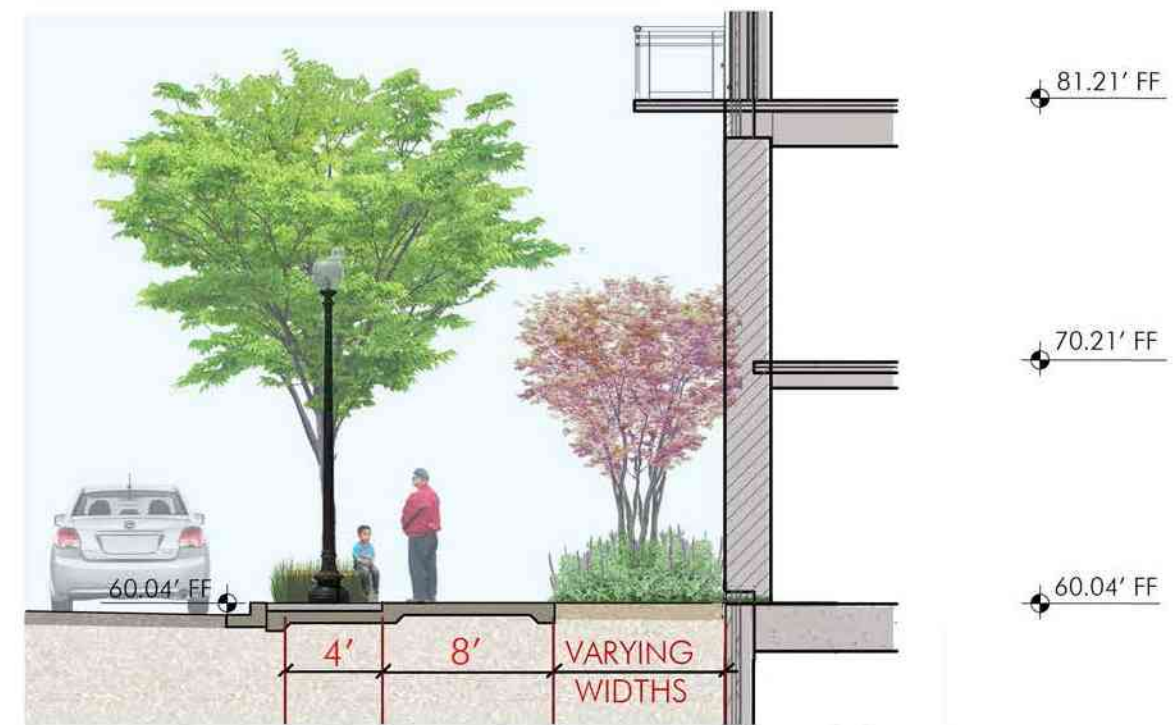


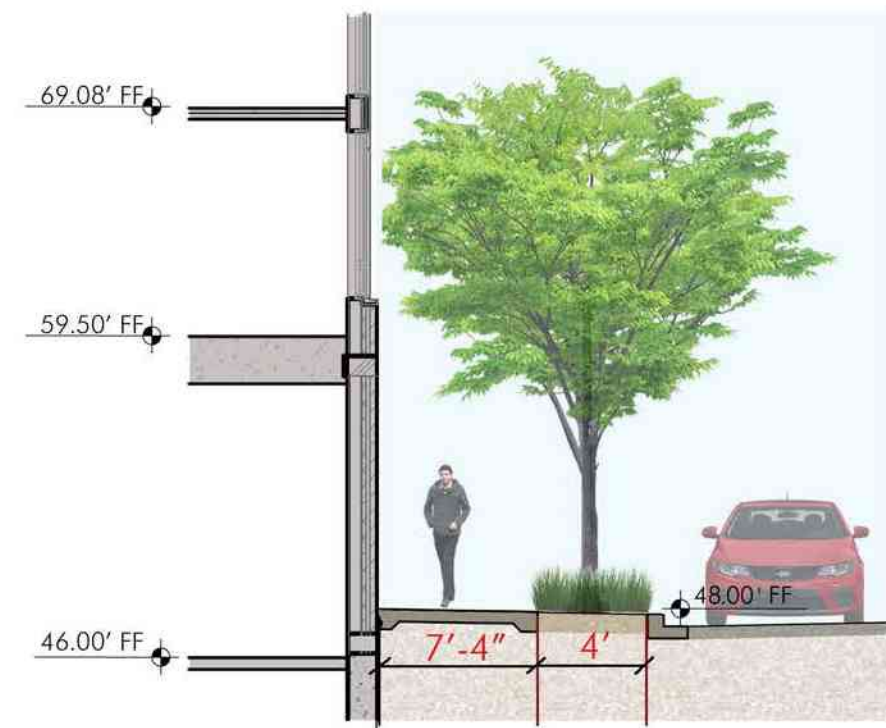
PROPOSED GRADING PLAN L-02



**SECTION 1 - 1ST STREET NW**



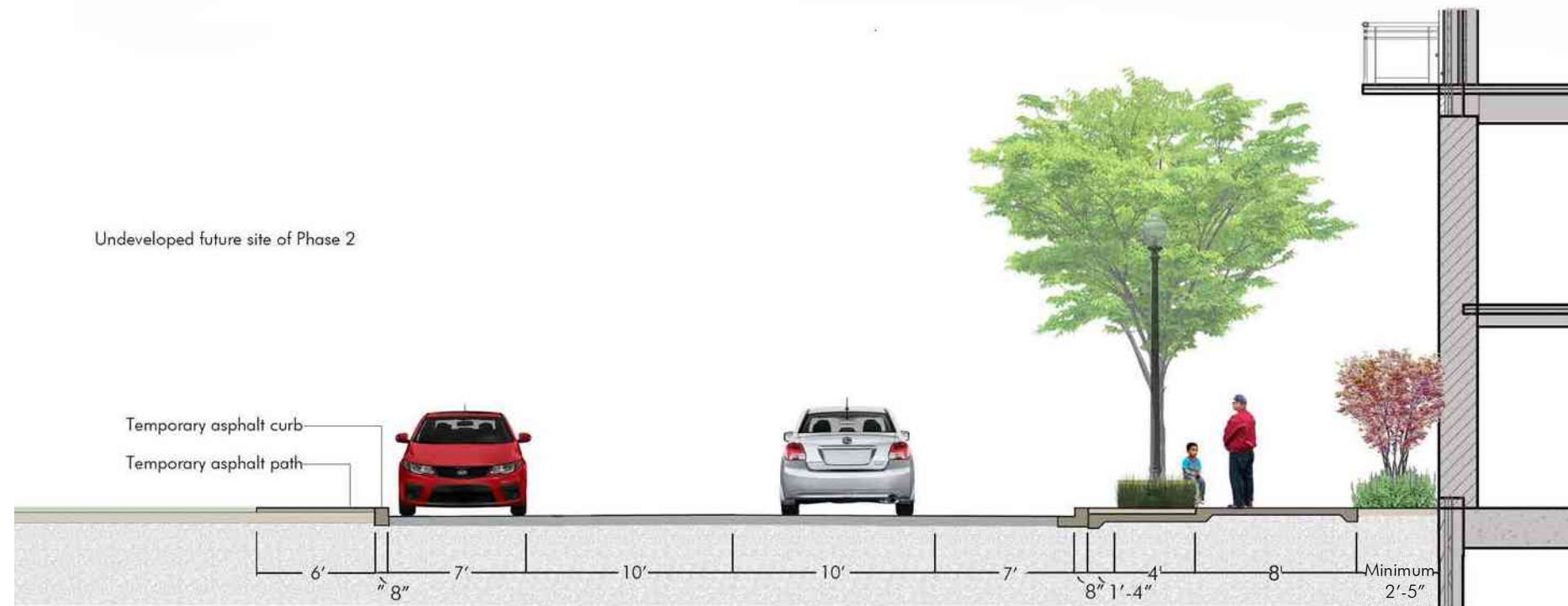
**SECTION 2 - PIERCE STREET NW**



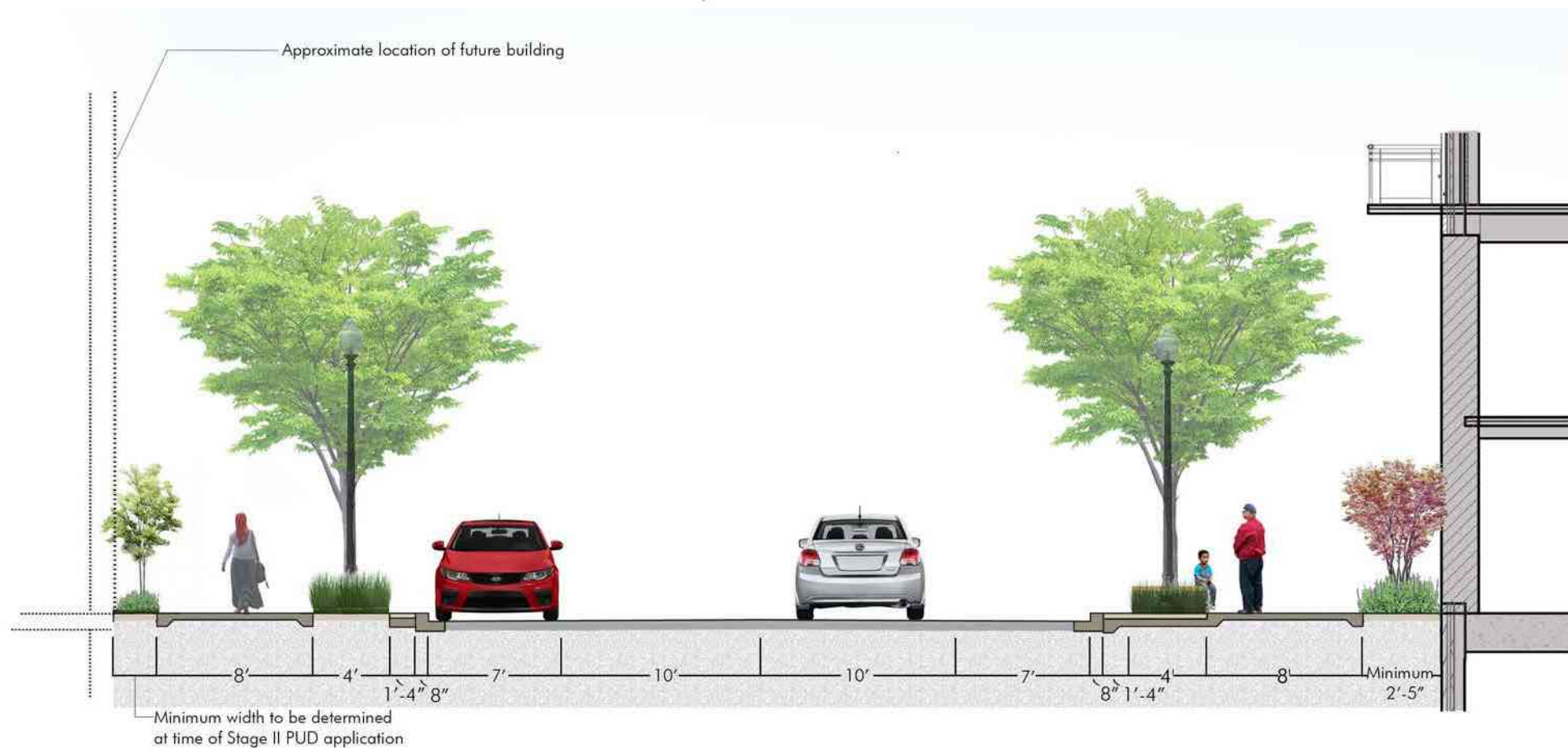
**SECTION 3 - 1ST PLACE STREET NW**



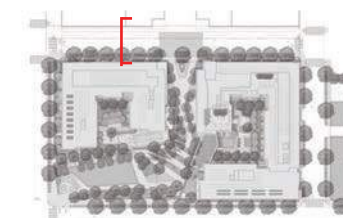
**SECTION 4 - L STREET NW**



PIERCE STREET - INTERIM CONDITION SECTION

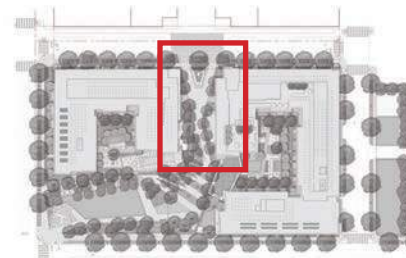


PIERCE STREET - FINAL CONDITION SECTION





ILLUSTRATIVE PLAN



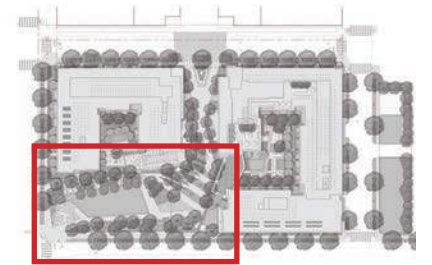
KEY PLAN



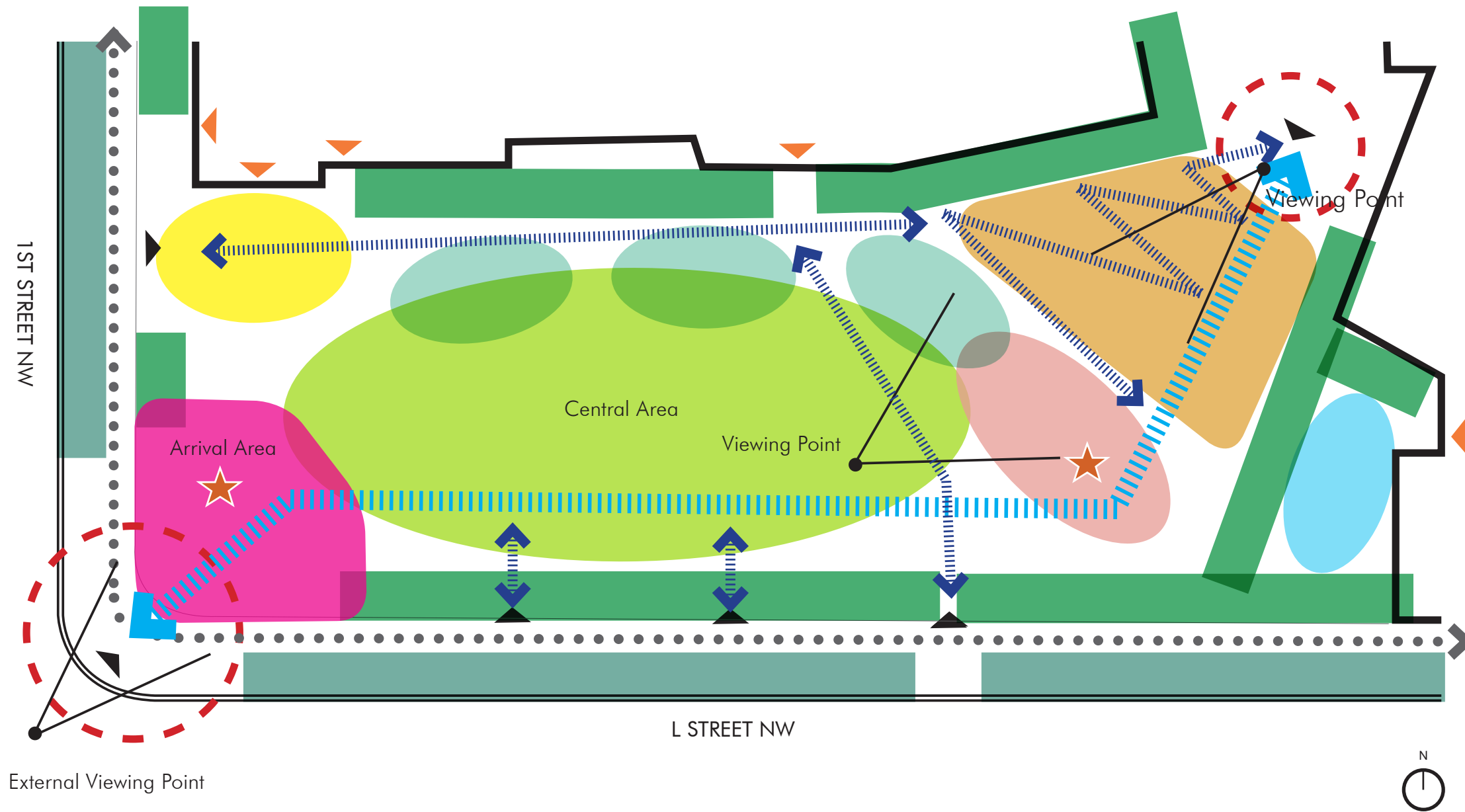
PRECEDENT IMAGERY

L-04a PROMENADE

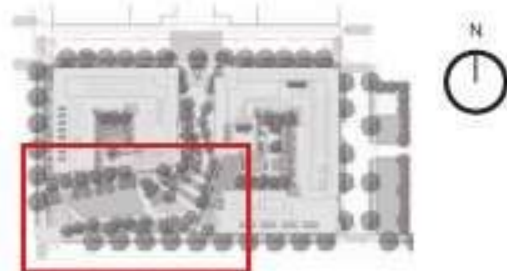
TBSC OWNER I LLC | SURSUM CORDA SOUTH PARCEL | 1112 FIRST TERRACE, NW  
WASHINGTON, DC 20001



KEY PLAN



- Legend**
- Plaza
  - Performance Area
  - Informal Gathering / Building Interaction
  - Informal Play & Discovery Area
  - Multiuse Lawn Area
  - Grand steps
  - Planting
  - Streetscape
  - Dog Park
  - Gateway Point
  - Viewing Point
  - Street Access
  - Primary Access
  - Secondary Access
  - Building Access / Egress
  - Site Access / Egress
  - Focal Point / Installation Opportunity

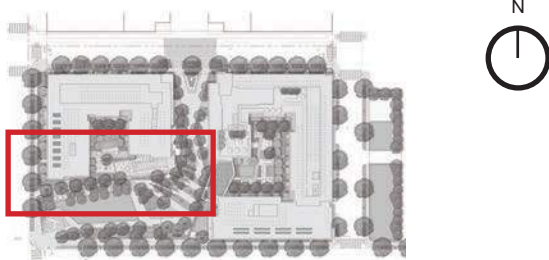


PRECEDENT IMAGERY

KEY PLAN

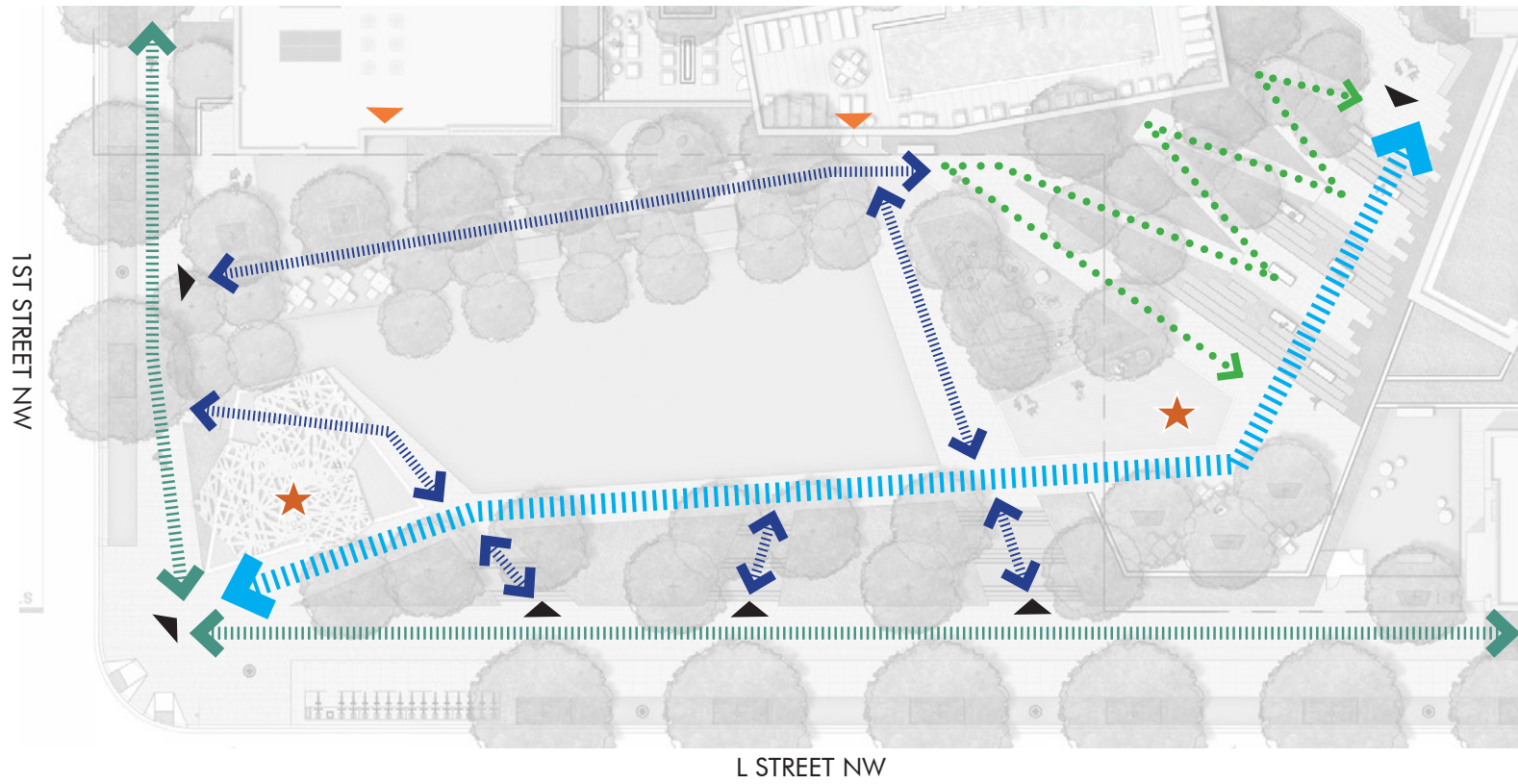
L-04c PUBLIC PARK

TBSC OWNER I LLC | SURSUM CORDA SOUTH PARCEL | 1112 FIRST TERRACE, NW WASHINGTON, DC 20001



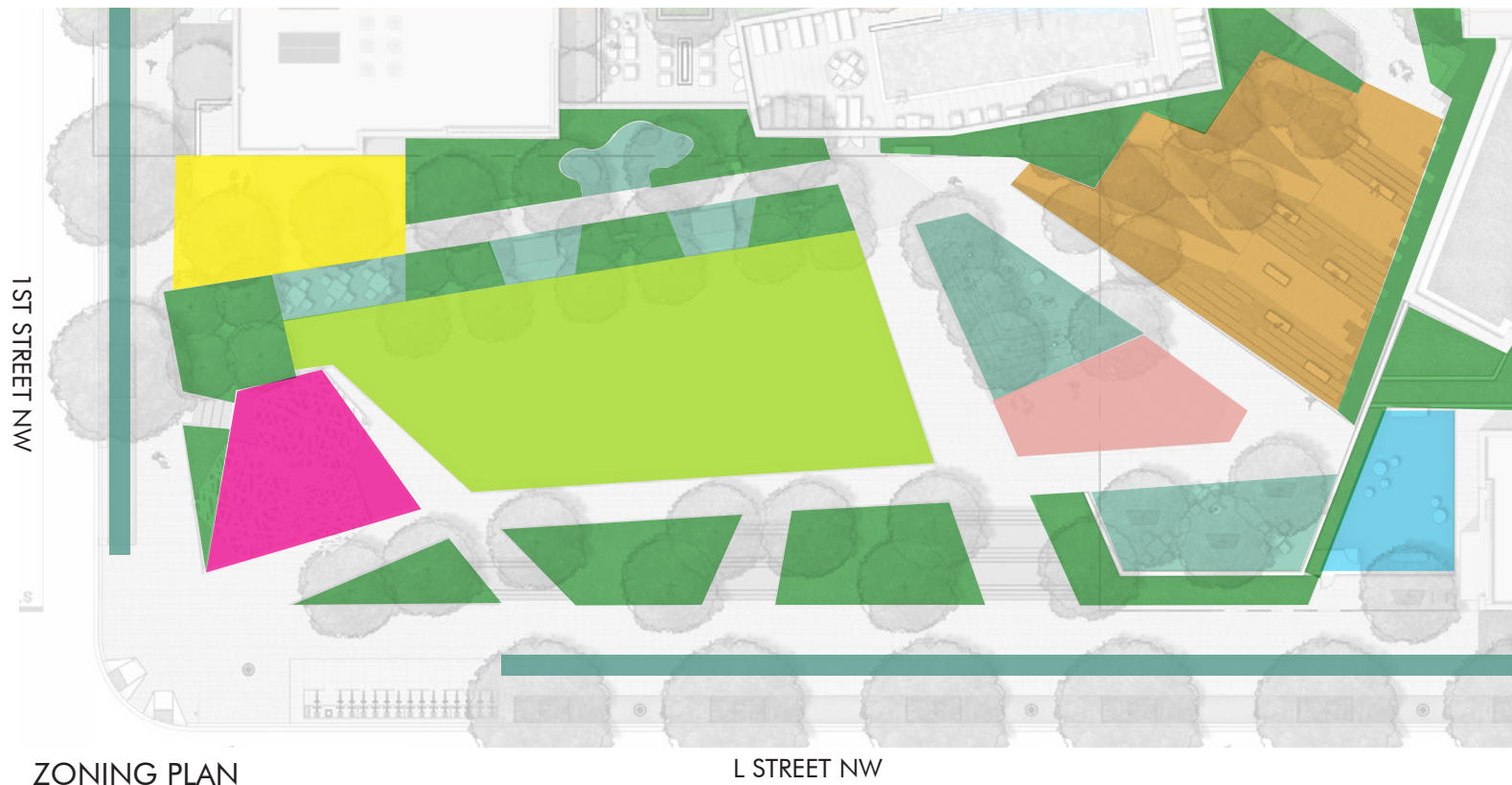
PRECEDENT IMAGERY

KEY PLAN



- Legend**
- Street Access
  - Primary Access
  - Ramped Access
  - Secondary Access
  - Building Access / Egress
  - Site Access / Egress

ACCESS & CIRCULATION

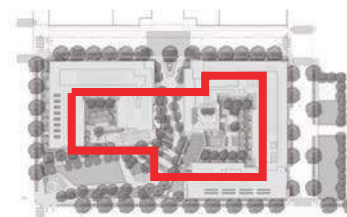


- Legend**
- Plaza
  - Performance Area
  - Informal Gathering / Building Interaction
  - Informal Play & Discovery Area
  - Multiuse Lawn Area
  - Grand steps
  - Planting
  - Streetscape
  - Dog Park

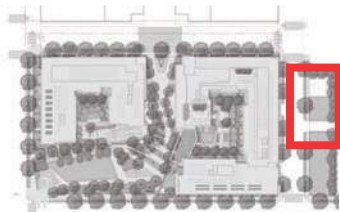
ZONING PLAN

L-04e PUBLIC PARK ANALYSIS DIAGRAMS





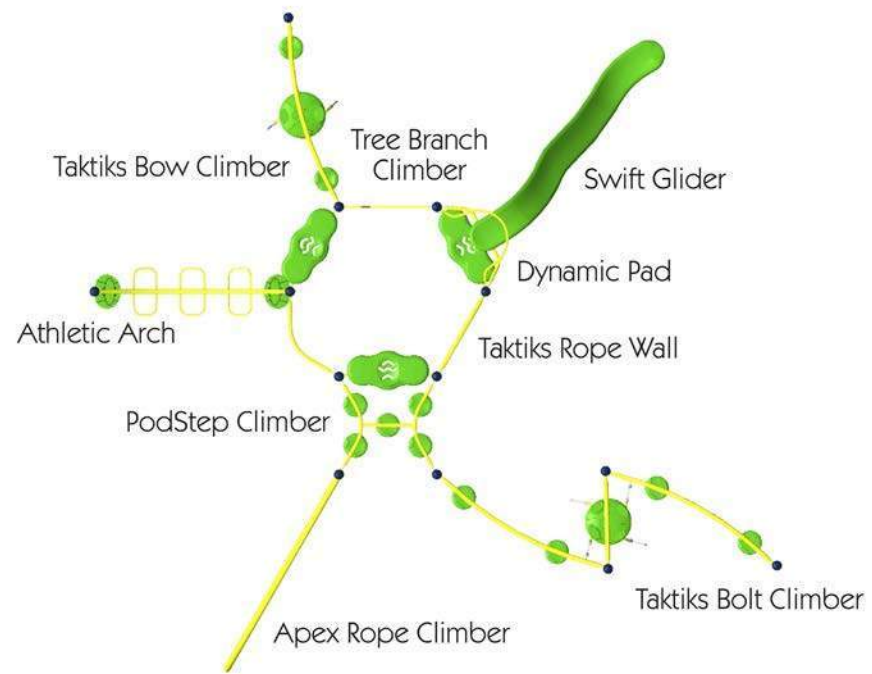
KEY PLAN



KEY PLAN

L-04g PLAYGROUND

TBSC OWNER I LLC | SURSUM CORDA SOUTH PARCEL | 1112 FIRST TERRACE, NW  
WASHINGTON, DC 20001

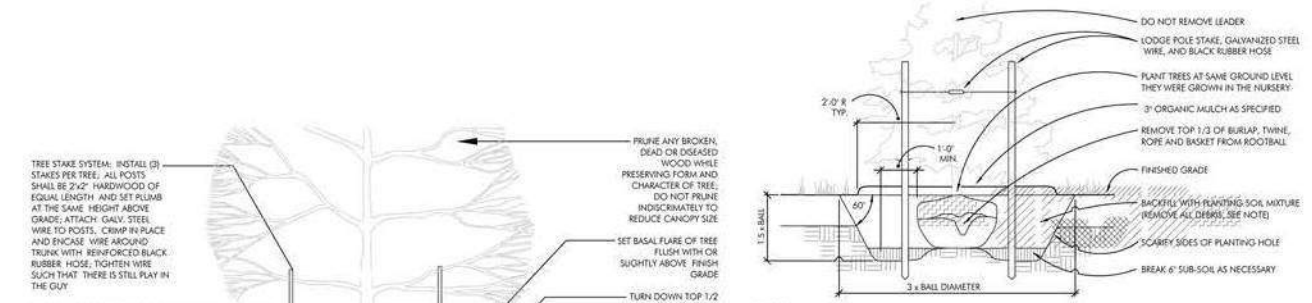


Layout of playground equipment is conceptual.  
Final selection and arrangement of play elements  
may change.

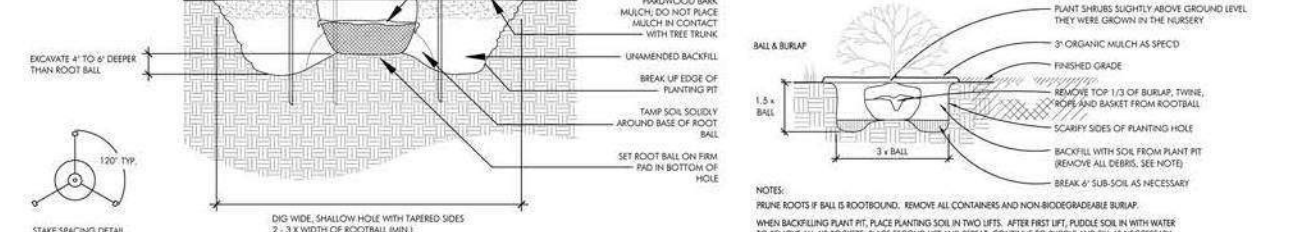
# PROPOSED PLANT MATERIAL\*

\*Plant selections may change with final design provided that the character and quality of the planting material selections remain in substantial conformance with that shown.

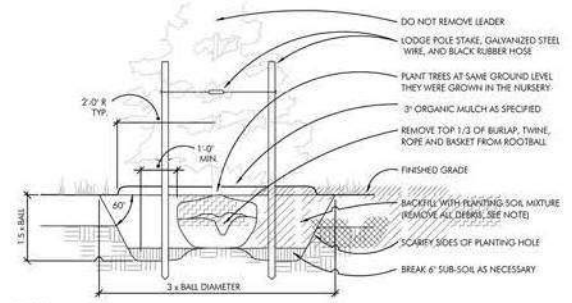
Native?	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	COMMENTS
<b>Large Canopy Trees</b>							
Y		PA-L	<i>Platanus x acerifolia</i> 'Exclamation'	London Planetree	3-3 1/2" cal.	B&B	single leader; full branching
Y		QP-L	<i>Quercus phellos</i>	Willow Oak	3-3 1/2" cal.	B&B	single leader; full branching
Y		QR-L	<i>Quercus rubra</i>	Red Oak	3-3 1/2" cal.	B&B	single leader; full branching
<b>Canopy Trees</b>							
Y		AO	<i>Acer rubrum</i> 'October Glory'	Oct. Glory Red Maple	2-2 1/2" cal.	B&B	single leader; full branching
Y		AS	<i>Acer saccharum</i>	Sugar Maple	2-2 1/2" cal.	B&B	single leader; full branching
Y		BN	<i>Betula nigra</i> 'Dura Heat'	Dura Heat River Birch	12-14' ht.	B&B	multistem - 3 stems minimum; full branching
Y		NS	<i>Nyssa sylvatica</i>	Black Tupelo	2-2 1/2" cal.	B&B	single leader; full branching
Y		QB	<i>Quercus bicolor</i>	Swamp White Oak	2-2 1/2" cal.	B&B	single leader; full branching
Y		QP	<i>Quercus palustris</i>	Pin Oak	2-2 1/2" cal.	B&B	single leader; full branching
Y		QW	<i>Quercus phellos</i>	Willow Oak	2-2 1/2" cal.	B&B	single leader; full branching
Y		QR	<i>Quercus rubra</i>	Red Oak	2-2 1/2" cal.	B&B	single leader; full branching
<b>Evergreen Trees</b>							
		IF	<i>Ilex x attenuata</i> 'Foster's #2'	Foster's Holly	8-10' ht.	B&B	heavy; matched; symmetrical
Y		IO	<i>Ilex opaca</i>	American Holly	8-10' ht.	B&B	heavy; matched; symmetrical
		MG	<i>Magnolia grandiflora</i>	Southern Magnolia	12-14' ht.	B&B	specimens; full branching
		PB	<i>Pinus bungeana</i>	Lacebark Pine	8-10' ht.	B&B	specimen; heavy; symmetrical
<b>Ornamental Trees</b>							
Y		AC	<i>Amelanchier canadensis</i>	Serviceberry	8-10' ht.	B&B	multistem - 3 stems minimum; full branching
		CB	<i>Carpinus betulus</i> 'Fastigiata'	Fast. European Hornbeam	8-10' ht.	B&B	single stem; symmetrical, full branching
Y		CC	<i>Cercis canadensis</i>	Eastern Redbud	8-10' ht.	B&B	single stem; full branching
		CR	<i>Cornus x 'Rutban'</i>	Aurora Dogwood	8-10' ht.	B&B	single stem; full branching
		LM	<i>Lagerstroemia indica</i> 'Muskogee'	Muskogee Crape Myrtle	6-8' ht.	B&B	multistem - 3 stems minimum; full branching
		LN	<i>Lagerstroemia indica</i> 'Natchez'	Natchez Crape Myrtle	8-10' ht.	B&B	multistem - 3 stems minimum; full branching
		MT	<i>Magnolia stellata</i>	Star Magnolia	7-8' ht.	B&B	multistem - 3 stems minimum; full branching
Y		MV	<i>Magnolia virginiana</i>	Sweetbay Magnolia	8-10' ht.	B&B	multistem - 3 stems minimum; full branching
<b>Evergreen Shrubs</b>							
		IB	<i>Ilex cornuta</i> 'Dwarf Burford'	Dwarf Burford Holly	24-30" ht.	Cont.	full branching to ground
		IU	<i>Ilex crenata</i> 'Soft Touch'	Soft Touch Compact Holly	24-30" ht.	Cont.	full branching to ground
		IM	<i>Ilex x meserveae</i> 'Blue Princess'	Meserve Holly (female & male)	36-42" ht.	Cont.	full branching; plant 1 male per 4 females
Y		IG	<i>Ilex glabra</i> 'Nigra'	Compact Inkberry	30-36" ht.	Cont.	full branching to ground
		JS	<i>Juniperus scopulorum</i> 'Gray Gleam'	Gray Gleam Juniper	5-6 ft. ht.	B&B	full branching; matched symmetrical specimens
		KL	<i>Kalmia latifolia</i> 'Elf'	Mountain Laurel	24-30" ht.	Cont.	full branching to ground
		PL	<i>Prunus laurocerasus</i> 'Otto Luykens'	Otto Luykens Cherry Laurel	24-30" ht.	B&B	full branching;
<b>Deciduous Shrubs</b>							
Y		CS	<i>Cornus sericea</i>	Red Twig Dogwood	30-36" ht.	Cont.	full branching;
Y		FO	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	24-30" ht.	Cont.	full branching;
Y		HQ	<i>Hydrangea quercifolia</i> 'Alice'	Oakleaf Hydrangea	4-5' ht.	Cont.	full branching;
Y		IV	<i>Ilex verticillata</i> 'Cacapon' & 'Jackson'	Winterberry (female and male)	4-5' ht.	Cont.	full branching; plant 1 male per 4 females
Y		IT	<i>Itea virginica</i> 'Henry's Garnet'	Virginia Sweetpire	24-30" ht.	Cont.	full branching;
		RO	<i>Rosa</i> 'Knockout'	Knockout Rose	18-24" ht.	Cont.	full branching; 24" b.c.
Y		VDE	<i>Viburnum dentatum</i>	Arrowwood Viburnum	36-42" ht.	Cont.	full branching;
<b>Perennials</b>							
Y		ATA	<i>Amonia tabernaemontana</i>	Blue Star	1 gal.	Cont.	18" o.c.
Y		ACG	<i>Achillea</i> 'Coronation Gold'	Coronation Gold Yarrow	1 gal.	Cont.	18" o.c.
		AHJ	<i>Anemone</i> 'Honorine Jobert'	White Japanese Anemone	1 gal.	Cont.	heavy, 24" o.c.
Y		ATU	<i>Asclepias tuberosa</i>	Butterfly Weed	2 gal.	Cont.	24" o.c.
Y		ANP	<i>Aster novae-angliae</i> 'Purple Dome'	Purple Dome New England Aster	2 gal.	Cont.	18" o.c.
		CVM	<i>Coreopsis verticillata</i> 'Moonbeam'	Moonbeam Coreopsis	1 gal.	Cont.	24" o.c.
Y		EPM	<i>Echinacea purpurea</i> 'Magnus'	Magnus Purple Coneflower	1 gal.	Cont.	24" o.c.
Y		EMG	<i>Eupatorium dudium</i> 'Little Joe'	Dwarf Joe Pye Weed	2 gal.	Cont.	specimen
Y		ECO	<i>Eupatorium coelestinum</i>	Hardy Ageratum	1 gal.	Cont.	24" o.c.
		HMA	<i>Heuchera macrorhiza</i> 'Autumn Bride'	Allumroot	1 gal.	Cont.	24" o.c.
		HSE	<i>Hosta sieboldiana</i> 'Elegans'	Hosta	1 gal.	Cont.	30" o.c.
Y		LSP	<i>Liatris spicata</i>	Gayfeather	1 gal.	Cont.	24" o.c.



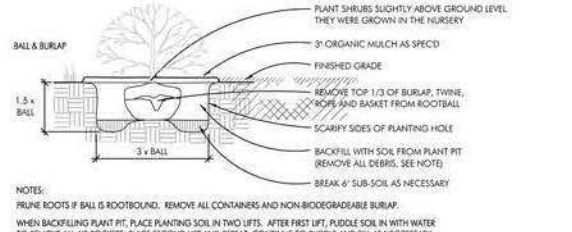
01 TREE PLANTING (STAKED)  
SCALE: N.T.S.



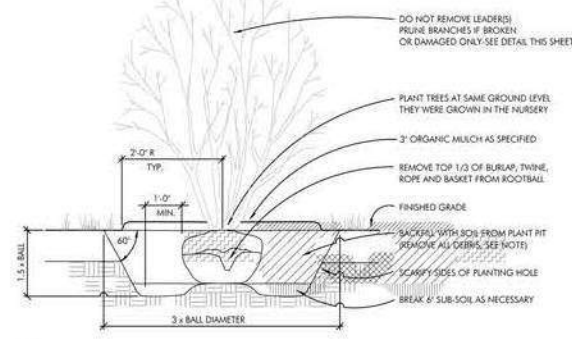
02 MULTI-STEM TREE PLANTING  
SCALE: N.T.S.



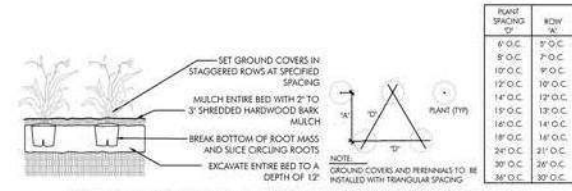
03 EVERGREEN TREE PLANTING (STAKED)  
SCALE: N.T.S.



04 SHRUB PLANTING  
SCALE: N.T.S.



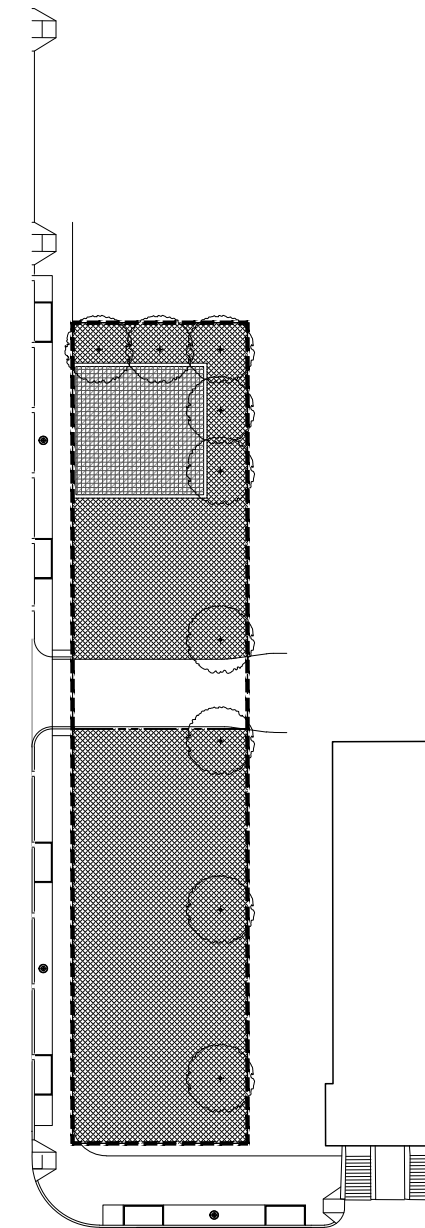
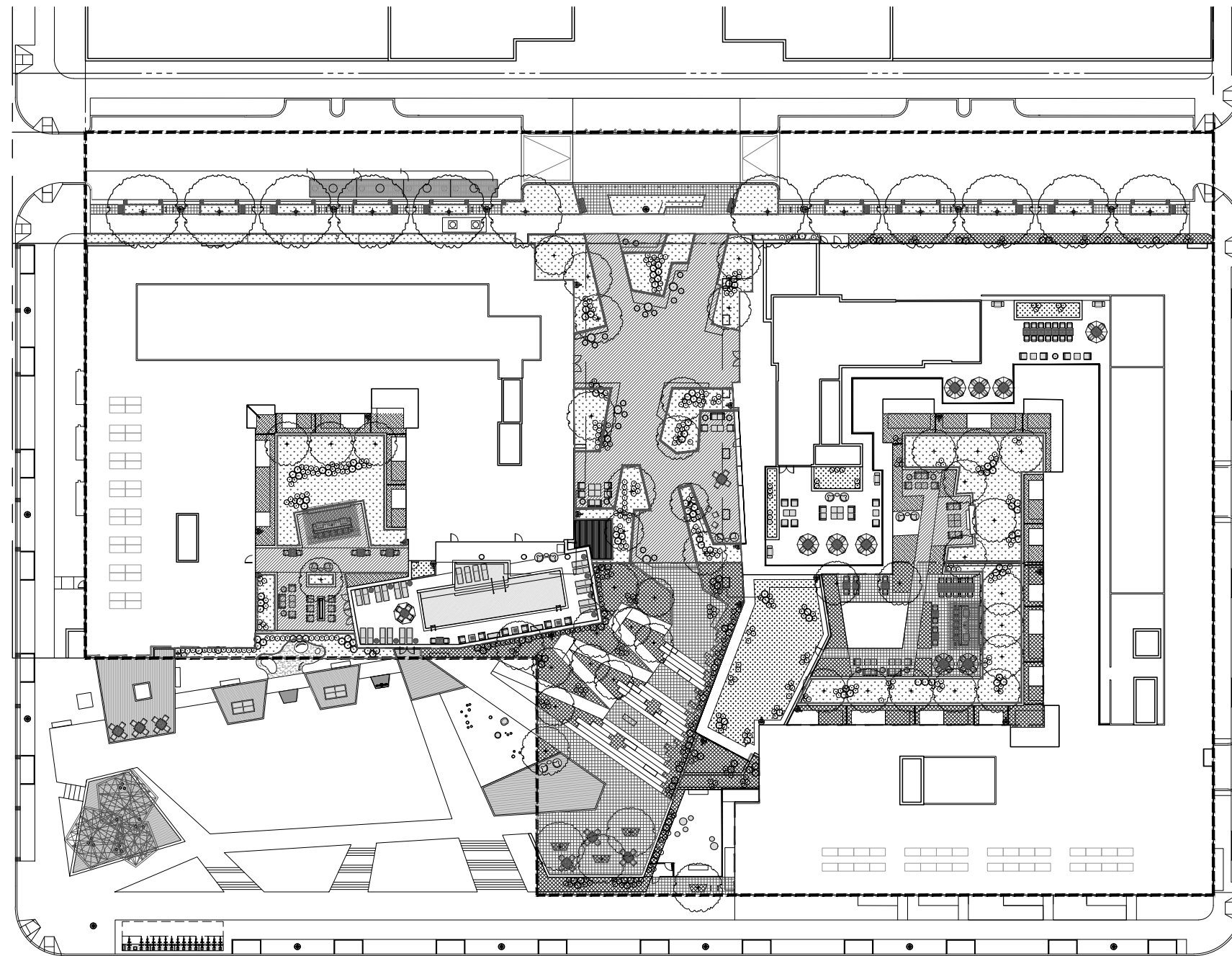
05 MULTISTEM SHRUB PLANTING  
SCALE: N.T.S.














06 GROUNDCOVER PLANTING AND SPACING  
SCALE: N.T.S.

PLANT SPACING	ROW
6" O.C.	7" O.C.
8" O.C.	7" O.C.
10" O.C.	9" O.C.
12" O.C.	10" O.C.
14" O.C.	12" O.C.
16" O.C.	13" O.C.
18" O.C.	14" O.C.
24" O.C.	21" O.C.
30" O.C.	28" O.C.
36" O.C.	30" O.C.

Green Area Ratio Scoresheet						
***	Address	Sursum Corda	Square	Lot	Zone District	
	Other	Phase 1			MU-9	
			Lot area (sf)	Minimum Score	Multiplier	GAR Score
			140,203	0.2		SCORE: 0.207
<b>Landscape Elements</b>						
			Square Feet	Factor		Total
<b>A</b>	<b>Landscaped areas (select one of the following for each area)</b>					
1	Landscaped areas with a soil depth < 24"	square feet		0.30		-
2	Landscaped areas with a soil depth ≥ 24"	square feet	15,666	0.60		9,399.6
3	Bioretention facilities	square feet	10,846	0.40		4,338.4
<b>B</b>	<b>Plantings (credit for plants in landscaped areas from Section A)</b>					
1	Groundcovers, or other plants < 2' height	square feet		0.20	Native Bonus square feet	-
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants	605	5445	0.30	1,633.5
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees	56	2800	0.50	1,400.0
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees	12	3000	0.60	1,800.0
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees	0	0	0.70	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees	0	0	0.70	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees	0	0	0.70	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees	0	0	0.80	-
9	Vegetated wall, plantings on a vertical surface	square feet		0.60	square feet	-
<b>C</b>	<b>Vegetated or "green" roofs</b>					
1	Over at least 2" and less than 8" of growth medium	square feet	2,081	0.60	square feet	1,248.6
2	Over at least 8" of growth medium	square feet	2,358	0.80	square feet	1,886.4
<b>D</b>	<b>Permeable Paving***</b>					
1	Permeable paving over 6" to 24" of soil or gravel	square feet	8,311	0.40		3,324.4
2	Permeable paving over at least 24" of soil or gravel	square feet	7,925	0.50		3,962.5
<b>E</b>	<b>Other</b>					
1	Enhanced tree growth systems***	square feet		0.40		-
2	Renewable energy generation	square feet		0.50		-
3	Approved water features	square feet		0.20		-
<b>F</b>	<b>Bonuses</b>					
1	Native plant species	square feet	0	0.10		-
2	Landscaping in food cultivation	square feet		0.10		-
3	Harvested stormwater irrigation	square feet		0.10		-
			sub-total of sq ft =	58,432		
			Green Area Ratio numerator =			28,993
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.						
Total square footage of all permeable paving and enhanced tree growth.						7,287



- PRELIMINARY GAR CALCULATIONS  
PLAN LEGEND**
-  LOT AREA BOUNDARY  
140,203 SF
  -  BUILDING UNDERGROUND  
(PERIMETER)
  -  A2,  
15,666 SF  
LANDSCAPED AREAS  
WITH SOIL DEPTH ≥ 24"
  -  A3,  
10,846 SF  
BIORETENTION FACILITIES
  -  B2. (SEE PLANTING PLAN)  
605 PLANTS  
PLANTS ≥ 2' HT. AT MATURITY
  -  B3. (SEE PLANTING PLAN)  
56  
NEW TREES WITH LESS  
THAN 40-FT CANOPY SPREAD
  -  B4. (SEE PLANTING PLAN)  
12  
NEW TREES WITH 40-FT OR  
GREATER CANOPY SPREAD
  -  C1,  
2,081 SF  
VEGETATED GREEN ROOF  
OVER 2' AND LESS THAN 8' SOIL
  -  C2,  
2,358 SF  
VEGETATED GREEN ROOF  
OVER 8' SOIL
  -  D1,  
8,311 SF  
PERMEABLE PAVING  
OVER 6" TO 24" OF SOIL/GRAVEL
  -  D2,  
7,925 SF  
PERMEABLE PAVING  
OVER 24" OF SOIL/GRAVEL

# 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	
	CONTOUR LINE			ELECTRIC MANHOLE	
	SPOT ELEVATIONS			TELEPHONE MANHOLE	
				ELECTRIC BOX	
	SANITARY LABEL			ELECTRIC PEDESTAL	
	STORM LABEL			MONITORING WELL	
	SANITARY SEWER LATERAL			TEST PIT	
	UNDERGROUND WATER LINE			BENCHMARK	
	UNDERGROUND ELECTRIC LINE			BORING	
	UNDERGROUND GAS LINE				

## PROJECT NARRATIVE:

THE SITE IS AN EXISTING EMPTY LOT. THE PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF TWO 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 AND BIORETENTION FACILITIES TO MEET BOTH THE STORMWATER RETENTION VOLUME (SWRV) REQUIREMENTS AND THE GREEN AREA RATIO (GAR) REQUIREMENTS.

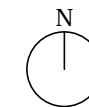
## REFERENCES:

- THE PLAN IS BASED ON THE FOLLOWING DOCUMENTS AND INFORMATION
  - SURVEY ENTITLED: "ALTA/ACSM LAND TITLE SURVEY, TOLL BROTHERS, INC., LOT 250 AND A&T LOTS 898, 904, 894, 895, 900, & 893, SQUARE 620, DISTRICT OF COLUMBIA", PREPARED BY: BOHLER ENGINEERING. DATED: 11/10/17, REVISED: 07/05/18.
  - DIGITAL ARCHITECTURAL PLANS: ENTITLED: "SURSUM CORDA-SHEET - A0203 - KEY PLAN - LEVEL 1.DWG" PREPARED BY: WDG ARCHITECTS, DATED: 08/05/19.
  - DIGITAL LANDSCAPE PLANS: ENTITLED: "SURSUMCORDA - LA.DWG", PREPARED BY: PARKER RODRIGUEZ INC., RECEIVED: 09/03/19.
  - DIGITAL DRY UTILITY PLANS: ENTITLED "2019-03-05 SURSUM CORDA - PEPKO OPTION A (REVISED).PDF", PREPARED BY: UTILITY SYSTEMS, RECEIVED: 03/06/19
- 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

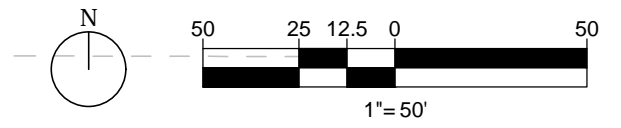
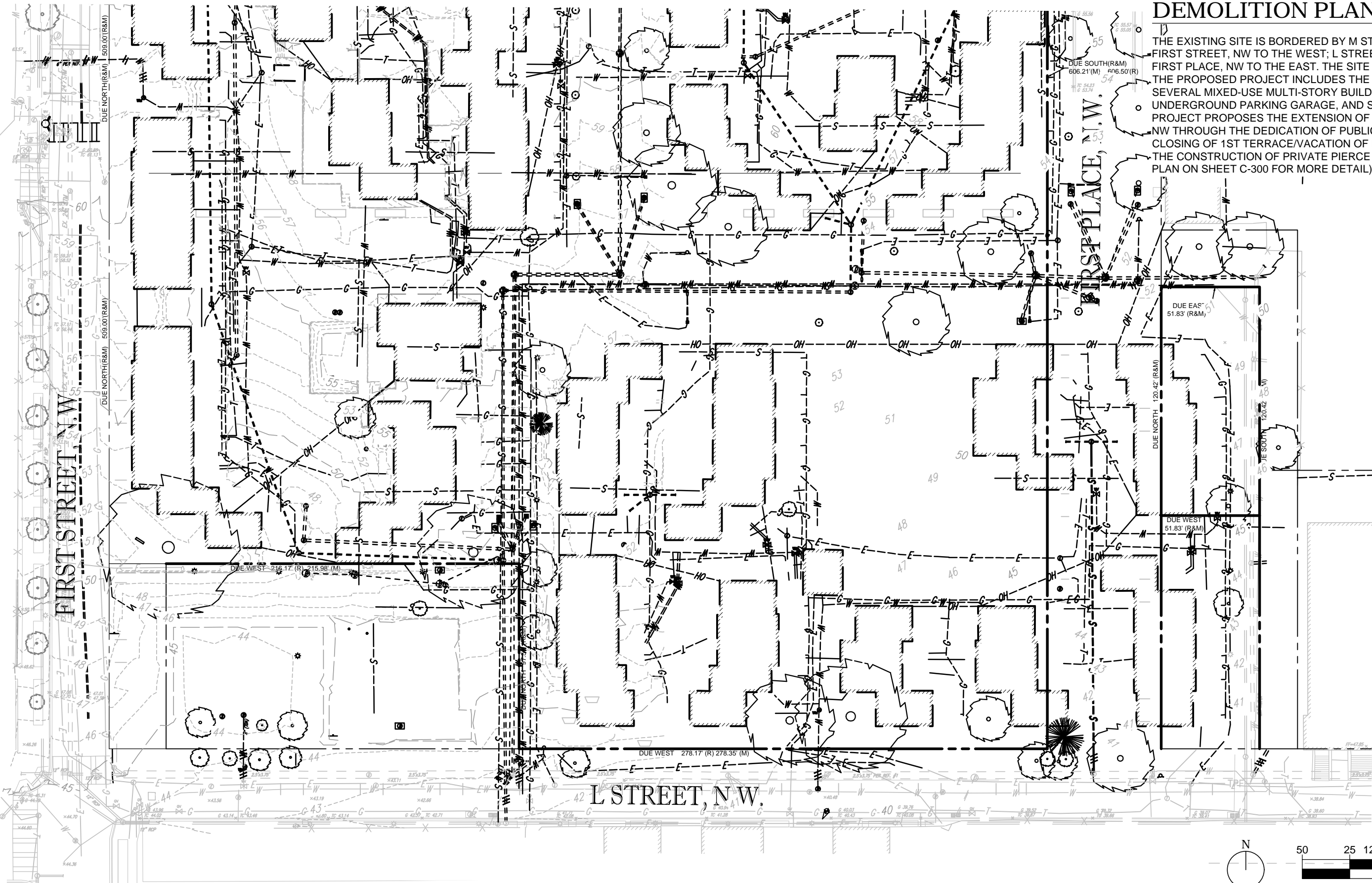
SHEET TITLE	SHEET NUMBER
COVER SHEET	C-100
DEMOLITION PLAN	C-200
SITE PLAN	C-300
L STREET, NW RIGHT-OF-WAY PLAN	C-301
PIERCE STREET, NW INTERIM SITE PLAN	C-302
GRADING PLAN	C-400
UTILITY PLAN	C-500
STORMWATER MANAGEMENT PLAN	C-600
EROSION AND SEDIMENT CONTROL PLAN	C-700
CIRCULATION PLAN	C-800

**APPLICANT**  
SURSUM CORDA PUD  
SECOND STAGE PUD APPLICATION  
FOR PHASE I



# 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 AN EXISTING EMPTY LOT. THE PROPOSED PROJECT INCLUDES 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).



# SITE PLAN NARRATIVE

THE PROJECT PROPOSES TWO MIXED USE BUILDINGS, A MULTI-LEVEL UNDERGROUND PARKING GARAGE, AND SITE AMENITIES. THE CLOSING OF 1ST TERRACE, NW WILL REQUIRE THE ADDITION OF A NEW PRIVATE STREET AND THE EXTENSION OF FIRST PLACE, NW TO L STREET, WITH ONE (1) NEW CURB CUT ON L STREET, NW. AS A RESULT OF THE RECONFIGURATION OF THE STREET GRID, ONE (1) NEW CURB CUT WILL BE PROPOSED ALONG FIRST STREET, NW. THREE (3) NEW CURB CUTS WILL BE PROPOSED ALONG FIRST PLACE, NW. THE RECONFIGURATION OF THE STREET GRID SYSTEM RESULTS IN A NEW CONFIGURATION OF BLOCKS.

