



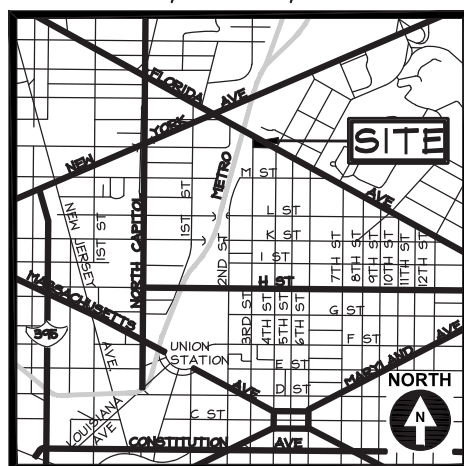
GENERAL CONSTRUCTION NOTES

- TWO-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED DECEMBER, 2014.
- BOUNDARY INFORMATION BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED DECEMBER, 2014 AND A SURVEY-TO-MARK PERFORMED BY CAS ENGINEERING, DATE PENDING, IN BOOK PENDING, PAGE PENDING. MEASUREMENTS: "(R)" DENOTES RECORD DIMENSIONS, "(S)" DENOTES SURVEY DIMENSIONS, SHOWN HEREON.
- ZONING: C-M-1
MINIMUM LOT WIDTH = N/A
MINIMUM LOT AREA = N/A
MAXIMUM BUILDING HEIGHT = 40 FEET / 3 STORIES
FRONT B.R.L. = NONE PER DC SURVEYORS OFFICE
MINIMUM REAR YARD = 2.5' PER FOOT OF HEIGHT OF THE BUILDING, BUT NOT LESS THAN 12'
MINIMUM SIDE YARD = NONE PRESCRIBED
MAXIMUM LOT OCCUPANCY = N/A
MAXIMUM GROSS FLOOR AREA RATIO: 3.0 FAR
- TOTAL LOT AREA: PROP. LOT = 8,720 SQUARE FEET (0.200 ACRES)
- 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.

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 THE 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 CROSS 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.

VICINITY MAP
ADC MAP 5528, GRID K-5, NOT TO SCALE



LEGEND

EXISTING FEATURES

- SANITARY MANHOLE AND INVERT
- STORM MANHOLE AND INVERT
- WATER LINE WITH WATER METER
- GAS LINE
- OVERHEAD UTILITY WITH POLE
- UNDERGROUND UTILITY LINE
- TWO- AND TEN-FOOT CONTOURS
- SPOT ELEVATION
- METAL FENCE
- SIGN
- DOWNSPOUT (PDS - PIPED)
- LIGHT POLE
- PARKING METER
- TREE
- WALL

PROPOSED FEATURES

- PROP. FIRE/DOM.
- PROP. SAN. SEWER
- PROP. STORM SEWER
- PROP. GAS±
- PROP. ELEC.±
- PROP. WATER CONNECTION
- PROP. SANITARY SEWER CONNECTION
- PROP. STORM SEWER CONNECTION
- PROP. GAS CONNECTION
- PROP. ELECTRIC CONNECTION
- PROP. CONTOUR WITH ELEVATION
- PROP. SPOT ELEVATION
- PROP. DRAINAGE PATH
- PROP. BUILDING (FOUNDATION WALL)
- PROP. BUILDING (ABOVE GRADE WALL)
- PROPOSED BUILDING (ABOVE GRADE)
- PROPOSED DRAINAGE AREA

SEDIMENT CONTROL FEATURES

- STABILIZED CONSTRUCTION ENTRANCE
- INLET PROTECTION
- LIMITS OF DISTURBANCE
- STRAW BALE OR EROSION CONTROL TUBE OR SILT FENCE

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

NOTES:

KEY / LEGEND:

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.

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 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/business/permits/DCWater_General_Construction_Notes.pdf

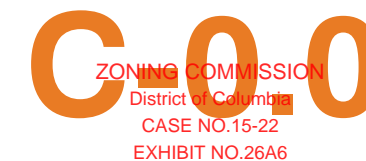
STORM DRAIN NOTES

- 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.



CIVIL • SURVEYING • LAND PLANNING
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david@casengineering.com

CIVIL LEGEND & NOTES



ZONING COMMISSION
District of Columbia
CASE NO.15-22
EXHIBIT NO.26A6

301 FLORIDA AVENUE, NE
PROP. LOT (N/F LOT 803), SQUARE 772N

LOT AREA TABULATION

LOT	AREA (SF)	AREA (AC.)
PROP. (N/F 803)	8,720	0.200
TOTAL	8,720	0.200

SITE DEMOLITION NARRATIVE

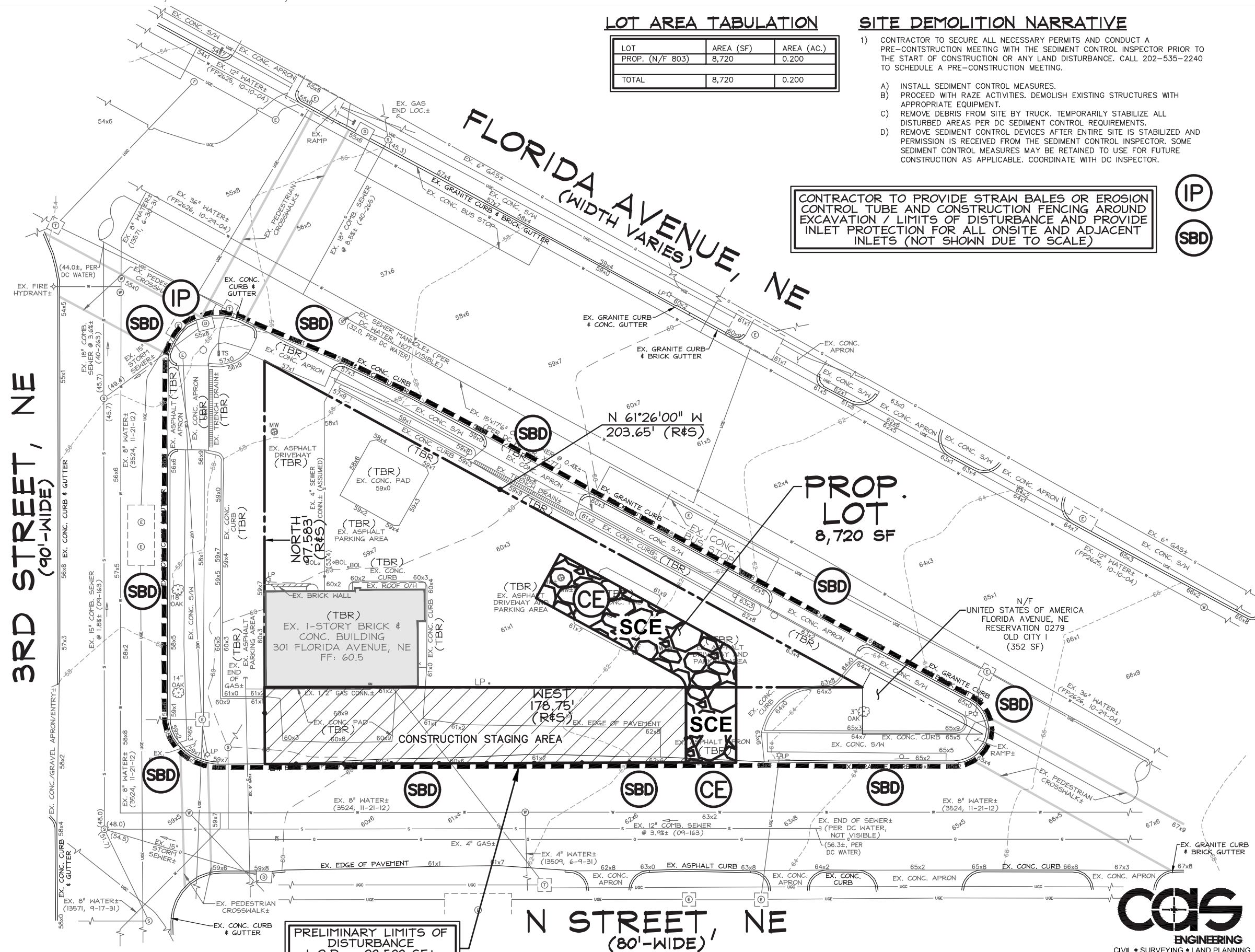
1) CONTRACTOR TO SECURE ALL NECESSARY PERMITS AND CONDUCT A PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR PRIOR TO THE START OF CONSTRUCTION OR ANY LAND DISTURBANCE. CALL 202-535-2240 TO SCHEDULE A PRE-CONSTRUCTION MEETING.

- 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.

NOTES:

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

IP
SBD



PRELIMINARY LIMITS OF DISTURBANCE
L.O.D. = 20,500 SF±
(0.47 AC.±)

KEY / LEGEND:

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EXISTING CONDITIONS/
SITE DEMOLITION PLAN

C-0.1

301 FLORIDA AVENUE, NE
PROP. LOT (N/F LOT 803), SQUARE 772N

BUILDING COVERAGE/HEIGHT TABULATION

BUILDING	FOOTPRINT	NUMBER OF STORIES	MEASURE POINT	FF	TOP PARAPET	HEIGHT	% OCCUPANCY
LOWER LEVEL	6,131±	1	N/A	N/A	N/A	N/A	70.3%±
FIRST FLOOR	8,070±	N/A	N/A	N/A	N/A	N/A	92.5%±
ABOVE GRADE	8,705±	8	60.3	VARIES	161.3	101.0'	99.8%±

NOTES:

3RD STREET, NE
(90'-WIDE)

FLORIDA AVENUE, NE
(WIDTH VARIES)

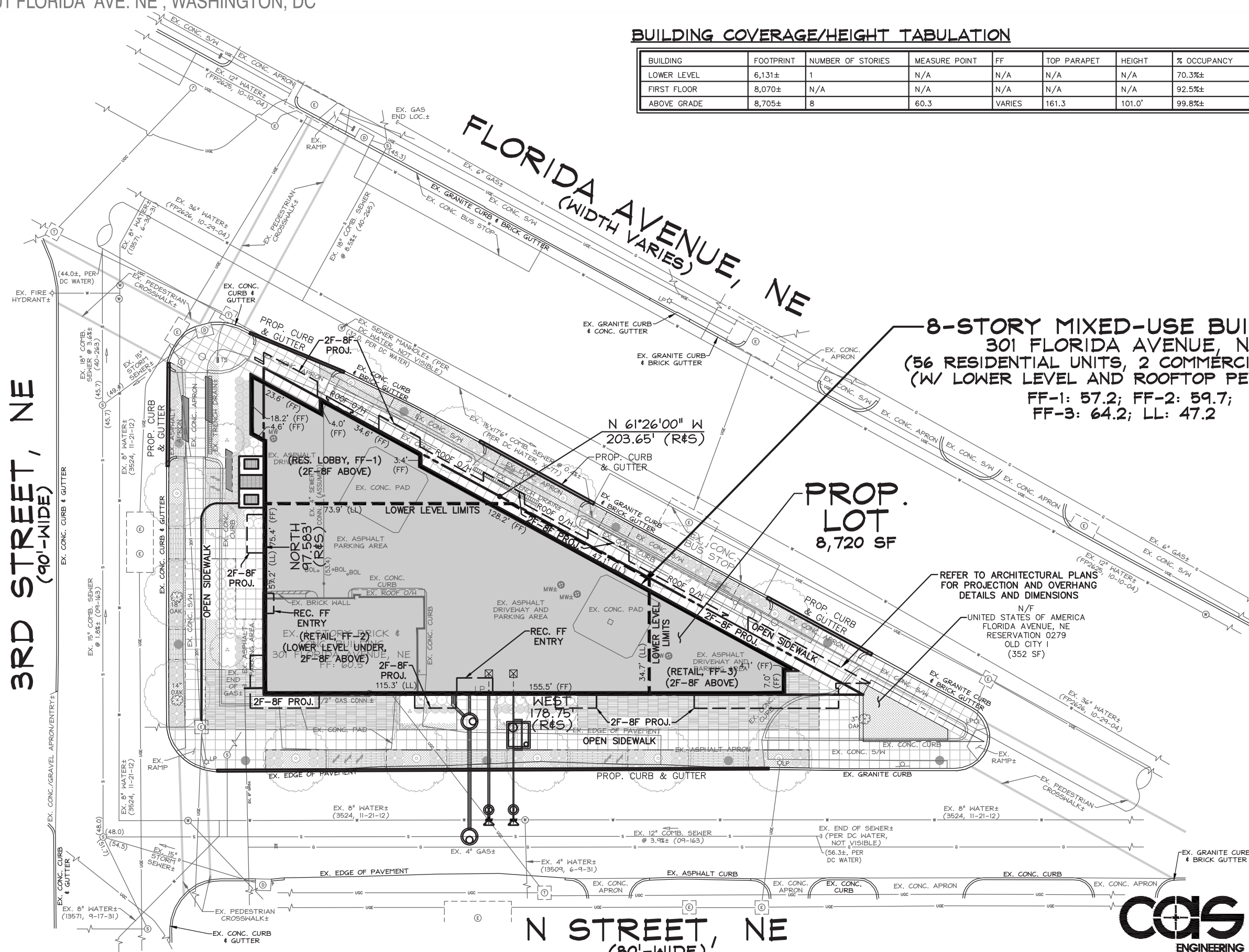
8-STORY MIXED-USE BUILDING
301 FLORIDA AVENUE, NE
(56 RESIDENTIAL UNITS, 2 COMMERCIAL UNITS)
(W/ LOWER LEVEL AND ROOFTOP PENTHOUSE)
FF-1: 57.2; FF-2: 59.7;
FF-3: 64.2; LL: 47.2

PROP. LOT
8,720 SF

REFER TO ARCHITECTURAL PLANS
FOR PROJECTION AND OVERHANG
DETAILS AND DIMENSIONS

N/F
FLORIDA AVENUE, NE
RESERVATION 0279
OLD CITY I
(352 SF)

KEY / LEGEND:



N STREET, NE
(80'-WIDE)

301 FLORIDA AVENUE, NE
PROP. LOT (N/F LOT 803), SQUARE 772N

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SITE DEVELOPMENT PLAN

C-0.2

GRADING PLAN NOTES

02.22.16



1) GRADING SHOWN SUBJECT TO FINAL PATIO/LANDSCAPE DESIGN.

NOTES:

3RD STREET, NE
(90'-WIDE)

FLORIDA AVENUE, NE
(WIDTH VARIES)

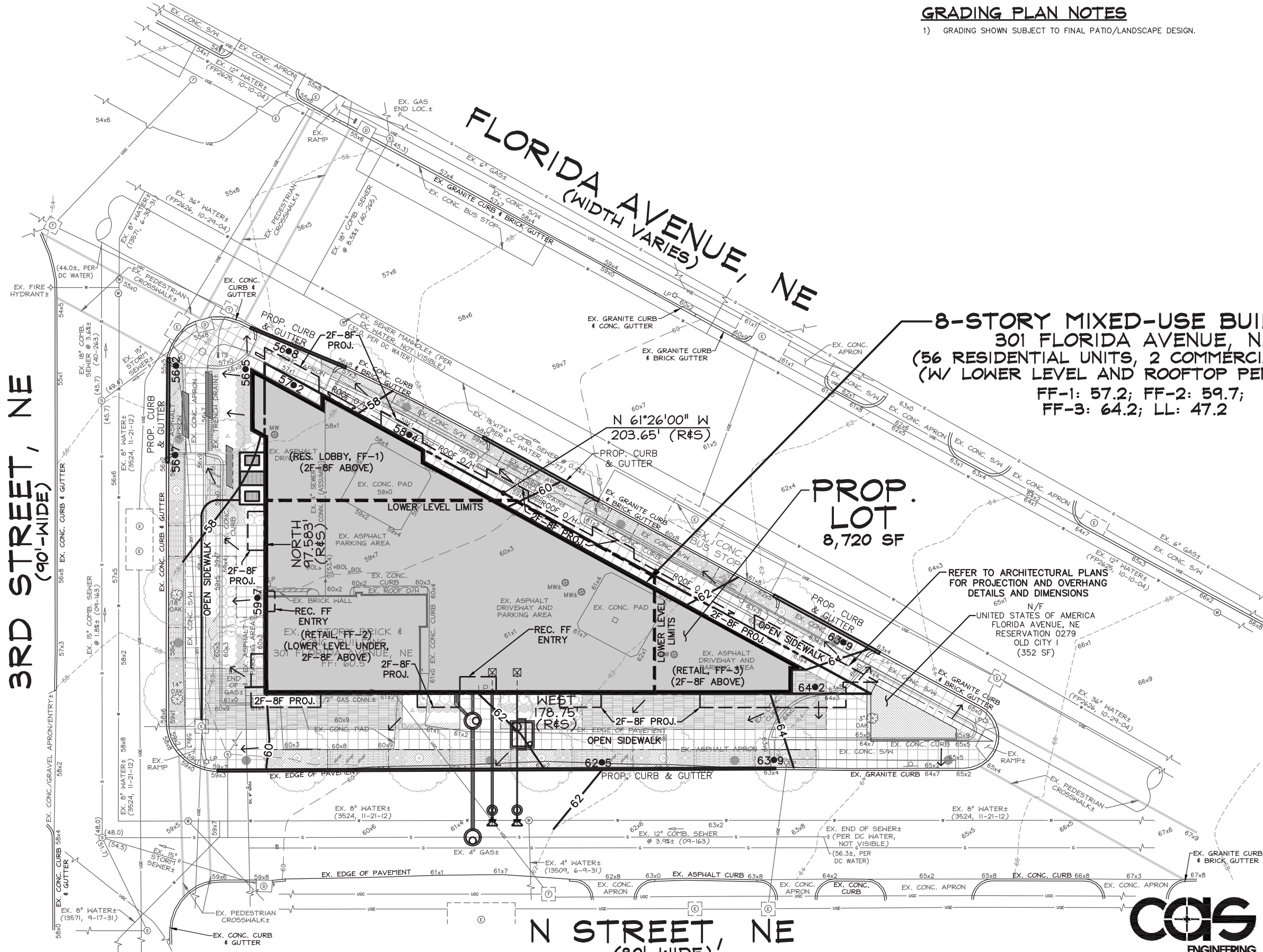
8-STORY MIXED-USE BUILDING
301 FLORIDA AVENUE, NE
(56 RESIDENTIAL UNITS, 2 COMMERCIAL UNITS)
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FF-1: 57.2; FF-2: 59.7;
FF-3: 64.2; LL: 47.2

PROP. LOT
8,720 SF

REFER TO ARCHITECTURAL PLANS
FOR PROJECTION AND OVERHANG
DETAILS AND DIMENSIONS

N/F
UNITED STATES OF AMERICA
FLORIDA AVENUE, NE
RESERVATION 0279
OLD CITY I
(352 SF)

KEY / LEGEND:



N STREET, NE
(80'-WIDE)

301 FLORIDA AVENUE, NE
PROP. LOT (N/F LOT 803), SQUARE 772N



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GRADING PLAN

C-0.3

STORMWATER MANAGEMENT NARRATIVE

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

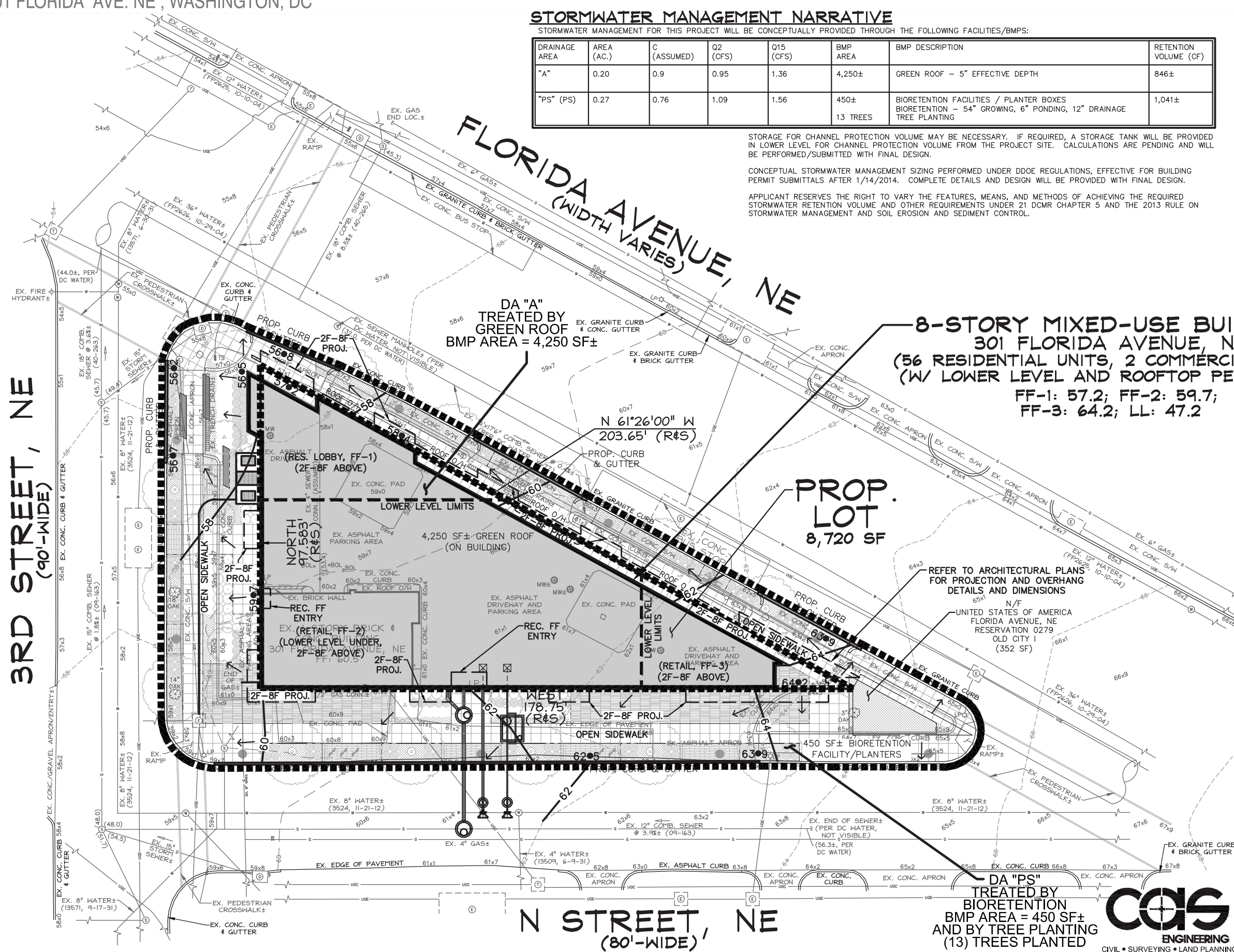
DRAINAGE AREA (AC.)	C (ASSUMED)	Q2 (CFS)	Q15 (CFS)	BMP AREA	BMP DESCRIPTION	RETENTION VOLUME (CF)
"A"	0.20	0.95	1.36	4,250±	GREEN ROOF - 5" EFFECTIVE DEPTH	846±
"PS" (PS)	0.27	1.09	1.56	450± 13 TREES	BIORETENTION FACILITIES / PLANTER BOXES BIORETENTION - 54" GROWING, 6" PONDING, 12" DRAINAGE TREE PLANTING	1,041±

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

CONCEPTUAL STORMWATER MANAGEMENT SIZING PERFORMED UNDER DDOE 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.

NOTES:



8-STORY MIXED-USE BUILDING
 301 FLORIDA AVENUE, NE
 (56 RESIDENTIAL UNITS, 2 COMMERCIAL UNITS)
 (W/ LOWER LEVEL AND ROOFTOP PENTHOUSE)
 FF-1: 57.2; FF-2: 59.7;
 FF-3: 64.2; LL: 47.2

PROP. LOT
 8,720 SF

REFER TO ARCHITECTURAL PLANS FOR PROJECTION AND OVERHANG DETAILS AND DIMENSIONS

KEY / LEGEND:

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STORMWATER MANAGEMENT PLAN

C-0.4

301 FLORIDA AVENUE, NE
 PROP. LOT (N/F LOT 803), SQUARE 772N

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.

NOTES:

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



CONTRACTOR TO INSTALL TEMPORARY WATER CONNECTION WITH METER FOR TEMPORARY CONSTRUCTION WATER SOURCE, SUBJECT TO DC WATER APPROVAL AND NECESSARY PERMITS.

FLORIDA AVENUE, NE
(WIDTH VARIES)

8-STORY MIXED-USE BUILDING
301 FLORIDA AVENUE, NE
(56 RESIDENTIAL UNITS, 2 COMMERCIAL UNITS)
(W/ LOWER LEVEL AND ROOFTOP PENTHOUSE)
FF-1: 57.2; FF-2: 59.7;
FF-3: 64.2; LL: 47.2

N 61°26'00" W
203.65' (R#S)

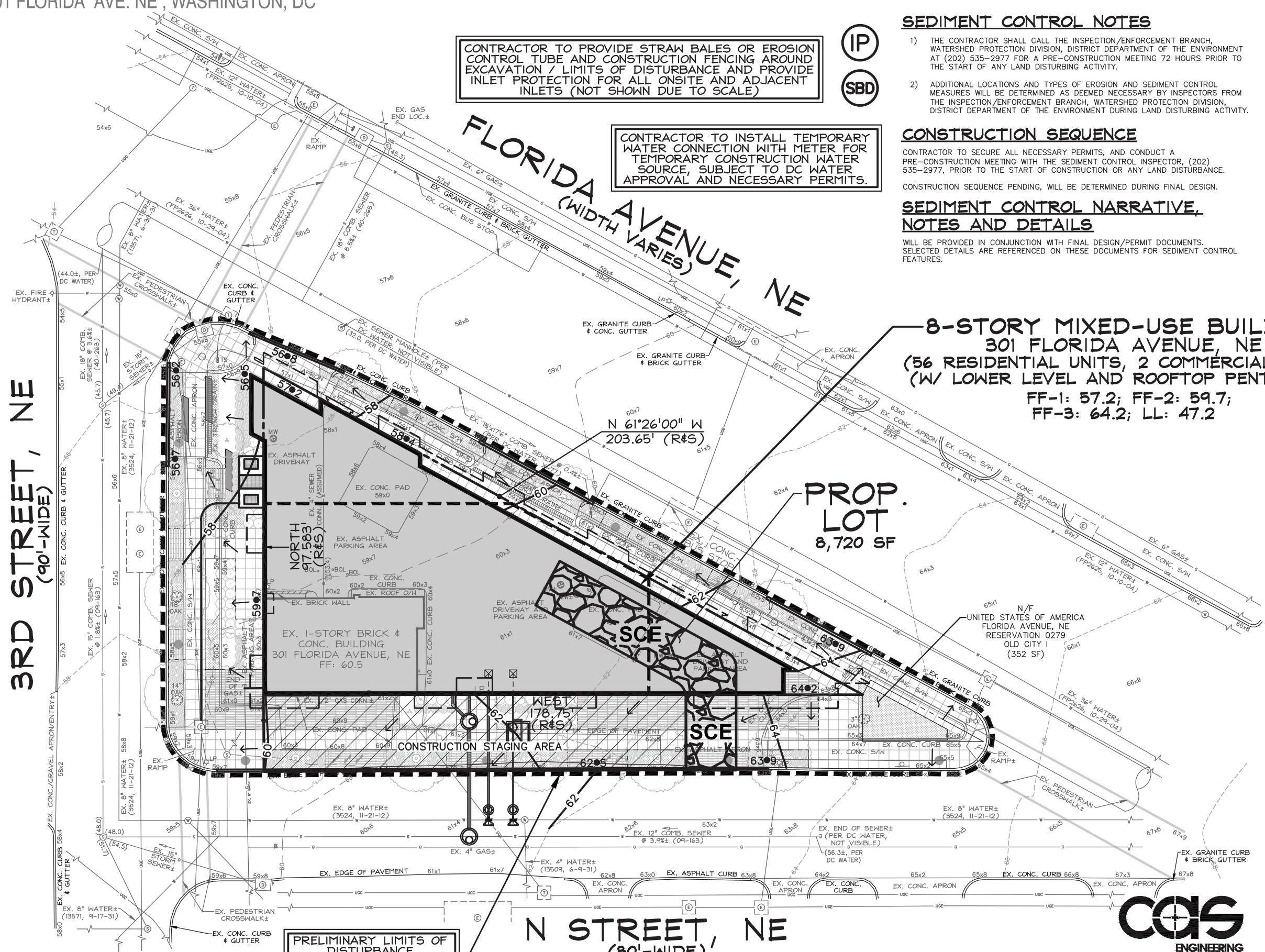
PROP. LOT
8,720 SF

3RD STREET, NE
(90'-WIDE)

PRELIMINARY LIMITS OF DISTURBANCE
L.O.D. = 20,500 SF±
(0.47 AC.±)

N STREET, NE
(80'-WIDE)

301 FLORIDA AVENUE, NE
PROP. LOT (N/F LOT 803), SQUARE 772N



KEY / LEGEND:

CAS
ENGINEERING
CIVIL • SURVEYING • LAND PLANNING
Attn: David C. Landsman, PE
1001 Connecticut Avenue, NW, Suite 401
Washington, DC 20036
(202) 323-7200 Phone
david@casengineering.com

EROSION & SEDIMENT CONTROL PLAN

C-0.5

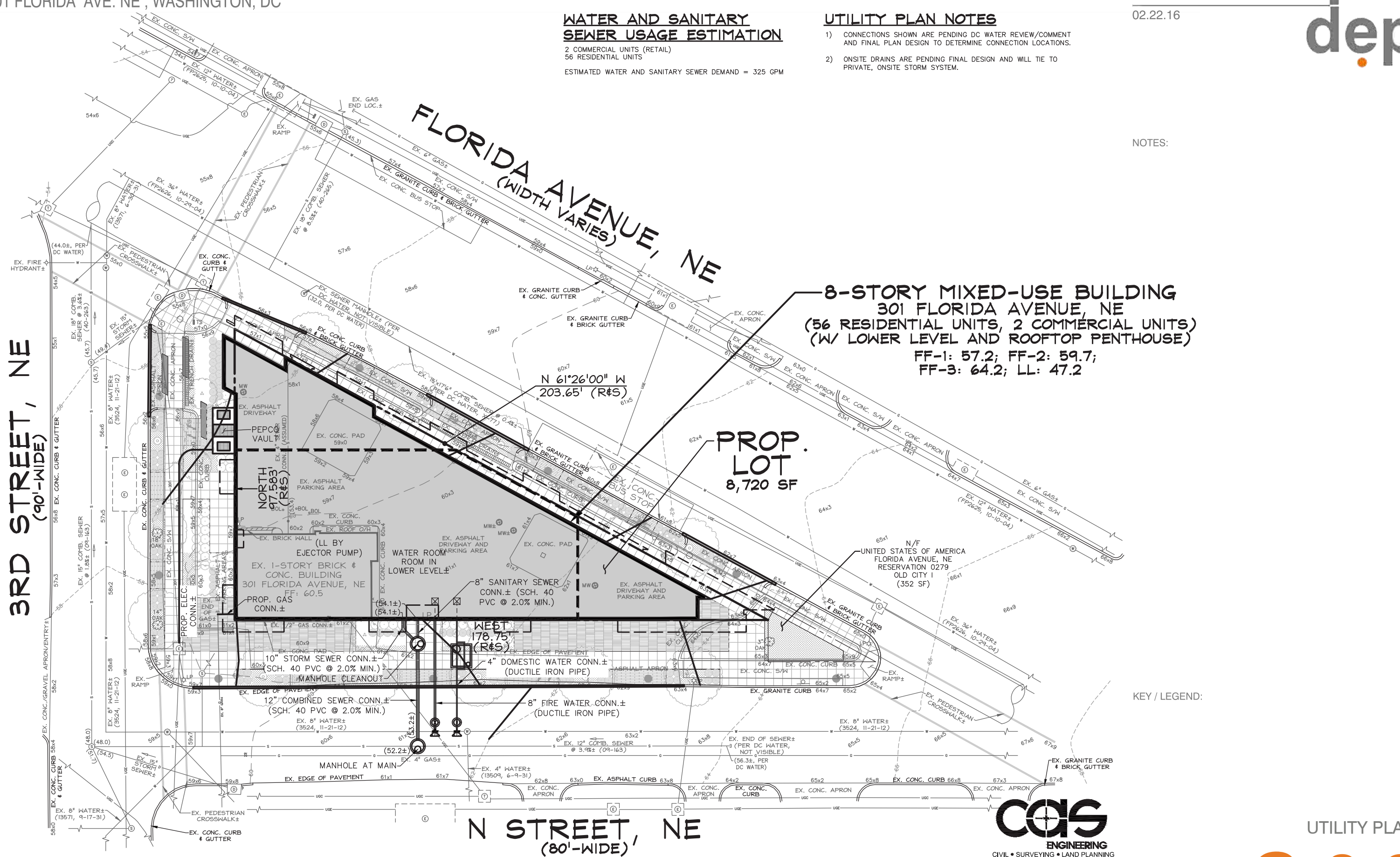
**WATER AND SANITARY
SEWER USAGE ESTIMATION**

2 COMMERCIAL UNITS (RETAIL)
56 RESIDENTIAL UNITS
ESTIMATED WATER AND SANITARY SEWER DEMAND = 325 GPM

UTILITY PLAN NOTES

- 1) CONNECTIONS SHOWN ARE PENDING DC WATER REVIEW/COMMENT AND FINAL PLAN DESIGN TO DETERMINE CONNECTION LOCATIONS.
- 2) ONSITE DRAINS ARE PENDING FINAL DESIGN AND WILL TIE TO PRIVATE, ONSITE STORM SYSTEM.

NOTES:



8-STORY MIXED-USE BUILDING
301 FLORIDA AVENUE, NE
(56 RESIDENTIAL UNITS, 2 COMMERCIAL UNITS)
(W/ LOWER LEVEL AND ROOFTOP PENTHOUSE)
FF-1: 57.2; FF-2: 59.7;
FF-3: 64.2; LL: 47.2

PROP. LOT
8,720 SF

N 61°26'00" W
203.65' (R#S)

NORTH
97.583'
(R#S)

WEST
178.75'
(R#S)

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