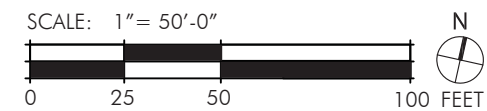


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**OVERALL ILLUSTRATIVE PLAN**

PARK VIEW COMMUNITY PARTNERS



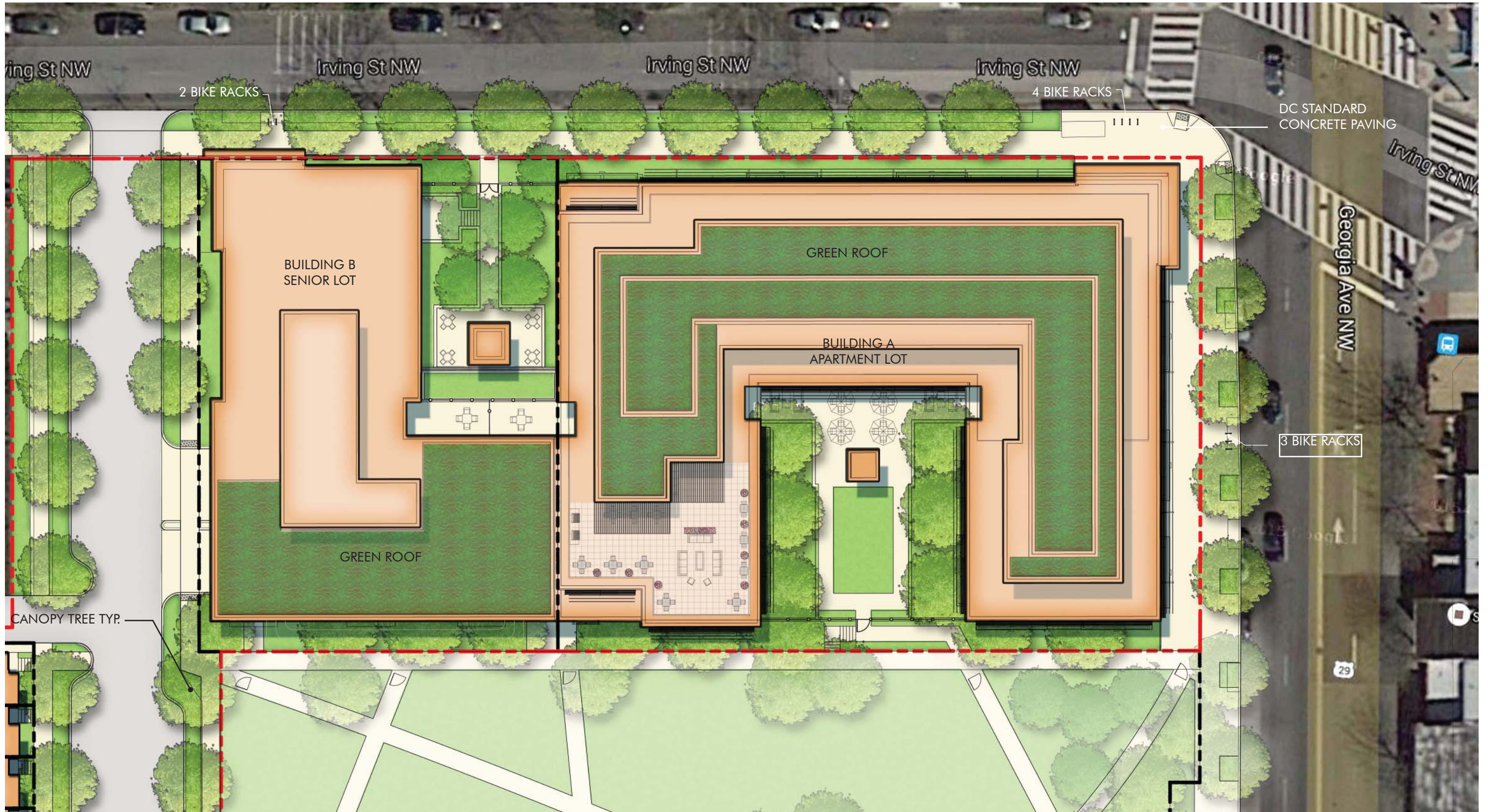
January 10, 2017

L01



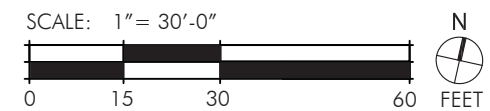
**BRUCE MONROE**  
 ZONING COMMISSION  
 District of Columbia  
 CASE NO. 16-41  
 EXHIBIT NO. 237A6





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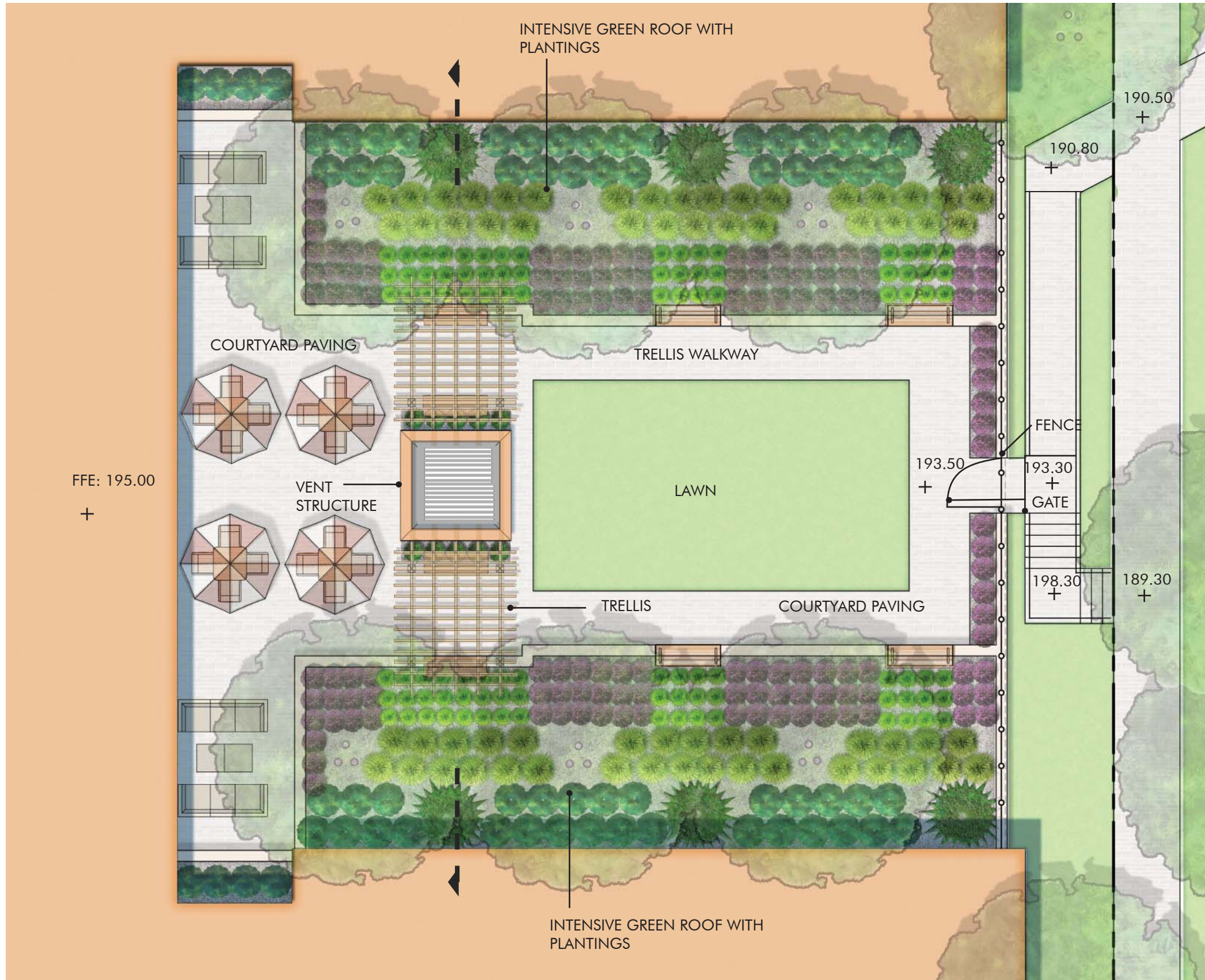
**BUILDING A & B LANDSCAPE PLAN**  
 PARK VIEW COMMUNITY PARTNERS



January 10, 2017

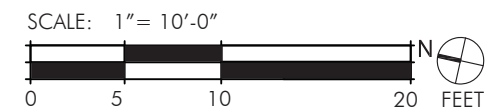
L02





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**ENLARGED BLDG A COURTYARD PLAN**  
 PARK VIEW COMMUNITY PARTNERS



January 10, 2017

L03





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**BLDG A COURTYARD SECTION**

PARK VIEW COMMUNITY PARTNERS

SCALE: 3/16" = 1'-0"



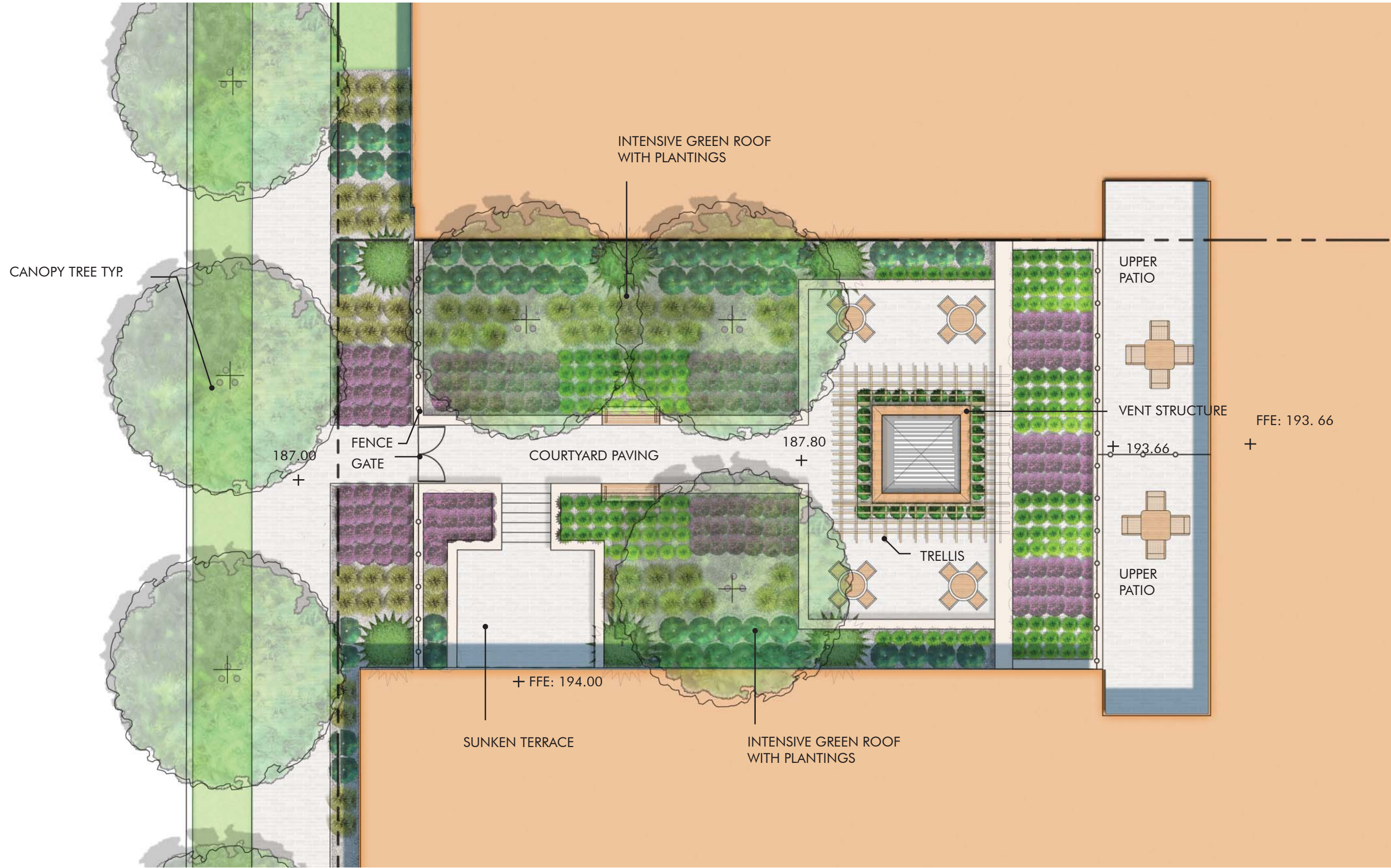
January 10, 2017

L04



**BRUCE MONROE**

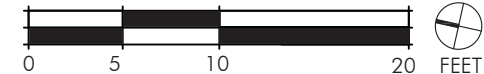




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**ENLARGED BLDG B COURTYARD PLAN**  
**PARK VIEW COMMUNITY PARTNERS**

SCALE: 1" = 10'-0"



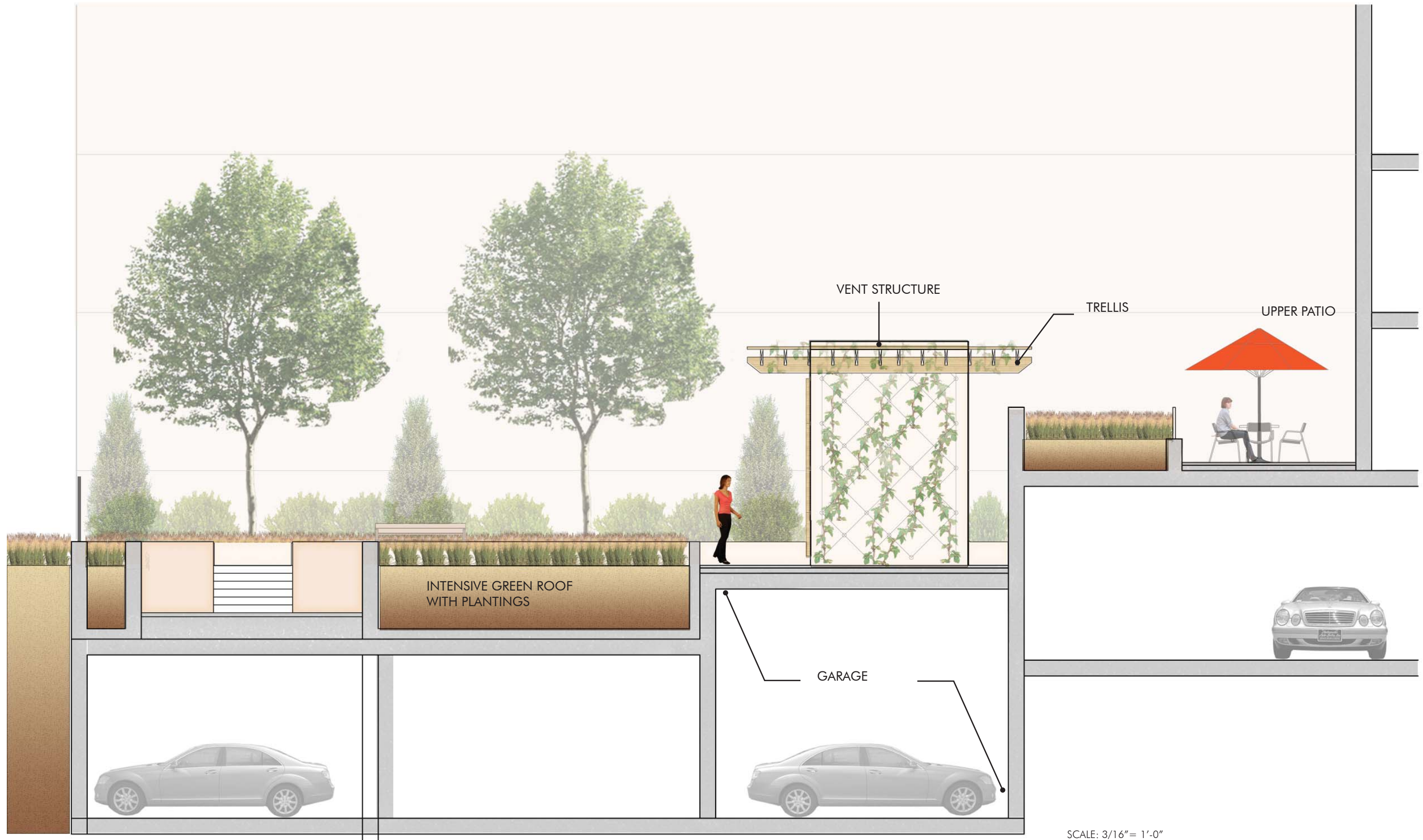
January 10, 2017

L05



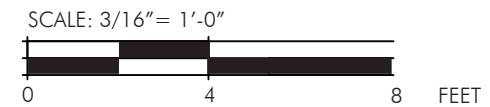
**BRUCE MONROE**





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**BLDG B COURTYARD SECTION**  
 PARK VIEW COMMUNITY PARTNERS



January 10, 2017

L06





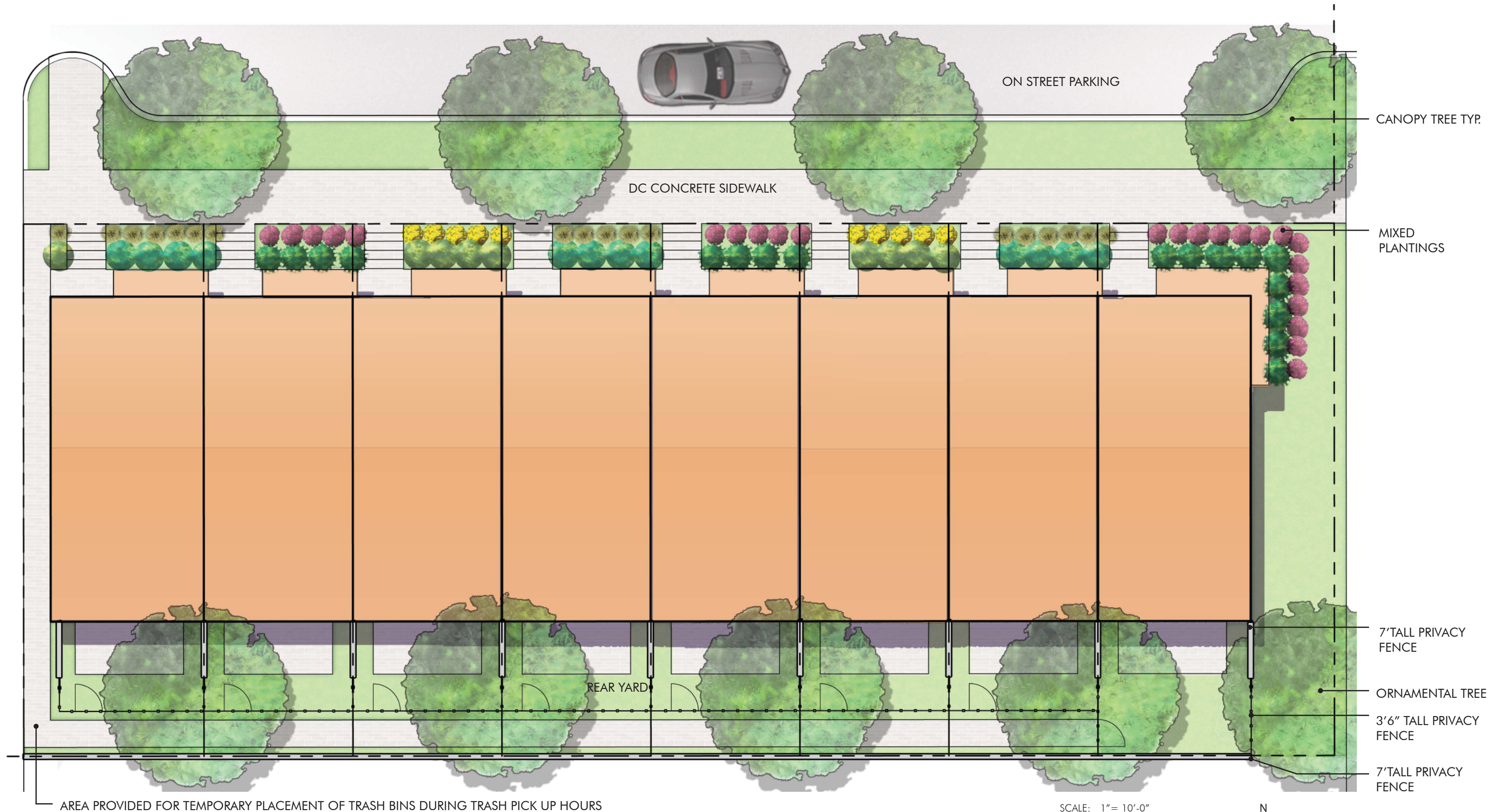
**ROOFTOP AMENITY TERRACE**

PARK VIEW COMMUNITY PARTNERS

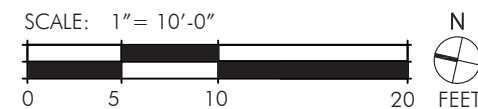


**BRUCE MONROE**





AREA PROVIDED FOR TEMPORARY PLACEMENT OF TRASH BINS DURING TRASH PICK UP HOURS



January 10, 2017

**TYPICAL TOWNHOUSE LANDSCAPE ENLARGEMENT PLAN**

PARK VIEW COMMUNITY PARTNERS



**BRUCE MONROE**

L08





CANOPY TREES



MIXED PLANTINGS



DC STANDARD CONCRETE PAVING



STEEL FENCE



ORNAMENTAL TREE



GREEN ROOF



COURTYARD PAVING



COURTYARD GATE



INTENSIVE GREEN ROOF WITH PLANTINGS



WOOD 7' TALL PRIVACY FENCE



WOOD 3'6" TALL PRIVACY FENCE



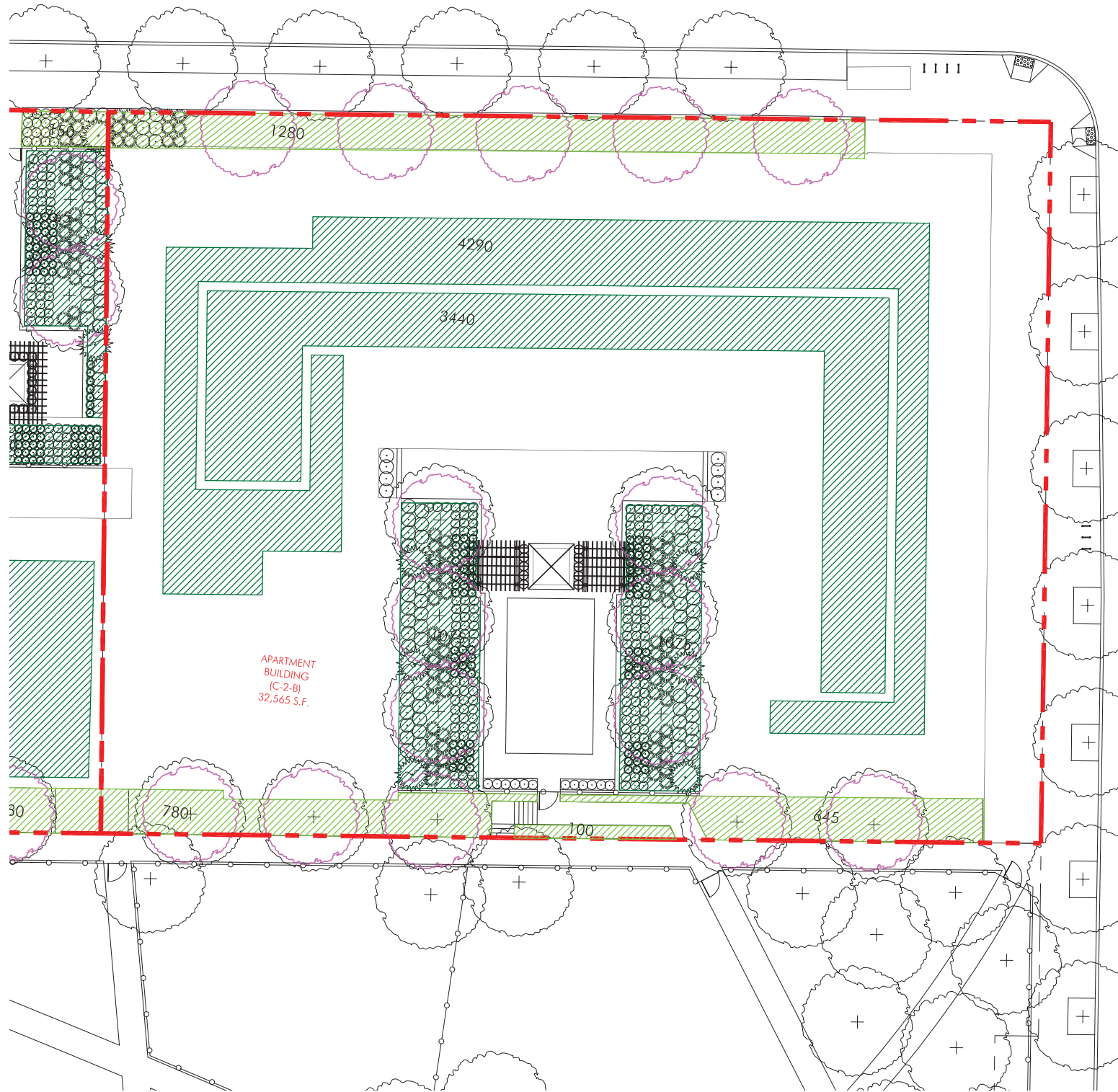
COURTYARD FENCE

PRECEDENT IMAGES








PARK VIEW COMMUNITY PARTNERS

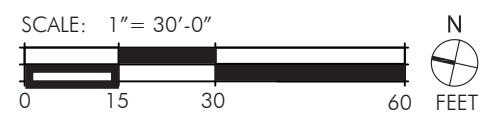






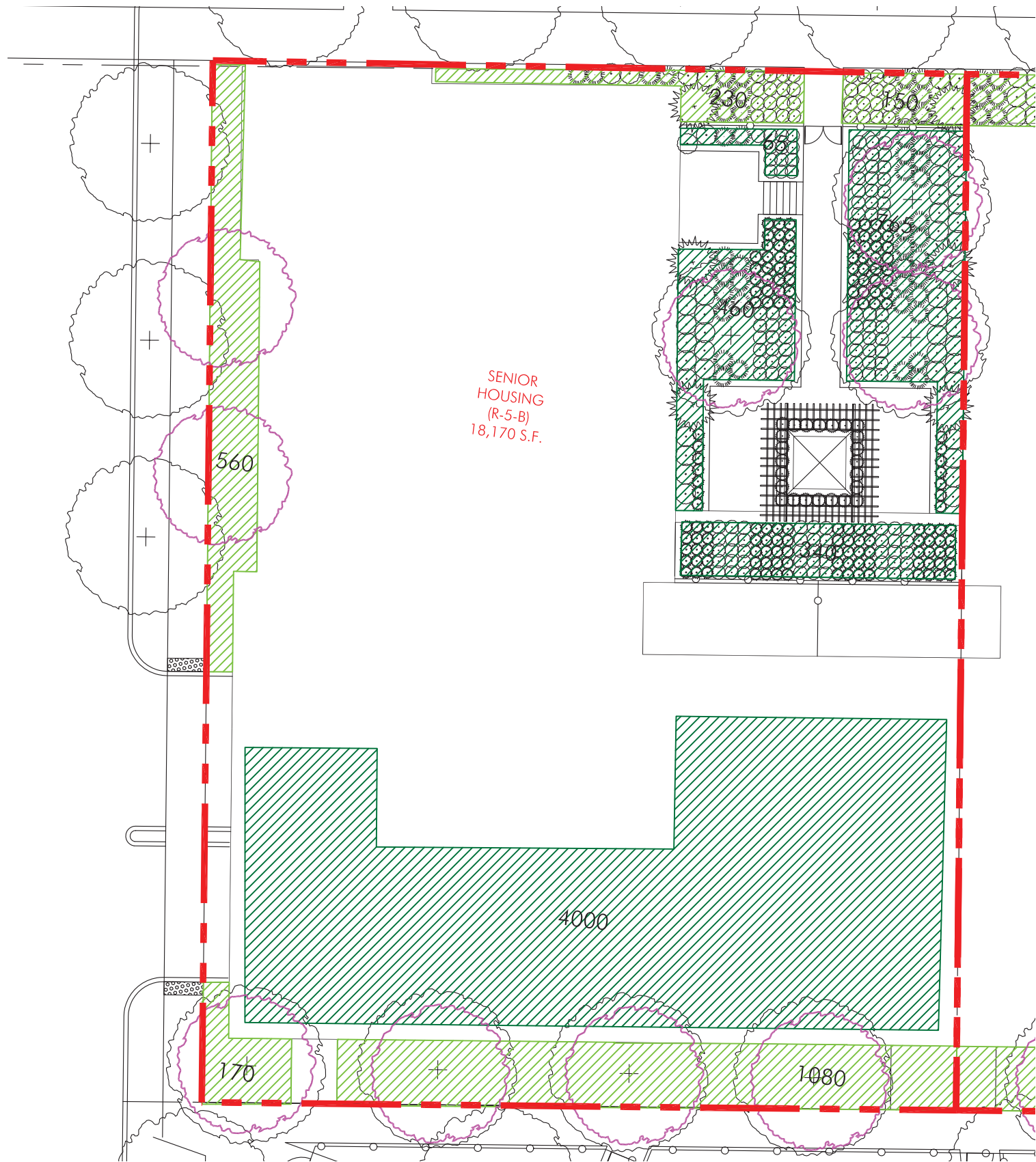
**REQUIRED GAR: 0.300**  
**PROPOSED GAR: 0.309**

-  LOT LINE
-  2.5" CAL TREES
-  24" SOIL WITH SHRUBS
-  LAWN / GROUNDCOVER
-  PERMEABLE PAVING
-  BIORETENTION WITH PLANTINGS
-  GREEN ROOF










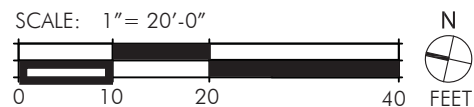
Green Area Ratio Scoresheet				
Address	Word	Lot	Square	Zoning District
Bruce Monroe - Apartment Lot				C-2-B
Other / RZA Order	enter sq ft of lot		multipl	SCORE
Lot size (enter this value first) *	32,565			0.309
Landscape Elements				
	Square Ft.	Factor	Total	
<b>A Landscaped areas (select one of the following for each area)</b>				
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 2,805	0.6	1,683.0
3	Bioretention facilities	enter sq ft 0	0.4	-
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>				
1	Groundcovers, or other plants less than 2' tall at maturity	enter sq ft 0	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 550	4950 0.3	1,485.0
3	Tree canopy for all new trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees 16	800 0.5	400.0
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" 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" 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" dia. 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" 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	-
<b>C Vegetated or "green" roofs</b>				
1	Over at least 2" and less than 8" of growth medium	enter sq ft 9,880	0.6	5,928.0
2	Over at least 8" of growth medium	enter sq ft 0	0.8	-
<b>D Permeable Paving***</b>				
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 0	0.5	-
<b>E Other</b>				
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	-
<b>H Bonuses</b> <small>sub-total of sq ft = 18,435</small>				
1	Native plant species	enter sq ft 5,750	0.1	575.0
2	Landscaping in food cultivation	enter sq ft 0	0.1	-
3	Harvested stormwater irrigation	enter sq ft 0	0.1	-
				<small>Green Area Ratio numerator = 10,071</small>
<small>*** 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</small>				





**REQUIRED GAR: 0.400**  
**PROPOSED GAR: 0.419**

-  LOT LINE
-  2.5" CAL TREES
-  24" SOIL WITH SHRUBS
-  LAWN / GROUNDCOVER
-  PERMEABLE PAVING
-  BIORETENTION WITH PLANTINGS
-  GREEN ROOF



Green Area Ratio Scoresheet				
Ward	Lot	Square	Zoning District	
3	Bruce Monroe - Senior Lot		R-5-B	
Other / BZA Order		enter sq ft of lot	multiplier	SCORE
		18,170		0.419
Landscape Elements				
	Square Ft.	Factor	Total	
<b>A Landscaped areas (select one of the following for each area)</b>				
1	Landscaped areas with a soil depth of less than 24"	enter sq ft	0.3	-
		0		
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft	0.6	1,314.0
		2,190		
3	Bioretention facilities	enter sq ft	0.4	-
		0		
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>				
1	Groundcovers, or other plants less than 2' tall at maturity	enter sq ft	0.2	-
		0		
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	3816	0.3
		424		1,144.8
3	Tree canopy for all new trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees	450	0.5
		9		225.0
4	Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees	0	0.6
		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	0	0.7
		0		-
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	0	0.7
		0		-
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	0	0.7
		0		-
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	0	0.8
		0		-
9	Vegetated wall, plantings on a vertical surface	enter sq ft	0.6	-
		0		-
<b>C Vegetated or "green" roofs</b>				
1	Over at least 2" and less than 8" of growth medium	enter sq ft	0.6	-
		0		-
2	Over at least 8" of growth medium	enter sq ft	0.8	4,504.0
		5,630		
<b>D Permeable Paving***</b>				
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft	0.4	-
		0		-
2	Permeable paving over at least 24" of soil or gravel	enter sq ft	0.5	-
		0		-
<b>E Other</b>				
1	Enhanced tree growth systems***	enter sq ft	0.4	-
		0		-
2	Renewable energy generation	enter sq ft	0.5	-
		0		-
3	Approved water features	enter sq ft	0.2	-
		0		-
<b>H Bonuses</b>				
		sub-total of sq ft = 12,086		
1	Native plant species	enter sq ft	0.1	426.6
		4,266		
2	Landscaping in food cultivation	enter sq ft	0.1	-
		0		-
3	Harvested stormwater irrigation	enter sq ft	0.1	-
		0		-
		Green Area Ratio numerator = 7,614		
*** 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		