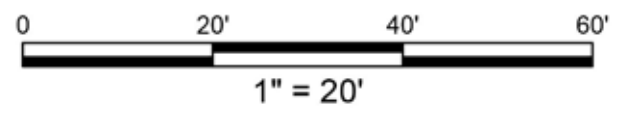


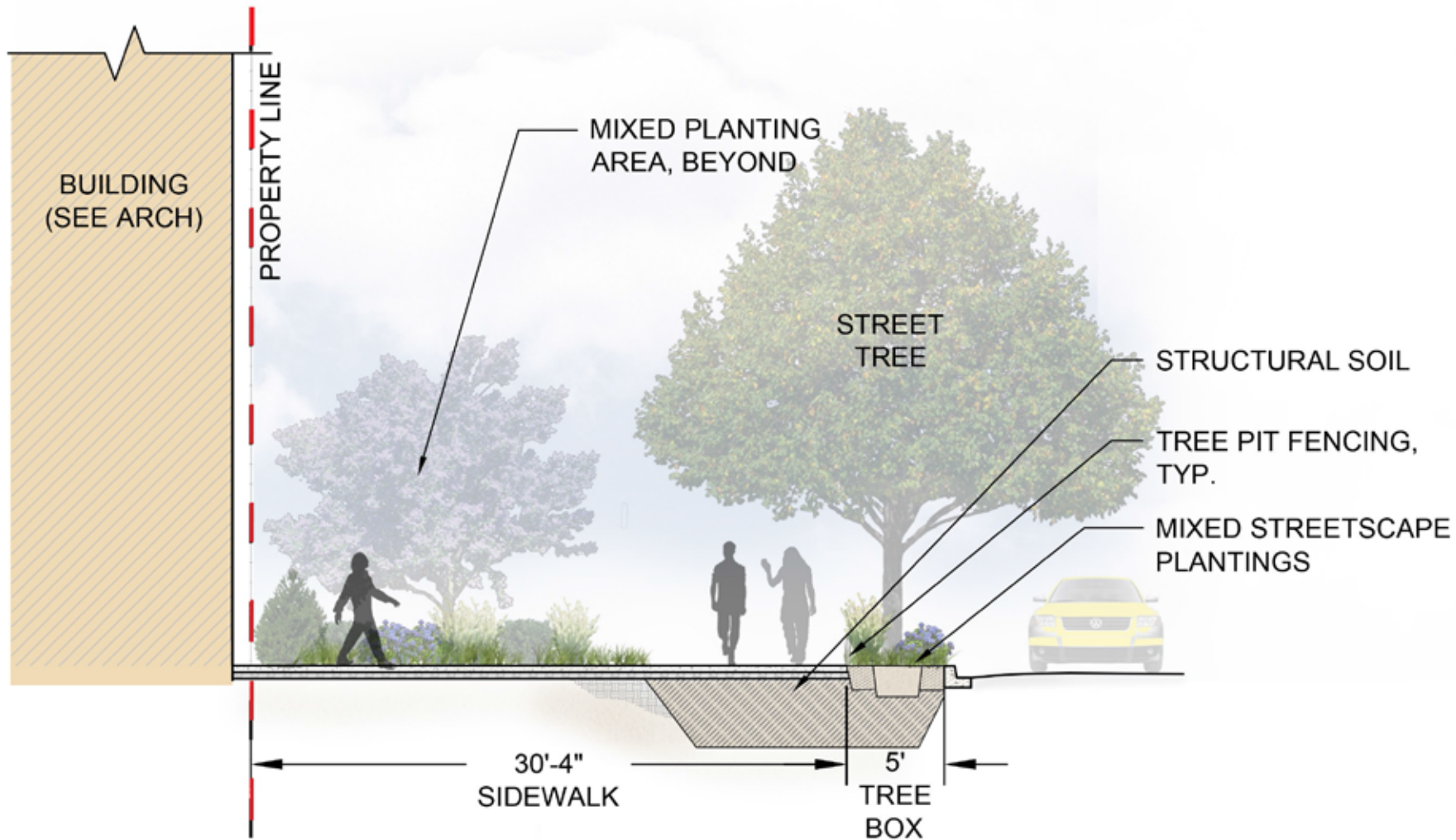
LEGEND:

- EXISTING TREE
- SMALL-MEDIUM STREET TREE
- MIN. 6" CAL. SHADE TREE
- ORNAMENTAL TREE
- SINGLE GLOBE LIGHT
- SCORED CONCRETE PAVING
- PERMEABLE PAVING
- SPECIAL PAVING
- LANDSCAPED AREA
- 2-8" EXTENSIVE GREEN ROOF

NOTE:

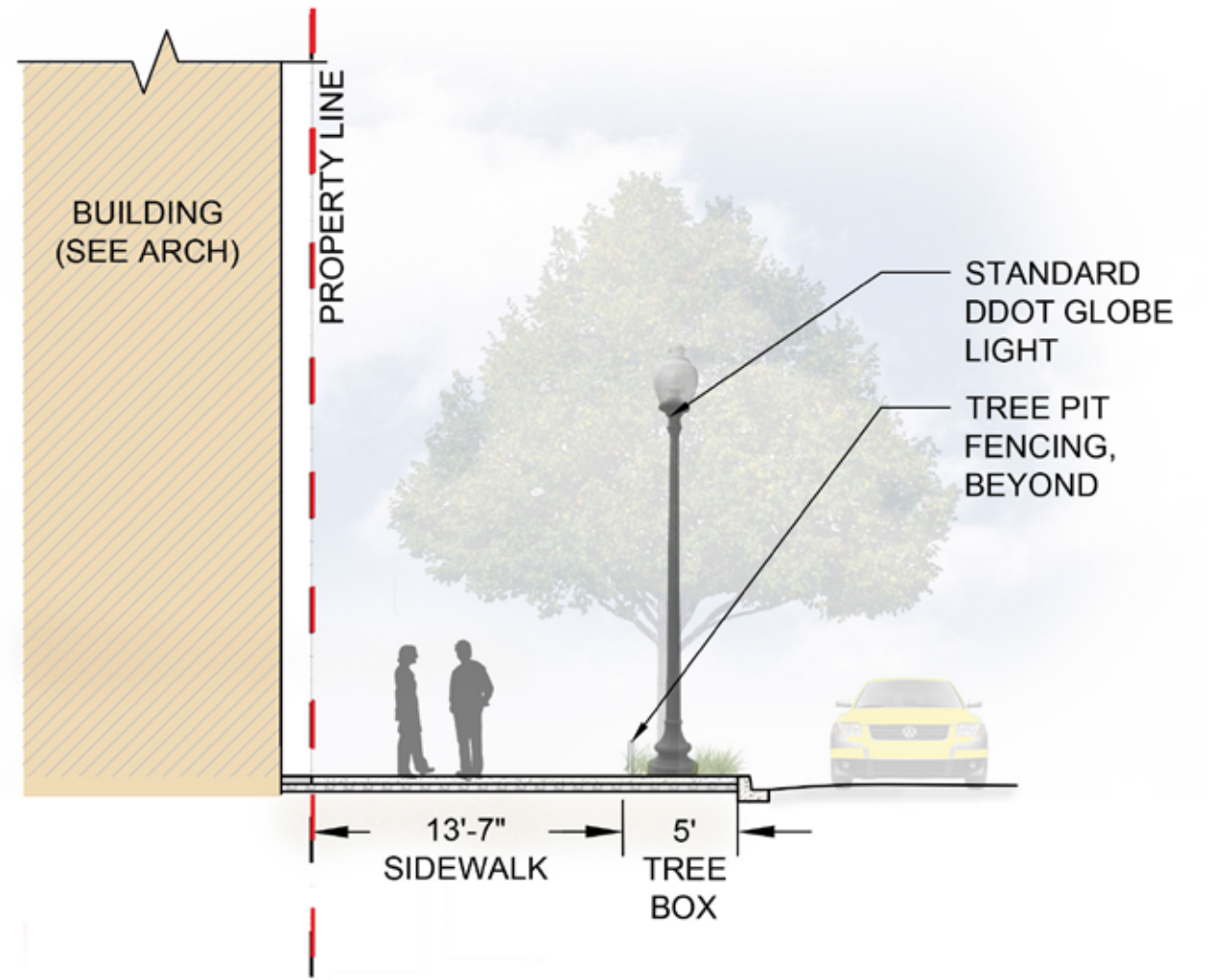
STREETSCAPE AND PUBLIC SPACE DESIGN IS CONCEPTUAL AND WILL BE FINALIZED DURING THE DDOT PUBLIC SPACE APPROVAL PROCESS.





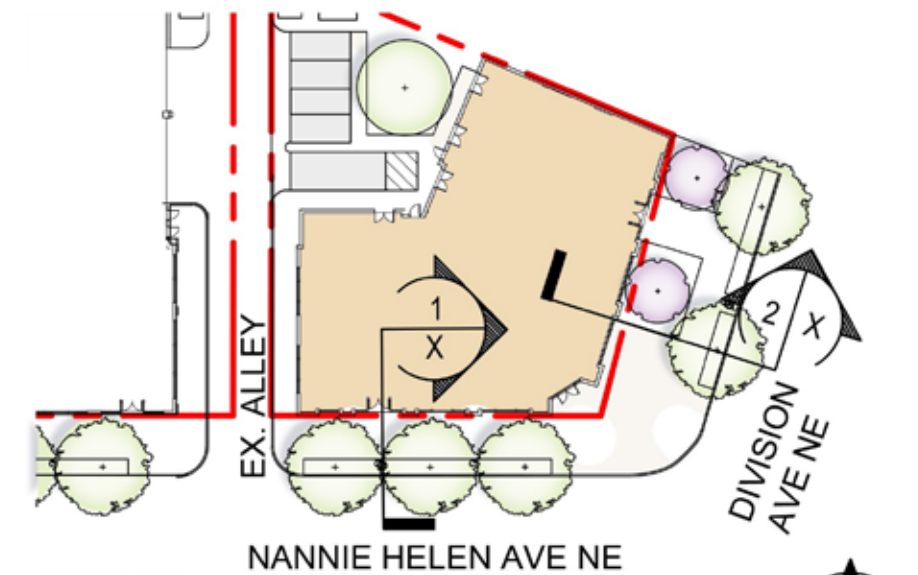
1 STREETScape SECTION - DIVISION AVE NE

SCALE: 1/8" = 1'-0"



2 STREETScape SECTION - NANNIE HELEN AVE NE

SCALE: 1/8" = 1'-0"



0 REFERENCE SITE PLAN

SCALE: 1" = 60'-0"











GREEN AREA RATIO:

SUBJECT SITE ZONING: MU - 3
REQUIRED GAR SCORE: 0.30

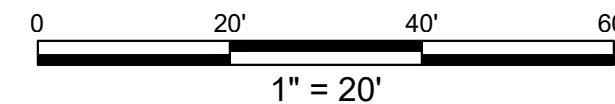
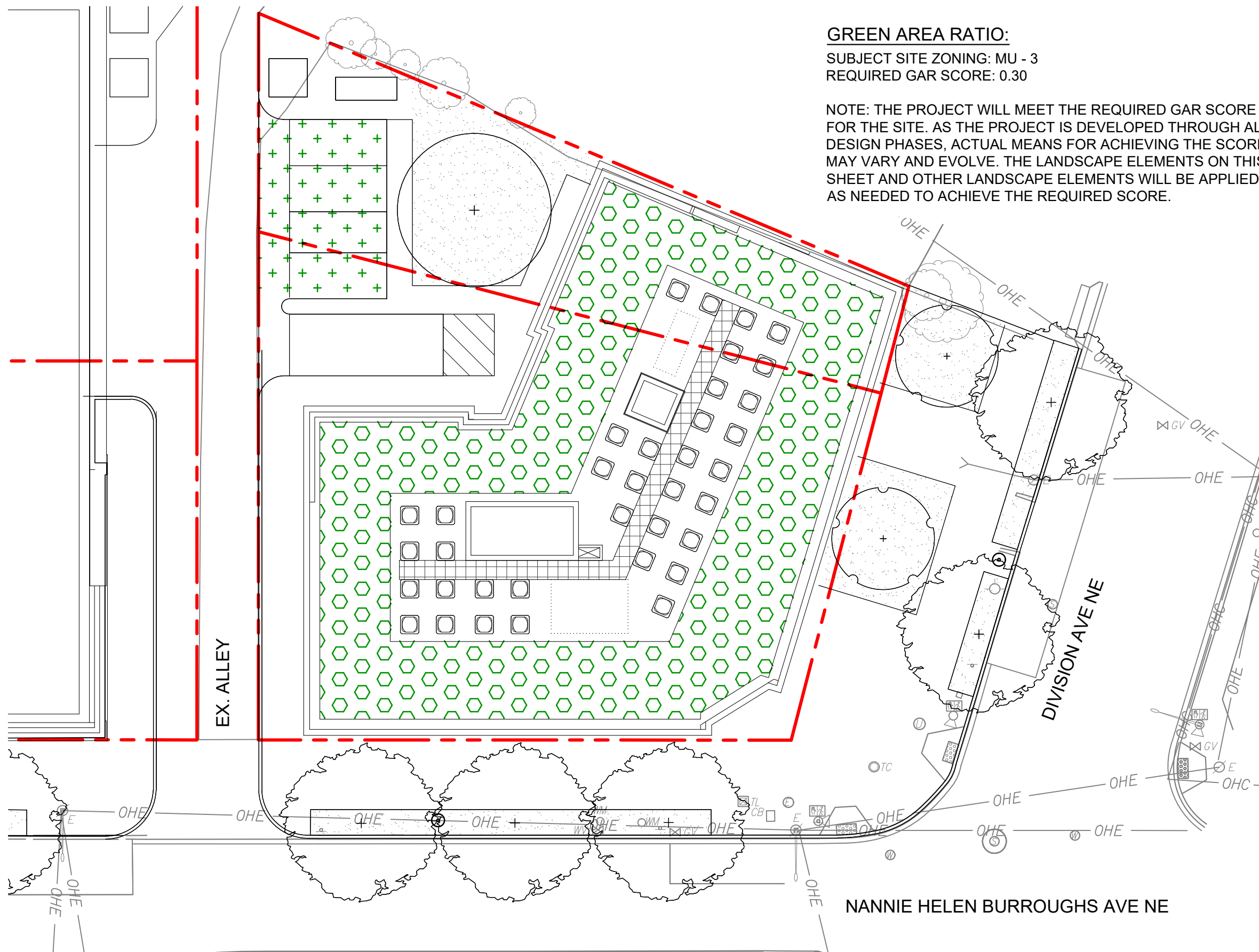
NOTE: THE PROJECT WILL MEET THE REQUIRED GAR SCORE FOR THE SITE. AS THE PROJECT IS DEVELOPED THROUGH ALL DESIGN PHASES, ACTUAL MEANS FOR ACHIEVING THE SCORE MAY VARY AND EVOLVE. THE LANDSCAPE ELEMENTS ON THIS SHEET AND OTHER LANDSCAPE ELEMENTS WILL BE APPLIED AS NEEDED TO ACHIEVE THE REQUIRED SCORE.

LEGEND:

-  EXISTING TREE
-  SMALL-MEDIUM STREET TREE
-  MIN. 6" CAL. SHADE TREE
-  ORNAMENTAL TREE
-  SINGLE GLOBE LIGHT
-  2"-8" EXTENSIVE GREEN ROOF
-  PERMEABLE PAVING BETWEEN 6-24" OF GRAVEL
-  LANDSCAPED AREA

NOTES:

1. SUBJECT SITE IS TO BE ZONED MU-3 AND REQUIRES A GREEN AREA RATIO (GAR) SCORE OF 0.30.
2. THE CURRENT DESIGN SHOWS POTENTIAL AREAS OF LANDSCAPING AND LID TECHNIQUES TO ACHIEVE FINAL GAR SCORE. AREAS ONLY WITHIN THE APPLICABLE LOT LINES WILL BE APPLIED TO THE GAR SCORE. THE DESIGN, LAYOUT AND SQUARE FOOTAGES OF THESE AREAS ARE TO BE FINALIZED AS OVERALL DESIGN DEVELOPS.
3. A COMBINATION OF PROPOSED GREEN ROOF, SHRUBS AND GROUNDCOVERS ARE TO BE COUNTED TOWARDS THE FINAL GAR SCORE. FINAL LOCATIONS, QUANTITIES AND SPECIES ARE TO BE DETERMINED AS DESIGN PROGRESSES.



Green Area Ratio Scoresheet

Address: 5110 Nannie Helen Burroughs Ave NE	Ward: 7	Lot: 65	Square: 5197	Zoning District: MU-3
Other / BZA Order: <input type="text"/>	enter sq ft of lot: 13,619		multiplier SCORE: 0.301	
Lot size (enter this value first) *				

Landscape Elements

Landscape Element	Square Ft.	Factor	Total
A Landscaped areas (select one of the following for each area)			
1 Landscaped areas with a soil depth of less than 24"	enter sq ft <input type="text" value="0"/>	0.3	-
2 Landscaped areas with a soil depth of 24" or greater	enter sq ft <input type="text" value="961"/>	0.6	576.6
3 Bioretention facilities	enter sq ft <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	enter sq ft <input type="text" value="961"/>	0.2	192.2
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"/>	0.3	-
3 Tree canopy for all trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees <input type="text" value="0"/>	0.5	-
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="1"/>	0.6	150.0
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"/>	0.7	-
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"/>	0.7	-
7 Tree canopy for preservation of all existing trees 18" to 24" dia. or equivalent - calculated at 1300 sq ft per tree	enter number of trees <input type="text" value="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"/>	0.8	-
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	enter sq ft <input type="text" value="4,560"/>	0.6	2,736.0
2 Over at least 8" of growth medium	enter sq ft <input type="text" value="0"/>	0.8	-
D Permeable Paving***			
1 Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft <input type="text" value="870"/>	0.4	348.0
2 Permeable paving over at least 24" of soil or gravel	enter sq ft <input type="text" value="0"/>	0.5	-
E Other			
1 Enhanced tree growth systems***	enter sq ft <input type="text" value="0"/>	0.4	-
2 Renewable energy generation	enter sq ft <input type="text" value="0"/>	0.5	-
3 Approved water features	enter sq ft <input type="text" value="0"/>	0.2	-
sub-total of sq ft = 7,602			
H Bonuses			
1 Native plant species	enter sq ft <input type="text" value="961"/>	0.1	96.1
2 Landscaping in food cultivation	enter sq ft <input type="text" value="0"/>	0.1	-
3 Harvested stormwater irrigation	enter sq ft <input type="text" value="0"/>	0.1	-
Green Area Ratio numerator = 4,099			

*** 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 348

STREETSCAPE ELEMENTS

SITE FURNISHINGS

MATERIALS



RETAIL & PUBLIC SPACE



RESIDENTIAL STREETSCAPE



SCULPTURAL BICYCLE PARKING



SINGLE GLOBE LIGHT



BUILT-IN BENCHES



STREETSCAPE BIKE RACKS



TRASH & RECYCLING



3' X 3' SCORED CONCRETE



SPECIALTY PAVING



PERMEABLE PAVING

October 2, 2017

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TORTI GALLAS URBAN

THE WARRENTON GROUP
NHP FOUNDATION

Streetscape Precedent Imagery
DEANWOOD TOWN CENTER

NATURAL PLAY ELEMENTS.....

FURNISHING & AMENITY.....

MATERIALS.....



NATURAL MATERIALS



GREEN ROOF LABYRINTH



ROCK SCRAMBLE & SLIDE



CLIMBING WALL



SWING



ART/SCULPTURE



MUSICAL INSTRUMENTS



WILLOW TUNNEL



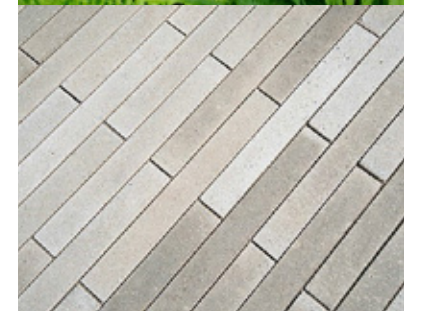
NATURAL ELEMENTS



GATHERING SPACE



SEASONAL PLANT INTEREST



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