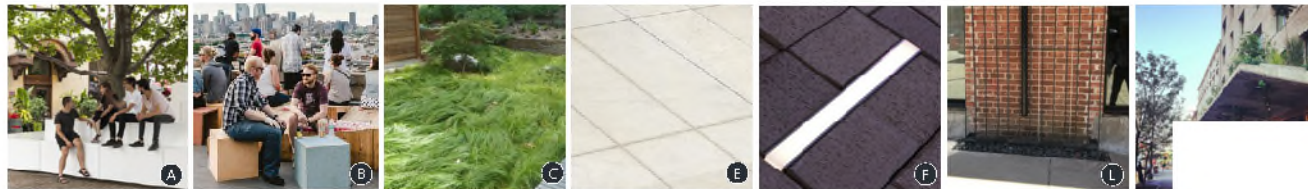
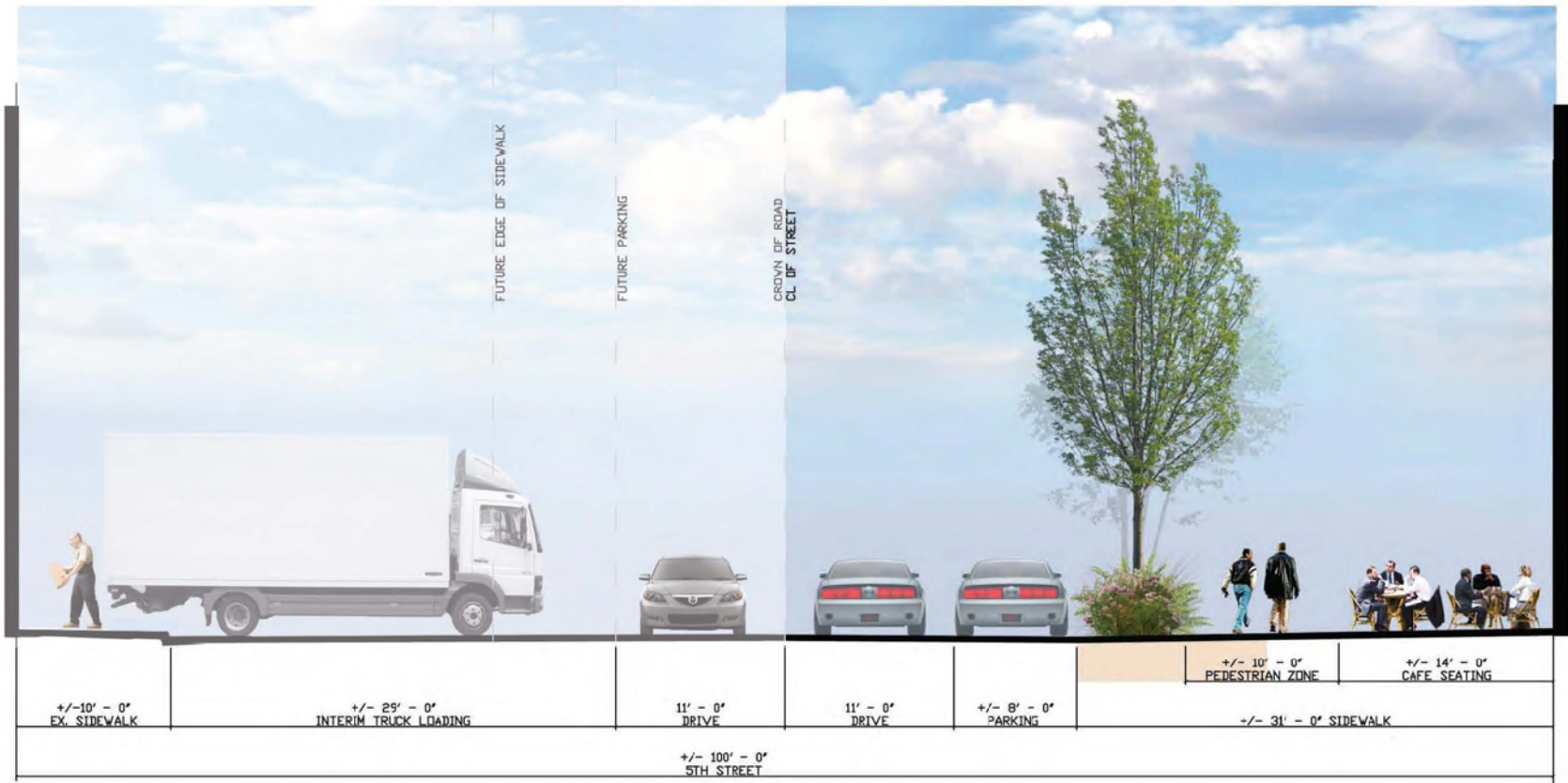


**SITE LEGEND**

- A** Movable Seating Elements \*
- B** Movable Seating
- C** At Grade Landscape Planting
- D** Potential Dining/Seating Areas Below Canopy
- E** Concrete Streetscape
- F** Scored Concrete or Concrete Pavers to Highlight Lobby Entrance. Color and Material to be determined. Lobby Canopy Above.
- G** Focal Point Tree (Single Tree Meets Union Market Design Guidelines)
- H** Bike Racks
- I** Flush Curb with Truncated Dome Paver Edge
- J** Potential Street Light Location (to be coordinated with Union Market District Lighting)
- K** Lobby Entrance
- L** Sidewalk Cutouts with River Rock, Plantings and Potential Green Screen Element
- M** Building Canopy with Green Roof

\* NOTE: Site furniture along 5th Street will be movable and final configurations are to be determined. Furniture shown is for illustrative purposes only.

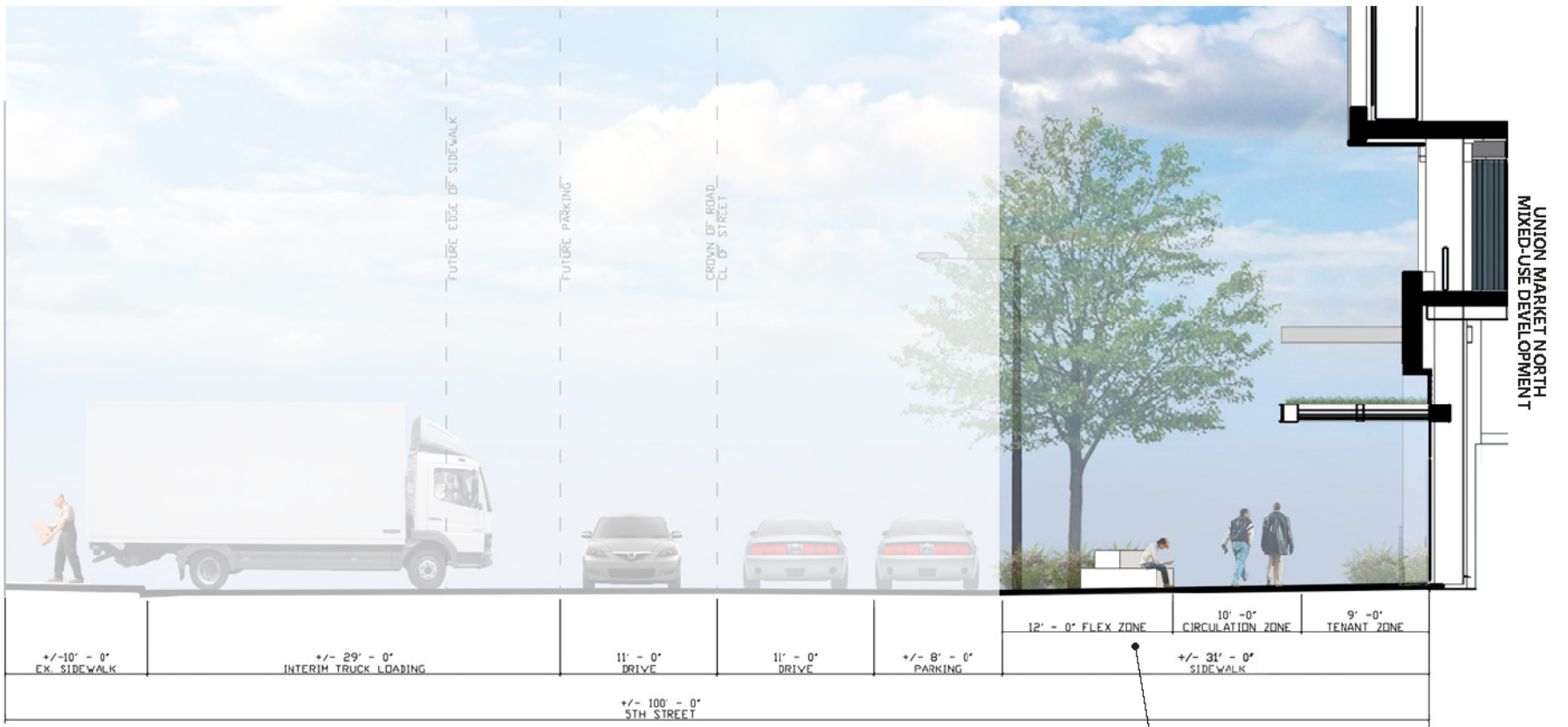




THE PROJECT

## 5TH STREET INTERIM

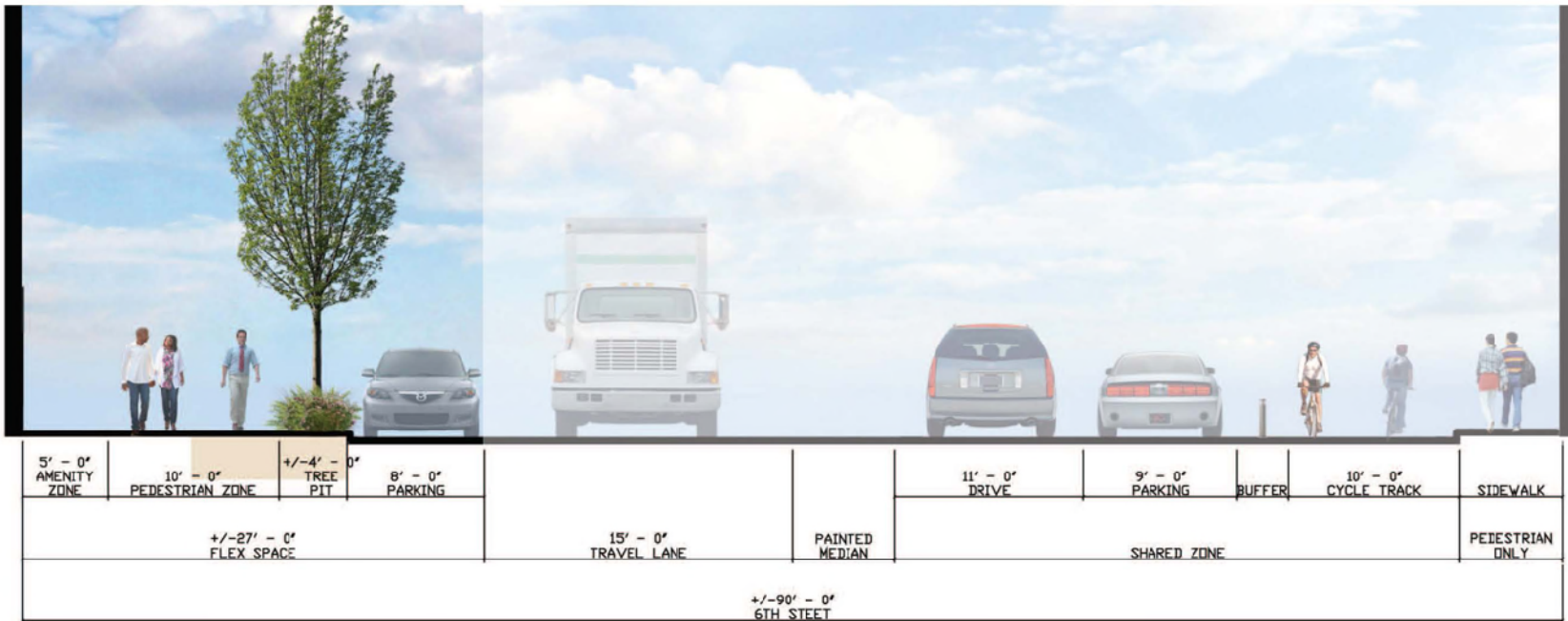
FINAL DESIGN SUBJECT TO APPLICANT'S PROFFERED STREETScape DESIGN GUIDELINES.



SIDEWALK DIMENSIONS MEET UNION MARKET STREETSCAPE GUIDELINES

\* NOTE: Site furniture along 5th Street will be movable and final configurations are to be determined. Furniture shown is for illustrative purposes only.

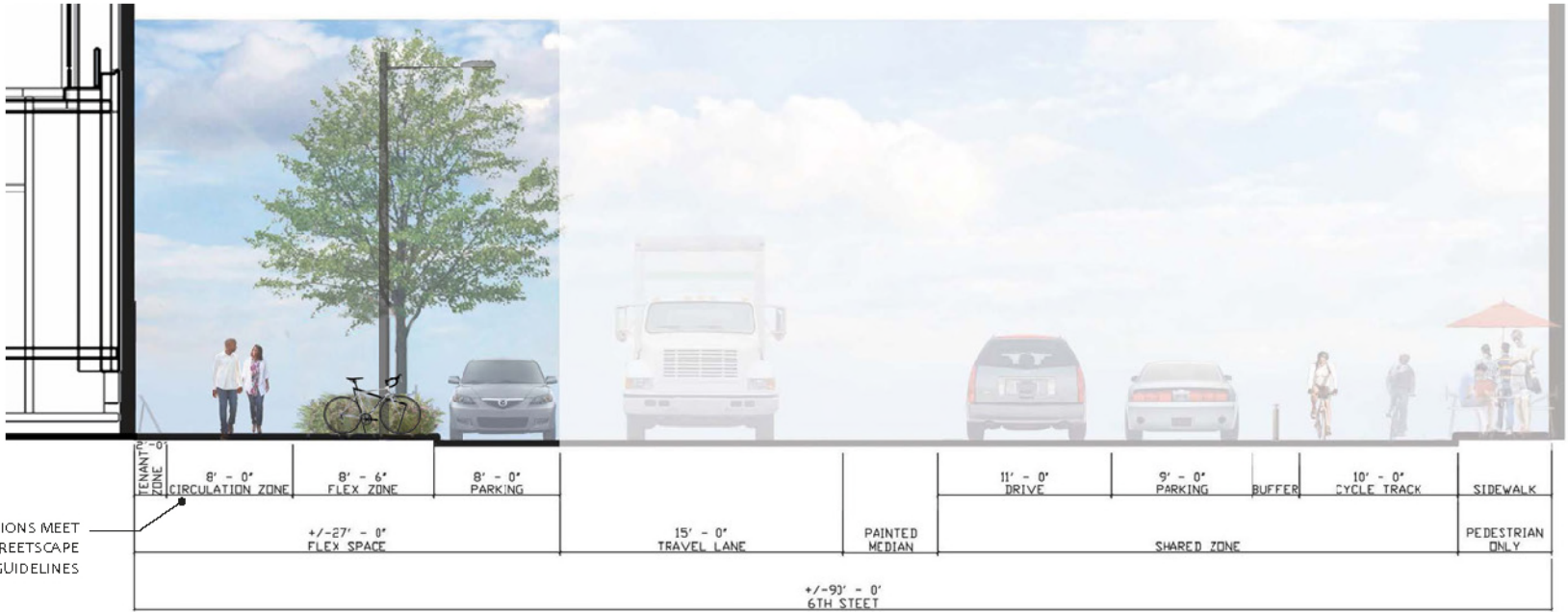
THE PROJECT



6TH STREET INTERIM

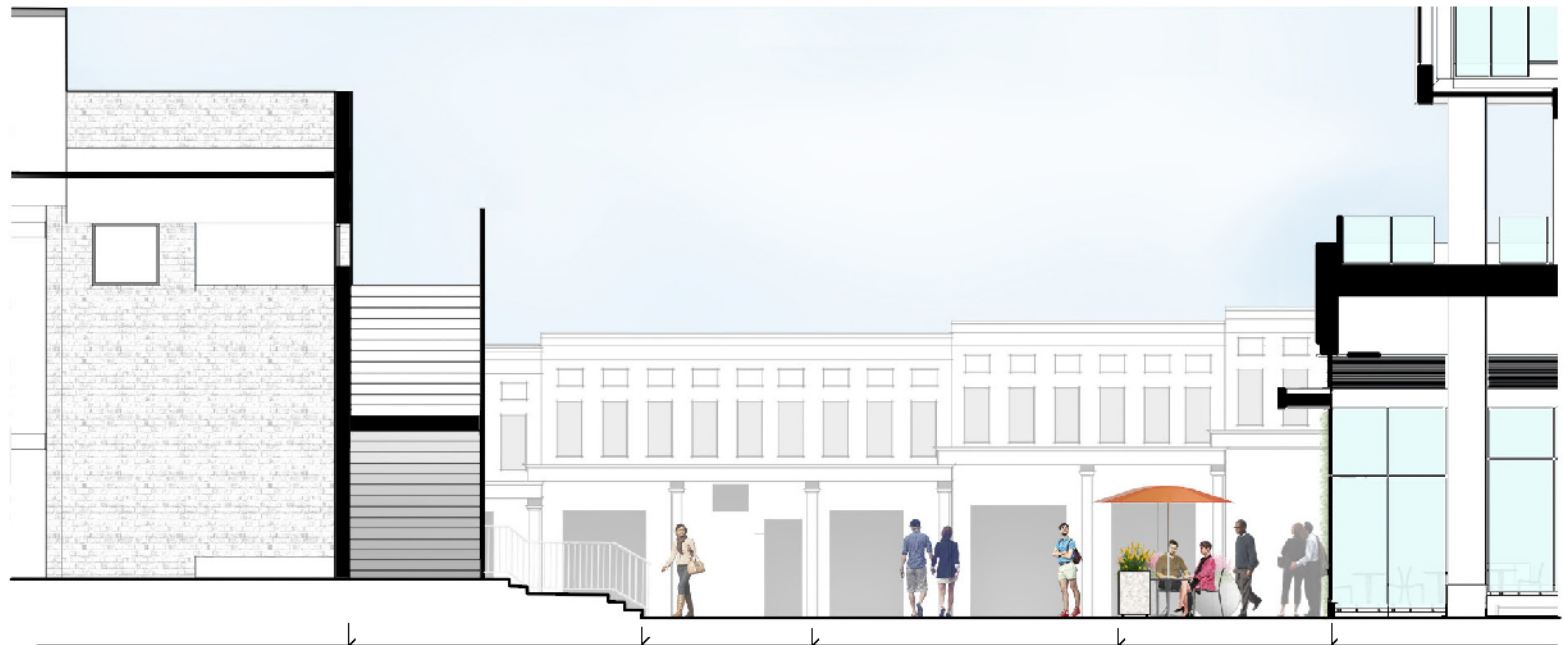
FINAL DESIGN SUBJECT TO APPLICANT'S PROFFERED  
STREETSCAPE DESIGN GUIDELINES.

UNION MARKET NORTH  
MIXED-USE DEVELOPMENT



SIDEWALK DIMENSIONS MEET  
UNION MARKET STREETScape  
GUIDELINES

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UNION  
MARKET

EXISTING  
STAIRS

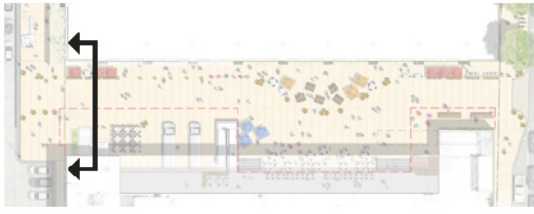
+/- 11'-6" FLEXIBLE  
USE AREA

PLAZA

+/- 18' FLEXIBLE SERVICE/  
VEHICULAR/ STREETScape (SEATING,  
DINING, AMENITIES)  
(LOCATION VARIES THROUGH PLAZA)

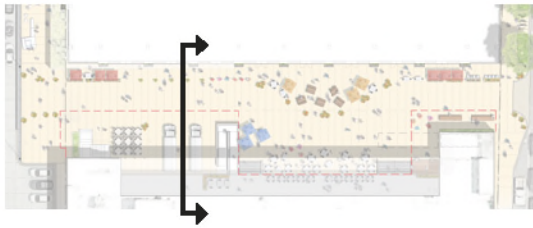
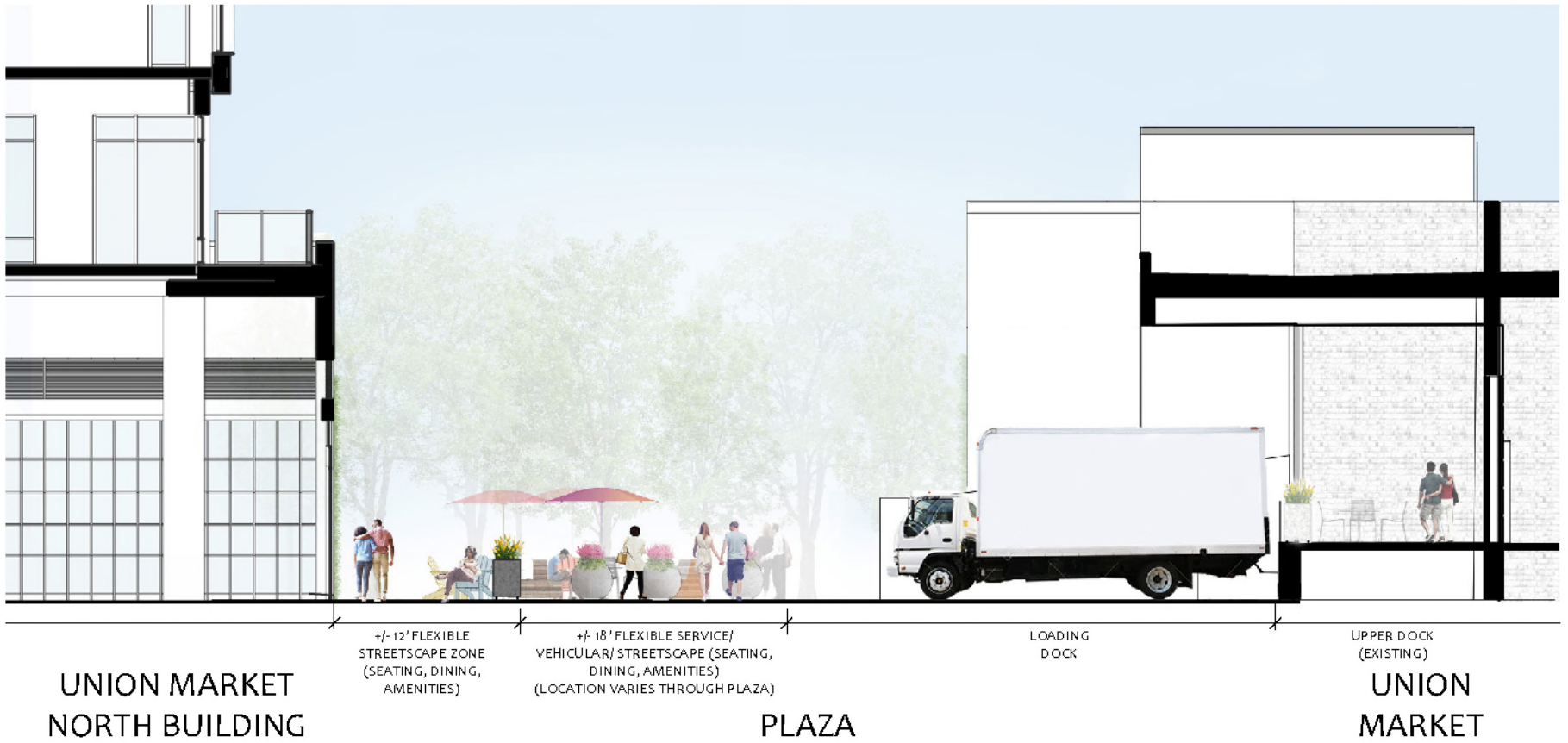
+/- 12' FLEXIBLE  
STREETScape ZONE  
(SEATING, DINING, AMENITIES)

UNION MARKET  
NORTH BUILDING

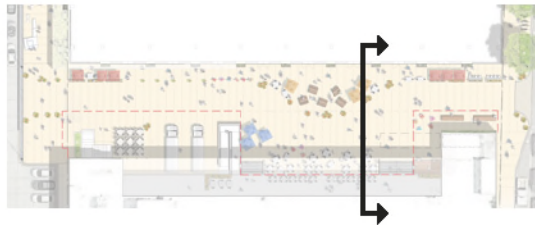
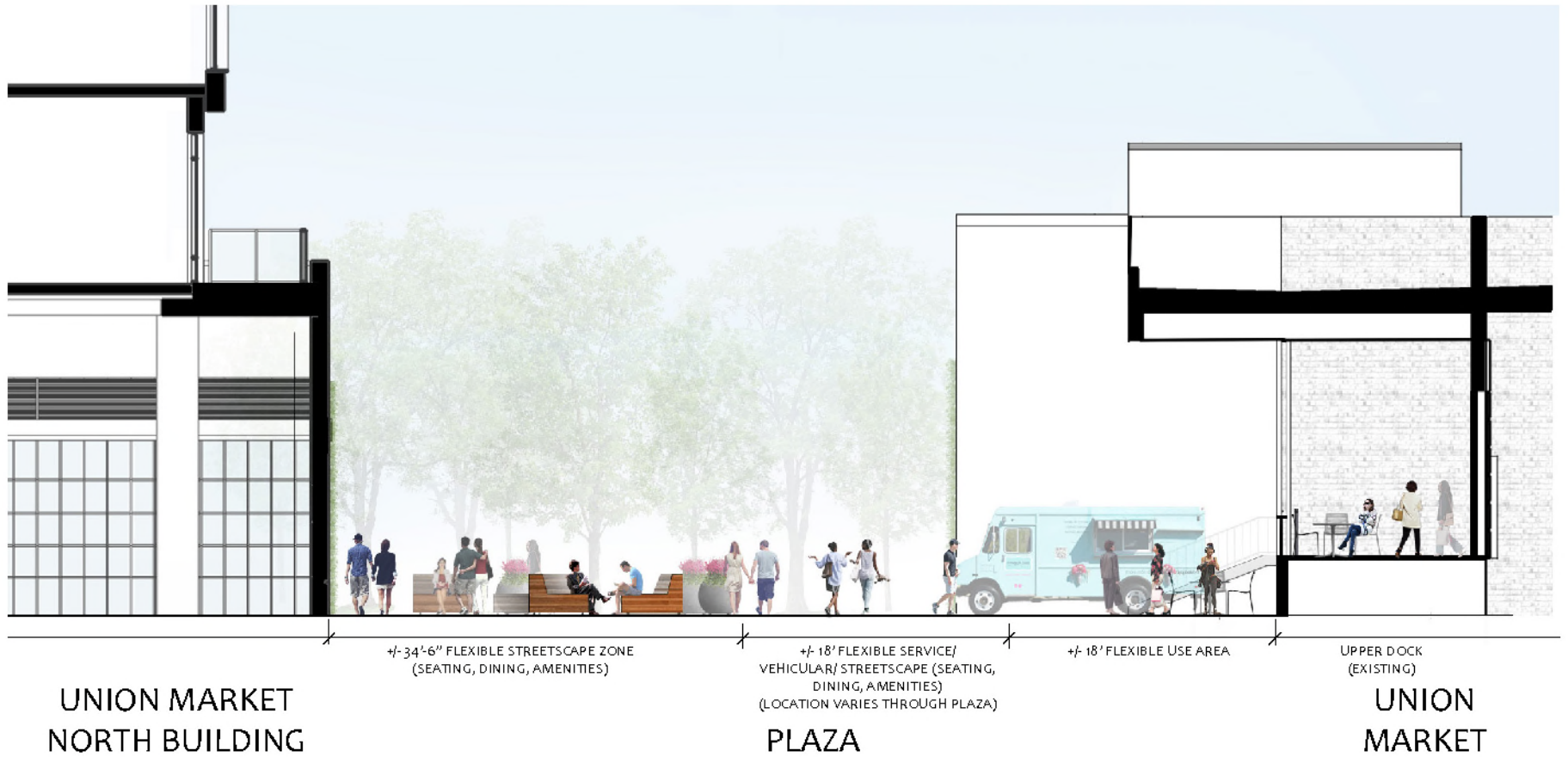


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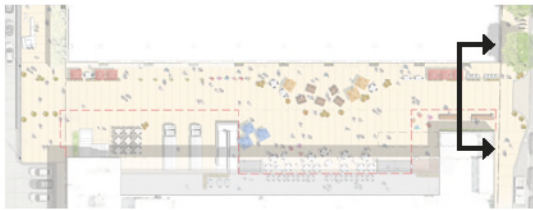
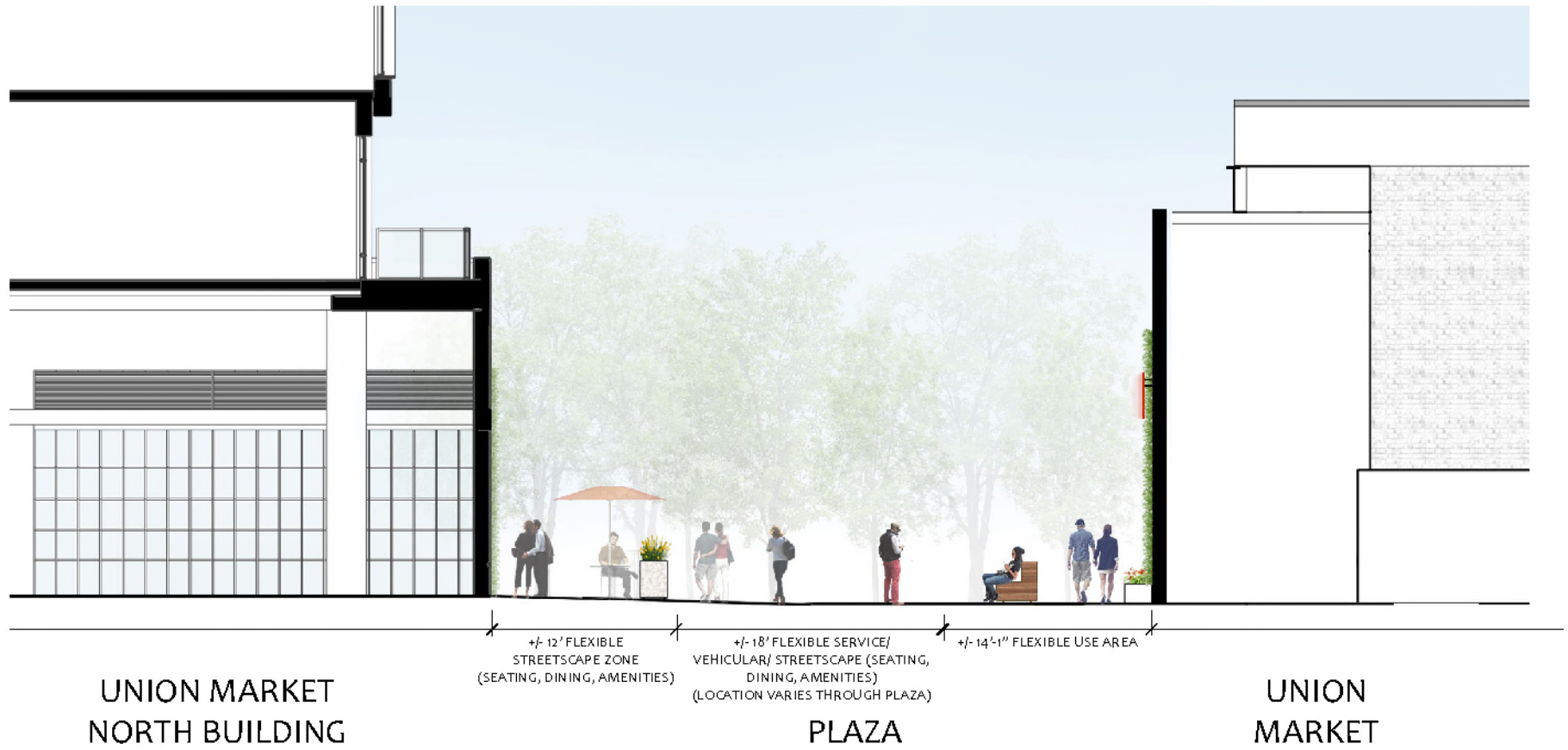




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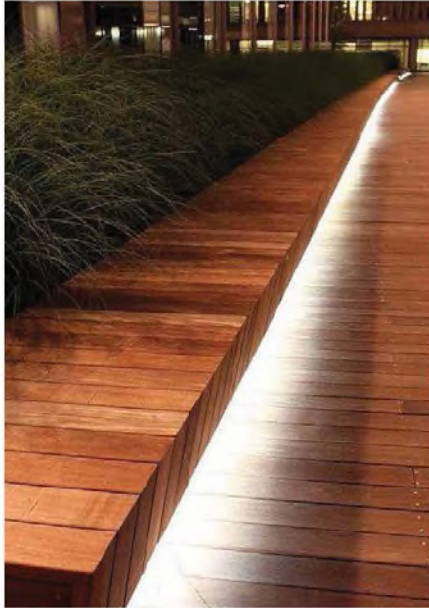


pavers  
wood decks  
steel  
cast in place concrete

pavers (asphalt, concrete, clay and or stone)



wood decks and boardwalks



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



cast in place concrete





CONCRETE GROUND PLANE



CONCRETE PAVER ACCENT



BOLLARDS/PLANTER BOLLARDS



SITE FURNISHINGS



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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
	ON-SITE 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	
				WATER METER	
	UTILITY POLE WITH LIGHT			WATER VALVE	
	POLE LIGHT			GAS VALVE	
	TRAFFIC LIGHT			GAS METER	
	UTILITY POLE			TYPICAL END SECTION	
	TYPICAL LIGHT			HEADWALL OR ENDWALL	
	ACORN LIGHT			YARD INLET	
	TYPICAL SIGN			CURB INLET	
	PARKING COUNTS			CLEAN OUT	
				ELECTRIC MANHOLE	
	CONTOUR LINE			TELEPHONE MANHOLE	
	SPOT ELEVATIONS			ELECTRIC BOX	
				ELECTRIC PEDESTAL	
	SANITARY LAB EL.			MONITORING WELL	
	STORM LAB EL.			TEST PIT	
	SANITARY S. SEWER LATERAL			BENCHMARK	
	UNDERGROUND WATER LINE			BORING	
	UNDERGROUND ELECTRIC LINE			SEWALK	
	UNDERGROUND GAS LINE				

### GENERAL NOTES

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

A) ALTA SURVEY ENTITLED, "ALTA/NSP'S 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 02/26/18.

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, "2019 09 05 GABLES UNION MARKET-SHEET - A05 - FLOOR PLAN - GROUND LEVEL.DWG" PREPARED BY HORD COPLAN MACHT, RECEIVED 09/12/19.

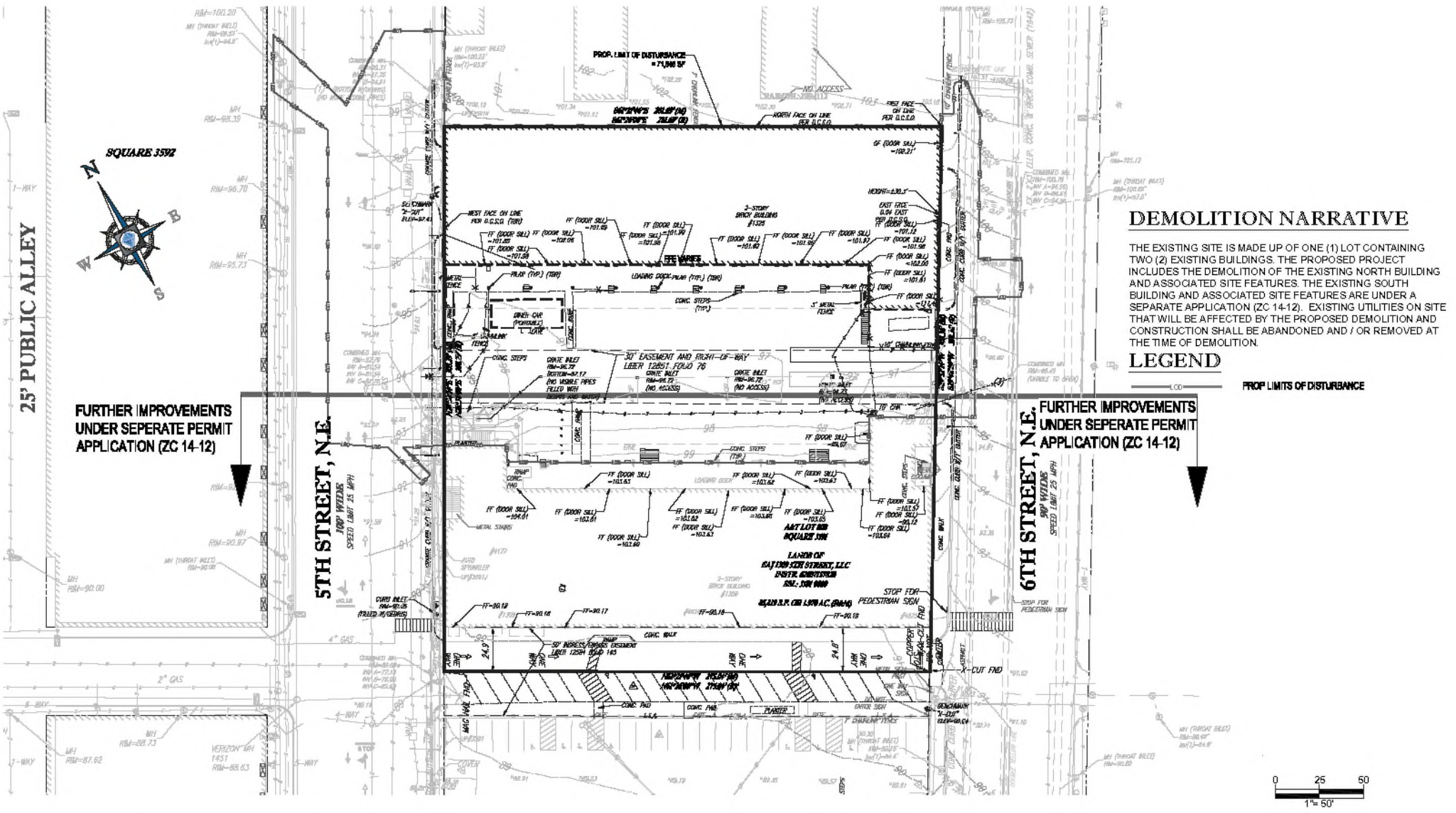
D) LANDSCAPE FILE ENTITLED, "2019017 UNION MARKET HARDSCAPE PLAN - PUD.DWG" PREPARED BY MAHAN RYKIEL, RECEIVED 09/12/19.

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

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### DEMOLITION NARRATIVE

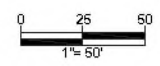
THE EXISTING SITE IS MADE UP OF ONE (1) LOT CONTAINING TWO (2) EXISTING BUILDINGS. THE PROPOSED PROJECT INCLUDES THE DEMOLITION OF THE EXISTING NORTH BUILDING AND ASSOCIATED SITE FEATURES. THE EXISTING SOUTH BUILDING AND ASSOCIATED SITE FEATURES ARE UNDER A SEPARATE APPLICATION (ZC 14-12). EXISTING UTILITIES ON SITE THAT WILL BE AFFECTED BY THE PROPOSED DEMOLITION AND CONSTRUCTION SHALL BE ABANDONED AND / OR REMOVED AT THE TIME OF DEMOLITION.

### LEGEND

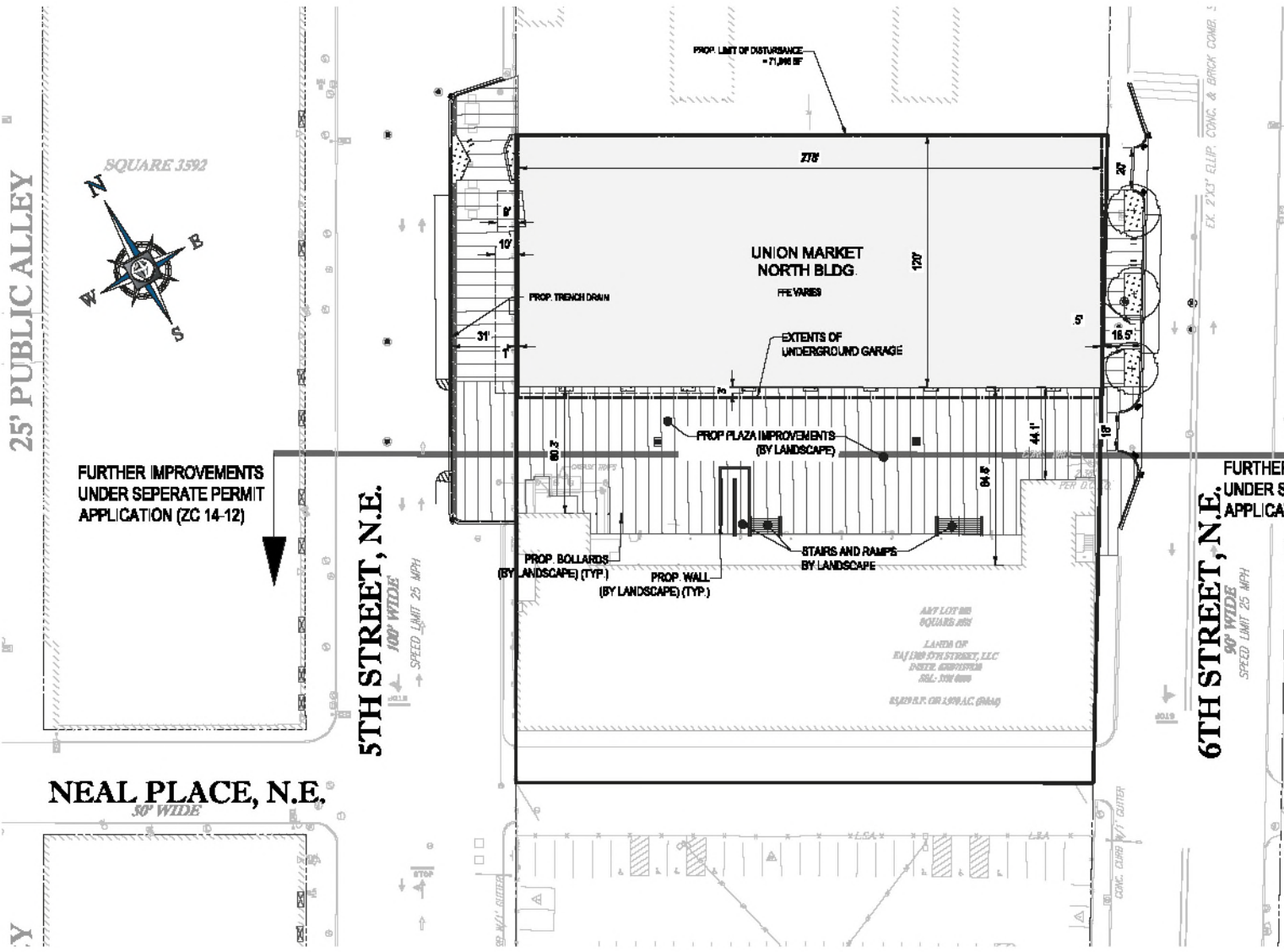
— 00 — PROP LIMITS OF DISTURBANCE

FURTHER IMPROVEMENTS UNDER SEPERATE PERMIT APPLICATION (ZC 14-12)

FURTHER IMPROVEMENTS UNDER SEPERATE PERMIT APPLICATION (ZC 14-12)





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### SITE IMPROVEMENTS NARRATIVE

THE PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF THE PROPOSED NORTH BUILDING AND ASSOCIATED SITE FEATURES. THE PROJECT ALSO INCLUDES HARDSCAPE AND LANDSCAPE IMPROVEMENTS WITHIN BOTH THE PRIVATE LOT AND PUBLIC RIGHT-OF-WAY. THE PROPOSED NORTH BUILDING WILL CONSIST OF ONE (1) LEVEL OF RETAIL, TEN (10) LEVELS OF RESIDENTIAL SPACE, A PENTHOUSE ROOF LEVEL, AND UNDERGROUND PARKING.

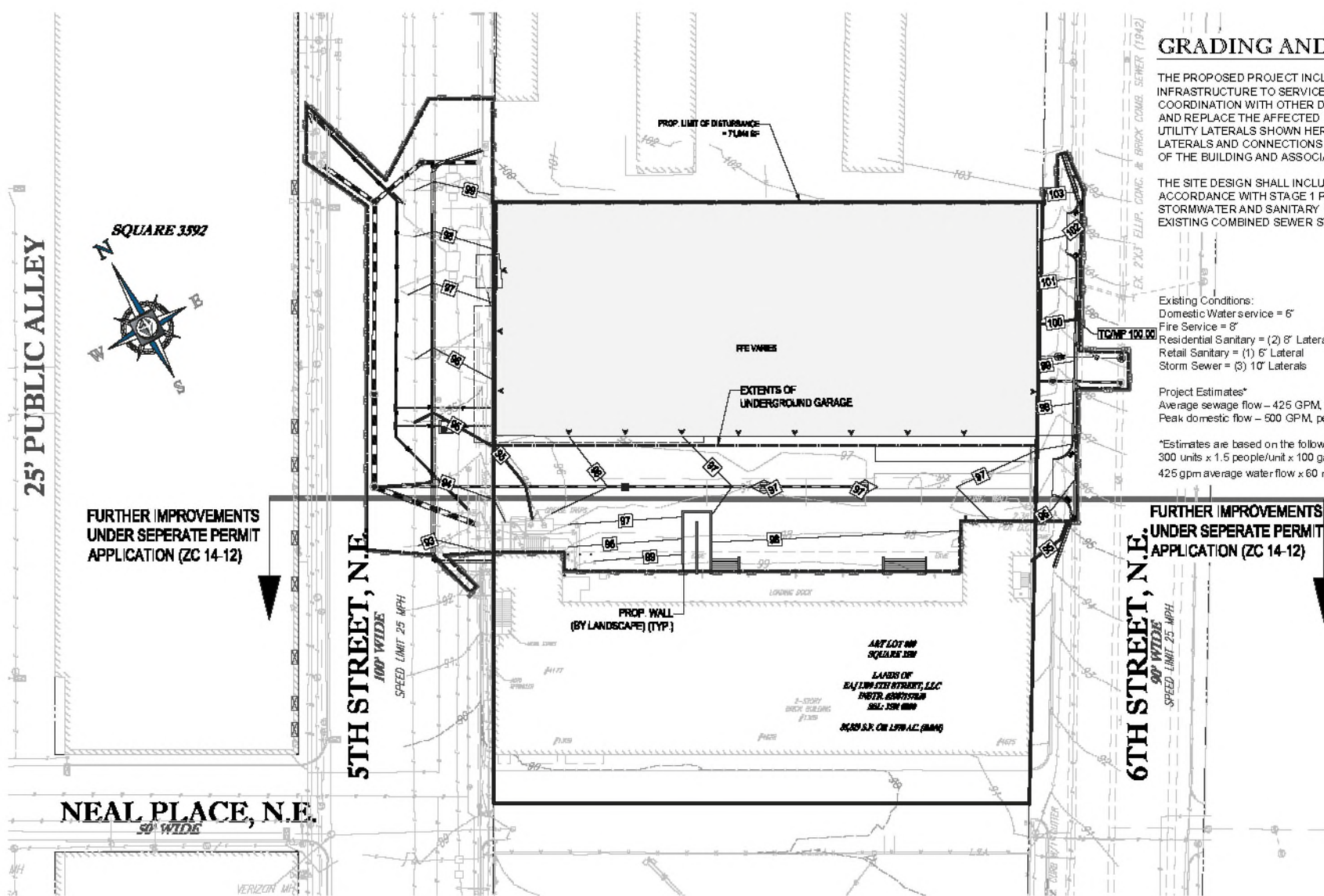
### LEGEND

- PROP. CONCRETE PAVEMENT 
- PROP. PLANTING AREA 

FURTHER IMPROVEMENTS UNDER SEPERATE PERMIT APPLICATION (ZC 14-12)

FURTHER IMPROVEMENTS UNDER SEPERATE PERMIT APPLICATION (ZC 14-12)

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## GRADING AND UTILITY NARRATIVE

THE PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF NEW UTILITY INFRASTRUCTURE TO SERVICE THE PROPOSED NORTH 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 STAGE 1 PUD. PRELIMINARY DESIGN INDICATES THAT STORMWATER AND SANITARY SEWER WILL OUTFALL FROM THE SITE TO THE EXISTING COMBINED SEWER SYSTEMS WITHIN 6TH STREET, N.E.

Existing Conditions:  
 Domestic Water service = 6"  
 Fire Service = 8"  
 Residential Sanitary = (2) 8" Laterals  
 Retail Sanitary = (1) 6" Lateral  
 Storm Sewer = (3) 10" Laterals

Project Estimates\*  
 Average sewage flow – 425 GPM, peak sewage flow – 650 GPM  
 Peak domestic flow – 500 GPM, peak fire flow – 750 GPM

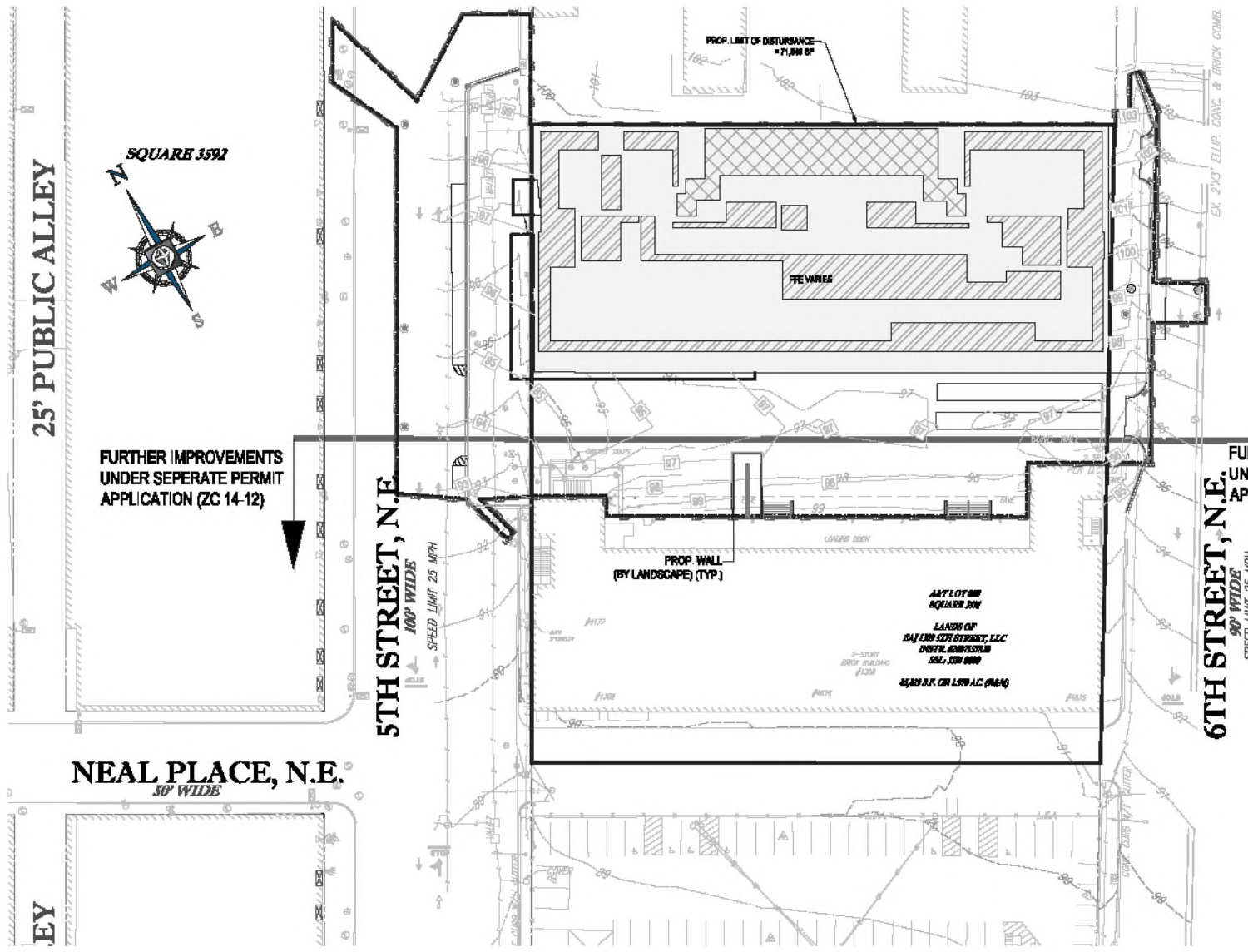
\*Estimates are based on the following assumptions:  
 300 units x 1.5 people/unit x 100 gal/hrs/person/day = 45,000 gal/hrs/day  
 425 gpm average water flow x 60 min/hour x 2 hrs usage/day = 51,000 gal/hrs/day

FURTHER IMPROVEMENTS  
 UNDER SEPERATE PERMIT  
 APPLICATION (ZC 14-12)

FURTHER IMPROVEMENTS  
 UNDER SEPERATE PERMIT  
 APPLICATION (ZC 14-12)

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## STORMWATER MANAGEMENT NARRATIVE

THERE ARE THREE REQUIREMENTS TO SATISFY THE CURRENT STORMWATER REGULATIONS - THE ON-SITE RETENTION VOLUME, THE ON-SITE DETENTION VOLUME AND THE PUBLIC RIGHT-OF-WAY (PROW) RETENTION VOLUME. THE VOLUME REQUIRED TO BE RETAINED ON-SITE (SWRV) IS EQUAL TO APPROXIMATELY 4,000 CUBIC FEET. THE VOLUME REQUIREMENT FOR THE PROW IS EQUAL TO APPROXIMATELY 1,300 CF.

TO SATISFY THE ON-SITE RETENTION VOLUME, THE CURRENT DESIGN INCLUDES GREEN ROOFS AND BIORETENTIONS WITH 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

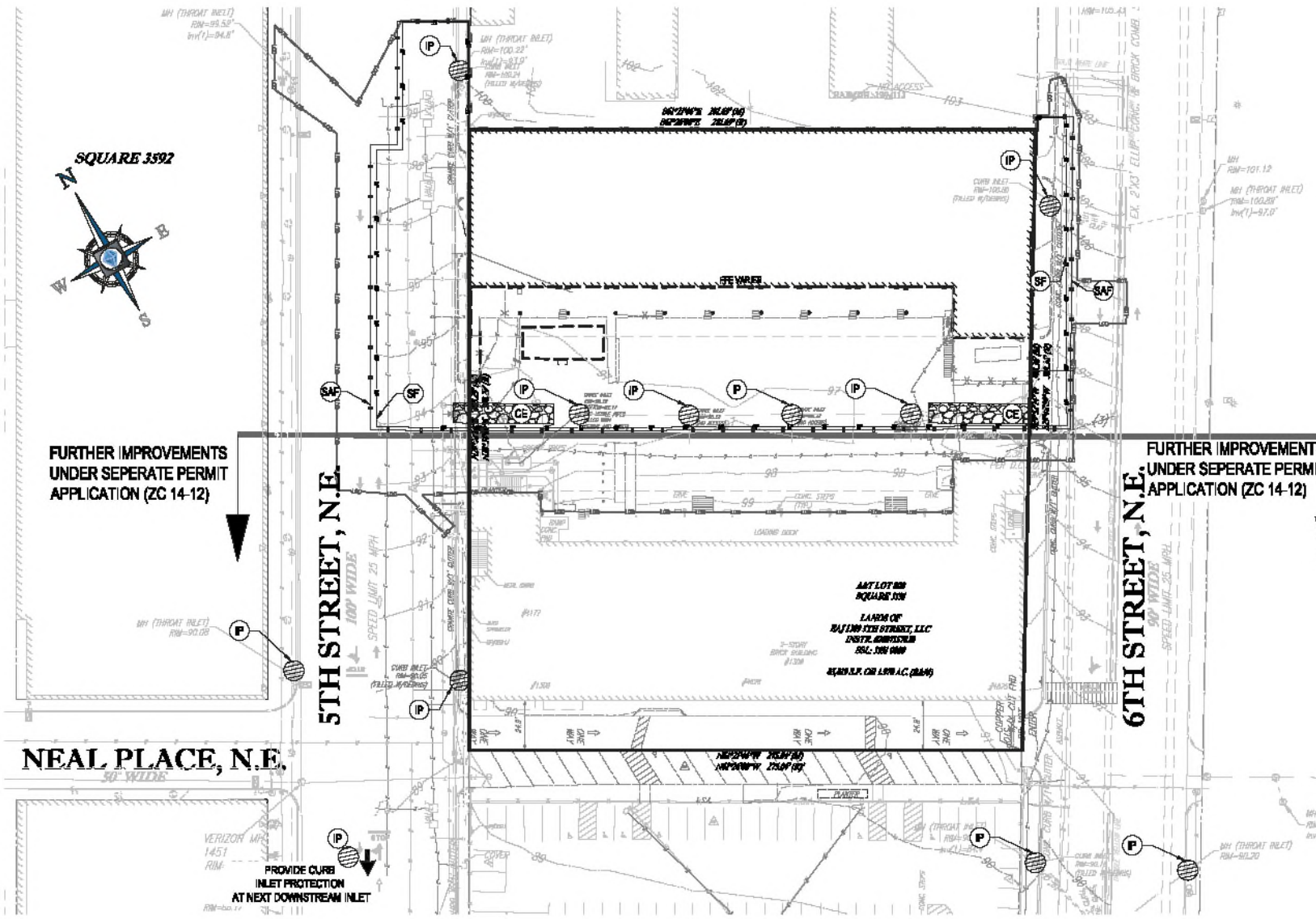
THE GAR FOR THIS SITE IS 0.200. TO SATISFY THE GAR REQUIREMENT, THE CURRENT DESIGN INCLUDES GREEN ROOFS AND BIORETENTIONS WITH VARYING MEDIA DEPTHS. THE LOCATION, SIZE AND DEPTH OF THE GREEN ROOF AND BIORETENTION AREAS WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS HOWEVER THE FINAL DESIGN WILL MEET THE REQUIRED GAR OF 0.200.

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Green Area Ratio Scoresheet				
*** Address	1329 5th Street, NE	Square	Lot	Zone District
Other		3591	804	MU-9
Lot size (enter this value first) *	42,078	Minimum Score	Multiplier	GAR Score
		.2	SCORE:	0.200
Landscape Elements		Square Feet	Factor	Total
<b>A Landscaped areas (select one of the following for each area)</b>				
1	Landscaped areas with a soil depth < 24"	<input type="text" value=""/>	0.30	-
2	Landscaped areas with a soil depth ≥ 24"	<input type="text" value=""/>	0.60	-
3	Bioretention facilities	<input type="text" value="2,800"/>	0.40	1,120.0
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>				
1	Groundcovers, or other plants < 2' height	<input type="text" value="2,800"/>	0.20	560.0
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	<input type="text" value=""/>	0.30	-
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	<input type="text" value=""/>	0.50	-
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	<input type="text" value=""/>	0.60	-
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	<input type="text" value=""/>	0.70	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	<input type="text" value=""/>	0.70	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	<input type="text" value=""/>	0.70	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	<input type="text" value=""/>	0.80	-

8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	<input type="text" value=""/>	0	0.80	<input type="text" value=""/>	-
9	Vegetated wall, plantings on a vertical surface	<input type="text" value=""/>		0.60	<input type="text" value=""/>	-
<b>C Vegetated or "green" roofs</b>						
1	Over at least 2" and less than 8" of growth medium	<input type="text" value=""/>		0.60	<input type="text" value=""/>	-
2	Over at least 8" of growth medium	<input type="text" value="8,400"/>		0.80	<input type="text" value=""/>	6,720.0
<b>D Permeable Paving***</b>						
1	Permeable paving over 6" to 24" of soil or gravel	<input type="text" value=""/>		0.40	<input type="text" value=""/>	-
2	Permeable paving over at least 24" of soil or gravel	<input type="text" value=""/>		0.50	<input type="text" value=""/>	-
<b>E Other</b>						
1	Enhanced tree growth systems***	<input type="text" value=""/>		0.40	<input type="text" value=""/>	-
2	Renewable energy generation	<input type="text" value=""/>		0.50	<input type="text" value=""/>	-
3	Approved water features	<input type="text" value=""/>		0.20	<input type="text" value=""/>	-
		sub-total of sq ft =		14,000		
<b>F Bonuses</b>						
1	Native plant species	<input type="text" value="0"/>		0.10	<input type="text" value=""/>	-
2	Landscaping in food cultivation	<input type="text" value=""/>		0.10	<input type="text" value=""/>	-
3	Harvested stormwater irrigation	<input type="text" value=""/>		0.10	<input type="text" value=""/>	-
		Green Area Ratio numerator =		8,400		
*** 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.						

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**NOTES**

SOME IMPACT TO ADJACENT PROPERTIES IS ANTICIPATED FROM THE PROPOSED CONSTRUCTION. IMPACTS TO THE NORTHERN ADJACENT PROPERTY WILL BE LIMITED TO THE CONSTRUCTION OF THE NORTH BUILDING. SHEETING AND SHORING WILL BE INSTALLED AT THE REQUIRED LOCATIONS AS NEEDED.

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 DCEE STANDARD.

**STANDARD SYMBOLS**

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
CONSTRUCTION ENTRANCE WITH WASH RACK	CE	
INLET PROTECTION	IP	
SAFETY FENCE	SAF	
SILT FENCE	SF	



FURTHER IMPROVEMENTS UNDER SEPERATE PERMIT APPLICATION (ZC 14-12)

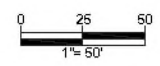
FURTHER IMPROVEMENTS UNDER SEPERATE PERMIT APPLICATION (ZC 14-12)

NEAL PLACE, N.E.

5TH STREET, N.E.

6TH STREET, N.E.

ANT LOT 200 SQUARES SW LAYON OF 1329 5TH STREET, LLC 1329 5TH STREET SW DCAL 200 0000 1329 5TH ST. OR 1329 A.C. (2000)



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DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR

Washington, D.C., May 8, 2019

Plat for Building Permit of SQUARE 3691 LOT 5

Scale: 1 inch = 50 feet

Recorded in Book 212 Page 187

Receipt No. 19-05033 Drawn by: A.S.

Furnished to: KAYLA SHATTUCK

"I hereby certify that the dimensions and configuration of the lots hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&B lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed descriptions."

I hereby certify that on this plat, on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

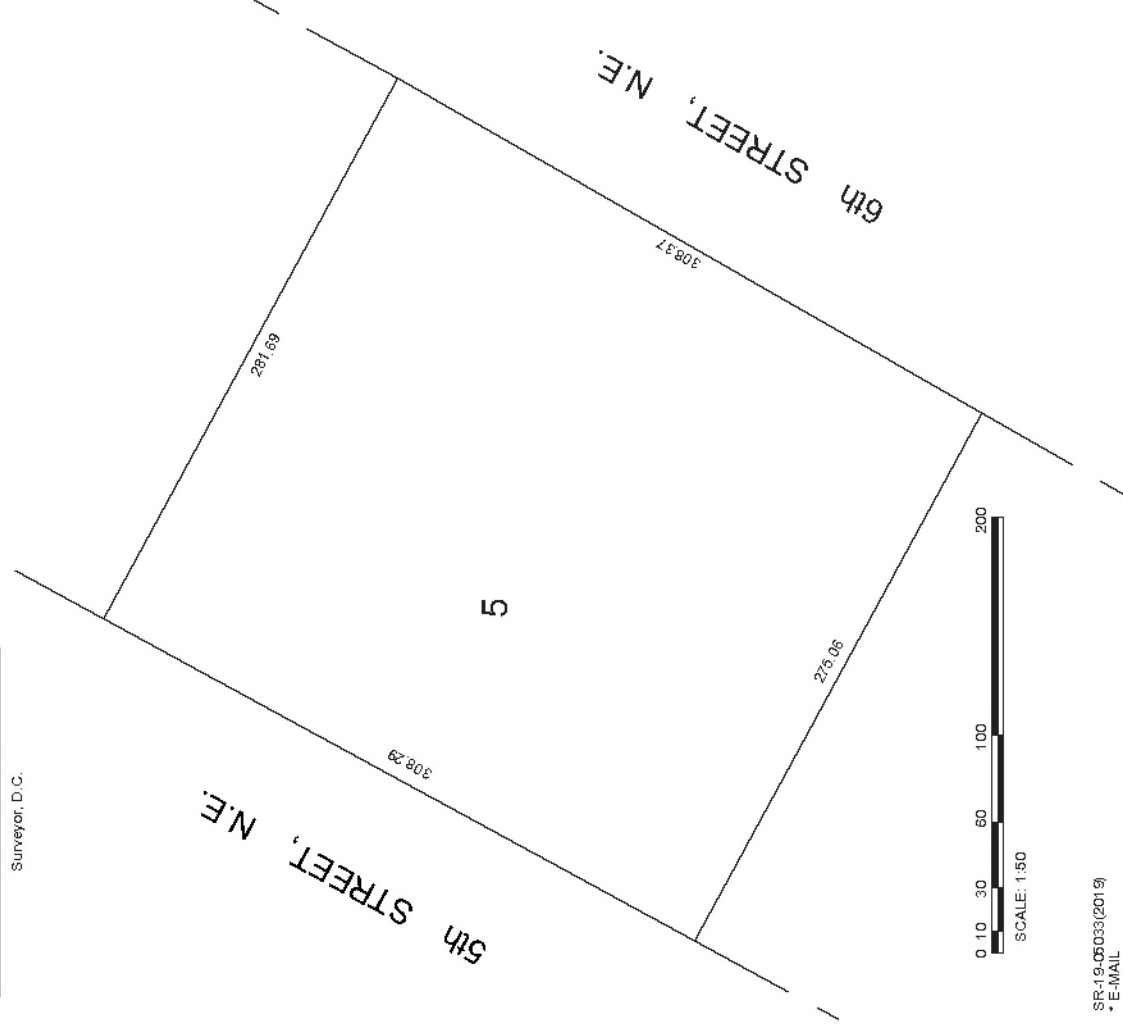
- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings fully labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy previous surface or green area requirements - with complete and accurate dimensions, in conformity with the plans submitted, with building permit application;
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

- 1) I also hereby certify that:
  - 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
  - 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
  - 3) I have/have not (circle one) filed a subdivision application with the Office of the Surveyor;
  - 4) I have/have not (circle one) filed a subdivision of lots application with the Office of Tax, & Revenue; and
  - 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.
- 2) I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit, or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Relationship to Lot Owner: \_\_\_\_\_  
If a registered design professional, provide license number \_\_\_\_\_ and include stamp below.

Surveyor, D.C.



SR-19-05033 (2019)  
E-MAIL