SITE DEVELOPMENT PLANS

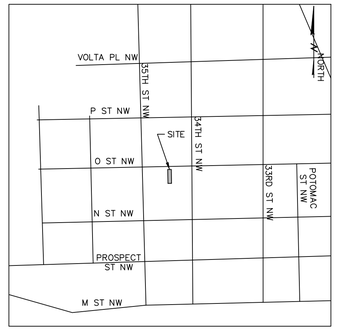
FOR

3414 O ST NW

3414 O ST NW
WASHINGTON, DC 20007

SITE CIVIL ENGINEERING SHEET INDEX	
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VICINITY MAP



GENERAL SITE CONSTRUCTION NOTES

1. HUSKA & HORGAN ENGINEERING, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY, ACCIDENTS, OR SUPERVISION; HUSKA & HORGAN ENGINEERING, LLC IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DAMAGE OR INJURY TO ANY PERSON, VEHICLE, EQUIPMENT, OR PROPERTY ON OR NEAR THE CONSTRUCTION SITE.
2. HUSKA & HORGAN ENGINEERING, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SITE SECURITY. THE CONTRACTOR SHALL COORDINATE ALL TEMPORARY 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 BOUNDARY NOTIFY HUSKA & HORGAN ENGINEERING, LLC.
4. BEFORE COMMENCING CONSTRUCTION, CALL 'MISS UTILITY' TO FIELD MARK UNDERGROUND UTILITIES. FOLLOW MISS UTILITY REQUIREMENTS. NO MECHANIZED 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 ANCILLARY DESIGN, PERMIT PROCESSING, INSPECTIONS, AND CLOSEOUTS. ALL PERMITS MUST BE ONSITE, INCLUDING PUBLIC SPACE EXCAVATION, OCCUPANCY, AND TRAFFIC CONTROL PLANS IF/AS REQUIRED.
6. THE EXTENT OF EXISTING STRUCTURES INCLUDING UNDERGROUND FEATURES MAY NOT BE DEPICTED ON THE PLANS.
7. THE CONTRACTOR MAY MAKE FIELD ADJUSTMENTS TO ACCOMMODATE EXISTING CONDITIONS IF AUTHORIZED BY THE CLIENT. THE CONTRACTOR SHALL ALLOW THE CLIENT SUFFICIENT TIME TO CONSULT WITH CLIENT REPRESENTATIVE AND HUSKA & HORGAN ENGINEERING, LLC.
8. ALL GENERAL NOTES ARE FOR TYPICAL CONSTRUCTION ACTIVITIES; THEY MAY INCLUDE INFORMATION THAT IS NOT APPLICABLE TO THE SCOPE OF THIS PROJECT.
9. THE VARIOUS CODES AND STANDARDS WHICH ARE SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY; THEY DO NOT NECESSARILY REPRESENT THE MOST CURRENT OR COMPLETE STANDARDS REQUIRED FOR THE CONSTRUCTION. THE CONTRACTOR MUST REFER TO THE CORRECT, APPLICABLE CODES AND STANDARDS.
10. ACCESS TO THE PROJECT PROPERTY AND ALL SURROUNDING AREAS MUST BE MAINTAINED FOR ALL EMERGENCY SERVICES, PEDESTRIANS, AND DELIVERIES IF REQUIRED AND AS APPROPRIATE. ACCESS TO FIRE HYDRANTS 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 MARKED UP TO ACCURATELY CONVEY CONSTRUCTION WHICH HAS DEVIATED FROM THE APPROVED CONSTRUCTION PLANS. THESE PLANS MUST BE PROVIDED TO THE CLIENT, THE CLIENT'S REPRESENTATIVE, OR HUSKA & HORGAN ENGINEERING, LLC PRIOR TO THE PROJECT CLOSEOUT.

GENERAL PAVEMENT NOTES

1. EXISTING PAVEMENT TO BE REPLACED SHALL AT MINIMUM MATCH THE EXISTING CROSS SECTION.
2. EXISTING CURB AND/OR GUTTER TO BE REPLACED SHALL MATCH EXISTING TYPE, MATERIAL, AND DIMENSIONS.
3. SAWCUT EXISTING ASPHALT PAVEMENT 1' FROM EDGE OF NEW CURB AND/OR GUTER FOR REPLACEMENT.
4. MILL AND OVERLAY EXISTING ASPHALT PAVEMENT 1' FROM EDGE OF NEW PAVEMENT TO PROVIDE SMOOTH TRANSITION.
5. MILL AND OVERLAY EXISTING ASPHALT PAVEMENT 10' FROM EITHER SIDE OF UTILITY TRENCHES IN PUBLIC SPACE, EXTENDED TO THE FULL WIDTH OF ANY AFFECTED TRAVEL LANES. THE CONTRACTOR SHALL PROVIDE AN ADDITIVE BID PRICE FOR MILL AND OVERLAY WORK OF THE ENTIRE ROAD WIDTH AS THIS MAY BE REQUIRED BY THE DDOT INSPECTOR.

GENERAL UTILITY NOTES

1. THE CONSTRUCTION WORK SHALL BE COMPLETED IN SUCH A WAY AS TO MINIMIZE UTILITY OUTAGES. ALL UTILITY OUTAGES MUST BE COORDINATED WITH THE UTILITY OWNER AND AFFECTED PARTIES.
2. SOME EXISTING UTILITIES MAY NOT BE SHOWN ON THE PLANS. BEFORE BEGINNING CONSTRUCTION, VERIFY THERE ARE NO CONFLICTS WITH EXISTING UTILITIES. TEST PIT AS REQUIRED TO DETERMINE LOCATIONS AND DEPTHS OF EXISTING UTILITIES WITHIN THE CONSTRUCTION WORK AREA. IF ANY EXISTING UTILITIES ARE FOUND WHICH ARE NOT DEPICTED IN THE EXISTING CONDITIONS PLAN OR CONFLICT WITH THE PROPOSED WORK NOTIFY HUSKA & HORGAN ENGINEERING, LLC.
3. MINIMUM COVER FOR WATER LINES IS 4 FEET, FOR DRY UTILITIES IS 3 FEET, AND FOR PVC SEWER LINES IS 2 FEET. NOTIFY HUSKA & HORGAN ENGINEERING, LLC IF COVER SHALL BE REDUCED BELOW THE MINIMUM REQUIRED.
4. THE SITE CIVIL PLAN IS MEANT TO CONVEY 'WET' (SANITARY SEWER, STORM SEWER, AND WATER) UTILITY WORK. ALL 'DRY' (ELECTRIC, NATURAL GAS, TELECOMMUNICATIONS) UTILITY WORK SHOWN IS FOR INFORMATION AND REFERENCE ONLY. REFER TO THE DRY UTILITY AND/OR MEP PLANS FOR DRY UTILITY WORK.
5. REFER TO DC WATER STANDARDS FOR ABANDONMENT OF EXISTING SANITARY SEWER, STORM SEWER, AND WATER LATERALS AND MAINS. NOTE THIS INVOLVES DISCONNECTING ALL LATERALS AT THE MAINS, PLUGGING AND SEALING THE MAINS, AND REMOVING ALL ABANDONED METERS, VALVES, AND APPURTENANCES. COORDINATE WITH THE DC WATER INSPECTOR.
6. ALL WYE CONNECTIONS TO EXISTING SEWER LINES SHALL MATCH THE EXISTING SIZE AND MATERIAL.
7. ALL WATER SERVICE LATERAL TEES SHALL BE PROVIDED WITH A VALVE LOCATED AS CLOSE TO THE MAIN AS POSSIBLE. IF NECESSARY DUE TO FIELD CONDITIONS AND CONFLICTS WITH OTHER UTILIES, IN COORDINATION WITH THE DC WATER INSPECTOR, A DIP SWIVEL TEE (AWWA C111) MAY BE USED.
8. REFER TO DC WATER STANDARDS AND SPECIFICATIONS FOR WATER PIPE MATERIAL. ALL WATER LINES 2" IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER AND ALL WATER LINES 3" AND LARGER SHALL BE DUCTILE IRON PIPE WITH RESTRAINED JOINTS AND FITTINGS.
9. BACKFLOW PREVENTION VALVES FOR ALL DOMESTIC WATER SERVICE AND FIRE SUPPRESSION LATERALS SHALL BE PROVIDED INSIDE BUILDINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
10. REMOVE ABANDONED UTILITIES AS REQUIRED.
11. ADJUST EXISTING STRUCTURE TOPS AND MANHOLES TO REMAIN WITHIN THE LIMITS OF DISTURBANCE TO MATCH FINAL GRADE AS REQUIRED. INSTALL ADDITIONAL STEPS WITHIN MANHOLES AS REQUIRED.
12. REFER TO THE DC WATER GENERAL CONSTRUCTION NOTES, UTILITY NOTES, AND UTILITY DETAILS FOR ADDITIONAL INFORMATION.
13. ALL EXCAVATION WITHIN 2' OF A GAS LINE MUST BE DONE BY HAND.

GENERAL GRADING NOTES

1. THE SITE MUST BE GRADED AND PAVED SO THAT NO NEW LOW POINTS WITHOUT PROPER DRAINAGE ARE CREATED; NO PONDING SHALL OCCUR ONSITE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE STORMWATER MANAGEMENT PLANS WITHIN BMP FACILITIES OR ON THE SEDIMENT CONTROL PLAN WITHIN SEDIMENT TRAPS OR BASINS.
2. ALL PAVED SURFACES SHALL BE AT A 0.5% MINIMUM SLOPE. ALL GRASSED AND LANDSCAPED AREAS SHALL BE AT A 1% MINIMUM SLOPE. EXCEPTIONS MAY BE MADE ONLY IF APPROVED BY HUSKA & HORGAN ENGINEERING, LLC.
3. SPOT ELEVATIONS SHOWN AT TIE-IN POINTS WITH EXISTING SURFACES ARE SHOWN APPROXIMATE, AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR. PROPOSED ELEVATIONS MAY BE MODIFIED WITH APPROVAL FROM HUSKA & HORGAN ENGINEERING, LLC TO MATCH EXISTING GRADE.
4. LANDINGS AT LEAST 5 FEET BY 5 FEET MUST BE PROVIDED AT ALL EXTERIOR DOORS WITH A SLOPE LESS THAN 2% IN ANY DIRECTION.
5. SITE CONSTRUCTION MUST BE ADA COMPLIANT UNLESS SPECIFICALLY NOTED OTHERWISE. ADA ROUTES MUST HAVE LONGITUDINAL SLOPES LESS THAN 5%, AND CROSS SLOPES LESS THAN 2%. ADA RAMPS MUST HAVE A LONGITUDINAL SLOPE LESS THAN 12 H: 1V AND HAVE A LENGTH NO MORE THAN 30'. PROVIDE ADA HANDRAILS, GUARDRAILS, AND LANDINGS WHERE APPROPRIATE. ADA 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 PER DIRECTION FROM THE GEOTECHNICAL ENGINEER.
7. REFER TO THE SITE NOTES AND DETAILS FOR ADDITIONAL INFORMATION.

GENERAL PUBLIC SPACE NOTES

1. THE DDOT INSPECTOR IS AUTHORIZED TO MODIFY CONSTRUCTION IN PUBLIC SPACE, INCLUDING TRAFFIC CONTROL PLANS. THE CONTRACTOR SHALL ACCOMMODATE THE DDOT INSPECTOR'S REQUESTS IN REGARDS TO CONSTRUCTION IN PUBLIC SPACE.
2. ALL WORK IN PUBLIC SPACE IS SUBJECT TO A DDOT PUBLIC SPACE PERMIT AND A DDOT APPROVED TRAFFIC CONTROL PLAN.
3. ALL EXISTING PARKING METERS, ROAD SIGNS, AND TRAFFIC CONTROL DEVICES THAT ARE TO REMAIN MUST BE VISIBLE AT ALL TIMES OR BE RELOCATED OR REPLACED IF AFFECTED BY THE CONSTRUCTION. COORDINATE WITH THE DDOT INSPECTOR.
4. REFER TO APPLICABLE STANDARDS AND SPECIFICATIONS FROM DC WATER, DDOT, AND DOEE AS APPROPRIATE FOR CONSTRUCTION IN PUBLIC SPACE.
5. PUBLIC SPACE ITEMS SHOWN TO BE DEMOLISHED MAY BE REQUIRED TO BE SALVAGED PER DDOT STANDARDS. COORDINATE WITH THE DDOT INSPECTOR.
6. ALL ENP SIGNS MUST BE PRE-PRINTED FROM DDOT TOPS AND HAVE ALL APPROPRIATE PERMIT INFORMATION LISTED INCLUDING CONTACT AND PERMIT NUMBER AND POSTED AT LEAST 72 HOURS PRIOR TO OCCUPYING PUBLIC SPACE IN RESIDENTIAL DISTRICTS AND 24 HOURS IN BUSINESS DISTRICTS.
7. ALL STEEL PLATES USED MUST BE PERMITTED ON SEPARATE OCCUPANCY PERMIT, NOT USED IN THE ROADWAY FOR LONGER THAN FIVE (5) CALENDAR DAYS, UNLESS THEY ARE ROTATING PLATES, AND MUST BE PINNED, WELDED AND FEATHERED ACCORDING TO DC SPECIFICATIONS.

GENERAL SITE DEMOLITION NOTES

1. THE CONTRACTOR MUST OBTAIN A RAZE PERMIT TO DEMOLISH ANY STRUCTURE.
2. REFER TO THE ARCHITECTURAL PLANS FOR SELECTIVE DEMOLITION RELATED TO INTERIOR RENOVATIONS. COORDINATE WITH THE DESIGN TEAM, INCLUDING THE STRUCTURAL ENGINEER, IN REGARDS TO THE STABILITY OF EXISTING STRUCTURES TO REMAIN.
3. DC WATER UTILITIES MUST BE DISCONNECTED AND ABANDONED PER DC WATER STANDARDS, AND ARE SUBJECT TO DC WATER PERMITS. REFER TO UTILITY OWNERS' REQUIREMENTS AND STANDARDS TO DEMOLISH OR ABANDON UTILITIES.
4. THE APPROXIMATE SCALE OF ABANDONMENT AND DEMOLITION OF SITE FEATURES AND UTILITIES ARE DEPICTED BOLD OR HATCHED ON THE DEMOLITION PLAN.
5. DEMOLITION OF SITE FEATURES AND UTILITIES TO REPLACE ITEMS IN KIND ARE NOT NECESSARILY SHOWN BUT ARE WITHIN THE SCOPE OF WORK.
6. SAWCUT EXISTING PAVEMENT TO BE REMOVED WHERE ADJACENT TO EXISTING PAVEMENT TO REMAIN. FOR CONCRETE AND GRANITE, SAWCUT AT THE NEAREST JOINT.
7. ALL DEMOLITION DEBRIS MUST BE DISPOSED PER APPLICABLE LAW; DEMOLITION DEBRIS MAY ONLY BE USED FOR BACKFILL IF EXPRESS KNOWLEDGE AND PERMISSION IS GRANTED FROM THE STRUCTURAL AND GEOTECHNICAL ENGINEERS.
8. REFER TO THE DEMOLITION NOTES AND DETAILS FOR ADDITIONAL INFORMATION.

GENERAL SEDIMENT CONTROL NOTES

1. THE DOEE INSPECTOR IS AUTHORIZED TO MODIFY THE LOCATION, SCALE, AND QUANTITY OF SEDIMENT CONTROL MEASURES. THE CONTRACTOR SHALL ACCOMMODATE THE DOEE INSPECTOR'S REQUESTS IN REGARDS TO EROSION AND SEDIMENT CONTROL.
2. THE CONTRACTOR IS AUTHORIZED TO MAKE MINOR ADJUSTMENTS IN REGARDS TO THE LIMITS OF DISTURBANCE AND SEDIMENT CONTROL MEASURES TO PERFORM THE WORK AND ACCOMMODATE FIELD CONDITIONS. THE CONTRACTOR MUST COORDINATE WITH THE DOEE INSPECTOR.
3. A TEMPORARY STONE CONSTRUCTION ENTRANCE WITH A WATER SOURCE, HOSE, AND WASH RACK MUST BE PROVIDED AT ALL POINTS OF CONSTRUCTION VEHICLE EGRESS. THE WIDTH AND LEENGTH OF ALL CONSTRUCTION ENTRANCES MUST BE MAINTAINED BY ADDING STONE FROM A STOCKPILE TO BE MAINTAINED ON SITE. PROJECTS WHICH REQUIRE RELATIVELY SMALL AMOUNTS OF DISTURBANCE MAY NOT REQUIRE A TEMPORARY STONE CONSTRUCTION ENTRANCE IF PERMISSION IS GRANTED FROM THE DOEE INSPECTOR. CLEAN ALL TRUCKS AND EQUIPMENT OF MUD, DIRT, AND DUST TO AVOID TRACKING SILT INTO PUBLIC SPACE.
4. THE DOEE INSPECTOR OR ENGINEER MAY DETERMINE SAFETY FENCE IS REQUIRED NEAR THE PERIMETER OF THE SITE OR SURROUNDING AREAS WHERE THE PUBLIC TRAVERSES THROUGH THE SITE DURING CONSTRUCTION OR POTENTIALLY HAZARDOUS AREAS. SAFETY FENCE MUST BE AT LEAST 42" HIGH, HAVE OPENINGS NO MORE THAN 2", AND HAVE SUPPORTING POSTS NO MORE THAN 8' APART. ANY REQUIRED SAFETY FENCE MUST BE KEPT IN GOOD WORKING CONDITION.
5. THE LIMITS OF DISTURBANCE AND SEDIMENT CONTROL MEASURES ARE SHOWN APPROXIMATELY; PRESENTATION ON THE PLANS MAY DEVIATE SLIGHTLY FROM THE ACTUAL DESIGN INTENT FOR GRAPHICAL CLARITY.
6. TEMPORARY SOIL STOCKPILES SHOULD BE PLACED AS NEEDED ON THE SITE IN COORDINATION WITH THE DOEE INSPECTOR. INSTALL SILT FENCE AROUND THE PERIMETER OF ALL STOCKPILES AND COVER WITH A TARP OR OTHER APPROVED IMPERMEABLE SURFACE PRIOR TO RAIN EVENTS.
7. THE CONTRACTOR SHALL PROVIDE INLET PROTECTION FOR ALL CATCH BASINS, CURB INLETS, DRAINS, AND RISER STRUCTURES ON OR ADJACENT TO THE LIMITS OF DISTURBANCE. ANY SEWER WHICH BECOMES CLOGGED DUE TO CONSTRUCTION MUST BE PROMPTLY CLEANED AND CLEARED.
8. ANY AND ALL SITE STORM RUNOFF FROM DISTURBED AREAS MUST BE FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT PRIOR TO LEAVING THE SITE. SEDIMENT MUST BE PLACED IN AN APPROVED AREA AND STABILIZED. SEDIMENT MUST NOT BE PLACED IN A FLOODPLAIN, WETLAND, OR WITHIN THE CRITICAL ROOT ZONE OF AN EXISTING TREE TO REMAIN.
9. THE CONTRACTOR SHALL PROVIDE TREE PROTECTION FOR ALL TREES TO REMAIN ON OR ADJACENT TO THE LIMITS OF DISTURBANCE. DO NOT TRAVERSE MACHINERY ON, COMPACT, OR DISTURB ANY AREA WITHIN THE CRITICAL ROOT ZONE OF AN EXISTING TREE TO REMAIN.
10. MINIMIZE DUST GENERATION DURING CONSTRUCTION PER DOEE STANDARDS.
11. REFER TO THE SEDIMENT CONTROL NOTES AND DETAILS FOR ADDITIONAL INFORMATION.

DC PERMIT REVIEW AGENCIES

DEPARTMENT OF BUILDINGS (DOB)
1100 4TH STREET, SW
WASHINGTON, DC 20024
(202) 442-4400

DC WATER
1385 CANAL STREET, SE
WASHINGTON, DC 20003
(202) 646-8600

DEPARTMENT OF ENERGY AND THE ENVIRONMENT
1200 FIRST STREET, NW
WASHINGTON, DC 20002
(202) 535-2600

ABBREVIATIONS

ABND	ABANDONED	MAX	MAXIMUM
AD	AREA DRAIN	MEP	MECHANICAL
ADA	AMERICANS WITH DISABILITIES ACT		ELECTRICAL/PLUMBING
		MH	MANHOLE
APPROX	APPROXIMATE	MIN	MINIMUM
BFP	BACKFLOW PREVENTER	OC	ON CENTER
BLDG	BUILDING	PL	PROPERTY LINE
BRL	BUILDING RESTRICTION LINE	PROP	PROPOSED
		SAN	SANITARY
BSMT	BASEMENT	SCH	SCHEDULE
BW	BOTTOM OF WALL	SRZ	STRUCTURAL ROOT ZONE
BWV	BACKWATER VALVE	STM	STORM
CI	CAST IRON	SWR	SEWER
CO	CLEANOUT	TC	TOP OF CURB
CRZ	CRITICAL ROOT ZONE	TRE	TOP OF ROOF ELEVATION
CS	COMBINED SEWER	TW	TOP OF WALL
ELEV	ELEVATION	VB	VERTICAL BEND
EX	EXISTING	VCP	VITRIFIED CLAY PIPE
FFE	FIRST FLOOR ELEVATION	W/	WITH
HB	HORIZONTAL BEND	W/M	WATERMAIN
		WW	WINDOW WELL

CONDITIONS OF PUBLIC SPACE PERMITS

PUBLIC SPACE PERMITS ARE ONLY GRANTED IN THE DISTRICT, BY THE POLICY, PLANNING AND SUSTAINABILITY ADMINISTRATION (PPSA), UNDER CERTAIN CONDITIONS.

1. IF TREES AFFECTED BY THIS WORK ZONE CONTACT URBAN FORESTRY ADMINISTRATION BEFORE OCCUPYING PUBLIC SPACE.
2. COORDINATE WITH THE NEAREST ONGOING CONSTRUCTION TO PROVIDE SAFE TRAFFIC ACTIVITY FOR VEHICLES AND PEDESTRIANS.
3. WORKING HOURS ARE BETWEEN 9:30 AM TO 3:30 PM MONDAY TO FRIDAY. ALL LANES AND SIDEWALK SHALL BE RE-OPENED OUTSIDE WORK HOURS.
4. DC LAW 3129, UNDERGROUND FACILITIES PROTECTION ACT OF 1980, REQUIRES CONTACTING THE 'MISS UTILITY' AT (800) 257-7777 AT LEAST 48 HOURS AND NOT MORE THAN 10 DAYS (EXCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS) PRIOR TO THE START OF EXCAVATION. THIS IS REQUIRED SO NOTIFICATIONS CAN BE MADE TO PARTICIPATING PRIVATE UTILITY COMPANIES OF THE PROPOSED WORK.
5. DO NOT BLOCK FIRE HYDRANT, STREET LIGHT, BUS STOP SCHOOL PARKING, EMBASSIES PARKING, CAR SHARE, BIKE SHARE, PUBLIC METER. FOLLOW POSTED PARKING ENFORCEMENT SIGNS. MINIMUM CLEARANCE AROUND FIRE HYDRANT IS 3'.
6. IF BUS STOP AND PARKING METERS ARE AFFECTED BY THIS PROJECT CONTACT WMATA AND PARKING METER OFFICIALS BEFORE OCCUPYING PUBLIC SPACE.
7. CONTRACTOR SHALL USE WATER FILLED JERSEY BARRIERS FOR THE PEDESTRIAN WALKWAYS AND MUST BE ADA ACCESSIBLE.
8. ACCESS TO ALLEYS, DRIVEWAYS, AND ROADWAYS MUST BE MAINTAINED AT ALL TIMES. THE TRAFFIC SERVICES ADMINISTRATION AND FIRE MARSHALL MUST APPROVE ANY CLOSURES OF THE RIGHTS-OF-WAY AND THE PERMIT MUST REFLECT THIS APPROVAL.
9. WHERE APPLICABLE, ALL INTERSECTIONS MUST BE PLATED.
10. SIX (6) FEET OF SIDEWALK ACCESS MUST BE MAINTAINED AT ALL TIMES. THE TRAFFIC SERVICES ADMINISTRATION MUST APPROVE ANY CLOSURES OF THE RIGHTS-OF-WAY AND THE PERMIT MUST REFLECT THIS APPROVAL.
11. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND SALVAGING ALL COBBLESTONE PAVERS AND OTHER SPECIAL PAVERS REMOVED IN CONNECTION WITH EXCAVATION. THE CONTRACTOR MUST SECURE AND STORE MATERIALS AT CONTRACTOR'S EXPENSE AND REINSTALL ALL MATERIALS DEEMED SPECIAL OR HISTORIC AS DIRECTED BY DISTRICT ENGINEERS OR OIO.
12. ALL STREETLIGHT AND TRAFFIC SIGNAL CABLES MUST BE SAFEGUARDED AT ALL TIMES.
13. STORAGE OF EQUIPMENT AND/OR SUPPLIES IS PROHIBITED IN PUBLIC SPACE WITHOUT A PERMIT EXPRESSLY AUTHORIZING IT.
14. PARKING NON-COMMERCIAL PRIVATE VEHICLES IS PROHIBITED IN THE PUBLIC SPACE SUBJECT TO THE PUBLIC SPACE PERMIT.
15. ACCESS TO ON STREET PARKING MUST BE AVAILABLE AT ALL TIMES WHEN WORK IS NOT ALLOWED.
16. THE CONTRACTOR SHALL NOTIFY THE TRAFFIC SERVICES ADMINISTRATION, ANC, ANY AFFECTED BUSINESS, AND/OR RESIDENTS OF INTENT TO OCCUPY PUBLIC SPACE A MINIMUM OF 72 HOURS PRIOR TO COMMENCING WORK.
17. IF THE WORK ZONE WILL BLOCK METERS OR AFFECT METERED PARKING SPACES IN SUCH A MANNER AS TO PREVENT FREE FLOW OF TRAFFIC, THESE METERS NEED TO BE RENTED FROM THE METER BRANCH OF PARKING SERVICE AT (202) 671-2700. THE PERMIT HOLDER MUST CONTACT THE METER BRANCH AS SOON AS IDENTIFYING THIS IMPACT. TEN BUSINESS DAYS ARE NECESSARY FOR PROCESSING THE REQUESTS.
18. THE PERMIT HOLDER IS REQUIRED TO REPAIR ALL FAILED CUTS WITHIN 24 HOURS OF NOTIFICATION BY THE DISTRICT DEPARTMENT OF TRANSPORTATION, OFFICE OF INSTRUCTURE OVERSIGHT.
19. NOTIFY THE OFFICE OF PUBLIC SPACE INFRASTRUCTURE (PSI) FIVE DAYS PRIOR TO COMMENCEMENT OF RESTORATION CONSTRUCTION VIA FAX AT (202) 645-0759; IF YOU HAVE ANY QUESTIONS PLEASE CONTACT THE OIO AT (202) 645-7050.

COMPREHENSIVE PROJECT NARRATIVE

THE PROJECT IS A 1,570 SF (0.036 ACRES) PROPERTY, IS SITUATED IN SQUARE 1228 ON LOT 0814, AND CURRENTLY HAS AN ATTACHED TWO-STORY STRUCTURE FOR SINGLE-FAMILY RESIDENTIAL USE. THE PROPERTY IS ZONED R-3/GT. THE PROPERTY IS GENERALLY BOUNDED BY O ST NW TO THE NORTH, LOT 0092 TO THE SOUTH, LOT 0813 TO THE WEST AND LOT 0815 TO THE EAST. THE SITE IS WITHIN THE COMBINED SEWER SHED (CSS).

A SECTION OF EXISTING BRICK PAVEMENT SHALL BE SAWCUT AND REMOVED.

A BASEMENT-LEVEL WINDOW WELL SHALL BE CONSTRUCTED IN PUBLIC SPACE.

PROJECT
3414 O ST NW
WASHINGTON, DC 20007
SQUARE 1228 LOT 0814

CLIENT
BOB DODDS
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CIVIL ENGINEER
CHRISTOPHER HUSKA
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1050 30TH STREET, NW
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LAND SURVEYOR
KRIS CONSULTANTS
301 PIPING ROCK RD
SILVER SPRING, MD
301.439.1891

DISTRICT OF COLUMBIA
CHRISTOPHER G. HUSKA
No. PE 907591
7/15/2026
LICENSED
PROFESSIONAL ENGINEER

SEAL

HUSKA & HORGAN ENGINEERING, LLC

NOT FOR CONSTRUCTION
W/O APPROVAL STAMP

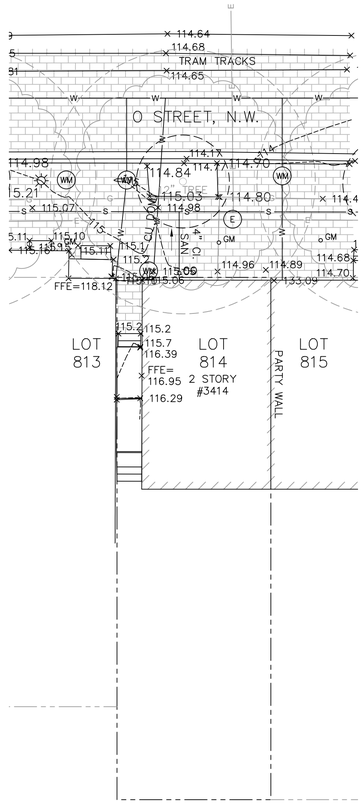
PERMIT DOCUMENTS
7/15/2026

COVER AND GENERAL NOTES SHEET
DRAWING TITLE

CIV-000
DRAWING NO.

EXISTING CONDITIONS PLAN LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING RESTRICTION LINE
- BUILDING FACE
- DOOR
- WALL
- WOOD FENCE
- IRON FENCE
- HANDRAIL
- CURB AND GUTTER
- BOLLARD
- ASPHALT PAVEMENT
- BRICK PAVEMENT
- STONE PAVEMENT
- CONCRETE PAVEMENT
- WOOD/LUMBER DECK
- SPOT ELEVATION (BHMP & X 314.1)
- CONTOUR (90)
- TREE W/ CRZ & SRZ (30")
- TRAFFIC SIGN
- ELECTRIC LINE (E)
- ELECTRIC MANHOLE (E)
- ELECTRIC METER (EM)
- ELECTRIC VAULT (EV)
- GAS LINE (G)
- GAS METER (GM)
- GAS VALVE (GV)
- OVERHEAD UTILITY (OHU)
- 12" CS — COMBINED SEWER
- 12" SAN — SANITARY SEWER
- COMBINED/SANITARY MANHOLE (S)
- 12" STM — STORM SEWER
- STORM SEWER MANHOLE (D)
- STORM DRAIN (OR)
- CLEANOUT (CO)
- DOWNSPOUT (DS)
- TELECOMMUNICATIONS (COMM)
- TELECOMMUNICATIONS MANHOLE (T)
- LIGHT POLE/STREET LIGHT
- UTILITY POLE
- GUY WIRE
- 8" DIP — WATER LINE (W)
- 16" DIP — WATER TRANSMISSION MAIN (W)
- FIRE HYDRANT (FH)
- FIRE DEPT. CONN. (FDC)
- WATER METER (WM)
- WATER VALVE (WV)
- SURVEY TRAVERSE (100)
- BOUNDARY MONUMENT





PROJECT
3414 O ST NW
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SQUARE 1228 LOT 0814

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301.439.1891

URBAN FORESTRY REGULATED TREES NOTES

1. SPECIAL TREES (44" TO 99" CIRCUMFERENCE) MAY NOT BE HARMED OR KILLED WITHOUT SPECIAL TREE REMOVAL PERMIT.
2. HERITAGE TREES (99" CIRCUMFERENCE AND ABOVE) MAY NOT BE HARMED OR KILLED UNDER ANY CIRCUMSTANCES UNLESS DETERMINED BY CERTIFIED ARBORIST TO BE HAZARDOUS OR AN INVASIVE SPECIES, AND A SPECIAL TREE REMOVAL PERMIT IS PROVIDED STATING EITHER/BOTH OF THESE CONDITIONS.
3. STREET TREES (ANY SIZE) ARE NOT TO BE HARMED OR KILLED UNDER ANY CIRCUMSTANCES.

DC BOUNDARY NOTE

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.

RECORD BOUNDARY DATA FOR RECORD LOTS IS TAKEN FROM RECORDED SUBDIVISION PLATS. RECORD BOUNDARY DATA FOR ASSESSMENT & TAXATION (A&T) LOTS IS TAKEN FROM OFFICE OF TAXATION AND REVENUE RECORDS.

EXISTING CONDITIONS PLAN NARRATIVE

THE PROJECT IS A 1,570 SF (0.036 ACRES) PROPERTY, IS SITUATED IN SQUARE 1228 ON LOT 0814, AND CURRENTLY HAS AN ATTACHED TWO-STORY STRUCTURE FOR SINGLE-FAMILY RESIDENTIAL USE. THE PROPERTY IS ZONED R-3/GT. THE PROPERTY IS GENERALLY BOUNDED BY O ST NW TO THE NORTH, LOT 0092 TO THE SOUTH, LOT 0813 TO THE WEST AND LOT 0815 TO THE EAST.

THE SITE IS WITHIN THE COMBINED SEWER SHED (CSS).

EXISTING CONDITIONS PLAN NOTES

1. THIS EXISTING CONDITIONS PLAN IS BASED ON A SURVEY AND AUTOCAD FILES PERFORMED AND PROVIDED BY KRIS CONSULTANTS.
2. HUSKA & HORGAN ENGINEERING, LLC MAKES NO IMPLIED OR EXPRESSED WARRANTIES AS TO THE ACCURACY OF THE EXISTING CONDITIONS DEPICTED HEREIN FOR PROJECTS IN WHICH A TOPOGRAPHIC AND UTILITY SURVEY WAS NOT CONDUCTED. MOREOVER, HUSKA & HORGAN ENGINEERING, LLC MAKES NO WARRANTY AS TO THE ACCURACY OF THE MISS UTILITY MARKINGS.
3. UNLESS EXPLICITLY STATED OTHERWISE, THE VERTICAL DATUM USED FOR THE SURVEY IS THAT OF THE DC WATER SEWER DATUM.
4. 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.
5. THE LOCATIONS AND DEPTHS OF EXISTING UTILITIES ARE APPROXIMATE AND BASED ON AVAILABLE RECORDS AND, WHERE INFORMATION IS NOT AVAILABLE, ASSUMPTIONS. CONTRACTOR SHALL LOCATE AND CONFIRM ALL UTILITIES WITHIN THE BOUNDS OF CONSTRUCTION PRIOR TO UNDERTAKING ANY DEMOLITION OR EXCAVATION.

BAR SCALE

10 8 6 4 2 0 5 10 20

1" = 10'

HUSKA & HORGAN ENGINEERING, LLC

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PERMIT DOCUMENTS 7/15/2026

DISTRICT OF COLUMBIA — CHRISTOPHER G. HUSKA — No. PE 907591 — 7/15/2026 — LICENSED PROFESSIONAL ENGINEER

SEAL

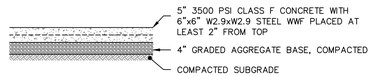
EXISTING CONDITIONS

DRAWING TITLE

CIV-100

DRAWING NO.

CONCRETE PAVEMENT SECTIONS

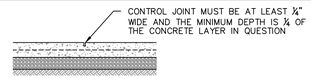


NON VEHICLE-LOADED CONCRETE (SIDEWALK) AND HVAC EQUIPMENT PAD CROSS SECTION

CONCRETE PAVEMENT SECTIONS NOTES

1. CONTRACTOR TO REFER TO DDOT STANDARDS FOR GENERAL CONSTRUCTION METHODS AND MATERIALS, BUT CONCRETE SHALL NOT HAVE DDOT STANDARD BLACK PIGMENT ADDITIVE.
2. CONCRETE REINFORCEMENT MUST BE PLACED AT LEAST 2" FROM CONCRETE SURFACES AND EDGES. UTILIZE REINFORCEMENT STANDS IF REQUIRED.
3. PROVIDE A LIGHT BROOM FINISH ON THE CONCRETE SURFACE.

CONCRETE JOINTS



CONCRETE CONTROL JOINT CROSS SECTION

CONCRETE JOINTS NOTES

1. CONTROL JOINTS FOR PAVEMENT APPLICATIONS SHOULD BE SPACED EQUAL TO THE WIDTH OF THE PAVEMENT IN QUESTION TO FORM SQUARES. CONTROL JOINTS SHOULD GENERALLY BE ABOUT 6' APART BUT THIS DISTANCE MAY BE INCREASED UP TO 10'. CONTROL JOINTS FOR SITE WALLS SHALL BE 3/4" DEEP, V-SHAPED IN SECTION, AND MAY BE UP TO 10' APART. JOINTS IN ORTHOGONAL DIRECTIONS SHOULD LINE UP.
2. EXPANSION JOINTS SHOULD BE PLACED NO MORE THAN 30' APART AND BE ½" WIDE. EXPANSION JOINTS SHOULD BE PLACED WHERE CONCRETE PAVEMENT ABUTS A STRUCTURE, WALL, COLUMN, FOOTING, OR CURB.
3. EXPANSION JOINTS SHOULD CONSIST OF SEALED CORK, ASPHALT IMPREGNATED FIBER SHEETING, ISO STRIP OFF, OR APPROVED EQUIVALENT.
4. DOWELS SHOULD BE GRADE 60 STEEL, AT LEAST 16" LONG, ⅜" MINIMUM DIAMETER, AND MAXIMUM 12" SPACING ON CENTER. EDGE OF DOWEL MUST BE AT LEAST 2" FROM CONCRETE SURFACE AND EDGES.

SITE DETAILS NOTES

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

HUSKA & HORGAN ENGINEERING, LLC

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PERMIT DOCUMENTS 7/15/2026

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SQUARE 1228 LOT 0814

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PROFESSIONAL ENGINEER

SEAL

SITE DETAILS

DRAWING TITLE

CIV-220

DRAWING NO.

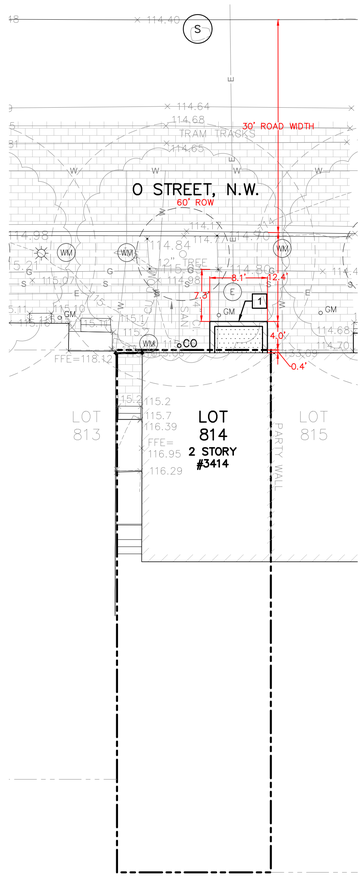
SITE PLAN LEGEND

RETAINING WALL

CONCRETE PAVEMENT

SITE PLAN KEYNOTES

1 BASEMENT–LEVEL WINDOW WELL



SUMMARY OF IMPLICATIONS OF DC TREE LAWS ON DEVELOPMENT

- ANY TREE SMALLER THAN 14" IN DIAMETER MAY BE REMOVED WITHOUT A PERMIT.
- TREES THAT ARE BETWEEN 14" AND 31.8" IN DIAMETER ARE CONSIDERED 'SPECIAL' TREES.
- TREES THAT ARE 31.8" IN DIAMETER OR LARGER ARE CONSIDERED 'HERITAGE' TREES.
- CONSTRUCTION WITHIN THE SRZ OF A TREE TO REMAIN IS NOT PERMITTED
- CONSTRUCTION WITHIN THE CRZ OF A TREE TO REMAIN MAY BE PERMITTED PROVIDED THE DISTURBANCE IS LESS THAN 25% OF THE CRZ AREA AND AIR SPADING OR HAND EXCAVATION IS UNDERTAKEN TO CONFIRM THERE ARE NO ROOTS WHICH CONFLICT WITH THE PROPOSED CONSTRUCTION THAT ARE 2" IN DIAMETER OR GREATER
- IF TREES ON ADJACENT PROPERTIES ARE TO BE AFFECTED BY THE PROPOSED CONSTRUCTION, A WRITTEN LETTER OF PERMISSION IS REQUIRED FROM THE ADJACENT PROPERTY OWNER
- THERE ARE 3 TYPES OF TREES WHICH MAY BE REMOVED WITHOUT PENALTY (THOUGH A PERMIT IS STILL REQUIRED) REGARDLESS OF SIZE AND CONDITION: MULBERRY, TREE OF HEAVEN, AND NORWAY MAPLE
- IF A TREE IS DEAD OR IN POOR HEALTH IT MAY, AT THE DISCRETION OF THE DDOT UFA WARD ARBORIST, BE DEEMED HAZARDOUS. HAZARDOUS TREES MAY BE REMOVED REGARDLESS OF SIZE OR SPECIES.
- TREES BETWEEN THE CURB AND SIDEWALK ARE CONSIDERED 'STREET TREES' AND MAY NOT BE REMOVED OR DAMAGED UNLESS DEEMED HAZARDOUS.

SITE PLAN NARRATIVE

A BASEMENT–LEVEL WINDOW WELL SHALL BE CONSTRUCTED IN PUBLIC SPACE.

SITE PLAN NOTES

1. ALL EXISTING FEATURES ARE NOT NECESSARILY SHOWN ON THIS PLAN. SEE EXISTING CONDITIONS PLAN.
2. HANDRAILS SHALL RETURN TO A WALL, GUARD, OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT FLIGHT OF STAIRS OR RAMP RUN. WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY 12 INCHES BEYOND THE TOP AND BOTTOM RISER.
3. THIS PLAN IS TO DEPICT WORK ON PRIVATE PROPERTY ONLY. ALL WORK SHOWN IN PUBLIC SPACE IS FOR INFORMATION PURPOSES ONLY. REFER TO THE PUBLIC SPACE SITE PLAN FOR WORK IN PUBLIC SPACE.
4. SPOT SHOTS ARE SHOWN PURPOSEFULLY OFFSET 0.5' FROM THE SPOT DESCRIBED FOR VISUAL CLARITY. MOREOVER, SPOTS ARE ROUNDED TO THE NEAREST 5 HUNDREDTHS.
5. REFER TO THE CIVIL COVER SHEET FOR ADDITIONAL INFORMATION.

BAR SCALE

10 8 6 4 2 0 5 10 20

1" = 10'

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PROFESSIONAL ENGINEER

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SITE PLAN

DRAWING TITLE

CIV-200

DRAWING NO.

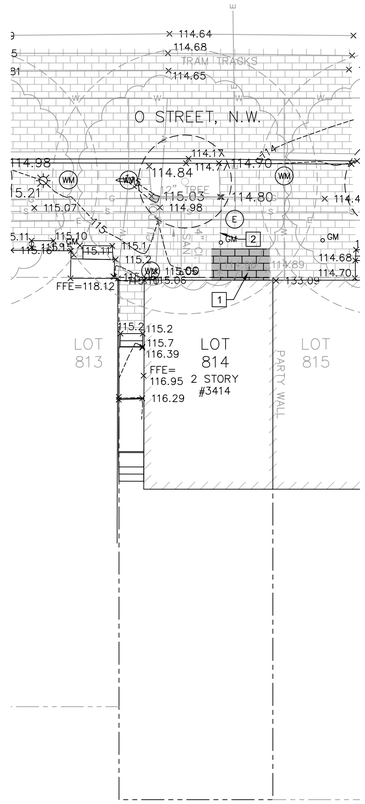
DEMOLITION PLAN LEGEND

APPROXIMATE BOUNDS OF SITE DEMOLITION

DEMOLITION PLAN KEYNOTES

1 SAWCUT EXISTING BRICK PAVEMENT

2 PRESERVE EXISTING GAS LATERAL FOR REUSE





DEMOLITION PLAN NARRATIVE

A SECTION OF EXISTING BRICK PAVEMENT SHALL BE SAWCUT AND REMOVED.

DEMOLITION PLAN NOTES

1. ITEMS TO BE ABANDONED OR DEMOLISHED ARE NOTED OR SHOWN BOLD/HATCHED ON THE DEMOLITION PLAN, BUT ARE SHOWN APPROXIMATE IN LOCATION AND SCALE. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND REPLACEMENT OF ALL EXISTING FEATURES AS REQUIRED FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
2. DEMOLITION AND/OR REMOVAL OF ITEMS TO BE REPLACED IN KIND (SUCH AS PAVEMENT FOR UTILITY INSTALLATION) ARE NOT NECESSARILY DEPICTED ON THE DEMOLITION PLAN.
3. ALL EXISTING FEATURES ARE NOT NECESSARILY DEPICTED ON THIS PLAN. SEE EXISTING CONDITIONS PLAN.
4. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND BASED UPON AVAILABLE RECORDS. CONTRACTOR SHALL LOCATE AND CONFIRM ALL UTILITIES PRIOR TO UNDERTAKING ANY DEMOLITION OR EXCAVATION.
5. REFER TO MEP AND/OR DRY UTILITY CONSULTING DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO 'DRY' UTILITY WORK (ELECTRIC, GAS, AND TELECOMMUNICATIONS).
6. REFER TO THE CIVIL COVER SHEET FOR ADDITIONAL NOTES.

BAR SCALE

10 8 6 4 2 0 5 10 20

1" = 10'

HUSKA & HORGAN ENGINEERING, LLC

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PERMIT DOCUMENTS 7/15/2026

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PROFESSIONAL ENGINEER

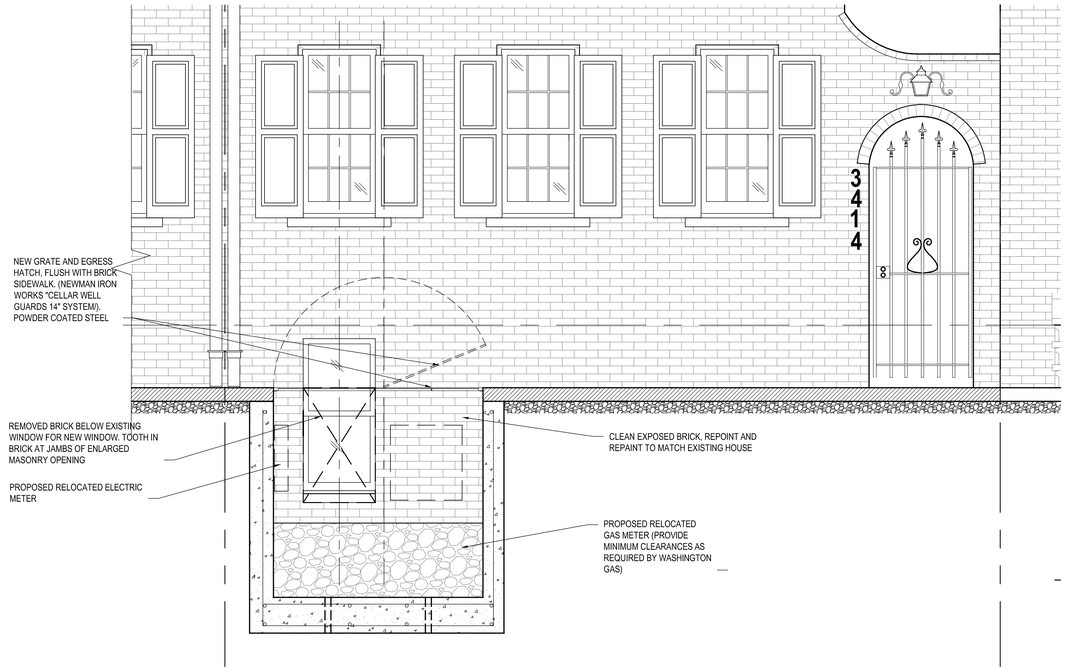
SEAL

DEMOLITION PLAN

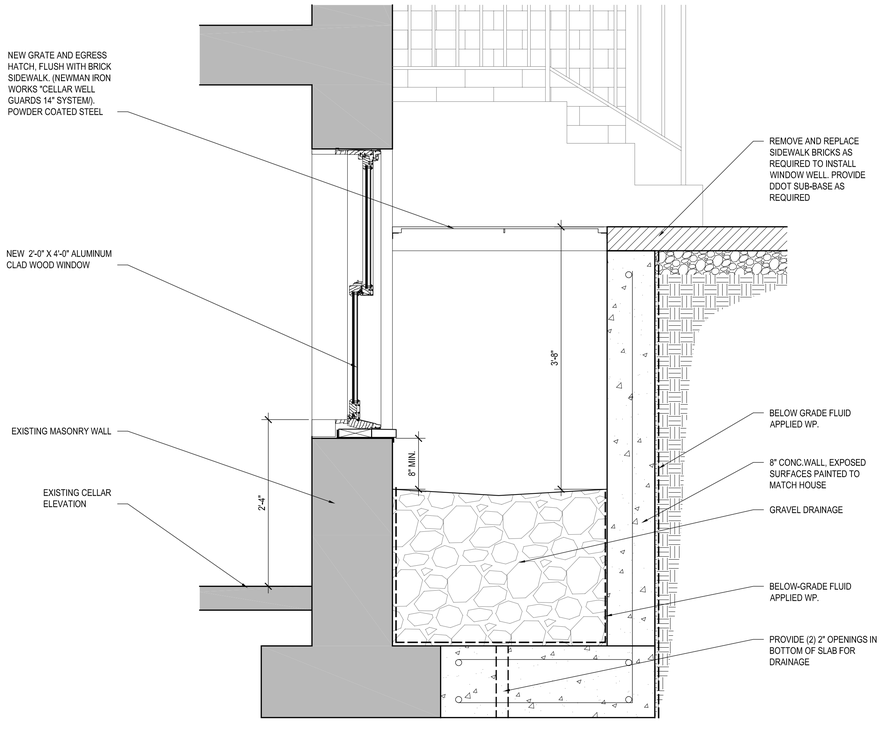
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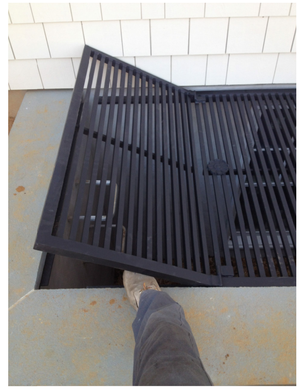
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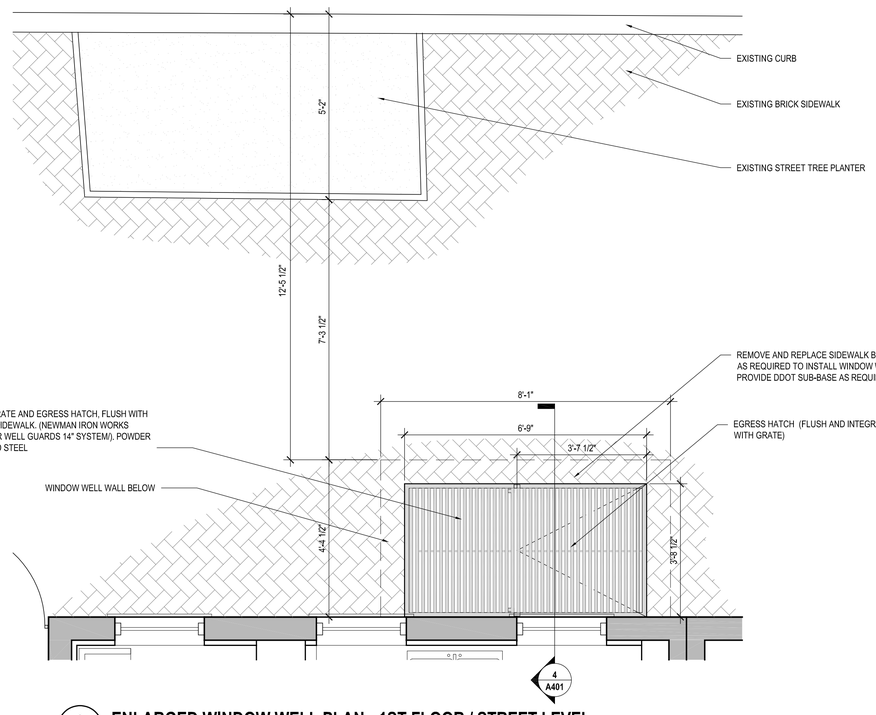
5 / A401 **CORSS SECTION AT WINDOW WELL - PARTIAL ELEVATOIN**
SCALE: 1/2"= 1'-0"



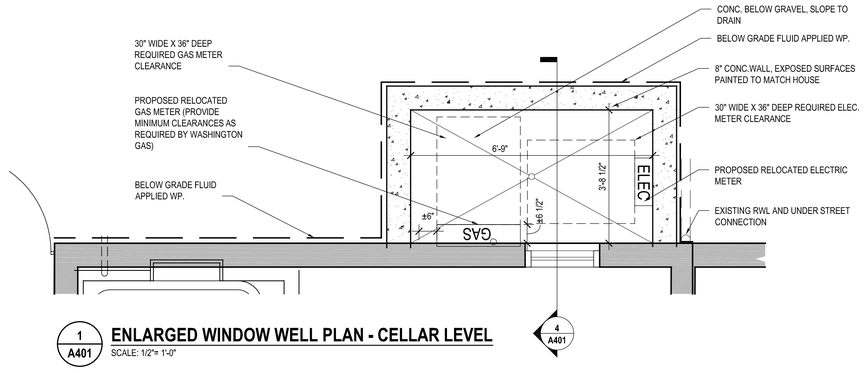
4 / A401 **SECTION AT WINDOW WELL**
SCALE: 1"= 1'-0"



3 / A401 **IMAGE OF NEWMAN IRONWORKS CELLAR WELL GUARD 14**
NO SCALE



2 / A401 **ENLARGED WINDOW WELL PLAN - 1ST FLOOR / STREET LEVEL**
SCALE: 1/2"= 1'-0"



1 / A401 **ENLARGED WINDOW WELL PLAN - CELLAR LEVEL**
SCALE: 1/2"= 1'-0"

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PROJECT NAME:

DODDS RESIDENCE ADDITION AND CELLAR RENOVATION

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SEAL:

DISTRICT OF COLUMBIA · TODD A. FRIEDLANDER · No. 102340 · REGISTERED ARCHITECT

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HPRB SUBMISSION	9/22/26

Sheet Title

ENLARGED WINDOW WELL PLANS AND DETAILS

Drawing No.

A401

ACG Project No. **5014.05**




WARNING