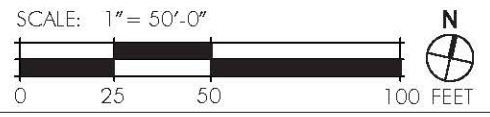


PUBLIC PARK TO BE DEVELOPED SEPARATELY IN COORDINATION WITH DMPED, OTHER APPLICABLE DISTRICT AGENCIES, THE ANC AND OTHER COMMUNITY STAKEHOLDERS



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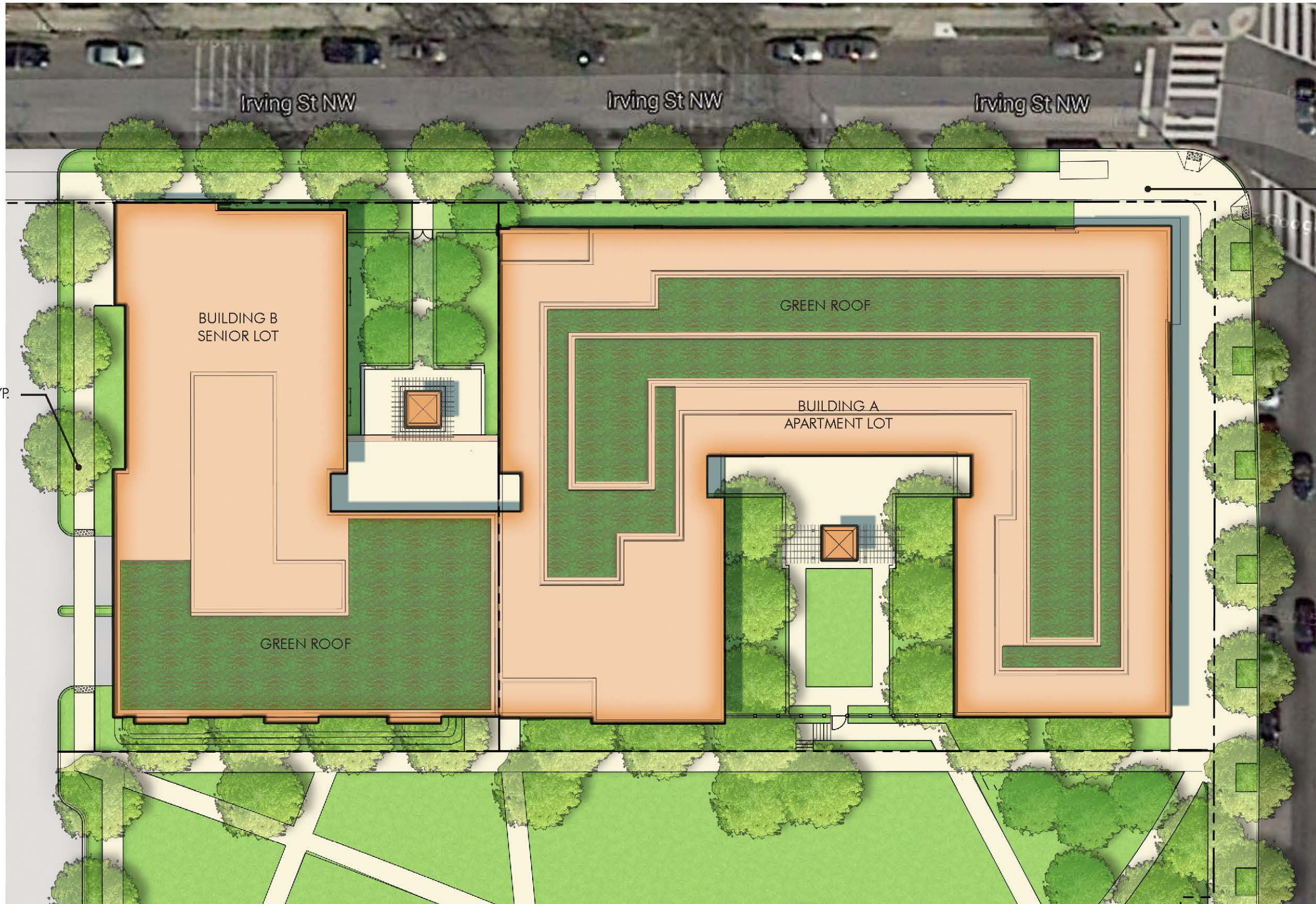
L01

PARK VIEW COMMUNITY PARTNERS



OVERALL ILLUSTRATIVE PLAN

**BRUCE MONROE**  
 ZONING COMMISSION  
 District of Columbia  
 CASE NO. 16-11  
 EXHIBIT NO. 6A6



CANOPY TREE TYP.

DC STANDARD  
CONCRETE PAVING

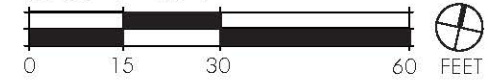
BUILDING B  
SENIOR LOT

GREEN ROOF

BUILDING A  
APARTMENT LOT

GREEN ROOF

SCALE: 1" = 30'-0"



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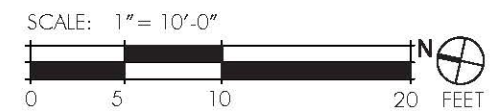
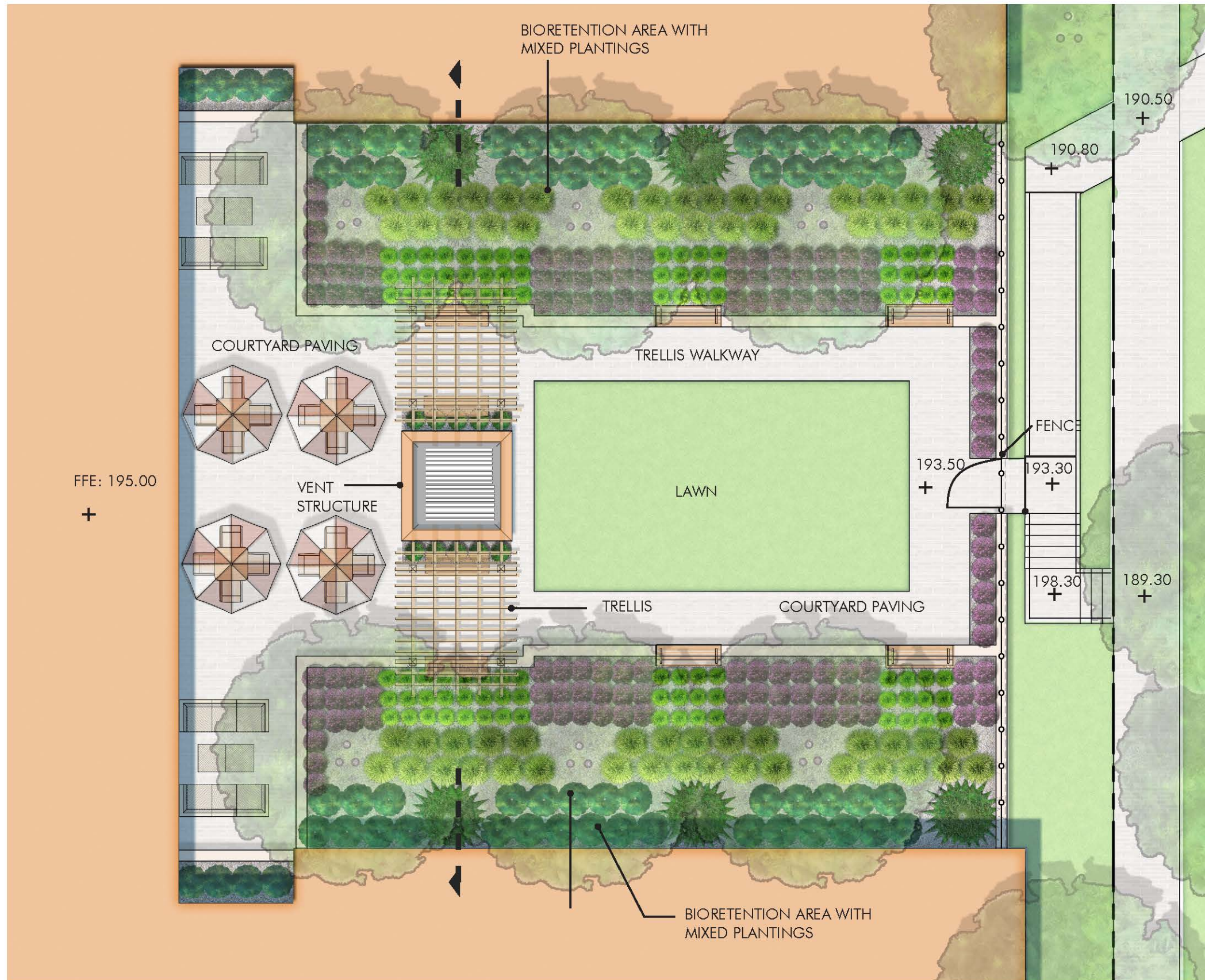
L02

PARK VIEW COMMUNITY PARTNERS



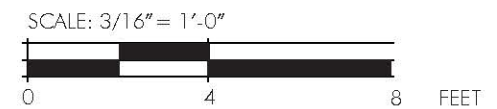
BUILDING A & B LANDSCAPE PLAN

BRUCE MONROE





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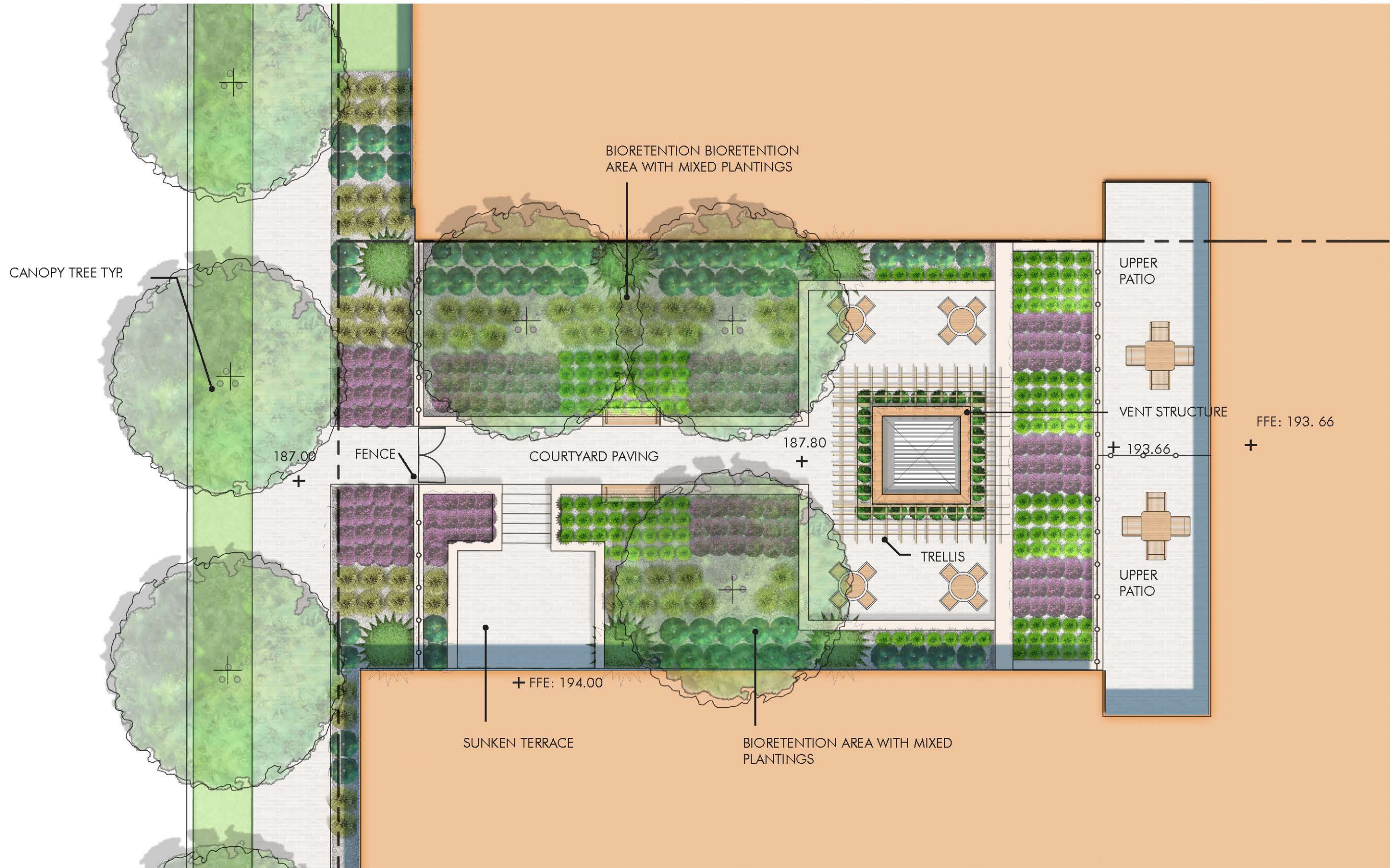
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PARK VIEW COMMUNITY PARTNERS

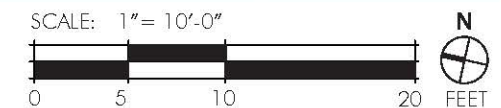


BLDG A COURTYARD SECTION

BRUCE MONROE



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L05

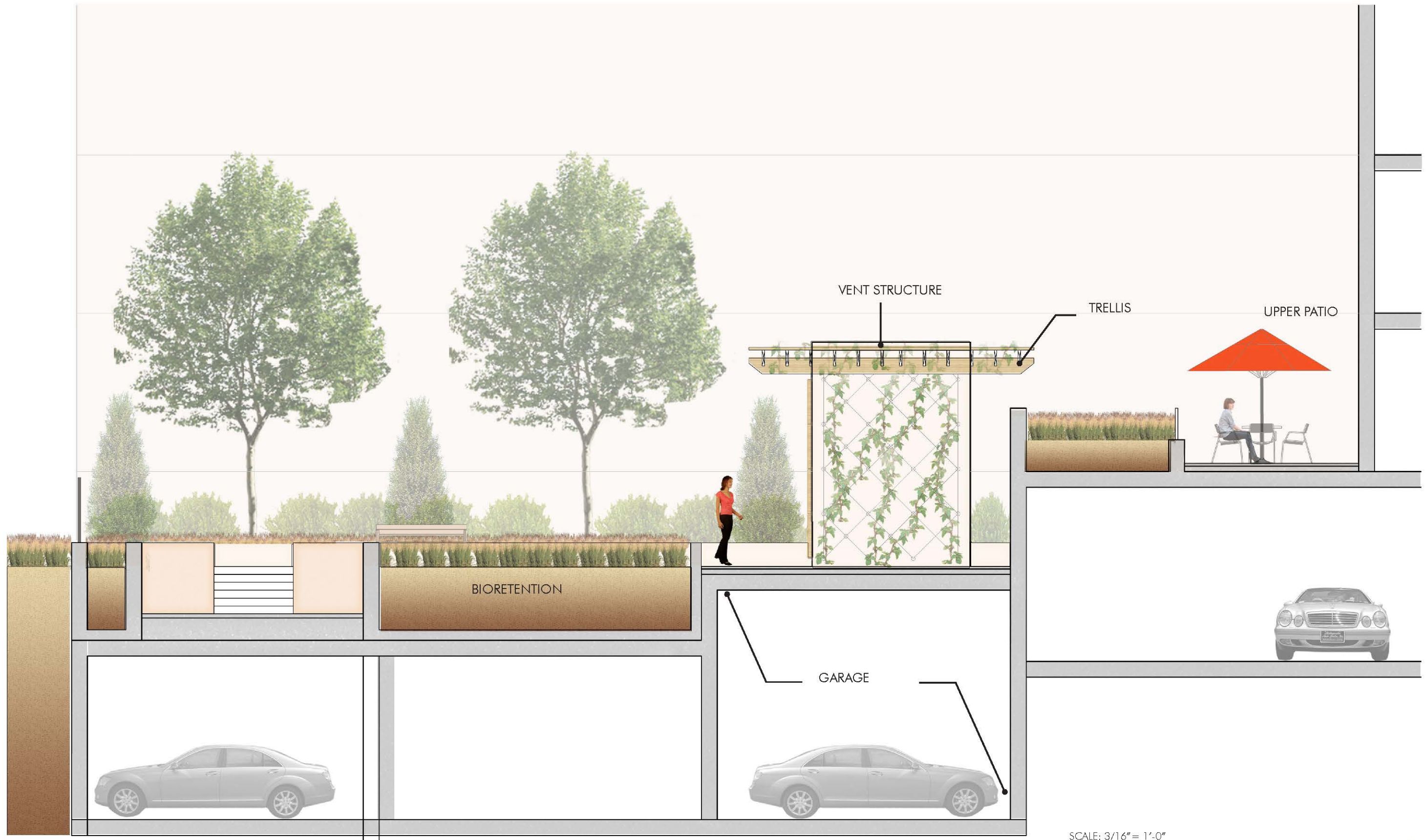
PARK VIEW COMMUNITY PARTNERS



PARKER RODRIGUEZ, INC.  
Planning | Urban Design | Landscape Architecture

# ENLARGED BLDG B COURTYARD PLAN

# BRUCE MONROE



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PARK VIEW COMMUNITY PARTNERS



PARKER RODRIGUEZ, INC.  
Planning | Urban Design | Landscape Architecture

BLDG B COURTYARD SECTION

BRUCE MONROE

L06





CANOPY TREES



MIXED PLANTINGS



DC STANDARD CONCRETE PAVING



ORNAMENTAL TREE



GREEN ROOF

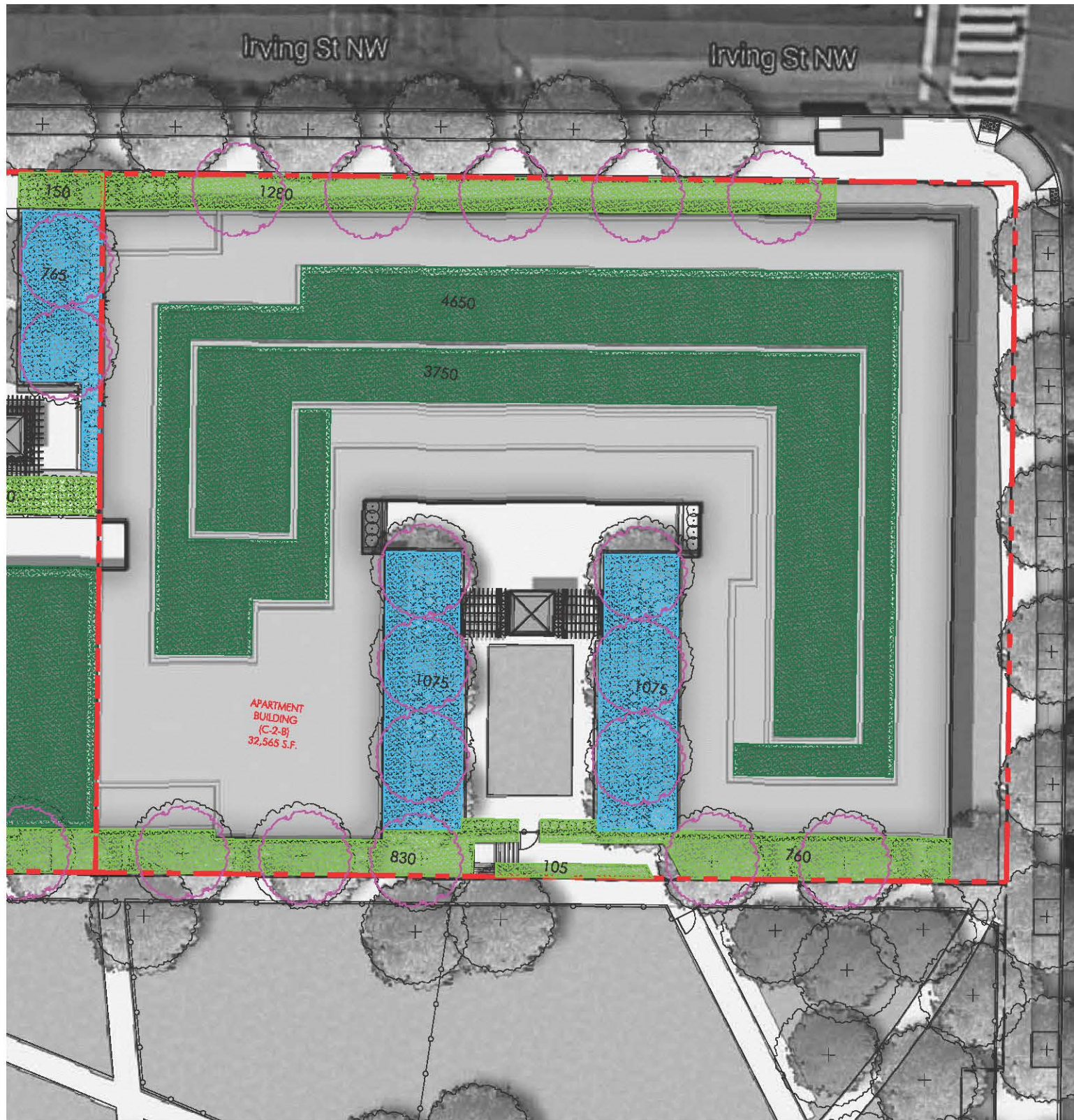


COURTYARD PAVING










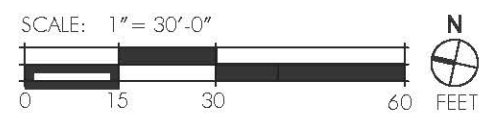
BIORETENITON PLANTERS





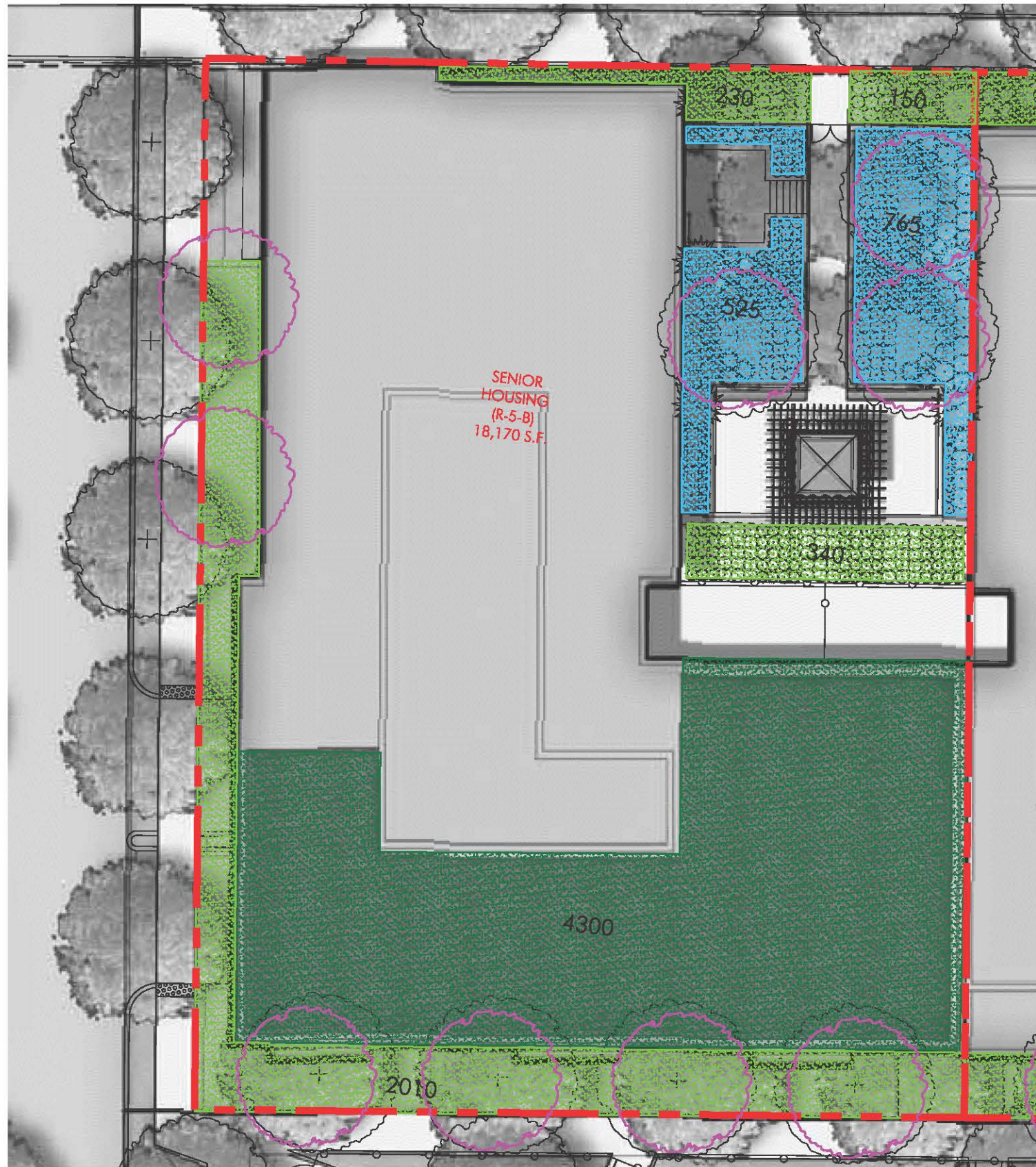
**REQUIRED GAR: 0.300**  
**PROPOSED GAR: 0.314**

-  LOT LINE
-  2.5" CAL TREES
-  24" SOIL WITH SHRUBS
-  LAWN / GROUNDCOVER
-  PERMEABLE PAVING
-  BIORETENTION WITH PLANTINGS
-  EXTENSIVE GREEN ROOF










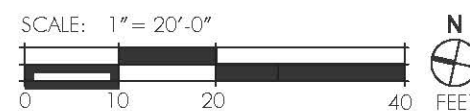
| Green Area Ratio Scoresheet   |  | Word  | Lot      | Square  | Zoning District |
|---|--|---|----------|---------|-----------------|
| Address: Bruce Monroe - Apartment Lot                                     |  |   |          |         | C-2-B           |
| Other / IEA Order   |  | enter sq ft of lot  | multiply | SCORE   | 0.314           |
| Lot size (enter this value first) *                                       |  | 32,565  |          |         |                 |
| Landscape Elements  |  |   |          |         |                 |
|   |  | Square Ft.  | Factor   | Total   |                 |
| <b>A Landscaped areas (select one of the following for each area)</b>     |  |   |          |         |                 |
| 1   | Landscaped areas with a soil depth of less than 24"  | enter sq ft<br>0  | 0.3      | -       |                 |
| 2   | Landscaped areas with a soil depth of 24" or greater   | enter sq ft<br>2,975  | 0.6      | 1,785.0 |                 |
| 3   | Bioretention facilities  | enter sq ft<br>2,150  | 0.4      | 860.0   |                 |
| <b>B Plantings (credit for plants in landscaped areas from Section A)</b> |  |   |          |         |                 |
| 1   | Groundcovers, or other plants less than 2' tall at maturity  | enter sq ft<br>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<br>569   | 5121     | 0.3     | 1,536.3         |
| 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<br>16   | 800      | 0.5     | 400.0           |
| 4   | Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree   | enter number of trees<br>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<br>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<br>0  | 0        | 0.7     | -               |
| 7   | Tree canopy for preservation of all existing trees 18" to 24" dia. or equivalent - calculated at 1,300 sq ft per tree                      | enter number of trees<br>0  | 0        | 0.7     | -               |
| 8   | Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2,000 sq ft per tree               | enter number of trees<br>0  | 0        | 0.8     | -               |
| 9   | Vegetated wall, plantings on a vertical surface  | enter sq ft<br>0  | 0.6      | -       |                 |
| <b>C Vegetated or "green" roofs</b>                                       |  |   |          |         |                 |
| 1   | Over at least 2" and less than 8" of growth medium   | enter sq ft<br>8,400  | 0.6      | 5,040.0 |                 |
| 2   | Over at least 8" of growth medium  | enter sq ft<br>0  | 0.8      | -       |                 |
| <b>D Permeable Paving***</b>  |  |   |          |         |                 |
| 1   | Permeable paving over at least 6" and less than 24" of soil or gravel  | enter sq ft<br>0  | 0.4      | -       |                 |
| 2   | Permeable paving over at least 24" of soil or gravel   | enter sq ft<br>0  | 0.5      | -       |                 |
| <b>E Other</b>  |  |   |          |         |                 |
| 1   | Enhanced tree growth systems***  | enter sq ft<br>0  | 0.4      | -       |                 |
| 2   | Renewable energy generation  | enter sq ft<br>0  | 0.5      | -       |                 |
| 3   | Approved water features  | enter sq ft<br>0  | 0.2      | -       |                 |
| <b>H Bonuses</b>  |  | sub-total of sq ft: 10,440  |          |         |                 |
| 1   | Native plant species   | enter sq ft<br>5,921  | 0.1      | 592.1   |                 |
| 2   | Landscaping in food cultivation  | enter sq ft<br>0  | 0.1      | -       |                 |
| 3   | Harvested stormwater irrigation  | enter sq ft<br>0  | 0.1      | -       |                 |
|   |  | Green Area Ratio numerator = 10,213                                   |          |         |                 |
|   |  | Total square footage of all permeable paving and enhanced tree growth |          |         |                 |

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**REQUIRED GAR: 0.400**  
**PROPOSED GAR: 0.411**

-  LOT LINE
-  2.5" CAL TREES
-  24" SOIL WITH SHRUBS
-  LAWN / GROUNDCOVER
-  PERMEABLE PAVING
-  BIORETENTION WITH PLANTINGS
-  EXTENSIVE GREEN ROOF



| Green Area Ratio Scoresheet         |      |     |                    |                    |
|-------------------------------------|------|-----|--------------------|--------------------|
| Address                             | Word | Lot | Square             | Zoning District    |
| Bruce Monroe - Senior Lot           |      |     |                    | R-5-B              |
| Other / IEA Order                   |      |     | enter sq ft of lot | enter sq ft of lot |
|                                     |      |     | 18,170             | 18,170             |
| Lot size (enter this value first) * |      |     |                    | SCORE 0.411        |

| Landscape Elements  |  | Square Ft.                            | Factor | Total   |
|---|--|---------------------------------------|--------|---------|
| <b>A Landscaped areas (select one of the following for each area)</b>     |  |                                       |        |         |
| 1   | Landscaped areas with a soil depth of less than 24"  | 0                                     | 0.3    | -       |
| 2   | Landscaped areas with a soil depth of 24" or greater   | 2,730                                 | 0.6    | 1,638.0 |
| 3   | Bioretention facilities  | 1,290                                 | 0.4    | 516.0   |
| <b>B Plantings (credit for plants in landscaped areas from Section A)</b> |  |                                       |        |         |
| 1   | Groundcovers, or other plants less than 2' tall at maturity  | 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) | 446                                   | 0.3    | 1,204.2 |
| 3   | Tree canopy for all new trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree  | 9                                     | 0.5    | 225.0   |
| 4   | Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree   | 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                | 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               | 0                                     | 0.7    | -       |
| 7   | Tree canopy for preservation of all existing trees 18" to 24" dia. or equivalent - calculated at 1300 sq ft per tree                       | 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                | 0                                     | 0.8    | -       |
| 9   | Vegetated wall, plantings on a vertical surface  | 0                                     | 0.6    | -       |
| <b>C Vegetated or "green" roofs</b>                                       |  |                                       |        |         |
| 1   | Over at least 2" and less than 8" of growth medium   | 0                                     | 0.6    | -       |
| 2   | Over at least 8" of growth medium  | 4,300                                 | 0.8    | 3,440.0 |
| <b>D Permeable Paving***</b>  |  |                                       |        |         |
| 1   | Permeable paving over at least 6" and less than 24" of soil or gravel  | 0                                     | 0.4    | -       |
| 2   | Permeable paving over at least 24" of soil or gravel   | 0                                     | 0.5    | -       |
| <b>E Other</b>  |  |                                       |        |         |
| 1   | Enhanced tree growth systems***  | 0                                     | 0.4    | -       |
| 2   | Renewable energy generation  | 0                                     | 0.5    | -       |
| 3   | Approved water features  | 0                                     | 0.2    | -       |
| <b>H Bonuses</b>  |  | Sub total of sq ft = 12,780           |        |         |
| 1   | Native plant species   | 4,464                                 | 0.1    | 446.4   |
| 2   | Landscaping in food cultivation  | 0                                     | 0.1    | -       |
| 3   | Harvested stormwater irrigation  | 0                                     | 0.1    | -       |
|   |  | Green Area Ratio numerator = 7,470    |        |         |
|   |  | Green Area Ratio denominator = 18,170 |        |         |
|   |  | Green Area Ratio score = 0.411        |        |         |