










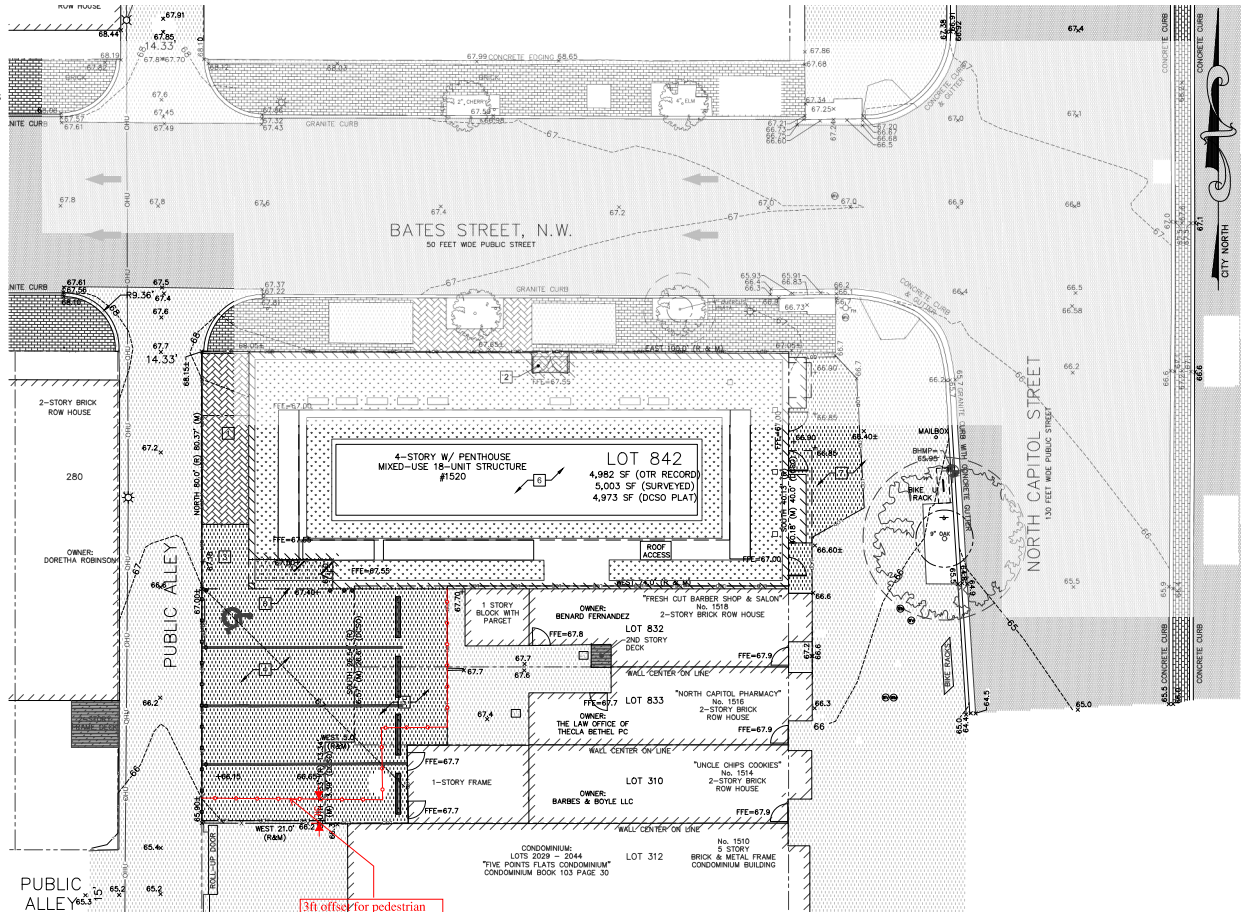


SITE PLAN KEYNOTES

- 1 REAR BRICK PATIO WITH PERIMETER PLANTERS
- 2 NON-ADA ACCESSIBLE BRICK PAVER ENTRANCE
- 3 CONCRETE PAD FOR TRASH STORAGE
- 4 PARKING AREA
- 5 CONCRETE PAD FOR SHARED ACCESS AND EGRESS
- 6 FOUR-STORY WITH CELLAR AND PENTHOUSE STRUCTURE FOR MIXED-USE. REFER TO ARCHITECTURAL PLANS.
- 7 DDOT STANDARD CONCRETE SIDEWALK
- 8 ROOF OVERHANG ABOVE ENTRANCE

SITE PLAN LEGEND

-  BUILDING FACE
-  EXTERIOR DOOR
-  RETAINING WALL
-  GUARD/HAND RAIL
-  WOOD FENCE
-  METAL FENCE
-  ASPHALT PAVEMENT
-  CONCRETE PAVEMENT
-  BRICK PAVERS
-  GREEN ROOF
-  PLANTED TREE



3ft offset for pedestrian and trash disposal access

General comments :
The drawing comments and markup shall be used for the intended purpose only: these comments does not negate the terms and conditions in the CYCLE HOUSE contract document. Hamel Builders Inc. reserves the right to make amendments to the temporary construction fence by claiming the remaining access according to the approved drawings. Therefore, the markup page is not an agreement nor approval but rather a demonstration of the extent of the construction fence and pedestrian access.
The markup dimension is not to scale.
Only 3ft pedestrian access will be available for this period.
The owner of this LOT shall relocate the two trash cans presumably belonging to LOT 310.
After taking possession of this parking area for construction, the occupants in the following Lots 832, 833, and 310 will not have vehicular parking access until after construction.
The GC shall notify the owner when the remaining 3ft access is ready to be claimed.

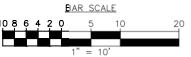
SITE PLAN NARRATIVE

A NEW FOUR-STORY WITH PENTHOUSE STRUCTURE SHALL BE CONSTRUCTED FOR MIXED-USE WITH RETAIL AND COMMERCIAL USE ON THE CELLAR AND FIRST FLOOR, AND 18 RESIDENTIAL UNITS ON THE UPPER FLOORS.
PEDESTRIAN ENTRANCES WILL BE PROVIDED ALONG BOTH THE GATES ST NW AND NORTH CAPITOL ST NW FRONTAGES. A SMALL BRICK PATIO WILL BE PROVIDED ALONG THE PUBLIC ALLEY FRONTAGE.
A COVERED VEHICULAR PARKING AREA SHALL BE PROVIDED IN THE REAR ALONG THE PUBLIC ALLEY.

SOME MINOR REGRADING OF THE CONCRETE SIDEWALK IN PUBLIC SPACE ALONG NORTH CAPITOL ST WILL BE REQUIRED.

SITE PLAN NOTES

1. ALL EXISTING FEATURES ARE NOT NECESSARILY SHOWN ON THIS PLAN. SEE EXISTING CONDITIONS PLAN.
2. 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.
3. SPOT SHOTS ARE SHOWN PURPOSEFULLY OFFSET 0.5' FROM THE SPOT DESCRIBED FOR VISUAL CLARITY. MOREOVER, SPOTS ARE ROUNDED TO THE NEAREST 5 HUNDRETHS.
4. REFER TO THE CIVIL COVER SHEET FOR ADDITIONAL INFORMATION.



NOT FOR CONSTRUCTION
PERMIT DOCUMENTS
1/11/2023

PROJECT NAME
CYCLEHOUSE APARTMENTS
1520 - 1522 N. CAPITOL STREET, NW
WASHINGTON, DC 20001

CLIENT
CYCLE HOUSE OWNERS LLC
2308 15TH STREET NW
WASHINGTON, DC 20037

CONSULTANTS:
ARCHITECT
EMOTIVE ARCHITECTURE, PLLC 777
7TH ST NW 11TH FLOOR
WASHINGTON, DC 20001
202.470.5570

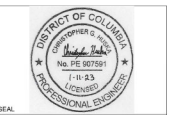
CIVIL ENGINEER
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718 7th STREET, NW WASHINGTON,
DC 20001 703.425.3862

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434.295.8105

NO.	ISSUE/REVISION	DATE
1	PERMIT SET	8/15/20
JOB #	19_01	



SITE PLAN
DRAWING TITLE
CIV-200
DRAWING NO.