

STRUCTURAL SOIL FOR
TREE ROOT GROWTH &
STORMWATER STORAGE

HIGH ALBEDO SIDEWALK
MATERIALS

EXTENT OF SOUTH
BUILDING FROM APPROVED
DC ZONING COMMISSION
CASE NO. 14-12.

EXTENT OF PLAZA
IMPROVEMENTS

PROJECT WILL BE
LEED SILVER

EV CHARGING
STATIONS IN
GARAGE

5th Street

Plaza

6th Street



0 40 Ft.

NOTE 1

LONG TERM BICYCLE PARKING FOR SOUTH BUILDING OFFICE OR RESIDENTIAL USES WILL BE PROVIDED ON MEZZANINE LEVEL ABOVE FIRST FLOOR. (I.E. ABOVE OFFICE OR RESIDENTIAL LOBBY). NUMBER OF BICYCLE SPACES WILL BE ONE/THREE DU FOR RESIDENTIAL OR 5% OF OFFICE AUTOMOBILE PARKING REQUIREMENT.

NEAL PLACE



0 40 Ft.

5th STREET NE

6th STREET NE



LONG TERM BICYCLE PARKING SPACES PROVIDED IN GARAGE AS REQUIRED BY DCMR FOR BOTH NORTH AND SOUTH BUILDINGS

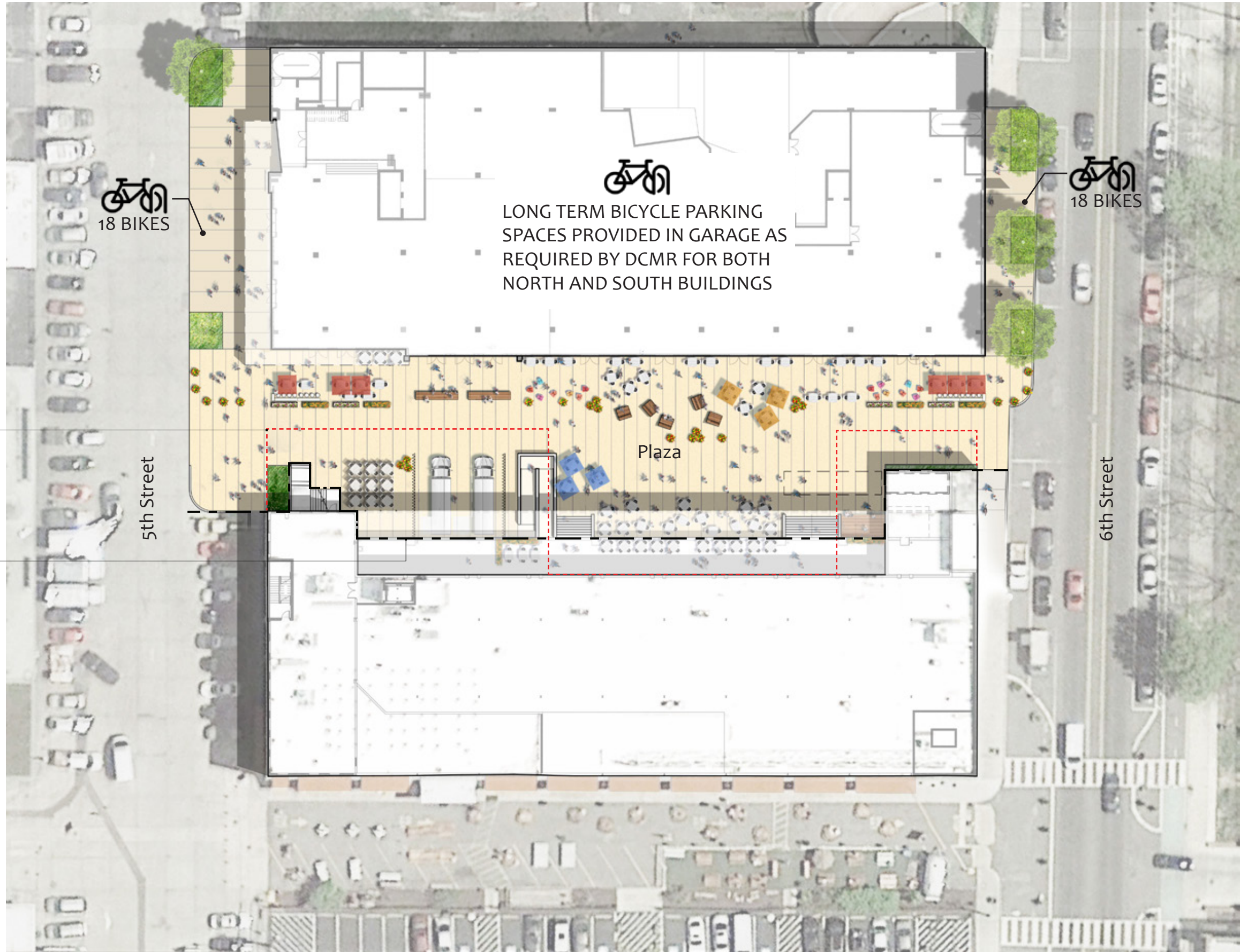
PLAZA

SEE NOTE 1

PARK

30 BIKES

24 BIKES

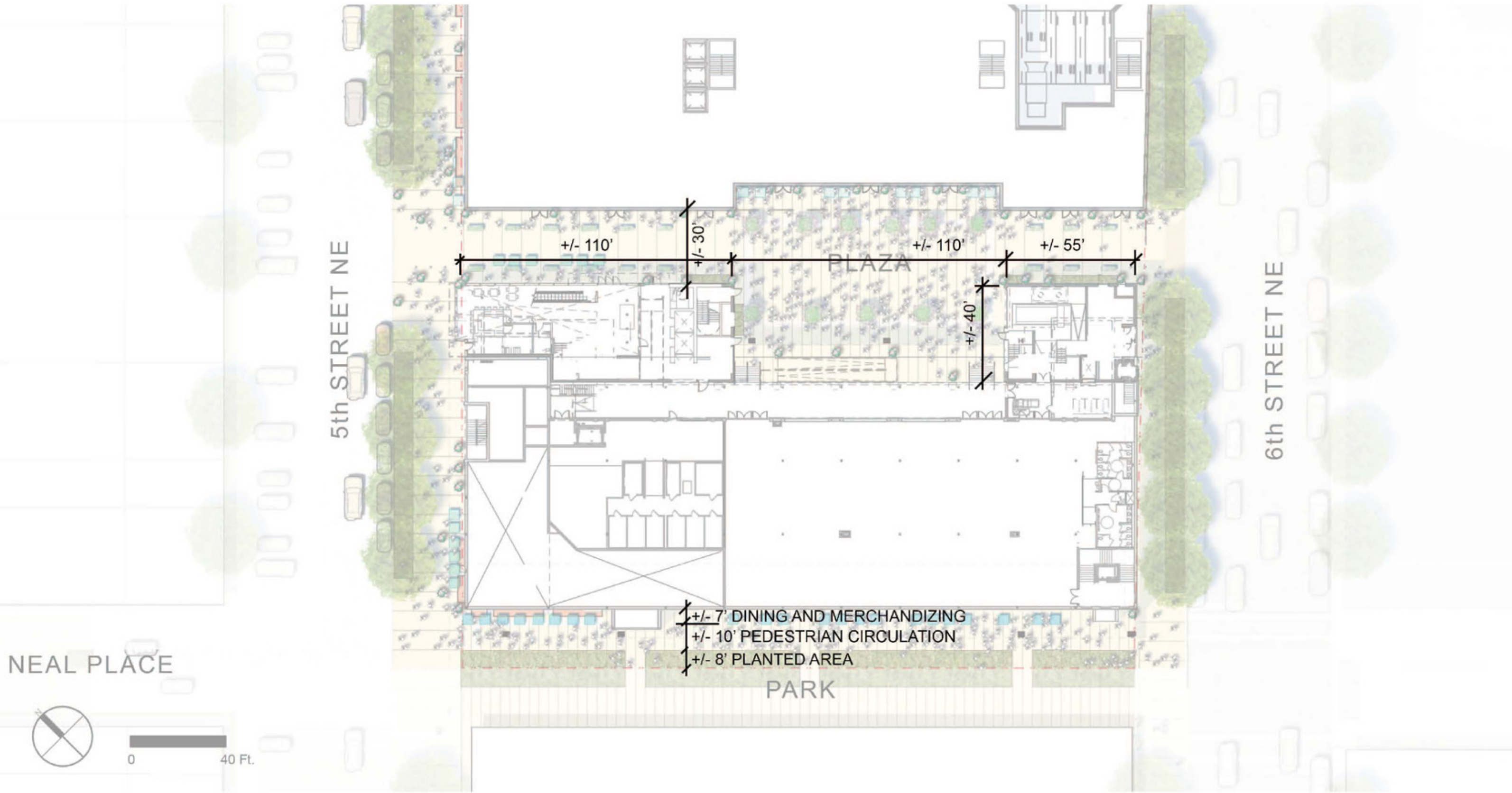


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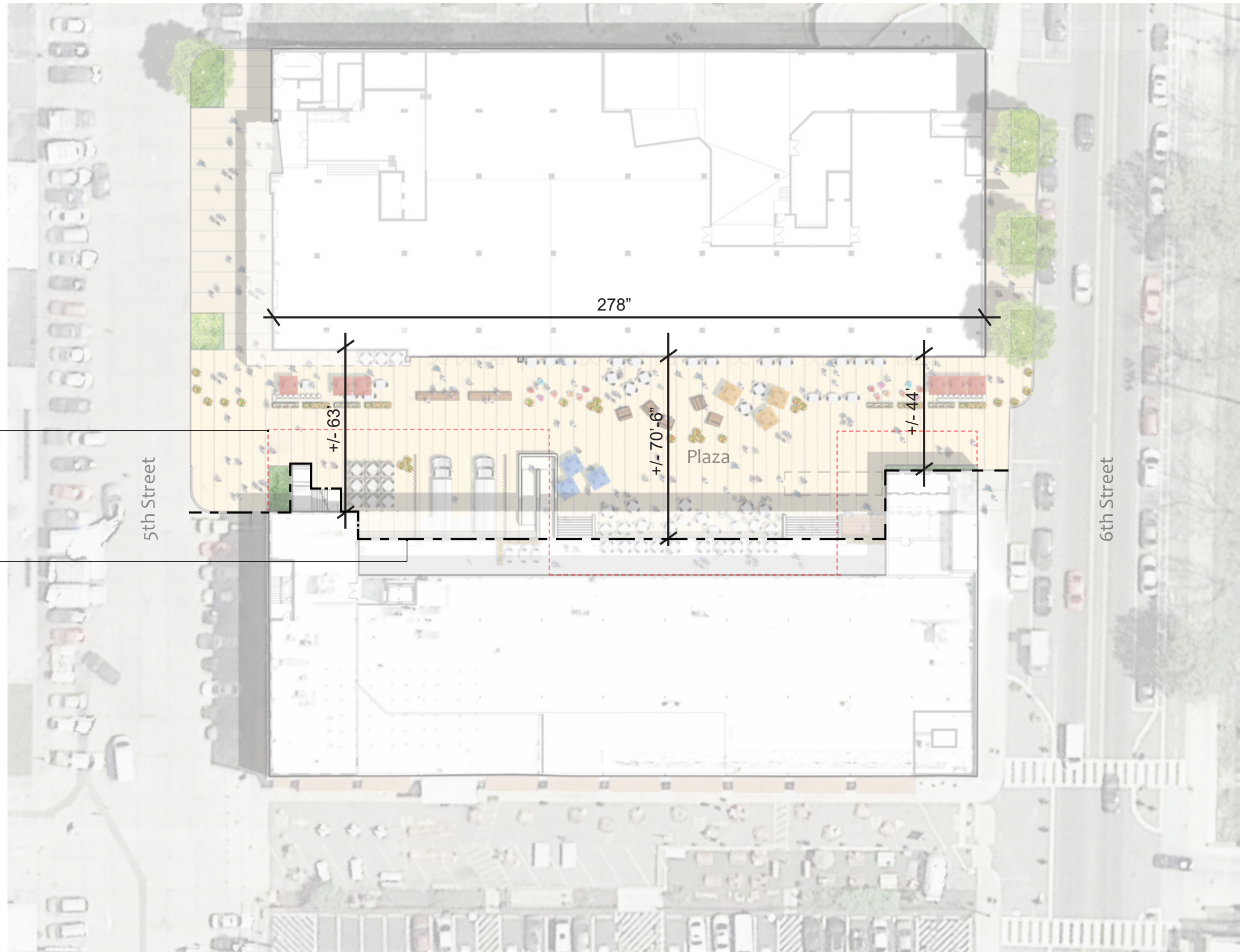


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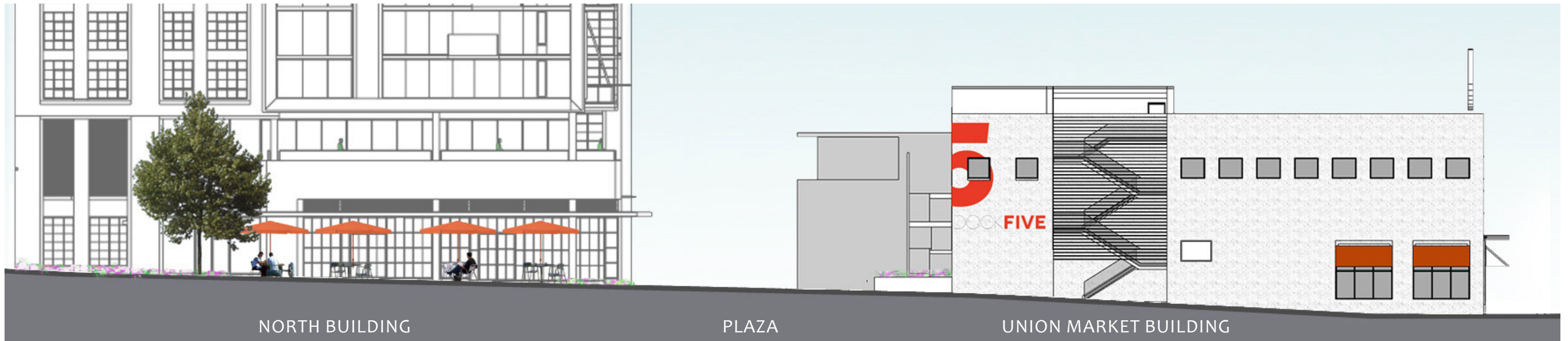
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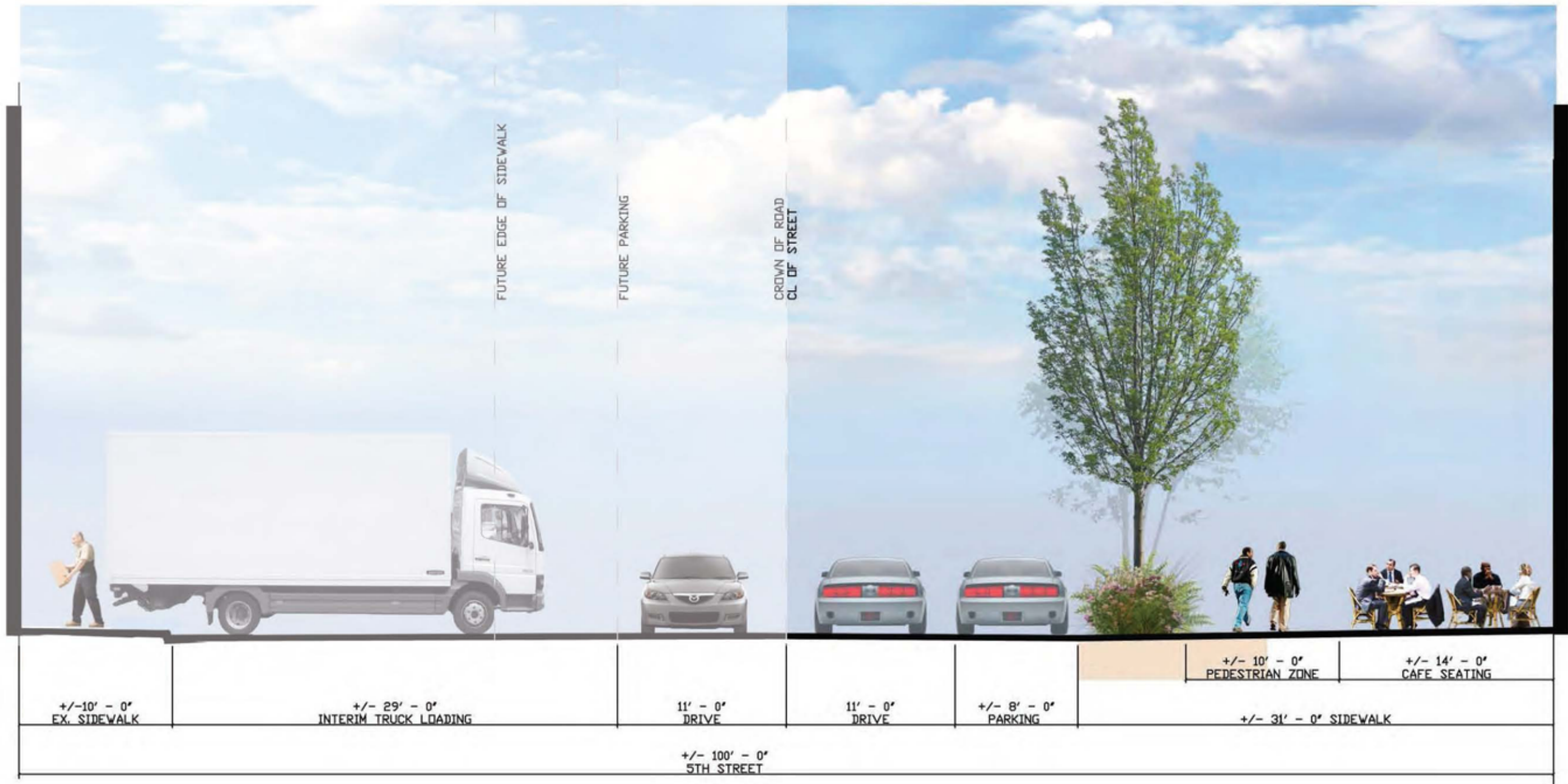
NORTH BUILDING

PLAZA

UNION MARKET BUILDING



5TH STREET NE



5TH STREET INTERIM

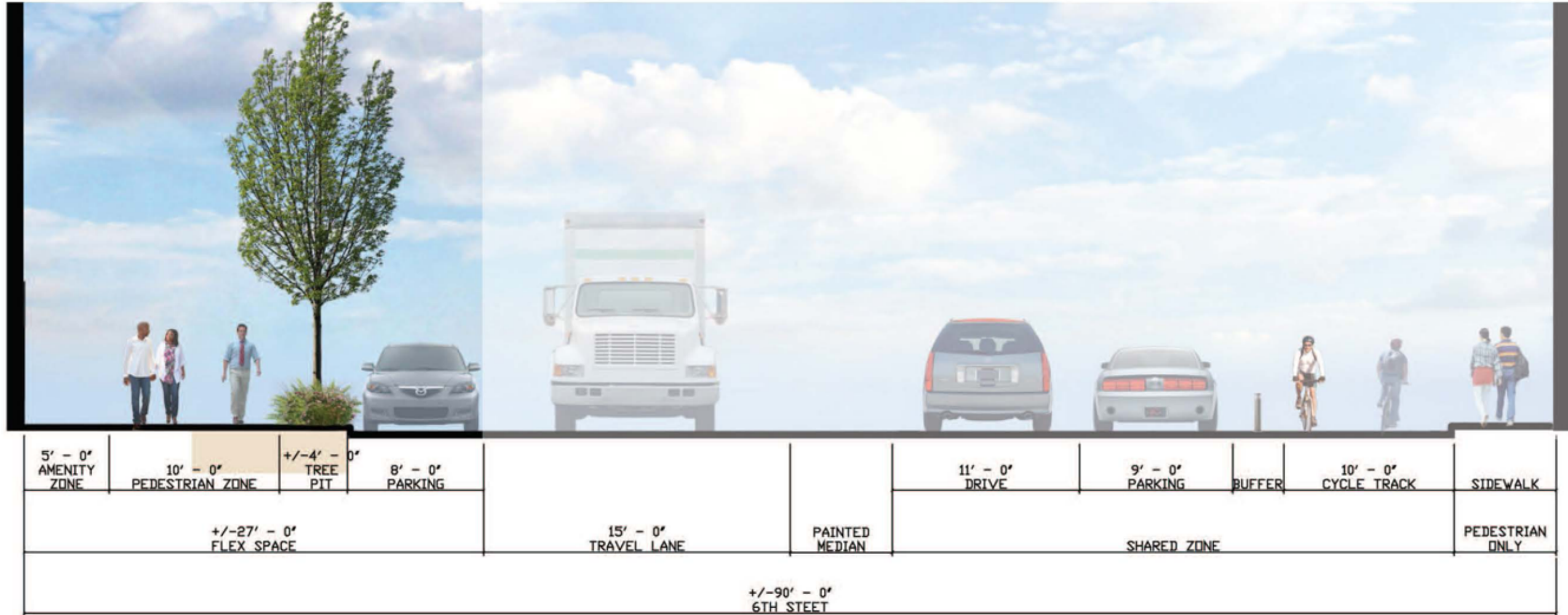
FINAL DESIGN SUBJECT TO APPLICANT'S PROFFERED
STREETSCAPE DESIGN GUIDELINES.



5TH STREET INTERIM

FINAL DESIGN SUBJECT TO APPLICANT'S PROFFERED
STREETScape DESIGN GUIDELINES.

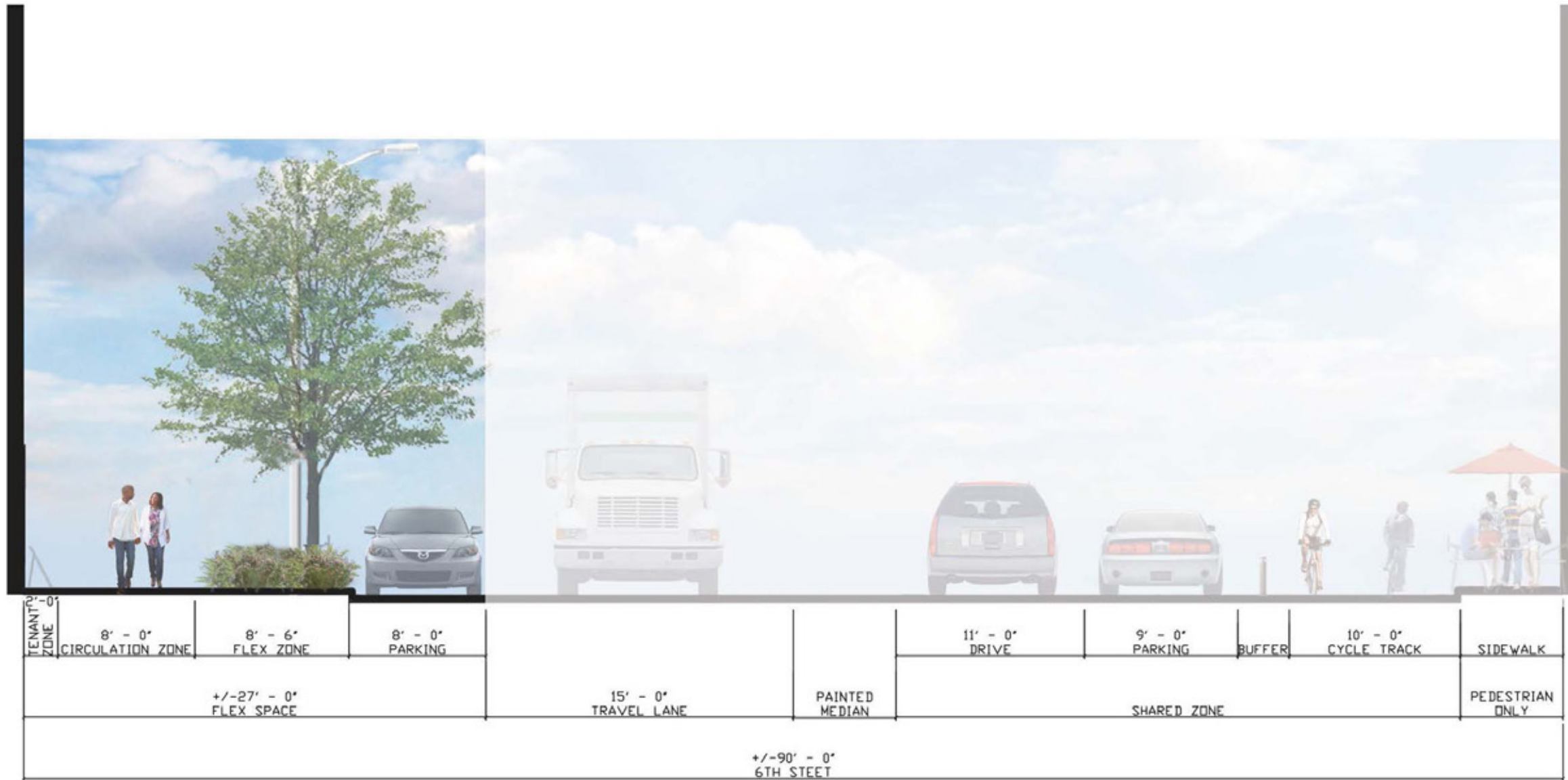
THE PROJECT



6TH STREET INTERIM

FINAL DESIGN SUBJECT TO APPLICANT'S PROFFERED STREETScape DESIGN GUIDELINES.

The Project



6TH STREET INTERIM

FINAL DESIGN SUBJECT TO APPLICANT'S PROFFERED STREETScape DESIGN GUIDELINES.

LANDSCAPING & HARDSCAPING

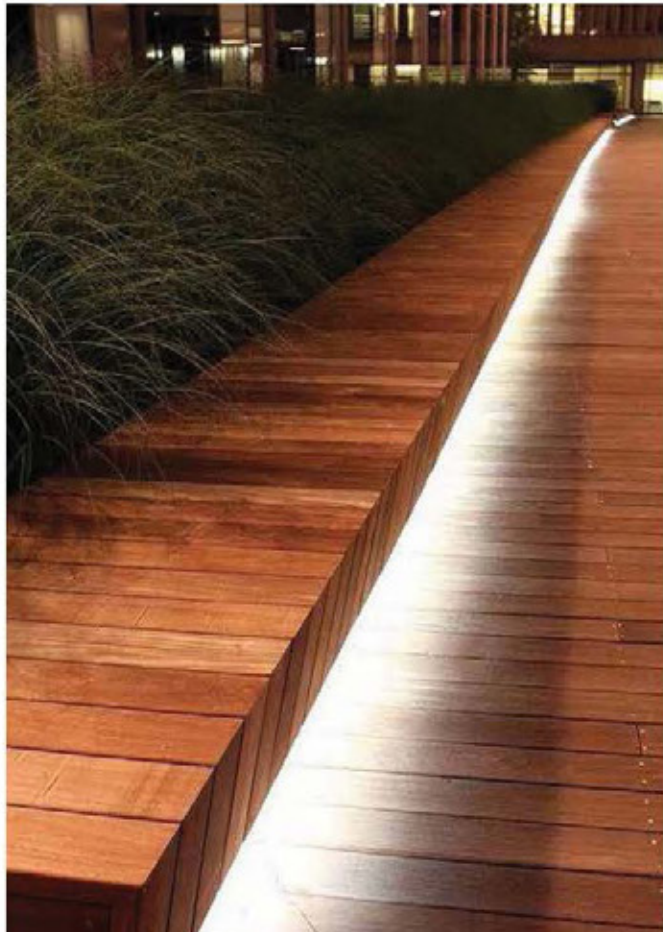
MATERIAL OPTIONS

- pavers
- wood decks
- steel
- cast in place concrete

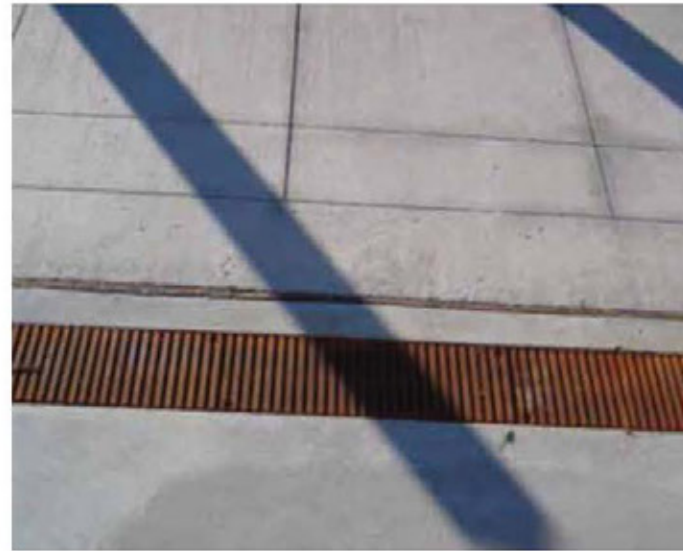
pavers (asphalt, concrete, clay and or stone)



wood decks and boardwalks



steel for edges, drain covers, guardrails and handrails, etc.



cast in place concrete



LANDSCAPING & HARDSCAPING

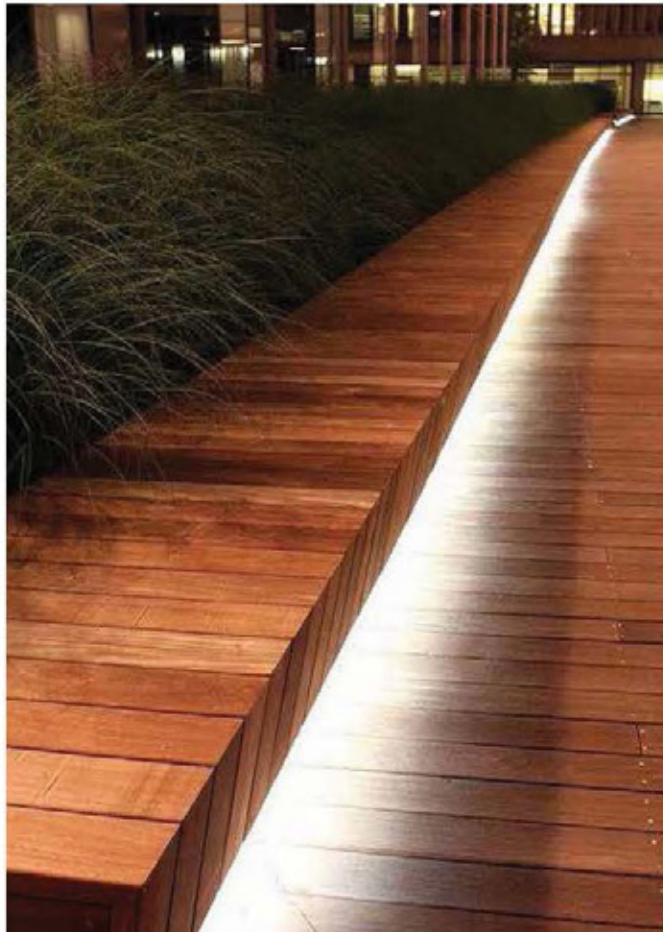
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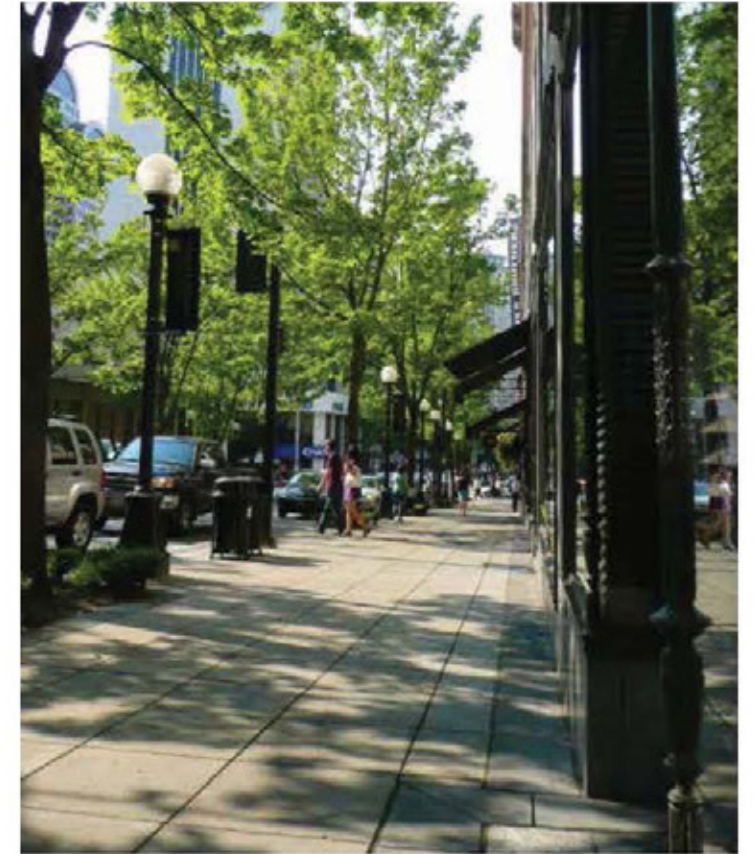
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cast in place concrete



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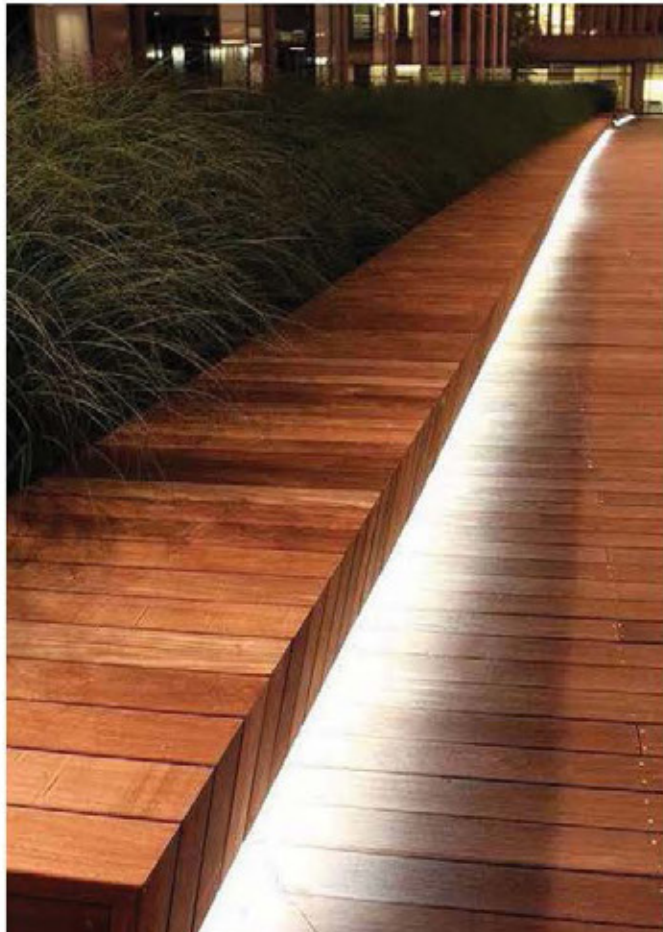
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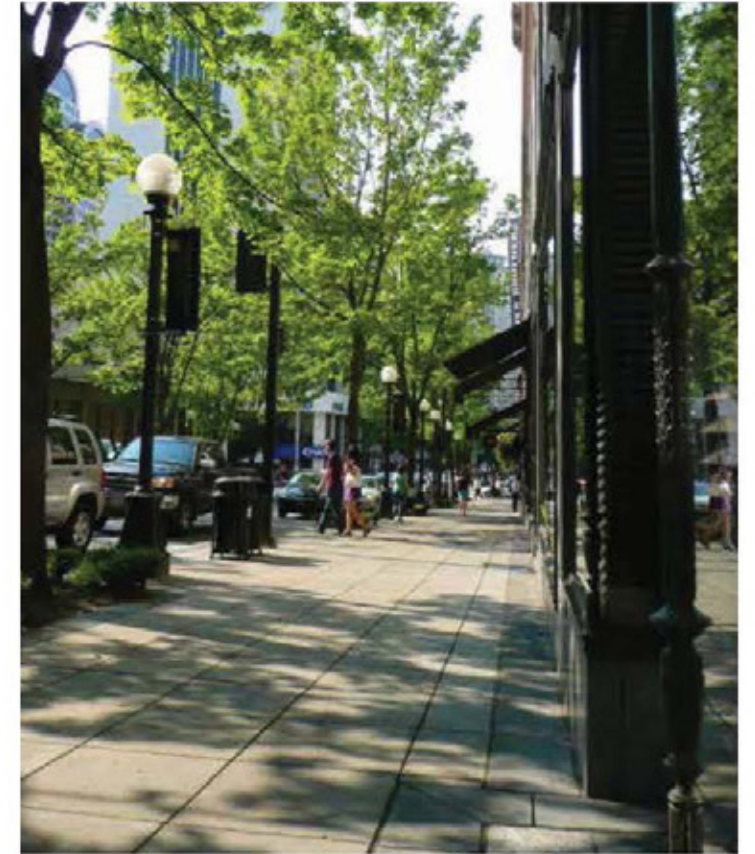
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cast in place concrete



LANDSCAPING & HARDSCAPING

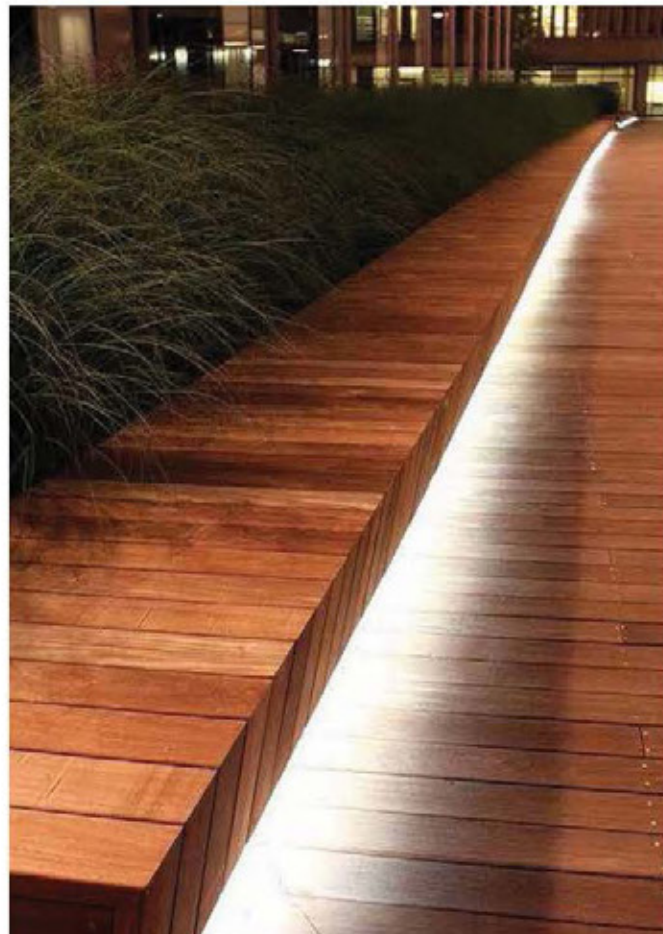
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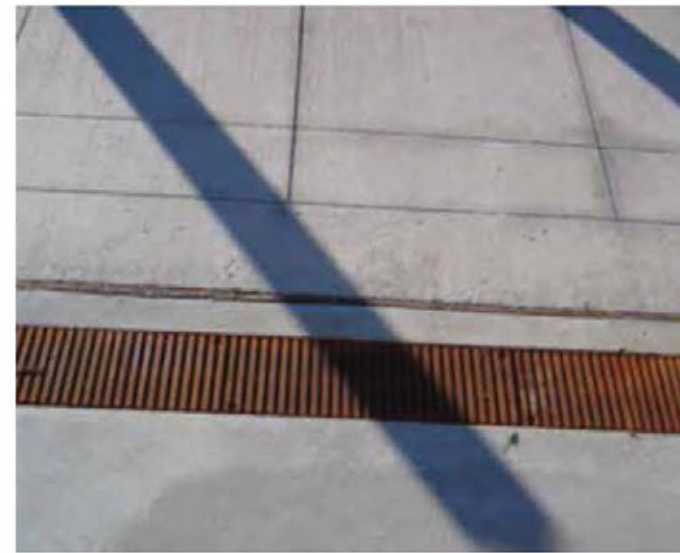
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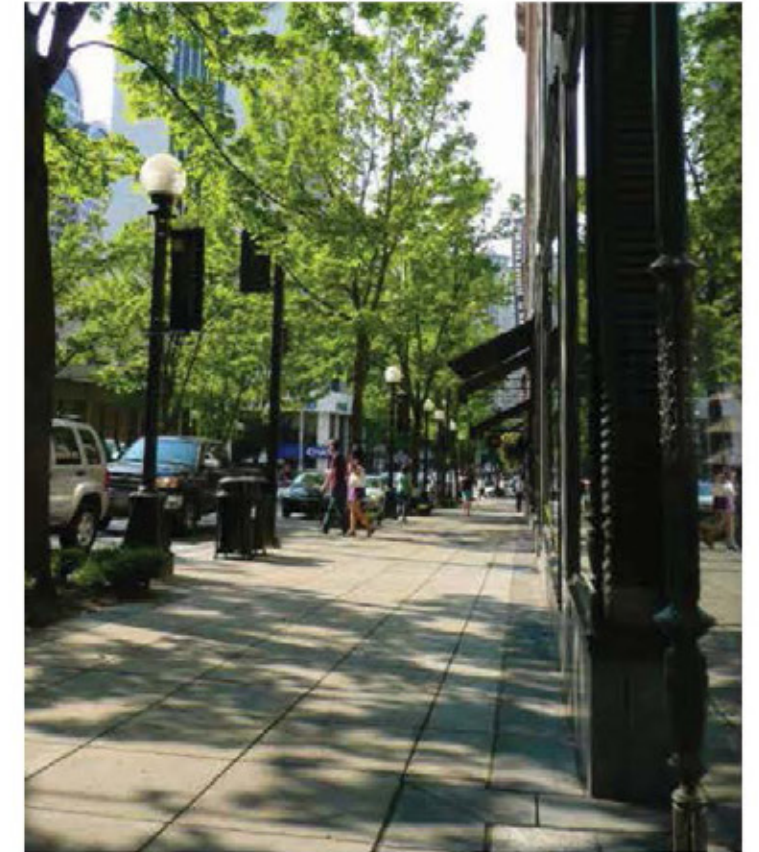
wood decks and boardwalks



steel for edges, drain covers, guardrails and handrails, etc.



cast in place concrete



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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, "ALTA/NSPS LAND TITLE SURVEY CAPITOL CITY MARKET, A&T LOT 800, SQUARE 3591, 1324 5TH STREET, NE DISTRICT OF COLUMBIA" PREPARED BY BOHLER ENGINEERING, PROJECT NUMBER SRW172024, DATED 3/10/17.

B) UTILITY AND RIGHT-OF-WAY SURVEY ENTITLED, "UTILITY AND RIGHT-OF-WAY SURVEY, UNION MARKET," PREPARED BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING AND LANDSCAPE ARCHITECTS, O.P.C., PROJECT NUMBER 1270033301, DATED 05/08/14.

C) ARCHITECT FILE ENTITLED, "GUM - PUD GREEN ROOF DIAGRAM 190521.DWG" PREPARED BY HORD COPLAN MACHT, RECEIVED 05/21/19.

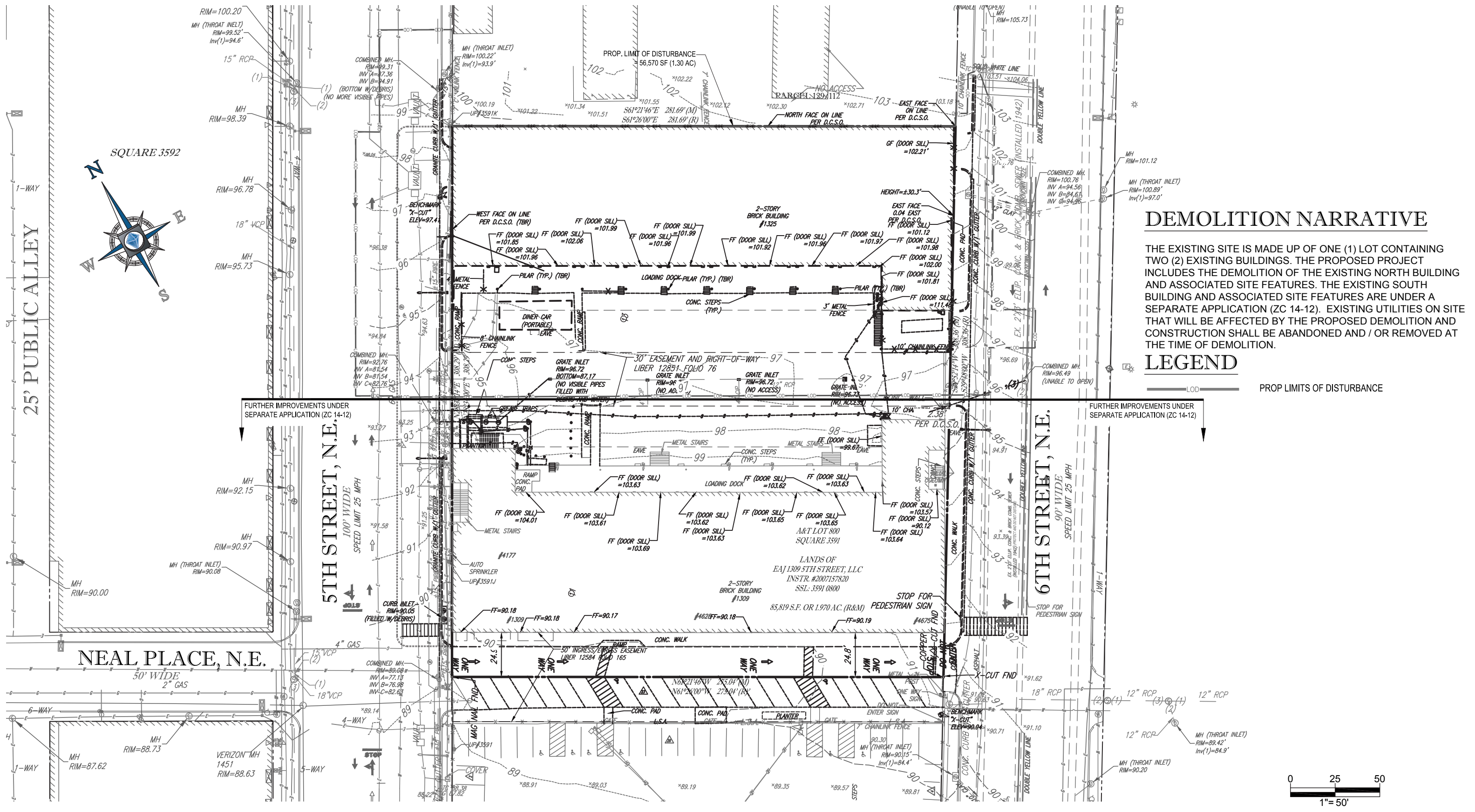
D) LANDSCAPE FILE ENTITLED, "2019017 UNION MARKET HARDSCAPE PLAN - PUD.DWG" PREPARED BY MAHAN RYKIEL, RECEIVED 05/13/19.

2. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON 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
GENERAL NOTES AND LEGEND	C-1.0
EXISTING CONDITIONS/DEMOLITION PLAN	C-2.0
SITE PLAN	C-3.0
GRADING AND UTILITY PLAN	C-4.0
STORMWATER MANAGEMENT PLAN	C-5.0
GREEN AREA RATIO WORKSHEET	C-5.0A
EROSION AND SEDIMENT CONTROL PLAN	C-6.0
TRUCK TURN PLAN	C-7.0

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DEMOLITION NARRATIVE

THE EXISTING SITE IS MADE UP OF ONE (1) LOT CONTAINING TWO (2) EXISTING BUILDINGS. THE PROPOSED PROJECT INCLUDES THE DEMOLITION OF THE EXISTING NORTH BUILDING AND ASSOCIATED SITE FEATURES. THE EXISTING SOUTH BUILDING AND ASSOCIATED SITE FEATURES ARE UNDER A SEPARATE APPLICATION (ZC 14-12). 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.

LEGEND

— LOD — PROP LIMITS OF DISTURBANCE