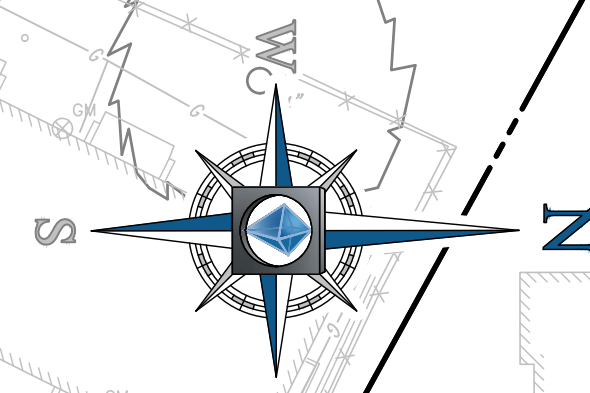


SQUARE 6219
BOOK 145 PAGE 1
AREA: 230,275 S.F. OR 5.286 AC.

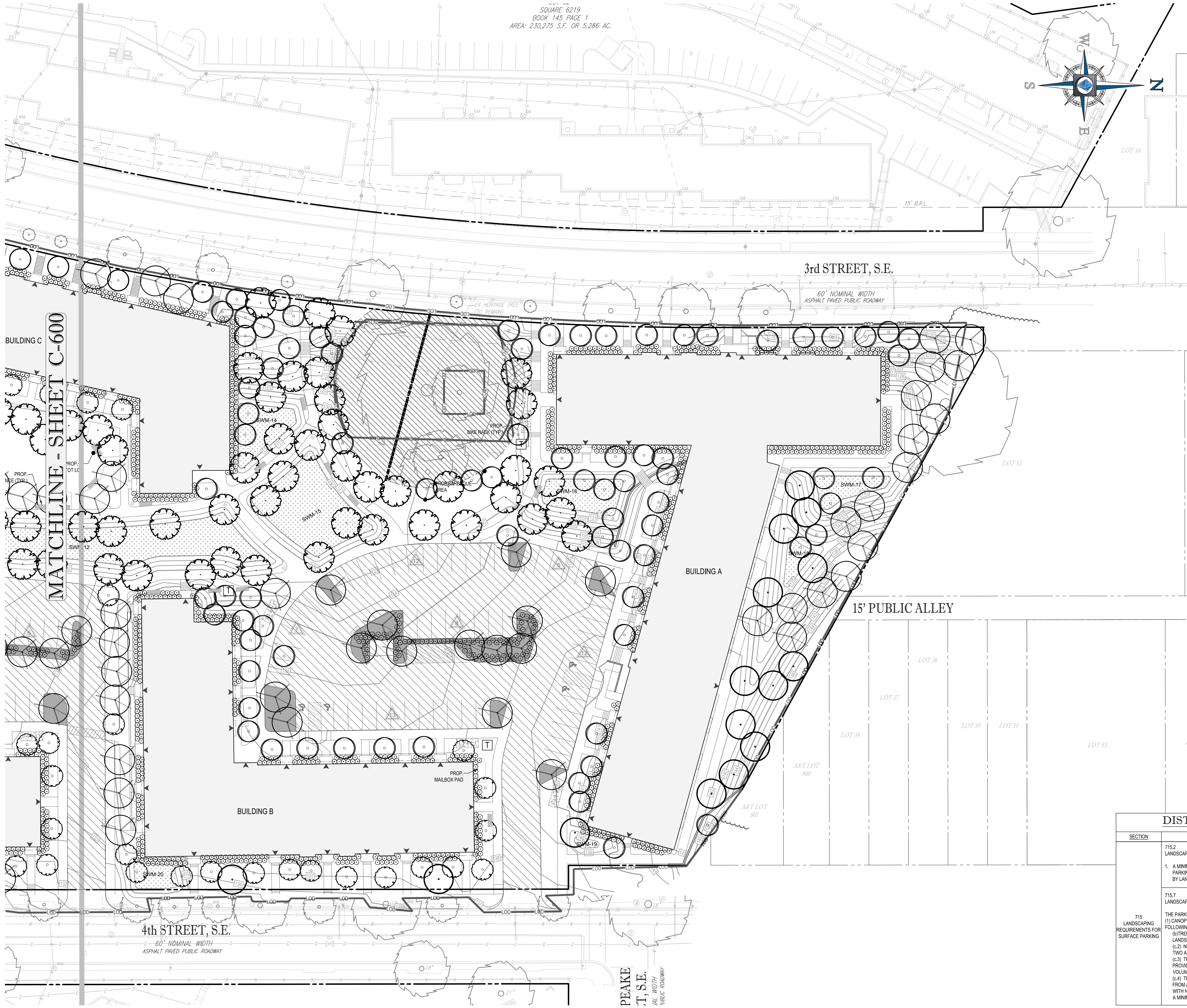


NOTES

- RESIDENT AMENITY AREAS MAY CONTAIN, BUT ARE NOT LIMITED TO THE FOLLOWING FEATURES:
 - TOT LOT
 - COMMUNITY GARDEN
 - PICNIC SPACES
 - OPEN SPACE RECREATION
- BIORETENTION AREAS WILL BE DESIGNED AT TIME OF SITE PLAN AND WILL INCLUDE NATIVE AND DROUGHT TOLERANT PLANTS.
- ANY REQUIRED SCREENING WALLS WILL BE PROVIDED AND SHOWN AT A LATER DESIGN STAGE.

LANDSCAPE LEGEND

- NATIVE CANOPY TREES
CANOPY OF 40' SPREAD OR GREATER
- NATIVE ORNAMENTAL TREES
CANOPY OF 40' SPREAD OR LESS
- NATIVE SHRUBS
GREATER THAN 2' TALL
- NATIVE PERENNIAL MASSING
GREATER THAN 2' TALL AT MATURITY
- NATIVE PERENNIAL MASSING
LESS THAN 2' TALL AT MATURITY
- INTERIOR PARKING LOT AREA
- PARKING LOT LANDSCAPE AREA



BOHLER DC
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

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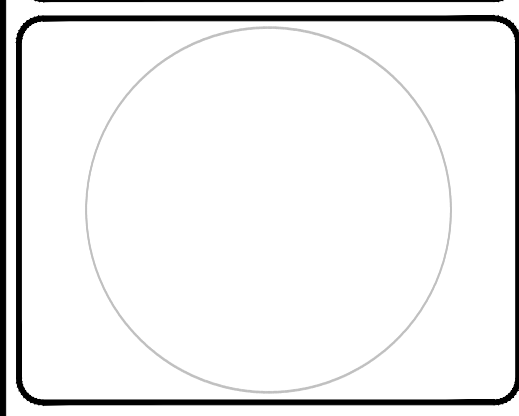
THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811 (WV 1-800-348-4848) (PA 1-800-242-1776) (DC 1-800-287-7777) (VA 1-800-552-7071) (MD 1-800-257-7777) (DE 1-800-282-8559)

PROJECT No.: DC14219103
DRAWN BY: RB
CHECKED BY: SN
DATE: 09/13/19
SCALE: 1"=30'
CAD I.D.: LPO

SCHEMATIC DESIGN
FOR
WINN DEVELOPMENT

LOCATION OF SITE
SOUTHERN HILLS APARTMENTS
4319 3RD STREET, SE
WASHINGTON, DC

BOHLER DC
1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700

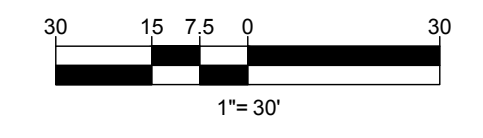


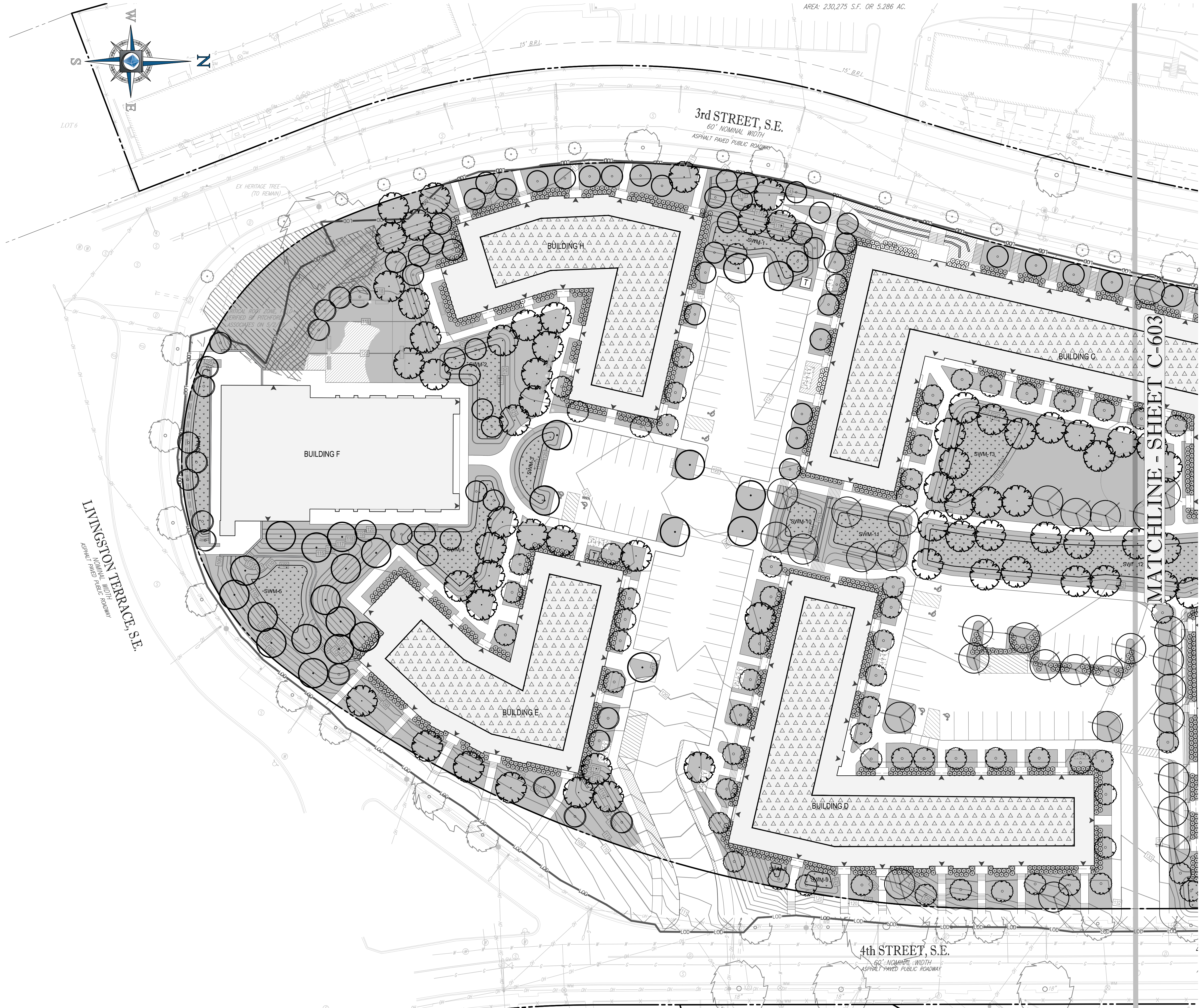
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
C-601

DISTRICT OF COLUMBIA COMPLIANCE CHART

SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED	COMPLIANCE
715.2	LANDSCAPING REQUIREMENTS FOR SURFACE PARKING LOTS 1. A MINIMUM OF TEN PERCENT (10%) OF THE TOTAL AREA DEVOTED TO PARKING, INCLUDING AISLES AND DRIVEWAYS SHALL BE COVERED BY LANDSCAPED AREAS PLANTED WITH TREES AND SHRUBS	SURFACE PARKING PROPOSED SURFACE PARKING AREA: 60,827 SF REQUIRED LANDSCAPE AREA: 10% x 60,827 = 6,083 SF PROPOSED LANDSCAPE AREA: 6,421 SF (10.56%)	COMPLIES
715	LANDSCAPING REQUIREMENTS FOR SURFACE PARKING LOTS THE PARKING AREA SHALL BE PROVIDED WITH THE EQUIVALENT OF ONE (1) CANOPY TREE PER FIVE (5) PARKING SPACES SUBJECT TO THE FOLLOWING REQUIREMENTS: (1) TREES SHALL BE PLANTED IN AREAS THAT ARE INCLUDED IN THE LANDSCAPED AREAS REQUIRED BY SUBTITLE C §§ 715.4 AND 715.5; (2) NEWLY PLANTED TREES SHALL HAVE A MINIMUM DIAMETER OF TWO AND ONE-HALF INCHES (2.5 IN.) IN DIAMETER (3) TREES SHALL BE PLANTED OR RETAINED IN A SPACE THAT PROVIDES A MINIMUM OF FIVE HUNDRED (500) CUBIC FEET OF SOIL VOLUME PER TREE (4) TREES SHALL BE PLANTED A MINIMUM OF FOUR FEET (4 FT.) FROM ANY PROTECTIVE BARRIER, SUCH AS CURBS OR WHEEL STOPS WITH NO HORIZONTAL DIMENSION LESS THAN FOUR FEET (4 FT.), AND A MINIMUM DEPTH OF THREE FEET (3 FT.).	SURFACE PARKING PROPOSED PARKING SPACES: 143 REQUIRED CANOPY TREES: 15 x 143 = 29 PROPOSED CANOPY TREES: 32 (1) ALL TREES ARE PLANTED IN PARKING LOT LANDSCAPE ISLANDS (2) ALL PARKING LOT TREES HAVE A MINIMUM DIAMETER OF 2-1/2" (3) ALL PARKING LOT TREES HAVE A MIN. VOLUME OF 500 CUBIC FEET (4) ALL PARKING LOT TREES HAVE BEEN PLACED A MINIMUM OF 4' FROM ANY BARRIER	COMPLIES





GAR LEGEND

- NATIVE CANOPY TREES
CANOPY OF 40' SPREAD OR GREATER
- NATIVE ORNAMENTAL TREES
CANOPY OF 40' SPREAD OR LESS
- NATIVE SHRUBS
GREATER THAN 2' TALL
- NATIVE PERENNIAL MASSING
GREATER THAN 2' TALL AT MATURITY
- NATIVE PERENNIAL MASSING
LESS THAN 2' TALL AT MATURITY
- (A1) LANDSCAPE AREA
SOILS WITH A DEPTH <24"
- (A2) LANDSCAPE AREA
SOILS WITH A DEPTH ≥24"
- (A3) LANDSCAPE AREA
BIORETENTION FACILITIES
- (E2) OTHER (SOLAR PANELS)
RENEWABLE ENERGY GENERATION

Green Area Ratio Scoresheet		Score	RA-F
Address #	6167	47.51	
Lot Area (sq ft)	402,191	0.40	0.419
Minimum Score			
Multiplier			
Score			

Landscaping Elements	Square Feet	Factor	Total
A Landscaped areas (select one of the following for each area)			
1 Landscaped areas with a soil depth < 24"	37,047	0.30	11,114.1
2 Landscaped areas with a soil depth ≥ 24"	111,141	0.60	66,684.9
3 Bioretention facilities	19,127	0.40	7,650.9
B Plantings (credit for plants in landscaped areas from Section A)			
1 Groundcovers, or other plants < 2' height		0.20	
2 Plants ≥ 2' height at maturity - calculated at 9-sf per plant	2,336	0.30	6,307.2
3 New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	230	0.50	5,750.0
4 New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	205	0.60	30,750.0
5 Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	0	0.70	
6 Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	0	0.70	
7 Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	0	0.70	
8 Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	2	0.80	3,200.0
9 Vegetated wall, plantings on a vertical surface		0.60	
C Vegetated or "green" roofs			
1 Over at least 2" and less than 8" of growth medium		0.60	
2 Over at least 8" of growth medium		0.80	
D Permeable Paving***			
1 Permeable paving over 6" to 24" of soil or gravel		0.40	
2 Permeable paving over at least 24" of soil or gravel		0.50	
E Other			
1 Enhanced tree growth systems***		0.40	
2 Renewable energy generation	56,867	0.50	28,433.7
3 Approved water features		0.20	
F Bonuses			
1 Native plant species	87,774	0.10	8,777.4
2 Landscaping in food cultivation		0.10	
3 Harvested stormwater irrigation		0.10	
Green Area Ratio Score****			168,668

*** 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.

BOHLER DC

LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

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PROJECT No: DC14219103
DRAWN BY: RB
CHECKED BY: SN
DATE: 09/13/19
SCALE: 1"=30'
CAD I.D.: LPO

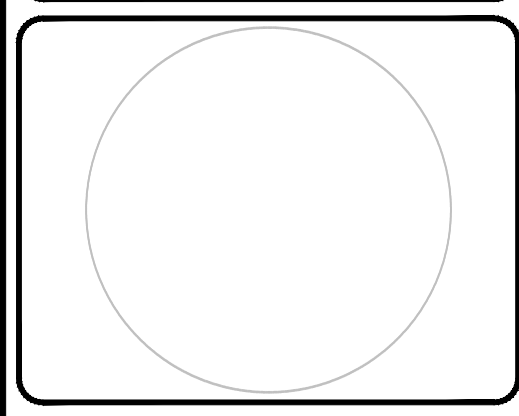
SCHEMATIC DESIGN

FOR
WINN DEVELOPMENT

LOCATION OF SITE
SOUTHERN HILLS APARTMENTS
4319 3RD STREET, SE
WASHINGTON, DC

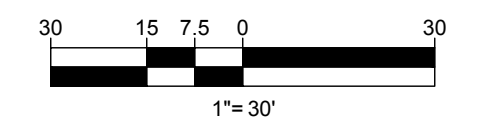
BOHLER DC

1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700

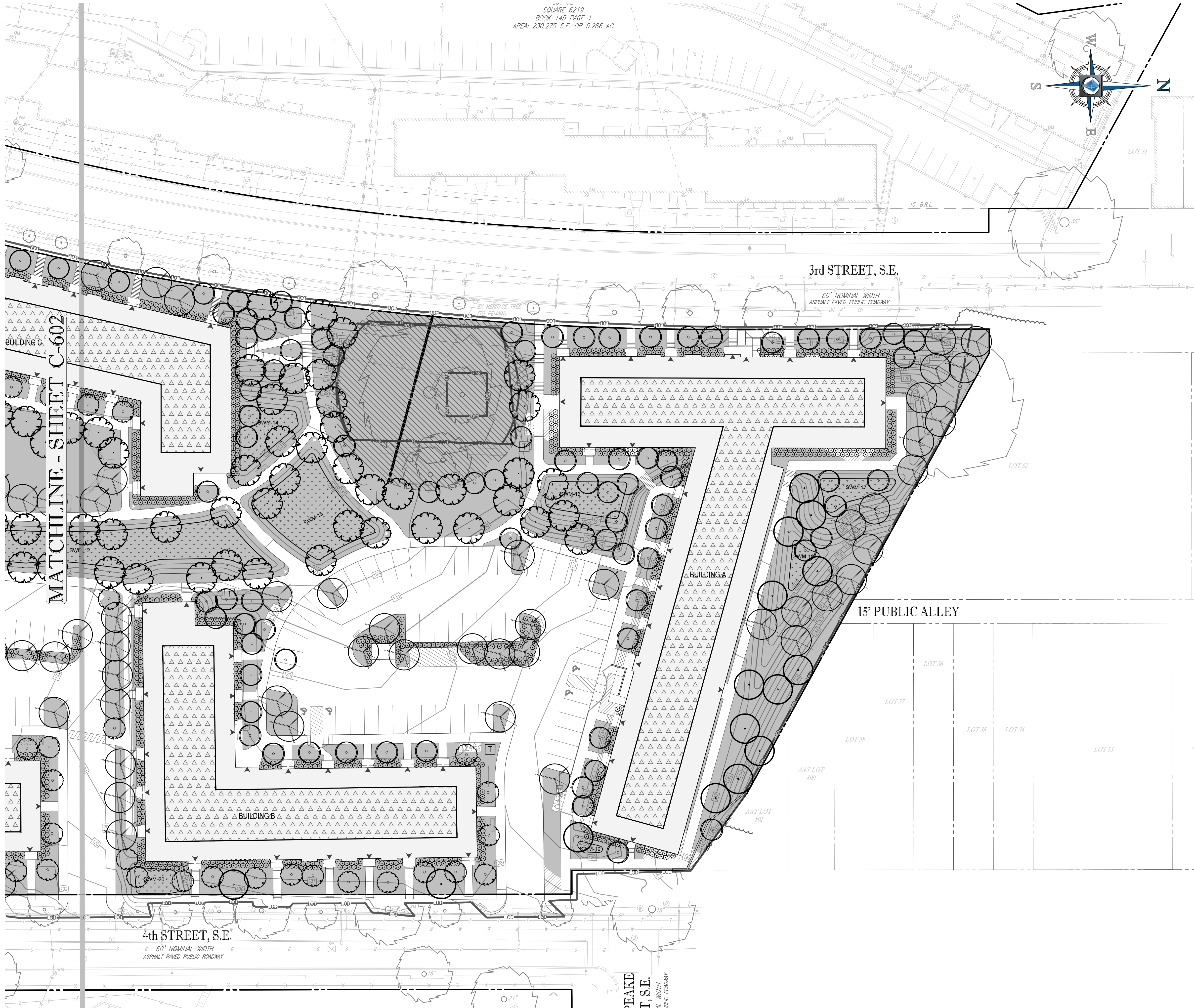
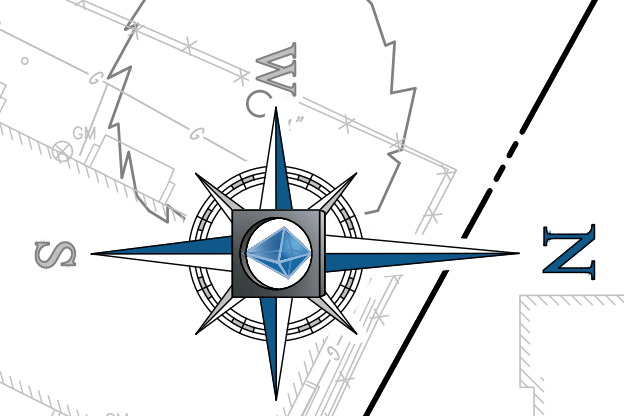


SHEET TITLE:
GAR PLAN

SHEET NUMBER:
C-602



SQUARE 6219
BOOK 145 PAGE 1
AREA: 230,275 S.F. OR 5.286 AC.



GAR LEGEND

- NATIVE CANOPY TREES
CANOPY OF 40' SPREAD OR GREATER
- NATIVE ORNAMENTAL TREES
CANOPY OF 40' SPREAD OR LESS
- NATIVE SHRUBS
GREATER THAN 2' TALL
- NATIVE PERENNIAL MASSING
GREATER THAN 2' TALL AT MATURITY
- NATIVE PERENNIAL MASSING
LESS THAN 2' TALL AT MATURITY
- (A1) LANDSCAPE AREA
SOILS WITH A DEPTH <24"
- (A2) LANDSCAPE AREA
SOILS WITH A DEPTH ≥24"
- (A3) LANDSCAPE AREA
BIORETENTION FACILITIES
- (E2) OTHER (SOLAR PANELS)
RENEWABLE ENERGY GENERATION

BOHLER DC
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

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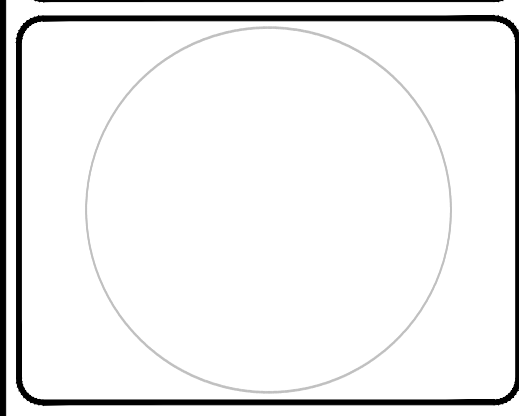
PROJECT No.: DC14219103
DRAWN BY: RB
CHECKED BY: SN
DATE: 09/13/19
SCALE: 1"=30'
CAD I.D.: LPO

SCHEMATIC DESIGN

FOR
WINN DEVELOPMENT

LOCATION OF SITE
SOUTHERN HILLS APARTMENTS
4319 3RD STREET, SE
WASHINGTON, DC

BOHLER DC
1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700



SHEET TITLE:
GAR PLAN

SHEET NUMBER:
C-603

Green Area Ratio Scoresheet		Score	Zone District
Address: #	6167	49.55	RA-1
Other Consolidating lots	402,191	0.40	
Lot area (sq ft)	402,191	Minimum Score	Multiplier
Score	0.419	Score	0.419

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"	37,047	0.30	11,114.1
2 Landscaped areas with a soil depth ≥ 24"	111,143	0.60	66,684.9
3 Bioretention facilities	19,127	0.40	7,650.9
B Plantings (credit for plants in landscaped areas from Section A)			
1 Groundcovers, or other plants < 2' height	2,336	0.20	467.2
2 Plants ≥ 2' height at maturity - calculated at 9-sf per plant	230	0.30	69.0
3 New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	205	0.50	102.5
4 New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	205	0.60	123.0
5 Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	0	0.70	0.0
6 Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	0	0.70	0.0
7 Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	0	0.70	0.0
8 Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	2	0.80	1.6
9 Vegetated wall, plantings on a vertical surface	0	0.60	0.0
C Vegetated or "green" roofs			
1 Over at least 2" and less than 8" of growth medium	0	0.60	0.0
2 Over at least 8" of growth medium	0	0.80	0.0
D Permeable Paving***			
1 Permeable paving over 6" to 24" of soil or gravel	0	0.40	0.0
2 Permeable paving over at least 24" of soil or gravel	0	0.50	0.0
E Other			
1 Enhanced tree growth systems***	0	0.40	0.0
2 Renewable energy generation	56,867	0.50	28,433.7
3 Approved water features	0	0.30	0.0
F Bonuses			
1 Native plant species	87,774	0.30	26,332.2
2 Landscaping in food cultivation	0	0.30	0.0
3 Harvested stormwater irrigation	0	0.30	0.0
Total Green Area Ratio (sum of A-F)	111,957		268,668

*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score. Total square footages of all permeable paving and enhanced tree growth.

