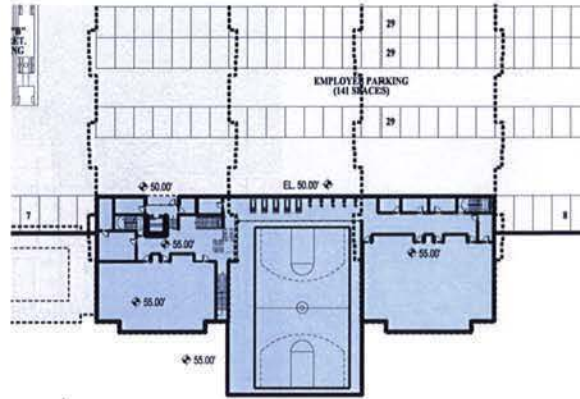




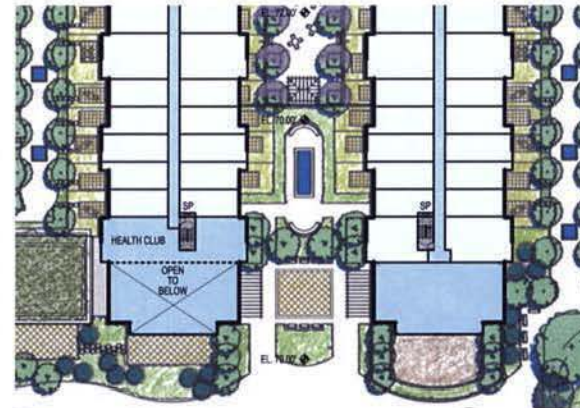
P1 Parking Plan



Second Floor Plan



Ground Floor Plan



Third Floor Plan



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Arbor Club Plans and Elevations

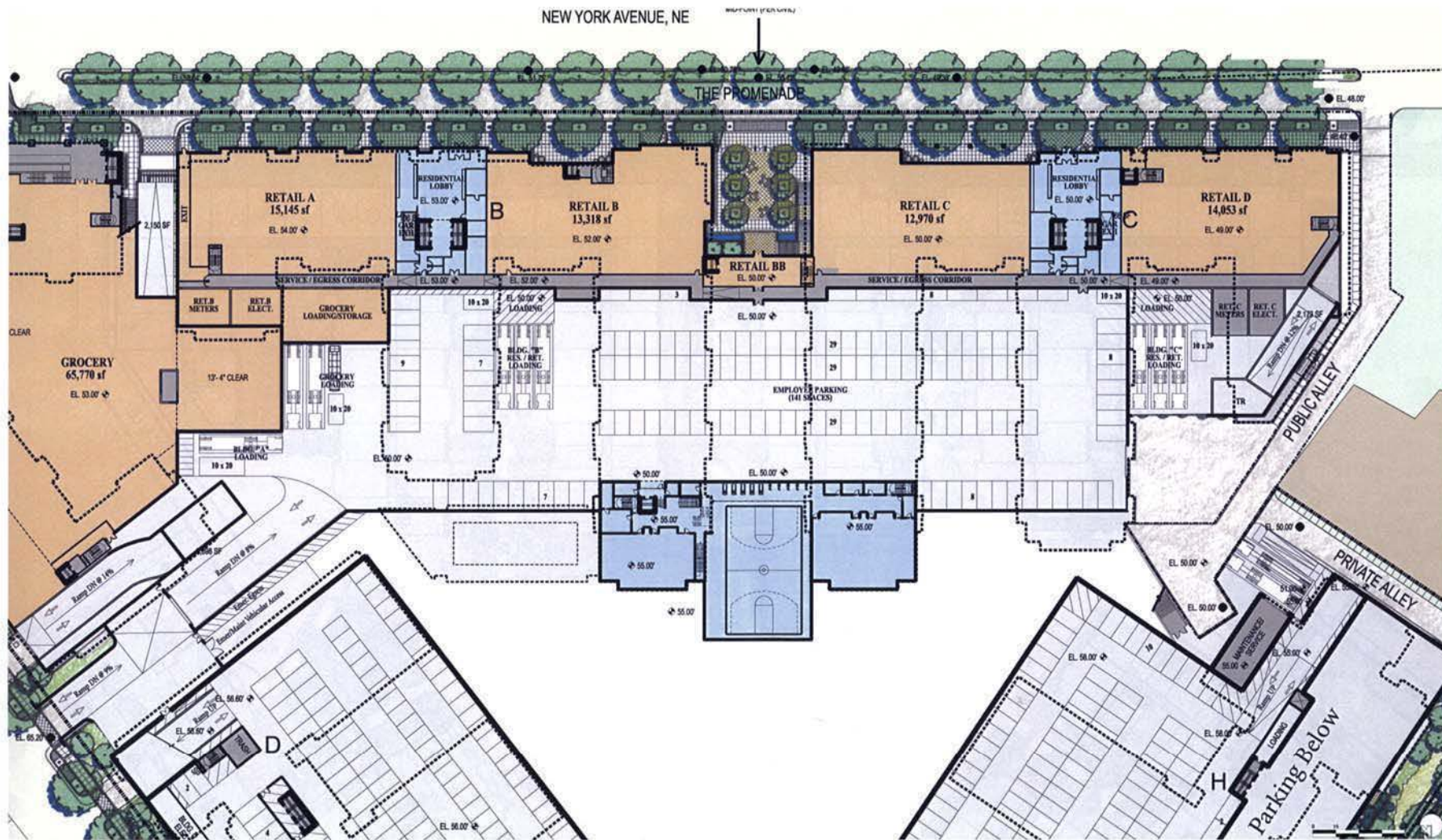
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TORTI GALLAS AND PARTNERS

A046

NEW YORK AVENUE/ARBORETUM



ZONING COMMISSION
District of Columbia
CASE NO.06-15
EXHIBIT NO.26A2



Drawn: Torti Gallas and Partners, Inc. | 1000 Spring Street, 9th floor, Silver Spring, Maryland | 301.588.4500

Partial Retail Level Plan: Buildings B and C, Arbor Club

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A047

NEW YORK AVENUE/ARBORETUM



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Partial Second Floor Plan: Buildings B and C, Arbor Club

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Revised August 1, 2006



Courtyard Elevation



New York Avenue Elevation

- MATERIALS LEGEND**
- 1 Masonry with Precast Accents
 - 2 Storefront
 - 3 Metal Canopy
 - 4 Architectural Embellishment
 - 5 Aluminum & Glass Windows & Doors
 - 6 Decorative Railing
 - 7 Metal Panels
 - 8 Mechanical Louvers



Bay Study



Revised August 1, 2006

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Building B Elevations

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A049

NEW YORK AVENUE/ARBORETUM



Courtyard Elevation



New York Avenue Elevation

- MATERIALS LEGEND**
- 1 Masonry with Precast Accents
 - 2 Storefront
 - 3 Metal Canopy
 - 4 Architectural Embellishment
 - 5 Aluminum & Glass Windows & Doors
 - 6 Decorative Railing
 - 7 Metal Panels
 - 8 Mechanical Louvers



Bay Study

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Building C Elevations

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A050

NEW YORK AVENUE/ARBORETUM



Ground Floor

Client: Scott Vailley and Partners, Inc. 1100 Spring Street, 4th Floor, Silver Spring, Maryland 20910 scv_008.pdf

Building D and E Floor Plans

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Typical Floor Plan

Revised August 1, 2006



Upper Floor Plan

Source: Torti Gallas and Partners, Inc. 1/2004; Spring House, Ltd. 1/2004; Spring House, Ltd. 1/2004; Spring House, Ltd. 1/2004; Spring House, Ltd. 1/2004

Building D and E Floor Plans and Bay Study

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A052



NEW YORK AVENUE/ARBORETUM



Montana Avenue Elevation



Courtyard Elevation

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Building D and E Elevations

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NEW YORK AVENUE/ARBORETUM





Terrace 2 Level



First Floor Plan



Typical Floor Plan



Terrace 1 Level



Second Floor Plan



Upper Floor Plan

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Building F Floor Plans

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NEW YORK AVENUE/ARBORETUM



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Montana Avenue Elevation



Southwest view from park



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Building F Elevations

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NEW YORK AVENUE/ARBORETUM



Bloomsbury Road Elevation



Southwest view from park

Source: Greenfield and Partners, Inc. / 100 Spring Street, 9th Floor, New York, NY 10012

Building F Elevations

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A056



Ray Study

MATERIALS LEGEND	
1	Masonry with Precast Accents
2	Storefront
3	Metal Canopy
4	Architectural Embellishment
5	Aluminum & Glass Windows & Doors
6	Decorative Railing
7	Metal Panels
8	Mechanical Louvers



NEW YORK AVENUE/ARBORETUM



First Floor Plan

Glaxon Torti Gallus and Partners, Inc. | 1300 Spring Street, 4th floor, Silver Spring, Maryland 20901 301 588 4500

Buildings G & H Floor Plans



Typical Floor Plan





Bladensburg Road Elevation



Courtyard Elevation

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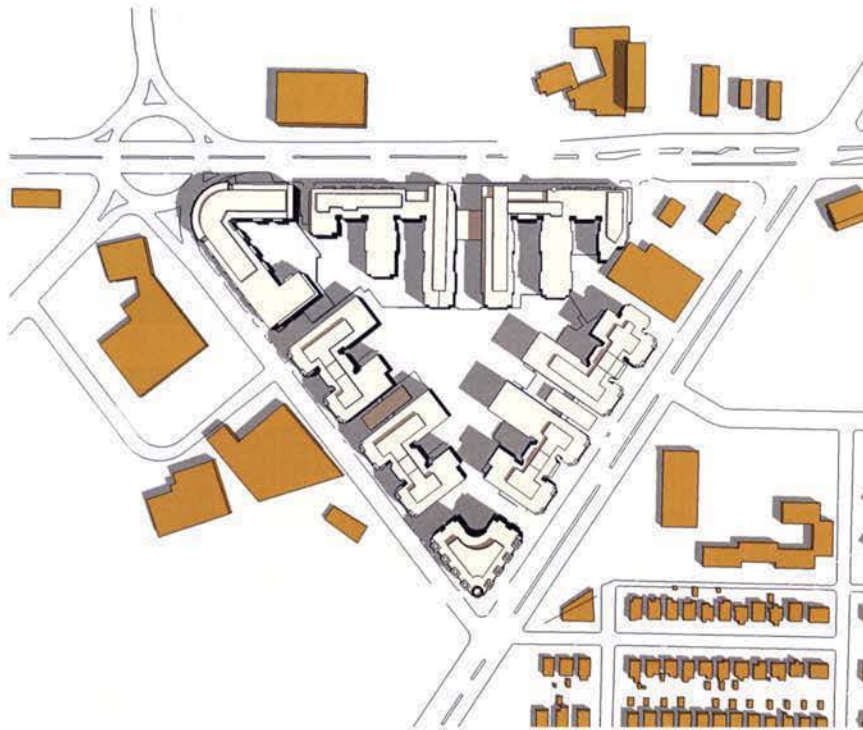
Building G & H Elevations

ABDO NEW YORK, LLC
TORTI GALLAS AND PARTNERS

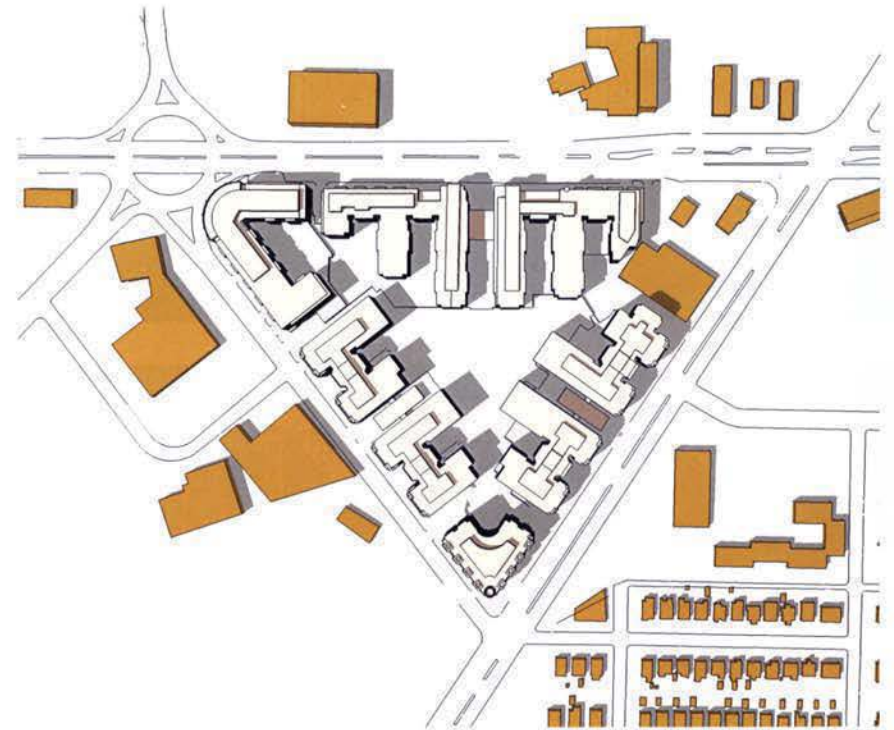
A059

NEW YORK AVENUE/ARBORETUM





May 6 / August 6, 10 am
Median Date between Solstice and Equinox



May 6 / August 6, 2 pm
Median Date between Solstice and Equinox

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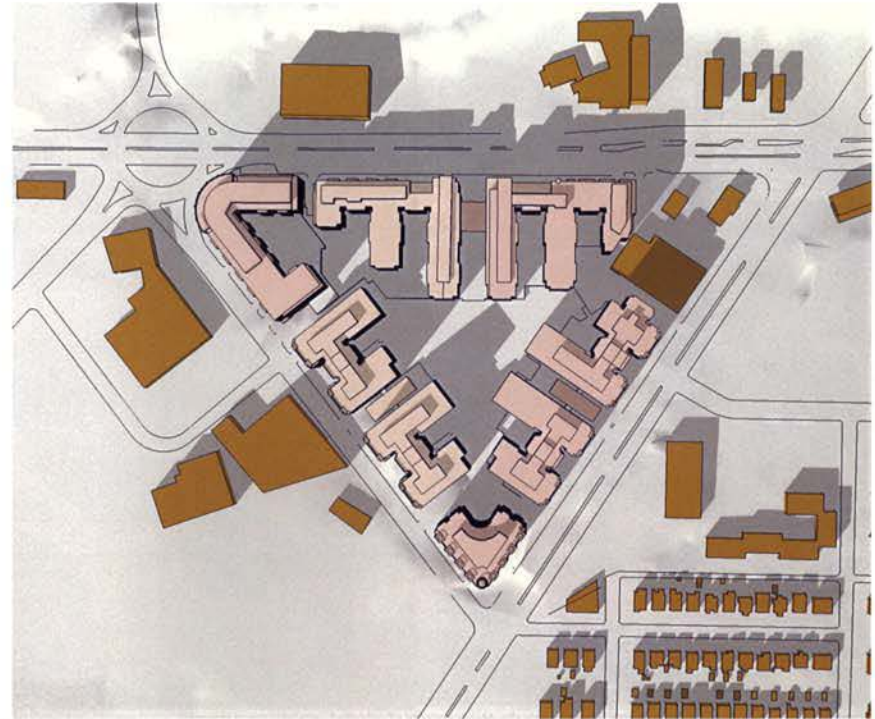
Shadow Studies

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TORTI GALLAS AND PARTNERS

Revised August 1, 2006



February 6 / November 6, 10 am
Median Date between Solstice and Equinox



February 6 / November 6, 2 pm
Median Date between Solstice and Equinox

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Shadow Studies

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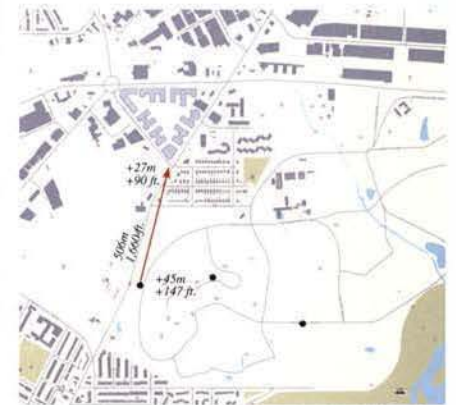
A061

NEW YORK AVENUE/ARBORETUM

Revised August 1, 2006



View from Arboretum, looking from Azalea Drive towards site. Massing model of proposed development in imposed background. Winter view, photo taken March 19, 2006. Exhibit illustrates that proposed development will be obscured from view by tree line.



Map Indicating View Location in Arboretum and Relative Heights of Ground of Plane.

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Views from the Arboretum

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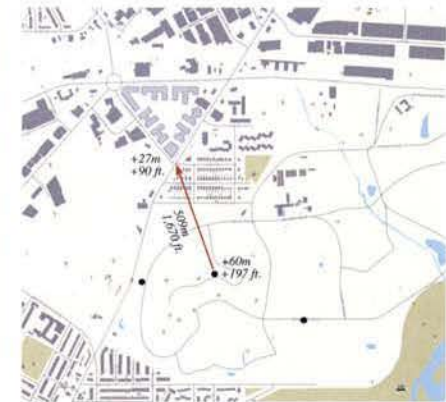
A062

NEW YORK AVENUE/ARBORETUM

Revised August 1, 2006



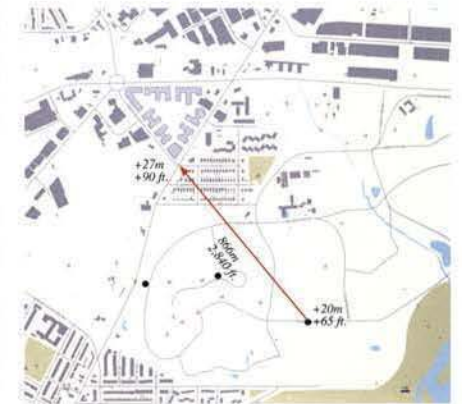
View from Arboretum, looking from Ridge Trail toward site. Massing model of proposed development imposed in background. Winter view, photo taken March 19, 2006. Exhibit illustrates that proposed development will be obscured from view by tree line.



Map Indicating View Location in Arboretum and Relative Heights of Ground of Plane.



View from Arboretum, looking from Crabtree Road over the Meadow. Massing model of proposed development imposed in background. Winter view, photo taken March 19, 2006. Exhibit illustrates that proposed development will be obscured from view by tree line.



Map Indicating View Location in Arboretum and Relative Heights of Ground of Plane.

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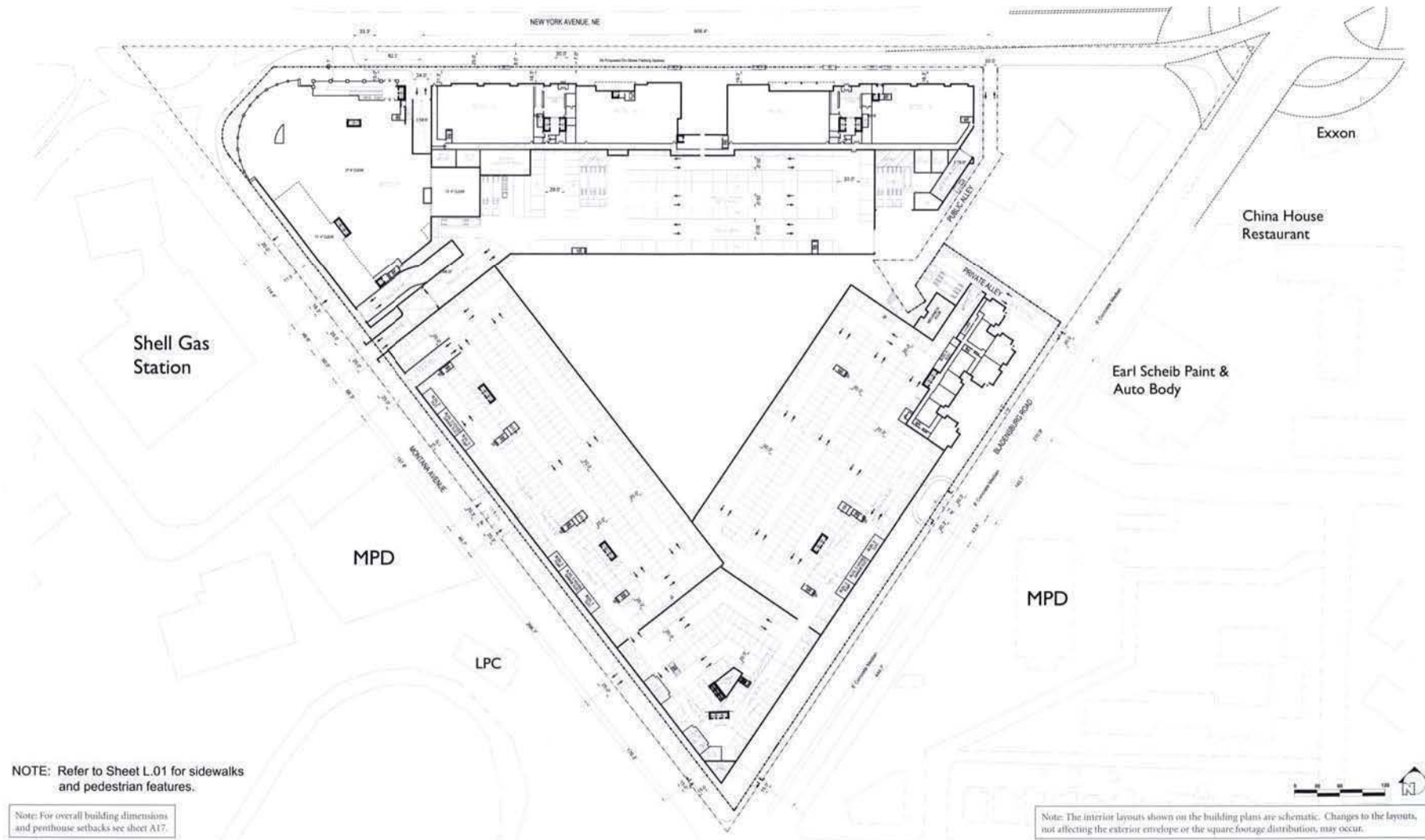
Views from the Arboretum

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A064

NEW YORK AVENUE/ARBORETUM

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NOTE: Refer to Sheet L.01 for sidewalks and pedestrian features.

Note: For overall building dimensions and penthouse setbacks see sheet A17.

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Traffic Circulation Plan

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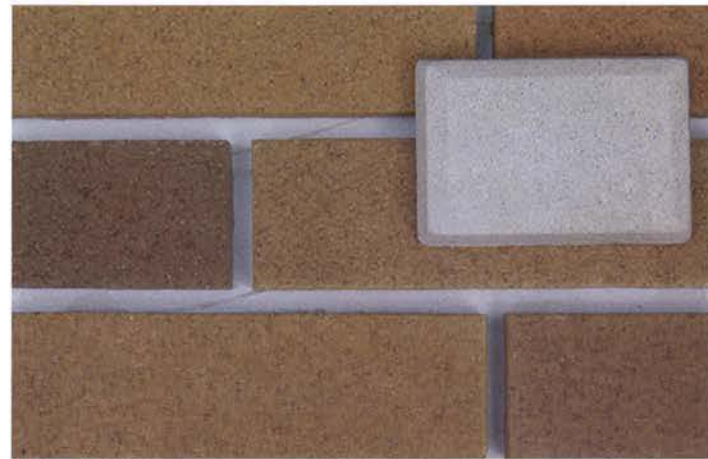
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NEW YORK AVENUE/ARBORETUM

Revised August 1, 2006



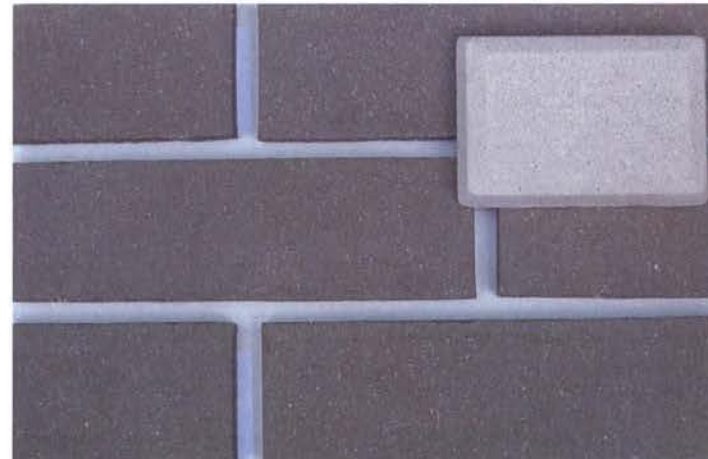
Brick One
Buildings B, C, F



Brick Three
Buildings B, D, E



Brick Two
Buildings A, C, G and H



Brick Four-All Buildings
Base, inset panels, accents

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Masonry Materials

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A067

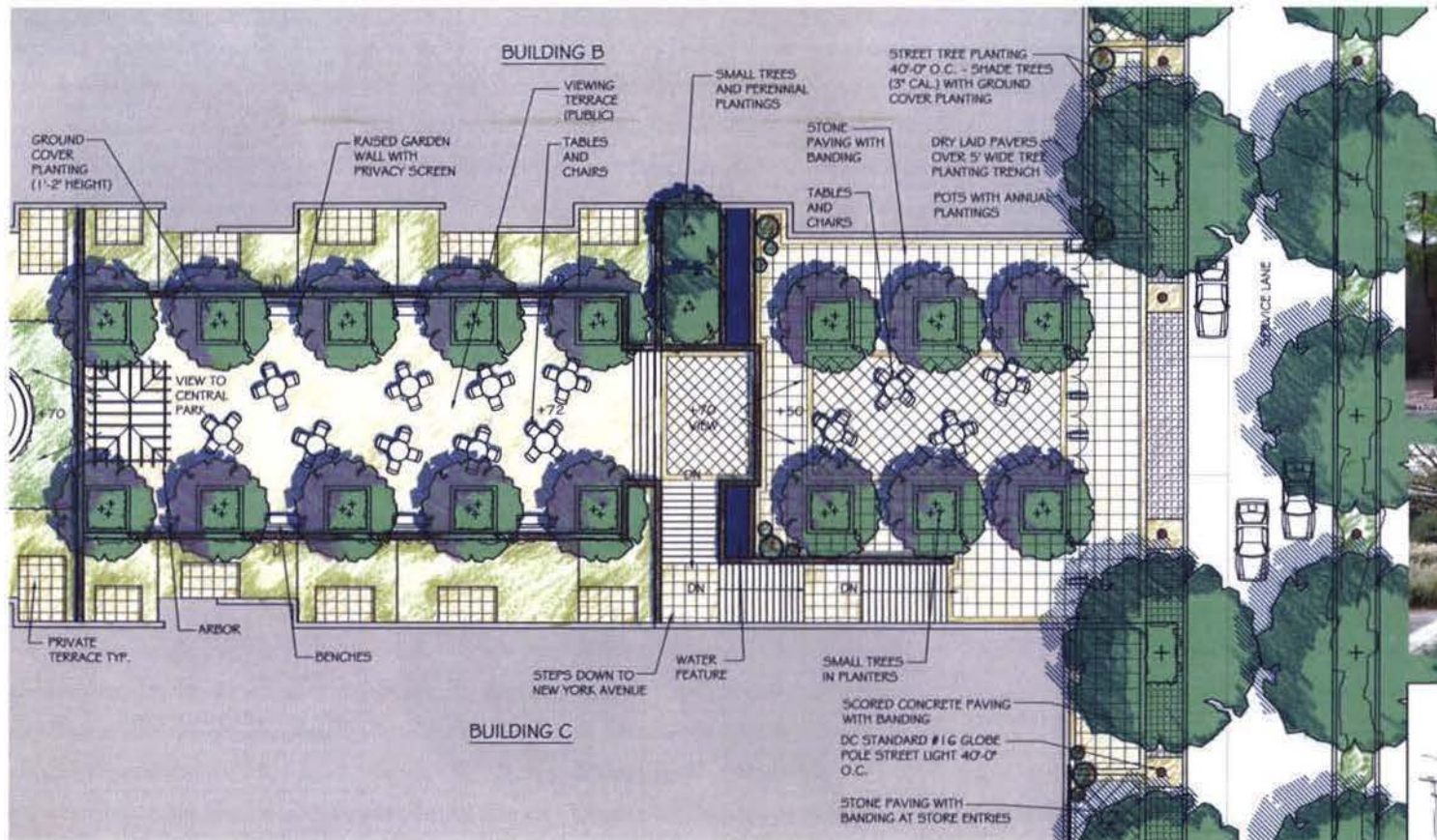
NEW YORK AVENUE/ARBORETUM

Revised August 1, 2006

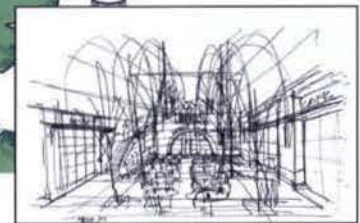


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NEW YORK AVENUE/ARBORETUM



SYMBOL	DESCRIPTION
	Tree
	Planting
	Paving
	Furniture
	Lighting
	Water feature
	Viewing terrace
	Tables and chairs
	Benches
	Arbor
	Steps
	Water feature
	Small trees in planters
	Scored concrete paving
	DC standard #16 globe pole street light
	Stone paving
	Street tree planting
	Dry laid pavers
	Pots with annual plantings
	Small trees and perennial plantings



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Public Amenity Space - New York Avenue

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L02

NEW YORK AVENUE/ARBORETUM

Revised August 1, 2006



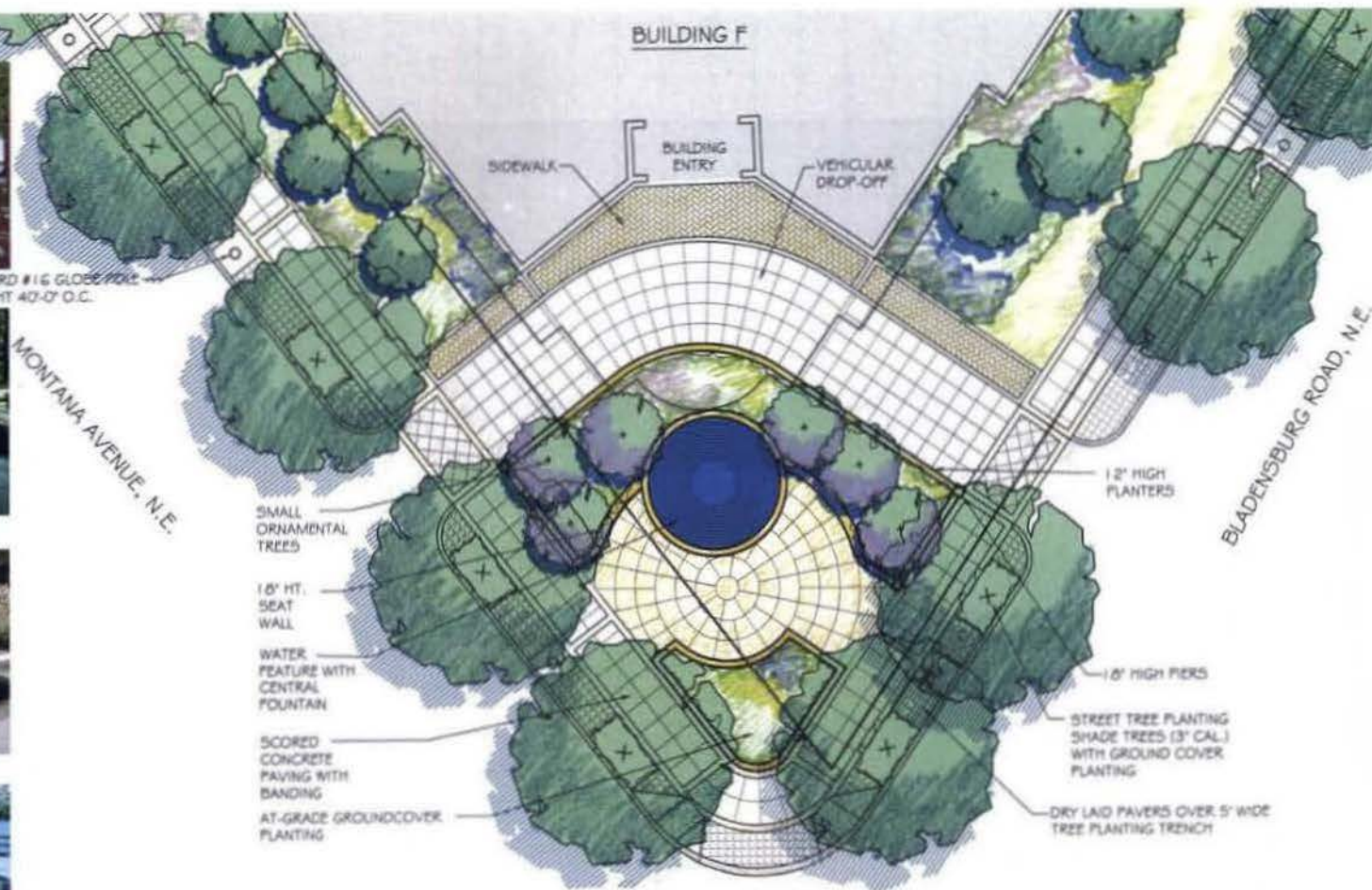
DC STANDARD #16 GLOBE VOLE
STREET LIGHT 40'-0" O.C.



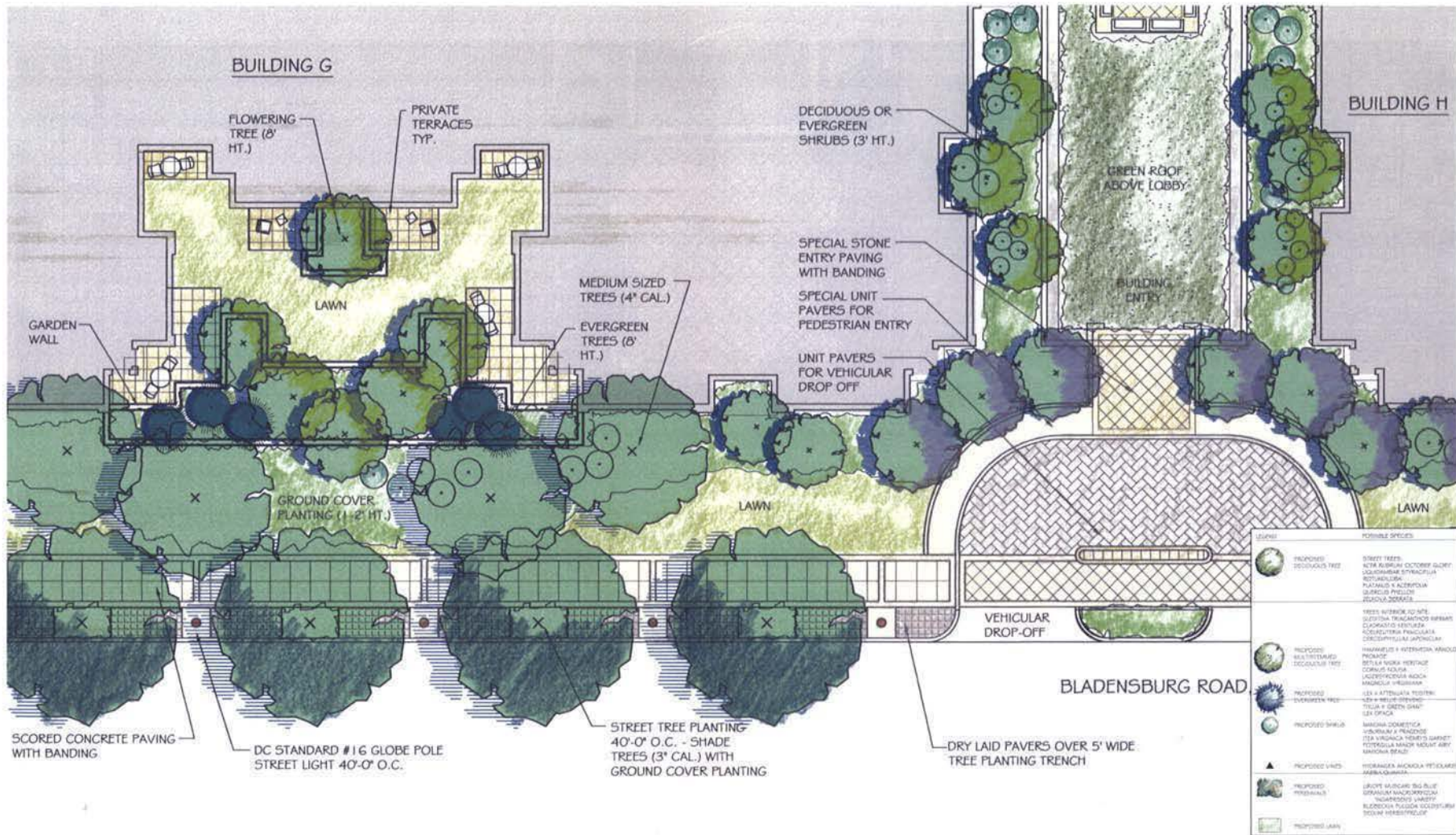
Photo: Scott Gallas and Partners, Inc. / Scott Gallas and Partners, Inc. / Scott Gallas and Partners, Inc. / Scott Gallas and Partners, Inc.

Public Amenity Space - Park at Montana Avenue and Bladensburg Road

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SCOTT GALLAS AND PARTNERS, INC. / CLINTON & ASSOCIATES, PC



Revised August 1, 2006



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Street Details - Bladensburg Road

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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 DC, 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 ORDERING ANY STRUCTURES. OTHER MATERIALS RESULTING FROM ALL DEMOLITION OPERATIONS TO A LEGAL DISPOSAL OFF SITE.

DEMOLITION NOTES:

1. 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.

2. CONTRACTOR SHALL REMOVE AND TRANSPORT ALL DEBRIS, RUBBISH AND THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCING WORK. REPORT ANY DISCREPANCY TO THE PROJECT MANAGER. FOR HAZARDOUS LOCATIONS OF EXISTING UTILITIES, CONTACT "MISS UTILITY" AT 1-800-251-7777, 48-HOURS PRIOR TO ANY EXCAVATION.

3. REMOVAL OF ASPHALT AND CONCRETE PAVEMENT SHALL INCLUDE THE REMOVAL OF ALL SURFACE, BASE AND SUBBASE MATERIALS.

4. 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.

5. THE CONTRACTOR MUST HIRE-2G TEST PITTS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES WELL IN ADVANCE OF DEMOLITION WORK AND PRIOR TO ORDERING 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.

6. ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER D.C. EROSION AND SEDIMENT CONTROL HANDBOOK. IF ANY ONGOING INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED.

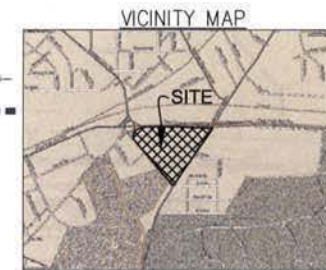
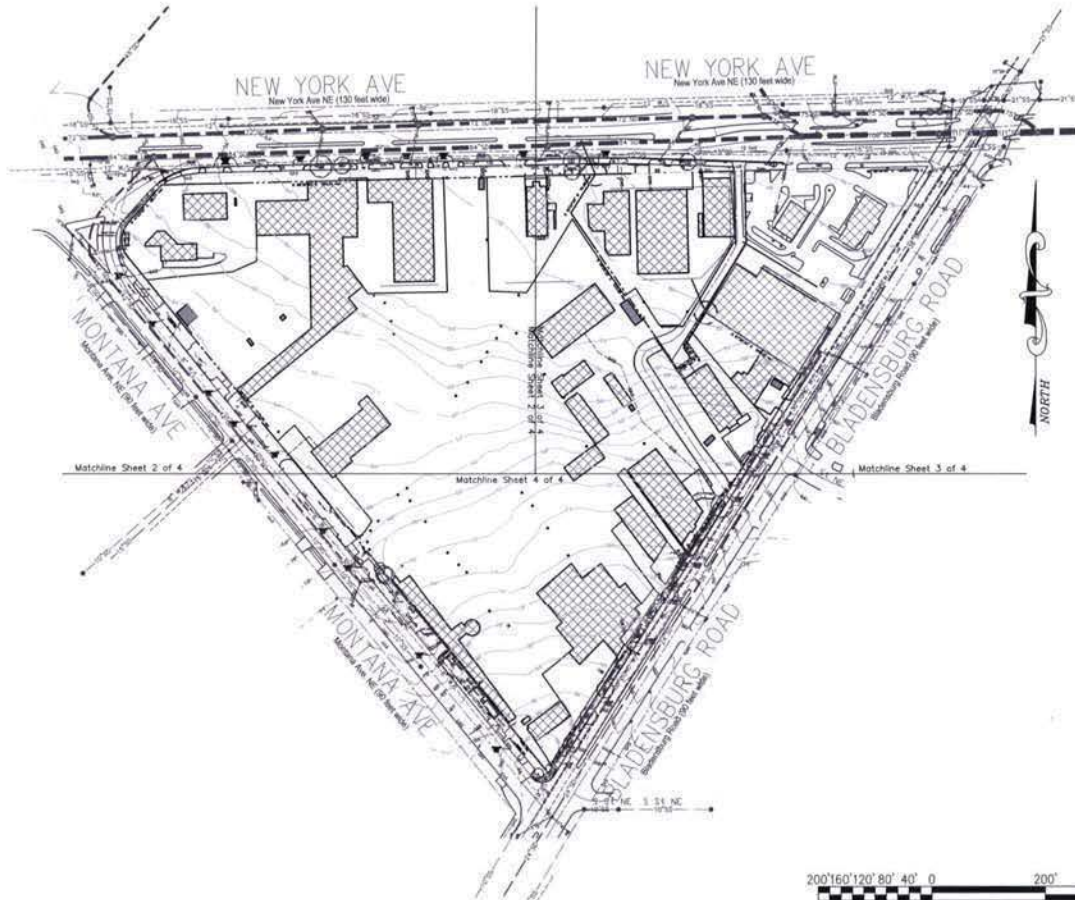
7. SEE SEDIMENTATION AND EROSION CONTROL PLAN FOR ALL EXISTING TREES TO REMAIN AND BE PROTECTED.

8. NOTE PROXIMITY OF ADJACENT STRUCTURES AND UTILITY LINES AND MAINTAIN CONTINUED SERVICE DURING CONSTRUCTION. COORDINATE WITH RESPECTIVE UTILITY COMPANIES AND ENGINEER SHOULD RELOCATION OF SERVICE BE REQUIRED.

9. 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.

10. 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
ASP	ASTM A660 CONCRETE	MR	MANGOLD (STRUCTURE)
BUILD	BUILDING	O/N	OVERHEAD
BRK	BRICK	PCC	PORCELANE CEMENT CONCRETE
CC	CONCRETE CURB	PM	PROPOSED
CD	CURB & OUTLET	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
CONC	CONCRETE	STY	STORY (FLOOR)
DP	DUCTILE IRON PIPE	S/W	SIDEWALK
DOM	DOMESTIC	T	TELEPHONE
DRW	DRAWING(S)	TRF	TRAFFIC
ELEV	ELEVATION	TYP	TYPICAL
ELEC	ELECTRICAL	W	WATER
ENT	ENTRANCE	WL	WATER LINE
EX	EXISTING	WM	WATER MAIN
FI	FIRE HYDRANT	WV	WATER VALVE
FT	FEET/FOOT	XCH3	EXTRA HEAVY CAST IRON PIPE
FP	FLAGPOLE	TM	TOP OF WALL
G	GAS		
GC	GRANITE CURB		
GRD	GRASS		
GRNT	GRANITE		



SHEET INDEX

C.01	EX CONDITIONS & DEMOLITION PLAN-OVERALL
C.02	EX CONDITIONS & DEMOLITION PLAN-WEST
C.03	EX CONDITIONS & DEMOLITION PLAN-EAST
C.04	EX CONDITIONS & DEMOLITION PLAN-SOUTH
C.05	SITE PLAN-OVERALL
C.06	SITE PLAN-WEST
C.07	SITE PLAN-EAST
C.08	SITE PLAN-SOUTH
C.09	SEDIMENT & EROSION CONTROL PLAN-OVERALL
C.10	SEDIMENT & EROSION CONTROL PLAN-WEST
C.11	SEDIMENT & EROSION CONTROL PLAN-EAST
C.12	SEDIMENT & EROSION CONTROL PLAN-SOUTH
C.13	SEDIMENT & EROSION CONTROL DETAILS
C.14	SITE UTILITY PLAN-OVERALL
C.15	SITE UTILITY PLAN-WEST
C.16	SITE UTILITY PLAN-EAST
C.17	SITE UTILITY PLAN-SOUTH
C.18	SWM DETAILS
C.19	SWM DETAILS
C.20	SWM DETAILS
C.21	SWM DETAILS



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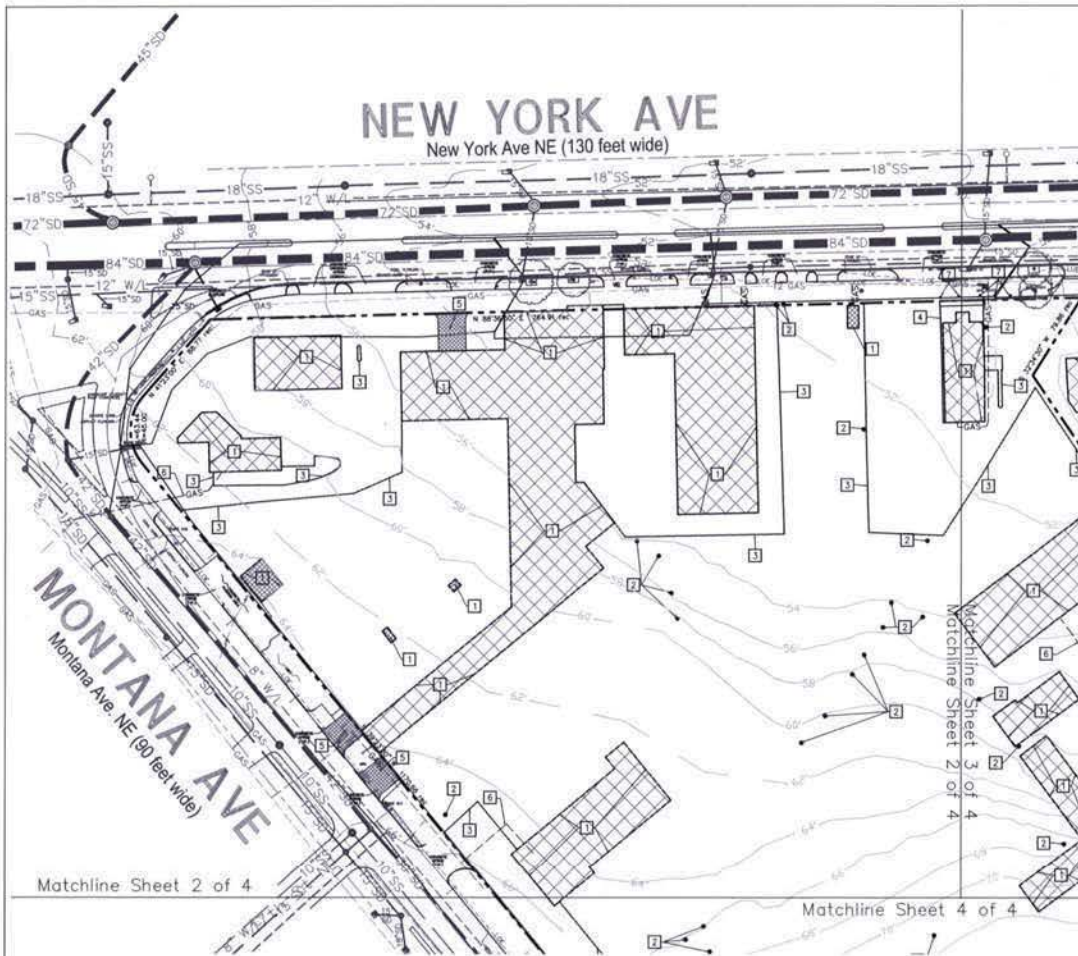
New York Ave. & Bladensburg Rd, NE

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 Ave 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 envelop 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 inch 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 envelop 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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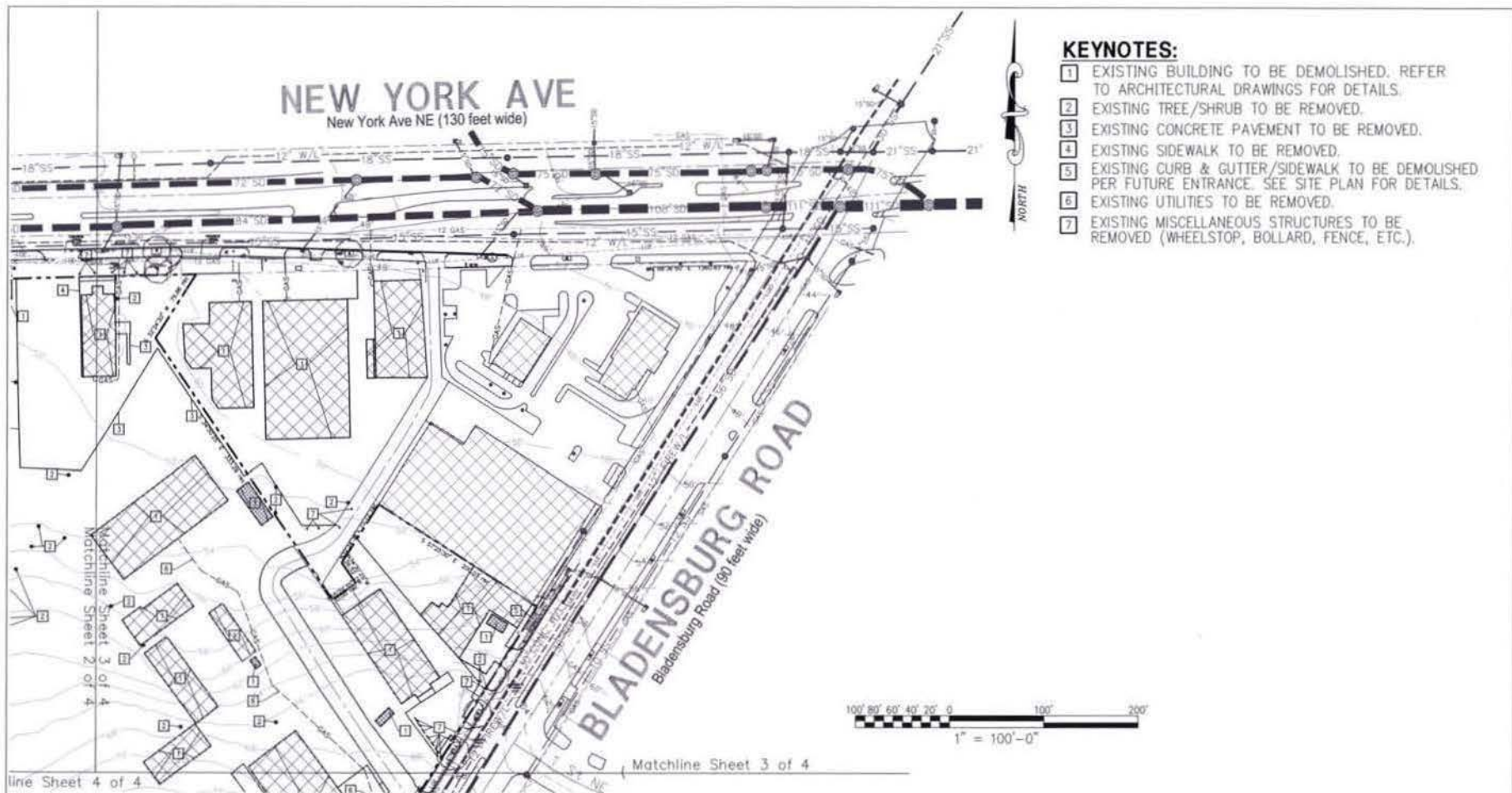
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New York Ave. & Bladensburg Rd, NE

WASHINGTON DC

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

Job No:
144-05
Sheet No:
C.02



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New York Ave. & Bladensburg Rd, NE

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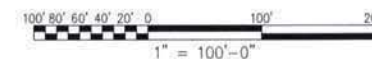
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**EX. CONDITIONS
& DEMOLITION
PLAN-EAST**
Scale: 1 : 100 Date: 08-01-06

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.).



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New York Ave. & Bladensburg Rd, NE

WASHINGTON DC

Sheet Title:

EX.CONDITIONS
& DEMOLITION
PLAN-SOUTH

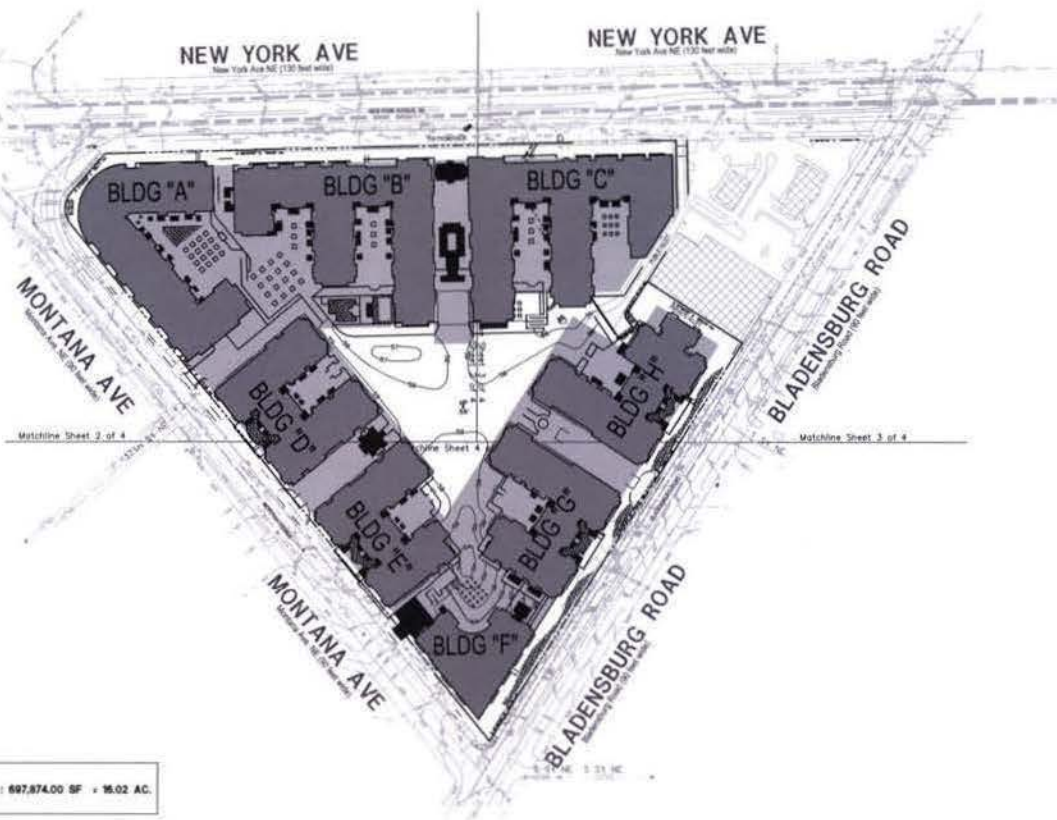
Scale: 1 : 100

Date: 08-01-06

Job No:	
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Sheet No:

C.04



TOTAL SITE AREA : 697,874.00 SF ± 16.02 AC.

LEGEND

= PROPOSED BUILDING

= PROPOSED GARAGE



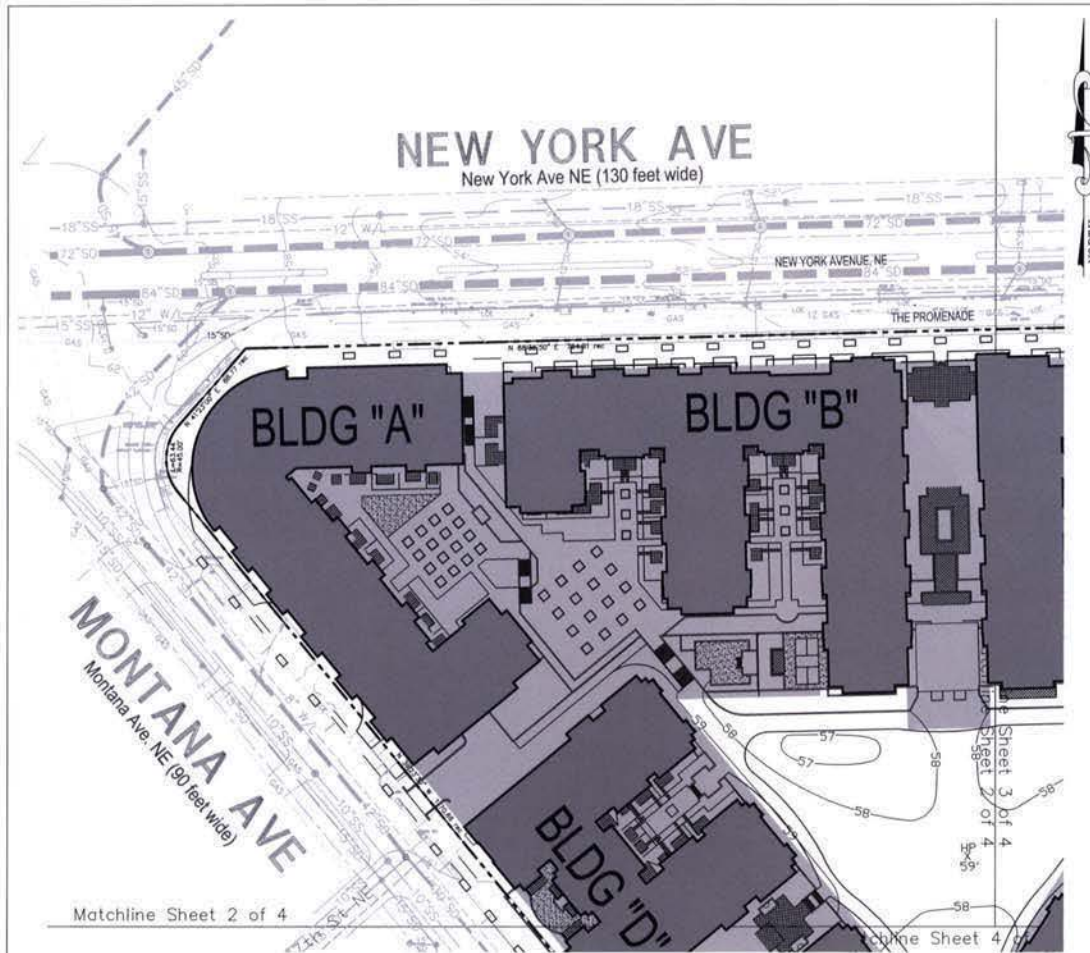
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PLANNERS
CONSTRUCTORS

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



GENERAL NOTES:

- EXISTING CONDITIONS WERE PRODUCED FROM SURVEYS PREPARED BY EK IN 2006 AND PUBLIC RECORD.
- VERIFY LOCATION OF EXISTING UTILITIES BEFORE PROCEEDING WITH WORK. NOTIFY OWNER'S REPRESENTATIVE, DC/DPW 703-7832 OR 703-8522 AND MISS UTILITY (1-800-251-7777) 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/DPW 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 CULMIN, PIPE AND UTILITY STRUCTURE, UNLESS OTHERWISE NOTED.
- FRAMES AND COVERS OF EXISTING STRUCTURES TO BE ADJUSTED TO MATCH NEW FINISHED GRADES.
- OMISSONS 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 LOCATION(S) WHERE PROPOSED UTILITIES CROSS EXISTING UTILITIES. INVESTIGATION(S) 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 CAN NOT 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 DISPOSED OF 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 BITUMINOUS 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 SEGMENT 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 202-730-4205, 48 HOURS PRIOR TO ANY EXCAVATION IN THE VICINITY OF TRANSMISSION MAIN. FOR FURTHER INFORMATION OR PROBLEMS, CONTACT MR. CHUCK WATLEY AT WASHINGTON GAS AT 703-730-4205.
- 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 16" DIAMETER OR GREATER TRANSMISSION GAS FACILITIES AND THE PROPOSED FACILITIES.

NOTES:

CONTACT MISS UTILITY AT 1-800-251-7777, 48 HOURS PRIOR TO CONSTRUCTION.

CONTACT DEPARTMENT OF PUBLIC WORKS - PUBLIC SPACE MAINTENANCE ADMINISTRATION 48 HOURS PRIOR TO START OF CONSTRUCTION AT (202)45-4039 OR (202) 445-4035.

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 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 MISS UTILITY AT 1-800-251-7777, 48 HOURS PRIOR TO ANY EXCAVATION NOTIFY DEPARTMENT OF PUBLIC WORKS.

LEGEND

- = PROPOSED BUILDING
- = PROPOSED GARAGE



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Sheet Title:

**SITE PLAN
WEST**

Scale: 1 : 100

Date: 08-01-06

Job No:
144-05

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C.06