



2 VIEW TO LOW CELLAR FROM 16' ALLEY
N.T.S.

GRS
DESIGNS
ARCHITECTURE
301 Boulder St, #333
Minturn CO 81645

Durrani Development
1775 Tysons Boulevard, 5th flr
Tysons, Virginia 22101



1 VIEW INTO COURTYARD
N.T.S.

PROJECT
Alabama Ave SE
Washington DC 20020
PROJECT NO.
19_DUmF-0001

ISSUE
28 August 2019
RELEASE
BZA - final

PERSPECTIVES

2 VIEW TO ENTRY FROM ALABAMA
N.T.S.

1 VIEW FROM ALABAMA
N.T.S.



Durrani Development
1775 Tysons Boulevard, 5th flr
Tysons, Virginia 22101

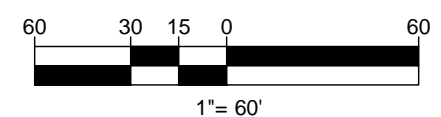
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Alabama Ave SE
Washington DC 20020
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PERSPECTIVES

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THERE IS A TWO (2) STORY EXISTING BUILDING CURRENTLY ON-SITE. THE PROPOSED PROJECT INCLUDES THE DEMOLITION OF THE EXISTING BUILDING AND ASSOCIATED SITE FEATURES. EXISTING UTILITIES ON-SITE THAT WILL BE AFFECTED BY THE PROPOSED DEMOLITION AND CONSTRUCTION SHALL BE ABANDONED AND/OR REMOVED AT THE TIME OF DEMOLITION.

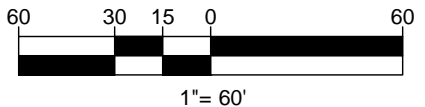


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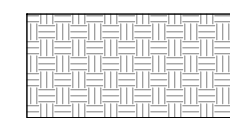
CIV200

REVISION 0 - 08/22/19

THE PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF A PROPOSED BUILDING AND ASSOCIATED SITE FEATURES. THE PROJECT ALSO INCLUDES HARDSCAPE AND LANDSCAPE IMPROVEMENTS WITHIN BOTH THE PRIVATE LOT, PUBLIC ALLEY AND PUBLIC RIGHT-OF-WAY ALONG ALABAMA AVE, SE. THE PROPOSED BUILDING WILL CONSIST OF THREE (3) ABOVE GROUND LEVELS, ONE (1) CELLAR LEVEL AND ONE (1) BASEMENT LEVEL.



PROP. ALLEY IMPROVEMENTS



PROPOSED BIORETENTION



PROPOSED GREEN ROOF

————— LOD —————

LIMITS OF DISTURBANCE

[illegible]

FOR CONCEPT
PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT. UNLESS INDICATED OTHERWISE.

PROJECT No.:	DC1822181
DRAWN BY:	SL
CHECKED BY:	KC
DATE:	08/22/19
CAD I.D.:	SSP-0

PROJECT: **SITE
DEVELOPMENT
PLANS
— FOR —
DURRANI
DEVELOPMENT**

PROPOSED
DEVELOPMENT

2483-2491 ALABAMA AVENUE, SE
SQUARE 5730
WASHINGTON, DC



BOHLER
DC

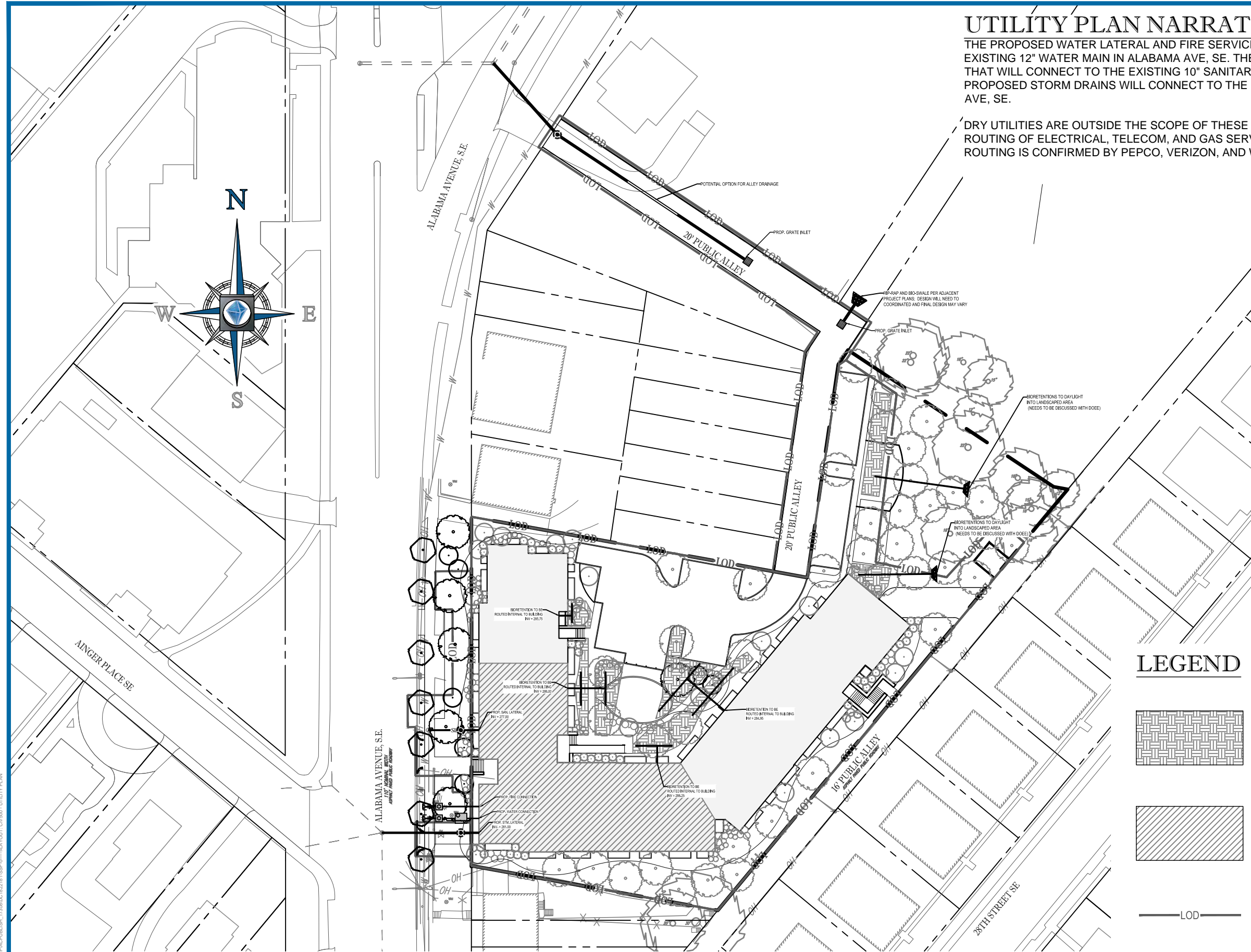
**1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004**

Phone: (202) 524-5700

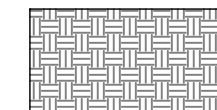
SHEET TITLE:	
SITE PLAN	
SHEET NUMBER:	
CIV300	
REVISION 0 - 08/22/19	

THE PROPOSED WATER LATERAL AND FIRE SERVICE LATERAL WILL CONNECT TO THE EXISTING 12" WATER MAIN IN ALABAMA AVE, SE. THERE IS ONE PROPOSED SANITARY LATERAL THAT WILL CONNECT TO THE EXISTING 10" SANITARY MAIN IN ALABAMA AVE, SE. THE PROPOSED STORM DRAINS WILL CONNECT TO THE EXISTING 15" STORM MAIN IN ALABAMA AVE, SE.

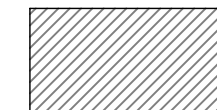
DRY UTILITIES ARE OUTSIDE THE SCOPE OF THESE DRAWINGS. ADDITIONAL DETAIL FOR THE ROUTING OF ELECTRICAL, TELECOM, AND GAS SERVICES WILL BE ADDED ONCE FINAL ROUTING IS CONFIRMED BY PEPSCO, VERIZON, AND WASHINGTON GAS.



LEGEND



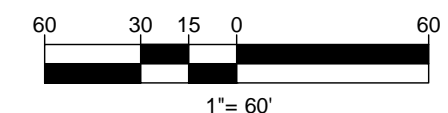
PROPOSED BIORETENTION



PROPOSED GREEN ROOF

— LOD —

LIMITS OF DISTURBANCE

[illegible]

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— FOR —
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SQUARE 5730
WASHINGTON, DC



SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:
CIV500

REVISION 0 - 08/22/19

STORMWATER MANAGEMENT WILL BE DESIGNED TO MEET THE REQUIRED STORMWATER RETENTION VOLUME FOR THE SITE. THIS WILL BE ACHIEVED THROUGH THE USE OF BIORETENTION FACILITIES AND GREEN ROOF. SEE BELOW FOR THE CALCULATIONS:

NOTE: STORMWATER MANAGEMENT MEASURES SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE AS SITE DESIGN PROGRESSES.



LIMITS OF DISTURBANCE

[illegible]

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PROPOSED
DEVELOPMENT
2483-2491 ALABAMA AVENUE, SE
SQUARE 5730
WASHINGTON, DC



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DC

**1331 PENNSYLVANIA AVE., NW,
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WASHINGTON, DC 20004**

Phone: (202) 524-5700

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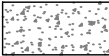

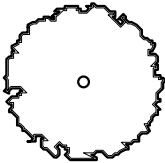
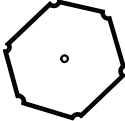


CIV700

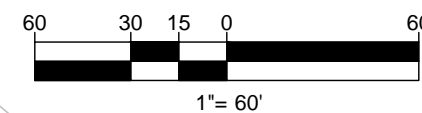
REVISION 0 - 08/22/19

THE LANDSCAPE HAS BEEN DESIGNED TO RETAIN THE EXISTING TREES ON SITE WHERE POSSIBLE AND TO PROVIDE SUPPLEMENTAL LANDSCAPING WITHIN THE SITE AS OUTLINED BELOW:

1. WE PROPOSED A NEW STREETSCAPE ALONG ALABAMA AVE WITH A 4' TREE LAWN AND ORNAMENTAL TREES UNDER THE EXISTING OVERHEAD WIRES. A NEW 6' SIDEWALK IS PROPOSED THAT INTEGRATES THE EXISTING BUS SHELTER AND PROPOSED BIKE SHARE FACILITY.
2. SHADE AND ORNAMENTAL TREES ARE PROPOSED ALONG THE NORTH AND SOUTH PROPERTY LINES IN CONJUNCTION WITH BUILDING FOUNDATION PLANTINGS.
3. EXISTING TREES HAVE BEEN PRESERVED WHERE POSSIBLE ALONG THE EAST SIDE OF THE SITE AND PROVIDE SUPPLEMENTAL SHADE TREES WHERE POSSIBLE.
4. A PLAYGROUND IS PROPOSED AND CANOPY TREES ARE POSITIONED TO PROVIDE SHADE FOR THE FACILITY.
5. SHADE TREES ARE PROVIDED WITH IN THE PARKING LOT TO MEET DC LANDSCAPE STANDARDS. A PATIO ADJACENT TO THE BUILDING ENTRANCES IS PROPOSED WHICH WILL BE ENHANCED BY LANDSCAPING AS SHOWN.

LEGEND

- | | |
|---|--|
|  | PROPERTY LINE |
|  | PROP. DDOT STANDARD CURB |
|  | PROP. ALLEY IMPROVEMENTS |
|  | PROPOSED GREEN ROOF |
|  | CANOPY TREE GREATER
THAN 40' MATURE SPREAD |
|  | STREET TREE |
|  | UNDERSTORY TREE LESS
THAN 40' MATURE SPREAD |
|  | SHRUBS |

[illegible]

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DEVELOPMENT
PLANS**

FOR

**DURRANI
DEVELOPMENT**

PROPOSED
DEVELOPMENT

2483-2491 ALABAMA AVENUE, SE
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BOHLER
DC

1331 PENNSYLVANIA AVE., NW,
 STE. 1250 NORTH
 WASHINGTON, DC 20004
 Phone: (202) 524-5700

SHEET TITLE: LANDSCAPE PLAN
SHEET NUMBER: L100
REVISION 0 - 08/22/19