

PROJECT DATA

**SCOPE OF WORK:** TEAR DOWN OF EXISTING CARPORT & REAR FENCE; CONSTRUCTION OF NEW ACCESSORY STRUCTURE, SHED, & CARPORT IN REAR YARD WITH DECK AT GRADE

**BUILDING AND SITE INFORMATION:**

ZONING: R-1-B  
SQUARE: 1938  
LOT: 0020  
CURRENT USE: Single-Family Residence  
PROPOSED USE: no change  
LOT SIZE: 9,000 SF  
EXISTING LOT OCCUPANCY: 1,943 SF or 21.5%  
PROPOSED LOT OCCUPANCY: 2,485 SF or 27.6%

**APPLICABLE CODES:**

IRC 2015, NFPA NEC 2014, IFGC 2015, IPC 2015, IFPC 2015, IECC 2015, ALL AS SPECIFIED BY DCMR12 2017.

**BUILDER:**

FOUR BROTHERS LLC  
4009 Georgia Av NW  
WASHINGTON, DC 20011  
202.423.8703  
www.fourbrothersdc.com

**ARCHITECT:**

FOUR BROTHERS LLC  
4009 Georgia Av NW  
WASHINGTON, DC 20011  
202.423.8703  
www.fourbrothersdc.com

**STRUCTURAL ENGINEER:**

RATHEBERG/GOSS ASSOCIATES, P.C.  
15871 CRABBS BRANCH WAY  
ROCKVILLE, MD 20855  
301.590.0071  
www.rath-goss.com  
ATTN: BILL DUVALL

**CIVIL ENGINEER:**

HUSKA CONSULTING, LLC  
1050 30th ST NW  
WASHINGTON, DC 20007  
703.425.3862  
www.huskaconsulting.com  
ATTN: CHRISTOPHER HUSKA

GENERAL NOTES

- ALL WORK SHALL CONFORM WITH APPLICABLE BUILDING CODES AND REGULATIONS.
- ALL DIMENSIONS ARE FINISH TO FINISH UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED IN THE FIELD.
- DIMENSIONS GOVERN OVER DRAWING SCALE. LARGE - SCALE DETAILS GOVERN OVER SMALL - SCALE UNLESS NOTED OTHERWISE.
- ALL WORK SHALL BE PERFORMED IN GOOD WORKMANLIKE MANNER AND SHALL BE EXECUTED TO COMPLETION WITH ALL DUE DILIGENCE.
- ALL CUTTING AND PATCHING SHALL BE PERFORMED IN A NEAT, PROFESSIONAL MANNER.
- ALL ADJACENT WORK AND AREAS OR ITEMS NOT IN CONSTRUCTION SHALL BE PROTECTED FROM ANY DAMAGE CAUSE FROM THIS WORK, AS SHALL ANY EXISTING FINISHES THAT ARE TO REMAIN.

DC WASA NOTES

- NOTIFY DCWASA ONE-WEEK PRIOR TO START OF CONSTRUCTION, UTILITY INSPECTION SECTION AT 202-787-2377, WATER SERVICES 202-612-3400 OR 3460 AND SEWER SERVICES 202-264-3824 OR 3829.
- DEVELOPERS, CONTRACTORS AND PLUMBERS MUST SUBMIT FINAL CONSTRUCTION AS-BUILT INFORMATION TO THE APPROPRIATE DCWASA INSPECTOR(S) FOR REVIEW AND APPROVAL. UPON COMPLETION OF NEW AND EXISTING UTILITIES TO BE ABANDON IN PUBLIC SPACE, APPLICANT MUST SUBMIT THESE DRAWINGS, AS-BUILT DRAWINGS MUST SHOW DIMENSIONS, ELEVATION, RELOCATION OF ANY WASA UTILITIES AND PERTINENT INFORMATION.
- ONCE THE WASA INSPECTOR APPROVES THE AS-BUILT, A COPY MUST BE SUBMITTED TO THE DOCUMENTS AND PERMITS OFFICE AT ROOM 203 AND THE WATER AND SEWER DESIGN SECTION AT 5000 OVERLOOK AVE., S.W., 5TH FLOOR.
- UNDER DCWASA CUSTOMER FEES AND CHARGES, CONTRACTORS, PLUMBERS, OWNERS ARE RESPONSIBLE FOR EXCAVATION, BACK FILLING REPAVING AND RESTORATION OF PUBLIC SPACE FOR STREET AND SIDEWALKS CUTS, FOR NEW UTILITIES, CONNECTIONS, TAPS AND ABANDONMENT OF SERVICES WITHIN PUBLIC SPACE UNDER DC WASA INSPECTION. DC WASA IS NOT RESPONSIBLE FOR FINAL RESTORATION OF STREET AND SIDEWALK CUTS PERFORMED BY THESE DEVELOPERS.

DRAWING SYMBOLS

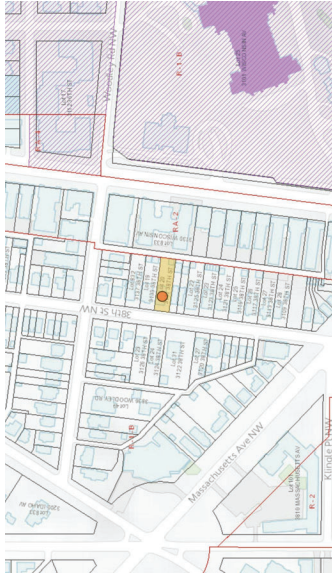
- EXISTING WALL TO REMAIN  
DEMOLITION  
NEW MASONRY WALL  
NEW STUD WALL  
PLAN DETAIL REFERENCE  
ELEVATION REFERENCE  
SECTION REFERENCE  
INTERIOR ELEVATION DESIGNATION  
DOOR DESIGNATION  
WINDOW DESIGNATION  
PARTITION TYPE  
FIXTURE TYPE  
ELEVATION MARKER

DRAWING INDEX

Sheet Number	Sheet Name
0002	3D VIEWS
0101	SOIL & SEDIMENT CONTROL PLAN
0102	EROSION VERIFICATION WORKSHEET
0201	SM PLAN
CS01	COVER SHEET
D101	DEMOLITION PLANS
D102	DEMOLITION PLANS
A101	PROPOSED PLANS
A201	EXTERIOR ELEVATIONS
A301	BUILDING SECTIONS
A401	SCREENING DETAILS
A501	SCREENING ENVELOPE
A601	WINDOW AND DOOR SCHEDULE
A701	3D Views
A702	3D Views
S102	STRUCTURAL NOTES
S103	STRUCTURAL PLANS
S104	BRACING PLAN
S105	SCREENING DETAILS
P101	PLUMBING NOTES, DIAGRAMS, & SPRINKLER PLANS
M101	MECHANICAL PLANS
E101	ELECTRICAL PLANS

update

ZONING REPORT MAP



DAVIS ACCESSORY  
BUILDING

3131 38TH ST NW  
WASHINGTON, DC 20016

FOUR BROTHERS  
DESIGN + BUILD  
4009 GEORGIA AVE NW | WASHINGTON DC 20011  
202-423-8703 | www.fourbrothersdc.com

COVER SHEET

Number	Description	Date

PERMIT SET  
04.08.21

CS01

**SITE DEVELOPMENT PLANS  
FOR  
3131 38TH ST NW**

## CONDITIONS OF PUBLIC SPACE PERMITS

IF TREES AFFECTED BY THIS WORK ZONE CONTACT URBAN FORESTRY ADMINISTRATION BEFORE OCCUPYING PUBLIC SPACE.

## GENERAL SITE DEMOLITION NOTES

1. THE CONTRACTOR MUST OBTAIN A NOISE PERMIT TO DEMOLISH ANY STRUCTURE EXISTING ON THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE DEMOLITION OF EXISTING STRUCTURAL MEMBERS IN ACCORDANCE WITH THE DESIGN TEAM, INCLUDING THE STRUCTURAL ENGINEER, IN REGARDS TO THE STABILITY OF EXISTING STRUCTURES TO REMAIN.
2. ALL EXISTING STRUCTURAL MEMBERS TO BE DEMOLISHED BY THE CONTRACTOR SHALL BE DISPOSED AT AN APPROVED LANDFILL OR RECYCLING FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE DISPOSAL OF EXISTING STRUCTURAL MEMBERS.
3. ALL EXISTING STRUCTURAL MEMBERS TO BE DEMOLISHED BY THE CONTRACTOR SHALL BE SUBJECT TO LOCAL, STATE, AND FEDERAL REGULATIONS, ORDINANCES, AND STANDARDS FOR DEMOLITION OF HAZARDOUS MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE DEMOLITION OF HAZARDOUS MATERIALS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE DEMOLITION OF EXISTING STRUCTURAL MEMBERS.
5. DEMOLITION OF SITE FEATURES AND UTILITIES TO REACH ITEMS IN AND ARE NOT NECESSARILY SHOWN BUT ARE WITH THE SCOPE OF WORK.
6. SCAFFOLD EXISTING FAVEMENT TO BE REMOVED WHERE ADJACENT TO EXISTING STRUCTURES TO REMAIN. FOR CONCRETE AND GROUT, SAW CUT AT THE NEAREST JOINT.
7. ALL DEMOLITION DEBRIS MUST BE DISPOSED PER APPLICABLE LAW. DEMOLITION DEBRIS MAY ONLY BE USED FOR BACKFILL, FILL, OR OTHER CONSTRUCTION PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE DISPOSAL OF DEMOLITION DEBRIS.

## GENERAL SEDIMENT CONTROL NOTES

1. THE DUE INSPECTOR IS AUTHORIZED TO MODIFY THE LOCATION, SCALE, AND QUANTITY OF SEDIMENT CONTROL MEASURES. THE CONTRACTOR SHALL ACCOMMODATE THE DUE INSPECTOR'S REQUESTS IN REGARDS TO EROSION AND SEDIMENT CONTROL.
2. THE DUE INSPECTOR IS AUTHORIZED TO MAKE ANY OBSERVATIONS REGARD TO THE LIMITS OF DISTURBANCE AND SEDIMENT CONTROL MEASURES TO PERFORM THE WORK AND ACCOMMODATE FIELD CONDITIONS. THE CONTRACTOR MUST COORDINATE WITH THE DUE INSPECTOR.
3. TEMPORARY SOIL CONSTRUCTION ENTRANCE WITH A WATER SOURCE SHALL BE PROVIDED TO MAINTAIN ACCESS TO ALL EXISTING UTILITIES, VEHICLES, EGRESS, THE WIDTH AND LENGTH OF ALL CONSTRUCTION ENTRANCES SHALL BE SUFFICIENT TO ALLOW THE FREE FLOW OF TRAFFIC. ALL CONSTRUCTION PROJECTS WHICH REQUIRE THE TRAVEL A SMALL AMOUNT OF DISTURBANCE MAY NOT REQUIRE A TEMPORARY SOIL CONSTRUCTION ENTRANCE. THE CONTRACTOR SHALL PROVIDE ACCESS TO ALL EXISTING UTILITIES, TRUCKS AND EQUIPMENT OF ALL DRD, TRD, AND DUST TO AVOID TRUCKING SLT INTO PUBLIC SPACE.
4. THE DUE INSPECTOR OR ENGINEER MAY DETERMINE SAFETY FENCE IS REQUIRED TO BE INSTALLED TO PROTECT THE PUBLIC FROM ANYWHERE WHERE POTENTIALLY HAZARDOUS AREAS. SAFETY FENCE MUST BE AT LEAST 42" HIGH, AND MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IN THAT EVENT, ANY REQUIRED SAFETY FENCE MUST BE KEPT IN GOOD WORKING CONDITION.
5. THE LIMITS OF DISTURBANCE AND SEDIMENT CONTROL MEASURES SHOWN ON THE ACTUAL DISTURBANCE AND SEDIMENT CONTROL PLAN MAY DEVIATE SLIGHTLY FROM THE ACTUAL DISTURBANCE FOR GEOTECHNICAL CLARITY.
6. TEMPORARY SOIL STOCKPILES SHOULD BE PLACED AS NEEDED ON THE SITE IN COORDINATION WITH THE DUE INSPECTOR. INSTALLED SAFETY FENCE AROUND THE PERIMETER OF ALL STOCKPILES AND COVER WITH A TARP OR OTHER APPROVED METHOD TO PREVENT DUST FROM TRAVELING TO ADJACENTS.
7. ALL EXISTING UTILITIES SHALL BE PROTECTED BY ALL CONSTRUCTION. CURB MITS, DOWNS, AND RISER STRUCTURES SHALL BE ADJACENT TO THE LIMITS OF DISTURBANCE, ANY SINKER WHICH CLOSER DEGRADED DUE TO CONSTRUCTION MUST BE IMMEDIATELY CLEANED AND CLEARED.
8. ANY AND ALL SITE WORK FROM DUST/DIRTYED AREAS MUST BE FELT DRY TO PREVENT DUST FROM TRAVELING TO ADJACENTS. ALL EXISTING UTILITIES, SEDIMENT MUST BE PLACED IN AN APPROVED AREA AND STABILIZED. CRITICAL ROOT ZONE OF AN EXISTING TREE TO REMAIN.
9. THE CONTRACTOR SHALL PROVIDE THIS PROTECTION FOR ALL TREES TO REMAIN ON OR ADJACENT TO THE LIMITS OF DISTURBANCE. DO NOT TRAVERSE MACHINERY ON COMPACT OR DISTURB ANY AREAWITHIN THE CRITICAL ROOT ZONE OF AN EXISTING TREE TO REMAIN.
10. MINIMIZE DUST GENERATION DURING CONSTRUCTION PER DUE STANDARDS.
11. REFER TO THE SEDIMENT CONTROL, NOTES AND DETAILS FOR ADDITIONAL.

## DC PERMIT REVIEW AGENCIES

DISTRICT DEPARTMENT OF CONSUMER  
AND REGULATORY AFFAIRS (DCRA)  
1100 4TH STREET, SW  
WASHINGTON, DC 20024

DC WATER

1100 4TH STREET, SW  
SUITE 210

SUITE 310  
WASHINGTON, DC 20024  
(202) 646-8600

DEPARTMENT OF ENERGY AND THE  
ENVIRONMENT  
1200 FIRST STREET, NW

WASHINGTON, DC 20002  
(202) 535-2600

## ABBREVIATIONS

ABND  
AD  
ADA  
ABANDONED  
AREA DRAIN  
AMERICANS WITH

APPROX BFP	DISABILITIES ACT APPROXIMATE BACKFLOW PREVENTER BUILDING
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BUILDING RESTRICTION	BRL
LINE	
BASEMENT	BSMT

BW	BOTTOM OF WALL
BWW	BACKWATER VALVE
CI	CAST IRON

CO CLEANOUT  
 CRZ CRITICAL ROOT ZONE  
 CS COMBINED SEWER  
 PIPES & VENT TUBES

ELEV	ELEVATION
EX	EXISTING
FFE	FIRST FLOOR ELEVATION
H/B	HORIZONTAL BEND

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## GENERAL UTILITY NOTES

10. THE CONSTRUCTION WORK SHALL BE COMPLETED IN SUCH A MANNER AS TO MINIMIZE UTILITY OUTAGES. ALL UTILITIES NOT AFFECTED PARTS SHALL BE PROTECTED BY THE UTILITY OWNER AND AFFECTED PARTS SHALL BE PROTECTED BY THE CONTRACTOR.
11. SOME EXISTING UTILITIES MAY NOT BE SHOWN ON THE PLANS BEFORE BEGINNING CONSTRUCTION. VERIFY THERE ARE NO UTILITIES LOCATED IN THE PROPOSED WORK AREA. NOTIFY THE UTILITY OWNER OF ANY EXISTING UTILITIES LOCATED IN THE PROPOSED WORK AREA. IF ANY EXISTING UTILITIES ARE LOCATED IN THE PROPOSED WORK AREA, THE EXISTING CONDITIONS PLAN OR CONFLICT WITH THE PROPOSED WORK, NOTIFY KHS&K CONSULTING, LLC.
12. NOTIFY KHS&K CONSULTING, LLC IF COVER FOR ANY UTILITY REDUCED BELOW THE MINIMUM REQUIRED.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND AVOID ANY VIOLATIONS OF ANY CITY, COUNTY, STATE, FEDERAL, OR FEDERAL AGENCY REGULATIONS FOR ELECTRIC, NATURAL GAS, TELECOMMUNICATIONS UTILITIES, AND ANY OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REFERRING TO THE DRY UTILITY WORKER PLAN FOR DRY UTILITY WORK.
14. REFER TO DC WATER STANDARDS FOR ABANDONMENT OF ALL LATERALS AND MAINS. NOTE THIS INVOLVES DISCONNECTING LATERALS AND MAINS. NOTIFY THE INVOLVED DISCONNECTING UTILITY OWNER AND OBTAIN THE NECESSARY PERMITS AND INSURANCE. COORDINATE WITH THE DC WATER INSPECTOR.
15. ALL WYE CONNECTIONS TO EXISTING SEWER LINES SHALL BE MADE BY THE CONTRACTOR. ALL WYE SHALL BE PROVIDED WITH A VALVE LOCATED AS CLOSE TO THE MAIN AS POSSIBLE, IF NECESSARY DUE TO FIELD CONDITIONS AND CONFLICTS WITH EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE DC WATER INSPECTOR. A DIP 59WVE, LITE (AWWA C111) MAY BE USED.
16. REFER TO DC WATER STANDARDS AND SPECIFICATIONS FOR WATER PIPE MATERIAL. ALL WATER LINES 2" IN DIAMETER AND LARGER SHALL BE DUCTILE IRON PIPE WITH RESTRAINED JOINTS AND FITTINGS.
17. BACKFLOW PREVENTION VALVES FOR ALL DOMESTIC WATER PROVIDED INSIDE BUILDINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
18. REMOVE ABANDONED UTILITIES AS REQUIRED.
19. ADJUST EXISTING STRUCTURE TOPS AND MANHOLES TO MATCH EXISTING FINISH GRADE. NOTIFY THE UTILITY OWNER. FINISH GRADE AS REQUIRED IN THE INITIAL ADDITIONAL STOPS WITHIN THE PROJECT.
20. MARKINGS AS REQUIRED.
21. REFER TO THE DC WATER GENERAL CONSTRUCTION NOTES, GENERAL NOTES AND UTILITY DETAILS FOR ADDITIONAL INFORMATION.
22. ALL ELEVATION WITHIN 2' OF A GAS LINE MUST BE DONE BY HAND.

## GENERAL GRADING NOTES

1. THE SITE MUST BE GRADED AND DRAINED SO THAT NO WATER LOW POINTS WITHIN THE PROJECT AREA WILL REMAIN. GRADE SHALL BE SUFFICIENT TO PREVENT ANY FUTURE PROBLEM DRAINAGE. AREAS NOT DRAINING, OR POONING SHALL OCCUR UNLESS SPECIFICALLY NOTED OTHERWISE ON THE STORMWATER MANAGEMENT PLAN. ANY CHANGES TO THE DRAINAGE PLAN SHALL BE APPROVED BY THE CITY ENGINEER, TRAFFIC & BRIDGES.
2. ALL PAVED SURFACES SHALL BE AT A 1% MINIMUM SLOPE. ALL GRASED AND LANDSCAPED AREAS SHALL BE AT A 1% MINIMUM SLOPE. NO EXCEPTIONS MAY BE MADE UNLESS APPROVED BY HUSKA CONSULTING, LLC.
3. SPOT ELEVATIONS SHOWN AT THE POINTS WITH EXISTING SURFACES ARE SHOWN APPROXIMATE, AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR. THERE SHALL BE NO CHANGES TO THE SPOT ELEVATIONS FROM HUSKA CONSULTING, LLC TO MATCH EXISTING GRADE.
4. LANDINGS AT LEAST 5 FEET BY 4 FEET MUST BE PROVIDED AT ALL EXTERIOR DOORS WITH A SLOPE LESS THAN 1% IN ANY DIRECTION.
5. SITE CONSTRUCTION MUST BE DONE OVER LONGITUDINAL SLOPES LESS THAN 1% AND CROSS SLOPES LESS THAN 2%. AIR RAMP MUST HAVE A LONGITUDINAL SLOPE OF 1% TO 2% IN ANY DIRECTION. ALL EXTERIOR WALLS SHALL BE AT LEAST AN ADJACENT SIDEWALK, GARAGEPAD, AND LANDINGS THERE APPROPRIATE. ALL PARKING SPACES MUST HAVE A SLOPE LESS THAN 2% IN ANY DIRECTION.
6. ANY UNSUITABLE IN SITU SOIL OR MATERIAL MUST BE REMOVED OR REMEDIATED TO MEET THE REQUIREMENTS OF THE CITY OF CHICAGO. REFER TO THE SITE NOTES AND DETAILS FOR ADDITIONAL INFORMATION.

## GENERAL PUBLIC SPACE NOTES

1. THE DOT INSPECTOR IS AUTHORIZED TO INSPECT CONSTRUCTION PUBLIC SPACE, INCLUDING TRAFFIC CONTROL PLANS, THE CONTRACTOR SHALL ACCOMMODATE THE DOT INSPECTORS REQUESTS IN REGARDS TO CONSTRUCTION IN PUBLIC SPACE.
2. ALL WORK IN PUBLIC SPACE IS SUBJECT TO A DOT/UT PUBLIC SPACE PERMIT AND A SANITATION TRAFFIC CONTROL PLAN.
3. ALL TRAFFIC CONTROL DEVICES AND TRAFFIC CONTROL DEVICES ARE TO BE MAINTAINED IN A VISIBLE MANNER OR RELOCATED OR REMOVED IF A FAILURE MUST BE VISIBLE AT ALL TIMES OR BE RELOCATED OR REMOVED IF A FAILURE MUST BE VISIBLE AT ALL TIMES OR BE RELOCATED OR REMOVED IF A FAILURE MUST BE VISIBLE AT ALL TIMES.
4. REFER TO APPROPRIATE STANDARDS AND SPECIFICATIONS FROM DC WATER, DOT, AND IDEALISA APPROPRIATE FOR CONSTRUCTION IN PUBLIC SPACE.
5. PUBLIC SPACE ITEMS SHOWN TO BE DISCLOSED MUST BE REQUIRED TO BE SALVAGED PER DOT STANDARDS. COORDINATE WITH THE DOT INSPECTOR.
6. ALL SIGNS MUST BE PRE-PRINTED FROM DOT COURTESY AND HAVE ALL APPROPRIATE PERMIT INFORMATION LISTED INCLUDING CONTACT AND PERMIT INFORMATION. ALL SIGNS MUST BE PRE-PRINTED FROM DOT COURTESY AND HAVE ALL APPROPRIATE PERMIT INFORMATION LISTED INCLUDING CONTACT AND PERMIT INFORMATION. ALL SIGNS MUST BE PRE-PRINTED FROM DOT COURTESY AND HAVE ALL APPROPRIATE PERMIT INFORMATION LISTED INCLUDING CONTACT AND PERMIT INFORMATION.
7. ALL STREETS/ALLEYS MUST BE PERMITTED ON SEPARATE OCCUPANCY PERMIT. NOT USED IN THE ROADWAY IF FOR LONGER THAN A 6 CALENDAR MONTHS. ALL STREETS/ALLEYS MUST BE PERMITTED ON SEPARATE OCCUPANCY PERMIT. NOT USED IN THE ROADWAY IF FOR LONGER THAN A 6 CALENDAR MONTHS. ALL STREETS/ALLEYS MUST BE PERMITTED ON SEPARATE OCCUPANCY PERMIT. NOT USED IN THE ROADWAY IF FOR LONGER THAN A 6 CALENDAR MONTHS.

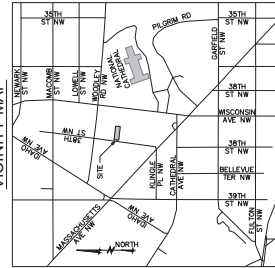
## GENERAL PAVEMENT NOTES

1. EXISTING PAVEMENT TO BE REPLACED SHALL AT MINIMUM MATCH THE EXISTING CROSS SECTION
2. EXISTING CURB AND GUTTER TO BE REPLACED SHALL MATCH EXISTING TYPE MATERIAL AND DIMENSIONS
3. SAWCUT EXISTING ASPHALT PAVEMENT "T" FROM EDGE OF NEW CURB AND/OR GUTTER FOR REPLACEMENT
4. MILL AND OVERLAY EXISTING ASPHALT PAVEMENT "T" FROM EDGE OF NEW PAVEMENT TO PROVIDE SMOOTH TRANSITION
5. MILL AND OVERLAY EXISTING ASPHALT PAVEMENT "O" FROM EITHER SIDE OF UTILITY TRENCH IN PUBLIC SPACE EXTENDED TO THE FULL WIDTH OF ANY AFFECTED TRAVEL LANE. THE CONTRACTOR SHALL PROVIDE AN ADDITIONAL BID FOR THE REPAIR OF THE CENTER ROAD MEDIAN IF THIS MEDIAN HAS TO BE REPAIRED BY THE DOT INSPECTOR

## GENERAL SITE CONSTRUCTION NOTES

1. HURSA CONSULTING, LLC IS UNINSURABLE FOR CONSTRUCTION DEFECTS, ACCIDENTS, OR NEGLIGENCE. HURSA CONSULTING, LLC IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DAMAGE OR INJURY TO ANY PERSON, VEHICLE, EQUIPMENT, OR PROPERTY ON OR NEAR THE CONSTRUCTION SITE.
  2. HURSA CONSULTING, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SITE SECURITY WITH THE OWNER AS REQUIRED AND APPROPRIATE.
  3. THE PROJECT PROPERTY SHALL BE VERIFIED BY A LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND REGARDING THE PROJECT DOCUMENTS WITH HURSA CONSULTING, LLC.
  4. BEFORE COMMENCING CONSTRUCTION, CALL MISSOURI UTILITY FIELD MARK LOCATIONS TO DETERMINE THE LOCATION OF ALL UTILITIES. CONTRACTOR EQUIPMENT MAY BE USED WITHIN 24 INCHES OF A GAS LINE.
  5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS WHICH ARE NOT PROVIDED WITH THE CONSTRUCTION DOCUMENTS. THIS INCLUDES BUT IS NOT LIMITED TO PERMITS FOR EROSION CONTROL, EROSION CONTROL CLOSURE, ALTERNATE MATS TO BE ON SITE, CONSTRUCTION SIGNS, EXCAVATION, OCCUPANCY, AND TRAFFIC CONTROL PLANS. PERMITS REQUIRED.
  6. THE EXISTENCE OF EXISTING STRUCTURES INCLUDING UNDERGROUND FEATURES MAY NOT BE DEPICED ON THE PLANS.
  7. THE CONTRACTOR MAY MAKE FIELD ADJUSTMENTS TO ACCOMMODATE EXISTING CONDITIONS OR AUTHORIZED BY THE CLIENT. THE CLIENT'S REPRESENTATIVES OR A DESIGN PROFESSIONAL ARE REQUIRED TO VERIFY THE EXISTING CONDITIONS. THIS PROJECT INFORMATION THAT IS NOT APPLICABLE TO THE SCOPE OF THIS PROJECT.
  8. ALL PERSONS, NOTER ARE FOR THICK CONSTRUCTION ACTIVITIES. THEY MAY CONDUCT VISUAL INSPECTIONS OF THE PROJECT.
  9. THE VARIOUS CODES AND STANDARDS WHICH ARE SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THEY DO NOT NECESSARILY REPRESENT THE PROJECT REQUIREMENTS. THE CONTRACTOR MUST REFER TO THE CORRECT APPLICABLE CODES AND STANDARDS.
  10. ACCESS TO THE PROJECT PROPERTY AND ALL SURROUNDING AREAS MUST BE MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL AREAS IF REQUIRED AND AS APPROPRIATE. ACCESS TO THE PROJECT MUST NOT BE IMPAIRED.
  11. THE CONTRACTOR SHALL RESTORE OR REPLACE ANY ITEMS TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION.
  12. THE CONTRACTOR MUST MAINTAIN A SET OF CONSTRUCTION PLANS WHICH HAVE BEEN APPROVED BY THE CLIENT. ANY CHANGES TO THE PLANS MUST BE DEVIATED FROM THE APPROVED CONSTRUCTION PLANS. THESE PLANS MUST BE PROVIDED TO THE CLIENT. THE CLIENT'S REPRESENTATIVES, OR HURSA CONSULTING, LLC PACT TO THE PROJECT CLOSOUT.
- ### GENERAL PAVEMENT NOTES
1. EXISTING PAVEMENT TO BE REPLACED SHALL AT MINIMUM MATCH THE EXISTING CHOSS CEMENT.
  2. EXISTING CURBS AND/OR GUTTER TO BE REPLACED SHALL MATCH EXISTING TYPE, MATERIAL, AND DIMENSIONS.
  3. SAWCUT EXISTING ASPHALT PAVEMENT T FROM EDGE OF NEW CURB AND/OR GUTTER FOR OVERLAY PAVEMENT.
  4. MILL AND OVERLAY EXISTING ASPHALT PAVEMENT T FROM EDGE OF NEW PAVEMENT TO OVERLAY SMOOTH TRANSITION.
  5. MILL AND OVERLAY EXISTING ASPHALT PAVEMENT T FROM EITHER SIDE OF AFFECTED TRAVEL LANE. THE CONTRACTOR SHALL PROVIDE AN ADDITIVE BID BEHIND THE MILL AND OVERLAY. THE CONTRACTOR SHALL PROVIDE AN ADDITIVE BID BEHIND THE MILL AND OVERLAY. THE CONTRACTOR SHALL PROVIDE AN ADDITIVE BID BEHIND THE MILL AND OVERLAY. THE CONTRACTOR SHALL PROVIDE AN ADDITIVE BID BEHIND THE MILL AND OVERLAY.

## VICINITY MAP



SITE CIVIL ENGINEERING SHEET INDEX		SHEET #
COVER AND GENERAL NOTES SHEET		CV-000
DEVELOPMENT PLAN		CV-010
DC WATER SUPPLEMENTAL INFORMATION		CV-010
DEMOLITION PLAN		CV-018
SITE PLAN		CV-020
SITE DETAILS		CV-020
UTILITY PLAN		CV-030
UTILITY PROFILES		CV-030
UTILITY PROFILES		CV-031
UTILITY PROFILES		CV-032
DC WATER PUMPING FORMS		CV-030
SEMENT CONTROL PLAN		CV-060
SEMENT CONTROL NOTES AND DETAILS		CV-010
SEMENT CONTROL NOTES AND DETAILS		CV-010
DO NOT TREE PROTECTION NOTES & DETAILS		CV-020
DO NOT TREE PROTECTION NOTES & DETAILS		CV-020

PROJECT	ARCHITECT	LAND SURVEYOR
3131 31TH ST NW	KATE DONAHUE	P.O. BOX 15450
ALBUQUERQUE, NM 87106	3157 SUTANAVE	ALBUQUERQUE, NM 87112
1000 10TH STREET NW	3157 SUTANAVE	DC 20003
WASHINGTON, DC 20007	3157 SUTANAVE	DC 20003
703425362		
LLC ENGINEER		
CHRISTOPHER HUSKA		
1000 10TH STREET NW		
WASHINGTON, DC 20007		
703425362		
LAND SURVEYOR		
P.O. BOX 15450		
ALBUQUERQUE, NM 87112		
DC 20003		
703391601		



LAND SURVEYOR  
TIM GREENWOOD  
SUSTAINABLE LAND SURVEYS, LLC  
P.O. BOX 15450  
WASHINGTON, DC 20003  
571.319.9211























2 126.9-INCH CIRCUMFERENCE "HERITAGE" TREE

PROPERTY LINE  
BUILDING FACE

1	TOP=364.02 NOT ACCESSIBLE
2	TOP=367.22 INV.OUT=358.08* TO 1 NOT ACCESSIBLE
3	TOP=367.22 INV.OUT=360.5 TO 1
4	TOP=364.03 NOT ACCESSIBLE
5	TOP=370.60 INV.IN=368.40 FROM 6 INV.IN=363.00 FROM 7 INV.OUT=362.95 TO NORTH
6	TOP=370.16 INV.OUT=366.61 TO 5
7	TOP=370.77 INV.IN=364.17 FROM 8 INV.OUT=364.12 TO 5
8	TOP=371.83* FROM SOUTH INV.OUT=365.41* TO 7
9	TOP=371.55 INV.OUT=369.76 TO 9

(A)	TOP=363.84 INV.IN=353.94 FROM B
(B)	TOP=365.36 INV.IN=355.81 FROM SOUTH INV.OUT=355.71 TO A
(C)	TOP=370.51 INV.IN=360.35* FROM D
(D)	TOP=NOT VISIBLE INV.IN=363.25* FROM E INV.OUT=363.25* TO C
(E)	TOP=373.94 INV.IN=366.26* TO D

\* DENOTES DATA TAKEN FROM DO WATER MONITORING

	GAS LINE
	GAS METER
	GAS VALVE
	OVERHEAD UTILITY
	12" CS
	12" SAN
	SANITARY SEWER
	STORM SEWER
COMBINED/SANITARY MANHOLE	
	STORM SEWER MANHOLE
	STORM DRAIN
	CLEANOUT
	DOWNSPOUT
TELECOMMUNICATIONS	
	TELECOMMUNICATIONS MANHOLE
	LIGHT POLE/STREET LIGHT
	UTILITY POLE
	GUY WIRE
FIRE LINE	
	FIRE HYDRANT
	FIRE DEPT. CONN.
	WATER METER
	WATER VALVE
	SURVEY TRAVERSE
	BOUNDARY MONUMENT

## EXISTING CONDITIONS PLAN KEYNOTES

THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM THE DISTRICT OF COLUMBIA SURVEYOR'S OFFICE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED (MST) DIMENSIONS, AND A "SURVEY TO MARK" PREPARED BY A DISTRICT OF COLUMBIA REGISTERED LAND SURVEYOR AND VERIFIED BY THE OFFICE OF THE SURVEYOR MAY BE REQUIRED TO ESTABLISH THE FINAL BOUNDARY LOCATION OF THIS PROPERTY.

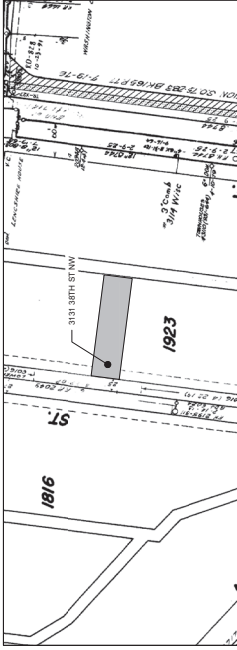
THE PROPERTY IS 9,000 SF (0.20666). IS SITUATED IN SQUARE 1923 LOT 10220, AND CURRENTLY HAS A DETACHED TWO-STORY WOOD-FRAME STRUCTURE FOR SINGLE-FAMILY RESIDENTIAL USE. THE PROPERTY IS ZONED R-1-B. THE PROPERTY IS GENERALLY BOUNDED BY 38TH ST NW TO THE WEST, A PUBLIC ALLEY TO THE EAST, LOT 19 TO THE NORTH, AND LOT 50 TO THE SOUTH. THERE ARE NO BODIES OF WATER ON OR IN THE VICINITY OF THE PROPERTY.

1. THIS EXISTING CONDITIONS PLAN IS BASED ON A SURVEY AND AUTOCAD FILES PERFORMED AND PROVIDED BY SUSTAINABLE LAND SURVEYS, LLC.
2. THE EXISTING CONDITIONS LEGEND IS APPLICABLE TO THIS SHEET ONLY. THE EXISTING CONDITIONS MAY BE DEPICTED DIFFERENTLY (GRAY SCALED) OR NOT FULLY DEPICTED ON OTHER SHEETS.
3. THE LOCATIONS AND DEPTHS OF EXISTING UTILITIES ARE APPROXIMATE AND BASED ON AVAILABLE RECORDS AND, WHERE INFORMATION IS NOT AVAILABLE, ON FIELD OBSERVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION WITHIN THE BOUNDS OF CONSTRUCTION PRIOR TO UNDERTAKING ANY DEMOLITION OR EXCAVATION.

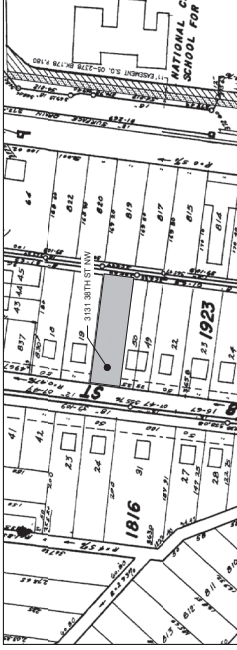


CIV-100

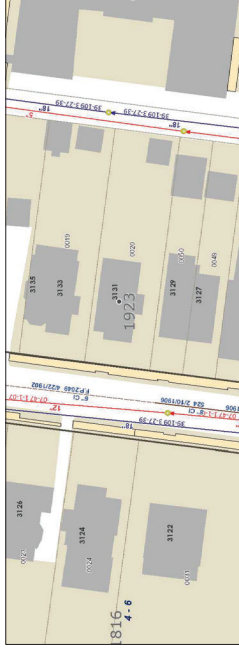
DRAWING TITLE



EXCERPT FROM DC WATER COUNTER MAP  
NATIONAL SCHOOL



EXCERPT FROM DC WATER COUNTER MAP  
NATIONAL SCHOOL



EXCERPT FROM DC WATER GIS MAP

PROJECT  
WASHINGTON, DC 20016  
SQUARE 100 LOT 1005

ARCHITECT  
KATE DOONAN  
KATE DOONAN DESIGN + BUILD  
3117 2048

CIVIL ENGINEER  
CHRISTOPHER HUSKA  
HUSKA CONSULTING, LLC  
1000 30TH STREET, NW  
WASHINGTON, DC 20007  
703.425.5802

LAND SURVEYOR  
TAM GREENWOOD  
SUSTAINABLE LAND SURVEYS, LLC  
WASHINGTON, DC 20003  
571.339.9291

DC WATER SUPPLEMENTAL INFORMATION NOTES  
1. REFER TO THE CIVIL COVER SHEET FOR ADDITIONAL NOTES.



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COORDINATION  
DATE: 4/17/2021

DC WATER  
SUPPLEMENTAL  
INFORMATION  
CIV-101  
DRAWING NO.





DRAWING TITLE

CIV-110



LAND SURVEYOR  
TIM GREENWOOD  
SUSTAINABLE LAND SURVEYS, LLC  
P.O. BOX 15450  
WASHINGTON, DC 20003  
571.339.9201

+ 91.50 PROPOSED SPOT ELEVATION



HUSKA CONSULTING, LLC

CIV-200

CONCRETE PAVEMENT SECTIONS



USDA VEHICLE-LOADED CONCRETE  
(SIDEWALK AND HVAC EQUIPMENT PAD)  
CROSS SECTION



VEHICLE-LOADED CONCRETE  
(DRIVEWAY) AND GARAGE SLAB  
CROSS SECTION

CONCRETE PAVEMENT SECTIONS NOTES

1. CONSTRUCTION TO MEET TO DOT STANDARDS FOR CONCRETE CONSTRUCTION METHODS AND MATERIALS. BUT CONCRETE SHALL NOT HAVE DOT STANDARDS BEYOND FINISH ADHESIVE.
2. CONCRETE REINFORCEMENT MUST BE PLACED AT LEAST 2" FROM CONCRETE SURFACES AND 2" FROM EACH OTHER.
3. PROVIDE A LIGHT BROOM FINISH ON THE CONCRETE SURFACE.

CONCRETE JOINTS

CONTROL JOINT MUST BE AT LEAST 1" OF  
CONCRETE FROM THE  
CONCRETE LAYER IN QUESTION



CONCRETE CONTROL JOINT  
CROSS SECTION

N" CHAMFER OR FILLET

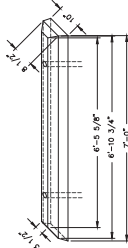


VEHICLE-LOADED CONCRETE  
EXPANSION JOINT CROSS SECTION

CONCRETE JOINTS NOTES

1. CONTROL JOINTS FOR PAVEMENT JOINTS SHALL BE PLACED NO MORE THAN 10 FEET FROM THE FACE OF THE CURB OR THE FACE OF THE PAVEMENT. JOINTS SHOULD BE PLACED NO MORE THAN 8' APART.
2. EXPANSION JOINTS SHOULD BE PLACED NO MORE THAN 10 FEET FROM THE FACE OF THE CURB OR THE FACE OF THE PAVEMENT. JOINTS SHOULD BE PLACED NO MORE THAN 8' APART.
3. EXPANSION JOINTS SHOULD BE PLACED NO MORE THAN 10 FEET FROM THE FACE OF THE CURB OR THE FACE OF THE PAVEMENT. JOINTS SHOULD BE PLACED NO MORE THAN 8' APART.
4. CONCRETE JOINTS SHOULD BE PLACED NO MORE THAN 10 FEET FROM THE FACE OF THE CURB OR THE FACE OF THE PAVEMENT. JOINTS SHOULD BE PLACED NO MORE THAN 8' APART.

CONCRETE WHEEL STOP



ISOMETRIC VIEW

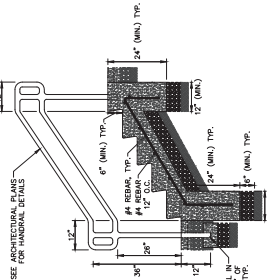


CROSS SECTION

CONCRETE WHEEL STOP NOTES

1. THE CONCRETE WHEEL STOP SHALL BE PLACED NO MORE THAN 10 FEET FROM THE FACE OF THE CURB OR THE FACE OF THE PAVEMENT. JOINTS SHOULD BE PLACED NO MORE THAN 8' APART.
2. THE CONCRETE WHEEL STOP SHALL BE PLACED ORIENTED RELATIVE TO THE WIDTH AXIS OF THE PARKING SPACE.
3. THE CONCRETE WHEEL STOP SHALL BE REINFORCED WITH TWO #7 REBAR ANCHORAGE PINS WITH A MINIMUM EMBEDMENT DEPTH OF 12".
4. THE STEEL REINFORCEMENT IN THE CONCRETE WHEEL STOP (INCLUDING THE ANCHORAGE PINS) MUST BE #3 REBAR AND AT LEAST 2" FROM ALL FINISHED SURFACES.

CONCRETE STAIR DETAILS



CONCRETE STAIR DETAILS NOTES

1. STAIR TREAD WIDTH IS 12" WITH A 1" RECESS. STAIR HEIGHT IS 6". REFER TO SITE PLAN FOR NUMBER OF STAIRS.
2. ALL CONCRETE CORNERS AND EDGES SHOULD HAVE A FILLET OF 1/2".
3. CONCRETE REINFORCEMENT SHALL BE 3000 PSI WITH NO BLACK PIGMENT ADDED. AND MUST BE A LIGHT BROOM FINISH.
4. SURGRADE MUST BE COMPACTED TO 95% PROCTOR DENSITY.
5. HANDRAILS SHALL BE PAINTED WHITE BLACK.

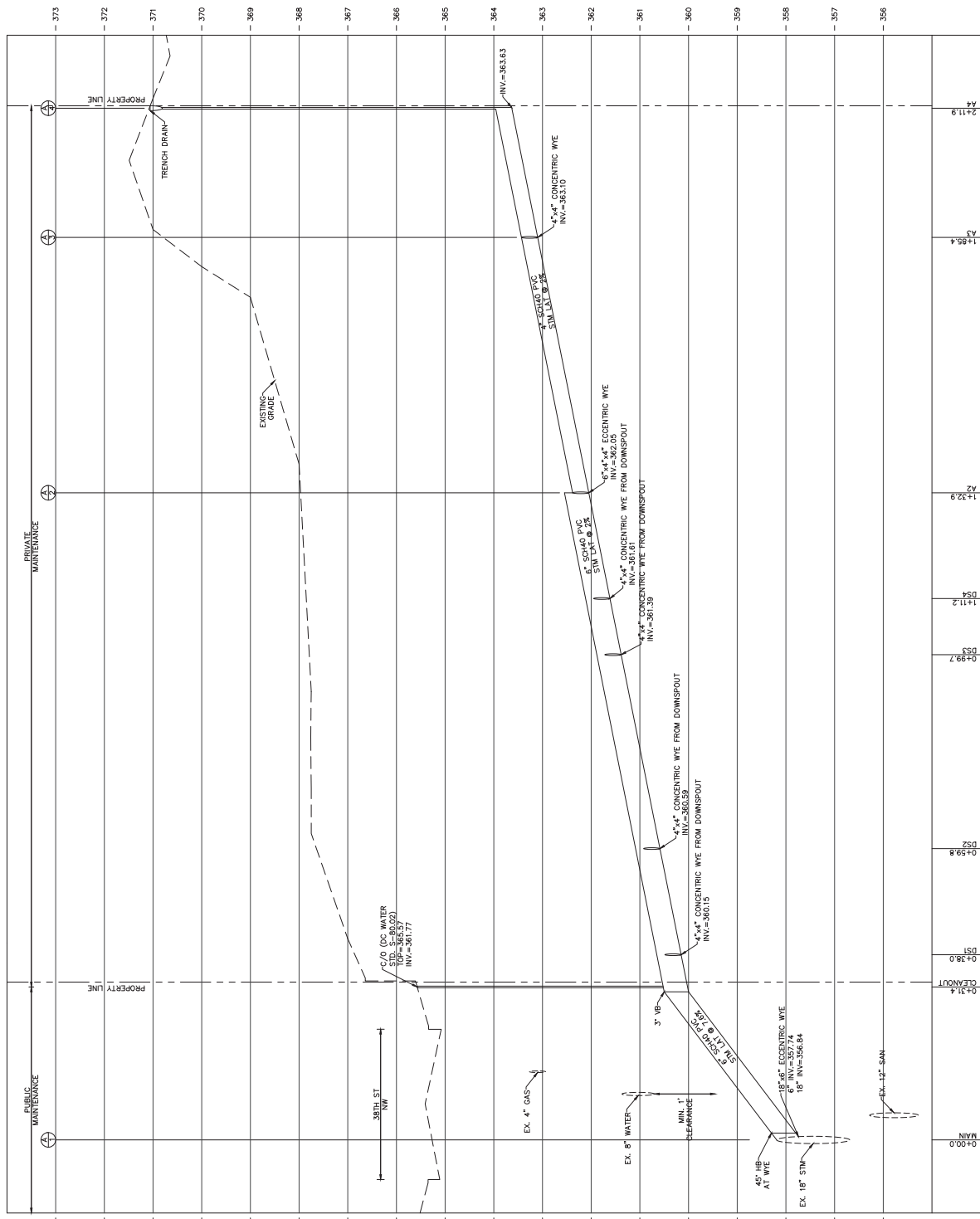
SITE DETAILS NOTES

1. REFER TO THE CIVIL COVER SHEET FOR ADDITIONAL NOTES.





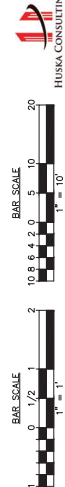




STORM LATERAL FROM MAIN TO A4

UTILITY PROFILES NOTES

1. THE ELEVATIONS OF EXISTING UTILITIES SHOWN IN THE PROFILES ARE SHOWN APPROXIMATELY, ARE BASED ON AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR, CONTRACTOR, MAJOR UTILITY, AND DC WATER RECORDS, AND ASSUMPTIONS FROM THE ENGINEER, CONTRACTOR TO VERIFY.
2. THE CONTRACTOR MUST DETERMINE THE LOCATIONS AND ELEVATIONS OF THE VARIOUS EXISTING UTILITIES BY HAND EXCAVATION IF NECESSARY, PRIOR TO COMMENCING CONSTRUCTION. DISCREPANCIES FOUND BETWEEN FIELD CONDITIONS AND PROFILES SHALL BE REPORTED TO THE ENGINEER. PROPOSED UTILITY LOCATIONS AND ELEVATIONS MAY NEED TO BE ADJUSTED DEPENDING ON THE DISCREPANCIES, AND CONSULTATION FROM THE ENGINEER IS RECOMMENDED.
3. THE EXISTING AND PROPOSED GRADES ARE SHOWN APPROXIMATELY ON THE UTILITY PROFILES.
4. UNLESS OTHERWISE APPROVED BY THE DC WATER INSPECTOR, MAINTAIN A MINIMUM 12" OF SEPARATION BETWEEN DC WATER UTILITIES AND OTHER UTILITIES IN PUBLIC SPACE.
5. REFER TO THE CIVIL COVER SHEET FOR ADDITIONAL INFORMATION.



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INTERNAL  
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4/17/2021

UTILITY  
PROFILES

DRAWING TITLE  
CIV-311

DATE

PROJECT  
3113 38TH ST NW  
WASHINGTON, DC 20016  
SUBMITTEE 1063 LOT 1063

ARCHITECT  
KATE DOONAN  
HUSKA CONSULTING, LLC  
3113 38TH ST NW  
WASHINGTON, DC 20016  
703.424.5862

CIVIL ENGINEER  
CHRISTOPHER HUSKA  
HUSKA CONSULTING, LLC  
1030 30TH STREET, NW  
WASHINGTON, DC 20017  
703.424.5862

LAND SURVEYOR  
T.M. GREENWOOD  
SUSTAINABLE LAND SURVEYS, LLC  
WASHINGTON, DC 20003  
571.339.8931

