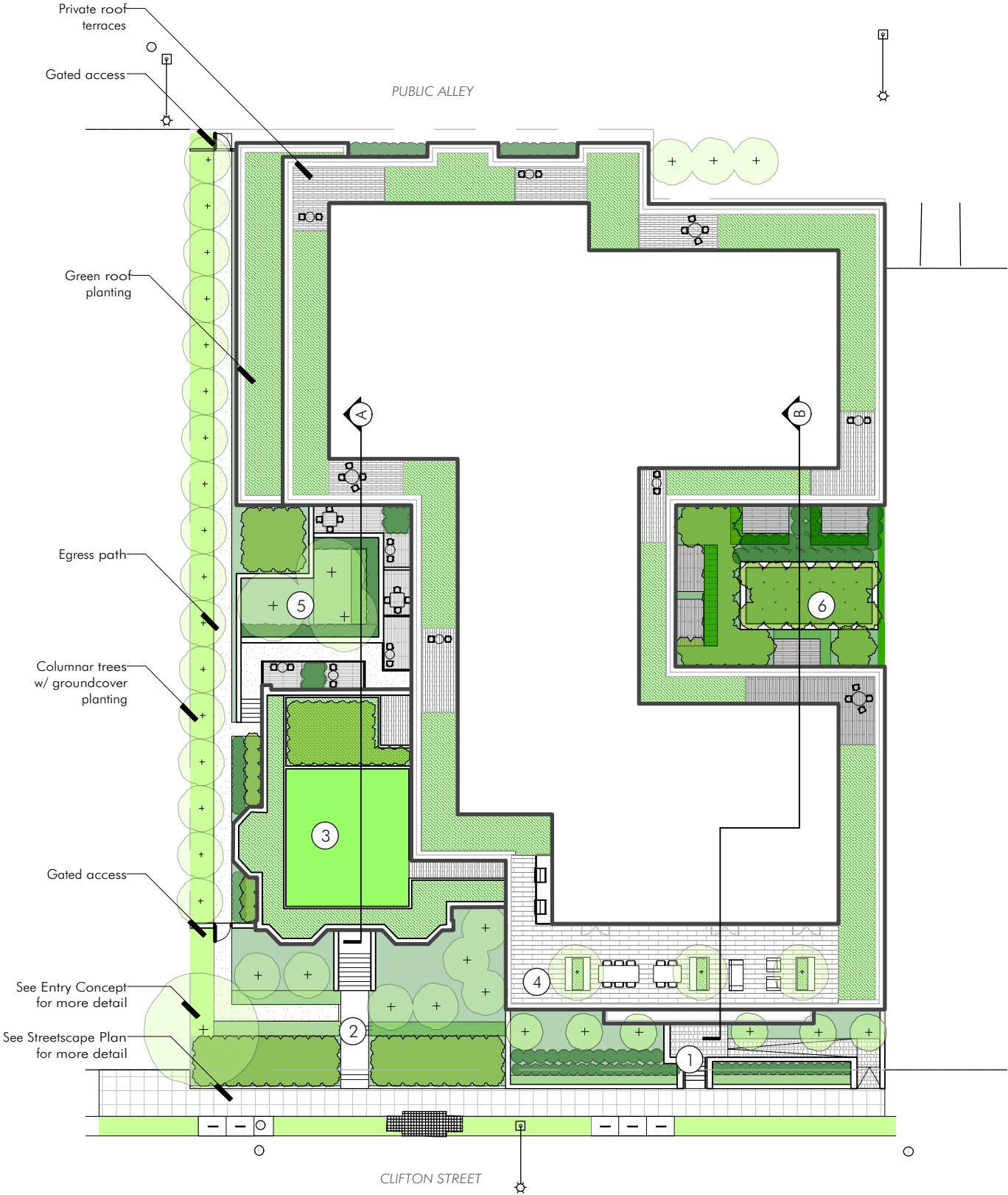


Combined Site Plan | 1"=30'



① Main building entrance - modern, layered plantings



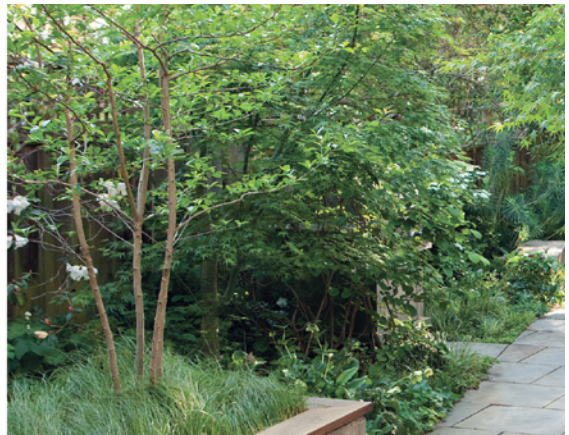
② Residential entrance - shrub/perennial border + flowering trees



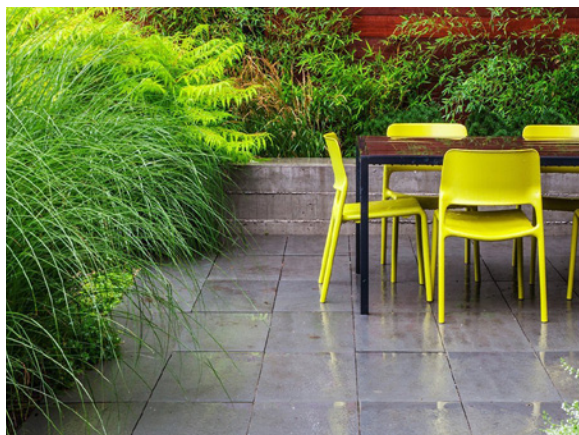
③ Lower roof terrace - passive recreation, sunbathing on turf



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

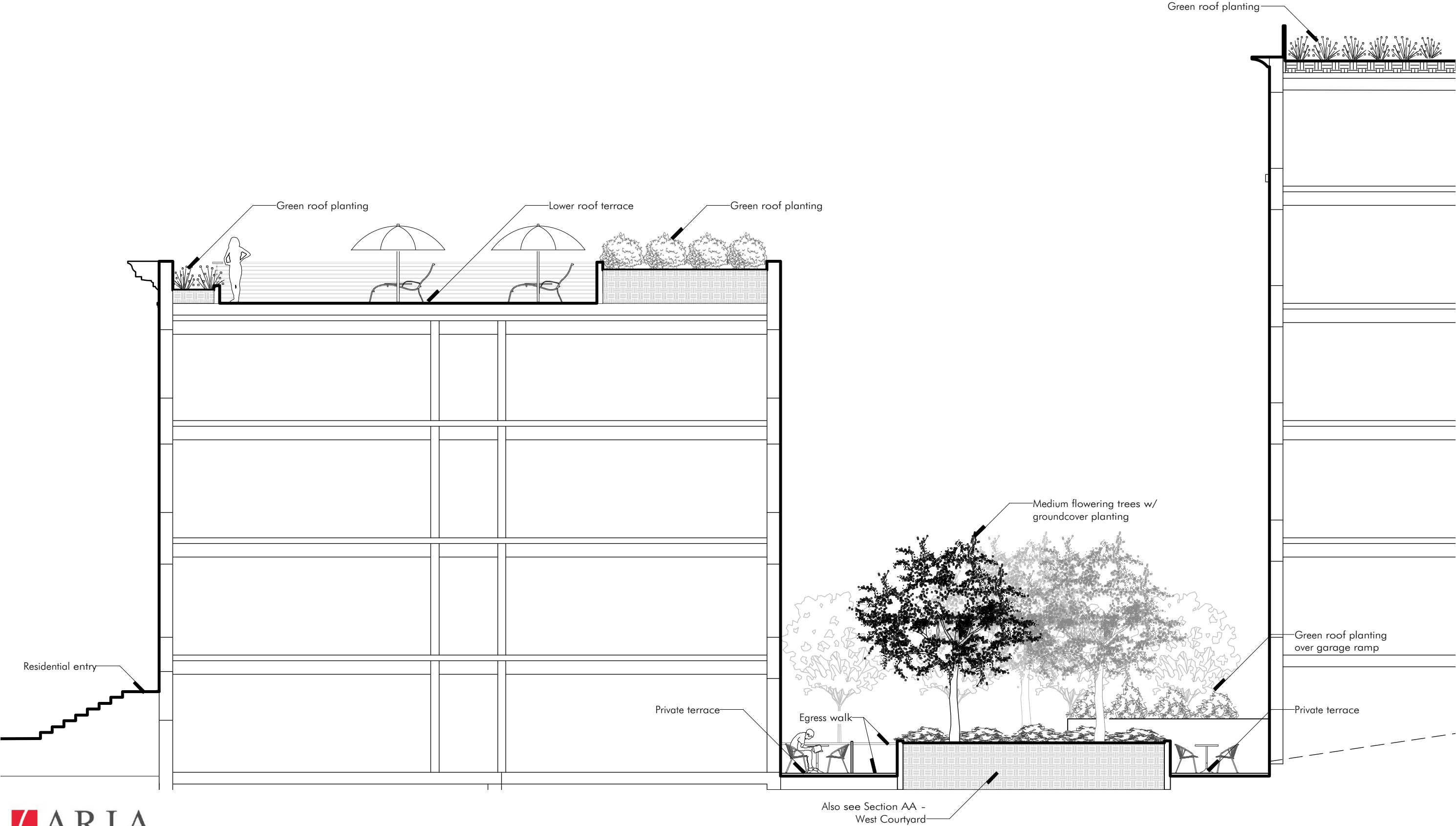


⑤ West Court - private terraces w/ garden views

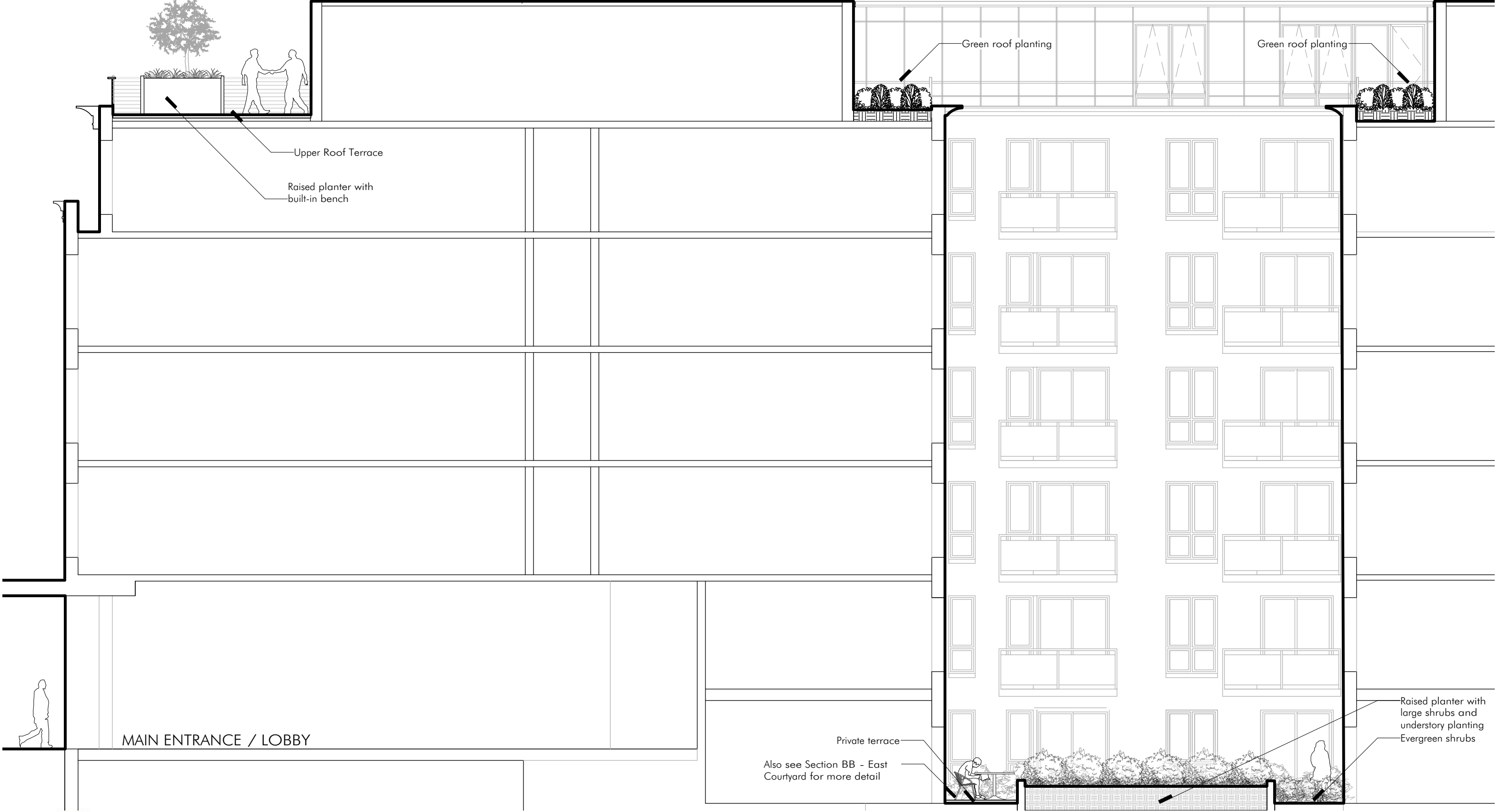


⑥ East Court - private terraces w/ garden views

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



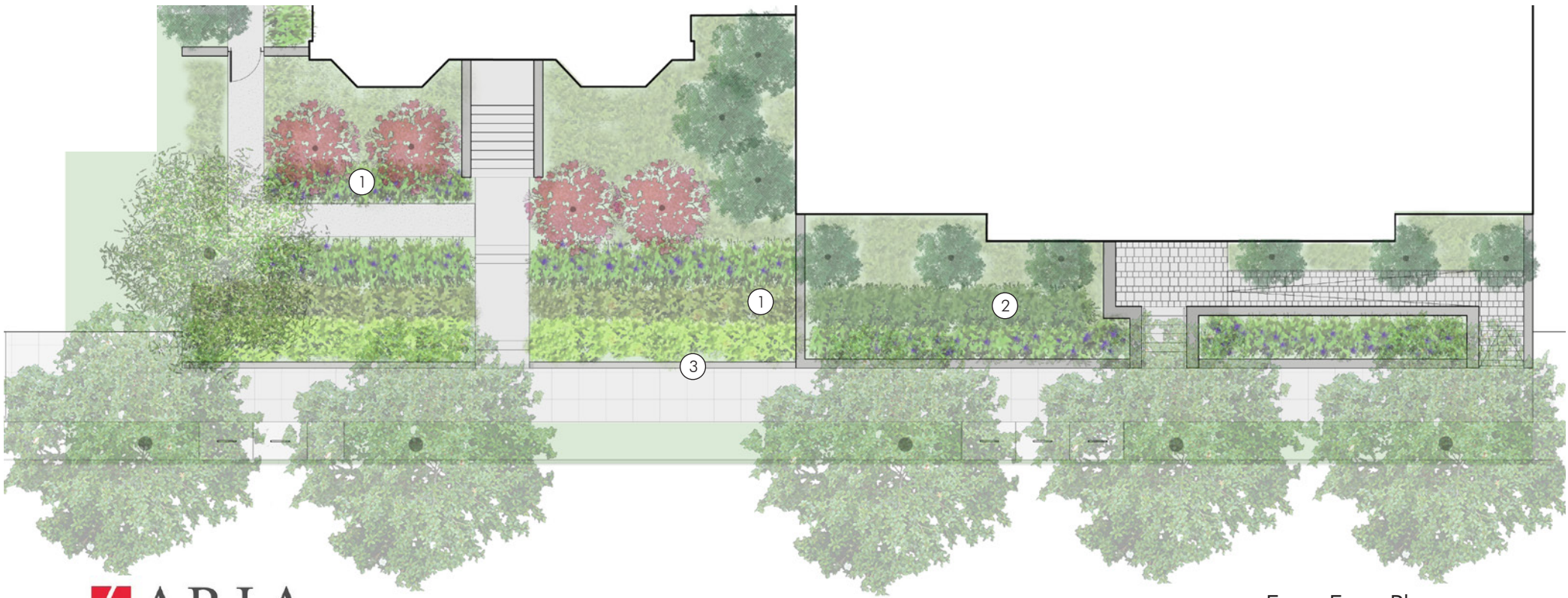
Site Section B | East Section 1/8"=1'-0"



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



East-West Elevation



Front Entry Plan



1) Traditional perennial/ shrub border + flowering trees

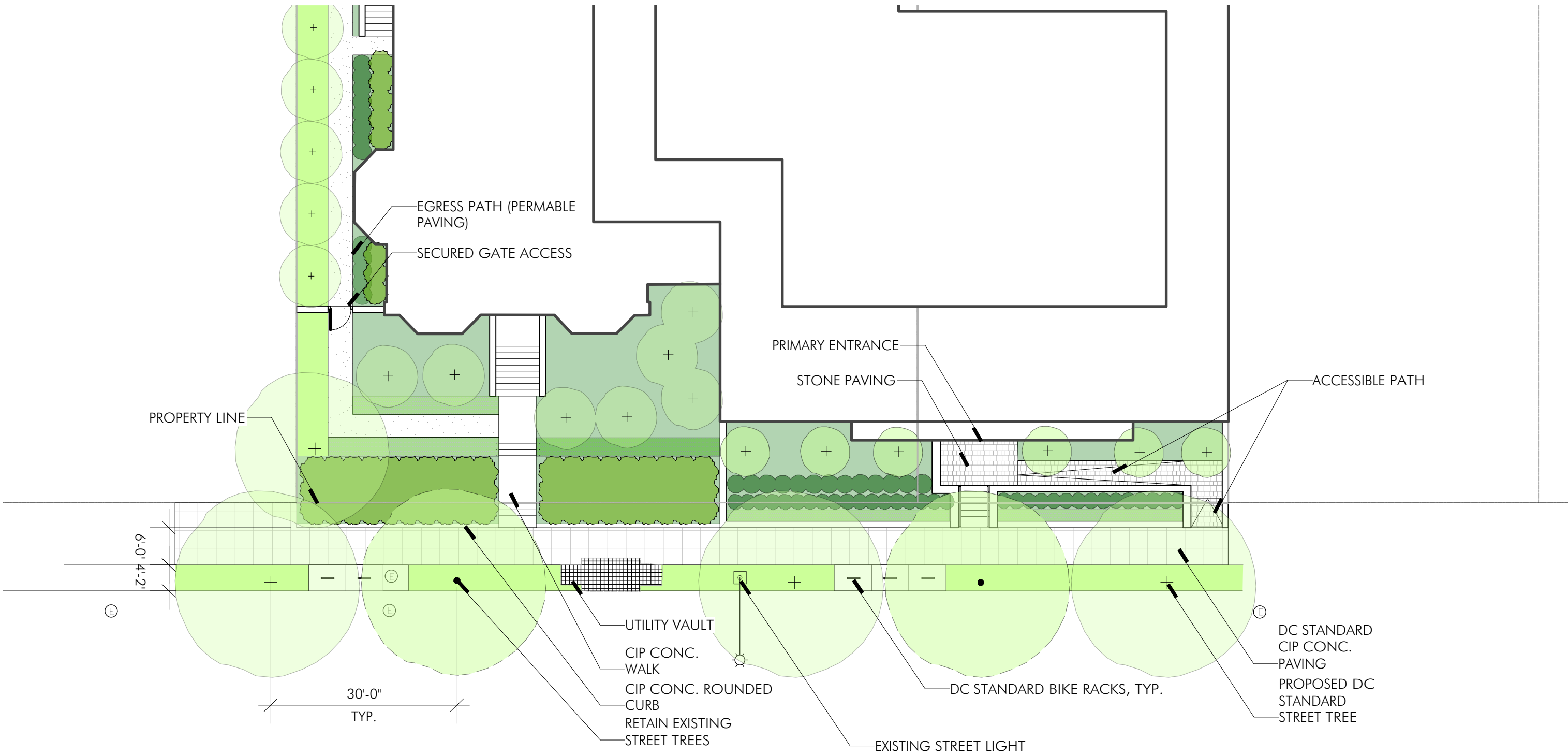


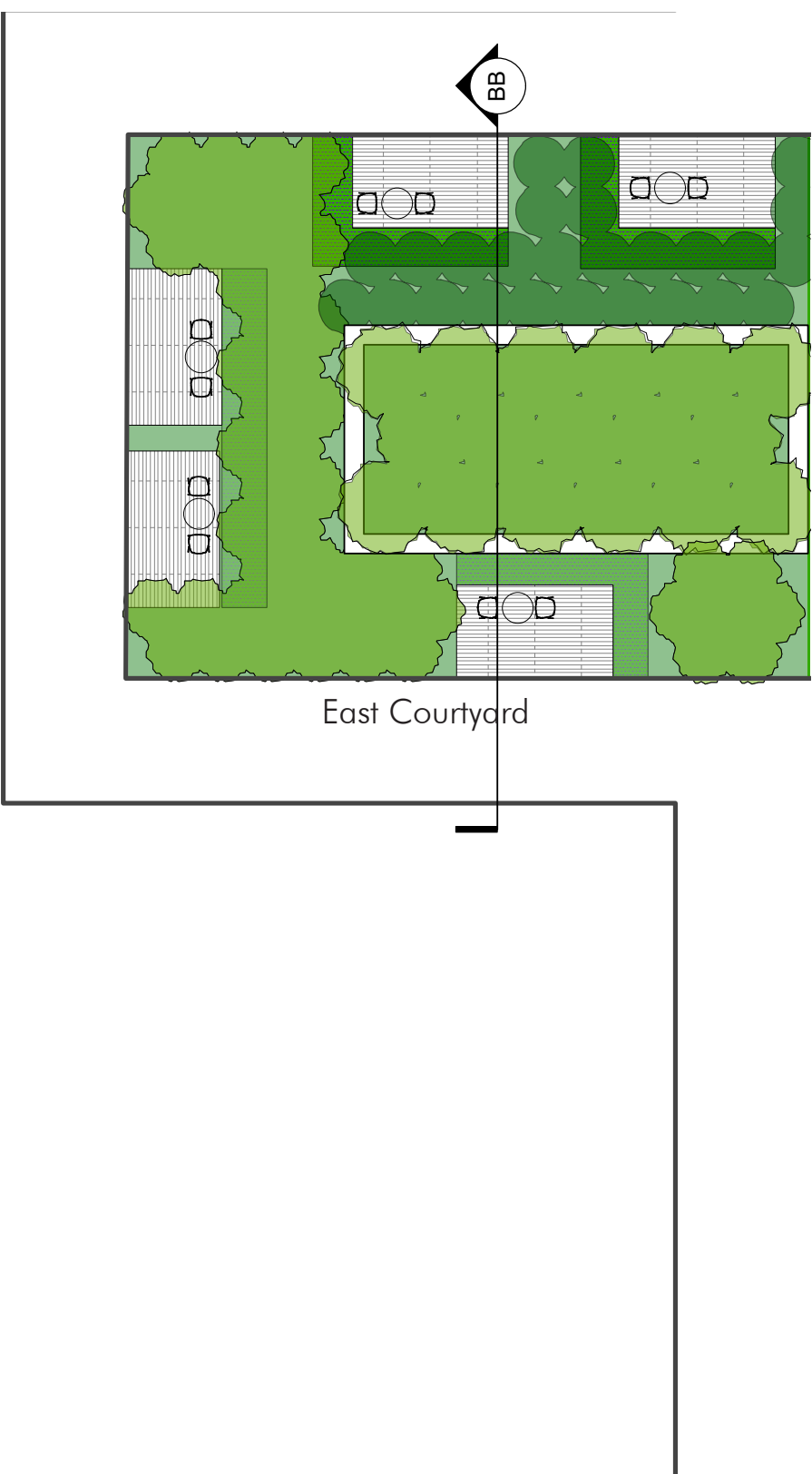
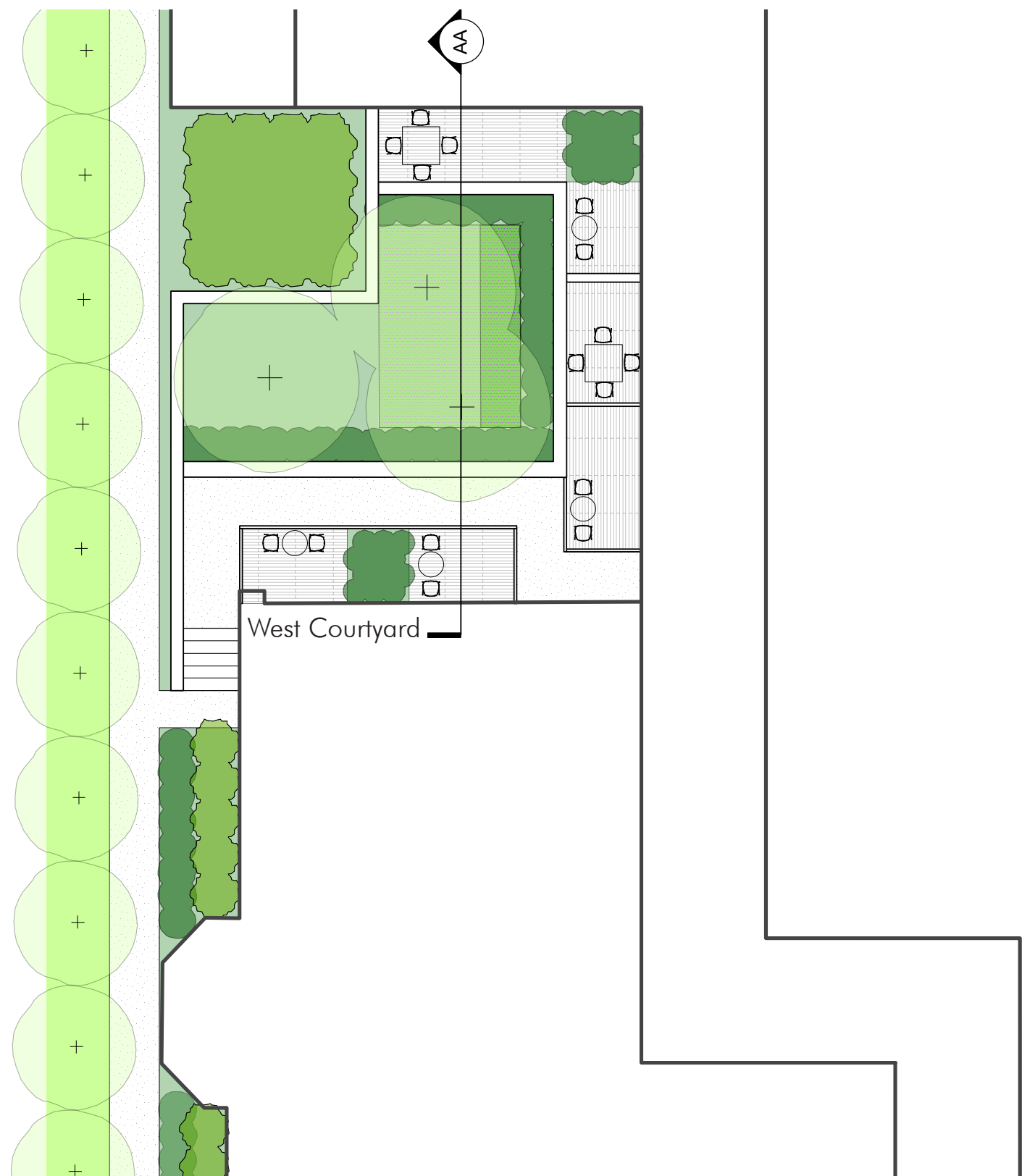
2) Modern, layered plantings at main entrance

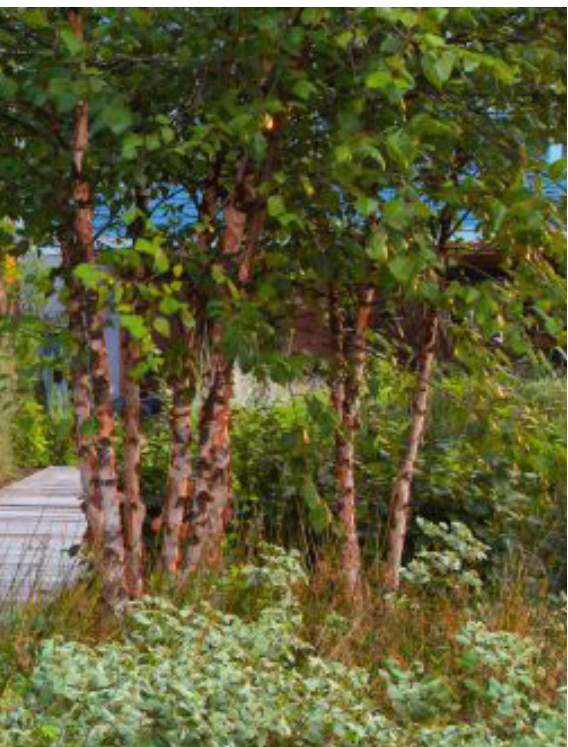


3) Restored concrete rolled curb





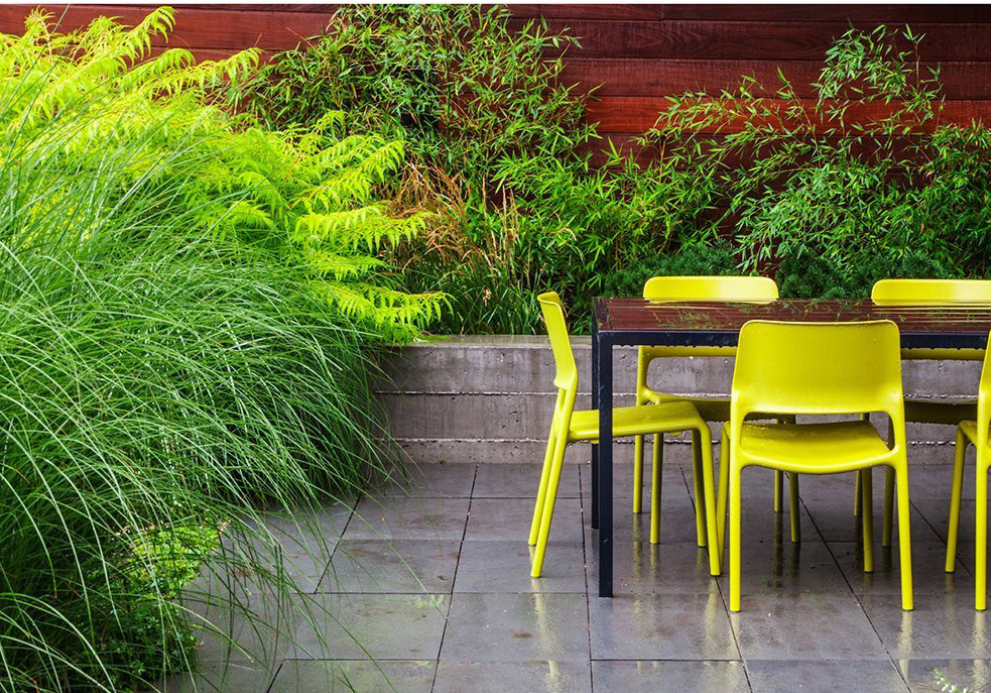




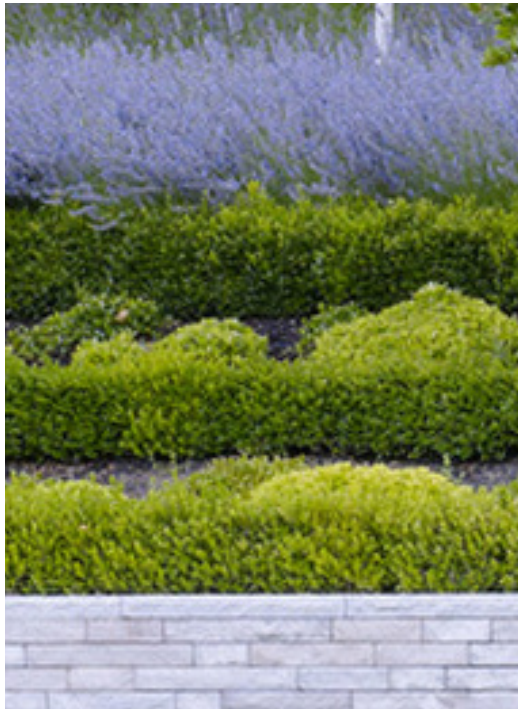
① Elevated Grove - Medium flowering or multi-stemmed trees w/ year round interest



② Flowering Perennial Garden - seasonal color and texture



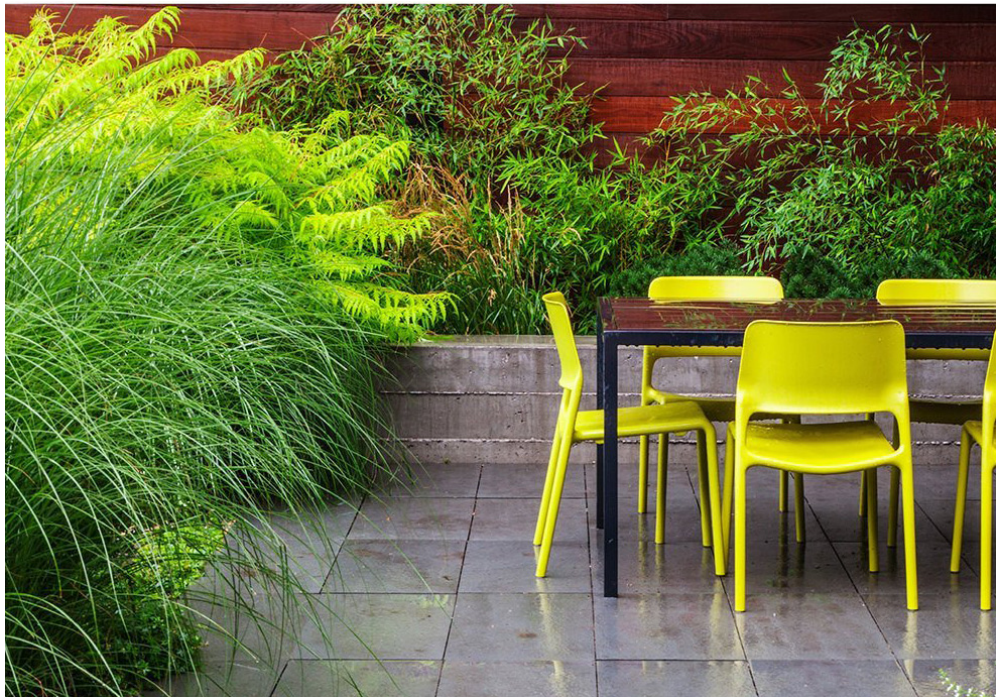
③ Private Garden Terraces - Shrub / perennial plantings provide privacy & year-round views



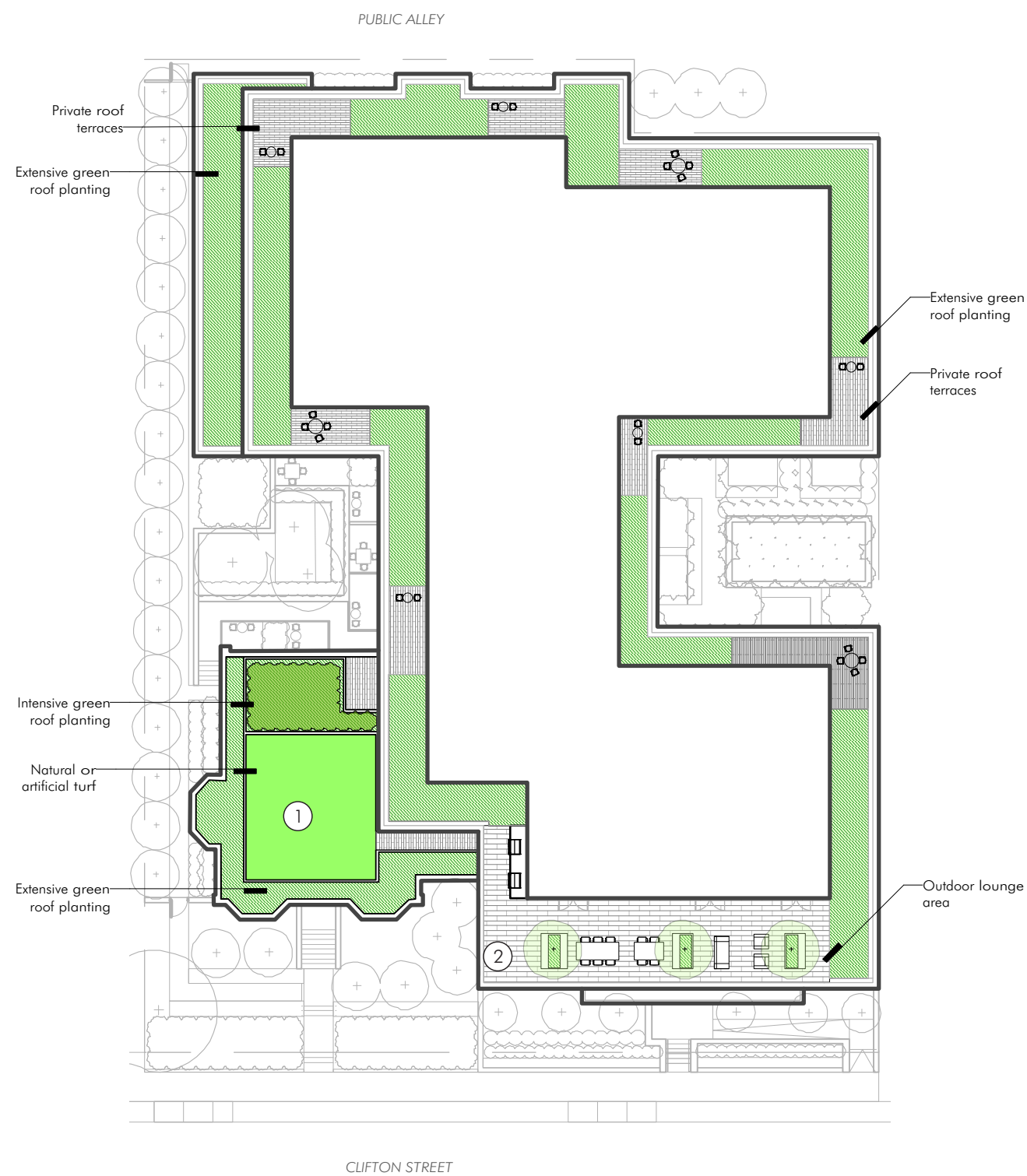
① Elevated Garden - Large flowering and/or evergreen shrubs w/ year round interest



② Flowering Perennial Garden - seasonal color and texture



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



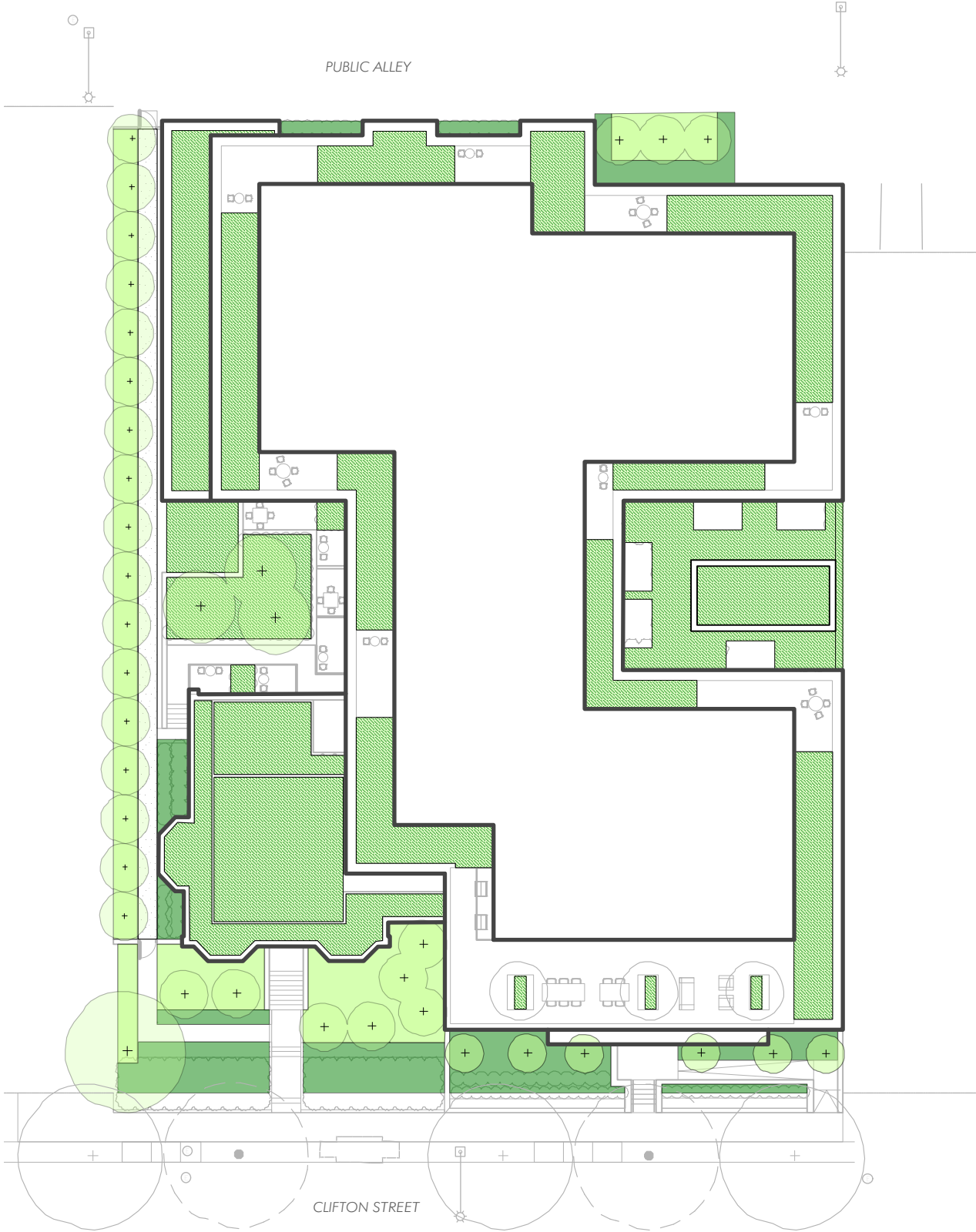
① Lower roof terrace - passive recreation, sunbathing



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



GAR analysis | 1"=30'



- green roof planting
- shrub planting
- groundcover planting
- proposed tree

Green Area Ratio Scoresheet					
Address 1315 Clifton Street NW		Ward	Lot	Square	Zoning District
Other / BZA Order		enter sq ft of lot		multiplier	
Lot size (enter this value first) *		29,790		SCORE 0.395	
Landscape Elements		Square Feet	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 0	0.3	-	
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft 3670	0.6	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 1990	0.2	398	
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 260	8100	0.3	2,430
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 37	1850	0.5	925.0
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	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	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	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	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	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 1,170	0.6	1,362.0	
2	Over at least 8" of growth medium	enter sq ft 5094	0.8	4,074.4	
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 3300	0.5	330.0	
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	-	
sub-total of sq ft = 23,633					
H Bonuses					
1	Native plant species	enter sq ft 200	0.1	20.0	
2	Landscaping in food cultivation	enter sq ft 0	0.1	-	
3	Harvested stormwater irrigation	enter sq ft 0	0.1	-	
Green Area Ratio numerator = 11,741					

*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.