

PHASE 1 - CONSOLIDATED P.U.D.

PHASE 2 - STAGE 1 P.U.D

UNION PLACE

WASHINGTON, DISTRICT OF COLUMBIA



PRE-HEARING SUBMISSION-SUPPLEMENTAL FILING

ZONING COMMISSION CASE NO. 01-28

200 K STREET PUD MODIFICATION/TIME EXTENSION

APRIL 25, 2005

ZONING COMMISSION

CASE No. 05-36

EXHIBIT No. 3

ZONING COMMISSION

District of Columbia

CASE NO.05-36

EXHIBIT NO.3

Ms. Jerrily R. Kress, FAIA
Director
DC Office of Zoning
441 4th Street, NW, Suite 210-S
Washington, DC 20001

Re: ZC Case No. 01-28-200 K Street, NE PUD Modification and Time Extension

Dear Ms. Kress:

This represents our pre-hearing submission and supplemental filing in accordance with Section 3013 of DCMR 11. The following information is enclosed:

1. A response to information requested by the Office of Planning in its March 4, 2005 set-down report to the DC Zoning Commission. In Section V of that report, the OP asked the applicant to respond to 14 additional items as part of the pre-hearing submission;
2. A list of expert witnesses who will testify on behalf of the applicant, and a summary of their testimony;
3. An estimated time for the applicant's presentation; and
4. A hearing fee calculated in accordance with Section 3041.4.

We respectfully request that you schedule this case on the earliest available date. Should you have any questions, please feel free to give me a call. Thank you.

Kind regards,

Fred Greene

Enclosure

***PRE-HEARING SUBMISSION/SUPPLEMENTAL FILING
ZC CASE NO. 01-28-200 K STREET, NE PUD MODIFICATION AND TIME
EXTENSION***

April 22, 2005

LIST OF WITNESSES

The following is a list of expert witnesses who will provide testimony on behalf of the applicant:

- | | |
|---------------------------|--|
| 1. George Myers-Principal | GTM Architects |
| 2. Wes Gukkert | The Traffic Group |
| 3. Gregory Long | Bowman Consulting |
| 4. Michael Perry | Building Logistics |
| 5. James Prost | BBP Economic and Financial Consultants |

LENGTH OF PRESENTATION

Our presentation should not exceed one (1) hour.

**PRE-HEARING SUBMISSION/SUPPLEMENTAL FILING
ZC CASE NO. 01-28-200 K STREET, NE PUD MODIFICATION AND TIME EXTENSION**

April 22, 2005

**RESPONSE TO INFORMATION REQUESTED BY THE DC OFFICE OF
PLANNING IN ITS SET-DOWN REPORT DATED MARCH 4, 2005**

Item A: Clarify the ownership of all properties involved in the PUD.

Response: A list of the ownership of all lots within Square 749 is attached.

Item B: Reducing the requested FAR from 8.47 to 8.4.

Response: The applicant has agreed to reduce the FAR to 8.4 per a recent conversation with Steve Cochran of the DC Office of Planning.

Item C: Using percent of residential gsf as a consistent standard for measuring the percentage of affordable housing throughout the phases of the PUD.

Response: The applicant is in agreement.

Item D: Strengthening the visual differentiation between the “townhouse” units on 3rd Street and the upper stories...

Response: Attached is a new rendering which has been prepared to address the “visual differentiation” concerns for the townhouse units facing 3rd and K Streets. The individual townhouse units have been modified to reflect more of the traditional flavor and architecture of the surrounding neighborhood. This differentiation is to be accomplished by creating variations in the residential bays and points of entry. In particular, the bay fronts on the last three units of the seven-story portion of the building have

been reduced in height to one story, with the addition of a walk-out second story balcony.

The upper stories of the proposed building have been set back from the street as far as possible while maintaining the required bay depths for the upper residential units. Recessed balconies, changes in materials, and cornice breaks have been introduced to vary the overall building massing.

Item E: Specify the Consolidated PUD’s Building Material

Response: A new exhibit has been created to illustrate the proposed use of materials. The locations of the materials as proposed have been keyed to a partial elevation to show their relative position on the façade. The new exhibit is attached.

Item F: Avoid the use of exterior insulation systems on the building façade and penthouse.

Response: As previously indicated to Steve Cochran via e-mail, EIFS is not to be used on any portion of the Union Place project.

Item G: Improving the streetscape consistent with the H Street design standards for residential streets adjoining the H Street corridor.

Response: Further conversation with Steve Cochran of the Office of Planning concluded the H Street Design Standards are not applicable, but the OP would like to see something that reflects a streetscape similar to that which is adjacent to the property. Based on discussions with DCDOT, we revised Sheets L-6, L-7, and L-8 to update streetscape and site furnishings. A copy of the revised sheets is attached. We will continue to work with the DCDOT on matters such as fencing, walls, project signage, and building encroachments such as steps and risers that may project into the public right of way. We are also amenable to an alternative streetscape concept.

Item H: Include an “infill” townhouse on Lot 805...the scale of which residential construction should be similar to adjacent building.

Response: It is the intent of the applicant to develop Lot 805 consistent with adjacent building or structures.

Item I: Providing for interim landscaping and maintenance, consistent with staging needs, for the Preliminary portion of the PUD until construction commences on the Preliminary PUD.

Response: The applicant will provide a plan to landscape and maintain that portion of the remainder site not used for the construction staging area.

Item J: Explore the feasibility of “green” roofs for both Consolidated and Preliminary PUD buildings.

Response: The applicant has elicited the services of Michael Perry with Building Logics based in Virginia Beach, Virginia. Mr. Perry will assist in reviewing the cost, design, construction of green roof alternative roofing, and the potential benefits and/or hazards of installing such. Mr. Perry is a renowned expert in the field. We have charged him to work with the DC Department of Health and Department of Public Works to determine if green roofing is a viable alternative and to what extent storm water management credits could be applied to reduce installation cost. Additionally, we will have experts at the Green Roof for Healthy Cities Conference in May 2005, which, in our understanding, proposed new green roof environmental initiatives will be introduced.

Items K and L: Provide an updated traffic study for the project.

Response: The applicant is in the process of selecting a traffic engineer to update the traffic study for the project. This study will address the need for a transportation management plan, signalization upgrades and other improvements required in conjunction with the DCDOT.

Item M: For the Consolidated PUD, give additional consideration to the massing, roofline, corners, and overall shape of the proposed building to reduce the apparent height.

Response: The applicant will continue to work with the DCOP to address concerns regarding the impact of the appearance of height. Our meetings with the DCOP, over the past several months, have resulted in a major reduction in the building height, and other modifications have been made to improve the massing, roofline, corners and overall shape.

Item A Attachment: Ownership List

Square 749 Lots (between K and L and 2nd and 3rd Streets, NE, Washington, DC)
Sorted by Owner

Sq. 749 Lot No.	Address	Owner	
2	216 K St., NE	K Street Developers, LLC	
3	__ K St., NE	K Street Dev., LLC	
4	212 K St., NE	K Street Dev., LLC	
5	210 K St., NE	K Street Dev., LLC	
6	208 K St., NE	K Street Dev., LLC	
7	__ K St., NE	K Street Dev., LLC	
8	__ K St., NE	K Street Dev., LLC	
18	1023 2 nd St., NE	K Street Dev., LLC	
23	205-217 L St., NE	K Street Dev., LLC	
24	__ L. St., NE	K Street Dev., LLC	
25	221 L St., NE	K Street Dev., LLC	
26	223 L St., NE	K Street Dev., LLC	
34	1020 3 rd St., NE	K Street Dev., LLC	3 rd Street
42	1004 3 rd St., NE	K Street Dev., LLC	3 rd Street
57	Rear, Fenton Court	K Street Dev., LLC	
63	201 L St., NE	K Street Dev., LLC	
66	1009 2 nd St., NE	K Street Dev., LLC	
807	Rear, Fenton Court	K Street Dev., LLC	
808	Rear, L St., NE	K Street Dev., LLC	
809	Rear, L St., NE	K Street Dev., LLC	
812	210 Fenton Court	K Street Dev., LLC	
813	210 Fenton Court	K Street Dev., LLC	
814	210 Fenton Court	K Street Dev., LLC	
815	225 L St, NE	K Street Dev., LLC	
818	1017 2 nd St., NE	K Street Dev., LLC	
819	1021 2 nd St., NE	K Street Dev, LLC	
822	203-215 Fenton Ct	K Street Dev., LLC	
806	1002 3 rd St., NE	CASCO, Inc.	

38	1012 3 rd St., NE	CASCO, Inc.	
37	1014 3 rd St, NE	CASCO, Inc.	
36	1016 3 rd St, NE	CASCO, Inc.	
33	1022 3 rd St, NE	CASCO, Inc.	
32	1024 3 rd St., NE	CASCO, Inc.	
820	222-224 K St., NE	Three Cee Investors	
40	1008 3 rd St., NE	Three Cee Investors	
41	1006 3 rd St., NE	Union North Corporation	
39	1010 3 rd St., NE	Union North Corporation	
35	1018 3 rd St., NE	Union North Corporation	
805	1028 3 rd St., NE	CASCO, Inc	NOT IN PUD
31	1026 3 rd St., NE	Margaret E. Smallwood	NOT IN PUD Owned by others
804	1030 3 rd St., NE	Catherine V. Green	NOT IN PUD Owned by others

c:\...\K Street\Property Worksheet 4/29/04

Item D Attachment: New Rendering



1 3RD STREET ELEVATION - LOOKING WEST
SCALE: NTS

GTM
7715 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)313-2000
(240)313-3200 FAX

Bowman

Bowman Consulting Group, LLC
2711 Lankford Avenue
Suite 300
Baltimore, Virginia 22014
Phone: (703) 548-0188
Fax: (703) 548-0781
www.bowmanconsulting.com
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REVISIONS:

SEAL:

DRAWN BY: JAA
CHECKED BY: CEH, RJC
SCALE: AS NOTED
DATE: 01-18-05
PROJECT NO: 03.0315
DRAWING NO:

A2.00



1 K STREET ELEVATION - LOOKING NORTH
SCALE: NTS

G.T.H.
7735 OLD GEORGETOWN ROAD
SUITE 100
BETHESDA, MD 20814
(240)333-2000
(410)333-3001 FAX

Bowman
Bowman Consulting Group, LLC
2717 Eastman Avenue
Suite 202
Arlington, Virginia 22204
Phone: (703) 540-2700
Fax: (703) 540-0701
www.bowmanconsulting.com
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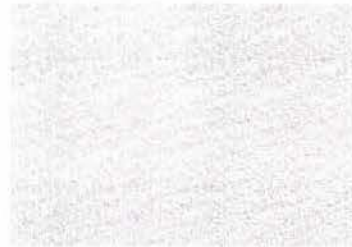
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CHECKED BY: CEH, RJC
SCALE: AS NOTED
DATE: 01-18-05
PROJECT NO: 03.0315
DRAWING NO:

A2.01

Item E Attachment: Building Materials



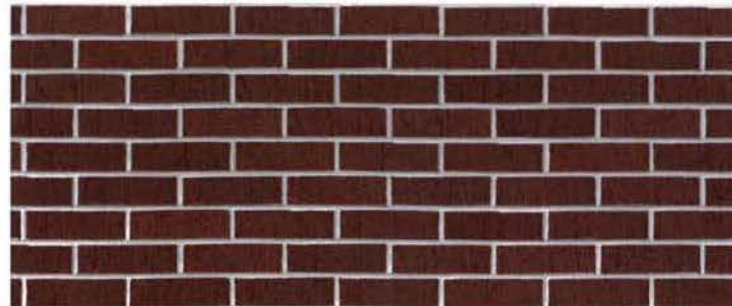
PRECAST CONCRETE
TRIM, CAPS,
AND CORNICES



BRICK AT UPPER
RESIDENTIAL UNITS



BRICK AT LOWER
RESIDENTIAL UNITS



GTM
7795 OLD GEORGETOWN ROAD
SUITE 700
WETHERSFIELD, NC 28644
(704) 333-2000
(704) 333-2861 FAX
Bowman
CONSULTING
Bowman Consulting Group, LLC
2101 Boulevard Parkway
Suite 800
Birmingham, Virginia 22804
Phone: (703) 940-0100
Fax: (703) 940-0100
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DRAWN BY:

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CHECKED BY:

CEH, RJC

SCALE

AS NOTED

DATE

01-18-05

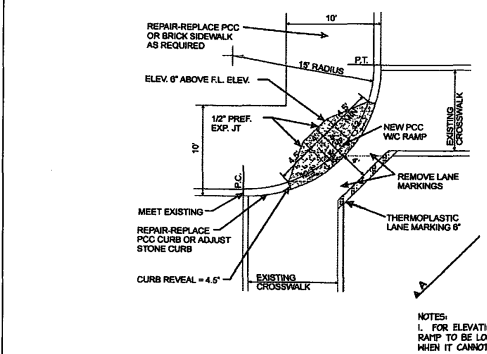
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03.0315

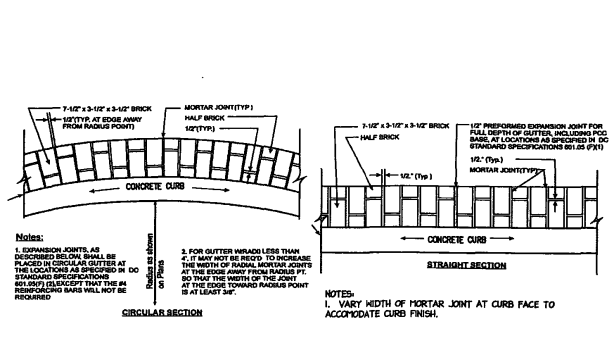
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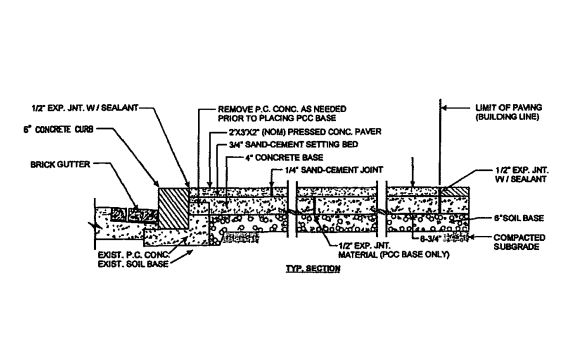
Item G Attachment: Streetscape & Site Furnishings



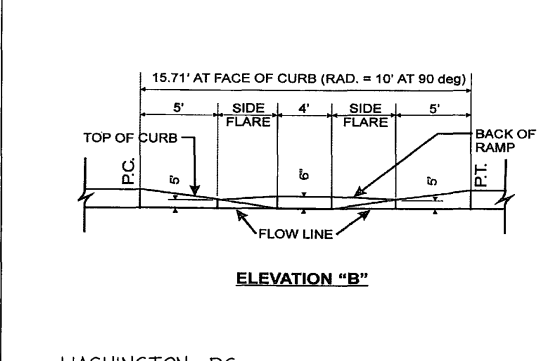
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L.6 PLAN 03-002L NTS



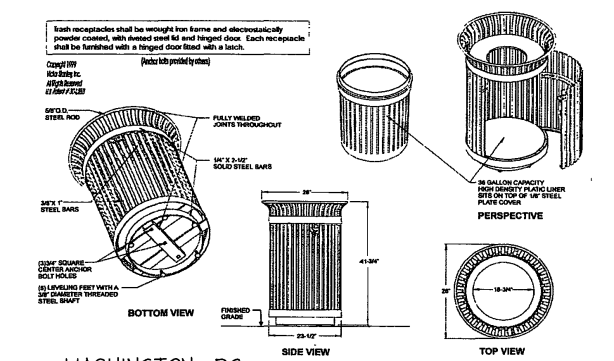
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L.6 PLAN 03-004L NTS



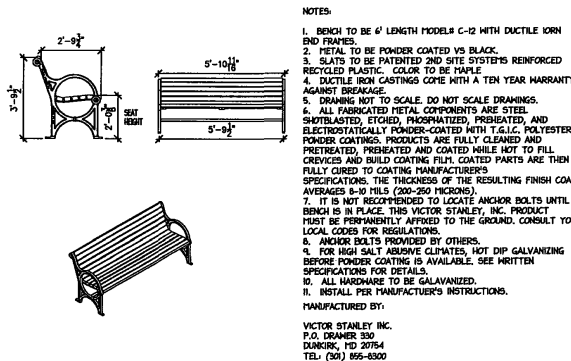
WASHINGTON, DC
7 PRESSED CONCRETE BLOCK PAVER
L.6 SECTION 03-010L NTS



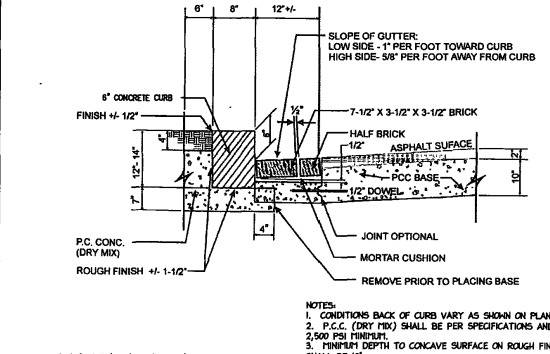
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L.6 ELEVATION 03-006L NTS



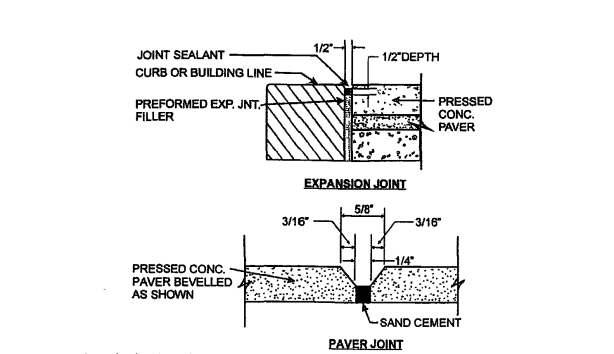
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L.6 PLAN/SECTION/ELEVATION/ISOMETRIC 03-013L NTS



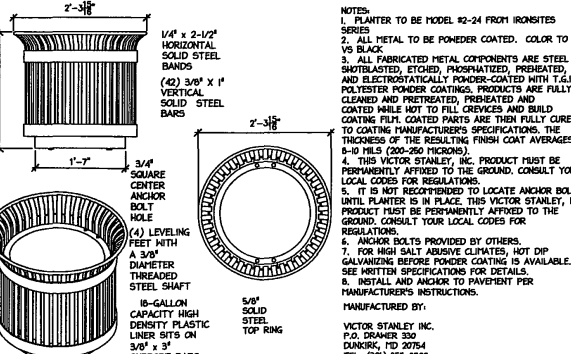
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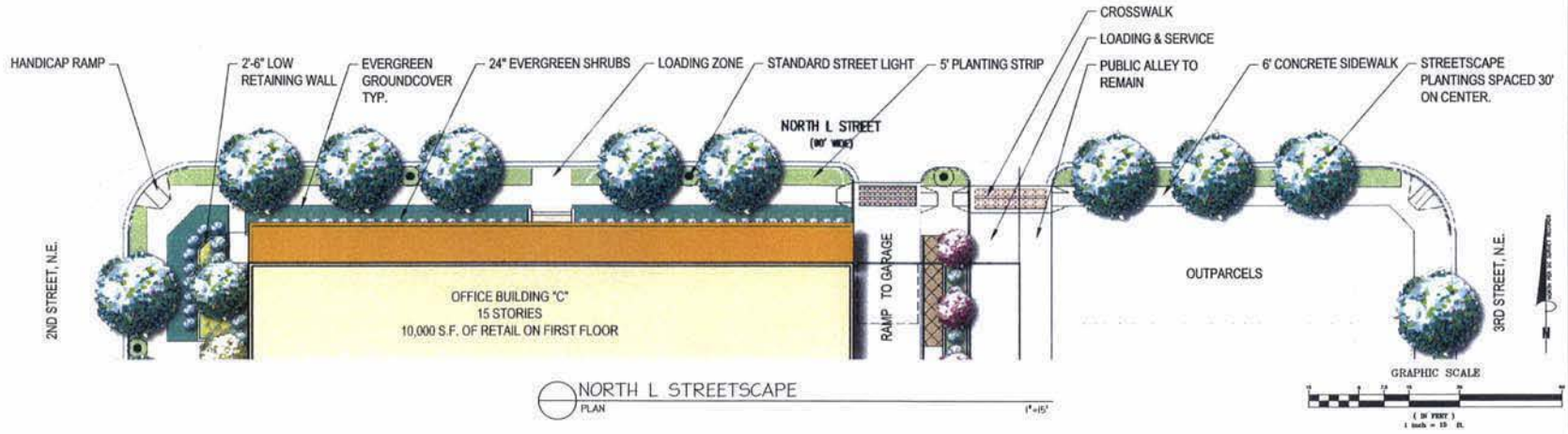
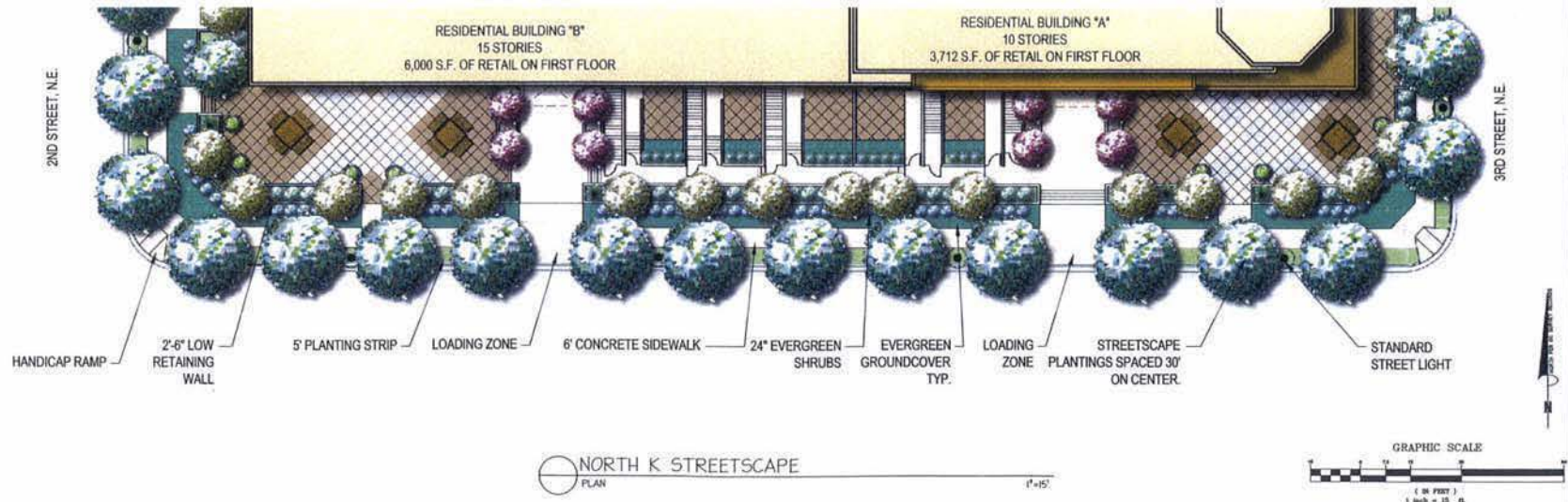
WASHINGTON, DC
3 CONCRETE CURB AND BRICK GUTTER
L.6 SECTION 03-006L NTS



WASHINGTON, DC
6 PRESSED CONCRETE BLOCK PAVER
L.6 SECTION 03-012L NTS



PLANTER
L.6 ELEVATION, PLAN, AXONOMETRIC 02-01C 1\"/>



- NOTES:
1. HARDSCAPE AND LANDSCAPE PLANS ARE SCHEMATIC AND ARE NOT FOR CONSTRUCTION.
 2. ALL HARDSCAPE AND LANDSCAPE DETAILING IS SUBJECT TO CHANGE BY THE OWNER, DURING FINAL ENGINEERING DESIGN AND DURING THE PHASE 2 STAGE 2 PUD SUBMISSION.

GTN
1775 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(410) 353-2800
(410) 353-2802 FAX

Bowman
Consulting Group, Inc.
1501 Eastman Avenue
Suite 200
Baltimore, Maryland 21202
Phone: (410) 548-0100
Fax: (410) 548-0101
www.bowmanconsulting.com
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ELGALLO
ARCHITECTS

C COHEN
COMPANIES

**STREETScape ENLARGEMENT I
UNION PLACE**
DISTRICT OF COLUMBIA
WASHINGTON

REVISIONS:

SEAL
OFFICE OF THE DISTRICT OF COLUMBIA
PLANNING & ZONING
NO. 580378
REGISTERED PROFESSIONAL
LANDSCAPE ARCHITECT

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CHECKED BY: DAK
SCALE: 1"=15'
DATE: JANUARY, 2009
PROJECT NO. 2431-02-001
DRAWING NO. **L7**

**200 K PLANNED UNIT DEVELOPMENT
PHASE 1 – CONSOLIDATED
PHASE 2 – FIRST STAGE SUBMISSION**

PHASE 1-CONSOLIDATED P.U.D.
PHASE 2- STAGE 1 P.U.D.
UNION PLACE
WASHINGTON, DISTRICT OF COLUMBIA

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C.2 SITE TABULATIONS, LEGEND, AND NOTES
C.3 CONTEXTUAL PLAN WITH AERIAL OVERLAY
C.4 NEIGHBORHOOD IMAGE BOARD
C.5 EXISTING CONDITIONS PLAN
C.6 PRELIMINARY SUBDIVISION PLAT
C.7 SITE DEVELOPMENT PLAN
C.8 DETAILED GRADING PLAN
C.9 UTILITY LAYOUT PLAN
C.10 STORMWATER CONCEPT PLAN
C.11 EROSION CONTROL PLAN
C.12 CIRCULATION PLAN

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L.5 PLANTING DETAILS SHEET
L.6 HARDSCAPE DETAILS SHEET
L.7 STREETSCAPE ENLARGEMENT I
L.8 STREETSCAPE ENLARGEMENT II
L.9 GREEN ROOF AMENITY EXHIBIT
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A1.01 FIRST FLOOR PLAN
A1.02 SECOND FLOOR PLAN
A1.03 THIRD FLOOR PLAN
A1.04 FOURTH FLOOR PLAN
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A1.06 SIXTH FLOOR PLAN
A1.07 SEVENTH FLOOR PLAN
A1.08 EIGHTH FLOOR PLAN
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A1.10 TENTH FLOOR PLAN
A2.00 3RD STREET FACADE ELEVATION
A2.01 K STREET FACADE ELEVATION
A2.02 INTERIOR COURTYARD ELEVATION
A3.00 BUILDING CROSS SECTION
A4.00 TYPICAL UNIT PLANS



OWNER'S REPRESENTATIVE

FLGA L.L.C.
1623 MASSACHUSETTS AVENUE, N.W.
SUITE 400
WASHINGTON, D.C. 20007
(202) 965-0900

ARCHITECT

GTM ARCHITECTS
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240) 333-2000

CIVIL ENGINEER

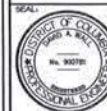
BOWMAN CONSULTING GROUP
2121 EISENHOWER AVENUE
SUITE 302
ALEXANDRIA, VA 22314
(703) 548-2188

COVER SHEET
UNION PLACE

DISTRICT OF COLUMBIA

WASHINGTON

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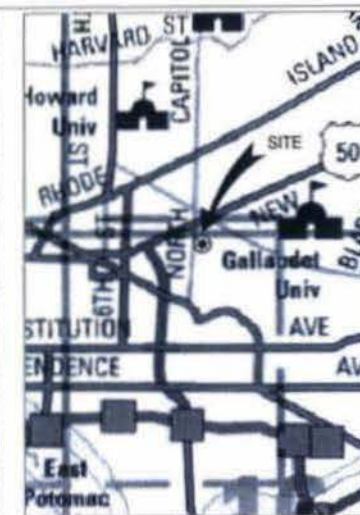
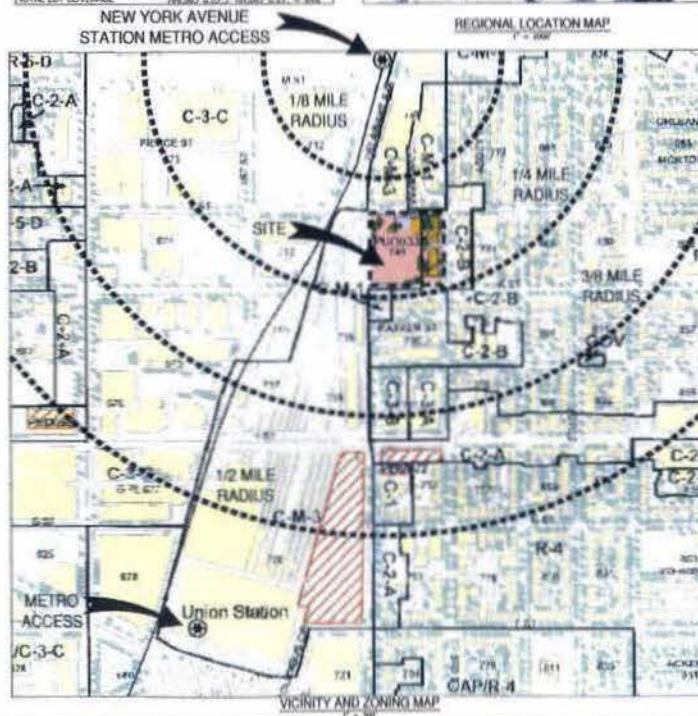


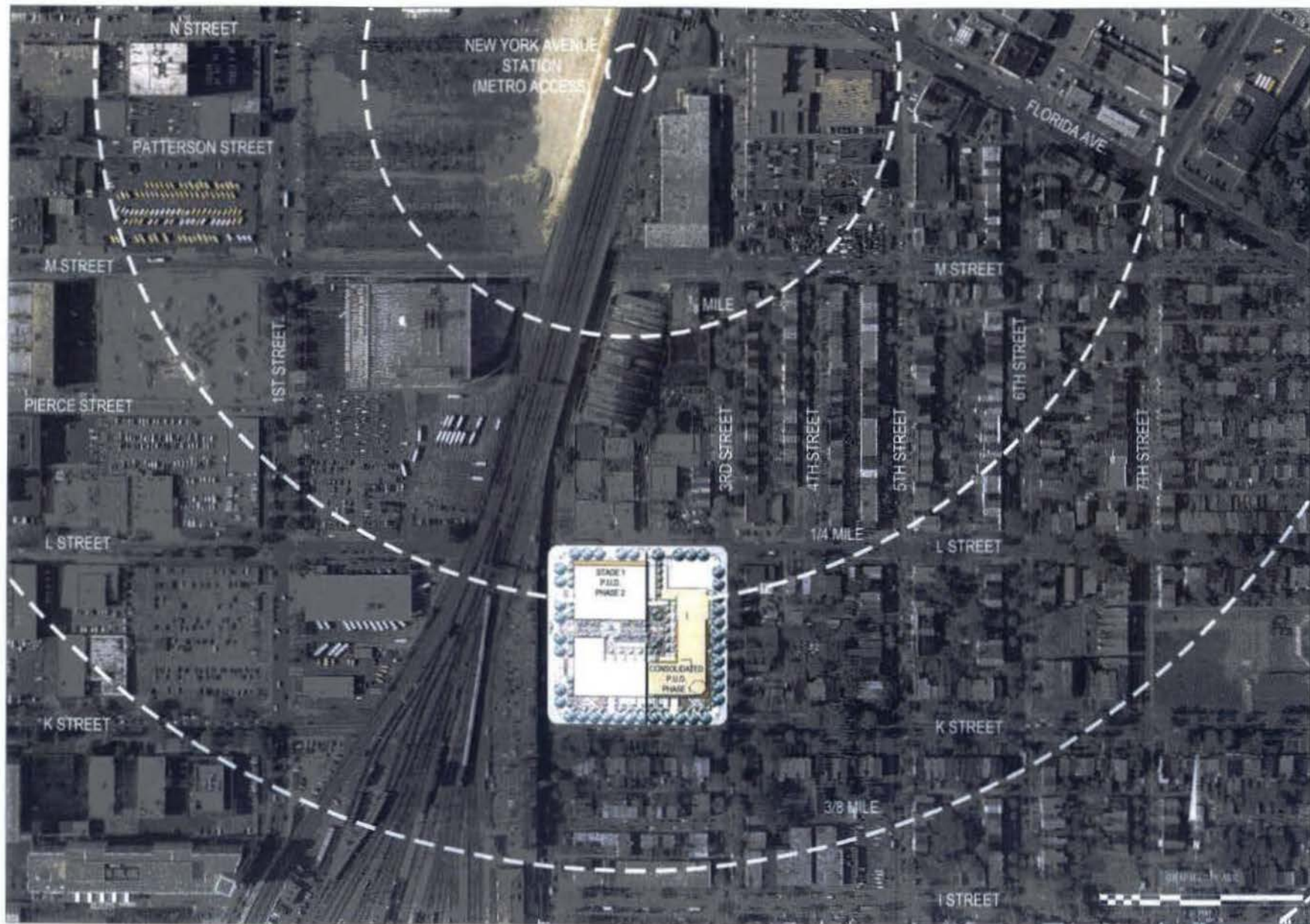
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C.1

GTM
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(202) 333-2000
(240) 333-2000 FAX
Bowman
Bowman Consulting Group, Ltd.
610 North Street
Suite 202
Alexandria, Virginia 22314
Phone: (703) 548-2188
Fax: (703) 548-2188
www.bowmanconsulting.com
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DATE: 01/02/2007
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 PROJECT: 2437-02-001

Bowman
 CONSULTANTS
 1000 Connecticut Avenue, N.W.
 Suite 1000
 Washington, D.C. 20004
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 Fax: (202) 462-1001
 www.bowmanconsultants.com

FLGA LLC
 ENGINEERS

COREN
 CONSULTANTS

CONTEXT PLAN WITH AERIAL OVERLAY
UNION PLACE

WASHINGTON
 DISTRICT OF COLUMBIA

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR DESIGN	01/02/2007

SCALE: 1" = 400'

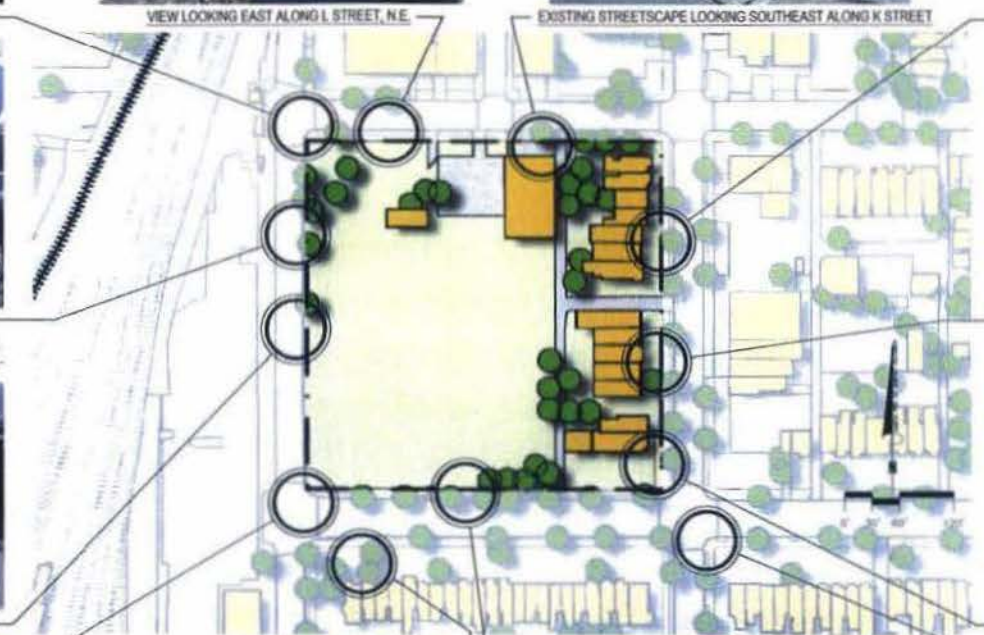
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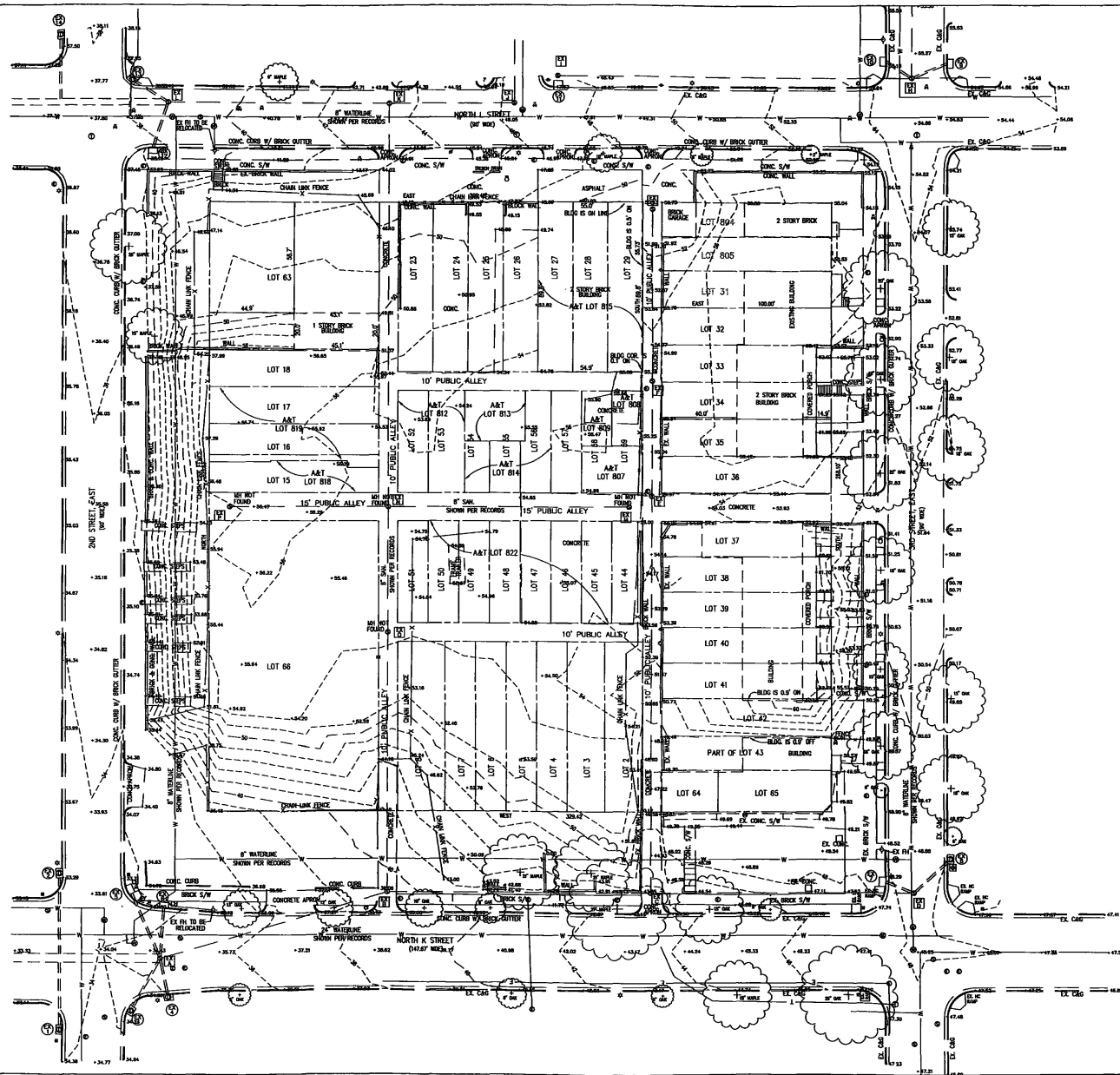
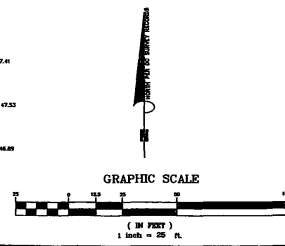
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SEAL

C.3





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(301)331-3001 FAX

Bowman
Surveying & Consulting Group, Inc.
1515 Eisenhower Avenue
Suite 100
Arlington, Virginia 22204
Phone (703)444-0000
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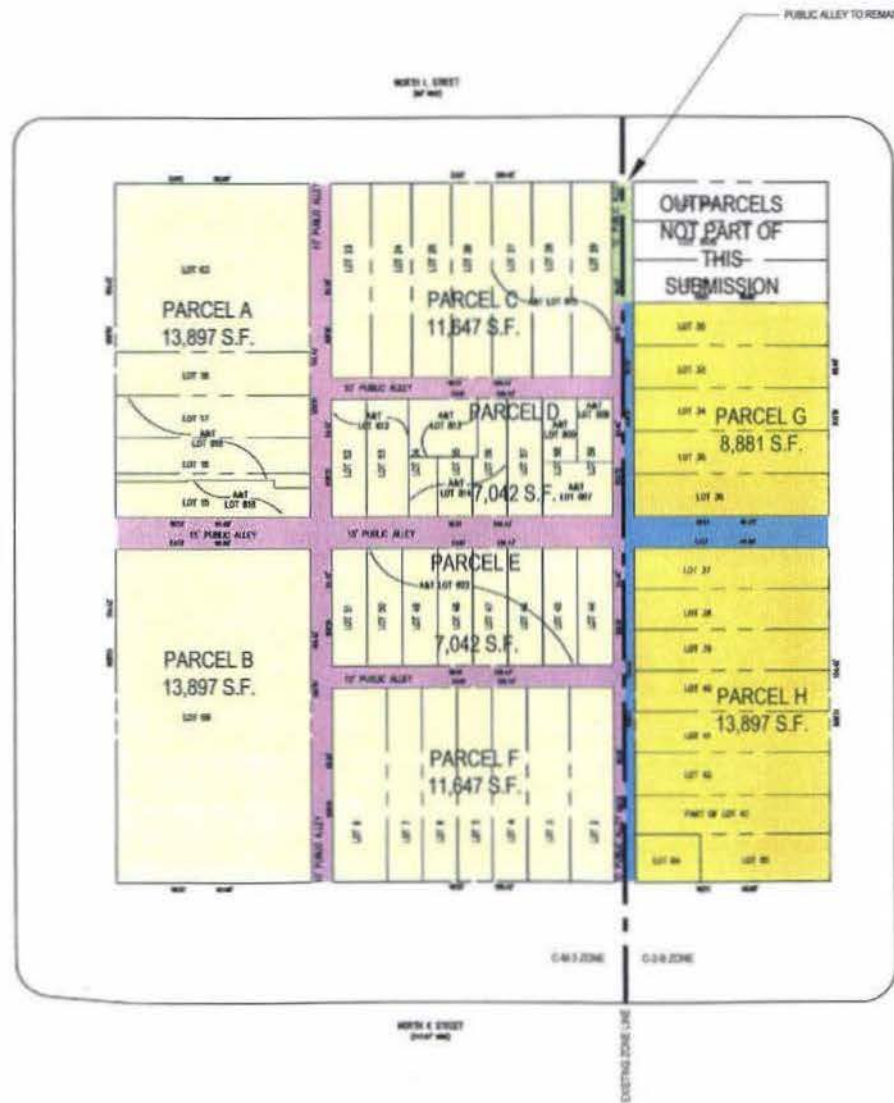
**EXISTING CONDITIONS PLAN
UNION PLACE**

DISTRICT OF COLUMBIA
WASHINGTON

REVISIONS:

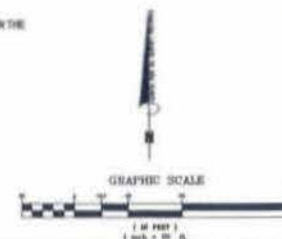
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SURVEYOR & ENGINEER
No. 80078

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CHECKED BY: DAW
SCALE: 1" = 25'
DATE: JANUARY, 2005
PROJECT NO.: 2431-02-001
DRAWING NO.: **C.5**



LEGEND

- ALLEYS TO BE VACATED IN THE C-3-ZONE = 10,438 S.F.
- ALLEYS TO BE VACATED IN THE C-3-B-ZONE = 2,880 S.F.
- PUBLIC ALLEY TO REMAIN = 587 S.F.
- PRIVATELY HELD PROPERTY IN THE C-3-B-ZONE = 22,778 S.F.
- PRIVATELY HELD PROPERTY IN THE C-3-ZONE = 85,172 S.F.



PRELIMINARY SUBDIVISION PLAN UNION PLACE

DISTRICT OF COLUMBIA

WASHINGTON

REVISIONS:



DRAWN BY: GOSWICK
CHECKED BY: DAK
SCALE: 1"=20'
DATE: JANUARY 2005
PROJECT NO: 2431-C2-001
DRAWING NO:

C.6

Bowman CONSULTING

FLGA

COREN COMPANIES

CTM

270 OLD GEORGETOWN ROAD
SUITE 200
BETHESDA, MD 20814
(301) 278-1000
(301) 278-1001

GT M
7725 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(410) 333-3000
(410) 333-3001 FAX

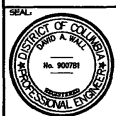
Bowman
Architects
2000 North 17th Street
Suite 200
Arlington, Virginia 22209
Phone: (703) 940-6000
Fax: (703) 940-6000
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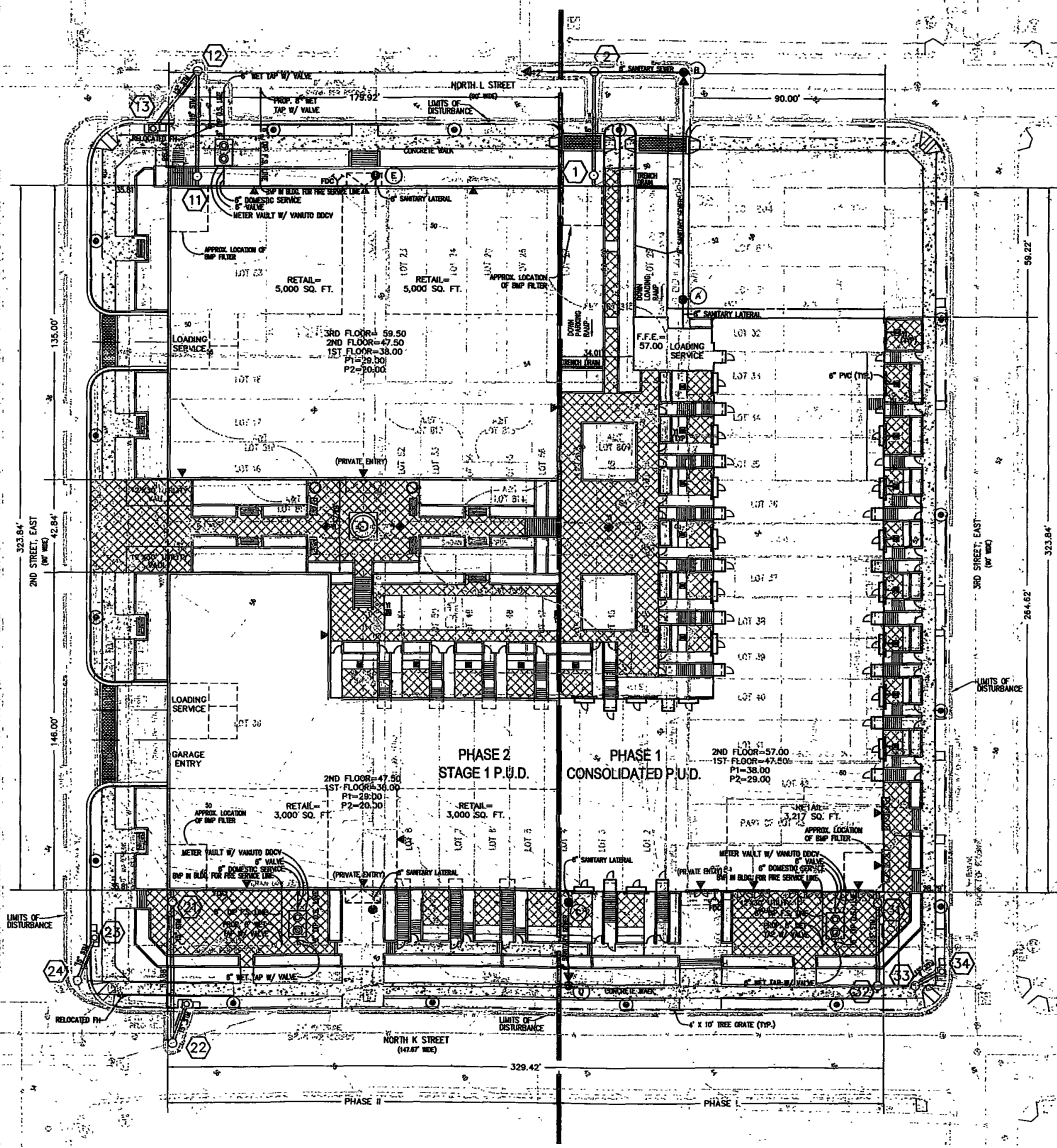
SITE DEVELOPMENT PLAN
UNION PLACE
DISTRICT OF COLUMBIA
WASHINGTON

REVISIONS:



DRAWN BY: GOG/GCL
CHECKED BY: DAH
SCALE: 1"=25'
DATE: JANUARY, 2005
PROJECT NO: 2431-02-001
DRAWING NO:

C.7



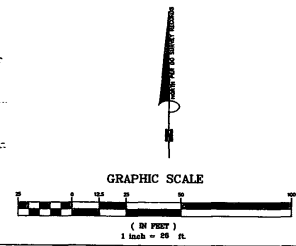
SITE TABULATIONS AND BUILDING CALCULATIONS

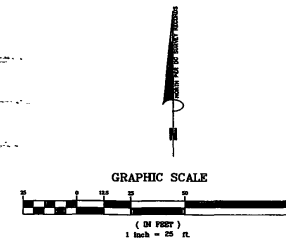
PHASE I: BUILDING A	
TOTAL RESIDENTIAL UNITS	170 UNITS
AREA OF RESIDENTIAL UNITS	193,016 G.S.F.
RETAIL AREA	3,217 G.S.F.
CORE AREA	43,487 G.S.F.
TOTAL BUILDING A AREA	239,720 G.S.F.
PARKING AREA (2 FLOORS)	74,200 G.S.F. (91,600 G.S.F. EA.)
TOTAL PARKING SPACES	170
SITE AREA	42,415 S.F.
F.A.R.	5.57
LOT COVERAGE	27,347 G.S.F. / 42,995 G.S.F. = 64%

AFFORDABLE HOUSING - PHASE I
 TOTAL SITE AREA = 42,415 G.S.F.
 ALLOWABLE G.S.F. BASED ON CURRENT ZONING/ F.A.R.
 16,190 S.F. SITE AREA (ZONED C-M-3) @ 6.0 F.A.R. = 97,140
 G.S.F. 26,805 S.F. SITE AREA (ZONED C-2-B) @ 3.5 F.A.R. = 93,818
 G.S.F.
 PROPOSED G.S.F. BASED ON CURRENT ZONING/ F.A.R. = 239,720 G.S.F.
 SURPLUS BUILDING AREA ABOVE ALLOWABLE F.A.R. = 48,762 G.S.F.
 AFFORDABLE HOUSING REQUIRED (15% OF SURPLUS) = 7,315
 AFFORDABLE HOUSING PROVIDED
 (15% OF RESIDENTIAL AREA) = 28,953 G.S.F.

PHASE II: BUILDINGS B & C	
BUILDING B (15 STORIES)	302,850 G.S.F.
14 @ 9', 1 @ 14'	
RETAIL (1 STORY)	6,000 G.S.F.
RESIDENTIAL (14 STORIES)	296,850 G.S.F.
BUILDING C (12 STORIES)	313,602 G.S.F.
11 @ 10'-8", 2 @ 12'	
RETAIL (1 STORY)	10,000 G.S.F.
OFFICE (10 STORIES)	303,602 G.S.F.
TOTAL BUILDING AREA	616,452 G.S.F.
TOTAL BUILDING FOOTPRINT	42,216 S.F.
PHASE II LOT COVERAGE	42,216 G.S.F. / 58,087 G.S.F. = 73%

PHASES I AND II TOTALS	
TOTAL BUILDING AREA	856,172 G.S.F.
TOTAL SITE AREA	101,082 S.F.
TOTAL F.A.R.	8.47
TOTAL LOT COVERAGE	69,563 G.S.F. / 101,082 G.S.F. = 69%





C.8

MISS UTILITY
 CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND 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 REQUIREMENTS OF THE DISTRICT OF COLUMBIA CODES AND REGULATIONS.

GTM
 7700 OLD GEORGETOWN ROAD
 SUITE 202
 BETHESDA, MD 20814
 (301)333-3000
 (301)333-3001 FAX

Bowman
 Bowman Consulting Group, Inc.
 2330 Eastman Avenue
 Suite 202
 Bethesda, MD 20814
 (301) 983-0000
 Fax: (301) 983-0000
 www.bowmanconsulting.com
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FLGA

COHEN COMPANIES

UTILITY LAYOUT PLAN
UNION PLACE
 DISTRICT OF COLUMBIA
 WASHINGTON

REVISIONS:



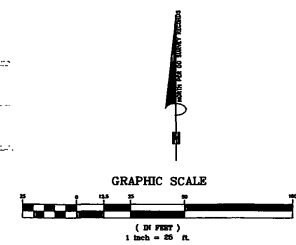
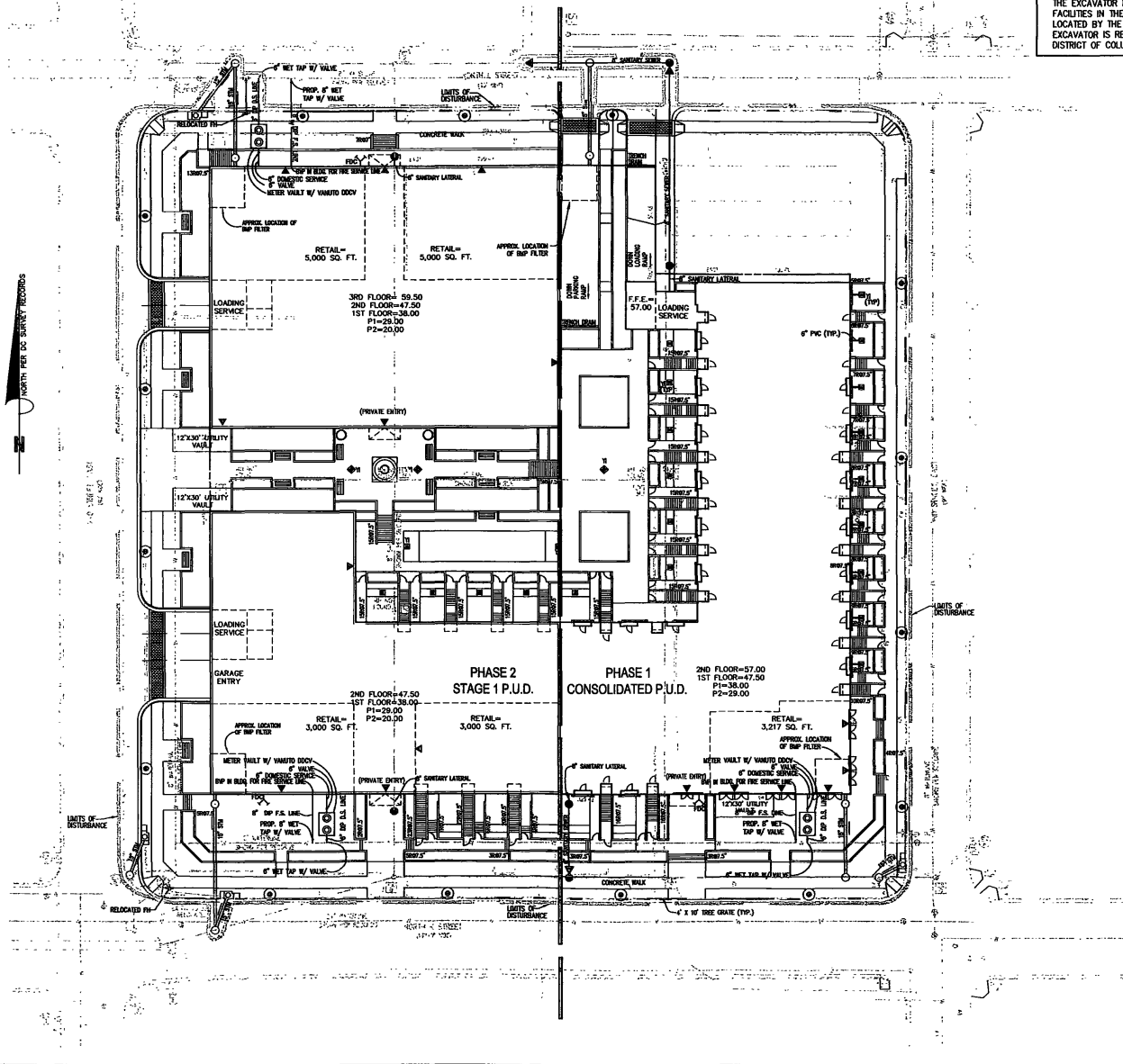
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 PROJECT NO: 2457-02-001
 DRAWING NO:

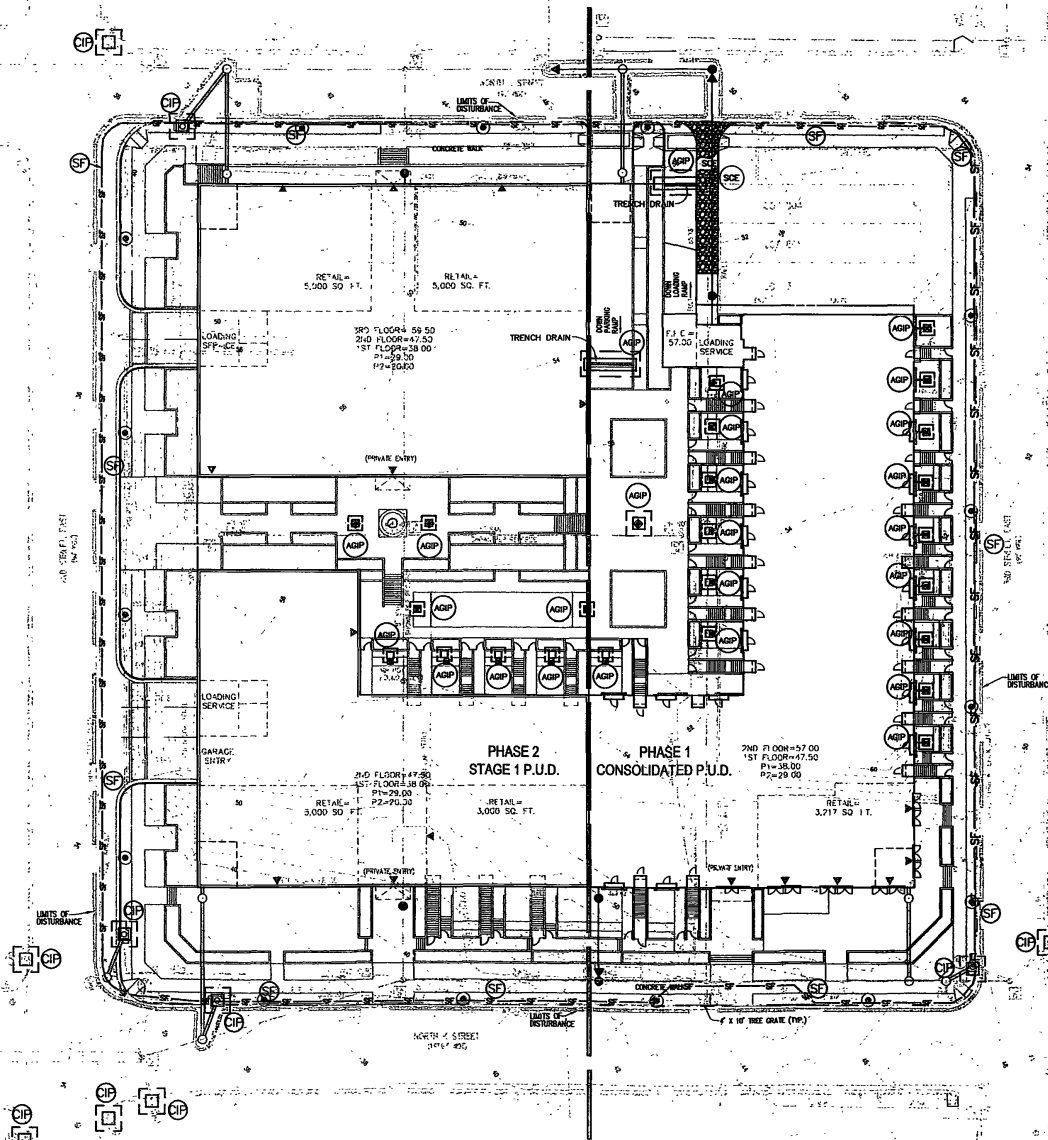
C.9

CAUTION!!
 THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

ESTIMATED WATER AND SANITARY SEWER USAGE	
PHASE 1	
A. NUMBER OF UNITS	170
B. TOTAL POPULATION (2.3 PEOPLE PER UNIT)	391
C. ESTIMATED GALLONS PER PERSON PER DAY	80 GPCD
D. TOTAL AVERAGE DAILY FLOW	31,280 GPD
E. PEAK FLOW (PEAK FACTOR = 4)	125,120 GPD (5.138 MGDS)
RETAIL	
A. AMOUNT OF RETAIL SPACE	5,217 SF
B. TOTAL POPULATION (1 PERSON PER 200 SF)	26
C. ESTIMATED GALLONS PER PERSON PER DAY	18 GPCD
D. TOTAL AVERAGE DAILY FLOW	468 GPD
E. PEAK FLOW (PEAK FACTOR = 4)	1,872 GPD (0.001 MGDS)
PHASE 1 TOTAL	
0.189 MGDS	
PHASE 2	
A. NUMBER OF UNITS	280
B. TOTAL POPULATION (2.3 PEOPLE PER UNIT)	644
C. ESTIMATED GALLONS PER PERSON PER DAY	80 GPCD
D. TOTAL AVERAGE DAILY FLOW	51,520 GPD
E. PEAK FLOW (PEAK FACTOR = 4)	206,080 GPD (9.007 MGDS)
RETAIL	
A. AMOUNT OF RETAIL SPACE	6,000 SF
B. TOTAL POPULATION (1 PERSON PER 200 SF)	30
C. ESTIMATED GALLONS PER PERSON PER DAY	18 GPCD
D. TOTAL AVERAGE DAILY FLOW	540 GPD
E. PEAK FLOW (PEAK FACTOR = 4)	2,160 GPD (0.001 MGDS)
COMMERCIAL	
A. AMOUNT OF RETAIL SPACE	305,802 SF
B. TOTAL POPULATION (1 PERSON PER 200 SF)	1,529
C. ESTIMATED GALLONS PER PERSON PER DAY	18 GPCD
D. TOTAL AVERAGE DAILY FLOW	27,522 GPD
E. PEAK FLOW (PEAK FACTOR = 4)	110,088 GPD (4.628 MGDS)
PHASE 2 TOTAL	
0.438 MGDS	
TOTAL ESTIMATED WATER AND SANITARY SEWER USAGE: 0.618 MGDS	

NOTE
 ALL YARD INLETS AND TRENCH DRAINS TO BE CONNECTED TO BUILDING PLUMBING. CONNECT WITH 6" PVC (TYP) TO BUILDING.





EROSION AND SEDIMENT CONTROL LEGEND			
NO.	TITLE	KEY	SYMBOL
1	STABILIZED CONSTRUCTION ENTRANCE	SEE	
4	SILT FENCE	SP	
60	AT GRADE SILENT PROTECTION	ADP	
62	DEEP SILENT PROTECTION	CDP	

GTH
7735 OLD GEORGETOWN ROAD
SUITE 200
BETHESDA, MD 20814
(410)333-3000
(410)333-2001 FAX

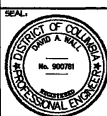
Bowman
Erosion Control Group, Inc.
10000 Rockville Pike, Suite 200
Rockville, Maryland 20854
Phone: (703) 948-0700
Fax: (703) 948-0701
www.bowmaneng.com
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CORHEN
COMPANIES

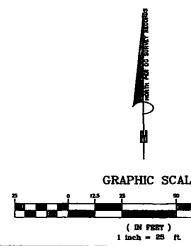
EROSION CONTROL PLAN
UNION PLACE
DISTRICT OF COLUMBIA
WASHINGTON

REVISIONS:



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GOG/ACL
CHECKED BY:
DAW
SCALE:
1"=25'
DATE:
JANUARY, 2005
PROJECT NO:
2431-02-001
DRAWING NO.

C.11





QTH
700 ALL INFORMATION FOR
SITE NO.
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Bowman
ARCHITECTS
1000 15th Street, NW
Washington, DC 20004
Phone: (202) 462-1000
Fax: (202) 462-1001
www.bowmanarchitects.com

FLGA
LANDSCAPE ARCHITECTS

COREN
CORPUS

**SITE CROSS SECTION
UNION PLACE**
DISTRICT OF COLUMBIA
WASHINGTON

REVISIONS



DATE: JANUARY, 2005
PROJECT NO: 2401-03-001
DRAWING NO:

L3



1.0 GENERAL NOTES

1.1 THIS PLAN IS FOR PLANTING ONLY.

1.2 UTILITIES: THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY THE UTILITY OR EQUIVALENT UTILITY. LOCATION COMPANY OF THE PROPOSED CONSTRUCTION. IN ADDITION, THE CONTRACTOR IS TO BE NOTIFIED OF UTILITIES, INCLUDING STORM AND SANITARY SEWERS ARE LOCATED IN THE VICINITY OF THE PROPOSED WORK. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND STAKING THE LOCATION OF ALL EXISTING UTILITIES AND PROTECTING THEM DURING THE WORK AND SHALL BEAR ANY COSTS TO REPAIR UTILITIES DAMAGED AS A CONSEQUENCE OF HIS WORK.

1.3 REQUIREMENTS AND REQUIREMENTS: ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES AND REQUIREMENTS.

1.4 PROTECTION OF EXISTING WORK: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL WORK IN A MANNER THAT PROTECTS COMPLETED WORK BY OTHERS, SUCH AS CURBS, UTILITIES, STORM DRAINAGE, FENCES, DRIVEWAY APPROACHES, DRIVES, VEGETATION, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGE IN KIND RESULTING FROM HIS FAILURE TO COMPLY.

1.5 APPLICABLE STANDARDS: ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE OWNER SHALL RECEIVE TAGS FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS. HARBOR AND OTHER PLANTS ARE OBTAINED FROM THE PLANT LIST. THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY OR CULTIVAR PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (A.A.N.). PLANTS SHALL BE PROVIDED ROOT TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. ALL PLANTING MUST BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE SPECIFICATIONS GUIDELINES (L.S.G.) AS APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, VIRGINIA, AND THE DISTRICT OF COLUMBIA.

1.6 SUBSTITUTIONS: NO SUBSTITUTIONS OF PRODUCTS, PLANT TYPES OR SIZES SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT AND COUNTY REVENUE AGENCY. REQUESTS FOR SUBSTITUTION SHALL BE IN WRITING, AND SHALL STATE THE REASONS FOR THE SUBSTITUTION REQUEST, THE SUGGESTED ALTERNATIVE, AND THE CHANGES IN COST. REQUESTS FOR SUBSTITUTION IN PLANT MATERIALS SHALL STATE THE NAMES OF NURSERIES WHO HAVE BEEN UNABLE TO SUPPLY THE ORIGINALLY SPECIFIED MATERIAL. SEE NOTE 4.3 ON PROPOSED PLANTS LIST.

1.7 QUANTITIES: QUANTITIES OF PLANTS AS SHOWN BY PLANT SYMBOLS ON THE PLAN SHALL GOVERN OVER THE QUANTITIES SHOWN IN THE PLANT LIST. THE CONTRACTOR IS TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. THE LANDSCAPE ARCHITECT SHALL BE ALERTED BY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION.

1.8 PLANTING SEASON: PLANTING SHALL ONLY OCCUR DURING PLANTING SEASONS. SPRING SEASON SHALL BE FROM MARCH 1 TO JUNE 15. FALL PLANTING SEASON SHALL BE FROM SEPTEMBER 1 THROUGH NOVEMBER 15. NO PLANTING SHALL OCCUR WHEN THE GROUND IS FROZEN.

1.9 GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE DURING THE GUARANTEE PERIOD.

1.10 DEAD PLANTS: DEAD PLANTS ARE TO BE REMOVED FROM THE SITE IMMEDIATELY, REGARDLESS OF SEASON, MERELY FROM THE JOB BY THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN AN UP-TO-DATE, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.

1.11 PLANT MATERIAL REMOVAL: NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. EXCEPT WHERE NOTED ON PLANS. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS UNLESS SPECIFICALLY NOTED ON PLANS.

1.12 PLANT COSTS: INSTALLED UNIT PRICES FOR ALL PLANT MATERIALS SHALL BE SUPPLIED TO THE OWNER AND LANDSCAPE ARCHITECT AT THE BIDDING TIME.

2.0 MATERIALS

2.1 SOIL ATTENDMENTS SHALL BE APPLIED ANNUALLY ACCORDING TO THE FOLLOWING CHART:

TREES

SOIL ATTENDMENTS: RATE: SIZE OR SQ. FT.
10-14" FERTILIZER - 3 LBS - 100 SQ. FT.

SHRUBS

SOIL ATTENDMENTS: RATE: SIZE OR SQ. FT.
10-14" FERTILIZER - 3 LBS - 100 SQ. FT.

PERENNIALS & GROUNDCOVERS

SOIL ATTENDMENTS: RATE: SIZE OR SQ. FT.
10-14" FERTILIZER - 3 LBS - 100 SQ. FT.

SEASONAL COLOR, WINTER ANNUAL, BED PREPARATION

SOIL ATTENDMENTS: RATE: SIZE OR SQ. FT.
10-14" FERTILIZER - 3 LBS - 100 SQ. FT.

SEASONAL COLOR, FALL PANSY, BED PREPARATION

SOIL ATTENDMENTS: RATE: SIZE OR SQ. FT.
10-14" FERTILIZER - 3 LBS - 100 SQ. FT.

CONTAINERS / POTS

SOIL ATTENDMENTS: RATE: SIZE OR SQ. FT.
10-14" FERTILIZER - 3 LBS - 100 SQ. FT.

2.2 PLANTS: ALL PLANTS WILL BE NURSERY GROWN. THEY SHALL BE TYPICAL OF THEIR SPECIES, CULTIVAR OR VARIETY. THEY SHALL BE SOUND, HEALTHY, AND VIGOROUS, AND SHALL BE FREE OF DISEASE AND ANY EVIDENCE OF INSECTS. IF IN LEAF, THEY SHALL BE DENSELY FOLIATED, WITHOUT LEAF SPOTS, DISCOLORATION, CURL, WILTING, CHLOROSIS OR DAMAGE. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS, UNLESS SPECIFIED ON THE PLANT LIST. TREES WITH BROKEN, CRACKED OR MULTIPLE LEADERS WILL NOT BE ACCEPTED. TREES WILL BE SELECTED IF THEY HAVE BARK ABRASIONS, SUN SCALD DAMAGE, DISFIGURING KNOTS OR PRUNING CUTS MORE THAN 1/4 INCHES IN DIAMETER WHICH HAVE NOT COMPLETED GROWTH OVER.

2.3 BALLED AND BURLAPPED (B&B) MATERIAL: BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH, OF DIAMETER AND DEPTH TO INCLUDE PRINCIPAL ROOTS, AND MEET THE MINIMUM AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS, LATEST EDITION. ROOT BALLS OF PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM SUN AND DRYING WINDS OR FROST.

2.4 CONTAINER GROWN MATERIAL: ROOTBALL PLANTS WHICH IS LOOSE WITHIN CONTAINER, OR WHICH IS SHALLER THAN THE CONTAINER WHEN REMOVED, SHALL BE REJECTED. PEAT OR FIBER POTTED PLANTS SHALL BE ROOTED THROUGH ALL SIDES AND BOTTOM OF THE POTS.

2.5 DORMANT PROPAGULES (BRANCHES, TREES, COBES AND BURLAPS): SHOOTS AND PRUNINGS SHALL EXHIBIT TURGID AND SHOOTY SHOTS SHALL BE LIGHTLY COLORED. BODIES OF TREES AND BURLAPS SHALL BE RIGID TO THE TOUCH. PROPAGULES WHOSE SHOOTY BODIES ARE SOFT OR FLUENT TO THE TOUCH, OR WHOSE SHOOTY LACK TURGID OR ARE DARK COLORED SHALL BE REJECTED.

2.6 SHADE TREES: CALIPER SHALL BE MEASURED AT 6" (6") INCHES ABOVE THE ROOTBALL. HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF NATURAL GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHES EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE BRANCHES WHICH ARE DAMAGED OR DISTORTED. TREES SHALL BE UNIFORM IN SIZE AND SHAPE.

2.7 SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHES EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.

2.8 TOPSOIL: ACCEPTABLE TOPSOIL SHALL BE A FERTILE, FRAMABLE NATURAL LOAM, UNIFORM IN COMPOSITION, FREE OF STONES, LIFTS, AND OTHER PLANT DEBRIS AND OTHER DANGEROUS MATTER OVER 1 INCH IN DIAMETER. THE SOIL SHALL BE CAPABLE OF SUSTAINING PLANT GROWTH AND HAVE A 5% MINIMUM ORGANIC CONTENT. IN SITUATIONS WHICH REQUIRE A CUSTOM TOPSOIL OR SPECIAL TOPSOIL, THE CONTRACTOR SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT.

2.9 ORGANIC AMENDMENTS: IF ADDITIONAL ORGANIC MATERIAL IS REQUIRED, COMPOST, LEAF LITTER, ECOLOGY - A LOAM PO COMPOSTED SEWAGE SLUDGE PRODUCT, OR OTHER APPROVED ORGANIC MATERIAL SHALL BE THOROUGHLY DESICED INTO THE TOPSOIL AREA.

3.0 INSTALLATION

3.1 SLOPE GRADATIONS: PRIOR TO PLANTING, THE CONTRACTOR SHALL VERIFY THAT CONSTRUCTED GRADES ARE AS INDICATED ON PLANS. THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT IF ADJUSTMENTS TO PLANT PLACEMENT THAT BE REQUIRED DUE TO FIELD CONDITIONS AND FINAL.

3.2 STAKE PLANT LOCATIONS: PRIOR TO PLANTING, THE CONTRACTOR SHALL LAY OUT THE EXTENT OF PLANT BEDS, AND THE PROPOSED LOCATIONS FOR B&B PLANTS FOR REVIEW BY OWNER AND LANDSCAPE ARCHITECT.

3.3 PLANTING FIELD LOCATIONS: THE CONTRACTOR IS TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD TO ACCOMMODATE B&B PLANTS AND OTHER FINISHED PLANTING BEDS SHALL BE GRADED SO AS NOT TO IMPROVE DRAINAGE AWAY FROM BUILDINGS.

3.4 TOPSOIL INSTALLATION: TOPSOIL SHALL BE SPREAD TO FINISH GRADE OVER THE ENTIRE ROUGH GRADED AREA TO BE LANDSCAPED. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 4" AND MOVED INTO THE TOP 2" OF SOIL. AFTER TOPSOIL IS APPLIED, THE SOIL SHALL BE SCARIFIED AS NEEDED TO BREAK UP ANY REMAINING COMPACTION.

3.5 PLANTING HOLES FOR CONTAINER GROWN PLANTS: SHALL BE ONE FOOT (1") DEEP PLUS THE CONTAINER DEPTH IN WHICH THE PLANT HAS BEEN GROWN AND TWO FEET (2") DEEPER THAN THE CONTAINER.

3.6 PLANTING HOLES FOR B&B PLANTS: THE CROWN OF THE ROOTBALL SHALL BE HIGHER AFTER PLANTING THAN THE CROWN OF THE ROOTBALL. THE PLANTING HOLE SHALL BE EXCAVATED TO THE FOOT (1") DEEP PLUS THE ROOTBALL DEPTH AND TWO FEET (2") DEEPER THAN THE ROOTBALL.

3.7 PLANTING B&B PLANTS: THE PLANTING HOLES IN B&B PLANTS REMOVED FOR PLANTING AFTER REMOVAL ALL STONES, ROOTS AND OTHER DEBRIS GREATER THAN 1/2" IN DIAMETER. A TROUSERS HOLE SHALL BE MADE TO THE B&B PLANT. THE CONTRACTOR SHALL FOLLOW THE B&B PLANTING INSTRUCTIONS, FOLLOWING THE BAGGELLING, WATER TO THE POINT OF SOIL SATURATION AND TAMP TO COMPACT THE SOIL AROUND THE PLANT. THE PLANTING HOLE SHALL BE EXCAVATED TO THE FOOT (1") DEEP PLUS THE ROOTBALL DEPTH AND TWO FEET (2") DEEPER THAN THE ROOTBALL.

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4.0 *** TOPSOIL: TOPSOIL REQUIRED FOR SOIL PILES AND SPECIAL SEEDING AREAS SHALL BE PROVIDED BY (OWNER OR CONTRACTOR). THE CONTRACTOR MUST LOAD, Haul, Test, and Spread ALL TOPSOIL AND OTHER SOIL ADDITIVES AS SPECIFIED OR REQUIRED.

4.1 *** SEASONAL COLOR SPACING: LOCATIONS: ALL SEASONAL COLOR SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN IN THE PLANTING DETAIL. IN THIS SET OF LANDSCAPE PLANS, CONTRACTOR IS TO BID ONE YEAR (4 ROTATIONS) OF SEASONAL COLOR BUT ONLY INSTALL THE FIRST ROTATION WHICH IS "M SEASON" AT THE TIME ADJACENT PLANTINGS ARE INSTALLED. WHEN THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE SITE, THE CONTRACTOR'S BID SHALL INCLUDE THE INSTALLATION OF ALL THE ROTATIONS FOR THE YEAR.

4.2 *** BULBS: THE INTENT OF THE PROJECT IS TO HAVE NATURAL DRIFTS OF BULBS, KEEP SHEEPS OF SIMILAR BULBS IN SEPARATE GROUPS.

4.3 *** LANS: THE CONTRACTOR SHALL BE RESPONSIBLE TO REGRADE, HYDRO-SEED, STRAW MULCH, AND TACK ALL EXISTING LAWN AREAS DISTURBED AS THE RESULT OF HIS WORK.

4.4 *** CUSTOM SOIL: ALL EXISTING SOIL SHALL BE REMOVED FROM PERENNIAL BEDS TO A DEPTH OF 12" AND REPLACED WITH SOIL MIX PER THE CUSTOM SOIL MIX DETAIL IN THIS SET OF LANDSCAPING PLANS.

4.5 *** PROPER PLANTS: CENTER OF DARK CIRCLES OR BOXED PLANT CODES ON PLANTING PLANS REPRESENT COUNTY PROFFERED PLANT LOCATIONS. NO SUBSTITUTIONS OR RELOCATIONS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY COUNTY. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED SHOULD THE RELOCATION OR SUBSTITUTION OF ANY PROFFERED PLANTS BE NECESSARY.

4.6 *** HANGING BASKETS: CONTRACTOR TO PROVIDE AND INSTALL HANGING BASKETS (B&B ON PLANT LIST). WIRE BASKETS SHALL BE 22" TO 24" MINIMUM MOUTH GREEN HEAVY GAUGE WIRE BASKETS WITH FOUR 18" LONG GREEN VINYL COATED CHAINS ARE TO BE JOINED TOGETHER WITH ONE LARGE 1/2" HOOK AT TOP AND HANG FROM AN INSTALLED 1/4" EYE BOLT. BASKET SHALL BE PREPARED WITH AN OUTSIDE LAYER OF SPAGNUM MOSS ROLLED INWARD ALONG THE EDGE OF THE BASKET TO FORM A LIP. A LAYER OF PLASTIC SHOULD BE INSTALLED AGAINST THE TISSUE AND SOIL MIX ADDED. INCORPORATE ONE-FOURTH TEASPOON OF TERROSOLO (OR APPROVED EQUIVALENT) AND ONE-FOURTH CUP OF OSPOCITE 14-14-14 MOVED INTO TOP 4" OF SOIL. SEE PLANT LIST FOR PLANT SELECTION.

4.7 *** GUIDELINES: ALL PLANTING SHALL CONFORM TO THE REQUIREMENTS OF (STATE) DEPARTMENT OF TRANSPORTATION'S GUIDELINES.

4.8 *** PLANTERS: IN FREE STANDING PLANTERS INCORPORATE INTO POTTING SOIL GRANULAR TERROSOLO CRYSTALS OR APPROVED EQUAL FOR MOISTURE RETENTION PER MANUFACTURERS SPECIFICATION. PLANTERS ARE TO BE LINED WITH FIRST-FILTER FABRIC OR APPROVED EQUAL AND TO HAVE HOLES IN BOTTOM. PLANTING SIZES ARE TO BE PROVIDED.

4.9 *** SEASONAL COLOR SOIL BEDS: ALL SEASONAL COLOR BEDS ARE TO BE BERTHED WITH A SOIL MIX ON A CASE BY CASE BASIS BETWEEN 45 FEET (OR 2 METERS) - 12 FEET (OR 3.6 METERS) AS NECESSARY TO SHOWCASE ANIMALS WITHIN THE PLANT BED. NOTE: DO NOT BLOCK DRAINAGE FLOW WITH BERTHING.

4.10 *** VINES: ATTACH ALL VINES AND ESPECIALLY PLANTS TO TRELLIS AND FENCE WITH GALVANIZED HOOKS AND NAILS. REMOVE ALL PLANT ATTACHMENT COMPONENTS WHICH ARE SUPPLIED WITH THE PLANT.

4.11 *** SPECIFIC TREES: HIGH PROFILE TREES AT THE ENTRY TO CURVE/LEASING OR FRONT OF SIGN SHALL USE LEAST VISIBLE TREE STAKING TECHNIQUES. SEE DETAILS IN THIS SET OF LANDSCAPE PLANS.

PLANT LIST

LARGE SHADE TREES:
2 1/2" CALIPER, 14' IN HEIGHT, DBH

AUTUMN PLANT MAPLE
OCTOBER GLORY MAPLE
MARSHALL SEEDLESS ASH
TULIP POPLAR
BLOODGOOD LONDON PLANTREE
MILLOW OAK
NORTHERN RED OAK

SMALL SHADE TREES:
2" CALIPER, 12' IN HEIGHT, DBH

CHAMPELLE CALLEARY PEAR
PRINCESTON SENTRY GINGGO

ORNAMENTAL TREES:
1 1/2" CALIPER, 12' IN HEIGHT, DBH

CHILIFUS SERVICEBERRY
AUTUMN BELLICANCE SERVICEBERRY
ABUNDANT JAPANESE MAPLE
HERITAGE ROVER BIRCH
PINKBLOSSOM PINKBLOSSOM
CLIPNED NEW DOGWOOD
TILEY MAY DOGWOOD
CRIMSON GLOD ENGLISH HAWTHORN
SWEET HAWTHORN
COLLIERMAN SWEET CHERRY
HAWAIIAN ORIENTAL CHERRY
YOSHINO CHERRY
OCEAN CHERRY

LARGE EVERGREEN TREES:
2 1/2" CALIPER, 12' IN HEIGHT, DBH

DOODAR CEDAR
LEAF-LAND CYPRESS
FOSTER HOLLY
HAWAIIAN HOLLY
EPHEDRA GREEN ARBORESCENS
EASTERN RED CEDAR
NORWICH SPRUCE
SERBIAN SPRUCE
EASTERN WHITE PINE

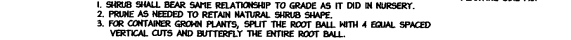
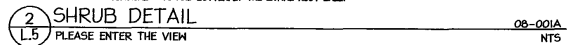
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2 1/2" CALIPER, 12' IN HEIGHT, DBH

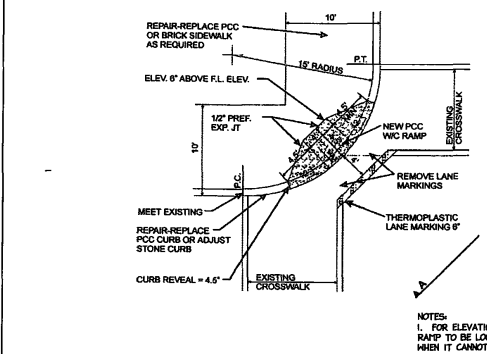
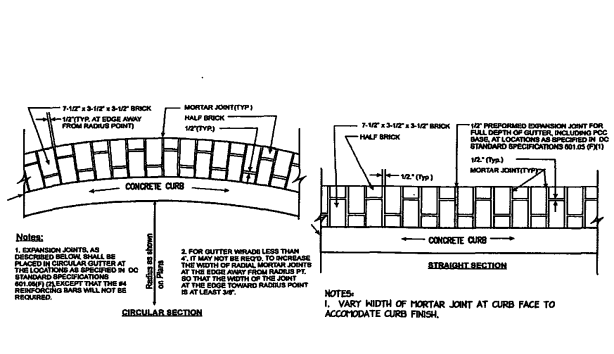
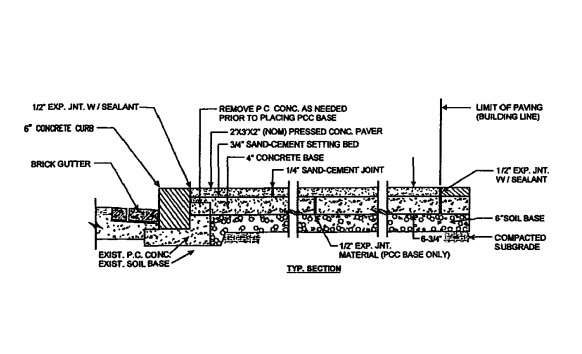
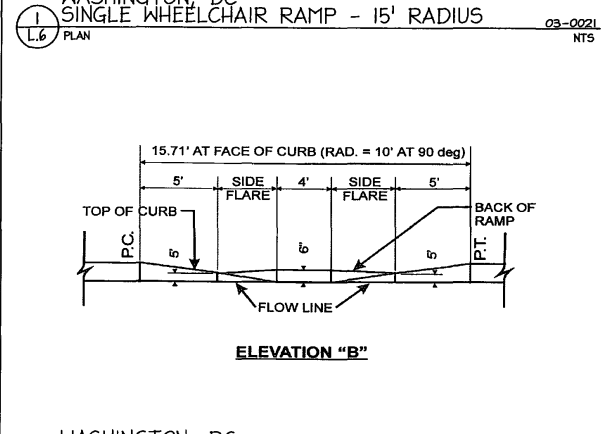
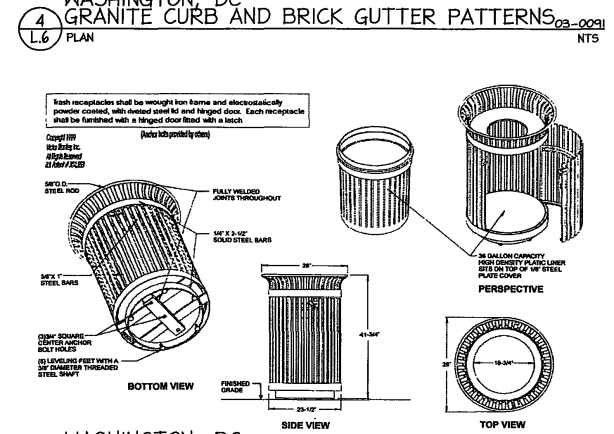
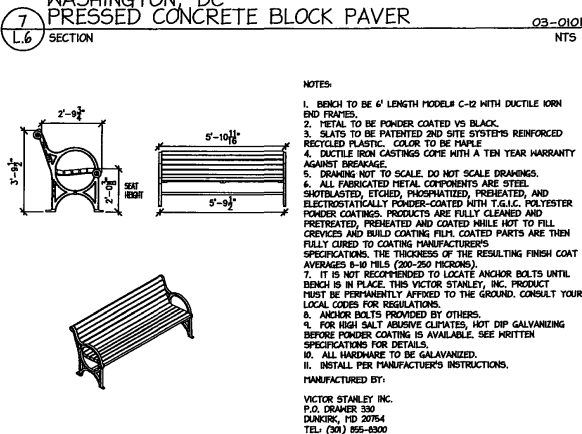
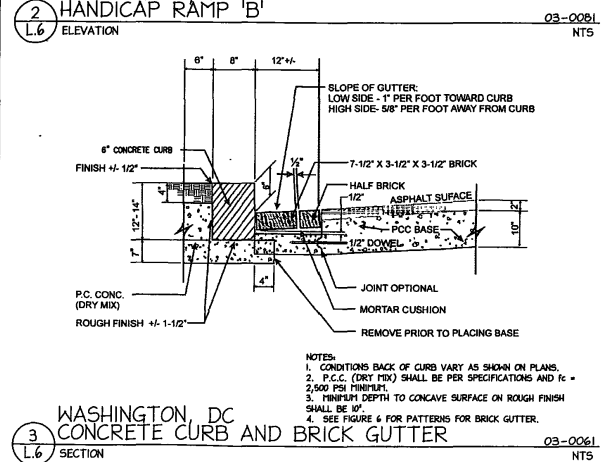
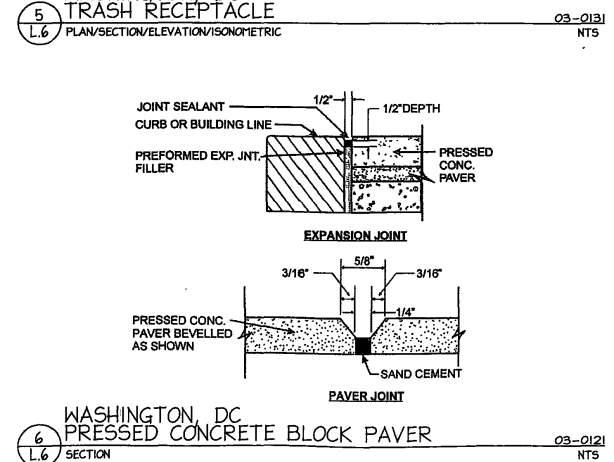
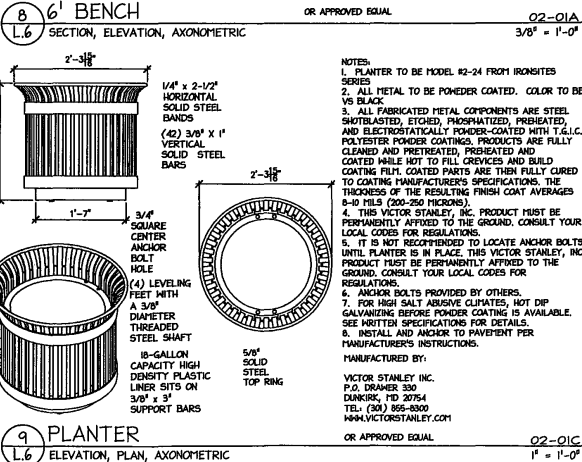
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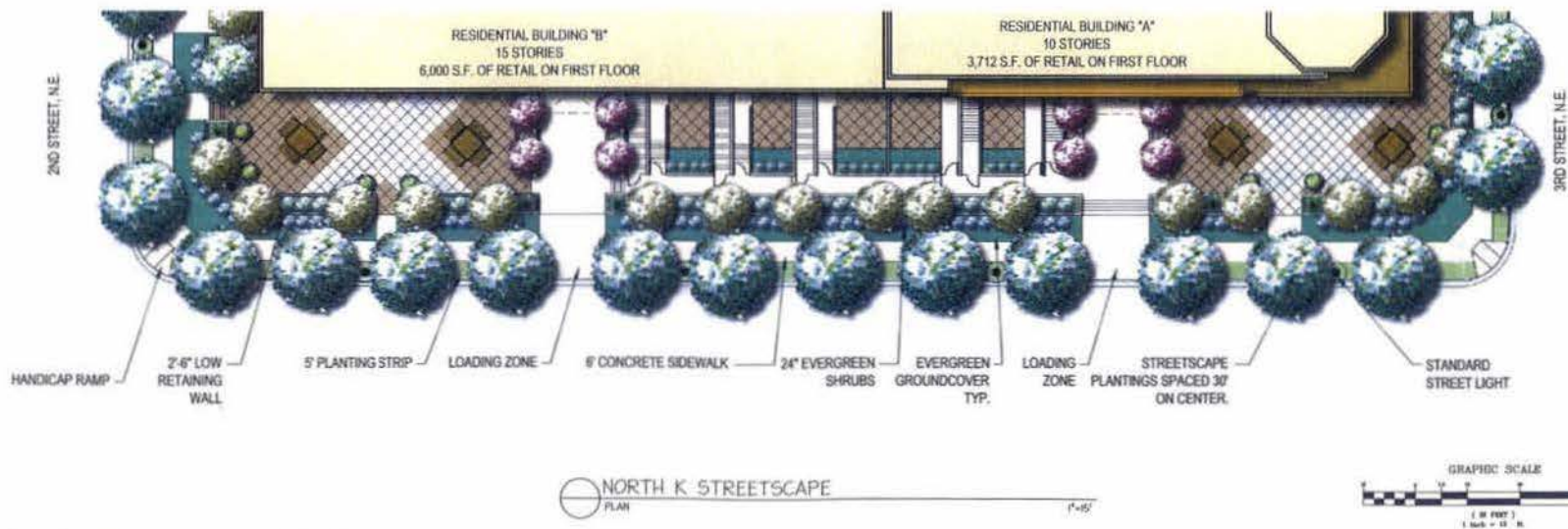
LARGE EVERGREEN TREES:
2 1/2" CALIP



5 GROUND COVER SPACING 08-005A
L5 NTS







NOTES:

1. HARDSCAPE AND LANDSCAPE PLANS ARE SCHEMATIC AND ARE NOT FOR CONSTRUCTION.
2. ALL HARDSCAPE AND LANDSCAPE DETAILING IS SUBJECT TO CHANGE BY THE OWNER, DURING FINAL ENGINEERING DESIGN AND DURING THE PHASE 2-STAGE 2 PUD SUBMISSION.

SECTION

STREETSCAPE ENLARGEMENT 1
UNION PLACE
DISTRICT OF COLUMBIA
WASHINGTON

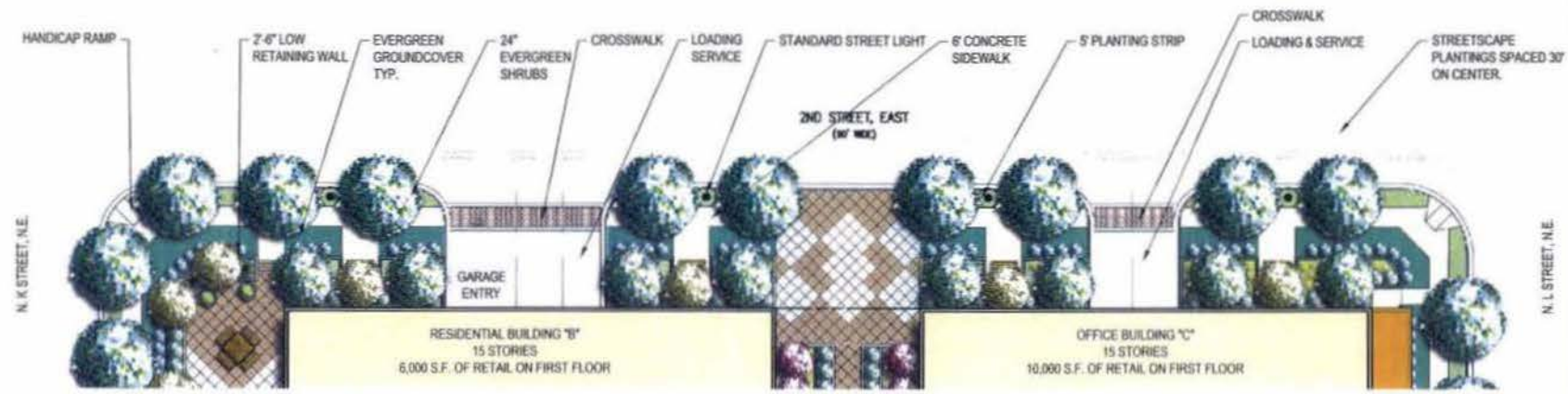
DATE: JANUARY, 2009
PROJECT NO: 245T-02-001
DRAWING NO: **L7**

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CHECKED BY: CHAN
SCALE: 1"=10'
DATE: JANUARY, 2009
PROJECT NO: 245T-02-001
DRAWING NO: **L7**

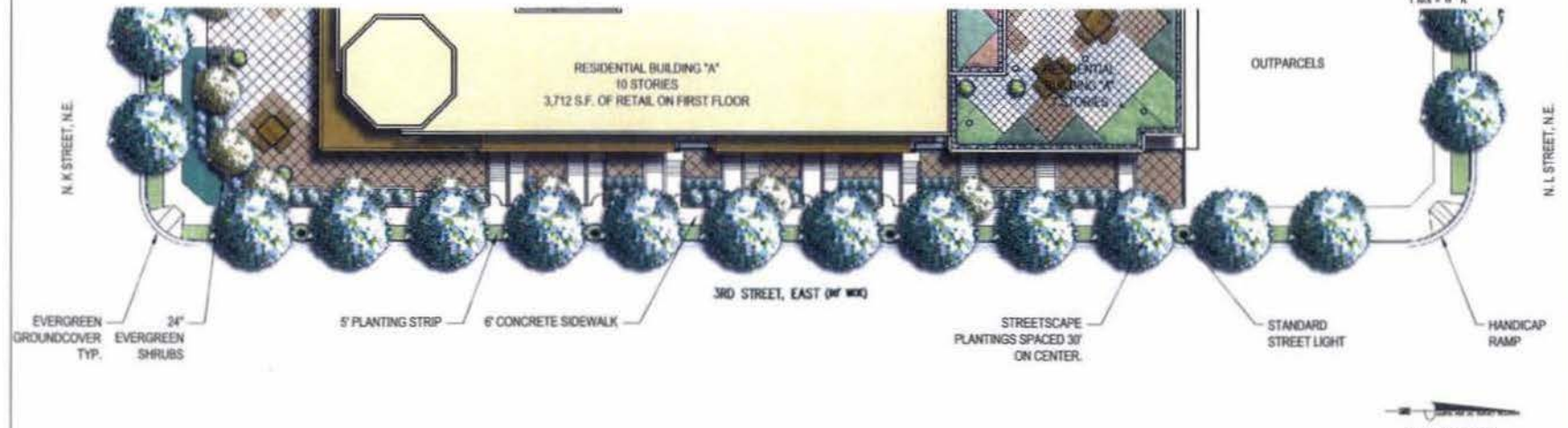
ELGALL
CORNER COMPANIES

BOWMAN
1775 OLD GEORGETOWN ROAD
SUITE 100
BETHESDA, MD 20814
(301) 461-1000
www.bowman.com

U.S. DEPARTMENT OF COMMERCE
OFFICE OF ECONOMIC DEVELOPMENT
WASHINGTON, D.C.



2ND STREET EAST STREETSCAPE
 PLAN



3RD STREET EAST STREETSCAPE
 PLAN



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GROUP C - SEDUM CRISTATUM



GROUP B - SEDUM CAUTICOLA 'LIDAMEIKE'



GROUP B - OROSTACHYS BODINIERI



GROUP B - DELOSPERMA 'STARBURST'



GROUP B - DELOSPERMA ABURDENENSE



GROUP C - SEDUM ALBUM MIKANTHUM



GROUP A - SEDUM FLOERUM 'BURGUNDIAN BLUE'



GROUP C - SEDUM ALBUM SPP. CILIATUM



GROUP A - DELOSPERMA NUBIGENUM 'BASUTOLAND'



GROUP D - SEDUM ALBUM SPP. CILIATUM



GROUP D - SEDUM 'PAU-PLACEM' 'WAXWING'



GROUP E - SEDUM ALBUM CORAL CASTLE



GROUP E - SEDUM ALBUM CORAL CASTLE



GROUP D - SEDUM ALBUM CORAL CASTLE



GTN
7700 OLD ROCKSTOWN ROAD
SUITE 100
ARLINGTON, VA 22204
(703) 520-1100
www.gtn.com

Bowman
Planting & Maintenance
10000 Bowman Road
Suite 100
Arlington, VA 22204
(703) 520-1100
www.bowmanplant.com

FLCA

COREN
COMPANIES

GREEN ROOF AMENITY PLAN
UNION PLACE

DISTRICT OF COLUMBIA

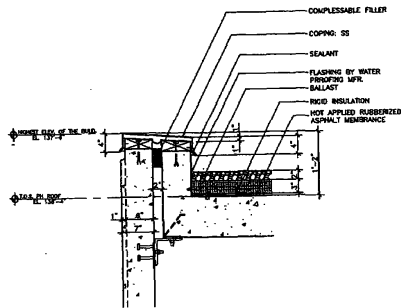
WASHINGTON

REVISIONS:

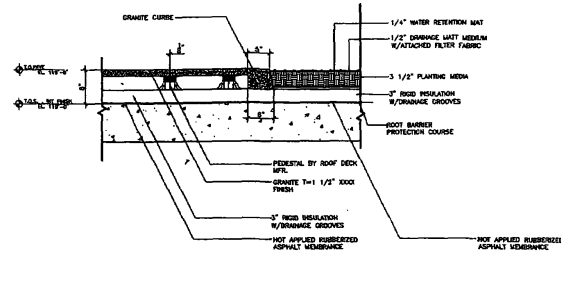
NO.	DATE	DESCRIPTION

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CHECKED BY: GORVING
SCALE: 1"=4'
DATE: JANUARY, 2009
PROJECT NO: 2451-02-001
DRAWN BY: GORVING

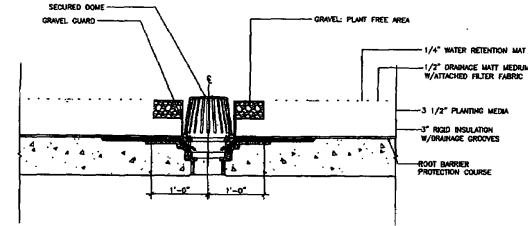
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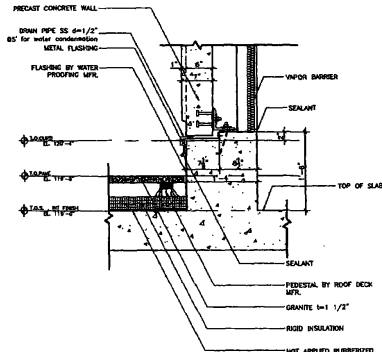
1 DRAINAGE AREA DETAIL - PARAPET
L10 SECTION



4 PEDESTAL PAVES - GREENROOF CONNECTION DETAIL
L10 SECTION



7 ROOF DRAIN CROSS SECTION
L10 SECTION



2 WALL AND SLAB CONNECTION
L10 SECTION

5.0 LITE-TOP ROOF GARDEN SOIL MIX

A. Provide a mix using the three components listed below that will meet the ASTM standards as follows:

Stallite 3/8\"/>

* Increase or decrease volume to meet weight requirement.
roof garden mix
Estimated weight of 50% Expanded Slate: 10% sand: 10% compost
1 cubic foot estimated (not drained) 81.2 pounds per cubic foot
1 cubic foot tamped damp 88.3 pounds per cubic foot
1 cubic foot tamped, wet and drained 79.4 pounds per cubic foot

5.1 PLANTER AND ROOT ZONE COMPONENTS

A. USGA Root Zone Sand

1. Grain Size Distribution (ASTM C136-95A)

Sieve Size	% Retained
2.00 mm	<3%
1-2 mm	10% max
0.5 - 1 mm	45% max
.25 - .5 mm	35% - 75%
.15 - .25 mm	15% max
.05 - .15 mm	5% max

B. 3/8\"/>

1. ASTM C29 Unit Dry Weight loose (48 lb./cf to 55 lb./cf)

2. ASTM C127 Specific Gravity: 1.45 to 1.60, SSD

3. ASTM C330: ASTM Gradation 3/8\"/>

3/8\"/>

4. Absorption (ASTM C127) No more than 12%

5. The expanded slate must contain no clay lumps or any organic impurities.

5.1 Soil Components cont.

C. Compost

- Compost must be certified and derived from a non-sewage sludge feedstock source. The addition of yard waste to the composting process must also meet certification requirements.
- The compost must have a minimum thermophilic bioreduction time of four months with aeration management based on temperature monitoring.
- Thermophilic temperatures must be sustained at or above 150 degrees Fahrenheit for eight weeks for weed seed and pathogen sterilization.
- Finished compost must be screened to minus 1/2\", protected from and free from any outside contaminants during and after screening and curing.
- The finished compost must fall below the following soluble nutrient limits:

Ammonium (NH4-N)	30 PPM
Nitrate	200 PPM
Soluble salts	5.50 mmol/cm

pH must fall between 6.0 and 8.0

Metals and contaminants must meet or exceed EPA Standard 40

5.2 MIXING Procedure

A. Compost and USGA Sand Blending

- Mechanically mix 2 parts sand to 1 part compost to provide a uniform distribution of the components.
- Inadequate Moisture Content: Do not work planting medium when moisture content is low that dust will form in the air.
- Do not work planting medium when the moisture content is high enough that excessive compaction will occur. Aerate planting medium until moisture content is uniformly reduced as necessary to achieve optimum compaction.

B. Final Mixing With PermaTill Expanded Slate

- Saturate the PermaTill Expanded Slate with water to ensure proper soil distribution.
- Mechanically mix 9 parts of the sand/compost blend with 11 parts of the wetted PermaTill until a uniform distribution of the components is achieved.
- When stockpiling the finished mix, cover the pile with a plastic tarp to prevent drying out or soil separation from rain.
- To reduce pH add 0.25 lb. Of elemental sulfur per cubic yard of soil mix to lower pH 0.5 to 1.0 unit.

5.3 Drainage Ballast or Fill Material

5.3.1 1/2\"/>

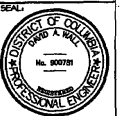
- Place expanded slate directly over the drainage system at specified depth to meet fill and grade shape requirement.
- Cover ballast with approved filter cloth before placing soil mix or surface treatment.

GREEN ROOF DETAILS
UNION PLACE

DISTRICT OF COLUMBIA

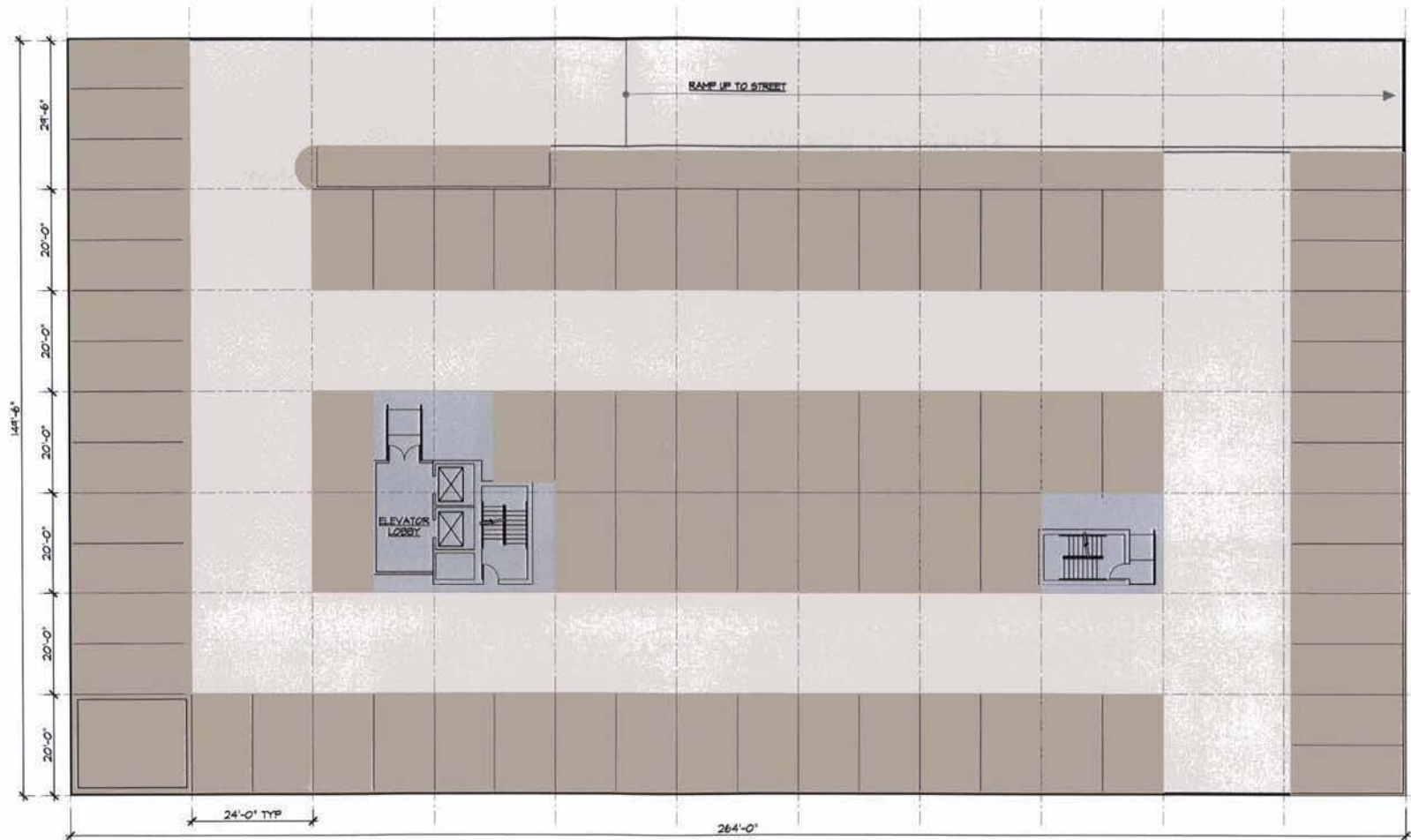
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L10



(P) PARKING LEVEL
SCALE: 3/16" = 1'-0"

PARKING INFORMATION	
GARAGE LEVEL	# OF SPACES
LEVEL 1	79
LEVEL 2	91
TOTAL SPACES THIS FLOOR: 170	

GTM
7735 OLD GEORGETOWN ROAD
SUITE 300
BETHESDA, MD 20814
(301)533-2800
(301)533-2863 FAX

Bowman
Bowman Consulting Group, Ltd.
2725 Backhouse Avenue
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Alexandria, Virginia 22304
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Fax: (703) 449-4781
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3 THIRD FLOOR
SCALE: 3/8" = 1'-0"

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BETHESDA, MD 20814
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(301)333-2001 FAX

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4 FOURTH FLOOR
 SCALE: 3/8" = 1'-0"

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 (301) 333-2001 FAX

Bowman
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5 FIFTH FLOOR
 SCALE: 3/8" = 1'-0"

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 7735 OLD GEORGETOWN ROAD
 SUITE 300
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 (703)333-2000
 (703)333-3001 FAX

Bowman
 Bowman Consulting Group, Ltd.
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6 SIXTH FLOOR
SCALE: 3/8" = 1'-0"

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7735 OLD GEORGETOWN ROAD
SUITE 300
BETHESDA, MD 20814
(202) 313-2000
(202) 313-2001 FAX

Bowman
Bowman Consulting Group, LLC
1717 Eastman Avenue
Suite 300
Alexandria, Virginia 22314
Phone: (703) 644-0700
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7 SEVENTH FLOOR
 SCALE: 3/8" = 1'-0"

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 7735 OLD GEORGETOWN ROAD
 SUITE 700
 BETHESDA, MD 20814
 (410)333-2000
 (410)333-2001 FAX
Bowman
 Bowman Consulting Group, LLC
 1215 Eastview Avenue
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8 EIGHTH FLOOR
SCALE: 3/8" = 1'-0"

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(301) 333-2001 FAX

Bowman CONSULTING
Bowman Consulting Group, LLC
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9 NINTH FLOOR
SCALE: 3/8" = 1'-0"

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SUITE 200
BETHESDA, MD 20814
(301) 333-2000
(301) 333-2001 FAX

Bowman
CONSULTING
Bowman Consulting Group, LLC
1111 Eastwood Avenue
Suite 302
Alexandria, Virginia 22304
Phone: (703) 845-0188
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TENTH FLOOR
SCALE: 3/8" = 1'-0"

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SUITE 300
BETHESDA, MD 20814
(301) 310-2800
(301) 310-1100 FAX

Bowman CONSULTING
Bowman Consulting Group, LLC
1710 Eastman Avenue
Suite 100
Baltimore, Maryland 21204
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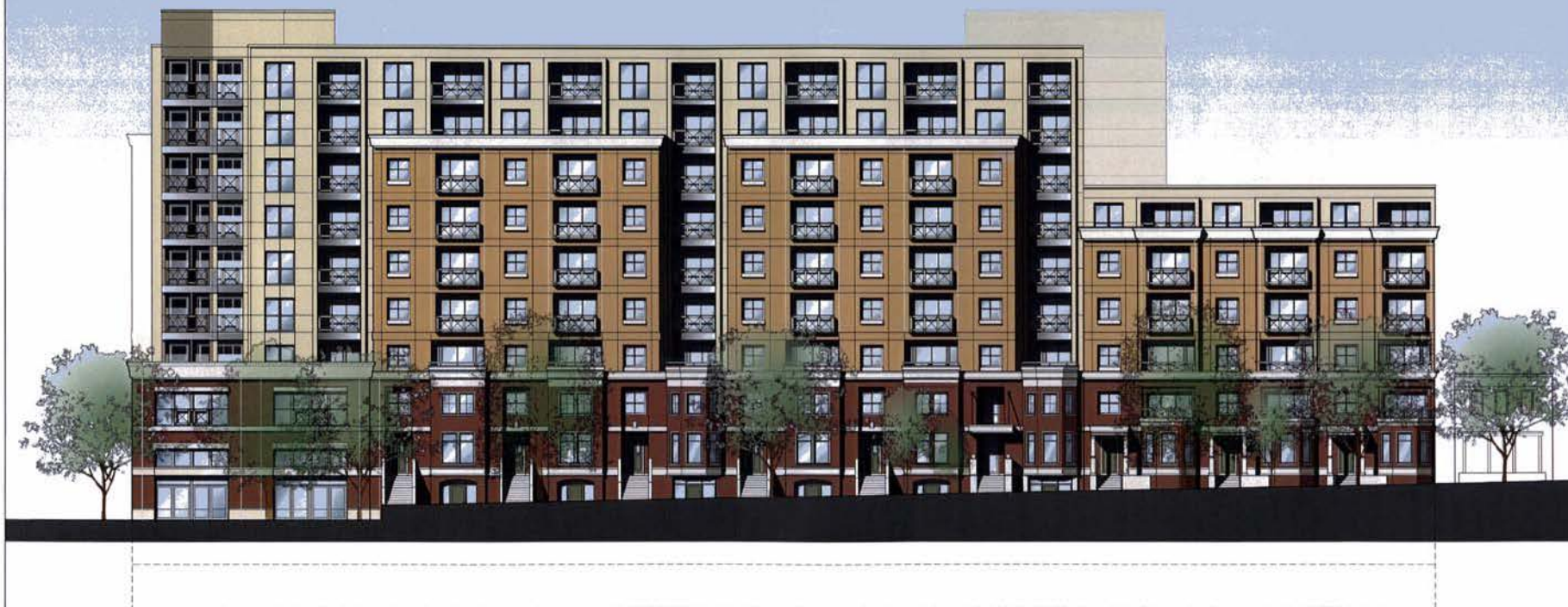
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1 3RD STREET ELEVATION - LOOKING WEST
SCALE: NTS



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SUITE 700
BETHESDA, MD 20814
(240)333-2000
(240)333-1001 FAX



Bowman Consulting Group, LLC
2331 LANTANA AVENUE
SUITE 500
ALEXANDRIA, VIRGINIA 22304
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① K STREET ELEVATION - LOOKING NORTH
SCALE: NTS



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SUITE 300
BETHESDA, MD 20814
(202)333-3000
(202)333-3081 FAX



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Suite 300
Alexandria, Virginia 22314
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1 COURTYARD ELEVATION - LOOKING EAST
SCALE: NTS

2 COURTYARD ELEVATION - LOOKING SOUTH
SCALE: NTS

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SUITE 200
BETHESDA, MD 20814
(301)319-2000
(301)319-2000 FAX

Bowman
CONSULTANTS
Bowman Consulting Group, Ltd.
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Suite 300
Alexandria, Virginia 22304
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CONSULTING GROUP, LLC
Bowman Consulting Group, LLC
2111 Quarterman Avenue
Suite 500
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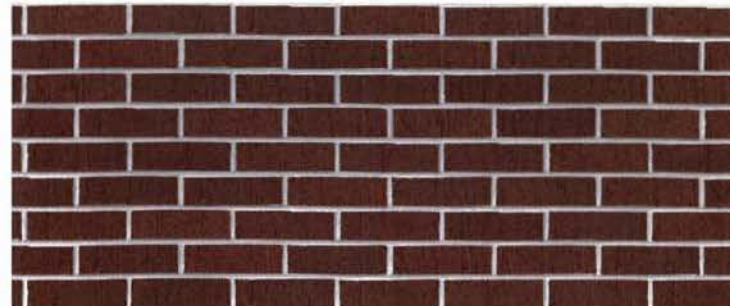
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SUITE 202
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CONSULTANTS
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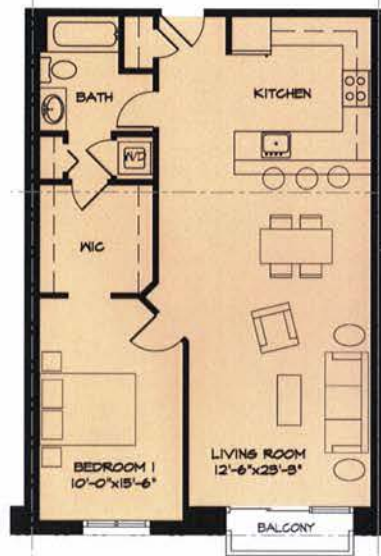
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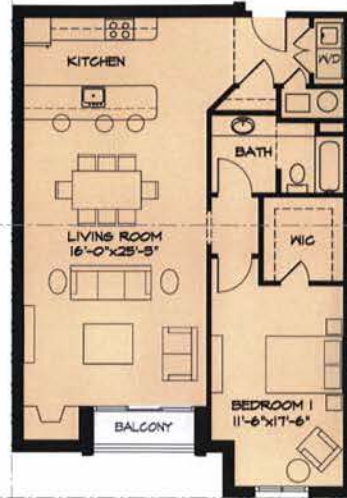
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① TYPICAL 1 BEDROOM UNIT - A
SCALE: 3/32" = 1'-0"



② TYPICAL 1 BEDROOM UNIT - B
SCALE: 3/32" = 1'-0"



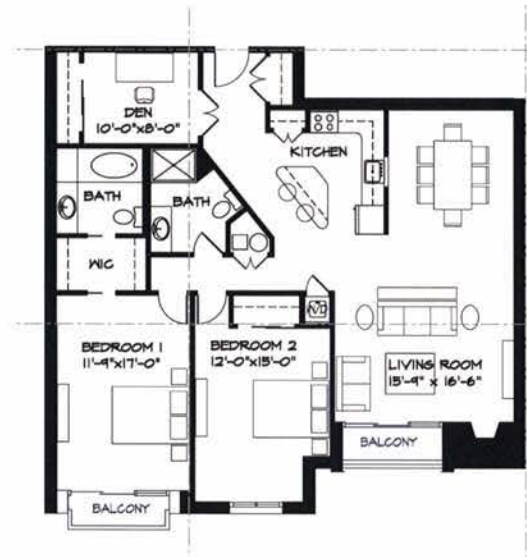
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① TYPICAL 2 BEDROOM UNIT - A
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② TYPICAL 2 BEDROOM UNIT - B
SCALE: 3/32" = 1'-0"



② TYPICAL 2 BEDROOM W/DEN
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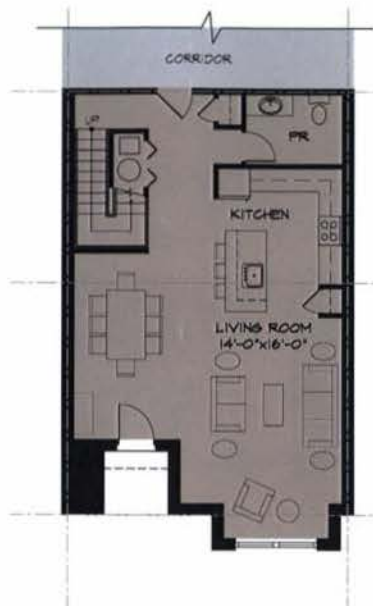
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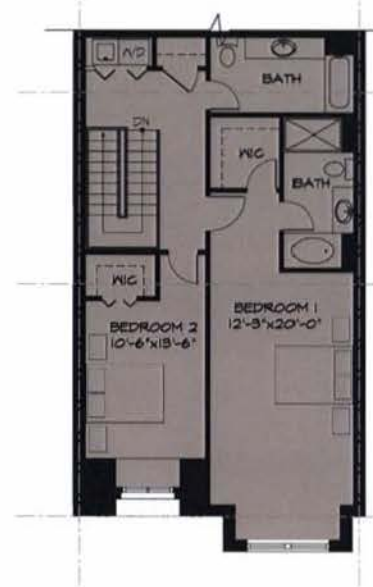
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1 TYPICAL 3 BEDROOM UNIT
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2 2 BR DUPLEX - ENTRY LEVEL
SCALE: 3/32" = 1'-0"



3 2 BR DUPLEX - UPPER LEVEL
SCALE: 3/32" = 1'-0"

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