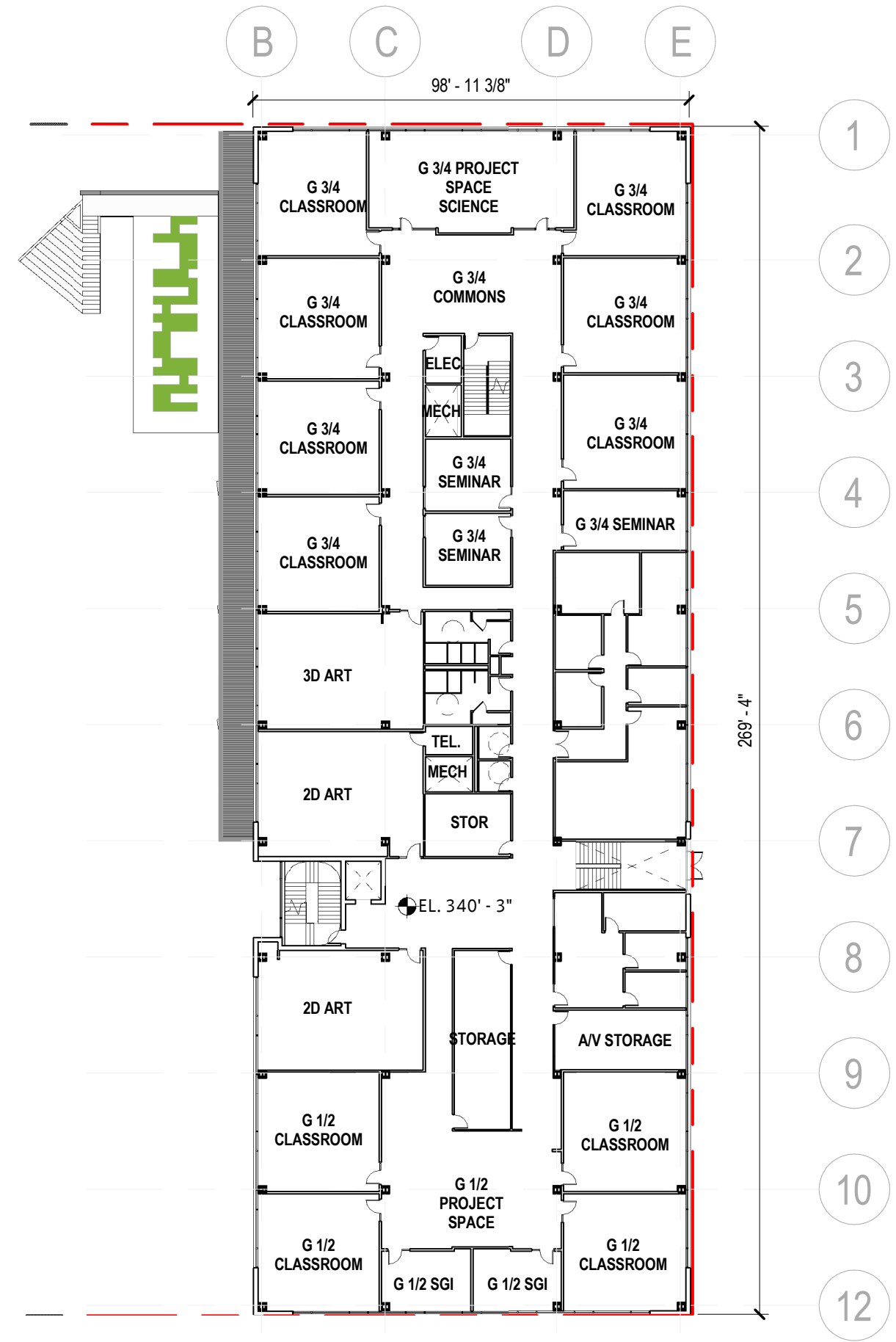


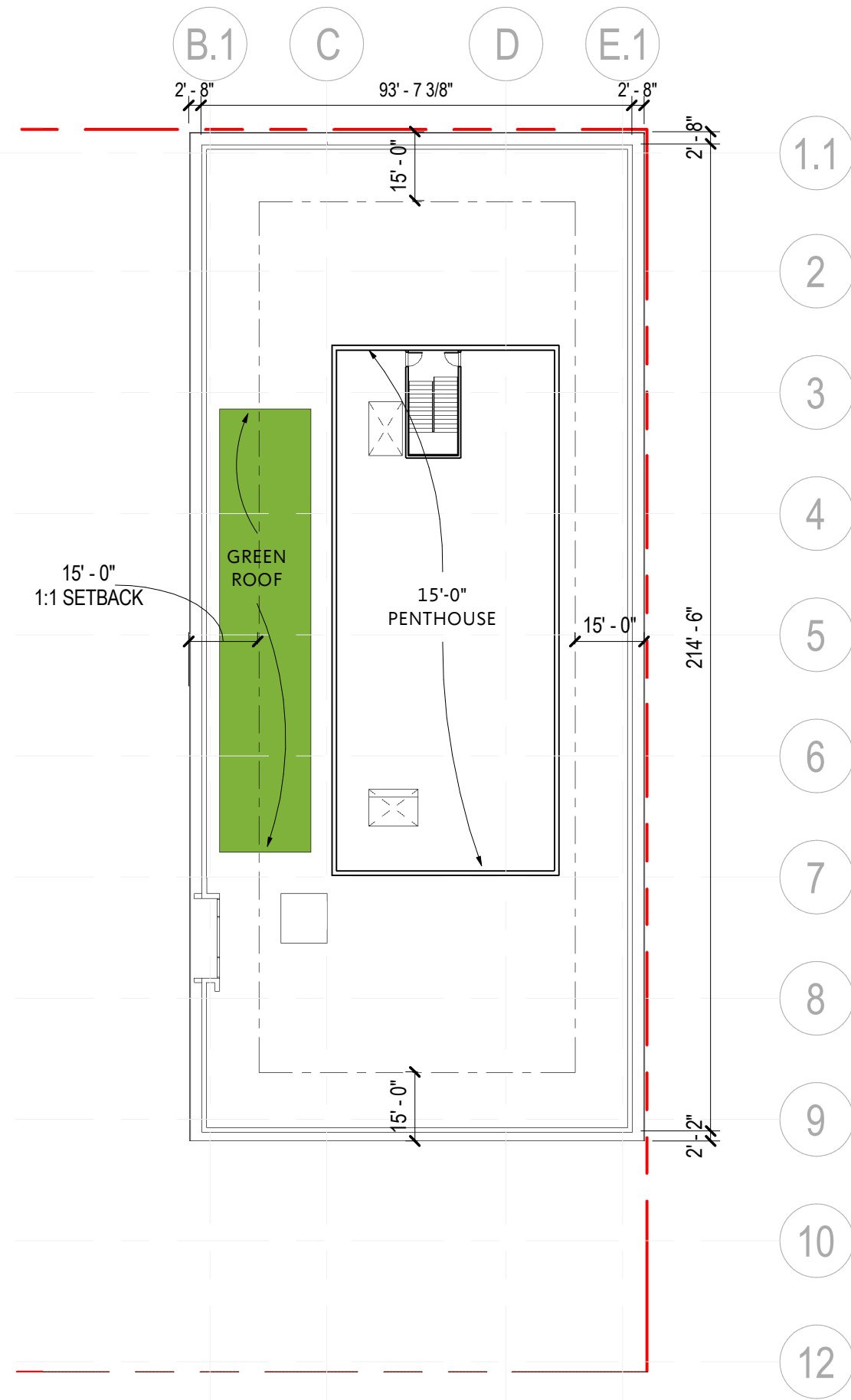
LEVEL 03



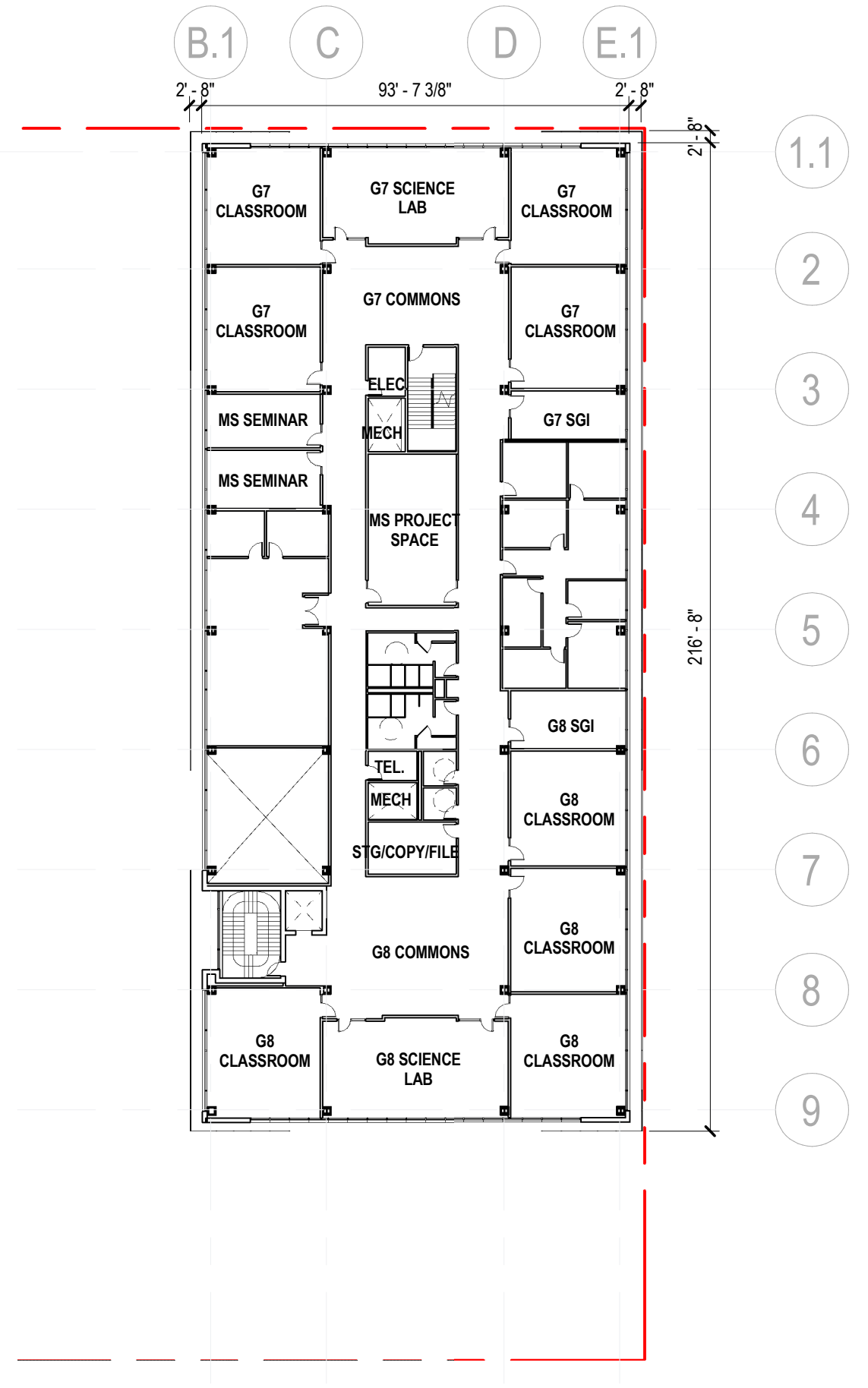
LEVEL 02

FLOOR PLANS





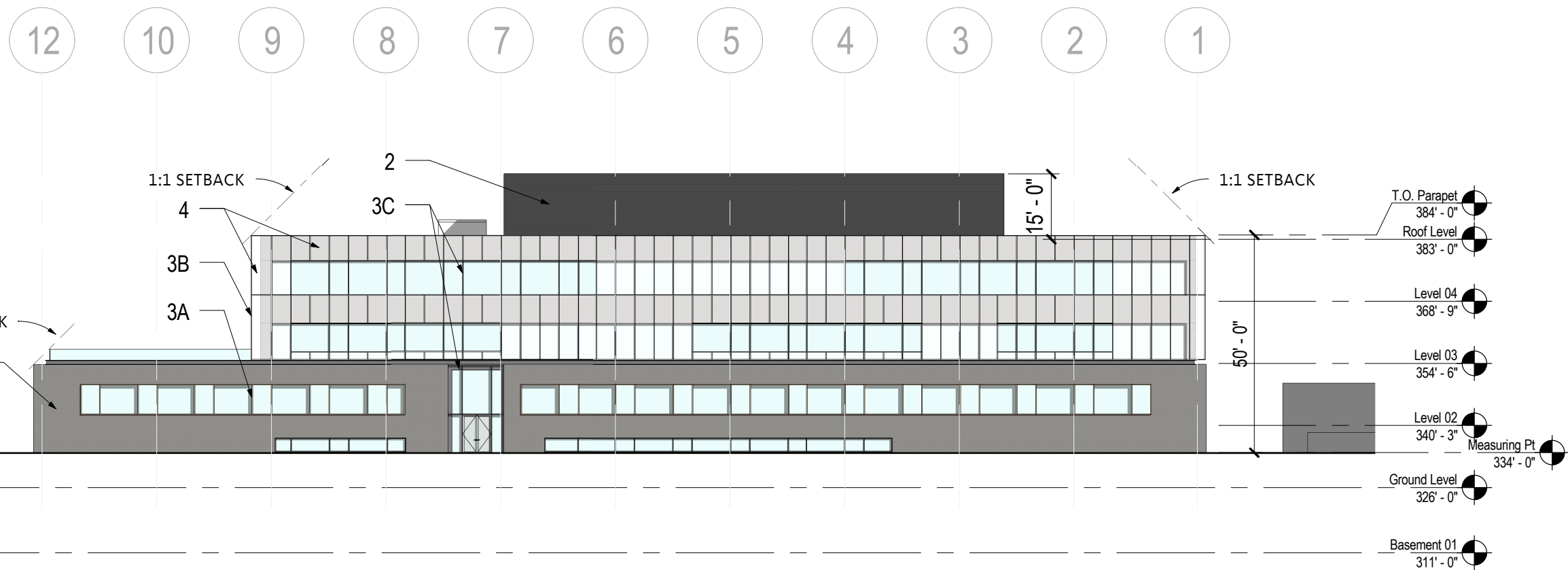
ROOF LEVEL



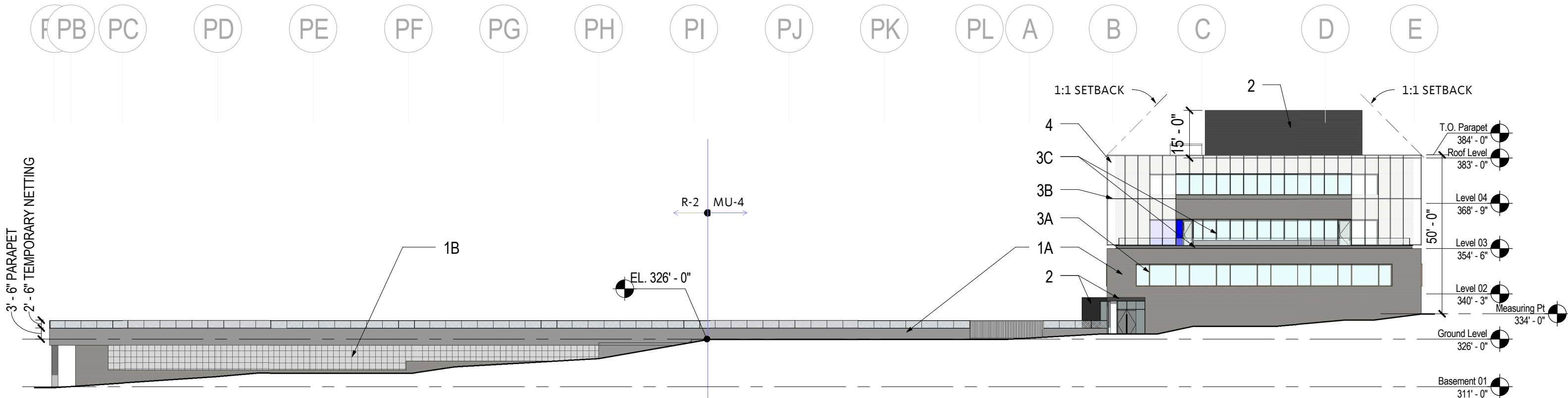
LEVEL 04 FLOOR PLANS



MATERIAL LEGEND	
1.	BRICK MASONRY
A.	SOLID WALL
B.	SCREEN WALL
2.	PAINTED METAL PANEL
3.	ARCHTECTURAL TRIM
A.	STAINED WOOD
B.	PAINTED METAL
C.	PAINTED METAL
4.	MESH SCREEN (OPTIONAL)

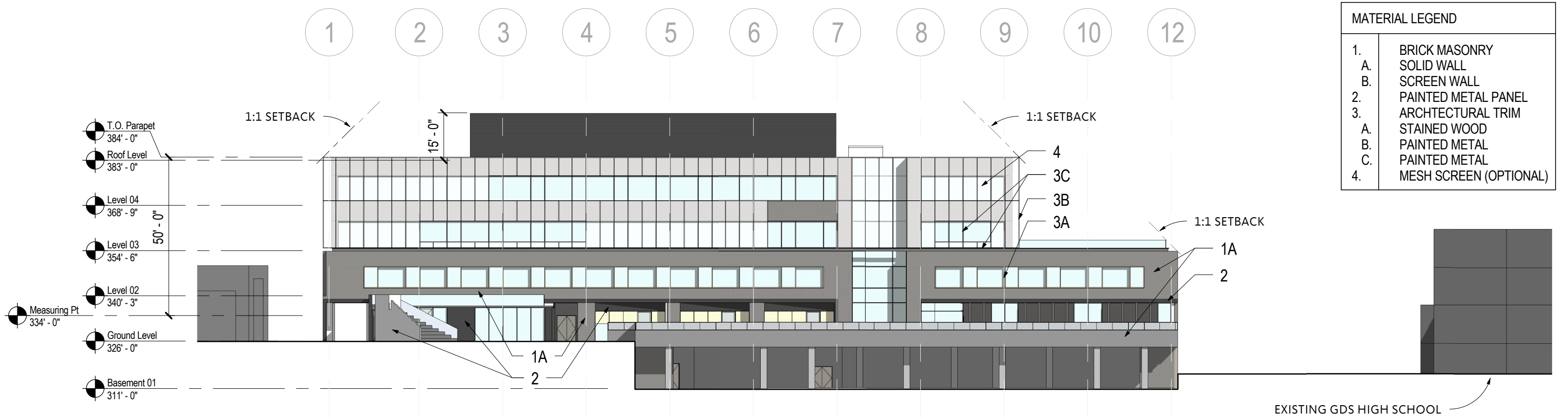


EAST ELEVATION



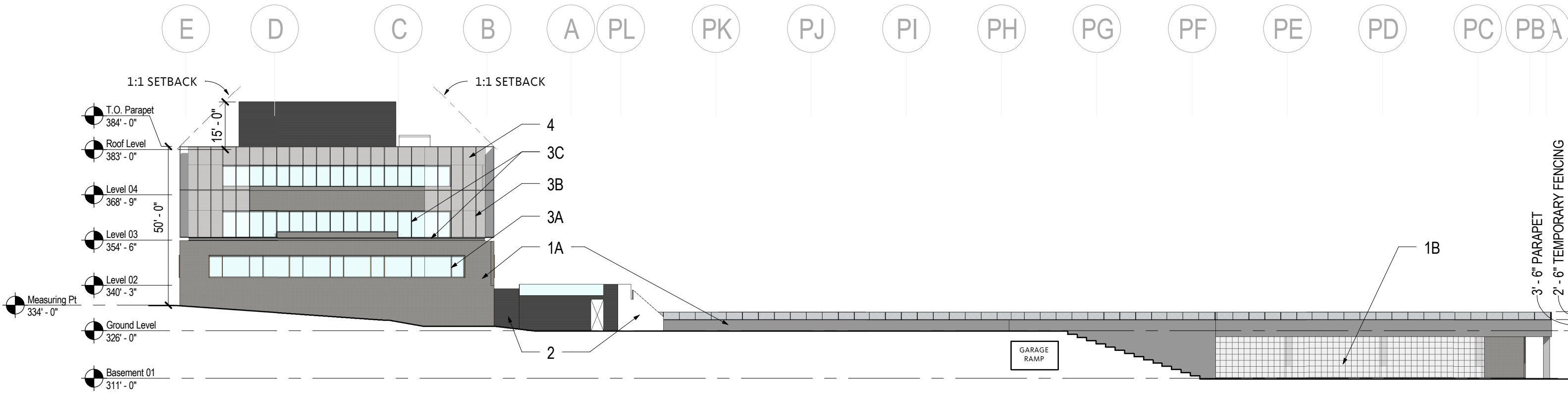
SOUTH ELEVATION

EXTERIOR ELEVATIONS



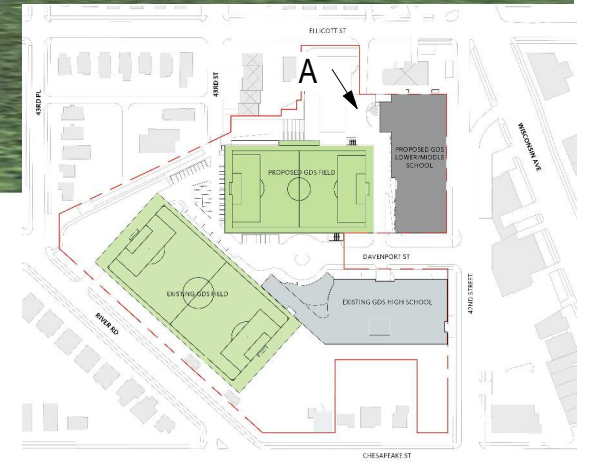
MATERIAL LEGEND	
1.	BRICK MASONRY
A.	SOLID WALL
B.	SCREEN WALL
2.	PAINTED METAL PANEL
3.	ARCHITECTURAL TRIM
A.	STAINED WOOD
B.	PAINTED METAL
C.	PAINTED METAL
4.	MESH SCREEN (OPTIONAL)

WEST ELEVATION



NORTH ELEVATION

EXTERIOR ELEVATIONS



RENDERED PERSPECTIVES

4200 Davenport St NW,
Washington, DC 20016
| 08/04/2017

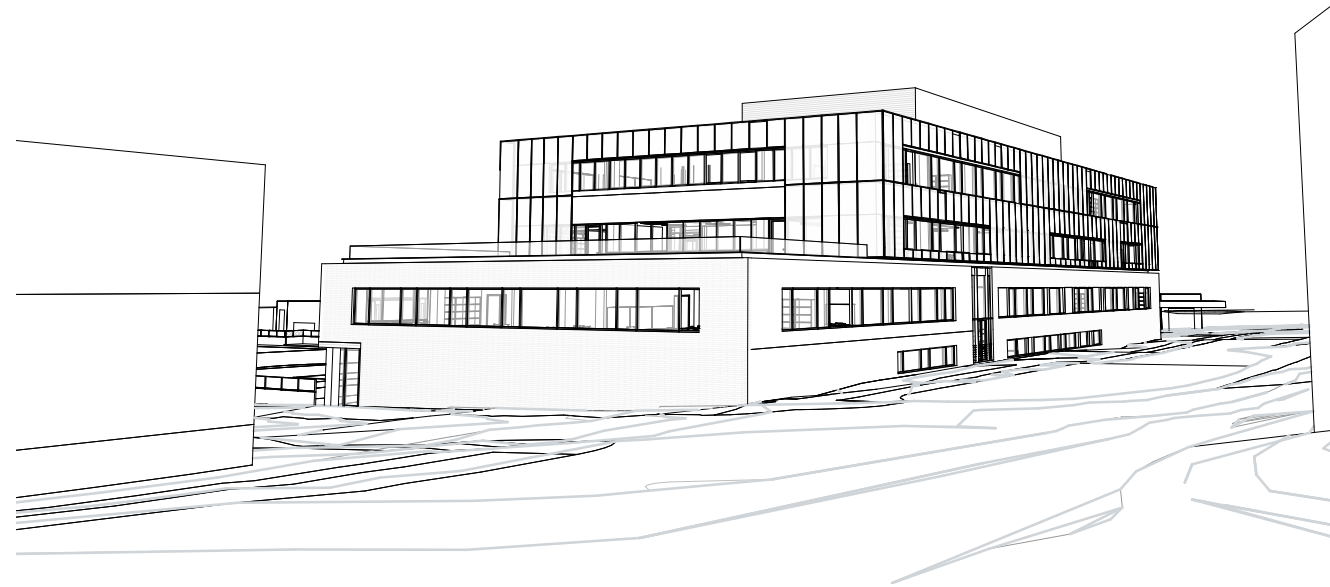
A9.01



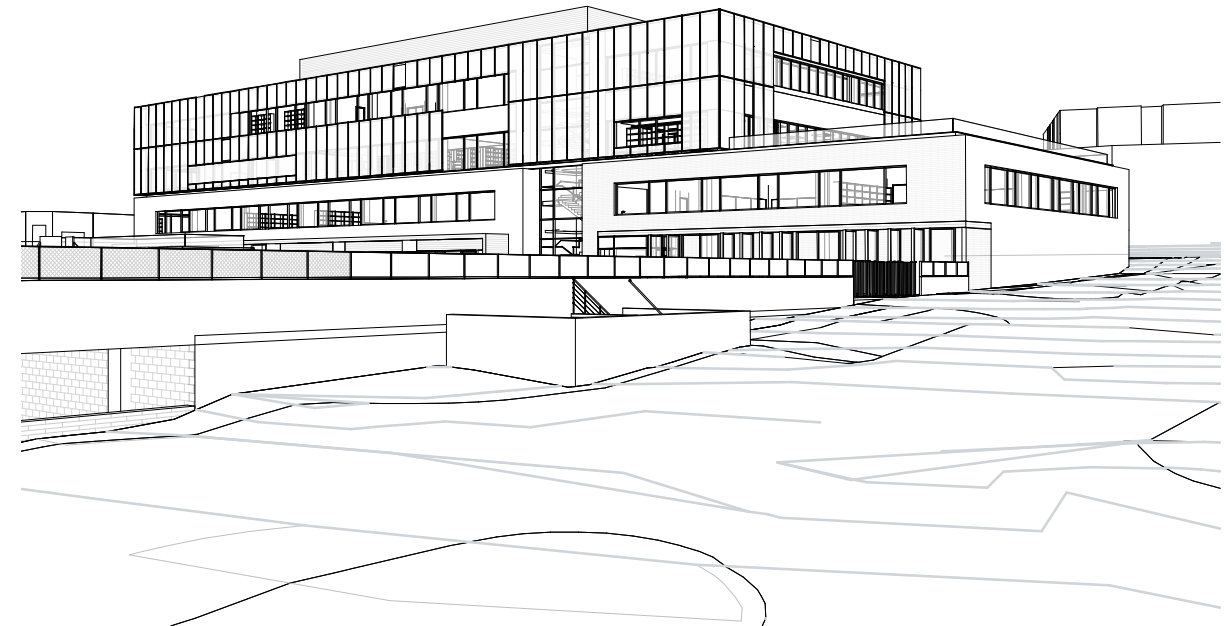
RENDERED PERSPECTIVES

4200 Davenport St NW,
 Washington, DC 20016
 | 08/04/2017

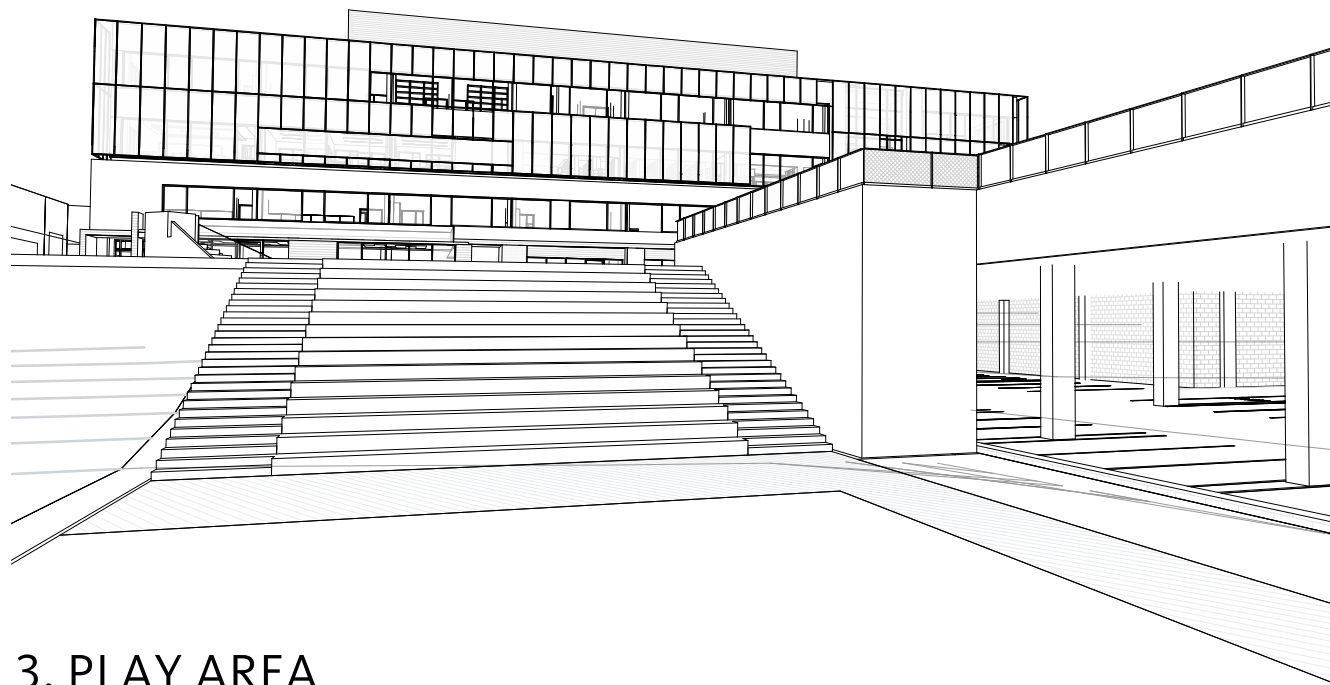
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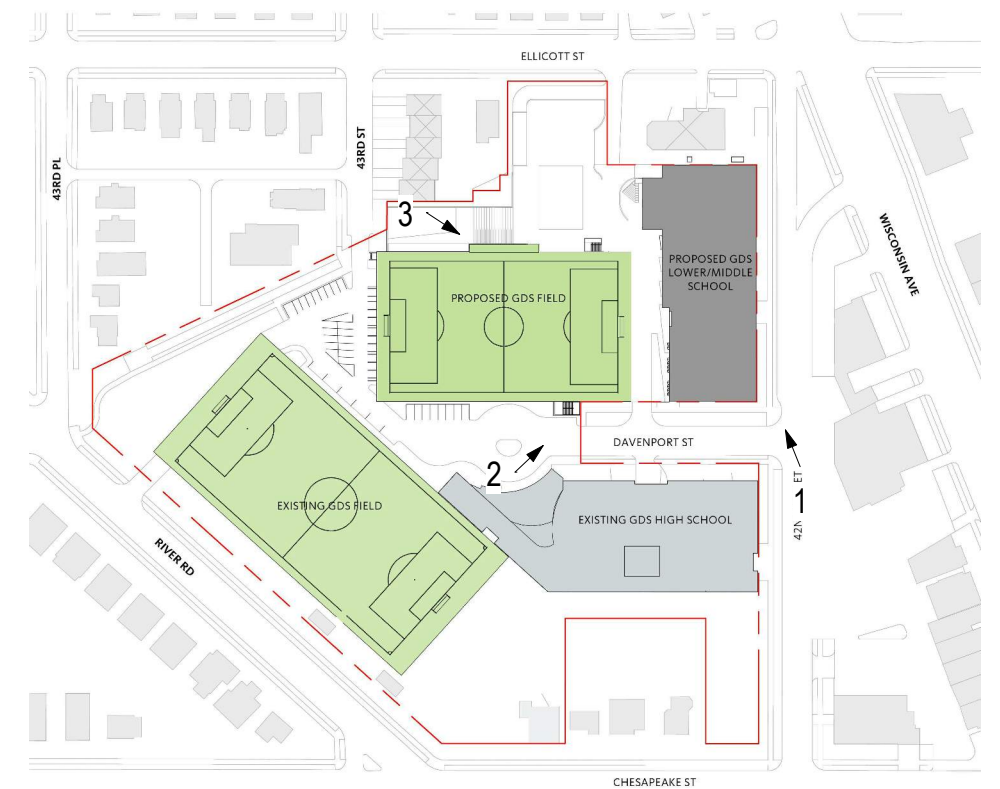
1. 42ND ST



2. DAVENPORT CIRCLE



3. PLAY AREA



SITE VIGNETTES

1. BRICK MASONRY



A. SOLID WALL



A. SCREEN WALL

2. PAINTED METAL PANEL



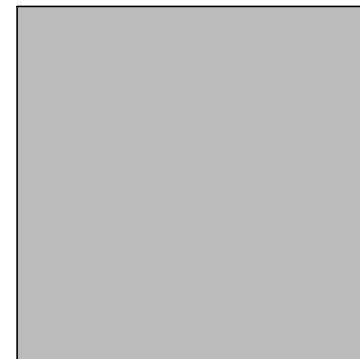
3. ARCHITECTURAL TRIM



A. STAINED WOOD

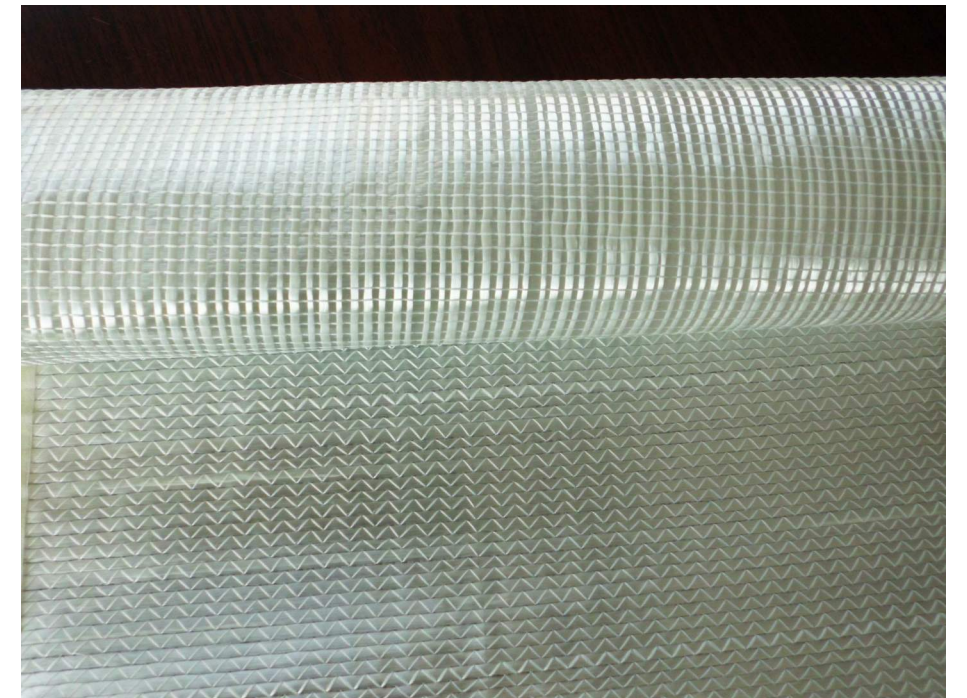


B. PAINTED METAL



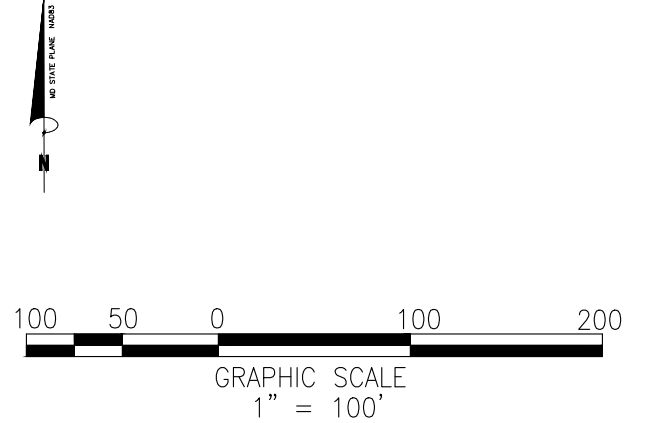
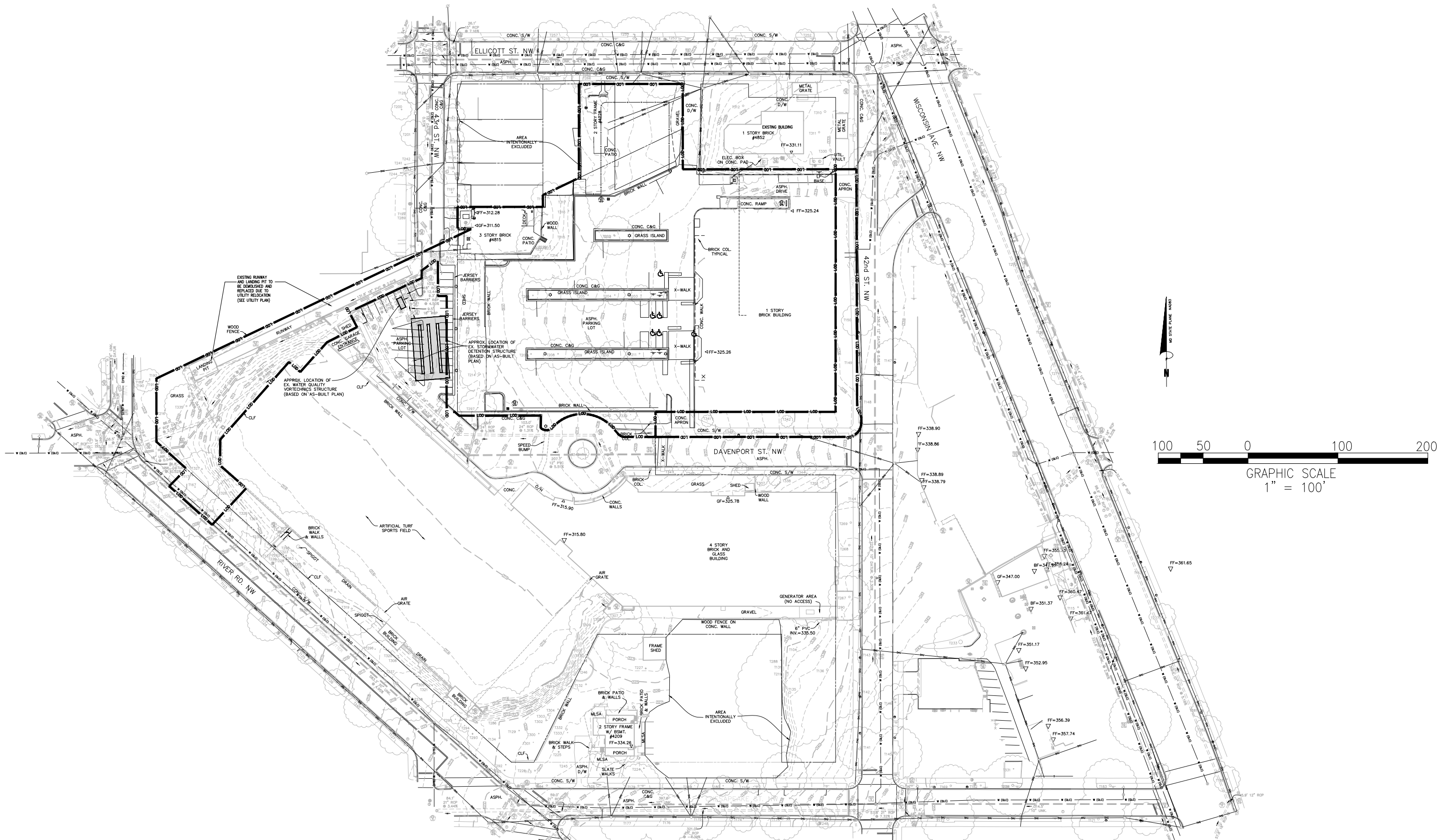
C. PAINTED METAL

4. MESH SCREEN



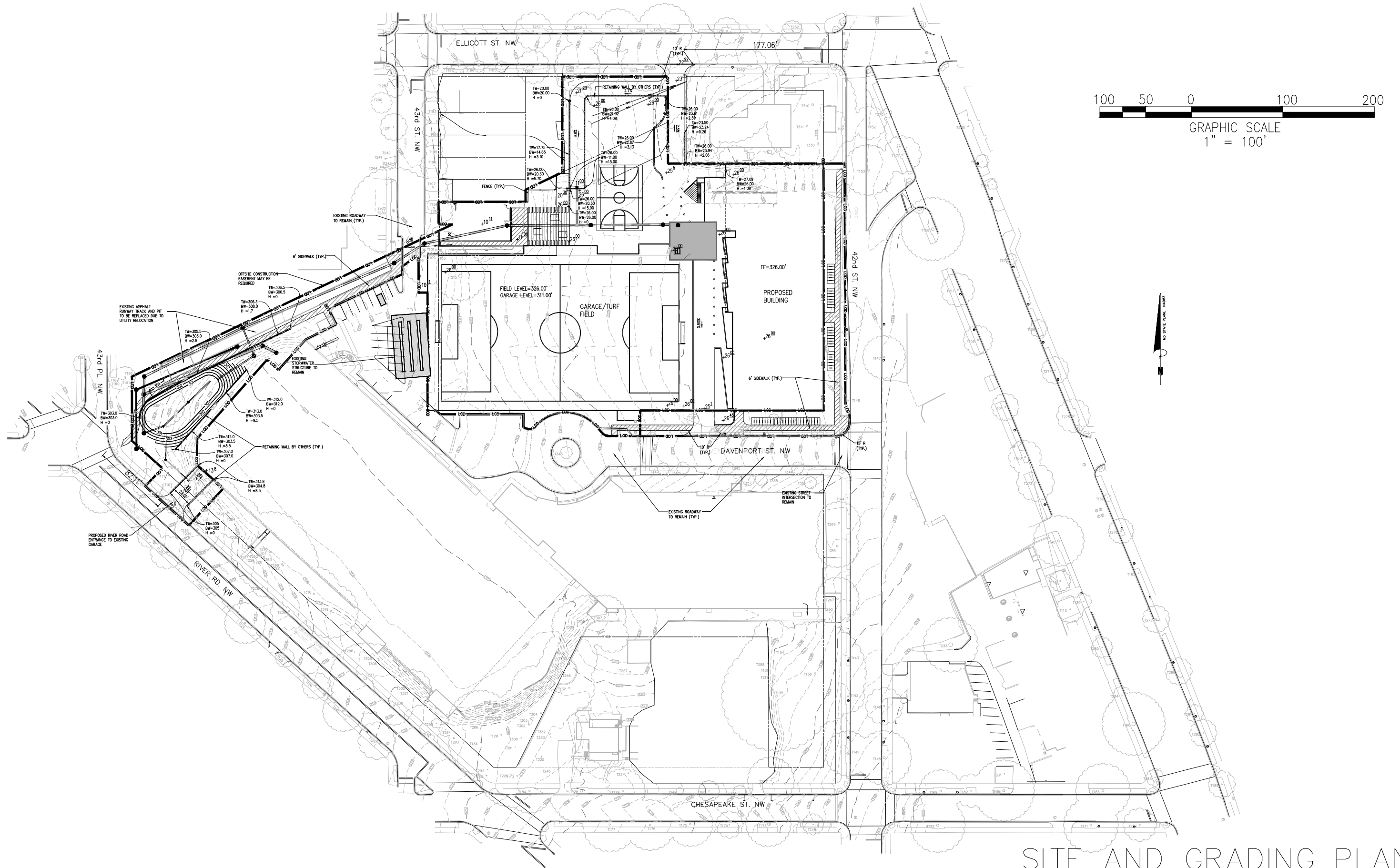
NOTE: FINAL EXTERIOR MATERIALS WILL BE WITHIN THE COLOR RANGES OF THE MATERIAL TYPES PROPOSED BASED ON THE AVAILABILITY AT THE TIME OF CONSTRUCTION WITHOUT REDUCING THE QUALITY OF THE MATERIALS

MATERIAL PALETTE



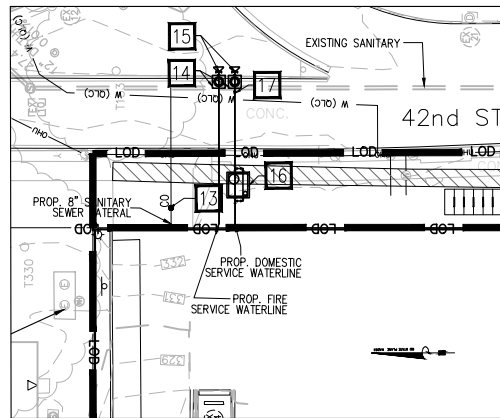
EXISTING CONDITIONS PLAN



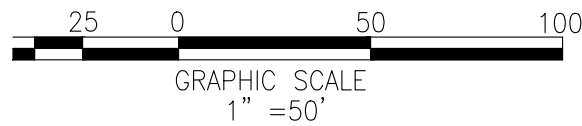


SITE AND GRADING PLAN





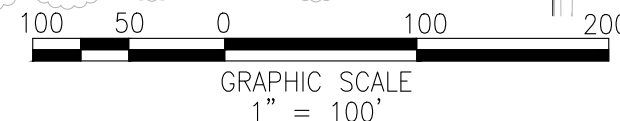
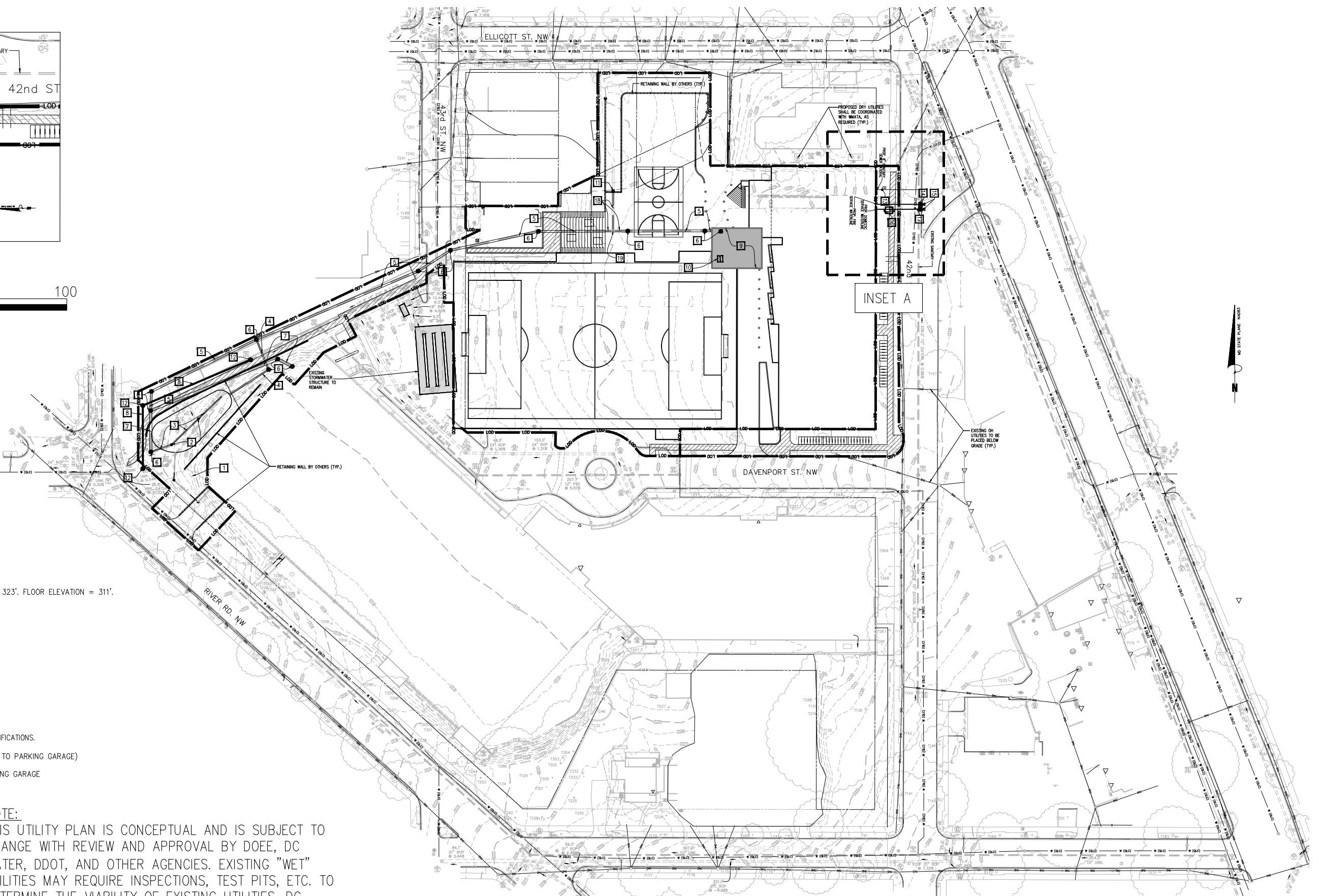
INSET A



UTILITY KEYNOTES:

- NEW 6" PVC STORM PIPE.
- NEW 10" NYLOPLAST DRAIN BASIN WITH DOMED GRATE.
- NEW 6" PERFORATED PVC UNDER DRAIN PIPE.
- NEW 15" RCP STORM PIPE.
- NEW 24" RCP STORM PIPE.
- NEW MANHOLE.
- NEW 30" RCP STORM PIPE.
- NEW 18" PVC SANITARY SEWER.
- 50' x 40' x 12' CONCRETE CISTERN. CEILING ELEVATION = 323'. FLOOR ELEVATION = 311'.
- BILCO ACCESS.
- GRATE INLET.
- NEW SANITARY MANHOLE.
- NEW CLEANOUT.
- NEW 6" WATER VALVE.
- NEW 8" x 6" TEE WITH THRUST BLOCK.
- NEW 3" WATER METER.
- NEW 6" x 3" REDUCER PER DC WATER STANDARDS AND SPECIFICATIONS.
- NEW 24" RCP STORM DRAIN. (BUILDING DRAIN - INTERIOR TO PARKING GARAGE)
- NEW MANHOLE. LOCATED IN PAVEMENT SURFACE OF PARKING GARAGE

NOTE:
 THIS UTILITY PLAN IS CONCEPTUAL AND IS SUBJECT TO CHANGE WITH REVIEW AND APPROVAL BY DOEE, DC WATER, DDOT, AND OTHER AGENCIES. EXISTING "WET" UTILITIES MAY REQUIRE INSPECTIONS, TEST PITS, ETC. TO DETERMINE THE VIABILITY OF EXISTING UTILITIES. DC WATER MAY REQUIRE REPLACEMENT OF CERTAIN PORTIONS OF THE EXISTING OFFSITE SYSTEMS.



UTILITY PLAN



SWM NARRATIVE:

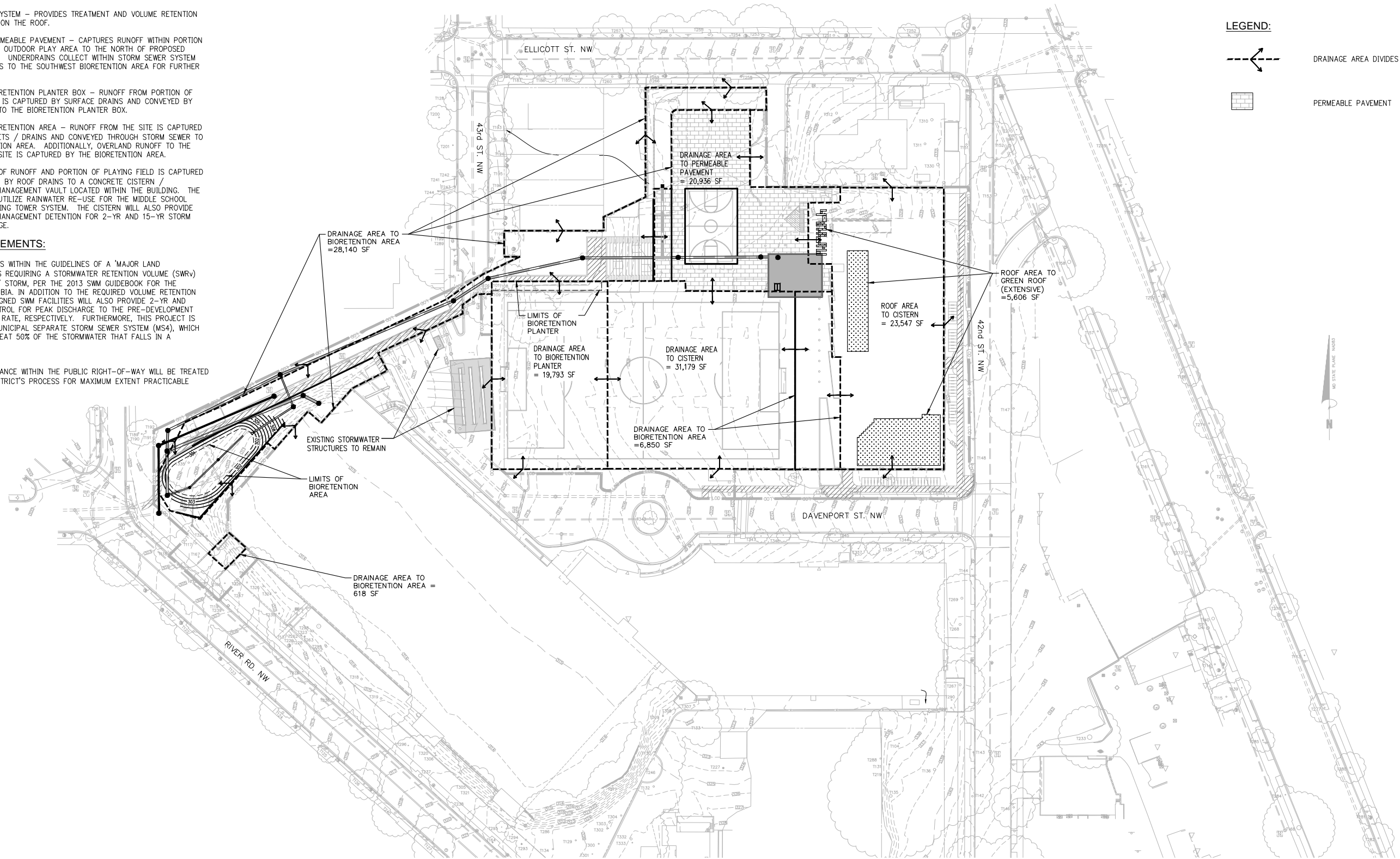
STORMWATER RETENTION IS PROVIDED ON SITE BY THE FOLLOWING FACILITIES:

- GREEN ROOF SYSTEM – PROVIDES TREATMENT AND VOLUME RETENTION FOR RAINFALL ON THE ROOF.
- STANDARD PERMEABLE PAVEMENT – CAPTURES RUNOFF WITHIN PORTION OF PLAZA AND OUTDOOR PLAY AREA TO THE NORTH OF PROPOSED PLAYING FIELD. UNDERDRAINS COLLECT WITHIN STORM SEWER SYSTEM WHICH CONVEYS TO THE SOUTHWEST BIORETENTION AREA FOR FURTHER TREATMENT.
- STANDARD BIORETENTION PLANTER BOX – RUNOFF FROM PORTION OF PLAYING FIELD IS CAPTURED BY SURFACE DRAINS AND CONVEYED BY ROOF DRAINS TO THE BIORETENTION PLANTER BOX.
- STANDARD BIORETENTION AREA – RUNOFF FROM THE SITE IS CAPTURED BY STORM INLETS / DRAINS AND CONVEYED THROUGH STORM SEWER TO THE BIORETENTION AREA. ADDITIONALLY, OVERLAND RUNOFF TO THE WEST OF THE SITE IS CAPTURED BY THE BIORETENTION AREA.
- CISTERN – ROOF RUNOFF AND PORTION OF PLAYING FIELD IS CAPTURED AND CONVEYED BY ROOF DRAINS TO A CONCRETE CISTERN / STORMWATER MANAGEMENT VAULT LOCATED WITHIN THE BUILDING. THE CISTERN WILL UTILIZE RAINWATER RE-USE FOR THE MIDDLE SCHOOL BUILDING COOLING TOWER SYSTEM. THE CISTERN WILL ALSO PROVIDE STORMWATER MANAGEMENT DETENTION FOR 2-YR AND 15-YR STORM PEAK DISCHARGE.

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 2013 SWM GUIDEBOOK FOR THE DISTRICT OF COLUMBIA. IN ADDITION TO THE REQUIRED VOLUME RETENTION ON-SITE, THE DESIGNED SWM FACILITIES WILL ALSO PROVIDE 2-YR AND 15-YR STORM CONTROL FOR PEAK DISCHARGE TO THE PRE-DEVELOPMENT AND PRE-PROJECT RATE, RESPECTIVELY. FURTHERMORE, THIS PROJECT IS LOCATED IN THE MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4), WHICH REQUIRES IT TO TREAT 50% OF THE STORMWATER THAT FALLS IN A VEHICULAR ACCESS AREA.

ANY LAND DISTURBANCE WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE TREATED FOLLOWING THE DISTRICT'S PROCESS FOR MAXIMUM EXTENT PRACTICABLE (MEP).



LEGEND:

- DRAINAGE AREA DIVIDES
- PERMEABLE PAVEMENT



Stormwater Management

