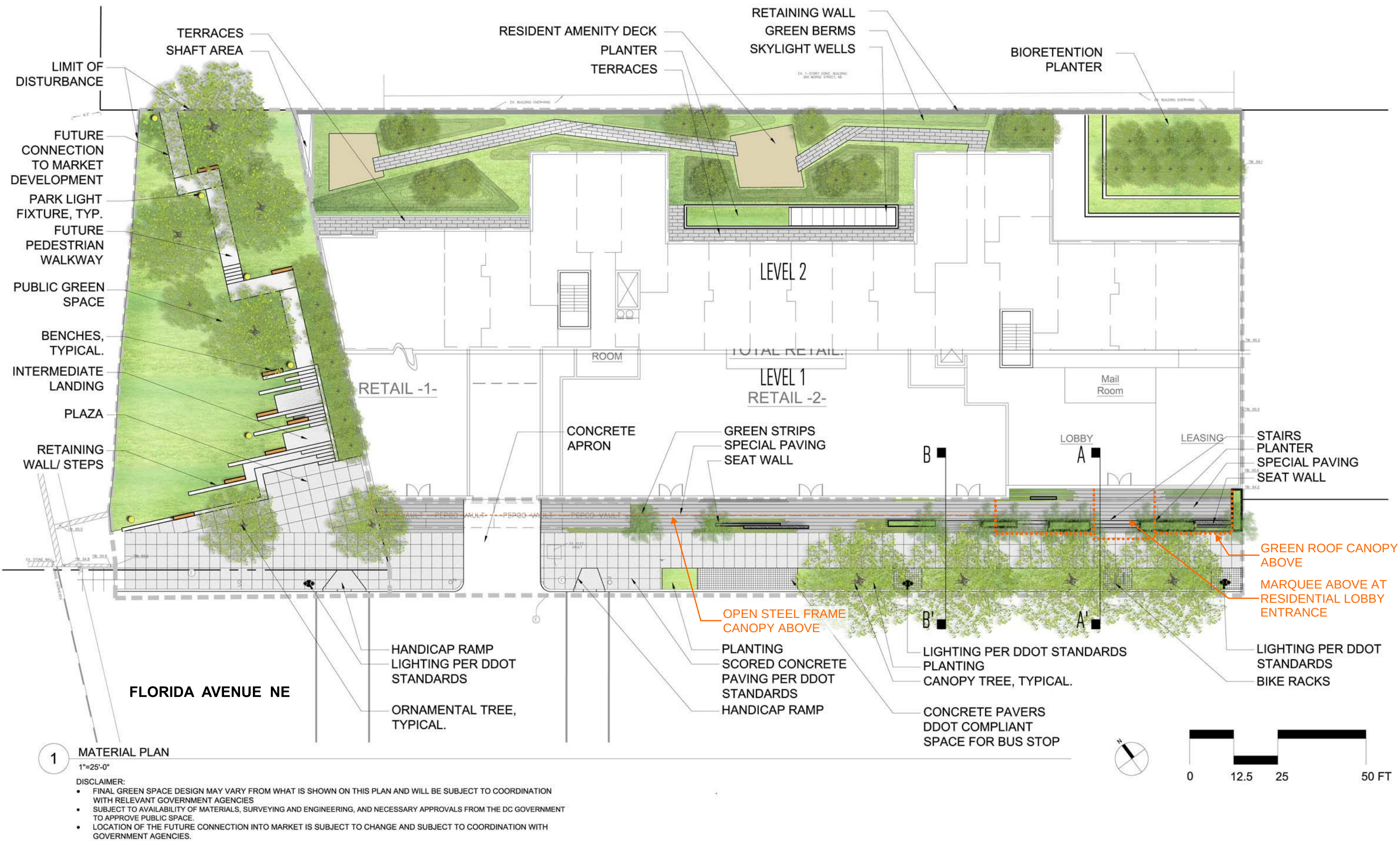




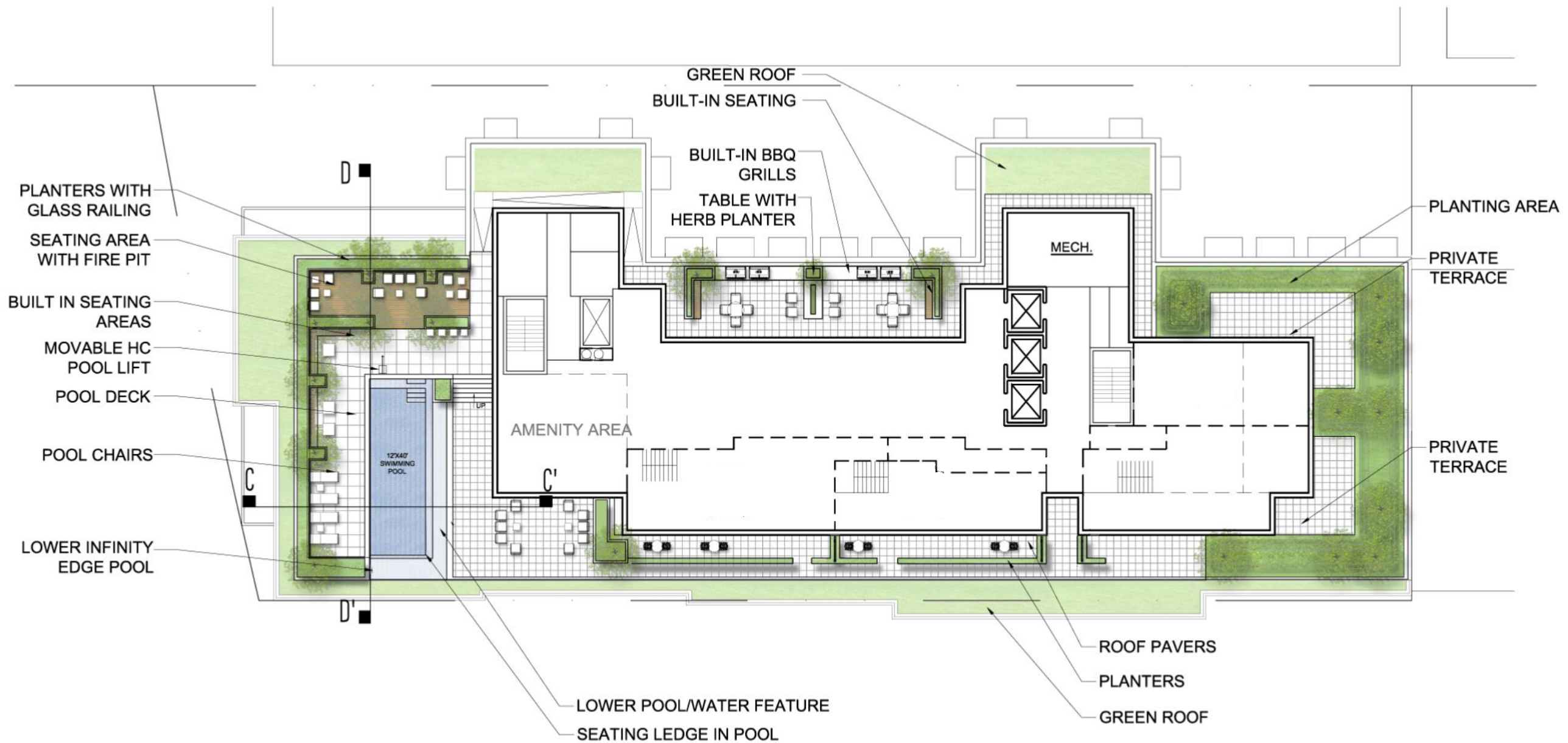
1ST FLOOR MATERIAL PLAN

L - 01
04/03/2015

THE HIGHLINE at Union Market
320 FLORIDA AVE. N.E. WASHINGTON, DC 20002

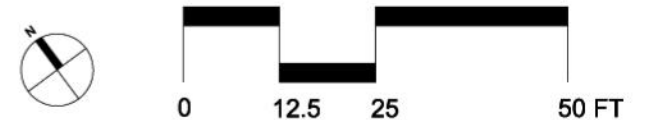
level2 | LEVEL 2 DEVELOPMENT
DEVELOPMENT | 1875 CONNECTICUT AVE. N.W. WASHINGTON DC 20009

ZONING COMMISSION
District of Columbia
CASE NO. TS-01
EXHIBIT NC-19A3
LEE AND ASSOCIATES, INC.
638 I STREET, N.W. WASHINGTON, D.C. 20001



1 MATERIAL PLAN
1"=25'-0"

DISCLAIMER:
 • SUBJECT TO AVAILABILITY OF MATERIALS, SURVEYING AND ENGINEERING.
 • THE FINAL ROOFTOP DESIGN MAY VARY FROM WHAT IS SHOWN ON THIS PLAN AND POOL DESIGN IS SUBJECT TO COORDINATION WITH DEPARTMENT OF HEALTH.



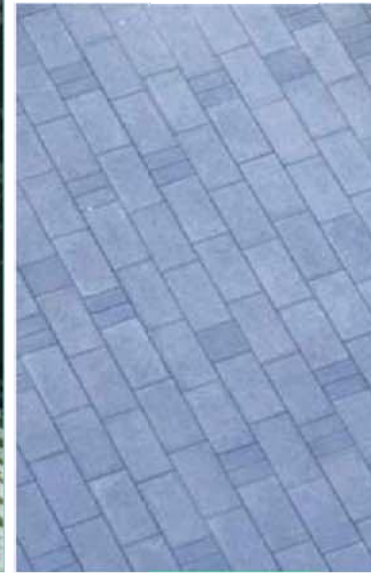
PENTHOUSE MATERIAL PLAN



STEPS AT PLAZA



WALKABLE GREEN STRIPS



SPECIAL PAVING AT BUILDING



SEATWALL



WOOD BENCH



BIKE RACKS



TRASH AND RECYCLING RECEPTACLE

DISCLAIMER:
 • SUBJECT TO AVAILABILITY OF MATERIALS, SURVEYING AND ENGINEERING.
 • THESE PRECEDENT IMAGES ARE INTENDED TO SHOW DESIGN INTENT ONLY.FINAL PRODUCT SELECTION MAY VARY.

STREETSCAPE FURNISHING

L-03
04/03/2015

THE HIGHLINE at Union Market
320 FLORIDA AVE, N.E. WASHINGTON, DC 20002

level2 | LEVEL 2 DEVELOPMENT
1875 CONNECTICUT AVE, N.W. WASHINGTON DC 20009

LEE AND ASSOCIATES INC
638 I STREET, N.W. WASHINGTON, D.C. 20001



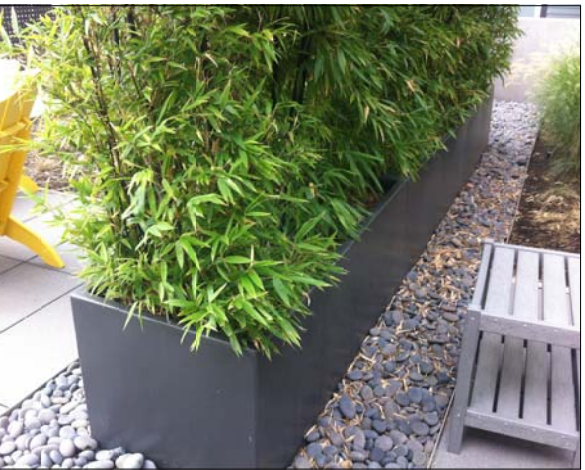
INFINITY WATER FEATURE



INFINITY SWIMMING POOL



CONCRETE PLANTER



FREE STANDING PLANTER



POOL CHAIRS



LOUNGE SEATING ON WOOD DECK

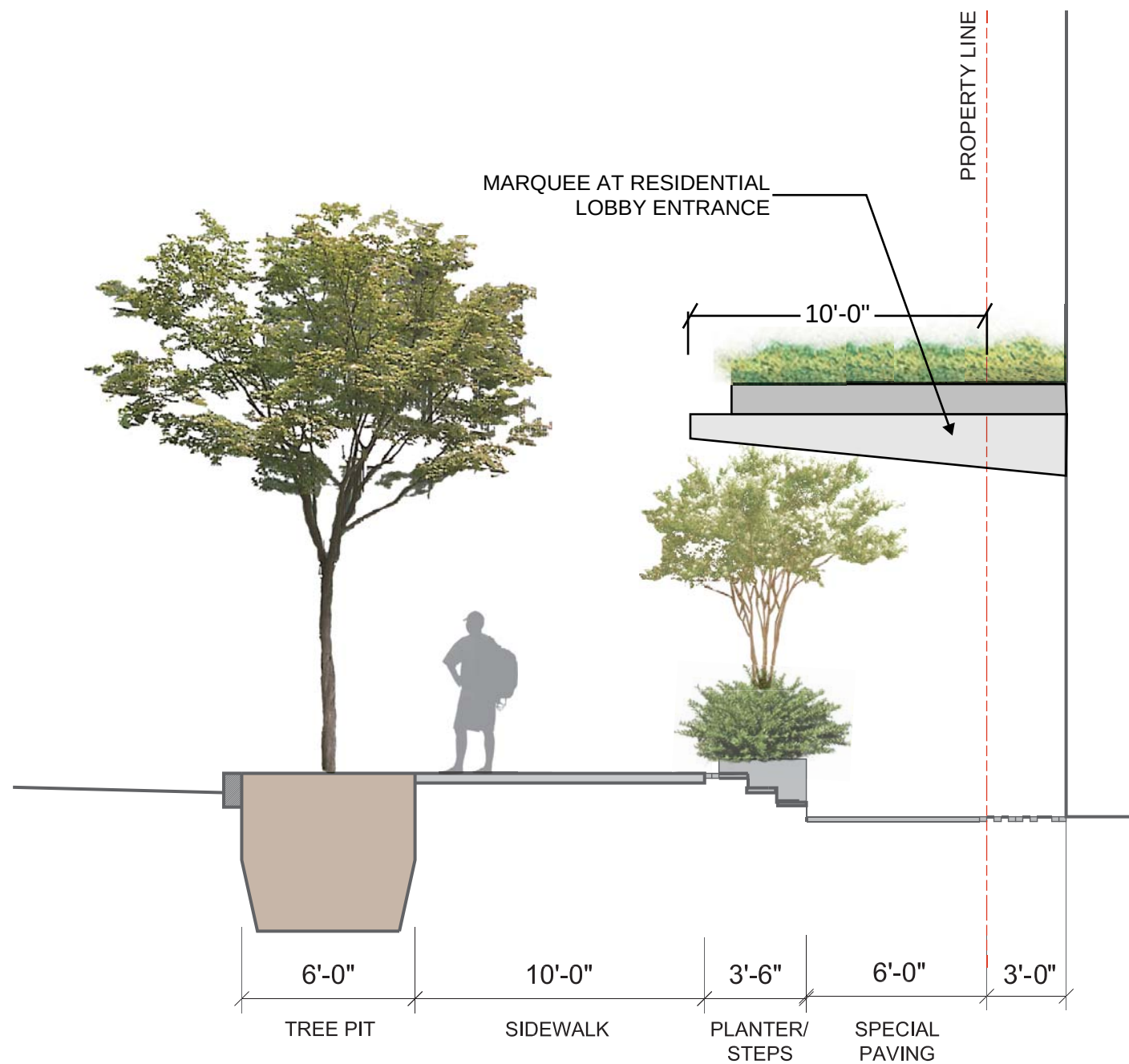


BUILT-IN SEATING AT CONCRETE PLANTER

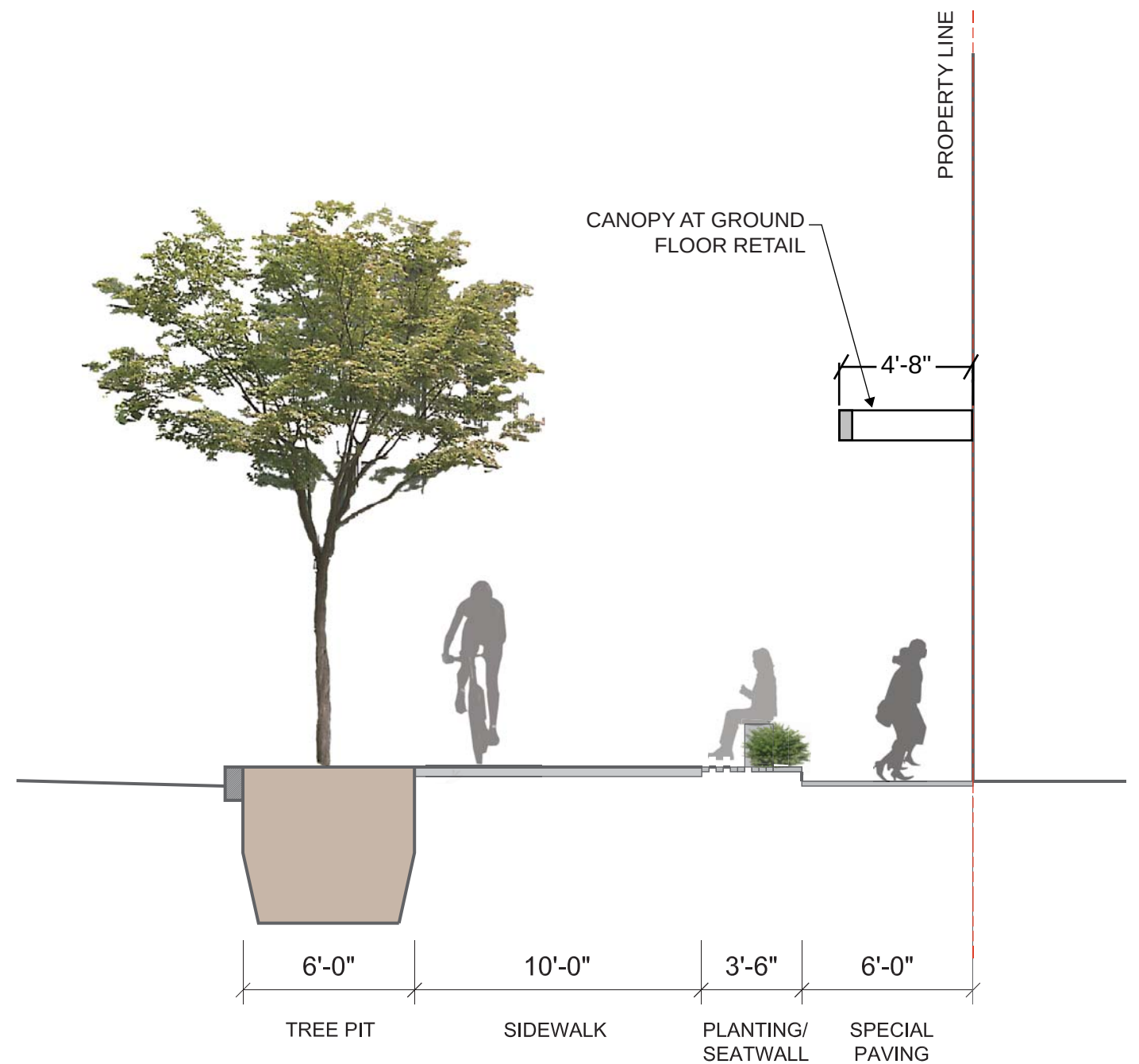


BARBECUE GRILL STATION

DISCLAIMER:
• SUBJECT TO AVAILABILITY OF MATERIALS, SURVEYING AND ENGINEERING.
• THESE PRECEDENT IMAGES ARE INTENDED TO SHOW DESIGN INTENT ONLY.FINAL PRODUCT SELECTION MAY VARY.

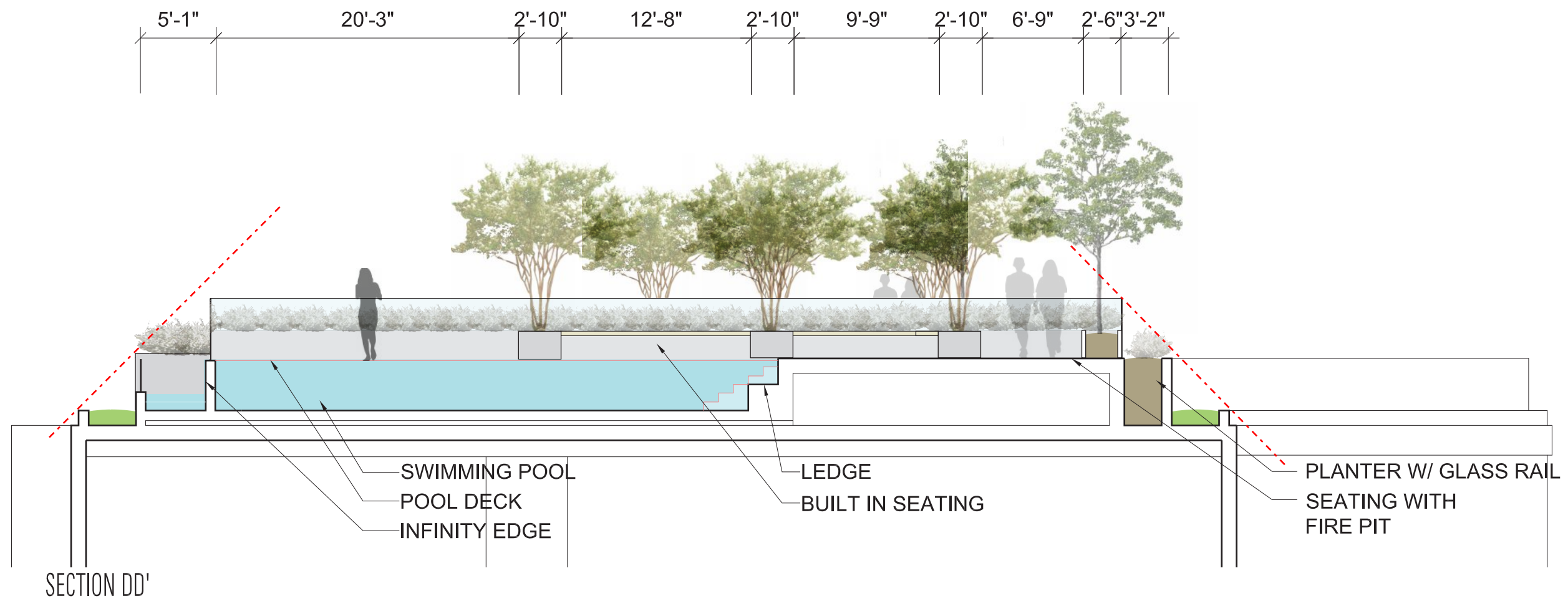
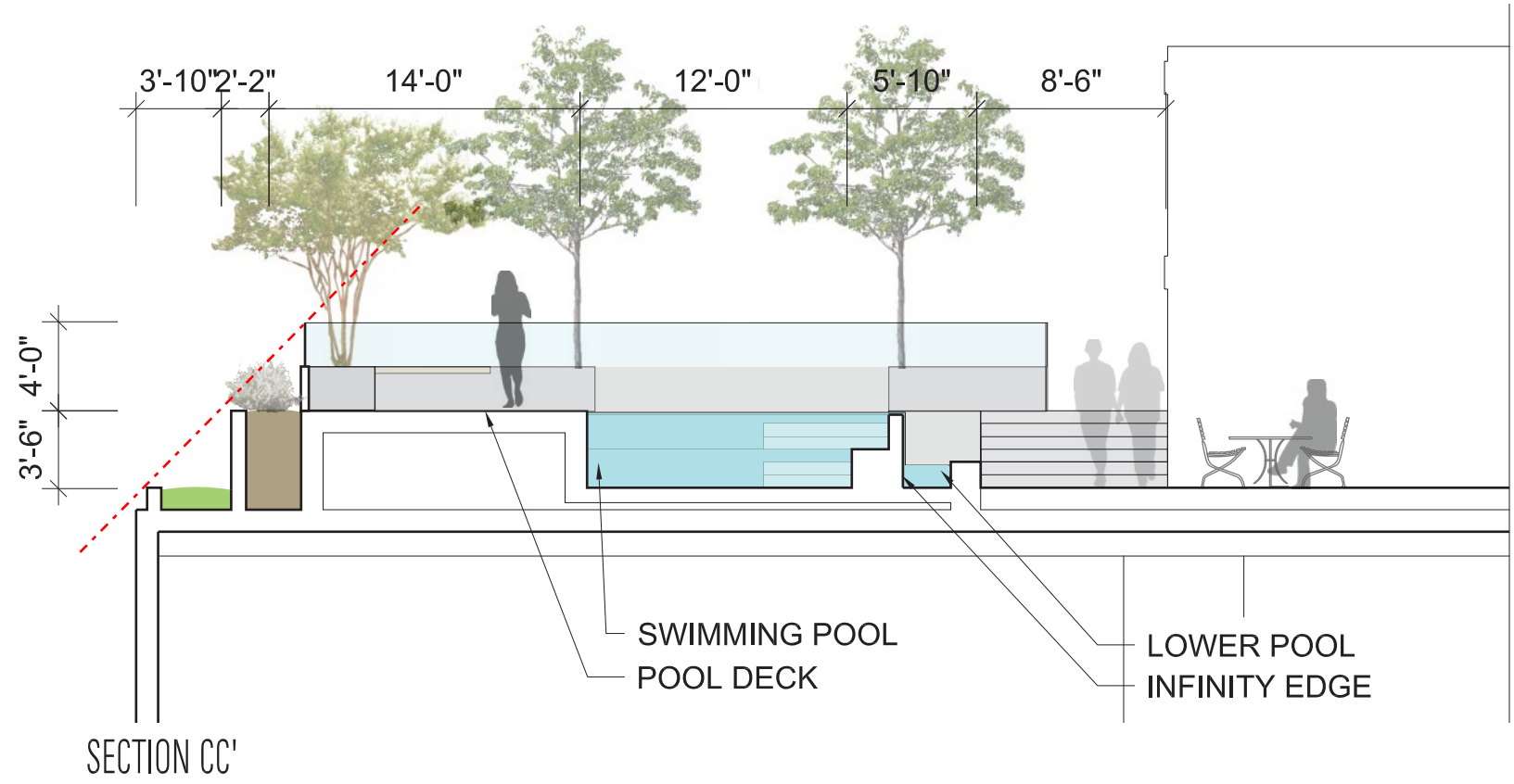


SECTION AA'



SECTION BB'

STREETSCAPE SECTIONS



ROOFTOP SECTIONS

GENERAL CONSTRUCTION NOTES

- 1) TWO-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED OCTOBER, 2014.
- 2) BOUNDARY INFORMATION BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED OCTOBER, 2014 AND A SURVEY-TO-MARK PERFORMED BY CAS ENGINEERING, DATE PENDING, IN BOOK [PENDING], PAGE [PENDING]. MEASUREMENTS: "R)" DENOTES RECORD DIMENSIONS, "(S)" DENOTES SURVEY DIMENSIONS, SHOWN HEREON.
- 3) ZONING: C-M-1
MINIMUM LOT WIDTH = N/A
MINIMUM LOT AREA = N/A
MAXIMUM BUILDING HEIGHT = 40 FEET / 3 STORIES
FRONT B.R.L. = NONE PER DC SURVEYORS OFFICE
MINIMUM REAR YARD = 2.5' PER FOOT OF HEIGHT OF THE BUILDING, BUT NOT LESS THAN 12'
MINIMUM SIDE YARD = NONE PRESCRIBED
MAXIMUM LOT OCCUPANCY = N/A
MAXIMUM GROSS FLOOR AREA RATIO: 3.0 FAR
- 4) TOTAL LOT AREA: LOT 4 = 28,394 SQUARE FEET (0.651 ACRES)
- 5) FINAL GAS, TELEPHONE AND ELECTRIC ALIGNMENT SUBJECT TO UTILITY COMPANY APPROVAL.
- 6) EX. WATER AND SEWER LINES TO BE "TEST -PITTED" PRIOR TO CONSTRUCTION. PROPOSED WATER AND SEWER TO BE ADJUSTED IN LINE AND GRADE ACCORDINGLY.
- 7) ANY NECESSARY TREE PROTECTION MEASURES, FOR ON-SITE OR OFF-SITE TREES, ARE TO BE ADDRESSED BY OTHERS.
- 8) THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS AND CONNECTING POINTS TO DETERMINE THE EXACT LOCATION AND DEPTH WELL IN ADVANCE OF CONSTRUCTION.
- 9) D.C. STANDARD DETAILS WHERE SHOWN ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL OBTAIN THE MOST CURRENT APPLICABLE D.C. DETAILS AND STANDARDS AND PERFORM CONSTRUCTION ACCORDINGLY.
- 10) FOR FIELD LOCATION AND ABANDONMENT / REMOVAL OF GAS MAINS AND SERVICE CONNECTIONS, CONTRACTOR SHALL NOTIFY WASHINGTON GAS LIGHT COMPANY, (703) 750-1000, 72 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.
- 11) CONTRACTOR SHALL CONTACT MISS UTILITY, 1-800-257-7777, 48 HOURS PRIOR TO START OF CONSTRUCTION.
- 12) CONTRACTOR SHALL CONTACT DEPARTMENT OF PUBLIC WORKS – PUBLIC SPACE MAINTENANCE ADMINISTRATION, 48 HOURS PRIOR TO START OF CONSTRUCTION, AT (202) 645-7050.
- 13) THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, REPLACING AND/OR RESTORING ANY AND ALL UTILITY SERVICE CONNECTIONS DISTURBED DURING CONSTRUCTION.
- 14) CONTRACTOR IS TO VERIFY FIELD CONDITIONS PRIOR TO AND DURING CONSTRUCTION AND NOTIFY CAS ENGINEERING AT (301) 607-8031 IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE APPROVED PLANS.
- 15) CONTRACTOR TO PATCH ROADWAY (PAVEMENT/ASPHALT) AT ALL LOCATIONS WHERE UTILITY WORK OCCURS. CONTRACTOR TO MILL AND OVERLAY ASPHALT AS NECESSARY OR REQUIRED BY DDOT.
- 16) THE CONTRACTOR SHALL PERFORM ALL CONSTRUCTION IN PUBLIC SPACE IN ACCORDANCE WITH D.C. DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES, LATEST EDITION. THE CONTRACTOR SHALL OBTAIN SAID SPECIFICATIONS.
- 17) CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO PROCEEDING WITH DEMOLITION OF EXISTING IMPROVEMENTS.
- 18) THE CONTRACTOR SHALL VERIFY THE ACTIVE/INACTIVE STATUS OF ANY EXISTING UTILITIES ENCOUNTERED ON SITE AND ABANDON OR RELOCATE AS APPROPRIATE. ABANDONMENT SHALL BE IN ACCORDANCE WITH DC WATER STANDARDS AND DETAILS.

SITE CONSTRUCTION NOTES

- 1) PROPOSED UTILITY LOCATIONS SUBJECT TO FIELD MODIFICATION AND UTILITY COMPANY APPROVAL.
- 2) CONTRACTOR TO ADJUST ALL EXISTING UTILITY TOPS (I.E. CLEANOUTS, MANHOLES, VALVE COVERS, ETC.) TO FINAL GRADE WHERE NECESSARY.
- 3) CONTRACTOR TO COORDINATE ABANDONMENT OF ALL EXISTING UTILITIES AS NECESSARY.
- 4) CONTRACTOR TO COORDINATE ON-SITE UTILITY CROSSINGS TO ENSURE ADEQUATE SEPARATION AT INTERSECTIONS.
- 5) TEST PIT ALL UTILITY CROSSINGS PRIOR TO START OF CONSTRUCTION, ANY FIELD MODIFICATION TO BE COORDINATED WITH APPROPRIATE UTILITY AND/OR DC INSPECTOR.
- 6) PROPOSED RETAINING WALLS SHOWN ARE TO BE DESIGNED BY OTHERS, TYPICAL.
- 7) FOR FINAL LANDSCAPE/HARDSCAPE DETAILS, SPECIFICATIONS, ELEVATIONS, AND DIMENSIONS SEE LANDSCAPE PLANS, POOL PLANS, OR ARCHITECTURAL PLANS, AS APPROPRIATE.
- 8) FOR TREE PROTECTION MEASURES SEE PLANS AND REPORTS BY OTHERS AS APPLICABLE.
- 9) CONTRACTOR TO MAINTAIN DRAINAGE FACILITIES ON AND THROUGH THE SITE AT ALL TIMES DURING CONSTRUCTION. UTILIZE TEMPORARY FACILITIES/FEATURES AND/OR CONNECTIONS AS NECESSARY TO MAINTAIN POSITIVE DRAINAGE.
- 10) CONTRACTOR TO COMPLETE SITE GRADING AND PAVING TO ENSURE POSITIVE DRAINAGE TO ALL INLETS OR NATURAL DRAINAGE COURSES TO PREVENT PONDING AND THE CREATION OF LOW SPOTS.
- 11) CONTRACTOR TO REVIEW TIE IN POINTS WITH EXISTING PAVING AND GRADING WHERE PROPOSED ON AND ADJACENT TO PROJECT SITE, ADJUST WITH TRANSITIONS AND COORDINATE WITH CAS ENGINEERING AS APPROPRIATE.
- 12) CONTRACTOR RESPONSIBLE FOR ENSURING THAT ROUTES MEET AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS, WHERE REQUIRED/APPLICABLE, 5% MAXIMUM SLOPE, 2% MAXIMUM CROSS SLOPE. CONTRACTOR ALSO RESPONSIBLE FOR ENSURING THAT RAMPS MEET ADA REQUIREMENTS, WHERE REQUIRED/APPLICABLE, 8.3% MAXIMUM SLOPE AND 2% MAXIMUM CROSS SLOPE.
- 13) CONTRACTOR TO MAINTAIN FIRE DEPARTMENT AND EMERGENCY ACCESS ROUTES TO SITE AND TO APPLICABLE APPURTENANCES (I.E. FIRE HYDRANTS) DURING CONSTRUCTION UNLESS PRIOR APPROVAL IS OBTAINED FROM APPROPRIATE DISTRICT AGENCIES.

STORM DRAIN NOTES

- 1) ALL STORM DRAIN PIPE TO BE SCHEDULE 40 PVC OR OF HIGHER QUALITY.
- 2) DOWNSPOUT LEADERS ORIGINATING DIRECTLY FROM DOWNSPOUTS TO BE 4" PVC (OR APPROVED EQUIVALENT), UNLESS INDICATED OTHERWISE ON PLAN.
- 3) PROVIDE CLEANOUTS, AS SHOWN ON PLAN AT A MINIMUM, OR AS REQUIRED BY PLUMBING CODE.
- 4) MAINTAIN MINIMUM 12" COVER OVER ALL PIPE.
- 5) ALL STORM DRAIN UNDER DRIVEWAY OR PAVED AREAS TO BE BEDDED IN GRAVEL AND TO HAVE A MINIMUM OF 12" OF COVER, OR BE CAST IRON.
- 6) PROPOSED STORM DRAIN PIPING TO BE AT 2.0% MINIMUM SLOPE, UNLESS OTHERWISE INDICATED. USE VERTICAL BENDS WHERE NECESSARY TO FOLLOW FINISHED GRADES.

CAS
ENGINEERING

CIVIL • SURVEYING • LAND PLANNING

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1800 I Street, NW, Suite 502
Washington, DC 20006
(202) 323-7200 Phone
david@casengineering.com

LEGEND

EXISTING FEATURES

EX. SANITARY MANHOLE AND INVERT
EX. STORM MANHOLE AND INVERT
EX. WATER LINE WITH WATER METER
EX. GAS LINE
EX. OVERHEAD UTILITY WITH POLE
EX. UNDERGROUND UTILITY LINE
EX. TWO- AND TEN-FOOT CONTOURS
EX. SPOT ELEVATION
EX. METAL FENCE
EX. SIGN
EX. DOWNSPOUT (PDS – PIPED)
EX. LIGHT POLE
EX. PARKING METER
EX. TREE
EX. WALL
EXISTING BUILDING/STRUCTURE
PROPERTY LINE
EX. FEATURE TO BE REMOVED

PROPOSED FEATURES

PROP. WATER CONNECTION
PROP. SANITARY SEWER CONNECTION
PROP. STORM SEWER CONNECTION
PROP. GAS CONNECTION
PROP. ELECTRIC CONNECTION
PROP. CONTOUR WITH ELEVATION
PROP. SPOT ELEVATION
PROP. DRAINAGE PATH
PROP. BUILDING (FOUNDATION WALL)
PROP. BUILDING (ABOVE GRADE WALL)
PROPOSED BUILDING (ABOVE GRADE)
PROPOSED DRAINAGE AREA

SEDIMENT CONTROL FEATURES

STABILIZED CONSTRUCTION ENTRANCE
INLET PROTECTION
LIMITS OF DISTURBANCE
STRAW BALE OR EROSION CONTROL TUBE OR SILT FENCE

UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

MISS UTILITY

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/ITIC 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. 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 ALL JURISDICTIONAL REQUIREMENTS.

UTILITY GENERAL NOTES (DC WATER)

CONTRACTOR TO REFER TO DC WATER GENERAL CONSTRUCTION NOTES. MOST RECENT VERSION FOR INFORMATION REGARDING DC WATER UTILITIES. NOTES ARE AVAILABLE AT www.dewater.com/business/permits/ DCWater_General_Construction_Notes.pdf

ABBREVIATIONS LIST

(FOR REFERENCE ONLY, NOT ALL ARE USED WITHIN THIS PLAN SET)

A	AREA OF ARC	F	FIRE LINE	R	RADIUS OR PER RECORD
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS	FAR	FLOOR AREA RATION	RCP	REINFORCED CONCRETE PIPE
AC	ACRE	FB	FACE OF CURB	RD	ROAD OR ROOF DRAIN
ADJ	ADJACENT	FD	FLOOR DRAIN	REINF	REINFORCED
ACGR	AGGREGATE	FF	FIRST FLOOR	REQD	REQUIRED
AHD	AHEAD	FG	FINISHED GRADE	RET	RETAINING
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	FH	FIRE HYDRANT	REV	REVISION
APPROX	APPROXIMATE	FL	FLOW LINE	RGP	ROUGH GRADING PLAN
ARCH	ARCHITECTURAL	FND	FOUNDATION	RMA	RESOURCE MANAGEMENT AREA
ASPH	ASPHALT	FOY	FOYER	ROM	REMOTE OUTSIDE MONITOR
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	FP	FLOOD PLAIN	RPA	RESOURCE PROTECTION AREA
AVE	AVENUE	FPS	FEET PER SECOND	RR	RAIL ROAD
AWWA	AMERICAN WATER WORKS ASSOCIATION	FS	FIRE SAFETY OR FACTOR OF SAFETY	RT	RIGHT
B	BREADTH	FT	FOOT OR FEET	RTE	ROUTE
BACK	BACK OF CURB	G	GAS	R/W	RIGHT OF WAY
BF	BASEMENT FLOOR	GAR	GARAGE	S	SOUTH OR SEWER OR SPEED OR SLOPE
BLDG	BUILDING	GFA	GROSS FLOOR AREA	SAN	SANITARY
BLVD	BOULEVARD	GHC	GAS HOUSE CONNECTION	SBL	SOUTH BOUND LANE
BM	BENCHMARK	GR	GUARD RAIL OR GRATE	SCH	SCHEDULE
BMP	BEST MANAGEMENT PRACTICES (WATER QUALITY)	GV	GAS VALVE	SD	SIGHT DISTANCE OR STORM DRAIN
BOV	BLOW OFF VALVE	H	HEAD	SDMH	STORM DRAIN MANHOLE
BRG	BEARING	HC	HANDICAP	SE	SOUTHEAST
BRL	BUILDING RESTRICTION LINE	HB	HORIZONTAL BEND	SEC	SECTION
BVCS	BEGINNING VERTICAL CURVE ELEVATION	HGL	HYDRAULIC GRADE LINE	SECT	SECTION
BVCS	BEGINNING VERTICAL CURVE STATION	HORZ	HORIZONTAL	SEW	SEWER
BW	BOTTOM OF WALL	HP	HIGH POINT	SF	SQUARE FOOT
C,e	CENTER CORRECTION ON VERTICAL CURVE	HR	HAND RAIL	SH	SHOULDER
C	CURB	HT	HEIGHT	SHC	SEWER HOUSE CONNECTION
C&G	CURB AND GUTTER	HW	HEADWATER	SMH	SEWER MANHOLE
CATV	CABLE TELEVISION	I	INTENSITY, RAINFALL	SP	SPACE OR SITE PLAN
CB	CATCH BASIN	ID	INSIDE DIAMETER OR IDENTIFICATION	SPEC	SPECIFICATIONS
CCR	CALIFORNIA BEARING RATIO	IE	INVERT ELEVATION	ST	STREET
CC	CENTER TO CENTER	IN	INCH	STA	STATION
CF	CUBIC FEET	INV	INVERT	STD	STANDARD
CFS	CUBIC FEET PER SECOND	IP	IRON PIPE	STK	STACK
CG(R)	CURB AND GUTTER (REVERSE SLOPE)	IPF	IRON PIPE FOUND	STM	STORM
CH	CHORD	IPS	IRON PIPE SET	STR	STRUCTURE
CHBRG	CHORD BEARING	JB	JUNCTION BOX	SVC	SERVICE
OIP	CAST IRON PIPE OR CAST IN PLACE	JNT	JOINT	S/W	SIDEWALK
CL	CLASS	K	SIGHT DISTANCE COEFFICIENT	SW	SOUTHWEST
CL	CENTER LINE	Ka	CULVERT ENTRANCE LOSS COEFFICIENT	SWM	STORMWATER MANAGEMENT
C/L	CENTER LINE	L	LENGTH	SX	CROSS SLOPE
CLR	CLEAR	LAT	LATERAL	T	TELEPHONE OR TANGENT
CM	CUBIC METERS	LOG	LIMITS OF CLEARING & GRADING	TB	TOP OF BANK
CMP	CORRUGATED METAL PIPE	LF	LINEAR FEET	TC	TOP OF CURB
CMS	CUBIC METERS PER SECOND	LL	LOWER LEVEL	T.C.	TERRA COTTA
CN	CONNECTION	LOC	LOCATION	Tc	TIME OF CONCENTRATION
CONN	CONNECTION	LOS	LINE OF SIGHT	TEL	TELEPHONE
CONT	CONTINUOUS	LP	LOW POINT OR LIGHT POLE	TEMP	TEMPORARY
C/O	CLEAN OUT	LS	LOADING SPACE	TH	TEST HOLE
CONC	CONCRETE	L/S	LANDSCAPE AREA	TL	TRAFFIC LIGHT
COV	COVERED	LT	LEFT	TP	TEST PIT OR TREE PROTECTION
CS	CURB STOP	M	METER	TRANSP	TRANSPORTATION
C/S	COMBINED SEWER	MAP	MAPLE	TW	TOP OF WALL OR TAIL WATER TYPICAL
CT	COURT	MAX	MAXIMUM	U	UNKNOWN
CTR	CENTER	MD	MARYLAND	UG	UNDERGROUND
CY	CUBIC YARD	MECH	MECHANICAL	UGE	UNDERGROUND ELECTRIC
D	DRAIN	METRO	METROPOLITAN	UGT	UNDERGROUND TELEPHONE
DA	DRAINAGE AREA	MH	MANHOLE	UCC	UNDERGROUND CABLE
DB	DEED BOOK	MI	MILE	UL	UPPER LEVEL
DC	DISTRICT OF COLUMBIA	MN	MINIMUM	UP	UTILITY POLE
DDOT	DISTRICT DEPARTMENT OF TRANSPORTATION	MISC	MISCELLANEOUS	USGS	US GEOLOGICAL SURVEY
DET	DETAIL	MON	MONUMENT	V	VOLUME
DIA	DIAMETER	MPH	MILES PER HOUR	V. VOL	VELOCITY
DIP	DUCTILE IRON PIPE	MS	MEDIAN STRIP	VA	VIRGINIA
DI	DROP INLET	MSHA	MARYLAND STATE HIGHWAY ADMINISTRATION	VB	VERTICAL BEND
DIST	DISTANCE	MSL	MEAN SEA LEVEL	VC	VERTICAL CURVE
DL	DOMESTIC LINE	N	NORTH	VDOT	VA DEPARTMENT OF TRANSPORTATION
DM	DROP MANHOLE	N/A	NOT APPLICABLE	VERT	VERTICAL
DOH	DEPARTMENT OF HEALTH	NBL	NORTH BOUND LANE	VF	VERTICAL FOOT
DOM	DOMESTIC	NE	NORTHEAST	W	WEST OR WATER OR WEIGHT OR WIDTH
DR	DRIVE	N/F	NOW OR FORMERLY	W/	WITH
DRN	DRAINAGE	NFA	NET FLOOR AREA	WBL	WEST BOUND LANE
DU	DWELLING UNITS	NO	NUMBER	WHC	WATER HOUSE CONNECTION
DWS	DRAINING	NW	NORTHWEST	WL	WATER LINE
D/S	DOWNSPOUT	OC	ON CENTER	WM	WATER METER
D/W	DRIVEWAY	OBJ	OBJECT	WOIA	WATER QUALITY IMPACT ASSESSMENT
		OD	OUTSIDE DIAMETER	W/S	WRAPPED STEEL
		OH	OVERHANG	WV	WATER VALVE
		O/H	OVERHEAD	XCROSS	CROSS SECTION
		OHC	OVERHEAD CABLE	XF	TRANSFORMER
		OHE	OVERHEAD ELECTRIC	Y1	YARD INLET
		OHT	OVERHEAD TELEPHONE	YR	YEAR
E	EAST OR ELECTRIC OR RATE OF SUPER ELEVATION	P	PER PLAN OR PERIMETER	Z	SIDE SLOPES
EA	EACH	P&P	PLAN & PROFILE		
EBL	EAST BOUND LANE	PC	POINT OF CURVATURE		
EC	EROSION CONTROL	PCC	POINT OF COMPOUND CURVE		
EG	EDGE OF GUTTER	PCTC	POINT OF CURVATURE TOP OF CURB		
EGL	ENERGY LINE GRADIENT	PCEP	POINT OF CURVE EDGE OF PAVEMENT		
EHC	ELECTRIC HOUSE CONNECTION	PFM	PUBLIC FACILITIES MANUAL		
EL	ELEVATION	PG	PAGE		
ELEC	ELECTRIC	PGL	POINT OF GRADE LINE		
ELEV	ELEVATION	PI	POINT OF INTERSECTION		
ENGR	ENGINEER	PL	PROPERTY LINE		
ENT	ENTRANCE	PP	POWER POLE		
EP	EDGE OF PAVEMENT	PRC	POINT OF REVERSE CURB		
EQUIP	EQUIPMENT	PRELIM	PRELIMINARY		
ES	END SECTION	PROP	PROPOSED		
ESMT	EASEMENT	PT	POINT OF TANGENCY		
ETD	EXISTING TO BE DEMOLISHED	PVC	POINT OF VERTICAL CURVE OR POLYVINYL CHLORIDE PIPE		
ETR	EXISTING TO BE REMOVED	PWM	PAVEMENT		
ETRL	EXISTING TO BE RELOCATED	PVRC	POINT OF VERTICAL REVERSE CURVE		
ETRP	EXISTING TO BE REPLACED	PVT	POINT OF VERTICAL TANGENT		
EVCE	ENDING VERTICAL CURVE ELEVATION	Q	AMOUNT OF RUNOFF (FLOW RATE)		
EVCS	ENDING VERTICAL CURVE STATION				
EW	END WALL				
EX	EXISTING				
EQC	ENVIRONMENTAL QUALITY CORRIDOR				

VICINITY MAP
ADC MAP 5528, GRID K-5, NOT TO SCALE



320 FLORIDA AVENUE, NE
LOT 4, SQUARE 3587

CIVIL LEGEND AND NOTES

SITE DEMOLITION NARRATIVE

- 1) CONTRACTOR TO SECURE ALL NECESSARY PERMITS AND CONDUCT A PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR PRIOR TO THE START OF CONSTRUCTION OR ANY LAND DISTURBANCE. CALL 202-535-2240 TO SCHEDULE A PRE-CONSTRUCTION MEETING.
- A) INSTALL SEDIMENT CONTROL MEASURES.
- B) PROCEED WITH RAZE ACTIVITIES. DEMOLISH EXISTING STRUCTURES WITH APPROPRIATE EQUIPMENT.
- C) REMOVE DEBRIS FROM SITE BY TRUCK. TEMPORARILY STABILIZE ALL DISTURBED AREAS PER DC SEDIMENT CONTROL REQUIREMENTS.
- D) REMOVE SEDIMENT CONTROL DEVICES AFTER ENTIRE SITE IS STABILIZED AND PERMISSION IS RECEIVED FROM THE SEDIMENT CONTROL INSPECTOR. SOME SEDIMENT CONTROL MEASURES MAY BE RETAINED TO USE FOR FUTURE CONSTRUCTION AS APPLICABLE. COORDINATE WITH DC INSPECTOR.

CONTRACTOR TO PROVIDE STRAW BALES OR EROSION CONTROL TUBE AROUND EXCAVATION / LIMITS OF DISTURBANCE AND PROVIDE INLET PROTECTION FOR ALL ONSITE AND ADJACENT INLETS (NOT SHOWN DUE TO SCALE)

IP
SBD

ALL TREES WITHIN LIMITS OF DISTURBANCE TO BE REMOVED (SUBJECT TO DDOT PERMITS, AS APPLICABLE)

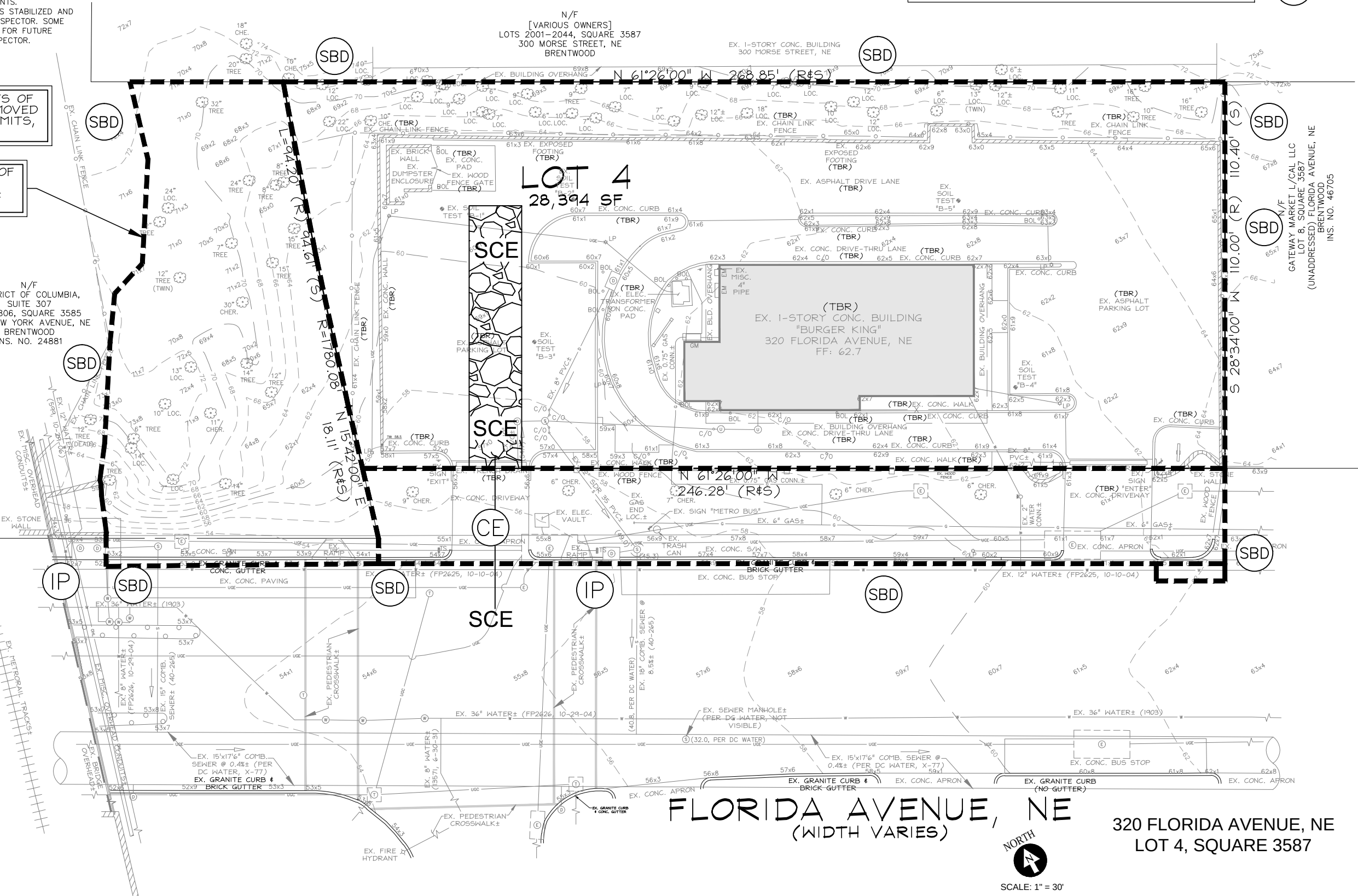
PRELIMINARY LIMITS OF DISTURBANCE
L.O.D. = 43,325 SF±
(0.99 AC.±)

N/F
DISTRICT OF COLUMBIA,
SUITE 307
LOT 806, SQUARE 3585
300 NEW YORK AVENUE, NE
BRENTWOOD
INS. NO. 24881

LOT AREA TABULATION

LOT	AREA (SF)	AREA (AC.)
4	28,394	0.652
TOTAL	28,394	0.652

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1800 I Street, NW, Suite 502
Washington, DC 20006
(202) 323-7200 Phone
david@casengineering.com



FLORIDA AVENUE, NE
(WIDTH VARIES)

320 FLORIDA AVENUE, NE
LOT 4, SQUARE 3587

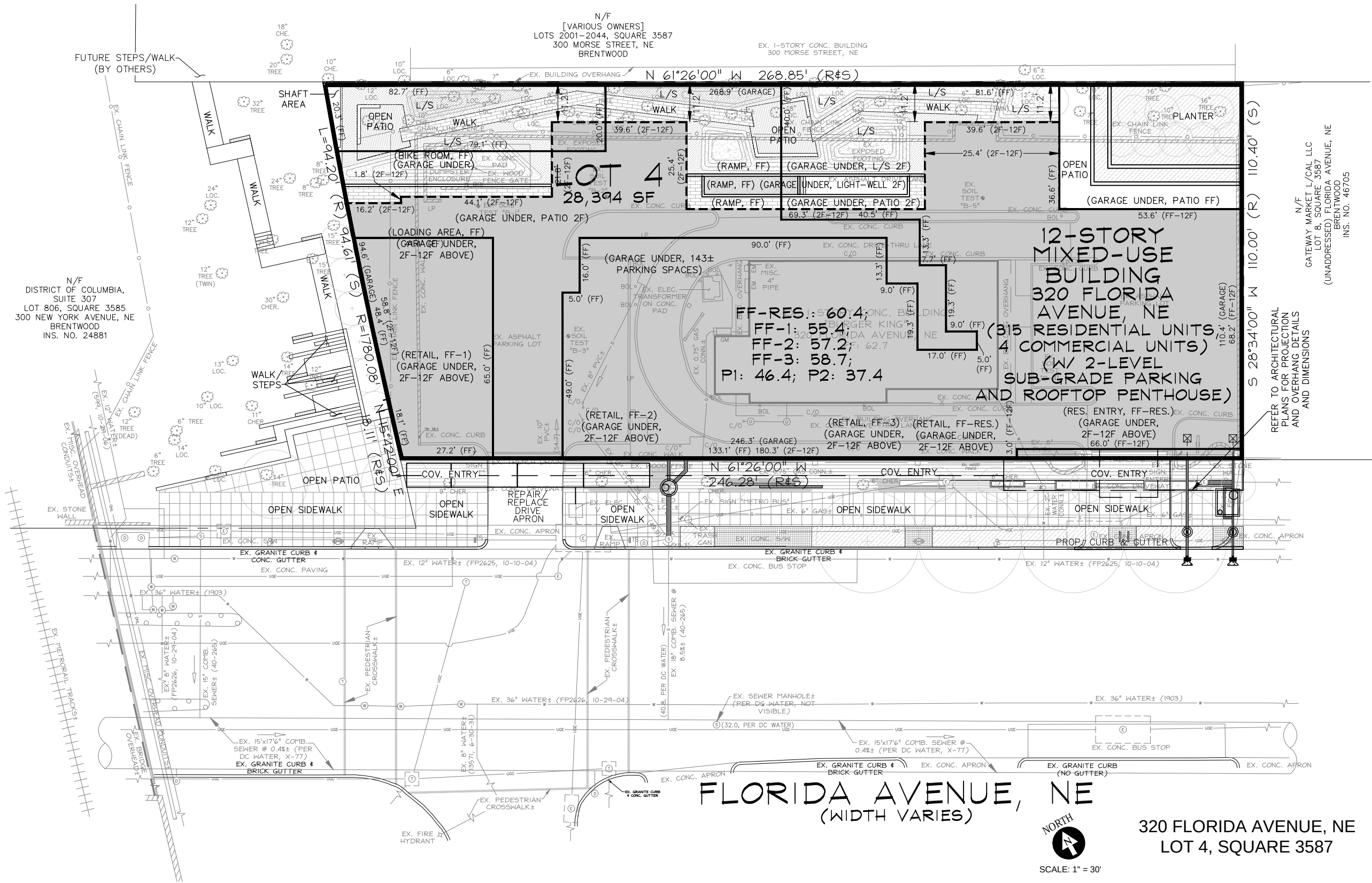


SCALE: 1" = 30'

EXISTING CONDITIONS / SITE DEMOLITION PLAN

BUILDING COVERAGE/HEIGHT TABULATION

BUILDING	FOOTPRINT	NUMBER OF STORIES	MEASURE POINT	FF	BLDG. HEIGHT	HEIGHT	% OCCUPANCY
GARAGE	28,394±	(2 PARKING LEVELS)	N/A	N/A	N/A	N/A	100.0%
FIRST FLOOR	20,079±	N/A	N/A	N/A	N/A	N/A	70.7%±
ABOVE GRADE	20,680±	12	58.7	VARIES	120.0'	120.0'	72.8%±



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SITE DEVELOPMENT PLAN

1) GRADING SHOWN SUBJECT TO FINAL PATIO/LANDSCAPE DESIGN.



STORMWATER MANAGEMENT NARRATIVE

STORMWATER MANAGEMENT FOR THIS PROJECT WILL BE CONCEPTUALLY PROVIDED THROUGH THE FOLLOWING FACILITIES/BMPS:

DRAINAGE AREA	AREA (AC.)	C (ASSUMED)	Q2 (CFS)	Q15 (CFS)	BMP AREA	BMP DESCRIPTION	RETENTION VOLUME (CF)
"A"	0.65	0.9	3.10	4.44	9,450±	GREEN ROOF - 5" EFFECTIVE DEPTH BIORETENTION - 36" GROWING, 6" PONDING, 12" DRAINAGE	2,713±
"PS" (PS)	0.34	0.79	1.43	2.05	1,000±	BIORETENTION FACILITIES / PLANTER BOXES BIORETENTION - 54" GROWING, 6" PONDING, 12" DRAINAGE TREE PLANTING	1,275±

STORAGE FOR CHANNEL PROTECTION VOLUME MAY BE NECESSARY. IF REQUIRED, A STORAGE TANK WILL BE PROVIDED IN GARAGE FOR CHANNEL PROTECTION VOLUME FROM THE PROJECT SITE. CALCULATIONS ARE PENDING AND WILL BE PERFORMED/SUBMITTED WITH FINAL DESIGN.

CONCEPTUAL STORMWATER MANAGEMENT SIZING PERFORMED UNDER DDOE REGULATIONS, EFFECTIVE FOR BUILDING PERMIT SUBMITTALS AFTER 1/14/2014. COMPLETE DETAILS AND DESIGN WILL BE PROVIDED WITH FINAL DESIGN.

APPLICANT RESERVES THE RIGHT TO VARY THE FEATURES, MEANS, AND METHODS OF ACHIEVING THE REQUIRED STORMWATER RETENTION VOLUME AND OTHER REQUIREMENTS UNDER 21 DCMR CHAPTER 5 AND THE 2013 RULE ON STORMWATER MANAGEMENT AND SOIL EROSION AND SEDIMENT CONTROL.

DA "A"
TREATED BY
BIORETENTION AND GREEN ROOF
BMP AREA = 9,450 SF±
(TOTAL BOTH BMPS)

DA "PS"
TREATED BY
BIORETENTION AND
TREE PLANTING
BMP AREA = 1,000 SF±
(TOTAL)

12-STORY
MIXED-USE
BUILDING
320 FLORIDA
AVENUE, NE
(315 RESIDENTIAL UNITS,
4 COMMERCIAL UNITS)
(W/ 2-LEVEL
SUB-GRADE PARKING
AND ROOFTOP PENTHOUSE)

FF-RES.: 60.4;
FF-1: 55.4;
FF-2: 57.2;
FF-3: 58.7;
P1: 46.4; P2: 37.4

DA "PS"
TREATED BY
BIORETENTION AND
TREE PLANTING
BMP AREA = 1,000 SF±
(TOTAL)

FLORIDA AVENUE, NE
(WIDTH VARIES)

320 FLORIDA AVENUE, NE
LOT 4, SQUARE 3587

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david@casengineering.com

STORMWATER MANAGEMENT PLAN

SEDIMENT CONTROL NOTES

- 1) THE CONTRACTOR SHALL CALL THE INSPECTION/ENFORCEMENT BRANCH, WATERSHED PROTECTION DIVISION, DISTRICT DEPARTMENT OF THE ENVIRONMENT AT (202) 535-2977 FOR A PRE-CONSTRUCTION MEETING 72 HOURS PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITY.
- 2) ADDITIONAL LOCATIONS AND TYPES OF EROSION AND SEDIMENT CONTROL MEASURES WILL BE DETERMINED AS DEEMED NECESSARY BY INSPECTORS FROM THE INSPECTION/ENFORCEMENT BRANCH, WATERSHED PROTECTION DIVISION, DISTRICT DEPARTMENT OF THE ENVIRONMENT DURING LAND DISTURBING ACTIVITY.

CONSTRUCTION SEQUENCE

CONTRACTOR TO SECURE ALL NECESSARY PERMITS, AND CONDUCT A PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR, (202) 535-2977, PRIOR TO THE START OF CONSTRUCTION OR ANY LAND DISTURBANCE.

CONSTRUCTION SEQUENCE PENDING, WILL BE DETERMINED DURING FINAL DESIGN.

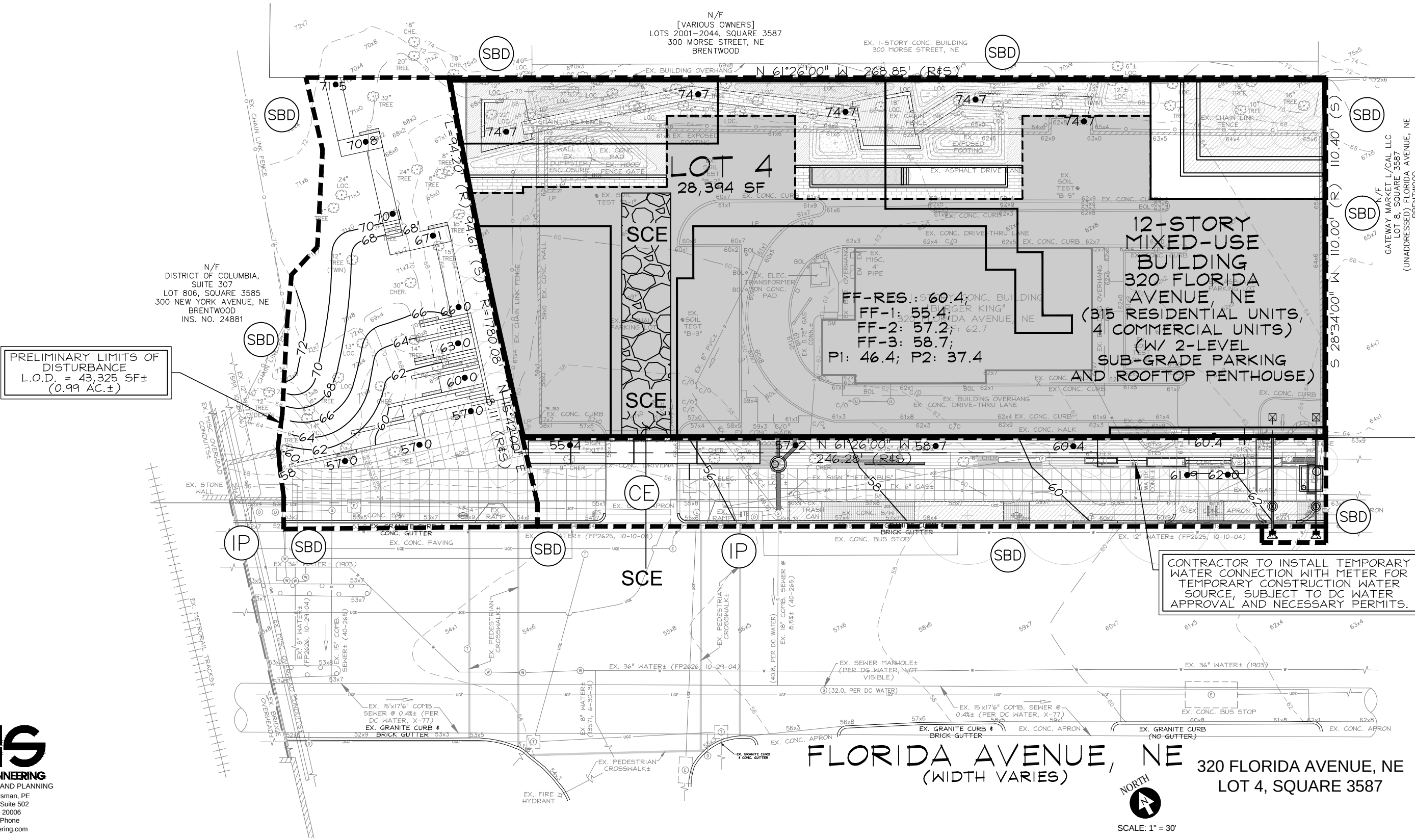
SEDIMENT CONTROL NARRATIVE, NOTES AND DETAILS

WILL BE PROVIDED IN CONJUNCTION WITH FINAL DESIGN/PERMIT DOCUMENTS. SELECTED DETAILS ARE REFERENCED ON THESE DOCUMENTS FOR SEDIMENT CONTROL FEATURES.

CONTRACTOR TO PROVIDE STRAW BALES OR EROSION CONTROL TUBE AROUND EXCAVATION / LIMITS OF DISTURBANCE AND PROVIDE INLET PROTECTION FOR ALL ONSITE AND ADJACENT INLETS (NOT SHOWN DUE TO SCALE)

IP

SBD



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level2 | LEVEL 2 DEVELOPMENT
1875 CONNECTICUT AVE, N.W. WASHINGTON DC 20009

THE HIGHLINE at Union Market
320 FLORIDA AVE, N.E. WASHINGTON, DC 20002

C-06
04/03/2015

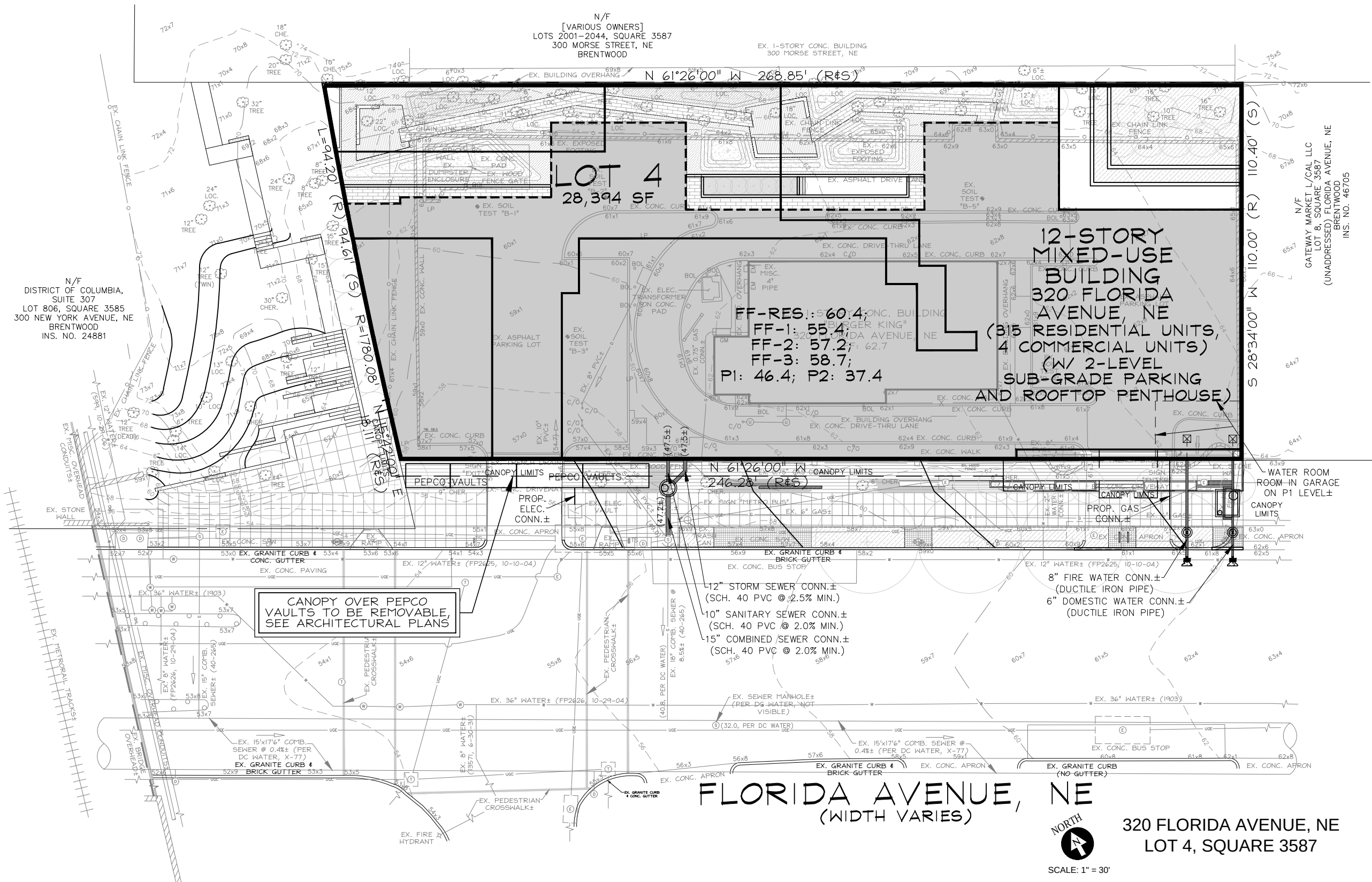
EROSION AND SEDIMENT CONTROL PLAN

WATER AND SANITARY
SEWER USAGE ESTIMATION

4 COMMERCIAL UNITS (RETAIL)
315 RESIDENTIAL UNITS
ESTIMATED WATER AND SANITARY SEWER DEMAND = 449 GPM

UTILITY PLAN NOTES

- 1) CONNECTIONS SHOWN ARE PENDING DC WATER REVIEW/COMMENT AND FINAL PLAN DESIGN TO DETERMINE CONNECTION LOCATIONS.
- 2) ONSITE DRAINS ARE PENDING FINAL DESIGN AND WILL TIE TO PRIVATE, ONSITE STORM SYSTEM.



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UTILITY PLAN