

PERSPECTIVE VIEW 01



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NEW CITY, DC
a project for
DOUGLAS DEVELOPMENT

FALLS CHURCH

08 OCTOBER 2025



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PERSPECTIVE VIEW 02



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VIRGINIA

222016

PERSPECTIVE VIEW 03



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VIRGINIA

222016

BUILDING MATERIAL ANALYSIS



1
METAL CANOPY
SYSTEM



2
GLAZING



3
TEXTURED METAL
PANEL



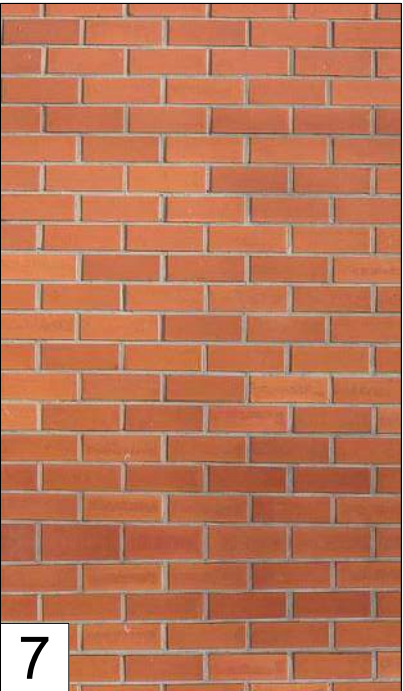
4
METAL PANEL



5
METAL PANEL

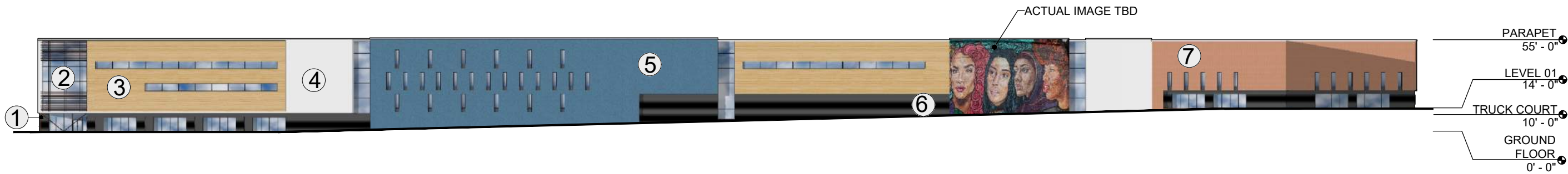


6
CORRUGATED METAL
PANEL

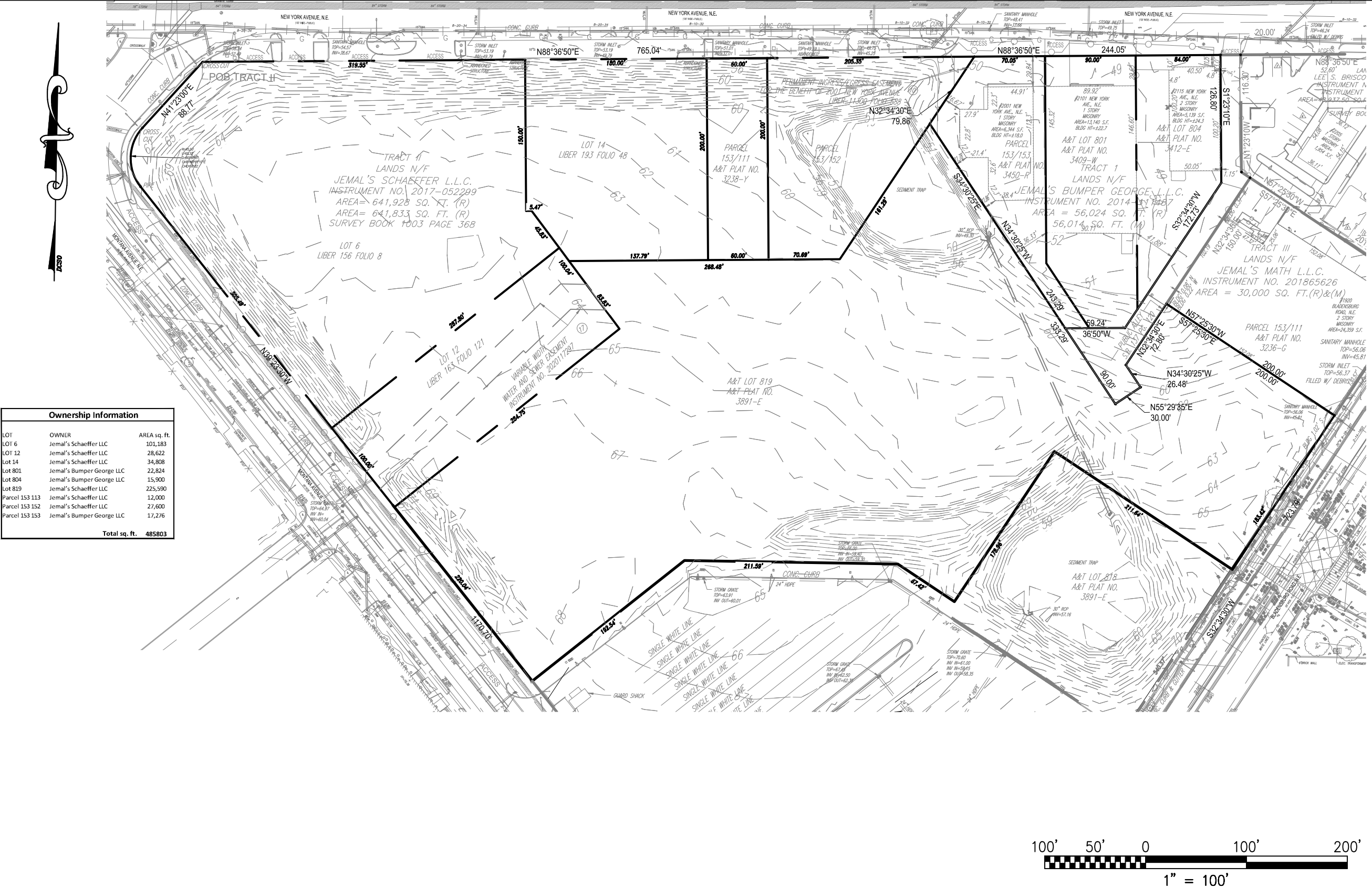


7
MASONRY

NORTH ELEVATION (2 OF 2) :

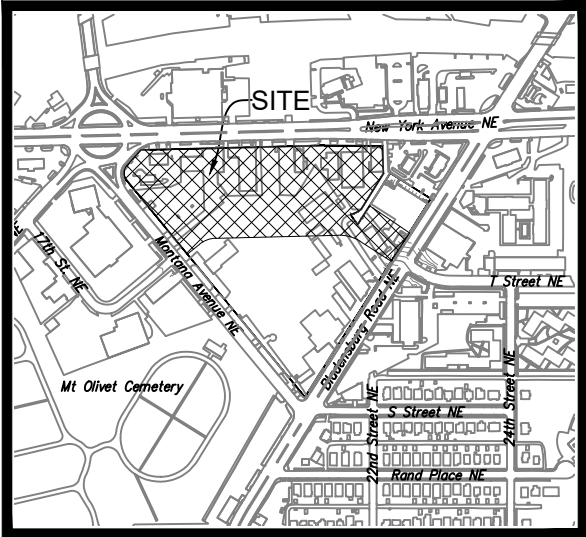


Existing Conditions Plan



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Erosion and Sediment Control Plan



VICINITY MAP
SCALE: 1"=800'

TOTAL SITE AREA:
TOTAL SITE AREA: 391,745 SF / 9.00 AC

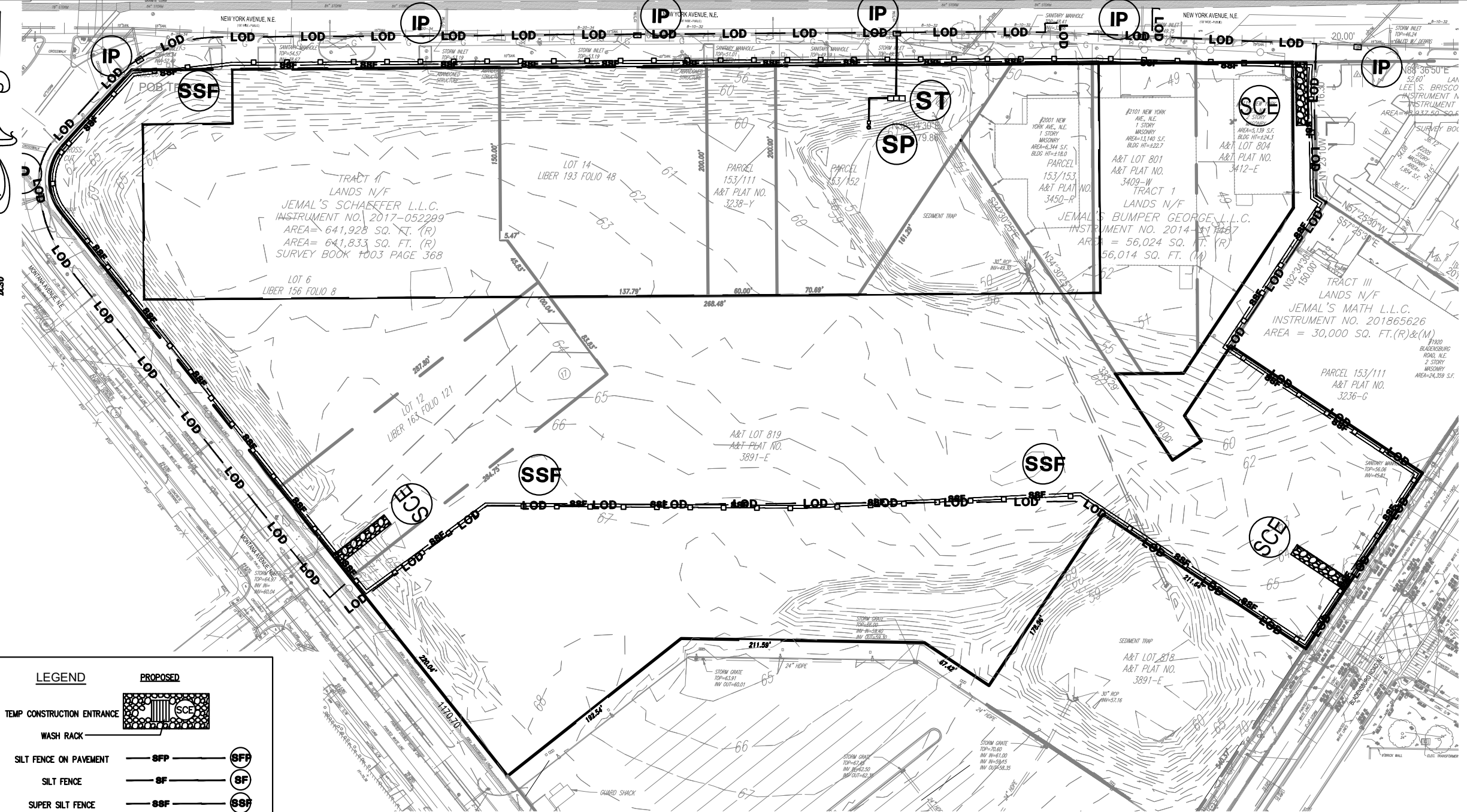
TOTAL VOLUME OF CUT OF BELOW GRADE EXCAVATION:
TOTAL AREA OF EXCAVATION: 434,518 SF / 9.975 AC
VOLUME OF CUT: (434,518) SQ.FT. (AREA) X (2) FEET (DEPTH)
27

VOLUME OF CUT: (32,186) cy +/-

TOTAL VOLUME OF CUT /FILL FOR UTILITIES:
TOTAL AREA OF EXCAVATION: 15,303 SF / 0.351 AC
VOLUME OF CUT: (15,303) SQ.FT. (AREA) X (6) FEET (DEPTH)
27

VOLUME OF CUT AND FILL: (3,400) cy +/-

TOTAL AREA OF DISTURBANCE:
TOTAL AREA OF DISTURBANCE: 449,821 SQUARE FEET OR 10.326 ACRES



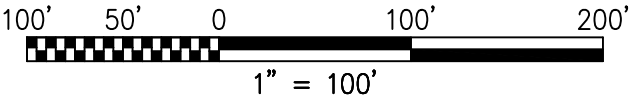
| LEGEND | PROPOSED |
|---------------------------------------------|----------|
| TEMP CONSTRUCTION ENTRANCE | |
| WASH RACK | |
| SILT FENCE ON PAVEMENT | SFP |
| SILT FENCE | SF |
| SUPER SILT FENCE | SBF |
| SAFETY FENCE | SAF |
| INLET PROTECTION | IP |
| APPROXIMATE LIMIT OF BELOW GRADE EXCAVATION | LOD |
| APPROXIMATE LIMIT OF DISTURBANCE | |
| TREE PROTECTION | TP |
| SUMP PUMP | SP |
| SEDIMENT TANK | ST |

EROSION AND SEDIMENT CONTROL NARRATIVE:

EROSION AND SEDIMENT CONTROL WILL BE ACHIEVED THROUGH THE USE OF SUPER SILT FENCE, SILT FENCE, INLET PROTECTION, SILT FENCE ON PAVEMENT, AND STABILIZED CONSTRUCTION ENTRANCE. THE SITE WILL ALSO INCLUDE SAFETY FENCE FOR SITE PROTECTION. ALL EROSION AND SEDIMENT CONTROLS ARE TO BE IMPLEMENTED PRIOR TO DEMOLITION AND REMOVAL OF WASTE MATERIALS. ALL DEMO MATERIALS WILL BE TAKEN TO AN OFF-SITE DESIGNATED DUMPING AREA VIA DUMP TRUCKS OR DUMPSTERS.

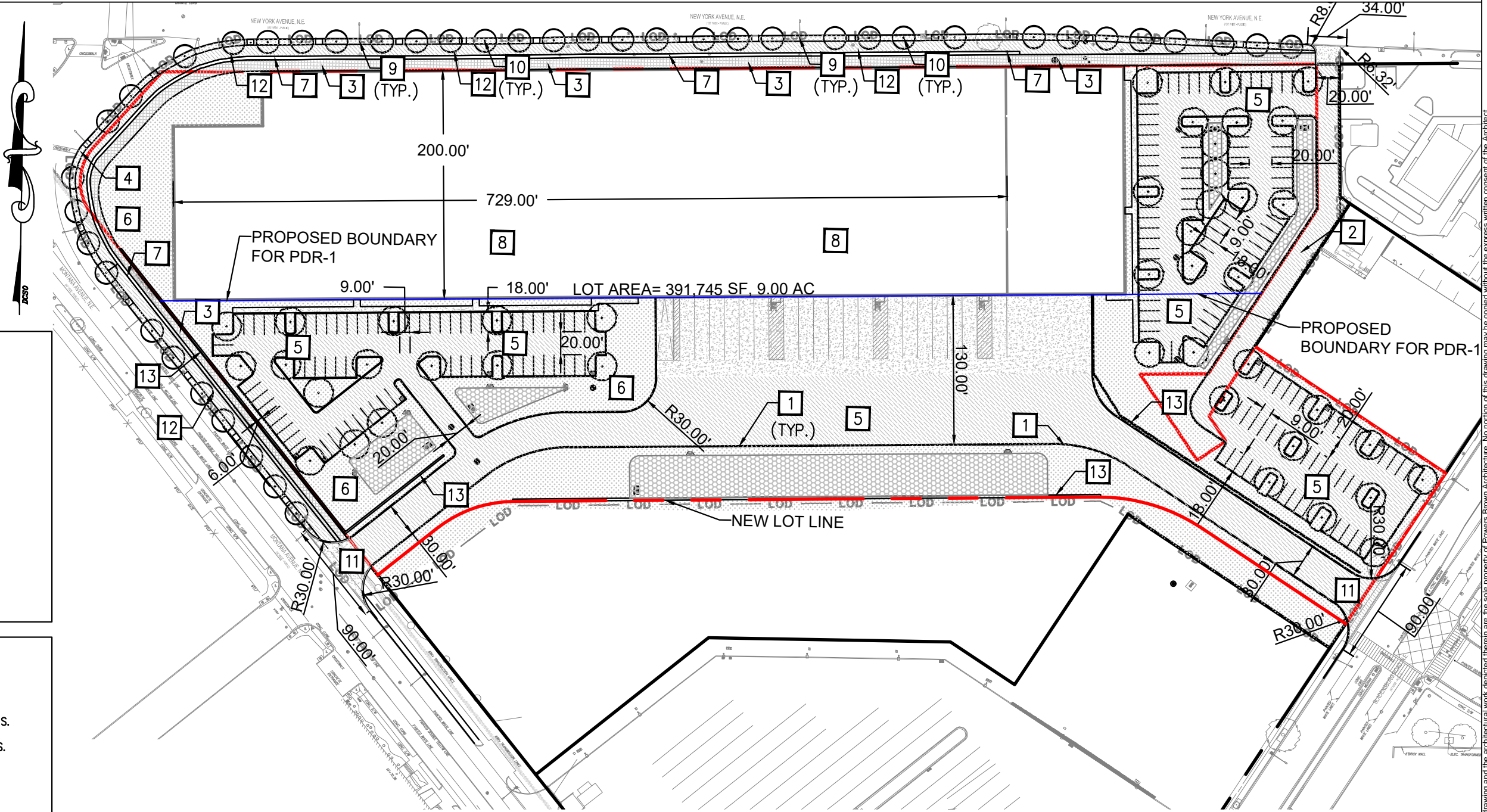
DESCRIPTION OF PREDOMINANT SOIL TYPE:

U1 UDORTHENTS
Ub URBAN LAND



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Site Plan

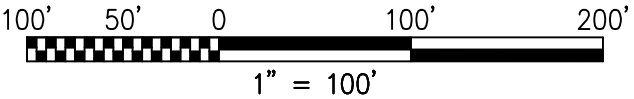


SITE PLAN LEGEND

- NEW CONCRETE PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW ASPHALT PAVEMENT (FULL DEPTH)
- NEW BIORETENTION AREA
- NEW LANDSCAPE AREA

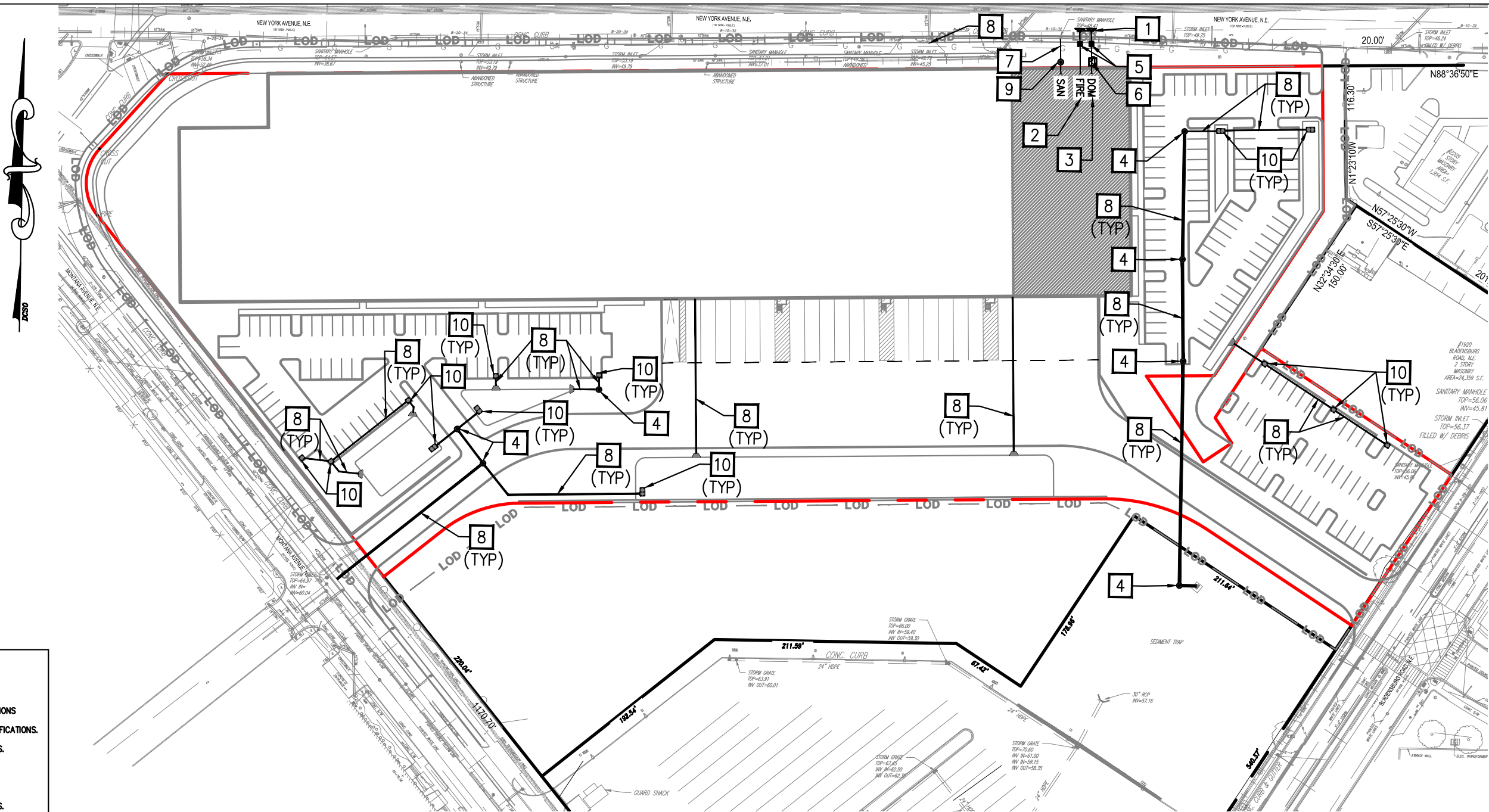
SITE KEYNOTES:

- 1 NEW CURB AND GUTTER PER DDOT STANDARDS AND SPECIFICATIONS.
- 2 NEW CONCRETE PAVEMENT PER DDOT STANDARDS AND SPECIFICATIONS.
- 3 NEW CONCRETE SIDEWALK PER DDOT STANDARDS AND SPECIFICATIONS.
- 4 NEW HANDICAP RAMP PER DDOT STANDARDS AND SPECIFICATIONS.
- 5 NEW PARKING LOT AREA.
- 6 NEW PLANTING AREA.
- 7 NEW 3' BUFFER AREA.
- 8 NEW BUILDING.
- 9 NEW PUBLIC STREETLIGHT PER DDOT STANDARDS AND SPECIFICATIONS.
- 10 NEW PUBLIC SPACE STREET TREE PER DDOT STANDARDS AND SPECIFICATIONS.
- 11 NEW CURB CUT PER DDOT STANDARDS AND SPECIFICATIONS.
- 12 NEW 10' BIKE PATH.
- 13 NEW RETAINING WALL



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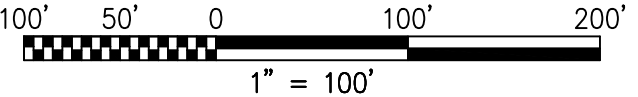
Utility Plan



UTILITY KEYNOTES:

- 1 NEW WATER MAIN PER DC WATER STANDARDS AND SPECIFICATIONS.
- 2 NEW FIRE SERVICE LATERAL PER DC WATER STANDARDS AND SPECIFICATIONS
- 3 NEW DOMESTIC SERVICE LATERAL PER DC WATER STANDARDS AND SPECIFICATIONS.
- 4 NEW PRECAST MANHOLE PER DC WATER STANDARDS AND SPECIFICATIONS.
- 5 NEW WATER VALVE PER DC WATER STANDARDS AND SPECIFICATIONS.
- 6 NEW WATER METER PER DC WATER STANDARDS AND SPECIFICATIONS.
- 7 NEW SANITARY LATERAL PER DC WATER STANDARDS AND SPECIFICATIONS.
- 8 NEW PVC SCH-40 STORM PIPE.
- 9 NEW CLEANOUT MANHOLE PER DC WATER STANDARDS AND SPECIFICATIONS.
- 10 NEW FIELD GRATE INLET PER DC WATER STANDARDS AND SPECIFICATIONS.

NOTE: CONTRACTOR TO FIELD VERIFY EXISTING INVERT ELEVATION PRIOR TO STORM DRAIN TRENCHING OR INSTALLATION.



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