

PRIMARY SPECIES



CREeping JENNY



JAPANESE FOREST GRASS



TRAILING ROSEMARY

COMPLEMENTARY SPECIES - SUN



CLEMATIS VARIETIES



BLAZING STAR



CONEFLOWER



ASTER

COMPLEMENTARY SPECIES - SHADE



PASSIONFLOWER



ASTILBE VARIETIES



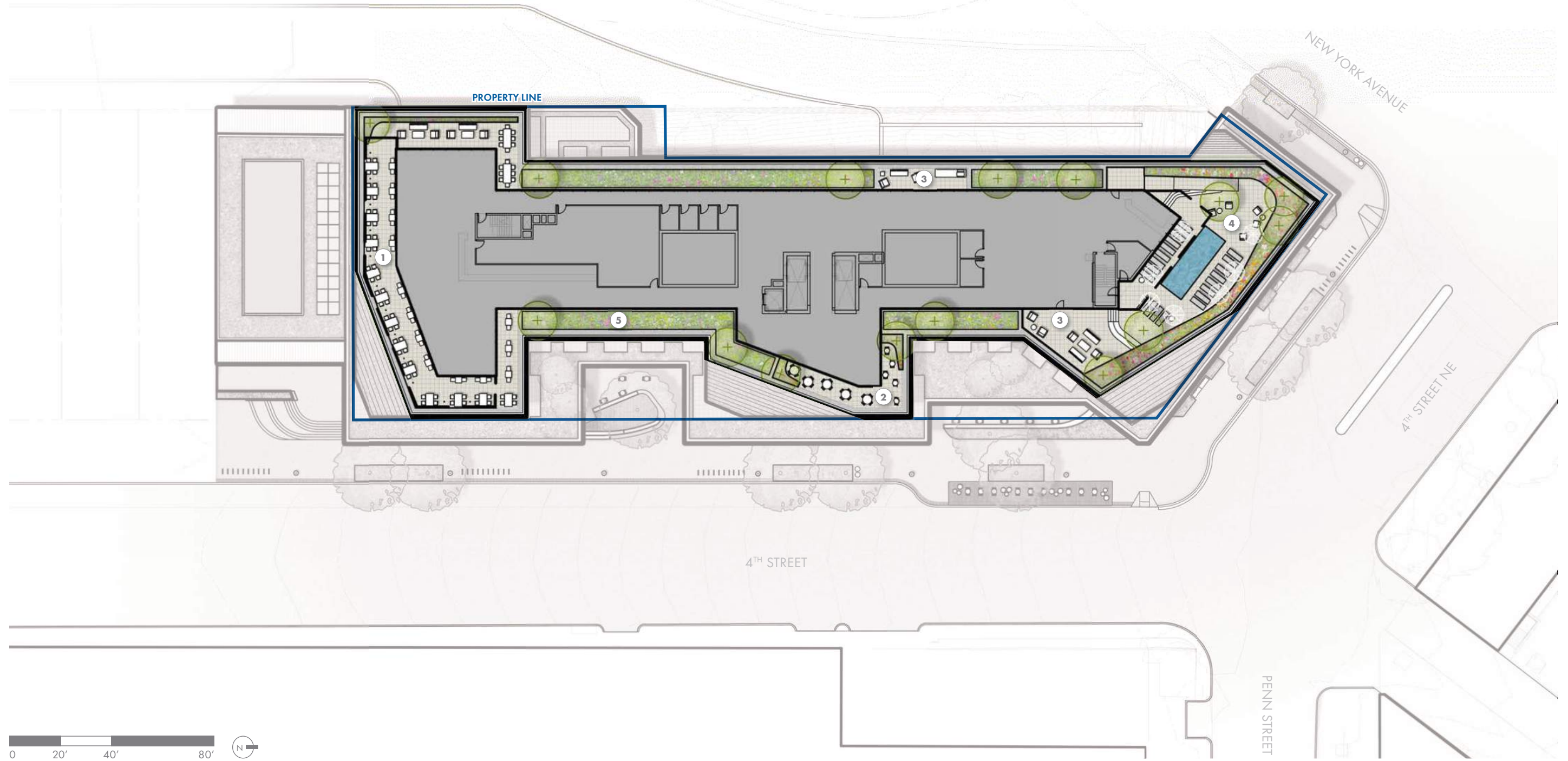
LENTON ROSE



TOAD LILY

LANDSCAPE PLAN

- 1. ROOFTOP TENANT PATIO
- 2. PRIVATE DINING PATIO
- 3. OUTDOOR PATIO
- 4. ELEVATED POOL PATIO
- 5. GREEN ROOF



• ELEMENTS IN PUBLIC SPACE ARE SUBJECT TO APPROVAL UNDER THE DC CONSTRUCTION CODE AND/OR THE PUBLIC SPACE PERMITTING PROCESS, AS REVELANT, AND ALONG WITH CORRESPONDING AND CONNECTED ELEMENTS IN PRIVATE SPACE MAY BE MODIFIED AS A RESULT.



OUTDOOR DINING AT ROOFTOP TENANT PATIO



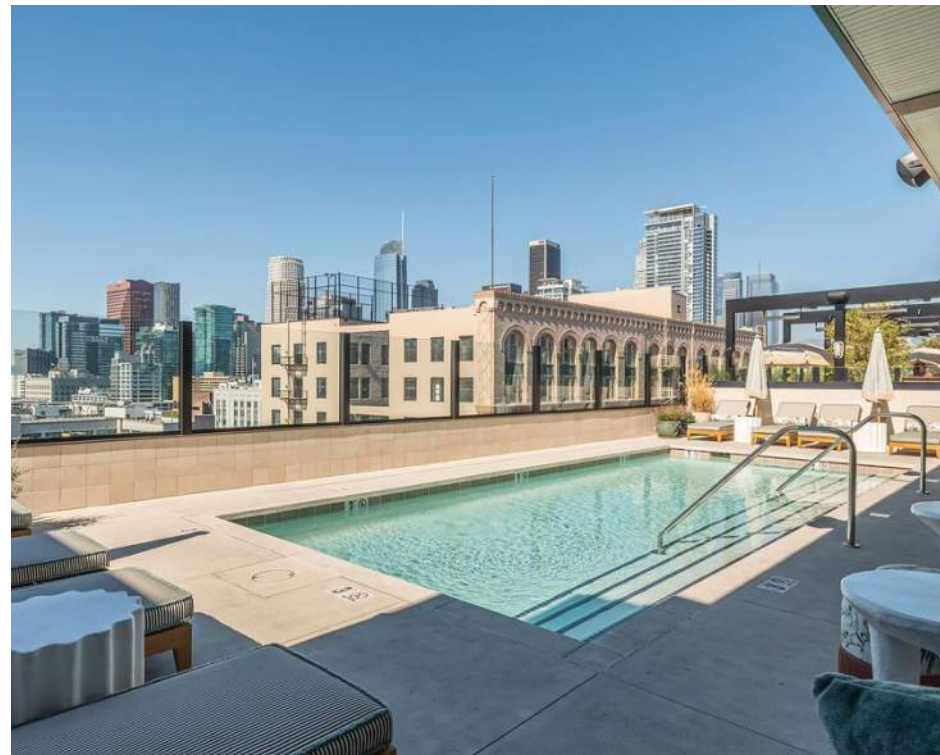
LOUNGE SEATING AT ROOFTOP TENANT PATIO



PERENNIAL PLANTING AT ACCESSIBLE ROOF SPACES



FITNESS SPACE AT OUTDOOR PATIO



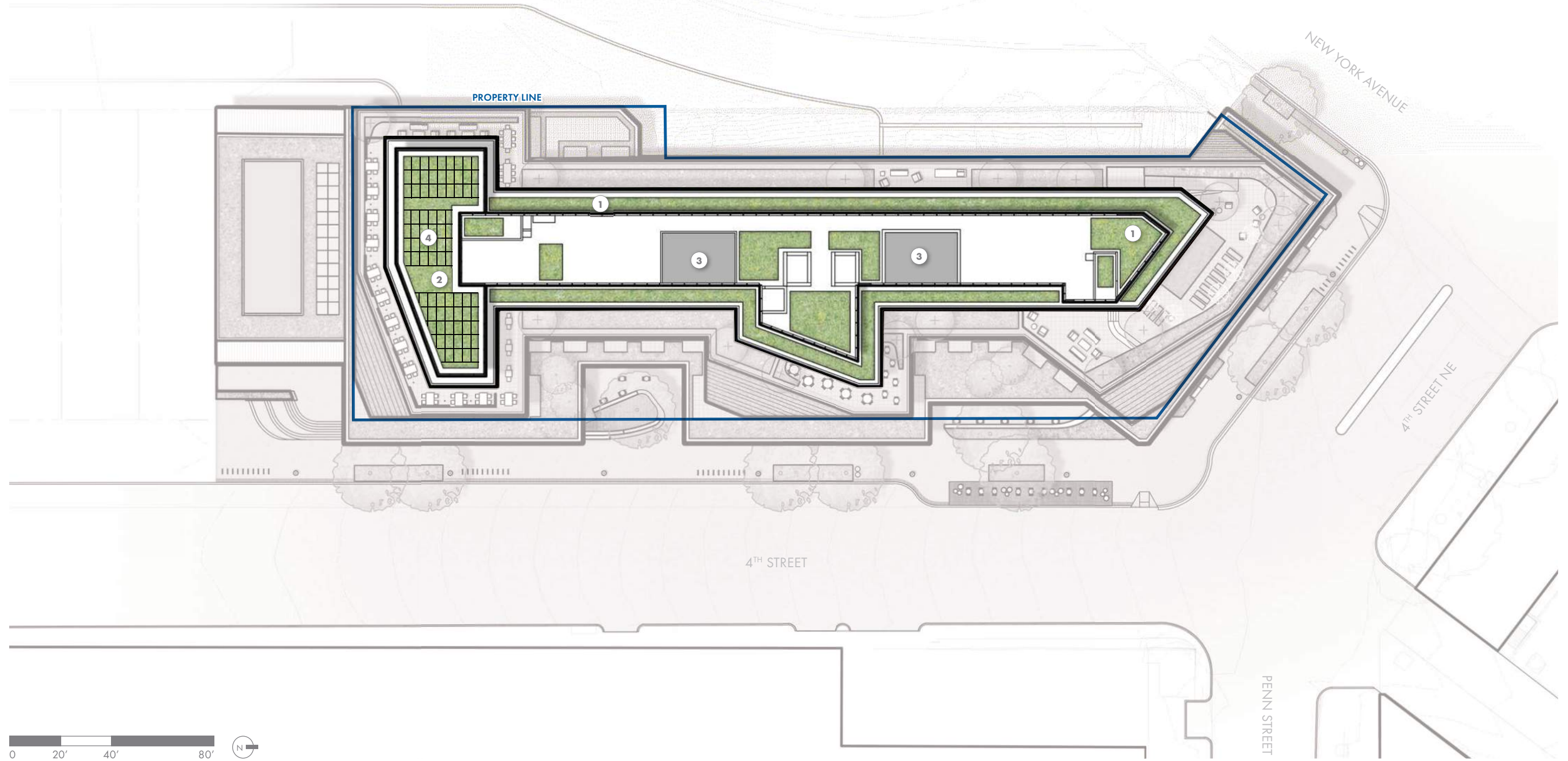
ELEVATED POOL PATIO



SEDUM PLANTING AT NON-ACCESSIBLE ROOF SPACES

LANDSCAPE PLAN

- 1. GREEN ROOF
- 2. ELEVATED ROOF
- 3. UTILITIES
- 4. PHOTOVOLTAIC ARRAY



• ELEMENTS IN PUBLIC SPACE ARE SUBJECT TO APPROVAL UNDER THE DC CONSTRUCTION CODE AND/OR THE PUBLIC SPACE PERMITTING PROCESS, AS REVELANT, AND ALONG WITH CORRESPONDING AND CONNECTED ELEMENTS IN PRIVATE SPACE MAY BE MODIFIED AS A RESULT.

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	

GENERAL NOTES

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

A) ALTA SURVEY ENTITLED, "SRW192109ALT4-SIGNED.PDF" PREPARED BY BOHLER ENGINEERING, PROJECT NUMBER SRW192109, DATED 10/09/19.

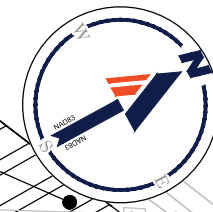
B) ARCHITECT FILES ENTITLED, "20116_PNC_BLDG_FLOOR PLAN - LEVEL 2.DWG" AND "L-BASE.DWG", PREPARED BY STUDIOS ARCHITECTS, RECEIVED 11/23/21.

C) PROPOSED TRACK CENTERLINE FILE ENTITLED "CONRAILEASEMENT-20200106.DGN", PREPARED BY VHB, RECEIVED 01/06/20.

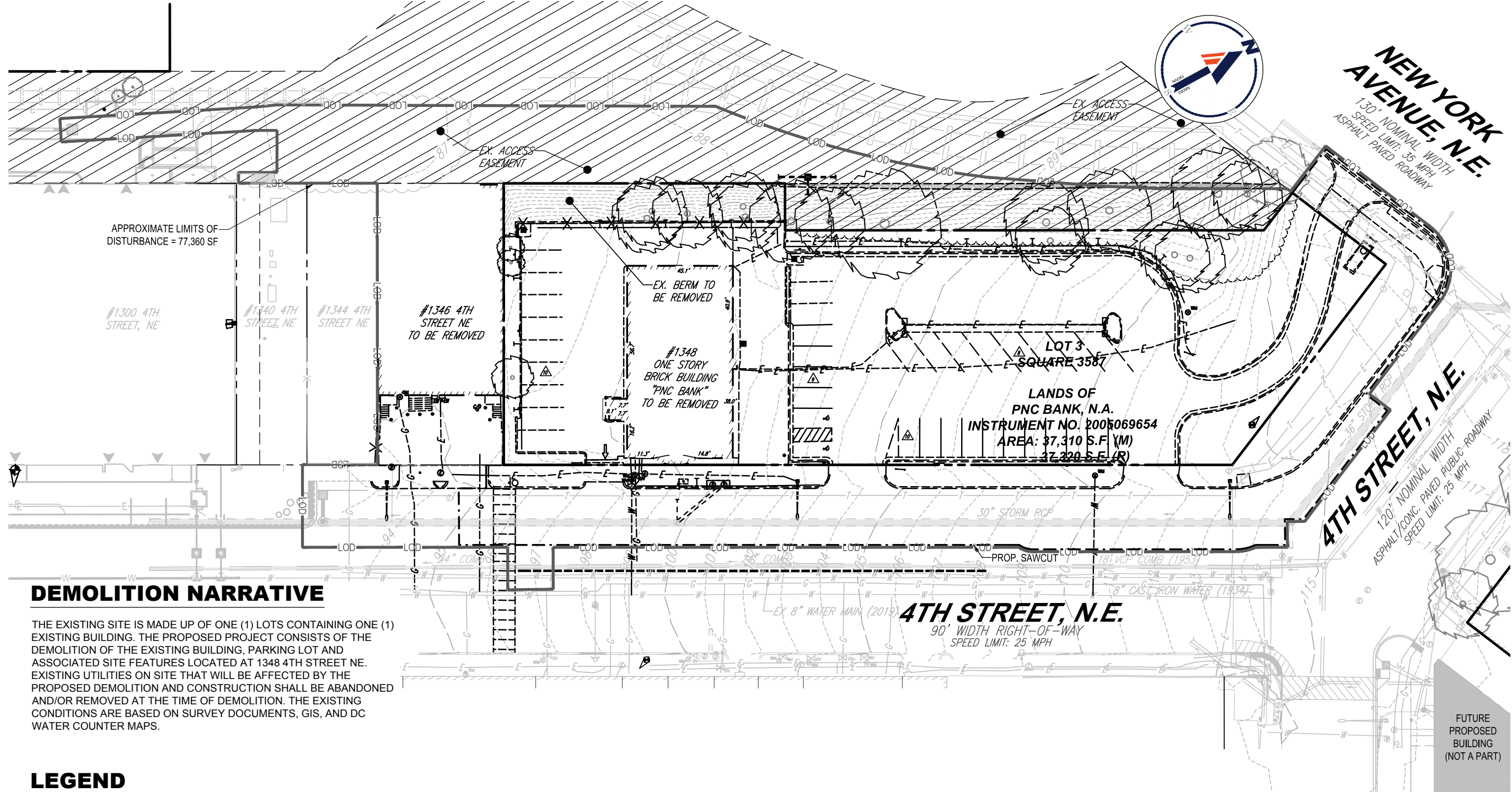
D) CIVIL SET ENTITLED, "SITE PLAN DOCUMENTS FOR GG UNION, INC, 1300 4TH STREET" PREPARED BY BOHLER DC DATED 9/10/2019.

SHEET INDEX

SHEET TITLE	SHEET NUMBER
GENERAL NOTES AND LEGEND	C-01
EXISTING CONDITIONS AND DEMOLITION PLAN	C-02
SITE PLAN	C-03
GRADING PLAN	C-04
UTILITY PLAN	C-05
STORMWATER MANAGEMENT AND GAR PLAN	C-06
GREEN AREA RATIO WORKSHEET	C-07
EROSION AND SEDIMENT CONTROL PLAN	C-08



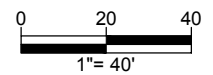
NEW YORK AVENUE, N.E.
 130' NOMINAL WIDTH
 SPEED LIMIT: 35 MPH
 ASPHALT PAVED ROADWAY



4TH STREET, N.E.
 120' NOMINAL WIDTH
 ASPHALT/CONC. PAVED PUBLIC ROADWAY
 SPEED LIMIT: 25 MPH

4TH STREET, N.E.
 90' WIDTH RIGHT-OF-WAY
 SPEED LIMIT: 25 MPH

FUTURE PROPOSED BUILDING (NOT A PART)






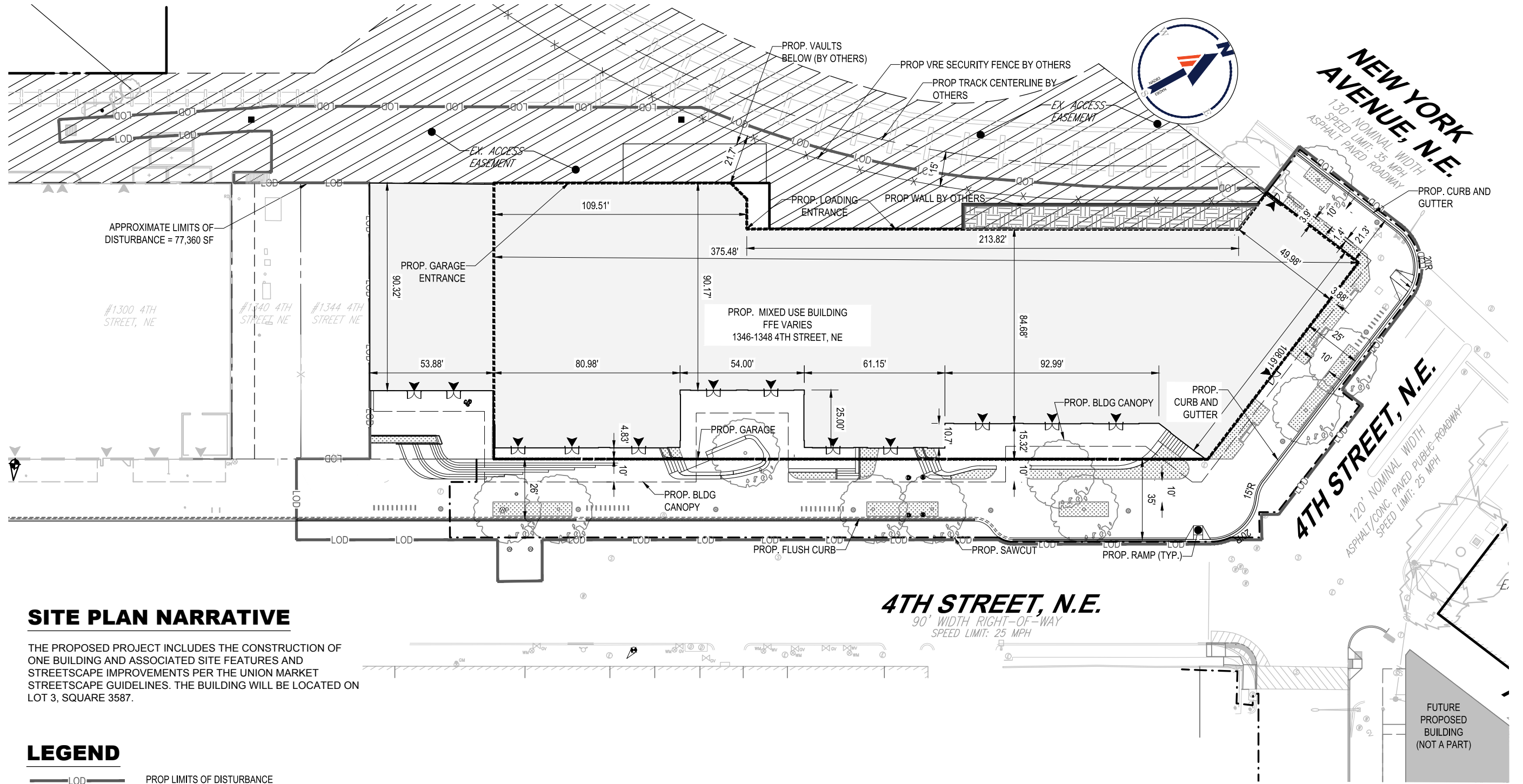
EXISTING CONDITIONS AND DEMOLITION PLAN

DEMOLITION NARRATIVE

THE EXISTING SITE IS MADE UP OF ONE (1) LOTS CONTAINING ONE (1) EXISTING BUILDING. THE PROPOSED PROJECT CONSISTS OF THE DEMOLITION OF THE EXISTING BUILDING, PARKING LOT AND ASSOCIATED SITE FEATURES LOCATED AT 1348 4TH STREET NE. EXISTING UTILITIES ON SITE THAT WILL BE AFFECTED BY THE PROPOSED DEMOLITION AND CONSTRUCTION SHALL BE ABANDONED AND/OR REMOVED AT THE TIME OF DEMOLITION. THE EXISTING CONDITIONS ARE BASED ON SURVEY DOCUMENTS, GIS, AND DC WATER COUNTER MAPS.

LEGEND

-  PROP LIMITS OF DISTURBANCE
-  PROP SAW CUT
-  EX. ACCESS EASEMENT

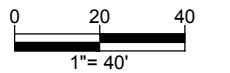


SITE PLAN NARRATIVE

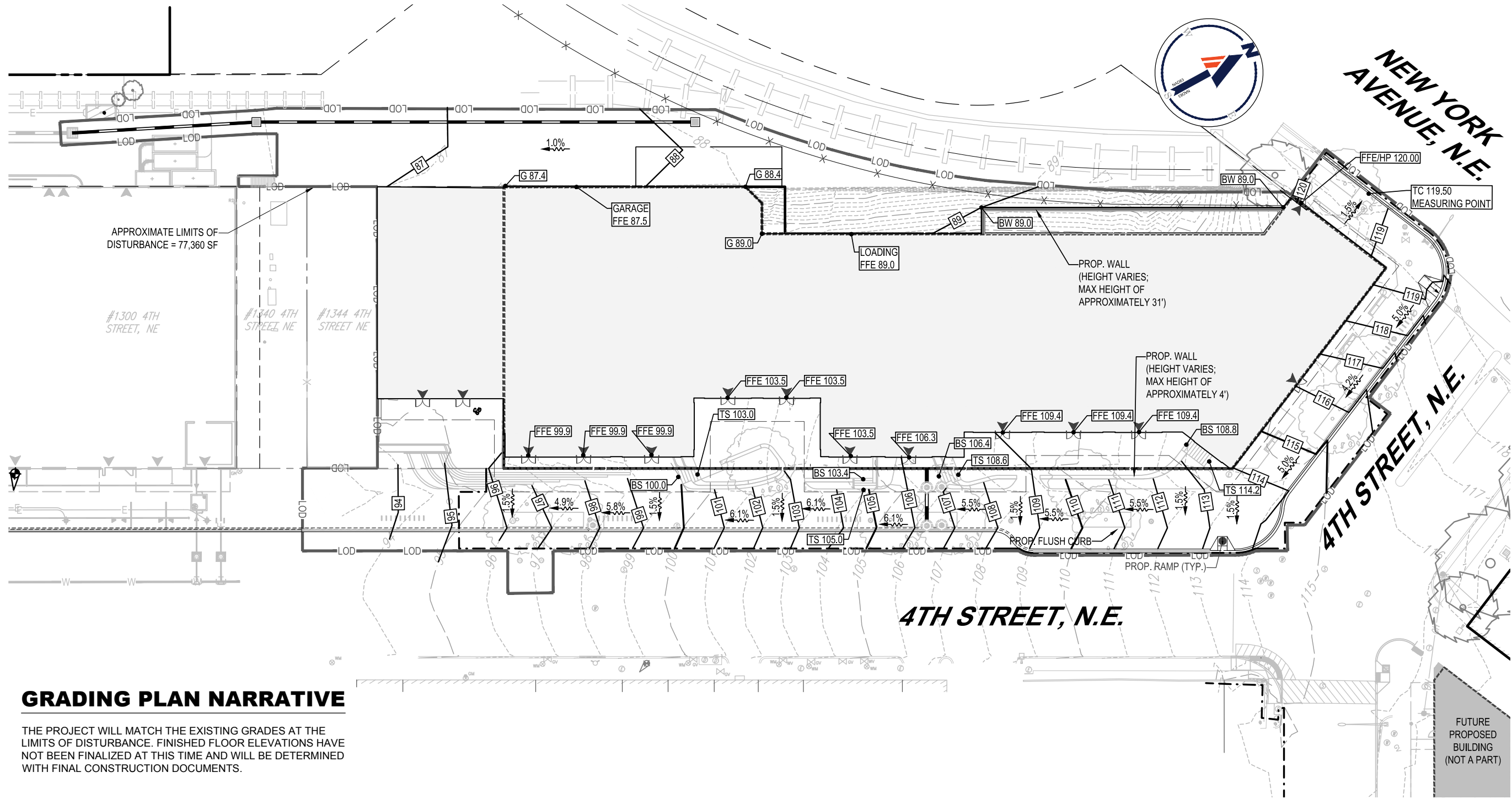
THE PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF ONE BUILDING AND ASSOCIATED SITE FEATURES AND STREETScape IMPROVEMENTS PER THE UNION MARKET STREETScape GUIDELINES. THE BUILDING WILL BE LOCATED ON LOT 3, SQUARE 3587.

LEGEND

- LOD — PROP LIMITS OF DISTURBANCE
- - - PROP SAW CUT
- · · PROP CANOPY
- ▬▬▬ PROP GARAGE
- ▒▒▒ PROP BIORETENTION
- ▨ EX. ACCESS EASEMENT



SITE PLAN



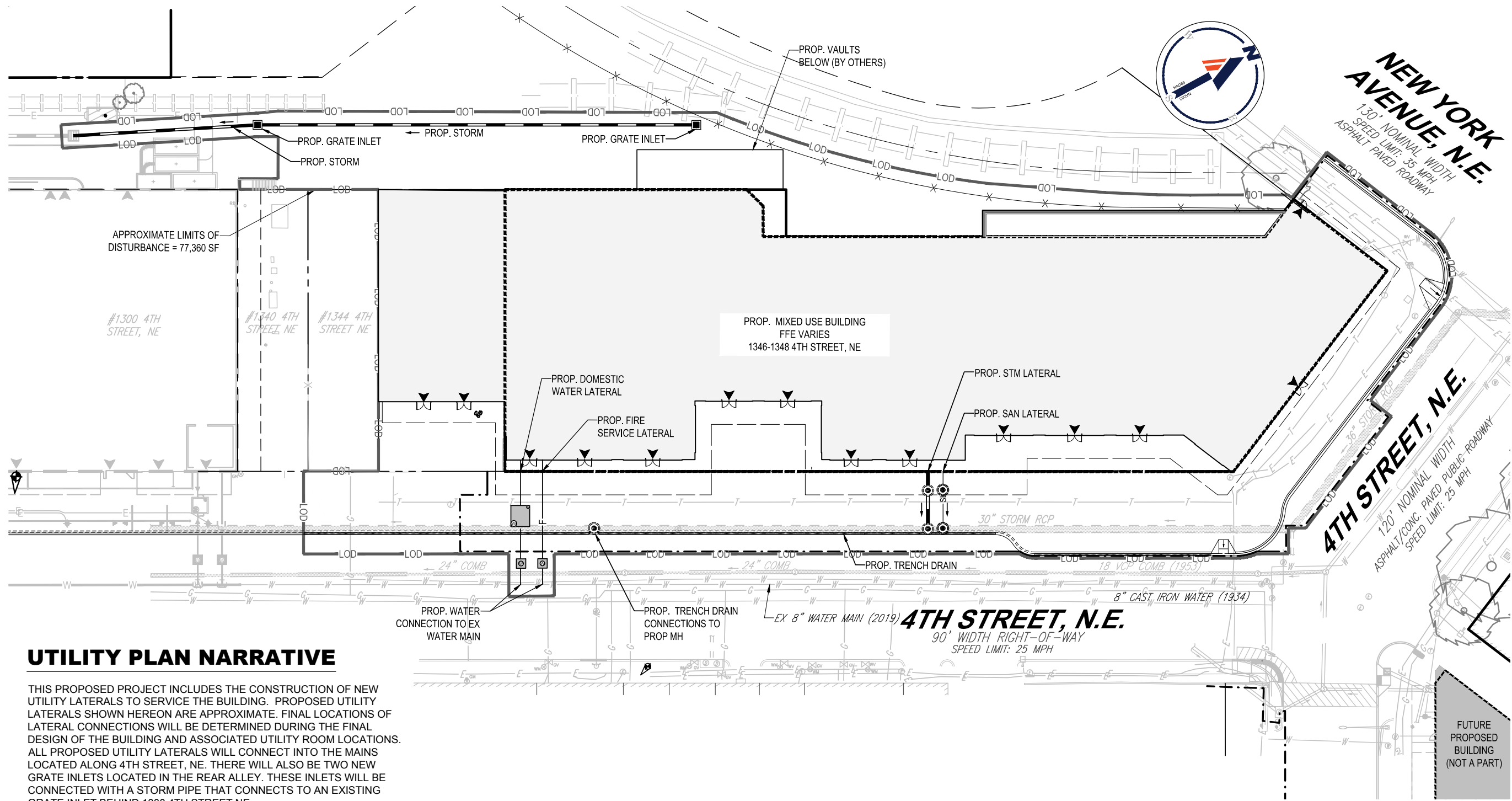
GRADING PLAN NARRATIVE

THE PROJECT WILL MATCH THE EXISTING GRADES AT THE LIMITS OF DISTURBANCE. FINISHED FLOOR ELEVATIONS HAVE NOT BEEN FINALIZED AT THIS TIME AND WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS.

LEGEND

- LOD — PROP LIMITS OF DISTURBANCE
- - - - - PROP SAWCUT

GRADING PLAN

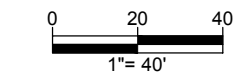


UTILITY PLAN NARRATIVE

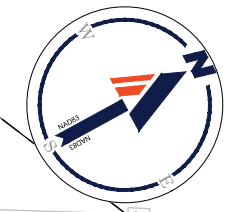
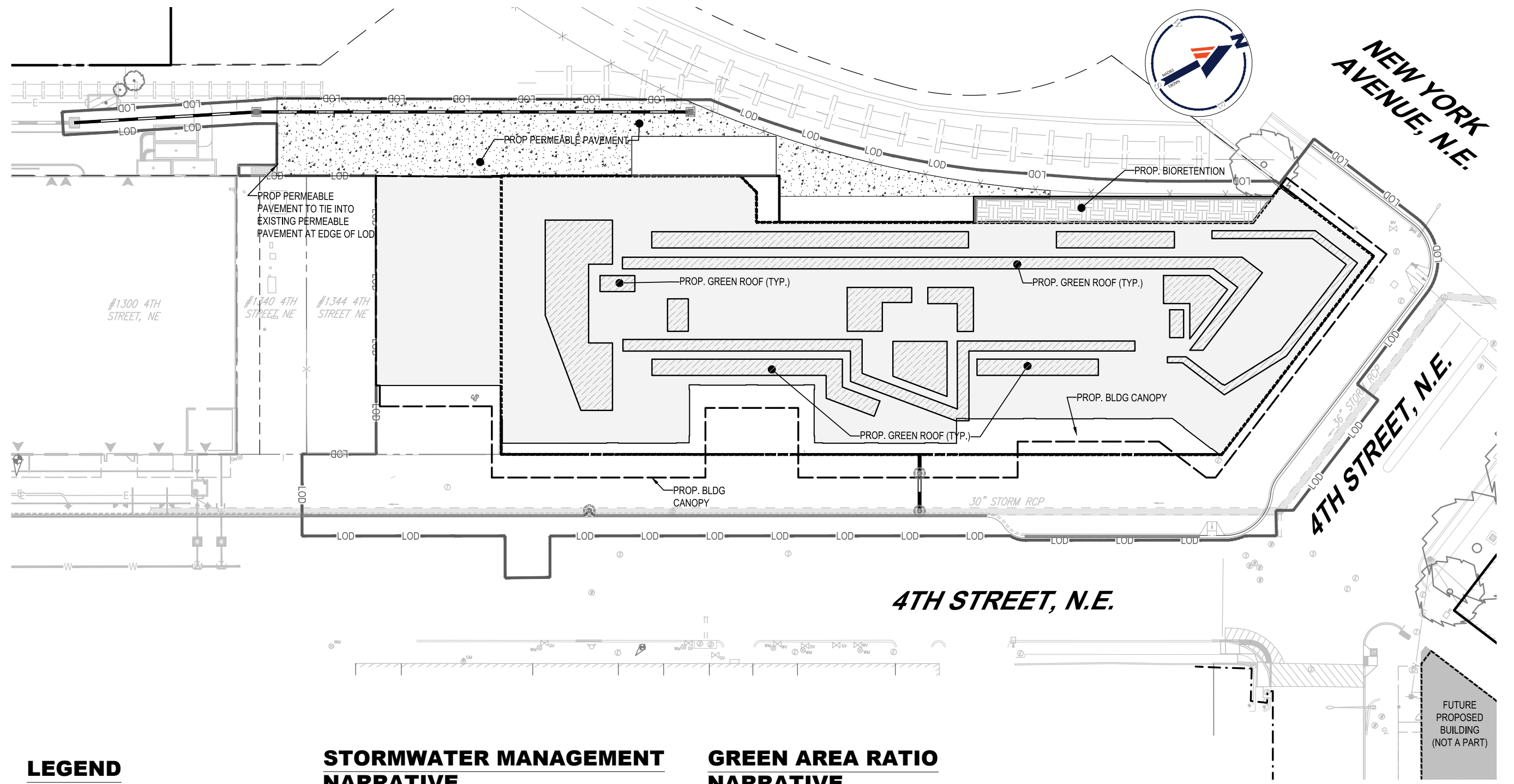
THIS PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF NEW UTILITY LATERALS TO SERVICE THE BUILDING. PROPOSED UTILITY LATERALS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATIONS OF LATERAL CONNECTIONS WILL BE DETERMINED DURING THE FINAL DESIGN OF THE BUILDING AND ASSOCIATED UTILITY ROOM LOCATIONS. ALL PROPOSED UTILITY LATERALS WILL CONNECT INTO THE MAINS LOCATED ALONG 4TH STREET, NE. THERE WILL ALSO BE TWO NEW GRATE INLETS LOCATED IN THE REAR ALLEY. THESE INLETS WILL BE CONNECTED WITH A STORM PIPE THAT CONNECTS TO AN EXISTING GRATE INLET BEHIND 1300 4TH STREET NE.

LEGEND

- WL— PROP DOMESTIC WATER LATERAL
- F— PROP FIRE SERVICE LATERAL
- S— PROP STORM LATERAL
- SL— PROP. SANITARY LATERAL



UTILITY PLAN

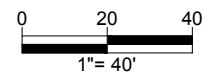


NEW YORK AVENUE, N.E.



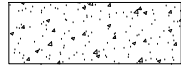

4TH STREET, N.E.

4TH STREET, N.E.

FUTURE PROPOSED BUILDING (NOT A PART)



LEGEND

-  PROP LIMITS OF DISTURBANCE
-  PROP. VEGETATED ROOF
-  PROP. PERMEABLE PAVEMENT
-  PROP. BIORETENTION

STORMWATER MANAGEMENT NARRATIVE

THERE ARE THREE REQUIREMENTS TO SATISFY THE CURRENT STORMWATER REGULATIONS - THE ON-SITE RETENTION AND DETENTION VOLUMES AND THE PUBLIC RIGHT-OF-WAY (PROW) RETENTION VOLUME. TO SATISFY THE ON-SITE RETENTION VOLUME, THE CURRENT DESIGN INCLUDES PERMEABLE PAVEMENT, GREEN ROOFS AND BIORETENTIONS WITH VARYING MEDIA DEPTHS. THE LOCATION, SIZE AND DEPTH OF THE STORMWATER BMPs WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS, HOWEVER THE FINAL DESIGN WILL MEET THE REQUIRED STORMWATER RETENTION AND DETENTION VOLUME. STORMWATER MANAGEMENT WITHIN THE PROW WILL BE TREATED TO THE MAXIMUM EXTENT PRACTICABLE.

GREEN AREA RATIO NARRATIVE

THE PROPOSED ZONE FOR THE PROJECT IS MU-9, WHICH REQUIRES A GAR SCORE OF 0.200. TO SATISFY THE GAR REQUIREMENT FOR THE PROPOSED SITE, THE CURRENT DESIGN INCLUDES GREEN ROOFS WITH VARYING MEDIA DEPTHS. 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 GAR OF 0.200.

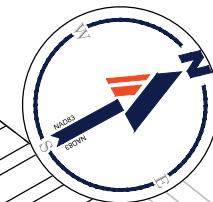
STORMWATER MANAGEMENT AND GAR PLAN

Green Area Ratio Scoresheet					
***	Address	1348 4th St. NE	Square	Lot	Zone District
			3587	3	MU-9
	Other		Lot area (sf)	Minimum Score	Multiplier
			37,320	.2	SCORE: 0.200
	Lot size (enter this value first) *				
Landscape Elements					
A	Landscaped areas (select one of the following for each area)		Square Feet	Factor	Total
1	Landscaped areas with a soil depth < 24"		square feet	0.30	-
2	Landscaped areas with a soil depth ≥ 24"		square feet	0.60	-
3	Bioretention facilities		square feet	0.40	-
B	Plantings (credit for plants in landscaped areas from Section A)		Square Feet	Factor	Total
1	Groundcovers, or other plants < 2' height		square feet	0.20	-
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant		# of plants	0.30	-
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree		# of trees	0.50	-
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree		# of trees	0.60	-
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree		# of trees	0.70	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree		# of trees	0.70	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree		# of trees	0.70	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree		# of trees	0.80	-
9	Vegetated wall, plantings on a vertical surface		square feet	0.60	-

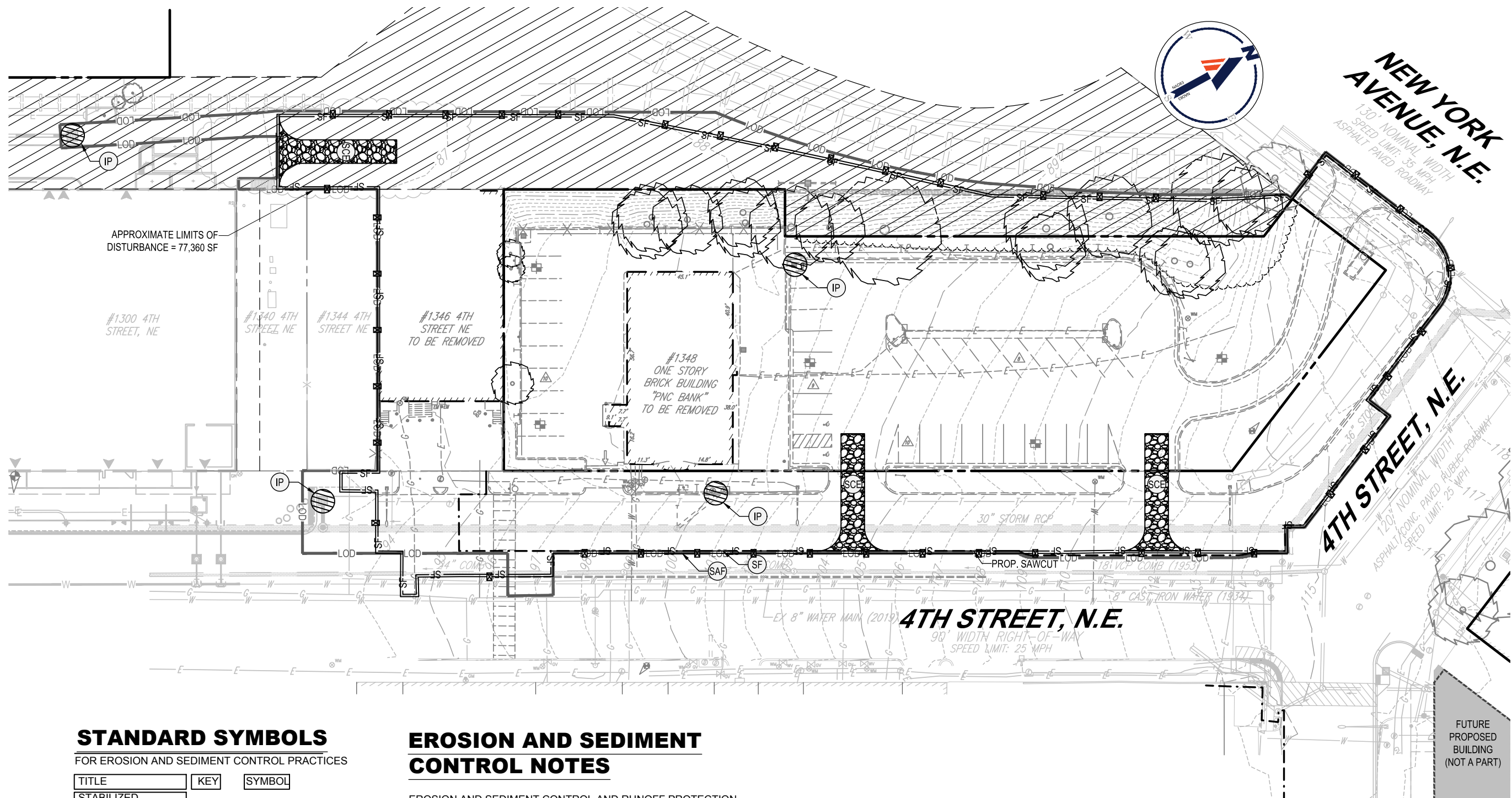
C	Vegetated or "green" roofs		square feet	Factor	Total
1	Over at least 2" and less than 8" of growth medium		2,450	0.60	1,470.0
2	Over at least 8" of growth medium		7,500	0.80	6,000.0
D	Permeable Paving***		square feet	Factor	Total
1	Permeable paving over 6" to 24" of soil or gravel			0.40	-
2	Permeable paving over at least 24" of soil or gravel			0.50	-
E	Other		square feet	Factor	Total
1	Enhanced tree growth systems***			0.40	-
2	Renewable energy generation			0.50	-
3	Approved water features			0.20	-
			sub-total of sq ft =		9,950
F	Bonuses		square feet	Factor	Total
1	Native plant species		0	0.10	-
2	Landscaping in food cultivation			0.10	-
3	Harvested stormwater irrigation			0.10	-
			Green Area Ratio numerator =		7,470
*** 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.					

GREEN AREA RATIO WORKSHEET

C-07



NEW YORK AVENUE, N.E.
 130' NOMINAL WIDTH
 SPEED LIMIT: 35 MPH
 ASPHALT PAVED ROADWAY



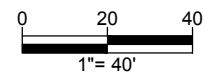
STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
STABILIZED CONSTRUCTION ENTRANCE	SCE	
INLET PROTECTION	IP	
SAFETY FENCE	SAF	
SILT FENCE	SF	

EROSION AND SEDIMENT CONTROL NOTES

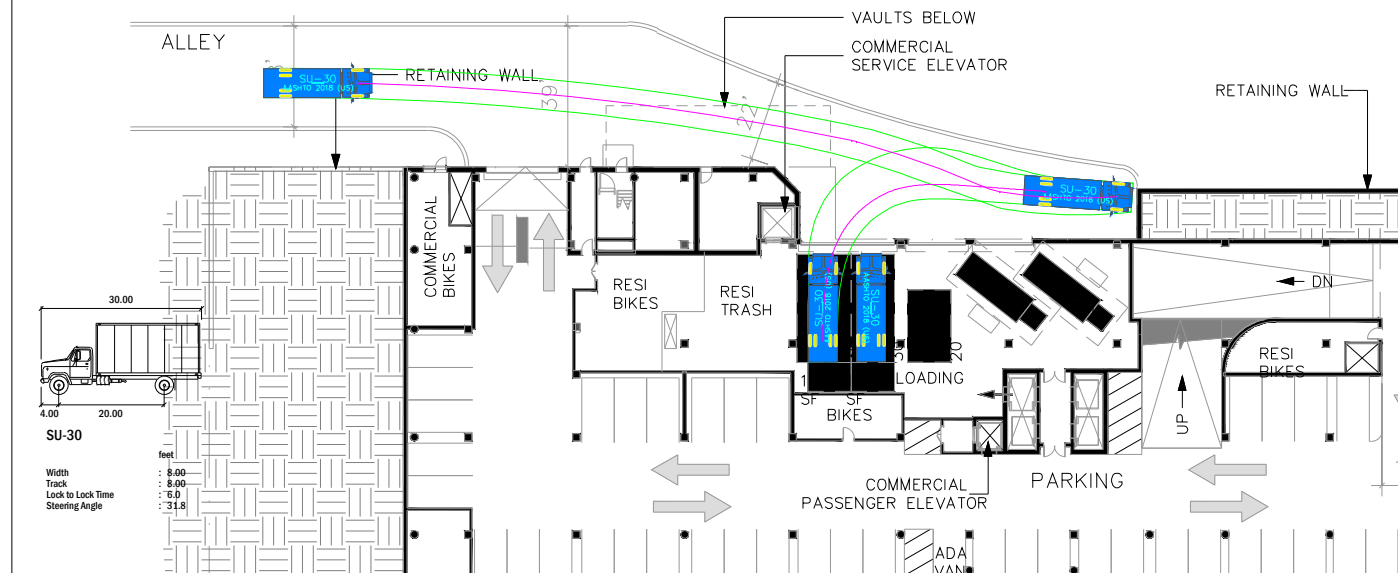
EROSION AND SEDIMENT CONTROL AND RUNOFF PROTECTION SHALL BE PROVIDED THROUGH DOEE APPROVED PRACTICES DURING ALL PHASES OF CONSTRUCTION. ALL UTILITY WORK SHALL BE COMPLETED IN PHASES AND PLATED AS NEEDED TO COVER TRENCHING. ALL TRENCHING WORK SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. CONTRACTOR SHALL WORK CLOSELY WITH THE INSPECTOR TO ENSURE AREAS ARE STABILIZED TO DOEE STANDARD.



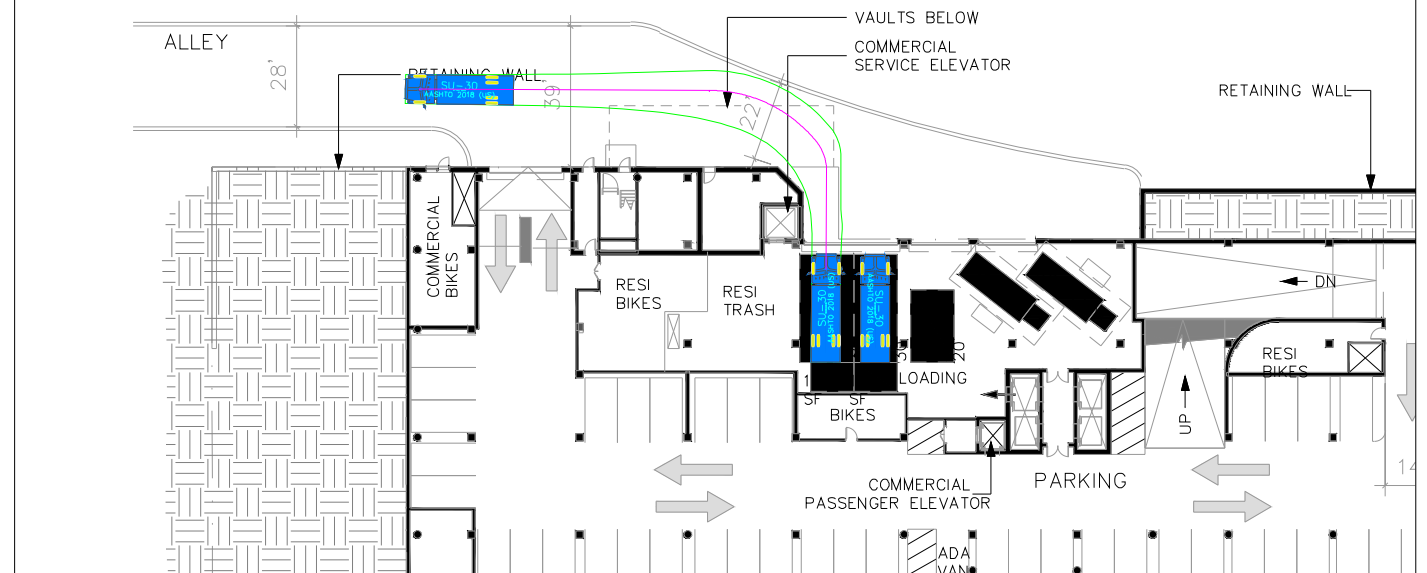
EROSION AND SEDIMENT CONTROL PLAN

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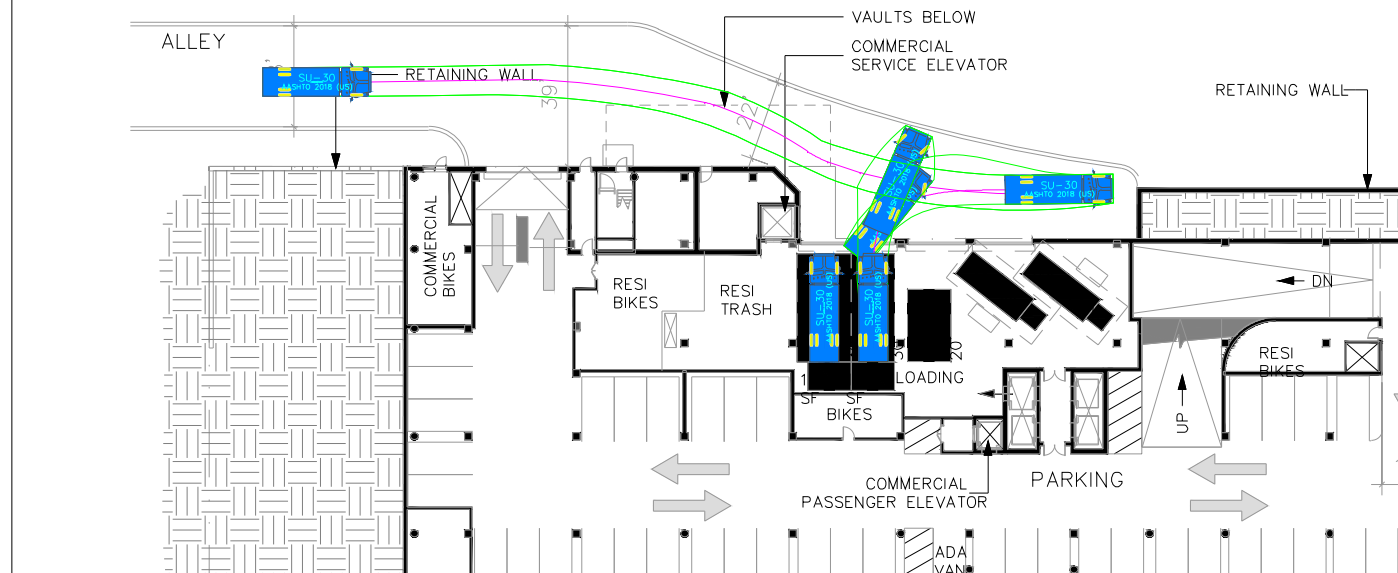
Inbound: Loading Dock 1 (SU30)



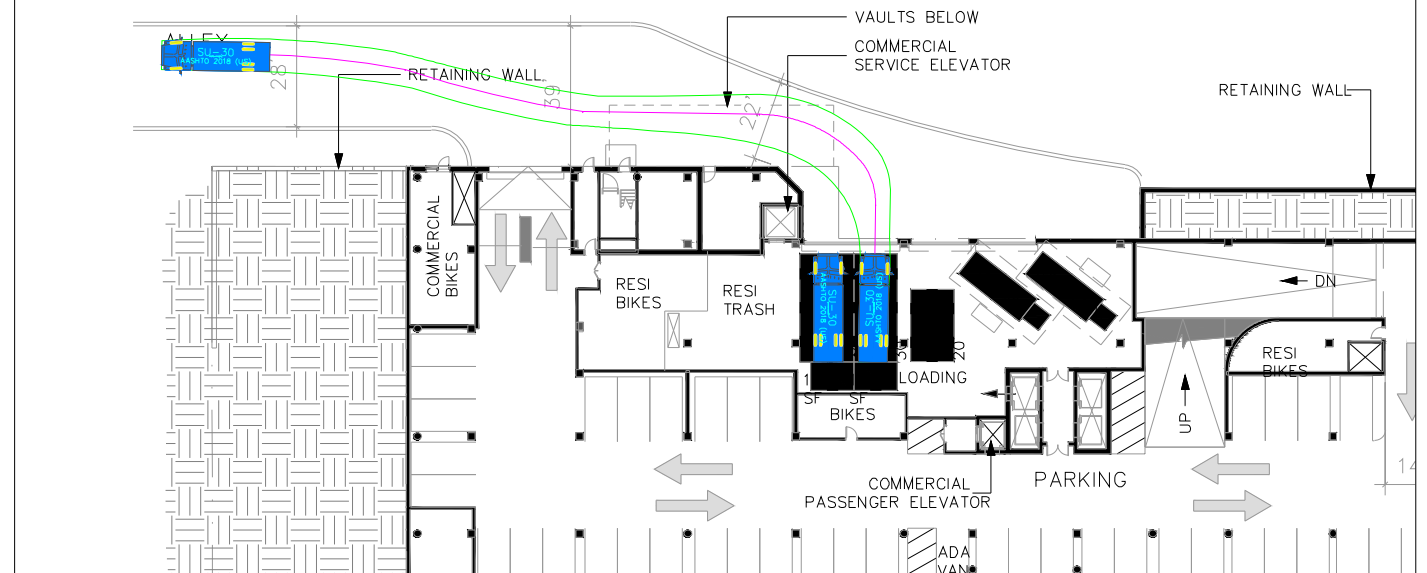
Outbound: Loading Dock 1 (SU30)



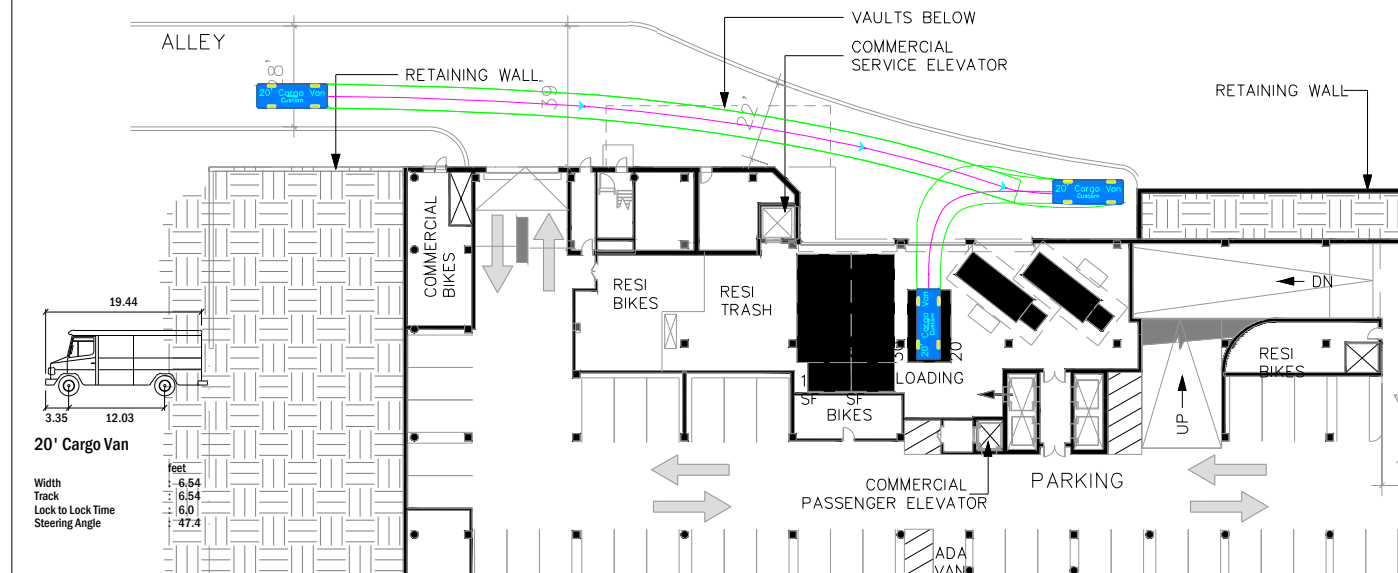
Inbound: Loading Dock 2 (SU30)



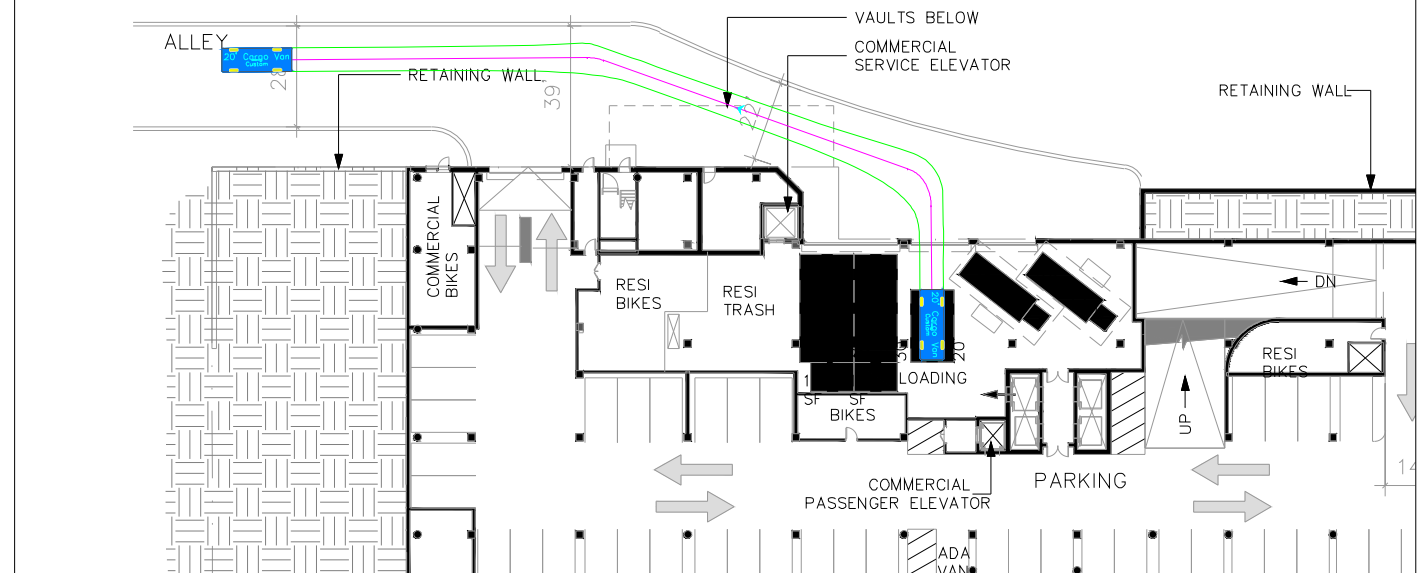
Outbound: Loading Dock 2 (SU30)



Inbound: Loading Dock 3 (20' Cargo Van)



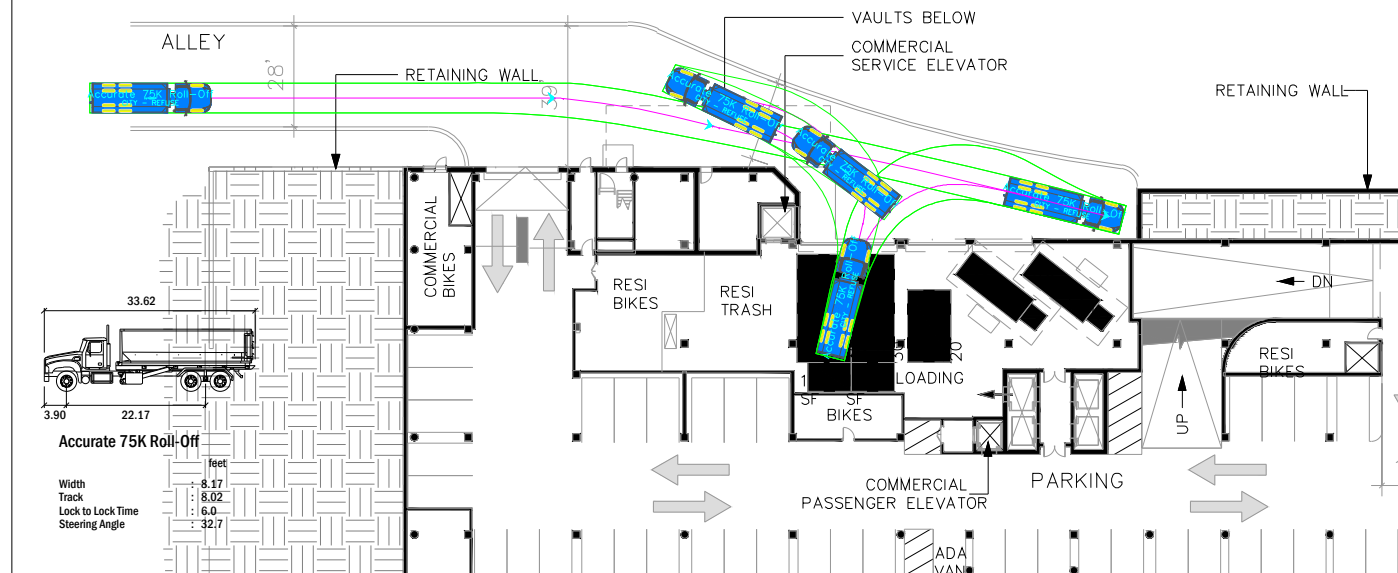
Outbound: Loading Dock 3 (20' Cargo Van)



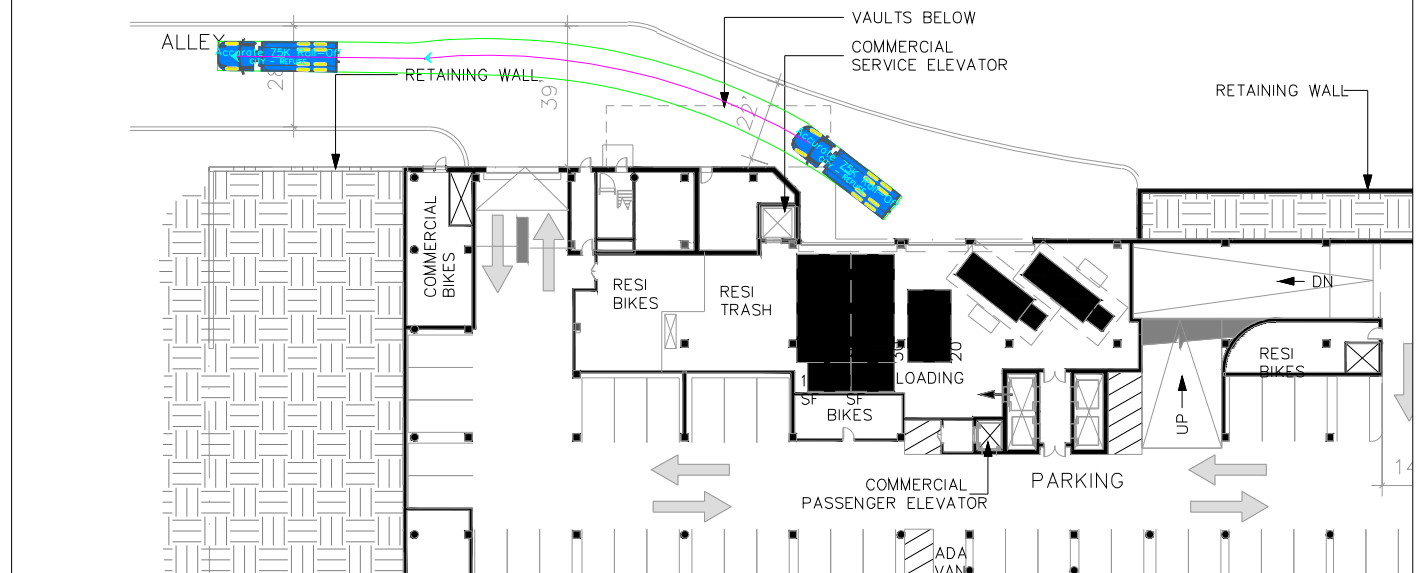
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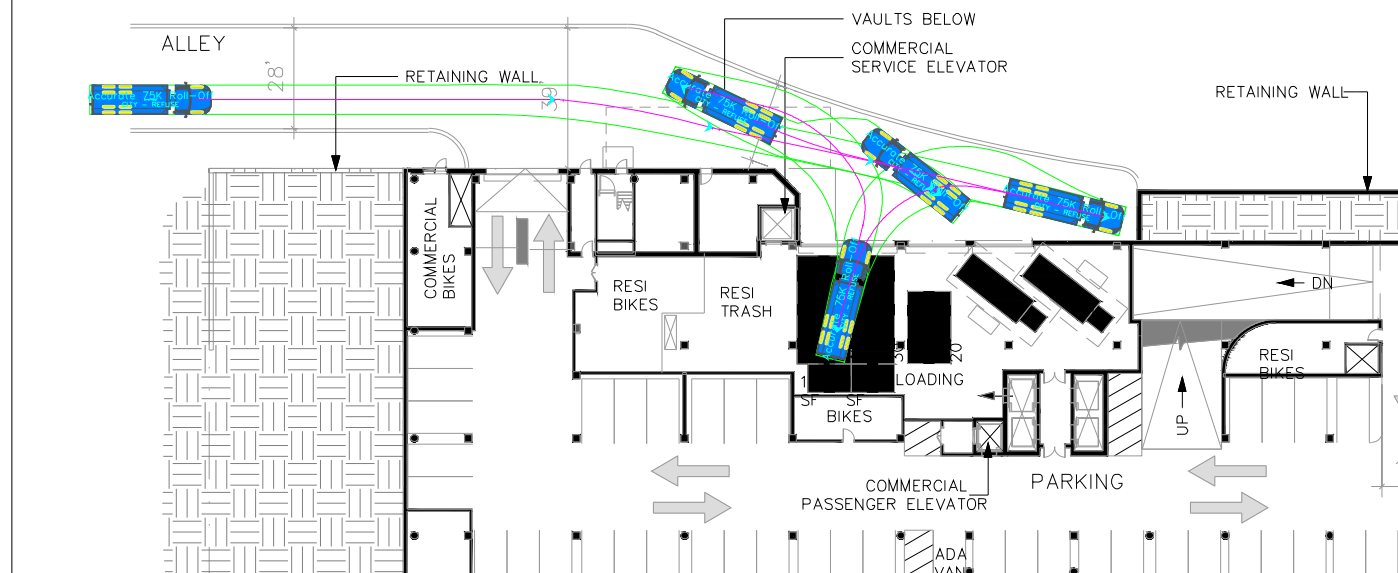
Inbound: Loading Dock 4 (Trash Truck)



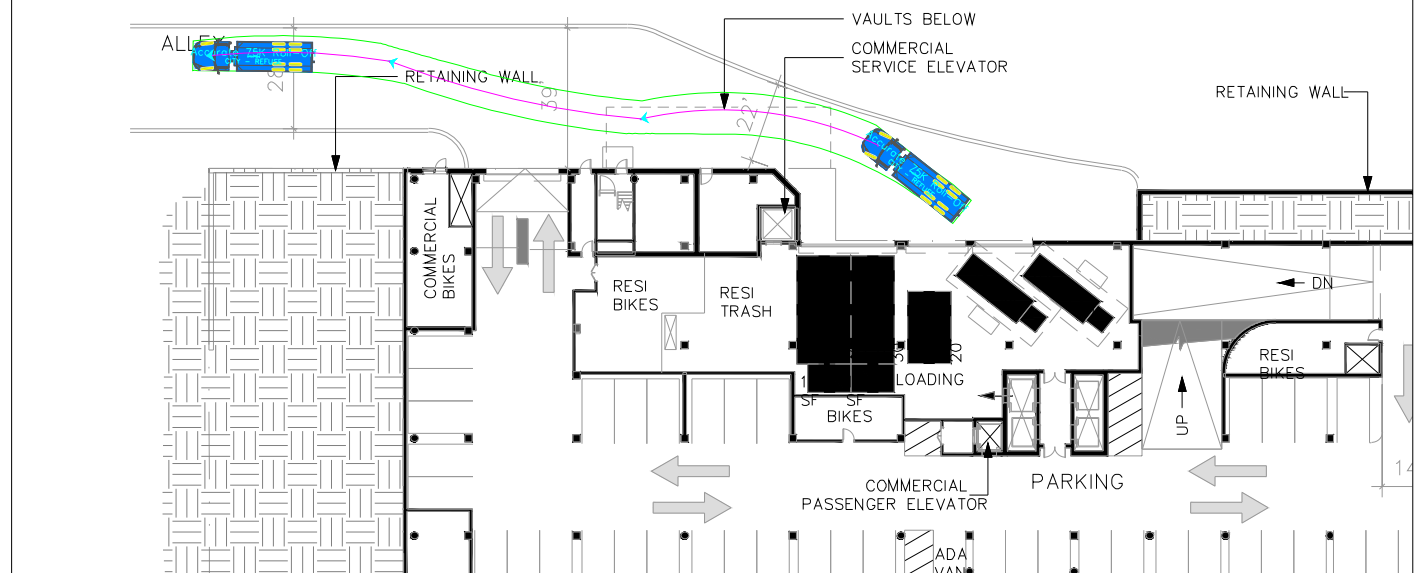
Outbound: Loading Dock 4 (Trash Truck)



Inbound: Loading Dock 5 (Trash Truck)



Outbound: Loading Dock 5 (Trash Truck)





LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Project Name: Edens PNC Site

Date:

Y ? N



Credit Integrative Process 1

13 0 19 Location and Transportation 16

16	Credit	LEED for Neighborhood Development Location	16
1	Credit	Sensitive Land Protection	1
2	Credit	High Priority Site	2
5	Credit	Surrounding Density and Diverse Uses	5
5	Credit	Access to Quality Transit	5
1	Credit	Bicycle Facilities	1
1	Credit	Reduced Parking Footprint	1
1	Credit	Green Vehicles	1

5 5 0 Sustainable Sites 10

Y	Prereq	Construction Activity Pollution Prevention	Required
1	Credit	Site Assessment	1
2	Credit	Site Development - Protect or Restore Habitat	2
1	Credit	Open Space	1
3	Credit	Rainwater Management	3
2	Credit	Heat Island Reduction	2
1	Credit	Light Pollution Reduction	1

5 2 4 Water Efficiency 11

Y	Prereq	Outdoor Water Use Reduction	Required
Y	Prereq	Indoor Water Use Reduction	Required
Y	Prereq	Building-Level Water Metering	Required
1	Credit	Outdoor Water Use Reduction	2
3	Credit	Indoor Water Use Reduction	6
2	Credit	Cooling Tower Water Use	2
1	Credit	Water Metering	1

15 9 9 Energy and Atmosphere 33

Y	Prereq	Fundamental Commissioning and Verification	Required
Y	Prereq	Minimum Energy Performance	Required
Y	Prereq	Building-Level Energy Metering	Required
Y	Prereq	Fundamental Refrigerant Management	Required
4	Credit	Enhanced Commissioning	6
8	Credit	Optimize Energy Performance	18
1	Credit	Advanced Energy Metering	1
2	Credit	Demand Response	2
3	Credit	Renewable Energy Production	3
1	Credit	Enhanced Refrigerant Management	1
2	Credit	Green Power and Carbon Offsets	2

8 3 2 Materials and Resources 13

Y	Prereq	Storage and Collection of Recyclables	Required
Y	Prereq	Construction and Demolition Waste Management Planning	Required
3	Credit	Building Life-Cycle Impact Reduction	5
1	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2	Credit	Construction and Demolition Waste Management	2

10 5 1 Indoor Environmental Quality 16

Y	Prereq	Minimum Indoor Air Quality Performance	Required
Y	Prereq	Environmental Tobacco Smoke Control	Required
2	Credit	Enhanced Indoor Air Quality Strategies	2
2	Credit	Low-Emitting Materials	3
1	Credit	Construction Indoor Air Quality Management Plan	1
1	Credit	Indoor Air Quality Assessment	2
1	Credit	Thermal Comfort	1
1	Credit	Interior Lighting	2
1	Credit	Daylight	3
1	Credit	Quality Views	1
1	Credit	Acoustic Performance	1

4 0 2 Innovation 6

3	Credit	Innovation	5
1	Credit	LEED Accredited Professional	1

2 0 2 Regional Priority 4

1	Credit	Regional Priority: Specific Credit - Green Vehicles	1
1	Credit	Regional Priority: Specific Credit - Access to Quality Transit	1
1	Credit	Regional Priority: Specific Credit - Rainwater MGMT	1
1	Credit	Regional Priority: Specific Credit - Protect or Restore Habitat	1

62 24 39 TOTALS Possible Points: 110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

NOTE: INDIVIDUAL LEED POINT ELEMENTS MAY CHANGE PROVIDED THE PROJECT EXCEEDS 60 TOTAL POINTS.