

ABBREVIATIONS

CONC	CONCRETE
INV	INVERT
TW=	TOP OF WALL
ACB	ASPHALT CURB
CCB	CONCRETE CURB
CCG	CONCRETE CURB & GUTTER
BLD	BUILDING
OHG	OVERHANG
OHC	OVERHEAD CABLE
CSW	CONCRETE SIDEWALK
BCOL	BRICK COLUMN
CLF	CHAIN LINK FENCE
MRAIL	METAL RAIL
MGRATE	METAL GRATE
CBX	CABLE BOX
PBX	PHONE PEDESTAL

LEGEND

	METAL RAIL
	CHAIN LINK FENCE
LP	LIGHT POLE
UP	UTILITY POLE
SDMH	STORM DRAIN MANHOLE
GUY	GUY
SMH	SEWER MANHOLE
WMTR	WATER METER
TRAV	TRAVERSE CONTROL POINT
INLET	STORM DRAIN INLET
FH	HYDRANT
WMH	WATER MANHOLE
WV	WATER VALVE
15"	TREE/SIZE
FP	FLAG POLE
FCAP	MISC UTILITY STRUCTURE
	BOLLARD
MON FD	MONUMENT FOUND
	SIGN
15" P	PINE TREE/SIZE
15" MAP	MAPLE TREE/SIZE
BCOL	BRICK COLUMN

SITE DEMOLITION KEY NOTES:

- 1 DEMOLISH ALL SURFACE FEATURES AND UTILITIES ON SITE. DEMOLISH ALL SURFACE FEATURES (DOES NOT INCLUDE SUB-SURFACE FEATURES) BETWEEN THE PROPERTY LINE AND PUBLIC CURB UNLESS OTHERWISE NOTED
- 2 TRAFFIC SIGNAL POLE & CABINET TO REMAIN
- 3 DEMOLISH UNUSED SIGN/POLE BASES
- 4 CURB RAMPS AND CURB & GUTTER TO REMAIN, TYP.
- 5 LIGHT POLES TO REMAIN
- 6 WATER SERVICE TO BE ABANDONED
- 7 STORM SEWER CONNECTION TO THE COMBINED SEWER MAIN TO BE REUSED WITH DCWATER APPROVAL
- 8 VERIFY EXISTING UTILITIES CAN BE ABANDONED, TYP.
- 9 VEHICLE ENTRANCE APRON TO BE REMOVED

EXISTING CONDITIONS NOTES:

1. EXISTING SURVEY MAPPING DEPICTED HEREON HAS BEEN PREPARED BY CURRIE AND ASSOCIATES, HYATTSVILLE, MD. AND PROVIDED BY THE CLIENT FOR USE IN THIS SITE DESIGN.
2. THIS EXISTING CONDITIONS PLAN HAS BEEN SUPPLEMENTED BY AMT, LLC WITH THE FOLLOWING INFORMATION:
 - WATER AND COMBINED SEWER PIPES SIZES PER DCWATER RECORD INFORMATION
 - WATER AND COMBINED SEWER PIPE LOCATIONS PER DCWATER RECORD INFORMATION WHERE LABELED "DATR" (DATA ACCORDING TO RECORD)
 - APPROXIMATE LOCATION OF FLORIDA AVENUE STREETSCAPE IMPROVEMENTS COMPLETED AFTER THE DATE OF THE SURVEY, INCLUDING LIGHT POLES, CURB RAMPS, AND SIDEWALK.



Florida & Q Street, LLC
 6820 Commercial Drive
 Springfield, VA 22151
 t: 703.750.8810 f: 703.750.8817

Landscape Architecture Bureau
 714 7th Street SE
 Washington, DC 20003
 t: 202.543.6553
 f: 202.543.6550

AMT
 A. Morton Thomas & Associates, Inc.
 Consulting Engineers
 10 G Street NE
 Suite 430
 Washington, DC 20002
 t: 202.289.4545
 f: 202.289.5051

1600 North Capitol Street NW
 Washington, DC 20002

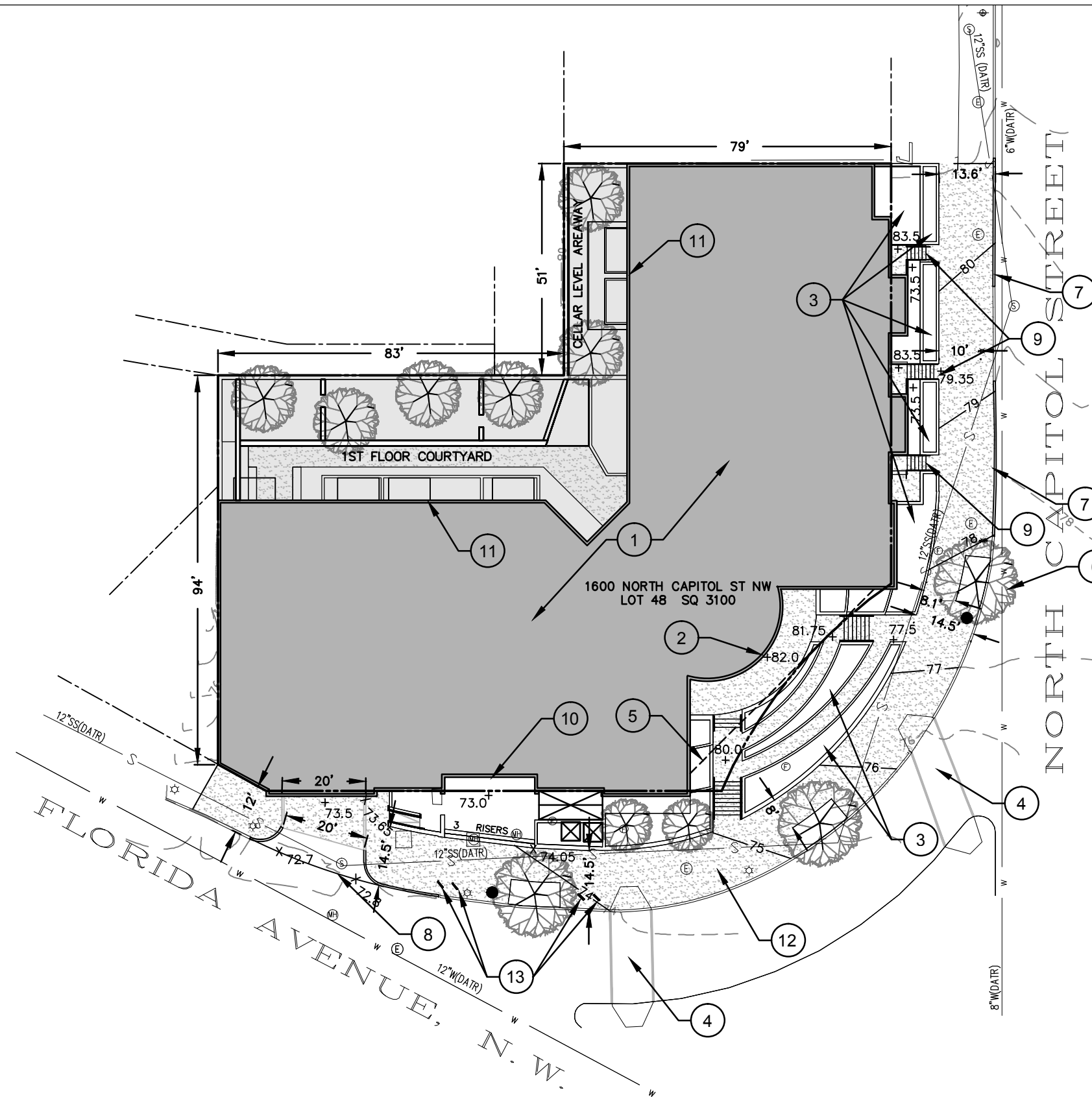
REVISIONS

1	PLD SUBMISSION	9/31/13
2	SUPPLEMENTAL PRELIMINARY SUBMISSION	9/13/13
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Bonstra Haresign
 ARCHITECTS

EXISTING CONDITIONS & SITE DEMO PLAN

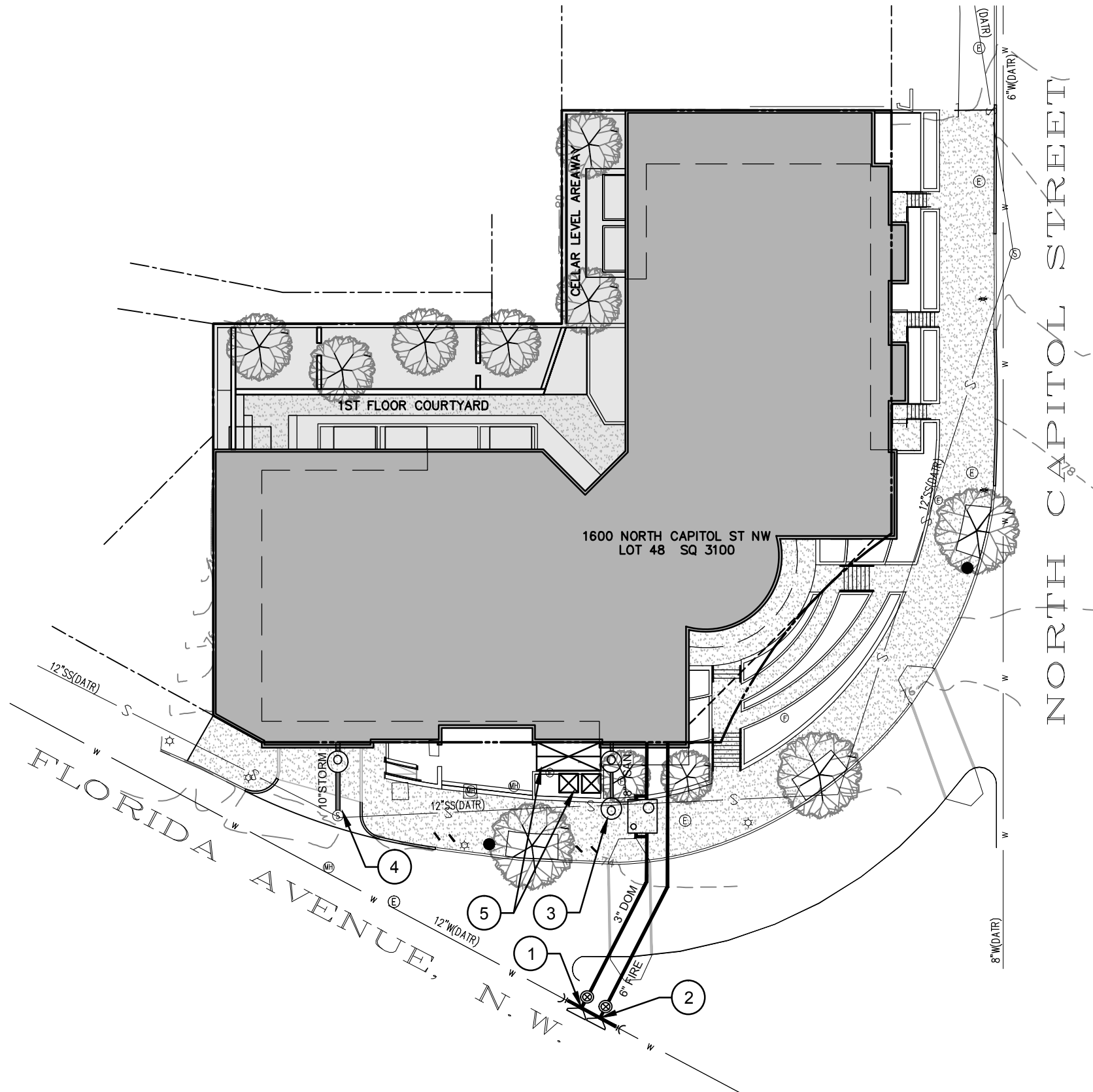


- SITE PLAN KEY NOTES:**
- ① BUILDING 1ST FLOOR (SHOWN DARK SHADED)
 - ② MAIN BUILDING ENTRANCE
 - ③ LANDSCAPE PLANTERS, TYP.
 - ④ EXISTING CURB RAMPS & CROSSWALK
 - ⑤ LIMITS OF CELLAR LEVEL
 - ⑥ STREET TREE & PLANTER BOX, TYP.
 - ⑦ GRANITE CURB & BRICK GUTTER TO REPLACE DEMOLISHED VEHICLE ENTRANCES
 - ⑧ DDOT STD. VEHICLE ENTRANCE
 - ⑨ ENTRANCES FROM NORTH CAPITAL STREET FOR FIRST FLOOR UNITS.
 - ⑩ CELLAR LEVEL BUILDING ENTRANCE
 - ⑪ BALCONIES ABOVE
 - ⑫ DDOT STD. CONCRETE SIDEWALK, TYP.
 - ⑬ BICYCLE RACK



REVISIONS	
1	PLD SUBMISSION 5/31/13
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- UTILITY KEYNOTES:**
- ① 3" DIP DOMESTIC WATER SERVICE:
12" X 6" DIP TEE W/ CONCRETE THRUST BLOCK
(DC WATER STD. W-40.01)
6" GATE VALVE AND CASING
(DC WATER STD. W-20.01)
6" X 3" DIP REDUCER
3" DOMESTIC WATER METER & VAULT
(DC WATER STD. DG-23.01)
3" DIP LATERAL CONNECTION TO BUILDING
 - ② 6" DIP FIRE SERVICE:
12" X 6" DIP TEE W/ THRUST BLOCK
(DC WATER STD W-40.01)
6" GATE VALVE & CASING
(DC WATER STD W-20.01)
6" DIP LATERAL CONNECTION TO BUILDING
 - ③ 8" SCH40 PVC SANITARY SEWER SERVICE:
DOGHOUSE MANHOLE ON EXISTING 12" COMBINED SEWER
8" SCH40 PVC LATERAL
CONCRETE CLEANOUT MANHOLE
(DC WATER STD. S-20.01)
8" SCH40 PVC LATERAL CONNECTION TO BUILDING
 - ④ 10" SCH40 PVC STORM SERVICE:
10" CONNECTION TO EXISTING MANHOLE
10" SCH40 PVC LATERAL
CONCRETE CLEANOUT MANHOLE
(DC WATER STD. S-20.01)
10" SCH40 PVC LATERAL CONNECTION TO BUILDING
 - ⑤ ELECTRICAL SERVICE: TAP BOX STRUCTURE AND
TRANSFORMER VAULT

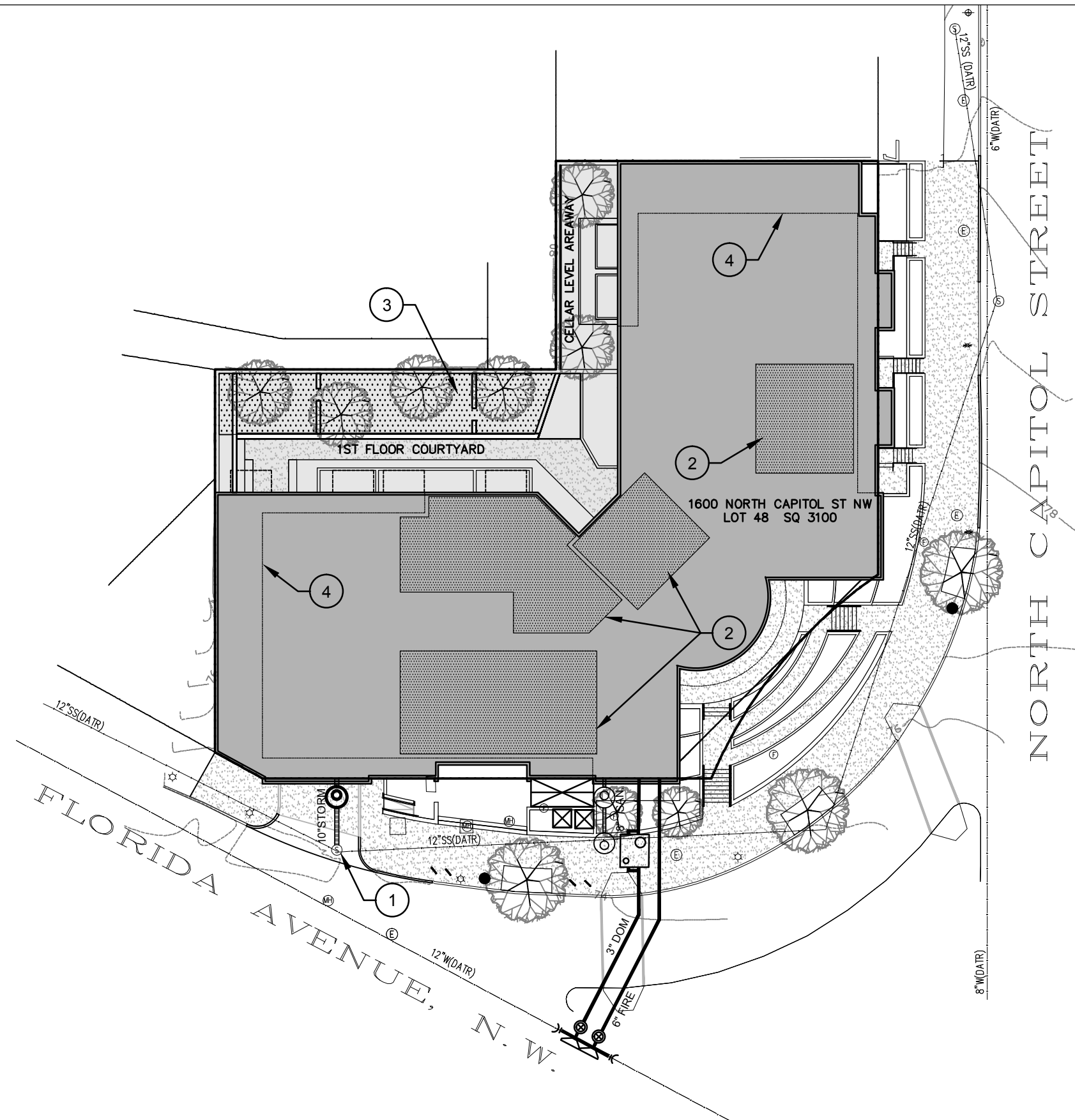
UTILITY NOTES:

1. PROPOSED UTILITY DESIGN IS SCHEMATIC AND SUBJECT TO FINAL DESIGN AND AGENCY/UTILITY OWNER REVIEW. UTILITY LOCATIONS AND SIZES SHOWN ARE APPROXIMATE.



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STORMWATER KEYNOTES:

- ① 10" SCH40 PVC STORM SEWER CONNECTION TO EXISTING COMBINED SEWER MANHOLE
- ② GREEN ROOF. SEE LANDSCAPE PLAN
- ③ LANDSCAPE PLANTER FOR STORMWATER TREATMENT
- ④ 6TH FLOOR ROOF LIMITS

STORMWATER MANAGEMENT NARRATIVE:

STORMWATER MANAGEMENT WILL BE ACCOMMODATED THROUGH GREEN ROOF AREAS ON THE MAIN BUILDING ROOF AND LANDSCAPE PLANTERS IN THE REAR COURTYARD. ADDITIONAL STORMWATER MEASURES, IF REQUIRED BY FINAL CALCULATIONS, WILL BE ACCOMMODATED THROUGH STRUCTURAL STORMWATER FILTERS DESIGNED TO CURRENT DDOE STANDARDS.

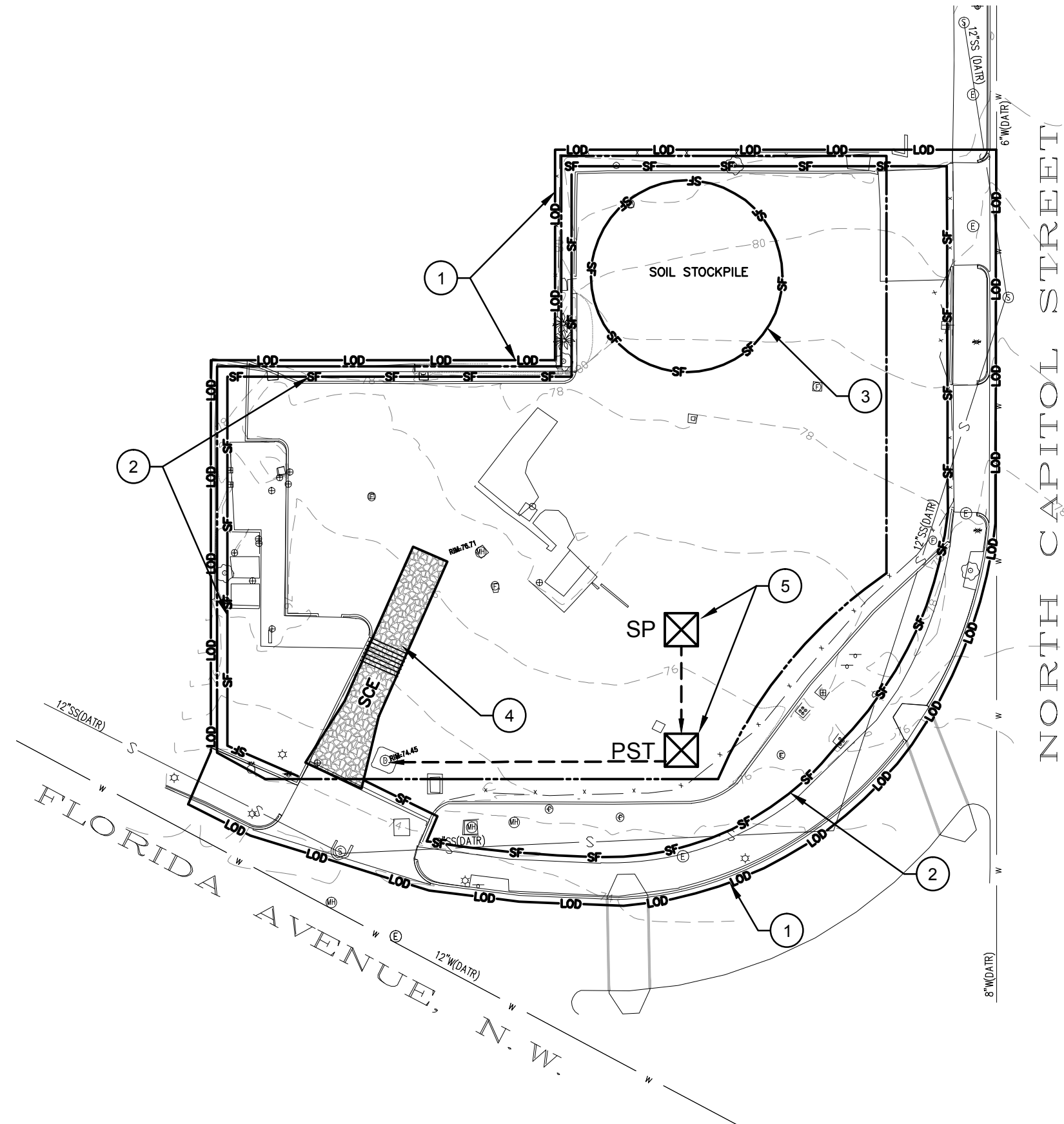
ESTIMATED QUANTITY OF STORMWATER (15 YR STORM)
 $Q_{15} = C \times I \times A$
 $= 0.77 \times 7.56 \times 0.44 \text{ AC}$
 $= 2.56 \text{ CFS}$

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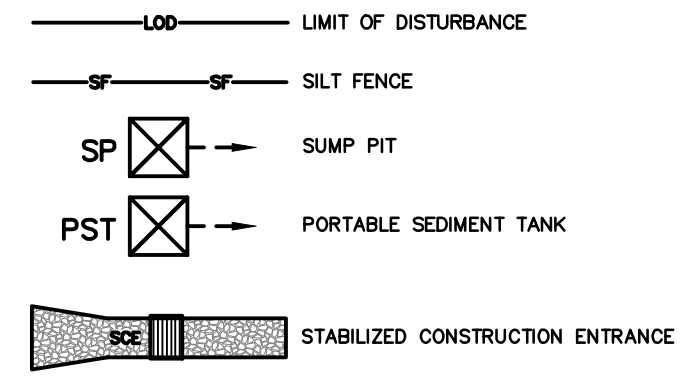




SEDIMENT CONTROL KEYNOTES

- 1 LIMITS OF DISTURBANCE
- 2 SILT FENCE
- 3 APPROXIMATE LOCATION OF SOIL STOCKPILE AREA. RELOCATE AS REQUIRED TO ACCOMMODATE CONSTRUCTION PHASING.
- 4 LOCATION OF STONE CONSTRUCTION ENTRANCE SHOWN APPROXIMATE. LOCATE STONE CONSTRUCTION ENTRANCE(S) AT THE LOCATION OF SITE ACCESS AND COORDINATE WITH THE DDOE INSPECTOR. REINSTALL STONE CONSTRUCTION ENTRANCE AS REQUIRED FOR CONSTRUCTION PHASING.
- 5 TEMPORARY SUMP PIT AND PORTABLE SEDIMENT TANK FOR DEWATERING BUILDING EXCAVATION. DISCHARGE PORTABLE SEDIMENT TANK TO PUBLIC COMBINED SEWER.

EROSION & SEDIMENT CONTROL LEGEND



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