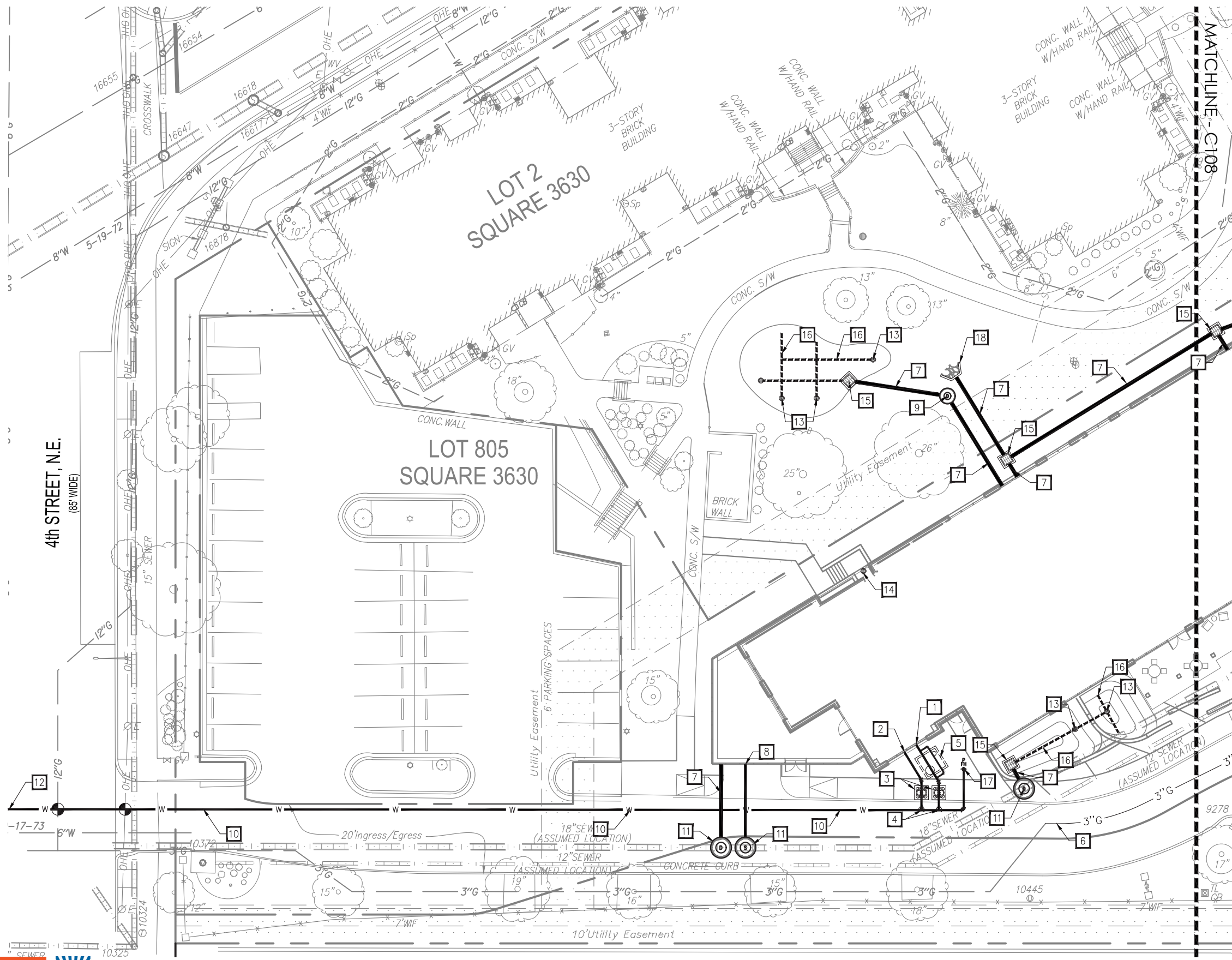


**SITE KEYNOTES:**

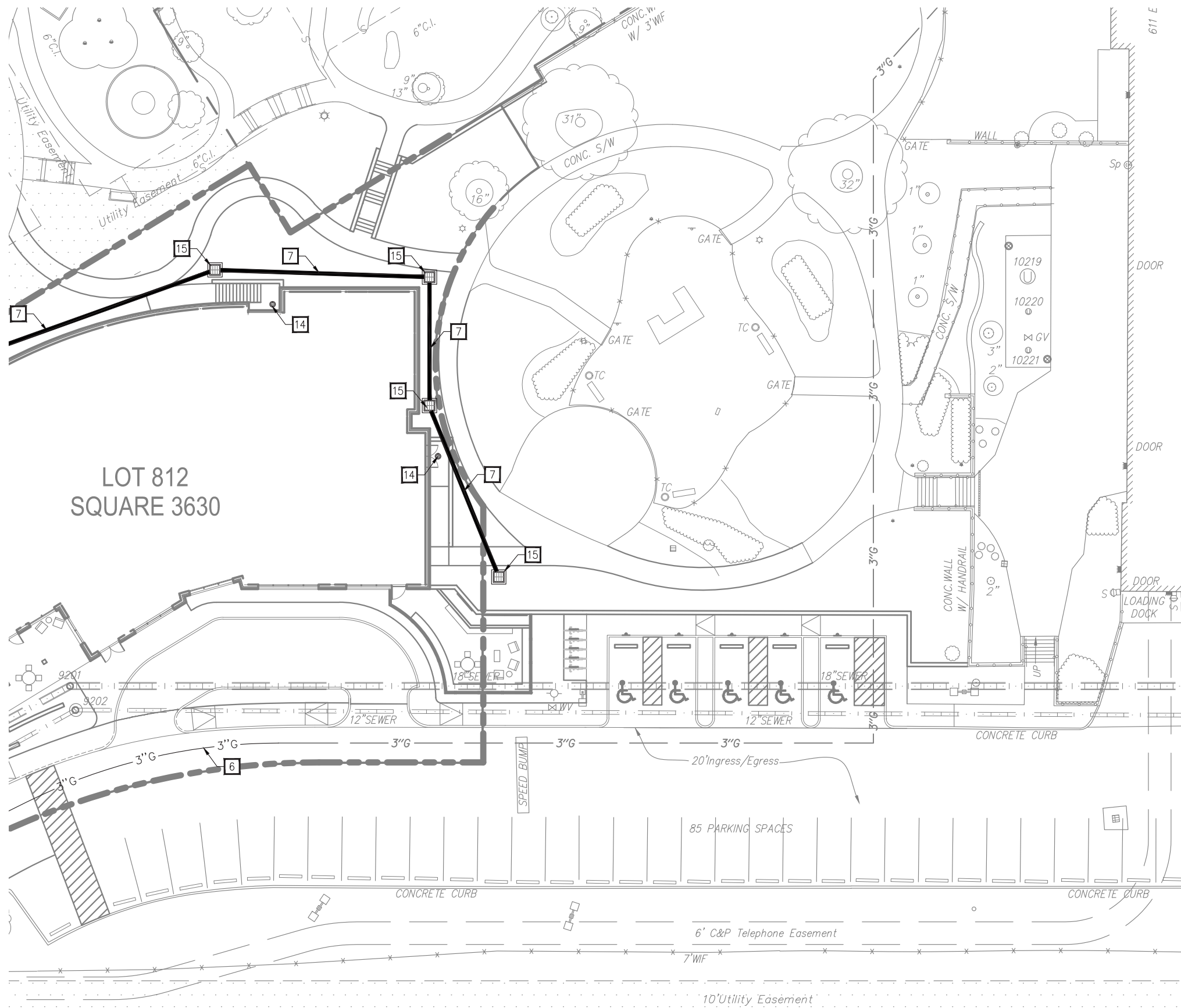
- 1 NEW BUILDING. REFER TO ARCHITECTURAL DRAWING FOR DETAILS.
- 2 NEW 6" CONCRETE CURB AND CONCRETE GUTTER PER DDOT STANDARDS AND SPECIFICATIONS.
- 3 NEW ASPHALT PAVEMENT SURFACE COURSE FROM FACE OF CURB TO THE CENTERLINE OF ROAD PER DDOT STANDARDS AND SPECIFICATIONS.
- 4 NEW PAVEMENT MARKING.
- 5 NEW HEAVY DUTY CONCRETE DRIVEWAY ENTRANCE PER DDOT STANDARDS AND SPECIFICATIONS. SIDEWALK SCORING PATTERN, TEXTURE, AND COLOR TO BE CONTINUED ACROSS THE DRIVEWAY.
- 6 NEW FLUSH CURB PER SITE PLAN DETAIL.
- 7 EXISTING TREE TO REMAIN.
- 8 NEW 4" CONCRETE HEADER CURB PER SITE PLAN DETAIL.
- 9 NEW BICYCLE RACK. REFER TO LANDSCAPE PLAN FOR DETAILS.
- 10 NEW SITE WALL. REFER TO LANDSCAPE PLANS FOR DETAILS.
- 11 NEW ASPHALT PAVEMENT AT FULL DEPTH PER DDOT STANDARDS AND SPECIFICATIONS.
- 12 NEW HANDICAP RAMP WITH TRUNCATED DOME PER DDOT STANDARDS AND SPECIFICATIONS.
- 13 NEW CONCRETE SIDEWALK PER DDOT STANDARDS AND SPECIFICATIONS. SCORING PATTERN PER DDOT DETAIL AND LANDSCAPE PLANS.
- 14 NEW PLANTING AREA. REFER TO LANDSCAPE PLANS FOR DETAILS.
- 15 LIMIT OF NEW CONCRETE CURB.
- 16 NEW PEDESTRIAN RAMP. REFER TO LANDSCAPE PLANS FOR DETAILS.
- 17 NEW STAIRS. REFER TO LANDSCAPE PLANS FOR DETAILS.
- 18 NEW BIO-RETENTION AREAS REFER TO SITE PLAN DETAIL.
- 19 NEW WHEEL STOP PER SITE PLAN DETAIL.

**PAVING LEGEND**

	NEW CONCRETE PAVEMENT
	NEW CONCRETE SIDEWALK
	NEW ASPHALT PAVEMENT (FULL DEPTH)
	NEW ASPHALT PAVEMENT (SURFACE COURSE)
	NEW HARDSCAPE PAVEMENT (SEE LANDSCAPE PLANS)
	NEW GREEN ROOF
	NEW BIO-RETENTION



- UTILITY KEYNOTES:**
- 1 NEW DIP CLASS 56 DOMESTIC WATER SERVICE LATERAL PER DC WATER STANDARDS AND SPECIFICATIONS. BACKFLOW PREVENTER ASSEMBLY TO MEET ASSE-1015.
  - 2 NEW DIP CLASS 56 FIRE SERVICE LATERAL PER DC WATER STANDARDS AND SPECIFICATIONS. BACKFLOW PREVENTER ASSEMBLY TO MEET ASSE-1048.
  - 3 NEW 6" WATER VALVE WITH 4.0' CONCRETE CASING PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DETAIL W-20.01.
  - 4 NEW TEE WITH CONCRETE THRUST BLOCK PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DETAIL W-40.01.
  - 5 NEW 72"x72"x72" CONCRETE WATER METER VAULT WITH WATER METER PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DETAIL DG-23.01
  - 6 NEW GAS SERVICE RELOCATION. COORDINATE REQUIREMENTS WITH WASHINGTON GAS.
  - 7 NEW PVC SCH-40 STORM SEWER. PER DC WATER STANDARDS AND SPECIFICATIONS.
  - 8 NEW PVC SCH-40 SANITARY SEWER LATERAL. PER DC WATER STANDARDS AND SPECIFICATIONS.
  - 9 NEW PRECAST CONCRETE MANHOLE FOR NEW 10" THRU 21" DIAMETER SEWER (48" DIAMETER PRECAST BASE) PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DETAIL S-20.01.
  - 10 NEW DIP CLASS 56 WATER MAIN PER DC WATER STANDARDS AND SPECIFICATIONS.
  - 11 NEW PRECAST CONCRETE MANHOLE OVER EXISTING 10" THRU 21" DIAMETER SEWER WITH CAST-IN-PLACE CONCRETE BASE PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DETAIL S-20.11.
  - 12 CONNECT NEW DIP WATER MAIN TO EXISTING WATER MAIN USING SLEEVE PER DC WATER STANDARDS AND SPECIFICATIONS.
  - 13 NEW CLEANOUT PER DDOT STANDARDS AND SPECIFICATIONS. REFER TO DDOT STANDARD DETAIL DWG 621.51
  - 14 NEW AREA WAY DRAIN WITH CONNECTION INTO THE BUILDING.
  - 15 NEW FIELD INLET GRATE TYPE CATCH BASIN PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DETAIL S-30.30
  - 16 NEW SCH-40 PVC PERFORATED PIPE UNDERDRAIN PER DOE STANDARDS AND SPECIFICATIONS.
  - 17 NEW FIRE HYDRANT PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DETAIL W-50.01
  - 18 NEW HEADWALL PER DDOT STANDARDS AND SPECIFICATIONS. REFER TO DDOT STANDARD DRAWING 320.01



**UTILITY KEYNOTES:**

- 1** NEW DIP CLASS 56 DOMESTIC WATER SERVICE LATERAL PER DC WATER STANDARDS AND SPECIFICATIONS. BACKFLOW PREVENTER ASSEMBLY TO MEET ASSE-1015.
- 2** NEW DIP CLASS 56 FIRE SERVICE LATERAL PER DC WATER STANDARDS AND SPECIFICATIONS. BACKFLOW PREVENTER ASSEMBLY TO MEET ASSE-1048.
- 3** NEW 6" WATER VALVE WITH 4.0' CONCRETE CASING PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DETAIL W-20.01.
- 4** NEW TEE WITH CONCRETE THRUST BLOCK PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DETAIL W-40.01.
- 5** NEW 72"x72"x72" CONCRETE WATER METER VAULT WITH WATER METER PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DETAIL DG-23.01
- 6** NEW GAS SERVICE RELOCATION. COORDINATE REQUIREMENTS WITH WASHINGTON GAS.
- 7** NEW PVC SCH-40 STORM SEWER. PER DC WATER STANDARDS AND SPECIFICATIONS.
- 8** NEW PVC SCH-40 SANITARY SEWER LATERAL. PER DC WATER STANDARDS AND SPECIFICATIONS.
- 9** NEW PRECAST CONCRETE MANHOLE FOR NEW 10" THRU 21" DIAMETER SEWER (48" DIAMETER PRECAST BASE) PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DETAIL S-20.01.
- 10** NEW DIP CLASS 56 WATER MAIN PER DC WATER STANDARDS AND SPECIFICATIONS.
- 11** NEW PRECAST CONCRETE MANHOLE OVER EXISTING 10" THRU 21" DIAMETER SEWER WITH CAST-IN-PLACE CONCRETE BASE PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DETAIL S-20.11.
- 12** CONNECT NEW DIP WATER MAIN TO EXISTING WATER MAIN USING SLEEVE PER DC WATER STANDARDS AND SPECIFICATIONS.
- 13** NEW CLEANOUT PER DDOT STANDARDS AND SPECIFICATIONS. REFER TO DDOT STANDARD DETAIL DWG 621.51
- 14** NEW AREA WAY DRAIN WITH CONNECTION INTO THE BUILDING.
- 15** NEW FIELD INLET GRATE TYPE CATCH BASIN PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DETAIL S-30.30
- 16** NEW SCH-40 PVC PERFORATED PIPE UNDERDRAIN PER DOE STANDARDS AND SPECIFICATIONS.
- 17** NEW FIRE HYDRANT PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DETAIL W-50.01
- 18** NEW HEADWALL PER DDOT STANDARDS AND SPECIFICATIONS. REFER TO DDOT STANDARD DRAWING 320.01



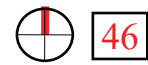
LOT 812  
SQUARE 3630



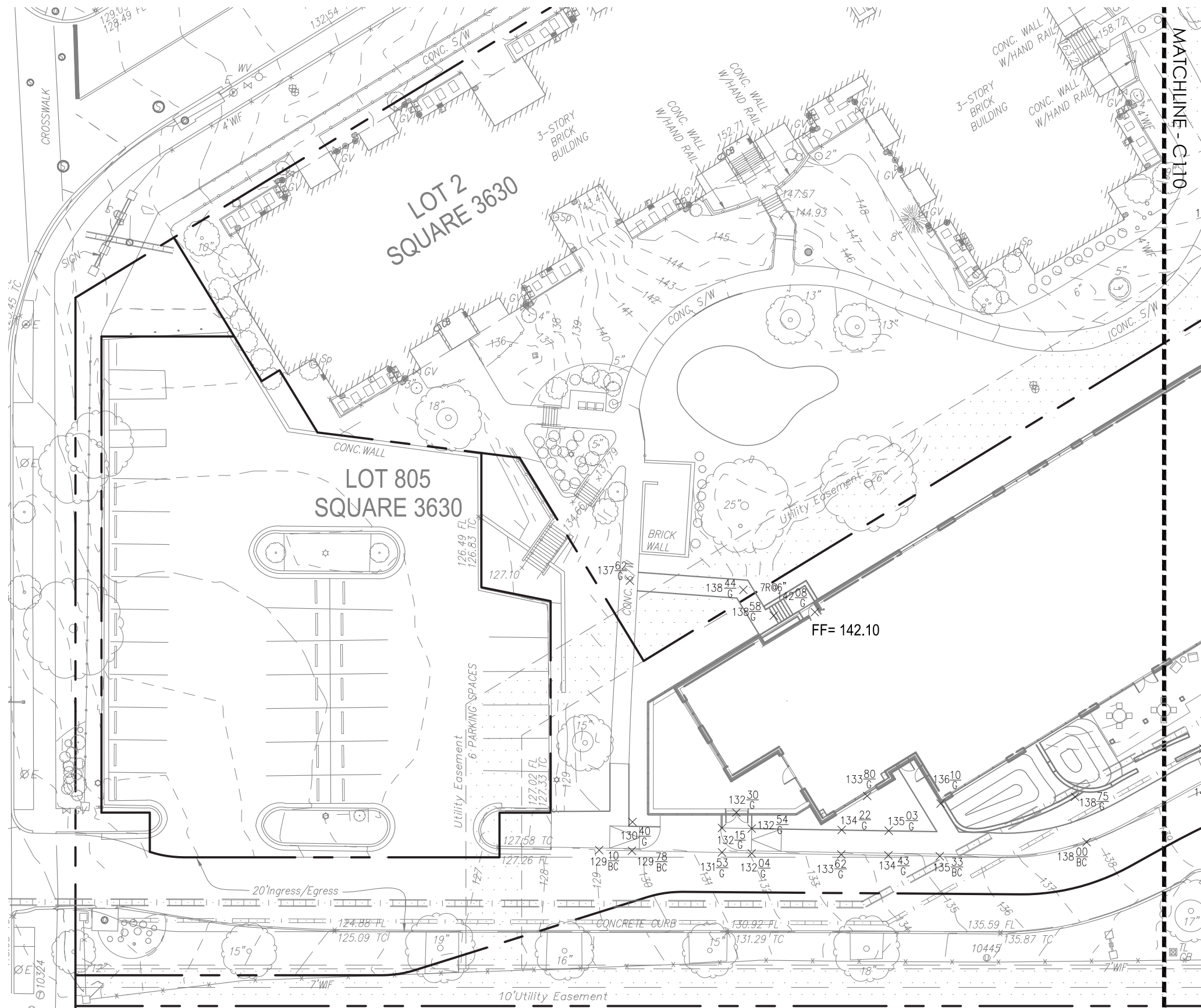
**Enterprise**

**WMC**  
WILES MENSCH CORPORATION  
CELEBRATING 30 YEARS

**WMC goulston&storr** **GOROVE SLADE**



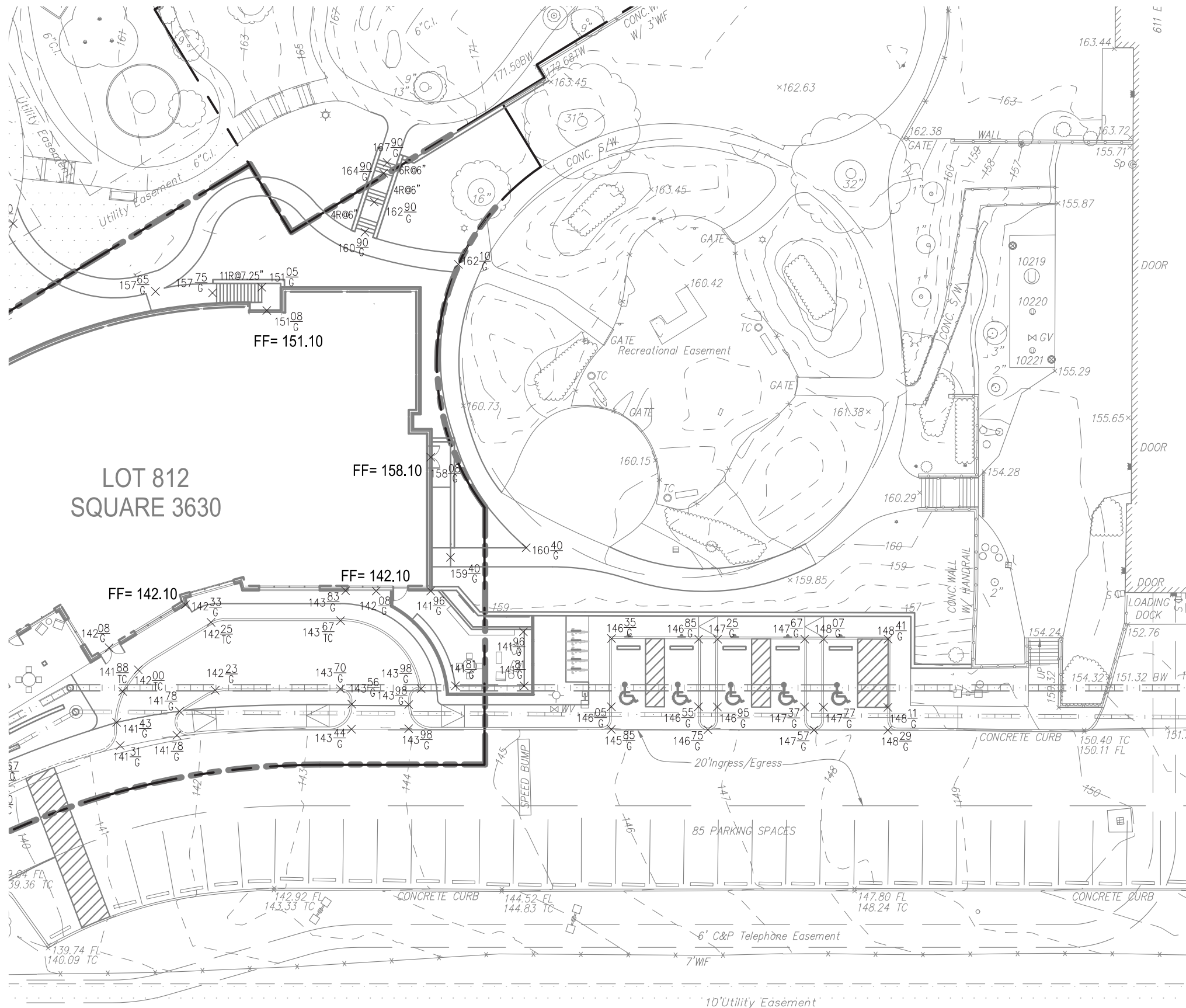
46



EXISTING	LEGEND	BY OTHERS	PROPOSED	
303.25	SPOT ELEVATIONS	*03.25	03.25	HUNDREDS PLACE TRUNCATED
AS-BUILT [03.25]	SPOT ELEVATIONS (WITH NOTATION)	BY OTHERS: DESIGN INFORMATION FROM PLANS OTHER THEN THIS CONTRACT.	03.25 TC	NOTATION & REVEAL
			UP DATED (DUE TO AS-BUILT) <03.25>	BC: BOTTOM OF CURB CRN: CROWN GB: GRADE BREAK INV: INVERT MAT: MATCH (EXISTING CONDITION) LP: LOW POINT TC: TOP OF CURB BW: BOTTOM OF WALL BR: BOTTOM OF RAMP TR: TOP OF RAMP TS: TOP OF STAIRS BS: BOTTOM OF STAIRS HP: HIGH POINT ES: EDGE OF SIDEWALK FL: FLOW LINE
	SLOPE		2%	
	5' 5' SLOPE 2% MAX ALL DIRECTIONS			

- ACCESSIBLE REQUIREMENTS**
- MIN. ONE (1) ACCESSIBLE ROUTE MUST BE PROVIDED FROM PUBLIC STREETS, PUBLIC SIDEWALKS, TRANSPORTATION STOPS WITHIN SITE LIMITS, PASSENGER LOADING ZONES, AND FROM ACCESSIBLE PARKING SPACES TO BUILDING ENTRANCES.
  - RUNNING SLOPES UP TO 5.0% (1:20) ALLOWED.
  - CROSS SLOPES UP TO 2.0% (1":12") ALLOWED.
  - RAMP RUNNING SLOPES OVER 5.0% (1:20) TO 8.33% (1:12) WITH RISE OF OVER 6" ALLOWED WITH HANDRAILS AND 5' X 5' LEVEL LANDING PAD (2% OR LESS ALL DIRECTIONS) AT TOP AND BOTTOM OF RAMP.
  - CURB RAMP RUNNING SLOPES UP TO 8.33% (1:12) ALLOWED WITHOUT HANDRAILS BUT ARE REQUIRED TO HAVE 5' X 5' LEVEL LANDING PAD AT TOP AND BOTTOM OF RAMP. RUNNING SLOPES OVER 8.33% (1:12) NOT ALLOWED FOR ACCESSIBLE ROUTES. MAX RUN OF 8.33% (1:12) SLOPE IS 30' WITH MINIMUM 5'x5' LEVEL LANDING PAD BETWEEN RUN SEGMENTS AND 5' X 5' LEVEL LANDING PAD AT TOP AND BOTTOM OF RAMP.
  - ACCESSIBILITY CODES, REGULATIONS, AND STANDARDS DO NOT INCLUDE ANY CONSTRUCTION TOLERANCES. ALL ACCESSIBLE ROUTES MUST BE CONSTRUCTED AT OR UNDER THE MAXIMUM REQUIREMENTS.
  - ALL DOORS TO HAVE LEVEL (2% OR LESS ALL DIRECTIONS) SLOPE 5' IN FRONT OF DOOR.
  - ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.

- NOTES**
- CONTOURS ARE SHOWN AS APPROXIMATE. DO NOT USE CONTOURS FOR FINE GRADING, SPOT SHOT ELEVATIONS SHOULD BE USED FOR ALL GRADING. IF THERE ARE ANY QUESTIONS ON DESIGN ELEVATIONS PLEASE CONTACT DESIGN ENGINEER IMMEDIATELY.
  - HANDRAILS FOR RAMPS AND STAIRS TO BE DETAILED BY ARCHITECT AND LANDSCAPE ARCHITECT AS REQUIRED BY CODE.



EXISTING	LEGEND	BY OTHERS	PROPOSED	
303.25	SPOT ELEVATIONS	*03.25	03.25	HUNDREDS PLACE TRUNCATED
AS-BUILT [03.25]	SPOT ELEVATIONS (WITH NOTATION)	BY OTHERS: DESIGN INFORMATION FROM PLANS OTHER THAN THIS CONTRACT.	03.25 03.25 TC	NOTATION & REVEAL
			UP DATED (DUE TO AS-BUILT)	BC: BOTTOM OF CURB CRN: CROWN GB: GRADE BREAK INV: INVERT MAT: MATCH (EXISTING CONDITION) LP: LOW POINT TC: TOP OF CURB BW: BOTTOM OF WALL BR: BOTTOM OF RAMP TR: TOP OF RAMP TS: TOP OF STAIRS BS: BOTTOM OF STAIRS HP: HIGH POINT ES: EDGE OF SIDEWALK FL: FLOW LINE
			<03.25>	
			2%	
			5'	
			5'	SLOPE 2% MAX ALL DIRECTIONS

- ACCESSIBLE REQUIREMENTS**
- MIN. ONE (1) ACCESSIBLE ROUTE MUST BE PROVIDED FROM PUBLIC STREETS, PUBLIC SIDEWALKS, TRANSPORTATION STOPS WITHIN SITE LIMITS, PASSENGER LOADING ZONES, AND FROM ACCESSIBLE PARKING SPACES TO BUILDING ENTRANCES.
  - RUNNING SLOPES UP TO 5.0% (1:20) ALLOWED.
  - CROSS SLOPES UP TO 2.0% (1":12") ALLOWED.
  - RAMP RUNNING SLOPES OVER 5.0% (1:20) TO 8.33% (1:12) WITH RISE OF OVER 6" ALLOWED WITH HANDRAILS AND 5' X 5' LEVEL LANDING PAD (2% OR LESS ALL DIRECTIONS) AT TOP AND BOTTOM OF RAMP.
  - CURB RAMP RUNNING SLOPES UP TO 8.33% (1:12) ALLOWED WITHOUT HANDRAILS BUT ARE REQUIRED TO HAVE 5' X 5' LEVEL LANDING PAD AT TOP AND BOTTOM OF RAMP. RUNNING SLOPES OVER 8.33% (1:12) NOT ALLOWED FOR ACCESSIBLE ROUTES. MAX RUN OF 8.33% (1:12) SLOPE IS 30' WITH MINIMUM 5'x5' LEVEL LANDING PAD BETWEEN RUN SEGMENTS AND 5' X 5' LEVEL LANDING PAD AT TOP AND BOTTOM OF RAMP.
  - ACCESSIBILITY CODES, REGULATIONS, AND STANDARDS DO NOT INCLUDE ANY CONSTRUCTION TOLERANCES. ALL ACCESSIBLE ROUTES MUST BE CONSTRUCTED AT OR UNDER THE MAXIMUM REQUIREMENTS.
  - ALL DOORS TO HAVE LEVEL (2% OR LESS ALL DIRECTIONS) SLOPE 5' IN FRONT OF DOOR.
  - ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.

- NOTES**
- CONTOURS ARE SHOWN AS APPROXIMATE. DO NOT USE CONTOURS FOR FINE GRADING, SPOT SHOT ELEVATIONS SHOULD BE USED FOR ALL GRADING. IF THERE ARE ANY QUESTIONS ON DESIGN ELEVATIONS PLEASE CONTACT DESIGN ENGINEER IMMEDIATELY.
  - HANDRAILS FOR RAMPS AND STAIRS TO BE DETAILED BY ARCHITECT AND LANDSCAPE ARCHITECT AS REQUIRED BY CODE.

**STORMWATER MANAGEMENT NARRATIVE:**

**EXISTING CONDITIONS**

THE PRIVATE SPACE PROPERTY CONSISTS OF AN EXISTING PARK AREA WITH RETAINING WALLS.

**PROPOSED CONDITIONS**



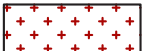


THE PRIVATE SPACE PROJECT PROPOSES THE CONSTRUCTION OF A NEW BUILDING WITH SITE, LANDSCAPE, AND STORMWATER MANAGEMENT FEATURES. STORMWATER MANAGEMENT FOR THE SITE WILL BE FULL-FILLED BY A COMBINATION OF GREEN ROOF AND BIO-RETENTION. THESE BMPs WILL TREAT THE NEW BUILDING AND SURROUNDING PROPOSED SITE IMPROVEMENTS. THE BMPs WILL THEN TIE INTO AN EXISTING PRIVATE COMBINED SEWER SYSTEM WHICH CONNECTS TO THE EXISTING PUBLIC COMBINED MAINS IN 4TH STREET NE.

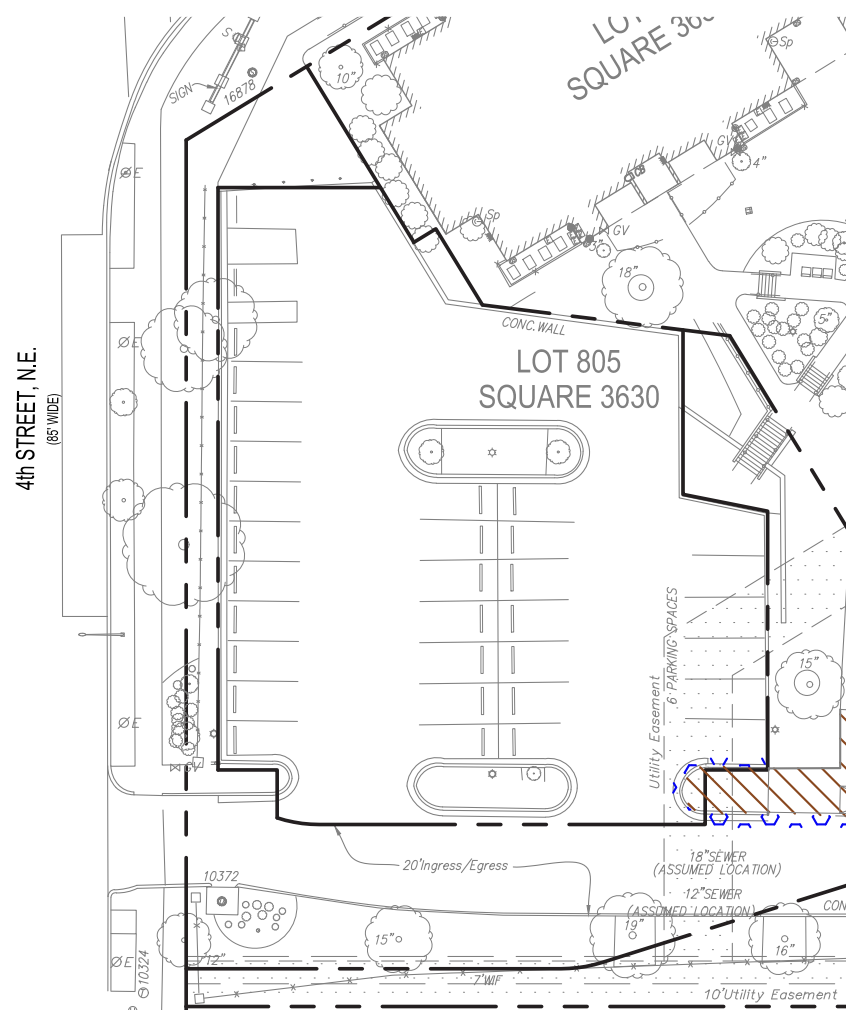
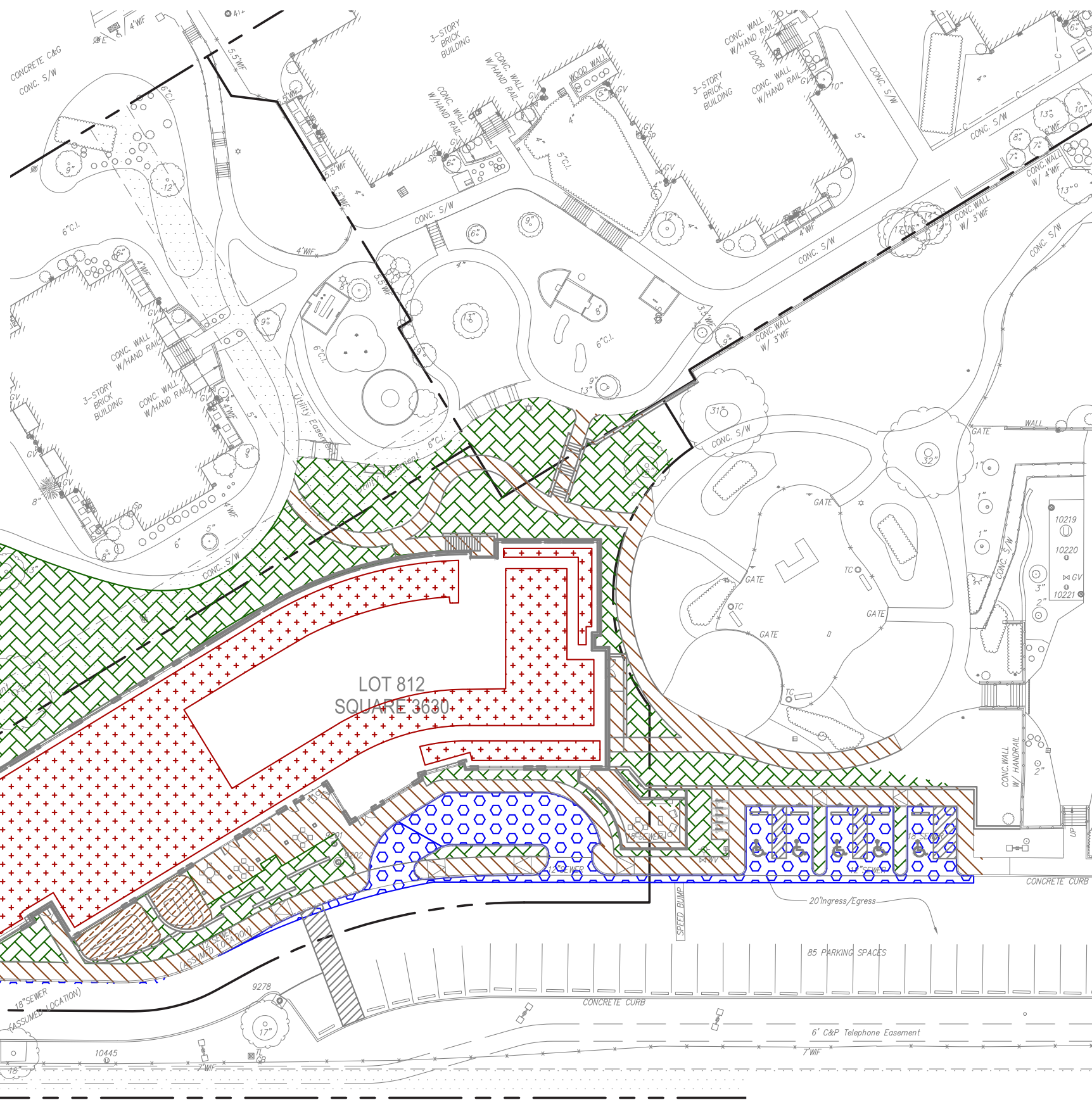
**STORMWATER RETENTION AND DETENTION REQUIREMENTS:**

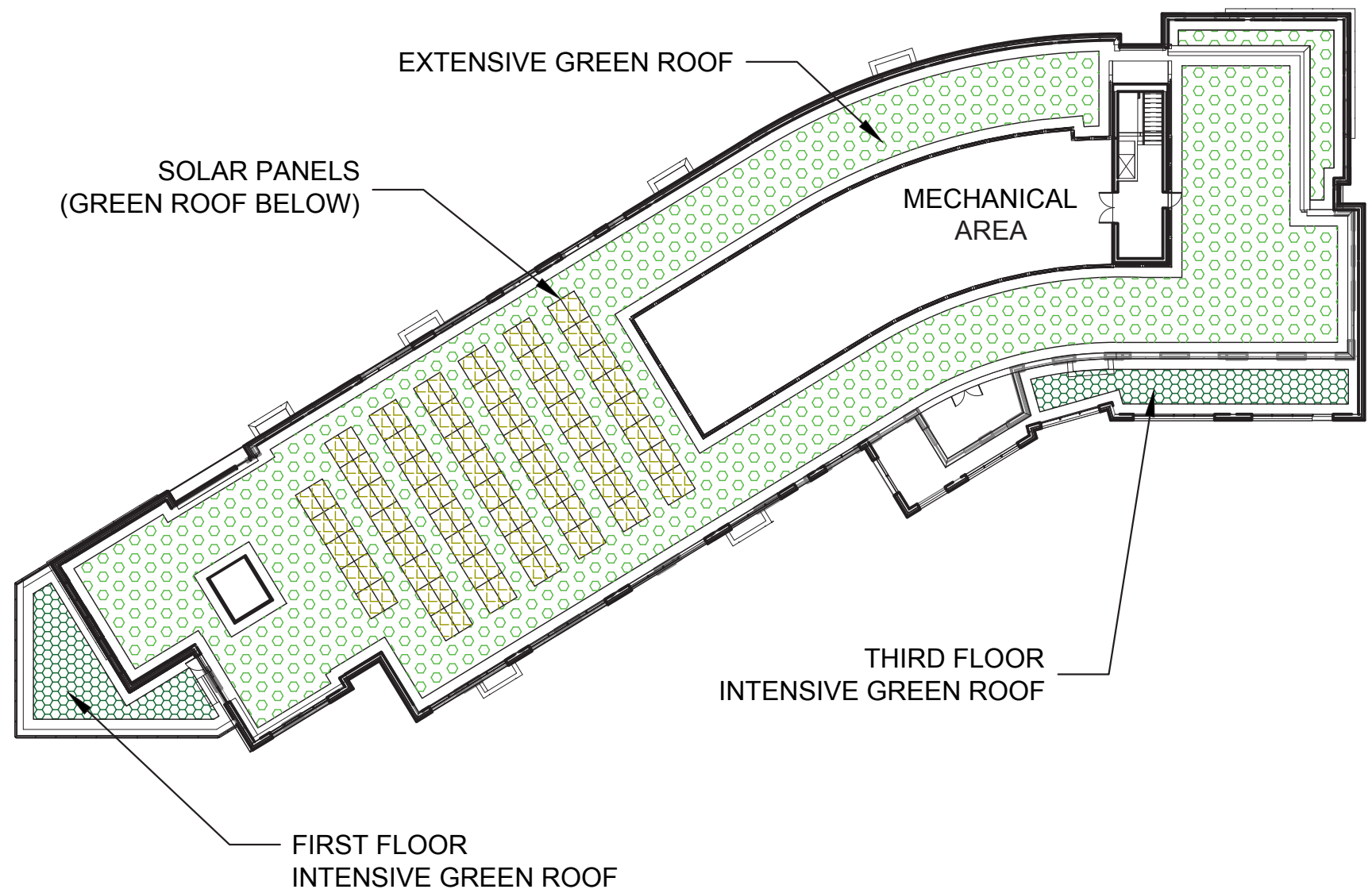
STORMWATER RETENTION AND DETENTION FOR THIS SITE WILL MEET THE DISTRICT OF ENERGY AND ENVIRONMENT REQUIREMENTS FOR MAJOR LAND DISTURBING ACTIVITY. THEREFORE THE FIRST 1.2" OF RAINFALL SHALL BE RETAINED ON-SITE FOR THE PROPOSED IMPROVEMENTS. 2-YEAR POST-DEVELOPMENT DISCHARGE SHALL BE EQUAL OR LESS THAN PRE-DEVELOPMENT DISCHARGE AND 15-YEAR POST-DEVELOPMENT DISCHARGE WILL BE EQUAL OR LESS THAN THE PRE-PROJECT DISCHARGE.

**PRIVATE SPACE LEGEND:**

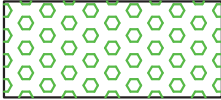
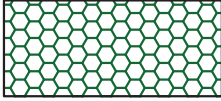

TOTAL AREA OF DISTURBANCE: 49,362 SQ. FT.

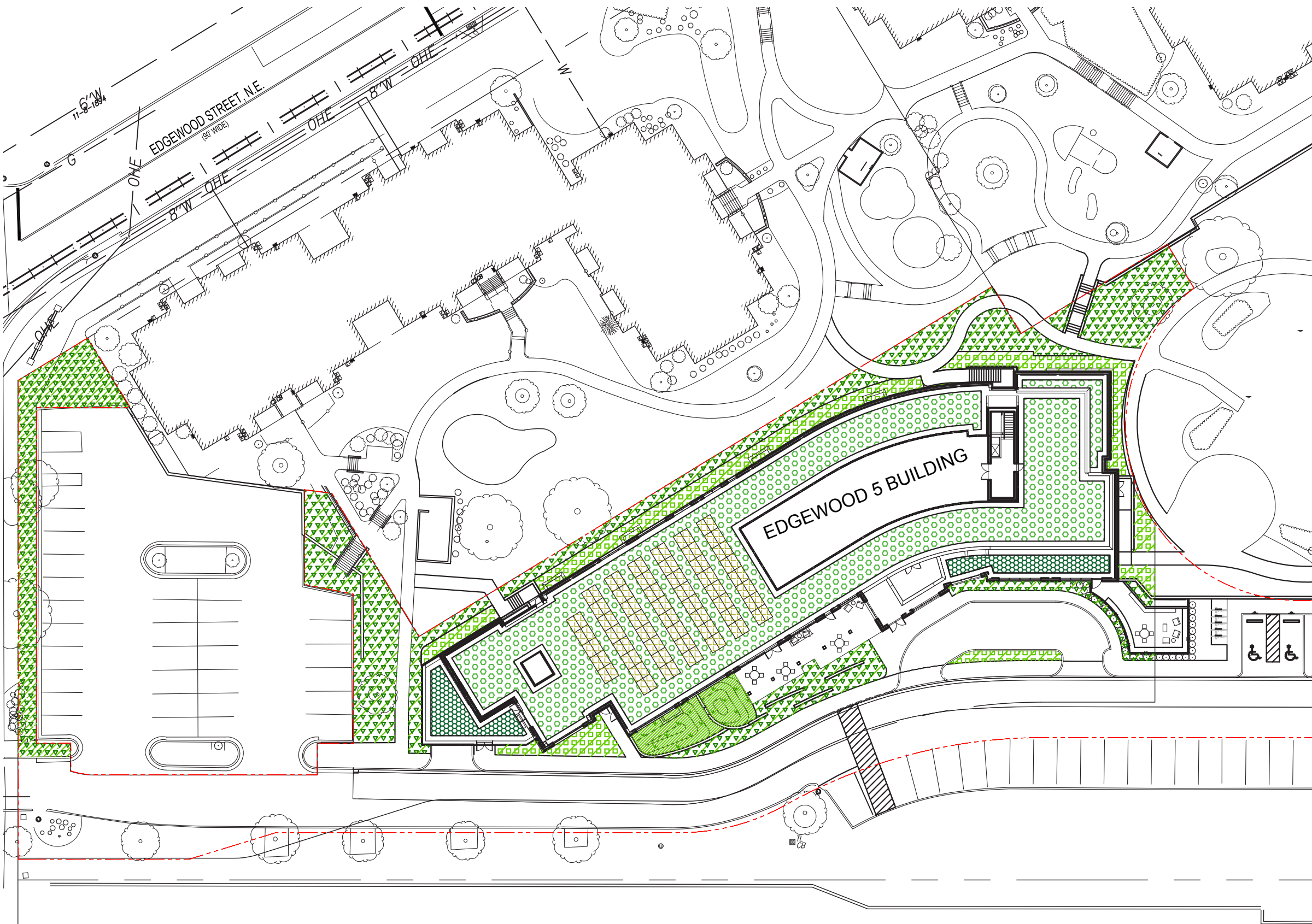
-  IMPERVIOUS COVER (14,236 SQ. FT.)
-  COMPACTED COVER (13,578 SQ. FT.)
-  GREEN ROOF BMP COVER (10,650 SQ. FT.)
-  VEHICLE RELATED COVER (3,942 SQ. FT.)
-  BIO-RETENTION COVER (1,368 SQ. FT.)



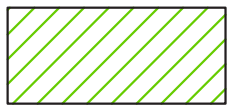
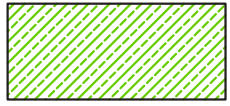
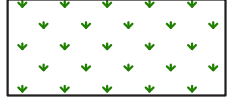

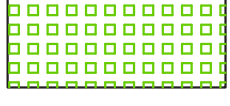
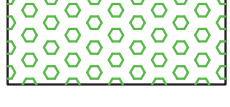
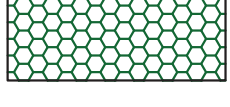



**LEGEND**

-  2"-8" EXTENSIVE GREEN ROOF
-  8"+ INTENSIVE GREEN ROOF
-  SOLAR PANELS



**LEGEND**

	SOIL DEPTH LESS THAN 24"
	SOIL DEPTH MORE THAN 24"
	BIORETENTION
	GROUNDCOVER LESS THAN 2'
	PLANTS 2' OR TALLER
	2"-8" EXTENSIVE GREEN ROOF
	8"+ INTENSIVE GREEN ROOF
	SOLAR PANELS

**NOTES:**  
 GAR Score: .305

1. THE CURRENT DESIGN SHOWS POTENTIAL AREAS OF LANDSCAPING AND LID TECHNIQUES TO ACHIEVE FINAL GAR SCORE. AREAS ONLY WITHIN THE APPLICABLE LOT LINES WILL BE APPLIED TO THE GAR SCORE. THE DESIGN, LAYOUT AND SQUARE FOOTAGES OF THESE AREAS ARE TO BE FINALIZED AS OVERALL DESIGN DEVELOPS.

2. A COMBINATION OF PROPOSED GREEN ROOF, SOLAR, BIORETENTION, AND AT GRADE



Green Area Ratio Scoresheet			
Address: Edgewood St. NE Washington DC 20017		Word	Lot
Other / BZA Order		enter sq ft of lot	multiple
Lot size (enter this value first) *		43,777	SCORE 0.305
Landscape Elements			
		Square Ft.	Factor
<b>A Landscaped areas (select one of the following for each area)</b>			
1	Landscaped areas with a soil depth of less than 24"	enter sq ft 7,520	0.3
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft 1,703	0.6
3	Bioretention facilities	enter sq ft 684	0.4
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>			
1	Groundcovers, or other plants less than 2' tall at maturity	enter sq ft 7,195	0.2
2	Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 324	2916 0.3
3	Tree canopy for all trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees 0	0 0.5
4	Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees 0	0 0.6
5	Tree canopy for preservation of existing tree 6" to 12" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees 0	0 0.7
6	Tree canopy for preservation of existing tree 12" to 18" diameter or larger or equivalent - calculated at 600 sq ft per tree	enter number of trees 0	0 0.7
7	Tree canopy for preservation of all existing trees 18" to 24" dia. or equivalent - calculated at 1300 sq ft per tree	enter number of trees 0	0 0.7
8	Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2000 sq ft per tree	enter number of trees 0	0 0.8
9	Vegetated wall, plantings on a vertical surface	enter sq ft	0.6
<b>C Vegetated or "green" roofs</b>			
1	Over at least 2" and less than 8" of growth medium	enter sq ft 9,831	0.6
2	Over at least 8" of growth medium	enter sq ft 820	0.8
<b>D Permeable Paving***</b>			
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0	0.4
2	Permeable paving over at least 24" of soil or gravel	enter sq ft 0	0.5
<b>E Other</b>			
1	Enhanced tree growth systems***	enter sq ft 0	0.4
2	Renewable energy generation	enter sq ft 1,868	0.5
3	Approved water features	enter sq ft 0	0.2
sub-total of sq ft = 32,537			
<b>H Bonuses</b>			
1	Native plant species	enter sq ft 0	0.1
2	Landscaping in food cultivation	enter sq ft 0	0.1
3	Harvested stormwater irrigation	enter sq ft 0	0.1
Green Area Ratio numerator =			13,354
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.			
Total square footage of all permeable paving and enhanced tree growth			