

41ST STREET, NW

BIKE RACKS

STREETScape PLANTING & TRAFFIC CALMING: CURB EXTENSION

TRAFFIC CALMING: CURB EXTENSION AND RAISED CROSSWALK WITH INLAID IMPRINTED ASPHALT OR BRICK  
 CROSSWALK SIGNAGE  
 STONE PAVERS  
 ART FEATURE

RESIDENTIAL ENTRANCE

DINING AREA

ROOFTOP LOUNGE

BAR SEATING

MECHANICAL

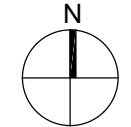
GREEN ROOF - TYP.

MECHANICAL

ELEVATOR OVERRUN

ROOFTOP LOUNGE

PARKING LOT (PERMEABLE)



**DANCING CRAB PROPERTIES, LLC**  
 1801 RIVER ROAD  
 POTOMAC, MD 20854

**STRUCTURAL ENGINEER**  
 STRUCTURA  
 111 ROCKVILLE PIKE  
 SUITE 950  
 ROCKVILLE, MD 20850  
 301-987-9234

**MEP ENGINEER**  
 CAPITOL ENGINEERING GROUP  
 1825 K STREET NW  
 SUITE 375  
 WASHINGTON, DC 20006  
 202-216-0039

**LANDSCAPE ARCHITECT**  
 BRADLEY SITE DESIGN  
 1010 WISCONSIN AVE NW  
 SUITE 208  
 WASHINGTON, DC 20007  
 202-695-8066

**TENLEYTOWN APARTMENTS**  
 4811 4816 1ST STREET, NW  
 WASHINGTON, DC 20016

REVISIONS

1	Post-Hearing Submission 11/16/18

DATE: 11/16/18  
 PROJECT NO: 2015-000  
 DRAWN BY:  
 CHECKED BY:

**Bonstra Haresign**  
 ARCHITECTS

LANDSCAPE SITE PLAN & PUBLIC SPACE PLAN

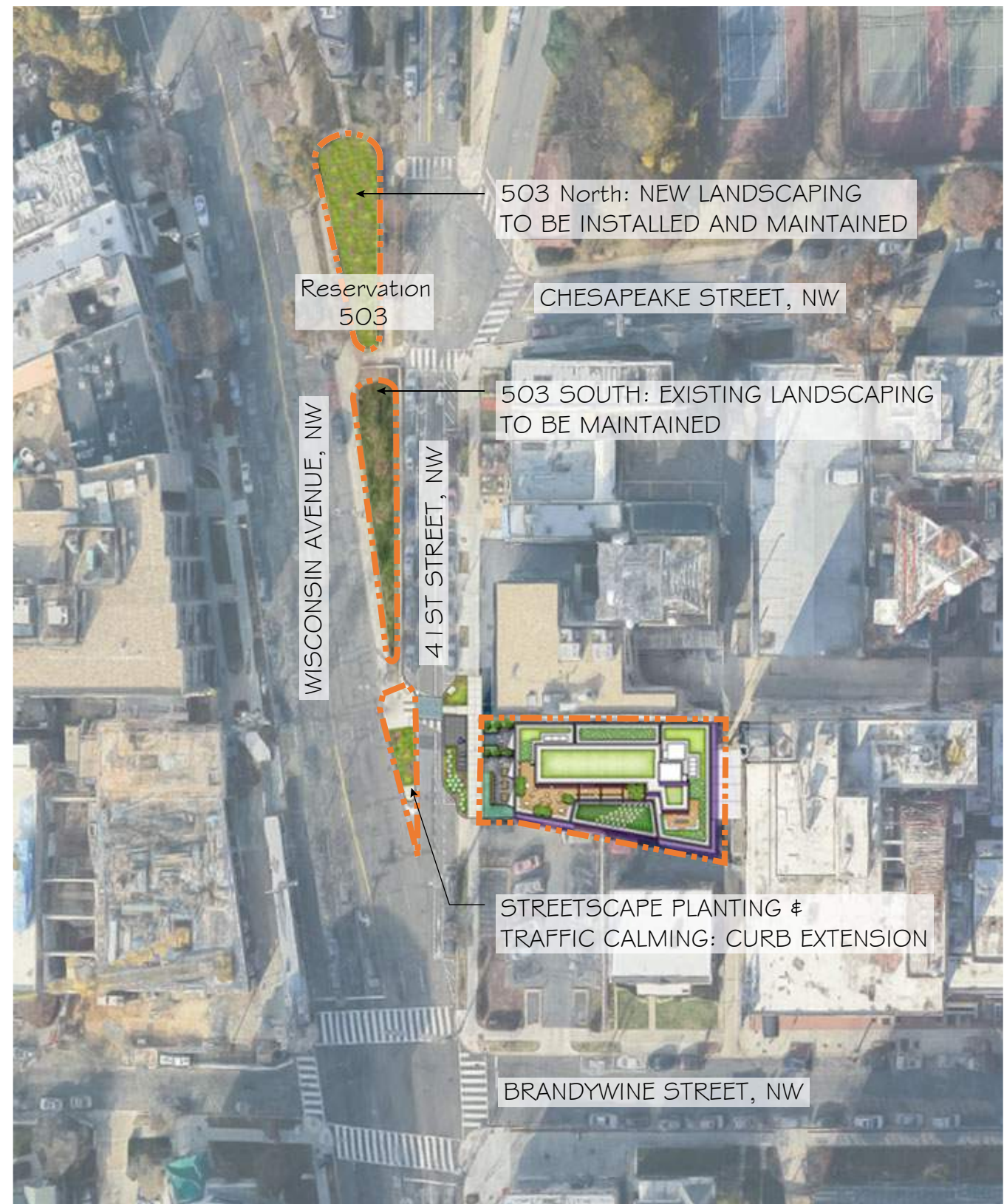
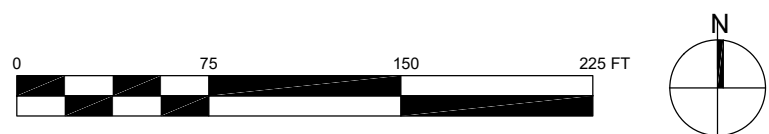
1728 Fourteenth Street, NW, Suite 300  
 Washington, DC 20009-4309

www.bonstra.com | 202 588 9373 T

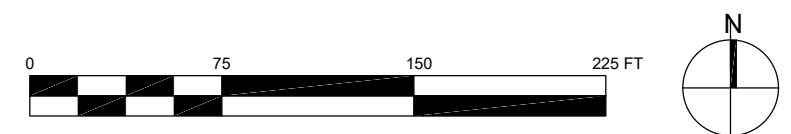
L1.0



EXISTING SITE CONTEXT PLAN



PROPOSED SITE CONTEXT PLAN



CLIENT  
**DANCING CRAB PROPERTIES, LLC**  
 1801 RIVER ROAD  
 POTOMAC, MD 20854

STRUCTURAL ENG.  
**STRUCTURA**  
 111 ROCKVILLE PIKE  
 SUITE 950  
 ROCKVILLE, MD 20850  
 301-987-9234

MEP ENGINEER  
**CAPITOL ENGINEERING GROUP**  
 1825 K STREET NW  
 SUITE 375  
 WASHINGTON, DC 20006  
 202-216-0039

LANDSCAPE ARCH.  
**BRADLEY SITE DESIGN**  
 1010 WISCONSIN AVE NW  
 SUITE 208  
 WASHINGTON, DC 20007  
 202-695-8056

**TENLEYTOWN APARTMENTS**  
 4611 4615 41ST STREET, NW  
 WASHINGTON, DC 20016

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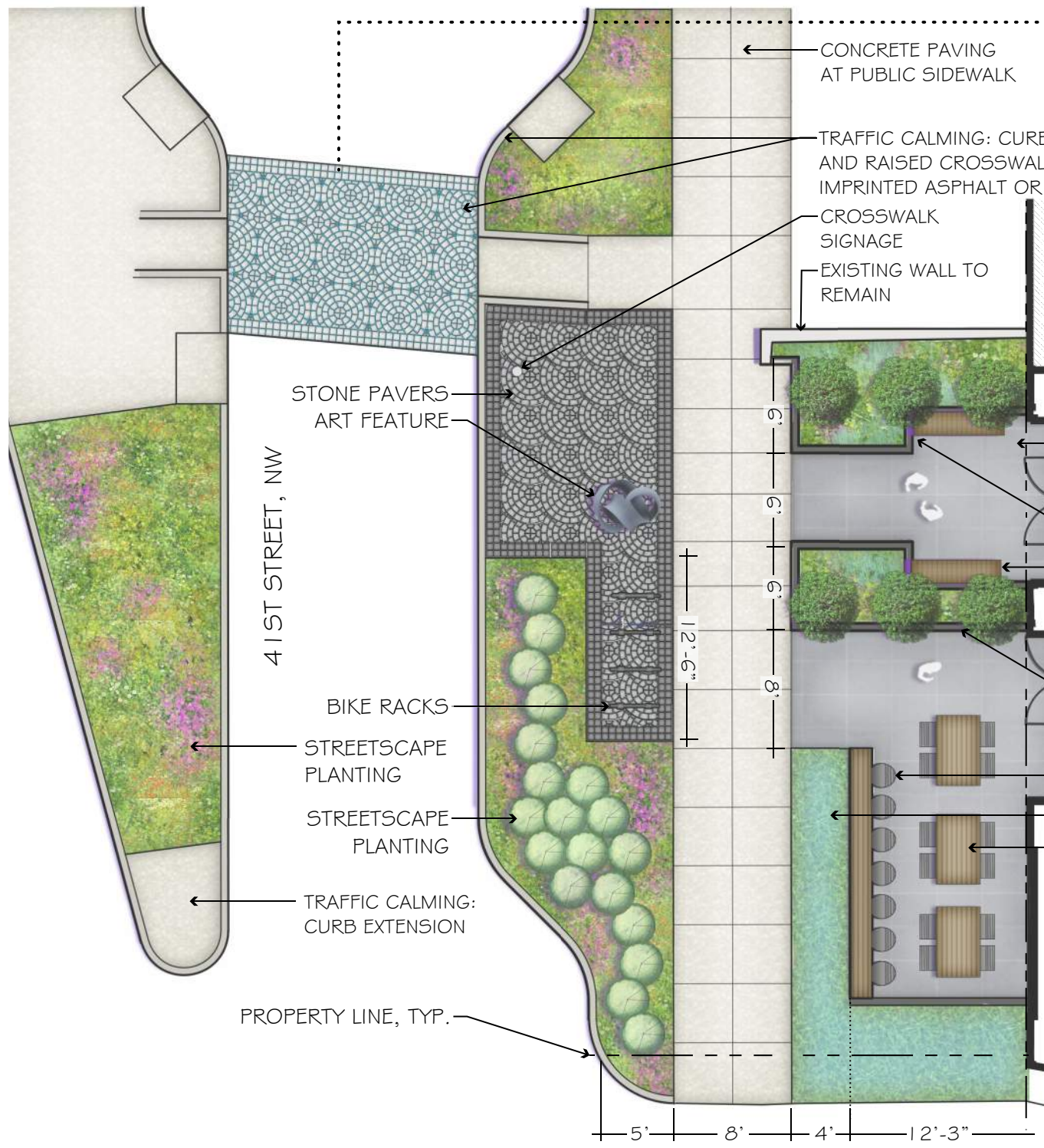
**Bonstra Haresign**  
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CONTEXT PLAN

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**L1.0B**



INLAID IMPRINTED ASPHALT



BLACK GRANITE PAVING



STRIP LIGHTING



PLANTER WITH BENCH SEATING FASTENED TO TOP OF CURB WALL

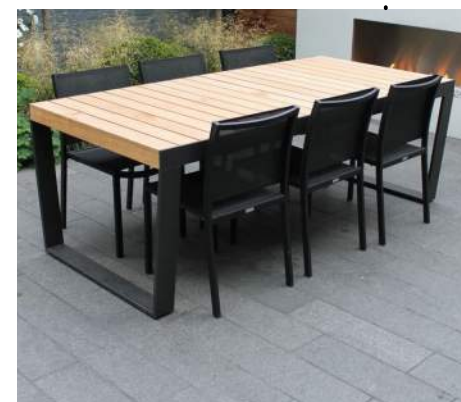


TABLE & CHAIRS



BIORETENTION PLANTING

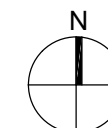


STONE CURB



EXAMPLE STREETScape PLANTS

NOTE: ALL FEATURES IN PUBLIC SPACE ARE SUBJECT TO DDOT AND PUBLIC SPACE COMMITTEE APPROVAL



**DANCING CRAB PROPERTIES, LLC**  
 181 RIVER ROAD  
 POTOMAC, MD 20854

**STRUCTURAL ENGINEER**  
 STRUCTURA  
 111 ROCKVILLE PIKE  
 SUITE 950  
 ROCKVILLE, MD 20850  
 301-987-9234

**LANDSCAPE ARCHITECT**  
 CAPITOL ENGINEERING GROUP  
 1825 K STREET NW  
 SUITE 375  
 WASHINGTON, DC 20006  
 202-216-0039

**BRADLEY SITE DESIGN**  
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**TENLEYTOWN APARTMENTS**  
 4811 4816 1ST STREET, NW  
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PUBLIC SPACE PLAN

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L1.1



EXTENSIVE GREEN ROOF



MOVEABLE GLOBE LIGHTS



INTENSIVE GREEN ROOF



OVERHEAD TRELLIS FEATURE



WOOD TILE PAVING



LINEAR BURNER

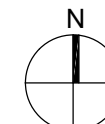


SOFA SEATING

LOUNGE CHAIRS

MURAL(S) ON BUILDING SIDE

SOFA SEATING, TYP.  
LINEAR BURNER  
WOOD TILE PAVING  
4'-8" METAL AND GLASS PANEL GUARDRAIL



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 SUITE 950  
 ROCKVILLE, MD 20850  
 301-987-9234

LANDSCAPE ARCH. / MEP ENGINEER  
**CAPITOL ENGINEERING GROUP**  
 1825 K STREET NW  
 SUITE 375  
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 202-216-0039

LANDSCAPE ARCH.  
**BRADLEY SITE DESIGN**  
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PROJECT  
**TENLEYTOWN APARTMENTS**  
 4611 14616 1ST STREET, NW  
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REVISIONS  
 1 Post-Hearing Submission 11/16/18

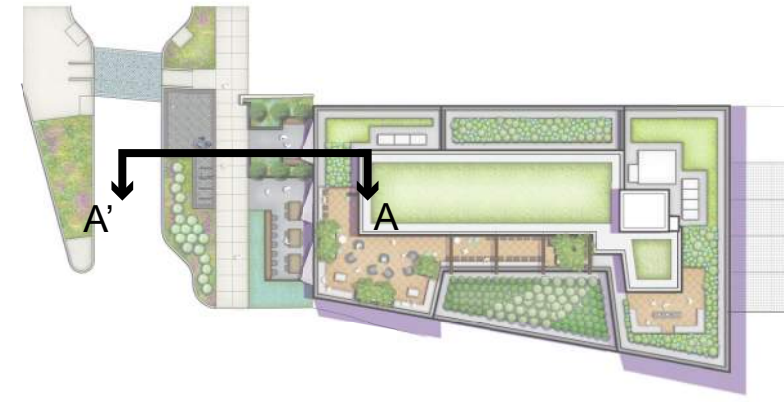
DATE: 11/16/18  
 PROJECT NO: 2016-042  
 DRAWN BY:  
 CHECKED BY:

**Bonstra Haresign**  
 ARCHITECTS

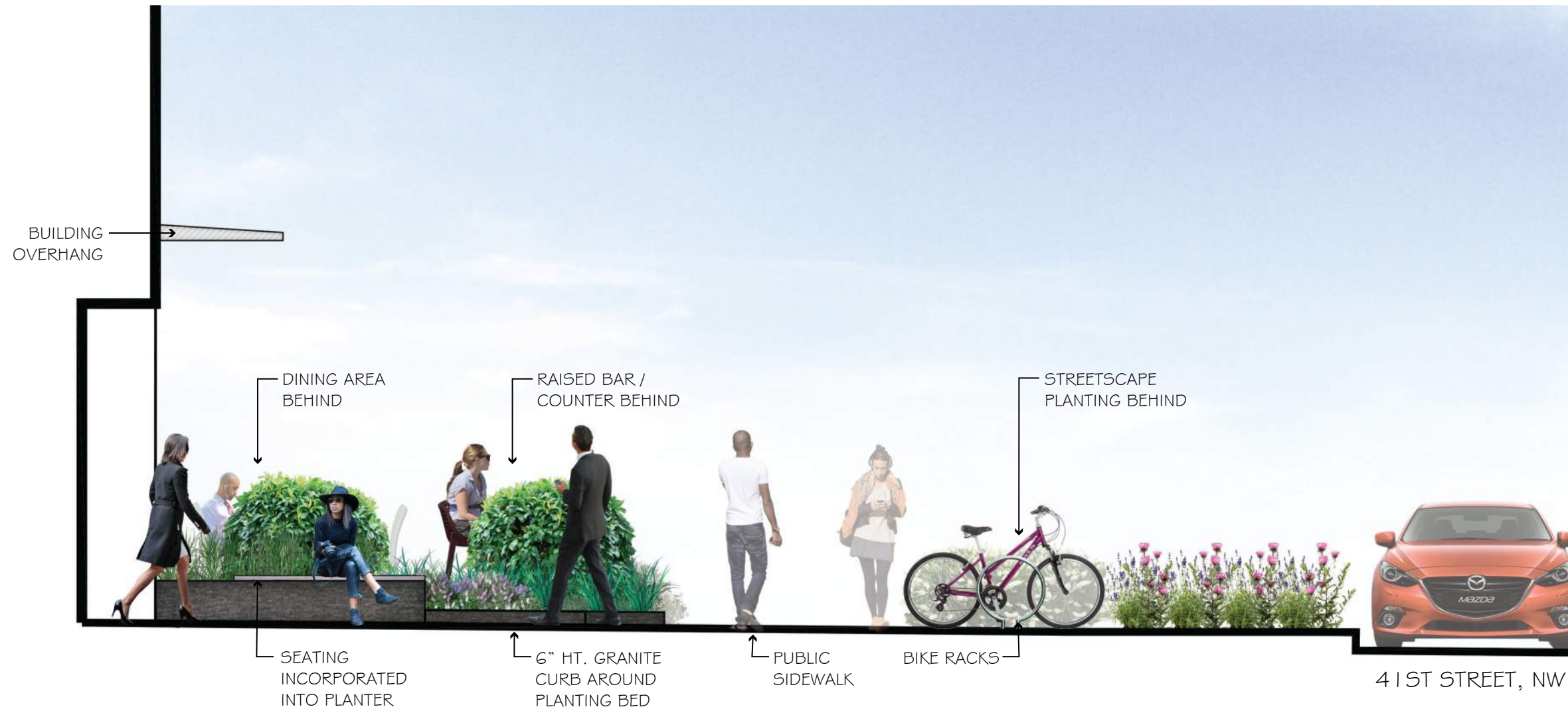
LANDSCAPE ROOF  
 PLAN

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KEY PLAN: NOT TO SCALE



CLIENT  
**DANCING CRAB PROPERTIES, LLC**  
 1811 RIVER ROAD  
 POTOMAC, MD 20854

STRUCTURAL ENGINEER  
**STRUCTURA**  
 111 ROCKVILLE PIKE  
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MEP ENGINEER  
**CAPITOL ENGINEERING GROUP**  
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LANDSCAPE ARCHITECT  
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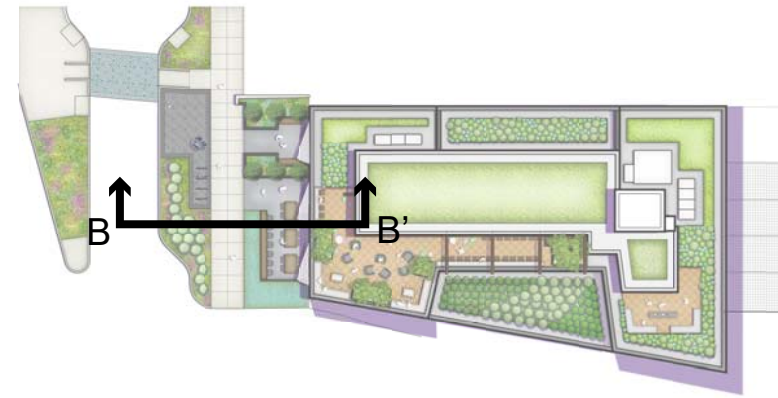
**Bonstra Haresign**  
 ARCHITECTS

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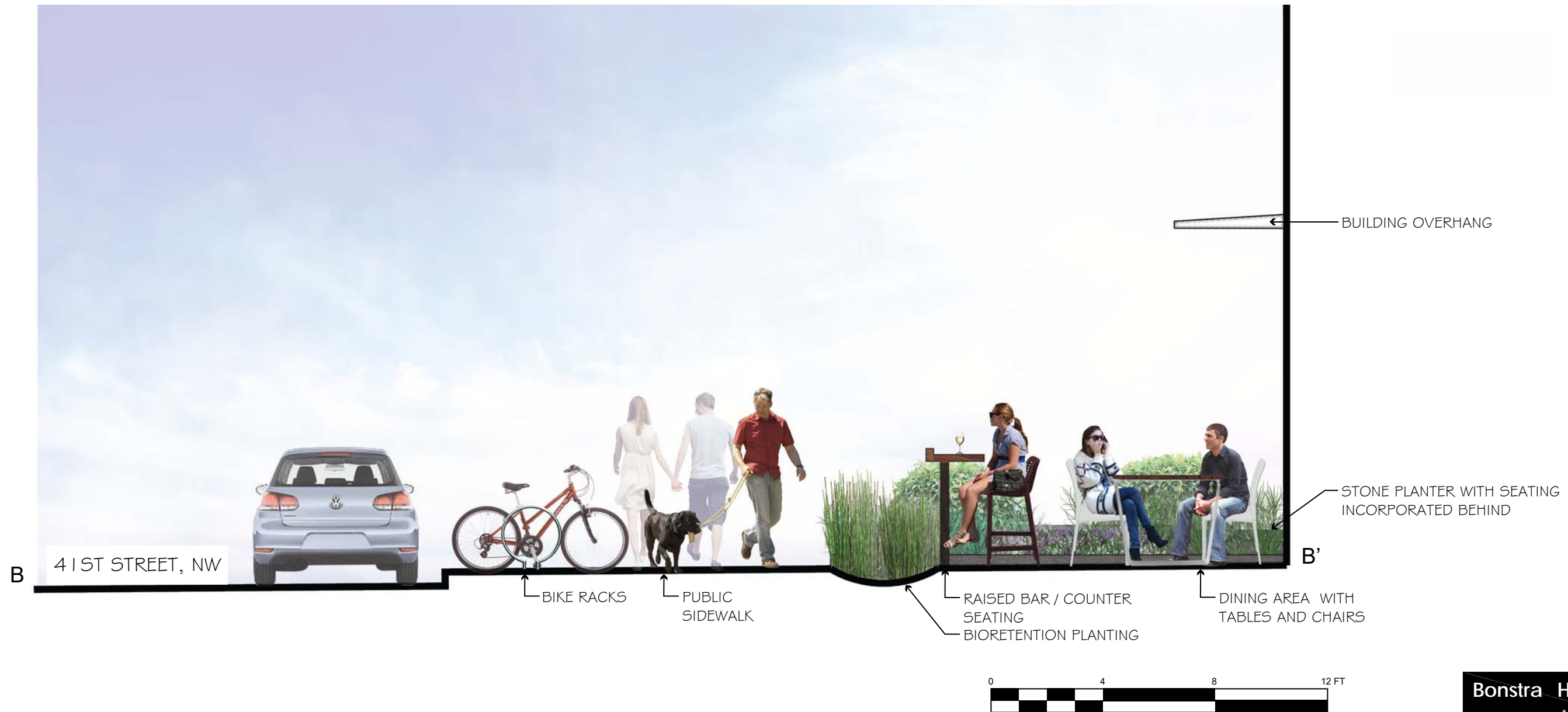
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RESIDENTIAL  
 ENTRANCE SECTION

L1.3



KEY PLAN: NOT TO SCALE



**DANCING CRAB PROPERTIES, LLC**  
 1801 RIVER ROAD  
 POTOMAC, MD 20854

**STRUCTURA**  
 111 ROCKVILLE PIKE  
 SUITE 950  
 ROCKVILLE, MD 20850  
 301-987-9234

**CAPITOL ENGINEERING GROUP**  
 1825 K STREET NW  
 SUITE 375  
 WASHINGTON, DC 20006  
 202-216-0039

**BRADLEY SITE DESIGN**  
 1010 WISCONSIN AVE NW  
 SUITE 208  
 WASHINGTON, DC 20007  
 202-695-8056

**TENLEYTOWN APARTMENTS**  
 4611 4616 1ST STREET, NW  
 WASHINGTON, DC 20016

REVISIONS

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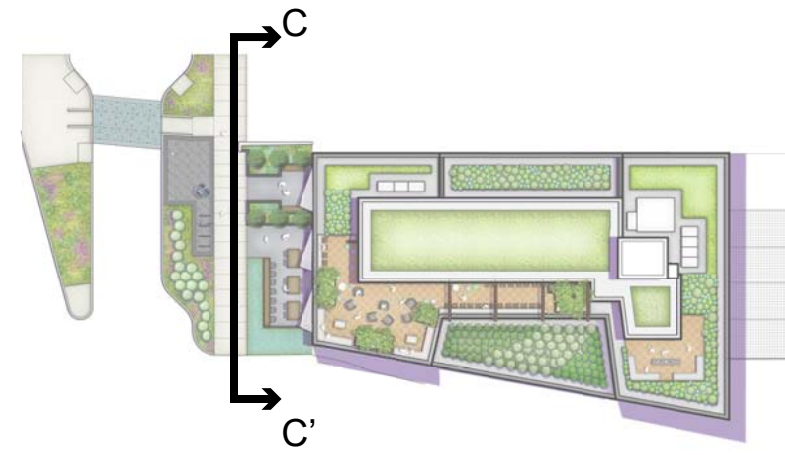
**Bonstra Haresign**  
 ARCHITECTS

OUTDOOR DINING  
 SECTION

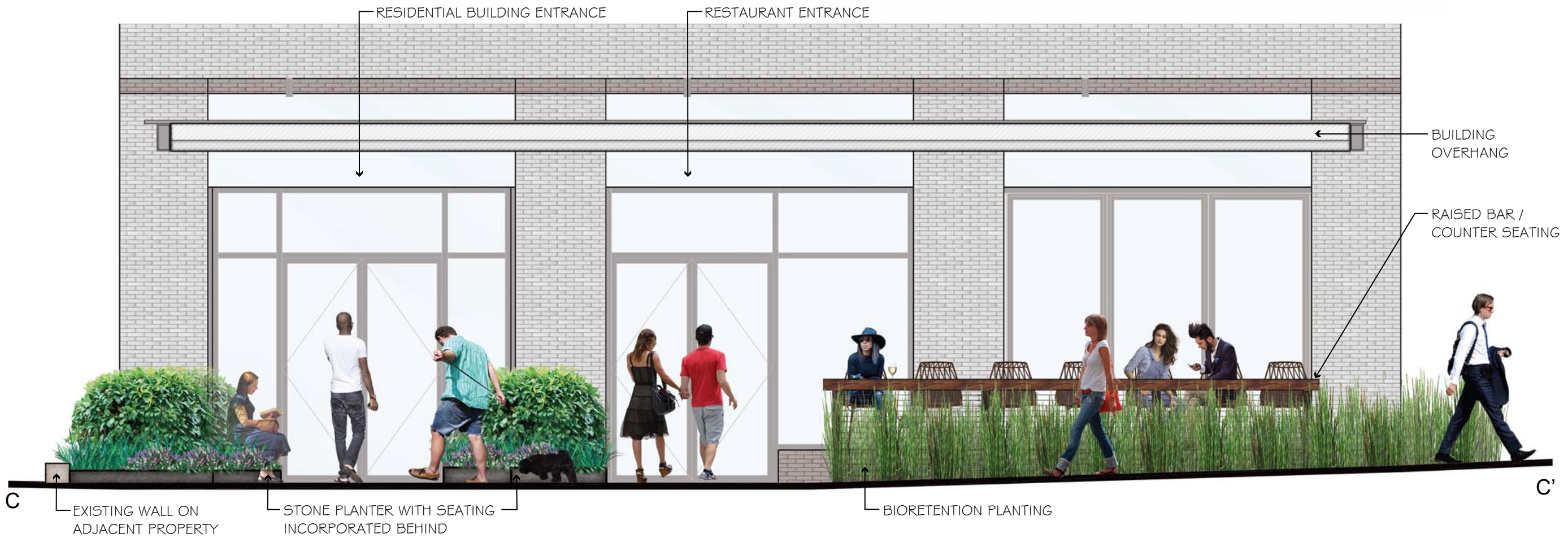
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L1.4



KEY PLAN: NOT TO SCALE



**DANCING CRAB PROPERTIES, LLC**  
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 POTOMAC, MD 20854

**STRUCTURA**  
 111 ROCKVILLE PIKE  
 SUITE 950  
 ROCKVILLE, MD 20850  
 301-987-9234

**CAPITOL ENGINEERING GROUP**  
 1825 K STREET NW  
 SUITE 375  
 WASHINGTON, DC 20006  
 202-216-0039

**BRADLEY SITE DESIGN**  
 1010 WISCONSIN AVE NW  
 SUITE 208  
 WASHINGTON, DC 20007  
 202-695-8066

**TENLEYTOWN APARTMENTS**  
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 WASHINGTON, DC 20016

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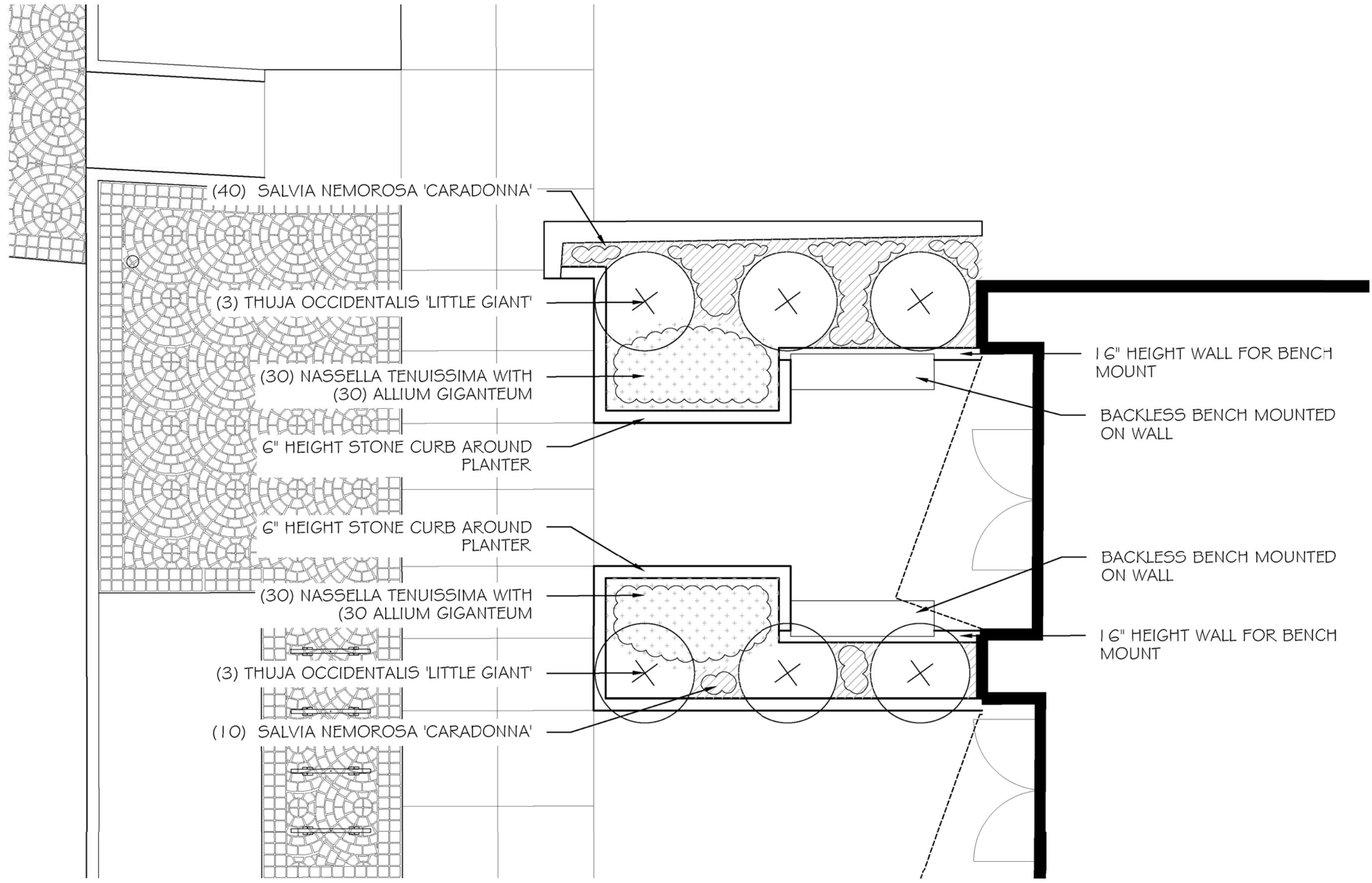
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 ARCHITECTS

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PUBLIC SPACE  
 ELEVATION

L1.5



**DANCING CRAB PROPERTIES, LLC**  
 1801 RIVER ROAD  
 POTOMAC, MD 20854

**STRUCTURA**  
 111 ROCKVILLE PIKE  
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 301-987-9234

**CAPITOL ENGINEERING GROUP**  
 1825 K STREET NW  
 SUITE 375  
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 202-216-0039

**BRADLEY SITE DESIGN**  
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 SUITE 208  
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 202-695-8056

**TENLEYTOWN APARTMENTS**  
 4811 14616 1ST STREET, NW  
 WASHINGTON, DC 20016

REVISIONS

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 ARCHITECTS

PUBLIC SPACE  
 PLANTING PLAN

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L1.6





**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.

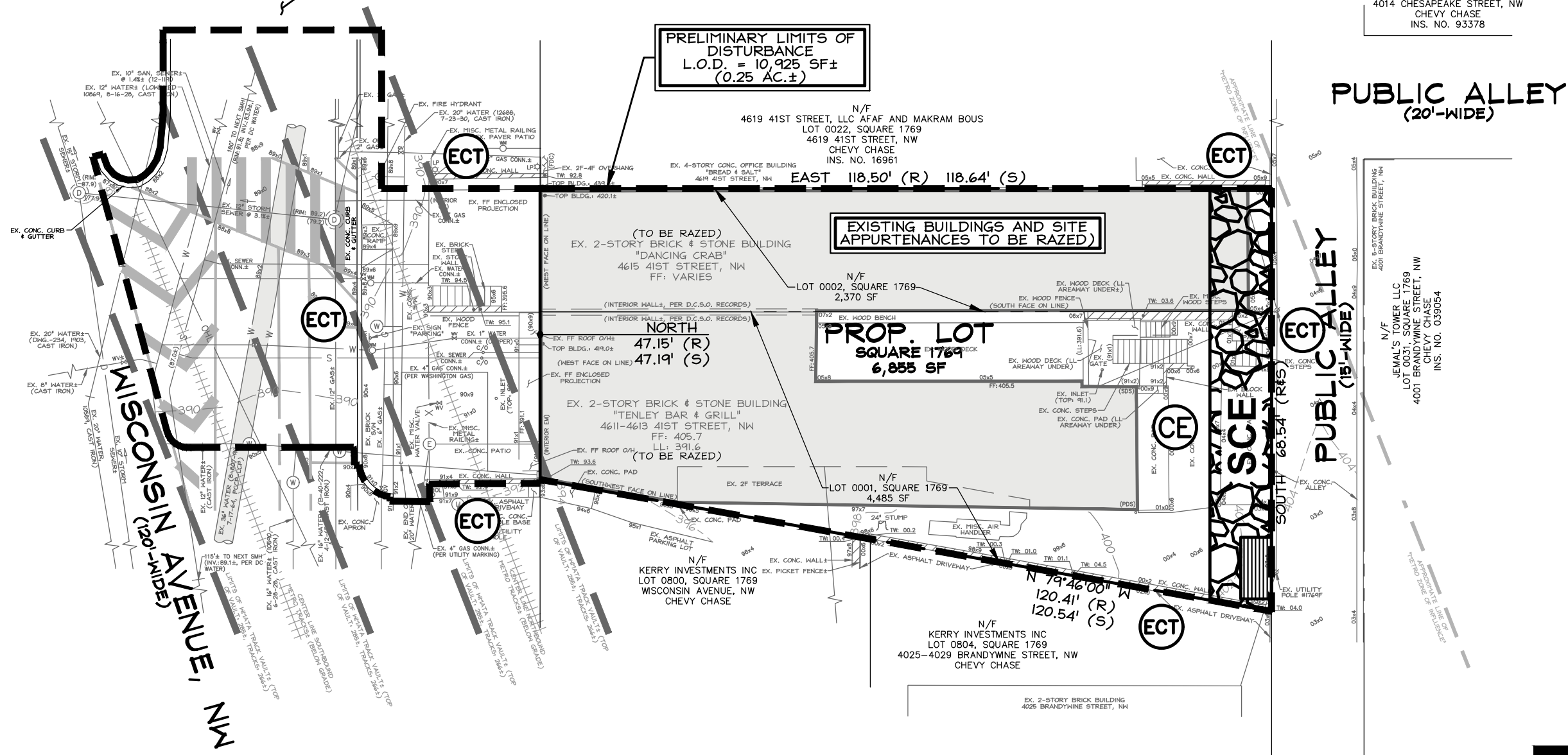
**LOT AREA TABULATION**

LOT	AREA (SF)	AREA (AC.)
1	4,485	0.103
2	2,370	0.054
<b>TOTAL</b>	<b>6,855</b>	<b>0.157</b>

CONTRACTOR TO PROTECT TREES (BRANCHES, TRUNK, ROOTS) ON NEIGHBORING LOTS THAT OVERLAP THE L.O.D. COORDINATE WITH DDOT UFA WARD 3 ARBORIST AS APPLICABLE. CONTRACTOR TO USE A TRENCHLESS SILT FENCE METHOD WITHIN THE CANOPY OF ANY TREE TO BE PRESERVED (INCLUDING PROTECTING TREES ON ADJACENT PROPERTIES). COORDINATE WITH DDOT WARD 3 ARBORIST AS APPLICABLE. THE DDOT WARD 3 LEAD ARBORIST IS MICHAEL CHUKO, michael.chuko@dc.gov; (202) 527-4149.

**ECT** 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)

**41ST STREET, NW**  
(66'-WIDE)



N/F  
STUART 40TH STREET, LLC  
LOT 0028, SQUARE 1769  
4014 CHESAPEAKE STREET, NW  
CHEVY CHASE  
INS. NO. 93378

**PUBLIC ALLEY**  
(20'-WIDE)

**CLIENT**  
DANCING CRAB PROPERTIES, LLC  
1801 RIVER ROAD  
FOTODIAC, MD 20854

**STRUCTURAL ENG**  
STRUCTURA  
111 ROCKVILLE PIKE  
SUITE 950  
ROCKVILLE, MD 20850  
301-987-9234

**M/E/P ENGINEER**  
CAPITOL ENGINEERING GROUP  
1825 K STREET NW  
SUITE 375  
WASHINGTON, DC 20006  
202-216-0039

**CIVIL SURVEYOR**  
CAS ENGINEERING-DC, LLC  
1001 CONNECTICUT AVENUE, NW  
SUITE 401  
WASHINGTON, DC 20036  
202-393-7200

**TENLEYTOWN APARTMENTS**  
4611-4615 41ST STREET, NW  
WASHINGTON, DC 20016

**REVISIONS**  
1 Post-Hearing Submission 11/16/18



CIVIL • SURVEYING • LAND PLANNING  
Attn: David C. Landsman, PE, Prof. LS  
1001 Connecticut Avenue, NW, Suite 401  
Washington, DC 20036  
(202) 393-7200 office; (301) 607-8045 fax  
david@cas-dc.com

**Bonstra | Haresign**  
ARCHITECTS

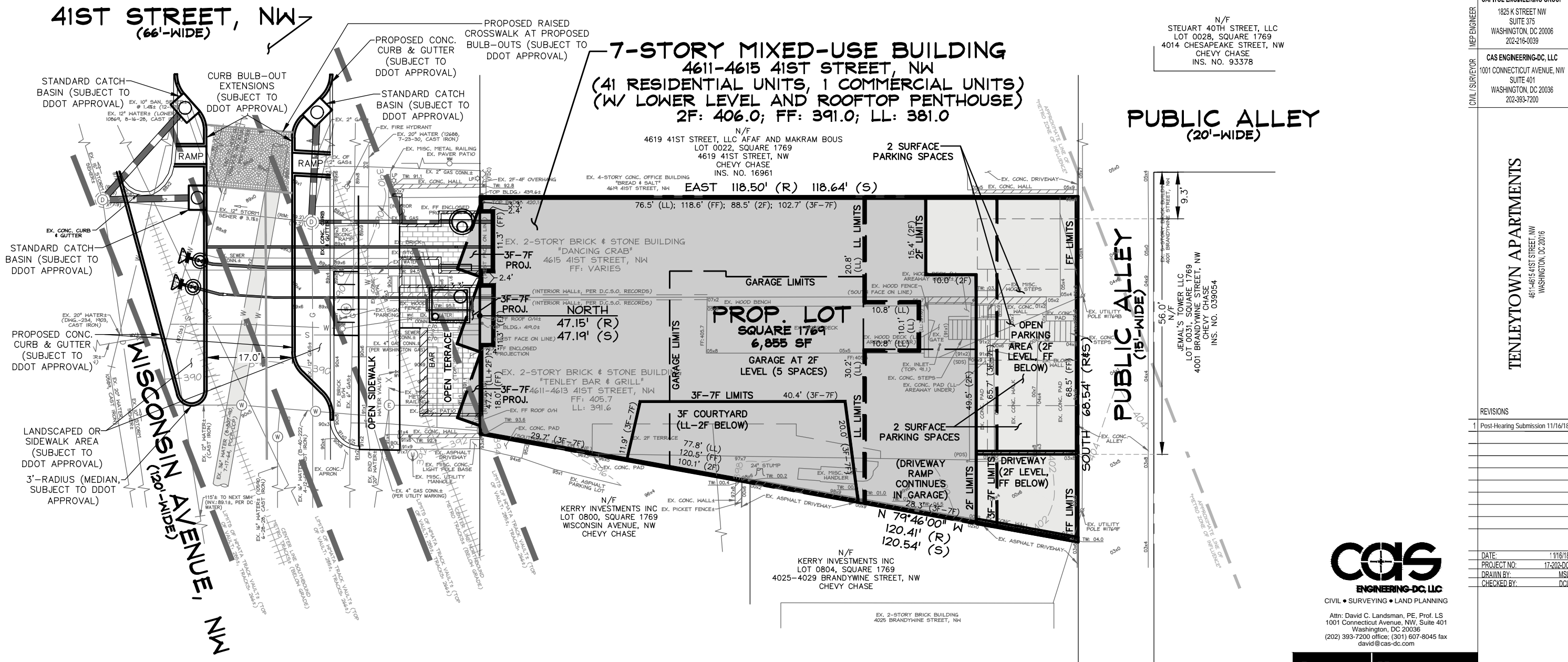
EXISTING CONDITIONS / DEMOLITION PLAN

1728 Fourteenth Street, NW, Suite 300  
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C.02

**BUILDING COVERAGE/HEIGHT TABULATION**

BUILDING	FOOTPRINT	NUMBER OF STORIES	MEASURE POINT	FF	TOP PARAPET	HEIGHT	% OCCUPANCY
CELLAR	4,195±	1 (LL)	N/A	381.0	N/A	N/A	61.2%±
GROUND FLOOR	6,855±	1 (FF)	390.5	391.0	N/A	N/A	100.0%
SECOND FLOOR	5,370±	1 (2F)	N/A	406.0	N/A	N/A	78.4%±
ABOVE SECOND FLOOR	5,796±	5 (3F-7F)	N/A	N/A	469.2	78.7±	84.6%±



**DANCING CRAB PROPERTIES, LLC**  
 1801 RIVER ROAD  
 FORT WASHINGTON, MD 20854

**STRUCTURAL ENG**  
 STRUCTURA  
 111 ROCKVILLE PIKE  
 SUITE 950  
 ROCKVILLE, MD 20850  
 301-987-9234

**MEP ENGINEER**  
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 1825 K STREET NW  
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 202-216-0039

**CIVIL SURVEYOR**  
 CAS ENGINEERING-DC, LLC  
 1001 CONNECTICUT AVENUE, NW  
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 202-393-7200

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 WASHINGTON, DC 20016

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**DRAWN BY:** MSL  
**CHECKED BY:** DCL

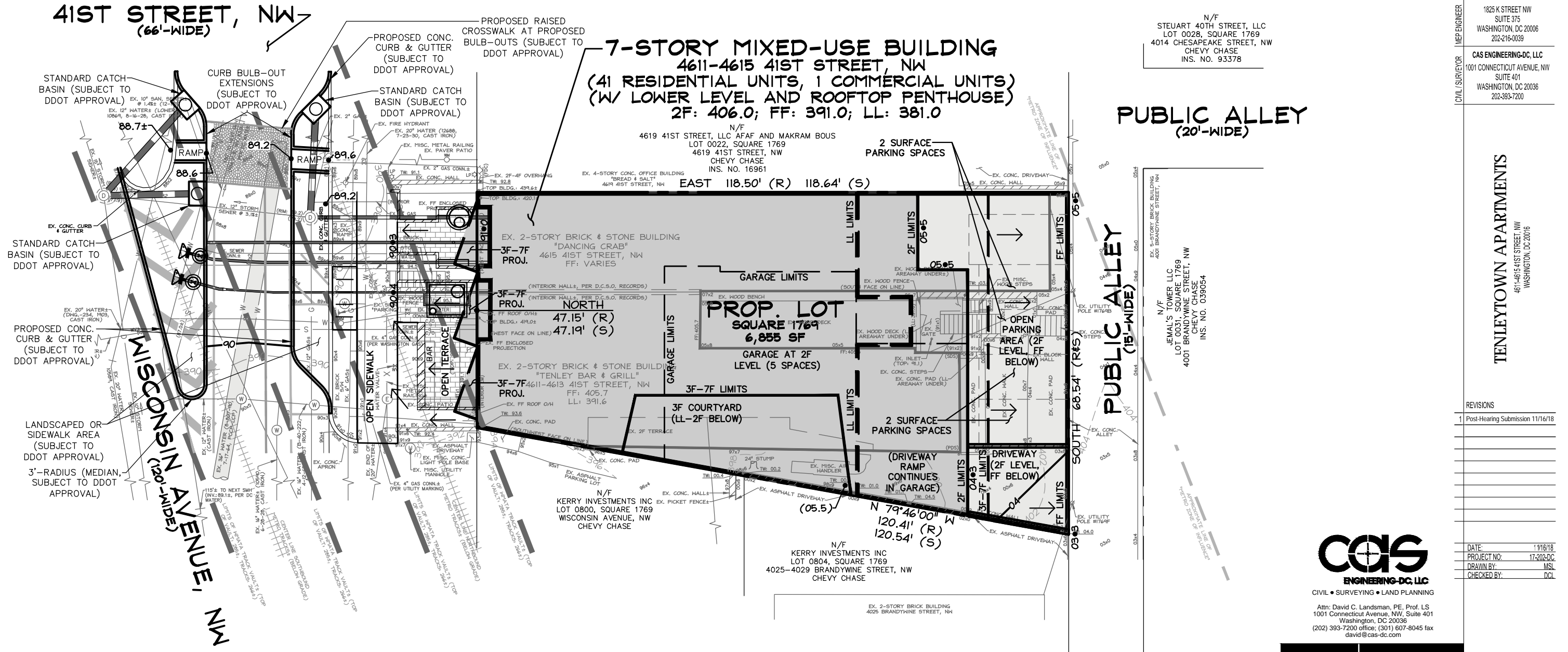
**CAS ENGINEERING-DC, LLC**  
 CIVIL • SURVEYING • LAND PLANNING  
 Attn: David C. Landsman, PE, Prof. LS  
 1001 Connecticut Avenue, NW, Suite 401  
 Washington, DC 20036  
 (202) 393-7200 office; (301) 607-8045 fax  
 david@cas-dc.com

**Bonstra | Haresign ARCHITECTS**  
 SITE DEVELOPMENT PLAN

1728 Fourteenth Street, NW, Suite 300  
 Washington, DC 20009-4309  
 www.bonstra.com 202 588 9373 T  
**C.03**

**GRADING PLAN NOTES**

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



N/F  
STUART 40TH STREET, LLC  
LOT 0028, SQUARE 1769  
4014 CHESAPEAKE STREET, NW  
CHEVY CHASE  
INS. NO. 93378

**7-STORY MIXED-USE BUILDING**  
4611-4615 41ST STREET, NW  
(41 RESIDENTIAL UNITS, 1 COMMERCIAL UNITS)  
(W/ LOWER LEVEL AND ROOFTOP PENTHOUSE)  
2F: 406.0; FF: 391.0; LL: 381.0

N/F  
4619 41ST STREET, LLC AFAM AND MAKRAM BOUS  
LOT 0022, SQUARE 1769  
4619 41ST STREET, NW  
CHEVY CHASE  
INS. NO. 16961

**PUBLIC ALLEY**  
(20'-WIDE)

**PUBLIC ALLEY**  
(15'-WIDE)

N/F  
JEMAL'S TOWER LLC  
LOT 0031, SQUARE 1769  
4001 BRANDYWINE STREET, NW  
CHEVY CHASE  
INS. NO. 039054

EAST 118.50' (R) 118.64' (S)

**PROP. LOT**  
SQUARE 1769  
6,855 SF

3F-7F PROJ. NORTH  
47.15' (R)  
47.19' (S)

3F-7F PROJ. "TENLEY BAR & GRILL"  
4611-4613 41ST STREET, NW  
FF: 405.7  
LL: 391.6

N/F  
KERRY INVESTMENTS INC  
LOT 0800, SQUARE 1769  
WISCONSIN AVENUE, NW  
CHEVY CHASE

N/F  
KERRY INVESTMENTS INC  
LOT 0804, SQUARE 1769  
4025-4029 BRANDYWINE STREET, NW  
CHEVY CHASE

CLIENT	DANCING CRAB PROPERTIES, LLC 1801 RIVER ROAD FOTODIAC, MD 20854
STRUCTURAL ENG	STRUCTURA 111 ROCKVILLE PIKE SUITE 950 ROCKVILLE, MD 20850 301-987-9234
MEP ENGINEER	CAPITOL ENGINEERING GROUP 1825 K STREET NW SUITE 375 WASHINGTON, DC 20006 202-216-0039
CIVIL SURVEYOR	CAS ENGINEERING-DC, LLC 1001 CONNECTICUT AVENUE, NW SUITE 401 WASHINGTON, DC 20036 202-393-7200

TENLEYTOWN APARTMENTS  
4611-4615 41ST STREET, NW  
WASHINGTON, DC 20016

REVISIONS	1 Post-Hearing Submission 11/16/18
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DATE:	1/16/18
PROJECT NO.:	17-202-DC
DRAWN BY:	MSL
CHECKED BY:	DCL



CIVIL • SURVEYING • LAND PLANNING  
Attn: David C. Landsman, PE, Prof. LS  
1001 Connecticut Avenue, NW, Suite 401  
Washington, DC 20036  
(202) 393-7200 office; (301) 607-8045 fax  
david@cas-dc.com

**Bonstra | Haresign**  
ARCHITECTS

GRADING PLAN

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C.04

# STORMWATER MANAGEMENT NARRATIVE

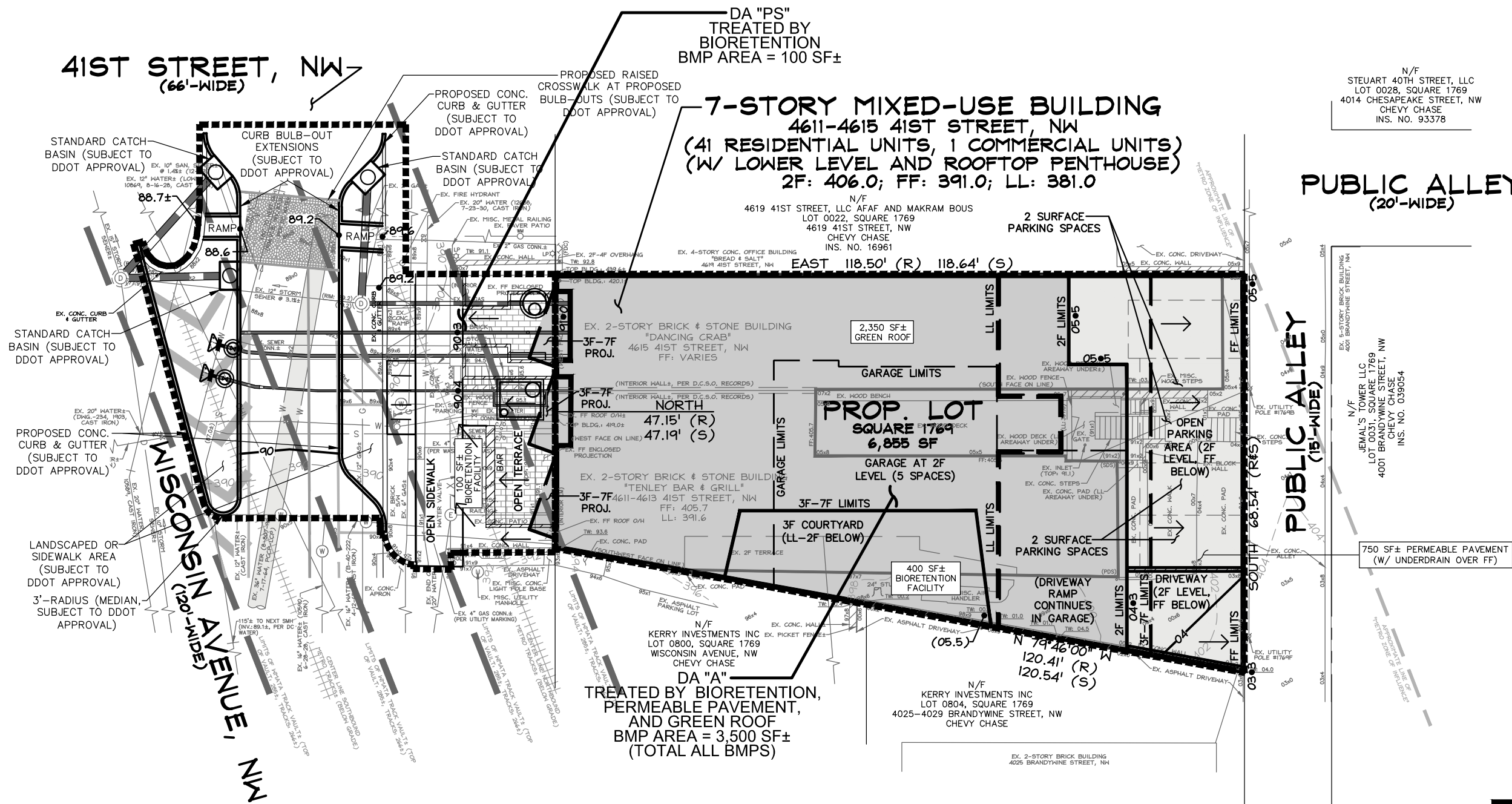
STORMWATER MANAGEMENT FOR THIS PROJECT WILL BE CONCEPTUALLY PROVIDED THROUGH THE FOLLOWING FACILITIES/BMPS:

DRAINAGE AREA	AREA (AC.)	C (ASSUMED)	Q2 (CFS)	Q15 (CFS)	BMP AREA	BMP DESCRIPTION	RETENTION VOLUME (CF)
"A"	0.16	0.95	0.17	0.62	3,500±	GREEN ROOF - 4"/8" EFFECTIVE DEPTH BIORETENTION - 18" GROWING, 18" PONDING, 12" DRAINAGE PERMEABLE PAVEMENT - 6" RESERVOIR DEPTH	700±
"PS" (PS)	0.09	0.90	0.00	0.12	100±	BIORETENTION FACILITIES / PLANTER BOXES BIORETENTION - 36" GROWING, 6" PONDING, 12" DRAINAGE	125±

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

CONCEPTUAL STORMWATER MANAGEMENT DESIGN PERFORMED UNDER DD0E REGULATIONS, EFFECTIVE FOR BUILDING PERMIT SUBMITTALS AFTER 1/14/2014. COMPLETE DETAILS AND SIZING 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.



**DANCING CRAB PROPERTIES, LLC**  
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FOTODUAC, MD 20854

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STRUCTURA  
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SUITE 950  
ROCKVILLE, MD 20850  
301-987-9234

**MEP ENGINEER**  
CAPITOL ENGINEERING GROUP  
1825 K STREET NW  
SUITE 375  
WASHINGTON, DC 20006  
202-216-0039

**CIVIL SURVEYOR**  
CAS ENGINEERING-DC, LLC  
1001 CONNECTICUT AVENUE, NW  
SUITE 401  
WASHINGTON, DC 20036  
202-393-7200

**TENLEYTOWN APARTMENTS**  
4611-4615 41ST STREET, NW  
WASHINGTON, DC 20016

**REVISIONS**  
1 Post-Hearing Submission 11/16/18

**CAS ENGINEERING-DC, LLC**  
CIVIL • SURVEYING • LAND PLANNING  
Attn: David C. Landsman, PE, Prof. LS  
1001 Connecticut Avenue, NW, Suite 401  
Washington, DC 20036  
(202) 393-7200 office; (301) 607-8045 fax  
david@cas-dc.com

**Bonstra Haresign ARCHITECTS**

**STORMWATER MANAGEMENT PLAN**

1728 Fourteenth Street, NW, Suite 300  
Washington, DC 20009-4309

**C.05**

**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.

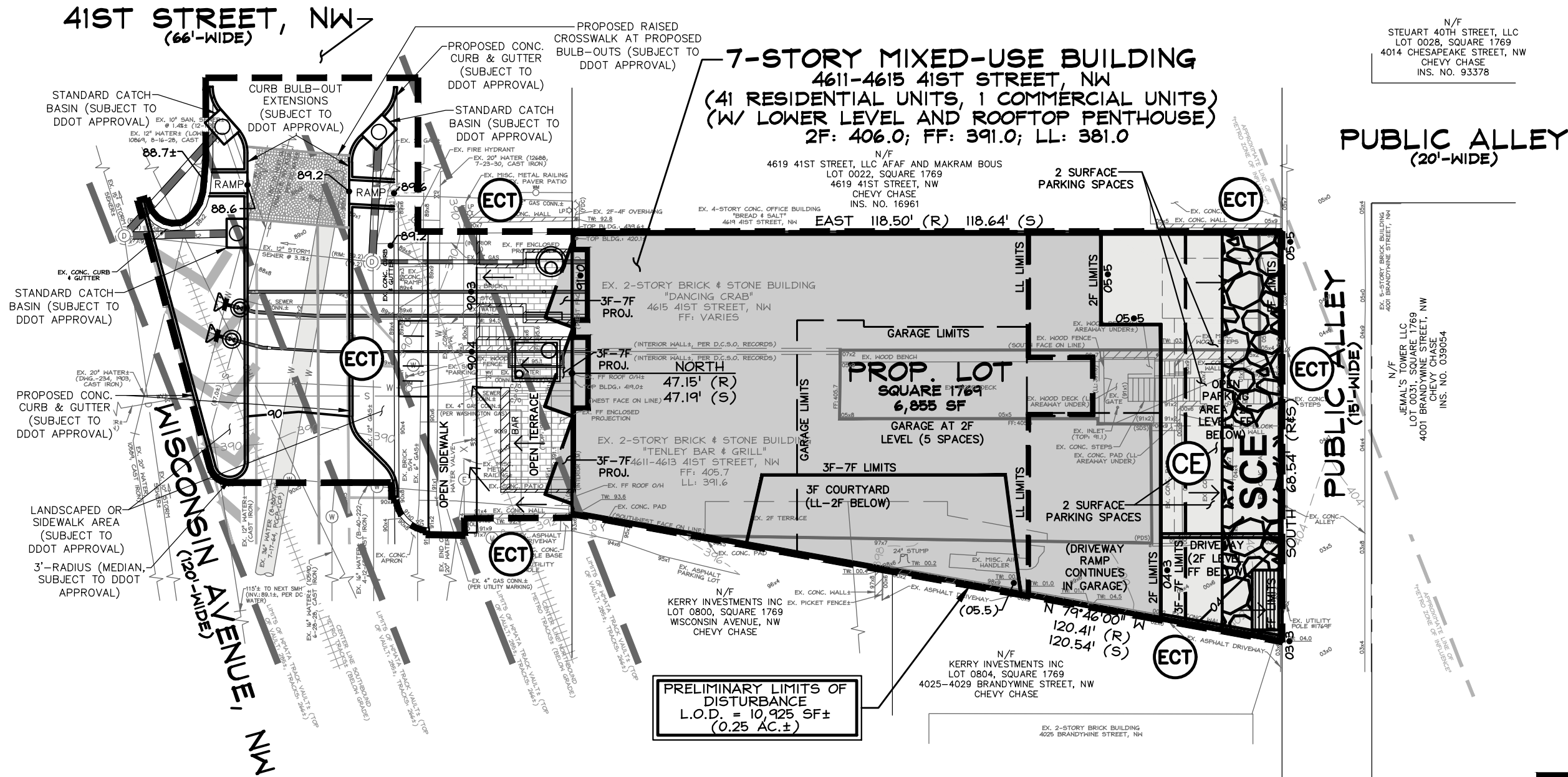
CONSTRUCTION SEQUENCE PENDING, WILL BE DETERMINED DURING FINAL DESIGN.

**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 PROTECT TREES (BRANCHES, TRUNK, ROOTS) ON NEIGHBORING LOTS THAT OVERLAP THE L.O.D. COORDINATE WITH DDOT UFA WARD 3 ARBORIST AS APPLICABLE. CONTRACTOR TO USE A TRENCHLESS SILT FENCE METHOD WITHIN THE CANOPY OF ANY TREE TO BE PRESERVED (INCLUDING PROTECTING TREES ON ADJACENT PROPERTIES), COORDINATE WITH DDOT WARD 3 ARBORIST AS APPLICABLE. THE DDOT WARD 3 LEAD ARBORIST IS MICHAEL CHUKO, michael.chuko@dc.gov; (202) 527-4149.

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)



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PRELIMINARY LIMITS OF DISTURBANCE  
L.O.D. = 10,925 SF ±  
(0.25 AC. ±)

N/F  
STUART 40TH STREET, LLC  
LOT 0028, SQUARE 1769  
4014 CHESAPEAKE STREET, NW  
CHEVY CHASE  
INS. NO. 93378

**7-STORY MIXED-USE BUILDING**  
4611-4615 41ST STREET, NW  
(41 RESIDENTIAL UNITS, 1 COMMERCIAL UNITS)  
(W/ LOWER LEVEL AND ROOFTOP PENTHOUSE)  
2F: 406.0; FF: 391.0; LL: 381.0

N/F  
4619 41ST STREET, LLC AFAP AND MAKRAM BOUS  
LOT 0022, SQUARE 1769  
4619 41ST STREET, NW  
CHEVY CHASE  
INS. NO. 16961

EAST 118.50' (R) 118.64' (S)

PROP. LOT  
SQUARE 1769  
6,855 SF

GARAGE AT 2F LEVEL (5 SPACES)

3F COURTYARD (LL-2F BELOW)

N/F  
KERRY INVESTMENTS INC  
LOT 0804, SQUARE 1769  
4025-4029 BRANDYWINE STREET, NW  
CHEVY CHASE

EX. 2-STORY BRICK BUILDING  
4025 BRANDYWINE STREET, NW

**PUBLIC ALLEY**  
(20'-WIDE)

**PUBLIC ALLEY**  
(15'-WIDE)

N/F  
JEMAL'S TOWER LLC  
LOT 0031, SQUARE 1769  
4001 BRANDYWINE STREET, NW  
CHEVY CHASE  
INS. NO. 039054

**DANCING CRAB PROPERTIES, LLC**  
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CHECKED BY: DCL



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ARCHITECTS

EROSION AND SEDIMENT CONTROL PLAN

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www.bonstra.com 202 588 9373 T

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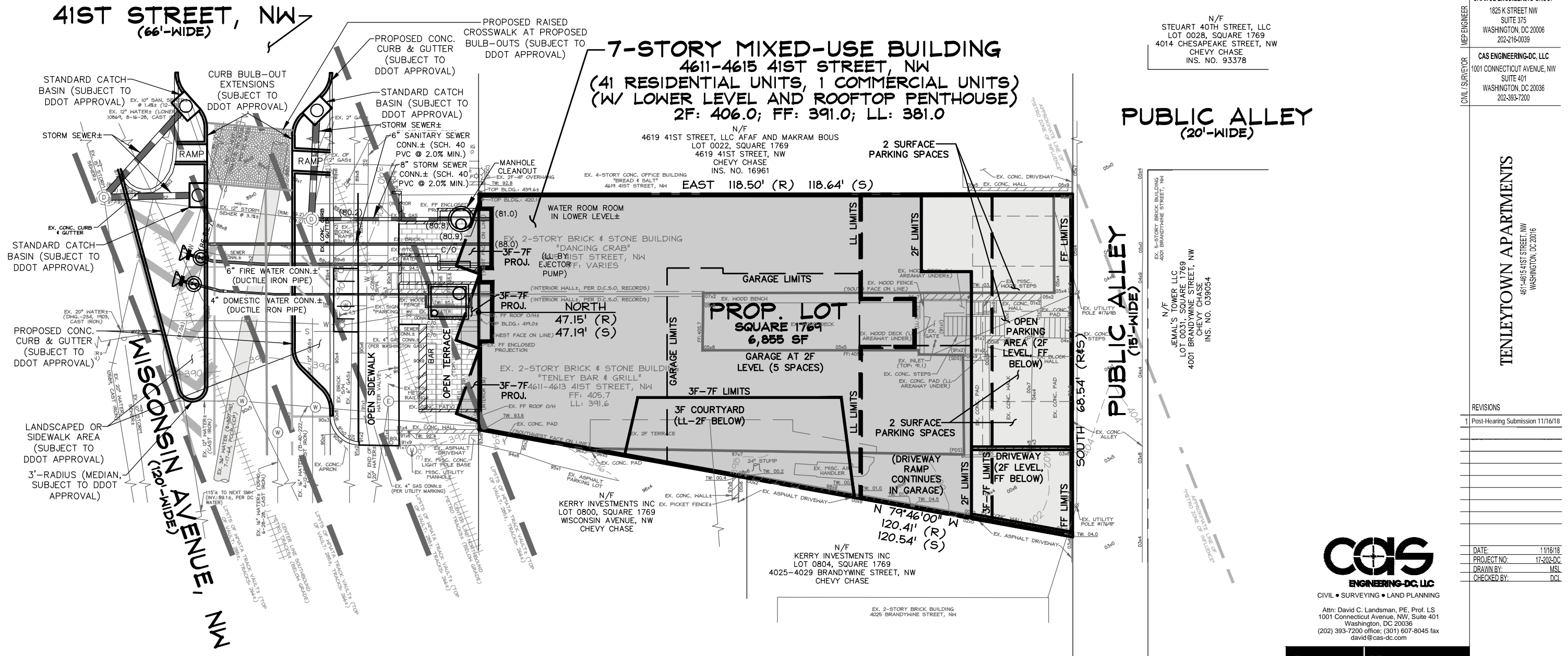
**WATER AND SANITARY  
SEWER USAGE ESTIMATION**

1 COMMERCIAL UNITS (RETAIL)  
41± RESIDENTIAL UNITS

ESTIMATED WATER AND SANITARY SEWER DEMAND = 300 GPM  
(VALUE TO BE PROVIDED BY MEP PRIOR TO PUD SUBMITTAL)

**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.



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EAST 118.50' (R) 118.64' (S)

**PUBLIC ALLEY**  
(20'-WIDE)

**PUBLIC ALLEY**  
(15'-WIDE)

N/F  
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CHEVY CHASE  
INS. NO. 039054

**PROP. LOT**  
SQUARE 1769  
6,855 SF

GARAGE AT 2F LEVEL (5 SPACES)

3F COURTYARD (LL-2F BELOW)

2 SURFACE PARKING SPACES

(DRIVEWAY RAMP CONTINUES IN GARAGE)

N 79°46'00" W  
120.41' (R)  
120.54' (S)

N/F  
KERRY INVESTMENTS INC  
LOT 0804, SQUARE 1769  
4025-4029 BRANDYWINE STREET, NW  
CHEVY CHASE

EX. 2-STORY BRICK BUILDING  
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