

Green Area Ratio Scoresheet					
***	Address	Sursum Corda	Square	Lot	Zone District
	Other	Phase 1			MU-9
	Lot size (enter this value first) *	146,679	Minimum Score	0.2	Multiplier
					GAR Score
				SCORE:	0.354
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"	square feet	0.30		-
2	Landscaped areas with a soil depth ≥ 24"	22,239	0.60		13,343.3
3	Bioretention facilities	square feet	0.40		-
B Plantings (credit for plants in landscaped areas from Section A)					
1	Groundcovers, or other plants < 2' height	8,000	0.20	Native Bonus square feet	1,600.0
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	6,000	0.30	# of plants	16,200.0
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	75	0.50	50	1,875.0
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	45	0.60	45	6,750.0
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees	0.70	# of trees	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees	0.70	# of trees	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees	0.70	# of trees	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees	0.80	# of trees	-
9	Vegetated wall, plantings on a vertical surface	square feet	0.60	square feet	-
C Vegetated or "green" roofs					
1	Over at least 2" and less than 8" of growth medium	3,020	0.60	square feet	1,811.9
2	Over at least 8" of growth medium	8,860	0.80	square feet	7,087.9
D Permeable Paving***					
1	Permeable paving over 6" to 24" of soil or gravel	3,000	0.40	square feet	1,200.0
2	Permeable paving over at least 24" of soil or gravel	1,500	0.50	square feet	750.0
E Other					
1	Enhanced tree growth systems***	square feet	0.40		-
2	Renewable energy generation	square feet	0.50		-
3	Approved water features	square feet	0.20		-
F Bonuses		sub-total of sq ft = 115,619			
1	Native plant species	13,750	0.10	square feet	1,375.0
2	Landscaping in food cultivation	square feet	0.10		-
3	Harvested stormwater irrigation	square feet	0.10		-
Green Area Ratio numerator =					51,993
*** 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.					1,950

PRELIMINARY GAR CALCULATIONS
PLAN LEGEND (SEE PAGE L.06b)



A2.
22,238.90 SF
LANDSCAPED AREAS
WITH SOIL DEPTH ≥ 24"

B1.
8,000 SF (APPROXIMATE)
GROUNDCOVERS, OR OTHER
PLANTS < 2' HT.

B2.
6,000 PLANTS (APPROXIMATE)
PLANTS ≥ 2' HT. AT MATURITY

B3.
75 (APPROXIMATE)
NEW TREES WITH LESS
THAN 40-FT CANOPY SPREAD

B4.
45 (APPROXIMATE)
NEW TREES WITH 40-FT OR
GREATER CANOPY SPREAD

C1.
3,019.79 SF
VEGETATED GREEN ROOF
OVER 2" AND LESS THAN 8" SOIL

C2.
8,859.89 SF (INCL. BIORET. AREAS)
VEGETATED GREEN ROOF
OVER 8" SOIL

D1.
3,000 SF (APPROXIMATE)
PERMEABLE PAVING
OVER 6" TO 24" OF SOIL/GRAVEL

D2.
1,500 SF (APPROXIMATE)
PERMEABLE PAVING
OVER 24" OF SOIL/GRAVEL



NOTE:
 REFER TO PAGE
 L.06a FOR
 PRELIMINARY GAR
 CALCULATIONS
 PLAN LEGEND.

THIS SHEET INTENTIONALLY LEFT BLANK

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE	EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE			OVERHEAD WIRE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE			UNDERGROUND TELEPHONE LINE	
	EASEMENT LINE			UNDERGROUND CABLE LINE	
	SETBACK LINE			STORM SEWER	
				SANITARY SEWER MAIN	
	CONCRETE CURB & GUTTER			HYDRANT	
				SANITARY MANHOLE	
				STORM MANHOLE	
	UTILITY POLE WITH LIGHT			WATER METER	
	POLE LIGHT			WATER VALVE	
	TRAFFIC LIGHT			GAS VALVE	
	UTILITY POLE			GAS METER	
	TYPICAL LIGHT			TYPICAL END SECTION	
	ACORN LIGHT			HEADWALL OR ENDWALL	
	TYPICAL SIGN			YARD INLET	
	PARKING COUNTS			CURB INLET	
				CLEAN OUT	
	CONTOUR LINE			ELECTRIC MANHOLE	
	SPOT ELEVATIONS			TELEPHONE MANHOLE	
				ELECTRIC BOX	
	SANITARY LABEL			ELECTRIC PEDESTAL	
	STORM LABEL			MONITORING WELL	
	SANITARY SEWER LATERAL			TEST PIT	
	UNDERGROUND WATER LINE			BENCHMARK	
	UNDERGROUND ELECTRIC LINE			BORING	
	UNDERGROUND GAS LINE				

PROJECT NARRATIVE:

THE SITE IS AN EXISTING RESIDENTIAL HOUSING COMPLEX. THE PROPOSED PROJECT INCLUDES THE DEMOLITION OF EXISTING BUILDINGS, SITE-RELATED FEATURES, AND UTILITIES AND THE CONSTRUCTION OF TWO RETAIL/RESIDENTIAL BUILDINGS WITH UNDERGROUND PARKING AND SITE AMENITIES. THE UTILITY IMPROVEMENTS INCLUDE DOMESTIC WATER, FIRE, SANITARY SEWER, AND STORM DRAIN CONNECTIONS TO EXISTING UTILITY MAINS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY. THE PROJECT PROPOSES THE USE OF VARIABLE DEPTH GREEN ROOFS AND BIORETENTION FACILITIES TO MEET BOTH THE STORMWATER RETENTION VOLUME (SWRV) REQUIREMENTS AND THE GREEN AREA RATIO (GAR) REQUIREMENTS.

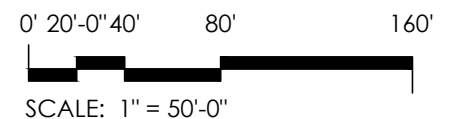
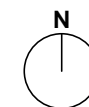
REFERENCES:

1. THE PLAN IS BASED ON THE FOLLOWING DOCUMENTS AND INFORMATION
 - A. SURVEY ENTITLED: "ALTA/ACSM LAND TITLE SURVEY, TOLL BROTHERS, INC., LOT 250 AND A&T LOTS 898, 904, 894, 895, 900, & 893, SQUARE 620, DISTRICT OF COLUMBIA", PREPARED BY: BOHLER ENGINEERING. DATED: 11/10/17, REVISED: 07/05/18.
 - B. DIGITAL ARCHITECTURAL PLANS: ENTITLED: "SURSUM CORDA-SHEET - A-23 - FLOOR PLANS - LEVEL 1.DWG" PREPARED BY: WDG ARCHITECTS, DATED: 19/23/18.
 - C. ARCHITECTURAL PLANS: ENTITLED: "15-0814 SC-PUD 1 ARCH FINAL", PREPARED BY: BOGGS & PARTNERS ARCHITECTS, DATED: 08/14/15.
 - D. DIGITAL LANDSCAPE PLANS: ENTITLED: "18-1025 SURSUMCORDA - LA.DWG", PREPARED BY: PARKER RODRIGUEZ INC., RECEIVED: 10/25/18.
2. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY, AND INFORMATION FROM DC WATER COUNTERMAPS. AVAILABLE AS-BUILT PLANS AND UTILITY MARK OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE, AND TYPE BY THE PROPER UTILITY COMPANIES.

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-100
DEMOLITION PLAN	C-200
SITE PLAN	C-300
L STREET, NW RIGHT-OF-WAY PLAN	C-301
GRADING PLAN	C-400
UTILITY PLAN	C-500
STORMWATER MANAGEMENT PLAN	C-600
EROSION AND SEDIMENT CONTROL PLAN	C-700
CIRCULATION PLAN	C-800

APPLICANT
SURSUM CORDA CO-OP
1112 FIRST TERRACE, NW
WASHINGTON, DC 20001



COVER SHEET C-100