



Perspective view - bird's eye to the northeast

1311 E Street, SE Washington DC 20003



29 May 2015

**A. 45**  
ZONING COMMISSION  
District of Columbia  
CASE NO. 15-13  
EXHIBIT NO. 1A2





Perspective view - view down Mews to west

1311 E Street, SE Washington DC 20003



FLEXIBILITY IS REQUESTED TO VARY THE FINAL SELECTION OF EXTERIOR MATERIALS WITHIN THE COLOR RANGES AND GENERAL MATERIAL TYPES PROPOSED, BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION WITHOUT REDUCING THE QUALITY OF MATERIALS.



Marquee Limestone , Eldorado



Acme Brick  
Rosebud, tbd



Standing Seam Roof, Black

FLEXIBILITY IS REQUESTED TO VARY THE FINAL SELECTION OF EXTERIOR MATERIALS WITHIN THE COLOR RANGES AND GENERAL MATERIAL TYPES PROPOSED, BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION WITHOUT REDUCING THE QUALITY OF MATERIALS.



Standing Seam Roof, Black



Painted Lap Siding, 4" Exposure

FLEXIBILITY IS REQUESTED TO VARY THE FINAL SELECTION OF EXTERIOR MATERIALS WITHIN THE COLOR RANGES AND GENERAL MATERIAL TYPES PROPOSED, BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION WITHOUT REDUCING THE QUALITY OF MATERIALS.



Acme Brick  
Rosebud, tbd



Marquee Limestone , Eldorado



Steel Guard with Wood Cap



Diamond Pattern  
Metal Roof Shingles



Material Elevations

1311 E Street, SE Washington DC 20003



29 May 2015

FLEXIBILITY IS REQUESTED TO VARY THE FINAL SELECTION OF EXTERIOR MATERIALS WITHIN THE COLOR RANGES AND GENERAL MATERIAL TYPES PROPOSED, BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION WITHOUT REDUCING THE QUALITY OF MATERIALS.



Acme Brick  
Rosebud, tbd



Diamond Pattern  
Metal Roof Shingles



Marquee Limestone , Eldorado



Standing Seam Roof, Black





# LEED v4 for BD+C: New Construction and Major Renovation

## Project Checklist

Project Name: Watkins Alley

Date: 04/18/15

Y ? N

1	Credit	Integrative Process	1
---	--------	---------------------	---

### 11 1 4 Location and Transportation 16

Y		Credit	LEED for Neighborhood Development Location	16	
		1	Credit	Sensitive Land Protection	1
		2	Credit	High Priority Site	2
5			Credit	Surrounding Density and Diverse Uses	5
5			Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1

### 8 1 1 Sustainable Sites 10

Y		Prereq	Construction Activity Pollution Prevention	Required	
		1	Credit	Site Assessment	1
2			Credit	Site Development - Protect or Restore Habitat	2
		1	Credit	Open Space	1
3			Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
1			Credit	Light Pollution Reduction	1

### 3 6 2 Water Efficiency 11

Y		Prereq	Outdoor Water Use Reduction	Required	
Y		Prereq	Indoor Water Use Reduction	Required	
Y		Prereq	Building-Level Water Metering	Required	
1	1		Credit	Outdoor Water Use Reduction	2
1	5		Credit	Indoor Water Use Reduction	6
		2	Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1

### 4 0 0 Energy and Atmosphere 33

Y		Prereq	Fundamental Commissioning and Verification	Required	
Y		Prereq	Minimum Energy Performance	Required	
Y		Prereq	Building-Level Energy Metering	Required	
Y		Prereq	Fundamental Refrigerant Management	Required	
			Credit	Enhanced Commissioning	6
3			Credit	Optimize Energy Performance	18
			Credit	Advanced Energy Metering	1
			Credit	Demand Response	2
			Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
			Credit	Green Power and Carbon Offsets	2

### 5 2 0 Materials and Resources 13

Y		Prereq	Storage and Collection of Recyclables	Required	
Y		Prereq	Construction and Demolition Waste Management Planning	Required	
		2	Credit	Building Life-Cycle Impact Reduction	5
1			Credit	Declarations Building Product Disclosure and Optimization - Environmental Product	2
1			Credit	Declarations Building Product Disclosure and Optimization - Environmental Product	2
1			Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1			Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

### 7 5 0 Indoor Environmental Quality 16

Y		Prereq	Minimum Indoor Air Quality Performance	Required	
Y		Prereq	Environmental Tobacco Smoke Control	Required	
1			Credit	Enhanced Indoor Air Quality Strategies	2
2			Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
		2	Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
		1	Credit	Interior Lighting	2
		2	Credit	Daylight	3
1			Credit	Quality Views	1
1			Credit	Acoustic Performance	1

### 0 0 0 Innovation 6

			Credit	Innovation	5
			Credit	LEED Accredited Professional	1

### 3 0 0 Regional Priority 4

1			Credit	Regional Priority: Specific Credit	1
1			Credit	Regional Priority: Specific Credit	1
1			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1

### 41 16 7 TOTALS Possible Points: 110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110



# LEED Checklist

1311 E Street, SE Washington DC 20003



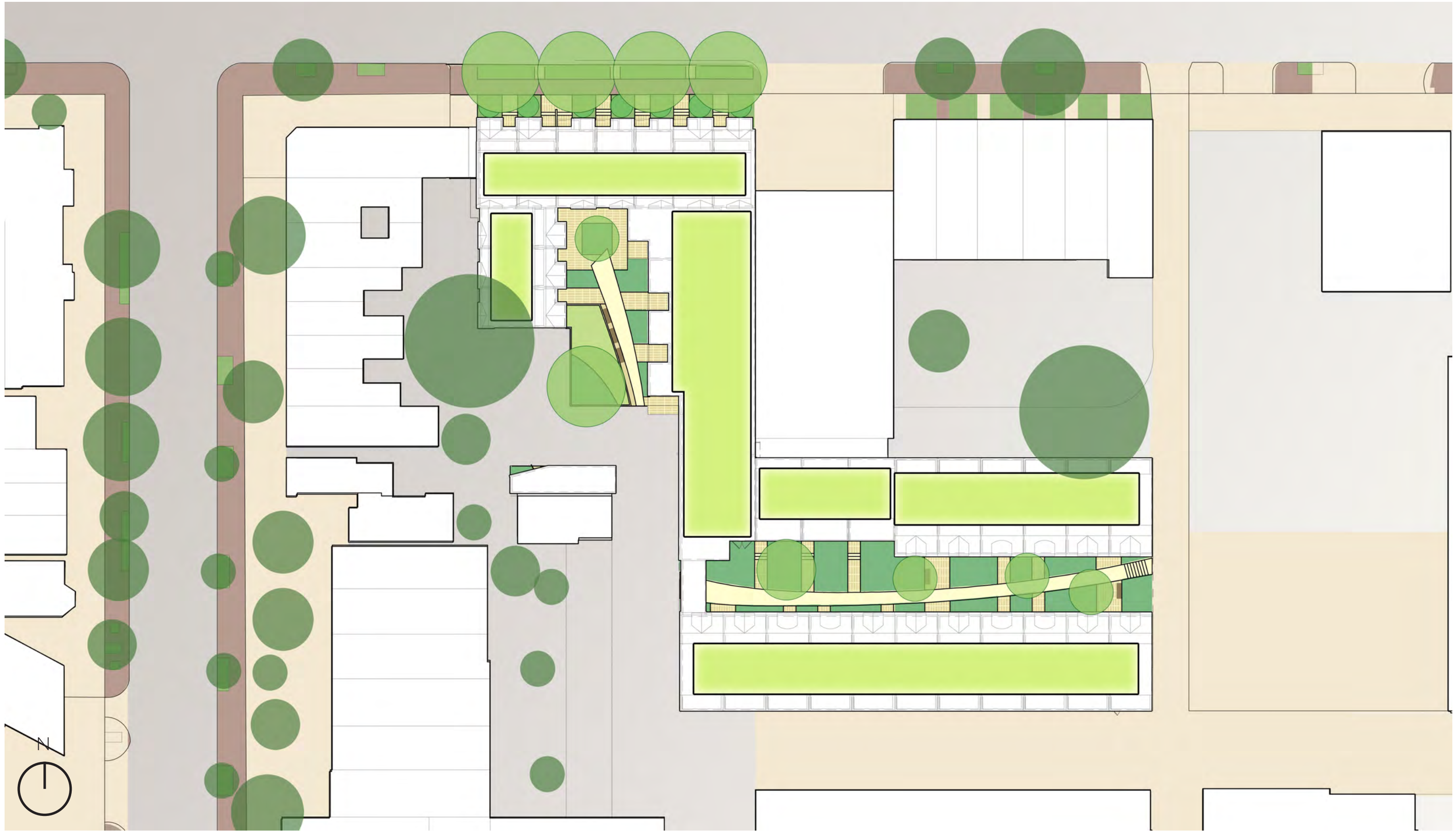
29 May 2015

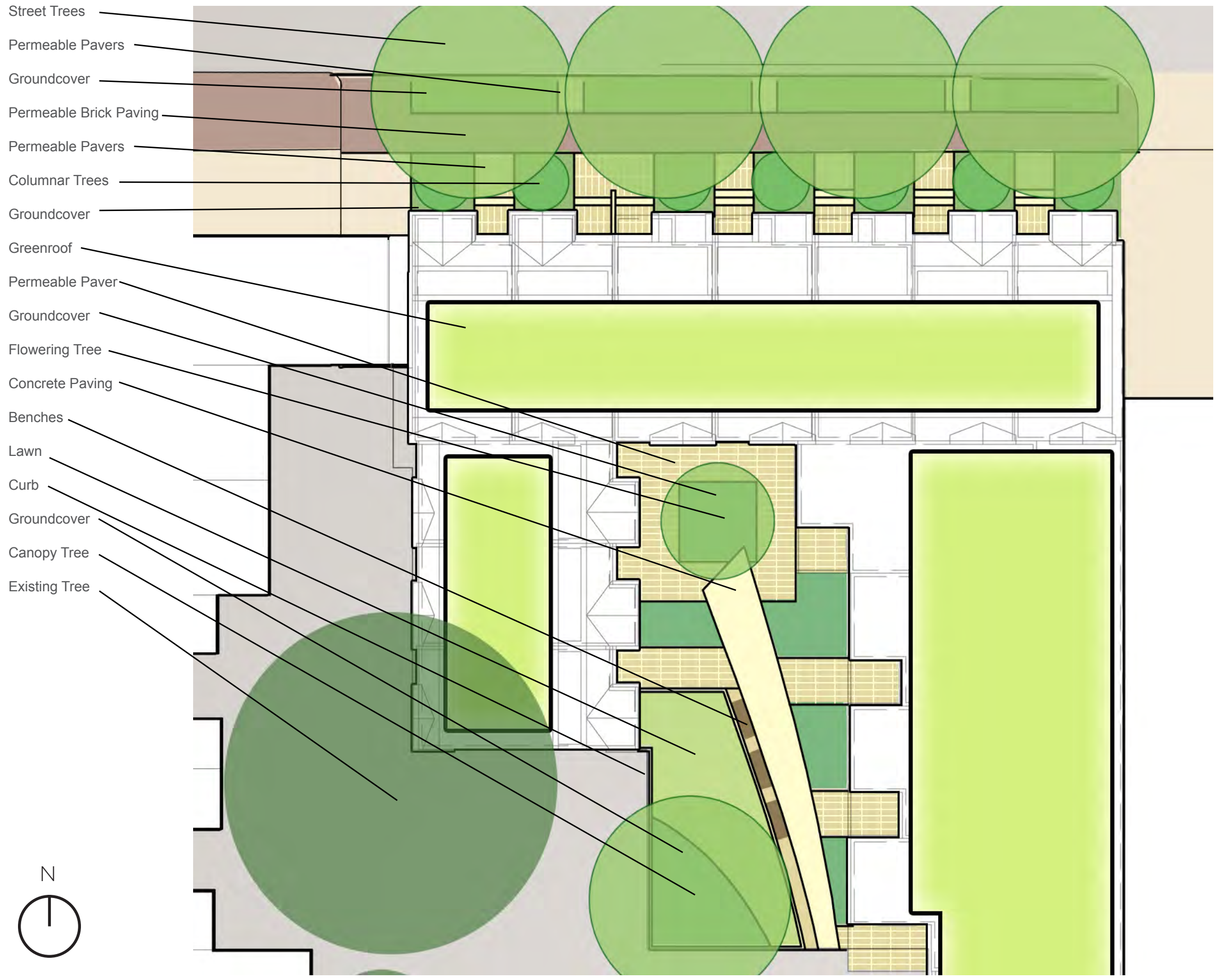
A . 53











Flowering Tree



Canopy Tree



Permeable Pavers



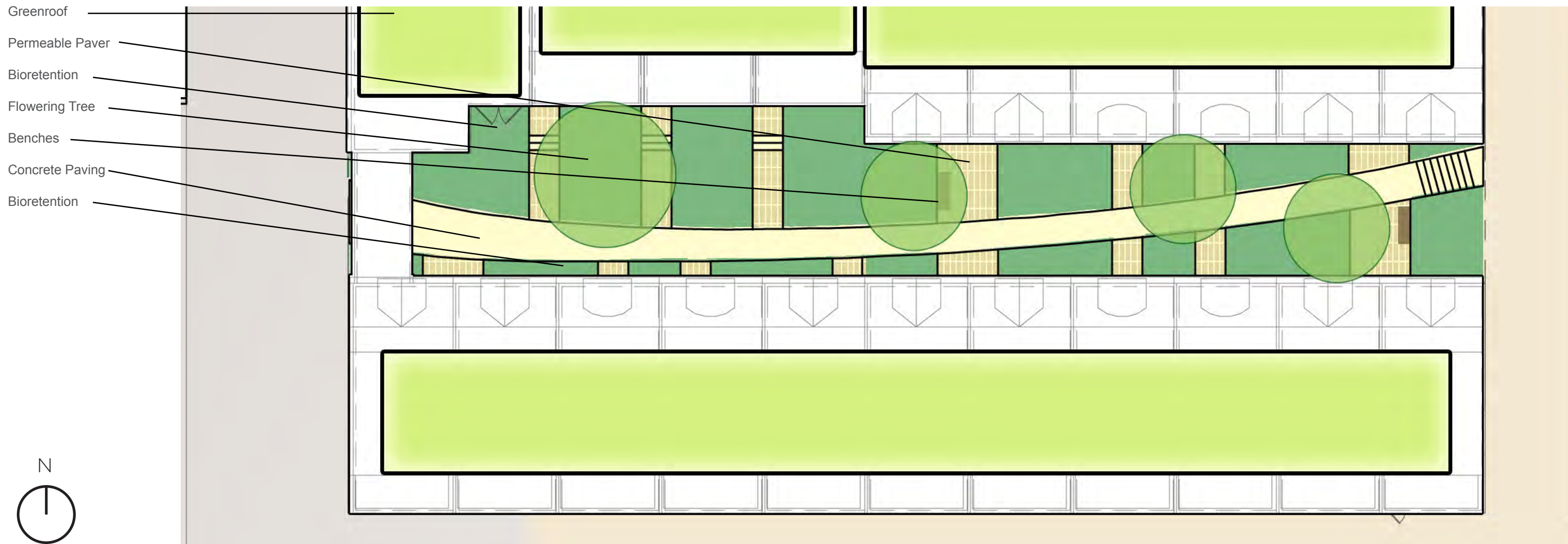
Lawn



Columnar Tree



Planting at Fence



Bioretention Planting



Flowering Trees in Planting



Greenroof Planting



A. North Courtyard Looking North





B. South Courtyard Looking East



C. E Street Looking West

**GENERAL CONSTRUCTION NOTES**

- 1) ONE-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED DECEMBER, 2014.
- 2) BOUNDARY INFORMATION BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED DECEMBER, 2014 AND A SURVEY-TO-MARK PERFORMED BY CAS ENGINEERING (RECORDATION PENDING). MEASUREMENTS: "(R)" DENOTES RECORD DIMENSIONS, "(S)" DENOTES SURVEY DIMENSIONS, SHOWN HEREON.
- 3) ZONING: C-M-1 FRONT B.R.L. = NONE PER DC SURVEYORS OFFICE
- 4) TOTAL LOT AREA: PROP. LOT A = 29,564 SQUARE FEET (0.680 ACRES) [LOT 142 = 4,767 SQUARE FEET (0.109 ACRES)] [LOT 838 = 45 SQUARE FEET (0.001 ACRES)] [LOT 849 = 15,405 SQUARE FEET (0.354 ACRES)] [LOT 850 = 3,522 SQUARE FEET (0.081 ACRES)] [LOT 851 = 5,870 SQUARE FEET (0.135 ACRES)] PROP. LOT B (LOT 859) = 458 SQUARE FEET (0.011 ACRES)
- 5) FINAL GAS, TELEPHONE AND ELECTRIC ALIGNMENT SUBJECT TO UTILITY COMPANY APPROVAL.
- 6) EX. WATER AND SEWER LINES TO BE "TEST -PITTED" PRIOR TO CONSTRUCTION. PROPOSED WATER AND SEWER TO BE ADJUSTED IN LINE AND GRADE ACCORDINGLY.
- 7) ANY NECESSARY TREE PROTECTION MEASURES, FOR ON-SITE OR OFF-SITE TREES, ARE TO BE ADDRESSED BY OTHERS.
- 8) 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.
- 9) 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.
- 10) 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.
- 11) CONTRACTOR SHALL CONTACT MISS UTILITY, 1-800-257-7777, 48 HOURS PRIOR TO START OF CONSTRUCTION.
- 12) CONTRACTOR SHALL CONTACT DEPARTMENT OF PUBLIC WORKS - PUBLIC SPACE MAINTENANCE ADMINISTRATION, 48 HOURS PRIOR TO START OF CONSTRUCTION, AT (202) 645-7050.
- 13) THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, REPLACING AND/OR RESTORING ANY AND ALL UTILITY SERVICE CONNECTIONS DISTURBED DURING CONSTRUCTION.
- 14) 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.
- 15) 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.
- 16) 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.
- 17) CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO PROCEEDING WITH DEMOLITION OF EXISTING IMPROVEMENTS.
- 18) 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**

- 1) PROPOSED UTILITY LOCATIONS SUBJECT TO FIELD MODIFICATION AND UTILITY COMPANY APPROVAL.
- 2) CONTRACTOR TO ADJUST ALL EXISTING UTILITY TOPS (I.E. CLEANOUTS, MANHOLES, VALVE COVERS, ETC.) TO FINAL GRADE WHERE NECESSARY.
- 3) CONTRACTOR TO COORDINATE ABANDONMENT OF ALL EXISTING UTILITIES AS NECESSARY.
- 4) CONTRACTOR TO COORDINATE ON-SITE UTILITY CROSSINGS TO ENSURE ADEQUATE SEPARATION AT INTERSECTIONS.
- 5) TEST PIT ALL UTILITY CROSSINGS PRIOR TO START OF CONSTRUCTION, ANY FIELD MODIFICATION TO BE COORDINATED WITH APPROPRIATE UTILITY AND/OR DC INSPECTOR.
- 6) PROPOSED RETAINING WALLS SHOWN ARE TO BE DESIGNED BY OTHERS, TYPICAL.
- 7) FOR FINAL LANDSCAPE/HARDSCAPE DETAILS, SPECIFICATIONS, ELEVATIONS, AND DIMENSIONS SEE LANDSCAPE PLANS, POOL PLANS, OR ARCHITECTURAL PLANS, AS APPROPRIATE.
- 8) FOR TREE PROTECTION MEASURES SEE PLANS AND REPORTS BY OTHERS AS APPLICABLE.
- 9) 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.
- 10) 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.
- 11) CONTRACTOR TO REVIEW TIE 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.
- 12) CONTRACTOR RESPONSIBLE FOR ENSURING THAT ROUTES MEET AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS, WHERE REQUIRED/APPLICABLE, 5% MAXIMUM 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.
- 13) 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.

**LEGEND**

**EXISTING FEATURES**

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

**PROPOSED FEATURES**

- 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 (CE)
- INLET PROTECTION (IP)
- LIMITS OF DISTURBANCE (OR)
- STRAW BALE OR EROSION CONTROL TUBE OR SILT FENCE (SBD)

**CIVIL SHEET INDEX**

- C.01 CIVIL LEGEND AND NOTES
- C.02 EXISTING CONDITIONS / SITE DEMOLITION PLAN
- C.03 SITE DEVELOPMENT PLAN
- C.04 GRADING PLAN
- C.05 STORMWATER MANAGEMENT PLAN
- C.06 EROSION AND SEDIMENT CONTROL PLAN
- C.07 UTILITY PLAN

**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
AASTHO	AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS	FAR	FLOOR AREA RATION	RCP	REINFORCED CONCRETE PIPE
AC	ACRE	FC	FACE OF CURB	RFB	ROAD OR ROOF DRAIN
ADJ	ADJACENT	FD	FLOOR DRAIN	RF	REINFORCED
ADGR	ADGRADATE	FF	FIRST FLOOR	REQD	REQUIRED
AHD	AHEAD	FG	FINISHED GRADE	RET	RETAINING
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	FH	FIRE HYDRANT	REV	REVISION
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	FL	FLOOR LINE	RGP	ROUGH GRADING PLAN
APPROX	APPROXIMATE	FO	FOUNDATION	RMA	RESOURCE MANAGEMENT AREA
ARCH	ARCHITECTURAL	FOY	FOYER	ROM	REMOTE OUTSIDE MONITOR
ASPH	ASPHALT	FP	FLOOD PLAN	RPA	RESOURCE PROTECTION AREA
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	FS	FEET PER SECOND	RR	RAIL ROAD
AVE	AVENUE	FS	FIRE SAFETY OR FACTOR OF SAFETY	RT	RIGHT
AWWA	AMERICAN WATER WORKS ASSOCIATION	FT	FOOT OR FEET	RTE	ROUTE
B	BREADTH	G	GAS	R/W	RIGHT OF WAY
BC	BACK OF CURB	GAR	GARAGE	S	SOUTH OR SEWER OR SPEED OR SLOPE
BF	BASEMENT FLOOR	GFA	GROSS FLOOR AREA	SAN	SANITARY
BLDG	BUILDING	GHC	GAS HOUSE CONNECTION	SBL	SOUTH BOUND LANE
BLVD	BOULEVARD	GR	GUARD RAIL OR GRATE	SCH	SCHEDULE
BM	BENCHMARK	GV	GAS VALVE	SD	SIGHT DISTANCE OR STORM DRAIN
BMP	BEST MANAGEMENT PRACTICES (WATER QUALITY)	H	HEAD	SDMH	STORM DRAIN MANHOLE
BOV	BLOW OFF VALVE	HC	HANDICAP	SE	SOUTHEAST
BRG	BEARING	HB	HORIZONTAL BEND	SEC	SECTION
BRL	BUILDING RESTRICTION LINE	HGL	HYDRAULIC GRADE LINE	SECT	SECTION
BVCE	BEGINNING VERTICAL CURVE	HORZ	HORIZONTAL	SEF	SEWER
BVCS	BEGINNING VERTICAL CURVE STATION	HP	HIGH POINT	SF	SQUARE FOOT
BW	BOTTOM OF WALL	HR	HAND RAIL	SH	SHOULDER
C	CENTER CORRECTION ON VERTICAL CURVE	HT	HEIGHT	SHC	SEWER HOUSE CONNECTION
C	CURB	HW	HEADWATER	SMH	SEWER MANHOLE
C#	CENTER CORRECTION ON VERTICAL CURVE	I	INTENSITY, RAINFALL	SP	SPACE OR SITE PLAN
C#	CURB	ID	INSIDE DIAMETER OR IDENTIFICATION	SPEC	SPECIFICATIONS
C#	CURB	IE	INVERT ELEVATION	STA	STATION
C#	CURB	IN	INCH	STD	STANDARD
C#	CURB	INV	INVERT	STK	STACK
C#	CURB	IP	IRON PIPE	STR	STRUCTURE
C#	CURB	IPF	IRON PIPE FOUND	SVG	SERVICE
C#	CURB	IPS	IRON PIPE SET	S/W	SIDEWALK
C#	CURB	J	JUNCTION BOX	SW	SOUTHWEST
C#	CURB	JNT	JOINT	STM	STORMWATER MANAGEMENT
C#	CURB	K	SIGHT DISTANCE COEFFICIENT	Sx	CROSS SLOPE
C#	CURB	Ke	CULVERT ENTRANCE LOSS COEFFICIENT	Sq	SQUARE YARD
C#	CURB	L	LENGTH	T	TELEPHONE OR TANGENT
C#	CURB	LAT	LATERAL	TB	TOP OF BANK
C#	CURB	LIMITS	LIMITS OF CLEARING & GRADING	TC	TOP OF CURB
C#	CURB	LF	LOWER LEVEL	T.C.	TERRA COTTA
C#	CURB	LOC	LOCATION	TC	TIME OF CONCENTRATION
C#	CURB	LOS	LINE OF SIGHT	TEL	TELEPHONE
C#	CURB	LP	LOW POINT OR LIGHT POLE	TEMP	TEMPORARY
C#	CURB	LS	LOADING SPACE	TH	TEST HOLE
C#	CURB	L/S	LANDSCAPE AREA	TL	TRAFFIC LIGHT
C#	CURB	LT	LEFT	TP	TEST PIT OR TREE PROTECTION
C#	CURB	M	METER	TRNSP	TRANSPORTATION
C#	CURB	MAP	MAPLE	TYP	TYPICAL
C#	CURB	MAX	MAXIMUM	U	UNKNOWN
C#	CURB	MAYL	MARYLAND	UG	UNDERGROUND
C#	CURB	MECH	MECHANICAL	UG/E	UNDERGROUND ELECTRIC
C#	CURB	METRO	METROPOLITAN	UGT	UNDERGROUND TELEPHONE
C#	CURB	MI	MILE	UGC	UNDERGROUND CABLE
C#	CURB	MIS	MISCELLANEOUS	UL	UPPER LEVEL
C#	CURB	MON	MONUMENT	UP	UTILITY POLE
C#	CURB	MPH	MILES PER HOUR	USGS	US GEOLOGICAL SURVEY
C#	CURB	MS	MEDIA STRIP	V	VOLUME
C#	CURB	MSHA	MARYLAND STATE HIGHWAY ADMINISTRATION	V. VEL	VELOCITY
C#	CURB	MSL	MEAN SEA LEVEL	VA	VIRGINIA
C#	CURB	N	NORTH	VB	VERTICAL BEND
C#	CURB	N/A	NOT APPLICABLE	VC	VERTICAL CURVE
C#	CURB	NBL	NORTH BOUND LANE	VDOT	VA DEPARTMENT OF TRANSPORTATION
C#	CURB	NE	NORTHEAST	VERT	VERTICAL
C#	CURB	N/F	NORTH OR FORMERLY	VF	VERTICAL FOOT
C#	CURB	NFA	NET FLOOR AREA	W	WEST OR WATER OR WEIGHT OR WIDTH
C#	CURB	NW	NORTHWEST	W/	WITH
C#	CURB	OC	ON CENTER	WB	WEST BOUND LANE
C#	CURB	OBJ	OBJECT	W/C	WATER HOUSE CONNECTION
C#	CURB	OD	OUTSIDE DIAMETER	WL	WATER LINE
C#	CURB	OH	OVERHANG	WM	WATER METER
C#	CURB	O/H	OVERHEAD	WQA	WATER QUALITY IMPACT ASSESSMENT
C#	CURB	OHC	OVERHEAD CABLE	W/S	WRAPPED STEEL
C#	CURB	OHT	OVERHEAD TELEPHONE	WV	WATER VALVE
C#	CURB	OHT	OVERHEAD TELEPHONE	XROSS	CROSS SECTION
E	EAST OR ELECTRIC OR RATE OF SUPER ELEVATION	P	PER PLAN OR PERIMETER	XF	TRANSFORMER
EA	EACH	P&P	PLAN & PROFILE	Y	YARD
EBL	EAST BOUND LANE	P	POINT OF CURVATURE	YR	YEAR
EG	EDGE OF GUTTER	PCC	POINT OF COMPOUND CURVE	Z	SIDE SLOPES
EG	EDGE OF GUTTER	PCTC	POINT OF CURVATURE TOP OF CURB		
EG	EDGE OF GUTTER	PCEP	POINT OF CURVE, EDGE OF PAVEMENT		
EG	EDGE OF GUTTER	PFM	PUBLIC FACILITIES MANUAL		
EG	EDGE OF GUTTER	PAGE	PAGE		
EG	EDGE OF GUTTER	PGL	POINT OF GRADE LINE		
EG	EDGE OF GUTTER	PI	POINT OF INTERSECTION		
EG	EDGE OF GUTTER	PL	PROPERTY LINE		
EG	EDGE OF GUTTER	PP	POWER POLE		
EG	EDGE OF GUTTER	PRC	POINT OF REVERSE CURB		
EG	EDGE OF GUTTER	PRELIM	PRELIMINARY		
EG	EDGE OF GUTTER	PROJ	PROPOSED		
EG	EDGE OF GUTTER	PT	POINT OF TANGENCY		
EG	EDGE OF GUTTER	PVC	POINT OF VERTICAL CURVE OR POLYVINYL CHLORIDE PIPE		
EG	EDGE OF GUTTER	PVI	POINT OF VERTICAL INTERSECTION		
EG	EDGE OF GUTTER	PAV	PAVEMENT		
EG	EDGE OF GUTTER	PVC	POINT OF VERTICAL REVERSE CURVE		
EG	EDGE OF GUTTER	PVT	POINT OF VERTICAL TANGENT		
EG	EDGE OF GUTTER	Q	AMOUNT OF RUNOFF (FLOW RATE)		

**STORM DRAIN NOTES**

- 1) ALL STORM DRAIN PIPE TO BE SCHEDULE 40 PVC OR OF HIGHER QUALITY.
- 2) DOWNSPOUT LEADERS ORIGINATING DIRECTLY FROM DOWNSPOUTS TO BE 4" PVC (OR APPROVED EQUIVALENT), UNLESS INDICATED OTHERWISE ON PLAN.
- 3) PROVIDE CLEANOUTS, AS SHOWN ON PLAN AT A MINIMUM, OR AS REQUIRED BY PLUMBING CODE.
- 4) MAINTAIN MINIMUM 12" COVER OVER ALL PIPE.
- 5) 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.
- 6) PROPOSED STORM DRAIN PIPING TO BE AT 2.0% MINIMUM SLOPE, UNLESS OTHERWISE INDICATED. USE VERTICAL BENDS WHERE NECESSARY TO FOLLOW FINISHED GRADES.

**UTILITY INFORMATION**

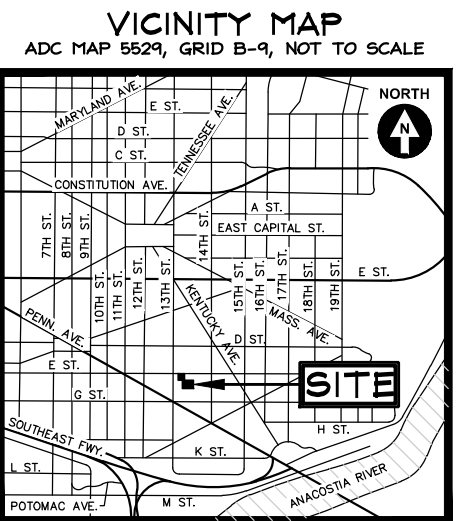
EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

**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



PROP. LOTS A & B (N/F LOTS 142, 849, 850, 851 & 859), SQUARE 1043  
1311 E Street, SE Washington DC 20009



**Civil Legend and Notes**



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

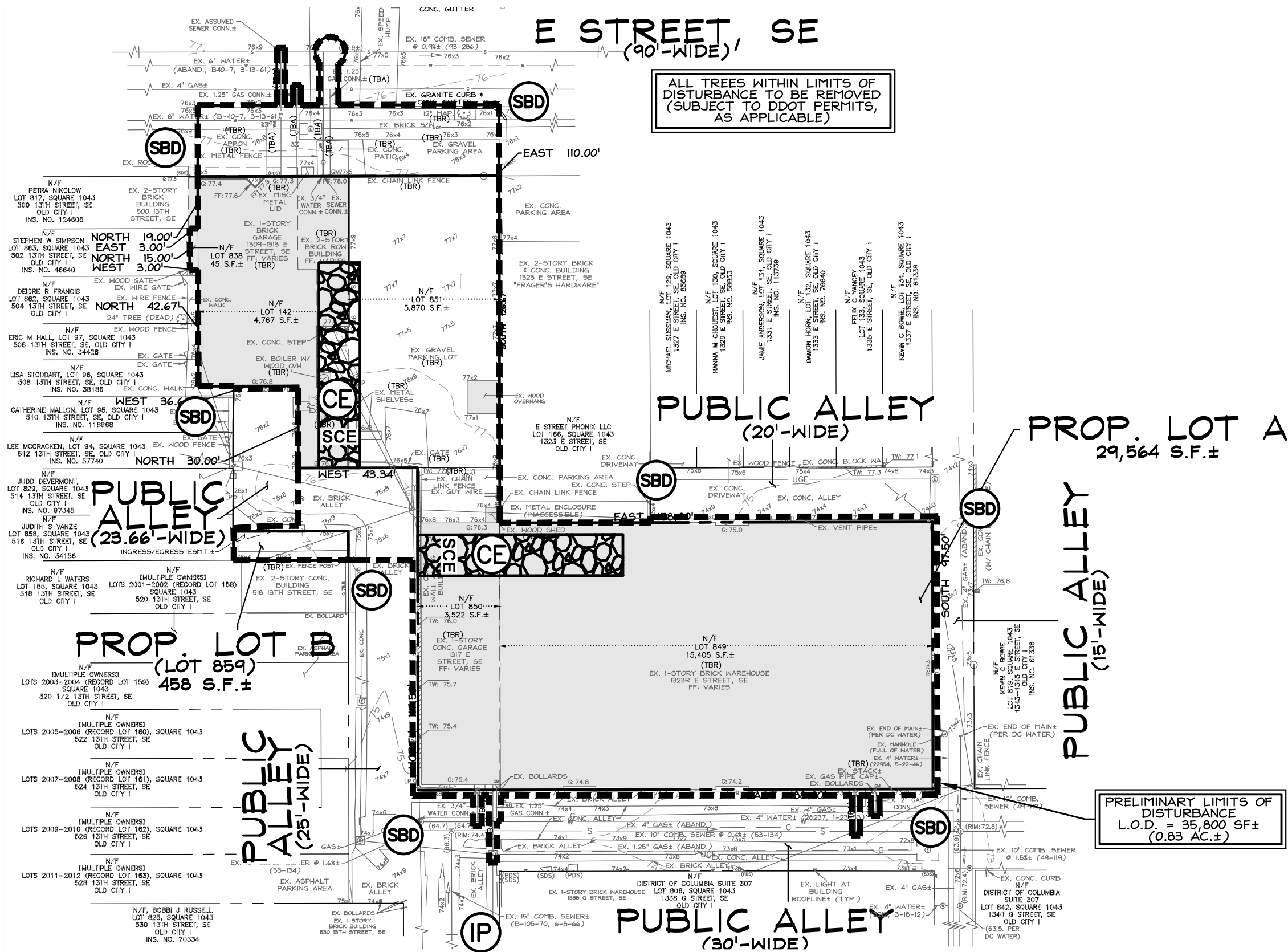
29 May 2015

C.01

P:\2014\14402\_1309-1313+1317+1323R E Street, SE\6 drawings\14402\_PUD Set-5.dwg, 5/29/2015 2:36:28 PM, DWG To PDF.pc3, © 2015, CAS Engineering, a division of CAS Enterprises.

**Existing Conditions/Demolition Plan**

PROP. LOTS A & B (N/F LOTS 142, 849, 850, 851 & 859), SQUARE 1043  
1311 E Street, SE Washington DC 20009



**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.

**LCT AREA TABULATION**

**EXISTING**

LOT	AREA (SF)	AREA (AC.)
142	4,767	0.109
849	15,405	0.354
850	3,522	0.081
851	5,870	0.135
859	458	0.011
<b>TOTAL</b>	<b>30,022</b>	<b>0.690</b>

**PROPOSED**

LOT	AREA (SF)	AREA (AC.)
FROP. A	29,564	0.679
FROP. B	458	0.011
<b>TOTAL</b>	<b>30,022</b>	<b>0.690</b>



# E STREET, SE

## 4-STORY RESIDENTIAL BUILDING

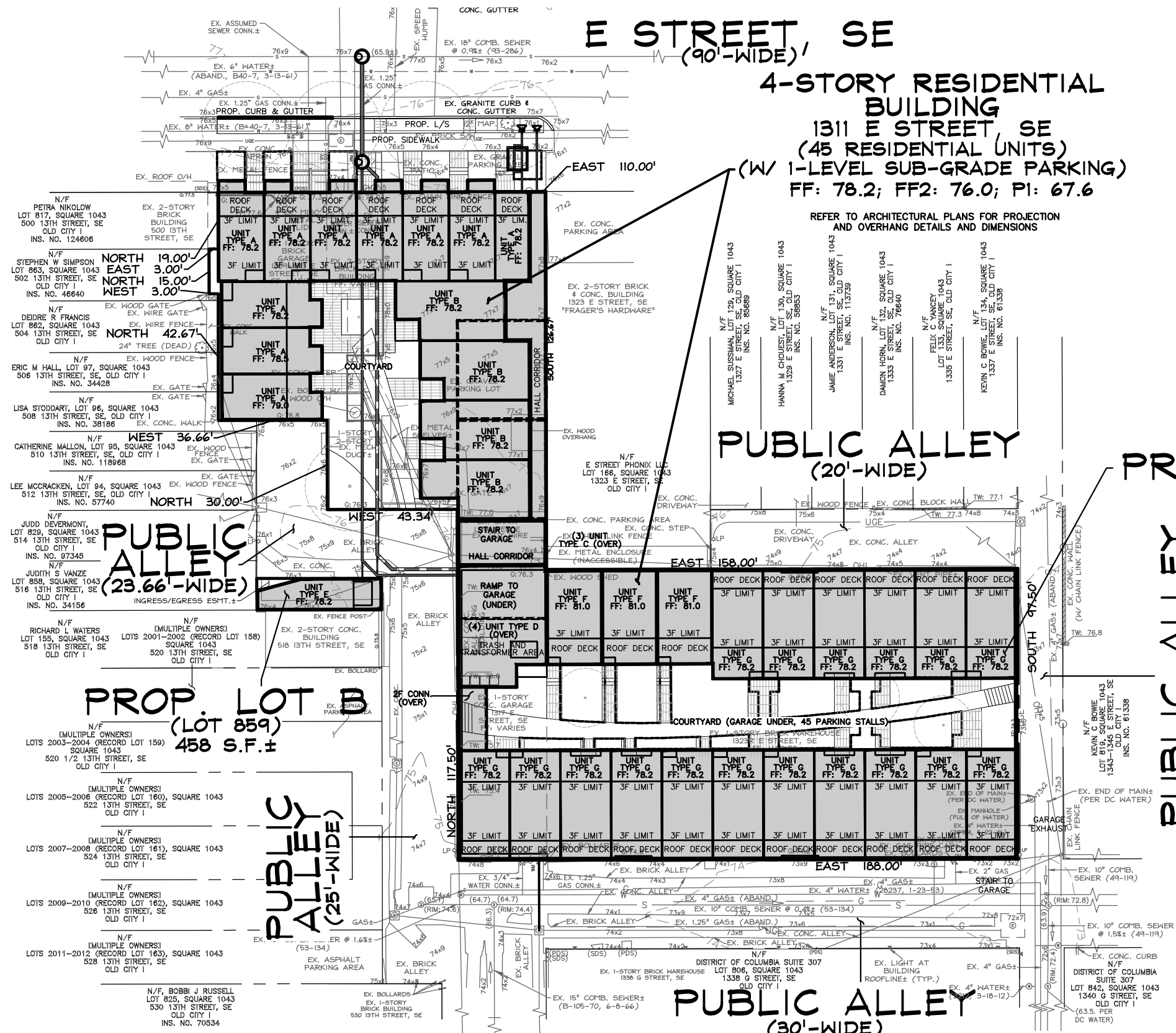
1311 E STREET, SE  
(45 RESIDENTIAL UNITS)  
(W/ 1-LEVEL SUB-GRADE PARKING)  
FF: 78.2; FF2: 76.0; PI: 67.6

REFER TO ARCHITECTURAL PLANS FOR PROJECTION AND OVERHANG DETAILS AND DIMENSIONS

### BUILDING UNIT TYPE TABULATION

UNIT TYPE	CLASSIFICATION	STORIES	LOWER LEVEL?	ROOF DECK?	UNIT OVER?	REMARKS
A	ROWHOME	4	NO	YES	NO	
B	ROWHOME (UNDER)	4	NO	NO	YES	UNDER C
C	LOFT	1	NO	NO	NO	OVER UNITS B & D
D	LOFT	1	NO	NO	NO	STACKED, UNDER C
E	CARRIAGE HOUSE	3	NO	YES	NO	SEPARATE LOT
F	ROWHOME	4	NO	YES	NO	GARAGE UNDER
G	ROWHOME	4	NO	YES	NO	GARAGE UNDER

SEE ARCHITECTURAL SHEETS FOR BUILDING HEIGHTS AND MORE INFORMATION ON UNITS.



PUBLIC ALLEY  
(20'-WIDE)

PROP. LOT A  
29,564 S.F.±

PUBLIC ALLEY  
(15'-WIDE)

PUBLIC ALLEY  
(30'-WIDE)

PROP. LOT B  
(LOT 859)  
458 S.F.±

PUBLIC ALLEY  
(25'-WIDE)



SCALE: 1" = 40'



# Site Development Plan

PROP. LOTS A & B (N/F LOTS 142, 849, 850, 851 & 859), SQUARE 1043  
1311 E Street, SE Washington DC 20009



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

29 May 2015

C.03

P:\2014\14402\_1309-1313+1317+1323R E Street, SE\6 drawings\14402\_PUD Set-5.dwg, 5/29/2015 2:36:31 PM, DWG To PDF.pc3, © 2015, CAS Engineering, a division of CAS Enterprises.

E STREET, SE  
(90'-WIDE)

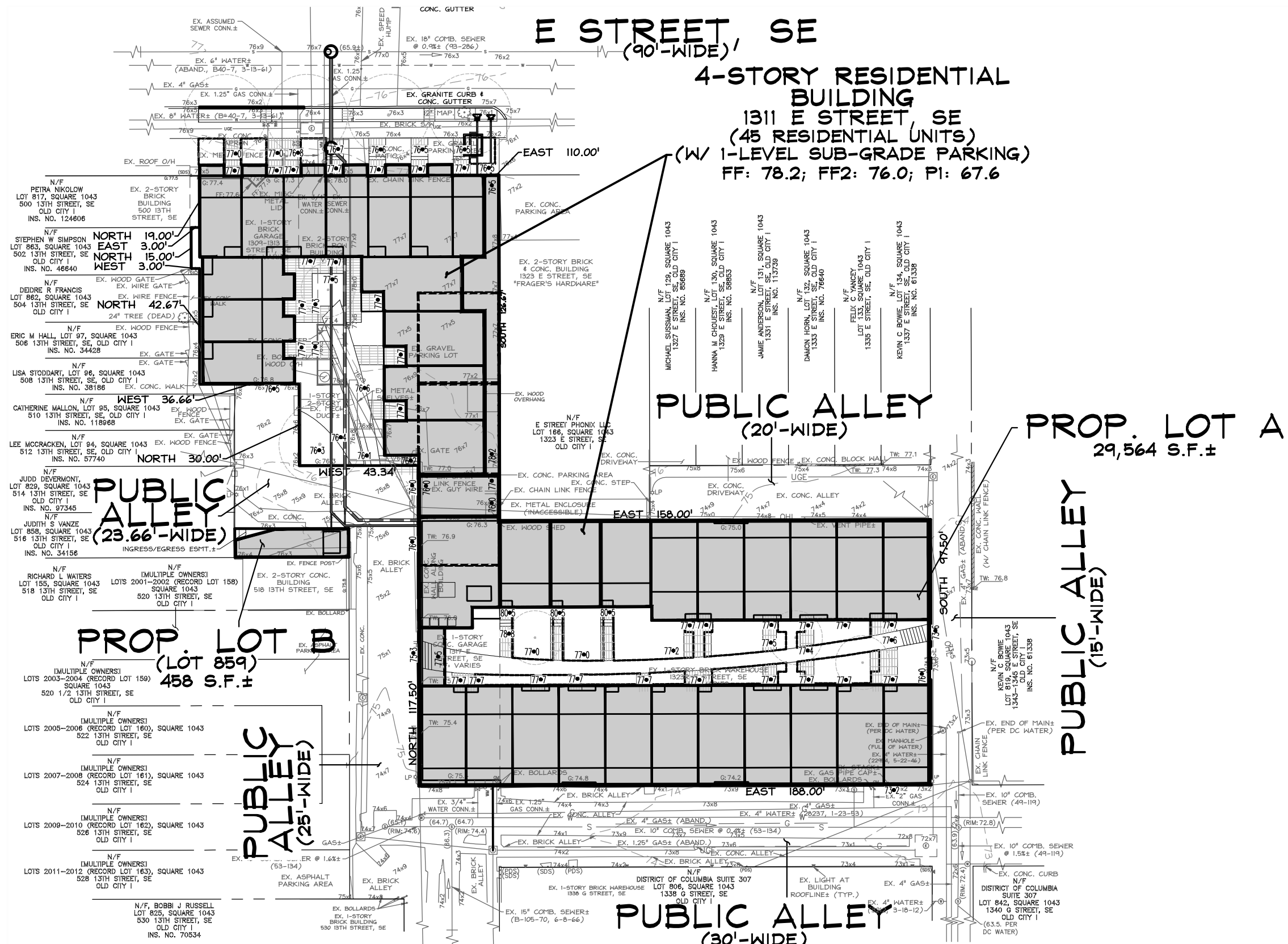
4-STORY RESIDENTIAL  
BUILDING

1311 E STREET, SE  
(45 RESIDENTIAL UNITS)

(W/ 1-LEVEL SUB-GRADE PARKING)  
FF: 78.2; FF2: 76.0; PI: 67.6

GRADING PLAN NOTES

- 1) GRADING SHOWN SUBJECT TO FINAL PATIO/LANDSCAPE DESIGN.
- 2) LANDSCAPE AND COURTYARD DESIGN PENDING FOR PUD SUBMITTAL.



SCALE: 1" = 40'

# Grading Plan

PROP. LOTS A & B (N/F LOTS 142, 849, 850, 851 & 859), SQUARE 1043  
1311 E Street, SE Washington DC 20009



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

29 May 2015

C.04

P:\2014\14402\_1309-1313+1317+1323R E Street, SE\6 drawings\14402\_PUD Set-5.dwg, 5/29/2015 2:36:33 PM, DWG To PDF.pc3, © 2015, CAS Engineering, a division of CAS Enterprises.

DA "PS" TREATED BY BIORETENTION, TREE PLANTING AND PERVIOUS PAVEMENT  
BMP AREA = 1,500 SF± (TOTAL)

**E STREET, SE**  
(90'-WIDE)

**4-STORY RESIDENTIAL BUILDING**

**1311 E STREET, SE**  
(45 RESIDENTIAL UNITS)

(W/ 1-LEVEL SUB-GRADE PARKING)  
FF: 78.2; FF2: 76.0; PI: 67.6

11,000 SF± GREEN ROOF (TOTAL ON BUILDINGS)

**STORMWATER MANAGEMENT NARRATIVE**

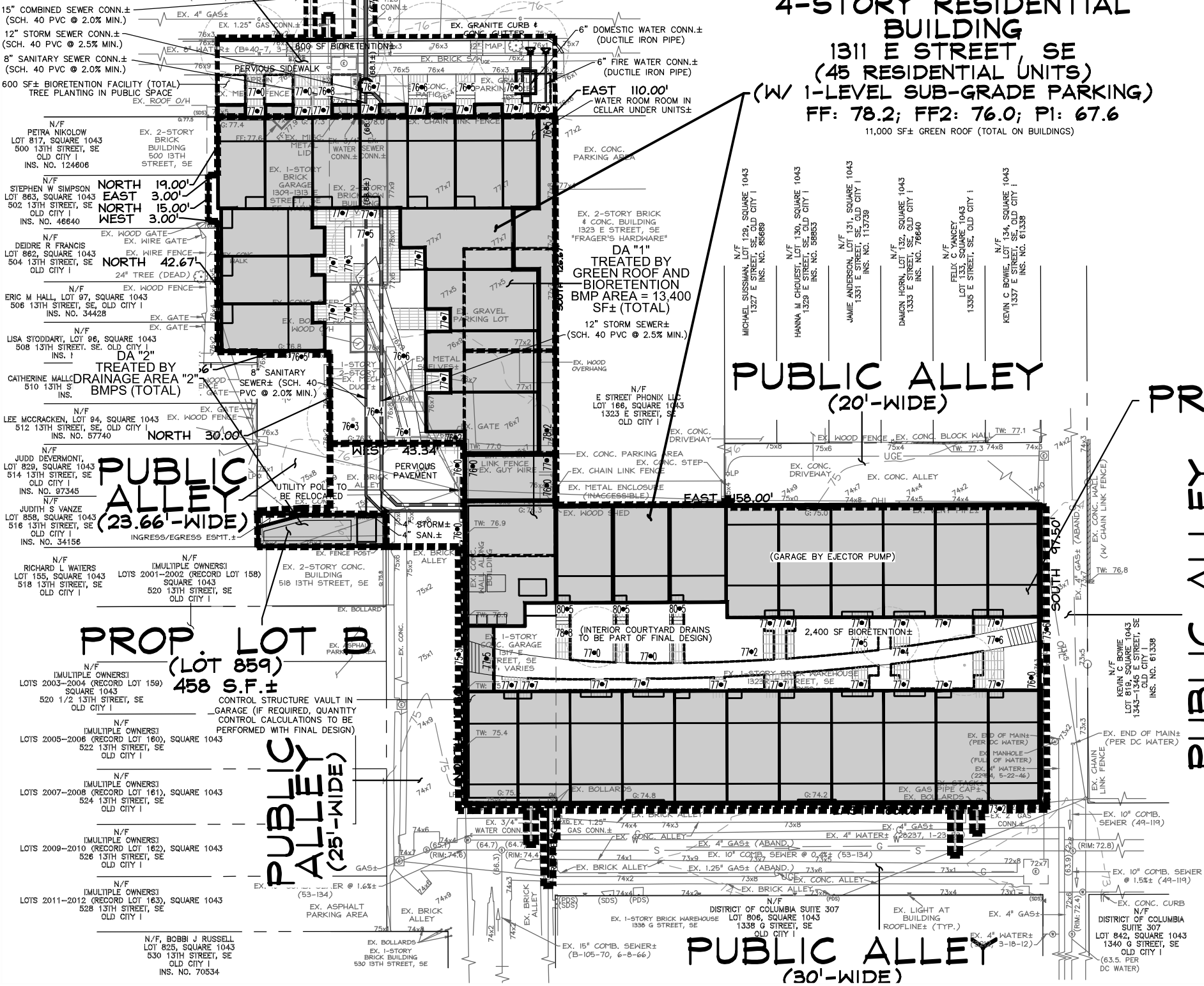
STORMWATER MANAGEMENT FOR THIS PROJECT WILL BE CONCEPTUALLY PROVIDED THROUGH THE FOLLOWING FACILITIES/BMPS:

DRAINAGE AREA	AREA (AC.)	C (ASSUMED)	Q2 (CFS)	Q15 (CFS)	BMP AREA	BMP DESCRIPTION	RETENTION VOLUME (CF)
"1"	0.68	0.9	3.23	4.63	13,400±	GREEN ROOF BIORETENTION	3,456± (2,809 MIN.)
EXPANDED BMP DESCRIPTIONS: GREEN ROOF - 5" EFFECTIVE DEPTH; BIORETENTION - 36" GROWING, 6" PONDING, 12" DRAINAGE							
"2"	0.01	0.9	0.05	0.07	N/A	SEE DA "1"	44± THROUGH DA "1"
EXPANDED BMP DESCRIPTIONS: REFER TO DA "1" BMPS							
"PS" (PS)	0.15	0.9	0.71	1.02	1,500±	BIORETENTION PERVIOUS PAVEMENT TREE PLANTING	246± 346± THROUGH DA "1"
EXPANDED BMP DESCRIPTIONS: BIORETENTION - 36" GROWING, 6" PONDING, 12" DRAINAGE OVERCOMPENSATION IN DRAINAGE AREA "1" TO MAKE UP FOR PUBLIC SPACE SHORTAGE. PUBLIC SPACE DISTURBANCE IN ALLEYS AND LACK OF SPACE PREVENTS ADDITIONAL STORMWATER MANAGEMENT FROM BEING PROVIDED IN PUBLIC SPACE. MEP PROCESS TO BE PURSUED IF NECESSARY.							

STORAGE FOR CHANNEL PROTECTION VOLUME MAY BE NECESSARY. IF REQUIRED, A STORAGE TANK WILL BE PROVIDED IN GARAGE 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 CURRENT 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.



**PROP. LOT A**  
29,564 S.F.±

**PUBLIC ALLEY**  
(15'-WIDE)

**PUBLIC ALLEY**  
(30'-WIDE)

**PROP. LOT B**  
(LOT 859)  
458 S.F.±

**PUBLIC ALLEY**  
(25'-WIDE)



**Stormwater Management Plan**

PROP. LOTS A & B (N/F LOTS 142, 849, 850, 851 & 859), SQUARE 1043  
1311 E Street, SE Washington DC 20009



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

29 May 2015

**C.05**

P:\2014\14402\_1309-1313-1317+1323R E Street, SE\6 drawings\14402\_PUD Set-5.dwg, 5/29/2015 2:36:35 PM; DWG To PDF.pc3, © 2015, CAS Engineering, a division of CAS Enterprises.

**E STREET, SE**  
(90'-WIDE)

**4-STORY RESIDENTIAL BUILDING**

**1311 E STREET, SE**  
(45 RESIDENTIAL UNITS)

(W/ 1-LEVEL SUB-GRADE PARKING)  
FF: 78.2; FF2: 76.0; PI: 67.6

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

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

**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.

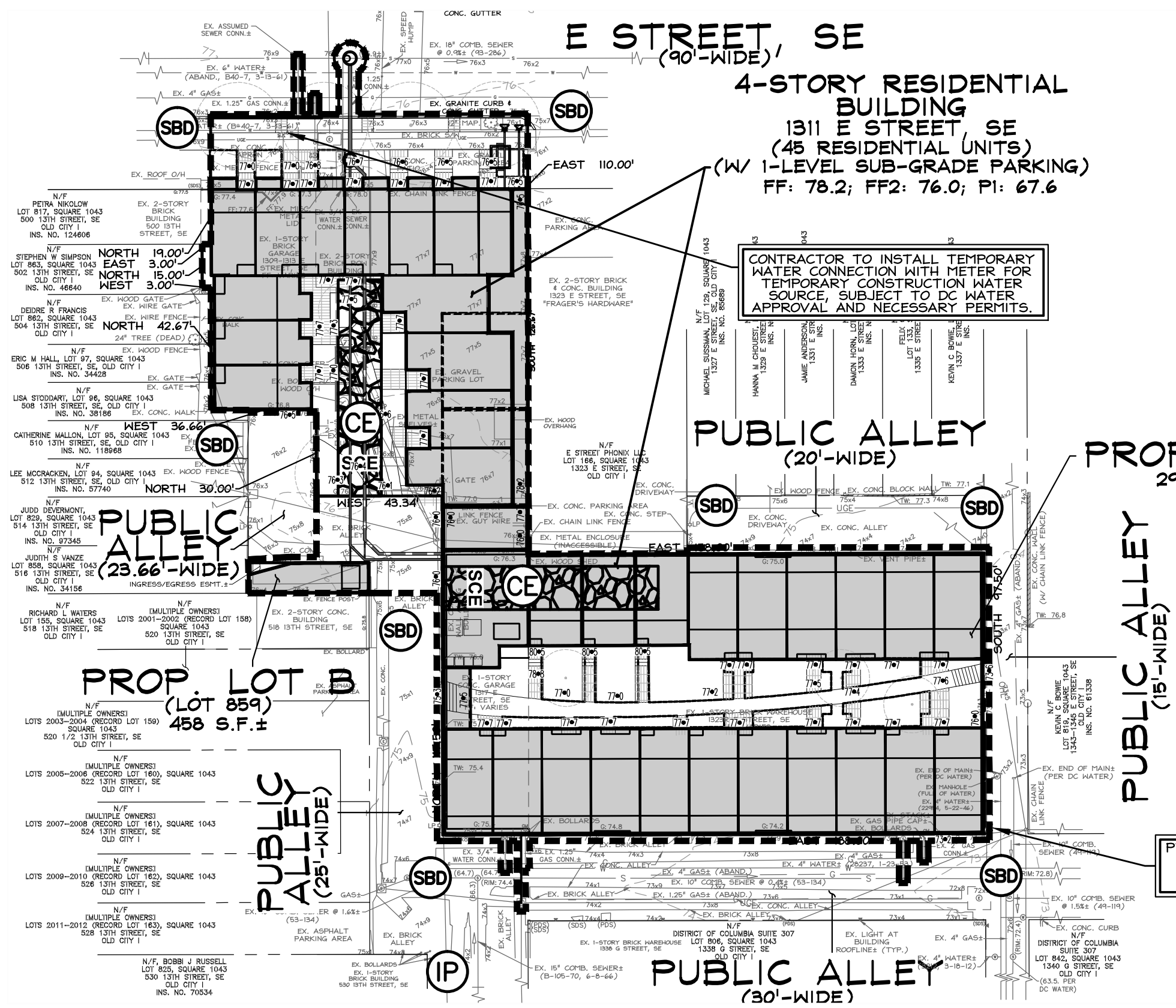
**SEDIMENT CONTROL NOTES**

- 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.

IP  
SBD

PRELIMINARY LIMITS OF DISTURBANCE  
L.O.D. = 35,800 SF±  
(0.83 AC.±)

NORTH  
SCALE: 1" = 40'



**Erosion and Sediment Control Plan**

PROP. LOTS A & B (N/F LOTS 142, 849, 850, 851 & 859), SQUARE 1043  
1311 E Street, SE Washington DC 20009

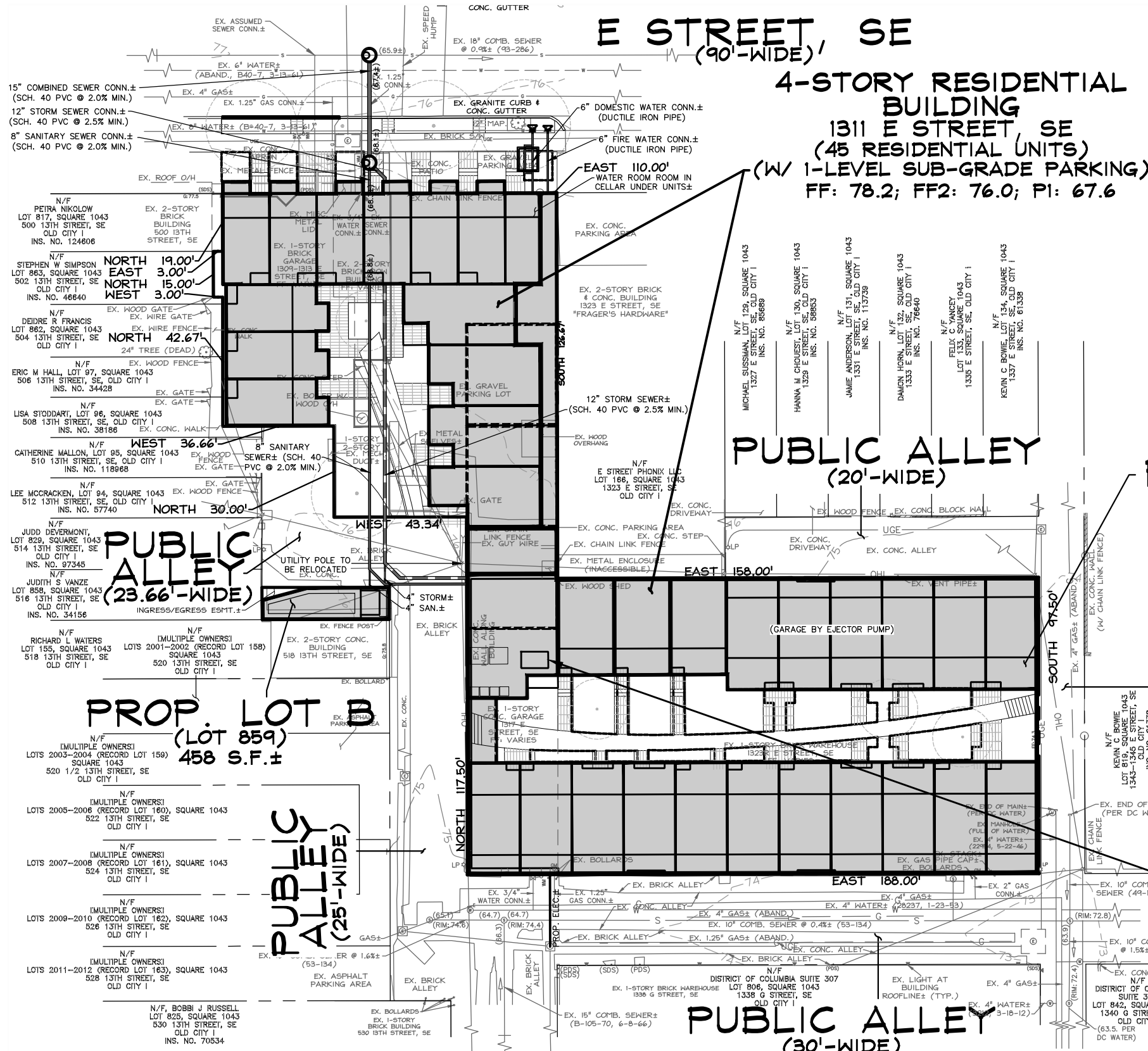


CIVIL • SURVEYING • LAND PLANNING  
Attn: David C. Landsman, PE  
1001 Connecticut Avenue, NW, Suite 401  
Washington, DC 20036  
(202) 323-7200 Phone  
david@casengineering.com

29 May 2015

C.06

P:\2014\14402\_1309-1313-1317+1323R E Street, SE\6 drawings\14402\_PUD Set-5.dwg, 5/29/2015 2:36:37 PM; DWG To PDF.pc3, © 2015, CAS Engineering, a division of CAS Enterprises.



**E STREET, SE**  
(90'-WIDE)

**4-STORY RESIDENTIAL BUILDING**  
**1311 E STREET, SE**  
**(45 RESIDENTIAL UNITS)**  
**(W/ 1-LEVEL SUB-GRADE PARKING)**  
FF: 78.2; FF2: 76.0; PI: 67.6

**WATER AND SANITARY SEWER USAGE ESTIMATION**  
45 RESIDENTIAL UNITS

ESTIMATED WATER AND SANITARY SEWER DEMAND  
= 300 GPD PER UNIT  
BUILDING ESTIMATED WATER AND SANITARY SEWER DEMAND  
= 13,500 GPD

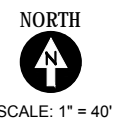
- UTILITY PLAN NOTES**
- 1) WET UTILITY CONNECTIONS SHOWN ARE PENDING DC WATER REVIEW/COMMENT AND FINAL PLAN DESIGN TO DETERMINE CONNECTION LOCATIONS.
  - 2) ONSITE DRAINS ARE PENDING FINAL DESIGN AND WILL TIE TO PRIVATE, ONSITE STORM SYSTEM.
  - 3) DRY UTILITIES SHOWN FOR REFERENCE ONLY, TO BE COORDINATED WITH PEPCO, WASHINGTON GAS AND TELECOMMUNICATIONS UTILITIES PRIOR TO FINAL DESIGN BY DRY UTILITIES CONSULTANT.

**PUBLIC ALLEY**  
(20'-WIDE)

**PROP. LOT A**  
29,564 S.F.±

**PUBLIC ALLEY**  
(15'-WIDE)

Vault location and access to be coordinated with PEPCO by dry utilities consultant. See plans by others.



**Utility Plan**

PROP. LOTS A & B (N/F LOTS 142, 849, 850, 851 & 859), SQUARE 1043  
1311 E Street, SE Washington DC 20009



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

29 May 2015

C.07