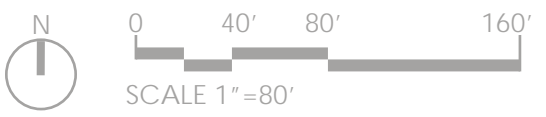




The proposed improvements for the Public Park are subject to review, approval and acceptance by the DC Department of Parks and Recreation and the National Park Service.

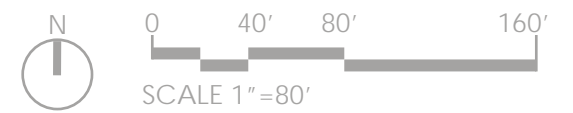


**L-6** Site Plan Phase 1

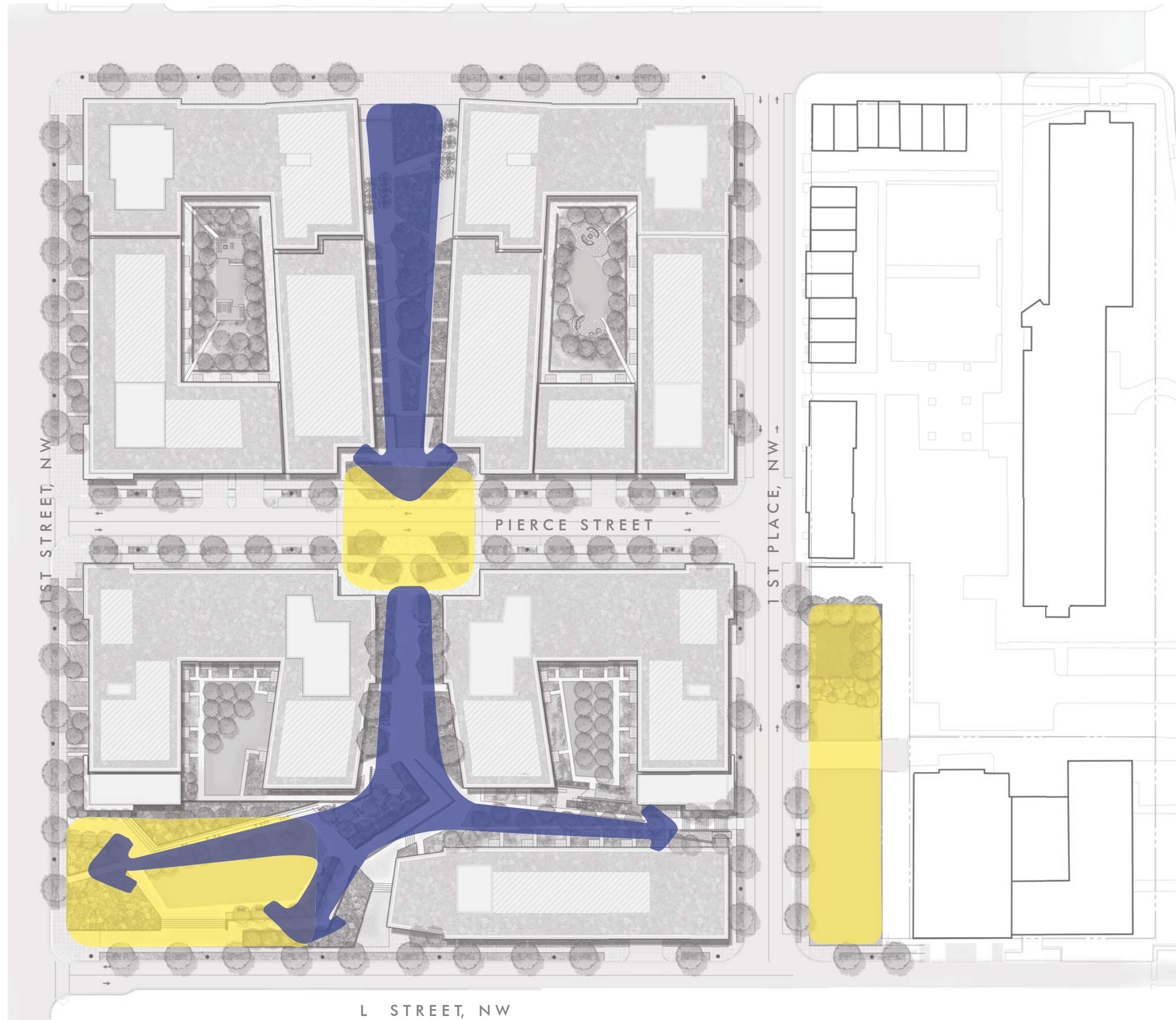




The proposed improvements for the Public Park are subject to review, approval and acceptance by the DC Department of Parks and Recreation and the National Park Service.

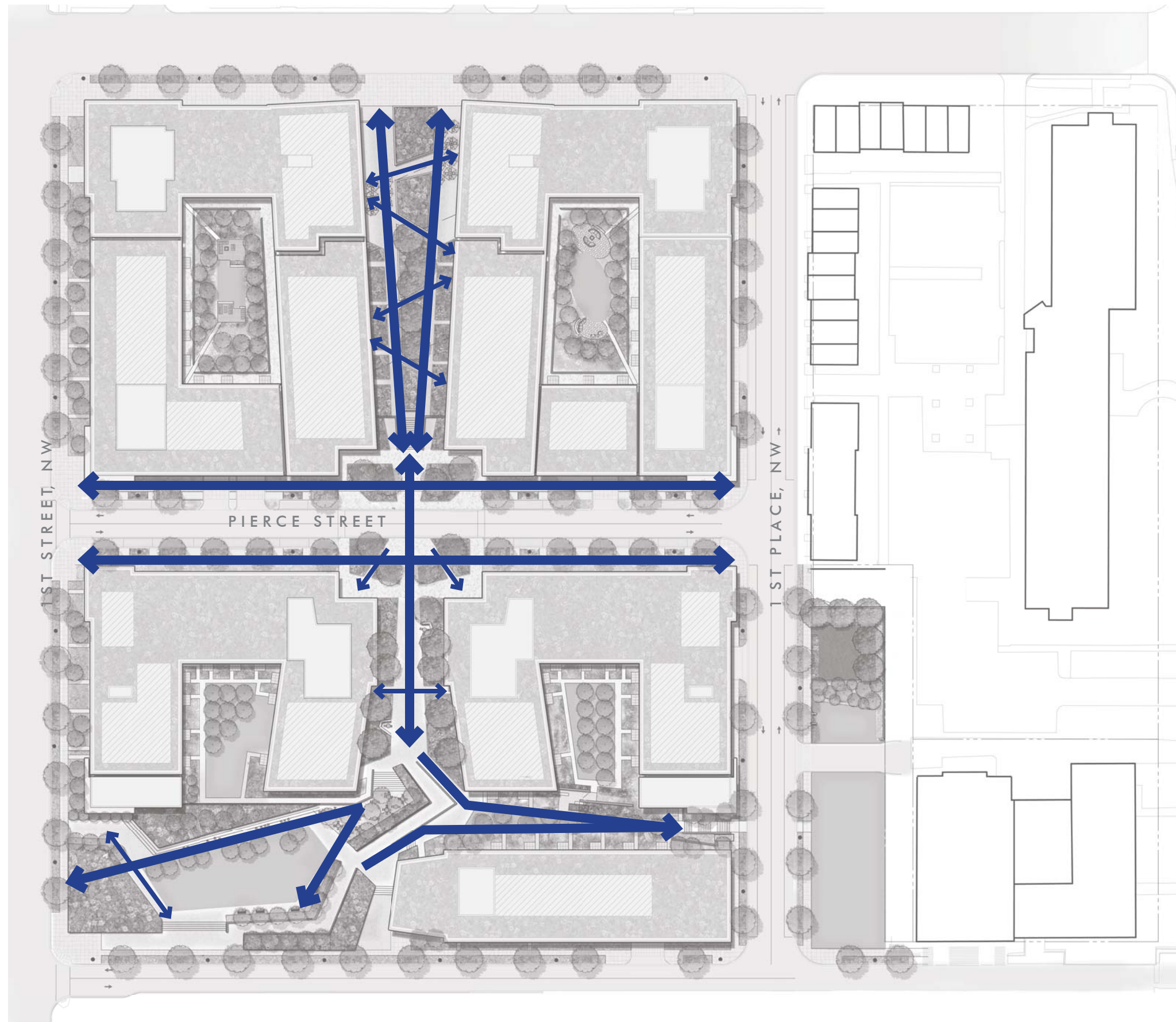




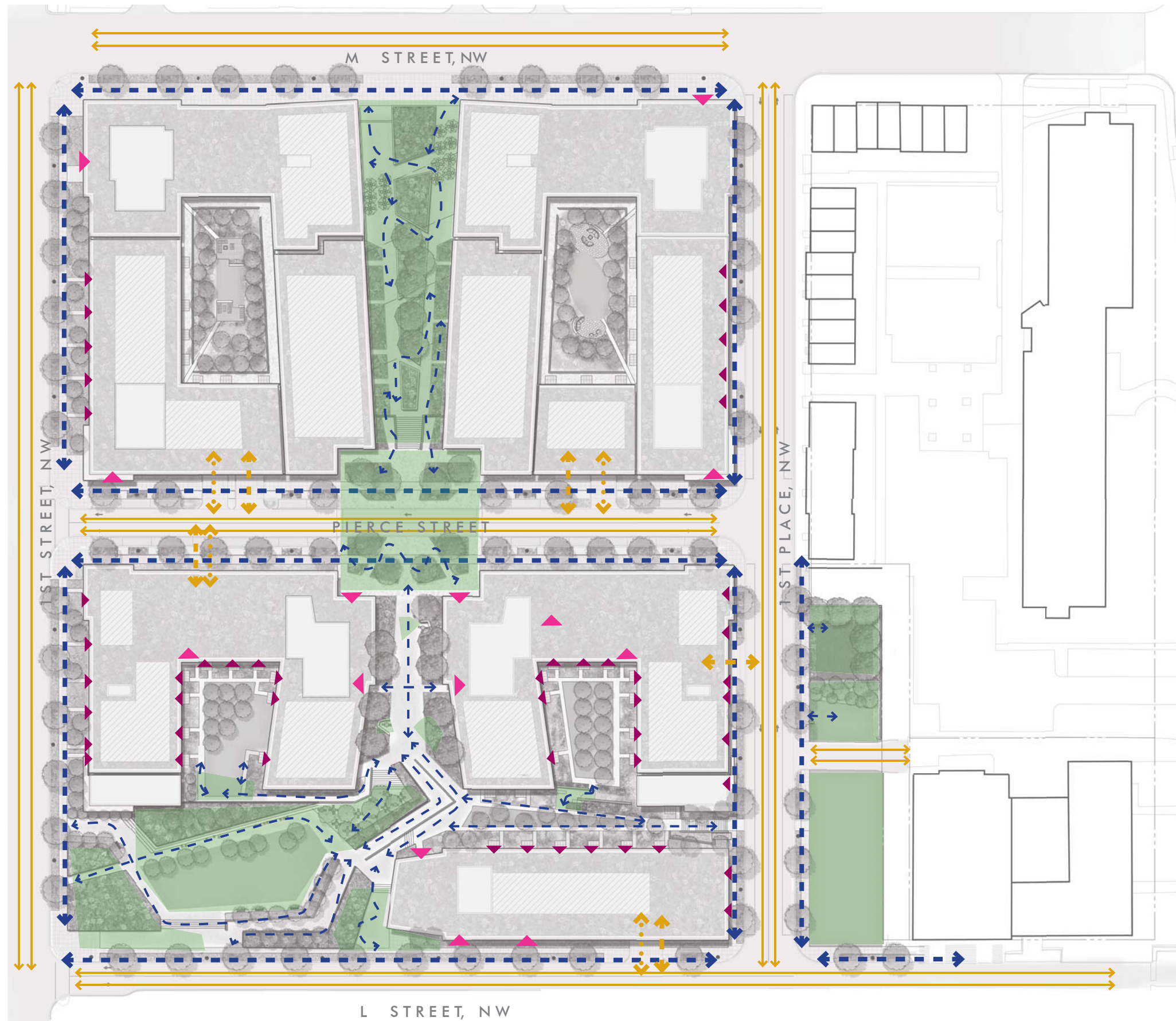


0 40' 80' 160'  
SCALE 1"=80'

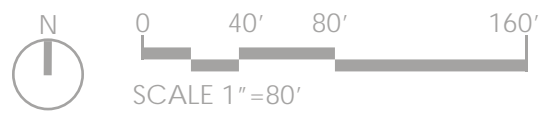
**L-8** Site Structure





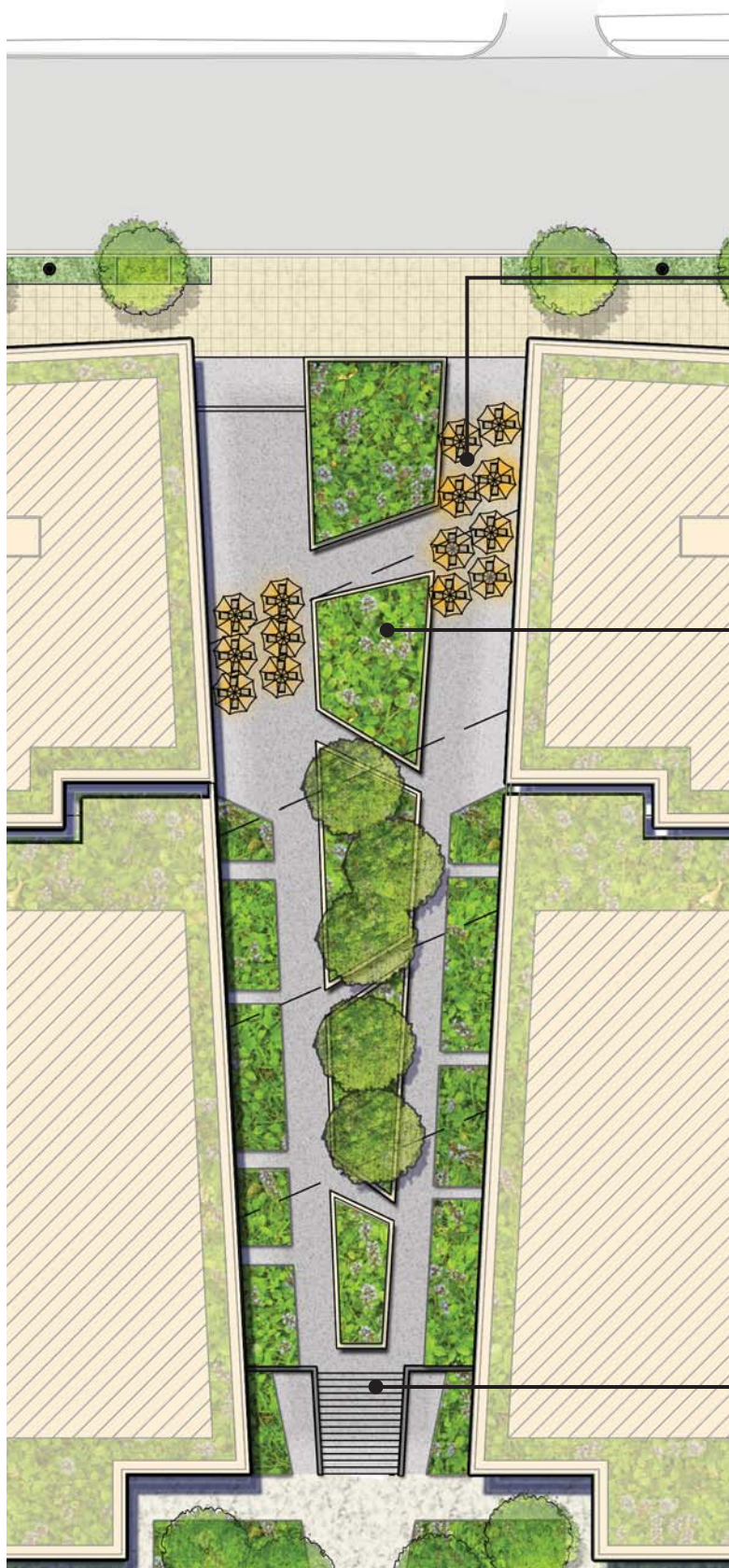


- GATHERING SPACE
- INTERIOR PEDESTRIAN
- EXTERIOR PEDESTRIAN
- VEHICULAR
- LOADING ENTRY
- GARAGE ENTRY
- BUILDING ENTRY
- UNIT ENTRY



**L-10** Circulation





OUTDOOR CAFES

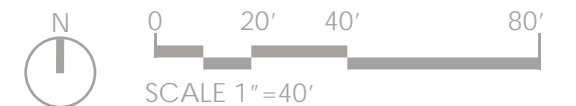
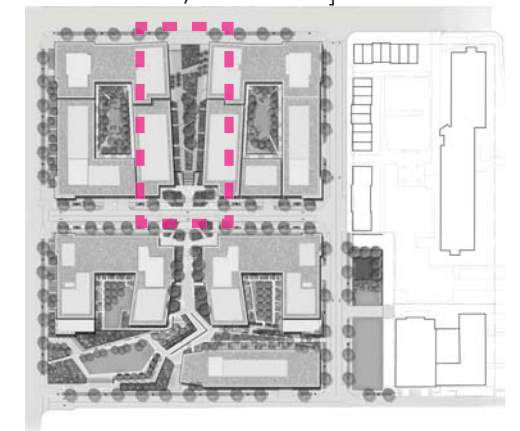


TREE ISLANDS WITH SEATING FOR LINGERING SHOPPERS AND CAFE USERS

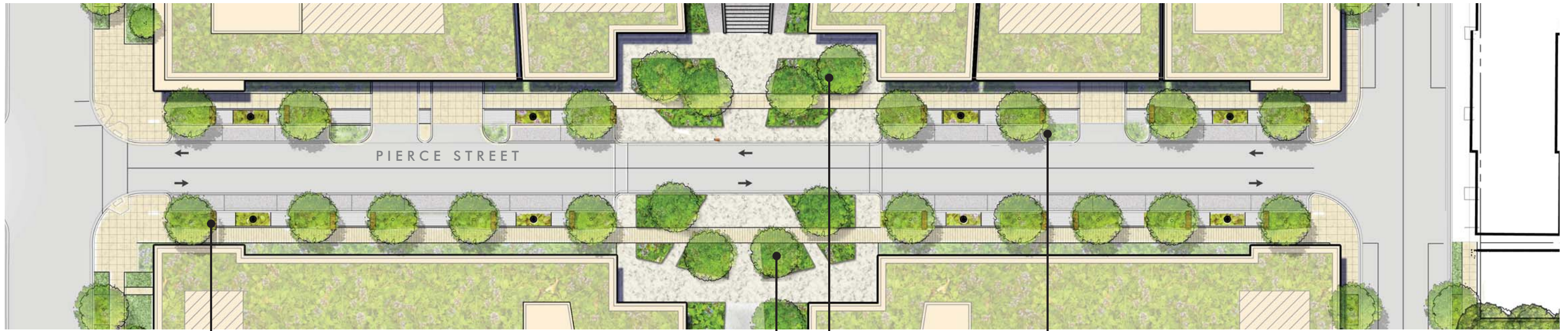


MONUMENTAL STAIR

- PROMENADE + CAFES
- MARKETS [PRODUCE, FLOWERS, HOLIDAY]



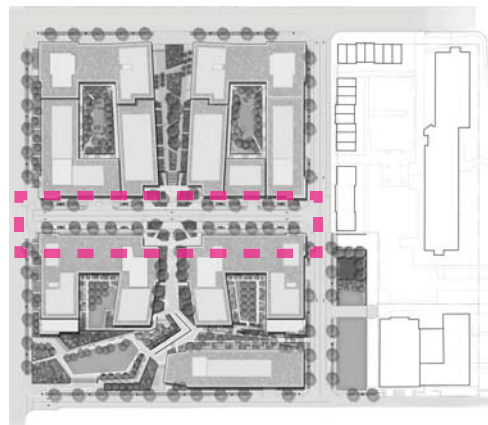




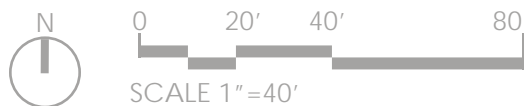
TREE ISLANDS WITH BENCHES, UNIQUE STREETScape LINKS NORTH AND SOUTH PARTS OF SITE

PLANTERS WITH TREES

LOW IMPACT DEVELOPMENT BASINS



- OVERFLOW MARKET SPACE [PRODUCE, FLOWERS, HOLIDAY]
- CLOSE STREET FOR TEMPORARY EVENTS



## L-12 Interior Plaza Enlargement





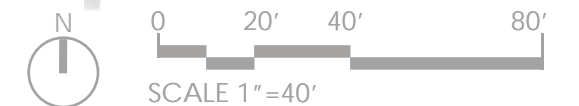
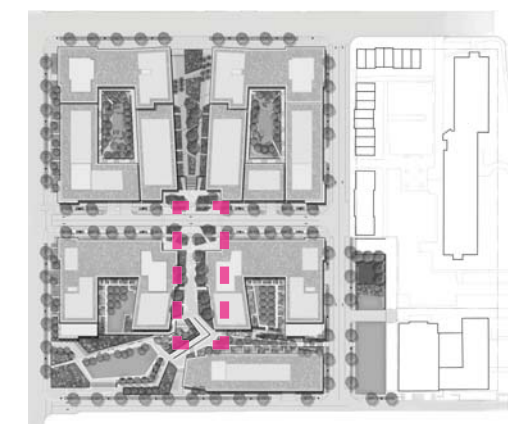
OUTDOOR ROOMS WITH  
SCULPTED SEAT WALLS



CASUAL SEATING WITHIN  
TREE GROVE



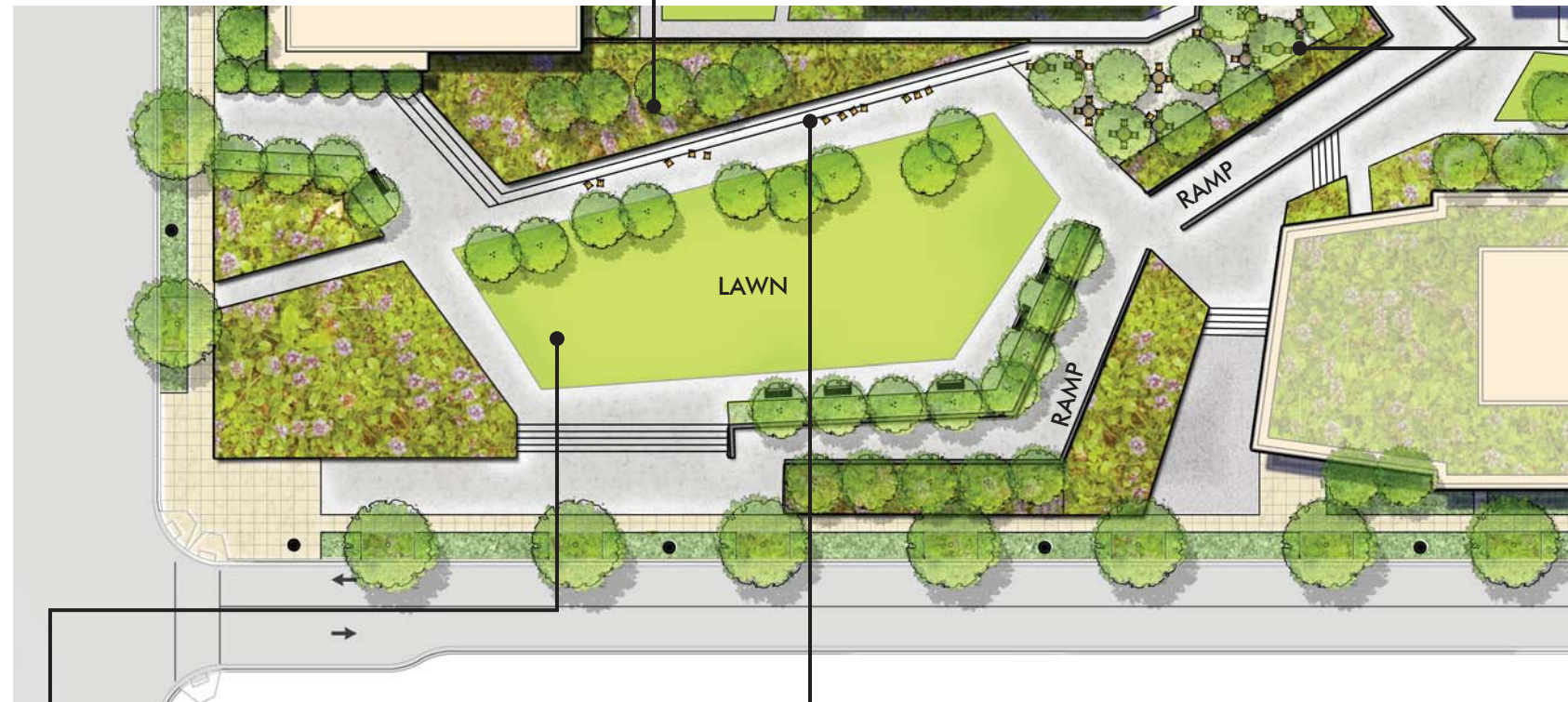
- TABLE GAMES
- READING ROOM
- SITTING







VEGETATION IN LARGE PLANTING BED SCREENING BUILDING FACADE



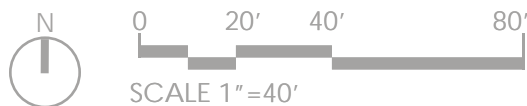
LAWN

MOVEABLE SEATING

TREE GROVE WITH SEATING

The proposed improvements for the Public Park are subject to review, approval and acceptance by the DC Department of Parks and Recreation and the National Park Service.

- FITNESS CLASSES
- LAWN GAMES
- DOG WALKING + RUNNING
- MOVIE SCREENING



L-14 Park Enlargement



GREEN MEWS WITH TREE LINED WALKWAYS

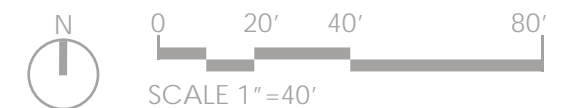
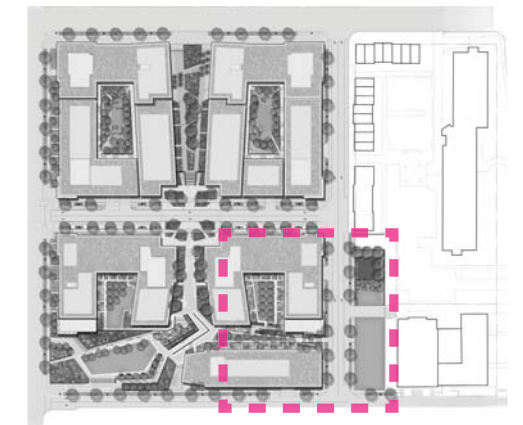


WALK-UP ENTRIES ALONG THE GREEN MEWS

PLAYGROUND



- PLAYGROUND
- LAWN GAMES





Civil



# STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET  
(NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE	EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE			OVERHEAD WIRE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE			UNDERGROUND TELEPHONE LINE	
	EASEMENT LINE			UNDERGROUND CABLE LINE	
	SETBACK LINE			STORM SEWER	
				SANITARY SEWER MAIN	
	CONCRETE CURB & GUTTER			HYDRANT	
				SANITARY MANHOLE	
				STORM MANHOLE	
	UTILITY POLE WITH LIGHT			WATER METER	
	POLE LIGHT			WATER VALVE	
	TRAFFIC LIGHT			GAS VALVE	
	UTILITY POLE			GAS METER	
	TYPICAL LIGHT			TYPICAL END SECTION	
	ACORN LIGHT			HEADWALL OR ENDWALL	
	TYPICAL SIGN			YARD INLET	
	PARKING COUNTS			CURB INLET	
				CLEAN OUT	
				ELECTRIC MANHOLE	
				TELEPHONE MANHOLE	
				ELECTRIC BOX	
				ELECTRIC PEDESTAL	
				MONITORING WELL	
				TEST PIT	
				BENCHMARK	
				BORING	
	CONTOUR LINE			ELECTRIC MANHOLE	
	SPOT ELEVATIONS			TELEPHONE MANHOLE	
	SANITARY LABEL			ELECTRIC BOX	
	STORM LABEL			ELECTRIC PEDESTAL	
	SANITARY SEWER LATERAL			MONITORING WELL	
	UNDERGROUND WATER LINE			TEST PIT	
	UNDERGROUND ELECTRIC LINE			BENCHMARK	
	UNDERGROUND GAS LINE			BORING	

## PROJECT NARRATIVE:

THE SITE IS AN EXISTING RESIDENTIAL HOUSING COMPLEX. THE PROPOSED PROJECT INCLUDES THE DEMOLITION OF EXISTING BUILDINGS, SITE-RELATED FEATURES, AND UTILITIES AND THE CONSTRUCTION OF FIVE RETAIL/RESIDENTIAL BUILDINGS WITH UNDERGROUND PARKING AND SITE AMENITIES. THE UTILITY IMPROVEMENTS INCLUDE DOMESTIC WATER, FIRE, SANITARY SEWER, AND STORM DRAIN CONNECTIONS TO EXISTING UTILITY MAINS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY. THE PROJECT PROPOSES THE USE OF VARIABLE DEPTH GREEN ROOFS, BIORETENTION FACILITIES, PERMEABLE PAVEMENT, AND ENGINEERED TREE PITS TO MEET BOTH THE STORMWATER RETENTION VOLUME (SWRV) REQUIREMENTS AND THE GREEN AREA RATIO (GAR) REQUIREMENTS.

## REFERENCES:

- THE PLAN IS BASED ON THE FOLLOWING DOCUMENTS AND INFORMATION
  - SURVEY ENTITLED: "ALTA/ACSM LAND TITLE SURVEY, SURSUM CORDA COOPERATIVE ASSOCIATION, INC, LOTS 248, 249 & 250, SQUARE 620, DISTRICT OF COLUMBIA", PREPARED BY: BOHLER ENGINEERING. DATED: 02/25/15, REVISED: 03/10/15.
  - DIGITAL ARCHITECTURAL PLANS: ENTITLED: "15-11 ALT SC FOOTPRINT.DWG" PREPARED BY: BOGGS & PARTNERS ARCHITECTS, DATED: 12/08/15.
  - ARCHITECTURAL PLANS: ENTITLED: "15-0814 SC-PUD 1 ARCH FINAL", PREPARED BY: BOGGS & PARTNERS ARCHITECTS, DATED: 08/14/15.
  - DIGITAL LANDSCAPE PLANS: ENTITLED: "PRI- BASE-PHASE 1.DWG" AND "PRI- BASE-PHASE 2.DWG", PREPARED BY: PARKER RODRIGUEZ INC., RECEIVED: 01/21/16.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY, AND INFORMATION FROM DC WATER COUNTERMAPS. AVAILABLE AS-BUILT PLANS AND UTILITY MARK OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE, AND TYPE BY THE PROPER UTILITY COMPANIES.

## SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-100
DEMOLITION PLAN	C-200
SITE PLAN	C-300
L STREET, NW RIGHT-OF-WAY PLAN	C-301
UTILITY PLAN	C-400
RIGHT-OF-WAY PLAN	C-500
EROSION AND SEDIMENT CONTROL PLAN	C-600
STORMWATER MANAGEMENT PLAN	C-700
GREEN AREA RATIO WORKSHEET	C-701
CIRCULATION PLAN	C-800
PEDESTRIAN CIRCULATION PLAN	C-801

## APPLICANT

SURSUM CORDA CO-OP  
1112 FIRST TERRACE, NW  
WASHINGTON, DC 20001

**BOHLER DC**  
SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE  
LAND SURVEYING PERMITTING SERVICES TRANSPORTATION SERVICES  
SUSTAINABLE DESIGN

REVISIONS			
REV	DATE	COMMENT	BY
3	02/25/16	REV. PER AGENCY COMMENTS	SL
4	04/15/16	PHASE 1 PUD	SL

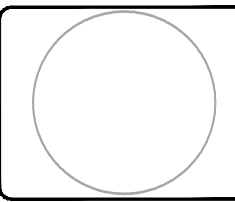
NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL - 811  
 WV 1-800-245-4848 (PA 1-800-245-1770) DC 1-800-257-7777 VA 1-800-552-7001 (MD 1-800-257-7777) (DE 1-800-282-8555)

PROJECT No.:	DC142200
DRAWN BY:	KR
CHECKED BY:	KC
DATE:	07/14/15
SCALE:	N/A
CAD I.D.:	SD2

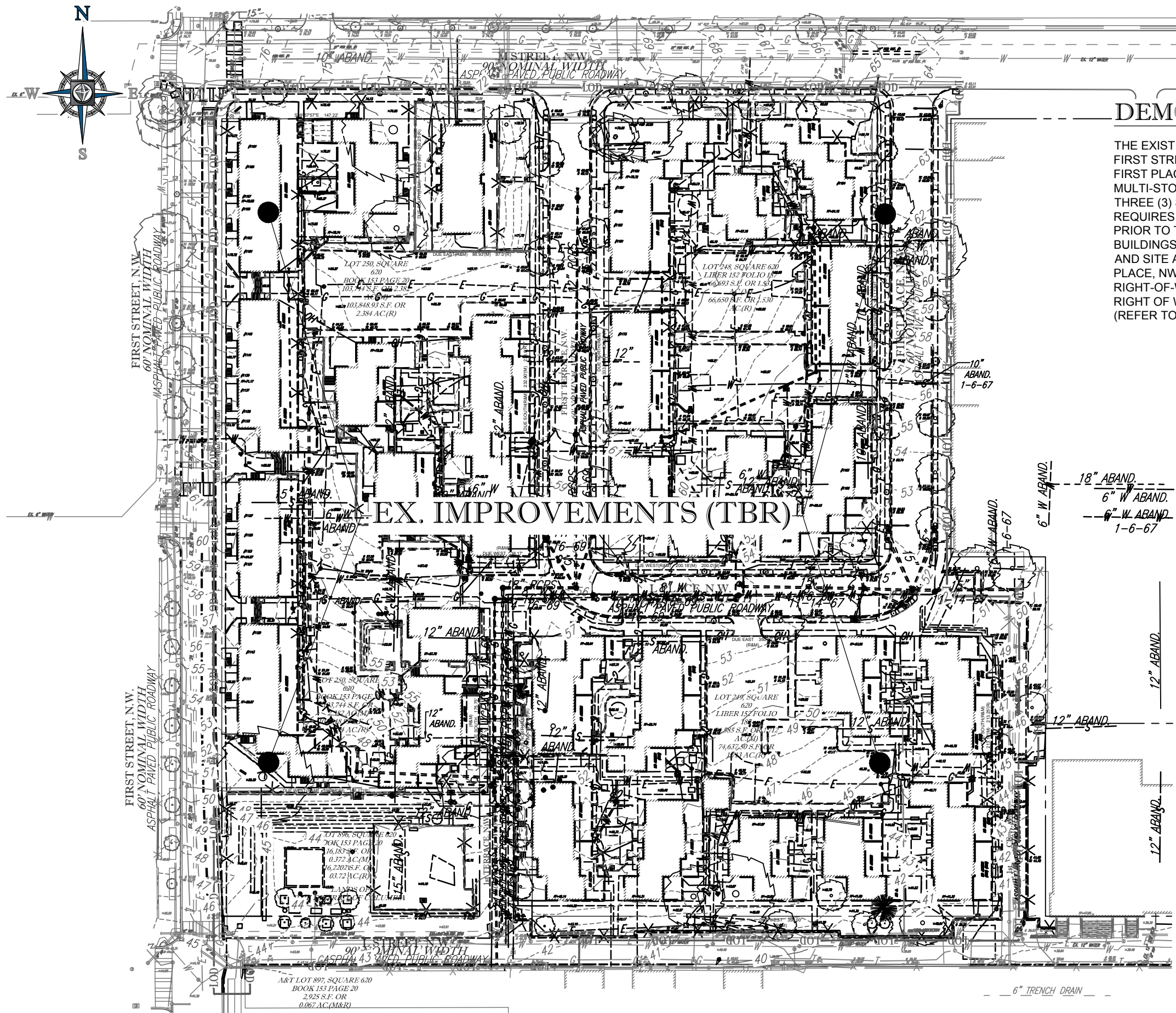
PROJECT: PUD SET  
FOR SURSUM CORDA CO-OP  
LOCATION OF SITE FIRST STREET, NW & L STREET, NW WASHINGTON, DC

**BOHLER DC**  
1301 PENNSYLVANIA AVE., NW, STE. 825  
WASHINGTON, DC 20004  
Phone: (202) 524-5700  
Fax: (202) 524-5701  
DC@BohlerEng.com



SHEET TITLE: COVER SHEET  
SHEET NUMBER: C-100

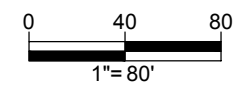




## DEMOLITION PLAN NARRATIVE

THE EXISTING SITE IS BORDERED BY M STREET, NW TO THE NORTH; FIRST STREET, NW TO THE WEST; L STREET, NW TO THE SOUTH; AND FIRST PLACE, NW TO THE EAST. THE SITE IS MADE UP OF SEVERAL MULTI-STORY APARTMENT BUILDINGS RANGING IN HEIGHT FROM THREE (3) STORIES TO FOUR (4) STORIES. THE PROPOSED PROJECT REQUIRES DEMOLITION OF EXISTING BUILDINGS AND SITE FEATURES PRIOR TO THE CONSTRUCTION OF SEVERAL MIXED-USE MULTI-STORY BUILDINGS, INCLUDING RETAIL, UNDERGROUND PARKING GARAGE, AND SITE AMENITIES. THE PROJECT PROPOSES THE EXTENSION OF L PLACE, NW TO L STREET, NW THROUGH THE DEDICATION OF PUBLIC RIGHT-OF-WAY; THE CLOSING OF 1ST TERRACE/VACATION OF PUBLIC RIGHT OF WAY; AND THE CONSTRUCTION OF PRIVATE PIERCE STREET (REFER TO SITE PLAN ON SHEET C-300 FOR MORE DETAIL).

EX. IMPROVEMENTS (TBR)



**BOHLER DC**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE  
 LAND SURVEYING PERMITTING SERVICES TRANSPORTATION SERVICES  
 SUSTAINABLE DESIGN

REVISIONS			
REV	DATE	COMMENT	BY
3	02/25/16	REV. PER AGENCY COMMENTS	SL
4	04/15/16	PHASE 1 PUD	SL

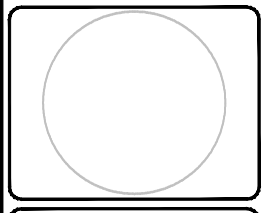
NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL - 811  
 WV 1-800-245-4848 (PA 1-800-245-1777) DC 1-800-257-7777  
 VA 1-800-552-7001 (MD 1-800-257-7777) (DE 1-800-282-8555)

PROJECT No.:	DC142200
DRAWN BY:	KR
CHECKED BY:	KC
DATE:	07/14/15
SCALE:	1" = 80'
CAD I.D.:	SS2

PROJECT:  
**PUD SET**  
 FOR  
**SURSUM CORDA CO-OP**  
 LOCATION OF SITE  
 FIRST STREET, NW & L STREET, NW  
 WASHINGTON, DC

**BOHLER DC**  
 1301 PENNSYLVANIA AVE., NW, STE. 825  
 WASHINGTON, DC 20004  
 Phone: (202) 524-5700  
 Fax: (202) 524-5701  
 DC@BohlerEng.com



SHEET TITLE:  
**DEMOLITION PLAN**  
 SHEET NUMBER:  
**C-200**