





From Torti Gallas and Partners, Inc., 1100 Spring Street, 4th Floor, Silver Spring, Maryland 20910-4401

Detail of Central Park

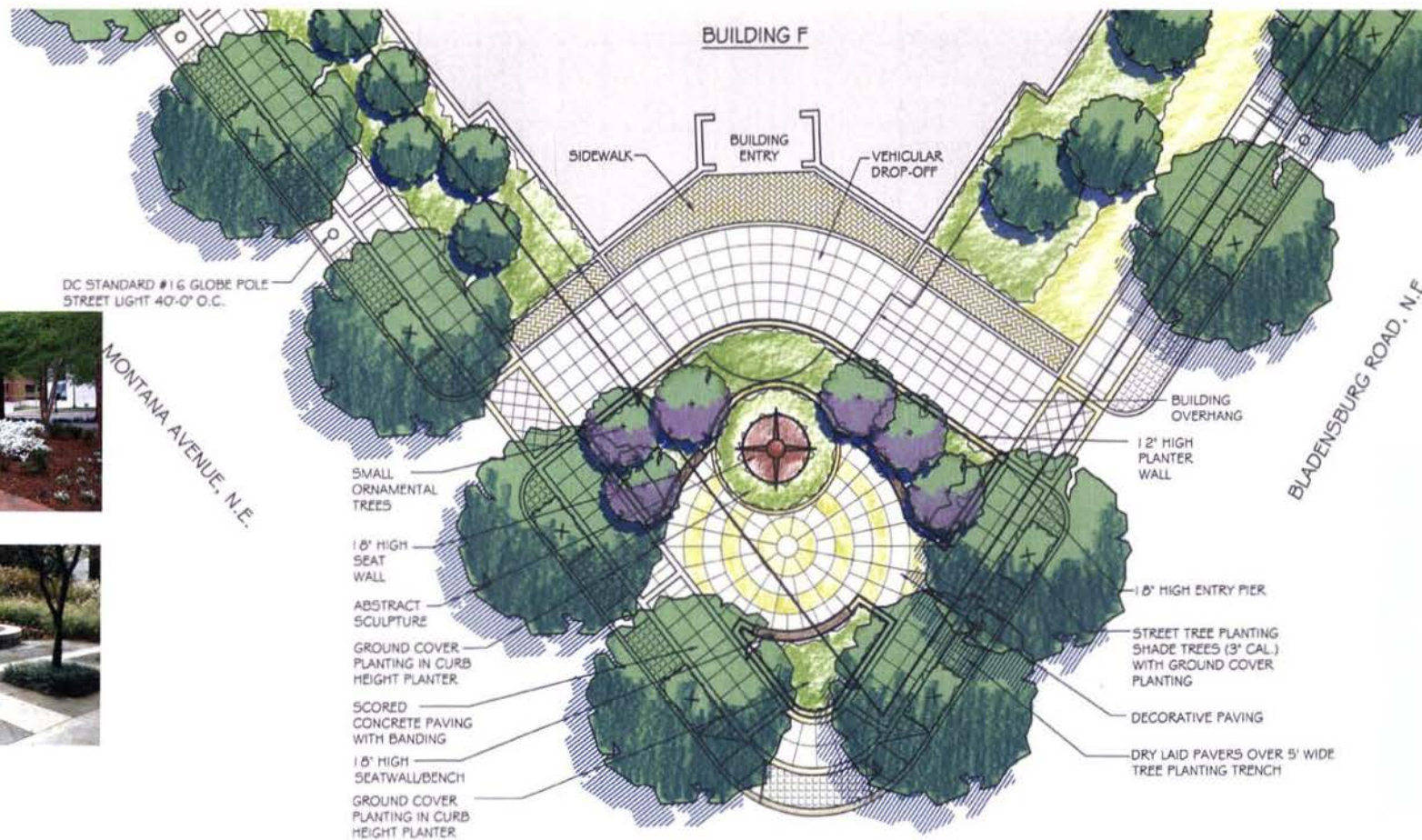
ABDO-NEW YORK, LLC
TORTI GALLAS AND PARTNERS | CLINTON & ASSOCIATES, PC

L02

NEW YORK AVENUE/ARBORETUM

Revised December 21, 2006

	STREET TREE PLANTING
	GROUND COVER PLANTING
	SMALL ORNAMENTAL TREES
	1.5' HIGH SEAT WALL
	1.5' HIGH ENTRY PIER
	1.5' HIGH PLANTER WALL
	ABSTRACT SCULPTURE
	DRY LAID PAVERS
	SCORED CONCRETE PAVING
	BUILDING ENTRY
	VEHICULAR DROP-OFF
	BUILDING OVERHANG
	SIDEWALK
	DC STANDARD #16 GLOBE POLE
	STREET LIGHT

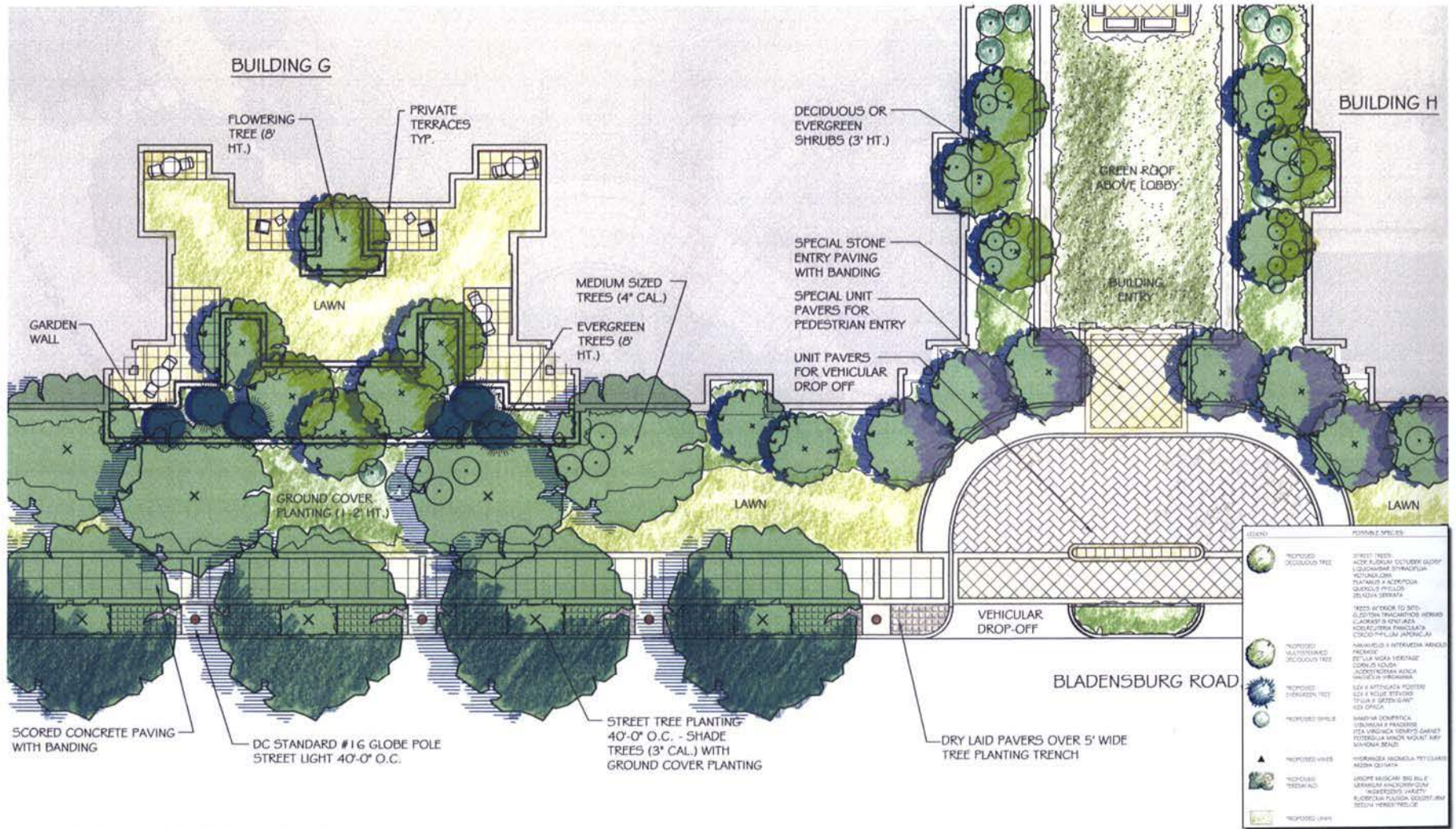


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Revised December 21, 2006

Public Amenity Space - Park at Montana Avenue and Bladensburg Road

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Street Details - Bladensburg Road

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L05

NEW YORK AVENUE/ARBORETUM

Revised December 21, 2006



NEW YORK AVENUE/ARBORETUM



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Revised December 21, 2006

Pedestrian Public/Private Access Diagram

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NOTE:

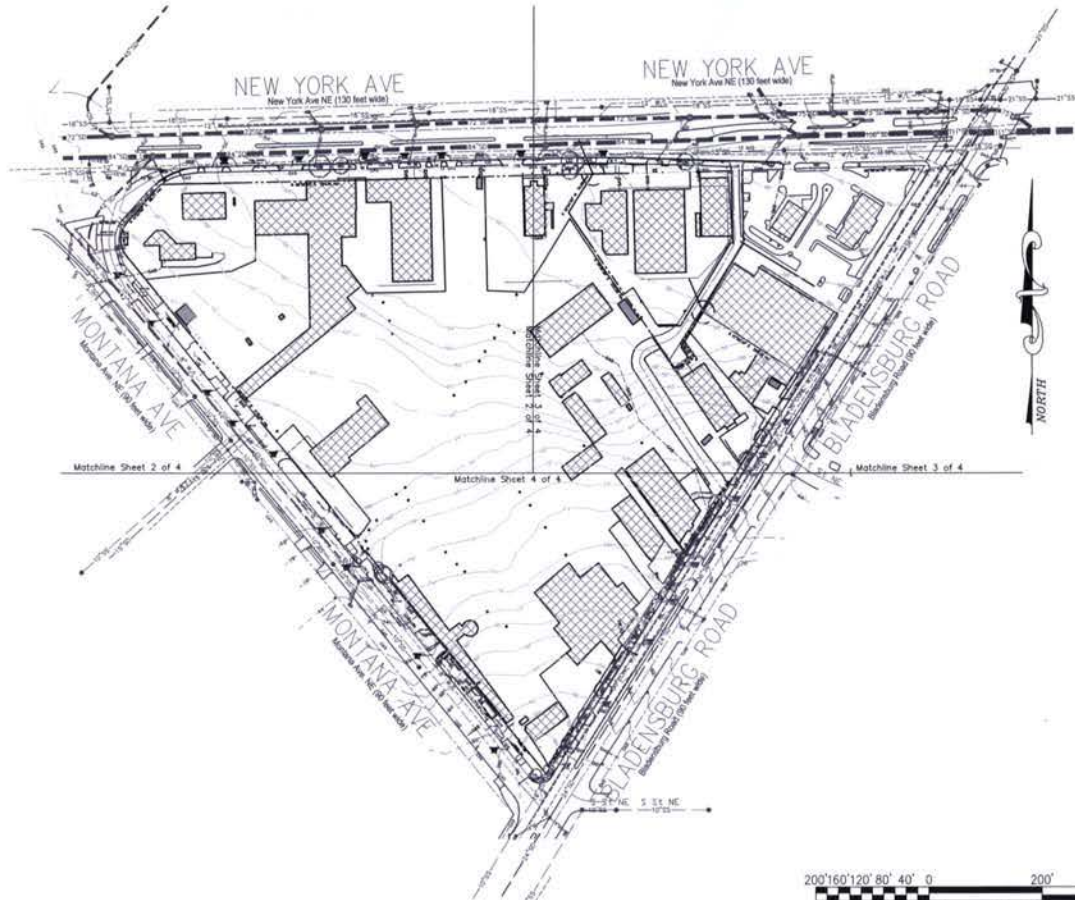
CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT, EXTENT AND DESIGN OF SHEETING, SHORING AND SUPPORT OF EXISTING UTILITIES AND ADJACENT STRUCTURES. SHORING, BRACING, AND UNDERPINNING SHALL BE DESIGNED BY A STRUCTURAL ENGINEER, LICENSED IN D.C., HIRED BY THE CONTRACTOR AS NECESSARY TO ENSURE SUPPORT OF SURROUNDING STRUCTURES AND UTILITIES.

PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES VERIFY INVERT ELEVATION OF EXISTING UTILITIES. NOTIFY ENGINEER OF ANY DISCREPANCIES WITH INFORMATION SHOWN PRIOR TO PROCEEDING WITH ANY STRUCTURE. OTHER MATERIALS RESULTING FROM ALL DEMOLITION OPERATIONS TO A LEGAL DISPOSAL OFF SITE.

DEMOLITION NOTES:

- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR SHUTOFF, CAPPING AND CONTINUATION OF UTILITY SERVICES AS REQUIRED. IN ADDITION, THESE ACTIVITIES SHALL BE COORDINATED WITH DESIGN TEAM IN ADVANCE.
- CONTRACTOR SHALL REMOVE AND TRANSPORT ALL DEBRIS, RUBBER AND THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCING WORK. REPORT ANY DISCREPANCY TO THE PROJECT MANAGER. FOR MARKING LOCATIONS OF EXISTING UTILITIES, CONTACT "MISS UTILITY" AT 1-800-257-7777, 48-HOURS PRIOR TO ANY EXCAVATION.
- REMOVAL OF ASPHALT AND CONCRETE PAVEMENT SHALL INCLUDE THE REMOVAL OF ALL SURFACE, BASE AND SUBBASE MATERIALS.
- ALL UNDERGROUND UTILITY LOCATIONS, INCLUDING WATER, STORM DRAINAGE, SANITARY SEWER, ELECTRICAL, TELEPHONE AND GAS WERE TAKEN FROM AVAILABLE EXISTING RECORDS. THE LOCATION OF ALL UTILITIES SHOWN ARE APPROXIMATE. IT IS RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A PRIVATE UTILITY LOCATOR SERVICE AND SHALL DOCUMENT UTILITY LOCATIONS.
- THE CONTRACTOR MUST HAND-DIG TEST PITS AT ALL UTILITY CROSSLINGS TO DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES WELL IN ADVANCE OF DEMOLITION WORK AND PRIOR TO DIGGING PIPE MATERIALS AND STRUCTURE. UTILITIES FOUND DURING DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL BE THE SOLE RESPONSIBILITY OF ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE. THE PROJECT MANAGER SHALL BE NOTIFIED IMMEDIATELY OF ANY UTILITY FINDINGS WHICH DEVIATE FROM THE CONDITIONS SHOWN.
- ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR DEMOLITION AS PER D.C. EROSION AND SEDIMENT CONTROL HANDBOOK. IF ANY INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED.
- SEE SEDIMENTATION AND EROSION CONTROL PLAN FOR ALL EXISTING TREES TO REMAIN AND BE PROTECTED.
- NOTE PROXIMITY OF ADJACENT STRUCTURES AND UTILITY LINES AND MAINTAIN CONTINUED SERVICE DURING CONSTRUCTION. COORDINATE RESPECTIVE UTILITY COMPANIES AND ENGINEER SHOULD RELOCATION OF SERVICE BE REQUIRED.
- EXISTING UTILITIES (STRUCTURES AND LINES) NOT REQUIRED FOR FUTURE SERVICE TO BE REMOVED TO FACILITATE CONSTRUCTION. UTILITIES TO BE CAPPED AND ABANDONED PER UTILITY PURVEYOR'S STANDARDS AND SPECIFICATIONS. COORDINATE REQUIREMENTS WITH UTILITY PURVEYOR'S.
- REMOVAL OF ALL WALLS/RETAINING WALLS AND FENCES SHALL INCLUDE THE REMOVAL OF THEIR FOUNDATION UNLESS OTHERWISE INDICATED ON THESE DRAWINGS.

APX	APPROXIMATE	LP	LIGHT POLE
BC	BITUMINOUS CONCRETE	WH	WALL/DOOR (STRUCTURE)
BULD	BUILDING	O/H	OVERHEAD
BR	BRICK	POC	PORTLAND CEMENT CONCRETE
CC	CONCRETE CURB	PM	PARKING METER
CL	CURB & GUTTER	PROP	PROPOSED
CJ	CONSTRUCTION JOINT	RAD	RADIUS
CL	CENTER LINE	SAN	SANITARY
CLF	CHAIN LINK FENCE	SEW	SEWER
CO	CLEAN OUT	STD	STANDARD
CONC	CONCRETE	STM	STORM
COMB	COMBINED	STY	STORY (FLOOR)
DP	DUCTILE IRON PIPE	S/W	SIDEWALK
DOM	DOMESTIC	TEL	TELEPHONE
DWG	DRAWING(S)	TRF	TRAFFIC
ELEV	ELEVATION	TYP	TYPICAL
ELEC	ELECTRICAL	W	WATER
ENT	ENTRANCE	WL	WATER LINE
EX	EXISTING	WM	WATER MAIN
FM	FIRE HYDRANT	WV	WATER VALVE
FT	FEET/FOOT	WVH	WATER VALVE HEAD
FP	FLAGPOLE	WVH	WATER VALVE HEAD
G	GAS	WVH	WATER VALVE HEAD
GC	GRANITE CURB	WVH	WATER VALVE HEAD
GRD	GRAND	WVH	WATER VALVE HEAD
GRNT	GRANITE	WVH	WATER VALVE HEAD



VICINITY MAP



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New York Ave. & Bladensburg Rd, NE

WASHINGTON DC

Sheet Title:

**EX. CONDITIONS
& DEMOLITION
PLAN-OVERALL**

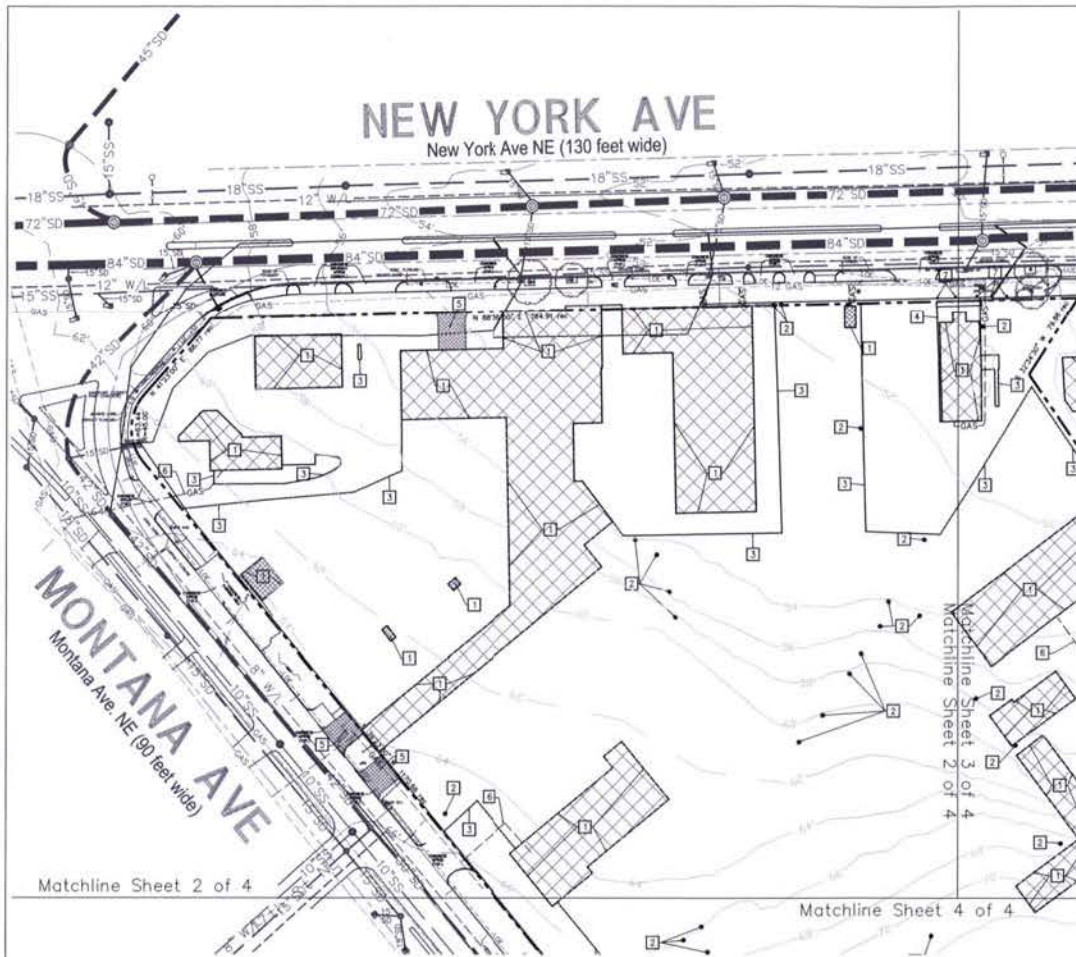
Scale: 1" = 200'

Date: 08-01-06

Job No: 144-05

Sheet No:

C.01



EXISTING CONDITION NOTES:

The New York Avenue and Bladensburg Road development project is located in Northeast Washington, DC. The property is essentially triangular in shape. New York Avenue, Bladensburg Road, and Montana Avenue form the three sides of the triangle. New York Avenue runs east-west and is located at the north end of the property. Bladensburg Road runs in a southwest direction and is located at the east side of the property. Montana Avenue runs in a northwest direction and is located at the west side of the property. New York Avenue and Bladensburg Road are main thoroughfares and have large traffic volumes. Montana Avenue is a side road with little traffic volume. The intersection of New York Avenue and Montana Avenue form one vertex of the triangle. The intersection of New York Avenue and Bladensburg Road form one vertex of the triangle. The intersection of Montana Avenue and Bladensburg Road form one vertex of the triangle. The lay of the land is such that the terrain slopes down in a northern direction from the south end of the property at the intersection of Montana Avenue and Bladensburg Road. The terrain also slopes down in a northeastern direction from Montana Avenue to the intersection of New York Avenue and Bladensburg Road. There exist approximately twenty (20) buildings on the site with the remainder of the area being parking space. There exist only separate sewers (storm and sanitary) in all three roads that envelope the property. There are no combined sewers. An 84 inch storm drain flows in an east direction in New York Avenue. A 15 inch storm drain flows in a northwest direction in Montana Avenue. A 24 inch storm drain flows in a northeast direction into a 36 in storm drain that also flows in a northeast direction in Bladensburg Road. A 15 inch sanitary sewer flows in an east direction in New York Avenue. A 10 inch sanitary sewer flows in a northwest direction in Montana Avenue. A 10 inch sanitary sewer flows in a northeast direction in Bladensburg Road. An 8 inch water main is located in Montana Avenue. Two 12 inch water mains are located in New York Avenue. One 30 inch concrete water main and one 12 inch fire protection pipe are located in Bladensburg Road. Two fire hydrants are located on each of the three streets that envelope the property.

KEYNOTES:

- 1 EXISTING BUILDING TO BE DEMOLISHED. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
- 2 EXISTING TREE/SHRUB TO BE REMOVED.
- 3 EXISTING CONCRETE PAVEMENT TO BE REMOVED.
- 4 EXISTING SIDEWALK TO BE REMOVED.
- 5 EXISTING CURB & GUTTER/SIDEWALK TO BE DEMOLISHED PER FUTURE ENTRANCE. SEE SITE PLAN FOR DETAILS.
- 6 EXISTING UTILITIES TO BE REMOVED.
- 7 EXISTING MISCELLANEOUS STRUCTURES TO BE REMOVED (WHEELSTOP, BOLLARD, FENCE, ETC.).

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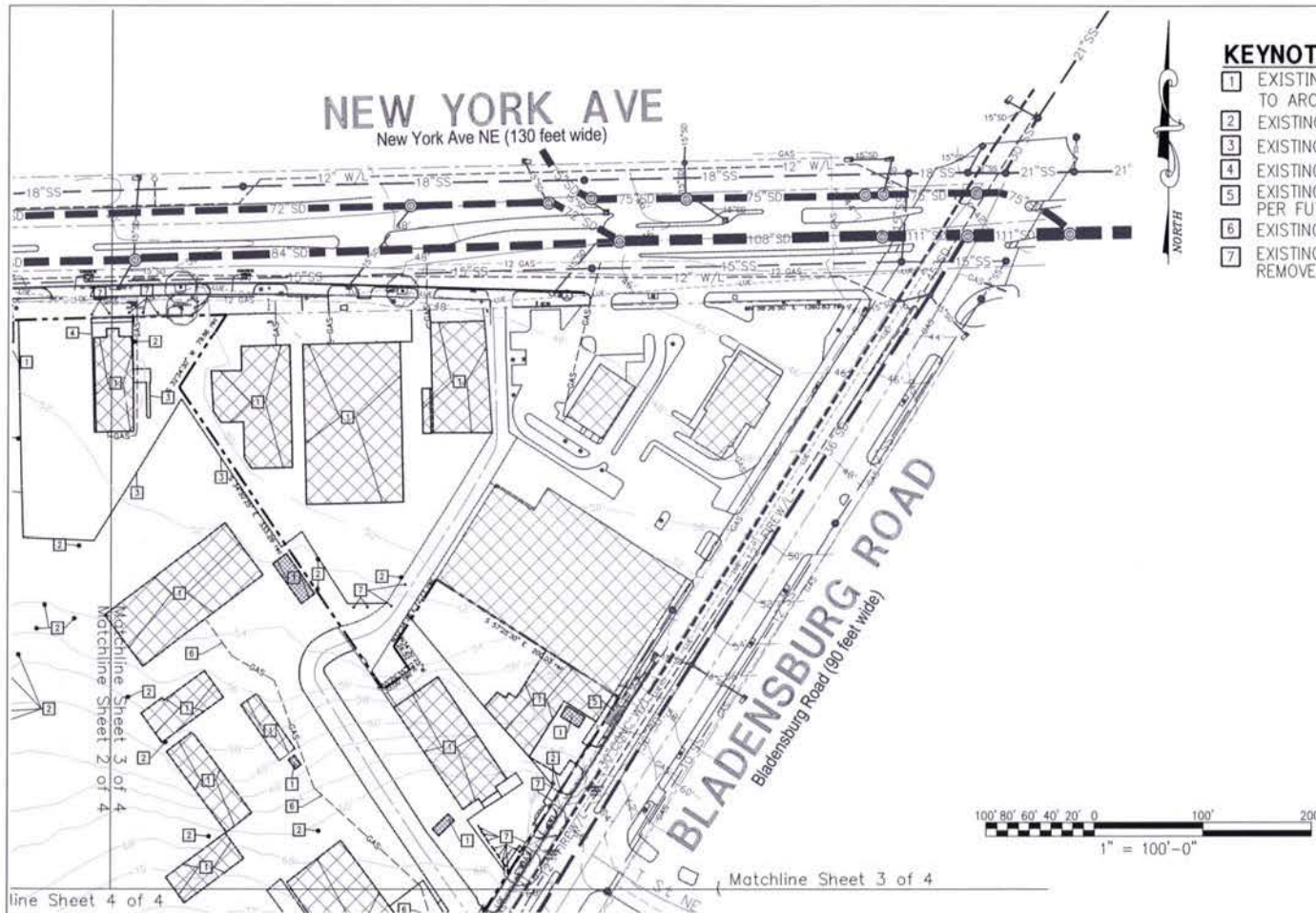
WASHINGTON DC

Sheet Title:
**EX.CONDITIONS
& DEMOLITION
PLAN-WEST**

Scale: 1 : 100 Date: 08-01-06

Job No:

Sheet No:
C.02



KEYNOTES:

- 1 EXISTING BUILDING TO BE DEMOLISHED. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
- 2 EXISTING TREE/SHRUB TO BE REMOVED.
- 3 EXISTING CONCRETE PAVEMENT TO BE REMOVED.
- 4 EXISTING SIDEWALK TO BE REMOVED.
- 5 EXISTING CURB & GUTTER/SIDEWALK TO BE DEMOLISHED PER FUTURE ENTRANCE. SEE SITE PLAN FOR DETAILS.
- 6 EXISTING UTILITIES TO BE REMOVED.
- 7 EXISTING MISCELLANEOUS STRUCTURES TO BE REMOVED (WHEELSTOP, BOLLARD, FENCE, ETC.).

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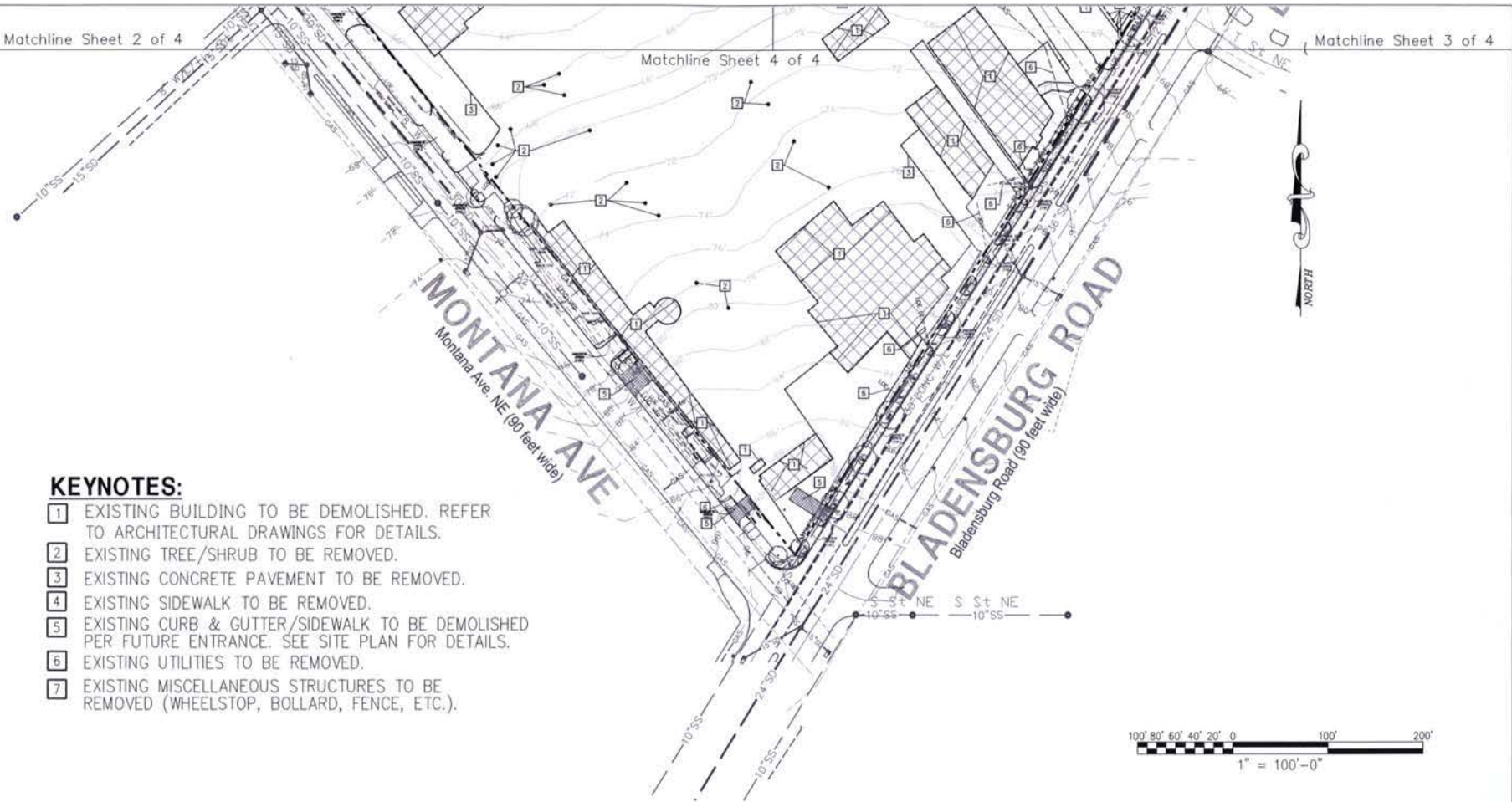
Sheet Title:
**EX.CONDITIONS
& DEMOLITION
PLAN-EAST**
Scale: 1 : 100 Date: 08-01-06

Job No:
144-05

Sheet No:

C.03

Matchline Sheet 3 of 4



KEYNOTES:

- 1 EXISTING BUILDING TO BE DEMOLISHED. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
- 2 EXISTING TREE/SHRUB TO BE REMOVED.
- 3 EXISTING CONCRETE PAVEMENT TO BE REMOVED.
- 4 EXISTING SIDEWALK TO BE REMOVED.
- 5 EXISTING CURB & GUTTER/SIDEWALK TO BE DEMOLISHED PER FUTURE ENTRANCE. SEE SITE PLAN FOR DETAILS.
- 6 EXISTING UTILITIES TO BE REMOVED.
- 7 EXISTING MISCELLANEOUS STRUCTURES TO BE REMOVED (WHEELSTOP, BOLLARD, FENCE, ETC.).

1" = 100'-0"



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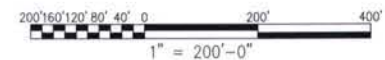
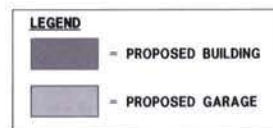
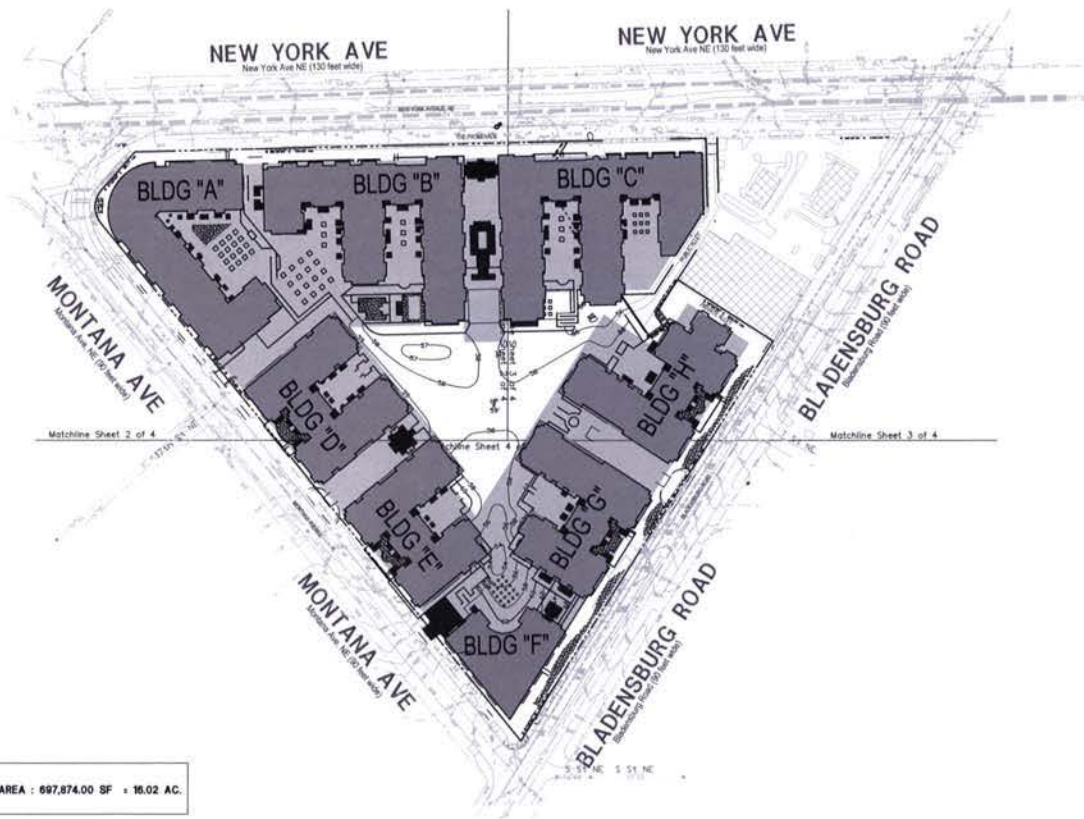
Sheet Title:
**EX.CONDITIONS
& DEMOLITION
PLAN-SOUTH**

Scale: 1 : 100 Date: 08-01-06

Job No. 144-05

Sheet No:

C.04



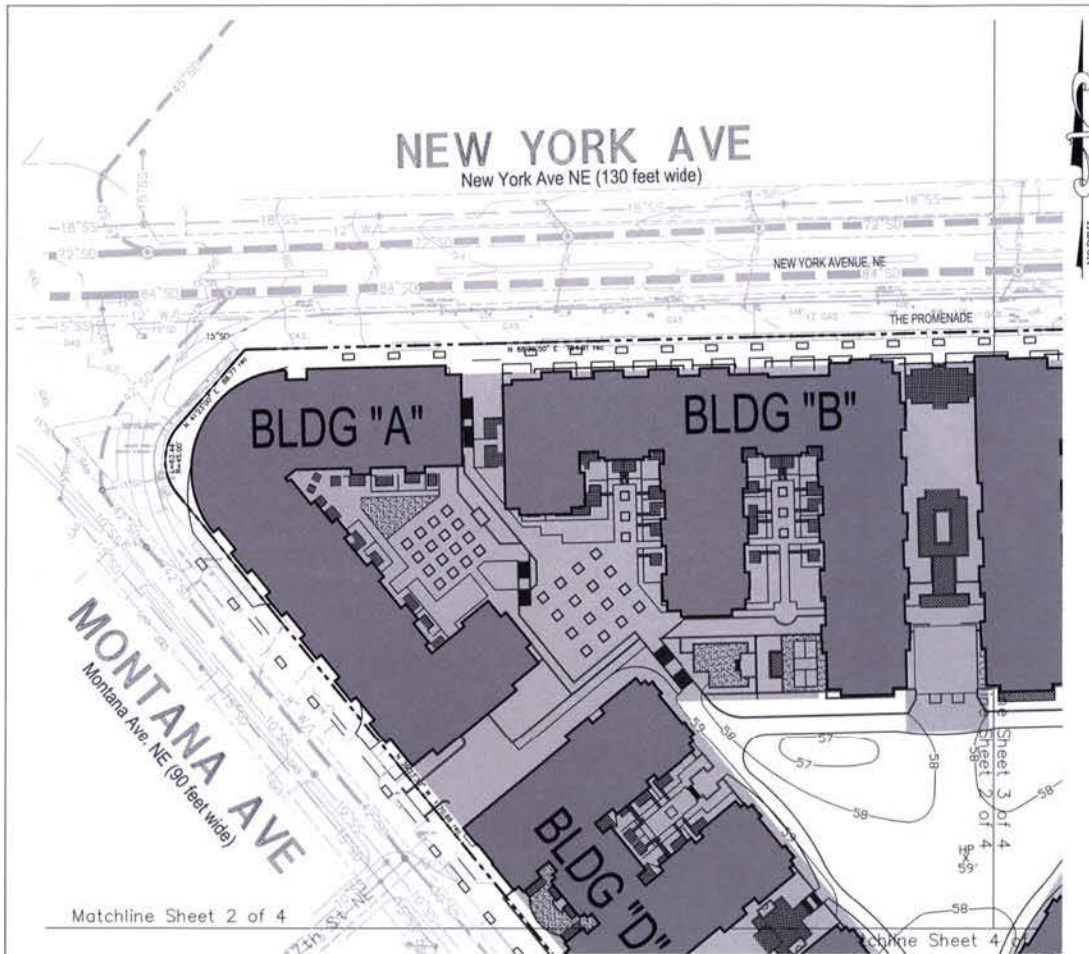
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SITE PLAN OVERALL	144-05
Scale: 1 : 200	Sheet No:
Date: 08-01-06	C.05



GENERAL NOTES:

1. EXISTING CONDITIONS WERE PRODUCED FROM SURVEYS PREPARED BY EX IN 2006 AND PUBLIC RECORD.
2. VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNING WORK. NOTIFY OWNER'S REPRESENTATIVE, DC/PM, OF ANY DISCREPANCY OR CONFLICT OF INFORMATION. IF DISCREPANCY OR CONFLICT OF INFORMATION EXISTS, HAVE ANY EXCAVATIONS MADE TO TEST FITS AT ALL UTILITY CROSSINGS AND DETERMINE EXACT CLEARANCE OF ALL PROPOSED INSTALLATIONS. PROVIDE RECORD OF CONSTRUCTION OF EXISTING UTILITIES TO THE OWNER AND TO THE RECORD DRAWINGS.
3. WORK AND MATERIALS IN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE APPLICABLE DC/PM STANDARDS. CONSTRUCTION ON-SITE WORK AND MATERIALS SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE D.C. PLUMBING CODE.
4. ENDINGS ARE TO FACE OF WALL AND CURB, EDGE OF ROAD AND PAVEMENT, CENTERLINE OF COLUMN, PIPE AND UTILITY STRUCTURE, UNLESS OTHERWISE NOTED.
5. FRAMES AND COVERS OF EXISTING STRUCTURES TO BE ADJUSTED TO MATCH NEW FINISHED GRADES.
6. ENDINGS AND/OR ADDITIONS OF UTILITIES FOUND DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY OF ANY INFORMATION CONCERNING FOUND UTILITY NOT SHOWN ON PLANS.
7. TEST FITS ARE REQUIRED AT ALL LOCATIONS WHERE PROPOSED UTILITIES CROSS EXISTING UTILITIES. INVESTIGATIONS TO DETERMINE LOCATION, DEPTH AND TYPE OF EXISTING UTILITIES. THE ENGINEER IS TO BE NOTIFIED OF THIS INFORMATION.
8. IF A MINIMUM VERTICAL CLEARANCE CAN NOT BE MAINTAINED AT UTILITY CROSSING, THE CONTRACTOR IS TO NOTIFY THE OWNER BEFORE PROCEEDING WITH WORK.
9. TRANSDUCER CURBS, OUTLET, PAVING AND SIDEWALK TO MEET EXISTING IN LINE AND GRADE OR AS DIRECTED BY ENGINEER.
10. ALL CURBS AND EXISTING MATERIAL SHALL BE DISPOSSED OF BY THE CONTRACTOR AT AN APPROVED OFF-SITE LOCATION.
11. ALL ON-SITE WATER LINES TO HAVE A MINIMUM COVER OF 4'-0". WATER FITTINGS SHALL BE PROPERLY TESTED AND ANCHORED, PER DPM STANDARDS.
12. MAKE PORTIONS OF EXISTING BRIDGINGS OR CONCRETE PAVING ARE TO REMAIN, THE EXISTING PAYMENT SHALL BE PAID.
13. REMOVE TRUNKS AND COVERS OF SENIOR MANHOLE/INLETS AND WATER MAIN VALE CASTINGS TO BE ABANDONED AND LID TO BE GRADED.
14. ALL SEWMENT AND EROSION CONTROL METHODS SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR PIPE DESIGN AND SEWMENT CONTROL FOR THE DISTRICT OF COLUMBIA. AN ON-SITE PROTECTION REVIEWERS PROVIDED DESIGN CONTROL MEASURES, IF NECESSARY, THE SAME SHALL BE PROVIDED.
15. NOTIFY WASHINGTON OF ALL 202-720-7402, 48 HOURS PRIOR TO ANY EXCAVATION IN THE VILLAGE OF TRANSCOMM AS PART OF THE PRELIMINARY DESIGN REVIEW. CHECK WHETHER AT REQUESTED DATE FROM 7:30-7:00 PM.
16. PROVIDE A MINIMUM OF 5 FEET HORIZONTAL AND 1 FOOT VERTICAL CLEARANCE BETWEEN 12" DIAMETER AND SMALLER TRANSDUCER EXISTING GAS FACILITIES AND THE PROPOSED FACILITIES.
17. PROVIDE A MINIMUM OF 5 FEET HORIZONTAL AND 2 FEET VERTICAL CLEARANCE BETWEEN 16" DIAMETER OR GREATER TRANSDUCER GAS FACILITIES AND THE PROPOSED FACILITIES.

NOTES:

CONTACT 'MISS UTILITY' AT 1-800-257-7777, 48 HOURS PRIOR TO CONSTRUCTION.

CONTACT DEPARTMENT OF PUBLIC WORKS – PUBLIC SPACE MAINTENANCE ADMINISTRATION 48 HOURS PRIOR TO START OF CONSTRUCTION AT (202) 645-6030 OR (202) 645-6031.

ALL PROPOSED WORKS TO BE PERFORMED UNDER INSPECTION OF THE DEPARTMENT OF PUBLIC WORKS - WATER AND SEWER AUTHORITY.

ALL PROPOSED WORK TO BE CONSTRUCTED IN ACCORDANCE WITH LATEST STANDARDS AND SPECIFICATIONS OF THE DEPARTMENT OF PUBLIC WORKS - WATER AND SEWER UTILITY AUTHORITY.

USE MANHOLES ENTRY SEALS WHERE REQUIRED

NOTE: CONTRACTOR IS TO BE RESPONSIBLE FOR DESIGN OF SHEETING AND SHORING AND SUPPORT OF EXISTING UTILITIES AND ADJACENT STRUCTURES. SHORING, BRACING AND UNDERPINNING, DESIGNED BY STRUCTURAL ENGINEER LICENSED IN DISTRICT OF COLUMBIA SHALL BE PROVIDED AS NECESSARY TO ENSURE THEIR SUPPORT.

UTILITY NOTE:

UNDERGROUND UTILITY LOCATIONS, INCLUDING WATER, STORM DRAINAGE, SANITARY, SEWER, ELECTRIC, TELEPHONE, AND GAS WERE TAKEN FROM AVAILABLE CITY UTILITY RECORDS. OWNER RECORDS AND FIELD VERIFICATION WHERE POSSIBLE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY AND DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCING WORK ON ORDERING PIPE MATERIALS AND STRUCTURES. REPORT ANY DISCREPANCY TO THE PROJECT MANAGER. FOR MARKING LOCATIONS OF EXISTING UTILITIES, CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION NOTIFY DEPARTMENT OF PUBLIC WORKS.

LEGEND

-  = PROPOSED BUILDING
-  = PROPOSED GARAGE

100' 80' 60' 40' 20' 0 100' 20'

1" = 100'-0"



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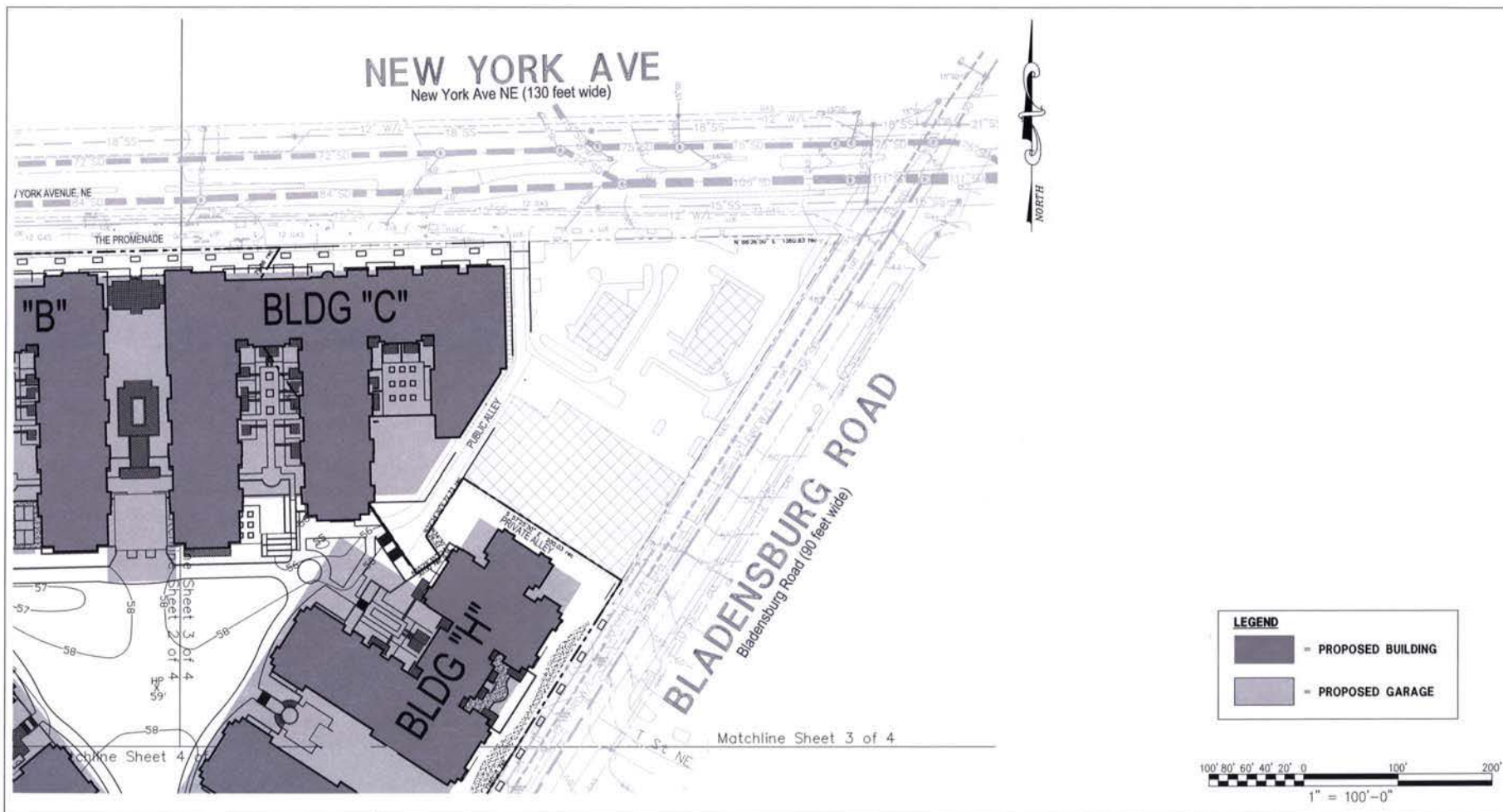
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SITE PLAN
WEST

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C.06

Scale: 1 : 100

Date: 08-01-06



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Sheet Title:

**SITE PLAN
EAST**

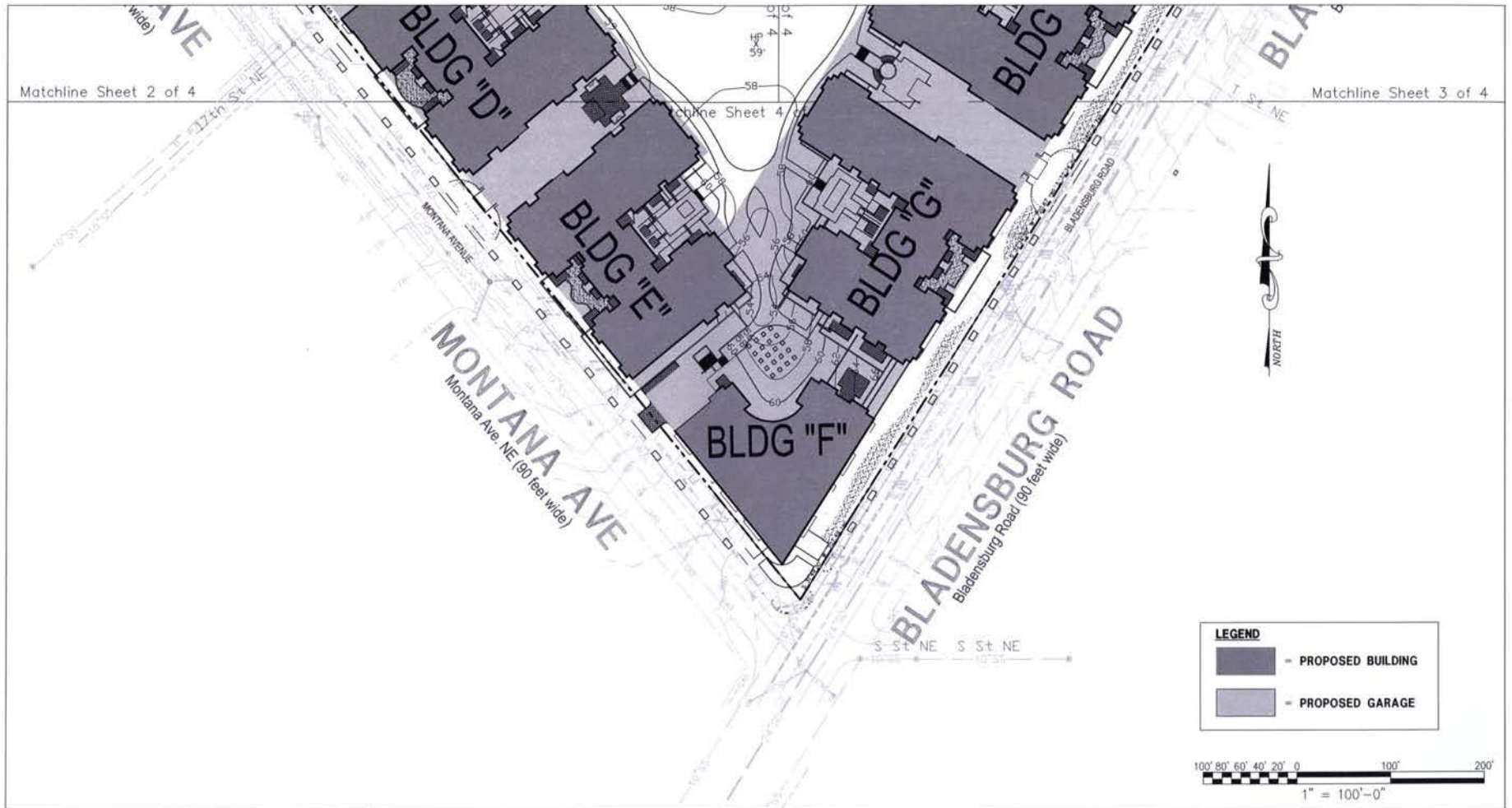
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Date: 08-01-06

Job No: 144-05

Sheet No:

C.07



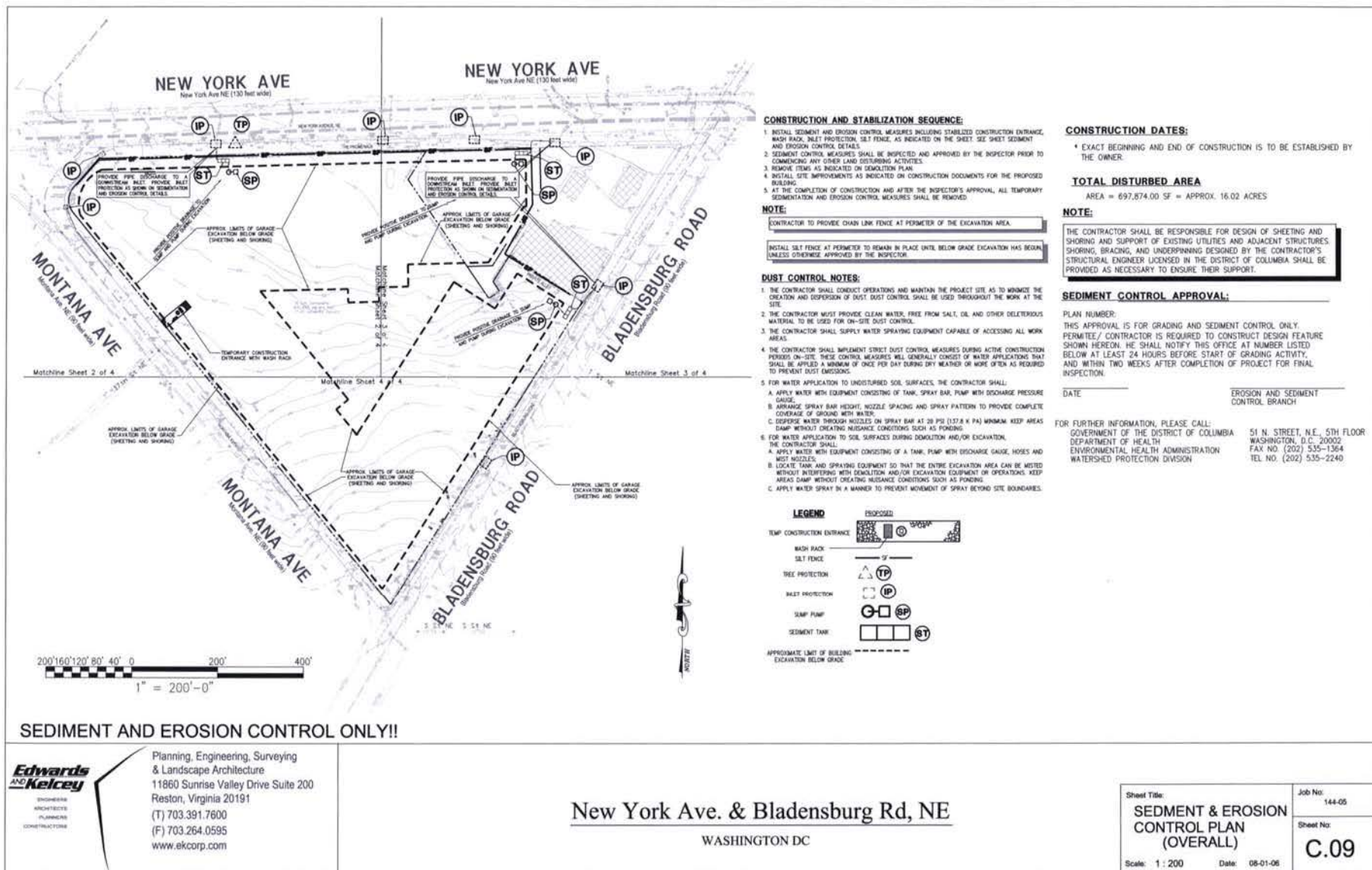
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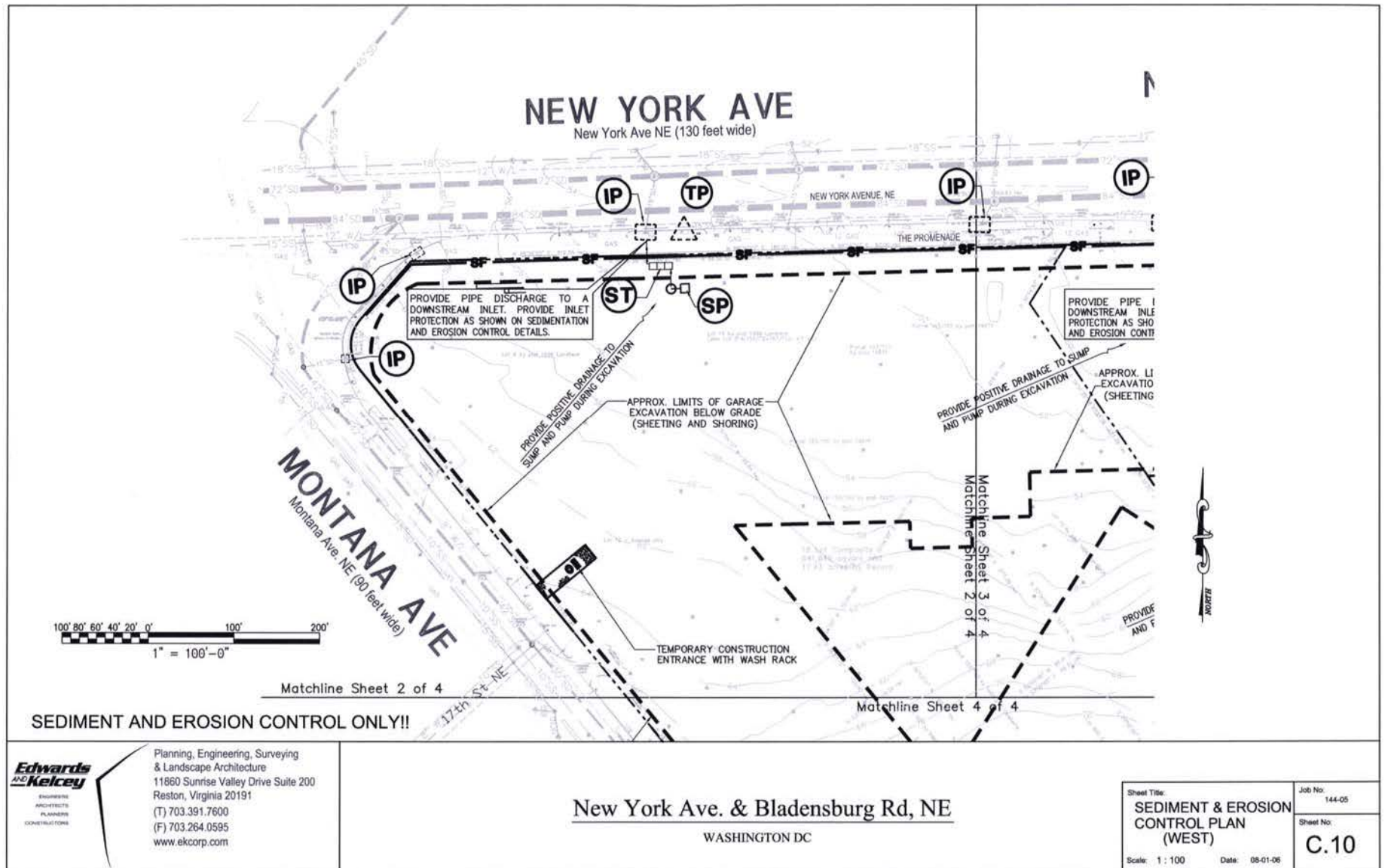
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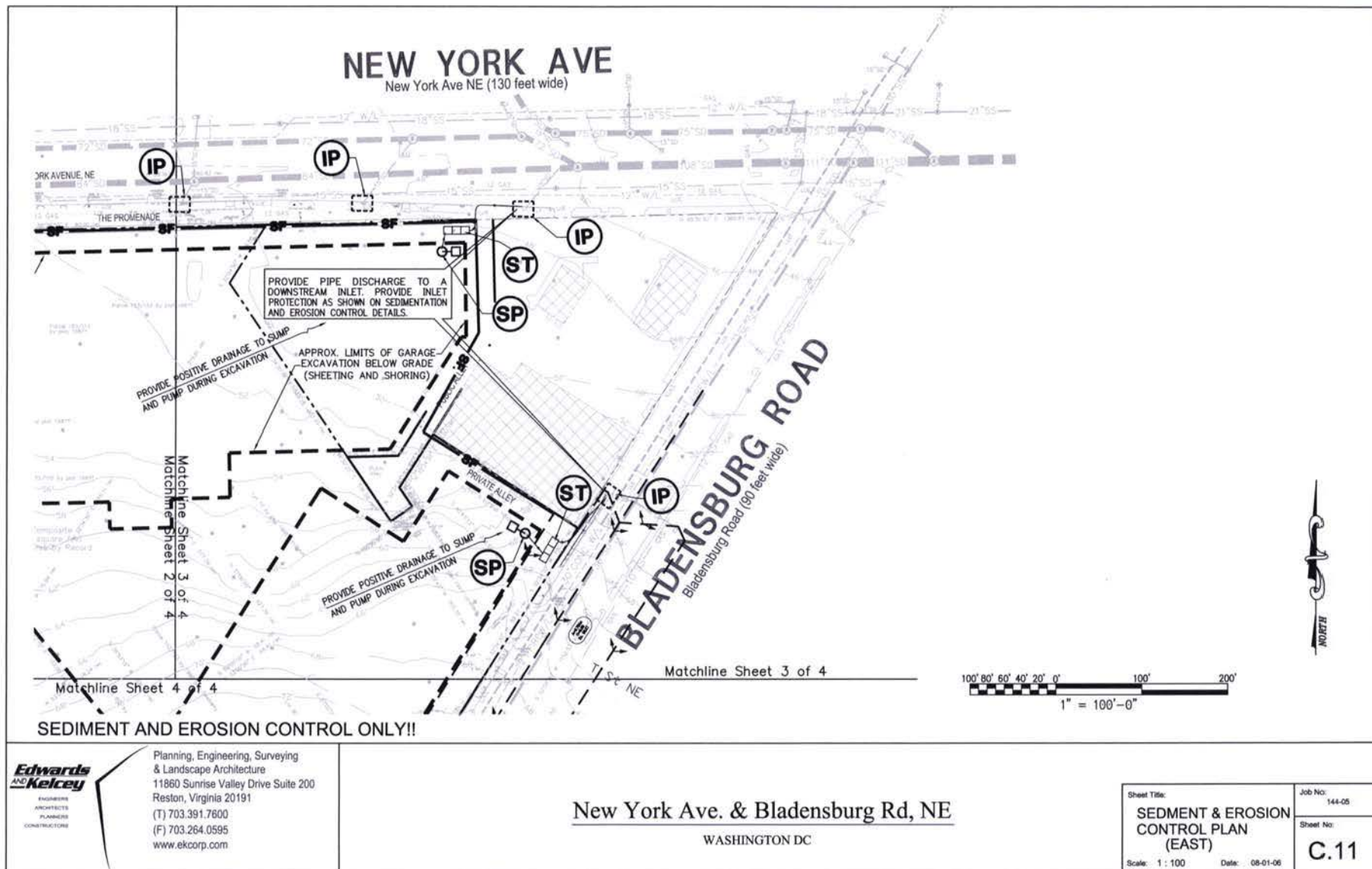
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Sheet Title:	Job No: 144-05
SITE PLAN SOUTH	Sheet No: C.08
Scale: 1 : 100	Date: 06-01-06







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Sheet Title:
**SEDIMENT & EROSION
CONTROL PLAN
(SOUTH)**

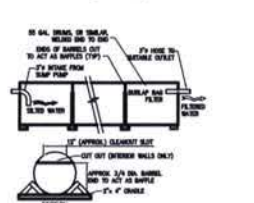
Sheet No:
C.12

Scale: 1 : 100 Date: 08-01-06



- CONSTRUCTION NOTES FOR FABRICATED BELT FENCE:**
1. BELT FENCE SHALL BE 10' HIGH MINIMUM.
 2. BELT FENCE SHALL BE 10' HIGH MINIMUM.
 3. BELT FENCE SHALL BE 10' HIGH MINIMUM.
 4. BELT FENCE SHALL BE 10' HIGH MINIMUM.
 5. BELT FENCE SHALL BE 10' HIGH MINIMUM.
 6. BELT FENCE SHALL BE 10' HIGH MINIMUM.
 7. BELT FENCE SHALL BE 10' HIGH MINIMUM.
 8. BELT FENCE SHALL BE 10' HIGH MINIMUM.
 9. BELT FENCE SHALL BE 10' HIGH MINIMUM.
 10. BELT FENCE SHALL BE 10' HIGH MINIMUM.

SILT FENCE
(NOT TO SCALE)



PORTABLE SEDIMENT TANK
(NOT TO SCALE)

- CONSTRUCTION NOTES:**
1. TANK SHALL BE 10' HIGH MINIMUM.
 2. TANK SHALL BE 10' HIGH MINIMUM.
 3. TANK SHALL BE 10' HIGH MINIMUM.
 4. TANK SHALL BE 10' HIGH MINIMUM.
 5. TANK SHALL BE 10' HIGH MINIMUM.
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 8. TANK SHALL BE 10' HIGH MINIMUM.
 9. TANK SHALL BE 10' HIGH MINIMUM.
 10. TANK SHALL BE 10' HIGH MINIMUM.



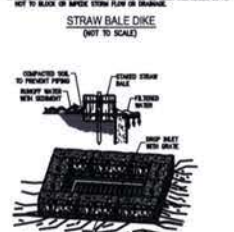
STABILIZED CONSTRUCTION ENTRANCE
(NOT TO SCALE)

- CONSTRUCTION RAMP SPECIFICATION:**
1. RAMP SHALL BE 10' HIGH MINIMUM.
 2. RAMP SHALL BE 10' HIGH MINIMUM.
 3. RAMP SHALL BE 10' HIGH MINIMUM.
 4. RAMP SHALL BE 10' HIGH MINIMUM.
 5. RAMP SHALL BE 10' HIGH MINIMUM.
 6. RAMP SHALL BE 10' HIGH MINIMUM.
 7. RAMP SHALL BE 10' HIGH MINIMUM.
 8. RAMP SHALL BE 10' HIGH MINIMUM.
 9. RAMP SHALL BE 10' HIGH MINIMUM.
 10. RAMP SHALL BE 10' HIGH MINIMUM.



STRAW BALE DIKE
(NOT TO SCALE)

- CONSTRUCTION SPECIFICATIONS:**
1. DIKE SHALL BE 10' HIGH MINIMUM.
 2. DIKE SHALL BE 10' HIGH MINIMUM.
 3. DIKE SHALL BE 10' HIGH MINIMUM.
 4. DIKE SHALL BE 10' HIGH MINIMUM.
 5. DIKE SHALL BE 10' HIGH MINIMUM.
 6. DIKE SHALL BE 10' HIGH MINIMUM.
 7. DIKE SHALL BE 10' HIGH MINIMUM.
 8. DIKE SHALL BE 10' HIGH MINIMUM.
 9. DIKE SHALL BE 10' HIGH MINIMUM.
 10. DIKE SHALL BE 10' HIGH MINIMUM.



STRAW BALE DROP INLET SEDIMENT FILTER
(NOT TO SCALE)

- SPECIFIC APPLICATION:**
1. FILTER SHALL BE 10' HIGH MINIMUM.
 2. FILTER SHALL BE 10' HIGH MINIMUM.
 3. FILTER SHALL BE 10' HIGH MINIMUM.
 4. FILTER SHALL BE 10' HIGH MINIMUM.
 5. FILTER SHALL BE 10' HIGH MINIMUM.
 6. FILTER SHALL BE 10' HIGH MINIMUM.
 7. FILTER SHALL BE 10' HIGH MINIMUM.
 8. FILTER SHALL BE 10' HIGH MINIMUM.
 9. FILTER SHALL BE 10' HIGH MINIMUM.
 10. FILTER SHALL BE 10' HIGH MINIMUM.



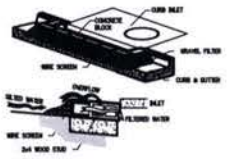
BURLAP DROP INLET SEDIMENT FILTER
(NOT TO SCALE)



WASH RACK DETAIL
(NOT TO SCALE)



VEHICLE WASH DETAIL
(NOT TO SCALE)



CURB INLET SEDIMENT FILTER
(NOT TO SCALE)

- CONSTRUCTION SPECIFICATIONS:**
1. FILTER SHALL BE 10' HIGH MINIMUM.
 2. FILTER SHALL BE 10' HIGH MINIMUM.
 3. FILTER SHALL BE 10' HIGH MINIMUM.
 4. FILTER SHALL BE 10' HIGH MINIMUM.
 5. FILTER SHALL BE 10' HIGH MINIMUM.
 6. FILTER SHALL BE 10' HIGH MINIMUM.
 7. FILTER SHALL BE 10' HIGH MINIMUM.
 8. FILTER SHALL BE 10' HIGH MINIMUM.
 9. FILTER SHALL BE 10' HIGH MINIMUM.
 10. FILTER SHALL BE 10' HIGH MINIMUM.



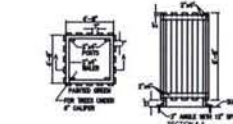
SUMP PIT
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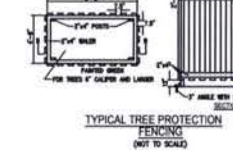
BRICKBAT DETAIL
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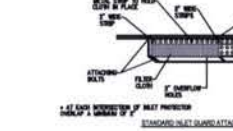
TREE PROTECTION FENCE
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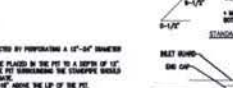
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(NOT TO SCALE)



STANDARD INLET GUARD
(NOT TO SCALE)



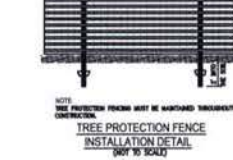
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STANDARD INLET GUARD
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STANDARD INLET GUARD
(NOT TO SCALE)



STANDARD INLET GUARD
(NOT TO SCALE)



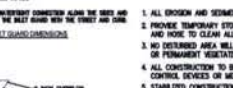
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STANDARD INLET GUARD
(NOT TO SCALE)



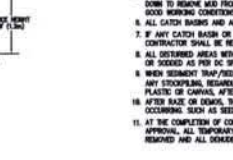
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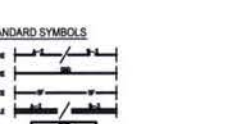
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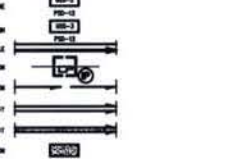
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(NOT TO SCALE)



STANDARD INLET GUARD
(NOT TO SCALE)



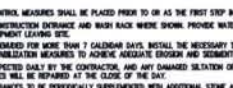
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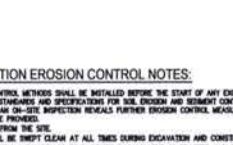
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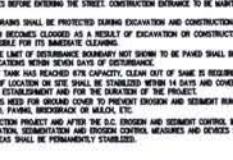
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(NOT TO SCALE)



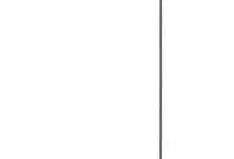
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STANDARD INLET GUARD
(NOT TO SCALE)



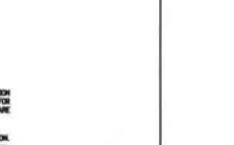
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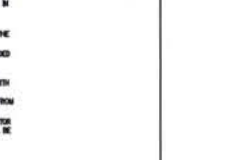
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STANDARD INLET GUARD
(NOT TO SCALE)

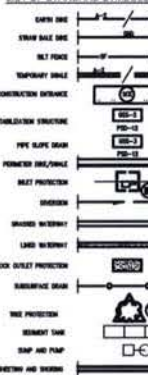


STANDARD INLET GUARD
(NOT TO SCALE)



STANDARD INLET GUARD
(NOT TO SCALE)

LIST OF STANDARD SYMBOLS



EROSION AND SEDIMENT CONTROL MEASURES AND SEQUENCE:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARD AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
2. PROVIDE TEMPORARY STONE CONSTRUCTION ENTRANCE AND WASH RACK WHERE SHOWN. PROVIDE WATER SOURCE AND PUMP TO CLEAN ALL EQUIPMENT LEAVING SITE.
3. NO DISTURBED AREA WILL BE REMOVED FOR MORE THAN 7 CALENDAR DAYS. INSTALL THE NECESSARY TEMPORARY OR PERMANENT VEGETATIVE STABILIZATION MEASURES TO ACHIEVE ADEQUATE EROSION AND SEDIMENT CONTROL.
4. ALL CONSTRUCTION TO BE SUSPENDED DAILY BY THE CONTRACTOR, AND ANY DAMAGED VEGETATION OR EROSION CONTROL DEVICES OR MEASURES WILL BE REPAIRED AT THE CLOSE OF THE DAY.
5. STABILIZED CONSTRUCTION ENTRANCES TO BE PERMANENTLY APPROPRIATED WITH ADEQUATE STONE AS NEEDED.
6. CONTROLS WILL BE REMOVED AFTER THESE CONTRIBUTING BASINS HAVE BEEN PERMANENTLY STABILIZED.

SILTATION EROSION CONTROL NOTES:

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARD AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
2. PROVIDE TEMPORARY STONE CONSTRUCTION ENTRANCE AND WASH RACK WHERE SHOWN. PROVIDE WATER SOURCE AND PUMP TO CLEAN ALL EQUIPMENT LEAVING SITE.
3. NO DISTURBED AREA WILL BE REMOVED FOR MORE THAN 7 CALENDAR DAYS. INSTALL THE NECESSARY TEMPORARY OR PERMANENT VEGETATIVE STABILIZATION MEASURES TO ACHIEVE ADEQUATE EROSION AND SEDIMENT CONTROL.
4. ALL CONSTRUCTION TO BE SUSPENDED DAILY BY THE CONTRACTOR, AND ANY DAMAGED VEGETATION OR EROSION CONTROL DEVICES OR MEASURES WILL BE REPAIRED AT THE CLOSE OF THE DAY.
5. STABILIZED CONSTRUCTION ENTRANCES TO BE PERMANENTLY APPROPRIATED WITH ADEQUATE STONE AS NEEDED.
6. CONTROLS WILL BE REMOVED AFTER THESE CONTRIBUTING BASINS HAVE BEEN PERMANENTLY STABILIZED.

Edwards and Kelcey
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PLANNERS
CONSTRUCTORS

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www.ekcorp.com

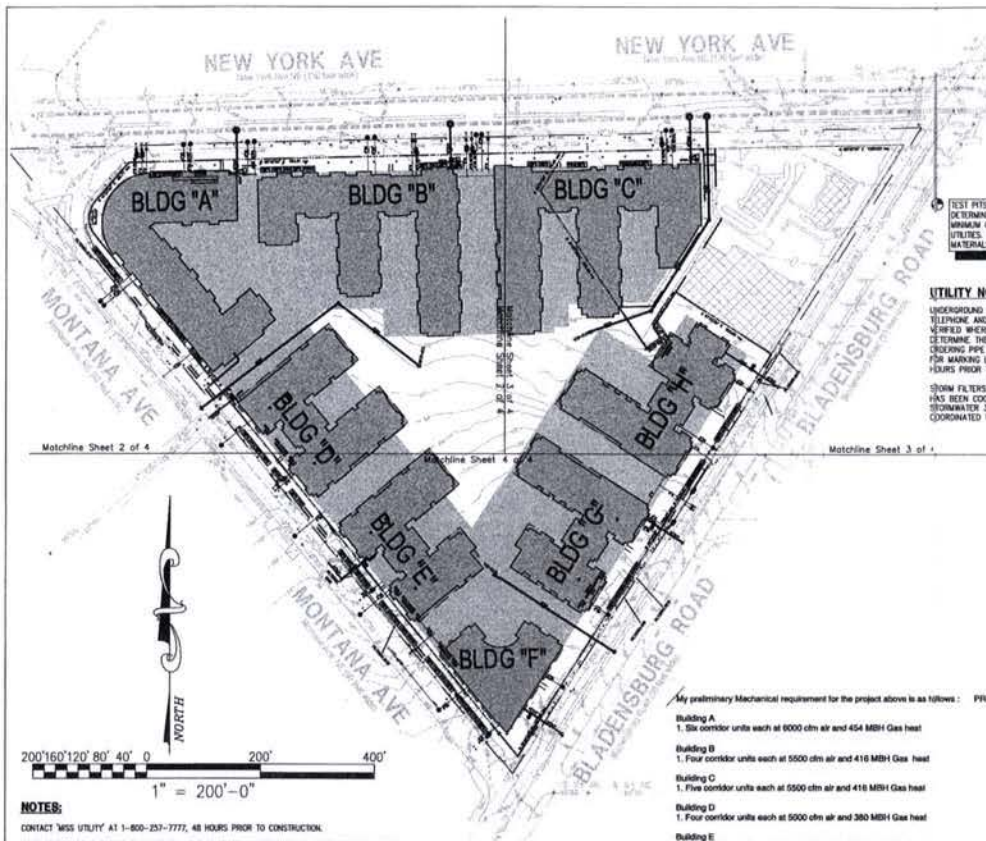
New York Ave. & Bladensburg Rd, NE
WASHINGTON DC

Sheet Title:
SEDIMENT & EROSION CONTROL DETAILS

Scale: N.T.S. Date: 08-01-06

Job No:
144-05

Sheet No:
C.13



NOTES:

CONTACT 'WIS' UTILITY AT 1-800-257-7777, 48 HOURS PRIOR TO CONSTRUCTION.

CONTACT DEPARTMENT OF PUBLIC WORKS - PUBLIC SPACE MAINTENANCE ADMINISTRATION 48 HOURS PRIOR TO START OF CONSTRUCTION AT (202)645-6030 OR (202) 640-8031.

ALL PROPOSED WORKS TO BE PERFORMED UNDER INSPECTION OF THE DEPARTMENT OF PUBLIC WORKS - WATER AND SEWER AUTHORITY.

ALL PROPOSED WORK TO BE CONSTRUCTED IN ACCORDANCE WITH LATEST STANDARDS AND SPECIFICATIONS OF THE DEPARTMENT OF PUBLIC WORKS - WATER AND SEWER UTILITY AUTHORITY.

USE MANHOLES ENTRY SEALS WHERE REQUIRED.

NOTE: CONTRACTOR IS TO BE RESPONSIBLE FOR DESIGN OF SHEETING AND SHORING AND SUPPORT OF EXISTING UTILITIES AND ADJACENT STRUCTURES, SHORING, BRACING AND UNDERPINNING, DESIGNED BY STRUCTURAL ENGINEER LICENSED IN DISTRICT OF COLUMBIA, SHALL BE PROVIDED AS NECESSARY TO ENSURE THEIR SUPPORT.



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TEST PITS ARE REQUIRED AT ALL PROPOSED UTILITY CROSSINGS WITH ALL EXISTING UTILITY LINES TO DETERMINE THE EXACT HORIZONTAL LOCATION, ELEVATION AND SIZE OF THE EXISTING UTILITIES. A MINIMUM OF ONE FOOT VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN EXISTING AND PROPOSED UTILITIES. TEST PITS SHOULD BE COMPLETED PRIOR TO ORDERING ANY STRUCTURES OR PIPE MATERIALS. NOTIFY ENGINEER OF ANY CONFLICT WITH PROPOSED PLANS.

UTILITY NOTE:

UNDERGROUND UTILITY LOCATIONS, INCLUDING WATER, STORM DRAINAGE, SANITARY SEWER, ELECTRIC, TELEPHONE AND GAS WERE TAKEN FROM AVAILABLE CITY UTILITY RECORDS, OWNER RECORDS AND FIELD VERIFIED WHERE POSSIBLE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY AND DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCING WORK OR ORDERING PIPE MATERIALS AND STRUCTURES. REPORT ANY DISCREPANCY TO THE PROJECT MANAGER. FOR MARKING LOCATIONS OF EXISTING UTILITIES, CONTACT 'WIS' UTILITY AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION. NOTIFY DEPARTMENT OF PUBLIC WORKS.

STORM FILTERS HAVE BEEN DESIGNED TO MEET DC DEPARTMENT OF HEALTH REQUIREMENTS. THE DESIGN HAS BEEN COORDINATED WITH STORMWATER 360 (SUPPLIER). THE CONTRACTOR SHALL USE EITHER STORMWATER 360 PRODUCTS OR APPROVED EQUIVALENT BY DC-DH. THIS EFFORT MUST BE COORDINATED WITH DEPARTMENT OF HEALTH.

My preliminary Mechanical requirement for the project above is as follows:

PRELIMINARY PLUMB & MECH. GAS LOAD

Building	1. Six corridor units each at 8000 cfm air and 454 MBH Gas heat	GAS RANGE MBH 40,800	HEATING MBH 206,116
Building A			
Building B	1. Four corridor units each at 5500 cfm air and 416 MBH Gas heat	24,376	1,864
Building C	1. Five corridor units each at 5500 cfm air and 416 MBH Gas heat	28,730	2,080
Building D	1. Four corridor units each at 5000 cfm air and 380 MBH Gas heat	20,735	1,520
Building E	1. Four corridor units each at 4500 cfm air and 340 MBH Gas heat	18,890	1,360
Building F	1. Three corridor units each at 5000 cfm air and 380 MBH Gas heat	16,835	1,140
Building G	1. Four corridor units each at 5000 cfm air and 380 MBH Gas heat	20,150	1,520
Building H	1. Four corridor units each at 5000 cfm air and 380 MBH Gas heat	18,850	1,520
Restaurant		8,500	
Hotels		4,500	

GENERAL NOTES:

- EXISTING CONDITIONS WERE PRODUCED FROM SURVEYS PREPARED BY DK IN 2008 AND PUBLIC RECORD.
- VERIFY LOCATION OF EXISTING UTILITIES BEFORE PROCEEDING WITH WORK. NOTIFY OWNER'S REPRESENTATIVE, DC/SPW, 703-363-0878 OR 703-8022 AND "WIS" UTILITY (800-257-7777) 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATIONS. HAND DIG TEST PITS AT ALL UTILITY CROSSINGS AND DETERMINE EXACT CLEARANCE OF ALL PROPOSED INSTALLATIONS WELL IN ADVANCE OF CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS WITH PLAN ELEVATIONS.
- WORK AND MATERIALS IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE APPLICABLE DC/SPW STANDARDS AND SPECIFICATIONS. ON-SITE WORK AND MATERIALS SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE D.C. PLUMBING CODE.
- DIMENSIONS ARE TO FACE OF WALL AND CURB, EDGE OF WALK AND PAVEMENT, CENTERLINE OF CULM, PIPE AND UTILITY STRUCTURE, UNLESS OTHERWISE NOTED.
- FRAMES AND COVERS OF EXISTING STRUCTURES TO BE ADJUSTED TO MATCH NEW FINISHED GRADES.
- OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY OF ANY INFORMATION CONCERNING FOUND UTILITY, NOT SHOWN ON PLANS.
- TEST PITS ARE REQUIRED AT ALL LOCATIONS WHERE PROPOSED UTILITIES CROSS EXISTING UTILITIES (INVESTIGATIONS) TO IDENTIFY HORIZONTAL LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES. THE ENGINEER IS TO BE NOTIFIED OF THIS INFORMATION.
- IF A 1' MINIMUM VERTICAL CLEARANCE CANNOT BE MAINTAINED AT UTILITY CROSSING, THE CONTRACTOR IS TO NOTIFY THE ENGINEER BEFORE PROCEEDING WITH WORK.
- TRANSITION CURBS, GUTTER, PAVING AND SIDEWALK TO MEET EXISTING IN LINE AND ON GRADE OR AS DIRECTED BY ENGINEER.
- ALL DEBRIS AND EXCESS MATERIAL SHALL BE DEPOSITED BY THE CONTRACTOR AT AN APPROVED OFF-SITE LOCATION.
- ALL ON-SITE WATER LINES TO HAVE A MINIMUM COVER OF 4'-0". WATER FITTINGS SHALL BE PROPERLY TIED AND ANCHORED, PER DPM STANDARDS.
- WHERE PORTIONS OF EXISTING HYDRAULIC OR CONCRETE PAVING ARE TO BE REMOVED, THE EXISTING PAVEMENT SHALL BE SAW-CUT.
- REMOVE FRAMES AND COVERS OF SEWER MANHOLE/INLETS AND/OR WATER MAIN VALVE CASTINGS TO BE ABANDONED AND FILL TO GRADE.
- ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ON-SITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED.
- NOTIFY WASHINGTON GAS AT 202-750-4205, 48 HOURS PRIOR TO ANY EXCAVATION IN THE VICINITY OF TRANSMISSION MAIN. FOR FURTHER INFORMATION OR PROBLEMS, CONTACT MR. CHUCK WHITLEY AT WASHINGTON GAS AT 202-750-4205.
- PROVIDE A MINIMUM OF 5 FEET HORIZONTAL AND 1 FOOT VERTICAL CLEARANCE BETWEEN 12" DIAMETER AND SMALLER DISTRIBUTION EXISTING GAS FACILITIES AND THE PROPOSED FACILITIES.
- PROVIDE A MINIMUM OF 5 FEET HORIZONTAL AND 2 FEET VERTICAL CLEARANCE BETWEEN 18" DIAMETER OR GREATER TRANSMISSION GAS FACILITIES AND THE PROPOSED FACILITIES.

NEW YORK AVENUE ANNEX/RETEN PROJECT DATE: 10/20/2008 14:17

BUILDING	UNIT#	TOTAL DOMESTIC WSPU	TOTAL DOMESTIC WSPU	TOTAL DOMESTIC WSPU	CULDS/80 TONNERS	COOLERS TONNERS	COOLERS TONNERS	TOTAL TONNERS	SANITARY DRAINAGE GPD
A	432	448.70	500.7	804.306.00	1280	1376	1376	1376	1376
B	348	516.45	450	586.848.00	1280	1376	1376	1376	1376
C	398	588.00	632.5	616.640.00	1280	1376	1376	1376	1376
D	454	488.30	587	784.584.00	1120	1617	1617	1617	1617
E	414	388.00	524.3	784.848.00	1000	78	14,200	14,200	14,200
F	310	252.10	361	360.900.00	800	1617	1617	1617	1617
G	400	416.10	523.5	784.584.00	1120	1617	1617	1617	1617
H	514	414.80	523.5	784.584.00	1120	1617	1617	1617	1617
RESTAURANT		800	700.000.00	1120	1617	1617	1617	1617	1617
TOTAL	1	38.5	55.5	42.5	82,840.00			58,500	7,588,640
TOTALS					7,302,440.00			58,500	7,588,640

FOOTNOTE A: Based on Table E-1018 (P) 2003 Appendix E

1 BATH GROUP 3.6

10 BATH GROUP 2.8

DISHWASHER 1.4

KITCHEN SINK 1.4

CLOTHES WASHER 1.4

TOTAL 10.7 wfu

FOOTNOTE B: Based on Table E-1018 (P) 2003 Appendix C

FOOTNOTE C: Based on 24 Hour Peak Demand Operation

FOOTNOTE D: Based on 24 Hour Continuous Operation

FOOTNOTE E: Assumed no supply volume + drainage volume

FOOTNOTE F: Assumed as 12 Hour operation made for Cooling Tower

FOOTNOTE G: Health Club

8 BROWNE 8 4 24

8 LAV 8 2 12

5 WC FLUSH VALVE 5 10 50

1 URINAL 1 10 10

2 DPC 2 8.75 8.75

TOTAL 38.5 WSPU

GRAND TOTALS FOR THE WHOLE JOB:

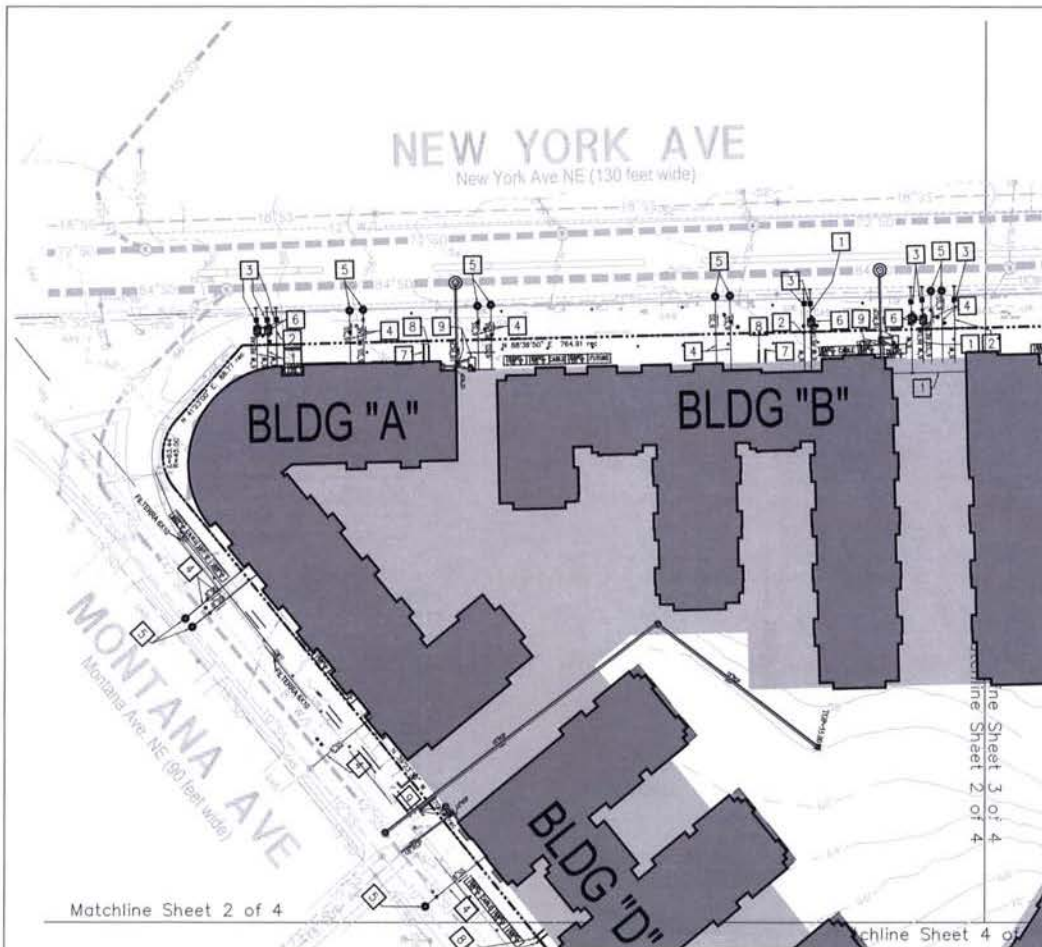
DOMESTIC WATER 7,801,440 GALLONS PER DAY

SANITARY DRAINAGE 7,588,640 GALLONS PER DAY

New York Ave. & Bladensburg Rd, NE

WASHINGTON DC

Sheet Title:	Job No:
SITE UTILITY PLAN	144-05
OVERALL	
Scale: 1 : 200	Date: 08-01-06
	Sheet No:
	C.14



DC/WASA GENERAL NOTES:

1. NOTIFY DC/WASA ONE WEEK PRIOR TO START OF CONSTRUCTION. UTILITY INSPECTION SECTION AT 202-787-2377, WATER SERVICES 202-612-3460 OR 3460 AND SEWER SERVICES 202-264-2624 OR 2624.
2. DEVELOPERS, CONTRACTORS AND PLUMBERS MUST SUBMIT FINAL CONSTRUCTION AS-BUILT INFORMATION TO APPROPRIATE DC/WASA INSPECTOR(S) FOR REVIEW AND APPROVAL.
3. ONCE THE WASA INSPECTOR APPROVES THE AS-BUILT, A COPY MUST BE SUBMITTED TO THE DOCUMENTS AND PERMITS OFFICE AT ROOM 203 AND THE WATER AND SEWER DESIGN SECTION AT 5000 CHERLOCK AVENUE, S.W. 5TH FLOOR.
4. UNDER DC/WASA CUSTOMER FEES AND CHARGES, CONTRACTORS, PLUMBERS, OWNERS ARE RESPONSIBLE FOR EXCAVATIONS, BACKFILLING, REPAIRING AND RESTORATION OF PUBLIC SPACE FOR STREET AND SIDEWALK CUTS. FOR NEW UTILITIES, CONNECTIONS, TAPS AND ABANDONMENT OF SERVICES WITHIN PUBLIC SPACE UNDER DC/WASA INSPECTION, DC/WASA IS NOT RESPONSIBLE FOR FINAL RESTORATION OF STREET AND SIDEWALK CUTS PERFORMED.

METER & METER TRANSMITTING DEVICES NOTES:

THE AUTHORITY HAS INSTALLED A FIXED NETWORK AUTOMATIC METER READING SYSTEM. THIS SYSTEM WILL ELIMINATE THE REQUIREMENT TO READ METERS MANUALLY. METERS INSTALLED BY WASA OR PRIVATE OWNERS OF METERS WILL NEED TO MEET THE FOLLOWING SPECIFICATIONS IN ORDER FOR WASA TO READ METERS AUTOMATICALLY:

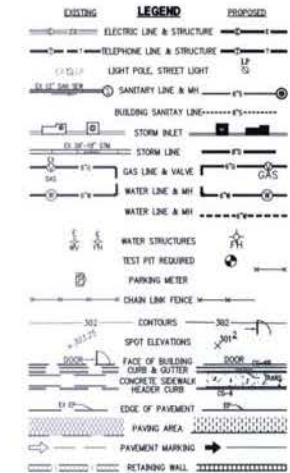
1. METERS, INSTALLATIONS AND INSPECTIONS MUST COMPLY WITH ALL DOWRY CODES AND SPECIFICATIONS.
2. ALL NEW METERS INSTALLED, INCLUDING PRIVATELY OWNED METERS MUST BE "TRUE ABSOLUTE EXCESS" TYPE METERS OR "SWEEP-READ" METERS THAT CONVERT METER READINGS TO DIGITAL PULSES FROM THE METER REGISTERS.
3. ALL METER REGISTERS SHOULD BE ABLE TO CONVERT ALL THE DIALS IN THE METER REGISTER TO DIGITAL PULSES.
4. THE METERS MUST MEASURE WATER IN 100 CUBIC FEET INCREMENTS. ALL NEW METERS MUST HAVE A METER READING TRANSMITTING UNIT ATTACHED TO THE METER REGISTERS, SEALED SO AS TO MAKE IT WATER TIGHT. THE TRANSMITTING UNIT SHOULD BE PROGRAMMABLE TO DC/WASA'S FCC APPROVED RADIO FREQUENCY, AND COMPATIBLE WITH HEXADRAM, INC. HARDWARE AND SOFTWARE.
5. ALL NEW METERS 3" OR GREATER MUST HAVE TEST PLUG IN THE METER.
6. ALL NEW METERING EQUIPMENT SHOULD HAVE STRAINER WHERE APPROPRIATE TO MANUFACTURER'S SPECIFICATIONS.

OUTSIDE LOCATIONS:

- A. THE NEW METER LID MUST BE OF A COMPOSITION AND TENSILE STRENGTH SO AS TO PERMIT A RADIO SIGNAL TO PROPAGATE THROUGH THE METER LID AND SECURE THE METER PULSES AGAINST LIGHT VEHICLE TRAFFIC AND PEDESTRIAN FOOT TRAFFIC. LARGE METER INSTALLATIONS MUST HAVE METER LIDS THAT MAY WITHSTAND HEAVY VEHICLE TRAFFIC.
- B. THE RADIO-TRANSMITTING DEVICE MUST BE SECURELY ANCHORED TO THE UNDERSIDE OF THE NEW TRANSMITTER FRIENDLY METER LID, SO AS TO PERMIT A RADIO SIGNAL TO COMMUNICATE WITH A DATA COLLECTION UNIT.
- C. THE RADIO-TRANSMITTING DEVICE MAY ALSO BE INSTALLED THROUGH THE EXISTING CAST IRON METER LID OR A NEW CAST IRON METER LID, SO AS TO PERMIT A SIGNAL TO COMMUNICATE WITH A DATA COLLECTION DEVICE AND POSE NO TRIPPING HAZARD.

APPROVED METERS, METER LIDS AND MTU CURRENTLY USED BY DC/WASA:

1. HEXADRAM INC. METER TRANSMITTING UNIT.
2. ABB WATER METERS INC. WITH MTU PERMANENTLY POTTED AT THE FACTORY - MODEL C3000 2"-8" COMPOUND METERS.
3. AMORCAST INC. - METER LID 21 1/2" METER LID MAY NEED TO BE HEAVY DUTY CAST IRON WITH THE RADIO TRANSMITTING DEVICE INSTALLED THROUGH THE EXISTING CAST IRON METER LID TO ALLOW REMOVAL OF THE LARGER SIZE METERS.



PROPOSED UTILITY KEYNOTE:

1. NEW 8" DP CLASS 52 DOMESTIC SERVICE PER DC/WASA STANDARDS AND SPECIFICATIONS.
2. NEW 8" DP CLASS 52 FIRE SERVICE PER DC/WASA STANDARDS AND SPECIFICATIONS.
3. NEW FIRE SERVICE AND DOMESTIC WATER VALVE CASING PER DC/WASA STANDARDS AND SPECIFICATIONS. REFER TO DC/WASA STANDARD DRAWING NO. W/20.01.
4. NEW PVC SCHEDULE 40 SANITARY SENDER PER DC/WASA STANDARDS AND SPECIFICATIONS.
5. NEW 4" DIAMETER GROUP MANHOLE WITH DOORHOUSE BASE PER DC/WASA STANDARDS AND SPECIFICATIONS. REFER TO DC/WASA STANDARD DRAWING NO. S/20.01 AND S/25.01.
6. PROPOSED WATER METER PER DC/WASA STANDARDS AND SPECIFICATIONS. REFER TO DC/WASA STANDARD DRAWING NO. W/20.01 FOR DETAILS.
7. PROPOSED ELECTRIC CONDUIT. REFER TO ELECTRICAL DRAWINGS FOR DETAILS AND ACTUAL LOCATION. CONTRACTOR TO COORDINATE POSSIBLE ROUTING WITH PERIOD.
8. NEW TELECOM LINE. REFER TO ELECTRICAL DRAWING FOR DETAILS. CONTRACTOR TO COORDINATE REQUIREMENTS AND POSSIBLE ROUTING WITH PERIOD.
9. NEW STORMWATER STRUCTURES. PLEASE SEE SHEETS C.18 TO C.20 FOR DETAILS.

NOTE:

1. SEE LANDSCAPE DRAWINGS FOR THE LOCATION OF THE PROPOSED PLANTS.
2. SEE ELECTRICAL PLAN FOR THE LOCATION OF THE PROPOSED TRANSFORMERS.

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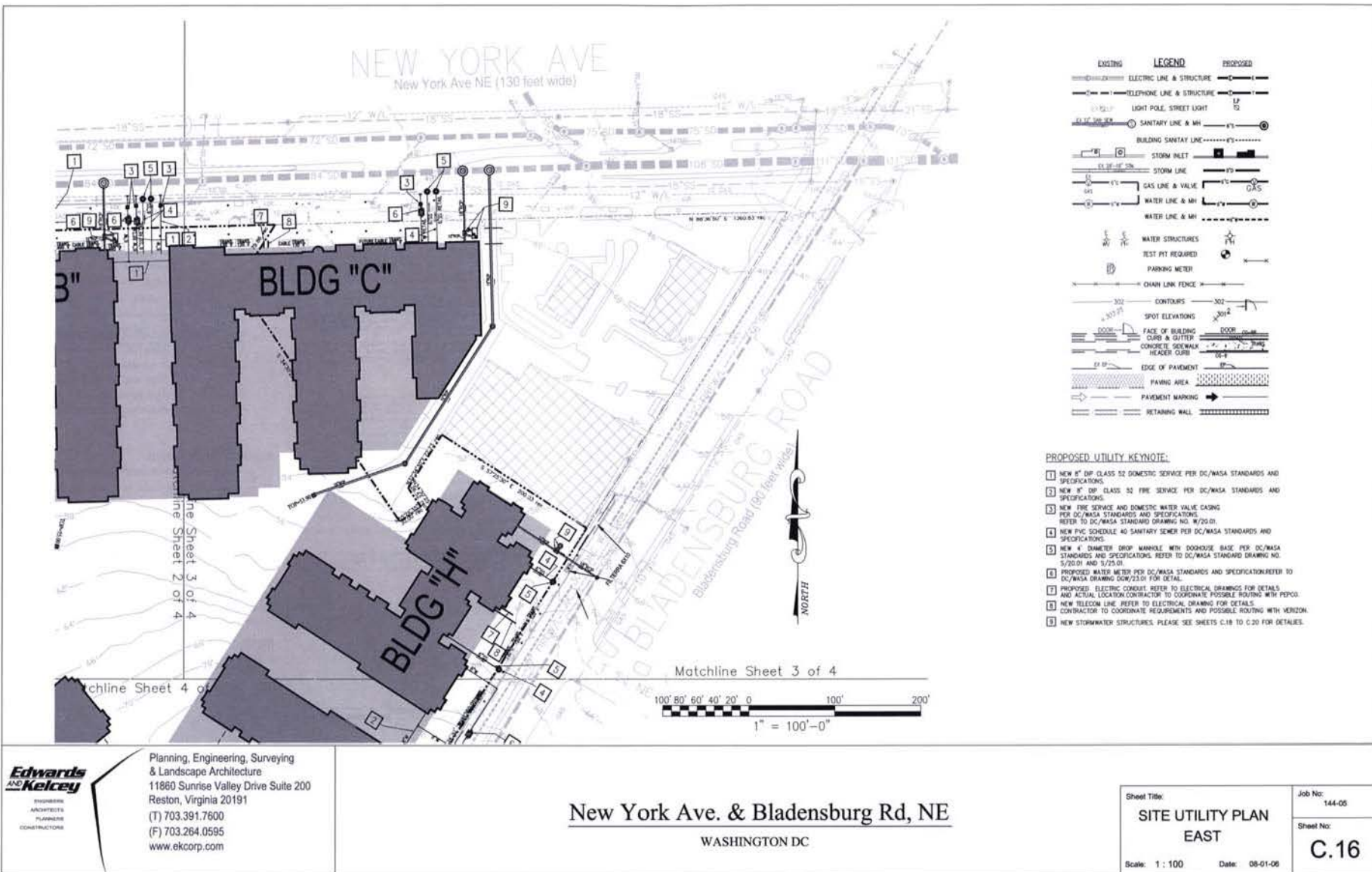
WASHINGTON DC

Sheet Title:
**SITE UTILITY PLAN
WEST**

Scale: 1 : 100 Date: 08-01-06

Job No:
144-05

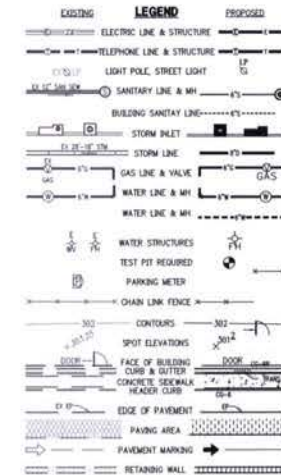
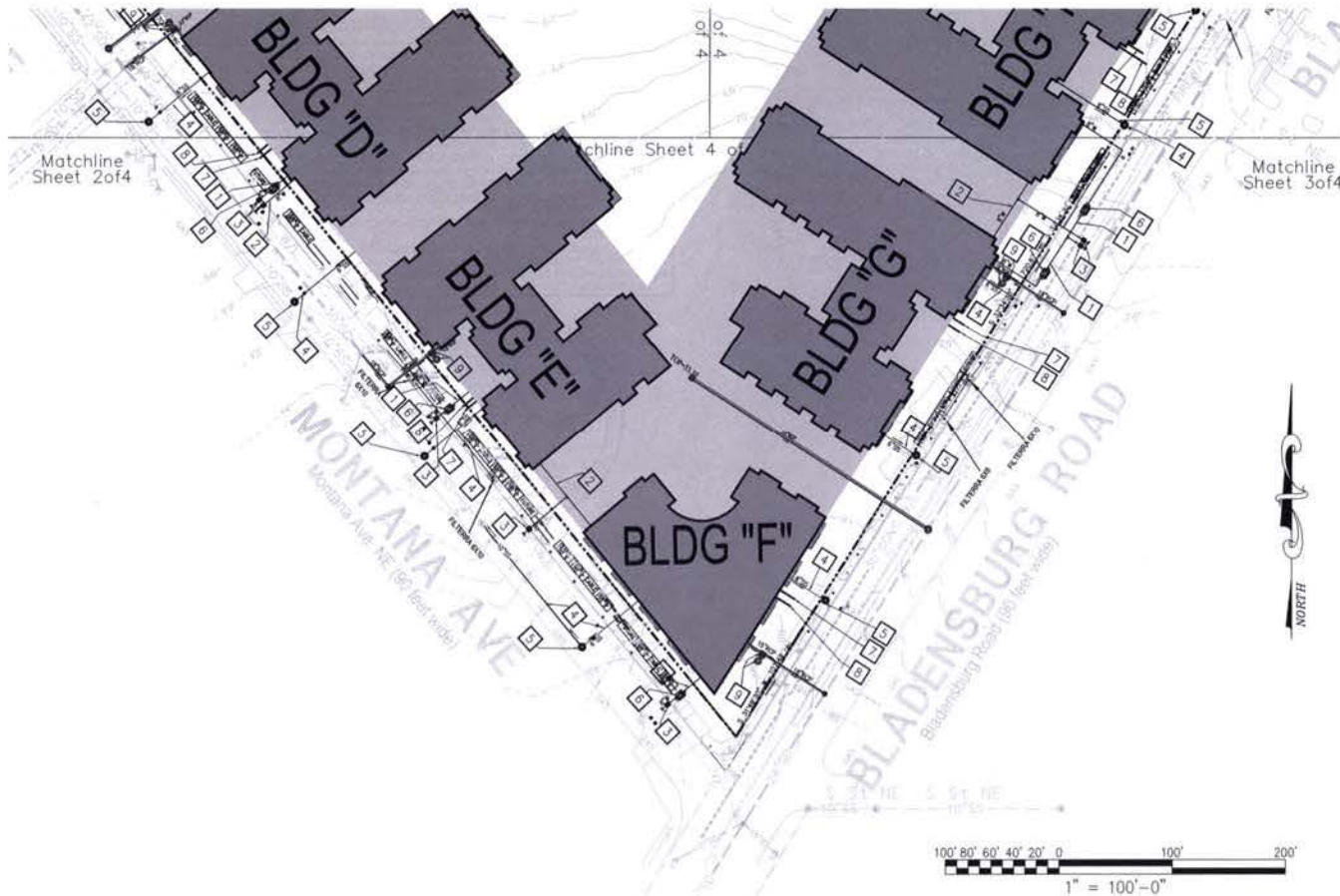
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PROPOSED UTILITY KEYNOTE:

- NEW 8" DIP CLASS 52 DOMESTIC SERVICE PER DC/WASA STANDARDS AND SPECIFICATIONS.
- NEW 8" DIP CLASS 52 FIRE SERVICE PER DC/WASA STANDARDS AND SPECIFICATIONS.
- NEW FIRE SERVICE AND DOMESTIC WATER VALVE CASING PER DC/WASA STANDARDS AND SPECIFICATIONS. REFER TO DC/WASA STANDARD DRAWING NO. 18/20.01.
- NEW PVC SCHEDULE 40 SANITARY SEWER PER DC/WASA STANDARDS AND SPECIFICATIONS.
- NEW 4" DIAMETER DWP MANHOLE WITH DOORHOUSE BASE PER DC/WASA STANDARDS AND SPECIFICATIONS. REFER TO DC/WASA STANDARD DRAWING NO. 5/20.01 AND 5/23.01.
- PROPOSED WATER METER PER DC/WASA STANDARDS AND SPECIFICATIONS. REFER TO DC/WASA DRAWING D04/23.01 FOR DETAIL.
- PROPOSED ELECTRIC CONDUIT REFER TO ELECTRICAL DRAWINGS FOR DETAILS AND ACTUAL LOCATION CONTRACTOR TO COORDINATE POSSIBLE ROUTING WITH PEOP.
- NEW TELECOM LINE REFER TO ELECTRICAL DRAWING FOR DETAILS. CONTRACTOR TO COORDINATE REQUIREMENTS AND POSSIBLE ROUTING WITH VERISON.
- NEW STORMWATER STRUCTURES. PLEASE SEE SHEETS C.18 TO C.20 FOR DETAILS.

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Sheet Title:

**SITE UTILITY PLAN
SOUTH**

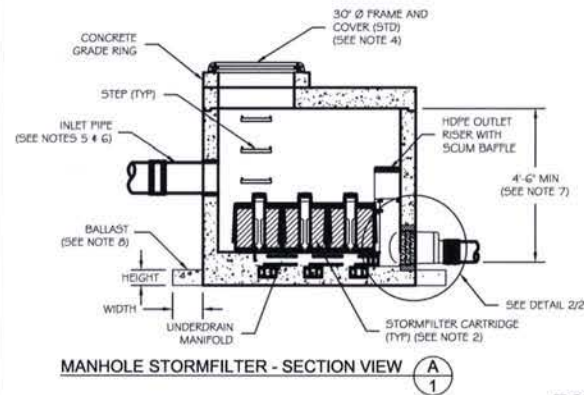
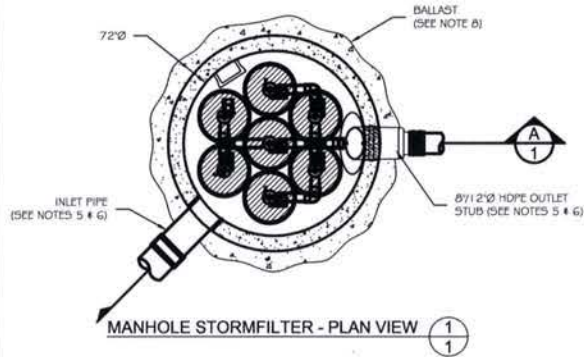
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144-05

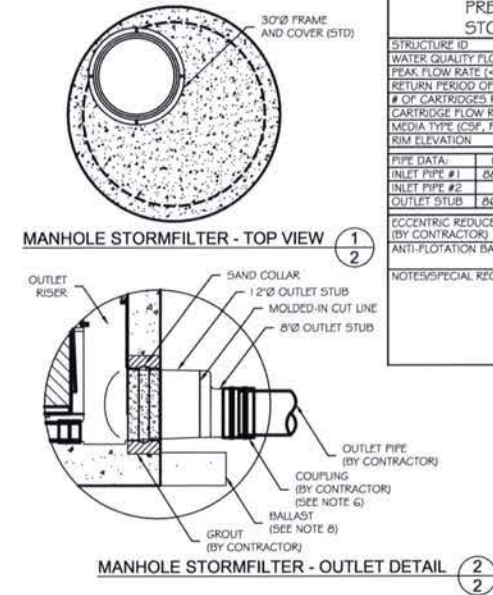
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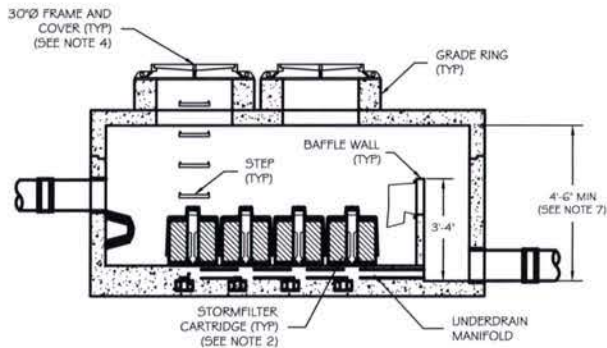


**PRECAST 72" MANHOLE STORMFILTER
TOP AND SECTION VIEWS, NOTES AND DATA
STANDARD DETAIL**

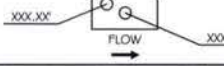
- GENERAL NOTES**
- 1) STORMFILTER BY STORMWATER360 (5360), PORTLAND, OREGON 800-548-4667.
 - 2) FILTER CARTRIDGE(S) TO BE SIPHON-ACTUATED AND SELF-CLEANING. STANDARD DETAIL SHOWS MAXIMUM NUMBER OF CARTRIDGES. ACTUAL NUMBER REQUIRED TO BE SPECIFIED ON SITE PLANS OR IN DATA TABLE BELOW.
 - 3) PRECAST MANHOLE STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478. DETAIL REFLECTS DESIGN INTENT ONLY. ACTUAL DIMENSIONS AND CONFIGURATION OF STRUCTURE WILL BE SHOWN ON PRODUCTION SHOP DRAWING.
 - 4) STRUCTURE AND ACCESS COVERS TO MEET AASHTO H-20 LOAD RATING.
 - 5) STORMFILTER REQUIRES 2.3 FEET OF DROP FROM INLET TO OUTLET. IF LESS DROP IS AVAILABLE, CONTACT 5360. MINIMUM ANGLE BETWEEN INLET AND OUTLET IS 45°.
 - 6) INLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR. PRECAST MANHOLE STORMFILTER EQUIPPED WITH A DUAL DIAMETER HDPE OUTLET STUB AND SAND COLLAR. EIGHT INCH DIAMETER OUTLET SECTION MAY BE SEPARATED FROM OUTLET STUB AT MOLDED-IN CUT LINE TO ACCOMMODATE A 12 INCH OUTLET PIPE. CONNECTION TO DOWNSIDE PIPING TO BE MADE USING A FLEXIBLE COUPLING OR ECCENTRIC REDUCER, AS REQUIRED. COUPLING BY FERNCO OR EQUAL AND PROVIDED BY CONTRACTOR.
 - 7) PROVIDE MINIMUM CLEARANCE FOR MAINTENANCE ACCESS. IF A SHALLOWER SYSTEM IS REQUIRED, CONTACT 5360 FOR OTHER OPTIONS.
 - 8) ANTI-FLOATATION BALLAST TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR, IF REQUIRED. BALLAST TO BE SET AROUND THE PERIMETER OF THE STRUCTURE.
 - 9) ALL STORMFILTERS REQUIRE REGULAR MAINTENANCE. REFER TO OPERATION AND MAINTENANCE GUIDELINES FOR MORE INFORMATION.

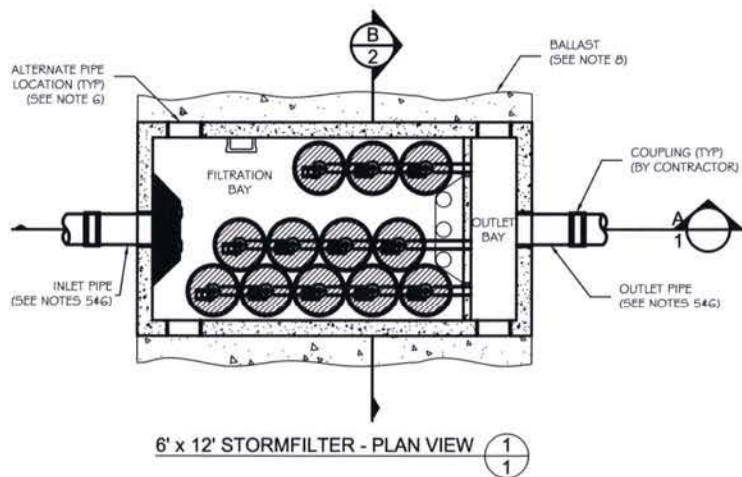


PRECAST MANHOLE STORMFILTER DATA			
STRUCTURE ID	6-115		
WATER QUALITY FLOW RATE (cfs)	0.22		
PEAK FLOW RATE (<1.8 cfs)			
RETURN PERIOD OF PEAK FLOW (yrs)			
# OF CARTRIDGES REQUIRED	7		
CARTRIDGE FLOW RATE (1.5 or 7.5 gpm)	1.5		
MEDIA TYPE (CSF, PERLITE, ZPG)	PERLITE		
RIM ELEVATION	93.20		
PIPE DATA:			
PIPE DATA:	I.E.	ORIENTATION	MATERIAL DIAMETER
INLET PIPE #1	86.58	75°	RCP 15"
INLET PIPE #2			
OUTLET STUB	86.28	0°	PVC 8" / 12"
ECCENTRIC REDUCER (BY CONTRACTOR)	YES/NO		
ANTI-FLOATATION BALLAST	NO		
	WIDTH	HEIGHT	SIZE
	30"	30"	30"
NOTES/SPECIAL REQUIREMENTS:			
PIPE ORIENTATION KEY:			
90° 180° — 0° 270°			

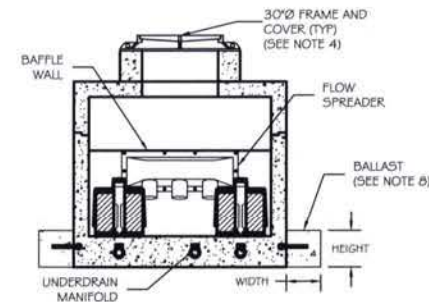


6' x 12' STORMFILTER - SECTION VIEW (A1)

6' x 12' PRECAST STORMFILTER DATA			
STRUCTURE ID		XXX	
WATER QUALITY FLOW RATE (cfs)		X.XX	
PEAK FLOW RATE (cfs)		X.XX	
RETURN PERIOD OF PEAK FLOW (yrs)		XXX	
# OF CARTRIDGES REQUIRED		XX	
CARTRIDGE FLOW RATE (1.5 OR 7.5 gpm)		XX	
MEDIA TYPE (CSF, PERLITE, ZPG)		XXXXX	
PIPE DATA:			
I.E.	MATERIAL	DIAMETER	
INLET PIPE #1	XXX.XX	XXX"	
INLET PIPE #2	XXX.XX	XX"	
OUTLET PIPE	XXX.XX	XX"	
RIM			
			
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		XX"	XX"
NOTES/SPECIAL REQUIREMENTS:			



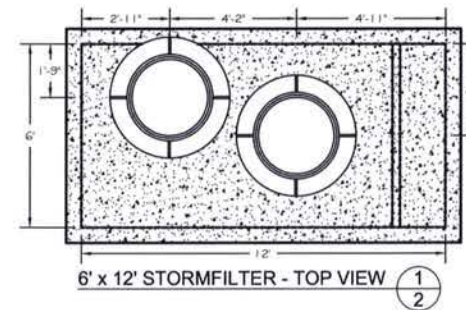
6' x 12' STORMFILTER - PLAN VIEW (11)



6' x 12' STORMFILTER - SECTION VIEW (B2)

GENERAL NOTES

- 1) STORMFILTER BY STORMWATER360; WEST: PORTLAND, OREGON (800) 548-4667; EAST: SCARBOROUGH, ME (877) 907-8676; MID-ATLANTIC: ELKRIDGE, MD (866) 740-3318.
- 2) FILTER CARTRIDGE(S) TO BE SIPHON-ACTUATED AND SELF-CLEANING. STANDARD DETAIL DRAWING SHOWS MAXIMUM NUMBER OF CARTRIDGES. ACTUAL NUMBER REQUIRED TO BE SPECIFIED ON SITE PLANS OR IN DATA TABLE BELOW.
- 3) PRECAST VAULT TO BE CONSTRUCTED IN ACCORDANCE WITH ASTM C857 AND C858. DETAIL DRAWING REFLECTS DESIGN INTENT ONLY. ACTUAL DIMENSIONS AND CONFIGURATION OF STRUCTURE WILL BE SHOWN ON PRODUCTION SHOP DRAWING.
- 4) STRUCTURE AND ACCESS COVERS TO MEET AASHTO H-20 LOAD RATING.
- 5) STORMFILTER REQUIRES 2.3 FEET OF DROP FROM INLET TO OUTLET. IF LESS DROP IS AVAILABLE, CONTACT STORMWATER360.
- 6) INLET AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR. PRECAST STORMFILTER VAULT EQUIPPED WITH EITHER KNOCKOUTS OR CAST-IN BOOT CONNECTIONS AT INLET AND OUTLET LOCATIONS.
- 7) PROVIDE MINIMUM CLEARANCE FOR MAINTENANCE ACCESS. IF A SHALLOWER SYSTEM IS REQUIRED, CONTACT STORMWATER360 FOR OTHER OPTIONS.
- 8) ANTI-FLOTATION BALLAST TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR, IF REQUIRED. BALLAST TO BE SET ALONG ENTIRE LENGTH OF BOTH SIDES OF THE STRUCTURE.
- 9) ALL STORMFILTERS REQUIRE REGULAR MAINTENANCE. REFER TO OPERATION AND MAINTENANCE GUIDELINES FOR MORE INFORMATION.



6' x 12' STORMFILTER - TOP VIEW (12)

6' x 12' PRECAST STORMFILTER TOP AND SECTION VIEWS, NOTES AND DATA STANDARD DETAIL

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Sheet Title:

SWM DETAILS

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Date: 08-01-06

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**Bladensburg Road Triangle
Stormwater Treatment System/Design Summary**
Washington, DC

Information provided:

- Total contributing area:
 - Type 1 impervious rooftop = 1.239 acres
 - Type 2 impervious rooftop = 0.752 acres
- Presiding agency = DCDCH

Assumptions:

- Design = Rational Method
- Rainfall intensity (roadways) = 0.53 in/hr
- Rainfall intensity (rooftop) = 0.32 in/hr
- C-factor = 0.65
- Media = Perlite
- Cartridge flow rate = 15 gpm
- Drop from inlet to outlet = 2.3'

Size and cost estimates:

The Stormwater Management StormFilter® is a passive siphon-actuated, flow-through, stormwater filtration system consisting of a structure that houses rechargeable, media-filled filter cartridges. The StormFilter works by passing stormwater through the media-filled cartridges, which trap particulates and adsorb pollutants such as dissolved metals, nutrients, and hydrocarbons.

The StormFilter is a flow-based system, and therefore, is sized by calculating the peak water quality flow rate associated with the design storm. Using the Rational Method, the flow generated from this site was calculated as follows:

Area	Q _{road}	Q _{peak}	# cartridges	Vault Size
Type 1	0.38	8.5	12	8x12
Type 2	0.23	5.2	7	72" MH

The leaders in the stormwater industry, Stormwater Management, Inc. and Verteciviz, Inc., have united as Stormwater360™ – the comprehensive provider of stormwater solutions. With an unparalleled product line and unmatched customer support team under one umbrella, Stormwater360 has the treatment option to meet your water quality goals.

Please note that the system requires 2.3' of drop as measured from the outlet pipe invert to inlet pipe invert. The pre-cast StormFilter has an internal bypass capacity of 1.8 cfs. If the peak discharge off the site is expected to exceed that rate, we recommend placing a high-flow bypass such as the StormGate upstream of the StormFilter. The StormGate provides a combination weir-orifice control structure to limit the flow to the StormFilter, for approximately \$5,000. The final cost would depend on the actual depth and size of the unit.

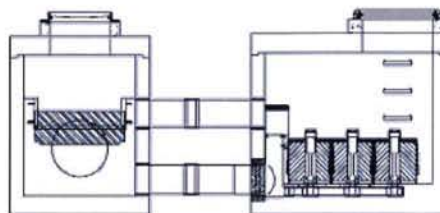
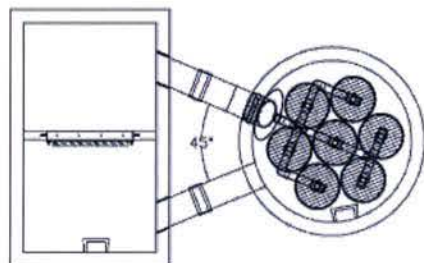
Maintenance:

The StormFilter requires regular maintenance to operate effectively. The expected maintenance interval is 12-18 months, but may vary depending on weather and site conditions. Stormwater360 offers full maintenance services to all of our clients, as well as a cartridge exchange program to facilitate owner provided maintenance. Please contact Stormwater360 or navigate to www.stormwater360.com for more information in this regard.

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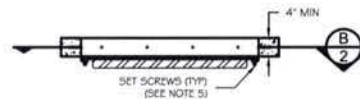
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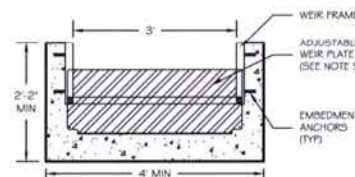


GENERAL NOTES:

- 1) STORMGATE BY STORMWATER360 (S360), PORTLAND, OREGON (800) 548-4667.
- 2) PRECAST VAULT TO BE CONSTRUCTED IN ACCORDANCE WITH ASTM C857 AND C858. DETAIL DRAWING REFLECTS DESIGN INTENT ONLY. LENGTH AND WIDTH OF VAULT WILL VARY DEPENDING ON PIPE DIAMETER AND ORIENTATION. PLEASE CONTACT S360 TO DETERMINE VAULT SIZING AND AVAILABILITY. ACTUAL DIMENSIONS AND CONFIGURATION WILL BE SHOWN ON PRODUCTION SHOP DRAWING.
- 3) STRUCTURE AND ACCESS COVERS TO MEET AASHTO H-20 LOAD RATING.
- 4) INLET AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR. PRECAST STORMGATE VAULT EQUIPPED WITH EITHER CORED OPENINGS OR KNOCKOUTS AT INLET AND OUTLET LOCATIONS.
- 5) CONTRACTOR TO ADJUST WEIR TO DESIGN ELEVATION SPECIFIED IN DATA TABLE BELOW. DO NOT EXCEED 5.0 FT-LBS TORQUE WHEN TIGHTENING SCREWS ON WEIR FRAME. SEAL WEIR TO FRAME WITH RTV SILICONE SEALANT AFTER FINAL ADJUSTMENT.



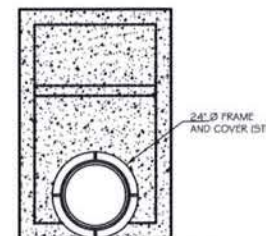
WEIR DETAIL - PLAN VIEW



WEIR DETAIL - SECTION VIEW

STORMGATE VAULT DATA			
STRUCTURE ID	XXX		
WATER QUALITY FLOW RATE (cfs)	X.XX		
PEAK FLOW RATE, Q _{peak} (cfs)	X.XX		
VAULT LENGTH	XX		
VAULT WIDTH	XX		
RIM ELEVATION	XXX.XX		
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1	XXX.XX	XXX	XX"
INLET PIPE #2	XXX.XX	XXX	XX"
WATER QUALITY FLOW OUTLET PIPE	XXX.XX	XXX	XX"
PEAK FLOW OUTLET PIPE	XXX.XX	XXX	XX"
ORIFICE TYPE (PIPE, CAP, PLATE)	XXXXXX		
ORIFICE DIAMETER (in)	XX"		
WEIR CREST ELEVATION	XXX.XX		
WEIR WALL ELEVATION	XXX.XX		
HEAD OVER WEIR, H (ft)	X.XX		
WSE at Q _{peak}	XXX.XX		
FLOOR ELEVATION	XXX.XX		
NOTES/SPECIAL REQUIREMENTS:			

**STORMGATE VAULT HIGH FLOW BYPASS
WITH 72" MANHOLE STORMFILTER
SCHEMATIC DRAWING**



STORMGATE VAULT- TOP VIEW

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III. Filterra® Physical Description

The system consists of a concrete container, a 3 inch mulch layer, 1.5 to 3.5 feet of a unique soil filter media, an observation / cleanout pipe, an under-drain system and an appropriate type of plant i.e., flowers, grasses, shrub, or tree (see Figure 1).



Figure 1

Stormwater runoff drains directly from impervious surfaces through an inlet structure in the concrete box and flows through the mulch, plant, and soil filter media. Treated water flows out of the system via an under-drain connected to a storm drain pipe or other appropriate outfall.

The Filterra Stormwater Bioretention Filtration System harnesses the power of nature to capture, immobilize and cycle pollutants to treat urban runoff. Trees, grasses and shrubs do more than make it attractive. They also enhance pollutant removal.

An Attractive Alternative to Conventional Systems

A unique combination of aesthetics, sound science, practical engineering and common sense make Filterra such an appealing option. Above ground, the system's shrubs, grasses or trees add beauty and value to the urban landscape. Underground, nature's complex physical, chemical and biological processes are hard at work removing a wide range of nonpoint source pollutants from urban stormwater runoff. Stormwater flows through a specially designed filter media mixture contained in a landscaped concrete container. The mixture immobilizes pollutants; those pollutants are then decomposed, volatilized and incorporated into the biomass of the Filterra system's micro/macro fauna and flora. Stormwater runoff flows through the media and into an underdrain system at the bottom of the container, where the treated water is discharged. Higher flows bypass Filterra via a downstream inlet structure or other appropriate outfall.

An Effective and Economical Technology

Filterra is similar in concept to bioretention in its function and applications, with the major distinction that Filterra has been optimized for high volume/flow treatment and high pollutant removal. It takes up little space and may be used on highly developed sites such as landscaped areas, green space, parking lots and streetscapes. Filterra is exceedingly adaptable and may be used for all developments, in all soil conditions to meet your unique stormwater filtration needs.

An Easy-Maintenance System

While the technology behind Filterra is complex, installation and maintenance are simple. A flexible, single-unit design featuring drop-in-place construction makes Filterra easy to install. Unlike competitive systems, a maintenance agreement is included with the purchase of every unit. Maintenance records are kept by Americast and are updated when maintenance is performed. Finally, unlike most stormwater filtration systems, Filterra is easy and safe to inspect. Simple, routine and inexpensive landscape care is all that's needed. No special equipment, no vacuum trucks.

A Natural Solution for Stormwater Filtration

Today's emphasis on natural solutions to environmental issues makes the Filterra Stormwater Bioretention Filtration System an idea whose time has come. Filterra represents a major breakthrough in bioretention technology, harnessing the power of nature to capture and immobilize pollutants to treat urban runoff. In developing Filterra America's foremost expert on Low Impact Development and bioretention technologies created the most efficient and cost effective natural stormwater filtration system available.

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