

East Capitol Street

1700 East Capitol Street, S.E.
Washington, DC



Elevation Looking toward East Capitol Street

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ZONING COMMISSION
District of Columbia

CASE NO. 06-34
EXHIBIT NO. 3

ISSUED JUNE 21, 2006

ZONING COMMISSION
District of Columbia
CASE NO. 06-34
EXHIBIT NO. 3



41-18-111-00-000-000
SWANSON & SWANSON
ARCHITECTS

EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC

COMSTOCK EAST CAPITOL, L.L.C.
11-01-11 East Hill Rd. Reston, Virginia, 20190

COMSTOCK HOMES
WORKERS OF THE INVESTMENT

PGN ARCHITECTS, PLLC
1817 M Street, NW Washington, DC 20036
Architects, PLLC

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A1



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NORTH ELEVATION LOOKING TOWARD EAST CAPITAL

EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC

A2

COMSTOCK EAST CAPITOL, L.L.C.
11 Colonial Hill Rd., Reston, Virginia, 20190

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WORKERS OF THE INVESTMENT

PG
Architects, PLLC

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EAST ELEVATION

EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC

COMSTOCK EAST CAPITOL, L.L.C.
11-000 Barnes/1096 Pl. Reston, Virginia, 20190

COMSTOCK HOMES
WORTHY OF THE INVESTMENT

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Architects, PLLC

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WEST ELEVATION

EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC

COMSTOCK EAST CAPITOL, L.L.C.
11400 Sunset Hill Rd. Reston, Virginia, 20190

COMSTOCK HOMES
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PGN
Architects, PLLC

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 SOUTH ELEVATION

EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC

COMSTOCK EAST CAPITOL, L.L.C.
1710 22 Street, NW, Reston, Virginia, 20190

COMSTOCK HOMES
WORTHY OF THE INVESTMENT

 PGN ARCHITECTS, PLLC
1817 M Street, NW Washington, DC 20036
Architects, PLLC

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A5

17
16



1700 East Capitol Street, SE



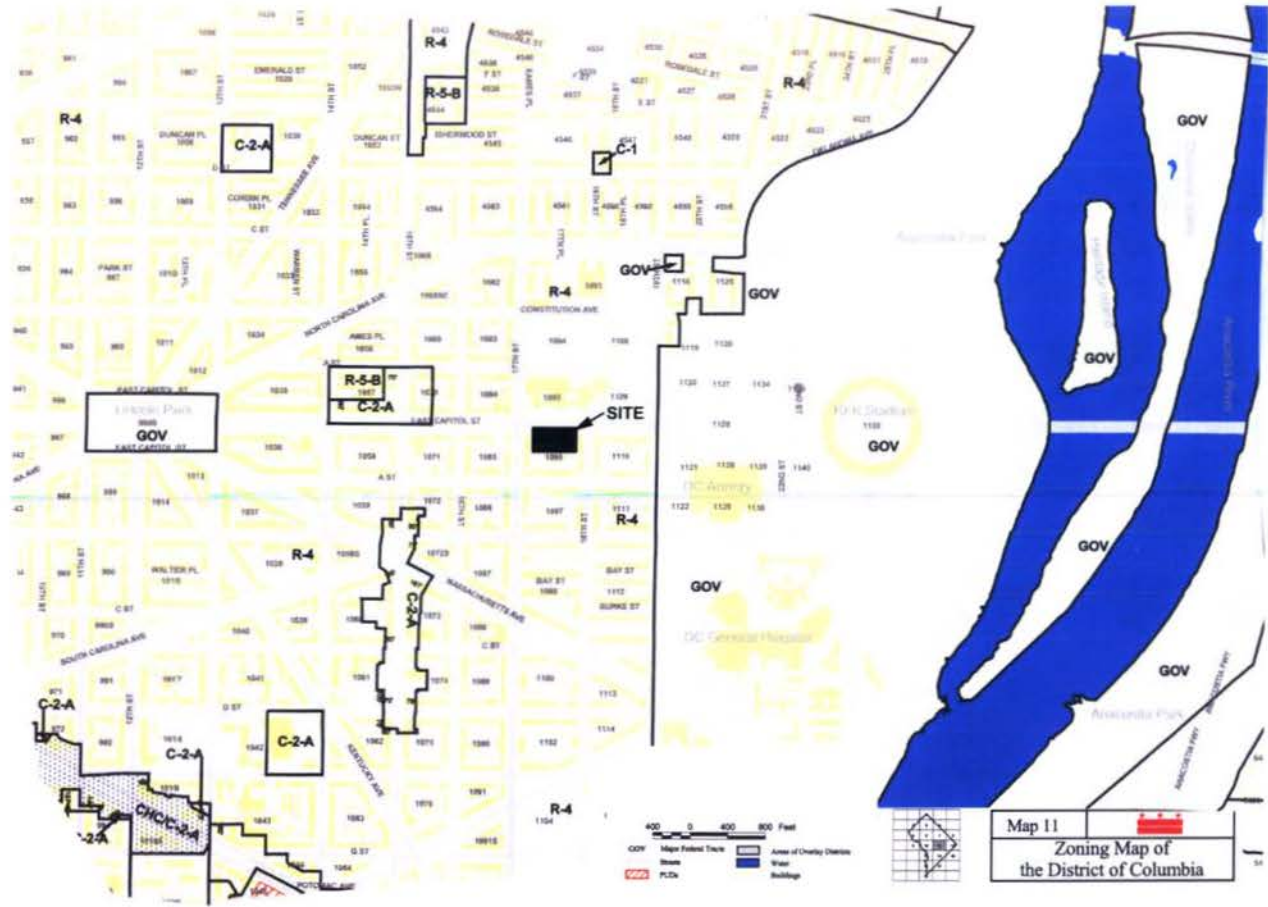
DC OPERATIONS
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EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC

A6

Existing Zoning

R-4—Permits matter-of-right development of single-family residential uses (including detached, semi-detached, row dwellings, and flats), churches and public schools with a minimum lot width of 18 feet, a minimum lot area of 1,800 square feet and a maximum lot occupancy of 60% for row dwellings, churches and Flats, a minimum lot width of 30 feet and a minimum lot area of 3000 square feet for semi-detached structures, a minimum lot width of 40 feet and a minimum lot area of 4000 square feet and 40% lot occupancy for all other structures, and a maximum height of three (3) stories/forty (40) feet. Conversions of existing buildings to apartments are permitted for lots with a minimum lot area of 900 square feet per dwelling unit.



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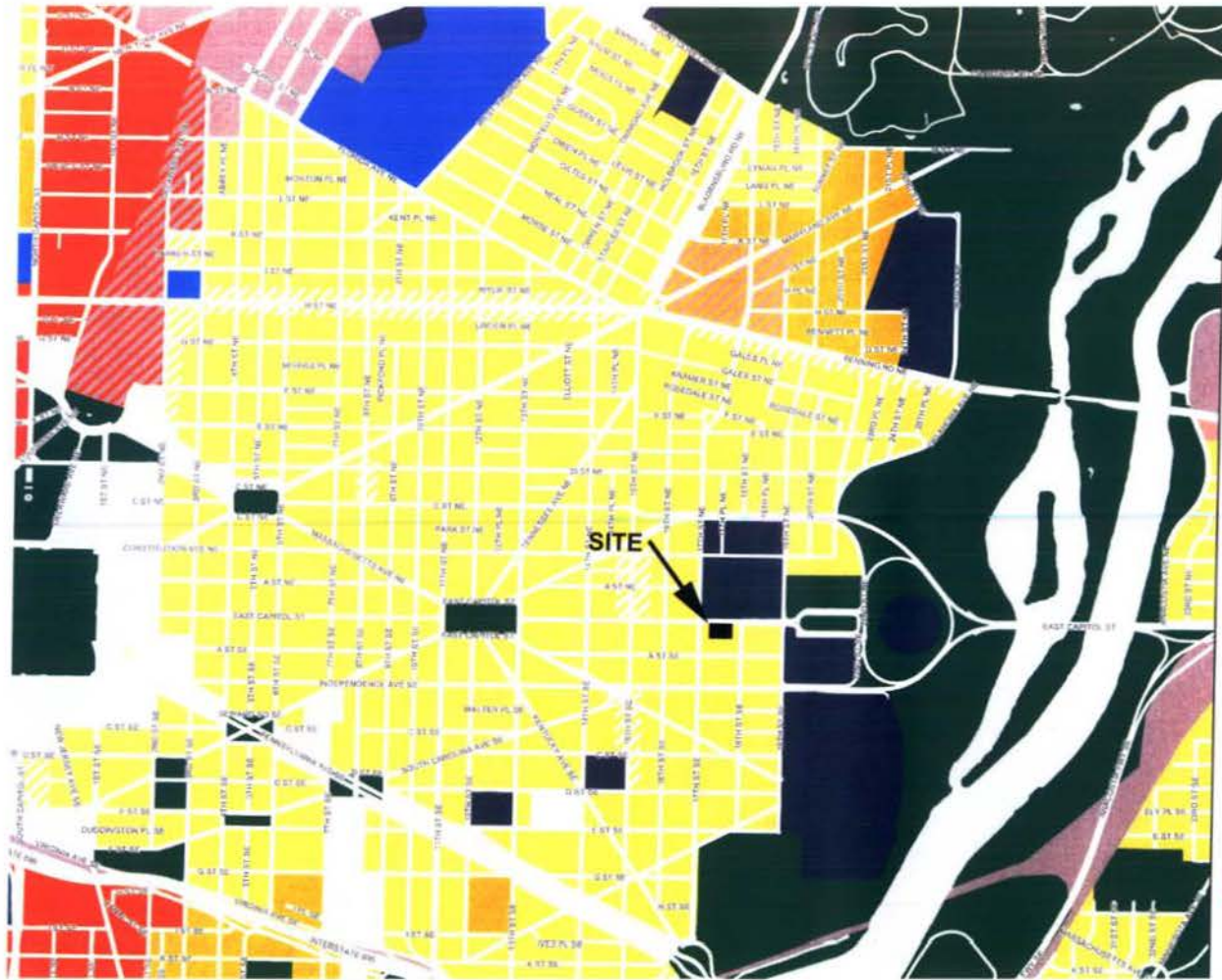
EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC

A7

COMSTOCK EAST CAPITOL, L.L.C.
 11400 Laurel Hills Rd. Reston, Virginia, 20190



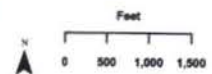
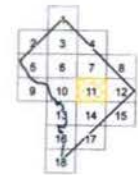
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**District of Columbia
Generalized
Land Use**

Map 11

- Residential-Low Density
- Residential-Moderate Density
- Residential-Medium Density
- Residential-High Density
- Commercial-Low Density
- Commercial-Moderate Density
- Commercial-Medium Density
- Commercial-Medium-High Density
- Commercial-High Density
- Institutional
- Federal
- Local Public Facilities
- Parks, Recreation, and Open Space
- Production and Technical Employment
- Mixed Use
- Water
- NO DATA



*** Government of the
District of Columbia
Anthony A. Williams, Mayor

Office of Planning - March 7, 2005
801 North Capitol St NE Suite 4000
Washington DC 20002
<http://planning.dc.gov>

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A8

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11 05 Laurel Hill Rd. Reston, Virginia, 20190



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East Capitol Street -- PUD -

	Lot Size	Zone	Maximum stories	Max Height	Minimum Lot area	Minimum lot width-feet	Max- FAR	Lot occupancy	Parking
Allowed	43,560	RSB	none prescribed	60'	N/A	N/A	3	60%	1 for each 2 units
Proposed	42,629		4	48.5'			127,887 2.70	25,577 66% 28,294	

Total Units **134**

	Number of spaces	
Cellar Level Parking	16,565.00	40
Parking Level B1	35,101.00	73

Totals

113

Parking spaces = 113 / 134 units = .843 spaces/unit

Total Gross Floor Area	FAR	Days per floor
Floors 1-4	28,147	324 sf per floor*
Penthouse	2,086.00	
Total FAR	114,672.00	
Percentage of FAR used	114,672 / 42,629 = 2.70 FAR	

* Projections into public space

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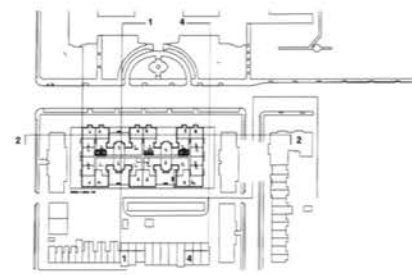
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1 STREET SECTION - EAST CAPITOL STREET



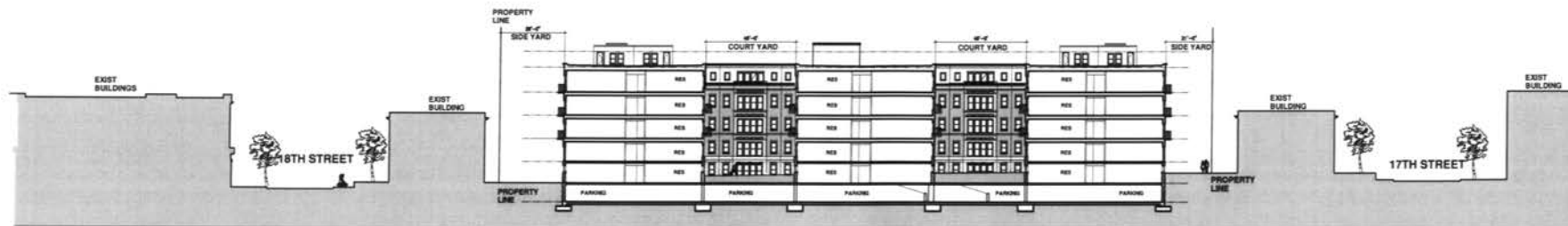
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COMSTOCK EAST CAPITOL, L.L.C.
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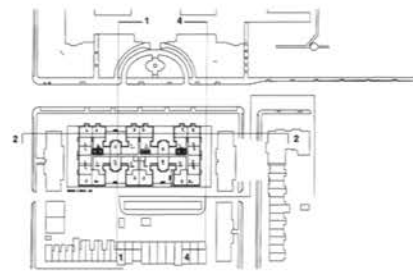


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1 STREET SECTION - 18TH 17TH STREETS



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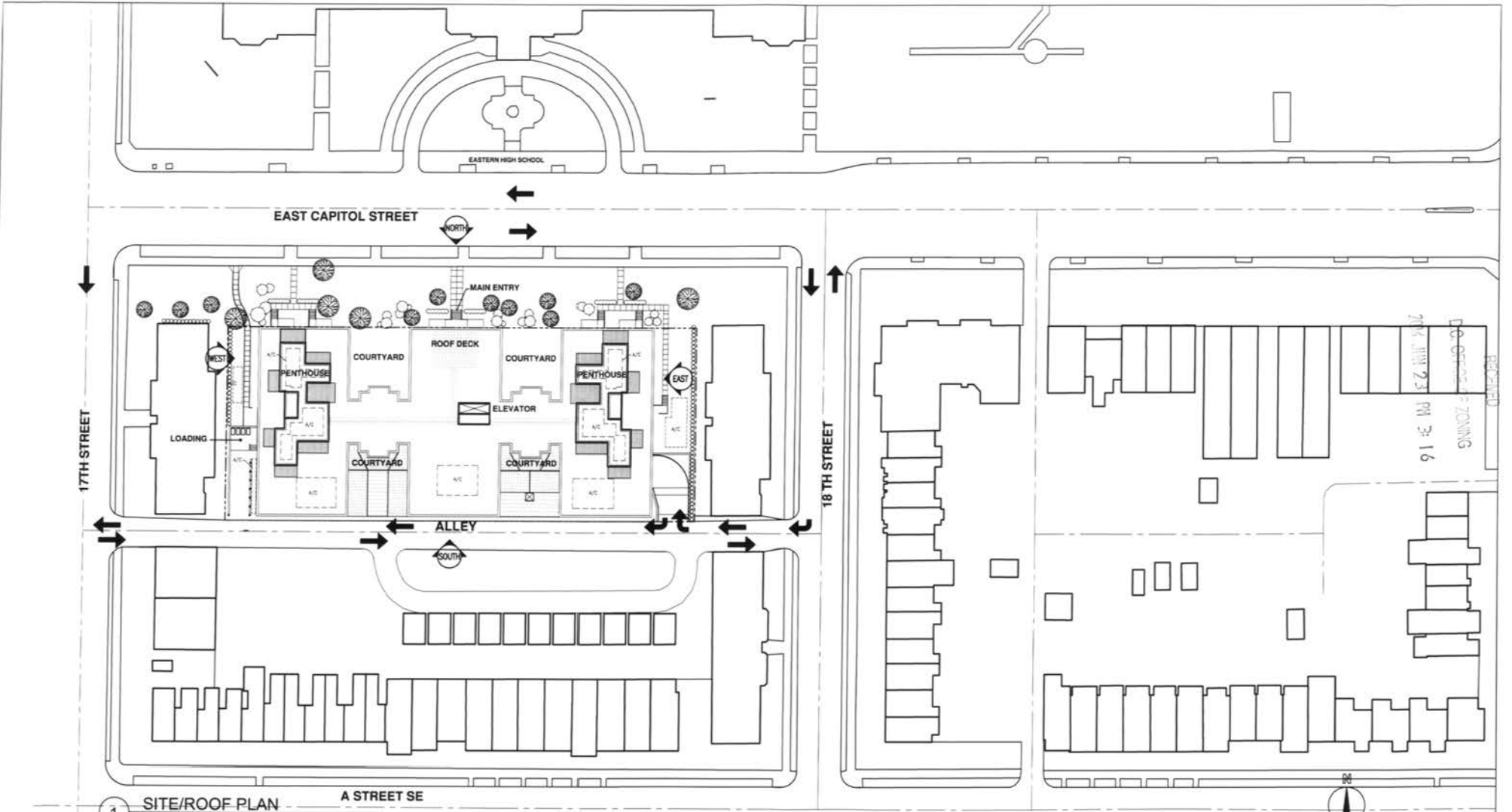


A11

COMSTOCK EAST CAPITOL, L.L.C.
 1143 Sunset Hills Rd. Reston, Virginia, 20190



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1

SITE/ROOF PLAN A STREET SE

EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC

COMSTOCK EAST CAPITOL, L.L.C.
11425 Summit Hill Rd., Reston, Virginia, 20190

COMSTOCK HOMES
WORTHY OF THE INVESTMENT

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A12

EAST CAPITOL STREET



WINDOW WELL, TYP.

WEST

EAST

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04/23/07

EXHAUST SHAFT ABOVE

41 SPACES TOTAL
3 HANDICAP SPACES
4 COMPACT SPACES

ALLEY



1

CELLAR FLOOR PLAN

EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC



0 7.5 15 30

A13

COMSTOCK EAST CAPITAL, L.L.C.
11415 Sunset Hill Rd., Reston, Virginia, 20190

COMSTOCK HOMES
WORTHY OF THE INVESTMENT

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PGN
Architects, PLLC

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EAST CAPITOL STREET



TRASH

COURTYARD

MAIN ENTRY

COURTYARD



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RECORDED

ALLEY

EXHAUST SHAFT



1 FIRST FLOOR PLAN



A14

EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC

COMSTOCK EAST CAPITOL, L.L.C.
11-030 Sunset Hills Rd. Reston, Virginia, 20190



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EAST CAPITOL STREET



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RECORDED



ALLEY

EXHAUST SHAFT



1 SECOND FLOOR PLAN

EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC



0 7.5 15 30

A15

COMSTOCK EAST CAPITOL, L.L.C.
11-053 L-unit 1096 Pk. Reston, Virginia, 20190



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EAST CAPITOL STREET



2005 JUL 23 09 28 16

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RECORDED



ALLEY

EXHAUST SHAFT



1 THIRD FLOOR PLAN



A16

EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC

COMSTOCK EAST CAPITAL, L.L.C.
11485 Sunrise Hills Rd., Reston, Virginia, 20190



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EAST CAPITOL STREET

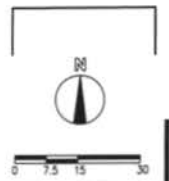


ALLEY

EXHAUST SHAFT



1 FOURTH FLOOR PLAN



A17

EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC

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REVISION

EAST CAPITOL STREET



A18

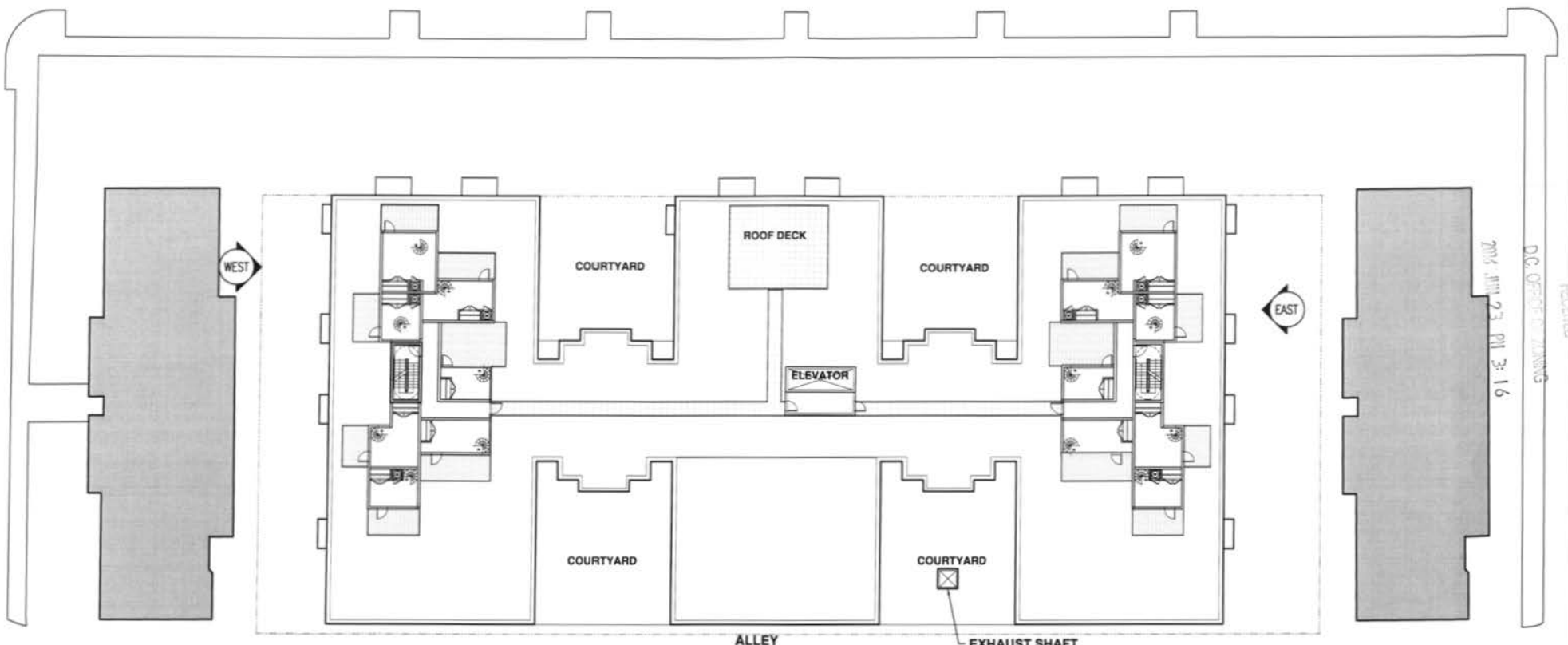
1 PENTHOUSE FLOOR PLAN

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11485 Sunset Hills Rd., Reston, Virginia, 20190



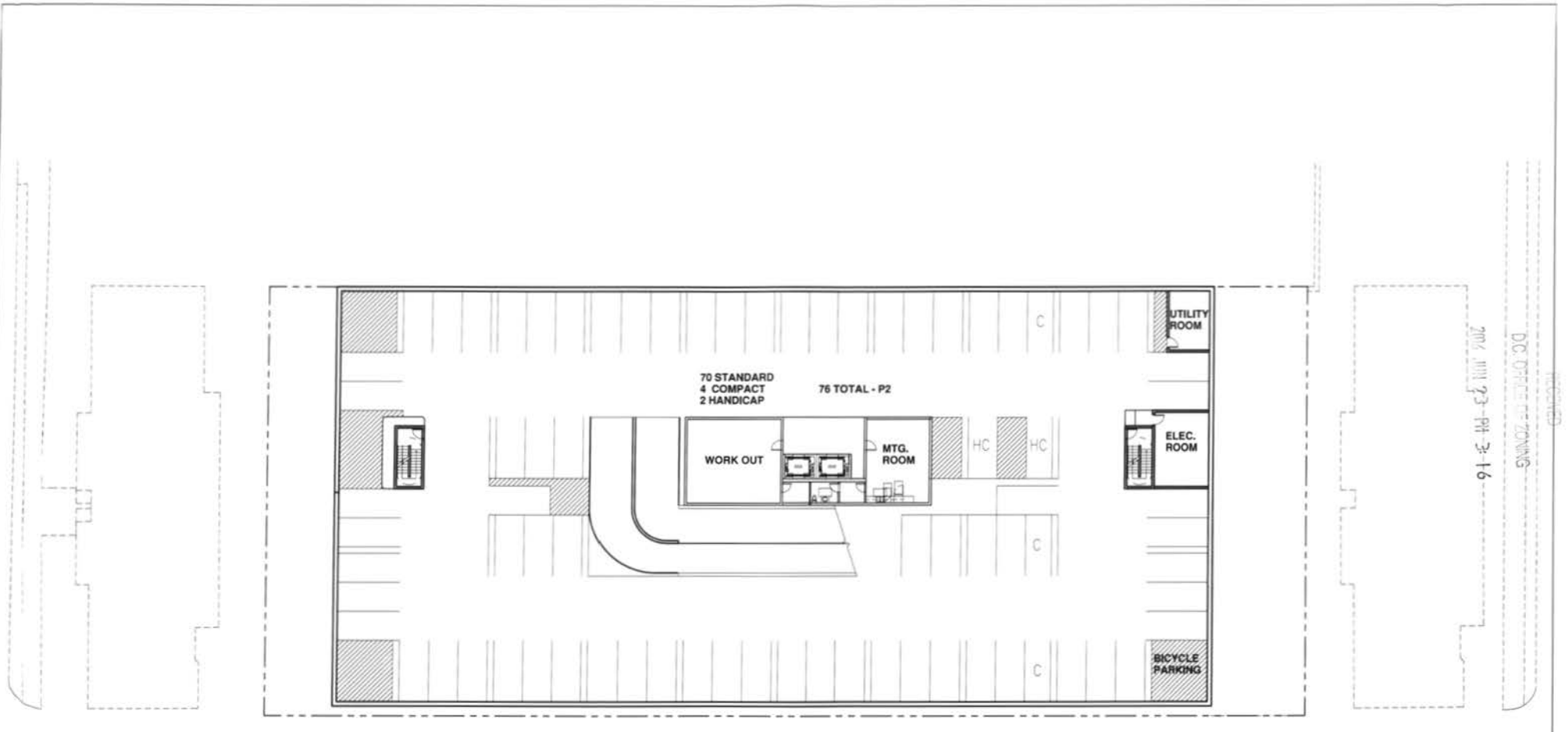
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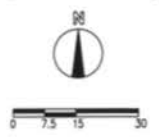
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06/23/06



1 PARKING LEVEL PLAN

EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC



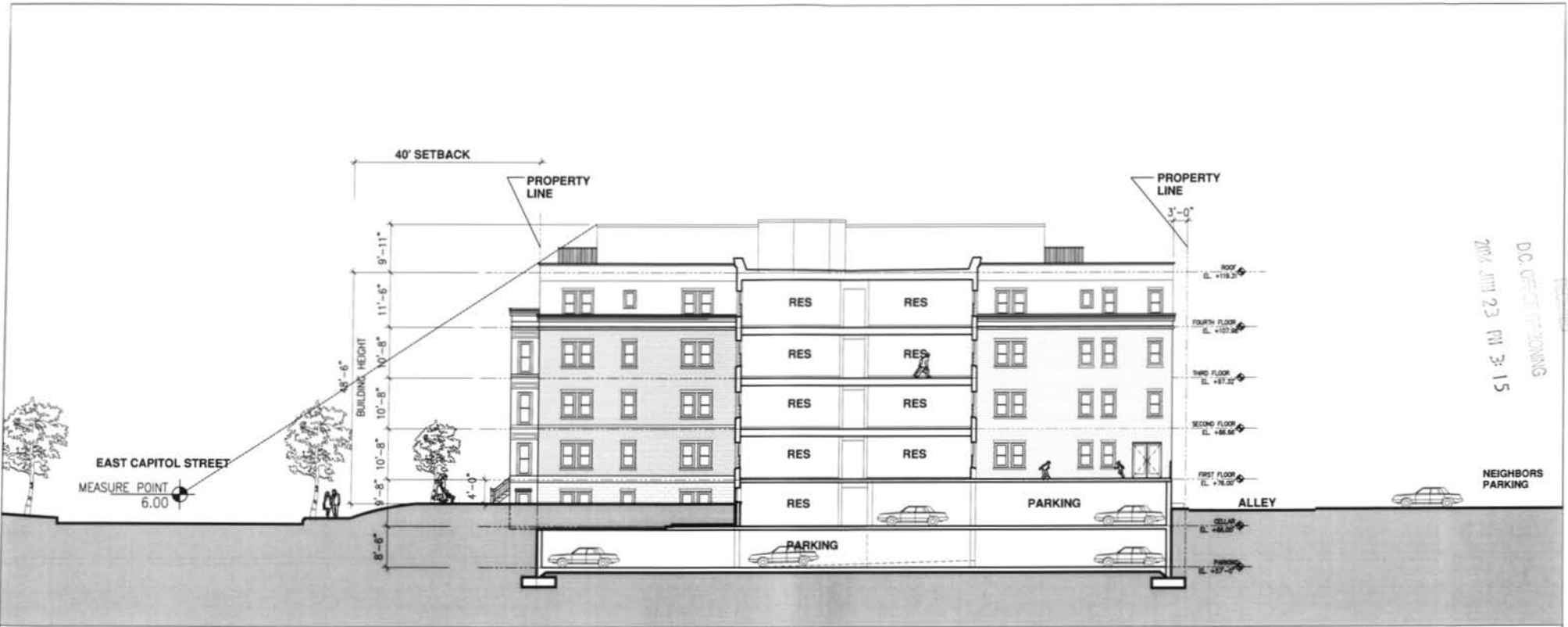
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COMSTOCK EAST CAPITOL, L.L.C.
11415 Sunrise Plaza Rd., Reston, Virginia, 20190

COMSTOCK HOMES
WORTHY OF THE INVESTMENT

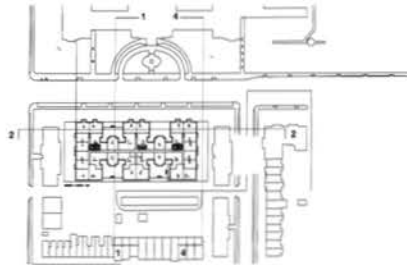
PGN ARCHITECTS, PLLC
1817 M Street, NW Washington, DC 20036
PGN Architects, PLLC

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2 TRANSVERSE SECTION



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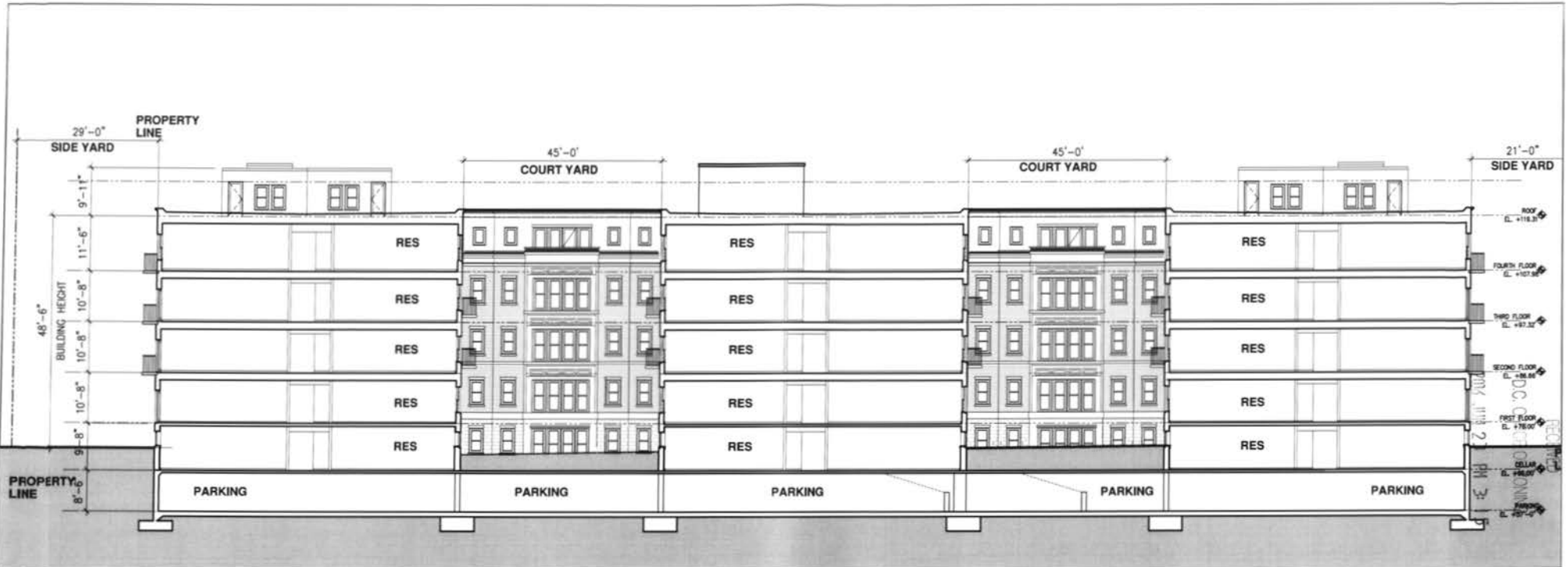


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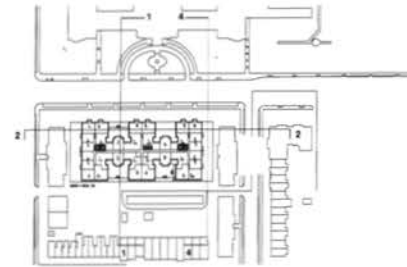
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 11455 Sunrise Hills Rd. Heron, Virginia, 20150



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2 TRANSVERSE SECTION



EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC



A21

COMSTOCK EAST CAPITOL, L.L.C.
1143 South Hill Rd. Reston, Virginia, 20190

COMSTOCK HOMES
WORKERS OF THE INVESTMENT

P&G ARCHITECTS, PLLC
1817 M Street, NW Washington, DC 20036
Architects, P.C.

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SOUTH BUILDING ELEVATION
0 5 10 20'



NORTH BUILDING ELEVATION
0 5 10 20'

EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC

A22

COMSTOCK EAST CAPITOL, L.L.C.
11405 Sunset Hills Rd. Herndon, Virginia, 20150

COMSTOCK HOMES
WORKERS OF THE INVESTMENT

PG ARCHITECTS, PLLC
1817 M Street, NW Washington, DC 20036
Architects, Pllc

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WEST ELEVATION
0 5 10 20'



EAST ELEVATION
0 5 10 20'

EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC

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COMSTOCK EAST CAPITOL, L.L.C.
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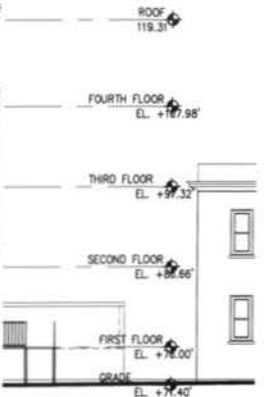
BUILDING CORNER ELEVATION
 0 5 10 20'



BUILDING INSET ELEVATION
 0 5 10 20'



BUILDING ENTRY ELEVATION
 0 5 10 20'



BUILDING ELEVATION
 0 7.5 15 30'

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EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC

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LEGEND



SITE TABULATION

1700 EAST CAPITOL STREET, NE
WASHINGTON, D.C. 20011
SQUARE 1096, LOTS 51 THRU 55

NARRATIVE: THIS PROJECT IS TO DEMOLISH THE 5 EXISTING AND VACANT MULTISTORY APARTMENT BUILDINGS AND TO CONSTRUCT A NEW 4-STORY RESIDENTIAL APARTMENT BUILDING WITH A CELLAR AND UNDERGROUND PARKING LOT.

PRESENT USE: PRESENTLY THERE ARE 5 VACANT APARTMENT BUILDINGS ON THE LOTS
PROPOSED USE: MULTIFAMILY, 4-STORY APARTMENT BUILDING WITH TWO LEVELS OF UNDERGROUND PARKING
EXISTING ZONING "R-4"
PROPOSED ZONING "R-5-B"
FAR = 3.0
EXISTING SQUARE FOOT AREA OF SITE = 42,629 SF
PROPOSED SQUARE FEET OF FLOOR AREA = 114,672 SF
PROPOSED 134 LIVING UNITS

DISTURBED AREA

DISTURBED AREA = 42,629 SF
AREA DISTURBED FOR UTILITY CONNECTIONS = 3,200 SF
TOTAL DISTURBED AREA = 45,829 SF

PARKING TABULATION

PARKING SPACES REQUIRED:
1 PER EVERY 2 UNITS = 67 SPACES
PARKING SPACES PROVIDED:
117 SPACES PROVIDED IN GARAGE

PROPOSED LEGEND

1" PVC SD PROP. STORM DRAIN
6" PVC PROP. SANITARY LINE
4" DP PROP. FIRE SERVICE
2" COPPER PROP. DOMESTIC WATER CONNECTION
PROPERTY LINE

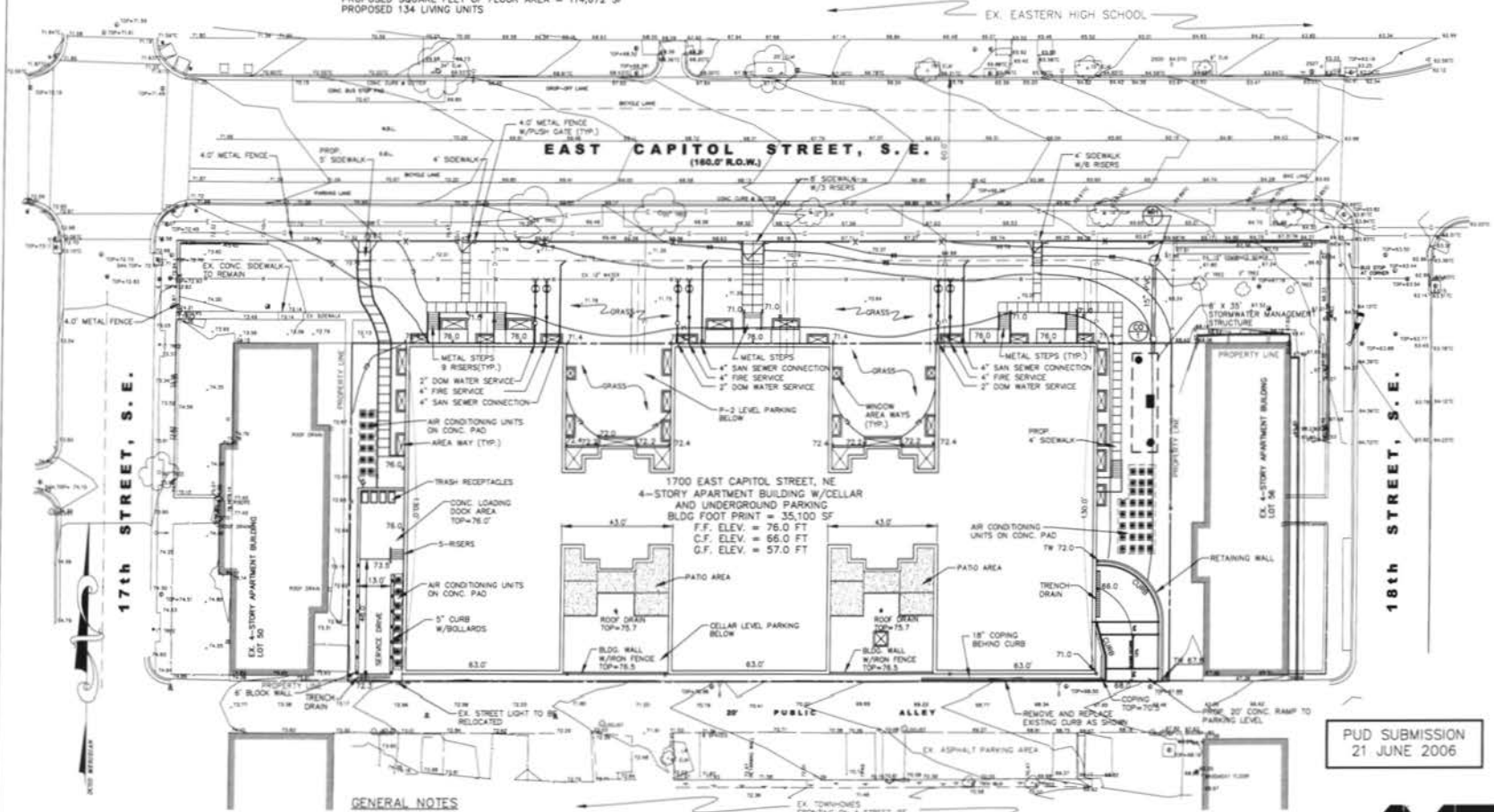


Architect, P.C.
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WASHINGTON, DC 20036
202.822.5995 (P); 202.822.0908 (F)

CONSULTANTS

East Capitol
1700 East Capitol Street, SE
Washington DC 20003

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GENERAL NOTES

1. SEE ARCHITECTURAL PLANS FOR PRECISE DIMENSIONS OF BUILDING.
2. ALL IMPROVEMENTS IN PUBLIC SPACE SHALL CONFORM TO DC DEPARTMENT OF TRANSPORTATION STREET REQUIREMENTS.
3. SEE ARCHITECTURAL PLANS FOR PRECISE DIMENSIONS OF METAL STEPS.



PUD SUBMISSION
21 JUNE 2006

OWNER/DEVELOPER
COMSTOCK EAST CAPITOL, L.L.C.
BY: CONSTRUCTION HOLDING COMPANIES, INC.
11445 SUNSET HILLS ROAD, SUITE 610
RESTON, VIRGINIA 20190
ATTN: HARRY BENEDET
Phone: (703) 883-1700
Fax: (703) 760-1520

AMT
A. MORTON THOMAS AND ASSOCIATES, INC.
CONSULTING ENGINEERS
10 G STREET, NE WASHINGTON, DC 20002
(202) 289-4545 FAX (202) 289-5081
EMAIL: AMT@TDSCHAMTECHNOLOGY.COM

SITE
IMPROVEMENTS
CONCEPT PLAN

C-1.0

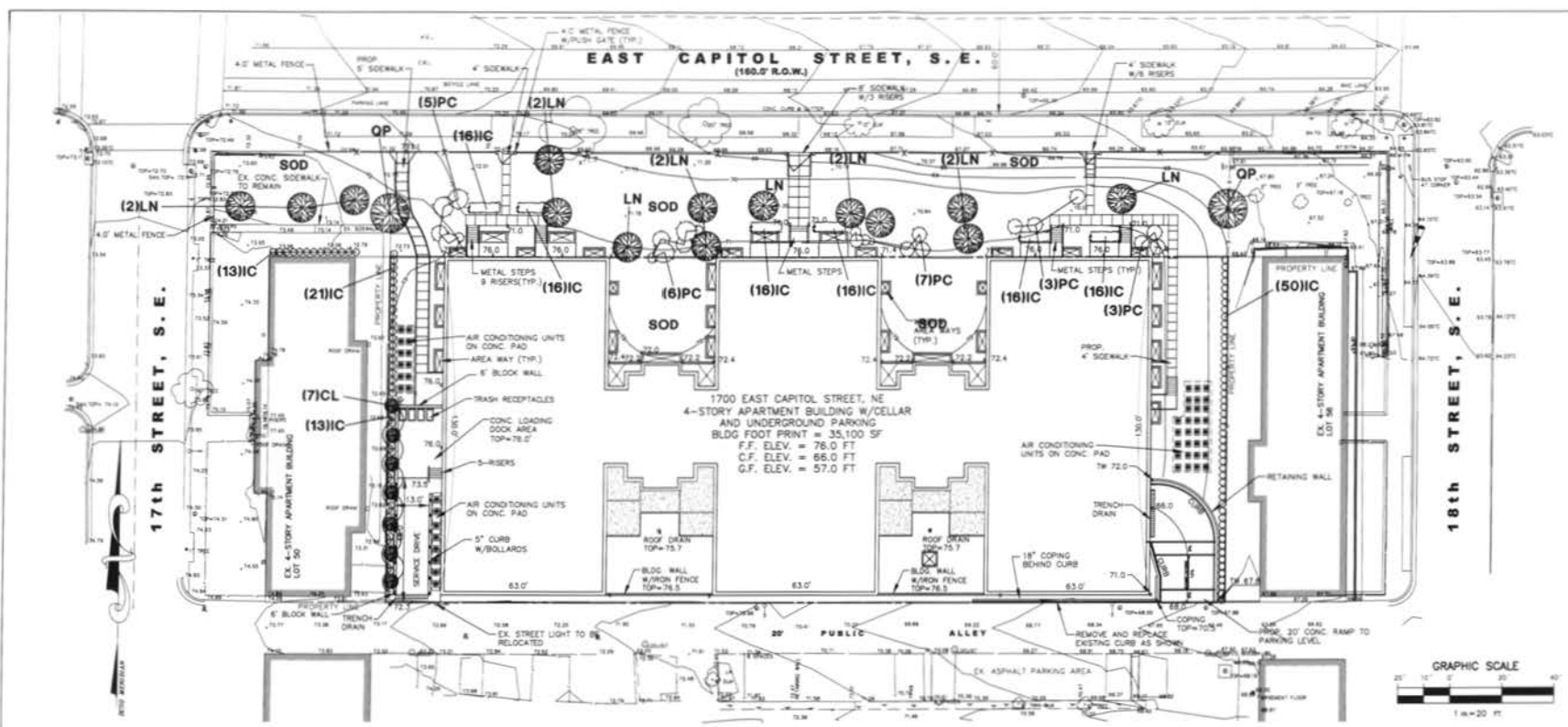


1817 M Street, NW
WASHINGTON, DC 20036
202.822.5995 (P); 202.822.0908 (F)

CONSULTANTS

East Capitol
1700 East Capitol Street, SE
Washington DC 20003

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PROPOSED SITE LANDSCAPE PLANT MATERIALS

KEY	BOTANICAL NAME	COMMON NAME	SIZE	FORM	SPACING	TOTAL	COMMENTS
12	LEX ORNATA COMPACTA	COMPACT JAPANESE HOLLY	24"-30"	SHRUB	8' X 8'	180	
13	ABUTILON THUNDERBOLT	WHITE CHINA WHITE	8'-12'	SHRUB	---	14	
14	PIRACANTHA COCCINEA	FIRETHORN	24"-30"	#3 CONT.	3' O.C.	24	
15	QUERCUS PHILLIS	MILFORD OAK	8" CAL.	SHRUB	---	3	
16	LEUCODAPHNE	LEVLAND CYPRESS	6"-7"	SHRUB	8'-8'	7	

NOTES

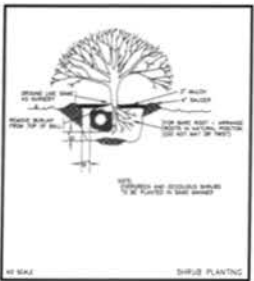
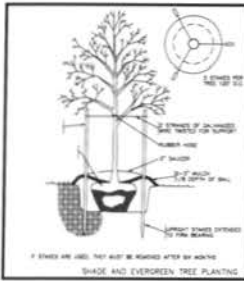
1. THIS PLAN IS FOR LANDSCAPING MEASURES ONLY.
2. ALL CONTRACTORS PERFORMING WORK ON THIS SITE SHALL NOTIFY "MISS UTILITY" 48 HOURS PRIOR TO ANY CONSTRUCTION OR GRADING BY CALLING (202) 289-7177 FOR THE LOCATION OF ALL UTILITIES.
3. THE CONTRACTORS PERFORMING WORK ON THE SITE ARE RESPONSIBLE FOR PROTECTING EXISTING PLANTINGS DURING CONSTRUCTION.
4. THE LANDSCAPE CONTRACTOR SHALL PERFORM WORK AND THE PLANTINGS SHALL CONFORM WITH THE "LANDSCAPE SPECIFICATION GUIDELINES FOR THE BALTIMORE-WASHINGTON METROPOLITAN AREA", LATEST EDITION.
5. THE LANDSCAPE CONTRACTOR IS TO VERIFY ALL PLANT QUANTITIES AND AVAILABILITY AND NOTIFY LANDSCAPE ARCHITECT OR OWNER IF THERE ARE ANY PROBLEMS PRIOR TO CONSTRUCTION.
6. SOD OR SEED AREAS AS INDICATED ON THE PLANS OR AS DIRECTED BY OWNER FOR ALL DISTURBED AREAS TO BE STABILIZED THAT ARE NOT LANDSCAPED OR COVERED.
7. FOR TREE PRUNING AND CARE METHODS PLEASE REFER TO THE NATIONAL ARBORIST STANDARDS, LATEST EDITION.

SEQUENCE OF CONSTRUCTION

1. FLAG LIMITS OF CONSTRUCTION AND STAKE OUT SEDIMENT CONTROL MEASURES.
2. CALL "MISS UTILITY" AT 1-800-251-7777 PRIOR TO ANY WORK FOR THE LOCATION OF ALL UTILITIES.
3. ADJUST EXISTING SEDIMENT CONTROL MEASURES FOR LANDSCAPE CONSTRUCTION AS REQUIRED.
4. AFTER SITE CONSTRUCTION HAS BEEN COMPLETED IMPLEMENT SITE LANDSCAPING AS SHOWN ON PLAN.
5. AFTER SITE HAS BEEN STABILIZED AND ALL CONSTRUCTION HAS BEEN COMPLETED REMOVE SEDIMENT CONTROL MEASURES UPON INSPECTOR'S APPROVAL.

GENERAL NOTES

1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION OR CONSTRUCTION IN THE SITE. IT SHALL BE MAINTAINED TIGHT AND GOOD REPAIR THROUGHOUT THE PROJECT AND UNTIL ITS REMOVAL IS APPROVED BY THE DISTRICT. GRASS AND WEEDS THAT GROW UP IMMEDIATELY ADJACENT TO FENCE SHALL BE TAKEN DOWN TO A HEIGHT OF 3" PROMPTLY BY THE CONTRACTOR WHEN THEY REACH A HEIGHT OF 6".
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MOWING AND MAINTAINING THE AREAS IMMEDIATELY ADJACENT TO AREAS DISTURBED BY CONSTRUCTION ACTIVITY.
3. THERE SHALL BE NO STAGING AREA OR STORAGE OF VEHICLES, EQUIPMENT, OR MATERIALS, NEAR ANY EXISTING TREES.
4. REFER TO PAVING & GRADING PLANS FOR CURB AND SIDEWALK CONSTRUCTION.
5. REFER TO EROSION & SEDIMENT CONTROL PLANS FOR PLACEMENT OF SILT FENCE AND SEDIMENT CONTROL MEASURES.
6. LANDSCAPE WORK WITHIN THE SITE & PUBLIC RIGHT-OF-WAYS SHALL CONFORM WITH DODOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURES.



PUD SUBMISSION
21 JUNE 2006

OWNER/DEVELOPER
CONSTOCK EAST CAPITOL, L.L.C.
BY: CONSTOCK HOMEBUILDING COMPANIES, INC.
11485 SUNSET HILLS ROAD, SUITE 510
RESTON, VIRGINIA 20190
ATTN: MARK BERRYETT
Phone: (703) 883-1700
Fax: (703) 960-1920

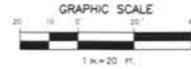
AMT
A. MORTON THOMAS AND ASSOCIATES, INC.
CONSULTING ENGINEERS
10 G STREET, NE WASHINGTON, DC 20002
(202) 289-4245 FAX (202) 289-2091
EMAIL: AMTDESIGN@AMTENGINEERING.COM

SITE LANDSCAPE CONCEPT PLAN

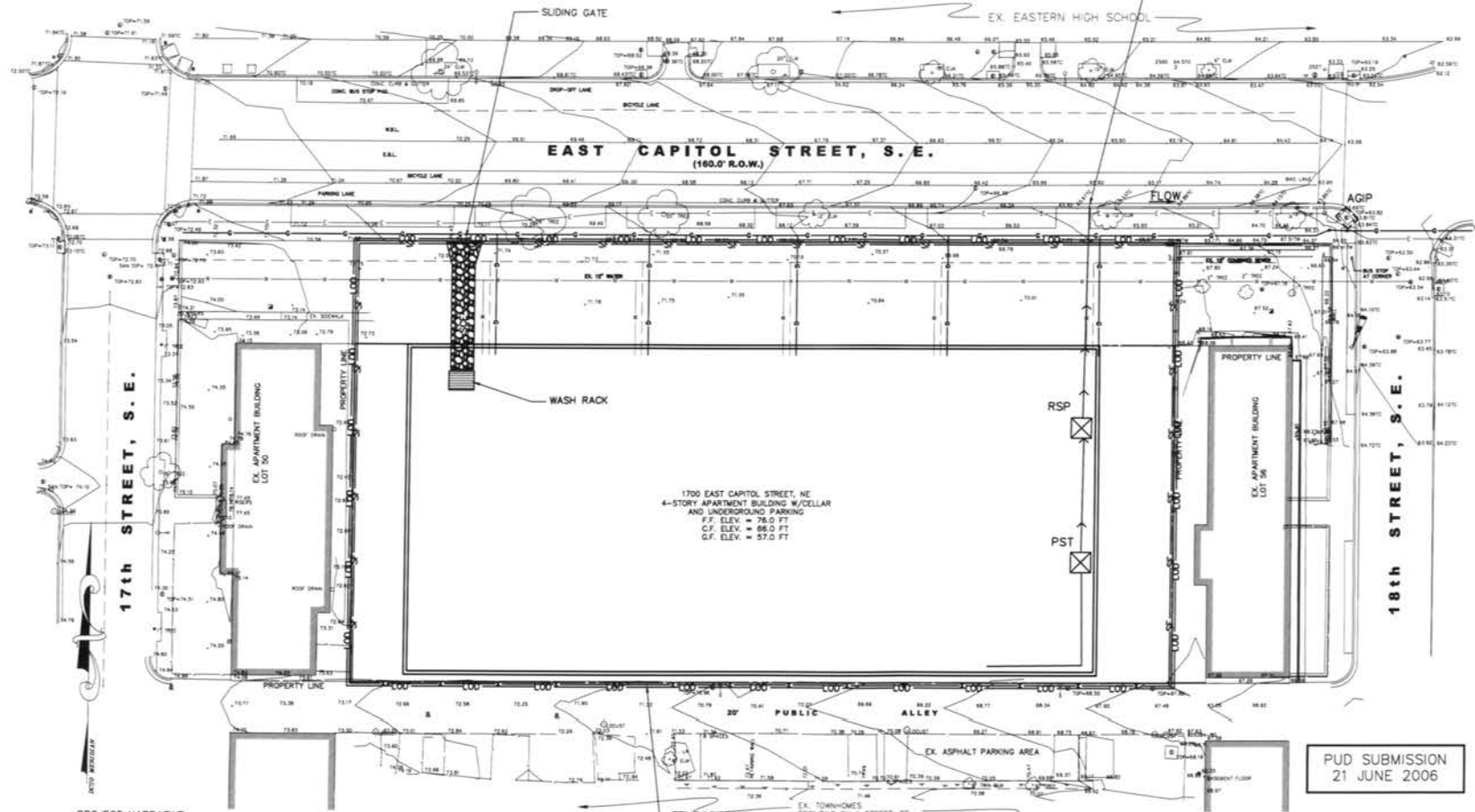
L-1.0

EAS LEGEND

- STABILIZED CONSTRUCTION ENTRANCE (SCE)
- VEHICLE WASH RACK
- LOD LIMIT OF DISTURBANCE
- SF SILTY FENCE
- 6' TEMPORARY CHAIN LINK CONSTRUCTION FENCE
- PROPOSED BUILDING OUTLINE
- PST PORTABLE SEDIMENT TANK
- RSP REMOVABLE SUMP PIT
- FLEXIBLE HDPE PIPE



USE REMOVABLE SUMP PIT TO DEWATER EXCAVATION. DISCHARGE FROM WASH RACK FILTERED AS NEEDED. DISCHARGE FROM WASH RACK AND EXCAVATION DEWATERING CONVEYED VIA ABOVEGROUND FLEXIBLE HDPE PIPE TO NEAREST DOWNSTREAM INLET.



1700 EAST CAPITOL STREET, NE
 4-STORY APARTMENT BUILDING W/CELLAR AND UNDERGROUND PARKING
 F.F. ELEV. = 76.0 FT
 C.F. ELEV. = 66.0 FT
 G.F. ELEV. = 57.0 FT

PUD SUBMISSION
 21 JUNE 2006

PROJECT NARRATIVE

THIS PROJECT IS LOCATED AT 1705-1729 EAST CAPITOL STREET, NE. THE PROPERTY IS ZONED "R-5-B". THIS PROJECT IS TO DEMOLISH THE EXISTING APARTMENT BUILDINGS AND CONSTRUCT NEW 4-STORY MULTIFAMILY APARTMENT BUILDING WITH A CELLAR AND UNDERGROUND PARKING. THE EXISTING APARTMENT BUILDINGS ARE VACANT. THE NEW CONSTRUCTION OF THE 4-STORY BUILDING AND THE UTILITY INSTALLATION WILL DISTURB 45,805 SQUARE FEET OF AREA.

THIS PLAN IS FOR EROSION & SEDIMENT CONTROL PURPOSES ONLY. EROSION & SEDIMENT CONTROL WILL BE STRICTLY ENFORCED.

OWNER/DEVELOPER
 CONSTOCK EAST CAPITOL, L.L.C.
 BY: CONSTOCK HOMEBUILDING COMPANIES, INC.
 11445 SUNSET HILLS ROAD, SUITE 510
 RESTON, VIRGINIA 20190
 ATTN: MARK BOWETT
 Phone: (703) 883-1700
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Architect, Pllc
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 202.822.5995 (F); 202.822.0908 (F)

CONSULTANTS

East Capitol
 1700 East Capitol Street, SE
 Washington, DC 20003

DATE: JUN 21 2006
 TIME: 3:15

SCALE:	CHECKED BY:
DRAWN BY:	
ISSUED:	DATE:
REVISIONS:	

EROSION AND SEDIMENT CONTROL PLAN

C-2.0