CAMDEN SOUTH CAPITOL

WASHINGTON, DC

RESIDENTIAL BUILDING

DRAWING LIST SHEET		FILING REQUIREMENT
CVR	Cover Sheet	2406.11 (e)
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A0.02	B2 Garage level	2406.12 (e)
A0.03	B1 Garage level	2406.12 (e)
A1.01	Ground Floor	2406.12 (e)
A1.02	Second Floor Plan	2406.12 (e)
A1.03	Typical Floor Plan 3rd. to 7th. Floors	2406.12 (e)
A1.04	8th. Floor Plan	2406.12 (e)
A1.05	9th. Floor Plan	2406.12 (e)
A1.06	10th. Floor Plan	2406.12 (e)
A1.07	11th. Floor Plan	2406.12 (e)
A1.08	Penthouse Plan	2406.12 (e)
A1.09	Roof Plan	2406.12 (e)
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A2.02	O Street Elevation	2406.12 (e)
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A4.03	Ground Floor Recreation Spaces	
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C1.01	Existing Conditions Plan	2406.12 (d)
C1.03	Sedimentation and Erosion Control Plan	2406.12 (d)
C1.06	Utility Plan	2406.12 (c)
C1.08	Sedimentation and Erosion Control Details	2406.12 (d)
C1.09	Stormwater Management Plan	2406.12 (d)
C1.10	Utility Profiles & DC/WASA Details	2406.12 (c)

DRAWING LIST - cont. SHEET		FILING REQUIREMENT
C1.10B	Utility Profiles & DC/WASA Details	2406.12 (c)
L1.01	Ground Floor Landscape	2406.11(e)&2406.12(d)
L1.02	PH Roof Landscape	2406.11(e)&2406.12(d)
L1.03	Vent and Pool Sections	2406.11(e)&2406.12(d)

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CAMDEN SOUTH CAPITOL

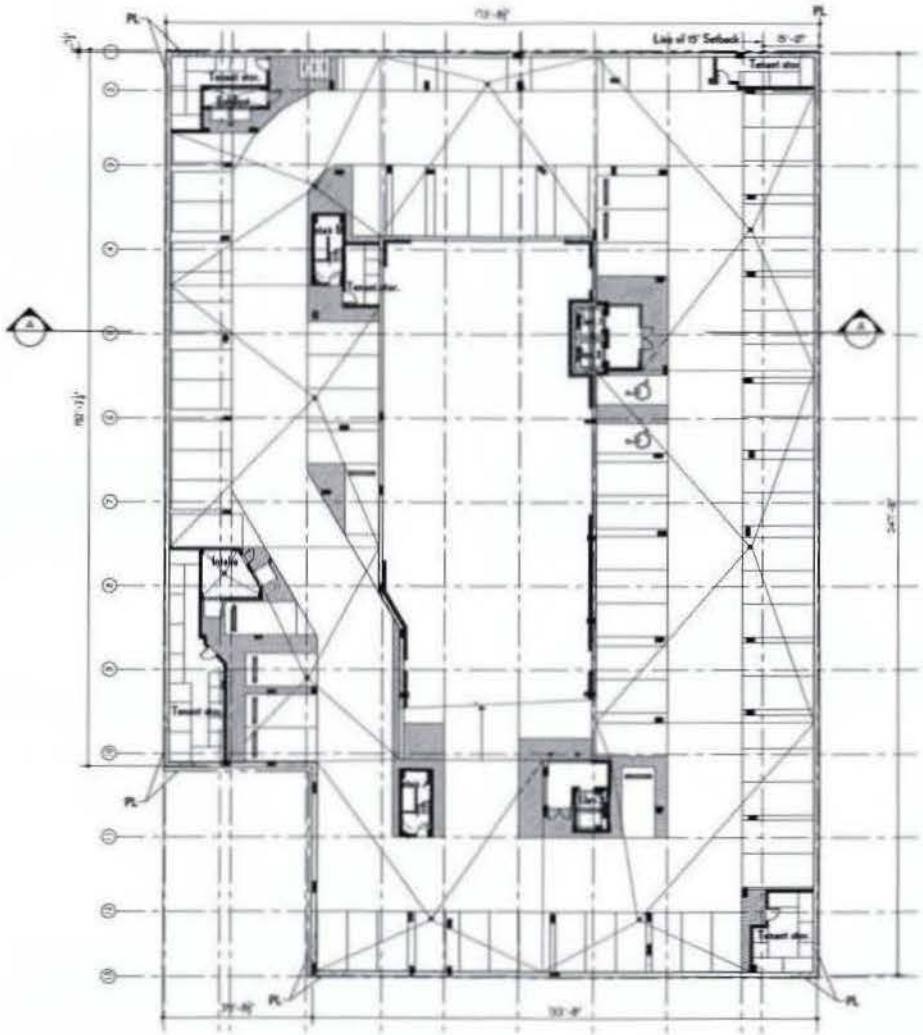
WASHINGTON, DC

WDG PROJECT NO.: WA05078

Cover Sheet
April, 2007

CVR

ZONING COMMISSION
District of Columbia
CASE NO.06-41
EXHIBIT NO.48C



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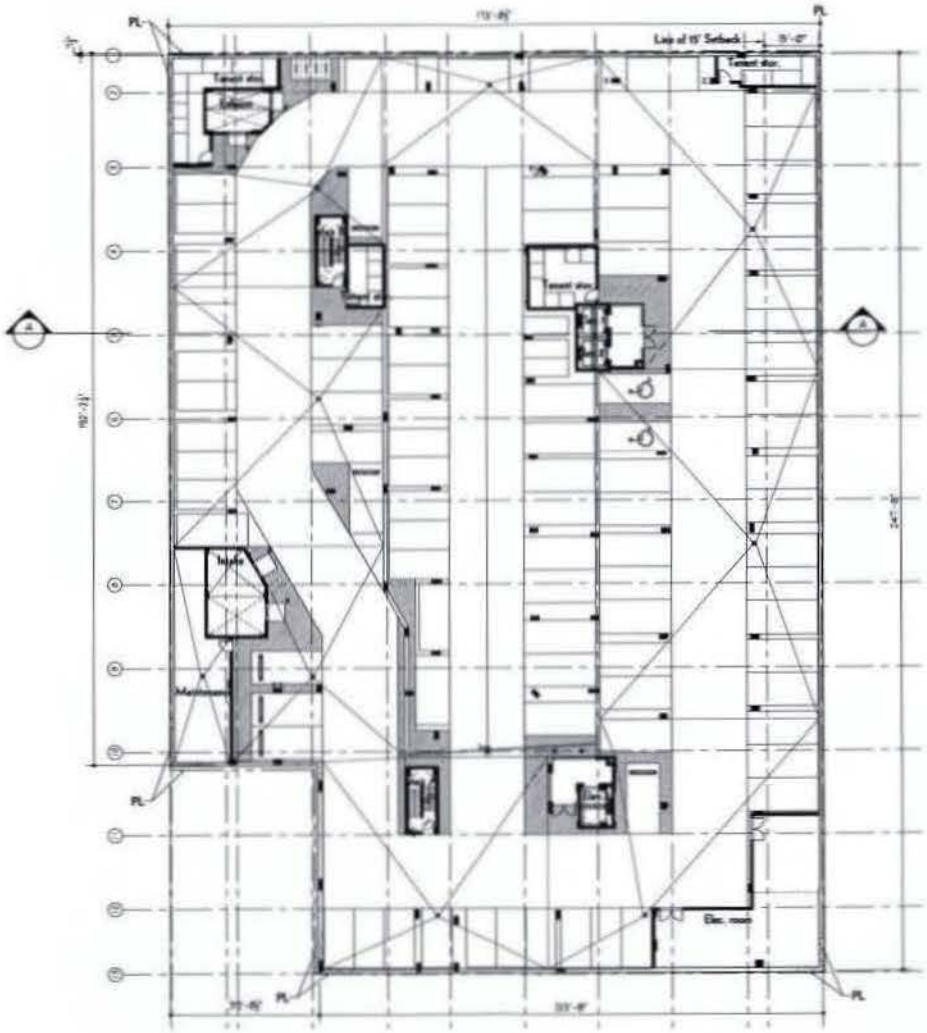
B3 Garage Level

April, 2007 Scale: 1/32" = 1'-0"

A0.01



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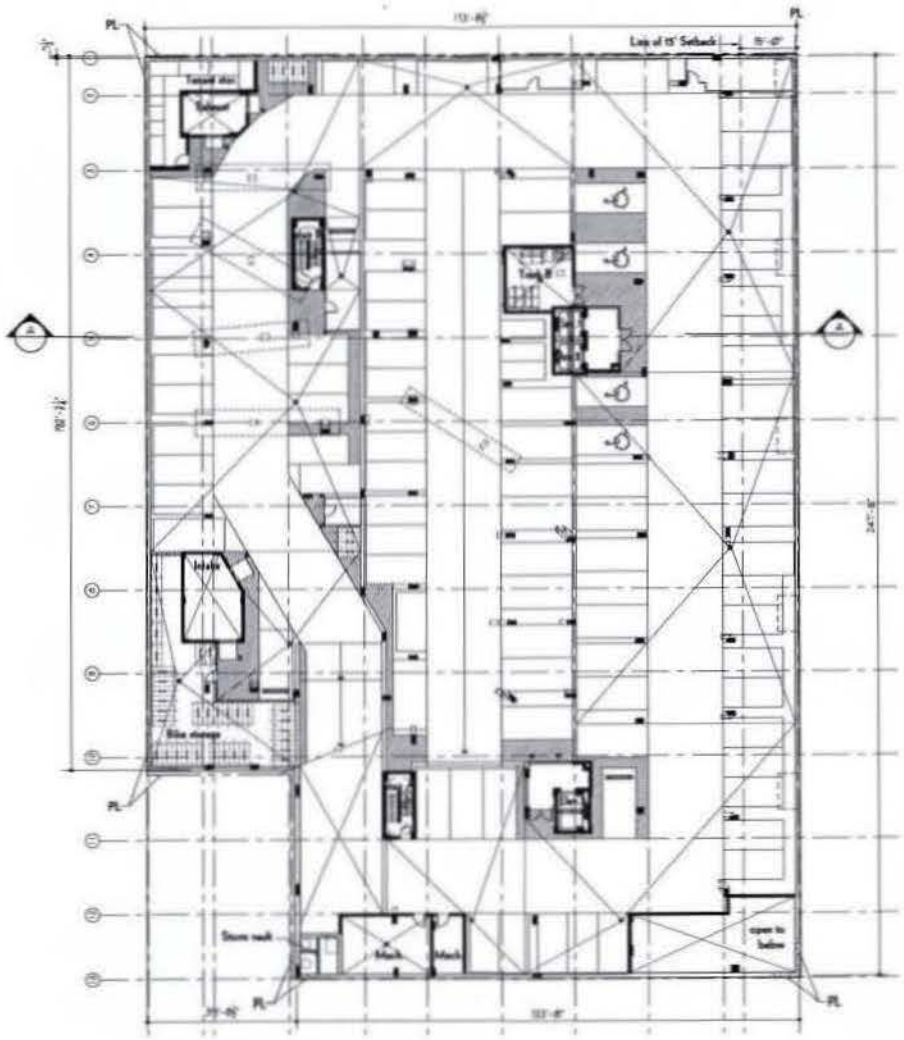
B2 Garage Level

April, 2007 Scale: 1/32" = 1'-0"

A0.02



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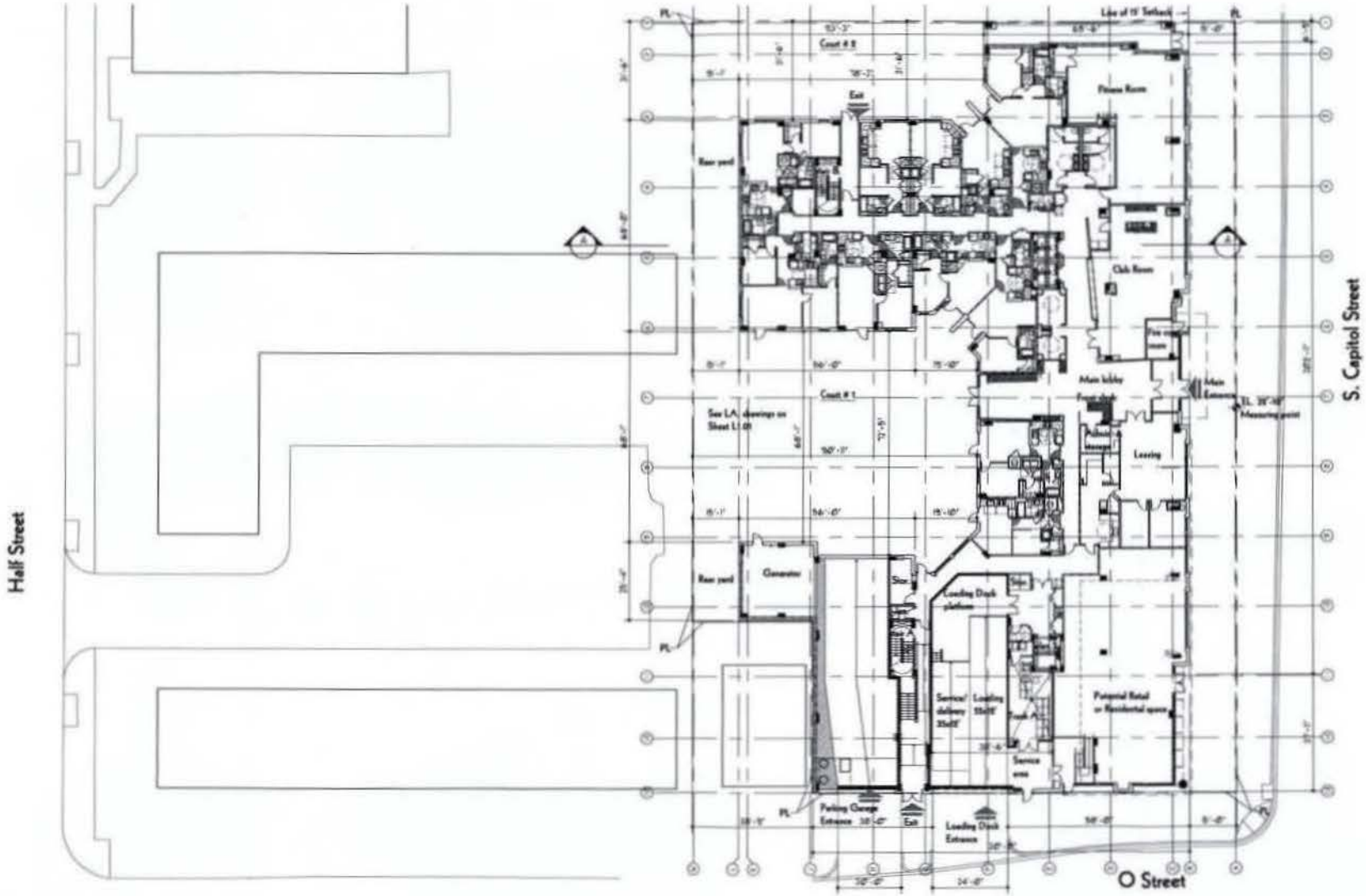
B1 Garage Level

April, 2007 Scale: 1/28" = 1'-0"

A0.03



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CAMDEN SOUTH CAPITOL

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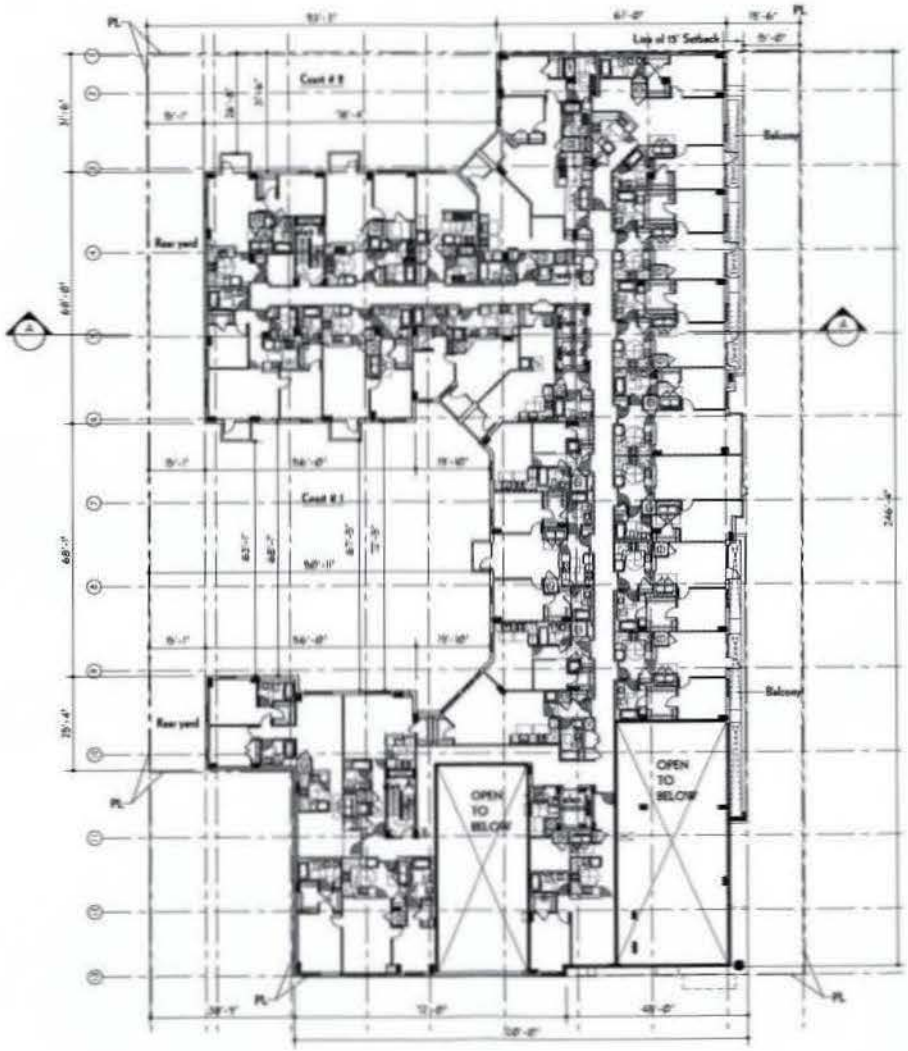
WDG PROJECT NO.: WA05078

Site Plan Ground Floor

April, 2007 Scale: 1/32" = 1'-0"

A1.01



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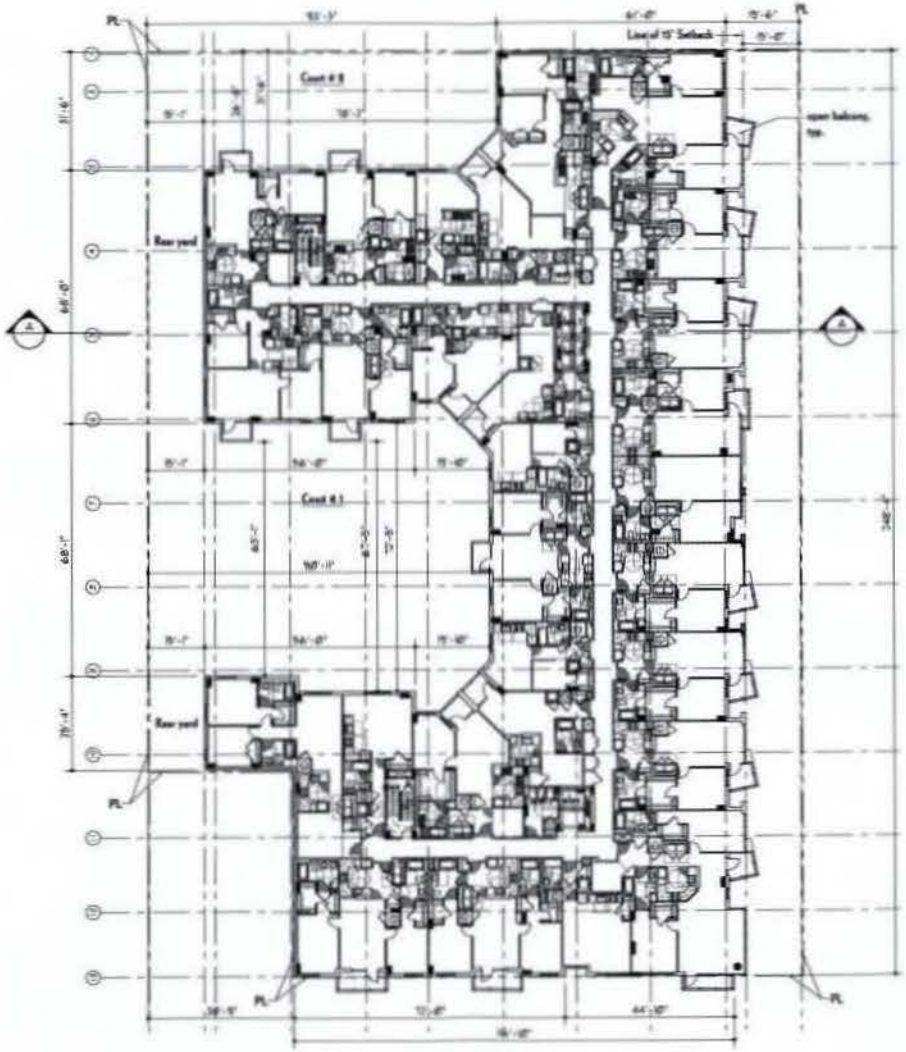
Second Floor Plan

April, 2007 Scale: 1/28" = 1'-0"

A1.02



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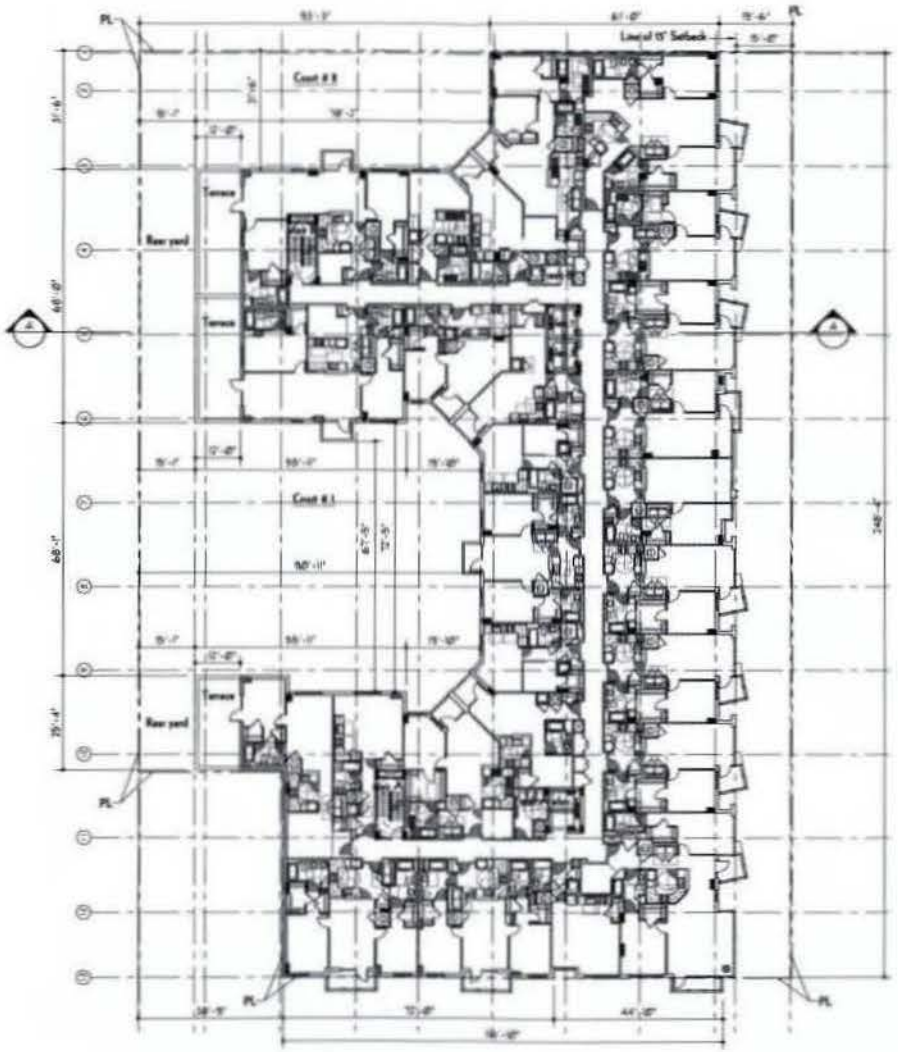
Typical Floor Plan
3rd. To 7th. Floors
April, 2007 Scale: 1/28" = 1'-0"

A1.03



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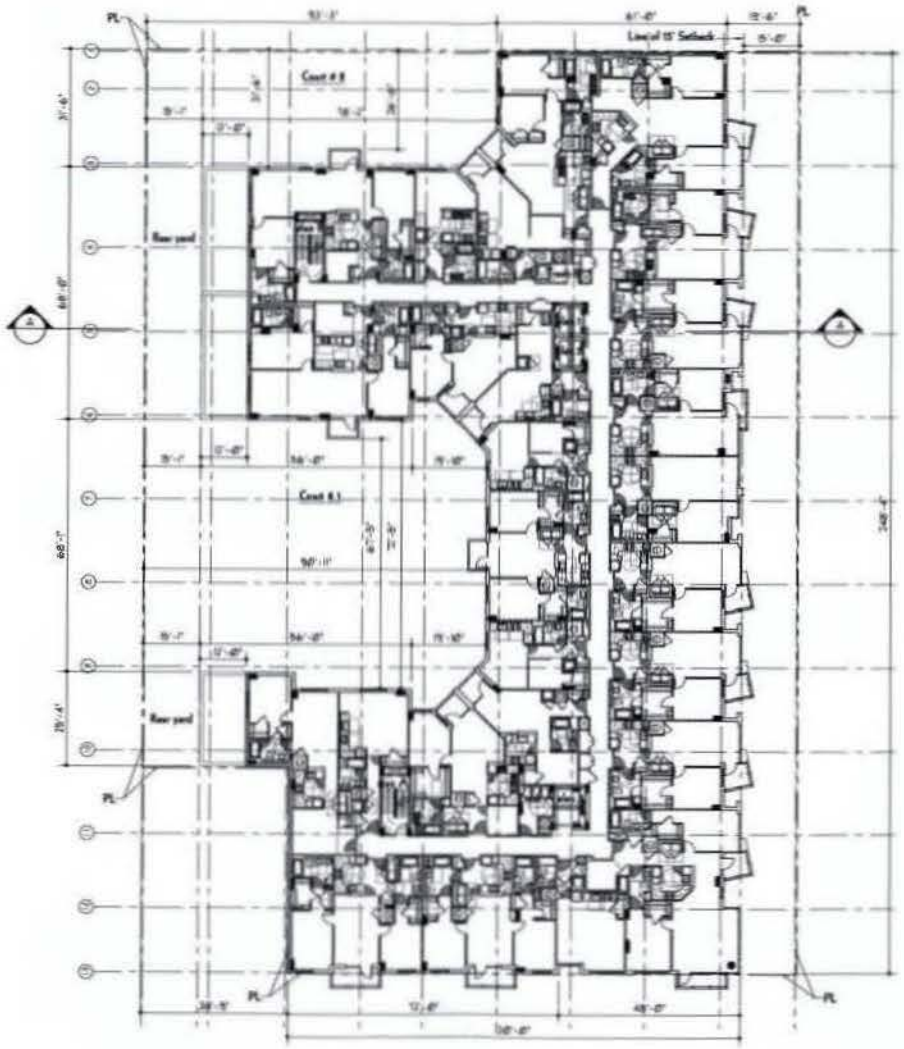
8th. Floor Plan

April, 2007 Scale: 1/32" = 1'-0"

A1.04



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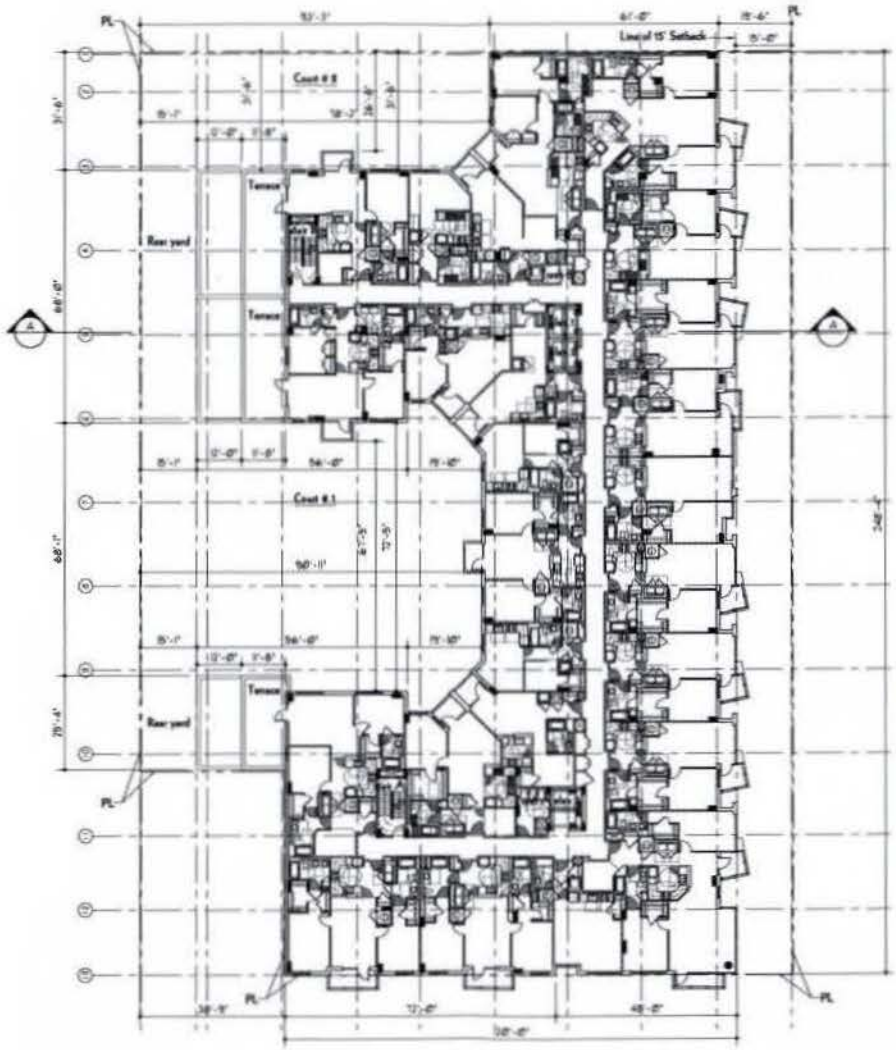
9th. Floor Plan

April, 2007 Scale: 1/32" = 1'-0"

A1.05



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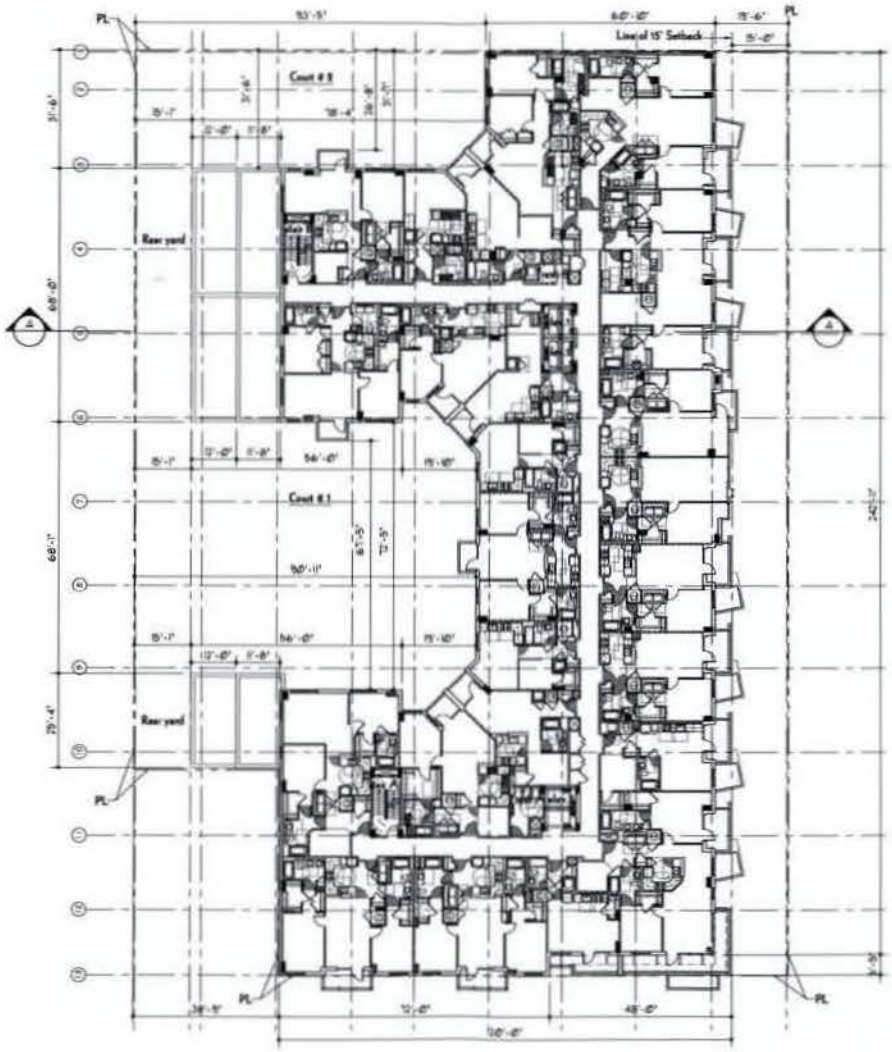
10th. Floor Plan

April, 2007 Scale: 1/32" = 1'-0"

A1.06



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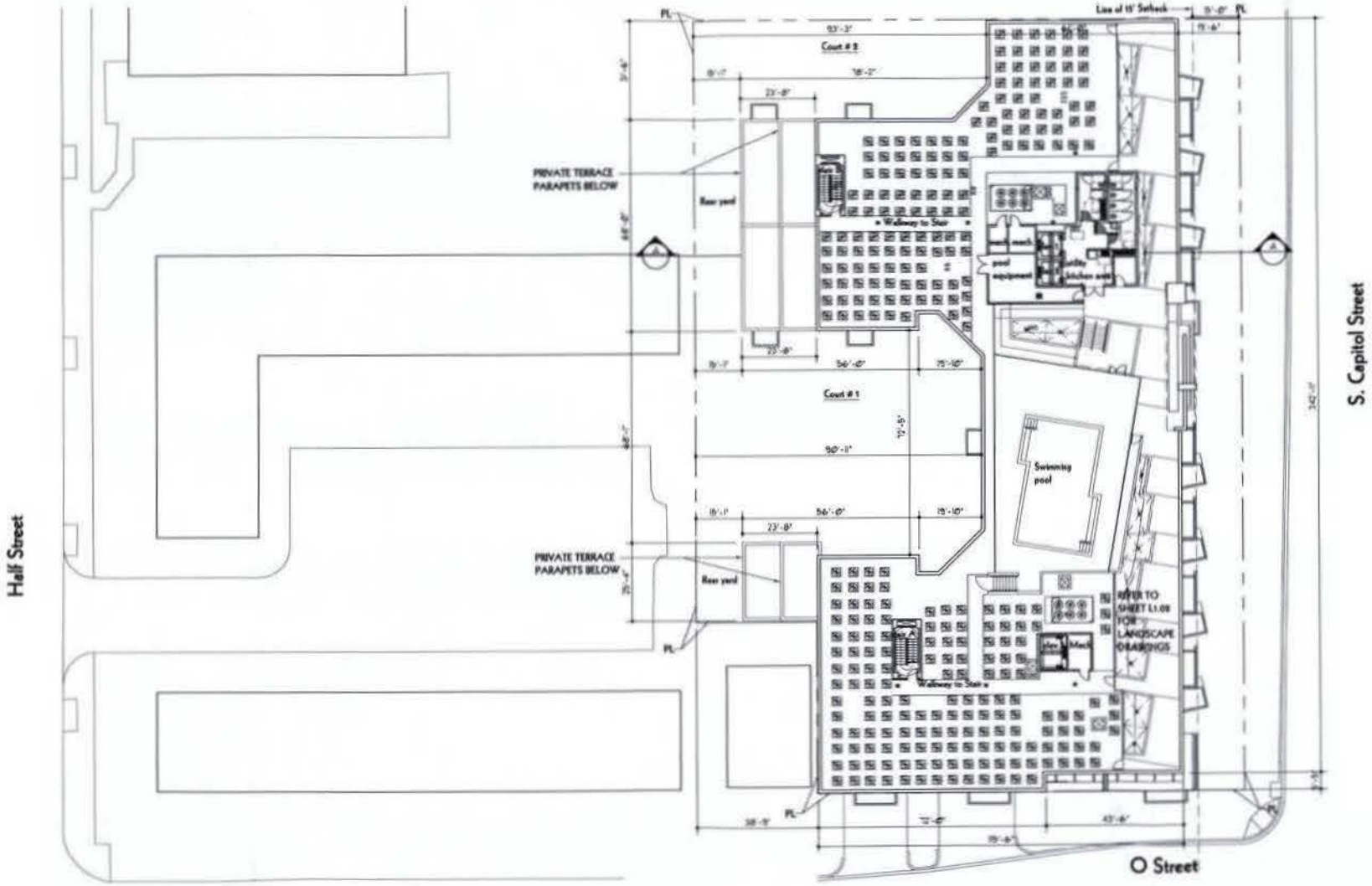
11th. Floor Plan

April, 2007 Scale: 1/32" = 1'-0"

A1.07



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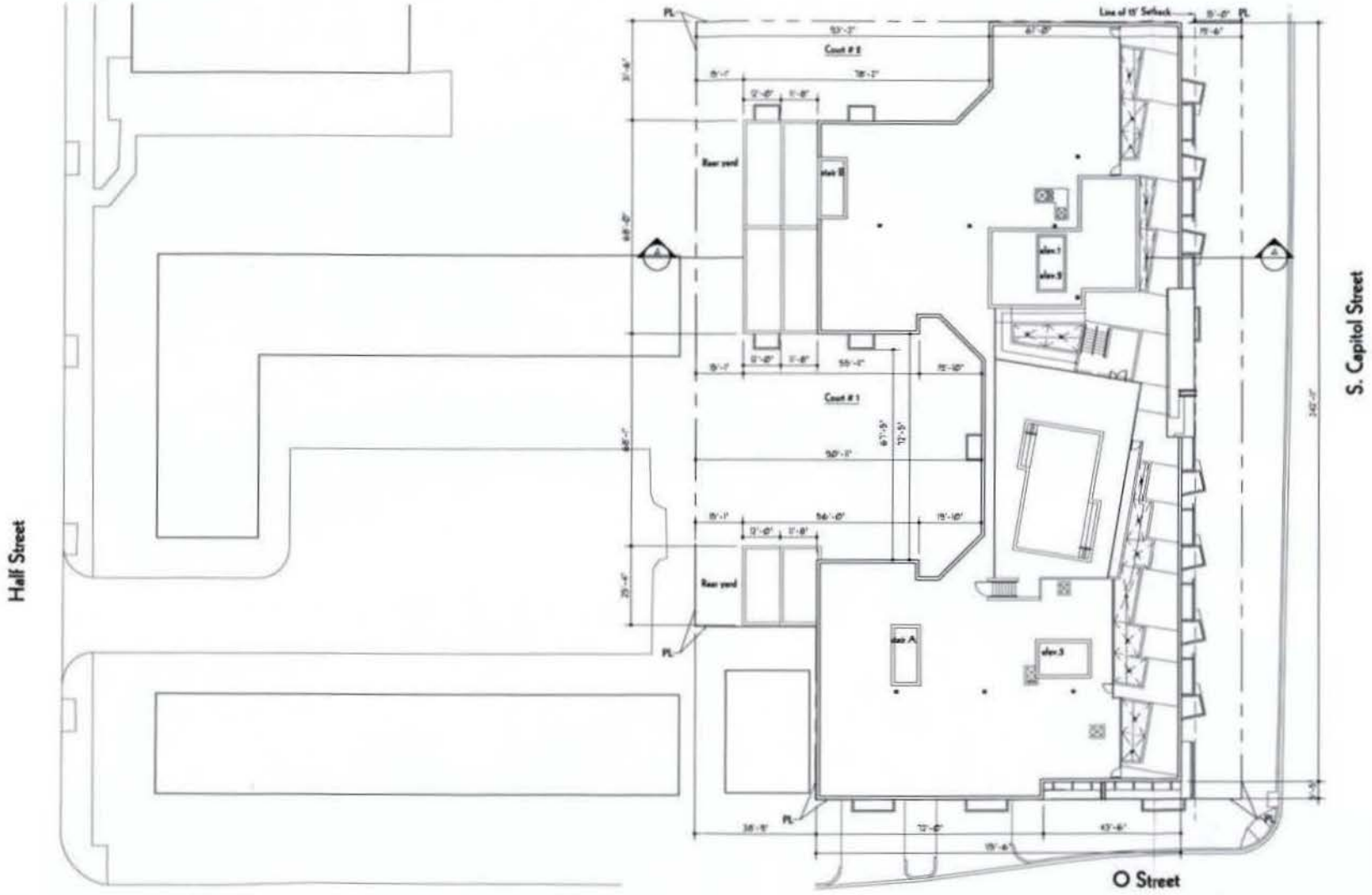
Penthouse plan

April, 2007 Scale: 1/32" = 1'-0"

A1.08



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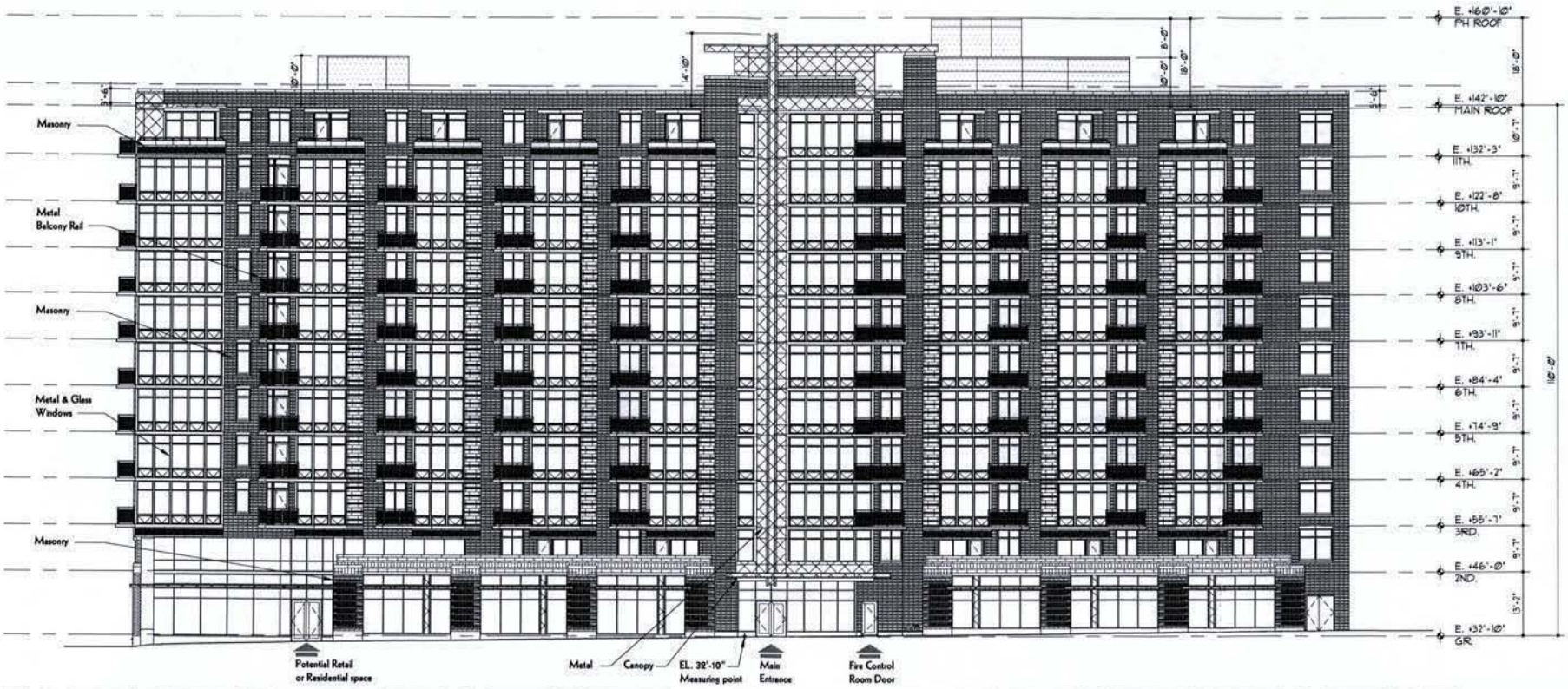
WDG PROJECT NO.: WA06078

Roof Plan

April, 2007 Scale: 1/32" = 1'-0"

A1.09



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CAMDEN SOUTH CAPITOL

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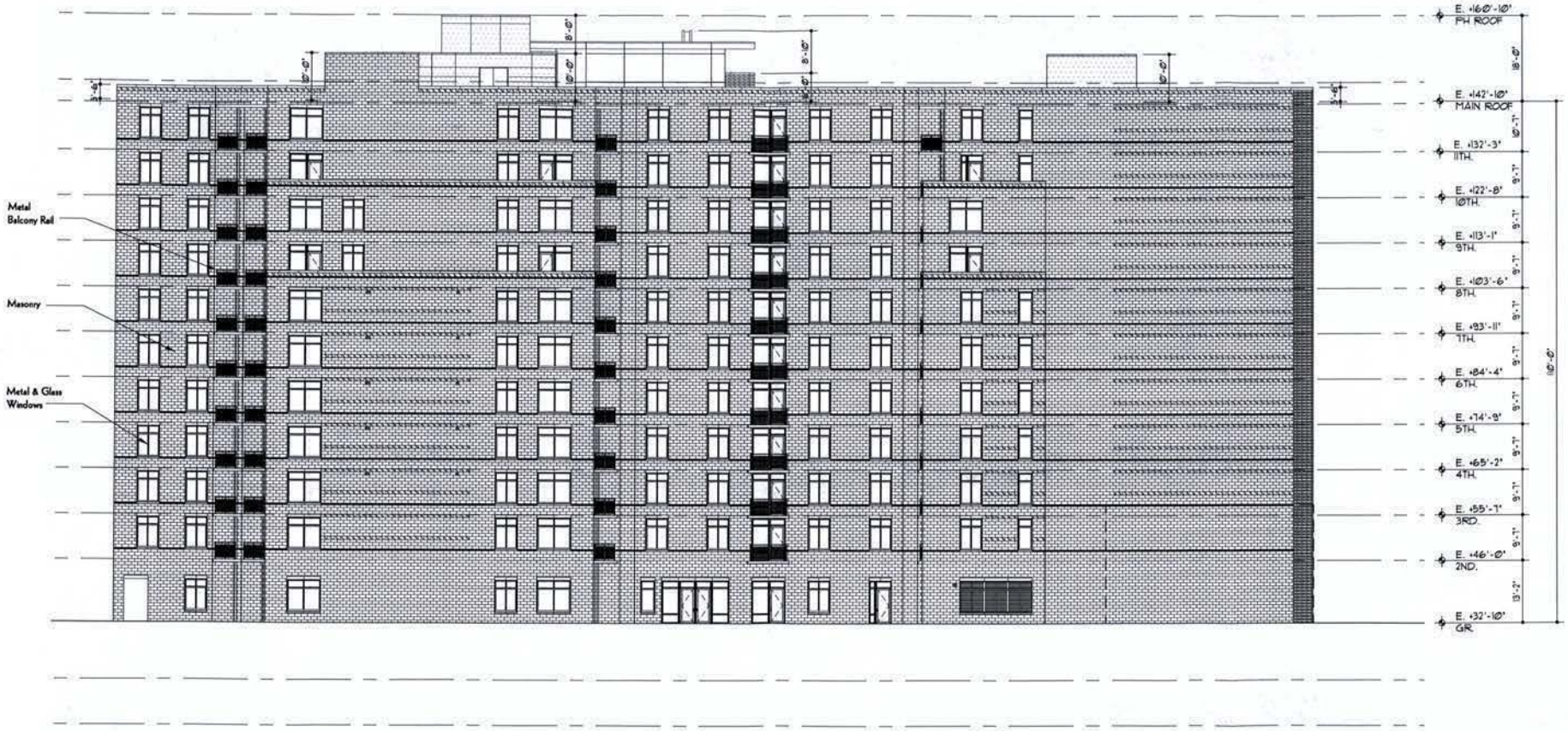
WDG PROJECT NO.: WA05078

S Capitol St Elevation

April, 2007 Scale: 3/64" = 1'-0"

A2.01



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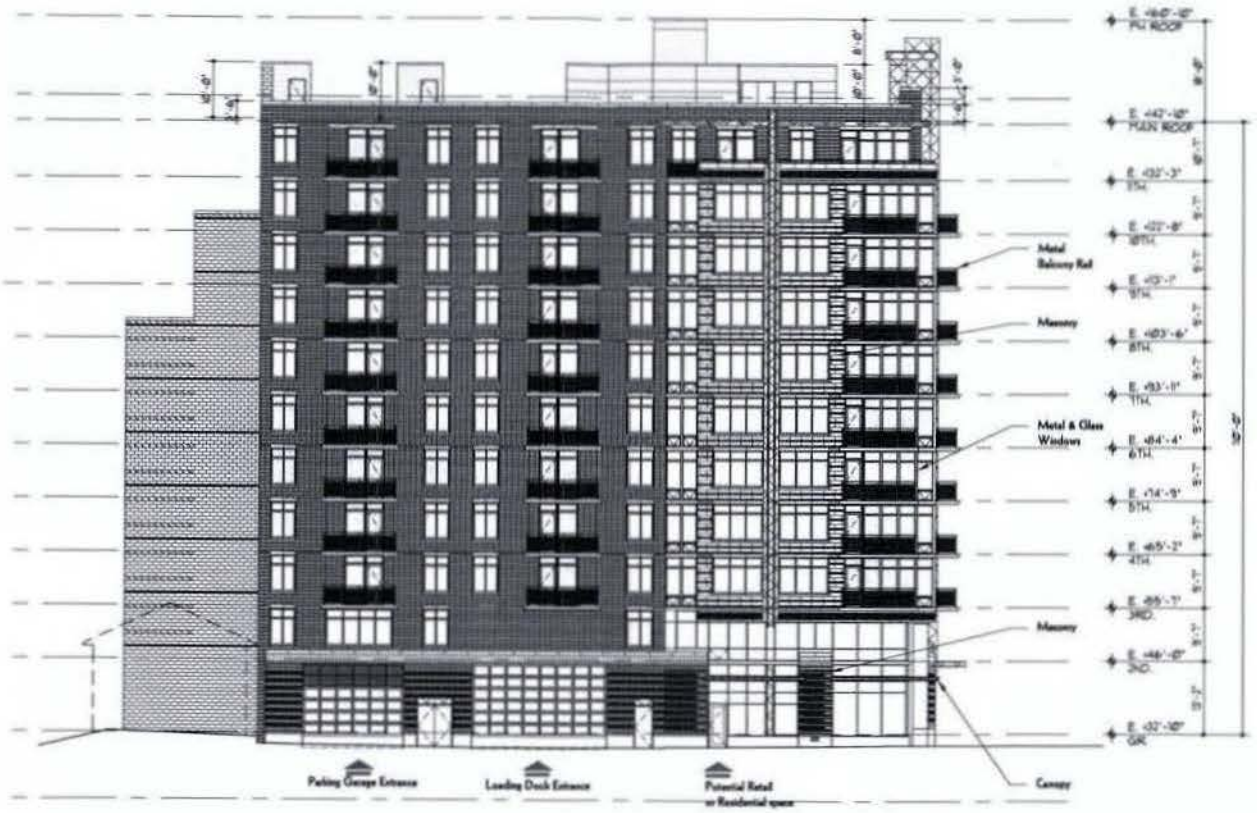
WDG PROJECT NO.: WA05078

West Elevation

Scale: 3/64" = 1'-0"

A2.03



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CAMDEN SOUTH CAPITOL

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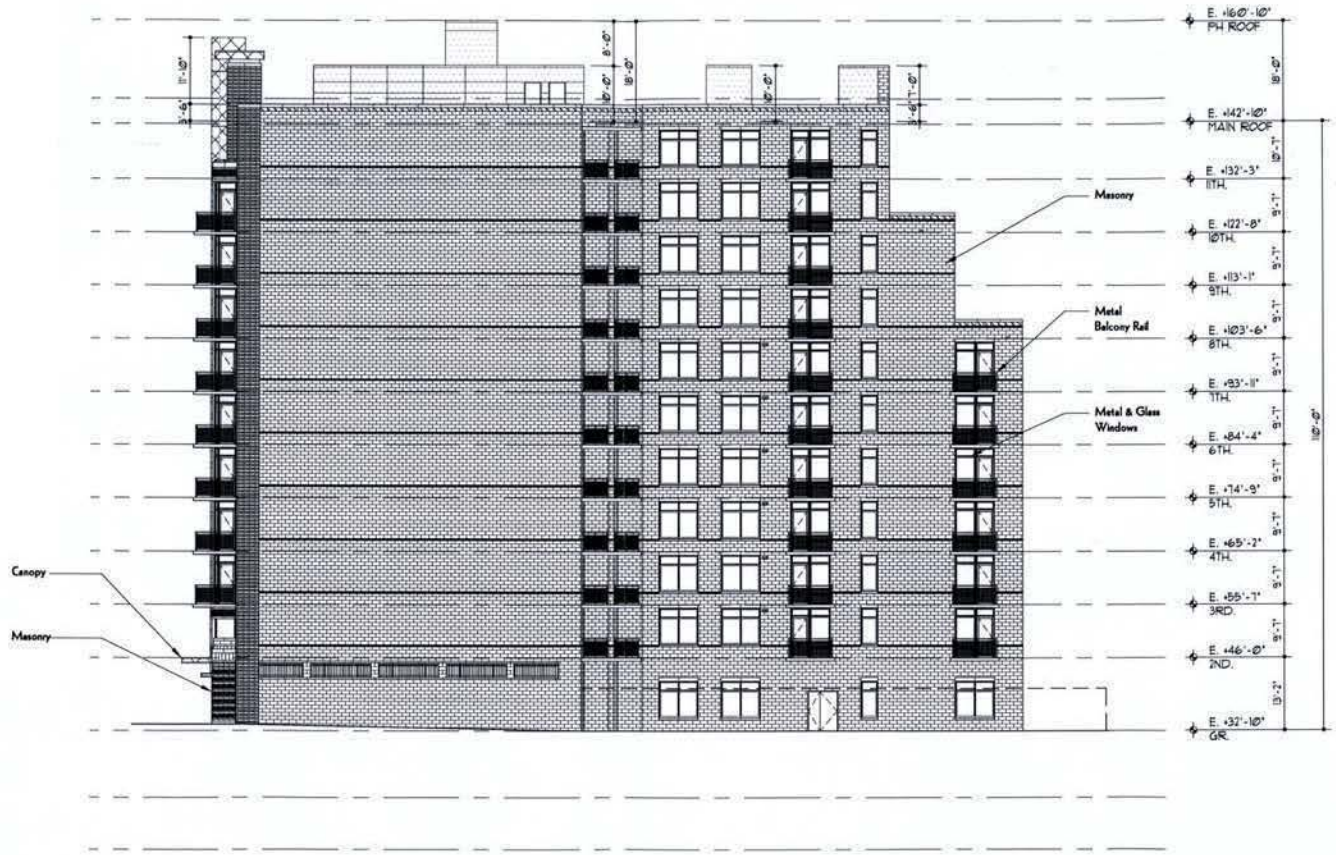
WDG PROJECT NO.: WA05078

O St Elevation

April, 2007 Scale: 3/64" = 1'-0"

A2.02



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CAMDEN SOUTH CAPITOL

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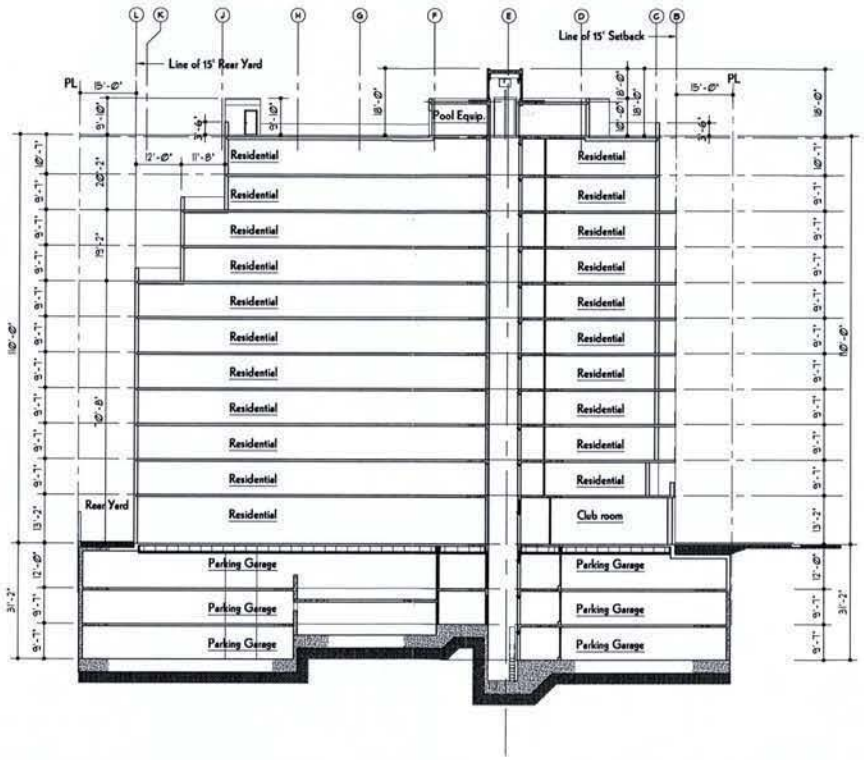
WDG PROJECT NO.: WA05078

North Elevation

Scale: 3/64" = 1'-0"

A2.04



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CAMDEN SOUTH CAPITOL

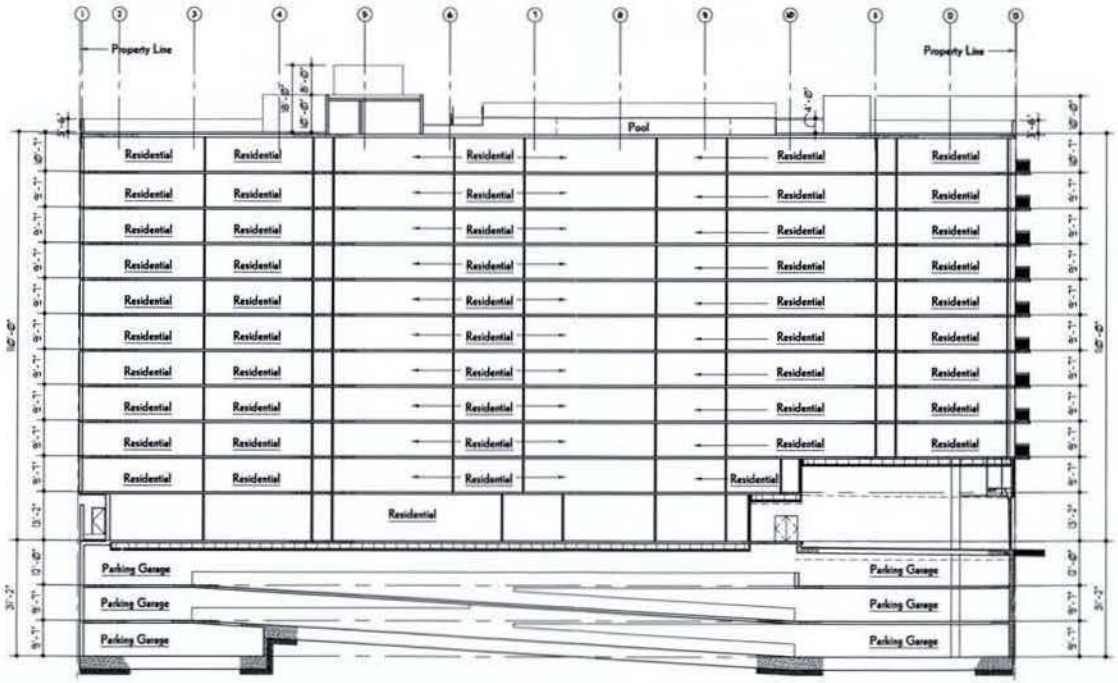
WASHINGTON, DC

WDG PROJECT NO.: WA05078

Building Section A-A

April, 2007 Scale: 1/32" = 1'-0"

A3.01



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CAMDEN SOUTH CAPITOL

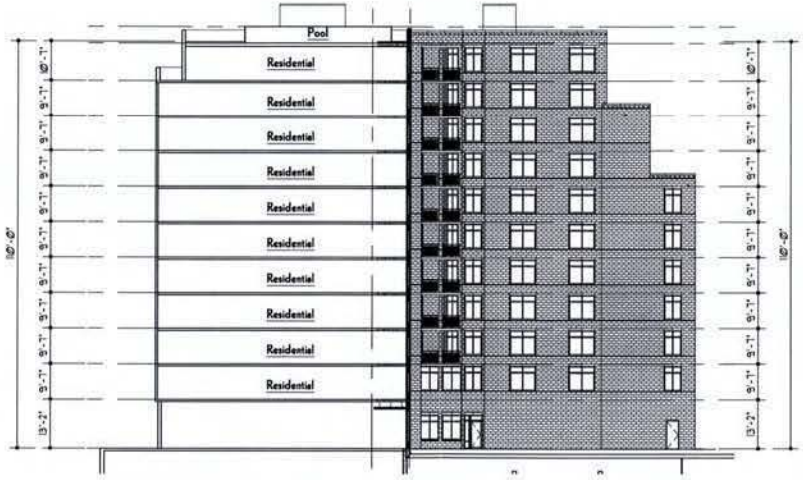
WASHINGTON, DC

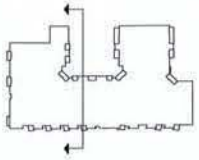
WDG PROJECT NO.: WA05078

Building Section B-B

April, 2007 Scale: 1/32" = 1'-0"

A3.02





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CAMDEN SOUTH CAPITOL

WASHINGTON, DC

WDG PROJECT NO.: WA05078

Building Section C-C

April, 2007 Scale: 1/32" = 1'-0"

A3.03

The undersigned certify that they are owners in fee simple of the property to be subdivided and are in peaceful occupation thereof; that there are no pending suits or actions that affect title to the property; that parties to any deeds of trust have hereon indicated their assent; and that there are no interests or claims affecting title to the property other than such deeds of trust. The undersigned hereby combines Lots 71 thru 73 (Book 128 Page 152) and Lot 74 (Book 188 Page 158), all Lots in Square 653, into one Lot and requests that this subdivision be recorded in the Office of the Surveyor of the District of Columbia.

WITNESSES	OWNERS
	SOUTH CAPITOL ACQUISITION, L.L.C.
	TODD JACOBUS, VICE-PRESIDENT

Subscribed and sworn before me this 25th day of JULY 2006

Notary Public — My Commission Expires OCTOBER 01, 2008

NUMBER OF TRUSTS: 0

ASSENT BY TRUSTEES:

SURVEYOR'S OFFICE, D.C.

Made for: PWSP

Drawn by: L.E.S. Checked by: ES AD

Record and computations by: S. MYERS

Recorded at: 9:30 AM AUGUST 25, 2006

Recorded in Book 201 Page 29 S.O. 00422

Scale: 1 Inch = 30 feet File No. 06-1547

2006/SUBS/SO-00422-SQ.653

OFFICE OF TAX AND REVENUE

8/11 2006

I certify that the following statements relating to this subdivision are correct.

1. Ownership agrees with our records: 8/1/06 AA
2. Real estate taxes are paid to: 9/30/06 AA
3. There are no unpaid assessments: 8/1/06 AA

Chief Assessor, Assessment Division

I acknowledge for the owners that this is not a tax certificate as intended by D.C. Code Section 47-405.

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

08.20, 2006

I certify that this subdivision complies with all applicable provisions of DCMR11, Zoning Regulation of the District of Columbia.

Zoning District: C-2-C

Zoning Administrator

8/15, 2006

HISTORIC PRESERVATION

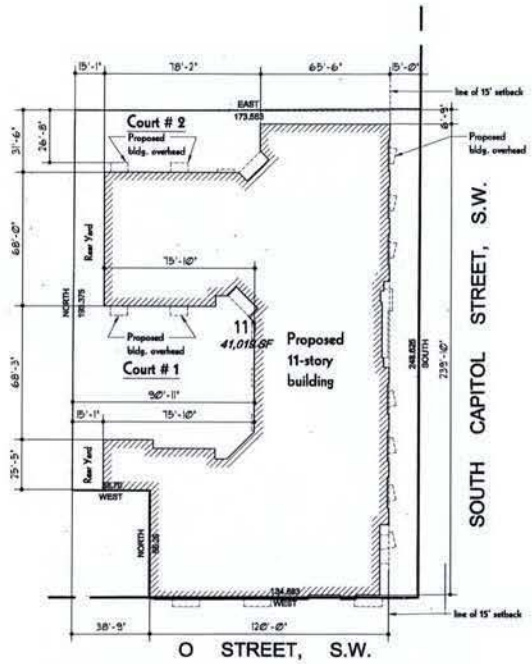
OFFICE OF THE SURVEYOR

August 24, 2006

I certify that this plat is correct and is hereby recorded.

Surveyor, D.C.

SUBDIVISION
SQUARE 653



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1325 SOUTH CAPITOL STREET, SW

WASHINGTON, DC

WDG PROJECT NO.: WA05078

Surveyor's Plat

JAN. 30, 2007 Scale: N.T.S.

A4.01

Rear yard:
Required: 23'-7" minimum depth
Provided: 15' depth

Court #1:
Required: 38' minimum width x 76' length
Provided: 63' minimum width x 76' minimum length

Court #2:
Required: 38' minimum width x 76' length
Provided: 26' minimum width x 76' minimum length

Total parking required 1 per 4 units = 276/4 = 69 spaces
Total parking Provided = 263 parking spaces

			Accessible parking			
Floor	Standard	Compact	HC	HC Van	Van	Total
Ground	0.0	0.0	0.0	0.0	0.0	0.0
B1 level	24	47	2	2	14	89
B2 level	58	34	2	0.0	0.0	93
B3 level	54	24	2	0.0	0.0	79
Total	136	105	6	2	14	263

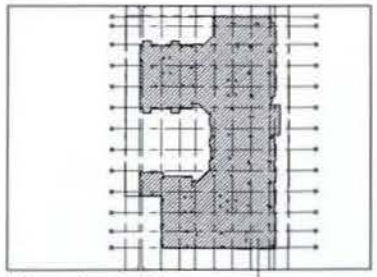
Loading Dock / Service Delivery

Floor	1 @ 55'	1 @ 20'
Required	1	1
Provided	1	1

Lot Occupancy: max. 100%

Total Lot Area (record)**	41,019 sq. ft.
*Ground Gross Area	27,101 sq. ft.
Percentage of Lot Occupancy Provided	66.00%

*Ground Gross Area is including overhead areas above



Ground floor and overhead above

** 41,092 SF as measured.

*Gross Floor Areas (sq. ft.)

Floor	Residential	Potential Retail or Residential Space	Generator	Proposed Vent Shafts	Total
Ground	19,927	2,988	627		23,542
2nd.	22,018			85	21,933
3rd.	25,735			100	25,635
4th.	25,735			100	25,635
5th.	25,735			100	25,635
6th.	25,735			100	25,635
7th.	25,735			100	25,635
8th.	24,614			100	24,514
9th.	24,614			100	24,514
10th.	23,518			100	23,418
11th.	22,632			100	22,532
Total	265,998	2,988	627	985	268,628

*Gross Floor Areas:
- Balconies are not included
- Stairs, elevators and mech. are not deducted
- Proposed Vent Shafts are deducted

FAR calculations:
Per DCMR 11 - Feb. 2003, per section 2405.2, allowable FAR factor C-3-C zone is 8 as PUD

a- Gross floor area allowed = 8 x site area = 8 x 41,019 = 328,152 SF

b- IZ permits additional 20% of FAR gross area = 65,630.4 SF

c- Provided gross floor area = 268,628 SF

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CAMDEN SOUTH CAPITOL

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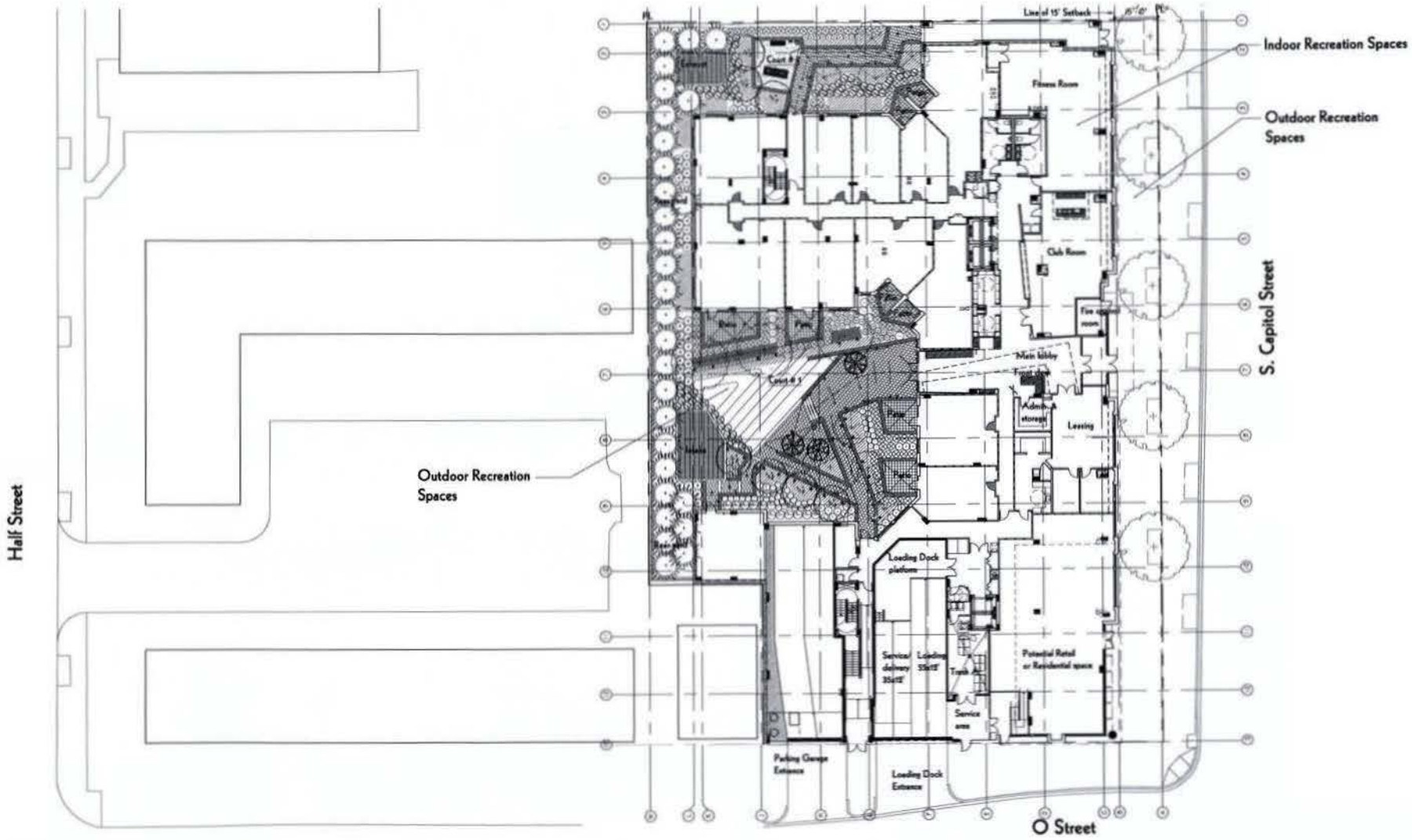
WDG PROJECT NO.: WA05078

Building Area Calc. & Garage Tabulation
April, 2007 Scale: 1/32" = 1'-0"

A4.02



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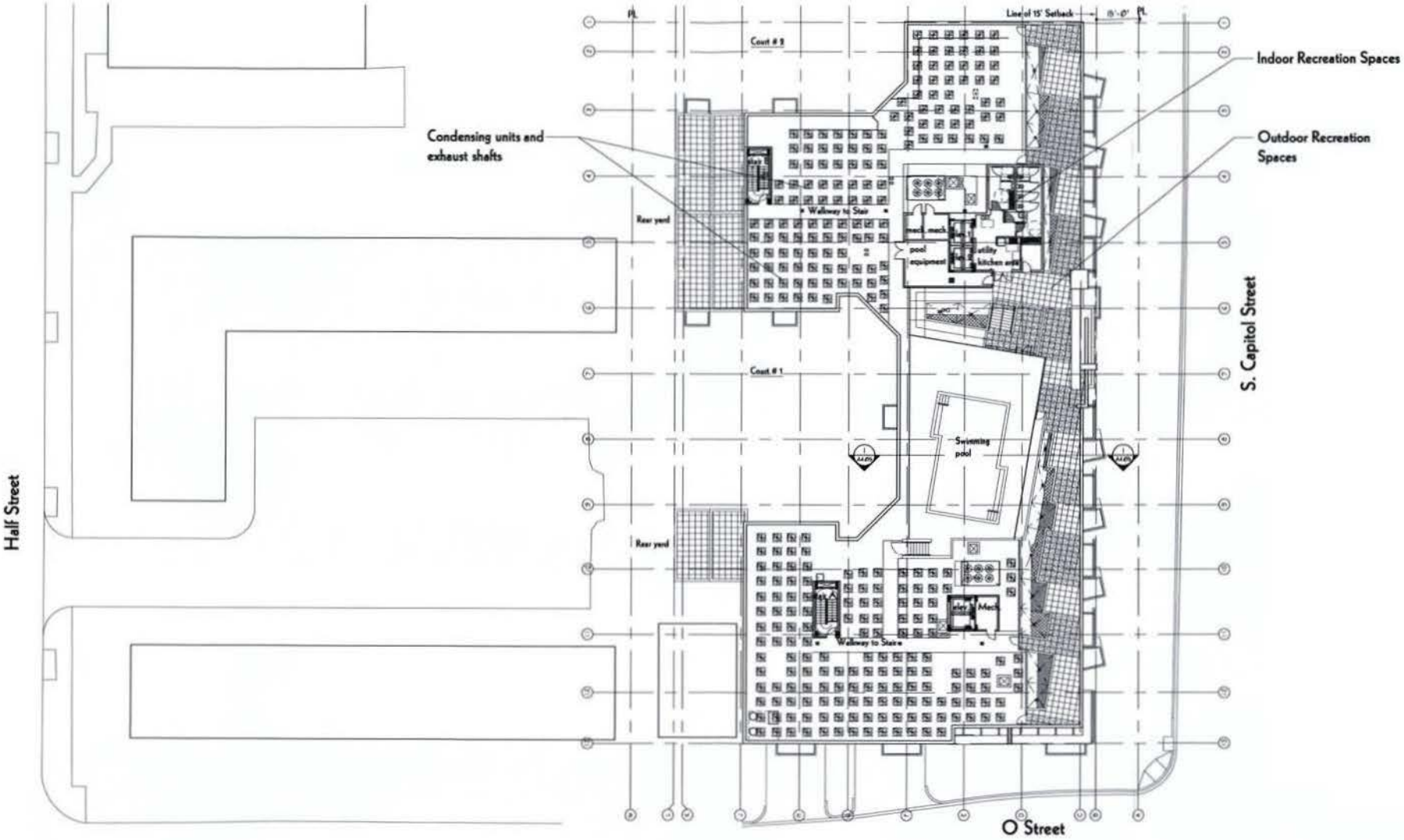
WDG PROJECT NO.: WA05078

Ground Floor Recreation Spaces

April, 2007 Scale: 1/32" = 1'-0"

A4.03



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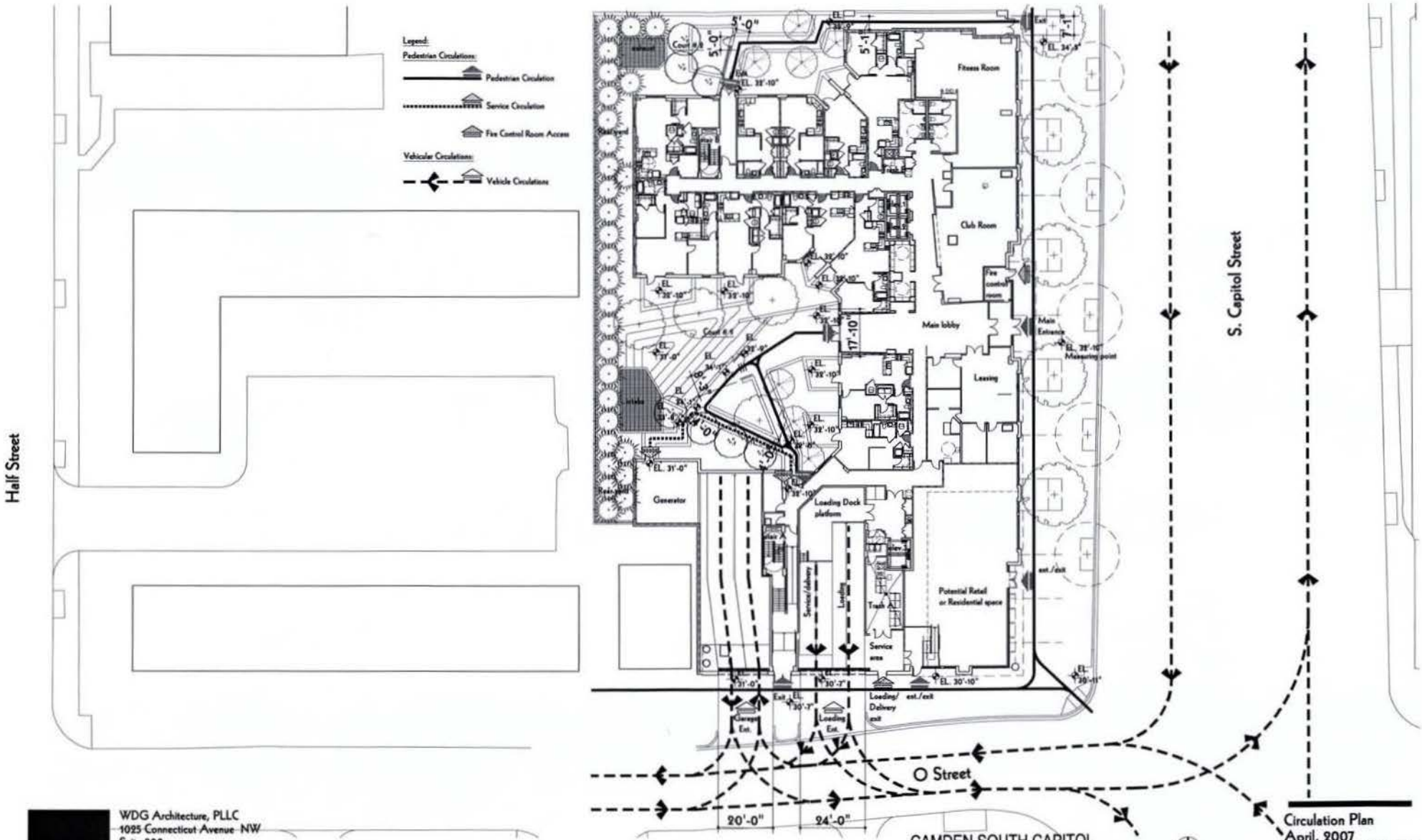
CAMDEN SOUTH CAPITOL

WASHINGTON, DC

WDG PROJECT NO.: WA05078

PH Roof
Recreation Spaces
April, 2007 Scale: 1/32" = 1'-0"

A4.04



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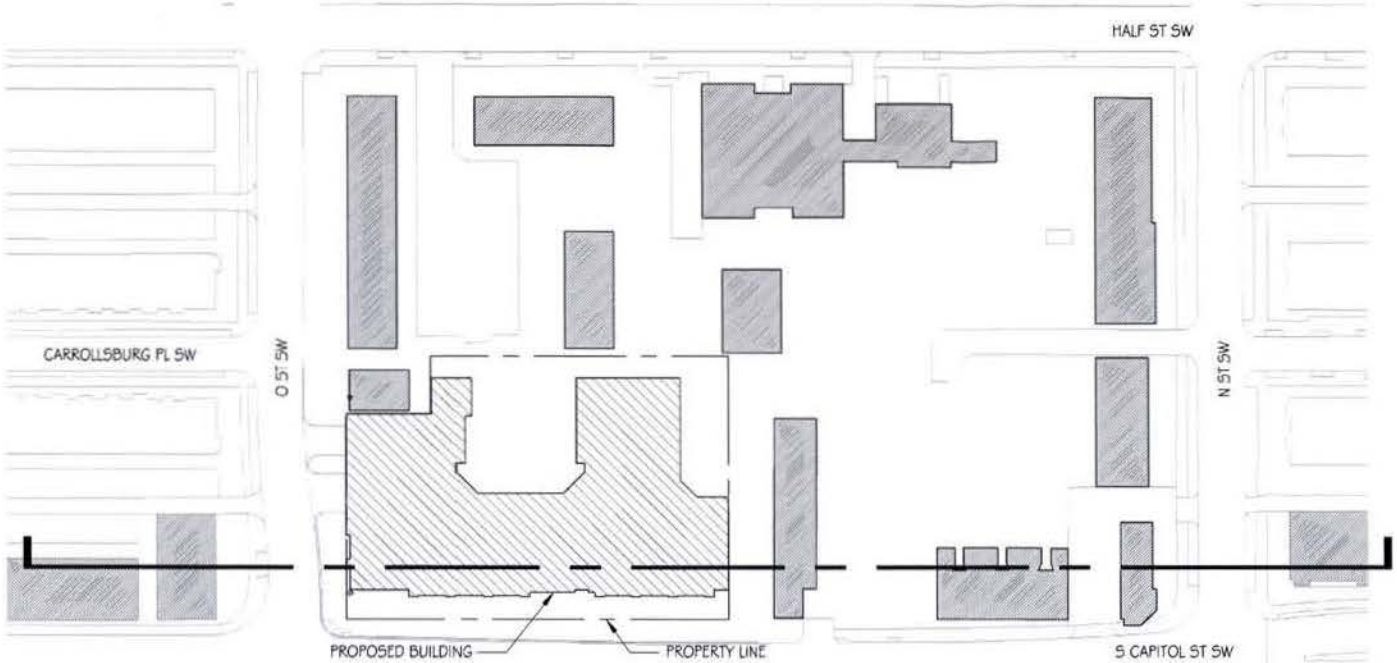
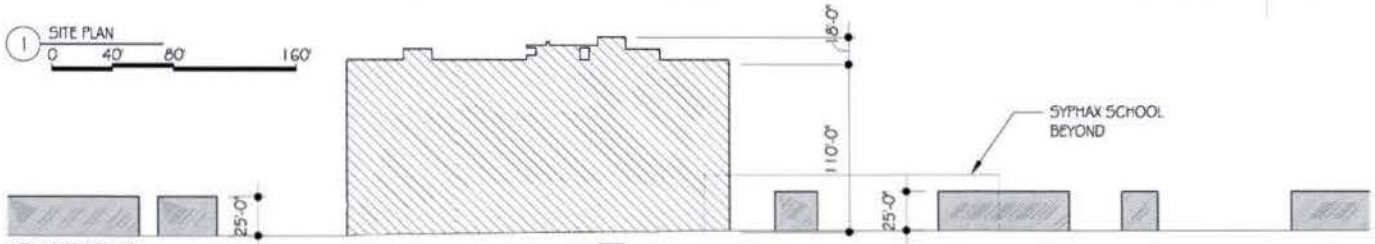
e-mail wdg@wdgarch.com

Circulation Plan
April, 2007
Scale: 1/32" = 1'-0"

A5.01

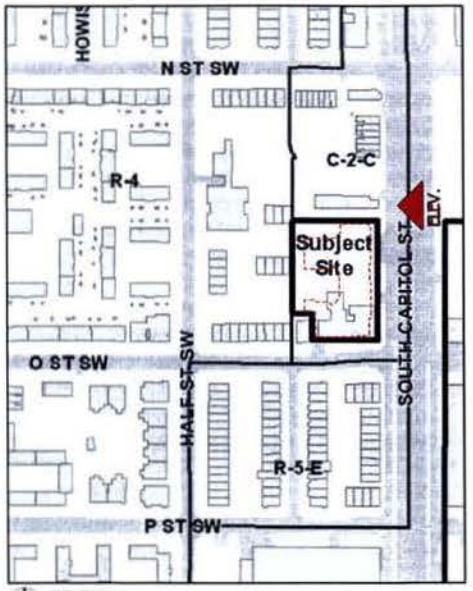


1 SITE PLAN
0 40' 80' 160'



2 SITE SECTION
NORTH - SOUTH

3 SITE ELEVATION
S. CAPITOL ST. SW LOOKING WEST



1 KEY PLAN

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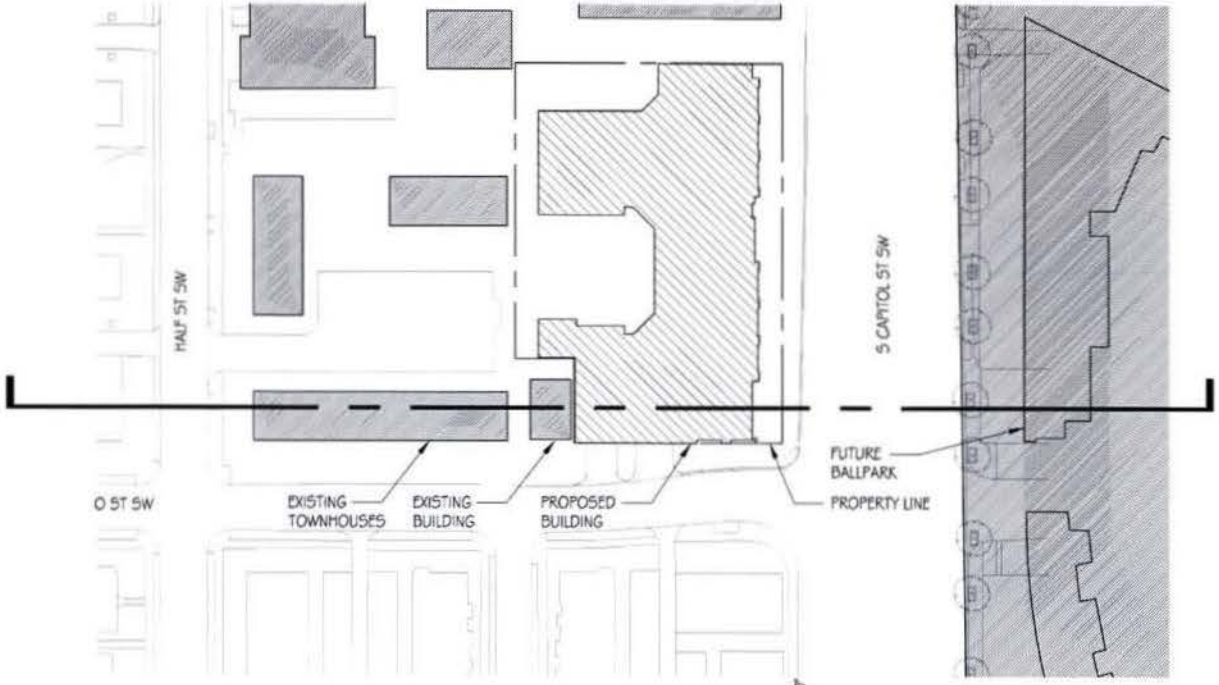
CAMDEN SOUTH CAPITOL

WASHINGTON, DC

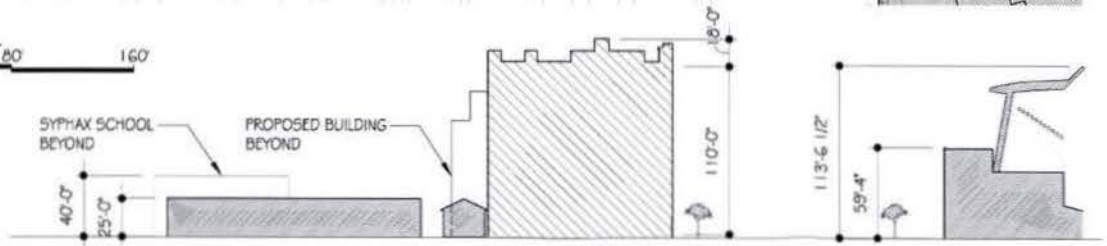
WDG PROJECT NO.: WA05078

Site Elev. & Section
April, 2007
Scale: 1:80

A6.01

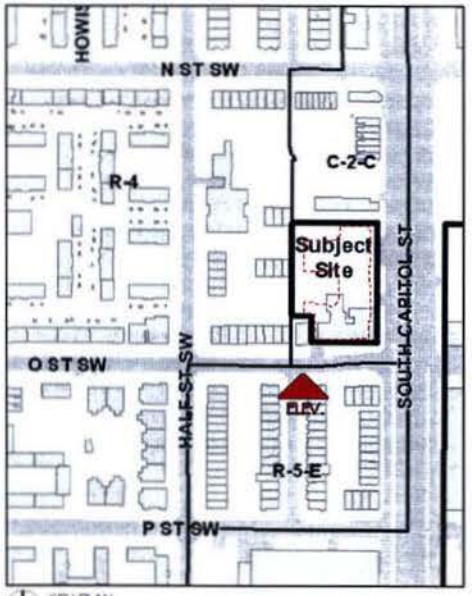


1 SITE PLAN
0 40' 80' 160'



2 SITE SECTION
EAST - WEST

3 SITE ELEVATION
O ST. SW LOOKING NORTH



1 KEY PLAN

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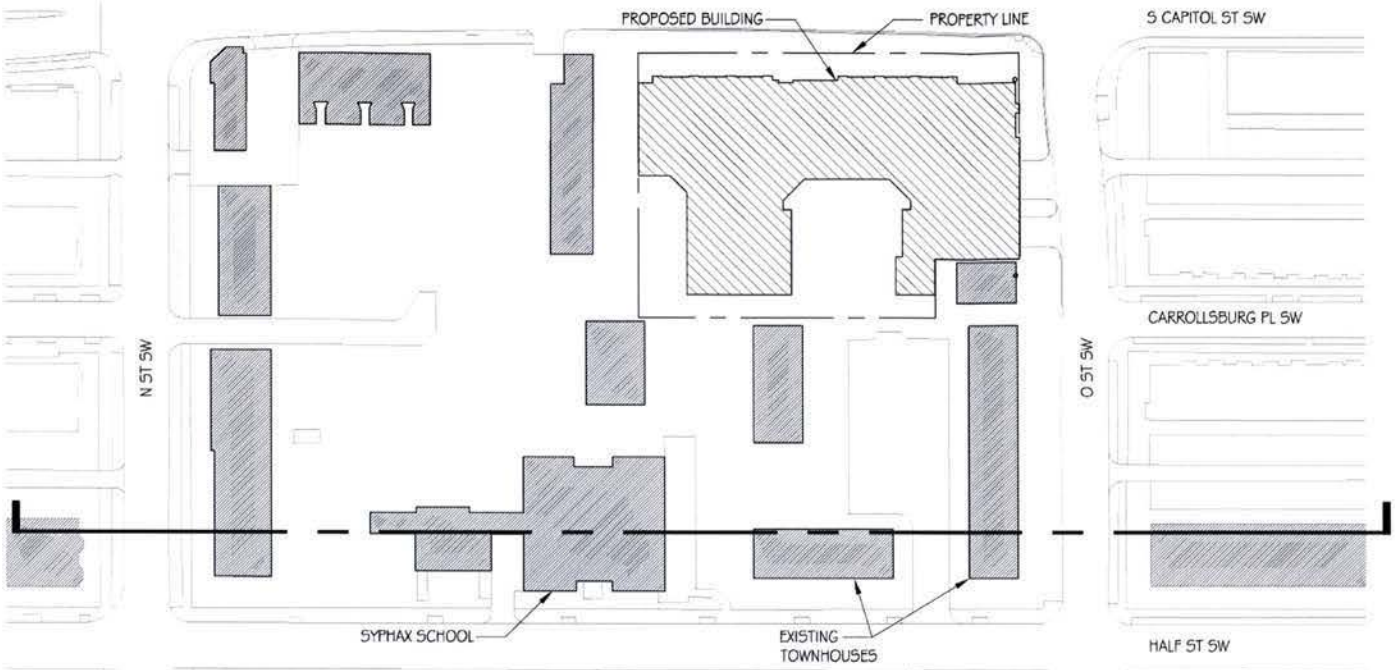
CAMDEN SOUTH CAPITOL

WASHINGTON, DC

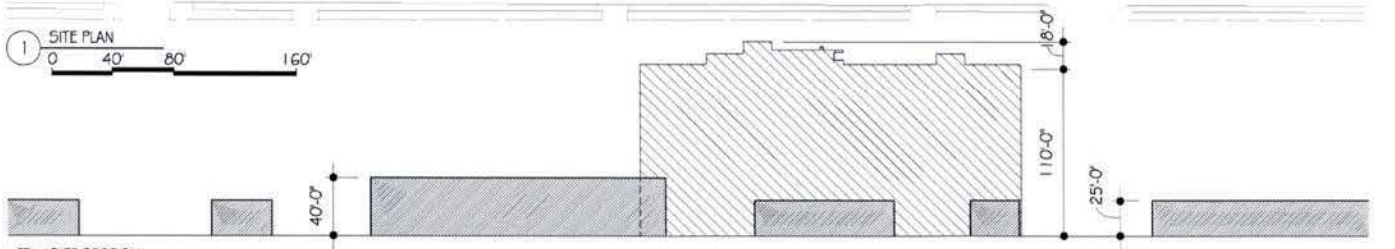
WDG PROJECT NO.: WA05078

Site Elev. & Section
April, 2007
Scale: 1:80

A6.02

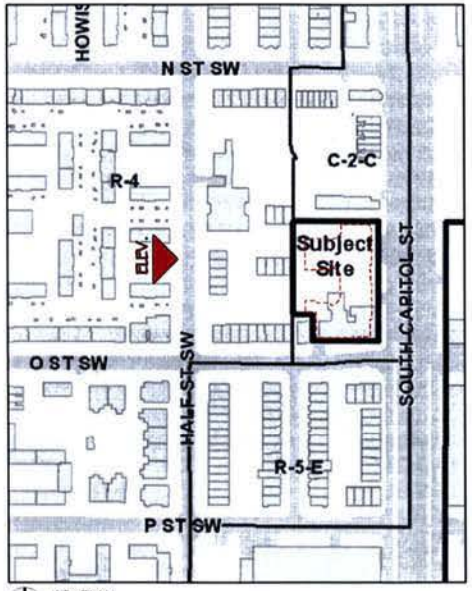


1 SITE PLAN
0 40' 80' 160'



2 SITE SECTION
NORTH - SOUTH

3 SITE ELEVAT
HALF ST. SW LOOKING EAST



KEY PLAN

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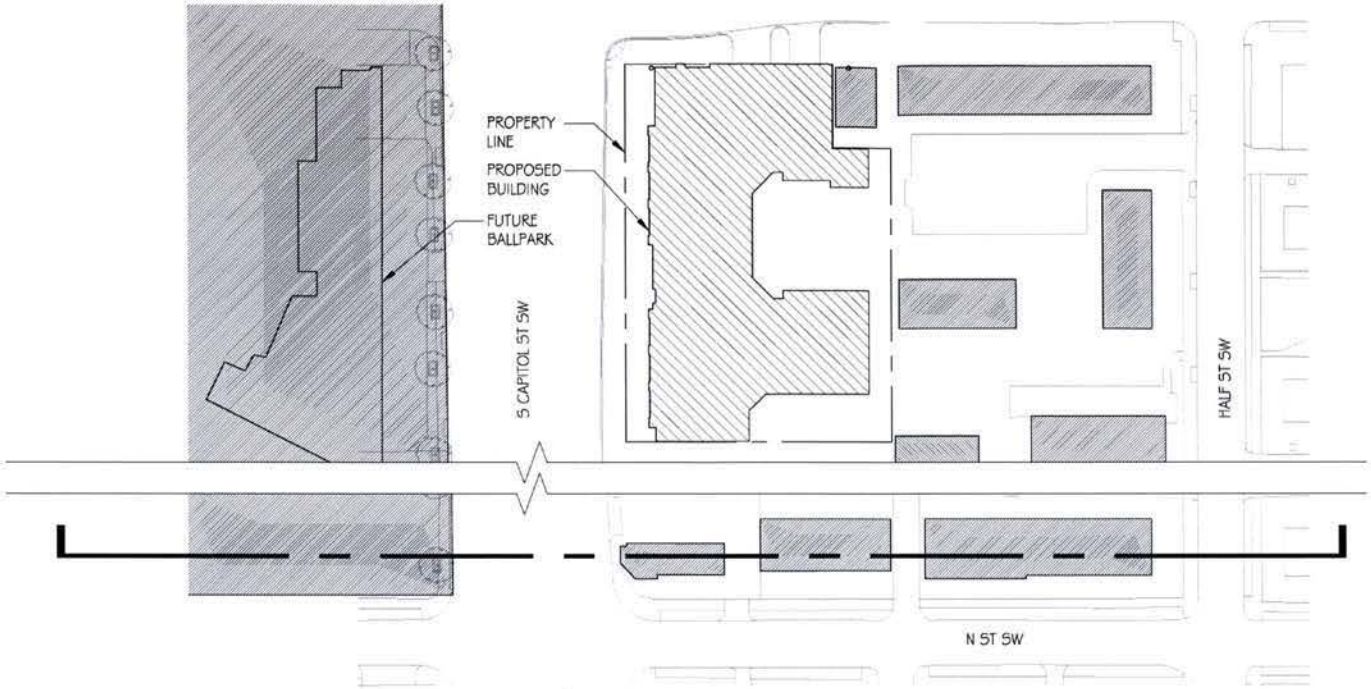
WASHINGTON, DC

WDG PROJECT NO.: WA05078

Site Elev. & Section
April, 2007
Scale: 1:80

A6.03



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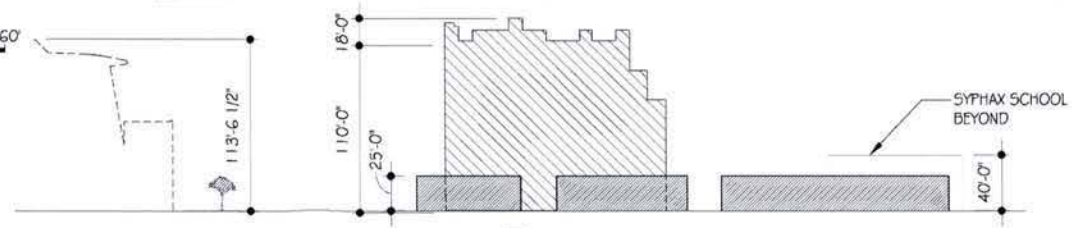
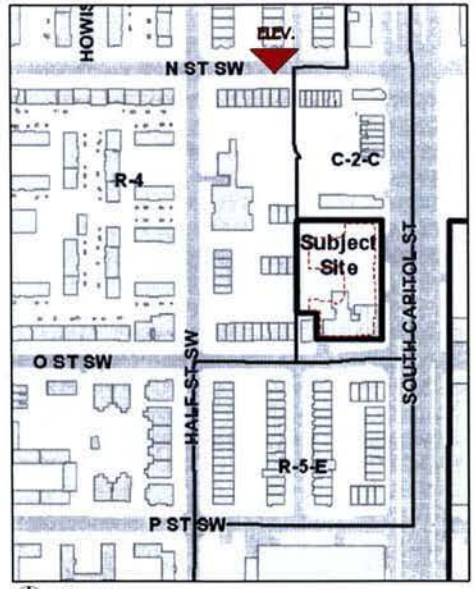
0 40' 80' 160'



2 SITE SECTION
EAST - WEST



1 KEY PLAN

3 SITE ELEVATION
N ST. SW LOOKING SOUTH

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Site Elev. & Section
April, 2007
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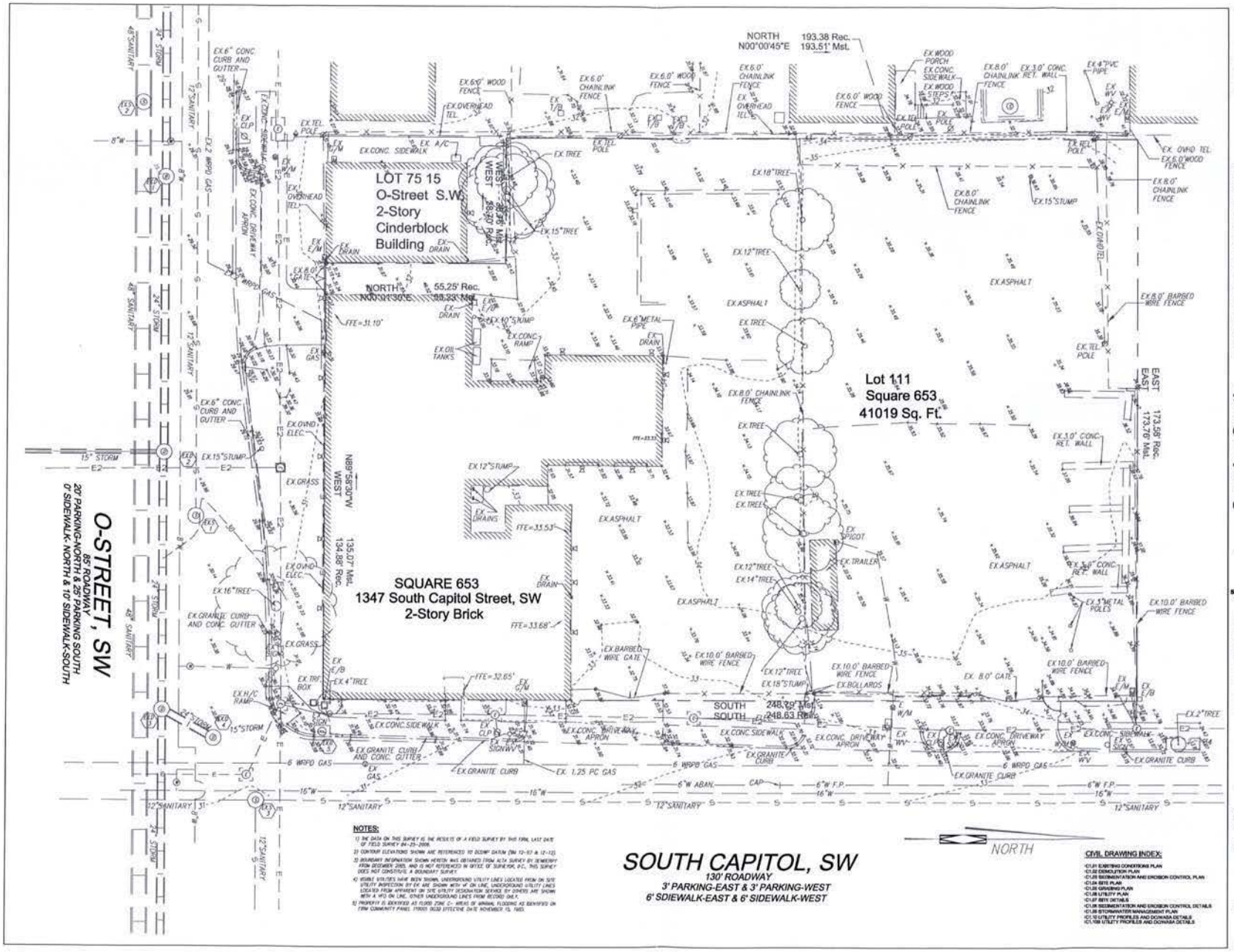
A6.04



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Landscape Architects
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fax 703.448.5997
e-mail www.lsginc.com

Camden South Capitol

Washington, DC

CAMDEN

South Capitol Acquisition, L.L.C.
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Houston, Texas 77046

Revised SD Set	10.02.06
100% DD SET	12.15.06
40% CD SET	12.29.06
Progress	01.22.07
50% CD SET	02.02.07
Permit Set	04.05.07

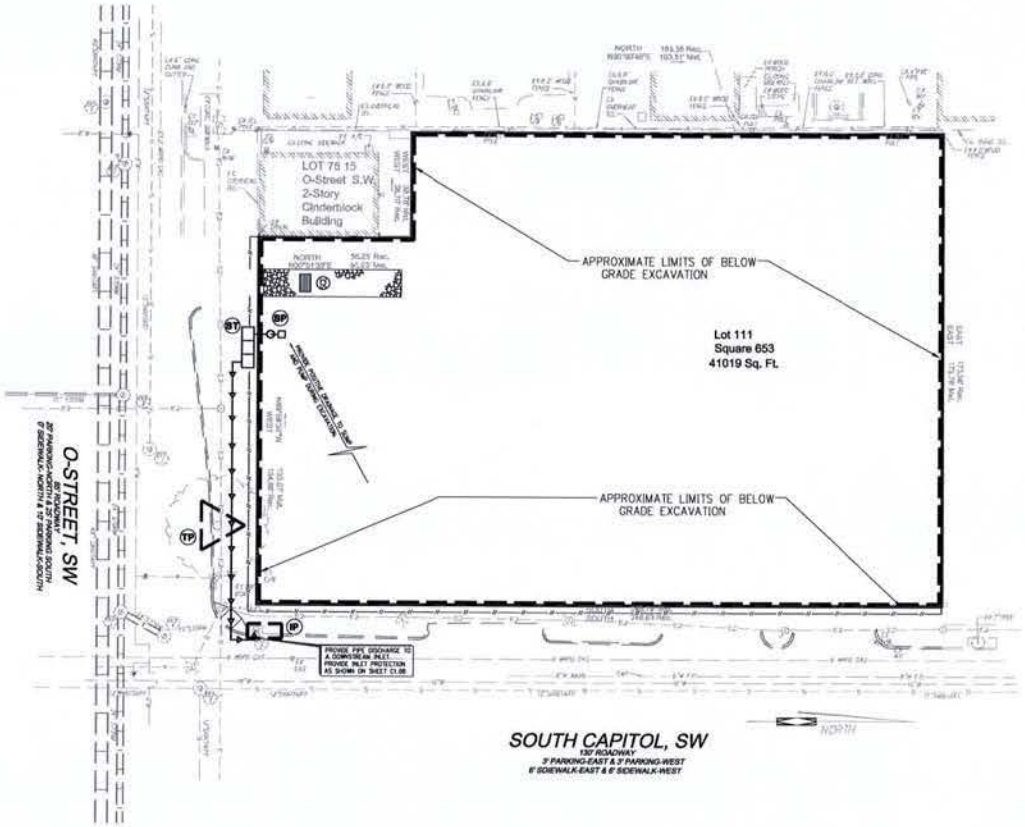
Professional Seal

© WDG Project No:

Existing Conditions Plan

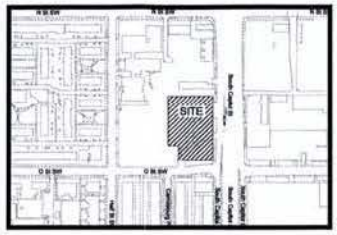
Scale: 1" = 10'

C1.01



LEGEND

	PROPOSED
TEMP CONSTRUCTION ENTRANCE	
WASH RACK	
SILT FENCE	
INLET PROTECTOR	IP
TREE PROTECTION	TP
SEDIMENT TANK	ST
SUMP AND PUMP	SP
APPROXIMATE LIMIT OF DISTURBANCE	
APPROXIMATE LIMIT OF BELOW GRADE EXCAVATION	



VICINITY MAP

(NOT TO SCALE)

PROJECT ADRESS: SOUTH CAPITOL AVENUE, SW
WASHINGTON, DC

CONSTRUCTION AND STABILIZATION SEQUENCE:

1. INSTALL SEDIMENT AND EROSION CONTROL MEASURES INCLUDING STABILIZED CONSTRUCTION ENTRANCE, WASH RACK, INLET PROTECTION, SILT FENCE, STRAW BALE DIKE, AS INDICATED ON SHEET C1.03 & SHEET C1.08 FOR SEDIMENTATION AND EROSION CONTROL PLAN AND 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 SITE IMPROVEMENTS AS INDICATED ON CONSTRUCTION DOCUMENTS FOR THE PROPOSED BUILDING.
5. AT THE COMPLETION OF CONSTRUCTION AND AFTER THE INSPECTOR'S APPROVAL, ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE REMOVED.

SEDIMENTATION EROSION CONTROL NOTE:

THE APPLICANT MUST NOTIFY THE DEPARTMENT OF HEALTH BY PHONE (202-535-2240) AT LEAST 24 HOURS PRIOR TO THE START OF GRADING 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 HEALTH MUST BE NOTIFIED IMMEDIATELY.

SCHEDULE AND HOLD PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR 48 HOURS PRIOR TO ANY LAND DISTURBING ACTIVITY. CALL 202-535-2977 FOR APPOINTMENT.

CONSTRUCTION DATES:

- THE PROPOSED DEMOLITION WORK DUE TO COMMENCE IN SPRING 2007 AND IS ANTICIPATED TO TAKE APPROXIMATELY 24 MONTHS.
- EXACT BEGINNING AND END OF CONSTRUCTION IS TO BE ESTABLISHED BY THE OWNER.

STORMWATER MANAGEMENT NARRATIVE:

STORMWATER MANAGEMENT IS BEING PROVIDED FOR THE NEW DEVELOPMENT BY MEANS OF STORMFILTER. SEE SHEET C1.09 FOR STORMWATER MANAGEMENT PLAN AND DETAILS.

TOTAL AREA OF DISTURBANCE:

TOTAL AREA OF DISTURBANCE: 40,973.00 SQUARE FEET

TOTAL VOLUME OF CUT/EXCAVATION:

TOTAL VOLUME OF CUT/EXCAVATION: 36,350.81 CUBIC YARDS

TOTAL VOLUME OF FILL:

TOTAL VOLUME OF FILL: 436.55 CUBIC YARDS

PROJECT NARRATIVE:

NOTE:

1. 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.
2. PROVIDE SILT FENCE AT PERIMETER OF EXCAVATION AREA TO REMAIN IN PLACE UNTIL BELOW GRADE EXCAVATION HAS BEGUN UNLESS OTHERWISE APPROVED BY THE INSPECTOR.
3. PROVIDE CONSTRUCTION FENCE AT PERIMETER OF EXCAVATION AREA TO REMAIN IN UNLESS OTHERWISE APPROVED BY THE INSPECTOR.
4. CONTRACTOR TO PROVIDE ON SITE APPROVED STAMPED AND SIGNED SEDIMENTATION AND EROSION CONTROL DRAWINGS BY DEPARTMENT OF HEALTH, WATERSHED PROTECTION DIVISION.

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 x 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.

SEDIMENT CONTROL APPROVAL:

PLAN NUMBER: _____

THIS APPROVAL IS FOR GRADING AND SEDIMENT CONTROL ONLY. PERMITTEE/ CONTRACTOR IS REQUIRED TO CONSTRUCT DESIGN FEATURE SHOWN HEREON. HE SHALL NOTIFY THIS OFFICE AT NUMBER LISTED BELOW AT LEAST 24 HOURS BEFORE START OF GRADING ACTIVITY, AND WITHIN TWO WEEKS AFTER COMPLETION OF PROJECT FOR FINAL INSPECTION.

DATE _____ EROSION AND SEDIMENT CONTROL BRANCH

FOR FURTHER INFORMATION, PLEASE CALL:
GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HEALTH
ENVIRONMENTAL HEALTH ADMINISTRATION
WATERSHED PROTECTION DIVISION

51 N. STREET, N.E., 5th FLOOR
WASHINGTON, D.C. 20002
FAX NO. (202) 535-1384
TEL NO. (202) 535-2240

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

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fax 301.588.1966
e-mail www.tae@erce.com

Mechanical Engineer
PKF Engineers
Contact: Carlos Moreno
400A Wisconsin Avenue, NW
Washington, DC 20016-4104
tel 202.362.2600
fax 202.362.5668
e-mail www.aaicompanies.com

Landscape Architect
Lewis Scully Glomot
Landscape Architects
Contact: Mark Glomot
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Vienna, VA 22182
tel 703.821.2640
fax 703.448.0597
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Camden South Capitol
Washington, DC

CAMDEN

South Capitol Acquisition, L.L.C.
3 Greenway Plaza, Suite 1300
Houston, Texas 77046

Revised SD Set	10.02.06
100% DD SET	12.15.06
40% CD SET	12.29.06
Progress	01.22.07
50% CD SET	02.02.07
Permit Set	04.09.07

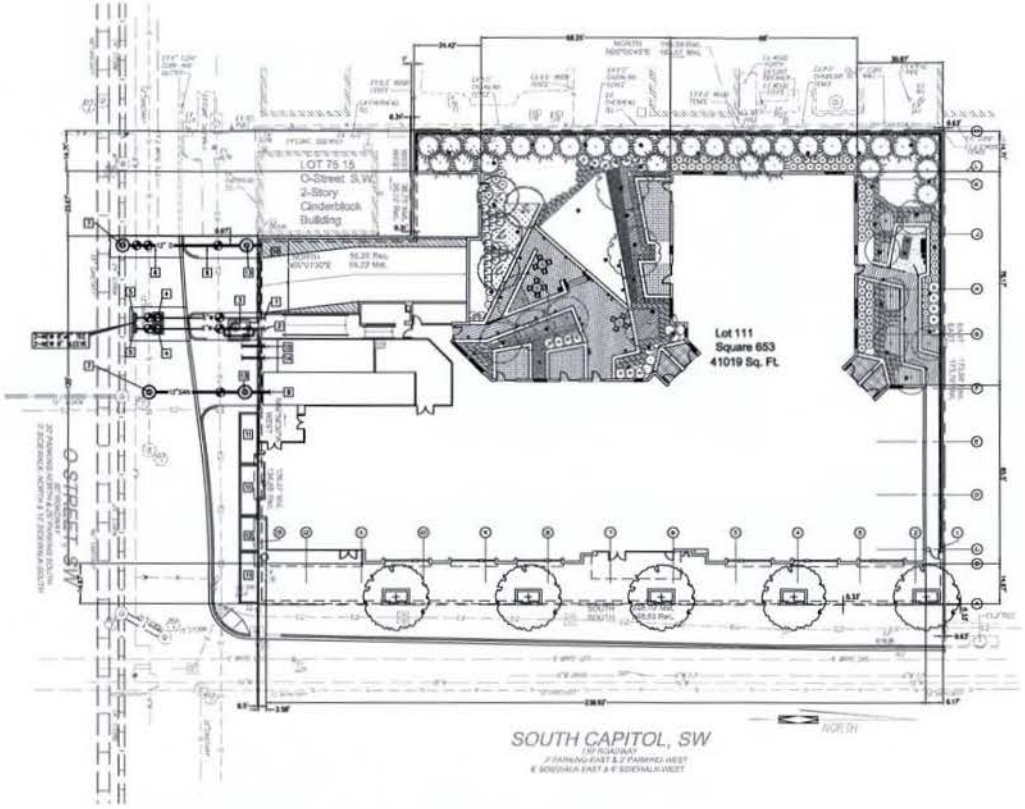
Professional Seal

© WDG Project No:

Sedimentation and Erosion Control Plan

Scale: 1" = 10'

C1.03



NOTE: CONTRACTOR 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, RIDER SUPPORT.

NOTE: REFER TO ELECTRICAL DRAWINGS FOR PROPOSED LOCATION OF TELEPHONE LINES, ELECTRICAL LINES, AND ELECTRICAL VAULTS.

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 MAINS, 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 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION. NOTIFY DEPARTMENT OF PUBLIC WORKS - WATER AND SEWER AUTHORITY 48 HOURS PRIOR TO ANY EXCAVATION.

DC/WASA GENERAL NOTES:

1. NOTIFY DC/WASA ONE WEEK PRIOR TO START OF CONSTRUCTION. UTILITY INSPECTION SECTION AT 202-787-2227, WATER SERVICES 202-612-3400 OR 3402 AND SEWER SERVICES 202-264-3024 OR 3026.
2. DEVELOPERS, CONTRACTORS AND PLUMBERS MUST SUBMIT FINAL CONSTRUCTION AS-BUILT INFORMATION TO APPROPRIATE DC/WASA INSPECTOR(S) FOR REVIEW AND APPROVAL. UPON COMPLETION OF NEW AND EXISTING UTILITIES TO BE ABANDONED IN PUBLIC SPACE, APPLICANT MUST SUBMIT THESE DRAWINGS. AS-BUILT DRAWINGS MUST SHOW SAMENSION, ELEVATION, RELOCATION OF ANY WASA UTILITIES AND PERTINENT INFORMATION.
3. ONCE THE WASA INSPECTOR APPROVES THE AS-BUILT, A COPY MUST BE SUBMITTED TO THE DOCUMENTS AND PERMITS OFFICE AT ROOM 203 AND THE WATER AND SEWER DESIGN SECTION AT 5000 OVERLOOK AVENUE, S.W., 5TH FLOOR.
4. UNDER DC/WASA CUSTOMER FEES AND CHARGES, CONTRACTORS, PLUMBERS, OWNERS ARE RESPONSIBLE FOR EXCAVATION, BACKFILLING, REPAIRING AND RESTORATION OF PUBLIC SPACE FOR STREET AND SIDEWALK CUTS, FOR NEW UTILITIES, CONNECTIONS AND TAPS. REMOVALS, ABANDONMENTS OF SERVICES MUST BE PERFORMED BY THE CONTRACTOR. AT THE WATER OR SEWER LINE WITHIN PUBLIC SPACE AND REPAIRED UNDER DC/WASA INSPECTION. DOWASA IS NOT RESPONSIBLE FOR FINAL RESTORATION OF STREET AND SIDEWALK CUTS PERFORMED BY THE CONTRACTOR OR DEVELOPERS.

EXISTING	PROPOSED
ELECTRIC LINE & STRUCTURE	
TELEPHONE LINE & STRUCTURE	
LIGHT POLE, STREET LIGHT	
SANITARY LINE & MH	
STORM INLET	
STORM LINE	
GAS LINE & VALVE	
WATER LINE & MH	
WATER STRUCTURES	
TEST PIT REQUIRED	

SHEETING & SHORING NOTES:

VIBRATION MONITORING

1. WHEN REQUIRED BY THE ENGINEER, THE CONTRACTOR SHALL PROVIDE INSTRUMENTATION AND A QUALIFIED OPERATOR TO MONITOR VIBRATIONS PRODUCED BY THE INSTALLATION OF PILES AND SHEET PILING.
2. THE EQUIPMENT OPERATOR SHALL HAVE AT LEAST FIVE YEARS EXPERIENCE IN THE INSTALLATION AND OPERATION OF VIBRATION MONITORING EQUIPMENT AND INTERPRETATION OF THE RESULTS.
3. VIBRATIONS SHALL BE CLOSELY MONITORED BY MEASURING THE PEAK PARTICLE VELOCITY AT THE CLOSEST POINT ON THE UTILITY TO THE LOCATION OF WORK. THE MEASURED PEAK PARTICLE VELOCITY SHALL NOT EXCEED THE FOLLOWING:

FREQUENCY	PEAK PARTICLE VELOCITY (IN./SEC)
LESS THAN 10 HZ	0.50
10-40 HZ	0.75
GREATER THAN 40 HZ	2.00

BRACING AND TIEBACKS

1. NO RAKERS OR HEEL BLOCKS SHALL BEAR IN THE ZONE OF INFLUENCE OF ANY DOWASA PIPELINE.
2. NO TIEBACKS SHALL BE INSTALLED WITHIN FIVE FEET OF ANY DOWASA UTILITY.
3. ANY TIEBACK CROSSING OVER A DOWASA PIPELINE OR STRUCTURE SHALL BE COMPLETELY UNLOADED UPON COMPLETION OF THE WORK.

CONSTRUCTION MONITORING

ANY EXCAVATION OR CONSTRUCTION OCCURRING WITHIN THE ZONE OF INFLUENCE OF DOWASA UTILITIES SHALL BE MONITORED AS FOLLOWS:

1. CONDUCT DETAILED PRE- AND POST-CONSTRUCTION SURVEYS OF UTILITIES AND STRUCTURES, TO INCLUDE VIDEO INSPECTION AND/OR PHOTOGRAPHS AS REQUIRED BY THE ENGINEER.
2. INSTALL VERTICAL AND HORIZONTAL DEFLECTION MONITORING STATIONS ALONG THE UTILITY ALIGNMENT, OR AT LOCATIONS DESIGNATED BY THE ENGINEER, TO DETECT SETTLEMENT OR LATERAL MOVEMENT OF THE UTILITY AND SURROUNDING SOIL.

a) MONITORING STATIONS SHALL DESIGN A MINIMUM OF 50 FEET ON EITHER FOR THE LENGTH OF DISTURBANCE WITHIN THE ZONE OF INFLUENCE, OR AT A CLOSER SPACING IF DIRECTED BY THE ENGINEER.

b) MONITORING STATIONS GENERALLY SHALL CONSIST OF TARGETS AND BENCHMARKS THAT ARE READ BY STANDARD SURVEY EQUIPMENT. IF WARRANTED, INCLINOMETER STATIONS PLACED ALONG DEEP EXCAVATIONS SHALL SUPPLEMENT MONITORING STATIONS.

c) MONITORING STATIONS SHALL BE READ AND RECORDED AT LEAST ONCE EACH WEEK, OR MORE FREQUENTLY AS DIRECTED BY THE ENGINEER, AND COPIES OF ALL RECORDS SHALL BE REPORTED TO DOWASA. REPORTS SHALL DOCUMENT THE LOCATION OF EACH STATION, THE DATE AND TIME OF EACH OBSERVATION, AND SHALL PROVIDE A CONTINUOUS HISTORY OF READINGS FOR EACH STATION, INCLUDING BASELINE READINGS.

d) MONITORING SHALL CONTINUE UNTIL THE EXCAVATION HAS BEEN PERMANENTLY STABILIZED.

e) ANY HORIZONTAL OR VERTICAL MOVEMENT WITHIN THE ZONE OF INFLUENCE THAT EXCEEDS 0.01 FT. SHALL BE IMMEDIATELY REPORTED TO DOWASA.

3. GROUNDWATER LEVELS AROUND DOWASA UTILITIES SHALL BE MONITORED BY INSPECTING OBSERVATION WELLS AND PIEZOMETERS, AND SHALL BE MAINTAINED TO PREVENT SETTLEMENT DUE TO DEWATERING.

UTILITY KEYNOTE:

1. NEW 6" DIP CLASS 52 FIRE SERVICE, BACKFLOW PREVENTER VALVE TO MEET ASSE 1048.
2. NEW 4" DIP CLASS 52 DOMESTIC SERVICE, BACKFLOW PREVENTER VALVE TO MEET ASSE-1015.
3. NEW 84"x12'x12' DI WATER METER VAULT PER DC/WASA STANDARDS AND SPECIFICATIONS.
4. NEW 6" WATER VALVE CASING PER DC/WASA STANDARDS AND SPECIFICATIONS. REFER TO DC/WASA STANDARD DRAWING S/DS.01.
5. NEW CONCRETE THRUST BLOCK PER DC/WASA STANDARDS AND SPECIFICATIONS. REFER TO DC/WASA STANDARD DRAWING W/W.01. COORDINATE REQUIREMENTS WITH DC/WASA INSPECTOR MR. TED DYSON AT 202-787-4299.
6. NEW 12" PVC SDR 46 STORM SEWER.
7. NEW 4' DIAMETER MANHOLE WITH DOGHOUSE BASE PER DC/WASA STANDARDS AND SPECIFICATIONS. REFER TO DC/WASA STANDARD DRAWING S/DS.11. COORDINATE REQUIREMENTS WITH DC/WASA INSPECTOR MR. TED DYSON AT 202-787-4299.
8. NEW 12" PVC SDR 46 SANITARY SEWER.
9. ANY VACATED.
10. NEW STORMWATER MANAGEMENT STRUCTURE. REFER TO SHEET C1.09 FOR DETAILS.
11. NEW 6'x10' TRANSFORMER VAULT. COORDINATE REQUIREMENTS WITH PEPCO AND ELECTRICAL DRAWINGS FOR DETAILS AND ACTUAL LOCATION.
12. NEW 6'x12' BUS HOLE VAULT. COORDINATE REQUIREMENTS WITH PEPCO AND ELECTRICAL DRAWINGS FOR DETAILS AND ACTUAL LOCATION.
13. NEW 4' DIAMETER MANHOLE PER DC/WASA STANDARDS AND SPECIFICATIONS. REFER TO DC/WASA STANDARD DRAWING S/DS.01. COORDINATE REQUIREMENTS WITH DC/WASA INSPECTOR MR. TED DYSON AT 202-787-4299.
14. NEW TELEPHONE SERVICE. REFER TO MEP DRAWINGS FOR DETAILS AND ACTUAL LOCATION.
15. NEW CABLE SERVICE. REFER TO MEP DRAWINGS FOR DETAILS AND ACTUAL LOCATION.

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Camden South Capitol

Washington, DC

CAMDEN

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Houston, Texas 77046

Revised SD Set	10.02.06
100% DD SET	12.15.06
40% CD SET	10.29.07
Progress	01.22.07
90% CD SET	02.02.07
Permit Set	04.09.07

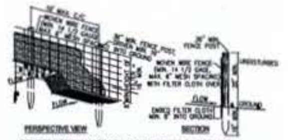
Professional Seal

© WDG Project No:

Utility Plan

Scale: 1" = 10'

C1.06



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

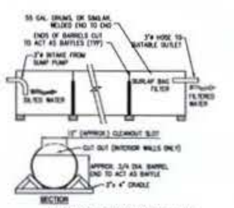
POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD

FENCE: WOVEN WIRE, 14 1/2 GAGE 6" MAX. MESH OPENING

FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL

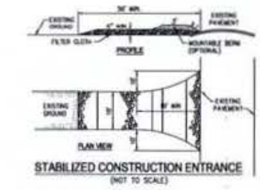
PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

SILT FENCE
(NOT TO SCALE)



PORTABLE SEDIMENT TANK
(NOT TO SCALE)

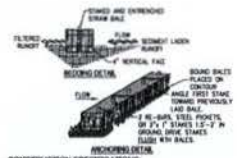
CONSTRUCTION NOTES:
1. CLEAN OUT THE SEDIMENT TANK WHEN ONE THIRD (1/3) FILLED WITH SILT.
2. STEEL DRUMS ARE USED AS AN EXAMPLE DUE TO THEIR READY AVAILABILITY. ANY TANKS MAY BE USED, PROVIDING THAT THE VOLUME REQUIREMENTS FROM PAGE 20.01 ARE MET.
3. ALL SEDIMENT COLLECTED IN THE TANK SHALL BE DISPOSED OF IN A SEDIMENT TRAPPING DEVICE OR AS APPROVED BY THE INSPECTOR.
4. TANK STORAGE VOLUME REQUIRED = 16 CUBIC FOOT OF STORAGE FOR EACH GALLON PER MINUTE OF PUMP DISCHARGE CAPACITY. MULTIPLE TANKS MAY BE USED.



STABILIZED CONSTRUCTION ENTRANCE
(NOT TO SCALE)

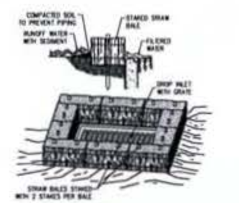
CONSTRUCTION RAMP SPECIFICATION:
1. STONE SIZE– USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH– AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS– NOT LESS THAN SIX (6) INCHES.
4. WIDTH– TEN (10) FOOT MINIMUM, BUT NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH– WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER– ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE– THE ENTRANCE SHALL BE MAINTAINED IN CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING– WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

VEHICLE WASH DETAIL
(NOT TO SCALE)



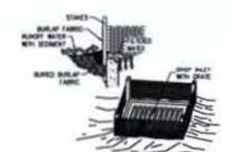
CONSTRUCTION SPECIFICATIONS:
1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

STRAW BALE DIKE
(NOT TO SCALE)



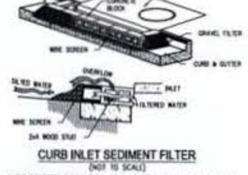
SPECIFIC APPLICATION:
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

STRAW BALE DROP INLET SEDIMENT FILTER
(NOT TO SCALE)



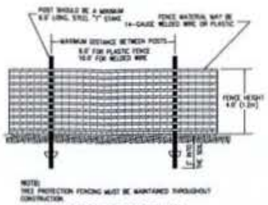
SPECIFIC APPLICATION:
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

BURLAP DROP INLET SEDIMENT FILTER
(NOT TO SCALE)



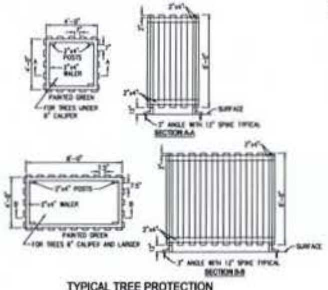
CURB INLET SEDIMENT FILTER
(NOT TO SCALE)

1. TWO CONCRETE BLOCKS SHALL BE PLACED ON THEIR SIDES ABUTTING THE CURB AT EITHER SIDE OF THE INLET OPENING.
2. A 2 INCH BY 4 INCH STUD SHALL BE CUT AND PLACED THROUGH THE OUTER HOLES OF EACH SPACER BLOCK TO HELP KEEP THE FRONT BLOCKS IN PLACE.
3. CONCRETE BLOCKS SHALL BE PLACED ON THEIR SIDES ACROSS THE FRONT OF THE INLET AND ABUTTING THE SPACER BLOCKS AS ILLUSTRATED.
4. WIRE MESH SHALL BE PLACED OVER THE OUTSIDE VERTICAL FACE (WEBBING) OF THE CONCRETE BLOCKS TO PREVENT STONE FROM BEING WASHED THROUGH THE HOLES IN THE BLOCKS. CHICKEN WIRE OR HARDWARE CLOTH WITH 1/2-INCH OPENINGS SHALL BE USED.
5. TWO TO THREE INCH STONE SHALL BE PILED AGAINST THE WIRE TO THE TOP OF THE BARRIER AS SHOWN.
6. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE BLOCKS, CLEANED AND REPLACED.

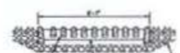


NOTE:
TREE PROTECTION FENCING MUST BE MAINTAINED THROUGHOUT CONSTRUCTION.

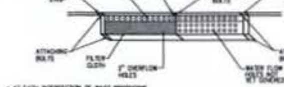
TREE PROTECTION FENCE INSTALLATION DETAIL
(NOT TO SCALE)



TYPICAL TREE PROTECTION FENCING
(NOT TO SCALE)

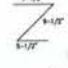


WASH RACK DETAIL
(NOT TO SCALE)



• AT EACH INTERSECTION OF INLET PROTECTOR OVERLAP A MINIMUM OF 2"

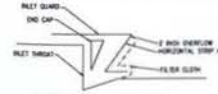
STANDARD INLET GUARD ATTACHMENT METHOD



• THE TOP MEASUREMENT OF 7-1/2" IS SET TO PROVIDE A 2" EXTENSION FOR OVERFLOW WHILE AVOIDING BLOCKAGE OF THE MANHOLE COVER.

• MAKE A WATERTIGHT CONNECTION ALONG THE SIDES AND BOTTOM OF THE INLET GUARD WITH THE STREET AND CURB.

STANDARD INLET GUARD DIMENSIONS



STANDARD INLET GUARD CROSS SECTION

GRADE INLET GUARD
(NOT TO SCALE)

STANDARDS AND SPECIFICATIONS FOR BRICKBAT GROUND COVER

DEFINITION
TEMPORARY GROUND COVER CONSISTING OF BROKEN BRICK (1/2 PIECE OR SMALLER) PLACED OVER DENUDED EARTH.

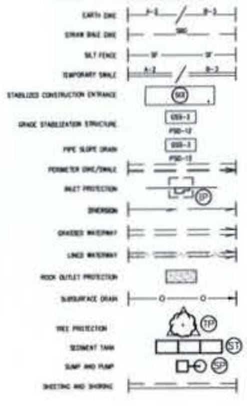
PURPOSE
BRICKBATS PROVIDE A TEMPORARY GROUND COVER OVER DENUDED URBAN EARTH TO PREVENT THE TRANSPORTATION OF SEDIMENT FROM THE SITE.

CONDITIONS WHEN PRACTICE APPLIES
BRICKBATS MAY BE USED ON ANY SITE IN NEED OF TEMPORARY GROUND COVER.

DESIGN CRITERIA
THE BRICKBATS SHALL BE PLACED TO A DEPTH OF 3 INCHES TO 4 INCHES COVERING THE DENUDED EARTH ON THE SITE, THEN COMPACTED AND LEVELED.

BRICKBAT DETAIL
(NOT TO SCALE)

LIST OF STANDARD SYMBOLS

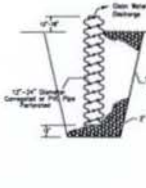


EROSION AND SEDIMENT CONTROL MEASURES AND SEQUENCE:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING.
2. PROVIDE TEMPORARY STONE CONSTRUCTION ENTRANCE AND WASH RACK WHERE SHOWN. PROVIDE WATER SOURCE AND HOSE TO CLEAN ALL EQUIPMENT LEAVING SITE.
3. INSTALL STRAW BAIL DIKE AS SHOWN ON SEDIMENT AND EROSION CONTROL PLAN.
4. NO DISTURBED AREA WILL BE DENUDED FOR MORE THAN 7 CALENDAR DAYS. INSTALL THE NECESSARY TEMPORARY OR PERMANENT VEGETATIVE STABILIZATION MEASURES TO ACHIEVE ADEQUATE EROSION AND SEDIMENT CONTROL.
5. ALL CONSTRUCTION TO BE INSPECTED DAILY BY THE CONTRACTOR, AND ANY DAMAGED SILTATION OR EROSION CONTROL DEVICES OR MEASURES WILL BE REPAIRED AT THE CLOSE OF THE DAY.
6. ALL STRAW BALE DIKES TO BE MAINTAINED IN WORKING CONDITION.
7. STABILIZED CONSTRUCTION ENTRANCES TO BE PERIODICALLY SUPPLEMENTED WITH ADDITIONAL STONE AS NEEDED.
8. CONTROLS WILL BE REMOVED AFTER THEIR CONTRIBUTING BASINS HAVE BEEN PERMANENTLY STABILIZED.

SILTATION EROSION CONTROL NOTES:

1. 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.
2. ALL DEBRIS IS TO BE REMOVED FROM THE SITE.
3. ALLEY AND / OR STREET SHALL BE SWEPT CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.
4. ALL SEDIMENT AND EROSION CONTROL MEASURES TO BE INSPECTED DAILY BY THE CONTRACTOR. ANY DAMAGED DEVICE OR MEASURE WILL BE REPAIRED OR REPLACED BY THE CLOSE OF DAY OR AS DIRECTED BY THE ARCHITECT.
5. ALL VEHICLES LEAVING THE SITE SHALL EXIT THROUGH THE CONSTRUCTION ENTRANCE ONLY AND SHALL BE WASHED DOWN TO REMOVE MUD FROM TIRES BEFORE ENTERING THE STREET. CONSTRUCTION ENTRANCE TO BE MAINTAINED IN GOOD WORKING CONDITIONS.
6. ALL CATCH BASINS AND AREA DRAINS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
7. IF ANY CATCH BASIN OR DRAIN BECOMES CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS IMMEDIATE CLEANING.
8. ALL DISTURBED AREAS WITHIN THE LIMIT OF DISTURBANCE BOUNDARY NOT SHOWN TO BE PAVED SHALL BE SEEDED OR SODDED AS PER DC SPECIFICATIONS WITHIN SEVEN DAYS OF DISTURBANCE.
9. WHEN SEDIMENT TRAP/SEDIMENT TANK HAS REACHED 67% CAPACITY, CLEAN OUT OF SAME IS REQUIRED.
10. ANY STOCKPILING, REGARDLESS OF LOCATION ON SITE SHALL BE STABILIZED WITHIN 14 DAYS AND COVERED WITH PLASTIC OR CANVAS, AFTER ITS ESTABLISHMENT AND FOR THE DURATION OF THE PROJECT.
11. AFTER RAZE OR DEMOS, THERE IS NEED FOR GROUND COVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING. SUCH AS SEED, SOD, PAVING, BRICKBRACK OR MULCH, ETC.
12. AT THE COMPLETION OF CONSTRUCTION PROJECT AND AFTER THE D.C. EROSION AND SEDIMENT CONTROL INSPECTOR APPROVAL, ALL TEMPORARY SILTATION, SEDIMENTATION AND EROSION CONTROL MEASURES AND DEVICES SHALL BE REMOVED AND ALL DENUDED AREAS SHALL BE PERMANENTLY STABILIZED.



CONSTRUCTION SPECIFICATIONS:
1. PIT DIMENSIONS ARE OPTIONAL.
2. THE STANDPIPE SHOULD BE CONSTRUCTED BY PERFORATING A 12"-24" DIAMETER CORRUGATED OR PVC PIPE.
3. A BASE OF 2" AGGREGATE SHOULD BE PLACED IN THE PIT TO A DEPTH OF 12". AFTER INSTALLING THE STANDPIPE, THE PIT SURROUNDING THE STANDPIPE SHOULD THEN BE BACKFILLED WITH 2" AGGREGATE.
4. THE STANDPIPE SHOULD EXTEND 12"-18" ABOVE THE LIP OF THE PIT.
5. IF DISCHARGE WILL BE PUMPED DIRECTLY TO A STORM DRAINAGE SYSTEM, THE STANDPIPE SHOULD BE WRAPPED WITH FILTER CLOTH BEFORE INSTALLATION. IF DESIRED, 1/4"-1/2" HARDWARE CLOTH MAY BE PLACED AROUND THE STANDPIPE, PRIOR TO ATTACHING THE FILTERCLOTH. THIS WILL INCREASE THE RATE OF WATER SEEPAGE INTO THE PIPE.

SUMP PIT
(NOT TO SCALE)

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CAMDEN

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Revised SD Set	10.02.06
100% DD SET	12.15.06
40% CD SET	12.29.06
Progress	01.22.07
90% CD SET	02.02.07
Permit Set	04.09.07

Professional Seal

WDG Project No:

SEDIMENTATION AND EROSION CONTROL DETAILS

Scale: NTS

C1.08

GENERAL NOTES:

1.) CAST IN PLACE STORMFILTER BY STORMWATER MANAGEMENT INC., PORTLAND, OREGON (503)245-4857.
2.) FILTERS TO BE SEPARATE/LATTICED AND BOLT-CLEANING.
3.) VAULT STRUCTURAL DESIGN SHOULD BE PROVIDED BY OTHERS.
4.) STORMFILTER REQUIRES 3.5' OF DROP FROM INLET TO OUTLET. INLET AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
5.) PRECAST STORMFILTER EQUIPPED WITH ZEPHYR CORED OPENINGS OR KNOCKOUTS AT INLET/OUTLET LOCATIONS.
6.) RECOMMENDED MINIMUM CLEARANCE FOR MAINTENANCE ACCESS, CONTACT SMI FOR OTHER OPTIONS (IF A SMALLER SYSTEM IS REQUIRED).
7.) ANTI-FLOTATION BALLAST TO BE SPECIFIED BY ENGINEER (IF NEEDED). BALLAST TO BE SET ALONG ENTIRE LENGTH OF BOTH SIDES OF VAULT. BALLAST MATERIALS TO BE PROVIDED BY CONTRACTOR.
8.) ALL STORMFILTERS REQUIRE REGULAR MAINTENANCE. REFER TO OPERATION AND MAINTENANCE GUIDELINES FOR DETAILS.
9.) DETAIL REFLECTS DESIGN INTENT ONLY. ACTUAL VAULT DIMENSIONS AND CONFIGURATION WILL BE SHOWN ON PRODUCTION SHOP DRAWING.
10.) STANDARD DETAIL SHOWS MAXIMUM NUMBER OF CARTRIDGES. EXACT NUMBER REQUIRED TO BE SPECIFIED ON SITE PLANS.
11.) EXTERNAL PIPING AND COUPLINGS PROVIDED BY OTHERS.

STORMWATER MANAGEMENT CALCULATIONS:

AREA = 43,000 sf or 0.98 ac.

* PRE-DEVELOPED RUNOFF (15 YEAR STORM)

Q_{15} = 0.98 ac × 5.20 in/hr × 0.95 = 4.84 cfs

* POST-DEVELOPMENT RUNOFF (15 YEAR STORM)

Q_{15} = 0.98 ac × 5.20 in/hr × 0.95 = 4.84 cfs

DETERMINE NO. OF CARTRIDGES:

AREA = 43,000 sf or 0.98 ac.

1. Q(cfs) = 0.98 ac × 5.20 in/hr × 0.95 = 4.84 cfs
   Q(gpm) = 4.84 cfs
2. Nfilter = Q(cfs) (4.84 gpm/cfs) / 15 gpm/cartridge
   Nfilter = 4.84 cfs × 448 gpm/cfs / 15 gpm/cartridge
   Nfilter = 1.74 cartridges
   ** USE 2 CARTRIDGES

STATEMENT BY PERSON RESPONSIBLE FOR MAINTENANCE

THE UNDERSIGNED AGREES TO MAINTAIN AND OPERATE THE DISCHARGE FACILITIES IN SUCH A MANNER AS TO COMPLY WITH THE PROVISIONS OF SECTION 526 THROUGH 535 OF DCMR-21, CHAPTER 5. RESPONSIBILITY FOR MAINTENANCE AND OPERATION MAY BE TRANSFERRED TO ANOTHER ENTITY UPON WRITTEN NOTICE TO THE WATERSHED PROTECTION DIVISION OF THE DEPARTMENT OF HEALTH FROM THE UNDERSIGNED AND THE ENTITY ASSUMING RESPONSIBILITY, IDENTIFYING THAT THE TRANSFER OF RESPONSIBILITY FOR MAINTENANCE AND OPERATION IN COMPLIANCE WITH SECTION 526 THROUGH 535 OF DCMR-21, CHAPTER 5 HAS BEEN ACCEPTED FOR MAINTENANCE AND OPERATION IN COMPLIANCE WITH SECTION 526 THROUGH 535 HAS BEEN ACCEPTED.

SIGNATURE OF PERSON RESPONSIBLE FOR MAINTENANCE (IF NOT BY THE APPLICANT)

NAME AND TITLE (PLEASE TYPE)

ADDRESS

DATE: _____ PHONE NO. _____

STATEMENT BY PROFESSIONAL ENGINEER REGISTERED IN THE DISTRICT OF COLUMBIA

THIS IS TO IDENTIFY THAT THE ENGINEERING FEATURES OF THIS STORMWATER DISCHARGE FACILITY HAVE BEEN DESIGNED/EXAMINED BY ME AND FOUND TO BE IN CONFORMITY WITH MODERN ENGINEERING PRACTICE APPLICABLE TO THE TREATMENT AND DISPOSAL OF STORMWATER POLLUTANTS. I FURTHER CERTIFY THAT THE FACILITY HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATION REQUIRED UNDER SECTION 526 THROUGH 535 OF DCMR-21, CHAPTER 5. I, OR ANY STAFF THAT THE UNDERSIGNED HAS FURNISHED THE APPLICANT WITH A SET OF INSTRUCTIONS FOR MAINTENANCE AND OPERATION OF THE STORMWATER DISCHARGE FACILITY.

SIGNATURE OF THE ENGINEER WITH SEAL:

NAME AND TITLE (PLEASE TYPE)

11800 Sunrise Valley Drive, Suite 200
ADDRESS

Reston, VA 20191

DATE: _____ PHONE NO. (703) 391-1900

AS-BUILT CERTIFICATION BY PROFESSIONAL ENGINEER

WITHIN 30 DAYS AFTER COMPLETION OF CONSTRUCTION OF THE STORMWATER DISCHARGE FACILITY, PLEASE SEND THIS PAGE TO THE WATERSHED PROTECTION DIVISION- DEPARTMENT OF HEALTH.

1. STORMWATER DISCHARGE FACILITY INFORMATION:

SOURCE NAME: _____
SOURCE LOCATION: STREET: _____
CITY: _____
DCRA PERMIT NO.: _____
DATE ISSUED: _____

2. AS-BUILT CERTIFICATION:

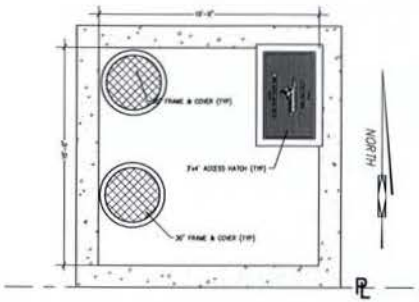
I HEREBY CERTIFY THAT STORMWATER DISCHARGE FACILITY HAS BEEN BUILT SUBSTANTIALLY IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THAT VARIATIONS DESCRIBED BELOW WILL NOT PREVENT THE SYSTEM FROM FUNCTIONING IN COMPLIANCE WITH THE REQUIREMENTS OF SECTION 526 THROUGH 535 OF DCMR-21, CHAPTER 5. MAIN PROPOSALS MAINTAINED AND OPERATED. THESE DETERMINATIONS HAVE BEEN BASED UPON ON-SITE OBSERVATION OF CONSTRUCTION, SCHEDULED AND CONDUCTED BY ME OR BY A PROJECT REPRESENTATIVE UNDER MY DIRECT SUPERVISION. I HAVE ENCLOSED ONE SET OF AS-BUILT ENGINEERING DRAWINGS.

SIGNATURE OF ENGINEER _____ NAME (PLEASE TYPE) D.C. REG. NO. _____

WITH SEAL:

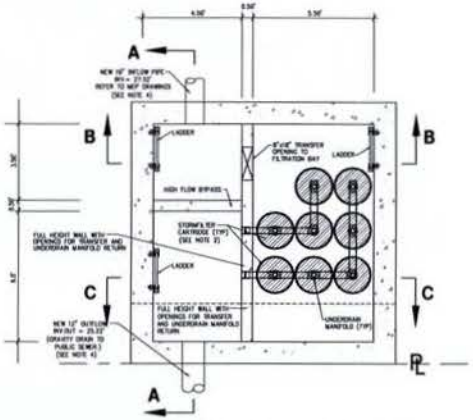
COMPANY NAME: _____
COMPANY ADDRESS: _____
DATE: _____ TELEPHONE: _____

SUBSTANTIAL DEVIATIONS FROM THE APPROVED PLANS AND SPECIFICATIONS (ATTACH ADDITIONAL SHEETS IF REQUIRED).



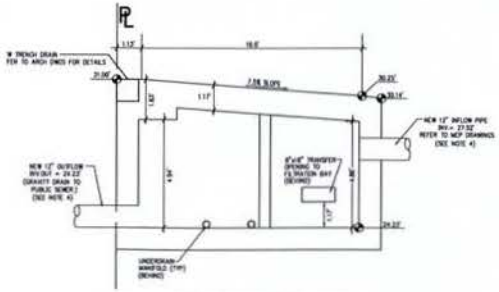
10' x 10' CAST-IN-PLACE STORMFILTER TOP VIEW

SCALE: 1" = 2'



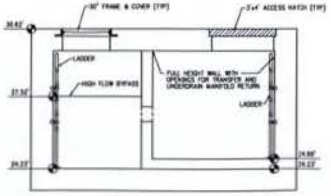
10' x 10' CAST-IN-PLACE STORMFILTER PLAN VIEW

SCALE: 1" = 2'



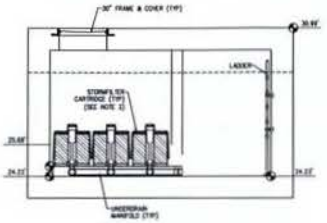
10' x 10' CAST-IN-PLACE STORMFILTER SECTION A-A

SCALE: 1" = 2'



10' x 10' CAST-IN-PLACE STORMFILTER SECTION B-B

SCALE: 1" = 2'



10' x 10' CAST-IN-PLACE STORMFILTER SECTION C-C

SCALE: 1" = 2'

* REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL ELEVATION.
** REFER TO STRUCTURAL DRAWINGS FOR THICKNESS AND SLAB DETAILS.

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fax 301.588.1966
e-mail www.tedjerco.com

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fax 202.362.6600
e-mail www.pkfconsultants.com

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Landscape Architects
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tel 703.821.2040
fax 703.448.0587
e-mail www.lsglmc.com

Camden South Capitol

Washington, DC

CAMDEN

South Capitol Acquisition, L.L.C.
3 Greenway Plaza, Suite 1300
Houston, Texas 77046

Revised SD Set	10.02.06
100% DD SET	12.15.06
40% CD SET	12.29.06
Progress	01.22.07
90% CD SET	02.02.07
Permit Set	04.09.07

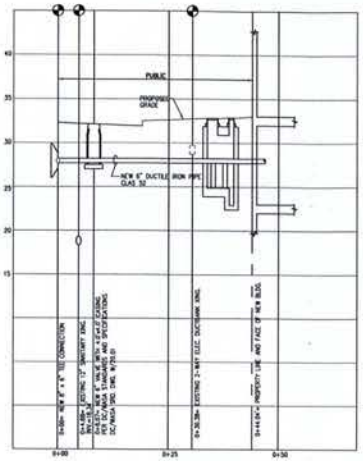
Professional Seal

© WDG Project No.

STORMWATER MANAGEMENT PLAN

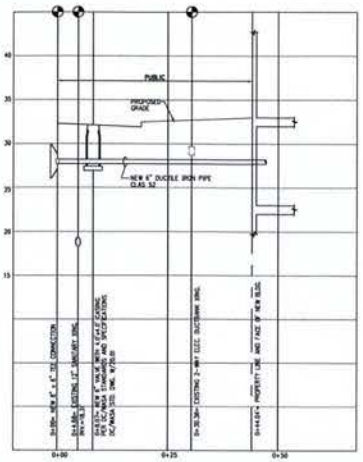
Scale: AS SHOWN

C1.09



NEW 6" DOMESTIC WATER PROFILE ON "O" STREET, SE

SCALE - HORIZ: 1" = 10'
VERT: 1" = 5'



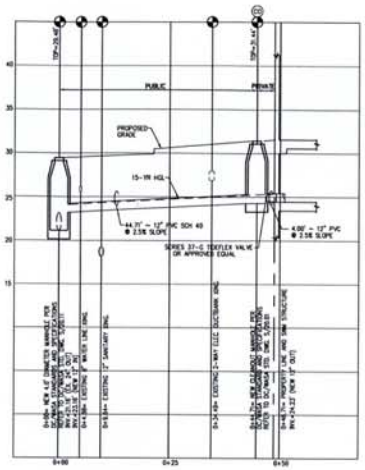
NEW 6" FIRE SERVICE PROFILE ON "O" STREET, SE

SCALE - HORIZ: 1" = 10'
VERT: 1" = 5'

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.

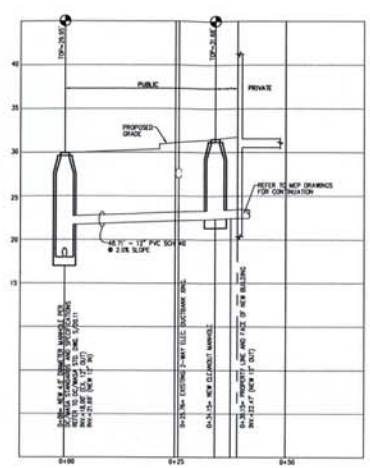
Job No. 406015.00
1325 South Capitol Street

Domestic Water Demand



NEW 12" STORM PROFILE ON 'O' STREET, SE

SCALE- HORIZ: 1"= 10'
VERT: 1"= 5'



NEW 12" SANITARY PROFILE ON 'O' STREET, SE

SCALE- HORIZ: 1"= 10'
VERT: 1"= 5'

FLOW CALCULATION FOR 15 YR PRE AND POST DEVELOPMENT:

AREA = 42,000 sf or 0.96 ac

*** PRE-DEVELOPED RUNOFF (15 YEAR STORM)**

T_c = 5 MINUTES, I_{15}= 7.50 IN/HR, C=0.35
$Q_{15} = C_{15}I_{15}A$ = 0.30 x 7.50 x 0.96 = 2.04 cfs

*** POST-DEVELOPMENT RUNOFF (15 YEAR STORM)**

T_c = 5 MINUTES, I_{15}= 7.50 IN/HR, C=0.35
$Q_{15} = C_{15}I_{15}A$ = 0.90 x 7.50 x 0.96 = 6.03 cfs

ULTIMATE FLOWS WHICH WILL BE DISCHARGED FROM SWM STR. TO C/O

* 6.16 CFS WILL BE THE ULTIMATE FLOW TO BE DISCHARGED FROM SWM STRUCTURE

15 YR PIPE FLOW CALCULATION TABLE FROM SWM STR TO C/O

AREA =	42,000 sf or 0.96 ac
RUNOFF COEFFICENT =	0.90
INCREMENT (CxA) =	0.87
ACCUMULATED (CxA) =	0.87
TIME =	5.00 min
RAINFALL INTENSITY =	7.50 in/hr
RUNOFF "Q" =	6.53 cfs
UPSTREAM INVERT =	25.22 feet
DOWNSTREAM INVERT =	24.00 feet
LENGTH =	48.71 feet
SLOPE =	2.50 %
ROUGHNESS "n" =	0.011 (PVC)
DIAMETER =	12 inches
CAPACITY =	6.66 cfs
VELOCITY =	8.67 fps

15 YR HYDRAULIC GRADE LINE:

Gasbuat = 6.53 cfs — Pipe Diameter (D) = 12 inches
Gcapacity = 6.66 cfs — d = Normal Depth

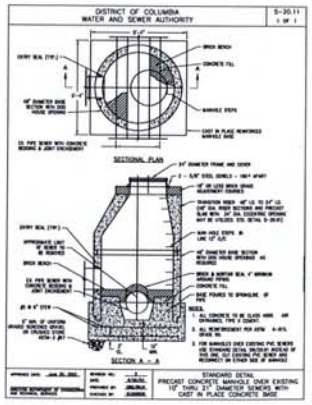
$\frac{Gasbuat}{Gcapacity} = \frac{6.53\ cfs}{6.66\ cfs}$
= 0.98 or 98%

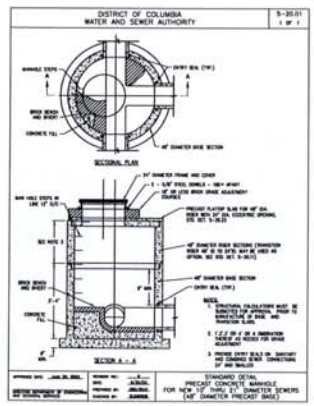
USING HYDRAULIC ELEMENTS OF CIRCULAR SECTION GRAPH:

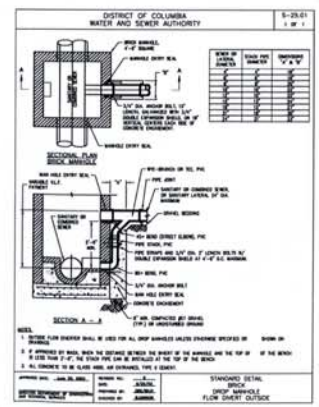
$\frac{Gasbuat}{Gcapacity} = 98\%$ —— d/D = 90%

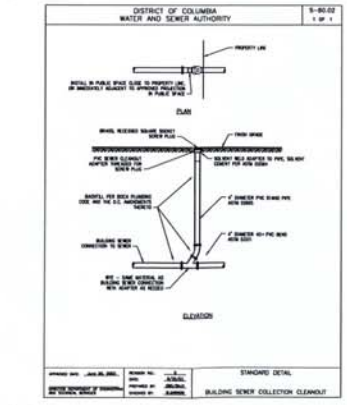
d = 90/100 x 12 inches
= 10.8 inches or 0.9 feet

HYDRAULIC GRADELINE ELEVATION AT DOWNSTREAM END = 24.00 + 0.9 = 24.90'
HYDRAULIC GRADELINE ELEVATION AT UPSTREAM END = 25.22 + 0.9 = 26.12'









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Camden South Capitol

Washington, DC

CAMDEN

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Houston, Texas 77046

Revised SO Set	10.02.06
100% DD SET	12.15.06
40% CD SET	12.29.06
Progress	01.23.07
50% CD SET	02.02.07
Permit Set	04.09.07

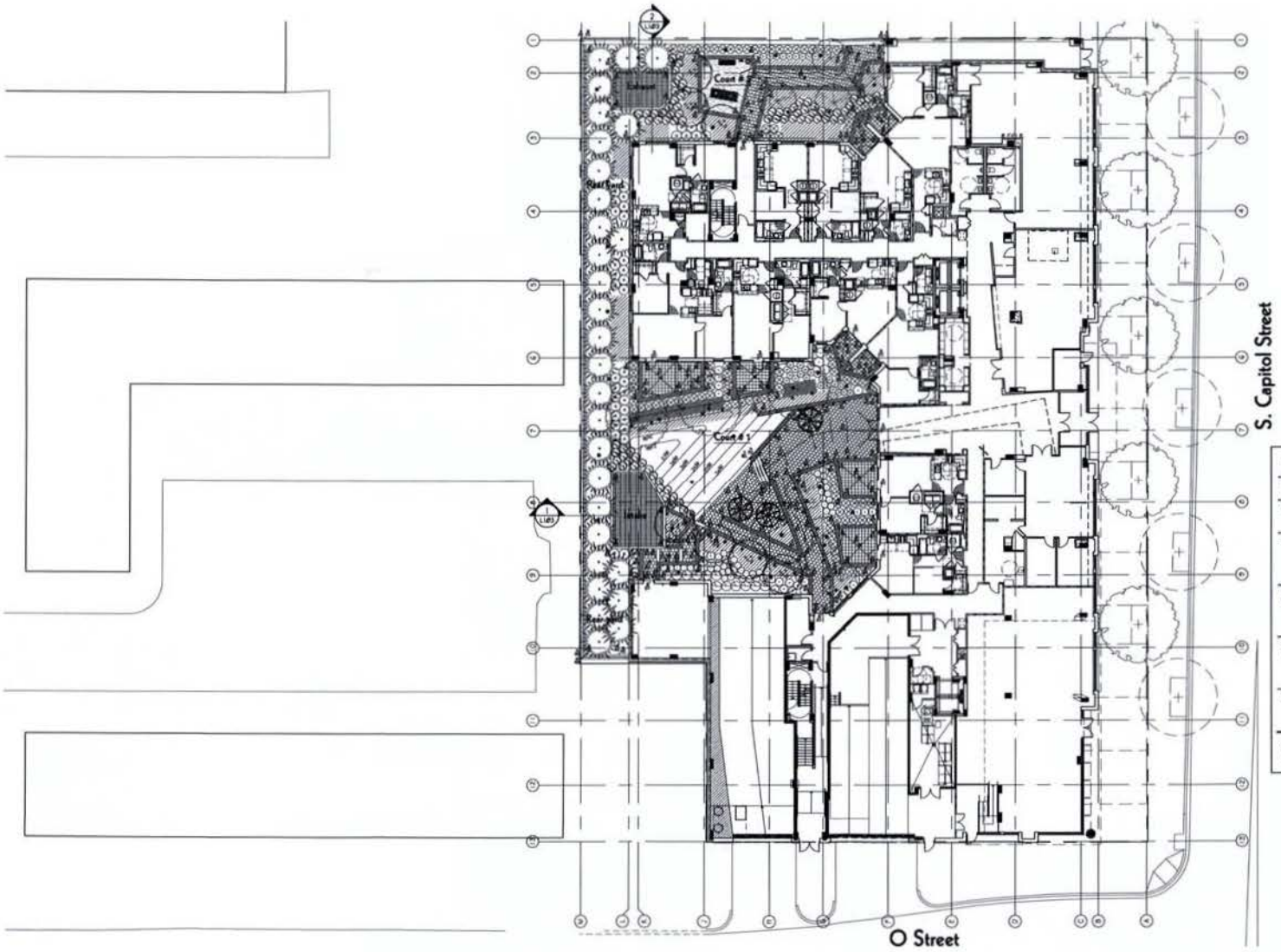
Professional Seal

© WDG Project No:

UTILITY PROFILES & DC/WASA DETAILS

Scale: 1"= 10'

C1.10B



Legend

- STREET TREE
- SMALL SHADE TREE
- ORNAMENTAL FLOWERING TREE
- MULTI-STEMMED ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB

1325 South Capitol Street

Type of Tree	Recommended Species	Recommended Size	Notes
Street Tree	Quercus phellos (Willow Oak)	3" – 3 1/2" cal.	Willow oaks are currently planned on South Capitol Street
Small Shade Tree	Gleditsia triacanthos inermis (Honeylocust), Ulmus parvifolia (Chinese Elm) or Carpinus caroliniana (American Hornbeam)	2 1/2" – 3" cal.	Small leaved, to provide light shade over terraces
Multi-stemmed Ornamental Tree	Amelanchier laevis (Allegheny serviceberry), Amelanchier canadensis (Shadblow) or Crataegus phaenopyrum (Washington Hawthorn)	5 – 6 stems minimum; 8' 10' height	Interesting branching for backdrop; small-leaved for scale, filtered light
Ornamental Flowering Tree	Magnolia loebneri 'Merrill' (Cv. Merrill Magnolia); Magnolia stellata (Star Magnolia or Cornus kousa (Kousa Dogwood)	multi-stem, 5 - 6 stems minimum, 6' height overall	Small, early flowering tree (magnolia)
Evergreen Tree	Ilex opaca (American Holly), Picea omorika (Serbian Spruce or Magnolia grandiflora (Southern Magnolia)	7' – 8' height	dense foliage for sound and sight buffer, visual interest (magnolia)

Note: Specific cultivars with most appropriate characteristics will be specified for each species selected for use.

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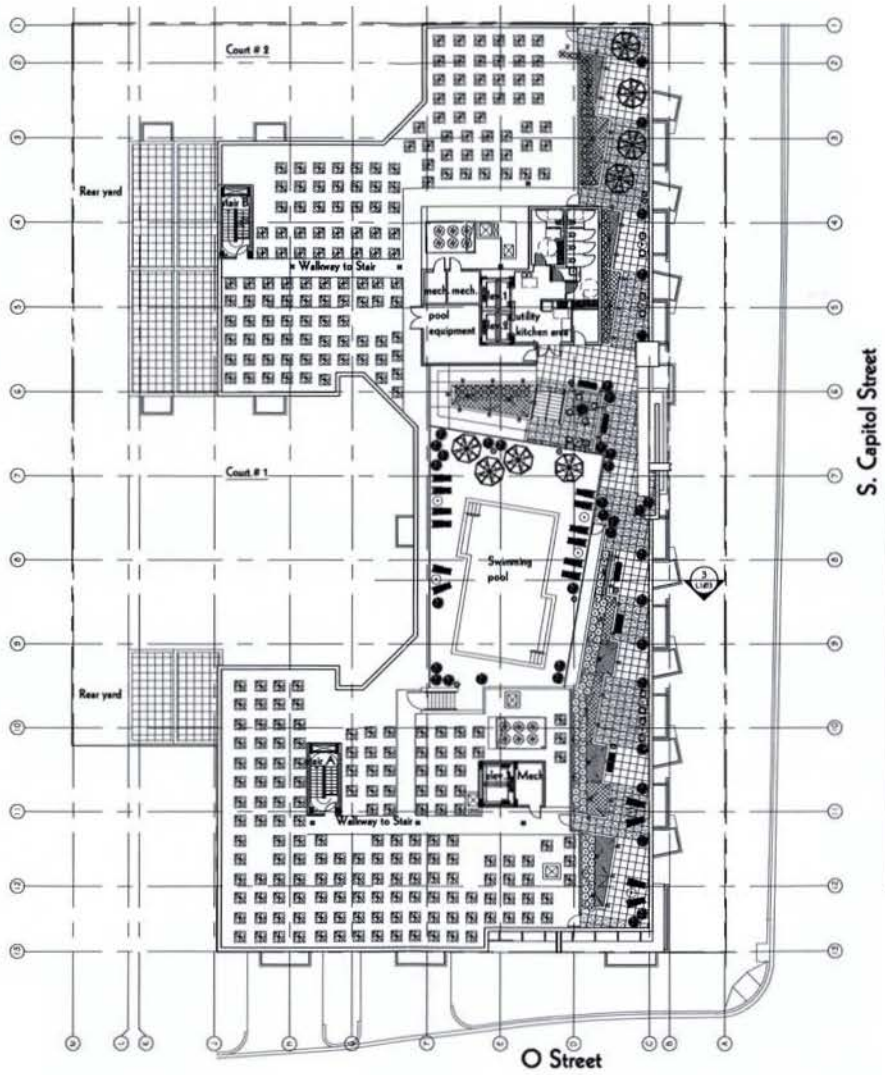
CAMDEN SOUTH CAPITOL

WASHINGTON, DC

WDG PROJECT NO.: WA05078

Ground Floor Landscape
April,2007
April, 2007 Scale: 1/32" = 1'-0"

L1.01



Legend

- 4 PERSON TABLE
- 4'x4' SQUARE PLANTER
- 3' DIAMETER PLANTER
- LOUNGE CHAIR
- 5' BENCH
- 2 PERSON TABLE
- SINGLE TABLE
- SINGLE CHAIR
- TRASH RECEPTACLE

1325 South Capitol Street

Type of Tree	Recommended Species	Recommended Size	Notes
Street Tree	Quercus phellos (Willow Oak)	3" – 3 1/2"cal.	Willow oaks are currently planted on South Capitol Street
Small Shade Tree	Gleditsia triacanthos inermis (Honeylocust), Ulmus parvifolia (Chinese Elm) or Carpinus caroliniana (American Hornbeam)	2 1/2" – 3" cal.	Small leaved, to provide light shade over terraces
Multi-stemmed Ornamental Tree	Amelanchier laevis (Allegheny serviceberry), Amelanchier canadensis (Shadblow) or Crataegus phaenopyrum (Washington Hawthorn)	3 – 6 stems minimum 8' 10' height	Interesting branching for backdrop; small-leaved for scale, filtered light
Ornamental Flowering Tree	Magnolia kobaeni 'Merrill' (Dr. Merrill Magnolia) Magnolia stellata (Star Magnolia or Cornus kousa (Kousa Dogwood)	multi-stem, 5 - 6 stems minimum, 6' height overall	Small, early flowering tree (magnolia)
Evergreen Tree	Ilex opaca (American Holly), Picea omorika (Serbian Spruce or Magnolia grandiflora (Southern Magnolia)	7' – 8' height	dense foliage for sound and sight buffer, visual interest (magnolia)

Note: Specific cultivars with most appropriate characteristics will be specified for each species selected for use.

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CAMDEN SOUTH CAPITOL

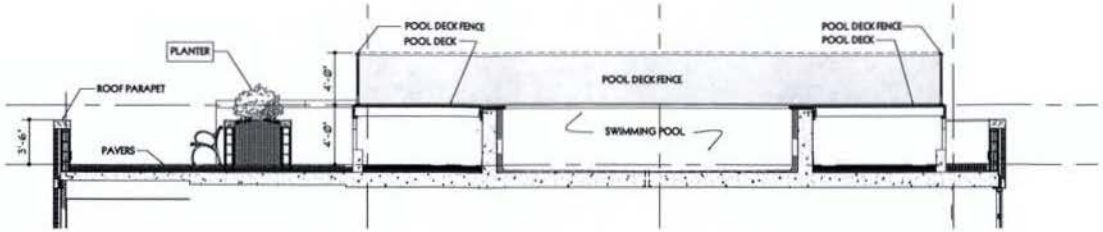
WASHINGTON, DC

WDG PROJECT NO.: WA05078

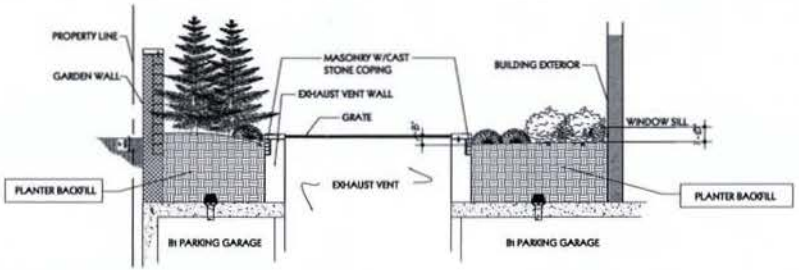
PH Roof Landscape

April, 2007 Scale: 1/32" = 1'-0"

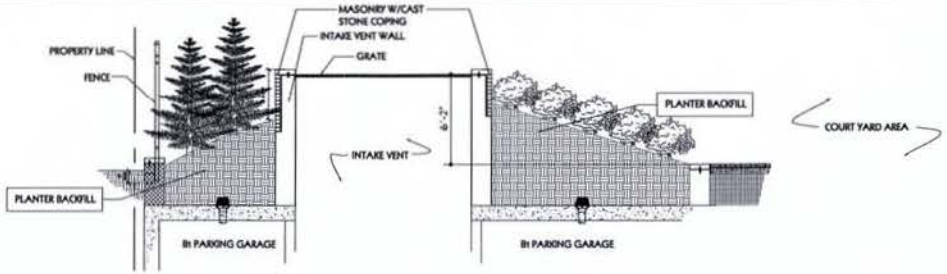
L1.02



POOL SECTION @ PENTHOUSE LEVEL 3



SECTION @ EXHAUST VENT - AT COURT YARD 2



SECTION @ INTAKE VENT - AT COURTYARD 1

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1325 SOUTH CAPITOL STREET, SW

WASHINGTON, DC

WDG PROJECT NO.: WA05078

Vent and Pool Sections

03.09.07 Scale: 1/8" = 1'-0"

L1.03