

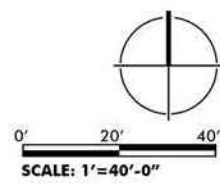
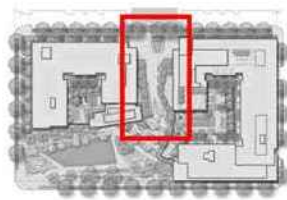
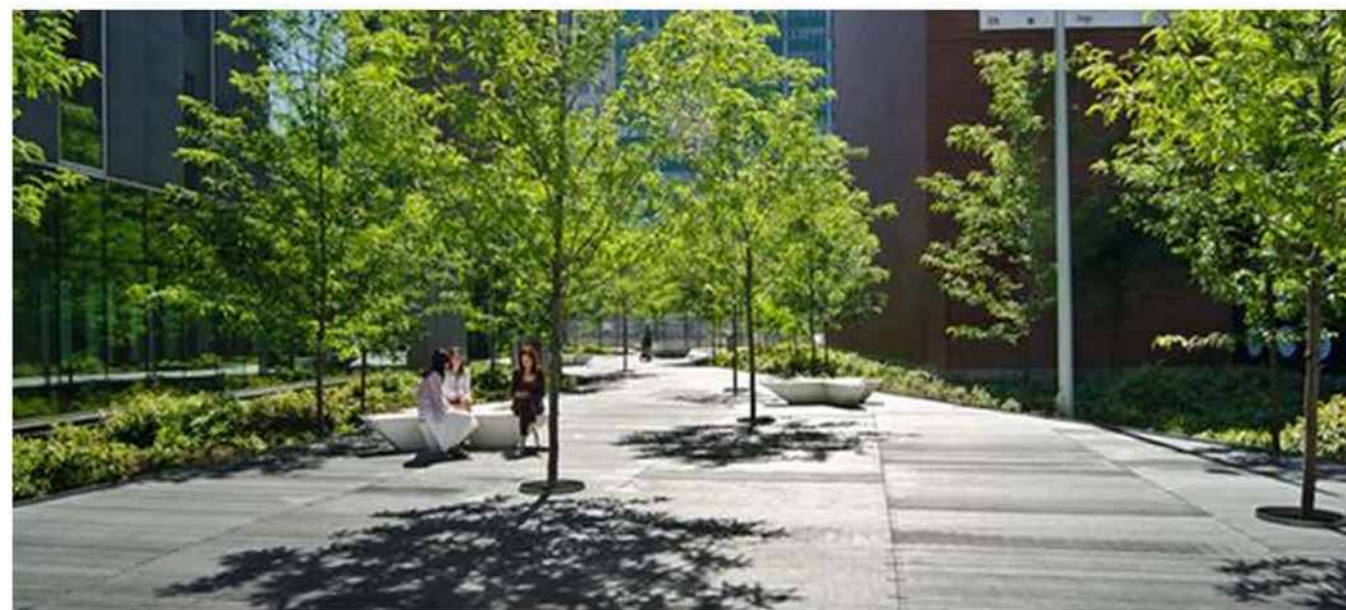
L-04a PUBLIC PARK

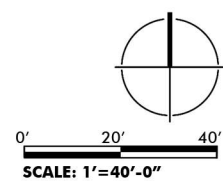
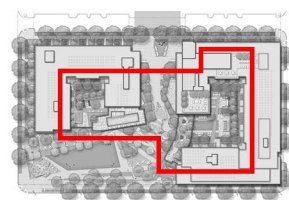
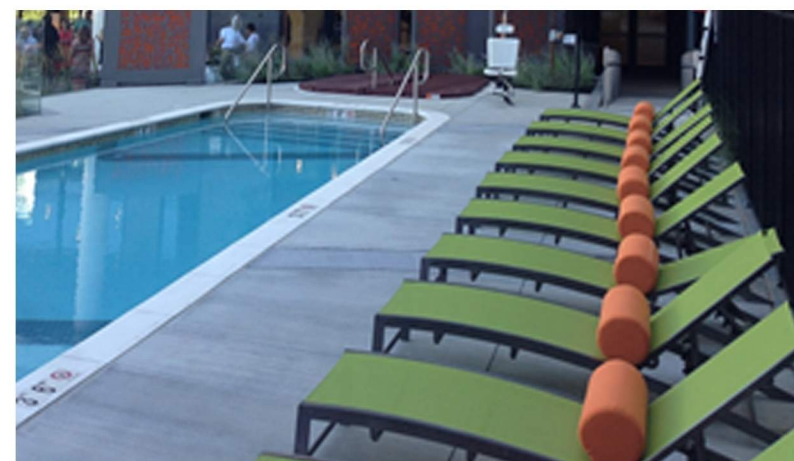
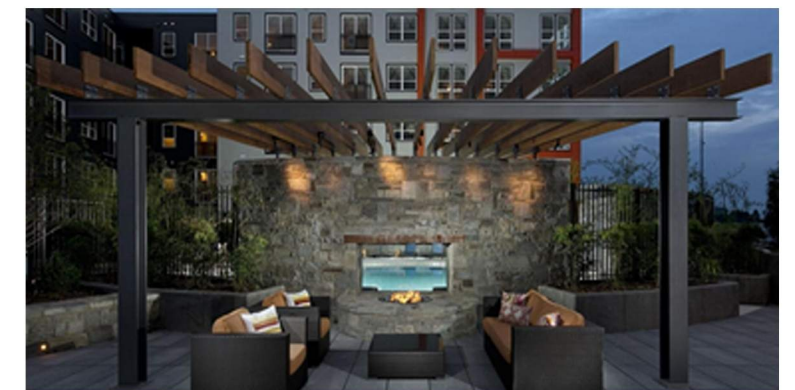
TBSC Owner | LLC | SURSUM CORDA | 1112 FIRST TERRACE, NW, Washington, DC 20003

PARKER RODRIGUEZ, INC. PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE

WA17025 | January 07, 2017

ZONING COMMISSION District of Columbia CASE NO.15-20C EXHIBIT NO.10AA6



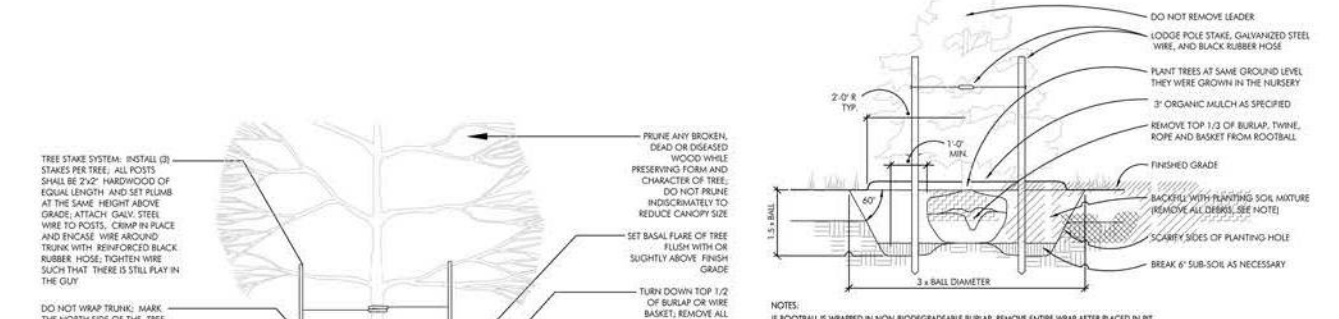


L-04c AMENITY AREAS

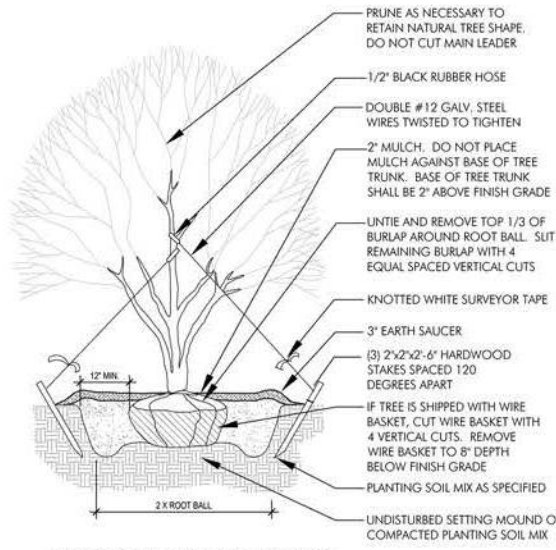
PROPOSED PLANT MATERIAL*

*Plant selections may change with final design provided that the character and quality of the planting material selections remain in substantial conformance with that shown.

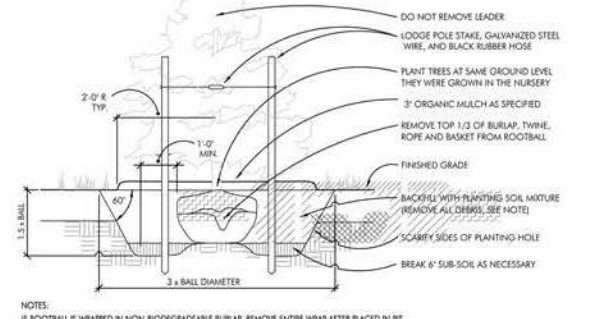
Native?	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	COMMENTS
Large Canopy Trees							
Y		PA-L	<i>Platanus x acerifolia</i> 'Exclamation'	London Planetree	3-3 1/2" cal.	B&B	single leader; full branching
Y		QP-L	<i>Quercus phellos</i>	Willow Oak	3-3 1/2" cal.	B&B	single leader; full branching
Y		QR-L	<i>Quercus rubra</i>	Red Oak	3-3 1/2" cal.	B&B	single leader; full branching
Canopy Trees							
Y		AO	<i>Acer rubrum</i> 'October Glory'	Oct. Glory Red Maple	2-2 1/2" cal.	B&B	single leader; full branching
Y		AS	<i>Acer saccharum</i>	Sugar Maple	2-2 1/2" cal.	B&B	single leader; full branching
Y		BN	<i>Betula nigra</i> 'Dura Heat'	Dura Heat River Birch	12-14' ht.	B&B	multistem - 3 stems minimum; full branching
Y		NS	<i>Nyssa sylvatica</i>	Black Tupelo	2-2 1/2" cal.	B&B	single leader; full branching
Y		QB	<i>Quercus bicolor</i>	Swamp White Oak	2-2 1/2" cal.	B&B	single leader; full branching
Y		QP	<i>Quercus palustris</i>	Pin Oak	2-2 1/2" cal.	B&B	single leader; full branching
Y		QW	<i>Quercus phellos</i>	Willow Oak	2-2 1/2" cal.	B&B	single leader; full branching
Y		QR	<i>Quercus rubra</i>	Red Oak	2-2 1/2" cal.	B&B	single leader; full branching
Evergreen Trees							
		IF	<i>Ilex x attenuata</i> 'Foster's #2'	Foster's Holly	8-10' ht.	B&B	heavy; matched; symmetrical
Y		IO	<i>Ilex opaca</i>	American Holly	8-10' ht.	B&B	heavy; matched; symmetrical
		MG	<i>Magnolia grandiflora</i>	Southern Magnolia	12-14' ht.	B&B	specimens; full branching
		PB	<i>Pinus bungeana</i>	Lacebark Pine	8-10' ht.	B&B	specimen; heavy; symmetrical
Ornamental Trees							
Y		AC	<i>Amelanchier canadensis</i>	Serviceberry	8-10' ht.	B&B	multistem - 3 stems minimum; full branching
		CB	<i>Carpinus betulus</i> 'Fastigiata'	Fast. European Hornbeam	8-10' ht.	B&B	single stem; symmetrical, full branching
Y		CC	<i>Cercis canadensis</i>	Eastern Redbud	8-10' ht.	B&B	single stem; full branching
		CR	<i>Cornus x 'Rutban'</i>	Aurora Dogwood	8-10' ht.	B&B	single stem; full branching
		LM	<i>Lagerstroemia indica</i> 'Muskogee'	Muskogee Crape Myrtle	6-8' ht.	B&B	multistem - 3 stems minimum; full branching
		LN	<i>Lagerstroemia indica</i> 'Natchez'	Natchez Crape Myrtle	8-10' ht.	B&B	multistem - 3 stems minimum; full branching
		MT	<i>Magnolia stellata</i>	Star Magnolia	7-8' ht.	B&B	multistem - 3 stems minimum; full branching
Y		MV	<i>Magnolia virginiana</i>	Sweetbay Magnolia	8-10' ht.	B&B	multistem - 3 stems minimum; full branching
Evergreen Shrubs							
		IB	<i>Ilex cornuta</i> 'Dwarf Burford'	Dwarf Burford Holly	24-30" ht.	Cont.	full branching to ground
		IU	<i>Ilex crenata</i> 'Soft Touch'	Soft Touch Compact Holly	24-30" ht.	Cont.	full branching to ground
		IM	<i>Ilex x meserveae</i> 'Blue Princess'	Meserve Holly (female & male)	36-42" ht.	Cont.	full branching; plant 1 male per 4 females
Y		IG	<i>Ilex glabra</i> 'Nigra'	Compact Inkberry	30-36" ht.	Cont.	full branching to ground
		JS	<i>Juniperus scopulorum</i> 'Gray Gleam'	Gray Gleam Juniper	5-6 ft. ht.	B&B	full branching; matched symmetrical specimens
		KL	<i>Kalmia latifolia</i> 'Elf'	Mountain Laurel	24-30" ht.	Cont.	full branching to ground
		PL	<i>Prunus laurocerasus</i> 'Otto Luykens'	Otto Luykens Cherry Laurel	24-30" ht.	B&B	full branching;
Deciduous Shrubs							
Y		CS	<i>Cornus sericea</i>	Red Twig Dogwood	30-36" ht.	Cont.	full branching;
Y		FO	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	24-30" ht.	Cont.	full branching;
Y		HQ	<i>Hydrangea quercifolia</i> 'Alice'	Oakleaf Hydrangea	4-5' ht.	Cont.	full branching;
Y		IV	<i>Ilex verticillata</i> 'Cacapon' & 'Jackson'	Winterberry (female and male)	4-5' ht.	Cont.	full branching; plant 1 male per 4 females
Y		IT	<i>Itea virginica</i> 'Henry's Garnet'	Virginia Sweetpire	24-30" ht.	Cont.	full branching;
		RO	<i>Rosa</i> 'Knockout'	Knockout Rose	18-24" ht.	Cont.	full branching; 24" o.c.
Y		VDE	<i>Viburnum dentatum</i>	Arrowwood Viburnum	36-42" ht.	Cont.	full branching;
Perennials							
Y		ATA	<i>Amonia tabernaemontana</i>	Blue Star	1 gal.	Cont.	18" o.c.
Y		ACG	<i>Achillea</i> 'Coronation Gold'	Coronation Gold Yarrow	1 gal.	Cont.	18" o.c.
		AHJ	<i>Anemone</i> 'Honorine Jobert'	White Japanese Anemone	1 gal.	Cont.	heavy, 24" o.c.
Y		ATU	<i>Asclepias tuberosa</i>	Butterfly Weed	2 gal.	Cont.	24" o.c.
Y		ANP	<i>Aster novae-angliae</i> 'Purple Dome'	Purple Dome New England Aster	2 gal.	Cont.	18" o.c.
		CVM	<i>Coreopsis verticillata</i> 'Moonbeam'	Moonbeam Coreopsis	1 gal.	Cont.	24" o.c.
Y		EPM	<i>Echinacea purpurea</i> 'Magnus'	Magnus Purple Coneflower	1 gal.	Cont.	24" o.c.
Y		EMG	<i>Eupatorium dudium</i> 'Little Joe'	Dwarf Joe Pye Weed	2 gal.	Cont.	specimen
Y		ECO	<i>Eupatorium coelestinum</i>	Hardy Ageratum	1 gal.	Cont.	24" o.c.
		HMA	<i>Heuchera macrorhiza</i> 'Autumn Bride'	Allumroot	1 gal.	Cont.	24" o.c.
		HSE	<i>Hosta sieboldiana</i> 'Elegans'	Hosta	1 gal.	Cont.	30" o.c.
Y		LSP	<i>Liatris spicata</i>	Gayfeather	1 gal.	Cont.	24" o.c.



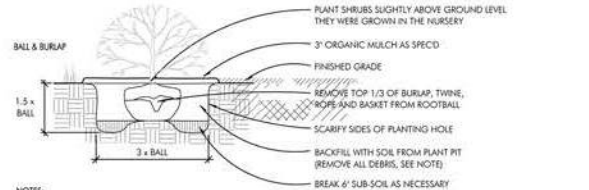
01 TREE PLANTING (STAKED)
SCALE: N.T.S.



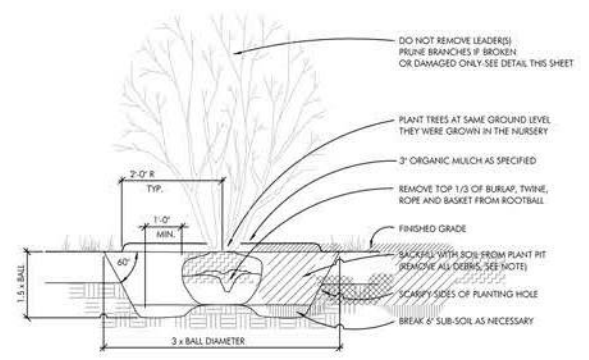
02 MULTI-STEM TREE PLANTING
SCALE: N.T.S.



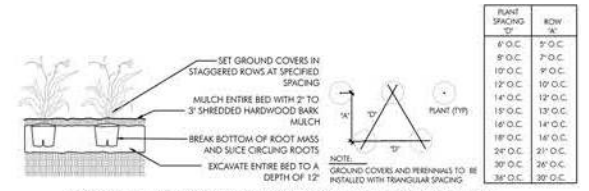
03 EVERGREEN TREE PLANTING (STAKED)
SCALE: N.T.S.



04 SHRUB PLANTING
SCALE: N.T.S.



05 MULTISTEM SHRUB PLANTING
SCALE: N.T.S.









06 GROUND COVER PLANTING AND SPACING
SCALE: N.T.S.

PLANT SPACING	ROW
8" O.C.	7" O.C.
8" O.C.	7" O.C.
10" O.C.	9" O.C.
12" O.C.	10" O.C.
14" O.C.	12" O.C.
16" O.C.	13" O.C.
18" O.C.	14" O.C.
20" O.C.	16" O.C.
24" O.C.	20" O.C.
30" O.C.	24" O.C.
36" O.C.	30" O.C.

Green Area Ratio Scoresheet

★ ★ ★ Address: Sursum Corda Square Lot Zone District
■ ■ ■ Other: Phase 1 Lot area (sf) Minimum Score Multiplier GAR Score
■ ■ ■ Lot size (enter this value first) * **146,679** **0.2** SCORE: **0.351**

PRELIMINARY GAR CALCULATIONS
 PLAN LEGEND (SEE PAGE L.066)

-  PERIMETER OF LEVEL P1
-  A2.
21,389.59 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.
2,905.03 SF
VEGETATED GREEN ROOF
OVER 2" AND LESS THAN 8" SOIL
-  C2.
8,855.89 SF (INCL. BIOMET. 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

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"	<input type="text" value="square feet"/>	0.30	-
2	Landscaped areas with a soil depth ≥ 24"	<input type="text" value="21,390"/>	0.60	12,833.8
3	Bioretention facilities	<input type="text" value="square feet"/>	0.40	-
B Plantings (credit for plants in landscaped areas from Section A)				
1	Groundcovers, or other plants < 2' height	<input type="text" value="8,000"/>	0.20	1,600.0
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	<input type="text" value="6,000"/>	0.30	16,200.0
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	<input type="text" value="75"/>	0.50	1,875.0
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	<input type="text" value="45"/>	0.60	6,750.0
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	<input type="text" value="square feet"/>	0.70	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	<input type="text" value="square feet"/>	0.70	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	<input type="text" value="square feet"/>	0.70	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	<input type="text" value="square feet"/>	0.80	-
9	Vegetated wall, plantings on a vertical surface	<input type="text" value="square feet"/>	0.60	-
C Vegetated or "green" roofs				
1	Over at least 2" and less than 8" of growth medium	<input type="text" value="2,905"/>	0.60	1,743.0
2	Over at least 8" of growth medium	<input type="text" value="8,856"/>	0.80	7,084.5
D Permeable Paving***				
1	Permeable paving over 6" to 24" of soil or grave	<input type="text" value="3,000"/>	0.40	1,200.0
2	Permeable paving over at least 24" of soil or grave	<input type="text" value="1,500"/>	0.50	750.0
E Other				
1	Enhanced tree growth systems***	<input type="text" value="square feet"/>	0.40	-
2	Renewable energy generation	<input type="text" value="square feet"/>	0.50	-
3	Approved water features	<input type="text" value="square feet"/>	0.20	-
F Bonuses		sub-total of sq ft = 114,650		
1	Native plant species	<input type="text" value="13,750"/>	0.10	1,375.0
2	Landscaping in food cultivation	<input type="text" value="square feet"/>	0.10	-
3	Harvested stormwater irrigation	<input type="text" value="square feet"/>	0.10	-
Green Area Ratio numerator =				51,411
Total square footage of all permeable paving and enhanced tree growth.				1,950

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	
	SANITARY LABEL			ELECTRIC BOX	
	STORM LABEL			ELECTRIC PEDESTAL	
	SANITARY SEWER LATERAL			MONITORING WELL	
	UNDERGROUND WATER LINE			TEST PIT	
	UNDERGROUND ELECTRIC LINE			BENCHMARK	
	UNDERGROUND GAS LINE			BORING	

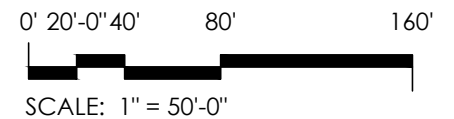
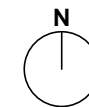
PROJECT NARRATIVE:

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:

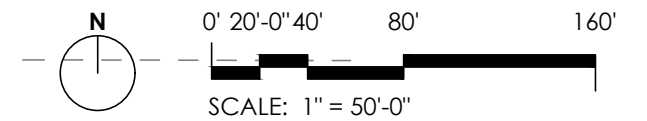
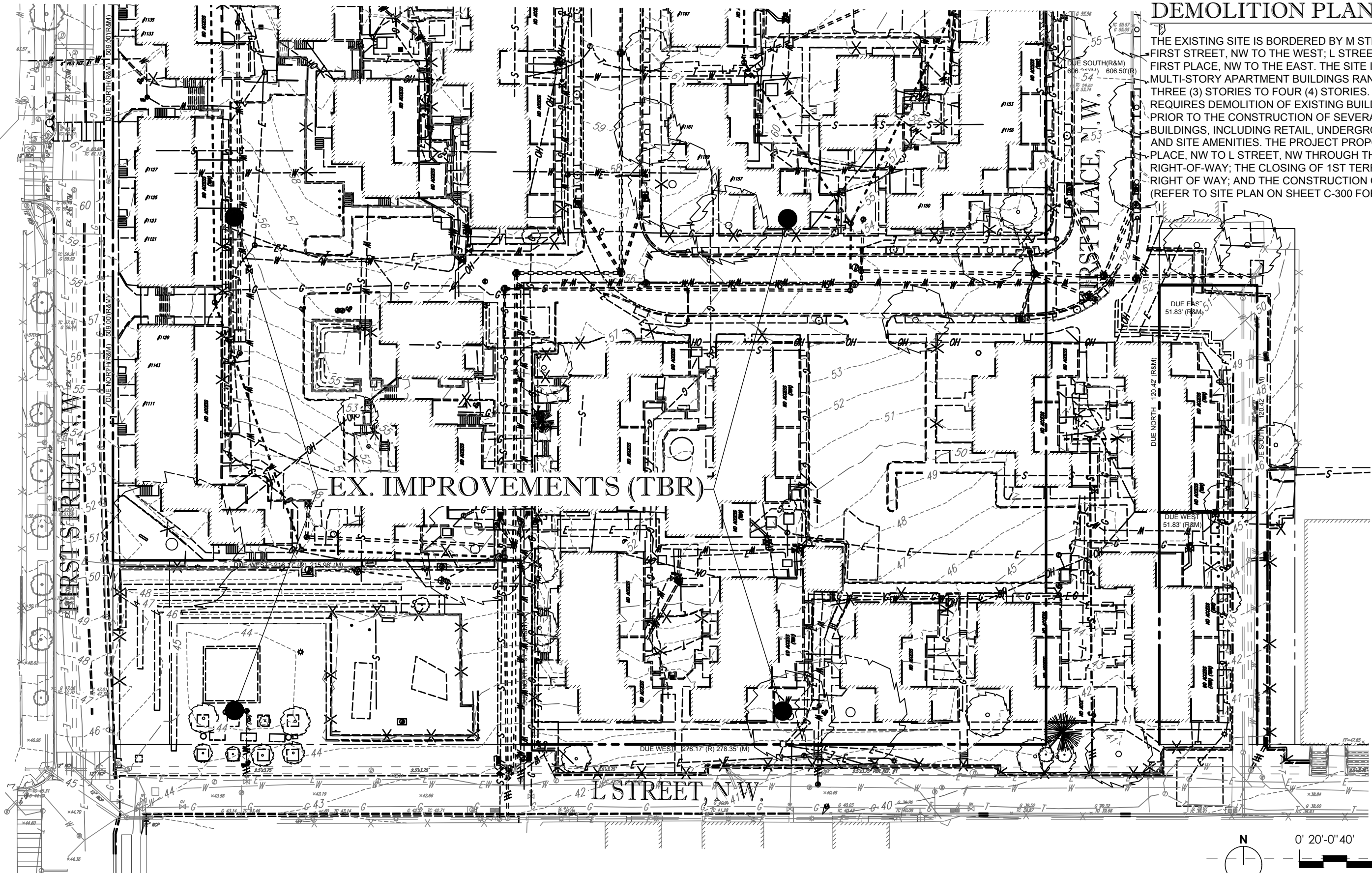
1. THE PLAN IS BASED ON THE FOLLOWING DOCUMENTS AND INFORMATION
 - A. SURVEY ENTITLED: "ALTA/ACSM LAND TITLE SURVEY, TOLL BROTHERS, INC., LOT 250 AND A&T LOTS 898, 904, 894, 895, 900, & 893, SQUARE 620, DISTRICT OF COLUMBIA", PREPARED BY: BOHLER ENGINEERING. DATED: 11/10/17, REVISED: 07/05/18.
 - B. DIGITAL ARCHITECTURAL PLANS: ENTITLED: "SURSUM CORDA-SHEET - A0203 - KEY PLAN - LEVEL 1.DWG" PREPARED BY: WDG ARCHITECTS, DATED: 12/12/18.
 - C. DIGITAL LANDSCAPE PLANS: ENTITLED: "18-1221_SURSUMCORDA LA.DWG", PREPARED BY: PARKER RODRIGUEZ INC., RECEIVED: 12/21/18.
 - D. DIGITAL DRY UTILITY PLANS: ENTITLED "2018-12-21 USCE.DWG", PREPARED BY: UTILITY SYSTEMS, RECEIVED: 12/21/18
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.

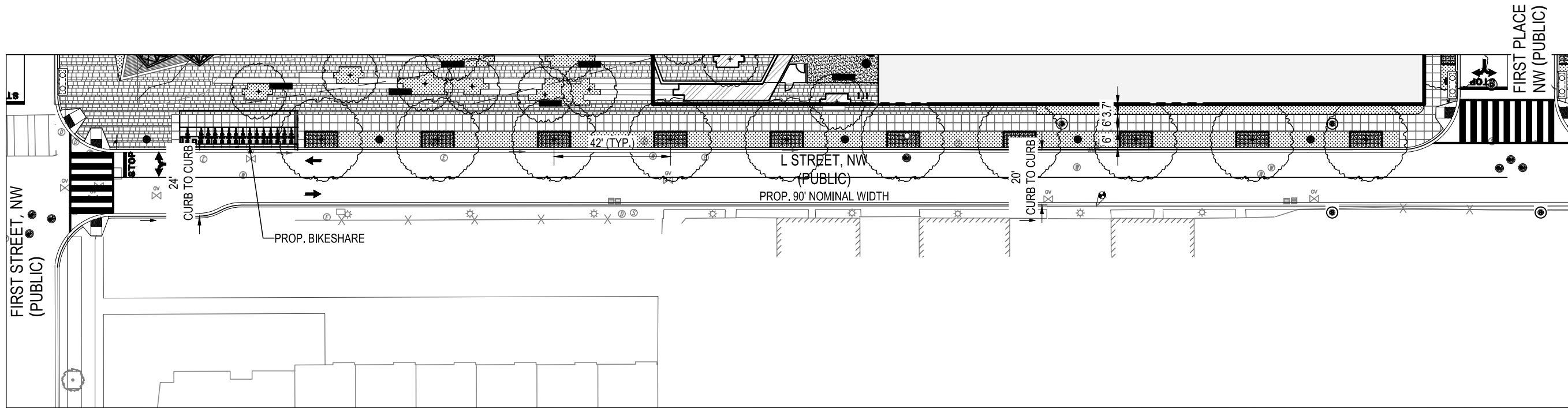
APPLICANT
SURSUM CORDA PUD
SECOND STAGE PUD APPLICATION
FOR PHASE I



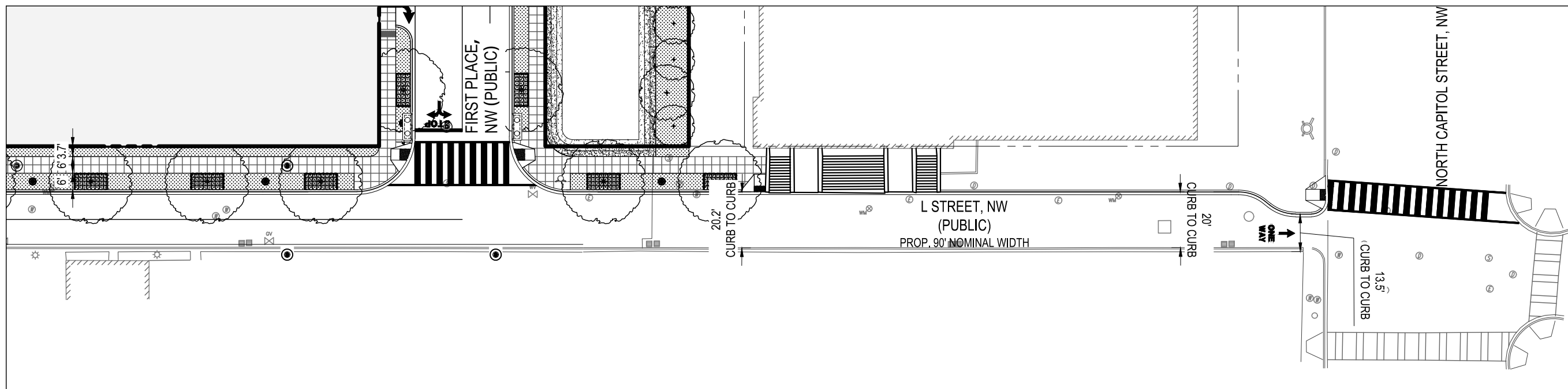
DEMOLITION PLAN NARRATIVE

THE EXISTING SITE IS BORDERED BY M STREET, NW TO THE NORTH; FIRST STREET, NW TO THE WEST; L STREET, NW TO THE SOUTH; AND FIRST PLACE, NW TO THE EAST. THE SITE IS MADE UP OF SEVERAL MULTI-STORY APARTMENT BUILDINGS RANGING IN HEIGHT FROM THREE (3) STORIES TO FOUR (4) STORIES. THE PROPOSED PROJECT REQUIRES DEMOLITION OF EXISTING BUILDINGS AND SITE FEATURES PRIOR TO THE CONSTRUCTION OF SEVERAL MIXED-USE MULTI-STORY BUILDINGS, INCLUDING RETAIL, UNDERGROUND PARKING GARAGE, AND SITE AMENITIES. THE PROJECT PROPOSES THE EXTENSION OF L PLACE, NW TO L STREET, NW THROUGH THE DEDICATION OF PUBLIC RIGHT-OF-WAY; THE CLOSING OF 1ST TERRACE/VACATION OF PUBLIC RIGHT OF WAY; AND THE CONSTRUCTION OF PRIVATE PIERCE STREET (REFER TO SITE PLAN ON SHEET C-300 FOR MORE DETAIL).





L STREET, NW - RIGHT-OF-WAY CONDITION (EX. 40' WIDTH, DDOT PROP. 90' WIDTH)



L STREET, NW - RIGHT-OF-WAY CONDITION (EX. 40' WIDTH, DDOT PROP. 90' WIDTH)

