



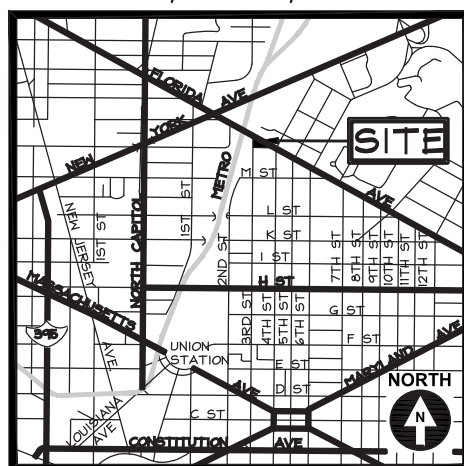
**GENERAL CONSTRUCTION NOTES**

- 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 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**

- S (184.2), D (191.8)
- 196, 200
- (PDS) 0
- UP\*
- PM\*

**PROPOSED FEATURES**

- PROP. FIRE/DOM.
- PROP. SAN. SEWER
- PROP. STORM SEWER
- PROP. GAS±
- PROP. ELEC.±
- 74
- 93±3

**SEDIMENT CONTROL FEATURES**

- SCE
- IP
- OR
- SBD

**EXISTING FEATURES (CONT.)**

- 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 (CONT.)**

- 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 (CONT.)**

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

**PROPERTY LINE**

- EX. FEATURE TO BE REMOVED

**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 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 SOUTH OF SEWER OR SPEED OR SLOPE
BLDG BUILDING	GFA GROSS FLOOR AREA	SAN SANITARY
BLVD BOULEVARD	GHC GAS HOUSE CONNECTION	SBL SOUTH BOUND LANE
BM BENCHMARK	GR GUARD RAIL OR GRATE	SCH SCHEDULE
BMP BEST MANAGEMENT PRACTICES (WATER QUALITY)	GV GAS VALVE	SD SIGHT DISTANCE OR STORM DRAIN
BOV BLOW OFF VALVE	H HEAD	SDMH STORM DRAIN MANHOLE
BRG BEARING	HC HANDICAP	SE SOUTHEAST
BRL BUILDING RESTRICTION LINE	HGL HYDRAULIC GRADE LINE	SEC SECTION
BVCE BEGINNING VERTICAL CURVE ELEVATION	HORZ HORIZONTAL	SEW SEWER
BVCS BEGINNING VERTICAL CURVE STATION	HP HIGH POINT	SF SQUARE FOOT
BW BOTTOM OF WALL	HR HAND RAIL	SH SHOULDER
C CURVE	HT HEIGHT	SHC SEWER HOUSE CONNECTION
C RUNOFF COEFFICIENT	HW HEADWATER	SMH SEWER MANHOLE
C&G CURB AND GUTTER	I INTENSITY, RAINFALL	SPC SPACE OR SITE PLAN
CATV CABLE TELEVISION	ID INSIDE DIAMETER OR IDENTIFICATION	SPEC SPECIFICATIONS
CB CATCH BASIN	IE INVERT ELEVATION	ST STREET
CBR CALIFORNIA BEARING RATIO	IN INCH	STA STATION
CC CENTER TO CENTER	INV INVERT	STD STANDARD
CF CUBIC FEET	IP IRON PIPE	STK STACK
CFS CUBIC FEET PER SECOND	IPF IRON PIPE FOUND	STM STORM
CG(R) CURB AND GUTTER (REVERSE SLOPE)	IPS IRON PIPE SET	STR STRUCTURE
CH CHORD	JB JUNCTION BOX	SVC SERVICE
CHBRG CHORD BEARING	JNT JOINT	S/W SIDEWALK
CIP CAST IRON PIPE OR CAST IN PLACE	K SIGHT DISTANCE COEFFICIENT	SWM STORMWATER MANAGEMENT
CL CLASS	Ke CULVERT ENTRANCE LOSS COEFFICIENT	Sx CROSS SLOPE
CL CENTER LINE	L LENGTH	SY SQUARE YARD
C/L CENTER LINE	LAT LATERAL	T TELEPHONE OR TANGENT
CLR CLEAR	LOG LIMITS OF CLEARING & GRADING	TB TOP OF BANK
CM CUBIC METERS	LF LINEAR FEET	Tc TOP OF CURB
CMP CORRUGATED METAL PIPE	LL LOWER LEVEL	T.C. TERRA COTTA
CMS CUBIC METERS PER SECOND	LLC LOCATION	Tc TIME OF CONCENTRATION
CN CONNECTION	LOS LINE OF SIGHT	TEL TELEPHONE
CONN CONTINUOUS	LP LOW POINT OR LIGHT POLE	TEMP TEMPORARY
C/O CLEAN OUT	LS LOADING SPACE	TH TEST HOLE
CONC CONCRETE	L/S LANDSCAPE AREA	TL TRAFFIC LIGHT
COV CURB STOP	LT LEFT	TP TEST PIT OR TREE PROTECTION
C/S COMBINED SEWER	M METER	TRANSP TRANSPORTATION
CT COURT	MAP MAPLE	TW TOP OF WALL OR TAIL WATER
CTR CUBIC YARD	MAX MAXIMUM	TYP TYPICAL
CY CUBIC YARD	MD MARYLAND	U UNKNOWN
D DRAIN	MECH MECHANICAL	UG UNDERGROUND
DA DRAINAGE AREA	METRO METROPOLITAN	U/G UNDERGROUND
DB DEED BOOK	MH MANHOLE	UGE UNDERGROUND ELECTRIC
DC DISTRICT OF COLUMBIA	MI MILE	UGT UNDERGROUND TELEPHONE
DDOT DISTRICT DEPARTMENT OF TRANSPORTATION	MIN MINIMUM	UGC UNDERGROUND CABLE
DET DETAIL	MISC MISCELLANEOUS	UL UPPER LEVEL
DIA DIAMETER	MON MONUMENT	UP UTILITY POLE
DIP DUCTILE IRON PIPE	MPH MILES PER HOUR	USGS US GEOLOGICAL SURVEY
DI DROP INLET	MS MEDIAN STRIP	V VOL VOLUME
DIST DISTANCE	MSHA MARYLAND STATE HIGHWAY ADMINISTRATION	V VEL VELOCITY
DL DOMESTIC LINE	MSL MEAN SEA LEVEL	VA VIRGINIA
DM DROP MANHOLE	N NORTH	VB VERTICAL BEND
DOH DEPARTMENT OF HEALTH	N/A NOT APPLICABLE	VC VERTICAL CURVE
DOM DOMESTIC	NBL NORTH BOUND LANE	VDOT VA DEPARTMENT OF TRANSPORTATION
DR DRIVE	NE NORTHEAST	VF VERTICAL FOOT
DRN DRAINAGE	N/E NOW OR FORMERLY	W WEST OF WATER OR WEIGHT OR WIDTH
DJ DWELLING UNITS	NFA NET FLOOR AREA	W/ WITH
DWG DRAWING	NO. NUMBER	WBL WEST BOUND LANE
D/S DOWN SPOUT	NW NORTHWEST	WHC WATER HOUSE CONNECTION
D/W DRIVEWAY	OC ON CENTER	WL WATER LINE
DELTA DELTA	OBJ OBJECT	WM WATER METER
E EAST OR ELECTRIC OR RATE OF SUPER ELEVATION	OD OUTSIDE DIAMETER	WOIA WATER QUALITY IMPACT ASSESSMENT
EA EACH	OH OVERHANG	W/S WRAPPED STEEL
EBL EAST BOUND LANE	O/H OVERHEAD	WV WATER VALVE
EC EROSION CONTROL	OHC OVERHEAD CABLE	XCROSS CROSS SECTION
EG EDGE OF GUTTER	OHE OVERHEAD ELECTRIC	XF TRANSFORMER
EGL ENERGY LINE GRADIENT	OHT OVERHEAD TELEPHONE	Y1 YARD INLET
EHC ELECTRIC HOUSE CONNECTION	P PER PLAN OR PERIMETER	YR YEAR
EL ELEVATION	P&P PLAN & PROFILE	Z SIDE SLOPES
ELEV ELEVATION	PC POINT OF CURVATURE	
ENGR ENGINEER	PCC POINT OF COMPOUND CURVE	
ENT ENTRANCE	PCTC POINT OF CURVATURE TOP OF CURB	
EP EDGE OF PAVEMENT	PCEP POINT OF CURVE EDGE OF PAVEMENT	
EQUIP EQUIPMENT	PFM PUBLIC FACILITIES MANUAL	
ES END SECTION	PG PAGE	
ESMT EASEMENT	PGL POINT OF GRADE LINE	
ETD EXISTING TO BE DEMOLISHED	PI POINT OF INTERSECTION	
ETR EXISTING TO BE REMOVED	PL PROPERTY LINE	
ETRL EXISTING TO BE RELOCATED	R PROPERTY LINE	
ETRP EXISTING TO BE REPLACED	ENT ENTRANCE	
EVCE ENDING VERTICAL CURVE	PRC POINT OF REVERSE CURB	
ELEVATION ELEVATION	PRELIM PRELIMINARY	
EVCS ENDING VERTICAL CURVE STATION	PROP PROPOSED	
EW END WALL	PT POINT OF TANGENCY	
EX EXISTING	PVC POINT OF VERTICAL CURVE OR POLYVINYL CHLORIDE PIPE	
EQC ENVIRONMENTAL QUALITY CORRIDOR	ETRL EXISTING TO BE RELOCATED	
	PVMT 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/ITC 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.dwater.com/business/permits/DCWater\\_General\\_Construction\\_Notes.pdf](http://www.dwater.com/business/permits/DCWater_General_Construction_Notes.pdf)

**STORM DRAIN NOTES**

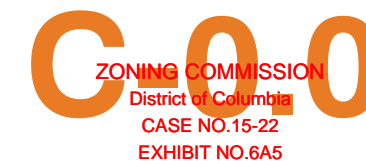
- ALL STORM DRAIN PIPE TO BE SCHEDULE 40 PVC OR OF HIGHER QUALITY.
- DOWNSPOUT LEADERS ORIGINATING DIRECTLY FROM DOWNSPOUTS TO BE 4" PVC (OR APPROVED EQUIVALENT), UNLESS INDICATED OTHERWISE ON PLAN.
- PROVIDE CLEANOUTS, AS SHOWN ON PLAN AT A MINIMUM, OR AS REQUIRED BY PLUMBING CODE.
- MAINTAIN MINIMUM 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.

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



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

**CIVIL LEGEND & NOTES**



CASE NO.15-22  
EXHIBIT NO.6AS

**LOT AREA TABULATION**

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

**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:

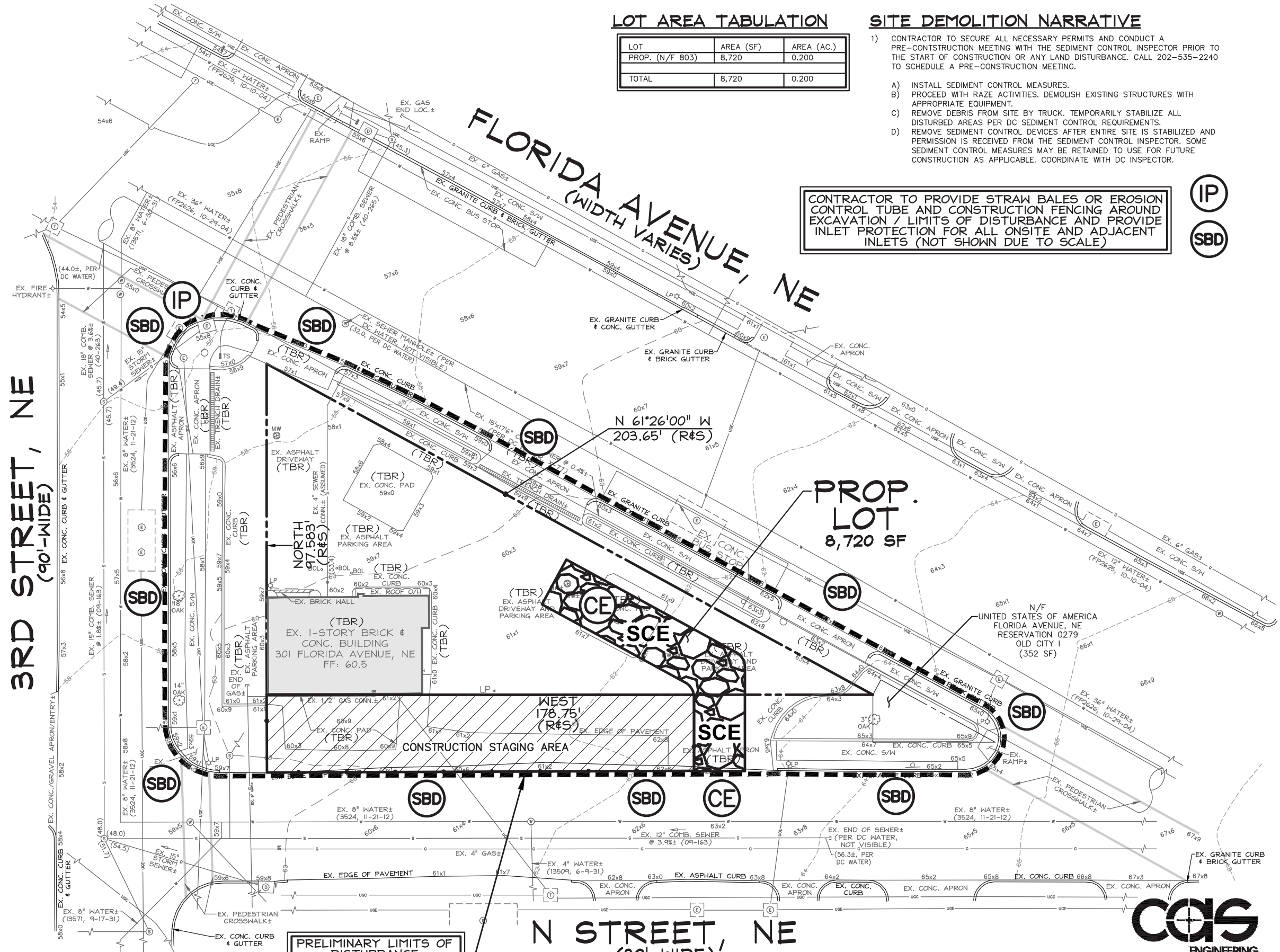
CONTRACTOR TO PROVIDE STRAW BALES OR EROSION CONTROL TUBE AND CONSTRUCTION FENCING AROUND EXCAVATION / LIMITS OF DISTURBANCE AND PROVIDE INLET PROTECTION FOR ALL ONSITE AND ADJACENT INLETS (NOT SHOWN DUE TO SCALE)

IP  
SBD

**3RD STREET, NE  
(90'-WIDE)**

**FLORIDA AVENUE, NE  
(WIDTH VARIES)**

**N STREET, NE  
(80'-WIDE)**



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

PROP. LOT  
8,720 SF

KEY / LEGEND:

**CAS**  
ENGINEERING  
CIVIL • SURVEYING • LAND PLANNING  
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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:

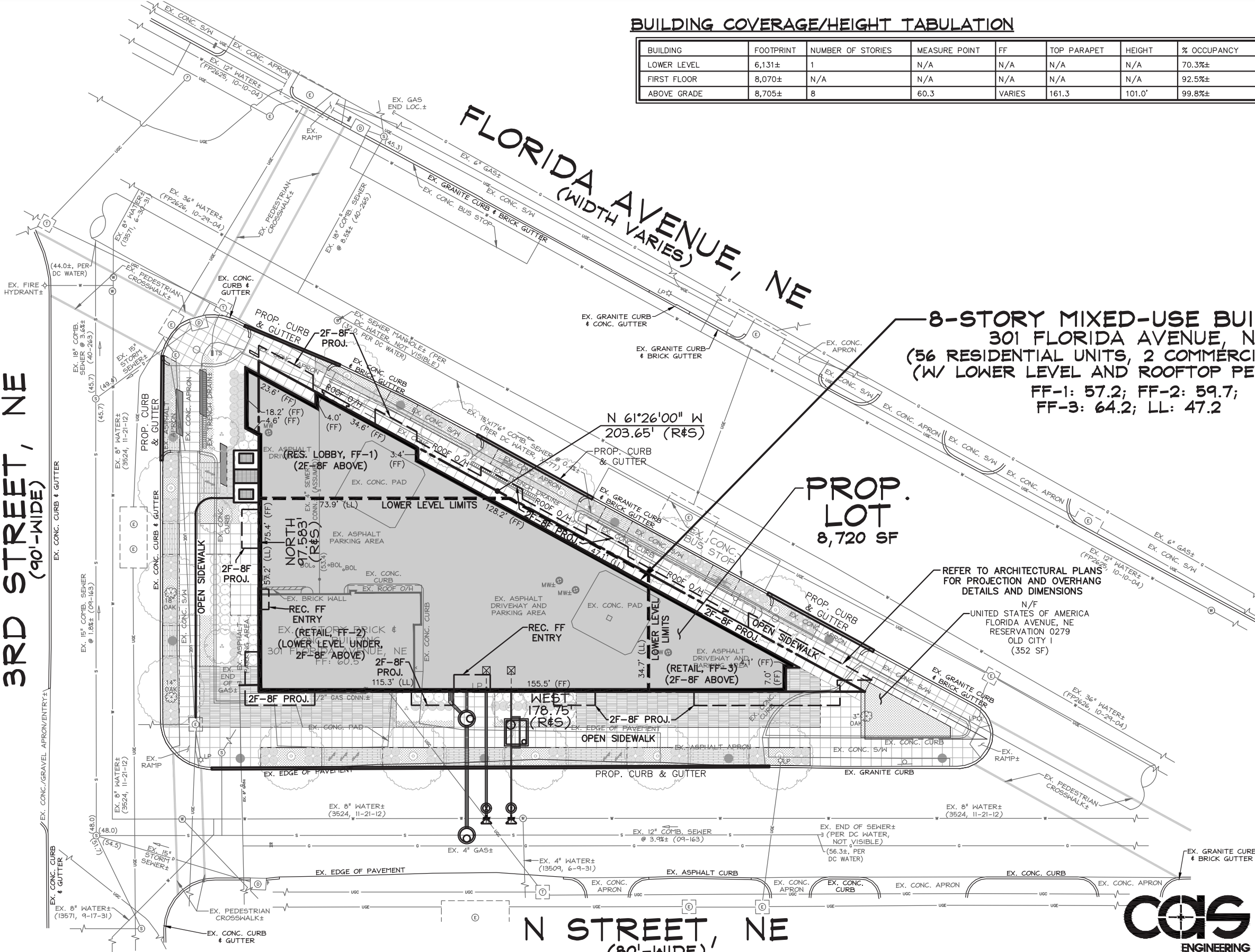
**N STREET, NE**  
(80'-WIDE)

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

**CAS**  
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SITE DEVELOPMENT PLAN

**C-0.2**





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

NOTES:

3RD STREET, NE  
(90'-WIDE)

FLORIDA AVENUE, NE  
(WIDTH VARIES)

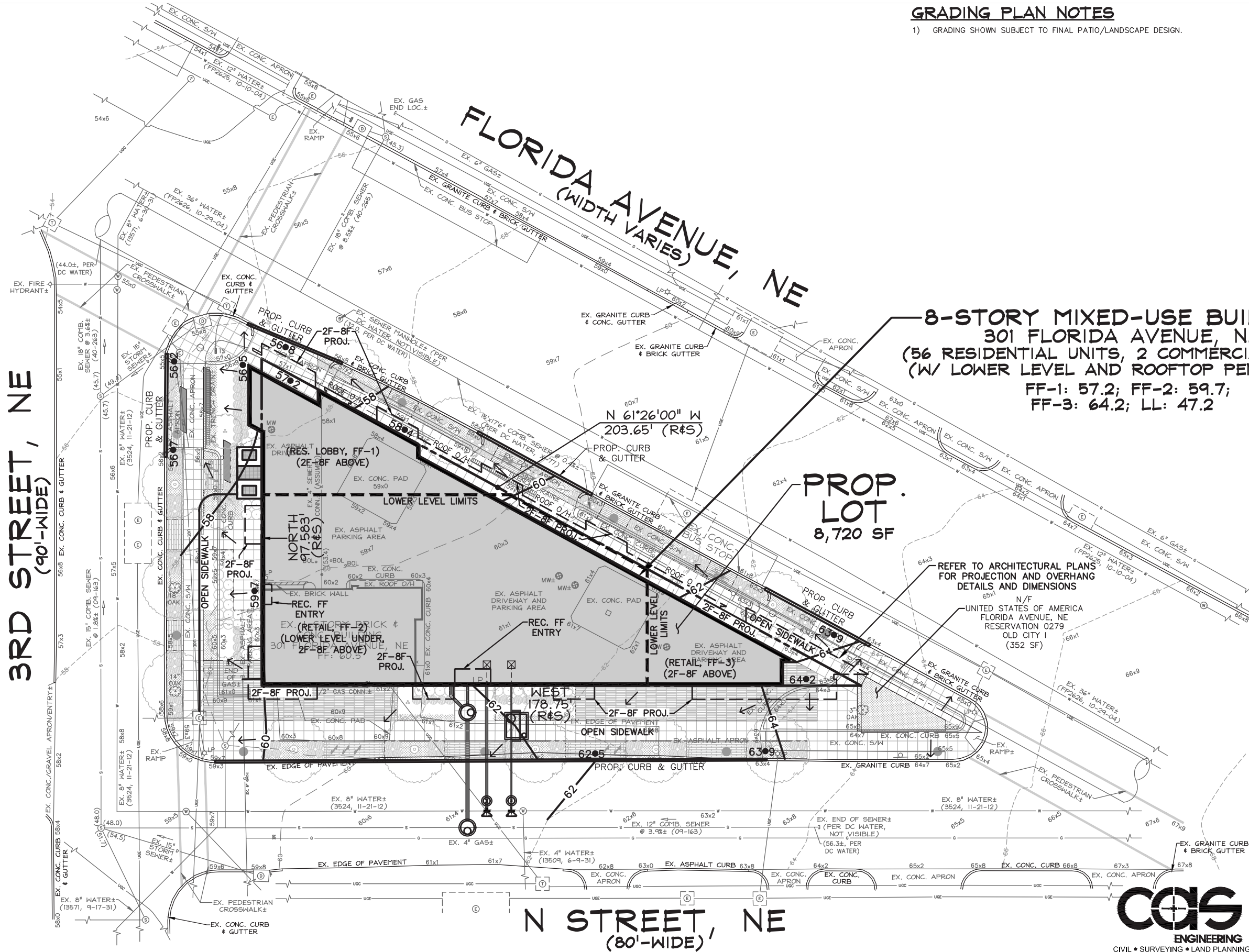
8-STORY MIXED-USE BUILDING  
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PROP. LOT  
8,720 SF

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:

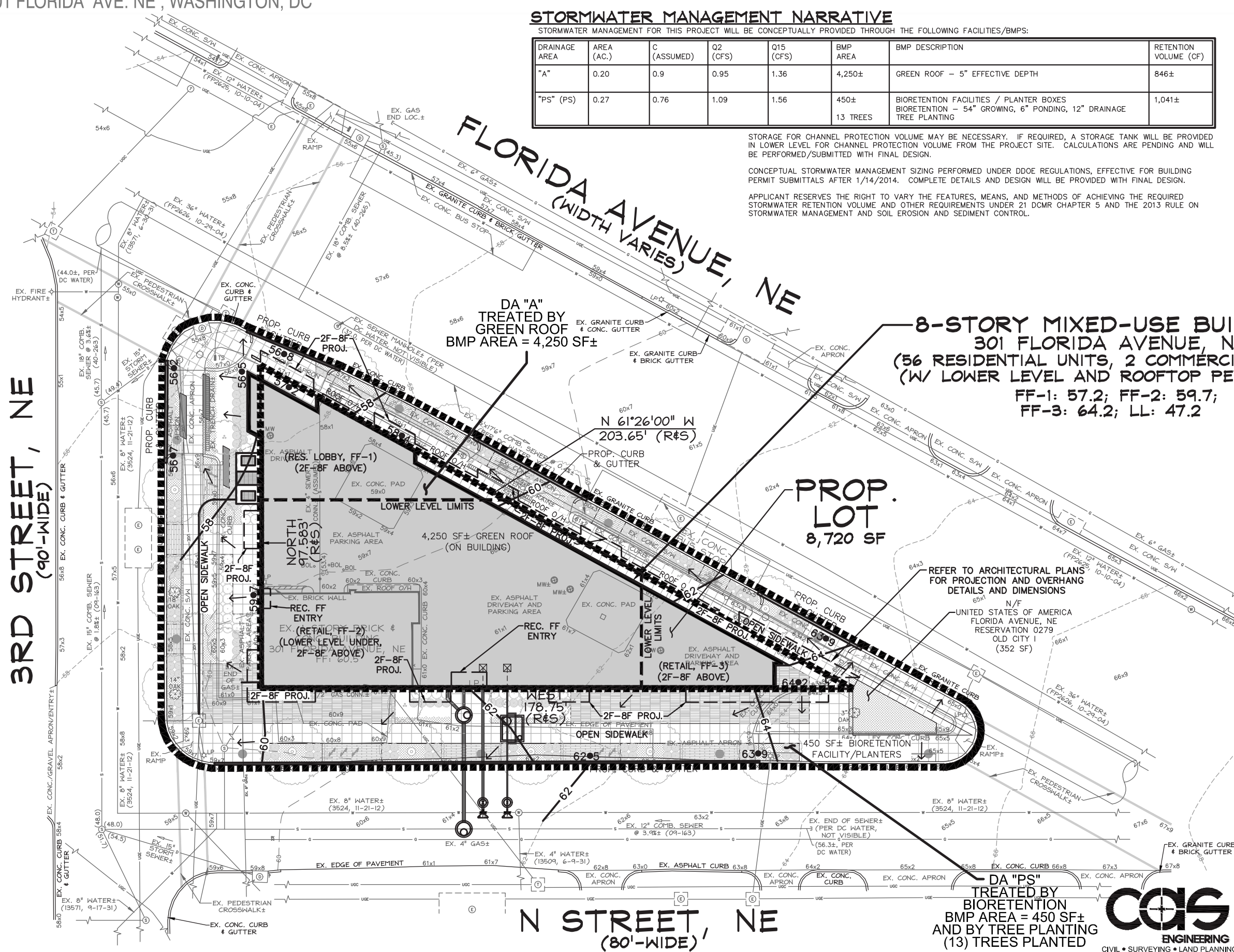
DRAINAGE AREA (AC.)	C (ASSUMED)	Q2 (CFS)	Q15 (CFS)	BMP AREA	BMP DESCRIPTION	RETENTION VOLUME (CF)
"A"	0.20	0.9	0.95	4,250±	GREEN ROOF - 5" EFFECTIVE DEPTH	846±
"PS" (PS)	0.27	0.76	1.09	450± 13 TREES	BIORETENTION FACILITIES / PLANTER BOXES BIORETENTION - 54" GROWING, 6" PONDING, 12" DRAINAGE TREE PLANTING	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:



KEY / LEGEND:



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

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#5)

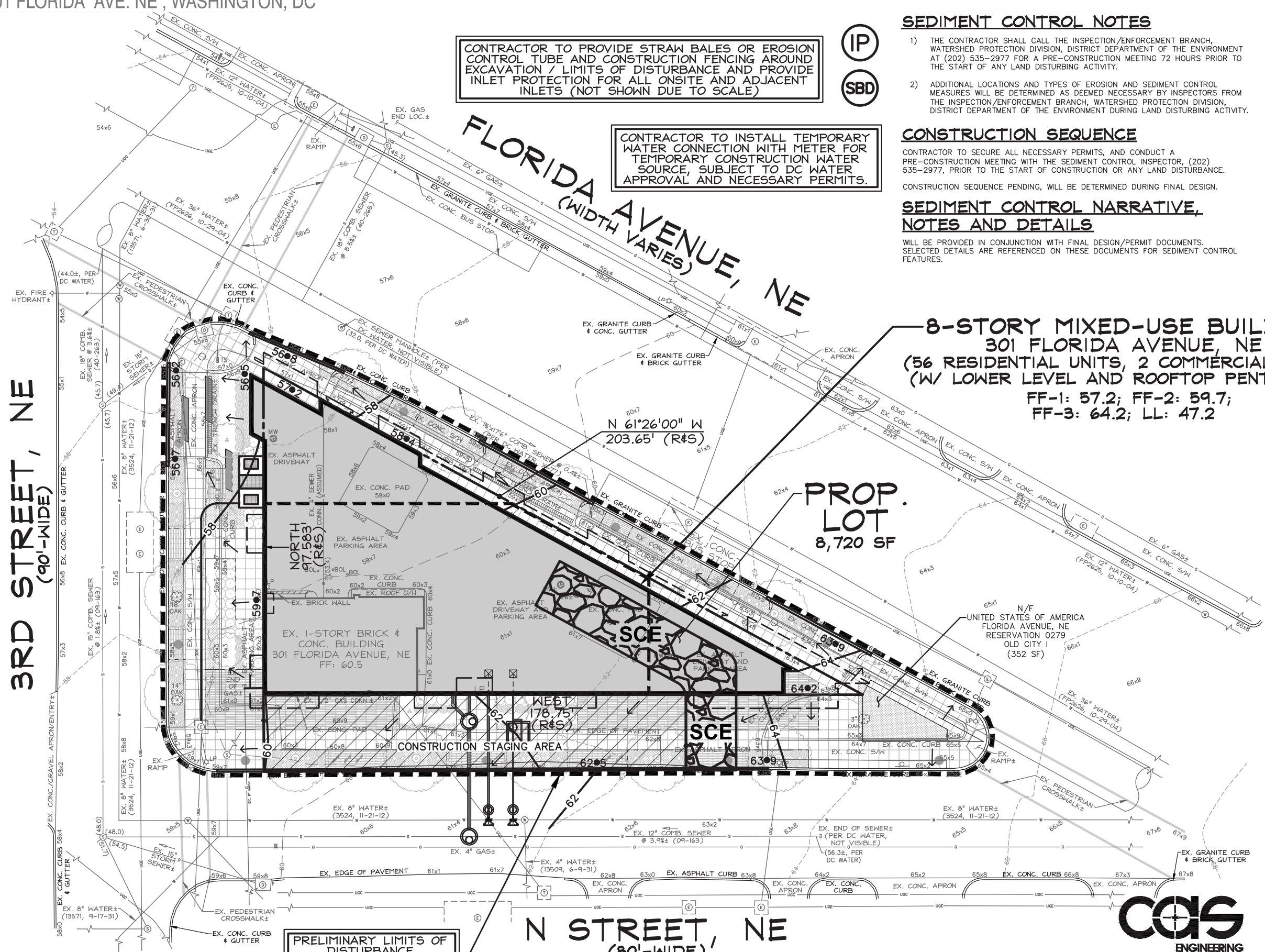
**PROP. LOT**  
8,720 SF

**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

**3RD STREET, NE**  
(90'-WIDE)



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EROSION & SEDIMENT CONTROL PLAN

**C-0.5**

