











-  ① Metal Panel screen, Silver Gray
-  ② Tinted Precast- Pattern1 & 2
-  ③ Tinted Precast Window head, sill, coping -Deep red
-  ④ Brick Endicott Blend (Red smooth, medium ironspot light & dark)
-  ⑤ Brick balcony divider Red smooth, blue, yellow glazed brick
-  ⑥ Ornamental metal railing
-  ⑦ Metal railing, trellis - Silver Gray
-  ⑧ Stone Agra Brown
-  ⑨ Stone Base Bursting stone
-  ⑩ Metal painted match precast



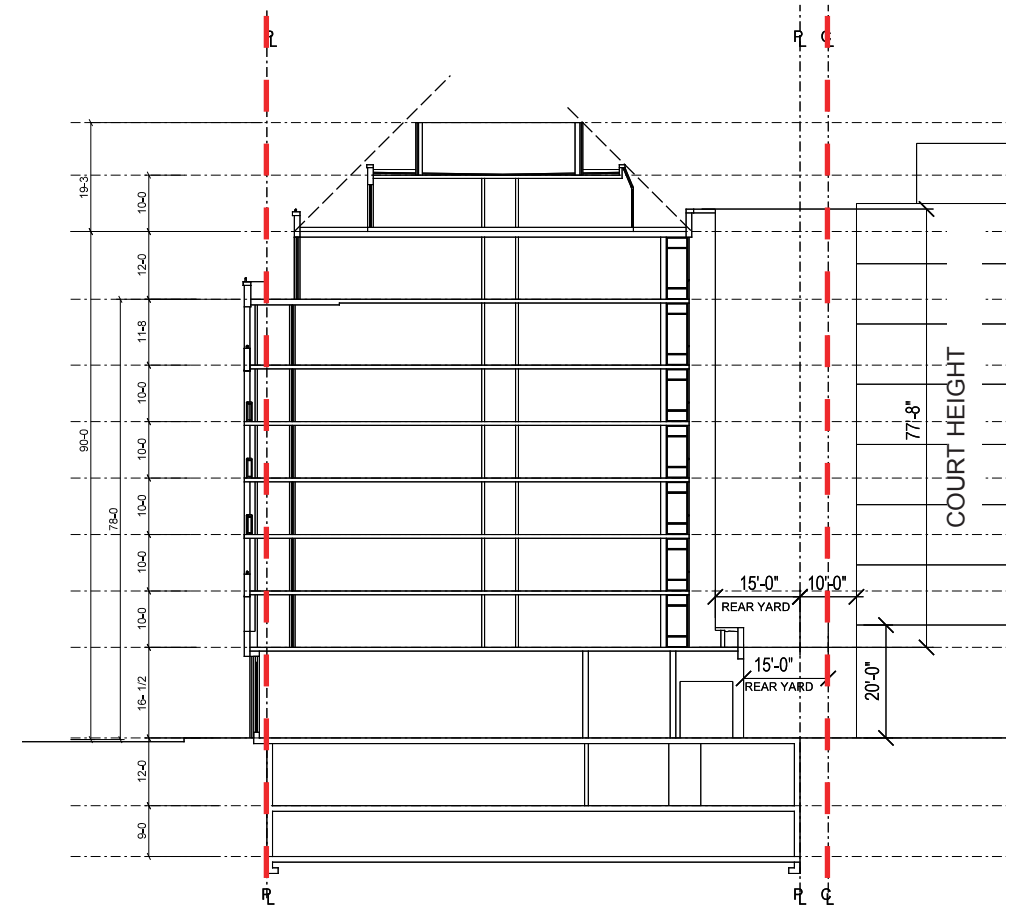
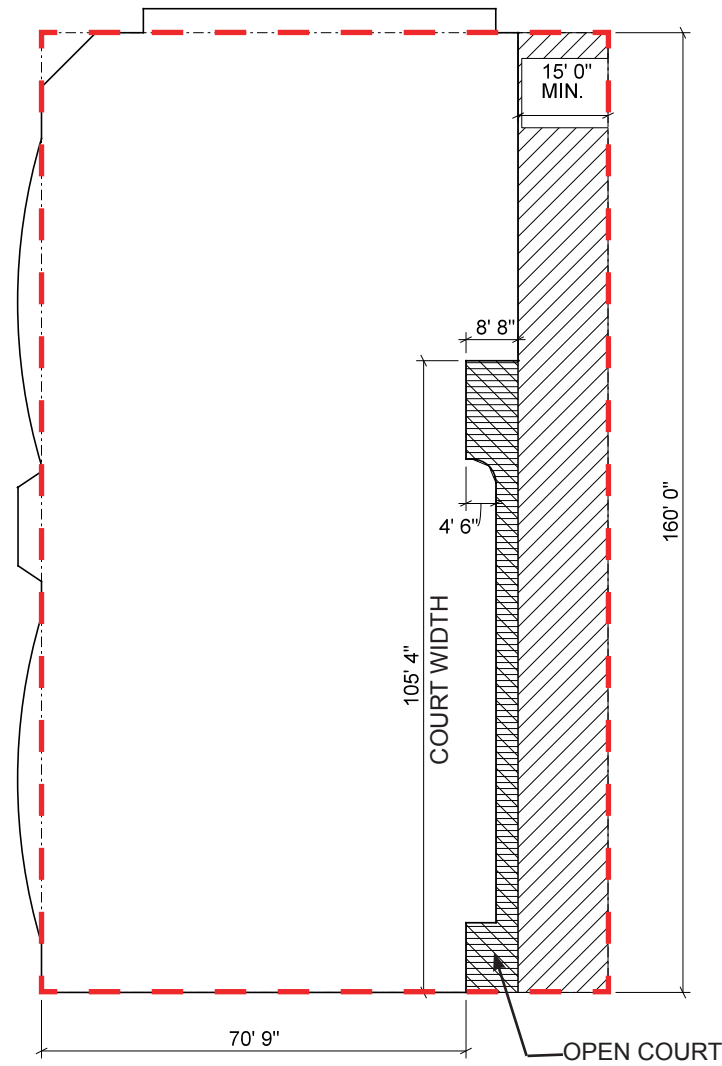
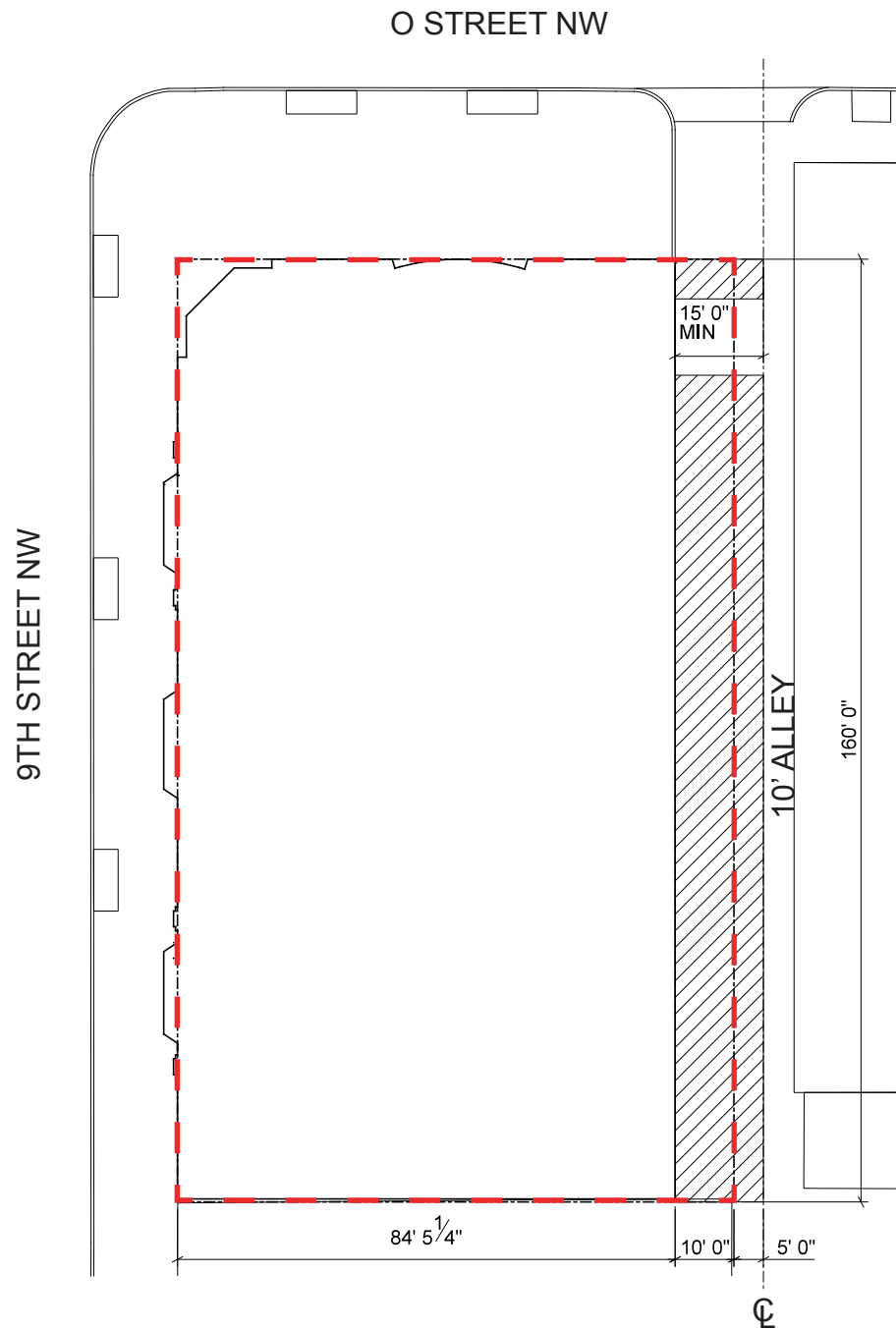
810 O STREET NW



04 OCTOBER 2016

ENLARGED ELEVATION - ALLEY 

ZONING COMMISSION
 District of Columbia
 CASE NO. 16-07
 EXHIBIT NO. 24A2

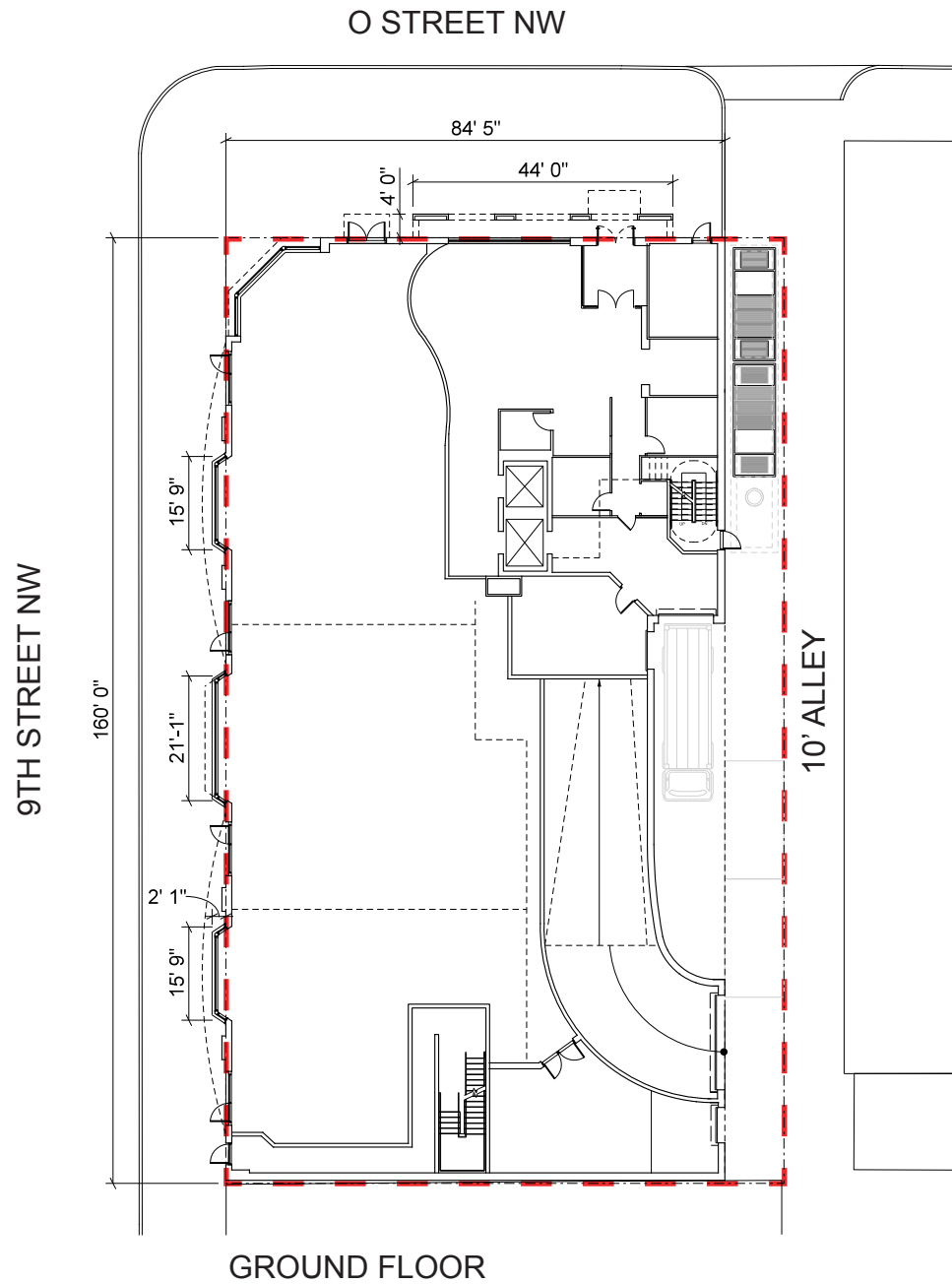



REAR YARD - BELOW 20'
 Minimum Depth of Rear yard required for C2B - 15'-0"
 774.7 (a)- For portion of structure below a horizontal plane 20' above the mean finished grade at the middle of the rear of the structure from the center line of the alley to the rear wall of the portion.

REAR YARD - ABOVE 20'
 Minimum Depth of Rear yard required for C2B - 15'-0"
 774.7 (b)- For that portion of the structure above the horizontal plane 20' above the mean finished grade at the middle of the rear of the structure, the depth of rear yard shall be measured from the rear lot line to the rear wall of that portion immediately above the plane.

OPEN COURT WIDTH PROVIDED- 105.33'
 776.3- Open court for residential use
 Minimum width 4"per foot of height measured from the lowest level of the court, no less than 15'
 $4"/77.66' = 25.88'$



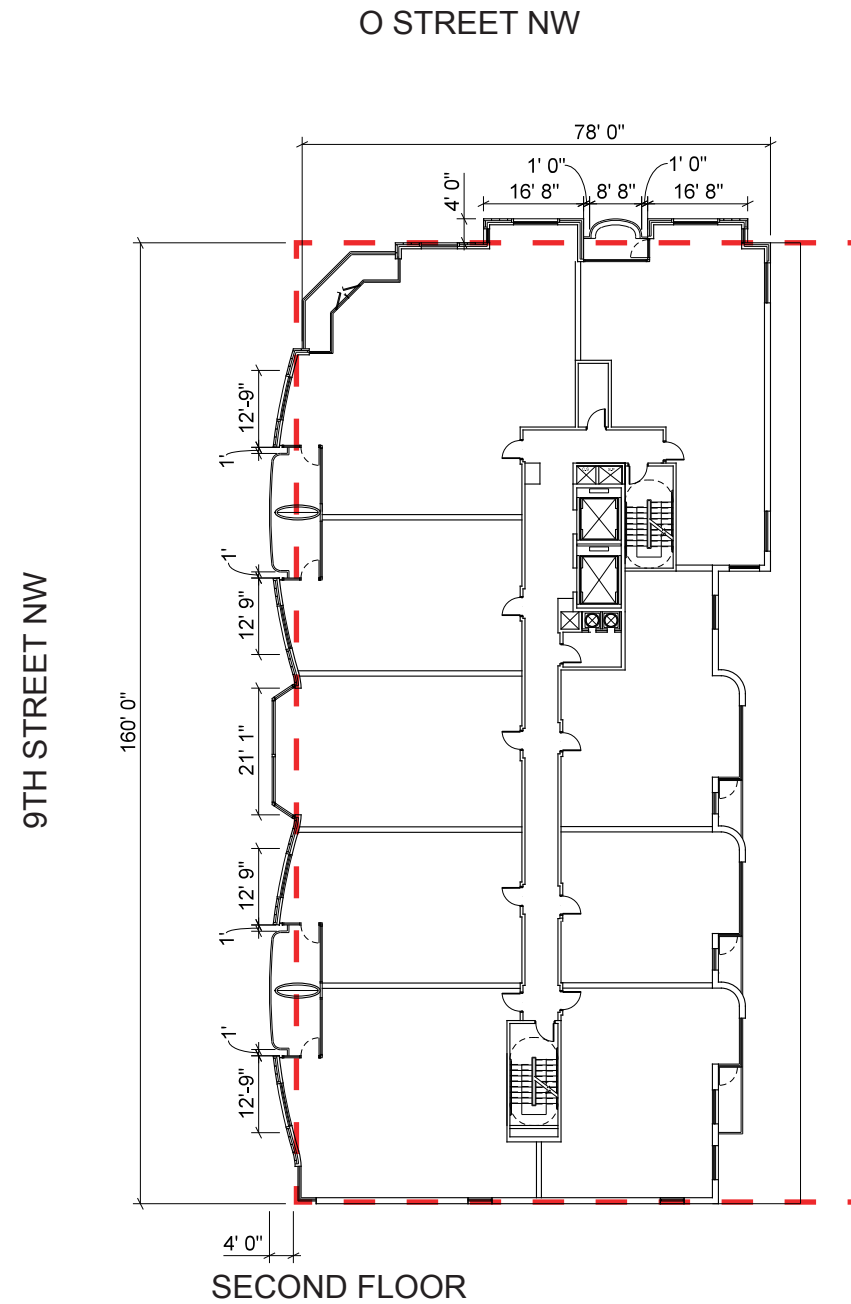


GROUND FLOOR

Sum of all projections- 13' for 24' in building width, 6 inches additional for every additional foot of building width

WIDTH OF DISPLAY WINDOWS & TOWER, Linear feet

	BUILDING WIDTH	Allowed	Proposed
9TH STREET	160'	81'	53'
O STREET	85.41'	43'	44'
TOTAL		121'	97'



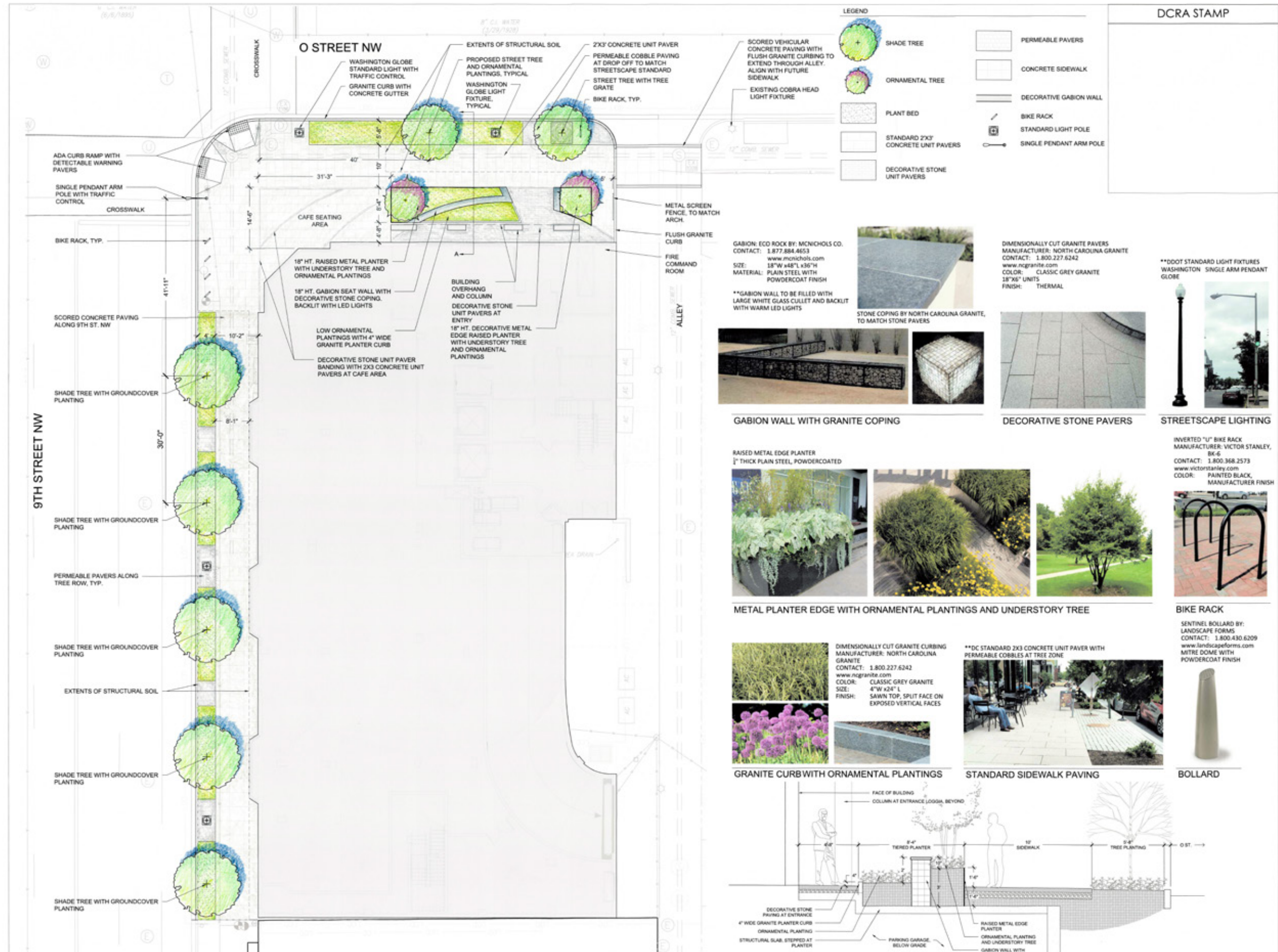
SECOND FLOOR

Sum of all projections- 13' for 24' in building width, 6 inches additional for every additional foot of building width






WIDTH OF BAY PROJECTIONS & TOWER, Linear feet

	BUILDING WIDTH	Total Allowed	Total Proposed
9TH STREET	160'	81'	72'
O STREET	78'	40'	34'
TOTAL		121'	106'







- LEGEND
-  ORNAMENTAL TREE @ 2 1/2" CAL.
 -  SHRUB PLANTING
 -  INTENSIVE VEGETATED ROOF
 -  PLANTER WITH ORNAMENTAL PLANTING @ >24" HT. AT MATURITY, PLANTED 18" ON CENTER, TYPICAL
 -  ROOF TERRACE PAVING

36" HT. RAISED PLANTER WALLS, TYPICAL

TREES @ 2 1/2" CAL. TYPICAL PLANTED IN 36" SOIL DEPTH, TYPICAL

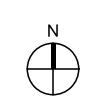
2' X 2' ROOFTOP PAVERS ON PEDESTALS

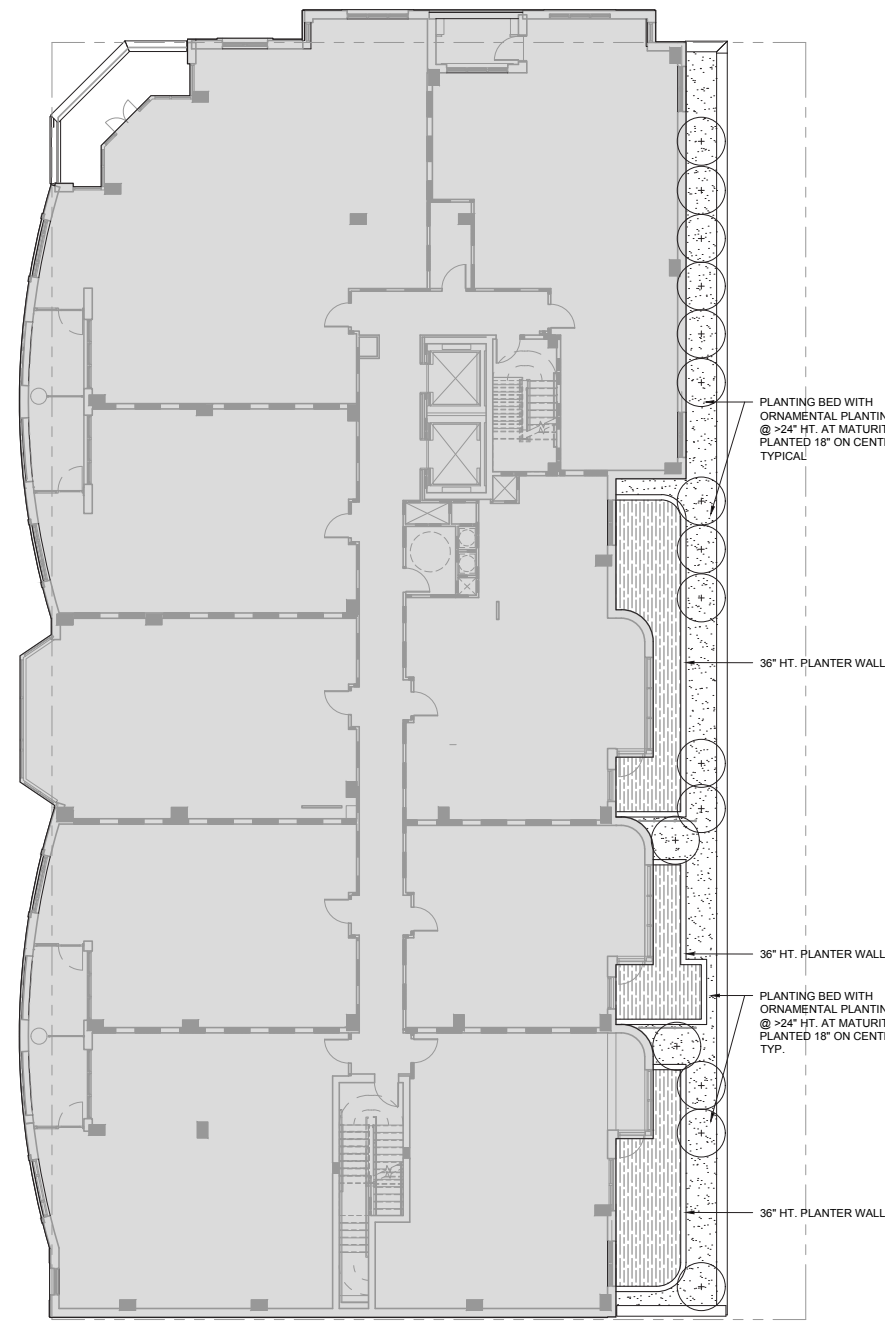
PLANTING BED WITH ORNAMENTAL PLANTING @ >24" HT. AT MATURITY, PLANTED 18" ON CENTER, TYPICAL

8' INTENSIVE VEGETATED ROOF, 3529 SF NATIVE PLANTING, TYPICAL

ROOF TOP EQUIPMENT, TYPICAL

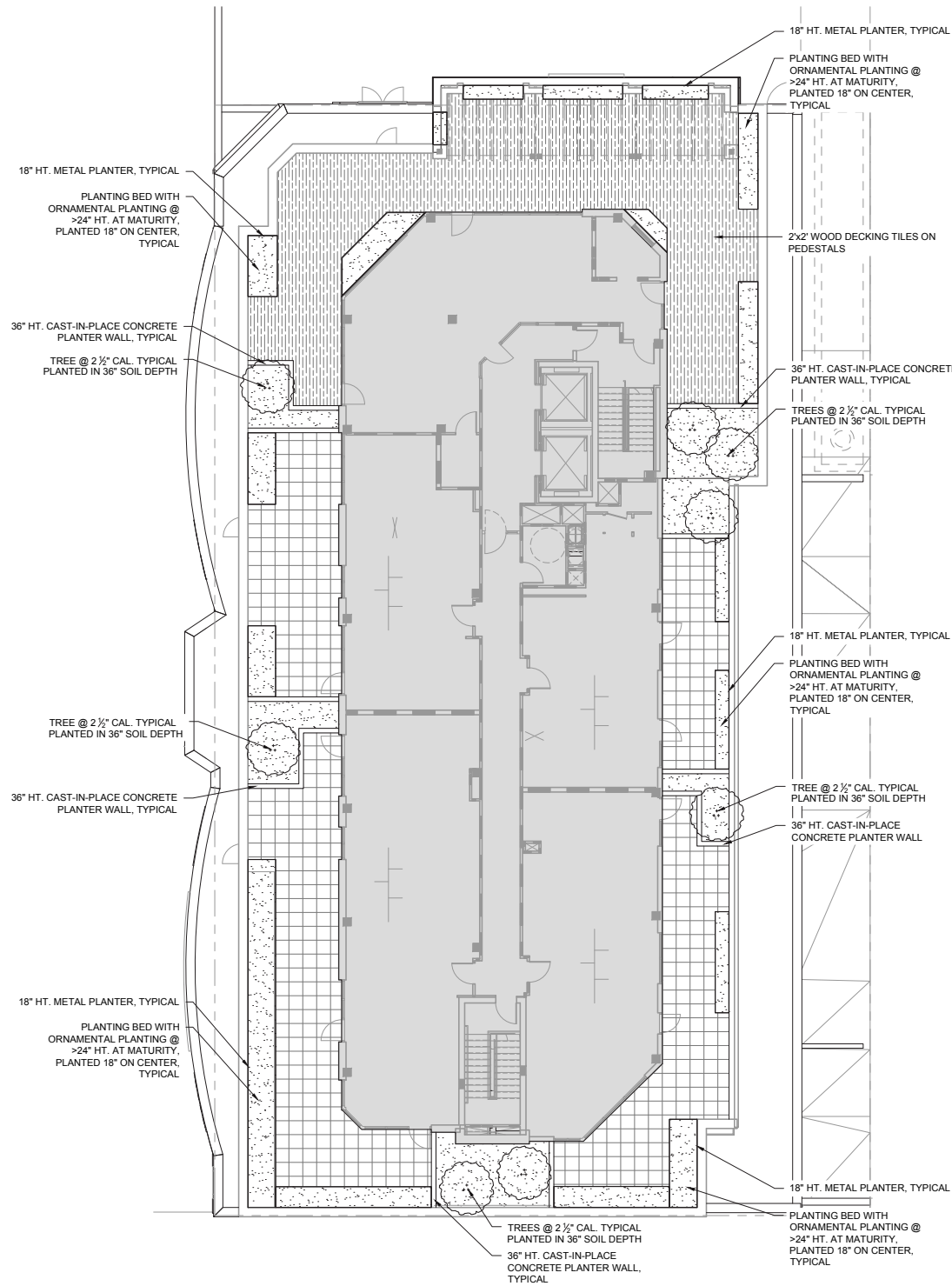
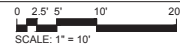
18" HT. RAISED PLANTER WALLS, TYPICAL





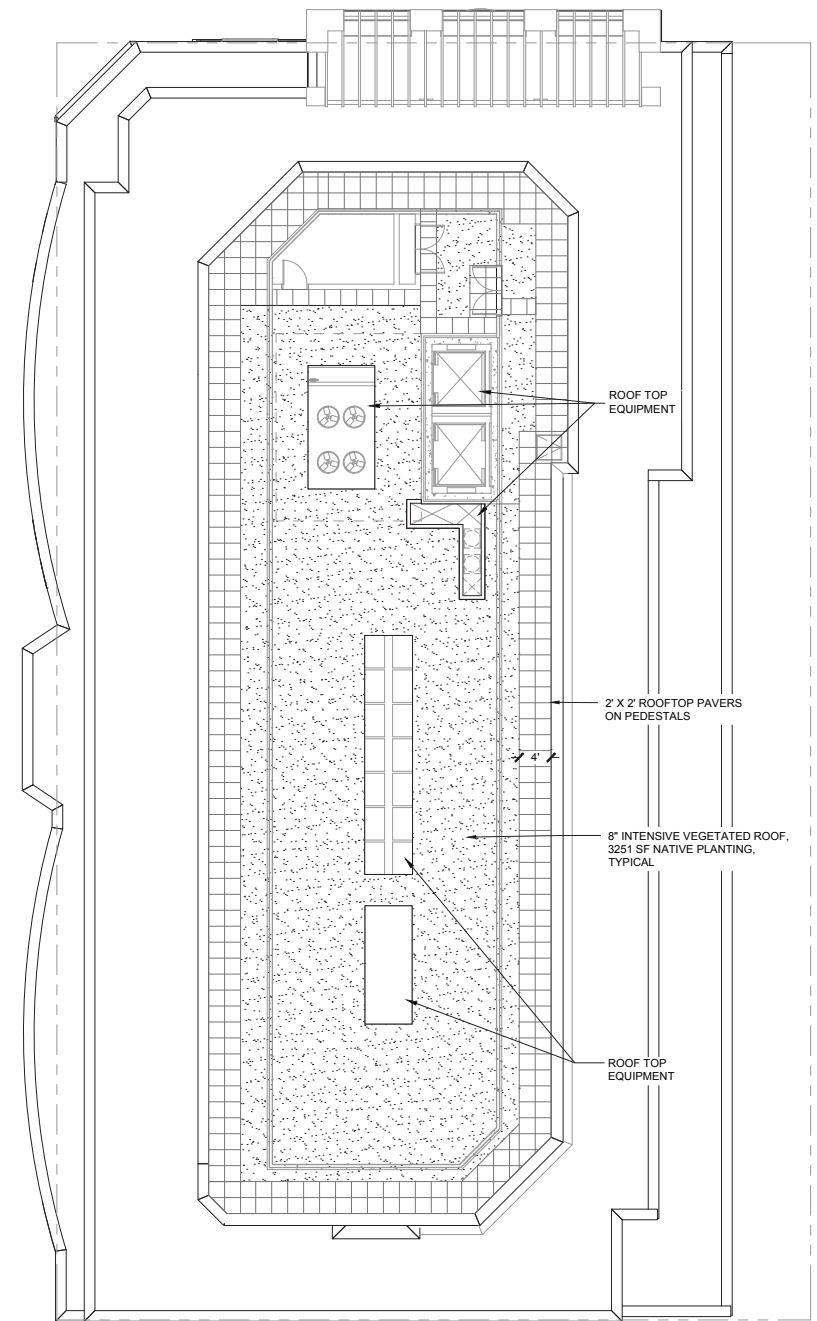
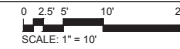
2nd FLOOR LANDSCAPE ELEMENTS:
 -667 SQ. FT. LANDSCAPED AREA WITH SOIL DEPTH >24"
 -150 PERENNIALS >24" HT. AT MATURITY
 -335 SF NATIVE PLANTING

2nd FLOOR ROOF PLAN



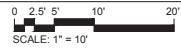
9th FLOOR LANDSCAPE ELEMENTS:
 -1381 SQ. FT. LANDSCAPED AREA WITH SOIL DEPTH >24"
 -350 PERENNIALS >24" HT. AT MATURITY
 -8 NEW TREES >2 1/2" CAL.
 -690 SF NATIVE PLANTING

9th FLOOR ROOF PLAN



UPPER ROOF LANDSCAPE ELEMENTS:
 -3251 SQ. FT. INTENSIVE VEGETATED GREEN ROOF
 (8" PLANTING MEDIA)
 -1575 SF NATIVE PLANTING

UPPER ROOF PLAN



Green Area Ratio Scoresheet

Address: **810 O Street, NW** Ward: **66** Lot: **39** Square: **39** Zoning District: **PUD - C-2-B**

Other / BZA Order: _____ enter sq ft of lot: **15,110** multipli: **SCORE 0.418**

Lot size (enter this value first) *

Landscape Elements		Square Ft.	Factor	Total
A Landscaped areas (select one of the following for each area)				
1	Landscaped areas with a soil depth of less than 24"	enter sq ft 0	0.3	-
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft 0	0.6	-
3	Bioretention facilities	enter sq ft 0	0.4	-
B Plantings (credit for plants in landscaped areas from Section A)				
1	Groundcovers, or other plants less than 2' tall at maturity	enter sq ft 	0.2	-
2	Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 400	3600 0.3	1,080.0
3	Tree canopy for all new trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees 8	400 0.5	200.0
4	Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees 0	0 0.6	-
5	Tree canopy for preservation of existing tree 6" to 12" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees 0	0 0.7	-
6	Tree canopy for preservation of existing tree 12" to 18" diameter or larger or equivalent - calculated at 600 sq ft per tree	enter number of trees 0	0 0.7	-
7	Tree canopy for preservation of all existing trees 18" to 24" dia. or equivalent - calculated at 1300 sq ft per tree	enter number of trees 0	0 0.7	-
8	Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2000 sq ft per tree	enter number of trees 0	0 0.8	-
9	Vegetated wall, plantings on a vertical surface	enter sq ft 0	0.6	-
C Vegetated or "green" roofs				
1	Over at least 2" and less than 8" of growth medium	enter sq ft 	0.6	-
2	Over at least 8" of growth medium	enter sq ft 5,299	0.8	4,239.2

D Permeable Paving***

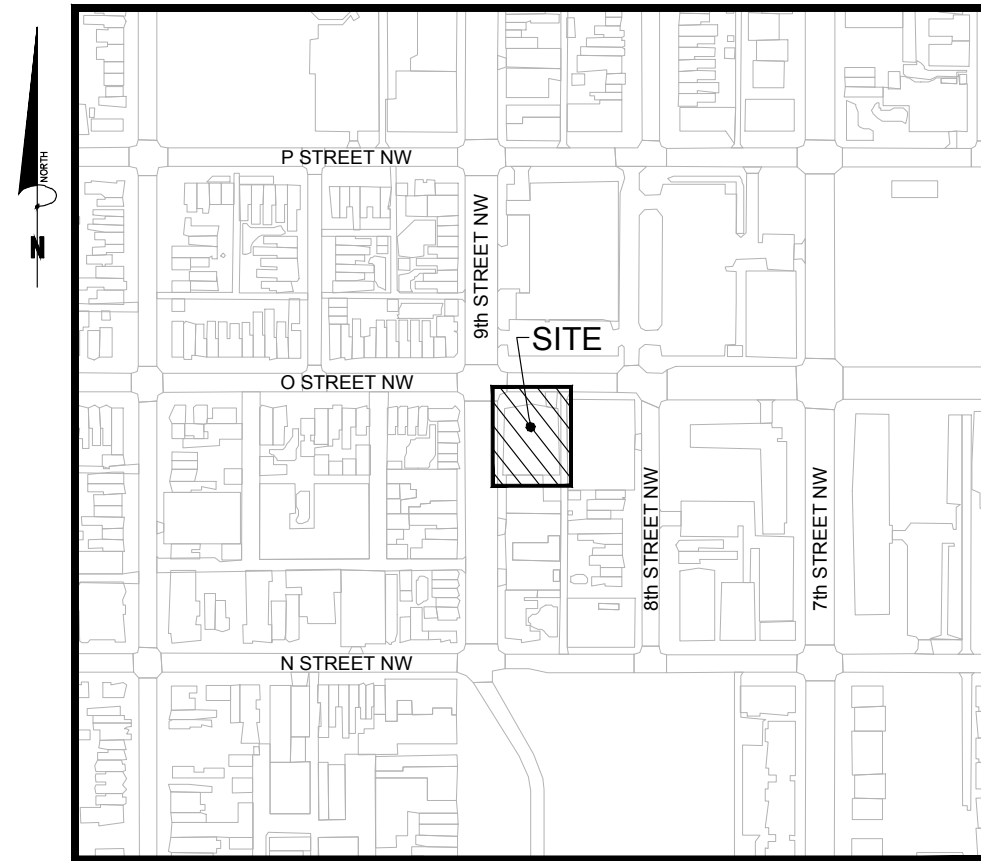
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0	0.4	-
2	Permeable paving over at least 24" of soil or gravel	enter sq ft 0	0.5	-
E Other				
1	Enhanced tree growth systems***	enter sq ft 0	0.4	-
2	Renewable energy generation	enter sq ft 0	0.5	-
3	Approved water features	enter sq ft 0	0.2	-
sub-total of sq ft =		9,299		
H Bonuses				
1	Native plant species	enter sq ft 2,600	0.1	260.0
2	Landscaping in food cultivation	enter sq ft 0	0.1	-
3	Harvested stormwater irrigation	enter sq ft 5,299	0.1	529.9
Green Area Ratio numerator =		6,309		
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.				
Total square footage of all permeable paving and enhanced tree growth				-



810 O STREET NW SQUARE 399 LOT 66 WASHINGTON, DC

ABBREVIATIONS:

APPROX	APPROXIMATE	EX	EXISTING
ASPH	ASPHALT	FC	FACE OF CURB
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	FD	FLOOR DRAIN
AWWA	AMERICAN WATER WORKS ASSOCIATION	FF	FIRST FLOOR
BC	BACK OF CURB	FG	FINISH GRADE
BLDG	BUILDING	FH	FIRE HYDRANT
BM	BENCHMARK	FL	FLOW LINE
BOV	BLOW OFF VALVE	G	GAS
BRL	BUILDING RESTRICTION LINE	GR	GUARD RAIL OR GRATE INLET
BW	BOTTOM OF WALL	HC	HANDICAP
C&G	CURB AND GUTTER	HP	HIGH POINT
CB	CATCH BASIN	HR	HAND RAIL
CC	CONCRETE CURB	INV	INVERT
CIP	CAST IRON PIPE	IP	IRON PIPE
L	CENTERLINE	IPS	IRON PIPE SET
CMP	CORRUGATED METAL PIPE	LP	LOW POINT
CO	CLEAN OUT	MH	MANHOLE
CONC	CONCRETE	O/H	OVERHEAD
DIP	DUCTILE IRON PIPE	PCC	PORTLAND CEMENT CONCRETE
DI	DROP INLET	PROP	PROPOSED
DOM	DOMESTIC	PVMT	PAVEMENT
EBL	EAST BOUND LANE	SAN	SANITARY
EG	EDGE OF GUTTER	SEW	SEWER
EL	ELEVATION	STD	STANDARD
ELEC	ELECTRIC	S/W	SIDEWALK
ELEV	ELEVATION	TC	TOP OF CURB
ENT	ENTRANCE	TEL	TELEPHONE
EP	EDGE OF PAVEMENT	TP	TEST PIT OR TREE PROTECTION
EQUIP	EQUIPMENT	TW	TOP OF WALL OR TAILWATER
ESMT	EASEMENT	UP	UTILITY POLE
EW	END WALL	UG	UNDERGROUND
		UGE	UNDERGROUND ELECTRIC
		UGT	UNDERGROUND TELEPHONE
		UGC	UNDERGROUND CABLE
		UD	UNDERDRAIN
		WL	WATER LINE
		WM	WATER METER



VICINITY MAP
SCALE: 1" = 300'

EXISTING	LEGEND	PROPOSED
	INDEX CONTOUR	
	INTERMEDIATE CONTOUR	
	EDGE OF PAVEMENT	
	CURB AND GUTTER TRANSITION	
	PROPOSED HEADER CURB	
	PROPERTY LINE	
	RIGHT-OF-WAY	
	EASEMENT	
	WATER LINE	
	WATER VALVE	
	WATER REDUCER	
	WATER METER	
	SANITARY SEWER	
	STORM SEWER	
	CABLE TV	
	ELECTRIC SERVICE-UNDERGROUND	
	ELECTRIC SERVICE-OVERHEAD	
	OVERHEAD TELEPHONE	
	TELEPHONE SERVICE	
	GAS LINE	
	SPOT ELEVATION	
	UTILITY POLE	
	GUY POLE	
	TRANSFORMER	
	SIGN	
	SANITARY SEWER IDENTIFIER	
	STORM DRAIN IDENTIFIER	
	FIRE HYDRANT	
	STREET LIGHT	
	TEST PIT LOCATION RECOMMENDED/REQUIRED	
	HANDICAP RAMP	
	TREE	
	CONCRETE SIDEWALK	

UTILITY CONTACTS:

SEWER/WATER:	DC WATER - (202) 787-4299 5000 OVERLOOK AVE. SW 5TH FLOOR WASHINGTON, DC 20032
ELECTRICITY:	PEPCO - FRED JOHNSON (202) 872-2833 701 9TH STREET NW, ROOM 6005 WASHINGTON, DC 20068
GAS:	WASHINGTON GAS CO. - VANN JONES (703) 750-5983 6801 INDUSTRIAL ROAD SPRINGFIELD, VA 22151
COMMUNICATIONS:	VERIZON COMMUNICATIONS - DIVINA YANCEY (301) 282-7736 FDC-1 13101 COLUMBIA PIKE CONDUIT GROUP - LOWER LEVEL SILVER SPRING, MD 20904

PROJECT NARRATIVE:

THIS PROJECT CONSISTS OF THE DEVELOPMENT OF A RESIDENTIAL BUILDING WITH LOWER LEVEL RETAIL ALONG WITH ASSOCIATED IMPROVEMENTS AT 810 O STREET NW. THE SITE WILL BE SERVICED BY NEW WATER, FIRE PROTECTION, STORM DRAIN, AND SANITARY SEWER. STORM WATER MANAGEMENT WILL BE MET WITH GREEN ROOF AND CISTERN FOR WATER REUSE.

ENGINEER

BOWMAN CONSULTING GROUP DC PC
888 17th STREET NW
SUITE 510
WASHINGTON, DC 20006
(202) 750-2474
ATTN: RYAN J BRANNAN, P.E.

CIVIL DRAWING LIST - PUD:

C0.01	COVER SHEET
C0.02	GENERAL NOTES
C1.01	EXISTING CONDITIONS PLAN
C1.02	EROSION AND SEDIMENT CONTROL PLAN - PHASE 1
C1.03	EROSION AND SEDIMENT CONTROL PLAN - PHASE 2
C1.04	SITE PLAN
C1.05	UTILITY PLAN
C1.06	GRADING PLAN
C5.01	EROSION AND SEDIMENT CONTROL NOTES
C5.02	EROSION AND SEDIMENT CONTROL DETAILS
C7.01	STORMWATER MANAGEMENT PLAN
C7.02	STORMWATER MANAGEMENT DETAILS



DEMOLITION NOTES:

1. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR SHUTOFF, CAPPING AND CONTINUATION OF UTILITY SERVICES AS REQUIRED.
2. CONTRACTOR SHALL REMOVE AND TRANSPORT ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM ALL DEMOLITION OPERATIONS TO A LEGAL DISPOSAL OFF SITE.
3. REMOVAL OF ASPHALT AND CONCRETE PAVEMENT SHALL INCLUDE THE REMOVAL OF ALL SURFACE, BASE AND SUBBASE MATERIALS.
4. EXISTING CONDITIONS SHOWN HEREON WERE TAKEN FROM A SURVEY PREPARED BY VIKI, ENTITLED, "BOUNDARY AND TOPOGRAPHIC SURVEY, SQUARE 399, LOT 66, WASHINGTON, DC", DATED 5/28/15, AND FROM AVAILABLE UTILITY COMPANY RECORDS.
5. ALL UNDERGROUND UTILITY LOCATIONS, INCLUDING WATER, STORM DRAINAGE, SANITARY SEWER, ELECTRICAL, TELEPHONE AND GAS WERE TAKEN FROM AVAILABLE RECORDS AND FIELD VERIFIED WHERE POSSIBLE. THE LOCATION OF ALL UTILITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCING WORK. REPORT ANY DISCREPANCY TO THE ENGINEER. MARKING LOCATIONS OF EXISTING UTILITIES, CONTACT "MISS UTILITY" AT 1-800-257-7777, 48-HOURS PRIOR TO ANY EXCAVATION.
6. THE CONTRACTOR MUST HAND-DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES AS WELL IN DEMOLITION WORK AND PRIOR TO ORDERING PIPE MATERIALS AND STRUCTURE. UTILITIES FOUND DURING DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY UTILITY FINDINGS WHICH DEVIATE FROM THE CONDITIONS SHOWN.
7. ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR DEMOLITION AS PER DISTRICT OF COLUMBIA EROSION AND CONTROL HANDBOOK. IF ANY ONSITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED. REFER TO SHEETS C1.03, C5.01 AND C5.02 SEDIMENTATION AND EROSION CONTROL PLANS, NOTES, AND DETAILS.
8. SEE SEDIMENTATION AND EROSION CONTROL PLAN FOR ALL EXISTING TREES TO REMAIN AND BE PROTECTED.
9. NOTE PROXIMITY OF ADJACENT STRUCTURES AND UTILITY LINES AND MAINTAIN CONTINUED SERVICE DURING CONSTRUCTION. COORDINATE WITH RESPECTIVE UTILITY COMPANIES AND ENGINEER SHOULD RELOCATION OF SERVICE BE REQUIRED.
10. EXISTING UTILITIES (STRUCTURES AND LINES) NOT REQUIRED FOR FUTURE SERVICE TO BE REMOVED TO FACILITATE CONSTRUCTION. UTILITIES TO BE CAPPED AS PER UTILITY PURVEYOR'S STANDARDS AND SPECIFICATIONS. COORDINATE REQUIREMENTS WITH UTILITY PURVEYOR'S.
11. REMOVAL OF ALL WALLS/RETAINING WALLS AND FENCES SHALL INCLUDE THE REMOVAL OF THEIR FOUNDATION UNLESS OTHERWISE INDICATED ON THESE DRAWINGS.
12. ALL EXISTING DC STREETLIGHT POLES THAT ARE BEING PERMANENTLY REMOVED MUST BE RETURNED IN GOOD CONDITION TO THE DISTRICT OF COLUMBIA WAREHOUSE AT 1735 15TH STREET NE OFF WEST VIRGINIA AVENUE CONTACT NUMBER 202-576-5258.
13. EXISTING WATER AND SEWER SERVICES NOT REQUIRED FOR FUTURE USE TO BE REMOVED TO EXTENT NECESSARY TO FACILITATE NEW CONSTRUCTION. REMAINDER OF SERVICE TO BE CAPPED AT MAIN AND EXISTING VALVES AND TEES TO BE REMOVED PER DC/WATER STANDARDS SPECIFICATIONS.COORDINATE REQUIREMENTS WITH DC WATER UTILITY INSPECTOR AT 202-787-4299. PAVEMENT TO BE REMOVED PER DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
14. CONTRACTOR TO BE RESPONSIBLE FOR LAYOUT, EXTENT AND DESIGN OF SHEETING, SHORING AND SUPPORT OF EXISTING UTILITIES AND ADJACENT STRUCTURES, SHORING, BRACING AND UNDERPINNING SHALL BE DESIGNED BY A STRUCTURAL ENGINEER, LICENSED IN THE DISTRICT OF COLUMBIA, HIRED BY THE CONTRACTOR AS NECESSARY TO ENSURE SUPPORT OF SURROUNDING STRUCTURES AND UTILITIES.
15. CONTRACTOR TO RELOCATE PARKING METERS IF REQUIRED AND AS DIRECTED BY D.C. BUREAU OF PARKING. COORDINATE REQUIREMENT WITH LARRY BROWN OF PARKING SERVICES AT 202-671-2291.
16. NOTIFY DC WATER AT (202) 787-4299 48 HOURS PRIOR TO START OF CONSTRUCTION.
17. UNLESS OTHERWISE SHOWN ON THESE DRAWINGS, EXISTING PAVEMENT ON O STREET NW AND 9TH STREET NW TO REMAIN. PROVIDE PRE-CONSTRUCTION VIDEO OF EXISTING PAVEMENT ON O STREET NW AND 9TH STREET NW EXISTING PAVEMENT THAT IS DISTURBED OR DAMAGED DURING CONSTRUCTION, SHALL BE REPLACED PER DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS AT NO ADDITIONAL COST.
18. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES VERIFY INVERT ELEVATION OF EXISTING UTILITIES. NOTIFY ENGINEER OF ANY DISCREPANCIES WITH INFORMATION SHOWN PRIOR TO ORDERING ANY STRUCTURES.
19. CONTACT 'MISS UTILITY' AT 1 800 257-7777 48 HOURS PRIOR TO CONSTRUCTION.
20. CONTACT DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION-PUBLIC SPACE MAINTENANCE ADMINISTRATION 48 HOURS PRIOR TO START OF CONSTRUCTION AT (202) 645-6030 OR (202) 645-6031.
21. ALL PROPOSED UTILITY WORK TO BE PERFORMED UNDER THE INSPECTION OF DC WATER.
22. USE MANHOLE ENTRY SEALS WHERE REQUIRED.
23. CONTRACTOR TO PROVIDE A PRE AND POST TV VIDEO SEWER ON EXISTING SEWER AROUND THE SITE PER DC WATER STANDARDS AND SPECIFICATIONS.

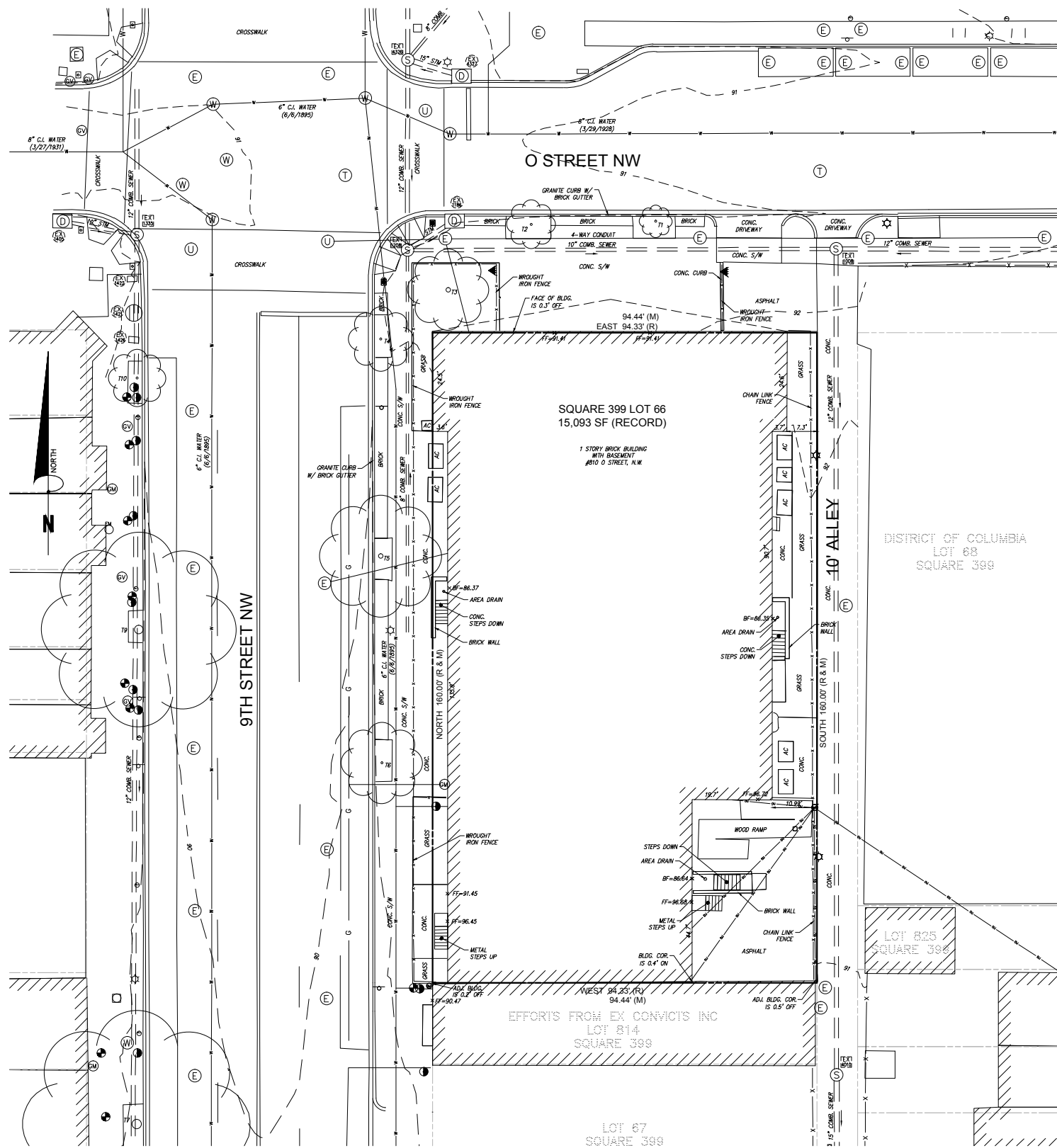
SITE NOTES:

1. WHERE NEW WORK MEETS EXISTING, NOTE FIELD LOCATION AND ELEVATIONS OF EXISTING FEATURES BEFORE BEGINNING CONSTRUCTION AND REPORT ANY DISCREPANCY TO THE ARCHITECT OR ENGINEER.
2. VERIFY LOCATION OF EXISTING UTILITIES BEFORE PROCEEDING WITH WORK. NOTIFY OWNER'S REPRESENTATIVE, DC WATER (202-787-4299) AND "MISS UTILITY" (1-800-257-7777) 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATIONS. HAND DIG TEST PITS AT ALL UTILITY CROSSINGS AND DETERMINE EXACT CLEARANCE OF ALL PROPOSED INSTALLATIONS WELL IN ADVANCE OF CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS WITH PLAN ELEVATIONS.
3. WORK AND MATERIALS IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE APPLICABLE DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS. ON-SITE WORK AND MATERIALS CODE.
4. ELEVATIONS SHOWN HEREON ARE BASED ON D.C. DATUM.
5. DIMENSIONS ARE TO FACE OF WALL AND CURB, EDGE OF WALK AND PAVEMENT, CENTERLINE OF COLUMN, PIPE AND UTILITY STRUCTURE. UNLESS OTHERWISE NOTED.
6. FRAMES AND COVERS OF EXISTING STRUCTURES TO BE ADJUSTED TO MATCH NEW FINISHED GRADES.
7. OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY OF ANY INFORMATION CONCERNING FOUND UTILITY, NOT SHOWN ON PLANS.
8. EXISTING SURFACE CONDITIONS DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED TO MATCH EXISTING CONDITIONS. CONTRACTOR TO COORDINATE EXTENT WITH ARCHITECT OR ENGINEER.
9. TEST PITS ARE REQUIRED AT ALL LOCATIONS) WHERE PROPOSED UTILITIES CROSS EXISTING UTILITIES. INVESTIGATIONS) TO IDENTIFY HORIZONTAL LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES. THE ENGINEER IS TO BE NOTIFIED OF THIS INFORMATION.
10. IF A 1' MINIMUM VERTICAL CLEARANCE CAN NOT BE MAINTAINED AT UTILITY CROSSING, THE CONTRACTOR IS TO NOTIFY THE ENGINEER BEFORE PROCEEDING WITH WORK.
11. TRANSITION CURB, GUTTER, PAVING AND SIDEWALK TO MEET EXISTING IN LINE AND ON GRADE OR AS DIRECTED BY ENGINEER.
12. ALL DEBRIS AND EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR AT AN APPROVED OFF-SITE LOCATION.
13. ALL ON-SITE WATER LINES TO HAVE A MINIMUM COVER OF 4'-0". WATER FITTINGS SHALL BE PROPERLY TIED AND ANCHORED, PER DC WATER STANDARDS AND SPECIFICATIONS.
14. WHERE PORTIONS OF EXISTING BITUMINOUS OR CONCRETE PAVING ARE TO BE REMOVED,THE EXISTING PAVEMENT SHALL BE SAW-CUT.
15. REMOVE FRAMES AND COVERS OF SEWER MANHOE/INEETS AND/OR WATER MAIN VALVE CASTINGS TO BE ABANDONED AND FILL TO GRADE.
16. ALL CURB SPOT SHOTS ARE TOP OF CURB, UNLESS OTHERWISE NOTED. 17. NOTIFY WASHINGTON GAS AT 202-750-4205 48 HOURS PRIOR TO ANY EXCAVATION IN THE VICINITY OF ANY TRANSMISSION MAIN. FOR FURTHER INFORMATION OR PROBLEMS, CONTACT MR. CHUCK WHITEY AT WASHINGTON GAS AT 703-750-4205.
17. PROVIDE A MINIMUM OF 5 FEET HORIZONTAL AND 1 FOOT VERTICAL CLEARANCE BETWEEN 12" DIAMETER AND SMALLER DISTRIBUTION EXISTING GAS FACILITIES AND PROPOSED FACILITIES.
18. PROVIDE A MINIMUM OF 5 FEET HORIZONTAL AND 2 FEET VERTICAL CLEARANCE BETWEEN 16" DIAMETER OR GREATER TRANSMISSION GAS FACILITIES AND PROPOSED FACILITIES.
19. ALL PROPOSED WORK TO BE CONSTRUCTED IN ACCORDANCE WITH LATEST STANDARDS AND SPECIFICATIONS OF THE DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION AND WATER AND SEWER AUTHORITY.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING SIDEWALK, CURB AND GUTTER TO REMAIN OR TO REPLACE SIDEWALK, CURB AND GUTTER DAMAGED DURING CONSTRUCTION.
21. EXISTING FULL DEPTH PAVEMENT SECTION, CURB AND GUTTER TO BE REMOVED AND REPLACED TO EXTENT NECESSARY TO FACILITATE CONSTRUCTION OF NEW UTILITIES. MATERIALS TO COMPLY WITH DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

DC WATER STANDARD CONSTRUCTION NOTES:

1. CONTACT: NOTIFY THE FOLLOWING DC WATER DEPARTMENTS PRIOR TO THE COMMENCEMENT OF UTILITY CONSTRUCTION:
 - a) CONSTRUCTION INSPECTION SECTION AT 202-787-4024 AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF UTILITY CONSTRUCTION TO SCHEDULE PRE-CONSTRUCTION MEETING.
 - b) WATER SERVICES AT 202-612-3400 OR 3460 AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF UTILITY CONSTRUCTION.
 - c) SEWER SERVICES AT 202-264-3824 OR 3829 AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF UTILITY CONSTRUCTION.
2. STANDARDS: ALL CONSTRUCTION, MATERIALS, AND APPURTENANCES SHALL COMPLY WITH THE LATEST EDITIONS OF THE DC WATER PROJECT DESIGN MANUAL, STANDARD DETAILS & DESIGN GUIDELINES, AND SPECIFICATIONS.
3. LEAD SERVICE REPLACEMENT: IF THIS PROJECT INCLUDES THE REPLACEMENT OF A WATER MAIN THAT HAS EXISTING LEAD WATER SERVICE LATERALS, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE DC WATER CONSTRUCTION INSPECTION SECTION AT 202-787-4024 AT LEAST 90 DAYS PRIOR TO CONSTRUCTION TO ALLOW ADEQUATE TIME TO INITIATE STANDARD LEAD SERVICE REPLACEMENT PROTOCOL. LATERAL REPLACEMENT INCLUDES THE FULL LENGTH OF PIPE IN PUBLIC SPACE.
4. OWNER RESPONSIBILITY: THE OWNER IS RESPONSIBLE FOR ALL WORK AND COSTS ASSOCIATED WITH EXCAVATION, INSTALLATION, AND RESTORATION OF PUBLIC SPACE TO PERFORM A WATER/SEWER CONNECTION/ABANDONMENT. ONCE THE CONTRACTOR HAS OBTAINED A PUBLIC SPACE PERMIT HE/SHE MUST THEN CONTACT DC WATER PRIOR TO PERFORMING THE EXCAVATION TO INSTALL/INSPECT THE UTILITY WORK. THE OWNER SHALL BE HELD RESPONSIBLE FOR ALL DAMAGES TO EXISTING STRUCTURES AND UTILITIES CAUSED BY CONSTRUCTION ACTIVITY.
5. DC WATER RESPONSIBILITY: DC WATER IS RESPONSIBLE FOR INSTALLATION OF SMALL WATER SERVICE TAPS (2" DIAMETER AND LESS) TO THE PUBLIC MAIN, SMALL WATER SERVICE TAP REMOVALS FROM THE PUBLIC MAIN, FURNISHING & INSTALLING THE METER IN PUBLIC SPACE, AND INSPECTION OF WORK PERFORMED ON THE PUBLIC SYSTEMS.
6. MISS UTILITY: CONTACT MISS UTILITY AT 800-257-7777 48 HOURS BEFORE ANY DIGGING.
7. PLAN SET: A SET OF SIGNED & SEALED AND DC WATER STAMPED PLANS SHALL BE KEPT AT ALL TIMES AT THE JOB SITE ON WHICH ALL CHANGES OR VARIATIONS IN THE WORK, INCLUDING ALL EXISTING UTILITIES, ARE TO BE RECORDED AND/OR CORRECTED DAILY.
8. ABANDONMENTS: THE OWNER MUST PHYSICALLY DISCONNECT EXISTING WATER, SEWER, AND STORM LATERALS THAT ARE ARE TO BE ABANDONED AT THEIR CONNECTION TO THE PUBLIC MAIN.
9. UNMETERED WATER: THERE SHALL BE NO UNMETERED CONNECTIONS TO THE CITY'S WATER SYSTEM, INCLUDING CONNECTIONS BYPASSING METERS FOR TESTING ON-SITE PLUMBING OR FOR OBTAINING CONSTRUCTION WATER.
10. PRESSURE TESTING AGAINST VALVES: PRESSURE TESTING AGAINST VALVES WILL NOT BE ALLOWED.
11. WATER METER INSTALLATION: TO SCHEDULE THE INSTALLATION OF A DOMESTIC WATER-METER CONTACT PERMIT OPERATIONS AT 202-646-8600. DC WATER WILL FURNISH AND INSTALL THE METER AFTER THE CONNECTION TO THE MAIN HAS BEEN MADE AND THE METER PIT/VAULT HAS BEEN INSTALLED.
12. CROSS CONTAMINATION CONTROL: ASSE 1048 CERTIFIED BACKFLOW PREVENTION ARE REQUIRED ON ALL FIRE SERVICES AND ARE TO BE LOCATED INSIDE THE BUILDING (UNLESS AN EXTERNAL LOCATION IS NECESSARY OR REQUIRED BY DC WATER) WHERE IT IS SUPPLIED, OWNED, OPERATED, AND MAINTAINED BY THE OWNER. DC WATER DOES NOT FURNISH NOR INSTALL FIRE DOUBLE CHECK DETECTOR FIRE PROTECTION BACKFLOW PREVENTION ASSEMBLIES.
13. UTILITY SERVICE DISRUPTIONS: PHASE ALL UTILITY WORK TO MAINTAIN UTILITY SERVICES TO THE SURROUNDING AREA DURING ALL PHASES OF CONSTRUCTION. LIMIT REQUIRED UTILITY SHUT-DOWNS IN NUMBER AND DURATION. COORDINATE THESE SHUT DOWNS WITH DC WATER CONSTRUCTION INSPECTION STAFF.
14. WATER VALVE OPERATION: THE CONTRACTOR IS REQUIRED TO COORDINATE WITH DC WATER FOR ALL NECESSARY WATER MAIN SHUT DOWNS WITH ADEQUATE ADVANCED NOTICE. ONLY DC WATER EMPLOYEES MAY SHUT DOWN A PUBLIC WATER MAIN. A CERTIFIED PLUMBER IS ONLY AUTHORIZED TO TURN OFF VALVES INSIDE METER PITS.
15. WATER GATE VALVE LOCATION: LOCATE GATE VALVES FOR DOMESTIC AND FIRE SERVICES AS CLOSE TO THE PUBLIC WATER MAIN TEE AS POSSIBLE. HOWEVER, IF NECESSARY ADJUSTMENTS ARE REQUIRED DUE TO CONFLICTS, COORDINATE WITH A DC WATER INSPECTOR.
16. MATERIAL: THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING SHOP CUTS TO THE APPROPRIATE DC WATER OFFICE FOR APPROVAL OR OBTAINING A DC WATER APPROVAL STAMP FOR ALL WORK IN PUBLIC SPACE IN ADVANCE OF INSTALLATION. ONLY APPROVED MATERIALS MAY BE USED.
17. TEMPORARY CONDITIONS MINIMUM COVER: A NOMINAL FOUR FEET OF COVER IS REQUIRED FOR ALL WATER MAINS AT FINAL GRADE. COVER OF LESS THAN FOUR FEET REQUIRES DC WATER APPROVAL.
18. AS-BUILT: DEVELOPERS, CONTRACTORS AND/OR PLUMBERS MUST SUBMIT FINAL CONSTRUCTION AS-BUILT INFORMATION TO THE APPROPRIATE DC WATER INSPECTOR(S) FOR REVIEW AND APPROVAL, UPON COMPLETION OF INSTALLATION OF NEW SERVICES OR ABANDONMENT OF EXISTING SERVICES. WHEN THE FINAL AS-BUILT IS APPROVED THE DEPOSIT WILL BE RETURNED TO THE APPLICANT. SEE DC WATER AS-BUILT REQUIREMENTS FOR ADDITIONAL INFORMATION.
19. CONFLICTS: THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF PROPOSED UTILITIES. A MINIMUM OF ONE FOOT VERTICAL AND FIVE FEET HORIZONTAL CLEARANCE FROM OTHER UTILITIES SHALL BE MAINTAINED FROM ANY UTILITIES AND PUBLIC WATER AND SEWER MAINS.
20. FIRE HYDRANT USE: THE USE OF A FIRE HYDRANT AS A WATER SOURCE IS PROHIBITED UNLESS A PERMIT HAS BEEN OBTAINED FROM DC WATER FOR USE OF A SPECIFIC HYDRANT(S). DAILY OR EXTENDED USE PERMITS CAN BE OBTAINED FROM DC WATER PERMIT OPERATIONS DEPARTMENT 202-646-8600.
21. FIRE HYDRANT STATUS: THE CONTRACTOR SHALL NOTIFY FEMS AT 202-277-1889, PRIOR TO TAKING ANY FIRE HYDRANT OUT OF SERVICE OR RENDERING ANY HYDRANT INACCESSIBLE FOR ANY REASON. FEMS IS ALSO TO BE PROVIDED WITH THE LOCATION OF ANY NEW INSTALLATION OF PRIVATE FIRE HYDRANTS.
22. DC WATER SAFETY OFFICE: THE DC WATER SAFETY OFFICE CAN BE CONTACTED AT 202-787-4350.
23. SEWER BACKWATER PREVENTION: THE PLUMBING SYSTEM MUST BE IN COMPLIANCE WITH SECTION 715 OF THE 2006 INTERNATIONAL PLUMBING CODE WHICH STATES A BACKWATER VALVE IS REQUIRED FOR ALL PLUMBING FIXTURES BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER.





SANITARY SEWER TABULATION

1008	TOP = 91.52 IN = 81.22 (10" SAN FR 1208) IN = 81.22 (12" SAN FR 4098) OUT = 81.09 (12" SAN TO 4010)
1208	TOP = 91.01 IN = (8" SAN FR SOUTH) IN = (12" SAN FR 4326) OUT = (12" SAN TO 1008)
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4326	TOP = 90.85 IN = 83.45 (8" SAN FR 4325) IN = 83.45 (8" SAN FR NORTH) OUT = 83.85 (8" SAN TO 1208)

SURVEY NOTES

1. THE PROPERTY DELINEATED HEREON IS KNOWN FOR ASSESSMENT AND TAXATION PURPOSES AS LOT 66 IN SQUARE 399 AND IS ZONED C-2-A.
2. THE PROPERTY IS NOW IN THE NAME OF SCRIPTURE CHURCH OF CHRIST, INC., RECORDED IN INSTRUMENT NUMBER 25977, DATED JULY 2, 1979.
3. BOUNDARY INFORMATION AS SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS AND VERIFIED IN THE FIELD INSOFAR AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURE DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE BY THE OFFICE OF THE SURVEYOR, D.C.
4. NORTH MERIDIAN INFORMATION AS SHOWN HEREON ARE BASED ON RECORD PLAT AS RECORDED IN SUBDIVISION BOOK 174 AT PAGE 41 IN THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA.
5. VERTICAL DATUM SHOWN HEREON IS BASED ON D.C. DATUM PER BENCHMARKS OBTAINED AT THE OFFICE OF THE SURVEYOR, D.C.
6. THE TOPOGRAPHIC FEATURES AS SHOWN HEREON WERE COMPILED FROM CONVENTIONAL SURVEY METHODS.
7. THE SURVEYED PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITH. BOWMAN CONSULTING GROUP, LTD. WAS PROVIDED A COMMITMENT FOR TITLE INSURANCE FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND SCHEDULE B - PART II IS ADDRESSED IN THE TITLE COMMITMENT REVIEW.
8. THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (UN-SHADED) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR DISTRICT OF COLUMBIA, WASHINGTON, D.C., COMMUNITY-PANEL NUMBER 1100010017C, MAP REVISED SEPTEMBER 27, 2010.
9. THE LOCATION OF THE WATERLINES SHOWN ON THIS SURVEY WERE TAKEN FROM THE EXISTING WATER MAPS FROM DC WATER.

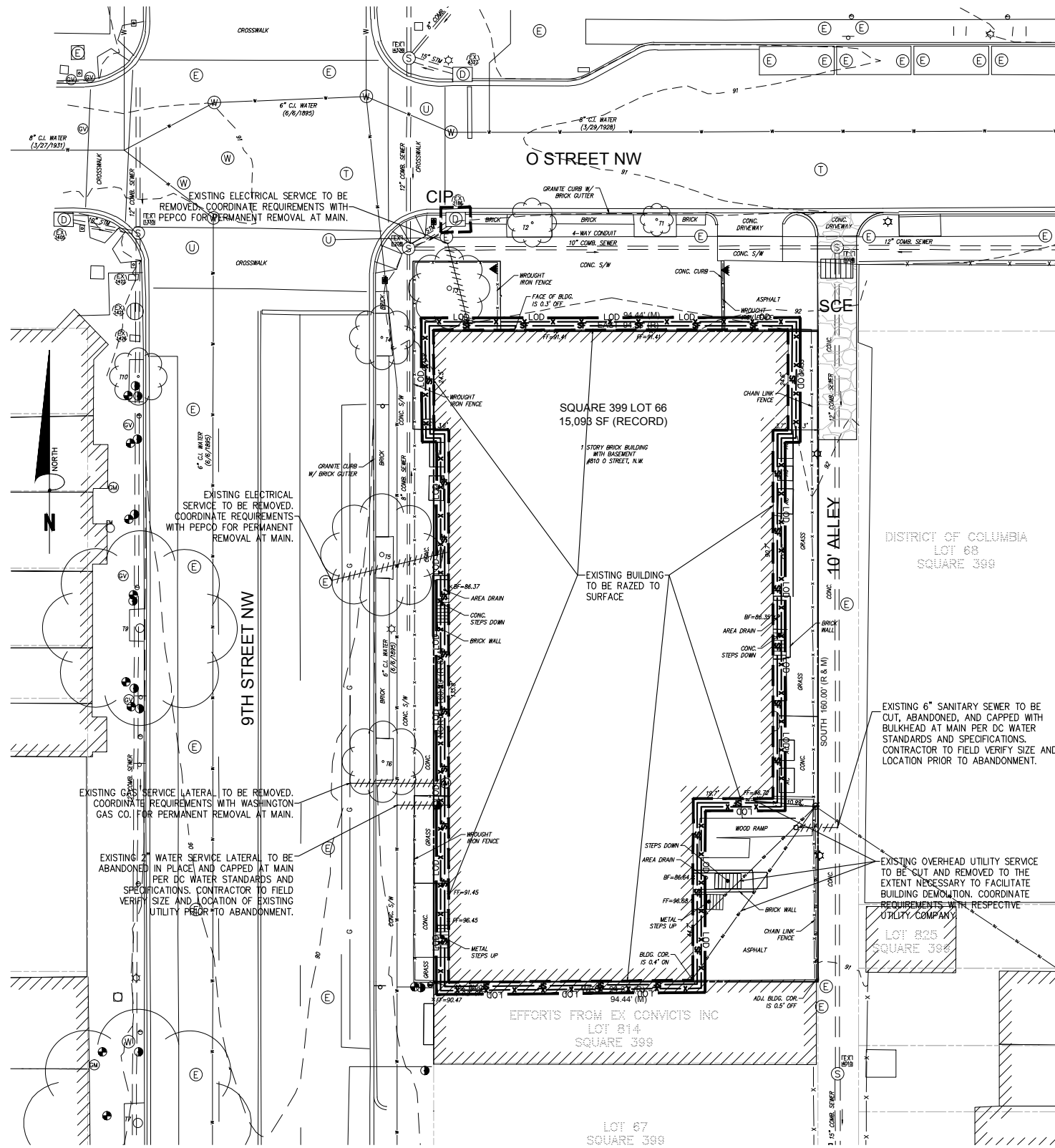
TREE TABLE

- T1 6" BROAD LEAF
- T2 6" BROAD LEAF
- T3 13" BROAD LEAF
- T4 6" BROAD LEAF
- T5 14" OAK
- T6 7" OAK
- T7 28" OAK
- T8 5" (WILLOW OAK) OAK
- T9 24" OAK
- T10 5" (WILLOW OAK) OAK

STORM SEWER TABULATION

1186	TOP = 90.98 FULL OF DEBRIS
1405	TOP = 91.43 FULL OF DEBRIS
1421	TOP = 90.87 FULL OF DEBRIS
1422	TOP = 91.04 FULL OF DEBRIS
1426	TOP = 90.88 FULL OF DEBRIS
4327	TOP = 90.94 FULL OF DEBRIS





RAZE CONTROL NARRATIVE:

INSTALL SEDIMENT AND EROSION CONTROL SILT FENCE AROUND BUILDING. LOADING OF DEBRIS WILL TAKE PLACE IN ADJACENT PARKING LOT EAST OF THE EXISTING BUILDING. EXPOSED AREA TO BE COVERED WITH BRICKBAT AFTER RAZE FOR GROUND COVER ONCE BUILDING SLAB HAS BEEN REMOVED. CONTROLS TO BE INSTALLED PRIOR TO COMMENCEMENT OF DEMOLITION AND REMOVED AFTER STABILIZATION.
CONTACT DC DEPT. OF ENVIRONMENT, WATERSHED PROTECTION DIVISION AT 202-535-2240 TO SCHEDULE PRE-CONSTRUCTION MEETING.

RAZE SEQUENCE:

1. CONTACT DC-WATERSHED PROTECTION DIVISION AT 202-535-2240 TO SCHEDULE PRE-CONSTRUCTION MEETING PRIOR TO MOBILIZATION.
2. INSTALL SILT FENCE AROUND PERIMETER OF PROPOSED WORK AS INDICATED.
3. INSTALL INLET PROTECTION AS INDICATED.
4. SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO COMMENCING ANY OTHER LAND DISTURBING ACTIVITIES.
5. KNOCK DOWN ONE EXISTING BUILDING.
6. REMOVE DEBRIS FROM SITE BY TRUCK.
7. STABILIZE ALL DISTURBED AREAS WITH SEED AND STRAW AS TEMPORARY GROUND COVER.

NOTES:

1. EXISTING UTILITIES ON THE EXISTING BUILDING THAT ARE NOT SHOWN ON THIS PLAN TO BE REMOVED AT THE MAIN IF NOT REQUIRED FOR FUTURE SERVICE. COORDINATE REQUIREMENTS WITH THE RESPECTIVE UTILITY COMPANY PRIOR TO REMOVAL.
2. EXISTING WATER SERVICE LATERAL, VALVES, AND TEES NOT SHOWN ON PLAN TO BE REMOVED AND CAPPED AT MAIN PER DC WATER STANDARDS AND SPECIFICATIONS.
3. EXISTING SEWER SERVICE LATERAL AND RELATED APPURTENANCES NOT SHOWN ON THIS PLAN TO BE REMOVED WITH BULKHEAD AT MAIN PER DC WATER STANDARDS AND SPECIFICATIONS.

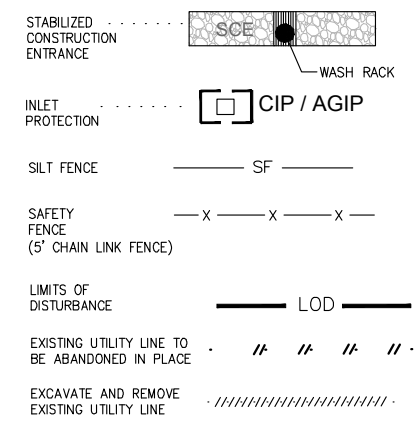
TOTAL AREAS:

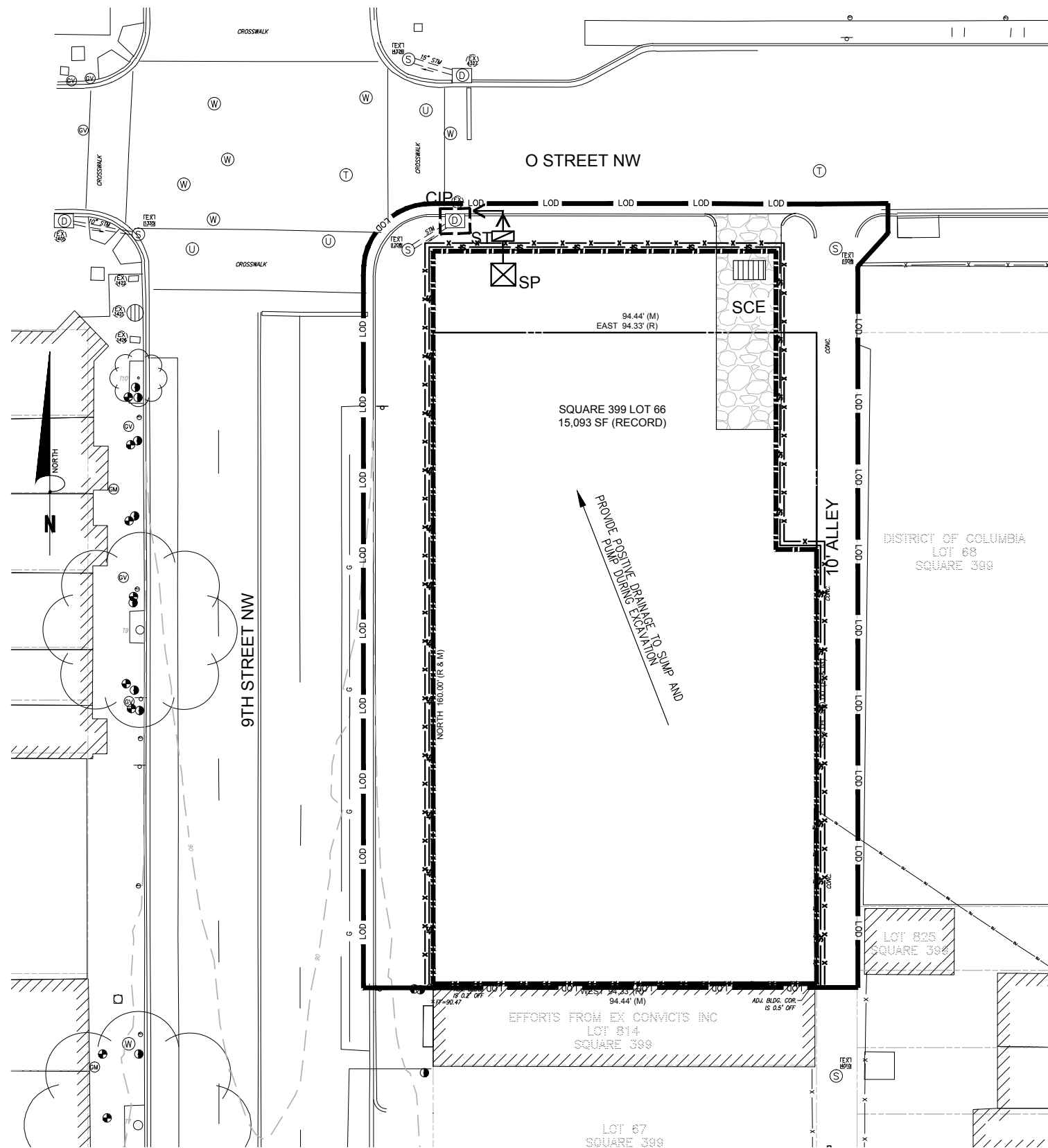
SITE AREA: 15,093 SF OR 0.35 AC.
AREA OF DISTURBANCE: 13,591 SF OR 0.31 AC. (FOR RAZE ONLY)
VOLUME OF BUILDING TO BE REMOVED: 13,413 CUBIC YARDS (12,072 SF BLDG FOOTPRINT TO BE REMOVED)

DUST CONTROL NOTES:

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.
2. THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL AND OTHER DELETERIOUS MATERIAL TO BE USED FOR ON-SITE DUST CONTROL. 3. THE CONTRACTOR SHALL SUPPLY WATER SPRAYING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREAS.
4. THE CONTRACTOR SHALL IMPLEMENT STRICT DUST CONTROL MEASURES DURING ACTIVE CONSTRUCTION PERIODS ON-SITE. THESE CONTROL MEASURES WILL GENERALLY CONSIST OF WATER APPLICATIONS THAT SHALL BE APPLIED A MINIMUM OF ONCE PER DAY DURING DRY WEATHER OR MORE OFTEN AS REQUIRED TO PREVENT DUST EMISSIONS.
5. FOR WATER APPLICATION TO UNDISTURBED SOIL SURFACES, THE CONTRACTOR SHALL:
 - A. APPLY WATER WITH EQUIPMENT CONSISTING OF TANK, SPRAY BAR, PUMP WITH DISCHARGE PRESSURE GAUGE;
 - B. ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER;
 - C. DISPERSE WATER THROUGH NOZZLES ON SPRAY BAR AT 20 PSI (137.8 K PA) MINIMUM. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
6. FOR WATER APPLICATION TO SOIL SURFACES DURING DEMOLITION AND/OR EXCAVATION, THE CONTRACTOR SHALL:
 - A. APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND MIST NOZZLES;
 - B. LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA CAN BE MISTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
 - C. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND SITE BOUNDARIES.

LEGEND





SEDIMENT AND EROSION CONTROL NARRATIVE:

INSTALL SEDIMENT AND EROSION CONTROL MEASURES INCLUDING SILT FENCE, INLET PROTECTION, TREE PROTECTION, AND STABILIZED CONSTRUCTION ENTRANCE AT SITE. FOLLOWING DISCONNECTION OF UTILITIES, BUILDING TO BE RAZED TO THE SURFACE USING DISTRICT APPROVED DEMOLITION METHODS. REMOVE OTHER SITE FEATURES AND ROUGH GRADE SITE. CONTACT DC DOEE, WATERSHED PROTECTION DIVISION AT 202-535-2250 TO SCHEDULE PRE-CONSTRUCTION MEETING. SHOULD MEASURES SHOWN ON THE PLAN NOT BE NEEDED UPON SITE STABILIZATION, CONTRACTOR TO REMOVE WITH PERMISSION OF DOEE INSPECTOR.

SEDIMENT AND EROSION CONTROL NOTE:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF SHEETING AND SHORING AND SUPPORT OF EXISTING UTILITIES AND ADJACENT STRUCTURES. SHORING, BRACING, AND UNDERPINNING DESIGNED BY THE CONTRACTOR'S STRUCTURAL ENGINEER LICENSED IN THE DISTRICT OF COLUMBIA SHALL BE PROVIDED AS NECESSARY TO ENSURE THEIR SUPPORT.
2. PROVIDE SILT FENCE AT THE PERIMETER OF DISTURBED AREA OR EXCAVATION TO REMAIN IN PLACE UNTIL SITE IS STABILIZED OR OTHERWISE APPROVED BY THE INSPECTOR.
3. PROVIDE CONSTRUCTION FENCE AT THE PERIMETER OF DISTURBED AREA OR EXCAVATION TO REMAIN IN PLACE UNTIL SITE IS STABILIZED OR OTHERWISE APPROVED BY THE INSPECTOR.
4. CONTRACTOR TO MAINTAIN ON-SITE STAMPED AND SIGNED, SEDIMENT AND EROSION CONTROL DRAWINGS APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT, WATERSHED PROTECTION DIVISION.
5. THE APPLICATION MUST NOTIFY THE DEPARTMENT OF THE ENVIRONMENT BY PHONE (202-535-2250) AT LEAST 24 HOURS PRIOR TO START OF GRADING ACTIVITY AND WITHIN TWO (2) WEEKS AFTER COMPLETION OF PROJECT TO REQUEST INSPECTION. IF THERE IS NEED TO MAKE CHANGES OR MODIFICATIONS IN THE APPROVED DESIGN, DEPARTMENT OF THE ENVIRONMENT MUST BE NOTIFIED IMMEDIATELY.

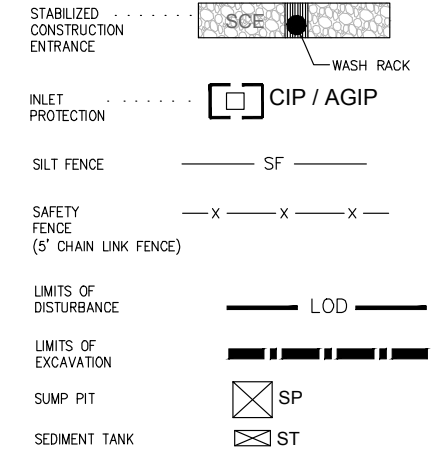
CONSTRUCTION DATES:

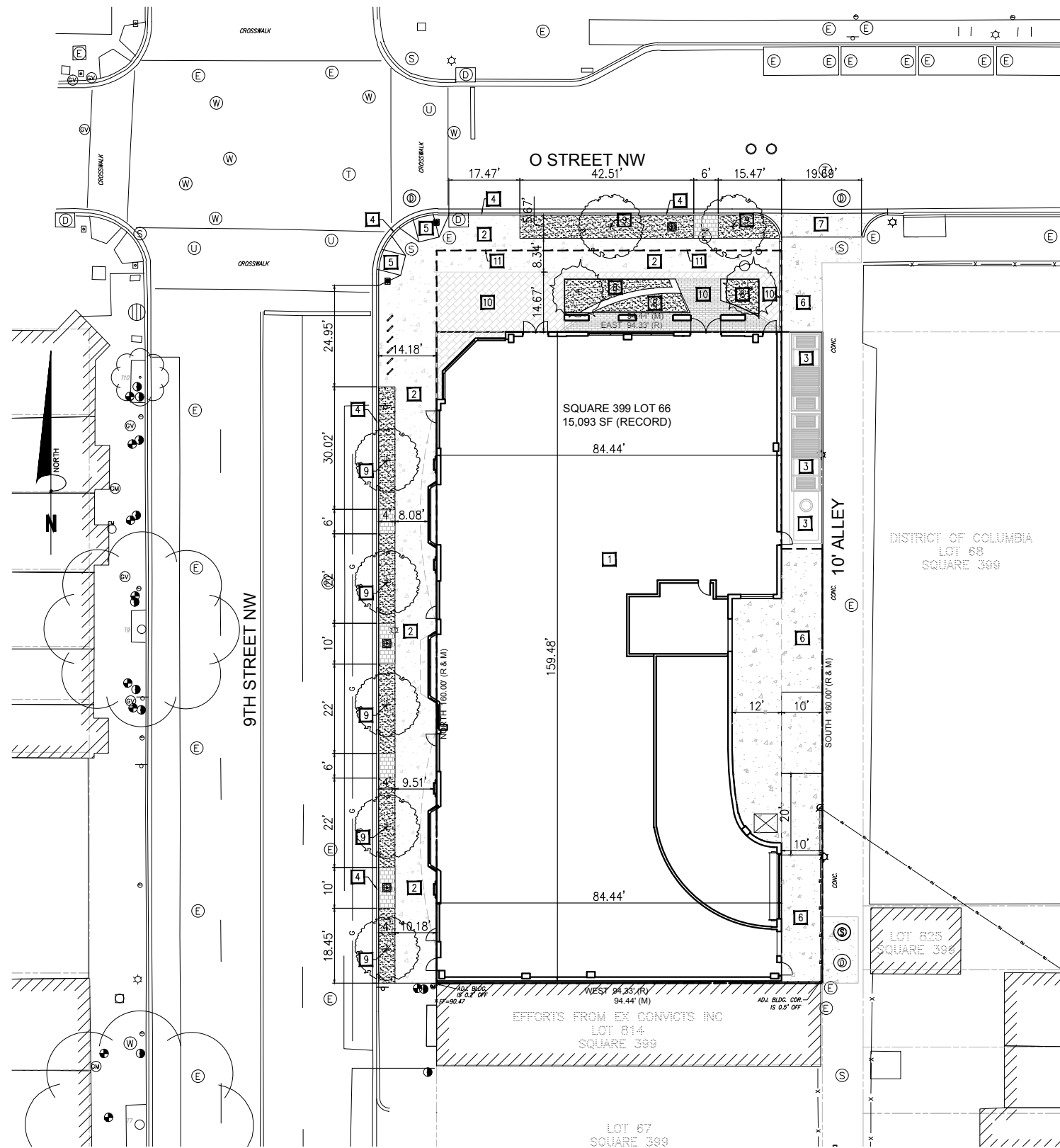
- THE PROPOSED WORK DUE TO COMMENCE IN THE FALL OF 2016 AND IS ANTICIPATED TO TAKE APPROXIMATELY 12 MONTHS.
- EXACT BEGINNING AND END OF CONSTRUCTION IS TO BE ESTABLISHED BY THE OWNER.

CONSTRUCTION AND STABILIZATION SEQUENCE:

1. CONTACT DC WATERSHED PROTECTION DIVISION AT 202-535-1364 TO SCHEDULE THE PRE-CONSTRUCTION MEETING PRIOR TO MOBILIZATION.
2. REMOVE RETAINING WALL TO THE SOUTH OF THE SITE USING TEMPORARY MEASURES TO STABILIZE LIMITED SITE WORK.
3. SEDIMENT TRAPS OR BASINS AND OTHER EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED NO LATER THAN THE FIRST PHASE OF LAND GRADING.
4. SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO COMMENCING ANY OTHER LAND DISTURBING ACTIVITIES.
5. SEDIMENT TRAPS OR BASINS AND OTHER EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED AS SOON AS NEW SITE-RELATED RUNOFF IS DETECTED AND EMPLOYED AT ALL TIMES TO PROTECT INLETS OR STORM SEWERS BELOW SILT-PRODUCING AREAS.
6. IMMEDIATELY AFTER DEBRIS BASINS, DIVERSIONS, WATERWAYS, AND RELATED STRUCTURES ARE BUILT, SEED AND MULCH, OR INSTALL SOD AND STABILIZATION BLANKET.
7. NO LATER THAN THE FIRST DAY OF CONSTRUCTION INSTALL SITE ACCESS MEASURES TO MINIMIZE OFF-SITE VEHICLE TRACKING OF SEDIMENTS. EACH CONSTRUCTION ENTRANCE MUST BE STABILIZED AND INCLUDE EACH ADDITIONAL MEASURE REQUIRED TO KEEP SEDIMENT FROM BEING CARRIED ONTO PUBLIC STREETS BY CONSTRUCTION VEHICLES AND WASHED INTO A STORM DRAIN OR WATERWAYS.
8. REMOVE OFF-SITE ACCUMULATIONS OF SEDIMENT DAILY DURING CONSTRUCTION AND IMMEDIATELY AT THE REQUEST OF A DDOE INSPECTOR.
9. PERFORM ROUTINE MAINTENANCE TO PREVENT ANY NEW DESTABILIZED AREAS.
10. DISCONNECT UTILITIES AND RAZE BUILDING TO SURFACE.
11. AT THE COMPLETION OF THIS PHASE OF CONSTRUCTION, FOLLOWING SITE STABILIZATION AND UPON INSPECTOR'S APPROVAL, TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES CAN BE REMOVED.

LEGEND

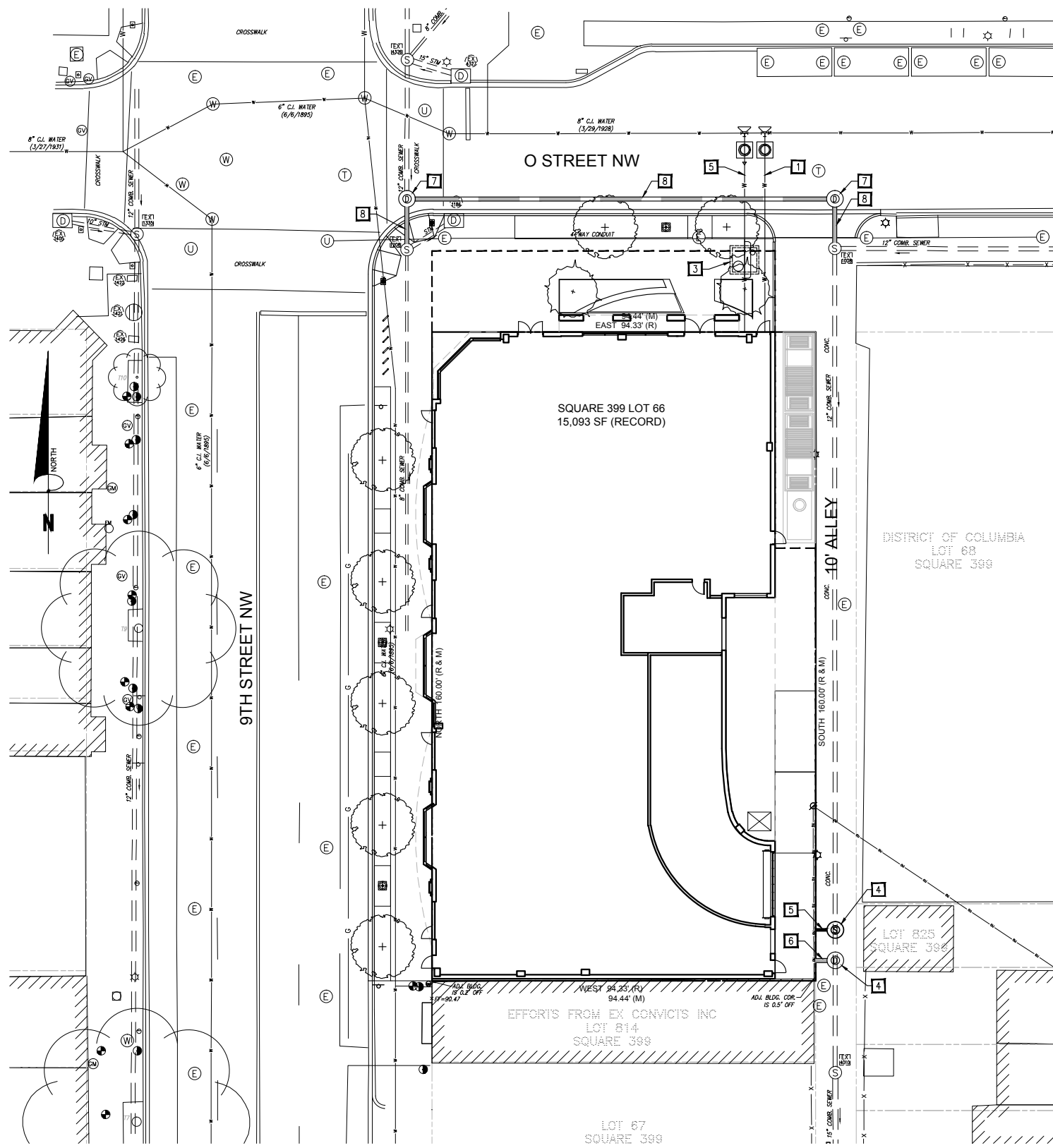




SITE KEYNOTES

- 1 NEW BUILDING. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
- 2 NEW PRESSED CONCRETE PAVER SIDEWALK. SEE DDOT STANDARD DETAILS 605.01 AND 605.02 ON SHEET CIV0530 FOR DETAILS.
- 3 NEW ELECTRICAL VAULTS. COORDINATE REQUIREMENTS WITH PEPCO.
- 4 NEW GRANITE CURB AND CONCRETE GUTTER. SEE DDOT STANDARD DETAILS 606.01 AND 606.02 ON SHEET CIV0530 FOR DETAILS.
- 5 NEW ADA RAMP. SEE DDOT STANDARD DETAILS 606.05 AND 606.08 ON SHEET CIV0530 FOR DETAILS.
- 6 NEW CONCRETE ALLEY. SEE DDOT STANDARD DETAIL 503.01 ON SHEET CIV0530 FOR DETAILS.
- 7 NEW CONCRETE DRIVEWAY ENTRANCE TO MATCH EXISTING. SEE DDOT STANDARD DETAIL 504.01 FOR DETAILS.
- 8 NEW LANDSCAPED AREA. SEE LANDSCAPE DRAWINGS FOR DETAILS.
- 9 NEW STREET TREE. SEE LANDSCAPE DRAWINGS FOR DETAILS.
- 10 NEW BRICK PAVERS. SEE LANDSCAPE DRAWINGS FOR DETAILS.
- 11 LIMIT OF UNDERGROUND BUILDING PROJECTION. SEE ARCH PLANS FOR DETAIL.





SANITARY SEWER TABULATION

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UTILITY KEYNOTES

- 1 NEW 6" DIP FIRE SERVICE.
- 2 NEW 4" DIP DOMESTIC SERVICE.
- 3 NEW 4" WATER METER.
- 4 NEW DOGHOUSE MANHOLE.
- 5 NEW 8" PVC SANITARY LINE.
- 6 NEW 12" PVC STORM LINE.
- 7 NEW MANHOLE
- 8 NEW 12" RCP COMBINED SEWER

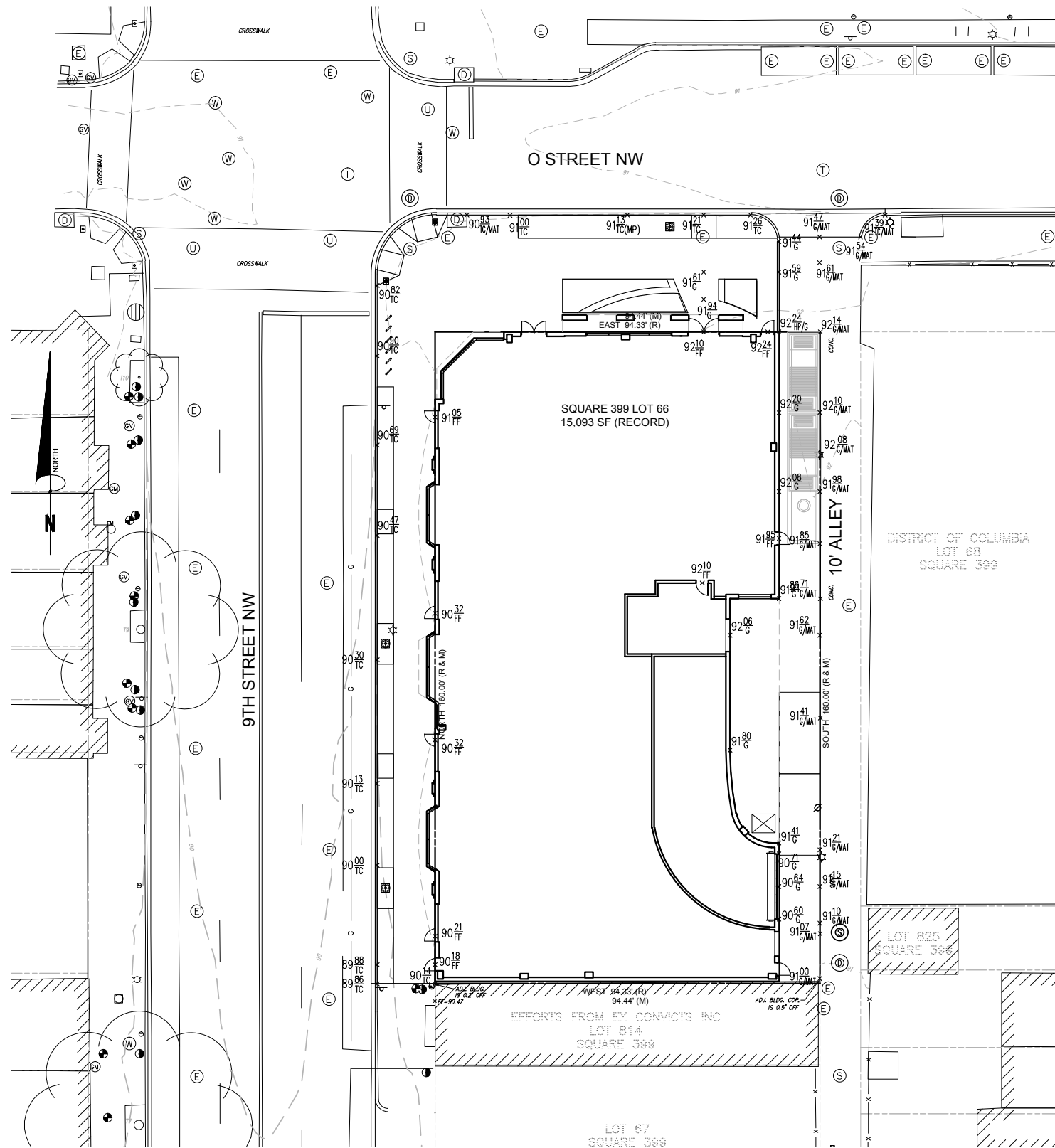
WATER AND SEWER DEMAND

WATER:
260 GPD PER UNIT X 59 UNITS = 15,340 GPD
0.20 GPD PER SF X 6,294 SF RETAIL = 1,260 GPD
TOTAL = 16,600 GPD

SEWER:
16,600 GPD = 0.026 CFS

STORM SEWER TABULATION

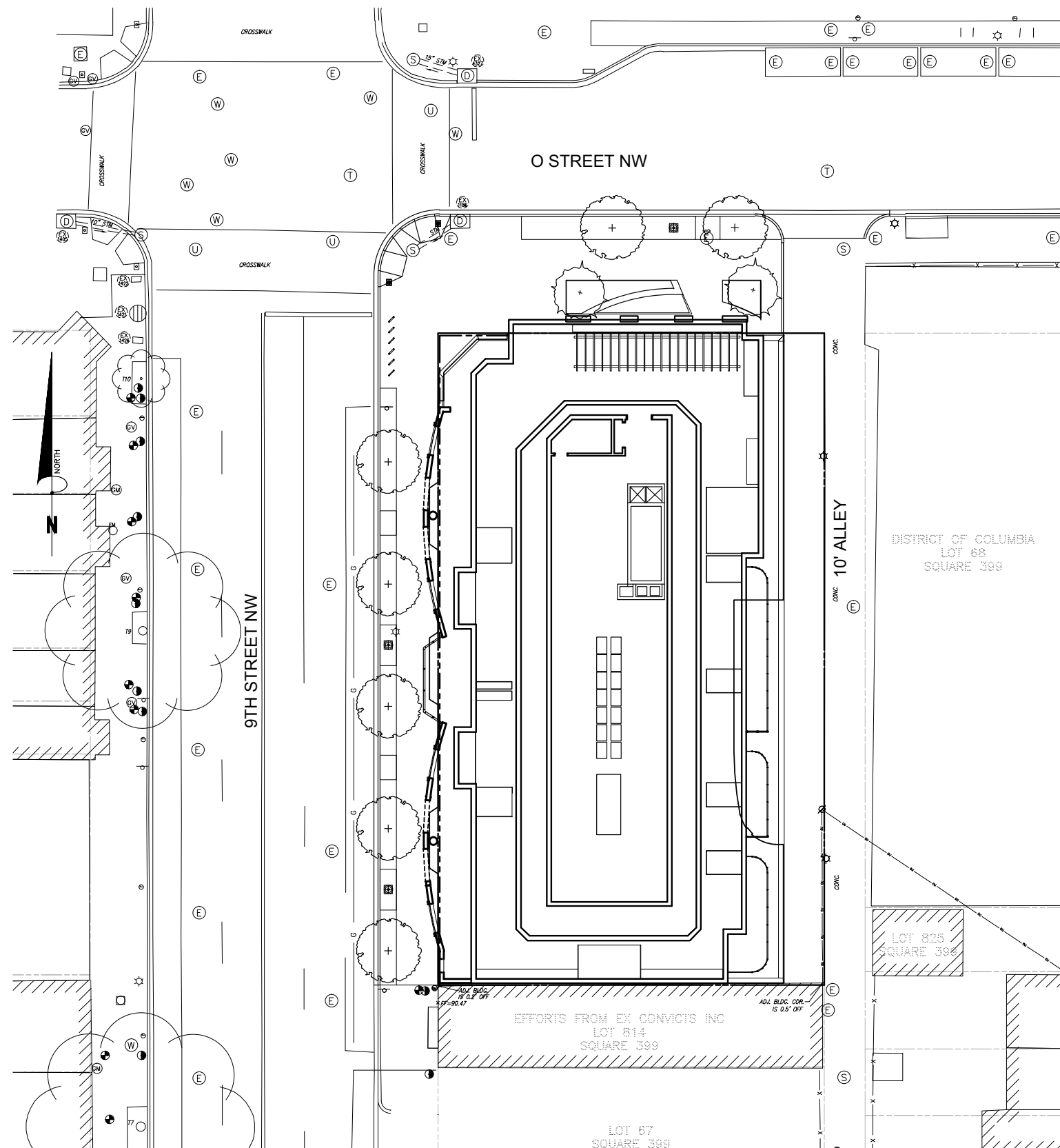
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SPOT GRADING LEGEND

- XX^{XX}/_{FF} × FINISHED FLOOR SPOT
- XX^{XX}/_G × GROUND SPOT
- XX^{XX}/_{TC} × TOP OF CURB SPOT
- XX^{XX}/_{BC} × BOTTOM OF CURB SPOT
- XX^{XX}/_{TW} × TOP OF WALL SPOT
- XX^{XX}/_{BW} × BOTTOM OF WALL SPOT
- XX^{XX}/_{TS} × TOP OF STEPS SPOT
- XX^{XX}/_{BS} × BOTTOM OF STEPS SPOT
- X^{XX}/_{MAT} × MATCH EXISTING SPOT





STORMWATER MANAGEMENT NARRATIVE:

CONCEPTUAL STORMWATER MANAGEMENT PROVIDED FOR PUD REVIEW ONLY. DURING FURTHER DEVELOPMENT OF THE PUD AND FORTHCOMING DEVELOPMENT OF THE FINAL SITE PLAN, STORMWATER MANAGEMENT DESIGN WILL BE ADVANCED TO REFLECT ADDITIONAL DETAILS. THE DESIGN CRITERIA FOR THE PROJECT INCLUDE:

- STORMWATER MANAGEMENT DESIGN WILL MEET OR EXCEED THE CURRENT STANDARDS OF THE DISTRICT OF COLUMBIA IN PLACE AT THE TIME OF PUD APPROVAL.
- THE STORMWATER RUNOFF WILL BE TREATED USING LOW IMPACT DEVELOPMENT BMP MEASURES.
- THE STORMWATER RUNOFF WILL BE TREATED USING A COMBINATION OF ON-SITE BMPs SUCH AS GREEN ROOF AND CISTERN FOR WATER REUSE.

NOTE: AT THE CONCEPT LEVEL, SIZE AND LOCATION OF SWM FACILITIES ARE NOT YET DETERMINED. ACTUAL DESIGN OF THE FACILITIES WILL BE PROVIDED DURING FINAL SITE PLAN.

SWM REQUIREMENTS:

THIS PROJECT FALLS WITHIN THE GUIDELINES OF A 'MAJOR LAND DISTURBANCE' THUS REQUIRING A STORMWATER RETENTION VOLUME (SWRV) BASED ON THE 1.2" STORM, PER THE 2013 SWM GUIDEBOOK FOR THE DISTRICT. IN ADDITION TO THE REQUIRED VOLUME RETENTION ON-SITE, THE DESIGNED SWM FACILITIES WILL PROVIDE 2-YR AND 15-YR STORM CONTROL FOR PEAK DISCHARGE TO THE PRE-PROJECT AND PRE-DEVELOPMENT RATE, RESPECTIVELY.

- TOTAL SITE DISTURBANCE = 15,093 sf
- SWRV REQUIRED = 1,434 cf

Site Information

Is Site an "AWDZ Site"?	No
Is Site Located in the MS4?	No
AWDZ only - Regulatory Rain Event for WQTV (inches)	NA

Indicate Post-Development Land Cover

Cover Type	Disturbed Public Right of Way Area (square feet)	Major Land Disturbing Area (square feet)
Natural Cover		
Compacted Cover		
Impervious Cover		15,093
BMP		
Site Total	0	15,093
Retention Standard for SWRV (inches)	0.0	1.2

SWRV and WQTV Summary

	Disturbed Public Right of Way	Site Development
Stormwater Retention Volume, SWRV (cubic feet)	0	1,434
Stormwater Retention Volume, SWRV (gallons)	0	10,725
Water Quality Treatment Volume, WQTV (cubic feet)	NA	NA
Water Quality Treatment Volume, WQTV (gallons)	NA	NA



GREEN ROOF SPECIFICATIONS AND MAINTENANCE:

Table 3.3 Typical Maintenance Activities Associated with Green Roofs

Schedule (following construction)	Activity
As needed or as required by manufacturer	<ul style="list-style-type: none"> Water to promote plant growth and survival. Inspect the green roof and replace any dead or dying vegetation.
Semi-annually	<ul style="list-style-type: none"> Inspect the waterproof membrane for leaks and cracks. Weed to remove invasive plants (do not dig or use pointed tools where there is potential to harm the root barrier or waterproof membrane). Inspect roof drains, scuppers, and gutters to ensure they are not overgrown and have not accumulated organic matter deposits. Remove any accumulated organic matter or debris. Inspect the green roof for dead, dying, or invasive vegetation. Plant replacement vegetation as needed.

Table 3.1 Extensive Green Roof Material Specifications

Material	Specification
Roof	Structural capacity must conform to ASTM E-2397-05, <i>Practice for Determination of Live Loads and Dead Loads Associated with Vegetative (Green) Roof Systems</i> . In addition, use standard test methods ASTM E2398-05 for <i>Water Capture and Media Retention of Geocomposite Drain Layers for Green (Vegetated) Roof Systems</i> and ASTM E 2399-05 for <i>Maximum Media Density for Dead Load Analysis</i> .
Leak Detection System	Optional system to detect and locate leaks in the waterproof membrane.
Waterproof Membrane	See Chapter 6 of Weiler and Scholz-Barth (2009) for waterproofing options that are designed to convey water horizontally across the roof surface to drains or gutter. This layer may sometimes act as a root barrier.
Root Barrier	Impermeable liner that impedes root penetration of the membrane.
Drainage Layer	Depth of the drainage layer is generally 0.25 to 1.5 inches thick for extensive designs. The drainage layer should consist of synthetic or inorganic materials (e.g., gravel, high density polyethylene (HDPE), etc.) that are capable of retaining water and providing efficient drainage. A wide range of prefabricated water cups or plastic modules can be used, as well as a traditional system of protected roof drains, conductors, and roof leaders. Designers should consult the material specifications as outlined in ASTM E2396 and E2398. Roof drains and emergency overflow must be designed in accordance with the District's construction code (DCMR, Title 12).
Filter Fabric	Generally needle-punched, non-woven, polypropylene geotextile, with the following qualities: <ul style="list-style-type: none"> Strong enough and adequate puncture resistance to withstand stresses of installing other layers of the green roof. Density as per ASTM D3776 ≥ 8 oz/yd². Puncture resistance as per ASTM D4833 ≥ 130 lb. These values can be reduced with submission of a Product Data Sheet and other documentation that demonstrates applicability for the intended use. Adequate tensile strength and tear resistance for long term performance. Allows a good flow of water to the drainage layer. Apparent Opening Size, as per ASTM D4751, of $\geq 0.06\text{mm} \leq 0.2\text{mm}$, with other values based on Product Data Sheet and other documentation as noted above. Allows at least fine roots to penetrate. Adequate resistance to soil borne chemicals or microbial growth both during construction and after completion since the fabric will be in contact with moisture and possibly fertilizer compounds.
Growth Media	70% to 80% lightweight inorganic materials and a maximum of 30% organic matter (e.g., well-aged compost). Media typically has a maximum water retention of approximately 30%. Material makeup and proof of maximum water retention of the growing media must be provided. Media must provide sufficient nutrients and water holding capacity to support the proposed plant materials. Determine acceptable saturated water permeability using ASTM E2396-05.
Plant Materials	<i>Sedum</i> , herbaceous plants, and perennial grasses that are shallow-rooted, low maintenance, and tolerant of direct sunlight, drought, wind, and frost. See ASTM E2400-06, <i>Guide for Selection, Installation and Maintenance of Plants for Green (Vegetated) Roof Systems</i> .

RAINWATER HARVESTING SPECIFICATIONS AND MAINTENANCE:

Table 3.7 Typical Maintenance Tasks for Rainwater Harvesting Systems

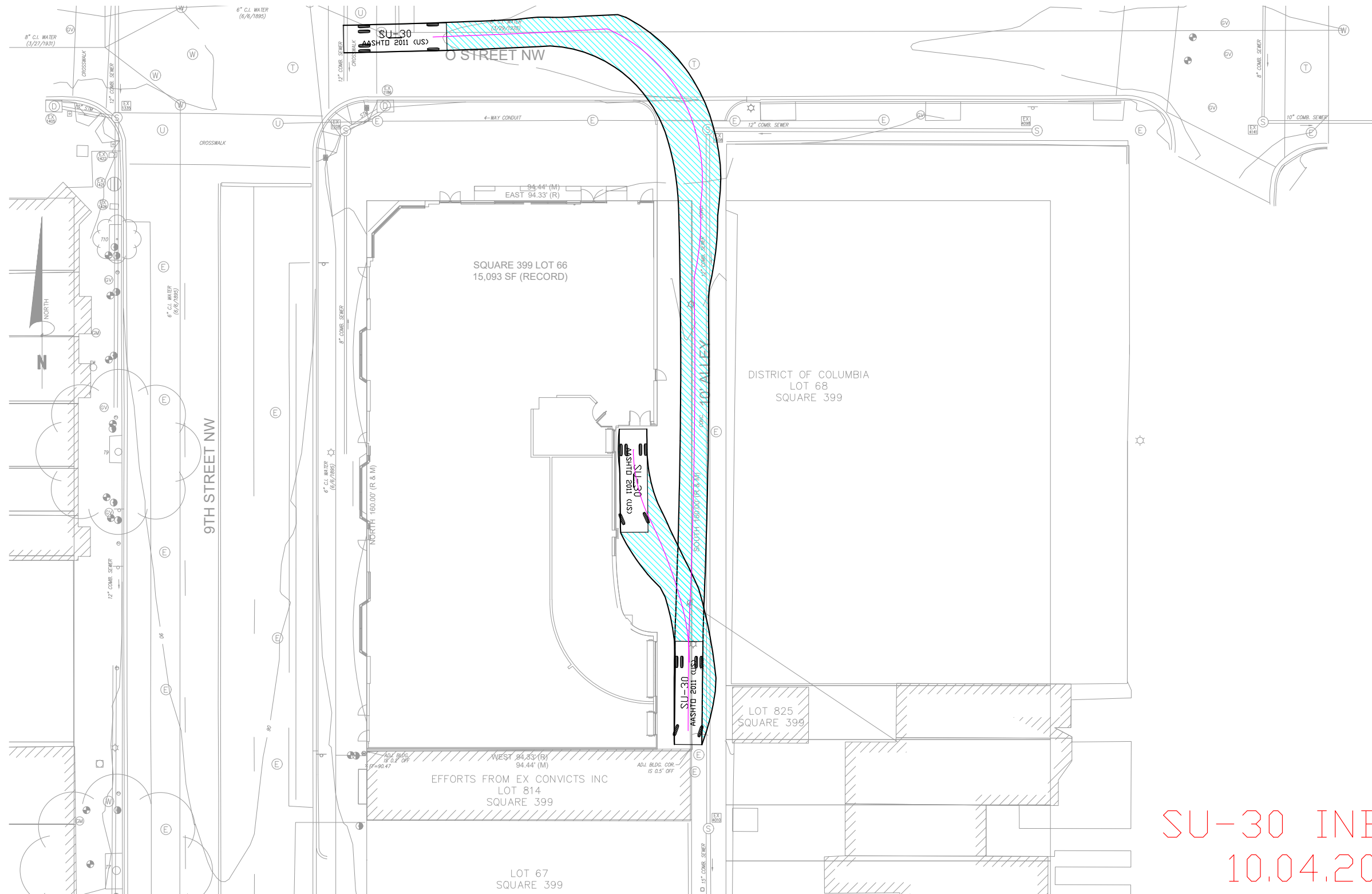
Responsible Person	Frequency	Activity
Owner	Four times a year	Inspect and clean prescreening devices and first flush diverters
	Twice a year	Keep gutters and downspouts free of leaves and other debris
	Once a year	<ul style="list-style-type: none"> Inspect and clean storage cistern lids, paying special attention to vents and screens on inflow and outflow spigots. Check mosquito screens and patch holes or gaps immediately Inspect condition of overflow pipes, overflow filter path, and/or secondary stormwater treatment practices
	Every third year	Clear overhanging vegetation and trees over roof surface
Qualified Third Party Inspector	According to Manufacturer	Inspect water quality devices
	As indicated in TRAM	Provide water quality analysis to DDOE
	Every third year	<ul style="list-style-type: none"> Inspect cistern for sediment buildup Check integrity of backflow preventer Inspect structural integrity of cistern, pump, pipe and electrical system Replace damaged or defective system components

Table 3.6 Design Specifications for Rainwater Harvesting Systems

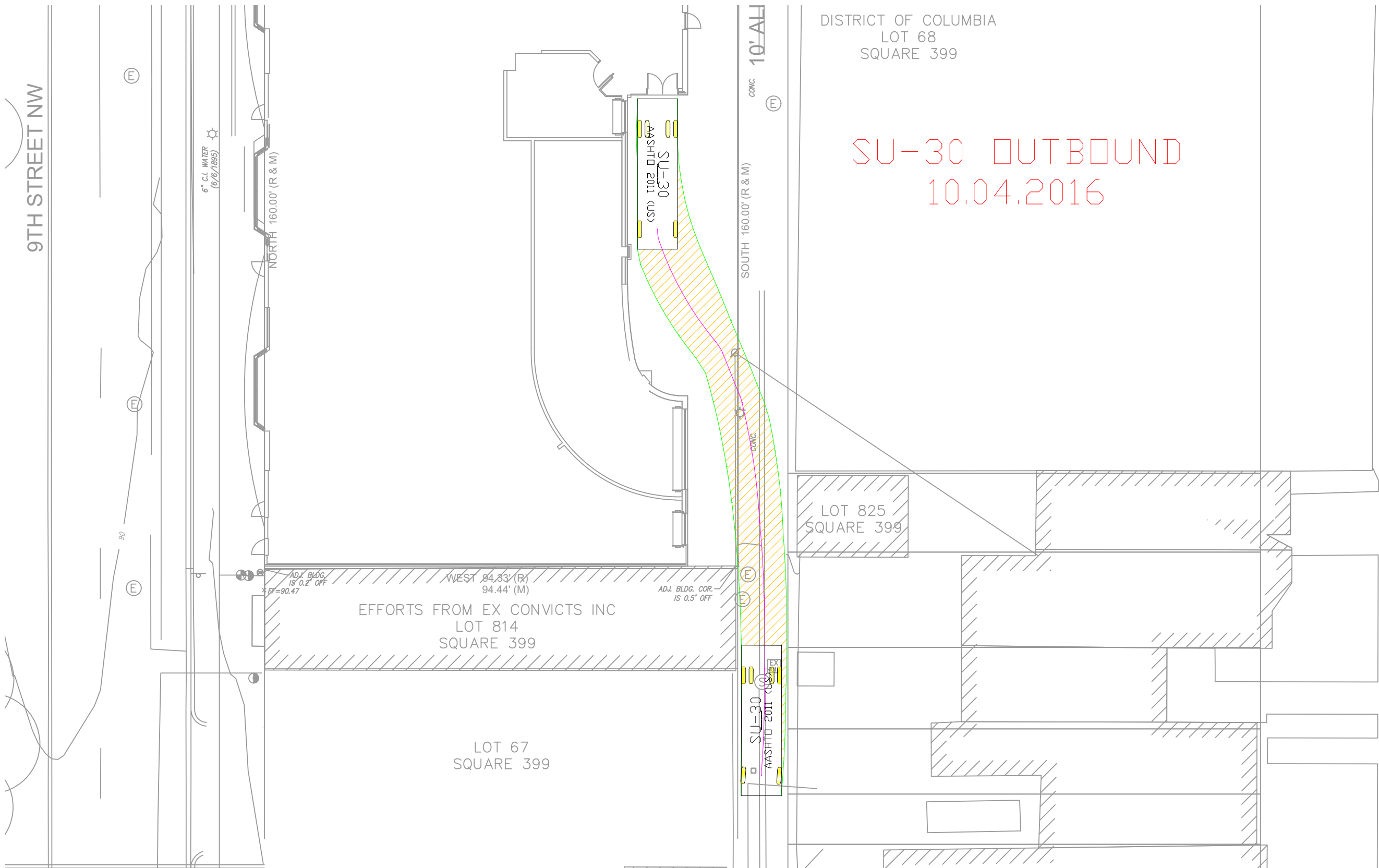
Item	Specification
Gutters and Downspouts	Materials commonly used for gutters and downspouts include polyvinylchloride (PVC) pipe, vinyl, aluminum, and galvanized steel. Lead must not be used as gutter and downspout solder, since rainwater can dissolve the lead and contaminate the water supply. <ul style="list-style-type: none"> The length of gutters and downspouts is determined by the size and layout of the catchment and the location of the cisterns. Be sure to include needed bends and tees.
Pretreatment	At least one of the following (all rainwater to pass through pretreatment): <ul style="list-style-type: none"> First flush diverter Hydrodynamic separator Roof washer Leaf and mosquito screen (1 mm mesh size)
Cisterns	<ul style="list-style-type: none"> Materials used to construct cisterns must be structurally sound. Cisterns should be constructed in areas of the site where soils can support the load associated with stored water. Cisterns must be watertight and sealed using a water-safe, non-toxic substance. Cisterns must be opaque or otherwise shielded to prevent the growth of algae. The size of the rainwater harvesting system(s) is determined through design calculations.

Note: This table does not address indoor systems or pumps.





SU-30 INBOUND
10.04.2016





LEED 2009 for New Construction and Major Renovations

Project Checklist

Project Name

Date

20 Sustainable Sites Possible Points: 26

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
			Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
			Credit 4.4	Alternative Transportation—Parking Capacity	2
			Credit 5.1	Site Development—Protect or Restore Habitat	1
			Credit 5.2	Site Development—Maximize Open Space	1
1			Credit 6.1	Stormwater Design—Quantity Control	1
1			Credit 6.2	Stormwater Design—Quality Control	1
1			Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
			Credit 8	Light Pollution Reduction	1

8 Water Efficiency Possible Points: 10

Y	?	N			
Y			Prereq 1	Water Use Reduction—20% Reduction	
4			Credit 1	Water Efficient Landscaping	2 to 4
	2		Credit 2	Innovative Wastewater Technologies	2
4			Credit 3	Water Use Reduction	2 to 4

12 Energy and Atmosphere Possible Points: 35

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
5	2		Credit 1	Optimize Energy Performance	1 to 19
			Credit 2	On-Site Renewable Energy	1 to 7
2			Credit 3	Enhanced Commissioning	2
2			Credit 4	Enhanced Refrigerant Management	2
1			Credit 5	Measurement and Verification	3
2			Credit 6	Green Power	2

7 Materials and Resources Possible Points: 14

Y	?	N			
Y			Prereq 1	Storage and Collection of Recyclables	
			Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
			Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
			Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	?	N			
2			Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
	1		Credit 6	Rapidly Renewable Materials	1
1			Credit 7	Certified Wood	1

11 Indoor Environmental Quality Possible Points: 15

Y	?	N			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			Credit 1	Outdoor Air Delivery Monitoring	1
			Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
1			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
1			Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems—Lighting	1
1			Credit 6.2	Controllability of Systems—Thermal Comfort	1
1			Credit 7.1	Thermal Comfort—Design	1
			Credit 7.2	Thermal Comfort—Verification	1
			Credit 8.1	Daylight and Views—Daylight	1
			Credit 8.2	Daylight and Views—Views	1

3 Innovation and Design Process Possible Points: 6

Y	?	N			
			Credit 1.1	Innovation in Design: Specific Title	1
1			Credit 1.2	Innovation in Design: Specific Title	1
1			Credit 1.3	Innovation in Design: Specific Title	1
			Credit 1.4	Innovation in Design: Specific Title	1
			Credit 1.5	Innovation in Design: Specific Title	1
1			Credit 2	LEED Accredited Professional	1

1 Regional Priority Credits Possible Points: 4

Y	?	N			
1			Credit 1.1	Regional Priority: Specific Credit	1
	1		Credit 1.2	Regional Priority: Specific Credit	1
			Credit 1.3	Regional Priority: Specific Credit	1
			Credit 1.4	Regional Priority: Specific Credit	1

62 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110