

CAMDEN SOUTH CAPITOL

WASHINGTON, DC

RESIDENTIAL BUILDING

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A0.02	B2 Garage level	2406.12 (e)
A0.03	B1 Garage level	2406.12 (e)
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DRAWING LIST - cont.		FILING REQUIREMENT
SHEET		
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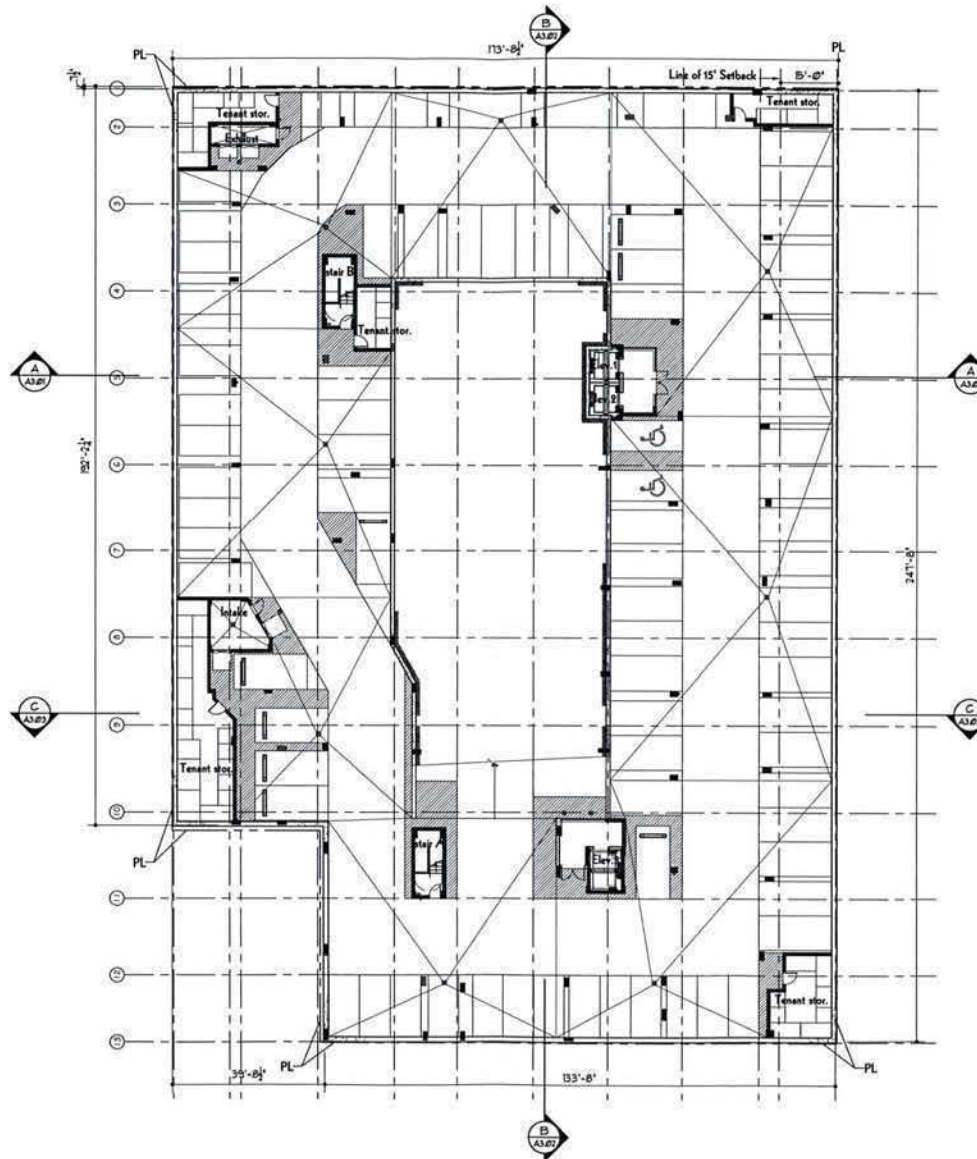
WDG PROJECT NO.: WA05078



Cover Sheet
May, 2007

CVR

ZONING COMMISSION
District of Columbia
CASE NO.06-41
EXHIBIT NO.56C



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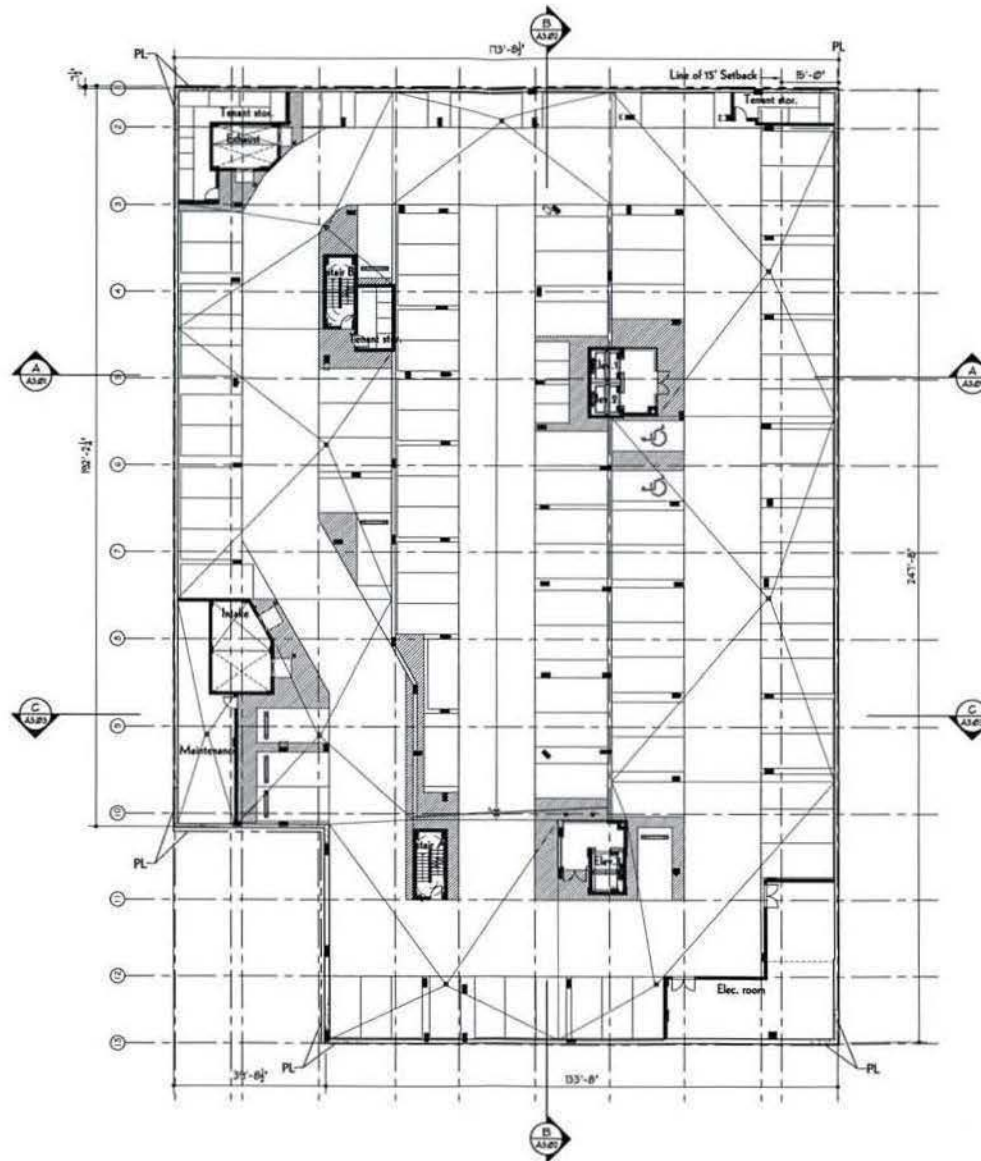
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B3 Garage Level

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

A0.01



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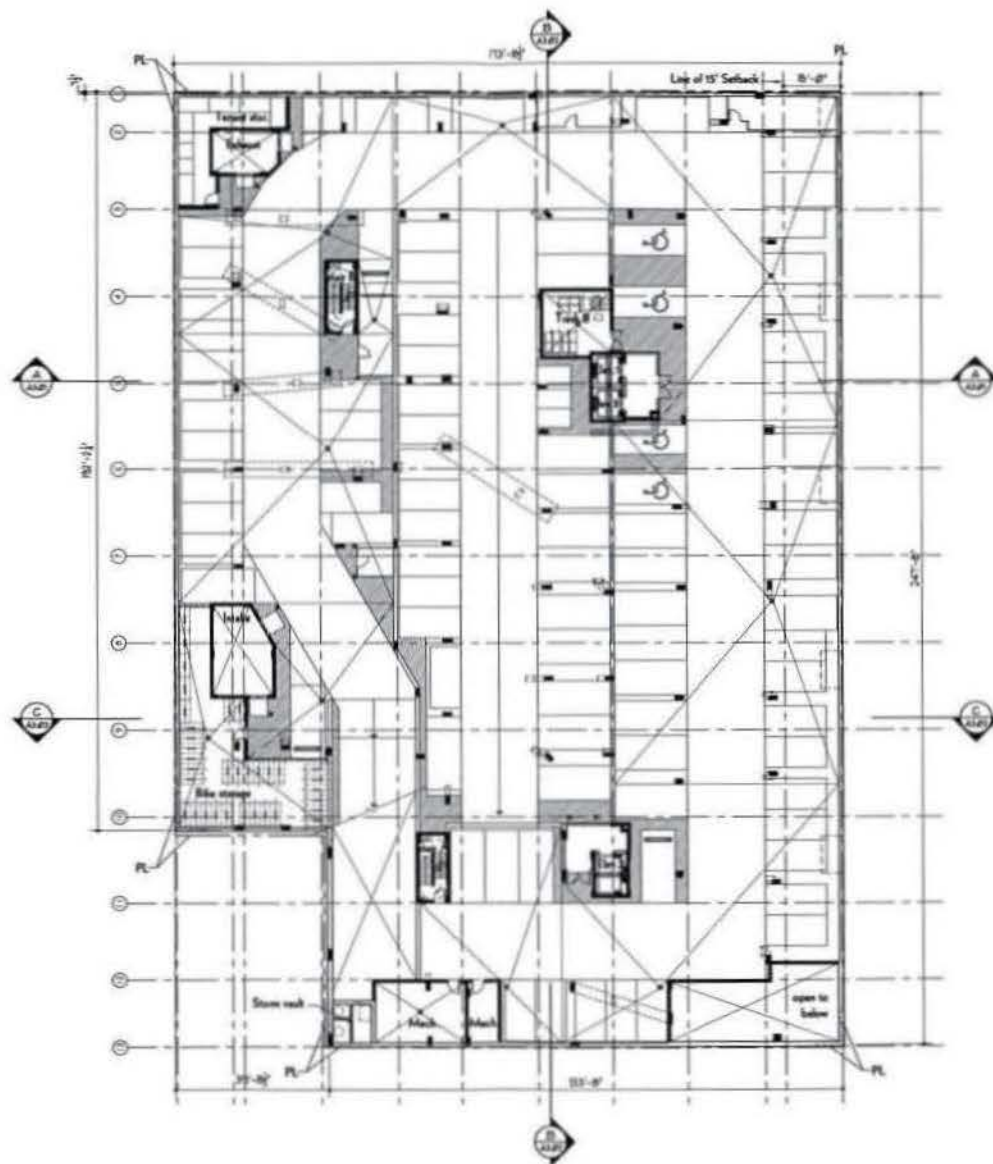
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B2 Garage Level
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A0.02



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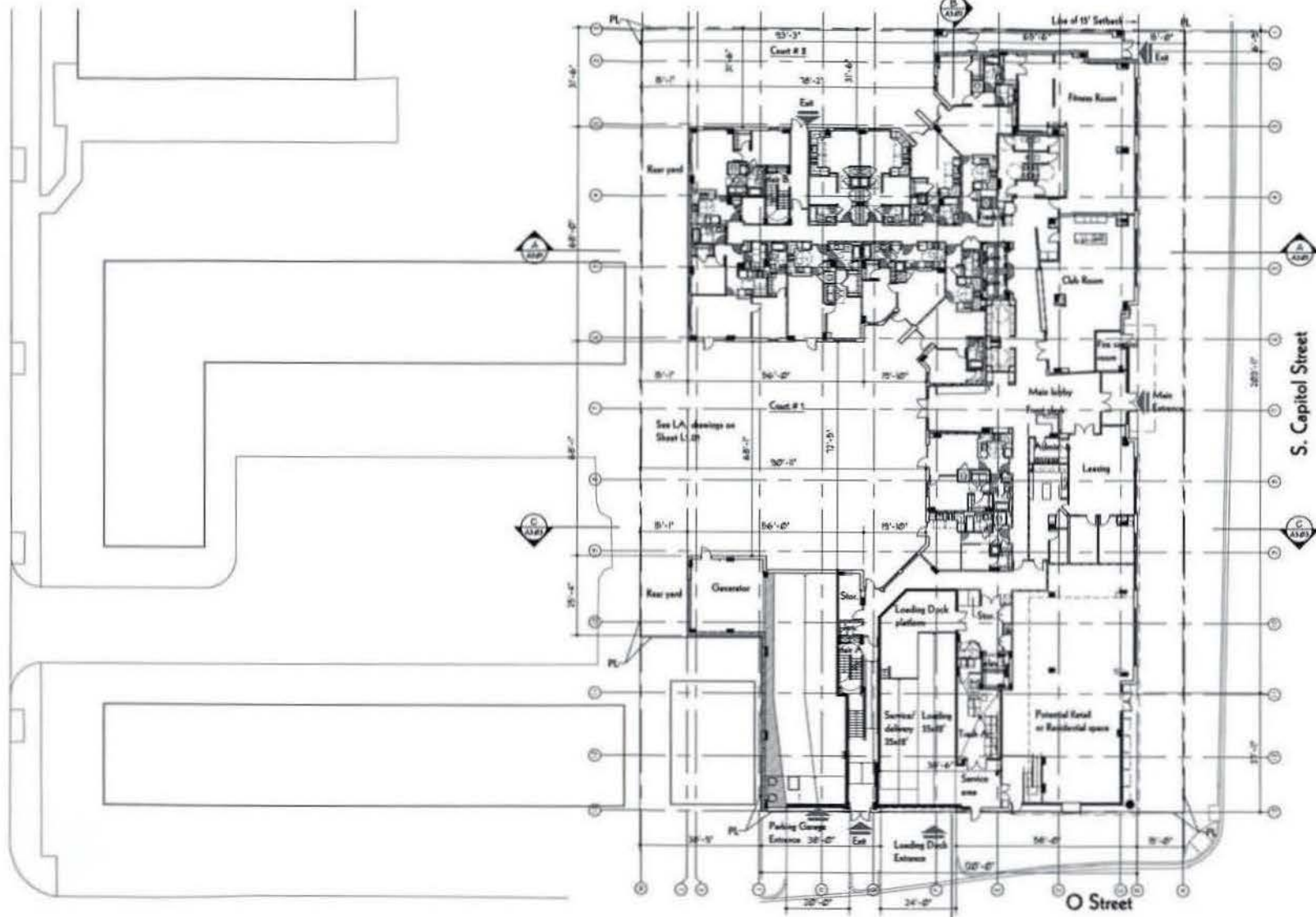
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B1 Garage Level
May, 2007 Scale: 1/32" = 1'-0"

A0.03

Half Street



S. Capitol Street

O Street

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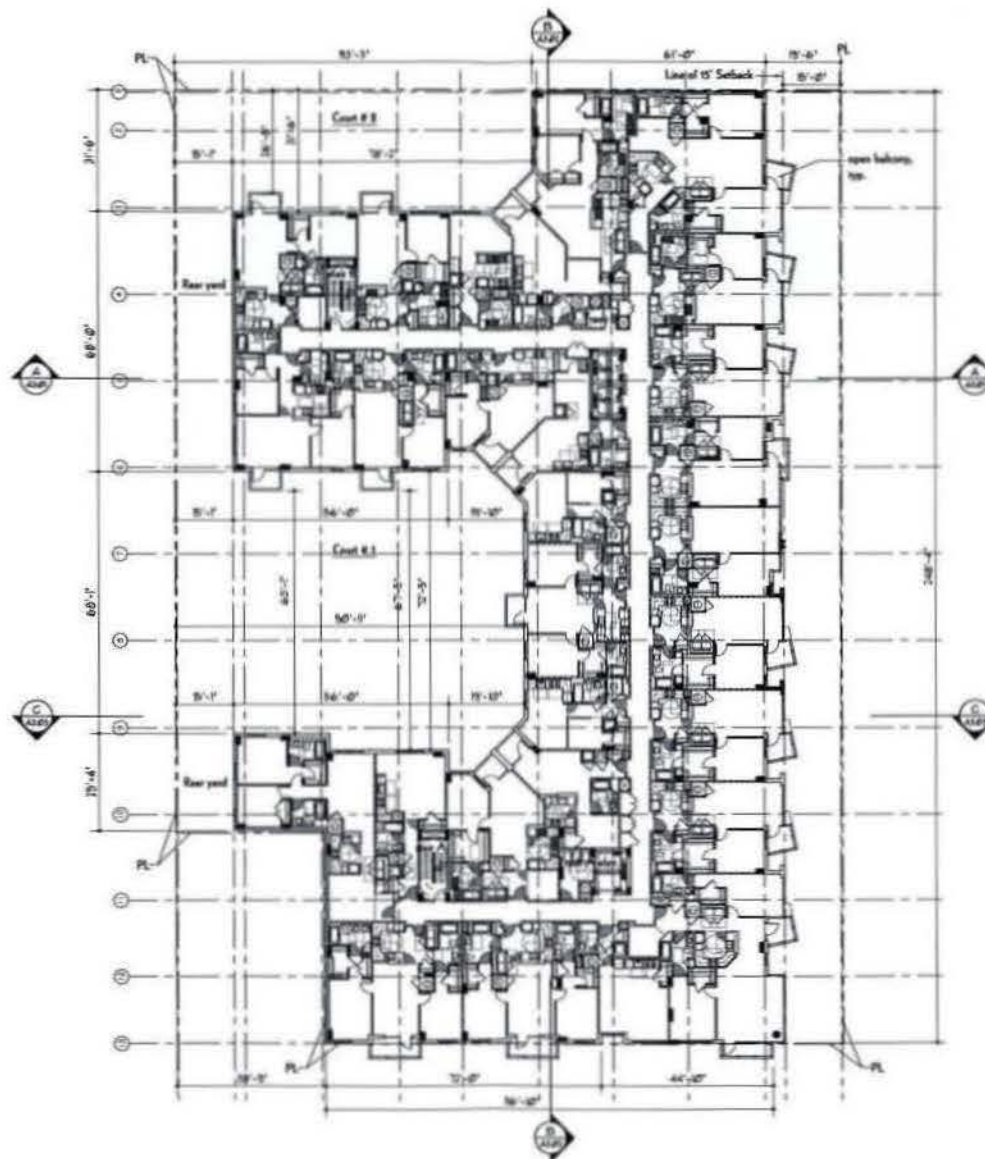


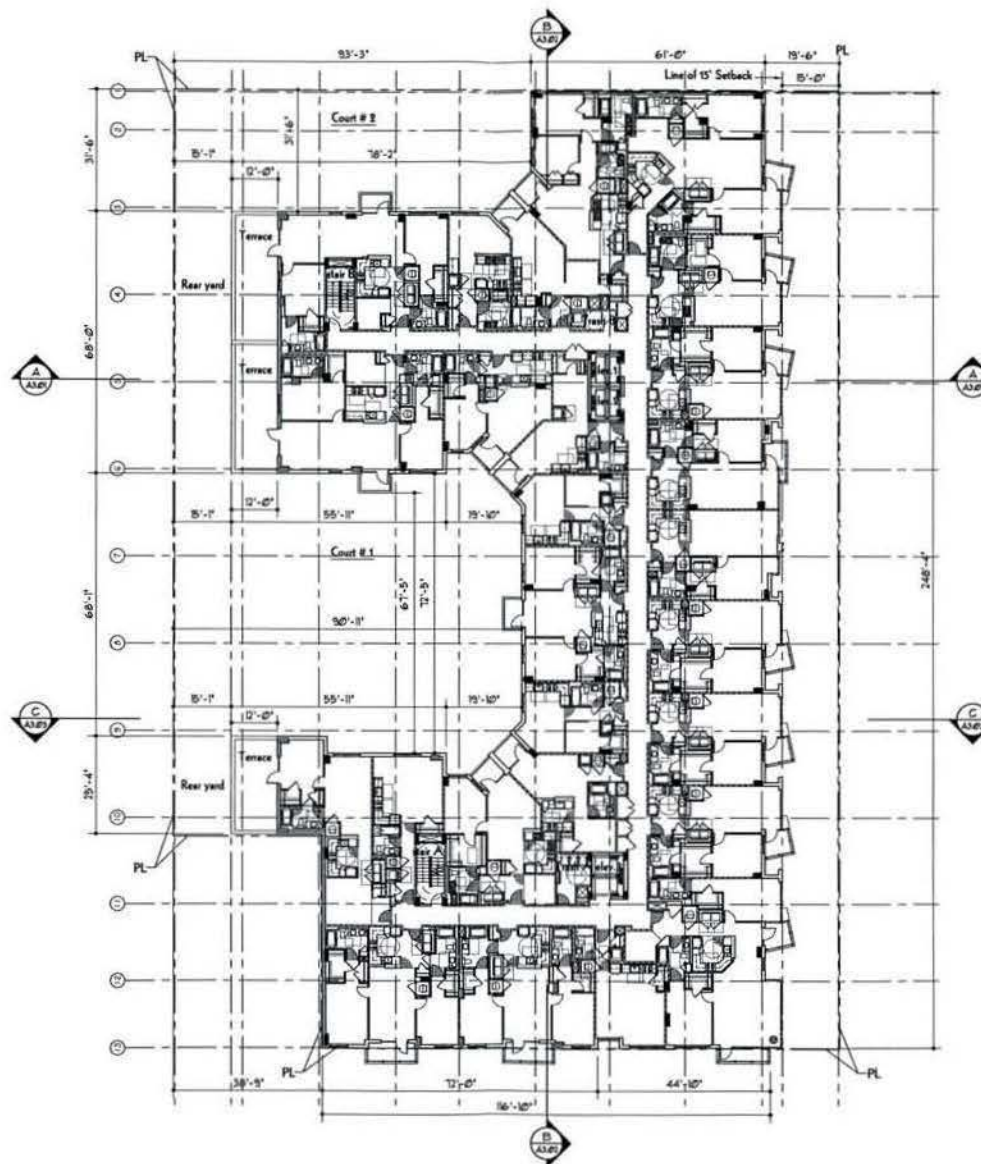
Site Plan-Ground Floor

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

A1.01

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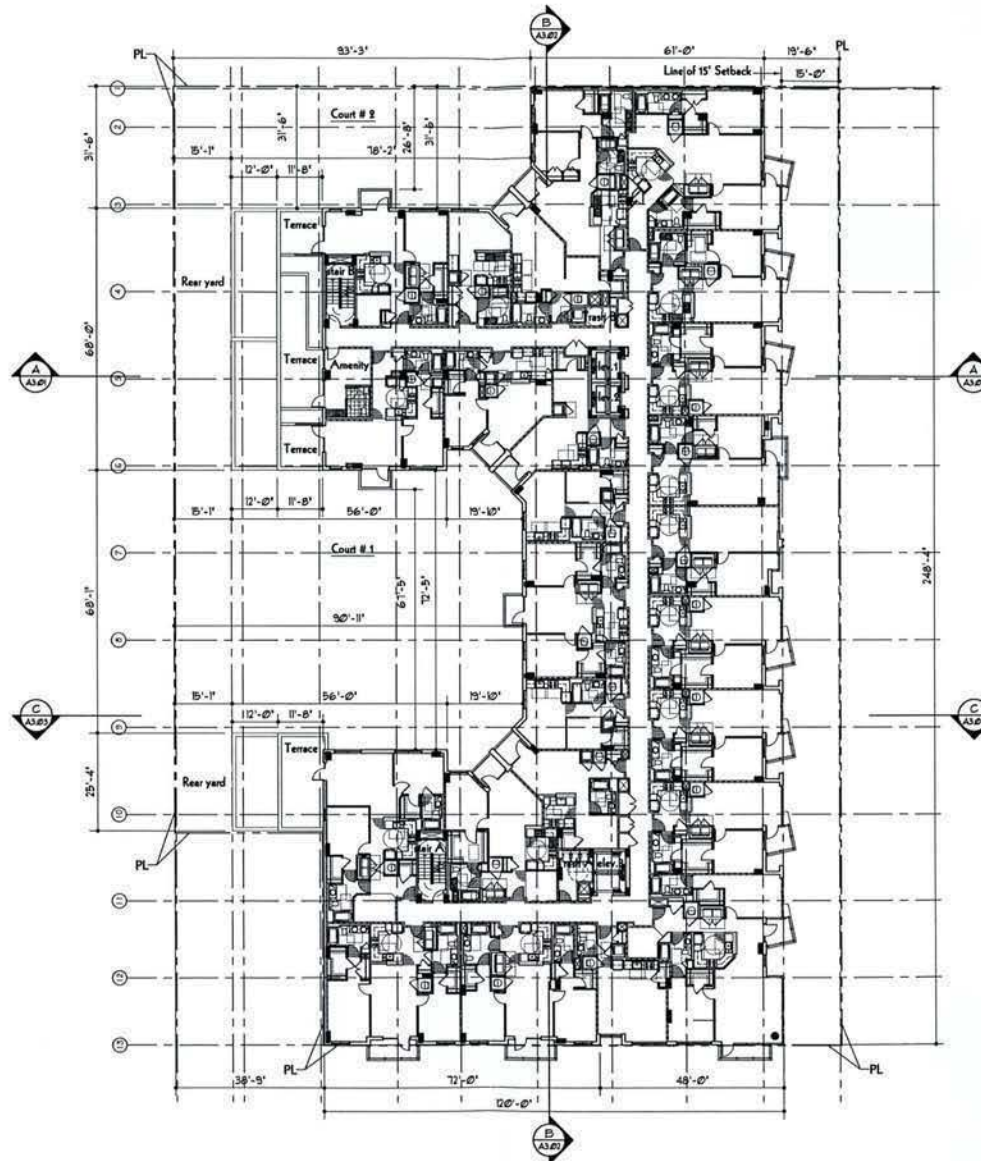
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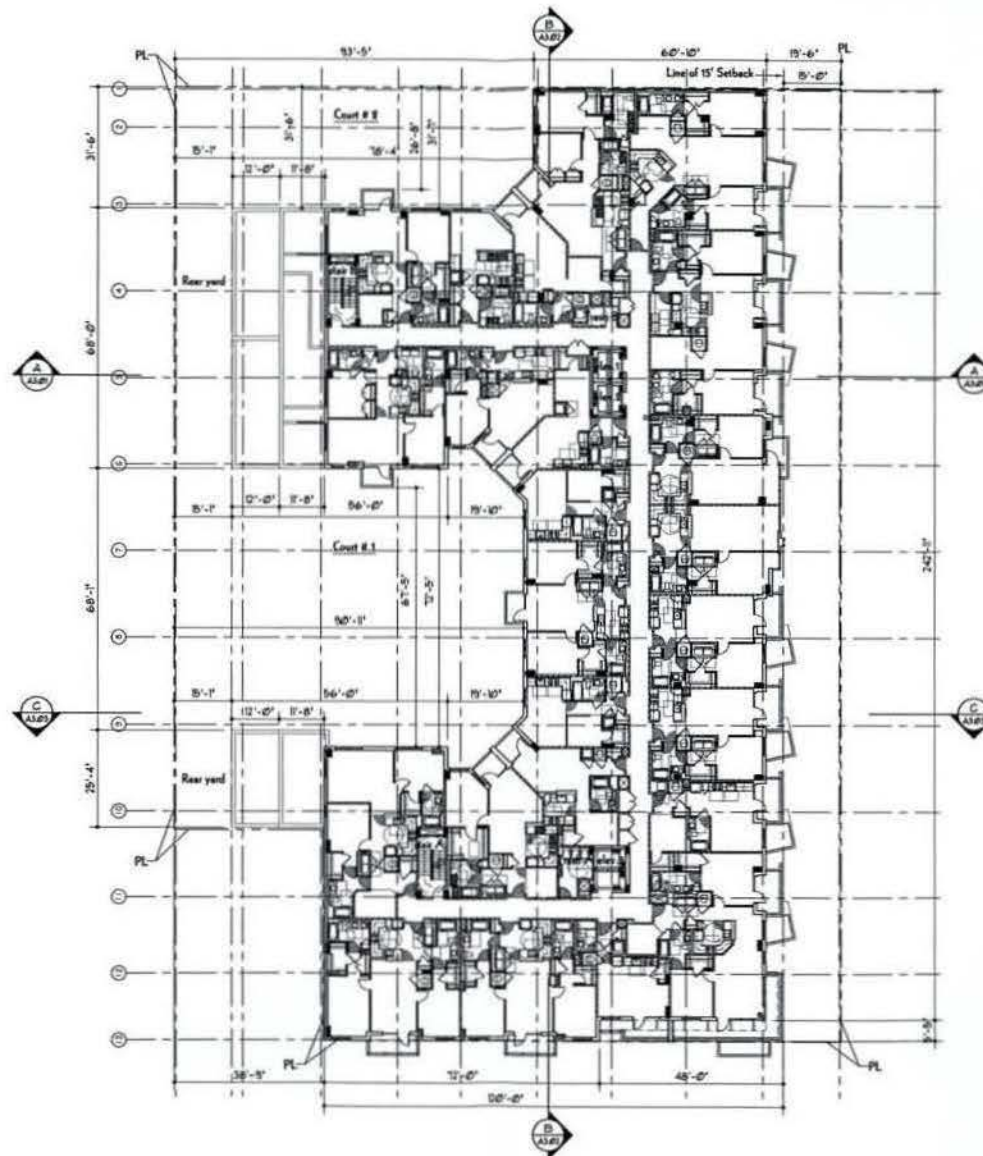


8th. Floor Plan

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

A1.04

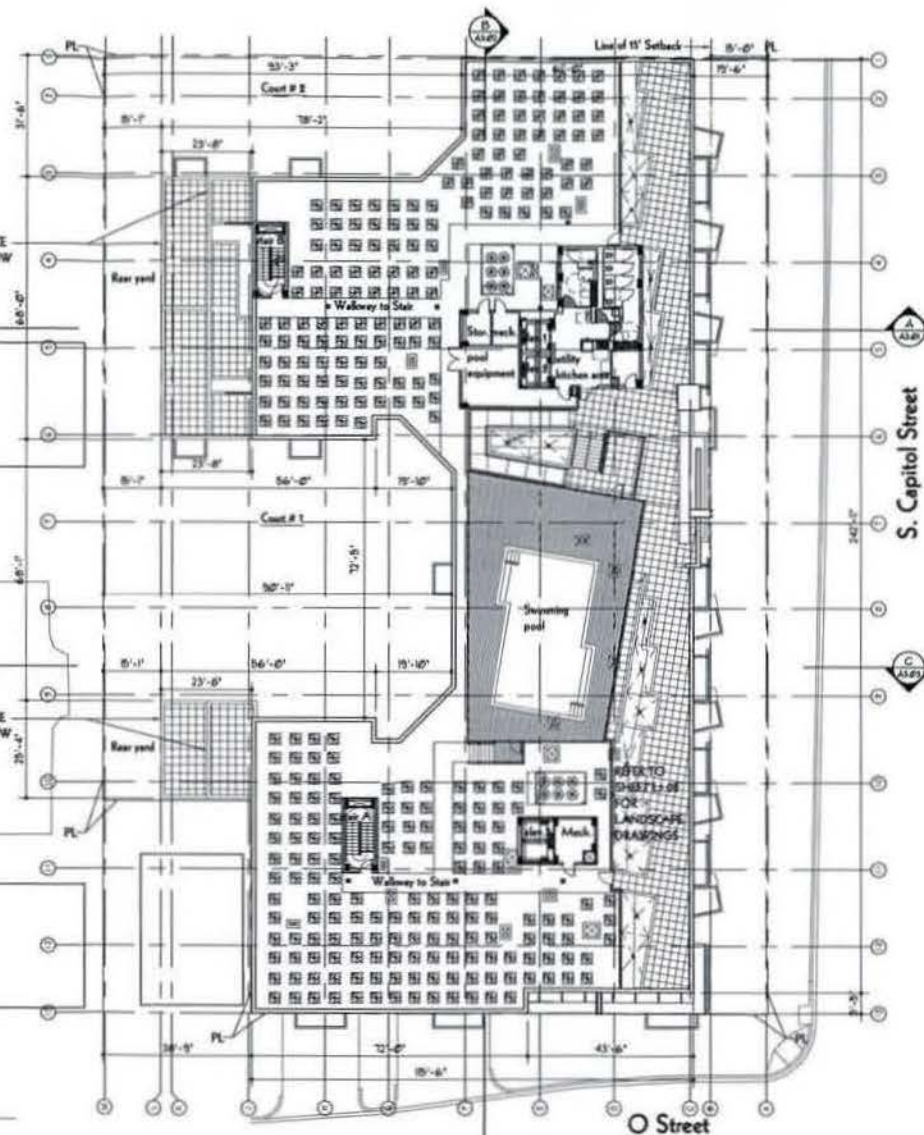




Half Street

PRIVATE TERRACE
PARAPETS BELOW

PRIVATE TERRACE
PARAPETS BELOW



S. Capitol Street

O Street

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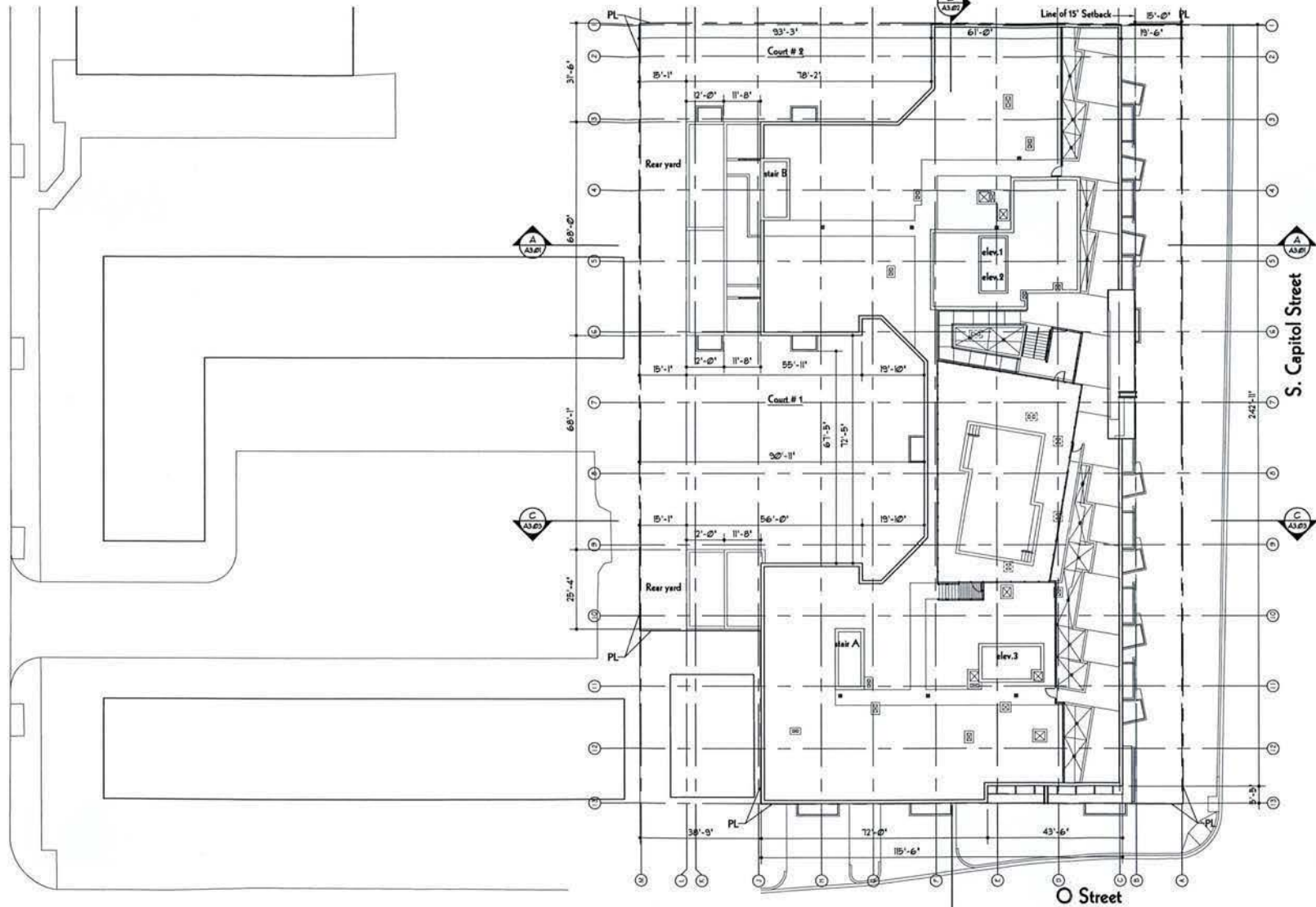
Penthouse plan
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A1.08



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Half Street



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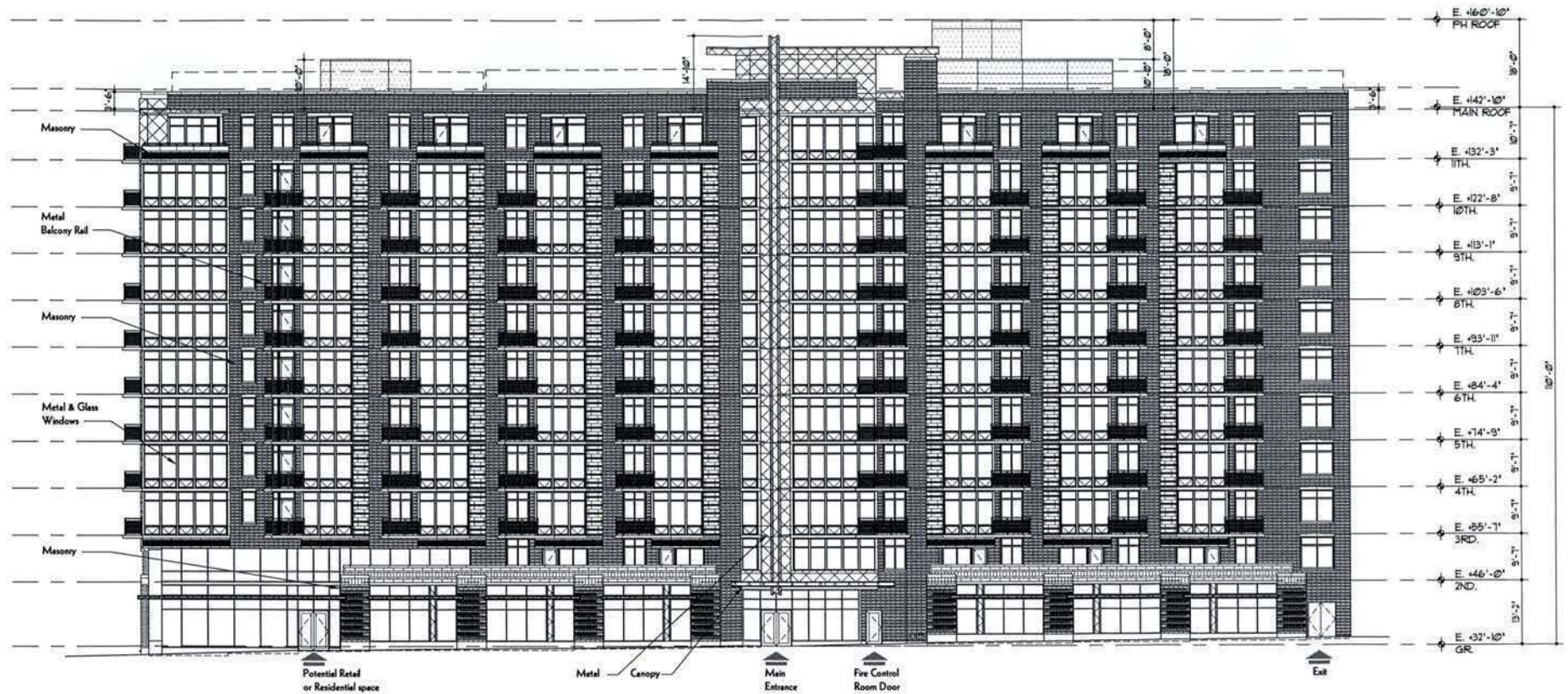
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Roof Plan

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A1.09



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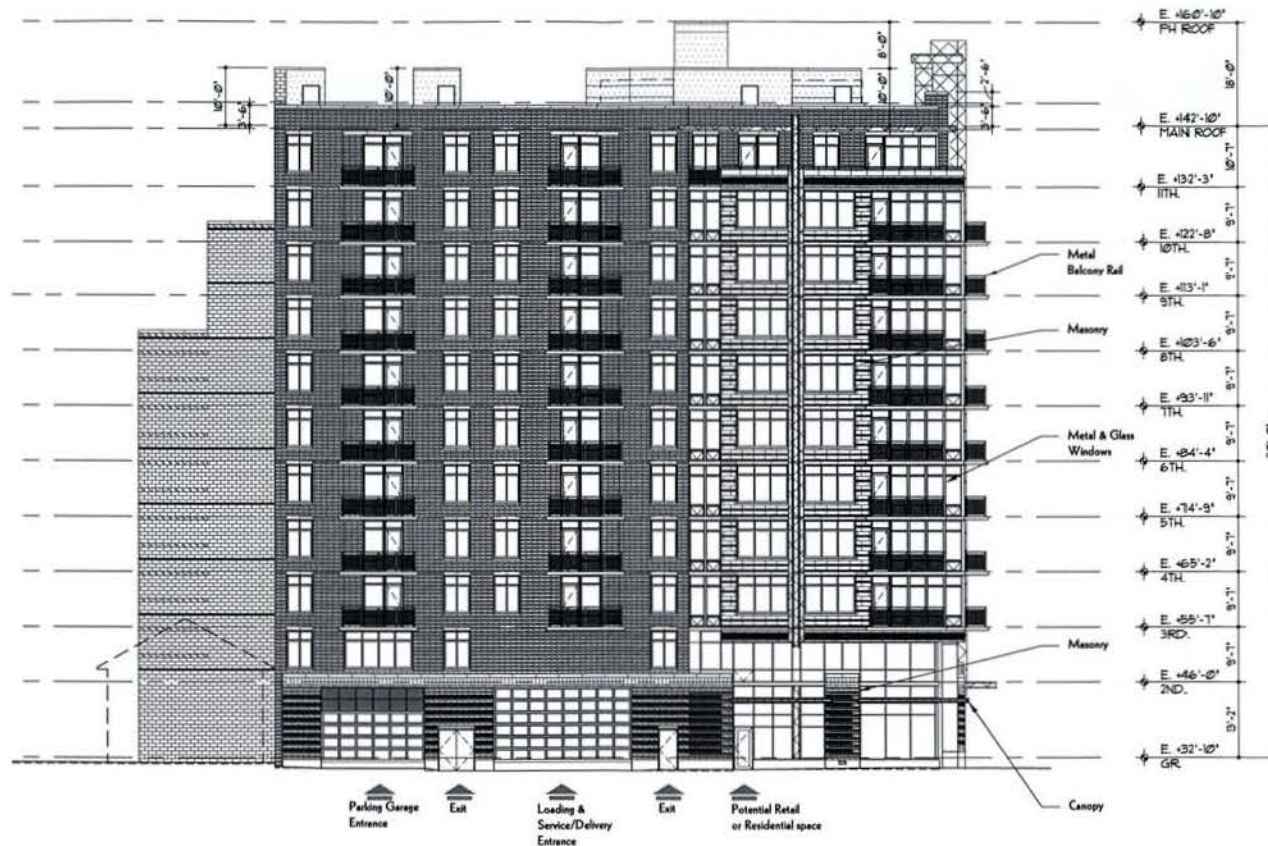
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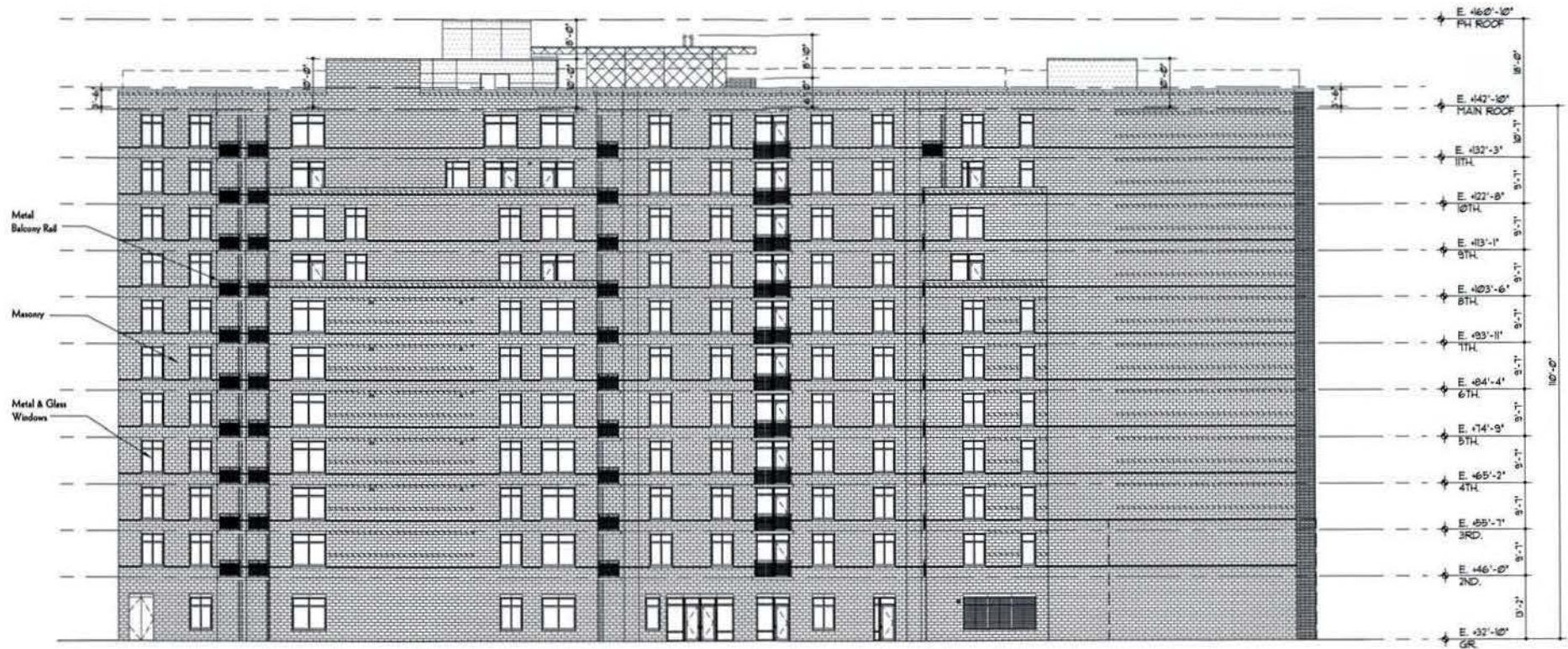


S Capitol St Elevation

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

A2.01





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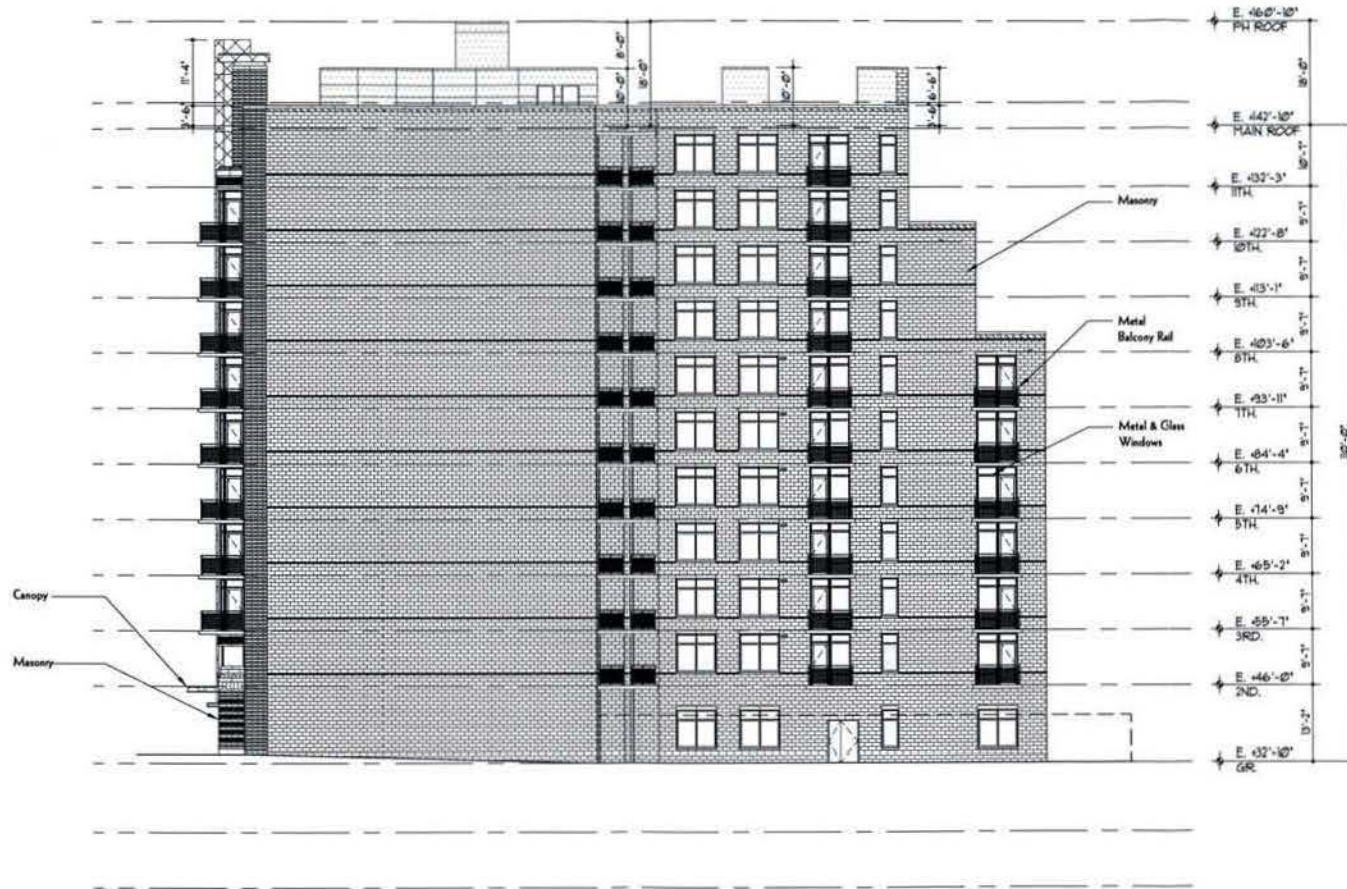
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West Elevation

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

A2.03



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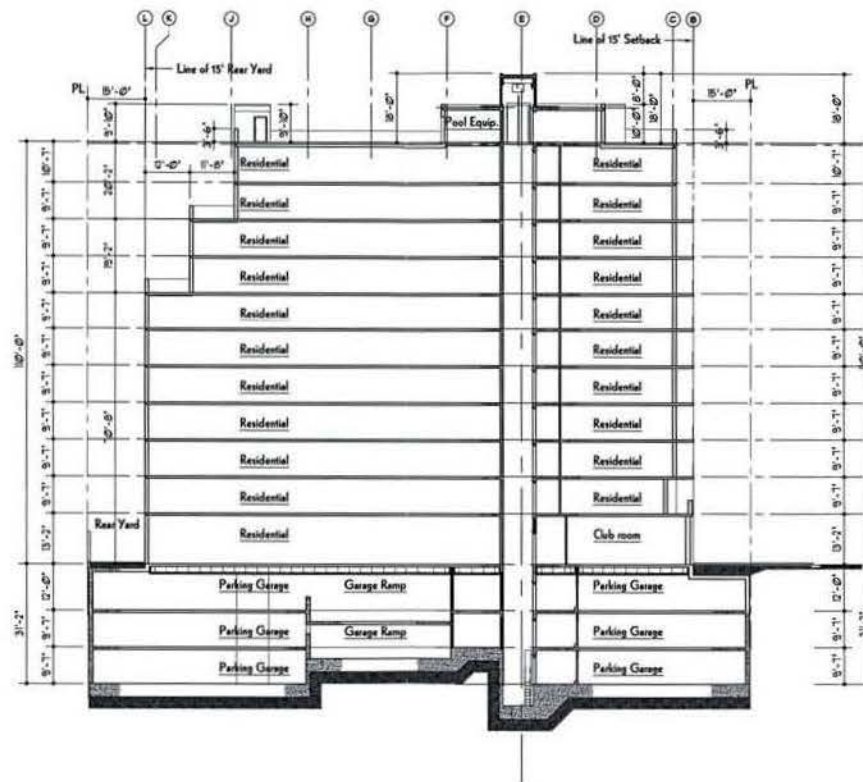
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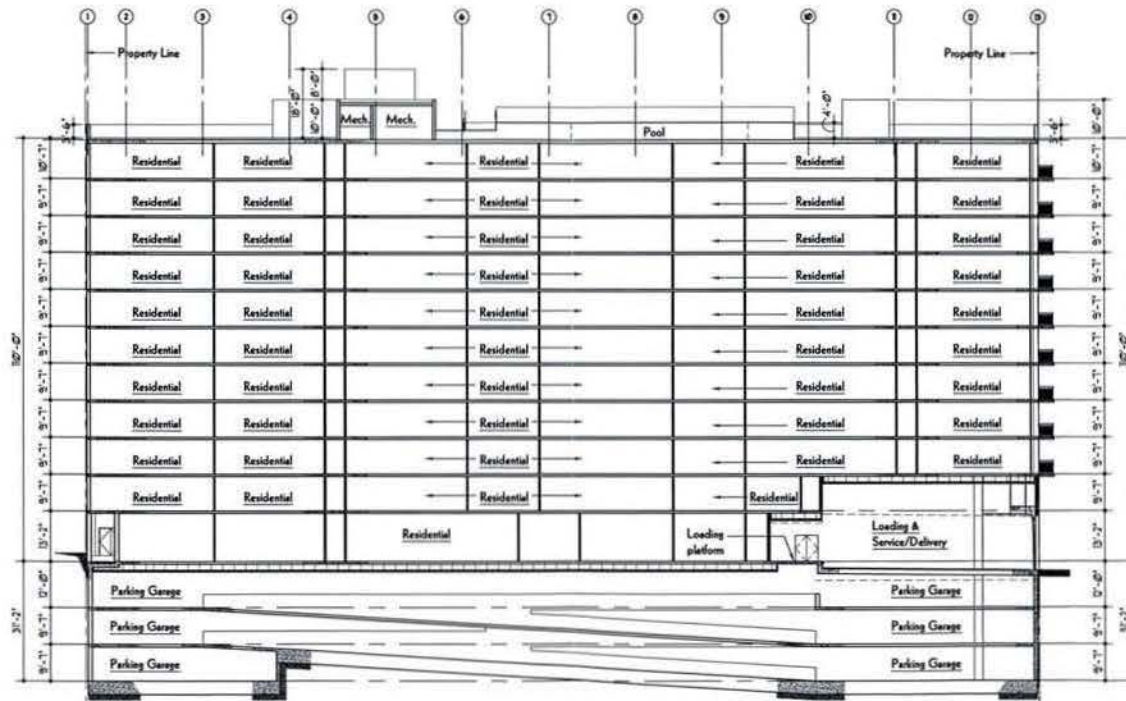


North Elevation

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

A2.04





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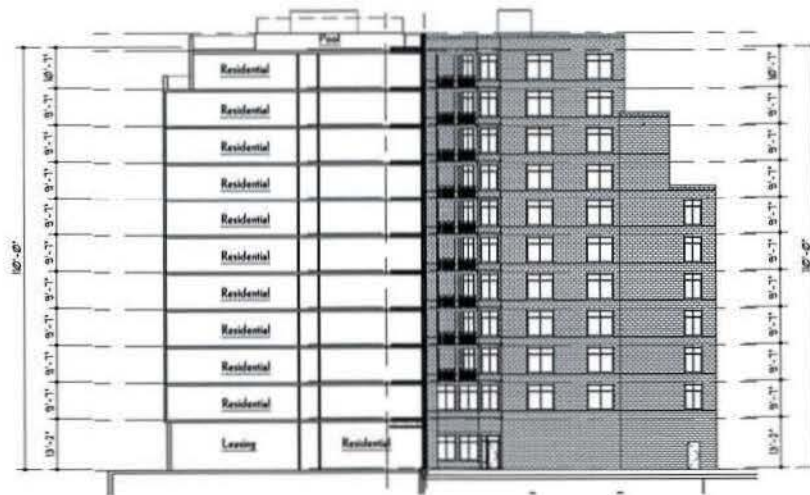
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Building Section B-B

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

A3.02



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CAMDEN SOUTH CAPITOL

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Building Section C-C

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

A3.03

WITNESSES

OWNERS
SOUTH CAPITAL
ACQUISITION, L.L.C.

Walter H. Jacobus
TODD JACOBUS, VICE-PRESIDENT

Walter H. Jacobus
Walter H. Jacobus
Walter H. Jacobus
Walter H. Jacobus
Walter H. Jacobus
Walter H. Jacobus
Walter H. Jacobus
Walter H. Jacobus
Walter H. Jacobus
Walter H. Jacobus

Subscribed and sworn before me this 25th day of JULY, 2008

Walter H. Jacobus
Notary Public

OCTOBER 31, 2008
My Commission Expires

NUMBER OF TRUSTS: 0

ASSENT BY TRUSTEES:

2009SURS90-00472-SQ.653

3/1/2008

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

1 Ownership agrees with our records: 8/1/06 00

2 Real estate taxes are paid for: 9/30/06 00

3 There are no unpaid assessments: 8/1/06 00

Robert M. Korman
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.

re *He*

Zoning District: C-2-e
BmClaus
Zoning Administrator

8/15, 2008

Stephen J. Ryan

HISTORIC PRESERVATION

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

Robert H. Dink
Recorder, D.C.

[illegible]

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 = 264 parking spaces

Floor	Accessible parking					Total
	Standard	Compact	HC	HC Van	Van	
Ground	0.0	0.0	0.0	0.0	0.0	0.0
B1 level	24	47	2	2	14	89
B2 level	59	34	2	0.0	0.0	95
B3 level	54	24	2	0.0	0.0	80
Total	137	105	6	2	14	264

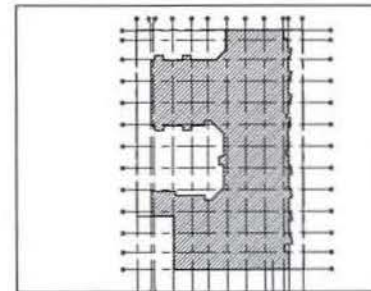
Loading Dock / Service Delivery

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	26,873 sq. ft.
Percentage of Lot Occupancy Provided	65.5%

*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 and indoor amenities	Potential Retail or Residential Space	Generator	Proposed Vent Shafts	Total
Ground	20,448	2,954	628	15	24,015
2nd.	22,071			54	22,017
3rd.	25,739			90	25,649
4th.	25,739			92	25,647
5th.	25,739			92	25,647
6th.	25,739			92	25,647
7th.	25,739			92	25,647
8th.	24,618			92	24,526
9th.	24,618			92	24,526
10th.	23,523			92	23,431
11th.	22,665			92	22,573
Total	266,638	2,954	628	895	269,325

*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 = $8 \times \text{site area} = 8 \times 41,019 = 328,152 \text{ SF}$

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

c- Provided gross floor area = 269,325 SF

Half Street

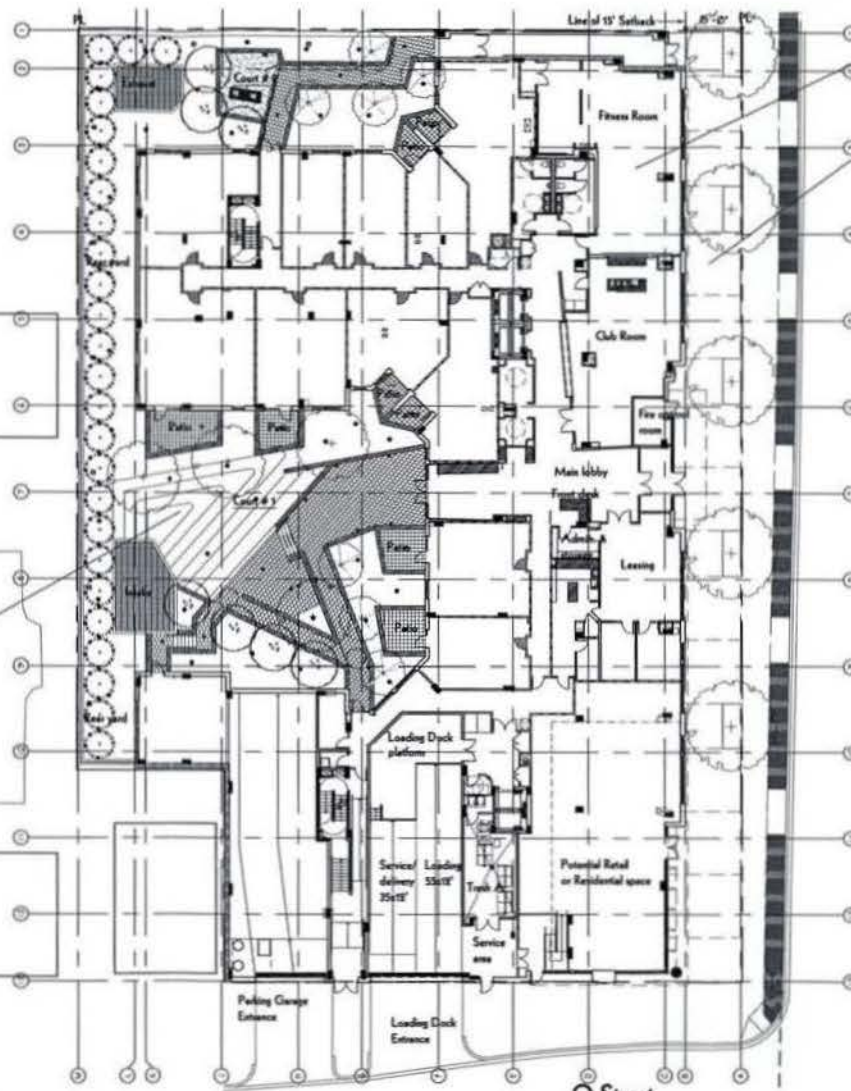
Outdoor Recreation Spaces

Indoor Recreation Spaces

Outdoor Recreation Spaces

S. Capitol Street

O Street



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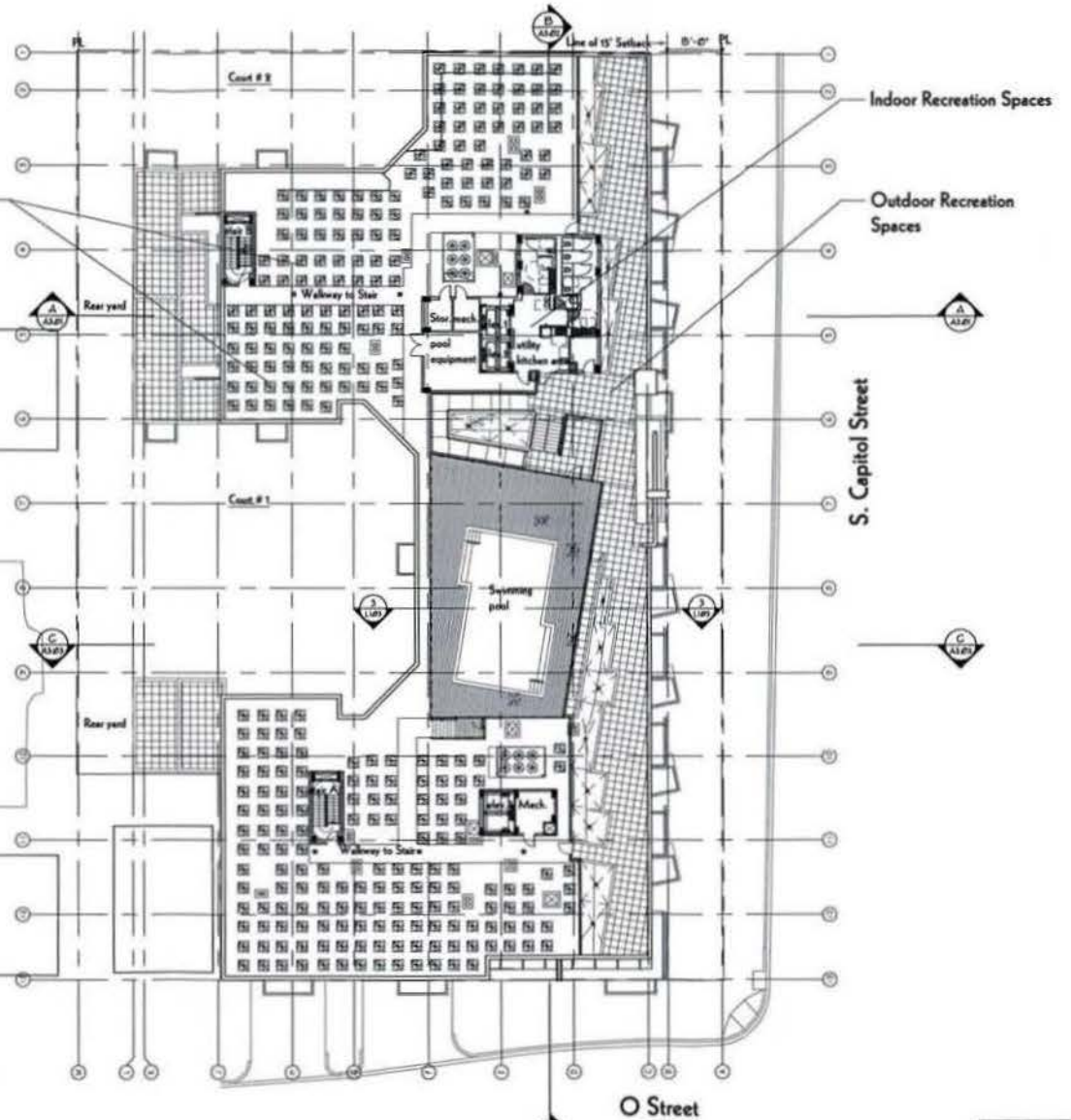


Ground Floor
Recreation Spaces
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A4.03

Half Street

Condensing units and exhaust shafts



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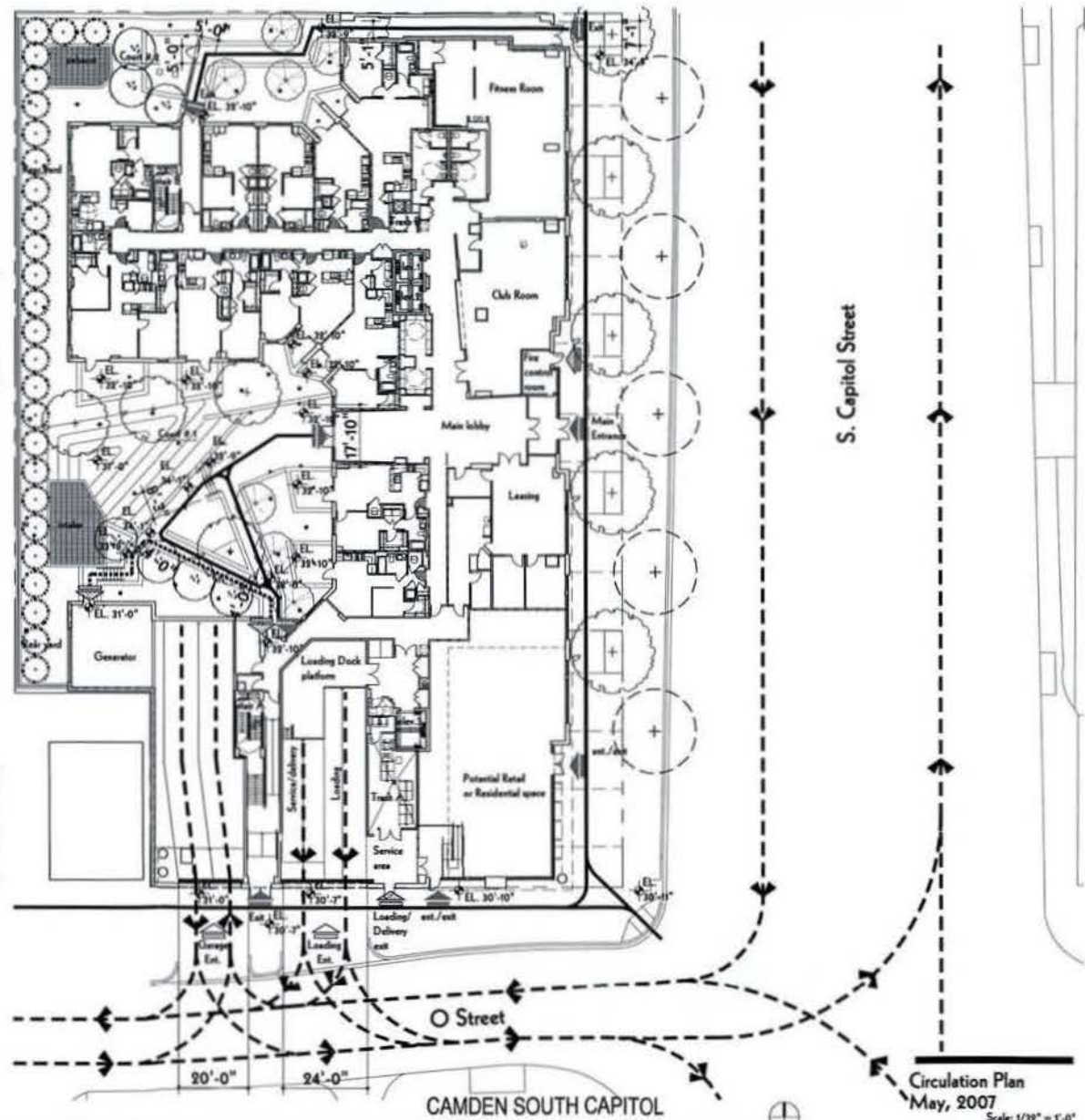
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PH Roof
Recreation Spaces
May, 2007 Scale: 1/32" = 1'-0"

A4.04

Half Street

- Legend:
- Pedestrian Circulation:
- Pedestrian Circulation
 - Service Circulation
 - Fire Control Room Access
- Vehicle Circulation:
- Vehicle Circulation



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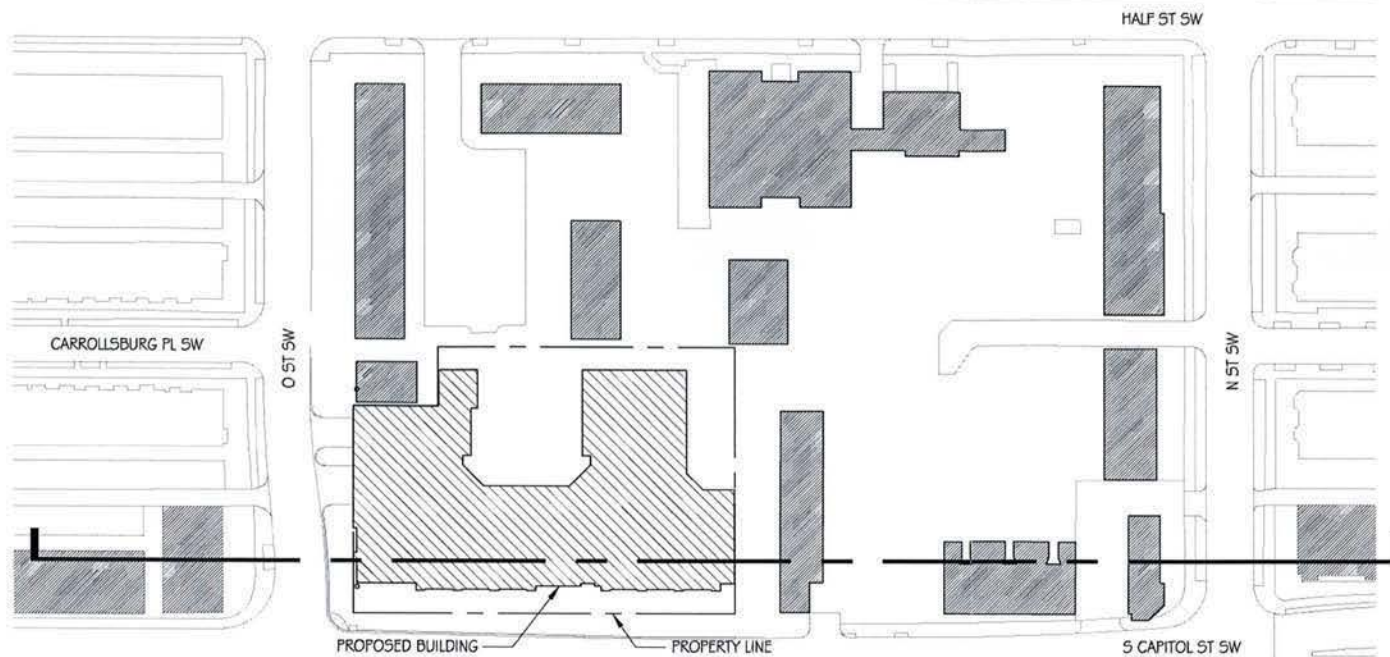
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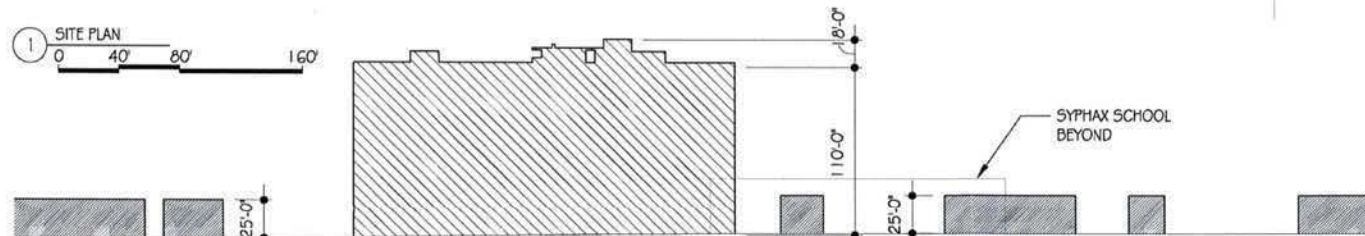
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Circulation Plan
May, 2007
Scale: 1/32" = 1'-0"

A5.01



① SITE PLAN
0 40' 80' 160'



② SITE SECTION
NORTH - SOUTH



③ SITE ELEVATION
S. CAPITOL ST. SW LOOKING WEST

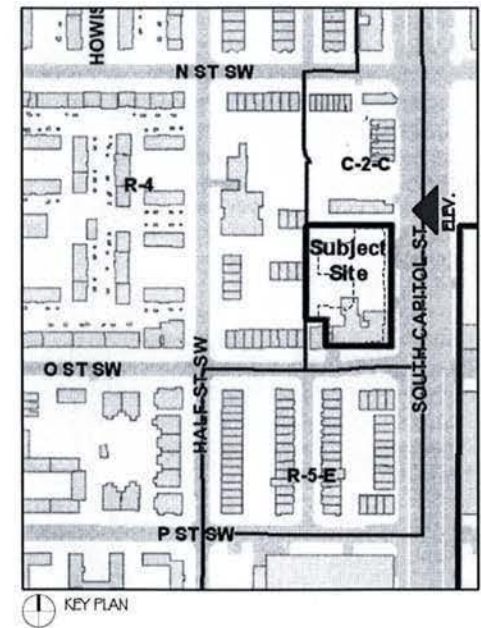
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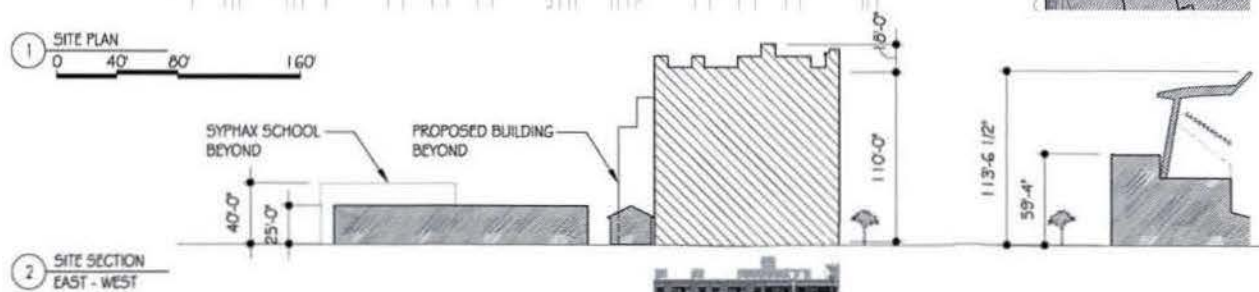
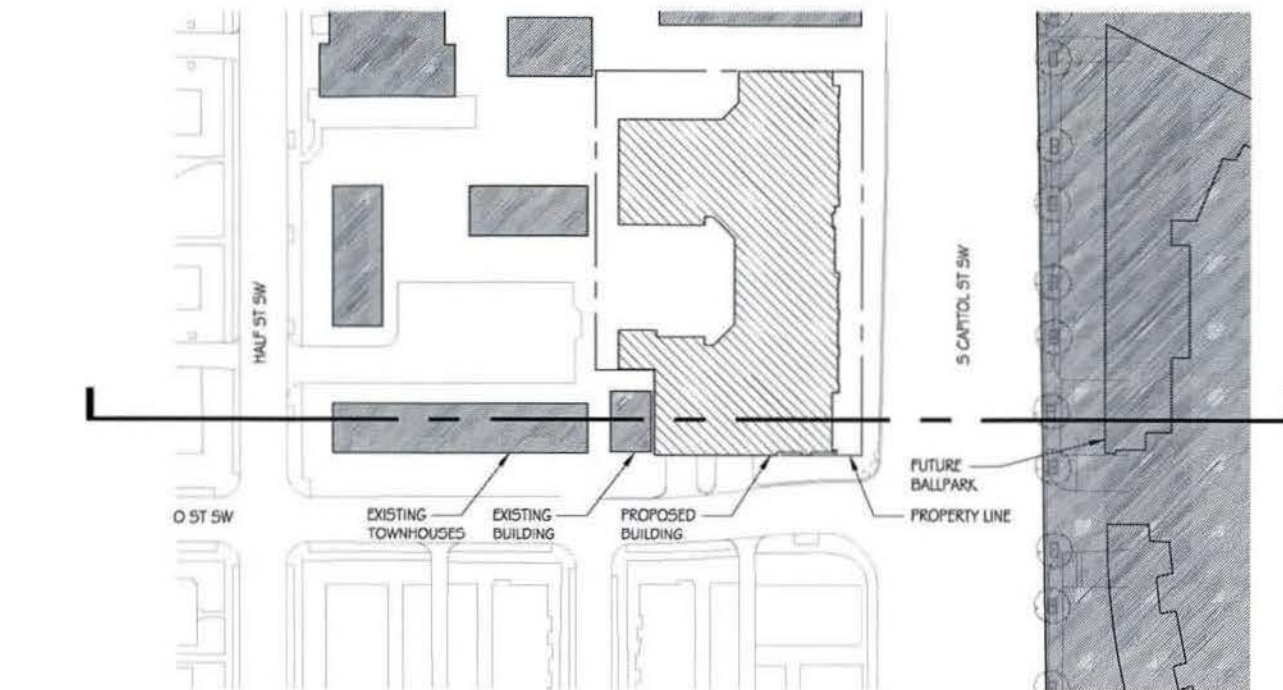
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④ KEY PLAN

Site Elev. & Section
May, 2007
Scale: 1/80

A6.01



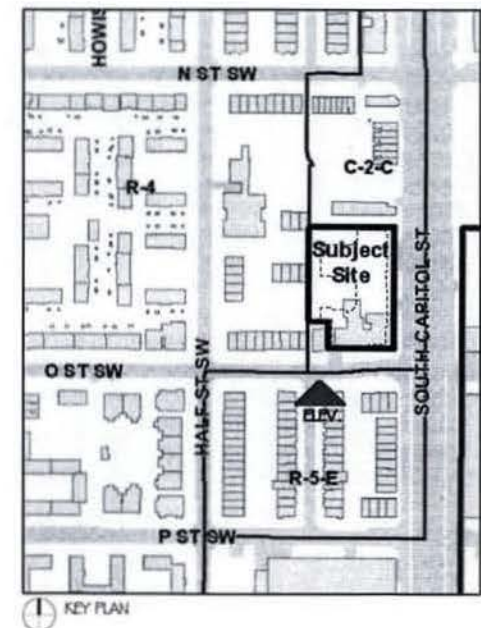
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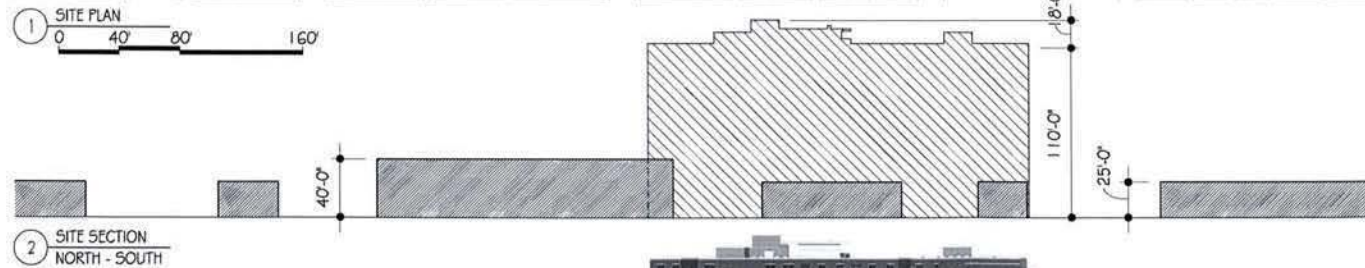
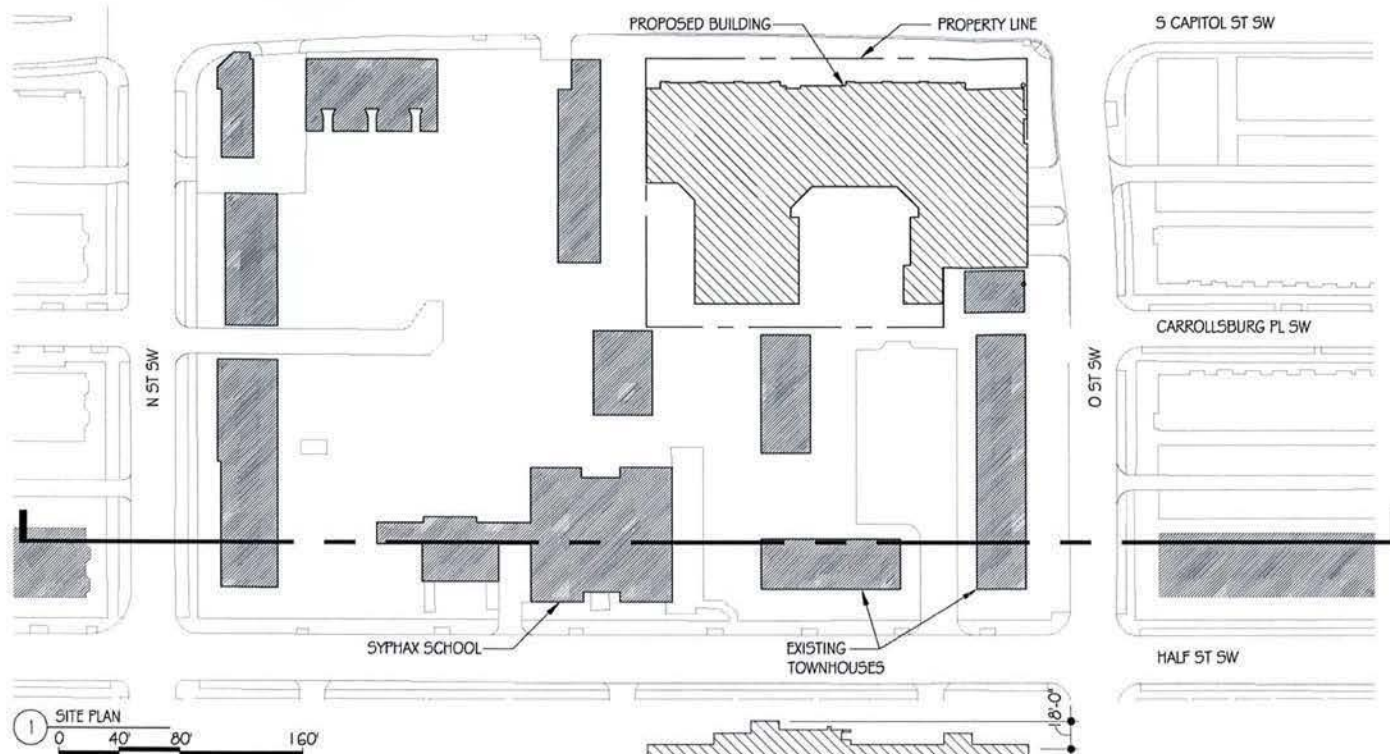
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Site Elev. & Section
May, 2007
Scale: 1/80

A6.02



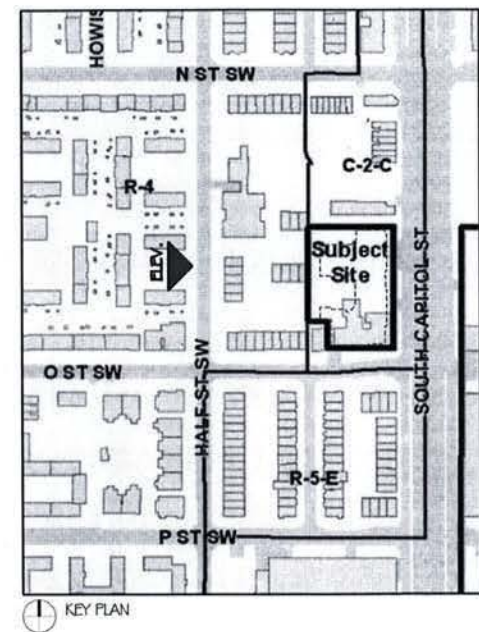
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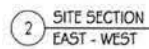
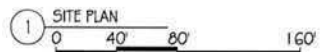
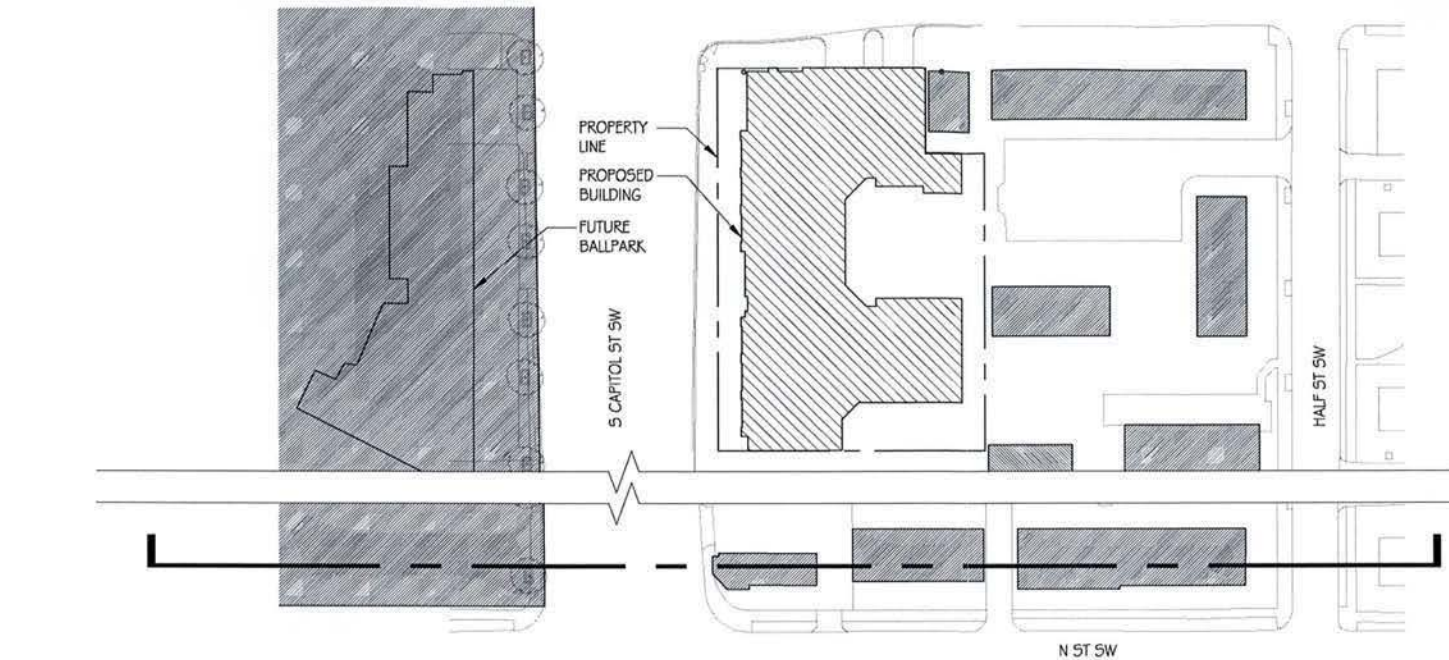
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Site Elev. & Section
May, 2007

Scale: 1/80

A6.03



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S CAPITOL ST SW

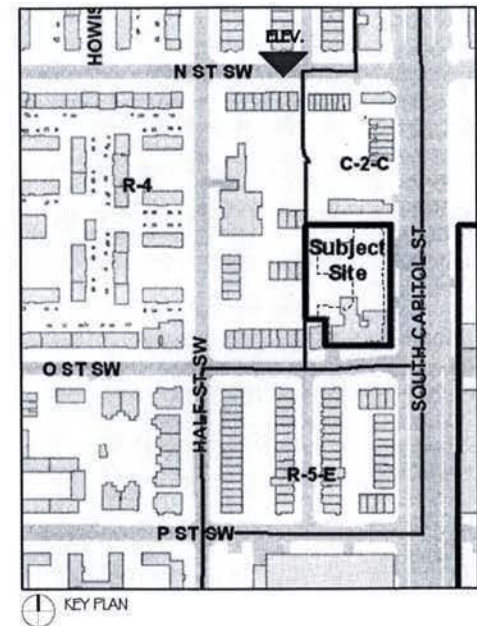


HALF ST SW

CAMDEN SOUTH CAPITOL

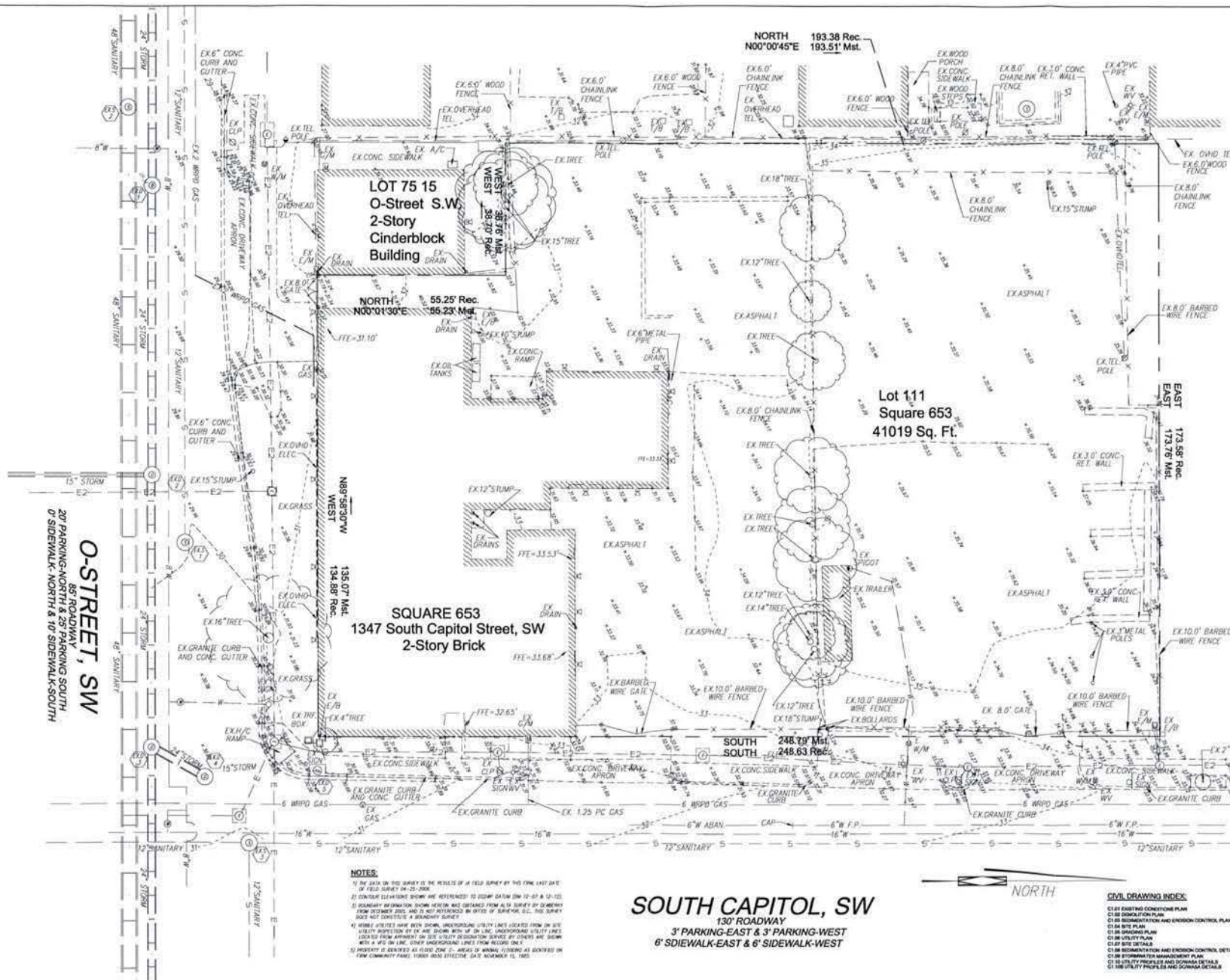
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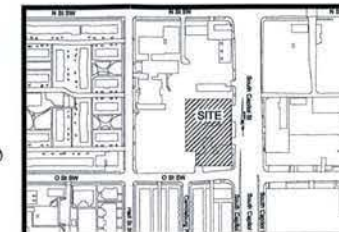
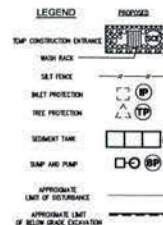
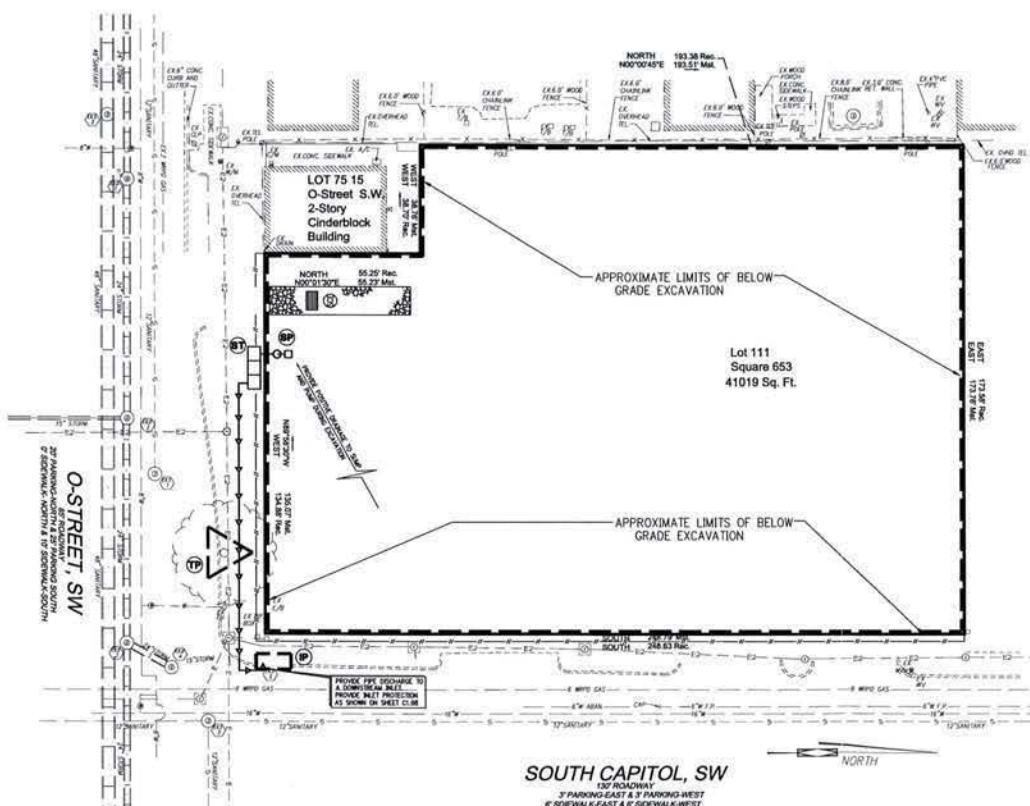
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Site Elev. & Section
May, 2007
Scale: 1/80

A6.04





VICINITY MAP

(NOT TO SCALE)
PROJECT ADDRESS: SOUTH CAPITOL AVENUE, SW
WASHINGTON, DC

PROJECT NARRATIVE:

NOTE:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN OF SHEETING AND SHORING AND SUPPORT OF EXISTING UTILITIES AND ADJACENT STRUCTURES. SHEETING, SHORING AND UNDERPINNING DESIGNED BY THE CONTRACTOR'S STRUCTURAL ENGINEER LICENSED IN THE DISTRICT OF COLUMBIA SHALL BE PROVIDED AS NECESSARY TO INSURE THEIR SUPPORT.
2. PROVIDE SILT FENCE AT PERIMETER OF EXCAVATION AREA TO REMAIN IN PLACE UNTIL BELOW GRADE EXCAVATION HAS BEEN COMPLETED APPROVED BY THE INSPECTOR.
3. PROVIDE CONSTRUCTION FENCE AT PERIMETER OF EXCAVATION AREA TO REMAIN IN PLACE UNTIL OTHERWISE APPROVED BY THE INSPECTOR.
4. CONTRACTOR TO PROVIDE ON SITE APPROVED STAMPEDED 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 SHALL PROVIDE CLEAN WATER, FREE FROM SALT, OIL, AND OTHER OBSTACULAR 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 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 MIGRATION.
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. MAINTAIN SPRAY BAR HEIGHT, MINIMUM SPRINKLING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER.
 - C. DISCHARGE WATER THROUGH NOZZLES OR SPRAY BAR AT 50 PSI (10' x 4' MAXIMUM) KEYS AREAS DAMP WITHOUT CREATING MISUSE CONDITIONS SUCH AS POOLING.
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, HOSE AND WATER NOZZLES.
 - B. LOCATE TANK AND PUMP EQUIPMENT TO BE AT THE EXCAVATION AREA OR BE AT LEAST 24 HOURS BEFORE START OF GRADING ACTIVITY, AND WITHIN TWO HOURS AFTER COMPLETION OF PROJECT FOR FINAL INSPECTION.
 - C. APPLY WATER SPRAY IN A MANNER TO PREVENT MIGRATION OF SPRAY BEYOND SITE BOUNDARIES.

SEDIMENT CONTROL APPROVAL:

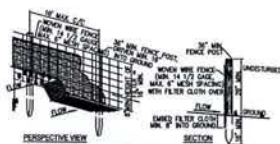
PLAN NUMBER:
THIS APPROVAL IS FOR GRADING AND SEDIMENT CONTROL ONLY. PERMITTEE/CONTRACTOR IS REQUIRED TO CONDUCT REGULAR FIVE-MINUTE VISUAL INSPECTIONS. HE SHALL NOTIFY THE OFFICE AT NUMBER LISTED BELOW AT LEAST 24 HOURS BEFORE START OF GRADING ACTIVITY, AND WITHIN TWO HOURS AFTER COMPLETION OF PROJECT FOR FINAL INSPECTION.

DATE: _____ DIVISION AND SUBMITTAL CONTROL NUMBER: _____

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

51 A STREET, N.E., 5TH FLOOR
WASHINGTON, D.C. 20002
FAX NO. (202) 520-1364
TEL. NO. (202) 520-1296

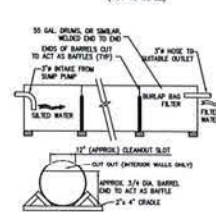
**THIS SHEET IS TO BE USED FOR SEDIMENTATION
AND EROSION CONTROL PURPOSES ONLY !!**



CONSTRUCTION NOTES FOR FABRICATED SALT FENCE:

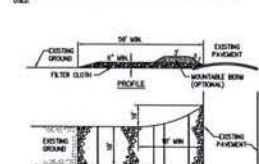
1. WHEN WIRE FENCE IS FASTENED SECURELY TO FENCE POSTS WITH WIRE OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WIRE FENCE WITH 2x4 SPACERS EVERY 24" AT TOP AND BOTTOM.
3. WHEN THE SECTIONS OF FILTER CLOTH ADJACENT OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FASTENED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BUBBLE" DEVELOPS IN THE SALT FENCE.

SILT FENCE (NOT TO SCALE)



PORTABLE SEDIMENT TANK (NOT TO SCALE)

1. STONE SIDE - USE 2" STONE OR RECYCLED CONCRETE EQUIVALENT.
2. SLOPE SIDE - AS REQUIRED, BUT NOT LESS THAN 1:1 TO MAINTAIN STABILITY.
3. SLOPE SIDE - AS REQUIRED, BUT NOT LESS THAN 1:1 TO MAINTAIN STABILITY.
4. SLOPE SIDE - AS REQUIRED, BUT NOT LESS THAN 1:1 TO MAINTAIN STABILITY.
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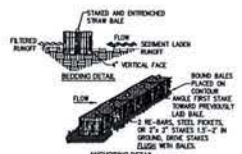


STABILIZED CONSTRUCTION ENTRANCE (NOT TO SCALE)

1. STONE SIDE - USE 2" STONE OR RECYCLED CONCRETE EQUIVALENT.
2. SLOPE SIDE - AS REQUIRED, BUT NOT LESS THAN 1:1 TO MAINTAIN STABILITY.
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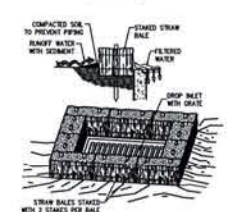
VEHICLE WASH DETAIL (NOT TO SCALE)



CONSTRUCTION SPECIFICATIONS:

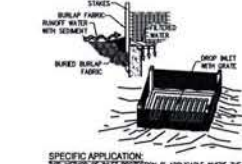
1. BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTAINMENT AND IN A ROW WITH ENDS TIGHTLY BUTTING THE ADJACENT BALE.
2. EACH BALE SHALL BE COVERED IN THE SOIL A MINIMUM OF (4) INCHES AND PLACED SO THAT THE FENCE IS NOT EXPOSED TO THE WEATHER.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAPLES OR REBAR DRIVEN THROUGH THE BALE. THE FIRST STAPLE IN EACH BALE SHALL BE DRIVEN THROUGH THE PREVIOUSLY Laid BALE AT AN ANGLE TO STAPLES.
4. INSPECTION SHALL BE PERFORMED AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SPENDING THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPED SITEWORK OR DRAINAGE.

STRAW BALE DIKE (NOT TO SCALE)

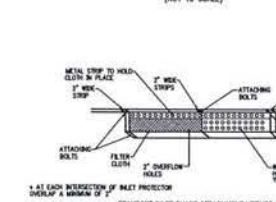


STRAW BALE DROP INLET (NOT TO SCALE)

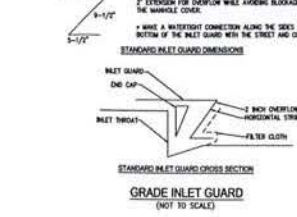
1. STONE SIDE - USE 2" STONE OR RECYCLED CONCRETE EQUIVALENT.
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10. SLOPE SIDE - AS REQUIRED, BUT NOT LESS THAN 1:1 TO MAINTAIN STABILITY.



WASH RACK DETAIL (NOT TO SCALE)



STANDARD INLET GUARD ATTACHMENT METHOD (NOT TO SCALE)



STANDARD INLET GUARD CROSS SECTION (NOT TO SCALE)

STANDARDS AND SPECIFICATIONS FOR BRICKBAT COVER

1. BRICKBAT COVER SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTAINMENT AND IN A ROW WITH ENDS TIGHTLY BUTTING THE ADJACENT BALE.
2. EACH BALE SHALL BE COVERED IN THE SOIL A MINIMUM OF (4) INCHES AND PLACED SO THAT THE FENCE IS NOT EXPOSED TO THE WEATHER.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAPLES OR REBAR DRIVEN THROUGH THE BALE. THE FIRST STAPLE IN EACH BALE SHALL BE DRIVEN THROUGH THE PREVIOUSLY Laid BALE AT AN ANGLE TO STAPLES.
4. INSPECTION SHALL BE PERFORMED AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SPENDING THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPED SITEWORK OR DRAINAGE.

BRICKBAT COVER (NOT TO SCALE)



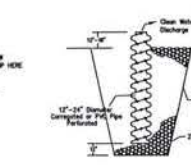
BRICKBAT COVER (NOT TO SCALE)

1. STONE SIDE - USE 2" STONE OR RECYCLED CONCRETE EQUIVALENT.
2. SLOPE SIDE - AS REQUIRED, BUT NOT LESS THAN 1:1 TO MAINTAIN STABILITY.
3. SLOPE SIDE - AS REQUIRED, BUT NOT LESS THAN 1:1 TO MAINTAIN STABILITY.
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STANDARD INLET GUARD ATTACHMENT METHOD (NOT TO SCALE)

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STANDARD INLET GUARD CROSS SECTION (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 STORM DRAINAGE ENTRANCE AND WASH RACK EACH WHEN SHOWN. PROVIDE WATER SOURCE AND FILL TO CLEAN ALL EQUIPMENT LEAVING SITE.
3. INITIAL STRAW BALE DIKE AS SHOWN ON SEDIMENT AND EROSION CONTROL PLAN.
4. NO DISTURBED AREA WILL BE EXPOSED FOR MORE THAN 7 CALENDAR DAYS. INITIAL THE NECESSARY TEMPORARY MEASURES TO PREVENT EROSION AND SEDIMENT CONTROL.
5. ALL CONSTRUCTION TO BE INSPECTED DAILY BY THE CONTRACTOR, AND ANY DAMAGED SALTATION 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 PERMANENTLY 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 MEASURES SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS 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 THOROUGHLY CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.
4. ALL SEDIMENT AND EROSION CONTROL MEASURES TO BE INSPECTED DAILY BY THE CONTRACTOR. ANY DAMAGED DEVICES OR MEASURES 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 SHALL BE MAINTAINED IN GOOD WORKING CONDITION.
6. ALL CATCH BASINS AND AREA GRIDS SHALL BE PROVIDED DURING EXCAVATION AND CONSTRUCTION.
7. IF ANY CATCH BASIN OR AREA GRIDS ARE DAMAGED OR 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 DEMANDS NOT SHOWN TO BE REPAIRED SHALL BE SEED OR SOILED AS PER DC SPECIFICATIONS WITHIN SEVEN DAYS OF DISTURBANCE.
9. WHEN SEDIMENT TRAP/RETENTION TANK HAS REACHED 80% CAPACITY, CLEAN OUT OF TANK IS REQUIRED.
10. ANY EXCAVATING, REGARDLESS OF LOCATION OR SIZE SHALL BE STABILIZED WITHIN 15 DAYS AND COVERED WITH PLANT OR CANALS, AFTER TO ESTABLISHMENT AND FOR THE DURATION OF THE PROJECT.
11. AFTER BALE OR DIKE, THERE IS A NEED FOR DRAINAGE CONTROL TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING, SUCH AS SALT, SOD, PLANT, BROWNSHOP OR BROWN, ETC.
12. AT THE COMPLETION OF CONSTRUCTION PROJECT AND AFTER THE SALT EROSION AND SEDIMENT CONTROL MEASURES APPROVAL, ALL TEMPORARY EROSION STABILIZATION AND EROSION CONTROL MEASURES AND DEVICES SHALL BE REMOVED AND ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED.

CONSTRUCTION SPECIFICATIONS:

1. FIT DIMENSIONS ARE OPTIONAL.
2. THE STAMPINGS SHALL BE CONSTRUCTED BY PERFORMING A 1/2" DIAMETER CONCRETE OR PVC PIPE.
3. A BASE OF 2" AGGREGATE SHOULD BE PLACED IN THE PIT TO A DEPTH OF 12".
4. AFTER INSTALLING THE STAMPING, THE PIT SURROUNDING THE STAMPING SHOULD THEN BE BACKFILLED WITH 1/2" AGGREGATE.
5. THE STAMPING SHOULD EXTEND 12" ABOVE THE TOP OF THE PIT.
6. IF EXCAVATION WILL BE PLACED DIRECTLY TO A STONE DRAINAGE SYSTEM, THE STAMPING SHOULD BE WEAPONS WITH FILTER CLOTH BEFORE INSTALLATION. IF STAMPING IS TO BE PLACED IN A STONE DRAINAGE SYSTEM, THE STAMPING SHOULD BE WEAPONS WITH FILTER CLOTH BEFORE INSTALLATION. IF STAMPING IS TO BE PLACED IN A STONE DRAINAGE SYSTEM, THE STAMPING SHOULD BE WEAPONS WITH FILTER CLOTH BEFORE INSTALLATION.

SUMP PIT (NOT TO SCALE)

WDG ARCHITECTURE

WDG Architecture, PLLC
1833 Connecticut Avenue NW
Suite 300
Washington, DC 20006
Tel: 202.887.6500
Fax: 202.887.6506
e-mail: wdg@wdgarch.com

Structural Engineer
Yajun Cohen Engineers Associates
Consulting Structural Engineers
Contact: Yajun Cohen
1109 Spring Street
Silver Spring, MD 20910
Tel: 301.587.1820
Fax: 301.584.1968
e-mail: yajun@ycaec.com

Mechanical Engineer
PDP Engineers
Contact: Carlos Moreno
4906 Wisconsin Avenue, NW
Washington, DC 20016-4154
Tel: 202.362.2880
Fax: 202.362.0548
e-mail: www.pdpengineers.com

Landscape Architect
Landscape Architects
Contact: Mark Glumet
1919 Gallows Road, Suite 110
Falls Church, VA 22046
Tel: 703.821.2045
Fax: 703.448.0997
e-mail: www.lglumet.com

Camden South Capital

Washington, DC

CAMDEN

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

Revised SD Set 16.02.06
100% CDD SET 12.15.06
40% CDD SET 12.28.06
Progress 01.22.07
100% CDD SET 02.22.07
Permit Set 04.09.07
Zoning Hearing 05.29.07

Professional Seal

SD Set 16.02.06

SD Set 16.02.06

SD Set 16.02.06

SD Set 16.02.06

SD Set 16.02.06

SD Set 16.02.06

SD Set 16.02.06

SD Set 16.02.06

SD Set 16.02.06

SD Set 16.02.06

1. **1.1** **CAST IN PLACE** REQUIRED BY STORMWATER MANAGEMENT PLAN, PORTLAND, OREGON REGULATION
2. **1.2** **INLET** TO BE SPHONX-STRUCTURED AND SELF-CLEANING.
3. **1.3** **VALUITY** STRUCTURAL DESIGN SHOULD PROVIDE BY OTHERS
4. **1.4** **STORMWATER** REQUIRED 1/2 OF INFLOW FROM INLET TO OUTFLET. INLET AND OUTFLET MUST BE SPECIFIED BY ENGINEER AND MANUFACTURER
5. **1.5** **PRECAST** STORMWATER EQUIPMENT WITH OTHER CODE OPENINGS OR HOODS/OUTS AT NEUTRAL/STREET LEVEL
6. **1.6** **RECOMMENDATION** MINIMUM CLEARANCE FOR MAINTENANCE ACCESS. CONTACT ME BY OTHER OPTIONS IF A SWALLOWER DESIGN IS REQUIRED
7. **1.7** **INLET** SHALL BE SPECIFIED BY ENGINEER IF NECESSARY. INLET SHALL BE SET TO MATCH EXISTING LENGTH OF BOTH SIDES OF INLET. BALAST MATERIALS TO BE PROVIDED BY CONTRACTOR
8. **1.8** **ALL STORMWATER** DESIGN REQUIRE NECESSARY MAINTENANCE. REFER TO OPERATION AND MAINTENANCE MANUAL FOR DETAILS
9. **1.9** **DETAILS**, REFLECTS DESIGN SETTING ONLY. ACTUAL WEIGHT DIMENSIONS AND CONFORMATION SHALL BE PROVIDED BY MANUFACTURER
10. **1.10** **STANDARD** DETAIL SHOWS MAXIMUM NUMBER OF CASTINGS. EXACT NUMBER REQUIRED TO BE SPECIFIED BY CONTRACTOR
11. **1.11** **EXTERNAL** INLET AND OUTLET ARE PROVIDED BY OTHERS

AREA = 42,000 m² or 3.98 ac.

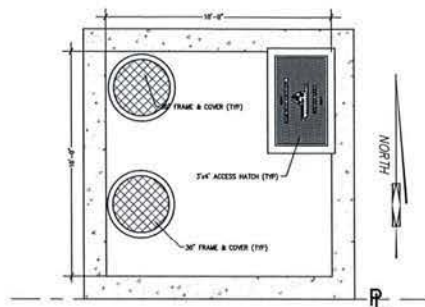
- PRE-DEVELOPMENT RUNOFF (15 YEAR STORM)
1 = 5 MINUTES, $L = 7.0$ MPH, $C_u = 0.8$
 $Q_u = C_u A (L + 0.8) = 7.0 \times 0.8 = 5.62$ cfs
- POST-DEVELOPMENT RUNOFF (15 YEAR STORM)
1 = 5 MINUTES, $L = 7.0$ MPH, $C_u = 0.8$
 $Q_u = C_u A (L + 0.8) = 7.0 \times 0.8 = 5.62$ cfs

DETERMINE NO. OF CARTRIDGES:

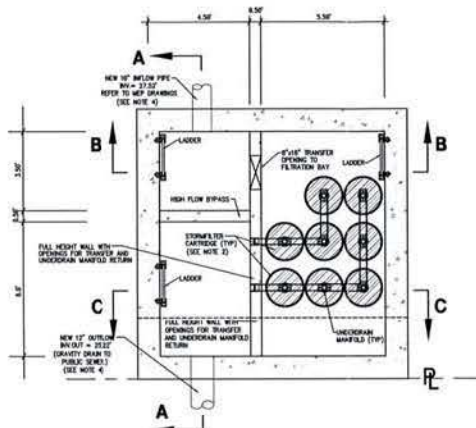
AREA = 42,000 m² or 3.98 ac.

1. Grass = 0.80 + 0.23 factor = 5.00 ac
Grass = 5.00 ac
2. Willow = Grass (40% growth) = 10 (percentage)
Willow = 5.00 ac + 40% growth
= 7.0 percentage
- Willow = 7.0% cartridges

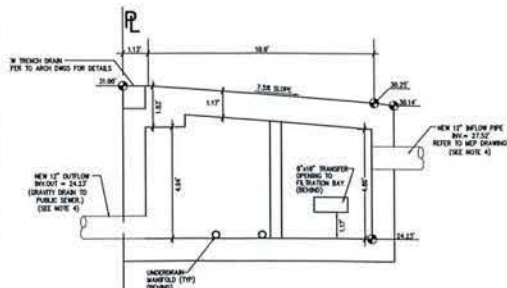
→ USE 8 CARTRIDGES



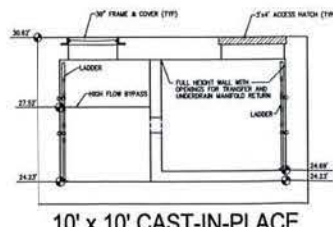
**10' x 10' CAST-IN-PLACE
STORMFILTER
TOP VIEW**
SCALE: 1" = 2'



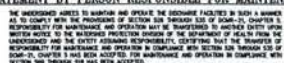
10' x 10' CAST-IN-PLACE
STORMFILTER
PLAN VIEW
SCALE: 1" = 2'



10' x 10' CAST-IN-PLACE
STORMFILTER
SECTION A-A
SCALE: 1" = 2'



STORMFILTER
SECTION B-B
SCALE: 1" = 2'



SIGNATURE OF PERSON RESPONSIBLE FOR SUBMITTING
(IT MAY BE THE APPLICANT)

NAME AND TITLE (PLEASE TYPE)

ADDRESS

DATE PHONE NO.

THIS IS TO CERTIFY THAT THE ENGINEERING FEATURES OF THIS STORMWATER UNDERPASS FACILITY HAVE BEEN DESIGNED/EXAMINED BY ME AND FOUND TO BE IN CONFORMITY WITH MODERN ENGINEERING PRINCIPLES 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 530 THROUGH 539 OF DOWD-11, CHAPTER 5. IT IS ALSO STATED THAT THE UNDERPASS HAS FURNISHED THE APPLICANT WITH A SET OF INSTRUCTIONS FOR MAINTENANCE AND OPERATION OF THE STORMWATER UNDERPASS FACILITY.

SIGNATURE OF THE ENGINEER

AFTER SEAL

NAME AND TITLE (PLEASE TYPE)

10885 Sunrise Valley Drive, Suite 200

ADDRESS

Reston, VA 20191

PHONE NO. (703) 441-7000

WITHIN 20 DAYS AFTER COMPLETION OF CONSTRUCTION OF THE STORMWATER DISCHARGE FACILITY,

1. STORMWATER DISCHARGE FACILITY INFORMATION:

SOURCE NAME: _____

SOURCE LOCATION: STREET: _____

CITY: _____

SORA PERMIT NO.: _____

DATE ISSUED: _____

2. **AS-BUILT CERTIFICATION:**

I HEREBY CERTIFY THAT STORMWATER DISCHARGE FACILITY HAS BEEN BUILT SUBSTANTIALLY ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THAT SUBSTANTIAL DEVIATIONS FROM THE PLANS HAVE NOT PREVENTED THE SYSTEM FROM FUNCTIONING IN COMPLIANCE WITH REQUIREMENTS OF SECTION 304. SUBMITTAL 3.03 (AS-BUILT), CHAPTER 6, PART 6.01, HAS BEEN MAINTAINED AND SPECIFIED. THESE CERTIFICATIONS HAVE BEEN BASED UPON 20-YEAR OBSERVATION OF CONSTRUCTION, DEMONSTRATED AND CONDUCTED BY ME OR BY A PROJECT REPRESENTATIVE UNDER MY DIRECT SUPERVISION. I HAVE ENCLOSED ONE SET OF AS-BUILT ENGINEERING DRAWING(S).

SIGNATURE OF ENGINEER

NAME (PLEASE TYPE OR SIGN, NOT SEAL)

OFFICE SEAL: _____

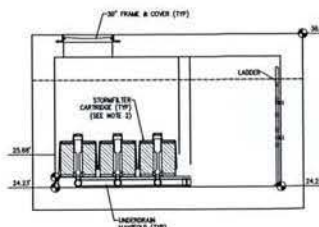
COMPANY NAME

COMPANY ADDRESS

DATE

TELEPHONE

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



**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.

VDG
ARCHITECTURE

WDG Architecture, PLLC
1025 Connecticut Avenue NW
Suite 300
Washington DC 20032
tel 202 857 8300
fax 202 463 2191
e-mail wdg@wdgarch.com

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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% CD 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
Zoning Hearing	05.30.07

Professional Seal

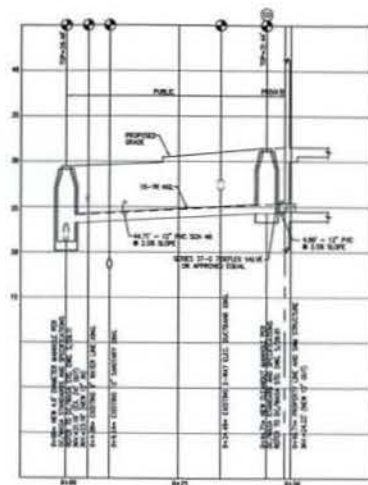


© 2001 WDG Project No:

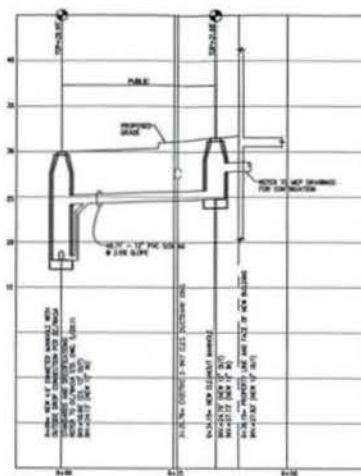
STORMWATER MANAGEMENT PLAN

Scale: AA 8/20/99

C1.09



NEW 12" STORM PROFILE ON 'O' STREET SE
SCALE: HORIZ. 1" = 10'
VERT. 1" = 2'



NEW 12" SANITARY PROFILE ON 'O' STREET SE
SCALE: HORIZ. 1" = 10'
VERT. 1" = 2'

FLOW CALCULATION FOR 15 YR PRE AND POST DEVELOPMENT:

AREA = 25,000 sq ft (0.58 ac)

PRE-DEVELOPED RUNOFF (15 YEAR STORM)

S = 0.000000, L = 7.00 MI, C = 0.05

$Q_p = CQA = 0.05 \times 0.58 \times 0.000000 = 0.000000$ cfs

POST-DEVELOPED RUNOFF (15 YEAR STORM)

S = 0.000000, L = 7.00 MI, C = 0.05

$Q_p = CQA = 0.05 \times 0.58 \times 0.000000 = 0.000000$ cfs

ULTIMATE FLOWS WHICH WILL BE DISCHARGED FROM SWM STR. TO GO

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

15 YR PIPE FLOW CALCULATION TABLE FROM SWM STR. TO GO

AREA =	40,000 sq ft (0.92 ac)
RUNOFF COEFFICIENT =	0.80
INCHES OF RAIN =	3.00
WATER VOLUME (cu ft) =	9,600
TIME =	5.00 min
RAINFALL INTENSITY =	7.00 in/hr
RUNOFF (cfs) =	0.000000
UPSTREAM INVERT =	20.00
DOWNSLOPE INVERT =	20.00
LENGTH =	40.00 ft
DIAMETER =	24.00 in
ROUGHNESS (n) =	0.011 (PVC)
VELOCITY =	1.00 cfs
CAPACITY =	0.000000 cfs

15 YR HYDRAULIC GRADE LINE

Station = 0+00.00 Pipe Diameter (D) = 12 inches

Capacity = 0.00 cfs 4 = Normal Depth

Station = 0+00.00 Capacity = 0.00 cfs

Station = 0+00.00 Capacity = 0.00 cfs

USING HYDRAULIC ELEMENTS OF CIRCULAR SECTION GRAPH

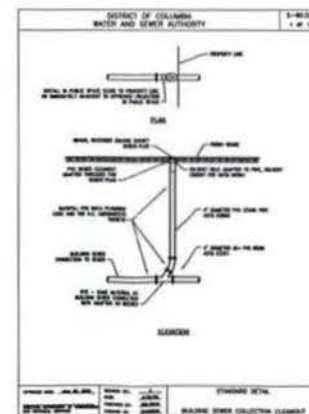
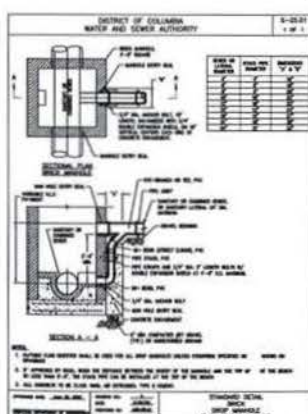
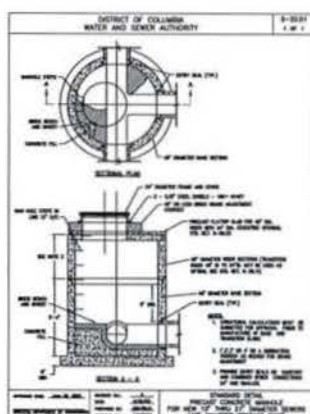
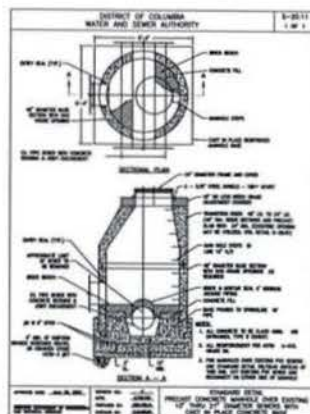
Station = 0+00.00 Capacity = 0.00 cfs

Station = 0+00.00 Capacity = 0.00 cfs

Station = 0+00.00 Capacity = 0.00 cfs

HYDRAULIC GRADELINE ELEVATION AT DOWNSLOPE END = 20.00 + 0.0 = 20.00

HYDRAULIC GRADELINE ELEVATION AT UPSTREAM END = 20.00 + 0.0 = 20.00



Permit SD Set	10.02.06
100% SD SET	12.18.06
40% CO SET	12.28.06
Progress	01.22.07
80% CO SET	02.02.07
Permit SD	04.05.07
Final Meeting	05.20.07

Professional Seal



© New WDG Project No.

UTILITY
PROFILES &
DCWASA
DETAILS

Scale: 1" = 10'

C1.10B



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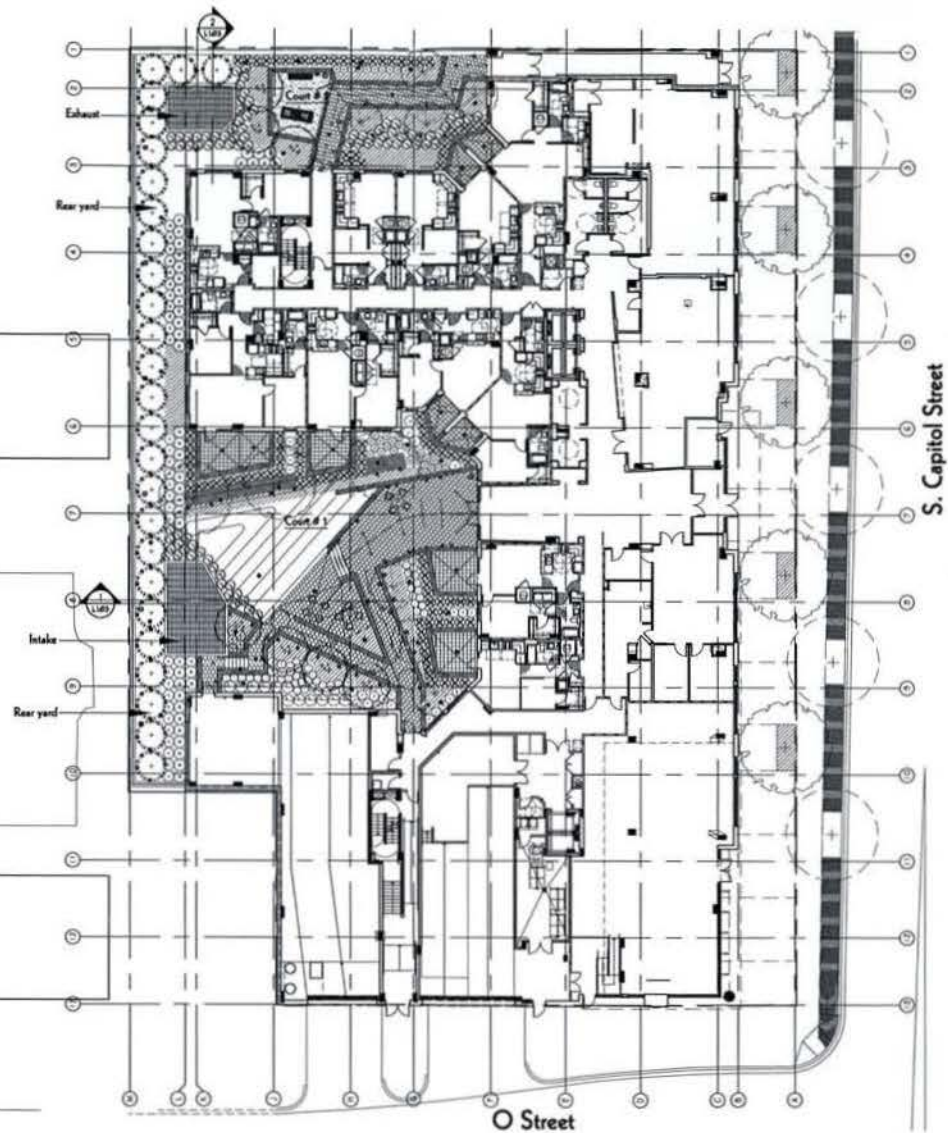
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Camden South
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Note:
Refer to sheets L4.1, L4.2 and L4.3 for plant list



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CAMDEN SOUTH CAPITOL

WASHINGTON, DC

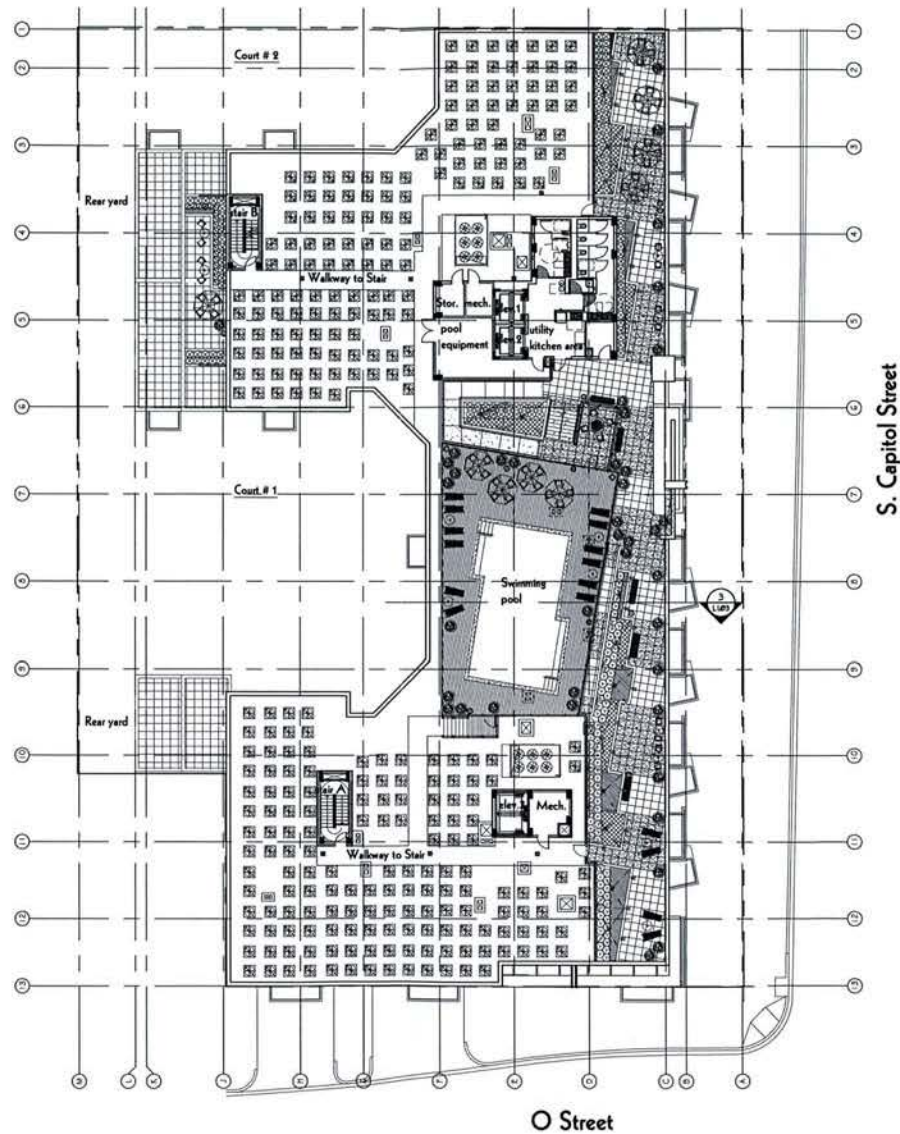
WDG PROJECT NO.: WA05078



Ground Floor Landscape

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

L1.01



Legend

-  4 PERSON TABLE
-  3' DIAMETER PLANTER
-  LOUNGE CHAIR
-  9' BENCH
-  2 PERSON TABLE
-  SINGLE TABLE
-  SINGLE CHAIR
-  TRASH RECEPTACLE



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CAMDEN SOUTH CAPITOL

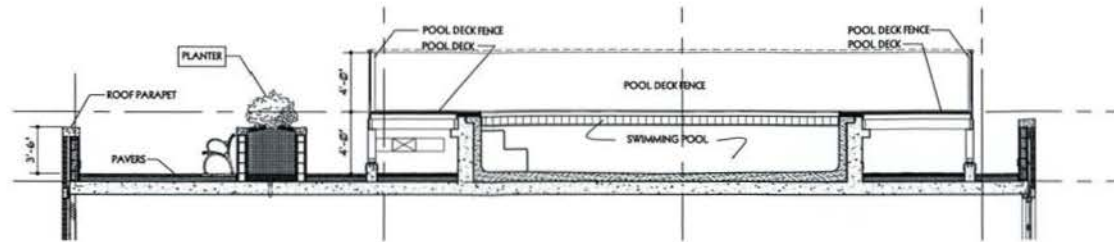
WASHINGTON, DC

WDG PROJECT NO.: WA05078



PH Roof
Landscape
May, 2007 Scale: 1/32" = 1'-0"

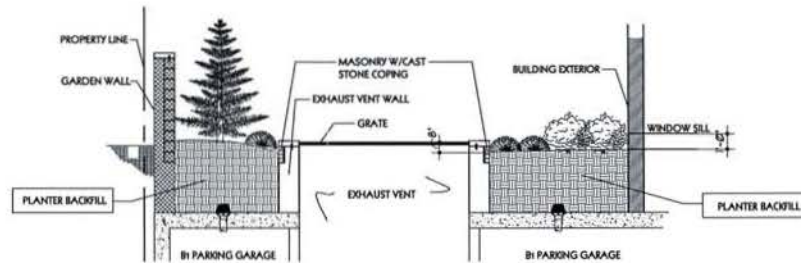
L1.02



POOL SECTION @ PENTHOUSE LEVEL

3

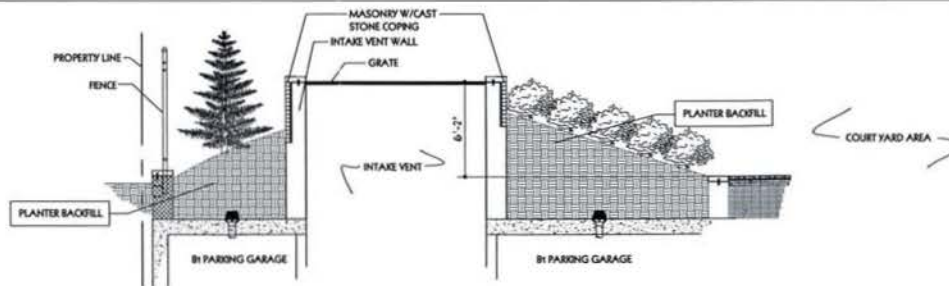
1/8" = 1'-0"



SECTION @ EXHAUST VENT - AT COURT YARD

2

1/8" = 1'-0"



SECTION @ INTAKE VENT - AT COURT YARD

1

1/8" = 1'-0"



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WDG PROJECT NO.: WA05078



Vent and Pool Sections

May, 2007 Scale: 1/8" = 1'-0"

L1.03



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Camden South Capitol

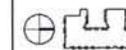
Washington, DC

CANDEN

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PLD May 2007

Professional fees

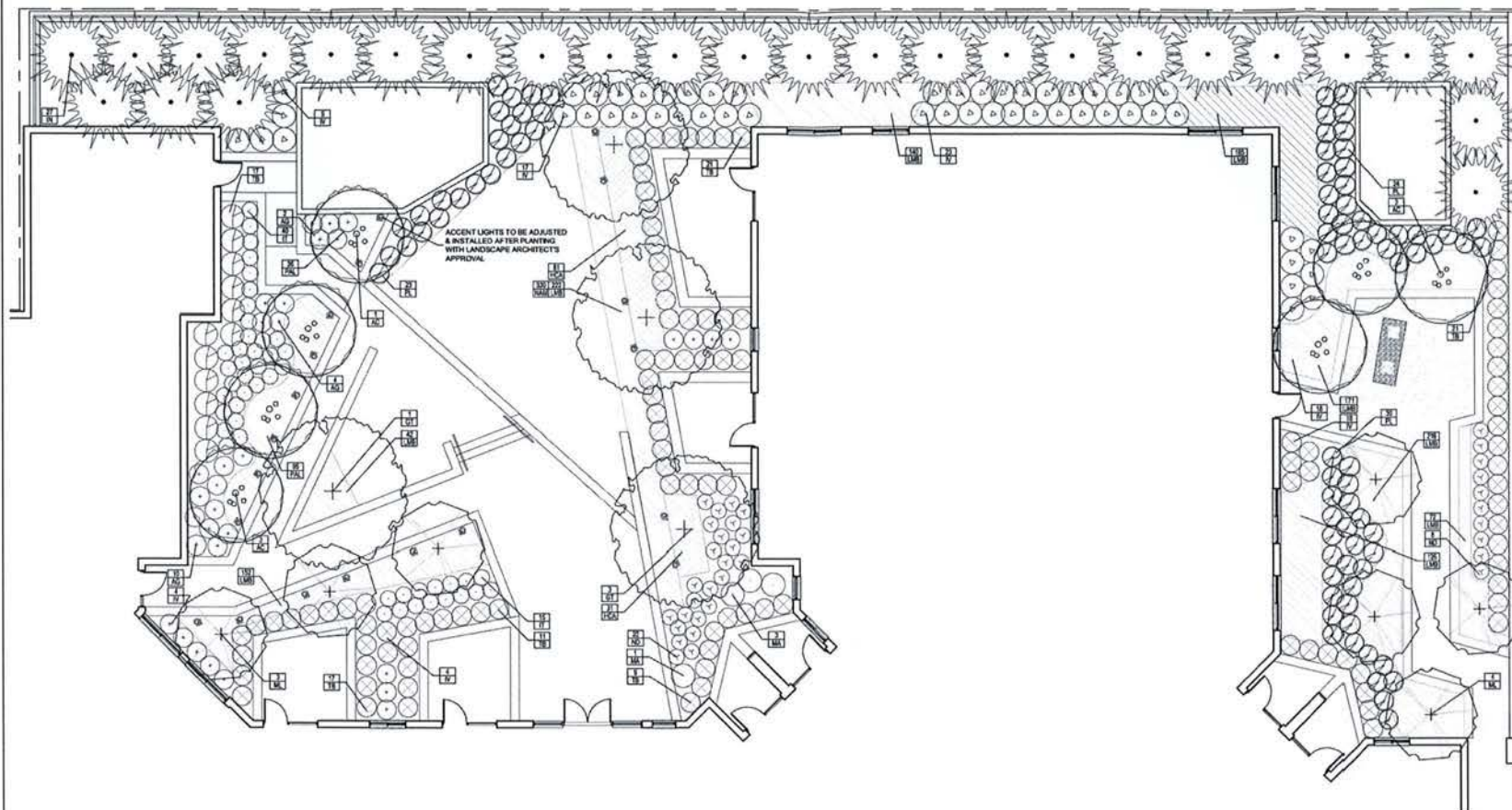


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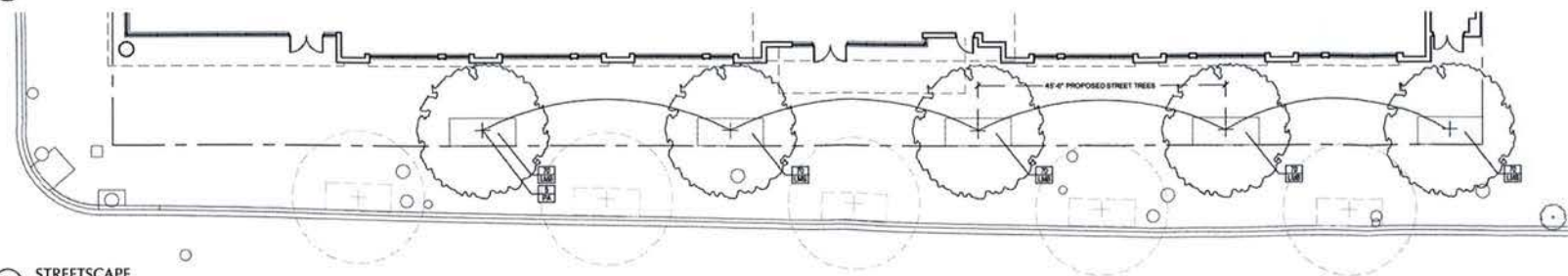
Courtyard Planting Plan

Scale: As shown

L4.1



① COURTYARD
3'10" x 1'4"

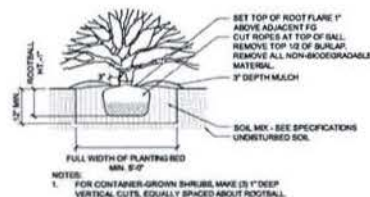


2 **STREETSCAPE**
1/8"=1'-0"

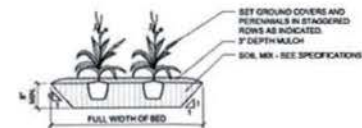
PLANT LIST:

Key	Qty	Botanical Name	Common Name	Size	Type	Specing	Remarks
TREES							
QT	4	Quercus bicolor var. prinus 'Stylen'	Thornless/Seedless Hicory	3 1/2" cal.	B&S	As Shown	Matching, full, well balanced
PA	5	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane	3 1/2" cal.	B&S	As Shown	Matching, full, well balanced
EVERGREEN TREES							
RI	27	Ilex x 'Tady R. Green'	Nelly Stevens Holly	8-10' H.	B&S	As Shown	Dense, full to ground
ORNAMENTAL TREES							
AC	7	Amelanchier canadensis	Servadensis	8-10' H.	B&S	As Shown	Multi-stem, full, well balanced
MA	7	Magnolia x 'betulae Dr. Meier'	Meier Magnolia	10-12' H.	B&S	As Shown	Multi-stem, full, well balanced
SHRUBS							
AG	18	Acacia 'Green's Rose'	Pink Acacia	30" H.	B&S	As Shown	Ful, dense, mature
RI	x	Ilex x 'meadows Blue Prince'	Blue Prince Holly	30" H.	B&S	As Shown	Ful, dense, mature
IT	58	Ilex virginiana Henry's Green'	Virginia Sweetgum	24" H.	B&S	As Shown	Ful, dense, mature
IV	80	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	30" H.	B&S	As Shown	Ful, dense, mature
MA	4	Morone aquilina	Oregon Grape Holly	30" H.	B&S	As Shown	Ful, dense, mature
NO	114	Nandina domestica 'Monday'	Monday Heavenly Bamboo	24" H.	B&S	As Shown	Ful, dense, mature
PL	118	Prunus laurocerasus 'Oto Luyker'	Oto Luyker Cherry Laurel	24" H.	B&S	As Shown	Ful, dense, mature
RI	73	Rosa 'Yocco' Out	Knock Out Rose	24" H.	B&S	As Shown	Ful, dense, mature
TS	96	Taxus baccata 'Repandens'	Prostrate Yew	24" H.	B&S	As Shown	Ful, dense, mature
GROUNDCOVERS / GRASSES / VINES / PERENNIALS							
CDC	130	Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	18-24" H.	cont.	18" o.c.	Ful, dense, mature
HCA	112	Hesperis matronalis	St. John's Wort	1 qt.	cont.	18" o.c.	Ful, dense
LMB	1,573	Linum catharticum 'Big Blue'	Big Blue Linum	1 qt.	cont.	12" o.c.	Ful, dense
PN	131	Pennisetum alpestricum 'Little Bunny'	Little Bunny Fountain Grass	1 gal.	cont.	15" o.c.	Ful, dense, mature
BULBS							
NAM	679	Narcissus 'Dutch Master'	Dutch Master	Top Size	bulb	10" o.c.	Top Size, mature

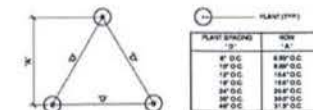
NOTE: All multi-stem specifications will have a maximum of 3 to 5 stems.



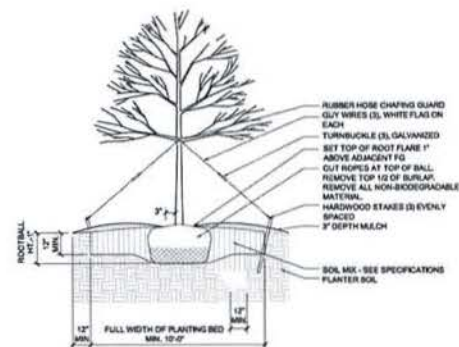
3 SHRUB PLANTING
Scale: NTS



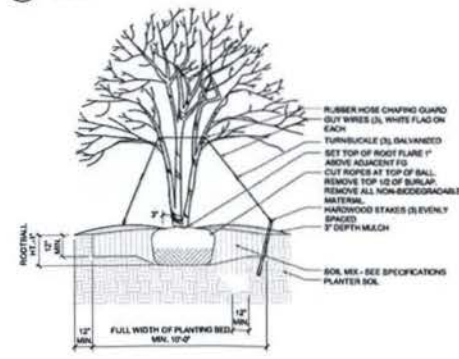
4 GROUNDCOVER PLANTING
Scale: NTS



5 GROUNDCOVER SPACING
Scale: NTS



1 SINGLE STEM TREE PLANTING
Scale: NTS



2 MULTI-STEM TREE PLANTING
Scale: NTS