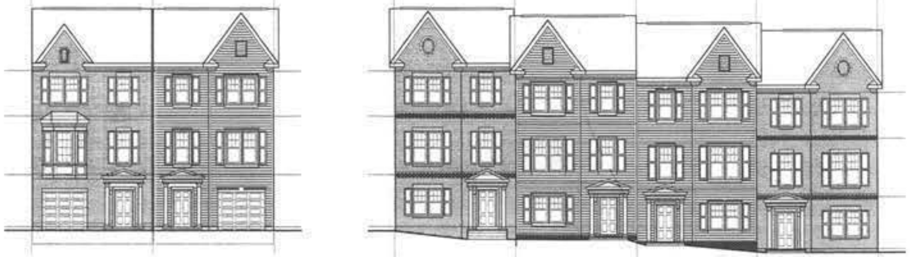
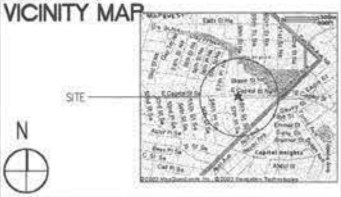
CAPITOL GATEWAY ESTATES
DUPLEX + TOWN HOMES
LOTS 205 - 216
WASHINGTON D.C.

MAY 9, 2006

-PERMIT SET-



VICINITY MAP



ABBREVIATIONS

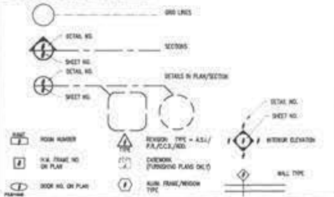
LIST OF DRAWINGS

ARCHITECTURAL

SYMBOLS OF MATERIALS

▨	EARTH	▨	STEEL-LARGE SCALE
▨	GRAVEL	▬	ALL METALS-SMALL SCALE
▨	CONCRETE	▨	CAST STONE
▨	CONCRETE MASONRY UNITS	▨	GLASS-LARGE SCALE
▨	SOLID CONCRETE MASONRY UNITS	▨	BATT INSULATION
▨	BRICK	▨	RIGID INSULATION
▨	WOOD-FINISHED	▨	CERAMIC TILE
▨	WOOD ROUGH	▨	PLASTER OR STUCCO ON METAL
▨	PLYWOOD	▨	PARTICLE BOARD
▨	GYPSUM BOARD	▨	CARPET
▨	ACOUSTIC TILE		

DRAWING KEY



BUILDING DATA

GENERAL NOTES (APPLY TO ALL DRAWINGS IN SET)

DESIGN TEAM

A + R DEVELOPMENT CORP.	OWNER	514 10TH SREET N.W. SUITE 600 WASHINGTON, DC 20004	202-347-2257
HENSON DEVELOPMENT, LLC	OWNER	5517 GROVELAND AVENUE BALTIMORE, MD 21215	410-367-8001
GRIMM AND PARKER	ARCHITECT	11785 BELTSVILLE DRIVE, SUITE 1400 CALVERTON, MD 20705	301-595-1000
WOLFMAN + ASSOCIATES	STRUCTURAL ENGINEER	8720 GEORGIA AVENUE, SUITE #908 SILVER SPRING, MD. 20910	301-587-0260
BHARGAVA INTERNATIONAL	M-E-P ENGINEERS	8289 MAIN STREET #204 ELLICOTT CITY, MD 20721	410-641-6320
BEN DYER ASSOCIATES, INC	CIVIL ENGINEER	1171 WOODMORE ROAD #200 MITCHELLVILLE, MD 20721	301-430-2000
HARKINS/DORACON, J.V.	GENERAL CONTRACTOR	2201 WARWICK WAY MARRIOTSVILLE, MD 21104	410-750-2600
ARNOLD + PORTER	ZONING ATTORNEY	555 12TH STREET, NW WASHINGTON, DC 20004	202-942-6416
THE EDGECOMBE GROUP, INC.	LANDSCAPE	3415 HAMILTON STREET, SUITE# 6 HYATTSVILLE, MD 20782	301-864-0042

ZONING COMMISSION
District of Columbia
CASE NO. 03-03B
EXHIBIT NO. 21

2006 JUN 28 PM 12: 36
D.C. OFFICE OF ZONING

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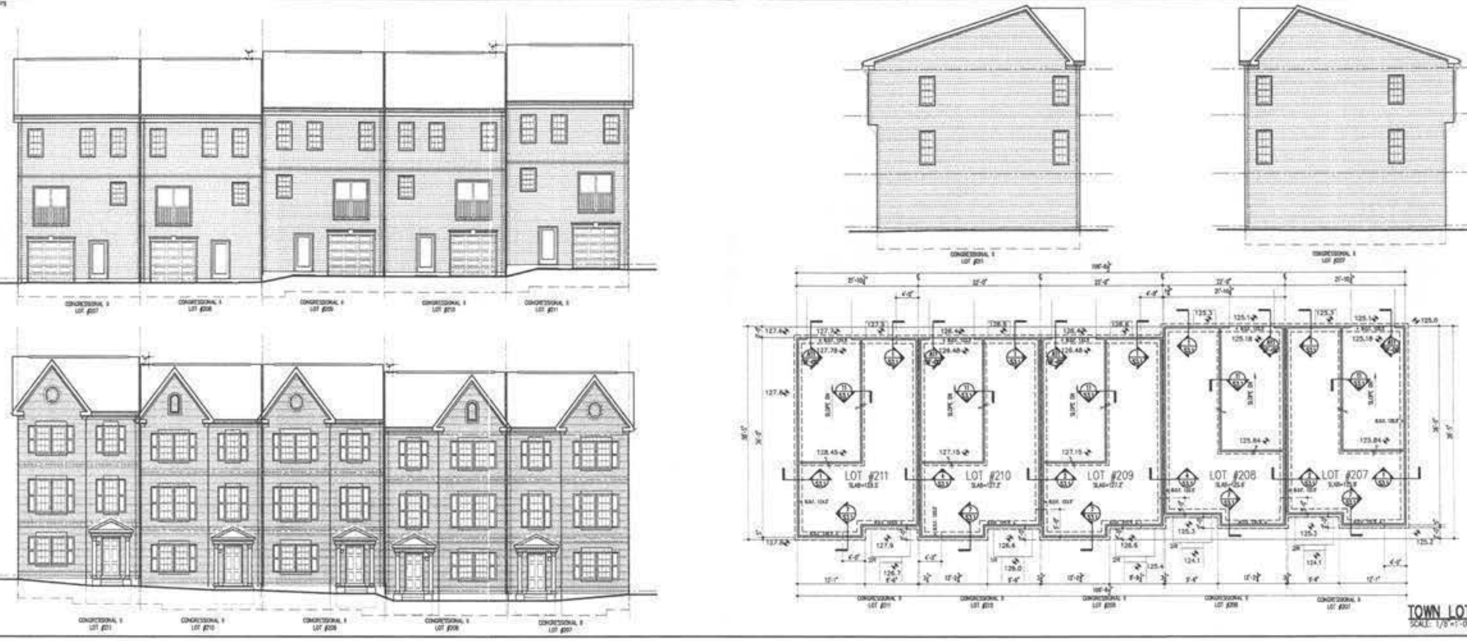
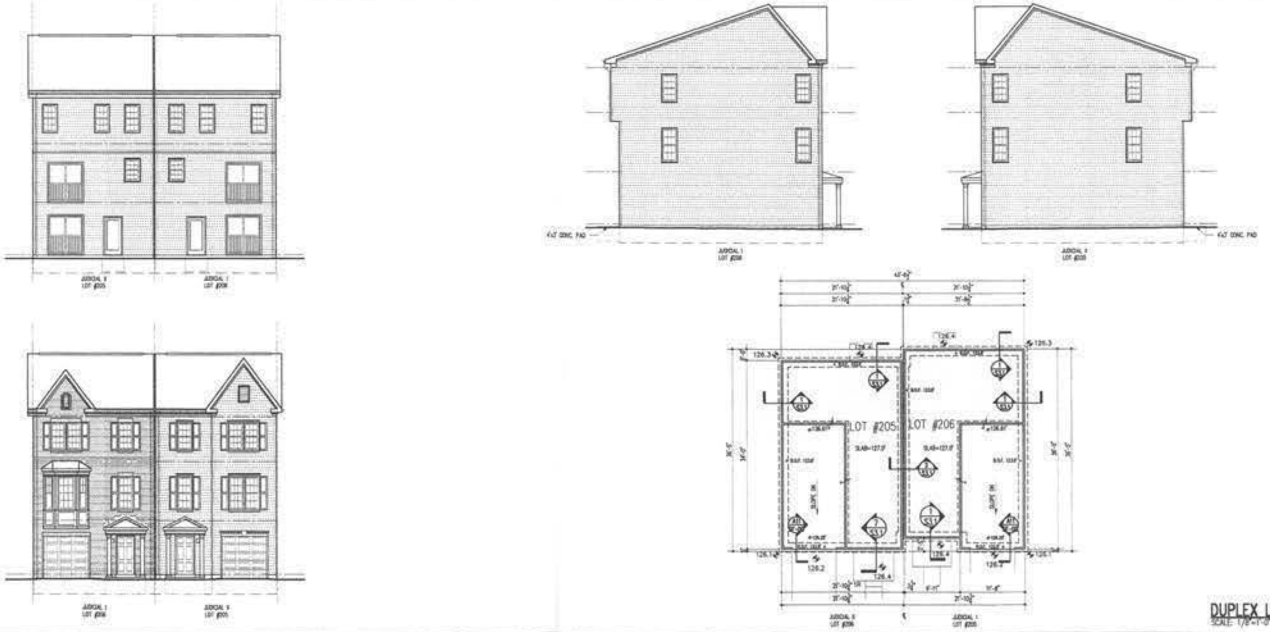
TITLE SHEET
CAPITOL GATEWAY ESTATES - DUPLEX & TOWN HOMES
WASHINGTON, D.C.

TS

ZONING COMMISSION
District of Columbia
CASE NO.03-03B
EXHIBIT NO.21


CONGRESSIONAL II LOT #207
CONGRESSIONAL II LOT #208
CONGRESSIONAL II LOT #209
CONGRESSIONAL II LOT #210
CONGRESSIONAL II LOT #211
LOT #211
LOT #210
LOT #209
LOT #208
LOT #207
SLOPE DN
108'-8"

TOWN LOTS: 207-211 (G1)
SCALE: 1/8"=1'-0"



DUPLEX LOTS: 205-206 (A1)
SCALE: 1/8"=1'-0"

LOTS 205- 211: ELEVATIONS & FOUNDATION PLANS
CAPITOL GATEWAY ESTATES
WASHINGTON, D.C.

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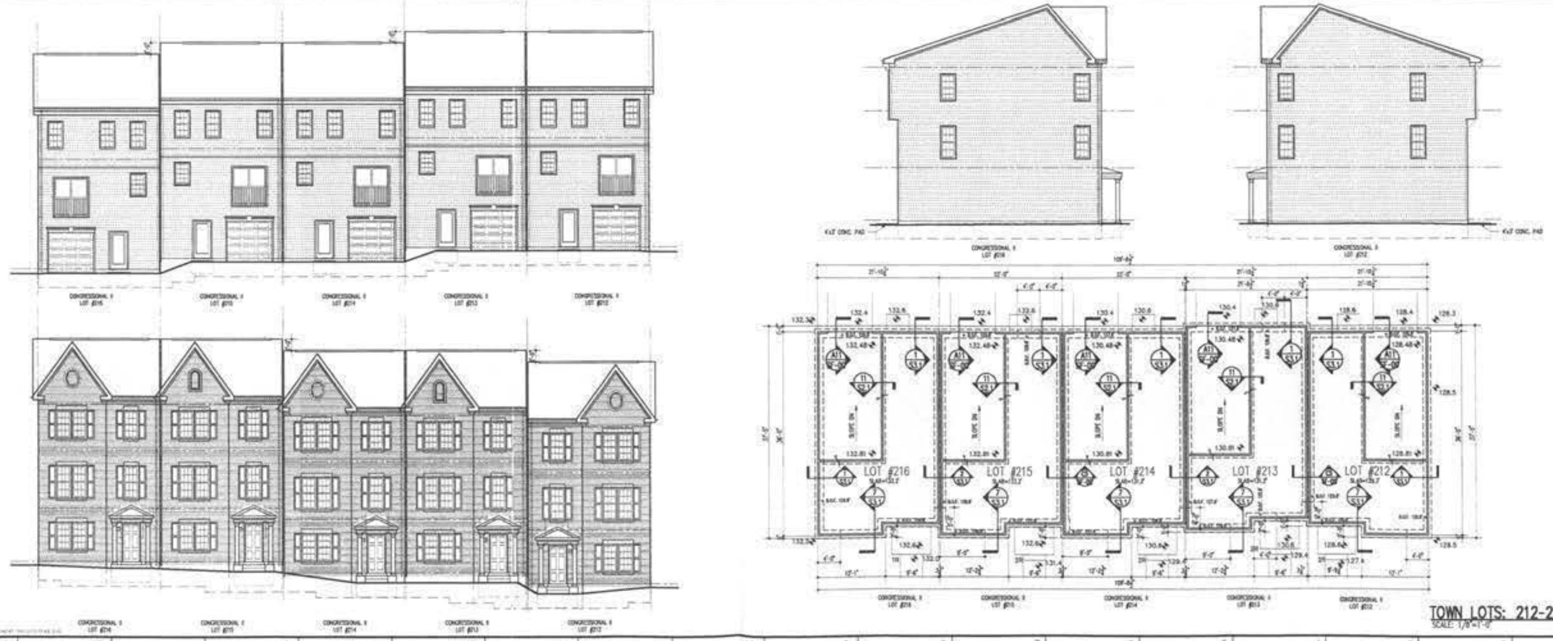
DATE	DESCRIPTION
11/21/03	SITE PACKAGE
05/17/04	BID SET
09/01/04	REVISION 1
11/15/04	CONSTRUCTION SET 2
02/08/05	CONTRACT SET 4
02/16/05	CONST. SET-2 5

SF-42


CONGRESSIONAL II LOT #216
CONGRESSIONAL II LOT #215
CONGRESSIONAL II LOT #214
CONGRESSIONAL II LOT #213
CONGRESSIONAL II LOT #212
4x4' CONC. PAD
LOT #216
LOT #215
LOT #214
LOT #213
LOT #212
108'-8"
27'-10"
132.4
132.6
130.4
130.6
128.6
128.4
128.5
SLOPE DN
A1
S3.1

TOWN LOTS: 212-216 (A1)
SCALE: 1/8"=1'-0"

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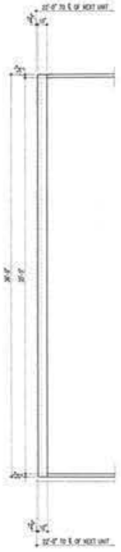
GRIMM + PARKER
ARCHITECTS

LOTS 212– 216: ELEVATIONS & FOUNDATION PLANS

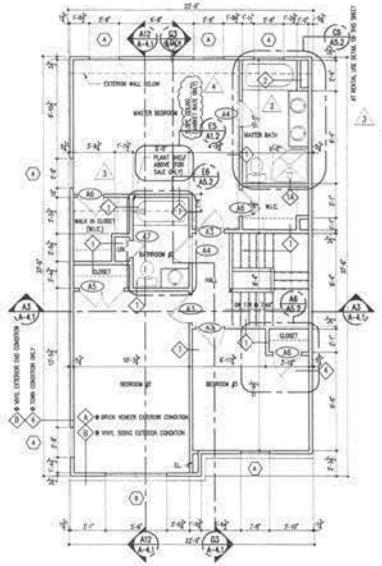
CAPITOL GATEWAY ESTATES
WASHINGTON, D.C.

DATE	DESCRIPTION
11/21/03	SITE PACKAGE
[illegible]	BID SET
[illegible]	REVISION 1
[illegible]	CONSTRUCTION SET 2
[illegible]	CONTRACT SET 4
[illegible]	CONST. SET-2 5

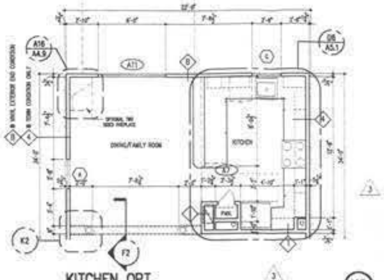
SF-43



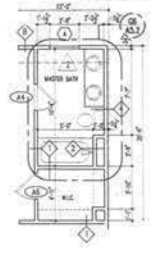
PARTIAL SIDING END OPTION PLAN
1/4"=1'-0"
G17



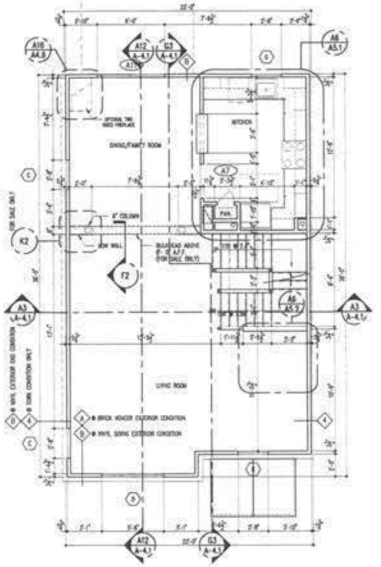
SECOND LEVEL PLAN
1/4"=1'-0"
FOR SALE ONLY
G13



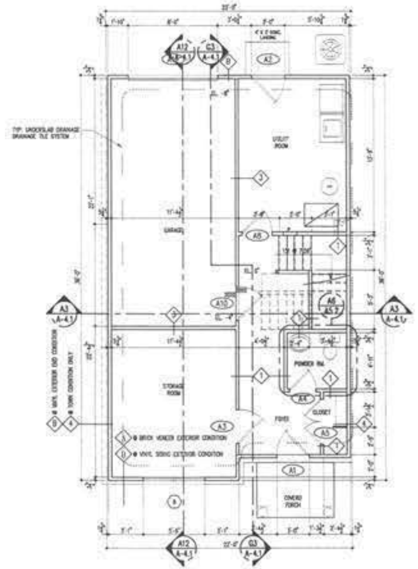
KITCHEN OPT.
1/4"=1'-0"
FOR SALE ONLY
K9



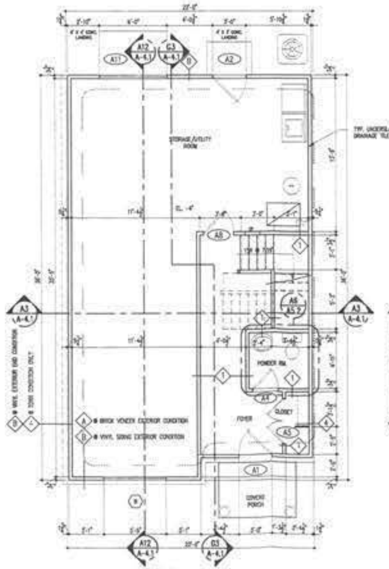
MASTER BATH @ RENTAL
1/4"=1'-0"
G9


DINING/FAMILY ROOM
KITCHEN
LIVING ROOM
A = BRICK VENEER EXTERIOR CONDITION
B = VINYL SIDING EXTERIOR CONDITION

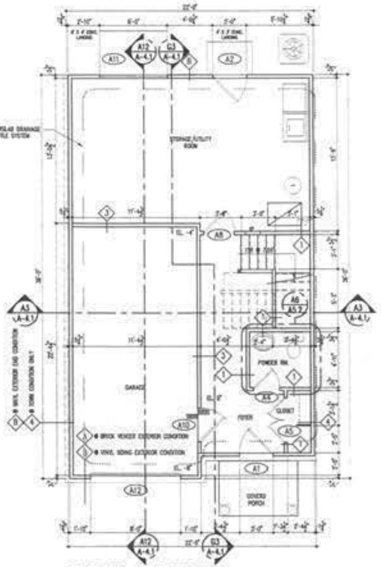
FIRST LEVEL PLAN
1/4"=1'-0"
FOR SALE & RENT
G5



SLAB-ON-GRADE LOWER LEVEL PLAN W/ REAR LOAD GARAGE
1/4"=1'-0"
A13



SLAB-ON-GRADE LOWER LEVEL PLAN
1/4"=1'-0"
A9



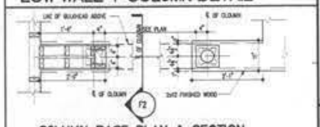
SLAB-ON-GRADE LOWER LEVEL PLAN W/ FRONT LOAD GARAGE
1/4"=1'-0"
A5

NOTE: BUILDING SECTIONS THIS SHEET REFER TO SHEET C2-A-4.1

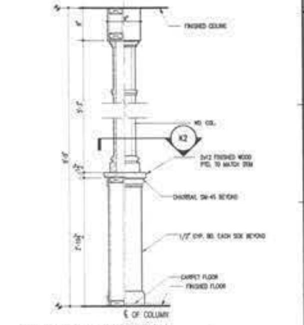
GENERAL PLAN NOTES

1. SEE SHEETS A-3.1 WALL TYPES.
2. SEE ELEVATIONS ON A-2.1 SHEETS FOR BUILDING TYPES
3. DIMENSIONS ARE TO FACE OF STUD.
4. FOR WINDOW TYPES, SEE SHEET A-3.1 FOR WINDOW SCHEDULE.
5. ALL INTERIOR WALLS ARE WALL TYPE ◇1 UNLESS OTHERWISE NOTED.
6. PROVIDE WINDBLINDS ON ALL EXTERIOR WINDOWS OF RENTAL UNITS - SEE SPECIFICATIONS. CONTROL DEVICES FOR WINDBLINDS TO BE EXTENDED INTO 5'-0" REACH HGT WHEN WINDOWS ARE HIGH
7. FREEZE PROOF SPRINKLER HEADS TO BE PROVIDED IN GARAGE SPACE.
8. AT IN GROUND BASEMENT CONDITIONS SUMP PUMP REQUIRED

LOW WALL + COLUMN DETAIL

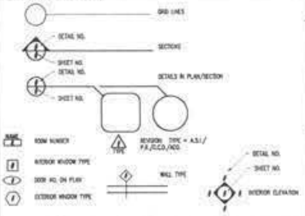


COLUMN BASE PLAN & SECTION DETAIL @ FIRST LEVEL PLAN
3/4"=1'-0"
FOR SALE ONLY
K2

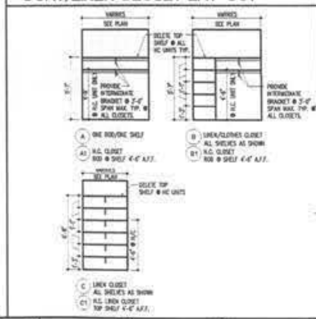

FINISHED COLUMN
2x12 FINISHED WOOD PTD. TO MATCH TRIM
1/2" GYP. BD. EACH SIDE BEYOND
CARPET FLOOR
FINISHED FLOOR
℄ OF COLUMN

ELEVATION & SECTION DETAIL @ LOW WALL
1"=1'-0"
FOR SALE ONLY
F2

SYMBOL KEY



COAT/LINEN CLOSET LAY-OUT


VARIES SEE PLAN
PROVIDE INTERMEDIATE BRACKET @ 3'-0" SPAN MAX. TYP. @ ALL CLOSETS
A ONE ROD/ONE SHELF
A1 H.C. CLOSET ROD @ SHELF 4'-6" A.F.F.
B LINEN/CLOTHES CLOSET ALL SHELVES AS SHOWN
B1 H.C. CLOSET ROD @ SHELF 4'-6" A.F.F.
C LINEN CLOSET ALL SHELVES AS SHOWN
C1 H.C. LINEN CLOSET TOP SHELF 4'-6" A.F.F.

G R I M M +
P A R K E R
A R C H I T E C T S

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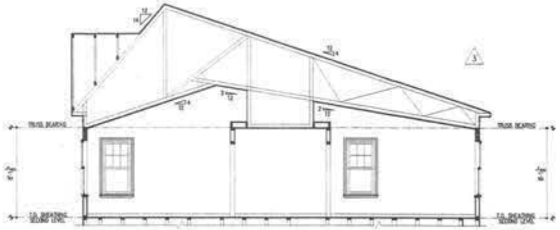
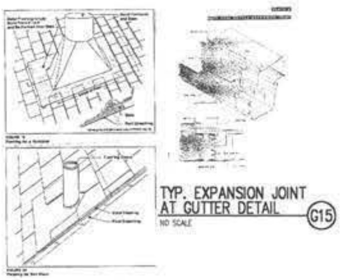
CONGRESSIONAL II UNIT PLANS
CAPITOL GATEWAY ESTATES - DUPLEX & TOWN HOMES
WASHINGTON, D.C.

DATE	DESCRIPTION
10/08/04	PERMIT SET
04/05/04	BID SET
08/13/04	[illegible] SET
10/11/04	CONSTRUCTION SET
11/10/04	[illegible] CONST SET 3
02/10/05	CONTRACT SET 4

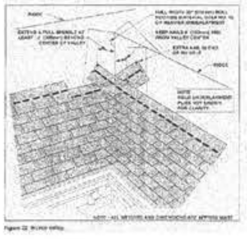
C2-A-1.1



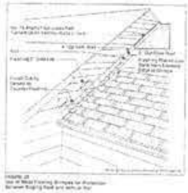
VAULTED CEILING & PLANT SHELF SECTION (G11)
1/4"=1'-0"
(@ MARKET RATE UNITS ONLY)



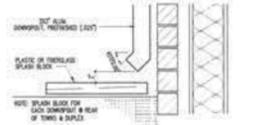
TYP. EXPANSION JOINT AT GUTTER DETAIL (G15)
NO SCALE



FLASHING DETAILS @ VALLEYS/PENETRATIONS (C15)
NO SCALE



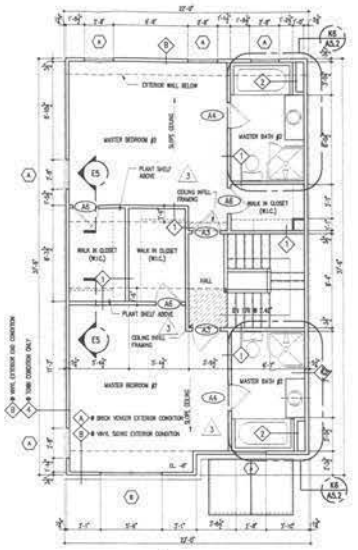
FLASHING DETAILS @ WALL AND ROOF (A15)
NO SCALE


2"X3" ALUM. DOWNSPOUT, PREFINISHED (.025")
PLASTIC OR FIBERGLASS SPLASH BLOCK
NOTE: SPLASH BLOCK FOR EACH DOWNSPOUT @ REAR OF TOWNS & DUPLEX

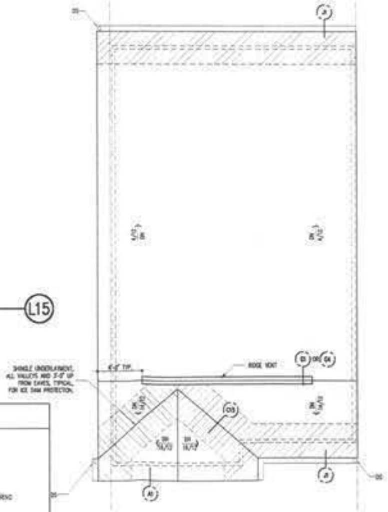
TYP. DOWNSPOUT AT SPLASHBLOCK (L15)
1-1/2"=1'-0"

GENERAL ROOFING NOTES

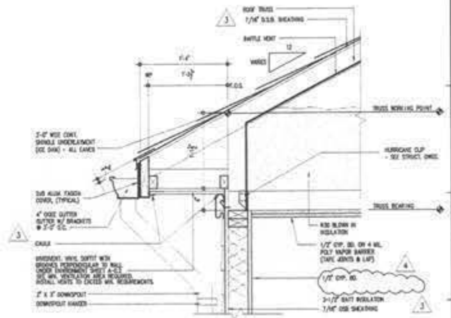
1. SEE MECHANICAL DRAWINGS FOR ROOF PENETRATIONS NOT SHOWN ON PLAN
2. ALL VENT PIPES TO PENETRATE ROOF ON REAR SIDE OF BUILDING
3. ALL ROOF PENETRATIONS AND ACCESSORIES (GUTTER, VENTS, ETC.) ARE TO BE INSTALLED AND FLASHED IN COMPLIANCE W/ N.R.C.A. ROOFING AND MANUFACTURERS MANUAL & THE SMACNA ARCH. SHEET METAL MANUAL.
4. NOT USED
5. SHINGLE UNDERLAYMENT ALL VALLEYS AND 3'-0" WIDE ALONG ALL EAVES FOR ICE DAM PROTECTION
6. PREFINISHED ALUM. GUTTER AND DOWN SPOUTS ALL EAVES SEE THIS SHEET FOR DETAILS. COORDINATE WITH DOWN SPOUTS SHOWN ON ELEVATIONS
7. ALL GUTTERS TO BE SEAMLESS TYPE WITH GUTTER CLIP, BRACKETS OR OTHER DURABLE HANGERS SYSTEMS



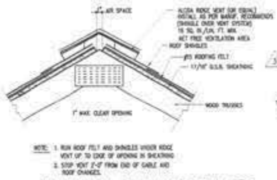
4-SALE OPTION 2 BR. SECOND LEVEL PLAN (G7)
1/4"=1'-0"
@ CONGRESSIONAL I & II AND JUDICIAL II & IV PLANS ONLY


SHINGLE UNDERLAYMENT, ALL VALLEYS AND 3'-0" UP FROM EAVES, TYPICAL, FOR ICE DAM PROTECTION.
6'-0" TYP.
RIDGE VENT
G1
G4
C15
A1

ROOF PLAN (A7)
1/4"=1'-0"

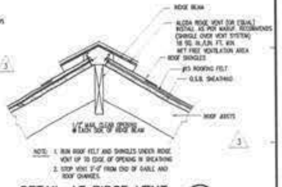

ROOF TRUSS
7/16" O.S.B. SHEATHING
BAFFLE VENT
VARIES
12
1'-4"
1'-0 1/2"
F.O.S.
TRUSS WORKING POINT
3'-0" WIDE CONT. SHINGLE UNDERLAYMENT (ICE DAM) - ALL EAVES
HURRICANE CLIP - SEE STRUCT. DWGS.
5x8 ALUM. FASCIA COVER, (TYPICAL)
4" OGEE GUTTER GUTTER W/ BRACKETS @ 3'-0" O.C.
TRUSS BEARING
R30 BLOWN IN INSULATION
CAULK
1/2" GYP. BD. OR 4 MIL. POLY VAPOR BARRIER (TAPE JOINTS & LAP)
INVENT. VINYL SOFFIT WITH GROOVES PERPENDICULAR TO WALL UNDER ENVIRONMENT SHEET A-E.1 SEE MIN. VENTILATION AREA REQUIRED. INSTALL VENTS TO EXCEED MIN. REQUIREMENTS.
1/2" GYP. BD.
2" X 3" DOWNSPOUT
DOWNSPOUT HANGER
3-1/2" BATT INSULATION
7/16" OSB SHEATHING

DETAIL AT EAVE, TYP. (J1)
1-1/2"=1'-0"


1" AIR SPACE
ALCOA RIDGE VENT (OR EQUAL) INSTALL AS PER MANUF. RECOMMENDS (SHINGLE OVER VENT SYSTEM) 18 SQ. IN./LIN. FT. MIN. NET FREE VENTILATION AREA
ROOF SHINGLES
#15 ROOFING FELT
11/16" O.S.B. SHEATHING
WOOD TRUSSES
1" MAX. CLEAR OPENING

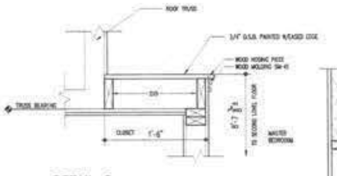
NOTE: 1. RUN ROOF FELT AND SHINGLES UNDER RIDGE VENT UP TO EDGE OF OPENING IN SHEATHING
2. STOP VENT 2'-0" FROM END OF GABLE AND ROOF CHANGES.

ALT. DETAIL AT RIDGE VENT (G4)
1-1/2"=1'-0"

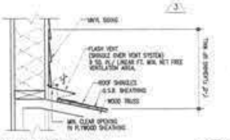

RIDGE BEAM
ALCOA RIDGE VENT (OR EQUAL) INSTALL AS PER MANUF. RECOMMENDS (SHINGLE OVER VENT SYSTEM) 18 SQ. IN./LIN. FT. MIN. NET FREE VENTILATION AREA
ROOF SHINGLES
#15 ROOFING FELT
O.S.B. SHEATHING
ROOF JOISTS
1/2" MAX. CLEAR OPENING @ EACH SIDE OF RIDGE BEAM

NOTE: 1. RUN ROOF FELT AND SHINGLES UNDER RIDGE VENT UP TO EDGE OF OPENING IN SHEATHING
2. STOP VENT 3'-0" FROM END OF GABLE AND ROOF CHANGES.

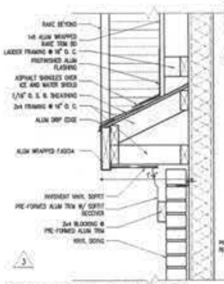
DETAIL AT RIDGE VENT (G1)
1-1/2"=1'-0"



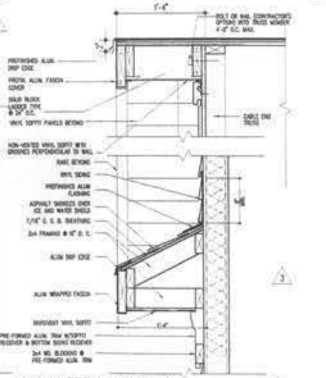
DETAIL @ PLANT SHELF (E5)
1-1/2"=1'-0"
(@ FOR SALE MARKET RATE UNITS ONLY)


VINYL SIDING
FLASH VENT (SHINGLE OVER VENT SYSTEM) 9 SQ. IN./ LINEAR FT. MIN. NET FREE VENTILATION AREA.
ROOF SHINGLES
O.S.B. SHEATHING
WOOD TRUSS
MIN. CLEAR OPENING IN PLYWOOD SHEATHING
1'-0" FLASHING UP WALL

DETAIL AT FLASH VENT (E1)
1-1/2"=1'-0"


RAKE BEYOND
1x6 ALUM. WRAPPED RAKE TRIM BD
LADDER FRAMING @ 16" O. C.
PREFINISHED ALUM FLASHING
ASPHALT SHINGLES OVER ICE AND WATER SHIELD
7/16" O. S. B. SHEATHING
2x4 FRAMING @ 16" O. C.
ALUM DRIP EDGE
ALUM WRAPPED FASCIA
INVISIVENT VINYL SOFFIT
PRE-FORMED ALUM TRIM W/ SOFFIT RECEIVER
2x4 BLOCKING @ PRE-FORMED ALUM TRIM
VINYL SIDING

GABLE DETAIL @ BRICK (A5)
1-1/2"=1'-0"


1'-4"
BOLT OR NAIL (CONTRACTORS OPTION) INTO TRUSS MEMBER 4'-0" O.C. MAX.
PREFINISHED ALUM. DRIP EDGE
PREFIN. ALUM. FASCIA COVER
SOLID BLOCK LADDER TYPE @ 24" O.C.
VINYL SOFFIT PANELS BEYOND
GABLE END TRUSS
NON-VENTED VINYL SOFFIT WITH GROOVES PERPENDICULAR TO WALL
RAKE BEYOND
VINYL SIDING
PREFINISHED ALUM FLASHING
ASPHALT SHINGLES OVER ICE AND WATER SHIELD
7/16" O. S. B. SHEATHING
2x4 FRAMING @ 16" O. C.
ALUM DRIP EDGE
ALUM WRAPPED FASCIA
INVISIVENT VINYL SOFFIT
PRE-FORMED ALUM. TRIM W/SOFFIT RECEIVER & BOTTOM SIDING RECEIVER
2x4 WD. BLOCKING @ PRE-FORMED ALUM. TRIM

GABLE DETAIL @ SIDING (A1)
1-1/2"=1'-0"

2 Bethesda Metro Center
Suite 1350
Bethesda, MD 20814
Tel 240.223.0500
Fax 240.223.0510

1355 Beverly Road
Suite 105
McLean, VA 22101
Tel 703.903.9100
Fax 703.903.9756

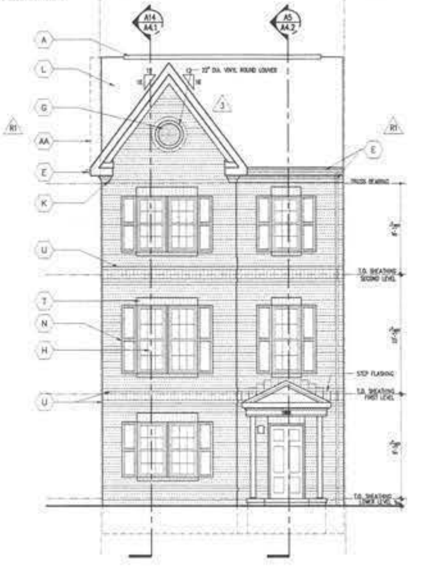
11785 Beltsville Drive
Suite 1400
Calverton, MD 20705
Tel 301.595.1000
Fax 301.595.0089

GRIMM + PARKER
ARCHITECTS

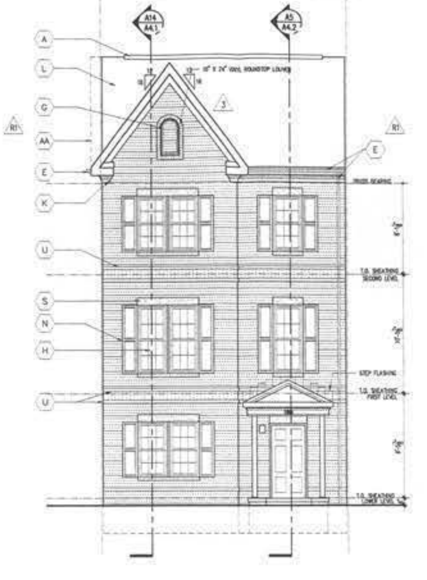
CONGRESSIONAL II ROOF PLAN
CAPITOL GATEWAY ESTATES - DUPLEX & TOWN HOMES
WASHINGTON, D.C.

DATE	DESCRIPTION
07/09/04	PERMIT SET
09/03/04	BID SET
09/13/04	CLOSING SET
10/11/04	CONSTRUCTION SET
11/15/04	RE. TO CONST. SET 3
02/03/05	CONTRACT SET 4

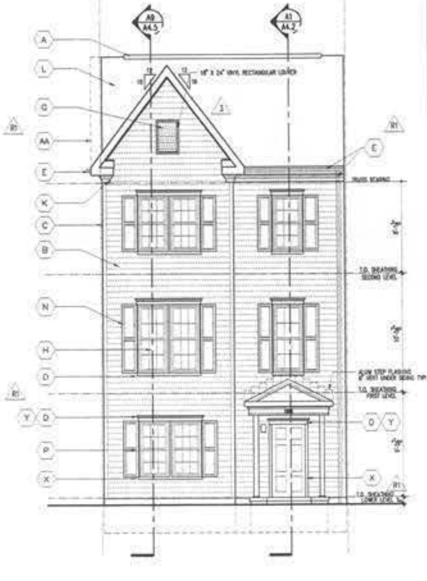
C2-A-1.2


A14
A4.1
A5
A4.2
A
L
G
AA
E
K
U
T
N
H
U
R1
22" DIA. VINYL ROUND LOUVER
3
E
TRUSS BEARING
T.O. SHEATHING SECOND LEVEL
STEP FLASHING
T.O. SHEATHING FIRST LEVEL
T.O. SHEATHING LOWER LEVEL

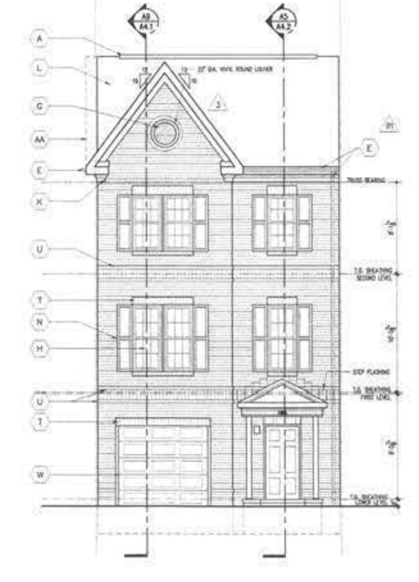
ELEVATION BRICK VENEER W/ BRICK SOLDIER (G14)
1/4"=1'-0"


A14
A4.1
A5
A4.2
A
L
G
AA
E
K
U
S
N
H
U
R1
18" X 24" VINYL ROUNDTOP LOUVER
3
E
TRUSS BEARING
T.O. SHEATHING SECOND LEVEL
STEP FLASHING
T.O. SHEATHING FIRST LEVEL
T.O. SHEATHING LOWER LEVEL

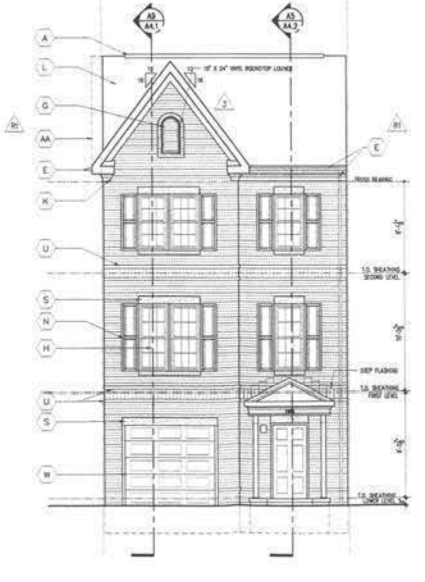
ELEVATION BRICK VENEER W/ STONE HEAD (G8)
1/4"=1'-0"


A9
A4.5
A1
A4.2
A
L
G
AA
E
K
C
B
N
H
D
Y
D
P
X
R1
18" X 24" VINYL RECTANGULAR LOUVER
3
E
TRUSS BEARING
T.O. SHEATHING SECOND LEVEL
ALUM STEP FLASHING 8" VERT UNDER SIDING TYP.
T.O. SHEATHING FIRST LEVEL
D
Y
X
T.O. SHEATHING LOWER LEVEL

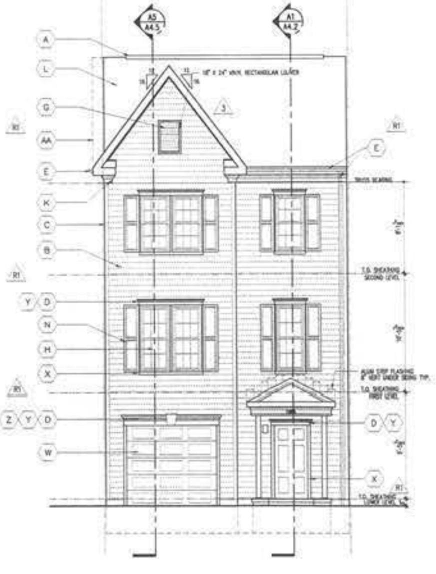
ELEVATION SIDING (G2)
1/4"=1'-0"


A9
A4.1
A5
A4.2
A
L
G
AA
E
K
U
T
N
H
U
T
W
22" DIA. VINYL ROUND LOUVER
3
R1
E
TRUSS BEARING
T.O. SHEATHING SECOND LEVEL
STEP FLASHING
T.O. SHEATHING FIRST LEVEL
T.O. SHEATHING LOWER LEVEL

ELEVATION BRICK VENEER W/ BRICK SOLDIER (A14)
1/4"=1'-0"


A9
A4.1
A5
A4.2
A
L
G
AA
E
K
U
S
N
H
U
S
W
R1
18" X 24" VINYL ROUNDTOP LOUVER
3
E
TRUSS BEARING
T.O. SHEATHING SECOND LEVEL
STEP FLASHING
T.O. SHEATHING FIRST LEVEL
T.O. SHEATHING LOWER LEVEL

ELEVATION BRICK VENEER W/ STONE HEAD (A8)
1/4"=1'-0"


A5
A4.5
A1
A4.2
A
L
G
AA
E
K
C
B
R1
Y
D
N
H
X
R1
Z
Y
D
W
18" X 24" VINYL RECTANGULAR LOUVER
3
E
TRUSS BEARING
T.O. SHEATHING SECOND LEVEL
ALUM STEP FLASHING 8" VERT UNDER SIDING TYP.
T.O. SHEATHING FIRST LEVEL
D
Y
X
T.O. SHEATHING LOWER LEVEL

ELEVATION SIDING (A2)
1/4"=1'-0"

ELEVATION KEY

A	PVC SHINGLED OVER RIDGE VENT 3
B	VINYL SIDING
C	VINYL CORNER TRIM
D	VINYL WINDOW & DOOR TRIM 3½
E	4" ALUM. GUTTER & DOWN SPOUTS 4
F	PREFAB COLUMNS
G	PREFAB VINYL LOUVER
H	SINGLE HUNG VINYL WINDOWS
J	BRICK STAMPED CONCRETE
K	ALUMINUM TRIM (PRE-FORMED)
L	ASPHALT ROOF SHINGLES
M	FOUNDATION RE: STRUCT
N	18" VINYL SHUTTERS
P	VINYL WINDOW & DOOR TRIM 1" (J-CHANNEL)
R	SLIDING GLASS DOOR
S	4"x4" NOM. PRECAST STONE HEAD
T	BRICK SOLDIER 3
U	BRICK BAND SEE SHEET A4.3 DETAIL A15
W	METAL PANEL GARAGE DOORS
X	3" DESIGNER J-CHANNEL
Y	VINYL WINDOW & DOOR CROWN MOULD
Z	VINYL WINDOW & DOOR CROWN KEY
AA	EXTENT OF ROOF ON END UNITS ONLY

NOTE:
SEE FOUNDATION SET FOR ELEVATIONS, GRADES,
AND LOCATION OF HANDRAILS/RAILINGS PER LOT.

GRIMM + PARKER
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Suite 1400
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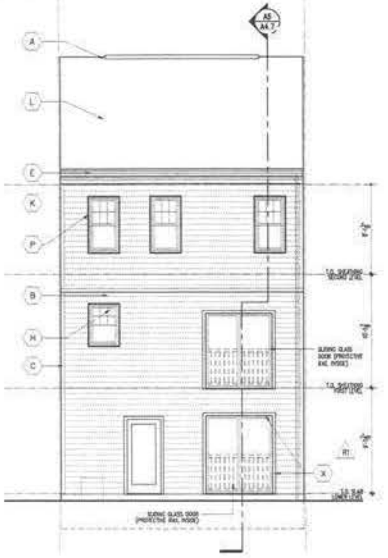
Tel 301.595.1000
Fax 301.595.0089

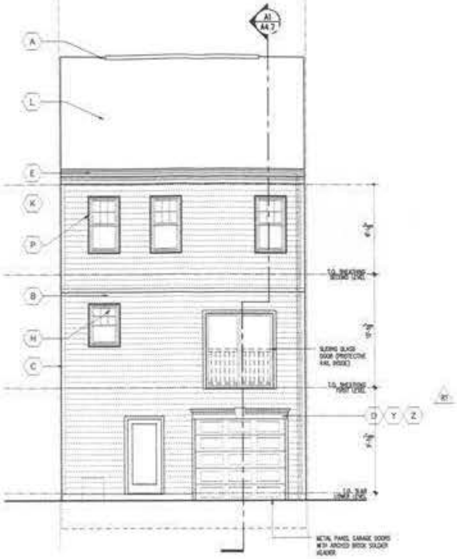
CONGRESSIONAL II FRONT ELEVATIONS
CAPITOL GATEWAY ESTATES - DUPLEX & TOWN HOMES
WASHINGTON, D.C.

DATE	DESCRIPTION
01/28/04	PERMIT SET
04/05/04	BID SET
09/01/04	REVISION 1
09/13/04	CLOSING SET
10/11/04	CONSTRUCTION SET
11/15/04	VE TO CONST.SET 3
02/23/05	CONTRACT SET 4

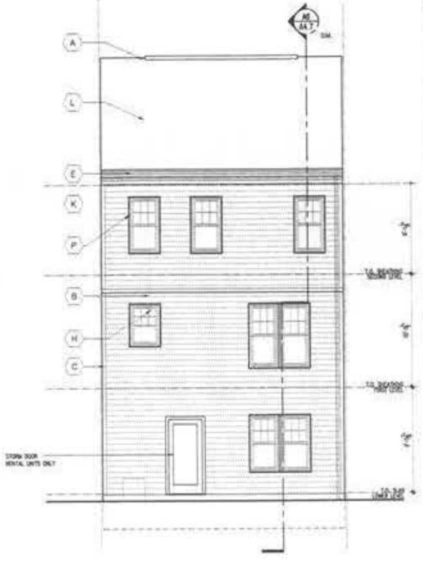
C2-A-21


A5
A4.7
A
L
E
K
P
B
H
C
X
T.O. SHEATHING SECOND LEVEL
T.O. SHEATHING FIRST LEVEL
T.O. SLAB LOWER LEVEL
SLIDING GLASS DOOR (PROTECTIVE RAIL INSIDE)
R1

REAR ELEVATION SIDING (G14)
1/4"=1'-0"


A1
A4.7
A
L
E
K
P
B
H
C
D
Y
Z
R1
T.O. SHEATHING SECOND LEVEL
T.O. SHEATHING FIRST LEVEL
T.O. SLAB LOWER LEVEL
SLIDING GLASS DOOR (PROTECTIVE RAIL INSIDE)
METAL PANEL GARAGE DOORS WITH ARCHED BRICK SOLDIER HEADER

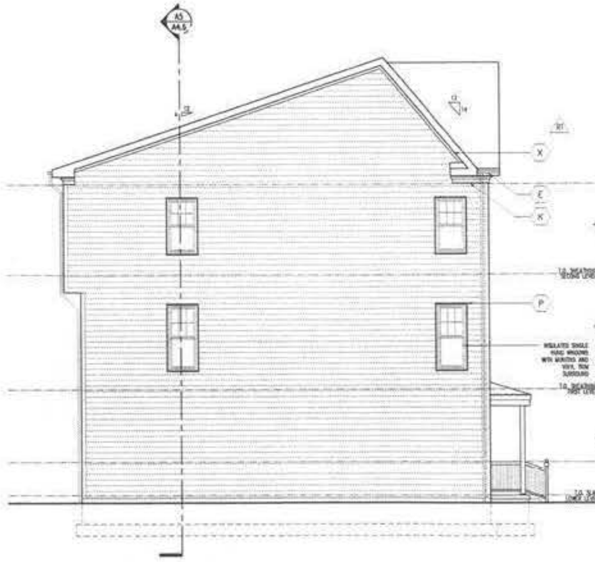
REAR ELEVATION SIDING (G6)
1/4"=1'-0"


A6
A4.7
SIM.
A
L
E
K
P
B
H
C
T.O. SHEATHING SECOND LEVEL
T.O. SHEATHING FIRST LEVEL
T.O. SLAB LOWER LEVEL
STORM DOOR RENTAL UNITS ONLY

REAR ELEVATION SIDING - RENTAL UNITS (G2)
1/4"=1'-0"

ELEVATION KEY

A	PVC SHINGLES OVER RIDGE VENT
B	VINYL SIDING
C	VINYL CORNER TRIM
D	VINYL WINDOW & DOOR TRIM 3½"
E	6" ALUM. GUTTER & DOWN SPOUTS
F	PREFAB COLUMNS
G	PREFAB VINYL LOUVER
H	SINGLE HUNG VINYL WINDOWS
J	BRICK STAMPED CONCRETE
K	ALUMINUM TRIM (PRE-FORMED)
L	ASPHALT ROOF SHINGLES
M	FOUNDATION RE: STRUCT
N	18" VINYL SHUTTERS
P	VINYL WINDOW & DOOR TRIM 1" (J-CHANNEL)
R	SLIDING GLASS DOOR
S	4"X6" ROW PRECAST STONE HEAD
T	BRICK SOLDIER
U	BRICK BAND SEE SHEET A4.3 DETAIL A/15
W	METAL PANEL GARAGE DOORS
X	3" DESIGNER J-CHANNEL
Y	VINYL WINDOW & DOOR CROWN MOULD
Z	VINYL WINDOW & DOOR CROWN KIT
AA	EXTENT OF ROOF ON END UNITS ONLY


A5
A4.5
X
E
K
P
R1
T.O. SHEATHING SECOND LEVEL
T.O. SHEATHING FIRST LEVEL
T.O. SLAB LOWER LEVEL
INSULATED SINGLE HUNG WINDOWS WITH MUNTINS AND VINYL TRIM SURROUND

SIDE ELEVATION SIDING (A4)
1/4"=1'-0"

NOTE:
SEE FOUNDATION SET FOR ELEVATIONS, GRADES,
AND LOCATION OF HANDRAILS/RAILINGS PER LOT.

3 Bethesda Metro Center
Suite 1350
Bethesda, MD 20814
Tel 240.223.0500
Fax 240.223.0520

7355 Beverly Road
Suite 105
McLean, VA 22101
Tel 703.903.9100
Fax 703.903.9755

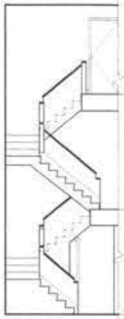
11785 Beltsville Drive
Suite 1400
Calverton, MD 20705
Tel 301.595.1000
Fax 301.595.0089

GRIMM + PARKER

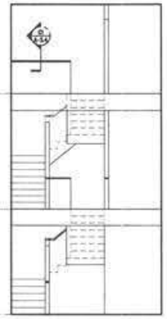
CONGRESSIONAL II SIDE & REAR ELEVATIONS
CAPITOL GATEWAY ESTATES - DUPLEX & TOWN HOMES
WASHINGTON, D.C.

DATE	DESCRIPTION
[illegible]	PERMIT SET
[illegible]	BID SET
[illegible]	REVISION
[illegible]	CLOSING SET
[illegible]	CONSTRUCTION SET
[illegible]	RE TO CONTRACT
[illegible]	CONTRACT SET

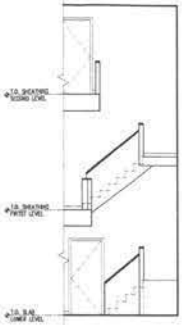
C2-A-2.2



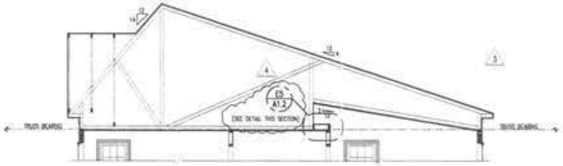
ELEVATION @ TYP. STAIR - RENTAL (H16)
1/4" = 1'-0"



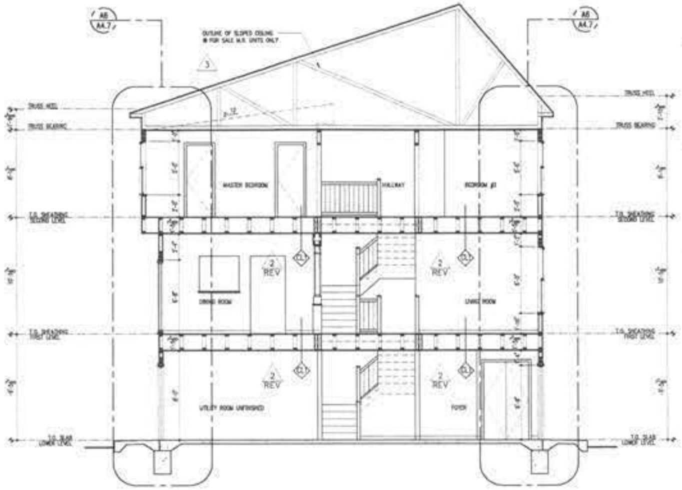
ELEVATION @ TYP. STAIR - RENTAL (H12)
1/4" = 1'-0"



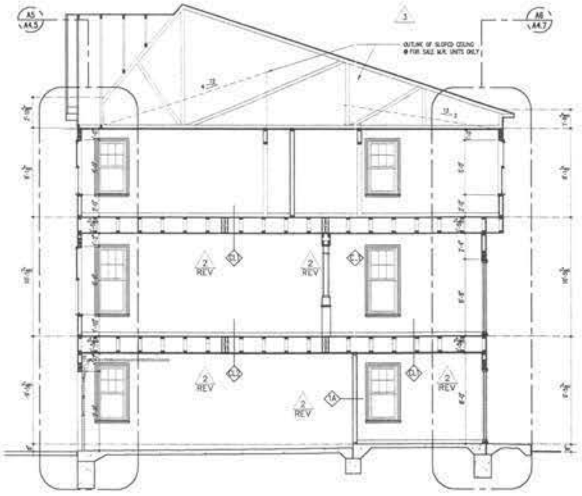
ELEVATION @ TYP. STAIR - RENTAL (H9)
1/4" = 1'-0"



VAULTED CEILING & PLANT SHELF SECTION (G12)
1/4"=1'-0"
(@ MARKET RATE UNIT ONLY) 4

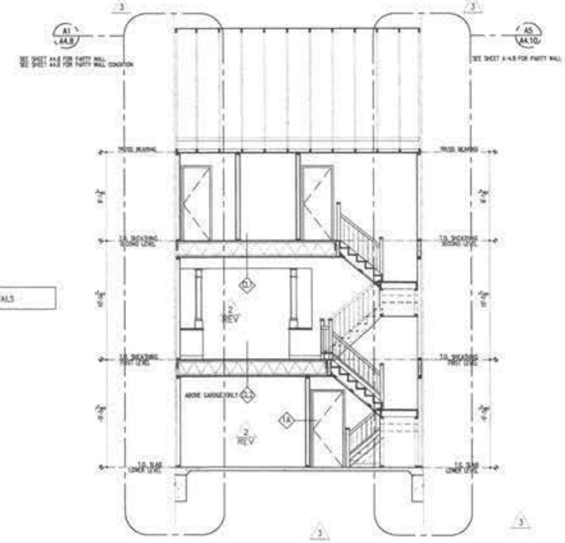


ACCESSIBLE FRONT & REAR SECTION (G3)
1/4"=1'-0"
FOR SALE 3



NOTE: SEE SHEET A-5.4 FOR STAIR DETAILS

ACCESSIBLE FRONT & REAR SECTION (A12)
1/4"=1'-0"


A1 A4.8
A5 A4.10
SEE SHEET A4.8 FOR PARTY WALL
SEE SHEET A4.8 FOR PARTY WALL CONDITION
SEE SHEET A-4.8 FOR PARTY WALL
TRUSS BEARING
T.O. SHEATHING SECOND LEVEL
T.O. SHEATHING FIRST LEVEL
ABOVE GARAGE ONLY
T.O. SLAB LOWER LEVEL
2 REV
1A
3

SEE FOUNDATION SET FOR ACTUAL SIDE WALL CONDITIONS

BUILDING SECTION @ FOR SALE UNIT (A3)
1/4"=1'-0"

2 Bethesda Metro Center
Suite 1350
Bethesda, MD 20814
Tel 240.223.0500
Fax 240.223.0550

1955 Beverly Road
Suite 105
McLean, VA 22101
Tel 703.903.9100
Fax 703.903.9755

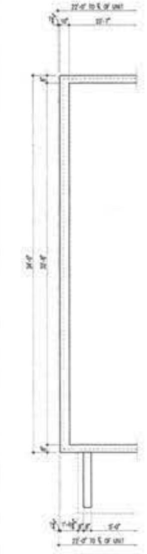
11785 Beltsville Drive
Suite 1400
Calverton, MD 20705
Tel 301-595-1000
Fax 301-595-0089

GRIMM + PARKER
ARCHITECTS

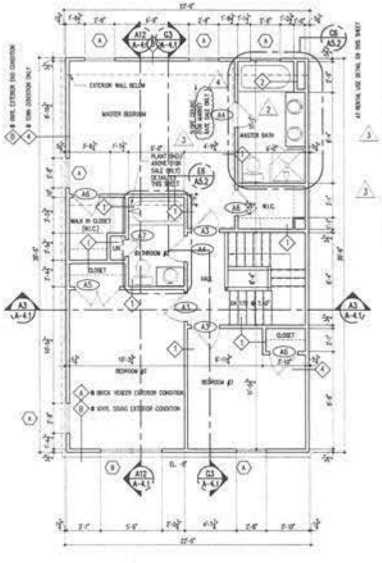
CONGRESSIONAL II SECTIONS
CAPITOL GATEWAY ESTATES - DUPLEX & TOWN HOMES
WASHINGTON, D.C.

DATE	DESCRIPTION
[illegible]	PERMIT SET
[illegible]	BID SET
[illegible]	CLOSING SET
[illegible]	CONSTRUCTION SET
[illegible]	RE TO CONST SET 3
[illegible]	CONTRACT SET 4

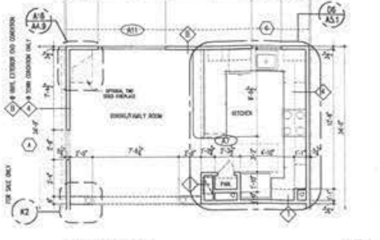
C2-A-4.1



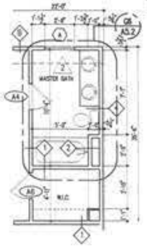
PARTIAL SIDING FRONT & END OPTION PLAN (G17)
1/4"=1'-0"



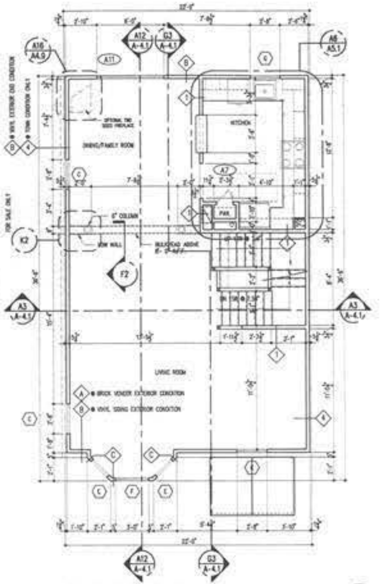
SECOND LEVEL PLAN (G13)
1/4"=1'-0"
FOR SALE ONLY



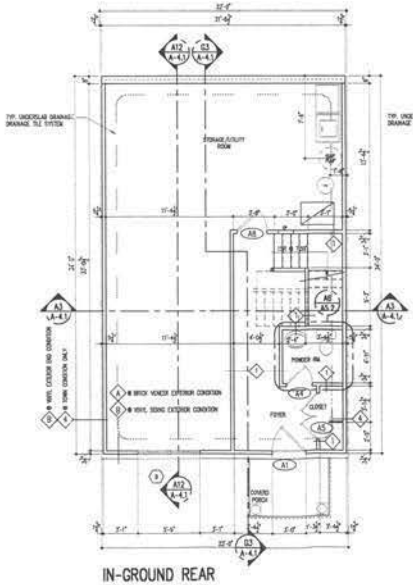
KITCHEN OPT. (K9)
1/4"=1'-0"



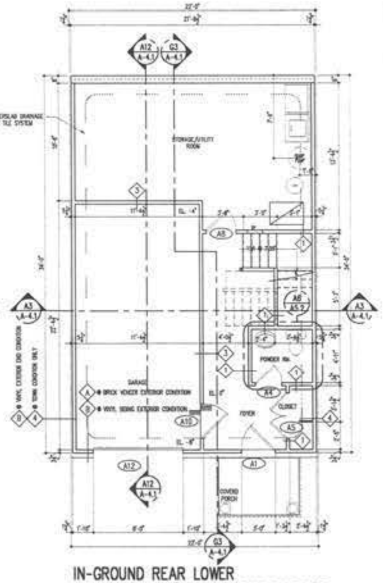
MASTER BATH @ RENTAL (G9)
1/4"=1'-0"


OPTIONAL TWO SIDED FIREPLACE
DINING/FAMILY ROOM
KITCHEN
PWR
LOW WALL
BULKHEAD ABOVE
LIVING ROOM
A ● BRICK VENEER EXTERIOR CONDITION
B ● VINYL SIDING EXTERIOR CONDITION

FIRST LEVEL PLAN (G5)
1/4"=1'-0"


TYP. UNDERSLAB DRAINAGE DRAINAGE TILE SYSTEM
STORAGE/UTILITY ROOM
POWDER RM.
CLOSET
FOYER
COVERED PORCH
A ● BRICK VENEER EXTERIOR CONDITION
B ● VINYL SIDING EXTERIOR CONDITION

IN-GROUND REAR LOWER LEVEL PLAN (A9)
1/4"=1'-0"


TYP. UNDERSLAB DRAINAGE DRAINAGE TILE SYSTEM
STORAGE/UTILITY ROOM
POWDER RM.
GARAGE
CLOSET
FOYER
COVERED PORCH
A ● BRICK VENEER EXTERIOR CONDITION
B ● VINYL SIDING EXTERIOR CONDITION

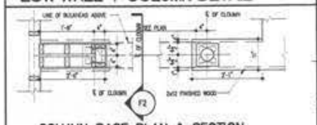
IN-GROUND REAR LOWER LEVEL PLAN W/ FRONT LOAD GARAGE (A5)
1/4"=1'-0"

NOTE: BUILDING SECTIONS THIS SHEET REFER TO SHEET J1-A-4.1

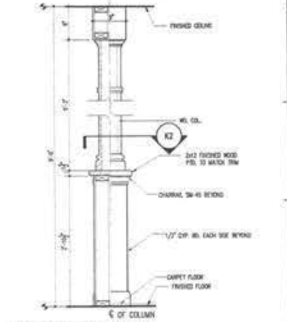
GENERAL PLAN NOTES

1. SEE SHEETS A-2.1 WALL TYPES.
2. SEE ELEVATIONS ON A-2.1 SHEETS FOR BUILDING TYPES.
3. DIMENSIONS ARE TO FACE OF STUD.
4. FOR WINDOW TYPES, SEE SHEET A-2.1 FOR WINDOW SCHEDULE.
5. ALL INTERIOR WALLS ARE WALL TYPE ⟨1⟩ UNLESS OTHERWISE NOTED.
6. PROVIDE WINDGUARDS ON ALL EXTERIOR WINDOWS OF RENTAL UNITS - SEE SPECIFICATIONS. CONTROL DEVICES FOR WINDGUARDS TO BE EXTENDED INTO 5'-0" REACH HGT WHEN WINDOWS ARE HIGH.
7. FREEZE PROOF SPRINKLER HEADS TO BE PROVIDED IN GARAGE SPACE.
8. AT IN GROUND BASEMENT CONDITIONS SUMP PUMP REQUIRED.

LOW WALL + COLUMN DETAIL

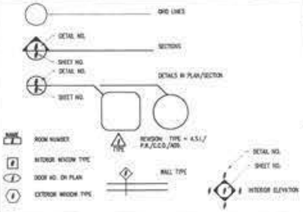


COLUMN BASE PLAN & SECTION DETAIL @ FIRST LEVEL PLAN (K2)
3/4"=1'-0"
FOR SALE ONLY

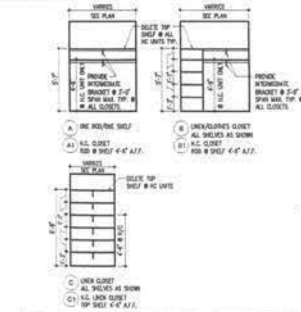


ELEVATION & SECTION DETAIL @ LOW WALL (F2)
1"=1'-0"
FOR SALE ONLY

SYMBOL KEY



COAT/LINEN CLOSET LAY-OUT


VARIES SEE PLAN
DELETE TOP SHELF @ ALL HC UNITS TYP.
PROVIDE INTERMEDIATE BRACKET @ 5'-0" SPAN MAX. TYP. @ ALL CLOSETS
A ONE ROD/ONE SHELF
A1 H.C. CLOSET ROD @ SHELF 4'-6" A.F.F.
B LINEN/CLOTHES CLOSET ALL SHELVES AS SHOWN
B1 H.C. CLOSET ROD @ SHELF 4'-6" A.F.F.
DELETE TOP SHELF @ HC UNITS
C LINEN CLOSET ALL SHELVES AS SHOWN
C1 H.C. LINEN CLOSET TOP SHELF 4'-6" A.F.F.

2 Bethesda Metro Centre
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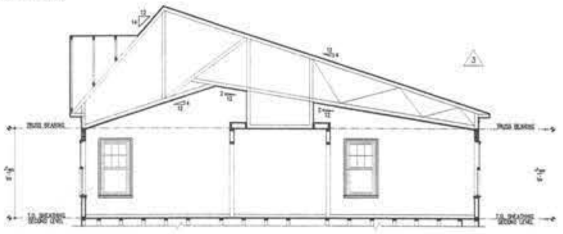
GRIMM + PARKER
ARCHITECTS

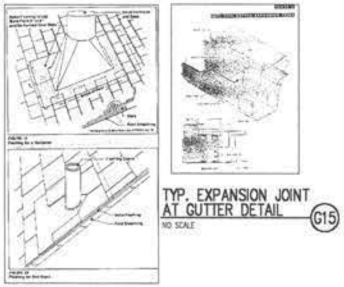
JUDICIAL I UNIT PLANS
CAPITOL GATEWAY ESTATES - DUPLEX & TOWN HOMES
WASHINGTON, D.C.

DATE	DESCRIPTION
07/08/04	PERMIT SET
08/05/04	BID SET
08/13/04	[illegible] SET
10/11/04	CONSTRUCTION SET 1
11/15/04	[illegible] 2
02/25/05	CONTRACT SET 4

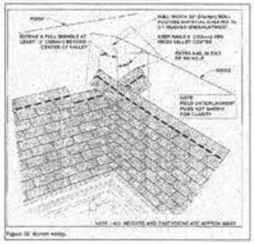
J1-A-1.1



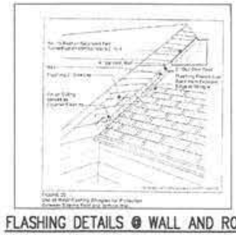
VAULTED CEILING & PLANT SHELF SECTION (G11)
1/4"=1'-0"
(@ MARKET RATE UNITS ONLY) 4



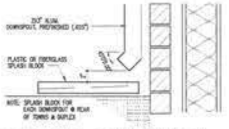
TYP. EXPANSION JOINT AT GUTTER DETAIL (G15)
NO SCALE



FLASHING DETAILS @ VALLEYS/PENETRATIONS (C15)
NO SCALE



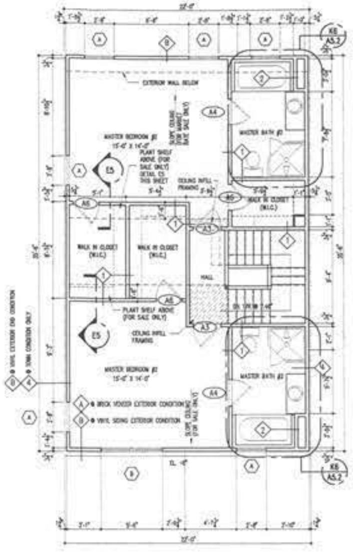
FLASHING DETAILS @ WALL AND ROOF (A15)
NO SCALE


2x3" ALUM. DOWNSPOUT, PREFINISHED (.035")
PLASTIC OR FIBERGLASS SPLASH BLOCK
NOTE: SPLASH BLOCK FOR EACH DOWNSPOUT @ REAR OF TOWNS & DUPLEX
3

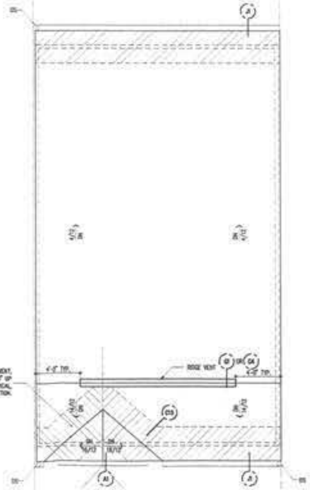
TYP. DOWNSPOUT AT SPLASHBLOCK (L15)
1-1/2"=1'-0"

GENERAL ROOFING NOTES

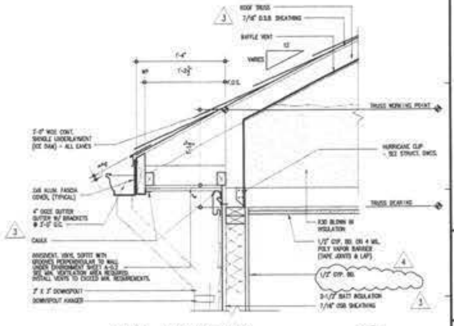
1. SEE MECHANICAL DRAWINGS FOR ROOF PENETRATIONS NOT SHOWN ON PLAN
2. ALL VENT PIPES TO PENETRATE ROOF ON REAR SIDE OF BUILDING
3. ALL ROOF PENETRATIONS AND ACCESSORIES (GUTTER, VENTS, ETC.) ARE TO BE INSTALLED AND FLASHED IN COMPLIANCE WITH N.R.C.A. ROOFING AND MANUFACTURING MANUAL & THE SMACNA ARCH. SHEET METAL MANUAL.
4. NOT USED 3
5. SHINGLE UNDERLAYMENT ALL VALLEYS AND 3'-0" WIDE ALONG ALL EAVES FOR ICE DAM PROTECTION
6. PREFINISHED ALUM. GUTTER AND DOWN SPOUTS ALL EAVES SEE THIS SHEET FOR DETAILS. COORDINATE WITH DOWN SPOUTS SHOWN ON ELEVATIONS.
7. ALL GUTTERS TO BE SEAMLESS TYPE WITH GUTTER CLIP, BRACKETS OR OTHER DURABLE HANGERS SYSTEMS


32'-0"
EXTERIOR WALL BELOW
MASTER BEDROOM #2 15'-0" X 14'-0"
PLANT SHELF ABOVE (FOR SALE ONLY) DETAIL E5 THIS SHEET
SLOPE CEILING (FOR MARKET RATE SALE ONLY)
CEILING INFILL FRAMING
MASTER BATH #2
WALK IN CLOSET (W.I.C.)
WALK IN CLOSET (W.I.C.)
WALK IN CLOSET (W.I.C.)
HALL
PLANT SHELF ABOVE (FOR SALE ONLY)
CEILING INFILL FRAMING
MASTER BEDROOM #1 15'-0" X 14'-0"
MASTER BATH #1
A @ BRICK VENEER EXTERIOR CONDITION
B @ VINYL SIDING EXTERIOR CONDITION
@ VINYL EXTERIOR END CONDITION
@ TOWN CONDITION ONLY
K6 A5.2
A4
A3
A6
E5

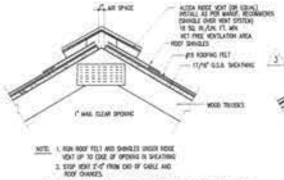
4-SALE ALT. 2 BR. SECOND LEVEL PLAN (G7)
1/4"=1'-0"
@ EXECUTIVE I, JUDICIAL I & II AND SENATE I PLANS ONLY


SHINGLE UNDERLAYMENT, ALL VALLEYS AND 3'-0" UP FROM EAVES, TYPICAL FOR ICE DAM PROTECTION.
4'-0" TYP.
RIDGE VENT
G1 OR G4
4'-0" TYP.
C15
A1
J1

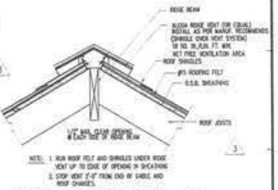
ROOF PLAN (A7)
1/4"=1'-0"


ROOF TRUSS
7/16" O.S.B. SHEATHING
BAFFLE VENT
VARIES
12
1'-4"
TRUSS WORKING POINT
3'-0" WIDE CONT. SHINGLE UNDERLAYMENT (ICE DAM) - ALL EAVES
HURRICANE CLIP - SEE STRUCT. DWGS.
.019 ALUM. FASCIA COVER. (TYPICAL)
4" OGEE GUTTER GUTTER W/ BRACKETS @ 3'-0" O.C.
TRUSS BEARING
CAULK
R30 BLOWN IN INSULATION
INVISIVENT. VINYL SOFFIT WITH GROOVES PERPENDICULAR TO WALL UNDER ENVIRONMENT SHEET A-0.2 SEE MIN. VENTILATION AREA REQUIRED. INSTALL VENTS TO EXCEED MIN. REQUIREMENTS.
1/2" GYP. BD. ON 4 MIL. POLY VAPOR BARRIER (TAPE JOINTS & LAP)
1/2" GYP. BD.
2" X 3" DOWNSPOUT
DOWNSPOUT HANGER
3-1/2" BATT INSULATION
7/16" OSB SHEATHING
3
4

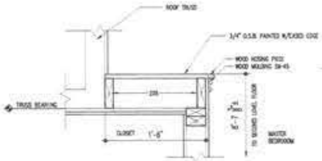
DETAIL AT EAVE, TYP. (J1)
1-1/2"=1'-0"


1" AIR SPACE
ALCOA RIDGE VENT (OR EQUAL) INSTALL AS PER MANUF. RECOMMENDS (SHINGLE OVER VENT SYSTEM) 18 SQ. IN./LIN. FT. MIN. NET FREE VENTILATION AREA
ROOF SHINGLES
#15 ROOFING FELT
11/16" O.S.B. SHEATHING
WOOD TRUSSES
1" MAX. CLEAR OPENING
NOTE: 1. RUN ROOF FELT AND SHINGLES UNDER RIDGE VENT UP TO EDGE OF OPENING IN SHEATHING
2. STOP VENT 2'-0" FROM END OF GABLE AND ROOF CHANGES.
3

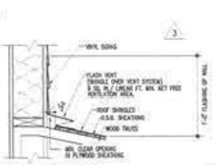
ALT. DETAIL AT RIDGE VENT (G4)
1-1/2"=1'-0"


RIDGE BEAM
ALCOA RIDGE VENT (OR EQUAL) INSTALL AS PER MANUF. RECOMMENDS (SHINGLE OVER VENT SYSTEM) 18 SQ. IN./LIN. FT. MIN. NET FREE VENTILATION AREA
ROOF SHINGLES
#15 ROOFING FELT
O.S.B. SHEATHING
ROOF JOISTS
1/2" MAX. CLEAR OPENING @ EACH SIDE OF RIDGE BEAM
NOTE: 1. RUN ROOF FELT AND SHINGLES UNDER RIDGE VENT UP TO EDGE OF OPENING IN SHEATHING
2. STOP VENT 2'-0" FROM END OF GABLE AND ROOF CHANGES.
3

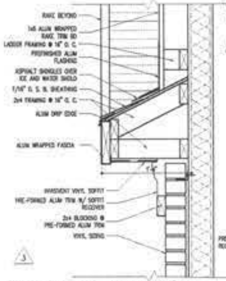
DETAIL AT RIDGE VENT (G1)
1-1/2"=1'-0"



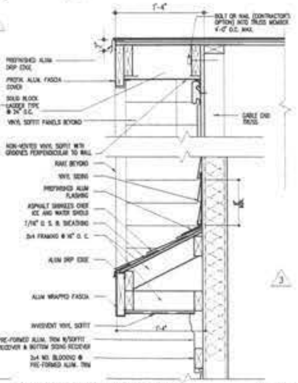
DETAIL @ PLANT SHELF (E5)
1-1/2"=1'-0"
(@ FOR SALE MARKET RATE UNITS ONLY) 4


VINYL SIDING
FLASH VENT (SHINGLE OVER VENT SYSTEM) 9 SQ. IN./ LINEAR FT. MIN. NET FREE VENTILATION AREA.
ROOF SHINGLES
O.S.B. SHEATHING
WOOD TRUSS
MIN. CLEAR OPENING IN PLYWOOD SHEATHING
1'-0" FLASHING UP WALL
3

DETAIL AT FLASH VENT (E1)
1-1/2"=1'-0"


RAKE BEYOND
1x6 ALUM WRAPPED RAKE TRIM BD
LADDER FRAMING @ 16" O.C.
PREFINISHED ALUM FLASHING
ASPHALT SHINGLES OVER ICE AND WATER SHIELD
7/16" O.S.B. SHEATHING
2x4 FRAMING @ 16" O.C.
ALUM DRIP EDGE
ALUM WRAPPED FASCIA
INVISIVENT VINYL SOFFIT
PRE-FORMED ALUM TRIM W/ SOFFIT RECEIVER
2x4 BLOCKING @ PRE-FORMED ALUM TRIM
VINYL SIDING
3

GABLE DETAIL @ BRICK (A5)
1-1/2"=1'-0"


1'-4"
BOLT OR NAIL (CONTRACTOR'S OPTION) INTO TRUSS MEMBER 4'-0" O.C. MAX.
PREFINISHED ALUM. DRIP EDGE
PREFIN. ALUM. FASCIA COVER
SOLID BLOCK LADDER TYPE @ 24" O.C.
VINYL SOFFIT PANELS BEYOND
GABLE END TRUSS
NON-VENTED VINYL SOFFIT WITH GROOVES PERPENDICULAR TO WALL
RAKE BEYOND
VINYL SIDING
PREFINISHED ALUM FLASHING
ASPHALT SHINGLES OVER ICE AND WATER SHIELD
7/16" O.S.B. SHEATHING
2x4 FRAMING @ 16" O.C.
ALUM DRIP EDGE
ALUM WRAPPED FASCIA
INVISIVENT VINYL SOFFIT
PRE-FORMED ALUM. TRIM W/SOFFIT RECEIVER & BOTTOM SIDING RECEIVER
2x4 NO. BLOCKING @ PRE-FORMED ALUM. TRIM
3

GABLE DETAIL @ SIDING (A1)
1-1/2"=1'-0"

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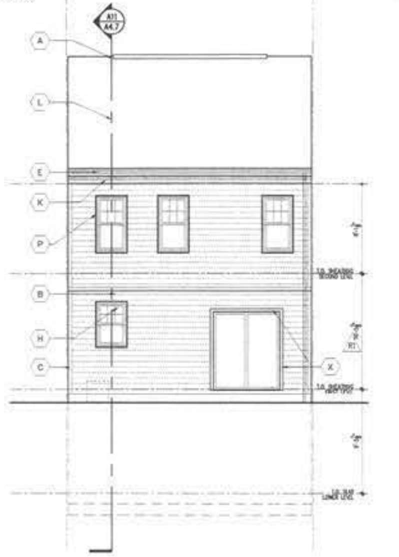
GRIMM + PARKER
ARCHITECTS

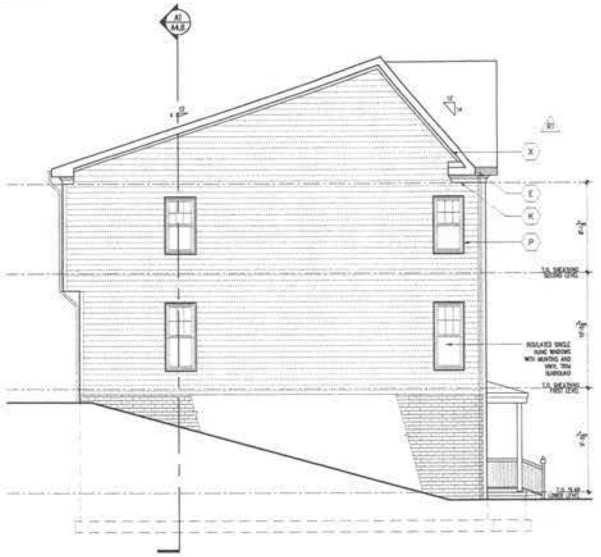
JUDICIAL I ROOF PLAN
CAPITOL GATEWAY ESTATES - DUPLEX & TOWN HOMES
WASHINGTON, D.C.

DATE	DESCRIPTION
01/28/04	PERMIT SET
06/05/04	BID SET
08/13/04	CLOSING SET
10/01/04	CONSTRUCTION SET
11/15/04	VE TO CONST SET 3
02/25/05	CONTRACT SET 4

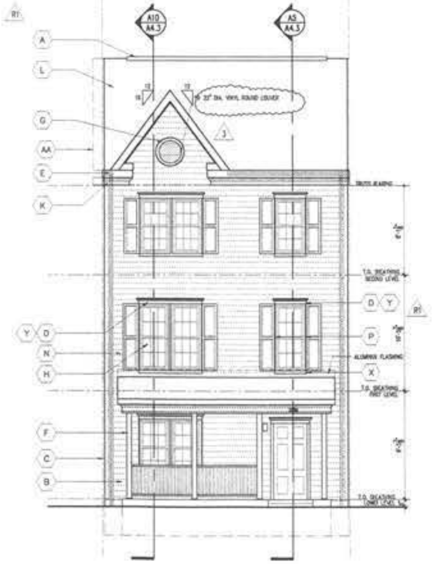
J1-A-1.2



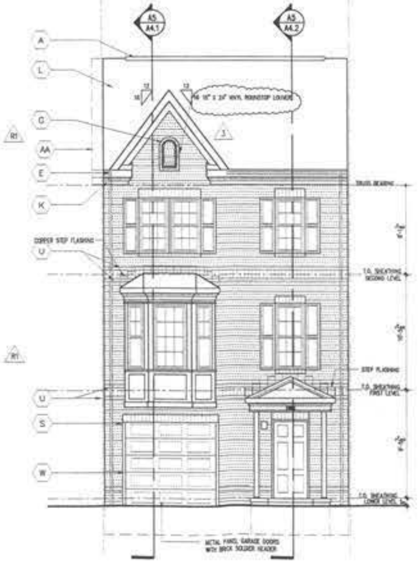
REAR ELEVATION SIDING
1/4"=1'-0"
G14


A1
A4.8
12
14
R1
X
E
K
P
T.O. SHEATHING SECOND LEVEL
INSULATED SINGLE HUNG WINDOWS WITH MUNTINS AND VINYL TRIM SURROUND
T.O. SHEATHING FIRST LEVEL
T.O. SLAB LOWER LEVEL

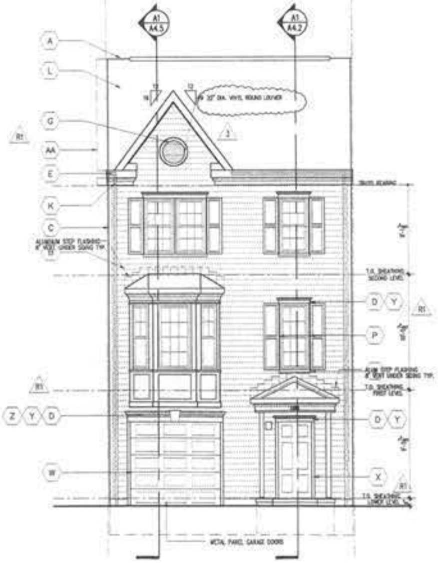
SIDE ELEVATION SIDING
1/4"=1'-0"
G2


A10
A4.3
A5
A4.3
R1
A
L
12
18
22" DIA. VINYL ROUND LOUVER
3
G
AA
E
K
TRUSS BEARING
T.O. SHEATHING SECOND LEVEL
D
Y
R1
Y
D
N
H
P
ALUMINUM FLASHING
X
T.O. SHEATHING FIRST LEVEL
F
C
B
T.O. SHEATHING LOWER LEVEL

ELEVATION SIDING
1/4"=1'-0"
A14


A5
A4.1
A5
A4.2
A
L
12
18
18" X 24" VINYL ROUNDTOP LOUVER
G
R1
3
AA
E
K
TRUSS BEARING
COPPER STEP FLASHING
U
T.O. SHEATHING SECOND LEVEL
R1
STEP FLASHING
T.O. SHEATHING FIRST LEVEL
U
S
W
T.O. SHEATHING LOWER LEVEL
METAL PANEL GARAGE DOORS WITH BRICK SOLDIER HEADER

ELEVATION BRICK VENEER W/ BRICK SOLDIER
1/4"=1'-0"
A8


A1
A4.5
A1
A4.2
A
L
12
18
22" DIA. VINYL ROUND LOUVER
G
R1
3
AA
E
K
C
TRUSS BEARING
ALUMINUM STEP FLASHING 4" VENT UNDER SIDING TYP.
T.O. SHEATHING SECOND LEVEL
D
Y
R1
P
R1
ALUM. STEP FLASHING 4" VENT UNDER SIDING TYP.
T.O. SHEATHING FIRST LEVEL
Z
Y
D
D
Y
W
X
R1
T.O. SHEATHING LOWER LEVEL
METAL PANEL GARAGE DOORS

ELEVATION SIDING
1/4"=1'-0"
A2

ELEVATION KEY

A	PVC SHINGLES OVER RIDGE VENT 3
B	VINYL SIDING
C	VINYL CORNER TRIM
D	VINYL WINDOW & DOOR TRIM 3½"
E	4" ALUM. GUTTER & DOWN SPOUTS 4
F	PREFAB COLUMNS
G	PREFAB VINYL LOUVER
H	SINGLE HUNG VINYL WINDOWS
J	BRICK STAMPED CONCRETE
K	ALUMINUM TRIM (PRE-FORMED)
L	ASPHALT ROOF SHINGLES
M	FOUNDATION RE: STRUCT
N	18" VINYL SHUTTERS
P	VINYL WINDOW & DOOR TRIM 1" (J-CHANNEL)
R	SLIDING GLASS DOOR
S	4"x4" HGN. PRECAST STONE HEAD
T	BRICK SOLDIER 3
U	BRICK BAND SEE SHEET A4.3 DETAIL A15
W	METAL PANEL GARAGE DOORS
X	3" DESIGNER J-CHANNEL
Y	VINYL WINDOW & DOOR CROWN MOULD
Z	VINYL WINDOW & DOOR CROWN KEY
AA	EXTENT OF ROOF ON END UNITS ONLY

NOTE:
SEE FOUNDATION SET FOR ELEVATIONS, GRADES,
AND LOCATION OF HANDRAILS/RAILINGS PER LOT.

GRIMM + PARKER
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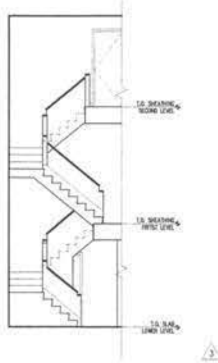
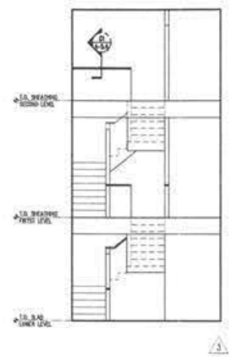
ELEVATION - SIDE AND REAR ELEVATIONS
CAPITOL GATEWAY ESTATES - DUPLEX & TOWN HOMES
WASHINGTON, D.C.

DATE	DESCRIPTION
01/08/04	PERMIT SET
04/08/04	BID SET
06/01/04	REVISION 1
08/13/04	CLOSING SET
10/11/04	CONSTRUCTION SET
11/15/04	VE TO CONST SET 3
02/15/05	CONTRACT SET 4

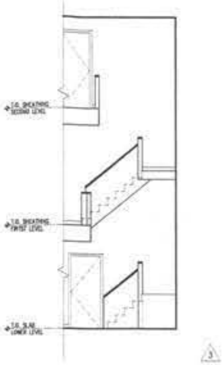
JI-A-21



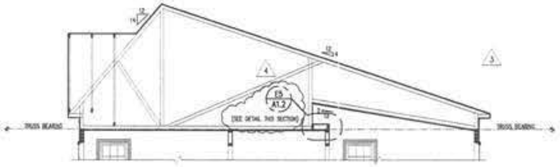
ELEVATION @ TYP. STAIR - RENTAL (H16)
1/4" = 1'-0"



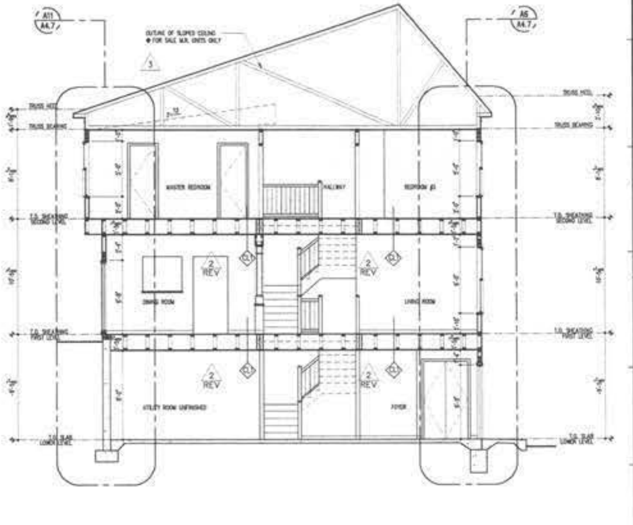
ELEVATION @ TYP. STAIR - RENTAL (H12)
1/4" = 1'-0"



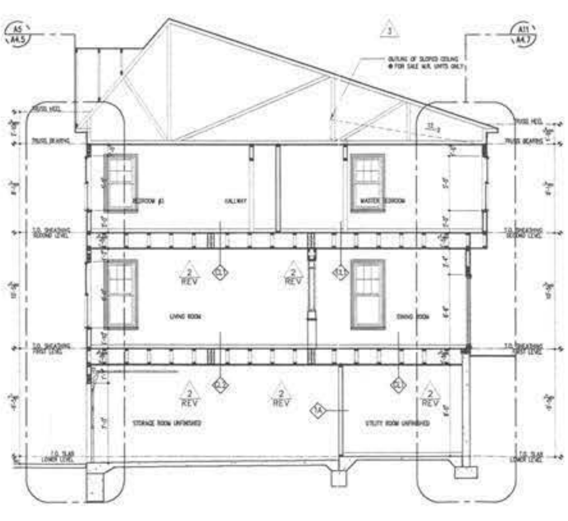
ELEVATION @ TYP. STAIR - RENTAL (H9)
1/4" = 1'-0"



VAULTED CEILING & PLANT SHELF SECTION (G12)
1/4"=1'-0"
(@ MARKET RATE UNIT'S ONLY) 4

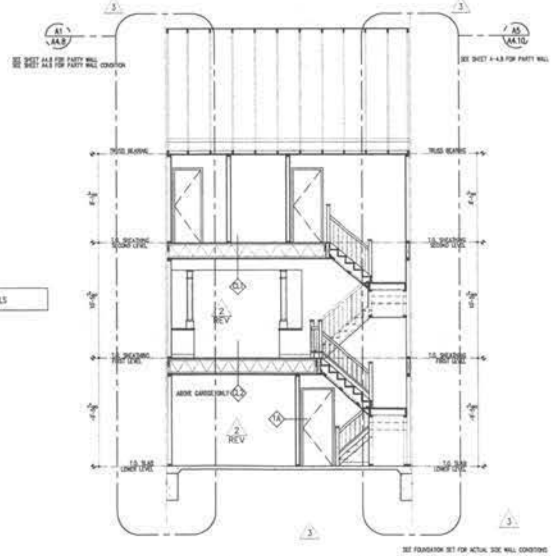


IN GROUND ACCESSIBLE FRONT SECTION (G3)
1/4"=1'-0"
FOR SALE 3



IN GROUND ACCESSIBLE FRONT SECTION (A12)
1/4"=1'-0"

NOTE: SEE SHEET A-5.4 FOR STAIR DETAILS


3
3
A1
A4.8
A5
A4.10
SEE SHEET A4.8 FOR PARTY WALL
SEE SHEET A4.8 FOR PARTY WALL CONDITION
SEE SHEET 4-4.8 FOR PARTY WALL
TRUSS BEARING
TRUSS BEARING
T.O. SHEATHING SECOND LEVEL
2 REV
T.O. SHEATHING FIRST LEVEL
ABOVE GARAGE ONLY
1A
T.O. SLAB LOWER LEVEL
3
SEE FOUNDATION SET FOR ACTUAL SIDE WALL CONDITIONS

BUILDING SECTION @ FOR SALE UNIT (A3)
1/4"=1'-0"

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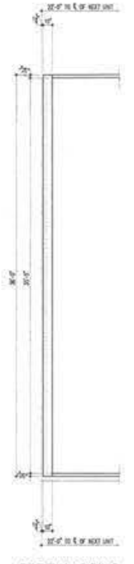
GRIMM + PARKER

JUDICIAL I SECTIONS

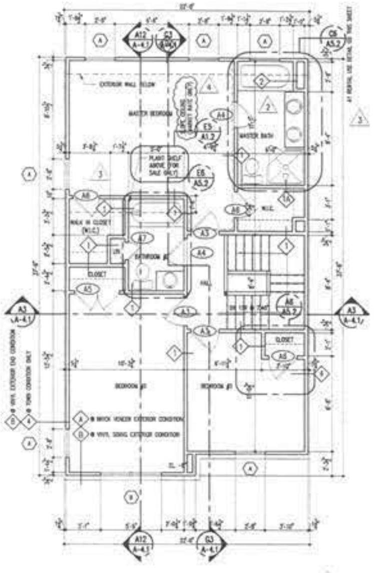
CAPITOL GATEWAY ESTATES – DUPLEX & TOWN HOMES
WASHINGTON, D.C.

DATE	DESCRIPTION
01/08/04	PERMIT SET
04/08/04	BID SET
[illegible]	CLOSING SET
10/11/04	CONSTRUCTION SET 2
[illegible]	RE TO CONST. SET 3
[illegible]	CONTRACT SET 4

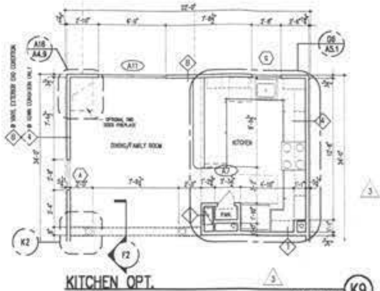
J1-A-4.1



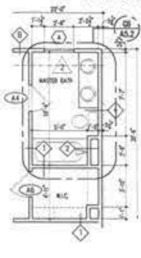
PARTIAL SIDING END OPTION PLAN (G17)
1/4"=1'-0"


EXTERIOR WALL BELOW
MASTER BEDROOM
MASTER BATH
PLANT SHELF ABOVE (FOR SALE ONLY)
WALK IN CLOSET (W.I.C.)
BATHROOM #2
CLOSET
HALL
W.I.C.
BEDROOM #3
BEDROOM #2
CLOSET
◇ @ BRICK VENEER EXTERIOR CONDITION
◇ @ VINYL SIDING EXTERIOR CONDITION
◇ @ VINYL EXTERIOR END CONDITION
◇ @ TOWN CONDITION ONLY
AT RENTAL END DETAIL @ THIS SHEET
A12 A-4.1
G3 A-4.1
A3 A-4.1

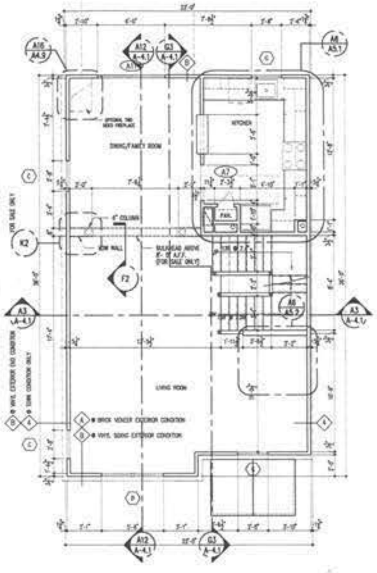
SECOND LEVEL PLAN (G13)
1/4"=1'-0"
FOR SALE ONLY


OPTIONAL TWO SIDED FIREPLACE
DINING/FAMILY ROOM
KITCHEN
PWR.
@ VINYL EXTERIOR END CONDITION ONLY
@ TOWN CONDITION ONLY

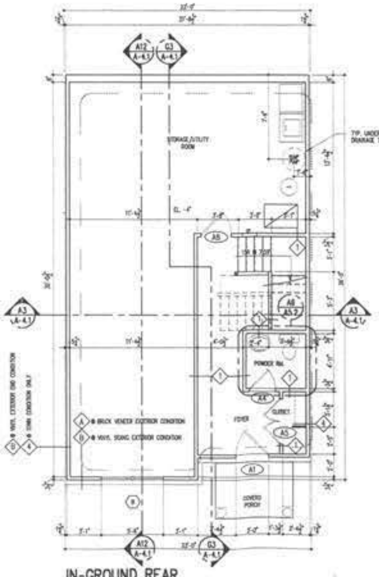
KITCHEN OPT. (K9)
1/4"=1'-0"
FOR SALE ONLY



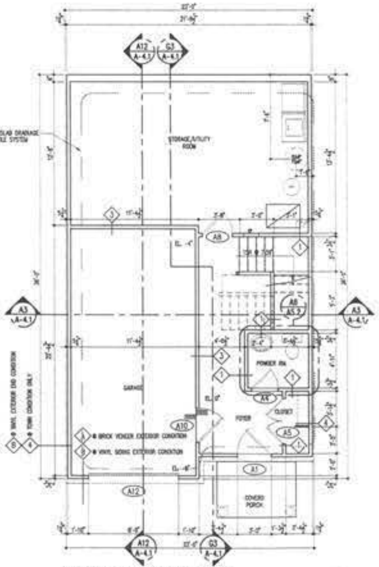
MASTER BATH @ RENTAL (G9)
1/4"=1'-0"


OPTIONAL TWO SIDED FIREPLACE
DINING/FAMILY ROOM
KITCHEN
PWR.
℄ COLUMN
LOW WALL
BULKHEAD ABOVE 8'-0" A.F.F. (FOR SALE ONLY)
LIVING ROOM
◇ @ BRICK VENEER EXTERIOR CONDITION
◇ @ VINYL SIDING EXTERIOR CONDITION
◇ @ VINYL EXTERIOR END CONDITION
◇ @ TOWN CONDITION ONLY
FOR SALE ONLY

FIRST LEVEL PLAN (G5)
1/4"=1'-0"
FOR SALE & RENT


STORAGE/UTILITY ROOM
TYP. UNDERSLAB DRAINAGE DRAINAGE TILE SYSTEM
EL. -4'
POWDER RM.
CLOSET
FOYER
COVERED PORCH
◇ @ BRICK VENEER EXTERIOR CONDITION
◇ @ VINYL SIDING EXTERIOR CONDITION
◇ @ VINYL EXTERIOR END CONDITION
◇ @ TOWN CONDITION ONLY

IN-GROUND REAR LOWER LEVEL PLAN (A9)
1/4"=1'-0"
FOR SALE & RENT


STORAGE/UTILITY ROOM
GARAGE
POWDER RM.
CLOSET
FOYER
COVERED PORCH
◇ @ BRICK VENEER EXTERIOR CONDITION
◇ @ VINYL SIDING EXTERIOR CONDITION
◇ @ VINYL EXTERIOR END CONDITION
◇ @ TOWN CONDITION ONLY

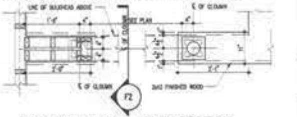
IN-GROUND REAR LOWER LEVEL PLAN W/ FRONT LOAD GARAGE (A5)
1/4"=1'-0"
FOR SALE & RENT

NOTE: BUILDING SECTIONS THIS SHEET REFER TO SHEET J2-A-4.1

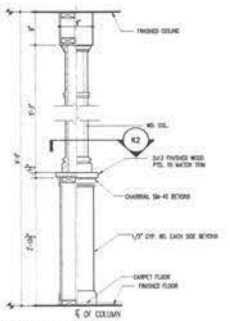
GENERAL PLAN NOTES

1. SEE SHEETS A-3.1 WALL TYPES.
2. SEE ELEVATIONS ON A-2.1 SHEETS FOR BUILDING TYPES.
3. DIMENSIONS ARE TO FACE OF STUD.
4. FOR WINDOW TYPES, SEE SHEET A-3.1 FOR WINDOW SCHEDULE.
5. ALL INTERIOR WALLS ARE WALL TYPE ◇1 UNLESS OTHERWISE NOTED.
6. PROVIDE MINIBLINDS ON ALL EXTERIOR WINDOWS OF RENTAL UNITS - SEE SPECIFICATIONS. CONTROL DEVICES FOR MINIBLINDS TO BE EXTENDED INTO 5'-0" REACH HGT WHEN WINDOWS ARE HIGH.
7. FREEZE PROOF SPRINKLER HEADS TO BE PROVIDED IN GARAGE SPACE.
8. AT IN GROUND BASEMENT CONDITIONS SUMP PUMP REQUIRED.

LOW WALL + COLUMN DETAIL

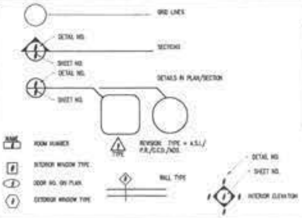


COLUMN BASE PLAN & SECTION DETAIL @ FIRST LEVEL PLAN (K2)
3/4"=1'-0"
FOR SALE ONLY

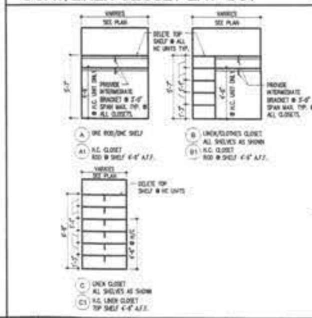

FINISHED COLUMN
NO. COL.
2x12 FINISHED WOOD PTD. TO MATCH TRIM
CHAMFER
1/2" GYP. BD. EACH SIDE BEYOND
CARPET FLOOR
FINISHED FLOOR
℄ OF COLUMN

ELEVATION & SECTION DETAIL @ LOW WALL (F2)
1"=1'-0"
FOR SALE ONLY

SYMBOL KEY



COAT/LINEN CLOSET LAY-OUT


VARIES SEE PLAN
DELETE TOP SHELF @ ALL HC UNITS TYP.
PROVIDE INTERMEDIATE BRACKET @ 3'-0" SPAN MAX. TYP. @ ALL CLOSETS.
H.C. UNIT ONLY
VARIES SEE PLAN
DELETE TOP SHELF @ HC UNITS

A ONE ROD/ONE SHELF
A1 H.C. CLOSET ROD @ SHELF 4'-0" A.F.F.
B LINEN/CLOTHES CLOSET ALL SHELVES AS SHOWN
B1 H.C. CLOSET ROD @ SHELF 4'-0" A.F.F.
C LINEN CLOSET ALL SHELVES AS SHOWN
C1 H.C. LINEN CLOSET TOP SHELF 4'-0" A.F.F.

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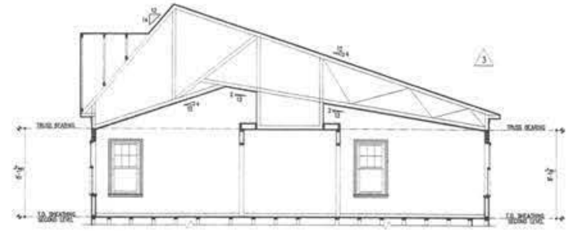
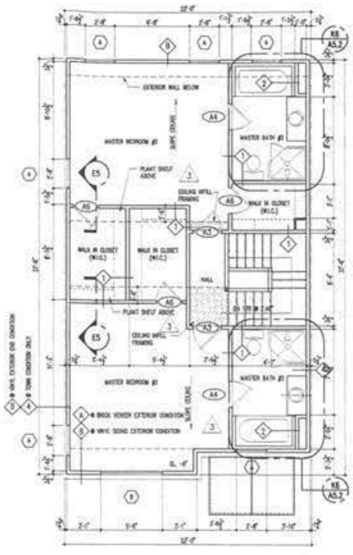
JUDICIAL 11 UNIT PLANS
CAPITOL GATEWAY ESTATES - DUPLEX & TOWN HOMES
WASHINGTON, D.C.

DATE	DESCRIPTION
01/08/04	PERMIT SET
04/05/04	BID SET
09/13/04	CLOSING SET
10/11/04	CONSTRUCTION SET 2
11/15/04	VE TO CONST. SET 3
02/03/05	CONTRACT SET 4

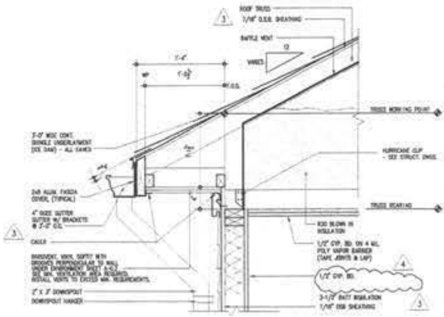
J2-A-1.1



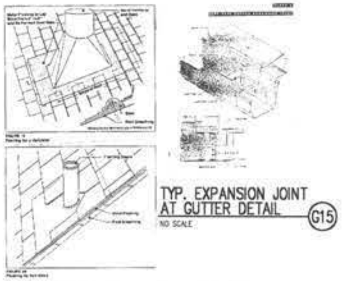
VAULTED CEILING & PLANT SHELF SECTION (G11)
1/4"=1'-0"
(@ MARKET RATE UNITS ONLY) 4



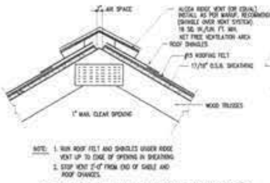
4-SALE OPTION 2 BR. SECOND LEVEL PLAN (G7)
1/4"=1'-0"
@ CONGRESSIONAL I & II AND JUDICIAL I & II PLANS ONLY


ROOF TRUSS
7/16" O.S.B. SHEATHING
BAFFLE VENT
12
VARIES
1'-4"
1'-0 1/2"
F.O.S.
TRUSS WORKING POINT
3'-0" WIDE CONT. SHINGLE UNDERLAYMENT (ICE DAM) - ALL EAVES
HURRICANE CLIP - SEE STRUCT. DWGS.
2x8 ALUM. FASCIA COVER, (TYPICAL)
4" SIZE GUTTER GUTTER W/ BRACKETS @ 3'-0" O.C.
TRUSS BEARING
R30 BLOWN IN INSULATION
CAULK
1/2" GYP. BD. ON 4 MIL POLY VAPOR BARRIER (TAPE JOINTS & LAP)
INVISIVENT, VINYL SOFFIT WITH GROOVES PERPENDICULAR TO WALL UNDER ENVIRONMENT SHEET A-6.2 SEE MIN. VENTILATION AREA REQUIRED. INSTALL VENTS TO EXCEED MIN. REQUIREMENTS.
1/2" GYP. BD.
2" x 3" DOWNSPOUT
DOWNSPOUT HANGER
3-1/2" BATT INSULATION
7/16" OSB SHEATHING
3
4

DETAIL AT EAVE, TYP. (J1)
1-1/2"=1'-0"

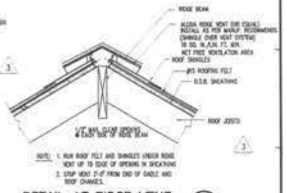


TYP. EXPANSION JOINT AT GUTTER DETAIL (G15)
NO SCALE


2" AIR SPACE
ALCOA RIDGE VENT (OR EQUAL) INSTALL AS PER MANUF. RECOMMENDS (SHINGLE OVER VENT SYSTEM) 18 SQ. IN./LIN. FT. MIN. NET FREE VENTILATION AREA
ROOF SHINGLES
#15 ROOFING FELT
11/16" O.S.B. SHEATHING
WOOD TRUSSES
1" MAX. CLEAR OPENING
3

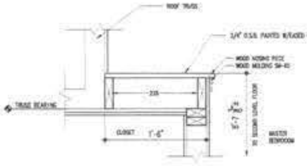
NOTE: 1. RUN ROOF FELT AND SHINGLES UNDER RIDGE VENT UP TO EDGE OF OPENING IN SHEATHING.
2. STOP VENT 2'-0" FROM END OF GABLE AND ROOF CHANGES.

ALT. DETAIL AT RIDGE VENT (G4)
1-1/2"=1'-0"
3

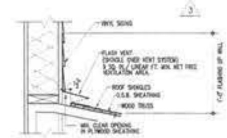

RIDGE BEAM
ALCOA RIDGE VENT (OR EQUAL) INSTALL AS PER MANUF. RECOMMENDS (SHINGLE OVER VENT SYSTEM) 18 SQ. IN./LIN. FT. MIN. NET FREE VENTILATION AREA
ROOF SHINGLES
#15 ROOFING FELT
O.S.B. SHEATHING
ROOF JOISTS
1/2" MAX. CLEAR OPENING @ EACH SIDE OF RIDGE BEAM
3

NOTE: 1. RUN ROOF FELT AND SHINGLES UNDER RIDGE VENT UP TO EDGE OF OPENING IN SHEATHING.
2. STOP VENT 2'-0" FROM END OF GABLE AND ROOF CHANGES.

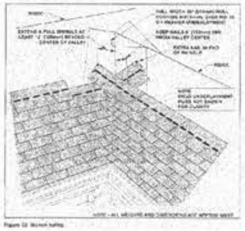
DETAIL AT RIDGE VENT (G1)
1-1/2"=1'-0"



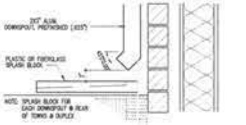
DETAIL @ PLANT SHELF (E5)
1-1/2"=1'-0"
(@ FOR SALE MARKET RATE UNITS ONLY) 4


VINYL SIDING
FLASH VENT (SHINGLE OVER VENT SYSTEM) 9 SQ. IN./ LINEAR FT. MIN. NET FREE VENTILATION AREA
ROOF SHINGLES
O.S.B. SHEATHING
WOOD TRUSS
MIN. CLEAR OPENING IN PLYWOOD SHEATHING
1'-0" FLASHING UP WALL
3

DETAIL AT FLASH VENT (E1)
1-1/2"=1'-0"

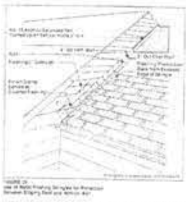


FLASHING DETAILS @ VALLEYS/PENETRATIONS (C15)
NO SCALE


2X3" ALUM. DOWNSPOUT, PREFINISHED (.025")
PLASTIC OR FIBERGLASS SPLASH BLOCK
3

NOTE: SPLASH BLOCK FOR EACH DOWNSPOUT @ REAR OF TOWNS & DUPLEX

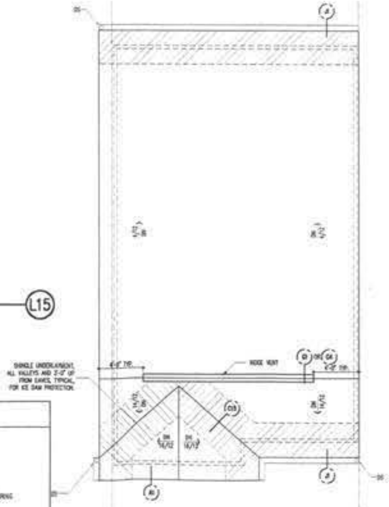
TYP. DOWNSPOUT AT SPLASHBLOCK (L15)
1-1/2"=1'-0"



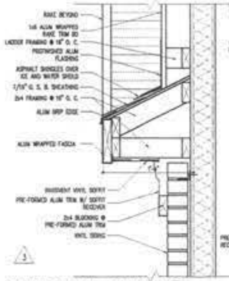
FLASHING DETAILS @ WALL AND ROOF (A15)
NO SCALE

GENERAL ROOFING NOTES

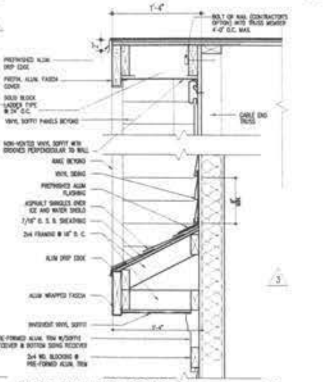
1. SEE MECHANICAL DRAWINGS FOR ROOF PENETRATIONS NOT SHOWN ON PLAN
2. ALL VENT PIPES TO PENETRATE ROOF ON REAR SIDE OF BUILDING
3. ALL ROOF PENETRATIONS AND ACCESSORIES (GUTTER, VENTS, ETC.) ARE TO BE INSTALLED AND FLASHED IN COMPLIANCE WITH N.R.C.A. ROOFING AND MANUFACTURING MANUAL & THE SMACNA ARCH. SHEET METAL MANUAL.
4. NOT USED 3
5. SHINGLE UNDERLAYMENT ALL VALLEYS AND 3'-0" WIDE ALONG ALL EAVES FOR ICE DAM PROTECTION
6. REFINISHED ALUM. GUTTER AND DOWN SPOUTS ALL EAVES SEE THIS SHEET FOR DETAILS. COORDINATE WITH DOWN SPOUTS SHOWN ON ELEVATIONS.
7. ALL GUTTERS TO BE SEAMLESS TYPE WITH GUTTER CLIP, BRACKETS OR OTHER DURABLE HANGERS SYSTEMS


DS
SHINGLE UNDERLAYMENT, ALL VALLEYS AND 3'-0" UP FROM EAVES, TYPICAL, FOR ICE DAM PROTECTION.
RIDGE VENT
4'-0" TYP.
G1
G4
D15
A1
A5

ROOF PLAN (A7)
1/4"=1'-0"


RAKE BEYOND
1x6 ALUM. WRAPPED RAKE TRIM BD
LADDER FRAMING @ 16" O. C.
PREFINISHED ALUM FLASHING
ASPHALT SHINGLES OVER ICE AND WATER SHIELD
7/16" O. S. B. SHEATHING
2x4 FRAMING @ 16" O. C.
ALUM DRIP EDGE
ALUM WRAPPED FASCIA
INVISIVENT VINYL SOFFIT
PRE-FORMED ALUM TRIM W/ SOFFIT RECEIVER
2x4 BLOCKING @ PRE-FORMED ALUM TRIM
VINYL SIDING
3

GABLE DETAIL @ BRICK (A5)
1-1/2"=1'-0"


1'-4"
BOLT OR NAIL (CONTRACTORS OPTION) INTO TRUSS MEMBER 4'-0" O.C. MAX.
PREFINISHED ALUM. DRIP EDGE
PREFIN. ALUM. FASCIA COVER
SOLID BLOCK LADDER TYPE @ 24" O.C.
VINYL SOFFIT PANELS BEYOND
CABLE END TRUSS
NON-VENTED VINYL SOFFIT WITH GROOVES PERPENDICULAR TO WALL
RAKE BEYOND
VINYL SIDING
PREFINISHED ALUM FLASHING
ASPHALT SHINGLES OVER ICE AND WATER SHIELD
7/16" O. S. B. SHEATHING
2x4 FRAMING @ 16" O. C.
ALUM DRIP EDGE
ALUM WRAPPED FASCIA
INVISIVENT VINYL SOFFIT
PRE-FORMED ALUM. TRIM W/SOFFIT RECEIVER @ BOTTOM SIDING RECEIVER
2x4 NO. BLOCKING @ PRE-FORMED ALUM. TRIM
3

GABLE DETAIL @ SIDING (A1)
1-1/2"=1'-0"

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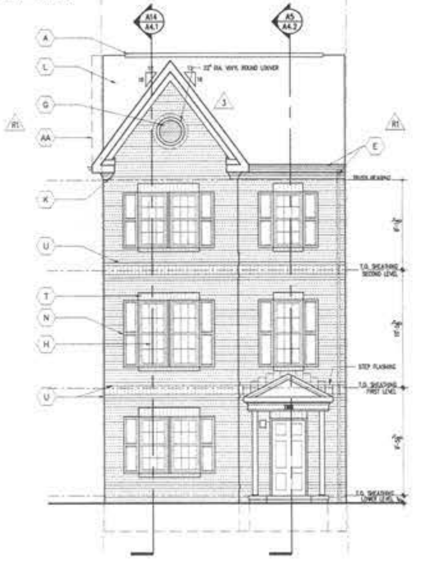
JUDICIAL II ROOF PLAN

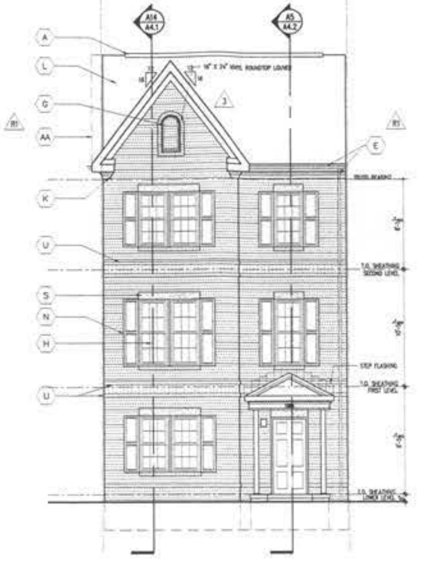
CAPITOL GATEWAY ESTATES – DUPLEX & TOWN HOMES
WASHINGTON, D.C.

DATE	DESCRIPTION
01/18/04	PERMIT SET
04/05/04	BID SET
08/13/04	CLOSING SET
10/11/04	CONSTRUCTION SET
11/15/04	RE TO CONST SET 3
02/23/05	CONTRACT SET 4

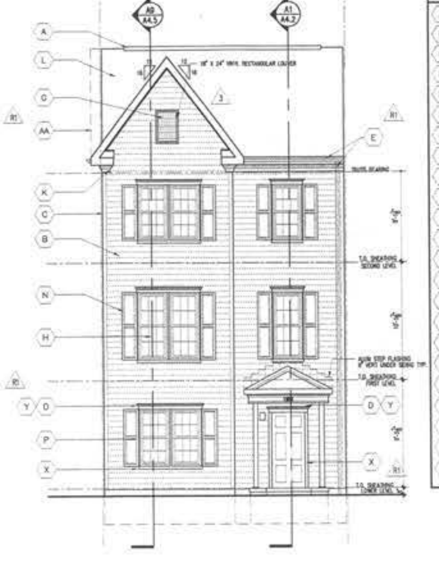
J2-A-1.2


A14
A4.1
A5
A4.2
A
L
G
AA
K
U
T
N
H
U
22" DIA. VINYL ROUND LOUVER
E
R1
3
TRUSS BEARING
T.O. SHEATHING SECOND LEVEL
STEP FLASHING
T.O. SHEATHING FIRST LEVEL
T.O. SHEATHING LOWER LEVEL

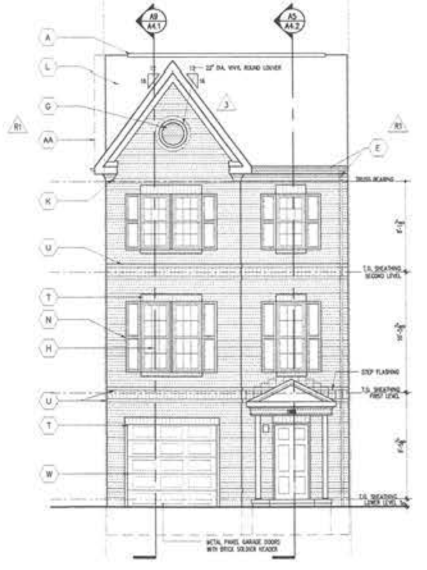
ELEVATION BRICK VENEER W/ BRICK SOLIDER (G14)
1/4"=1'-0"


A14
A4.1
A5
A4.2
A
L
G
AA
K
U
S
N
H
U
18" X 24" VINYL ROUNDTOP LOUVER
E
R1
3
TRUSS BEARING
T.O. SHEATHING SECOND LEVEL
STEP FLASHING
T.O. SHEATHING FIRST LEVEL
T.O. SHEATHING LOWER LEVEL

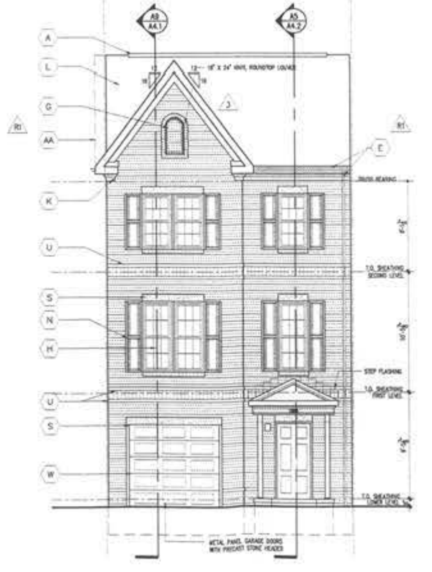
ELEVATION BRICK VENEER W/ STONE HEAD (G8)
1/4"=1'-0"


A9
A4.5
A1
A4.2
A
L
G
AA
K
C
B
N
H
Y
D
P
X
18" X 24" VINYL RECTANGULAR LOUVER
E
R1
3
TRUSS BEARING
T.O. SHEATHING SECOND LEVEL
ALIGN STEP FLASHING 8" VERT UNDER SIDING TYP.
T.O. SHEATHING FIRST LEVEL
T.O. SHEATHING LOWER LEVEL

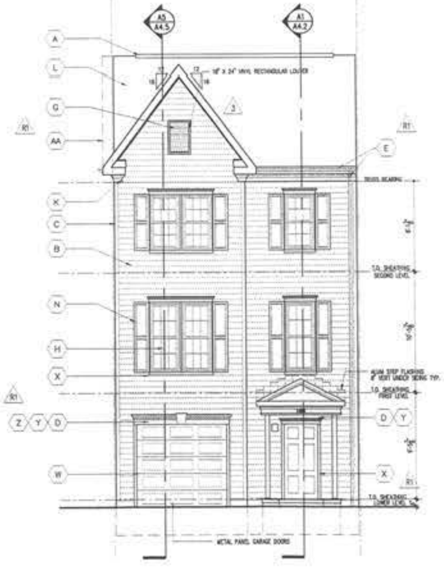
ELEVATION SIDING (G2)
1/4"=1'-0"


A9
A4.1
A5
A4.2
A
L
G
AA
K
U
T
N
H
U
T
W
22" DIA. VINYL ROUND LOUVER
E
R1
3
TRUSS BEARING
T.O. SHEATHING SECOND LEVEL
STEP FLASHING
T.O. SHEATHING FIRST LEVEL
T.O. SHEATHING LOWER LEVEL
METAL PANEL GARAGE DOORS WITH BRICK SOLDIER HEADER

ELEVATION BRICK VENEER W/ BRICK SOLIDER (A14)
1/4"=1'-0"


A9
A4.1
A5
A4.2
A
L
G
AA
K
U
S
N
H
U
S
W
18" X 24" VINYL ROUNDTOP LOUVER
E
R1
3
TRUSS BEARING
T.O. SHEATHING SECOND LEVEL
STEP FLASHING
T.O. SHEATHING FIRST LEVEL
T.O. SHEATHING LOWER LEVEL
METAL PANEL GARAGE DOORS WITH PRECAST STONE HEADER

ELEVATION BRICK VENEER W/ STONE HEAD (A8)
1/4"=1'-0"


A5
A4.5
A1
A4.2
A
L
G
AA
K
C
B
N
H
X
Z
Y
D
W
18" X 24" VINYL RECTANGULAR LOUVER
E
R1
3
TRUSS BEARING
T.O. SHEATHING SECOND LEVEL
ALIGN STEP FLASHING 8" VERT UNDER SIDING TYP.
T.O. SHEATHING FIRST LEVEL
T.O. SHEATHING LOWER LEVEL
METAL PANEL GARAGE DOORS

ELEVATION SIDING (A2)
1/4"=1'-0"

ELEVATION KEY

A	PVC SHINGLED OVER RIDGE VENT
B	VINYL SIDING
C	VINYL CORNER TRIM
D	VINYL WINDOW & DOOR TRIM 3½"
E	4" ALUM. GUTTER & DOWN SPOUTS
F	PREFAB COLUMNS
G	PREFAB VINYL LOUVER
H	SINGLE HUNG VINYL WINDOWS
J	BRICK STAMPED CONCRETE
K	ALUMINUM TRIM (PRE-FORMED)
L	ASPHALT ROOF SHINGLES
M	FOUNDATION RE: STRUCT
N	18" VINYL SHUTTERS
P	VINYL WINDOW & DOOR TRIM 1" (J-CHANNEL)
R	SLIDING GLASS DOOR
S	6"X4" NOM. PRECAST STONE HEAD
T	BRICK SOLDIER
U	BRICK BAND SEE SHEET A4.3 DETAIL A15
W	METAL PANEL GARAGE DOORS
X	3" DESIGNER J-CHANNEL
Y	VINYL WINDOW & DOOR CROWN MOULD
Z	VINYL WINDOW & DOOR CROWN KEY
AA	EXTENT OF ROOF ON END UNITS ONLY

NOTE:
SEE FOUNDATION SET FOR ELEVATIONS, GRADES,
AND LOCATION OF HANDRAILS/RAILINGS PER LOT.

2 Bethesda Metro Center
Suite 1350
Bethesda, MD 20814
Tel 240.223.0500
Fax 240.223.0510

1355 Beverly Road
Suite 105
McLean, VA 22101
Tel 703.903.9100
Fax 703.903.9755

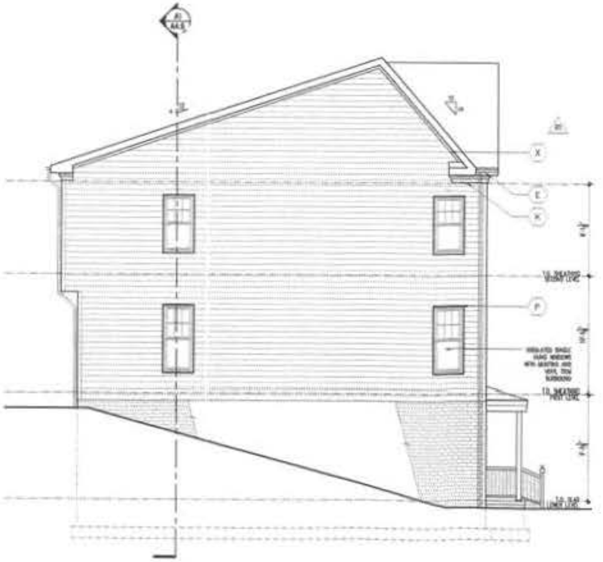
11785 Beltsville Drive
Suite 1400
Calverton, MD 20705
Tel 301.595.1000
Fax 301.595.0089

GRIMM + PARKER
ARCHITECTS

JUDICIAL II FRONT ELEVATIONS
CAPITOL GATEWAY ESTATES - DUPLEX & TOWN HOMES
WASHINGTON, D.C.

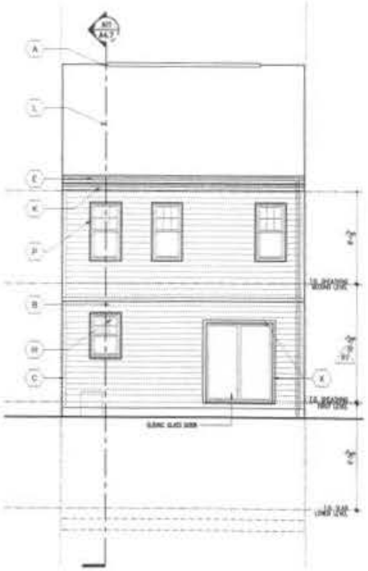
DATE	DESCRIPTION
01/28/04	PERMIT SET
04/08/04	BID SET
08/01/04	REVISION
08/13/04	CLOSING SET
10/11/04	CONSTRUCTION SET
11/15/04	VE TO CONST.SET
06/15/05	CONTRACT SET

J2-A-21



X
E
K
P
12
T.O. SHEATHING SECOND LEVEL
T.O. SHEATHING FIRST LEVEL
T.O. SLAB LOWER LEVEL
INSULATED SINGLE HUNG WINDOWS WITH MUNTINS AND VINYL TRIM SURROUNDS

SIDE ELEVATION SIDING
1/4"=1'-0"
A10



REAR ELEVATION SIDING
1/4"=1'-0"
A2

ELEVATION KEY

- A PVC SHINGLES OVER RIDGE VENT
- B VINYL SIDING
- C VINYL CORNER TRIM
- D VINYL WINDOW & DOOR TRIM 3½"
- E 4" ALUM. GUTTER & DOWN SPOUTS
- F PRECAST COLUMNS
- G PREFAB VINYL LOUVER
- H SINGLE HUNG VINYL WINDOWS
- J BRICK STAMPED CONCRETE
- K ALUMINUM TRIM (PRE-FORMED)
- L ASPHALT ROOF SHINGLES
- M FOUNDATION [illegible] TYPICAL
- N 18" VINYL SHUTTERS
- P VINYL WINDOW & DOOR TRIM 1" (J-CHANNEL)
- R SLIDING GLASS DOOR
- S 6"x4" HIGH PRECAST STONE HEAD
- T BRICK SOLDIER
- U BRICK BAND SEE SHEET A4.2 DETAIL A13
- W METAL PANEL GARAGE DOORS
- X 3" DESIGNER J-CHANNEL
- Y VINYL WINDOW & DOOR CROWN MOLD
- Z VINYL WINDOW & DOOR CROWN KEY
- AA EXTENT OF ROOF ON END UNITS ONLY

NOTE:
SEE FOUNDATION SET FOR ELEVATIONS, GRADES,
AND LOCATION OF HANDRAILS/RAILINGS PER LOT.

4 Bethesda Metro Center
Suite 1350
Bethesda, MD 20814
Tel 240-[illegible]
Fax 240-[illegible]

1555 Beverly Road
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McLean, VA 22101
Tel 703-[illegible]
Fax 703-[illegible]

11785 Beltsville Drive
Suite 1400
Calverton, MD 20705
Tel 301-595-1000
Fax 301-595-0089

G R I M M + P A R K E R
ARCHITECTS

JUDICIAL II SIDE & REAR ELEVATIONS
CAPITOL GATEWAY ESTATES - DUPLEX & TOWN HOMES
WASHINGTON, D.C.

DATE	DESCRIPTION
[illegible]	PERMIT SET
[illegible]	BID SET
[illegible]	REVISION
[illegible]	CLOSING SET
[illegible]	CONSTRUCTION SET
[illegible]	[illegible]
[illegible]	[illegible]

J2-A-22

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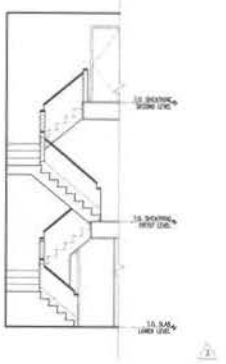
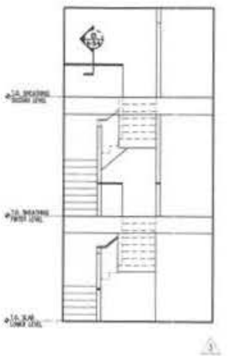
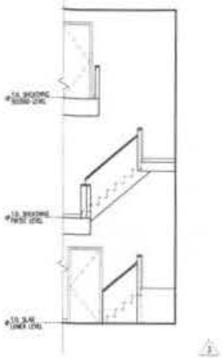


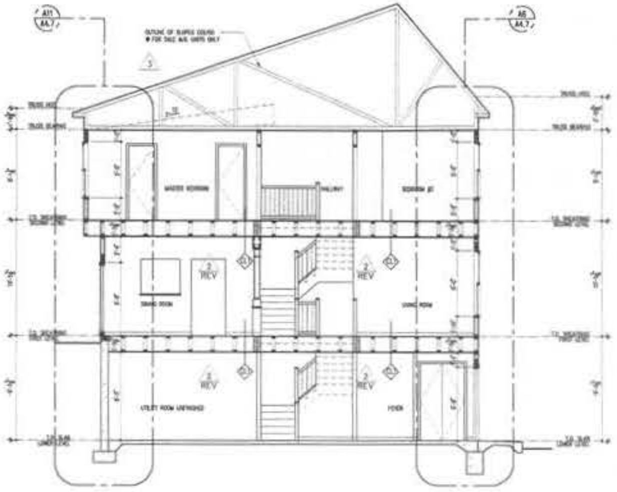
ELEVATION @ TYP. STAIR - RENTAL (H16)
1/4" = 1'-0"



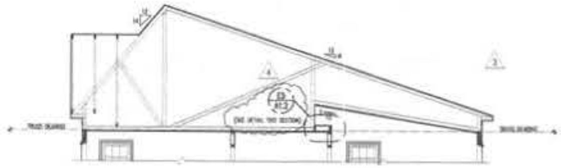
ELEVATION @ TYP. STAIR - RENTAL (H12)
1/4" = 1'-0"



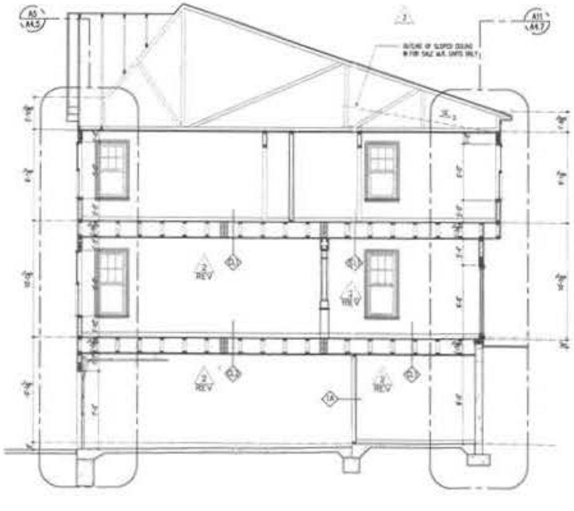
ELEVATION @ TYP. STAIR - RENTAL (H9)
1/4" = 1'-0"



IN GROUND ACCESSIBLE FRONT SECTION (G3)
1/4"=1'-0"
FOR SALE

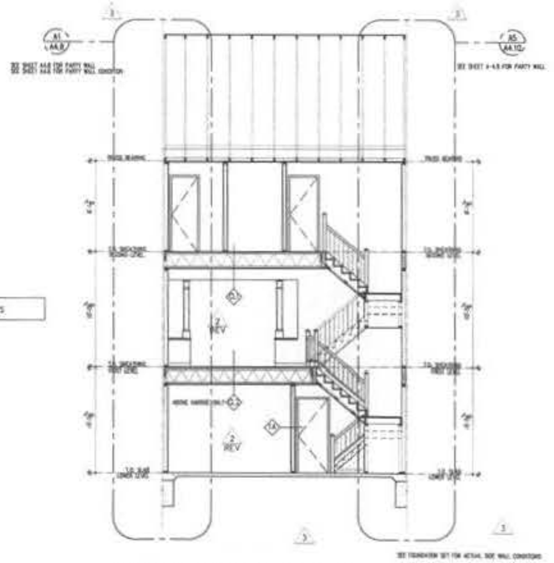


VAULTED CEILING & PLANT SHELF SECTION (G12)
1/4"=1'-0"
(IN MARKET RATE UNITS ONLY)



IN GROUND ACCESSIBLE REAR SECTION (A12)
1/4"=1'-0"

NOTE: SEE SHEET A-5.4 FOR STAIR DETAILS



BUILDING SECTION @ FOR SALE UNIT (A3)
1/4"=1'-0"

2 Bethesda Metro Center
Suite 1550
Bethesda, MD 20814
Tel 240 453 [illegible]
Fax 240 453 [illegible]

1355 Beverly Road
Suite 105
McLean, VA 22101
Tel 703 [illegible]
Fax 703 [illegible]

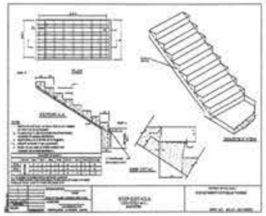
11785 Beltsville Drive
Suite 1400
Calverton, MD 20705
Tel 301 595 1000
Fax 301 595 0089

GRIMM + PARKER

JUDICIAL II SECTIONS
CAPITOL GATEWAY ESTATES - DUPLEX & TOWN HOMES
WASHINGTON, D.C.

DATE	DESCRIPTION
01/08/04	PERMIT SET
04/05/04	BID SET
10/13/04	CLOSING SET
10/11/04	CONSTRUCTION SET
[illegible]	[illegible]
[illegible]	CONTRACT SET

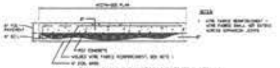
J2-A-4.1



STEP DETAIL

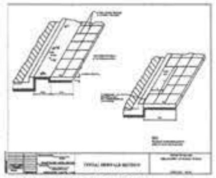
D.C. DPW STANDARD DETAIL #602.05

NOTE: HANDRAILS REQUIRED PER A.D.A. STANDARDS. STEPS TO BE INSTALLED PER D.C. DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES SECTION 601.



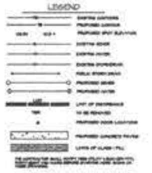
HEAVY DUTY CONCRETE PAVEMENT DETAIL

[illegible]



CONCRETE SIDEWALK DETAIL

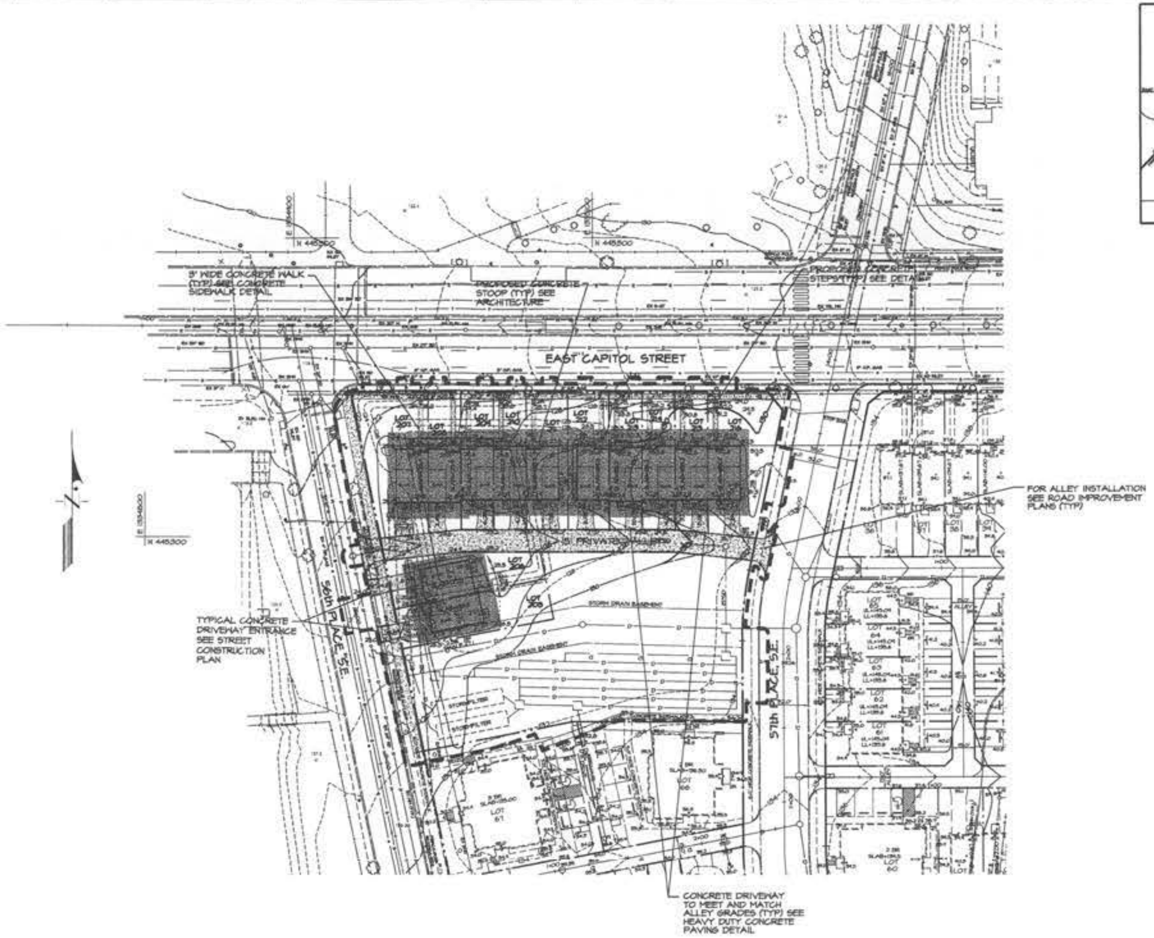
D.C. DPW STANDARD DETAIL #608.01

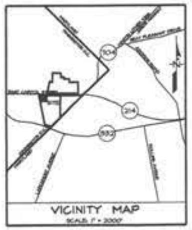


[illegible]

GENERAL NOTES

[illegible]


EAST CAPITOL STREET
5' WIDE CONCRETE WALK (TYP) SEE CONCRETE SIDEWALK DETAIL
PROPOSED CONCRETE STOOP (TYP) SEE ARCHITECTURE
PROPOSED CONCRETE STEPS (TYP) SEE DETAIL
N 445300
N 445500
FOR ALLEY INSTALLATION SEE ROAD IMPROVEMENT PLANS (TYP)
15' PRIVATE ALLEY
TYPICAL CONCRETE DRIVEWAY ENTRANCE SEE STREET CONSTRUCTION PLAN
56th PLACE S.E.
57th PLACE S.E.
STORM DRAIN EASEMENT
STORMFILTER
LOT 205
LOT 206
LOT 61
LOT 62
LOT 63
LOT 64
LOT 65
CONCRETE DRIVEWAY TO MEET AND MATCH ALLEY GRADES (TYP) SEE HEAVY DUTY CONCRETE PAVING DETAIL



VICINITY MAP

SCALE: 1" = 2000'

SITE DEVELOPMENT PLAN
PHASE 2B

CAPITOL GATEWAY ESTATES

LOTS 205 THRU 216

SQUARE NO. 5280

WASHINGTON
DISTRICT OF COLUMBIA

GRAPHIC SCALE 1" = 30'
30' 0 30' 60' 40'

SHEET 1 OF 1

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

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

DATE	DESCRIPTION	BY
	REVISIONS	

BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners

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SCALE 1" = 30'
J-4930
DATE MARCH 2006
6.000-2

C-250

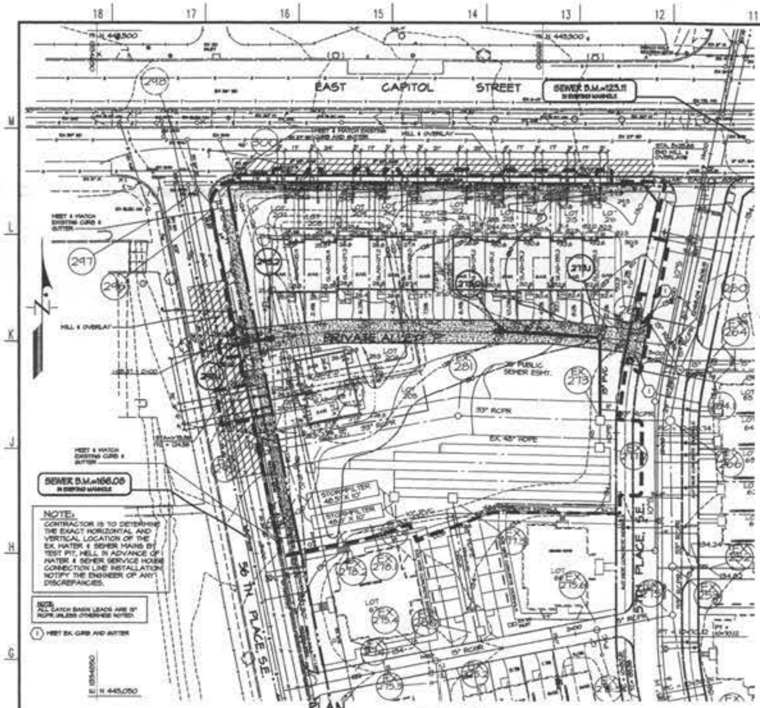
SITE DEVELOPMENT PLAN – PHASE 2B
CAPITOL GATEWAY ESTATES, SINGLE FAMILY HOUSING
WASHINGTON D.C.

DATE	DESCRIPTION

Grimm and Parker Architects

11785 Beltsville Drive
Suite 1400
Calverton MD 20705
301.595.1000
301.595.0081 Fax

1355 Beverly Road
Suite 105
McLean VA 22101
703.403.4100
703.403.4755 Fax

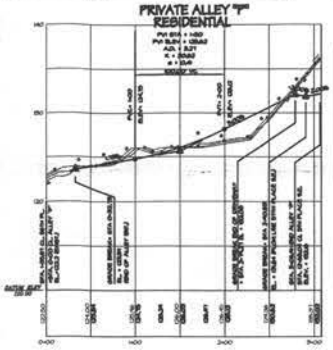


NOTE:
CONTRACTOR IS TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF THE EX. WATER & SEWER MAINS BY TEST PIT, WELL IN ADVANCE OF WATER & SEWER SERVICE HOUSE CONNECTION LINE INSTALLATION. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

NOTE:
ALL CATCH BASIN LEADS ARE 15" RCPR UNLESS OTHERWISE NOTED.

① MEET EX. CURB AND GUTTER

PLAN
SCALE: 1" = 30'



SANITARY SEWER HOUSE CONNECTIONS (EAST CAPITOL STREET S.E.)

SQUARE NO.	LOT NO.	UNIT TYPE	INVERT AT MAIN	INVERT AT P.L.
5280	207		111.77	111.93
5280	208		112.39	112.55
5280	209		113.31	113.47
5280	210		113.91	114.07
5280	211		114.50	114.66
5280	212		115.07	115.23
5280	213		115.99	116.15
5280	214		116.61	116.77
5280	215		117.20	117.36
5280	216		117.80	117.96

SANITARY SEWER HOUSE CONNECTIONS (56TH PLACE S.E.)

SQUARE NO.	LOT NO.	UNIT TYPE	INVERT AT MAIN	INVERT AT P.L.
5280	205		114.26	114.42
5280	206		113.85	114.44

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

LEGEND

——S——	EXISTING SEWER
——W——	EXISTING WATER
——D——	EXISTING STORM SEWER
━━━	PROPOSED PUBLIC STORM SEWER
━━━	PROPOSED PRIVATE STORM SEWER
①	STORM SEWER STRUCTURE NO. 1
- - - -	EXISTING CONTOURS
+180.3 +180.1	PROPOSED SPOT ELEVATION
—— · · ——	PROPERTY LINE
——80——	PROPOSED GRADE
①	EXISTING STORM SEWER STRUCTURE NO. 1

ALLEY PROFILE LEGEND

———	PROPOSED CENTERLINE
- - - -	EXISTING CENTERLINE
———	7.5' RIGHT OF CENTERLINE
———	7.5' LEFT OF CENTERLINE
- · · -	15' RIGHT OF CENTERLINE
- · · -	15' LEFT OF CENTERLINE

VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. Notify DCWASA one-week prior to start of construction, Utility Inspection Section at 202-787-2971, Water Services 202-612-3400 or 3460, and Sewer Services 202-264-3604 or 3609.
2. Developers, contractors, and plumbers must submit final construction As-Built information to the appropriate D.C. WASA inspector(s) for review and approval, upon completion of new and existing utilities to be abandoned in public space. Applicant must submit these drawings. As-Built drawings must show dimension, relocation of any WASA utilities and pertinent information.
3. Once the WASA inspector approves the As-Built, a copy must be submitted to the Documents and Permits office at Room 300 and the Water and Sewer Design Section at 5000 Overlook Ave., S.W., 5th Floor.
4. Under DCWASA customary fees and charges, contractors, plumbers and owners are responsible for excavation, backfilling, repaving and restoration of public space for street and sidewalk cuts, for new utilities, connections, taps and abandonment of services within public space under D.C. WASA inspection. D.C. WASA is not responsible for final restoration of street and sidewalk cuts performed by the developers.
5. Utility information shown is based on best available records. Contractor shall use reasonable methods to determine exact field locations, such as Miss Utility, test pits, etc.. The contractor will be responsible for any damage to the existing structures or underground utilities.
6. The contractor will have sole responsibility for the construction means, methods, and techniques of executing his work, including safety.
7. The contractor shall notify MISS UTILITY 1-800-257-7777, 48 hrs. before starting work shown on these drawings.
8. 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 and Sewer Authority Standard Specifications, International plumbing code (IPC 2000) and NFPA 24.
9. All proposed Public Water and Sewer work to be constructed in accordance with the latest standards of the D.C. Water and Sewer Authority. Private Water and Sewer work to be constructed in accordance with the latest edition of the International Plumbing Code adopted by the District of Columbia (IPC 2000, or later), and Title 12 of the District of Columbia Municipal Regulation Codes (DCMR 12 January 2004 or later) Contractor to obtain current standards and specifications from appropriate sources.
10. All proposed Public Water and Sewer work to be performed under the inspection of D.C. Water and Sewer Authority (D.C. WASA)
11. Water main to be constructed with nominal cover of four feet below final grade unless otherwise approved.
12. Provide ductile iron retainer glands for joint restraint on all Water Main pipe and fittings. However, do not use retainer glands on existing cast iron pipe.
13. Contact District Department of Transportation-Public Space Maintenance Administration 48 hours prior to the start of construction (202)671-4600.
14. For field location of gas mains and service, notify Washington Gas Light Company at (703) 750-1000, 48 hours prior to construction.
15. Adequate precautions for the safety of tenants on the site and provisions for necessary protection to prevent damage to other utilities not designated for removal, relocation or replacement in the course of construction shall be strictly maintained at all times.
16. Owner shall have Utility Bypass conducted prior to any construction on site.
17. If necessary, water, sanitary, storm sewer, and house connections are to be abandoned or removed accordingly. Pipes to be abandoned in place must be filled with lean grout or other acceptable material. Plug pipes and MHs per D.C. WASA standard specifications. Remove frame and cover of valves to be abandoned and fill to grade.
18. Sewer Bench Marks (Sewer B.M.) to be used for sewer construction.
19. Backflow Preventers for the 1" Domestic and 1 1/2" Fire lines to be installed within the buildings per D.C. WASA Std. Det. WA[illegible].
20. Provide 1" tap for combined water service to all units. See MEP & SWC typical detail title sheet and D.C. WASA Std. Det. WA[illegible].
21. Provide 4" connection and cleanout for sewer service. See D.C. WASA Std. Det. SW[illegible] and SW[illegible] and the typical connection detail on title sheet for lateral and cleanout locations.
22. All Public concrete Storm Sewer is to be Rubber Gasketed.

Sidewalk, Curb and Gutter, Driveway Entrance, and Paving Notes.
Notes: For Work within the Public Right-of-Way, See the Road Improvement Plans.

1. All work is to be performed in accordance with the District of Columbia Department of Transportation (DDOT) Standard Specifications for Highways and Structures, 1998 or latest edition thereof.
2. All residential driveway entrances are to be constructed per DDOT Standard Drawing No. 504.05
3. Permittee shall be responsible for obtaining all the necessary permits prior to construction.
4. Permittee shall be responsible for any damage to the property within the Public Right-of-Way during construction.
5. Call "Miss Utility" at 1-800-257-7777, 48 hours prior to beginning excavation to determine the location of existing underground utilities.
6. "Miss Utility" verification number (Ticket Number) must be updated every 10 days.
7. Residential driveway and parking pad pavement shall match concrete alley D.C. Standard Detail No. 508.01.
8. All curb and gutter along 'A' Street, S.E, 56th Place, S.E, 57th Place, S.E., 57th Street, S.E., 58th Street S.E., Central Ave. S.E. and Southern Ave. S.E. shall be concrete, and constructed per DDOT Standard No. 609.01.
9. All curb long East Capitol St. shall be granite, and constructed per DDOT Standard No. 609.03.
10. All sidewalk shall be constructed per DDOT Standard No. 608.01, and be six (6) feet in width.
11. All Alleys Shall be constructed per DDOT Standard 508.01 and meet the residential criteria
12. All wheelchair ramps shall be constructed to DDOT Standards. See detail on sheet C-251.

Notes: Contractor to dig test pits to determine exact locations of underground utilities prior to construction.

NOTE:
CONTRACTOR SHALL MAINTAIN 2 MINIMUM CROSS SLOPE AND ALSO POSITIVE DRAINAGE AT ALL TIME ALONG CURB AND GUTTER ON 56TH STREET S.E. AND 58TH STREET S.E.

DETAILS OF PAVEMENT MARKINGS

Crosswalks 10 foot wide, unless otherwise noted.

Crosswalk lines 8 inches wide

Striped Crosswalks- 2 foot wide white stripes with 2 foot spacing. Make stripes parallel to curb line of street.

All handicap ramps must be located within a crosswalk, including side flares of ramps. One side flare must align with back edge line of crosswalk. Maximum width of a crosswalk is 20 feet.

Stop lines 12 inches wide(unless otherwise noted), located 8 feet before crosswalk.

Dash lines 4 inches, 10 foot long skip spaces 30 foot long. The last dash line of each block will vary in length, if it is shorter than 10 foot connect to next to last dash line. Dash lines stop 1 foot before crosswalk back edge line.

Traffic guide lines single white line, 4 inches wide, 2 foot long skip spaces 4 foot apart. Double yellow line, 4 inches wide, located 4 inches apart-skip spaces, 4 foot long.

Double yellow lines 4 inches wide, 4 inches wide, located 4 inches apart, stop 4 foot before the crosswalk back edge line.

Arrow or Word markings spaced 30 foot apart, unless otherwise noted.

Approach lane lines to a signalized intersection, 4 inches wide, begin at stop line and continue for 40 feet.

LEGEND FOR SIGNS

ALL SIGNS SHOWN ARE EXISTING AND ARE TO REMAIN IN PLACE, UNLESS OTHERWISE NOTED.

(Place Symbols in Upper Right Hand Corner of Sign)
- ☒ Existing sign to be removed.
- ■ Existing Sign FADED, to be REPLACED with same message.
- ■ PROPOSED sign to be INSTALLED.
- ▲ Sign to be RELOCATED, Use TO AND FROM to show the relocation.

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

UTILITY, DRIVEWAY ENTRANCE & GRADE ESTABLISHMENT PLAN FOR
PRIVATE ALLEY "P"
STATION 0+00 TO 3+06.91

SQUARE NO. 5280
WASHINGTON
DISTRICT OF COLUMBIA

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

DATE	DESCRIPTION	BY
	REVISIONS	

BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
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SCALE 1" = 30'
DATE MAR. 2006
J-4930
8.087-Z

Grimm and Parker Architects
11785 Beltsville Drive
Suite 1400
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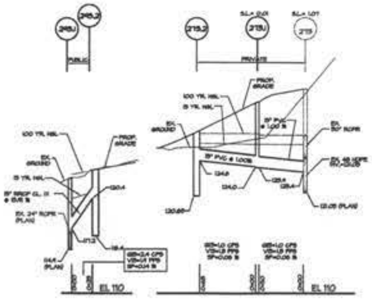
301.595.1000
301.595.0084 Fax
1355 Beverly Road
Suite 105
McLean VA 22101
703.903.9100
703.903.4759 Fax

UTILITY, DRIVEWAY ENTRANCE &
GRADE ESTABLISHMENT PLAN-PROFILE
CAPITOL GATEWAY ESTATES PHASE TWO-B
SINGLE FAMILY HOUSING
WASHINGTON D.C.

DATE	DESCRIPTION

C-251



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

	PUBLIC PIPE SCHEDULE			
FROM	TO	SIZE	TYPE	LENGTH
295.1	295.2	15"	RCPR CL. III	25'
			TOTAL:	25'

Remarks: ALL PIPE TO BE RUBBER GASKETED PER D.C. WASA SPECIFICATIONS.

	PRIVATE PIPE SCHEDULE			
FROM	TO	SIZE	TYPE	LENGTH
215.2	215.1	15"	PVC SCH. 40	65'
215.1	215	15"	PVC SCH. 40	50'
			TOTAL:	115'

Remarks: SDR-35 PIPE IS AN ACCEPTABLE ALTERNATIVE TO PVC SCHEDULE 40 PIPE.

PUBLIC PIPE SUMMARY		
SIZE	TYPE	LENGTH
15"	RCPR CL. III	25'
	TOTAL	25'

Remarks: ALL PIPE TO BE RUBBER GASKETED PER D.C. WASA SPECIFICATIONS.

PRIVATE PIPE SUMMARY		
SIZE	TYPE	LENGTH
15"	PVC SCH. 40	115'
	TOTAL	115'

Remarks: SDR-35 PIPE IS AN ACCEPTABLE ALTERNATIVE TO PVC SCHEDULE 40 PIPE.

PUBLIC STRUCTURE SCHEDULE

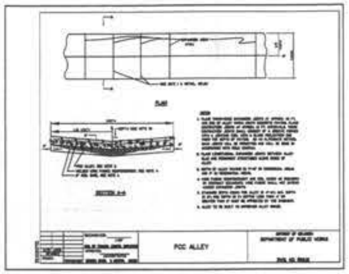
NO.	TYPE	DEPTH (MAX.)	INV. ELEV.	TOP ELEV. UPPER	TOP ELEV. LOWER	AS BUILT TOP ELEV. UPPER	AS BUILT TOP ELEV. LOWER	STANDARD DETAIL
295.2	Grate Type Catch Basin *	7'-0"	[illegible]	125.8	125.1			DC WASA STD. SW [illegible]
295.1	Std. Precast M.H. †▲	4'-0"	[illegible] †	125.8	-			DC WASA STD. SW [illegible]

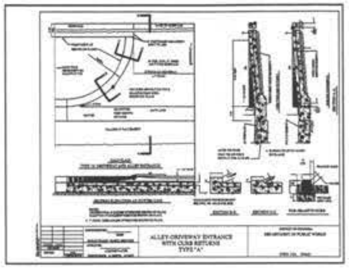
Remarks:
- * DOUBLE GRATE
- † INVERT OBTAINED FROM D.C. W.A.S.A. RECORDS. CONTRACTOR IS TO VERIFY INVERT ELEVATION AND NOTIFY BDA OF ANY DISCREPENCIES.
- + PROVIDE LOCKABLE MANHOLE COVER.
- ▲ BUILD MANHOLE OVER AND AROUND EX. STORM SEWER.

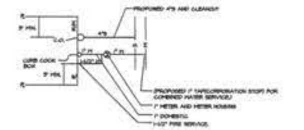
PRIVATE STRUCTURE SCHEDULE

NO.	TYPE	DEPTH (MAX.)	INV. ELEV.	TOP ELEV. UPPER	TOP ELEV. LOWER	AS BUILT TOP ELEV. UPPER	AS BUILT TOP ELEV. LOWER	STANDARD DETAIL
215.1	Std. Precast M.H.	48"	125.6	[illegible]	-			DC WASA STD. SW [illegible]
215.2	Grate Type Catch Basin *▲	7'-0"	124.6	127.4	127.5			DC WASA STD. SW [illegible]

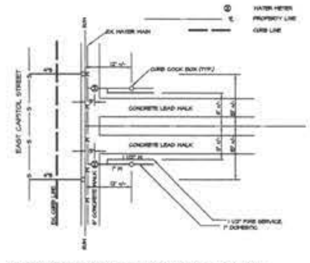
Remarks:
- * DOUBLE GRATE
- ▲ PROVIDE INTERNAL HOOD ON OUTLET PIPE. SEE DETAIL THIS SHEET.



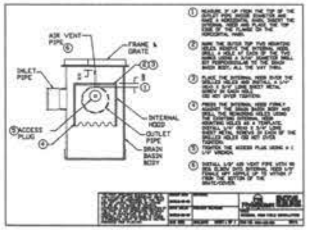

ALLEY-DRIVEWAY ENTRANCE WITH CURB RETURNS TYPE "A"
DEPARTMENT OF PUBLIC WORKS


PROPOSED 4"S AND CLEANOUT
5' MIN.
C.O.
4"S
CURB COCK BOX
1" W
1" W
1-1/2" W
(PROPOSED 1" TAP/CORPORATION STOP) FOR COMBINED WATER SERVICE)
1" METER AND METER HOUSING
1" DOMESTIC
1-1/2" FIRE SERVICE

WATER HOUSE CONNECTION & SEWER HOUSE CONNECTION TYPICAL DETAIL
NTS
FOR LOTS 205 AND 206, SEE D.C. WASA STD. DETAILS WA/BO.01 SW/BO.01 AND SW/BO.02, FOR ADDITIONAL INFORMATION.



WATER HOUSE CONNECTION & SEWER HOUSE CONNECTION TYPICAL DETAIL
FOR LOTS 207 THRU 218
NTS
SEE D.C. WASA STD. DETAILS WA/BO.01 SW/BO.01 AND SW/BO.02, FOR ADDITIONAL INFORMATION.



① MEASURE 3" UP FROM THE TOP OF THE OUTLET PIPE INSIDE DIAMETER AND MAKE A HORIZONTAL MARK. INSERT THE INTERNAL HOOD AND PLACE THE TOP EDGE OF THE FLANGE ON THE HORIZONTAL MARK.

② MARK THE OUTER TOP TWO MOUNTING HOLES. REMOVE THE INTERNAL HOOD. DRILL A HOLE AT EACH OF THE TWO MARKS USING A 3/16" DIAMETER DRILL BIT PERPENDICULAR TO THE DRAIN BASIN BODY, ALL THE WAY THRU.

③ PLACE THE INTERNAL HOOD OVER THE DRILLED HOLES AND INSTALL A 1/4" HEAD X 3/4" LONG SHEET METAL SCREW IN EACH HOLE. (DO NOT OVER TIGHTEN)

④ PRESS THE INTERNAL HOOD FIRMLY AGAINST THE DRAIN BASIN BODY AND DRILL THE REMAINING HOLES USING THE EXISTING INTERNAL HOOD MOUNTING HOLES AS A TEMPLATE. INSTALL 1/4" HEAD X 3/4" LONG SHEET METAL SCREWS IN EACH OF THE DRILLED HOLES (DO NOT OVER TIGHTEN)

⑤ TIGHTEN THE ACCESS PLUG USING A 1 1/4" WRENCH.

⑥ INSTALL 1/2" AIR VENT PIPE WITH 90 DEG. ELBOW INTO INTERNAL HOOD 1/2" FEMALE NPT ADAPTER UP TO WITHIN 1" FROM THE BOTTOM OF THE GRATE/COVER.

100-yr HGL Calculations					
STR #	HG_in	LENGTH	SLOPE	HG_out	LOSS
295	123.4	19	0.0109	-	0.26
292	123.9	116	0.0109	123.6	0.25
291	126.4	90	0.0109	125.1	1.27
273	127.4	60	0.0002	126.4	0.01
273.1	127.5	65	0.0002	127.4	0
273.2	127.5				

15-yr HGL Calculations					
STR #	HG_in	LENGTH	SLOPE	HG_out	LOSS
295	123.4	19	0.0075	-	0.26
292	123.8	116	0.0070	123.5	0.25
291	124.8	90	0.0025	124.7	0.81
273	126.4	60	0.0005	125.8	0.01
273.1	126.4	65	0.0005	126.4	0
273.2	126.5				

COMPUTATIONS OF INLET TYPES

STR NUMBER	AREA (acres)	Q (inlet cfs)	Q Total (cfs)	STREET SLOPE	INLET TYPE	INLET CAP.	Q Bypass	Structure To	REMARKS	SPREAD (ft)
[illegible]	[illegible]	-	[illegible]	[illegible]	DOUBLE [illegible]	[illegible]	[illegible]	[illegible]	WASA STD [illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	DOUBLE [illegible]	[illegible]	[illegible]	-	WASA STD [illegible]	

[illegible]

[illegible]

ROAD IMPROVEMENT FOR
EAST CAPITOL & 56TH PLACE
PRIVATE ALLEY "P"
STATION 0+00 TO 3+06.91

SQUARE NO. 5280
WASHINGTON
DISTRICT OF COLUMBIA

DATE	DESCRIPTION	BY
	REVISIONS	

[illegible] WOODMORE ROAD, SUITE [illegible]
[illegible], MARYLAND [illegible]
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE [illegible]

COPYRIGHT © 2006 BEN DYER ASSOCIATES, INC.

DESIGN [illegible] DRAWN [illegible] CHECKED [illegible]
SCALE AS SHOWN
DATE MAY 2006
[illegible] J-4930
DWG. NO. 8.066-Z

C-255

UTILITY, DRIVEWAY ENTRANCE &
GRADE ESTABLISHMENT PLAN–PROFILE
CAPITOL GATEWAY ESTATES PHASE TWO–B
SINGLE FAMILY HOUSING
WASHINGTON D.C.

Grimm and Parker Architects

11185 Beltsville Drive
Suite 1400
Calverton MD 20705
301.595.1000
301.595.0281 Fax

1355 Beverly Road
Suite 105
McLean VA 22101
703.903.1500
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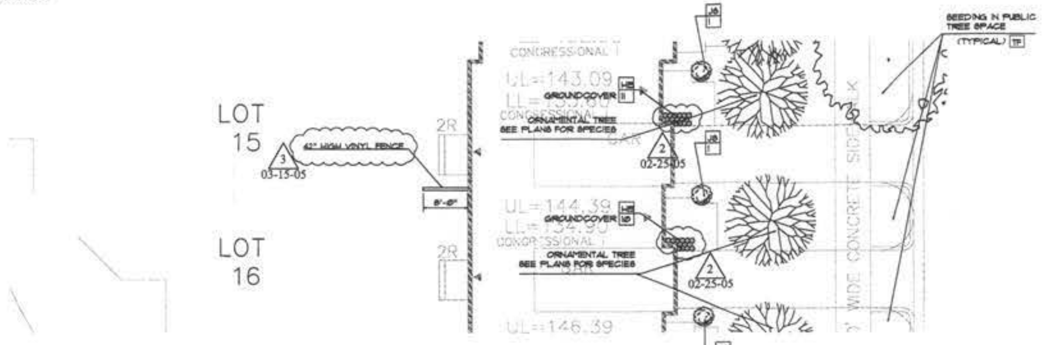
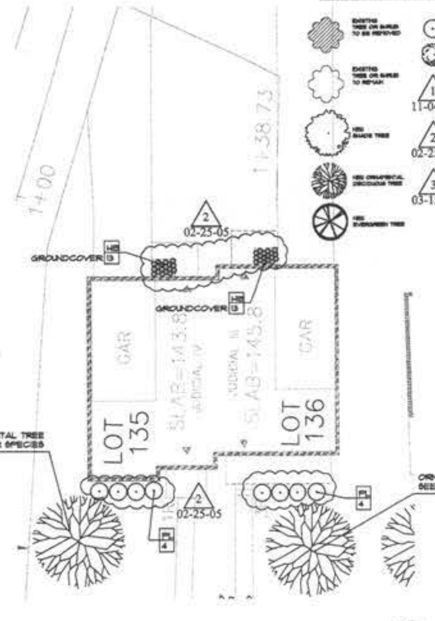


TYPICAL CONGRESSIONAL I TOWNHOUSE UNIT WITH GARAGE 1 LA-10
SCALE: 1/8"= 1'0"

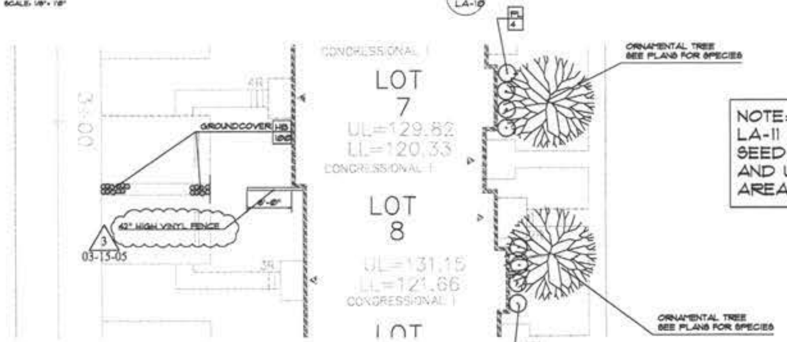
LEGEND:

▨	EXISTING TREE OR SHRUB TO BE REMOVED
○	EXISTING TREE OR SHRUB TO REMAIN
○	NEW SHADE TREE
●	NEW ORNAMENTAL DECIDUOUS TREE
⊗	NEW EVERGREEN TREE
⊙	NEW SMALL SHRUB
◎	NEW LARGE SHRUB
△ 1 11-04-03	REVISION - REFER TO LANDSCAPE DEMOLITION PLAN AND SCHEDULES FOR REVISION NUMBER(S) AND DATE(S)
△ 2 02-25-05	REVISION - REFER TO LANDSCAPE DEMOLITION PLAN AND SCHEDULES FOR REVISION NUMBER(S) AND DATE(S)
△ 3 03-15-05	REVISION - REFER TO LANDSCAPE DEMOLITION PLAN AND SCHEDULES FOR REVISION NUMBER(S) AND DATE(S)



TYPICAL JUDICIAL III & IV TOWNHOUSE UNIT WITH GARAGE 2 LA-10
SCALE: 1/8"= 1'0"

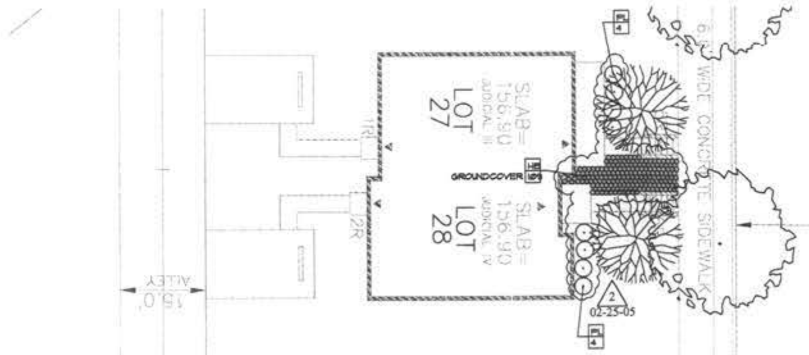
NOTE: REFER TO CIVIL DRAWINGS FOR LOCATIONS OF WOOD RETAINING WALLS.



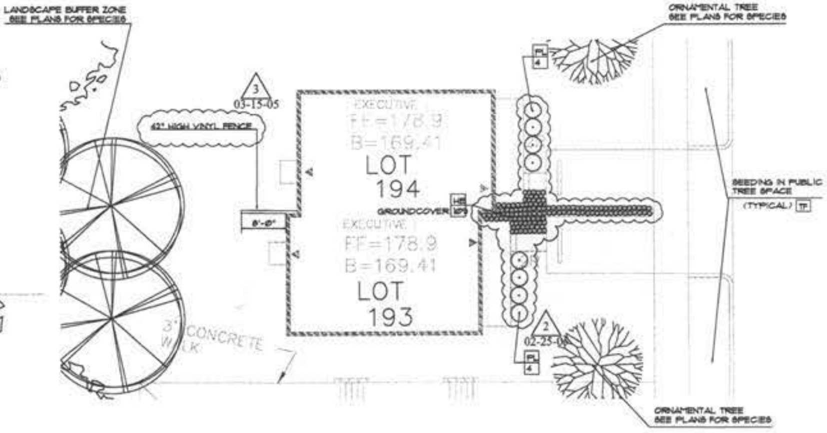
NOTE: REFER TO LA-11 THRU LA-14 FOR SEEDING, SODDING, AND WILDFLOWER AREAS.

TYPICAL CONGRESSIONAL I TOWNHOUSE UNIT WITHOUT GARAGE 3 LA-10
SCALE: 1/8"= 1'0"

PL 4



TYPICAL JUDICIAL III & IV TOWNHOUSE UNIT WITHOUT GARAGE 4 LA-10
SCALE: 1/8"= 1'0"


LANDSCAPE BUFFER ZONE SEE PLANS FOR SPECIES
3 03-15-05
42" HIGH VINYL FENCE
6'-0"
EXECUTIVE I
FF=178.9
B=169.41
LOT 194
GROUNDCOVER HB 109
EXECUTIVE I
FF=178.9
B=169.41
LOT 193
3' CONCRETE WALK
PL 4
ORNAMENTAL TREE SEE PLANS FOR SPECIES
SEEDING IN PUBLIC TREE SPACE (TYPICAL) TF
2 02-25-05
PL 4
ORNAMENTAL TREE SEE PLANS FOR SPECIES

TYPICAL EXECUTIVE I DUPLEX UNIT WITHOUT GARAGE 5 LA-10
SCALE: 1/8"= 1'0"

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

MISCELLANEOUS_SITE_DETAILS
CAPITAL_GATEWAY_ESTATES_SINGLE_FAMILY_HOUSING
WASHINGTON_D.C.

DATE	DESCRIPTION
11/22/02	BZA_SUBMISSION
12/16/02	PERMIT_REVIEW
01/17/03	PERMIT_SET
02/02/04	WSE_CD_REVIEW
03/03/04	WSE_CD_REVIEW
04/15/04	WSE_CD_REVIEW
05/27/04	100%_CD_REVIEW

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LA-10
03-15-05
100%_CONSTRUCTION DOCUMENTS