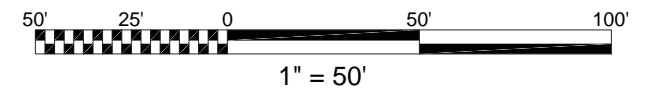


KEYMAP
SCALE: 1"=200'



1200 THIRD STREET, NE

WASHINGTON, D.C.

PUD SUBMISSION

October 14, 2016 sba project #45128 ©2016 Shalom Baranes Associates P.C.



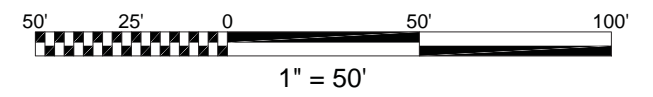
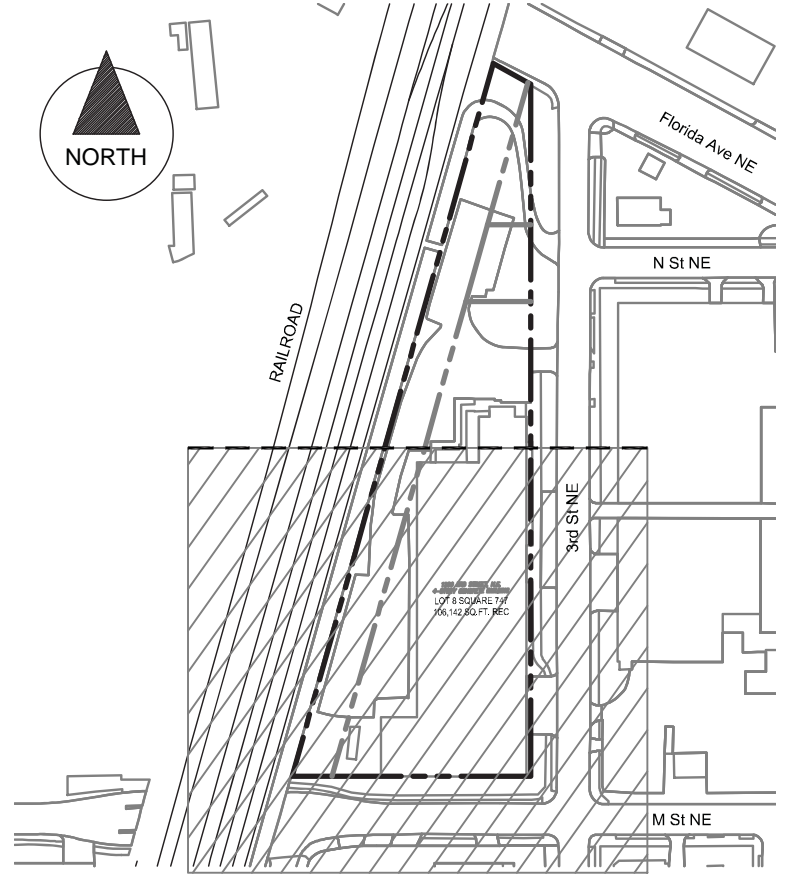
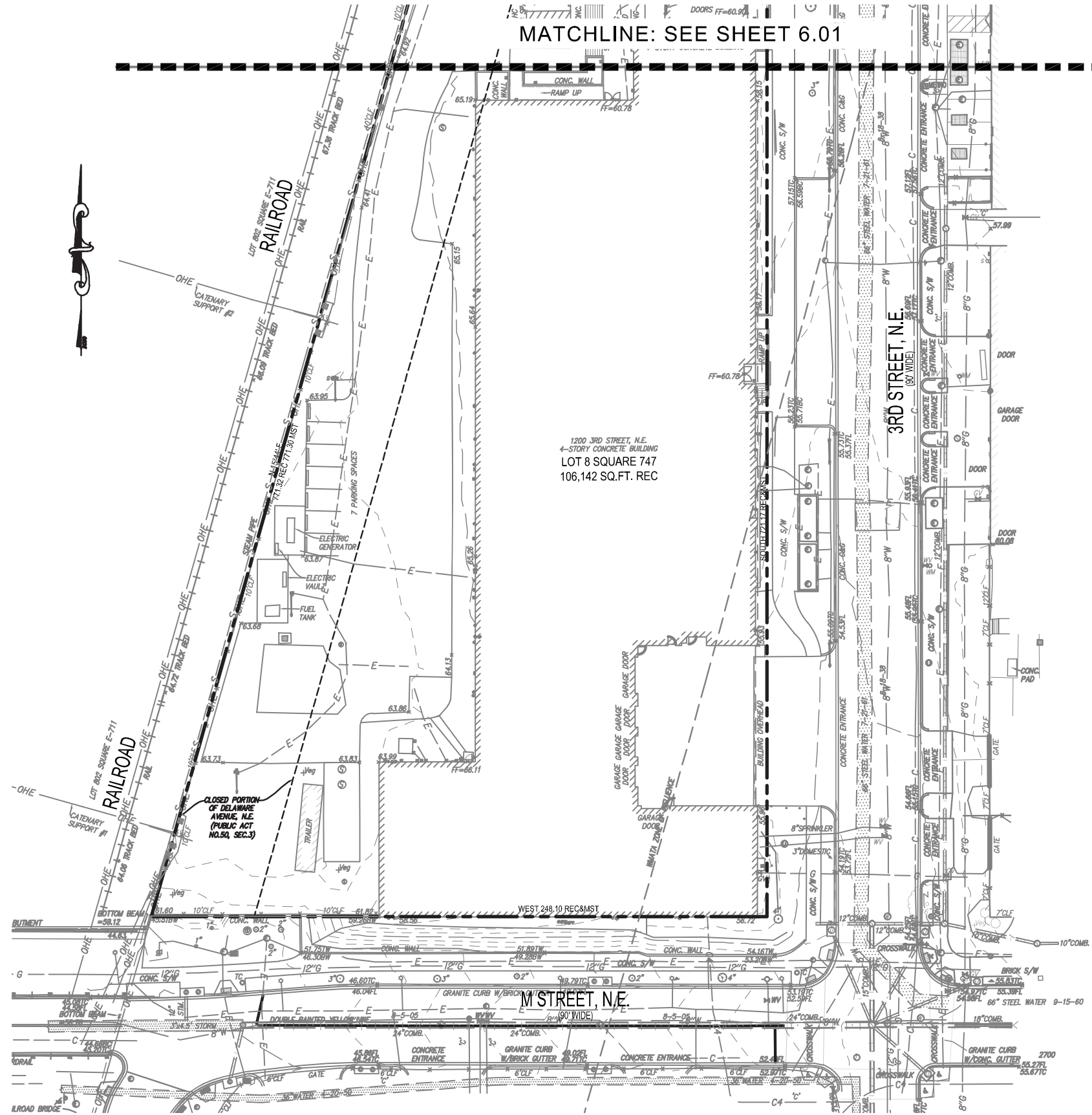
ZONING COMMISSION

Civil - Existing Conditions Plan No. 16-09 6.01

CASE NO.16-09

EXHIBIT NO.22C5

MATCHLINE: SEE SHEET 6.01



1200 THIRD STREET, NE

PUD SUBMISSION



WASHINGTON, D.C.

October 14, 2016 sba project #45128 ©2016 Shalom Baranes Associates P.C.

Civil - Existing Conditions Plan South 6.02

SITE KEYNOTES:

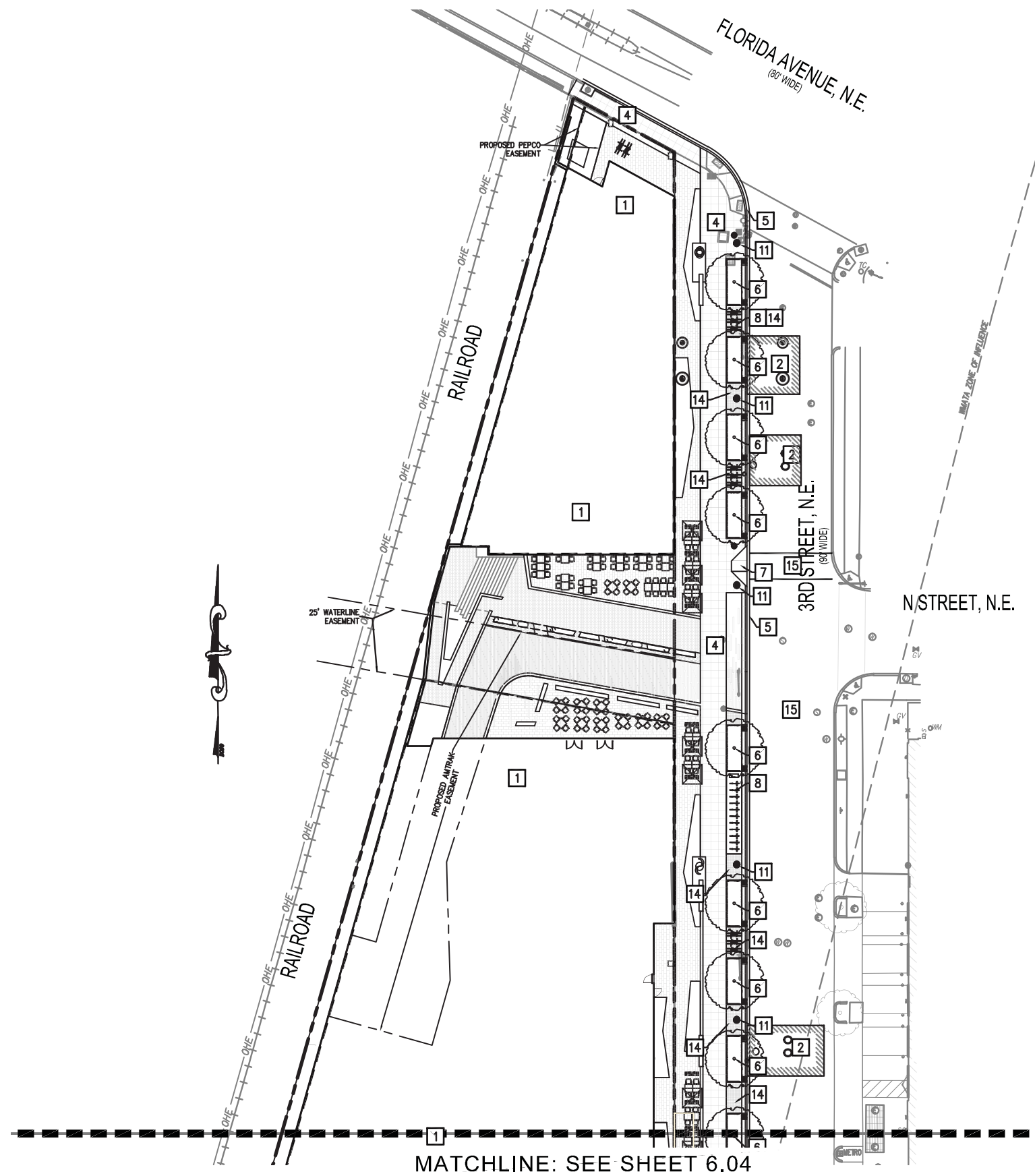
- 1 NEW BUILDING. REFER TO ARCHITECTURAL DRAWING FOR DETAILS.
- 2 NEW FULL DEPTH ASPHALT PAVEMENT PER DC/DDOT STANDARDS AND SPECIFICATIONS. SEE SHEET 6.06 FOR DETAILS.
- 3 NEW GRANITE CURB PER DC/DDOT STANDARDS AND SPECIFICATIONS. SEE SHEET 6.06 FOR DETAILS.
- 4 NEW SIDEWALK PER DC/DDOT STANDARDS AND SPECIFICATIONS. REFER TO LANDSCAPE PLANS FOR MATERIAL SCORING PATTERN.
- 5 NEW CONCRETE CURB AND GUTTER PER DC/DDOT STANDARDS AND SPECIFICATIONS. SEE SHEET 6.06 FOR DETAILS.
- 6 NEW LID STREET TREE PIT. REFER TO LANDSCAPE DRAWING FOR LAYOUT.
- 7 NEW HANDICAP RAMP PER DC/DDOT STANDARDS AND SPECIFICATIONS. REFER TO SHEET 6.06 FOR DETAILS.
- 8 PROPOSED BIKE RACK. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
- 9 NEW CONCRETE ENTRANCE PER DC/DDOT STANDARDS AND SPECIFICATIONS. SEE SHEET 6.06 FOR DETAILS.
- 10 NEW SURFACE COURSE ASPHALT PAVEMENT PER DC/DDOT STANDARDS AND SPECIFICATIONS. SEE SHEET 6.06 FOR DETAILS.
- 11 NEW STREETLIGHT. REFER TO LANDSCAPE PLANS FOR DETAILS.
- 12 NEW PEDESTRIAN AND LANDSCAPED AREA. REFER TO LANDSCAPE PLANS FOR DETAILS.
- 13 REPLACE CONCRETE ENTRANCE TO MATCH EXISTING
- 14 NEW COBBLESTONE. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
- 15 NEW PAINTED CROSSWALK PER DC/DDOT STANDARDS AND SPECIFICATIONS.
- 16 CYCLE TRACK MARKINGS AND STRUCTURES PER DC/DDOT STANDARDS AND SPECIFICATIONS. COORDINATE PER FINAL DDOT REQUIREMENTS

SITE LEGEND:

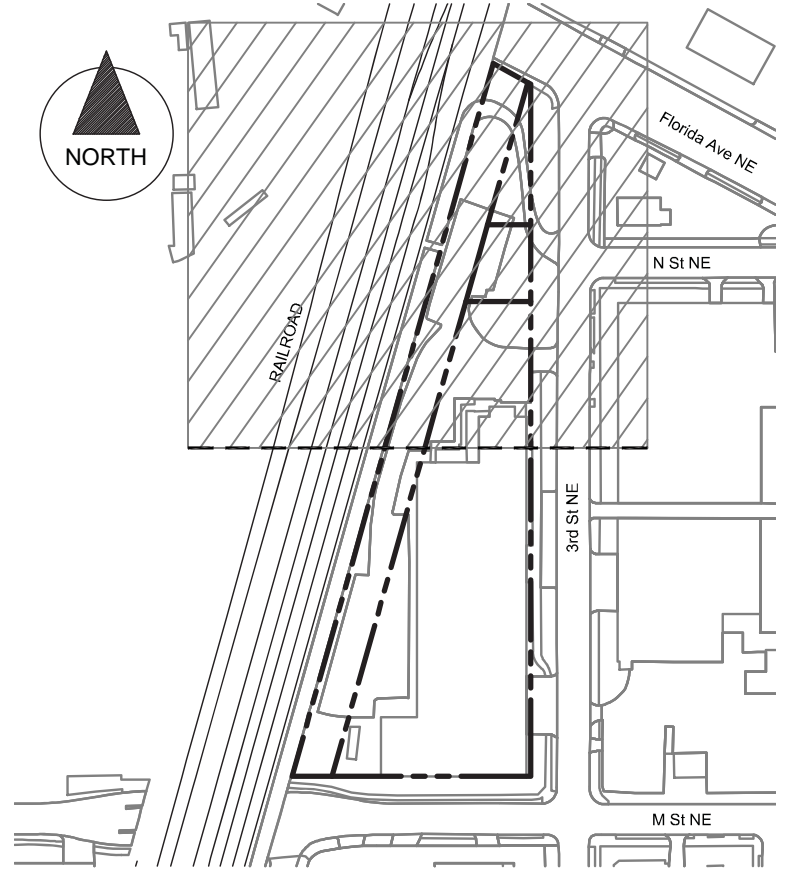
NEW ASPHALT PAVEMENT (FULL DEPTH)	
NEW ASPHALT PAVEMENT (SURFACE COURSE)	
NEW CONCRETE PAVEMENT	
NEW COBBLESTONE	
NEW CONCRETE SIDE WALK	
SITE KEY-NOTE	

NOTES:

- 1. STREETScape DETAILS ARE SHOWN IN CONCEPT FOR ILLUSTRATIVE PURPOSES. THE FINAL DETAILS OF THE STREETScape IMPROVEMENTS WILL BE SELECTED DURING DETAILED DESIGN PHASES OF WORK AND CONFORM WITH APPLICABLE DESIGN AND PERMITTING STANDARDS.
- 2. 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.
- 3. INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN.
- 4. DC/DDOT MAY REQUIRE NEW ASPHALT SURFACE COURSE TO CENTERLINE OF THE STREET PER DC/DDOT INSPECTOR RECOMMENDATIONS. CONTRACTOR TO COORDINATE LIMITS OF NEW ASPHALT SURFACE COURSE WITH INSPECTOR.
- 5. ALL NEW DEVELOPMENT AND CONSTRUCTION ON ADJACENT PROPERTIES TO BE COMPLETED BY OTHERS AND IS NOT CONSIDERED PART OF THE PROJECT.

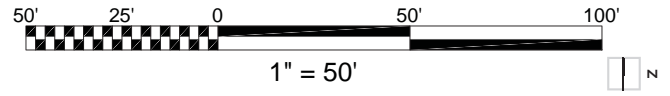


MATCHLINE: SEE SHEET 6.04



KEYMAP
SCALE: 1"=200'

GENERAL NOTE: The exact location of the structural wall supporting the Amtrak track bed, and the design of the area immediately adjacent, may deviate from that shown based on the final engineering of the foundation system developed in coordination with Amtrak.



1200 THIRD STREET, NE







PUD SUBMISSION



SITE KEYNOTES:

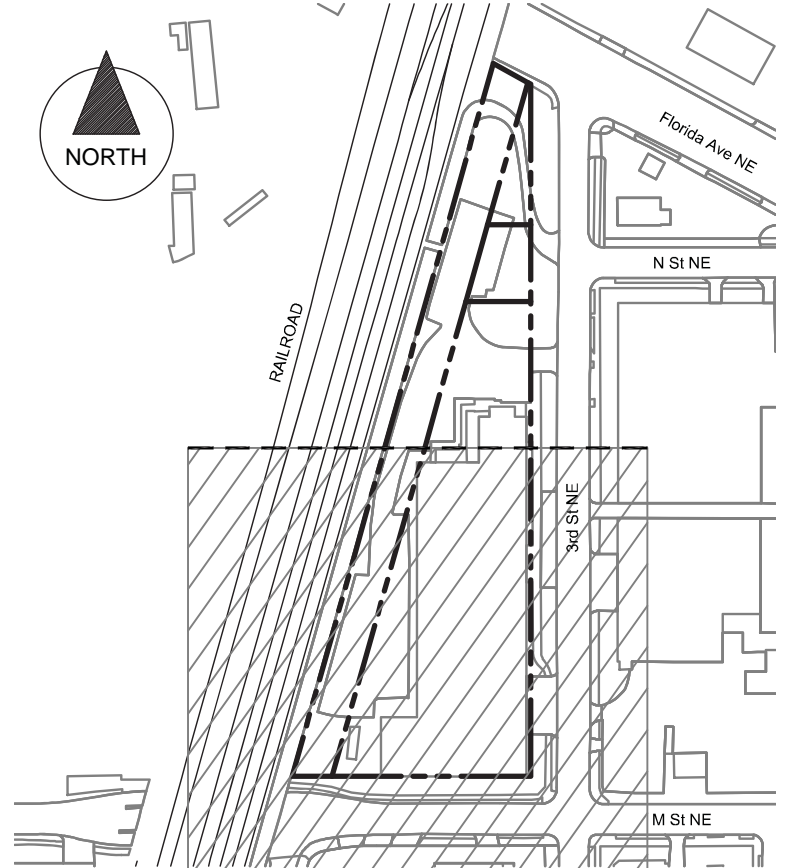
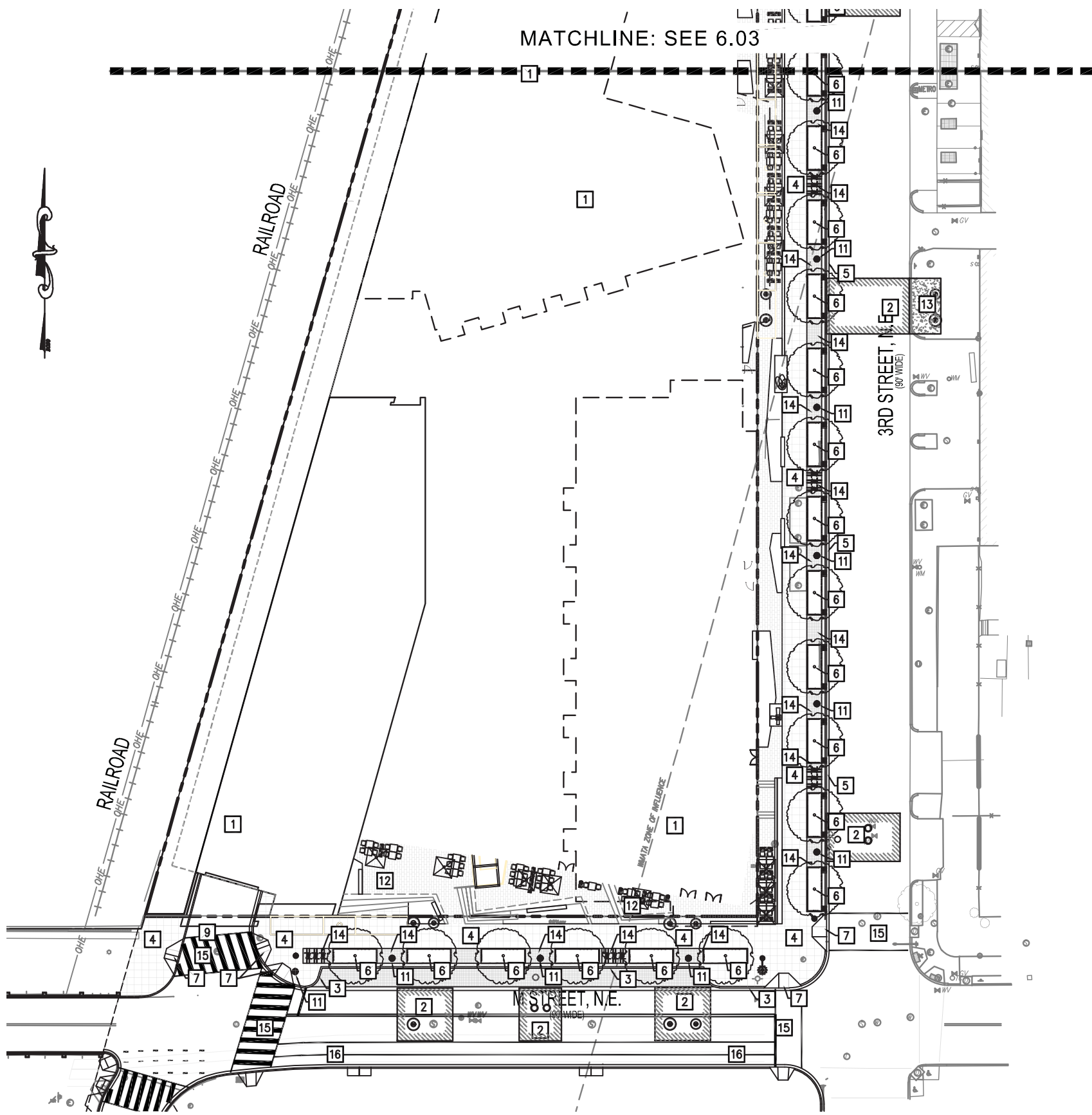
- 1 NEW BUILDING. REFER TO ARCHITECTURAL DRAWING FOR DETAILS.
- 2 NEW FULL DEPTH ASPHALT PAVEMENT PER DC/DDOT STANDARDS AND SPECIFICATIONS. SEE SHEET 6.06 FOR DETAILS.
- 3 NEW GRANITE CURB PER DC/DDOT STANDARDS AND SPECIFICATIONS. SEE SHEET 6.06 FOR DETAILS.
- 4 NEW SIDEWALK PER DC/DDOT STANDARDS AND SPECIFICATIONS. REFER TO LANDSCAPE PLANS FOR MATERIAL SCORING PATTERN.
- 5 NEW CONCRETE CURB AND GUTTER PER DC/DDOT STANDARDS AND SPECIFICATIONS. SEE SHEET 6.06 FOR DETAILS.
- 6 NEW LID STREET TREE PIT. REFER TO LANDSCAPE DRAWING FOR LAYOUT.
- 7 NEW HANDICAP RAMP PER DC/DDOT STANDARDS AND SPECIFICATIONS. REFER TO SHEET 6.06 FOR DETAILS.
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- 11 NEW STREETLIGHT. REFER TO LANDSCAPE PLANS FOR DETAILS.
- 12 NEW PEDESTRIAN AND LANDSCAPED AREA. REFER TO LANDSCAPE PLANS FOR DETAILS.
- 13 REPLACE CONCRETE ENTRANCE TO MATCH EXISTING
- 14 NEW COBBLESTONE. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
- 15 NEW PAINTED CROSSWALK PER DC/DDOT STANDARDS AND SPECIFICATIONS.
- 16 CYCLE TRACK MARKINGS AND STRUCTURES PER DC/DDOT STANDARDS AND SPECIFICATIONS. COORDINATE PER FINAL DDOT REQUIREMENTS

SITE LEGEND:

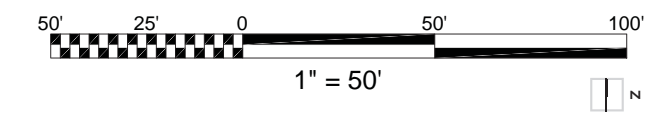
- NEW ASPHALT PAVEMENT (FULL DEPTH) 
- NEW ASPHALT PAVEMENT (SURFACE COURSE) 
- NEW CONCRETE PAVEMENT 
- NEW COBBLESTONE 
- NEW CONCRETE SIDE WALK 
- SITE KEY-NOTE 

NOTES:

- 1. STREETScape DETAILS ARE SHOWN IN CONCEPT FOR ILLUSTRATIVE PURPOSES. THE FINAL DETAILS OF THE STREETScape IMPROVEMENTS WILL BE SELECTED DURING DETAILED DESIGN PHASES OF WORK AND CONFORM WITH APPLICABLE DESIGN AND PERMITTING STANDARDS.
- 2. 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.
- 3. INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN.
- 4. DC/DDOT MAY REQUIRE NEW ASPHALT SURFACE COURSE TO CENTERLINE OF THE STREET PER DC/DDOT INSPECTOR RECOMMENDATIONS. CONTRACTOR TO COORDINATE LIMITS OF NEW ASPHALT SURFACE COURSE WITH INSPECTOR.
- 5. ALL NEW DEVELOPMENT AND CONSTRUCTION ON ADJACENT PROPERTIES TO BE COMPLETED BY OTHERS AND IS NOT CONSIDERED PART OF THE PROJECT.



KEYMAP
SCALE: 1"=200'



1200 THIRD STREET, NE

PUD SUBMISSION

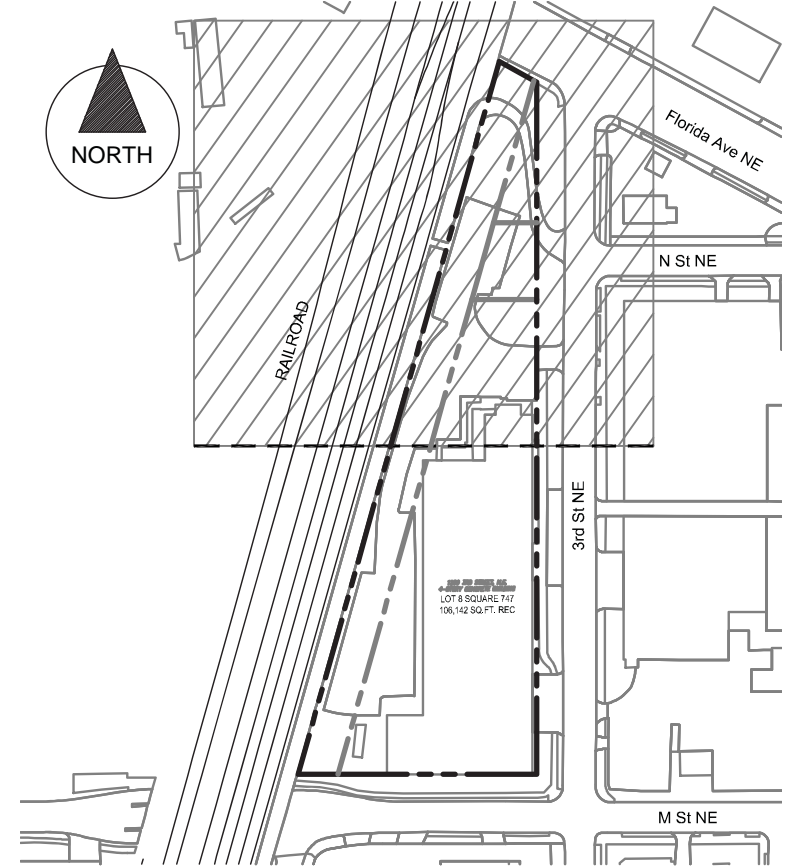
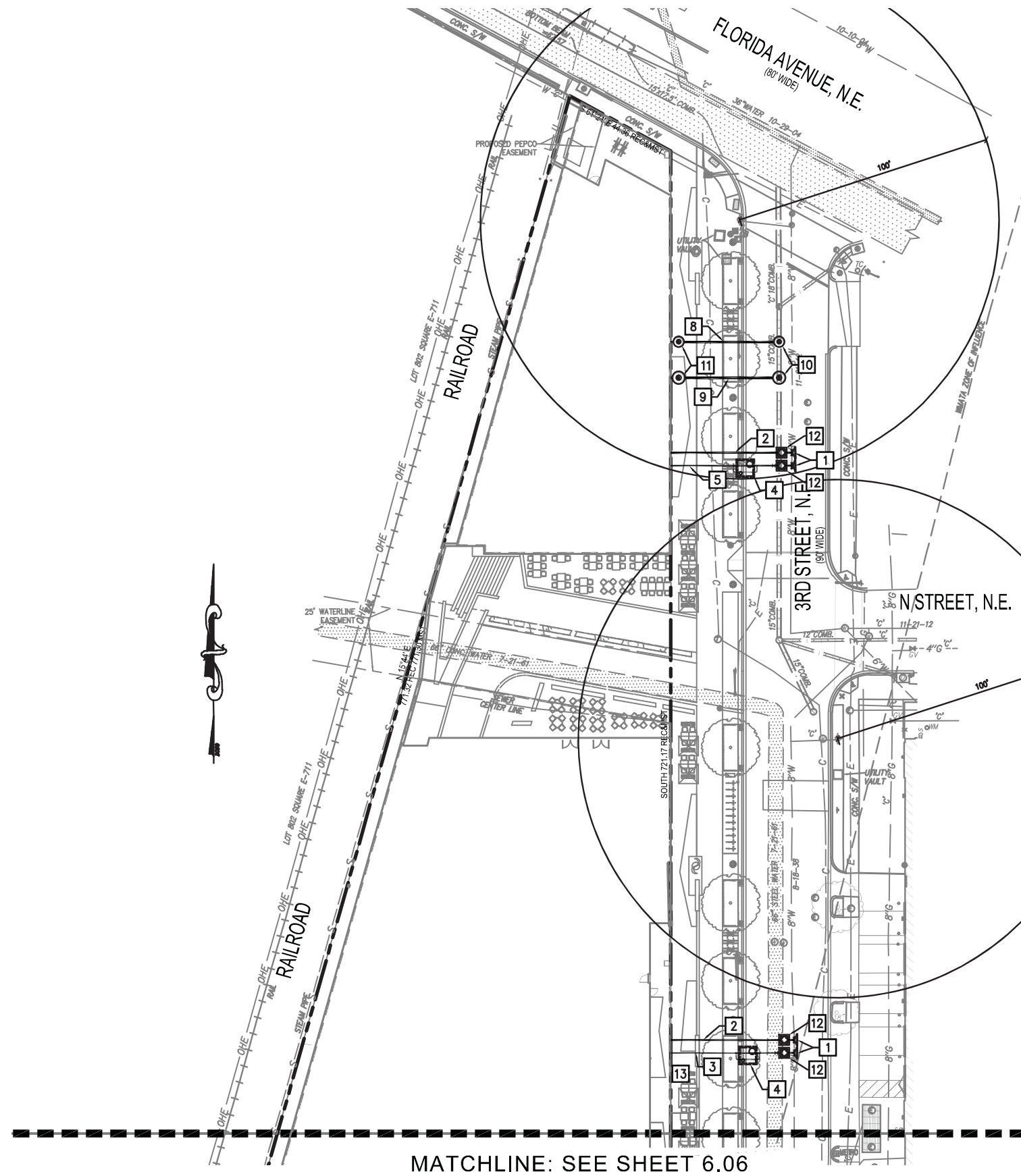


UTILITY KEYNOTES:

- 1 NEW CONCRETE THRUST BLOCK PER DC/WATER STANDARDS AND SPECIFICATIONS. REFER TO DC/WATER STANDARD DRAWING W-48.81 ON SHEET 6.07.
- 2 NEW 8" DIP FIRE SERVICE PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER DETAIL W-10.01 ON SHEET 6.07 FOR TRENCHING DETAILS.
- 3 NEW 4" DIP DOMESTIC WATERLINE PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER DETAIL W-10.01 ON SHEET 6.07.
- 4 NEW 3" WATER METER PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER DETAIL DG-23.01 ON SHEET 6.07.
- 5 NEW 6" DIP DOMESTIC WATERLINE PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER DETAIL W-10.01 ON SHEET 6.07.
- 6 NEW 4" WATER METER PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER DETAIL DG-23.01 ON SHEET 6.07.
- 7 EXISTING WATER SERVICE LATERAL TO BE REUSED PER DC/WATER STANDARDS AND SPECIFICATIONS.
- 8 NEW PVC SCH 40 SANITARY SEWER LATERAL. (SEE PLAN FOR SIZE) PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER DETAIL S-15.01 ON SHEET 6.07.
- 9 NEW PVC SCH 40 STORM SEWER PIPE. (SEE PLAN FOR SIZE) PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER DETAIL S-12.01 ON SHEET 6.07.
- 10 NEW 4.0' DIAMETER MANHOLE WITH DOGHOUSE BASE, PER DC/WATER STANDARDS AND SPECIFICATIONS. REFER TO DETAILS S-20.11 AND S-20.03 ON SHEET 6.07.
- 11 NEW CLEANOUT PER DC/WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER S-80.02 ON SHEET 6.07.
- 12 NEW 4" WATER VALVE PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER DETAIL W-20.01 ON SHEET 6.07.
- 13 NEW PEPCO VAULTS. COORDINATE WITH UTILITY OWNER FOR REQUIREMENTS

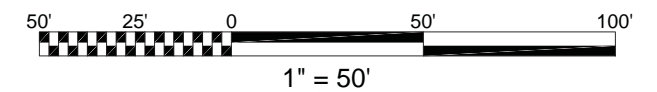
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2. INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN.

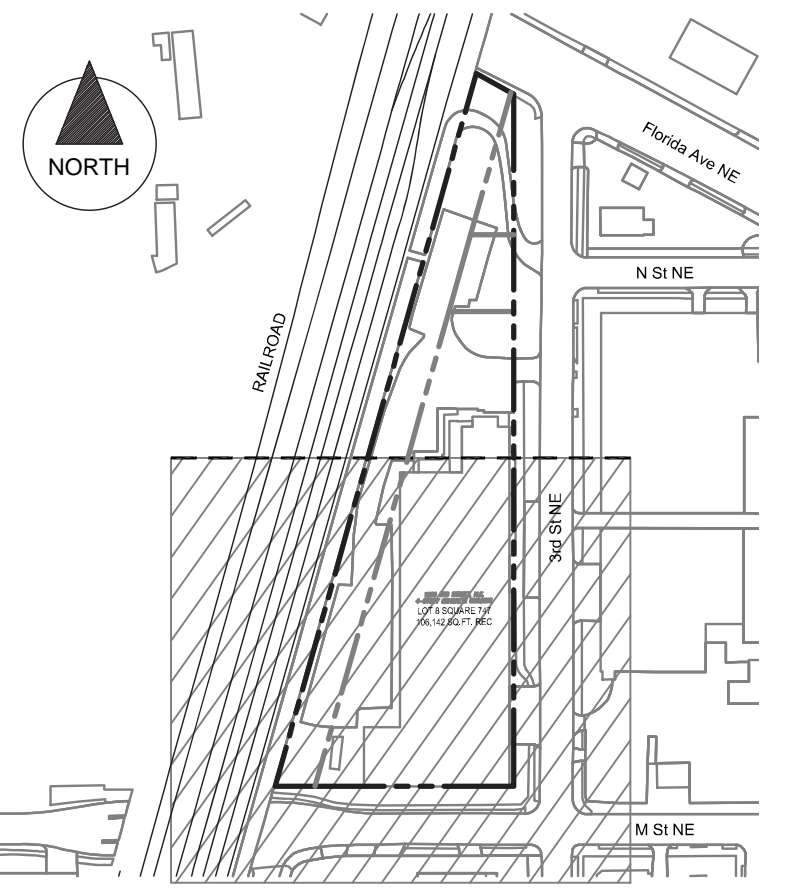


KEYMAP
SCALE: 1"=200'

GENERAL NOTE: The exact location of the structural wall supporting the Amtrak track bed, and the design of the area immediately adjacent, may deviate from that shown based on the final engineering of the foundation system developed in coordination with Amtrak.

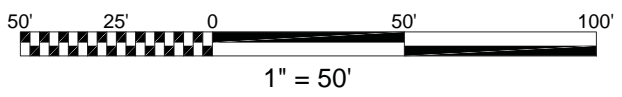
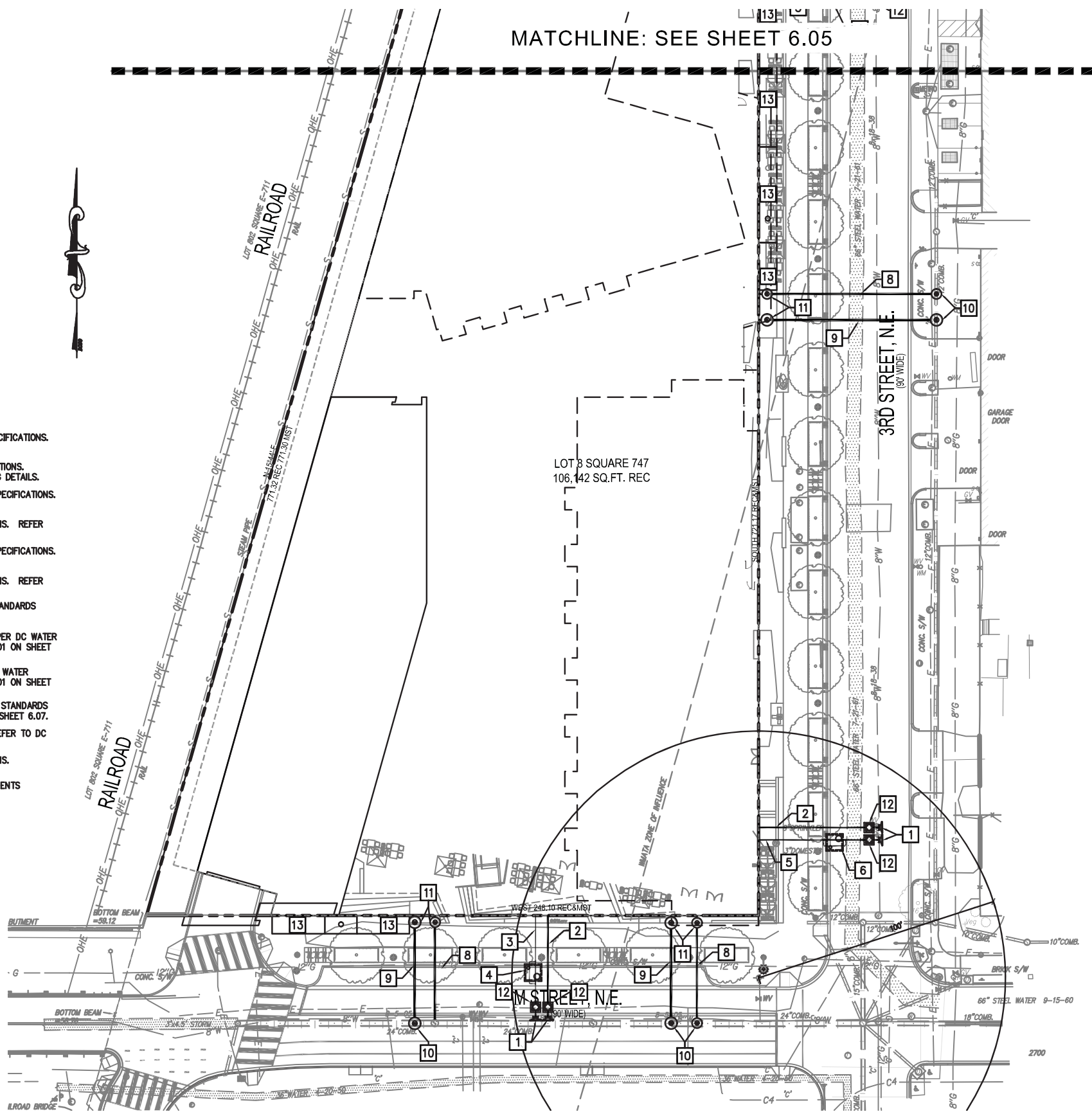


MATCHLINE: SEE SHEET 6.05



- UTILITY KEYNOTES:**
- 1 NEW CONCRETE THRUST BLOCK PER DC/WATER STANDARDS AND SPECIFICATIONS. REFER TO DC/WATER STANDARD DRAWING W-48.01 ON SHEET 6.07.
 - 2 NEW 8" DIP FIRE SERVICE PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER DETAIL W-10.01 ON SHEET 6.07 FOR TRENCHING DETAILS.
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- NOTES:**
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1200 THIRD STREET, NE

PUD SUBMISSION

