



Perspective view - Bird's Eye

1311 E Street, SE Washington DC 20003



12 May 2016

ZONING COMMISSION
District of Columbia
CASE NO. 15-13
EXHIBIT NO. 40C2

A. 44



Common Area Lighting
black finish, dark sky hood
mounted at approx. 10'
above walking surface.

final number and location
to be determined by
photometric analysis



Site Post Lighting
black finish, dark sky hood
mounted at approx. 14'
above walking surface.

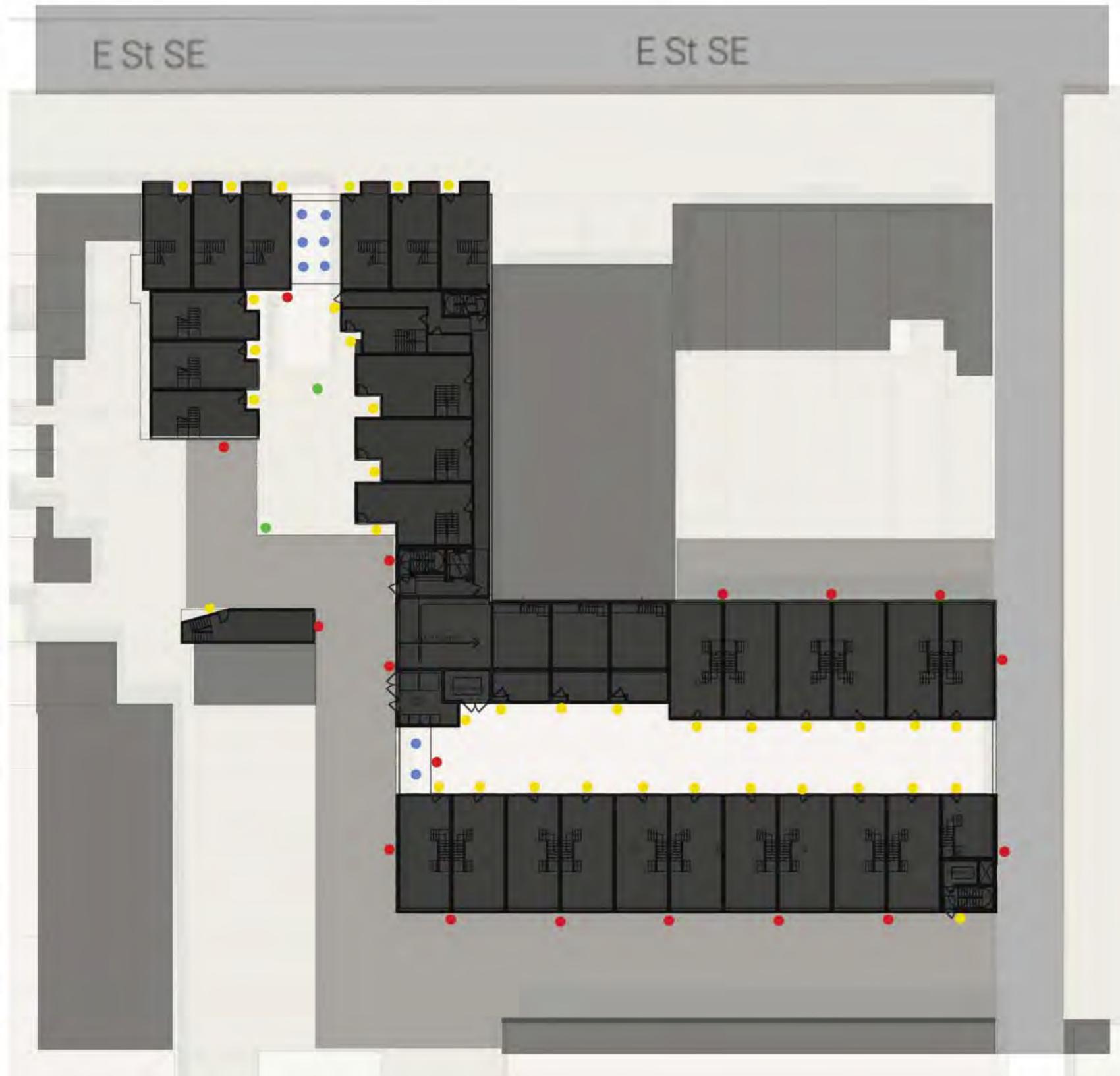
final number and location
to be determined by
photometric analysis



Unit Entry Lighting
black finish, dark sky hood
mounted at approx. 8'
above walking surface, or
above door.

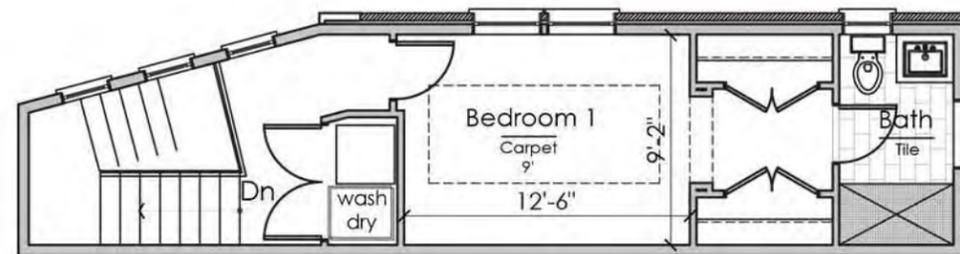
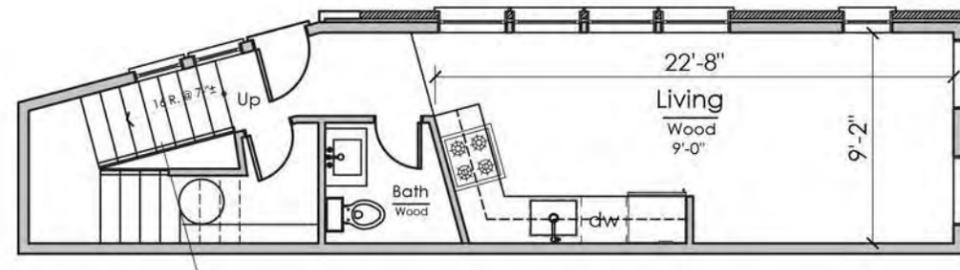
final number and location
to be determined by
photometric analysis

Recessed Fixtures ●



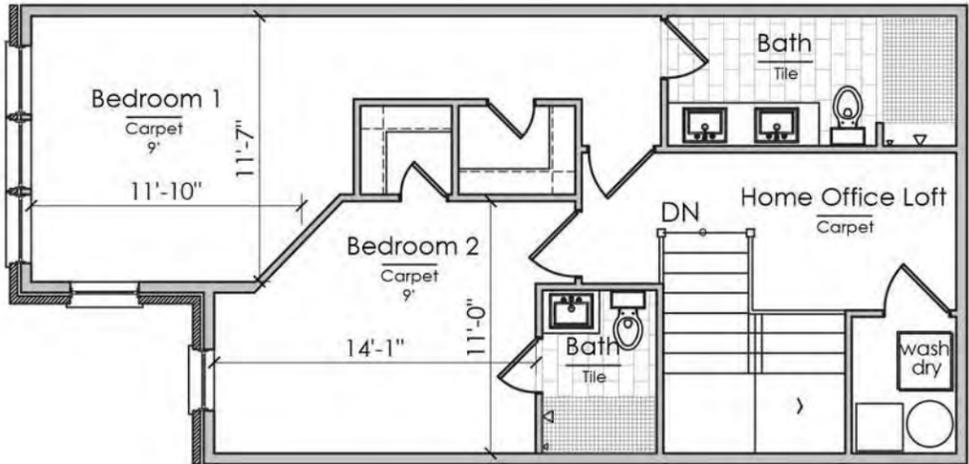
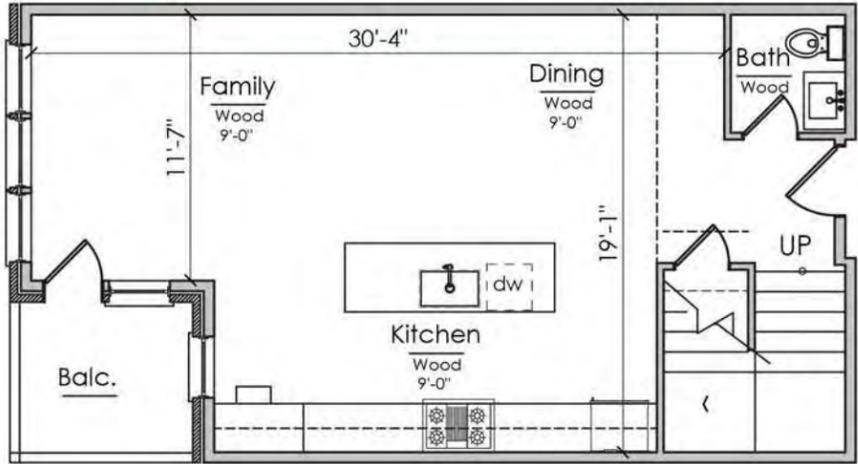


Carrriage House
 826sf 1/8" = 1'-0"
 1 Unit



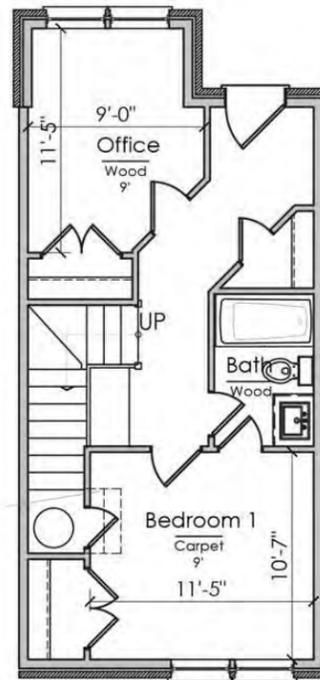


Stacked Flats
 1464sf $\frac{1}{8}'' = 1'-0''$
 8 units

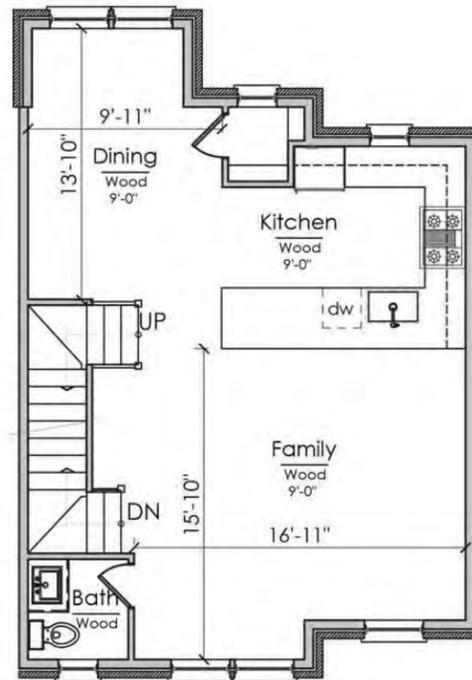




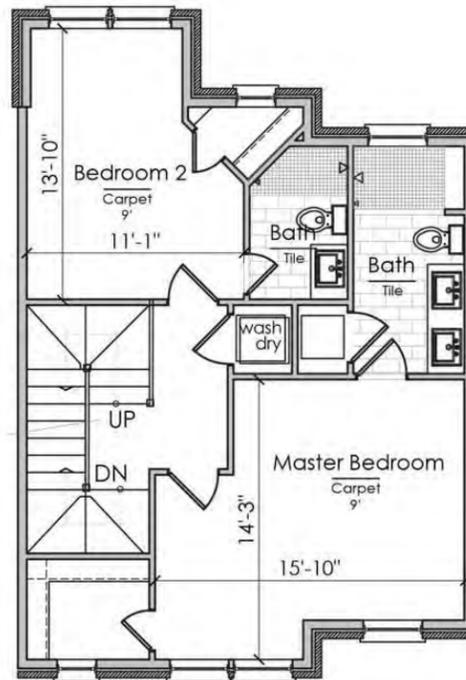
Towns at Bridge
 2277sf $\frac{1}{8}'' = 1'-0''$
 2 Units



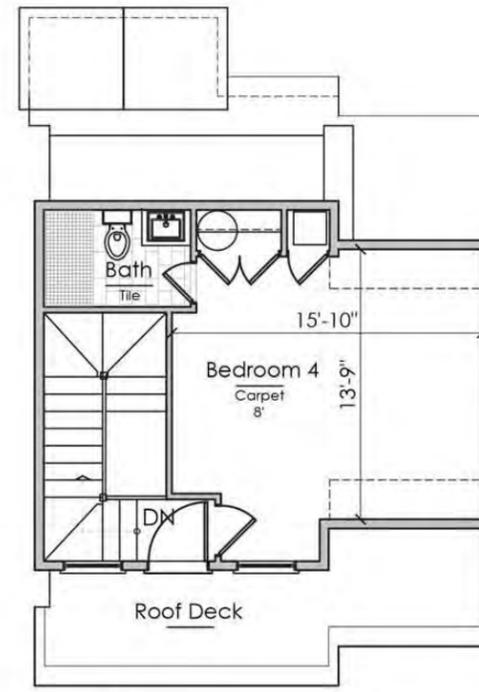
first flr



second flr



third flr



loft



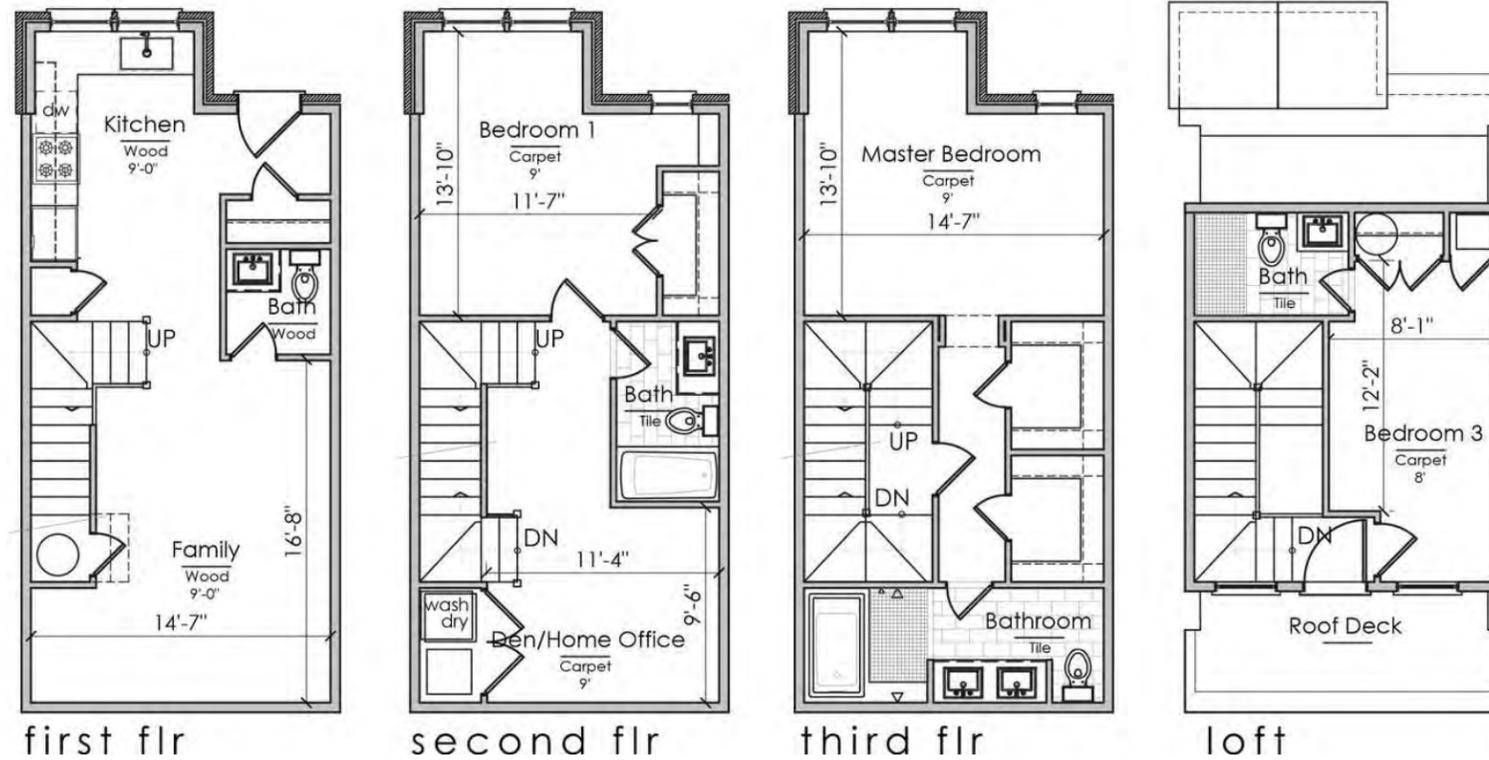
Floor Plans

1311 E Street, SE Washington DC 20003



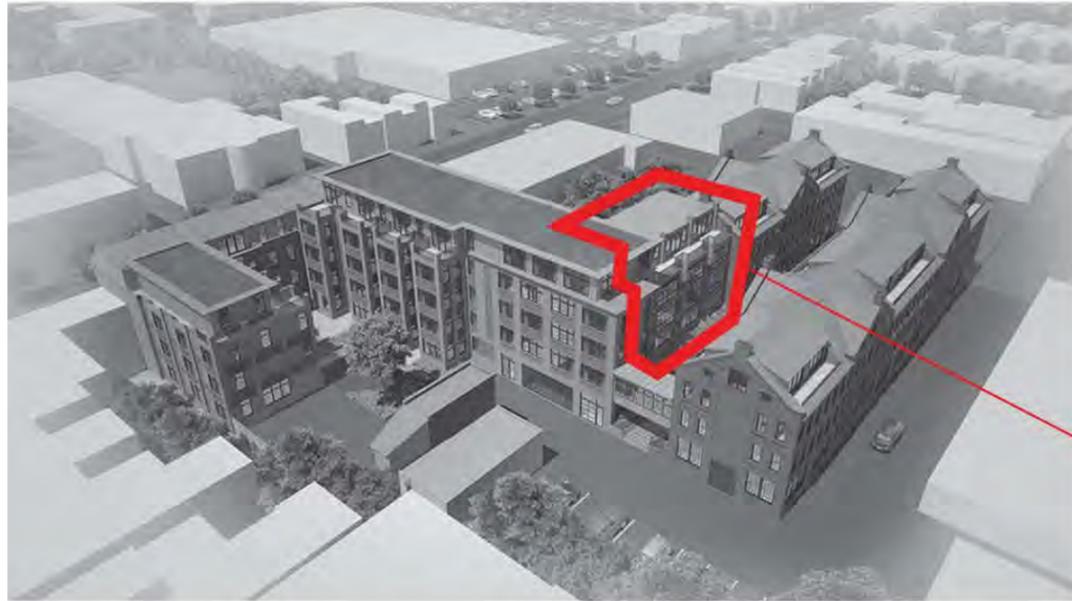
Plans are schematic and subject to modification during project development

12 May 2016

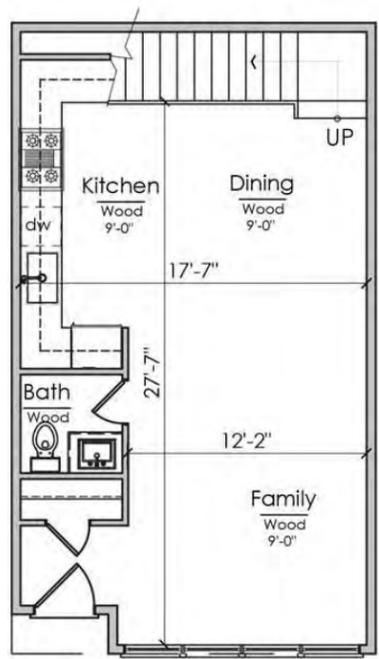


E Street Towns
 1761sf $\frac{1}{8}'' = 1'-0''$
 4 Units

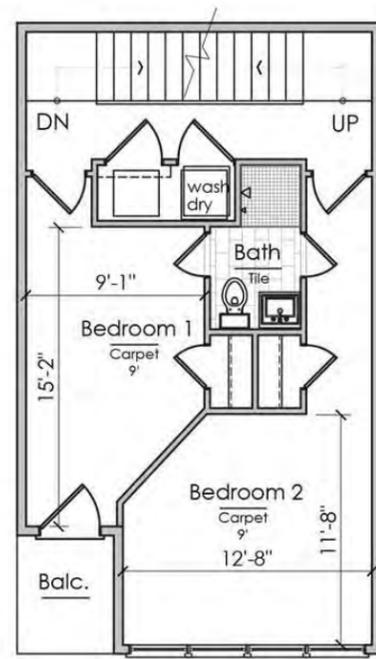
Floor Plans



Industrial Towns
 2135sf $\frac{1}{8}'' = 1'-0''$
 3 Units



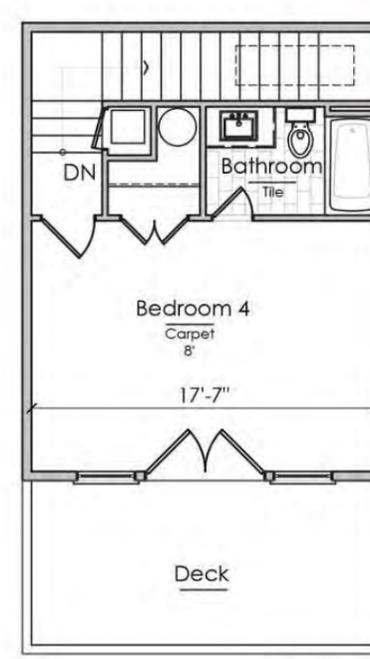
first flr



second flr



third flr



loft



Floor Plans

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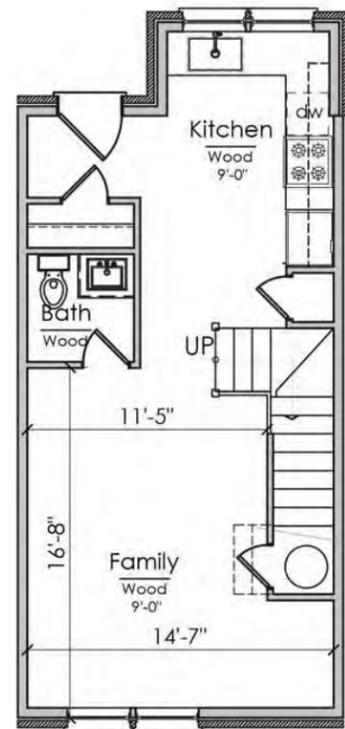


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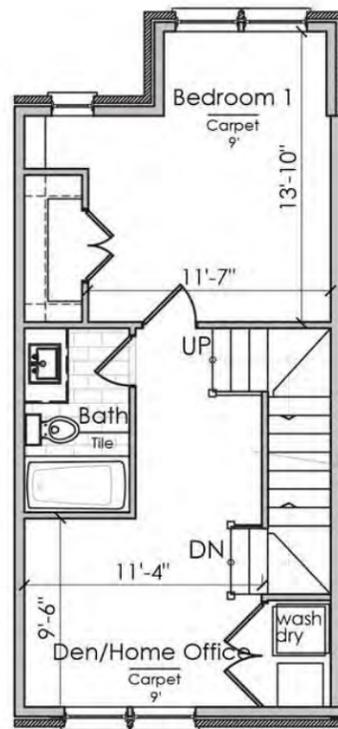
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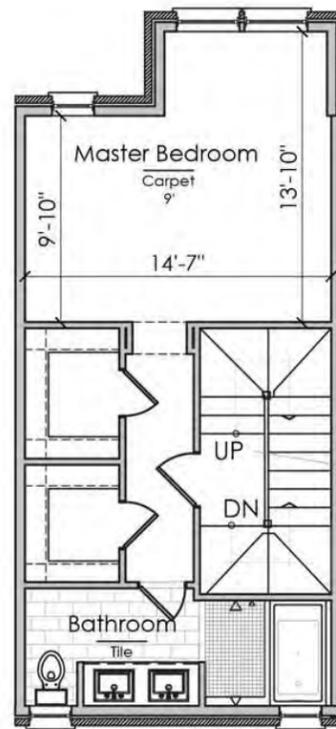
North Court Towns
 1820sf $\frac{1}{8}'' = 1'-0''$
 3 Units



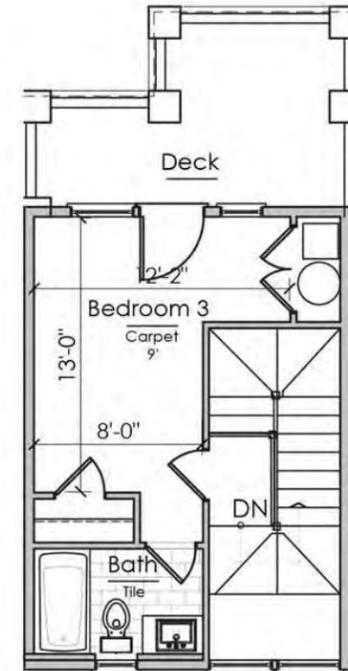
first flr



second flr



third flr



loft



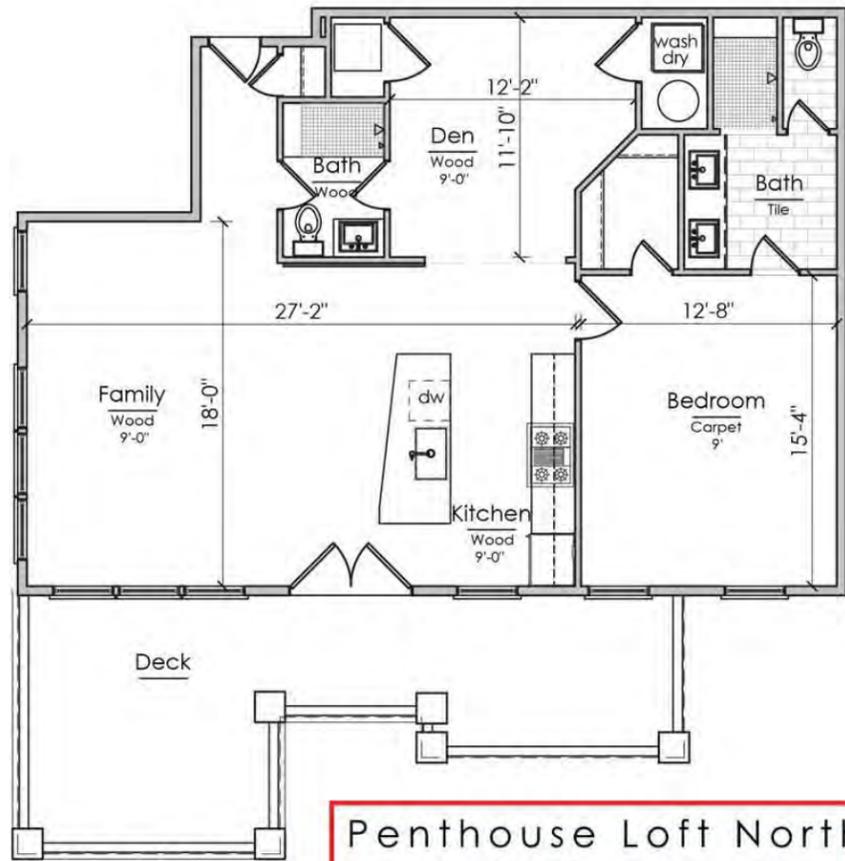
Floor Plans

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Penthouse Loft North
1095sf $\frac{1}{8}'' = 1'-0''$



Penthouse Loft Center
1095sf $\frac{1}{8}'' = 1'-0''$

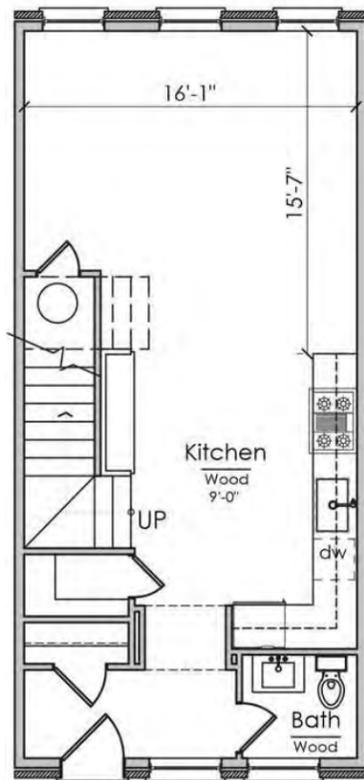


Penthouse Loft South
1000 sf $\frac{1}{8}'' = 1'-0''$

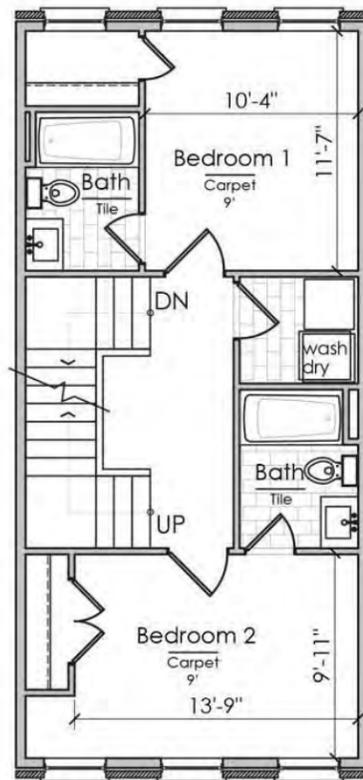




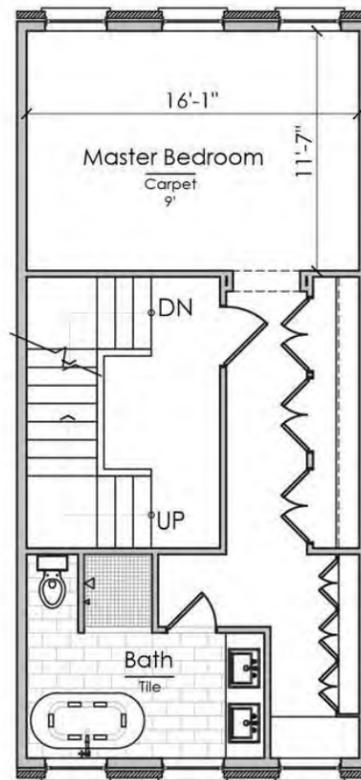
South Court Towns
 2248sf $\frac{1}{8}'' = 1'-0''$
 17 units



first flr



second flr



third flr



loft



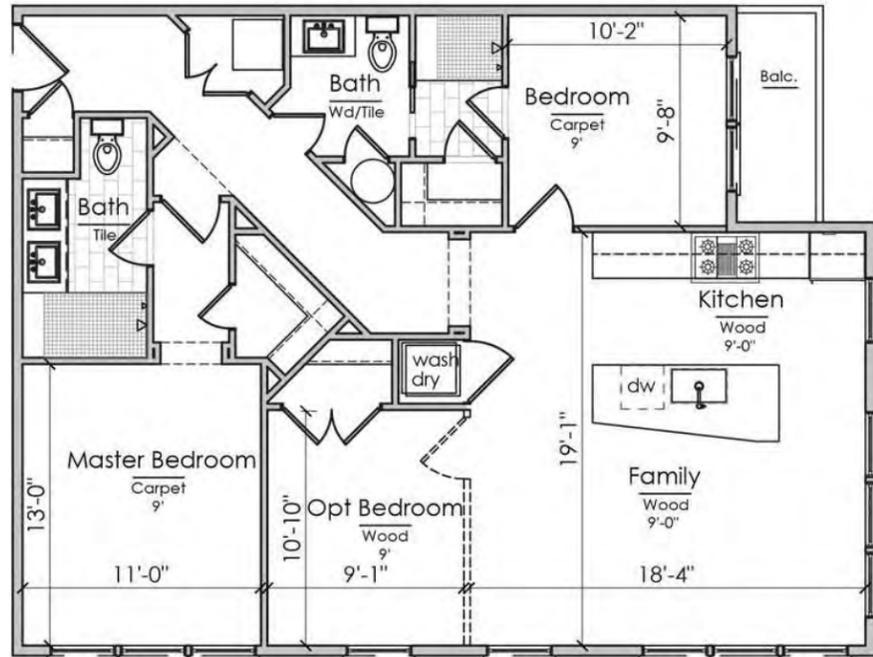
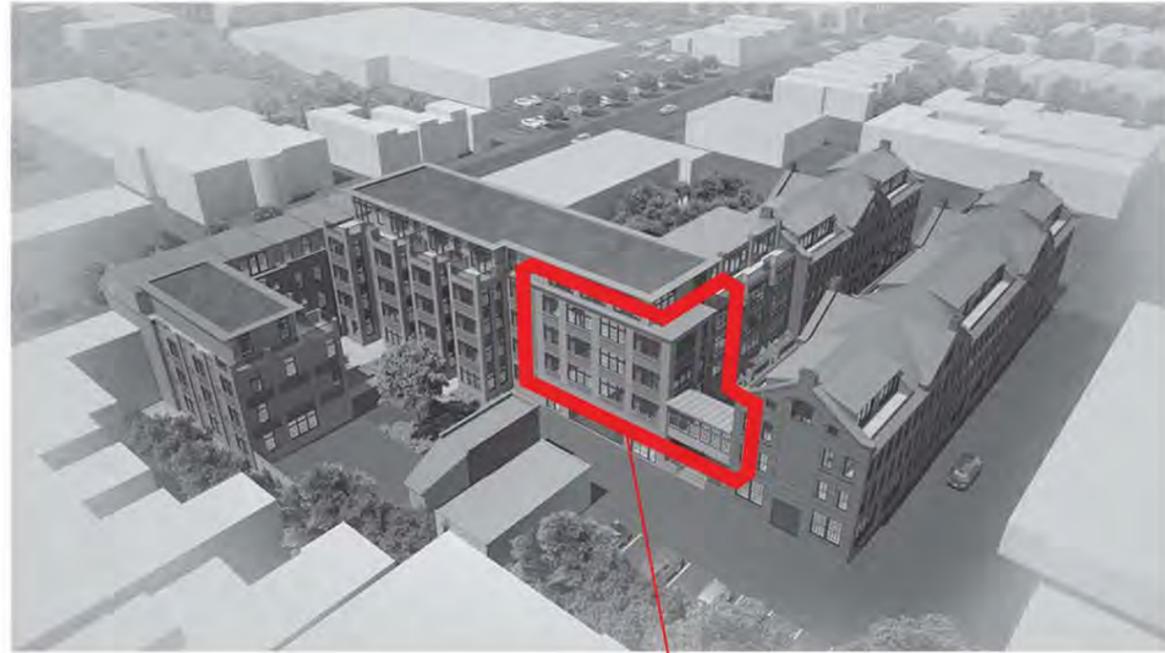
Floor Plans

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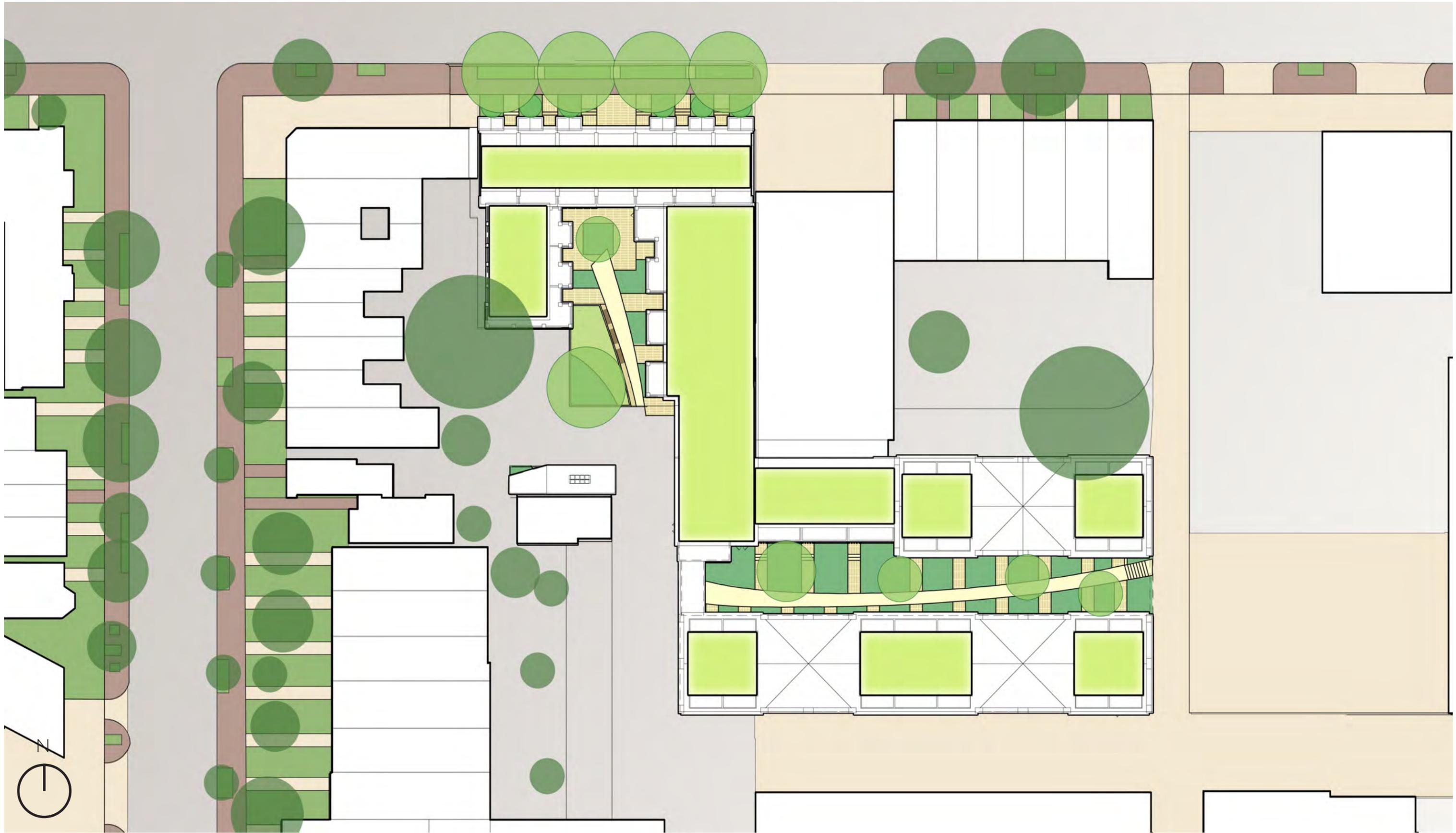


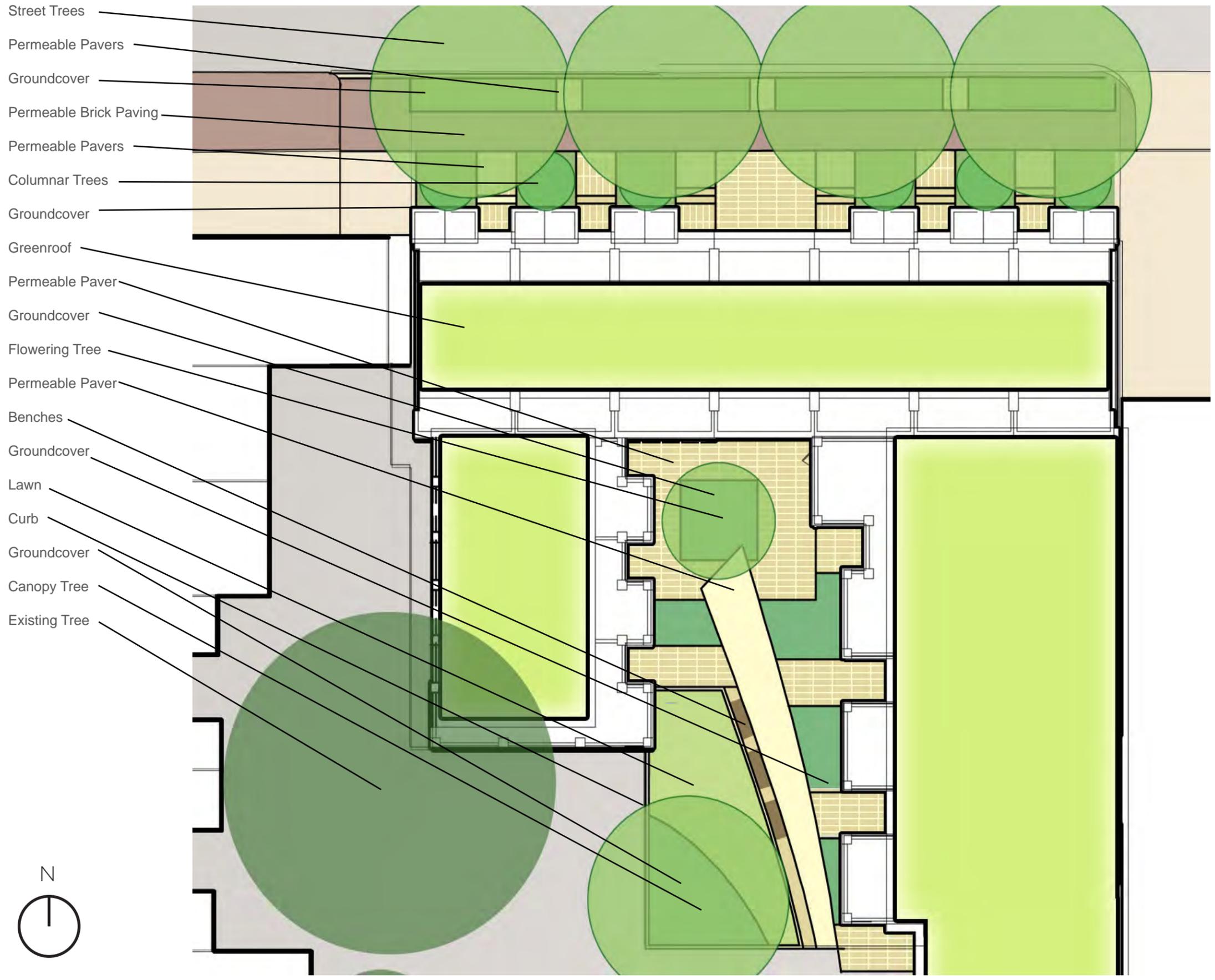
Courtyard Lofts
 1133sf 1/8" = 1'-0"
 floors 2 thru 4 3 Units











Flowering Tree



Canopy Tree



Permeable Pavers



Lawn



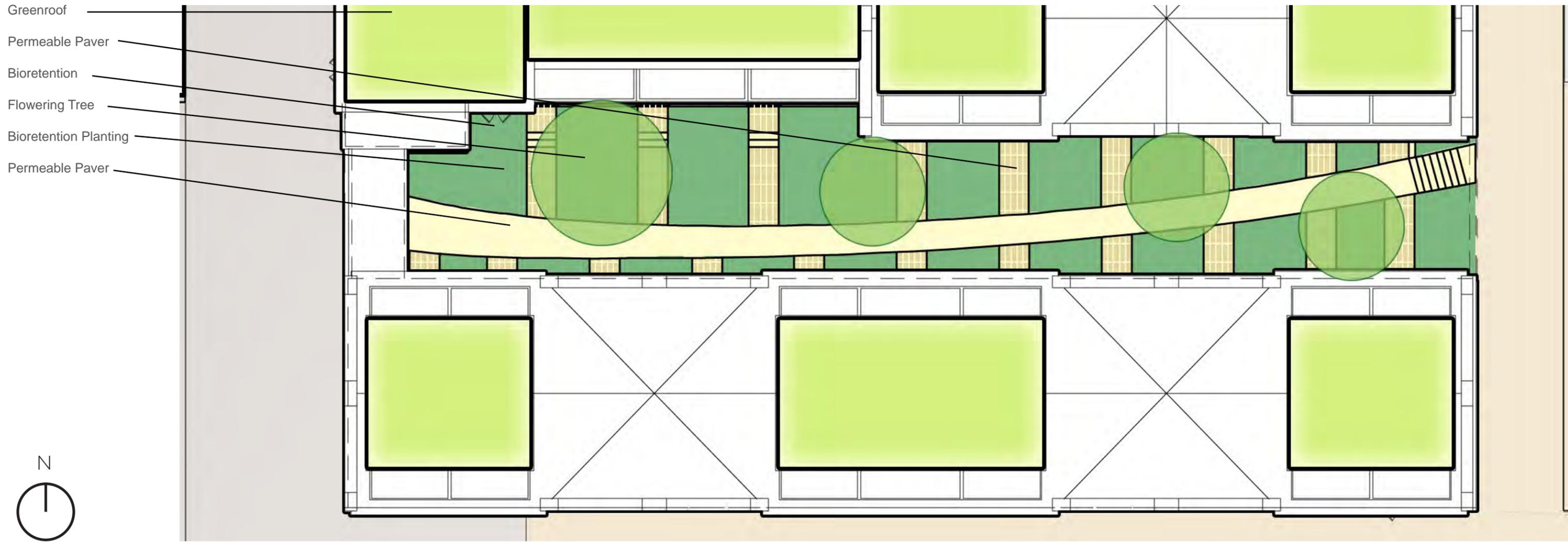
Columnar Tree



Groundcover



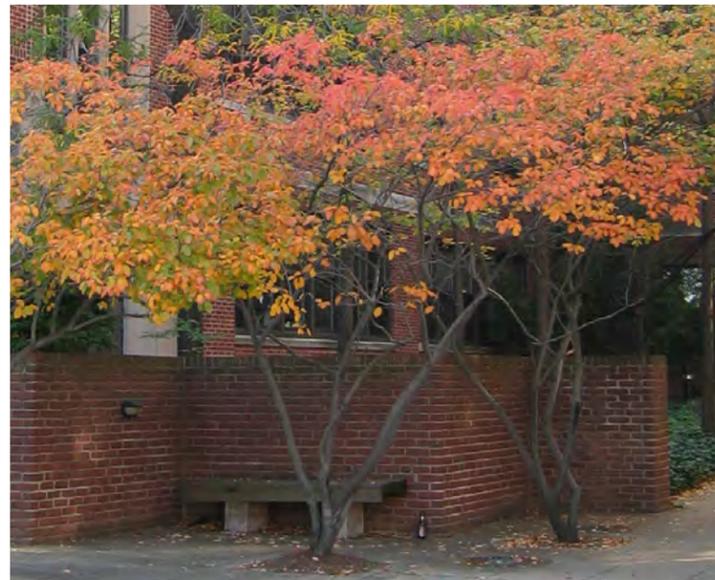
Greenroof



Bioretention Planting



Flowering Trees



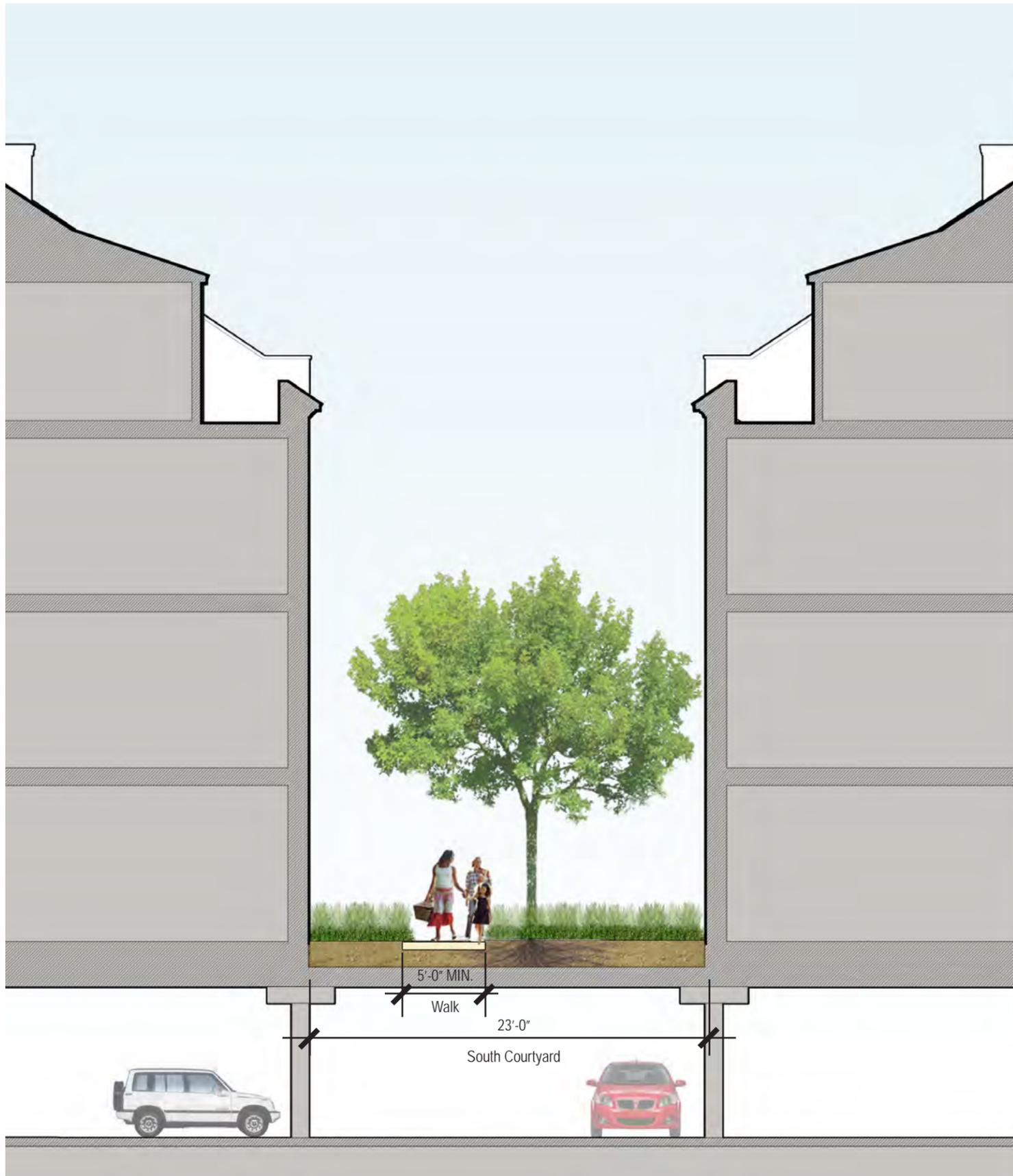
Flowering Trees



Greenroof Planting



A. North Courtyard Looking North



B. South Courtyard Looking East



C. E Street Looking West



Gleditsia triacanthos / Honeylocust



Quercus imbricaria / Shingle Oak



Cladrastis kentuckia/
Yellowwood



Magnolia virginiana /
Sweetbay Magnolia



Cladrastis kentuckia/ Yellowwood



Acer rubrum 'Bowhall'/Columnar Red Maple



Magnolia virginiana 'Moonglow'/
Sweetbay Magnolia



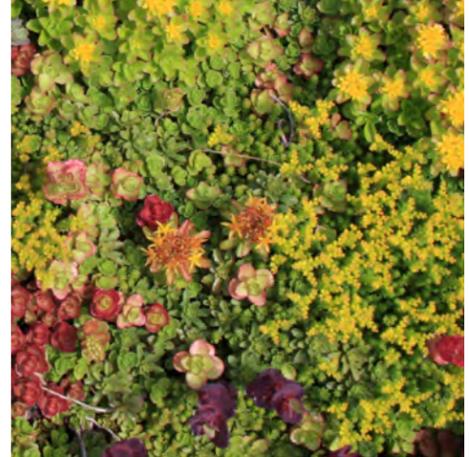
Amelanchier Canadensis / Serviceberry



Lawn



Carex plantaginea /
Plantain-leaved Sedge Grass



Greenroof Plants



Sporobolus heterolepis 'Tara'/
Dwarf Prairie Dropseed



Polystichum acrostichoides /
Christmas Fern



Asarum canadensis/ Wild Ginger

GENERAL CONSTRUCTION NOTES

- ONE-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED DECEMBER, 2014.
- BOUNDARY INFORMATION BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED DECEMBER, 2014 AND A SURVEY-TO-MARK PERFORMED BY CAS ENGINEERING (RECORDATION PENDING). MEASUREMENTS: "R" DENOTES RECORD DIMENSIONS, "S" DENOTES SURVEY DIMENSIONS, SHOWN HEREON.
- ZONING: C-M-1
FRONT B.R.L. = NONE PER DC SURVEYORS OFFICE
- TOTAL LOT AREA: PROP. LOT A = 29,564 SQUARE FEET (0.680 ACRES)
[LOT 142 = 4,767 SQUARE FEET (0.109 ACRES)]
[LOT 838 = 45 SQUARE FEET (0.001 ACRES)]
[LOT 849 = 15,405 SQUARE FEET (0.354 ACRES)]
[LOT 850 = 3,522 SQUARE FEET (0.081 ACRES)]
[LOT 851 = 5,870 SQUARE FEET (0.135 ACRES)]
PROP. LOT B (LOT 859) = 458 SQUARE FEET (0.011 ACRES)
- FINAL GAS, TELEPHONE AND ELECTRIC ALIGNMENT SUBJECT TO UTILITY COMPANY APPROVAL.
- EX. WATER AND SEWER LINES TO BE "TEST -PITTED" PRIOR TO CONSTRUCTION. PROPOSED WATER AND SEWER TO BE ADJUSTED IN LINE AND GRADE ACCORDINGLY.
- ANY NECESSARY TREE PROTECTION MEASURES, FOR ON-SITE OR OFF-SITE TREES, ARE TO BE ADDRESSED BY OTHERS.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL CONTACT MISS UTILITY, 1-800-257-7777, 48 HOURS PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL CONTACT DEPARTMENT OF PUBLIC WORKS - PUBLIC SPACE MAINTENANCE ADMINISTRATION, 48 HOURS PRIOR TO START OF CONSTRUCTION, AT (202) 645-7050.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, REPLACING AND/OR RESTORING ANY AND ALL UTILITY SERVICE CONNECTIONS DISTURBED DURING CONSTRUCTION.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO PROCEEDING WITH DEMOLITION OF EXISTING IMPROVEMENTS.
- 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

- PROPOSED UTILITY LOCATIONS SUBJECT TO FIELD MODIFICATION AND UTILITY COMPANY APPROVAL.
- CONTRACTOR TO ADJUST ALL EXISTING UTILITY TOPS (I.E. CLEANOUTS, MANHOLES, VALVE COVERS, ETC.) TO FINAL GRADE WHERE NECESSARY.
- CONTRACTOR TO COORDINATE ABANDONMENT OF ALL EXISTING UTILITIES AS NECESSARY.
- CONTRACTOR TO COORDINATE ON-SITE UTILITY CROSSINGS TO ENSURE ADEQUATE SEPARATION AT INTERSECTIONS.
- TEST PIT ALL UTILITY CROSSINGS PRIOR TO START OF CONSTRUCTION, ANY FIELD MODIFICATION TO BE COORDINATED WITH APPROPRIATE UTILITY AND/OR DC INSPECTOR.
- PROPOSED RETAINING WALLS SHOWN ARE TO BE DESIGNED BY OTHERS, TYPICAL.
- FOR FINAL LANDSCAPE/HARDSCAPE DETAILS, SPECIFICATIONS, ELEVATIONS, AND DIMENSIONS SEE LANDSCAPE PLANS, POOL PLANS, OR ARCHITECTURAL PLANS, AS APPROPRIATE.
- FOR TREE PROTECTION MEASURES SEE PLANS AND REPORTS BY OTHERS AS APPLICABLE.
- 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.
- 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.
- 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.
- 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 RAMP MEET ADA REQUIREMENTS, WHERE REQUIRED/APPLICABLE, 8.3% MAXIMUM SLOPE AND 2% MAXIMUM CROSS SLOPE.
- 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.

LEGEND

EXISTING FEATURES	
	EX. SANITARY MANHOLE AND INVERT
	EX. STORM MANHOLE AND INVERT
	EX. WATER LINE WITH WATER METER
	EX. GAS LINE
	EX. OVERHEAD UTILITY WITH POLE
	EX. UNDERGROUND UTILITY LINE
	EX. TWO- AND TEN-FOOT CONTOURS
	EX. SPOT ELEVATION
	EX. METAL FENCE
	EX. SIGN
	EX. DOWNSPOUT (PDS - PIPED)
	EX. LIGHT POLE
	EX. PARKING METER
	EX. TREE
	EX. WALL

	EXISTING BUILDING/STRUCTURE
	PROPERTY LINE
	EX. FEATURE TO BE REMOVED

PROPOSED FEATURES	
	PROP. WATER CONNECTION
	PROP. SANITARY SEWER CONNECTION
	PROP. STORM SEWER CONNECTION
	PROP. GAS CONNECTION
	PROP. ELECTRIC CONNECTION
	PROP. CONTOUR WITH ELEVATION
	PROP. SPOT ELEVATION
	PROP. DRAINAGE PATH
	PROP. BUILDING (FOUNDATION WALL)
	PROP. 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

CIVIL SHEET INDEX

- | | |
|------|--|
| C.01 | CIVIL LEGEND AND NOTES |
| C.02 | EXISTING CONDITIONS / SITE DEMOLITION PLAN |
| C.03 | SITE DEVELOPMENT PLAN |
| C.04 | GRADING PLAN |
| C.05 | STORMWATER MANAGEMENT PLAN |
| C.06 | EROSION AND SEDIMENT CONTROL PLAN |
| C.07 | UTILITY PLAN |

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	FC	FACE OF CURB	RD	ROAD OR ROOF DRAIN
ADJ	ADJACENT	FD	FLOOR DRAIN	RENF	REINFORCED
AGOR	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	FO	FOUNDATION	RMA	RESOURCE MANAGEMENT AREA
ASPH	ASPHALT	FOY	FOYER	ROM	REMOTE OUTSIDE MONITOR
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	FP	FLOOD PLAN	RPA	RESOURCE PROTECTION AREA
AVE	AVENUE	FS	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
BC	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	SDM	STORM DRAIN MANHOLE
BRG	BEARING	HC	HANDICAP	SE	SOUTHEAST
BRM	BUILDING RESTRICTION LINE	HB	HORIZONTAL BEND	SEC	SECTION
BVCE	BEGINNING VERTICAL CURVE ELEVATION	HGL	HYDRAULIC GRADE LINE	SEF	SEWER
BVCS	BEGINNING VERTICAL CURVE STATION	HORIZ	HORIZONTAL	SF	SQUARE FOOT
BW	BOTTOM OF WALL	HP	HIGH POINT	SH	SEWER HOUSE CONNECTION
C	CENTER CORRECTION ON VERTICAL CURVE	HR	HAND RAIL	SMH	SEWER MANHOLE
C	CURB AND GUTTER	HT	HEIGHT	SP	SPACE OR SITE PLAN
C&G	CURB AND GUTTER	HW	HEADWATER	SPEC	SPECIFICATIONS
CATV	CABLE TELEVISION	I	INTENSITY, RAINFALL	STA	STATION
CB	CATCH BASIN	ID	INSIDE DIAMETER OR IDENTIFICATION	STD	STANDARD
CBR	CALIFORNIA BEARING RATIO	IE	INVERT ELEVATION	STK	STACK
CC	CENTER TO CENTER	IN	INCH	STR	STRUCTURE
CF	CUBIC FEET PER SECOND	INV	INVERT	SVC	SERVICE
CFS	CUBIC FEET PER SECOND	IP	IRON PIPE	SW	SOUTHWEST
CG(R)	CURB AND GUTTER (REVERSE SLOPE)	IPF	IRON PIPE FOUND	STMW	STORMWATER MANAGEMENT
CH	CHORD	IPS	IRON PIPE SET	Sx	SQUARE YARD
CHBRG	CHORD BEARING	JB	JUNCTION BOX	T	TELEPHONE OR TANGENT
CP	CAST IRON PIPE OR CAST IN PLACE	JNT	JOINT	TB	TOP OF BANK
CL	CENTER LINE	K	SIGHT DISTANCE COEFFICIENT	TC	TOP OF CURB
C/L	C CENTER LINE	Ke	CULVERT ENTRANCE LOSS COEFFICIENT	T.C.	TERRA COTTA
C/L	C CENTER LINE	L	LENGTH	Tc	TIME OF CONCENTRATION
C&L	C&L CENTER LINE	LAT	LATERAL	TEL	TELEPHONE
CM	CUBIC METERS	LAT	LIMITS OF CLEARING & GRADING	TEMP	TEMPORARY
CMP	CORRUGATED METAL PIPE	LF	LINEAR FEET	TH	TEST HOLE
CMS	CUBIC METERS PER SECOND	LL	LOWER LEVEL	TL	TRAFFIC LIGHT
CONC	CONCRETE	LOC	LOCATION	TP	TEST PIT OR TREE PROTECTION
CONT	CONTINUOUS	LOS	LINE OF SIGHT	TRANSP	TRANSPORTATION
C/O	CLEAN OUT	LP	LOW POINT OR LIGHT POLE	TW	TOP OF WALL OR TAIL WATER
COV	COVERED	LS	LOADING SPACE	TYP	TYPICAL
C/OS	CURB STOP	L/S	LANDSCAPE AREA	U	UNKNOWN
CS	COMBINED SEWER	LT	LEFT	UG	UNDERGROUND
CT	COURT	M	METER	U/G	UNDERGROUND
CTR	CENTER	MAP	MAPLE	UGT	UNDERGROUND ELECTRIC
CY	CUBIC YARD	MAX	MAXIMUM	UGC	UNDERGROUND CABLE
D	DRAIN	M&L	MARYLAND	UP	UTILITY POLE
DA	DRAINAGE AREA	MECH	MECHANICAL	USGS	US GEOLOGICAL SURVEY
DB	DEED BOOK	METRO	METROPOLITAN	V	VOLUME
DC	DISTRICT OF COLUMBIA	MH	MANHOLE	V. VEL	VELOCITY
DDOT	DISTRICT DEPARTMENT OF TRANSPORTATION	MILE	MILE	VA	VIRGINIA
DET	DETAIL	MISC	MISCELLANEOUS	VB	VERTICAL BEND
DIA	DIAMETER	MON	MONUMENT	VC	VERTICAL CURVE
DIP	DUCTILE IRON PIPE	MPH	MILES PER HOUR	VDOT	VA DEPARTMENT OF TRANSPORTATION
DI	DROP INLET	MSHA	MARYLAND STATE HIGHWAY ADMINISTRATION	VERT	VERTICAL
DIST	DISTANCE	MSL	MEAN SEA LEVEL	VF	VERTICAL FOOT
DL	DOMESTIC LINE	N	NORTH	W	WEST OR WATER OR WEIGHT OR WIDTH
DM	DROP MANHOLE	N/A	NOT APPLICABLE	W/	WITH
DOM	DOMESTIC	NBL	NORTH BOUND LANE	WB	WEST BOUND LANE
DR	DRIVE	NE	NORTHEAST	WC	WATER HOUSE CONNECTION
DRN	DRAINAGE	N/F	NOW OR FORMERLY	WL	WATER LINE
DU	DWELLING UNITS	NFA	NET FLOOR AREA	WM	WATER METER
DWG	DRAWING	NW	NORTHWEST	WQA	WATER QUALITY IMPACT ASSESSMENT
D/S	DOWN SPOUT	O	AMOUNT OF RUNOFF (FLOW RATE)	W/S	WRAPPED STEEL
D/W	DRIVEWAY	OC	ON CENTER	WV	WATER VALVE
E	EAST OR ELECTRIC OR RATE OF SUPER ELEVATION	OBJ	OBJECT	XROSS	CROSS SECTION
EA	EACH	OD	OUTSIDE DIAMETER	XF	TRANSFORMER
EBL	EAST BOUND LANE	OH	OVERHEAD	YI	YARD INLET
EG	EDGE OF CURB	O/H	OVERHEAD	YR	YEAR
EG	EDGE OF GUTTER	OHC	OVERHEAD CABLE	Z	SIDE SLOPES
ELG	ENERGY LINE GRADIENT	OHT	OVERHEAD TELEPHONE		
EHC	ELECTRIC HOUSE CONNECTION	P	PER PLAN OR PERIMETER		
EL	ELEVATION	P&P	PLAN & PROFILE		
ELEC	ELECTRIC	PC	POINT OF CURVATURE		
ELEV	ELEVATION	PCC	POINT OF COMPOUND CURVE		
ENGR	ENGINEER	PCTC	POINT OF CURVATURE TOP OF CURB		
ENT	ENTRANCE	PCEP	POINT OF CURVE, EDGE OF PAVEMENT		
EP	EDGE OF PAVEMENT	PFM	PUBLIC FACILITIES MANUAL		
EQUIP	EQUIPMENT	PG	PAGE		
ES	END SECTION	PGL	POINT OF GRADE LINE		
ESMT	EASEMENT	PI	POINT OF INTERSECTION		
ETD	EXISTING TO BE DEMOLISHED	PL	PROPERTY LINE		
ETR	EXISTING TO BE REMOVED	PP	POWER POLE		
ETRL	EXISTING TO BE RELOCATED	PRC	POINT OF REVERSE CURB		
ETRP	EXISTING TO BE REPLACED	PRELIM	PRELIMINARY		
EVCE	ENDING VERTICAL CURVE ELEVATION	PROP	PROPOSED		
EVCS	ENDING VERTICAL CURVE STATION	PT	POINT OF TANGENCY		
EW	EXISTING	PVC	POINT OF VERTICAL CURVE OR POLYVINYL CHLORIDE PIPE		
EQC	ENVIRONMENTAL QUALITY CORRIDOR	PVI	POINT OF VERTICAL INTERSECTION		
		PVMT	POINT OF VERTICAL REVERSE CURVE		
		PVT	POINT OF VERTICAL TANGENT		

STORM DRAIN NOTES

- ALL STORM DRAIN PIPE TO BE SCHEDULE 40 PVC OR OF HIGHER QUALITY.
- DOWNSPOUT LEADERS ORIGINATING DIRECTLY FROM DOWNSPOUTS TO BE 4" PVC (OR APPROVED EQUIVALENT), UNLESS INDICATED OTHERWISE ON PLAN.
- PROVIDE CLEANOUTS, AS SHOWN ON PLAN AT A MINIMUM, OR AS REQUIRED BY PLUMBING CODE.
- MAINTAIN MINIMUM 12" COVER OVER ALL PIPE.
- 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.
- PROPOSED STORM DRAIN PIPING TO BE AT 2.0% MINIMUM SLOPE, UNLESS OTHERWISE INDICATED. USE VERTICAL BENDS WHERE NECESSARY TO FOLLOW FINISHED GRADES.

UTILITY INFORMATION

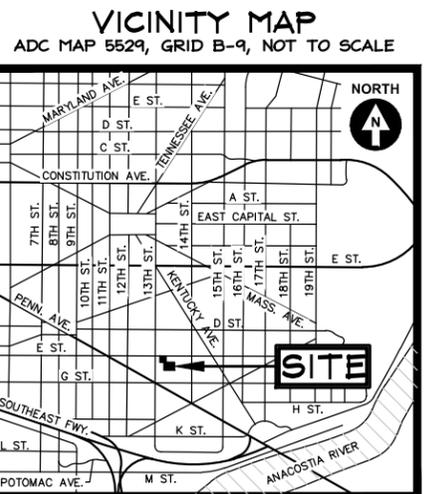
EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

MISS UTILITY

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/TIC 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.dcwater.com/business/permits/DcWater_General_Construction_Notes.pdf



PROP. LOTS A & B (N/F LOTS 142, 849, 850, 851 & 859), SQUARE 1043
1311 E Street, SE Washington DC 20009

E STREET, SE (90'-WIDE)

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

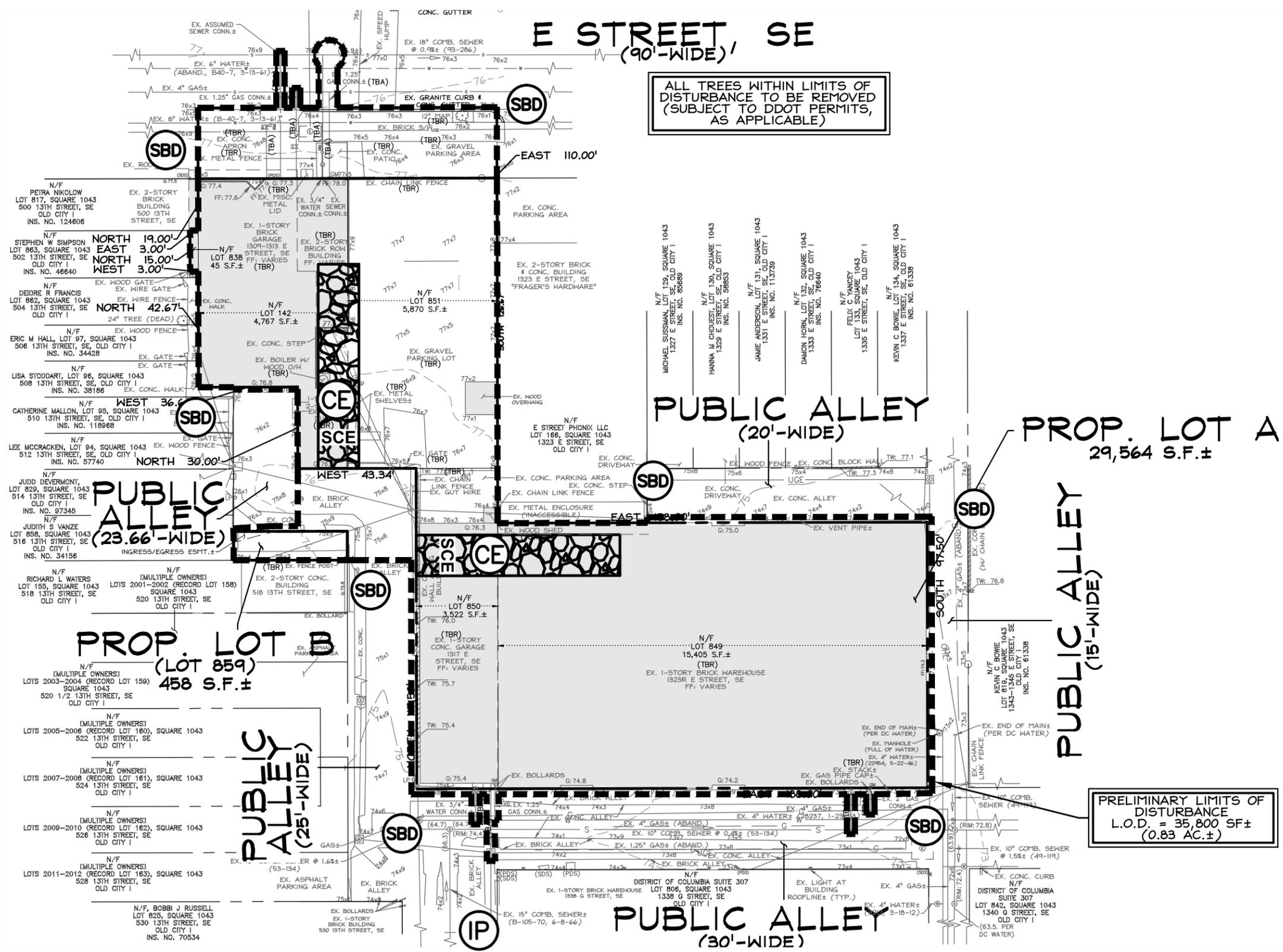
SITE DEMOLITION NARRATIVE

- 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.
 - INSTALL SEDIMENT CONTROL MEASURES.
 - PROCEED WITH RAZE ACTIVITIES. DEMOLISH EXISTING STRUCTURES WITH APPROPRIATE EQUIPMENT.
 - REMOVE DEBRIS FROM SITE BY TRUCK. TEMPORARILY STABILIZE ALL DISTURBED AREAS PER DC SEDIMENT CONTROL REQUIREMENTS.
 - 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.

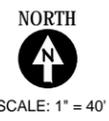
LCT AREA TABULATION

EXISTING		
LOT	AREA (SF)	AREA (AC.)
142	4,767	0.109
49	15,405	0.354
50	3,522	0.081
51	5,870	0.135
59	458	0.011
TOTAL	30,022	0.690

PROPOSED		
LOT	AREA (SF)	AREA (AC.)
FROP. A	29,564	0.679
FROP. B	458	0.011
TOTAL	30,022	0.690



PRELIMINARY LIMITS OF DISTURBANCE
L.O.D. = 35,800 SF±
(0.83 AC.±)



Existing Conditions/Demolition Plan

PROP. LOTS A & B (N/F LOTS 142, 849, 850, 851 & 859), SQUARE 1043
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david@casengineering.com

5 October 2015

C.02

E STREET, SE
(90'-WIDE)

4-STORY RESIDENTIAL
BUILDING

1311 E STREET, SE
(45 RESIDENTIAL UNITS)
(W/ 1-LEVEL SUB-GRADE PARKING)
FF: 78.2; FF2: 76.0; PI: 67.6

BUILDING UNIT TYPE TABULATION

SEE ARCHITECTURAL SHEETS FOR BUILDING HEIGHTS AND MORE INFORMATION ON UNITS MIX, ETC.

REFER TO ARCHITECTURAL PLANS FOR PROJECTION
AND OVERHANG DETAILS AND DIMENSIONS

PUBLIC ALLEY
(20'-WIDE)

PROP. LOT A
29,564 S.F.±

PUBLIC ALLEY
(15'-WIDE)

PUBLIC ALLEY
(30'-WIDE)

PUBLIC ALLEY
(23.66'-WIDE)

PROP. LOT B
(LOT 859)
458 S.F.±

PUBLIC ALLEY
(25'-WIDE)



SCALE: 1" = 40'



Site Development Plan

PROP. LOTS A & B (N/F LOTS 142, 849, 850, 851 & 859), SQUARE 1043
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C.03

E STREET, SE
(90'-WIDE)

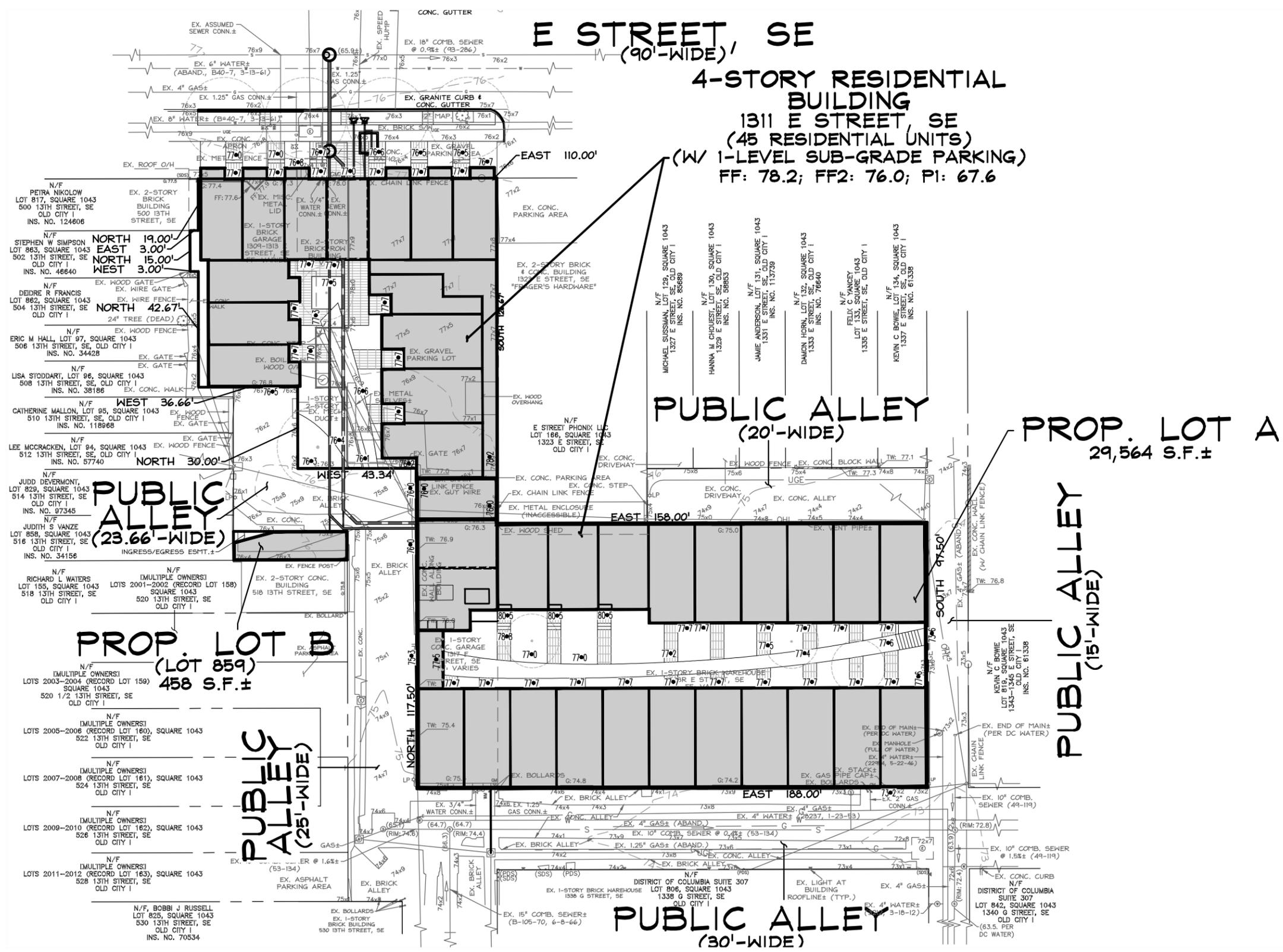
4-STORY RESIDENTIAL
BUILDING

1311 E STREET, SE
(45 RESIDENTIAL UNITS)

(W/ 1-LEVEL SUB-GRADE PARKING)
FF: 78.2; FF2: 76.0; PI: 67.6

GRADING PLAN NOTES

- 1) GRADING SHOWN SUBJECT TO FINAL PATIO/LANDSCAPE DESIGN.
- 2) LANDSCAPE AND COURTYARD DESIGN PENDING FOR PUD SUBMITTAL.



PROP. LOT B
(LOT 859)
458 S.F.±

PROP. LOT A
29,564 S.F.±

PUBLIC ALLEY
(25'-WIDE)

PUBLIC ALLEY
(20'-WIDE)

PUBLIC ALLEY
(15'-WIDE)

PUBLIC ALLEY
(30'-WIDE)



SCALE: 1" = 40'



Grading Plan

PROP. LOTS A & B (N/F LOTS 142, 849, 850, 851 & 859), SQUARE 1043
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C.04

DA "PS" TREATED BY BIORETENTION, TREE PLANTING AND PERVIOUS PAVEMENT
BMP AREA = 1,500 SF± (TOTAL)

E STREET, SE
(90'-WIDE)

4-STORY RESIDENTIAL BUILDING

1311 E STREET, SE
(45 RESIDENTIAL UNITS)

(W/ 1-LEVEL SUB-GRADE PARKING)
FF: 78.2; FF2: 76.0; PI: 67.6

11,000 SF± GREEN ROOF (TOTAL ON BUILDINGS)

STORMWATER MANAGEMENT NARRATIVE

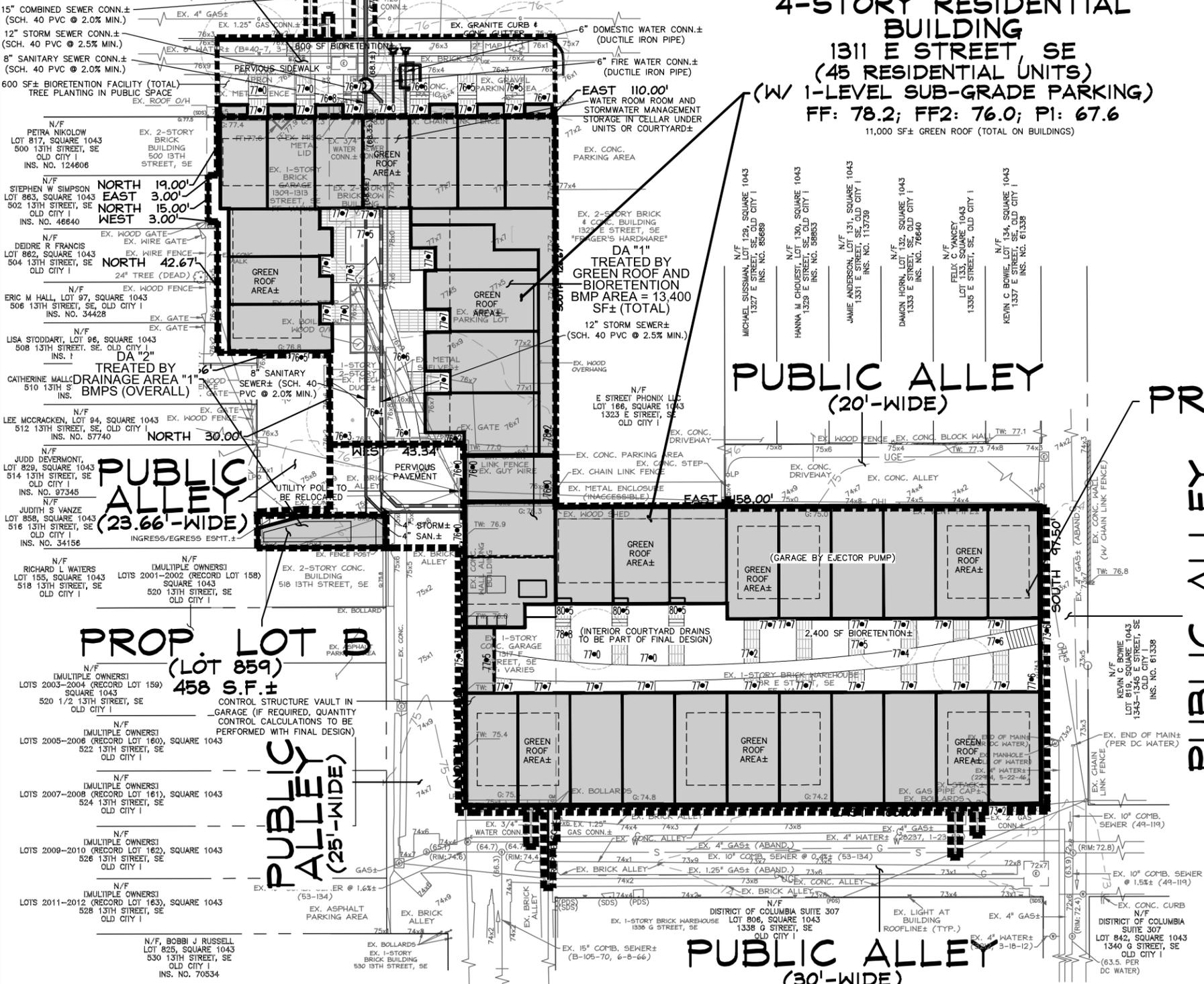
STORMWATER MANAGEMENT FOR THIS PROJECT WILL BE CONCEPTUALLY PROVIDED THROUGH THE FOLLOWING FACILITIES/BMPS:

DRAINAGE AREA	AREA (AC.)	C (ASSUMED)	Q2 (CFS)	Q15 (CFS)	BMP AREA	BMP DESCRIPTION	RETENTION VOLUME (CF)
"1"	0.68	0.9	3.23	4.63	13,400±	GREEN ROOF BIORETENTION	3,456± (2,809 MIN.)
EXPANDED BMP DESCRIPTIONS: GREEN ROOF - 5" EFFECTIVE DEPTH; BIORETENTION - 36" GROWING, 6" PONDING, 12" DRAINAGE							
"2"	0.01	0.9	0.05	0.07	N/A	SEE DA "1"	44± THROUGH DA "1"
EXPANDED BMP DESCRIPTIONS: REFER TO DA "1" BMPS							
"PS" (PS)	0.15	0.9	0.71	1.02	1,500±	BIORETENTION PERVIOUS PAVEMENT TREE PLANTING	246± 346± THROUGH DA "1"
EXPANDED BMP DESCRIPTIONS: BIORETENTION - 36" GROWING, 6" PONDING, 12" DRAINAGE OVERCOMPENSATION IN DRAINAGE AREA "1" TO MAKE UP FOR PUBLIC SPACE SHORTAGE. PUBLIC SPACE DISTURBANCE IN ALLEYS AND LACK OF SPACE PREVENTS ADDITIONAL STORMWATER MANAGEMENT FROM BEING PROVIDED IN PUBLIC SPACE. MEP PROCESS TO BE PURSUED IF NECESSARY.							

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 CURRENT 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.



PROP. LOT A
29,564 S.F.±

PUBLIC ALLEY
(15'-WIDE)

PUBLIC ALLEY
(30'-WIDE)

PROP. LOT B
(LOT 859)
458 S.F.±

PUBLIC ALLEY
(25'-WIDE)

PUBLIC ALLEY
(23.66'-WIDE)



SCALE: 1" = 40'



Stormwater Management Plan

PROP. LOTS A & B (N/F LOTS 142, 849, 850, 851 & 859), SQUARE 1043
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5 October 2015

C.05

E STREET, SE
(90'-WIDE)

4-STORY RESIDENTIAL BUILDING

1311 E STREET, SE
(45 RESIDENTIAL UNITS)
(W/ 1-LEVEL SUB-GRADE PARKING)
FF: 78.2; FF2: 76.0; PI: 67.6

CONTRACTOR TO INSTALL TEMPORARY WATER CONNECTION WITH METER FOR TEMPORARY CONSTRUCTION WATER SOURCE, SUBJECT TO DC WATER APPROVAL AND NECESSARY PERMITS.

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)

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.

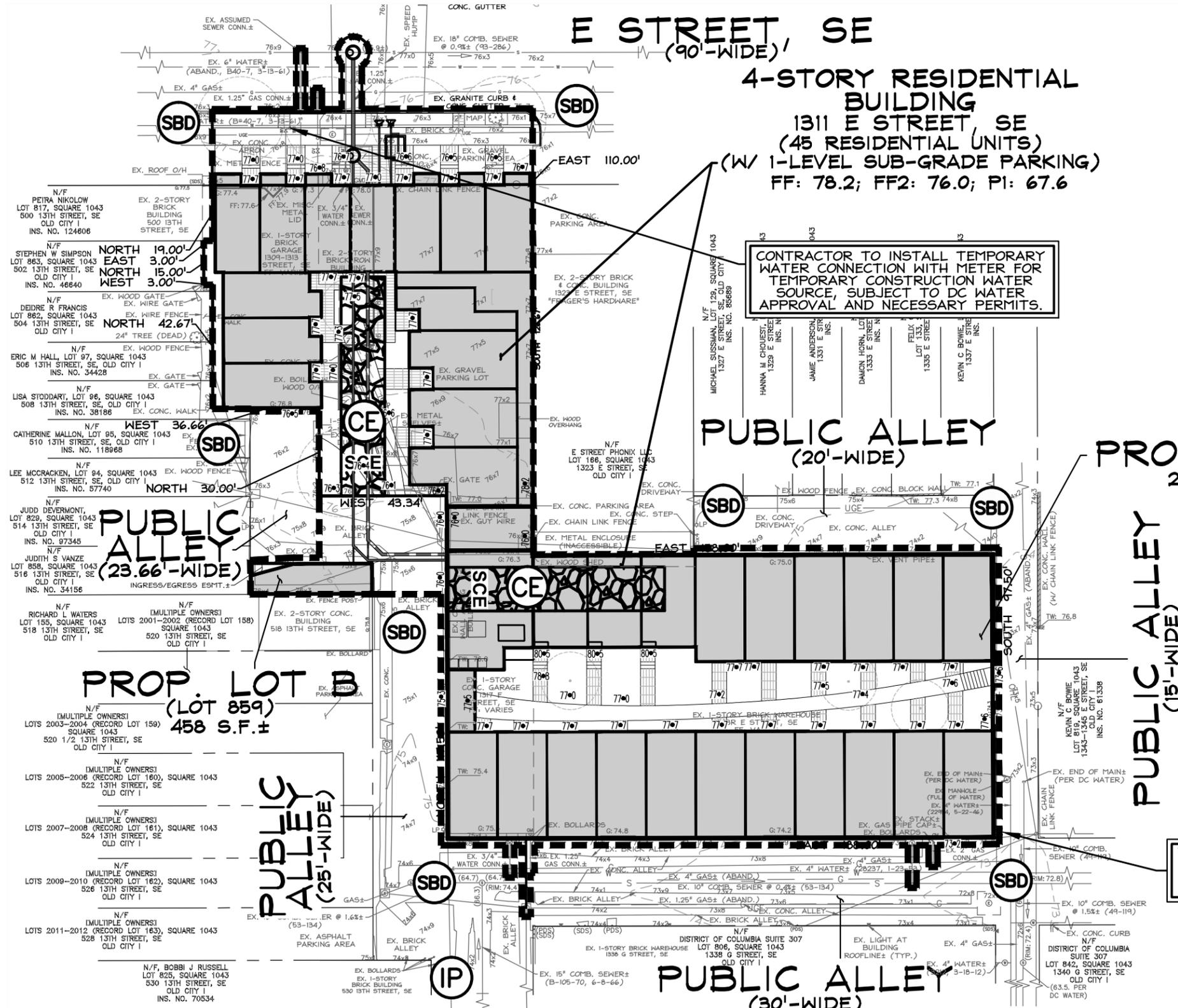
SEDIMENT CONTROL NOTES

- 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.

IP
SBD

PRELIMINARY LIMITS OF DISTURBANCE
L.O.D. = 35,800 SF±
(0.83 AC.±)

NORTH
SCALE: 1" = 40'



Erosion and Sediment Control Plan

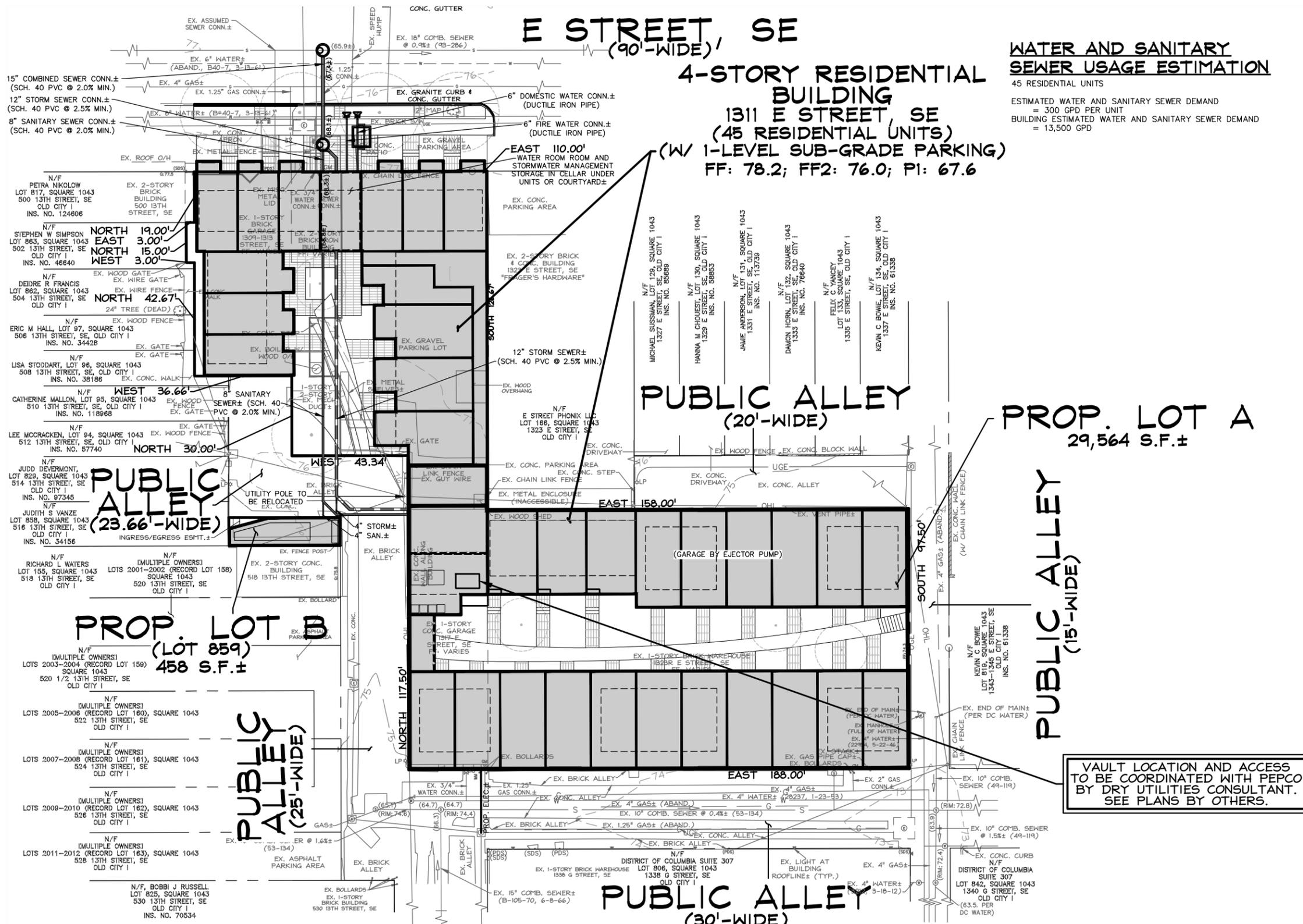
PROP. LOTS A & B (N/F LOTS 142, 849, 850, 851 & 859), SQUARE 1043
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david@casengineering.com

5 October 2015

C.06



E STREET, SE
(90'-WIDE)

4-STORY RESIDENTIAL BUILDING
1311 E STREET, SE
(45 RESIDENTIAL UNITS)
(W/ 1-LEVEL SUB-GRADE PARKING)
FF: 78.2; FF2: 76.0; PI: 67.6

WATER AND SANITARY SEWER USAGE ESTIMATION
45 RESIDENTIAL UNITS

ESTIMATED WATER AND SANITARY SEWER DEMAND
= 300 GPD PER UNIT
BUILDING ESTIMATED WATER AND SANITARY SEWER DEMAND
= 13,500 GPD

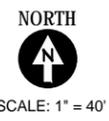
- UTILITY PLAN NOTES**
- 1) WET UTILITY CONNECTIONS SHOWN ARE PENDING DC WATER REVIEW/COMMENT AND FINAL PLAN DESIGN TO DETERMINE CONNECTION LOCATIONS.
 - 2) ONSITE DRAINS ARE PENDING FINAL DESIGN AND WILL TIE TO PRIVATE, ONSITE STORM SYSTEM.
 - 3) DRY UTILITIES SHOWN FOR REFERENCE ONLY, TO BE COORDINATED WITH PEPCO, WASHINGTON GAS AND TELECOMMUNICATIONS UTILITIES PRIOR TO FINAL DESIGN BY DRY UTILITIES CONSULTANT.

PUBLIC ALLEY
(20'-WIDE)

PROP. LOT A
29,564 S.F.±

PUBLIC ALLEY
(15'-WIDE)

VAULT LOCATION AND ACCESS TO BE COORDINATED WITH PEPCO BY DRY UTILITIES CONSULTANT. SEE PLANS BY OTHERS.



Utility Plan

PROP. LOTS A & B (N/F LOTS 142, 849, 850, 851 & 859), SQUARE 1043
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5 October 2015

C.07