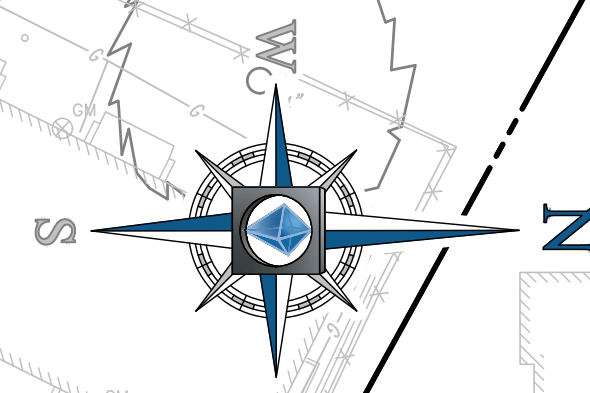


SQUARE 6219
BOOK 145 PAGE 1
AREA: 230,275 S.F. OR 5.286 AC.

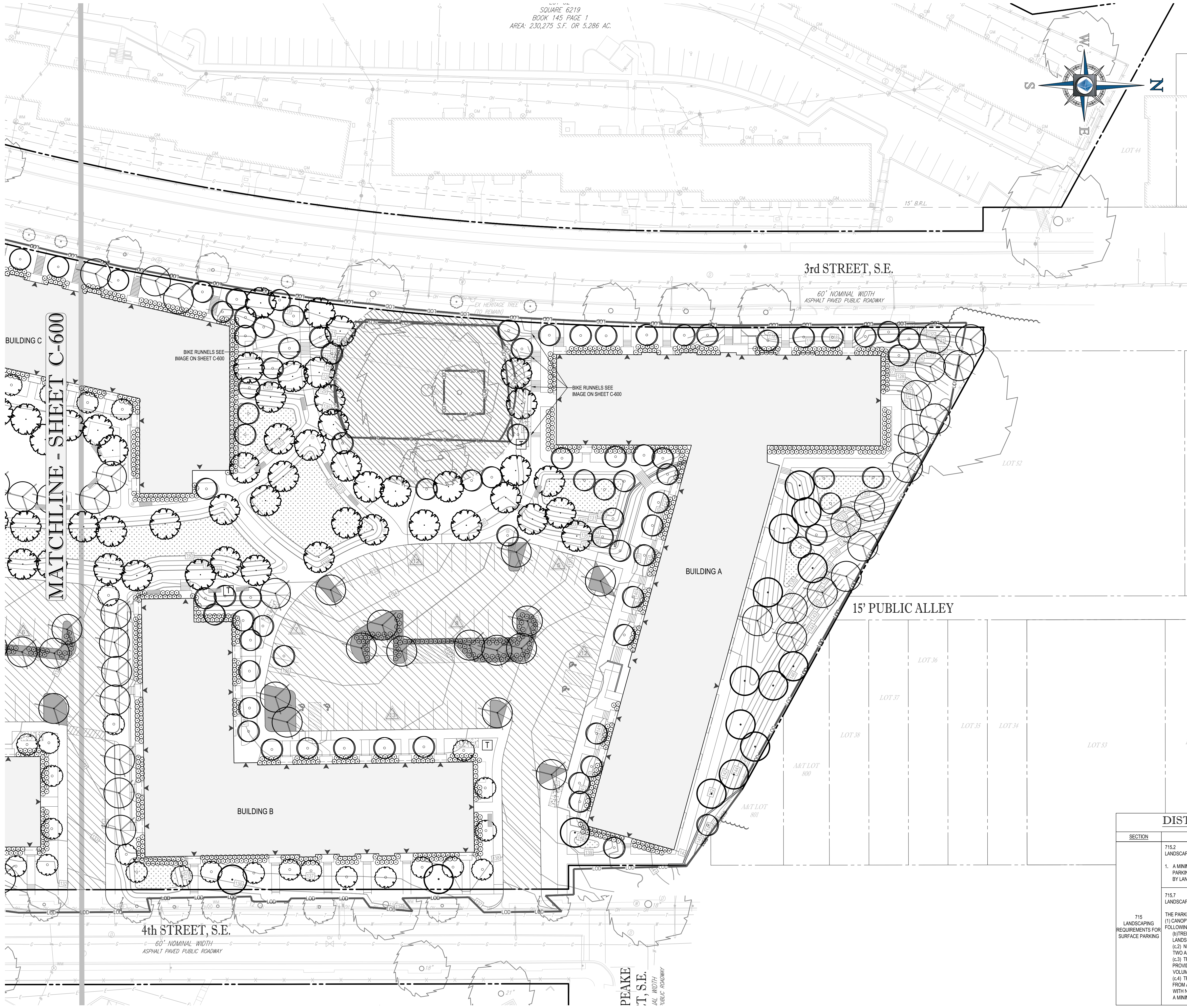


NOTES

- 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

REVISIONS

REV	DATE	COMMENT	BY

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NOT APPROVED FOR CONSTRUCTION

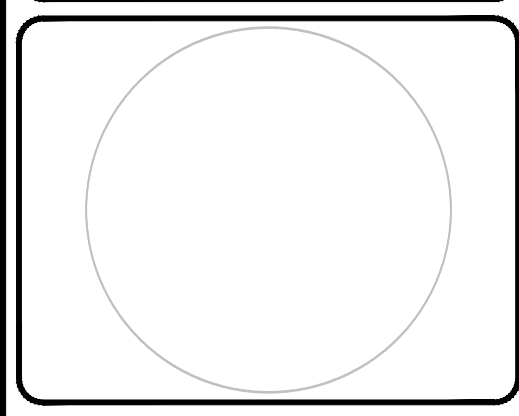
PROJECT No.: DC14219103
DRAWN BY: DG
CHECKED BY: SN
DATE: 09/30/19
SCALE: 1"=30'
CAD I.D.: LPO

PROJECT: 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

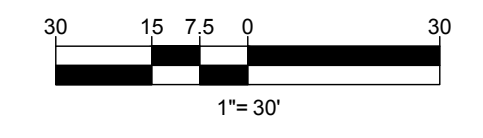


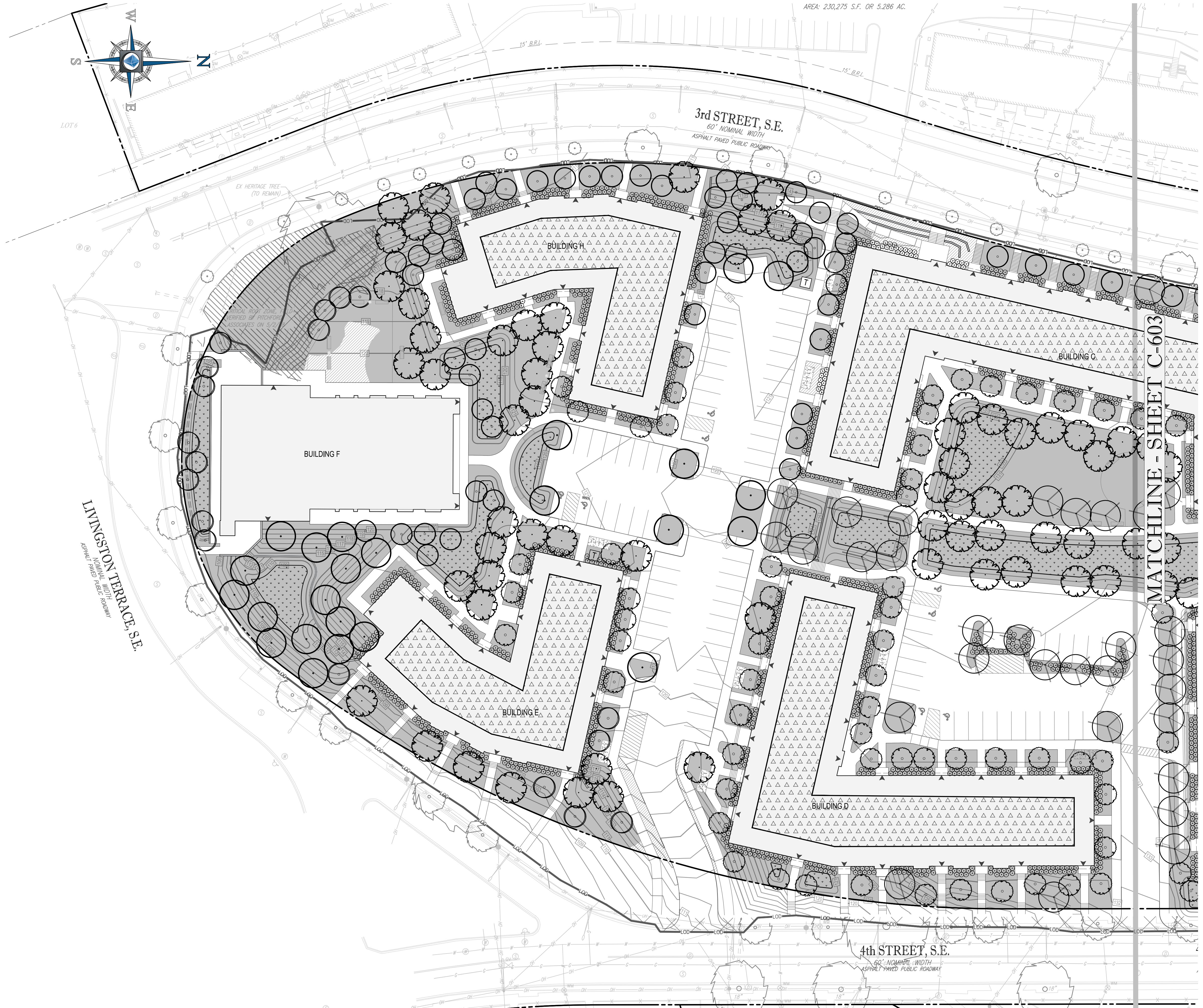
SHEET TITLE:
LANDSCAPE PLAN

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: 60,944 SF REQUIRED LANDSCAPE AREA: 10% x 60,944 = 6,094 SF PROPOSED LANDSCAPE AREA: 6,304 SF (10.34%)	COMPLIES
715	LANDSCAPING REQUIREMENTS FOR SURFACE PARKING 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





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

Green Area Ratio Scoresheet		Score	RA-F
Address #	6167	47.51	
Lot Area (sq ft)	402,191	0.40	0.418
Minimum Score			
Multiplier			
Score			
Landscape Elements			
A Landscaped areas (select one of the following for each area)			
1	Landscaped areas with a soil depth < 24"	36,787	11,036.0
2	Landscaped areas with a soil depth ≥ 24"	110,360	66,216.1
3	Bioretention facilities	19,127	7,650.9
B Plantings (credit for plants in landscaped areas from Section A)			
1	Groundcovers, or other plants < 2' height		
2	Plants ≥ 2' height at maturity	2,336	6,307.2
3	New trees with less than 40-foot canopy spread	230	5,750.0
4	New trees with 40-foot or greater canopy spread	205	30,750.0
5	Preservation of existing tree 6" to 12" DBH	0	
6	Preservation of existing tree 12" to 18" DBH	0	
7	Preservation of existing tree 18" to 24" DBH	0	
8	Preservation of existing tree 24" DBH or greater	2	3,200.0
9	Vegetated wall, plantings on a vertical surface		
C Vegetated or "green" roofs			
1	Over at least 2" and less than 8" of growth medium		
2	Over at least 8" of growth medium		
D Permeable Paving***			
1	Permeable paving over 6" to 24" of soil or gravel		
2	Permeable paving over at least 24" of soil or gravel		
E Other			
1	Enhanced tree growth systems***		
2	Renewable energy generation	56,867	28,433.7
3	Approved water features		
F Bonuses			
1	Native plant species	87,774	8,777.4
2	Landscaping in food cultivation		
3	Harvested stormwater irrigation		
Green Area Ratio Score****		168,121	

BOHLER DC
 LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
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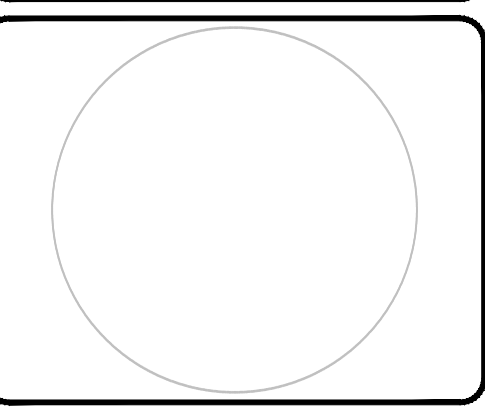
PROJECT No.: DC14219103
 DRAWN BY: DG
 CHECKED BY: SN
 DATE: 09/30/19
 SCALE: 1"=30'
 CAD I.D.: LPO

SCHEMATIC DESIGN

FOR
WINN DEVELOPMENT

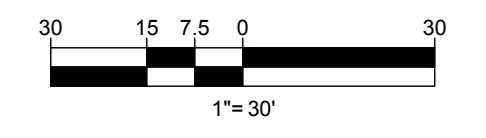
LOCATION OF SITE
 SOUTHERN HILLS APARTMENTS
 4319 3RD STREET, SE
 WASHINGTON, DC

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

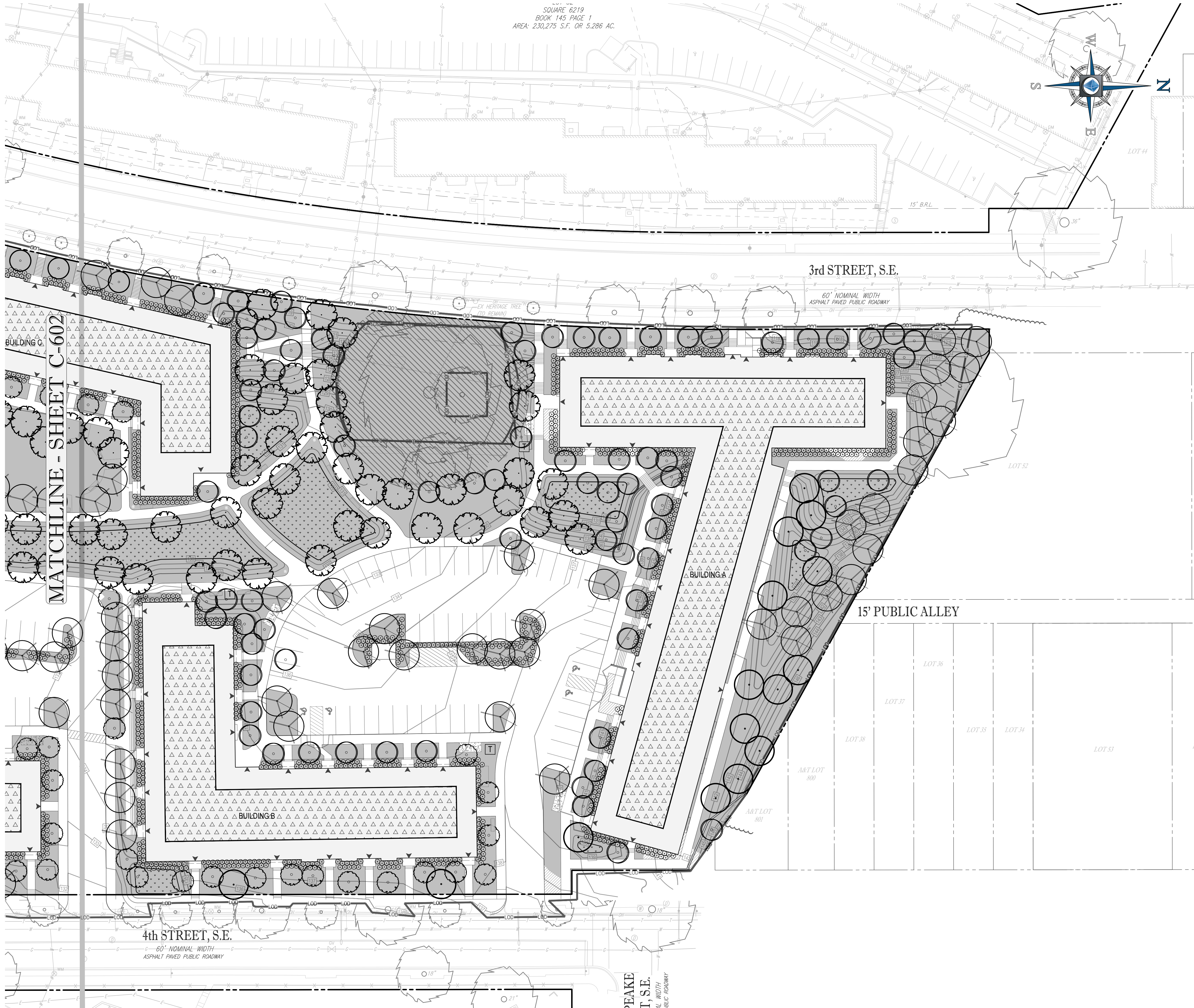
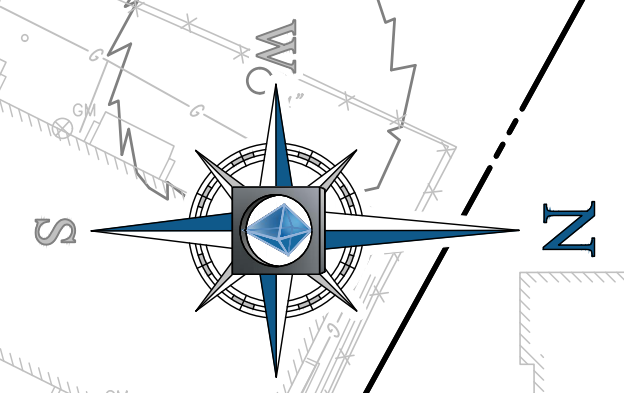


SHEET TITLE:
GAR PLAN

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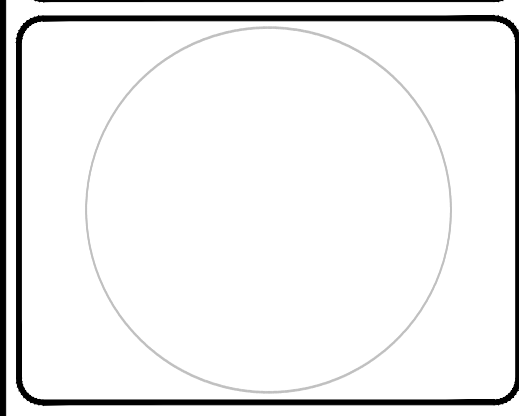
PROJECT No.: DC14219103
DRAWN BY: DG
CHECKED BY: SN
DATE: 09/30/19
SCALE: 1"=30'
CAD I.D.: LPO

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
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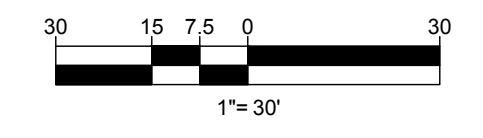
SHEET TITLE:
GAR PLAN

SHEET NUMBER:
C-603

Green Area Ratio Scoresheet		Score	Zone District
Address: #	6167	47.51	RA-1
Other Consolidating lots	402,191	0.40	
Lot area (sq ft)	402,191	Minimum Score	Multiplier
Score	0.418		

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"	36,787	0.30	11,036.0
2 Landscaped areas with a soil depth ≥ 24"	110,340	0.60	66,216.1
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	3.00	690.0
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	268,121		168,121

*** 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.



DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., February 2, 2016

Plat for Building Permit of: SQUARE 6167 LOTS 45 - 51

Scale: 1 inch = 80 feet Recorded in Book 125 Page 49 (Lots 45 - 47)
Book 125 Page 153 (Lots 48 - 51)

Receipt No. 15-02651

Furnished to: DIANA HERNDON

Surveyor, D.C.

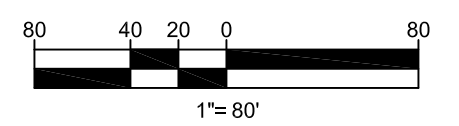
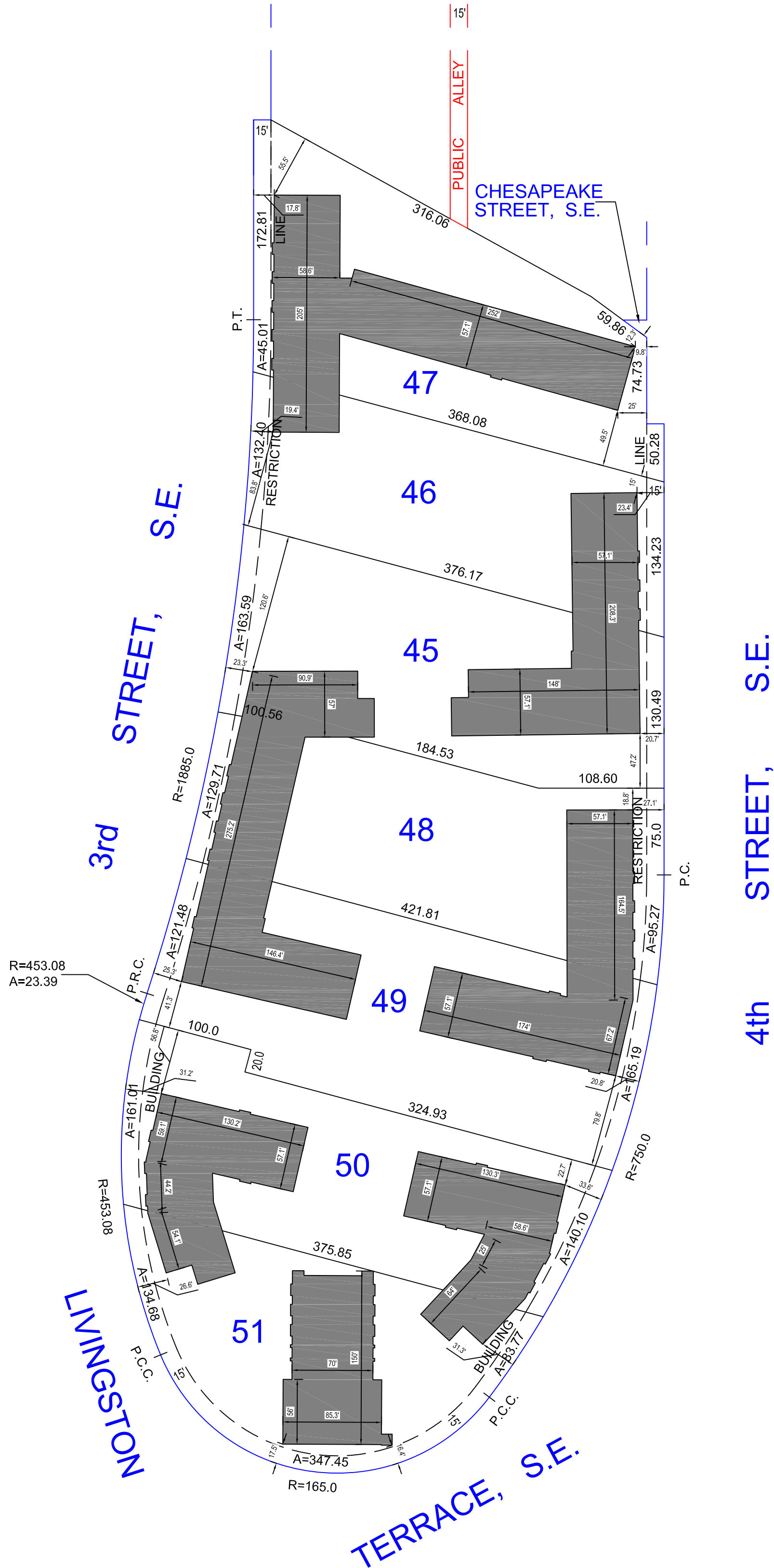
By: A.S.

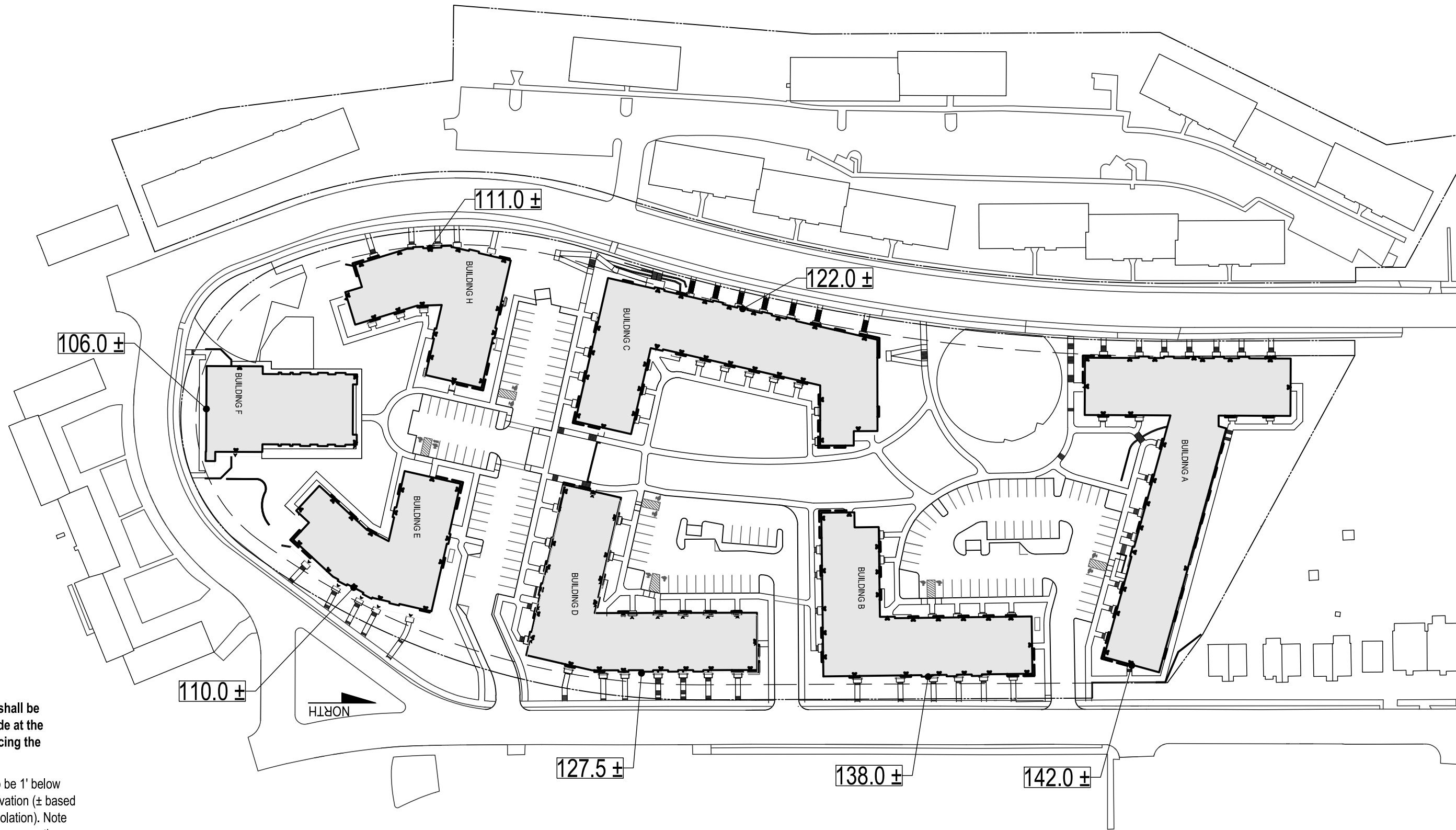
I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining Lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities, and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents.

Date: _____

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.





BHMP: The height of a building shall be measured from the finished grade at the middle of the building façade facing the nearest street lot line.

The BHMP values are assumed to be 1' below the proposed townhome stoop elevation (± based on mid-point vs mean grade interpolation). Note that all BHMPs for internal townhomes are the same for each individual stack.

BHMP EXHIBIT



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