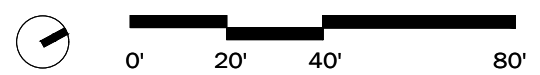
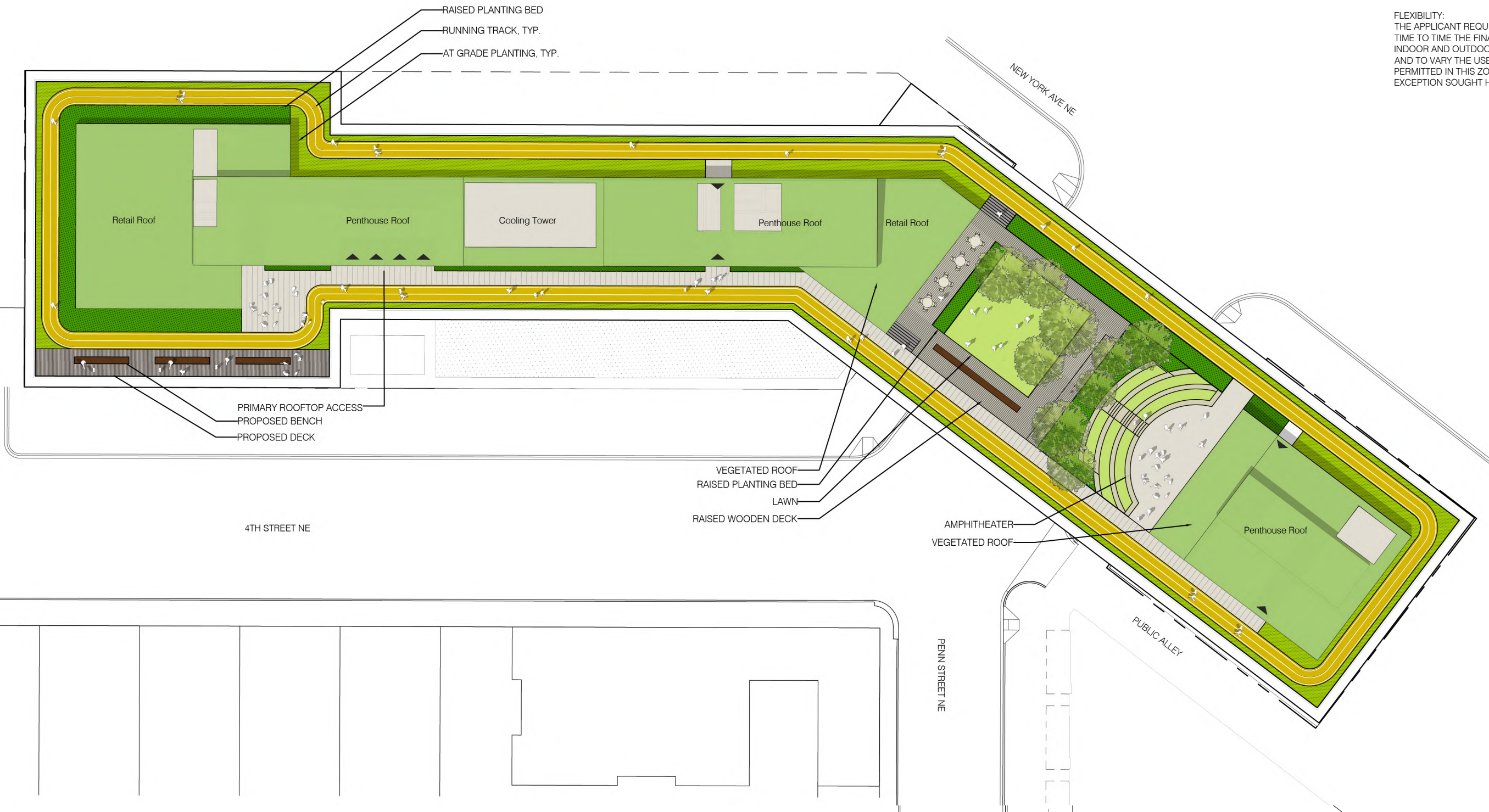


NOTE:
 THE GREEN AREAS AND PLANTING SHOWN ARE SUBJECT TO ALTERATION DURING DESIGN PROVIDED THAT THE TOTAL GREEN ROOF SQUARE FOOTAGE IS NO LESS THAN THE AMOUNT APPROVED BY THE COMMISSION. PORTION OF SUCH AREAS MAY BE COVERED BY SOLAR PANELS.

FLEXIBILITY:
 THE APPLICANT REQUESTS FLEXIBILITY TO VARY FROM TIME TO TIME THE FINAL DESIGN AND LAYOUT OF THE INDOOR AND OUTDOOR SPACES AND PROGRAMMING AND TO VARY THE USES PROVIDED THAT THEY ARE PERMITTED IN THIS ZONE OR PURSUANT TO THE SPECIAL EXCEPTION SOUGHT HEREIN.



GREEN ROOF PLAN - ROOFTOP PLAN

11/22/2019



CIP CONCRETE SIDEWALK: 5' X8' Scoring, Broomed Finish



STREET LIGHT: Philips / Valmont, black



BIKE RACK, powdered coated black steel and wood



TRASH RECEPTACLE, wrought iron, black



BENCHES, powdered coated black steel and wood



STREET TREE AND VEGETATED ROOF PLANTING



VEGETATED ROOF PLANTING

REPRESENTATIVE STREETScape PALETTE AND PRECEDENTS

11/22/2019



RAISED DECKS WITH MOVEABLE SEATING



RUNNING TRACK



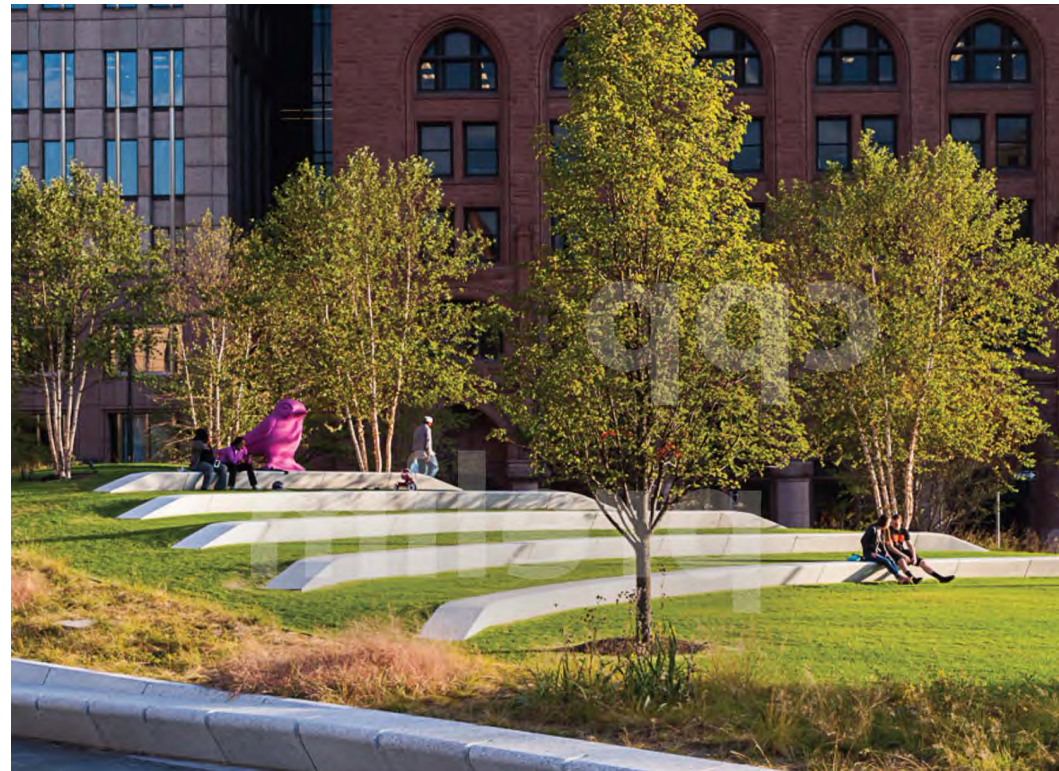
ROOFTOP FOOD AND BEVERAGE



SEASONAL GRASS AND PERENNIAL PLANTING



LAWNS WITH TREE SHADE



AMPHITHEATER SEATING WITH INTEGRATED PLANTING

REPRESENTATIVE ROOFTOP PALETTE AND PRECEDENTS

11/22/2019

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 FILE ENTITLED, "191114_EDENS_GROUND LEVEL PLAN.DWG", PREPARED BY SHoP ARCHITECTS, RECEIVED 11/14/19

C) LANDSCAPE ARCHITECT FILE ENTITLED, "EDENS UNION MARKET SITE PLAN_ LANDSCAPE.DWG" PREPARED BY FIELD OPERATIONS, RECEIVED 11/06/19.




SHEET INDEX

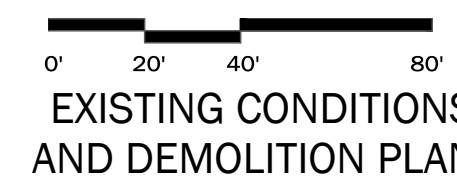
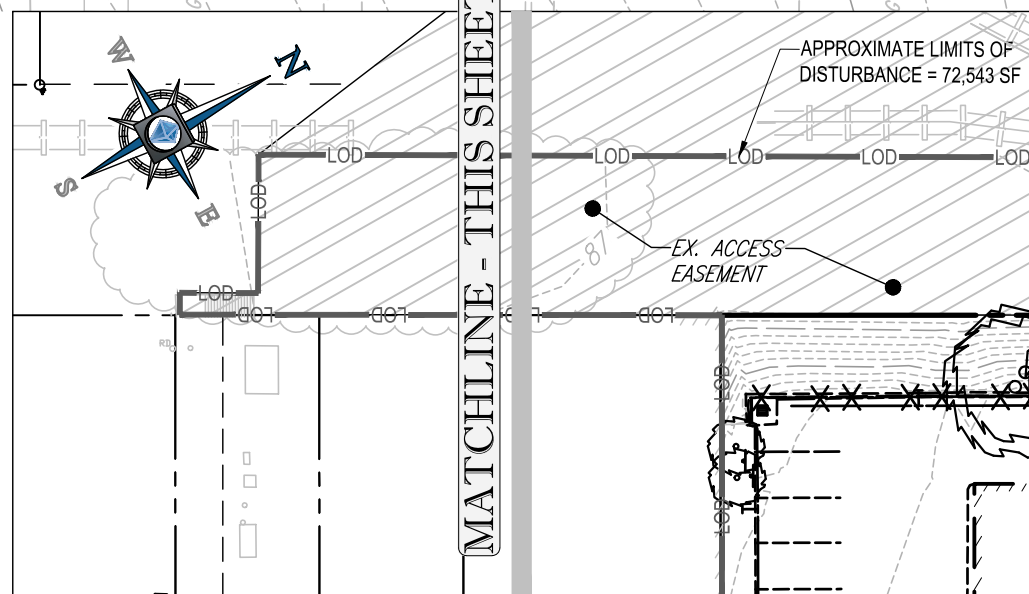
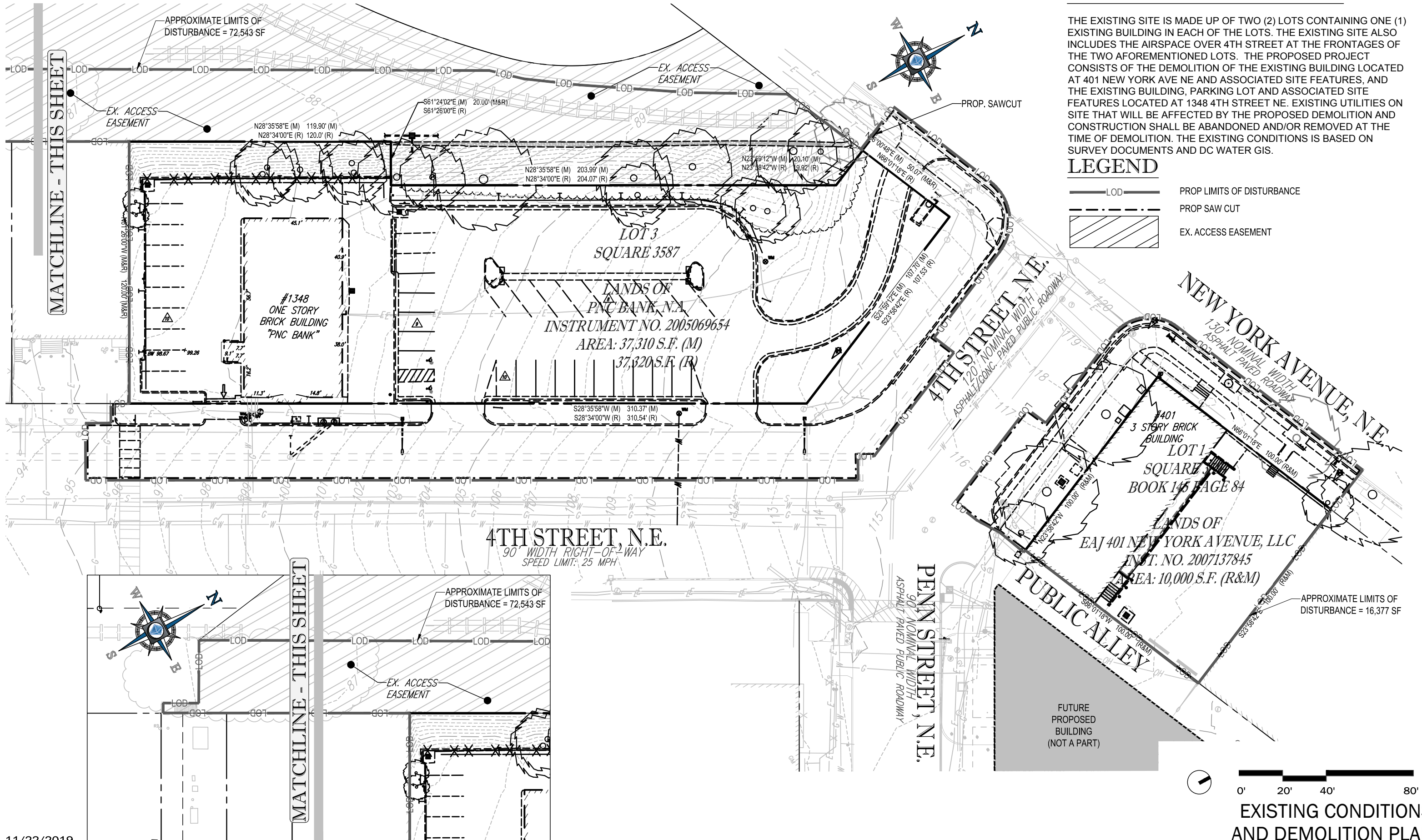
SHEET TITLE	SHEET NUMBER
GENERAL NOTES AND LEGEND	C-01
EXISTING CONDITIONS AND DEMOLITION PLAN	C-02
SITE PLAN	C-03
GRADING PLAN	C-04
UTILITY PLAN	C-05
STORMWATER MANAGEMENT AND GAR PLAN	C-06
GREEN AREA RATIO WORKSHEET	C-07
EROSION AND SEDIMENT CONTROL PLAN	C-08

DEMOLITION NARRATIVE

THE EXISTING SITE IS MADE UP OF TWO (2) LOTS CONTAINING ONE (1) EXISTING BUILDING IN EACH OF THE LOTS. THE EXISTING SITE ALSO INCLUDES THE AIRSPACE OVER 4TH STREET AT THE FRONTAGES OF THE TWO AFOREMENTIONED LOTS. THE PROPOSED PROJECT CONSISTS OF THE DEMOLITION OF THE EXISTING BUILDING LOCATED AT 401 NEW YORK AVE NE AND ASSOCIATED SITE FEATURES, AND 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 IS BASED ON SURVEY DOCUMENTS AND DC WATER GIS.

LEGEND

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




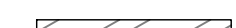


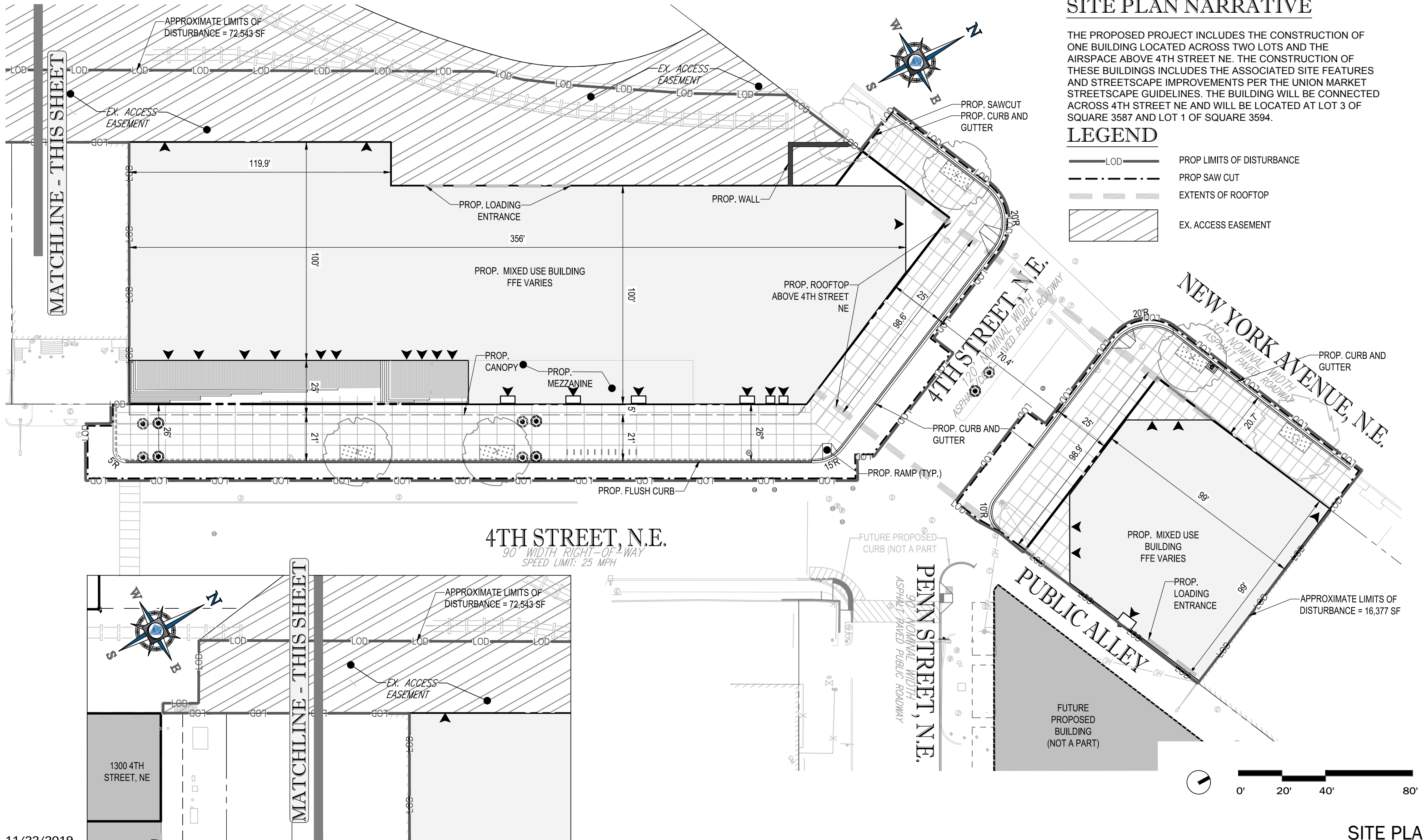
11/22/2019

SITE PLAN NARRATIVE

THE PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF ONE BUILDING LOCATED ACROSS TWO LOTS AND THE AIRSPACE ABOVE 4TH STREET NE. THE CONSTRUCTION OF THESE BUILDINGS INCLUDES THE ASSOCIATED SITE FEATURES AND STREETSCAPE IMPROVEMENTS PER THE UNION MARKET STREETSCAPE GUIDELINES. THE BUILDING WILL BE CONNECTED ACROSS 4TH STREET NE AND WILL BE LOCATED AT LOT 3 OF SQUARE 3587 AND LOT 1 OF SQUARE 3594.

LEGEND

-  LOD PROP LIMITS OF DISTURBANCE
-  PROP SAW CUT
-  EXTENTS OF ROOFTOP
-  EX. ACCESS EASEMENT



11/22/2019



1348 4TH ST. N.E. / 401 NEW YORK AVE. N.E.



SITE PLAN

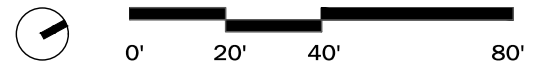
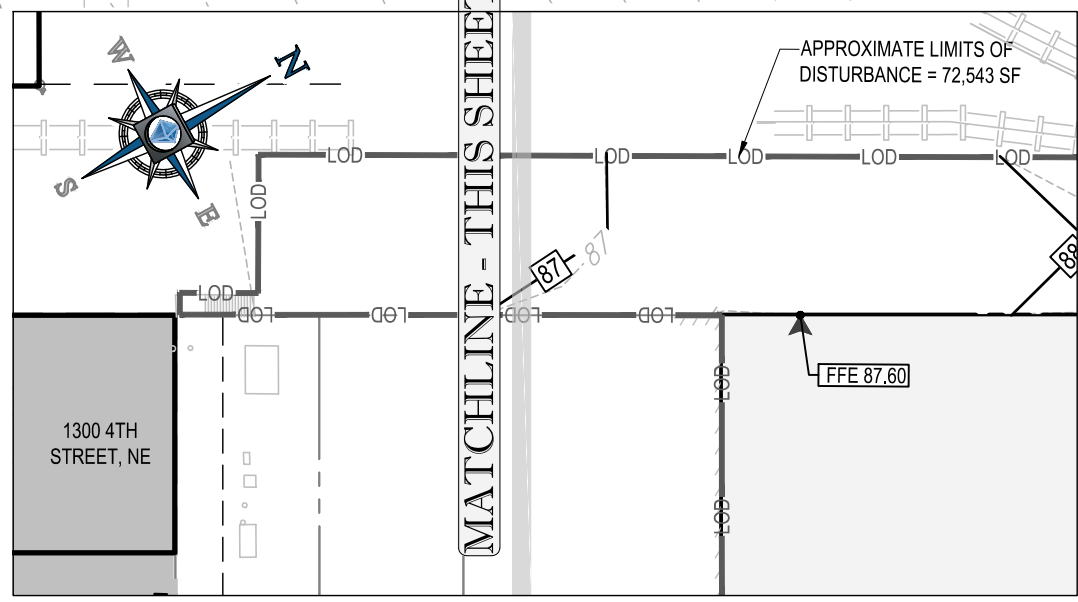
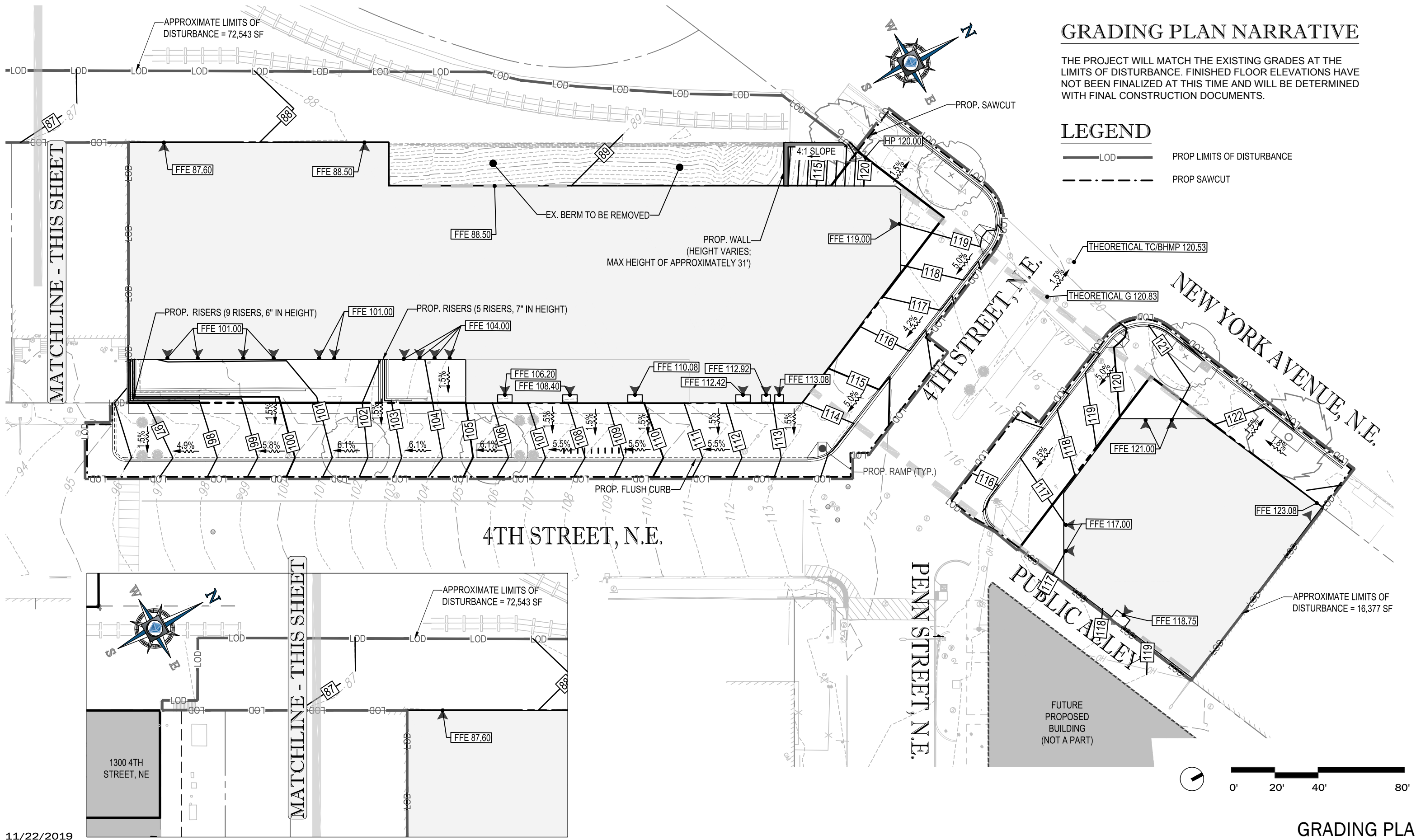
C-03

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



11/22/2019

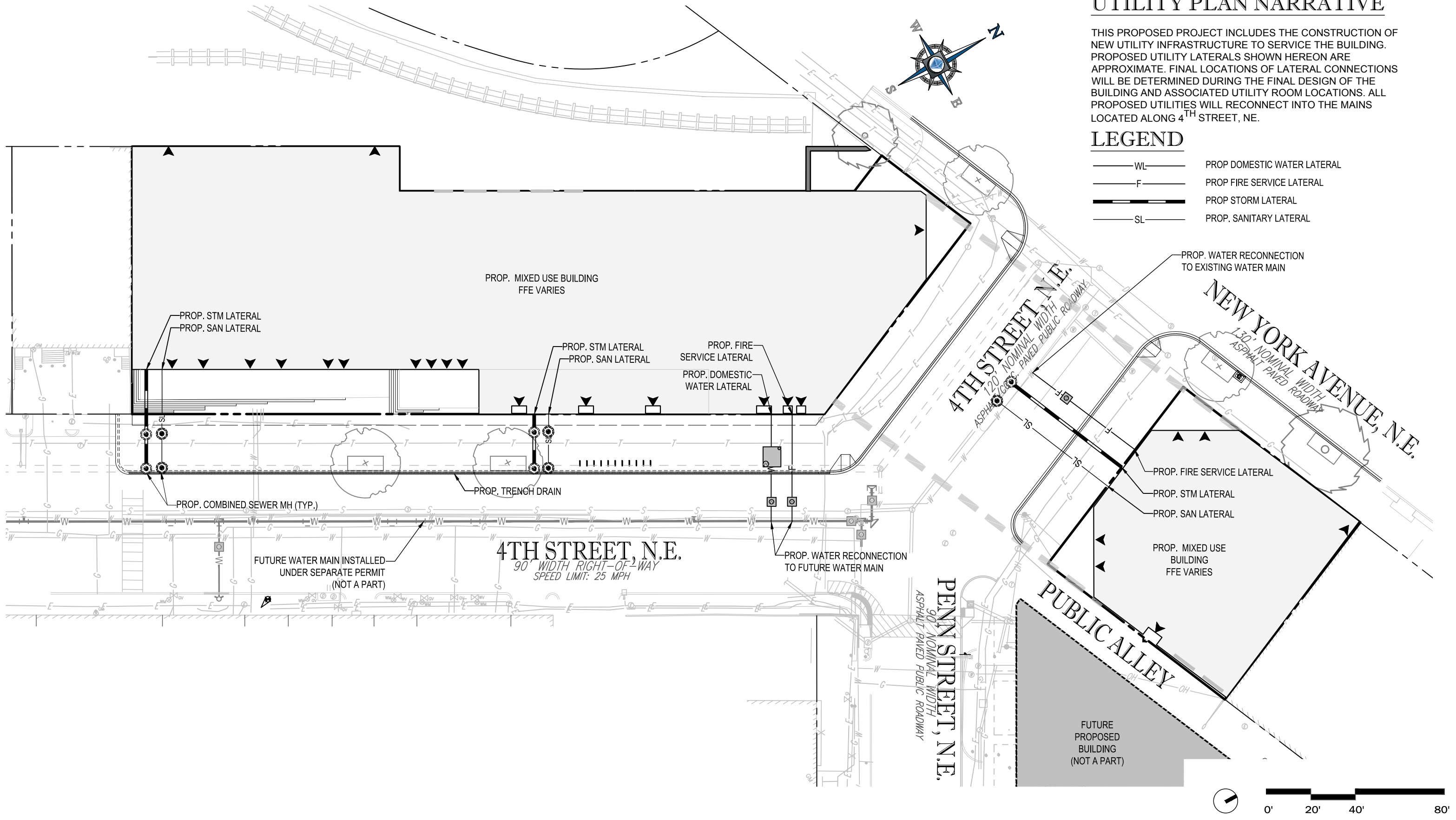
GRADING PLAN

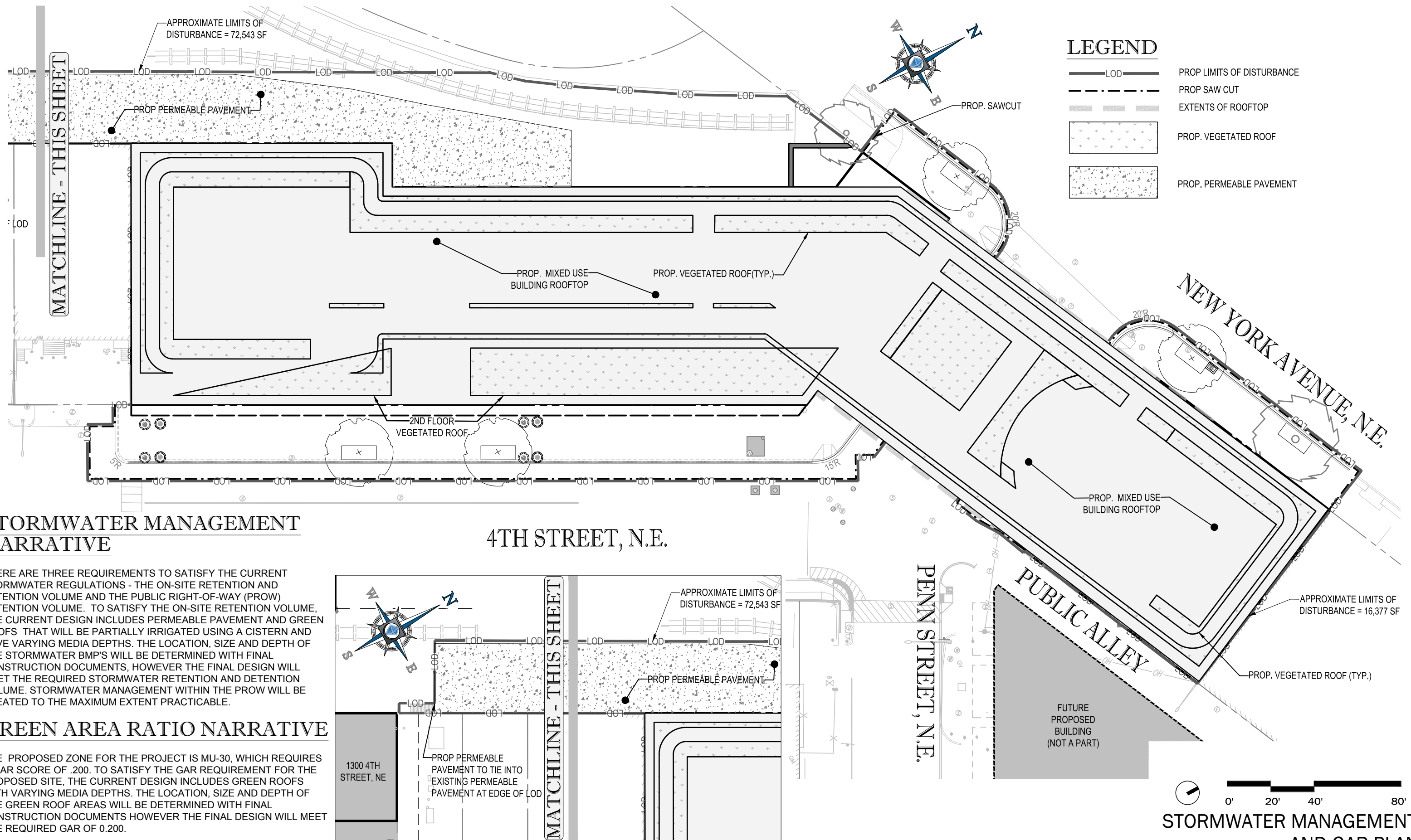
UTILITY PLAN NARRATIVE

THIS PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF NEW UTILITY INFRASTRUCTURE 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 UTILITIES WILL RECONNECT INTO THE MAINS LOCATED ALONG 4TH STREET, N.E.

LEGEND

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





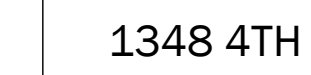
STORMWATER MANAGEMENT NARRATIVE

THERE ARE THREE REQUIREMENTS TO SATISFY THE CURRENT STORMWATER REGULATIONS - THE ON-SITE RETENTION AND DETENTION VOLUME AND THE PUBLIC RIGHT-OF-WAY (PROW) RETENTION VOLUME. TO SATISFY THE ON-SITE RETENTION VOLUME, THE CURRENT DESIGN INCLUDES PERMEABLE PAVEMENT AND GREEN ROOFS THAT WILL BE PARTIALLY IRRIGATED USING A CISTERN AND HAVE VARYING MEDIA DEPTHS. THE LOCATION, SIZE AND DEPTH OF THE STORMWATER BMP'S 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-30, WHICH REQUIRES A GAR SCORE OF .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.

11/22/2019



1348 4TH ST. N.E. / 401 NEW YORK AVE. N.E.

C-06

0' 20' 40' 80'
STORMWATER MANAGEMENT AND GAR PLAN

Green Area Ratio Scoresheet

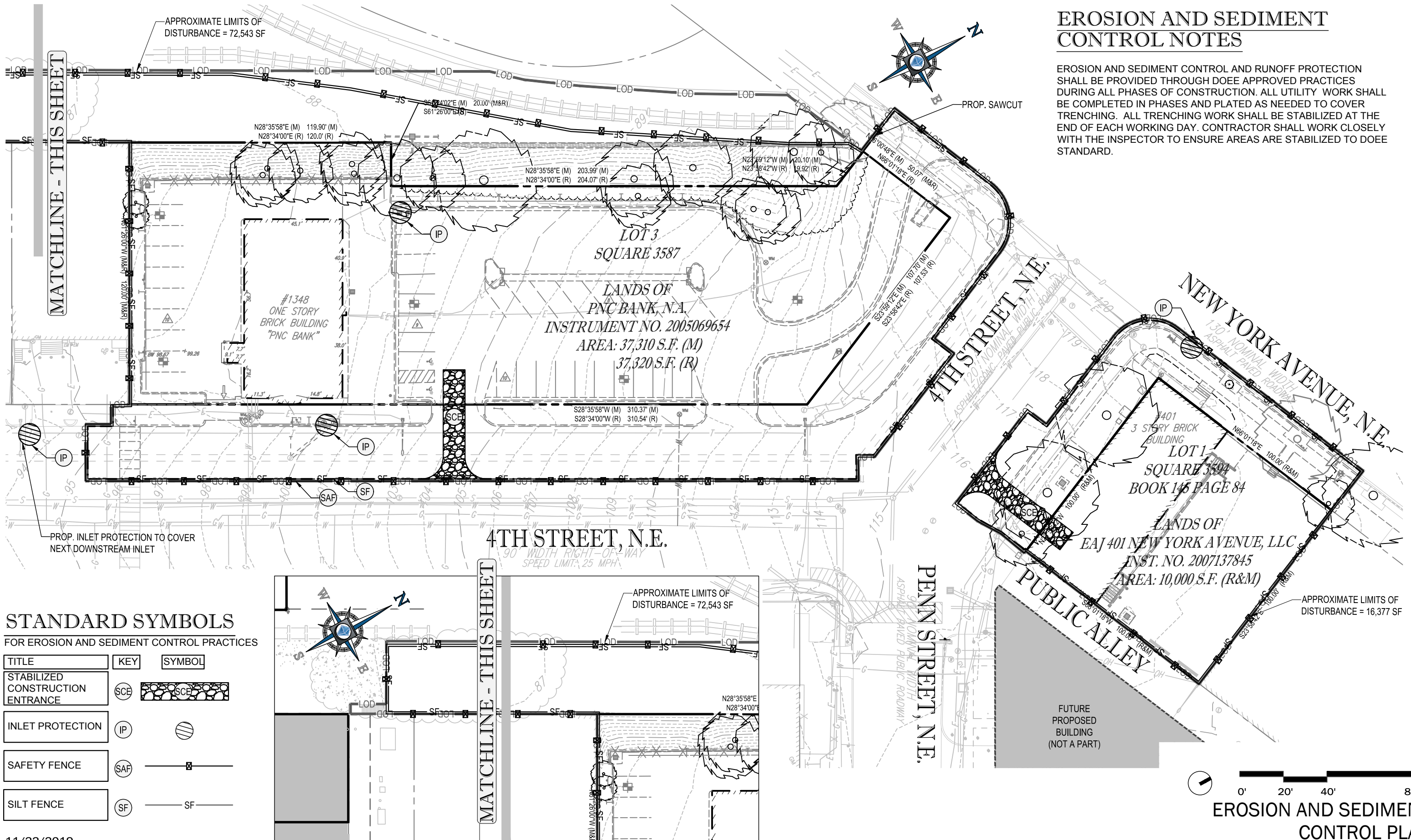
*** Address Square Lot Zone District
 AND THE 2ND AIR RIGHT LOT
 Other
 Lot size (enter this value first) * Minimum Score Multiplier GAR Score

Landscape Elements		Square Feet	Factor	Total
A Landscaped areas (select one of the following for each area)				
1	Landscaped areas with a soil depth < 24"	<input type="text" value="square feet"/>	0.30	-
2	Landscaped areas with a soil depth ≥ 24"	<input type="text" value="square feet"/>	0.60	-
3	Bioretention facilities	<input type="text" value="square feet"/>	0.40	-
B Plantings (credit for plants in landscaped areas from Section A)				
1	Groundcovers, or other plants < 2' height	<input type="text" value="square feet"/>	0.20	-
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	<input type="text" value="# of plants"/>	0.30	-
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	<input type="text" value="# of trees"/>	0.50	-
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	<input type="text" value="# of trees"/>	0.60	-
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	<input type="text" value="# of trees"/>	0.70	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	<input type="text" value="# of trees"/>	0.70	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	<input type="text" value="# of trees"/>	0.70	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	<input type="text" value="# of trees"/>	0.80	-

9	Vegetated wall, plantings on a vertical surface	<input type="text" value="square feet"/>	0.60	<input type="text" value="square feet"/>	-
C Vegetated or "green" roofs					
1	Over at least 2" and less than 8" of growth medium	<input type="text" value="13,000"/>	0.60	<input type="text" value="square feet"/>	7,800.0
2	Over at least 8" of growth medium	<input type="text" value="5,000"/>	0.80	<input type="text" value="square feet"/>	4,000.0
D Permeable Paving***					
1	Permeable paving over 6" to 24" of soil or gravel	<input type="text" value="square feet"/>	0.40	-	-
2	Permeable paving over at least 24" of soil or gravel	<input type="text" value="square feet"/>	0.50	-	-
E Other					
1	Enhanced tree growth systems***	<input type="text" value="square feet"/>	0.40	-	-
2	Renewable energy generation	<input type="text" value="square feet"/>	0.50	-	-
3	Approved water features	<input type="text" value="square feet"/>	0.20	-	-
		sub-total of sq ft =		18,000	
F Bonuses					
1	Native plant species	<input type="text" value="0"/>	0.10	-	-
2	Landscaping in food cultivation	<input type="text" value="square feet"/>	0.10	-	-
3	Harvested stormwater irrigation	<input type="text" value="square feet"/>	0.10	-	-
		Green Area Ratio numerator =		11,800	
*** 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 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.



STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

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

11/22/2019

