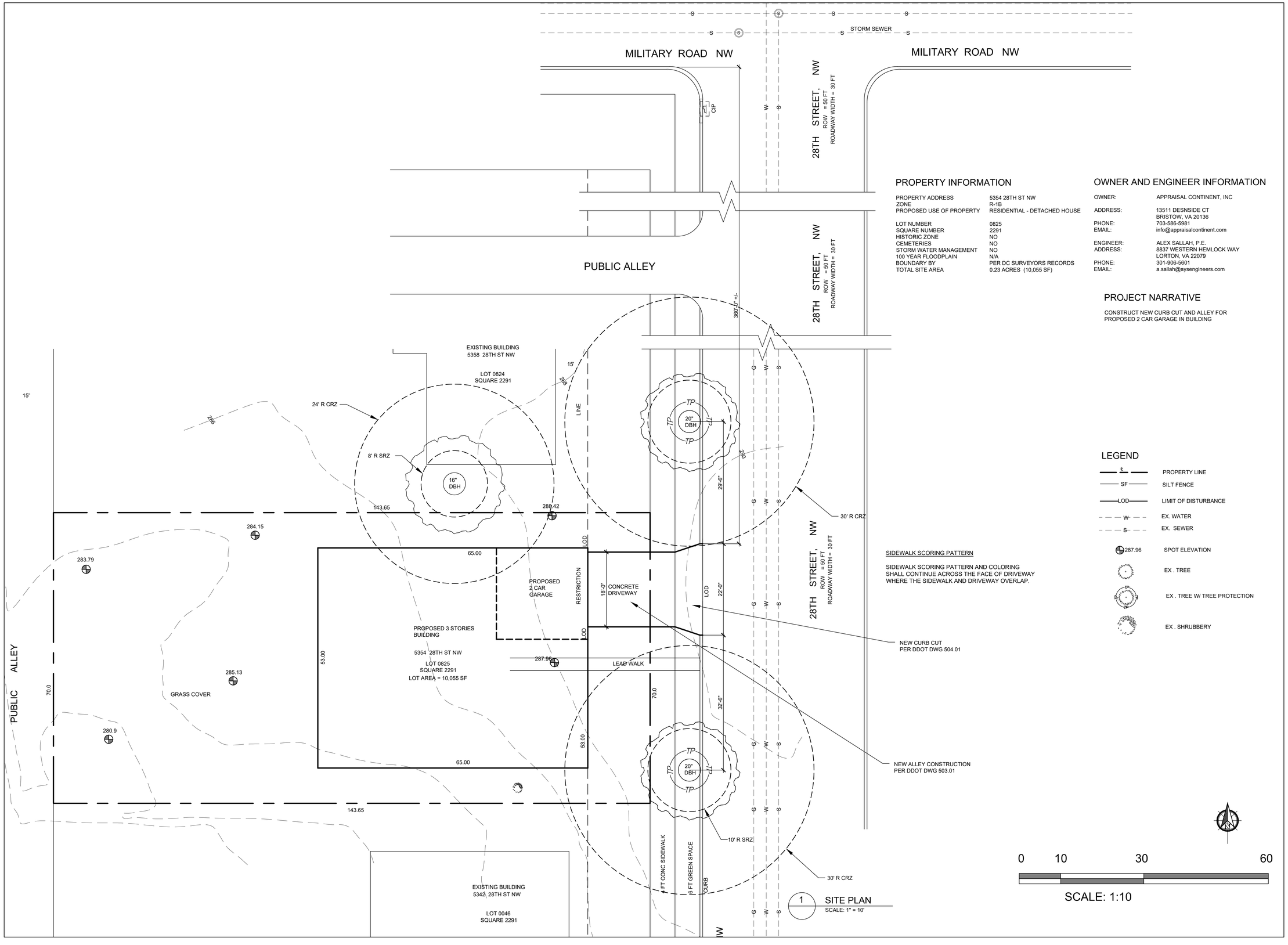
ISSUED DOB PERMIT.



PROPERTY INFORMATION

PROPERTY ADDRESS	5354 28TH ST NW
ZONE	R-1B
PROPOSED USE OF PROPERTY	RESIDENTIAL - DETACHED HOUSE
LOT NUMBER	0825
SQUARE NUMBER	2291
HISTORIC ZONE	NO
CEMETERIES	NO
STORM WATER MANAGEMENT	NO
100 YEAR FLOODPLAIN	N/A
BOUNDARY BY	PER DC SURVEYORS RECORDS
TOTAL SITE AREA	0.23 ACRES (10,055 SF)

OWNER AND ENGINEER INFORMATION

OWNER:	APPRAISAL CONTINENT, INC
ADDRESS:	13511 DESNSIDE CT BRISTOW, VA 20136
PHONE:	703-586-5981
EMAIL:	info@appraisalcontinent.com
ENGINEER:	ALEX SALLAH, P.E.
ADDRESS:	8837 WESTERN HEMLOCK WAY LORTON, VA 22079
PHONE:	301-906-5601
EMAIL:	a.sallah@aysengineers.com

PROJECT NARRATIVE

CONSTRUCT NEW CURB CUT AND ALLEY FOR PROPOSED 2 CAR GARAGE IN BUILDING

SIDEWALK SCORING PATTERN

SIDEWALK SCORING PATTERN AND COLORING SHALL CONTINUE ACROSS THE FACE OF DRIVEWAY WHERE THE SIDEWALK AND DRIVEWAY OVERLAP.

LEGEND

- PROPERTY LINE
- SF — SILT FENCE
- LOD — LIMIT OF DISTURBANCE
- W — EX. WATER
- S — EX. SEWER
- 287.96 — SPOT ELEVATION
- EX . TREE
- TP / 20" DBH — EX . TREE W/ TREE PROTECTION
- EX . SHRUBBERY

1 SITE PLAN
SCALE: 1" = 10'

0 10 30 60

SCALE: 1:10

AYS
ENGINEERS, PLC
8837 WESTERN HEMLOCK WAY
LORTON, VA 22079
301-906-5601

DATE
DESCRIPTION
REV NO

PROFESSIONAL STAMP

DISTRICT OF COLUMBIA
ALEX Y. SALLAH
PE900010
REGISTERED PROFESSIONAL ENGINEER
5354 28TH ST NW
08/05/2024

PROJECT OWNER

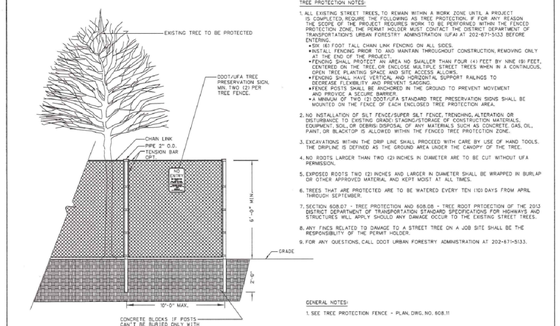
APPRAISAL CONTINENT INC

SHEET TITLE
SITE PLAN

PROJECT NAME AND ADDRESS
NEW HOUSE
5354 28TH ST NW
WASHINGTON, DC 20015

PROJECT NO:
ISSUE DATE: 08/05/2024
SCALE: AS NOTED
DRAWN BY: AS
REVIEWED BY: AS

SHEET NUMBER
C300



TREE PROTECTION NOTES:

1. ALL EXISTING STREET TREES TO REMAIN WITHIN A WORK ZONE UNTIL A PROJECT IS COMPLETED OR ACCEPTED, FOLLOWING AS TREE PROTECTION. IF FOR ANY REASON THE SCOPE OF THE PROJECT REQUIRES WORK TO BE PERFORMED WITHIN THE FENCED PROTECTION ZONE, THE PERMIT HOLDER MUST CONTACT THE DISTRICT DEPARTMENT OF TRANSPORTATION'S URBAN FORESTRY ADMINISTRATION (UFA) AT 202-671-5133 BEFORE PROCEEDING.
   - SIX (6') FOOT TALL CHAIN LINK FENCING ON ALL SIDES.
   - INSTALL FENCING PRIOR TO AND MAINTAIN THROUGHOUT CONSTRUCTION, REMOVING ONLY AT THE END OF THE PROJECT.
   - FENCING SHALL ENCLOSE THE AREA NO SMALLER THAN FOUR (4) FEET BY NINE (9) FEET, CENTERED ON THE TREE, OR ENCLOSE MULTIPLE STREET TREES WHEN IN A CONTINUOUS, OPEN TREE PLANTING SPACE AND SITE ACCESS ALLOWS.
   - FENCING SHALL HAVE VERTICAL AND HORIZONTAL SUPPORT RAILINGS TO DECREASE FLEXIBILITY AND PREVENT SAGGING.
   - POSTS SHALL BE SECURELY EMBEDDED IN THE GROUND TO PREVENT MOVEMENT AND PROVIDE A SECURE BARRIER.
   - A MINIMUM OF TWO (2) DDOT/UFA STANDARD TREE PRESERVATION SIGNS SHALL BE MOUNTED ON THE FENCE OF EACH ENCLOSED TREE PROTECTION AREA.
2. NO INSTALLATION OF SILT FENCE/SUPER SILT FENCE, TRENCHING, ALTERATION OR DISTURBANCE TO EXISTING GRADE, STAGING/STORAGE OF CONSTRUCTION MATERIALS, EQUIPMENT, SOIL, OR DEBRIS DISPOSAL OF ANY MATERIALS SUCH AS CONCRETE, GAS, OIL, PAINT, OR BLACKTOP IS ALLOWED WITHIN THE FENCED TREE PROTECTION ZONE.
3. EXCAVATIONS WITHIN THE DRIP LINE SHALL PROCEED WITH CARE BY USE OF HAND TOOLS. THE DRIPLINE IS DEFINED AS THE GROUND AREA UNDER THE CANOPY OF THE TREE.
4. NO ROOTS LARGER THAN TWO (2) INCHES IN DIAMETER ARE TO BE CUT WITHOUT UFA PERMISSION.
5. EXPOSED ROOTS TWO (2) INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN BURLAP OR OTHER APPROVED MATERIAL AND KEPT MOIST AT ALL TIMES.
6. TREES THAT ARE PROTECTED ARE TO BE WATERED EVERY TEN (10) DAYS FROM APRIL THROUGH SEPTEMBER.
7. SECTION 608.07 – TREE PROTECTION AND 608.08 – TREE ROOT PROTECTION OF THE 2013 DISTRICT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES WILL APPLY SHOULD ANY DAMAGE OCCUR TO THE EXISTING STREET TREES.
8. ANY FINES RELATED TO DAMAGE TO A STREET TREE ON A JOB SITE SHALL BE THE RESPONSIBILITY OF THE PERMIT HOLDER.
9. FOR ANY QUESTIONS, CALL DDOT URBAN FORESTRY ADMINISTRATION AT 202-671-5133.

GENERAL NOTES:

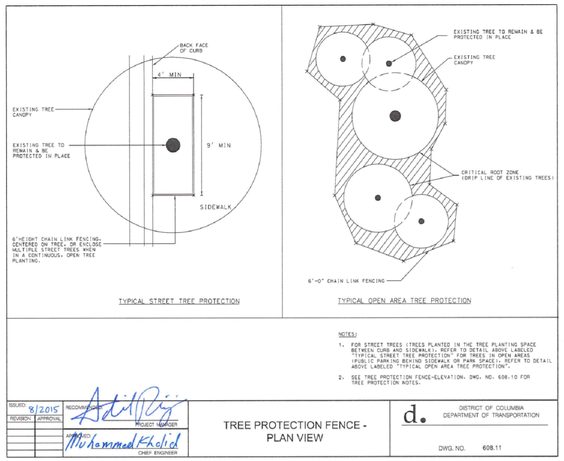
1. SEE TREE PROTECTION FENCE - PLAN, DWG. NO. 608.11

ISSUED: 8/2015	RECOMMENDED: Project Manager
REVISION / APPROVAL	APPROVED: Muhammed Khalid, Chief Engineer

TREE PROTECTION FENCE - ELEVATION

d. DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION

DWG. NO. 608.10



NOTES:

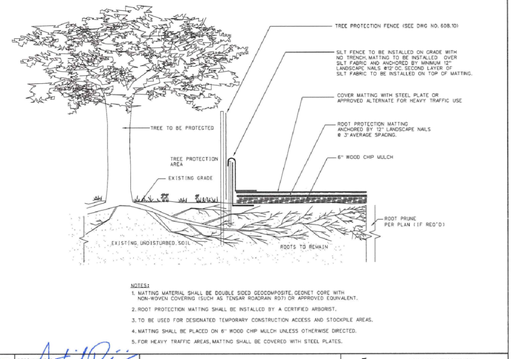
1. FOR STREET TREES (TREES PLANTED IN THE TREE PLANTING SPACE BETWEEN CURB AND SIDEWALK), REFER TO DETAIL ABOVE LABELED "TYPICAL STREET TREE PROTECTION" FOR TREES IN OPEN AREAS (PUBLIC PARKING BEHIND SIDEWALK OR PARK SPACE), REFER TO DETAIL ABOVE LABELED "TYPICAL OPEN AREA TREE PROTECTION".
2. SEE TREE PROTECTION FENCE-ELEVATION, DWG. NO. 608.10 FOR TREE PROTECTION NOTES.

ISSUED: 8/2015	RECOMMENDED: Project Manager
REVISION / APPROVAL	APPROVED: Muhammed Khalid, Chief Engineer

TREE PROTECTION FENCE - PLAN VIEW

d. DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION

DWG. NO. 608.11



NOTES:

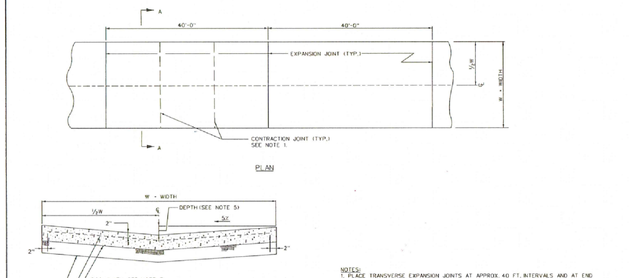
1. MATTING MATERIAL SHALL BE DOUBLE SIDED GEOCOMPOSITE, GEONET CORE WITH NON-WOVEN COVERING (SUCH AS TENSAR ROADMAN 4511 OR APPROVED EQUIVALENT.
2. ROOT PROTECTION MATTING SHALL BE INSTALLED BY A CERTIFIED ARBORIST.
3. TO BE USED FOR DESIGNATED TEMPORARY CONSTRUCTION ACCESS AND STOCKPILE AREAS.
4. MATTING SHALL BE PLACED ON 6" WOOD CHIP MULCH UNLESS OTHERWISE DIRECTED.
5. FOR HEAVY TRAFFIC AREAS, MATTING SHALL BE COVERED WITH STEEL PLATES.

ISSUED: 8/2015	RECOMMENDED: Project Manager
REVISION / APPROVAL	APPROVED: Muhammed Khalid, Chief Engineer

TREE ROOT PROTECTION W/SILT FENCE

d. DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION

DWG. NO. 608.12



NOTES:

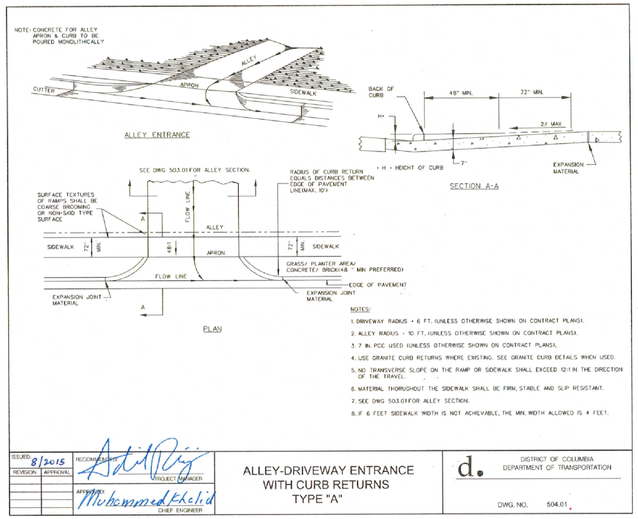
1. PLACE TRANSVERSE EXPANSION JOINTS AT APPROX. 40 FT. INTERVALS AND AT END OF ALLEY WHICH ABUTS CONCRETE PAVING. PLACE CONTRACTION JOINTS AT APPROX. 13 FT. INTERVALS. THESE CONTRACTION JOINTS SHALL CONSIST OF GROOVE FORMED WITH A JOINTING TOOL OR SAWED BLADE PROJECTION OF DEPTH OF 1/3 OF SLAB THICKNESS. ULTIMATE SAWING OF JOINTS IS PERMITTED, AND WILL BE DONE IN ACCORDANCE WITH SECTION 501.14(D) OF THE DDOT STANDARD SPECIFICATIONS.
2. PLACE LONGITUDINAL EXPANSION JOINTS BETWEEN THE ALLEY SLAB AND PERMANENT STRUCTURES ALONG THE SIDES OF ALLEY.
3. DEPTH OF ALLEY PAVING IS 7"-8" IN COMMERCIAL AREAS, AND 6" IN RESIDENTIAL AREAS.
4. WIRE FABRIC REINFORCEMENT AND GRADED AGGREGATE BASE SHALL BE AS REQUIRED BY THE CONTRACT DOCUMENTS. WIRE FABRIC SHALL NOT EXTEND ACROSS EXPANSION JOINTS.
5. STANDARD DEPTH (W/W) FOR ALLEY IS 6" - 0". MAX. DEPTH IS 11". MIN. DEPTH IS 7". DEPTHS LESS THAN 6" OR GREATER THAN 9" MUST BE APPROVED BY THE CHIEF ENGINEER.
6. ALLEY TO BE BUILT TO APPROVED ALLEY GRADE ACCORDING TO DDOT SPECIFICATIONS.

ISSUED: 8/2015	RECOMMENDED: Project Manager
REVISION / APPROVAL	APPROVED: Muhammed Khalid, Chief Engineer

PCC ALLEY

d. DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION

DWG. NO. 503.01



NOTES:

1. DRIVEWAY RADIUS = 6 FT. (UNLESS OTHERWISE SHOWN ON CONTRACT PLANS).
2. ALLEY RADIUS = 10 FT. (UNLESS OTHERWISE SHOWN ON CONTRACT PLANS).
3. 7 IN. PCC USED (UNLESS OTHERWISE SHOWN ON CONTRACT PLANS).
4. USE GRANITE CURB RETURNS WHERE EXISTING. SEE GRANITE CURB DETAILS WHEN USED.
5. NO TRANSVERSE SLOPE ON THE RAMP OR SIDEWALK SHALL EXCEED 12:1 IN THE DIRECTION OF THE TRAVEL.
6. MATERIAL THORUGHOUT THE SIDEWALK SHALL BE FIRM, STABLE AND SLIP RESISTANT.
7. SEE DWG 503.01 FOR ALLEY SECTION.
8. IF 6 FEET SIDEWALK WIDTH IS NOT ACHIEVABLE, THE MIN. WIDTH ALLOWED IS 4 FEET.

ISSUED: 8/2015	RECOMMENDED: Project Manager
REVISION / APPROVAL	APPROVED: Muhammed Khalid, Chief Engineer

ALLEY-DRIVEWAY ENTRANCE WITH CURB RETURNS TYPE "A"

d. DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION

DWG. NO. 504.01

AYS
ENGINEERS, PLC
8837 WESTERN
HEMLOCK WAY
LAUREL, MD 20723
301-906-5601

REV NO. | DESCRIPTION | DATE

PROFESSIONAL STAMP

DISTRICT OF COLUMBIA
ALEX Y. SALLH
PE900010
REGISTERED
PROFESSIONAL ENGINEER
5354 28TH ST NW
08/05/2024

PROJECT OWNER

APPRAISAL CONTINENT INC

SHEET TITLE: DDOT DETAILS

PROJECT NAME AND ADDRESS: NEW HOUSE
5354 28TH ST NW
WASHINGTON, DC 20015

PROJECT NO:

ISSUE DATE: 08/05/2024

SCALE: AS NOTED

DRAWN BY: AS

REVIEWED BY: AS

SHEET NUMBER
C400