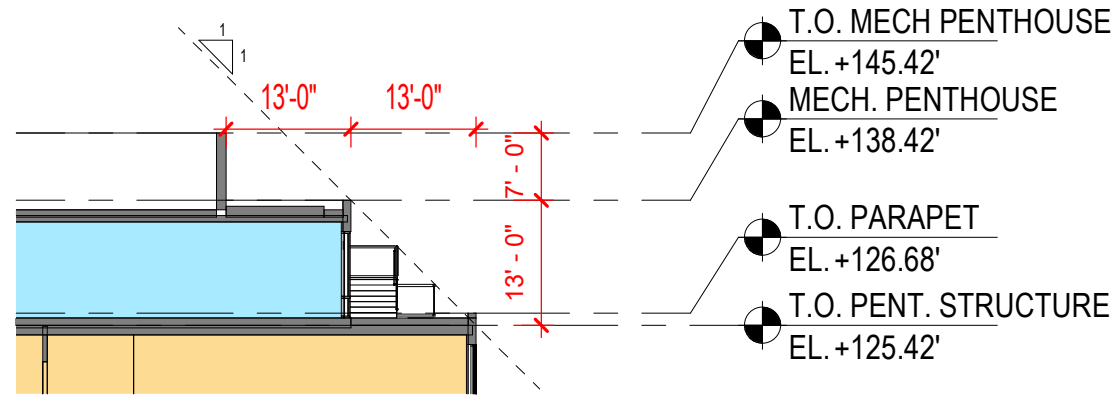
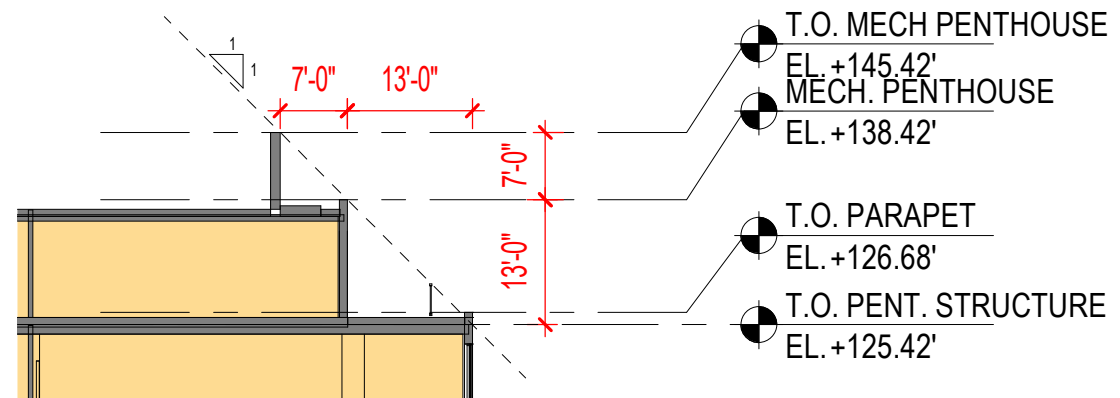


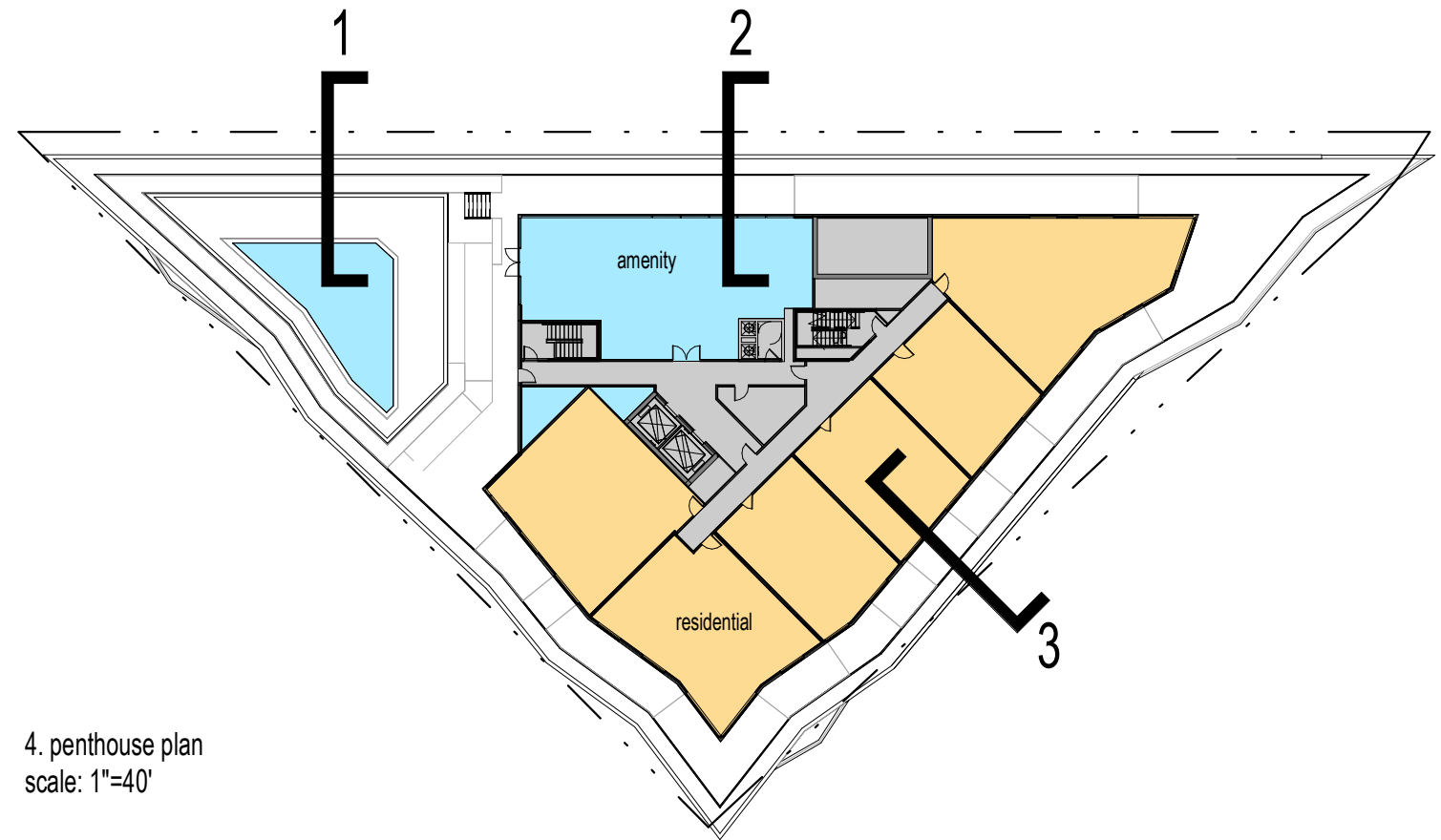
1. through pool  
scale: 1"=20'



2. through amenity  
scale: 1"=20'

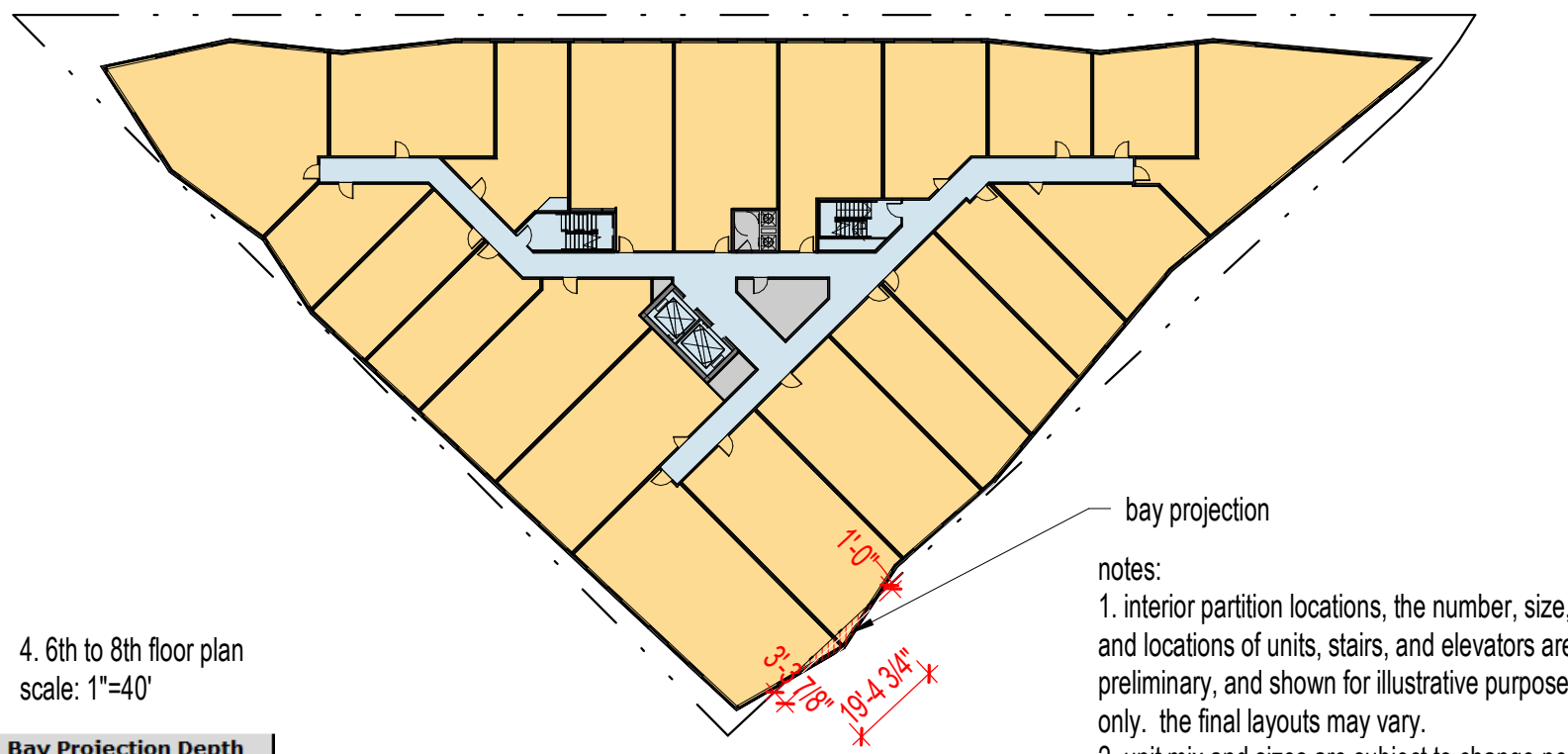
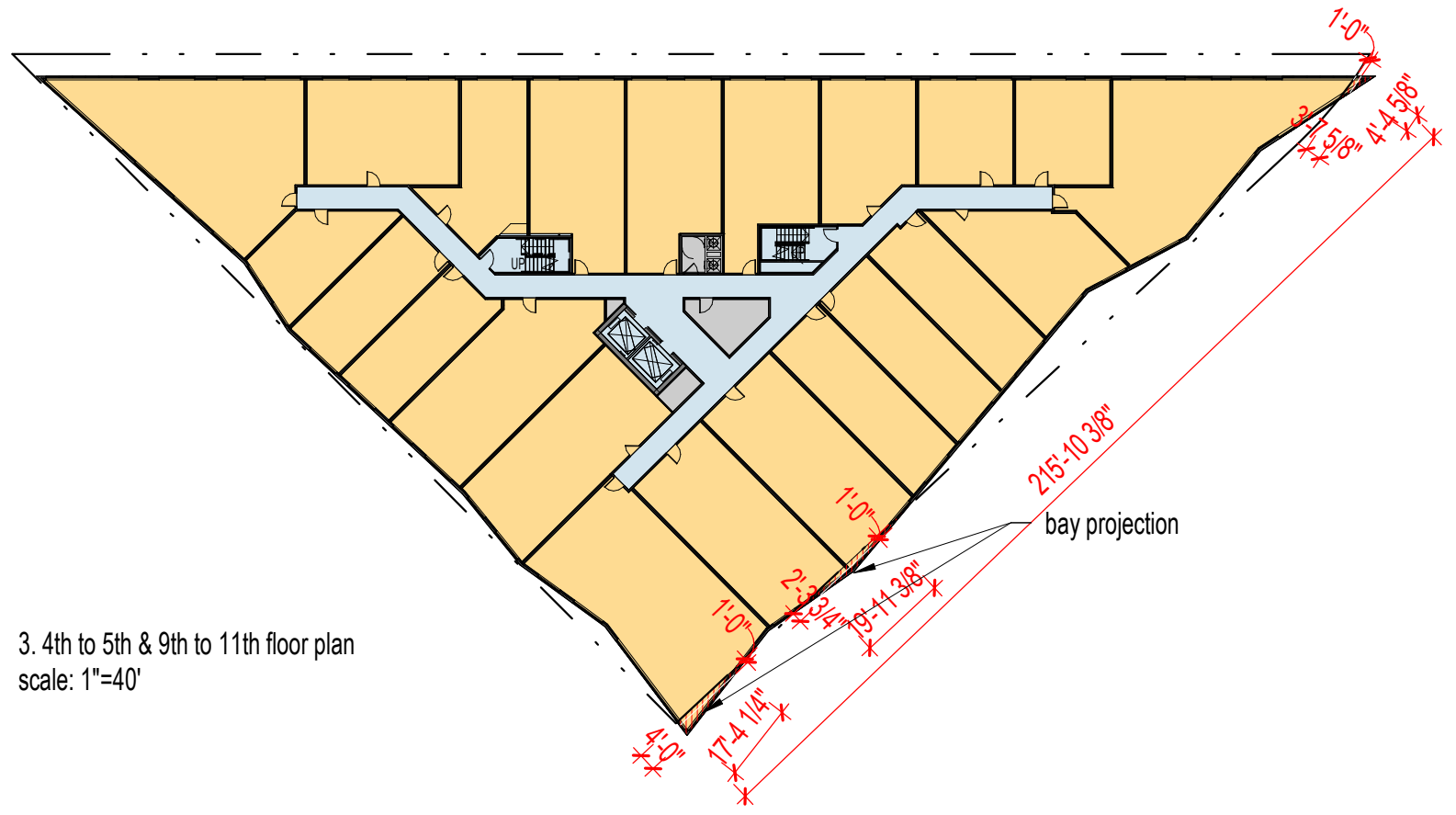
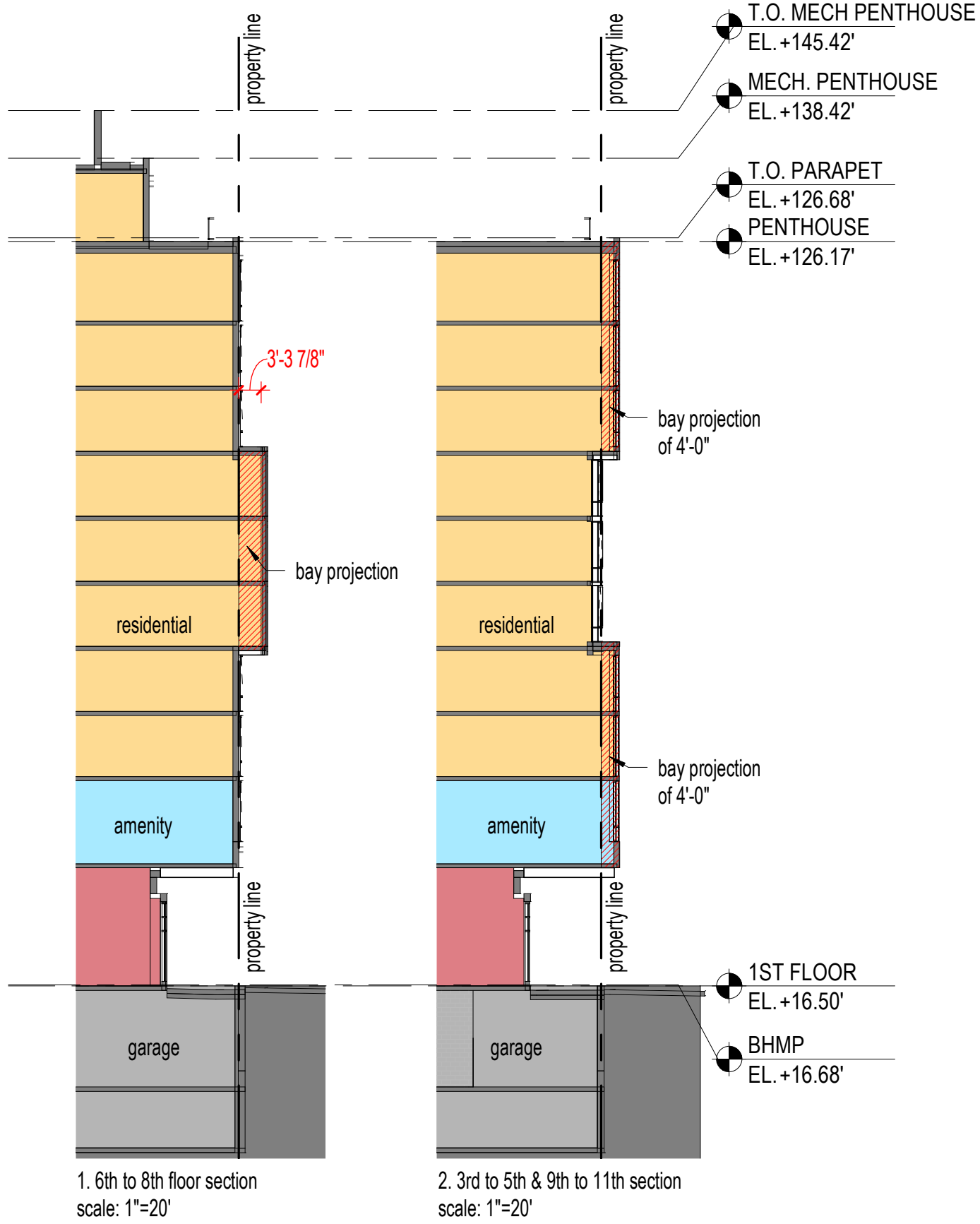


3. through residential  
scale: 1"=20'



4. penthouse plan  
scale: 1"=40'

notes:  
 1. interior partition locations, the number, size, and locations of units, stairs, and elevators are preliminary, and shown for illustrative purposes only. the final layouts may vary.  
 2. unit mix and sizes are subject to change per requested flexibility within ranges stated.



1. 6th to 8th floor section  
scale: 1"=20'

2. 3rd to 5th & 9th to 11th section  
scale: 1"=20'

3. 4th to 5th & 9th to 11th floor plan  
scale: 1"=40'

4. 6th to 8th floor plan  
scale: 1"=40'

notes:  
1. interior partition locations, the number, size, and locations of units, stairs, and elevators are preliminary, and shown for illustrative purposes only. the final layouts may vary.  
2. unit mix and sizes are subject to change per requested flexibility within ranges stated.

	Façade Width	Bay Projection Width (allowed)	Bay Projection Width (provided)	Bay Projection Depth (allowed)	Bay Projection Depth (provided)
7TH STREET	215'-10 3/8"	108'-11"	61'-1"	4'-0"	4'-0"

\*Bay projection width is measured at a distance of 1'-0" from the building façade.

807 Maine Avenue SW | Washington, DC

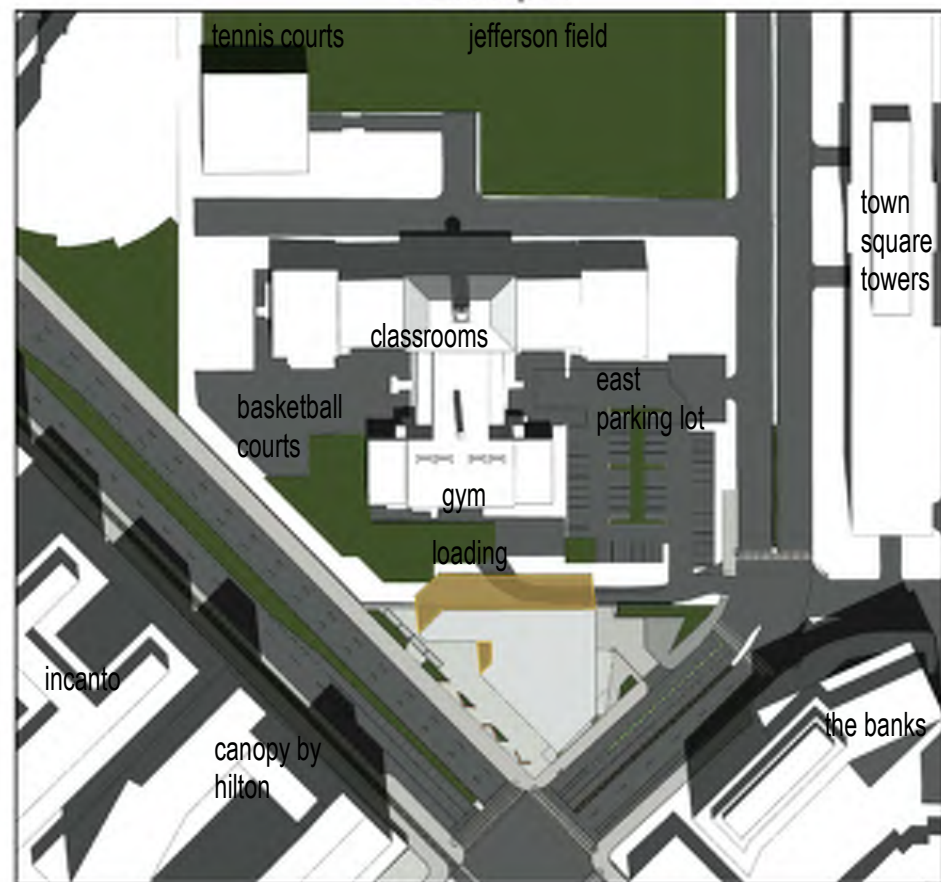
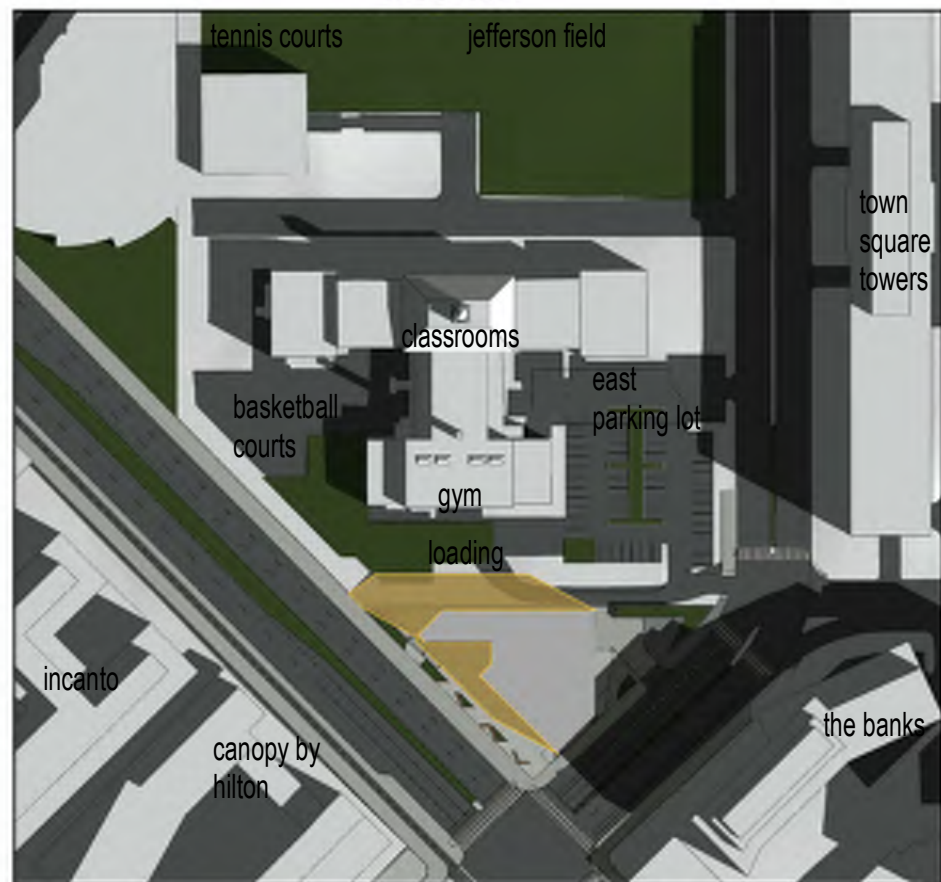
08.26.2022 | 040

9:00 am

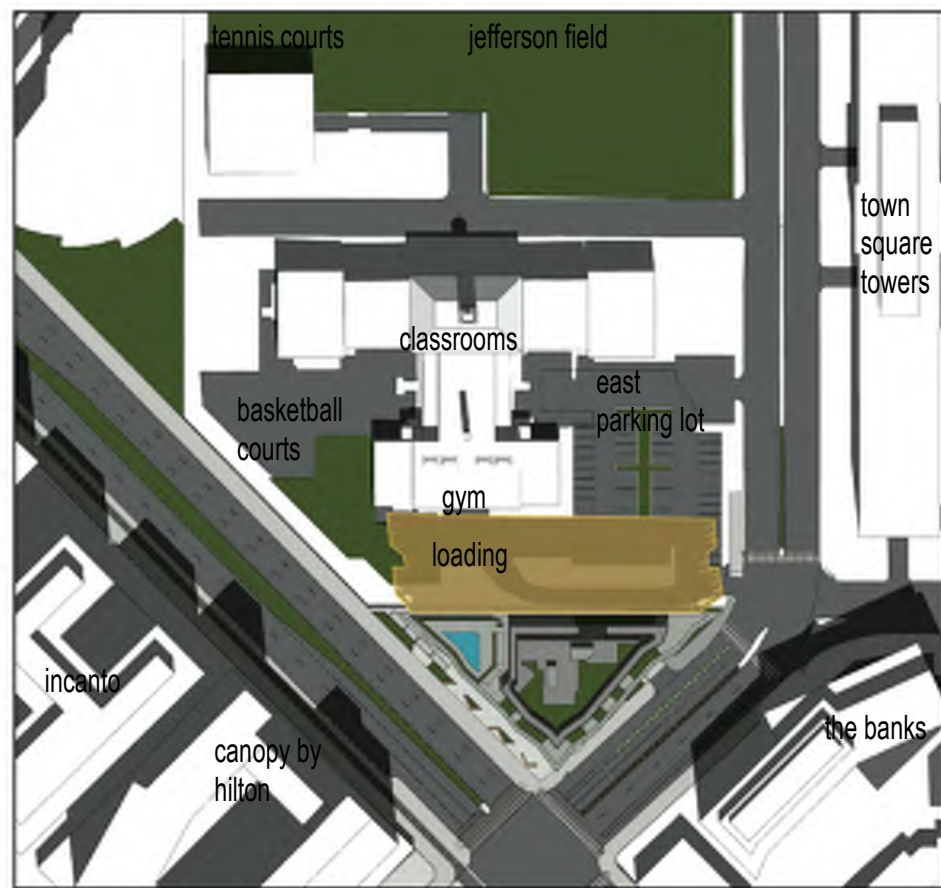
12:00 pm

3:00 pm

existing



proposed max height 110'

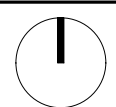


807 Maine Avenue SW | Washington, DC

shadow study - march & september 21st

08.26.2022

041

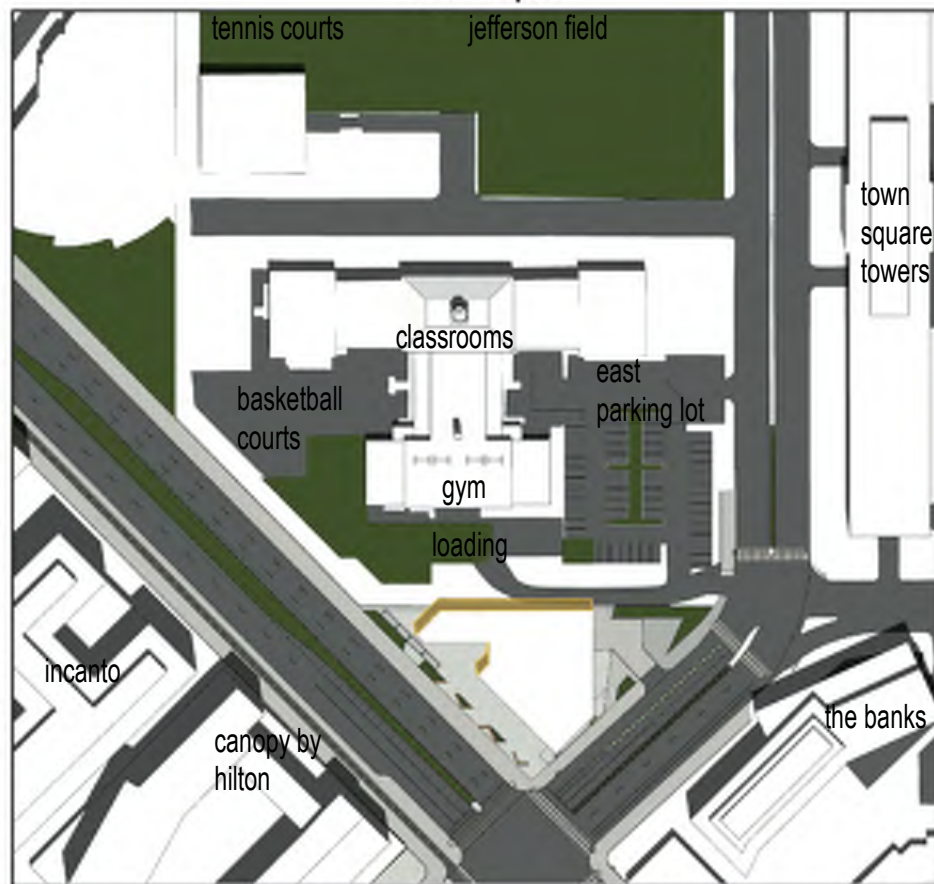
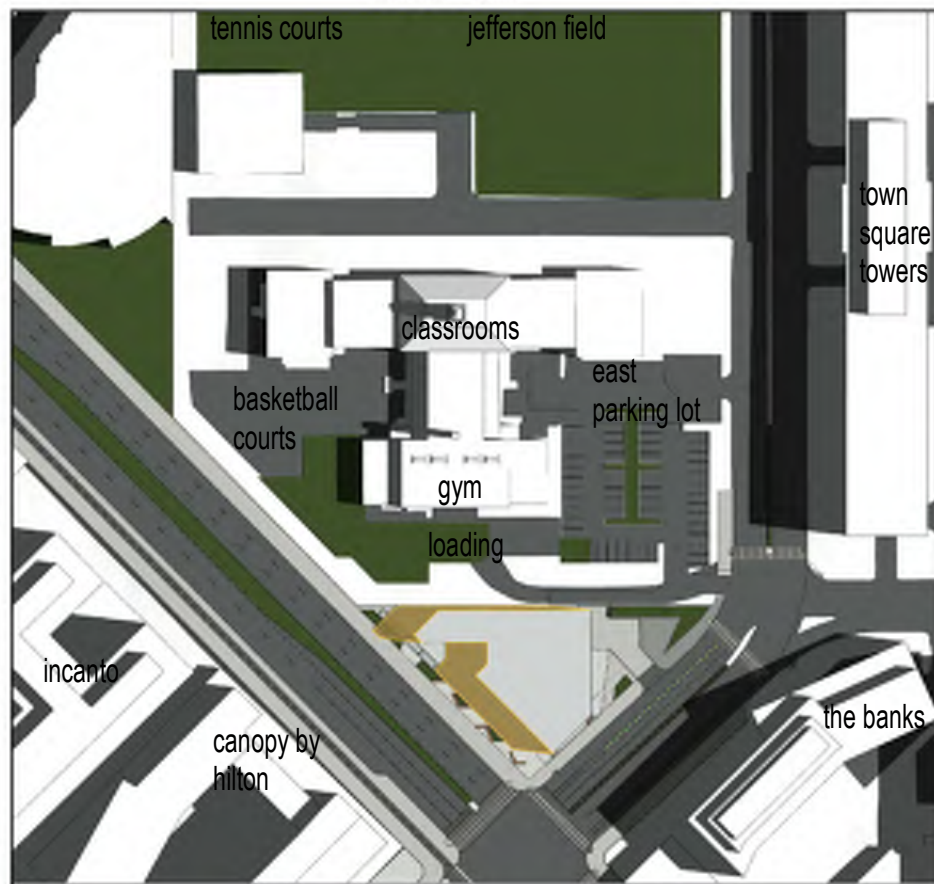


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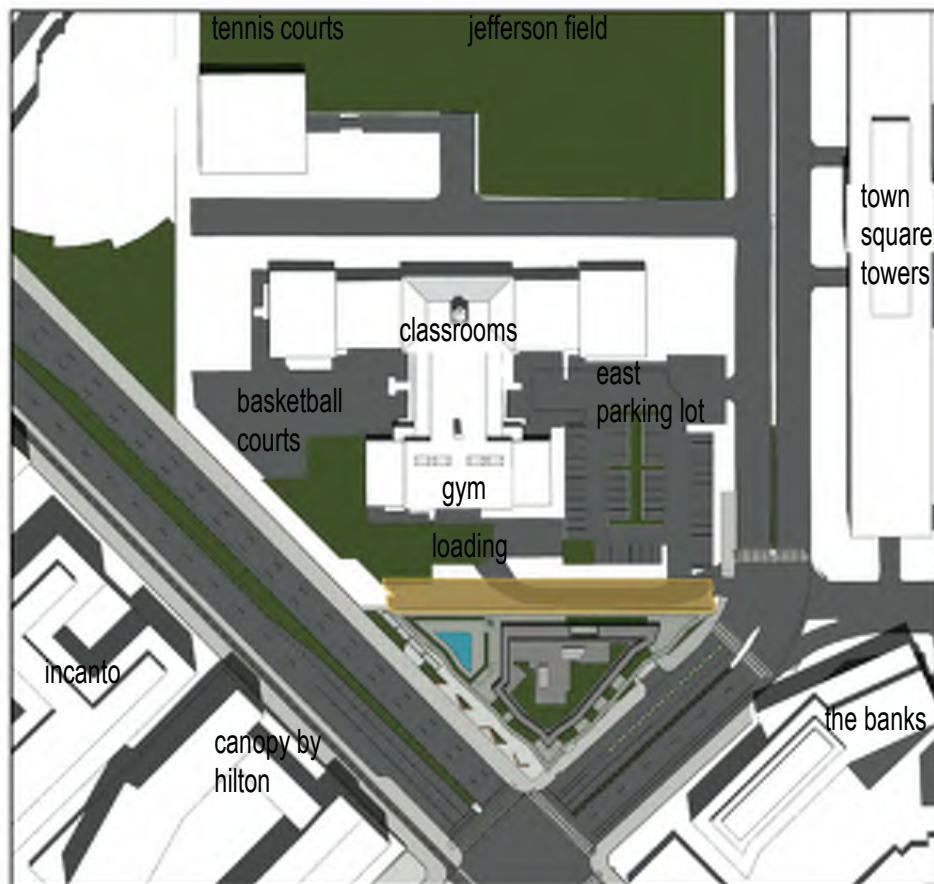
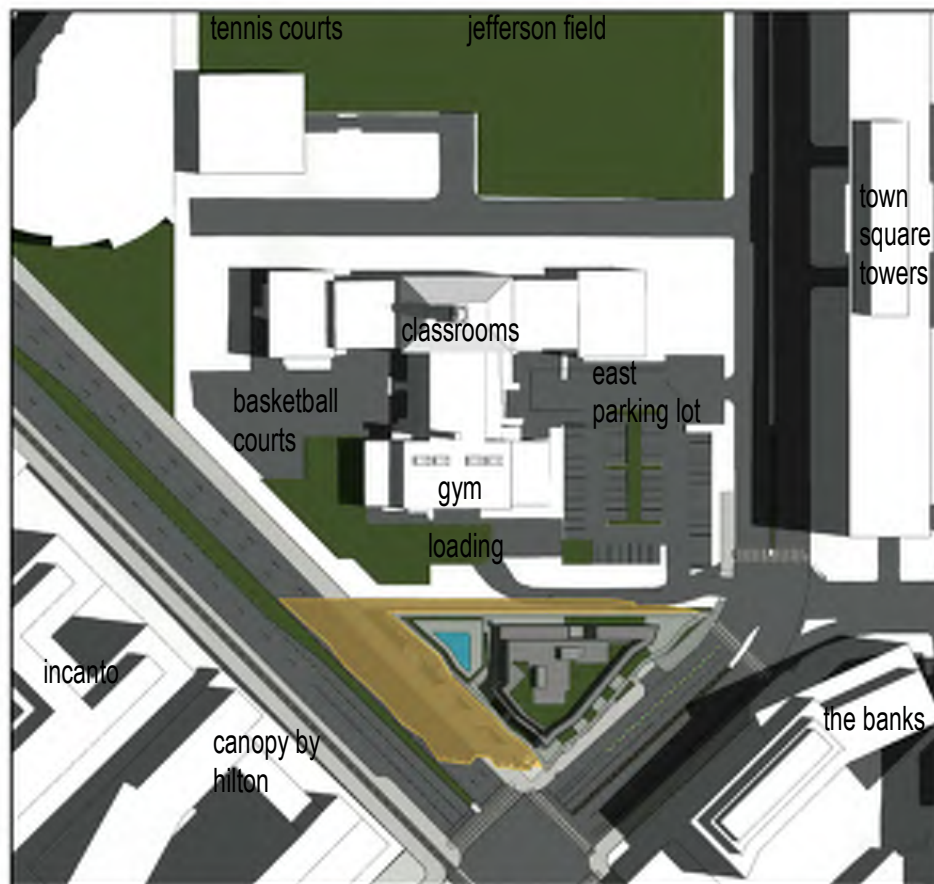
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3:00 pm

existing



proposed max height 110'

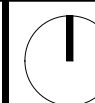


807 Maine Avenue SW | Washington, DC

shadow study - june 21st

08.26.2022

042

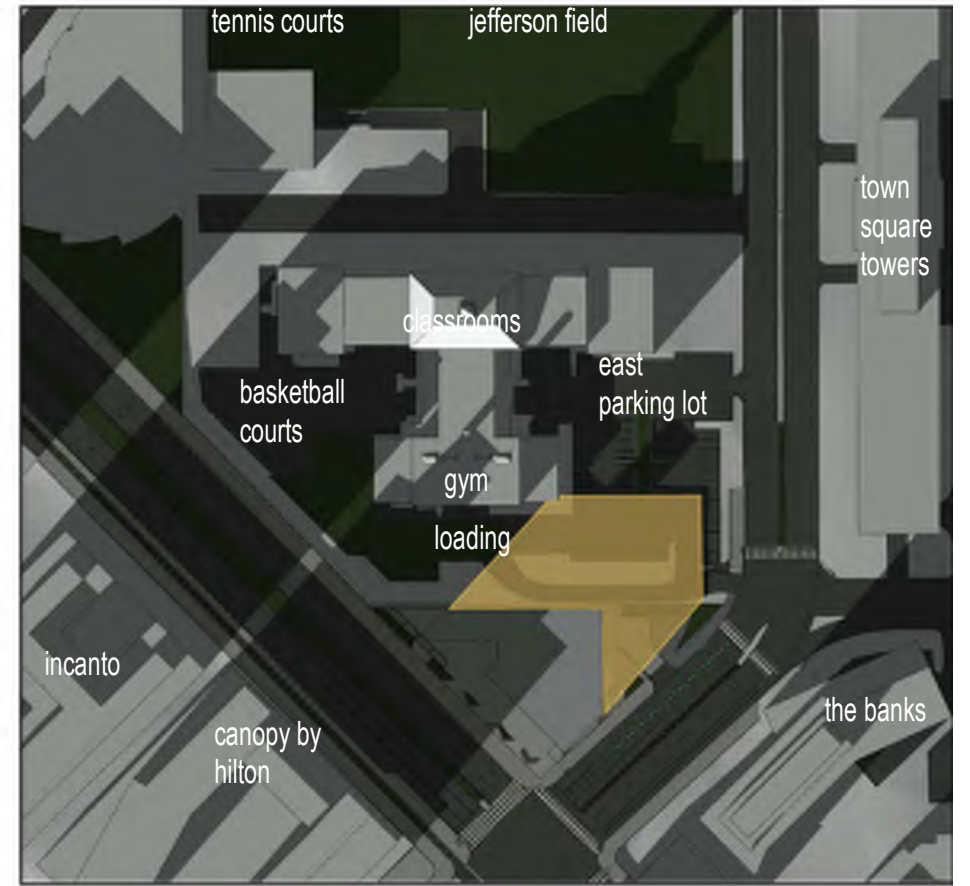


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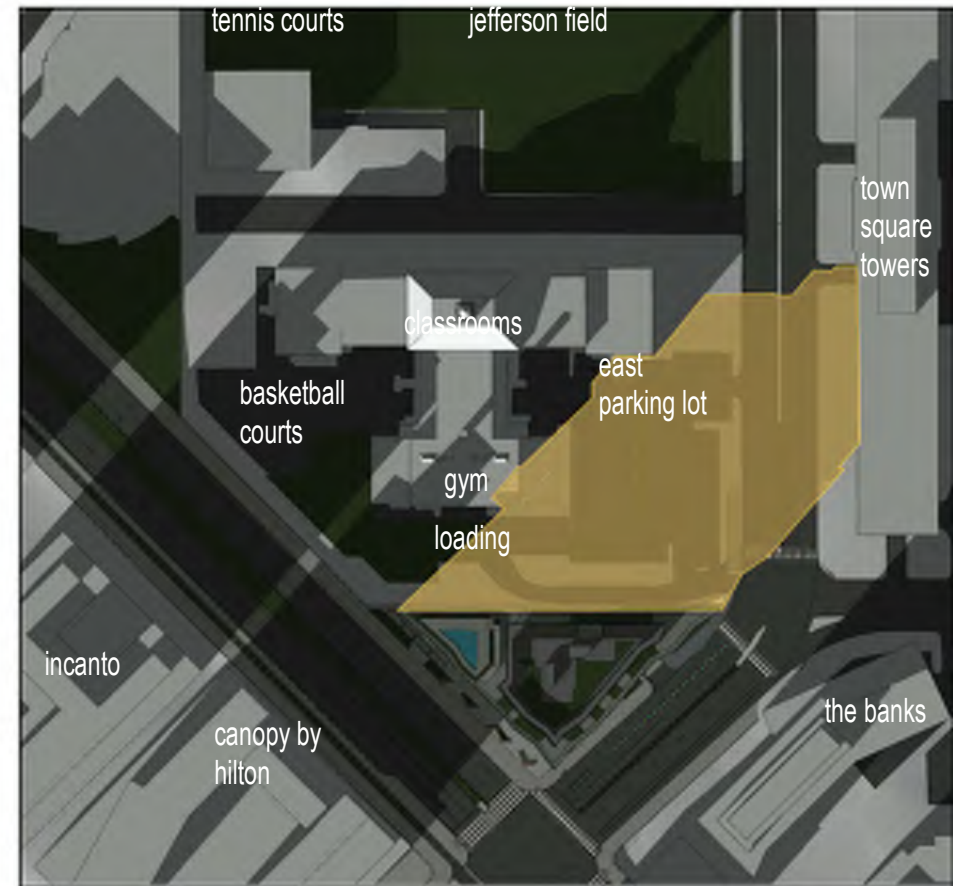
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existing

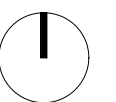


proposed max height 110'



807 Maine Avenue SW | Washington, DC

08.26.2022 | 043

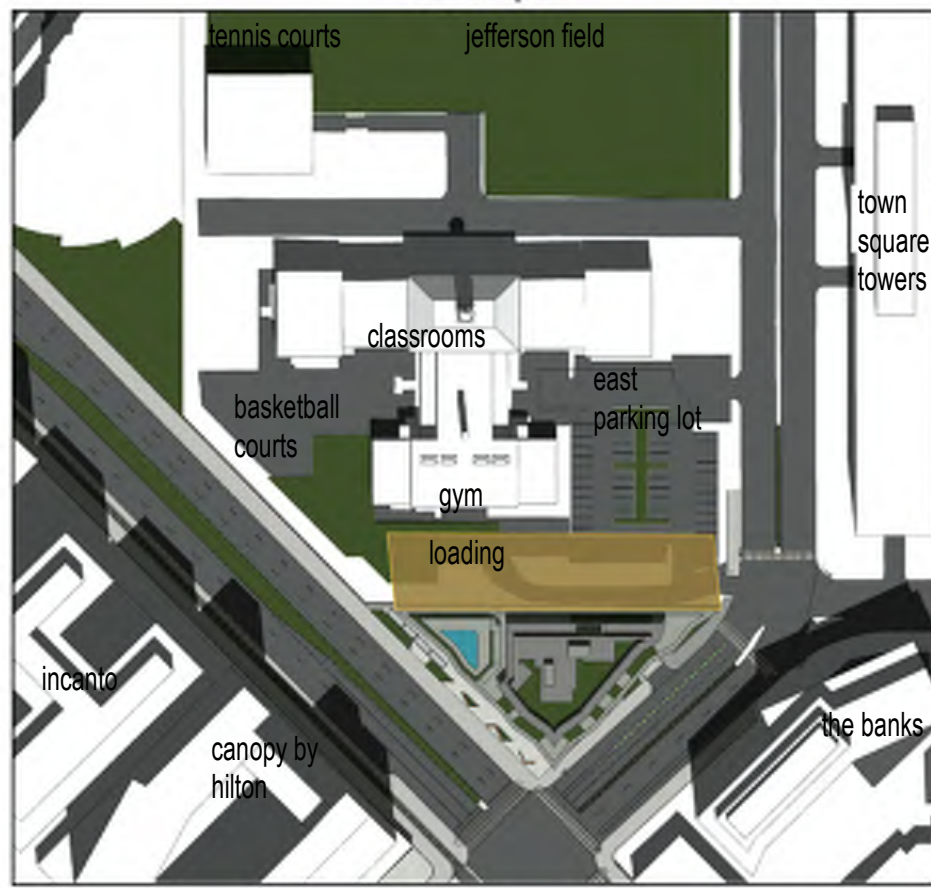


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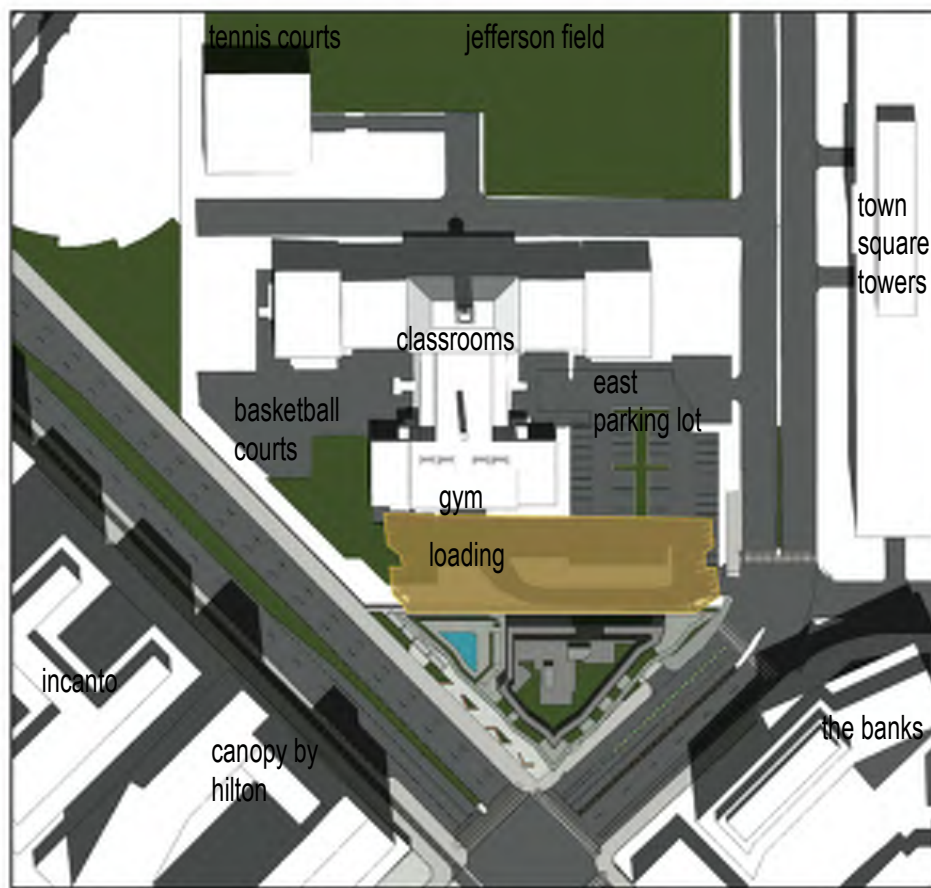
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3:00 pm

90' tall PUD

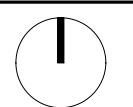


proposed max height 110'



807 Maine Avenue SW | Washington, DC

08.26.2022 | 044

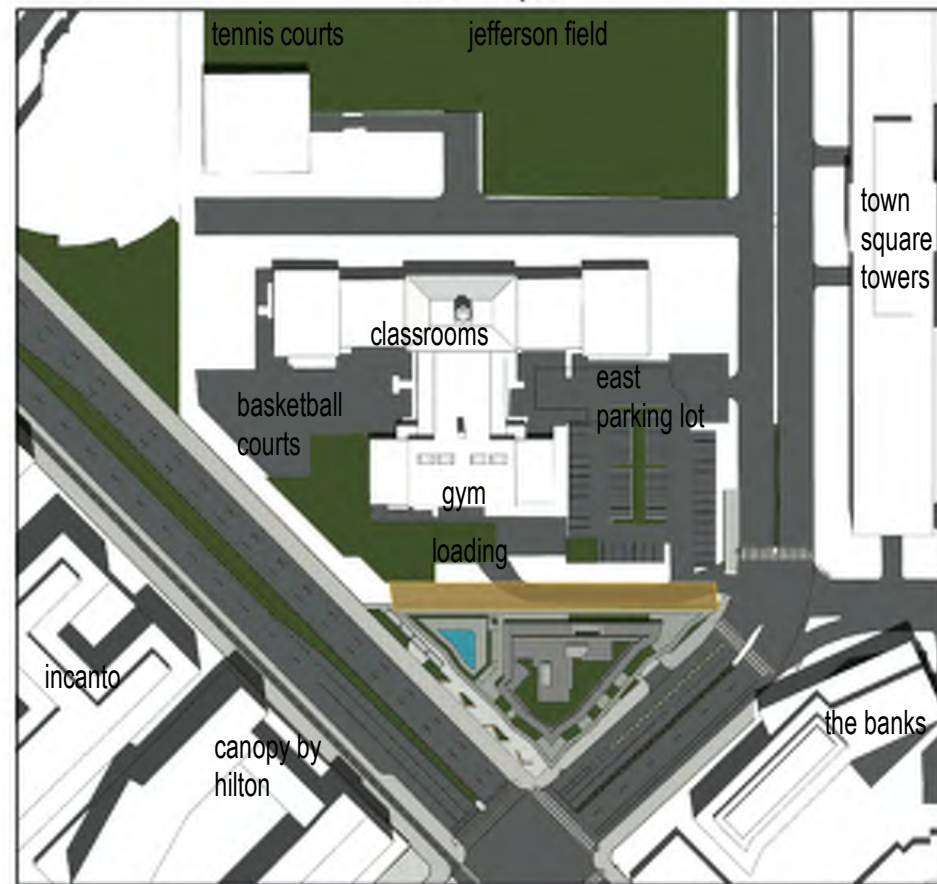


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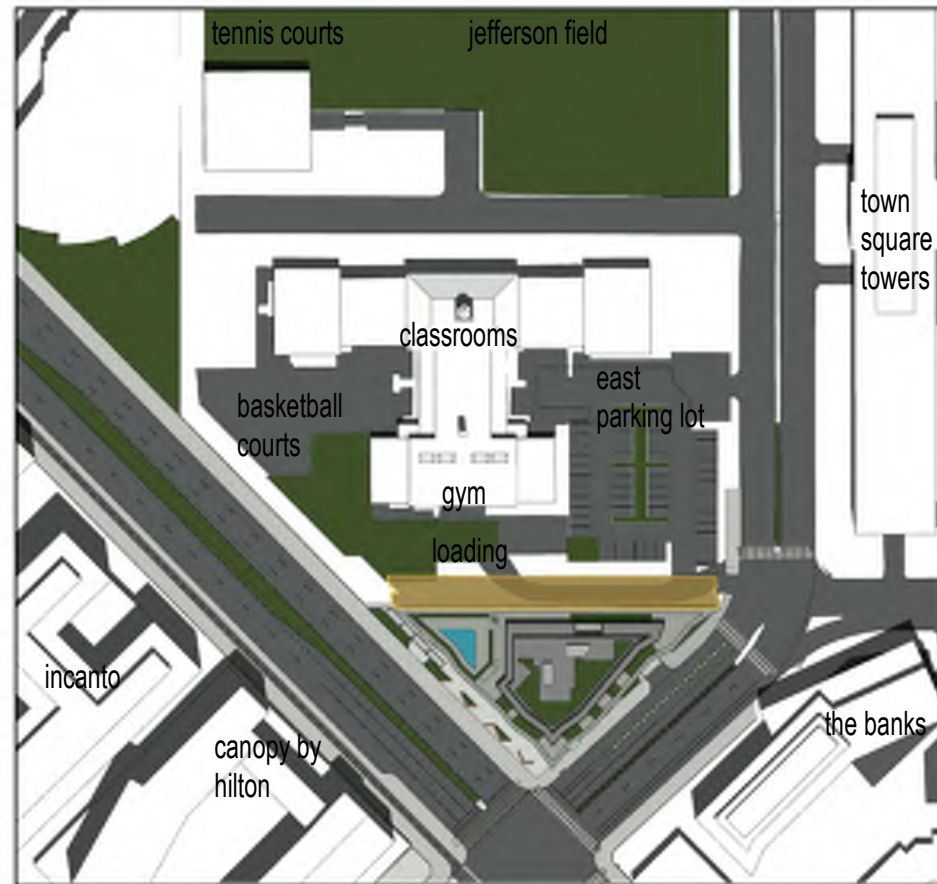
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90' tall PUD



proposed max height 110'

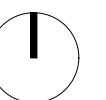


807 Maine Avenue SW | Washington, DC

by right vs proposed - june 21st

08.26.2022

045

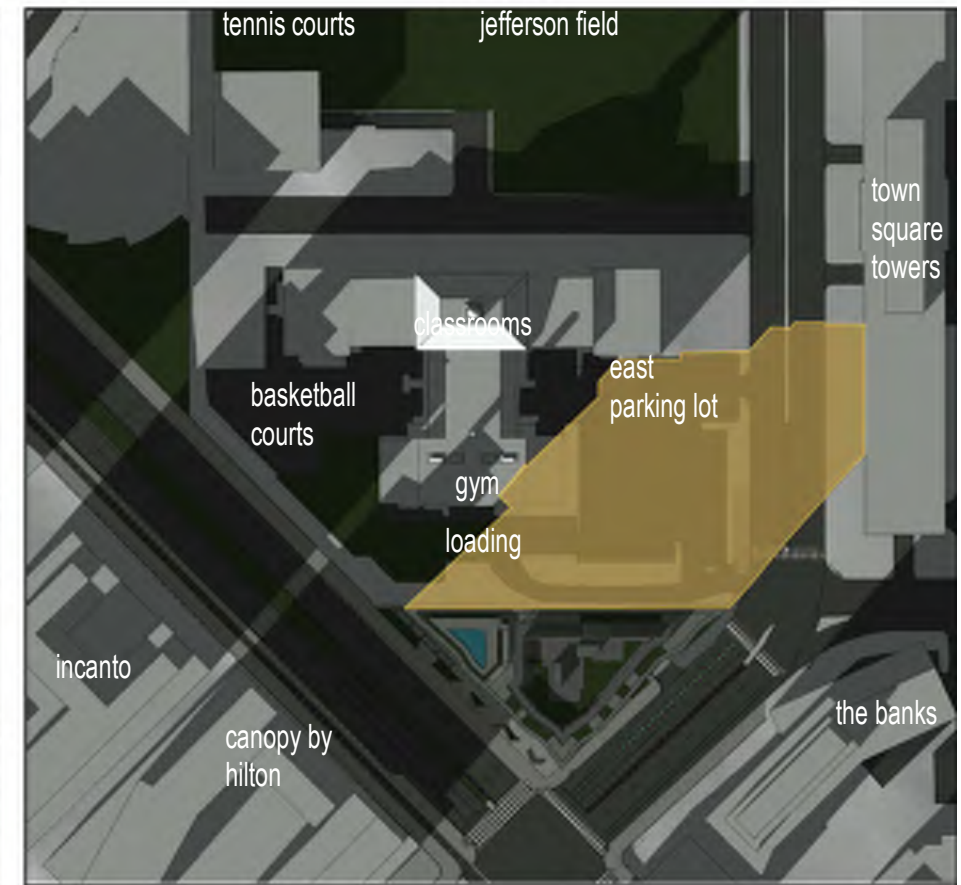


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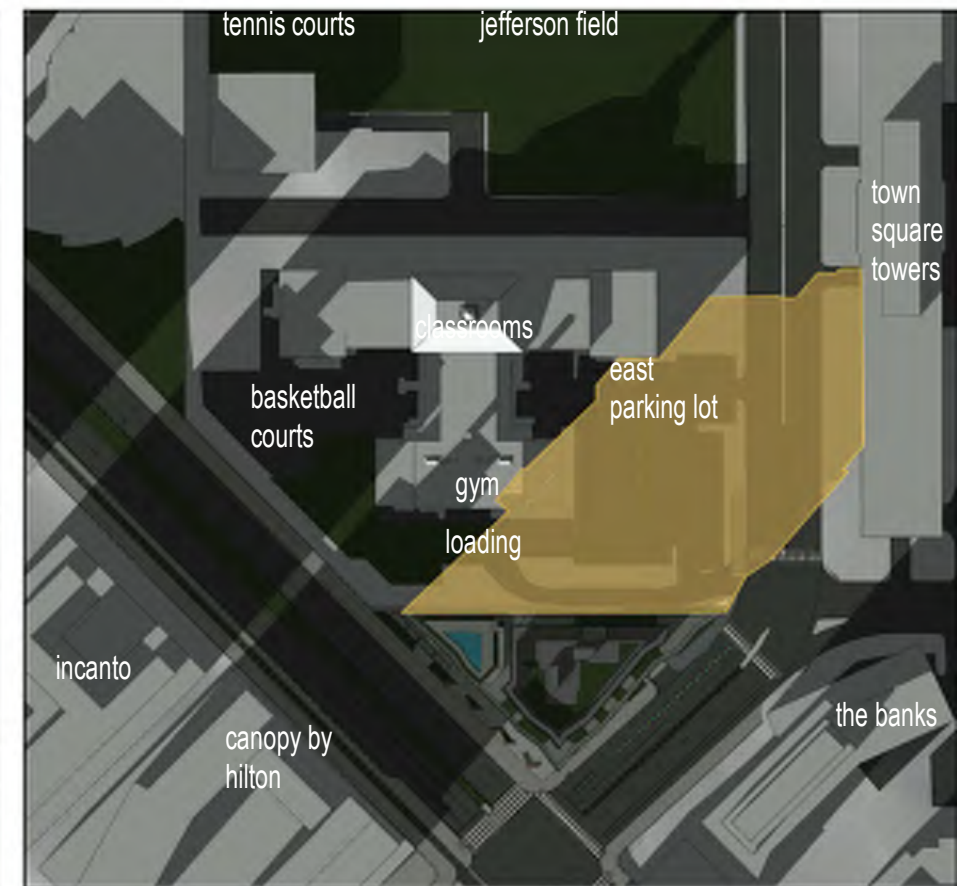
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90' tall PUD

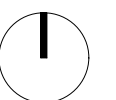


proposed max height 110'



807 Maine Avenue SW | Washington, DC

08.26.2022 | 046



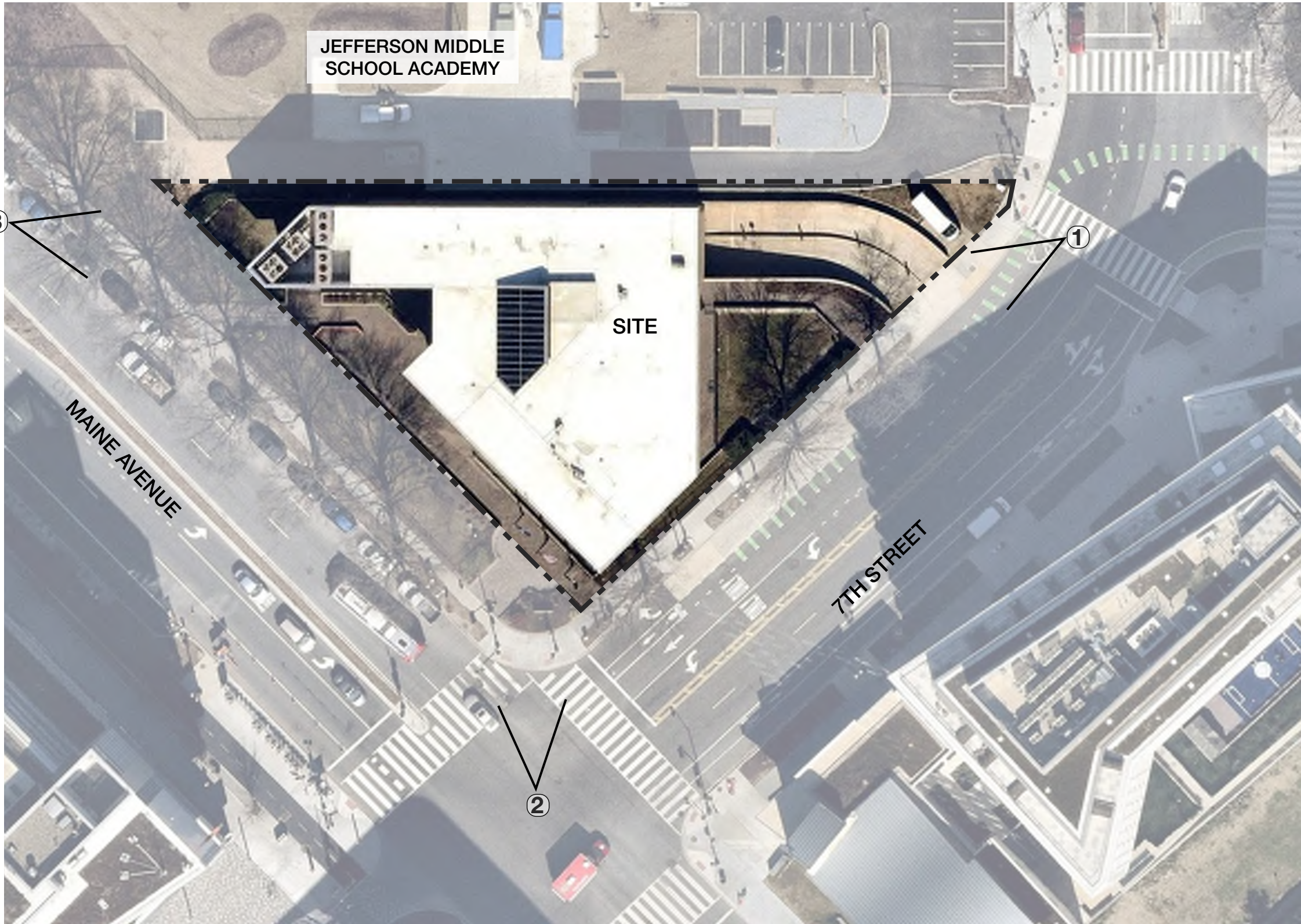


61.5	3.5	45.0	<b>Total Project Score</b>	<b>Possible Points 110</b>
------	-----	------	----------------------------	----------------------------

Certified: 40 pts Silver: 50 pts Gold: 60 pts Platinum: 80 pts

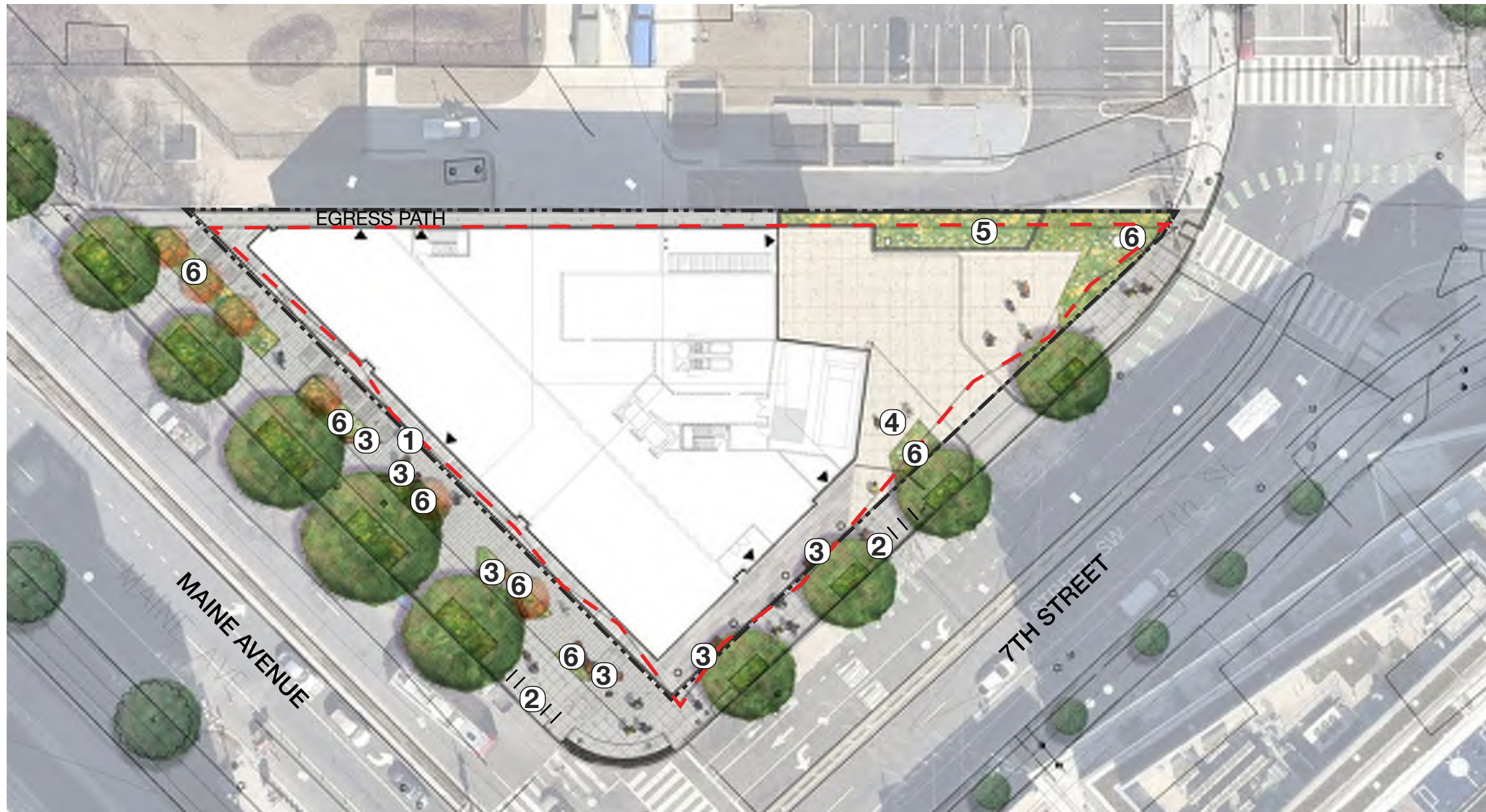
Y	?	N					
			2	<b>Integrative Process</b>			
			15	0.5	0	<b>Location and Transportation</b>	
Y						Prereq, Floodplain Avoidance	
				15		Credit, LEED for Neighborhood Development Location	
			8			Credit, Site Selection	
			3			Credit, Compact Development	
			2			Credit, Community Resources	
			1.5	0.5		Credit, Access to Transit	
			3	0	4	<b>Sustainable Sites</b>	
Y						Prereq, Construction Activity Pollution Prevention	
Y						Prereq, No Invasive Plants	
				1		Credit, Heat Island Reduction, Option 1, Shading	
			1			Credit, Heat Island Reduction, Option 2, Non-Absorptive Materials	
				3		Credit, Rainwater Management, Case 1, Low Impact Development Or,	
				3		Credit, Rainwater Management, Case 2, NPDES Projects	
			2			Credit, Non-Toxic Pest Control	
			7	0	5	<b>Water Efficiency</b>	
Y						Prereq, Water Metering	
			7		5	Credit, Total Water Use (Performance Path)	
					6	Credit, Indoor Water Use	
				1		Credit, Outdoor Water Use, 60% Turf, 25% Native/Adaptive	
				1		Credit, Outdoor Water Use, 40% Turf, 50% Native/Adaptive	
				1		Credit, Outdoor Water Use, 20% Turf, 75% Native/Adaptive	
				1		Credit, Outdoor Water Use, 5% Turf, 75% Native/Adaptive	
			22	1	14	<b>Energy and Atmosphere</b>	
Y						Prereq, Minimum Energy Performance - Whole Bldg Energy Simulation	
Y						Prereq, Minimum Energy Performance - Commissioning	
Y						Prereq, Energy Metering	
Y						Prereq, Education of the Tenant, Homeowner or Building Manager	
			20.0	1	9	Credit, Annual Energy Use, 6%-51%	
					2	Credit, Efficient Hot Water Distribution System - Pipe Length or Volume	
					3	Credit, Efficient Hot Water Distribution System - Performance Test	
					2	Credit, Efficient Hot Water Distribution System - Pipe Insulation	
			1			Credit, Advanced Utility Tracking - Electric and Water Metering	
			1			Credit, Advanced Utility Tracking - Third Party Utility Reporting	
			4.0	0	5.0	<b>Materials and Resources</b>	
Y						Prereq, Certified Tropical Wood	
Y						Prereq, Durability Management	
				1		Credit, Durability Management Verification	
			2.0	3.0		Credit, Environmentally Preferable Products	
			2		1	Credit, Construction Waste Management, 10%-60% Reduction	
			8.0	0	10	<b>Indoor Environmental Quality</b>	
Y						Prereq, Ventilation	
Y						Prereq, Combustion Venting	
Y						Prereq, Garage Pollutant Protection	
Y						Prereq, Radon-Resistant Construction	
Y						Prereq, Air Filtering	
Y						Prereq, Environmental Tobacco Smoke	
Y						Prereq, Compartmentalization	
			1	2		Credit, Enhanced Ventilation	
			1.0	1		Credit, Contaminant Control	
			1	2		Credit, Balancing of Heating & Cooling Distribution Systems	
				3		Credit, Enhanced Compartmentalization	
			1	1		Credit, Combustion Venting	
			1			Credit, Enhanced Garage Pollutant Protection	
			2			Credit, Low Emitting Products, Paints, Adhesives/Sealants, Flooring, Insul.	
				1		Credit, Low Emitting Products, Composite Wood	
			1			Credit, No Environmental Tobacco Smoke	
			1	0	5	<b>Innovation</b>	
Y						Prereq, Preliminary Rating	
			1			Credit, Innovation, Exemplary Performance, Compact Development	
				1		Credit, Innovation	
				1		Credit, Innovation	
				1		Credit, Innovation	
				1		Credit, Innovation	
				1		Credit, LEED-H Accredited Professional	
			2	0	2	<b>Regional Priority</b>	
					1	Credit, Access to Transit; Rainwater Management (3 pts)	
			1			Credit, Community Resources	
				1		Credit, Construction Waste Management, 3 pts	
			1			Credit, Site Selection, 8 pts	

Note: The above targeted points may change over the course of the project but the project will achieve a LEED Gold rating.



**807 MAINE AVENUE** WASHINGTON, DC • EXISTING CONDITIONS

PN 2021071 | 08.26.2022 | MILL CREEK RESIDENTIAL TRUST



- ① POTENTIAL OUTDOOR DINING AREAS
- ② BIKE RACKS
- ③ BENCHES
- ④ ART LOCATION
- ⑤ RAISED BIORETENTION PLANTER
- ⑥ PLANT BED



--- BUILDING OVERHANG

--- PROPERTY LINE

**807 MAINE AVENUE** WASHINGTON, DC • SITE ILLUSTRATIVE PLAN - STREETSCAPE

PN 2021071 | 08.26.2022 | MILL CREEK RESIDENTIAL TRUST



ENGAGING STREETScape



PEDESTRIAN CENTRIC SPACE



DYNAMIC DESIGN ELEMENTS



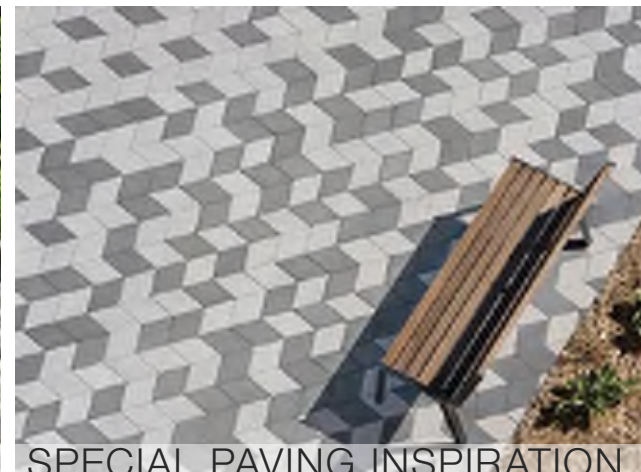
ART INSPIRATION



ADDED COLOR POP



LAYERED PLANTING



SPECIAL PAVING INSPIRATION

**807 MAINE AVENUE** WASHINGTON, DC • PRECEDENT IMAGERY

PN 2021071 | 08.26.2022 | MILL CREEK RESIDENTIAL TRUST



\*PER DDOT PUBLIC SPACE DESIGN REALM GUIDE. (3.3. SIDEWALK DESIGN STANDARDS / 3.5. SIDEWALK CAFES)

\*\*FEATURES AND IMPROVEMENTS SHOWN IN PUBLIC SPACE AND/OR ON DC-OWNED LAND ARE CONCEPTUAL AND SUBJECT TO DISTRICT APPROVAL.

- ① TREE BOXES
- ② CONCRETE SIDEWALK PER DC STANDARDS
- ③ BENCHES
- ④ ART LOCATION
- ⑤ PLANT BED
- ⑥ BIORETENTION PLANT BED
- ⑦ SPECIAL PAVING

--- BUILDING OVERHANG

--- PROPERTY LINE

## 807 MAINE AVENUE WASHINGTON, DC • SITE ILLUSTRATIVE PLAN ENLARGEMENT

PN 2021071 | 08.26.2022 | MILL CREEK RESIDENTIAL TRUST



- ① RECONFIGURED TREE BOXES TO COMPLY WITH DC STANDARDS
  - ② NEW CONCRETE SIDEWALK PER DC STANDARDS
  - ③ NEW PLANT BEDS AT GRADE
  - ④ NEW BIKE RACKS
  - ⑤ NEW BENCHES
  - ⑥ TRANSFORMER VAULTS
- BUILDING OVERHANG
- PROPERTY LINE

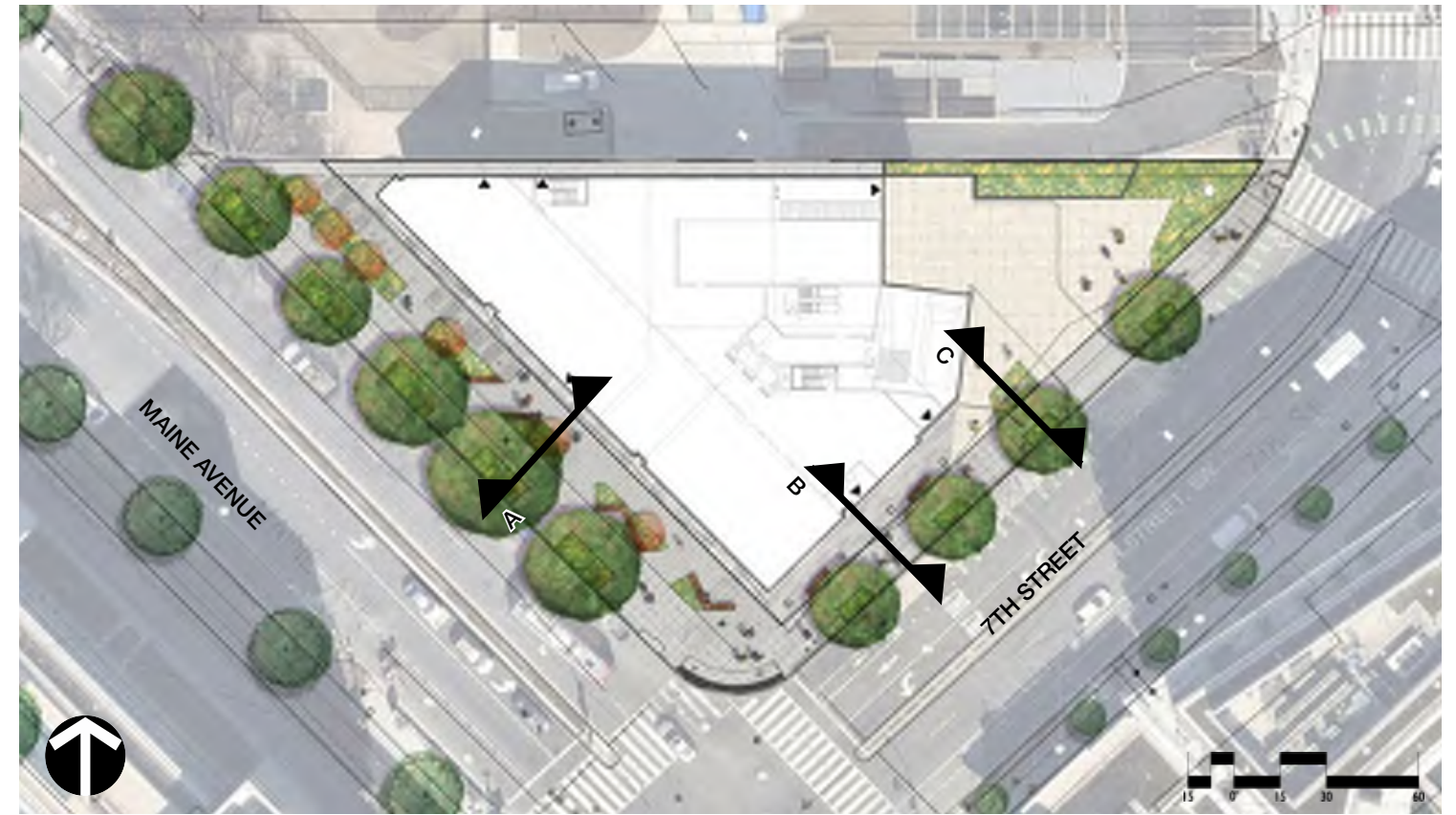
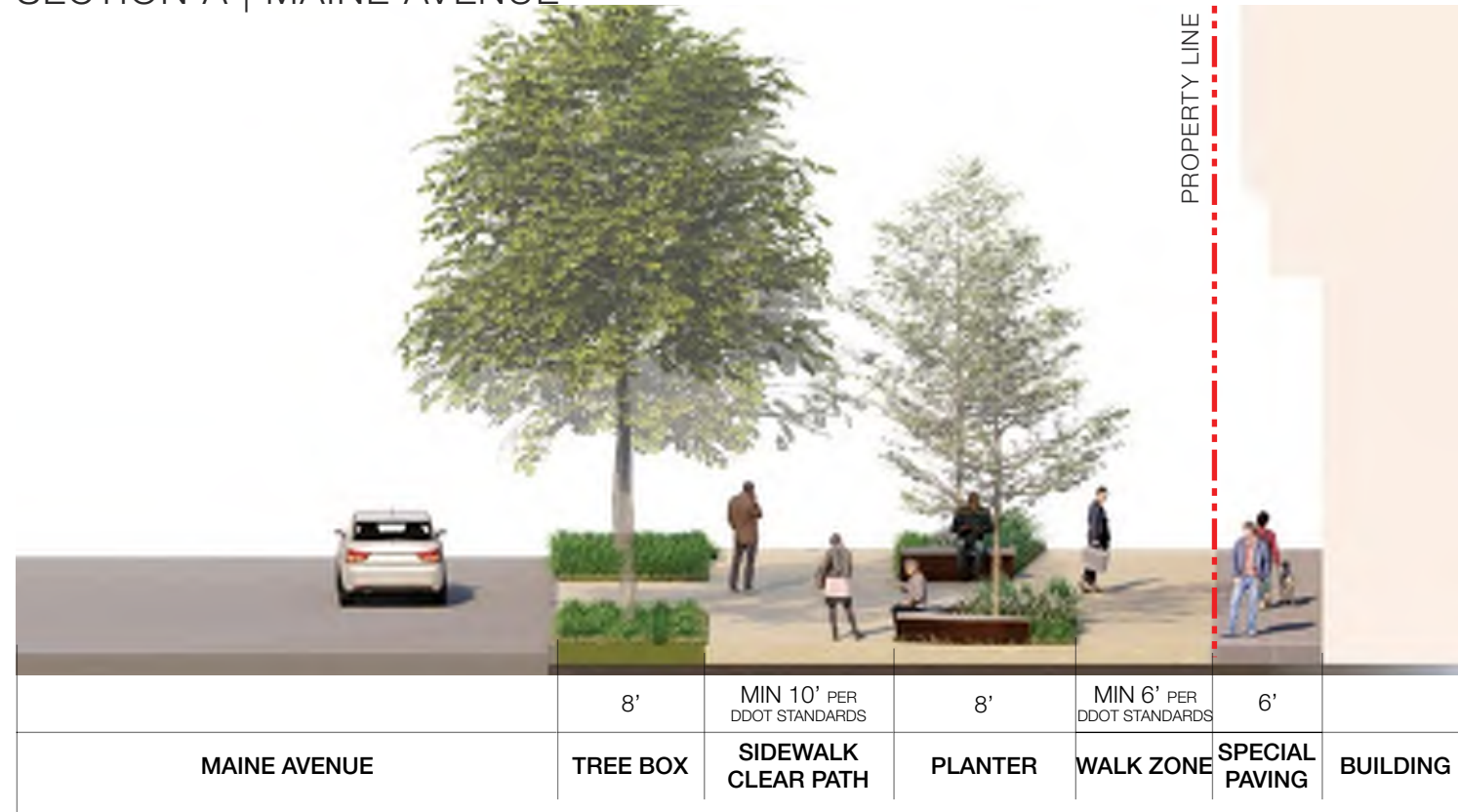
\*PER DDOT PUBLIC SPACE DESIGN REALM GUIDE. (3.3. SIDEWALK DESIGN STANDARDS / 3.5. SIDEWALK CAFES)

\*\*FEATURES AND IMPROVEMENTS SHOWN IN PUBLIC SPACE AND/OR ON DC-OWNED LAND ARE CONCEPTUAL AND SUBJECT TO DISTRICT APPROVAL.

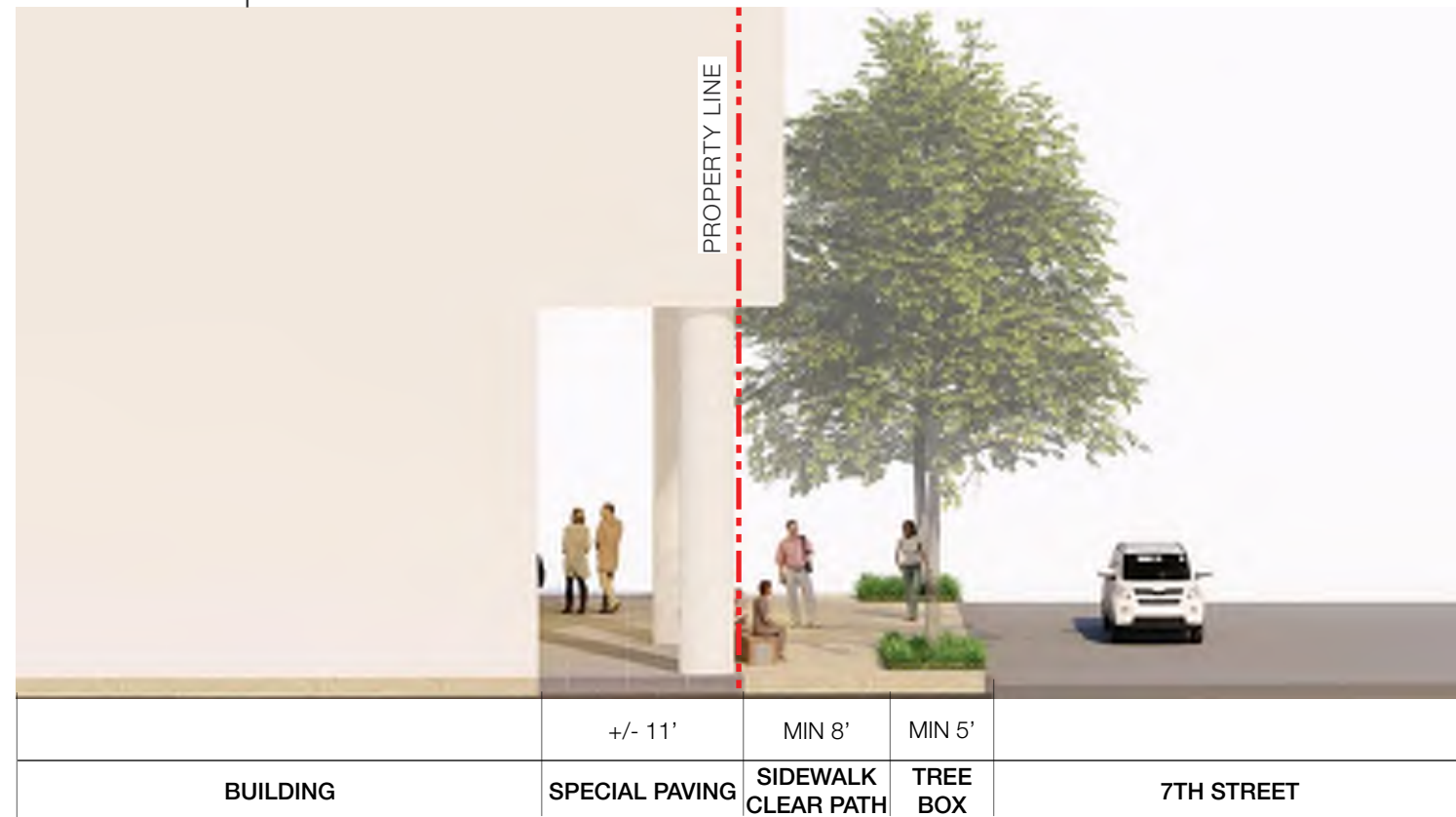
# 807 MAINE AVENUE WASHINGTON, DC • SITE ILLUSTRATIVE PLAN ENLARGEMENT

PN 2021071 | 08.26.2022 | MILL CREEK RESIDENTIAL TRUST

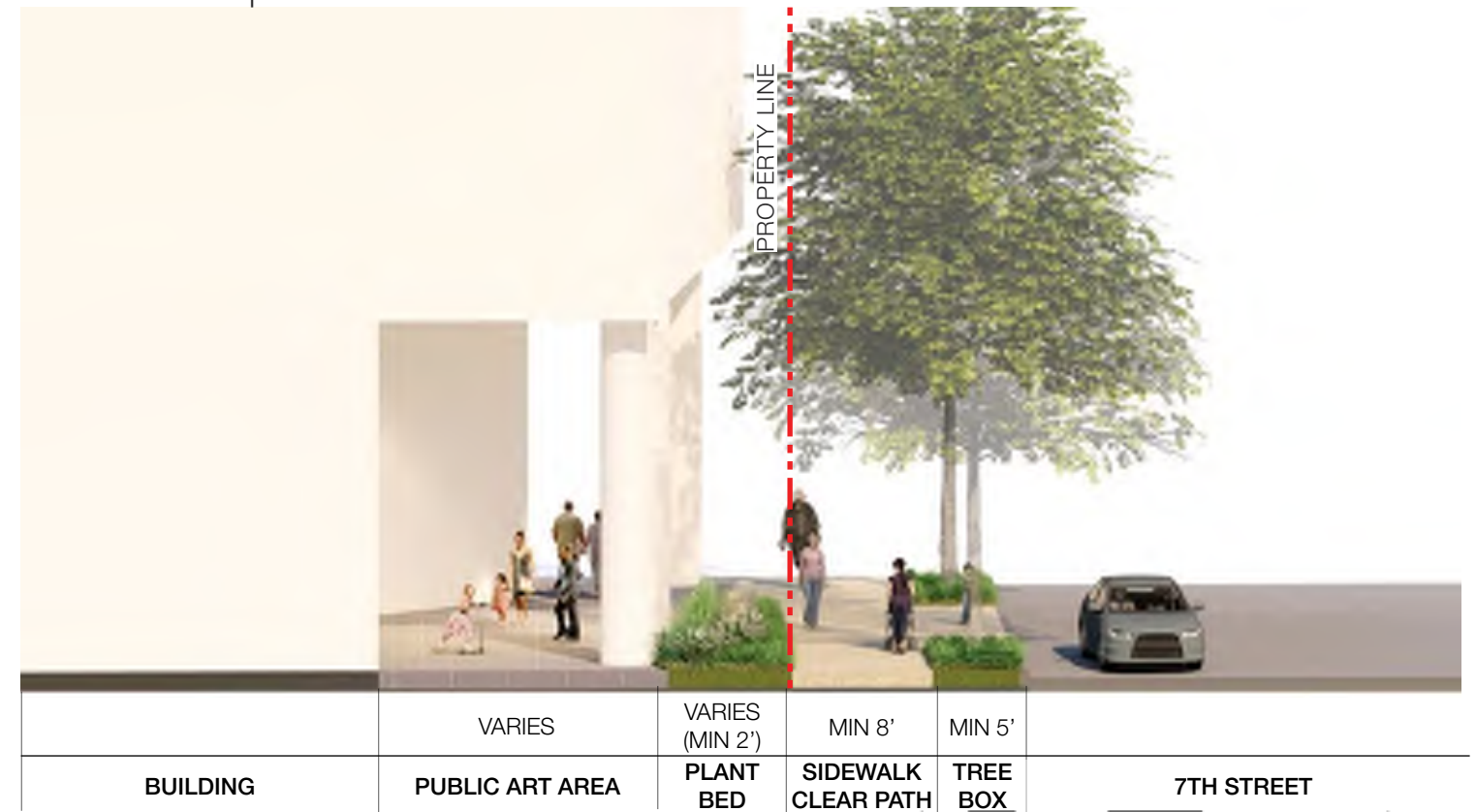
SECTION A | MAINE AVENUE



SECTION B | 7TH STREET - A



SECTION C | 7TH STREET - B



\*FEATURES AND IMPROVEMENTS SHOWN IN PUBLIC SPACE AND/OR ON DC-OWNED LAND ARE CONCEPTUAL AND SUBJECT TO DISTRICT APPROVAL.

**807 MAINE AVENUE** WASHINGTON, DC • STREETScape SECTIONS

PN 2021071 | 08.26.2022 | MILL CREEK RESIDENTIAL TRUST



Green Area Ratio Scoresheet				
Address: <b>807 Maine Ave</b>	Square	Lot	Zone District	
	<b>S0439</b>	<b>15</b>	<b>MU-10</b>	
Other: <input type="text"/>	Lot area (sf)	Minimum Score	Multiplier	GAR Score
<i>Lot size (enter this value first) *</i>	<b>23,664</b>	<b>0.2</b>	SCORE:	<b>0.203</b>
<b>Landscape Elements</b>				
	Square Feet	Factor		Total
<b>A Landscaped areas (select one of the following for each area)</b>				
1	Landscaped areas with a soil depth < 24" <i>square feet</i>	0.30		-
2	Landscaped areas with a soil depth ≥ 24" <i>square feet</i>	0.60		-
3	Bioretention facilities <b>662</b>	0.40		264.8
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>				
1	Groundcovers, or other plants < 2' height <i>square feet</i>	0.20	<i>Native Bonus square feet</i> <b>0</b>	189.4
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant <i># of plants</i>	0.30	<i># of plants</i>	-
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree <i># of trees</i>	0.50	<i># of trees</i> <b>0</b>	-
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree <i># of trees</i>	0.60	<i># of trees</i>	-
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree <i># of trees</i>	0.70	<i># of trees</i>	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree <i># of trees</i>	0.70	<i># of trees</i>	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree <i># of trees</i>	0.70	<i># of trees</i>	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree <i># of trees</i>	0.80	<i># of trees</i>	-
9	Vegetated wall, plantings on a vertical surface <i>square feet</i>	0.60	<i>square feet</i>	-
<b>C Vegetated or "green" roofs</b>				
1	Over at least 2" and less than 8" of growth medium <i>square feet</i>	0.60	<i>square feet</i>	4,348.2
2	Over at least 8" of growth medium <i>square feet</i>	0.80	<i>square feet</i>	-
<b>D Permeable Paving***</b>				
1	Permeable paving over 6" to 24" of soil or gravel <i>square feet</i>	0.40		-
2	Permeable paving over at least 24" of soil or gravel <i>square feet</i>	0.50		-
<b>E Other</b>				
1	Enhanced tree growth systems*** <i>square feet</i>	0.40		-
2	Renewable energy generation <i>square feet</i>	0.50		-
3	Approved water features <i>square feet</i>	0.20		-
<b>F Bonuses</b>				
<i>sub-total of sq ft = 8,856</i>				
1	Native plant species <i>square feet</i>	0.10		-
2	Landscaping in food cultivation <i>square feet</i>	0.10		-
3	Harvested stormwater irrigation <i>square feet</i>	0.10		-
<i>Green Area Ratio numerator =</i>				<b>4,802</b>
*** 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.				

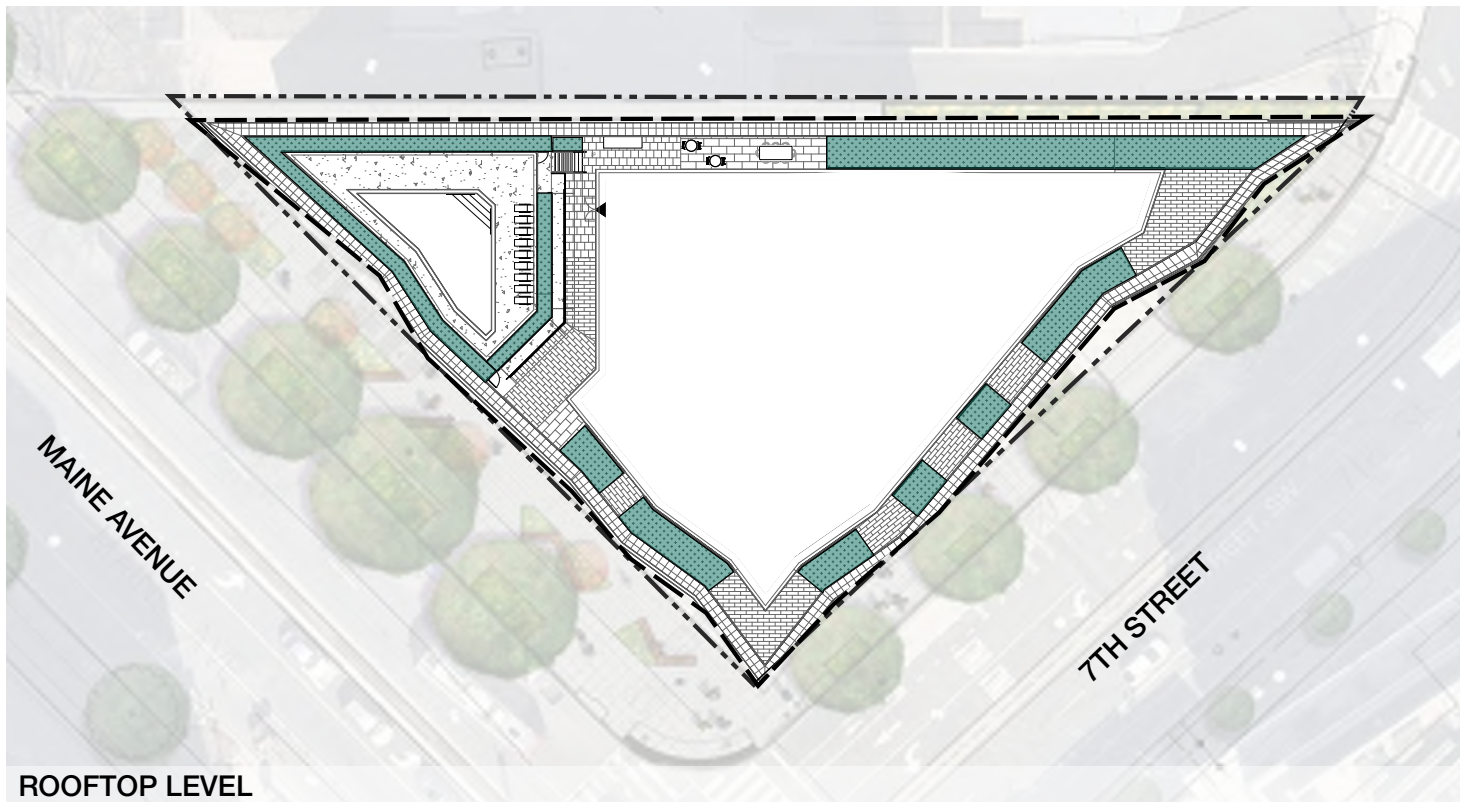




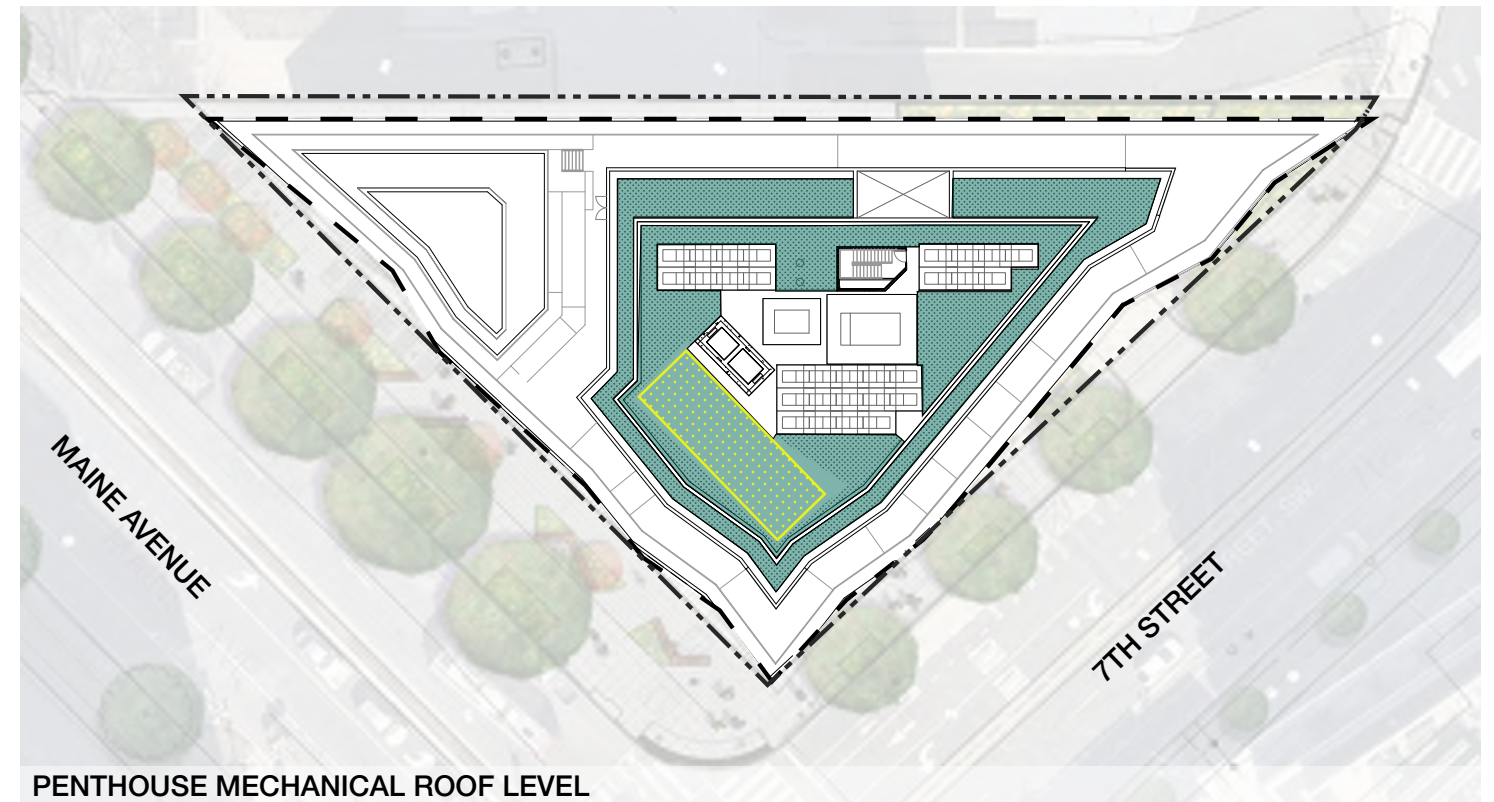
GROUND LEVEL

**LANDSCAPED AREAS KEY:**

- BIORETENTION  
A3
- GROUNDCOVER  
B1
- VEGETATED GREEN ROOF  
C2



ROOFTOP LEVEL



PENTHOUSE MECHANICAL ROOF LEVEL

EXISTING	LEGEND DESCRIPTION	PROPOSED
	INDEX CONTOUR	
	INTERMEDIATE CONTOUR	
	EDGE OF PAVEMENT	
	CURB AND GUTTER	
	TRANSITION FROM CG-6R TO CG-6	
	PROPOSED HEADER CURB	
	PROPERTY LINE	
	DEPARTING PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY	
	CENTERLINE	
	FLOOD PLAN	
	CLEARING AND GRADING	
	TREE LINE	
	FLOW LINE OF SWALE	
	STREAM	
	OVERLAND RELIEF PATHWAY	
	FENCE LINE	
	EASEMENT	
	WATER LINE	
	WATER VALVE	
	REDUCER	
	SANITARY SEWER	
	STORM SEWER	
	CABLE TV	
	ELECTRIC SERVICE	
	TELEPHONE SERVICE	
	GAS LINE	
	SPOT ELEVATION	
	UTILITY POLE	
	SIGN	
	SANITARY SEWER IDENTIFIER	
	STORM DRAIN IDENTIFIER	
	EASEMENT IDENTIFIER	
	WATER METER	
	FIRE HYDRANT	
	PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES	
	STREET LIGHT	
	VEHICLES PER DAY (TRAFFIC COUNT)	
	TEST PIT LOCATION RECOMMENDED/REQUIRED	
	CRITICAL SLOPE SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK	
	HANDICAP RAMP (CG-12) DENOTES LOCATION OF STD. FOOT CG-12 AND/OR SUBSEQUENT, STRENGTHENING RAMP CONSTRUCTION	
	TREE	
	BENCHMARK	
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	END WALLS	
	END SECTIONS	
	STOP SIGN	
	STREET SIGN	
	OVERHEAD ELECTRIC	
	OVERHEAD TELEPHONE	
	HANDICAP PARKING SPACE (VAN)	
	RP RAP	
	EX. WETLANDS	

### ABBREVIATIONS

A	AREA OF ARC	HP	HIGH POINT	UG	UNDERGROUND
AA	AMERICAN ASSOCIATION OF STATE HWY & TRANSP OFFICIALS	HR	HAND RAIL	USE	UNDERGROUND ELECTRIC
AC	ACRE	HT	HEIGHT	UGT	UNDERGROUND TELEPHONE
ADJ	ADJACENT	HW	HEADWATER	UGC	UNDERGROUND CABLE
AGGR	AGGREGATE	I	RAINFALL INTENSITY	UD	UNDERDRAIN
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	ID	INSIDE DIAMETER OR IDENTIFICATION	UL	UPPER LEVEL
APPROX	APPROXIMATE	IE	INVERT ELEVATION	UP	UTILITY POLE
ARCH	ARCHITECTURAL	IN	INCH	USGS	US GEOLOGICAL SURVEY
ASPH	ASPHALT	INV	INVERT	V	VOLUME
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	IP	IRON PIPE	V OR VEL	VELOCITY
AWWA	AMERICAN WATER WORKS ASSOCIATION	IPF	IRON PIPE FITTING	VA	VIRGINIA
B	BREADTH	IPS	IRON PIPE SET	VAN	HANDICAPPED VAN PARKING SPACE
BC	BACK OF CURB	JB	JUNCTION BOX	VB	VERTICAL BEND
BF	BASEMENT FLOOR	JNT	JOINT	VC	VERTICAL CURVE
BLDG	BUILDING	K	SIGHT DISTANCE COEFFICIENT	VDT	VA DEPT. OF TRANSPORTATION
BM	BENCHMARK	Ke	CULVERT ENTRANCE LOSS COEFFICIENT	VF	VERTICAL FOOT
BMP	BEST MANAGEMENT PRACTICES (WATER QUALITY)	L	LENGTH	W	WEIGHT OR WIDTH
BOV	BLOW OFF VALVE	LAT	LATERAL	WBL	WEST BOUND LANE
BRC	BEST MANAGEMENT PRACTICES (WATER QUALITY)	LAT	LATERAL	WL	WATER LINE
BRL	BUILDING RESTRICTION LINE	LOC	LIMITS OF CLEARING & GRADING	WM	WATER METER
BVC	BEGINNING VERTICAL CURVE ELEVATION	LF	LINEAR FEET	WM OR WM	WATER MAIN
BVCS	BEGINNING VERTICAL CURVE STATION	LL	LOWER LEVEL	WQA	WATER QUALITY IMPACT ASSESSMENT
BW	BOTTOM OF WALL	LOS	LINE OF SIGHT	WV	WATER VALVE
c	CENTER CORRECTION ON VERTICAL CURVE	LP	LOW POINT	XING	CROSSING
C	RUNOFF COEFFICIENT	LS	LOADING SPACE	XF	TRANSFORMER
CATV	CABLE TELEVISION	LT	LEFT	M	MONUMENT FOUND
C&G	CURB AND GUTTER	M	MONUMENT FOUND	MAX	MAXIMUM
CB	CATCH BASIN	MECH	MECHANICAL	MH	MANHOLE
CCR	CALIFORNIA BEARING RATIO	MH	MANHOLE	MIN	MINIMUM
CC	CURB TO CENTER	MISC	MISCELLANEOUS	MPH	MILES PER HOUR
CF	CUBIC FEET	MS	MEDIAN STRIP	MSL	MEAN SEA LEVEL
CFS	CUBIC FEET PER SECOND	MSL	MEAN SEA LEVEL	NA OR N/A	NOT APPLICABLE
CG(R)	CURB AND GUTTER (REVERSE SLOPE)	NA OR N/A	NOT APPLICABLE	NBL	NORTH BOUND LANE
CH	CHORD	N/F	NOW OR FORMERLY	NFA	NET FLOOR AREA
CHBRG	CHORD BEARING	N#	NUMBER	N#	NUMBER
CIP	CAST IRON PIPE	OC	ON CENTER	OBJ	OBJECT
CL	CENTERLINE OR CLASS	OD	OUTSIDE DIAMETER	OH	OVERHANG
CLR	CLEAR	OH	OVERHANG	O/H	OVERHEAD
CM	CUBIC METERS	OHC	OVERHEAD CABLE	OHE	OVERHEAD ELECTRIC
CMP	CORRUGATED METAL PIPE	OHT	OVERHEAD TELEPHONE	P	PERIMETER
CMS	CUBIC METERS PER SECOND	P	PERIMETER	P&P	PLAN AND PROFILE
CN	RUNOFF CURVE NUMBER	PC	POINT OF CURVATURE	PCC	POINT OF COMPOUND CURVE
CONT	CONTINUOUS	PCC	POINT OF COMPOUND CURVE	PCTC	POINT OF CURVATURE TOP OF CURB
CO	CLEAN OUT	PCEP	POINT OF CURVE EDGE OF PAVEMENT	PFM	PUBLIC FACILITIES MANUAL
CONC	CONCRETE	PG	PAGE	PG	PAGE
CS	CURB STOP	PG	PAGE	PG	PAGE
CT	COURT	PG	PAGE	PG	PAGE
CTR	CENTERLINE	PG	PAGE	PG	PAGE
CY	CUBIC YARD	PG	PAGE	PG	PAGE
D	DEPTH	PG	PAGE	PG	PAGE
DA	DRAINAGE AREA	PG	PAGE	PG	PAGE
DB	DEED BOOK	PG	PAGE	PG	PAGE
DC	DISTRICT OF COLUMBIA	PG	PAGE	PG	PAGE
DEQ	VA. DEPARTMENT OF ENVIRONMENTAL QUALITY	PG	PAGE	PG	PAGE
DET	DETAIL	PG	PAGE	PG	PAGE
DIA	DIAMETER	PG	PAGE	PG	PAGE
DIP	DUCTILE IRON PIPE	PG	PAGE	PG	PAGE
DI	DROP INLET	PG	PAGE	PG	PAGE
DIST	DISTANCE	PG	PAGE	PG	PAGE
DL	DOMESTIC LINE	PG	PAGE	PG	PAGE
DM	DROP MANHOLE	PG	PAGE	PG	PAGE
DOM	DOMESTIC	PG	PAGE	PG	PAGE
DR	DRIVE	PG	PAGE	PG	PAGE
DRN	DRAINAGE AREA	PG	PAGE	PG	PAGE
DS	DOWN SPOUT	PG	PAGE	PG	PAGE
DW	DRAWING	PG	PAGE	PG	PAGE
D/W	DRIVEWAY	PG	PAGE	PG	PAGE
Δ	DELTA	PG	PAGE	PG	PAGE
E	EACH	PG	PAGE	PG	PAGE
EA	EAST BOUND LANE	PG	PAGE	PG	PAGE
EC	EROSION CONTROL	PG	PAGE	PG	PAGE
EG	EDGE OF GUTTER	PG	PAGE	PG	PAGE
EGL	ENERGY GRADIENT LINE	PG	PAGE	PG	PAGE
EL	ELEVATION	PG	PAGE	PG	PAGE
ELEC	ELECTRIC	PG	PAGE	PG	PAGE
ELEV	ELEVATION	PG	PAGE	PG	PAGE
ENGR	ENGINEER	PG	PAGE	PG	PAGE
ENT	ENTRANCE	PG	PAGE	PG	PAGE
EP	EDGE OF PAVEMENT	PG	PAGE	PG	PAGE
EQUIP	EQUIPMENT	PG	PAGE	PG	PAGE
ES	END SECTION	PG	PAGE	PG	PAGE
ESMT	EASEMENT	PG	PAGE	PG	PAGE
ETD	EXISTING TO BE DEMOLISHED	PG	PAGE	PG	PAGE
ETR	EXISTING TO REMAIN	PG	PAGE	PG	PAGE
ETRL	EXISTING TO BE RELOCATED	PG	PAGE	PG	PAGE
ETRP	EXISTING TO BE REPLACED	PG	PAGE	PG	PAGE
EVC	ENDING VERTICAL CURVE ELEVATION	PG	PAGE	PG	PAGE
EVC	ENDING VERTICAL CURVE STATION	PG	PAGE	PG	PAGE
EW	END WALL	PG	PAGE	PG	PAGE
EX	EXISTING	PG	PAGE	PG	PAGE
ECC	ENVIRONMENTAL QUALITY CORRIDOR	PG	PAGE	PG	PAGE
F	FIRE LINE	PG	PAGE	PG	PAGE
FAR	FLOOR AREA RATIO	PG	PAGE	PG	PAGE
FC	FACE OF CURB	PG	PAGE	PG	PAGE
FCPA	FAIRFAX COUNTY PARK AUTHORITY	PG	PAGE	PG	PAGE
FCWA	FAIRFAX COUNTY WATER AUTHORITY	PG	PAGE	PG	PAGE
FD	FLOOR DRAIN	PG	PAGE	PG	PAGE
FF	FIRST FLOOR	PG	PAGE	PG	PAGE
FG	FINISH GRADE	PG	PAGE	PG	PAGE
FG	FIRE HYDRANT	PG	PAGE	PG	PAGE
FL	FLOW LINE	PG	PAGE	PG	PAGE
FND	FOUNDATION	PG	PAGE	PG	PAGE
FOTER	FOTER	PG	PAGE	PG	PAGE
FP	FLOOD PLAN	PG	PAGE	PG	PAGE
FPS	FEET PER SECOND	PG	PAGE	PG	PAGE
FS	FIRE SERVICE OR FACTOR OF SAFETY	PG	PAGE	PG	PAGE
FT	FOOT / FEET	PG	PAGE	PG	PAGE
G	GAS	PG	PAGE	PG	PAGE
GAR	GARAGE	PG	PAGE	PG	PAGE
GA	GROSS FLOOR AREA	PG	PAGE	PG	PAGE
GR	GUARD RAIL OR GRATE INLET	PG	PAGE	PG	PAGE
H	HEAD	PG	PAGE	PG	PAGE
HC	HANDICAP	PG	PAGE	PG	PAGE
HB	HORIZONTAL BEND	PG	PAGE	PG	PAGE
HGL	HYDRAULIC GRADE LINE	PG	PAGE	PG	PAGE
HORIZ	HORIZONTAL	PG	PAGE	PG	PAGE

NOTES:  
1. THIS IS A STANDARD SHEET, THEREFORE SOME ABBREVIATIONS MAY APPEAR ON THIS SHEET AND NOT BE USED ON THE PROJECT.

### DC WATER NOTES

- 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) DEPARTMENT OF WATER SERVICES AT 202-612-3400 OR 3460 AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF WATER UTILITY CONSTRUCTION.  
C) DEPARTMENT OF SEWER SERVICES AT 202-264-3824 OR 3829 AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF SEWER UTILITY CONSTRUCTION.
- 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.
- 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.
- 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.
- DC WATER RESPONSIBILITY: DC WATER IS ONLY 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.
- MISS UTILITY: CONTACT MISS UTILITY AT 800-257-7777 48 HOURS BEFORE ANY DIGGING.
- PLAN SET: A SET OF SIGNED & SEALED 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 DAY.
- ABANDONMENT: THE OWNER MUST PHYSICALLY DISCONNECT EXISTING WATER, SEWER, AND STORM LATERALS THAT ARE TO BE ABANDONED AT THEIR CONNECTION TO THE PUBLIC MAIN.
- 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.
- PRESSURE TESTING AGAINST VALVES: PRESSURE TESTING AGAINST VALVES WILL NOT BE ALLOWED.
- 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.
- CROSS CONTAMINATION CONTROL: ASSE 1048 CERTIFIED BACKFLOW PREVENTION ASSEMBLIES 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 ALL DEPOSITS WILL BE RETURNED TO THE APPLICANT. SEE DC WATER AS-BUILT REQUIREMENTS FOR ADDITIONAL INFORMATION.
- 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 SHALL BE MAINTAINED FROM ANY UTILITIES AND PUBLIC WATER AND SEWER MAINS.
- 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 THE DC WATER PERMIT OPERATIONS DEPARTMENT 202-646-8600.
- 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.
- DC WATER SAFETY OFFICE: THE DC WATER SAFETY OFFICE CAN BE CONTACTED AT 202-787-4350.
- SEWER BACKWATER PREVENTION: THE PLUMBING SYSTEM MUST BE IN COMPLIANCE WITH SECTION 715 OF THE 2006 INTERNATIONAL PLUMBING CODE WHICH STATES A BACKWATER IS VALVE IS REQUIRED FOR ALL PLUMBING FIXTURES BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER.

### DC GENERAL NOTES

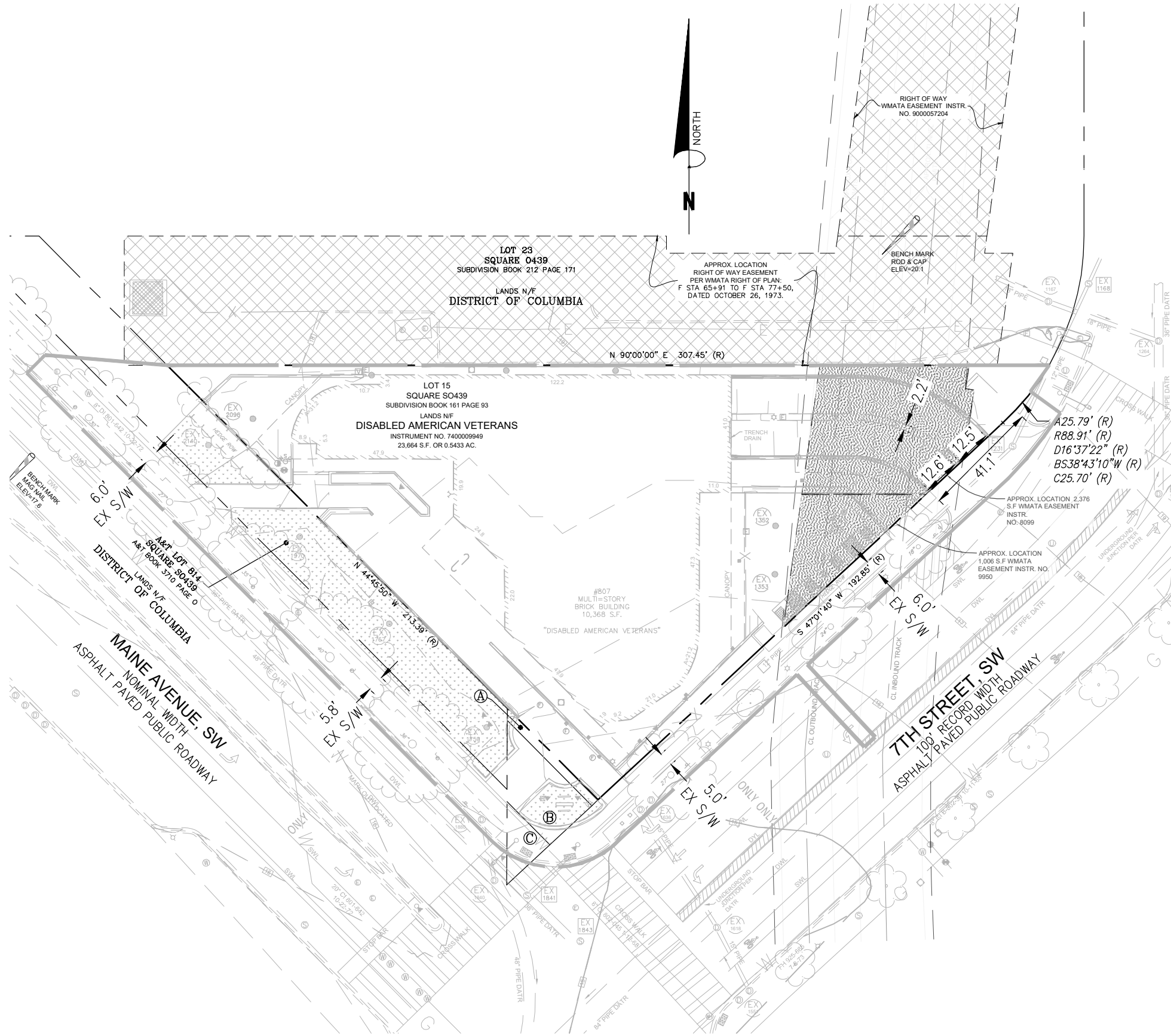
- CONTACT "MISS UTILITY" 1-800-257-7777 48 HOURS PRIOR TO THE START OF CONSTRUCTION. THE EXCAVATOR MUST NOTIFY ALL PUE COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION.
- SEWER AND WATER B.M. TO BE USED FOR CONSTRUCTION.
- ALL PROPOSED WATER AND SEWER WORK TO BE PERFORMED UNDER THE INSPECTION OF THE DC WATER.
- ALL PROPOSED WORK TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE DC WATER.
- USE MANHOLE ENTRY SEALS WHERE REQUIRED.
- THIS PLAN DOES NOT IMPLY THAT ALL UNDERGROUND UTILITIES AND THOSE SHOWN ARE NECESSARILY APPROXIMATE. THE CONTRACTOR SHALL TAKE ALL AND WHATEVER STEPS NECESSARY TO ACCURATELY LOCATE AND PROTECT ALL EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION TO ENSURE THAT THE PLANS CAN BE EXECUTED. IN THE EVENT OF CONFLICT, THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH WELL IN ADVANCE OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND MAKE ALL INSPECTIONS NECESSARY IN ORDER TO DETERMINE THE FULL EXTENT OF THE WORK REQUIRED TO MAKE THE COMPLETED WORK CONFORM TO THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK, CONDITIONS, THE CONFORMATION AND CONDITIONS OF THE EXISTING GROUND SURFACE AND THE CHARACTER OF EQUIPMENT AND FACILITIES NEEDED PRIOR TO AND DURING EXECUTION OF THE WORK. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE CHARACTER, QUALITY, AND QUANTITY OF SURFACE AND SUBSURFACE MATERIALS OR OBSTACLES TO BE ENCOUNTERED. ANY INACCURACIES OR DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS MUST BE BROUGHT TO THE OWNER'S ATTENTION IN ORDER TO CLARIFY THE EXACT NATURE OF THE WORK TO BE PERFORMED PRIOR TO THE COMMENCEMENT OF ANY WORK.
- THE PROPOSED STORMWATER MANAGEMENT SYSTEMS SHALL BE PRIVATELY OWNED AND MAINTAINED INCLUDING ALL PIPING ON PRIVATE PROPERTY.
- CONTRACTOR SHALL COORDINATE UTILITY POLE AND UNDERGROUND CONDUIT RELOCATIONS WITH PEPCO, WASHINGTON GAS, VERIZON AND COMCAST.
- SCHEDULE AND HOLD PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR. CALL (202) 535-2240 FOR APPOINTMENT.
- ALL WATER MAINS TO BE DUCTILE IRON PIPE, MEETING AWWA C11 REQUIREMENTS. PROVIDE DUCTILE IRON RETAINER GLANDS FOR JOINT RESTRAINT ON ALL WATER MAIN, PIPE AND FITTINGS, INCLUDING VALVES AND FIRE HYDRANTS. RETAINER GLANDS SHALL NOT BE USED ON EXISTING CAST IRON PIPE.
- IT IS CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE MOST CURRENT APPROVED ARCHITECTURAL/MEP PLAN AND COORDINATE SAME WITH THIS SITE PLAN PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
- PERMANENT WATER CONNECTIONS MUST BE INSTALLED FOR ALL CONSTRUCTION PURPOSES.
- ALL WATER DISTRIBUTION AND SANITARY SEWER MATERIALS, CONSTRUCTION AND APPURTENANCES SHALL CONFORM TO THE LATEST DC WATER AND DDOT PROJECT DESIGN MANUAL, STANDARD, SPECIFICATIONS AND DETAILS.
- ALL PUBLIC UTILITIES AND ROAD CONSTRUCTION SHALL CONFORM TO THE LATEST DDOT SPECIFICATIONS AND DETAILS.
- DC WATER AND PLUMBING INSPECTORS MAY REQUIRE WATERLINE CONNECTIONS TO BE "OUT-IN" AT CERTAIN LOCATIONS DUE TO SIZE AND AGE OF EXISTING MAINS. CONTRACTOR SHOULD BE AWARE OF THIS AND CONDUCT TEST PITS AND INSPECTIONS OF EXISTING POINTS, WELL BEFORE INSTALLATION.
- THE TEST PIT LOCATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO REVISIONS. ADDITIONAL TEST PITS MAY BE REQUIRED, FOLLOWING "UTILITY MARK-OUT" PROCEDURES (I.e.: TEST PITS FOR GAS, ELECTRIC, CABLE, TELEPHONE, ETC.) AS ORDERED BY THE CONTRACTOR VIA MISS UTILITY. ADDITIONAL TEST PITS LOCATIONS MAY BE REQUIRED PRIOR TO FINAL JURISDICTIONAL APPROVAL.
- THE TOPOGRAPHIC SURVEY WAS PREPARED BY BCG ON 2/1/11 USING A VERTICAL DATUM OF DC PUBLIC WORKS AND A DC NORTH HORIZONTAL PLANE.
- CIVIL PLANS HAVE BEEN PREPARED BASED ON ARCHITECTURAL PLANS AVAILABLE AT THE TIME OF DESIGN DEVELOPMENT PLAN DISTRIBUTION AND ARE SUBJECT TO CHANGE PENDING RECEIPT OF FINAL ARCHITECTURAL PLANS.

### STORM SEWER TABULATION

EX 1264	RIM=19.92 CENTER INV=-6.28
EX 1267	RIM=19.77 NO ACCESS IN ROAD
EX 1268	RIM=19.62 CENTER INV=-6.53
EX 1269	RIM=19.27 NO ACCESS IN ROAD
EX 1636	RIM=15.37 INV OUT=12.25 (15" PIPE TO POSSIBLE UNDERGROUND JUNCTION)
EX 1618	RIM=14.81 NO ACCESS IN ROAD
EX 1551	RIM=14.85 CENTER INV=-5.63 NO PIPES VISIBLE HAS WATER
EX 1845	RIM=15.59 CENTER INV=-0.54
EX 1784	RIM=15.79 CENTER INV=-2.91 NO PIPES VISIBLE HAS WATER
EX 1167	RIM=20.06 INV IN=12.08 (18" PIPE FRM UNK) INV OUT=12.04 (18" PIPE TO EX1264)

# EXISTING CONDITIONS:

THE PROJECT SITE CONSISTS OF LOT 15 WITHIN SQUARE 0439S, TOTALING A RECORDED SQUARE FOOTAGE OF 23,664 S.F. OR 0.5433 AC. LOT 23 BOUNDS THE PROPERTY TO THE NORTH, THERE ARE FOUR A&T LOTS LOCATED WEST OF THE PROPERTY – 811, 812, 813 & 814 – IN SQUARE 0439S. THERE IS AN EXISTING MULTISTORY BUILDING WITH AN UNDERGROUND PARKING GARAGE ON SITE. THE SITE IS BOUND BY 7TH STREET SW AND MAINE AVENUE SW.



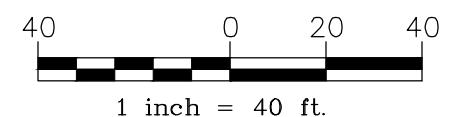
## LEGEND

- BC BACK OF CURB
- BSW BRICK SIDEWALK
- BLD HT BUILDING HEIGHT
- GC&CG GRANITE CURB AND CONCRETE GUTTER
- CC CONCRETE CURB
- CONC CONCRETE
- CSW CONCRETE SIDEWALK
- DATR DATA ACCORDING TO RECORD
- DWL DASHED WHITE LINE
- DYL DOUBLE YELLOW LINE
- FF FINISH FLOOR
- FL FLOW LINE
- GF GARAGE FLOOR ELEVATION
- IRF IRON ROD FOUND
- LSA LANDSCAPE AREA
- NF NORTH FACE
- (R) RECORD BEARING & DISTANCE
- UNK UNKNOWN
- SWL SOLID WHITE LINE
- TRANS TRANSFORMER
- WRF WROUGHT IRON FENCE
- AREA LIGHT
- BOLLARD
- CLEAN OUT
- ELECTRIC BOX
- ELECTRIC MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- FLAG POLE
- GAS VALVE
- IRRIGATION VALVE
- PARKING METER
- SANITARY SEWER MANHOLE
- SIGN
- STORM MANHOLE
- STORM INLET (SQUARE)
- STORM INLET (ROUND)
- TRAFFIC LIGHT
- UNKNOWN MANHOLE
- UTILITY MANHOLE
- UTILITY POLE
- UTILITY POLE W/LIGHT
- VENT PIPE
- VAULT
- WATER MANHOLE
- WATER METER
- WATER SHUTOFF VALVE
- WATER VALVE
- TREE W/SIZE
- STORM ID NUMBER
- SANITARY ID NUMBER
- APPRX. LOC. UNDERGROUND STORM
- APPRX. LOC. UNDERGROUND SANITARY
- APPRX. LOC. UNDERGROUND GAS
- APPRX. LOC. UNDERGROUND WATER
- APPRX. LOC. UNDERGROUND TELECOM
- APPRX. LOC. UNDERGROUND ELECTRIC
- FENCE LINE

(A) A&T LOT 812  
SQUARE S0439  
A&T BOOK 3615 PAGE H  
  
LANDS N/F  
DISTRICT OF COLUMBIA

(B) A&T LOT 811  
SQUARE S0439  
A&T BOOK 3615 PAGE H  
  
LANDS N/F  
UNITED STATES  
OF AMERICA

(C) A&T LOT 813  
SQUARE S0439  
A&T BOOK 3615 PAGE H  
  
LANDS N/F  
DISTRICT OF COLUMBIA

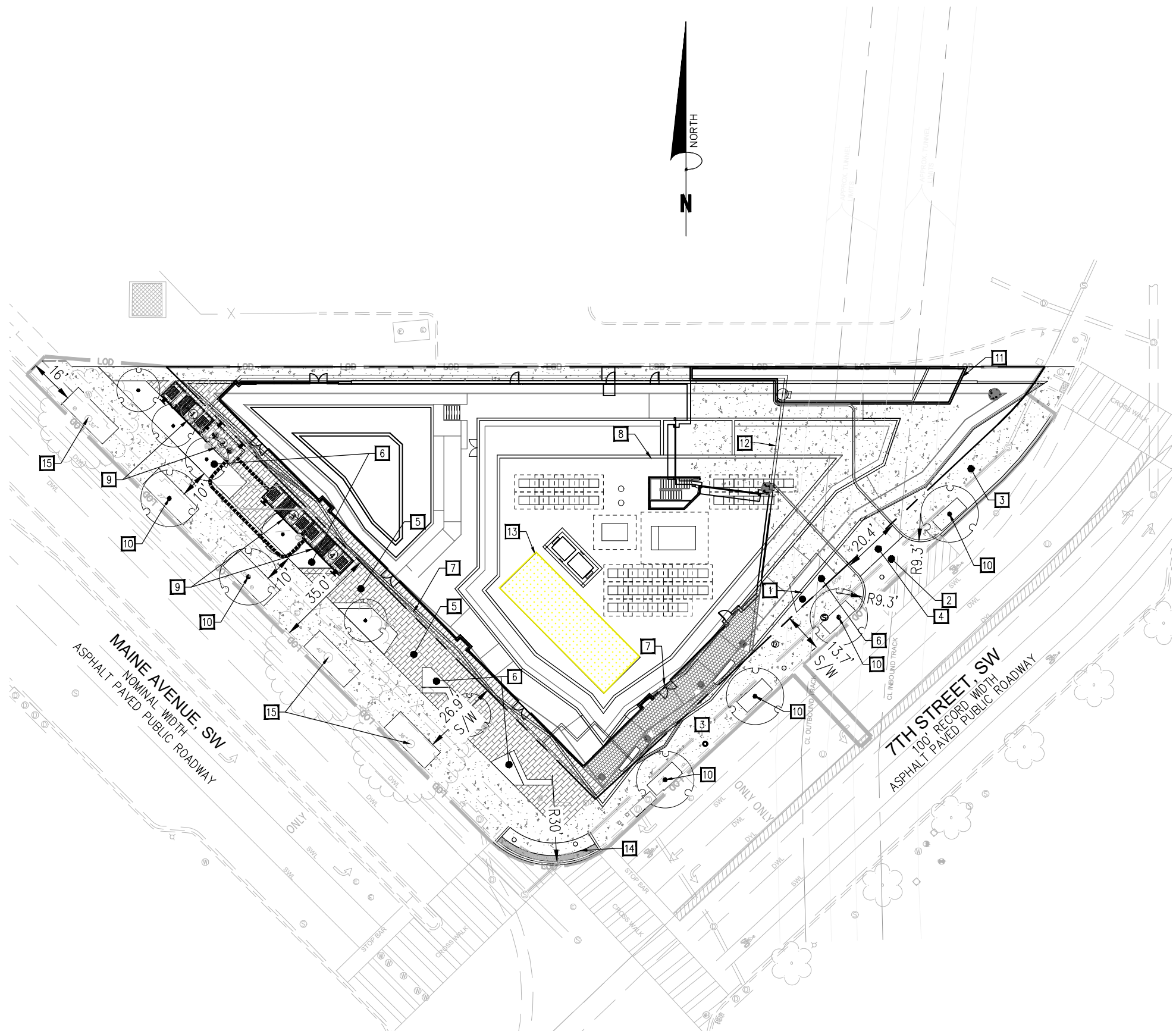


**807 MAINE AVENUE SW** | Washington DC

**AUGUST 26, 2022**

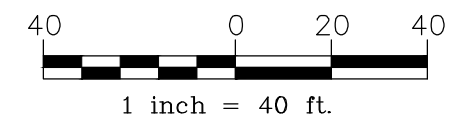


PUD Submission | **EXISTING CONDITIONS PLAN**

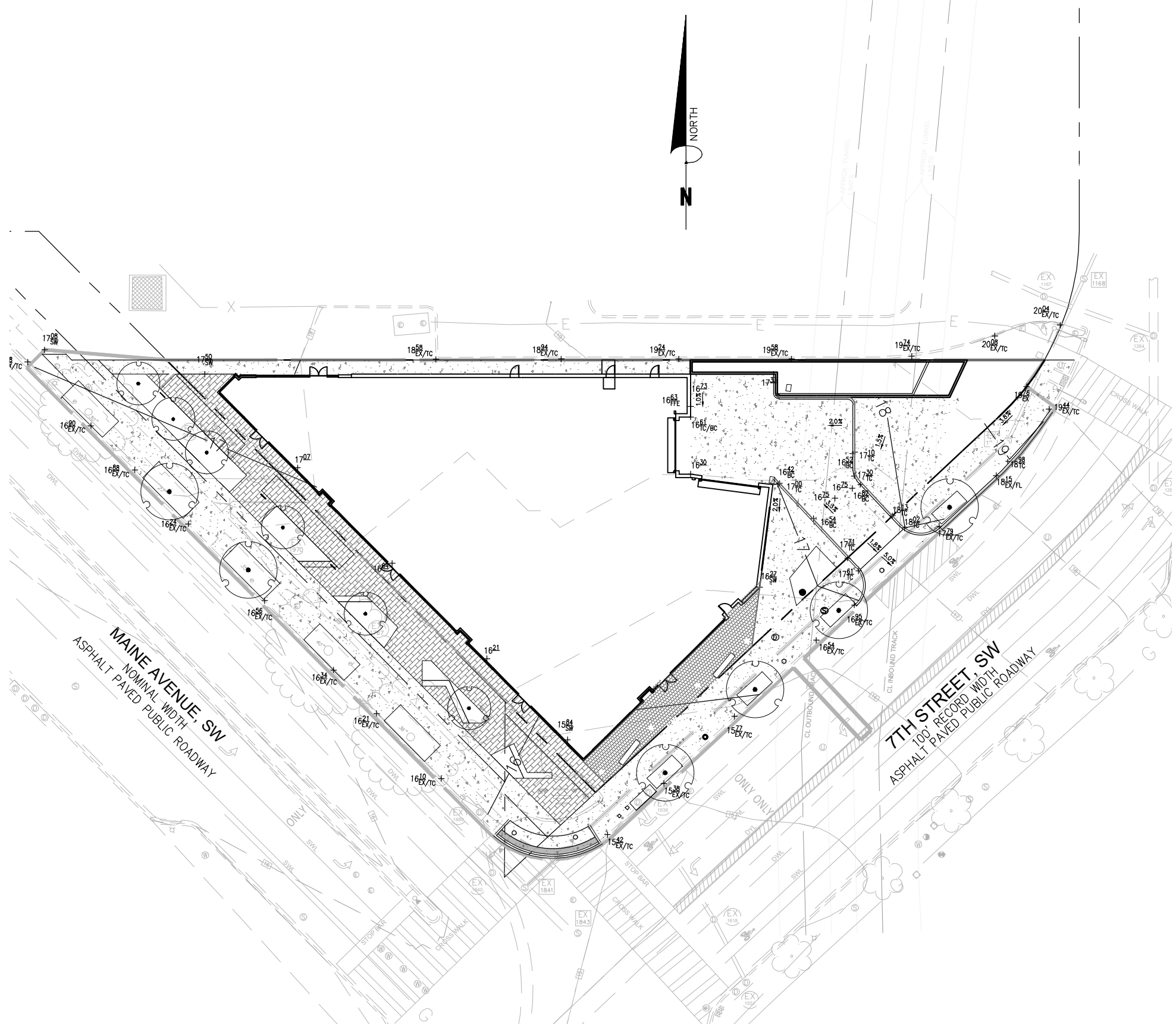


**SITE KEYNOTES**

- 1 NEW BUILDING. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
- 2 NEW 20' DRIVEWAY ENTRANCE.
- 3 NEW CONCRETE SIDEWALK.
- 4 NEW RAMP DOWN TO PARKING GARAGE.
- 5 PROPOSED PAVERS. REFER TO LA PLANS FOR DETAILS.
- 6 PROPOSED LANDSCAPING.
- 7 LIMITS OF NEW GROUND LEVEL PLAZA.
- 8 NEW ROOFTOP PENTHOUSE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
- 9 PROPOSED UNDERGROUND TRANSFORMERS.
- 10 PROPOSED TREE.
- 11 PROPOSED BIORETENTION.
- 12 LIMITS OF UNDERGROUND GARAGE.
- 13 PROPOSED SOLAR PANELS.
- 14 PROPOSED ADA CURB RAMP.
- 15 EXISTING TREE TO REMAIN.

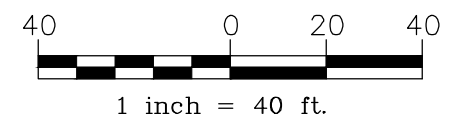


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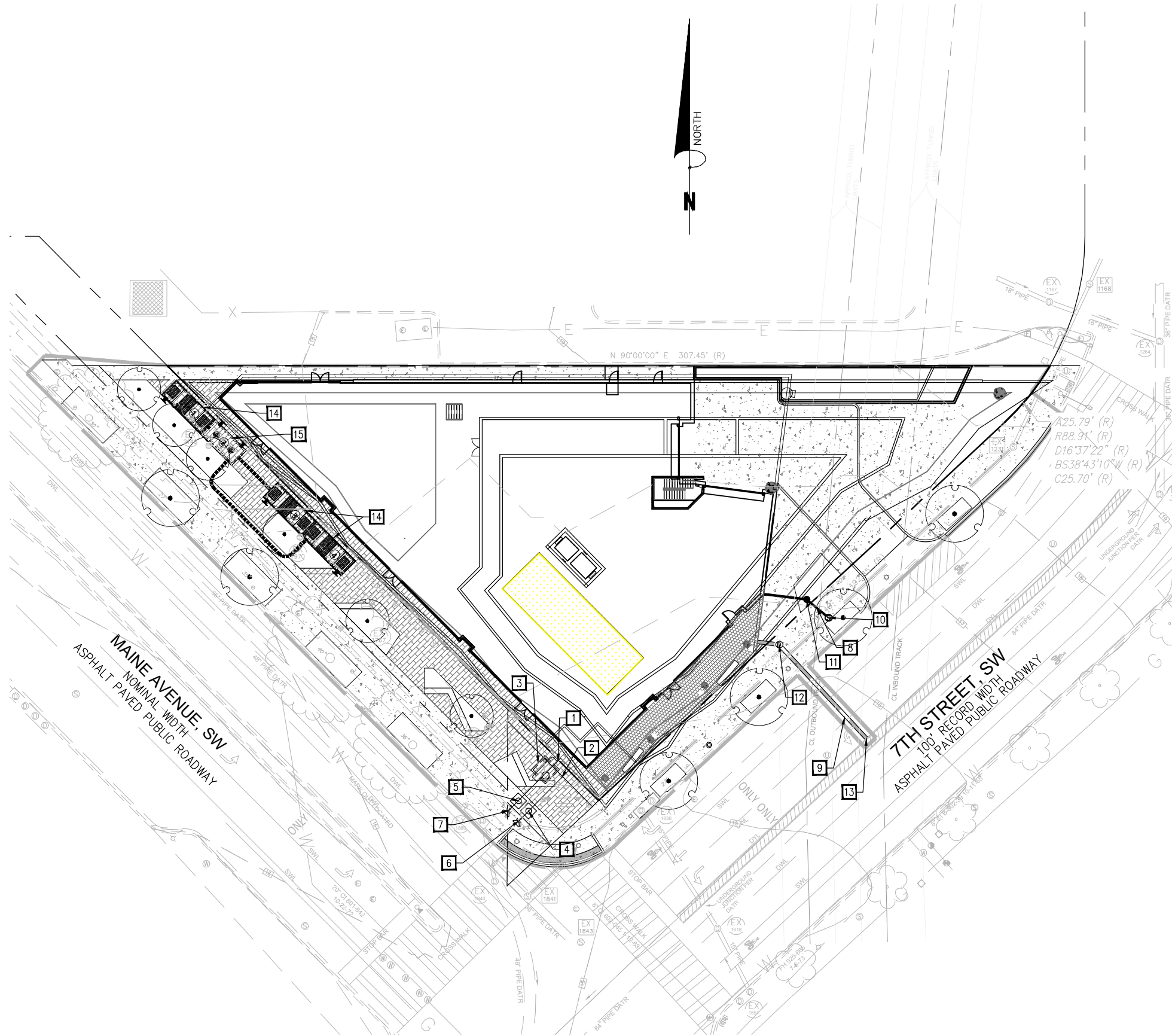


### SPOT SHOT LEGEND:

- XX<sup>XX</sup>/<sub>FF</sub>x FINISHED FLOOR SPOT
- XX<sup>XX</sup>/<sub>SW</sub>x SIDEWALK SPOT
- XX<sup>XX</sup>/<sub>TC</sub>x TOP OF CURB SPOT
- XX<sup>XX</sup>/<sub>BC</sub>x BOTTOM OF CURB SPOT
- XX<sup>XX</sup>/<sub>TW</sub>x TOP OF WALL SPOT
- XX<sup>XX</sup>/<sub>BW</sub>x BOTTOM OF WALL SPOT
- XX<sup>XX</sup>/<sub>TS</sub>x TOP OF STEPS SPOT
- XX<sup>XX</sup>/<sub>BS</sub>x BOTTOM OF STEPS SPOT
- XX<sup>XX</sup>/<sub>EX</sub> /TCx EXISTING TOP OF CURB SPOT



**807 MAINE AVENUE SW** | Washington DC



## UTILITY KEYNOTES

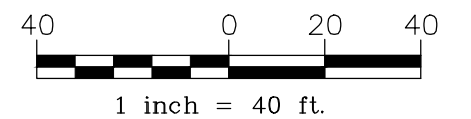
- 1 NEW 4" DIP DOMESTIC WATER SERVICE.
- 2 NEW 6" DIP FIRE SERVICE.
- 3 NEW 4" WATER METER.
- 4 NEW 6" WATER VALVE.
- 5 NEW 4" WATER VALVE
- 6 NEW 8" X 6" TEE WITH THRUST BLOCK.
- 7 NEW 8" X 4" TEE WITH THRUST BLOCK.
- 8 NEW 8" PVC SANITARY LATERAL.
- 9 NEW 15" RCP STORM LINE.
- 10 NEW SANITARY DOGHOUSE MANHOLE.
- 11 NEW SANITARY CLEANOUT
- 12 NEW STORM SEWER MANHOLE
- 13 TAP INTO SIDE OF 84" W/ZEE STRAP.
- 14 PEPCO TRANSFORMER VAULT
- 15 PEPCO BUS VAULT

## WATER AND SEWER DEMAND

WATER:  
 199 UNITS X 170 GPD/UNIT = 33,830 GPD

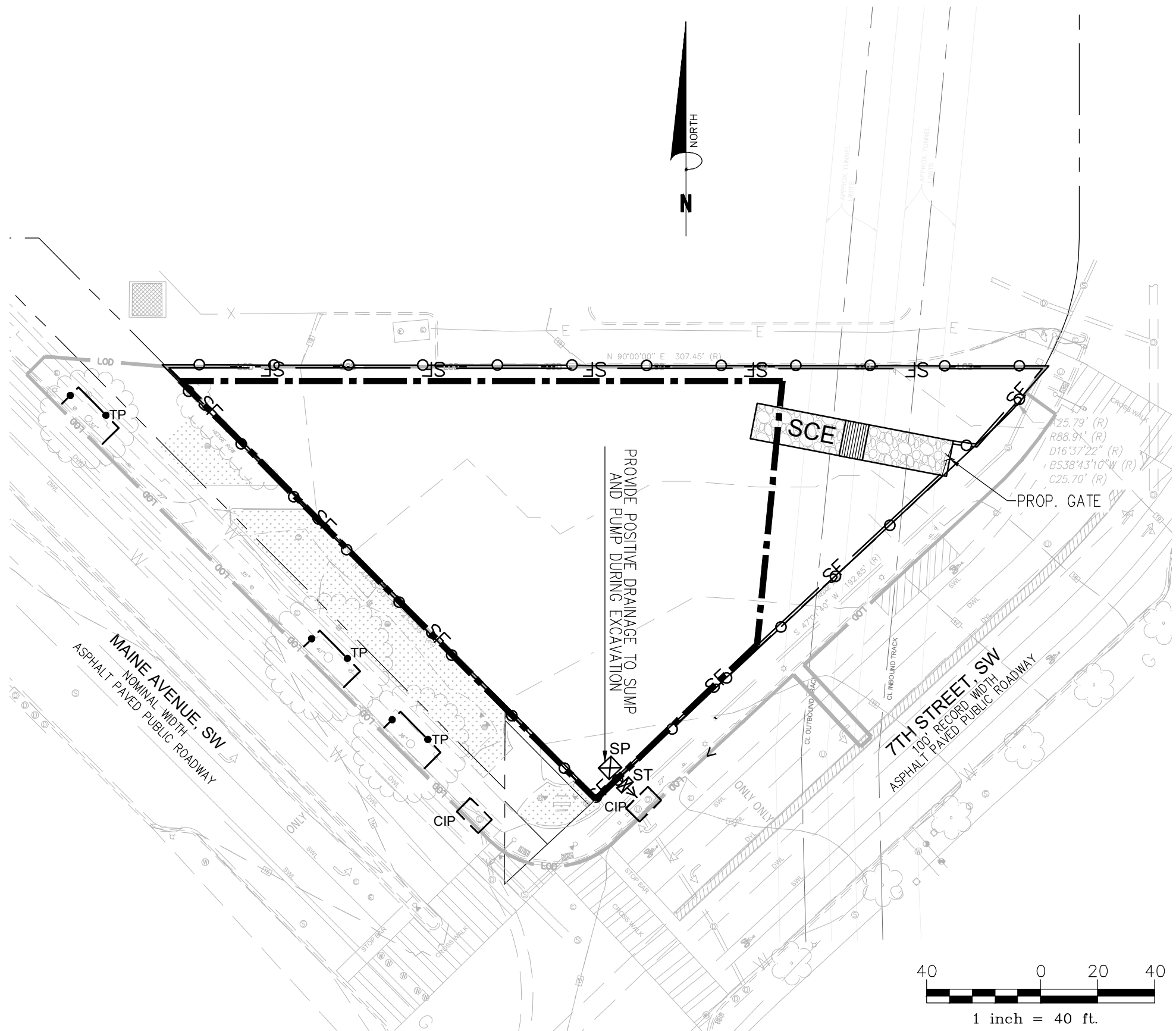
SEWER:  
 33,830 GPD = 0.052 CFS

STORM WATER:  
 Q<sub>2-YR</sub> = 2.21 CFS  
 Q<sub>15-YR</sub> = 3.49 CFS



**807 MAINE AVENUE SW**

Washington DC



**LEGEND**

STABILIZED CONSTRUCTION ENTRANCE		TREE PROTECTION		LIMITS OF BELOW GRADE EXCAVATION	
INLET PROTECTION		LIMITS OF DISTURBANCE		SAFETY FENCE (6' CHAIN LINK FENCE)	
SILT FENCE		SUMP PUMP			
		SEDIMENT TANK			

**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.

**TREE AND ROOT PROTECTION NOTES:**

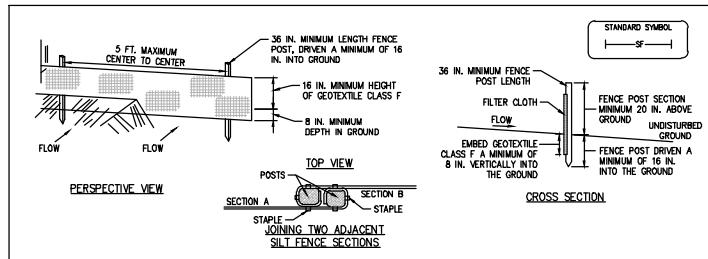
ALL STREET TREES WITHIN OR DIRECTLY ADJACENT TO THE LIMITS OF WORK MUST BE PROTECTED WITH 6 FT. TALL CHAIN LINK FENCE TO THE EXTENT OF THE TREE BOX (MINIMUM 4' X 9') OR THE DRIP LINE IN A PLANTING STRIP. THE DRIP LINE IS DEFINED AS THE GROUND AREA UNDER THE CANOPY OF A TREE. ALL PROTECTION MEASURES AND EXCAVATION OPERATIONS SHALL COMPLY WITH THE 2013 DISTRICT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES (GOLD BOOK) – SECTIONS 207.03, 608.07 AND 608.08. IF THERE ARE ANY TREE CONFLICTS ON THIS JOB, SITE PERMIT HOLDER MUST SUSPEND ALL WORK THAT CONTRIBUTES TO THE CONFLICT AND IMMEDIATELY CONTACT WARD ARBORIST OR CALL THE DDOT URBAN FORESTRY ADMINISTRATION AT 202-671-5133 TO RECEIVE CLEARANCE TO CONTINUE THE CONFLICTING WORK.

**EROSION AND SEDIMENT CONTROL NOTES:**

1. CONTACT DC WATERSHED PROTECTION DIVISION AT 202-535-1364 TO SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO MOBILIZATION.
2. THE APPLICANT MUST NOTIFY THE DEPARTMENT OF ENERGY & 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.
3. CONTRACTOR TO MAINTAIN ON-SITE STAMPED AND SIGNED, SEDIMENT AND EROSION CONTROL DRAWINGS APPROVED BY THE DEPARTMENT OF ENERGY & ENVIRONMENT, WATERSHED PROTECTION DIVISION.
4. 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.
5. ALL SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
6. DURING CONSTRUCTION ACTIVITIES CONTRACTOR SHALL PERFORM ROUTINE MAINTENANCE TO PREVENT ANY NEW DESTABILIZED AREAS AND SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES IF REQUIRED BY INSPECTOR.
7. SEDIMENT AND EROSION CONTROL MEASURES SHALL NOT BE REMOVED WITHOUT COMPLETE SITE STABILIZATION AND APPROVAL FROM THE INSPECTOR.

**807 MAINE AVENUE SW** | Washington DC

**AUGUST 26, 2022**



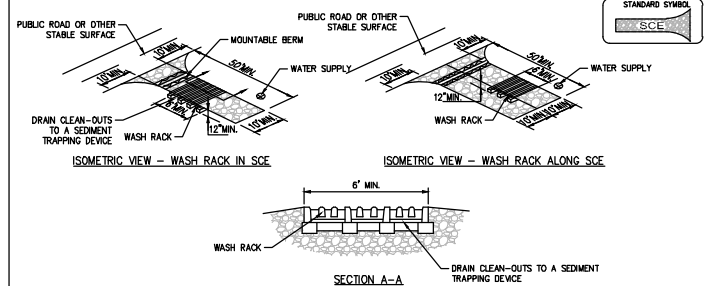
**CONSTRUCTION SPECIFICATIONS**

- FENCE POSTS MUST BE A MINIMUM OF 36 IN. LONG DRIVEN 18 IN. MINIMUM INTO THE GROUND. WOOD POSTS MUST BE OF SOUND QUALITY HARDWOOD WITH 1-1/2 IN. MINIMUM THICKNESS WHEN SQUARE OR 1-3/4 IN. MINIMUM DIAMETER WHEN ROUND. STEEL POSTS WILL BE STANDARD 70 SECTION WEIGHING NOT LESS THAN 1.80 POUND PER LINEAR FOOT.
- FACTEN GEOTEXTILE SECURELY TO EACH FENCE POST WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION AND MUST MEET THE FOLLOWING REQUIREMENTS FOR GEOTEXTILE CLASS F FROM TABLE 3.2 - SEE BELOW:

PROPERTY	VALUE	TEST METHOD
TENSILE STRENGTH	50 LBS/IN. (MIN.)	ASTM D-4595
TENSILE MODULUS	20 LBS/IN. (MIN.)	ASTM D-4595
FLOW RATE	0.3 GAL/FT <sup>2</sup> /MINUTE (MAX.)	ASTM D-5141
FILTERING EFFICIENCY	75% (MIN.)	ASTM D-5141

- WHERE ENDS OF GEOTEXTILE FABRIC COME TOGETHER, OVERLAP, FOLD, AND STAPLE THEM TO PREVENT SEDIMENT BYPASS.
- INSPECT SILT FENCE AFTER EACH MAJOR RAIN EVENT, AT LEAST DAILY DURING SUSTAINED RAINFALL EVENTS, AND MAINTAIN WHEN BULGES OCCUR OR WHEN SEDIMENT ACCUMULATION REACHES 30% OF THE FABRIC HEIGHT.

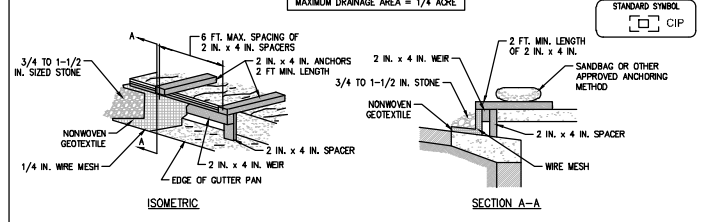
**SILT FENCE-1** DISTRICT OF COLUMBIA  
DEPARTMENT OF ENERGY & ENVIRONMENT  
DWG. NO. 301.1



**CONSTRUCTION SPECIFICATIONS**

- USE A WASH RACK DESIGNED AND MANUFACTURED FOR THE ANTICIPATED TRAFFIC LOADS. CONCRETE, STEEL, OR OTHER MATERIALS ARE ACCEPTABLE. PRE-FABRICATED UNITS SUCH AS CATTLE GUARDS ARE ACCEPTABLE. USE MINIMUM DIMENSION OF 5 FEET X 10 FEET. ORIENT DIRECTION OF RIBS AS SHOWN ON THE DETAIL. APPROACHES TO THE WASH RACK SHOULD BE A MINIMUM OF 25 FEET ON BOTH SIDES.
- INSTALL PRIOR TO, ALONG SIDE OF, OR AS PART OF THE DECK.
- DIRECT WASH WATER TO AN APPROVED SEDIMENT TRAPPING DEVICE.
- KEEP AREA UNDER WASH RACK FREE OF ACCUMULATED SEDIMENT IF DAMAGED, REPAIR OR REPLACE WASH RACK.

**STABILIZED CONSTRUCTION ENTRANCE WITH WASH RACK** DISTRICT OF COLUMBIA  
DEPARTMENT OF ENERGY & ENVIRONMENT  
DWG. NO. 202.1

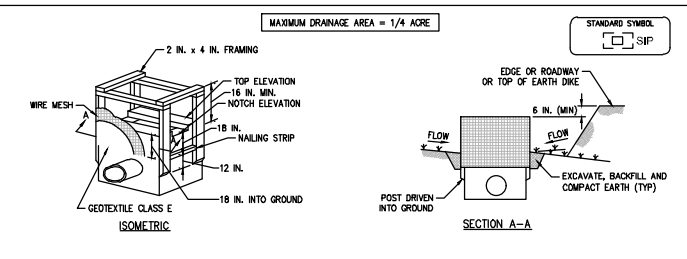


**CONSTRUCTION SPECIFICATIONS**

- ATTACH A CONTINUOUS PIECE OF 1/2 INCH X 1/2 INCH WIRE MESH, 100 INCHES MINIMUM WIDTH BY THROAT LENGTH, PLUS 4 FEET TO THE 2-INCH X 4-INCH WEIR (MEASURING THROAT LENGTH PLUS 2 FEET) AS SHOWN ON THE STANDARD DRAWING.
- PLACE A CONTINUOUS PIECE OF GEOTEXTILE CLASS E OF THE SAME DIMENSIONS AS THE WIRE MESH OVER THE WIRE MESH AND SECURELY ATTACHE TO THE 2-INCH X 4-INCH WEIR.
- SECURELY NAIL THE 2-INCH X 4-INCH WEIR TO A MINIMUM LONG VERTICAL SPACERS TO BE LOCATED BETWEEN THE WEIR AND THE INLET FACE (MAXIMUM 4 FEET APART).
- PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL (MINIMUM 2-FOOT LENGTHS OF 2-INCHES X 4-INCHES TO THE TOP OF THE WEIR AT SPACER LOCATIONS). THESE 2-INCH X 4-INCH ANCHORS SHALL EXTEND ACROSS THE INLET TOP AND BE HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHTS.
- THE ASSEMBLY SHALL BE PLACED SO THAT THE END SPACERS ARE 1 FOOT BEYOND BOTH ENDS OF THE THROAT OPENING.
- FROM THE 1/2-INCH X 1/2-INCH WIRE MESH AND THE GEOTEXTILE FABRIC TO THE CONCRETE OUTER AND AGAINST THE FACE OF THE CURB ON BOTH SIDES OF THE INLET. PLACE CLEAN 3/4 TO 1-1/2 INCH STONE OVER THE WIRE MESH AND GEOTEXTILE IN SUCH A MANNER AS TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE GEOTEXTILE.
- THIS TYPE OF PROTECTION MUST BE INSPECTED FREQUENTLY AND THE GEOTEXTILE FABRIC AND STONE REPLACED WITH CLOGGED WITH SEDIMENT.
- ASSURE THAT STORM FLOW DOES NOT BYPASS THE INLET BY INSTALLING A TEMPORARY EARTH OR ASPHALT DIKE TO DIRECT THE FLOW TO THE INLET.
- IF THERE ARE ANY SIGNS OF STREET FLOODING OR WATER PONDING, THIS STRUCTURE MUST BE CLEANED OR REPLACED, OR REDESIGNED WITH A VIABLE ALTERNATIVE SUCH AS 3.3 FILTER SOCK.

\* NOTE: FILTER SOCK IS AN ALTERNATIVE WHICH IS EASIER TO INSTALL AND MAINTAIN THAN THIS STANDARD DESIGN.

**CURB INLET PROTECTION STORM DRAIN INLET PROTECTION** DISTRICT OF COLUMBIA  
DEPARTMENT OF ENERGY & ENVIRONMENT  
DWG. NO. 307.3



**CONSTRUCTION SPECIFICATIONS**

- EXCAVATE COMPLETELY AROUND THE INLET TO A DEPTH OF 18 INCHES BELOW THE NOTCH ELEVATION.
- DRIVE 2-INCH X 4-INCH CONSTRUCTION GRADE LUMBER POSTS 1 FOOT INTO THE GROUND AT EACH CORNER OF THE INLET. PLACE NAIL STRIPS BETWEEN THE POSTS ON THE ENDS OF THE INLET. ASSEMBLE THE TOP PORTION OF THE 2-INCH X 4-INCH FRAME USING THE OVERLAP JOINT SHOWN ON DETAIL 307.1. THE TOP OF THE FRAME (WEIR) MUST BE 6 INCHES BELOW ADJACENT ROADWAYS WHERE FLOODING AND SAFETY ISSUES MAY ARISE.
- STRETCH 1/2-INCH X 1/2-INCH WIRE MESH TIGHTLY AROUND THE FRAME AND FASTEN SECURELY. THE ENDS MUST MEET AND OVERLAP AT A POST.
- STRETCH THE GEOTEXTILE CLASS E TIGHTLY OVER THE WIRE MESH WITH THE GEOTEXTILE EXTENDING FROM THE TOP OF THE FRAME TO 18 INCHES BELOW THE INLET NOTCH ELEVATION. FASTEN THE GEOTEXTILE FIRMLY TO THE FRAME. THE ENDS OF THE GEOTEXTILE MUST MEET AT A POST BE OVERLAPPED AND FOLDED, THEN PASTED DOWN.
- BACKFILL AROUND THE INLET IN COMPACTED 6-INCH LAYERS UNTIL THE LAYER OF EARTH IS LEVEL WITH THE NOTCH ELEVATION ON THE ENDS AND TOP ELEVATION OF THE SIDES.
- IF THE INLET IS NOT IN A SANDY CONSTRUCTION A COMPACTED EARTH DIRT ACROSS THE DITCH LINE DIRECTLY BELOW IT. THE TOP OF THE EARTH DIRT SHOULD BE AT LEAST 6 INCHES HIGHER THAN THE TOP OF THE FRAME.
- THE STRUCTURE MUST BE INSPECTED PERIODICALLY AND AFTER EACH RAIN AND THE GEOTEXTILE REPLACED WHEN IT BECOMES CLOGGED.

**STANDARD INLET PROTECTION STORM DRAIN INLET PROTECTION** DISTRICT OF COLUMBIA  
DEPARTMENT OF ENERGY & ENVIRONMENT  
DWG. NO. 307.1

**SILT FENCE DESIGN CRITERIA**

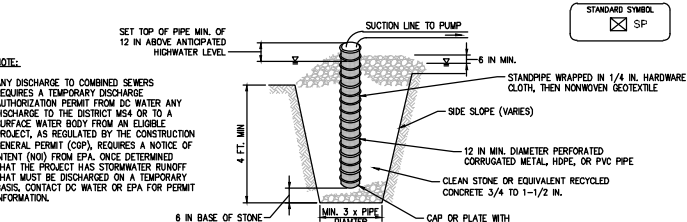
TABLE 3.1: SILT FENCE SLOPE LENGTH AND FENCE LENGTH CONSTRAINTS

SLOPE STEEPNESS	SLOPE LENGTH (MAXIMUM) (FEET)	SILT FENCE LENGTH (MAXIMUM FEET)
FLATTER THAN 50:1 (2%)	UNLIMITED	UNLIMITED
> 50:1 TO 10:1 (2% TO 10%)	125	1,000
> 10:1 TO 5:1 (10% TO 20%)	100	750
> 5:1 TO 3:1 (20% TO 33%)	60	500
> 3:1 TO 2:1 (33% TO 50%)	40	250
> 2:1 (> 50%)	20	125

**NOTE:**

- IN AREAS OF LESS THAN 2% AND SAND AND SANDY SOILS (USDA GENERAL CLASSIFICATION SYSTEM, SOIL CLASS A) MAXIMUM SLOPE LENGTH AND SILT FENCE LENGTH WILL BE UNLIMITED. IN THESE AREAS A SOIL FENCE MAY BE THE ONLY PERIMETER CONTROL REQUIRED.
- TO AVOID OBSTRUCTION, THE ENDS OF THE SILT FENCE SHALL BE EXTENDED UPSLOPE TO PREVENT WATER AND SEDIMENT FROM FLOWING AROUND THE ENDS OF THE FENCE.

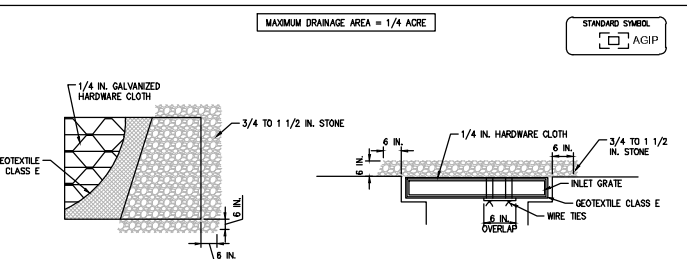
**SILT FENCE-2** DISTRICT OF COLUMBIA  
DEPARTMENT OF ENERGY & ENVIRONMENT  
DWG. NO. 301.2



**CONSTRUCTION SPECIFICATIONS**

- WRAP THE PIPE WITH 1/4 INCH GALVANIZED HARDWARE CLOTH AND THEN GEOTEXTILE OVER THE HARDWARE CLOTH.
- EXCAVATE THE PIT TO 3 TIMES THE PIPE DIAMETER AND 4 FEET IN DEPTH. PLACE CLEAN 3/4 TO 1-1/2 INCH STONE OR EQUIVALENT RECYCLED CONCRETE, 6 INCHES IN DEPTH PRIOR TO PIPE PLACEMENT.
- SET THE TOP OF PIPE A MINIMUM OF 12 INCHES ABOVE THE ANTICIPATED WATER SURFACE ELEVATION.
- BACKFILL AROUND THE OUTER PIPE WITH 3/4 TO 1-1/2 INCH CLEAN STONE OR EQUIVALENT RECYCLED CONCRETE AND EXTEND STONE A MINIMUM OF 6 INCHES ABOVE ANTICIPATED WATER SURFACE ELEVATION.
- PLACE THE SUCTION HOSE FROM THE PUMP INSIDE THE PIPE TO BEGIN EXHAUSTING. PLACE THE DISCHARGE HOSE IN A STABILIZED AREA DOWNSLOPE OF UNSTABILIZED AREAS TO PREVENT EROSION. MEADOW OR WOODED AREAS ARE PREFERRED DISCHARGE LOCATIONS BUT STORM DRAINS AND PAVED AREAS ARE ACCEPTABLE.

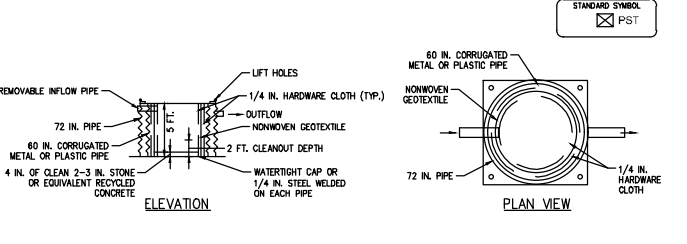
**SUMP PIT** DISTRICT OF COLUMBIA  
DEPARTMENT OF ENERGY & ENVIRONMENT  
DWG. NO. 702.1



**CONSTRUCTION SPECIFICATIONS**

- LIFT GRATE AND WRAP WITH GEOTEXTILE CLASS E TO COMPLETELY COVER ALL OPENINGS, SECURE WITH WIRE TIES, THEN SET GRATE BACK IN PLACE.
- PLACE CLEAN 3/4 TO 1-1/2 INCH STONE OR EQUIVALENT RECYCLED CONCRETE, 4 TO 6 INCHES THICK ON THE GRATE TO SECURE THE FABRIC.
- IF THERE ARE ANY SIGNS OF STREET FLOODING OR WATER PONDING, THIS STRUCTURE MUST BE CLEANED OR REPLACED, OR REDESIGNED WITH A VIABLE ALTERNATIVE.

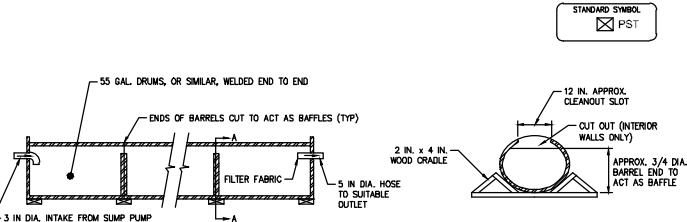
**AT GRADE INLET PROTECTION STORM DRAIN INLET PROTECTION** DISTRICT OF COLUMBIA  
DEPARTMENT OF ENERGY & ENVIRONMENT  
DWG. NO. 307.2



**CONSTRUCTION SPECIFICATIONS**

- USE 60 INCH CORRUGATED METAL OR PLASTIC PIPE WITH 1 INCH DIAMETER PERFORATIONS, 6 INCHES ON CENTER FOR THE INNER PIPE. LINE PIPE WITH NONWOVEN GEOTEXTILE SANDWICHED BETWEEN, AND ATTACHED TO, 1/4 INCH HARDWARE CLOTH.
- OVERLAP GEOTEXTILE 8 INCHES MINIMUM AT VERTICAL SEAM AND AT THE BOTTOM PLATE.
- ANCHOR GEOTEXTILE AT BOTTOM OF TANK WITH 4 INCHES OF 2 TO 3 INCH CLEAN STONE OR EQUIVALENT RECYCLED CONCRETE.
- USE 72 INCH CORRUGATED METAL OR PLASTIC OUTER PIPE WITH PERMANENT OUTFLOW PIPE WITH INVERT LOWER THAN INFLOW PIPE.
- INFLOW PIPE MUST DISCHARGE INTO INNER PIPE AND BE REMOVABLE.
- PLACE TANK ON LEVEL SURFACE AND DISCHARGE TO A STABLE AREA AT A NON-EROSIVE RATE.

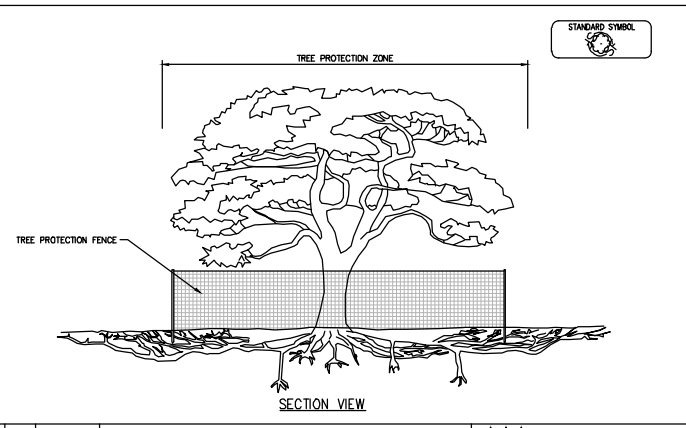
**PORTABLE SEDIMENT TANK - 1 (VERTICAL)** DISTRICT OF COLUMBIA  
DEPARTMENT OF ENERGY & ENVIRONMENT  
DWG. NO. 703.2



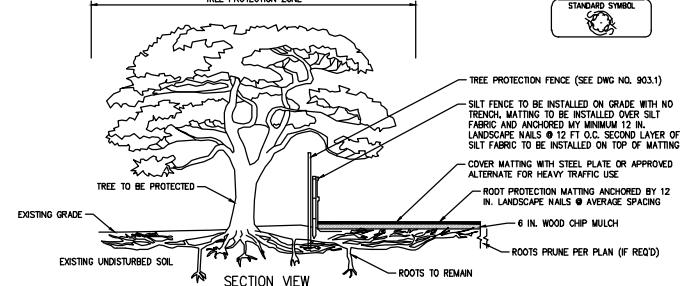
**CONSTRUCTION SPECIFICATIONS**

- THE STRUCTURE MAY BE CONSTRUCTED WITH STEEL DRUMS, STURDY WOOD, OR OTHER MATERIAL SUITABLE FOR HANDLING THE PRESSURE EXERTED BY THE VOLUME OF WATER.
- SEDIMENT TANKS WILL HAVE A MINIMUM DEPTH OF 2 FEET.
- ONCE THE WATER LEVEL NEARS THE TOP OF THE TANK, THE PUMP MUST BE SHUT OFF WHILE THE TANK DRAINS AND ADDITIONAL CAPACITY IS MADE AVAILABLE.
- DESIGN THE TANK TO ALLOW FOR EMERGENCY FLOW OVER TOP OF THE TANK.

**PORTABLE SEDIMENT TANK - 1 (HORIZONTAL)** DISTRICT OF COLUMBIA  
DEPARTMENT OF ENERGY & ENVIRONMENT  
DWG. NO. 703.1



**TREE PROTECTION** DISTRICT OF COLUMBIA  
DEPARTMENT OF ENERGY & ENVIRONMENT  
DWG. NO. 903.1



**CONSTRUCTION SPECIFICATIONS**

- MATTING MATERIAL SHALL BE DOUBLE SIZED GEOTEXTILE, GEOTEXTILE CORE WITH NON-WOVEN GEOTEXTILE (SUCH AS TENSAR ROADRAIN ROD) OR APPROVED EQUIVALENT.
- ROOF PROTECTION MATTING SHALL BE INSTALLED BY A CERTIFIED ARBORIST.
- TO BE USED FOR DESIGNATED TEMPORARY CONSTRUCTION ACCESS AND STOOPULE AREAS.
- MATTING SHALL BE PLACED ON 6 IN. WOOD CHIP MULCH UNLESS OTHERWISE DIRECTED.
- FOR HEAVY TRAFFIC AREAS, MATTING SHALL BE COVERED WITH STEEL PLATES.

**TREE PROTECTION** DISTRICT OF COLUMBIA  
DEPARTMENT OF ENERGY & ENVIRONMENT  
DWG. NO. 903.1



# 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, BIORETENTION AND/OR 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.


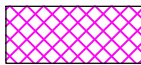


## SWM REQUIREMENTS:

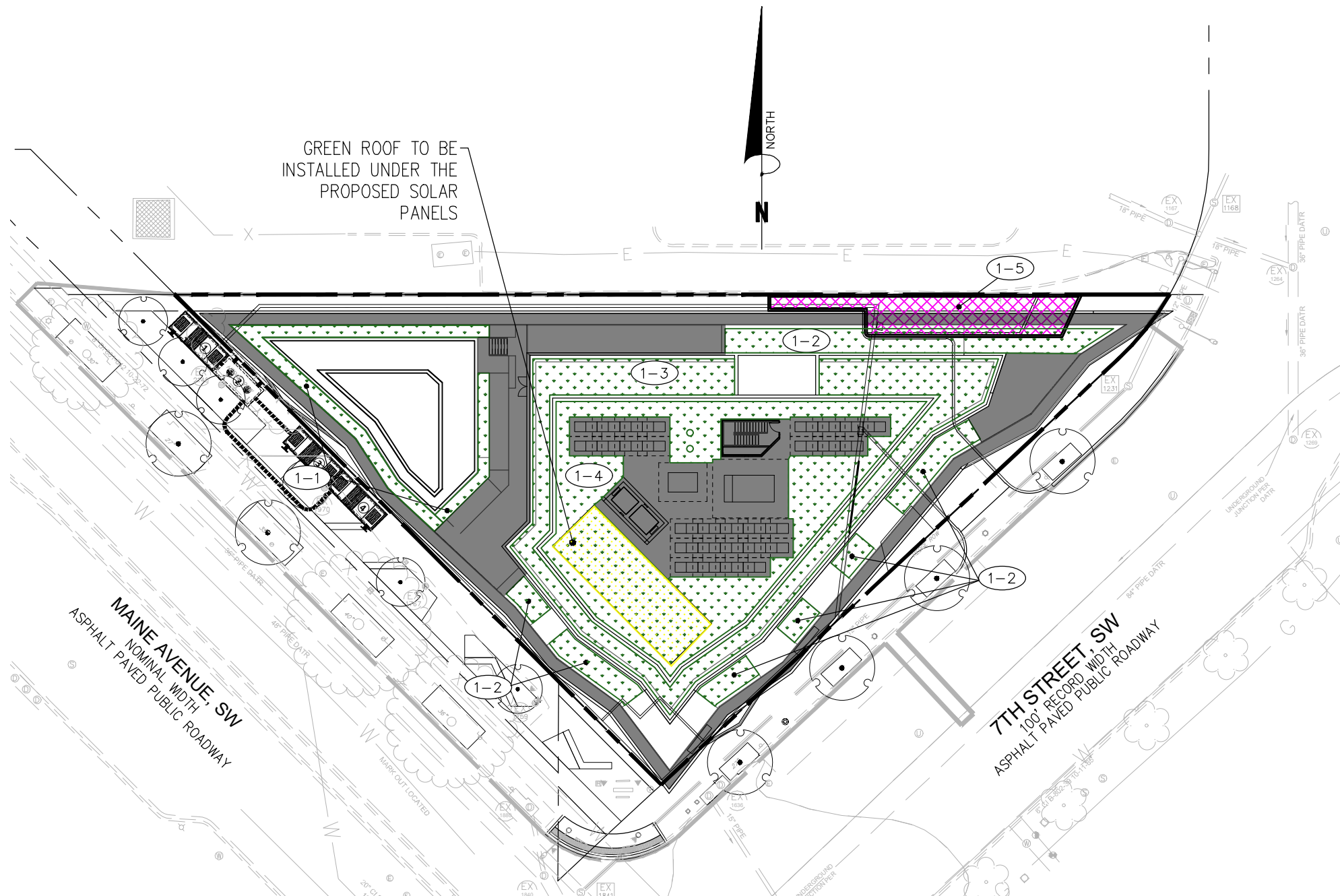
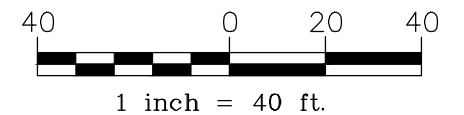
THIS PROJECT FALLS WITHIN THE GUIDELINES OF A 'MAJOR LAND DISTURBANCE' THUS REQUIRING A STORMWATER RETENTION VOLUME (SWRV) BASED ON THE 1.2" STORM, PER THE 2020 SWM GUIDEBOOK FOR THE DISTRICT. IN ADDITION TO THE REQUIRED VOLUME RETENTION ON-SITE, THE DESIGNED SWM FACILITIES WILL PROVIDE 2-YR AND 15-YR STORM CONTROL FOR PEAK DISCHARGE TO THE PRE-DEVELOPMENT AND PRE-PROJECT RATE, RESPECTIVELY.

THIS SITE IS LOCATED IN THE ANACOSTIA WATERFRONT DEVELOPMENT ZONE. THE SITE DOES NOT MEET THE REQUIREMENTS TO BE A "AWDZ SITE" AND WILL BE CONSIDERED A NON-AWDZ SITE LOCATED WITHIN THE AWDZ BOUNDARIES.

- TOTAL ON SITE DISTURBANCE = 23,665 SF
- SWRV REQUIRED = 2,222 CF

## SWM LEGEND:

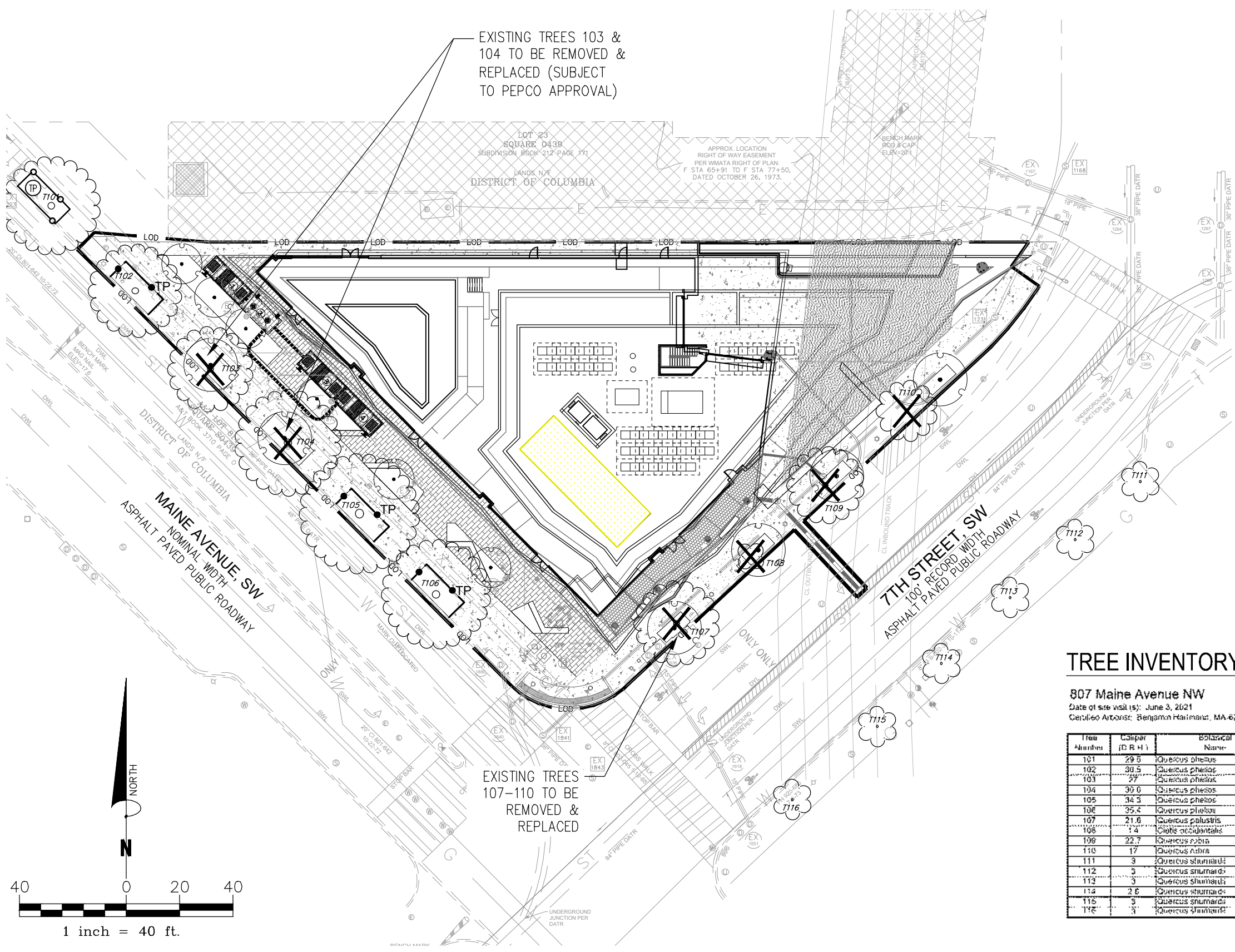
-  EXTENSIVE GREEN ROOF
-  BIORETENTION PLANTER
-  DRAINAGE AREA TO BIORETENTION
-  DRAINAGE DIVIDE





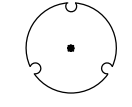
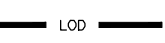
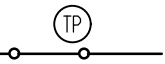
Bioretention Computations											
Bioretentions/Planter Box #	COA	Total DA	SWRV (1.2in)	SWRV (max-1.7 In)	Facility SA	Ponding Depth	Filter Media Depth	Gravel Depth	Total Storage Vol Provided	Retention Achieved (Standard Design)	Credited Storage Volume
	sf	sf	cf	cf	SF	ft	ft	ft	cf	cf	cf
1-5	7,594	8,441	882	1,136	847	0.50	5	1	1,821	1,093	1,093
Total	7,594	8,441	882	1,136	847				1,821	1,093	1,093
Green Roof Computations											
Green Roof Location	BMP SA	Additional Roof DA to Facility	Total DA	SWRV (1.2in)	SWRV (max-1.7 In)	Media Depth	Verified Media Max Water Retention	Drainage Layer Depth (Rock Wool)	Verified Drainage Layer Max Water Retention	Storage Volume Provided	Credited Storage Volume
	sf	sf	sf	cf	cf	in	%	in	%	cf	cf
1-1	790	0	790	75	106	4	54.4%	1	0%	143	106
1-2	1,713	0	1,713	163	231	4	54.4%	1	0%	311	231
1-3	2,623	0	2,623	249	353	4	54.4%	1	0%	476	353
1-4	3,285	0	3,285	312	442	4	54.4%	1	0%	596	442
Total	8,411	0	8,411	799	1,132					1,525	1,132
<b>Total Retention Provided</b>										<b>2,225</b>	

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**LEGEND**

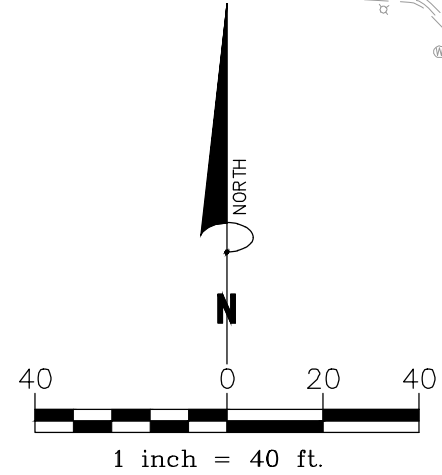
-  EXISTING TREE TO BE PRESERVED
-  EXISTING TREE TO BE REMOVED
-  PROPOSED TREE
-  LOD  
PROPOSED LIMITS OF DISTURBANCE
-  PROPOSED TREE PROTECTION FENCE

NOTE: A STREET TREE REMOVAL PERMIT WILL BE REQUIRED FOR THE REMOVAL OF T103, T104, T107, T108, T109 & T110 AND WILL BE SUBMITTED TO DDOT UFA UNDER A SEPARATE COVER.

**TREE INVENTORY**

807 Maine Avenue NW  
 Date of site visit: June 3, 2021  
 Certified Arborist: Benjamin Hairman, MA-6713A

Tree Number	Caliper (D.B.H.)	Biological Name	Common Name	Condition Rating	Species Rating	Preserve/Remove
101	29.5	Quercus phellos	Willow Oak	Good	70	Preserve
102	30.5	Quercus phellos	Willow Oak	Good	70	Preserve
103	27	Quercus phellos	Willow Oak	Good	70	Remove
104	30.0	Quercus phellos	Willow Oak	Good	70	Remove
105	34.3	Quercus phellos	Willow Oak	Fair	70	Preserve
106	35.4	Quercus phellos	Willow Oak	Good	70	Preserve
107	21.6	Quercus palustris	Pin Oak	Fair	70	Remove
108	14	Cornus occidentalis	Hackberry	Good	70	Remove
109	22.7	Quercus rubra	Red Oak	Fair	70	Remove
110	17	Quercus rubra	Red Oak	Good	70	Remove
111	3	Quercus shumardi	Shumard Oak	Good	70	Preserve
112	3	Quercus shumardi	Shumard Oak	Good	70	Preserve
113	3	Quercus shumardi	Shumard Oak	Good	70	Preserve
114	2.6	Quercus shumardi	Shumard Oak	Good	70	Preserve
115	3	Quercus shumardi	Shumard Oak	Good	70	Preserve
116	3	Quercus shumardi	Shumard Oak	Good	70	Preserve



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