

GENERAL CONSTRUCTION NOTES

- 1) TWO-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED OCTOBER, 2014.
- 2) BOUNDARY INFORMATION BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED OCTOBER, 2014 AND A SURVEY-TO-MARK PERFORMED BY CAS ENGINEERING, DATE PENDING, IN BOOK [PENDING], PAGE [PENDING]. MEASUREMENTS: " (R)" DENOTES RECORD DIMENSIONS, "(S)" DENOTES SURVEY DIMENSIONS, SHOWN HEREON.
- 3) ZONING: C-M-1
MINIMUM LOT WIDTH = N/A
MINIMUM LOT AREA = N/A
MAXIMUM BUILDING HEIGHT = 40 FEET / 3 STORIES
FRONT B.R. = NONE PER DC SURVEYORS OFFICE
MINIMUM REAR YARD = 2.5' PER FOOT OF HEIGHT OF THE BUILDING, BUT NOT LESS THAN 12'
MINIMUM SIDE YARD = NONE PRESCRIBED
MAXIMUM LOT OCCUPANCY = N/A
MAXIMUM GROSS FLOOR AREA RATIO: 3.0 FAR
- 4) TOTAL LOT AREA: LOT 4 = 28,394 SQUARE FEET (0.651 ACRES)
- 5) FINAL GAS, TELEPHONE AND ELECTRIC ALIGNMENT SUBJECT TO UTILITY COMPANY APPROVAL.
- 6) EX. WATER AND SEWER LINES TO BE "TEST -PITTED" PRIOR TO CONSTRUCTION. PROPOSED WATER AND SEWER TO BE ADJUSTED IN LINE AND GRADE ACCORDINGLY.
- 7) ANY NECESSARY TREE PROTECTION MEASURES, FOR ON-SITE OR OFF-SITE TREES, ARE TO BE ADDRESSED BY OTHERS.
- 8) THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS AND CONNECTING POINTS TO DETERMINE THE EXACT LOCATION AND DEPTH WELL IN ADVANCE OF CONSTRUCTION.
- 9) D.C. STANDARD DETAILS WHERE SHOWN ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL OBTAIN THE MOST CURRENT APPLICABLE D.C. DETAILS AND STANDARDS AND PERFORM CONSTRUCTION ACCORDINGLY.
- 10) FOR FIELD LOCATION AND ABANDONMENT / REMOVAL OF GAS MAINS AND SERVICE CONNECTIONS, CONTRACTOR SHALL NOTIFY WASHINGTON GAS LIGHT COMPANY, (703) 750-1000, 72 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.
- 11) CONTRACTOR SHALL CONTACT MISS UTILITY, 1-800-257-7777, 48 HOURS PRIOR TO START OF CONSTRUCTION.
- 12) CONTRACTOR SHALL CONTACT DEPARTMENT OF PUBLIC WORKS – PUBLIC SPACE MAINTENANCE ADMINISTRATION, 48 HOURS PRIOR TO START OF CONSTRUCTION, AT (202) 645-7050.
- 13) THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, REPLACING AND/OR RESTORING ANY AND ALL UTILITY SERVICE CONNECTIONS DISTURBED DURING CONSTRUCTION.
- 14) CONTRACTOR IS TO VERIFY FIELD CONDITIONS PRIOR TO AND DURING CONSTRUCTION AND NOTIFY CAS ENGINEERING AT (301) 607-8031 IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE APPROVED PLANS.
- 15) CONTRACTOR TO PATCH ROADWAY (PAVEMENT/ASPHALT) AT ALL LOCATIONS WHERE UTILITY WORK OCCURS. CONTRACTOR TO MILL AND OVERLAY ASPHALT AS NECESSARY OR REQUIRED BY DDOT.
- 16) THE CONTRACTOR SHALL PERFORM ALL CONSTRUCTION IN PUBLIC SPACE IN ACCORDANCE WITH D.C. DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES, LATEST EDITION. THE CONTRACTOR SHALL OBTAIN SAID SPECIFICATIONS.
- 17) CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO PROCEEDING WITH DEMOLITION OF EXISTING IMPROVEMENTS.
- 18) THE CONTRACTOR SHALL VERIFY THE ACTIVE/INACTIVE STATUS OF ANY EXISTING UTILITIES ENCOUNTERED ON SITE AND ABANDON OR RELOCATE AS APPROPRIATE. ABANDONMENT SHALL BE IN ACCORDANCE WITH DC WATER STANDARDS AND DETAILS.

SITE CONSTRUCTION NOTES

- 1) PROPOSED UTILITY LOCATIONS SUBJECT TO FIELD MODIFICATION AND UTILITY COMPANY APPROVAL.
- 2) CONTRACTOR TO ADJUST ALL EXISTING UTILITY TOPS (I.E. CLEANOUTS, MANHOLES, VALVE COVERS, ETC.) TO FINAL GRADE WHERE NECESSARY.
- 3) CONTRACTOR TO COORDINATE ABANDONMENT OF ALL EXISTING UTILITIES AS NECESSARY.
- 4) CONTRACTOR TO COORDINATE ON-SITE UTILITY CROSSINGS TO ENSURE ADEQUATE SEPARATION AT INTERSECTIONS.
- 5) TEST PIT ALL UTILITY CROSSINGS PRIOR TO START OF CONSTRUCTION, ANY FIELD MODIFICATION TO BE COORDINATED WITH APPROPRIATE UTILITY AND/OR DC INSPECTOR.
- 6) PROPOSED RETAINING WALLS SHOWN ARE TO BE DESIGNED BY OTHERS, TYPICAL.
- 7) FOR FINAL LANDSCAPE/HARDSCAPE DETAILS, SPECIFICATIONS, ELEVATIONS, AND DIMENSIONS SEE LANDSCAPE PLANS, POOL PLANS, OR ARCHITECTURAL PLANS, AS APPROPRIATE.
- 8) FOR TREE PROTECTION MEASURES SEE PLANS AND REPORTS BY OTHERS AS APPLICABLE.
- 9) CONTRACTOR TO MAINTAIN DRAINAGE FACILITIES ON AND THROUGH THE SITE AT ALL TIMES DURING CONSTRUCTION. UTILIZE TEMPORARY FACILITIES/FEATURES AND/OR CONNECTIONS AS NECESSARY TO MAINTAIN POSITIVE DRAINAGE.
- 10) CONTRACTOR TO COMPLETE SITE GRADING AND PAVING TO ENSURE POSITIVE DRAINAGE TO ALL INLETS OR NATURAL DRAINAGE COURSES TO PREVENT PONDING AND THE CREATION OF LOW SPOTS.
- 11) CONTRACTOR TO REVIEW TIE IN POINTS WITH EXISTING PAVING AND GRADING WHERE PROPOSED ON AND ADJACENT TO PROJECT SITE, ADJUST WITH TRANSITIONS AND COORDINATE WITH CAS ENGINEERING AS APPROPRIATE.
- 12) CONTRACTOR RESPONSIBLE FOR ENSURING THAT ROUTES MEET AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS, WHERE REQUIRED/APPLICABLE, 5% MAXIMUM SLOPE, 2% MAXIMUM CROSS SLOPE. CONTRACTOR ALSO RESPONSIBLE FOR ENSURING THAT RAMPS MEET ADA REQUIREMENTS, WHERE REQUIRED/APPLICABLE, 8.3% MAXIMUM SLOPE AND 2% MAXIMUM CROSS SLOPE.
- 13) CONTRACTOR TO MAINTAIN FIRE DEPARTMENT AND EMERGENCY ACCESS ROUTES TO SITE AND TO APPLICABLE APPURTENANCES (I.E. FIRE HYDRANTS) DURING CONSTRUCTION UNLESS PRIOR APPROVAL IS OBTAINED FROM APPROPRIATE DISTRICT AGENCIES.

STORM DRAIN NOTES

- 1) ALL STORM DRAIN PIPE TO BE SCHEDULE 40 PVC OR OF HIGHER QUALITY.
- 2) DOWNSPOUT LEADERS ORIGINATING DIRECTLY FROM DOWNSPOUTS TO BE 4" PVC (OR APPROVED EQUIVALENT), UNLESS INDICATED OTHERWISE ON PLAN.
- 3) PROVIDE CLEANOUTS, AS SHOWN ON PLAN AT A MINIMUM, OR AS REQUIRED BY PLUMBING CODE.
- 4) MAINTAIN MINIMUM 12" COVER OVER ALL PIPE.
- 5) ALL STORM DRAIN UNDER DRIVEWAY OR PAVED AREAS TO BE BEDDED IN GRAVEL AND TO HAVE A MINIMUM OF 12" OF COVER, OR BE CAST IRON.
- 6) PROPOSED STORM DRAIN PIPING TO BE AT 2.0% MINIMUM SLOPE, UNLESS OTHERWISE INDICATED. USE VERTICAL BENDS WHERE NECESSARY TO FOLLOW FINISHED GRADES.

CAS
ENGINEERING
CIVIL • SURVEYING • LAND PLANNING
Attn: David C. Landsman, PE
1800 I Street, NW, Suite 502
Washington, DC 20006
(202) 323-7200 Phone
david@casengineering.com

LEGEND

EXISTING FEATURES

EXISTING
BUILDING/STRUCTURE

PROPERTY LINE

EX. FEATURE TO BE REMOVED

PROPOSED FEATURES

PROPOSED WATER CONNECTION

PROPOSED SANITARY SEWER CONNECTION

PROPOSED STORM SEWER CONNECTION

PROPOSED GAS CONNECTION

PROPOSED ELECTRIC CONNECTION

PROPOSED CONTOUR WITH ELEVATION

PROPOSED SPOT ELEVATION

PROPOSED DRAINAGE PATH

PROPOSED BUILDING (FOUNDATION WALL)

PROPOSED BUILDING (ABOVE GRADE WALL)

PROPOSED BUILDING (ABOVE GRADE)

PROPOSED DRAINAGE AREA

SEDIMENT CONTROL FEATURES

STABILIZED
CONSTRUCTION ENTRANCE

INLET PROTECTION

LIMITS OF DISTURBANCE

STRAW BALE OR
EROSION CONTROL TUBE
OR SILT FENCE

UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

MISS UTILITY

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/ITIC 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL JURISDICTIONAL REQUIREMENTS.

UTILITY GENERAL NOTES (DC WATER)

CONTRACTOR TO REFER TO DC WATER GENERAL CONSTRUCTION NOTES, MOST RECENT VERSION FOR INFORMATION REGARDING DC WATER UTILITIES. NOTES ARE AVAILABLE AT www.dewater.com/business/permits/ DCWater_General_Construction_Notes.pdf

ABBREVIATIONS LIST

(FOR REFERENCE ONLY, NOT ALL ARE USED WITHIN THIS PLAN SET)

A	AREA OF ARC	F	FIRE LINE	R	RADIUS OR PER RECORD
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS	FAR	FLOOR AREA RATION	RCP	REINFORCED CONCRETE PIPE
AC	ACRE	FB	FACE OF CURB	RD	ROAD OR ROOF DRAIN
ADJ	ADJACENT	FD	FLOOR DRAIN	REINF	REINFORCED
ACGR	AGGREGATE	FF	FIRST FLOOR	REQD	REQUIRED
AHD	AHEAD	FG	FINISHED GRADE	RET	RETAINING
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	FH	FIRE HYDRANT	REV	REVISION
APPROX	APPROXIMATE	FL	FLOW LINE	RGP	ROUGH GRADING PLAN
ARCH	ARCHITECTURAL	FND	FOUNDATION	RMA	RESOURCE MANAGEMENT AREA
ASPH	ASPHALT	FOY	FOYER	ROM	REMOTE OUTSIDE MONITOR
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	FP	FLOOD PLAIN	RPA	RESOURCE PROTECTION AREA
AVE	AVENUE	FPS	FEET PER SECOND	RR	RAIL ROAD
AWWA	AMERICAN WATER WORKS ASSOCIATION	FS	FIRE SAFETY OR FACTOR OF SAFETY	RT	RIGHT
B	BREADTH	FT	FOOT OR FEET	RTE	ROUTE
BACK	BACK OF CURB	G	GAS	R/W	RIGHT OF WAY
BF	BASEMENT FLOOR	GAR	GARAGE	S	SOUTH OR SEWER OR SPEED OR SLOPE
BLDG	BUILDING	GFA	GROSS FLOOR AREA	SAN	SANITARY
BLVD	BOULEVARD	GHC	GAS HOUSE CONNECTION	SBL	SOUTH BOUND LANE
BM	BENCHMARK	GR	GUARD RAIL OR GRATE	SCH	SCHEDULE
BMP	BEST MANAGEMENT PRACTICES (WATER QUALITY)	GV	GAS VALVE	SD	SIGHT DISTANCE OR STORM DRAIN
BOV	BLOW OFF VALVE	H	HEAD	SDMH	STORM DRAIN MANHOLE
BRG	BEARING	HC	HANDICAP	SE	SOUTHEAST
BRL	BUILDING RESTRICTION LINE	HB	HORIZONTAL BEND	SEC	SECTION
BVCS	BEGINNING VERTICAL CURVE ELEVATION	HGL	HYDRAULIC GRADE LINE	SECT	SECTION
BVCS	BEGINNING VERTICAL CURVE STATION	HORZ	HORIZONTAL	SEW	SEWER
BW	BOTTOM OF WALL	HP	HIGH POINT	SF	SQUARE FOOT
C	CENTER CORRECTION ON VERTICAL CURVE	HR	HAND RAIL	SH	SHOULDER
C	CURB	HT	HEIGHT	SHC	SEWER HOUSE CONNECTION
C&G	CURB AND GUTTER	HW	HEADWATER	SMH	SEWER MANHOLE
CATV	CABLE TELEVISION	I	INTENSITY, RAINFALL	SP	SPACE OR SITE PLAN
CB	CATCH BASIN	ID	INSIDE DIAMETER OR IDENTIFICATION	SPEC	SPECIFICATIONS
CBR	CALIFORNIA BEARING RATIO	IE	INVERT ELEVATION	ST	STREET
CC	CENTER TO CENTER	IN	INCH	STA	STATION
CF	CUBIC FEET	INV	INVERT	STD	STANDARD
CFS	CUBIC FEET PER SECOND	IP	IRON PIPE	STK	STACK
CG(R)	CURB AND GUTTER (REVERSE SLOPE)	IPF	IRON PIPE FOUND	STM	STORM
CH	CHORD	IPS	IRON PIPE SET	STR	STRUCTURE
CHBRG	CHORD BEARING	JB	JUNCTION BOX	SVC	SERVICE
OIP	CAST IRON PIPE OR CAST IN PLACE	JNT	JOINT	S/W	SIDEWALK
CL	CLASS	K	SIGHT DISTANCE COEFFICIENT	SW	SOUTHWEST
CL	CENTER LINE	Ka	CULVERT ENTRANCE LOSS COEFFICIENT	SWM	STORMWATER MANAGEMENT
C/L	CENTER LINE	L	LENGTH	SX	CROSS SLOPE
CLR	CLEAR	LAT	LATERAL	T	TELEPHONE OR TANGENT
CM	CUBIC METERS	LOG	LIMITS OF CLEARING & GRADING	TB	TOP OF BANK
CMP	CORRUGATED METAL PIPE	LF	LINEAR FEET	TC	TOP OF CURB
CMS	CUBIC METERS PER SECOND	LL	LOWER LEVEL	T.C.	TERRA COTTA
CN	CONNECTION	LOC	LOCATION	Tc	TIME OF CONCENTRATION
CONN	CONNECTION	LOS	LINE OF SIGHT	TEL	TELEPHONE
CONT	CONTINUOUS	LP	LOW POINT OR LIGHT POLE	TEMP	TEMPORARY
C/O	CLEAN OUT	LS	LOADING SPACE	TH	TEST HOLE
CONC	CONCRETE	L/S	LANDSCAPE AREA	TL	TRAFFIC LIGHT
COV	COVERED	LT	LEFT	TP	TEST PIT OR TREE PROTECTION
CS	CURB STOP	M	METER	TRANSP	TRANSPORTATION
C/S	COMBINED SEWER	MAP	MAPLE	TW	TOP OF WALL OR TAIL WATER TYPICAL
CT	COURT	MISC	MISCELLANEOUS	U	UNKNOWN
CTR	CENTER	MON	MONUMENT	UG	UNDERGROUND
CY	CUBIC YARD	MPH	MILES PER HOUR	U/G	UNDERGROUND
D	DRAIN	MS	MECHANICAL	UGE	UNDERGROUND ELECTRIC
DB	DEED BOOK	MSHA	MARYLAND STATE HIGHWAY ADMINISTRATION	UGT	UNDERGROUND TELEPHONE
DC	DISTRICT OF COLUMBIA	MSL	MEAN SEA LEVEL	UHC	UNDERGROUND CABLE
DDOT	DISTRICT DEPARTMENT OF TRANSPORTATION	N	NORTH	UL	UPPER LEVEL
DET	DETAIL	NBL	NORTH BOUND LANE	UP	UTILITY POLE
DIA	DIAMETER	NE	NORTHEAST	USGS	US GEOLOGICAL SURVEY
DIP	DUCTILE IRON PIPE	N/F	NOW OR FORMERLY	V	VOLUME
DI	DROP INLET	NFA	NET FLOOR AREA	V. VOL	VELOCITY
DIST	DISTANCE	NO	NUMBER	VA	VIRGINIA
DL	DOMESTIC LINE	NW	NORTHWEST	VB	VERTICAL BEND
DM	DROP MANHOLE	OC	ON CENTER	VC	VERTICAL CURVE
DOH	DEPARTMENT OF HEALTH	OBJ	OBJECT	VDOT	VA DEPARTMENT OF TRANSPORTATION
DOM	DOMESTIC	OD	OUTSIDE DIAMETER	VERT	VERTICAL
DR	DRIVE	O/H	OVERHEAD	VF	VERTICAL FOOT
DRN	DRAINAGE	OHC	OVERHEAD CABLE	W	WEST OR WATER OR WEIGHT OR WIDTH
DWG	DWELLING UNITS	OHE	OVERHEAD ELECTRIC	W/	WITH
D/S	DOWNSPOUT	OHT	OVERHEAD TELEPHONE	WBL	WEST BOUND LANE
D/W	DRIVEWAY	P	PER PLAN OR PERIMETER	WHC	WATER HOUSE CONNECTION
E	EAST OR ELECTRIC OR RATE OF SUPER ELEVATION	P&P	PLAN & PROFILE	WL	WATER LINE
EA	EACH	PC	POINT OF CURVATURE	WM	WATER METER
EBL	EAST BOUND LANE	PCC	POINT OF COMPOUND CURVE	WOIA	WATER QUALITY IMPACT ASSESSMENT
EC	EROSION CONTROL	PCTC	POINT OF CURVATURE TOP OF CURB	W/S	WRAPPED STEEL
EG	EDGE OF GUTTER	PCEP	POINT OF CURVE EDGE OF PAVEMENT	WV	WATER VALVE
EGL	ENERGY LINE GRADIENT	PFM	PUBLIC FACILITIES MANUAL	XCROSS	CROSS SECTION
EHC	ELECTRIC HOUSE CONNECTION	PG	PAGE	XF	TRANSFORMER
EL	ELEVATION	PGL	POINT OF GRADE LINE	Y1	YARD INLET
ELEC	ELECTRIC	PI	POINT OF INTERSECTION	YR	YEAR
ELEV	ELEVATION	PL	PROPERTY LINE	Z	SIDE SLOPES
ENGR	ENGINEER	PR	POWER POLE		
ENT	ENTRANCE	PRC	POINT OF REVERSE CURB		
EP	EDGE OF PAVEMENT	PRELIM	PRELIMINARY		
EQUIP	EQUIPMENT	PROP	PROPOSED		
ES	END SECTION	PT	POINT OF TANGENCY		
ESMT	EASEMENT	PVC	POINT OF VERTICAL CURVE OR POLYVINYL CHLORIDE PIPE		
ETD	EXISTING TO BE DEMOLISHED	PVT	POINT OF VERTICAL INTERSECTION		
ETR	EXISTING TO BE REMOVED	PWM	PAVEMENT		
ETRL	EXISTING TO BE RELOCATED	PVRC	POINT OF VERTICAL REVERSE CURVE		
ETRP	EXISTING TO BE REPLACED		POINT OF VERTICAL TANGENT		
EVCE	ENDING VERTICAL CURVE ELEVATION	Q	AMOUNT OF RUNOFF (FLOW RATE)		
EVCS	ENDING VERTICAL CURVE STATION				
EW	END WALL				
EX	EXISTING				
EQC	ENVIRONMENTAL QUALITY CORRIDOR				

VICINITY MAP
ADC MAP 5528, GRID K-5, NOT TO SCALE



320 FLORIDA AVENUE, NE
LOT 4, SQUARE 3587

CIVIL LEGEND AND NOTES

ZONING COMMISSION

District of Columbia

CASE NO.15-01

EXHIBIT NO.344

01/28/15

SITE DEMOLITION NARRATIVE

- 1) CONTRACTOR TO SECURE ALL NECESSARY PERMITS AND CONDUCT A PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR PRIOR TO THE START OF CONSTRUCTION OR ANY LAND DISTURBANCE. CALL 202-535-2240 TO SCHEDULE A PRE-CONSTRUCTION MEETING.
- A) INSTALL SEDIMENT CONTROL MEASURES.
- B) PROCEED WITH RAZE ACTIVITIES. DEMOLISH EXISTING STRUCTURES WITH APPROPRIATE EQUIPMENT.
- C) REMOVE DEBRIS FROM SITE BY TRUCK. TEMPORARILY STABILIZE ALL DISTURBED AREAS PER DC SEDIMENT CONTROL REQUIREMENTS.
- D) REMOVE SEDIMENT CONTROL DEVICES AFTER ENTIRE SITE IS STABILIZED AND PERMISSION IS RECEIVED FROM THE SEDIMENT CONTROL INSPECTOR. SOME SEDIMENT CONTROL MEASURES MAY BE RETAINED TO USE FOR FUTURE CONSTRUCTION AS APPLICABLE. COORDINATE WITH DC INSPECTOR.

CONTRACTOR TO PROVIDE STRAW BALES OR EROSION CONTROL TUBE AROUND EXCAVATION / LIMITS OF DISTURBANCE AND PROVIDE INLET PROTECTION FOR ALL ONSITE AND ADJACENT INLETS (NOT SHOWN DUE TO SCALE)

IP
SBD

ALL TREES WITHIN LIMITS OF DISTURBANCE TO BE REMOVED (SUBJECT TO DDOT PERMITS, AS APPLICABLE)

PRELIMINARY LIMITS OF DISTURBANCE
L.O.D. = 43,325 SF±
(0.99 AC.±)

N/F
DISTRICT OF COLUMBIA,
SUITE 307
LOT 806, SQUARE 3585
300 NEW YORK AVENUE, NE
BRENTWOOD
INS. NO. 24881

N/F
[VARIOUS OWNERS]
LOTS 2001-2044, SQUARE 3587
300 MORSE STREET, NE
BRENTWOOD

LOT 4
28,394 SF

SCE

SCE

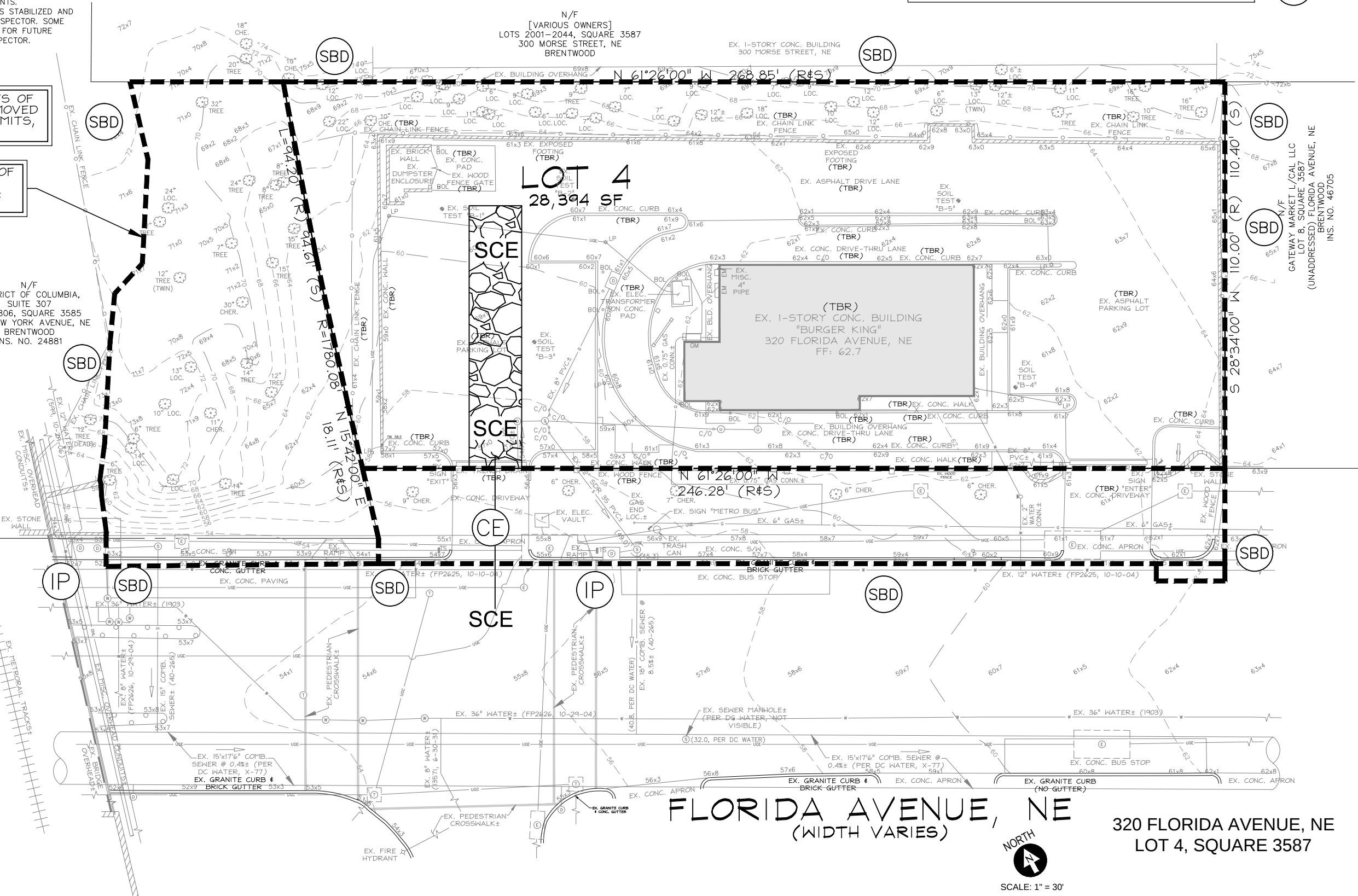
CE

SCE

LOT AREA TABULATION

LOT	AREA (SF)	AREA (AC.)
4	28,394	0.652
TOTAL	28,394	0.652

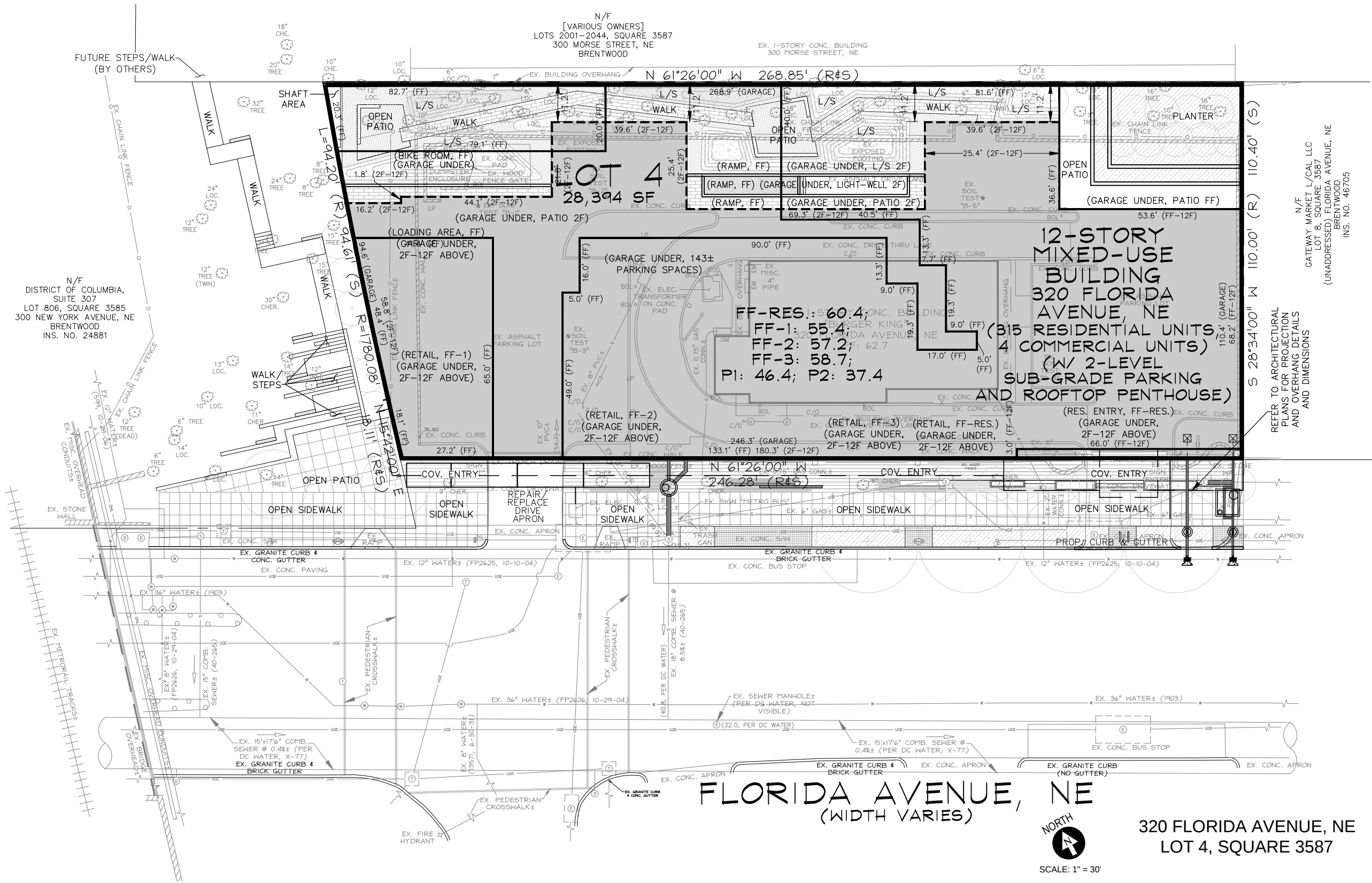
CAS
ENGINEERING
CIVIL • SURVEYING • LAND PLANNING
Attn: David C. Landsman, PE
1800 I Street, NW, Suite 502
Washington, DC 20006
(202) 323-7200 Phone
david@casengineering.com



EXISTING CONDITIONS / SITE DEMOLITION PLAN

BUILDING COVERAGE/HEIGHT TABULATION

BUILDING	FOOTPRINT	NUMBER OF STORIES	MEASURE POINT	FF	BLDG. HEIGHT	HEIGHT	% OCCUPANCY
GARAGE	28,394±	(2 PARKING LEVELS)	N/A	N/A	N/A	N/A	100.0%
FIRST FLOOR	20,079±	N/A	N/A	N/A	N/A	N/A	70.7%±
ABOVE GRADE	20,680±	12	58.7	VARIES	120.0'	120.0'	72.8%±



CAS
ENGINEERING
CIVIL • SURVEYING • LAND PLANNING
Attn: David C. Landsman, PE
1800 I Street, NW, Suite 502
Washington, DC 20006
(202) 323-7200 Phone
david@casengineering.com

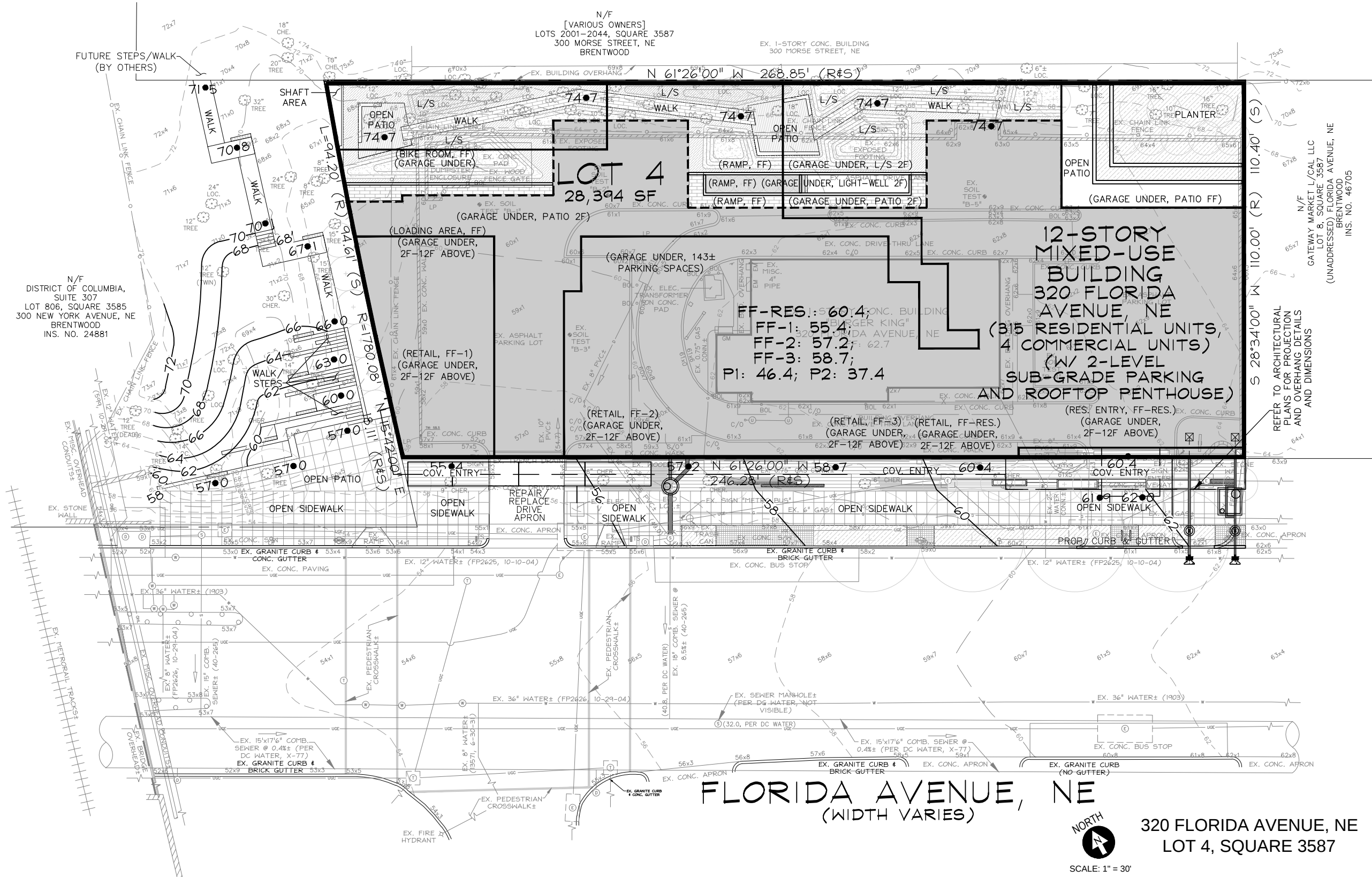
SITE DEVELOPMENT PLAN

320 FLORIDA AVENUE, NE
LOT 4, SQUARE 3587

FLORIDA AVENUE, NE
(WIDTH VARIES)

GRADING PLAN NOTES

1) GRADING SHOWN SUBJECT TO FINAL PATIO/LANDSCAPE DESIGN.



CAS
ENGINEERING
CIVIL • SURVEYING • LAND PLANNING
Attn: David C. Landsman, PE
1800 I Street, NW, Suite 502
Washington, DC 20006
(202) 323-7200 Phone
david@casengineering.com

GRADING PLAN

STORMWATER MANAGEMENT NARRATIVE

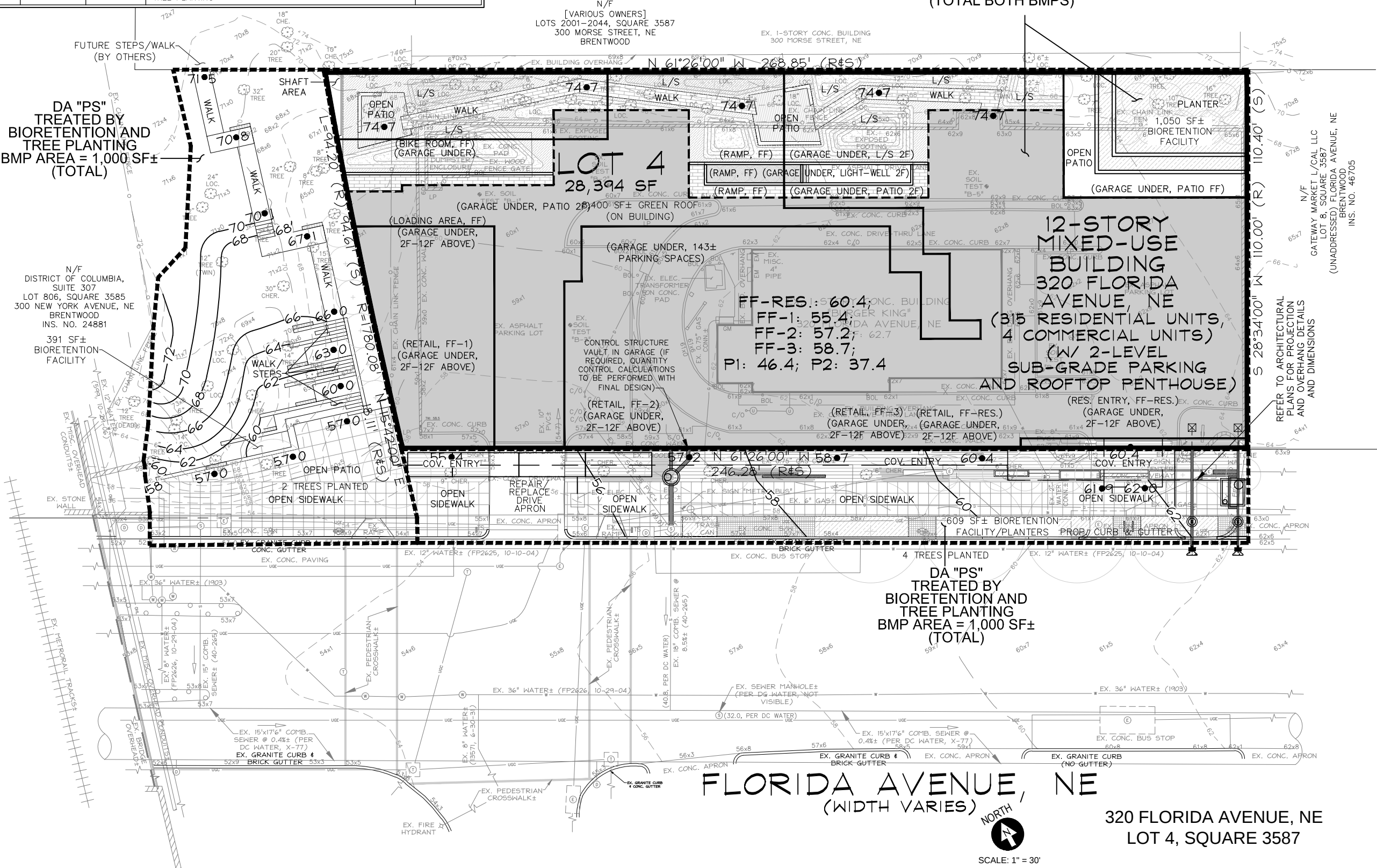
STORMWATER MANAGEMENT FOR THIS PROJECT WILL BE CONCEPTUALLY PROVIDED THROUGH THE FOLLOWING FACILITIES/BMPS:

DRAINAGE AREA	AREA (AC.)	C (ASSUMED)	Q2 (CFS)	Q15 (CFS)	BMP AREA	BMP DESCRIPTION	RETENTION VOLUME (CF)
"A"	0.65	0.9	3.10	4.44	9,450±	GREEN ROOF - 5" EFFECTIVE DEPTH BIORETENTION - 36" GROWING, 6" PONDING, 12" DRAINAGE	2,713±
"PS" (PS)	0.34	0.79	1.43	2.05	1,000±	BIORETENTION FACILITIES / PLANTER BOXES BIORETENTION - 54" GROWING, 6" PONDING, 12" DRAINAGE TREE PLANTING	1,275±

STORAGE FOR CHANNEL PROTECTION VOLUME MAY BE NECESSARY. IF REQUIRED, A STORAGE TANK WILL BE PROVIDED IN GARAGE FOR CHANNEL PROTECTION VOLUME FROM THE PROJECT SITE. CALCULATIONS ARE PENDING AND WILL BE PERFORMED/SUBMITTED WITH FINAL DESIGN.

CONCEPTUAL STORMWATER MANAGEMENT SIZING PERFORMED UNDER DDOE REGULATIONS, EFFECTIVE FOR BUILDING PERMIT SUBMITTALS AFTER 1/14/2014. COMPLETE DETAILS AND DESIGN WILL BE PROVIDED WITH FINAL DESIGN.

APPLICANT RESERVES THE RIGHT TO VARY THE FEATURES, MEANS, AND METHODS OF ACHIEVING THE REQUIRED STORMWATER RETENTION VOLUME AND OTHER REQUIREMENTS UNDER 21 DCMR CHAPTER 5 AND THE 2013 RULE ON STORMWATER MANAGEMENT AND SOIL EROSION AND SEDIMENT CONTROL.



SEDIMENT CONTROL NOTES

- 1) THE CONTRACTOR SHALL CALL THE INSPECTION/ENFORCEMENT BRANCH, WATERSHED PROTECTION DIVISION, DISTRICT DEPARTMENT OF THE ENVIRONMENT AT (202) 535-2977 FOR A PRE-CONSTRUCTION MEETING 72 HOURS PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITY.
- 2) ADDITIONAL LOCATIONS AND TYPES OF EROSION AND SEDIMENT CONTROL MEASURES WILL BE DETERMINED AS DEEMED NECESSARY BY INSPECTORS FROM THE INSPECTION/ENFORCEMENT BRANCH, WATERSHED PROTECTION DIVISION, DISTRICT DEPARTMENT OF THE ENVIRONMENT DURING LAND DISTURBING ACTIVITY.

CONSTRUCTION SEQUENCE

CONTRACTOR TO SECURE ALL NECESSARY PERMITS, AND CONDUCT A PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR, (202) 535-2977, PRIOR TO THE START OF CONSTRUCTION OR ANY LAND DISTURBANCE.

CONSTRUCTION SEQUENCE PENDING, WILL BE DETERMINED DURING FINAL DESIGN.

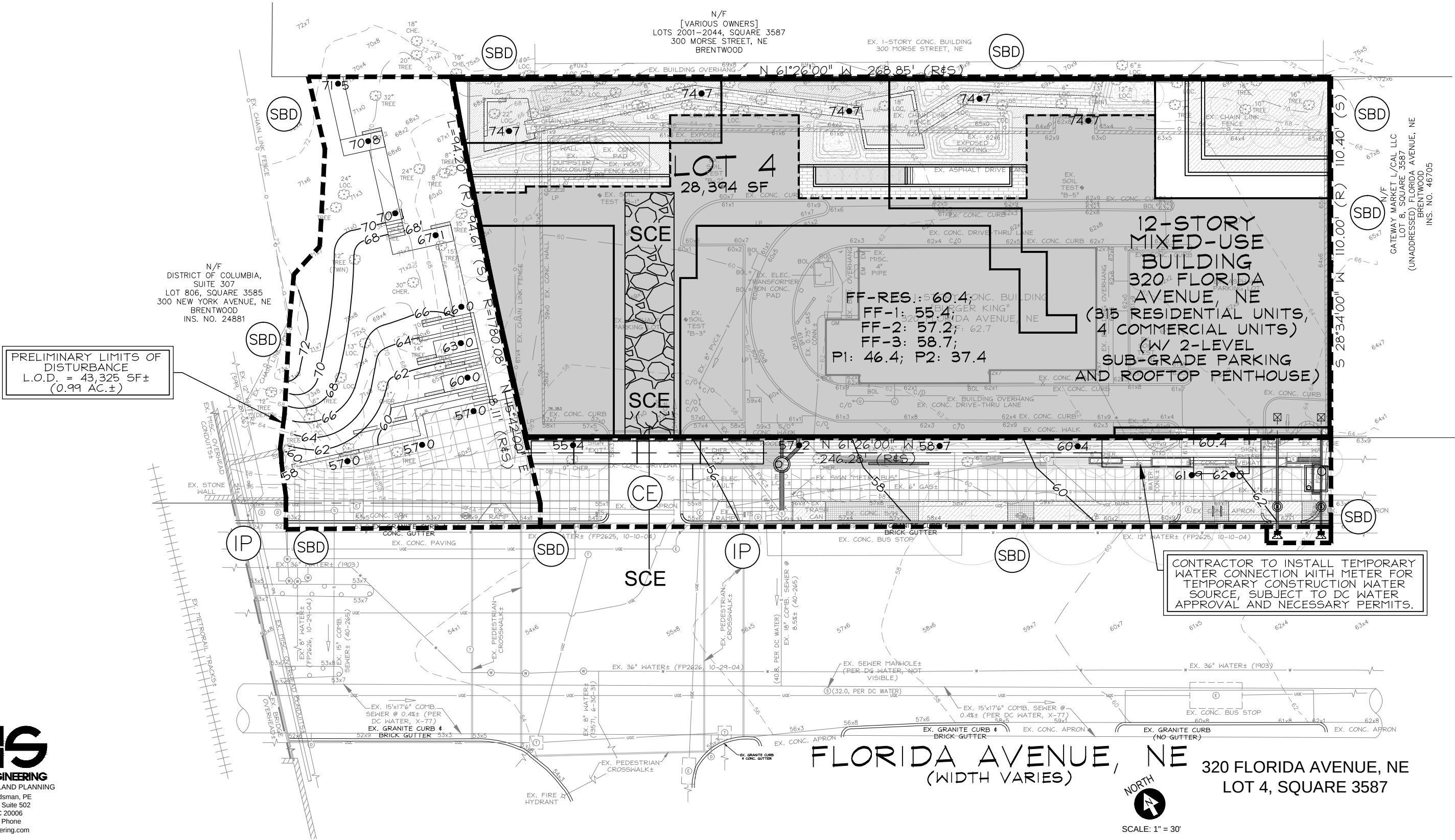
SEDIMENT CONTROL NARRATIVE, NOTES AND DETAILS

WILL BE PROVIDED IN CONJUNCTION WITH FINAL DESIGN/PERMIT DOCUMENTS. SELECTED DETAILS ARE REFERENCED ON THESE DOCUMENTS FOR SEDIMENT CONTROL FEATURES.

CONTRACTOR TO PROVIDE STRAW BALES OR EROSION CONTROL TUBE AROUND EXCAVATION / LIMITS OF DISTURBANCE AND PROVIDE INLET PROTECTION FOR ALL ONSITE AND ADJACENT INLETS (NOT SHOWN DUE TO SCALE)

IP

SBD

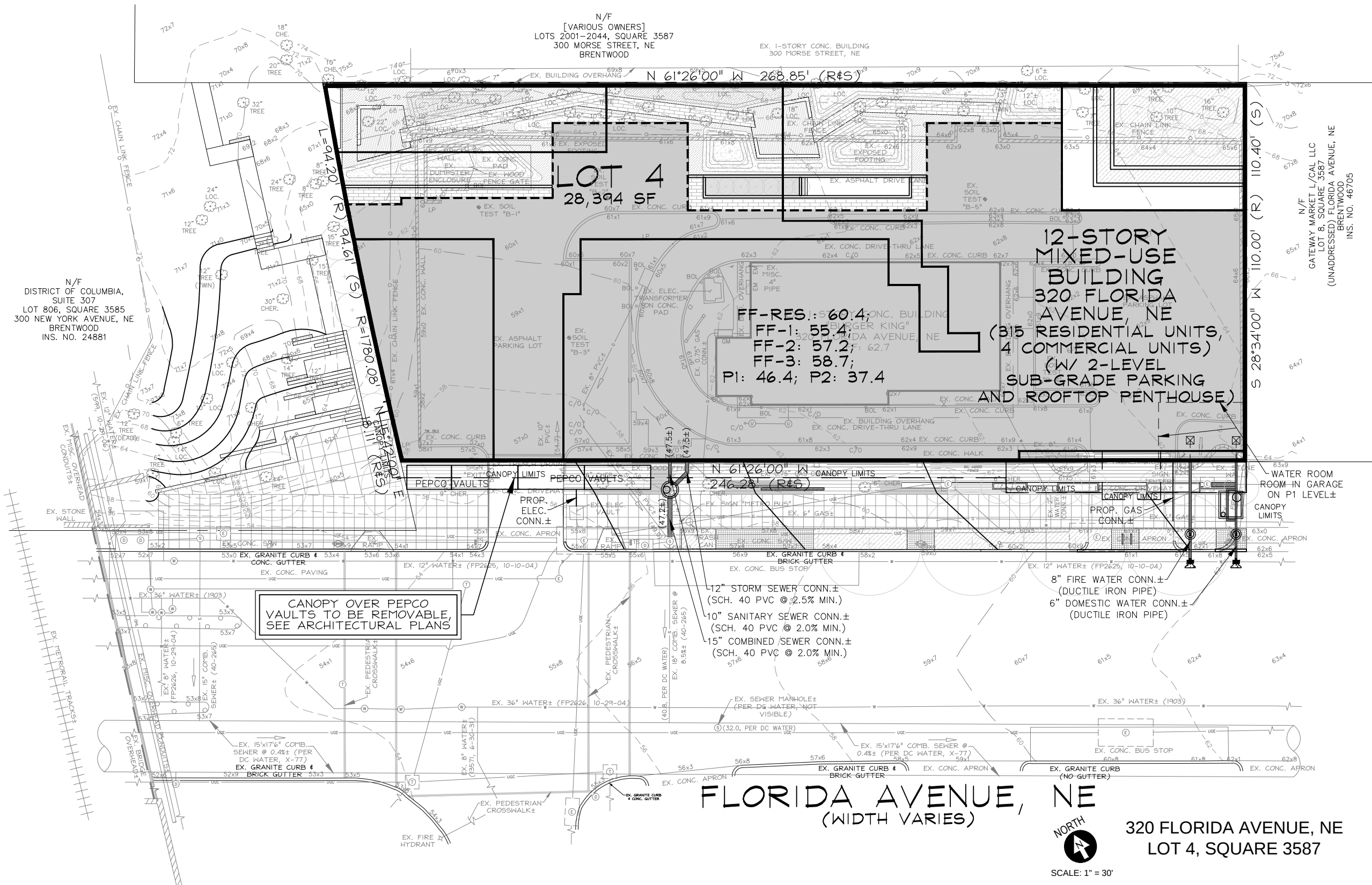


WATER AND SANITARY
SEWER USAGE ESTIMATION

4 COMMERCIAL UNITS (RETAIL)
315 RESIDENTIAL UNITS
ESTIMATED WATER AND SANITARY SEWER DEMAND = 449 GPM

UTILITY PLAN NOTES

- 1) CONNECTIONS SHOWN ARE PENDING DC WATER REVIEW/COMMENT AND FINAL PLAN DESIGN TO DETERMINE CONNECTION LOCATIONS.
- 2) ONSITE DRAINS ARE PENDING FINAL DESIGN AND WILL TIE TO PRIVATE, ONSITE STORM SYSTEM.



CAS
ENGINEERING
CIVIL • SURVEYING • LAND PLANNING
Attn: David C. Landsman, PE
1800 I Street, NW, Suite 502
Washington, DC 20006
(202) 323-7200 Phone
david@casengineering.com

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