

**MRP | REALTY**

**Washington Gateway** | Washington, DC  
Existing Conditions Plan A

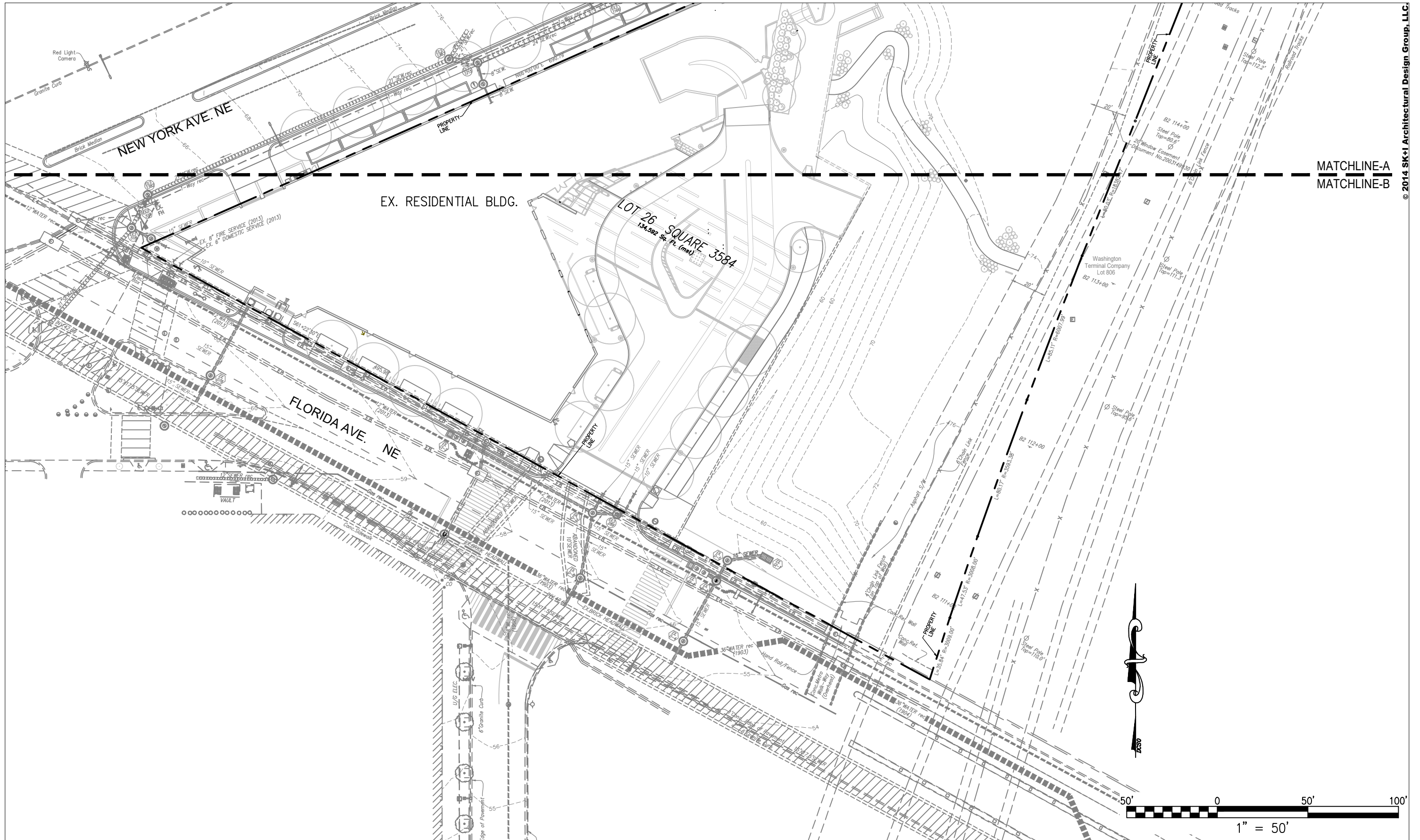
**December 30, 2016 | C-101A**



ZONING COMMISSION  
District of Columbia  
CASE NO.06-14D  
EXHIBIT NO.46A7



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MATCHLINE-A  
MATCHLINE-B

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Washington Gateway | Washington, DC

December 30, 2016 | C-101B

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ARCHITECTURE

Existing Conditions Plan B



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**STANDARD EROSION AND SEDIMENT CONTROL MEASURES AND SEQUENCE:**

1. SEDIMENT TRAPS OR BASINS AND OTHER EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED NO LATER THAN THE FIRST PHASE OF LAND GRADING.
2. SEDIMENT TRAPS OR BASINS AND OTHER EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED AS SOON AS NEW SITE-RELATED RUNOFF IS DETECTED AND EMPLOYED AT ALL TIMES, TO PROTECT INLETS OR STORM SEWERS BELOW SILT-PRODUCING AREAS.
3. NO LATER THAN THE FIRST DAY OF CONSTRUCTION, INSTALL SITE ACCESS MEASURES TO MINIMIZE OFF-SITE VEHICLE TRACKING OF SEDIMENTS. EACH CONSTRUCTION ENTRANCE MUST BE STABILIZED AND INCLUDE EACH ADDITIONAL MEASURE, REQUIRED TO KEEP SEDIMENT FROM BEING CARRIED ONTO PUBLIC STREETS BY CONSTRUCTION VEHICLES AND WASHED INTO A STORM DRAIN OR WATERWAYS.
4. REMOVE OFF-SITE ACCUMULATIONS OF SEDIMENT DAILY DURING CONSTRUCTION AND IMMEDIATELY AT THE REQUEST OF A DOEE INSPECTOR.
5. PERFORM ROUTINE MAINTENANCE TO PREVENT ANY NEW DESTABILIZED AREAS.

**DUST CONTROL NOTES:**

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.
2. THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL AND OTHER DELETERIOUS MATERIAL, TO BE USED FOR ON-SITE DUST CONTROL.
3. THE CONTRACTOR SHALL SUPPLY WATER SPRAYING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREAS.
4. THE CONTRACTOR SHALL IMPLEMENT STRICT DUST CONTROL MEASURES DURING ACTIVE CONSTRUCTION PERIODS ON-SITE. THESE CONTROL MEASURES WILL GENERALLY CONSIST OF WATER APPLICATIONS THAT SHALL BE APPLIED A MINIMUM OF ONCE PER DAY DURING DRY WEATHER OR MORE OFTEN AS REQUIRED TO PREVENT DUST EMISSIONS.
5. FOR WATER APPLICATION TO UNDISTURBED SOIL SURFACES, THE CONTRACTOR SHALL:
  - A. APPLY WATER WITH EQUIPMENT CONSISTING OF TANK, SPRAY BAR, PUMP WITH DISCHARGE PRESSURE GAUGE;
  - B. ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER;
  - C. DISPERSE WATER THROUGH NOZZLES ON SPRAY BAR AT 20 PSI (137.8 k PA) MINIMUM. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
6. FOR WATER APPLICATION TO SOIL SURFACES DURING DEMOLITION AND/OR EXCAVATION, THE CONTRACTOR SHALL:
  - A. APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND MIST NOZZLES;
  - B. LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA CAN BE MISTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
  - C. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND SITE BOUNDARIES.
7. APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND MIST NOZZLES.
8. LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA CAN BE MISTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
9. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND SITE BOUNDARIES.

**LAND DISTURBANCE ACTIVITY NOTE:**

A PERSON RESPONSIBLE FOR LAND DISTURBANCE IS TO BE PRESENT OR AVAILABLE AT ALL TIMES WHILE SITE IS IN A PHASE INVOLVING LAND DISTURBING ACTIVITY. THE RESPONSIBLE PERSON IS RESPONSIBLE FOR INSPECTION OF THE SITE EROSION & SEDIMENT CONTROL MEASURES BIWEEKLY AND AFTER RAINFALL EVENTS. AVAILABILITY TO RESPOND TO POTENTIAL EROSION PROBLEMS AS THEY OCCUR AND AVAILABILITY TO SPEAK ON-SITE WITH DOEE TO REMEDY POTENTIAL PROBLEMS. THE RESPONSIBLE PERSON IS TO HAVE AVAILABLE, ON-SITE PROOF OF PROFESSIONAL LICENSING OR OF SUCCESSFUL COMPLETION OF A DEPARTMENT APPROVED TRAINING PROGRAM IN COMPLIANCE OF RESPONSIBLE PERSON DESIGNATION.

**CONSTRUCTION AND STABILIZATION SEQUENCE:**

1. INSTALL SEDIMENT AND EROSION CONTROL MEASURES INCLUDING STRAW BALE DIKES, INLET PROTECTION, SUMP PIT, PORTABLE SEDIMENT TANK, STABILIZED CONSTRUCTION ENTRANCE WITH WASH RACK, TREE PROTECTION, AND SILT FENCE AS INDICATED ON SHEET C-103A. SEE SHEET C-103 FOR EROSION AND SEDIMENT CONTROL DETAILS.
2. SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO COMMENCING ANY OTHER LAND DISTURBING ACTIVITIES.
3. REMOVE ITEMS AS INDICATED ON DEMOLITION PLAN.
4. INSTALL PROPOSED UTILITIES AS INDICATED ON SHEET C-105B.
5. INSTALL SITE IMPROVEMENTS AS INDICATED ON CONSTRUCTION DOCUMENTS FOR THE PROPOSED BUILDING.
6. CONSTRUCT BMPs AS INDICATED ON SHEET C-701.
7. AT THE COMPLETION OF CONSTRUCTION AND AFTER THE INSPECTOR'S APPROVAL, ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE REMOVED.

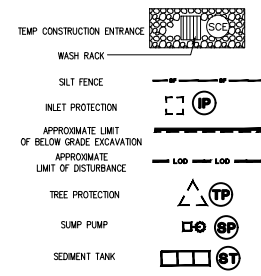
**EROSION AND SEDIMENT CONTROL NOTE:**

1. THE APPLICANT MUST NOTIFY THE DEPARTMENT OF ENERGY AND ENVIRONMENT BY PHONE (202-535-2977) AT LEAST 72 HOURS PRIOR TO THE START OF LAND DISTURBING ACTIVITY AND WITHIN (2) WEEKS AFTER COMPLETION OF PROJECT TO REQUEST INSPECTION. IF THERE IS NEED TO MAKE CHANGES OR MODIFICATIONS IN THE APPROVED DESIGN, DEPARTMENT OF ENERGY AND ENVIRONMENT MUST BE NOTIFIED IMMEDIATELY.
2. REMOVAL OF ANY EROSION AND SEDIMENT CONTROL MEASURES REQUIRES APPROVAL FROM DOEE INSPECTOR.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN OF SHEETING AND SHORING AND SUPPORT OF EXISTING UTILITIES AND ADJACENT STRUCTURES, SHORING, BRACING, AND UNDERPINNING DESIGNED BY THE CONTRACTOR'S STRUCTURAL ENGINEER LICENSED IN THE DISTRICT OF COLUMBIA SHALL BE PROVIDED AS NECESSARY TO ENSURE THEIR SUPPORT.
4. PROVIDE SILT FENCE AT PERIMETER OF EXCAVATION AREA TO REMAIN IN PLACE UNTIL BELOW GRADE EXCAVATION HAS BEGUN UNLESS OTHERWISE APPROVED BY THE INSPECTOR.
5. CONTRACTOR TO PROVIDE ON SITE APPROVED, STAMPED AND SIGNED SEDIMENTATION AND EROSION CONTROL DRAWINGS BY DEPARTMENT OF ENERGY AND ENVIRONMENT, WATERSHED PROTECTION DIVISION.
6. PROVIDE A CHAIN LINK FENCE AT PERIMETER OF SITE.
7. NO LATER THAN THE FIRST DAY OF CONSTRUCTION, INSTALL SITE ACCESS MEASURES TO MINIMIZE OFF-SITE VEHICLE TRACKING OF SEDIMENTS. EACH CONSTRUCTION ENTRANCE MUST BE STABILIZED AND INCLUDE EACH ADDITIONAL MEASURE REQUIRED TO KEEP SEDIMENT FROM BEING CARRIED ONTO PUBLIC STREETS BY CONSTRUCTION VEHICLES AND WASHED INTO A STORM DRAIN OR WATERWAY.
8. REMOVE OFF-SITE ACCUMULATION OF SEDIMENT DAILY DURING CONSTRUCTION AND IMMEDIATELY AT THE REQUEST OF DOEE INSPECTOR.
9. PERFORM ROUTINE MAINTENANCE TO PREVENT ANY NEW DE-STABILIZATION AREAS.
10. STRAW BALE DIKES WILL BE REPLACED EVERY THREE (3) MONTHS UNTIL COMMENCEMENT OF CONSTRUCTION.

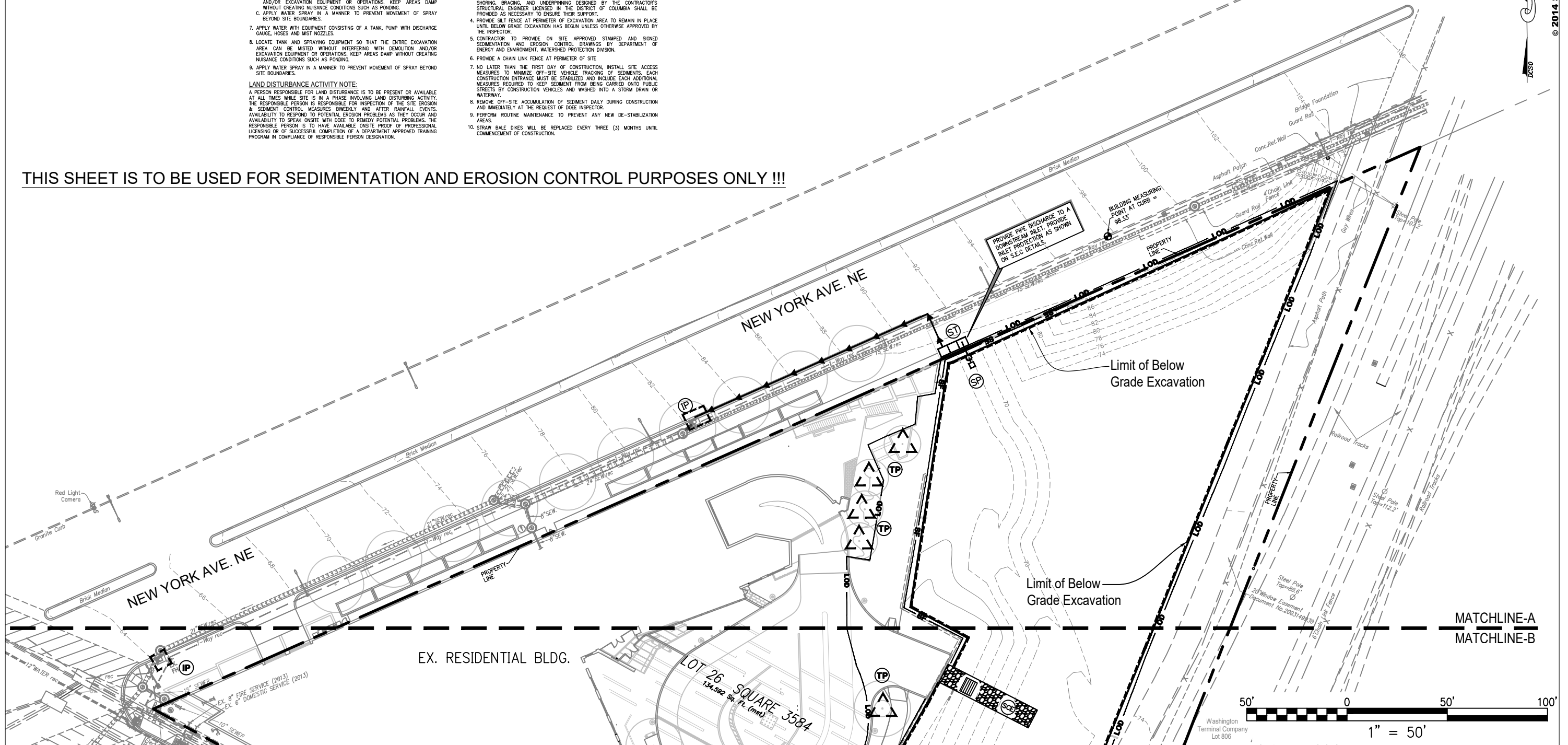
**ENFORCEMENT OF SIGNAGE REQUIREMENT FOR PROJECTS REQUIRING EROSION AND SEDIMENT CONTROL PLANS:**

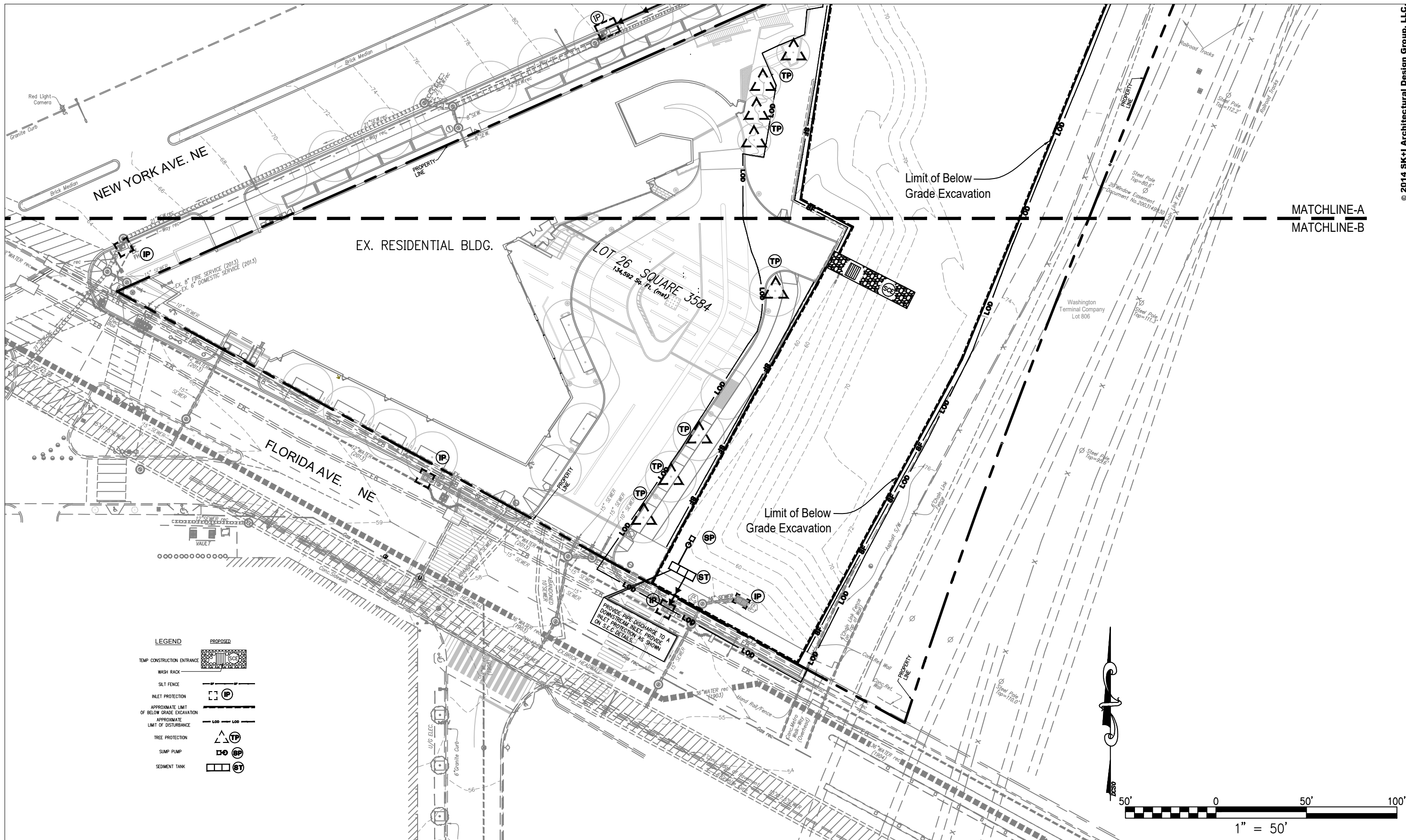
ALL CONSTRUCTION PROJECTS REQUIRING SOIL EROSION AND SEDIMENT CONTROL (ESC) PLANS MUST POST A DISTRICT-APPROVED SIGN THAT NOTIFIES THE PUBLIC TO CONTACT DOEE IN THE EVENT OF EROSION OR OTHER POLLUTION FROM THE SITE. DOEE HAS INCREASED ITS ENFORCEMENT EFFORTS FOR THIS REQUIREMENT. A LIMITED NUMBER OF PRE-PRINTED SIGNS IS AVAILABLE AT THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS AND WILL BE ISSUED AT NO CHARGE, WITH APPROVED SOIL EROSION AND SEDIMENT CONTROL PLANS ON A FIRST COME, FIRST SERVED BASIS. AN ELECTRONIC COPY OF THE DISTRICT APPROVED SIGN IS AVAILABLE AT [HTTP://DOEE.DC.GOV/ESC](http://doee.dc.gov/esc).

**LEGEND**



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





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December 30, 2016 | C-103B



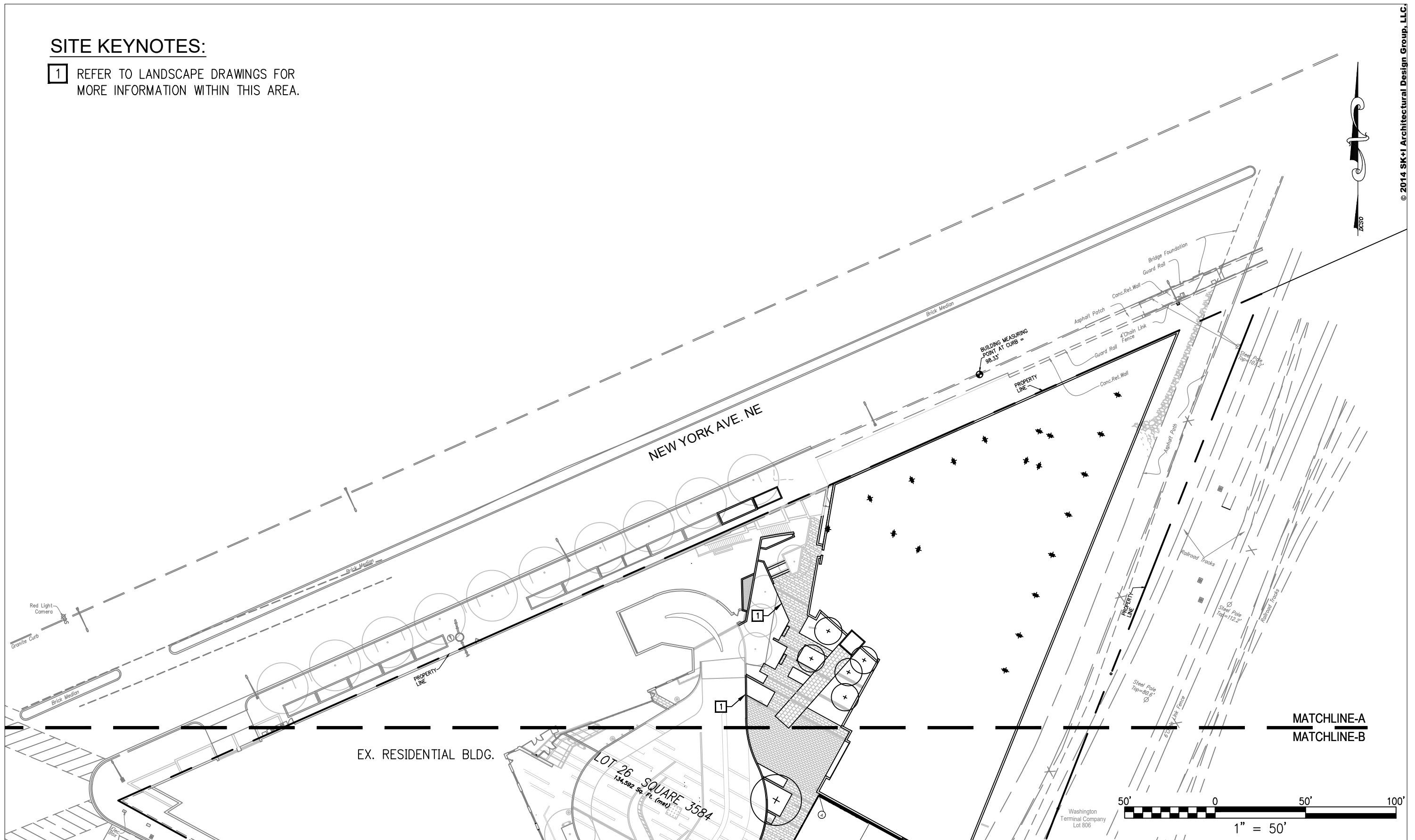
Erosion & Sediment Control Plan B



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**SITE KEYNOTES:**

**1** REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION WITHIN THIS AREA.



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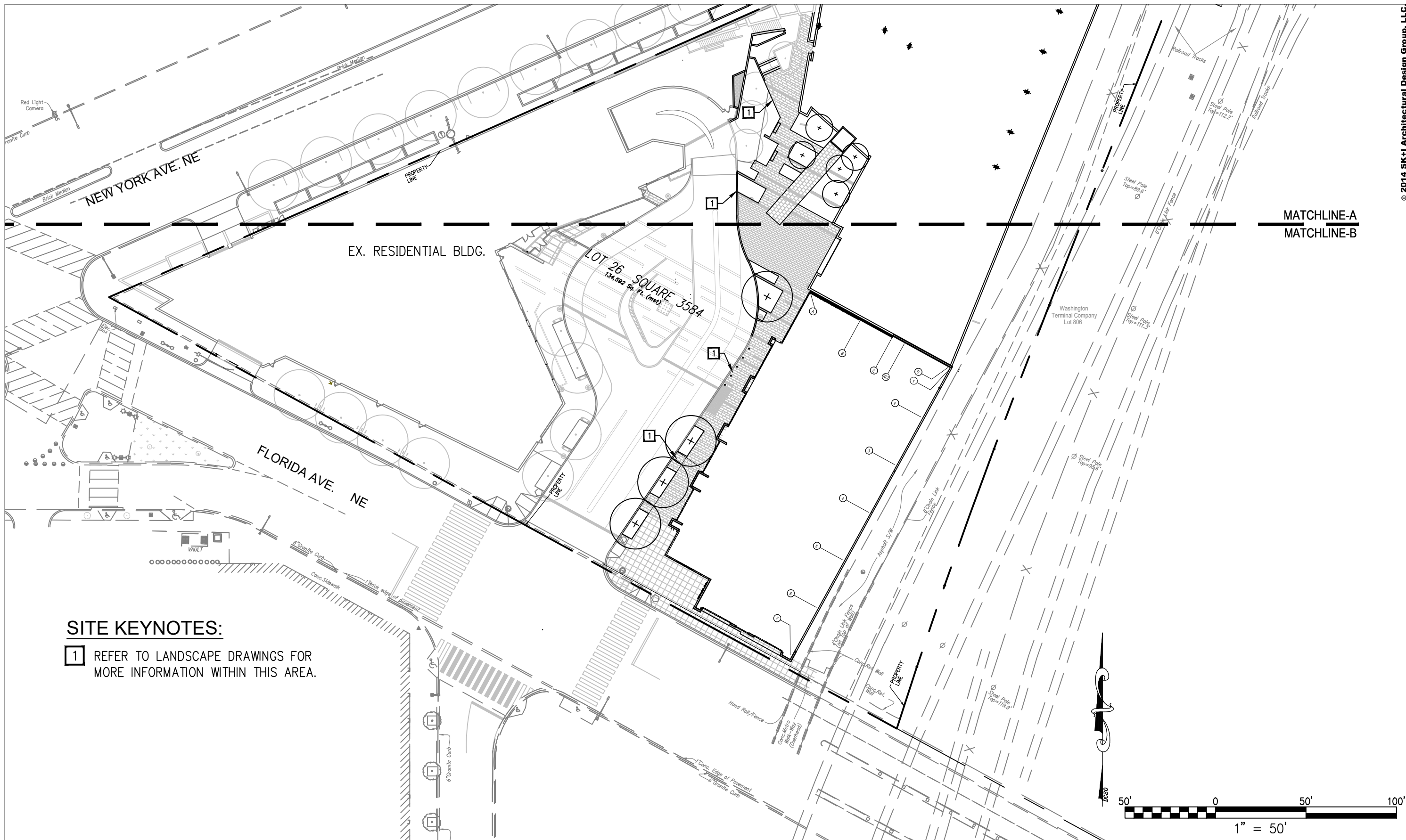
**Washington Gateway** | Washington, DC

**December 30, 2016 | C-104A**

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ARCHITECTURE

Site Plan A

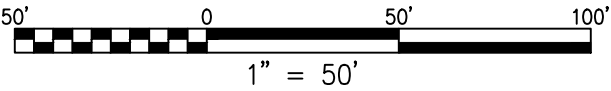




**SITE KEYNOTES:**

**1** REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION WITHIN THIS AREA.

MATCHLINE-A  
MATCHLINE-B



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**December 30, 2016** | **C-104B**



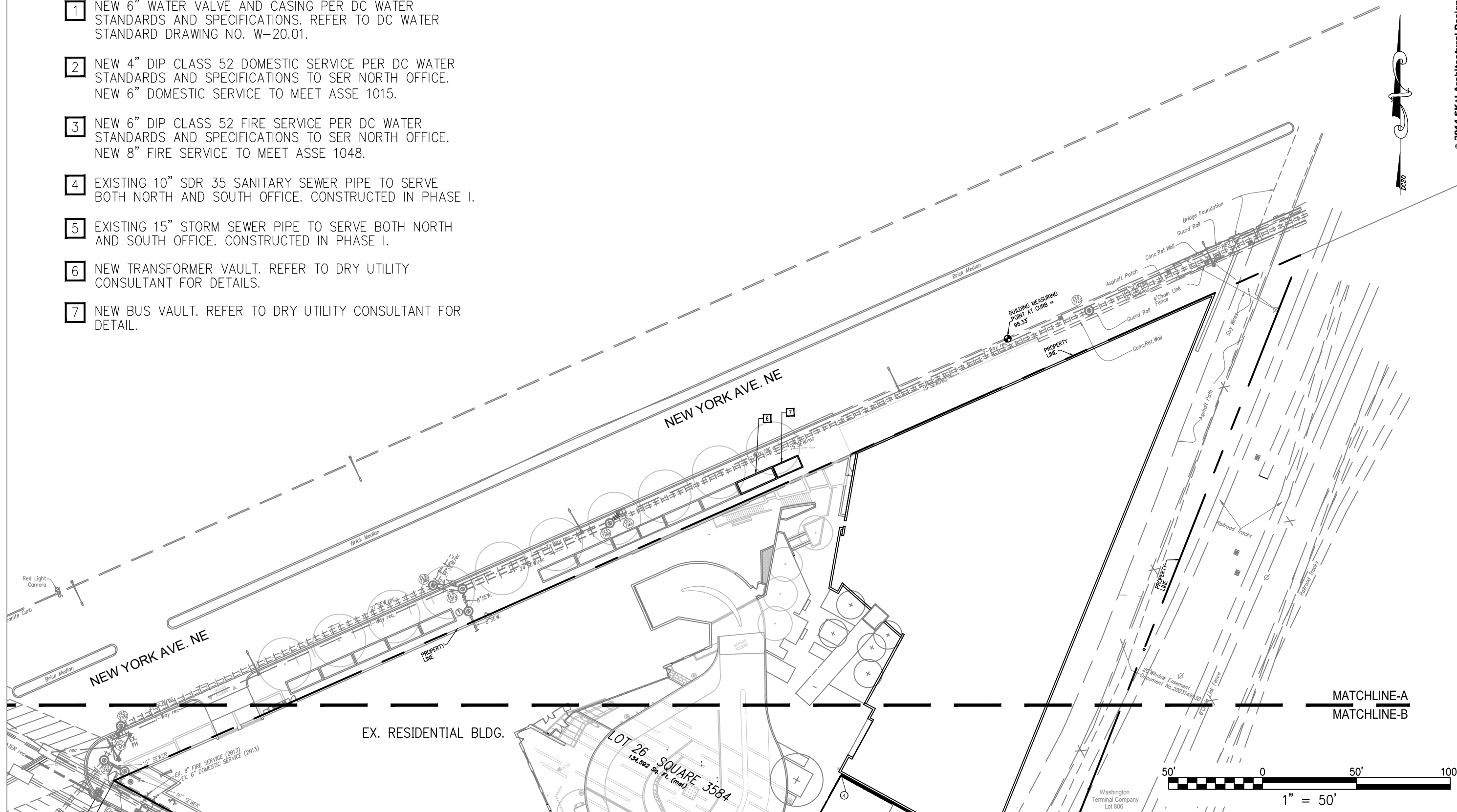
Site Plan B



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### UTILITY KEYNOTES:

- 1 NEW 6" WATER VALVE AND CASING PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DRAWING NO. W-20.01.
- 2 NEW 4" DIP CLASS 52 DOMESTIC SERVICE PER DC WATER STANDARDS AND SPECIFICATIONS TO SER NORTH OFFICE. NEW 6" DOMESTIC SERVICE TO MEET ASSE 1015.
- 3 NEW 6" DIP CLASS 52 FIRE SERVICE PER DC WATER STANDARDS AND SPECIFICATIONS TO SER NORTH OFFICE. NEW 8" FIRE SERVICE TO MEET ASSE 1048.
- 4 EXISTING 10" SDR 35 SANITARY SEWER PIPE TO SERVE BOTH NORTH AND SOUTH OFFICE. CONSTRUCTED IN PHASE I.
- 5 EXISTING 15" STORM SEWER PIPE TO SERVE BOTH NORTH AND SOUTH OFFICE. CONSTRUCTED IN PHASE I.
- 6 NEW TRANSFORMER VAULT. REFER TO DRY UTILITY CONSULTANT FOR DETAILS.
- 7 NEW BUS VAULT. REFER TO DRY UTILITY CONSULTANT FOR DETAIL.



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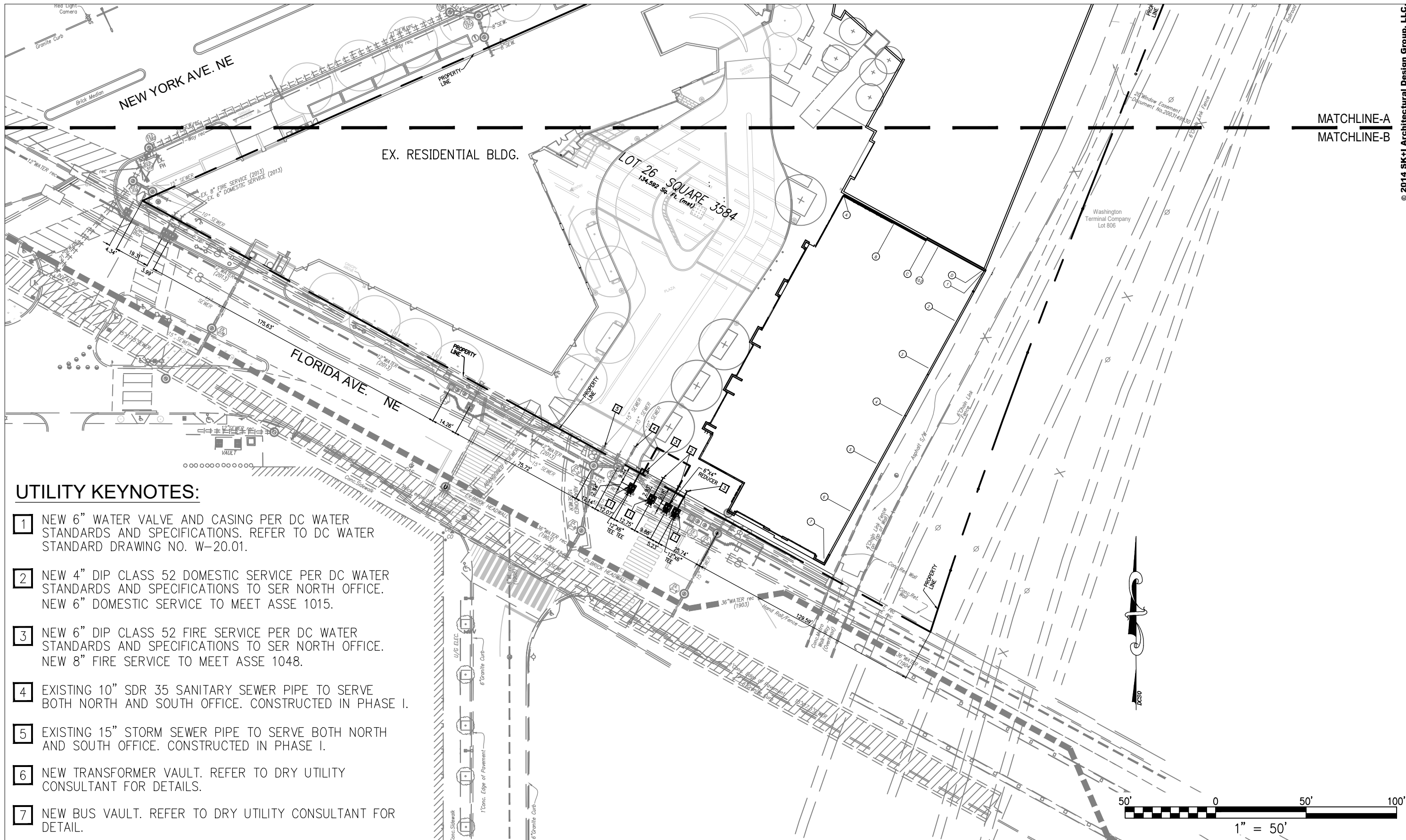
December 30, 2016 | C-105A



Utility Plan A



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**UTILITY KEYNOTES:**

- 1 NEW 6" WATER VALVE AND CASING PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DRAWING NO. W-20.01.
- 2 NEW 4" DIP CLASS 52 DOMESTIC SERVICE PER DC WATER STANDARDS AND SPECIFICATIONS TO SER NORTH OFFICE. NEW 6" DOMESTIC SERVICE TO MEET ASSE 1015.
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**Washington Gateway** | Washington, DC

**December 30, 2016** | **C-105B**



Utility Plan B



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