Fax

The Edgecombe Group, Inc
Landscape Architects
3415 Hamilton Street
Suite 6
Hyattsville, MD 20782
301.864.0042 301.864.1131 Fax

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Grimm and Parker Architects
11785 Beltsville Drive
Suite 1000
Calverton, MD 20705
301.595.1000
301.595.0088 Fax
1355 Beverly Road
Suite 110
McLean, VA 22101
703.903.0100
703.903.9739 Fax

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01/21/05	PERMIT SET

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The Edgecombe Group, Inc.
Landscape Architects
3415 Hamilton Street
Suite 6
Hyattsville, MD 20782
301.864.0042 301.864.1131 Fax

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Grimm and Parker Architects
11785 Beltsville Drive
Suite 1400
Calverton MD 20705
301.595.1000
301.595.0689 Fax
1355 Beverly Road
Suite 105
McLean VA 22101
703.903.9100
703.903.9795 Fax

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WASHINGTON, D.C.

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LA-5
04-02-04

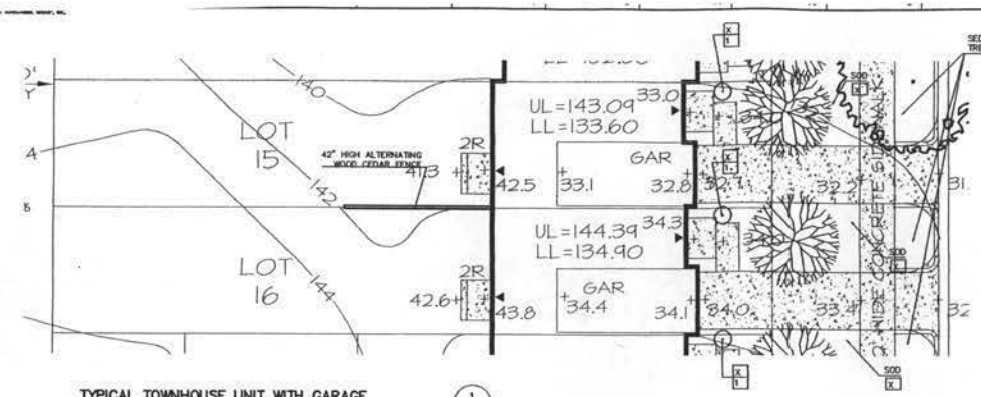
Grimm and Parker Architects

11785 Beltsville Drive
Suite 1400
Calverton MD 20705
301.595.1000
301.595.0089 Fax

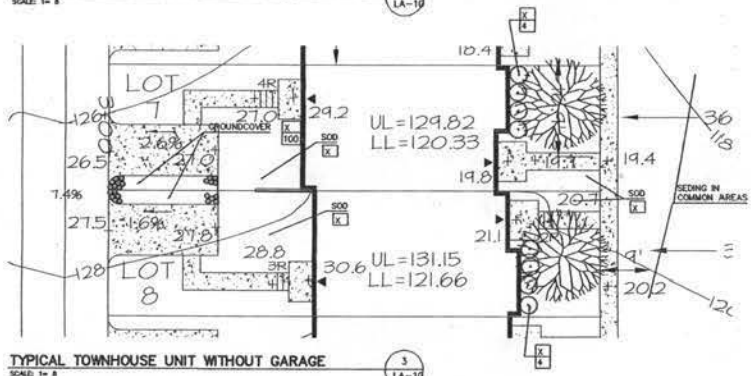
1355 Beverly Road
Suite 108
McLean VA 22101
703.903.9100
703.903.9756 Fax

RELEASED FOR

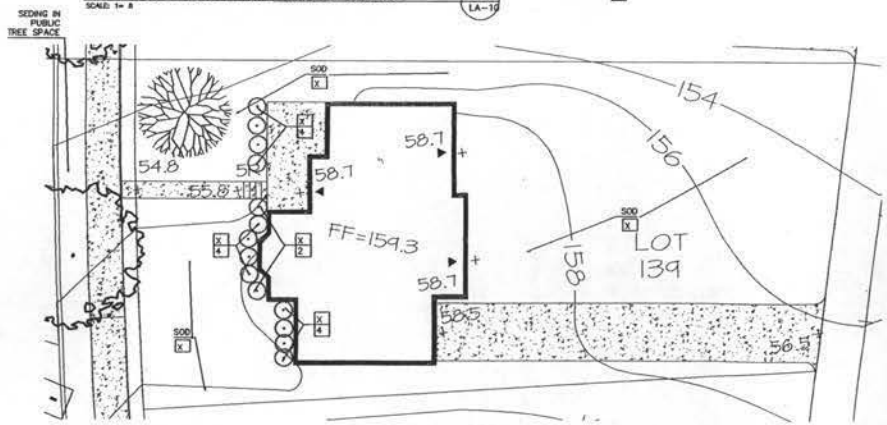
The Edgecombe Group, Inc.
Landscape Architects
3415 Hamilton Street
Suite 6
Hyattsville, MD 20782
301.864.0042 301.864.1131 Fax



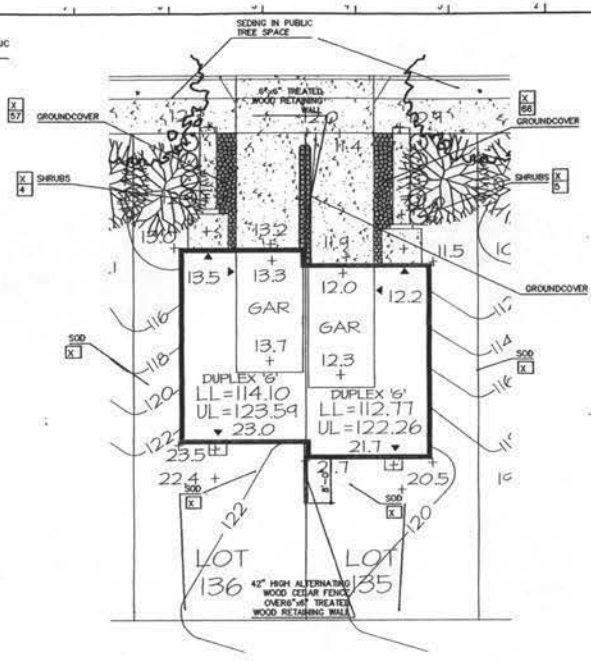
TYPICAL TOWNHOUSE UNIT WITH GARAGE
SCALE: 1= 8
1 LA-10



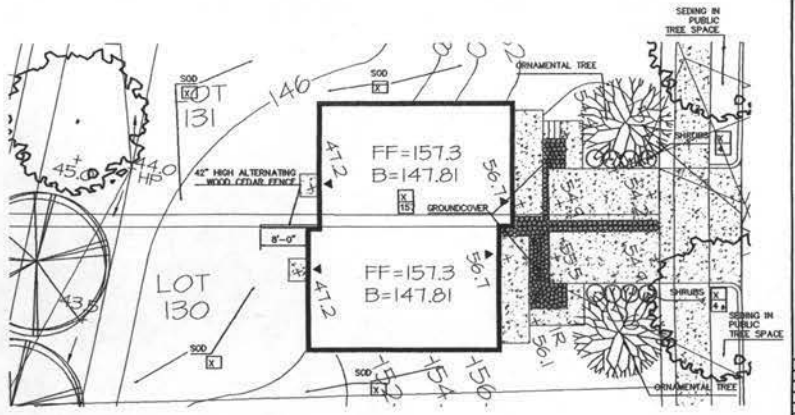
TYPICAL TOWNHOUSE UNIT WITHOUT GARAGE
SCALE: 1= 8
3 LA-10



SINGLE – FAMILY UNIT
SCALE: 1= 8
4 LA-10



TYPICAL DUPLEX UNIT WITH GARAGE
SCALE: 1= 8
2 LA-10



TYPICAL DUPLEX UNIT WITHOUT GARAGE
SCALE: 1= 8
5 LA-10

The Edgecombe Group, Inc.
Landscape Architects
3415 Hamilton Street
Suite 6
Hyattsville, MD 20782
301.864.0042 301.864.1131 Fax

RELEASED FOR
- ☐ Preliminary Only
- ☐ Bidding
- ☐ Permit
- ■ Construction 95%

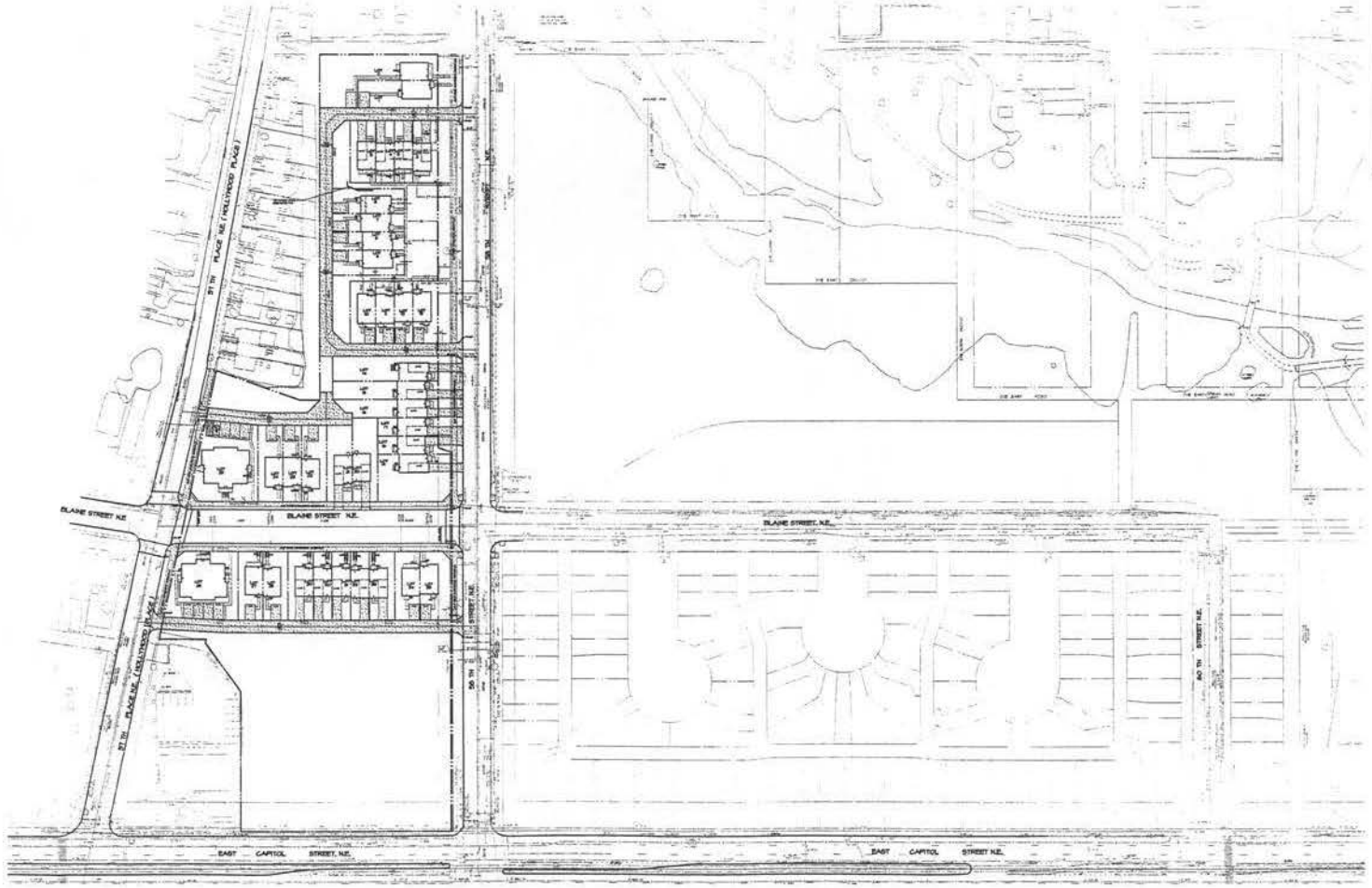
Grimm and Parker Architects
11785 Beltsville Drive Suite 1400 Calverton MD 20705 301.595.1000
1355 Beverly Road Suite 150 McLean VA 22101 703.903.9710 Fax 703.903.9708

MISCELLANEOUS SITE DETAILS
CAPITAL GATEWAY ESTATES SINGLE FAMILY HOUSING
WASHINGTON, D.C.

DATE	DESCRIPTION
07/02/03	PERMIT
12/10/03	PERMIT REVISED
01/12/04	PERMIT REVISED
01/19/04	PERMIT REVISED

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LA-10
02-02-04
95% CONSTRUCTION DOCUMENTS





COMPOSITE SITE PLAN

WASHINGTON
DISTRICT OF COLUMBIA

GRAPHIC SCALE 1" = 50'

SHEET 1 of 2

OWNER
DISTRICT OF COLUMBIA HOUSING AUTHORITY
1133 NORTH CAPITOL STREET NE.
WASHINGTON, DC. 20002-7599
PHONE (202) 535-1064

DEVELOPER / APPLICANT
A&R/THC, LLC.
514 10TH STREET NW.
SUITE 600
WASHINGTON, DC. 20004
PHONE (202) 347-2257

DATE	DESCRIPTION
	REVISIONS

BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 490-2000
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ALL RIGHTS RESERVED WORLDWIDE
SCALE 1" = 50'
BY MAP
DATE FEBRUARY, 2004
J-4950

Grimm and Parker Architects

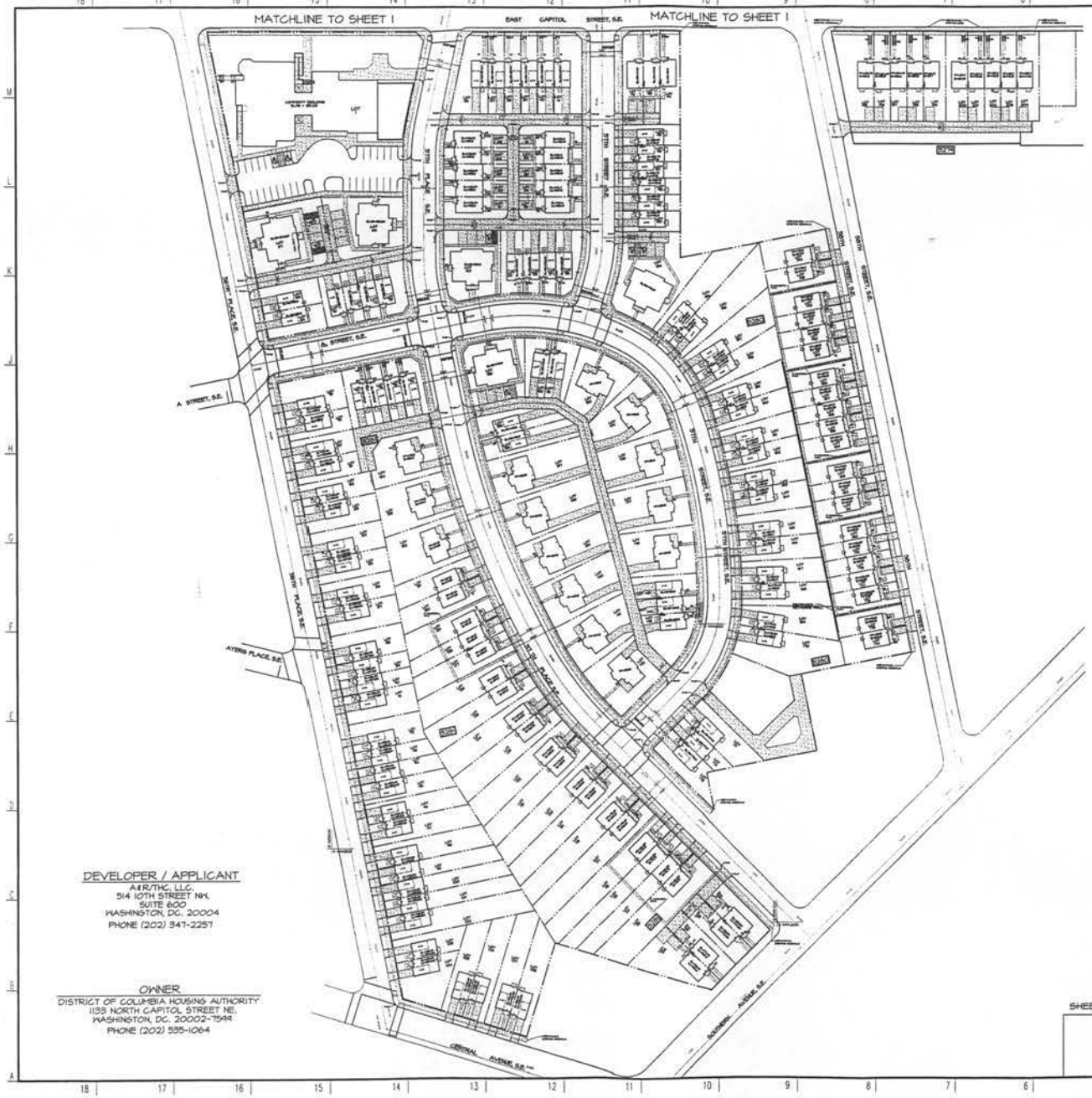
11785 Beltsville Drive
Suite 1400
Calverton, MD 20705
301.595.1000
301.595.0089 Fax

1355 Beverly Road
Suite 105
McLean VA 22101
703.903.9100
703.903.9255 Fax

COMPOSITE SITE PLAN
CAPITOL GATEWAY ESTATES, SINGLE FAMILY HOUSING
WASHINGTON D.C.

DATE	DESCRIPTION

C-A



DEVELOPER / APPLICANT
A&R/THC, LLC.
514 10TH STREET NW.
SUITE 600
WASHINGTON, DC. 20004
PHONE (202) 347-2251

OWNER
DISTRICT OF COLUMBIA HOUSING AUTHORITY
1133 NORTH CAPITOL STREET NE.
WASHINGTON, DC. 20002-7599
PHONE (202) 535-1064

COMPOSITE SITE PLAN

WASHINGTON
DISTRICT OF COLUMBIA

GRAPHIC SCALE 1" = 50'
50' 0 50' 100' 150'

SHEET 2 of 2

DATE	DESCRIPTION REVISIONS	BY

1" = 50'
FEBRUARY, 2004

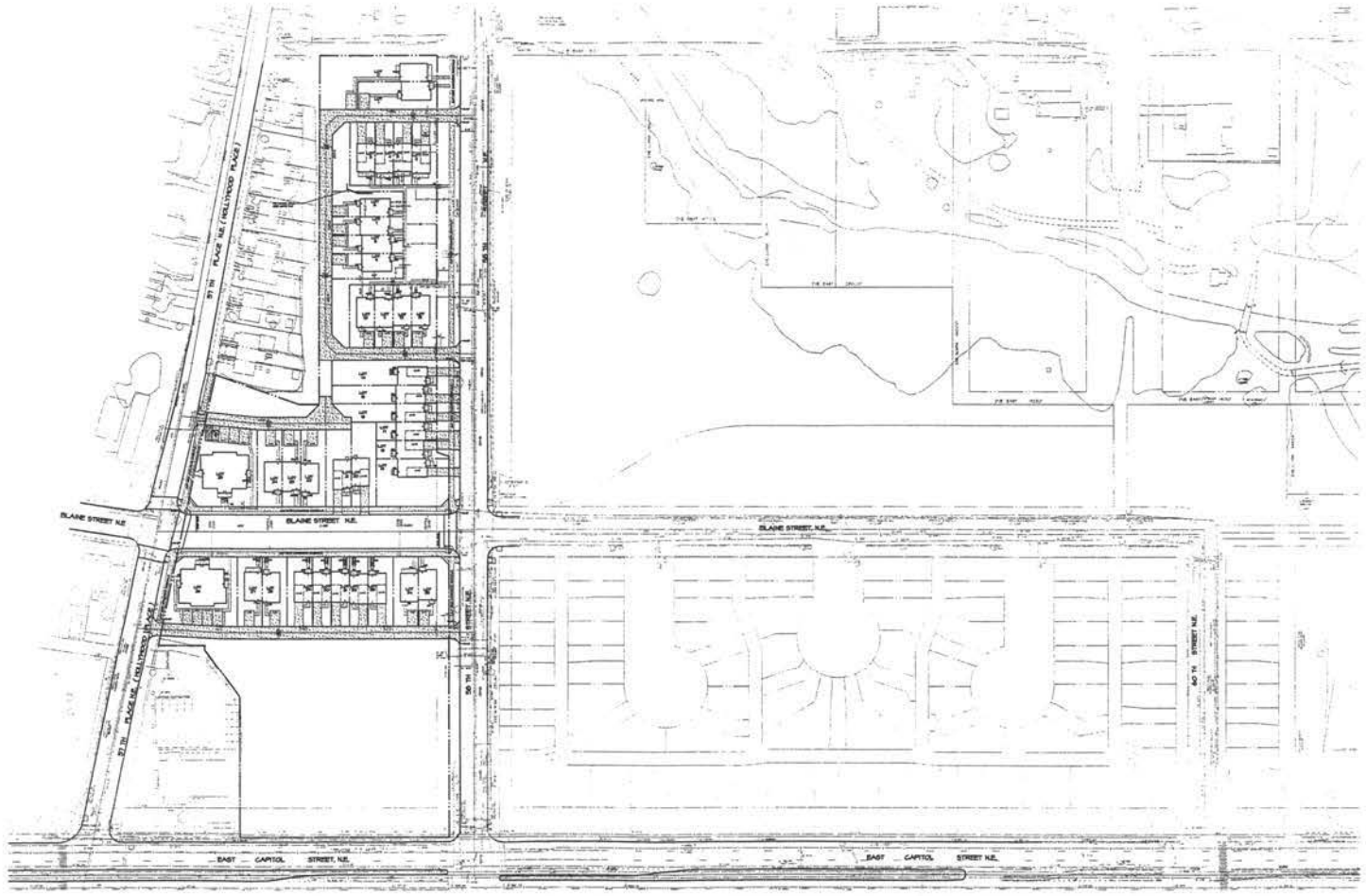
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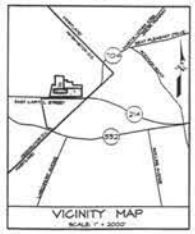
Grimm and Parker Architects
11785 Beltsville Drive Suite 1400 Calverton MD 20705 301.595.1000 301.595.0089 Fax
1355 Beverly Road Suite 105 McLean VA 22101 703.903.9100 703.903.9230 Fax

COMPOSITE SITE PLAN
CAPITOL GATEWAY ESTATES, SINGLE FAMILY HOUSING
WASHINGTON D.C.

DATE	DESCRIPTION

C-B





COMPOSITE SITE PLAN

WASHINGTON
DISTRICT OF COLUMBIA

GRAPHIC SCALE 1" = 50'

50' 0 50' 100 150'

SHEET 1 of 2

OWNER
DISTRICT OF COLUMBIA HOUSING AUTHORITY
1133 NORTH CAPITOL STREET NE.
WASHINGTON, DC. 20002-7599
PHONE (202) 535-1064

DEVELOPER / APPLICANT
A&R/THC, LLC
514 10TH STREET NW.
SUITE 600
WASHINGTON, DC. 20004
PHONE (202) 347-2257

Grimm and Parker Architects
11785 Beltsville Drive Suite 1000 Calverton MD 20705 301.595.1000 301.595.0080 Fax
1355 Beverly Road Suite 105 McLean VA 22101 703.903.9100 703.903.9725 Fax

COMPOSITE SITE PLAN
CAPITOL GATEWAY ESTATES, SINGLE FAMILY HOUSING
WASHINGTON D.C.

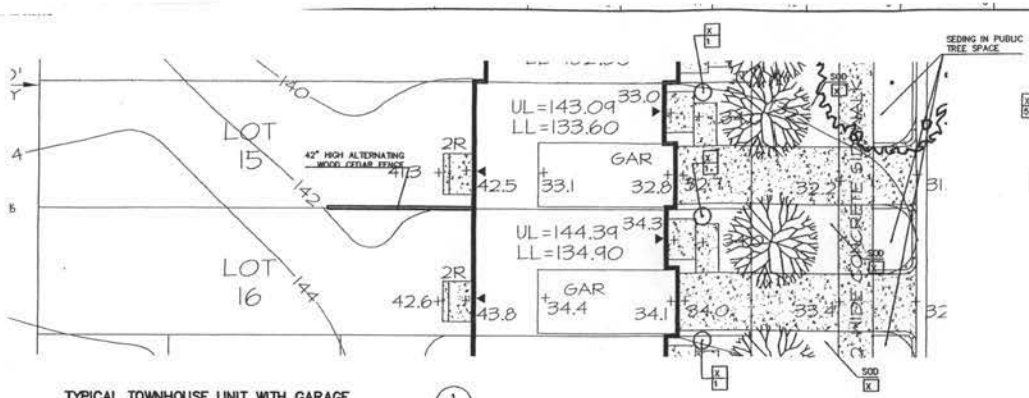
DATE	DESCRIPTION

DATE	DESCRIPTION	BY
	REVISIONS	

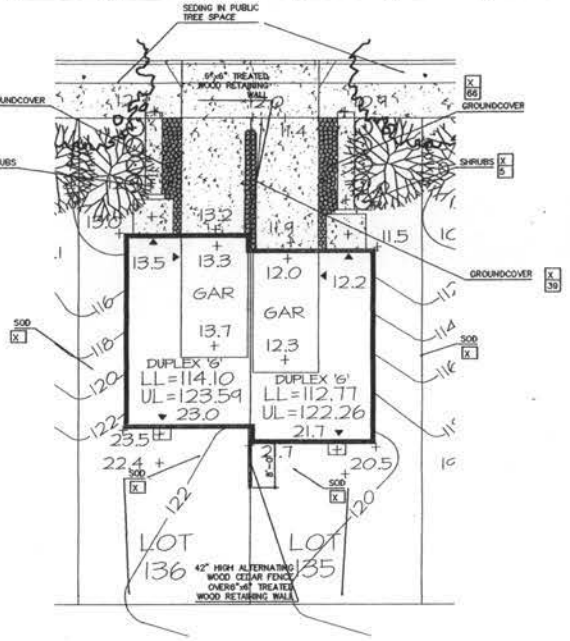
SCALE 1" = 50'
DATE FEBRUARY, 2004

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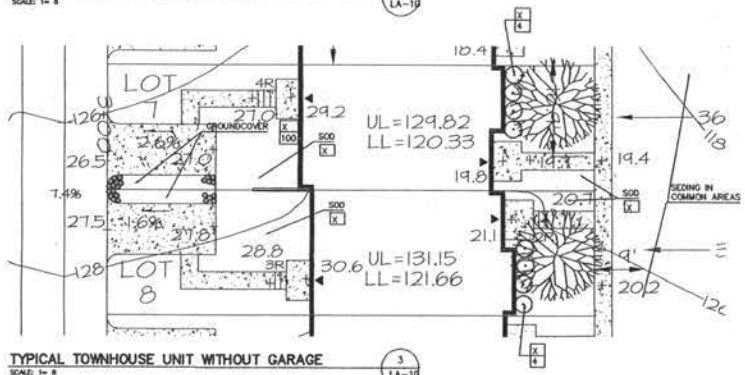
C-A



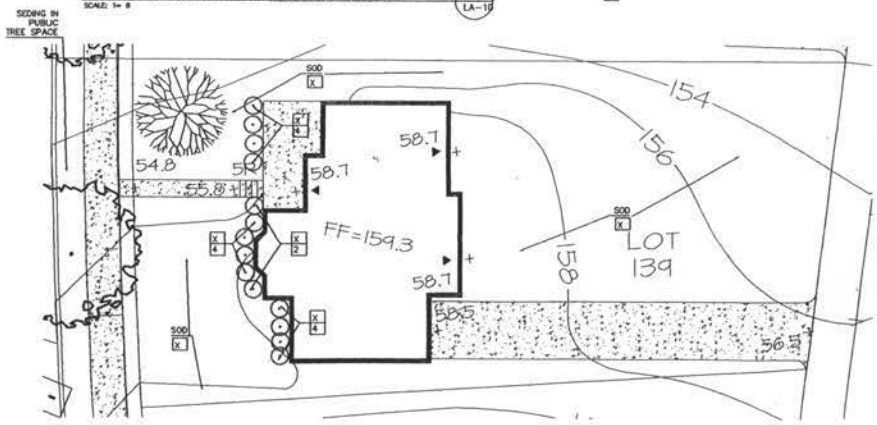
TYPICAL TOWNHOUSE UNIT WITH GARAGE
SCALE: 1= 8
1 LA-10



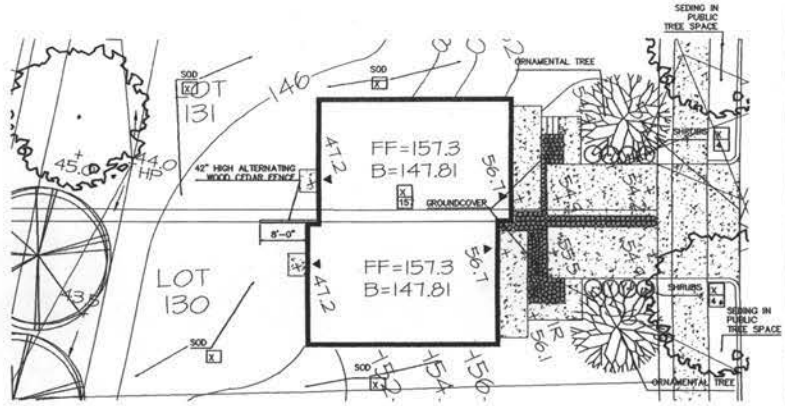
TYPICAL DUPLEX UNIT WITH GARAGE
SCALE: 1= 8
2 LA-10



TYPICAL TOWNHOUSE UNIT WITHOUT GARAGE
SCALE: 1= 8
3 LA-10



SINGLE - FAMILY UNIT
SCALE: 1= 8
4 LA-10



TYPICAL DUPLEX UNIT WITHOUT GARAGE
SCALE: 1= 8
5 LA-10

The Edgecombe Group, Inc.
Landscape Architects
3415 Hamilton Street
Suite 6
Hyattsville, MD 20782
301.864.0042 301.864.1131 Fax

11785 Beltsville Drive
Suite 1400
Calverton MD 20705
301.595.1000
301.595.9088 Fax

1355 Beverly Road
Suite 105
McLean VA 22101
703.903.9100
703.903.9758 Fax

Grimm and Parker Architects

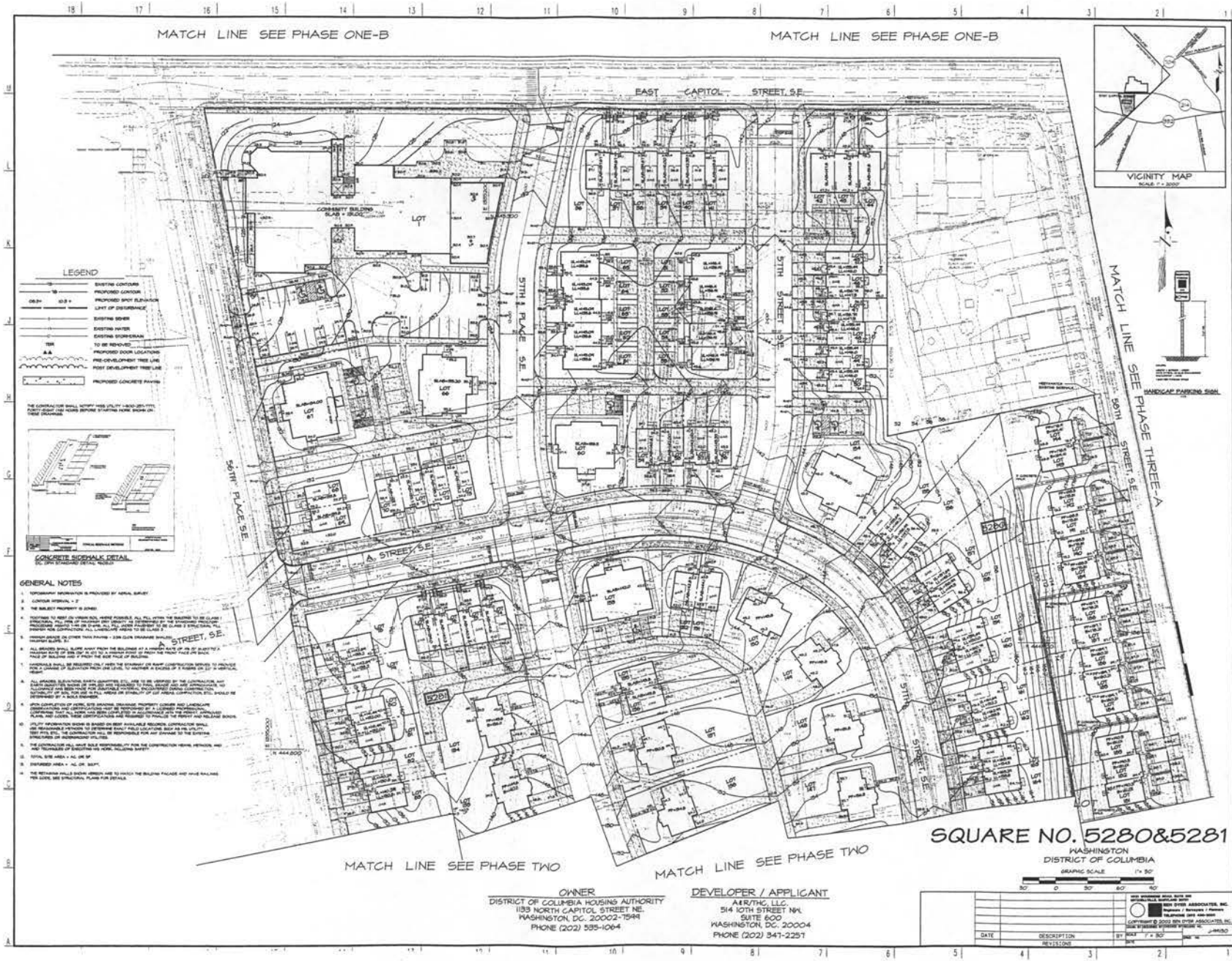
RELEASED FOR
Preliminary Only
Bidding
Permit
Construction 95%

MISCELLANEOUS_SITE_DETAILS
CAPITAL_GATEWAY_ESTATES_SINGLE_FAMILY_HOUSING
WASHINGTON, D.C.

MARK	DESCRIPTION
12/4/03	SUBMISSION
12/4/03	PERMIT_REVIEW
1/27/04	PERMIT_REV

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LA-10
02-02-04
95% CONSTRUCTION DOCUMENTS



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1355 Beverly Road, Suite 105, McLean VA 22101, 703.903.9100, 703.903.9795 Fax

SITE DEVELOPMENT PLAN—PHASE TWO
CAPITOL GATEWAY ESTATES, SINGLE FAMILY HOUSING
WASHINGTON D.C.

DATE	DESCRIPTION	BY
	REVISIONS	

SCALE: 1" = 50'

C-207



Grimm and Parker Architects

11785 Beltsville Drive, Suite 1400, Calverton MD. 20705, 301.595.1000, 301.595.0009 Fax
1355 Beverly Road, Suite 105, McLean VA. 22101, 703.903.9100, 703.903.9101 Fax

SITE DEVELOPMENT PLAN
CAPITOL GATEWAY ESTATES, PHASE ONE-B
SINGLE FAMILY HOUSING
WASHINGTON D.C.

DATE	DESCRIPTION

DATE	DESCRIPTION REVISIONS	BY

1" = 30'
OCTOBER, 2009

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