



CIVIL

ZONING COMMISSION
District of Columbia
CASE NO.17-14
EXHIBIT NO.27B5

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			SIDEWALK	

PROJECT NARRATIVE

THE SITE CONSISTS OF AN EXISTING BUILDING LOCATED AT 500 PENN STREET, N.E. ADJACENT TO A PUBLIC ALLEY. THE PROPOSED PROJECT REQUIRES DEMOLITION OF EXISTING BUILDING AND SITE FEATURES AND THE CONSTRUCTION OF A MIXED-USE BUILDING WITH UNDERGROUND PARKING AND SITE AMENITIES. THE UTILITY IMPROVEMENTS INCLUDE DOMESTIC WATER, FIRE WATER, SANITARY SEWER AND STORM SEWER CONNECTIONS TO EXISTING UTILITY MAINS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY. THE PROJECT PROPOSES THE USE OF GREEN ROOFS AND STORMWATER VAULTS TO MEET THE STORMWATER RETENTION VOLUME (SWRv), DETENTION VOLUME AND THE GREEN AREA RATIO (GAR) REQUIREMENTS ON-SITE.

GENERAL NOTES

1. THIS PLAN IS BASED ON THE FOLLOWING DOCUMENTS AND INFORMATION:

A) SURVEY ENTITLED: "ALTA/NSPS LAND TITLE SURVEY UNION MARKET - MAURICE LIGHTING, 500 PENN STREET N.E. LOT 3 SQUARE 3594 LOTS 1, 2, 6 & A&t LOT 803, SQUARE 3592 PARCEL 129/45 SQUARE 3592, PARCEL 129/43 SQUARE 3592 WASHINGTON, DISTRICT OF COLUMBIA," PREPARED BY BOHLER ENGINEERING. PROJECT NUMBER: SRW162065, DATED: 05/20/2016.

B) DIGITAL ARCHITECTURAL PLANS ENTITLED: "03-27-18_500 PENN_ARCHITECTURAL_1ST FLOOR PLAN," PREPARED BY ERIC COLBERT & ASSOCIATES, DATED: 03/27/18.

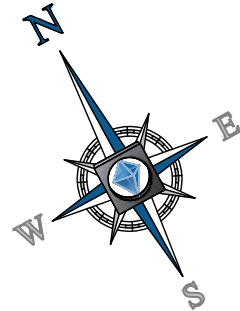
C) DIGITAL LANDSCAPE ARCHITECTURAL PLANS ENTITLED: "MAU_MASTER_GREEN ROOF," PREPARED BY OEHME, VAN SWEDEN, DATED 05/17/18.

2. 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.

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GENERAL NOTES AND LEGEND



LOT 4
SQUARE 3594
LANDS N/F
VASUDAN, INC.
INST. NO. 9300058927

PARCEL 129/51
U.S. RESERVATION 485
NATIONAL PARK SERVICE
FACILITY NO. 77
LANDS N/F
UNITED STATES OF AMERICA
LIBER 6368 FOLIO 471

PROP. LIMIT OF
DISTURBANCE
= 53,853 SF (1.23 AC)

LOT 3 SQUARE 3594
LIBER 155 FOLIO 123

LANDS OF
500 PENN STREET, NE, LLC,
INSTR. #2014014127
SSL: 3594-0003
AREA: 81,277 S.F. OR 1.866 AC.

DEMOLITION NARRATIVE

THE EXISTING SITE IS MADE UP OF ONE (1) EXISTING BUILDING. THE PROPOSED PROJECT REQUIRES DEMOLITION OF EXISTING BUILDING AND SITE FEATURES AND THE CONSTRUCTION OF A NEW 12 STORY RETAIL/RESIDENTIAL BUILDING WITH 11 STORIES OF RESIDENTIAL USE AND ONE (1) STORY OF RETAIL AND THREE (3) LEVELS OF UNDERGROUND PARKING FOR THE RETAIL AND RESIDENTIAL FACILITIES. EXISTING UTILITIES ON-SITE SHALL BE ABANDONED AND/OR REMOVED AT THE TIME OF DEMOLITION.

LEGEND

— LOD — PROP. LIMITS OF DISTURBANCE



4TH STREET N.E.
120' NOMINAL WIDTH
ASPHALT/CONC. PAVED
PUBLIC ROADWAY
16" WATER
16" WATER
36" COMB
16" WATER
4TH STREET N.E.
90' NOMINAL WIDTH
CONC. PAVED
PUBLIC ROADWAY
16" WATER
5' WROUGHT
IRON FENCE
3-STORY
BRICK BUILDING

PENN STREET N.E.
190' NOMINAL WIDTH
ASPHALT/CONC. PAVED
PUBLIC ROADWAY
16" WATER
16" WATER
36" COMB
16" WATER
4TH STREET N.E.
90' NOMINAL WIDTH
CONC. PAVED
PUBLIC ROADWAY
16" WATER
5' WROUGHT
IRON FENCE
3-STORY
BRICK BUILDING

5TH STREET N.E.
100' NOMINAL WIDTH
CONC. PAVED
PUBLIC ROADWAY
16" WATER
16" WATER
36" COMB
16" WATER
4TH STREET N.E.
90' NOMINAL WIDTH
CONC. PAVED
PUBLIC ROADWAY
16" WATER
5' WROUGHT
IRON FENCE
3-STORY
BRICK BUILDING

EXISTING CONDITIONS / DEMOLITION PLAN

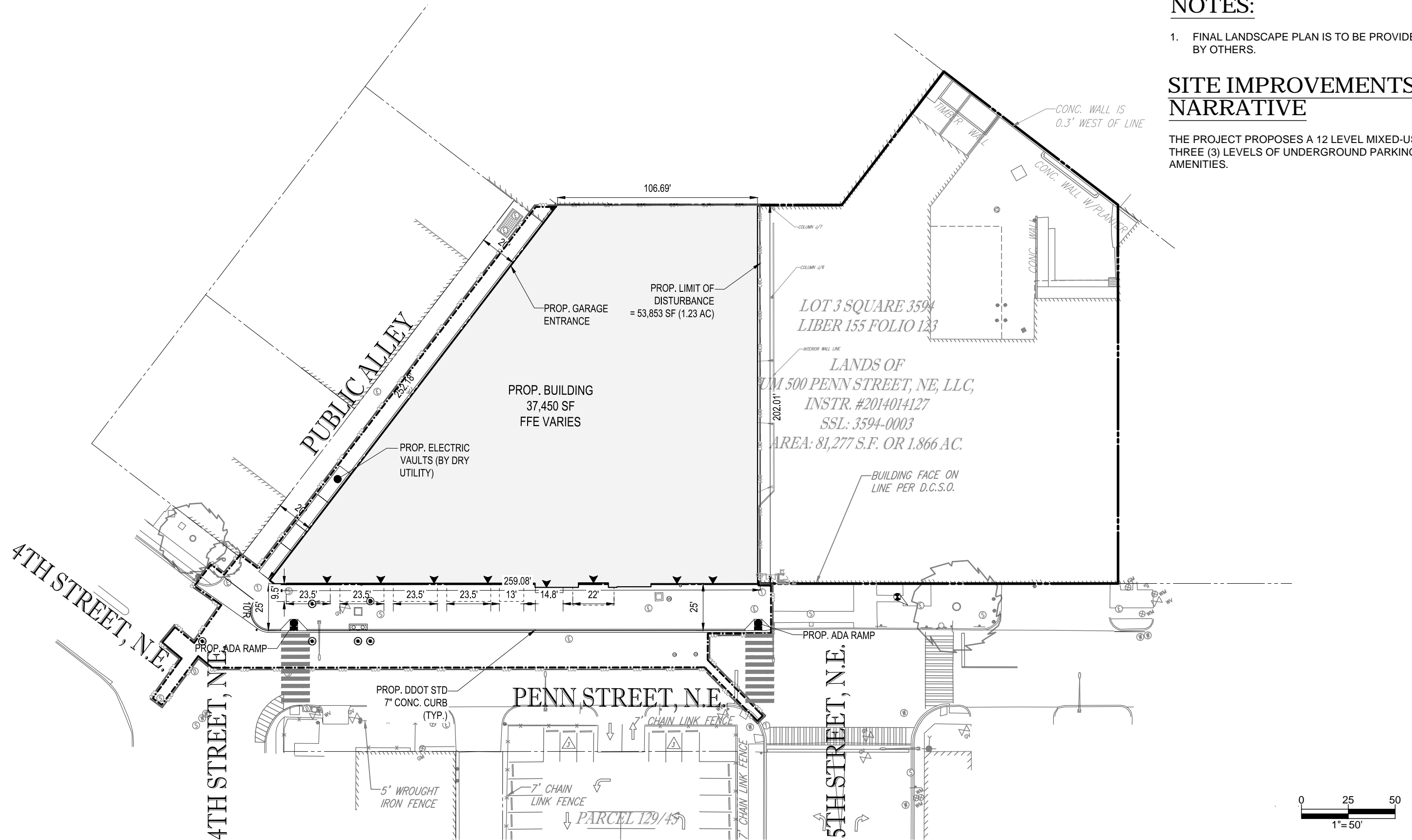
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NOTES:

1. FINAL LANDSCAPE PLAN IS TO BE PROVIDED BY OTHERS.

SITE IMPROVEMENTS NARRATIVE

THE PROJECT PROPOSES A 12 LEVEL MIXED-USE BUILDING WITH THREE (3) LEVELS OF UNDERGROUND PARKING AND SITE AMENITIES.



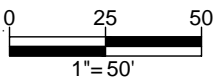
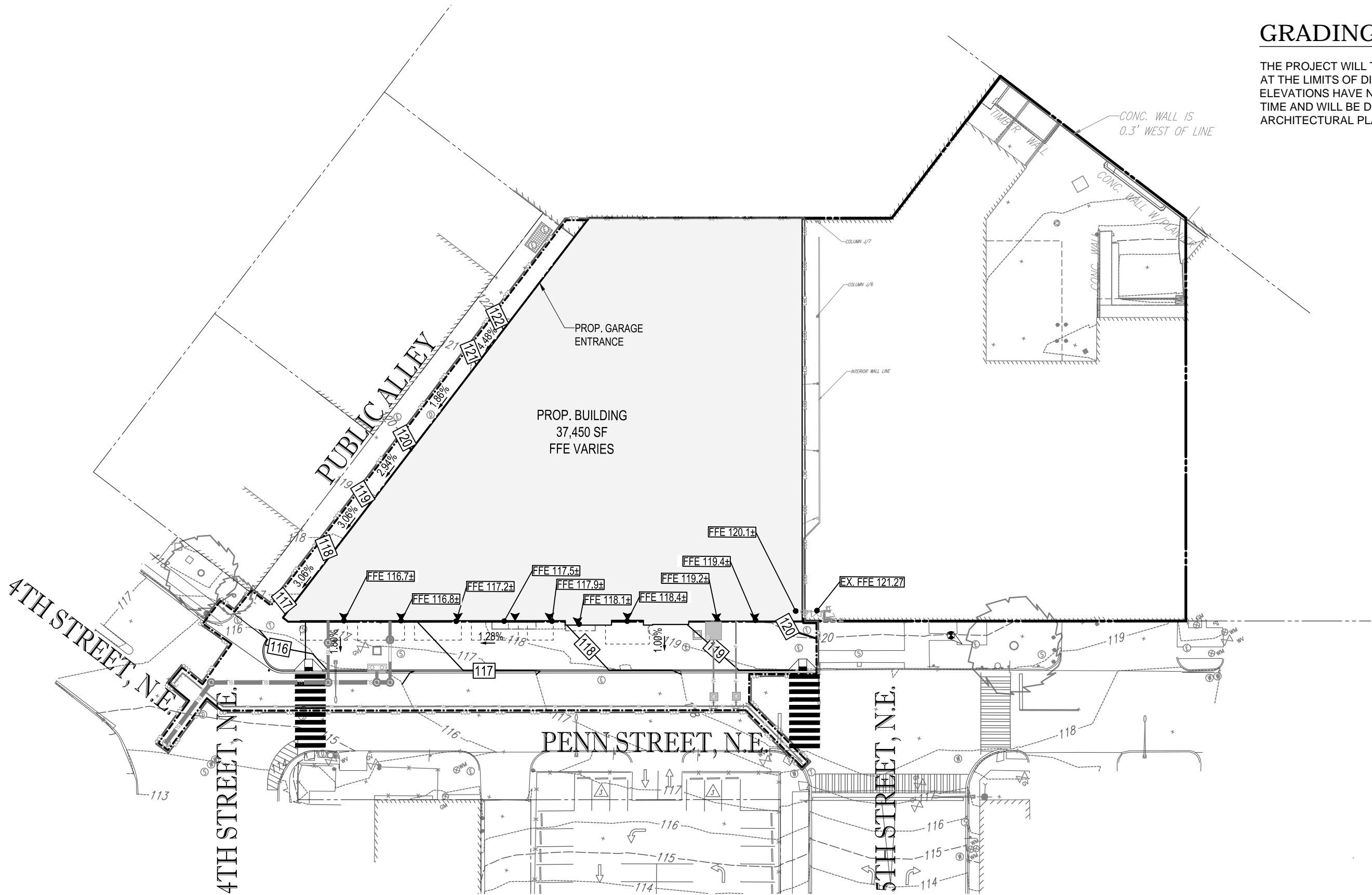
SITE PLAN

C - 03 | 500 PENN STREET NE

05/25/18

GRADING NARRATIVE

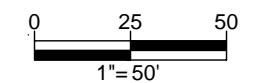
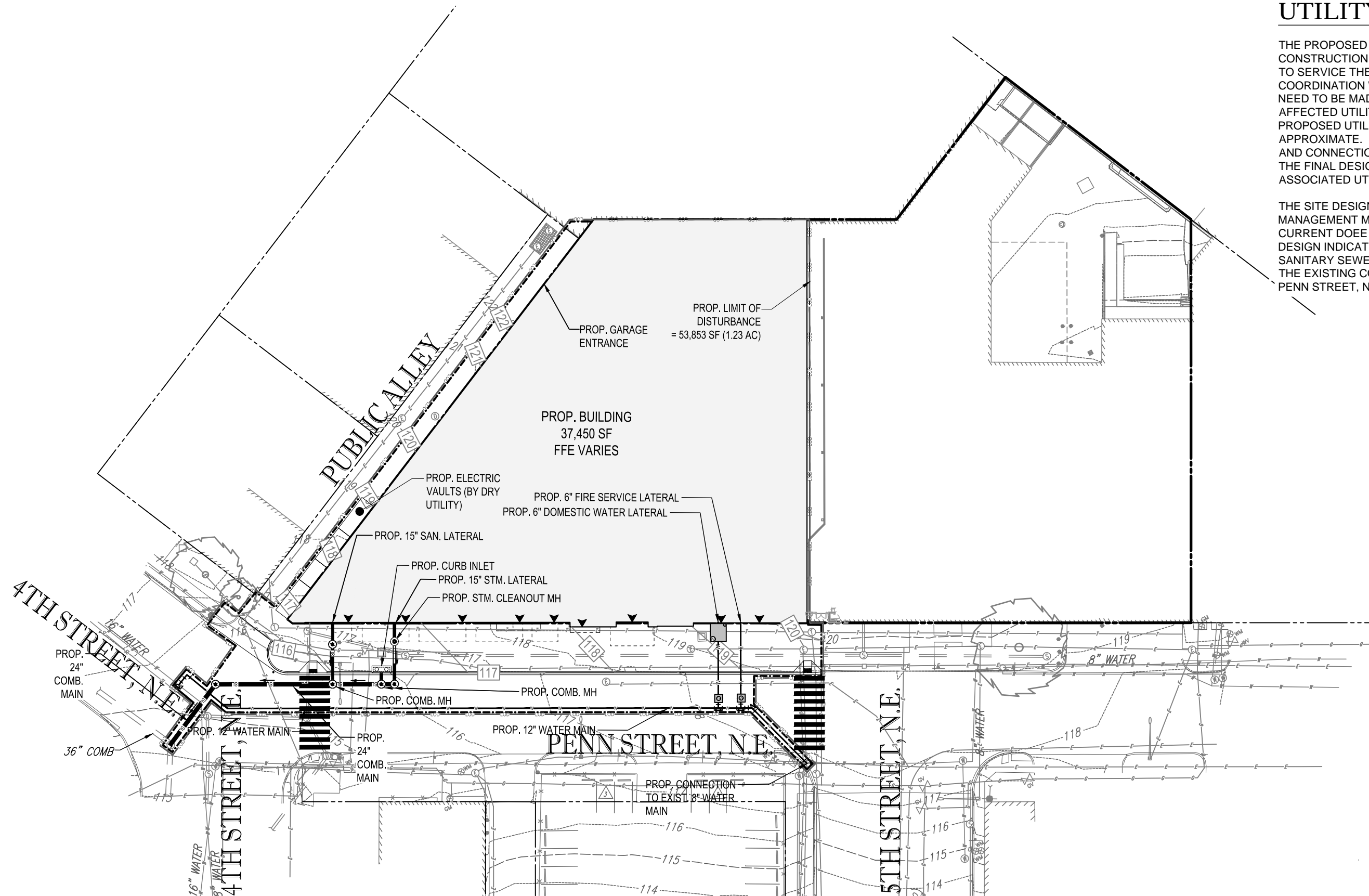
THE PROJECT WILL TIE INTO THE EXISTING GRADES AT THE LIMITS OF DISTURBANCE. FINISHED FLOOR ELEVATIONS HAVE NOT BEEN FINALIZED AT THIS TIME AND WILL BE DETERMINED BASED ON FINAL ARCHITECTURAL PLANS.



UTILITY NARRATIVE

THE PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF NEW UTILITY INFRASTRUCTURE TO SERVICE THE PROPOSED BUILDING. COORDINATION WITH OTHER DRY UTILITIES WILL NEED TO BE MADE TO REMOVE AND REPLACE THE AFFECTED UTILITIES FROM SITE DEMOLITION. 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.

THE SITE DESIGN SHALL INCLUDE STORMWATER MANAGEMENT MEASURES IN ACCORDANCE WITH CURRENT DOEE REGULATIONS. PRELIMINARY DESIGN INDICATES THAT STORMWATER AND SANITARY SEWER WILL OUTFALL FROM THE SITE TO THE EXISTING COMBINED SEWER SYSTEMS WITHIN PENN STREET, N.E.



UTILITY PLAN

C - 05 | 500 PENN STREET NE

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STORMWATER MANAGEMENT NARRATIVE

THE PROPOSED PROJECT WILL DISTURB APPROXIMATELY 37,450 SF (0.86 AC) ON-SITE AND 16,403 SF (0.37 AC) OFF-SITE. THE CURRENT DOEE STORMWATER REGULATIONS WERE UTILIZED TO CALCULATE THE REQUIRED STORMWATER RETENTION (SWR_v) AND DETENTION VOLUMES FOR THE ON-SITE DRAINAGE AREA. THE PRIVATE ON-SITE SWR_v REQUIREMENT IS APPROXIMATELY 3,558 CUBIC FEET WITH AN ADDITIONAL 3,065 CUBIC FEET NEEDED TO MEET THE DETENTION REQUIREMENT. THE PUBLIC RIGHT-OF-WAY (PROW) REQUIREMENT IS APPROXIMATELY 1,343 CUBIC FEET.

TO SATISFY THE ON-SITE RETENTION VOLUME, THE CURRENT DESIGN INCLUDES APPROXIMATELY 11,344 SF GREEN ROOFS WITH 8" MEDIA DEPTH. THE LOCATION, SIZE AND DEPTH OF THE GREEN ROOF AREAS WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS, HOWEVER THE FINAL DESIGN WILL MEET THE REQUIRED STORMWATER RETENTION VOLUME (3,558 CF) AND DETENTION VOLUME (6625 CF).

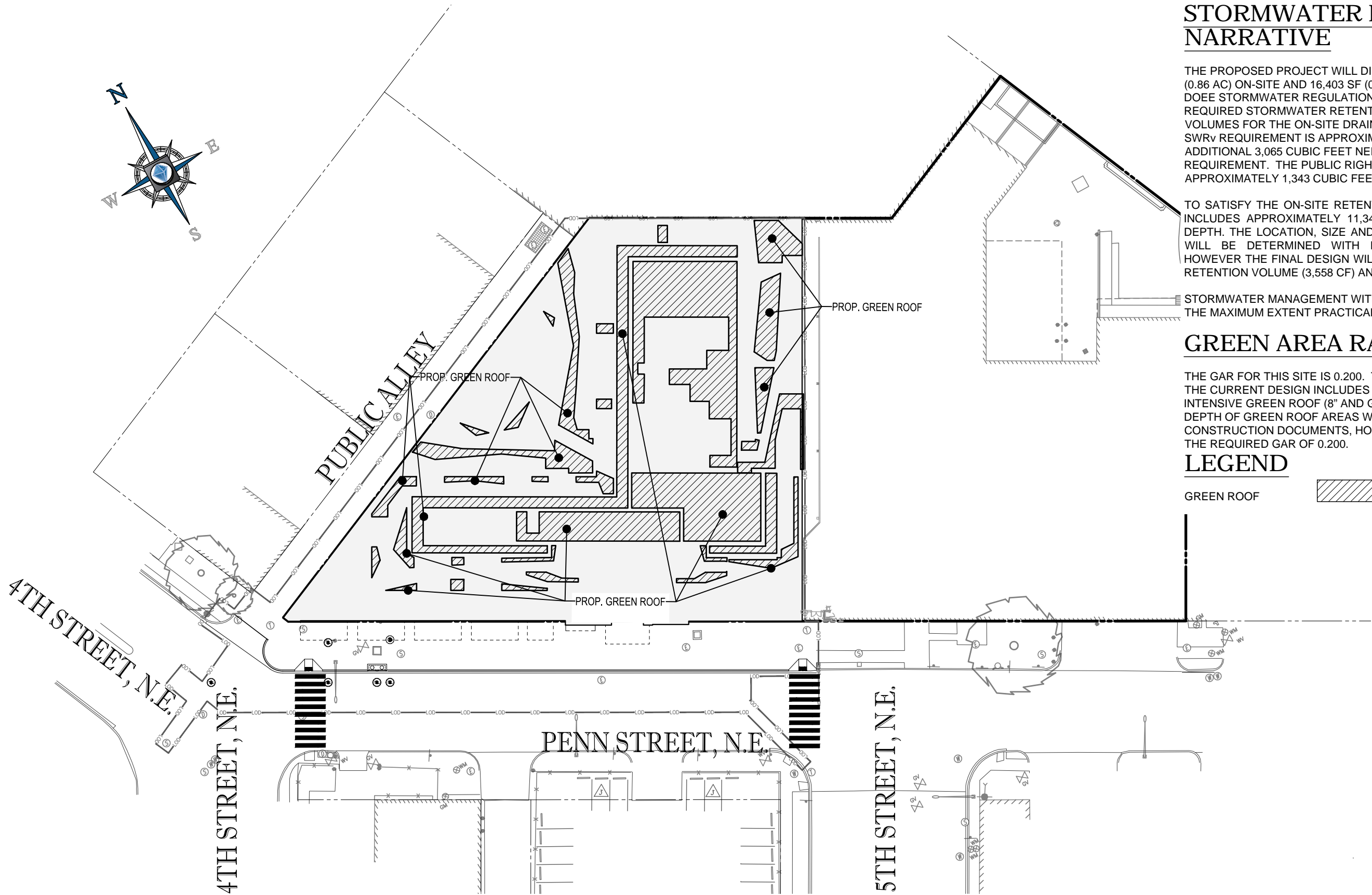
STORMWATER MANAGEMENT WITHIN THE PROW WILL BE TREATED TO THE MAXIMUM EXTENT PRACTICABLE.

GREEN AREA RATIO NARRATIVE

THE GAR FOR THIS SITE IS 0.200. TO SATISFY THE GAR REQUIREMENT, THE CURRENT DESIGN INCLUDES APPROXIMATELY 11,000 SF OF INTENSIVE GREEN ROOF (8" AND GREATER). THE LOCATION, SIZE AND DEPTH OF GREEN ROOF AREAS WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS, HOWEVER THE FINAL DESIGN WILL MEET THE REQUIRED GAR OF 0.200.

LEGEND

GREEN ROOF



STORMWATER MANAGEMENT / GAR PLAN

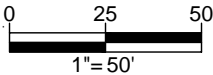
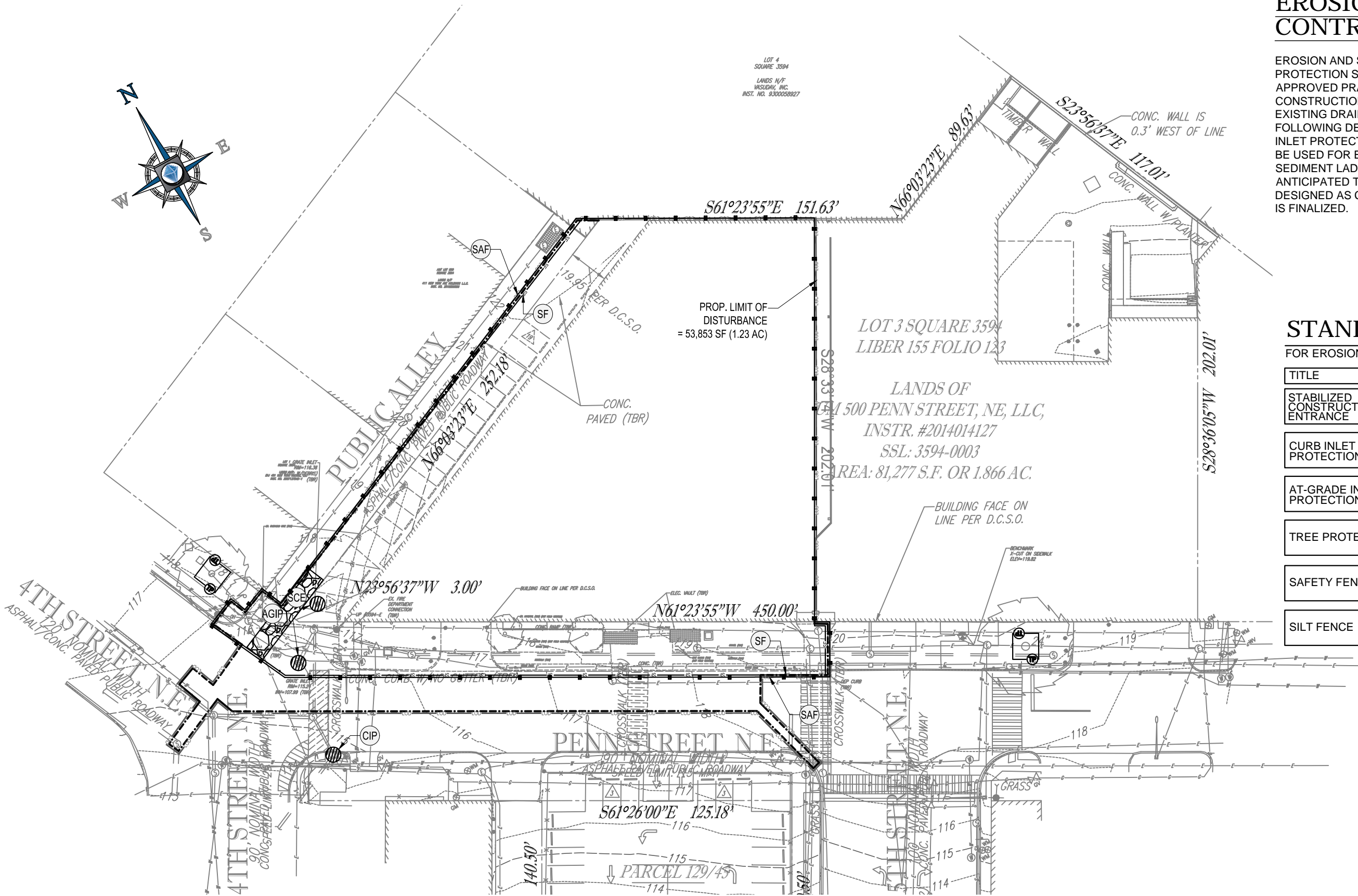
EROSION & SEDIMENT CONTROL NARRATIVE

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.

STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
STABILIZED CONSTRUCTION ENTRANCE	(SCE)	
CURB INLET PROTECTION	(CIP)	
AT-GRADE INLET PROTECTION	(AGIP)	
TREE PROTECTION		
SAFETY FENCE	(SAF)	
SILT FENCE	(SF)	



EROSION AND SEDIMENT CONTROL PLAN

C - 07 | 500 PENN STREET NE