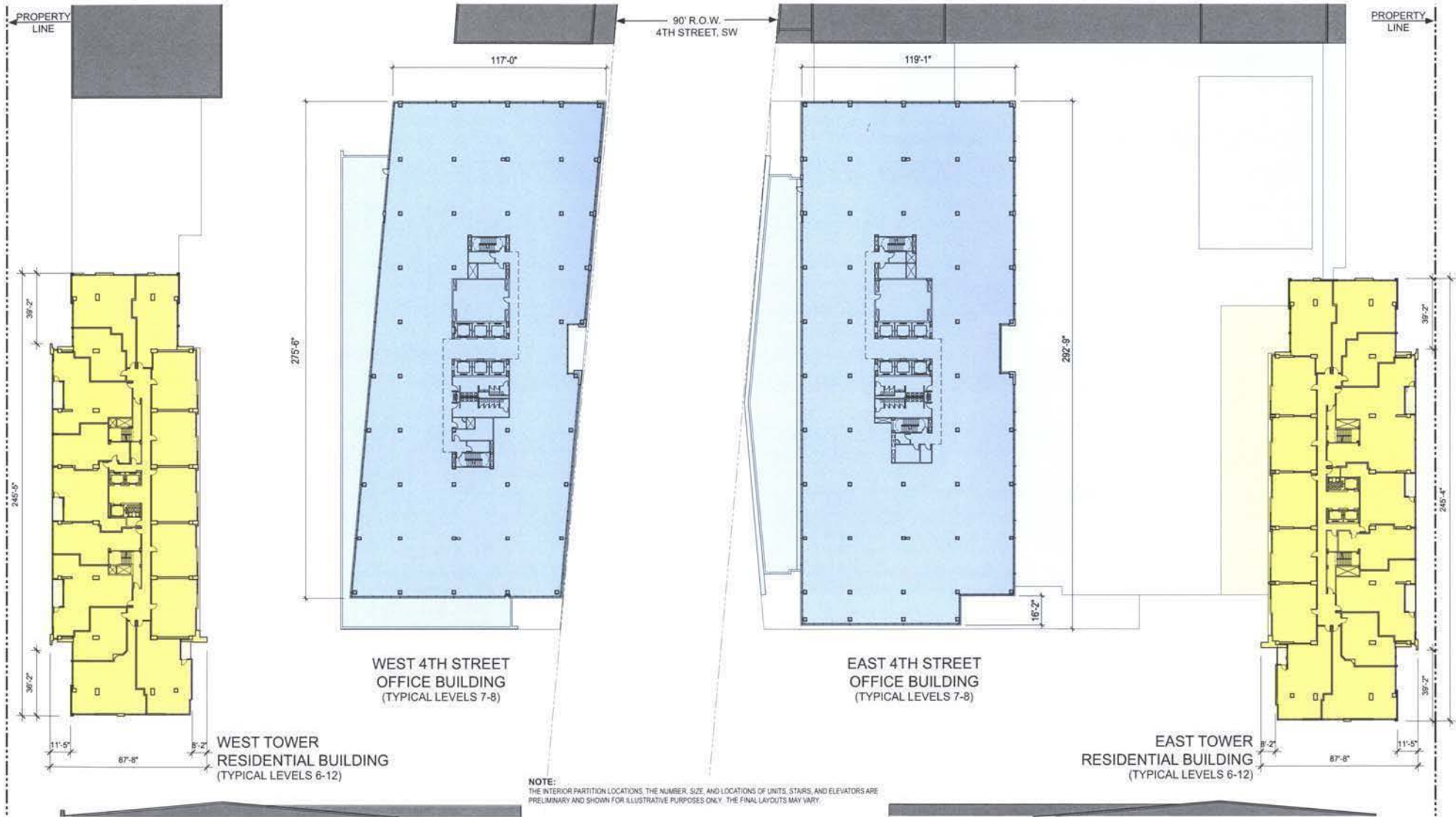


W A T E R F R O N T W A S H I N G T O N , D . C .



1"=25'

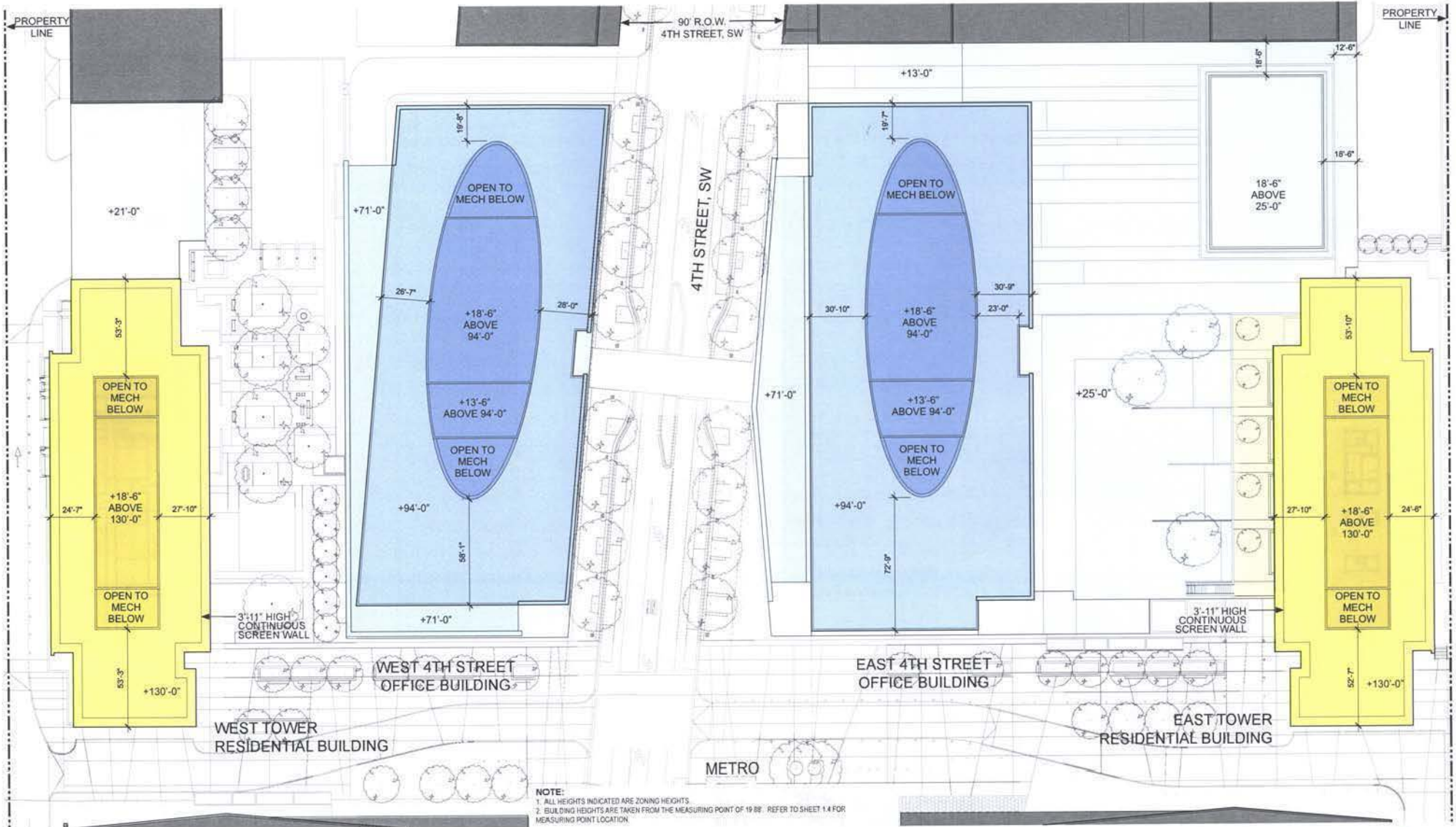
shalom baranes associates architects



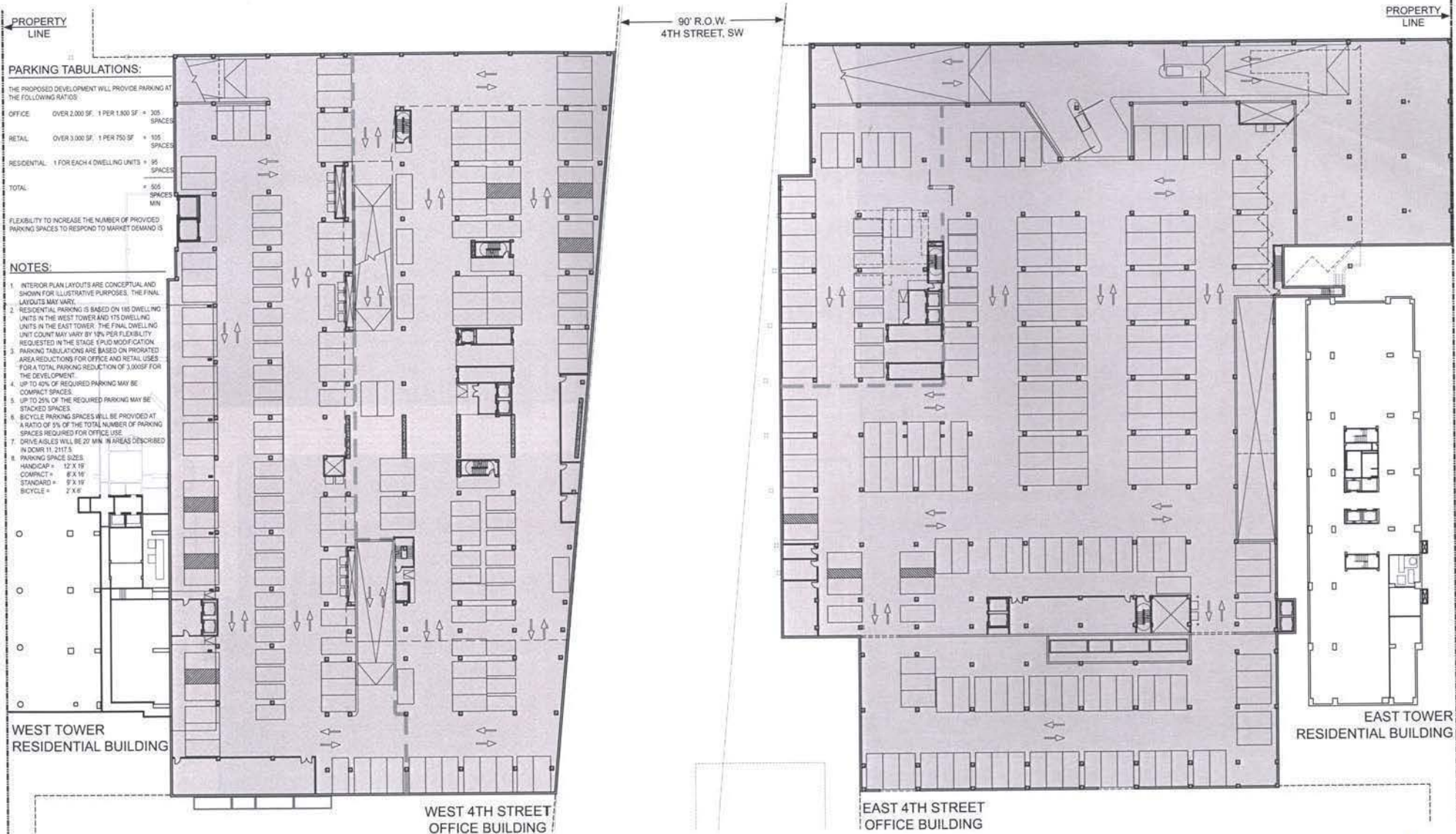
W A T E R F R O N T W A S H I N G T O N , D . C .



shalom baranes associates architects



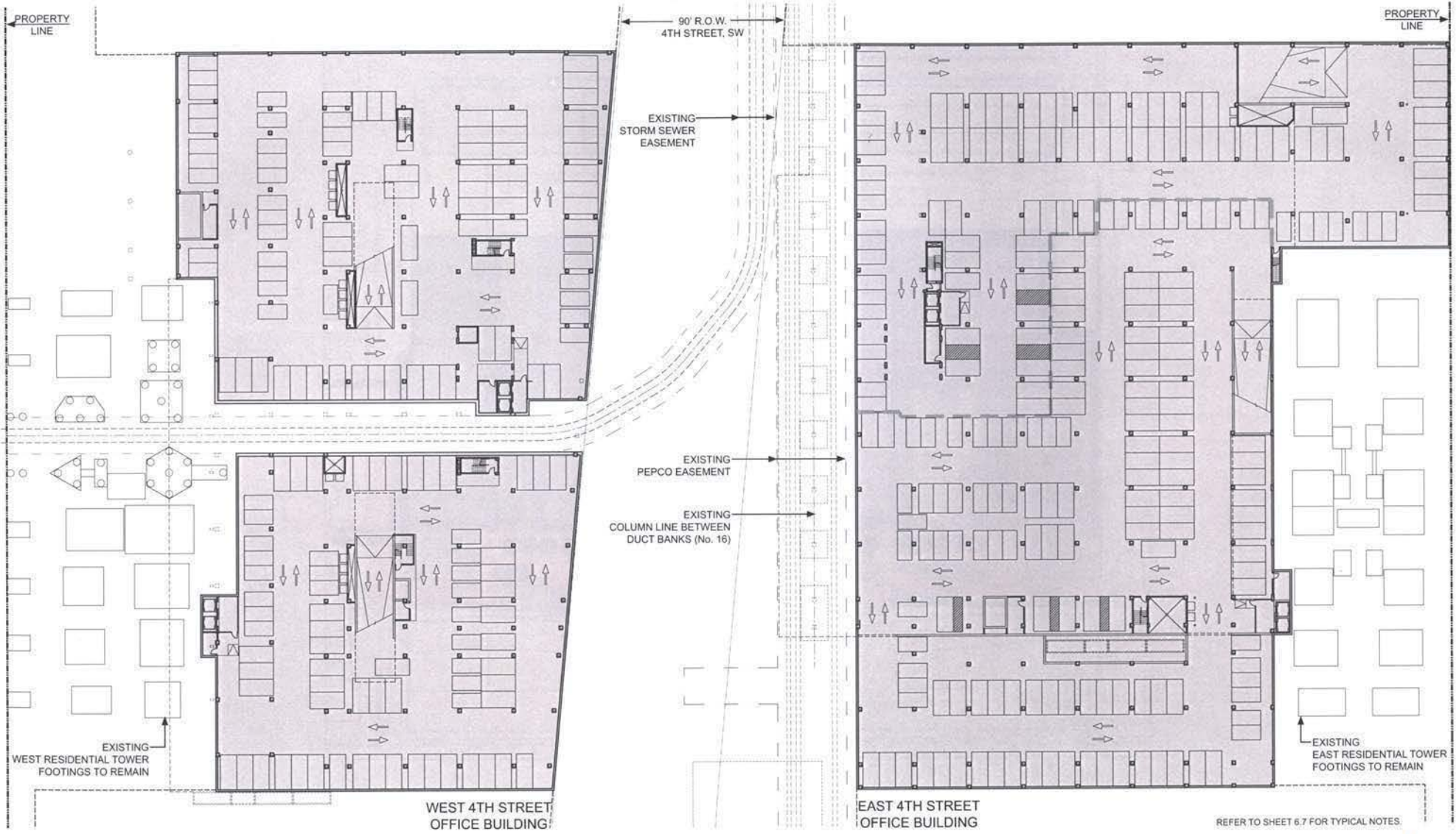
NOTE:
 1. ALL HEIGHTS INDICATED ARE ZONING HEIGHTS
 2. BUILDING HEIGHTS ARE TAKEN FROM THE MEASURING POINT OF 19 88'. REFER TO SHEET 1.4 FOR MEASURING POINT LOCATION



W A T E R F R O N T W A S H I N G T O N , D . C .

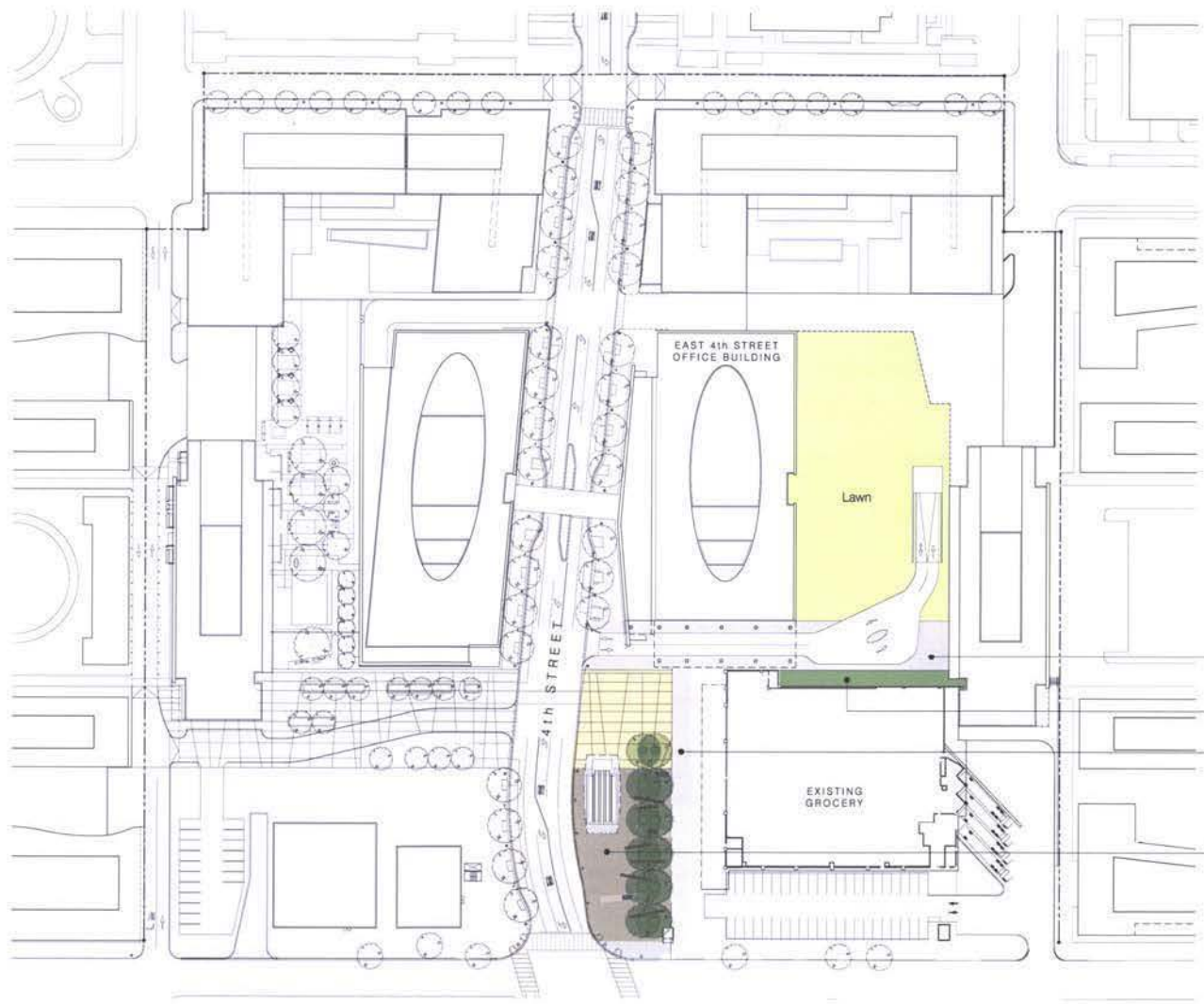


shalom baranes associates architects









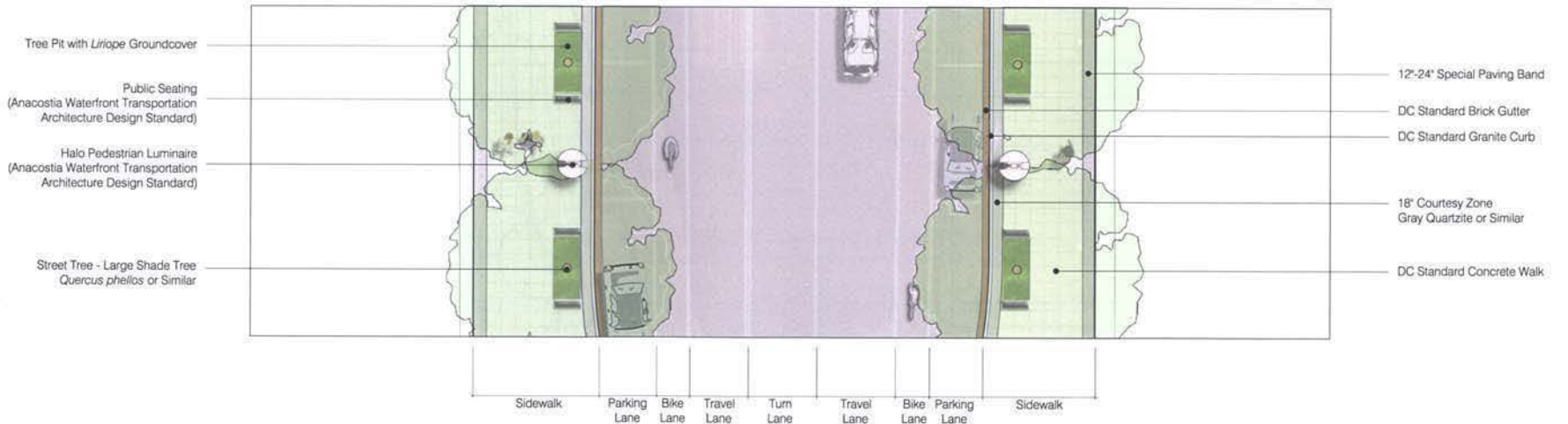
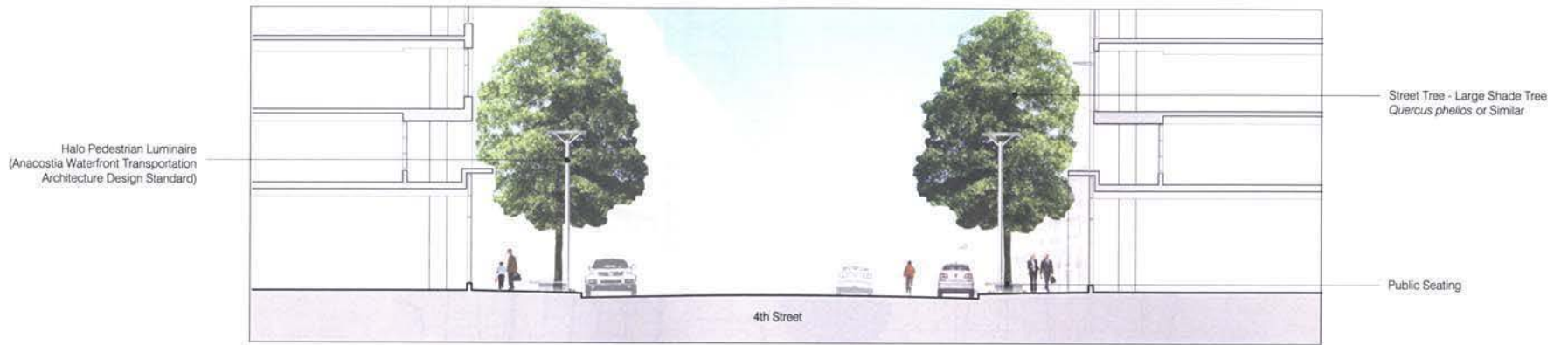
NOTES:

Plant species selections identified on this plan are shown to illustrate design intent only. The purpose is to generally define plant size, character, and locations. Refinements to the planting design and final selection of all plant materials consistent with the species shown shall be developed during detailed design phases of work.

Garden Planting: Areas noted as 'Garden Planting' shall be planted with one or more of the following: shrubs, groundcovers, perennials, bulbs, annuals, ornamental grasses.

- DC Standard Concrete Walk
- Garden Planting
- DC Standard Concrete Walk
- See Sheet 7.5 for Metro Plaza Details



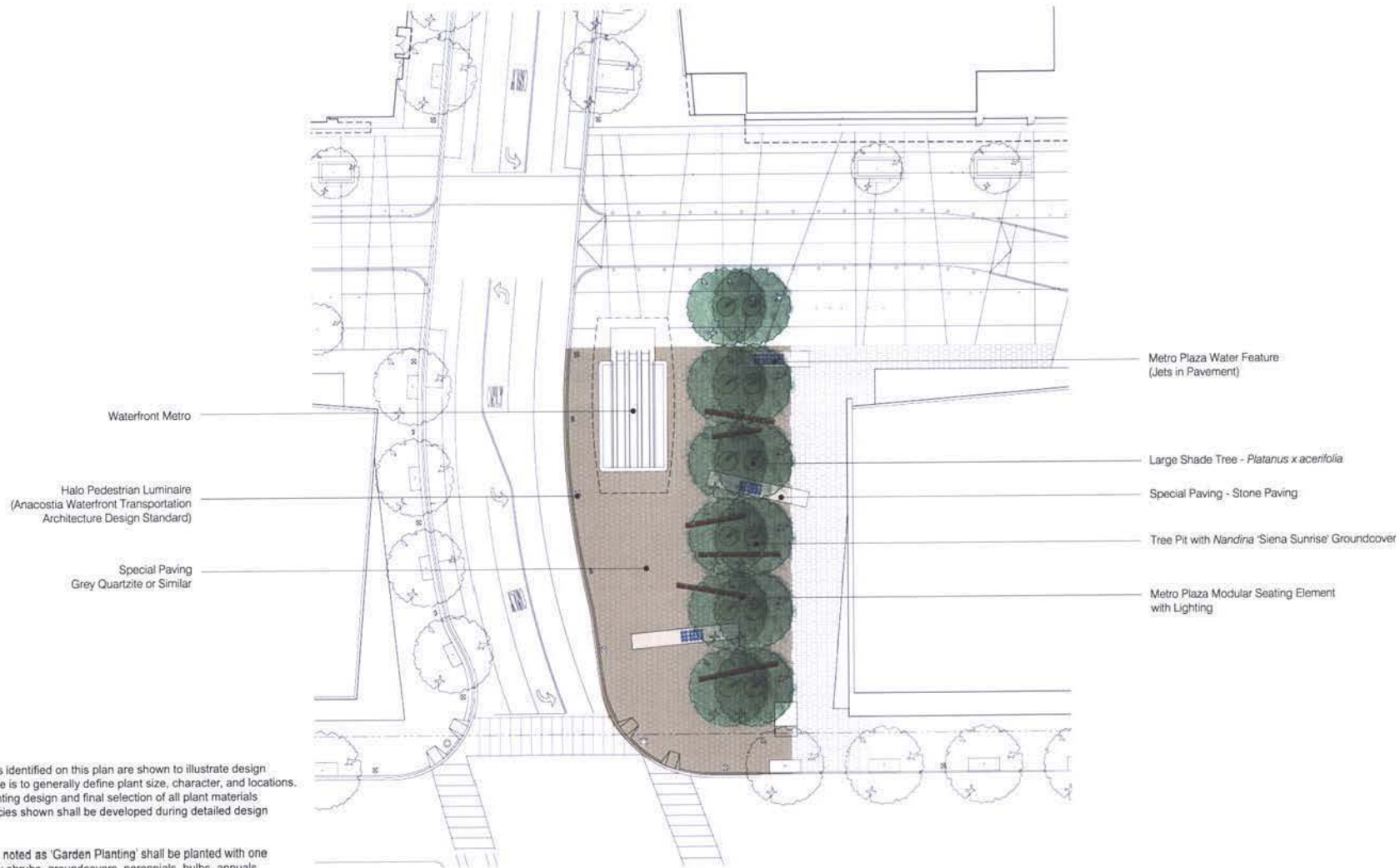


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NOTES:

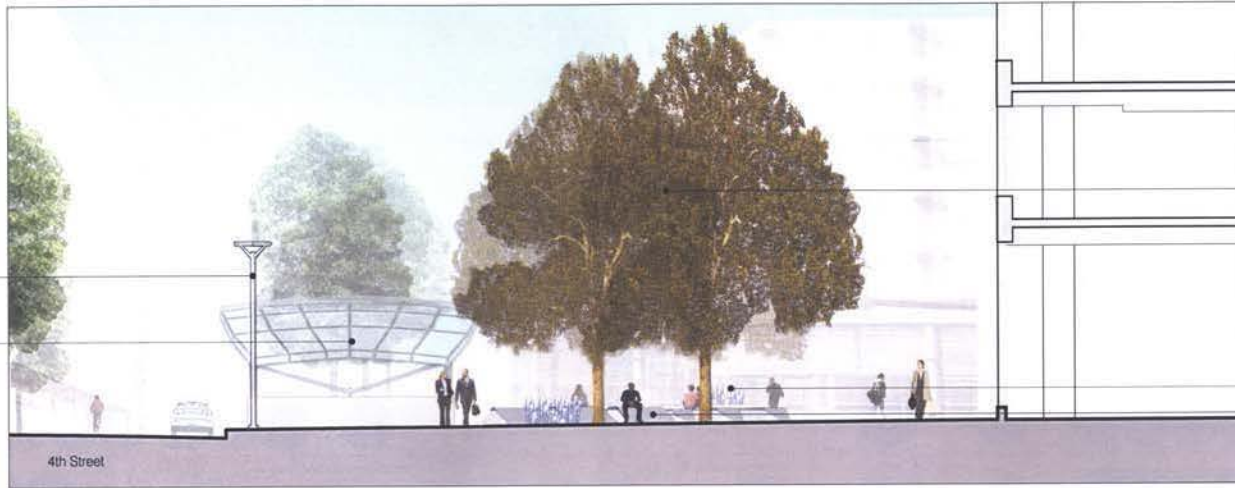
Plant species selections identified on this plan are shown to illustrate design intent only. The purpose is to generally define plant size, character, and locations. Refinements to the planting design and final selection of all plant materials consistent with the species shown shall be developed during detailed design phases of work.

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Halo Pedestrian Luminaire
(Anacostia Waterfront Transportation
Architecture Design Standard)

Metro Canopy



Large Shade Tree - *Platanus x acerifolia*

Metro Plaza Water Feature (Jets in Pavement)

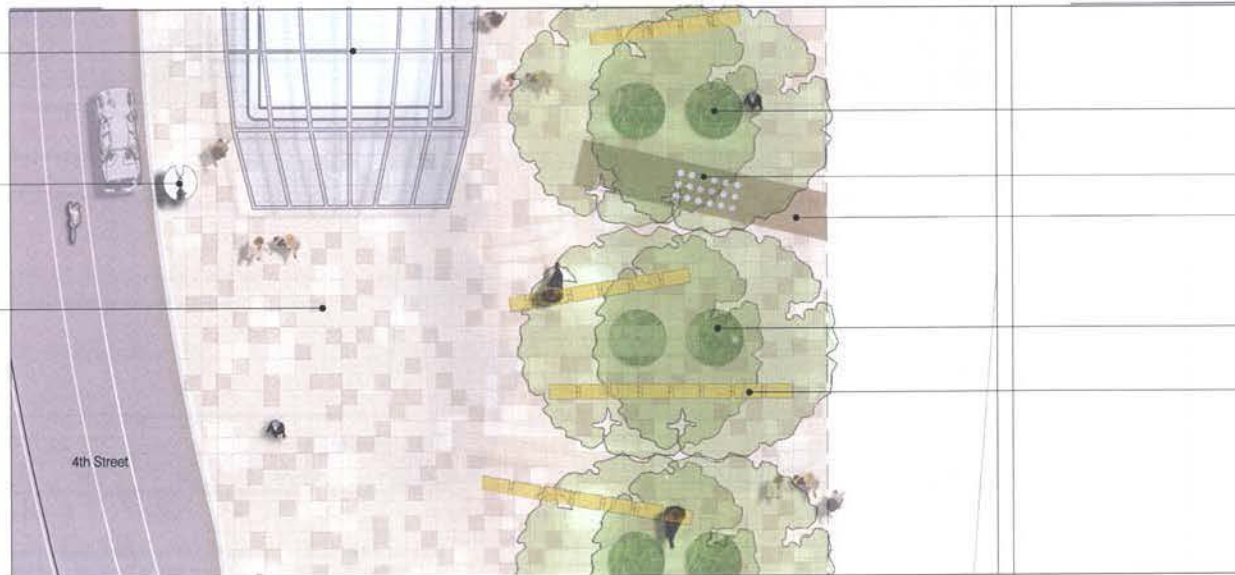
Metro Plaza Modular Seating Element
with Lighting

4th Street

Metro Canopy

Halo Pedestrian Luminaire
(Anacostia Waterfront Transportation
Architecture Design Standard)

Special Paving
Grey Quartzite or Similar



Large Shade Tree - *Platanus x acerifolia*

Metro Plaza Water Feature (Jets in Pavement)

Special Paving - Stone Paving

Tree Pit with *Nandina* 'Siena Sunrise' Groundcover

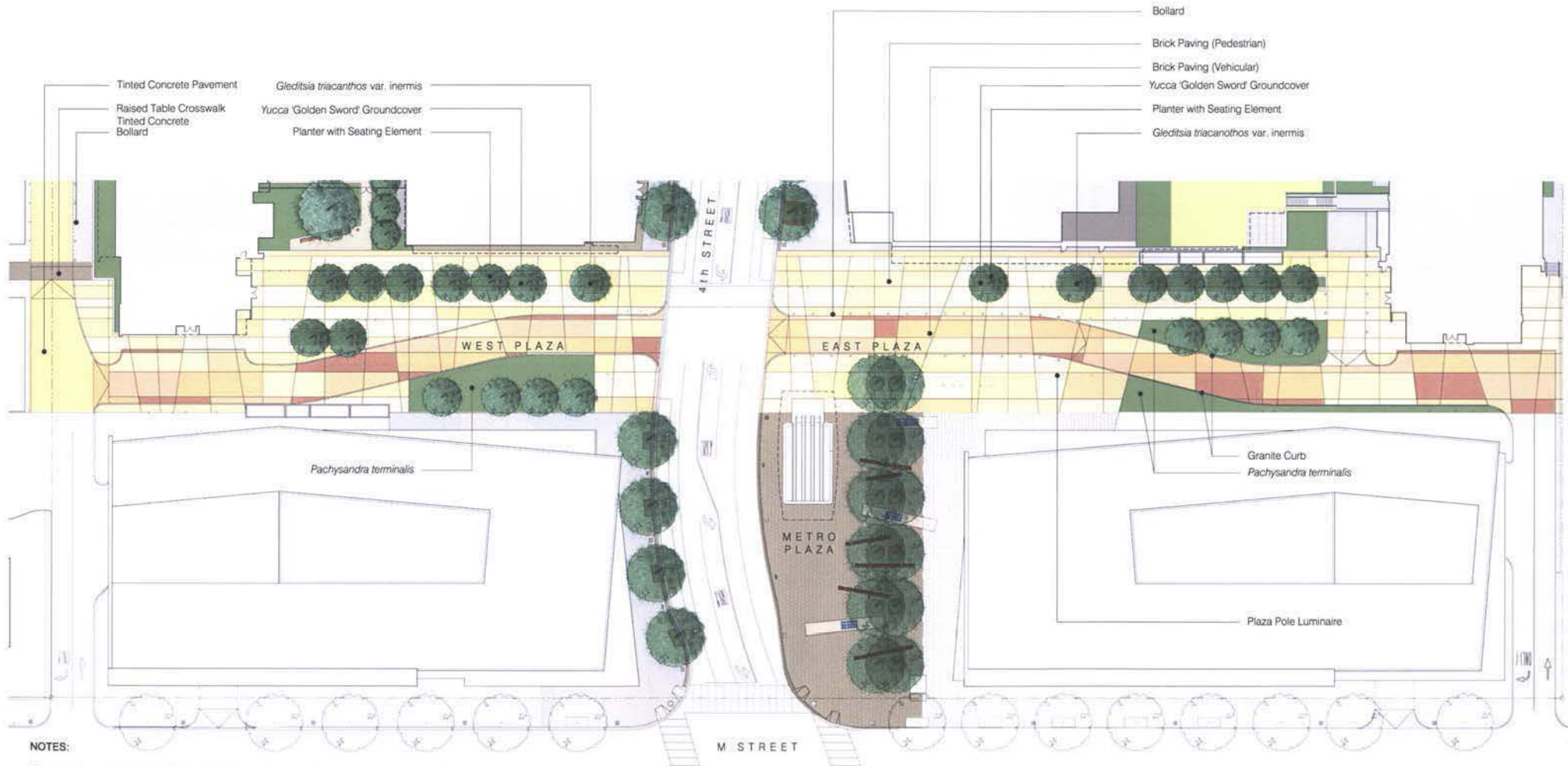
Metro Plaza Modular Seating Element
with Lighting

4th Street

NOTE:

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NOTES:

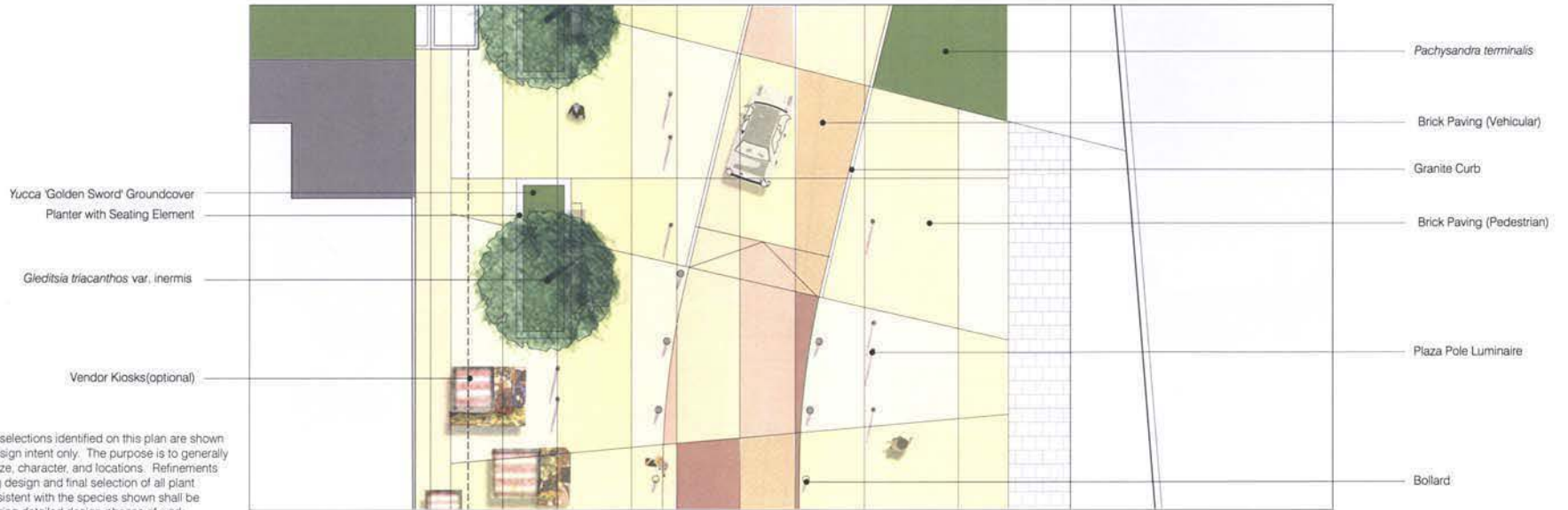
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W A T E R F R O N T W A S H I N G T O N , D . C .



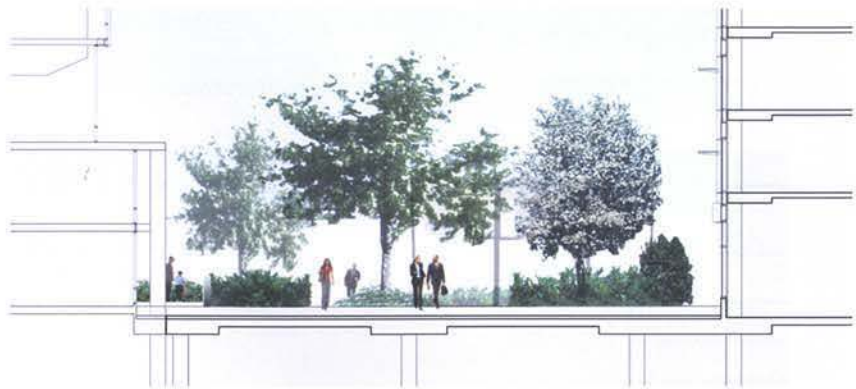
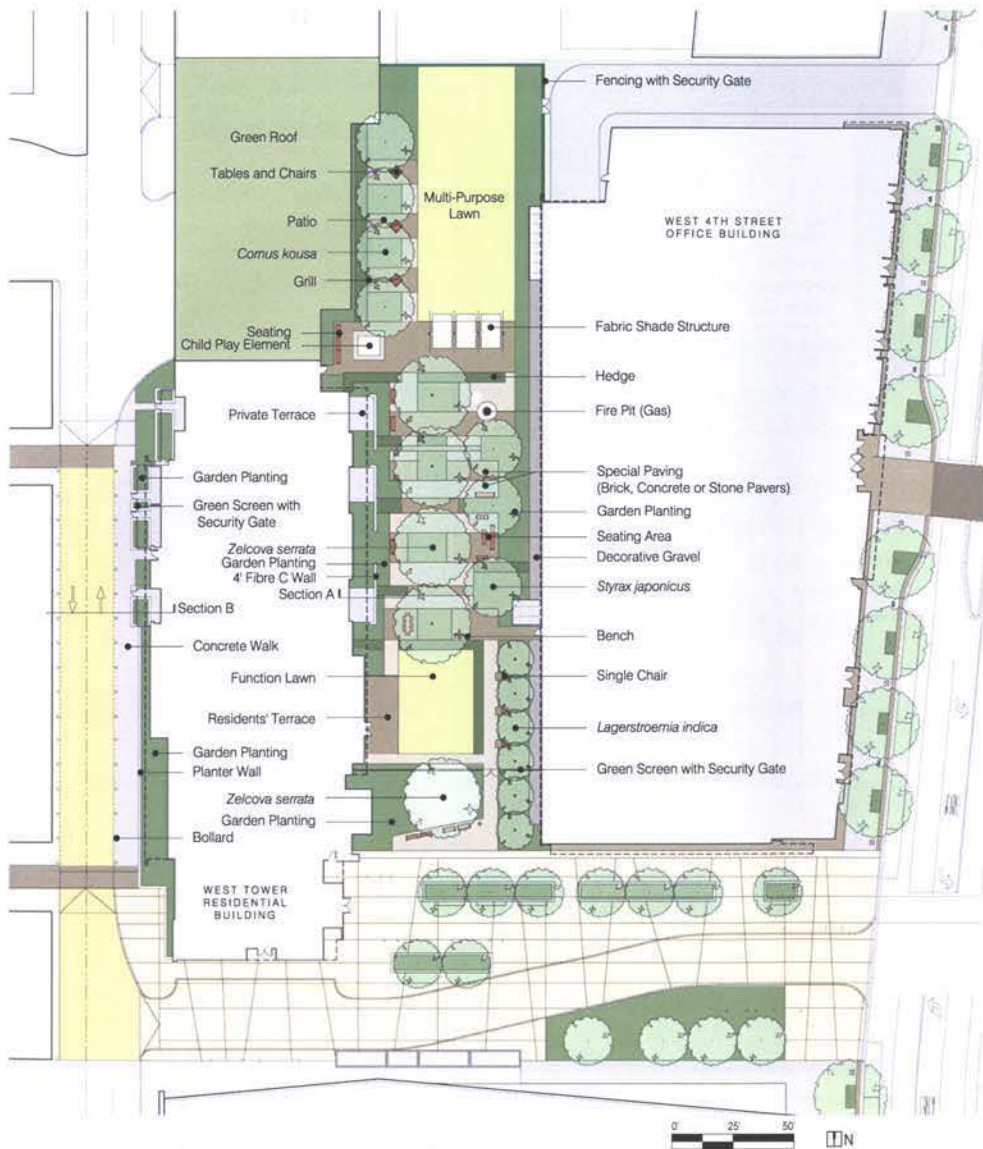
shalom baranes associates | architects



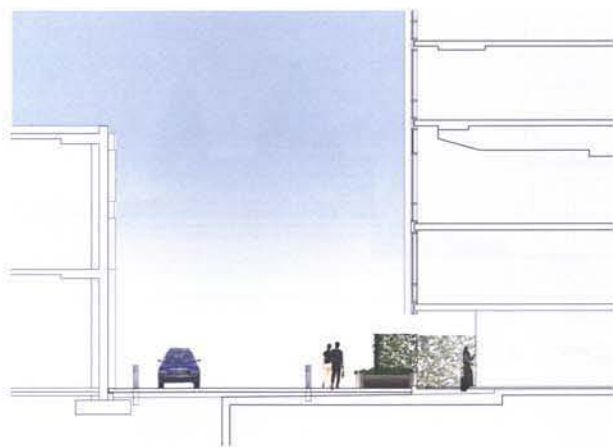
NOTE:

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SECTION A



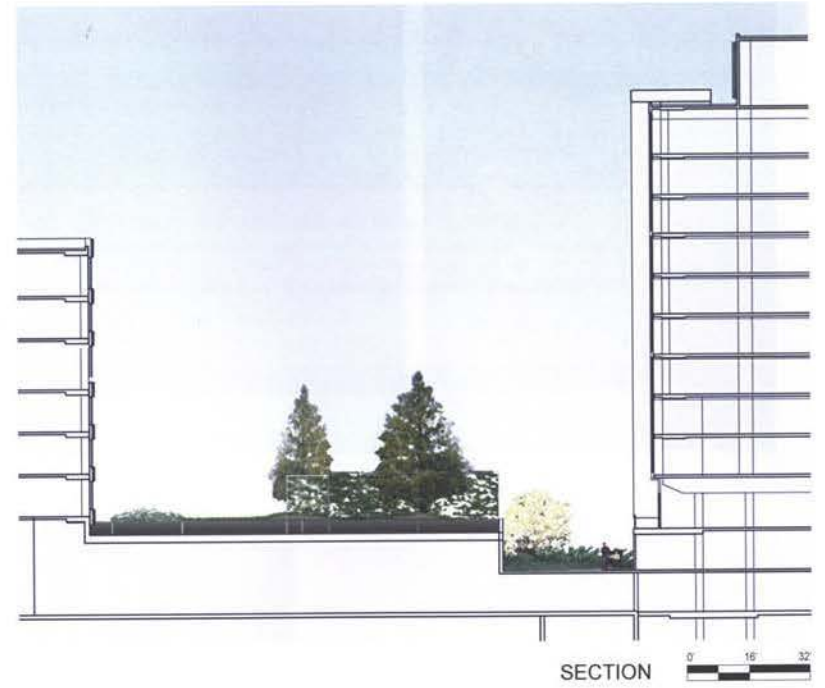
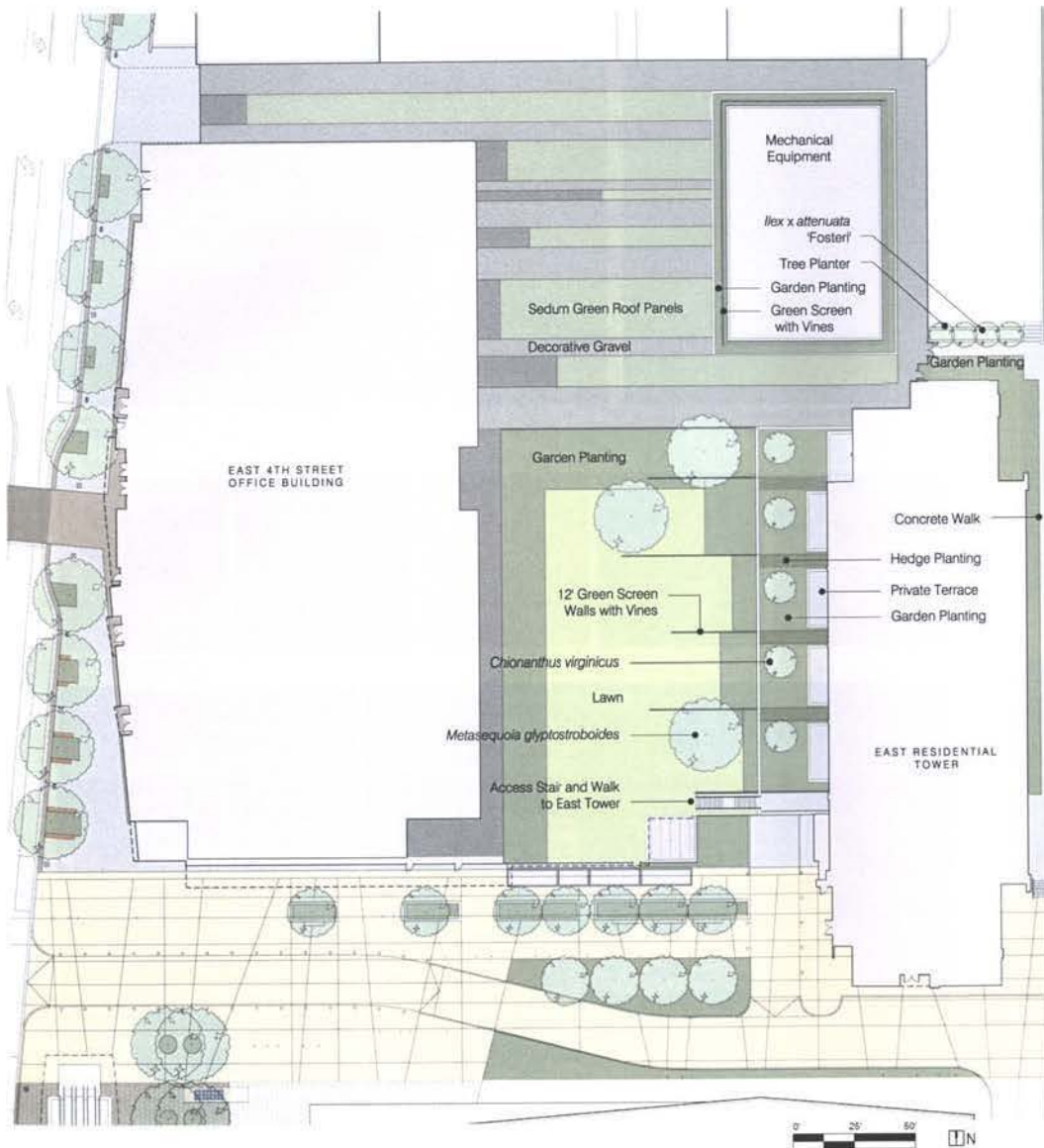
SECTION B



NOTES:

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NOTES:

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12" BRICK GUTTER, 6" GRANITE CURB, CONCRETE WALK - DC STANDARD
4TH STREET



BLACK QUARTZITE - COURTESY ZONE



GRAY QUARTZITE
METRO PLAZA



BRICK COLOR EXAMPLES



BRICK PAVING - SIMILAR BUILT EXAMPLES
EAST AND WEST PLAZAS



GRAVEL PATTERN - SIMILAR BUILT EXAMPLE
EAST RESIDENTIAL COURTYARD



STREET TREES - *QUERCUS PHELLOS*
4TH STREET



TREE PIT GROUNDCOVER - *LIRIOPE*



PRIVATE TERRACE GARDEN PLANTING
RESIDENTIAL COURTYARDS



HEDGE PLANTING



GREEN SCREEN WITH VINES



LARGE SHADE TREE - *PLATANUS X ACERIFOLIA*
METRO PLAZA



CLOCKWISE FROM TOP: *CORNUS KOUSA*, *ZELKOVA SERRATA* VILLAGE GREEN, *STYRAX JAPONICUS*, *LAGERSTROEMIA INDICA*
WEST RESIDENTIAL COURTYARD



CHIONANTHUS VIRGINICUS, *METASEQUOIA GLYPTOSTROBILIDES*



MEDIUM SHADE TREES - *GLEDITSIA TRIACANTHOS*
EAST AND WEST PLAZAS



PLANTER VEGETATION - *YUCCA* 'GOLDEN SWORD'



GARDEN PLANTING
EAST AND WEST PLAZAS, RESIDENTIAL COURTYARDS



EAST RESIDENTIAL COURTYARD



SEDUM
GREEN ROOF - EAST COURTYARD

NOTES:

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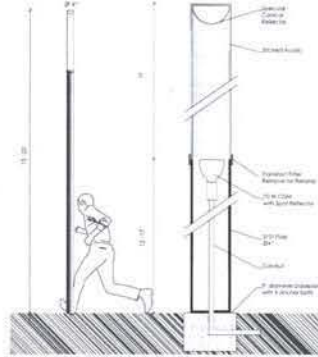
HALO PEDESTRIAN LUMINAIRE
4TH STREET (All furnishings conform to Anacostia Waterfront Transportation Architecture Design Standards)



LANDSCAPE FORMS STAY BENCH



BICYCLE RACK, TRASH RECEPTACLE



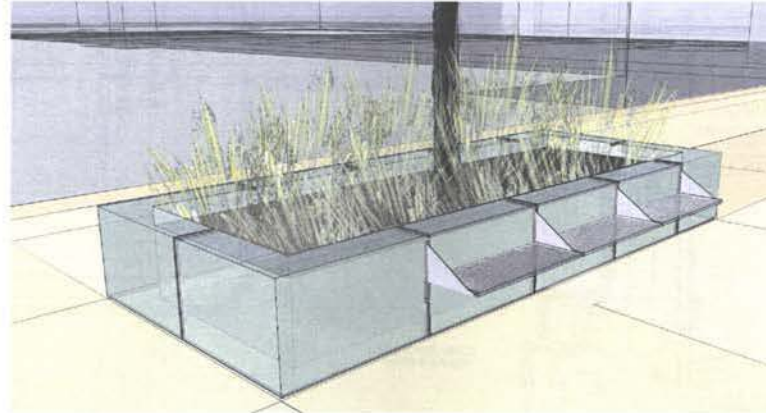
SPECIAL LIGHTING - PLAZA POLE LUMINAIRE
EAST AND WEST PLAZAS



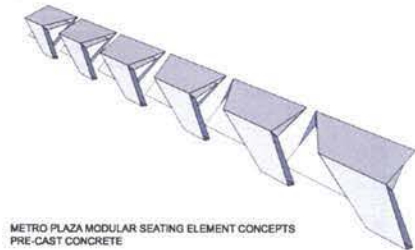
SIMILAR BUILT EXAMPLES



METRO PLAZA WATER FEATURE - JETS IN PAVEMENT
METRO PLAZA



PLANTER WITH SEATING ELEMENT CONCEPT
EAST AND WEST PLAZAS



METRO PLAZA MODULAR SEATING ELEMENT CONCEPTS
PRE-CAST CONCRETE



BOLLARDS - BEGA STAINLESS STEEL WITH LIGHT SOURCE
EAST AND WEST PLAZAS

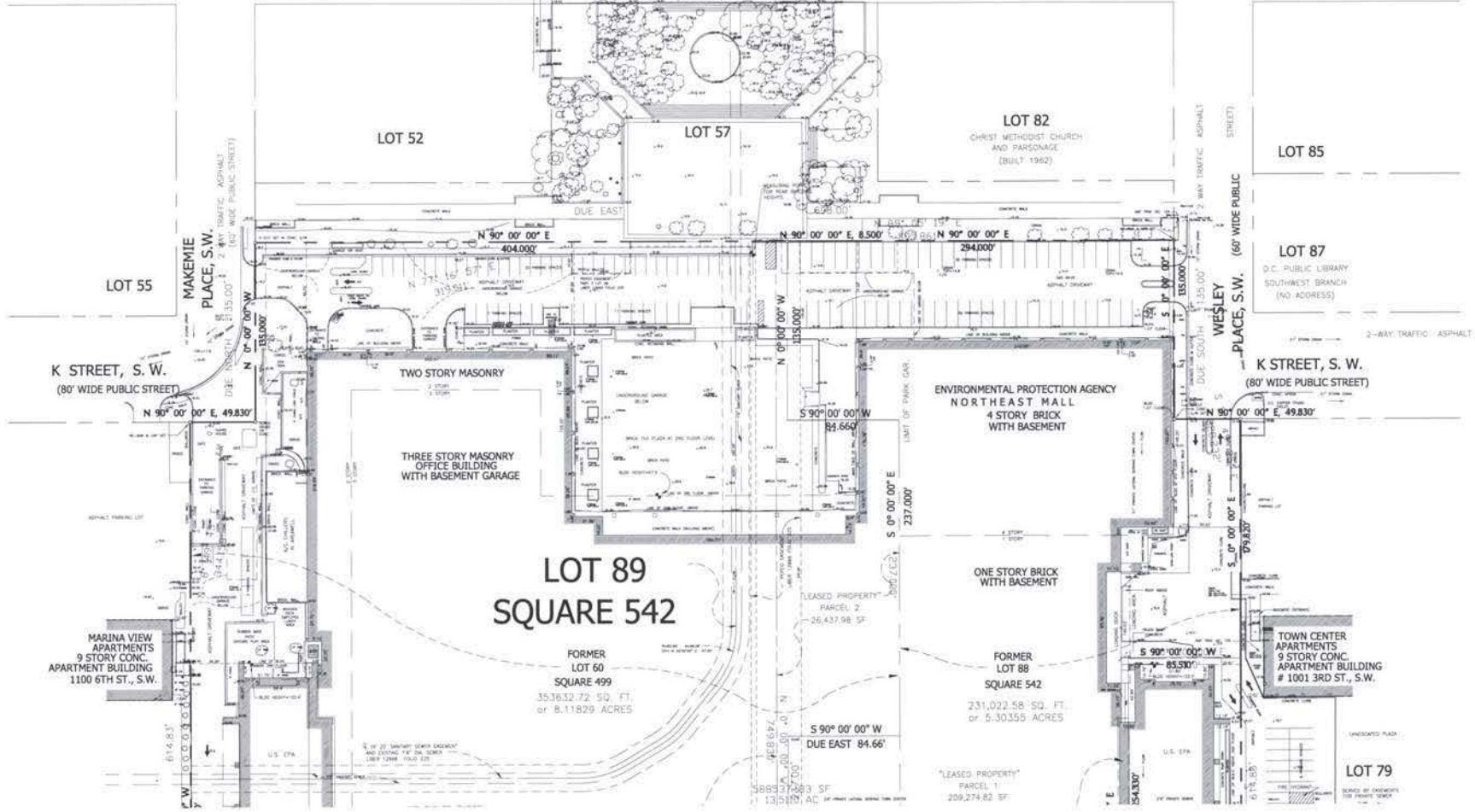


CREATIVE PIPE STAINLESS STEEL

M Y F S T R E E T S W
 (90' WDC PUBLIC STREET)

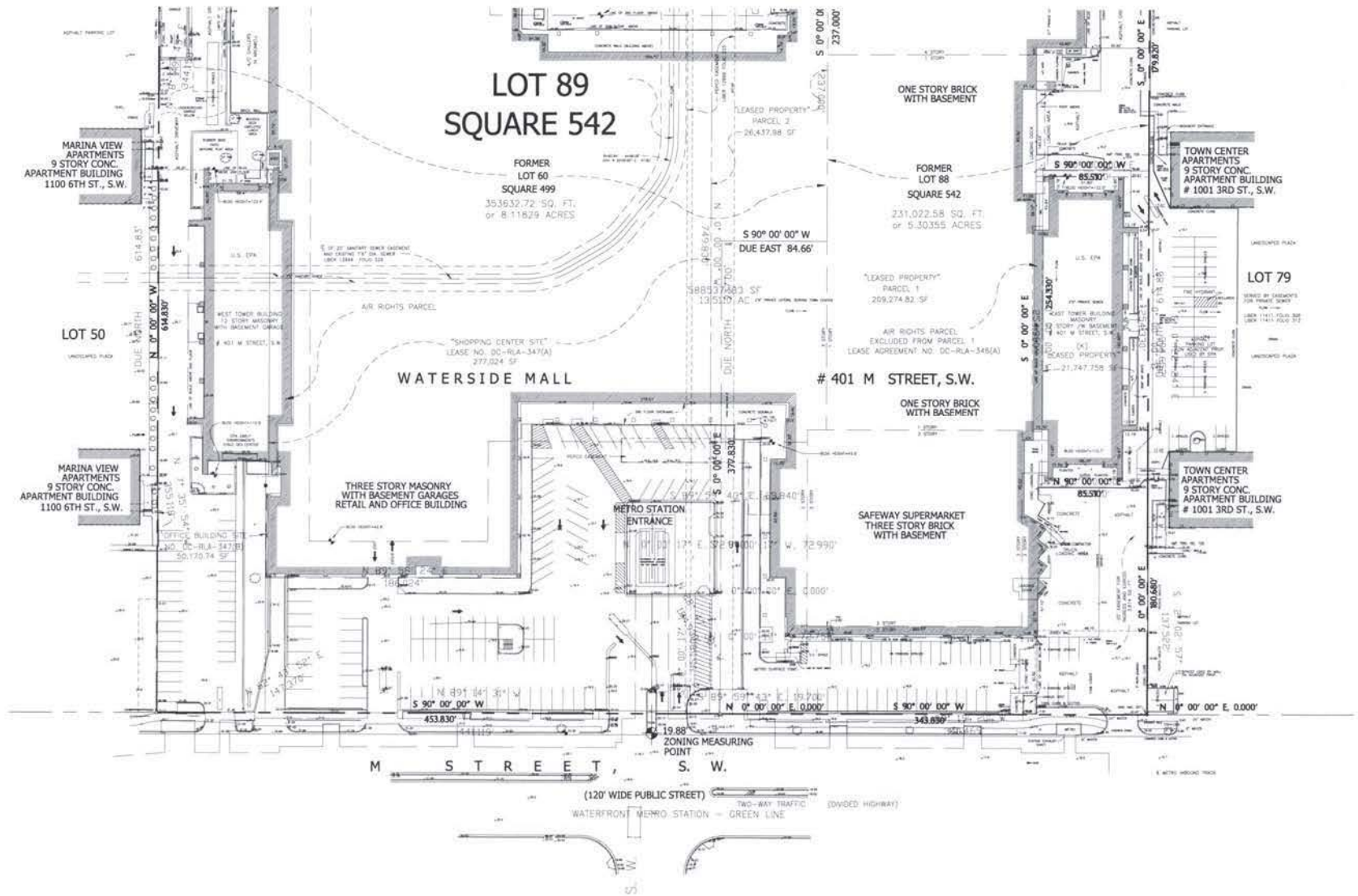
LEGEND

---	2" WDC PUBLIC STREET
---	4" WDC PUBLIC STREET
---	6" WDC PUBLIC STREET
---	8" WDC PUBLIC STREET
---	10" WDC PUBLIC STREET
---	12" WDC PUBLIC STREET
---	15" WDC PUBLIC STREET
---	20" WDC PUBLIC STREET
---	24" WDC PUBLIC STREET
---	30" WDC PUBLIC STREET
---	36" WDC PUBLIC STREET
---	42" WDC PUBLIC STREET
---	48" WDC PUBLIC STREET
---	54" WDC PUBLIC STREET
---	60" WDC PUBLIC STREET
---	66" WDC PUBLIC STREET
---	72" WDC PUBLIC STREET
---	78" WDC PUBLIC STREET
---	84" WDC PUBLIC STREET
---	90" WDC PUBLIC STREET
---	96" WDC PUBLIC STREET
---	102" WDC PUBLIC STREET
---	108" WDC PUBLIC STREET
---	114" WDC PUBLIC STREET
---	120" WDC PUBLIC STREET
---	126" WDC PUBLIC STREET
---	132" WDC PUBLIC STREET
---	138" WDC PUBLIC STREET
---	144" WDC PUBLIC STREET
---	150" WDC PUBLIC STREET
---	156" WDC PUBLIC STREET
---	162" WDC PUBLIC STREET
---	168" WDC PUBLIC STREET
---	174" WDC PUBLIC STREET
---	180" WDC PUBLIC STREET
---	186" WDC PUBLIC STREET
---	192" WDC PUBLIC STREET
---	198" WDC PUBLIC STREET
---	204" WDC PUBLIC STREET
---	210" WDC PUBLIC STREET
---	216" WDC PUBLIC STREET
---	222" WDC PUBLIC STREET
---	228" WDC PUBLIC STREET
---	234" WDC PUBLIC STREET
---	240" WDC PUBLIC STREET
---	246" WDC PUBLIC STREET
---	252" WDC PUBLIC STREET
---	258" WDC PUBLIC STREET
---	264" WDC PUBLIC STREET
---	270" WDC PUBLIC STREET
---	276" WDC PUBLIC STREET
---	282" WDC PUBLIC STREET
---	288" WDC PUBLIC STREET
---	294" WDC PUBLIC STREET
---	300" WDC PUBLIC STREET
---	306" WDC PUBLIC STREET
---	312" WDC PUBLIC STREET
---	318" WDC PUBLIC STREET
---	324" WDC PUBLIC STREET
---	330" WDC PUBLIC STREET
---	336" WDC PUBLIC STREET
---	342" WDC PUBLIC STREET
---	348" WDC PUBLIC STREET
---	354" WDC PUBLIC STREET
---	360" WDC PUBLIC STREET
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---	372" WDC PUBLIC STREET
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---	390" WDC PUBLIC STREET
---	396" WDC PUBLIC STREET
---	402" WDC PUBLIC STREET
---	408" WDC PUBLIC STREET
---	414" WDC PUBLIC STREET
---	420" WDC PUBLIC STREET
---	426" WDC PUBLIC STREET
---	432" WDC PUBLIC STREET
---	438" WDC PUBLIC STREET
---	444" WDC PUBLIC STREET
---	450" WDC PUBLIC STREET
---	456" WDC PUBLIC STREET
---	462" WDC PUBLIC STREET
---	468" WDC PUBLIC STREET
---	474" WDC PUBLIC STREET
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---	522" WDC PUBLIC STREET
---	528" WDC PUBLIC STREET
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---	540" WDC PUBLIC STREET
---	546" WDC PUBLIC STREET
---	552" WDC PUBLIC STREET
---	558" WDC PUBLIC STREET
---	564" WDC PUBLIC STREET
---	570" WDC PUBLIC STREET
---	576" WDC PUBLIC STREET
---	582" WDC PUBLIC STREET
---	588" WDC PUBLIC STREET
---	594" WDC PUBLIC STREET
---	600" WDC PUBLIC STREET
---	606" WDC PUBLIC STREET
---	612" WDC PUBLIC STREET
---	618" WDC PUBLIC STREET
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---	708" WDC PUBLIC STREET
---	714" WDC PUBLIC STREET
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---	780" WDC PUBLIC STREET
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---	1182" WDC PUBLIC STREET
---	1188" WDC PUBLIC STREET
---	1194" WDC PUBLIC STREET
---	1200" WDC PUBLIC STREET



W A T E R F R O N T WASHINGTON, D.C.

shalom baranes associates architects



LEGEND

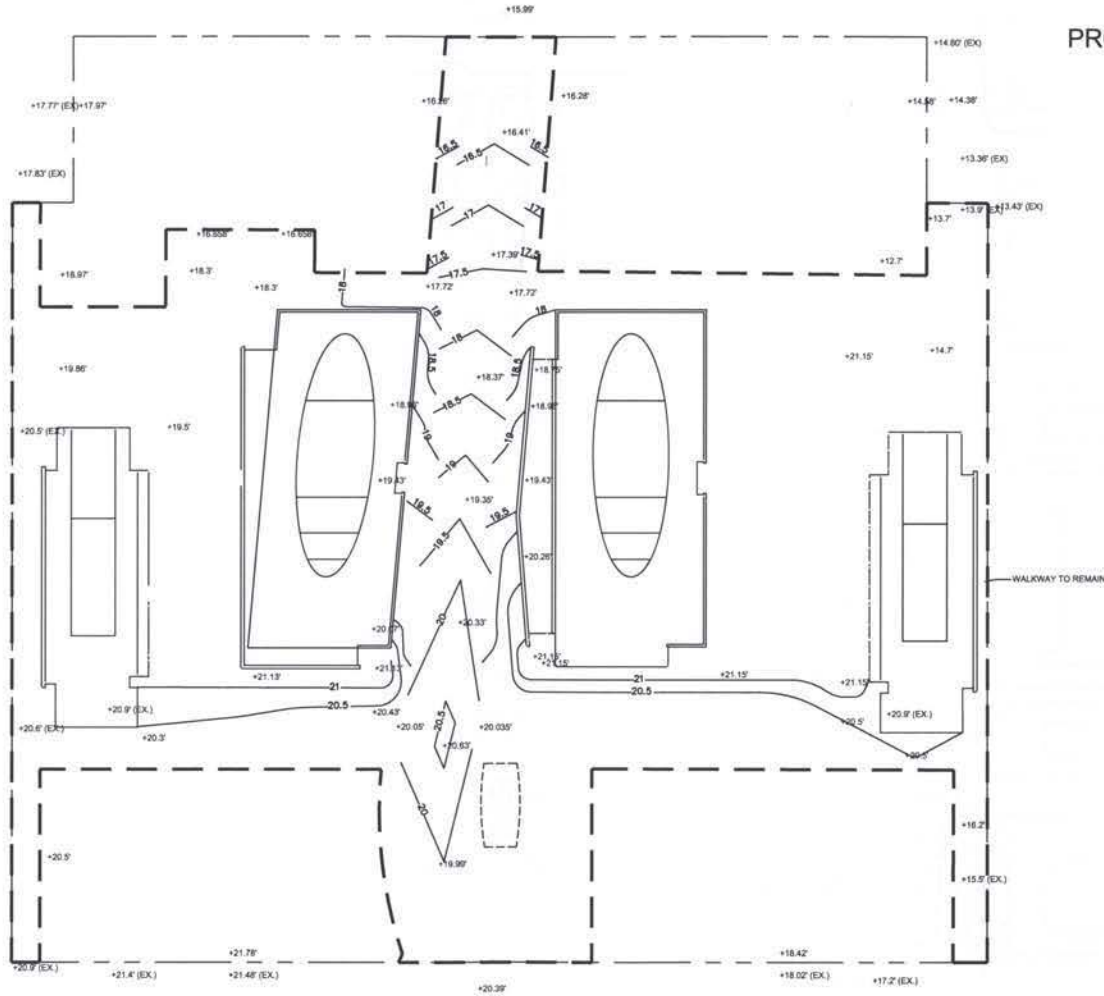
PROPOSED SPOT ELEVATION +20.26'

PROPOSED CONTOUR —20.5—

PROPERTY LINE - - - - -

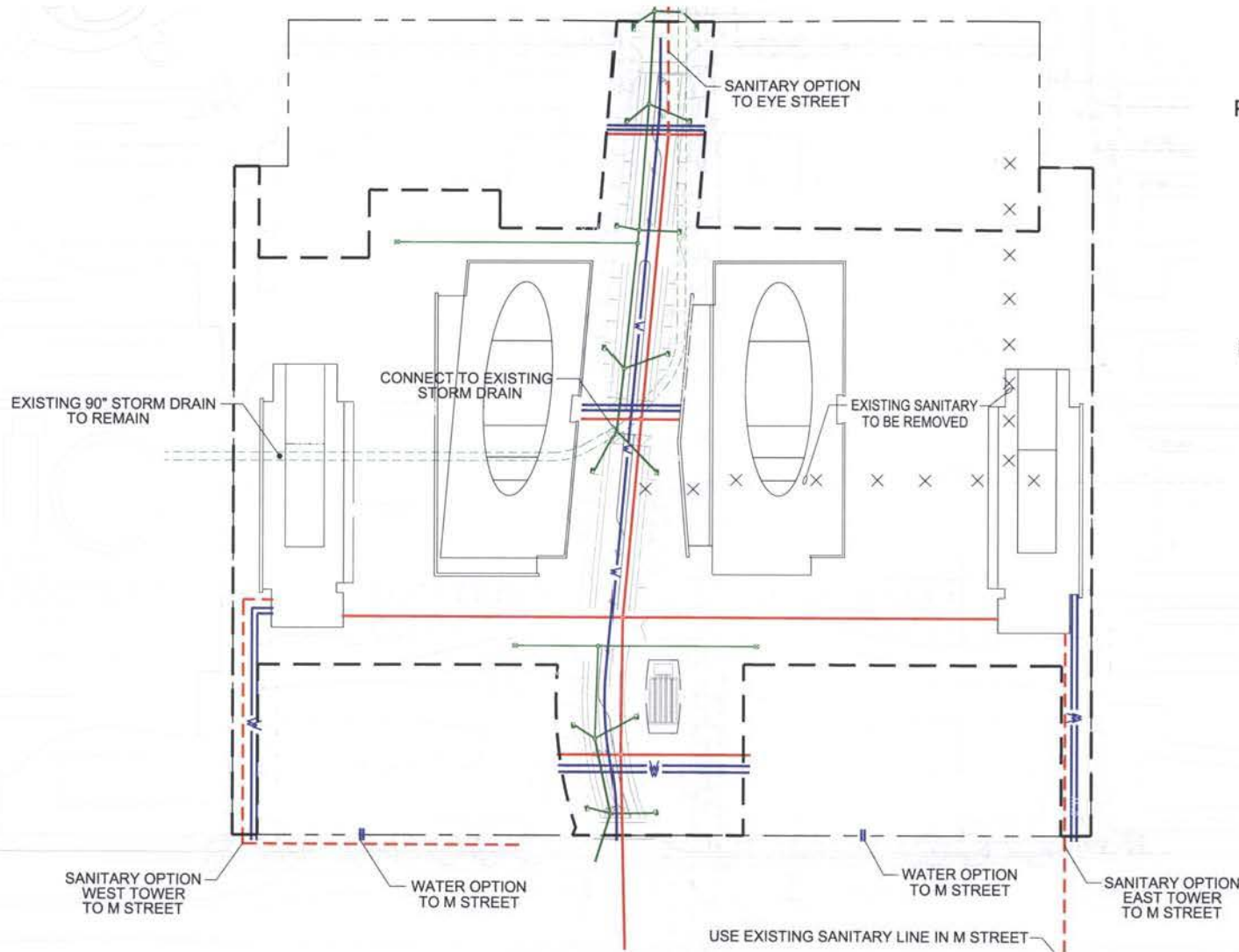
PUD STAGE 2 BOUNDARY - - - - -

NOTE:
FOURTH STREET STATION POINTS
AND SPOT ELEVATIONS ARE FROM
60% DDOT/DHA SUBMISSION.



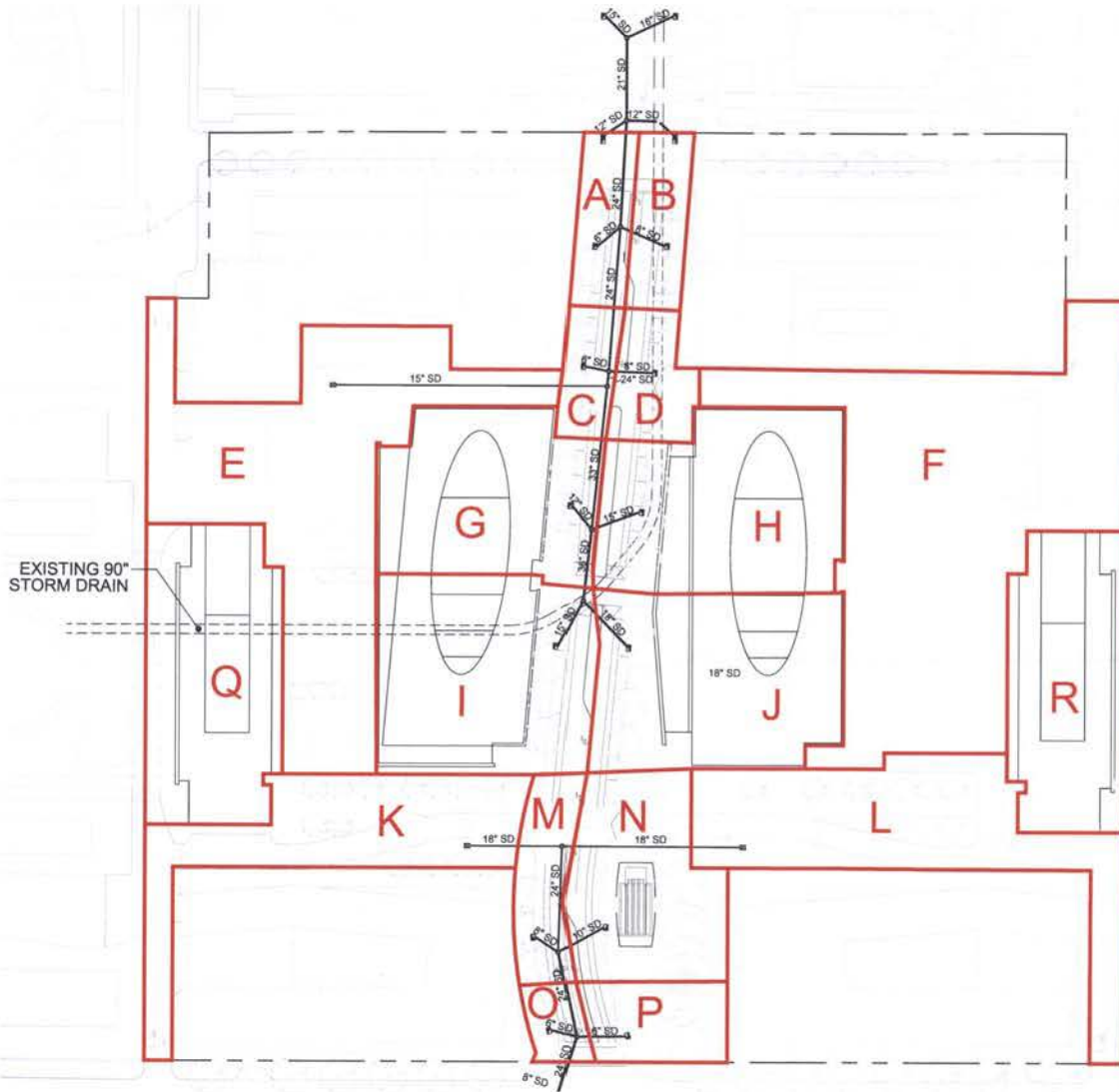
LEGEND

- PROPOSED STORM DRAIN 
- PROPOSED WATER DOMESTIC AND FIRE LINES 
- PROPOSED SANITARY 
- PROPERTY LINE 
- PUD STAGE 2 BOUNDARY 



LEGEND

- PROPOSED STORM DRAIN ———
- PROPOSED DRAINAGE DIVIDE ———
- PROPERTY LINE - - - - -
- PUD STAGE 2 BOUNDARY - - - - -



IMPERVIOUS AREA SUMMARY

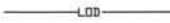





ID	AREA (sf)	IMP. AREA (sf)	IMP. %	C
A	6390	4135	64.7%	0.69
B	6425	4690	73.0%	0.74
C	4555	3255	71.5%	0.73
D	6315	4745	75.1%	0.75
E	47595	37140	78.0%	0.77
F	61880	37380	60.4%	0.66
G	23120	21380	92.5%	0.85
H	27780	26405	95.1%	0.87
I	28175	25715	91.3%	0.85
J	28330	24750	87.4%	0.82
K	22570	11865	52.6%	0.62
L	29545	15105	51.1%	0.61
M	7345	5490	74.7%	0.75
N	19010	10340	54.4%	0.63
O	2935	1825	62.2%	0.67
P	7425	3615	48.7%	0.59
Q	26145	26145	100.0%	0.90
R	22480	22480	100.0%	0.90
TOTAL	377940	286380	75.8%	0.75

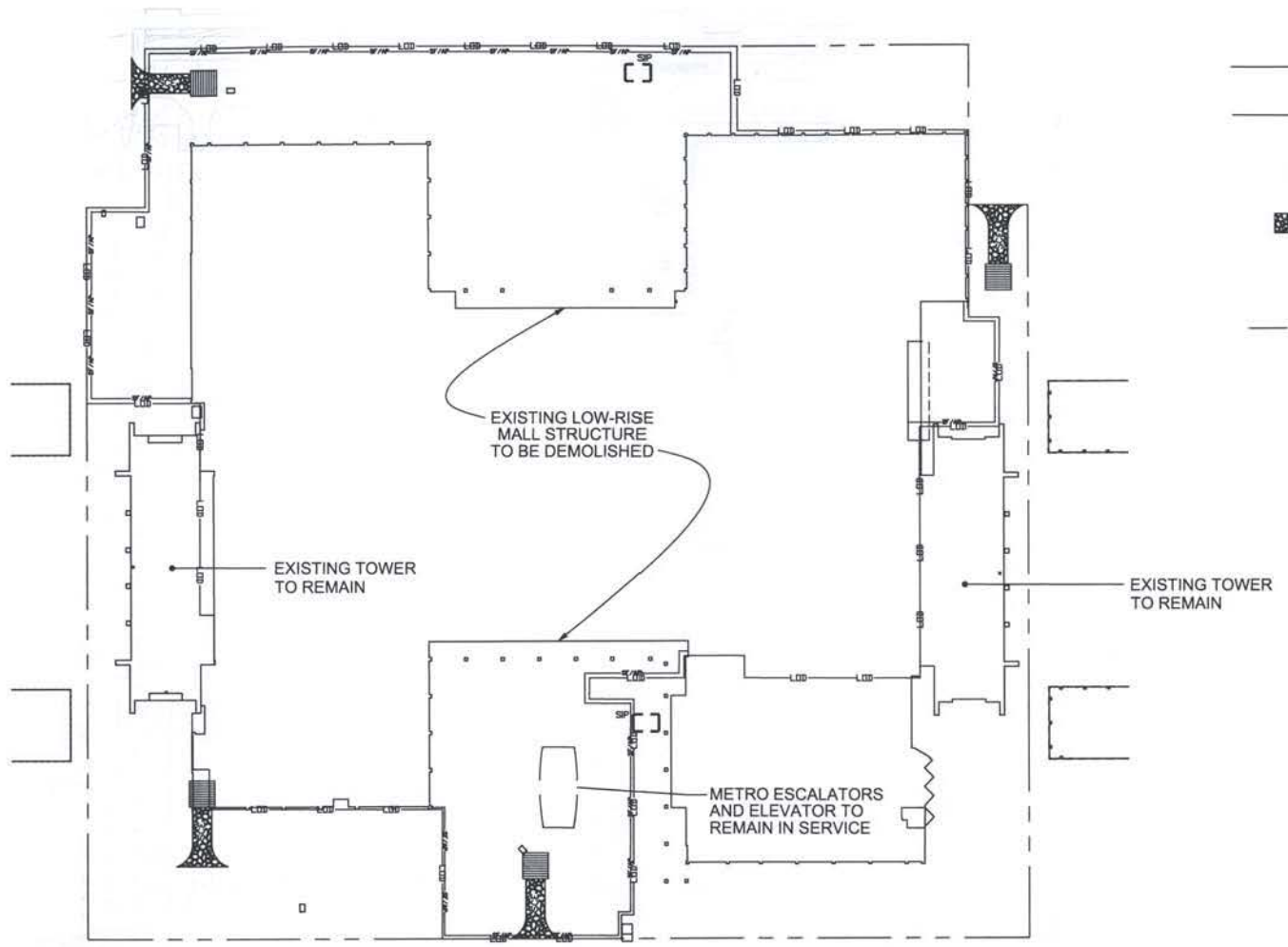
GREEN ROOF NOTES

- EAST AND WEST 4TH STREET BUILDINGS WILL HAVE A MINIMUM OF 50% GREEN ROOF.
- EAST AND WEST RESIDENTIAL TOWERS WILL NOT HAVE GREEN ROOF.
- NE/NW RESIDENTIAL TOWERS AND E/W M STREET BUILDINGS WILL HAVE GREEN ROOF AS A FUTURE OPTION.



LEGEND

-  LIMIT OF DISTURBANCE
-  SILT FENCE ON ASPHALT PAVEMENT
-  STANDARD INLET PROTECTION
-  STABILIZED CONSTRUCTION ENTRANCE
-  VEHICLE WASH RACK
-  PROPERTY LINE



REFER TO SHEET 8.7 FOR EROSION AND SEDIMENT CONTROL DETAILS AND NOTES

EROSION AND SEDIMENT CONTROL NARRATIVE

THIS PROJECT IS TO BE CONSTRUCTED IN SUCH A MANNER AS TO MINIMIZE THE EFFECTS OF SEDIMENT AND EROSION. THIS CONTROL PLAN IS TO BE STRICTLY ADHERED TO. ALL NECESSARY MEASURES ARE TO BE TAKEN TO ENSURE THAT ALL UNDISTURBED AREAS ARE NOT CONTAMINATED BY RUNOFF FROM THE CONSTRUCTION AREA.

EROSION AND SEDIMENT CONTROL MEASURES

EROSION AND SEDIMENT CONTROL SHALL BE ACCOMPLISHED BY INSTALLING SILT FENCE AROUND THE SITE PERIMETER AND AT-GRADE INLET PROTECTION SHALL BE PLACED AS SHOWN ON THE PLANS. WASH AREAS SHALL BE PLACED ADJACENT TO STABILIZED CONSTRUCTION ENTRANCES. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE LATEST EDITION OF THE DISTRICT OF COLUMBIA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

EROSION AND SEDIMENT CONTROL SEQUENCE

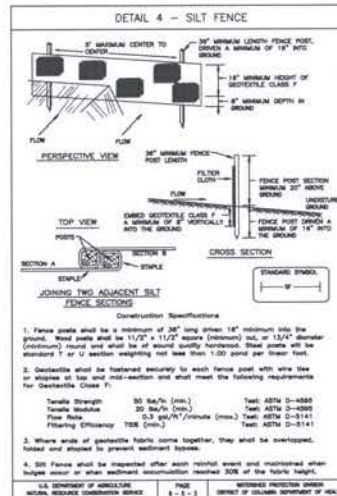
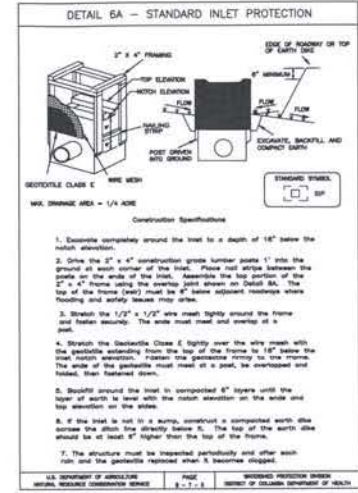
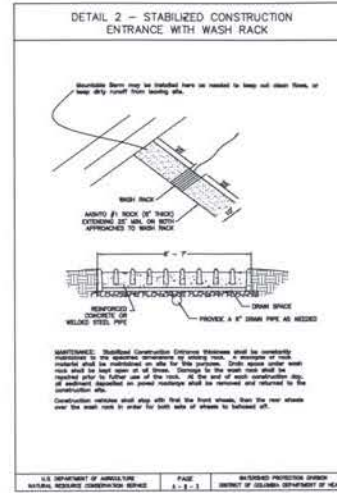
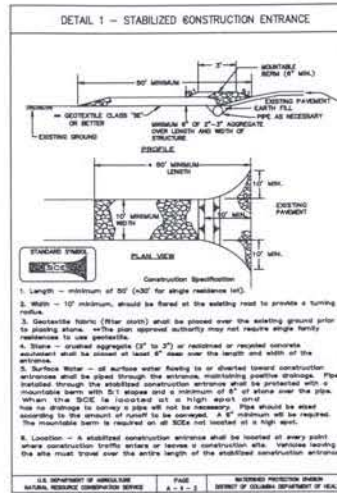
1. NOTIFY D.C. EROSION AND SEDIMENT CONTROL INSPECTOR AT LEAST 48 HOURS PRIOR TO CONSTRUCTION/DEMOLITION.
2. INSTALL PERIMETER SEDIMENT CONTROL MEASURES INCLUDING STABILIZED CONSTRUCTION ENTRANCE, VEHICLE WASH AREA, INLET PROTECTION, AND SILT FENCE ON ASPHALT PAVEMENT ALONG PROPERTY LINE. ESTABLISH CONTRACTOR'S STAGING AREA AS SHOWN ON THIS SHEET.
3. PERFORM DEMOLITION (INCLUDING ALL UTILITY ABANDONMENTS) AND CONSTRUCT ALL SITE IMPROVEMENTS. ALL UTILITY ABANDONMENTS MUST MEET DC WASH STANDARDS FOR ABANDONMENT.
4. STABILIZE ALL DISTURBED AREAS.
5. ONCE STABILIZED AND WITH APPROVAL FROM D.C. EROSION AND SEDIMENT CONTROL INSPECTOR, REMOVE REMAINING EROSION AND SEDIMENT CONTROL DEVICES.

"MISS UTILITY" NOTE

NOTIFY "MISS UTILITY" AT 1-800-257-7777. 72 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

STANDARD EROSION CONTROL NOTES

1. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ON-SITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED.
2. ALL DEBRIS IS TO BE REMOVED FROM SITE.
3. ALLEY AND/OR STREETS/SIDEWALKS SHALL BE SWEEPED CLEAN AT ALL TIMES DURING DEMOLITION, EXCAVATION AND CONSTRUCTION.
4. ALL CATCH BASINS AND DRAIN AREAS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
5. IF ANY CATCH BASINS OR DRAINS BECOME CLOGGED AS A RESULT OF DEMOLITION, EXCAVATION OR CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANING AND COST THEREOF.
6. WHEN SEDIMENT TRAP/SEDIMENT TANK HAS REACHED 87% CAPACITY, CLEANING OUT OF SAME IS REQUIRED.
7. ANY STOCKPILING, REGARDLESS OF LOCATION, SHALL BE STABILIZED AND COVERED WITH PLASTIC OR CANVAS AFTER ITS ESTABLISHMENT AND FOR THE DURATION OF THE PROJECT.
8. AFTER RAZING OR DEMOLITION, IF THERE IS THE NEED FOR GROUND COVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING, SEED MULCH, OR SOG AS REQUIRED TO STABILIZE THE SITE.
9. NO DISTURBED AREA WILL BE DENuded FOR MORE THAN 14 CALENDAR DAYS UNLESS OTHERWISE AUTHORIZED BY THE D.C. INSPECTOR. INSTALL THE NECESSARY TEMPORARY OR PERMANENT VEGETATIVE STABILIZATION MEASURES TO ACHIEVE ADEQUATE EROSION AND SEDIMENT CONTROL.
10. ALL CONSTRUCTION TO BE INSPECTED DAILY BY THE CONTRACTOR, AND ANY DAMAGED SITUATION OR EROSION CONTROL DEVICES OR MEASURES WILL BE REPAIRED AT THE CLOSE OF THE DAY.
11. ALL SILT FENCE IS TO BE MAINTAINED IN WORKING CONDITION.
12. STABILIZED CONSTRUCTION ENTRANCES TO BE PERIODICALLY SUPPLEMENTED WITH ADDITIONAL STONE AS NEEDED.
13. CONTROLS CAN BE REMOVED AFTER THEIR CONTRIBUTING AREAS HAVE BEEN PERMANENTLY STABILIZED. SUBJECT TO THE APPROVAL OF THE D.C. EROSION AND SEDIMENT CONTROL INSPECTOR.



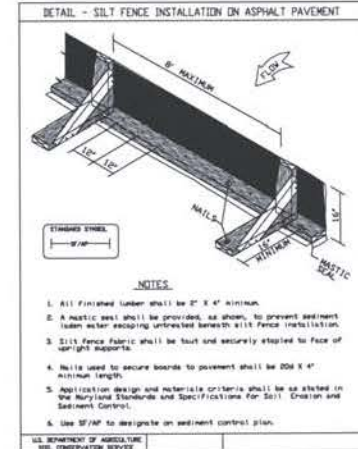
SILT FENCE

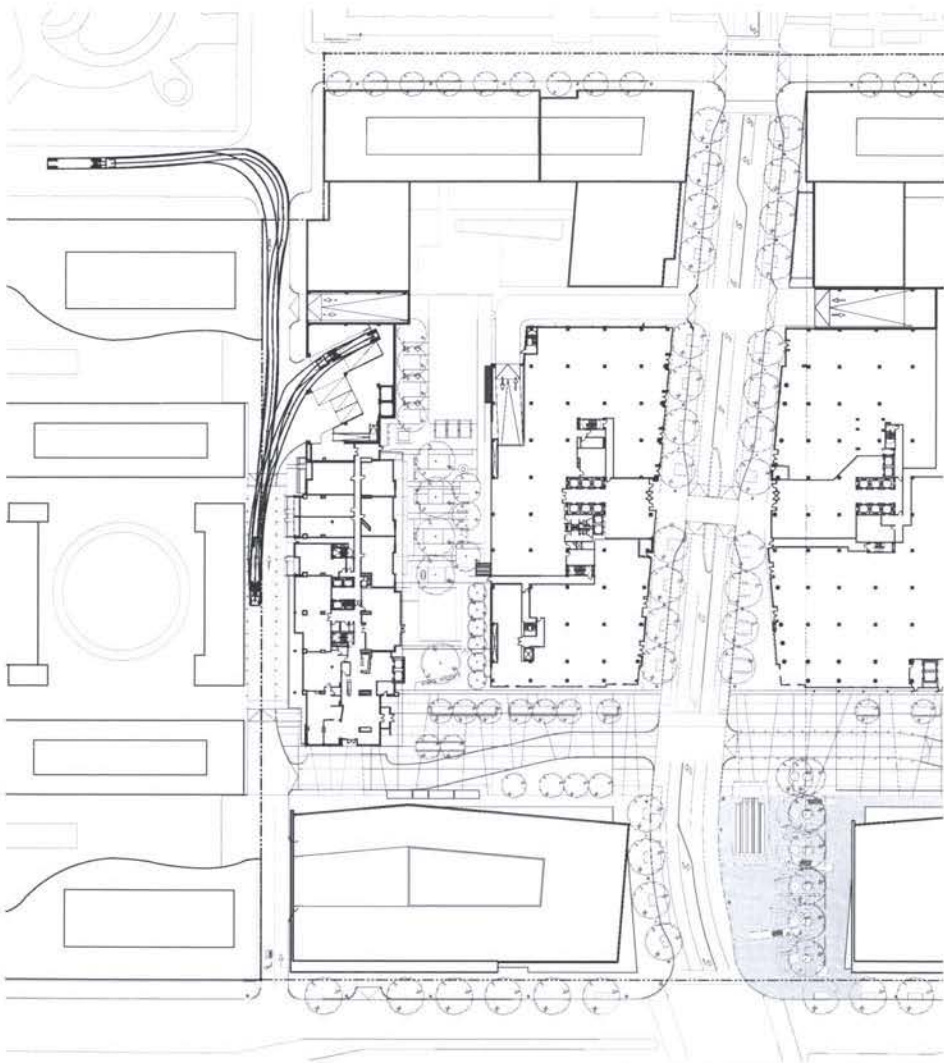
Silt Fence Design Criteria

Slope Steepness	(Minimum) Slope Length	(Maximum) Silt Fence Length
Flatter than 5:1	unlimited	unlimited
5:1 to 10:1	125 feet	1,000 feet
10:1 to 20:1	100 feet	750 feet
20:1 to 3:1	90 feet	500 feet
3:1 to 2:1	40 feet	350 feet
2:1 and steeper	20 feet	125 feet

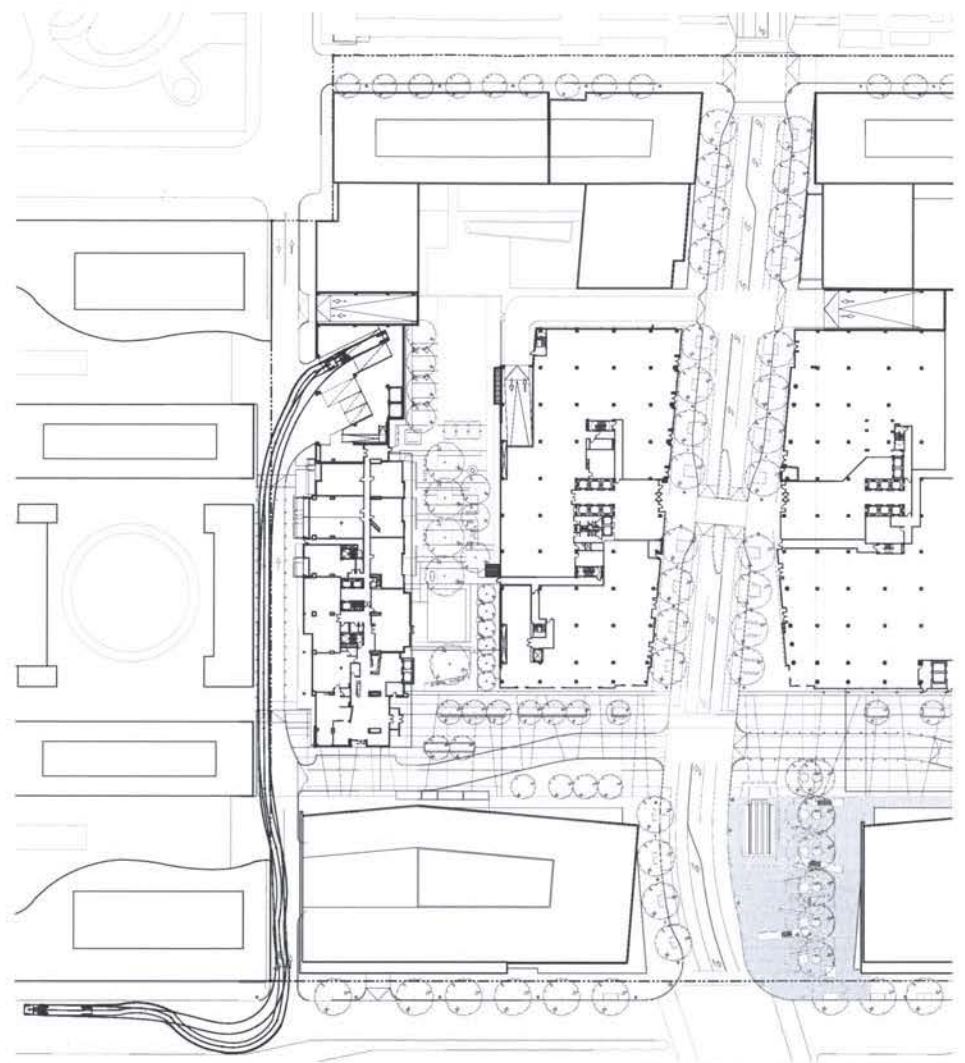
Note: In areas of less than 2:1 slope and steady soils (USDA general classification system), and Class A3 maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only practical control required.

U.S. DEPARTMENT OF AGRICULTURE PAGE 1-1-1 NATIONAL RESOURCE CENTER DISTRICT OF COLUMBIA DEPARTMENT OF HEALTH

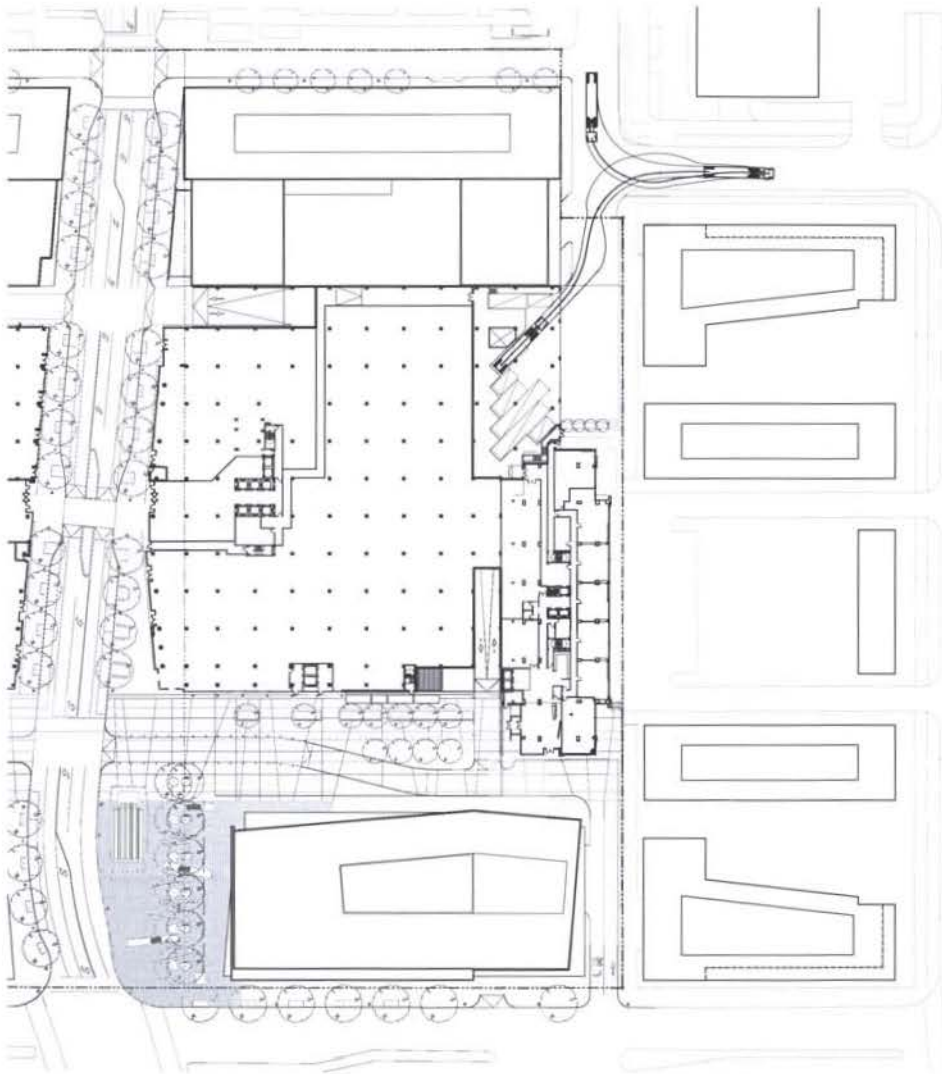




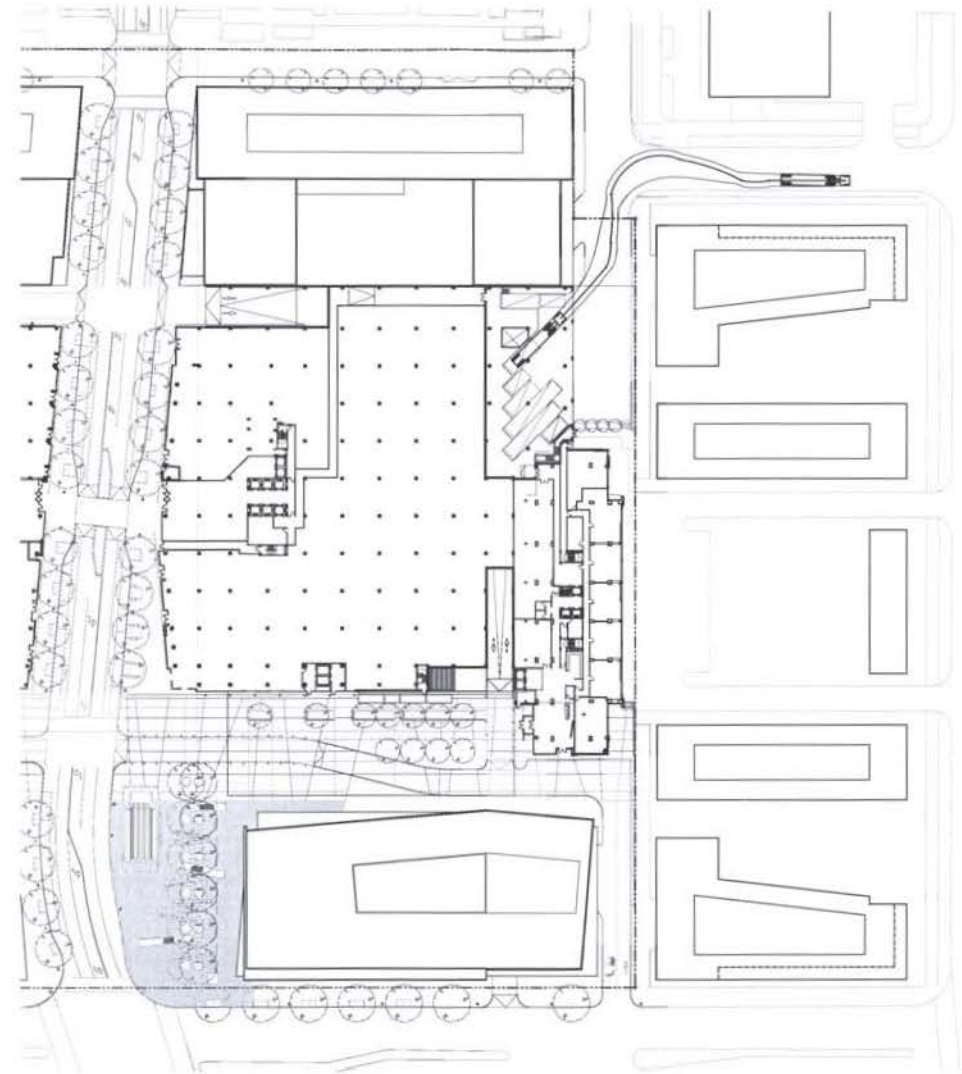
WEST SHARED LOADING - INBOUND
 TRUCK SIZE:
 WB50 (TYP 55' LONG TRUCK, 50' WHEEL BASE)



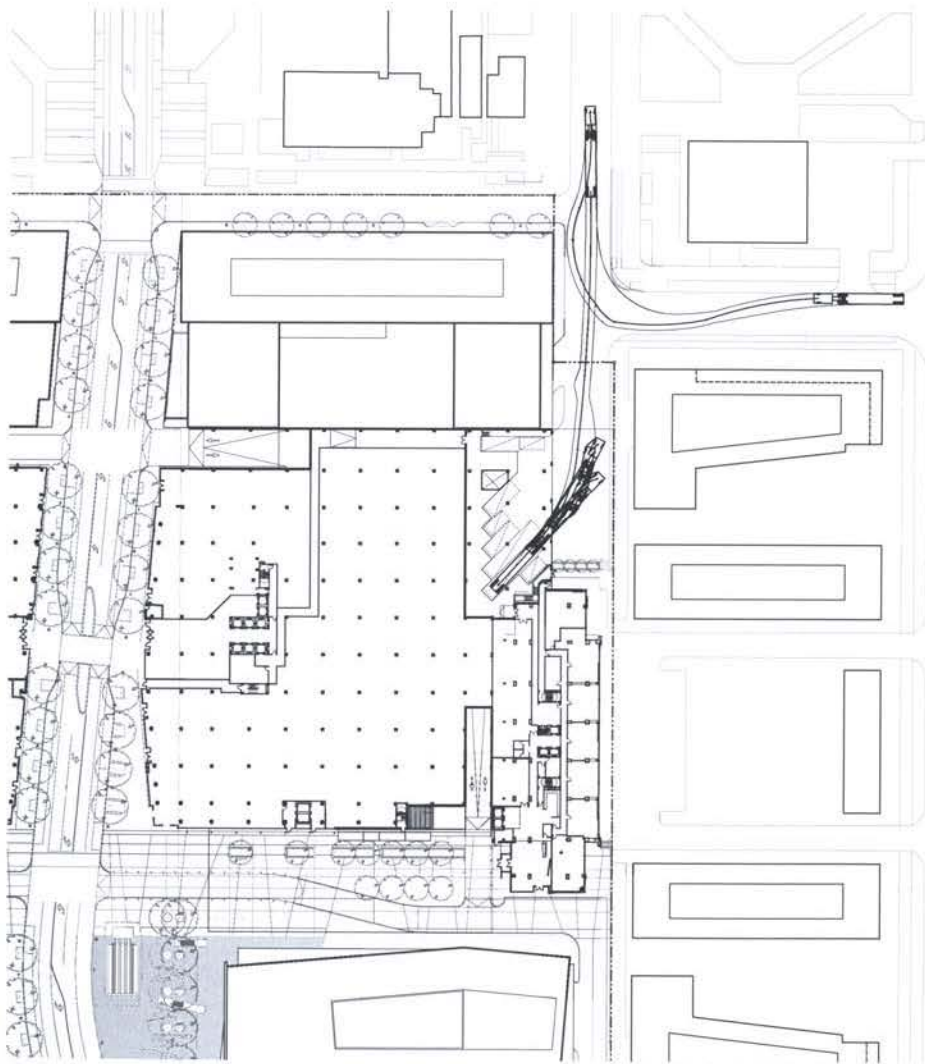
WEST SHARED LOADING - OUTBOUND
 TRUCK SIZE:
 WB50 (TYP 55' LONG TRUCK, 50' WHEEL BASE)



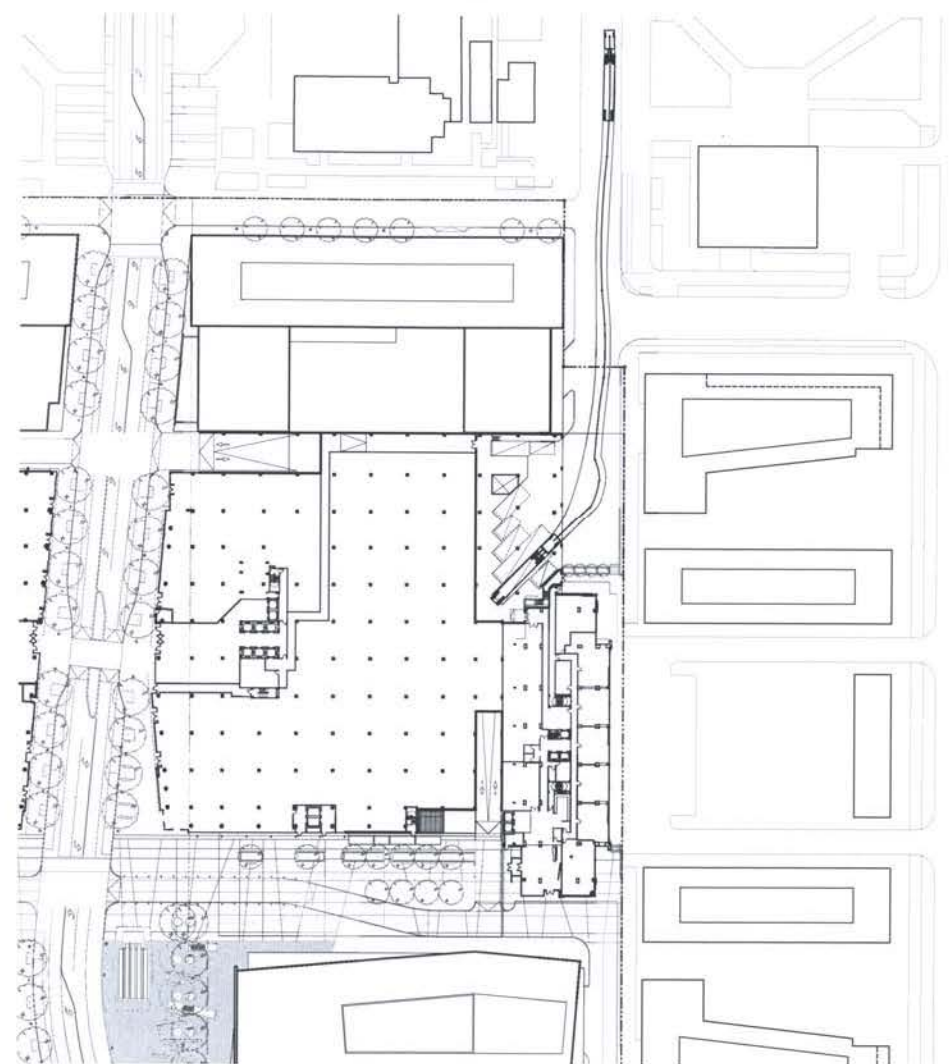
EAST SHARED LOADING - INBOUND
 TRUCK SIZE:
 WB50 (TYP 55' LONG TRUCK, 50' WHEEL BASE)



EAST SHARED LOADING - OUTBOUND
 TRUCK SIZE:
 WB50 (TYP 55' LONG TRUCK, 50' WHEEL BASE)



EAST SHARED LOADING - INBOUND
 TRUCK SIZE:
 WB67 (TYP 73.5' LONG TRUCK, 67' WHEEL BASE)



EAST SHARED LOADING - OUTBOUND
 TRUCK SIZE:
 WB67 (TYP 73.5' LONG TRUCK, 67' WHEEL BASE)