

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	
	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 CONSISTS OF TWO EXISTING BUILDINGS LOCATED AT 301 AND 331 N. STREET, NE. BETWEEN 3RD AND 4TH STREET, NE. THE PROPOSED PROJECT INCLUDES THE DEMOLITION OF THE EXISTING BUILDING AT 331 N. STREET, NE, SITE-RELATED FEATURES AND UTILITIES AND THE CONSTRUCTION OF A MIXED-USE BUILDING WITH UNDERGROUND PARKING AND SITE AMENITIES. A PORTION OF THE BUILDING LOCATED AT 301 N. STREET WILL REMAIN DUE TO THE HISTORIC BUILDING ROOF. THE UTILITY IMPROVEMENTS INCLUDE DOMESTIC WATER, FIRE WATER, SANITARY SEWER, AND STORM DRAIN CONNECTIONS TO EXISTING UTILITY MAINS LOCATED WITHIN THE N STREET, NE PUBLIC RIGHT-OF-WAY. THE PROJECT PROPOSES THE USE OF GREEN ROOFS TO MEET BOTH THE STORMWATER RETENTION VOLUME (SWRV) REQUIREMENTS AND THE GREEN AREA RATIO (GAR) REQUIREMENTS ON-SITE.

GENERAL NOTES:

- THE PLAN IS BASED ON THE FOLLOWING DOCUMENTS AND INFORMATION
 - ENTITLED: "BOUNDARY AND TOPOGRAPHIC SURVEY, LOTS 20, 21, 22, 23 & ASSESSMENT & TAXATION LOT 800, SQUARE 772, #301 & #331 N STREET, N.E., DISTRICT OF COLUMBIA", PREPARED BY: VIKI CAPITOL, LLC, PROJECT NUMBER: VC0276B, DATED: 06/26/15
 - DIGITAL ARCHITECTURAL PLANS: ENTITLED: "331_151026_PLANS.DWG," PREPARED BY: TORTI GALLAS, DATED: 10/26/15
 - DIGITAL LANDSCAPE PLANS: ENTITLED: "L_PP-ROOF.DWG," "L_SP-ROOF.DWG" AND "0X-301-331_ROOF_151019.DWG," "L_SP_SIDEWALK.DWG," "L_SP.DWG," "L_SP-ROOF.DWG," "L_SP-TERRACE.DWG" PREPARED BY: OLIN, DATED: 10/20/15
- 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, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. 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	C1
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GREEN AREA RATIO WORKSHEET	C6
EROSION AND SEDIMENT CONTROL PLAN	C7

DEVELOPER

FOULGER-PRATT
9600 BLACKWELL ROAD, SUITE 200
ROCKVILLE, MARYLAND 20850

FOULGER-PRATT - 301 AND 331 N. STREET, N.E.
301 AND 331 N. STREET, N.E. - SQUARE 772, LOTS 20, 22-24 & A&T LOT 800
DISTRICT OF COLUMBIA

PLANNED UNIT DEVELOPMENT PLAN SET

COVER SHEET

C1

SCALE:

DATE:

03/24/16

CAD ID:

SD1

PROJECT NUMBER:

DC152009



BOHLER

ZONING COMMISSION



District of Columbia

1301 PENNSYLVANIA AVE. N.W. STE. 225 WASHINGTON, DC 20004
PHONE: (202) 524-5700 FAX: (202) 524-5701
EXHIBIT NO. 1306

DEMOLITION NARRATIVE

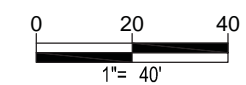
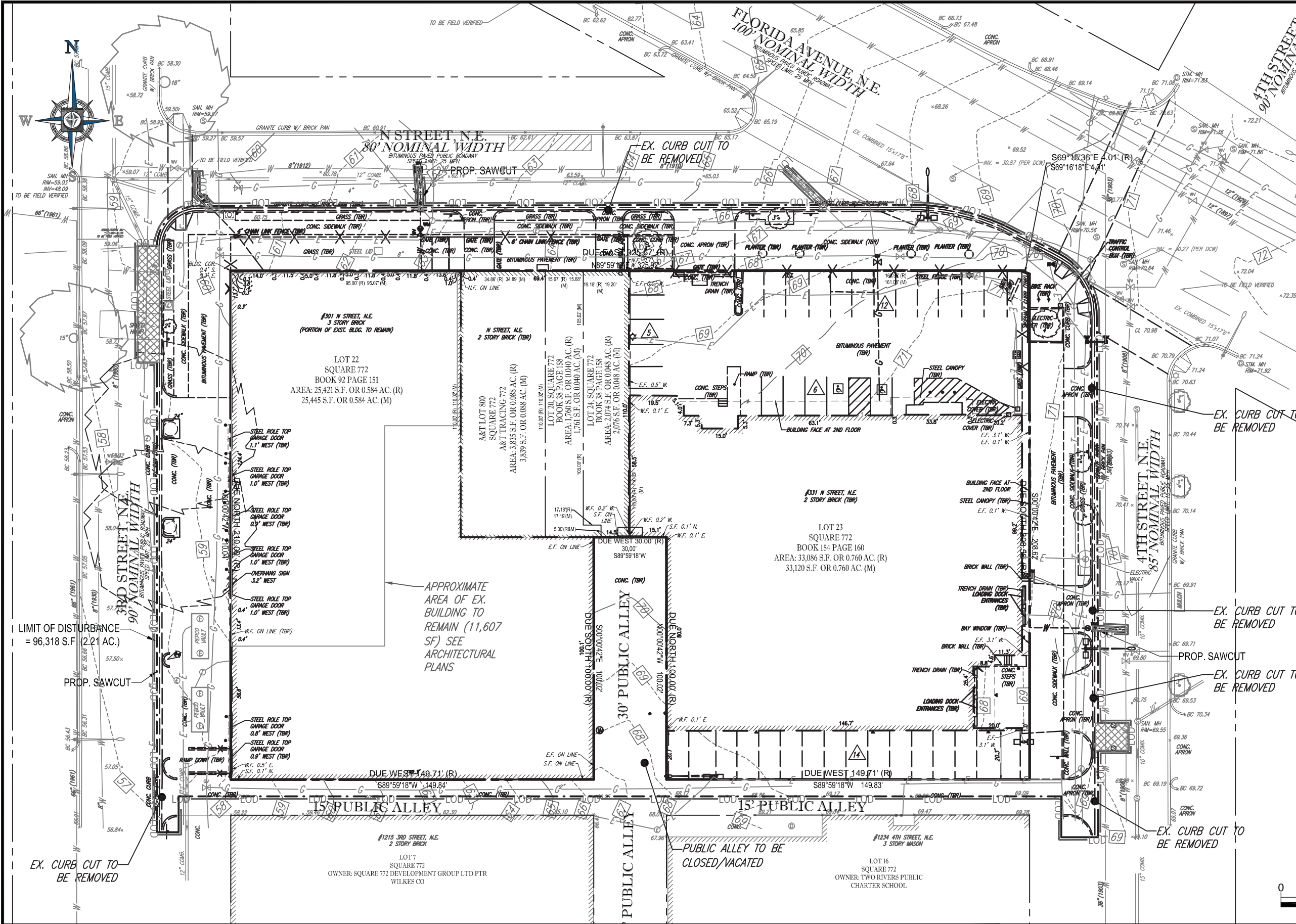
THE EXISTING SITE IS MADE UP OF FIVE (5) LOTS AND AN ALLEY CONTAINING TWO EXISTING BUILDINGS, EXISTING VEGETATION AND ASSOCIATED INFRASTRUCTURE. THE PROPOSED PROJECT REQUIRES DEMOLITION OF EXISTING SITE FEATURES PRIOR TO THE CONSTRUCTION OF A NEW 11 STORY AND PENTHOUSE LEVEL MIXED-USE BUILDING AND TWO LEVELS OF UNDERGROUND PARKING ON LOTS 20, 23, 24, A&T LOT 800 AND A PORTION OF LOT 22. A PORTION OF THE THREE (3) STORY BUILDING SHALL REMAIN ON LOT 22. EXISTING UTILITIES ON SITE SHALL BE ABANDONED AND / OR REMOVED AT THE TIME OF DEMOLITION.

LEGEND

-  LOD PROP LIMITS OF DISTURBANCE
-  PROP SAWCUT

NOTE

THE TOTAL SITE AREA IS 69,241 S.F.
THE SITE INCLUDES LOTS 20, 22-24, A&T LOT 800 AND PUBLIC ALLEY TO BE CLOSED.



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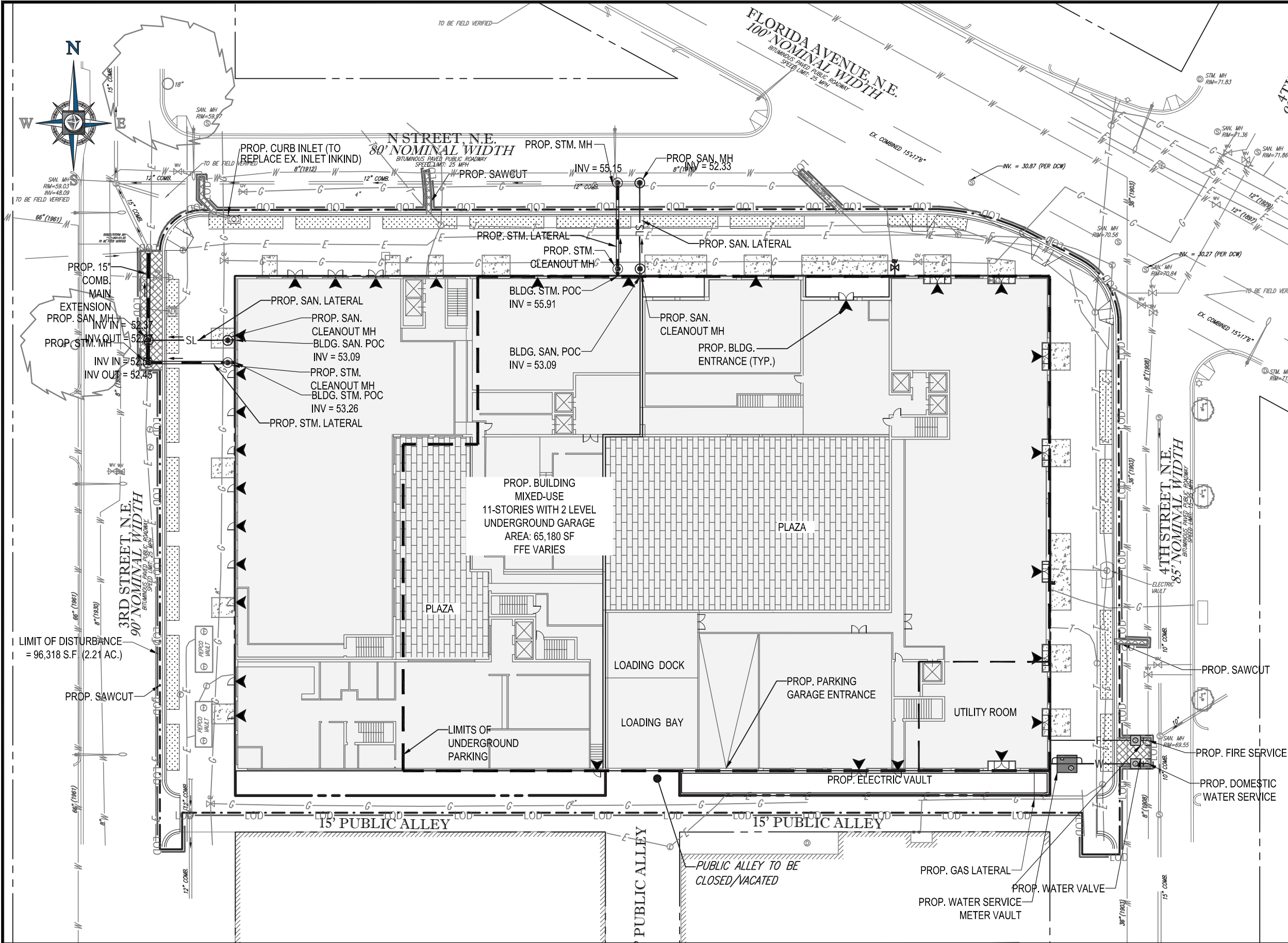
PLANNED UNIT DEVELOPMENT PLAN SET



1301 PENNSYLVANIA AVE., NW, STE. 825 WASHINGTON, DC 20004
PHONE: (202) 524-5700 FAX: (202) 524-5701

UTILITY NARRATIVE

THE PROPOSED MIXED-USE PROJECT INCLUDES CONSTRUCTION OF NEW UTILITY INFRASTRUCTURE TO SERVICE THE DEVELOPMENT. EXISTING WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWER MAINS SHALL SERVE THE SITE AS WELL AS COMMUNICATION LINES, GAS MAINS, AND ELECTRIC SERVICE. PROPOSED UTILITY LATERALS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATIONS OF LATERALS AND CONNECTIONS WILL BE DETERMINED DURING THE FINAL DESIGN OF THE BUILDING AND ASSOCIATED UTILITY ROOM LOCATIONS AND POINTS OF CONNECTION.

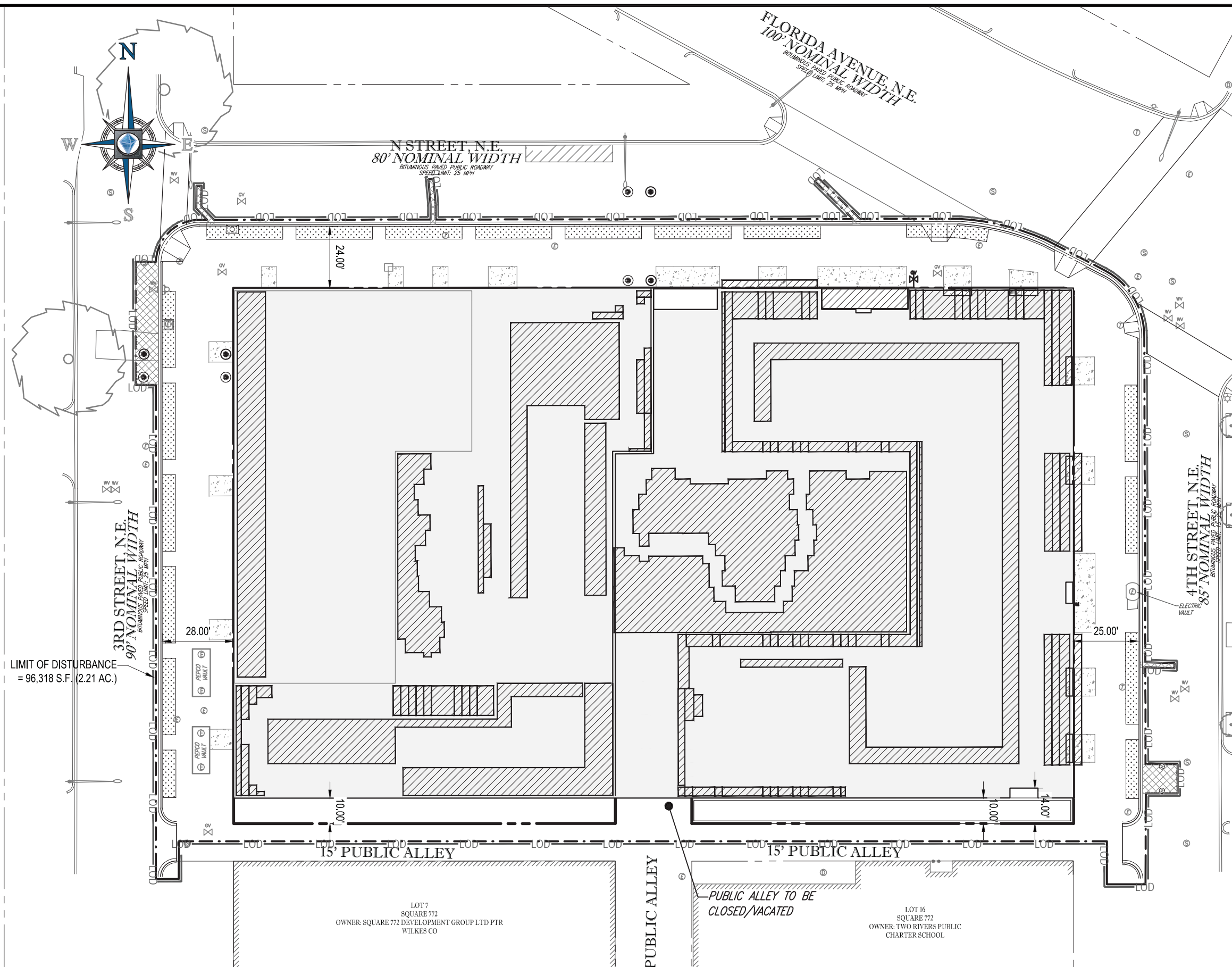


FOULGER-PRATT - 301 AND 331 N. STREET, N.E.
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STORMWATER MANAGEMENT SUMMARY

THE PROPOSED PROJECT WILL DISTURB A TOTAL OF 96,318 SF (2.21 AC), BROKEN DOWN AS FOLLOWS: 58,174 SF (1.35 AC) MAJOR LAND DISTURBANCE ON-SITE, 11,067 SF (0.25 AC) MAJOR SUBSTANTIAL IMPROVEMENTS ON-SITE AND 26,546 SF (0.61 AC) OFF-SITE. THERE ARE TWO REQUIREMENTS TO SATISFY THE CURRENT STORMWATER REGULATIONS - THE ON-SITE RETENTION VOLUME AND THE PUBLIC RIGHT-OF-WAY (PROW) RETENTION VOLUME. THE VOLUME REQUIRED TO BE RETAINED ON-SITE (SWRV) IS EQUAL TO APPROXIMATELY 6,227 CUBIC FEET. THE VOLUME REQUIREMENT FOR THE PROW IS EQUAL TO APPROXIMATELY 2,522 CF.

TO SATISFY THE ON-SITE RETENTION VOLUME, THE CURRENT DESIGN INCLUDES MULTIPLE INTENSIVE GREEN ROOFS WITH VARIABLE DRAINAGE LAYERS. THE SIZE AND DEPTH OF THE GREEN ROOF AREAS WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS, HOWEVER THE FINAL DESIGN WILL SATISFY THE REQUIRED STORMWATER RETENTION VOLUME (6,227 CF).

STORMWATER MANAGEMENT WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE TREATED TO THE MAXIMUM EXTENT PRACTICABLE THROUGH THE IMPLEMENTATION OF PERMEABLE PAVEMENT AND URBAN BIORETENTION (PLANTERS).


GREEN AREA RATIO SUMMARY

THE GAR FOR A SITE WITHIN THE C-3-C ZONE IS 0.200. TO SATISFY THE GAR REQUIREMENT, THE CURRENT DESIGN INCLUDES A MINIMUM OF 17,300 SF OF INTENSIVE GREEN ROOF (8" AND GREATER).

THE SIZE AND DEPTH OF THE GREEN ROOF AREAS ALONG WITH PLANT SPECIES WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS, HOWEVER THE FINAL DESIGN WILL MEET THE REQUIRED GREEN AREA RATIO (0.200).

LEGEND

- INTENSIVE GREEN ROOF (MULTIPLE BUILDING LEVELS)
- PLANTER BOX


 Address

Other / BZA Order

Lot size (enter this value first) *

Green Area Ratio Scoresheet
 Ward: 6, Lot: 20, Square: 772, District: C-3-C
 22-24 & 800
 multiplier: SCORE 0.200

Landscape Elements		Square Feet	Factor	Total
A Landscaped areas (select one of the following for each area)				
1	Landscaped areas with a soil depth of less than 24"	<input type="text" value="0"/>	0.3	-
2	Landscaped areas with a soil depth of 24" or greater	<input type="text" value="0"/>	0.6	-
3	Bioretention facilities	<input type="text" value="0"/>	0.4	-
B Plantings (credit for plants in landscaped areas from Section A)				
1	Groundcovers, or other plants less than 2' tall at maturity	<input type="text" value="0"/>	0.2	-
2	Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)	<input type="text" value="0"/> 0	0.3	-
3	Tree canopy for all new trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree	<input type="text" value="0"/> 0	0.5	-
4	Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	<input type="text" value="0"/> 0	0.6	-
5	Tree canopy for preservation of existing tree 6" to 12" diameter or larger or equivalent - calculated at 250 sq ft per tree	<input type="text" value="0"/> 0	0.7	-
6	Tree canopy for preservation of existing tree 12" to 18" diameter or larger or equivalent - calculated at 600 sq ft per tree	<input type="text" value="0"/> 0	0.7	-
7	Tree canopy for preservation of all existing trees 18" to 24" diameter or equivalent - calculated at 1300 sq ft per tree	<input type="text" value="0"/> 0	0.7	-
8	Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2000 sq ft per tree	<input type="text" value="0"/> 0	0.8	-
9	Vegetated wall, plantings on a vertical surface	<input type="text" value="0"/>	0.6	-

C Vegetated or "green" roofs				
1	Over at least 2" and less than 8" of growth medium	<input type="text" value="0"/>	0.6	-
2	Over at least 8" of growth medium	<input type="text" value="17,300"/>	0.8	13,840.0
D Permeable Paving***				
1	Permeable paving over at least 6" and less than 24" of soil or gravel	<input type="text" value="0"/>	0.4	-
2	Permeable paving over at least 24" of soil or gravel	<input type="text" value="0"/>	0.5	-
E Other				
1	Enhanced tree growth systems***	<input type="text" value="0"/>	0.4	-
2	Renewable energy generation	<input type="text" value="0"/>	0.5	-
3	Approved water features	<input type="text" value="0"/>	0.2	-

sub-total of sq ft = 17,300				
H Bonuses				
1	Native plant species	<input type="text" value="0"/>	0.1	-
2	Landscaping in food cultivation	<input type="text" value="0"/>	0.1	-
3	Harvested stormwater irrigation	<input type="text" value="0"/>	0.1	-
Green Area Ratio numerator = 13,840				

*** 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: -

EROSION & SEDIMENT CONTROL NARRATIVE

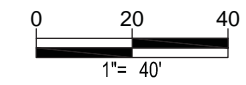
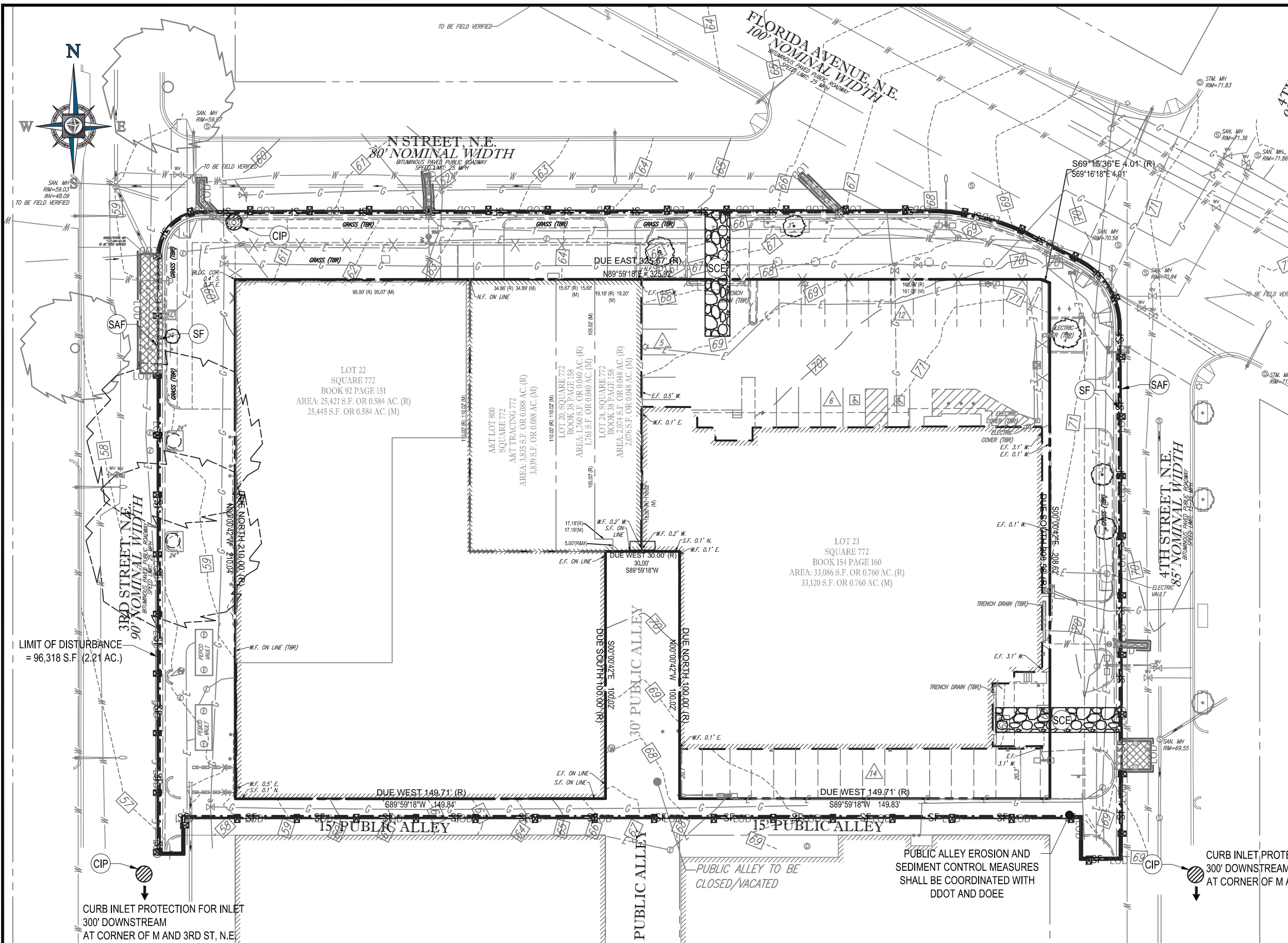
EROSION AND SEDIMENT CONTROL AND RUNOFF PROTECTION SHALL BE PROVIDED THROUGH DOEE APPROVED PRACTICES DURING ALL PHASES OF CONSTRUCTION. IT IS ANTICIPATED AT THIS TIME THAT EXISTING DRAINAGE DIVIDES SHALL BE UTILIZED FOLLOWING DEMOLITION OF EXISTING SITE FEATURES. INLET PROTECTION, SAFETY FENCE AND SILT FENCE SHALL BE USED FOR EACH DRAINAGE AREA TO MITIGATE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. IT IS ANTICIPATED THAT DETAILS OF THIS PLAN SHALL BE DESIGNED AS CONSTRUCTION PHASING FOR THIS PROJECT IS FINALIZED.

EROSION AND SEDIMENT CONTROL LEGEND

TITLE	KEY	SYMBOL
SAFETY FENCE	SAF	
SILT FENCE	SF	
CURB INLET PROTECTION	CIP	
STABILIZED CONSTRUCTION ENTRANCE	SCE	
LIMIT OF DISTURBANCE	LOD	

DISTURBANCE ANALYSIS

SITE AREA = 69,241 S.F.
 (LOTS 20, 22-24, A&T LOT 800 AND PUBLIC ALLEY TO BE CLOSED)
 DISTURBED AREA = 96,318 S.F. (2.21 AC.)



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