



West Elevation - Perspective View



Enlarged West Elevation



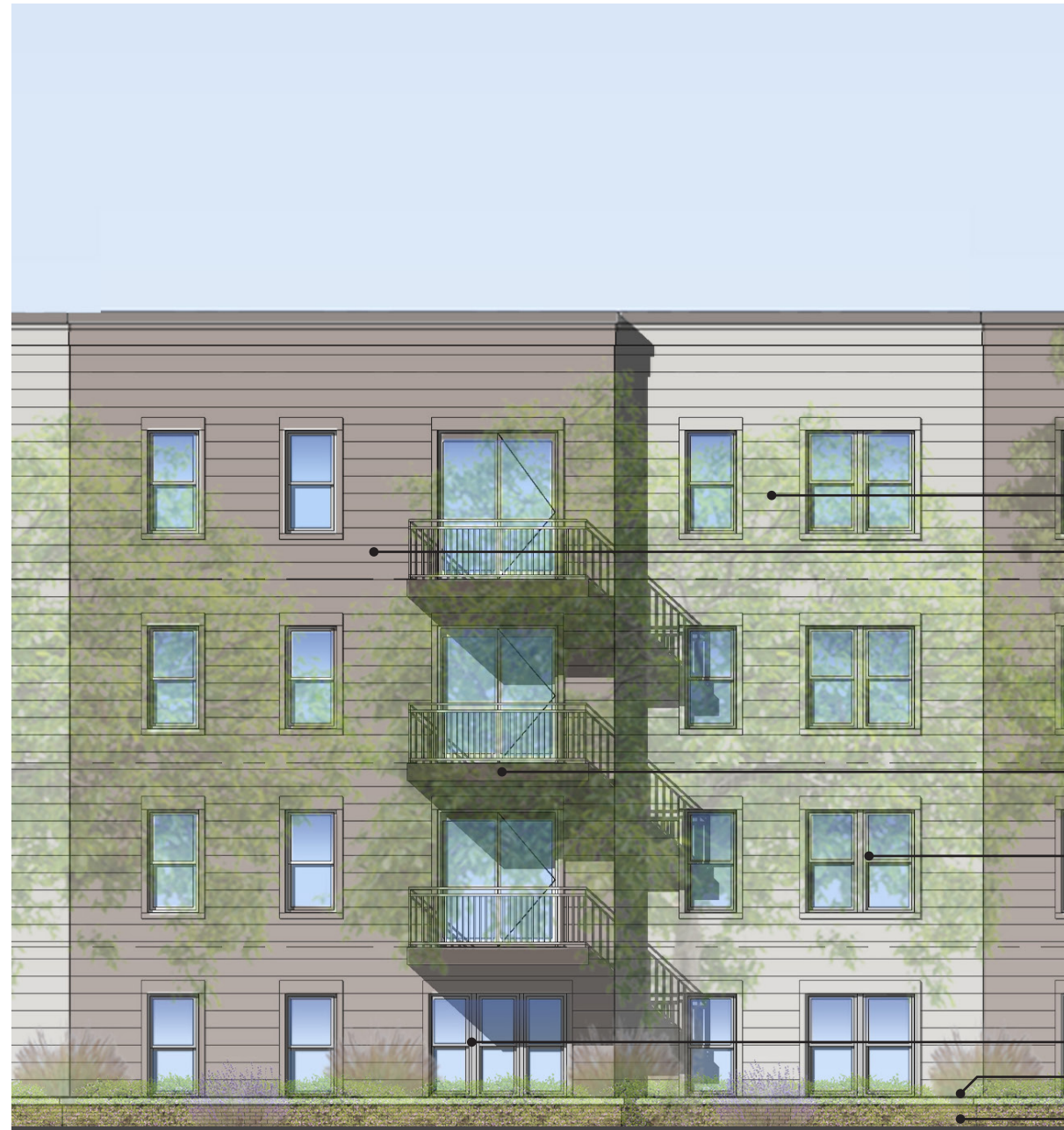
KEY PLAN

MATERIAL LEGEND

- 1 BRICK
- 2 WINDOWS & DOORS
- 3 CAST STONE
- 4 FIBER CEMENT SIDING COLOR #1
- 5 FIBER CEMENT SIDING COLOR #2
- 6 BALCONY, RAILING AND CANOPY



East Elevation - Perspective View



Enlarged East Elevation



KEY PLAN

MATERIAL LEGEND

- 1 BRICK
- 2 WINDOWS & DOORS
- 3 CAST STONE
- 4 FIBER CEMENT SIDING COLOR #1
- 5 FIBER CEMENT SIDING COLOR #2
- 6 BALCONY, RAILING AND CANOPY

5

4

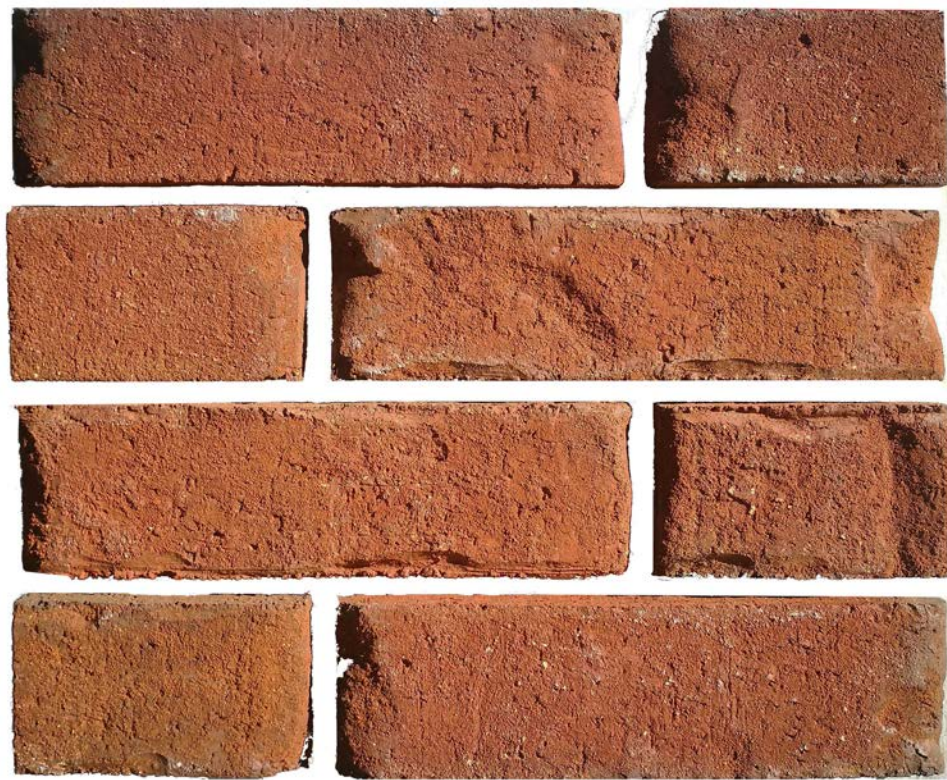
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2

2

3

1



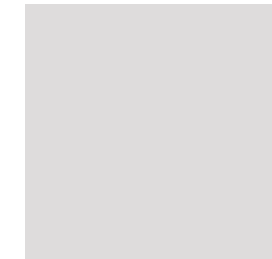
1. Brick Masonry



4. Fiber Cement Siding Color #1



5. Fiber Cement Siding Color #2



2. Windows and Doors



6. Railings, Balconies and Canopy



3. Cast Stone



BUILDING ENTRANCE SIGNAGE ZONE -
2'-0" HEIGHT X 10'-0" LENGTH MAXIMUM
ALUMNIMUM.

TYPE A - BUILDING ENTRANCE SIGNAGE



GARAGE SIGNAGE ZONE -
1'-6" HEIGHT X 18'-0" LENGTH MAXIMUM
ALUMNIMUM

TYPE B - GARAGE ENTRANCE SIGNAGE



ENTRANCE WALL SIGNAGE ZONE -
4'-0" HEIGHT X 10'-0" LENGTH MAXIMUM
ALUMNIMUM

TYPE C - ENTRANCE WALL SIGNAGE

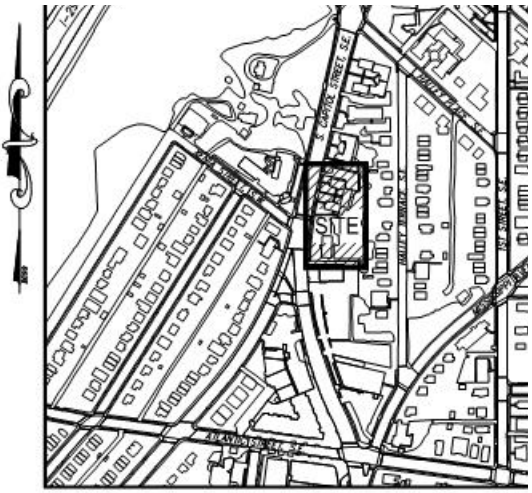


KEY PLAN

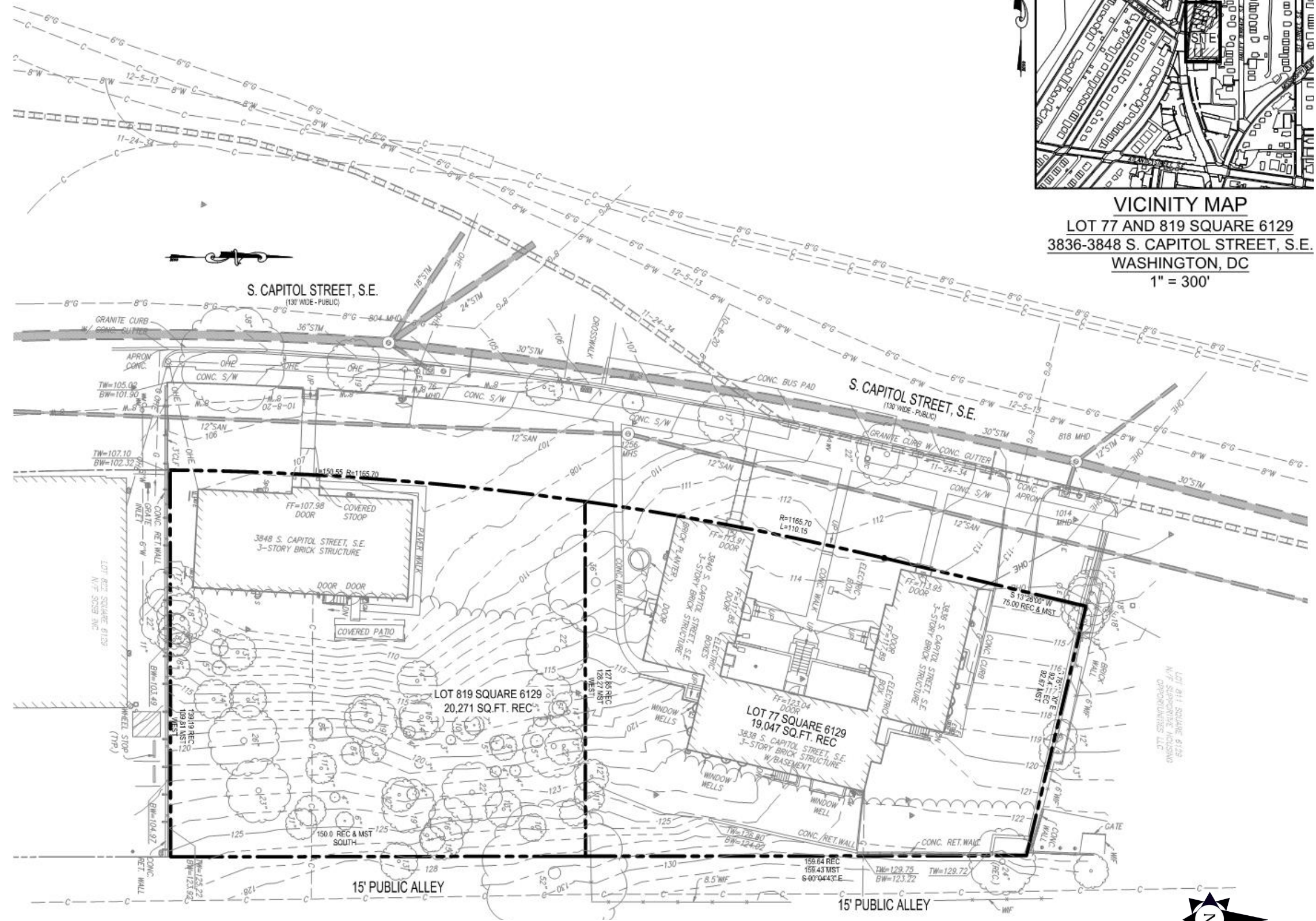
Civil Drawings

LEGEND	
BR	BRICK
CON	CONCRETE
FG	FIBERGLASS
GRD	GROUND
GRN	GRANITE
GRA	GRAVEL
GRS	GRASS
PAV	PAVERS
VEG	VEGETATION
SHR	SHRUB
DT	DECIDUOUS TREE
BRK	BIKE RACKS
TRC	TRASH CAN
DS	DOWNSPOUT
CD	CLOSED DOWNSPOUT
SP	STEEL POST
VENT	VENT
EB	ELECTRIC BOX
RD	ROUND DRAIN
FR	FIRE HYDRANT
WL	WALL LIGHT
DM	DRAINAGE MANHOLE
SM	SEWER MANHOLE
WM	WATER MANHOLE
GM	GAS METER
CLP	COBRA LIGHT POLE
EP	ELECTRIC POLE
WS	WATER SPIGOT
WV	WATER VALVE
GW	GUY WIRE
CO	CLEANOUT
DR	DOOR
OE	OVERHEAD ELECTRIC
UC	UNDERGROUND COMMUNICATION
UE	UNDERGROUND ELECTRIC
UG	UNDERGROUND GAS
UW	UNDERGROUND WATER
US	UNDERGROUND STORM/SEWER
FL	FENCE LINE
HR	HAND RAIL
PL	PROPERTY LINE
TC	TOP OF CURB
BC	BOTTOM OF CURB
FL	FLOWLINE
TW	TOP OF WALL
BW	BOTTOM OF WALL
S/W	SIDEWALK
N/F	NOW AND/OR FORMERLY
FF	FINISHED FLOOR
HC	HANDICAP
C&G	C&G CURB AND GUTTER
CONC.	CONCRETE
TYP.	TYPICAL
SAN.	SANITARY SEWER
STM.	STORM SEWER
CLF	CHAIN LINK FENCE
WIF	WROUGHT IRON FENCE
REC	RECORD
MST	MEASUREMENT

Structure Table	
Structure Name	Structure Details
76 MHD	RIM = 104.50 12" INV OUT = 100.50 SW
804 MHD	RIM = 103.62 30" INV IN = 94.31 N 12" INV IN = 99.27 NE 18" INV IN = 97.34 NW 36" INV OUT = 94.20 S
818 MHD	RIM = 113.06 30" INV IN = 103.55 N 12" INV IN = 108.74 E 12" INV IN = 106.97 NW 30" INV OUT = 103.31 S
1014 MHD	RIM = 113.32 12" INV OUT = 108.67 W
1256 MHS	RIM = 107.65 12" INV IN = 97.52 N 12" INV OUT = 97.42 S



VICINITY MAP
 LOT 77 AND 819 SQUARE 6129
 3836-3848 S. CAPITOL STREET, S.E.
 WASHINGTON, DC
 1" = 300'



UNDERGROUND UTILITY RECORDS SHOWN:

UTILITY	SOURCE	DATE
SEWER: WASA PANEL:	OS AB 19-20 SE	9-29-59
WATER: WASA PANEL:	OW AB 19-20 SE	11-21-55
ELECTRIC: PEPCO	NOT LABELED	5-9-2018
GAS: WASHINGTON GAS	NONE RECEIVED AS OF	6-04-2018
DC TO DCHET FIBER:	REPORTED NONE	5-9-2018
COMMUNICATION: VERIZON	MAP #16, GRID D-13	3-8-68
	CONDUIT S.E. 6.3	
COMMUNICATION: MCI	SW32(10F4), SE101(20F2)	5-10-2018
COMMUNICATION: COMCAST	REPORTED NONE	5-9-2018

- GENERAL NOTES:
- THE INFORMATION SHOWN RESULTS FROM A FIELD SURVEY BY THIS FIRM, LAST DATE OF FIELD SURVEY MAY 29, 2018.
 - NO TITLE REPORT FURNISHED, EASEMENTS AND/OR OTHER ENCUMBRANCES OF RECORD MAY EXIST AND ARE NOT SHOWN HEREON.
 - BOUNDARY INFORMATION 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 MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE BY THE OFFICE OF THE SURVEYOR, D.C.
 - ELEVATIONS SHOWN ARE REFERENCED TO DDDPW DATUM (BM 16-26 & 16-31), MERIDIAN REFERENCED TO DCSO NORTH.
 - VISIBLE ABOVE GROUND UTILITIES HAVE BEEN SHOWN. SUBSURFACE UTILITIES, WHERE SHOWN, FOLLOW ASCE 38-02 QUALITY LEVELS A-D. A: VISUALLY VERIFIED VIA TEST HOLES; B: DESIGNATED AND SURVEYED; C: RECORD INFORMATION CORRELATED WITH SURVEYED SURFACE FEATURES; D: RECORD INFORMATION ONLY, WHERE SUBSURFACE UTILITIES HAVE BEEN APPARENTLY DESIGNATED BY OTHERS ON SITE. THOSE LOCATIONS WILL BE SHOWN AS QUALITY LEVEL C. UTILITIES MAY EXIST THAT ARE NOT SHOWN, UNLESS OTHERWISE LABELED AS ABOVE, THIS SURVEY REPRESENTS QUALITY LEVEL C.
 - PROPERTY IS IDENTIFIED AS ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED ON FIRM COMMUNITY PANEL 1100010059C, EFFECTIVE DATE SEPTEMBER 27, 2010.
 - AS OF MAY 31, 2018, THE PROPERTY IS ZONED RA-1 AS DELINEATED ON THE ZONING MAP FROM DISTRICT OF COLUMBIA'S OFFICE OF ZONING (<http://maps.dcoz.dc.gov/zr16>); MINIMUM BUILDING SETBACK, MAXIMUM PERMITTED FLOOR AREA RATIOS, AND MAXIMUM BUILDING HEIGHTS ARE BASED UPON INTERPRETATIONS OF THE PROPOSED USE BY THE DISTRICT OF COLUMBIA ZONING OFFICE.



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.
7. APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND MIST NOZZLES.
8. 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.
9. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND SITE BOUNDARIES.

EROSION AND SEDIMENT CONTROL NOTE:

1. THE APPLICANT MUST NOTIFY THE DISTRICT DEPARTMENT OF ENVIRONMENT BY PHONE (202-535-2977) AT LEAST 72 HOURS PRIOR TO THE START OF LAND DISTURBING ACTIVITY AND WITHIN (2) WEEKS AFTER COMPLETION OF PROJECT TO REQUEST INSPECTION. IF THERE IS NEED TO MAKE CHANGES OR MODIFICATIONS IN THE APPROVED DESIGN, DISTRICT DEPARTMENT OF ENVIRONMENT MUST BE NOTIFIED IMMEDIATELY.
2. REMOVAL OF ANY EROSION AND SEDIMENT CONTROL MEASURES REQUIRES APPROVAL FROM DDQE INSPECTOR.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR 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.
4. PROVIDE SILT FENCE AT PERIMETER OF EXCAVATION AREA TO REMAIN IN PLACE UNTIL BELOW GRADE EXCAVATION HAS BEGUN UNLESS OTHERWISE APPROVED BY THE INSPECTOR.
5. CONTRACTOR TO PROVIDE ON SITE APPROVED STAMPED AND SIGNED SEDIMENTATION AND EROSION CONTROL DRAWINGS BY DEPARTMENT OF ENVIRONMENT, WATERSHED PROTECTION DIVISION.
6. PROVIDE A CHAIN LINK FENCE AT PERIMETER OF SITE
7. NO LATER THAN THE FIRSTDAY OF CONSTRUCTION, INSTALL SITE ACCESS MEASURES TO MINIMIZE OFF-SITE VEHICLE TRACKING OF SEDIMENTS. EACH CONSTRUCTION ENTRANCE MUST BE STABILIZED AND INCLUDE EACH ADDITIONAL MEASURES REQUIRED TO KEEP SEDIMENT FROM BEING CARRIED ONTO PUBLIC STREETS BY CONSTRUCTION VEHICLES AND WASHED INTO A STORM DRAIN OR WATERWAY.
8. REMOVE OFF-SITE ACCUMULATION OF SEDIMENT DAILY DURING CONSTRUCTION AND IMMEDIATELY AT THE REQUEST OF DDQE INSPECTOR.
9. PERFORM ROUTINE MAINTENANCE TO PREVENT ANY NEW DE-STABILIZATION AREAS.
10. STRAW BALE DIKES WILL BE REPLACED EVERY THREE (3) MONTHS UNTIL COMMENCEMENT OF CONSTRUCTION.

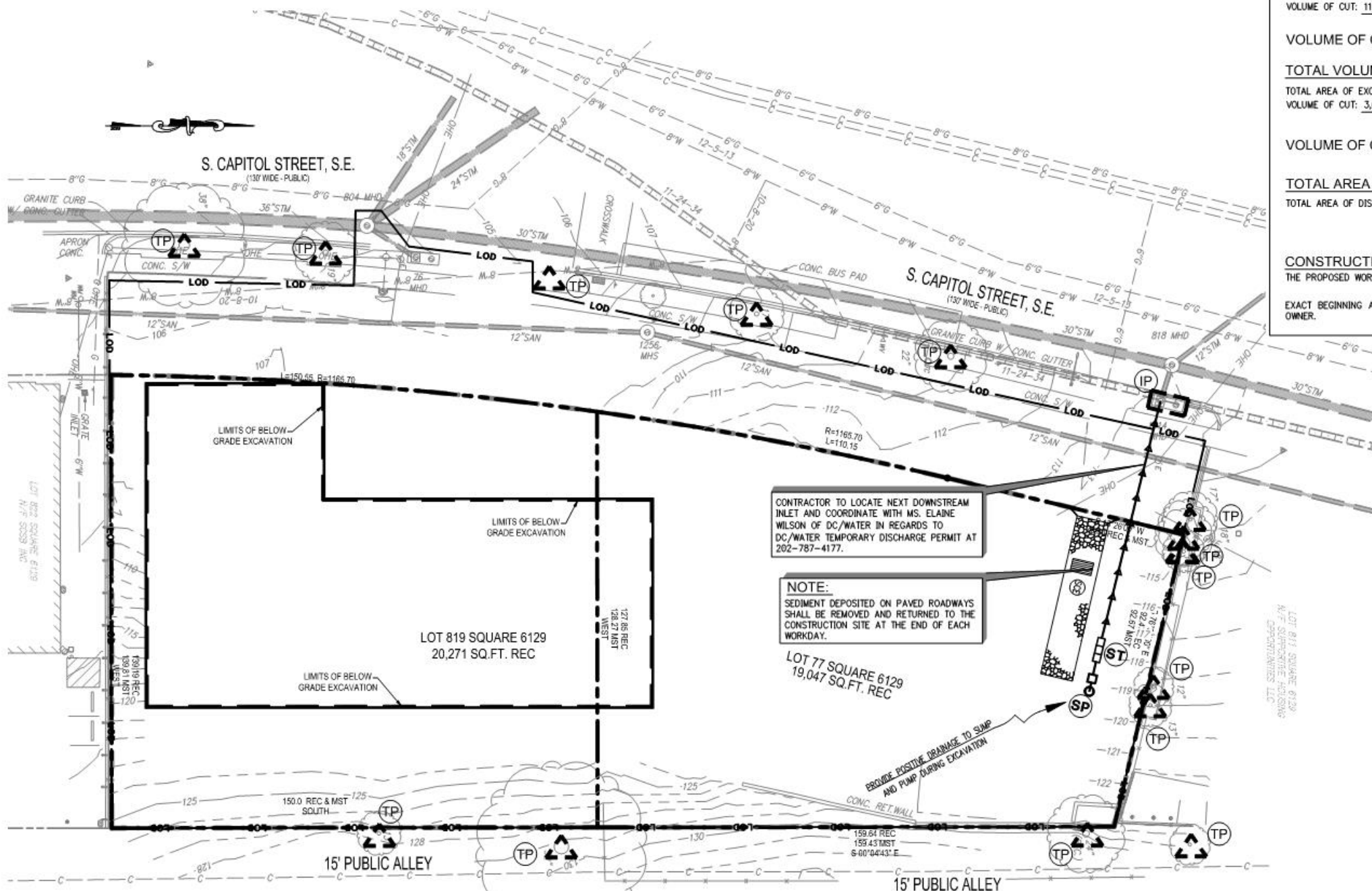
CONSTRUCTION AND STABILIZATION SEQUENCE:

1. INSTALL SEDIMENT AND EROSION CONTROL MEASURES INCLUDING STRAW BALE DIKES, INLET PROTECTION, SUMP PIT, PORTABLE SEDIMENT TANK, STABILIZED TREE PROTECTION, AND SILT FENCE AS INDICATED ON SHEET C-2. SEE SHEET C-5 FOR EROSION AND SEDIMENT CONTROL DETAILS.
2. SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO COMMENCING ANY OTHER LAND DISTURBING ACTIVITIES.
3. REMOVE ITEMS AS INDICATED ON DEMOLITION PLAN.
4. INSTALL PROPOSED UTILITIES AS INDICATED ON SHEET C-4.
5. INSTALL SITE IMPROVEMENTS AS INDICATED ON CONSTRUCTION DOCUMENTS FOR THE PROPOSED BUILDING.
6. CONSTRUCT BMPs AS INDICATED ON SHEET C-3.
7. AT THE COMPLETION OF CONSTRUCTION AND AFTER THE INSPECTOR'S APPROVAL, ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE REMOVED.

LAND DISTURBANCE ACTIVITY NOTE:

A PERSON RESPONSIBLE FOR LAND DISTURBANCE IS TO BE PRESENT OR AVAILABLE AT ALL TIMES WHILE SITE IS IN A PHASE INVOLVING LAND DISTURBING ACTIVITY. THE RESPONSIBLE PERSON IS RESPONSIBLE FOR INSPECTION OF THE SITE EROSION & SEDIMENT CONTROL MEASURES BIWEEKLY AND AFTER RAINFALL EVENTS, AVAILABILITY TO RESPOND TO POTENTIAL EROSION PROBLEMS AS THEY OCCUR AND AVAILABILITY TO SPEAK ONSITE WITH DDQE TO REMEDY POTENTIAL PROBLEMS. THE RESPONSIBLE PERSON IS TO HAVE AVAILABLE ONSITE PROOF OF PROFESSIONAL LICENSING OR OF SUCCESSFUL COMPLETION OF A DEPARTMENT APPROVED TRAINING PROGRAM IN COMPLIANCE OF RESPONSIBLE PERSON DESIGNATION.

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



TOTAL SITE AREA:
TOTAL SITE AREA: 39,318 SF / 0.90 AC

TOTAL VOLUME OF CUT OF SITE WORK:
TOTAL AREA OF EXCAVATION: 11,781 SF / 0.27 AC
VOLUME OF CUT: 11,781 SQ.FT. (AREA) X 10 FEET (DEPTH)
27

VOLUME OF CUT: 4,363 cy +/-

TOTAL VOLUME OF CUT /FILL FOR UTILITIES:
TOTAL AREA OF EXCAVATION: 3,649 SF / 0.084 AC
VOLUME OF CUT: 3,649 SQ.FT. (AREA) X 7 FEET (DEPTH)
27

VOLUME OF CUT /FILL: 946 cy +/-

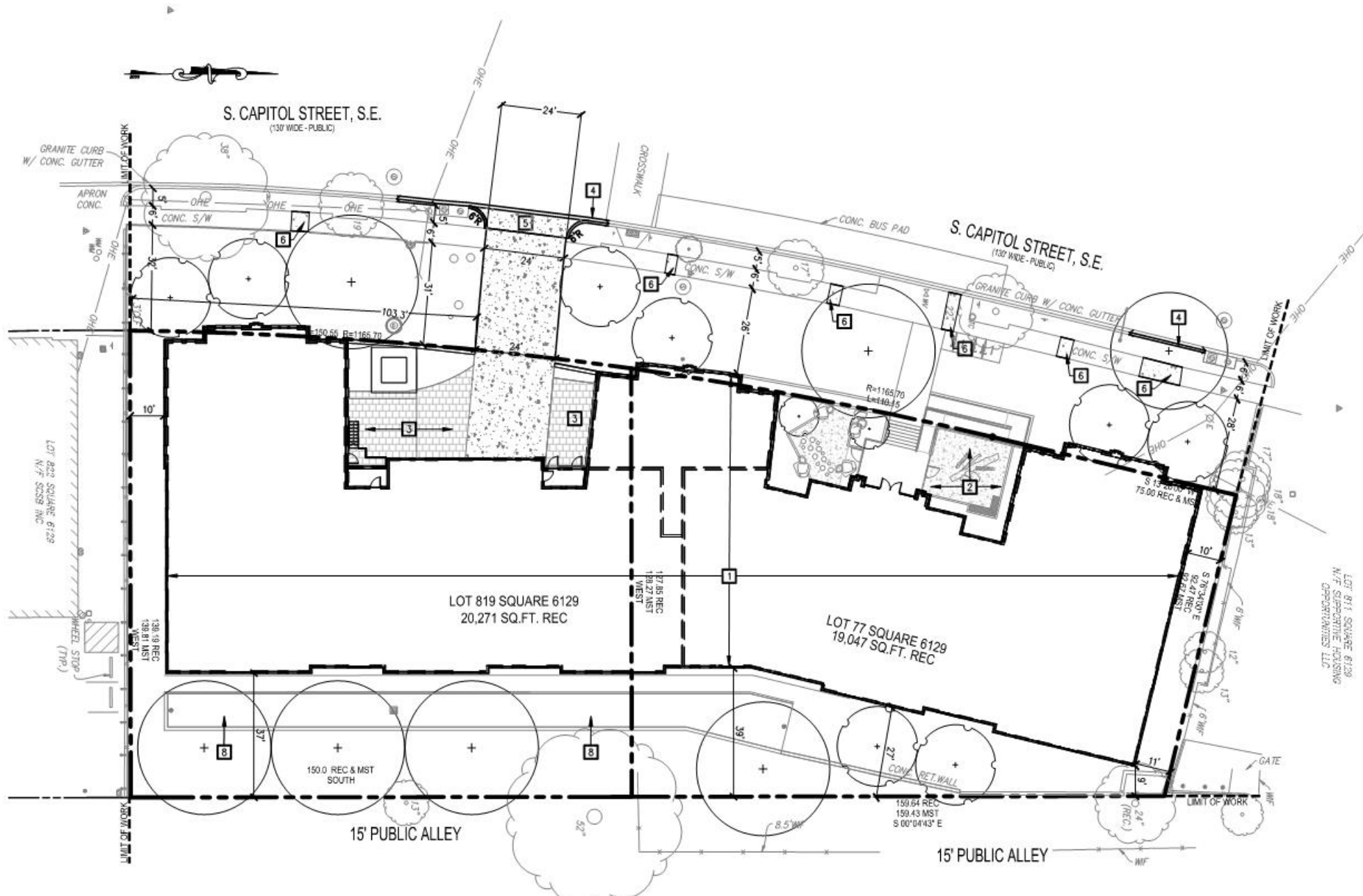
TOTAL AREA OF DISTURBANCE:
TOTAL AREA OF DISTURBANCE: 50,398.14 SQUARE FEET OR 1.15 AC

CONSTRUCTION DATES:
THE PROPOSED WORK IS ANTICIPATED TO TAKE APPROXIMATELY 24 MONTHS.
EXACT BEGINNING AND END OF CONSTRUCTION IS TO BE ESTABLISHED BY THE OWNER.

LEGEND

	PROPOSED
STABILIZED CONSTRUCTION ENTRANCE	
WASH RACK	
INLET PROTECTION	
APPROXIMATE LIMIT OF BELOW GRADE EXCAVATION	
APPROXIMATE LIMIT OF DISTURBANCE	
TREE PROTECTION	



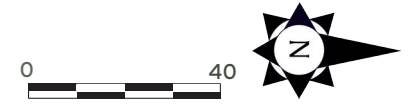


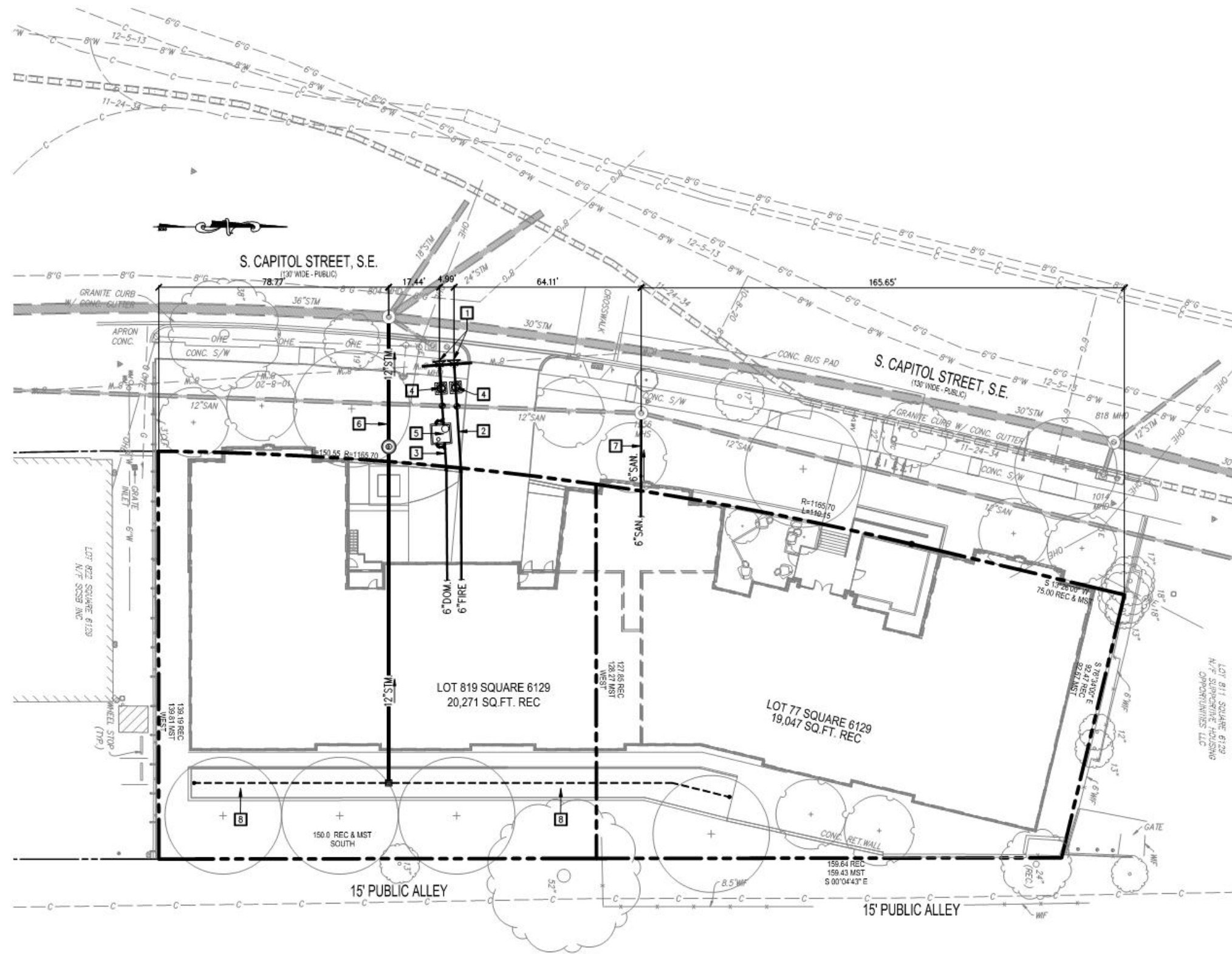
PAVEMENT LEGEND:

NEW HARD SCAPE	
NEW CONCRETE PAVEMENT	
SITE KEY-NOTE	1

- NOTES:**
- STREETSCAPE DETAILS ARE SHOWN IN CONCEPT FOR ILLUSTRATIVE PURPOSES. THE FINAL DETAILS OF THE STREETSCAPE IMPROVEMENTS WILL BE SELECTED DURING DETAILED DESIGN PHASES OF WORK AND CONFORM WITH APPLICABLE DESIGN AND PERMITTING STANDARDS.
 - PLANT SPECIES SELECTIONS IDENTIFIED ON THIS PLAN ARE SHOWN TO ILLUSTRATE DESIGN INTENT ONLY. THE PURPOSE IS TO GENERALLY DEFINE PLANT SIZE, CHARACTER, AND LOCATIONS. REFINEMENTS TO THE PLANTING DESIGN AND FINAL SELECTION OF ALL PLANT MATERIALS CONSISTENT WITH THE SPECIES SHOWN SHALL BE DEVELOPED DURING DETAILED DESIGN PHASES OF WORK.
 - INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN.
 - DC/DDOT MAY REQUIRE NEW ASPHALT SURFACE COURSE TO CENTERLINE OF THE STREET PER DC/DDOT INSPECTOR RECOMMENDATIONS. CONTRACTOR TO COORDINATE LIMITS OF NEW ASPHALT SURFACE COURSE WITH INSPECTOR.
 - ALL NEW DEVELOPMENT AND CONSTRUCTION ON ADJACENT PROPERTIES TO BE COMPLETED BY OTHERS AND IS NOT CONSIDERED PART OF THE PROJECT.

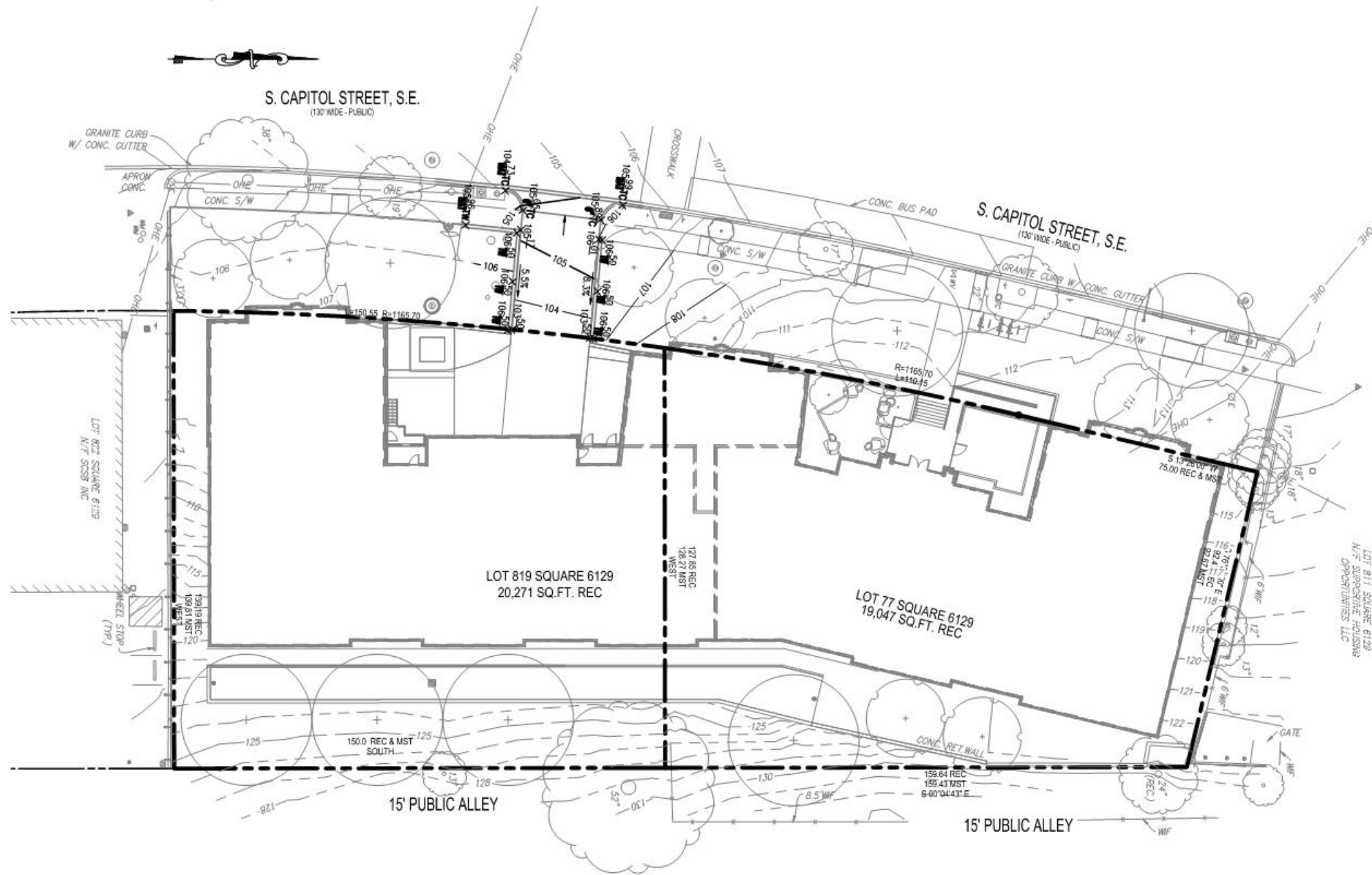
- SITE KEYNOTES:**
- 1** NEW BUILDING. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
 - 2** NEW HARDSCAPE. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
 - 3** NEW PAVERS. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
 - 4** NEW GRANITE CURB WITH CONCRETE GUTTER PER DDOT STANDARDS AND SPECIFICATIONS. REFER TO SHEET CIV0106 FOR DETAILS.
 - 5** NEW CONCRETE APRON AND DRIVEWAY PER DDOT STANDARDS AND SPECIFICATIONS. REFER TO SHEET CIV0106 FOR DETAILS.
 - 6** NEW CONCRETE SIDEWALK PER DDOT STANDARDS AND SPECIFICATIONS.





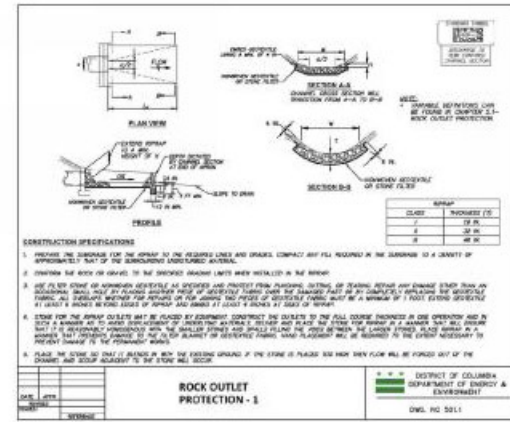
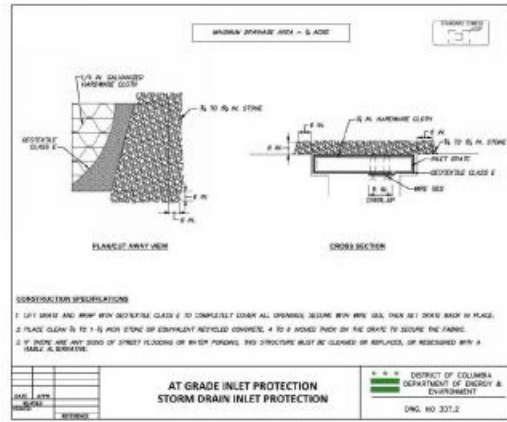
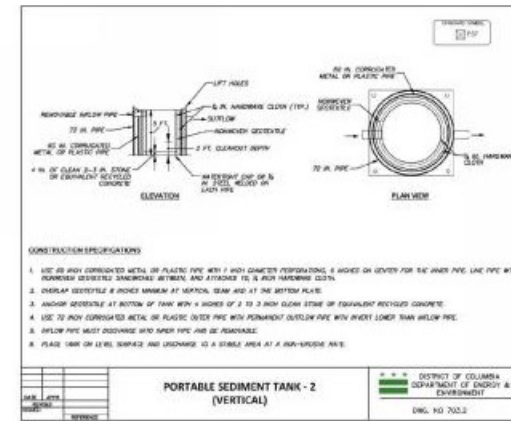
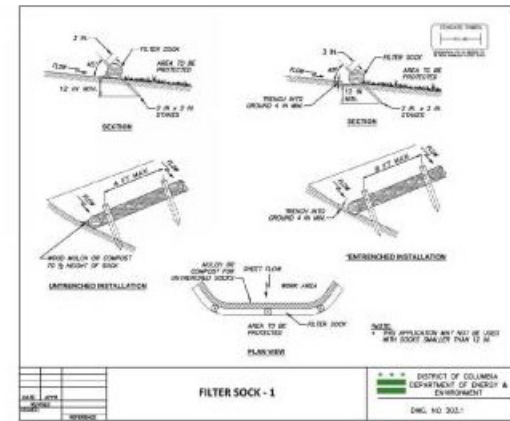
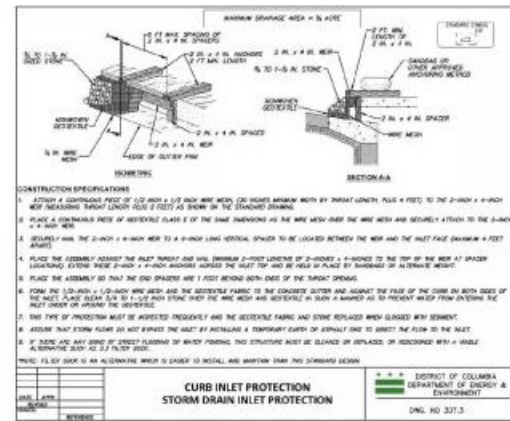
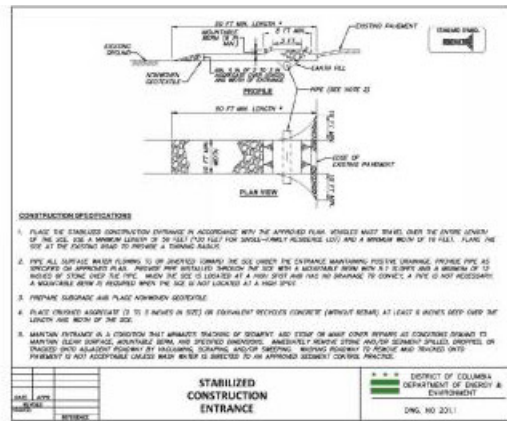
GENERAL NOTES:
 ALL INFRASTRUCTURE AND DETAILS ARE SHOWN IN CONCEPT FOR ILLUSTRATIVE PURPOSES. THE FINAL DESIGN, LAYOUT, LOCATION AND DETAILS OF THE UTILITY IMPROVEMENTS WILL BE SELECTED DURING DETAILED DESIGN PHASES OF WORK AND CONFORM WITH APPLICABLE DESIGN AND PERMITTING STANDARDS.

- UTILITY KEYNOTES:**
- 1 NEW 8" x 6" TEE WITH THRUST BLOCK PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER DETAIL W-40.01 ON SHEET CIV0107 FOR DETAILS.
 - 2 NEW 6" DIP FIRE SERVICE PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER DETAIL W-10.01 ON SHEET CIV0107 FOR TRENCHING DETAILS.
 - 3 NEW 6" DIP DOMESTIC WATERLINE PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER DETAIL W-10.01 ON SHEET CIV0107.
 - 4 NEW 6" WATER VALVE PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER DETAIL W-20.01 ON SHEET CIV0107.
 - 5 NEW 6" WATER METER PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER DETAIL DG-23.01 ON SHEET CIV0107.
 - 6 NEW PVC SCH 40 STORM SEWER PIPE, PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER DETAIL S-12.01 ON SHEET CIV0107.
 - 7 NEW SANITARY LINE (SEE PLAN FOR SIZE) PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER DETAIL S-15.01 ON SHEET CIV0107 FOR TRENCHING DETAILS.
 - 8 NEW BIORETENTION.



EXISTING	LEGEND	BY OTHERS	PROPOSED
303.25	SPOT ELEVATIONS	X+03.25	X03.25 HUNDREDS PLACE TRUNCATED
AS-BUILT	SPOT ELEVATIONS (WITH NOTATION)	BY OTHERS: DESIGN INFORMATION FROM PLANS OTHER THEN THIS CONTRACT.	X03.25.7 NOTATION & REVEAL
X [03.25]			UP-DATED (DUE TO AS-BUILT)
			BC: BOTTOM OF CURB CRN: CROWN GB: GRADE BREAK INV: INVERT MAT: MATCH (EXISTING CONDITION) LP: LOW POINT TC: TOP OF CURB BW: BOTTOM OF WALL BR: BOTTOM OF RAMP TR: TOP OF RAMP TS: TOP OF STAIRS BS: BOTTOM OF STAIRS HP: HIGH POINT ES: EDGE OF SIDEWALK FL: FLOW LINE
	SLOPE		X-03.25
			2%
			PEDESTRIAN ACCESS ROUTE

NOTE:
 CONTOURS ARE SHOWN AS APPROXIMATE. DO NOT USE CONTOURS FOR FINE GRADING, SPOT SHOT ELEVATIONS SHOULD BE USED FOR ALL GRADING. IF THERE ARE ANY QUESTIONS ON DESIGN ELEVATIONS PLEASE CONTACT DESIGN ENGINEER IMMEDIATELY.

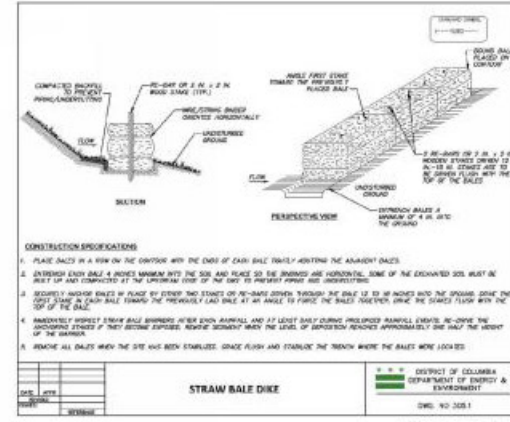
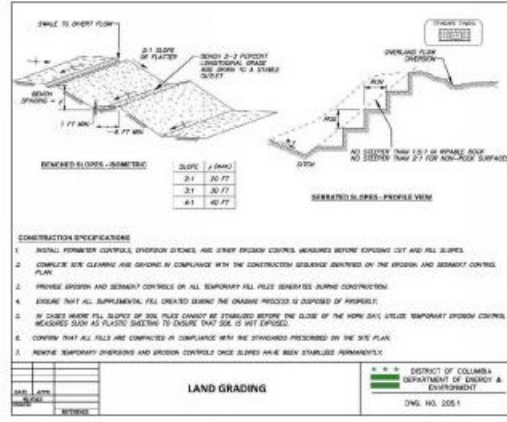
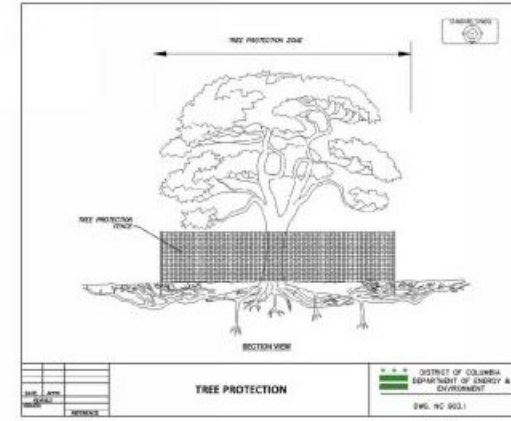
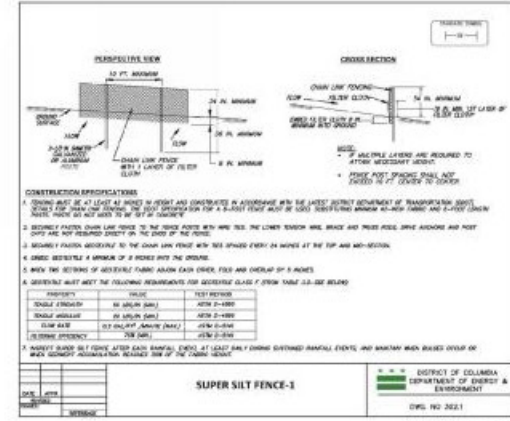
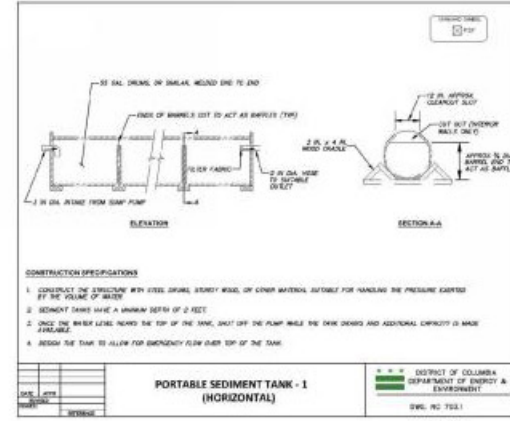
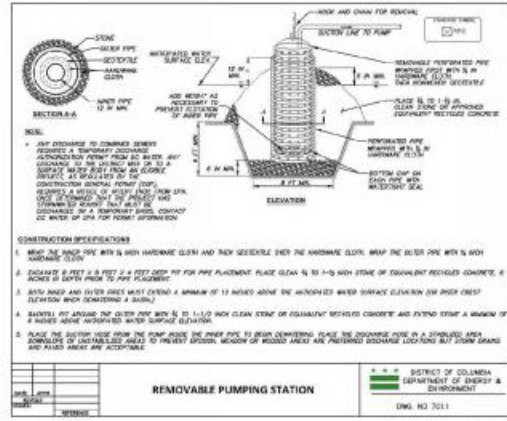
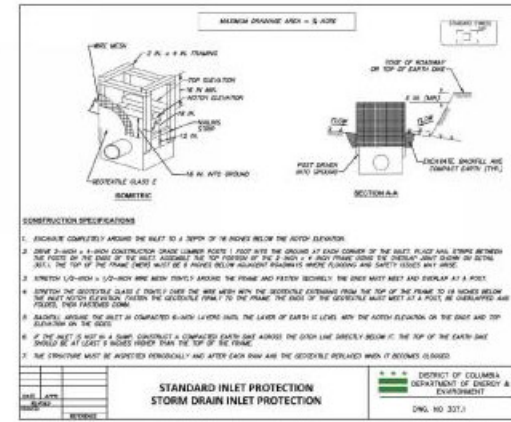


SILT FENCE DESIGN CRITERIA

TABLE 2.1.1.1 SILT FENCE DESIGN CRITERIA

SLOPE LENGTH	SLOPE LENGTH (MINIMUM FEET)	SILT FENCE LENGTH (MINIMUM FEET)
FLATLAND (0% TO 2%)	100	1000
2% TO 5% (0% TO 5%)	100	700
5% TO 10% (5% TO 10%)	80	500
10% TO 15% (10% TO 15%)	60	300
> 15% TO 20% (15% TO 20%)	40	200

DISTRICT OF COLUMBIA
DEPARTMENT OF ENERGY & ENVIRONMENT
DWS NO. 201.2

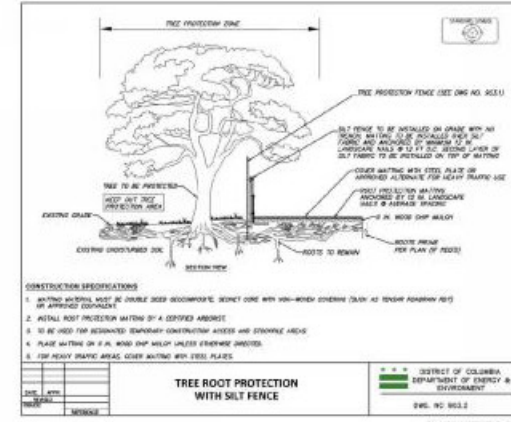


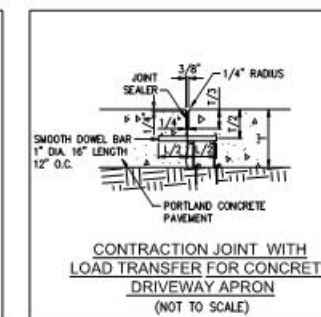
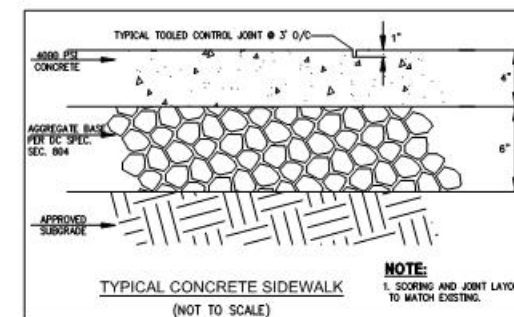
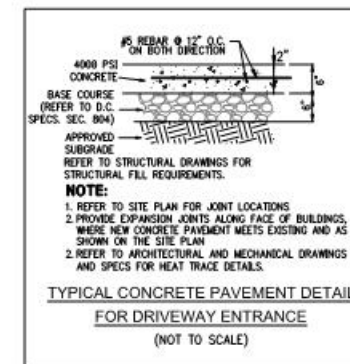
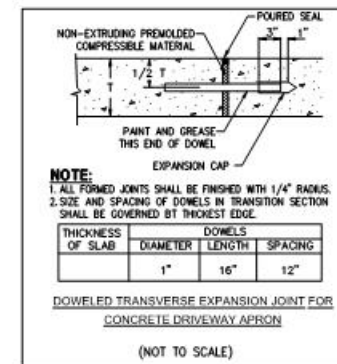
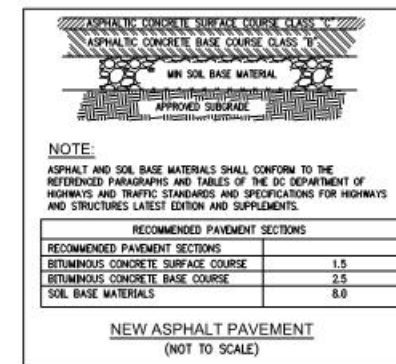
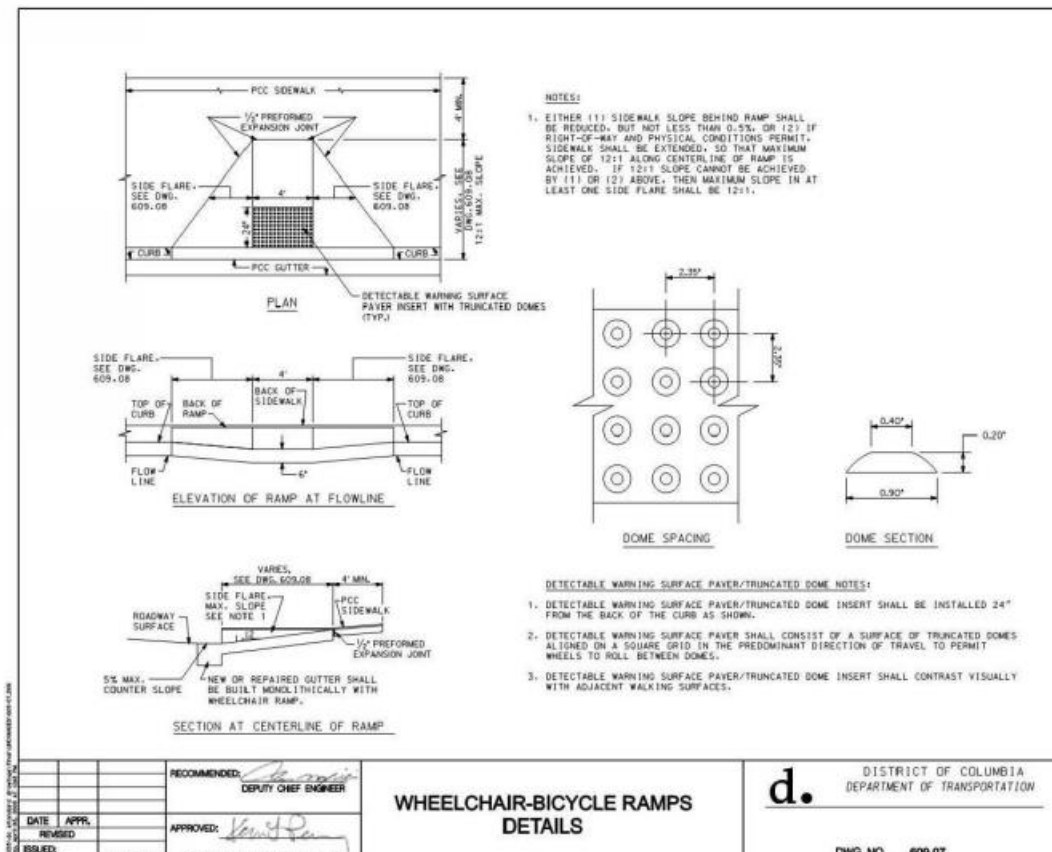
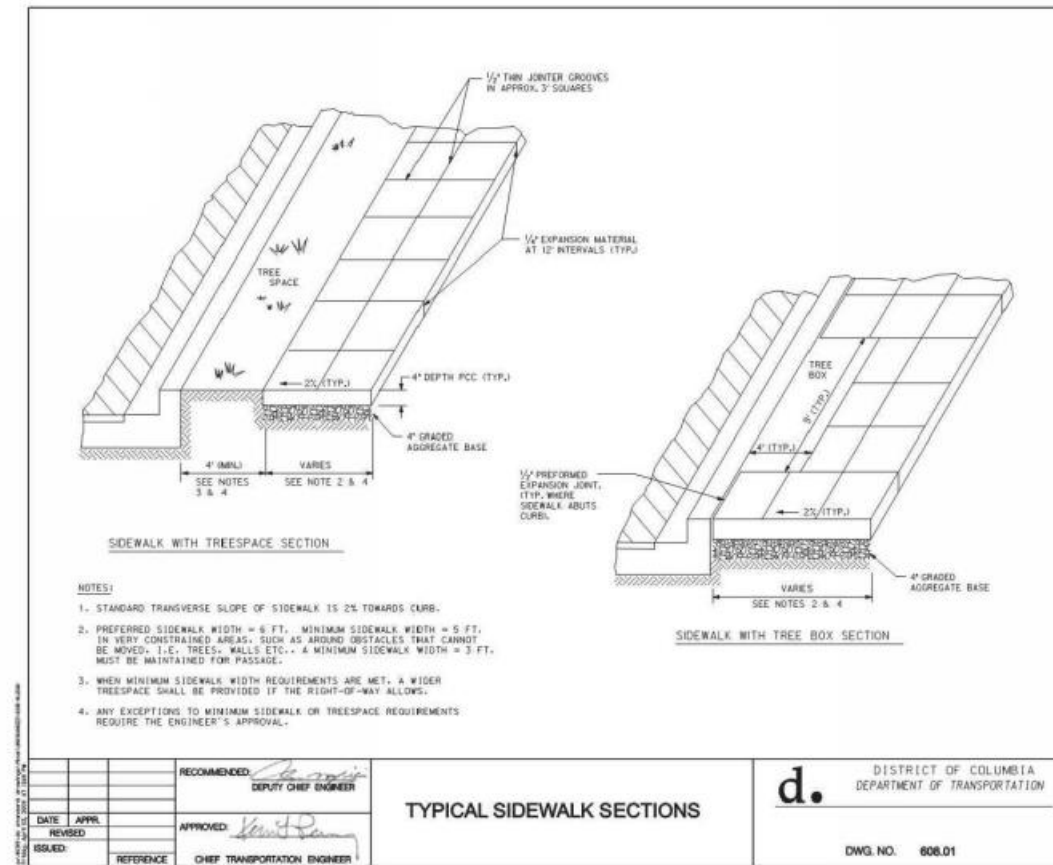
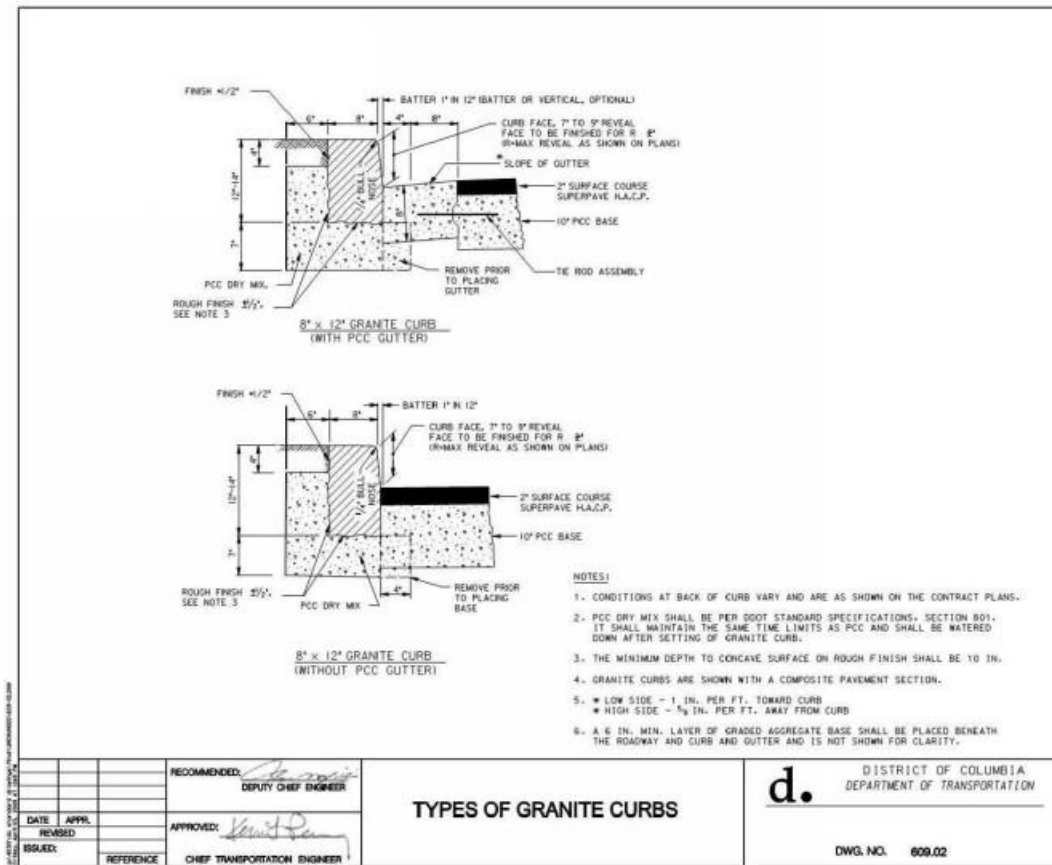
SUPER SILT FENCE DESIGN CRITERIA

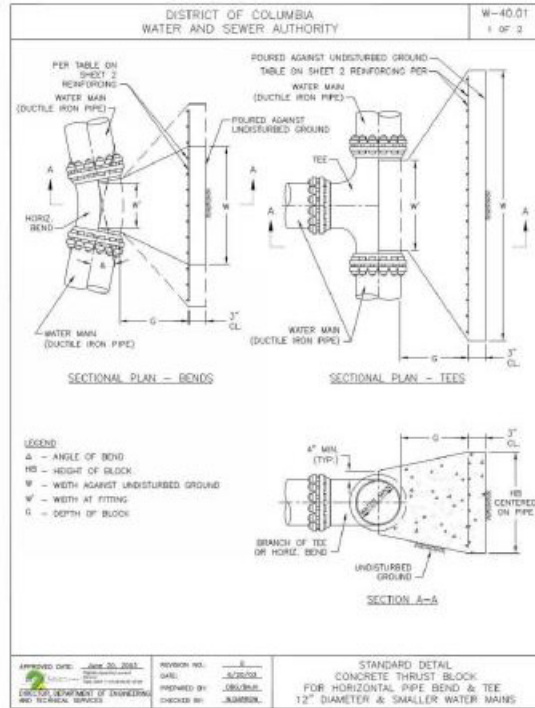
TABLE 2.1.1.2 SUPER SILT FENCE DESIGN CRITERIA

SLOPE LENGTH	SLOPE LENGTH (MINIMUM FEET)	SUPER SILT FENCE LENGTH (MINIMUM FEET)
0% TO 2%	100	1000
2% TO 5%	100	700
5% TO 10%	80	500
10% TO 15%	60	300
> 15% TO 20%	40	200

DISTRICT OF COLUMBIA
DEPARTMENT OF ENERGY & ENVIRONMENT
DWS NO. 201.2







DISTRICT OF COLUMBIA
WATER AND SEWER AUTHORITY

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2 OF 2

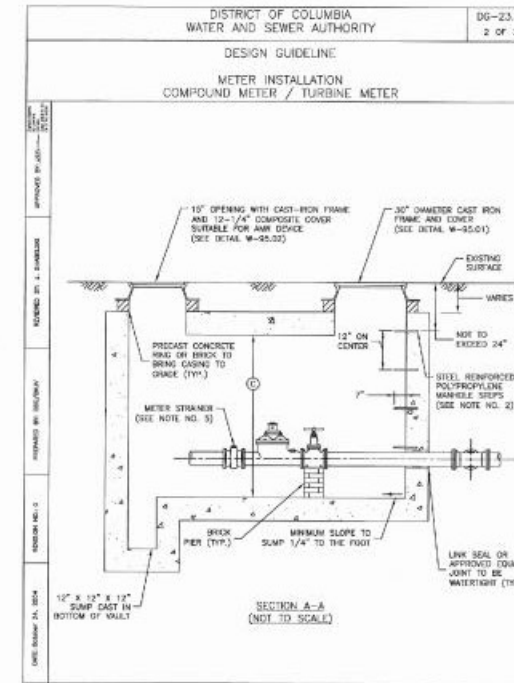
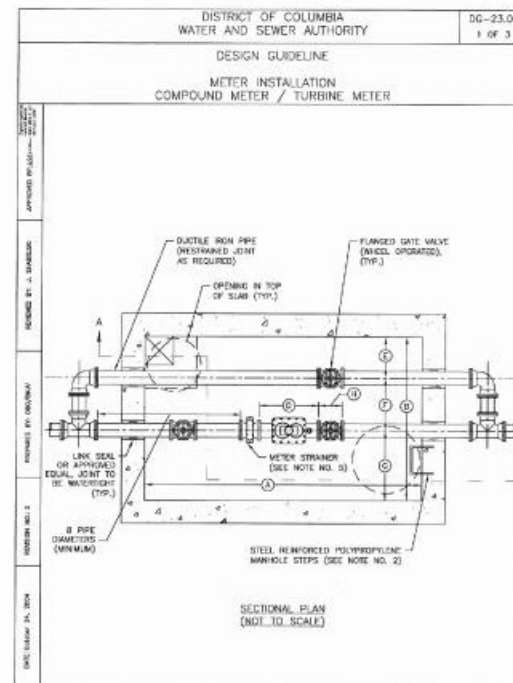
BRANCH OF TEE OR PIPE DIA.	BEND TYPE	W	HS	W'	G	REINFC. (LxW)
6"	11.25'	1'-0"	1'-0"	0'-0"	1'-0"	24 @ 12"
	22.5'	1'-0"	1'-0"	0'-0"	1'-0"	24 @ 12"
	45'	2'-0"	2'-0"	0'-0"	1'-0"	24 @ 12"
	78.75'	3'-0"	3'-0"	0'-0"	1'-0"	24 @ 12"
8"	11.25'	1'-0"	1'-0"	0'-0"	1'-0"	24 @ 12"
	22.5'	1'-0"	1'-0"	0'-0"	1'-0"	24 @ 12"
	45'	2'-0"	2'-0"	0'-0"	1'-0"	24 @ 12"
	78.75'	3'-0"	3'-0"	0'-0"	1'-0"	24 @ 12"
12"	11.25'	2'-0"	2'-0"	0'-0"	1'-0"	24 @ 12"
	22.5'	2'-0"	2'-0"	0'-0"	1'-0"	24 @ 12"
	45'	4'-0"	4'-0"	0'-0"	1'-0"	24 @ 12"
	78.75'	6'-0"	6'-0"	0'-0"	1'-0"	24 @ 12"

NOTES:
1. ALL CONCRETE TO BE CLASS 4000, AIR ENTRAINED, TYPE II CEMENT
2. REINFORCING STEEL SHALL CONFORM TO ASTM A618, GRADE 60
3. MINIMAL DEPTH OF COVER ON WATER MAIN IS FOUR FEET
4. UNIT WEIGHT OF SOIL, 120 PCF
5. DESIGN BASED ON $\mu = 30^\circ$ AND TEST PRESSURE = 150 PSI
6. HS = HEIGHT OF BLOCK, W' = WIDTH AT FITTING AND W = WIDTH AGAINST UNDISTURBED GROUND SHOULD BE CENTERED ON PIPE AND FITTING.
7. FOR PIPE SIZE GREATER THAN 12" BLOCK DESIGN IN SOILS WEAKER THAN $\mu = 30^\circ$ OR FOR MAINS WITH A TEST PRESSURE GREATER THAN 150 PSI, THE THRUST BLOCK MUST BE SPECIFICALLY DESIGNED FOR EACH APPLICATION.

APPROVED DATE: June 20, 2002
DESIGNER: J. J. JENSEN
CHECKED BY: J. JENSEN

REVISION NO. 0
DATE: 06/20/02
PREPARED BY: J. JENSEN
CHECKED BY: J. JENSEN

STANDARD DETAIL
CONCRETE THRUST BLOCK
FOR HORIZONTAL PIPE BEND & TEE
12" DIAMETER & SMALLER WATER MAINS



DISTRICT OF COLUMBIA
WATER AND SEWER AUTHORITY

DG-23.01
3 OF 3

DESIGN GUIDELINE
METER INSTALLATION
COMPOUND METER / TURBINE METER

SIZE	A	B	C	D	E	F	G	H
3"	7 1/2"	7 1/2"	7 1/2"	1 1/2"	16"	30"	24"	8"
4"	7 1/2"	7 1/2"	7 1/2"	1 1/2"	16"	30"	24"	8"
6"	8 1/4"	7 1/2"	7 1/2"	2 1/4"	16"	30"	24"	10.5"
8"	8 1/4"	7 1/2"	7 1/2"	2 1/4"	16"	30"	24"	10.5"

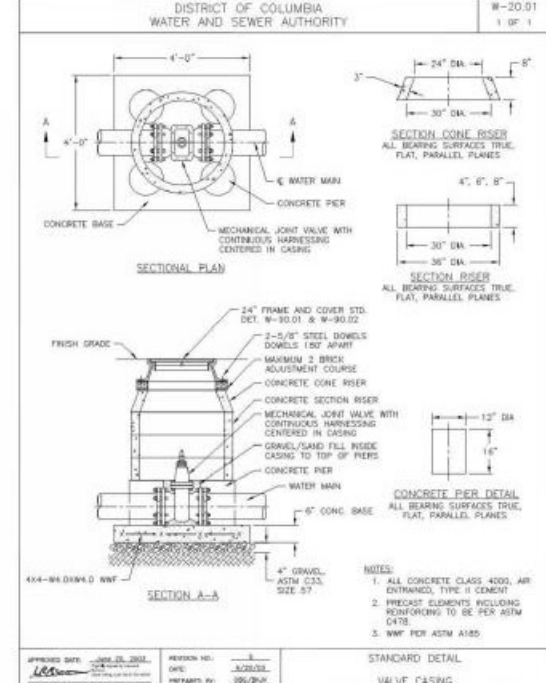
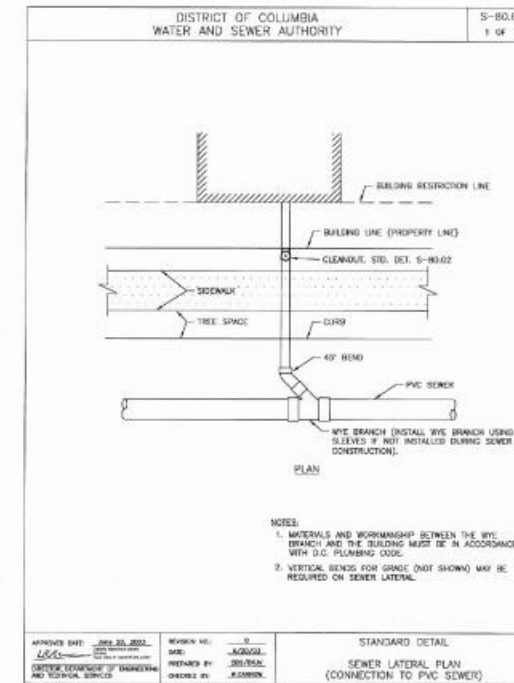
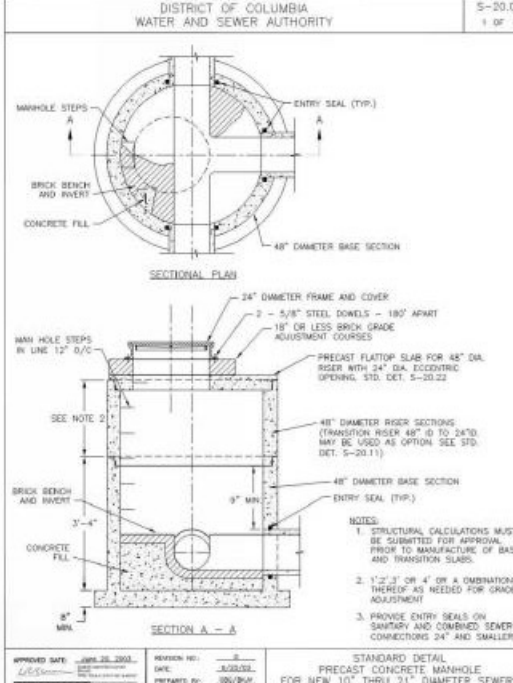
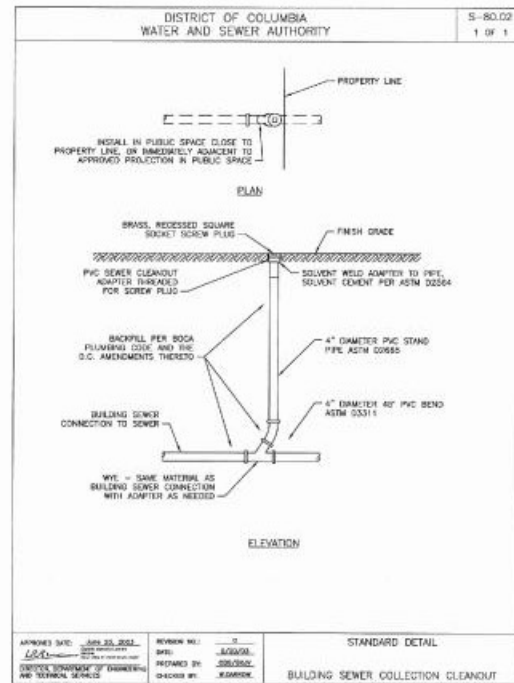
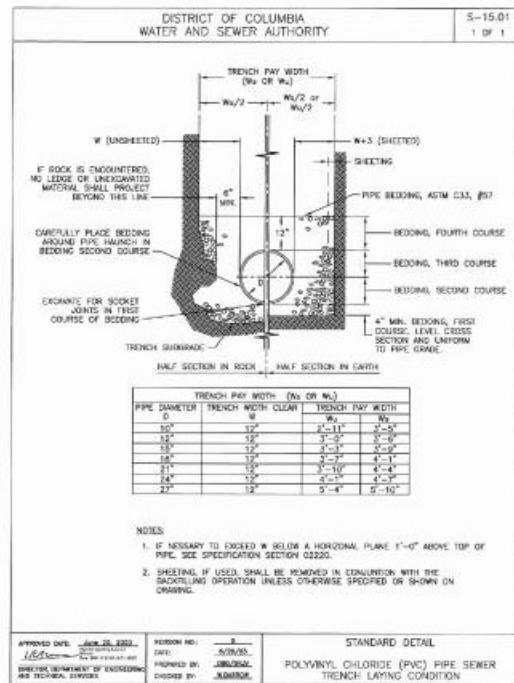
DISC METER

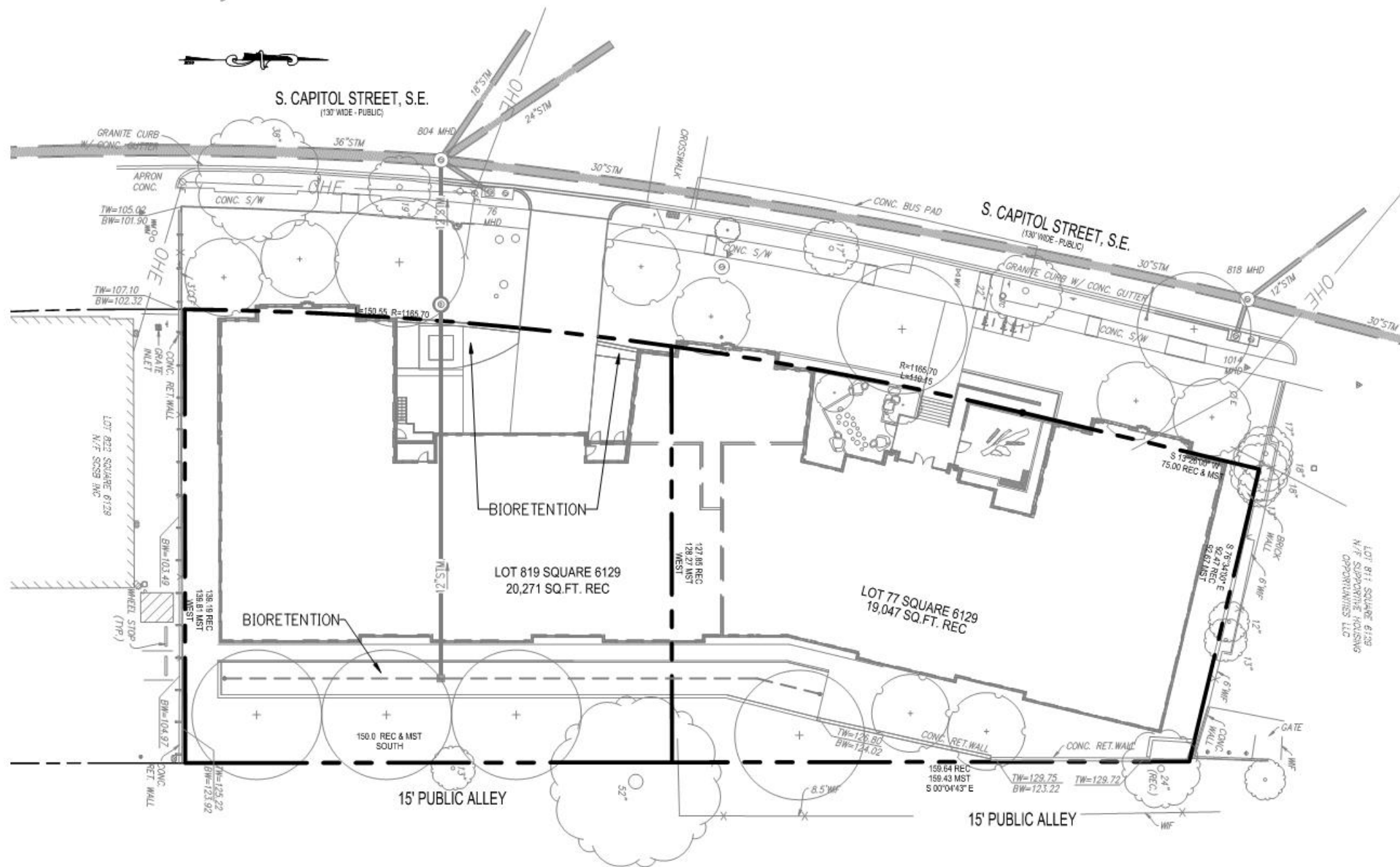
NOTES:
1. SCALED STRUCTURAL CONFIGURATIONS AND REINFORCING DETAILS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION.
2. MANHOLE STEPS TO BE M.A. INDUSTRIES MODEL P53-PVC OR APPROVED EQUAL. CAST INSETS IN WALL 12" ON CENTER.
3. CONCRETE TO BE CLASS 4000, TYPE II CEMENT.
4. DUCTILE IRON PIPE JOINTS WITHIN VAULT SHALL BE FLANGED.
5. COMPOUND METERS REQUIRE THE INSTALLATION OF METER STRAINERS. HOWEVER, TURBINE METERS DO NOT REQUIRE THE INSTALLATION OF METER STRAINERS. METER STRAINERS SHALL BE INSTALLED IN LINE WITH THE WATER AND SERVICE VALVE ON THE SUBJECT SIDE OF THE METER AND HAVE A PIPE LEADING DOWNWARD BETWEEN THE METER STRAINER AND SERVICE VALVE.
6. THIS DRAWING SUPERSEDES DRAWING G-508 DATED 2-01-1992.

APPROVED DATE: June 20, 2002
DESIGNER: J. J. JENSEN
CHECKED BY: J. JENSEN

REVISION NO. 0
DATE: 06/20/02
PREPARED BY: J. JENSEN
CHECKED BY: J. JENSEN

STANDARD DETAIL
CONCRETE THRUST BLOCK
FOR HORIZONTAL PIPE BEND & TEE
12" DIAMETER & SMALLER WATER MAINS





PROPOSED STORMWATER MANAGEMENT NARRATIVE:

THE PROPOSED PROJECT CONSISTS OF A MAJOR LAND-DISTURBING ACTIVITY FOR CONSTRUCTION OF THE NEW MIXED-USE BUILDING. THE APPROXIMATELY 39,318 SF OF LAND DISTURBANCE WILL COMPLY WITH THE DOE 1.2" STORMWATER RETENTION VOLUME (SWRV) REQUIREMENT. COMPLIANCE WILL BE MET BY RETAINING 1.2" OF THE 1.7" RAINFALL EVENT, FOR A TOTAL (APPROXIMATE) DOE STORMWATER RETENTION VOLUME REQUIREMENT OF 3,735 CF / 27,939 GALLONS.

DOE STORMWATER MANAGEMENT COMPLIANCE WILL BE ACHIEVED THROUGH THE USE OF VARYING MEDIA DEPTH GREEN ROOF AREAS LOCATED THROUGHOUT THE VARIOUS ROOF LEVELS OF THE SITE AND VIA EXTERNAL BIORETENTION PLANTERS.

COMPLIANCE WITH THE STORMWATER MANAGEMENT REQUIREMENT FOR THE PUBLIC RIGHT-OF-WAY WILL UTILIZE THE MAXIMUM EXTENT PRACTICABLE DOCUMENTATION METHODOLOGY.

THE DESIGNER, INSTALLER AND DOE INSPECTOR MUST HAVE A PRE-CONSTRUCTION MEETING TO ENSURE ALL PARTIES ARE AWARE OF DESIGN INTENTIONS AND WILL CONFORM TO ORIGINAL DESIGN.

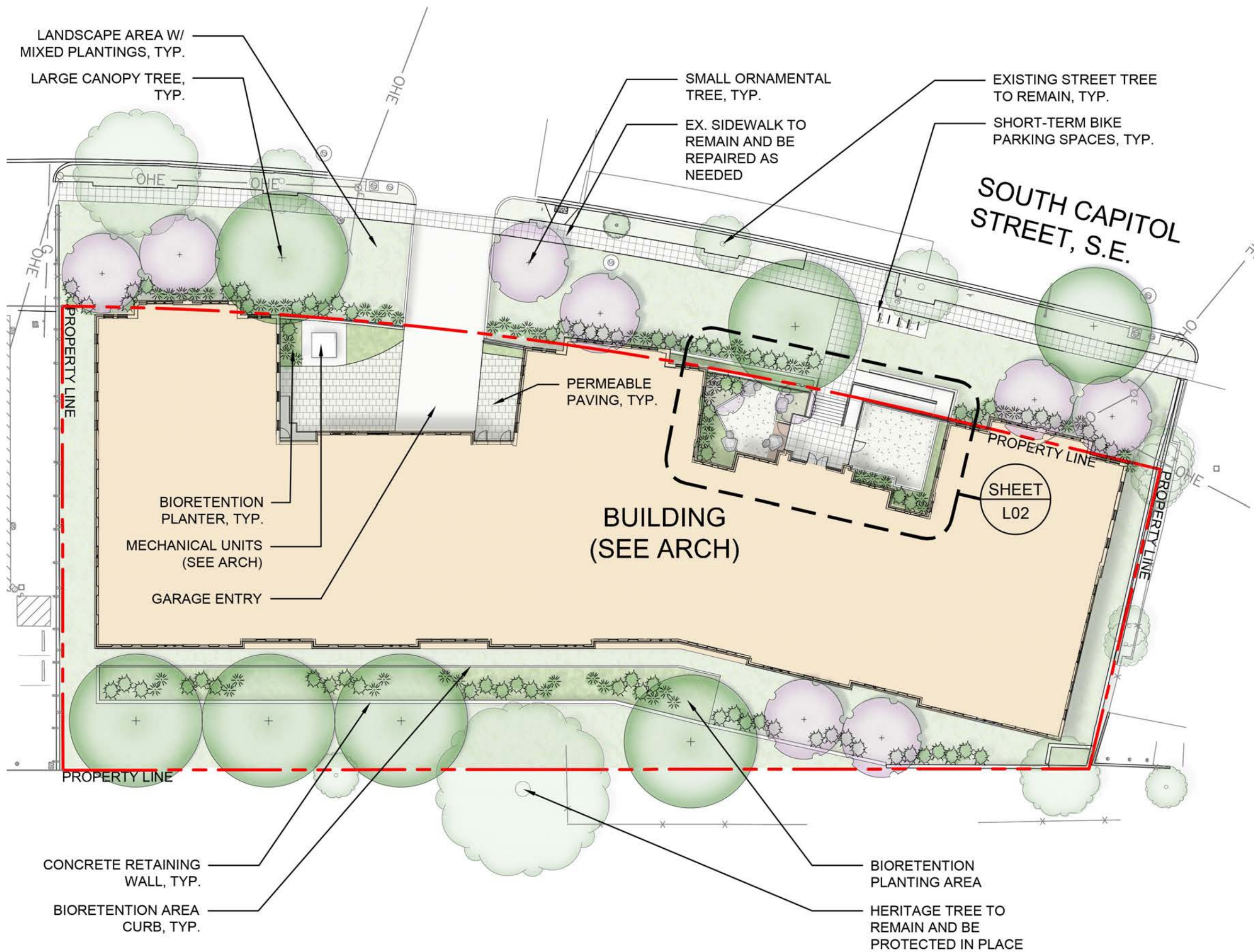
* ALL AREA AND VOLUME QUANTITIES NOTED ABOVE ARE CONCEPTUAL AND SHOWN FOR CONCEPT FOR ILLUSTRATIVE PURPOSES ONLY. FINAL TYPE, SIZE, AND LOCATION MAY VARY DEPENDENT ON FINAL DESIGN ANALYSIS AND ABILITY TO CONFORM TO REGULATORY AGENCIES REQUIREMENTS

NOTES:


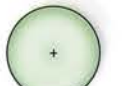
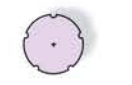
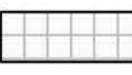
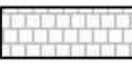
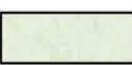
1. ALL STORMWATER MANAGEMENT BMPs ARE SHOWN IN CONCEPT FOR ILLUSTRATIVE PURPOSES. FINAL TYPE, SIZE, AND LOCATION MAY VARY DEPENDENT ON FINAL DESIGN ANALYSIS AND ABILITY TO CONFORM TO REGULATORY AGENCIES REQUIREMENTS.
2. BIORETENTION DETAIL IS PER TYPICAL STORMWATER GUIDEBOOK MINIMUM REQUIREMENTS. ACTUAL DESIGN SHALL BE BASED ON SPECIFIC SITE CONDITIONS APPLICABLE DESIGN REQUIREMENTS.
3. GREENROOF DETAIL IS PER TYPICAL STORMWATER GUIDEBOOK MINIMUM REQUIREMENTS. ACTUAL DESIGN SHALL BE BASED ON SPECIFIC SITE CONDITIONS APPLICABLE DESIGN REQUIREMENTS.



Landscape Drawings

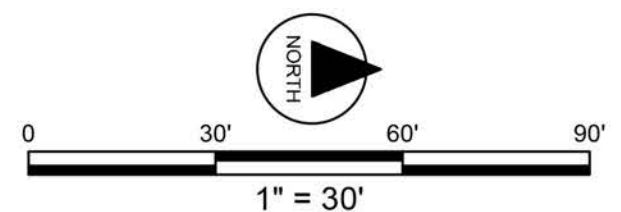


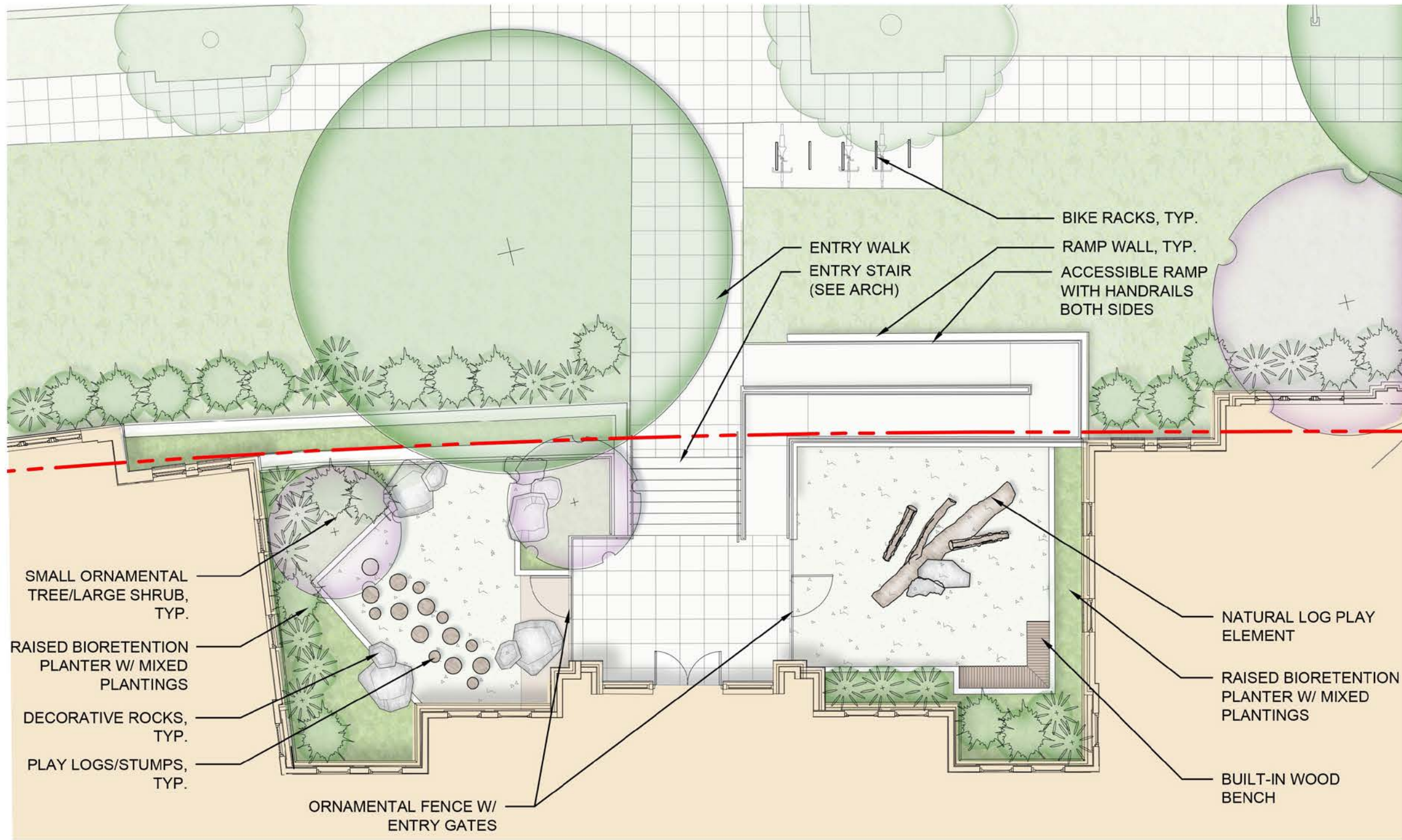
LEGEND:

-  EXISTING TREE
-  MED-LARGE CANOPY TREE
-  ORNAMENTAL TREE
-  SCORED CONCRETE PAVING
-  PERMEABLE PAVING
-  LANDSCAPED AREA




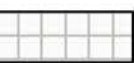


NOTES:

1. STREETScape AND PUBLIC SPACE DESIGN IS CONCEPTUAL AND WILL BE FINALIZED DURING THE DDOT PUBLIC SPACE APPROVAL PROCESS.
2. LIMITS OF WORK AND WALL HEIGHTS AROUND EXISTING TREES TO BE PRESERVED TO BE FINALIZED BASED ON TREE PRESERVATION PLAN.



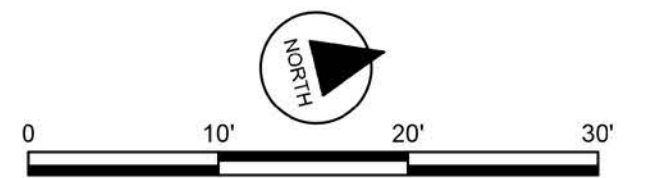


LEGEND:

-  EXISTING TREE
-  MED-LARGE CANOPY TREE
-  ORNAMENTAL TREE
-  SCORED CONCRETE PAVING
-  PERMEABLE PLAY SURFACE
-  LANDSCAPED AREA



PRECEDENT IMAGES

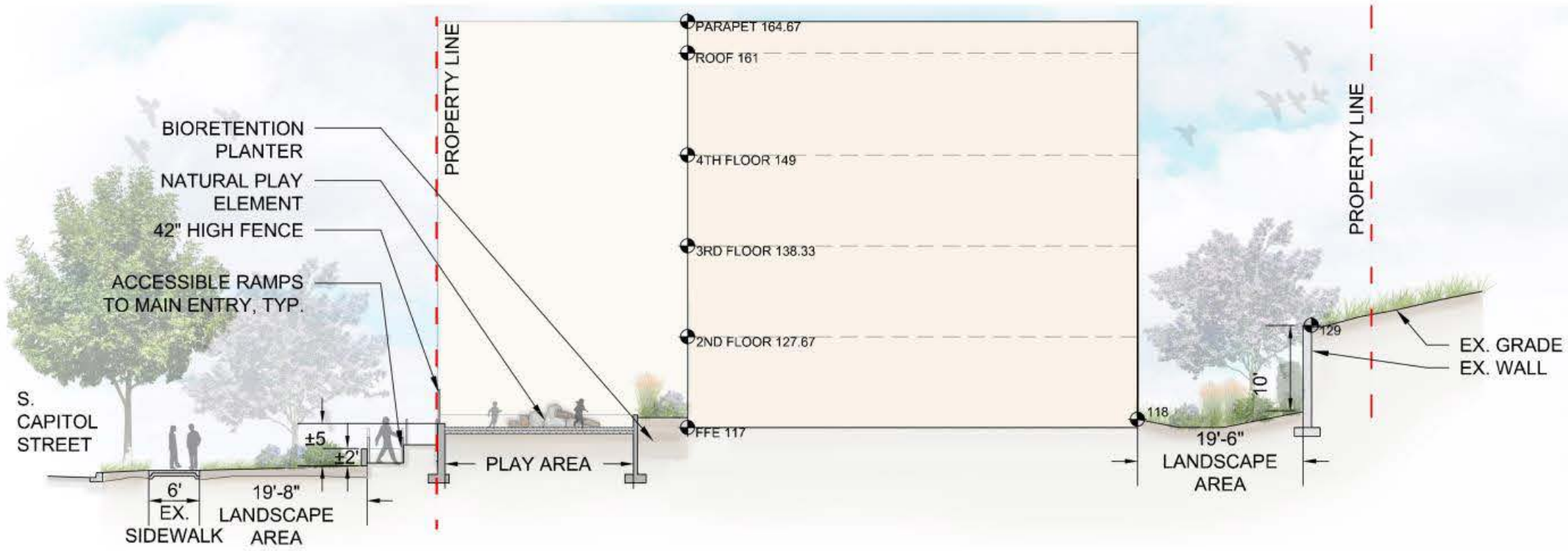


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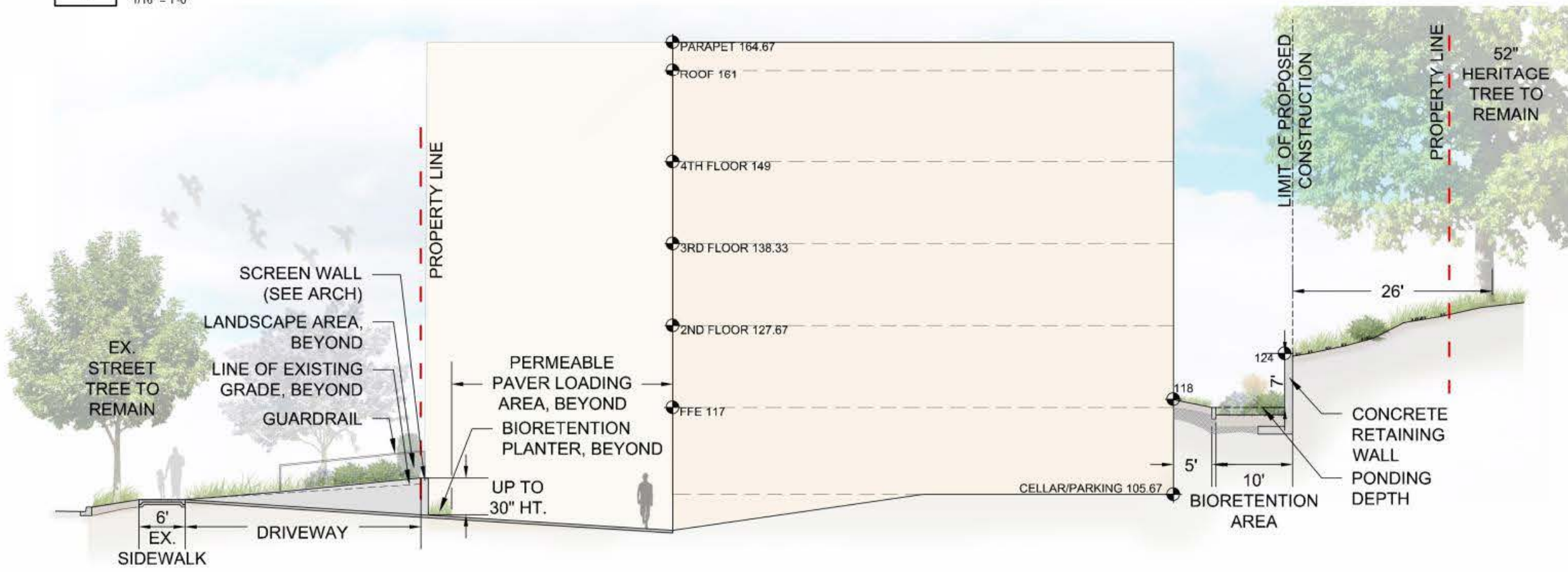


KAYE STERN PROPERTIES

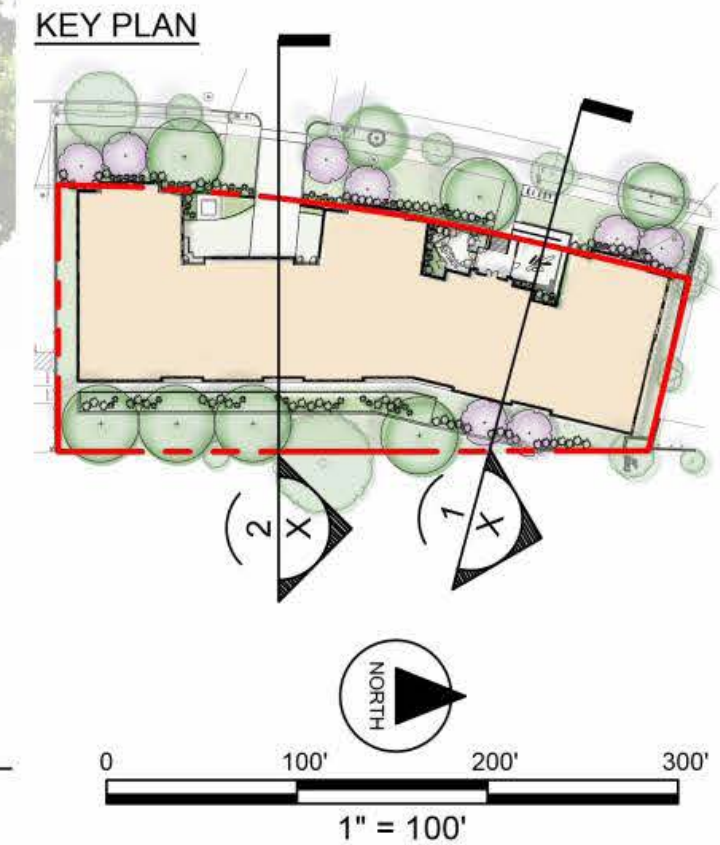
PLAN ENLARGEMENT
 3836 - 3848 SOUTH CAPITOL STREET, SE



1 SECTION THRU PLAY AREA
1/16" = 1'-0"



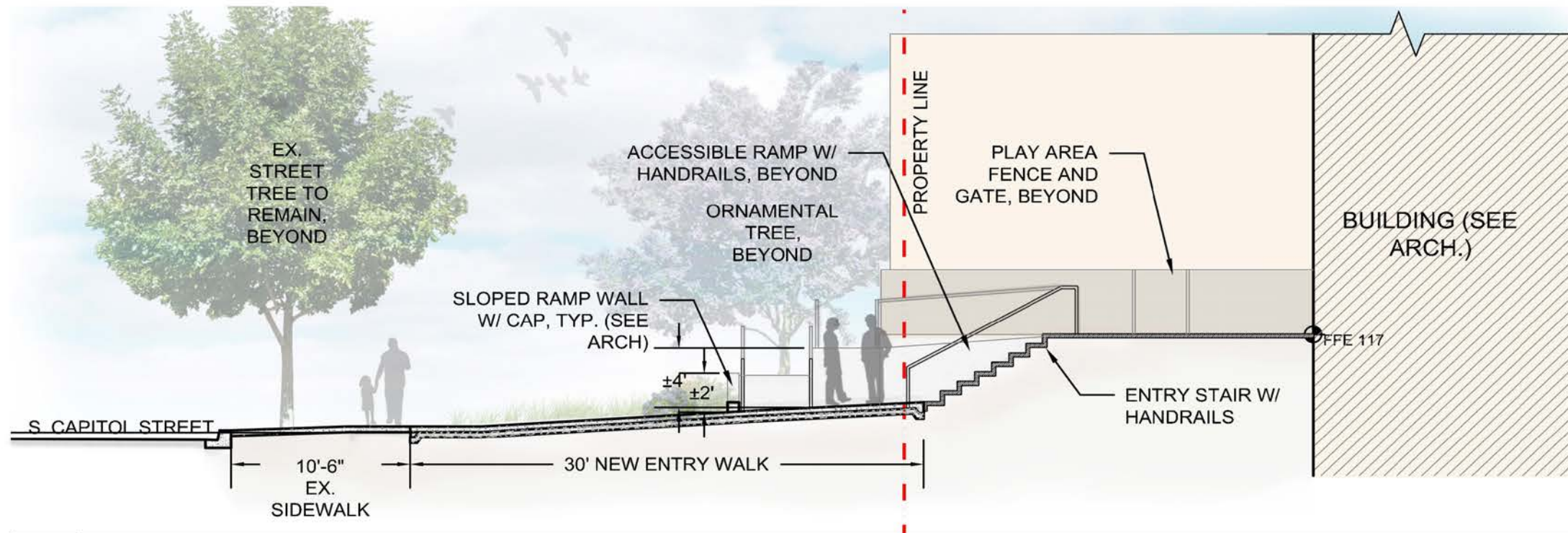
2 SECTION THRU GARAGE ENTRY
1/16" = 1'-0"



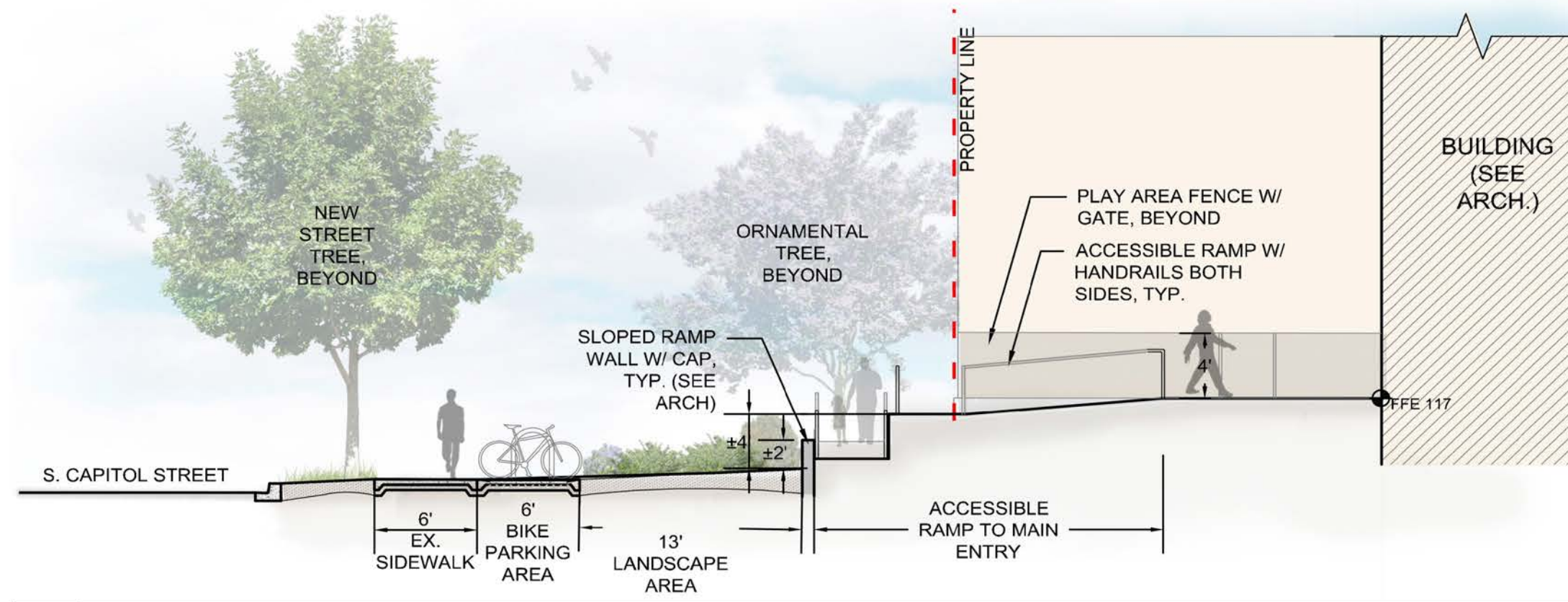
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KAYE STERN PROPERTIES



1 SECTION THRU STAIR
1/16" = 1'-0"



2 SECTION THRU RAMP
1/8" = 1'-0"

