



NOVEMBER 03, 2020

PENTHOUSE VIEW LOOKING EAST



ECA ZONING COMMISSION **A29**
District of Columbia
CASE NO.20-27
EXHIBIT NO.3H2



M-01: METAL / WOOD TRELLIS



M-02: ALUMINUM / GLASS RAILING



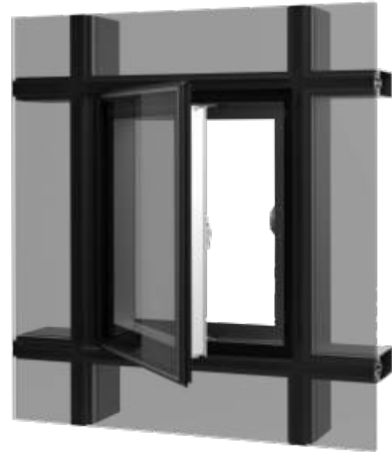
M-03: GLASS RAILING / FENCE



M-04: METAL RAILING / BALCONY



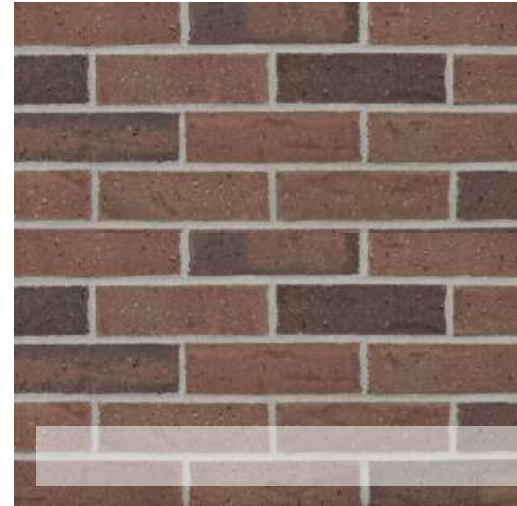
M-05: ALUMINUM COPING / SOFFIT



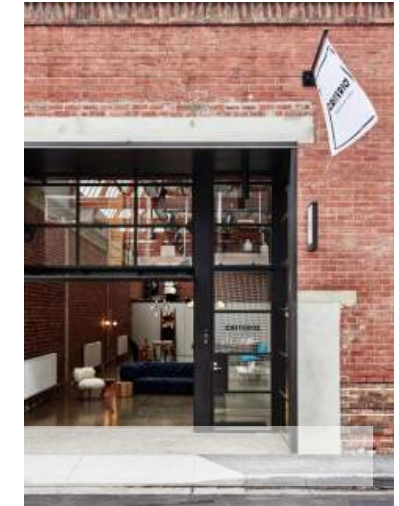
M-06: OPERABLE WINDOW



M-07: ALUMINUM STOREFRONT SYSTEM



M-08: BRICK



M-09: METAL PANEL

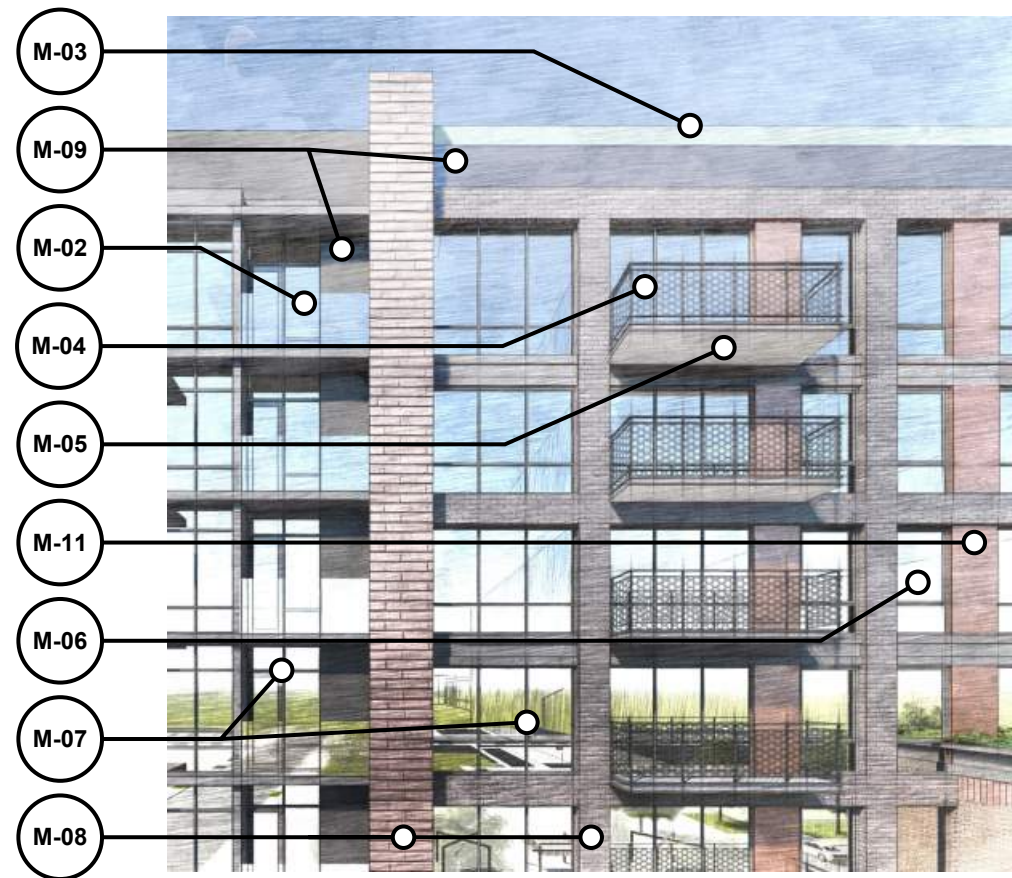


M-10: ALUMINUM LOUVERS



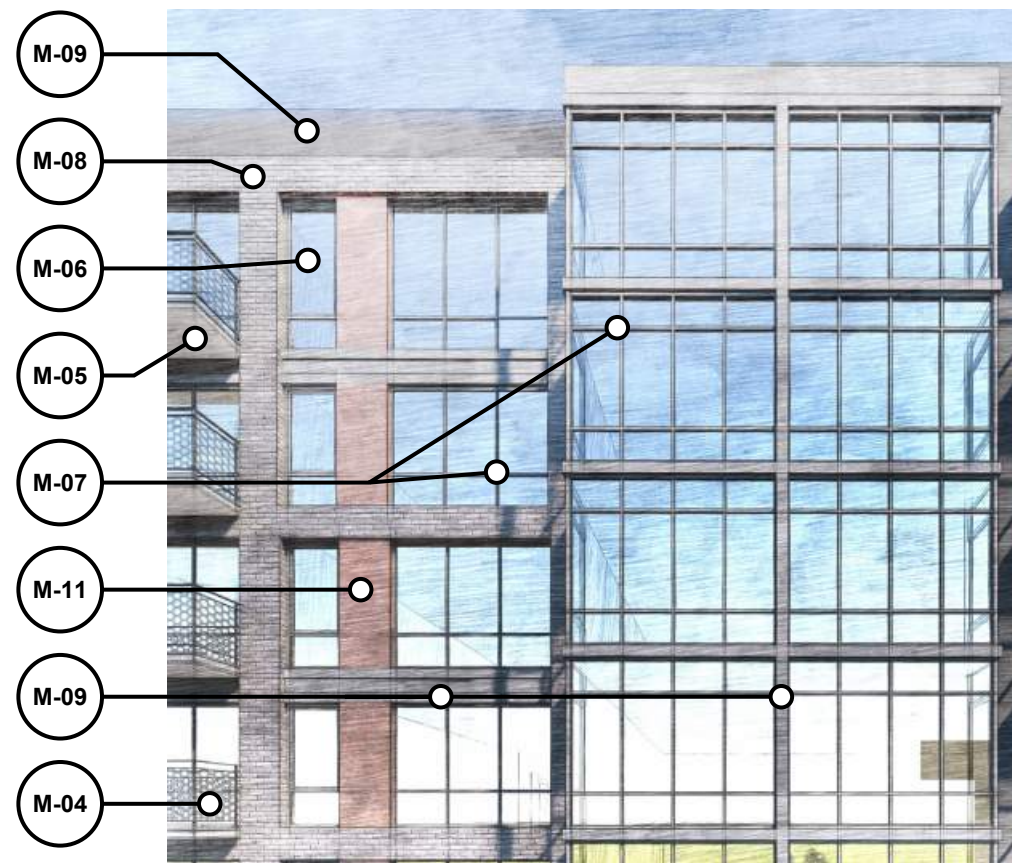
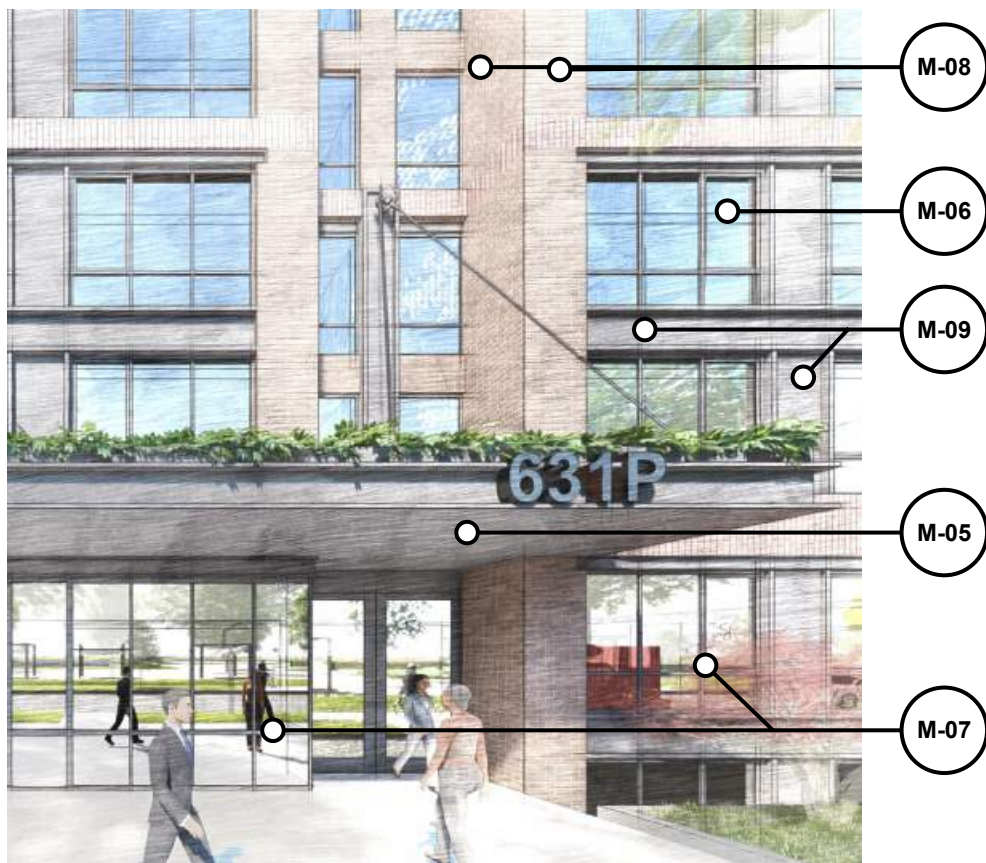
M-11: ARCHITECTURAL PANEL





MATERIAL LEGEND:

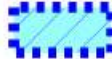

- M-01:** METAL / WOOD TRELLIS
- M-02:** ALUMINUM / GLASS RAILING
- M-03:** GLASS RAILING / FENCE
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- M-11:** ARCHITECTURAL PANEL



NOVEMBER 03, 2020

FACADE DETAILS



-  Potential Retail signage placement area to be designed in accordance with DC Code and sign regulations
-  Potential Residential signage placement area to be designed in accordance with DC Code and sign regulations

RESIDENTIAL SIGNAGE I GUIDELINES

1. The permanent signage for the residential portion of the project will be developed along with the design of the building residential entrance. The sign will be part of a cohesive building identity and branding effort.
2. All permanent signage is to be of the highest quality construction. Signs may be lighted, including LEDs or comparable technology. Illumination and materiality of the signage will be complementary to the design of the building.
3. The permanent signage identifying the residential portion of the project will be restricted to the area around the building entrance on P Street, NW, as identified on the plans. Sign area will be regulated by the DC Construction Codes (12 DCMR).

Nothing herein will be construed to preempt any local or federal code or regulation.

RETAIL SIGNAGE I GUIDELINES

Retail tenants will be required to submit their signage and storefront designs to the owner for review and approval prior to applying for permits from the District. The owner will regulate the external design and appearance of the retail tenants in a manner so as to preserve and maintain the design integrity of the building.

1. Retail tenants will be encouraged to create individual designs for their storefronts and signage.
2. Retail signage and storefronts will be comprised of materials and colors that complement the materials and design of the base building.
3. Retail signage will be permitted based on tenant needs.
4. Retail tenants may employ a wide variety of building materials in the design of their storefront and signage such as glass, masonry, stone, decorative metal, stucco, tile, etc. However, tenants will be required to use high quality materials, as determined by the owner.
5. Sign area will be regulated by the DC Construction Codes (12 DCMR).
6. Signage and storefront illumination is encouraged by owner so long as building design integrity is maintained. Illumination will be acceptable per owner approval and in accordance with local regulations.
7. The locations of doors and windows for retail tenants will be established as part of the storefront design. However, doors and windows to base building areas (such as lobbies, exit stairs and service areas) will be established by the owner during base building design. Tenants will be encouraged to make efforts to integrate the existing building and character into the design of the storefronts.

Nothing herein will be construed to preempt any local or federal code or regulation.

Sign Type A | Entry Canopy Sign



Sign Type B | Building Signs



Sign Type C | Blade Signs

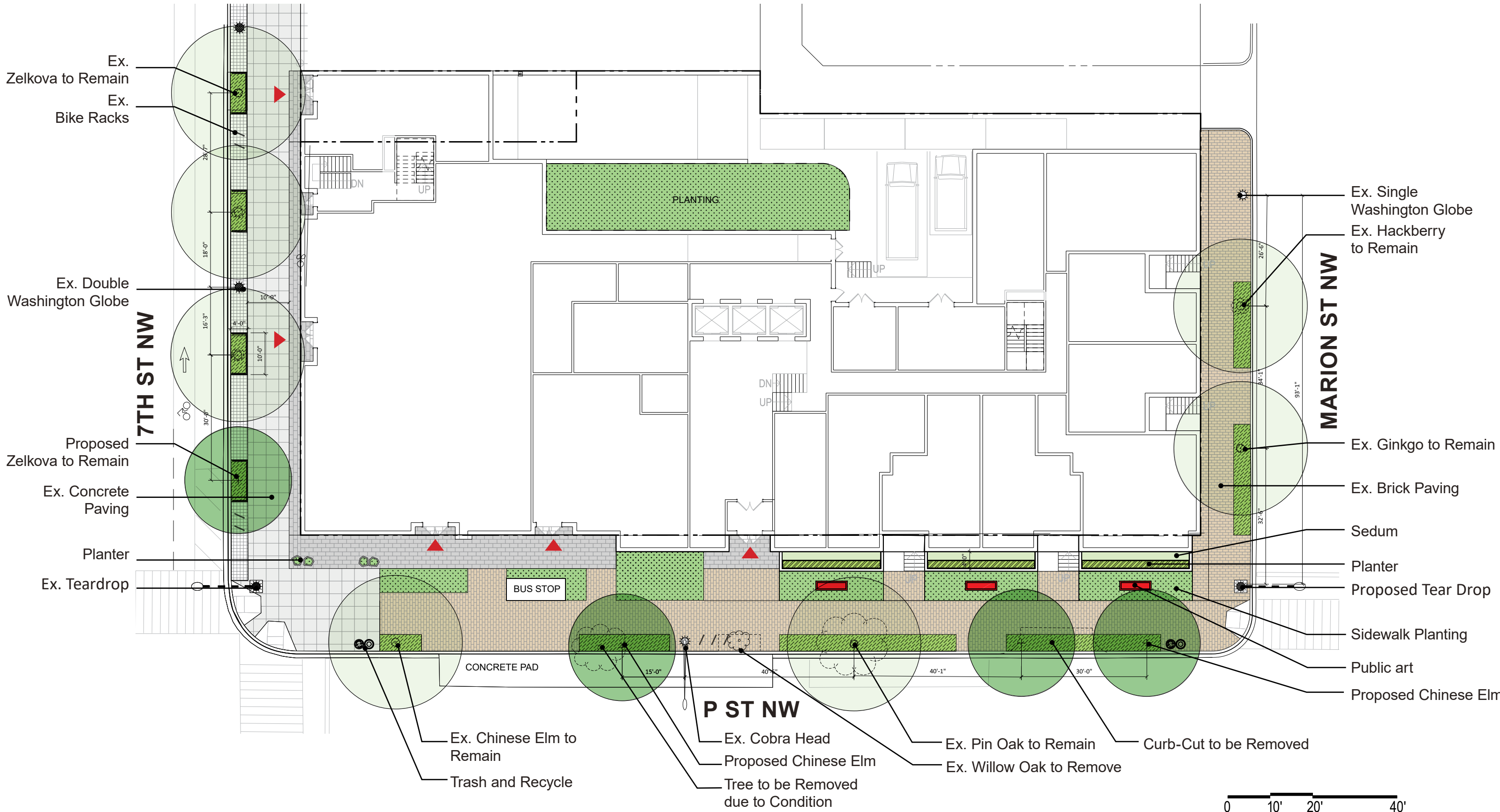


Sign Type D | Window Signs



LANDSCAPING DESIGN

NOVEMBER 03, 2020





Washington Globe



Double Washington Globe



Teardrop



Cobra Head



Typical Bike Rack
- DDOT Compliant



Typical Trash and
Recycling Receptacles
- DC Standard

EXISTING AND PROPOSED TREE SPECIES
7TH STREET NW



Zelkova

EXISTING TREE SPECIES
P STREET NW



Chinese Elm
PROPOSED TREE
Chinese Elm

EXISTING TREE SPECIES
MARION STREET NW



Pin Oak



Hackberry



Ginkgo

7TH ST NW

MARION ST NW

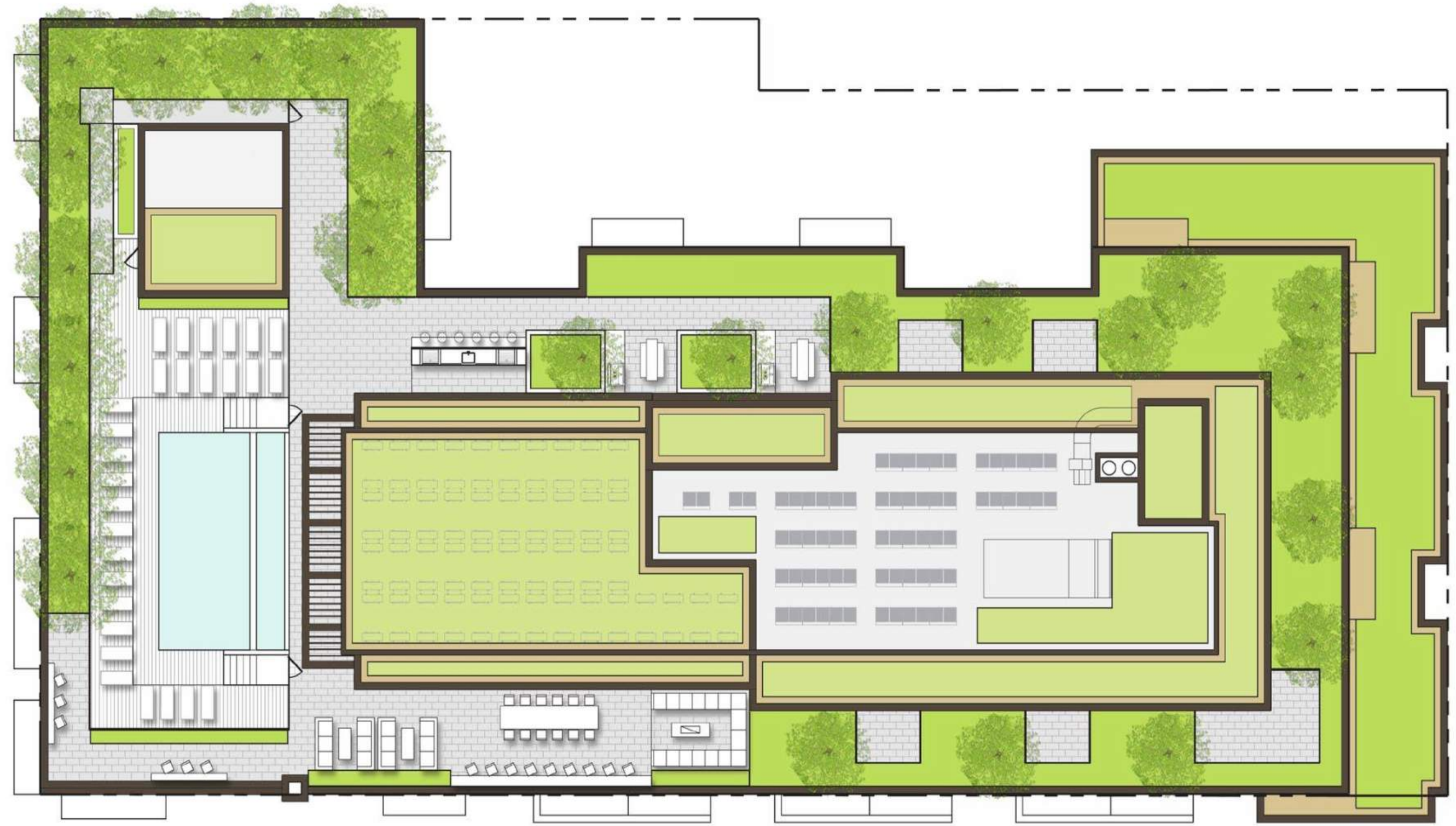
P ST NW



PENTHOUSE & ROOF PLAN

NOVEMBER 03, 2020

L03



VIEW 1



VIEW 2



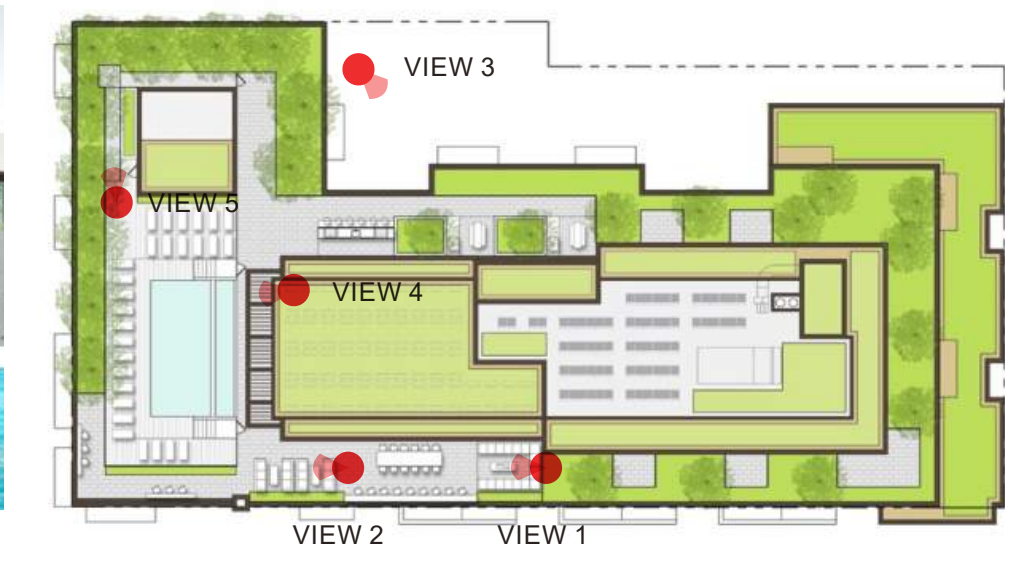
VIEW 3



VIEW 4



VIEW 5





PENTHOUSE PRECEDENTS

L05



NOVEMBER 03, 2020



MAGNOLIA VIRGINIANA
STAR MAGNOLIA



CORNUS FLORIDA
DOGWOOD



CERCIS CANADENSIS 'ROYAL WHITE'
EASTERN REDBUD

WINTER AND WILD LIFE INTEREST PLANTING



ILEX VERTICILATA
WINTERBERRY



PENNISETUM ALOPECUROIDES
'LITTLE BUNNY'
LITTLE BUNNY DWARF
FOUNTAIN GRASS



STONECROP, HYLOTELEPHIUM
SEDUM AUTUMN JOY



PANICUM VIRGATUM
'ROTSTRAHLBUSCH'
ROTSTRAHLBUSCH SWITCHGRASS



PANICUM VIRGATUM
'SHENANDOAH'
SHENANDOAH SWITCHGRASS



HELICTOTRICHON SEMPERVIRENS
BLUE OAT GRASS

HERBACEOUS LIST

- AMSONIA HUBRICHII
BLUE STAR
- ASCLEPIAS INCARNATA
SWAMP MILKWEED
- BAPTISIA AUSTRALIS
BLUE FALSE INDIGO
- DIPTEROCARPA 'JACK FROST'
- OSTRANTHIS SIBIRIAN BUGLOSS
- ECHINACEA PURPUREA
PURPLE CONEFLOWER
- IRIS GERMANICA
BEARDED IRIS
- LOPEZ MUSEUM 'BIG BLUE'
- LILY TURF 'BIG BLUE'
- HELIOPSIS SCABRA VAR. FULGIDA
BLACK-EYED SUSAN



NYSSA SYLVATICA
BLACK GUM



BETULA NIGRA
RIVER BIRCH



ACER RUBRUM
RED MAPLE



AMELANCHIER CANADENSIS
SERVICEBERRY

BIORETENTION PLANTING

L07

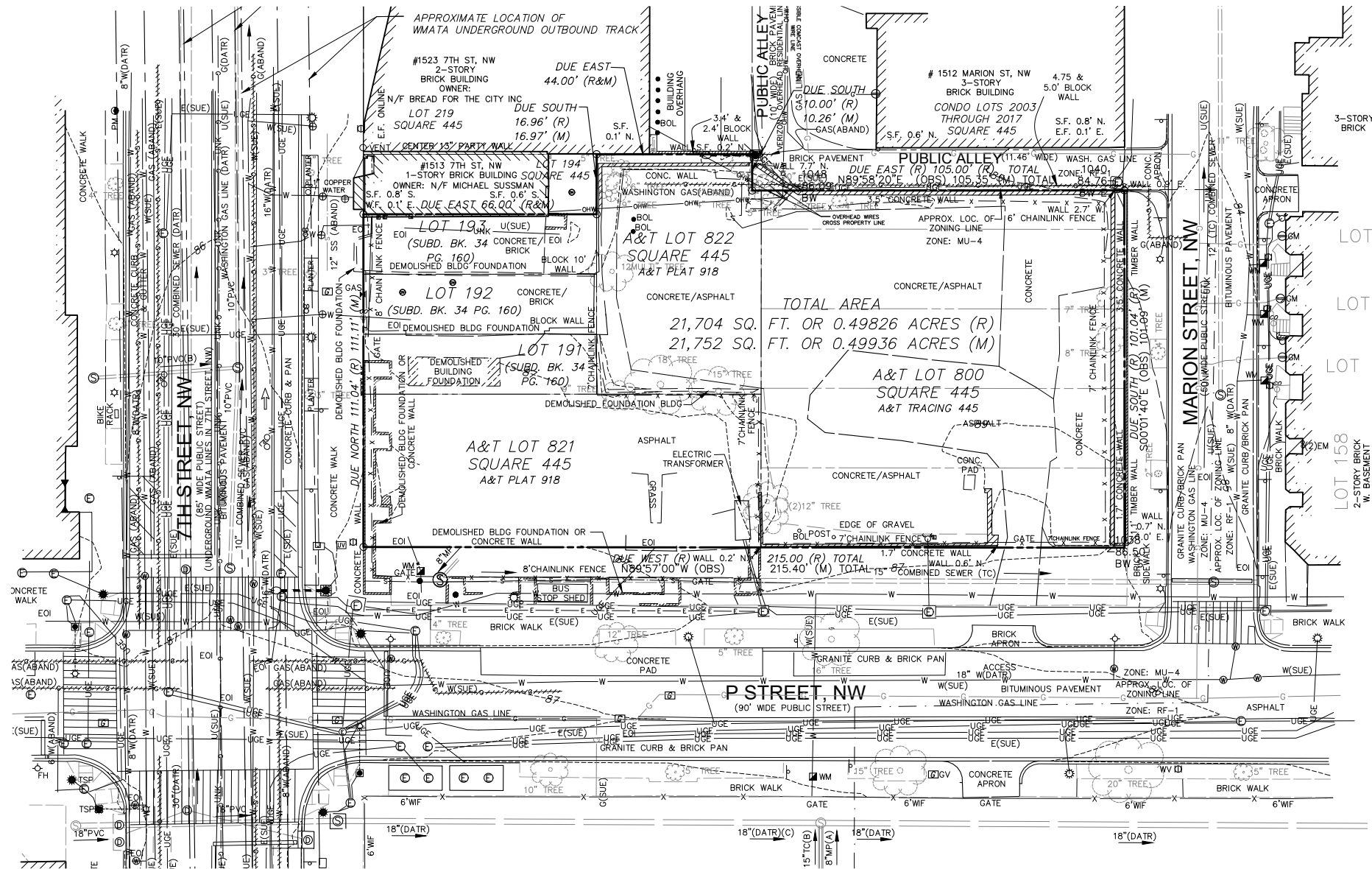


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CIVIL DESIGN





ZONING NOTE:

THE FOLLOWING INFORMATION WAS TAKEN FROM DCOZ.DC.GOV WEB SITE.
 LOTS 191 THROUGH 193 AND A&T LOTS 800, 821 AND 822 IN SQUARE 445 ZONE: MU-4

THIS INFORMATION DOES NOT CONSTITUTE A "ZONING OPINION" AND IS NOT SUBJECT TO THE SURVEYOR'S CERTIFICATION SHOWN HEREON.

DC BOUNDARY NOTE:

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS AND VERIFIED IN THE FIELD INsofar AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE WITH THE FINAL DETERMINATION TO BE MADE BY THE OFFICE OF THE SURVEYOR. A "SURVEY TO MARK" PREPARED BY DISTRICT OF COLUMBIA REGISTERED LAND SURVEYOR AND VERIFIED BY THE OFFICE OF THE SURVEYOR MAY BE REQUIRED TO ESTABLISH A FINAL BOUNDARY DETERMINATION AND CONFIGURATION FOR THIS PROPERTY.

UTILITY NOTE:

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING. THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS, LISTED BELOW ARE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

| UTILITY COMPANY | PLAN # / SHEET # |
|---|--|
| VERIZON (VERIZON ENGINEERING 13101 COLUMBIA PIKE FDC 1 SILVER SPRING, MD. 20904) | DUPONT BLOCK 445 |
| COMCAST (NEED-BLT_BeltwayRegionDesignRequests @cable.comcast.com) | FACILITIES ON SITE PER ROUGH MAP PROVIDED ON 2/24/2020 |
| WASHINGTON GAS/MD REPLACEMENT SECTION (MappingResearch@washgas.com & WAMozzoli@washgas.com) | ROUGH MAP RECEIVED 5/29/2020 |
| VERIZON BUSINESS (VCI) (investigations@verizon.com) | NO FACILITIES ON SITE PER EMAIL RECEIVED 2/27/2020 |
| PEPCO DISTRIBUTION (ded@pepco.com) | NO REPLY AT THIS TIME |
| PEPCO TRANSMISSION (alexander@pepco.com) | NO FACILITIES ON SITE PER EMAIL RECEIVED ON 2/25/2020 |
| DC WATER - SEWER & WATER (permit.operations@dcwater.com) | DC WATER GIS MAP AND C-7 NW WATER AND SEWER MAPS RECEIVED 3-9-2020 |
| AT&T LOCAL (mb458f@att.com) - NOT SHOWN | AT&T LOCAL HAS LEASED FIBERS WITHIN QUEST FIBER WHICH MAY BE OWNED BY CENTURY LINK LINE ALONG P ST. |
| AT&T CORE/AT&T LEGACY/AT&T LONG DISTANCE (gw1349@att.com) | PER EMAIL RECEIVED 6/8/2020 - PENDING ADDL. INFORMATION NO FACILITIES ON SITE PER EMAIL RECEIVED ON 3/2/2020 |
| CENTURYLINK (relo@centurylink.com & CenturylinkNationalOSPRelocations@centurylink.com) | NO FACILITIES ON SITE PER EMAIL RECEIVED ON 2/25/2020 |
| FIBER LIGHT (Wayne. hitcoax@fiberlight.com) | NO FACILITIES ON SITE PER EMAIL RECEIVED ON 6/02/2020 |
| ZAYO (doug.shuele@zayo.com) | NO FACILITIES ON SITE PER EMAIL RECEIVED ON 6/05/2020 |

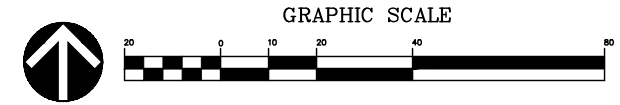
THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION. WKA CAPITOL, LLC HAS NOT REQUESTED MISS UTILITY MARKINGS OF UNDERGROUND UTILITY LINES.

LEGEND

| | | | | |
|--|---|--|--|--|
| <ul style="list-style-type: none"> --- SUBJECT PROPERTY LINE --- ADJACENT PROPERTY LINE --- BUILDING RESTRICTION LINE --- ELECTRICAL CONDUIT --- NATURAL GAS CONDUIT --- OVERHEAD WIRES --- TELEPHONE/COMMUNICATIONS CONDUIT --- WATER LINE --- CABLE TV --- SANITARY SEWER CONDUIT --- STORM DRAIN CONDUIT --- FENCE LINE --- APPROXIMATE ZONING LINE --- BUILDING LINE --- RETAINING OR FREE STANDING WALL --- MAJOR CONTOUR --- MINOR CONTOUR --- APPROXIMATE ZONING LINE --- FLOOD LINE --- APPROXIMATE WMATA UNDERGROUND TRACK CENTERLINE --- APPROXIMATE WMATA UNDERGROUND TRACKS | <ul style="list-style-type: none"> • BOLLARD □ SIGN POST □ MAIL BOX ○ TREE ○ SANITARY MANHOLE ○ STORM DRAIN MANHOLE □ GRATE ○ WATER MANHOLE ○ FIRE HYDRANT ○ SIAMSE CONNECTION ○ WATER METER ○ WATER VALVE □ TRAFFIC CONTROL BOX ○ WALL LIGHT ○ IRRIGATION CONTROL VALVE ○ CLEAN OUT ○ ROOF LEADER ○ WHEEL STOP | <ul style="list-style-type: none"> ○ ELECTRIC MANHOLE ○ ELECTRIC VALVE ○ ELECTRIC METER ○ UTILITY POLE ○ GUY WIRE ○ UTILITY POLE W/STREET LIGHT ○ COBRA LIGHT POLE ○ LIGHT POLE ○ UTILITY POLE W/ALLEY LIGHT ○ PHONE MANHOLE ○ UNKNOWN UTILITY MANHOLE ○ GAS VALVE ○ GAS METER ○ CARD READER | <ul style="list-style-type: none"> (N)..... NORTH (S)..... SOUTH (E)..... EAST (W)..... WEST N.F. ... NORTH FACE S.F. ... SOUTH FACE E.F. ... EAST FACE W.F. ... WEST FACE SUBD. BK. ... SUBDIVISION BOOK PG. PAGE A&T. ASSESSMENT & TAXATION BRL. BUILDING RESTRICTION LINE SQ.FT. SQUARE FEET AC. ACRES (R) RECORD INFORMATION (M) MEASURED INFORMATION (O) OBSERVED ANGLE OR BEARING (C) COMPUTED INFORMATION DATR..... DATA ACCORDING TO RECORD EOI..... END OF INFORMATION | <ul style="list-style-type: none"> INV.INVERT RCPREINFORCED CONCRETE PIPE CMPCORRUGATED METAL PIPE PVCPOLY VINYL CHLORIDE SSSANITARY SEWER SDSTORM DRAIN WLWATER LINE GLGAS LINE CICAST IRON WRPDWRAPPED TCTOP OF CURB BCBOTTOM OF CURB CLCENTER LINE BWBOTTOM WALL TWTOP OF WALL FFFINISH FLOOR CONCCONCRETE ESMTEASEMENT DCSODISTRICT OF COLUMBIA SURVEYOR'S OFFICE DCDPM..... DISTRICT OF COLUMBIA DEPARTMENT OF PUBLIC WORKS CIRC..... CIRCUMFERENCE |
|--|---|--|--|--|

EXISTING CONDITIONS PLAN

“FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO or 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY”

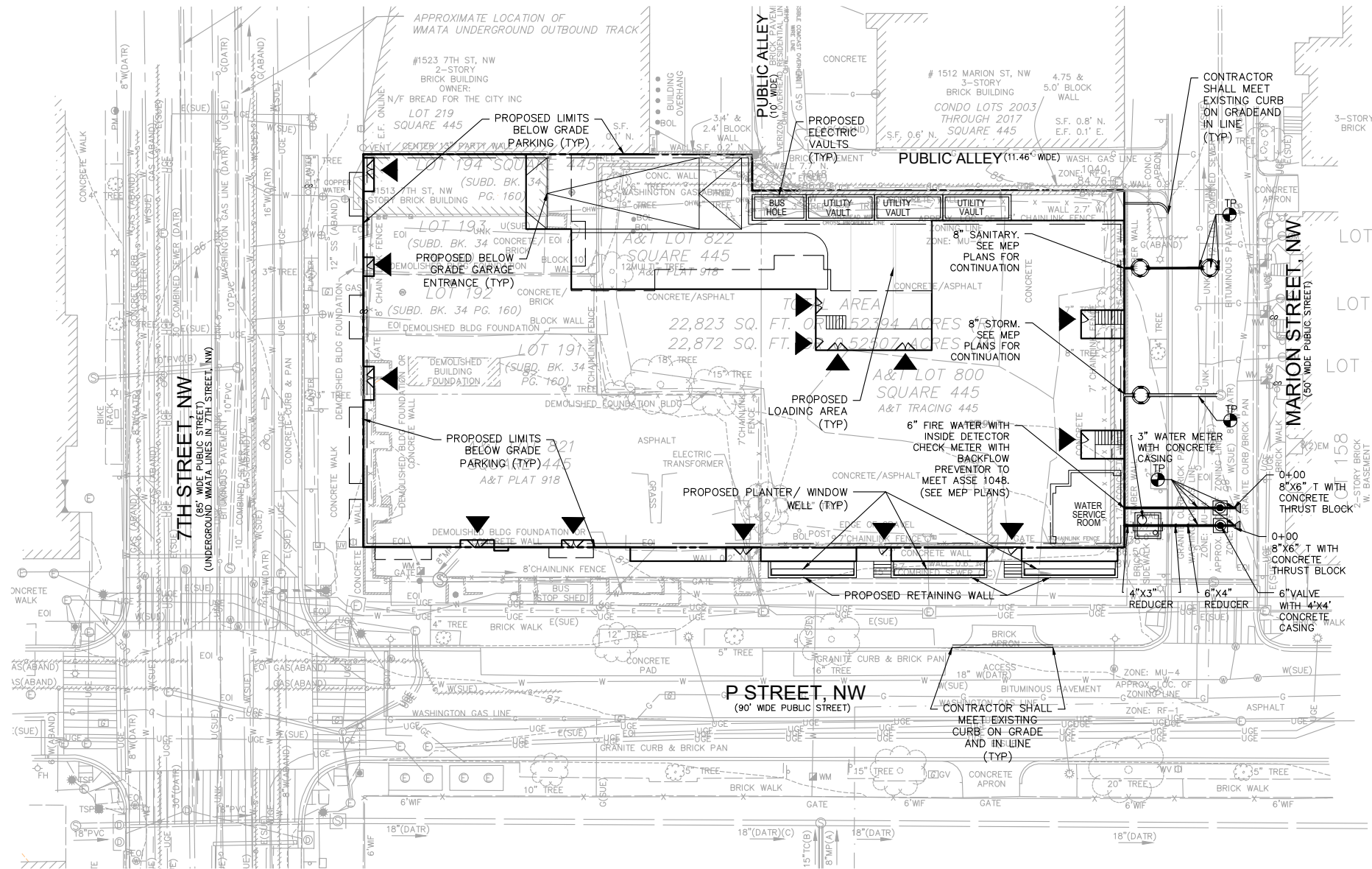


EXISTING CONDITIONS PLAN



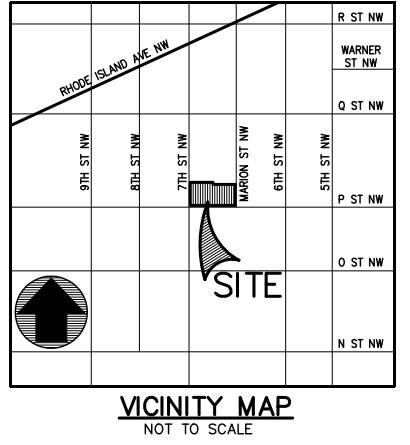
NOVEMBER 03, 2020

S:\V0001-1000\0583C - 7th and P Street NW\cad\geometry\0583C-100.dwg - Oct 16, 2020 AT 10:43:42 AM



SITE & UTILITY LEGEND:

- PROPOSED PARKING SPACE
- PROPOSED ADA LOADING/OFF-LOADING AREA
- PROPOSED ASPHALT PAVEMENT PATCH
- PROPOSED STORM DRAIN PIPE
- PROPOSED SANITARY SEWER & MANHOLE
- PROPOSED SMALL SANITARY SEWER SERVICE LATERAL (S-80.01 & S-80.02)
- PROPOSED DIP WATER MAIN & VALVE
- PROPOSED LARGE WATER SERVICE CONNECTION (DG-23.01)
- PROPOSED FIRE HYDRANT (W-50.01)
- 2" AIR/RAIN BLOW-OFF FOR DEAD ENDS (W-50.10)
- TEST PIT
- ABANDONED UTILITIES
- REMOVED UTILITIES
- EXISTING MAJOR WHOLE CONTOUR LINE
- EXISTING MINOR QUARTER CONTOUR LINE
- PROPOSED MAJOR WHOLE CONTOUR LINE
- PROPOSED MINOR QUARTER CONTOUR LINE
- BUILDING ENTRANCE
- PROPOSED 7" CONC. CURB & BRICK GUTTER
- PROPERTY LINE

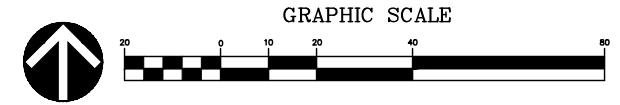


LEGEND

- | | | | | | | | |
|--|--|--|-----------------------------|--|-------------------------------------|--|--|
| | SUBJECT PROPERTY LINE | | BOLLARD | | (N)..... NORTH | | INV.INVERT |
| | ADJACENT PROPERTY LINE | | SIGN POST | | (S)..... SOUTH | | RCPREINFORCED CONCRETE PIPE |
| | BUILDING RESTRICTION LINE | | MAIL BOX | | (E)..... EAST | | CMPCORRUGATED METAL PIPE |
| | ELECTRICAL CONDUIT | | ELECTRIC METER | | (W)..... WEST | | PVCPOLY VINYL CHLORIDE |
| | NATURAL GAS CONDUIT | | UTILITY POLE | | N.F. ... NORTH FACE | | SSSANITARY SEWER |
| | OVERHEAD WIRES | | GUY WIRE | | S.F. ... SOUTH FACE | | SDSTORM DRAIN |
| | TELEPHONE/COMMUNICATIONS CONDUIT | | UTILITY POLE W/STREET LIGHT | | E.F. ... EAST FACE | | WLWATER LINE |
| | WATER LINE | | UTILITY POLE W/ALLEY LIGHT | | W.F. ... WEST FACE | | GLGAS LINE |
| | CABLE TV | | COBRA LIGHT POLE | | SUBD. BK. ... SUBDIVISION BOOK | | CICAST IRON |
| | SANITARY SEWER CONDUIT | | LIGHT POLE | | PG. PAGE | | WRPDWRAPPED |
| | STORM DRAIN CONDUIT | | TRAFFIC CONTROL BOX | | A&T. ASSESSMENT & TAXATION | | TCTOP OF CURB |
| | FENCE LINE | | WALL LIGHT | | BRL. BUILDING RESTRICTION LINE | | BCBOTTOM OF CURB |
| | APPROXIMATE ZONING LINE | | IRRIGATION CONTROL VALVE | | SQ.FT. SQUARE FEET | | CLCENTER LINE |
| | BUILDING LINE | | CLEAN OUT | | AC. ACRES | | BWBOTTOM WALL |
| | RETAINING OR FREE STANDING WALL | | ROOF LEADER | | (R) RECORD INFORMATION | | TWTOP OF WALL |
| | MAJOR CONTOUR | | WHEEL STOP | | (M) MEASURED INFORMATION | | FFFINISH FLOOR |
| | MINOR CONTOUR | | | | (O) OBSERVED ANGLE OR BEARING | | CONC CONCRETE |
| | APPROXIMATE ZONING LINE | | | | (C) COMPUTED INFORMATION | | ESMT EASEMENT |
| | FLOOD LINE | | | | DATR..... DATA ACCORDING TO RECORD | | DCSO DISTRICT OF COLUMBIA SURVEYOR'S OFFICE |
| | APPROXIMATE WMATA UNDERGROUND TRACK CENTERLINE | | | | EOI..... END OF INFORMATION | | DCDPW..... DISTRICT OF COLUMBIA DEPARTMENT OF PUBLIC WORKS |
| | APPROXIMATE WMATA UNDERGROUND TRACKS | | | | | | CIRC..... CIRCUMFERENCE |

SITE AND UTILITY PLAN

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO or 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"



LAYOUT: C02 SITE, Plotted By: ruhl

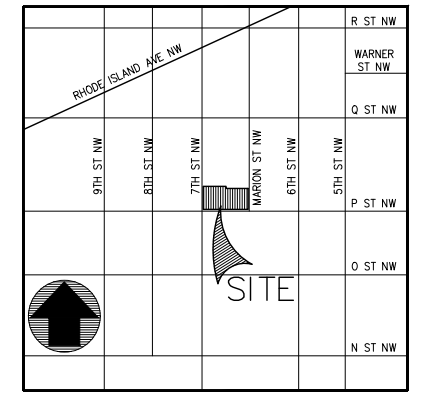
NOVEMBER 03, 2020

SITE AND UTILITY PLAN

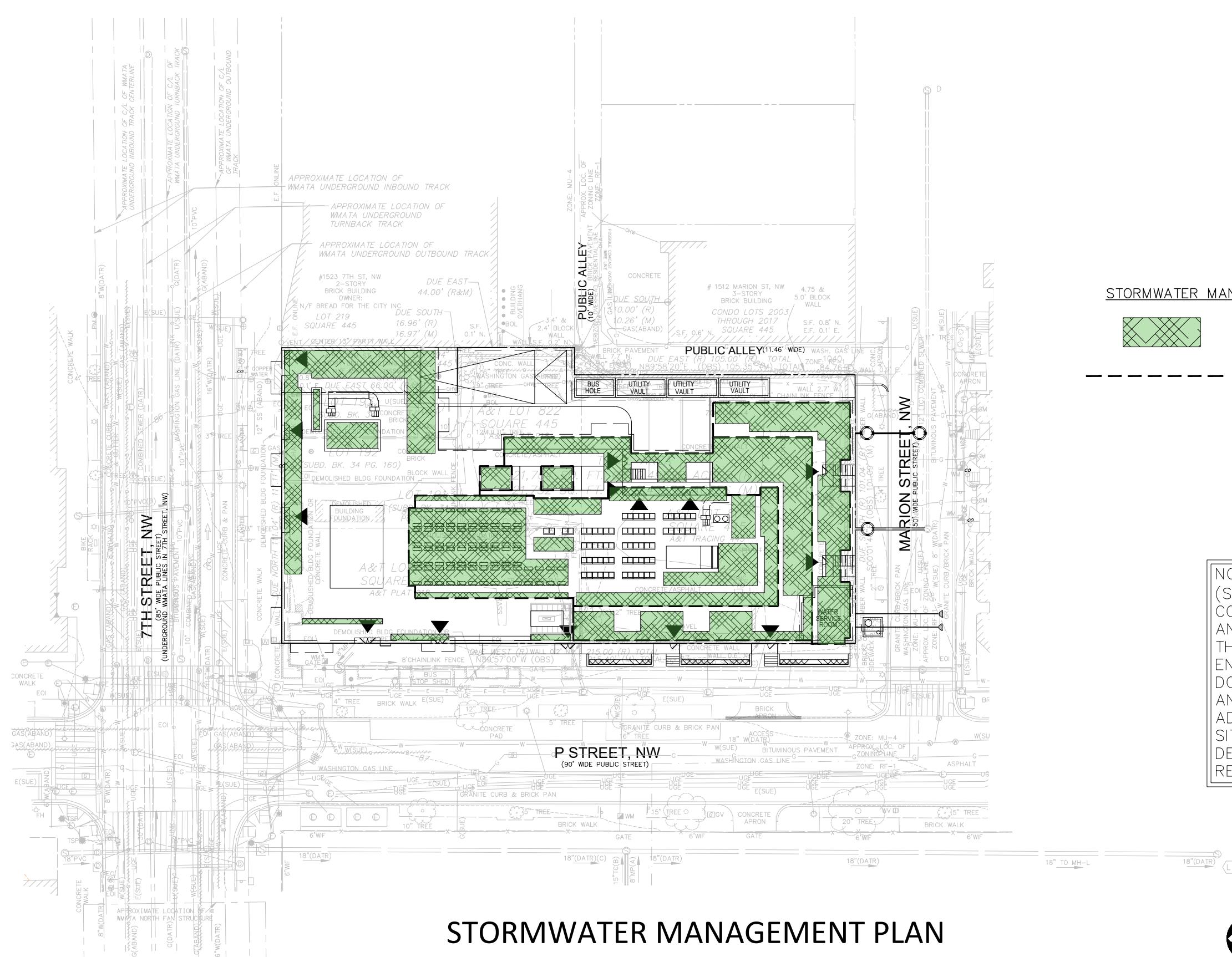


C02

S:\V0001-1000\0583C - 7th and P Street NW\load\utility\C02\0583C-100.dwg, - Oct 21, 2020 At 4:12:46 PM



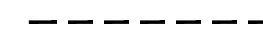
VICINITY MAP
NOT TO SCALE



STORMWATER MANAGEMENT LEGEND



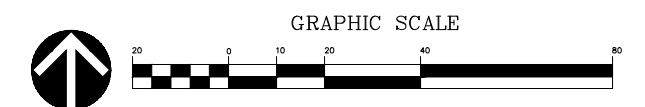
GREEN ROOF



DRAINAGE DIVIDE

NOTE: STORMWATER MANAGEMENT (SWM) FACILITIES AND COMPUTATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE. DURING THE PRODUCTION OF FINAL ENGINEERING CONSTRUCTION DOCUMENTS, THESE FACILITY TYPES AND COMPUTATIONS MAY BE ADJUSTED OR CHANGED BASED ON SITE CONDITIONS. FINAL SWM DESIGN SHALL MEET DOEI REQUIREMENTS.

STORMWATER MANAGEMENT PLAN



LAYOUT: C04 SWM PLAN, Plotted By: bell

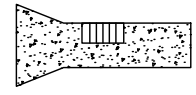
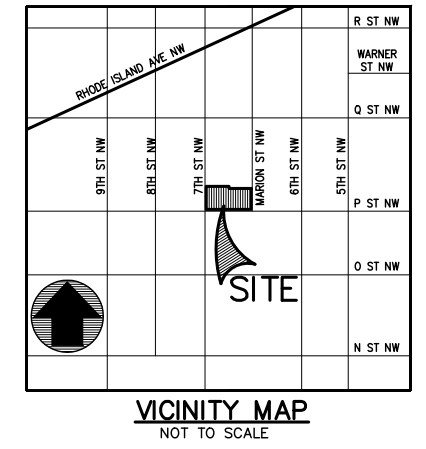
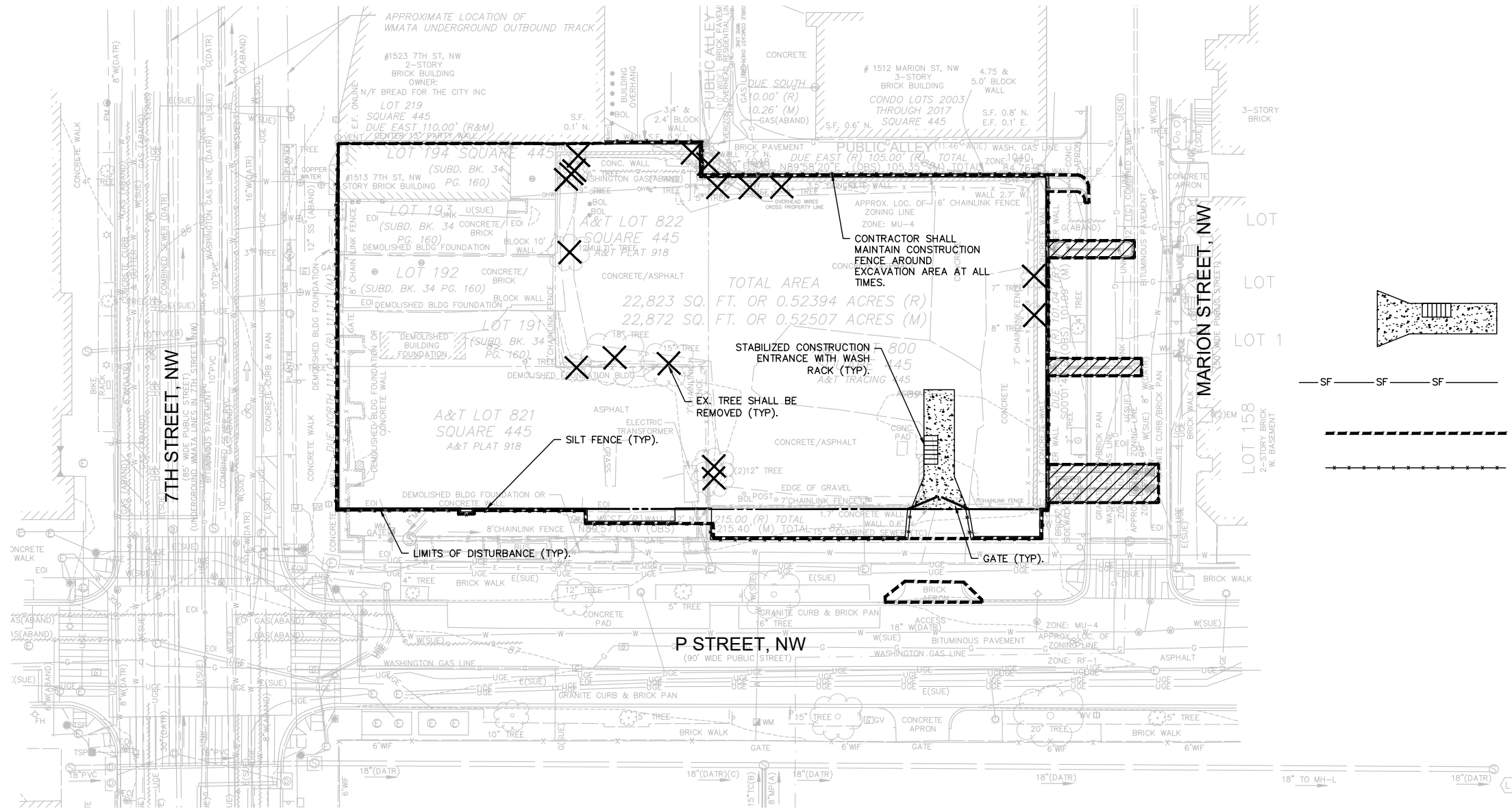
STORMWATER MANAGEMENT PLAN

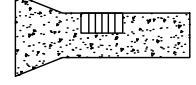
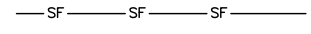

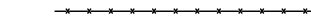
C03































































































NOVEMBER 03, 2020

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-  STABILIZED CONSTRUCTION ENTRANCE WITH WASH RACK
-  SILT FENCE
-  LIMITS OF DISTURBANCE
-  CONSTRUCTION FENCE

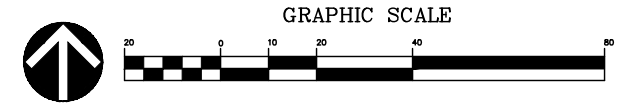
LEGEND

| | | | | | | | | | |
|---|--|---|--------------------------|---|-----------------------------|---|-------------------------------------|---|--|
|  | SUBJECT PROPERTY LINE |  | BOLLARD |  | ELECTRIC MANHOLE |  | (N.)..... NORTH |  | INV.INVERT |
|  | ADJACENT PROPERTY LINE |  | SIGN POST |  | ELECTRIC VALVE |  | (S.)..... SOUTH |  | RCPREINFORCED CONCRETE PIPE |
|  | BUILDING RESTRICTION LINE |  | MAIL BOX |  | ELECTRIC METER |  | (E.)..... EAST |  | CMPCORRUGATED METAL PIPE |
|  | ELECTRICAL CONDUIT |  | TREE |  | UTILITY POLE |  | (W.)..... WEST |  | PVCPOLY VINYL CHLORIDE |
|  | NATURAL GAS CONDUIT |  | SANITARY MANHOLE |  | UTILITY POLE W/STREET LIGHT |  | N.F. ... NORTH FACE |  | SSSANITARY SEWER |
|  | OVERHEAD WIRES |  | STORM DRAIN MANHOLE |  | GUY WIRE |  | S.F. ... SOUTH FACE |  | SDSTORM DRAIN |
|  | TELEPHONE/COMMUNICATIONS CONDUIT |  | GRATE |  | UTILITY POLE W/ALLEY LIGHT |  | E.F. ... EAST FACE |  | WLWATER LINE |
|  | WATER LINE |  | FIRE HYDRANT |  | COBRA LIGHT POLE |  | W.F. ... WEST FACE |  | GLGAS LINE |
|  | CABLE TV |  | SIAMESE CONNECTION |  | UTILITY POLE W/STREET LIGHT |  | SUBD. BK. ... SUBDIVISION BOOK |  | CICAST IRON |
|  | SANITARY SEWER CONDUIT |  | WATER METER |  | PHONE MANHOLE |  | PG. PAGE |  | WRPDWRAPPED |
|  | STORM DRAIN CONDUIT |  | WATER VALVE |  | UNKNOWN UTILITY MANHOLE |  | A&T. ASSESSMENT & TAXATION |  | TCTOP OF CURB |
|  | FENCE LINE |  | TRAFFIC CONTROL BOX |  | GAS VALVE |  | BRL. BUILDING RESTRICTION LINE |  | BCBOTTOM OF CURB |
|  | APPROXIMATE ZONING LINE |  | IRRIGATION CONTROL VALVE |  | GAS METER |  | SQ.FT. SQUARE FEET |  | CLCENTER LINE |
|  | BUILDING LINE |  | CLEAN OUT |  | CARD READER |  | AC. ACRES |  | BWBOTTOM WALL |
|  | RETAINING OR FREE STANDING WALL |  | ROOF LEADER | | |  | (R) RECORD INFORMATION |  | TWTOP OF WALL |
|  | MAJOR CONTOUR |  | WHEEL STOP | | |  | (M) MEASURED INFORMATION |  | FFFINISH FLOOR |
|  | MINOR CONTOUR | | | | |  | (O) OBSERVED ANGLE OR BEARING |  | CONCCONCRETE |
|  | APPROXIMATE ZONING LINE | | | | |  | (C) COMPUTED INFORMATION |  | ESMTEASEMENT |
|  | FLOOD LINE | | | | |  | DATR..... DATA ACCORDING TO RECORD |  | DCSODISTRICT OF COLUMBIA SURVEYOR'S OFFICE |
|  | APPROXIMATE WMATA UNDERGROUND TRACK CENTERLINE | | | | |  | EOI..... END OF INFORMATION |  | DCDPW..... DISTRICT OF COLUMBIA DEPARTMENT OF PUBLIC WORKS |
|  | APPROXIMATE WMATA UNDERGROUND TRACKS | | | | | | |  | CIRC..... CIRCUMFERENCE |

TP TEST PIT NOTE
 INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION, ELEVATIONS, AND SIZES OF EX. UTILITIES BY DIGGING TESTS PITS BY HAND AT ALL POINTS OF CONNECTION AND AT CROSSINGS. RESULTS FROM THESE TEST PITS SHALL BE SUBMITTED TO THE ARCHITECT FIVE (5) WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION AND/OR ORDERING MATERIALS.

SEDIMENT AND EROSION CONTROL PLAN

 "FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO or 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"



LAYOUT: C05 SEC, Plotted By: ruhl

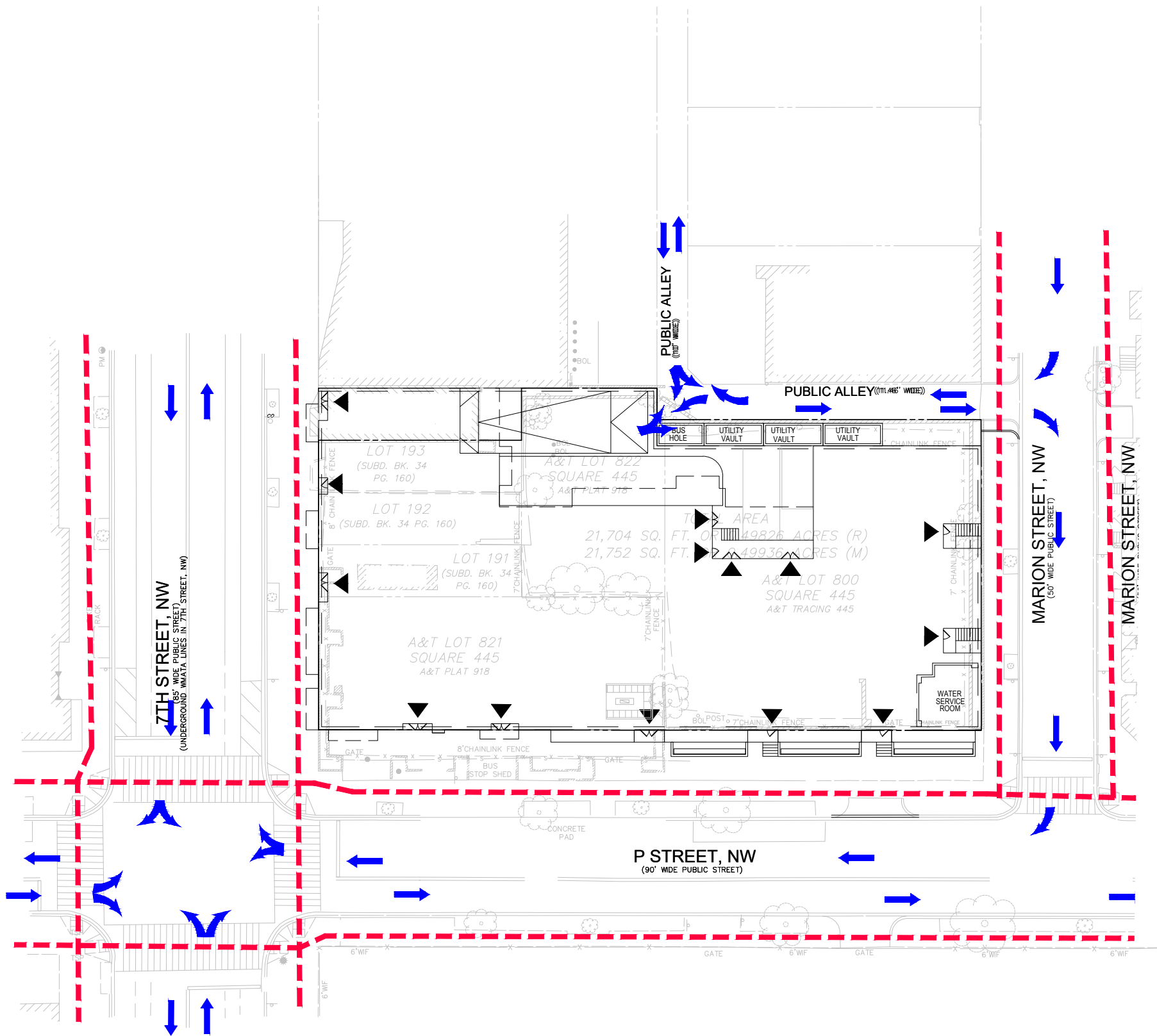
NOVEMBER 03, 2020

SEDIMENT AND EROSION CONTROL PLAN

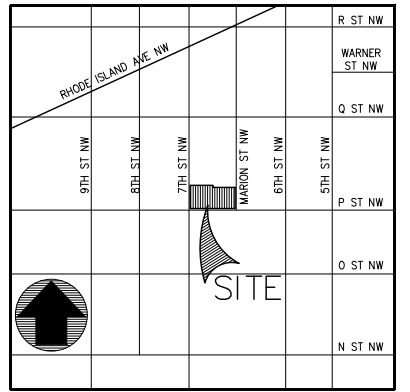


C04

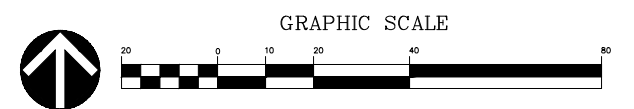
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CIRCULATION PLAN



VICINITY MAP
NOT TO SCALE



LAYOUT: C06 CIRC PLAN, Plotted By: bell

CIRCULATION PLAN

C05



NOVEMBER 03, 2020

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DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., July 22, 2020

Plat for Building Permit of: SQUARE 445 Lots 191 - 194, 800 & 821 - 822

Scale: 1 inch = 20 feet

Recorded in Book 34 Page 160 (Lots 191 - 194)
Book A & T Tracing Page 445 (Lot 800)
Book A & T Page 918 (Lots 821 - 822)

Receipt No. 20-06049 Drawn by: A.S.

Furnished to: BRIAN J. RUHL

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

For Surveyor, D.C.

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy previous surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application _____; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

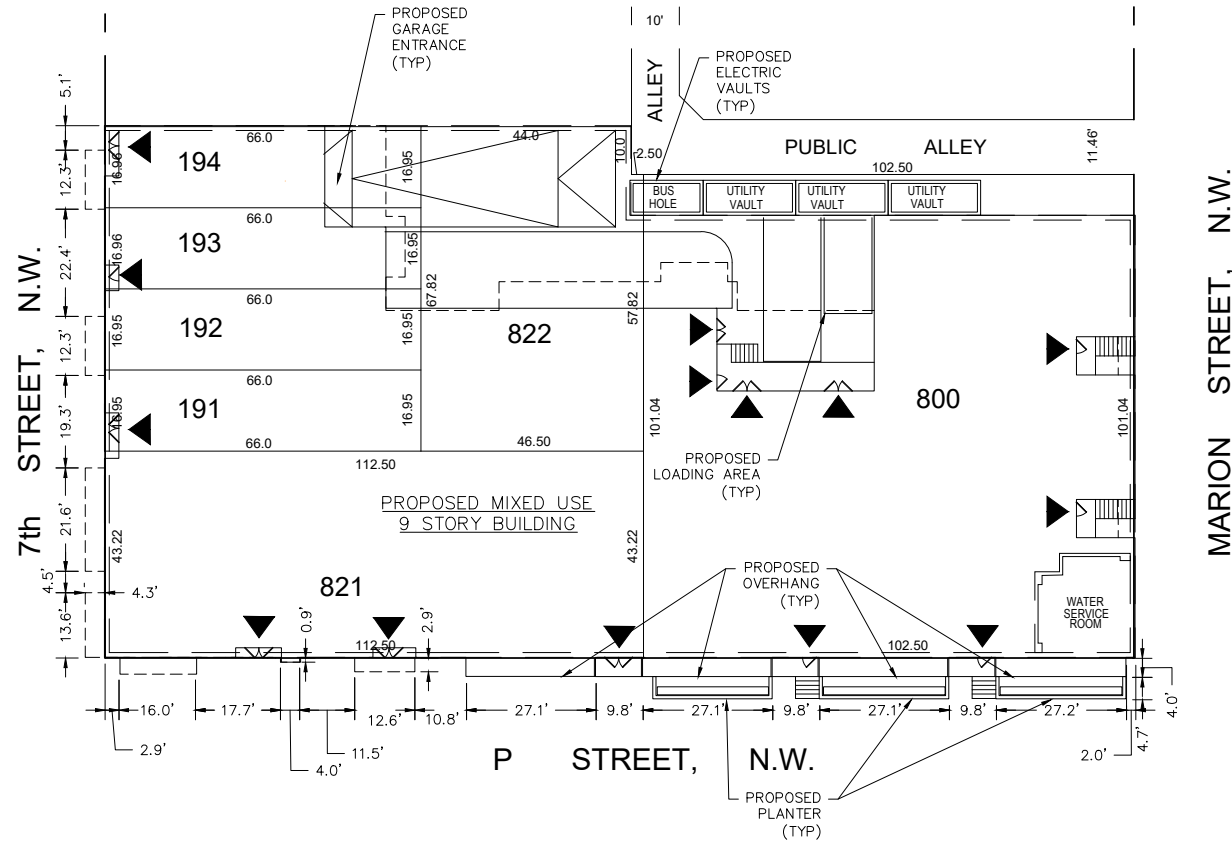
I also hereby certify that:

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
 - 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
 - 3) I have/have not (circle one) filed a subdivision application with the Office of the Surveyor;
 - 4) I have/have not (circle one) filed a subdivision application with the Office of Tax & Revenue; and
 - 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.
- The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete. I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: _____ Date: _____

Printed Name: _____ Relationship to Lot Owner: _____

If a registered design professional, provide license number _____ and include stamp below.

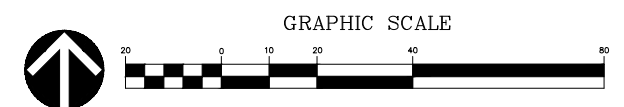


BUILDING PLAT

SR-20-06049(2020)
* E-MAIL

LAYOUT: FOR PUD, Plotted By: ruhl

NOVEMBER 03, 2020



BUILDING PLAT



C06

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| SWRv | |
|---------------------------------|----------------|
| Total Area = | 21752 |
| Post-project Land Cover | |
| Major Substantial Improvement = | 0 |
| Natural Cover = | 0 |
| Compacted Cover = | 0 |
| Impervious Cover = | 13,063 |
| BMP Cover = | 8,689 |
| Total Disturbed Area = | 21,752 |
| SWRv = | 2,066 CF |
| | 15,457 Gallons |
| On-site Retention Achieved = | 1,755 CF |
| | 13,128 Gallons |
| SRC Eligibility = | -2,329 Gallons |
| Storage Volume of BMP's = | 2813.8 CF |

GREEN ROOF STORAGE VOLUME COMPUTATIONS

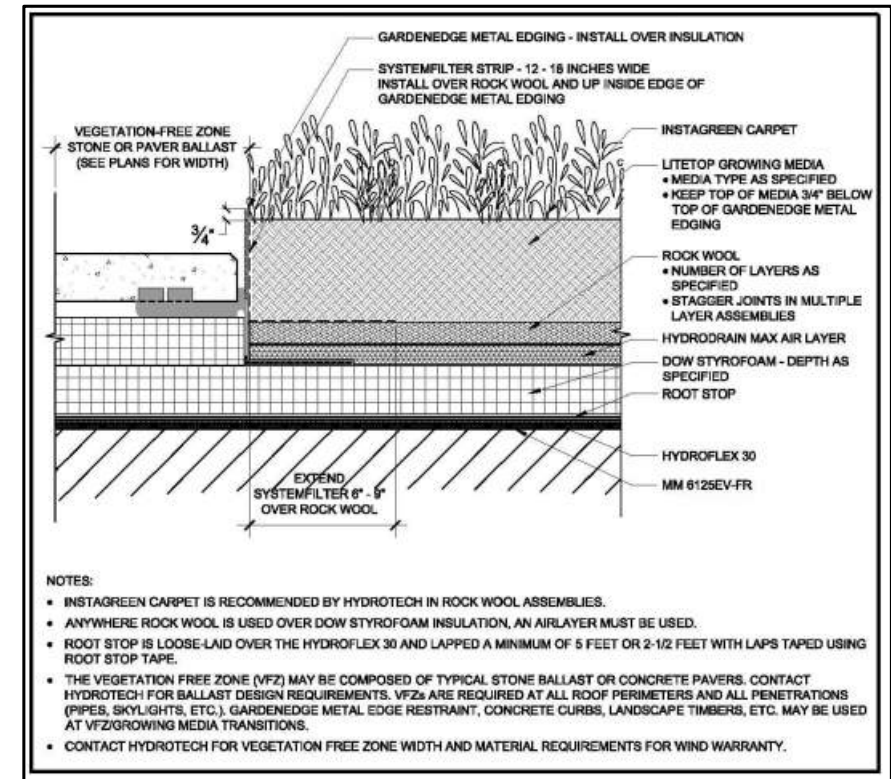
$S_v = S_{AGR} \times [(d_m \times \eta_m) + (d_{DL} \times \eta_{DL})]$

| Green Roof No. | S _{AGR} (sf) Surface Area of Green Roof | Green Roof Type | d _m (in) Media Depth | d _{DL} (in) Drainage Layer Depth | η _m Media Volume of Voids | η _{DL} Drainage Layer Volume of Voids | Storage Volume S _v (ft ³) |
|----------------|--|--------------------|------------------------------------|---|--|--|--|
| SWM GR1 | 3168 | EXTENSIVE | 4.00 | 1.00 | 0.566 | 0.93 | 843.2 |
| SWM GR2 | 2362 | EXTENSIVE | 4.00 | 1.00 | 0.566 | 0.93 | 628.7 |
| SWM GR3 | 1300 | EXTENSIVE | 4.00 | 1.00 | 0.566 | 0.93 | 346 |
| SWM GR4 | 358 | EXTENSIVE | 4.00 | 1.00 | 0.566 | 0.93 | 95.3 |
| SWM GR5 | 1336 | INTENSIVE | 8.00 | 1.00 | 0.566 | 0.93 | 607.7 |
| SWM GR6 | 165 | INTENSIVE | 36.00 | 1.00 | 0.566 | 0.93 | 293 |
| TOTAL | 8689 | | | | | | 2813.8 |

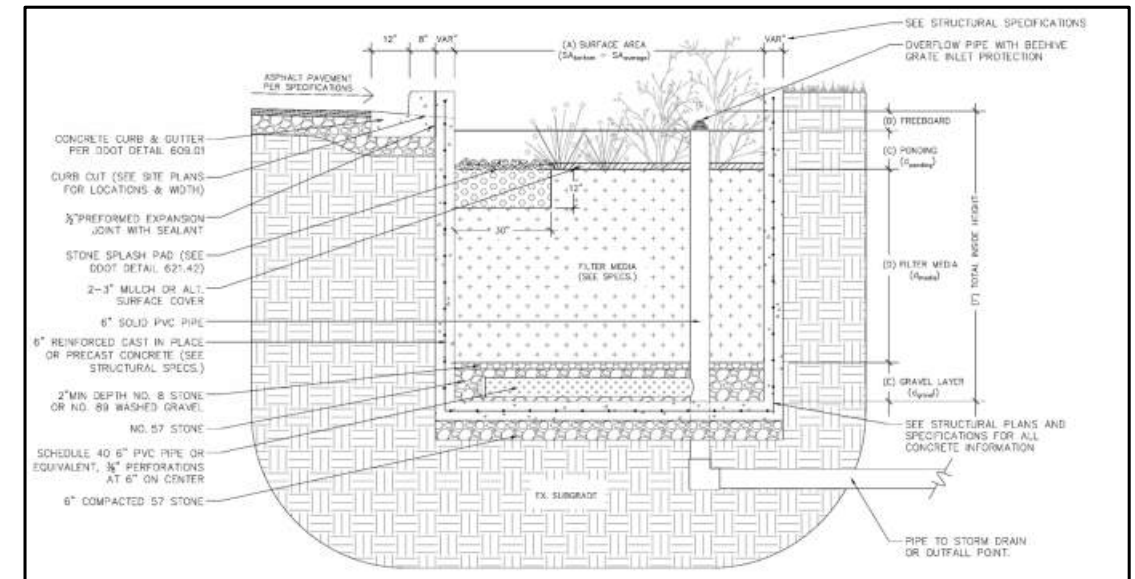
| 21752 | | | CN | Weighted CN | S | Target Rainfall Event | | |
|-----------------------------|-------|-------|-------------------|-------------|--------------|-----------------------|-------------|--------------|
| SDA 1 | SDA 2 | SDA 3 | | | | 2-yr storm | 15-yr storm | 100-yr storm |
| 0 | 0 | 0 | 70 | 98 | 0.20 | 3.2 | 5.2 | 8.37 |
| 0 | 0 | 0 | 74 | | | | | |
| 13,063 | 0 | 0 | 98 | | | | | |
| 8,689 | 0 | 0 | 98 | | | | | |
| 21,752 | 0 | 0 | | | | | | |
| | | | | | | | | |
| 84.93 | | | | | | | | |
| Fee In-Lieu = \$8,383.73 | | | Site Outfall | | | | | |
| SRCs for Sale = \$4,122.00 | | | CSS or MS4 | | CSS | | | |
| SRCs Buyer's Price = \$1.77 | | | Tunnel or GI | | Tunnel | | | |
| | | | 2-Yr Detention | | Required | FAIL | | |
| | | | On-site Retention | | Not required | PASS | | |

STORMWATER MANAGEMENT CALCULATIONS

STORMWATER MANAGEMENT DETAILS



TYPICAL GREEN ROOF SECTION DETAIL*



TYPICAL BIO-RETENTION SECTION DETAIL*

***NOTE: DETAILS ARE SCHEMATIC AND SUBJECT TO CHANGE BASED ON FINAL ENGINEERING CALCULATIONS**

