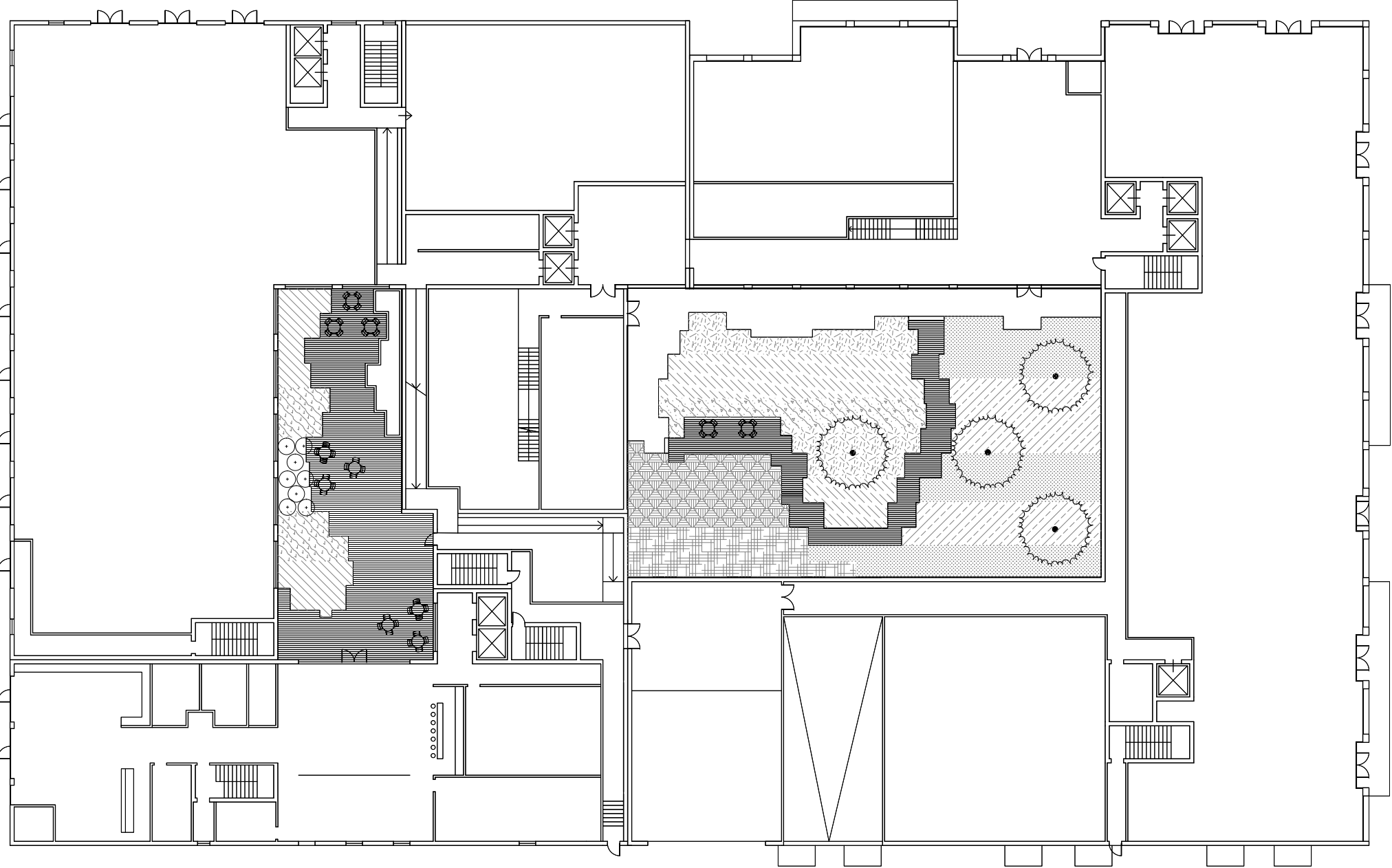


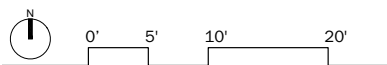
PLANTING PLAN AT PLAZA LEVEL



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	4	Taxodium ascendens	Pond Cypress	7'-8' Ht	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	8	Cephalotaxus harringtonia prostrata	Prostrate Plum Yew	5 gal	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	AMS HUB	423 sf	Amsora hubrichtii	Arkansas Blue-star	flat
	AST Y08	1,548 sf	Astilbe X 'Yonique Carmen'	Yonique Carmen False Spiraea	flat
	ATH NIP	717 sf	Athyrium nipponicum pictum	Japanese Painted Fern	flat
	CAR SID	674 sf	Carex siderosticha 'Variegata'	Variegated Broadleaf Sedge	flat
	CYC HED	569 sf	Cyclamen hederifolium	Hardy Cyclamen	flat
	HEL SEM	413 sf	Helictotrichon sempervirens	Blue Oat Grass	flat
	HYP BR2	318 sf	Hypericum calycinum 'Brigadoon'	Brigadoon Aaron's Beard	flat
	NEP J06	889 sf	Nepeta x faassenii 'Junior Walker'	Junior Walker Catmint	flat
	STI MEX	1,130 sf	Stipa tenuissima	Finessem Needlegrass	flat

PLANTING NOTE:
 All planting species and quantities are provided as reference only and may be modified with final engineering and design provided that the general quality and characteristics are in conformance with what is shown



PLANTING PALETTE - PLAZA + TERRACES

TREES



Taxodium distichum



PLANTING NOTE:
All planting species imagery is provided as reference only and may be modified with final engineering and design provided that the general quality and characteristics are in conformance with what is shown

SHRUBS + HERBACEOUS



Carex siderosticha



Acanthus mollis



Amsonia hubrichtii



Ajuga reptans



Astilbe spp.



Cyclamen hederifolium



Rodgersia pinnata



Athyrium niponicum



Cephalotaxus prostrata



Mertensia virginica



Hypericum calcynum



Sarcococca hookeri



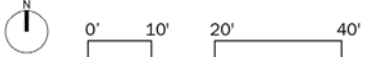
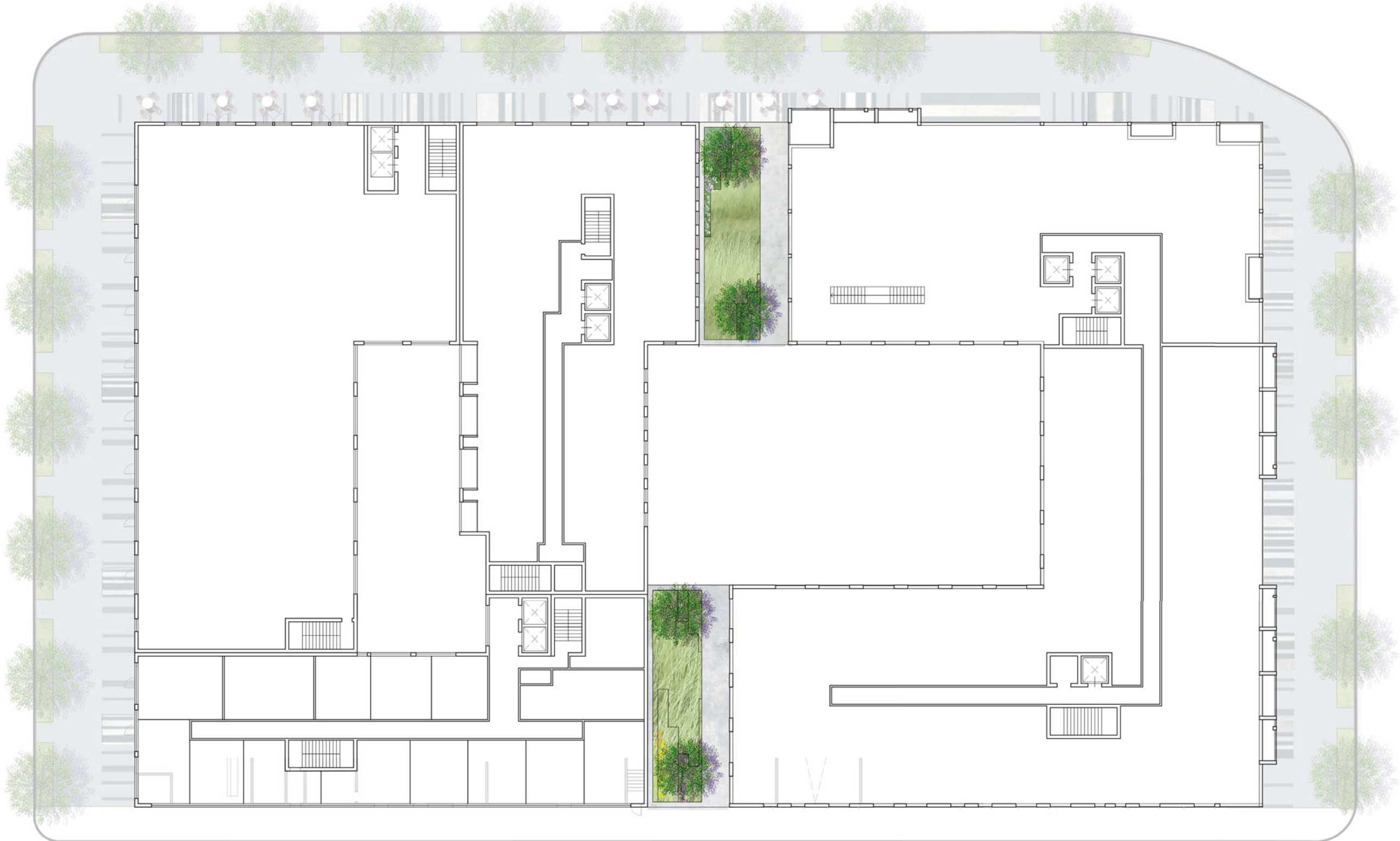
Stylophorum diphyllum



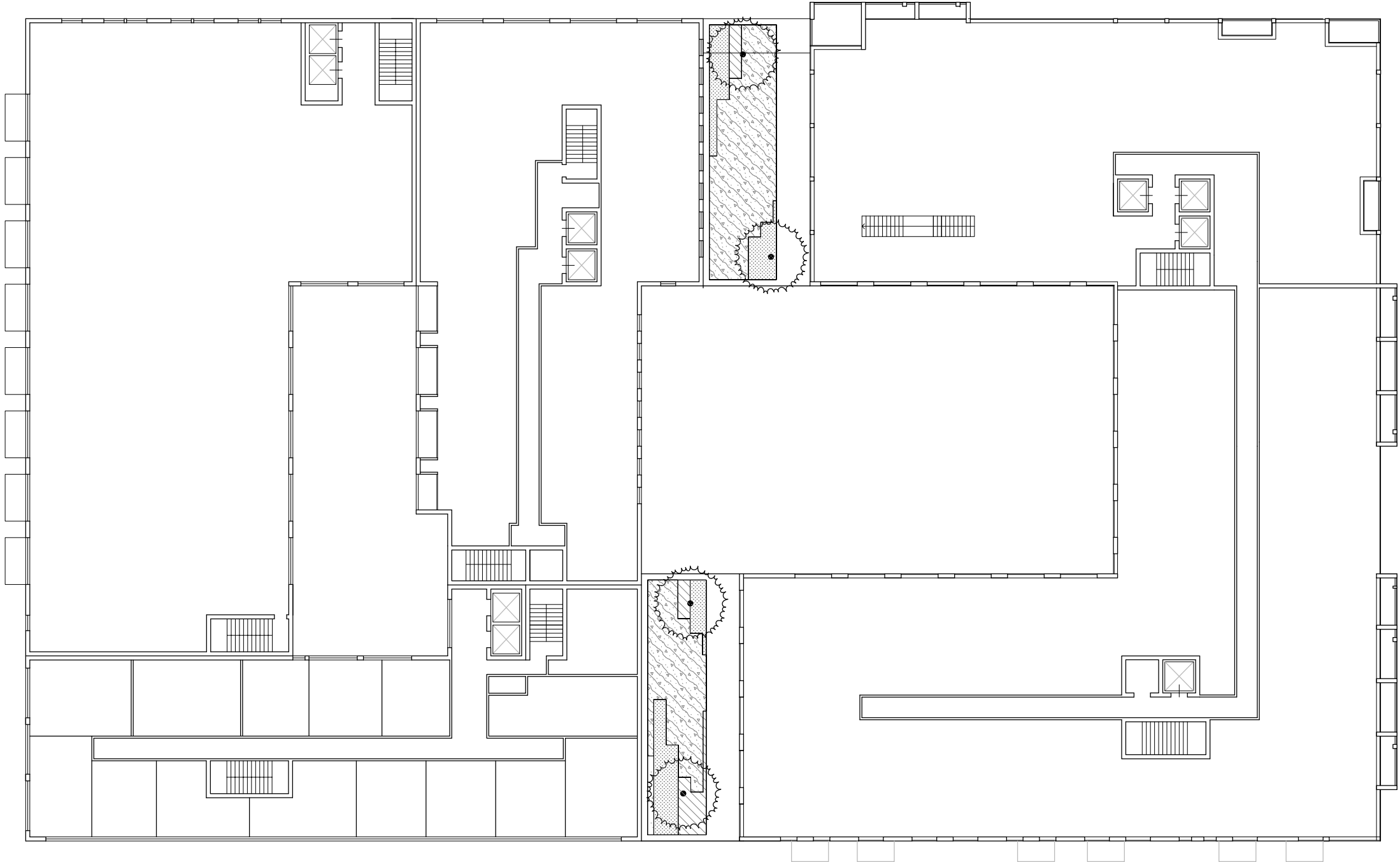
Polygonatum odoratum

PLAN AT TERRACE LEVEL

PLANTED AREA: 1,868 SF



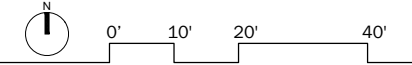
PLANTING PLAN AT TERRACE LEVEL



PLANT SCHEDULE

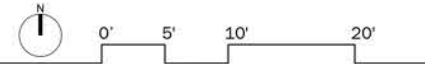
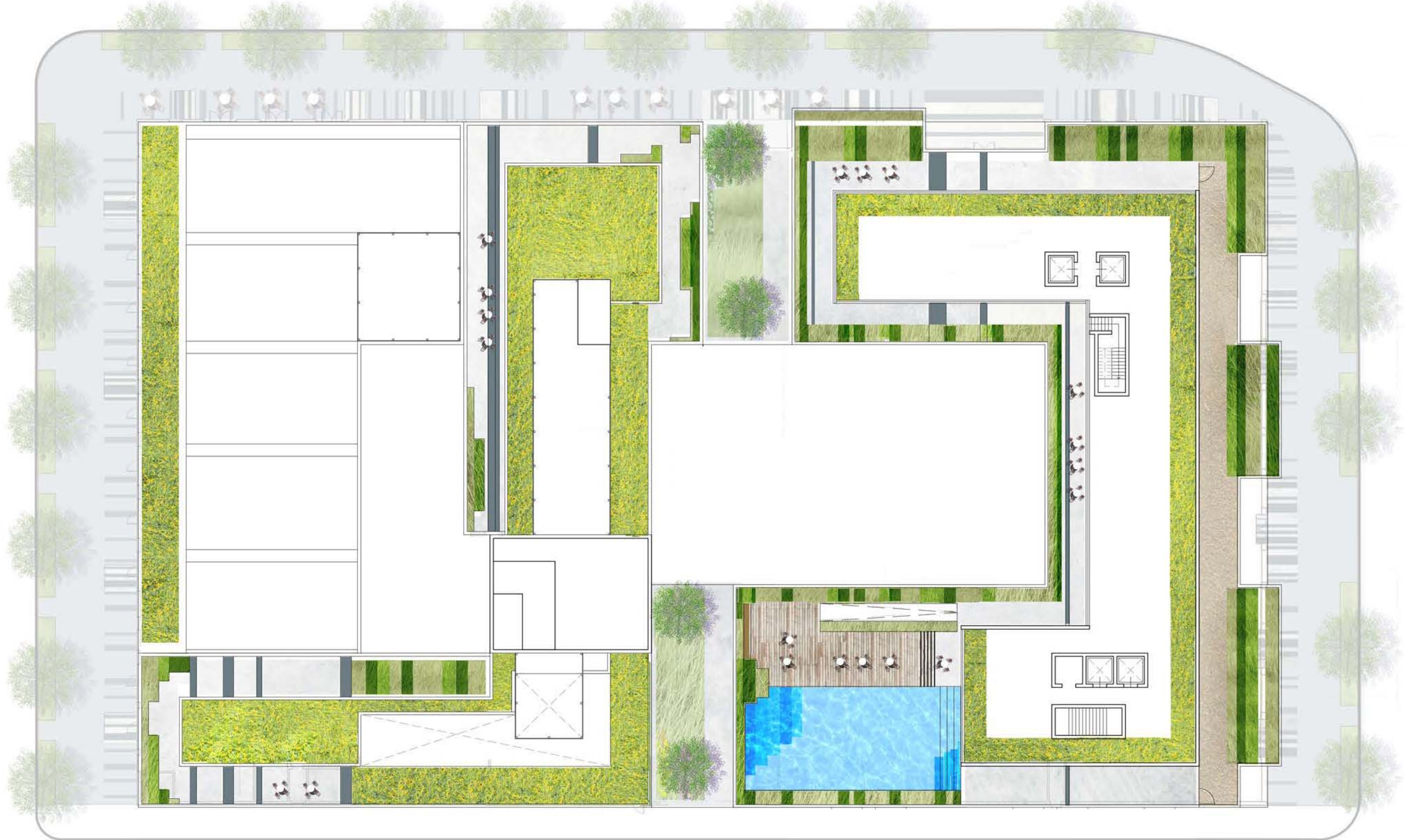
TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	<i>Taxodium ascendens</i>	Pond Cypress	7'-8' Ht	4	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	QTY
	<i>Ajuga reptans</i> 'Catlin's Giant'	Catlin's Giant Bugleweed	flat		29 sf
	<i>Amsonia hubrichtii</i>	Arkansas Blue-star	flat		164 sf
	Astilbe X 'Younique Carmen'	Younique Carmen False Spiraea	flat		421 sf
	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	flat		1,283 sf

PLANTING NOTE:
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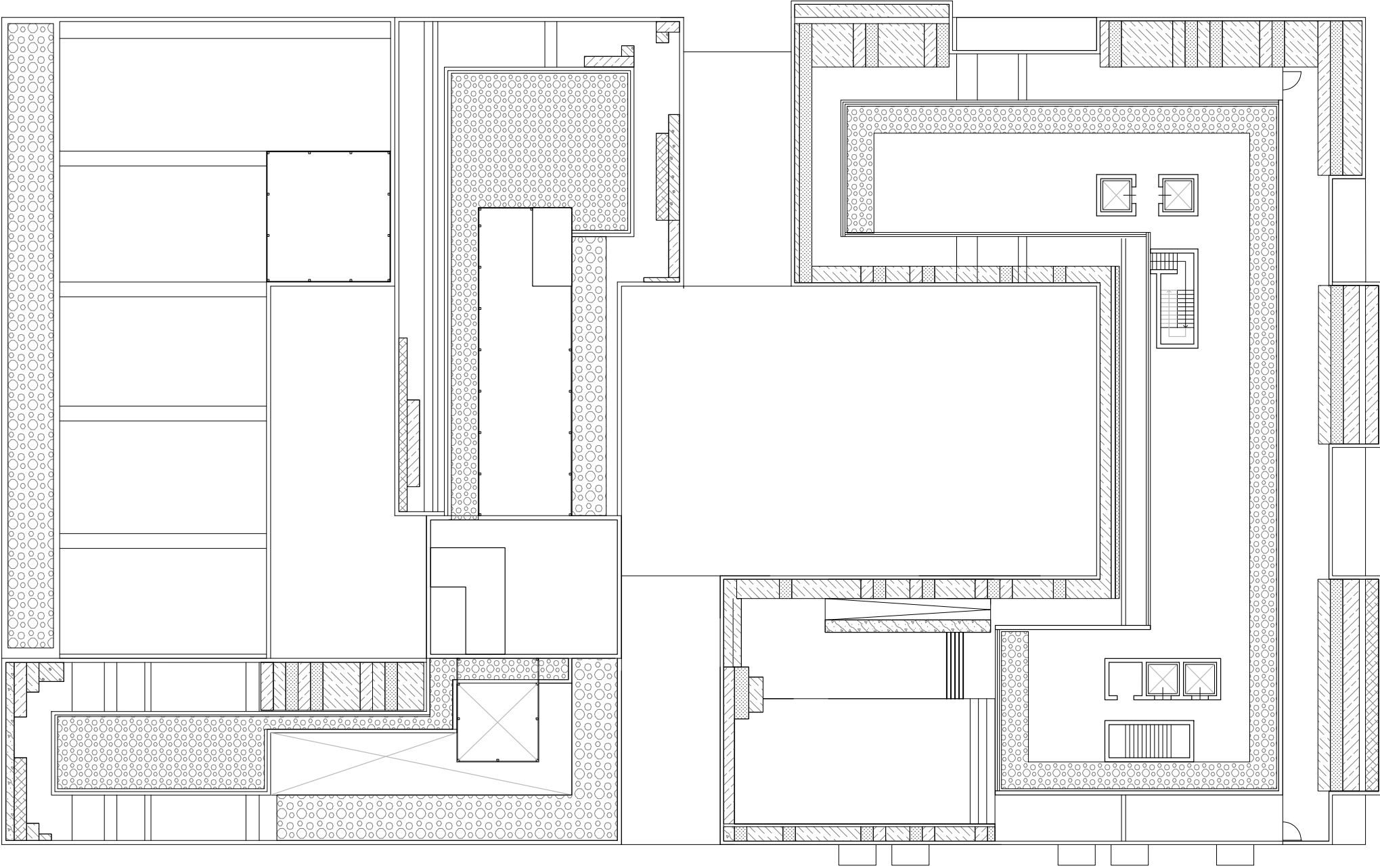


PLAN AT ROOF LEVEL

PLANTED AREA: 14,950 SF



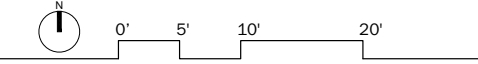
PLANTING PLAN AT ROOF LEVEL



PLANT SCHEDULE

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	QTY
	AST Y06	Astilbe x 'Younique Carmen'	Younique Carmen False Spiraea	flat		1,159 sf
	GAU CR1	Gaura lindheimeri 'Crimson Butterflies'	Butterfly Gaura	flat		369 sf
	HEL SEM	Helictotrichon sempervirens	Blue Owl Grass	flat		215 sf
	NEP JUS	Nepeta x fassenii 'Junior Walker'	Junior Walker Catmint	flat		2,506 sf
	PIT DWA	Pitopsisporum tobira 'Dwarf'	Dwarf Pittosporum	flat		115 sf
	SED ANG	Sedum x 'Angelina'	Angelina Sedum	flat		9,135 sf
	STI MEX	Stipa tenuissima	Finestem Needlegrass	flat		1,207 sf

PLANTING NOTE:
 All planting species and quantities are provided as reference only and may be modified with final engineering and design provided that the general quality and characteristics are in conformance with what is shown



PLANTING PALETTE - ROOF

SHRUBS



Pittosporum dwarf cultivar



Euphorbia characias subsp. wulfenii



Festuca glauca



Gaura 'Crimson Butterflies'



Helictotricon sempervirens



Yucca filamentosa 'Colorguard'



Nepeta 'Junior Walker'

GROUNDCOVERS



Sedum angelina

PLANTING NOTE:
All planting species imagery is provided as reference only and may be modified with final engineering and design provided that the general quality and characteristics are in conformance with what is shown

PRECEDENT IMAGES

HANGING VEGETATION



FOUNTAINS



LIGHTING



SITE FURNISHINGS NOTE:
All furnishing imagery is shown for illustrative purposes only and may be modified with final engineering and design provided that the general quality and characteristics are in conformance with what is shown.

PRECEDENT IMAGES

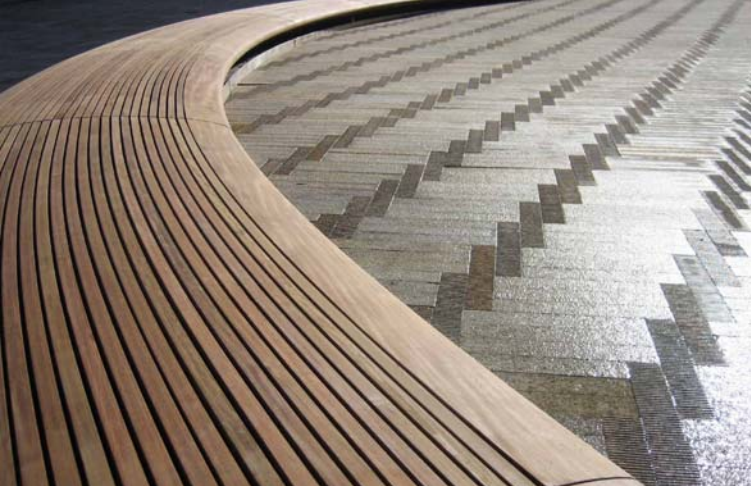
MOVABLE



FIXED



CUSTOM



SITE FURNISHINGS NOTE:
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PRECEDENT IMAGES

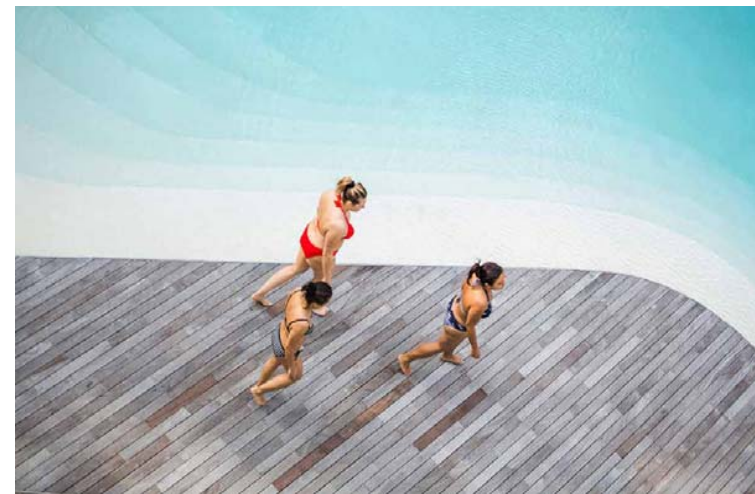
PAVEMENT



PLANTERS



DECKS



SITE FURNISHINGS NOTE:
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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	
	SANITARY LABEL			ELECTRIC BOX	
	STORM LABEL			ELECTRIC PEDESTAL	
	SANITARY SEWER LATERAL			MONITORING WELL	
	UNDERGROUND WATER LINE			TEST PIT	
	UNDERGROUND ELECTRIC LINE			BENCHMARK	
	UNDERGROUND GAS LINE			BORING	

PROJECT NARRATIVE:

THE SITE CONSISTS OF TWO EXISTING BUILDINGS LOCATED AT 301 AND 331 N. STREET, NE. BETWEEN 3RD AND 4TH STREET, NE. THE PROPOSED PROJECT INCLUDES THE DEMOLITION OF THE EXISTING BUILDING AT 331 N. STREET, NE, SITE-RELATED FEATURES AND UTILITIES AND THE CONSTRUCTION OF A MIXED-USE BUILDING WITH UNDERGROUND PARKING AND SITE AMENITIES. A PORTION OF THE BUILDING LOCATED AT 301 N. STREET WILL REMAIN DUE TO THE HISTORIC BUILDING ROOF. THE UTILITY IMPROVEMENTS INCLUDE DOMESTIC WATER, FIRE WATER, SANITARY SEWER, AND STORM DRAIN CONNECTIONS TO EXISTING UTILITY MAINS LOCATED WITHIN THE N STREET, NE PUBLIC RIGHT-OF-WAY. THE PROJECT PROPOSES THE USE OF GREEN ROOFS TO MEET BOTH THE STORMWATER RETENTION VOLUME (SWRV) REQUIREMENTS AND THE GREEN AREA RATIO (GAR) REQUIREMENTS ON-SITE.

GENERAL NOTES:

- THE PLAN IS BASED ON THE FOLLOWING DOCUMENTS AND INFORMATION
 - ENTITLED: "BOUNDARY AND TOPOGRAPHIC SURVEY, LOTS 20, 21, 22, 23 & ASSESSMENT & TAXATION LOT 800, SQUARE 772, #301 & #331 N STREET, N.E., DISTRICT OF COLUMBIA", PREPARED BY: VIKA CAPITOL, LLC, PROJECT NUMBER: VC0276B, DATED: 06/26/15
 - DIGITAL ARCHITECTURAL PLANS: ENTITLED: "331_151026_PLANS.DWG," PREPARED BY: TORTI GALLAS, DATED: 10/26/15
 - DIGITAL LANDSCAPE PLANS: ENTITLED: "L_PP-ROOF.DWG," "L_SP-ROOF.DWG" AND "0X-301-331_ROOF_151019.DWG," "L_SP_SIDEWALK.DWG," "L_SP.DWG," "L_SP-ROOF.DWG," "L_SP-TERRACE.DWG" PREPARED BY: OLIN, DATED: 10/20/15
- 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

SHEET TITLE	SHEET NUMBER
COVER SHEET	C1
EXISTING CONDITIONS/DEMOLITION PLAN	C2
SITE/GRADING PLAN	C3
UTILITY PLAN	C4
STORMWATER MANAGEMENT/GAR PLAN	C5
GREEN AREA RATIO WORKSHEET	C6
EROSION AND SEDIMENT CONTROL PLAN	C7

DEVELOPER

FOULGER-PRATT
9600 BLACKWELL ROAD, SUITE 200
ROCKVILLE, MARYLAND 20850

FOULGER-PRATT - 301 AND 331 N. STREET, N.E.
301 AND 331 N. STREET, N.E - SQUARE 772, LOTS 20, 22-24 & A&T LOT 800
DISTRICT OF COLUMBIA

PLANNED UNIT DEVELOPMENT PLAN SET





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DEMOLITION NARRATIVE

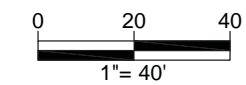
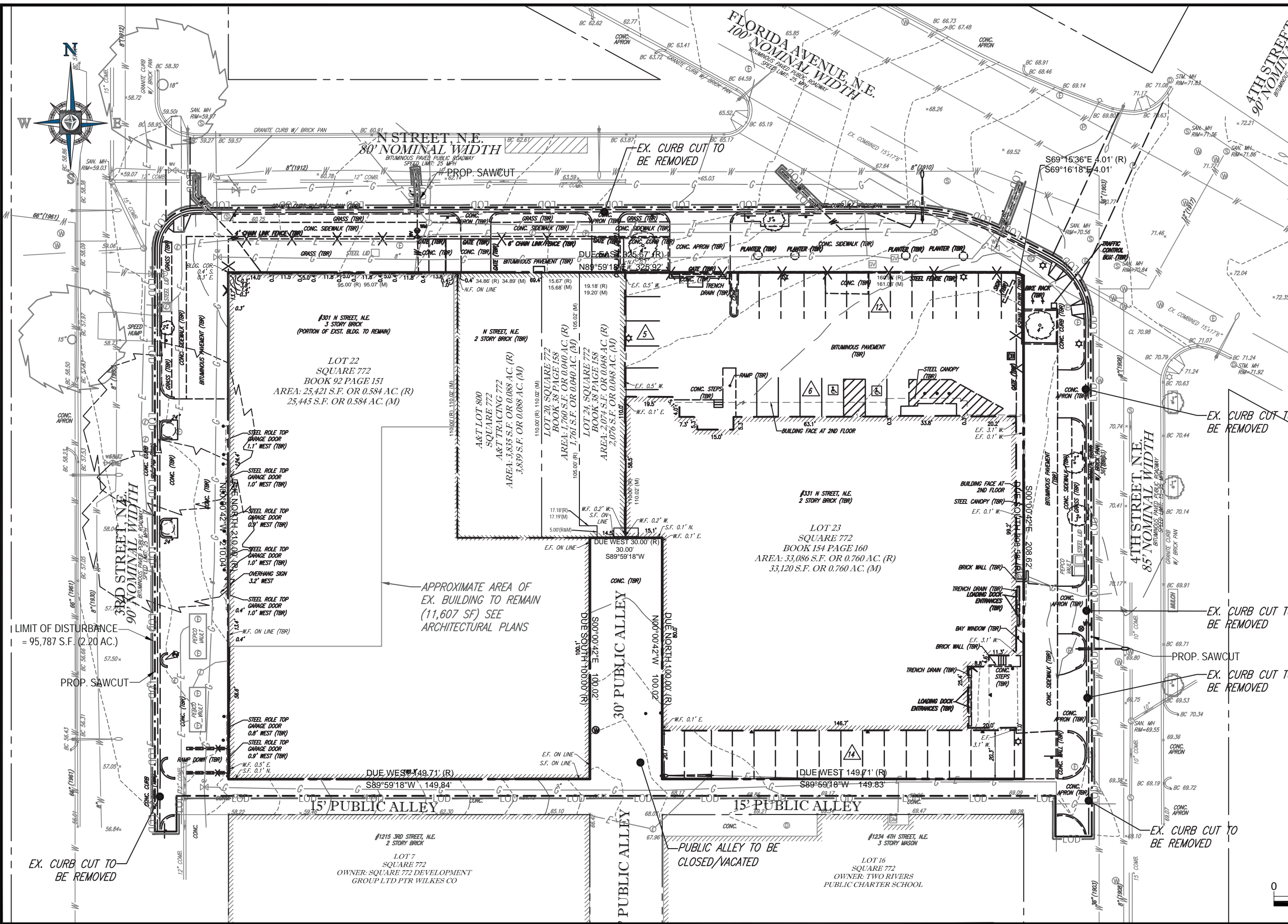
THE EXISTING SITE IS MADE UP OF FIVE (5) LOTS AND AN ALLEY CONTAINING TWO EXISTING BUILDINGS, EXISTING VEGETATION AND ASSOCIATED INFRASTRUCTURE. THE PROPOSED PROJECT REQUIRES DEMOLITION OF EXISTING SITE FEATURES PRIOR TO THE CONSTRUCTION OF A NEW 11 STORY AND PENTHOUSE LEVEL MIXED-USE BUILDING AND TWO LEVELS OF UNDERGROUND PARKING ON LOTS 20, 23, 24, A&T LOT 800 AND A PORTION OF LOT 22. A PORTION OF THE THREE (3) STORY BUILDING SHALL REMAIN ON LOT 22. EXISTING UTILITIES ON SITE SHALL BE ABANDONED AND / OR REMOVED AT THE TIME OF DEMOLITION.

LEGEND

-  LOD PROP LIMITS OF DISTURBANCE
-  PROP SAWCUT

NOTE

THE TOTAL SITE AREA IS 69,241 S.F.
THE SITE INCLUDES LOTS 20, 22-24, A&T LOT 800 AND PUBLIC ALLEY TO BE CLOSED.

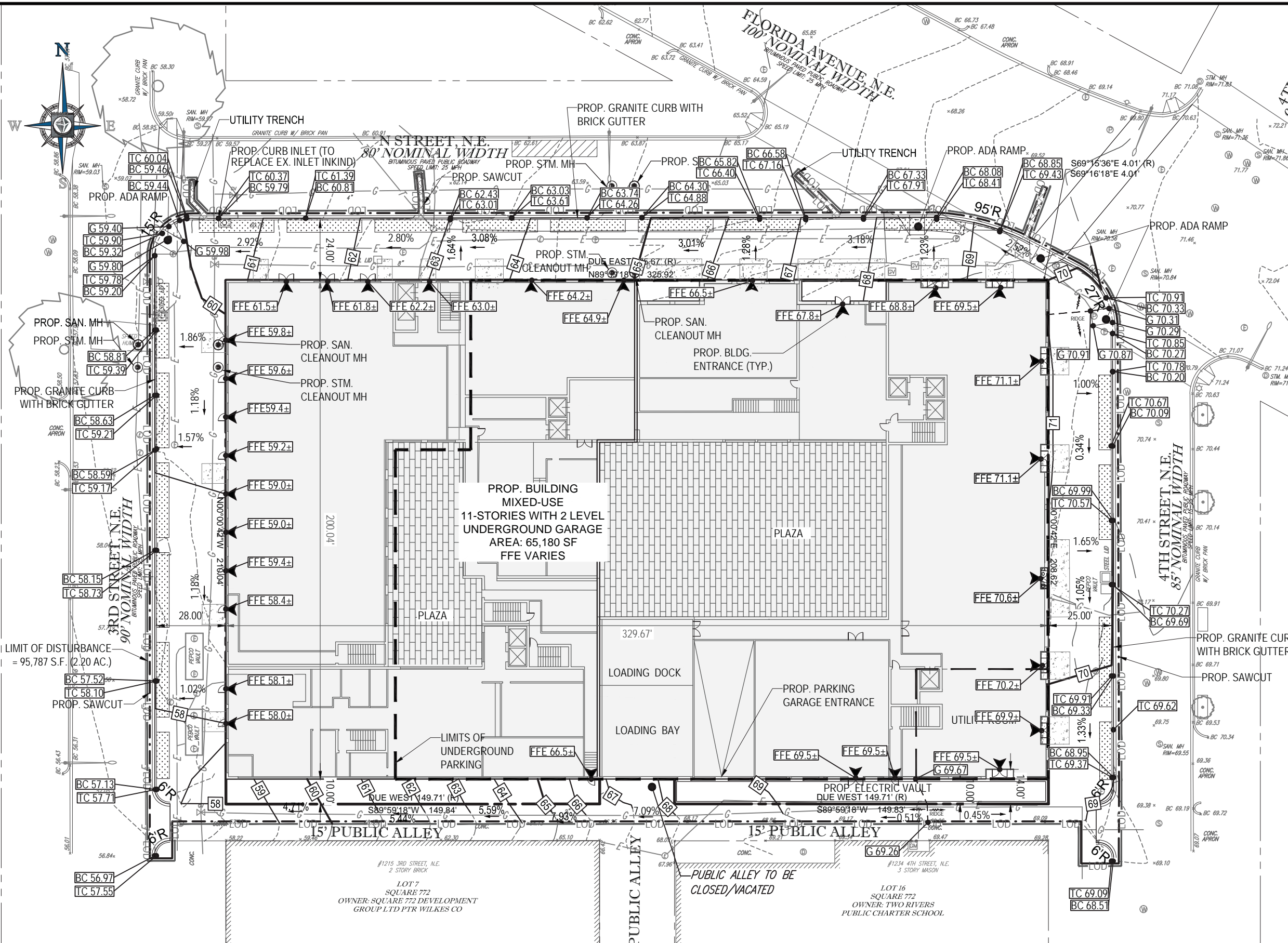


FOULGER-PRATT - 301 AND 331 N. STREET, N.E.
301 AND 331 N. STREET, N.E - SQUARE 772, LOTS 20, 22-24 & A&T LOT 800
DISTRICT OF COLUMBIA

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- NOTES:**
1. CONTRACTOR IS TO MAINTAIN CURB AND GUTTER/STREETSCAPE IMPROVEMENTS ON THE NORTH SIDE OF N STREET, N.E.
 2. FINISHED FLOOR ELEVATIONS ALONG EXISTING 301 N. STREET BUILDING TO REMAIN TO BE COORDINATED WITH ARCHITECT AND INTERNAL BUILDING RENOVATIONS.

SITE NARRATIVE

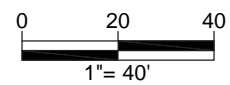
THE PROJECT PROPOSES A PROPOSED MIXED-USE BUILDING WITH UNDERGROUND PARKING AND SITE AMENITIES. A PORTION OF THE BUILDING LOCATED AT 301 N. STREET WILL REMAIN DUE TO THE HISTORIC BUILDING ROOF.

GRADING NARRATIVE

THE PROPOSED PROJECT WILL MATCH EXISTING GRADES AS INDICATED. THE PROJECT WILL TIE INTO THE EXISTING GRADES WITHIN THE LIMITS OF DISTURBANCE BASED ON FINAL ARCHITECTURE. FINISHED FLOOR ELEVATIONS HAVE NOT BEEN ESTABLISHED AT THIS TIME.

LEGEND

- CONCRETE PAVEMENT
- LANDSCAPE AREA
- UTILITY TRENCH
- PLAZA AREA



FOULGER-PRATT - 301 AND 331 N. STREET, N.E.
 301 AND 331 N. STREET, N.E - SQUARE 772, LOTS 20, 22-24 & A&T LOT 800
 DISTRICT OF COLUMBIA

C3 SCALE: 1"=40' DATE: 10/27/15 CAD ID: SSO PROJECT NUMBER: DC152009

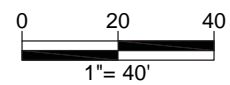
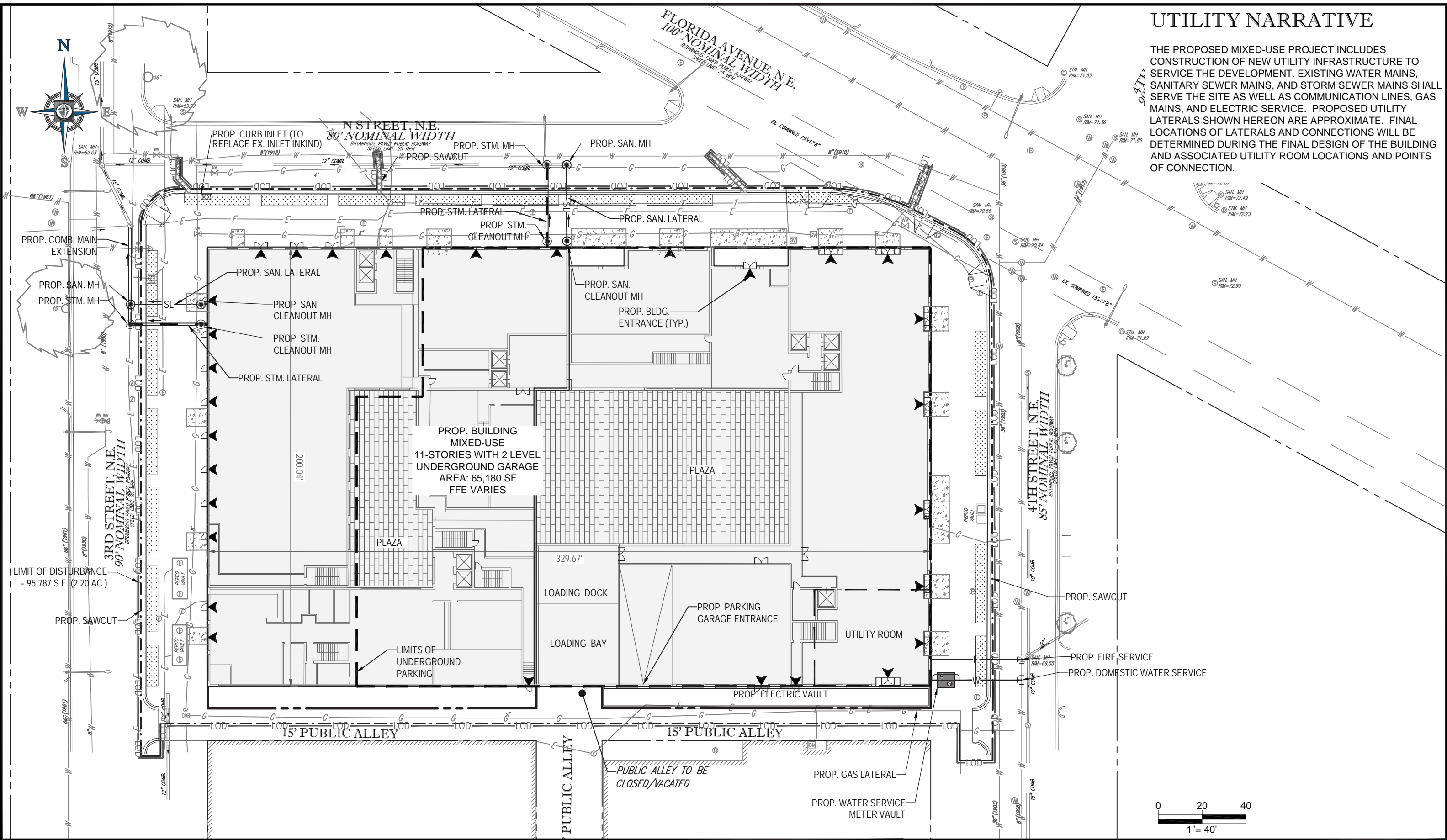
PLANNED UNIT DEVELOPMENT PLAN SET

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UTILITY NARRATIVE

THE PROPOSED MIXED-USE PROJECT INCLUDES CONSTRUCTION OF NEW UTILITY INFRASTRUCTURE TO SERVICE THE DEVELOPMENT. EXISTING WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWER MAINS SHALL SERVE THE SITE AS WELL AS COMMUNICATION LINES, GAS MAINS, AND ELECTRIC SERVICE. 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 AND POINTS OF CONNECTION.

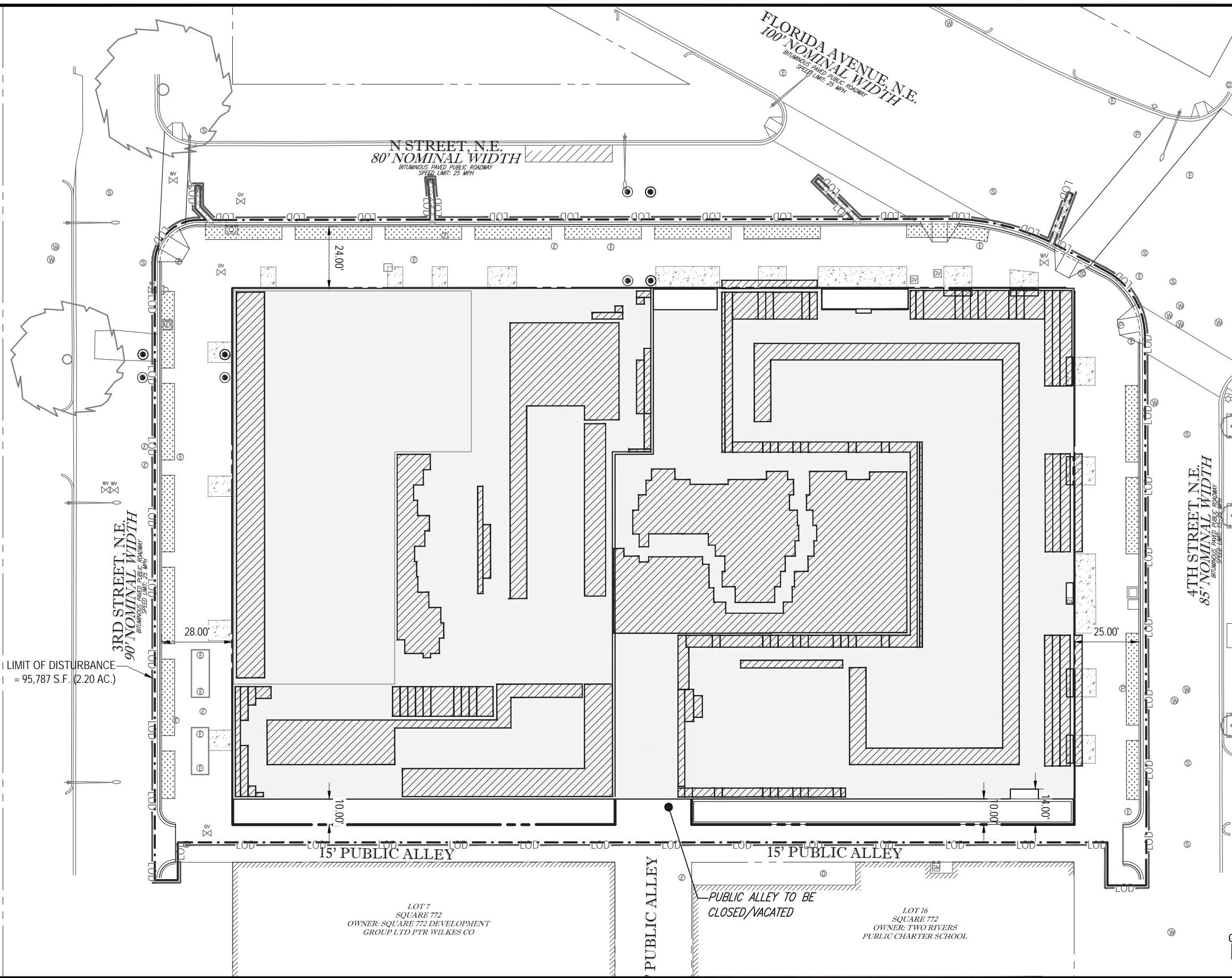


FOULGER-PRATT - 301 AND 331 N. STREET, N.E.
301 AND 331 N. STREET, N.E. - SQUARE 772, LOTS 20, 22-24 & A&T LOT 800
DISTRICT OF COLUMBIA

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STORMWATER MANAGEMENT SUMMARY

THERE ARE TWO REQUIREMENT TO SATISFY THE CURRENT STORMWATER REGULATIONS - THE ON-SITE RETENTION VOLUME AND THE PUBLIC RIGHT-OF-WAY (PROW) RETENTION VOLUME. THE VOLUME REQUIRED TO BE RETAINED ON-SITE (SWRV) IS EQUAL TO APPROXIMATELY 6,578 CUBIC FEET. THE VOLUME REQUIREMENT FOR THE PROW IS EQUAL TO APPROXIMATELY 2,522 CF.

TO SATISFY THE ON-SITE RETENTION VOLUME, THE CURRENT DESIGN INCLUDES MULTIPLE INTENSIVE GREEN ROOFS WITH DRAINAGE LAYERS. THE SIZE AND DEPTH OF THE GREEN ROOF AREAS WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS, HOWEVER THE FINAL DESIGN WILL SATISFY THE REQUIRED STORMWATER RETENTION VOLUME (6,578 CF).

STORMWATER MANAGEMENT WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE TREATED TO THE MAXIMUM EXTENT PRACTICABLE THROUGH THE IMPLEMENTATION OF PERMEABLE PAVEMENT AND URBAN BIORETENTION (STREET TREES).

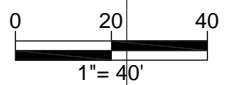
GREEN AREA RATIO SUMMARY


THE GAR FOR A SITE WITHIN THE C-3-C ZONE IS 0.200. TO SATISFY THE GAR REQUIREMENT, THE CURRENT DESIGN INCLUDES A MINIMUM OF 17,300 SF OF INTENSIVE GREEN ROOF (8" AND GREATER).

THE SIZE AND DEPTH OF THE GREEN ROOF AREAS ALONG WITH PLANT SPECIES WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS, HOWEVER THE FINAL DESIGN WILL MEET THE REQUIRED GREEN AREA RATIO (0.200).

LEGEND

GREEN ROOF 




Address 301/331 N Street NE
Other / BZA Order
 Lot size (enter this value first) *

Ward	Lot	Square	District
6	20,	772	C-3-C

enter sq ft of lot: 22-24 & 800
 multiplier: SCORE 0.200

Landscape Elements	Square Feet	Factor	Total
A Landscaped areas (select one of the following for each area)			
1 Landscaped areas with a soil depth of less than 24"	<input type="text" value="0"/>	0.3	-
2 Landscaped areas with a soil depth of 24" or greater	<input type="text" value="0"/>	0.6	-
3 Bioretention facilities	<input type="text" value="0"/>	0.4	-
B Plantings (credit for plants in landscaped areas from Section A)			
1 Groundcovers, or other plants less than 2' tall at maturity	<input type="text" value="0"/>	0.2	-
2 Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants <input type="text" value="0"/> 0	0.3	-
3 Tree canopy for all new trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees <input type="text" value="0"/> 0	0.5	-
4 Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees <input type="text" value="0"/> 0	0.6	-
5 Tree canopy for preservation of existing tree 6" to 12" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees <input type="text" value="0"/> 0	0.7	-
6 Tree canopy for preservation of existing tree 12" to 18" diameter or larger or equivalent - calculated at 600 sq ft per tree	enter number of trees <input type="text" value="0"/> 0	0.7	-
7 Tree canopy for preservation of all existing trees 18" to 24" diameter or equivalent - calculated at 1300 sq ft per tree	enter number of trees <input type="text" value="0"/> 0	0.7	-
8 Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2000 sq ft per tree	enter number of trees <input type="text" value="0"/> 0	0.8	-
9 Vegetated wall, plantings on a vertical surface	enter sq ft <input type="text" value="0"/>	0.6	-

C Vegetated or "green" roofs			
1	Over at least 2" and less than 8" of growth medium	<input type="text" value="0"/>	0.6 -
2	Over at least 8" of growth medium	<input type="text" value="17,300"/>	0.8 13,840.0
D Permeable Paving***			
1	Permeable paving over at least 6" and less than 24" of soil or gravel	<input type="text" value="0"/>	0.4 -
2	Permeable paving over at least 24" of soil or gravel	<input type="text" value="0"/>	0.5 -
E Other			
1	Enhanced tree growth systems***	<input type="text" value="0"/>	0.4 -
2	Renewable energy generation	<input type="text" value="0"/>	0.5 -
3	Approved water features	<input type="text" value="0"/>	0.2 -

<i>sub-total of sq ft = 17,300</i>			
H Bonuses			
1	Native plant species	<input type="text" value="0"/>	0.1 -
2	Landscaping in food cultivation	<input type="text" value="0"/>	0.1 -
3	Harvested stormwater irrigation	<input type="text" value="0"/>	0.1 -
			<i>Green Area Ratio numerator = 13,840</i>

*** 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 & SEDIMENT CONTROL NARRATIVE

EROSION AND SEDIMENT CONTROL AND RUNOFF PROTECTION SHALL BE PROVIDED THROUGH DOE 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.

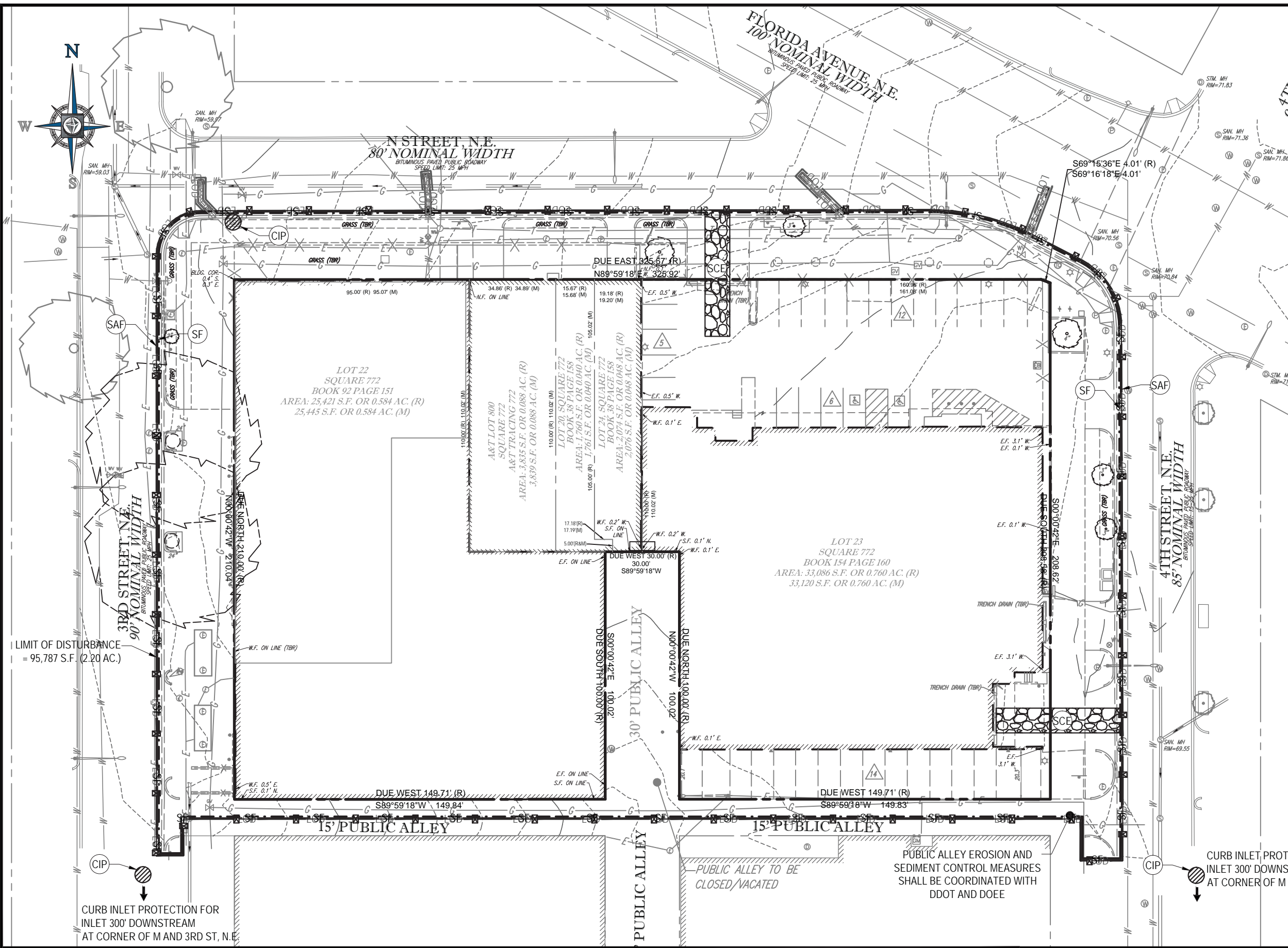
EROSION AND SEDIMENT CONTROL LEGEND

TITLE	KEY	SYMBOL
SAFETY FENCE	SAF	
SILT FENCE	SF	
CURB INLET PROTECTION	CIP	
STABILIZED CONSTRUCTION ENTRANCE	SCE	
LIMIT OF DISTURBANCE	L/D	

DISTURBANCE ANALYSIS

SITE AREA = 69,241 S.F.
(LOTS 20, 22-24, A&T LOT 800 AND PUBLIC ALLEY TO BE CLOSED)

DISTURBED AREA = 95,787 S.F. (2.20 AC.)



FOULGER-PRATT - 301 AND 331 N. STREET, N.E.
 301 AND 331 N. STREET, N.E. - SQUARE 772, LOTS 20, 22-24 & A&T LOT 800
 DISTRICT OF COLUMBIA

EROSION & SEDIMENT CONTROL PLAN **C7** SCALE: 1"=40' DATE: 10/27/15 CAD ID: SSO PROJECT NUMBER: DC152009

PLANNED UNIT DEVELOPMENT PLAN SET

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