FLGA

RECEIVED
D.C. OFFICE OF ZONING
2005 JAN 18 PM 2:25

January 17, 2005

VIA HAND DELIVERY

DC Zoning Commission
441 4th Street, NW
Suite 210S
Washington, DC 20001

RE: ZC CASE # 01-28TE-PUD MODIFICATION-200 K STREET, NE

In response to your request dated November 2, 2004(see attached copy), enclosed are modified plans for the 200 K PUD project. The plan concepts have been developed in concert with the DC Office of Planning. Additionally, the DCOP recommended the filing of consolidated approval for Phase 1 and first stage approval for the remainder of the site or Phase 2. Phases 1 and 2 are summarized below:

PHASE 1: REQUEST FOR CONSOLIDATED PUD APPROVAL

Phase 1 is a 90-foot residential building that contains 239,720 square feet of space, including 3,217 square feet of retail. Located along 3rd Street, NE, it has 170 units and a total of 170 parking spaces. The site area is 42,995 square feet, and the lot occupancy is 64%.

The primary amenity and public benefit for this phase is our pledge to provide affordable housing in the amount of 15% of the total residential space provided or 28,953 square feet.

PHASE 2: REQUEST FOR STAGE ONE PUD APPROVAL

Phase 2 will occupy the remainder of Square 749. It will contain two buildings: (1) a 302,850 square-foot (15 stories) residential building, with 6,000 square feet of retail; and (2) a 313,602 square-foot (12 stories) office building, with 10,000 square feet of neighborhood retail. These buildings will be located along 2nd Street, and the overall Phase 2 lot occupancy is calculated at 73%.

The proposed primary amenity and public benefit for Phase 2 is affordable housing in the amount of 44,528 square feet or 15% of the gross residential space requested.

ZONING COMMISSION
District of Columbia
CASE NO. 01-28 TE
EXHIBIT NO. 44

ZONING COMMISSION
District of Columbia
CASE NO.01-28
EXHIBIT NO.44

Your prompt review and approval of this request is appreciated. Should you have any questions or if there is a need for additional information, please contact me immediately.

Kind regards,



Fred Greene

Enclosure

Government of the District of Columbia
ZONING COMMISSION

November 2, 2004

Mr. Fred Greene
1230 31st Street, NW
Washington, DC 20007

RE: ZC Case No. 01-28TE- 200 K Street, NE

Dear Mr. Greene:

On behalf of the Zoning Commission for the District of Columbia, I acknowledge receipt of your letter of October 21, 2004 in which you have committed to provide this Office with revised plans by mid-January 2005 regarding this case.

As you know, the scheduled February 13, 2003 hearing for this case was cancelled at your request. The Commission believes that the intervening period should have afforded sufficient time for the submittal of modified plans. Therefore, the Zoning Commission has authorized me to inform you that this case will be dismissed at its public meeting of March 14, 2004.unless an amended application and modified plans are submitted to this Office by 3:00 pm on Tuesday, January 18, 2005.

Sincerely,

Alberto P. Bastida, AICP
Secretary to the Zoning Commission

cc: Zoning Commissioners



UNION PLACE

RECEIVED
D.C. OFFICE OF ZONING
2005 JUN 18 PM 3:28

ZONING COMMISSION
District of Columbia
CASE NO. 01-28 TE
EXHIBIT NO. 44

Table of Contents

1. Letter of Transmittal

2. Site Development Plan

3. Phase 1 Building Plans
   - 3rd Street Elevation—Looking West
   - K Street Elevation—Looking North
   - Courtyard Elevation—Looking East
   - Building Crossection/Typical Units
   - Parking Level
   - 1st Floor thru 10th Floor

4. Phase 2—First Stage

5. Landscape/Plaza Plan

6. General Condition Plans
   - Existing Conditions Plan
   - Preliminary Subdivision Plan
   - Detailed Grading Plan
   - Utility Layout Plan
   - Stormwater Concept Plan
   - Erosion Control Plan
   - Circulation Plan

7. Context Plan
   - Context Plan With Aerial Overlay
   - Neighborhood Image Board
   - Site Tabulations, Legend & Notes

FLGA

January 17, 2005

VIA HAND DELIVERY

DC Zoning Commission
441 4th Street, NW
Suite 210S
Washington, DC 20001

RE: ZC CASE # 01-28TE-PUD MODIFICATION-200 K STREET, NE

In response to your request dated November 2, 2004(see attached copy), enclosed are modified plans for the 200 K PUD project. The plan concepts have been developed in concert with the DC Office of Planning. Additionally, the DCOP recommended the filing of consolidated approval for Phase 1 and first stage approval for the remainder of the site or Phase 2. Phases 1 and 2 are summarized below:

PHASE 1: REQUEST FOR CONSOLIDATED PUD APPROVAL

Phase 1 is a 90-foot residential building that contains 239,720 square feet of space, including 3,217 square feet of retail. Located along 3rd Street, NE, it has 170 units and a total of 170 parking spaces. The site area is 42,995 square feet, and the lot occupancy is 64%.

The primary amenity and public benefit for this phase is our pledge to provide affordable housing in the amount of 15% of the total residential space provided or 28,953 square feet.

PHASE 2: REQUEST FOR STAGE ONE PUD APPROVAL

Phase 2 will occupy the remainder of Square 749. It will contain two buildings: (1) a 302,850 square-foot (15 stories) residential building, with 6,000 square feet of retail; and (2) a 313,602 square-foot (12 stories) office building, with 10,000 square feet of neighborhood retail. These buildings will be located along 2nd Street, and the overall Phase 2 lot occupancy is calculated at 73%.

The proposed primary amenity and public benefit for Phase 2 is affordable housing in the amount of 44,528 square feet or 15% of the gross residential space requested.

Your prompt review and approval of this request is appreciated. Should you have any questions or if there is a need for additional information, please contact me immediately.

Kind regards,



Fred Greene

Enclosure

Government of the District of Columbia

ZONING COMMISSION

November 2, 2004

Mr. Fred Greene
1230 31st Street, NW
Washington, DC 20007

RE: ZC Case No. 01-28TE- 200 K Street, NE

Dear Mr. Greene:

On behalf of the Zoning Commission for the District of Columbia, I acknowledge receipt of your letter of October 21, 2004 in which you have committed to provide this Office with revised plans by mid-January 2005 regarding this case.

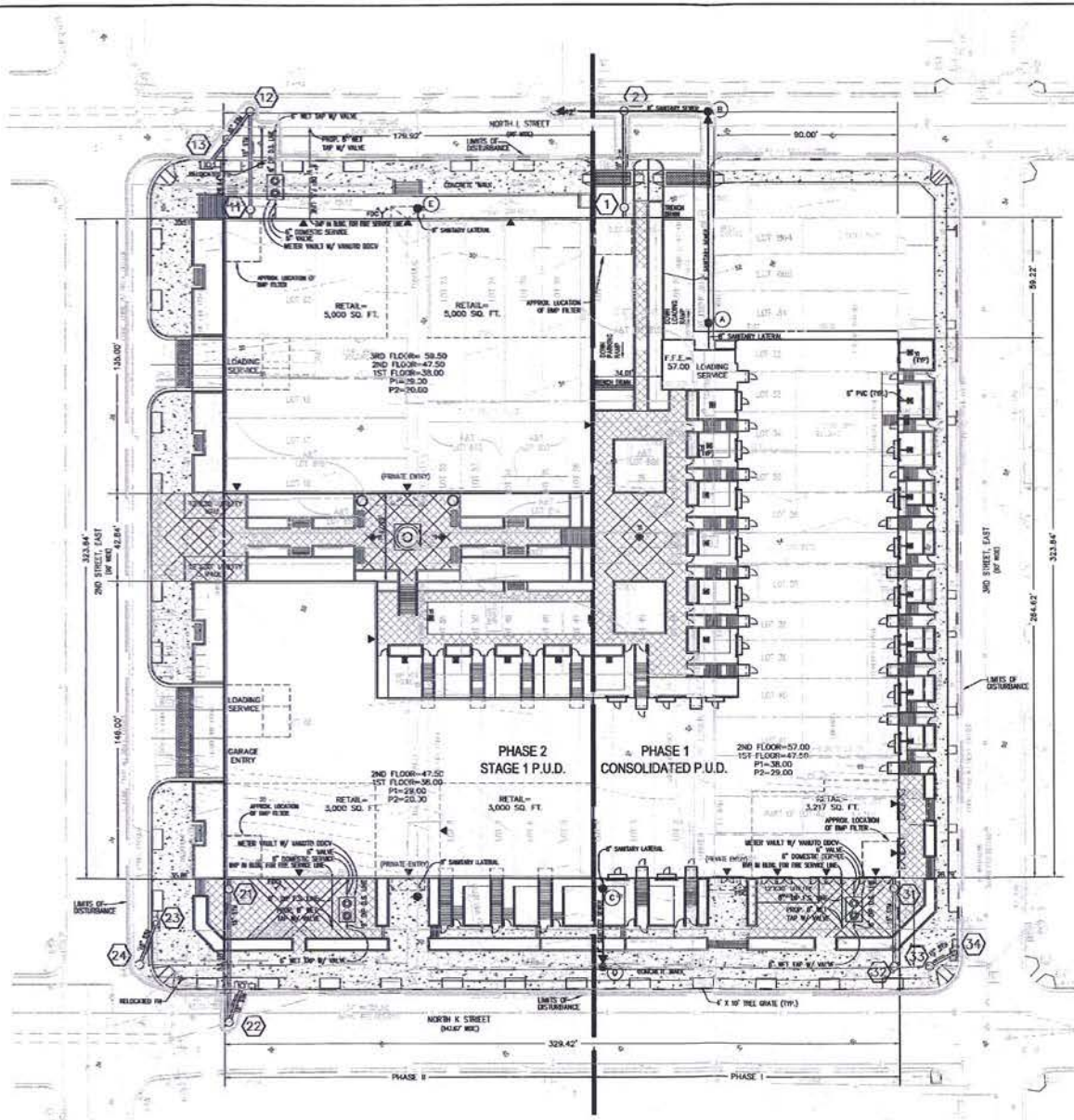
As you know, the scheduled February 13, 2003 hearing for this case was cancelled at your request. The Commission believes that the intervening period should have afforded sufficient time for the submittal of modified plans. Therefore, the Zoning Commission has authorized me to inform you that this case will be dismissed at its public meeting of March 14, 2004.unless an amended application and modified plans are submitted to this Office by 3:00 pm on Tuesday, January 18, 2005.

Sincerely,

Alberto P. Bastida, AICP
Secretary to the Zoning Commission

cc: Zoning Commissioners

2



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)	79,200 G.S.F. (39,600 G.S.F. EA.)
TOTAL PARKING SPACES	170
SITE AREA	42,995 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 = 42,995 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.	= 190,958 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 (15 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%

GRAPHIC SCALE
(IN FEET)
1 inch = 25 ft.

GTM
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-3300
(240)333-3301 FAX

Bowman CONSULTING
Bowman Consulting Group, Ltd.
3101 Eisenhower Avenue
Suite 500
Alexandria, Virginia 22314
Phone: (703) 549-2180
Fax: (703) 549-2181
www.bowmanconsulting.com

FLGA LLC

COHEN COMPANIES

SITE DEVELOPMENT PLAN
UNION PLACE
WASHINGTON DISTRICT OF COLUMBIA

REVISIONS:

SEAL:
DISTRICT OF COLUMBIA
REGISTERED
No. 900781
PROFESSIONAL ENGINEER

DRAWN BY: GG/SG/CL
CHECKED BY: DAH
SCALE: 1"=25'
DATE: JANUARY, 2005
PROJECT NO. 2431-02-001
DRAWING NO. C.7

3



1 3RD STREET ELEVATION - LOOKING WEST
SCALE: NTS

GTM
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-2000
(240)333-2001 FAX

Bowman CONSULTING
Bowman Consulting Group, Ltd.
7101 Executive Avenue
Suite 302
Alexandria, Virginia 22314
Phone: (703) 548-2188
Fax: (703) 683-5797
www.bowmanconsulting.com

FLGA LLC

COHEN COMPANIES

UNION PLACE

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

GTM
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-2030
(240)333-2031 FAX

Bowman CONSULTING
Bowman Consulting Group, Ltd.
3101 Fluorspar Avenue
Suite 302
Alexandria, Virginia 22314
Phone: (703) 549-2188
Fax: (703) 549-5781
www.bowmanconsulting.com

FLGA LLC

COHEN COMPANIES

UNION PLACE

REVISIONS:

SEAL:

DRAWN BY:	JAA
CHECKED BY:	CEH, RJC
SCALE:	AS NOTED
DATE:	01-18-05
PROJECT NO.	03.0315
DRAWING NO.	A2.01



1 COURTYARD ELEVATION - LOOKING EAST
SCALE: NTS



2 COURTYARD ELEVATION - LOOKING SOUTH
SCALE: NTS

GTM
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-2000
(240)333-2001 FAX

Bowman CONSULTING
Bowman Consulting Group, Ltd.
9101 Stonehaven Avenue
Suite 202
Alexandria, Virginia 22314
Phone: (703) 548-2188
Fax: (703) 640-5791
www.bowmanconsulting.com

FLGA LLC

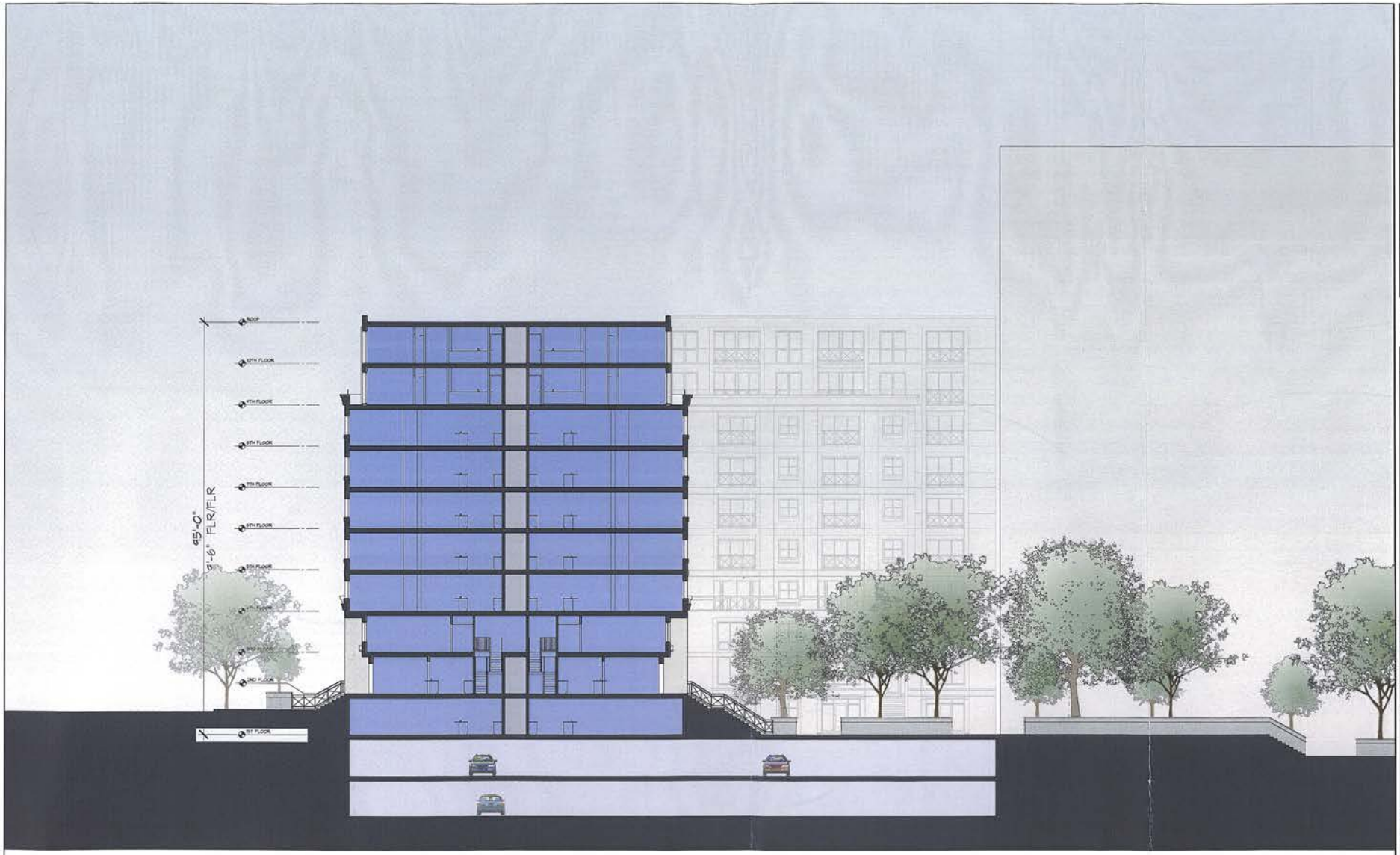
COHEN COMPANIES

UNION PLACE

REVISIONS:

SEAL:

DRAWN BY: JAA
CHECKED BY: CEH, RJC
SCALE: AS NOTED
DATE: 01-18-05
PROJECT NO. 03.0315
DRAWING NO. A2.02



1 BUILDING CROSS SECTION @ TYP UNITS
SCALE: NTS

GTM
G.T.M
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-2000
(240)333-2001 FAX

Bowman CONSULTING
Bowman Consulting Group, Ltd.
2121 Eisenhower Avenue
Suite 302
Alexandria, Virginia 22314
Phone: (703) 549-2188
Fax: (703) 549-0191
www.bowmanconsulting.com

FLGA LLC

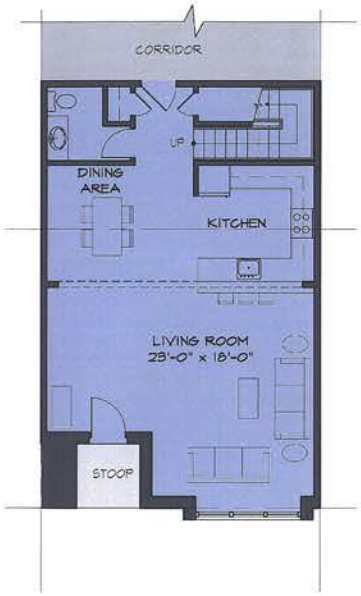
COHEN COMPANIES

UNION PLACE

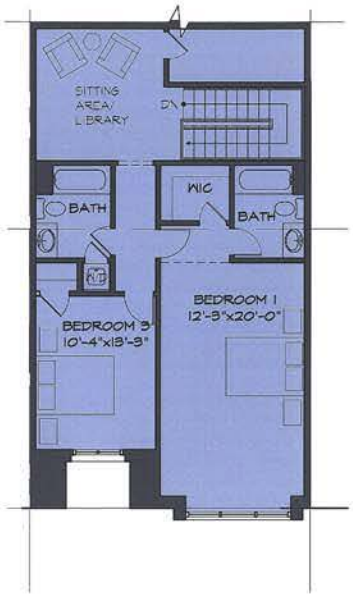
REVISIONS:

SEAL:

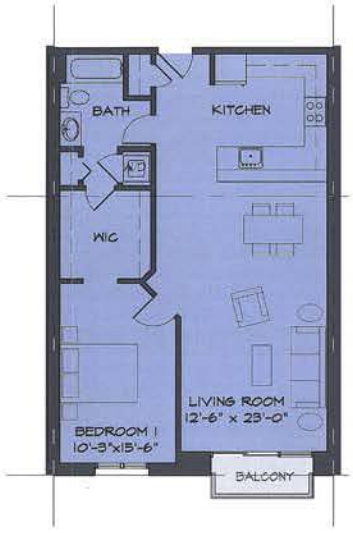
DRAWN BY: JAA
CHECKED BY: CEH, RJC
SCALE: AS NOTED
DATE: 01-18-05
PROJECT NO. 03.0315
DRAWING NO. A3.00



1 2 BR DUPLEX - ENTRY LEVEL
SCALE: NTS



2 2 BR DUPLEX - UPPER LEVEL
SCALE: NTS



3 TYPICAL 1 BEDROOM UNIT
SCALE: NTS



4 TYPICAL 2 BEDROOM UNIT
SCALE: NTS

GTM
G T M
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-2000
(240)333-2001 FAX

Bowman CONSULTING
Bowman Consulting Group, Ltd.
3121 Eisenhower Avenue
Suite 302
Alexandria, Virginia 22314
Phone: (703) 548-2188
Fax: (703) 683-0791
www.bowmanconsulting.com

FLGA LLC

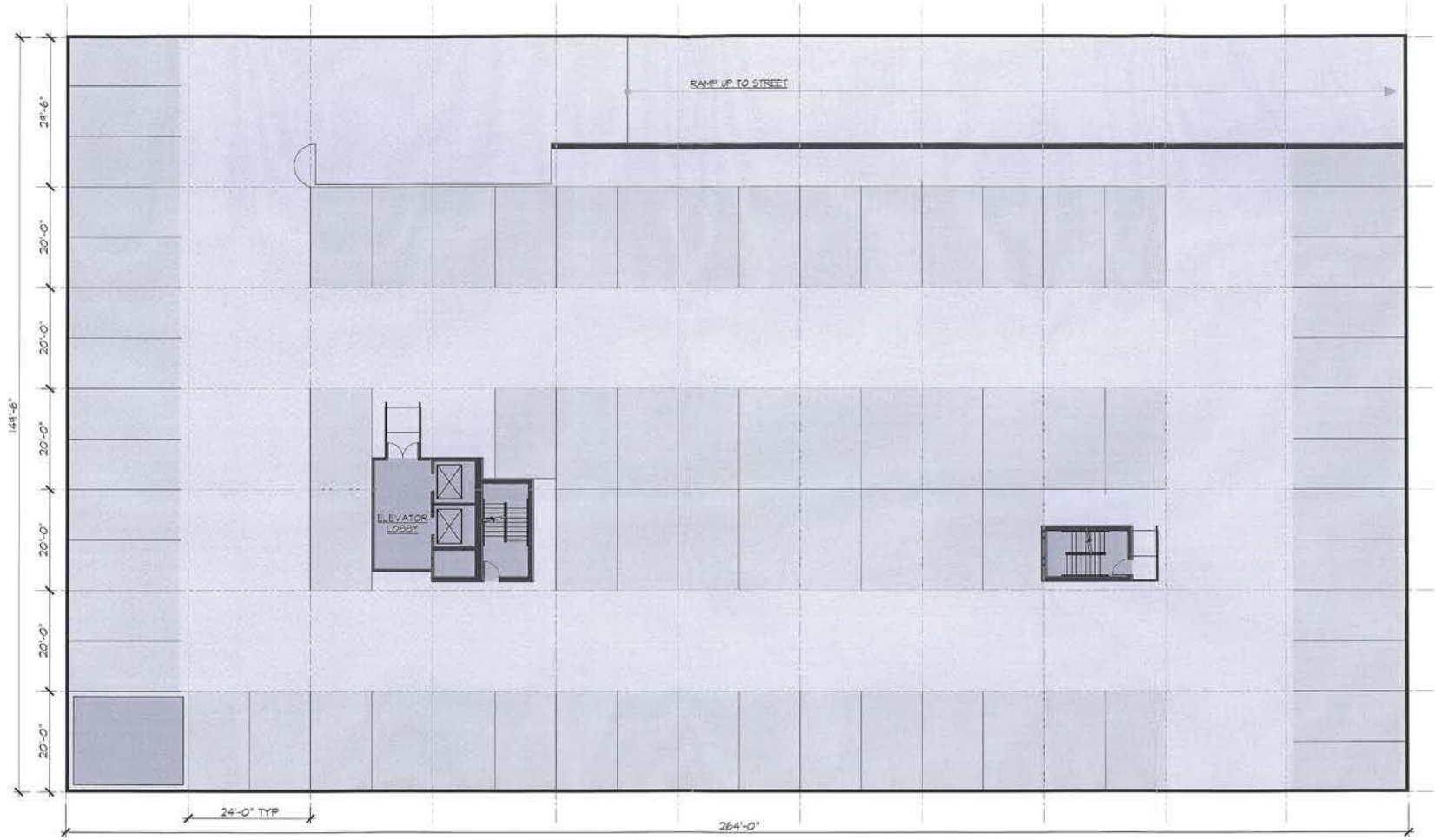
COHEN COMPANIES

UNION PLACE

REVISIONS:

SEAL:

DRAWN BY:	JAA
CHECKED BY:	CEH, RJC
SCALE:	AS NOTED
DATE:	01-18-05
PROJECT NO.	03.0315
DRAWING NO.	A4.00



P PARKING LEVEL
SCALE: 3/32" = 1'-0"

PARKING INFORMATION	
SPACES GARAGE LEVEL 1:	79
SPACES GARAGE LEVEL 2:	91
TOTAL PARKING SPACES:	170

GTM
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-2000
(240)333-2001 FAX

Bowman CONSULTING
Bowman Consulting Group, Ltd.
2101 Eisenhower Avenue
Suite 302
Alexandria, Virginia 22314
Phone: (703) 548-2188
Fax: (703) 683-5791
www.bowmanconsulting.com

FLGA LLC

COHEN COMPANIES

UNION PLACE

REVISIONS:

SEAL:

DRAWN BY: JAA
CHECKED BY: CEH, RJC
SCALE: AS NOTED
DATE: 01-18-05
PROJECT NO: 03.0315
DRAWING NO: A1.00



FIRST FLOOR INFORMATION	
UNITS THIS FLOOR:	14
RESIDENTIAL SQUARE FOOTAGE:	4573 G.S.F.
	8933 N.S.F.
RETAIL SQUARE FOOTAGE:	9217 G.S.F.
TOTAL FIRST FLOOR SQUARE FOOTAGE:	27,947 G.S.F.

1 FIRST FLOOR
SCALE: 3/32" = 1'-0"

GTM
7735 OLD GEORGETOWN ROAD
SUITE 708
BETHESDA, MD 20814
(240)333-2000
(240)333-2002 FAX

Bowman Consulting
Bowman Consulting Group, Ltd.
2121 Eisenhower Avenue
Suite 302
Alexandria, Virginia 22314
Phone: (703) 549-2188
Fax: (703) 549-2181
www.bowmanconsulting.com
Bowman Consulting Group, Ltd.

FLGA LLC

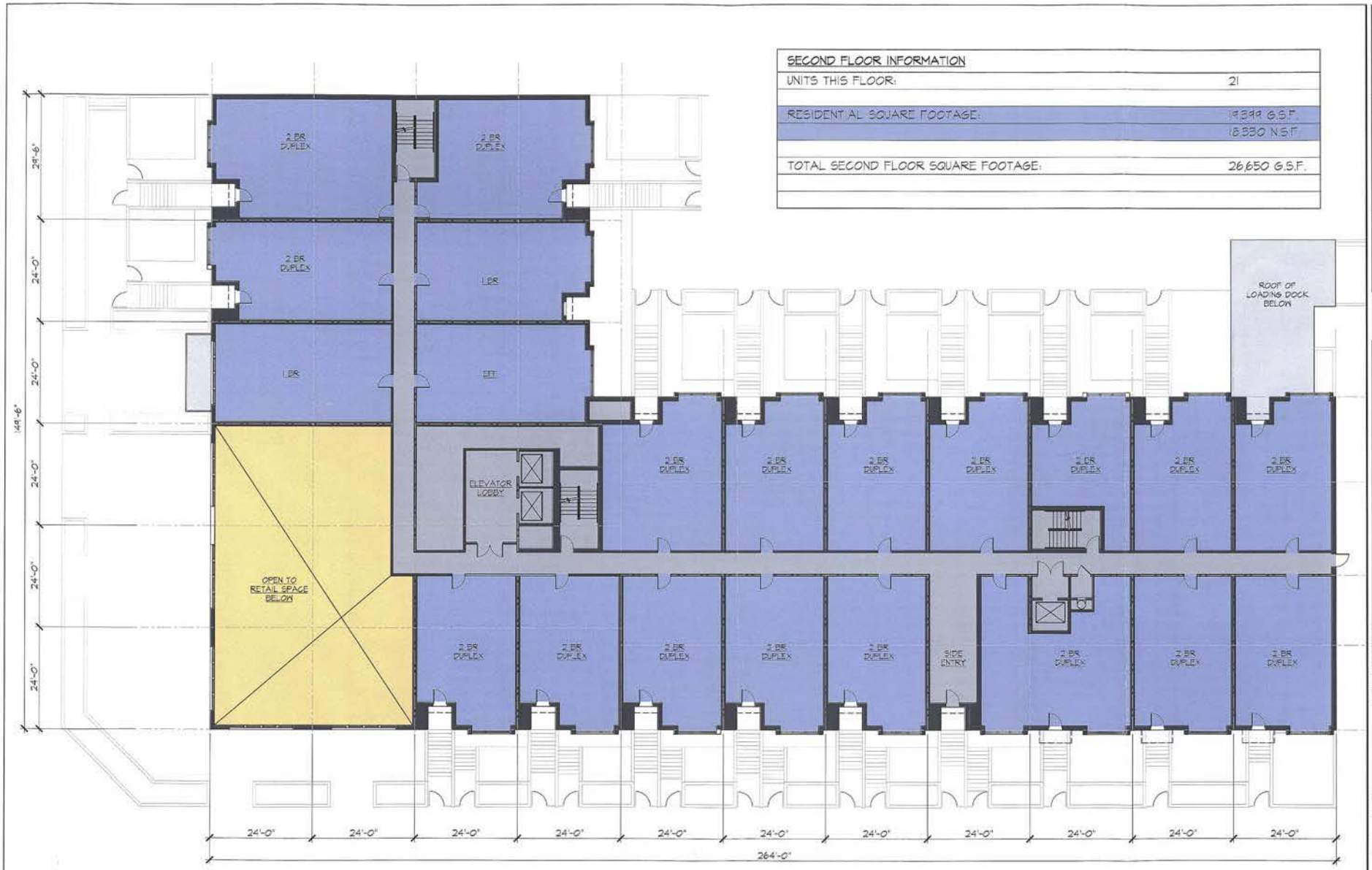
COHEN COMPANIES

UNION PLACE

REVISIONS:

SEAL:

DRAWN BY:	JAA
CHECKED BY:	GEH, RJC
SCALE:	AS NOTED
DATE:	01-18-05
PROJECT NO:	03.0315
DRAWING NO:	A1.01



SECOND FLOOR INFORMATION	
UNITS THIS FLOOR:	21
RESIDENTIAL SQUARE FOOTAGE:	19399 G.S.F.
	18330 N.S.F.
TOTAL SECOND FLOOR SQUARE FOOTAGE:	26650 G.S.F.

(2) SECOND FLOOR
SCALE: 3/32" = 1'-0"

GTM
GTM
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-2000
(240)333-2001 FAX

Bowman CONSULTING
Bowman Consulting Group, Ltd.
3101 Eisenhower Avenue
Suite 202
Alexandria, Virginia 22314
Phone: (703) 549-2188
Fax: (703) 660-5741
www.bowmanconsulting.com

FLGA LLC

COHEN COMPANIES

UNION PLACE

REVISIONS:

SEAL:

DRAWN BY:	JAA
CHECKED BY:	CEH, RJC
SCALE:	AS NOTED
DATE:	01-18-05
PROJECT NO.	03.0315
DRAWING NO.	A1.02

THIRD FLOOR INFORMATION	
UNITS THIS FLOOR:	5
RESIDENTIAL SQUARE FOOTAGE:	24,010 G.S.F.
	23,332 N.S.F.
TOTAL THIRD FLOOR SQUARE FOOTAGE:	26,715 G.S.F.



3 THIRD FLOOR
SCALE: 3/32" = 1'-0"

GTM

7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-2000
(240)333-2001 FAX

Bowman CONSULTING
Bowman Consulting Group, Ltd.
2121 Eisenhower Avenue
Suite 302
Alexandria, Virginia 22314
Phone: (703) 548-2188
Fax: (703) 683-5781
www.bowmanconsulting.com

FLGA LLC

COHEN COMPANIES

UNION PLACE

REVISIONS:

SEAL:

DRAWN BY:	JAA
CHECKED BY:	CEH, RJC
SCALE:	AS NOTED
DATE:	01-18-05
PROJECT NO.	03.0315
DRAWING NO.	A1.03

FOURTH FLOOR INFORMATION	
UNITS THIS FLOOR:	21
RESIDENTIAL SQUARE FOOTAGE:	21,720 G.S.F.
	20,793 N.S.F.
TOTAL FOURTH FLOOR SQUARE FOOTAGE:	25,201 G.S.F.



4 FOURTH FLOOR
SCALE: 3/32" = 1'-0"

GTM
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-2000
(240)333-2001 FAX

Bowman Consulting
Bowman Consulting Group, Ltd.
3101 Eisenhower Avenue
Suite 300
Alexandria, Virginia 22314
Phone: (703) 549-2188
Fax: (703) 683-3781
www.bowmanconsulting.com

FLGA LLC

COHEN COMPANIES

UNION PLACE

REVISIONS:

SEAL:

DRAWN BY:	JAA
CHECKED BY:	CEH, RJC
SCALE:	AS NOTED
DATE:	01-18-05
PROJECT NO:	03.0315
DRAWING NO.	A1.04

FIFTH FLOOR INFORMATION	
UNITS THIS FLOOR:	21
RESIDENTIAL SQUARE FOOTAGE:	21,766 G.S.F.
	20,811 N.S.F.
TOTAL FIFTH FLOOR SQUARE FOOTAGE:	25,243 G.S.F.



5 FIFTH FLOOR
SCALE: 1/32" = 1'-0"

GTM
GTM
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-2000
(240)333-2001 FAX

Bowman CONSULTING
Bowman Consulting Group, Ltd.
4721 Ellsworth Avenue
Suite 300
Alexandria, Virginia 22314
Phone: (703) 549-0180
Fax: (703) 963-5761
www.bowmanconsulting.com

FLGA LLC

COHEN COMPANIES

UNION PLACE

REVISIONS:

SEAL:

DRAWN BY: JAA
CHECKED BY: CEH, RJC
SCALE: AS NOTED
DATE: 01-18-05
PROJECT NO. 03.0315
DRAWING NO. A1.05

SIXTH FLOOR INFORMATION	
UNITS THIS FLOOR:	21
RESIDENTIAL SQUARE FOOTAGE:	2,766 G.S.F. 2081 N.S.F.
TOTAL SIXTH FLOOR SQUARE FOOTAGE:	25,243 G.S.F.



6 SIXTH FLOOR
SCALE: 3/32" = 1'-0"

GTM
GTM ARCHITECTS
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-2000
(240)333-2001 FAX

Bowman CONSULTING
Bowman Consulting Group, Ltd.
2121 Eisenhower Avenue
Suite 200
Alexandria, Virginia 22314
Phone: (703) 549-2188
Fax: (703) 683-5791
www.bowmanconsulting.com

FLGA LLC

COHEN COMPANIES

UNION PLACE

REVISIONS:

SEAL:

DRAWN BY:	JAA
CHECKED BY:	CEH, RJC
SCALE:	AS NOTED
DATE:	01-18-05
PROJECT NO:	03.0315
DRAWING NO.	A1.06

SEVENTH FLOOR INFORMATION	
UNITS THIS FLOOR:	20
RESIDENTIAL SQUARE FOOTAGE	21,225 G.S.F. 20,267 N.S.F.
TOTAL SEVENTH FLOOR SQUARE FOOTAGE:	24,702 G.S.F.



7 SEVENTH FLOOR
SCALE: 3/32" = 1'-0"

GTM
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-2030
(240)333-2031 FAX

Bowman CONSULTING
Bowman Consulting Group, Ltd.
9101 Edmonston Avenue
Suite 302
Alexandria, Virginia 22314
Phone: (703) 549-2188
Fax: (703) 683-5791
www.bowmanconsulting.com

FLGA LLC

COHEN COMPANIES

UNION PLACE

REVISIONS:

SEAL:

DRAWN BY:	JAA
CHECKED BY:	CEH, RJC
SCALE:	AS NOTED
DATE:	01-18-05
PROJECT NO.	03.0315
DRAWING NO.	A1.07

EIGHTH FLOOR INFORMATION	
UNITS THIS FLOOR:	17
RESIDENTIAL SQUARE FOOTAGE:	7013 G.S.F.
	6282 N.S.F.
TOTAL EIGHTH FLOOR SQUARE FOOTAGE:	20379 G.S.F.



B EIGHTH FLOOR
SCALE: 3/32" = 1'-0"

GTM
G T M
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-2000
(240)333-2001 FAX

Bowman CONSULTING
Bowman Consulting Group, Ltd.
2121 Eisenhower Avenue
Suite 702
Alexandria, Virginia 22314
Phone: (703) 549-0188
Fax: (703) 683-5791
www.bowmanconsulting.com
Bowman Consulting Group Ltd.

FLGA LLC

COHEN COMPANIES

UNION PLACE

REVISIONS:

SEAL:

DRAWN BY:	JAA
CHECKED BY:	CEH, RJC
SCALE:	AS NOTED
DATE:	01-18-05
PROJECT NO.	03.0315
DRAWING NO.	A1.08

NINTH FLOOR INFORMATION	
UNITS THIS FLOOR:	15
RESIDENTIAL SQUARE FOOTAGE	15,772 G.S.F. 15,129 N.S.F.
TOTAL NINTH FLOOR SQUARE FOOTAGE:	19,120 G.S.F.



9 NINTH FLOOR
SCALE: 3/32" = 1'-0"

GTM
GTM
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-2000
(240)333-2001 FAX

Bowman CONSULTING
Bowman Consulting Group, Ltd.
11 Canal Center Plaza
Suite 322
Alexandria, Virginia 22314
Phone: (703) 549-2188
Fax: (703) 683-8787
www.bowmanconsulting.com

FLGA LLC

COHEN COMPANIES

UNION PLACE

REVISIONS:

SEAL:

DRAWN BY:	JAA
CHECKED BY:	CEH, RJC
SCALE:	AS NOTED
DATE:	01-18-05
PROJECT NO.	03.0315
DRAWING NO.	A1.09

TENTH FLOOR INFORMATION	
UNITS THIS FLOOR:	15
RESIDENTIAL SQUARE FOOTAGE:	15,772 G.S.F.
	15,129 N.S.F.
TOTAL TENTH FLOOR SQUARE FOOTAGE:	19,120 G.S.F.



10 TENTH FLOOR
SCALE: 3/32" = 1'-0"

GTM
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-2000
(240)333-2001 FAX

Bowman CONSULTING
Bowman Consulting Group, Ltd.
2121 Eisenhower Avenue
Suite 302
Alexandria, Virginia 22314
Phone: (703) 548-2188
Fax: (703) 683-5791
www.bowmanconsulting.com

FLGA LLC

COHEN COMPANIES

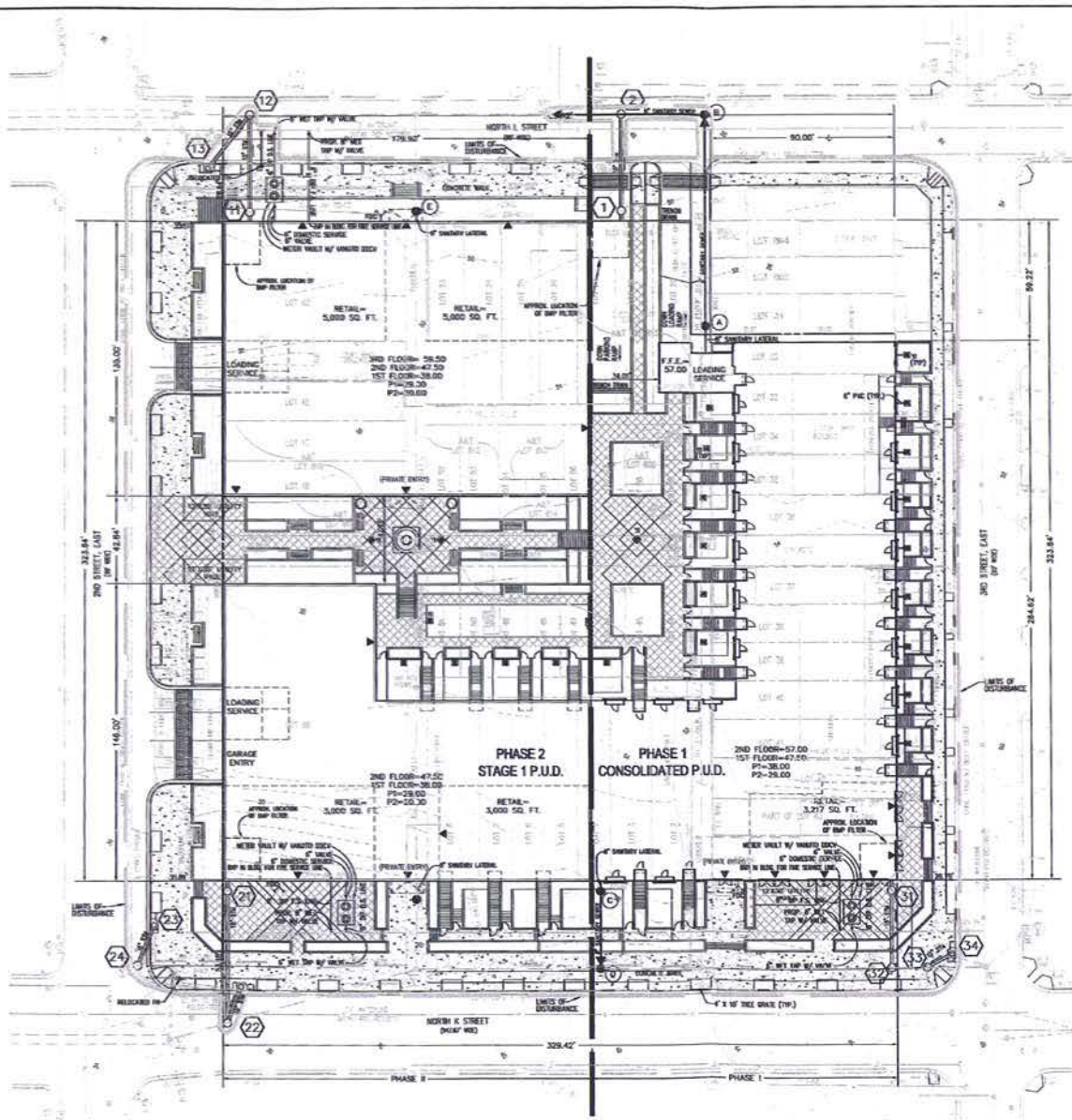
UNION PLACE

REVISIONS:

SEAL:

DRAWN BY:	JAA
CHECKED BY:	CEH, RJC
SCALE:	AS NOTED
DATE:	01-18-05
PROJECT NO:	03.0315
DRAWING NO.	A1.10

4



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. (37,600 G.S.F. EA.)
TOTAL PARKING SPACES	170
SITE AREA	42,995 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 = 42,995 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.	= 190,958 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%

GRAPHIC SCALE

(IN FEET)
1 inch = 25 ft.

GTM ARCHITECTS
7735 OLD GEORGETOWN ROAD
SUITE 310
BETHESDA, MD 20814
(240)333-3600
(240)333-3601 FAX

Bowman CONSULTING
Bowman Consulting Group, Ltd.
3101 Eisenhower Avenue
Suite 300
Alexandria, Virginia 22314
Phone (703) 549-3100
Fax (703) 549-1761
www.bowmanconsulting.com

FLGA LLC

COHEN COMPANIES

SITE DEVELOPMENT PLAN
UNION PLACE
WASHINGTON DISTRICT OF COLUMBIA

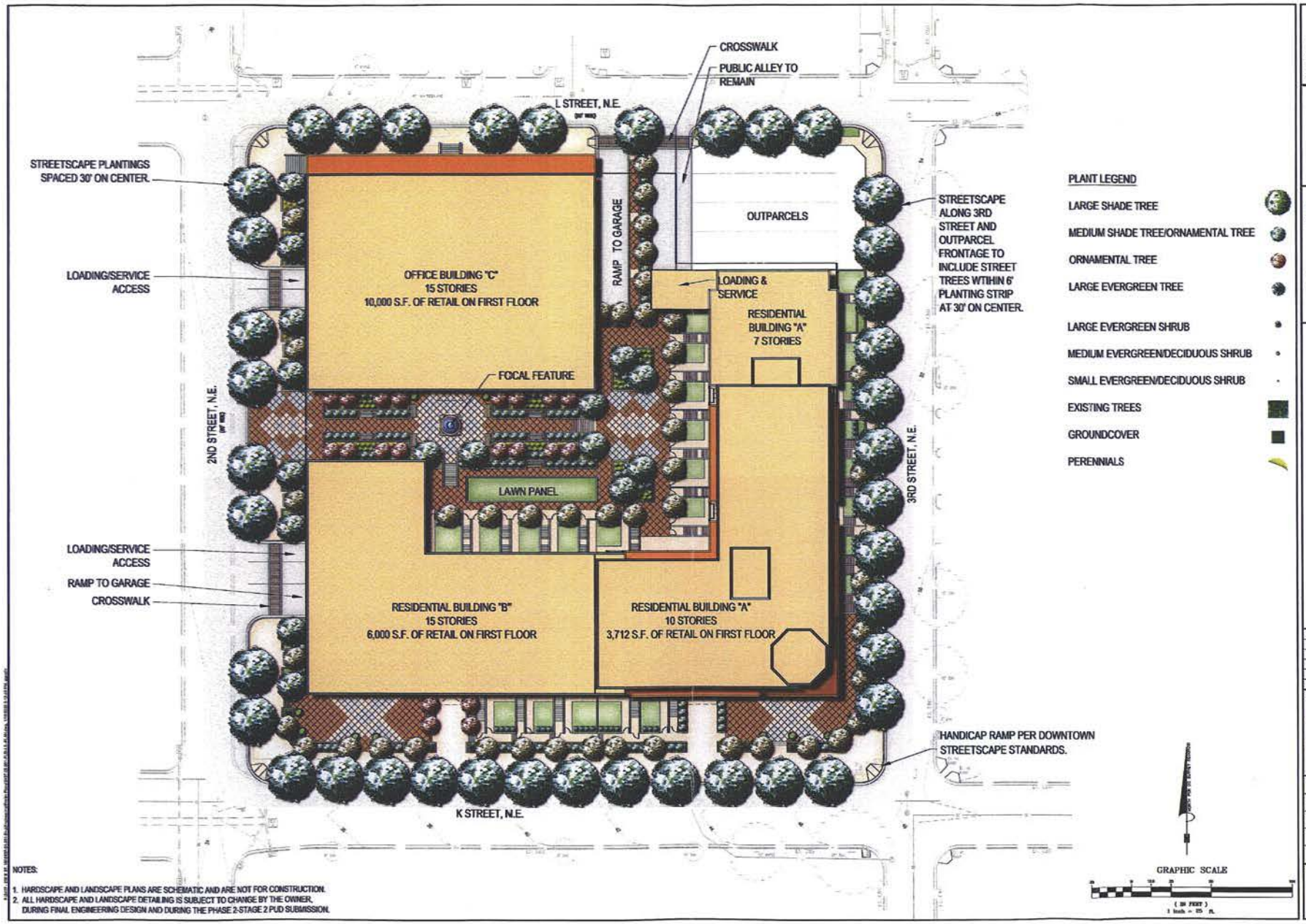
REVISIONS:

SEAL: DISTRICT OF COLUMBIA DAVID A. WILL No. 900709 REGISTERED PROFESSIONAL ENGINEER

DRAWN BY: GGS/SCL
CHECKED BY: DAH
SCALE: 1"=25'
DATE: JANUARY, 2009
PROJECT NO. 2431-02-001
DRAWING NO. C.7

Cad file name: H:\CAD - 3D Files\Projects\Union Place\2431-02-SDP-SITE.dwg

5



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 ARCHITECTS
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-3600
(240)333-3606 FAX

Bowman CONSULTING

FLGA LLC

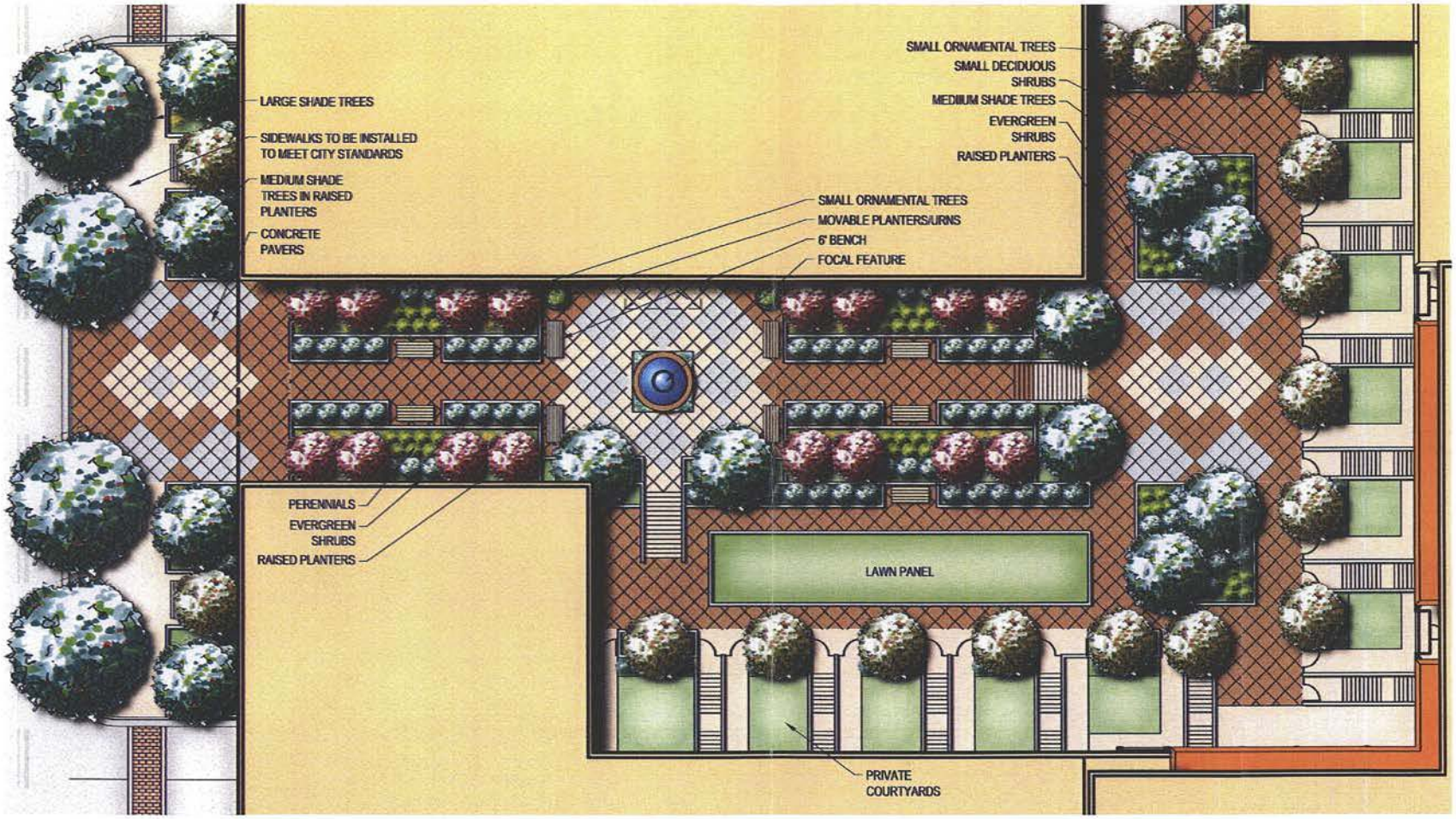
COHEN COMPANIES

OVERALL LANDSCAPE PLAN
UNION PLACE
WASHINGTON DISTRICT OF COLUMBIA

REVISIONS:

SEAL:

DRAWN BY: GG/SCL
CHECKED BY: DAH
SCALE: 1"=25'
DATE: JANUARY, 2005
PROJECT NO: 2451-02-001
DRAWING NO: L1



PLANT LEGEND

LARGE SHADE TREE		LARGE EVERGREEN SHRUB	
MEDIUM SHADE TREE/ORNAMENTAL TREE		MEDIUM EVERGREEN/DECIDUOUS SHRUB	
ORNAMENTAL TREE		SMALL EVERGREEN/DECIDUOUS SHRUB	
LARGE EVERGREEN TREE		EXISTING TREES	
		GROUNDCOVER	
		PERENNIALS	

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.

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

GTM ARCHITECTS
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-3600
(240)333-3601 FAX

Bowman CONSULTING

FLGA LLC

COHEN COMPANIES

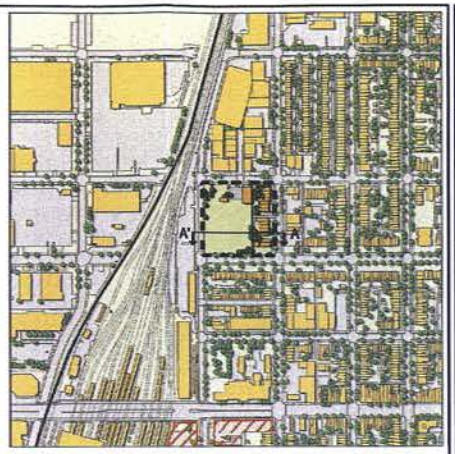
ILLUSTRATIVE PLAZA PLAN
UNION PLACE
WASHINGTON DISTRICT OF COLUMBIA

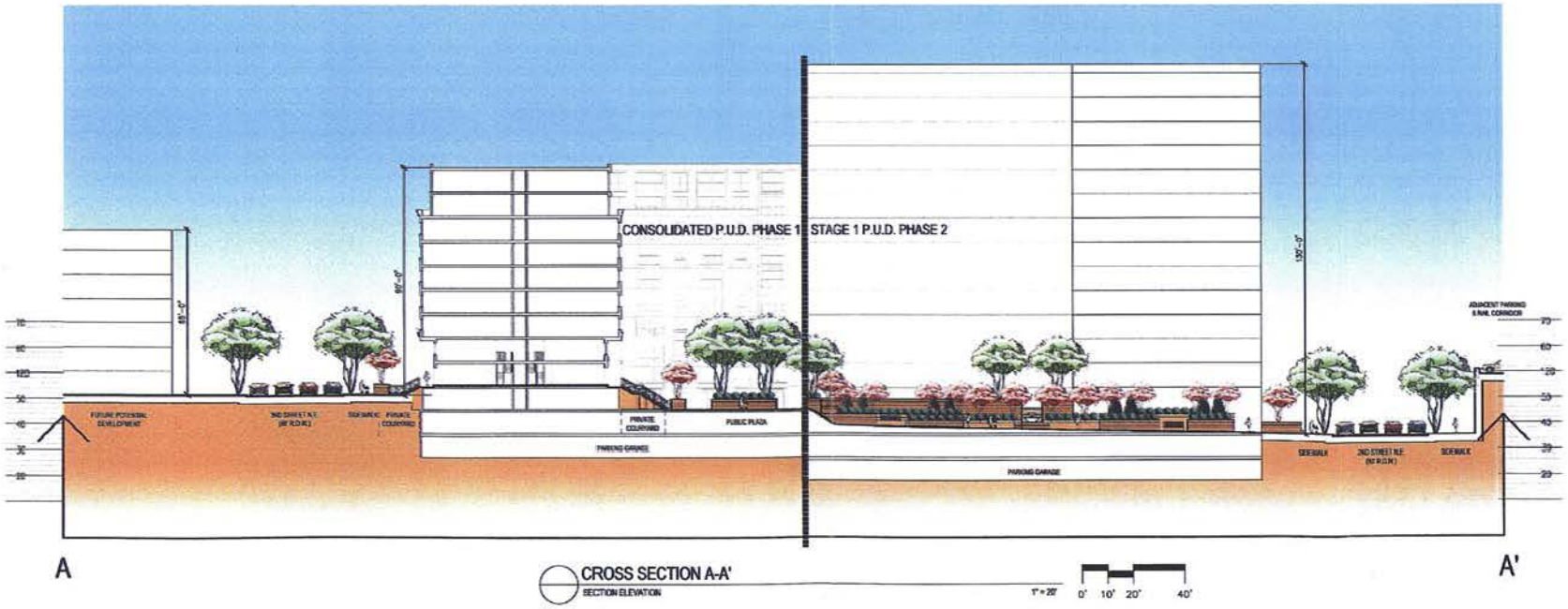
REVISIONS:

SEAL:

DISTRICT OF COLUMBIA — REGISTERED — No. 900081 — PROFESSIONAL ENGINEER

DRAWN BY:	GGB/GCL
CHECKED BY:	DAH
SCALE:	1" = 10'
DATE:	JANUARY, 2005
PROJECT NO.	2431-02-001
DRAWING NO.	L2





A

A'

CROSS SECTION A-A'

SECTION ELEVATION

1" = 20'

0' 10' 20' 40'

GTM ARCHITECTS

3725 OLD GEORGETOWN ROAD
SUITE 200
BETHESDA, MD 20814
(240)333-2000
(240)333-2006 FAX

Bowman CONSULTING

FLGA LLC

COHEN COMPANIES

SITE CROSS SECTION

UNION PLACE

WASHINGTON DISTRICT OF COLUMBIA

REVISIONS:

SEAL:

DISTRICT OF COLUMBIA
DAVID A. BRILL
No. 900781
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY: GG/SGL
CHECKED BY: DAH
SCALE: 20'
DATE: JANUARY, 2005
PROJECT NO: 2431-02-001
DRAWING NO.

L3

Cad file name: I:\2431-02-001\Engineering\Plans\2431-02-001-AS-CLUSTER.dwg

1.0 GENERAL NOTES:

1.1 THIS PLAN IS FOR PLANTING ONLY.

1.2 UTILITIES: THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, AND NOTIFY MISS UTILITY OR EQUIVALENT UTILITY LOCATION COMPANY OF THE PROPOSED CONSTRUCTION. IN ADDITION, THE CONTRACTOR IS TO BE NOTIFIED WHICH 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: 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 APRONS, 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. 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, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN). PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. ALL PLANTINGS WILL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE SPECIFICATIONS GUIDELINES 4TH EDITION 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 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 NURSERIES WHO HAVE BEEN UNABLE TO SUPPLY THE ORIGINALLY SPECIFIED MATERIAL. SEE NOTE 4.8 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 15. FALL PLANTING SEASON SHALL BE FROM SEPTEMBER 15 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, 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 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	RATE	SIZE OR SQ.FT.
10-6-4 FERTILIZER	10 LBS	1,000 SQ.FT.

SHRUBS:

SOIL AMENDMENTS	RATE	SIZE OR SQ.FT.
10-6-4 FERTILIZER	5 LBS	100 SQ.FT.

PERENNIALS & GROUNDCOVERS:

SOIL AMENDMENTS	RATE	SIZE OR SQ.FT.
10-10-10 FERTILIZER	5 LBS	100 SQ.FT.
COMPOST	3 YARDS	1,000 SQ.FT.

SEASONAL COLOR: SUMMER ANNUAL BED PREPARATION

SOIL AMENDMENTS	RATE	SIZE OR SQ.FT.
10-10-10 FERTILIZER	5 LBS	100 SQ.FT.
COMPOST	1.5 YARDS	1,000 SQ.FT.

SEASONAL COLOR: FALL PANSY BED PREPARATION

SOIL AMENDMENTS	RATE	SIZE OR SQ.FT.
10-10-10 FERTILIZER	5 LBS	100 SQ.FT.
COMPOST	1.5 YARDS	1,000 SQ.FT.

CONTAINERS / POTS:

SOIL AMENDMENTS	RATE	SIZE OR SQ.FT.
10-10-10 FERTILIZER	5 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, CROOKED OR MULTIPLE LEADERS WILL NOT BE ACCEPTED. TREES WILL BE REJECTED IF THEY HAVE BARK ABRASIONS, SUN SCALD DAMAGE, DISFIGURING KNOTS OR PRUNING CUTS MORE THAN 1-1/4 INCHES IN DIAMETER WHICH HAVE NOT COMPLETELY GROWN 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 MOST OF THE FIBROUS 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 MASS WHICH IS LOOSE WITHIN CONTAINER, OR WHICH IS SMALLER 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 (RHIZOMES, TUBERS, CORMS AND BULBS): SHOOTS AND RHIZOMES SHALL EXHIBIT TURGOR AND SHOOTS SHALL BE LIGHTLY COLORED. BODIES OF TUBERS AND BULBS SHALL BE FIRM TO THE TOUCH. PROPAGULES WHOSE SHOOTS AND BODIES ARE SOFT OR MUSHY TO THE TOUCH, OR WHOSE SHOOTS LACK TURGOR OR ARE DARK COLORED SHALL BE REJECTED.

2.6 SHADE TREES: CALIPER SHALL BE MEASURED AT SIX (6") 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 "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB 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 MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.

2.8 TOPSOIL: ACCEPTABLE TOPSOIL SHALL BE A FERTILE, FRIABLE NATURAL LOAM, UNIFORM IN COMPOSITION, FREE OF STONES, LUMPS, PLANTS AND THEIR ROOTS, DEBRIS AND OTHER EXTRANEOUS MATTER OVER 1 INCH IN DIAMETER. THE SOIL SHALL BE CAPABLE OF SUSTAINED PLANT GROWTH AND HAVE A SIX MINIMUM ORGANIC CONTENT. IN SITUATIONS WHICH REQUIRE A CUSTOM TOPSOIL OR STRUCTURAL SOIL, THE SOIL MIXTURE SPECIFICATION WILL BE PROVIDED BY THE LANDSCAPE ARCHITECT.

2.9 ORGANIC AMENDMENTS: IF ADDITIONAL ORGANIC MATERIAL IS REQUIRED, COMPOST, LEAF MOLD, ECOLOGY – A LOW PH COMPOSTED SEWAGE 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 ARE AS INDICATED ON PLANS. THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT IF ADJUSTMENTS TO PLANT PLACEMENT THAT MAY BE REQUIRED DUE TO FIELD CONDITIONS AND FINAL GRADING.

3.2 STAKE PLANT LOCATIONS: PRIOR TO PLANTING, THE CONTRACTOR SHALL LAY OUT THE EXTENT OF PLANT BEDS, AND THE PROPOSED LOCATIONS FOR EMS PLANTS 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 BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS NOT TO IMPEDE 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 6" AND WORKED INTO THE TOP 12" 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 EXCAVATED ONE FOOT (1') DEEP PLUS THE ROOTBALL DEPTH AND TWO FEET (2') WIDER THAN THE ROOTBALL.

3.7 PLANTING: BACKFILL THE PLANTING HOLES WITH IN-SITU SOIL MATERIALS REMOVED FOR PLANTING AFTER REMOVING ALL STONES, ROOTS AND OTHER DEBRIS GREATER THAN 1-1/2" IN DIAMETER. A MYCORRHIZAL INNOCULANT SHALL BE ADD TO THE BACKFILL PER THE MANUFACTURER'S INSTRUCTIONS. FOLLOWING THE BACKFILLING, WATER TO THE POINT OF SOIL SATURATION AND TAMP TO COMPACT THE BACKFILL MIXTURE. ADD EXISTING SOIL TO BRING THE FINAL GRADE IN THE PLANTING HOLE TO THE SURROUNDING SOIL SURFACE. RAKE THE UNUSED EXISTING SOIL OUTSIDE THE PLANTING HOLES, TAKING CARE NOT TO MOUND THE SOIL OR TO SIGNIFICANTLY ALTER THE EXISTING GRADES AND THEN PLACE MULCH ASTOP ENTIRE PLANTING HOLE. (SEE APPLICABLE PLANTING DETAILS FOR THICKNESS.) 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 MINIMUM OF EVERY TWO WEEKS, SHOULD THE SOILS DRY, UNTIL ACCEPTANCE BY THE OWNER. DURING DRY CONDITIONS WATER AS REQUIRED TO MAINTAIN PLANTS IN A HALT FREE CONDITION.

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

3.10 EROSION CONTROL: ALL DISTURBED, NON-VEGETATED SLOPES SHALL BE PLANTED WITH AN ANNUAL RYE GRASS OR AN APPROVED EQUAL BEFORE INSTALLATION AS THE RECOMMENDED RATE TO STABILIZE AREA, OR OTHER EQUIVALENT EROSION CONTROL PRATICE.

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

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

3.13 BURLAP, TAGS AND TWINE: ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL B&B PLANT MATERIAL. ANY SYNTHETIC BURLAP SHALL BE COMPLETELY REMOVED FROM ANY PLANT MATERIAL.

3.14 PLANT SPACING: SHRUBS, BULBS AND GROUNDCOVERS 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 (7 FOOT OR 2.15 METER) VERTICAL CLEARANCE BE MAINTAINED FROM TREE BRANCHES TO FINISHED GRADE WHERE PEDESTRIAN SIDEWALKS AND/OR TRAILS ARE LOCATED. THE CONTRACTOR IS TO ADJUST TREE PLANTINGS IN FIELD SLIGHTLY TO MINIMIZE BRANCH OVERHANG. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE TO MAINTAIN CLEAR ACCESS OF PEDESTRIAN WAYS IN ACCORDANCE WITH THE ADA REQUIREMENTS.

3.16 SLOPES: SHRUBS, GROUNDCOVERS AND PERENNIALS PLANTED ON SLOPES GREATER THAN 3:1 SHALL HAVE A NATURAL FIBER GEO-TEXTILE WOVEN MESH MATERIAL PINNED TO GROUND PER MANUFACTURER'S SPECIFICATIONS. GROUNDCOVER BEDS SHALL HAVE 2 INCHES OF GROUND LEAF COMPOST SPREAD ONTO SLOPE PRIOR TO PLACING MESH. EXCAVATE PLANT PITS THROUGH MESH.

3.17 SOIL EXCAVATION: ALL TREE PITS, SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED 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 ACCEPTANCE 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 EDGES/LINES: GROUPS OF SHRUBS, PERENNIALS AND GROUNDCOVERS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN 4 FEET OR 1.22 METERS OF PLANT BEDS SHALL SHARE THE SAME MULCH BED.

3.20 TREE SPACING MINIMUMS: TREES SHALL BE LOCATED A MINIMUM OF (3 FEET OR .9 METERS OR 4 FEET OR 1.20 METERS) FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S 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, MD I DC I VA CURRENT EDITION, OR A PROJECT SPECIFIC SPECIFICATION MANUAL, UNLESS OTHERWISE NOTED IN THESE PLANS.

4.2 *** PREVENTATIVE MAINTENANCE PLAN: THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING A PREVENTATIVE PLAN FOR PROTECTION AGAINST ANIMAL GRAZING SUCH AS NETTING, STRING 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 LOAD, HAUL, MIX, TEST AND SPREAD ALL TOPSOIL AND OTHER SOIL ADDITIVES AS SPECIFIED OR REQUIRED.

4.4 *** SEASONAL COLOR SPACING & ROTATION: 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 "IN SEASON" AT TIME THAT ADJACENT PLANTINGS ARE INSTALLED. WHEN THE CONTRATOR IS RESPONSIBLE FOR MAINTANCE OF THE SITE, THE CONTRACTOR'S BID SHALL INCLUDE THE INSTALLATION OF ALL THE ROTATIONS FOR THE YEAR.

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

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

4.7 *** CUSTOM SOIL MIX: 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.

4.8 *** PROFFER 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.

4.9 *** HANGING BASKETS: CONTRACTOR TO PROVIDE AND INSTALL HANGING BASKETS (48 ON PLANT LIST). WIRE BASKETS SHALL BE 22" TO 24" MINIMUM WIDTH GREEN HEAVY GAUGE WIRE BASKETS WITH FOUR 18" LONG GREEN VINYL COATED CHAINS ARE TO BE JOINED TOGETHER WITH ONE LARGE "S" HOOK AT TOP AND HUNG FROM AN INSTALLED 94 EYE BOLT. BASKET SHALL BE PREPARED WITH AN OUTSIDE LAYER OF SPHAGNUM MOSS ROLLED INWARD ALONG THE EDGE OF THE BASKET TO FORM A LIP. A LAYER OF PLASTIC SHOULD BE INSTALLED AGAINST THE MOSS AND SOIL MIX ADDED. INCORPORATE ONE-FOURTH TEASPOON OF TERRASORB (OR APPROVED EQUIVALENT) AND ONE-FOURTH CUP OF OSMOCOTE 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 TRANSPORTATIONS GUIDELINES.

4.11 ***PLANTERS: IN FREE STANDING PLANTERS INCORPORATE INTO POTTING SOIL GRANULAR TERRASORB CRYSTALS OR APPROVED EQUAL FOR MOISTURE RETENTION PER MANUFACTURER'S SPECIFICATION. PLANTERS ARE TO BE LINED WITH MIRAFI-FILTER FABRIC OR APPROVED EQUAL AND TO HAVE HOLES IN BOTTOM. MATCHING SAUCERS ARE TO BE PROVIDED.

4.12 *** SEASONAL COLOR SOIL BERMS: ALL SEASONAL COLOR BEDS ARE TO BE BERMED WITH A SOIL MIX ON A CASE BY CASE BASIS BETWEEN 45 FEET (OR .2 METERS) – 1.2 FEET (OR .35 METERS) AS NECESSARY TO SHOWCASE ANNUALS WITHIN THE PLANT BED. NOTE: DO NOT BLOCK DRAINAGE FLOW WITH BERMING.

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

4.14 *** SPECIMEN TREES: HIGH PROFILE TREES AT THE ENTRY TO CLUBHOUSE/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, B&B

AUTUMN FLAME MAPLE
OCTOBER GLORY MAPLE
MARSHALL SEEDLESS ASH
TULIP POPLAR
BLOODGOOD LONDON PLANETREE
WILLOW OAK
NORTHERN RED OAK

MEDIUM SHADE TREES-
2" CALIPER, 12' IN HEIGHT, B&B

CHANTICLEER CALLERY PEAR
PRINCETON SENTRY GINKGO

ORNAMENTAL TREES-
1 1/2" CALIPER, 10' IN HEIGHT, B&B

CUMULUS SERVICEBERRY
AUTUMN BRILLIANCE SERVICEBERRY
ARLOOGOOD JAPANESE MAPLE
HERITAGE RIVER BIRCH
FOREST PANSY REDBUD
CLOUD NINE DOGWOOD
MILKY WAY DOGWOOD
CRIMSON CLOUD ENGLISH HAWTHORN
SAUCER MAGNOLIA
COLUMNAR SARGENT CHERRY
KWANZAN ORIENTAL CHERRY
TOSHINO CHERRY
OKAME CHERRY

LARGE EVERGREEN TREES-
2 1/2" CALIPER, 10' IN HEIGHT, B&B

DEODAR CEDAR
LEYLAND CYPRESS
FOSTER HOLLY
AMERICAN HOLLY
EMERALD GREEN ARBORVITAE
EASTERN RED CEDAR
NORWAY SPRUCE
SERBIAN SPRUCE
EASTERN WHITE PINE

LARGE EVERGREEN SHRUBS-
10 GAL. CONT., 42" IN HEIGHT

MANHATTAN EUONYMUS
BURFORD HOLLY
NELLIE R. STEVENS HOLLY
SCHIPKAENSIS SCHIP LAUREL
HOLLY OSMANTHUS
CAPITATA PYRAMIDAL YEW

LARGE DECIDUOUS SHRUBS-
5 GAL. CONT., 36" IN HEIGHT

KOREAN SPICE VIBURNUM
MARIESSII DOUBLEFILE VIBURNUM
EUROPEAN CRANBERRY VIBURNUM
WILLOWOOD VIBURNUM

MEDIUM EVERGREEN SHRUBS-
3 GAL. CONT., 36" IN HEIGHT

INDEERY HOLLY
KOHANSEI HOLLY
CHESAPEAKE HOLLY
BLUE PRINCE HOLLY
BLUE PRINCESS HOLLY
DELAWARE VALLEY WHITE AZALEA

MEDIUM DECIDUOUS SHRUBS-
3 GAL. CONT., 24" IN HEIGHT

EDWARD GOUCHER ABELIA
ROSY GLOW BARBERRY
SILVER BLYE HYDRANGEA

SMALL EVERGREEN SHRUBS-
2 GAL. CONT., 24" IN HEIGHT

MELLOWLEAF COTONEASTER
IVORY JADE EUONYMUS
HELLERI HOLLY
WINTER JASMINE
PARSON'S JUNIPER
SARGENT'S VIRIDIS JUNIPER
WARBOUR DWARF NANDINA
OTTO LUYKEN LAUREL
WEEPING ENGLISH YEW

SMALL DECIDUOUS SHRUBS-
2 GAL. CONT., 18" IN HEIGHT

CRIMSON PYGMY BARBERRY
RUBY SPICE SUMMERSWEET
RED MEIDILAND ROSE
WHITE MEIDILAND ROSE
ANTHONY WATERER SPIRAEA
MISS KIM LILAC

GROUNDCOVER-
1 GAL. CONT., HEIGHT VARIES

CORAL BEAUTY COTONEASTER
EMERALD GAIETY WINTERCREEPER
HEDERA HELIX – ENGLISH IVY
SAN JOSE JUNIPER
MONROE #2 LILY TURF
BIG LEAF PERIWINKLE

PERENNIALS-
1 GAL. CONT., HEIGHT VARIES

AUGUST GRANGE DAYLILY
JUNGLE PRINCESS DAYLILY
PINK TOY DAYLILY
NELSON'S YELLOW DAYLILY
PERSONAL APPEARANCE DAYLILY
WHITE VARIEGATED HOSTA
ROYAL STANDARD HOSTA
BECKY SHASTA DAISY
MORNING LIGHT GRASS
MAIDEN GRASS
SILVER BANNER GRASS
FOUNTAIN GRASS
BLACK-EYED SUSAN
SNOWY STONECROP
EMERALDOOD TULIP
PARADE TULIP

GTM ARCHITECTS
7735 OLD GEORGETOWN ROAD
SUITE 300
BETHESDA, MD 20814
(240)333-3300
(240)333-3301 FAX

Bowman CONSULTING
Bowman Consulting Group, Ltd.
3101 Eastboard Avenue
Suite 200
Alexandria, Virginia 22314
Phone (703) 549-2700
Fax (703) 549-2777
www.bowmanconsulting.com

FLGA LLC

COHEN COMPANIES

PLANTING NOTES AND SCHEDULE
UNION PLACE
WASHINGTON DISTRICT OF COLUMBIA

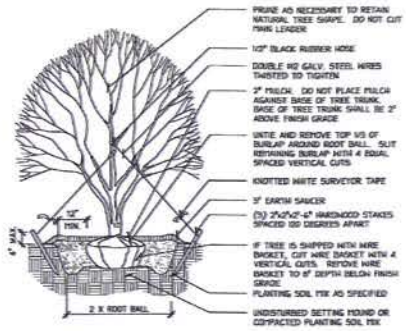
REVISIONS:

SEAL:

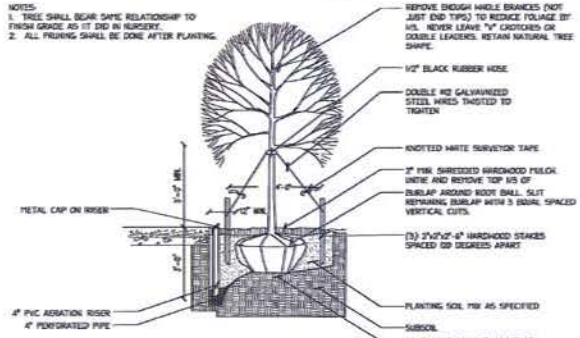
DISTRICT OF COLUMBIA
DAVID A. BELL
No. 900781
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY: GGS/GCL
CHECKED BY: DAH
SCALE: AS SHOWN
DATE: JANUARY, 2005
PROJECT NO.: 2431-02-001
DRAWING NO.: L4

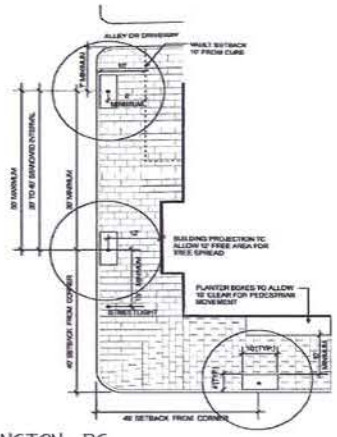
Date Plotted: 1/14/05 - 10:51:41 AM
G:\2005\2431-02-001 Union Place\Drawings\Plans\Planting\2431-02-001 Planting Notes.dwg



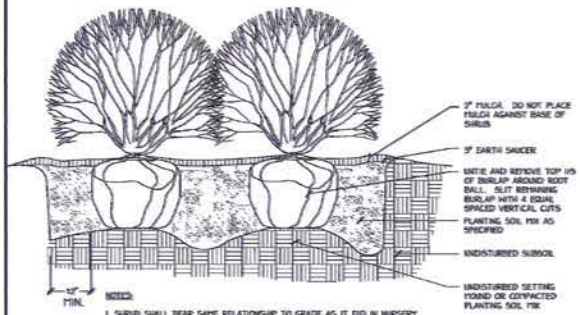
1 L5 MULTI-SETM TREE DETAIL 08-002A
SECTION NTS



4 L5 DECIDUOUS TREE 08-009A
SECTION NTS



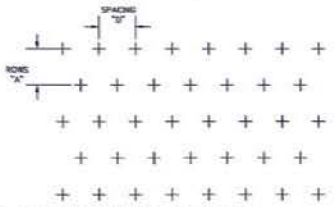
7 L5 WASHINGTON, DC TREE INSTALLATION 03-014I
PLAN NTS



2 L5 SHRUB DETAIL 08-001A
PLEASE ENTER THE VIEW NTS

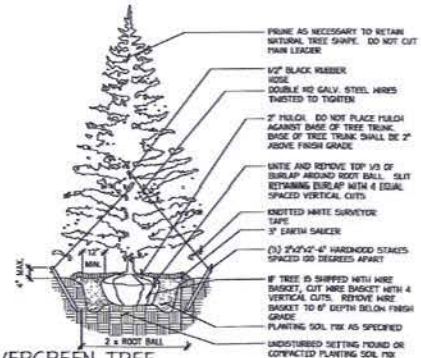
PLANT SPACING CHART

SPACING "S"	ROW "R"	PLANTS / S.F.
6" O.C.	5.20" O.C.	4.61
9" O.C.	6.93" O.C.	2.60
12" O.C.	8.66" O.C.	1.66
15" O.C.	10.40" O.C.	1.15
18" O.C.	13.85" O.C.	0.73
24" O.C.	15.60" O.C.	0.51
36" O.C.	20.80" O.C.	0.34

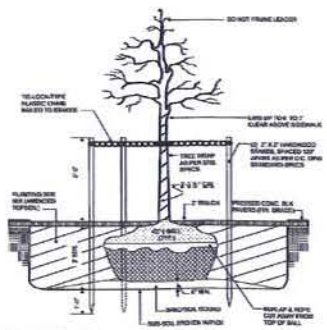


GROUNDCOVERS PROPOSED:
-HEDERA HELIX 'BALTICA'- BALTIC ENGLISH IVY (EVERGREEN GROUNDCOVER TYPE "A") PLANTED 12" O.C. 5,320 PLANTS REQ.
-EUONYTUS FORTUNEI VAR. 'COLORATUS' PURPLELEAF WINTERCREEPER (EVERGREEN GROUNDCOVER TYPE "B") PLANTED 12" O.C. 168 PLANTS REQ.

5 L5 GROUNDCOVER SPACING 08-005A
NTS



3 L5 EVERGREEN TREE 08-004A
SECTION NTS



NOTES:
1. STAKING AND GUYING SHALL BE REMOVED AST THE END OF THE PLANT ESTABLISHMENT PERIOD.

WASHINGTON, DC CURBSIDE TREE PLANTING DETAIL 03-001I
6 L5 SECTION NTS

GTM ARCHITECTS
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-3080
(240)333-3086 FAX

Bowman CONSULTING
Bowman Consulting Group, Ltd.
2401 Eisenhower Avenue
Suite 202
Alexandria, Virginia 22314
Phone: (703) 548-8188
Fax: (703) 683-9181
www.bowmanconsulting.com

FLGA LLC

COHEN COMPANIES

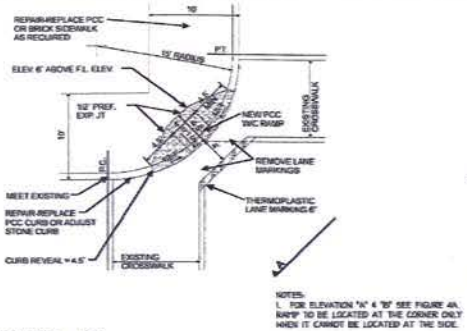
PLANTING DETAIL SHEET
UNION PLACE
WASHINGTON DISTRICT OF COLUMBIA

REVISIONS:

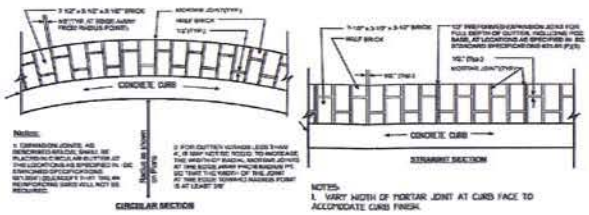
SEAL:
DISTRICT OF COLUMBIA · DAVID A. HILL · No. 900781 · REGISTERED PROFESSIONAL ENGINEER

DRAWN BY: GOG/GGL
CHECKED BY: DAH
SCALE: AS SHOWN
DATE: JANUARY, 2005
PROJECT NO: 2437-02-001
DRAWING NO.
L5

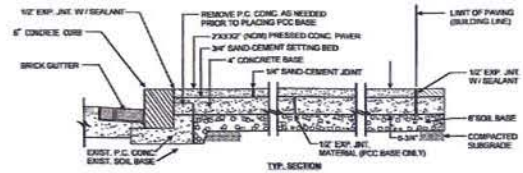
Set file name: R:\2437 - 2nd Street\Engineering\Plans\Plan\2437-02-SK-PLAN-PLANTING DETAILS.dwg



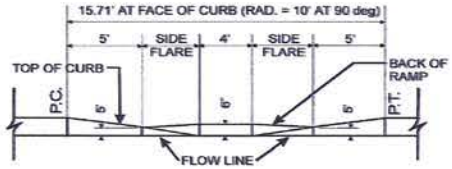
1 / L6 WASHINGTON, DC
SINGLE WHEELCHAIR RAMP - 15' RADIUS 03-002i
PLAN NTS



4 / L6 WASHINGTON, DC
GRANITE CURB AND BRICK GUTTER PATTERNS 03-004i
PLAN NTS

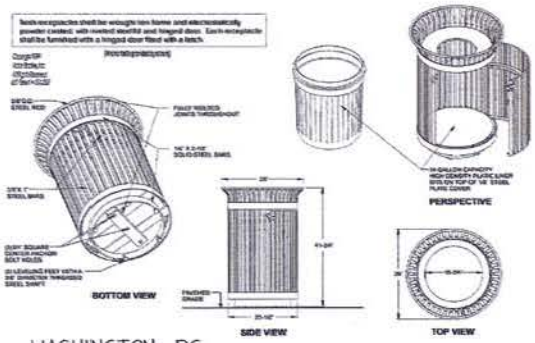


7 / L6 WASHINGTON, DC
PRESSED CONCRETE BLOCK PAVER 03-010i
SECTION NTS

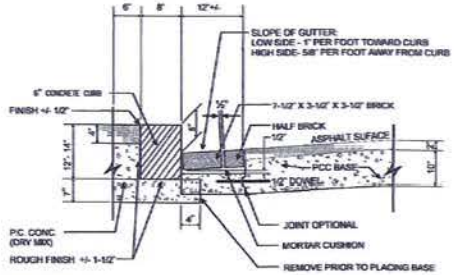


ELEVATION "B"

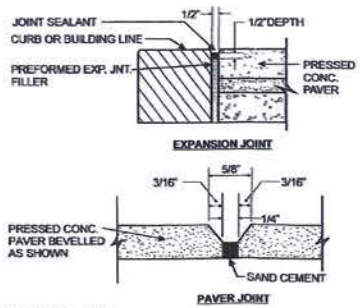
2 / L6 WASHINGTON, DC
HANDICAP RAMP 'B' 03-008i
ELEVATION NTS



5 / L6 WASHINGTON, DC
TRASH RECEPTACLE 03-013i
PLAN/SECTION/ELEVATION/ISOMETRIC NTS



3 / L6 WASHINGTON, DC
CONCRETE CURB AND BRICK GUTTER 03-006i
SECTION NTS



6 / L6 WASHINGTON, DC
PRESSED CONCRETE BLOCK PAVER 03-012i
SECTION NTS

GTM
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-2080
(240)333-2081 FAX

Bowman CONSULTING
Bowman Consulting Group, Ltd.
2121 Eisenhower Avenue
Suite 202
Alexandria, Virginia 22314
Phone: (703) 548-8188
Fax: (703) 549-2181
www.bowmanconsulting.com

FLGA LLC

COHEN COMPANIES

HARDSCAPE DETAIL SHEET
UNION PLACE
WASHINGTON DISTRICT OF COLUMBIA

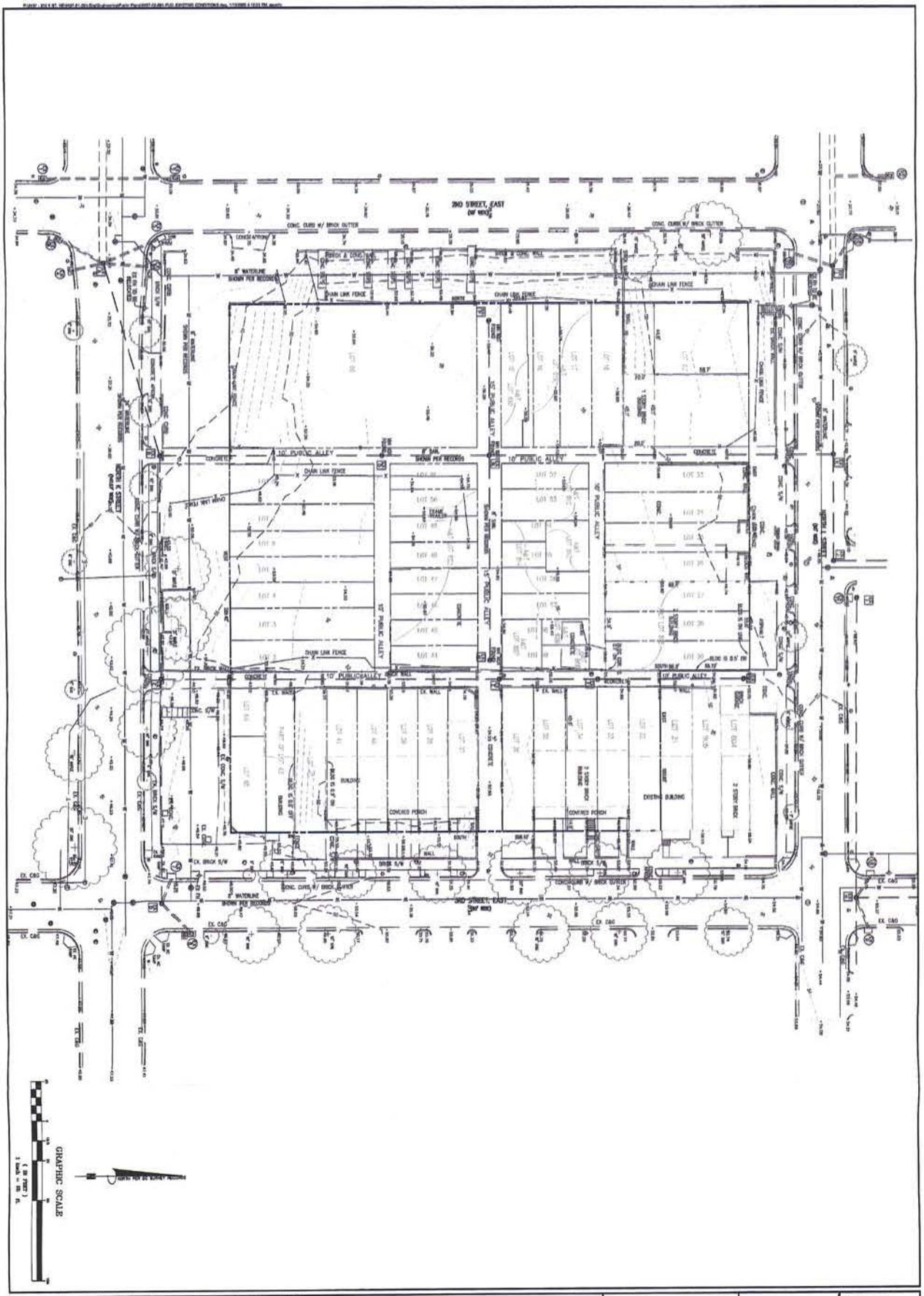
REVISIONS:

SEAL:

DRAWN BY: GG/MGL
CHECKED BY: DAH
SCALE: AS SHOWN
DATE: JANUARY, 2005
PROJECT NO. 2431-02-001
DRAWING NO. L6

Cad file name: I:\2431-02-001\Engineering\Plans\2431-02-001-Hardscape Plans.dwg

6



C.5	DRAWING NO.	PROJECT NO. 2431-02-001	DATE JANUARY 2005	SCALE 1"=25'	DRAWN BY: DAN	CHECKED BY: GGG/SGL	SEAL

REVISIONS

EXISTING CONDITIONS PLAN

UNION PLACE

WASHINGTON DISTRICT OF COLUMBIA

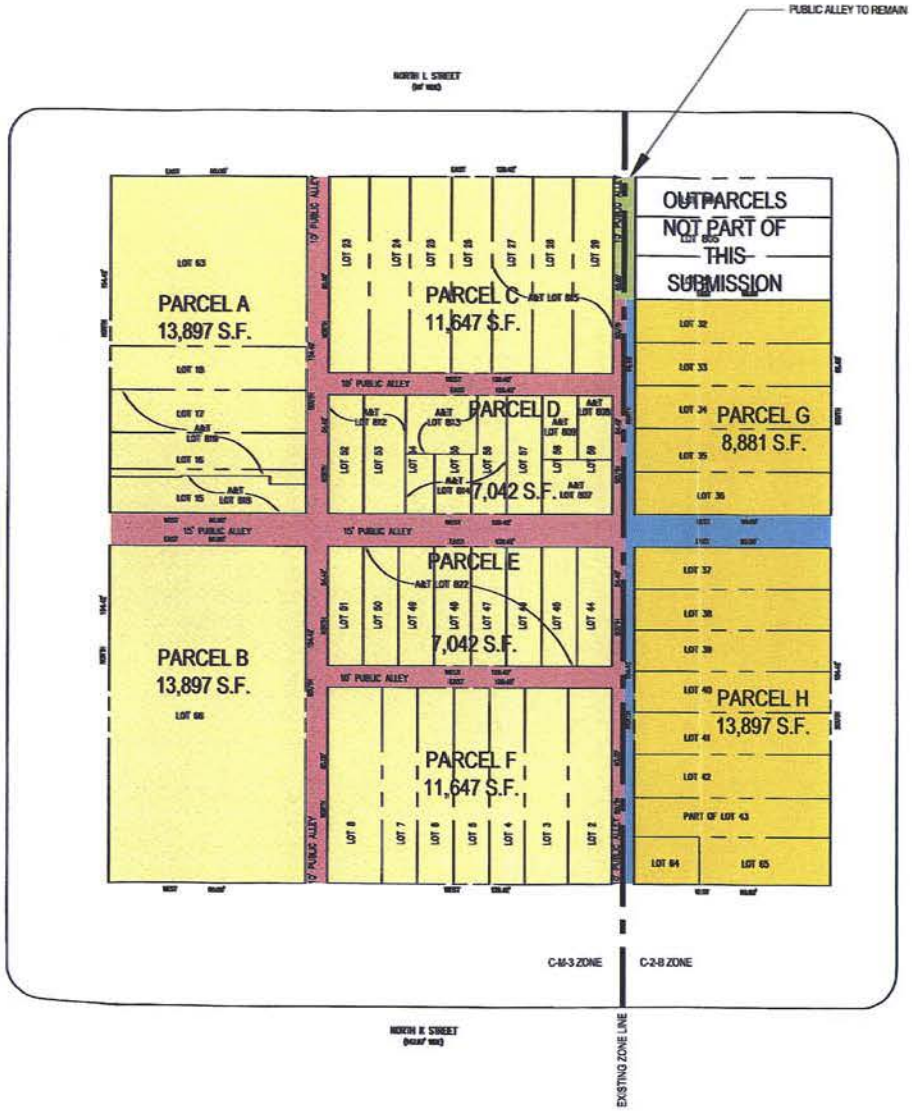
COHEN COMPANIES

FLGA LLC

Bowman

STM

Cad file name: I:\2431 - 300 K ST. NE\2431-2-301-Eng\Landscaping\Water Plans\2431-02-005-PUD-EXISTING CONDITIONS.dwg



LEGEND

- ALLEYS TO BE VACATED IN THE C-M-3 ZONE = 10,459 S.F.
- ALLEYS TO BE VACATED IN THE C-2-B ZONE = 2,690 S.F.
- PUBLIC ALLEY TO REMAIN = 557 S.F.
- PRIVATELY HELD PROPERTY IN THE C-2-B ZONE = 22,778 S.F.
- PRIVATELY HELD PROPERTY IN THE C-M-3 ZONE = 65,172 S.F.

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

GTM ARCHITECTS
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-3300
(240)333-3301 FAX

Bowman CONSULTING

FLGA LLC

COHEN COMPANIES

PRELIMINARY SUBDIVISION PLAN
UNION PLACE
DISTRICT OF COLUMBIA
WASHINGTON

REVISIONS:

SEAL:
DISTRICT OF COLUMBIA
DAVID A. ROLL
No. 900780
REGISTERED
PROFESSIONAL ENGINEER

DRAWN BY:	GG/MSL
CHECKED BY:	DAR
SCALE:	1"=25'
DATE:	JANUARY, 2005
PROJECT NO:	2431-02-001
DRAWING NO:	C.6

GTM ARCHITECTS
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(301)222-2220
(301)222-2221 FAX

Bowman Consulting

FLGA LLC

COHEN COMPANIES

DETAILED GRADING PLAN
UNION PLACE

WASHINGTON DISTRICT OF COLUMBIA

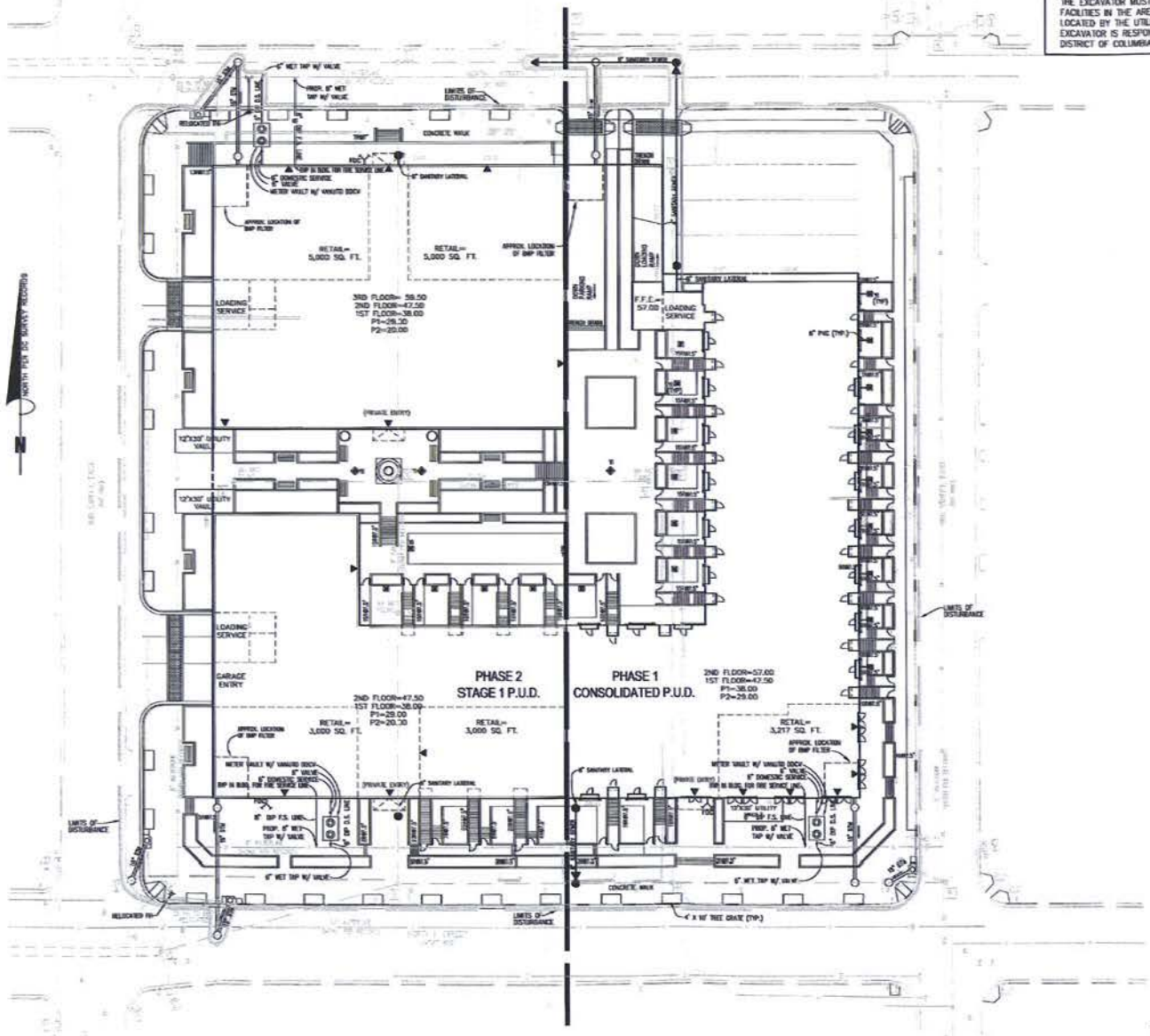
REVISIONS:

SEAL:

DISTRICT OF COLUMBIA
DONALD A. WALTER
No. 900780
PROFESSIONAL ENGINEER

DRAWN BY: SGS/SGL
CHECKED BY: DAW
SCALE: 1"=25'
DATE: JANUARY, 2005
PROJECT NO. 2431-02-001
DRAWING NO. C.8

Cad file name: I:\2431-02-001\dgn\plan\Plan\2431-02-001 GRADING PLAN.dwg



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 UNDER GROUND 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.

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 I

RESIDENTIAL	
A. NUMBER OF UNITS	170
B. TOTAL POPULATION (2.3 PEOPLE PER UNIT)	391
C. ESTIMATED GALONS PER PERSON PER DAY	80 GPCD
D. TOTAL AVERAGE DAILY FLOW	31,280 GPD
E. PEAK FLOW (PEAK FACTOR = 6)	187,680 GPD
	(0.188 MGD)
RETAIL	
A. AMOUNT OF RETAIL SPACE	3,217 SF
B. TOTAL POPULATION (1 PERSON PER 200 SF)	16
C. ESTIMATED GALONS PER PERSON PER DAY	15 GPCD
D. TOTAL AVERAGE DAILY FLOW	241 GPD
E. PEAK FLOW (PEAK FACTOR = 6)	1,445 GPD
	(0.001MGD)
PHASE I TOTAL	0.189 MGD

PHASE II

RESIDENTIAL	
A. NUMBER OF UNITS	255
B. TOTAL POPULATION (2.3 PEOPLE PER UNIT)	586
C. ESTIMATED GALONS PER PERSON PER DAY	80 GPCD
D. TOTAL AVERAGE DAILY FLOW	47,040 GPD
E. PEAK FLOW (PEAK FACTOR = 6)	282,240 GPD
	(0.282 MGD)
RETAIL	
A. AMOUNT OF RETAIL SPACE	5,000 SF
B. TOTAL POPULATION (1 PERSON PER 200 SF)	25
C. ESTIMATED GALONS PER PERSON PER DAY	15 GPCD
D. TOTAL AVERAGE DAILY FLOW	450 GPD
E. PEAK FLOW (PEAK FACTOR = 6)	2,700 GPD
	(0.003 MGD)
COMMERCIAL	
A. AMOUNT OF RETAIL SPACE	369,856 SF
B. TOTAL POPULATION (1 PERSON PER 200 SF)	1,018
C. ESTIMATED GALONS PER PERSON PER DAY	15 GPCD
D. TOTAL AVERAGE DAILY FLOW	22,770 GPD
E. PEAK FLOW (PEAK FACTOR = 6)	136,621 GPD
	(0.136 MGD)
PHASE II TOTAL	0.426 MGD

TOTAL ESTIMATED WATER AND SANITARY SEWER USAGE: 0.615 MGD

NOTE

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

GTM
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-3600
(240)333-3601 FAX

Bowman CONSULTING

FLGA

COHEN COMPANIES

UTILITY LAYOUT PLAN
UNION PLACE

DISTRICT OF COLUMBIA

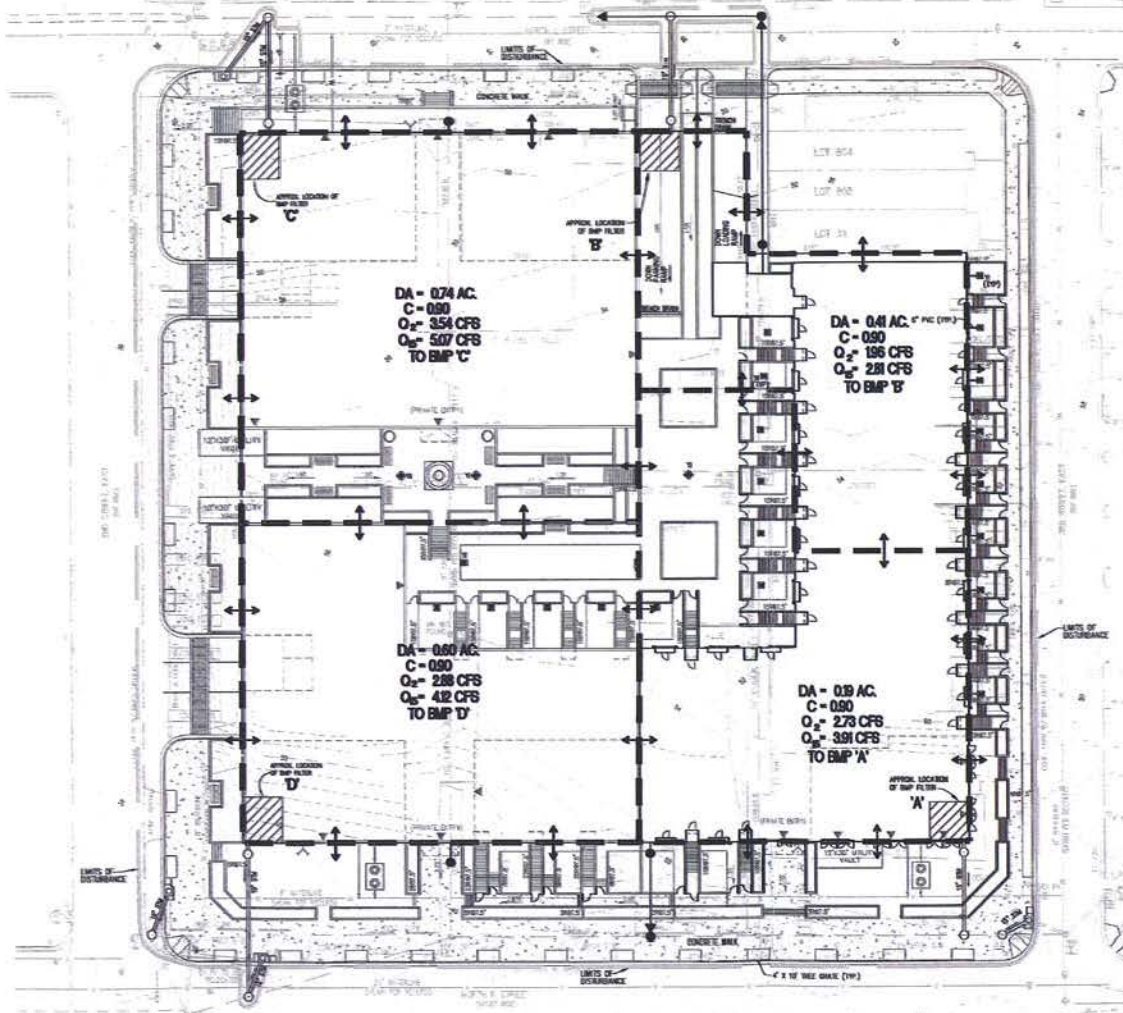
WASHINGTON

REVISIONS:

SEAL:

DISTRICT OF COLUMBIA · DAVID A. WHITE · No. 900781 · REGISTERED PROFESSIONAL ENGINEER

DRAWN BY:	GG/SGL
CHECKED BY:	DAW
SCALE:	1"=25'
DATE:	JANUARY, 2005
PROJECT NO.	2431-02-001
DRAWING NO.	C.9

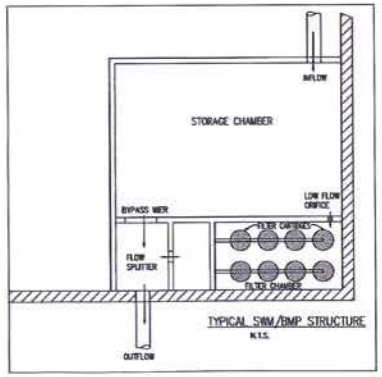


STORMWATER COMPUTATIONS

UNION TOWN CENTER - SWM STUDY

	BMP "A"	BMP "B"	BMP "C"	BMP "D"	TOTAL	UNITS
1. Compute WQV						
CONTRIBUTING AREA	0.57	0.41	0.74	0.60	2.32	AC
IMPERVIOUS AREA	0.52	0.41	0.74	0.60	2.32	AC
1.1 WQV REQUIRED (A x 1068)	620.73	446.49	805.88	653.4	2526.5	CF
WQV =(A_I) x 0.2" FOR ROOF						
2. COMPUTE DETENTION VOLUME (PEAK FLOW ATTENUATION)						
2.1 2 YR PRE-DEVELOPMENT						
C = 0.35						
i_2 = 3.28 IN/HR						
Q_2 = CIA	1.09	0.79	1.37	1.12	4.31	CFS
2.2 15 YR POST-DEVELOPMENT						
C = 0.85						
i_{25} = 7.52 IN/HR						
Q_{25} = CIA	3.81	2.81	5.07	4.12	15.81	CFS
2.3 DETENTION VOLUME REQUIRED						
V_R = 3600*(Q_{25}-Q_2)*A	467.35	252.15	521.4	543	2100.9	CF
2.4 TOTAL VOLUME REQUIRED						
(GREATER OF WQV AND V_R)	620.73	446.49	805.88	653.4	2526.5	CF
3. STORAGE PROVIDED						
VOLUME	640	450	810	650	2550	CF
DIMENSIONS	8' x 16' x 5'	5' x 10' x 5'	5' x 15' x 6'	5' x 13' x 5'		
4. FILTER SYSTEM DESIGN						
4.1 OUTFLOW REQUIRED						
(Q_o = 0.43(IN) / IMPERVIOUS ACRE)	0.228	0.164	0.296	0.24	0.926	CFS
4.2 TIME TO DRAIN						
T_D = WQ_V / (Q_o * 3600)	0.7583	0.7583	0.7583	0.7583	—	hr
(40 HR MAX)						
5. NUMBER OF FILTERS NEEDED						
5.1 N = Q_o * 48/15	0.9245	0.6091	1.0603	1.184	27.778	
TOTAL NUMBER OF FILTERS	1	1	2	2	29	

These filters will be distributed to provide the maximum treatment based on the required volume in each system.



TYPICAL SWM/BMP STRUCTURE
N.T.S.

GRAPHIC SCALE
(IN FEET)
1 inch = 25 ft.

GTM ARCHITECTS
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(P) (301) 530-3600
(F) (301) 229-2865 FAX

Bowman CONSULTING
Bowman Consulting Group, Ltd.
2100 Clarendon Avenue
Suite 500
Alexandria, Virginia 22314
Phone: (703) 549-2280
Fax: (703) 549-2181
www.bowmanconsulting.com

FLGA LLC

COHEN COMPANIES

STORMWATER CONCEPT PLAN
UNION PLACE
WASHINGTON DISTRICT OF COLUMBIA

REVISIONS:

SEAL:
DISTRICT OF COLUMBIA
DAVID A. WALL
No. 900781
PROFESSIONAL ENGINEER

DRAWN BY:	GG/GL
CHECKED BY:	DAW
SCALE:	1"=25'
DATE:	JANUARY, 2009
PROJECT NO.	2431-02-001
DRAWING NO.	C.10

Cad file name: P:\2431-02-001\Engineering\Plans\2431-02-001 SWM CONCEPT.dwg

EROSION AND SEDIMENT CONTROL LEGEND

NO.	TITLE	KEY	SYMBOL
1	STABILIZED CONSTRUCTION ENTRANCE	SCE	
4	SILT FENCE	SF	SF
7B	AT GRADE INLET PROTECTION	AGIP	
8C	CURB INLET PROTECTION	CIP	

GTM ARCHITECTS
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-3600
(240)333-3601 FAX

Bowman CONSULTING
Bowman Consulting Group, Ltd.
9101 Bowman Avenue
Suite 200
Jessup, Maryland 20794
Phone (301) 561-6180
Fax (301) 490-6279
www.bowmanconsulting.com

FLGA LLC

COHEN COMPANIES

EROSION CONTROL PLAN
UNION PLACE
WASHINGTON DISTRICT OF COLUMBIA

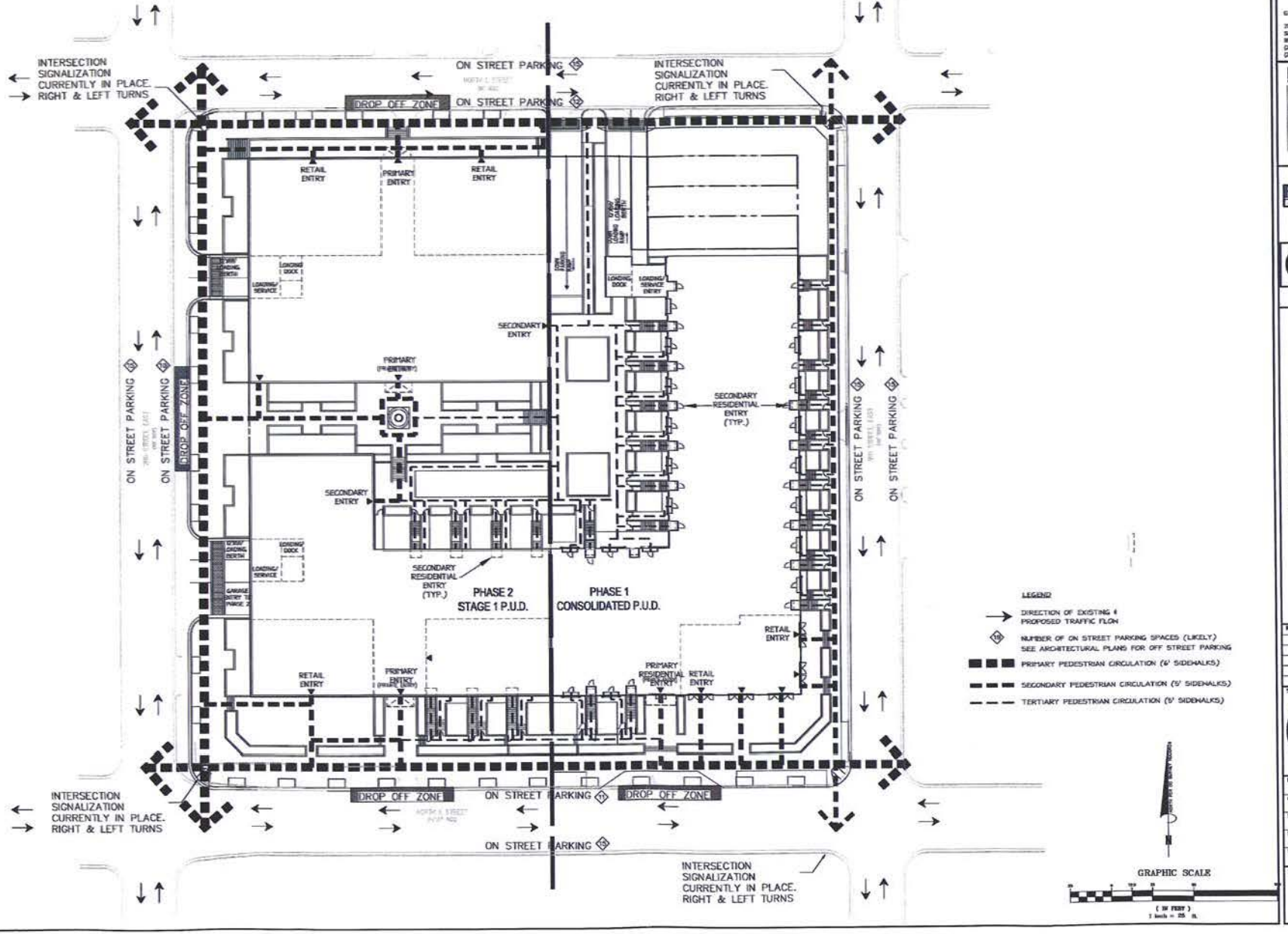
REVISIONS:

SEAL:

DISTRICT OF COLUMBIA
DANIEL A. BOLL
No. 900769
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY: EGG/SGL
CHECKED BY: DAN
SCALE: 1"=25'
DATE: JANUARY, 2009
PROJECT NO: 2431-02-001
DRAWING NO: **C.11**

Dgn file name = P:\2431-02-001\Engineering\Plan Prod\2431-02-001-EC-11.dgn



GTM ARCHITECTS
2715 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-2200
(240)333-2201 FAX

Bowman CONSULTING

FLGA

COHEN COMPANIES

CIRCULATION PLAN
UNION PLACE
WASHINGTON DISTRICT OF COLUMBIA

REVISIONS

SEAL:
DISTRICT OF COLUMBIA
CHRIS A. RUHL
No. 900781
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY:	GCS/GCL
CHECKED BY:	DAH
SCALE:	1"=25'
DATE:	JANUARY, 2005
PROJECT NO:	2431-02-001
DRAWING NO.	C.12

GTM ARCHITECTS
7226 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-3600
(240)333-3601 FAX

Bowman CONSULTING
Bowman Consulting Group, Ltd.
3101 Eisenhower Avenue
Suite 300
Alexandria, Virginia 22314
Phone: (703) 549-2100
Fax: (703) 549-2106
www.bowmanconsulting.com

FLGA LLC

COHEN COMPANIES

CONTEXT PLAN WITH AERIAL OVERLAY

UNION PLACE

WASHINGTON DISTRICT OF COLUMBIA

REVISIONS:

SEAL: DISTRICT OF COLUMBIA DAVID A. HALL No. 902709 REGISTERED PROFESSIONAL ENGINEER

DRAWN BY:	GG/GCL
CHECKED BY:	DAH
SCALE:	1" = 100'
DATE:	JANUARY, 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.



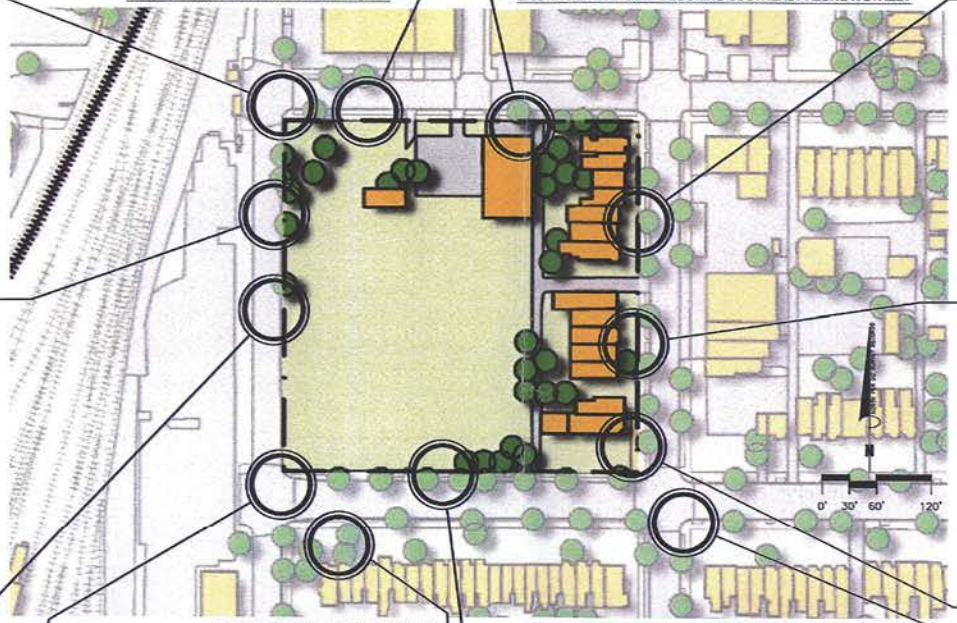
EXISTING STREETSCAPE LOOKING SOUTHEAST ALONG K STREET



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



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





ABANDONED TOWNHOUSES TO BE DEMOLISHED



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



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.

GTM ARCHITECTS
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-3000
(240)333-3001 FAX

Bowman CONSULTING

FLGA LLC

COHEN COMPANIES

NEIGHBORHOOD IMAGE BOARD

UNION PLACE

WASHINGTON DISTRICT OF COLUMBIA

REVISIONS:

SEAL:

DISTRICT OF COLUMBIA
DAVID A. HILL
No. 900791
PROFESSIONAL ENGINEER

DRAWN BY: GG/JGL
CHECKED BY: DAH
SCALE: 1" = 60'
DATE: JANUARY, 2005
PROJECT NO: 2431-02-001
DRAWING NO.

C.4

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	INDEX CONTOUR	
	INTERMEDIATE CONTOUR	
	EDGE OF PAVEMENT	
	CURB AND GUTTER	
	TRANSITION FROM CG-6R TO CG-6	
	PROPOSED HEADER CURB	
	PROPERTY LINE	
	SEPARATING PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY	
	CENTERLINE	
	FLOOD PLAIN	
	CLEARING AND GRADING (LIMITS OF DISTURBANCE)	
	TREE LINE	
	FLOW LINE OF SWALE	
	STREAM	
	OVERLAND RELIEF PATHWAY	
	FENCE LINE	
	EASEMENT	
	WATER LINE	
	WATER VALVE	
	REDUCER	
	SANITARY SEWER	
	STORM SEWER	
	CABLE TV	
	ELECTRIC SERVICE	
	TELEPHONE SERVICE	
	GAS LINE	
	SPOT ELEVATION	
	UTILITY POLE	
	SIGN	
	SANITARY SEWER IDENTIFIER	
	STORM DRAIN IDENTIFIER	
	EASEMENT IDENTIFIER	
	WATER METER	
	FIRE HYDRANT	
	PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES	
	STREET LIGHT	
	VEHICLES PER DAY (TRAFFIC COUNT)	
	TEST PIT LOCATION RECOMMENDED/REQUIRED	
	CRITICAL SLOPE SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK	
	HANDICAP RAMP (CG-12) DENOTES LOCATION OF STD 'CG-12' AND/OR JURISDICTIONAL STANDARD RAMP CONSTRUCTION	
	DENOTES CLEAR SIGHT TRIANGLE	
	TREE	
	BENCHMARK	
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	END WALLS	
	END SECTIONS	
	STOP SIGN	
	STREET SIGN	
	OVERHEAD ELECTRIC	
	OVERHEAD TELEPHONE	
	HANDICAP PARKING SPACE (VAN)	
	RIP RAP	

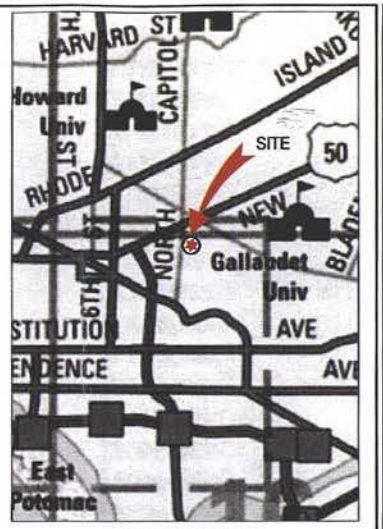
ABBREVIATIONS

A	AREA OF ARC	I	RAINFALL INTENSITY
AASHTO	AMERICAN ASSOCIATION OF STATE HWY & TRANSP OFFICIALS	ID	INSIDE DIAMETER OR IDENTIFICATION
AC	ACRE	IE	INVERT ELEVATION
ADJ	ADJACENT	IN	INCH
AGGR	AGGREGATE	INV	INVERT
AHD	AHEAD	IP	IRON PIPE
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	IPF	IRON PIPE FOUND
APPROX	APPROXIMATE	IPS	IRON PIPE SET
ARCH	ARCHITECTURAL		
ASPH	ASPHALT	JB	JUNCTION BOX
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	JNT	JOINT
AWWA	AMERICAN WATER WORKS ASSOCIATION	K	SIGHT DISTANCE COEFFICIENT
		Ke	CULVERT ENTRANCE LOSS COEFFICIENT
BI	BREADTH		
BC	BACK OF CURB	L	LENGTH
BF	BASEMENT FLOOR	LAT	LATERAL
BLDG	BUILDING	LOD	LIMITS OF CLEARING & GRADING
BM	BENCHMARK	LF	LINEAR FEET
BMP	BEST MANAGEMENT PRACTICES (WATER QUALITY)	LO	LOWER LEVEL
BOV	BLOW OFF VALVE	LOS	LINE OF SIGHT
BRG	BEARING	LP	LOW POINT
BRL	BUILDING RESTRICTION LINE	LS	LOADING SPACE
BVCE	BEGINNING VERTICAL CURVE ELEVATION	LT	LEFT
BVCS	BEGINNING VERTICAL CURVE STATION		
BW	BOTTOM OF WALL	M	MONUMENT FOUND
C/F	CENTER CORRECTION ON VERTICAL CURVE	MAX	MAXIMUM
C	RUNOFF COEFFICIENT	MECH	MECHANICAL
C&G	CABLE TELEVISION	MH	MANHOLE
CANY	CURB AND GUTTER	MI	MILE
CB	CATCH BASIN	MIN	MINIMUM
CBR	CALIFORNIA BEARING RATIO	MISC	MISCELLANEOUS
CC	CENTER TO CENTER	MPH	MILES PER HOUR
CF	CUBIC FEET	MS	MEDIAN STRIP
CFS	CUBIC FEET PER SECOND	MSL	MEAN SEA LEVEL
CG(D)	CURB AND GUTTER (REVERSE SLOPE)		
CH	CHORD	NA OR N/A	NOT APPLICABLE
CHBRG	CHORD BEARING	NBL	NORTH BOUND LANE
CMP	CORRUGATED METAL PIPE	N/F	NOW OR FORMERLY
CL	CENTERLINE OR CLASS	NFA	NET FLOOR AREA
℄	CENTERLINE	NO. OR #	NUMBER
C/A	CENTERLINE		
CLR	CLEAR	OC	ON CENTER
CM	CUBIC METERS	OBJ	OBJECT
CMP	CORRUGATED METAL PIPE	OD	OUTSIDE DIAMETER
CMS	CUBIC METERS PER SECOND	OH	OVERHANG
CN	RUNOFF CURVE NUMBER	O/H	OVERHEAD
CONT	CONTINUOUS	OHC	OVERHEAD CABLE
CO	CLEAN OUT	OHE	OVERHEAD ELECTRIC
CONC	CONCRETE	OHT	OVERHEAD TELEPHONE
CS	CURB STOP	P	PERIMETER
CT	COUNT	P&P	PLAN AND PROFILE
CTR	CENTERLINE	PC	POINT OF CURVATURE
CY	CUBIC YARD	PCC	POINT OF COMPOUND CURVE
		PCTC	POINT OF CURVATURE TOP OF CURB
D	DEPTH	PCEP	POINT OF CURVE EDGE OF PAVEMENT
DA	DRAINAGE AREA	PFM	PUBLIC FACILITIES MANUAL
DB	DEED BOOK	PG	PAGE
DEQ	VA. DEPARTMENT OF ENVIRONMENTAL QUALITY	POG	POINT OF GRADE LINE
DET	DETAIL	PI	POINT OF INTERSECTION
DIA	DIAMETER	PL	PROPERTY LINE
DIP	DUCTILE IRON PIPE	℄	PROPERTY LINE
DI	DROP INLET	PRC	POINT OF REVERSE CURVE
DIST	DISTANCE	PRELIM	PRELIMINARY
DL	DOMESTIC LINE	PROP	PROPOSED
DM	DROP MANHOLE	PT	POINT OF TANGENCY
DOM	DOMESTIC	PVC	POINT OF VERTICAL CURVE
DR	DRIVE	PVI	POINT OF VERTICAL INTERSECTION
DRN	DRAINAGE AREA	PVMT	PAVEMENT
DS	DOWN SPOUT	PVRC	POINT OF VERTICAL REVERSE CURVE
DU	DWELLING UNITS	PVT	POINT OF VERTICAL TANGENT
DWG	DRAWING		
D/W	DRIVEWAY	Q (cfs)	AMOUNT OF RUNOFF (FLOW RATE)
Δ	DELTA		
E	RATE OF SUPER ELEVATION	R	RADIUS
EA	EACH	RCP	REINFORCED CONCRETE PIPE
EBL	EAST BOUND LANE	RD	ROAD OR ROOF DRAIN
EC	EROSION CONTROL	REINF	REINFORCED
EG	EDGE OF GUTTER	REQD	REQUIRED
EGL	ENERGY GRADIENT LINE	RET	RETAINING
EL	ELEVATION	REV	REVISION
ELEC	ELECTRIC	RGP	ROUGH GRADING PLAN
ELEV	ELEVATION	RMA	RESOURCE MANAGEMENT AREA
ENGR	ENGINEER	ROW	REMOTE OUTSIDE MONITOR
ENT	ENTRANCE	RPA	RESOURCE PROTECTION AREA
EP	EDGE OF PAVEMENT	RR	RAILROAD
EQUIP	EQUIPMENT	RT	RIGHT
ES	END SECTION	RTE	ROUTE
ESMT	EASEMENT	R/W	RIGHT OF WAY
ETD	EXISTING TO BE DEMOLISHED	S	SPEED OR SLOPE
ETR	EXISTING TO REMAIN	SAN	SANITARY
ETRL	EXISTING TO BE RELOCATED	SBL	SOUTH BOUND LANE
ETRP	EXISTING TO BE REPLACED	SCH	SCHEDULE
EVCE	ENDING VERTICAL CURVE ELEVATION	SD	SIGHT DISTANCE
EVCS	ENDING VERTICAL CURVE STATION	SEC	SECTION
EW	END WALL	SECT	SECTION
EX	EXISTING	SEW	SEWER
EQC	ENVIRONMENTAL QUALITY CORRIDOR	SF	SQUARE FEET
F	FIRE LINE	SH	SHOULDER
FAR	FLOOR AREA RATIO	SP	SPACE OR SITE PLAN
FC	FACE OF CURB	SPEC	SPECIFICATIONS
FCPA	FAIRFAX COUNTY PARK AUTHORITY	STA	STATION
FCWA	FAIRFAX COUNTY WATER AUTHORITY	STD	STANDARD
FD	FLOOR DRAIN	STK	STACK
FF	FIRST FLOOR	STM	STORM
FG	FINISH GRADE	STR	STRUCTURE
FH	FIRE HYDRANT	SVC	SERVICE
FL	FLOW LINE	S/W	SIDEWALK
FND	FOUNDATION	SWM	STORM WATER MANAGEMENT
FOY	FOYER	Sx	CROSS SLOPE
FP	FLOOD PLAIN	SY	SQUARE YARD
FPS	FEET PER SECOND	T	TANGENT
FS	FIRE SERVICE OR FACTOR OF SAFETY	TB	TOP OF BANK OR TEST BORING
FT	FOOT / FEET	TC	TOP OF CURB
G	GAS	Tc	TIME OF CONCENTRATION
GAR	GARAGE	TEL	TELEPHONE
GFA	GROSS FLOOR AREA	TEMP	TEMPORARY
GR	GUARD RAIL OR GRATE INLET	TH	TEST HOLE
		TP	TEST PIT OR TREE PROTECTION
H	HEAD	TRANSP	TRANSPORTATION
HC	HANDICAP	TW	TOP OF WALL OR TAILWATER
HDR	HORIZONTAL BEND	TYP	TYPICAL
HGL	HYDRAULIC GRADE LINE		
HORZ	HORIZONTAL	UG	UNDERGROUND
HP	HIGH POINT	UGE	UNDERGROUND ELECTRIC
HR	HAND RAIL	UGT	UNDERGROUND TELEPHONE
HT	HEIGHT	UGC	UNDERGROUND CABLE
HW	HEADWATER	UL	UPPER LEVEL
		UP	UTILITY POLE
		USGS	US GEOLOGICAL SURVEY
		V OR VOL	VOLUME
		V OR VEL	VELOCITY
		VA	VIRGINIA
		VAN	HANDICAPPED VAN PARKING SPACE
		VB	VERTICAL BEND
		VC	VERTICAL CURVE
		VDOT	VA DEPT OF TRANSPORTATION
		VF	VERTICAL FOOT
		W	WIDTH OR WIDTH
		WBL	WEST BOUND LANE
		WL	WATER LINE
		WM	WATER METER
		W/M OR WM	WATER MAIN
		WQIA	WATER QUALITY IMPACT ASSESMENT
		WV	WATER VALVE
		XF	TRANSFORMER
		Y	YARD INLET
		YR	YEAR
		Z	SIDE SLOPES

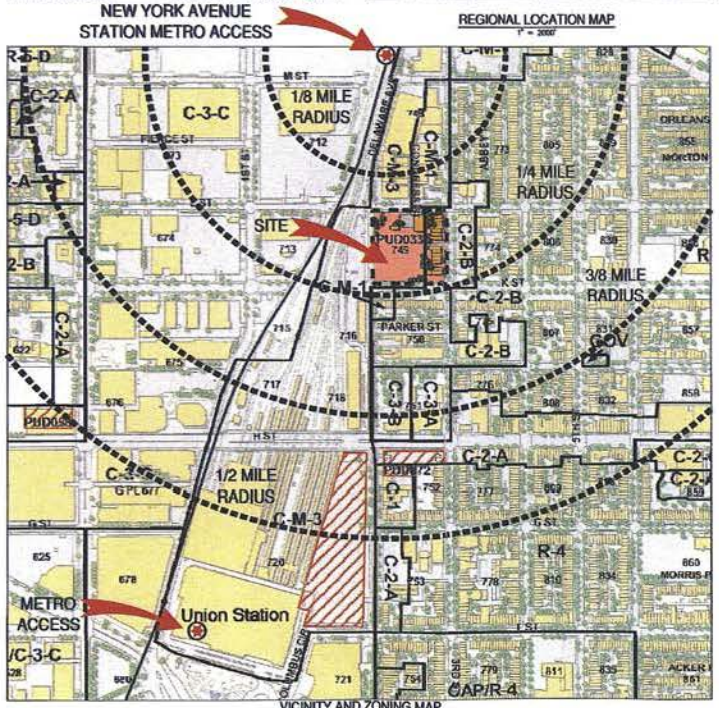
NOTES:
1. THIS IS A STANDARD SHEET, THEREFORE SOME ABBREVIATIONS MAY APPEAR ON THIS SHEET AND NOT BE USED ON THE PROJECT.

SITE TABULATIONS AND BUILDING CALCULATIONS

PHASE I: BUILDING A	
TOTAL RESIDENTIAL UNITS	170 UNITS
AREA OF RESIDENTIAL UNITS	193,098 G.S.F.
RETAIL AREA	3,237 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. (37,600 G.S.F. EA.)
TOTAL PARKING SPACES	170
SITE AREA	42,995 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 = 42,995 G.S.F.	
ALLOWABLE G.S.F. BASED ON CURRENT ZONING/ F.A.R.	
16,198 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-3-B) @ 3.5 F.A.R.	= 93,818
G.S.F.	= 190,958 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 (100% OF RESIDENTIAL AREA)	= 28,953 G.S.F.
PHASE II: BUILDINGS B & C	
BUILDING B (15 STORIES)	322,850 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	636,452 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%



REGIONAL LOCATION MAP
1" = 2000'



VICINITY AND ZONING MAP
1" = 300'

GTM ARCHITECTS
7715 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-3000
(240)333-3001 FAX

Bowman CONSULTING
Bowman Consulting Group, Ltd.
3101 Eisenhower Avenue
Suite 100
Alexandria, Virginia 22314
Phone: (703) 549-7100
Fax: (703) 549-2481
www.bowmanconsulting.com

FLGA LLC

COHEN COMPANIES

DISTRICT OF COLUMBIA
WASHINGTON

SITE TABULATIONS, LEGEND, AND NOTES
UNION PLACE

REVISIONS:

SEAL: DISTRICT OF COLUMBIA — DAVID A. WALL — No. 900701 — REGISTERED PROFESSIONAL ENGINEER

DRAWN BY: GGS/WSCL
CHECKED BY: DAW
SCALE: AS SHOWN
DATE: JANUARY, 2005
PROJECT NO: 2431-02-001
DRAWING NO: C.2

Cad file name: I:\2431-02-001\Engineering\Plans Permit\01-02-05-Site Data.dwg