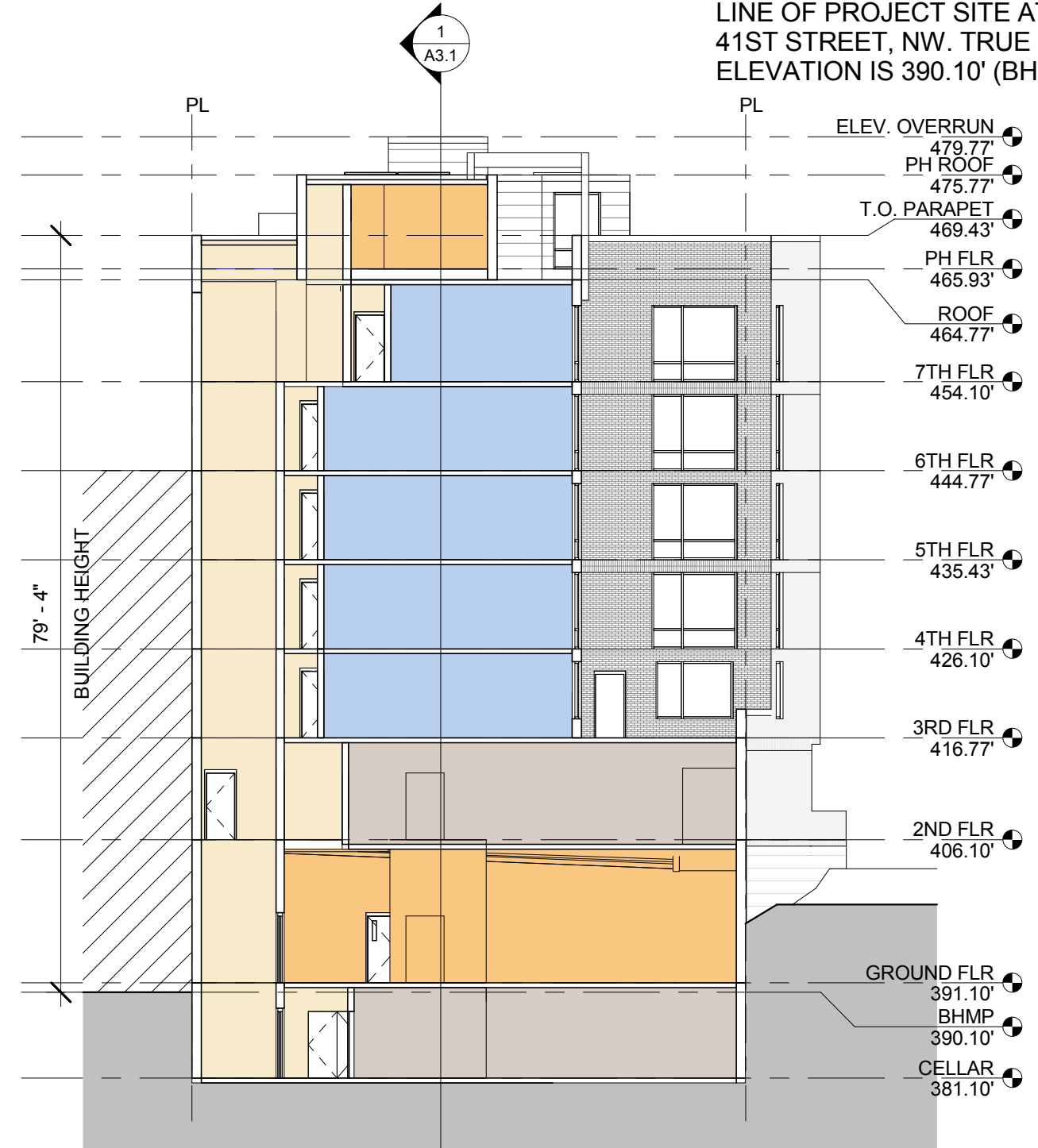
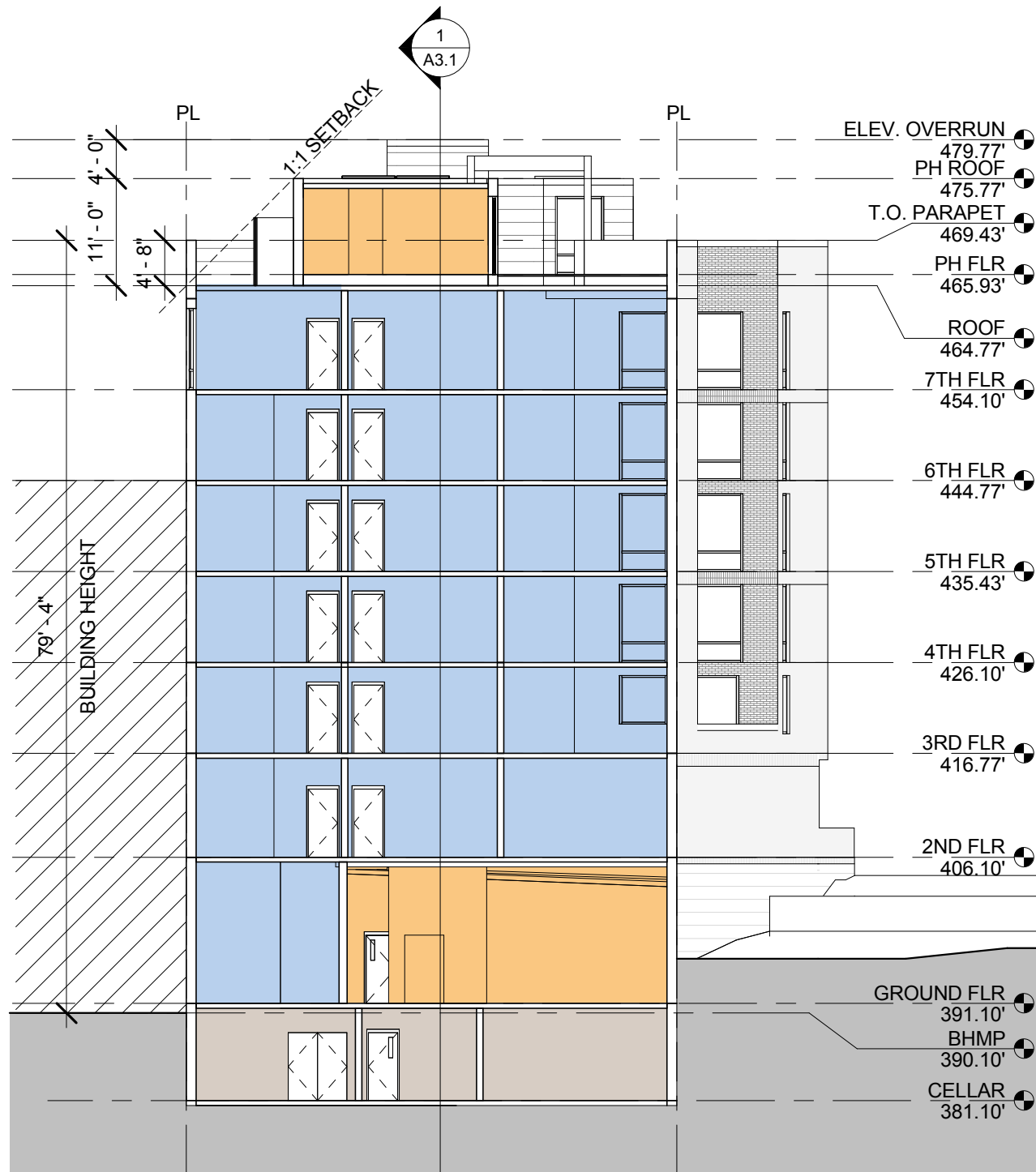




NOTE: PROJECT REFERENCE POINT (0'-0") IS AT TOP OF CURB AT CENTER LINE OF PROJECT SITE AT 41ST STREET, NW. TRUE ELEVATION IS 390.10' (BHMP).



1 CROSS SECTION 1  
A3.2 1/16" = 1'-0"

2 CROSS SECTION 2  
A3.2 1/16" = 1'-0"

**Dancing Crab Properties, LLC**  
1301 RIVER ROAD  
POTOMAC, MD 20854

**STRUCTURAL ENGINEER**  
STRUCTURA  
111 ROCKVILLE PIKE  
SUITE 950  
ROCKVILLE, MD 20850  
301-987-9234

**MEP ENGINEER**  
CAPITOL ENGINEERING GROUP  
1825 K STREET NW  
SUITE 375  
WASHINGTON, DC 20006  
202-216-0039

**Tenleytown Apartments**  
4611 46th St NW  
Washington, DC 20016

REVISIONS	
1	Revision 1 15.11.06

DATE: 03/23/18  
PROJECT NO: 2016-042  
DRAWN BY: AG  
CHECKED BY: JM/BB

**Bonstra Haresign ARCHITECTS**

NORTH-SOUTH BUILDING SECTION





PROFESSIONAL RENDERING TO BE PROVIDED

VIEW LOOKING NORTHEAST

**Dancing Crab Properties, LLC**  
 1901 RIVER ROAD  
 POTOMAC, MD 20854

**STRUCTURA**  
 111 ROCKVILLE PIKE  
 SUITE 950  
 ROCKVILLE, MD 20850  
 301-987-9234

**CAPITOL ENGINEERING GROUP**  
 1825 K STREET NW  
 SUITE 375  
 WASHINGTON, DC 20006  
 202-216-0039

CLIENT  
 STRUCTURAL ENG  
 MEP ENGINEER

**Tenleytown Apartments**  
 4611 46th St NW  
 Washington, DC 20016

REVISIONS


DATE: 03/23/18  
 PROJECT NO: 2016-042  
 DRAWN BY: AG  
 CHECKED BY: JM/BB

**Bonstra Haresign**  
 ARCHITECTS

3D VIEW - FACING NORTHEAST



PROFESSIONAL RENDERING TO BE PROVIDED

ENTRY/OUTDOOR SEATING AREA: VIEW FROM SIDEWALK

CLIENT  
**Dancing Crab Properties, LLC**  
 1801 RIVER ROAD  
 POTOMAC, MD 20854

STRUCTURAL ENG.  
**STRUCTURA**  
 111 ROCKVILLE PIKE  
 SUITE 950  
 ROCKVILLE, MD 20850  
 301-987-9234

MEP ENGINEER  
**CAPITOL ENGINEERING GROUP**  
 1825 K STREET NW  
 SUITE 375  
 WASHINGTON, DC 20006  
 202-216-0039

**Tenleytown Apartments**  
 4811 46th St NW  
 Washington, DC 20016

REVISIONS


DATE: 03/23/18  
 PROJECT NO: 2016-042  
 DRAWN BY: AGJ/AM  
 CHECKED BY: JM/BB

**Bonstra Haresign**  
 ARCHITECTS

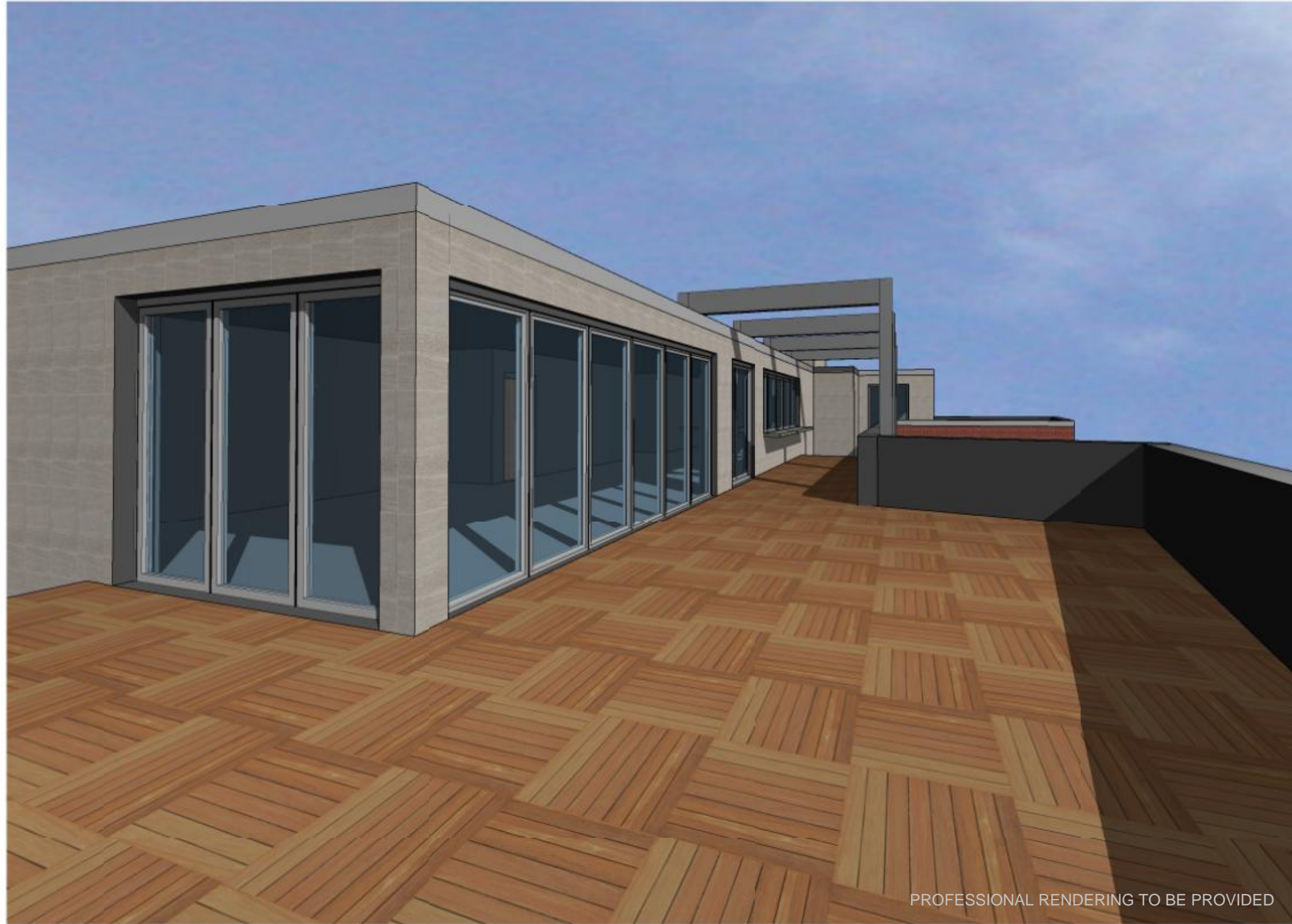
1728 Fourteenth Street, NW, Suite 300  
 Washington, DC 20009-4309

www.bonstra.com 202 588 9373 T

3D VIEW - PUBLIC SPACE

**A5.2**





PROFESSIONAL RENDERING TO BE PROVIDED

ROOFTOP TERRACE: VIEW LOOKING NORTHEAST

**CLIENT**  
 Dancing Crab Properties, LLC  
 1901 RIVER ROAD  
 POTOMAC, MD 20854

**STRUCTURAL ENG**  
 STRUCTURA  
 111 ROCKVILLE PIKE  
 SUITE 950  
 ROCKVILLE, MD 20850  
 301-987-9234

**MEP ENGINEER**  
 CAPITOL ENGINEERING GROUP  
 1825 K STREET NW  
 SUITE 375  
 WASHINGTON, DC 20006  
 202-216-0039

**Tenleytown Apartments**  
 4611 46th St, NW  
 Washington, DC 20016

**REVISIONS**

NO.	DATE	DESCRIPTION

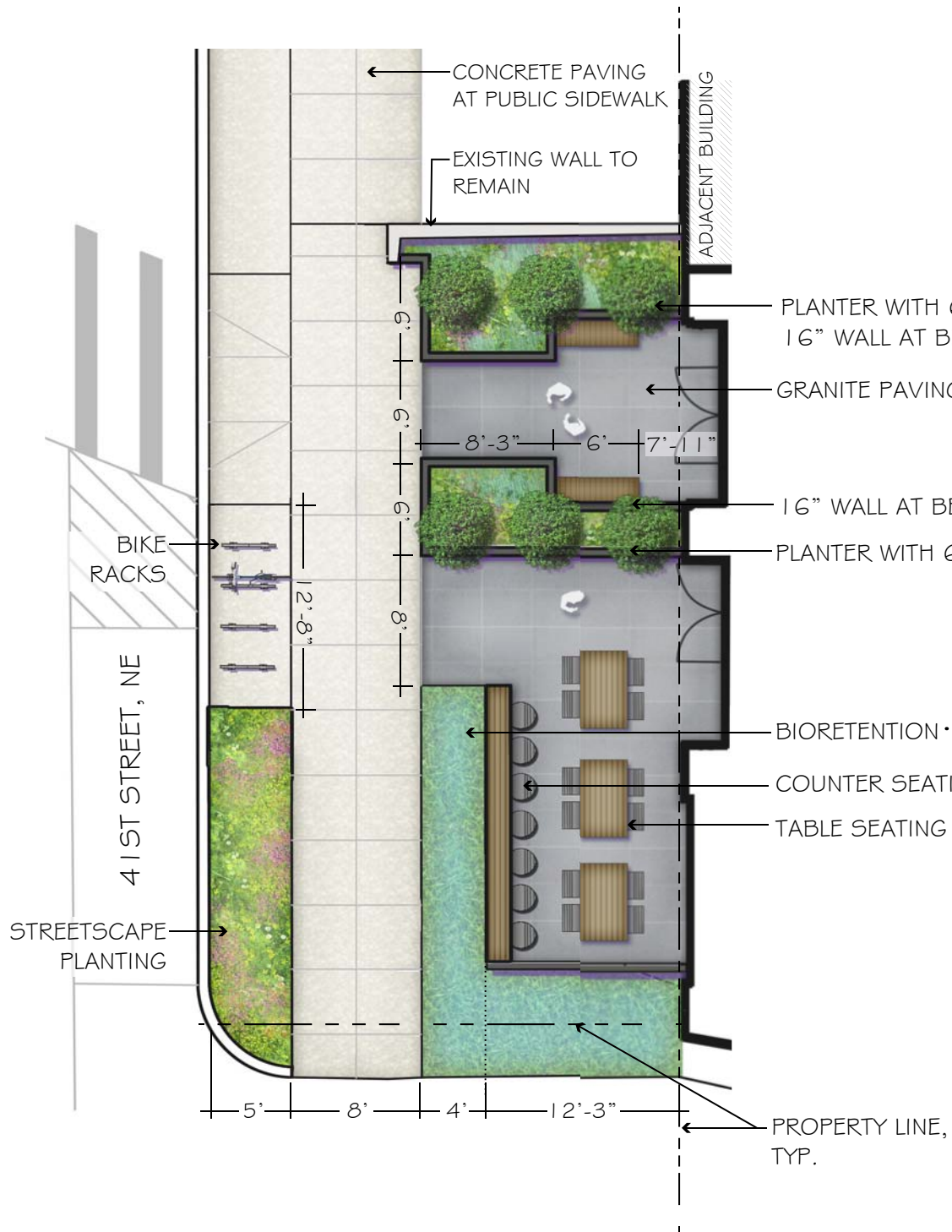
DATE: 03/23/18  
 PROJECT NO: 2016-042  
 DRAWN BY: Author  
 CHECKED BY: Checker

**Bonstra Haresign**  
 ARCHITECTS

3D VIEW - ROOFTOP TERRACE







STONE CURB



BLACK GRANITE PAVING



STRIP LIGHTING



PLANTER WITH BENCH SEATING FASTENED TO TOP OF CURB WALL

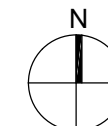


TABLE & CHAIRS



BIORETENTION PLANTING

NOTE: ALL FEATURES IN PUBLIC SPACE ARE SUBJECT TO DDOT AND PUBLIC SPACE COMMITTEE APPROVAL



**Bonstra Haresign**  
ARCHITECTS

PUBLIC SPACE PLAN

**TENLEYTOWN APARTMENTS**  
4611 4616 1ST STREET, NW  
WASHINGTON, DC 20016

REVISIONS

DATE: 03/23/18  
PROJECT NO: 2015-000  
DRAWN BY:  
CHECKED BY:

CLIENT  
STRUCTURAL ENG  
MEP ENGINEER  
LANDSCAPE ARCH

**STRUCTURA**  
111 ROCKVILLE PIKE  
SUITE 950  
ROCKVILLE, MD 20850  
301-987-9234

**CAPITOL ENGINEERING GROUP**  
1825 K STREET NW  
SUITE 375  
WASHINGTON, DC 20006  
202-216-0039

**BRADLEY SITE DESIGN**  
1010 WISCONSIN AVE NW  
SUITE 208  
WASHINGTON, DC 20007  
202-695-8066

**DANCING CRAB PROPERTIES, LLC**  
1801 RIVER ROAD  
POTOMAC, MD 20854



EXTENSIVE GREEN ROOF



MOVEABLE GLOBE LIGHTS



INTENSIVE GREEN ROOF



OVERHEAD TRELLIS FEATURE



WOOD TILE PAVING



LINEAR BURNER



SOFA SEATING

DANCING CRAB PROPERTIES, LLC  
1801 RIVER ROAD  
POTOMAC, MD 20854

STRUCTURA  
111 ROCKVILLE PIKE  
SUITE 950  
ROCKVILLE, MD 20850  
301-987-9234

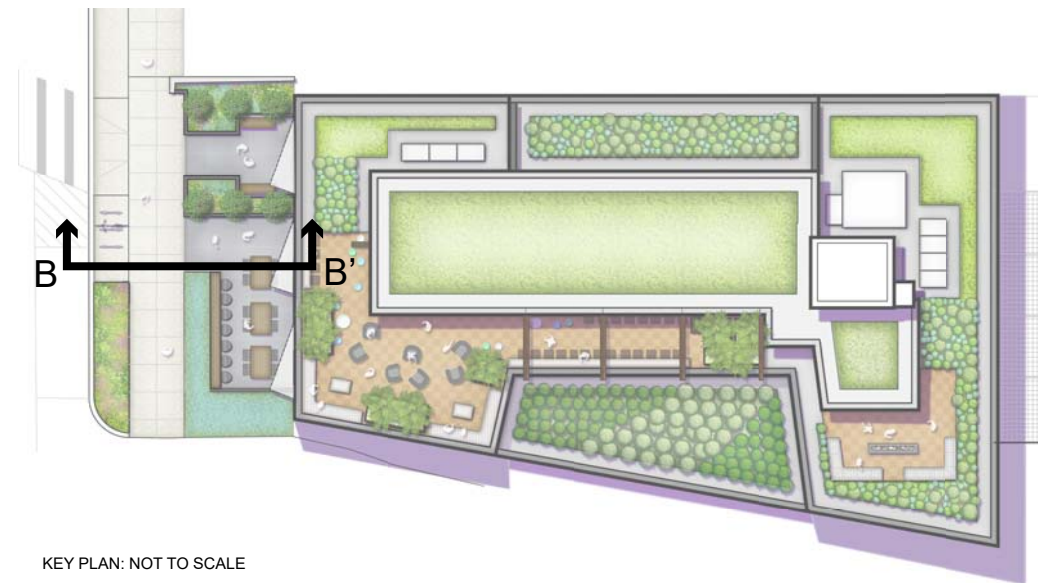
CAPITOL ENGINEERING GROUP  
1825 K STREET NW  
SUITE 375  
WASHINGTON, DC 20006  
202-216-0039

BRADLEY SITE DESIGN  
1010 WISCONSIN AVE NW  
SUITE 208  
WASHINGTON, DC 20007  
202-695-8066

TENLEYTOWN APARTMENTS  
4611 46TH 1ST STREET, NW  
WASHINGTON, DC 20016

REVISIONS	DATE	PROJECT NO.	DRAWN BY:	CHECKED BY:
	03/23/18	2015-000		





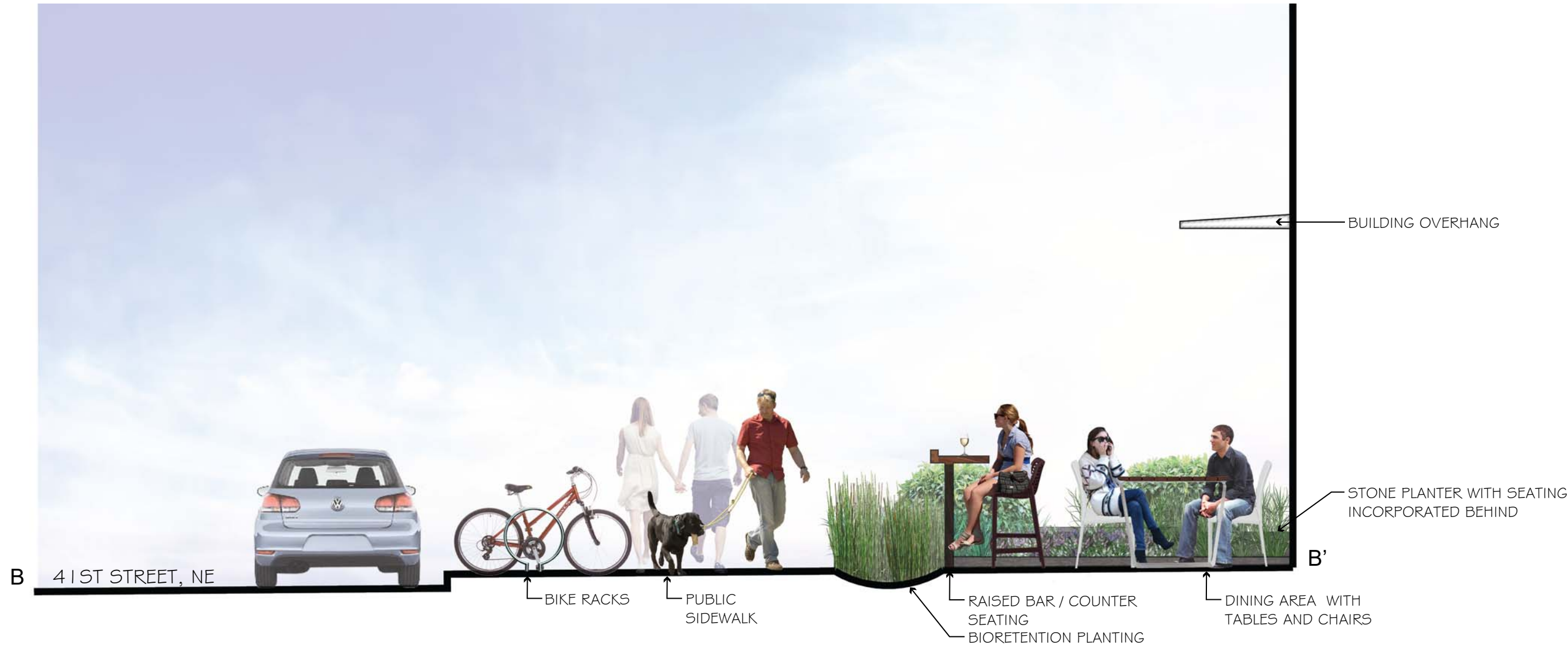
KEY PLAN: NOT TO SCALE

**CLIENT**  
**DANCING CRAB PROPERTIES, LLC**  
 1801 RIVER ROAD  
 POTOMAC, MD 20854

**STRUCTURAL ENG.**  
**STRUCTURA**  
 111 ROCKVILLE PIKE  
 SUITE 950  
 ROCKVILLE, MD 20850  
 301-987-9234

**MEP ENGINEER**  
**CAPITOL ENGINEERING GROUP**  
 1825 K STREET NW  
 SUITE 375  
 WASHINGTON, DC 20006  
 202-216-0039

**LANDSCAPE ARCH.**  
**BRADLEY SITE DESIGN**  
 1010 WISCONSIN AVE NW  
 SUITE 208  
 WASHINGTON, DC 20007  
 202-695-8066



**TENLEYTOWN APARTMENTS**  
 4611 4616 1ST STREET, NW  
 WASHINGTON, DC 20016

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 03/23/18  
 PROJECT NO: 2015-000  
 DRAWN BY:  
 CHECKED BY:

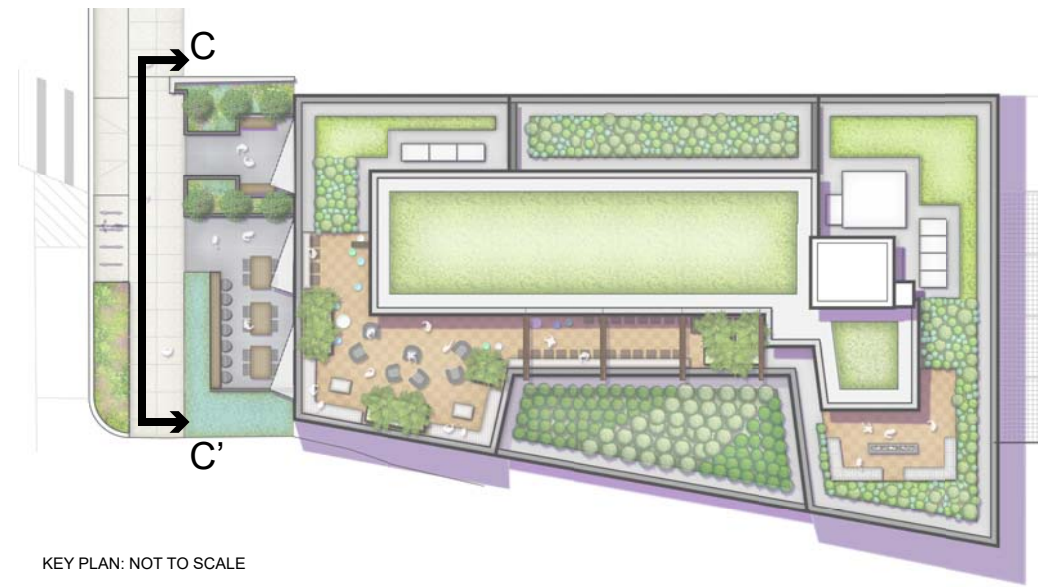
**Bonstra Haresign**  
 ARCHITECTS

1728 Fourteenth Street, NW, Suite 300  
 Washington, DC 20009-4309

www.bonstra.com | 202 588 9373 T

OUTDOOR DINING SECTION

L1.4



KEY PLAN: NOT TO SCALE

**CLIENT**  
**DANCING CRAB PROPERTIES, LLC**  
 1801 RIVER ROAD  
 POTOMAC, MD 20854

**STRUCTURAL ENGINEER**  
**STRUCTURA**  
 111 ROCKVILLE PIKE  
 SUITE 950  
 ROCKVILLE, MD 20850  
 301-987-9234

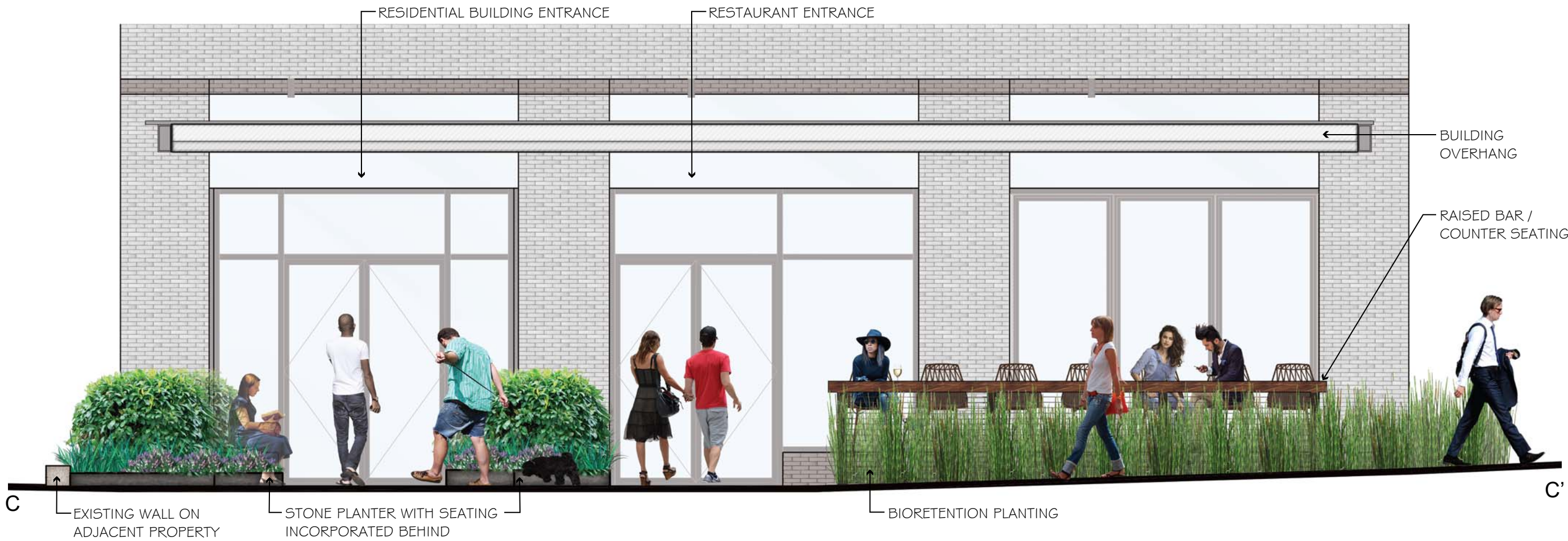
**MEP ENGINEER**  
**CAPITOL ENGINEERING GROUP**  
 1825 K STREET NW  
 SUITE 375  
 WASHINGTON, DC 20006  
 202-216-0039

**LANDSCAPE ARCHITECT**  
**BRADLEY SITE DESIGN**  
 1010 WISCONSIN AVE NW  
 SUITE 208  
 WASHINGTON, DC 20007  
 202-695-8066

**TENLEYTOWN APARTMENTS**  
 4611 14616 1ST STREET, NW  
 WASHINGTON, DC 20016

**REVISIONS**


DATE: 03/23/18  
 PROJECT NO: 2015-000  
 DRAWN BY:  
 CHECKED BY:



**Bonstra Haresign**  
 ARCHITECTS

PUBLIC SPACE  
 ELEVATION



**GENERAL CONSTRUCTION NOTES**

- TWO-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED AUGUST, 2017.
- BOUNDARY INFORMATION BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED AUGUST, 2017, AND A SURVEY-TO-MARK PERFORMED BY CAS ENGINEERING, DATED AUGUST, 2017 (RECORDATION PENDING). MEASUREMENTS: "(R)" DENOTES RECORD DIMENSIONS, "(S)" DENOTES SURVEY DIMENSIONS, SHOWN HEREON.
- ZONING: MU-4  
 MAXIMUM BUILDING HEIGHT = 50 FEET  
 FRONT B.R.L. = NONE PER DC SURVEYORS OFFICE  
 MINIMUM REAR YARD = 15 FEET  
 MINIMUM SIDE YARD = NONE REQUIRED PER 11G DCMR 306  
 MAXIMUM LOT OCCUPANCY = 60%  
 MAXIMUM FLOOR AREA RATIO (FAR) = 2.5  
 MINIMUM GREEN AREA RATIO (GAR) = 0.30
- TOTAL LOT AREA: TOTAL AREA = 6,855 SQUARE FEET (0.157 ACRES)  
 LOT 1 = 4,485 SQUARE FEET (0.103 ACRES)  
 LOT 2 = 2,370 SQUARE FEET (0.054 ACRES)
- PROJECT IS WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER FEMA FLOOD INSURANCE RATE MAP PANEL No. 1100010004C.
- APPROXIMATE LOCATION OF UNDERGROUND METRO TUNNEL SHOWN PER DC-WATER SEWER INDEX MAP NO-21-22-NW. SURVEY IS PENDING UPDATED LOCATION UPON RECEIPT OF REQUESTED WMATA RECORDS & AS-BUILT RECORDS.
- FINAL GAS, TELEPHONE AND ELECTRIC ALIGNMENT SUBJECT TO UTILITY COMPANY APPROVAL.
- EX. WATER AND SEWER LINES TO BE "TEST -PITTED" PRIOR TO CONSTRUCTION. PROPOSED WATER AND SEWER TO BE ADJUSTED IN LINE AND GRADE ACCORDINGLY.
- ANY NECESSARY TREE PROTECTION MEASURES, FOR ON-SITE OR OFF-SITE TREES, ARE TO BE ADDRESSED BY OTHERS.
- THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS AND CONNECTING POINTS TO DETERMINE THE EXACT LOCATION AND DEPTH WELL IN ADVANCE OF CONSTRUCTION.
- D.C. STANDARD DETAILS WHERE SHOWN ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL OBTAIN THE MOST CURRENT APPLICABLE D.C. DETAILS AND STANDARDS AND PERFORM CONSTRUCTION ACCORDINGLY.
- FOR FIELD LOCATION AND ABANDONMENT / REMOVAL OF GAS MAINS AND SERVICE CONNECTIONS, CONTRACTOR SHALL NOTIFY WASHINGTON GAS LIGHT COMPANY, (703) 750-1000, 72 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.
- CONTRACTOR SHALL CONTACT MISS UTILITY, 1-800-257-7777, 48 HOURS PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL CONTACT DEPARTMENT OF PUBLIC WORKS - PUBLIC SPACE MAINTENANCE ADMINISTRATION, 48 HOURS PRIOR TO START OF CONSTRUCTION, AT (202) 645-7050.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, REPLACING AND/OR RESTORING ANY AND ALL UTILITY SERVICE CONNECTIONS DISTURBED DURING CONSTRUCTION.
- CONTRACTOR IS TO VERIFY FIELD CONDITIONS PRIOR TO AND DURING CONSTRUCTION AND NOTIFY CAS ENGINEERING AT (301) 607-8031 IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE APPROVED PLANS.
- CONTRACTOR TO PATCH ROADWAY (PAVEMENT/ASPHALT) AT ALL LOCATIONS WHERE UTILITY WORK OCCURS. CONTRACTOR TO MILL AND OVERLAY ASPHALT AS NECESSARY OR REQUIRED BY DDOT.
- THE CONTRACTOR SHALL PERFORM ALL CONSTRUCTION IN PUBLIC SPACE IN ACCORDANCE WITH D.C. DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES, LATEST EDITION. THE CONTRACTOR SHALL OBTAIN SAID SPECIFICATIONS.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO PROCEEDING WITH DEMOLITION OF EXISTING IMPROVEMENTS.
- THE CONTRACTOR SHALL VERIFY THE ACTIVE/INACTIVE STATUS OF ANY EXISTING UTILITIES ENCOUNTERED ON SITE AND ABANDON OR RELOCATE AS APPROPRIATE. ABANDONMENT SHALL BE IN ACCORDANCE WITH DC WATER STANDARDS AND DETAILS.

**LEGEND**

EXISTING FEATURES	PROPOSED FEATURES	SEDIMENT CONTROL FEATURES
	EX. SANITARY MANHOLE AND INVERT	
	EX. STORM MANHOLE AND INVERT	
	EX. WATER LINE WITH WATER METER	
	EX. GAS LINE	
	EX. OVERHEAD UTILITY WITH POLE	
	EX. UNDERGROUND UTILITY LINE	
	EX. TWO- AND TEN-FOOT CONTOURS	
	EX. SPOT ELEVATION	
	EX. METAL FENCE	
	EX. SIGN	
	EX. DOWNSPOUT (PDS - PIPED)	
	EX. LIGHT POLE	
	EX. PARKING METER	
	EX. TREE	
	EX. WALL	
	EXISTING BUILDING/STRUCTURE	
	PROPERTY LINE	
	EX. FEATURE TO BE REMOVED	

**SITE CONSTRUCTION NOTES**

- PROPOSED UTILITY LOCATIONS SUBJECT TO FIELD MODIFICATION AND UTILITY COMPANY APPROVAL.
- CONTRACTOR TO ADJUST ALL EXISTING UTILITY TOPS (I.E. CLEANOUTS, MANHOLES, VALVE COVERS, ETC.) TO FINAL GRADE WHERE NECESSARY.
- CONTRACTOR TO COORDINATE ABANDONMENT OF ALL EXISTING UTILITIES AS NECESSARY.
- CONTRACTOR TO COORDINATE ON-SITE UTILITY CROSSINGS TO ENSURE ADEQUATE SEPARATION AT INTERSECTIONS.
- TEST PIT ALL UTILITY CROSSINGS PRIOR TO START OF CONSTRUCTION, ANY FIELD MODIFICATION TO BE COORDINATED WITH APPROPRIATE UTILITY AND/OR DC INSPECTOR.
- PROPOSED RETAINING WALLS SHOWN ARE TO BE DESIGNED BY OTHERS, TYPICAL.
- FOR FINAL LANDSCAPE/HARDSCAPE DETAILS, SPECIFICATIONS, ELEVATIONS, AND DIMENSIONS SEE LANDSCAPE PLANS, POOL PLANS, OR ARCHITECTURAL PLANS, AS APPROPRIATE.
- FOR TREE PROTECTION MEASURES SEE PLANS AND REPORTS BY OTHERS AS APPLICABLE.
- CONTRACTOR TO MAINTAIN DRAINAGE FACILITIES ON AND THROUGH THE SITE AT ALL TIMES DURING CONSTRUCTION. UTILIZE TEMPORARY FACILITIES/FEATURES AND/OR CONNECTIONS AS NECESSARY TO MAINTAIN POSITIVE DRAINAGE.
- CONTRACTOR TO COMPLETE SITE GRADING AND PAVING TO ENSURE POSITIVE DRAINAGE TO ALL INLETS OR NATURAL DRAINAGE COURSES TO PREVENT PONDING AND THE CREATION OF LOW SPOTS.
- CONTRACTOR TO REVIEW TIE IN POINTS WITH EXISTING PAVING AND GRADING WHERE PROPOSED ON AND ADJACENT TO PROJECT SITE, ADJUST WITH TRANSITIONS AND COORDINATE WITH CAS ENGINEERING AS APPROPRIATE.
- CONTRACTOR RESPONSIBLE FOR ENSURING THAT ROUTES MEET AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS, WHERE REQUIRED/APPLICABLE, 5% MAXIMUM SLOPE, 2% MAXIMUM CROSS SLOPE. CONTRACTOR ALSO RESPONSIBLE FOR ENSURING THAT RAMPS MEET ADA REQUIREMENTS, WHERE REQUIRED/APPLICABLE, 8.3% MAXIMUM SLOPE AND 2% MAXIMUM CROSS SLOPE.
- CONTRACTOR TO MAINTAIN FIRE DEPARTMENT AND EMERGENCY ACCESS ROUTES TO SITE AND TO APPLICABLE APPURTENANCES (I.E. FIRE HYDRANTS) DURING CONSTRUCTION UNLESS PRIOR APPROVAL IS OBTAINED FROM APPROPRIATE DISTRICT AGENCIES.

**MISS UTILITY**

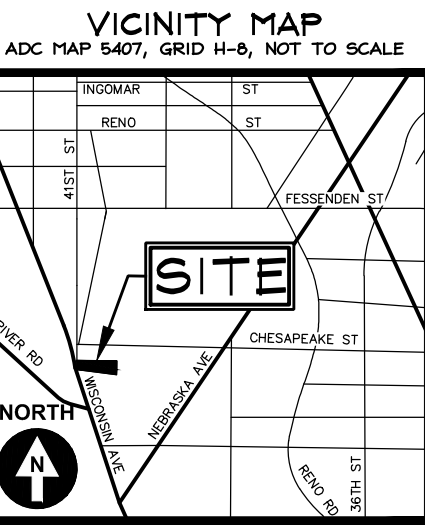
FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/ITIC 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL JURISDICTIONAL REQUIREMENTS.

**UTILITY INFORMATION**

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

**STORM DRAIN NOTES**

- ALL STORM DRAIN PIPE TO BE SCHEDULE 40 PVC OR OF HIGHER QUALITY.
- DOWNSPOUT LEADERS ORIGINATING DIRECTLY FROM DOWNSPOUTS TO BE 4" PVC (OR APPROVED EQUIVALENT), UNLESS INDICATED OTHERWISE ON PLAN.
- PROVIDE CLEANOUTS, AS SHOWN ON PLAN AT A MINIMUM, OR AS REQUIRED BY PLUMBING CODE.
- MAINTAIN MINIMUM 12" COVER OVER ALL PIPE.
- ALL STORM DRAIN UNDER DRIVEWAY OR PAVED AREAS TO BE BEDDED IN GRAVEL AND TO HAVE A MINIMUM OF 12" OF COVER, OR BE CAST IRON.
- PROPOSED STORM DRAIN PIPING TO BE AT 2.0% MINIMUM SLOPE, UNLESS OTHERWISE INDICATED. USE VERTICAL BENDS WHERE NECESSARY TO FOLLOW FINISHED GRADES.



**ABBREVIATIONS LIST**

(FOR REFERENCE ONLY, NOT ALL ARE USED WITHIN THIS PLAN SET)

A AREA OF ARC	F FIRE LINE	R RADIUS OR PER RECORD
AAASHTO AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS	FAR FLOOR AREA RATION	RCP REINFORCED CONCRETE PIPE
AC ACRE	FC FACE OF CURB	RDI ROAD OR ROOF DRAIN
ADJ ADJACENT	FD FLOOR DRAIN	REDO REQUIRED
AGGR AGGREGATE	FG FINISHED GRADE	RET RETAINING
AHD AHEAD	FH FIRE HYDRANT	REV REVISION
ANSI AMERICAN NATIONAL STANDARDS	FL FLOW LINE	RGP ROUGH GRADING PLAN
APPROX APPROXIMATE	FO FOUNDATION	RSRM RESOURCE MANAGEMENT AREA
ARCH ARCHITECTURAL	FOY FOYER	ROM REMOVE OUTSIDE MONITOR
ASPH ASPHALT	FP FLOOD PLAN	RSRP RESOURCE PROTECTION AREA
ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS	FPS FEET PER SECOND	RR RAIL ROAD
AVE AVENUE	FS FIRE SAFETY OR FACTOR OF SAFETY	RT RIGHT
AWWA AMERICAN WATER WORKS ASSOCIATION	FT FOOT OR FEET	RTE ROUTE
B BREADTH	G GAS	R/W RIGHT OF WAY
BC BACK OF CURB	GAR GARAGE	S SANITARY
BF BASEMENT FLOOR	GFA GROSS FLOOR AREA	SBL SOUTH BOUND LANE
BLDG BUILDING	GH GAS HOUSE CONNECTION	SCH SCHEDULE
BLVD BOULEVARD	GR GUARD RAIL OR GRATE	SDM STORM DRAIN MANHOLE
BM BENCHMARK	GV GAS VALVE	SE SECTION
BMP BEST MANAGEMENT PRACTICES (WATER QUALITY)	H HEAD	SECT SECTION
BOV BLOW OFF VALVE	HC HANDICAP	SEW SEWER
BRL BUILDING RESTRICTION LINE	HB HORIZONTAL BEND	SF SQUARE FOOT
BVCE BEGINNING VERTICAL CURVE ELEVATION	HGL HYDRAULIC GRADE LINE	SH SHOULDER
BVCS BEGINNING VERTICAL CURVE STATION	HORIZ HORIZONTAL	SHM SEWER MANHOLE
BW BOTTOM OF WALL	HP HIGH POINT	SP SPACE OR SITE PLAN
C CENTER CORRECTION ON VERTICAL CURVE	HR HAND RAIL	SPC SPECIFICATIONS
C RUNOFF COEFFICIENT	HT HEADWATER	ST STREET
CA CABLE TELEVISION	I INTENSITY, RAINFALL	STA STATION
CB CATCH BASIN	ID INSIDE DIAMETER OR IDENTIFICATION	STD STANDARD
CBR CALIFORNIA BEARING RATIO	IE INVERT ELEVATION	STK STACK
CC CENTER TO CENTER	IN INCH	STR STRUCTURE
CFS CUBIC FEET PER SECOND	IP INVERT	SVC SERVICE
CG(R) CURB AND GUTTER (REVERSE SLOPE)	IP IP IRON PIPE	S/W SOUTHWEST
CH CHORD	IPF IRON PIPE FOUND	SW SW
CHBRG CHORD BEARING	IPSET IRON PIPE SET	SWM STORMWATER MANAGEMENT
CI CAST IRON PIPE OR CAST IN PLACE	JB JUNCTION BOX	SY SQUARE YARD
CL CLASS	JNT JOINT	T TELEPHONE OR TANGENT
CL CENTER LINE	K TOP OF BANK	TB TOP OF CURB
C/L CENTER LINE	Kc CULVERT ENTRANCE LOSS COEFFICIENT	T.C. TERRA COTTA
C/C CLEAR	L LENGTH	TC TIME OF CONCENTRATION
CM CUBIC METERS	LAT LATERAL	TEL TELEPHONE
CMP CORRUGATED METAL PIPE	LC LIMITS OF CLEARING & GRADING	TEMP TEMPORARY
CMS CUBIC METERS PER SECOND	LF LINEAR FEET	TH TEST HOLE
CN RUNOFF CURVE NUMBER	LL LOWER LEVEL	TL TRAFFIC LIGHT
CONN CONNECTION	LOC LOCATION	TP TEST PIT OR TREE PROTECTION
CONT CONTINUOUS	LOS LINE OF SIGHT	TR TRANSPIRATION
C/O CLEAN OUT	LP LOW POINT OR LIGHT POLE	TRP TRAP
CONC CONCRETE	LS LOADING SPACE	U UNKNOWN
COV COVERED	L/S LANDSCAPE AREA	UG UNDERGROUND
CS CURB STOP	LT LEFT	U/G UNDERGROUND
C/S COMBINED SEWER	M METER	USE UNDERGROUND ELECTRIC
CT COURT	MAP MAP	UGT UNDERGROUND TELEPHONE
CTR CENTER	MAX MAXIMUM	UGC UNDERGROUND CABLE
CY CURB YARD	MD MARYLAND	UL UPPER LEVEL
D DRAIN	MECH MECHANICAL	UP UTILITY POLE
DA DRAINAGE AREA	METRO METROPOLITAN	USGS US GEOLOGICAL SURVEY
DB DEED BOOK	MI MILE	V. VOL VOLUME
DC DISTRICT OF COLUMBIA	MIL MINIMUM	V. VEL VELOCITY
DDOT DISTRICT DEPARTMENT OF TRANSPORTATION	MISC MISCELLANEOUS	VA VIRGINIA
DET DETAIL	MON MONUMENT	VB VERTICAL BEND
DIA DIAMETER	MPH MILES PER HOUR	VC VERTICAL CURVE
DIBL DUCTILE IRON PIPE	MS MEDIAN STRIP	VDOT VA DEPARTMENT OF TRANSPORTATION
DI DROP INLET	MSHA ADMINISTRATION	VERT VERTICAL
DIST DISTANCE	MSL MEAN SEA LEVEL	VFT VERTICAL FOOT
DL DLECTRIC LINE	N NORTH	W WEST OR WATER OR WEIGHT OR WIDTH
DM DROP MANHOLE	N/A NOT APPLICABLE	W/ WITH
DOH DEPARTMENT OF HEALTH	NBL NORTH BOUND LANE	WBL WEST BOUND LANE
DOM DOMESTIC	NE NORTHEAST	WC WATER HOUSE CONNECTION
DR DRIVE	N/E NOW OR FORMERLY	WL WATER LINE
DRN DRAINAGE	N/F NET FLOOR AREA	WM WATER METER
DU DWELLING UNITS	NO NUMBER	WQIA WATER QUALITY IMPACT ASSESSMENT
DWG DRAWING	NORTHWEST	W/S WRAPPED STEEL
D/S DOWN SPOUT	OC ON CENTER	WV WATER VALVE
D/W DRIVEWAY	OCB OBJECT	X/CROSS CROSS SECTION
DELTA	OD OUTSIDE DIAMETER	Y TRANSFORMER
E EAST OR ELECTRIC OR RATE OF SUPER ELEVATION	OH OVERHANG	YI YARD INLET
EA EACH	O/H OVERHEAD	YR YEAR
EBL EAST BOUND LANE	OHC OVERHEAD CABLE	Z SIDE SLOPES
EC EROSION CONTROL	OHE OVERHEAD ELECTRIC	
EG EDGE OF GUTTER	OHT OVERHEAD TELEPHONE	
EGL ENERGY LINE GRADIENT	P PER PLAN OR PERIMETER	
EHC ELECTRIC HOUSE CONNECTION	P&P PLAN & PROFILE	
EL ELEVATION	PC POINT OF CURVATURE	
ELEC ELECTRIC	PCC POINT OF COMPOUND CURVE	
ELEV ELEVATION	PCTC POINT OF CURVATURE TOP OF CURB	
ENGR ENGINEER	PCEP POINT OF CURVE EDGE OF PAVEMENT	
ENT ENTRANCE	PFI PUBLIC FACILITIES MANUAL	
EP EDGE OF PAVEMENT	PG PAGE	
EQUIP EQUIPMENT	PGL POINT OF GRADE LINE	
ES END SECTION	PI POINT OF INTERSECTION	
ESMT EASEMENT	PII PROPERTY LINE	
ETD EXISTING TO BE DEMOLISHED	PL PROPERTY LINE	
ETR EXISTING TO BE REMOVED	PP POWER POLE	
ETRL EXISTING TO BE RELOCATED	PRC POINT OF REVERSE CURB	
ETRP EXISTING TO BE REPLACED	PRELIM PRELIMINARY	
EVCE ENDING VERTICAL CURVE ELEVATION	PROP PROPOSED	
EVCS ENDING VERTICAL CURVE STATION	PT POINT OF TANGENCY	
EW END WALL	PVC POINT OF VERTICAL CURVE OR POLYVINYL CHLORIDE PIPE	
EX EXISTING	PVI POINT OF VERTICAL INTERSECTION PAVEMENT	
EQC ENVIRONMENTAL QUALITY CORRIDOR	PVRC POINT OF VERTICAL REVERSE CURVE	
	PVT POINT OF VERTICAL TANGENT	
	Q AMOUNT OF RUNOFF (FLOW RATE)	

**UTILITY GENERAL NOTES (DC WATER)**

CONTRACTOR TO REFER TO DC WATER GENERAL CONSTRUCTION NOTES, MOST RECENT VERSION FOR INFORMATION REGARDING DC WATER UTILITIES. NOTES ARE AVAILABLE AT [www.dcwater.com/sites/default/files/DCWater\\_General\\_Construction\\_Notes.pdf](http://www.dcwater.com/sites/default/files/DCWater_General_Construction_Notes.pdf)

**CIVIL SHEET INDEX**

- C.01 CIVIL LEGEND AND NOTES
- C.02 EXISTING CONDITIONS / SITE DEMOLITION PLAN
- C.03 SITE DEVELOPMENT PLAN
- C.04 GRADING PLAN
- C.05 STORMWATER MANAGEMENT PLAN
- C.06 EROSION AND SEDIMENT CONTROL PLAN
- C.07 UTILITY PLAN



CIVIL • SURVEYING • LAND PLANNING  
 Attn: David C. Landsman, PE, Prof. LS  
 1001 Connecticut Avenue, NW, Suite 401  
 Washington, DC 20036  
 (202) 393-7200 office; (301) 607-8045 fax  
 david@cas-dc.com



DANCING CRAB PROPERTIES, LLC  
 1801 RIVER ROAD  
 FORT WASHINGTON, MD 20744

STRUCTURA  
 111 ROCKVILLE PIKE  
 SUITE 950  
 ROCKVILLE, MD 20850  
 301-987-9234

CAPITOL ENGINEERING GROUP  
 1825 K STREET NW  
 SUITE 375  
 WASHINGTON, DC 20006  
 202-216-0039

CAS ENGINEERING-DC, LLC  
 1001 CONNECTICUT AVENUE, NW  
 SUITE 401  
 WASHINGTON, DC 20036  
 202-393-7200

TENLEYTOWN APARTMENTS  
 461-465 41ST STREET, NW  
 WASHINGTON, DC 20016

REVISIONS		
1	PUD SET	03/23/18

DATE:	03/23/18
PROJECT NO:	17-202-DC
DRAWN BY:	MSL
CHECKED BY:	DCL

**SITE DEMOLITION NARRATIVE**

- 1) CONTRACTOR TO SECURE ALL NECESSARY PERMITS AND CONDUCT A PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR PRIOR TO THE START OF CONSTRUCTION OR ANY LAND DISTURBANCE. CALL 202-535-2240 TO SCHEDULE A PRE-CONSTRUCTION MEETING.
- A) INSTALL SEDIMENT CONTROL MEASURES.
- B) PROCEED WITH RAZE ACTIVITIES. DEMOLISH EXISTING STRUCTURES WITH APPROPRIATE EQUIPMENT.
- C) REMOVE DEBRIS FROM SITE BY TRUCK. TEMPORARILY STABILIZE ALL DISTURBED AREAS PER DC SEDIMENT CONTROL REQUIREMENTS.
- D) REMOVE SEDIMENT CONTROL DEVICES AFTER ENTIRE SITE IS STABILIZED AND PERMISSION IS RECEIVED FROM THE SEDIMENT CONTROL INSPECTOR. SOME SEDIMENT CONTROL MEASURES MAY BE RETAINED TO USE FOR FUTURE CONSTRUCTION AS APPLICABLE. COORDINATE WITH DC INSPECTOR.

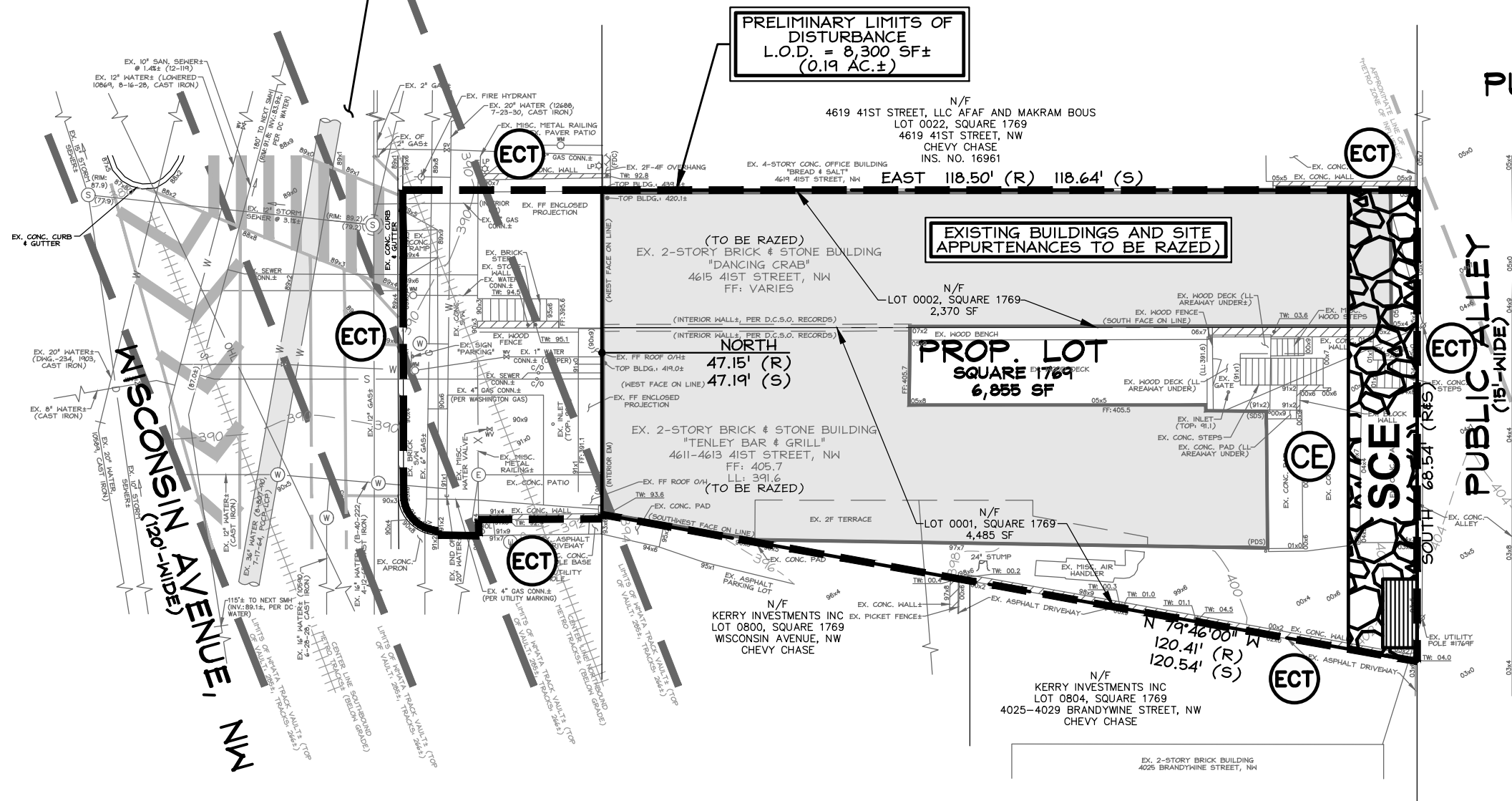
**LOT AREA TABULATION**

LOT	AREA (SF)	AREA (AC.)
1	4,485	0.103
2	2,370	0.054
<b>TOTAL</b>	<b>6,855</b>	<b>0.157</b>

CONTRACTOR TO PROTECT TREES (BRANCHES, TRUNK, ROOTS) ON NEIGHBORING LOTS THAT OVERLAP THE L.O.D. COORDINATE WITH DDOT UFA WARD 3 ARBORIST AS APPLICABLE. CONTRACTOR TO USE A TRENCHLESS SILT FENCE METHOD WITHIN THE CANOPY OF ANY TREE TO BE PRESERVED (INCLUDING PROTECTING TREES ON ADJACENT PROPERTIES). COORDINATE WITH DDOT WARD 3 ARBORIST AS APPLICABLE. THE DDOT WARD 3 LEAD ARBORIST IS MICHAEL CHUKO, michael.chuko@dc.gov; (202) 527-4149.

CONTRACTOR TO PROVIDE STRAW BALES OR EROSION CONTROL TUBE AROUND EXCAVATION / LIMITS OF DISTURBANCE AND PROVIDE INLET PROTECTION FOR ALL ONSITE AND ADJACENT INLETS (NOT SHOWN DUE TO SCALE)

**41ST STREET, NW**  
(66'-WIDE)



N/F  
STUART 40TH STREET, LLC  
LOT 0028, SQUARE 1769  
4014 CHESAPEAKE STREET, NW  
CHEVY CHASE  
INS. NO. 93378

**PUBLIC ALLEY**  
(20'-WIDE)

PRELIMINARY LIMITS OF DISTURBANCE  
L.O.D. = 8,300 SF±  
(0.19 AC.±)

EXISTING BUILDINGS AND SITE APPURTENANCES TO BE RAZED

PROP. LOT  
SQUARE 1769  
6,855 SF



CIVIL • SURVEYING • LAND PLANNING  
Attn: David C. Landsman, PE, Prof. LS  
1001 Connecticut Avenue, NW, Suite 401  
Washington, DC 20036  
(202) 393-7200 office; (301) 607-8045 fax  
david@cas-dc.com

CLIENT  
**DANCING CRAB PROPERTIES, LLC**  
1801 RIVER ROAD  
FOTODIAC, MD 20854

STRUCTURAL ENG  
STRUCTURA  
111 ROCKVILLE PIKE  
SUITE 950  
ROCKVILLE, MD 20850  
301-987-9234

M/E/P ENGINEER  
CAPITOL ENGINEERING GROUP  
1825 K STREET NW  
SUITE 375  
WASHINGTON, DC 20006  
202-216-0039

CIVIL SURVEYOR  
CAS ENGINEERING-DC, LLC  
1001 CONNECTICUT AVENUE, NW  
SUITE 401  
WASHINGTON, DC 20036  
202-393-7200

REVISIONS  
1 PUD SET 03/23/18

DATE: 03/23/18  
PROJECT NO: 17-202-DC  
DRAWN BY: MSL  
CHECKED BY: DCL

REVISIONS  
1 PUD SET 03/23/18

DATE: 03/23/18  
PROJECT NO: 17-202-DC  
DRAWN BY: MSL  
CHECKED BY: DCL

EXISTING CONDITIONS / DEMOLITION PLAN

**Bonstra | Haresign**  
ARCHITECTS

1728 Fourteenth Street, NW, Suite 300  
Washington, DC 20009-4309

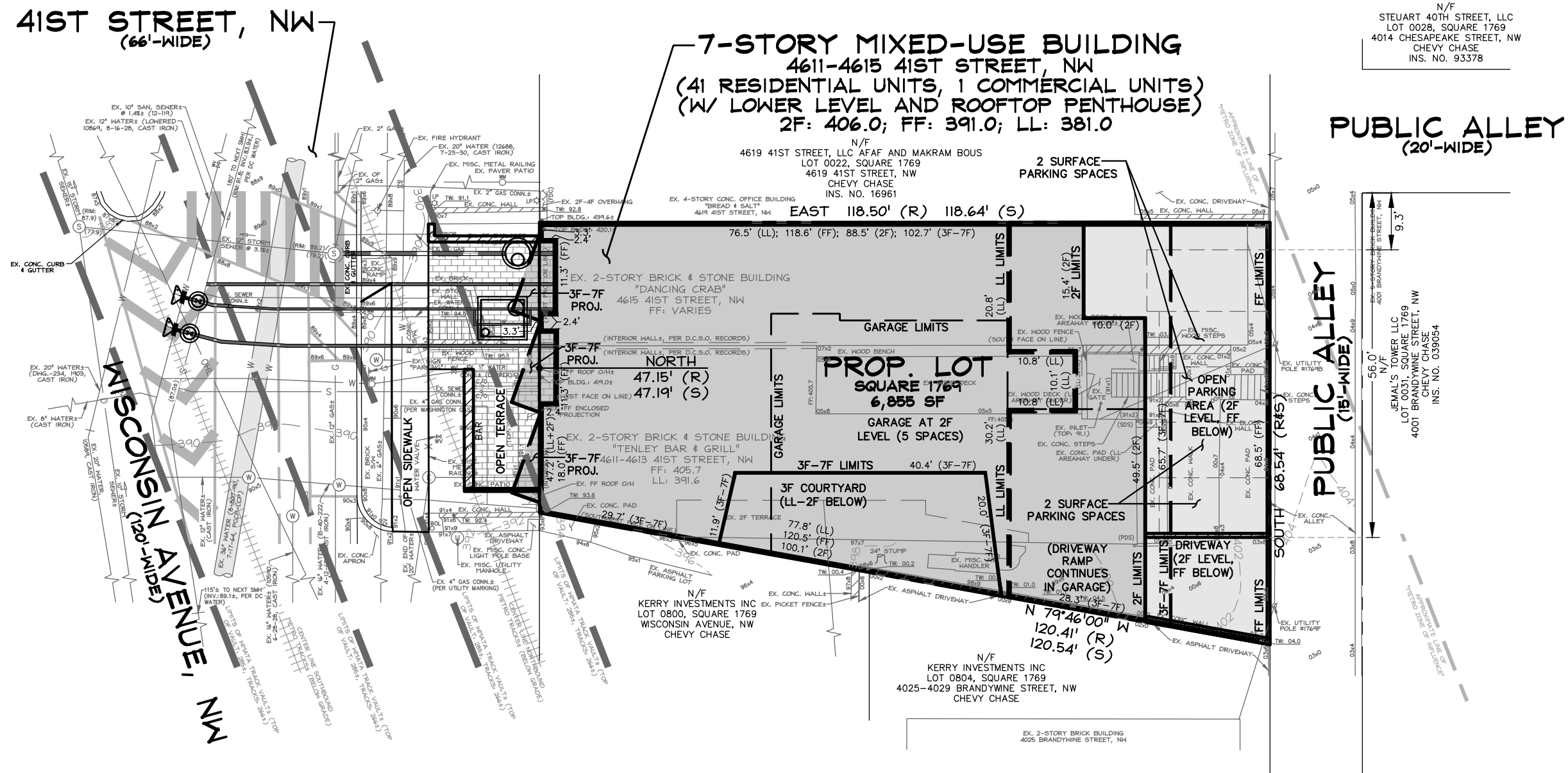
www.bonstra.com 202 588 9373 T

C.02



**BUILDING COVERAGE/HEIGHT TABULATION**

BUILDING	FOOTPRINT	NUMBER OF STORIES	MEASURE POINT	FF	TOP PARAPET	HEIGHT	% OCCUPANCY
CELLAR	4,195±	1 (LL)	N/A	381.0	N/A	N/A	61.2%±
GROUND FLOOR	6,855±	1 (FF)	390.5	391.0	N/A	N/A	100.0%
SECOND FLOOR	5,370±	1 (2F)	N/A	406.0	N/A	N/A	78.4%±
ABOVE SECOND FLOOR	5,796±	5 (3F-7F)	N/A	N/A	469.2	78.7'±	84.6%±



**CLIENT**  
DANCING CRAB PROPERTIES, LLC  
1801 RIVER ROAD  
FOTODIAC, MD 20854

**STRUCTURAL ENG**  
STRUCTURA  
111 ROCKVILLE PIKE  
SUITE 950  
ROCKVILLE, MD 20850  
301-987-9234

**MEP ENGINEER**  
CAPITOL ENGINEERING GROUP  
1825 K STREET NW  
SUITE 375  
WASHINGTON, DC 20006  
202-216-0039

**CIVIL SURVEYOR**  
CAS ENGINEERING-DC, LLC  
1001 CONNECTICUT AVENUE, NW  
SUITE 401  
WASHINGTON, DC 20036  
202-393-7200

**TENLEYTOWN APARTMENTS**  
4611-4615 41ST STREET, NW  
WASHINGTON, DC 20016

**REVISIONS**

1	PUD SET	03/23/18
---	---------	----------

DATE: 03/23/18  
PROJECT NO: 17-202-DC  
DRAWN BY: MSL  
CHECKED BY: DCL

**CAS**  
ENGINEERING-DC, LLC  
CIVIL • SURVEYING • LAND PLANNING  
Attn: David C. Landsman, PE, Prof. LS  
1001 Connecticut Avenue, NW, Suite 401  
Washington, DC 20036  
(202) 393-7200 office; (301) 607-8045 fax  
david@cas-dc.com

**Bonstra | Haresign**  
ARCHITECTS

SITE DEVELOPMENT PLAN



# STORMWATER MANAGEMENT NARRATIVE

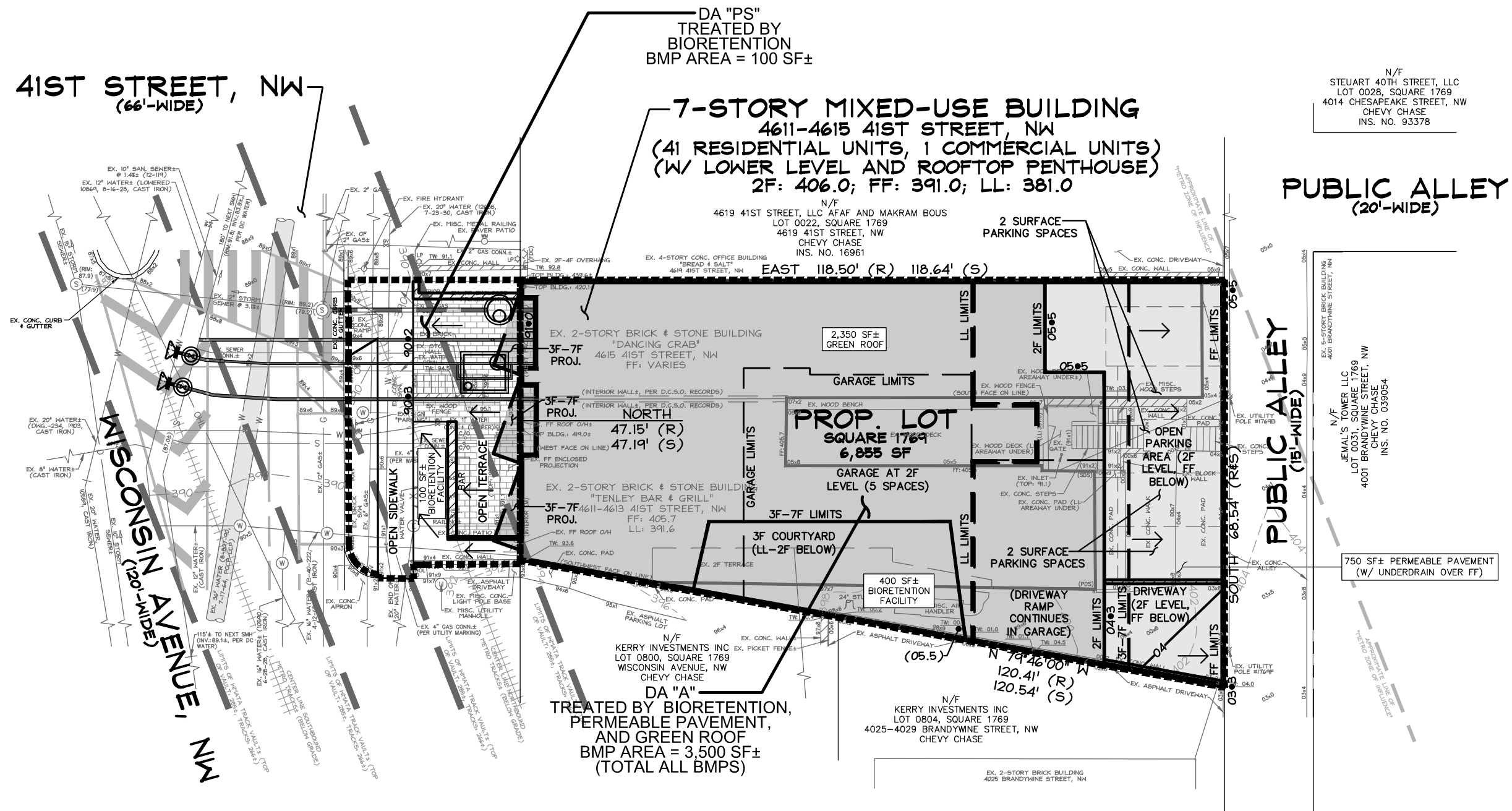
STORMWATER MANAGEMENT FOR THIS PROJECT WILL BE CONCEPTUALLY PROVIDED THROUGH THE FOLLOWING FACILITIES/BMPS:

DRAINAGE AREA	AREA (AC.)	C (ASSUMED)	Q2 (CFS)	Q15 (CFS)	BMP AREA	BMP DESCRIPTION	RETENTION VOLUME (CF)
"A"	0.16	0.95	0.17	0.62	3,500±	GREEN ROOF - 4"/8" EFFECTIVE DEPTH BIORETENTION - 18" GROWING, 18" PONDING, 12" DRAINAGE PERMEABLE PAVEMENT - 6" RESERVOIR DEPTH	700±
"PS" (PS)	0.03	0.90	0.00	0.12	100±	BIORETENTION FACILITIES / PLANTER BOXES BIORETENTION - 36" GROWING, 6" PONDING, 12" DRAINAGE	125±

STORAGE FOR CHANNEL PROTECTION VOLUME MAY BE NECESSARY. IF REQUIRED, STORAGE WILL BE PROVIDED IN OR ON BUILDING FOR CHANNEL PROTECTION VOLUME FROM THE PROJECT SITE. CALCULATIONS ARE PENDING AND WILL BE PERFORMED/SUBMITTED WITH FINAL DESIGN.

CONCEPTUAL STORMWATER MANAGEMENT DESIGN PERFORMED UNDER DD0E REGULATIONS, EFFECTIVE FOR BUILDING PERMIT SUBMITTALS AFTER 1/14/2014. COMPLETE DETAILS AND DESIGN WILL BE PROVIDED WITH FINAL DESIGN.

APPLICANT RESERVES THE RIGHT TO VARY THE FEATURES, MEANS, AND METHODS OF ACHIEVING THE REQUIRED STORMWATER RETENTION VOLUME AND OTHER REQUIREMENTS UNDER 21 DCMR CHAPTER 5 AND THE 2013 RULE ON STORMWATER MANAGEMENT AND SOIL EROSION AND SEDIMENT CONTROL.



**DANCING CRAB PROPERTIES, LLC**  
1801 RIVER ROAD  
FOTODIAC, MD 20854

**STRUCTURAL ENG**  
STRUCTURA  
111 ROCKVILLE PIKE  
SUITE 950  
ROCKVILLE, MD 20850  
301-987-9234

**MEP ENGINEER**  
CAPITOL ENGINEERING GROUP  
1825 K STREET NW  
SUITE 375  
WASHINGTON, DC 20006  
202-216-0039

**CIVIL SURVEYOR**  
CAS ENGINEERING-DC, LLC  
1001 CONNECTICUT AVENUE, NW  
SUITE 401  
WASHINGTON, DC 20036  
202-393-7200

**TENLEYTOWN APARTMENTS**  
4611-4615 41ST STREET, NW  
WASHINGTON, DC 20016

REVISIONS

1	PUD SET	03/23/18
---	---------	----------

DATE: 03/23/18  
PROJECT NO: 17-202-DC  
DRAWN BY: MSL  
CHECKED BY: DCL

**CAS**  
ENGINEERING-DC, LLC  
CIVIL • SURVEYING • LAND PLANNING  
Attn: David C. Landsman, PE, Prof. LS  
1001 Connecticut Avenue, NW, Suite 401  
Washington, DC 20036  
(202) 393-7200 office; (301) 607-8045 fax  
david@cas-dc.com

**Bonstra | Haresign**  
ARCHITECTS

STORMWATER  
MANAGEMENT PLAN

**SEDIMENT CONTROL NOTES**

- 1) THE CONTRACTOR SHALL CALL THE INSPECTION/ENFORCEMENT BRANCH, WATERSHED PROTECTION DIVISION, DISTRICT DEPARTMENT OF THE ENVIRONMENT AT (202) 535-2977 FOR A PRE-CONSTRUCTION MEETING 72 HOURS PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITY.
- 2) ADDITIONAL LOCATIONS AND TYPES OF EROSION AND SEDIMENT CONTROL MEASURES WILL BE DETERMINED AS DEEMED NECESSARY BY INSPECTORS FROM THE INSPECTION/ENFORCEMENT BRANCH, WATERSHED PROTECTION DIVISION, DISTRICT DEPARTMENT OF THE ENVIRONMENT DURING LAND DISTURBING ACTIVITY.

**CONSTRUCTION SEQUENCE**

CONTRACTOR TO SECURE ALL NECESSARY PERMITS, AND CONDUCT A PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR, (202) 535-2977, PRIOR TO THE START OF CONSTRUCTION OR ANY LAND DISTURBANCE.

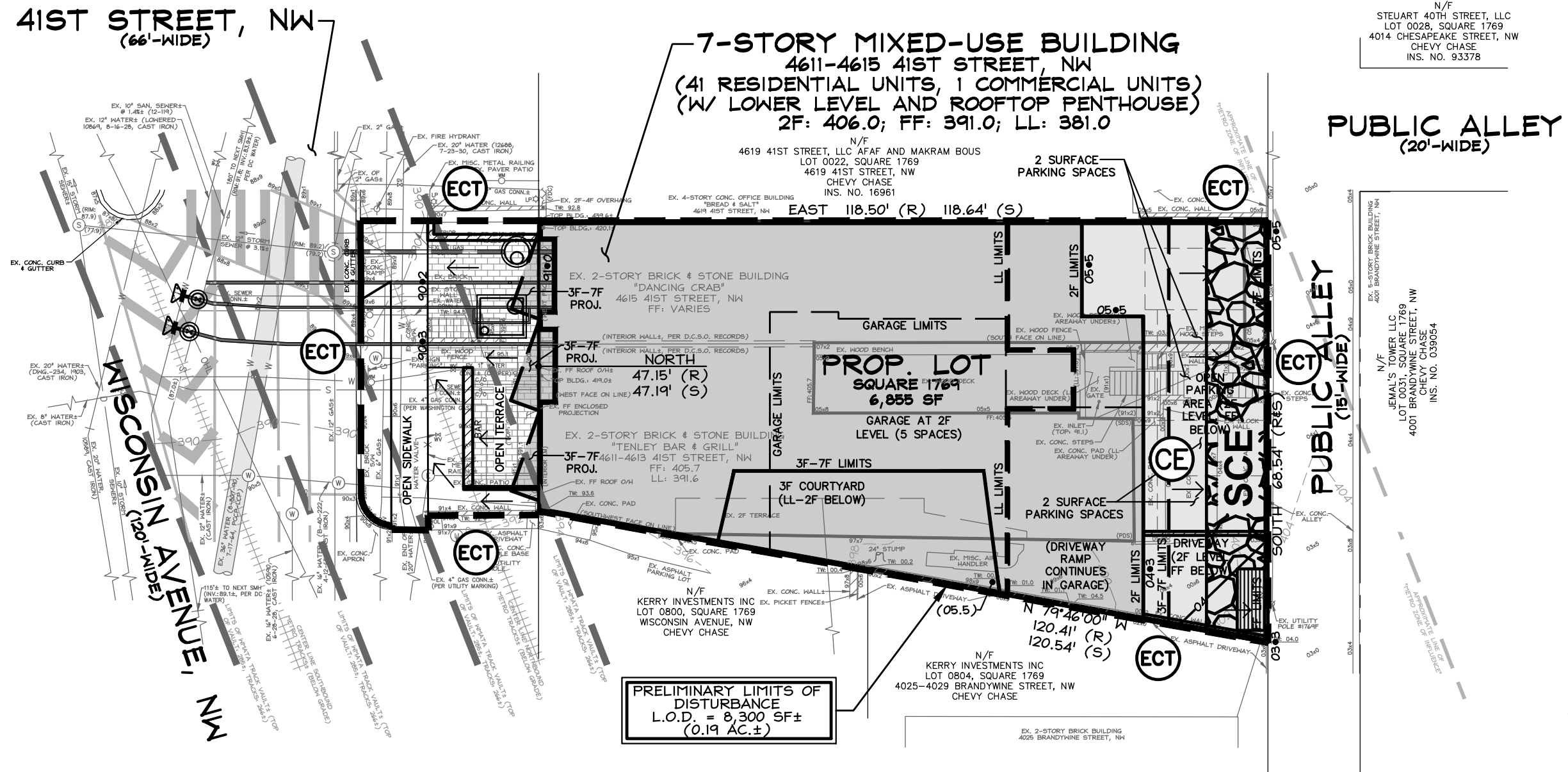
CONSTRUCTION SEQUENCE PENDING, WILL BE DETERMINED DURING FINAL DESIGN.

**SEDIMENT CONTROL NARRATIVE, NOTES AND DETAILS**

WILL BE PROVIDED IN CONJUNCTION WITH FINAL DESIGN/PERMIT DOCUMENTS. SELECTED DETAILS ARE REFERENCED ON THESE DOCUMENTS FOR SEDIMENT CONTROL FEATURES.

CONTRACTOR TO PROTECT TREES (BRANCHES, TRUNK, ROOTS) ON NEIGHBORING LOTS THAT OVERLAP THE L.O.D. COORDINATE WITH DDOT UFA WARD 3 ARBORIST AS APPLICABLE. CONTRACTOR TO USE A TRENCHLESS SILT FENCE METHOD WITHIN THE CANOPY OF ANY TREE TO BE PRESERVED (INCLUDING PROTECTING TREES ON ADJACENT PROPERTIES), COORDINATE WITH DDOT WARD 3 ARBORIST AS APPLICABLE. THE DDOT WARD 3 LEAD ARBORIST IS MICHAEL CHUKO, michael.chuko@dc.gov; (202) 527-4149.

CONTRACTOR TO PROVIDE STRAW BALES OR EROSION CONTROL TUBE AROUND EXCAVATION / LIMITS OF DISTURBANCE AND PROVIDE INLET PROTECTION FOR ALL ONSITE AND ADJACENT INLETS (NOT SHOWN DUE TO SCALE)



N/F  
STUART 40TH STREET, LLC  
LOT 0028, SQUARE 1769  
4014 CHESAPEAKE STREET, NW  
CHEVY CHASE  
INS. NO. 93378

**7-STORY MIXED-USE BUILDING**  
4611-4615 41ST STREET, NW  
(41 RESIDENTIAL UNITS, 1 COMMERCIAL UNITS)  
(W/ LOWER LEVEL AND ROOFTOP PENTHOUSE)  
2F: 406.0; FF: 391.0; LL: 381.0

N/F  
4619 41ST STREET, LLC AFAP AND MAKRAM BOUS  
LOT 0022, SQUARE 1769  
4619 41ST STREET, NW  
CHEVY CHASE  
INS. NO. 16961

EAST 118.50' (R) 118.64' (S)

EX. 2-STORY BRICK & STONE BUILDING  
"DANCING CRAB"  
4615 41ST STREET, NW  
FF: VARIES

3F-7F PROJ. NORTH  
47.15' (R)  
47.19' (S)

EX. 2-STORY BRICK & STONE BUILDING  
"TENLEY BAR & GRILL"  
4611-4613 41ST STREET, NW  
FF: 405.7  
LL: 391.6

PRELIMINARY LIMITS OF DISTURBANCE  
L.O.D. = 8,300 SF±  
(0.19 AC±)

N/F  
KERRY INVESTMENTS INC  
LOT 0800, SQUARE 1769  
WISCONSIN AVENUE, NW  
CHEVY CHASE

N/F  
KERRY INVESTMENTS INC  
LOT 0804, SQUARE 1769  
4025-4029 BRANDYWINE STREET, NW  
CHEVY CHASE

PUBLIC ALLEY  
(20'-WIDE)

PUBLIC ALLEY  
(15'-WIDE)

N/F  
JEMAL'S TOWER LLC  
LOT 0031, SQUARE 1769  
4001 BRANDYWINE STREET, NW  
CHEVY CHASE  
INS. NO. 039054

CLIENT	DANCING CRAB PROPERTIES, LLC 1801 RIVER ROAD FOTODIAC, MD 20854
STRUCTURAL ENG	STRUCTURA 111 ROCKVILLE PIKE SUITE 950 ROCKVILLE, MD 20850 301-987-9234
MEP ENGINEER	CAPITOL ENGINEERING GROUP 1825 K STREET NW SUITE 375 WASHINGTON, DC 20006 202-216-0039
CIVIL SURVEYOR	CAS ENGINEERING-DC, LLC 1001 CONNECTICUT AVENUE, NW SUITE 401 WASHINGTON, DC 20036 202-393-7200

REVISIONS		
1	PUD SET	03/23/18

DATE:	03/23/18
PROJECT NO.:	17-202-DC
DRAWN BY:	MSL
CHECKED BY:	DCL

**CAS**  
ENGINEERING-DC, LLC  
CIVIL • SURVEYING • LAND PLANNING  
Attn: David C. Landsman, PE, Prof. LS  
1001 Connecticut Avenue, NW, Suite 401  
Washington, DC 20036  
(202) 393-7200 office; (301) 607-8045 fax  
david@cas-dc.com

**Bonstra | Haresign**  
ARCHITECTS

EROSION AND SEDIMENT CONTROL PLAN

1728 Fourteenth Street, NW, Suite 300  
Washington, DC 20009-4309

www.bonstra.com 202 588 9373 T

