

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

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: "671 - 1ST FLOOR-061417," PREPARED BY ERIC COLBERT & ASSOCIATES, DATED: 06/14/17.

C) DIGITAL LANDSCAPE ARCHITECTURAL PLANS ENTITLED: "2017-0612_MAU_Master - Standard," PREPARED BY OEHME, VAN SWEDEN, DATED 06/12/17.

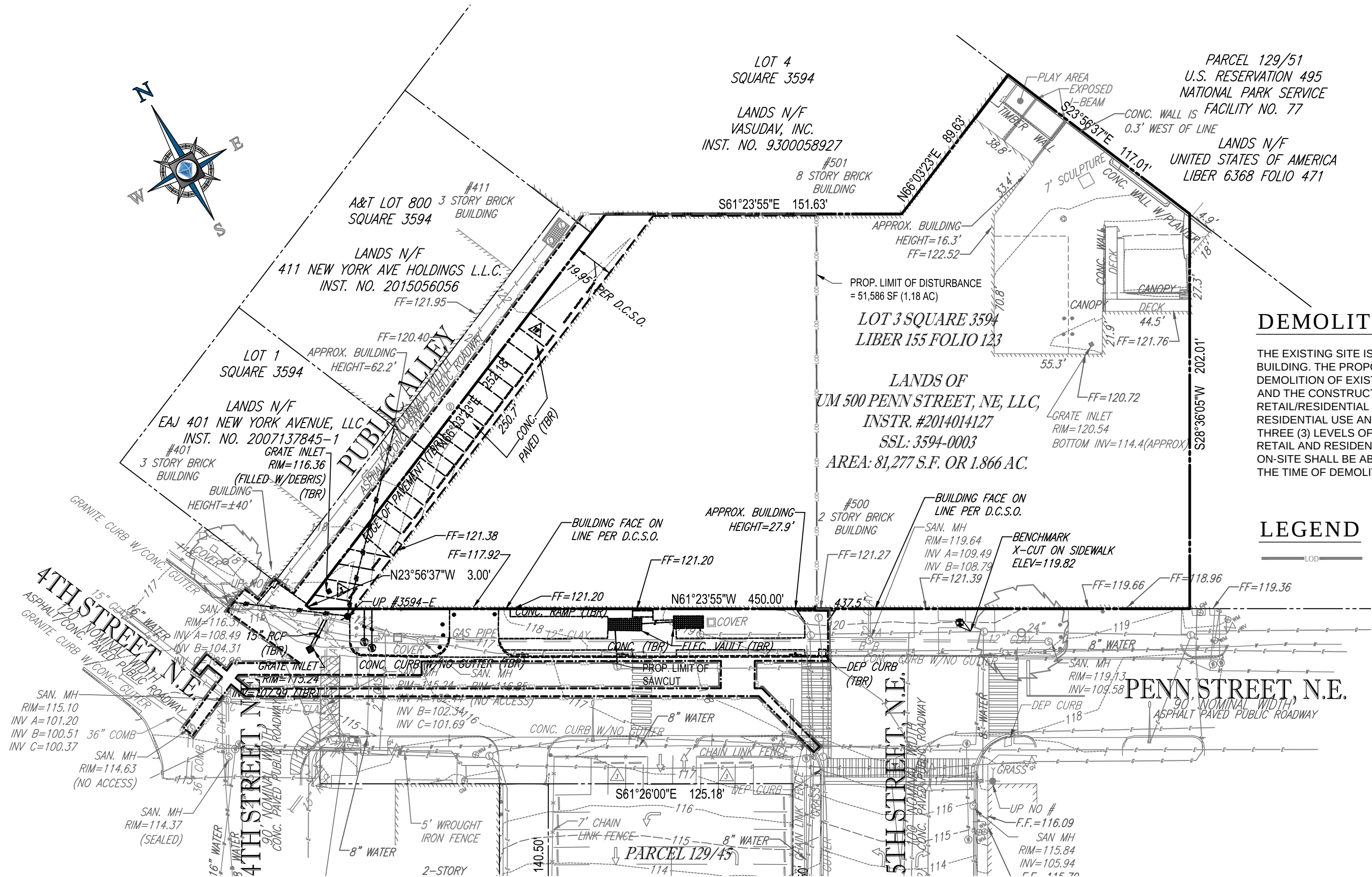
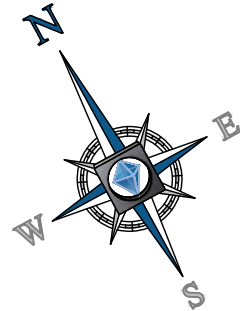
2. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK 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.

SHEET INDEX

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GENERAL NOTES AND LEGEND

C - 01 | 500 PENN STREET NE



DEMOLITION NARRATIVE

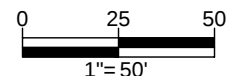
THE EXISTING SITE IS MADE UP OF ONE (1) EXISTING BUILDING. THE PROPOSED PROJECT REQUIRES DEMOLITION OF EXISTING BUILDING AND SITE FEATURES AND THE CONSTRUCTION OF A NEW 12 STORY RETAIL/RESIDENTIAL BUILDING WITH 11 STORIES OF RESIDENTIAL USE AND ONE (1) STORY OF RETAIL AND THREE (3) LEVELS OF UNDERGROUND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

LEGEND

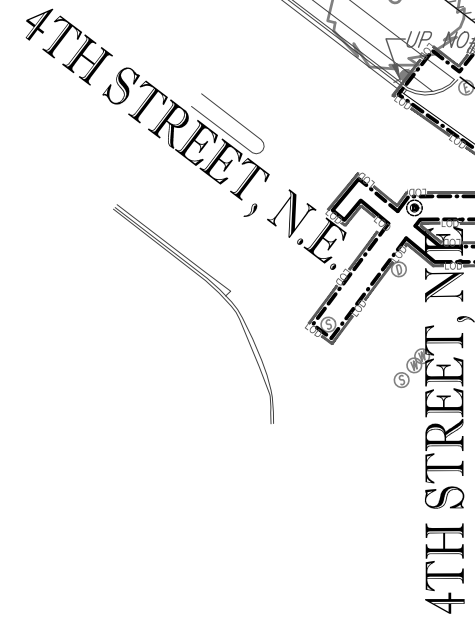
— LOD — PROP. LIMITS OF DISTURBANCE

EXISTING CONDITIONS / DEMOLITION PLAN

C - 02 | 500 PENN STREET NE



06/22/17



4TH STREET, N

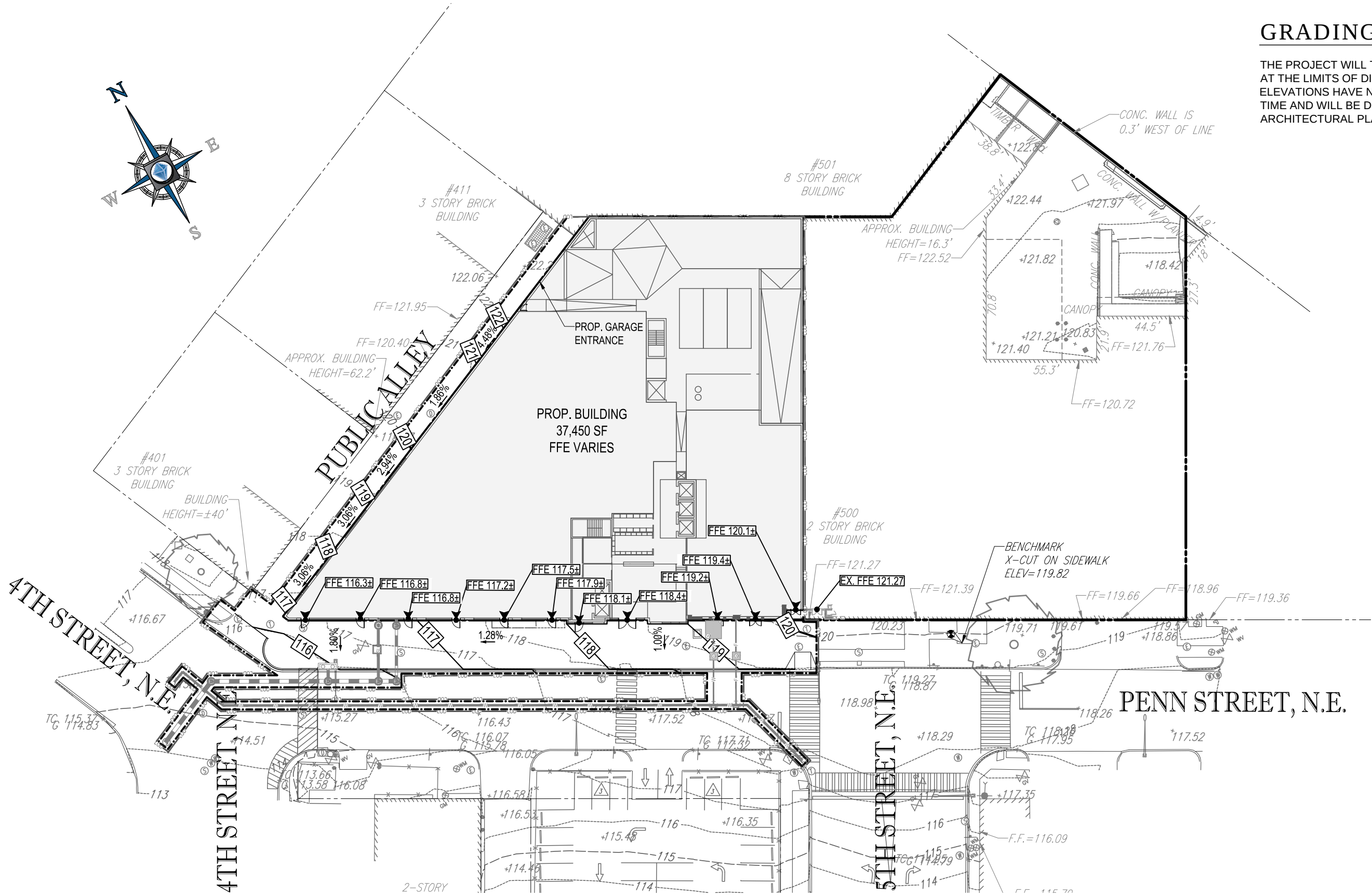
5TH STREET, N.E.

—F.F. = 116.09

0 25 50
1" = 50'

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.



GRADING PLAN

C - 04 | 500 PENN STREET NE

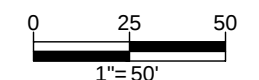
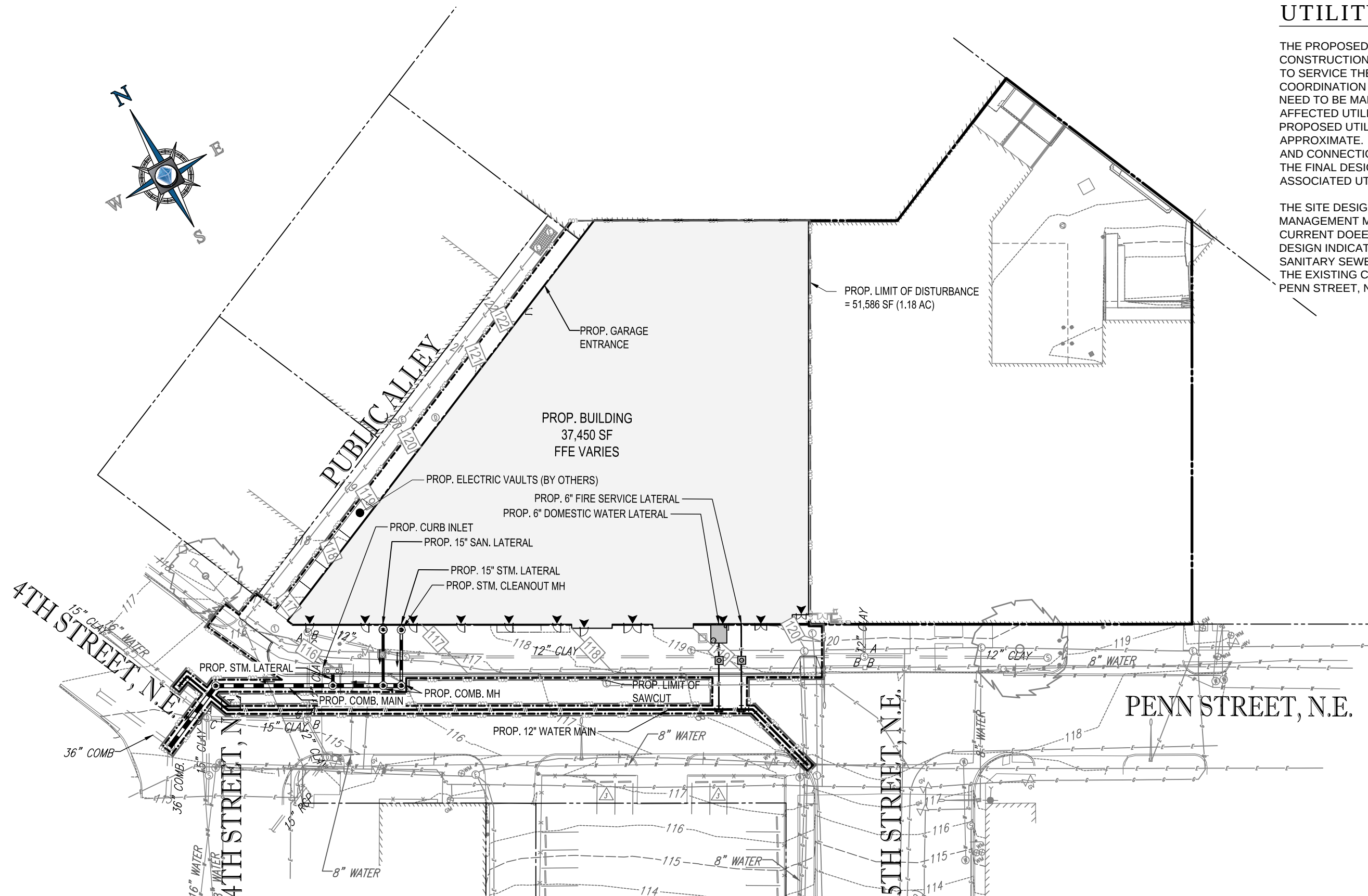


ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

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 DOE 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.



STORMWATER MANAGEMENT NARRATIVE

THE PROPOSED PROJECT WILL DISTURB APPROXIMATELY 37,450 SF (0.86 AC) ON-SITE AND 14,136 SF (0.32 AC) OFF-SITE. THE CURRENT DOEE STORMWATER REGULATIONS WERE UTILIZED TO CALCULATE THE REQUIRED STORMWATER RETENTION (SWRv) AND DETENTION VOLUMES FOR THE ON-SITE DRAINAGE AREA. THE PRIVATE ON-SITE SWRv REQUIREMENT IS APPROXIMATELY 3,558 CUBIC FEET WITH AN ADDITIONAL 3,045 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 11,000 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).

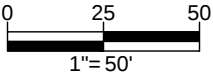
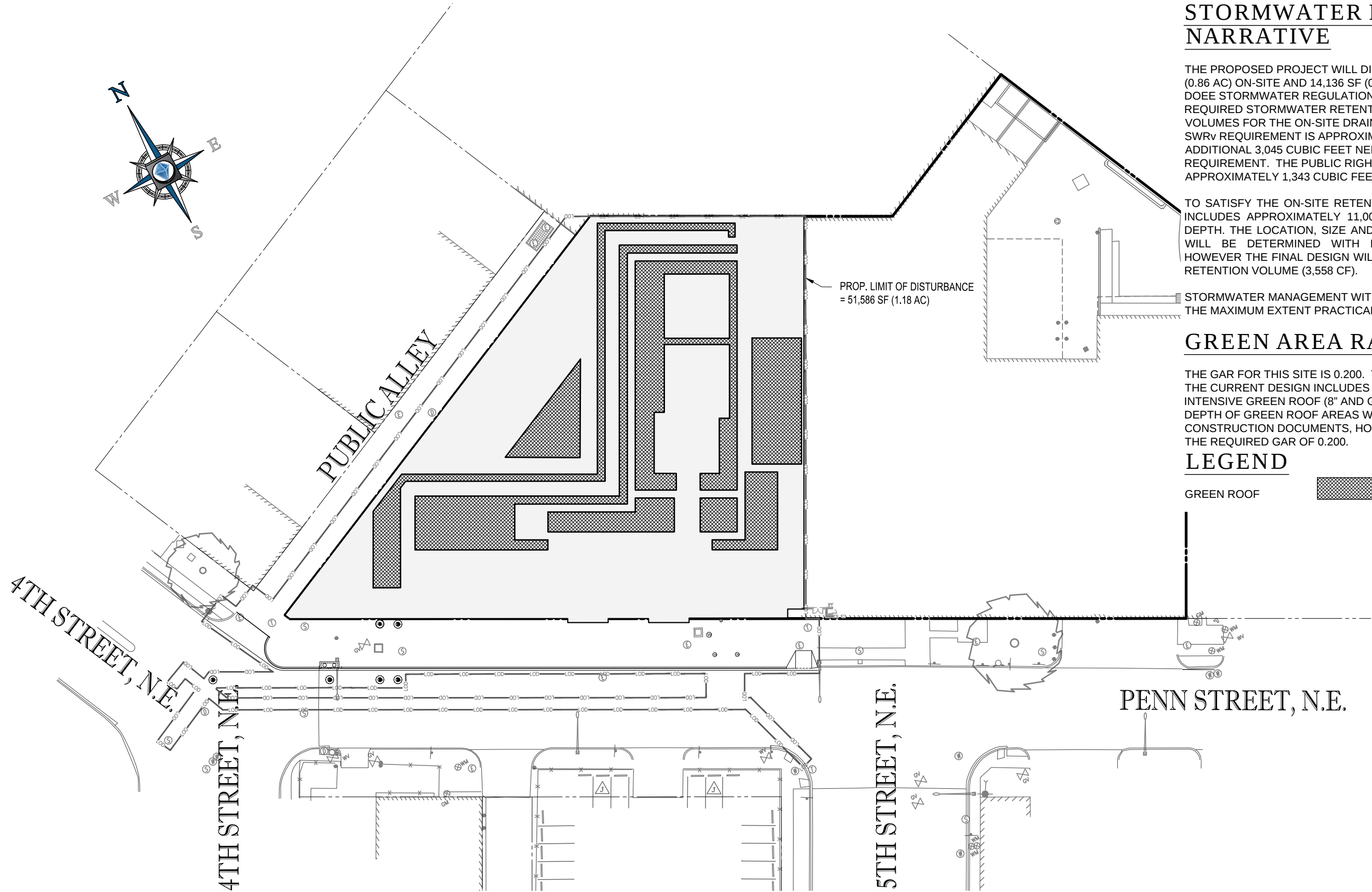
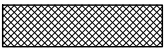
STORMWATER MANAGEMENT WITHIN THE PROW WILL BE TREATED TO THE MAXIMUM EXTENT PRACTICABLE.

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

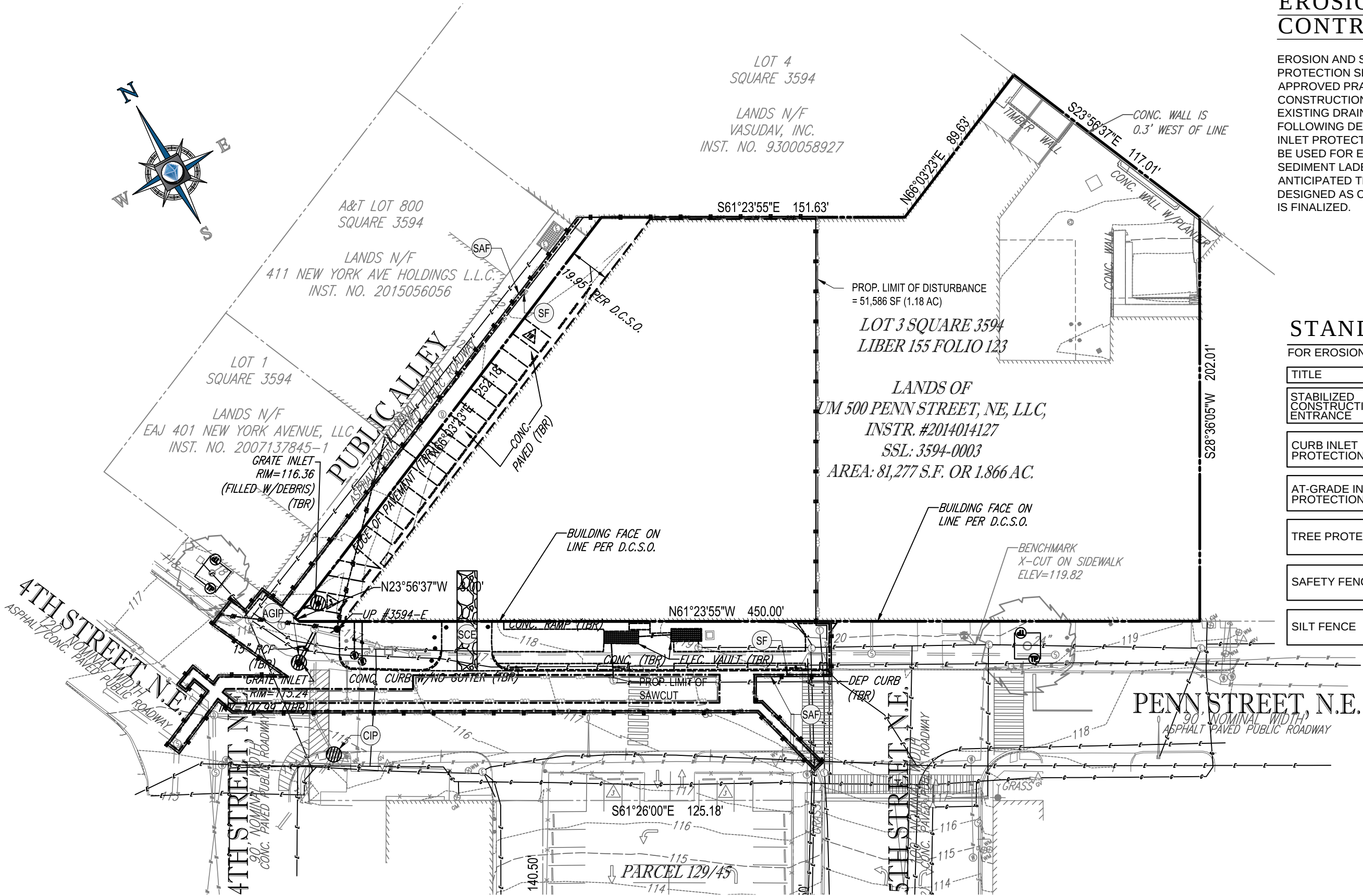
EROSION & SEDIMENT CONTROL NARRATIVE

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

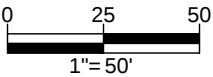
FOR EROSION AND SEDIMENT CONTROL PRACTICES

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



06/22/17



Existing Cobrahead Streetlights
Existing Utility Pole

PENN STREET - FACING EAST



PENN STREET - FACING EAST - TYPICAL EXISTING DIMENSIONS



Scored Concrete
Painted Crosswalk
Lawn Verge
Facade to be retained

PENN STREET - FACING EAST - TYPICAL EXISTING MATERIALS



Facade to be retained

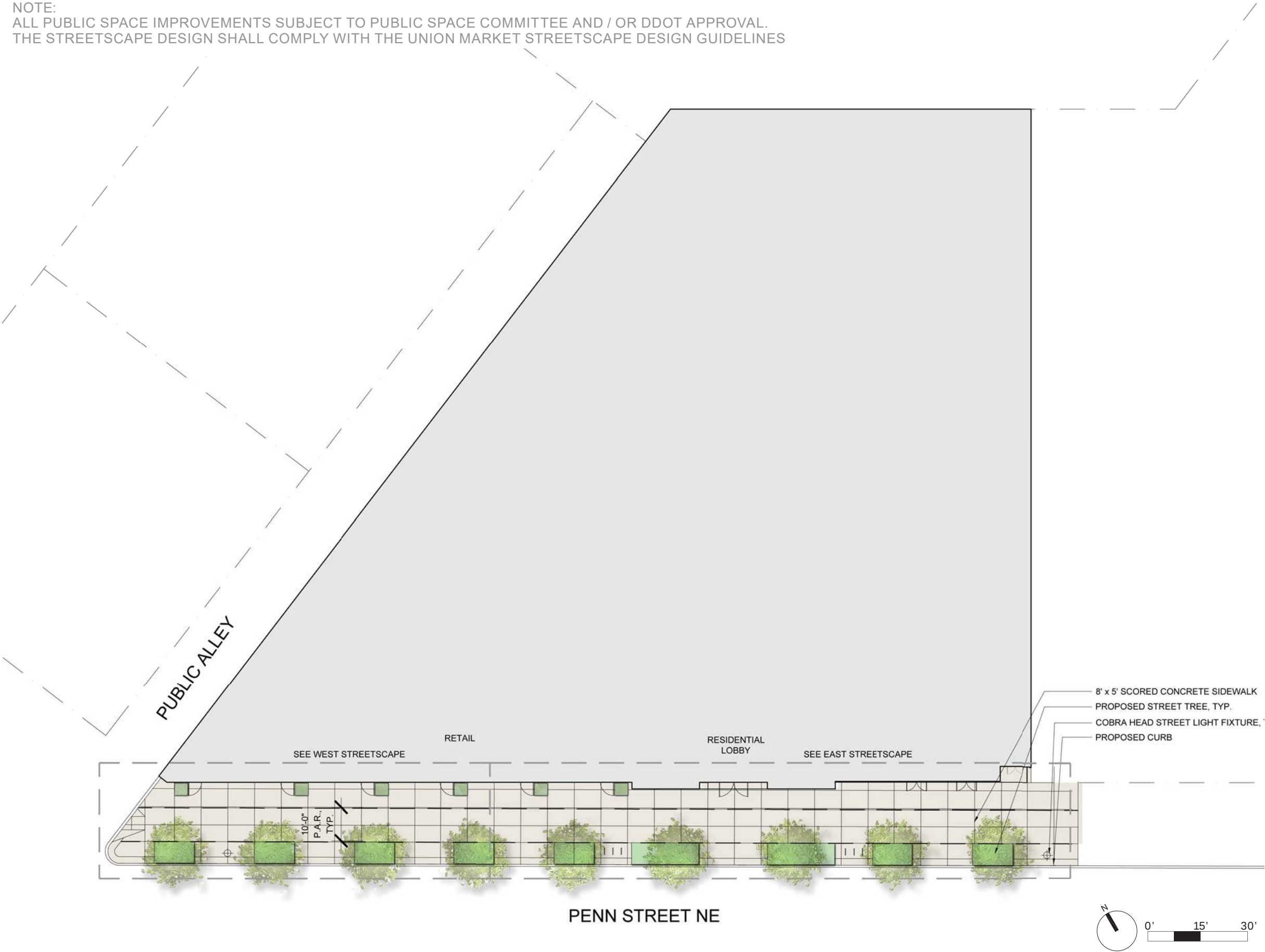
PENN STREET - FACING WEST

EXISTING CONDITIONS

L - 01 | 500 PENN STREET NE

NOTE:
ALL PUBLIC SPACE IMPROVEMENTS SUBJECT TO PUBLIC SPACE COMMITTEE AND / OR DDOT APPROVAL.
THE STREETScape DESIGN SHALL COMPLY WITH THE UNION MARKET STREETScape DESIGN GUIDELINES

NOTE:
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REPRESENTATIVE CAFE SPACE



REPRESENTATIVE RETAIL



REPRESENTATIVE CAFE SEATING AND PLANTINGS

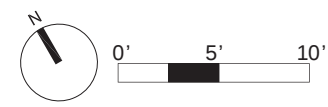
SITE PLAN

L - 02 | 500 PENN STREET NE



PENN STREET NE

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WEST STREETSCAPE

L - 03 | 500 PENN STREET NE



EAST ENTRANCE AND STREETScape

L - 04 | 500 PENN STREET NE

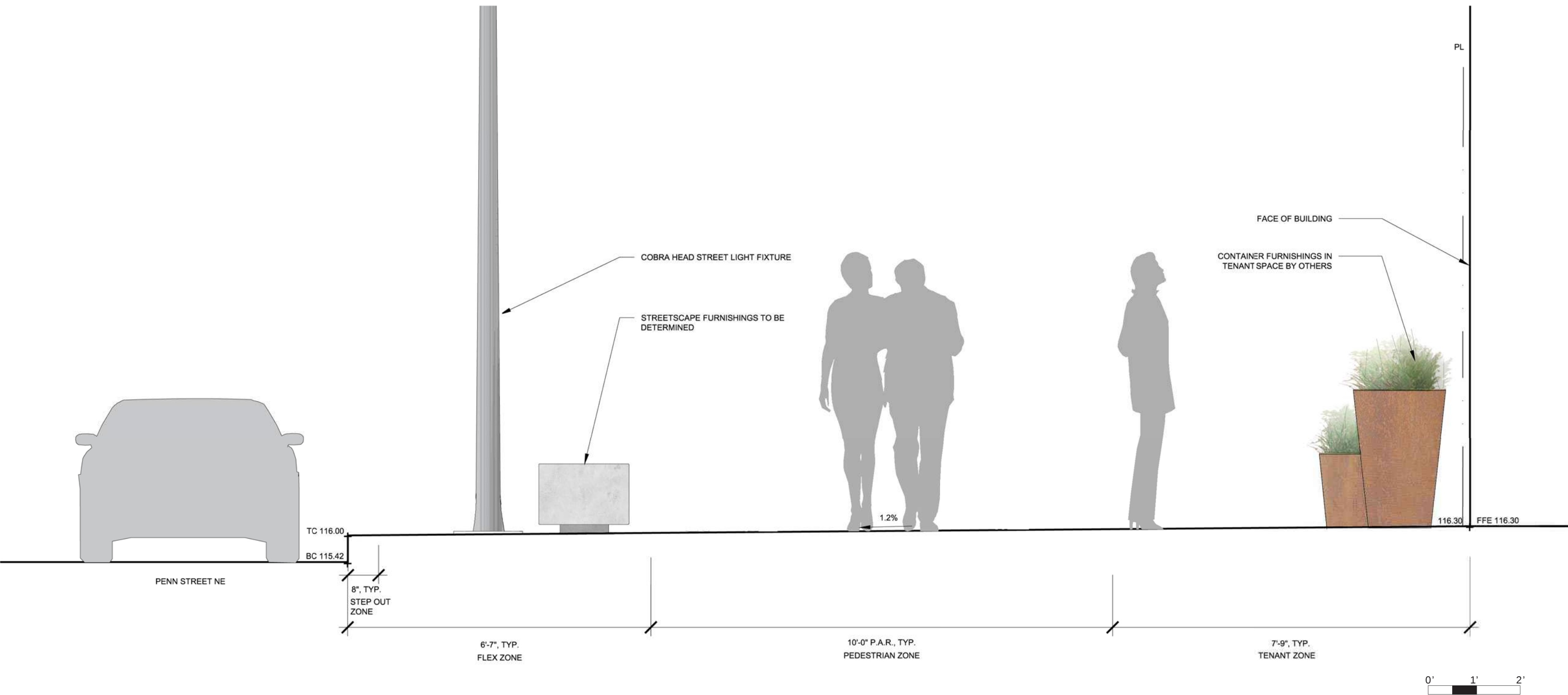


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STREETScape SECTION A

L - 05 | 500 PENN STREET NE

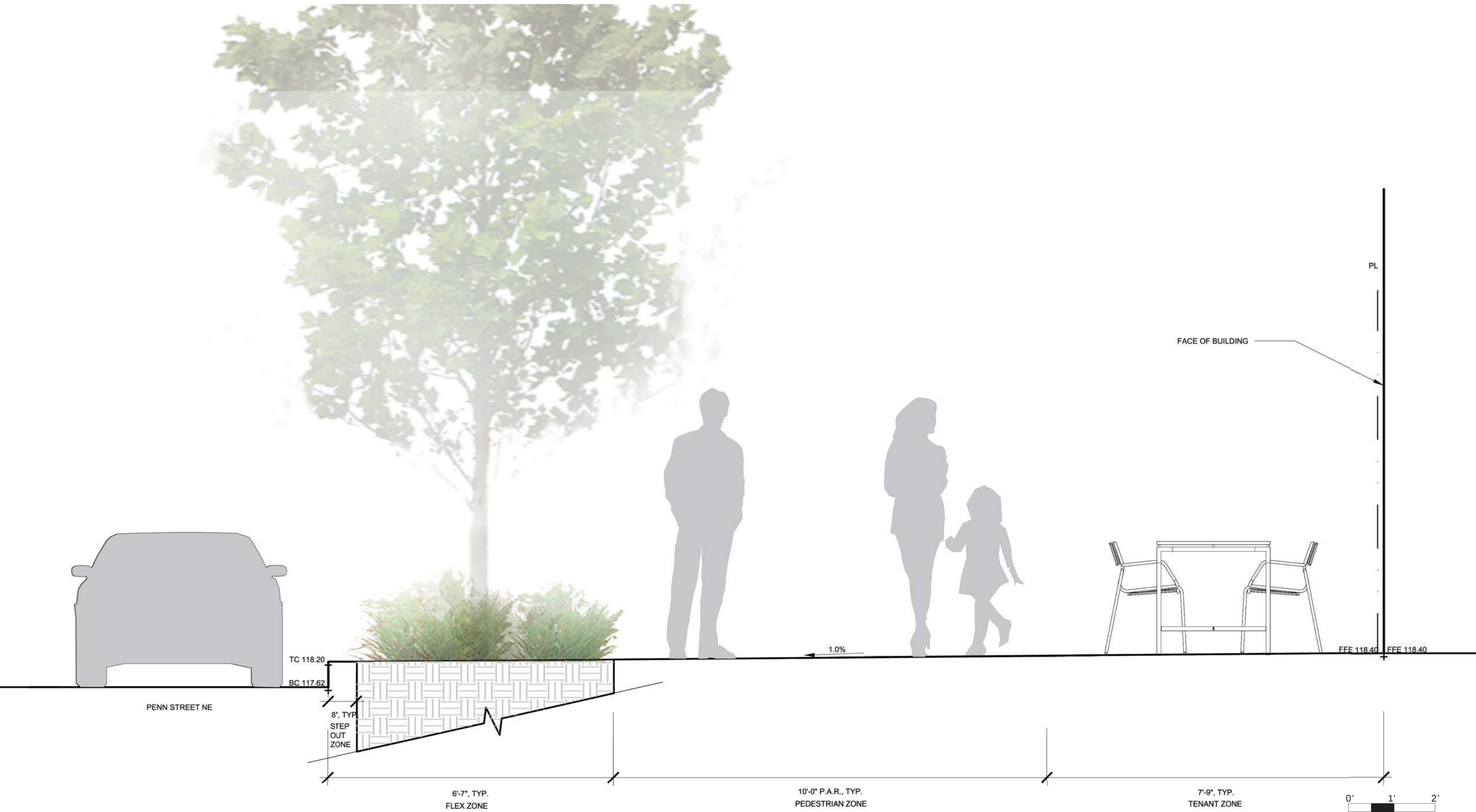
06 / 22 / 17



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STREETSCAPE SECTION B

L - 06 | 500 PENN STREET NE



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STREETScape SECTION C

L - 07 | 500 PENN STREET NE

06/22/17



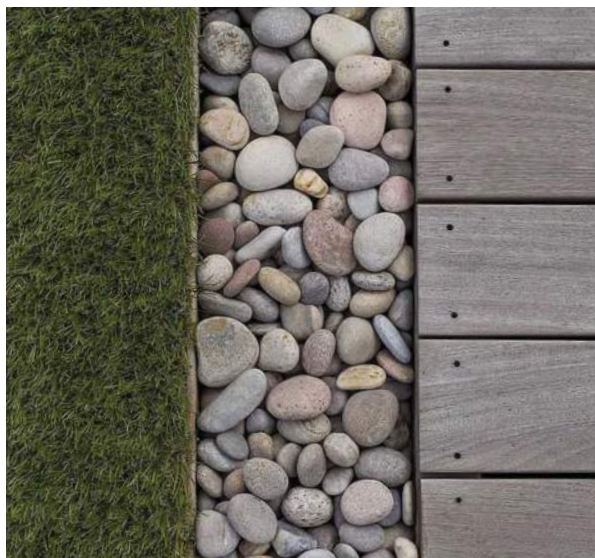
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STEPPED SCULPTURAL SEATING



INTENSIVE PLANTING



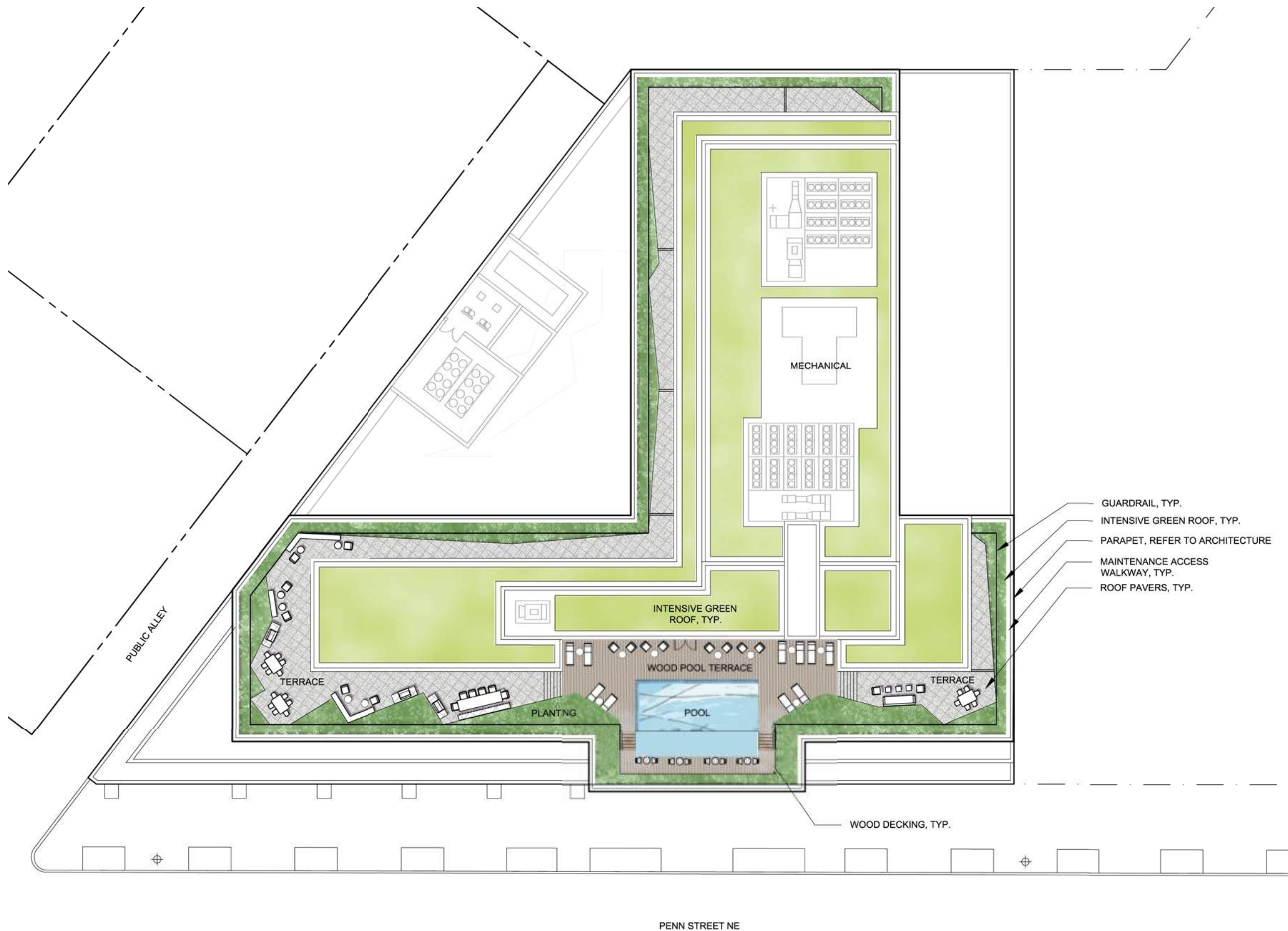
ARTIFICIAL TURF AND WOOD DECKING

GREEN ROOF PLAN (SECOND LEVEL)

L - 08 | 500 PENN STREET NE



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BUILT IN SEATING AND LOUNGE SEATING



DECK WITH MOVABLE SEATING



INTENSIVE PLANTINGS

GREEN ROOF PLAN (PENTHOUSE LEVEL)

L - 09 | 500 PENN STREET NE



Corylus columna



Ostya virginiana



Ilex verticillata



Myrica pensylvanica



Asclepias tuberosa



Hypericum densiflorum



Helianthus decapetalus



Lobelia siphilitica



Calamagrostis acutiflora



Carex pensylvanica



Chasmanthium latifolium



Juncus effusus



Eragrostis spectabilis



Schizachyrium scoparium



Verbena hastata

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STREETScape REPRESENTATIVE PLANT PALETTE

GREENROOF - REPRESENTATIVE INTENSIVE PALETTE
BOTANICAL NAME / COMMON NAME

SHRUBS

Juniperus horizontalis / Creeping Juniper
Rhus aromatica ‘Gro Lo’ / Gro Lo Fragrant Sumac
Rosa ‘Nearly Wild’ / Pink Rose
Taxus baccata ‘Repandens’ / Spreading English Yew
Vitex agnus-castus ‘Silver Spire’ / Chaste Tree

PERENNIALS

Achillea millefolium ‘Anthea’ / Yellow Yarrow
Allium giganteum / Giant Ornamental Onion
Coreopsis lanceolata / Lance-leaf Coreopsis
Echinacea purpurea / Purple Coneflower
Eryngium yuccifolium / Rattlesnake Master
Perovskia atriplicifolia / Russian Sage
Phlox subulata ‘Emerald Cushion Blue’ / Blue Moss Phlox
Salvia ‘East Friesland’ / Meadow Sage
Sedum x ‘Autumn Fire’ / Autumn Fire Stonecrop
Solidago sphacelata ‘Golden Fleece’ / Goldenrod

GRASSES

Andropogon scoparius ‘The Blues’ / Little Blue Stem
Calamagrostis brachytricha / Korean Feather Reed Grass
Molinia litoralis ‘Windspiel’ / Purple Moor Grass
Muhlenbergia capillaris / Pink Muhly Grass
Nessella tenuissima / Mexican Feather Grass



Rhus aromatica ‘Gro Lo’



Rosa ‘Nearly Wild’



Juniperus horizontalis



Taxus baccata ‘Repandens’



Vitex agnus-castus ‘Silver



Achillea millefolium ‘Anthea’



Allium giganteum



Coreopsis lanceolata



Eryngium yuccifolium



Echinacea purpurea



Perovskia atriplicifolia



Phlox subulata
‘Emerald Cushion Blue’



Salvia ‘East Friesland’



Sedum x ‘Autumn Fire’



Solidago sphacelata
‘Golden Fleece’



Andropogon scoparius
‘The Blues’



Calamagrostis brachytricha



Molinia litoralis ‘Windspiel’



Muhlenbergia capillaris



Nessella tenuissima

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GREEN ROOF REPRESENTATIVE PLANT PALETTE (SECOND LEVEL)

GREENROOF - REPRESENTATIVE INTENSIVE PALETTE
BOTANICAL NAME / COMMON NAME

SHRUBS

Juniperus horizontalis / Creeping Juniper
Rhus aromatica ‘Gro Lo’ / Gro Lo Fragrant Sumac
Rosa ‘Nearly Wild’ / Pink Rose
Taxus baccata ‘Repandens’ / Spreading English Yew
Vitex agnus-castus ‘Silver Spire’ / Chaste Tree

PERENNIALS

Caryopteris x clandonensis ;Longwood Blue’ / Bluebeard
Coreopsis lanceolata / Lance-leaf Coreopsis
Dalea purpurea / Purple Prairie Clover
Echinacea purpurea / Purple Coneflower
Euphorbia robbiae / Robb’s Euphorbia
Liatris spicata ‘Kobold’ / Gayfeather
Nepeta ‘Walker’s Low’ / Catmint
Rudbeckia fulgida ‘Goldstrum’ / Black-eyed Susan
Salvia nemorosa ‘Mainacht’ / May Night Meadow Sage
Sedum x ‘Robustum’ / Stonecrop

GRASSES

Andropogon scoparius ‘The Blues’ / Little Blue Stem
Calamagrostis brachytricha / Korean Feather Reed Grass
Molinia litoralis ‘Windspiel’ / Purple Moor Grass
Muhlenbergia capillaris / Pink Muhly Grass
Nessella tenuissima / Mexican Feather Grass



Rhus aromatica ‘Gro Lo’



Rosa ‘Nearly Wild’



Juniperus horizontalis



Taxus baccata ‘Repandens’



Vitex agnus-castus ‘Silver



Caryopteris x clandonensis



Coreopsis lanceolata



Dalea purpurea



Echinacea purpurea



Euphorbia robbiae



Liatris spicata ‘Kobold’



Nepeta ‘Walker’s Low’



Rudbeckia fulgida ‘Goldstrum’



Salvia nemorosa ‘Mainacht’



Sedum x ‘Robustum’ ’



Andropogon scoparius
‘The Blues’



Calamagrostis brachytricha



Molinia litoralis ‘Windspiel’



Muhlenbergia capillaris



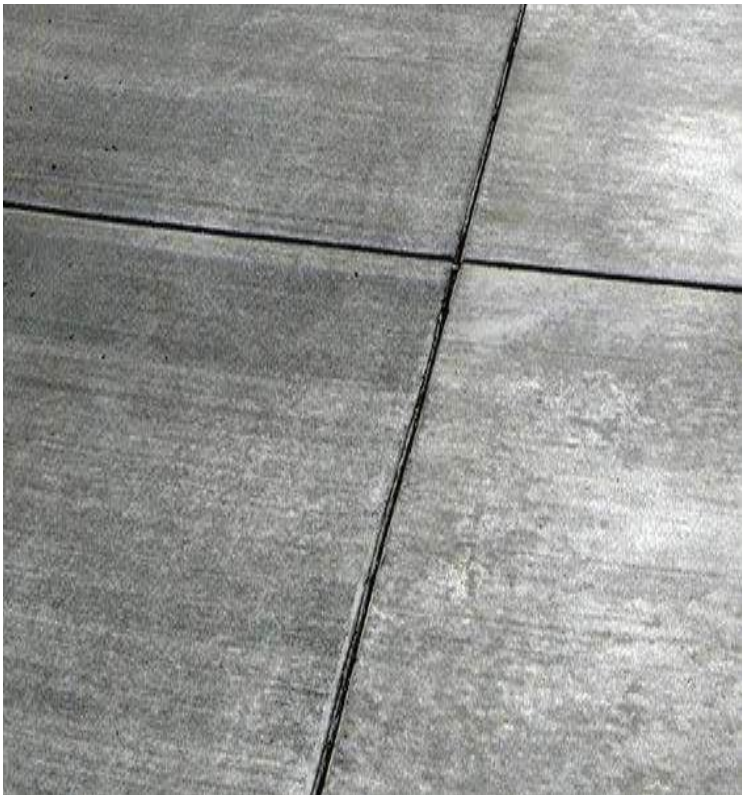
Nessella tenuissima

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GREEN ROOF REPRESENTATIVE PLANT PALETTE (PENTHOUSE LEVEL)



STREET LIGHT: *Round Tapered | Steel DS36*



CONCRETE SIDEWALK: *5'x8' Scoring, Hairbroom Finish*



STREETSCAPE SEATING



STREETSCAPE SEATING



TRASH RECEPTACLE: *Traditional, Black*



BIKE RACK



BIKE RACK



BOLLARDS

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REPRESENTATIVE SITE FURNISHINGS AND MATERIALS (STREETSCAPE)