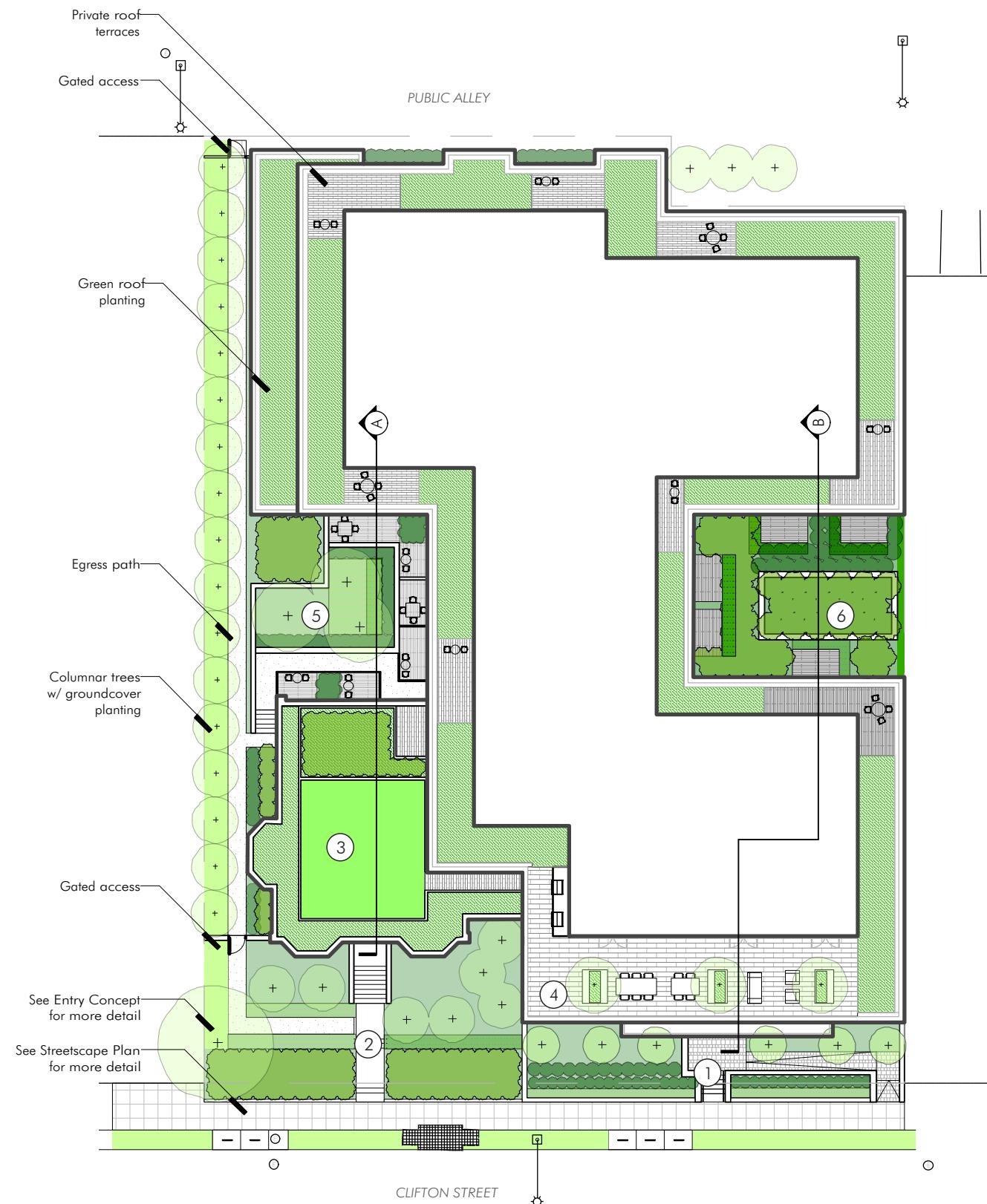
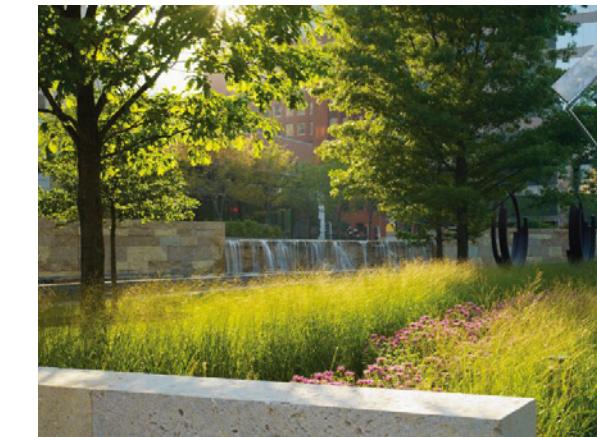


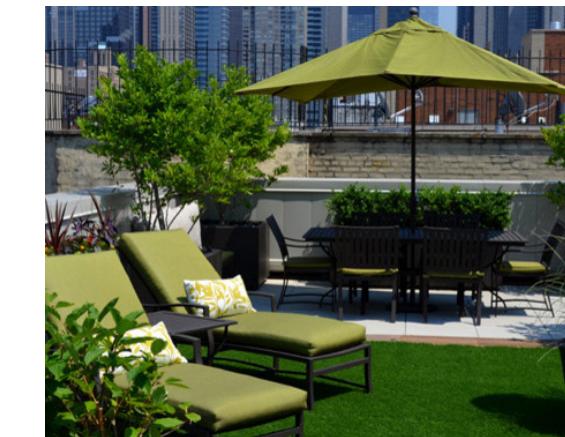
Combined Site Plan | 1"=30'



① Main building entrance - modern, layered plantings



② Residential entrance - shrub/ perennial border + flowering trees



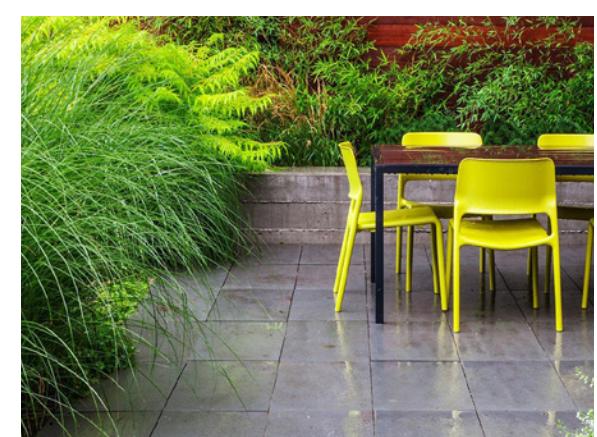
③ Lower roof terrace - passive recreation, sunbathing on turf



④ Upper roof terrace - social lounging, outdoor kitchen, city views

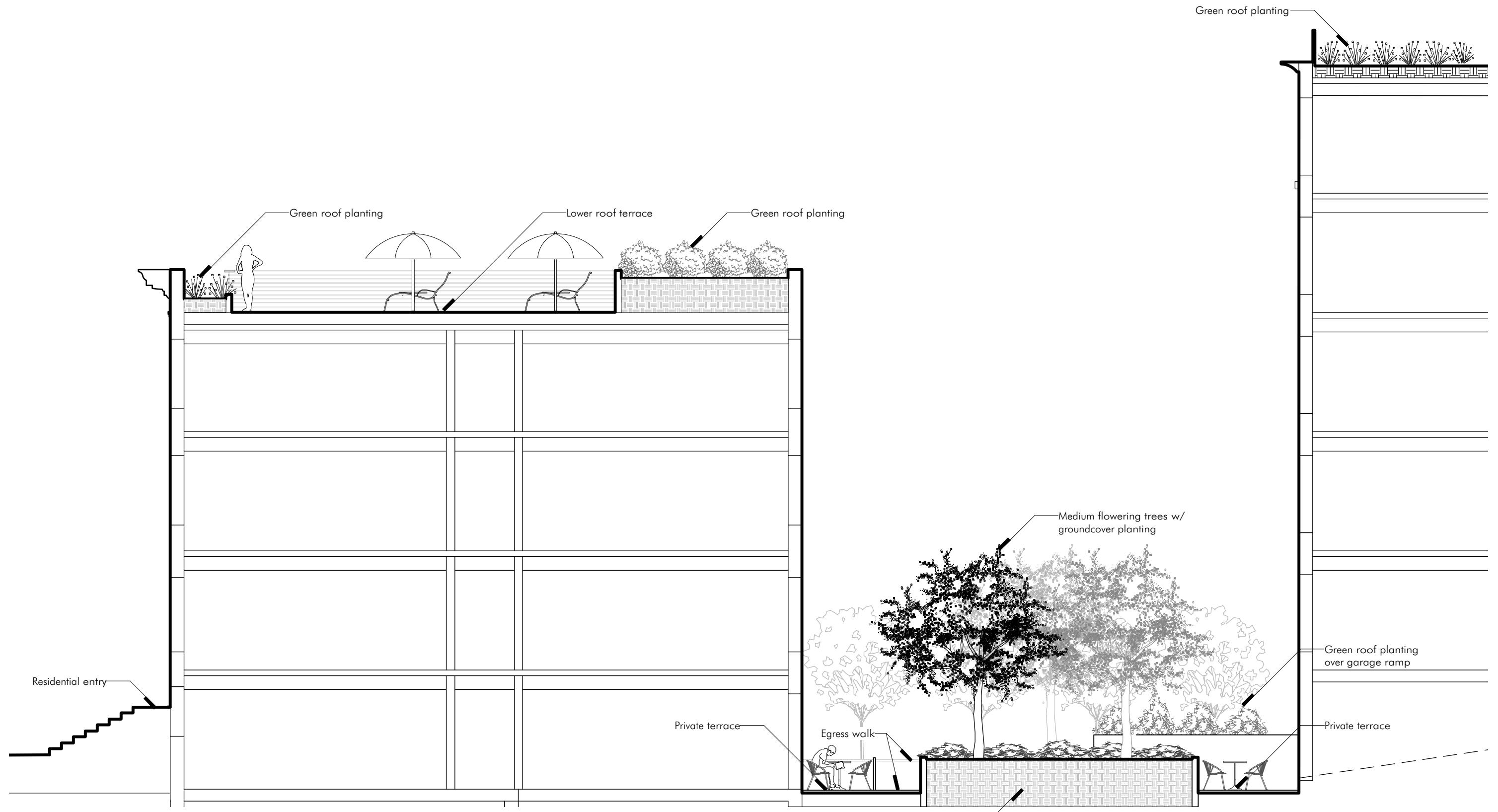


⑤ West Court - private terraces w/ garden views

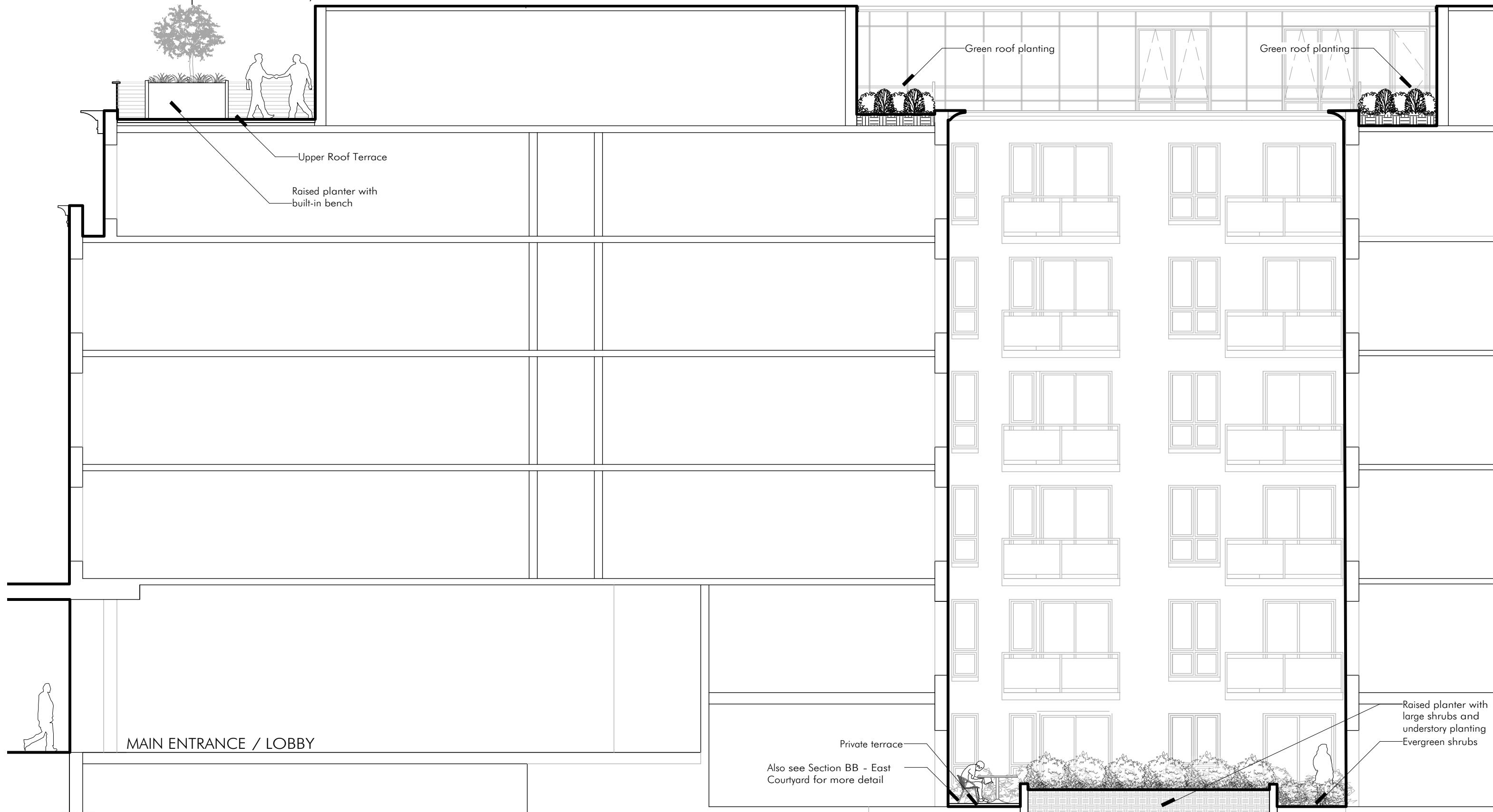


⑥ East Court - private terraces w/ garden views

Site Section A | West Section 1/8"=1'-0"



Site Section B | East Section 1/8"=1'-0"



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L-3

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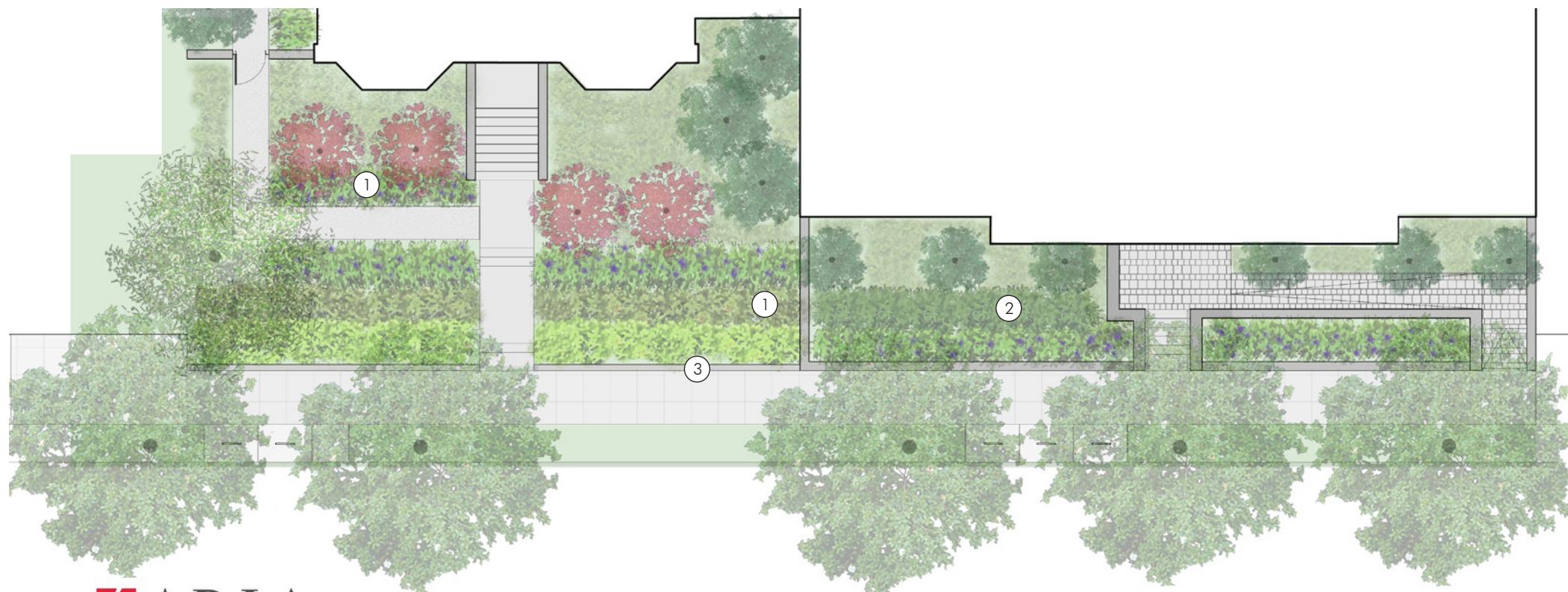
Washington, DC

October 2, 2015

Entry Concept |
1/16" = 1'-0"



East-West Elevation



Front Entry Plan

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1) Traditional perennial/ shrub border + flowering trees



2) Modern, layered plantings at main entrance



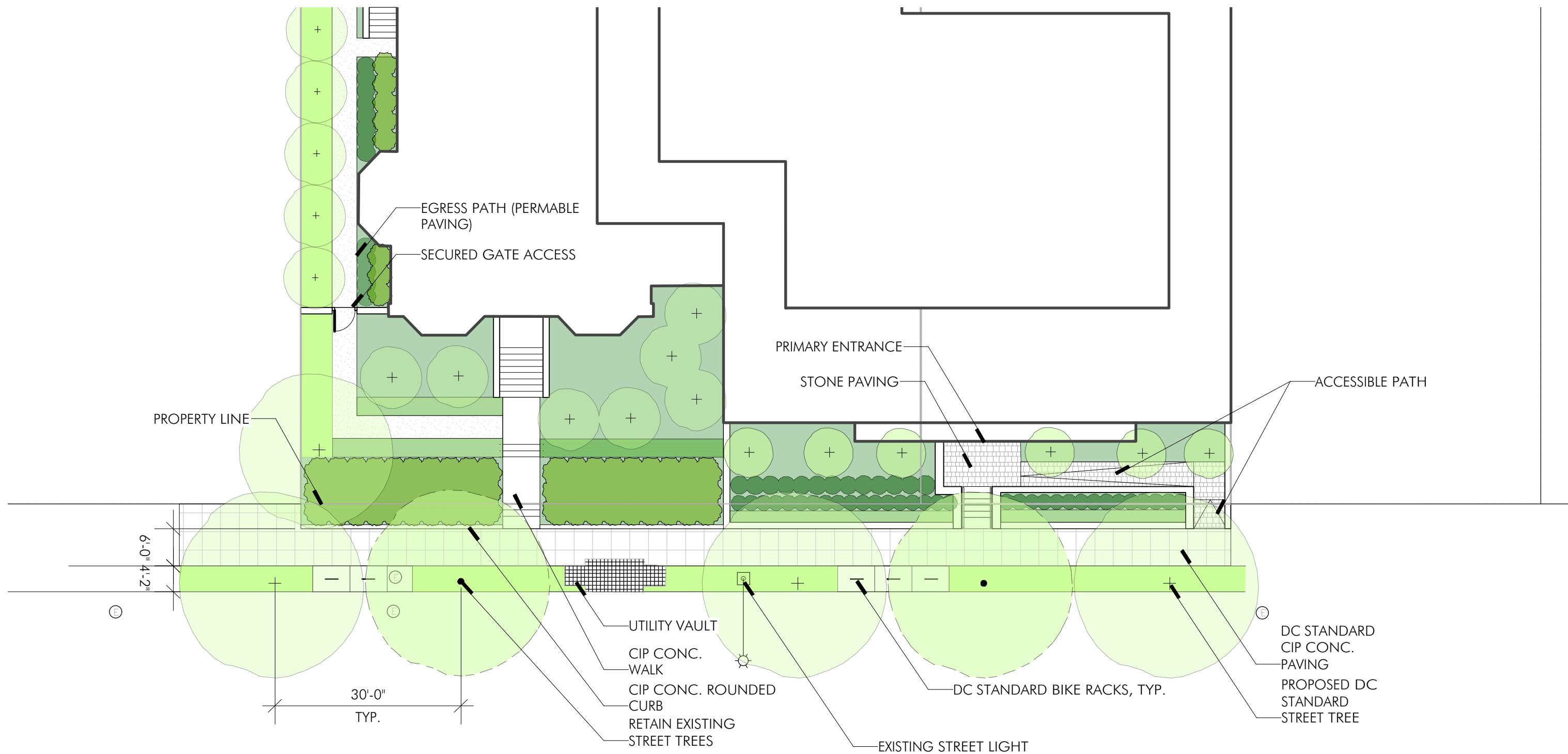
3) Restored concrete rolled curb

L-4

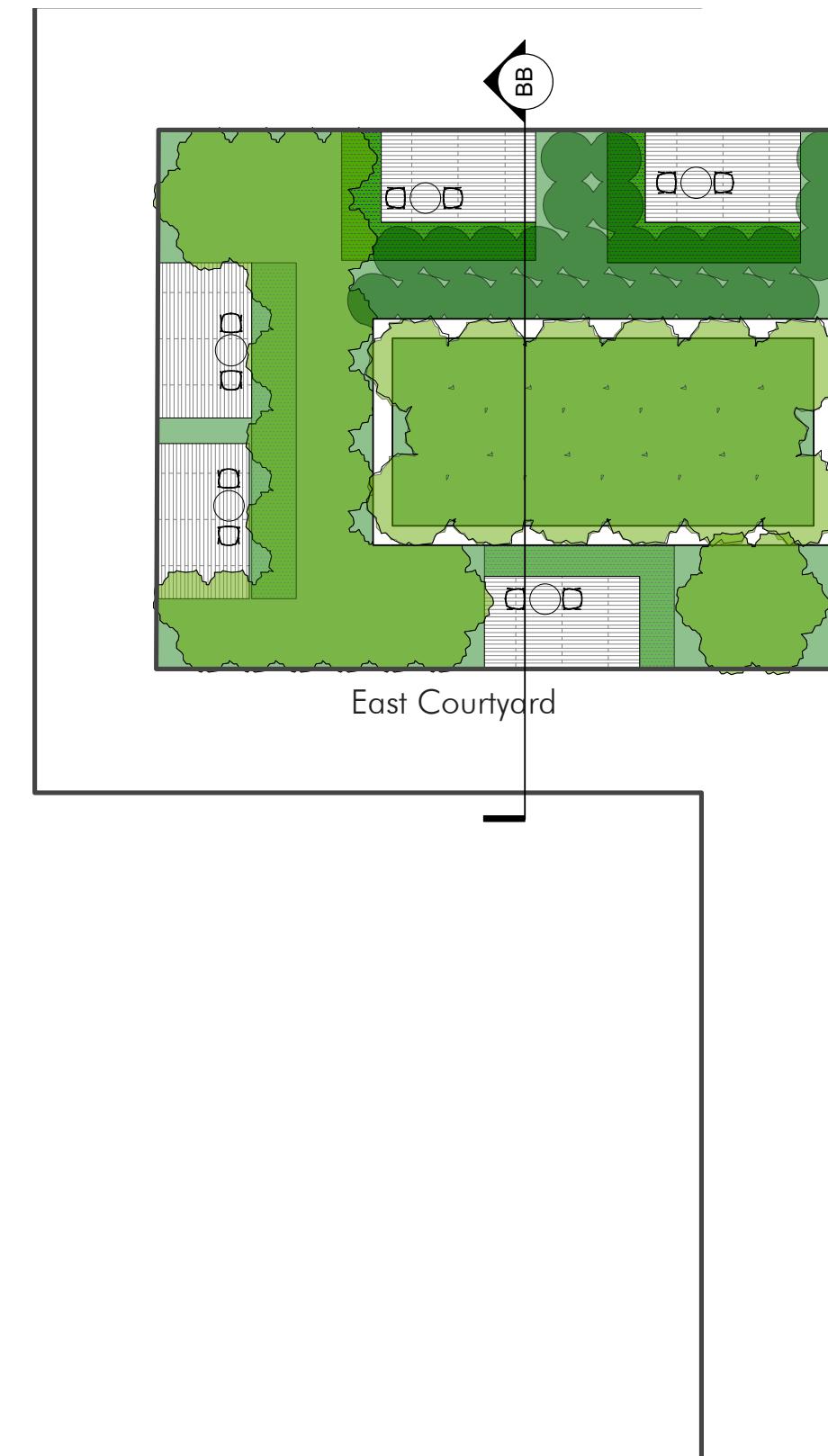
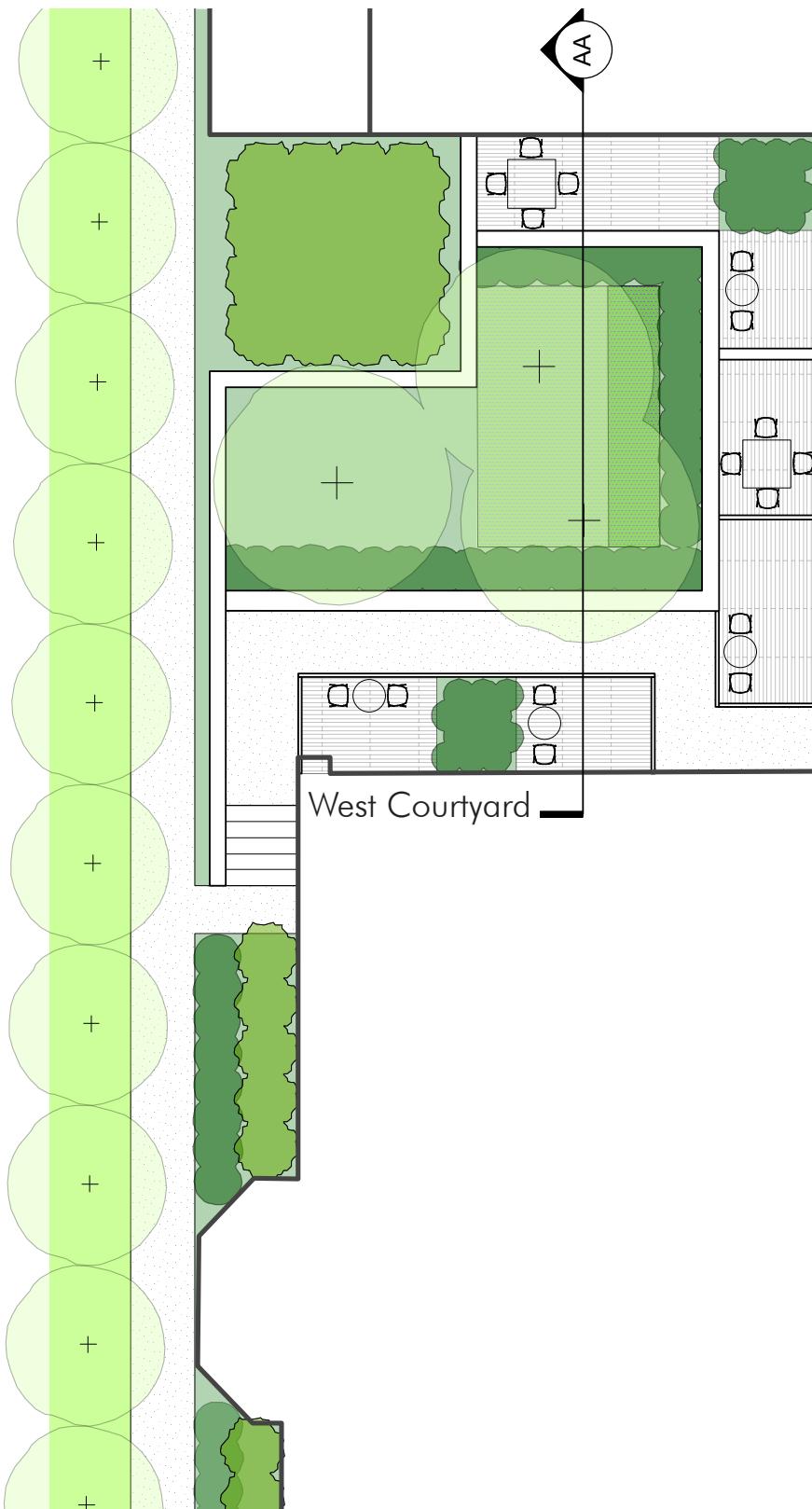
1315 Clifton Street NW

Washington, DC

October 2, 2015



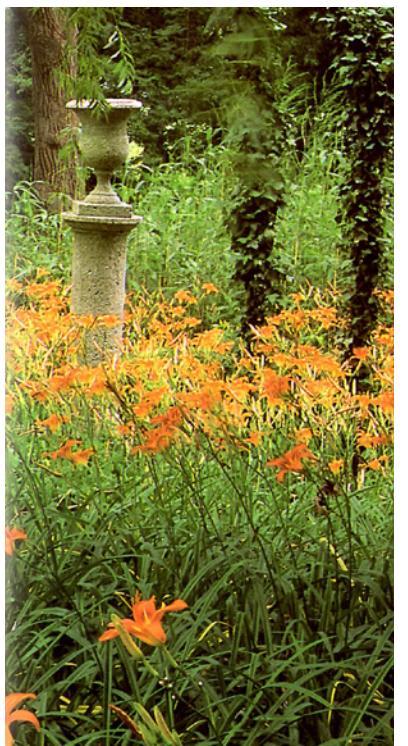
Courtyard Concept | Plan 3/32"=1'-0"



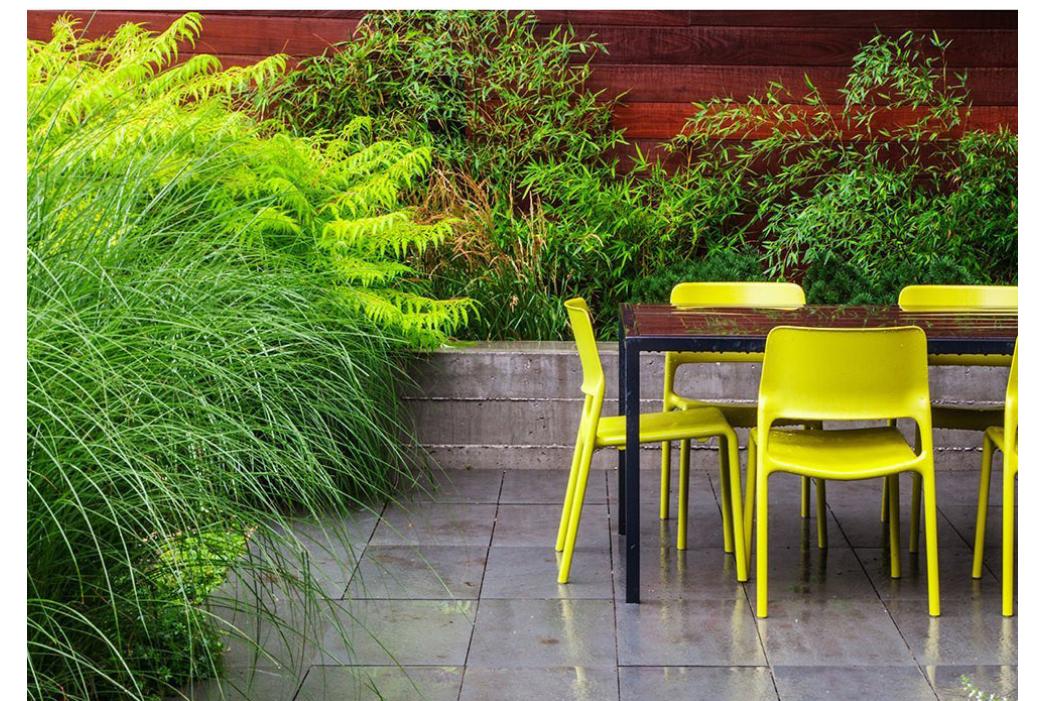
Courtyard Concept | Section AA: West Courtyard 1/4"=1'-0"



① Elevated Grove - Medium flowering or multi-stemmed trees w/ year round interest

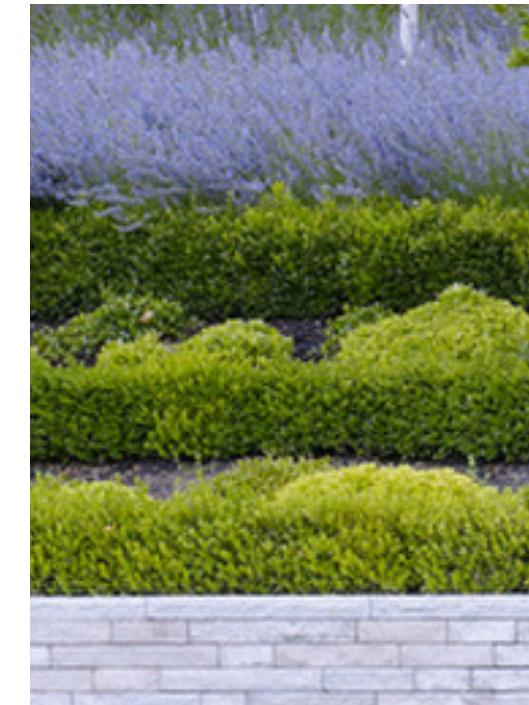
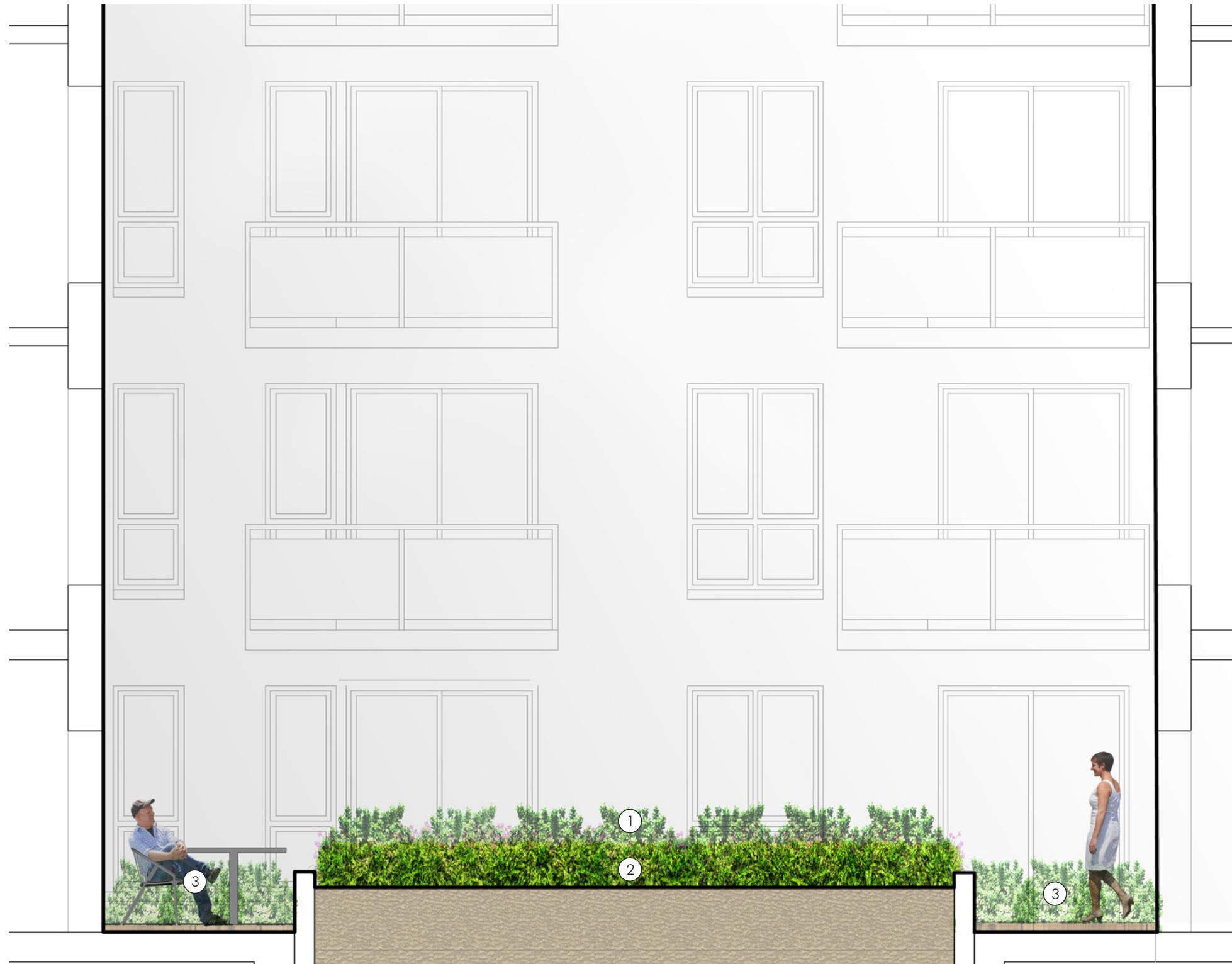


② Flowering Perennial Garden - seasonal color and texture



③ Private Garden Terraces - Shrub / perennial plantings provide privacy & year-round views

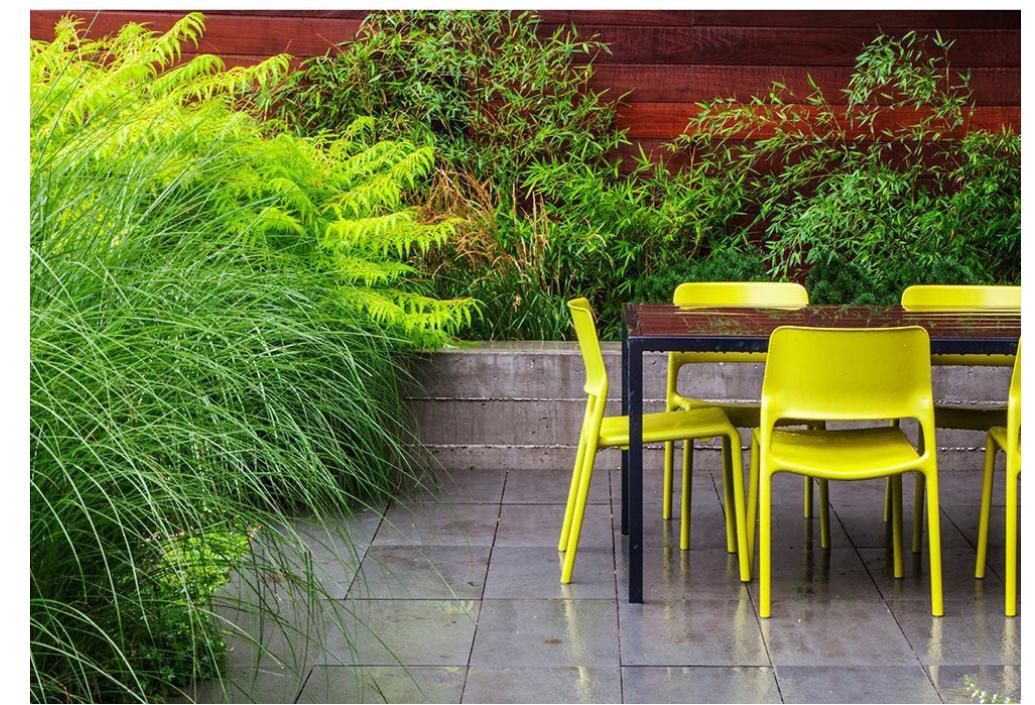
Courtyard Concept | Section BB: East Courtyard 1/4"=1'-0"



① Elevated Garden - Large flowering and/or evergreen shrubs w/ year round interest

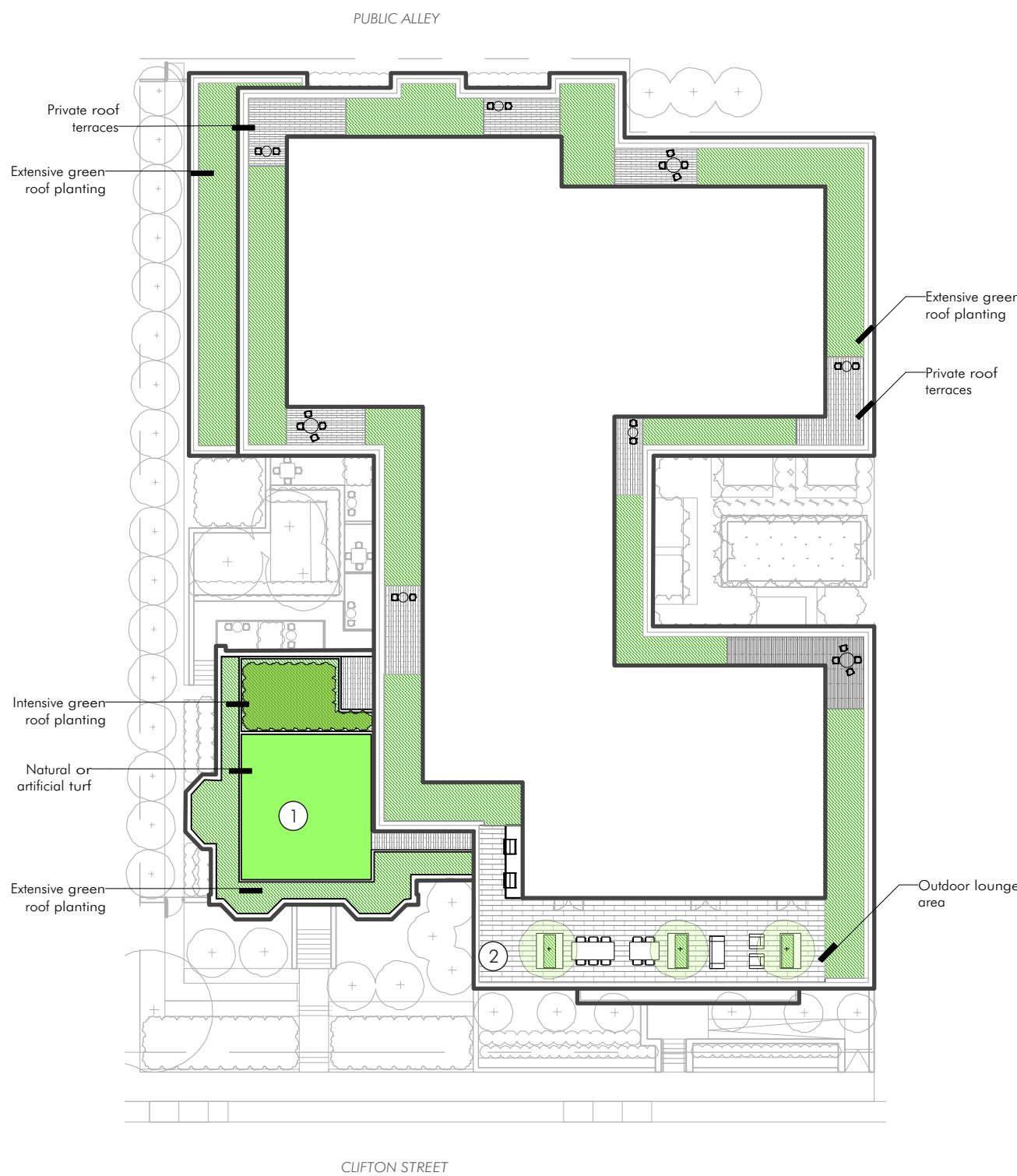


② Flowering Perennial Garden - seasonal color and texture



③ Private Garden Terraces - Shrub / perennial plantings provide privacy & year-round views

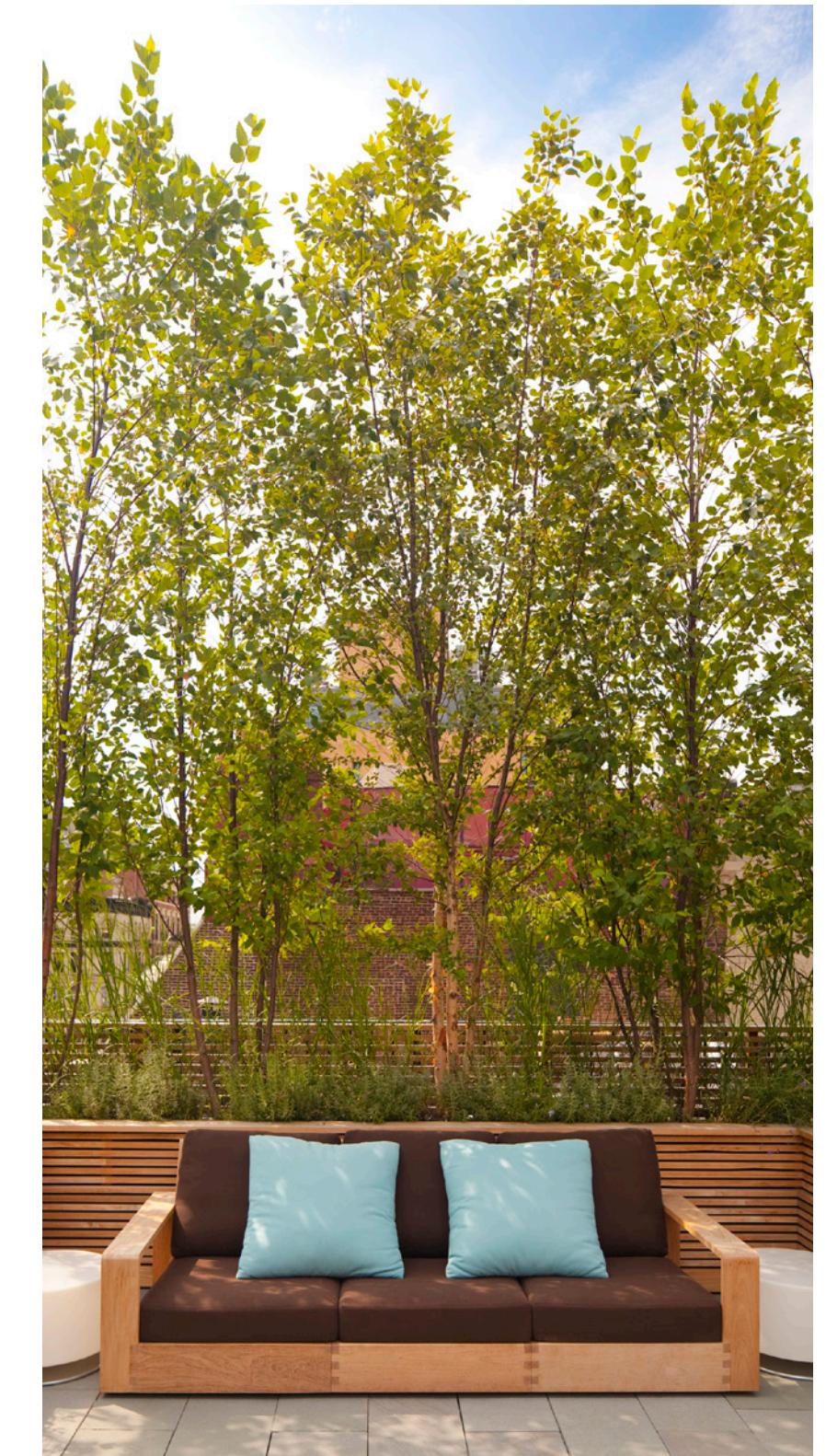
Green Roof Concept | Plan and Precedents 1"=30'



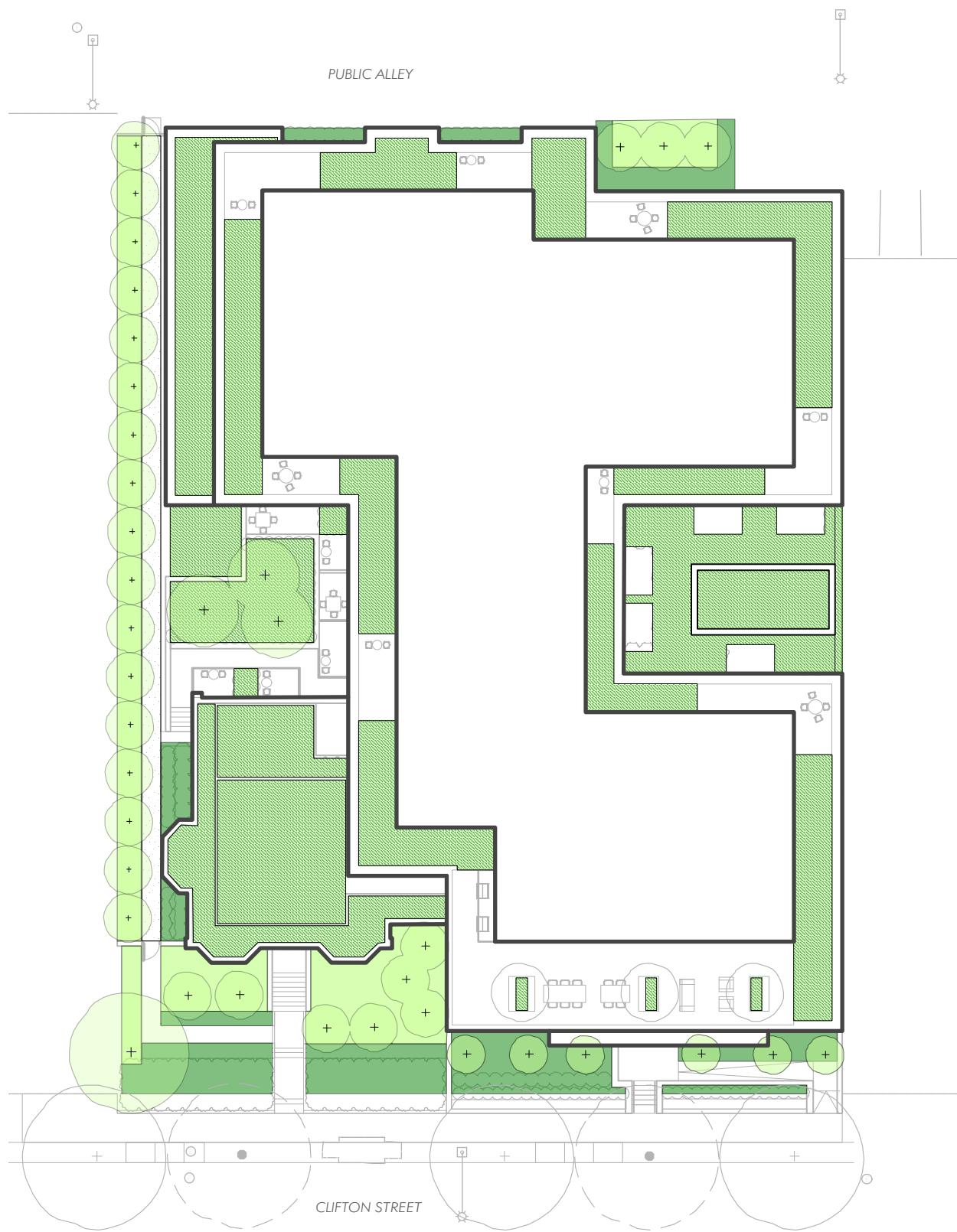
① Lower roof terrace - passive recreation, sunbathing



② Upper roof terrace - social lounging, city views, selective planting



GAR analysis | 1"=30'



Green Area Ratio Scoresheet			
Ward	Lot	Square	Zoning District
			RSB
enter sq ft of lot		multiplier	
29,700			SCORE
Lot size (enter this value first) *			0.395
	Square Feet	Factor	Total
Landscape Elements			
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	0.3	-
2 Landscaped areas with a soil depth of 24" or greater	enter sq ft	3,700	2,202.0
3 Bioretention facilities	enter sq ft	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	1,900	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	8100	0.3
3 Tree canopy for all new trees 2.5" to 6" in diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees	1850	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	0	0.6
5 Tree canopy for preservation of existing tree 6" to 12" in diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees	0	0.7
6 Tree canopy for preservation of existing tree 12" to 18" in diameter or larger or equivalent - calculated at 600 sq ft per tree	enter number of trees	0	0.7
7 Tree canopy for preservation of all existing trees 18" to 24" in diameter or equivalent - calculated at 1300 sq ft per tree	enter number of trees	0	0.7
8 Tree canopy for preservation of all existing trees 24" in diameter or larger or equivalent - calculated at 2000 sq ft per tree	enter number of trees	0	0.8
9 Vegetated wall, plantings on a vertical surface	enter sq ft	0	0.6
C Vegetated or "green" roofs			
1 Over at least 2" and less than 8" of growth medium	enter sq ft	2,270	0.6
2 Over at least 8" of growth medium	enter sq ft	5,093	0.8
D Permeable Paving***			
1 Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft	0	0.4
2 Permeable paving over at least 24" of soil or gravel	enter sq ft	400	0.5
E Other			
1 Enhanced tree growth systems***	enter sq ft	0	0.4
2 Renewable energy generation	enter sq ft	0	0.5
3 Approved water features	enter sq ft	0	0.2
H Bonuses			
1 Native plant species	enter sq ft	200	0.1
2 Landscaping in food cultivation	enter sq ft	0	0.1
3 Harvested stormwater irrigation	enter sq ft	0	0.1
sub-total of sq ft = 23,633			
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.			
Green Area Ratio numerator = 11,741			