PHASE 1 - CONSOLIDATED P.U.D.
PHASE 2 - STAGE 1 P.U.D

UNION PLACE

WASHINGTON, DISTRICT OF COLUMBIA



PRE-HEARING SUBMISSION-SUPPLEMENTAL FILING
ZONING COMMISSION CASE NO. 01-28
200 K STREET PUD MODIFICATION/TIME EXTENSION

APRIL 25, 2005

CASE NO. 01-28
EXHIBIT NO. 47

ZONING COMMISSION
District of Columbia
CASE NO.01-28
EXHIBIT NO.47A1

FLGA

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

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

Dear Ms. Kress:

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

1. A response to information requested by the Office of Planning in its March 4, 2005 set-down report to the DC Zoning Commission. In Section V of that report, the OP asked the applicant to respond to 14 additional items as part of the pre-hearing submission;

2. A list of expert witnesses who will testify on behalf of the applicant, and a summary of their testimony;

3. An estimated time for the applicant's presentation; and

4. A hearing fee calculated in accordance with Section 3041.4.

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

Kind regards,

Fred Greene

Enclosure

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

April 22, 2005

LIST OF WITNESSES

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

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

LENGTH OF PRESENTATION

Our presentation should not exceed one (1) hour.

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

April 22, 2005

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

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

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

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

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

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

Response: The applicant is in agreement.

Item D: Strengthening the visual differentiation between the "townhouse" units on 3rd Street and the upper stories…

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

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

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

Item E: Specify the Consolidated PUD's Building Material

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Item A Attachment: Ownership List

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

Sq. 749 Lot No.	Address	Owner	
2	216 K St., NE	K Street Developers, LLC	
3	__ K St., NE	K Street Dev., LLC	
4	212 K St., NE	K Street Dev., LLC	
5	210 K St., NE	K Street Dev., LLC	
6	208 K St., NE	K Street Dev., LLC	
7	__ K St., NE	K Street Dev., LLC	
8	__ K St., NE	K Street Dev., LLC	
18	1023 2nd St., NE	K Street Dev., LLC	
23	205-217 L St., NE	K Street Dev., LLC	
24	__ L. St., NE	K Street Dev., LLC	
25	221 L St., NE	K Street Dev., LLC	
26	223 L St., NE	K Street Dev., LLC	
34	1020 3rd St., NE	K Street Dev., LLC	3rd Street
42	1004 3rd St., NE	K Street Dev., LLC	3rd Street
57	Rear, Fenton Court	K Street Dev., LLC	
63	201 L St., NE	K Street Dev., LLC	
66	1009 2nd St., NE	K Street Dev., LLC	
807	Rear, Fenton Court	K Street Dev., LLC	
808	Rear, L St., NE	K Street Dev., LLC	
809	Rear, L St., NE	K Street Dev., LLC	
812	210 Fenton Court	K Street Dev., LLC	
813	210 Fenton Court	K Street Dev., LLC	
814	210 Fenton Court	K Street Dev., LLC	
815	225 L St, NE	K Street Dev., LLC	
818	1017 2nd St., NE	K Street Dev., LLC	
819	1021 2nd St., NE	K Street Dev, LLC	
822	203-215 Fenton Ct	K Street Dev., LLC	
806	1002 3rd St., NE	CASCO, Inc.	
38	1012 3rd St., NE	CASCO, Inc.	
37	1014 3rd St, NE	CASCO, Inc.	
36	1016 3rd St, NE	CASCO, Inc.	
33	1022 3rd St, NE	CASCO, Inc.	
32	1024 3rd St., NE	CASCO, Inc.	
820	222-224 K St., NE	Three Cee Investors	
40	1008 3rd St., NE	Three Cee Investors	
41	1006 3rd St., NE	Union North Corporation	
39	1010 3rd St., NE	Union North Corporation	
35	1018 3rd St., NE	Union North Corporation	
805	1028 3rd St., NE	CASCO, Inc	NOT IN PUD
31	1026 3rd St., NE	Margaret E. Smallwood	NOT IN PUD Owned by others
804	1030 3rd St., NE	Catherine V. Green	NOT IN PUD Owned by others

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

Item D Attachment: New Rendering



1 3RD STREET ELEVATION - LOOKING WEST
SCALE: NTS

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

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Alexandria, Virginia 22314
Phone: (703) 549-7188
Fax: (703) 683-5281
www.bowmanconsulting.com
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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

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

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Bowman Consulting Group, Ltd
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Fax: (703) 680-6781
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FLGA LLC

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UNION PLACE

REVISIONS:

SEAL:

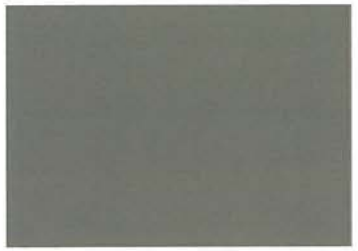
DRAWN BY: JAA
CHECKED BY: CEH, RJC
SCALE: AS NOTED
DATE: 01-18-05
PROJECT NO. 03.0315
DRAWING NO. A2.01

Item E Attachment: Building Materials

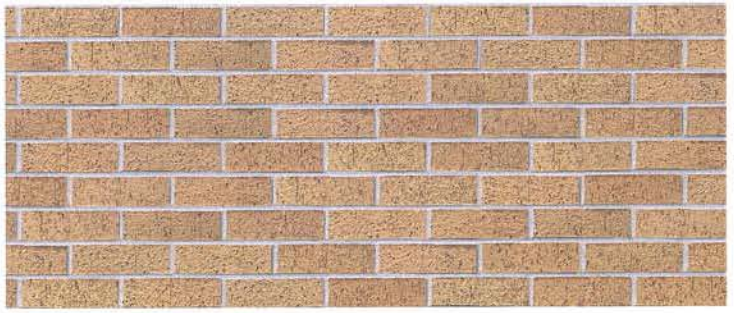


PRECAST CONCRETE TRIM, CAPS, AND CORNICES

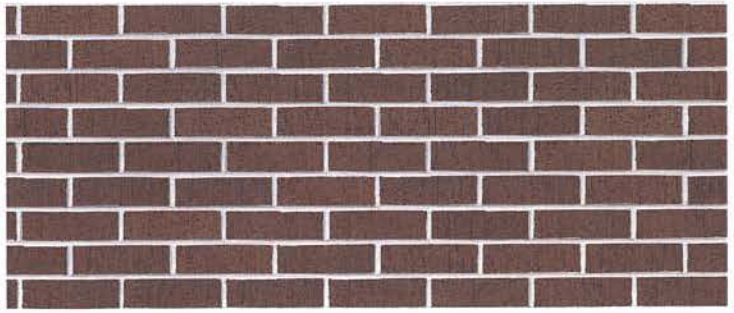




BRICK AT UPPER RESIDENTIAL UNITS



BRICK AT LOWER RESIDENTIAL UNITS



GTM ARCHITECTS
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SUITE 700
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UNION PLACE

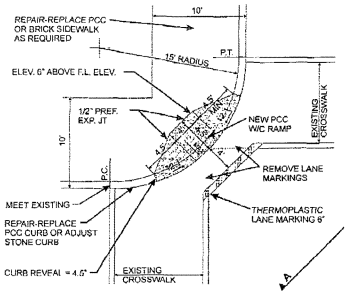
REVISIONS:

SEAL:

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

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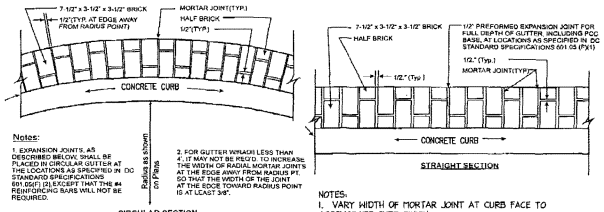
Item G Attachment: Streetscape & Site Furnishings



NOTES:
1. FOR ELEVATION "A" & "B" SEE FIGURE 4A. RAMP TO BE LOCATED AT THE CORNER ONLY WHEN IT CANNOT BE LOCATED AT THE SIDE.

1 L.6 WASHINGTON, DC SINGLE WHEELCHAIR RAMP - 15' RADIUS

PLAN — 03-0021 — NTS

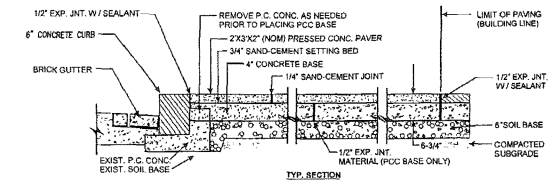


Notes:
1. EXPANSION JOINTS, AS DESCRIBED BELOW, SHALL BE PLACED IN CIRCULAR GUTTER AT THE LOCATIONS AS SPECIFIED IN DC STANDARD SPECIFICATIONS 601.05(F) (2) EXCEPT THAT THE #4 REINFORCING BARS WILL NOT BE REQUIRED.
2. FOR GUTTER WRADII LESS THAN 4', IT MAY NOT BE REQD. TO INCREASE THE WIDTH OF RADIAL MORTAR JOINTS AT THE EDGE AWAY FROM RADIUS PT. SO THAT THE WIDTH OF THE JOINT AT THE EDGE TOWARD RADIUS POINT IS AT LEAST 3/8".

NOTES:
1. VARY WIDTH OF MORTAR JOINT AT CURB FACE TO ACCOMODATE CURB FINISH.

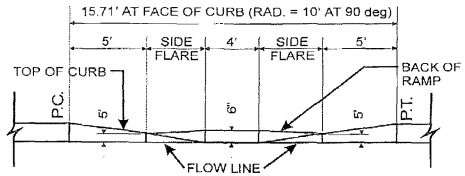
4 L.6 WASHINGTON, DC GRANITE CURB AND BRICK GUTTER PATTERNS

PLAN — 03-0091 — NTS



7 L.6 WASHINGTON, DC PRESSED CONCRETE BLOCK PAVER

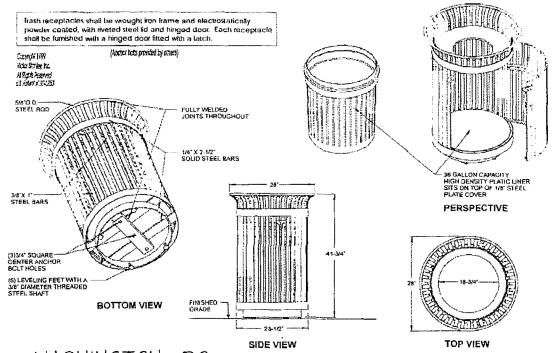
SECTION — 03-0101 — NTS



ELEVATION "B"

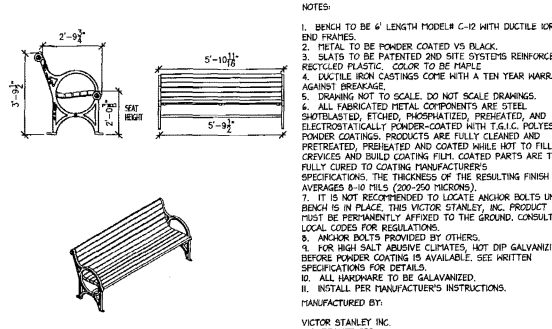
2 L.6 WASHINGTON, DC HANDICAP RAMP 'B'

ELEVATION — 03-0081 — NTS



5 L.6 WASHINGTON, DC TRASH RECEPTACLE

PLAN/SECTION/ELEVATION/ISONOMETRIC — 03-0131 — NTS



NOTES:
1. BENCH TO BE 6' LENGTH MODEL# C-12 WITH DUCTILE IRON END FRAMES.
2. METAL TO BE POWDER COATED VS BLACK.
3. SLATS TO BE PATENTED 2ND SITE SYSTEMS REINFORCED RECYCLED PLASTIC. COLOR TO BE MAPLE
4. DUCTILE IRON CASTINGS COME WITH A TEN YEAR WARRANTY AGAINST BREAKAGE.
5. DRAWING NOT TO SCALE. DO NOT SCALE DRAWINGS.
6. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH COAT AVERAGES 8-10 MILS (200-250 MICRONS).
7. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL BENCH IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
8. ANCHOR BOLTS PROVIDED BY OTHERS.
9. FOR HIGH SALT ABUSIVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
10. ALL HARDWARE TO BE GALVANIZED.
11. INSTALL PER MANUFACTUER'S INSTRUCTIONS.

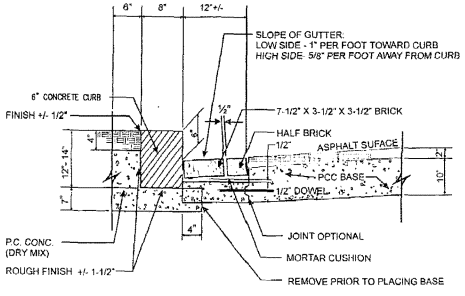
MANUFACTURED BY:

VICTOR STANLEY INC.
P.O. DRAWER 330
DUNKIRK, MD 20754
TEL: (301) 855-8300
WWW.VICTORSTANLEY.COM

OR APPROVED EQUAL

8 L.6 6' BENCH

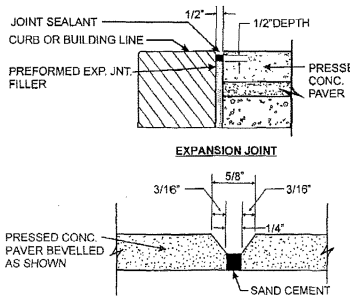
SECTION, ELEVATION, AXONOMETRIC — 02-01A — 3/8" = 1'-0"



NOTES:
1. CONDITIONS BACK OF CURB VARY AS SHOWN ON PLANS.
2. P.C.C. (DRY MIX) SHALL BE PER SPECIFICATIONS AND fc = 2,500 PSI MINIMUM.
3. MINIMUM DEPTH TO CONCAVE SURFACE ON ROUGH FINISH SHALL BE 10".
4. SEE FIGURE 6 FOR PATTERNS FOR BRICK GUTTER.

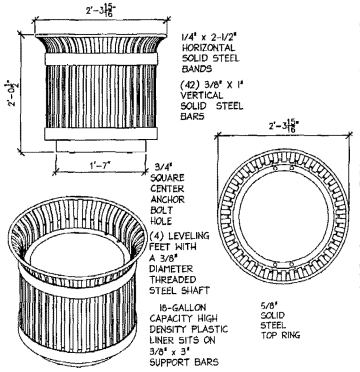
3 L.6 WASHINGTON, DC CONCRETE CURB AND BRICK GUTTER

SECTION — 03-0061 — NTS



6 L.6 WASHINGTON, DC PRESSED CONCRETE BLOCK PAVER

SECTION — 03-0121 — NTS



NOTES:
1. PLANTER TO BE MODEL #2-24 FROM IRONSITES SERIES
2. ALL METAL TO BE POWDER COATED. COLOR TO BE VS BLACK
3. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH COAT AVERAGES 8-10 MILS (200-250 MICRONS).
4. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
5. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL PLANTER IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
6. ANCHOR BOLTS PROVIDED BY OTHERS.
7. FOR HIGH SALT ABUSIVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
8. INSTALL AND ANCHOR TO PAVEMENT PER MANUFACTURER'S INSTRUCTIONS.

MANUFACTURED BY:

VICTOR STANLEY INC.
P.O. DRAWER 330
DUNKIRK, MD 20754
TEL: (301) 855-8300
WWW.VICTORSTANLEY.COM

OR APPROVED EQUAL

9 L.6 PLANTER

ELEVATION, PLAN, AXONOMETRIC — 02-01C — 1" = 1'-0"

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Alexandria, Virginia 22314
Phone: (703) 548-2188
Fax: (703) 683-5781
www.bowmanconsulting.com
a bowman company firm

FLGA LLC
LANDSCAPE ARCHITECTS

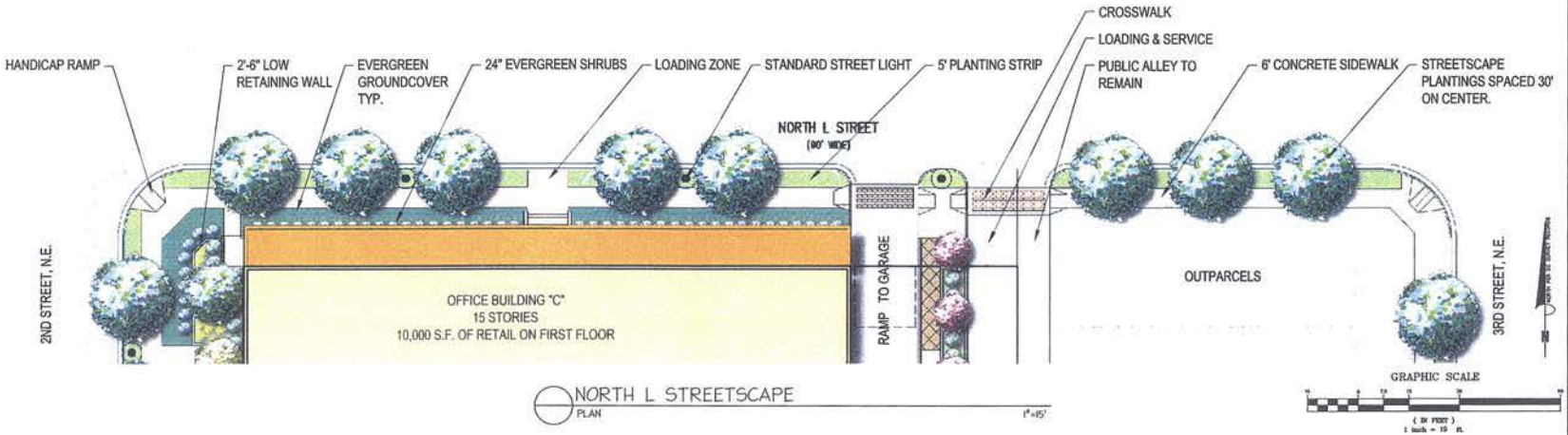
COHEN COMPANIES

HARDSCAPE DETAIL SHEET
UNION PLACE
DISTRICT OF COLUMBIA
WASHINGTON

REVISIONS:

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

DRAWN BY: GG/SCL
CHECKED BY: DAW
SCALE: AS SHOWN
DATE: JANUARY, 2005
PROJECT NO. 2437-02-001
DRAWING NO. L.6



NORTH L STREETSCAPE
PLAN
1"=15'



NORTH K STREETSCAPE
PLAN
1"=15'

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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SUITE 700
BETHESDA, MD 20814
(240)333-2000
(240)333-2001 FAX

Bowman CONSULTING

FLGA LLC

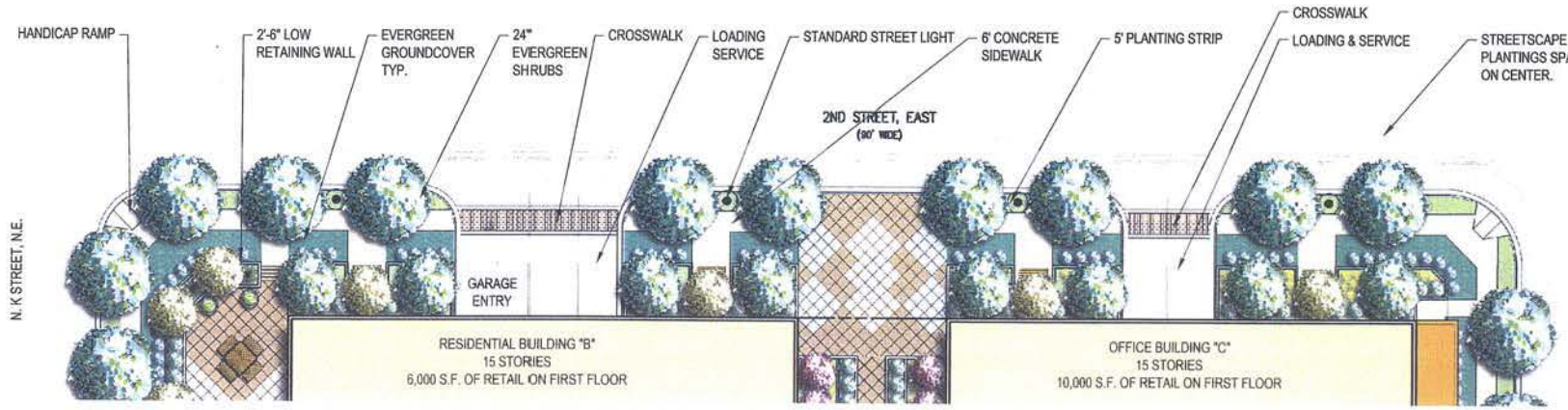
COHEN COMPANIES

STREETSCAPE ENLARGEMENT I
UNION PLACE
WASHINGTON DISTRICT OF COLUMBIA

REVISIONS:

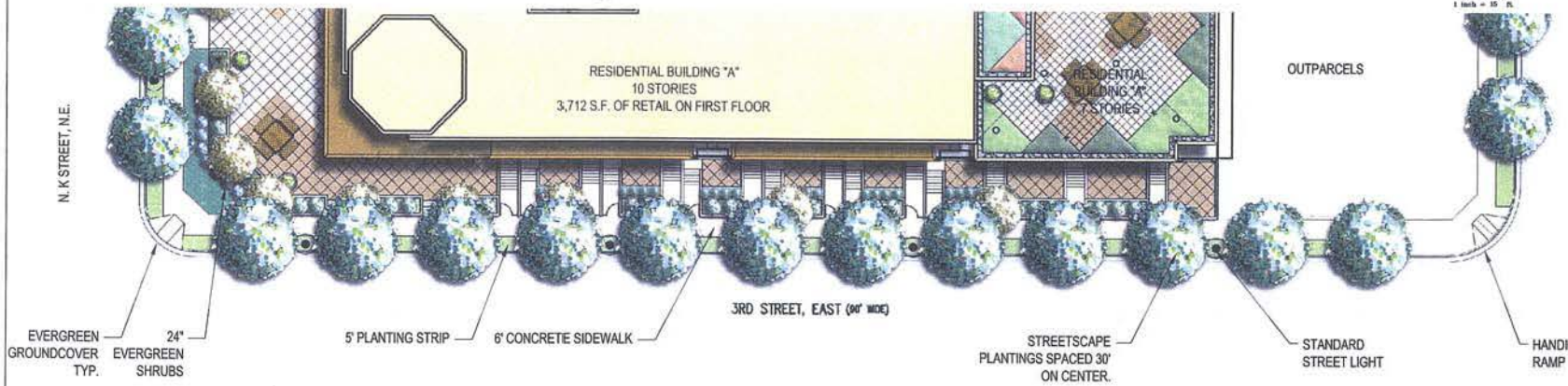
SEAL:
DISTRICT OF COLUMBIA
DAVID A. NAGLE
No. 900781
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY: GG/BGL
CHECKED BY: DAN
SCALE: 1"=15'
DATE: JANUARY, 2005
PROJECT NO. 2431-02-001
DRAWING NO. L7



2ND STREET EAST STREETSCAPE
PLAN
1"=15'

GRAPHIC SCALE
(IN FEET)
1 inch = 15 ft.



3RD STREET EAST STREETSCAPE
PLAN
1"=15'

GRAPHIC SCALE
(IN FEET)
1 inch = 15 ft.

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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7735 OLD GEORGETOWN ROAD
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FLGA LLC

COHEN COMPANIES

STREETSCAPE ENLARGEMENT II
UNION PLACE
DISTRICT OF COLUMBIA
WASHINGTON

REVISIONS:

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

DRAWN BY: GG/SGL
CHECKED BY: DAH
SCALE: 1"=15'
DATE: JANUARY, 2005
PROJECT NO. 2431-02-001
DRAWING NO. L8

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

PHASE 1–CONSOLIDATED P.U.D.

PHASE 2– STAGE 1 P.U.D.

UNION PLACE

WASHINGTON, DISTRICT OF COLUMBIA



SHEET INDEX

C.1	COVER SHEET
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COHEN COMPANIES

COVER SHEET
UNION PLACE
DISTRICT OF COLUMBIA
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REVISIONS:

SEAL:
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DAVID A. HALL
No. 900781
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY:	GG/SCL
CHECKED BY:	DAH
SCALE:	AS SHOWN
DATE:	JANUARY 2009
PROJECT NO:	2457-02-001
DRAWING NO.	C.1

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	INDEX CONTOUR	350
	INTERMEDIATE CONTOUR	352
	EDGE OF PAVEMENT	PROP. E.P.
	CURB AND GUTTER	CG-6
	TRANSITION FROM CG-6R TO CG-6	CG-6R CG-6
	PROPOSED HEADER CURB	
	PROPERTY LINE	
	DEPARTING 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	
EX. W/V	WATER LINE	8"ØP W/N
	WATER VALVE	
	REDUCER	
EX 8" SAN	SANITARY SEWER	8" SAN
	STORM SEWER	18" RCP
	CABLE TV	CATV
	ELECTRIC SERVICE	
	TELEPHONE SERVICE	T
	GAS LINE	G
	SPOT ELEVATION	25.32
	UTILITY POLE	ø
	SIGN	
	SANITARY SEWER IDENTIFIER	A
	STORM DRAIN IDENTIFIER	2
	EASEMENT IDENTIFIER	W
	WATER METER	
	FIRE HYDRANT	
	PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES	
	STREET LIGHT	
	VEHICLES PER DAY (TRAFFIC COUNT)	2.5 S VPD
	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 SSD VDOT CG-12 AND/OR JURISDICTIONAL STANDARD RAMP CONSTRUCTION	
	DENOTES CLEAR SIGHT TRIANGLE	
	TREE	
	BENCHMARK	BM # TBM # ELEV=100.00
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	END WALLS	
	END SECTIONS	
	STOP SIGN	
	STREET SIGN	
	OVERHEAD ELECTRIC	OHE
	OVERHEAD TELEPHONE	OHT
	HANDICAP PARKING SPACE (VAN)	VAN
	RIP RAP	

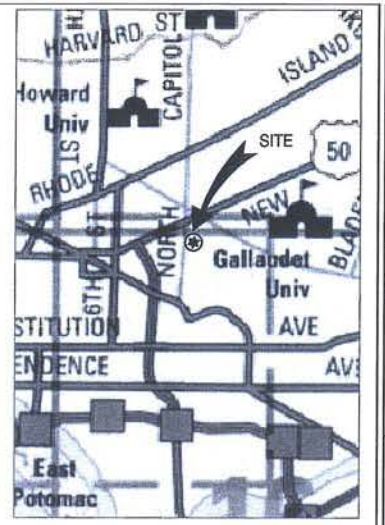
ABBREVIATIONS

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

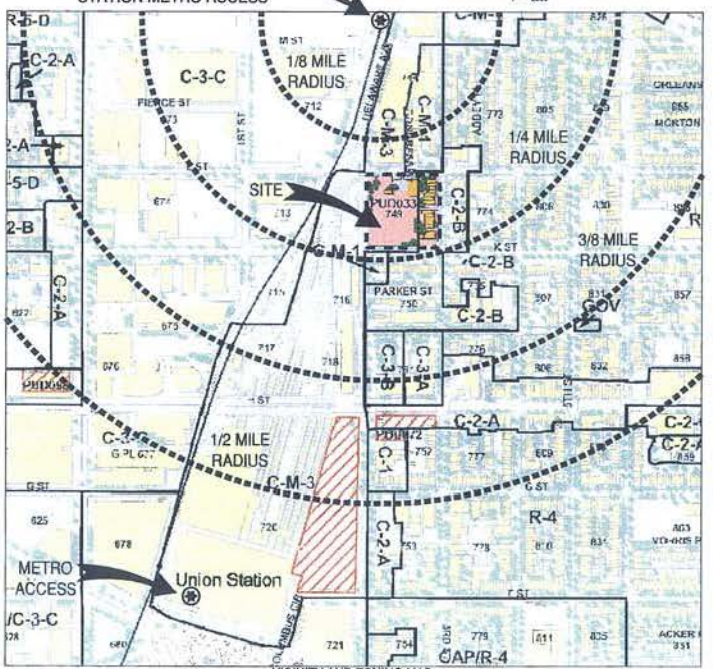
NOTES:
1. THIS IS A STANDARD SHEET, THEREFORE SOME ABBREVIATIONS MAY APPEAR ON THIS SHEET AND NOT BE USED ON THE PROJECT.

SITE TABULATIONS AND BUILDING CALCULATIONS

PHASE I: BUILDING A	
TOTAL RESIDENTIAL UNITS	170 UNITS
AREA OF RESIDENTIAL UNITS	193,016 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	42,915 S.F.
F.A.R.	5.57
LOT COVERAGE	27,347 G.S.F. / 42,915 G.S.F. = 64%
AFFORDABLE HOUSING - PHASE I	
TOTAL SITE AREA = 42,915 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 (13 STORIES)	303,602 G.S.F.
TOTAL BUILDING AREAS	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%



REGIONAL LOCATION MAP
1" = 2000'



VICINITY AND ZONING MAP
1" = 300'

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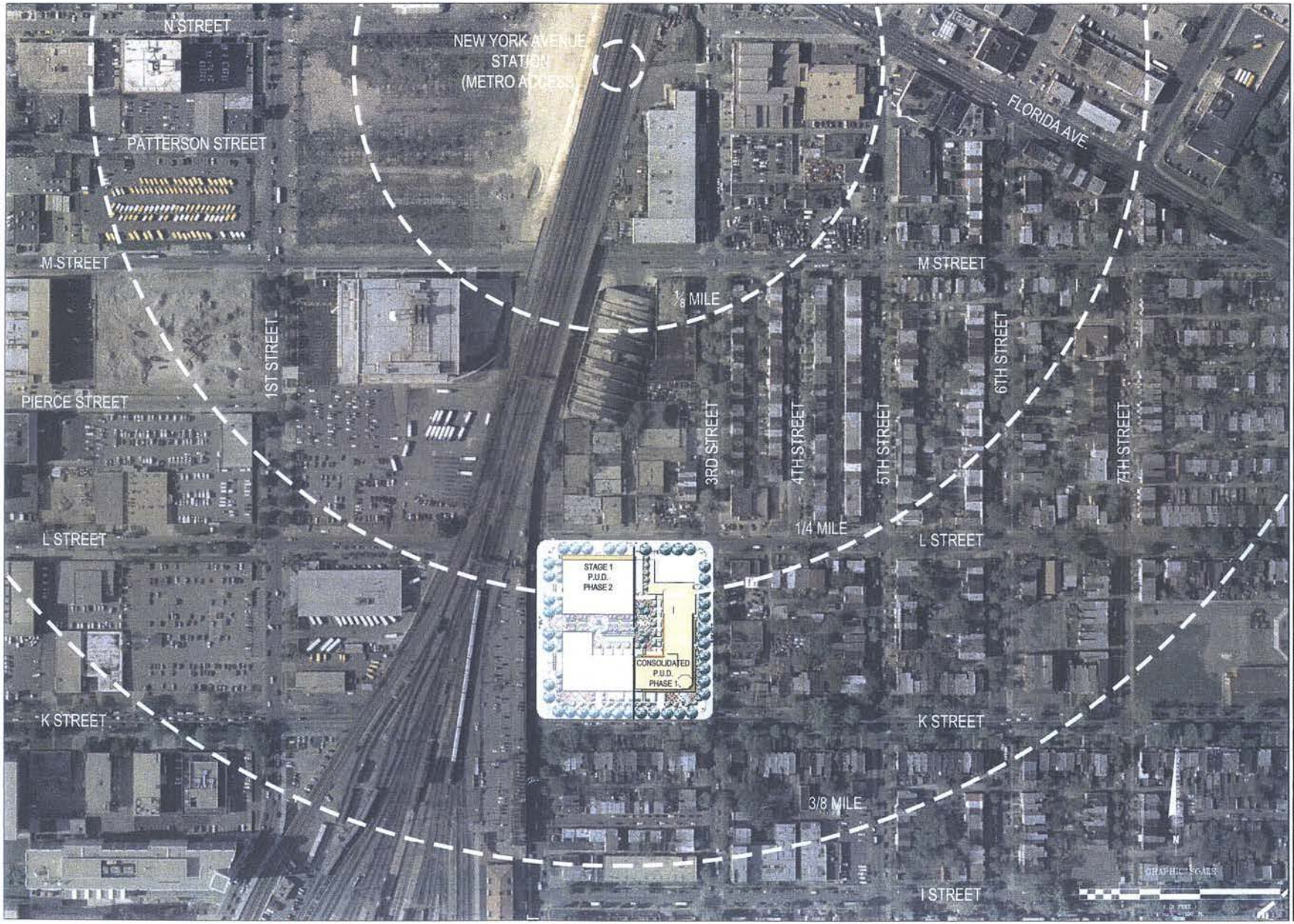
COHEN COMPANIES

SITE TABULATIONS, LEGEND, AND NOTES
UNION PLACE
DISTRICT OF COLUMBIA
WASHINGTON

REVISIONS:

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DRAWN BY: GGS/GCL
CHECKED BY: DAH
SCALE: AS SHOWN
DATE: JANUARY, 2005
PROJECT NO: 2437-02-001
DRAWING NO: C.2



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COHEN COMPANIES

CONTEXT PLAN WITH AERIAL OVERLAY

UNION PLACE

DISTRICT OF COLUMBIA

WASHINGTON

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DRAWN BY:	GCB/GCL
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SCALE:	1" = 100'
DATE:	JANUARY, 2005
PROJECT NO.	2437-02-001
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.



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.



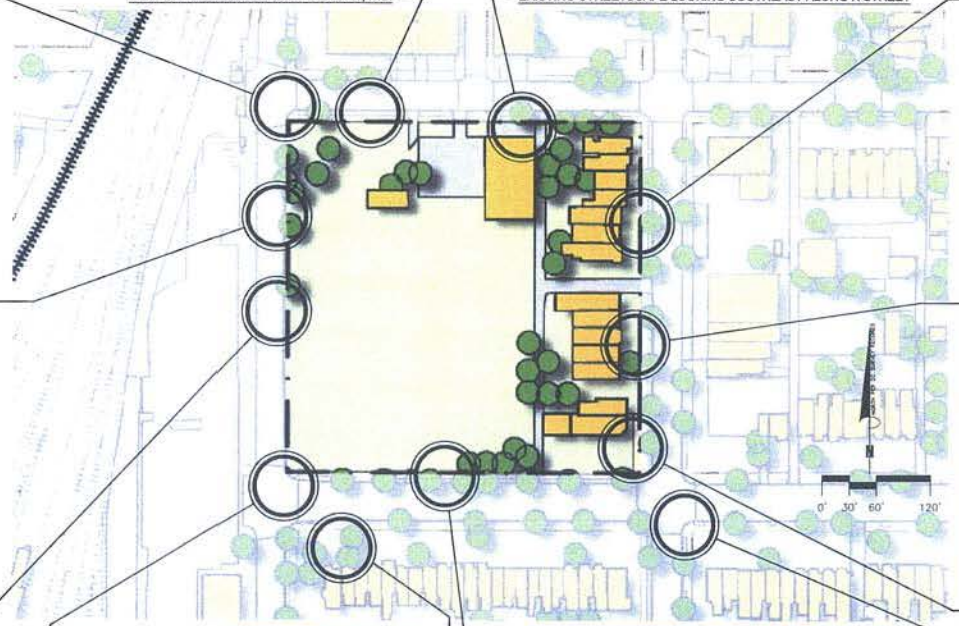
ABANDONED TOWNHOUSES TO BE DEMOLISHED



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



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



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COHEN COMPANIES

NEIGHBORHOOD IMAGE BOARD

UNION PLACE

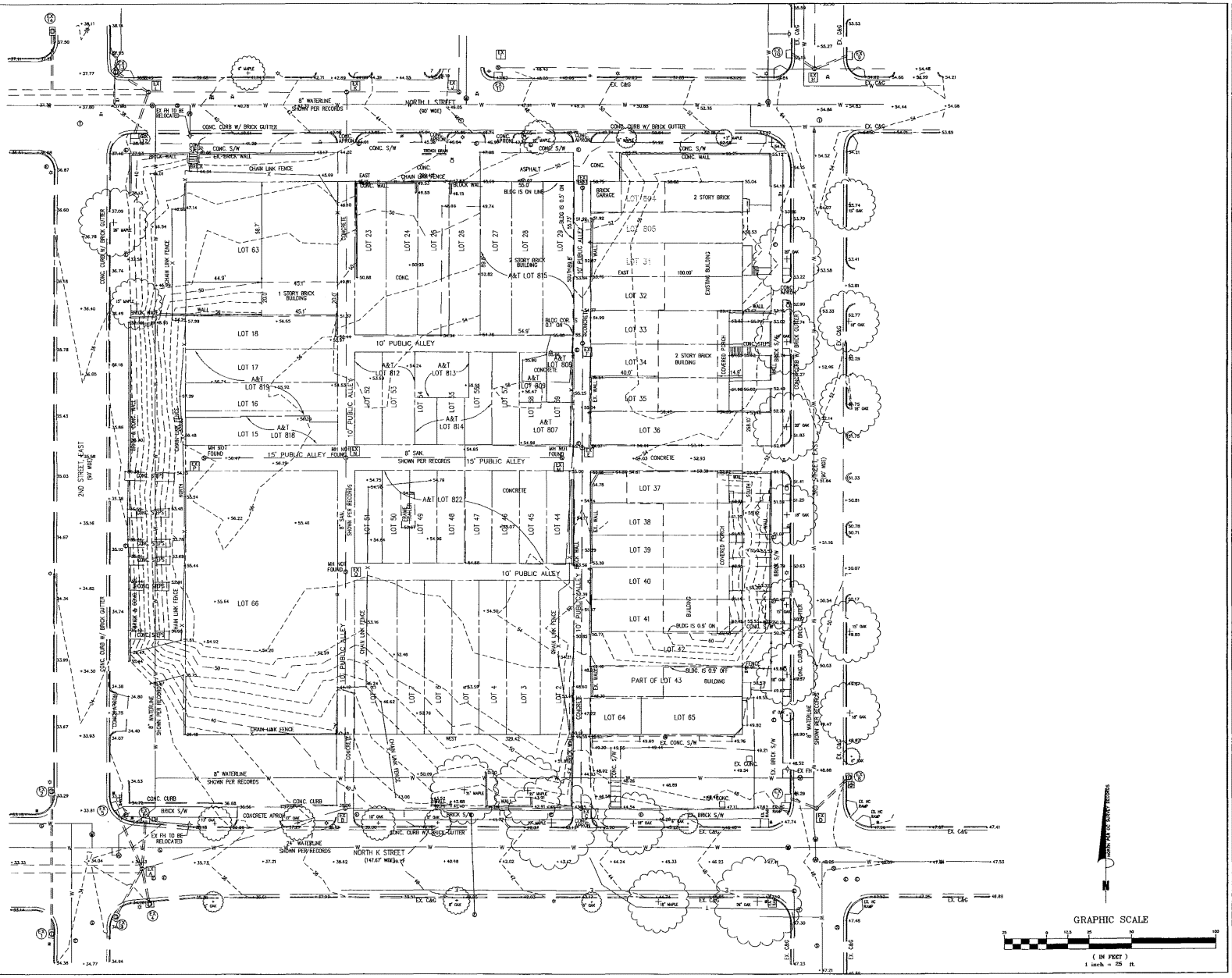
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SCALE: 1" = 60'
DATE: JANUARY, 2005
PROJECT NO. 2431-02-001
DRAWING NO. C.4



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COHEN COMPANIES

EXISTING CONDITIONS PLAN
UNION PLACE

DISTRICT OF COLUMBIA

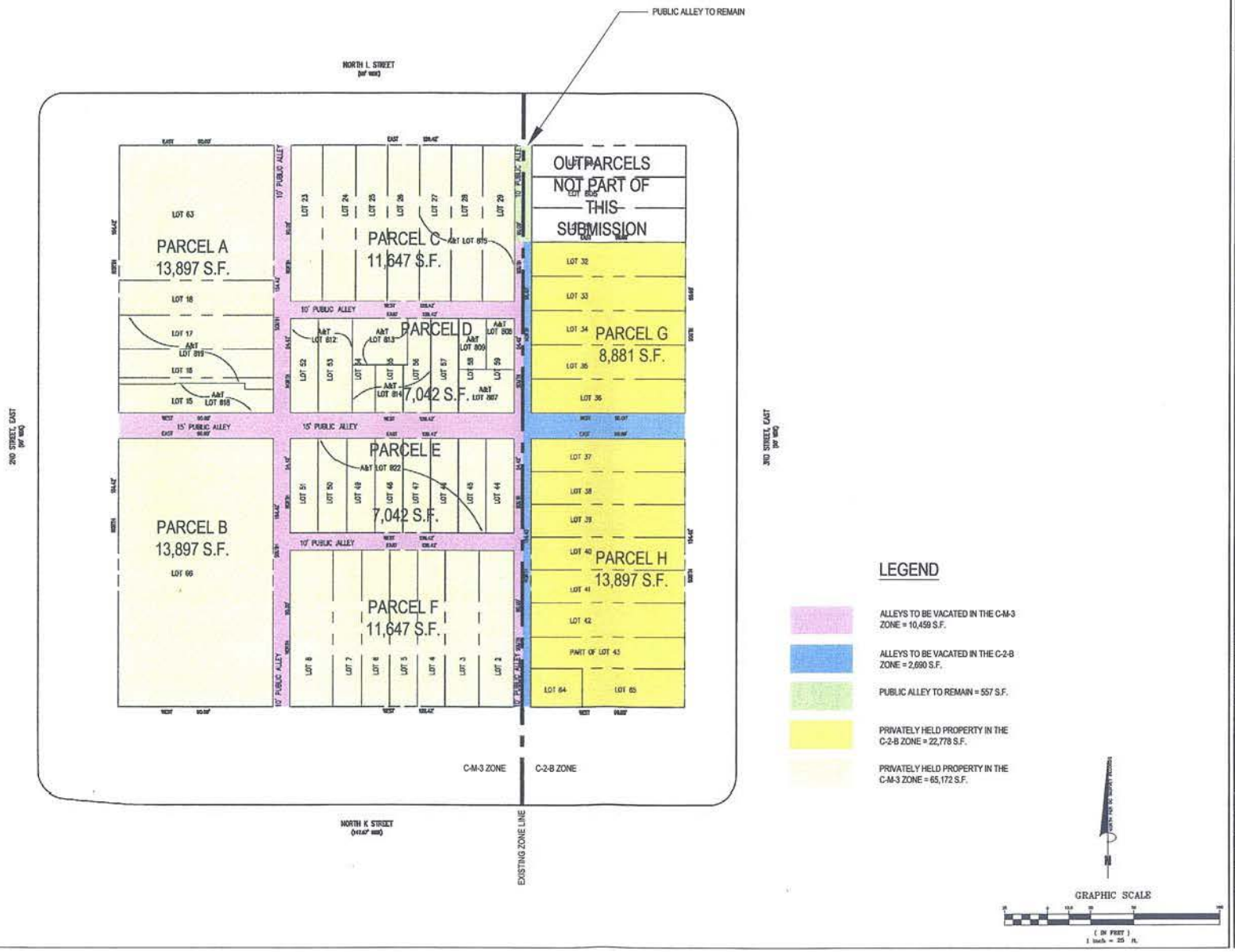
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PROFESSIONAL ENGINEER

DRAWN BY: SGS/SGL
CHECKED BY: DAW
SCALE: 1"=25'
DATE: JANUARY, 2005
PROJECT NO. 2437-02-001
DRAWING NO. C.5



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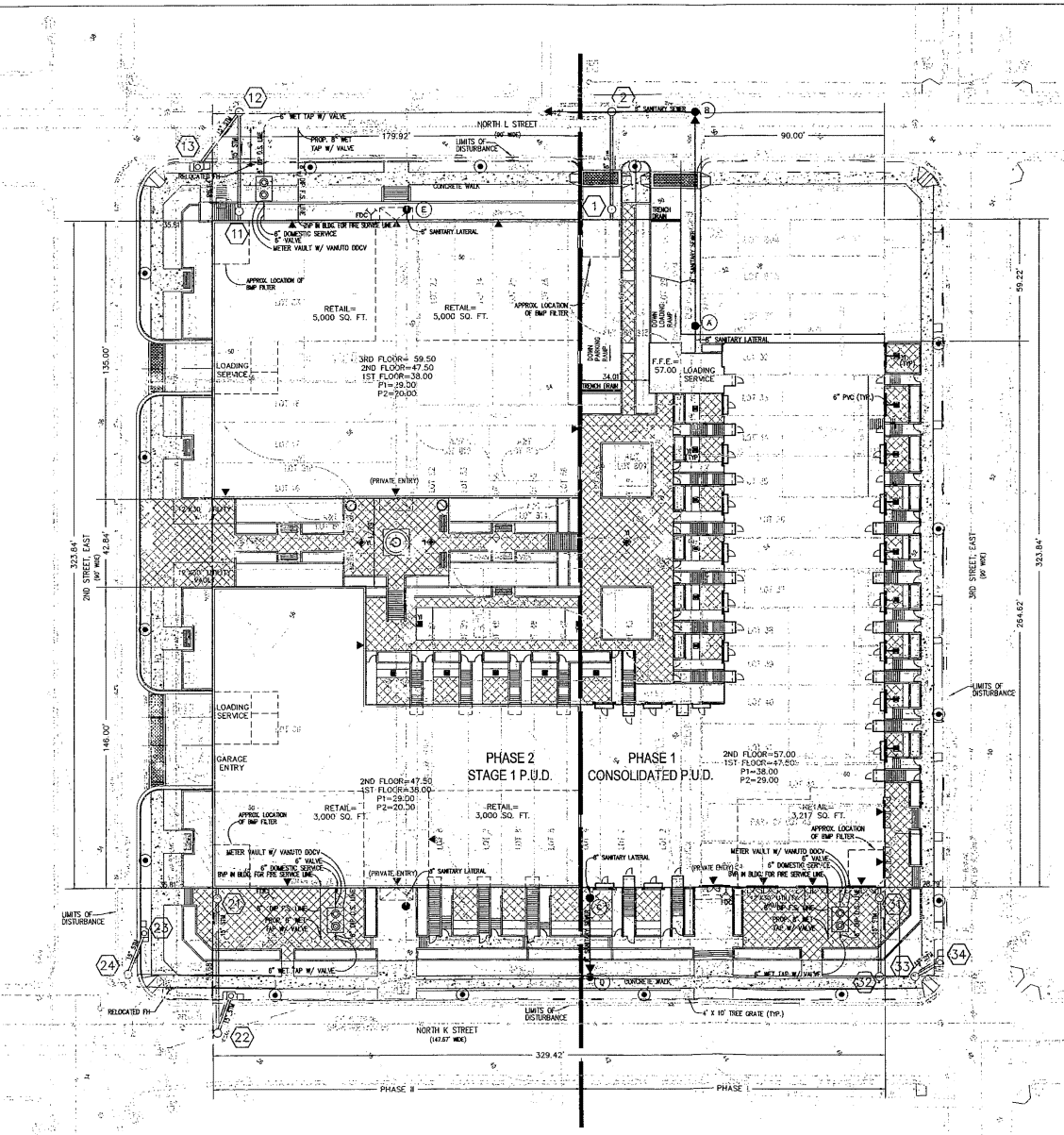
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PRELIMINARY SUBDIVISION PLAN
UNION PLACE
DISTRICT OF COLUMBIA
WASHINGTON

REVISIONS:

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

DRAWN BY: BGB/GCL
CHECKED BY: DAH
SCALE: 1"=25'
DATE: JANUARY, 2005
PROJECT NO.: 2437-02-001
DRAWING NO.: C.6



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. (34,600 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 (13 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
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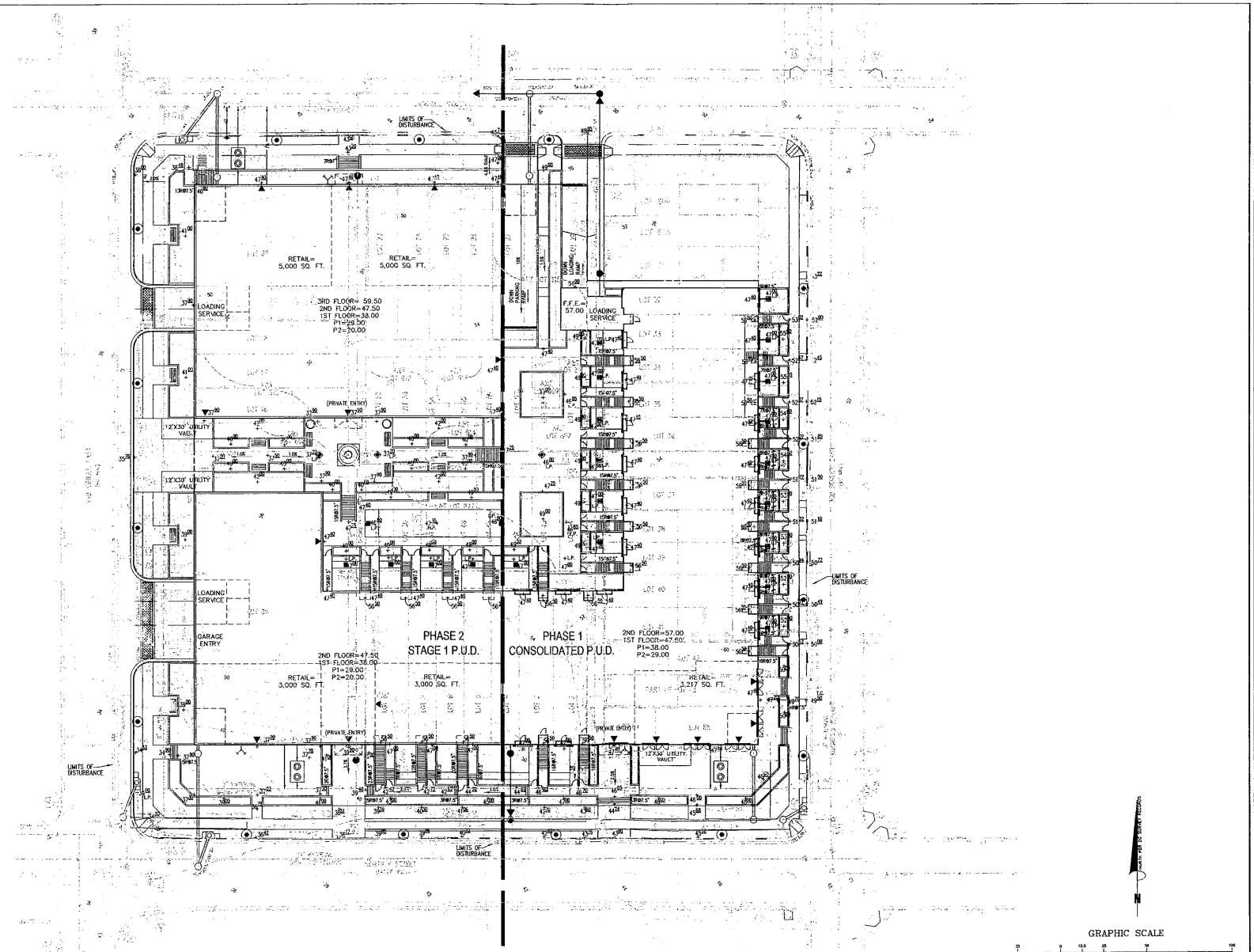
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COHEN COMPANIES

SITE DEVELOPMENT PLAN
UNION PLACE
WASHINGTON DISTRICT OF COLUMBIA

REVISIONS:

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

DRAWN BY: GG/SGL
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SCALE: 1"=25'
DATE: JANUARY, 2005
PROJECT NO. 2437-02-001
DRAWING NO. C.7



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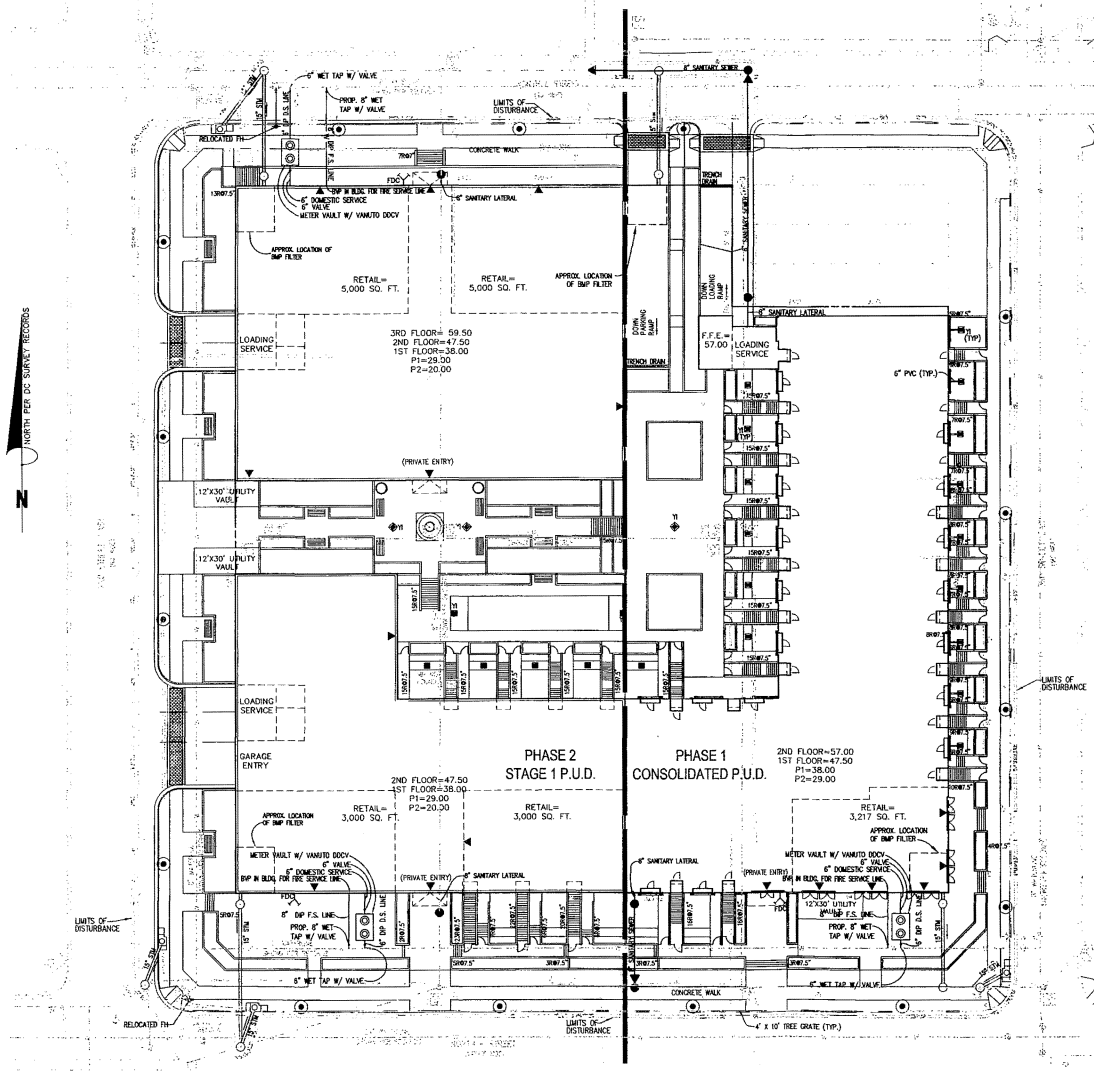
DETAILED GRADING PLAN
UNION PLACE

WASHINGTON DISTRICT OF COLUMBIA

REVISIONS:

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

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



MISS UTILITY

CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH 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)	1,448 GPD (0.001MGD)
PHASE I TOTAL	0.189 MGD

PHASE II

RESIDENTIAL	
A. NUMBER OF UNITS	260
B. TOTAL POPULATION (2.3 PEOPLE PER UNIT)	598
C. ESTIMATED GALONS PER PERSON PER DAY	80 GPCD
D. TOTAL AVERAGE DAILY FLOW	47,840 GPD
E. PEAK FLOW (PEAK FACTOR = 6)	287,040 GPD (0.287 MGD)
RETAIL	
A. AMOUNT OF RETAIL SPACE	6,000 SF
B. TOTAL POPULATION (1 PERSON PER 200 SF)	30
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	303,602 SF
B. TOTAL POPULATION (1 PERSON PER 200 SF)	1,518
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.

GRAPHIC SCALE

25 0 12.5 25 50 100

(IN FEET)

1 inch = 25 ft.

G T M

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UTILITY LAYOUT PLAN
UNION PLACE

DISTRICT OF COLUMBIA

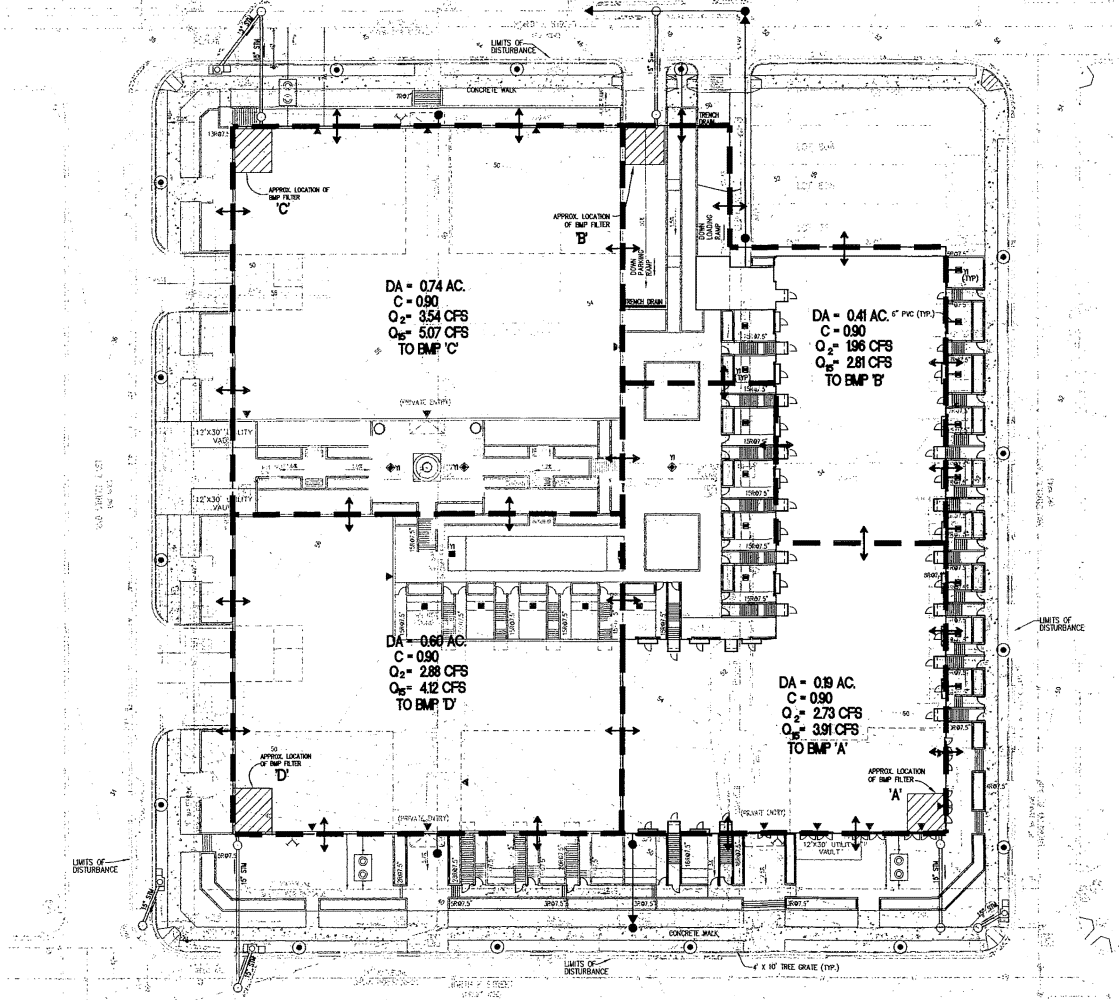
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REVISIONS:

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

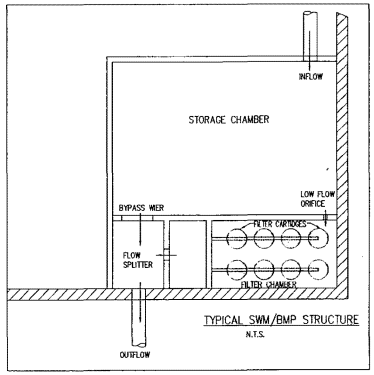
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SCALE: 1"=25'
DATE: JANUARY, 2005
PROJECT NO. 2431-02-001
DRAWING NO. C.9



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	0.57	0.41	0.74	0.60	2.32	AC
1.1 WQV REQUIRED (A x 1089)	620.73	446.49	805.86	653.4	2526.5	CF
WQV =A, I = 0.3" FOR ROOF						
2. COMPUTE DETENTION VOLUME (PEAK FLOW ATTENUATION)						
2.1 2 YR PRE-DEVELOPMENT						
C = 0.30						
I_2 = 5.28 INHR						
Q_2 = CIA	1.06	0.76	1.37	1.12	4.31	CFS
2.2 15 YR POST-DEVELOPMENT						
C = 0.90						
I_{15} = 7.62 INHR						
Q_{15} = CIA	3.91	2.81	5.07	4.12	15.91	CFS
2.3 DETENTION VOLUME REQUIRED						
$V_D = 3600*(Q_{15}-Q_2)*A$	487.35	252.15	821.4	540	2100.9	CF
2.4 TOTAL VOLUME REQUIRED						
(GREATER OF WQV AND V_D)	620.73	446.49	805.86	653.4	2526.5	CF
3. STORAGE PROVIDED						
VOLUME	640	450	810	680	2580	CF
DIMENSIONS	8' x 16' x 5'	9' x 10' x 5'	9' x 15' x 6'	8' x 17' x 5'		
4. FILTER SYSTEM DESIGN						
4.1 OUTFLOW REQUIRED						
Q_o = 0.4 CFS / IMPERVIOUS ACRE	0.228	0.164	0.296	0.24	0.928	CFS
4.2 TIME TO DRAIN						
$T_D = WQ_v / (Q_o*3600)$	0.7563	0.7563	0.7563	0.7563	----	Hr
(40 HR MAX)						
5. NUMBER OF FILTERS NEEDED						
5.1 $N = Q_o*449/15$	6.8248	4.9091	8.8603	7.184	27.778	
TOTAL NUMBER OF FILTERS:	7	5	9	8	29	

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



TYPICAL SWM/BMP STRUCTURE
N.T.S.

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

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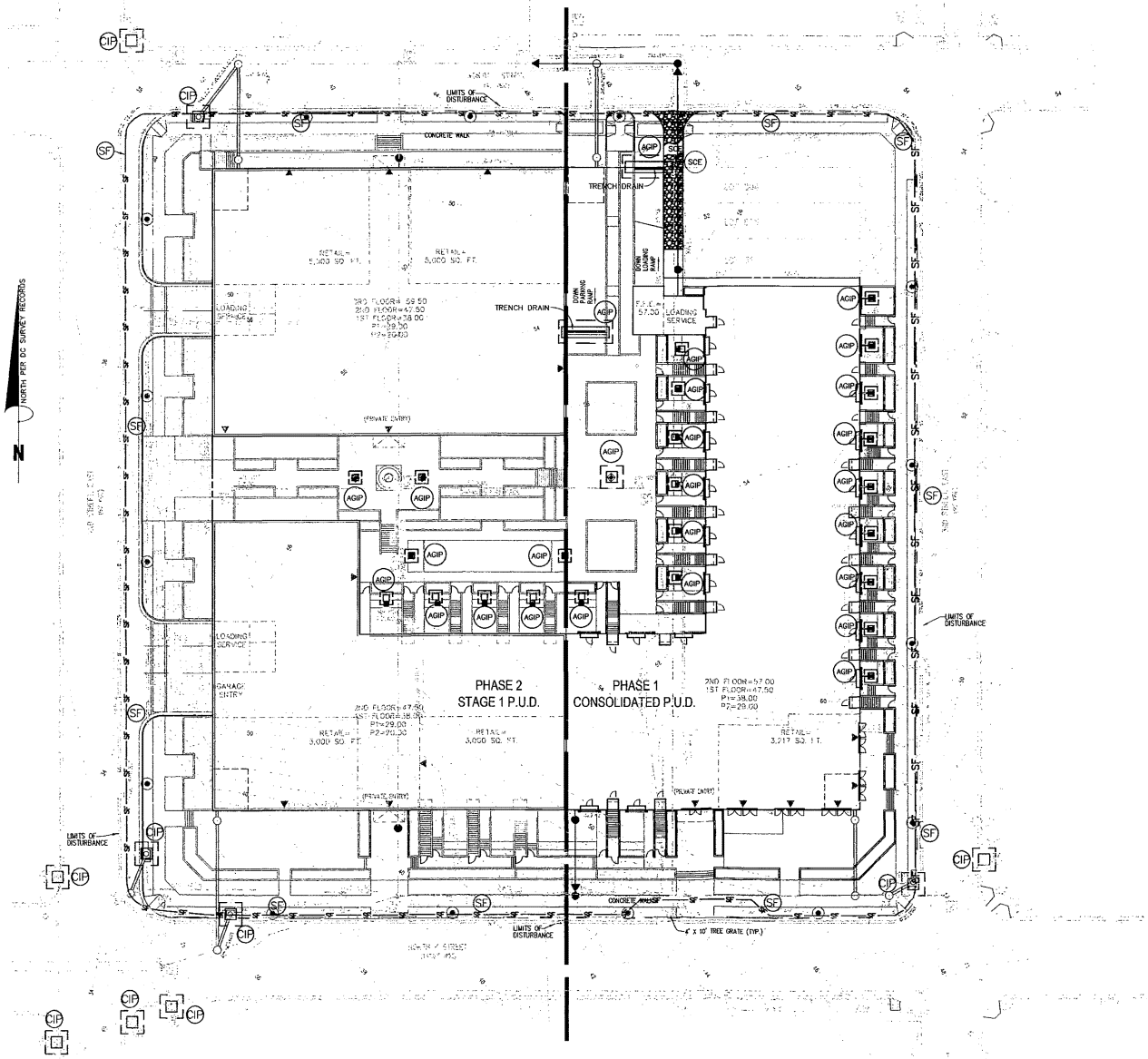
COHEN COMPANIES

STORMWATER CONCEPT PLAN
UNION PLACE
DISTRICT OF COLUMBIA
WASHINGTON

REVISIONS:

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

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PROJECT NO. 2431-02-001
DRAWING NO. C.10



EROSION AND SEDIMENT CONTROL LEGEND

NO.	TITLE	KEY	SYMBOL
1	STABILIZED CONSTRUCTION ENTRANCE	SCE	
4	SILT FENCE	SF	SF
6B	AT GRADE INLET PROTECTION	AGIP	
6C	CURB INLET PROTECTION	CIP	

GRAPHIC SCALE

(IN FEET)
1 inch = 25 ft.

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COHEN COMPANIES

EROSION CONTROL PLAN
UNION PLACE

DISTRICT OF COLUMBIA

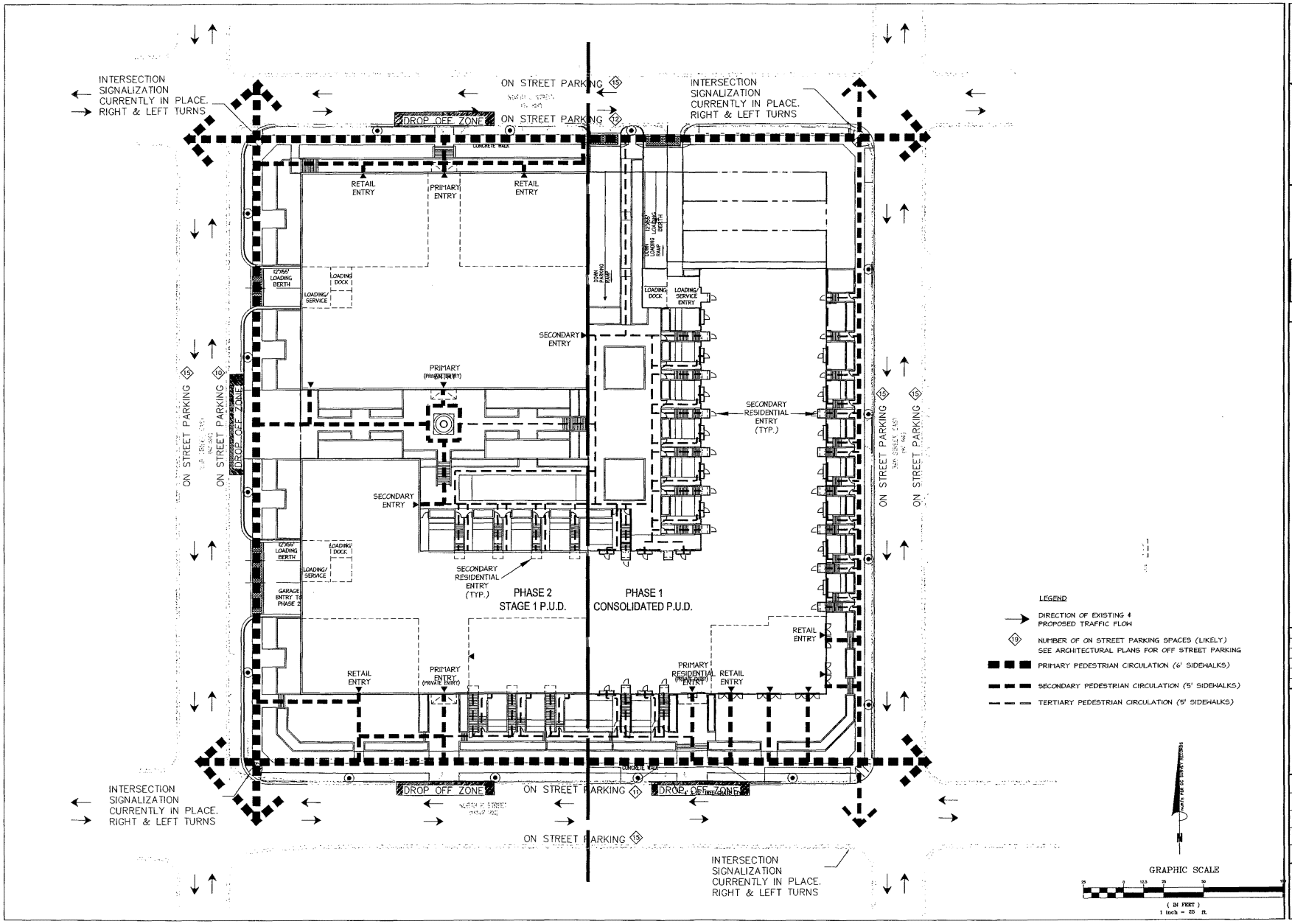
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PROJECT NO. 2457-02-001
DRAWING NO. C.11



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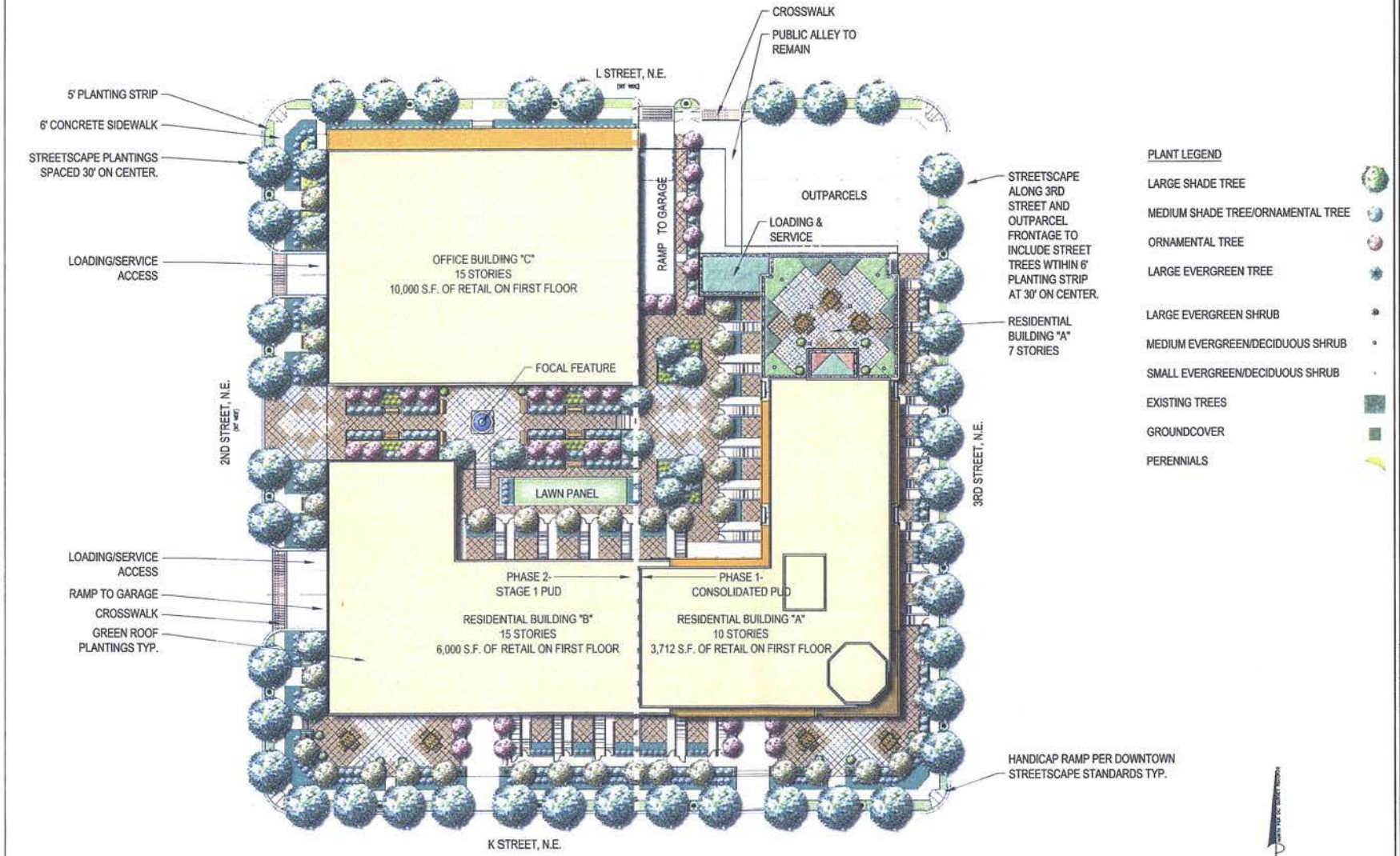
COHEN COMPANIES

CIRCULATION PLAN
UNION PLACE
DISTRICT OF COLUMBIA
WASHINGTON

REVISIONS:

SEAL: DISTRICT OF COLUMBIA — DAVID A. NAGY — No. 900781 — REGISTERED PROFESSIONAL ENGINEER

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CHECKED BY: DAW
SCALE: 1"=25'
DATE: JANUARY, 2005
PROJECT NO.: 2431-02-001
DRAWING NO.: C.12



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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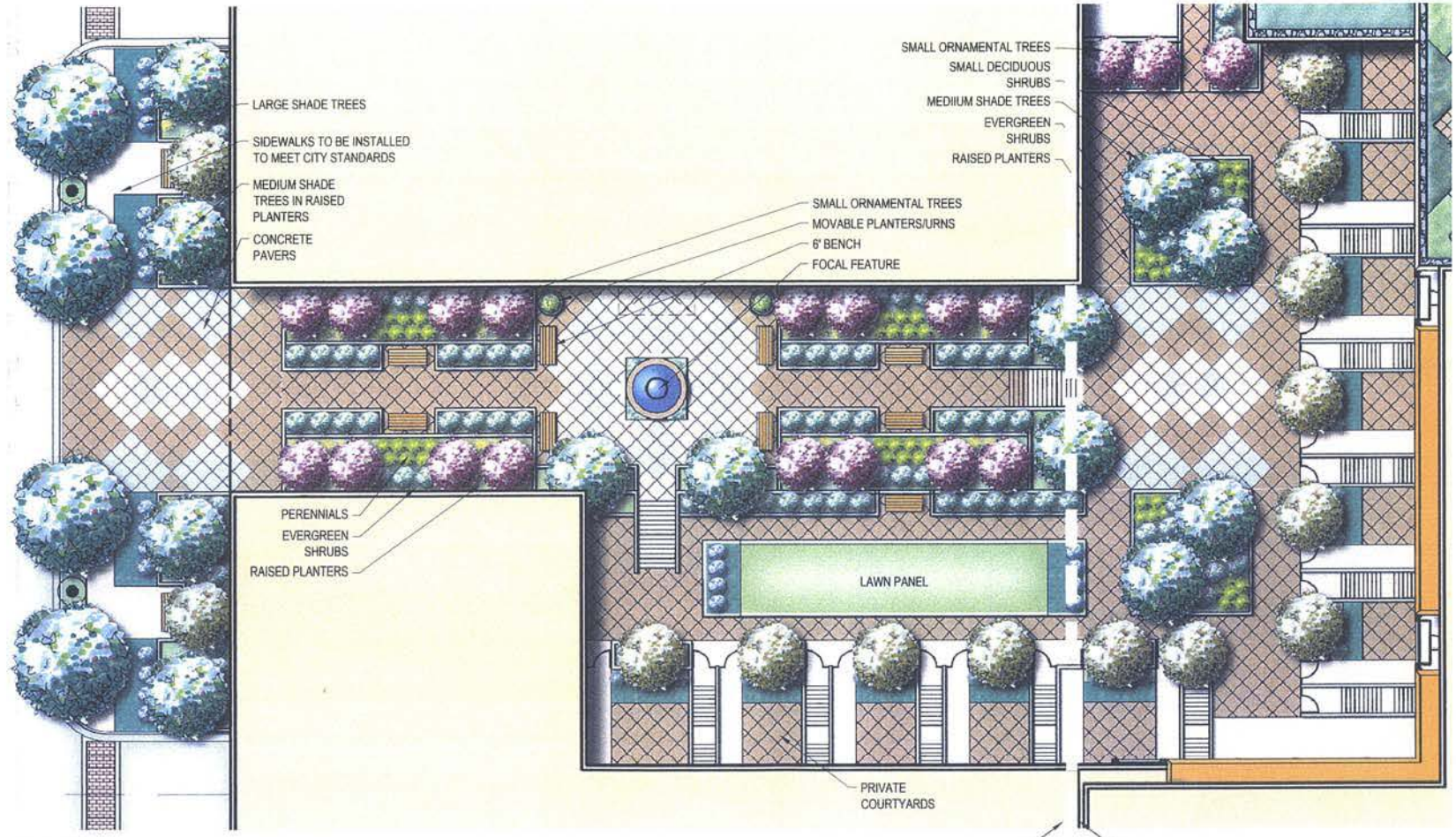
COHEN COMPANIES

OVERALL LANDSCAPE PLAN
UNION PLACE
DISTRICT OF COLUMBIA
WASHINGTON

REVISIONS:

SEAL:
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DONALD A. BALTHAZOR
No. 900781
REGISTERED PROFESSIONAL ENGINEER

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SCALE:	1"=25'
DATE:	JANUARY, 2005
PROJECT NO.	2437-02-001
DRAWING NO.	L1



PLANT LEGEND

- LARGE SHADE TREE
- MEDIUM SHADE TREE/ORNAMENTAL TREE
- ORNAMENTAL TREE
- LARGE EVERGREEN TREE
- LARGE EVERGREEN SHRUB
- MEDIUM EVERGREEN/DECIDUOUS SHRUB
- SMALL EVERGREEN/DECIDUOUS SHRUB
- 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.

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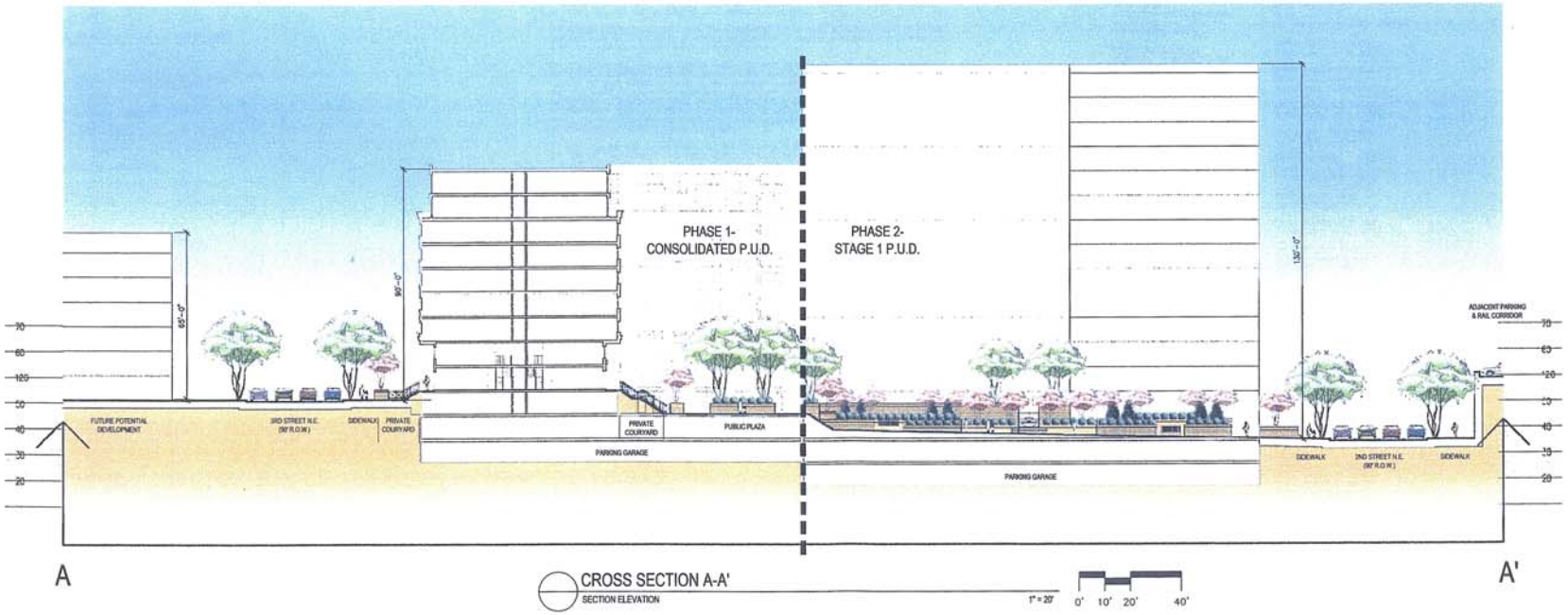
ILLUSTRATIVE PLAZA PLAN
UNION PLACE
DISTRICT OF COLUMBIA
WASHINGTON

REVISIONS: -

SEAL:
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DONALD A. ROLL
No. 900781
REGISTERED PROFESSIONAL ENGINEER

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CHECKED BY: DAR
SCALE: 1" = 10'
DATE: JANUARY, 2005
PROJECT NO.: 2431-02-001
DRAWING NO.: L2





CROSS SECTION A-A'
SECTION ELEVATION

1" = 20'

0' 10' 20' 40'

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COHEN COMPANIES

SITE CROSS SECTION
UNION PLACE
DISTRICT OF COLUMBIA
WASHINGTON

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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

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 MINIMAL 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.
14-14-14 FERTILIZER	3 LBS	100 SQ.FT.
COMPOST	3 YARDS	1,000 SQ.FT.

SEASONAL COLOR: SUMMER ANNUAL BED PREPARATION

SOIL AMENDMENTS	RATE	SIZE OR SQ.FT.
14-14-14 FERTILIZER	3 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.
14-14-14 FERTILIZER	3 LBS	100 SQ.FT.
COMPOST	1.5 YARDS	1,000 SQ.FT.

CONTAINERS / POTS:

SOIL AMENDMENTS	RATE	SIZE OR SQ.FT.
14-14-14 FERTILIZER	3 LBS	100 SQ.FT.

2.2 PLANTS: ALL PLANTS WILL BE NURSERY GROWN, THEY SHALL BE TYPICAL OF THEIR SPECIES, CULTIVAR OR VARIETY. THEY SHALL BE SOUND, HEALTHY, AND VIGOROUS, AND SHALL BE FREE OF DISEASE AND ANY EVIDENCE OF INSECTS. IF IN LEAF, THEY SHALL BE DENSELY FOLIATED, WITHOUT LEAF SPOTS, DISCOLORATION, CURL, WILTING, CHLOROSIS OR DAMAGE. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. UNLESS SPECIFIED ON THE PLANT LIST, TREES WITH BROKEN, 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 RIGID 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 5% MINIMUM ORGANIC CONTENT. IN SITUATIONS WHICH REQUIRE A CUSTOM TOPSOIL OR STRUCTURAL SOIL, THE SOIL MIXTURE SPECIFICATION WILL BE PROVIDED BY THE LANDSCAPE ARCHITECT.

2.14 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 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 B&B 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 4" 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 ATOP 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 WELL 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 AT 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 2.13 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, PERRENIALS 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 91 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 1 DC 1 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 CONTRACTOR 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 *** LAWNS: 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 (HB ON PLANT LIST). HANGING 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 #4 EYE BOLT. BASKET SHALL BE PREPARED WITH AN OUTSIDE LAYER OF SPAGHNUM 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 TRANSPORTATION'S 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 6" FEET (OR .2 METERS) - 1.2 FEET (OR .38 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 *** SPECIFIED TREES: HIGH PROFILE TREES AT THE ENTRY TO CLUB/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
ARBOLOOGOOD 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
YOSHINO 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
SCHIPCAENSIS 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

INKBERRY HOLLY
HOMAROH 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

WILLOWLEAF COTONEASTER
IVORY JADE EUONYMUS
HELLERI HOLLY
WINTER JASMINE
PARSON'S JUNIPER
SARGENT'S VIRIDIS JUNIPER
HARBOUR 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 ORANGE DAYLILY
JUNGLE PRINCESS DAYLILY
MING TOY DAYLILY
WILSON'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
KINGSBLOOD TULIP
PARADE TULIP

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FLGA

COHEN COMPANIES

PLANTING NOTES AND SCHEDULE
UNION PLACE

DISTRICT OF COLUMBIA

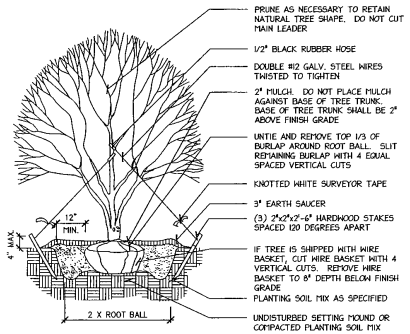
WASHINGTON

REVISIONS:

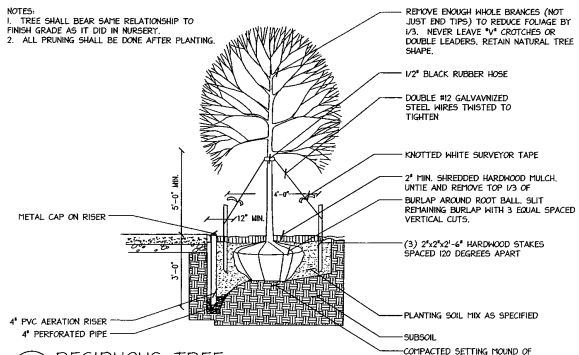
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DISTRICT OF COLUMBIA
DAVID A. WALL
No. 900781
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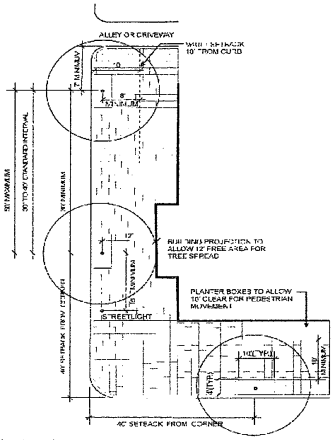
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PROJECT NO. 2437-02-001
DRAWING NO. L4



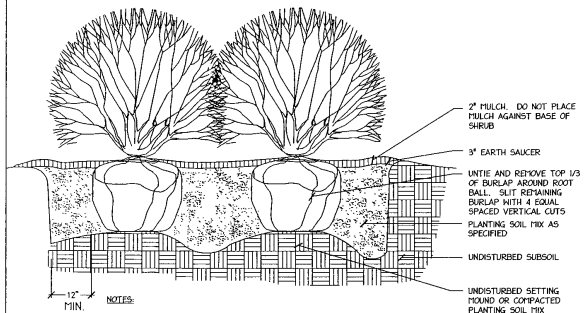
1 L.5 MULTI-SETM TREE DETAIL 08-002A
SECTION NTS



4 L.5 DECIDUOUS TREE 08-003A
SECTION NTS



7 L.5 WASHINGTON, DC TREE INSTALLATION 03-0141
PLAN NTS

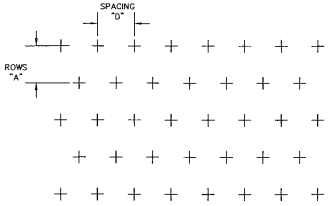


NOTES:
1. SHRUB SHALL BEAR SAME RELATIONSHIP TO GRADE AS IT DID IN NURSERY.
2. PRUNE AS NEEDED TO RETAIN NATURAL SHRUB SHAPE.
3. FOR CONTAINER GROWN PLANTS, SPLIT THE ROOT BALL WITH 4 EQUAL SPACED VERTICAL CUTS AND BUTTERFLY THE ENTIRE ROOT BALL.

2 L.5 SHRUB DETAIL 08-001A
PLEASE ENTER THE VIEW NTS

PLANT SPACING CHART

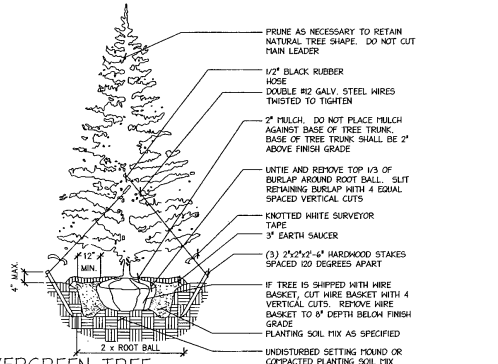
SPACING "D"	ROW "A"	PLANTS / S.F.
6" O.C.	5.20" O.C.	4.61
8" O.C.	6.93" O.C.	2.60
10" O.C.	8.66" O.C.	1.66
12" O.C.	10.40" O.C.	1.15
15" O.C.	13.00" O.C.	0.73
18" O.C.	15.60" O.C.	0.51
24" O.C.	20.80" O.C.	0.29



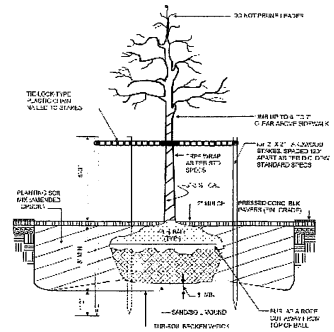
GROUNDCOVERS PROPOSED:
-HEDERA HELIX 'BALTICA'- BALTIC ENGLISH IVY (EVERGREEN GROUNDCOVER TYPE 'A') PLANTED 12" O.C. 5,322 PLANTS REQ.

-EUONYMUS FORTUNEI VAR. 'COLORATUS' PURPLELEAF WINTERCREEPER (EVERGREEN GROUNDCOVER TYPE 'B') PLANTED 12" O.C. 1,611 PLANTS REQ.

5 L.5 GROUNDCOVER SPACING 08-005A
NTS



3 L.5 EVERGREEN TREE 08-004A
SECTION NTS



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

6 L.5 WASHINGTON, DC CURBSIDE TREE PLANTING DETAIL 03-0011
SECTION NTS

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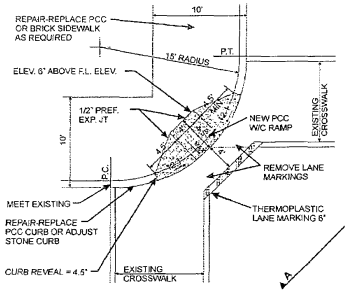
COHEN COMPANIES

PLANTING DETAIL SHEET
UNION PLACE
DISTRICT OF COLUMBIA
WASHINGTON

REVISIONS:

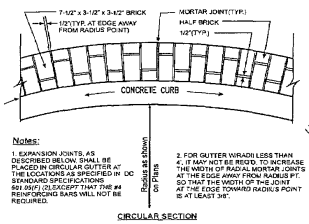
SEAL:
DISTRICT OF COLUMBIA
DAVID A. WALL
No. 900781
REGISTERED PROFESSIONAL ENGINEER

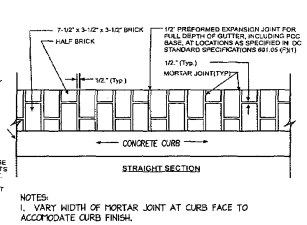
DRAWN BY: GGB/SCL
CHECKED BY: DAW
SCALE: AS SHOWN
DATE: JANUARY, 2005
PROJECT NO. 243T-02-001
DRAWING NO. L5



NOTES:
1. FOR ELEVATION 'A' & 'B' SEE FIGURE 4A. RAMP TO BE LOCATED AT THE CORNER ONLY WHEN IT CANNOT BE LOCATED AT THE SIDE.

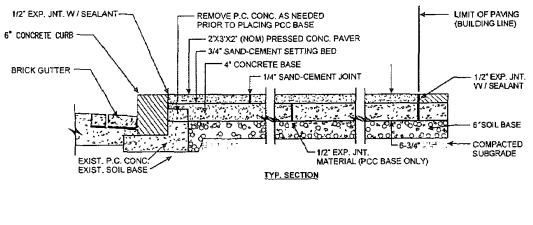
1 L.6 WASHINGTON, DC — SINGLE WHEELCHAIR RAMP - 15' RADIUS
PLAN — 03-0021 — NTS



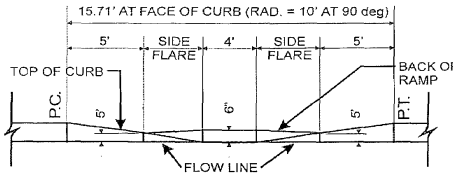


NOTES:
1. VARY WIDTH OF MORTAR JOINT AT CURB FACE TO ACCOMODATE CURB FINISH.

4 L.6 WASHINGTON, DC — GRANITE CURB AND BRICK GUTTER PATTERNS
PLAN — 03-0091 — NTS

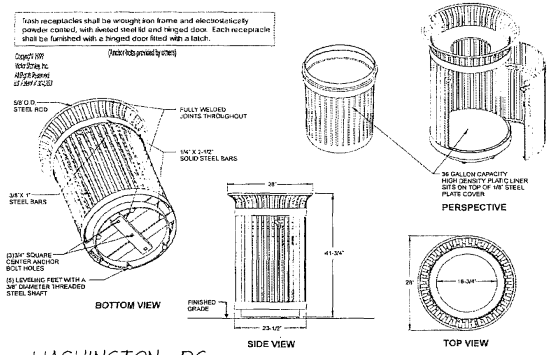


7 L.6 WASHINGTON, DC — PRESSED CONCRETE BLOCK PAVER
SECTION — 03-0101 — NTS

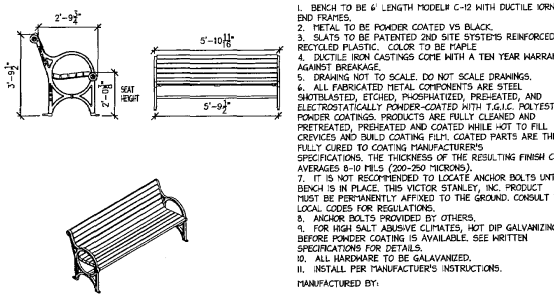


ELEVATION "B"

2 L.6 WASHINGTON, DC — HANDICAP RAMP 'B'
ELEVATION — 03-0081 — NTS



5 L.6 WASHINGTON, DC — TRASH RECEPTACLE
PLAN/SECTION/ELEVATION/ISONOMETRIC — 03-0131 — NTS



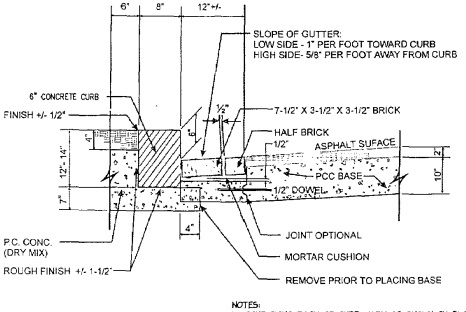
NOTES:
1. BENCH TO BE 6' LENGTH MODEL# C-12 WITH DUCTILE IORN END FRAMES.
2. METAL TO BE POWDER COATED VS BLACK.
3. SLATS TO BE PATENTED 2ND SITE SYSTEMS REINFORCED RECYCLED PLASTIC. COLOR TO BE MAPLE
4. DUCTILE IRON CASTINGS COME WITH A TEN YEAR WARRANTY AGAINST BREAKAGE.
5. DRAWING NOT TO SCALE. DO NOT SCALE DRAWINGS.
6. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH COAT AVERAGES 8-10 MILS (200-250 MICRONS).
7. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL BENCH IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
8. ANCHOR BOLTS PROVIDED BY OTHERS.
9. FOR HIGH SALT ABUSIVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
10. ALL HARDWARE TO BE GALAVANIZED.
11. INSTALL PER MANUFACTUER'S INSTRUCTIONS.

MANUFACTURED BY:

VICTOR STANLEY INC.
P.O. DRAWER 330
DUNKIRK, MD 20754
TEL: (301) 855-6300
WWW.VICTORSTANLEY.COM

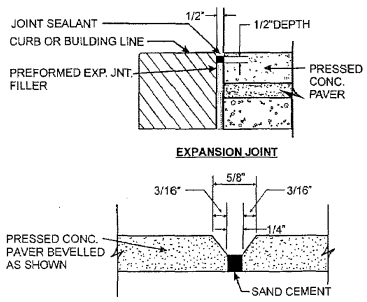
OR APPROVED EQUAL

8 L.6 6' BENCH
SECTION, ELEVATION, AXONOMETRIC — 02-01A — 3/8" = 1'-0"

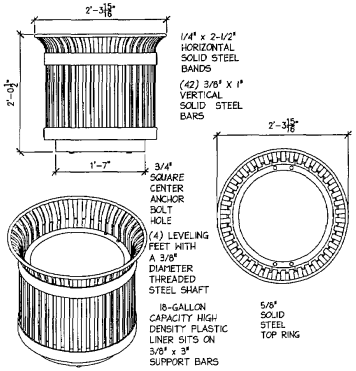


NOTES:
1. CONDITIONS BACK OF CURB VARY AS SHOWN ON PLANS.
2. P.C.C. (DRY MIX) SHALL BE PER SPECIFICATIONS AND fc = 2,500 PSI MINIMUM.
3. MINIMUM DEPTH TO CONCAVE SURFACE ON ROUGH FINISH SHALL BE 10".
4. SEE FIGURE 6 FOR PATTERNS FOR BRICK GUTTER.

3 L.6 WASHINGTON, DC — CONCRETE CURB AND BRICK GUTTER
SECTION — 03-0061 — NTS



6 L.6 WASHINGTON, DC — PRESSED CONCRETE BLOCK PAVER
SECTION — 03-0121 — NTS



NOTES:
1. PLANTER TO BE MODEL #2-24 FROM IRONSITES SERIES
2. ALL METAL TO BE POWDER COATED. COLOR TO BE VS BLACK
3. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH COAT AVERAGES 8-10 MILS (200-250 MICRONS).
4. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
5. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL PLANTER IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
6. ANCHOR BOLTS PROVIDED BY OTHERS.
7. FOR HIGH SALT ABUSIVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
8. INSTALL AND ANCHOR TO PAVEMENT PER MANUFACTURER'S INSTRUCTIONS.

MANUFACTURED BY:

VICTOR STANLEY INC.
P.O. DRAWER 330
DUNKIRK, MD 20754
TEL: (301) 855-6300
WWW.VICTORSTANLEY.COM

OR APPROVED EQUAL

9 L.6 PLANTER
ELEVATION, PLAN, AXONOMETRIC — 02-01C — 1" = 1'-0"

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FLGA LLC LANDSCAPE ARCHITECTURE

COHEN COMPANIES

HARDSCAPE DETAIL SHEET
UNION PLACE
DISTRICT OF COLUMBIA
WASHINGTON

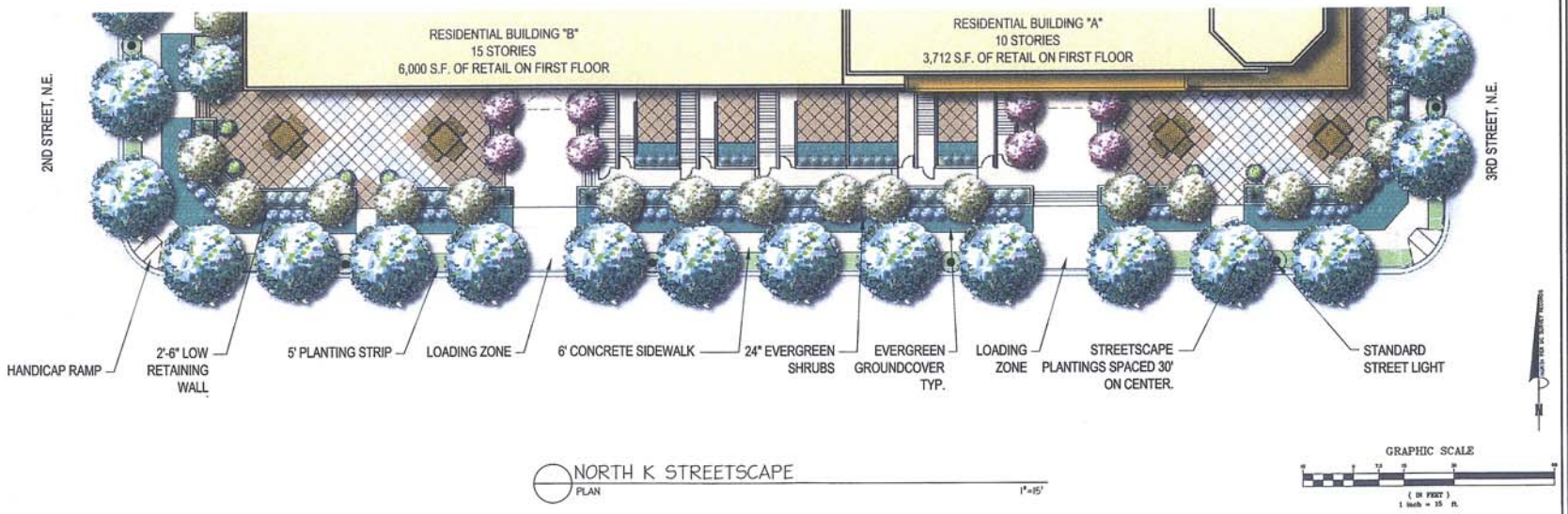
REVISIONS:

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

DRAWN BY: GOG/GCL
CHECKED BY: DAW
SCALE: AS SHOWN
DATE: JANUARY, 2005
PROJECT NO. 2437-02-001
DRAWING NO. L.6



NORTH L STREETSCAPE
PLAN
1"=15'



NORTH K STREETSCAPE
PLAN
1"=15'

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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FLGA LLC

COHEN COMPANIES

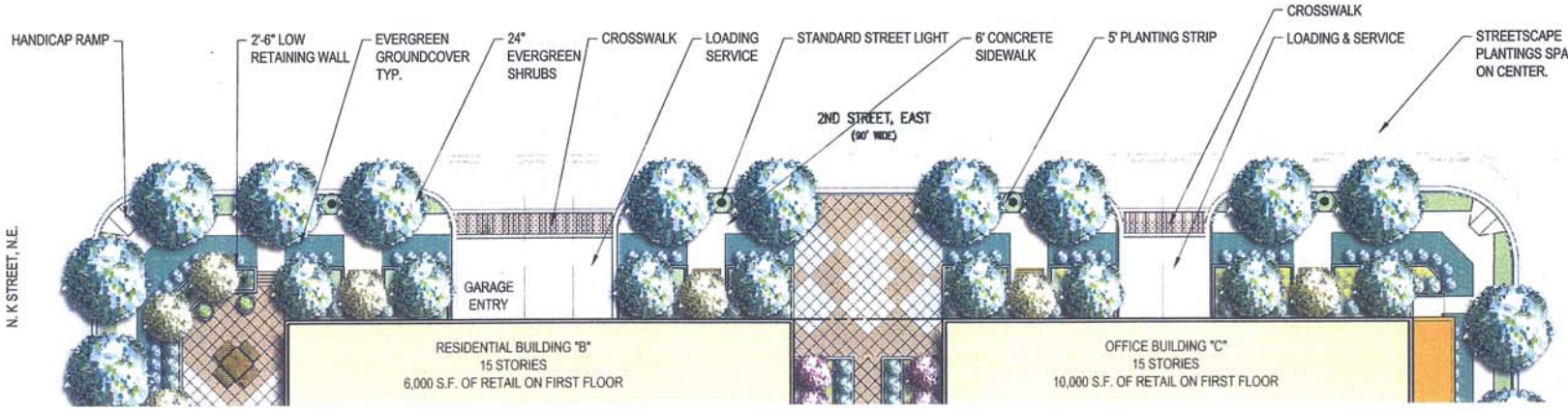
STREETSCAPE ENLARGEMENT I
UNION PLACE
WASHINGTON DISTRICT OF COLUMBIA

REVISIONS:

SEAL:
DISTRICT OF COLUMBIA
DAVID A. HALL
No. 900701
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PROFESSIONAL ENGINEER

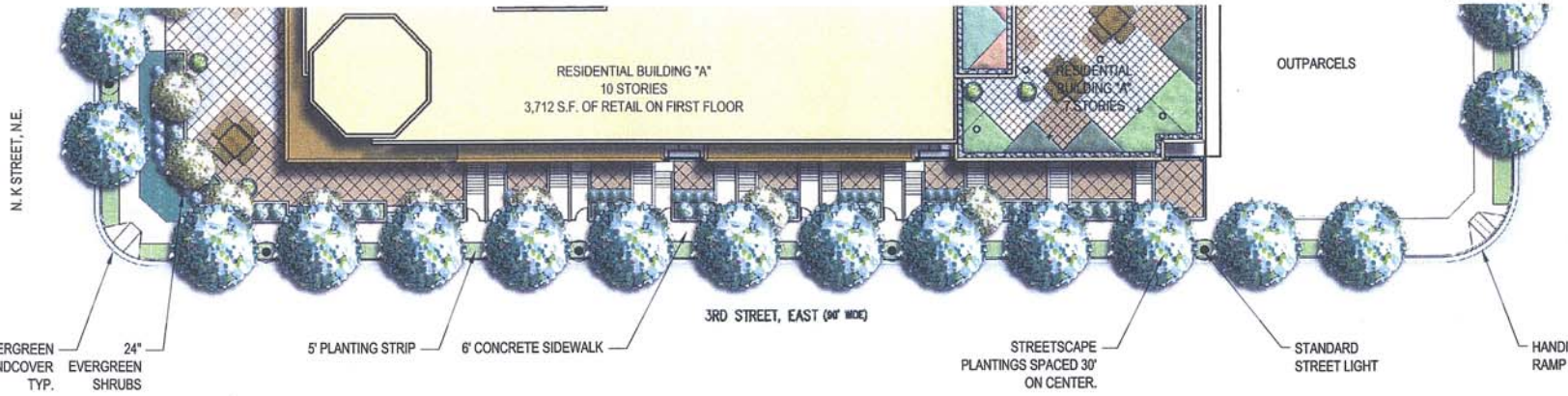
DRAWN BY: GG/SCL
CHECKED BY: DAH
SCALE: 1"=15'
DATE: JANUARY, 2005
PROJECT NO. 2481-02-001
DRAWING NO. L7

Cad file name: J:\2481-02-001 - 2nd St NE\2481-02-001-Eng\Engineering\Plans Plans\2481-02-001-02-Pud.dwg



2ND STREET EAST STREETSCAPE
PLAN 1"=15'

GRAPHIC SCALE
(IN FEET)
1 inch = 15 ft.



3RD STREET EAST STREETSCAPE
PLAN 1"=15'

GRAPHIC SCALE
(IN FEET)
1 inch = 15 ft.

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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FLGA LLC

COHEN COMPANIES

STREETSCAPE ENLARGEMENT II
UNION PLACE
WASHINGTON DISTRICT OF COLUMBIA

REVISIONS:

SEAL:
DISTRICT OF COLUMBIA
CRAIG A. BALL
No. 900701
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY: GGB/SCL
CHECKED BY: DAH
SCALE: 1"=15'
DATE: JANUARY, 2005
PROJECT NO.: 2431-02-001
DRAWING NO.: L8

GROUP C – SEDUM CRISTATUM



GROUP B – SEDUM CAUTICOLA 'LIDAKENSE'



GROUP B – OROSTACHYS BOEHMERI



GROUP B – DELOSPERMA 'STARBURST'



GROUP B – DELOSPERMA ABERDEENENSE



GROUP C – SEDUM LANCEOLATUM



GROUP C – SEDUM ALBUM MICRANTHUM

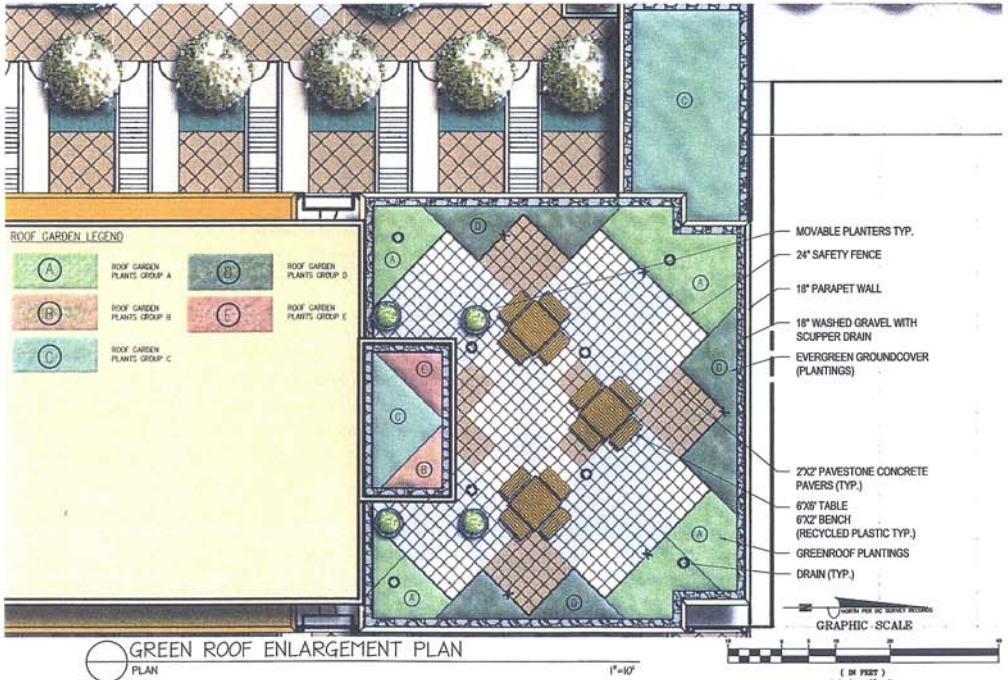


GROUP A – SEDUM FLORIFERUM 'WEIHENSTAPHANER GOLD'



GROUP A – SEDUM ACRE 'AUREUM'





GREEN ROOF ENLARGEMENT PLAN

PLAN 1"=10'

GROUP A – DELOSPERMA NUBIGENUM 'BASUTOLAND'



GROUP D – SEDUM ALBUM SSP. CLUSIANUM



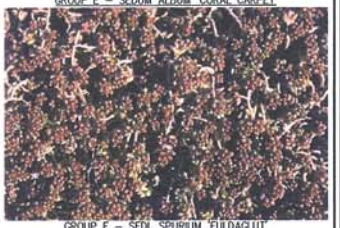
GROUP D – SEDUM KAMTSHATICUM 'AKIBONO'



GROUP E – SEDUM 'ROSE CARPET'



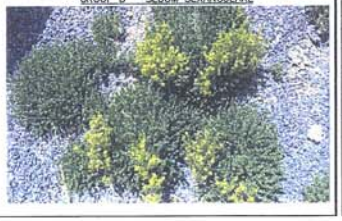
GROUP E – SEDUM ALBUM 'CORAL CARPET'



GROUP E – SEDI. SPURIUM 'FULDAGLUT'



GROUP D – SEDUM SEXANGULARE



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FLGA LLC

COHEN COMPANIES

GREEN ROOF AMENITY PLAN

UNION PLACE

DISTRICT OF COLUMBIA

WASHINGTON

REVISIONS:

SEAL:

DISTRICT OF COLUMBIA
DAVID A. ROLL
No. 900781
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PROFESSIONAL ENGINEER

DRAWN BY: GG/BGL

CHECKED BY: DAW

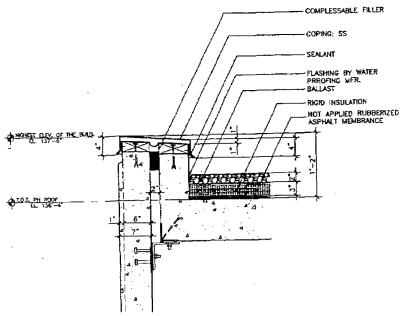
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DATE: JANUARY, 2005

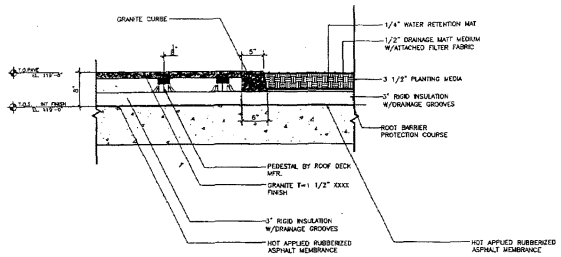
PROJECT NO. 2437-02-001

DRAWING NO. L9

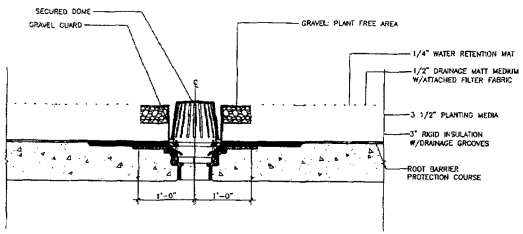
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1 L.10 SECTION — DRAINAGE AREA DETAIL - PARAPET — NTS

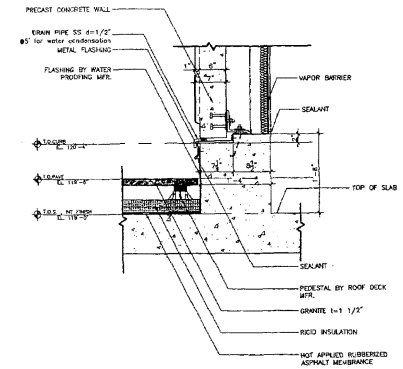


4 L.10 SECTION — PEDESTAL PAVER - GREENROOF CONNECTION DETAIL — NTS



7 L.10 SECTION — ROOF DRAIN CROSS SECTION — NTS

ROOF DRAIN CROSS SECTION



2 L.10 SECTION — WALL AND SLAB CONNECTION — NTS

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:

Stalite 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 55% Expanded Slate: 30% sand: 15% compost
1 cubic foot saturated (not drained) .....91.2 pounds per cubic foot
1 cubic foot tampac damp:.....68.5 pounds per cubic foot
1 cubic foot tamped, wet and drained: .....79.4 pounds per cubic foot

5.1 PLANTER AND ROOT ZONE COMPONENTS

A. USGA Root Zone Sand

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

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

B. 3/8" - #8 Stalite **PermaTill** Rotary Kiln 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 thermophillic bioreduction time of four months with aeration management based on temperature monitoring.

3. Thermophillic 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 5.0 and 8.0

Metals and contaminants must meet or exceed US EPA Standard 40

5.2 MIXING Procedure

A. Compost and USGA Sand Blending

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 PermaTill Expanded Slate

1. Saturate the PermaTill 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 PermaTill 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 ¾" Stalite 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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FLGA LLC

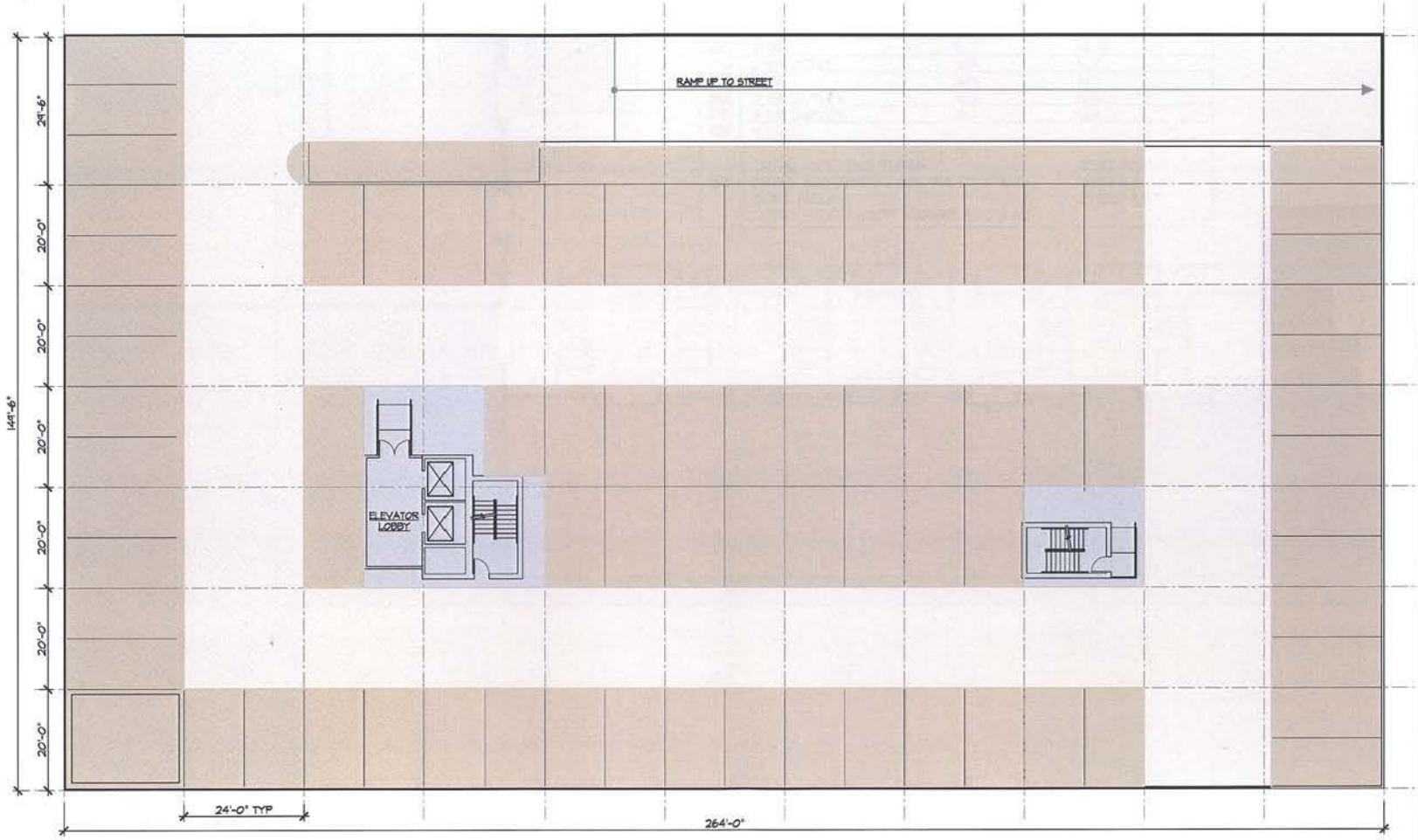
COHEN COMPANIES

GREEN ROOF DETAILS
UNION PLACE
DISTRICT OF COLUMBIA
WASHINGTON

REVISIONS:

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

DRAWN BY: SGB/BCL
CHECKED BY: DAW
SCALE: AS SHOWN
DATE: JANUARY. 2005
PROJECT NO. 2431-02-001
DRAWING NO. L.10



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

(P) PARKING LEVEL
SCALE: 3/64" = 1'-0"

GTM ARCHITECTS
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FLGA LLC

COHEN COMPANIES

UNION PLACE

REVISIONS:

SEAL:

DRAWN BY:	JAA
CHECKED BY:	CEH, RJC
SCALE:	AS NOTED
DATE:	04-06-05
PROJECT NO.	03.0315
DRAWING NO.	A1.00



FIRST FLOOR UNIT MIX		
UNIT TYPES	# OF UNITS	SQUARE FOOTAGE
1BR	13	10,971
1 BR W/DEN	1	1,133
2 BR	1	1,448
2 BR W/DEN	N/A	N/A
3 BR	N/A	N/A
2 BR DUPLEX	N/A	N/A
3 BR DUPLEX	N/A	N/A
RETAIL	15	
TOTAL UNITS THIS FLOOR:		13,552 N.S.F.
TOTAL RESIDENTIAL SQUARE FOOTAGE:		14,031 S.F.
CORE AREA		27,583 G.S.F.
TOTAL FIRST FLOOR SQUARE FOOTAGE:		

1 FIRST FLOOR
SCALE: 3/64" = 1'-0"

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UNION PLACE

REVISIONS:

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SECOND FLOOR UNIT MIX

UNIT TYPES	# OF UNITS	SQUARE FOOTAGE
1BR	3	2,478
1 BR W/DEN	N/A	N/A
2 BR	N/A	N/A
2 BR W/DEN	N/A	N/A
3 BR	N/A	N/A
2 BR DUPLEX	16	11,645
3 BR DUPLEX	2	1,888

TOTAL UNITS THIS FLOOR: 21
TOTAL RESIDENTIAL SQUARE FOOTAGE: 16,011 N.S.F.
CORE AREA 11,010 S.F.
TOTAL SECOND FLOOR SQUARE FOOTAGE: 27,021 G.S.F.

(2) SECOND FLOOR
SCALE: 3/64" = 1'-0"

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THIRD FLOOR UNIT MIX		
UNIT TYPES	# OF UNITS	SQUARE FOOTAGE
1BR	3	2,748
1 BR W/DEN	1	1,148
2 BR	N/A	N/A
2 BR W/DEN	N/A	N/A
3 BR	1	1,842
2 BR DUP. (also calc. on 2nd fl.)	16	13,278
3 BR DUP. (also calc. on 2nd fl.)	2	2,505
TOTAL UNITS THIS FLOOR:	23	
TOTAL RESIDENTIAL SQUARE FOOTAGE:		21,571 N.S.F.
CORE AREA:		5,479 S.F.
TOTAL THIRD FLOOR SQUARE FOOTAGE:		27,050 G.S.F.

(3) THIRD FLOOR
SCALE: 3/64" = 1'-0"

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FOURTH FLOOR UNIT MIX		
UNIT TYPES	# OF UNITS	SQUARE FOOTAGE
1BR	4	3,538
1 BR W/DEN	2	2,117
2 BR	7	8,749
2 BR W/DEN	2	2,717
3 BR	2	3,377
2 BR DUPLEX	N/A	N/A
3 BR DUPLEX	N/A	N/A
TOTAL UNITS THIS FLOOR:	17	
TOTAL RESIDENTIAL SQUARE FOOTAGE:		20,498 N.S.F.
CORE AREA		4,702
TOTAL FOURTH FLOOR SQUARE FOOTAGE:		25,200 G.S.F.

4 FOURTH FLOOR
SCALE: 3/64" = 1'-0"

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FIFTH FLOOR UNIT MIX		
UNIT TYPES	# OF UNITS	SQUARE FOOTAGE
1BR	4	3,538
1 BR W/DEN	2	2,117
2 BR	7	9,744
2 BR W/DEN	2	2,717
3 BR	2	3,371
2 BR DUPLEX	N/A	N/A
3 BR DUPLEX	N/A	N/A
TOTAL UNITS THIS FLOOR:	17	
TOTAL RESIDENTIAL SQUARE FOOTAGE:		20,498 N.S.F.
CORE AREA		4,702
TOTAL FIFTH FLOOR SQUARE FOOTAGE:		25,200 G.S.F.

5 FIFTH FLOOR
SCALE: 3/64" = 1'-0"

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SIXTH FLOOR UNIT MIX		
UNIT TYPES	# OF UNITS	SQUARE FOOTAGE
1BR	4	3,538
1 BR W/DEN	2	2,117
2 BR	7	8,749
2 BR W/DEN	2	2,717
3 BR	2	3,377
2 BR DUPLEX	N/A	N/A
3 BR DUPLEX	N/A	N/A
TOTAL UNITS THIS FLOOR:	17	
TOTAL RESIDENTIAL SQUARE FOOTAGE:		20,498 N.S.F.
CORE AREA		4,745
TOTAL SIXTH FLOOR SQUARE FOOTAGE:		25,243 G.S.F.



6 SIXTH FLOOR
SCALE: 3/64" = 1'-0"

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SEVENTH FLOOR UNIT MIX		
UNIT TYPES	# OF UNITS	SQUARE FOOTAGE
1BR	5	4,348
1 BR W/DEN	2	2,012
2 BR	6	7,277
2 BR W/DEN	2	2,717
3 BR	2	3,416
2 BR DUPLEX	N/A	N/A
3 BR DUPLEX	N/A	N/A
TOTAL UNITS THIS FLOOR:	17	
TOTAL RESIDENTIAL SQUARE FOOTAGE:		19,770 N.S.F.
CORE AREA		4,931 S.F.
TOTAL SEVENTH FLOOR SQUARE FOOTAGE:		24,701 G.S.F.

7 SEVENTH FLOOR
SCALE: 3/64" = 1'-0"

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EIGHTH FLOOR UNIT MIX		
UNIT TYPES	# OF UNITS	SQUARE FOOTAGE
1BR	5	4,264
1 BR W/DEN	1	1,098
2 BR	5	6,091
2 BR W/DEN	2	2,717
3 BR	1	1,728
2 BR DUPLEX	N/A	N/A
3 BR DUPLEX	N/A	N/A
TOTAL UNITS THIS FLOOR:	14	
TOTAL RESIDENTIAL SQUARE FOOTAGE:		15,898 N.S.F.
CORE AREA		4,481 S.F.
TOTAL EIGHTH FLOOR SQUARE FOOTAGE:		20,379 G.S.F.

8 EIGHTH FLOOR
SCALE: 3/64" = 1'-0"

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NINTH FLOOR UNIT MIX		
UNIT TYPES	# OF UNITS	SQUARE FOOTAGE
1BR	5	3,973
1 BR W/DEN	1	1,072
2 BR	7	8,139
2 BR W/DEN	N/A	N/A
3 BR	1	1,584
2 BR DUPLEX	N/A	N/A
3 BR DUPLEX	N/A	N/A
TOTAL UNITS THIS FLOOR:	14	
TOTAL RESIDENTIAL SQUARE FOOTAGE:		14,768 N.S.F.
CORE AREA		4,352
TOTAL NINTH FLOOR SQUARE FOOTAGE:		19,120 G.S.F.



9 NINTH FLOOR
SCALE: 3/64" = 1'-0"

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TENTH FLOOR UNIT MIX

UNIT TYPES	# OF UNITS	SQUARE FOOTAGE
1BR	5	3,973
1 BR W/DEN	1	1,001
2 BR	7	8,409
2 BR W/DEN	N/A	N/A
3 BR	1	1,656
2 BR DUPLEX	N/A	N/A
3 BR DUPLEX	N/A	N/A

TOTAL UNITS THIS FLOOR: 14
TOTAL RESIDENTIAL SQUARE FOOTAGE: 14,769 N.S.F.
CORE AREA 4,351 S.F.
TOTAL TENTH FLOOR SQUARE FOOTAGE: 19,120 G.S.F.



10 TENTH FLOOR
SCALE: 3/64" = 1'-0"

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1 3RD STREET ELEVATION - LOOKING WEST
SCALE: NTS

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A2.00



1 K STREET ELEVATION - LOOKING NORTH
SCALE: NTS

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1 COURTYARD ELEVATION - LOOKING EAST
SCALE: NTS



2 COURTYARD ELEVATION - LOOKING SOUTH
SCALE: NTS

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