

PHASE 1 - CONSOLIDATED P.U.D.

PHASE 2 - STAGE I P.U.D.

UNION PLACE

WASHINGTON, D.C.

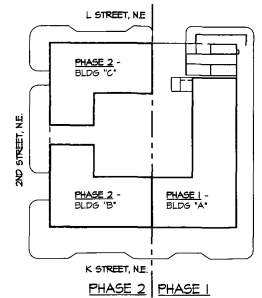


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INITIAL APPLICATION AND PRE-HEARING SUBMISSION – PART A
ZONING COMMISSION CASE NO. 05-36
(AS ORIGINALLY SUBMITTED SEPTEMBER 13, 2005, IN CASE NO. 01-28TE)
NOVEMBER 28, 2005

ZONING COMMISSION
CASE NO. 05-36
EXHIBIT NO. 5A2
ZONING COMMISSION
District of Columbia
CASE NO.05-36
EXHIBIT NO.5A2

SITE DIAGRAM



SITE TABULATIONS & BUILDING CALCULATIONS

PHASE I - BUILDING A	
TOTAL RESIDENTIAL UNITS	202 UNITS
BUILDING A (10 STORIES)	
RETAIL AREA	3,211 GSF
CORE AREA	40,365 GSF
RESIDENTIAL	193,216 GSF
TOTAL NET RESIDENTIAL AREA	
	177,753 NSF
TOTAL PHASE I AREA	240,941 GSF
PARKING AREA (2 FLOORS)	79,434 GSF (39,717 GSF EA)
TOTAL PARKING SPACES	177
SITE AREA	42,995 SF
FAR	5.60
PHASE I LOT COVERAGE	27,391 GSF / 42,995 GSF = 64%

AFFORDABLE HOUSING - PHASE I	
TOTAL SITE AREA	= 42,995 GSF
ALLOWABLE GSF BASED ON CURRENT ZONING/ FAR	
16,902 SF SITE AREA (ZONED C-M-3) @ 6.0 FAR	= 97,140 GSF
26,093 SF SITE AREA (ZONED C-2-B) @ 3.5 FAR	= 93,216 GSF
PROPOSED GSF BASED ON CURRENT ZONING/ FAR	= 190,958 GSF
SURPLUS BUILDING AREA ABOVE ALLOWABLE FAR	= 240,941 GSF
AFFORDABLE HOUSING PROVIDED	= 49,989 GSF
(19.3% OF NET RESIDENTIAL AREA)	= 24,930 NSF

PHASE II - BUILDINGS B & C	
BUILDING B (15 STORIES)	305,295 GSF
14 @ 9', 1 @ 14'	
RETAIL (1 STORY)	9,000 GSF
DAYCARE	9,000 GSF
RESIDENTIAL (14 STORIES)	299,295 GSF
BUILDING C (15 STORIES)	305,295 GSF
14 @ 9', 1 @ 14'	
RETAIL (1 STORY)	9,000 GSF
RESIDENTIAL (14 STORIES)	299,295 GSF
TOTAL NET RESIDENTIAL AREA	
	550,685 NSF
TOTAL PHASE II AREA	610,940 GSF
TOTAL PHASE II FOOTPRINT	40,706 SF
SITE AREA	58,081 SF
FAR	10.51
PHASE II LOT COVERAGE	40,706 GSF / 58,081 GSF = 70%

AFFORDABLE HOUSING - PHASE II	
TOTAL SITE AREA	= 58,081 GSF
ALLOWABLE GSF BASED ON CURRENT ZONING/ FAR	
58,081 SF SITE AREA (ZONED C-M-3) @ 6.0 FAR	= 348,522 GSF
PROPOSED GSF BASED ON CURRENT ZONING/ FAR	= 610,940 GSF
SURPLUS BUILDING AREA ABOVE ALLOWABLE FAR	= 262,068 GSF
AFFORDABLE HOUSING PROVIDED	
(10% OF NET RESIDENTIAL AREA)	= 55,068 NSF

PHASES I AND II TOTALS	
TOTAL BUILDING AREA	851,537 GSF
TOTAL SITE AREA	101,082 SF
TOTAL FAR	8.42
TOTAL LOT COVERAGE	68,097 GSF / 101,082 GSF = 68%

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PROJECT INDEX

	NO.	DRAWING TITLE
CIVIL	C1	DRAWINGS INDEX, BUILDINGS DATA, & SITE DIAGRAM
	C2	LEGEND AND NOTES
	C3	CONTEXT PLAN WITH AERIAL OVERLAY
	C4	NEIGHBORHOOD IMAGE BOARD
	C5	EXISTING CONDITIONS PLAN
	C6	PRELIMINARY SUBDIVISION PLAN
	C7	SITE DEVELOPMENT PLAN
	C8	DETAILED GRADING PLAN
	C9	UTILITY LAYOUT PLAN
	C10	STORMWATER CONCEPT PLAN
	C11	EROSION CONTROL PLAN
	C12	CIRCULATION PLAN
LANDSCAPE	L1	OVERALL LANDSCAPE PLAN
	L2	ILLUSTRATIVE PLAZA PLAN
	L3	SITE CROSS SECTION
	L4	PLANTING NOTES AND SCHEDULE
	L5	PLANTING DETAIL SHEET
	L6	HARDSCAPE DETAIL SHEET
	L7	STREETSCAPE ENLARGEMENT I
	L8	STREETSCAPE ENLARGEMENT II
	L9	GREENROOF AMENITY PLAN
	L11	CONSOLIDATED PUD - PHASE I GREENROOF EXHIBIT
	L13	GREENROOF DETAILS
ARCHITECTURAL	A1-00	PARKING LEVEL PLAN
	A1-01	FIRST FLOOR PLAN
	A1-02	SECOND FLOOR PLAN
	A1-03	THIRD FLOOR PLAN
	A1-04	FOURTH FLOOR PLAN
	A1-05	FIFTH FLOOR PLAN
	A1-06	SIXTH FLOOR PLAN
	A1-07	SEVENTH FLOOR PLAN
	A1-08	EIGHTH FLOOR PLAN
	A1-09	NINTH FLOOR PLAN
	A1-10	TENTH FLOOR PLAN
	A1-11	ROOF PLAN
ARCHITECTURAL	A2-00	3RD STREET ELEVATION - LOOKING WEST
	A2-01	K STREET ELEVATION - LOOKING NORTH
	A2-02	COURTYARD ELEVATIONS - LOOKING EAST & SOUTH
	A3-00	BUILDING CROSS SECTION @ TYP UNITS
	A4-00	BUILDING MATERIALS
	A4-01	TYPICAL UNIT PLANS
	A4-02	TYPICAL UNIT PLANS

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COHEN COMPANIES

UNION PLACE

REVISIONS:

AKC	09-07-05
	04-13-05

SEAL:

DRAWN BY: SEG, LD

CHECKED BY: CEH, RJG

SCALE: AS NOTED

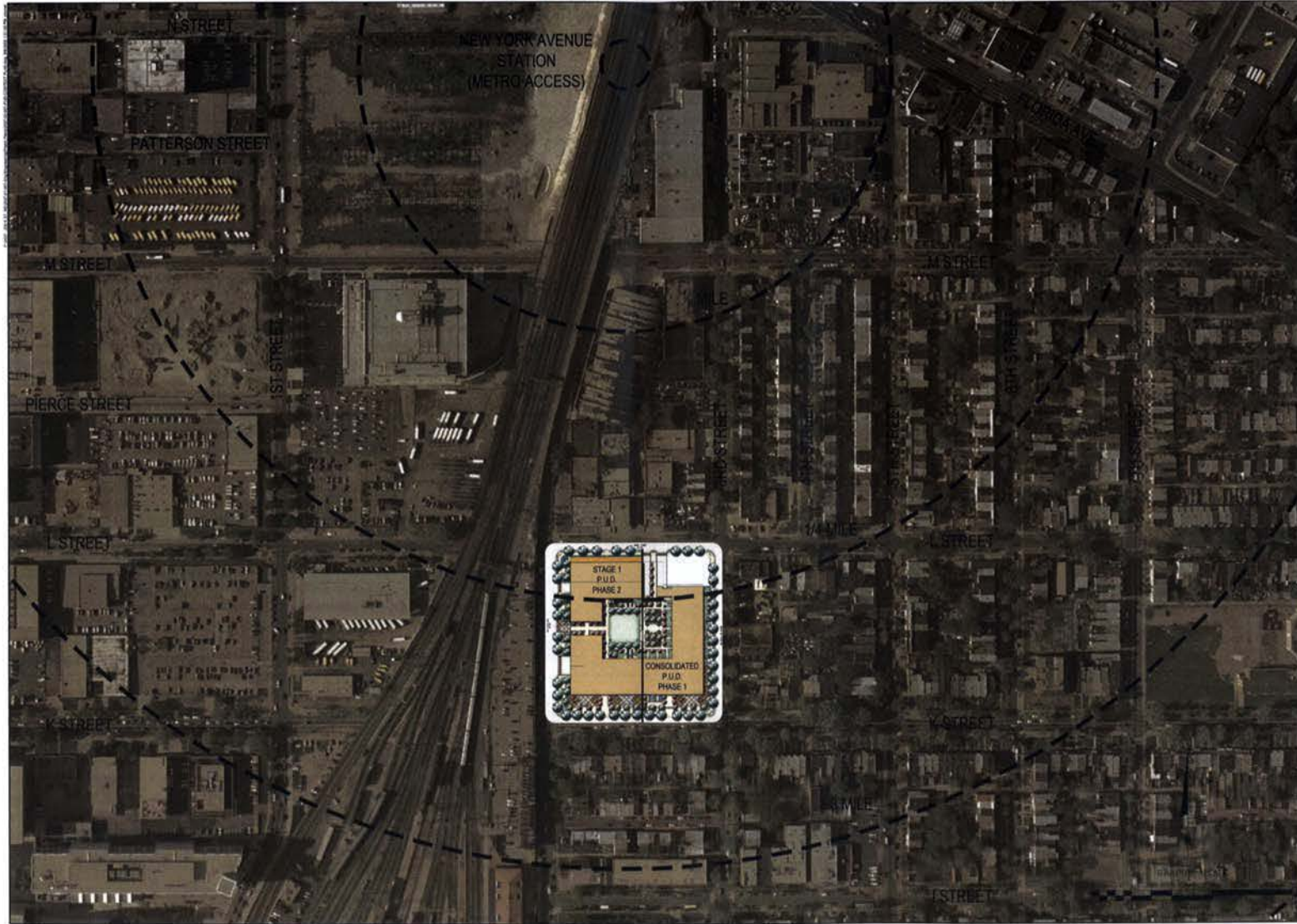
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PROJECT NO: 09.0315

DRAWING NO: C.1

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CONTEXT PLAN WITH AERIAL OVERLAY
UNION PLACE
 DISTRICT OF COLUMBIA
 WASHINGTON

REVISIONS:

SEAL

 DRAWN BY: KOD/MSCL
 CHECKED BY: DAK
 SCALE: 1" = 100'
 DATE: SEPT. 1, 2005
 PROJECT NO: 2431-02-001
 DRAWING NO:

C.3



UNDERPASS AT 2ND STREET AND L STREET, N.E.



VIEW LOOKING EAST ALONG L STREET, N.E.



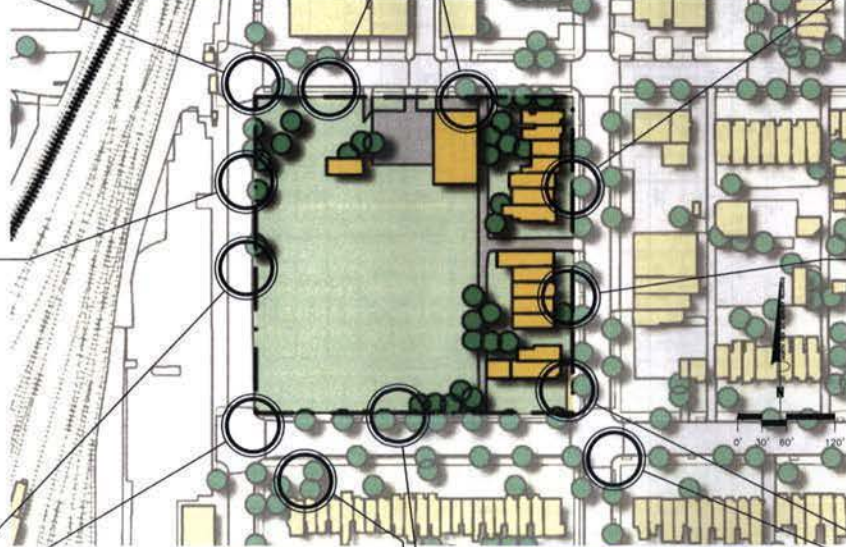
EXISTING STREETScape LOOKING SOUTHEAST ALONG K STREET



VIEW LOOKING NORTHEAST ALONG 3RD STREET, N.E.



VIEW LOOKING SOUTH ON 2ND STREET, N.E.



VIEW LOOKING SOUTHWEST ON 2ND STREET, N.E.



ABANDONED TOWNHOUSES TO BE DEMOLISHED



VIEW LOOKING NORTHWEST AT THE CORNER OF K & 3RD ST.



INTERSECTION OF 2ND STREET AND K STREET, N.E.



VIEW LOOKING SOUTH ACROSS K STREET, N.E.



VIEW LOOKING EAST ALONG K STREET, N.E.



VIEW LOOKING SOUTHEAST AT THE CORNER OF K & 3RD ST.

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C
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NEIGHBORHOOD IMAGE BOARD
UNION PLACE

DISTRICT OF COLUMBIA

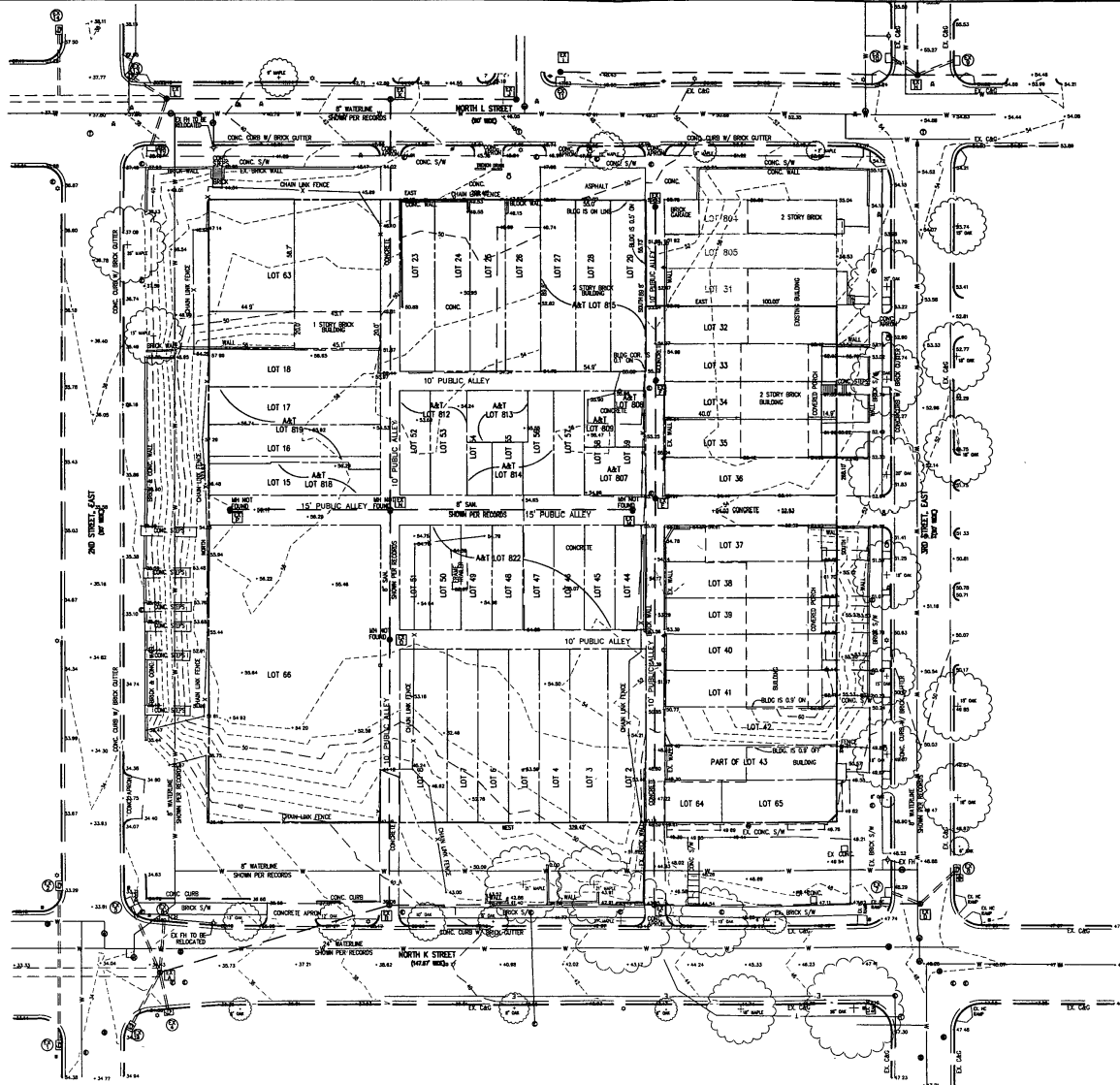
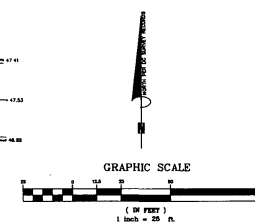
WASHINGTON

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SCALE: 1" = 60'
DATE: SEPT. 7, 2009
PROJECT NO.: 2431-02-001
DRAWING NO.:

C.4



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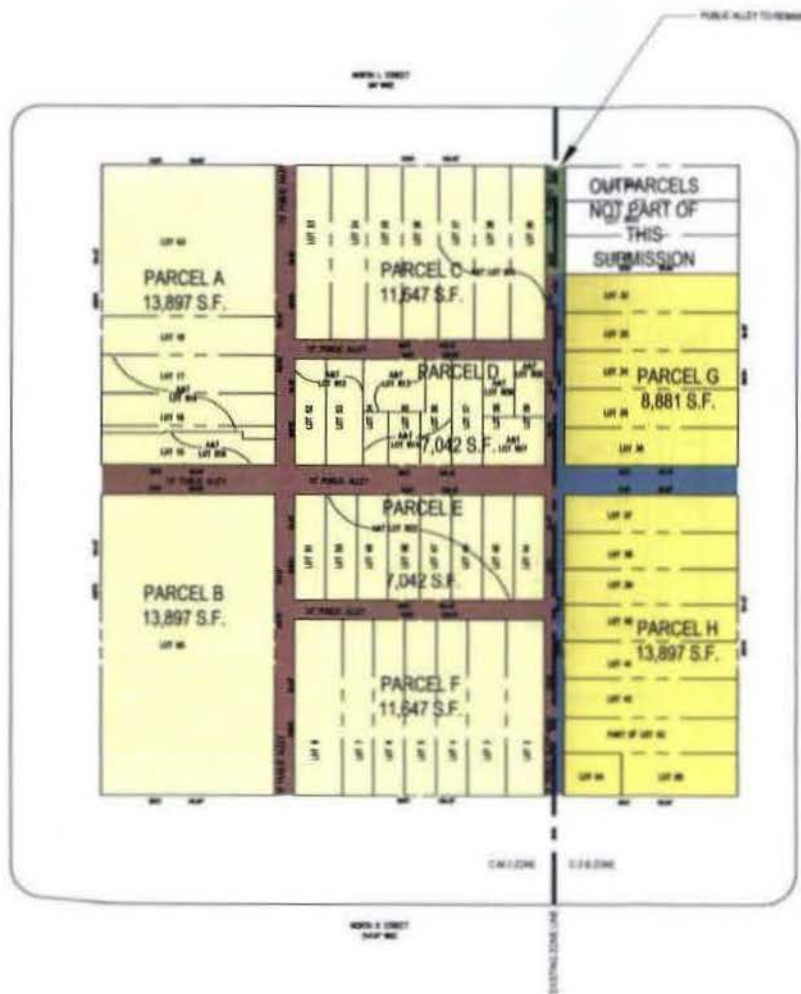
EXISTING CONDITIONS PLAN
UNION PLACE
 DISTRICT OF COLUMBIA
 WASHINGTON

REVISIONS:

SEAL
 DISTRICT OF COLUMBIA
 PROFESSIONAL ENGINEER
 No. 900781

DRAWN BY: SOE/GCL
 CHECKED BY: DAH
 SCALE: 1"=25'
 DATE: SEPT. 7, 2005
 PROJECT NO.: 2431-02-001
 DRAWING NO.:

C.5



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CORRECTION
(LAPSE)

PRELIMINARY SUBDIVISION PLAN
UNION PLACE

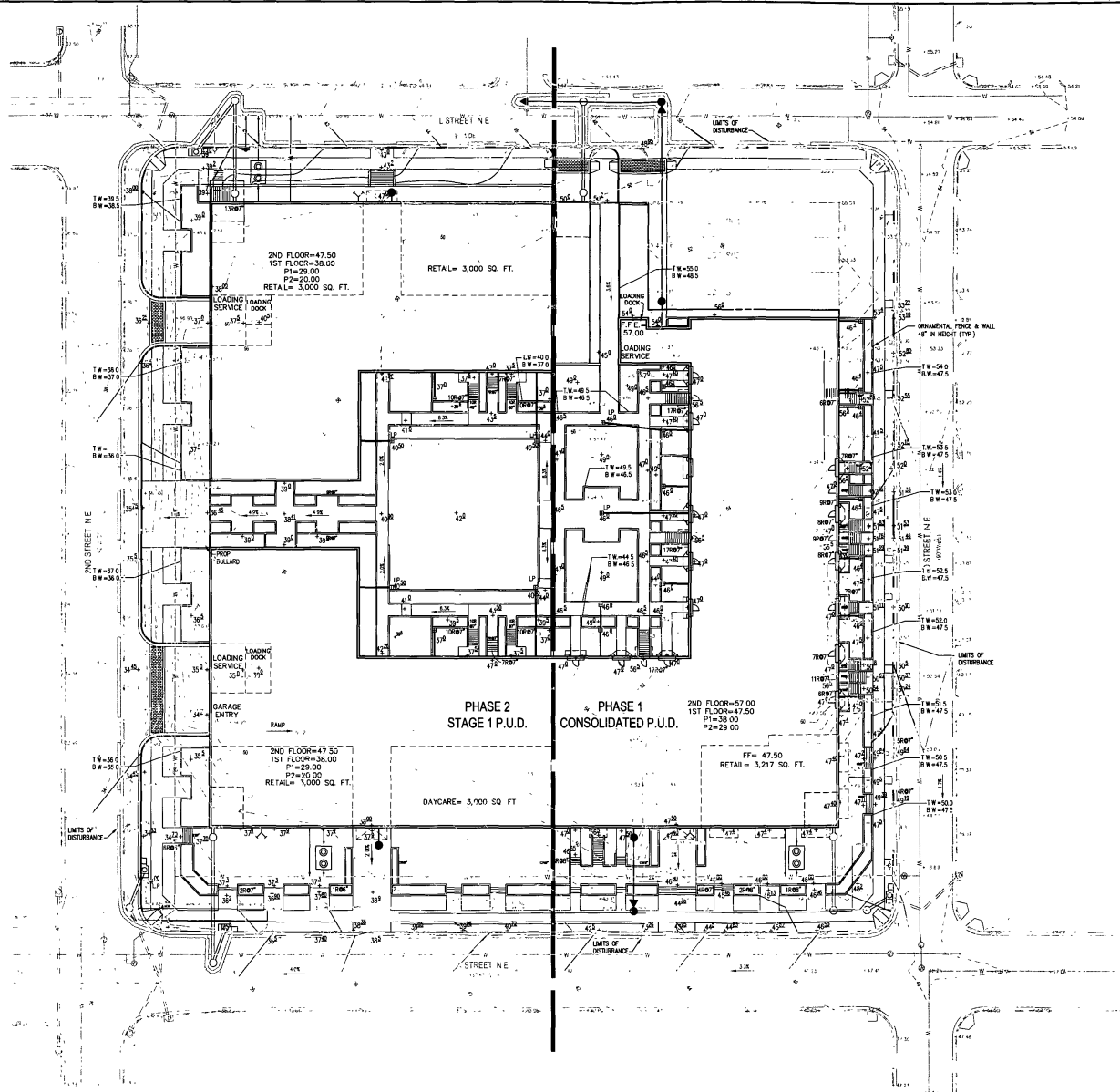
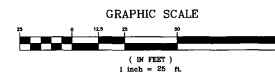
DISTRICT OF COLUMBIA

WASHINGTON



PROJECT NO.
2007-02-0001

C.6



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DETAILED GRADING PLAN

UNION PLACE

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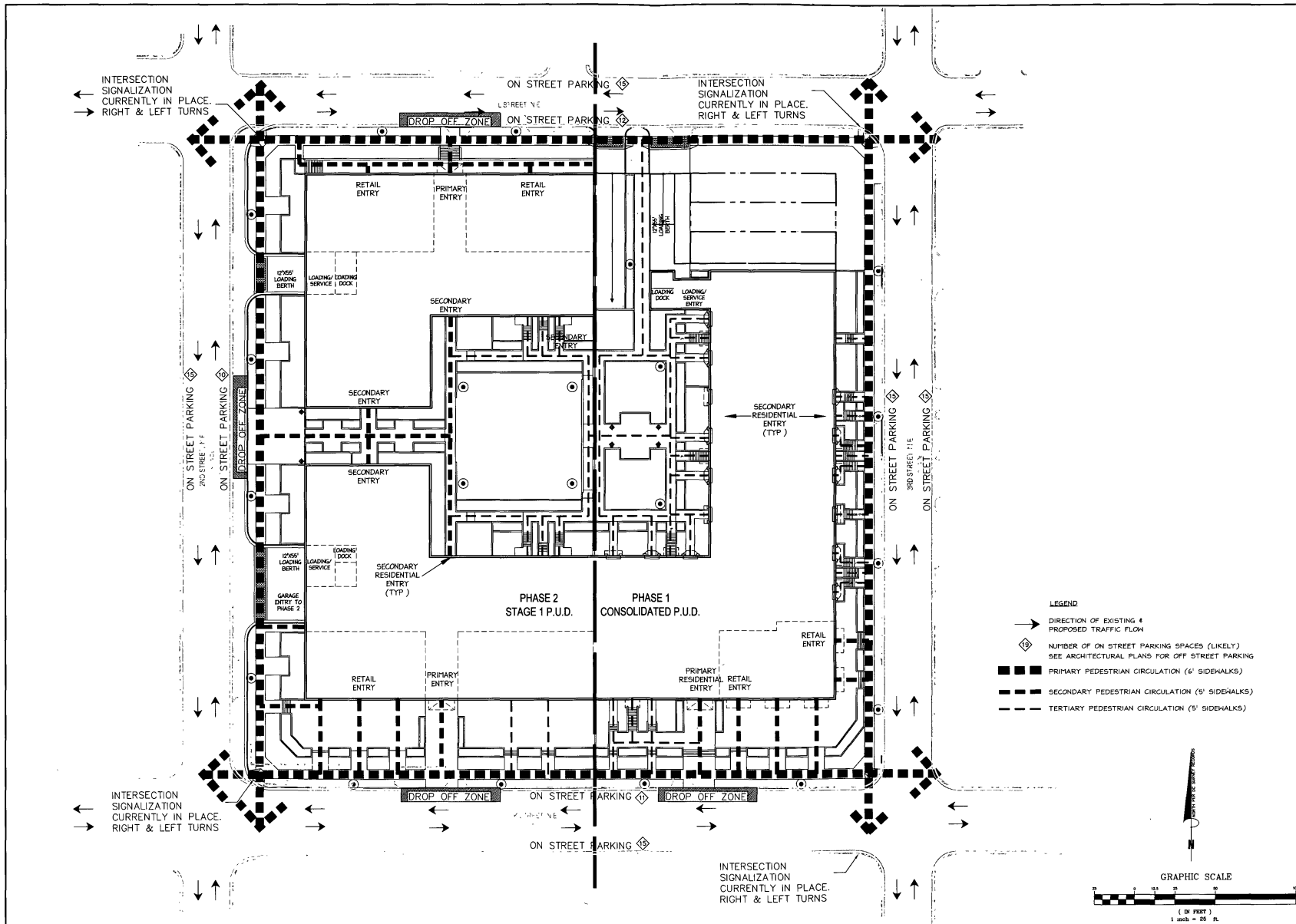
REGISTERED PROFESSIONAL ENGINEER

NO. 900781

STATE OF MARYLAND

DRAWN BY: GOS/GGL
 CHECKED BY: DAN
 SCALE: 1" = 25'
 DATE: SEPT. 7, 2005
 PROJECT NO: 2437-02-001
 DRAWING NO: C.8

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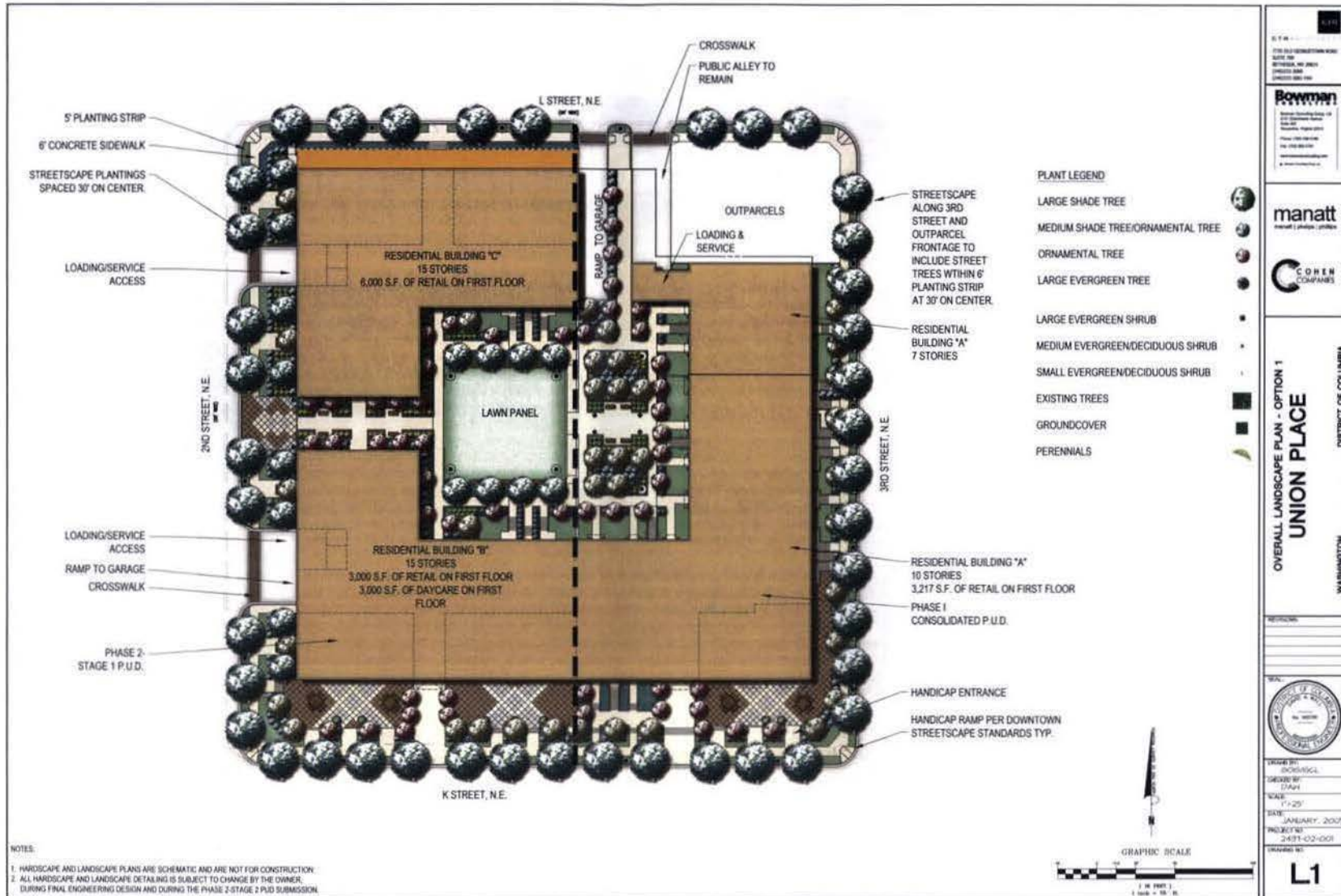
**CIRCULATION PLAN
 UNION PLACE**
 DISTRICT OF COLUMBIA
 WASHINGTON

REVISIONS:

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 DISTRICT OF COLUMBIA
 BOARD OF ARCHITECTS
 No. 900781
 REGISTERED
 PROFESSIONAL ENGINEER

DRAWN BY: BOB/SGL
 CHECKED BY: DAH
 SCALE: 1"=25'
 DATE: SEPT. 7, 2005
 PROJECT NO.: 2431-02-001
 DRAWING NO.: C.12

Call the name "C.12" on the drawing.







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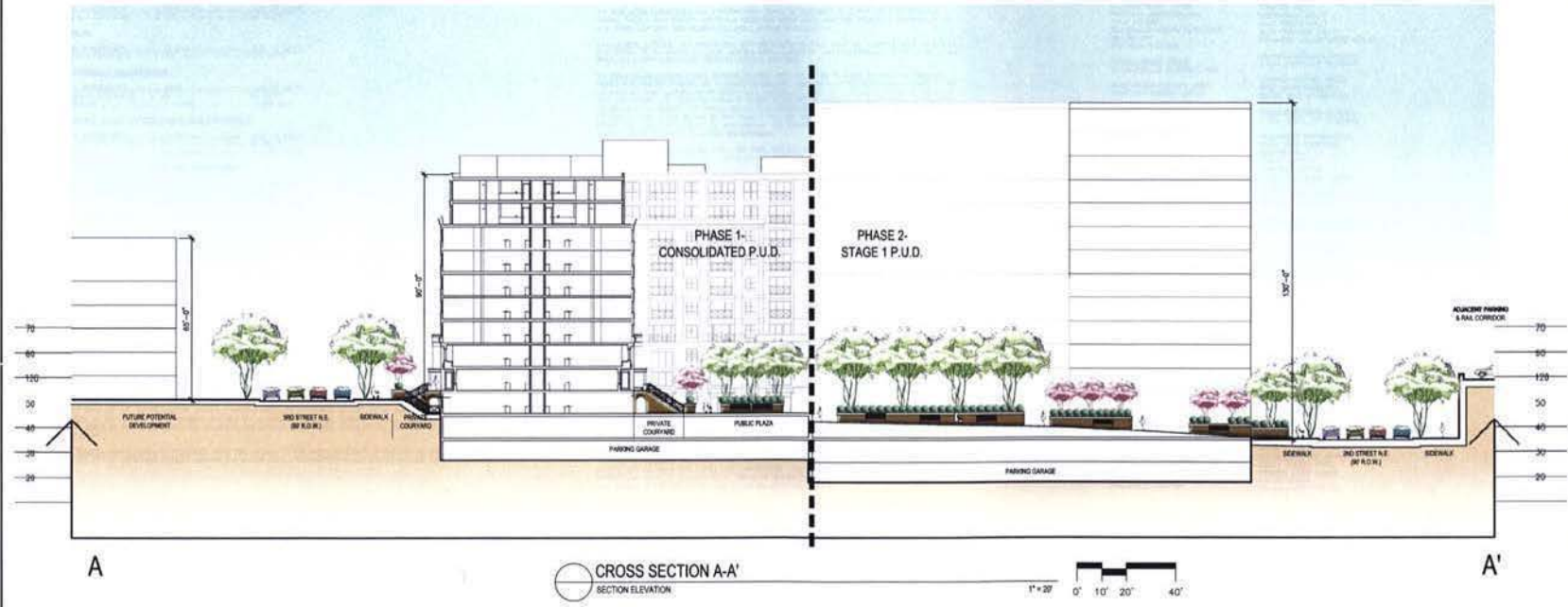
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**SITE CROSS SECTION
 UNION PLACE**

WASHINGTON DISTRICT OF COLUMBIA



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 SCALE: 20'
 DATE: SEPT. 7, 2005
 PROJECT NO: 243T-02-001
 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 THIS UTILITY OR EQUIVALENT UTILITY LOCATION COMPANY OF THE PROPOSED CONSTRUCTION. IN ADDITION, THE CONTRACTOR IS TO BE NOTIFIED OF ANY UTILITIES, INCLUDING GROUND 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. THE CONTRACTOR SHALL BEAR ANY COSTS TO REPAIR UTILITIES DAMAGED AS A CONSEQUENCE OF HIS WORK.

1.3 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 PROTECT ALL WORK IN A MANNER THAT PROTECTS COMPLETED WORK BY OTHERS, SUCH AS CURBS, UTILITIES, STORM DRAINAGE, FENCES, DRIVEWAY APPOINS, DRIVEWAYS, 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 WHERE ANY REQUIREMENTS ARE OMITTED 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, APPROVED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN). PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. ALL PLANTINGS MUST BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE SPECIFICATIONS GUIDELINES ESTABLISHED AS PROVIDED 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 REVIEW 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 NURSERYMEN WHO HAVE BEEN UNABLE TO SUPPLY THE ORIGINALLY SPECIFIED MATERIAL. SEE NOTE #8 ON PROFFERED PLANTS.

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 SPECIFIED PLANTING SEASONS. SPRING SEASON SHALL BE FROM MARCH 1 TO JUNE 8. FALL PLANTING SEASON SHALL BE FROM SEPTEMBER 15 THROUGH NOVEMBER 8. NO PLANTING SHALL OCCUR WHEN THE GROUND IS FROZEN.

1.9 GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SETTING, 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, WEEKLY FROM THE JOB BY THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AT THE END OF EVERY FORTH 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 AMENDMENTS SHALL BE APPLIED ANNUALLY ACCORDING TO THE FOLLOWING CHART:

TREES:

SOIL AMENDMENTS: DATE: SIZE OR SOFT, 10-14-14 FERTILIZER -- 10 LBS -- 1,000 SQ FT.

SHRUBS:

SOIL AMENDMENTS: DATE: SIZE OR SOFT, 10-14-14 FERTILIZER -- 5 LBS -- 1,000 SQ FT.

PERENNIALS & GRASSCOVERS:

SOIL AMENDMENTS: DATE: SIZE OR SOFT, 10-14-14 FERTILIZER -- 3 LBS -- 1,000 SQ FT.

COMPOST: 3 YARDS -- 1,000 SQ FT.

SEASONAL COLOR: AUTUMN ANNUAL BED PREPARATION

SOIL AMENDMENTS: DATE: SIZE OR SOFT, 10-14-14 FERTILIZER -- 3 LBS -- 1,000 SQ FT.

COMPOST: 3 YARDS -- 1,000 SQ FT.

SEASONAL COLOR: FALL PANSY BED PREPARATION

SOIL AMENDMENTS: DATE: SIZE OR SOFT, 10-14-14 FERTILIZER -- 3 LBS -- 1,000 SQ FT.

COMPOST: 3 YARDS -- 1,000 SQ FT.

CONTAINERS / POTS:

SOIL AMENDMENTS: DATE: SIZE OR SOFT, 10-14-14 FERTILIZER -- 3 LBS -- 1,000 SQ FT.

COMPOST: 3 YARDS -- 1,000 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. TREES SHALL BE FREE OF DISEASES AND ANY PESTS OR INSECTS. IF IN LEAF, THEY SHALL BE DENSELY FOLIATED, WITHOUT LEAF SPOTS, DISCOLORATION, CURLS, WILTING, GULLYBORNS OR DAMAGE. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. UNLESS SPECIFIED ON THE PLANT LIST, GROWN OR PLANTING LEADERS WILL NOT BE ACCEPTED. TREES WILL BE SELECTED IF THEY HAVE BARK ABRASES, 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 BURLAP (B&B) MATERIAL: BALLED AND BURLAPED PLANTS SHALL BE DIGG WITH FIRM MATERIALS OF DENSITY, DAPPERY AND DEPTH TO INCLUDE MOST OF THE FIBROUS ROOTS, AND MEET THE MINIMUM AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. EXISTING ROOT BALLS OF PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM SOIL AND DRYING WINDS OR FROST.

2.4 CONTAINER GROWN MATERIAL: ROOTBALL PLANTS WHICH IS LOOSE WITHIN CONTAINER, OR WHICH IS SMALLER THAN THE CONTAINER WHEN REMOVED, SHALL BE SELECTED. ROOT OR ROOTED PLANTS SHALL BE ROOTED THROUGH ALL SIDES AND BOTTOM OF THE POTS.

2.5 DOMESTIC PROPAGULES (SHRUBS, TREES, CROPS AND BULBS): SHOOTS AND RHIZOMES SHALL EXHIBIT THICK BARKS AND SHOOTS SHALL BE LIGHTLY COATED. BODIES OF TREES AND BULBS SHALL BE RIGID TO THE TOUCH. PROPAGULES WHOSE BARKS AND BODIES ARE SOFT OR FLUSHY TO THE TOUCH, OR WHOSE SHOOTS LACK TORSION OR ARE DAMAGED.

2.6 SHADE TREES: CALIPER SHALL BE MEASURED AT 6 IN. (4 IN.) INCHES ABOVE THE ROOTBALL. HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "Y" CROTCHES THAT COULD BE POINTS OF WIND LOOS STRUCTURE OR DISEASE INFESTATION. WHERE TREES ARE PLANTED IN ROWS, THEY 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 BRANCHING EQUALLY AROUND THE SHRUB SHAPE. 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, LIMBS, PLANTS AND THEIR ROOTS, PESTS AND OTHER EXTRANEAS MATTER OVER 1/4 INCH IN SIZE. TOPSOIL SHALL BE ADDED AS SPECIFIED OR REQUIRED. A 58 PERCENT ORGANIC CONTENT, IN SITUATIONS WHICH REQUIRE A CUSTION TOPSOIL OR STRUCTURAL SOIL, THE SOIL PROPERTIES SPECIFICATION WILL BE PROVIDED BY THE LANDSCAPE ARCHITECT.

2.9 GRADE ADJUSTMENTS: IF ADDITIONAL ORGANIC MATERIAL IS REQUIRED, COMPOST, LEAF LITTER, ECOLOGY, OR LOW PH COMPOSTED SLUDGE PRODUCT, OR OTHER APPROVED ORGANIC MATERIAL SHALL BE THOROUGHLY DISCED INTO THE TOPSOIL AREA.

3.0 INSTALLATION:

3.1 VERIFY GRADES: PRIOR TO PLANTING, THE CONTRACTOR SHALL VERIFY THAT CONSTRUCTED GRADES 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 GRADING.

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

3.3 PLANTING FIELD ADJUSTMENTS: THE CONTRACTOR IS TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO CLEAR OF DRAINAGE SHALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS NOT TO PRECE 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 WORKED INTO THE TOP 1/2 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') WIDER THAN THE CONTAINER.

3.6 PLANTING HOLES FOR B&B PLANTS: THE CROWN OF THE ROOTBALL SHALL BE HIGHER AFTER SETTLING THAN THE ADJACENT SOIL. THE PLANTING HOLE SHALL BE DCAVATED ONE FOOT (1') DEEP PLUS THE ROOTBALL DEPTH AND TWO FEET (2') WIDER THAN THE ROOTBALL.

3.7 PLANTING BACKFILL: THE PLANTS ROOTS WITH IN-SITU SOIL MATERIALS BEYOND FOR PLANTING AFTER REMOVING ALL STONES, ROCKS AND OTHER DEBRIS MORE THAN 1/4 IN. IN DIAMETER. A MINORIAL INOCULANT SHALL BE AD TO THE BACKFILL FOR THE MANUFACTURER'S INSTRUCTIONS. FOLLOWING THE BACKFILLING, WATER TO THE POINT OF SOIL ORATION AND TAP TO COMPACT THE BACKFILL. AFTER DRYING SOIL TO BRING THE FINAL GRADE IN THE PLANTING HOLE TO THE SURROUNDING SOIL SURFACE. MAKE THE UNUSED EXISTING SOIL OUTSIDE THE PLANTING HOLES, TAKING CARE NOT TO YOUND THE SOIL OR TO SIGNIFICANTLY ALTER THE EXISTING GRADES AND THEN PLACE B&B ATOP ENTIRE PLANTING HOLE. (SEE APPLICABLE PLANTING DETAILS FOR TECHNIQUES.) THE PLANTING HOLE AREAS MUST NOT BE DEPRESSED BELOW THE SURROUNDING SOIL SURFACE ELEVATIONS.

3.8 WATERING: ALL PLANTS SHALL BE WATERED IMMEDIATELY AFTER PLANTING UNTIL THE SOIL IS SATURATED. PLANTS SHALL BE WATERED A TIMES UP TO EVERY TWO WEEKS, SHOULD SOILS DRY, UNTIL ACCEPTANCE BY THE OWNER DURING DRY CONDITIONS WATER AS REQUIRED TO MAINTAIN PLANTS IN A WELL-TRUE CONDITION.

3.9 SITE-WISE CONDITIONS: ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL STUMS, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURBS, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.

3.10 EROSION CONTROL: ALL DISTURBED, NON-VEGETATED SLOPES SHALL BE PLANTED WITH AN ANNUAL ERIE GRASS OR AN APPROVED EQUAL. BEFORE INSTALLATION AT THE RESPONSIBLE RATES TO STABILIZE AREA, OR OTHER EQUIVALENT EROSION CONTROL PRACTICE.

3.11 FIELD ADJUSTMENTS: LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS, UNDER BUILDING OVERHANGS, OR IN DRAINAGE SHALES. SHRUBS PLANTED NEAR H.V.A.C. UNITS TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN 1 FOOT (OR 3 FEET) AIRSPACE BETWEEN UNIT AND PLANT. ANY PLANTING WHICH IS SHOWN ADJACENT TO CONDENSER UNITS SHALL BE PLANTED AS REQUIRED TO SCREEN THE UNITS, SHOULD THE CONDENSER BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE PLAN IT WILL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL THE MATERIALS AROUND THE CONDENSERS AND TO ADJUST OTHER ADJACENT PLANTING ACCORDINGLY.

3.12 TREE STAKING AND GUTTING: SHALL BE DONE PER DETAILS IN THIS SET OF LANDSCAPE PLANS. THE CONTRACTOR SHALL ENSURE THAT TREES REMAIN UPRIGHT AND UNSHIFT FOR THE DURATION OF THE GUARANTEE PERIOD.

3.13 BURLAP, TAGS AND TIES: ARE TO BE REPLACED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD OR ALL B&B PLANT MATERIAL. ANY SYNTHETIC BURLAP SHALL BE COMPLETELY REMOVED PRIOR ANY PLANT MATERIAL.

3.14 PLANT SPACING: SHRUBS, BULBS AND GRASSCOVERS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS AND IN APPLICABLE PLANTING DETAILS.

3.15 A.D.A.: THE AMERICANS WITH DISABILITIES ACT (A.D.A.) STANDARDS REQUIRE THAT A (2.00 OR 2.15 FEET) VERTICAL CLEARANCE BE MAINTAINED ABOVE THEIR BRANCHED TO FINISHED GRADE PAIRED PEDESTRIAN SIDEWALKS WHERE TRAILS ARE LOCATED. THE CONTRACTOR IS TO ADJUST TREE PLANTINGS IN FIELD SLIGHTLY TO MINIMIZE BRANCH OVERHANGS. THE AMERICANS ASSOCIATION SHALL BE RESPONSIBLE TO MAINTAIN CLEAR ACCESS OF PEDESTRIAN PATHS IN ACCORDANCE WITH THE ADA REQUIREMENTS.

3.16 SLOPES: SHRUBS, GRASSCOVERS AND PERENNIALS PLANTED ON SLOPES GREATER THAN 3:1 SHALL HAVE A NATURAL FIBER GEO-TEXTILE MESH PATTERN TIED TO GROUND FOR MANUFACTURER'S SPECIFICATIONS. GRASSCOVERS BEDS SHALL HAVE 5 INCHES OF GROUND LEAF COMPOST SPREAD ONTO SLOPE PRIOR TO PLACING FIBER. ELEVATE PLANT FITS THREE FEET.

3.17 SOIL DCAVATION: ALL TREE FITS, SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY DCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS IN THIS SET OF LANDSCAPE PLANS.

3.18 INSPECTIONS: THE CONTRACTOR MUST CONTACT THE OWNER AT LEAST 10 WORKING DAYS IN ADVANCE TO SCHEDULE AN INSPECTION(S). THE CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS AND PLANT ANY MISSING PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASONS.

3.19 PLANT BED FINISHINGS: GROUPS OF SHRUBS, PERENNIALS AND GRASSCOVERS SHALL BE PLACED IN A CONTINUOUS FULLED BED WITH SMOOTH CONTAINERS UNITS. ALL FULLED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANTING BEDS. TREES LOCATED WITHIN 4 FEET OR 12 FEET BEDS SHALL SHAPE THE SAME FULLED BED.

3.20 TREE SPACING TECHNIQUES: TREES SHALL BE LOCATED A MINIMUM OF 13 FEET OR 8 METERS OR 4 FEET OR 1.2 METERS FROM WALLS AND MAJOR TRUNKS. IF ONE PLANTING BED IS SHOWN WITH AN ACTUAL SIZE OF AREA AND PLANS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO TRACK SUCH CONTACTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE MATERIALS.

4.0 PROJECT SPECIFIC:

4.1 ** SPECIFICATIONS: THE SPECIFICATIONS FOR ALL WORK INCLUDED IN THIS CONTRACT SHALL BE LANDSCAPE SPECIFICATION GUIDELINES BY THE LANDSCAPE CONTRACTORS ASSOCIATION, NO. 112 C 1 VIA CURRENT EDITION, OR A PROJECT SPECIFIC SPECIFICATION MANUAL, UNLESS OTHERWISE NOTED IN THESE PLANS.

4.2 ** PREVENTATIVE MAINTENANCE PLAN: THE CONTRACTOR IS RESPONSIBLE FOR PRESENTING A PREVENTATIVE PLAN FOR PROTECTION AGAINST ANIMAL GRADING SUCH AS NETTING, STORM LINES OR AN APPROVED METHOD, AS PLANT MATERIAL IS INSTALLED ON A DAILY BASIS.

4.3 ** TOPSOIL: TOPSOIL REQUIRED FOR SOIL MIXES AND SPECIAL SEEDING AREAS SHALL BE PROVIDED BY (OWNER OR CONTRACTOR). THE CONTRACTOR MUST LOAM, HAIL, MIX, TIE AND SPREAD ALL TOPSOIL AND OTHER SOIL ADJUSTIVES AS SPECIFIED OR REQUIRED.

4.3 ** TOPSOIL: TOPSOIL REQUIRED FOR SOIL MIXES AND SPECIAL SEEDING AREAS SHALL BE PROVIDED BY (OWNER OR CONTRACTOR). THE CONTRACTOR MUST LOAM, HAIL, MIX, TIE AND SPREAD ALL TOPSOIL AND OTHER SOIL ADJUSTIVES AS SPECIFIED OR REQUIRED.

4.4 ** SEASONAL COLOR SPACING & ROTATION: ALL SEASONAL COLOR SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN IN THE PLANTING DETAILS. 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 "IN SEASON" AT THE TIME ADJACENT PLANTINGS ARE INSTALLED. WHEN THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE SITE, THE CONTRACTORS BID SHALL INCLUDE THE INSTALLATION OF ALL ROTATIONS FOR THE YEAR.

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

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

4.7 ** CUSTION TOPSOIL: ALL EXISTING SOIL SHALL BE REMOVED FROM PERENNIAL BEDS TO A DEPTH OF 12" AND REPLACED WITH SOIL MIX PER THE CUSTION SOIL MIX DETAILS IN THIS SET OF LANDSCAPE PLANS.

4.8 ** PROFFERED PLANTS: CENTER OF B&B CIRCLES OR B&B PLANT CODES ON PLANTING PLANS REPRESENT COUNTY PROFFERED PLANT LOCATIONS. NO SUBSTITUTIONS OR REDUCTIONS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY COUNTY. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED SHOULD THE REDUCTION OR SUBSTITUTION OF ANY PROFFERED PLANTS BE NECESSARY.

4.9 ** HANGING BASKETS: CONTRACTOR TO PROVIDE AND INSTALL HANGING BASKETS (48 ON PLAN LIST). WIRE BASKETS SHALL BE 22" TO 24" MINIMUM WITH GREEN HEAVY GAUGE WIRE BASKETS WITH 1008 1/8 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 LAYER OF PLASTIC SHOULD BE INSTALLED AGAIN THE POTS AND SOIL. BE ADDED. INCORPORATE ONE-FOURTH TEASPOON OF TERASOLAN (OR APPROVED EQUIVALENT) AND ONE-FOURTH CUP OF COMPOST 14-14-14 WORKED INTO TOP 4" OF SOIL. SEE PLANT LIST FOR PLANT SELECTION.

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

4.11 ** PLANTING: IN FREE STANDING PLANTERS INCORPORATE INTO POTTING SOIL GRANULAR TERASOLAN CRYSTALS OR APPROVED EQUAL FOR PESTURE RETENTION PER MANUFACTURER'S SPECIFICATION. PLANTERS ARE TO BE LINED WITH TERRY-FILTER FABRIC OR APPROVED EQUAL, AND TO HAVE HOLES AT BOTTOM. PATIOLING SAUCERS ARE TO BE PROVIDED.

4.12 ** SEASONAL COLOR SOIL BEDS: ALL SEASONAL COLOR BEDS ARE TO BE DEEPED WITH A SOIL MIX ON A CASE BY CASE BASIS BETWEEN 45 FEET (OR 2 FEET) -- 12 FEET (OR 38 FEET) AS NECESSARY TO SHOCKAGE ANNUALS WITHIN THE PLANT BED. SOIL MUST BE BLACK DRAINAGE FLUX WITH 10% PERCENT.

4.13 ** TREES: ATTACH ALL WIRE AND ESPALLED PLANTS TO TRELLIS AND FENCE WITH GALVANIZED HOOKS AND NAILS. REMOVE ALL PLANT ATTACHMENT COMPONENTS WHICH ARE SUPPLIED WITH THE PLANT.

4.14 ** SEASONAL TREES: HIGH PROFILE TREES AT THE ENTRY TO CLUBHOUSE OR FRONT OF SIGN SHALL USE LEAST VISIBLE TREE STAKING TECHNIQUES. SEE DETAILS IN THIS SET OF LANDSCAPE PLANS.

PLANT LIST:

LARGE SHADE TREES:

3 GAL. CONT., 14" IN HEIGHT, DBH

AUTUMN PLUME PEARLE

COTONWOOD GLENN PEARL

MANHATTAN REDBUD

BLOSSOMING LILAC

WILLOW GLENN

NORTHERN RED OAK

DEBENT SHADE TREES:

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

QUINCY EVERGREEN SHRUBS:

3 GAL. CONT., 36" IN HEIGHT

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SMALL EVERGREEN SHRUBS:

3 GAL. CONT., 36" IN HEIGHT

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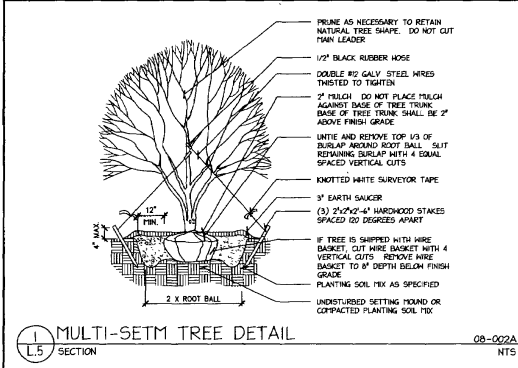
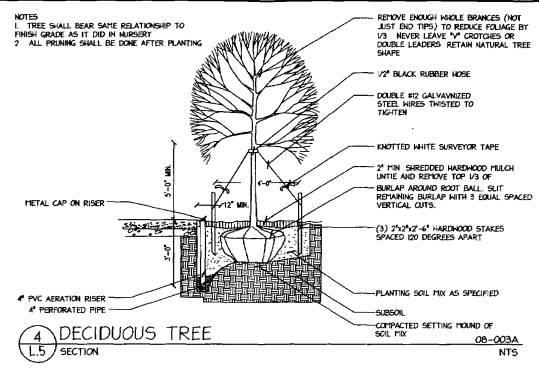
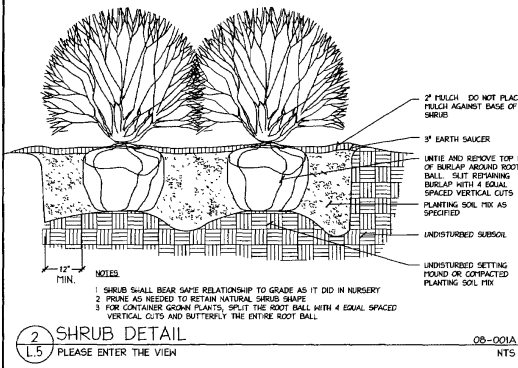
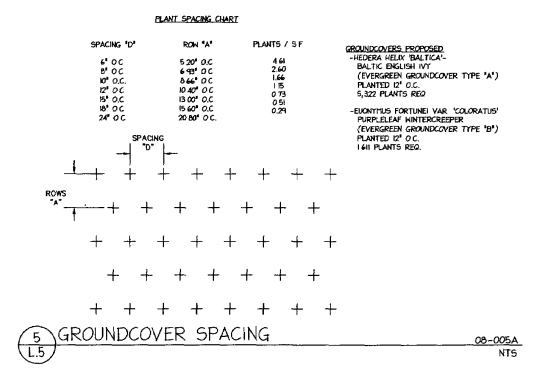
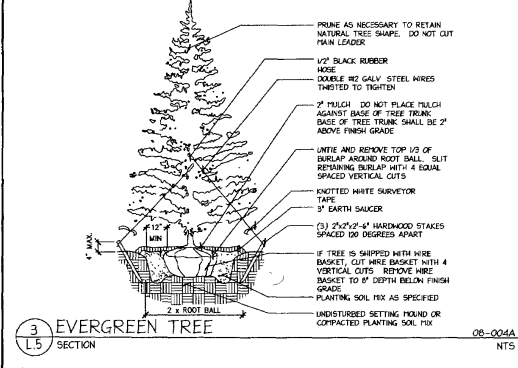
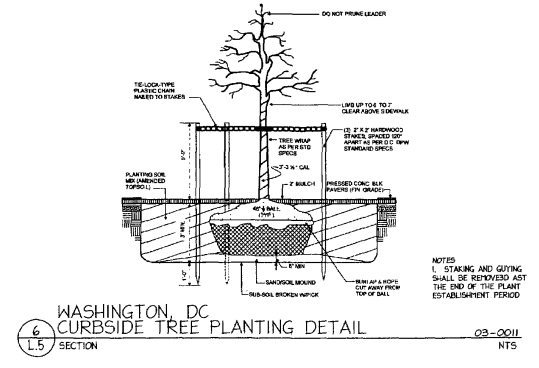
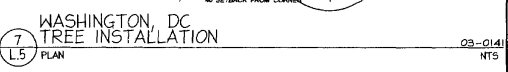
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ST MARCH 17, 2005

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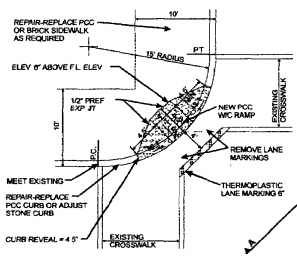
PLANTING DETAIL SHEET
UNION PLACE
DISTRICT OF COLUMBIA
WASHINGTON

REVISIONS

SEAL
DISTRICT OF COLUMBIA
NO. 900781
LANDSCAPE ARCHITECT

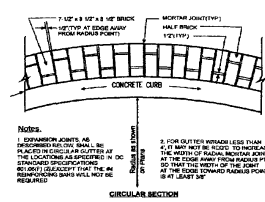
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CHECKED BY: DAH
SCALE: AS SHOWN
DATE: SEPT 1, 2005
PROJECT NO: 2431-02-001
DRAWING NO

L5



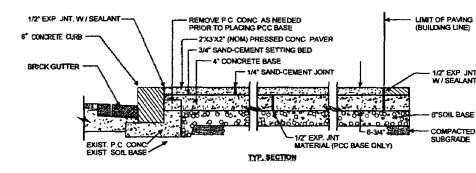
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03-002L
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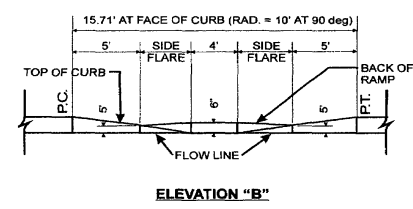
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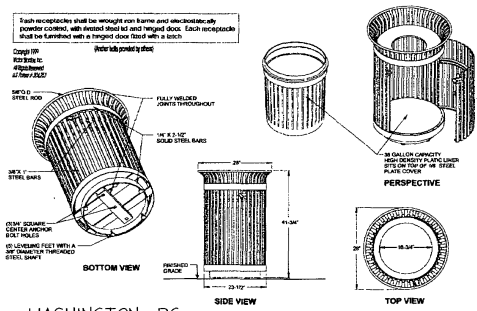
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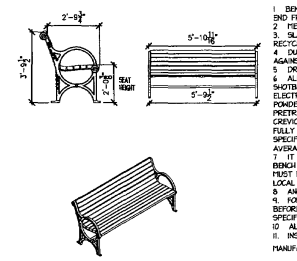
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WASHINGTON, DC
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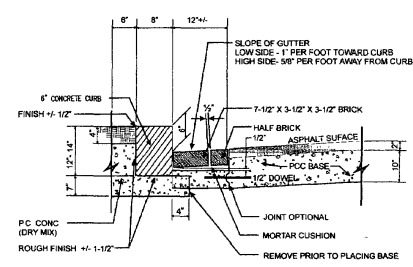
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6' BENCH

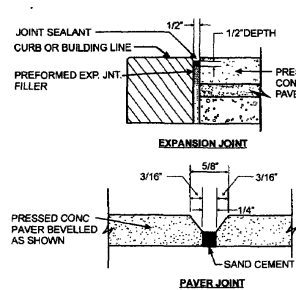
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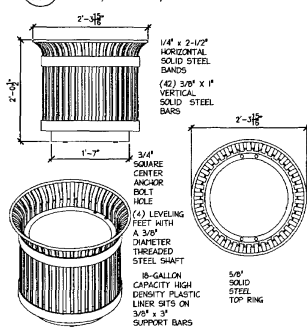
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CONCRETE CURB AND BRICK GUTTER

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NTS



WASHINGTON, DC
PRESSED CONCRETE BLOCK PAVER

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PLANTER

ELEVATION, PLAN, AXONOMETRIC

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GT ARCHITECTS

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HARDSCAPE DETAIL SHEET

UNION PLACE

DISTRICT OF COLUMBIA

WASHINGTON

REVISIONS	

DESIGNED BY: GOS/SCL

CHECKED BY: DAH

SCALE: AS SHOWN

DATE: SEPT 7, 2005

PROJECT NO: 2431-02-001

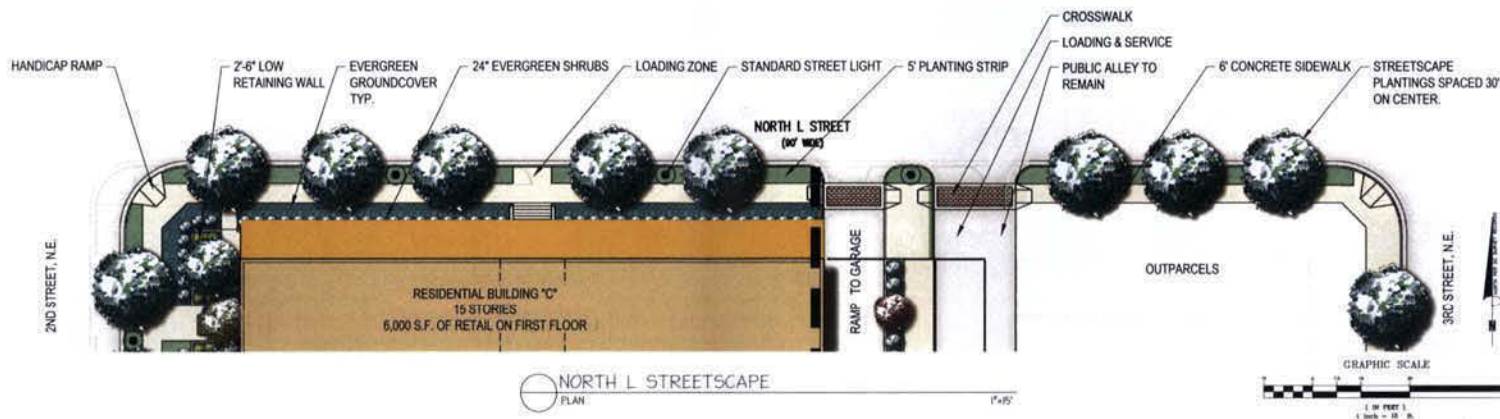
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SEAL

SEAL OF DISTRICT OF COLUMBIA

NO. 80078

PAUL



- 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.

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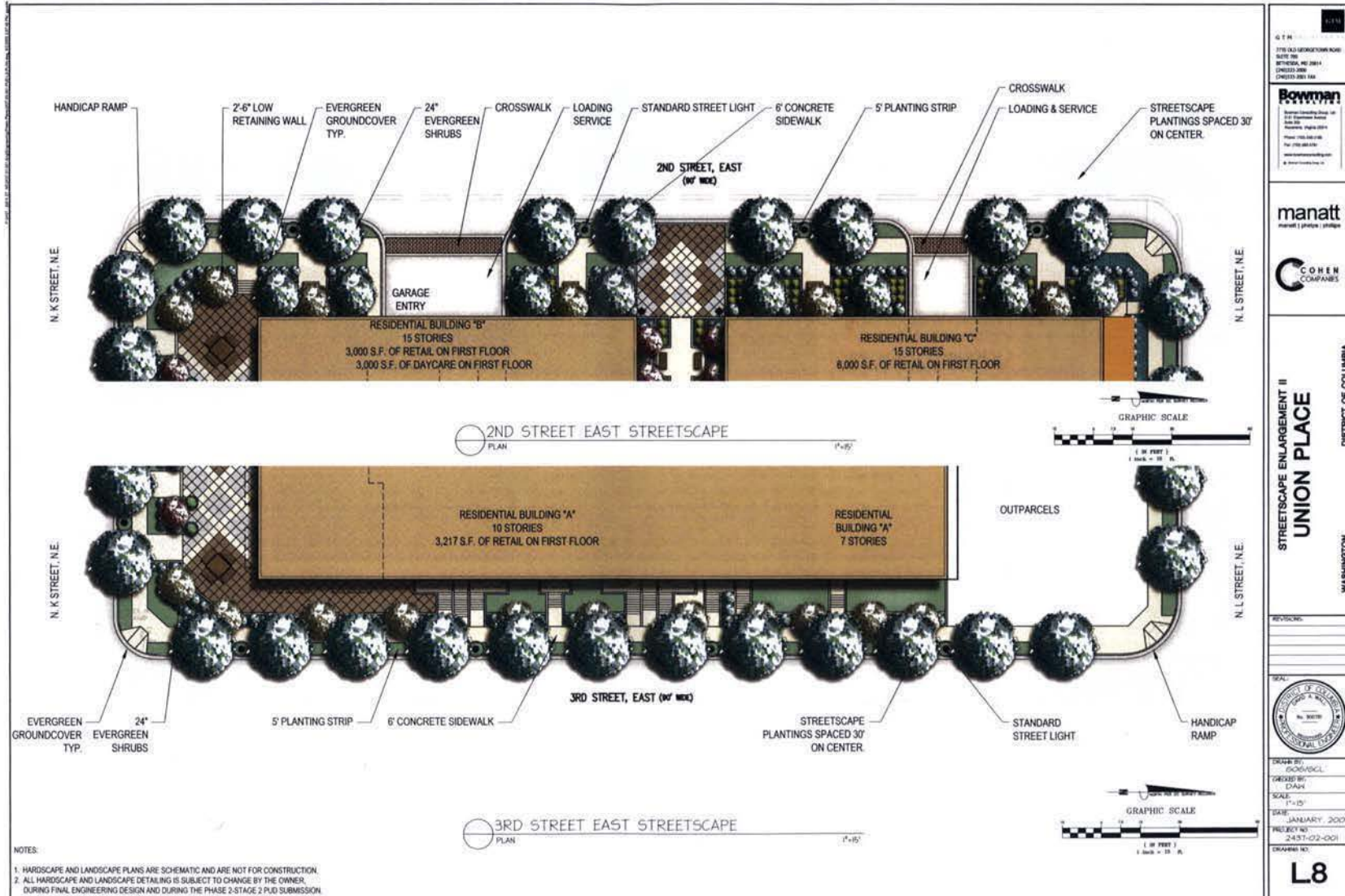
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**STREETSCAPE ENLARGEMENT
UNION PLACE**
DISTRICT OF COLUMBIA
WASHINGTON

SECTION:

SCALE:
DRAWN BY: GON/RSCL
CHECKED BY: DAH
SCALE: 1"=10'
DATE: SEPT. 1, 2009
PROJECT NO.: 2451-02-001
DRAWING NO.: **L7**





GROUP C - SEDUM CRISTATUM



GROUP B - SEDUM CAUTICOLA 'UDAKENSE'



GROUP B - OROSTACHYS BOGNERI



GROUP B - DELOSPERMA 'STARBURST'



GROUP B - DELOSPERMA ABERDEENSENSE



GROUP E - SEDUM ALBUM MICRANTHUM



GROUP A - SEDUM ELAEAGNI-FOLIUM 'WENDLANDIANUM GOLD'



GROUP A - SEDUM ACRE ALBUM



GROUP A - SEDUM ALBUM



ROOF GARDEN LEGEND

	ROOF GARDEN PLANTS GROUP A		ROOF GARDEN PLANTS GROUP B
	ROOF GARDEN PLANTS GROUP C		ROOF GARDEN PLANTS GROUP D
	ROOF GARDEN PLANTS GROUP E		ROOF GARDEN PLANTS GROUP F

GREEN ROOF ENLARGEMENT PLAN



GROUP A - DELOSPERMA NUBIGENUM 'BASUTOLAND'



GROUP D - SEDUM ALBUM SSP. CLUSIANUM



GROUP D - SEDUM KAMISHATUM 'ARKONY'



GROUP E - SEDUM ROSE CARPET



GROUP E - SEDUM ALBUM CORAL CARPET



GROUP E - SEDUM SPURIUM 'TUDACUT'



GROUP D - SEDUM SEXANGULARE

G.T.H. 1715 ALL INFORMATION ROAD SUITE 700 BETHESDA, MD 20814 (301) 261-1000 (301) 261-1001

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**GREEN ROOF AMENITY PLAN
UNION PLACE**

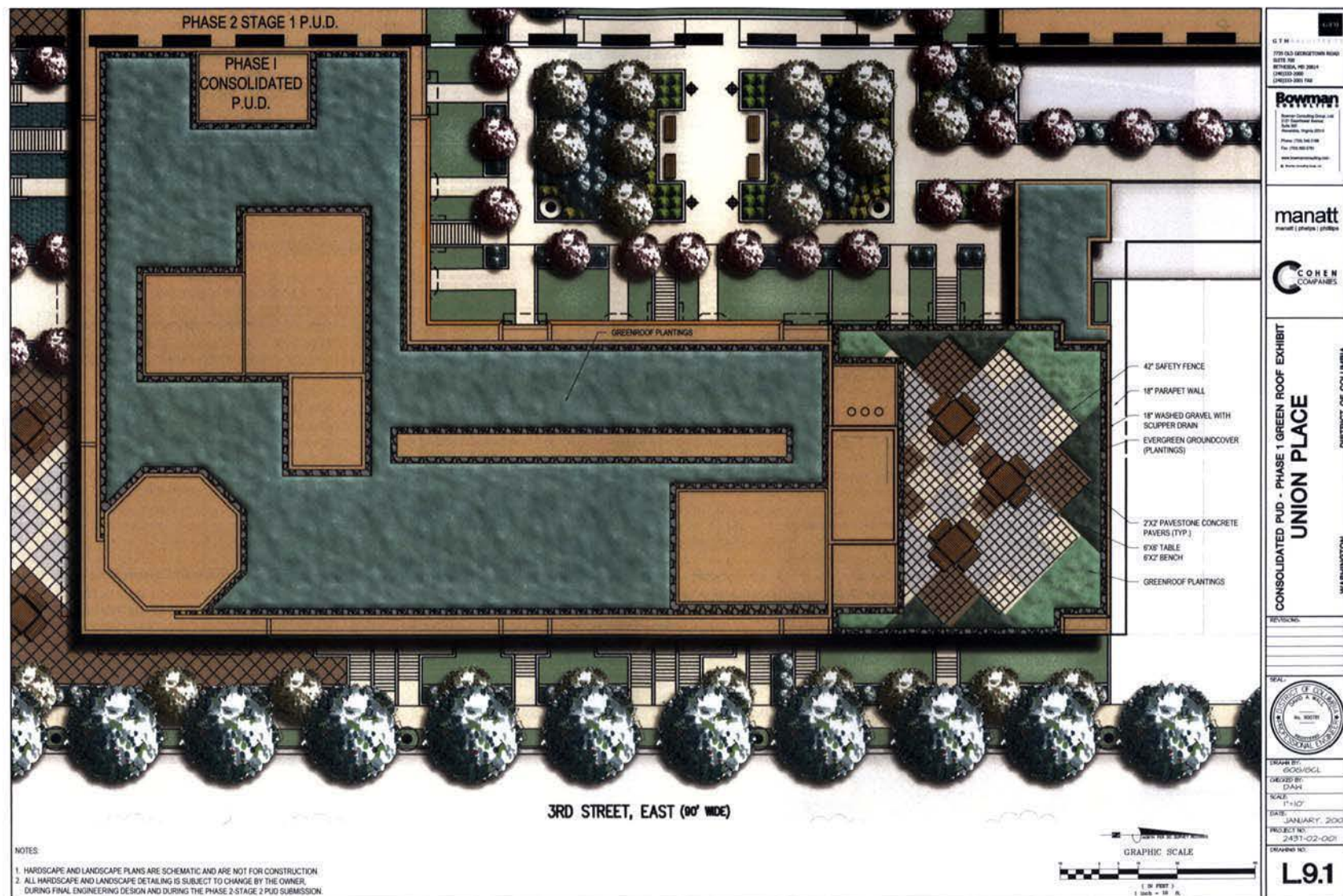
DISTRICT OF COLUMBIA
WASHINGTON

REVISIONS:

SEAL: DISTRICT OF COLUMBIA DEPARTMENT OF THE ENVIRONMENT

DRAWN BY: BOCKHOLZ
CHECKED BY: DAH
SCALE: 1"=10'
DATE: JANUARY, 2005
PROJECT NO: 2431-02-001
DRAWING NO: L9

ALL PICTURES FROM GREEN ROOF PLANTS 2004 CATALOGUE



TOTAL WATERFILL AREA = 12,300 SQ. FT.
TOTAL VOLUME (27) = 3,000 CU. FT. @ 200
WATER STORAGE = 3,000 CU. FT. @ 0.20
= 600 CU. FT.
STORAGE REQUIRED = 7.00
STORAGE PROVIDED = 1.00 CU. FT.

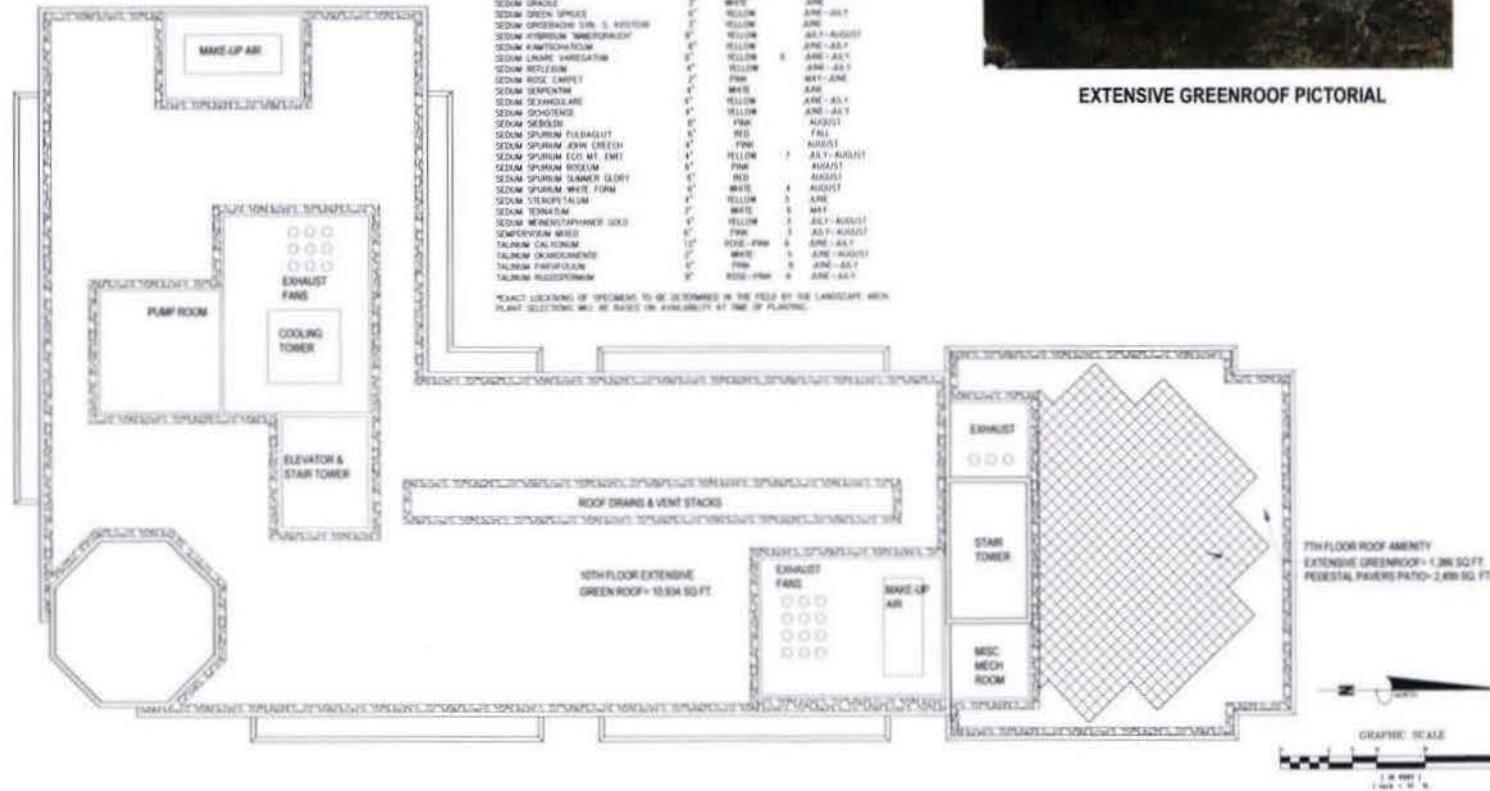
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EXACT LOCATIONS OF SPECIMENS TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECTS. PLANT SELECTIONS WILL BE BASED ON AVAILABILITY AT TIME OF PLANTING.



EXTENSIVE GREENROOF PICTORIAL



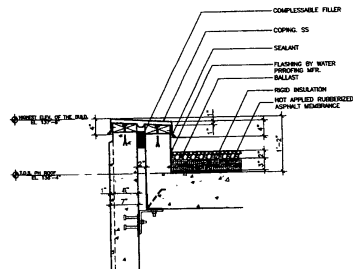
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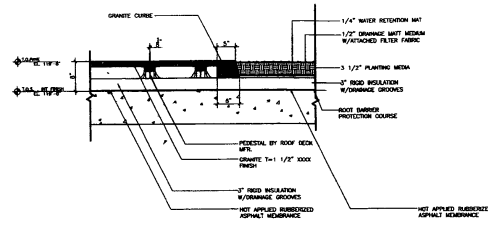
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CONSOLIDATED PUJ - PHASE 1 GREEN ROOF EXHIBIT
UNION PLACE

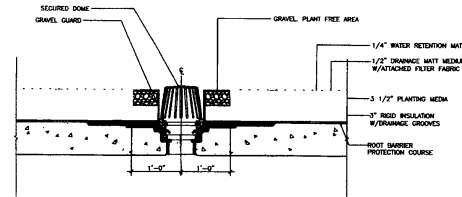
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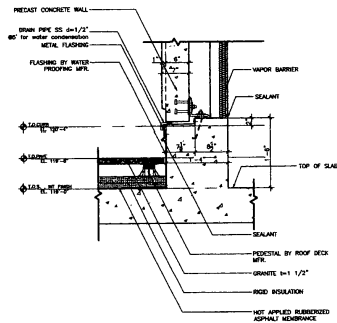
DRAINAGE AREA DETAIL - PARAPET



PEDESTAL PAVER - GREENROOF
CONNECTION DETAIL



ROOF DRAIN CROSS SECTION



WALL AND SLAB CONNECTION

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:

Statlite 3/8" Expanded Slate	55%*
USGA Root Zone Sand	30%
Approved Compost	15%

* Increase or decrease volume to meet weight requirement
Roof Garden Mix
Estimated weight of 80% Expanded Slate, 30% sand, 10% compost
1 cubic foot saturated (not drained) 85.2 pounds per cubic foot
1 cubic foot compacted 85.2 pounds per cubic foot
1 cubic foot compact, 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%
1.50 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" - #8 Statlite PermaTIB Rotary Kin Expanded Slate (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" - #8 size

3/8" - #8 Sieve Size	% Passing
1/2"	100
3/8"	80 - 100
#4	5 - 40
#8	0 - 20
#16	0 - 10

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

1. 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.
2. The compost must have a minimum thermophilic biooxidation time of four months with aeration management based on temperature monitoring.
3. Thermophilic temperatures must be sustained at or above 150 degrees Fahrenheit for eight weeks for weed seed and pathogen sterilization.
4. Finished compost must be screened to minus 1/2", protected from and free from any outside contaminants during and after screening and curing.
5. The finished compost must fall below the following soluble nutrient limits:

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

pH must fall between 6.0 and 8.0

Metals and contaminants must meet or exceed US EPA Standard 40

5.2 MIXING Procedure

A. Compost and USGA Sand Bleeding

1. Mechanically mix 2 parts sand to 1 part compost to provide a uniform distribution of the components
2. Inadequate Moisture Content: Do not work planting medium when moisture content is low that dust will form in the air.
3. 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 PermaTIB Expanded Slate

1. Saturate the PermaTIB Expanded Slate with water to ensure proper soil distribution.
2. Mechanically mix 9 parts of the sand/compost blend with 11 parts of the wetted PermaTIB until a uniform distribution of the components is achieved.
3. When stockpiling the finished mix, cover the pile with a plastic tarp to prevent drying out or soil separation from rain.
4. 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" Statlite Expanded Slate

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

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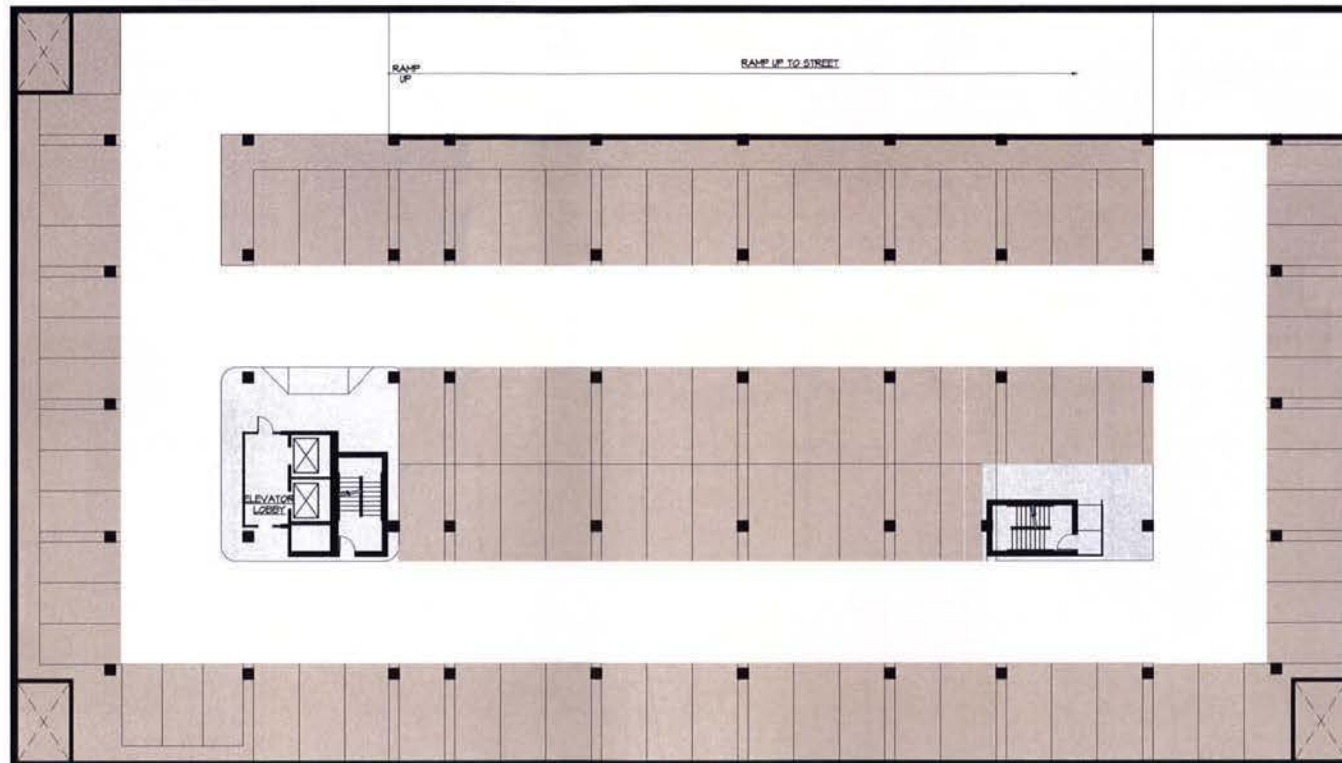
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GREENROOF DETAILS
UNION PLACE
DISTRICT OF COLUMBIA
WASHINGTON

REVISIONS:

Seal of the District of Columbia
Department of General Services
No. 900781
Professional Engineer

DRAWN BY: GOG/ECL
CREATED BY: GOG
SCALE: N/A
DATE: SEPT. 1, 2005
PROJECT NO: 2451-02-001
DRAWING NO:
L9.3



P PARKING LEVEL
SCALE 3/8" = 1'-0"



PARKING INFORMATION	
GARAGE LEVEL	# OF SPACES
LEVEL 1	96
LEVEL 2	81
TOTAL SPACES PHASE I:	
177	

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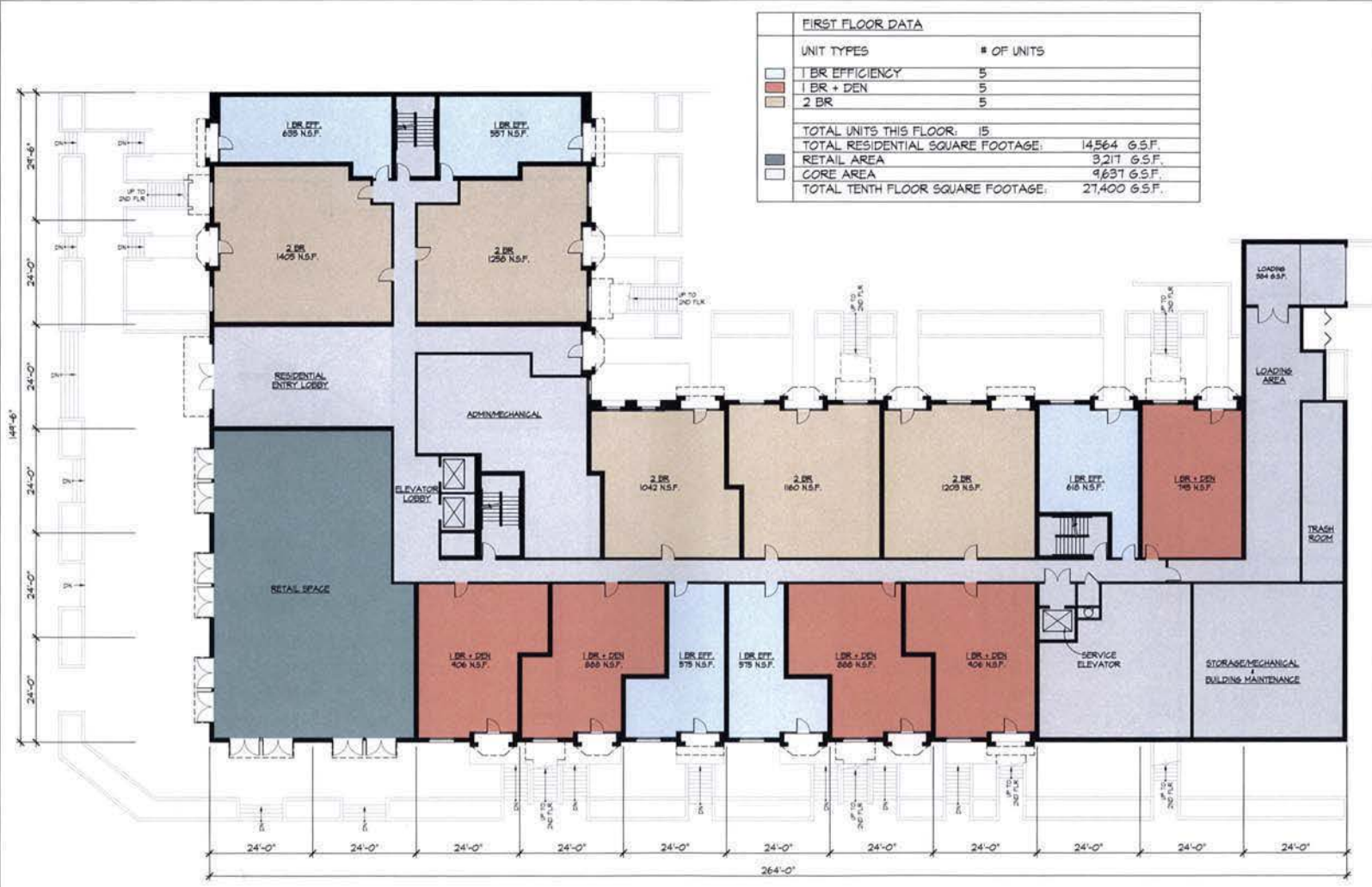
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1 FIRST FLOOR
 SCALE: 3/8" = 1'-0"



3RD STREET, N.E.



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13 THIRD FLOOR
 SCALE: 3/8" = 1'-0"



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6 SIXTH FLOOR
 SCALE: 3/4" = 1'-0"

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7 SEVENTH FLOOR
 SCALE: 3/8" = 1'-0"



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 DRAWING NO:

A1.07

K STREET, N.E.



EIGHTH FLOOR DATA	
UNIT TYPES	# OF UNITS
1 BR EFFICIENCY	4
1 BR + DEN	4
2 BR	6
TOTAL UNITS THIS FLOOR: 14	
TOTAL RESIDENTIAL SQUARE FOOTAGE: 17,055 G.S.F.	
CORE AREA: 3,326 G.S.F.	
TOTAL TENTH FLOOR SQUARE FOOTAGE: 20,319 G.S.F.	

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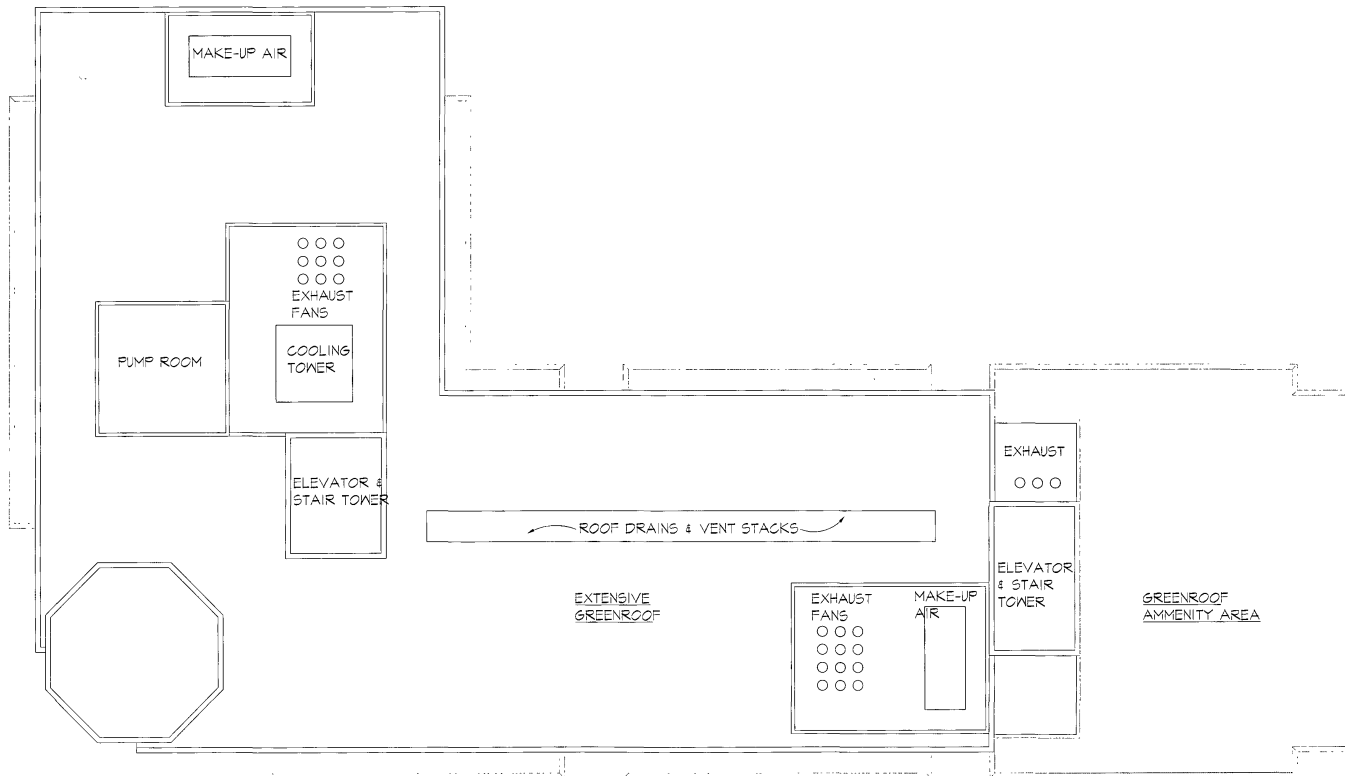
A1.08

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



BBD STREET, N.E.

K STREET, NE



3RD STREET, NE

11 ROOF PLAN
SCALE 3/8" = 1'-0"



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① 3RD STREET ELEVATION - LOOKING WEST
SCALE: NTS

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1 K STREET ELEVATION - LOOKING NORTH
SCALE: NTS

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1 COURTYARD ELEVATION - LOOKING EAST
SCALE: 1/8" = 1'-0"

2 COURTYARD ELEVATION - LOOKING SOUTH
SCALE: 1/8" = 1'-0"

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① BUILDING CROSS SECTION & TYP UNITS
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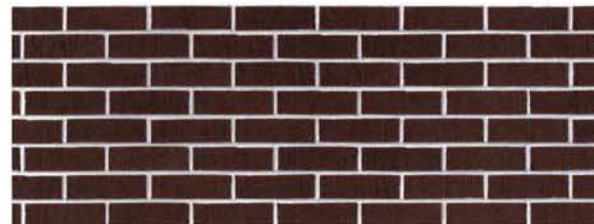
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① TYPICAL 1 BEDROOM EFFICIENCY - A
SCALE: 3/32" = 1'-0"



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



③ TYPICAL 1 BEDROOM w/ DEN - A
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1 TYPICAL | BEDROOM N/DEN - B
SCALE: 3/32" = 1'-0"



2 TYPICAL | BEDROOM N/DEN - C
SCALE: 3/32" = 1'-0"

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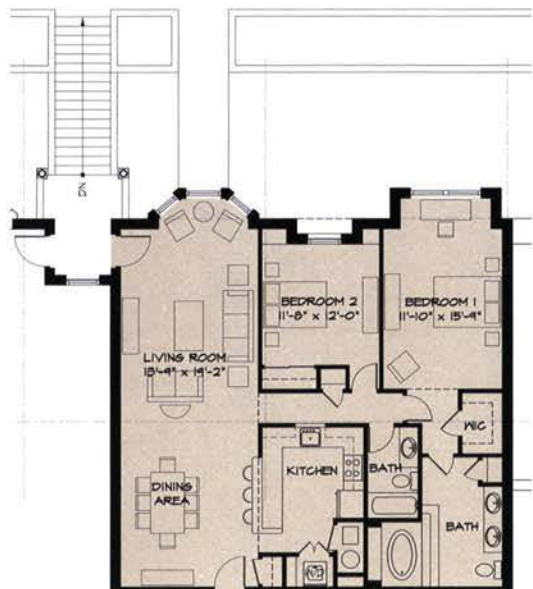
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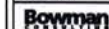
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2 TYPICAL 2 BEDROOM UNIT - B
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