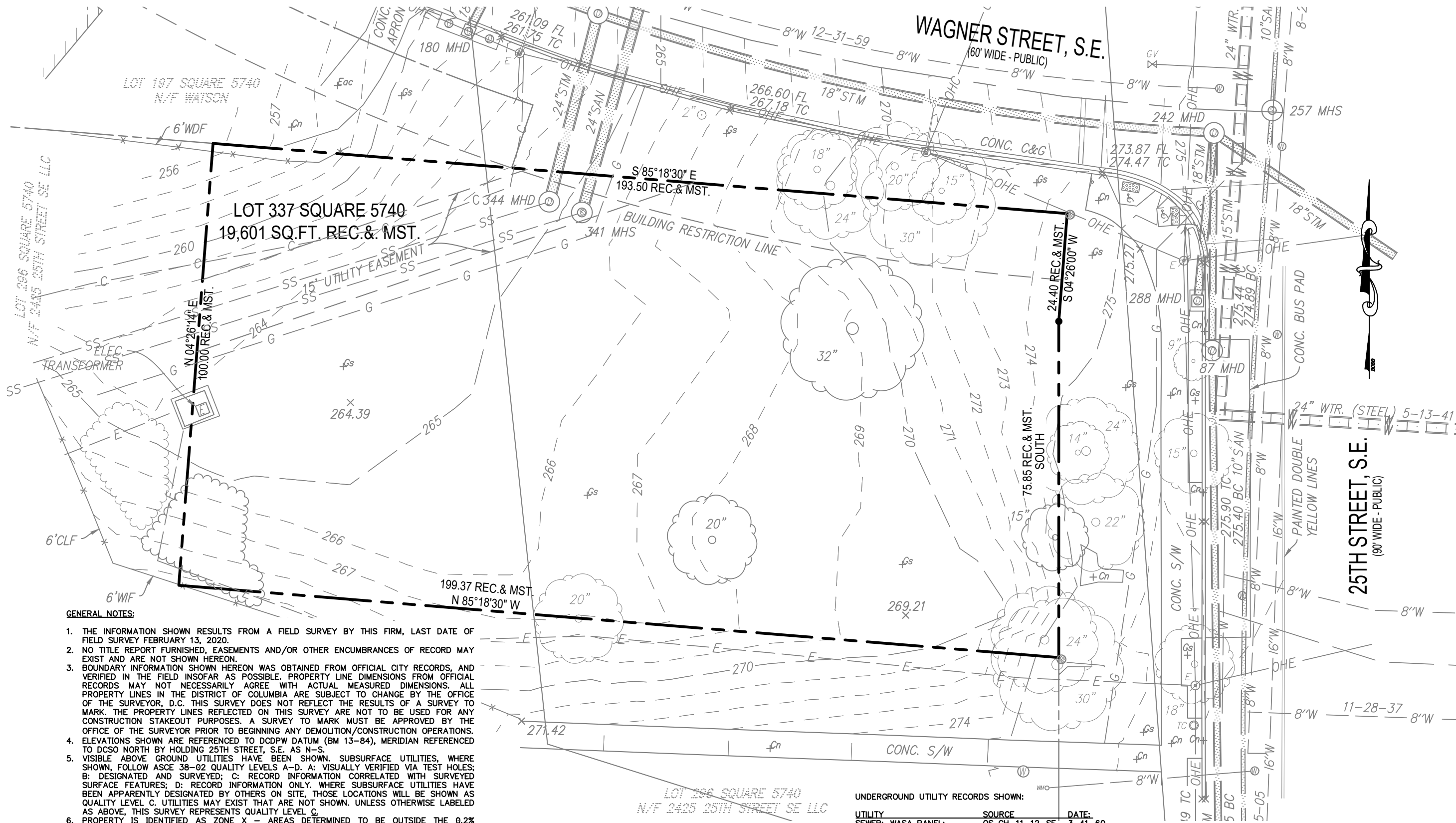


Civil Drawings

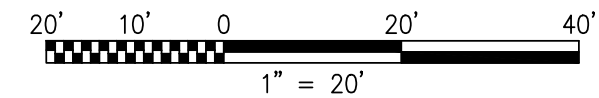


GENERAL NOTES:

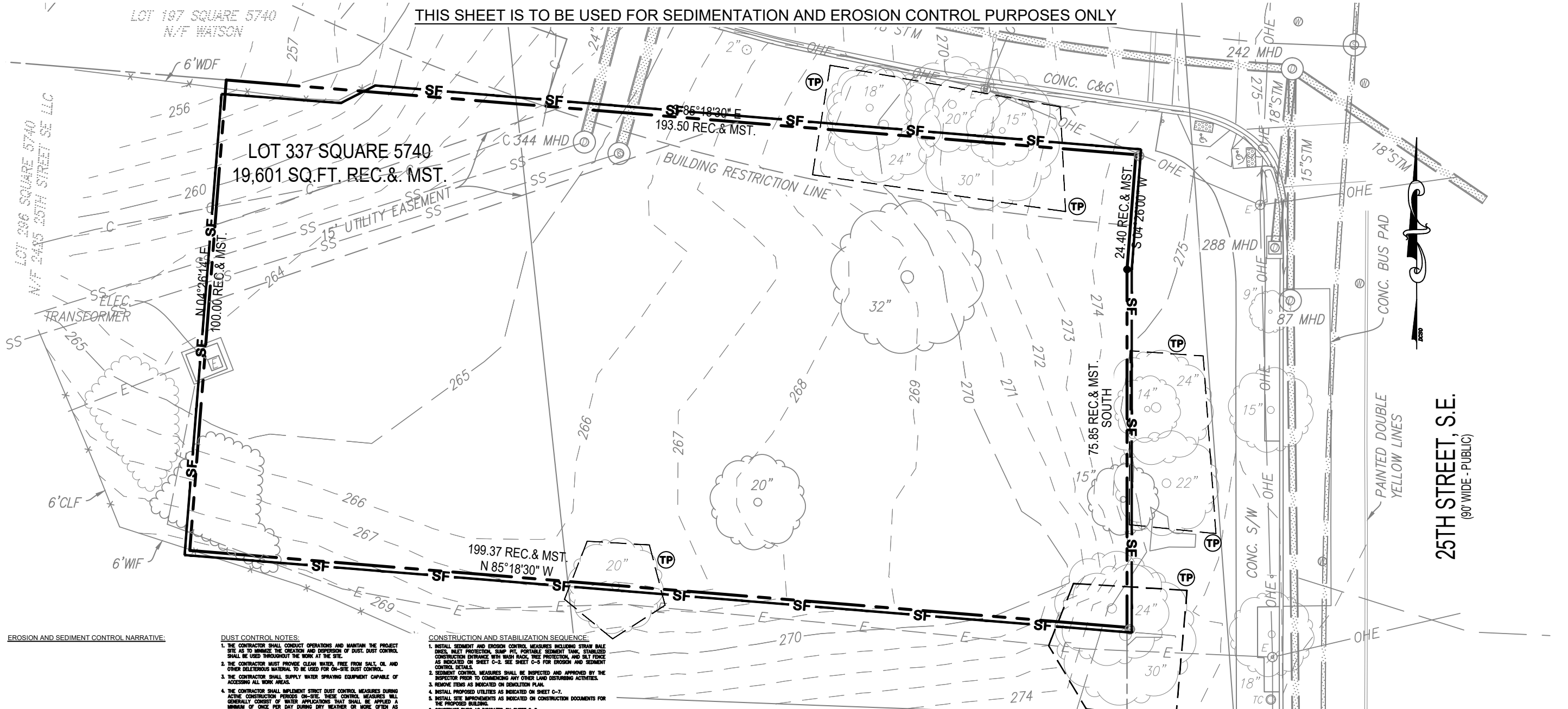
1. THE INFORMATION SHOWN RESULTS FROM A FIELD SURVEY BY THIS FIRM, LAST DATE OF FIELD SURVEY FEBRUARY 13, 2020.
2. NO TITLE REPORT FURNISHED, EASEMENTS AND/OR OTHER ENCUMBRANCES OF RECORD MAY EXIST AND ARE NOT SHOWN HEREON.
3. BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS, 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. THIS SURVEY DOES NOT REFLECT THE RESULTS OF A SURVEY TO MARK. THE PROPERTY LINES REFLECTED ON THIS SURVEY ARE NOT TO BE USED FOR ANY CONSTRUCTION STAKEOUT PURPOSES. A SURVEY TO MARK MUST BE APPROVED BY THE OFFICE OF THE SURVEYOR PRIOR TO BEGINNING ANY DEMOLITION/CONSTRUCTION OPERATIONS.
4. ELEVATIONS SHOWN ARE REFERENCED TO DCDPW DATUM (BM 13-84), MERIDIAN REFERENCED TO DC SO NORTH BY HOLDING 25TH STREET, S.E. AS N-S.
5. 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.
6. PROPERTY IS IDENTIFIED AS ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED ON FIRM COMMUNITY PANEL 1100010076C, EFFECTIVE DATE SEPTEMBER 27, 2010.
7. AS OF FEBRUARY 17, 2020, THE PROPERTY IS ZONED R-3 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.

UNDERGROUND UTILITY RECORDS SHOWN:

UTILITY	SOURCE	DATE:
SEWER: WASA PANEL:	OS GH-11-12-SE	3-41-60
WATER: WASA PANEL:	OW GH-11-12-SE	2-5-55
ELECTRIC: PEPCO	NONE RECEIVED AS OF	02-17-2020
GAS: WASHINGTON GAS	NONE RECEIVED AS OF	02-17-2020
OCTO DCNET FIBER:	NOT LABELED	2-13-2020
COMMUNICATION: VERIZON	NONE RECEIVED AS OF	02-17-2020
COMMUNICATION: MCI	NONE RECEIVED AS OF	02-17-2020
COMMUNICATION: COMCAST	NOT LABELED	2-17-2020



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



EROSION AND SEDIMENT CONTROL NARRATIVE:

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 GAUGE, HOSES AND MIST NOZZLES.
 - 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 (13.8 K PA) MINIMUM. KEEP AREAS DAMP WITHOUT CREATING MURSAGE CONDITIONS SUCH AS FLOODING.
6. FOR WATER APPLICATION TO SOIL SURFACES DURING DEMOLITION AND/OR EXCAVATION, THE CONTRACTOR SHALL:
 - A. APPLY WATER WITH EQUIPMENT CONSISTING OF 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 MURSAGE CONDITIONS SUCH AS FLOODING.
 - C. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND SITE BOUNDARIES.
7. APPLY WATER WITH EQUIPMENT CONSISTING OF 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 MURSAGE CONDITIONS SUCH AS FLOODING.
9. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND SITE BOUNDARIES.

CONSTRUCTION AND STABILIZATION SEQUENCE:

1. INSTALL SEDIMENT AND EROSION CONTROL MEASURES INCLUDING STRAW BALE DIKES, SILT PROTECTION, SUMP PITS, PORTABLE SEDIMENT TANK, STABILIZED CONSTRUCTION ENTRANCE WITH WASH RACK, TREE PROTECTION, AND SILT FENCE AS INDICATED ON SHEET C-2. SEE SHEET C-3 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-7.
5. INSTALL SITE IMPROVEMENTS AS INDICATED ON CONSTRUCTION DOCUMENTS FOR THE PROPOSED BUILDING.
6. CONSTRUCT RIPS AS INDICATED ON SHEET C-8.
7. AT THE COMPLETION OF CONSTRUCTION AND AFTER THE INSPECTOR'S APPROVAL, ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE REMOVED.

DESCRIPTION OF PREDOMINANT SOIL TYPE:

DISTRICT OF COLUMBIA (DOCD)	
MAP LINE SYMBOL	USDA SYMBOL
(Symbol)	LOESS IN AN ALLUVIAL OF AFT
(Symbol)	LOESS IN AN ALLUVIAL OF AFT
(Symbol)	LOESS IN AN ALLUVIAL OF AFT
(Symbol)	LOESS IN AN ALLUVIAL OF AFT
(Symbol)	LOESS IN AN ALLUVIAL OF AFT
(Symbol)	LOESS IN AN ALLUVIAL OF AFT

STANDARD EROSION AND SEDIMENT CONTROL MEASURES AND SEQUENCE:

1. SEDIMENT TRAPS OR BASINS AND OTHER EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED NO LATER THAN THE FIRST PHASE OF LAND GRADING.
2. 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.
3. 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.
4. REMOVE OFF-SITE ACCUMULATIONS OF SEDIMENT DAILY DURING CONSTRUCTION AND IMMEDIATELY AT THE REQUEST OF A DOEE INSPECTOR.
5. PERFORM ROUTINE MAINTENANCE TO PREVENT ANY NEW DESTABILIZED AREAS.

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 IMMEDIATELY AFTER RAINFALL EVENTS) AVAILABILITY TO POTENTIAL EROSION PROBLEMS AS THEY OCCUR AND AVAILABILITY TO SPEAK ON-SITE WITH DOEE TO REMEDY POTENTIAL PROBLEMS. THE RESPONSIBLE PERSON IS TO HAVE AVAILABLE CREDIT PROOF OF PROFESSIONAL LICENSING OR OF SUCCESSFUL COMPLETION OF A DEPARTMENT APPROVED TRAINING PROGRAM IN COMPLIANCE OF RESPONSIBLE PERSON DESIGNATION.

EROSION AND SEDIMENT CONTROL NOTE:

1. THE APPLICANT MUST NOTIFY THE DEPARTMENT OF ENERGY AND ENVIRONMENT BY PHONE (202-535-3977) 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, DEPARTMENT OF ENERGY AND ENVIRONMENT MUST BE NOTIFIED IMMEDIATELY.
2. REMOVAL OF ANY EROSION AND SEDIMENT CONTROL MEASURES REQUIRES APPROVAL FROM DOEE INSPECTOR.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN OF SHEETING AND SHORING AND SUPPORT OF EXISTING UTILITIES AND ADJACENT STRUCTURES. SHEETING, 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. PROVIDE A CHAIN LINK FENCE AT PERIMETER OF SITE.
6. 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 WATERWAY.
7. REMOVE OFF-SITE ACCUMULATIONS OF SEDIMENT DAILY DURING CONSTRUCTION AND IMMEDIATELY AT THE REQUEST OF DOEE INSPECTOR.
8. PERFORM ROUTINE MAINTENANCE TO PREVENT ANY NEW RE-STABILIZATION AREAS.
9. STRAW BALE DIKES WILL BE REPLACED EVERY THREE (3) MONTHS UNTIL COMMENCEMENT OF CONSTRUCTION.

TOTAL SITE AREA: _____ SF / _____ AC
 TOTAL VOLUME OF CUT OF BELOW GRADE EXCAVATION:
 TOTAL AREA OF EXCAVATION: _____ SF / _____ AC
 VOLUME OF CUT: () SQ.FT. (AREA) X () FEET (DEPTH) = _____
 VOLUME OF CUT: () CY +/-

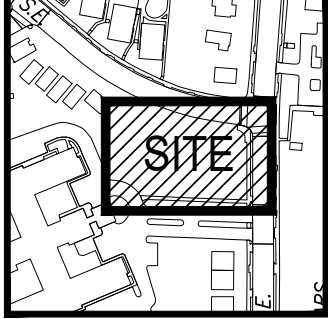
TOTAL VOLUME OF CUT/FILL FOR UTILITIES:
 TOTAL AREA OF EXCAVATION: _____ SF / _____ AC
 VOLUME OF CUT: () SQ.FT. (AREA) X () FEET (DEPTH) = _____
 VOLUME OF CUT AND FILL: () CY +/-

TOTAL AREA OF DISTURBANCE: _____ SQUARE FEET OR _____ AC

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

LEGEND

- PROPOSED
- TEMP CONSTRUCTION ENTRANCE
- WASH RACK
- SILT FENCE
- INLET PROTECTION
- APPROXIMATE LIMIT OF BELOW GRADE EXCAVATION
- APPROXIMATE LIMIT OF DISTURBANCE
- TREE PROTECTION
- SUMP PUMP
- SEDIMENT TANK



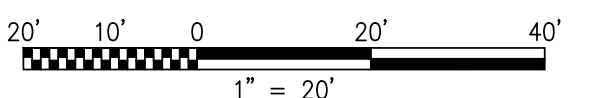
VICINITY MAP
 SCALE: 1"=500'
 SQUARE: 5740 LOT: 337
 ADDRESS: 2419 25TH ST SE
 WASHINGTON, DC

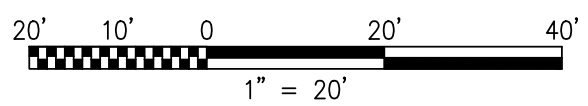
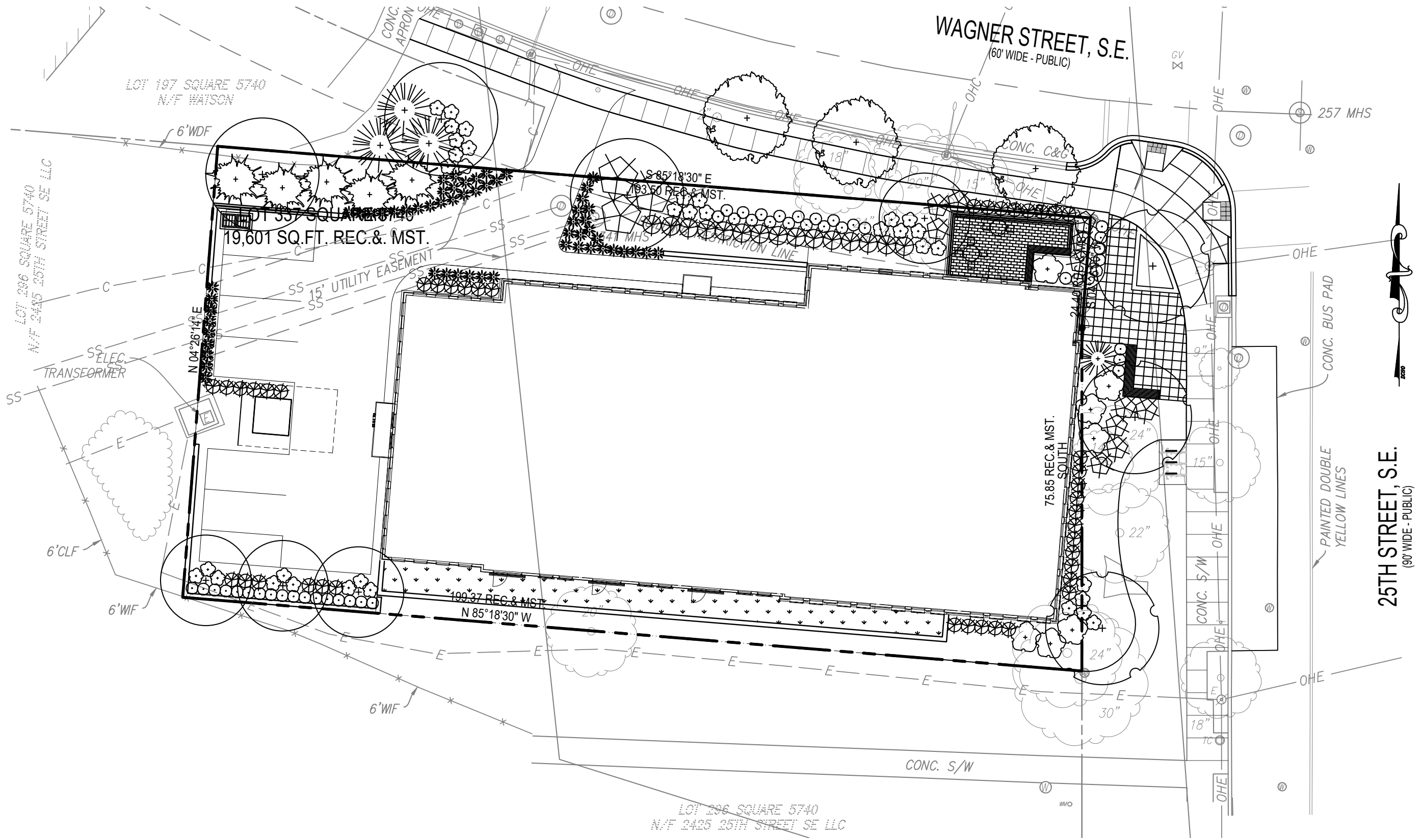
ENFORCEMENT OF SIGNAGE REQUIREMENT FOR PROJECTS REQUIRING EROSION AND SEDIMENT CONTROL PLANS:

ALL CONSTRUCTION PROJECTS REQUIRING SOIL EROSION AND SEDIMENT CONTROL (ESC) PLANS MUST POST A DISTRICT-APPROVED SIGN THAT NOTIFIES THE PUBLIC TO CONTACT DOEE IN THE EVENT OF EROSION OR OTHER POLLUTION FROM THE SITE. DOEE HAS INCREASED ITS ENFORCEMENT EFFORTS FOR THIS REQUIREMENT. A LIMITED NUMBER OF PRE-PROVIDED SIGNS IS AVAILABLE AT THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS AND WILL BE ISSUED AT NO CHARGE WITH APPROVED SOIL EROSION AND SEDIMENT CONTROL PLANS ON A FIRST COME, FIRST SERVED BASIS. AN ELECTRONIC COPY OF THE DISTRICT APPROVED SIGN IS AVAILABLE AT [HTTP://DOEE.DC.GOV/ESC](http://doee.dc.gov/esc).

UNDERGROUND UTILITY WORK

- a. WHEN CONDUCTING UNDERGROUND UTILITY WORK DO NOT OPEN MORE THAN FIVE HUNDRED LINEAR FEET (500 FT) OF TRENCH AT ANY ONE TIME.
- b. FILTER WATER PUMPED OUT OF TRENCH EXCAVATIONS PRIOR TO DISCHARGING TO THE STORM SEWER SYSTEM.
- c. PLACE EXCAVATED MATERIAL FOR UTILITY WORK ON THE UP-HILL SIDE OF A TRENCH.
- d. INSTALL INTERIM OR PERMANENT STABILIZATION IMMEDIATELY AFTER A UTILITY TRENCH IS REFILLED.
- e. USE MULCH AND MATTING ON EXCAVATED MATERIAL TO MINIMIZE THEIR EROSION. HIGH NATURAL OR ARTIFICIAL GRASS FILTER STRIPS ARE INSTALLED TO RECEIVE STORMWATER RUNOFF FROM THE EXCAVATED MATERIAL.





Note: All features in public space or within the building restriction line area are subject to DDOT Public Space Committee approval.

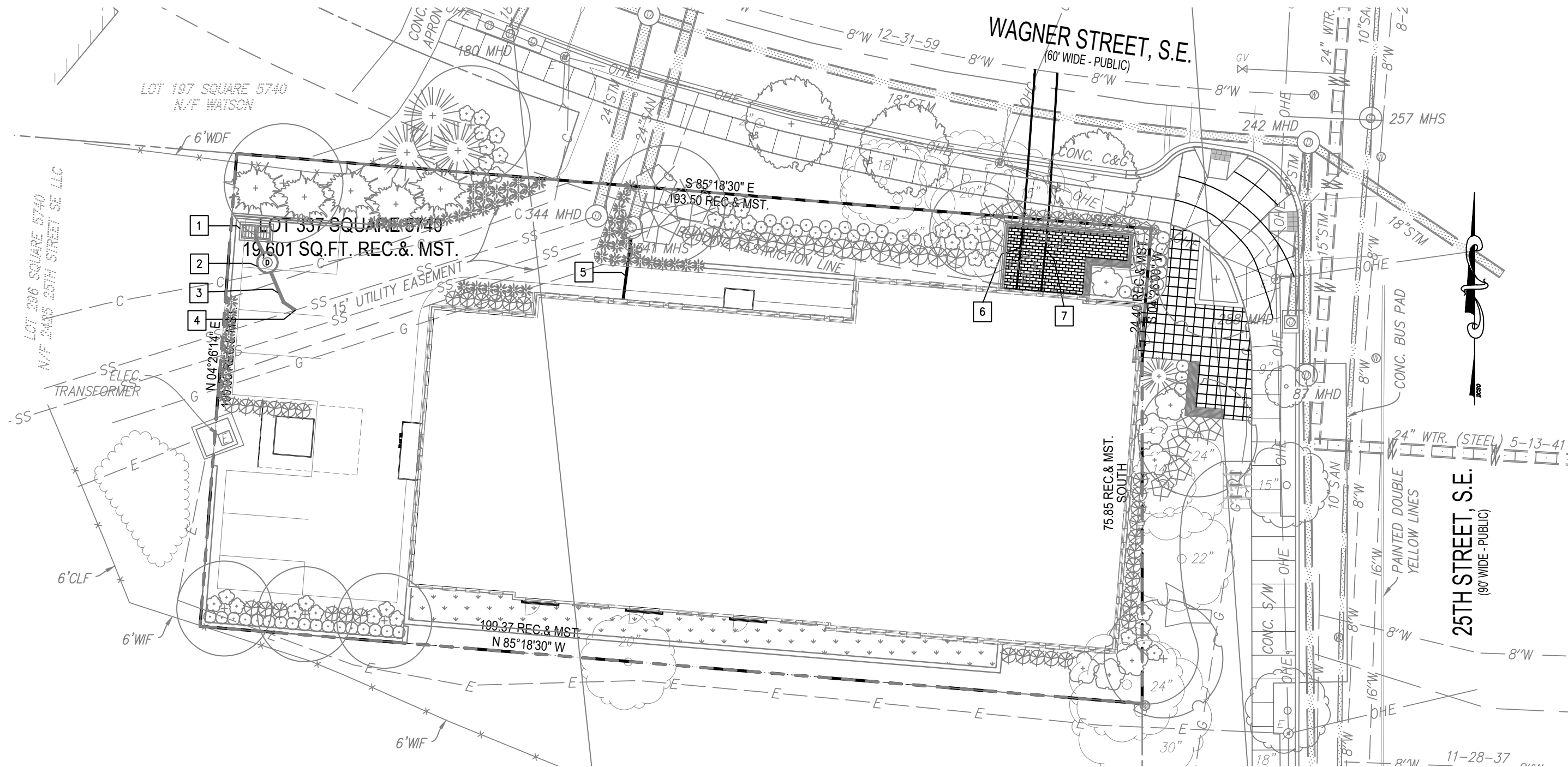
October 15, 2020

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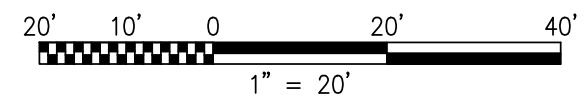
Site Plan
25TH & WAGNER STREET, SE

C03



UTILITY KEYNOTES:

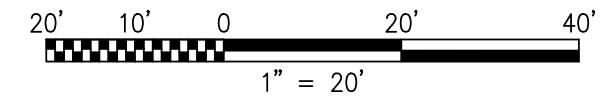
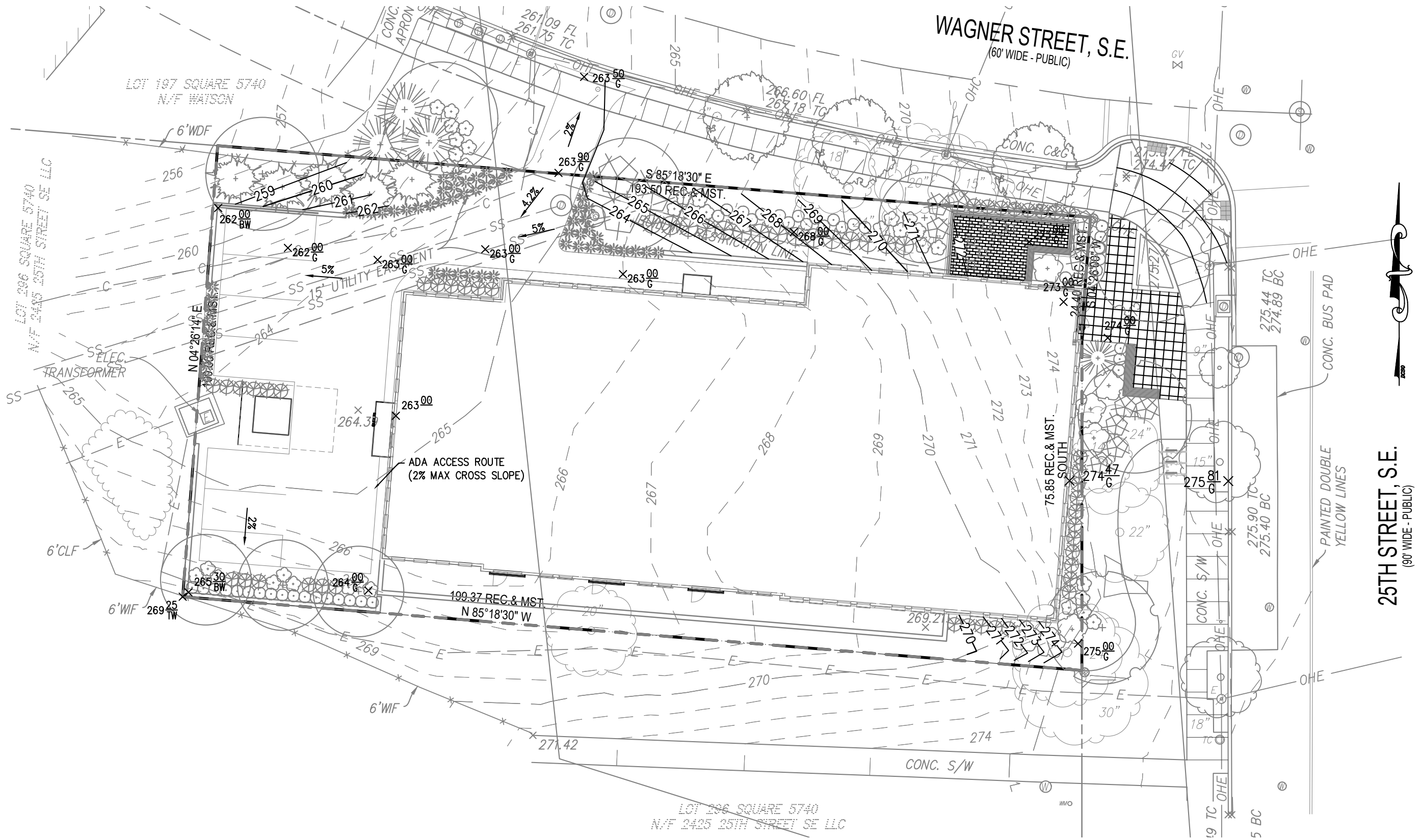
- | | | |
|-------------------------------|---|---------------|
| 1 NEW GRATE INLET | 4 NEW Y BRANCH CONNECTION TO EXISTING SEWER | 7 3" DOMESTIC |
| 2 NEW WATER QUALITY STRUCTURE | 5 NEW 6" SANITARY | |
| 3 NEW 8" PVC STORM | 6 4" FIRE | |



Note: All features in public space or within the building restriction line area are subject to DDOT Public Space Committee approval.

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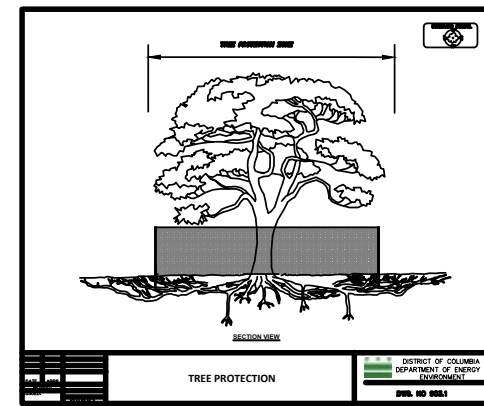
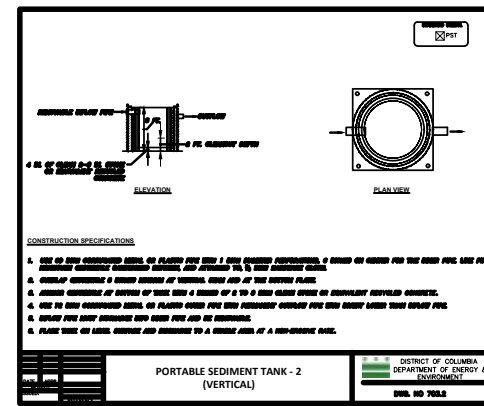
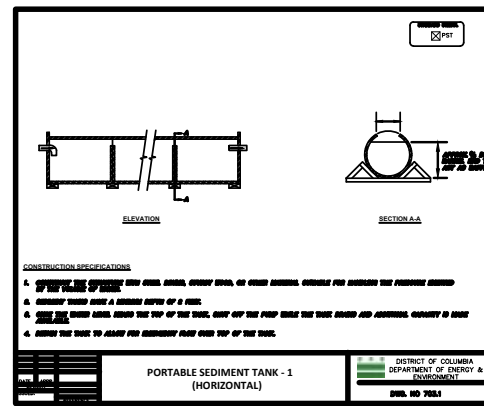
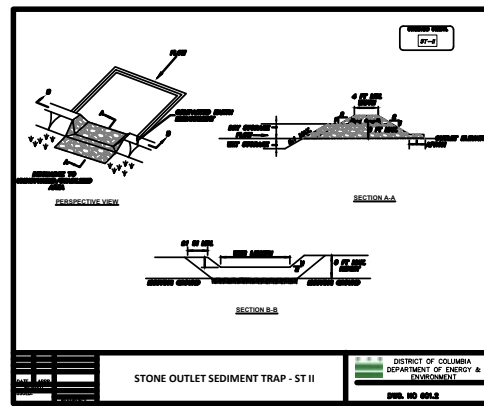
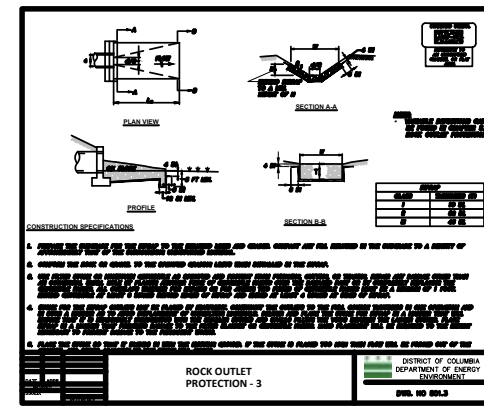
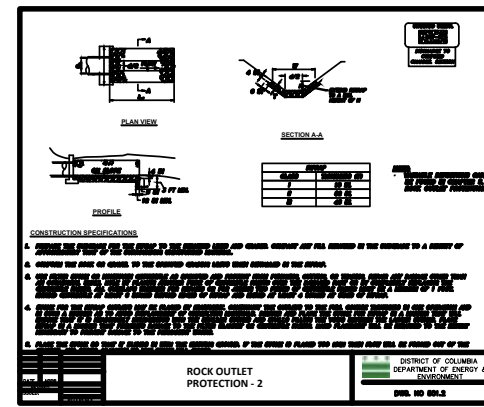
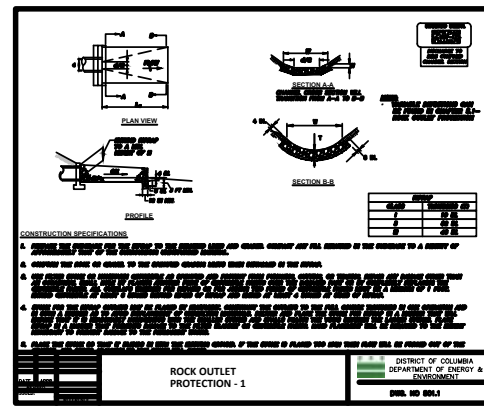
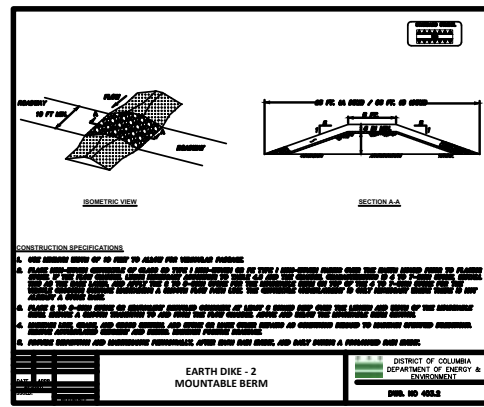
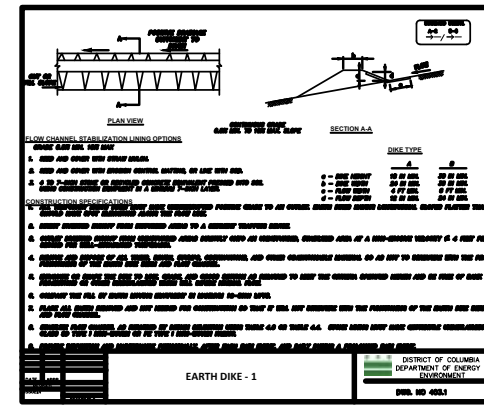
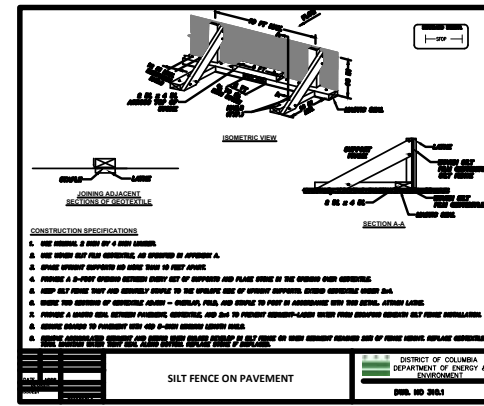
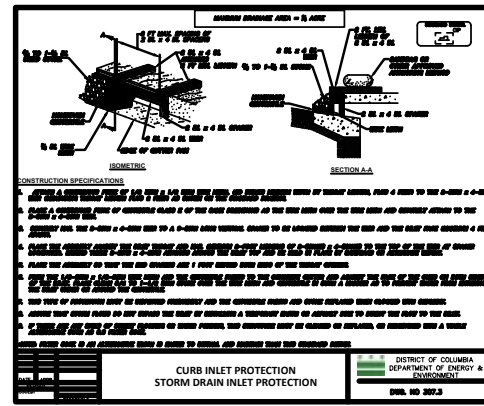
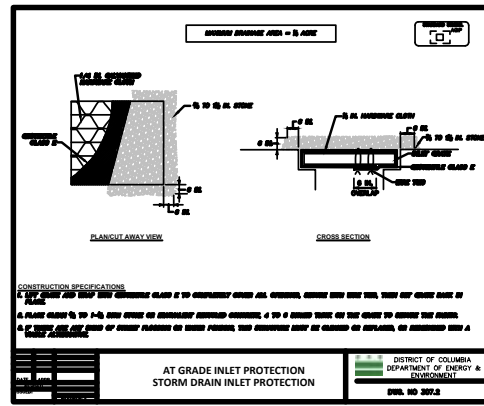
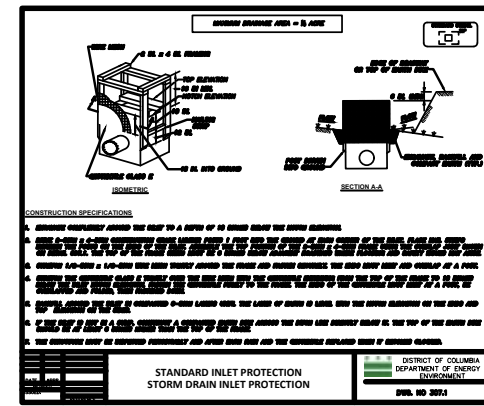
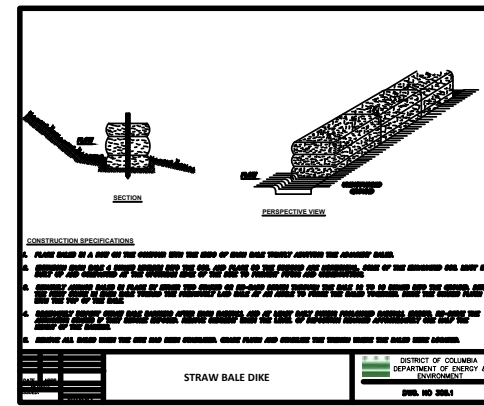
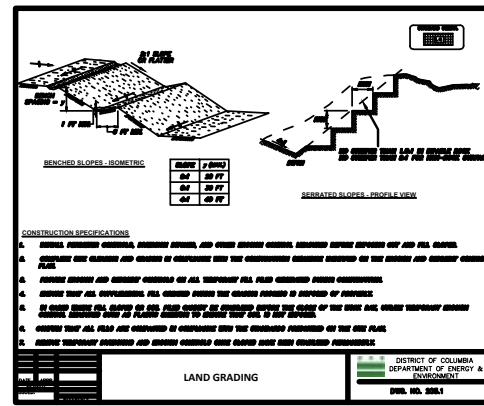
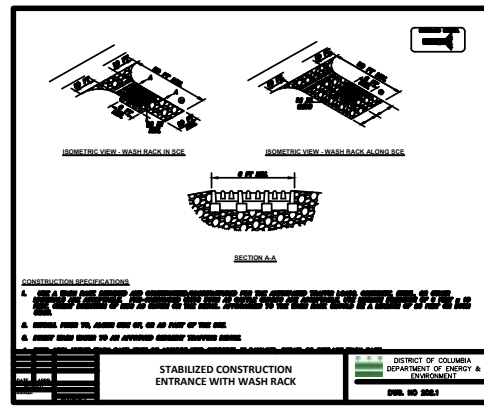
October 15, 2020

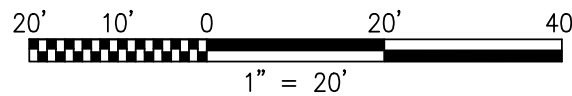
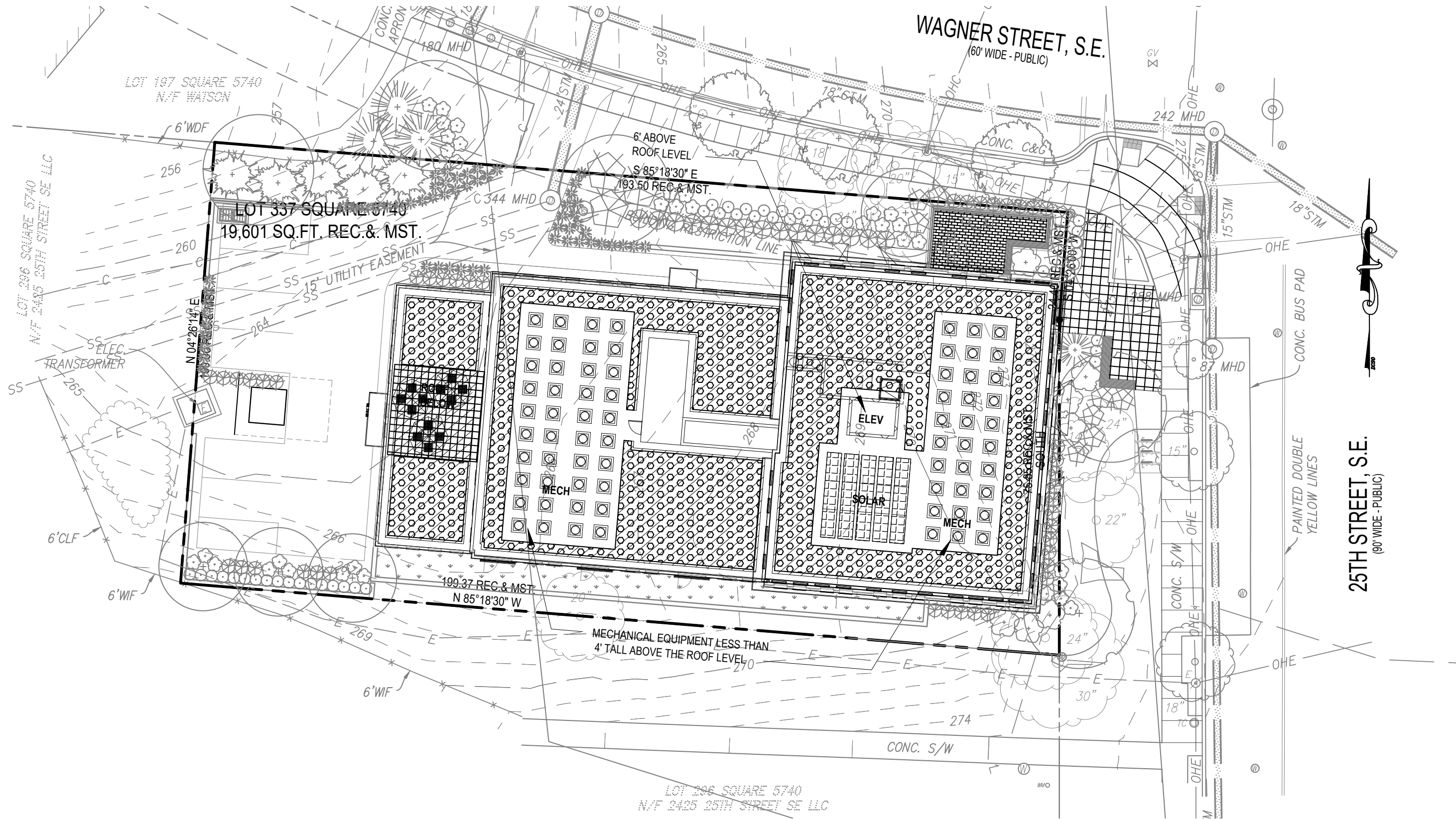
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Grading Plan
25TH & WAGNER STREET, SE

C05





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Stormwater Management Plan
25TH & WAGNER STREET, SE