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20' PUBLIC ALLEY

PROPERTY LINE

4620 WISCONSIN, AVE. N.W.

4624 WISCONSIN, AVE. N.W.

EXISTING BUILDING TO REMAIN









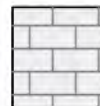
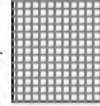

PROPERTY LINE

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WISCONSIN AVENUE, N.W.

LEGEND:

-  EXISTING TREE
-  STREET TREE
-  SMALL TREE
-  TRASH RECEPTACLE
-  BIKE RACK
-  TEARDROP PENDANT LIGHT
-  SINGLE GLOBE LIGHT
-  3' x 3' STD. DDOT CONCRETE SIDEWALK
-  SPECIAL PAVING
-  6" x 6" STD. DDOT GRANITE COBBLE PAVER
-  MIXED PLANTING AT LANDSCAPED AREAS

ALIGN NEW STREETScape WITH EX. CONDITIONS, TYP.

LANDSCAPED AREA, TYP.

SEAT BLOCK, TYP.

MONUMENTAL STAIR WITH METAL HANDRAIL, TYP.

SMALL TREE, TYP.

CAFE TABLE AND CHAIRS, TYP.

SEAT BLOCK WITH MOUNTED BENCH, TYP.

CURB WALL WITH MOUNTED SEAT, TYP.

NEW TEARDROP PENDANT MOUNTED ON EX. POLE, TYP.

SPECIAL PAVING, TYP.

SEAT BLOCK, TYP.

MONUMENTAL STAIR, TYP.

CURB WALL, TYP.

LANDSCAPED AREA SLOPED AS REQUIRED TO MEET GRADES, TYP.

METAL EDGE, TYP.

EXISTING TREE TO REMAIN, TYP.

SINGLE GLOBE, TYP.

EXISTING STREETScape TO REMAIN

LANDSCAPED AREA, TYP.

ALIGN NEW STREETScape WITH EX. CONDITIONS, TYP.

STAIR WITH METAL HANDRAIL, TYP.

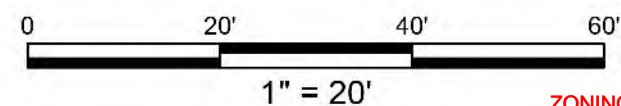
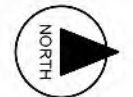
BIKE RACK, TYP.

4'-0" LANDSCAPED TREE BOX, TYP.

STREET TREE, TYP.

8'-0" CONCRETE SIDEWALK WITH 3'x3' SCORING, TYP.

GRANITE COBBLE PAVERS, TYP.



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4620 WISCONSIN AVENUE NW

Small Square 1732 · Washington DC 20016

Hickok Cole

ARCHITECTS

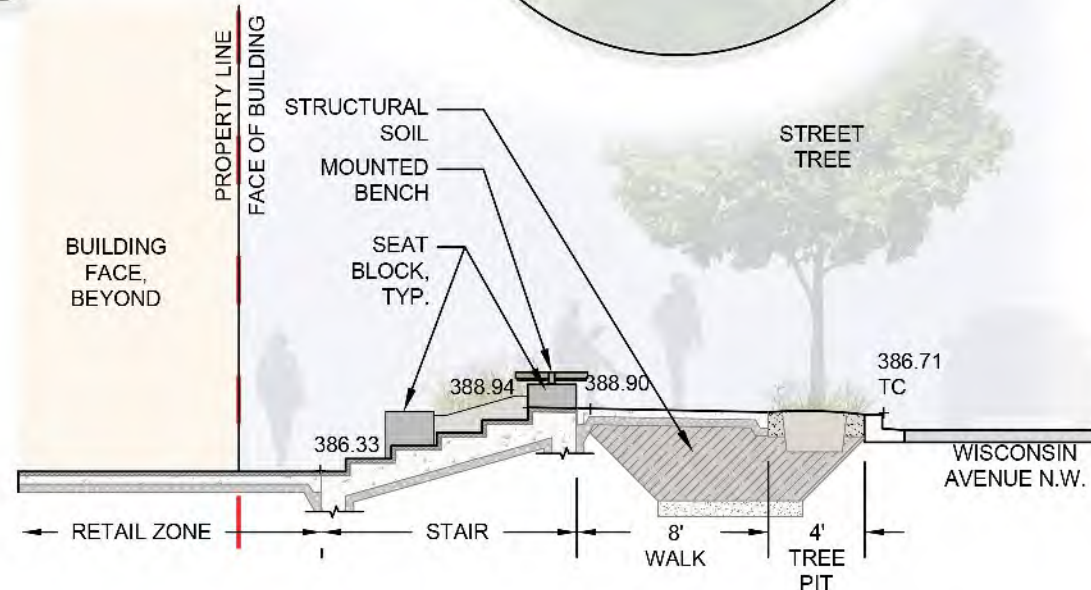
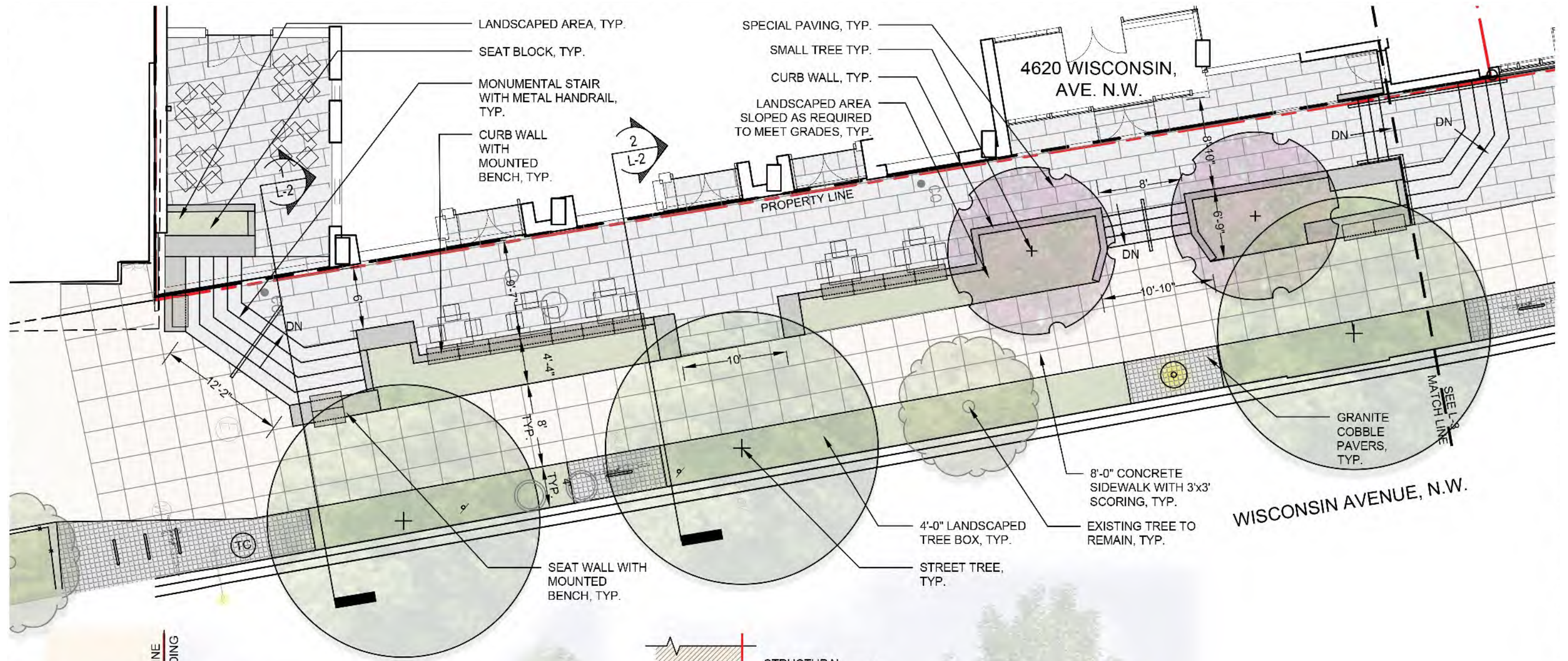
DATE: NOVEMBER 21, 2016

PUD APPLICATION

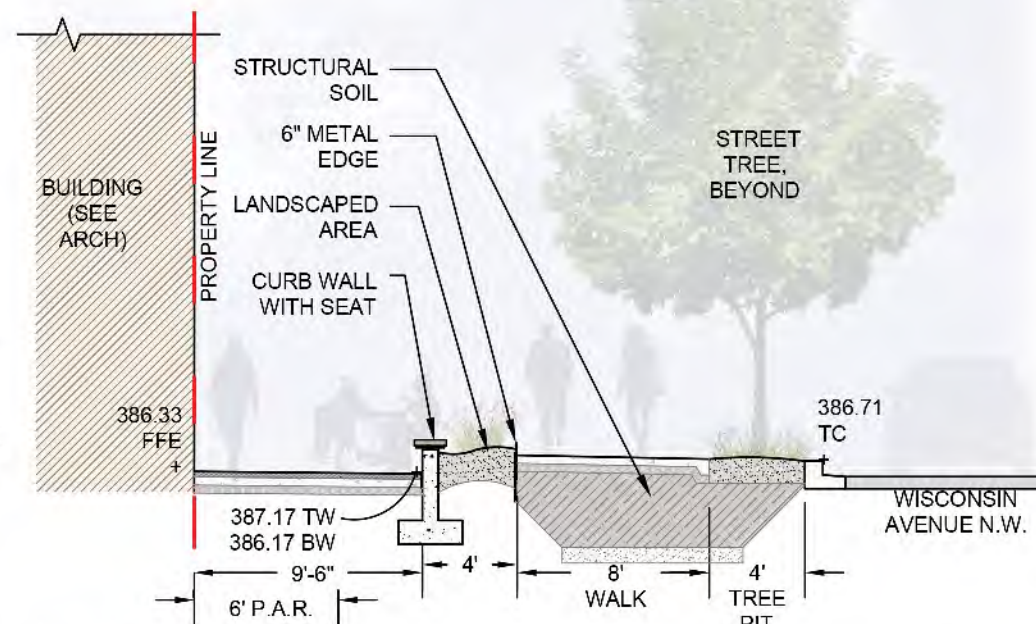
TITLE: Overall Site Plan

NUMBER:

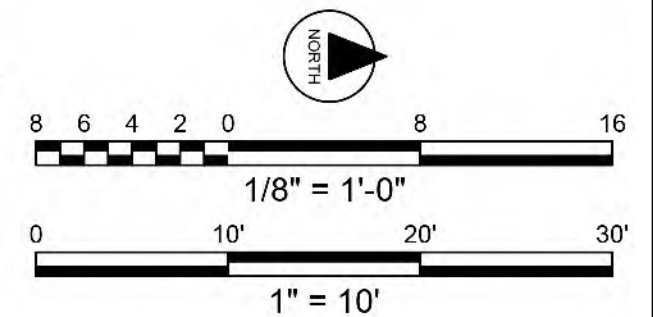
ZONING COMMISSION
District of Columbia
CASE NO.16-26
EXHIBIT NO.2J3

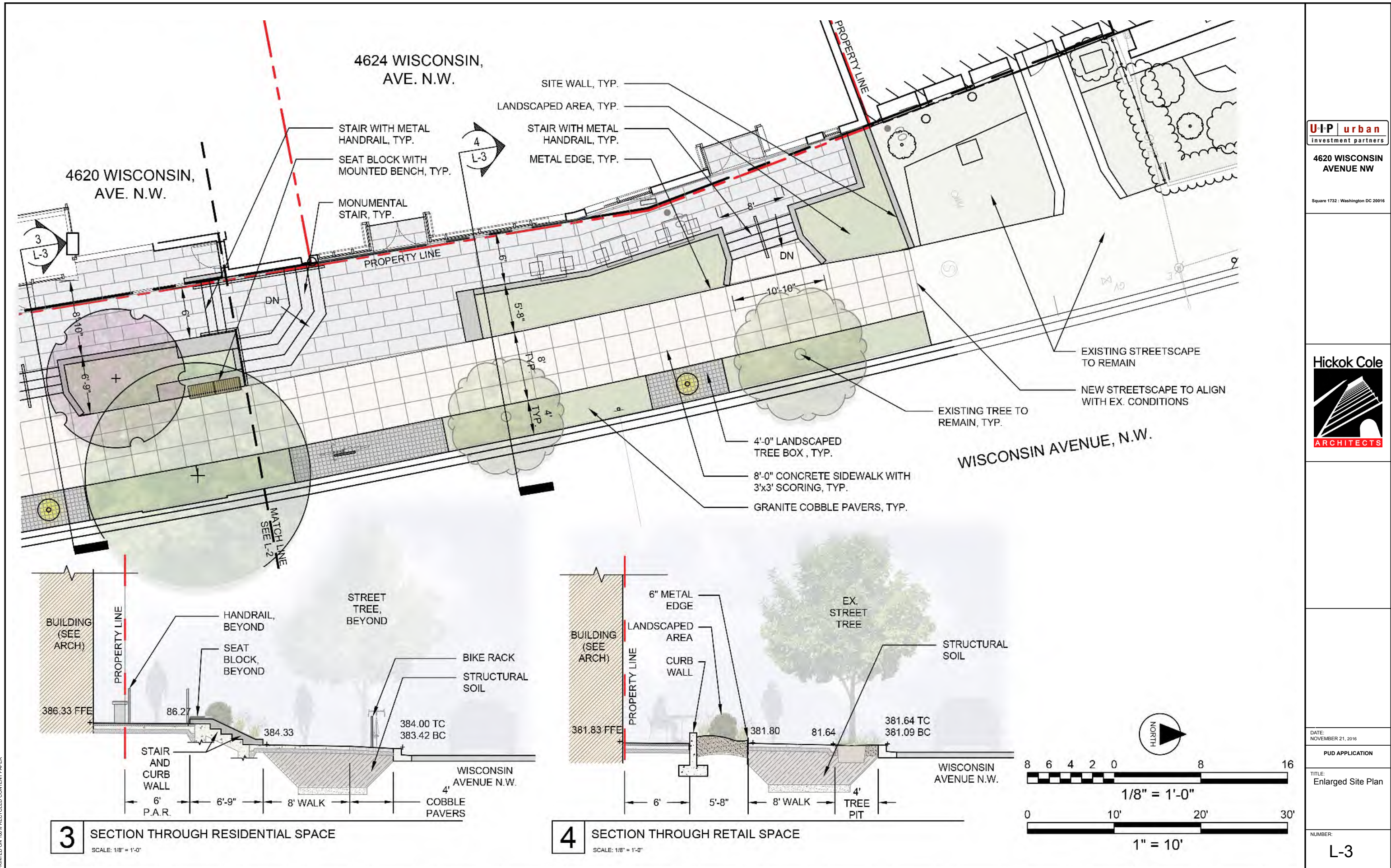


1 SECTION THROUGH MONUMENTAL STAIR
SCALE: 1/8" = 1'-0"

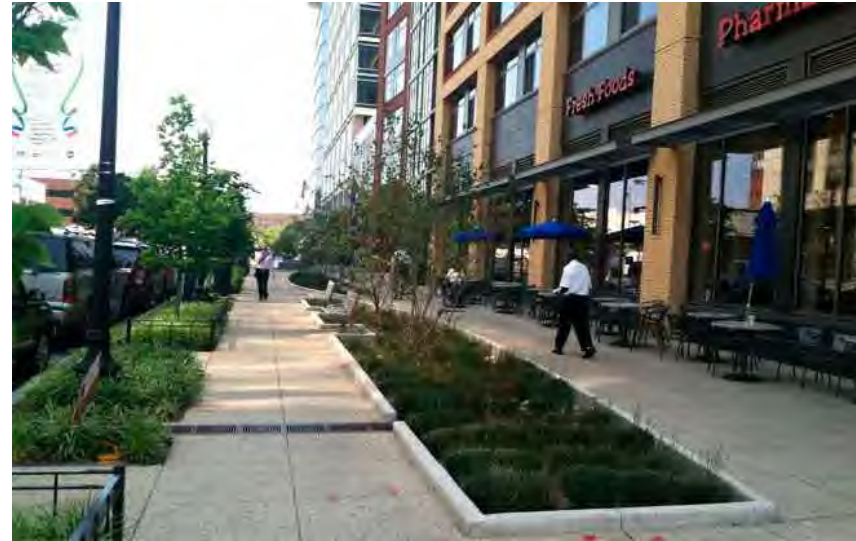


2 SECTION THROUGH RETAIL SPACE
SCALE: 1/8" = 1'-0"





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STREETScape PRECEDENT IMAGE



MONUMENTAL STAIR



GRANITE COBBLE PAVERS



SINGLE GLOBE LIGHT



TEARDROP PENDANT LIGHT



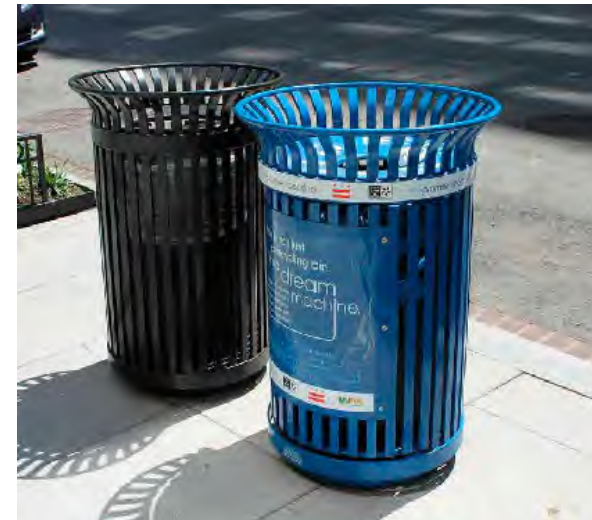
CONCRETE PAVING



SPECIAL PAVING



BIKE RACK



TRASH RECEPTACLES



MOUNTED BENCH ON SEAT BLOCK



SMALL TREE



STREET TREE



EXTENSIVE GREENROOF



INTENSIVE GREENROOF



STREETSCAPE PRECEDENT IMAGE



PERENNIAL PLANTING



SHRUB PLANTING



SHRUB PLANTING



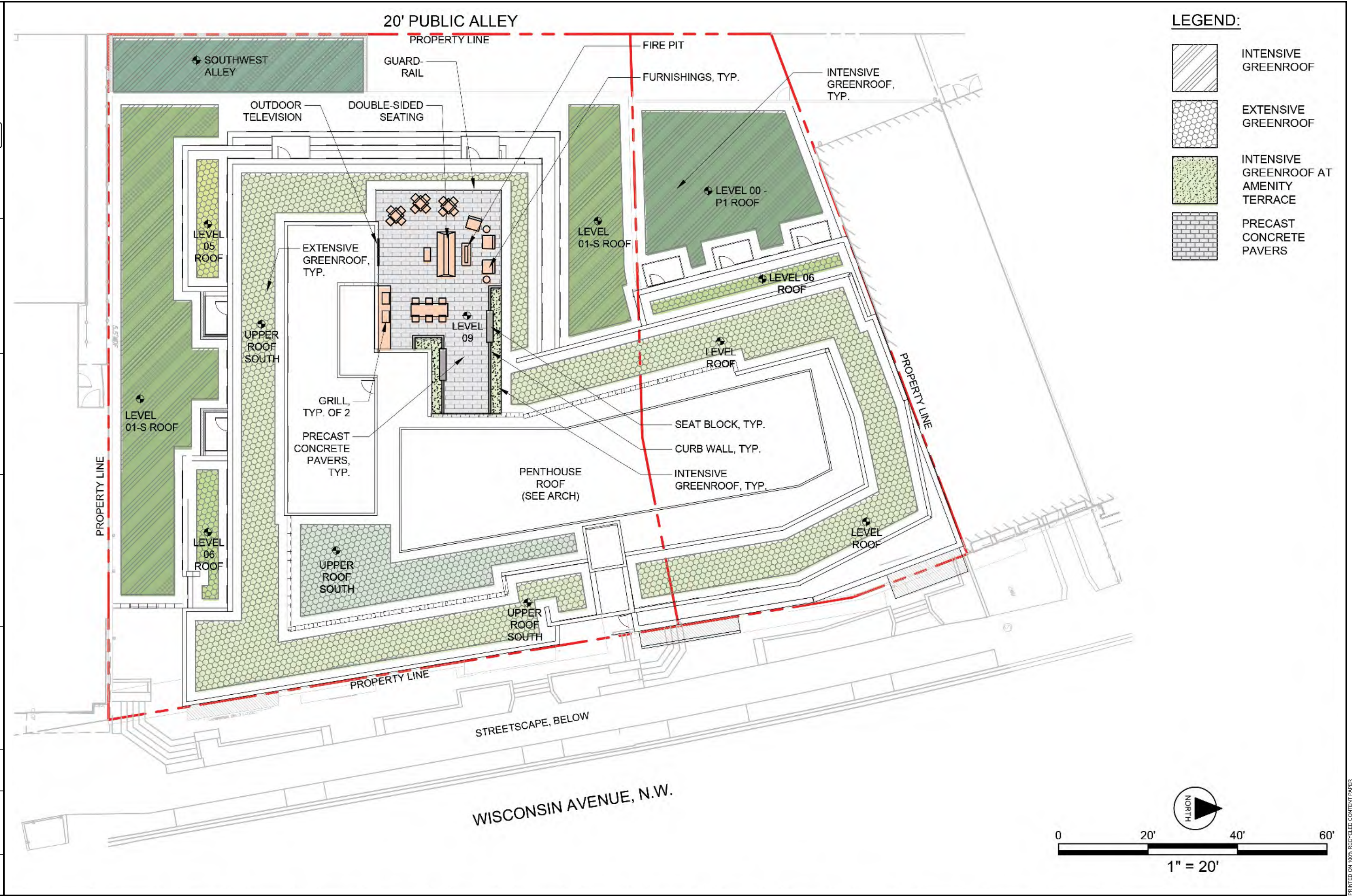
PERENNIAL PLANTING




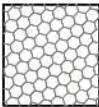

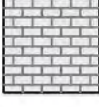
GROUNDCOVER PLANTING

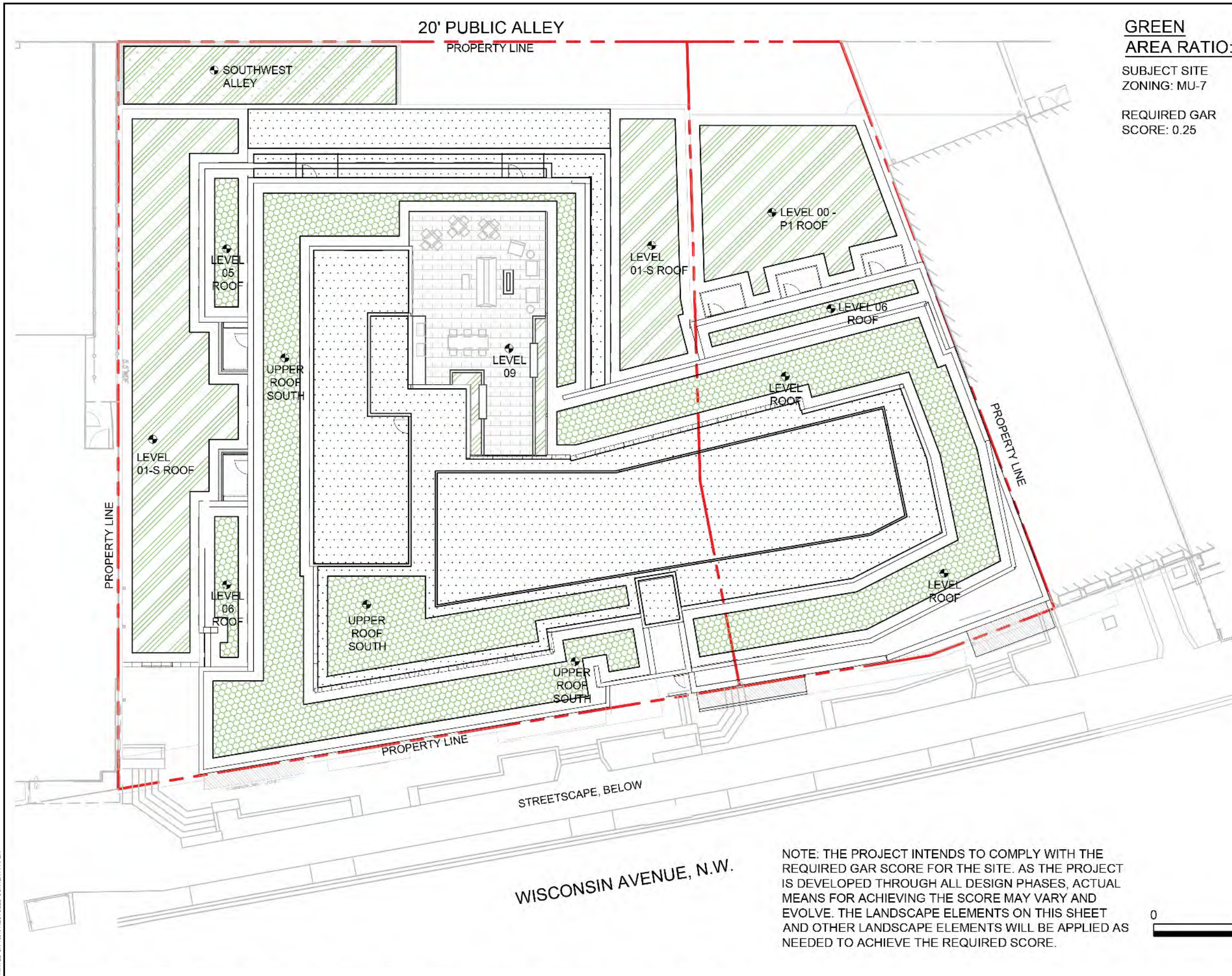


ORNAMENTAL GRASS PLANTING



LEGEND:

-  INTENSIVE GREENROOF
-  EXTENSIVE GREENROOF
-  INTENSIVE GREENROOF AT AMENITY TERRACE
-  PRECAST CONCRETE PAVERS



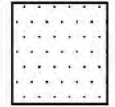


GREEN AREA RATIO:

SUBJECT SITE ZONING: MU-7

REQUIRED GAR SCORE: 0.25

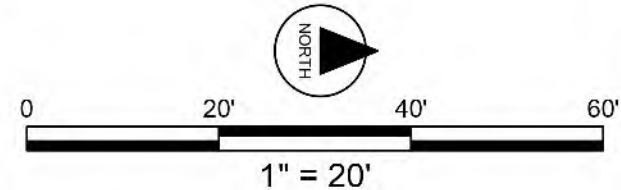
LEGEND:

-  INTENSIVE GREENROOF (8"+ SOIL MEDIA)
-  EXTENSIVE GREENROOF (2"-6" SOIL MEDIA)
-  STORMWATER HARVESTING

NOTES:

1. SUBJECT SITE IS TO BE ZONED MU-7 AND REQUIRES A GREEN AREA RATIO SCORE OF 0.25.
2. THE CURRENT DESIGN SHOWS POTENTIAL AREAS OF LANDSCAPING AND LID TECHNIQUES TO ACHIEVE THE FINAL GAR SCORE. AREAS ONLY WITHIN THE PROPERTY LINE WILL BE APPLIED TO THE GAR SCORE. THE DESIGN, LAYOUT AND SQUARE FOOTAGES OF THESE AREAS ARE TO BE FINALIZED AS DESIGN DEVELOPS.
3. A COMBINATION OF PROPOSED TREES, SHRUBS AND GROUNDCOVERS ARE TO BE COUNTED TOWARDS THE FINAL GAR SCORE. FINAL LOCATIONS, QUANTITIES AND SPECIES ARE TO BE DETERMINED AS DESIGN DEVELOPS.

NOTE: THE PROJECT INTENDS TO COMPLY WITH THE REQUIRED GAR SCORE FOR THE SITE. AS THE PROJECT IS DEVELOPED THROUGH ALL DESIGN PHASES, ACTUAL MEANS FOR ACHIEVING THE SCORE MAY VARY AND EVOLVE. THE LANDSCAPE ELEMENTS ON THIS SHEET AND OTHER LANDSCAPE ELEMENTS WILL BE APPLIED AS NEEDED TO ACHIEVE THE REQUIRED SCORE.



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Hickok Cole



ARCHITECTS

DATE: NOVEMBER 21, 2016

PUD APPLICATION

TITLE: Green Area Ratio Plan

NUMBER: L-7

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Green Area Ratio Scoresheet

Address: 4620-4624 Wisconsin Avenue NW Ward: 3 Lot: 458-49 Square: 1732 Zoning District: C-3-A

Other / BZA Order: None enter sq ft of lot: 23,741 multipl SCORE: 0.272

Lot size (enter this value first) *

Landscape Elements

A Landscaped areas (select one of the following for each area)

- 1 Landscaped areas with a soil depth of less than 24" 0.3
- 2 Landscaped areas with a soil depth of 24" or greater 0.6
- 3 Bioretention facilities 0.4

B Plantings (credit for plants in landscaped areas from Section A)

- 1 Groundcovers, or other plants less than 2' tall at maturity 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) 0.3
- 3 Tree canopy for all new trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree 0.5
- 4 Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree 0.6
- 5 Tree canopy for preservation of existing trees 6" to 12" diameter or larger or equivalent - calculated at 250 sq ft per tree 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 0.7
- 7 Tree canopy for preservation of all existing trees 18" to 24" dia or equivalent - calculated at 1,200 sq ft per tree 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 0.8
- 9 Vegetated wall, plantings on a vertical surface 0.6

C Vegetated or "green" roofs

- 1 Over at least 2" and less than 8" of growth medium 2,796.0
- 2 Over at least 8" of growth medium 3,021.6

D Permeable Paving***

- 1 Permeable paving over at least 6" and less than 24" of soil or gravel 0.4
- 2 Permeable paving over at least 24" of soil or gravel 0.5

E Other

- 1 Enhanced tree growth systems*** 0.4
- 2 Renewable energy generation 0.5
- 3 Approved water features 0.2

sub-total of sq ft = 8,437

H Bonuses

- 1 Native plant species 0.1
- 2 Landscaping in food cultivation 0.1
- 3 Harvested stormwater irrigation 0.1 640.8

Green Area Ratio numerator = 6,458

*** 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

