

PROPOSED STORMWATER MANAGEMENT NARRATIVE:

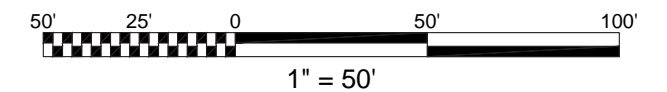
THE PROPOSED PROJECT CONSISTS OF THE REMOVAL OF AN EXISTING STRUCTURE AND NEW CONSTRUCTION OF THREE ADDITIONAL STRUCTURES, UPDATED PRIVATE AND PUBLIC SPACE LANDSCAPE AND NEW UNDERGROUND INFRASTRUCTURE. BMP FACILITIES WILL BE STRATEGICALLY LOCATED DOWNSTREAM OF SURFACE FLOW TO CAPTURE AND RETAIN STORMWATER PER DOE REGULATION. DOE SWM COMPLIANCE WILL BE ACHIEVED WITH THE MIXTURE OF BMP FACILITIES LOCATED THROUGHOUT THE SITE. ADDITIONAL BMP FACILITIES WILL BE LOCATED IN PUBLIC SPACE TO TREAT STORMWATER TO MAXIMUM EXTENT PRACTICABLE. COMPLIANCE CALCULATION AND DATA SHEET FOR THE SITE AND MAINTENANCE CRITERIA FOR ALL BMPs WILL BE INCLUDED ON PLAN SHEETS. THE DESIGNER, INSTALLER AND DOE INSPECTOR MUST HAVE A PRE-CONSTRUCTION MEETING TO ENSURE ALL PARTIES ARE AWARE OF DESIGN INTENTIONS AND WILL CONFORM TO ORIGINAL DESIGN.

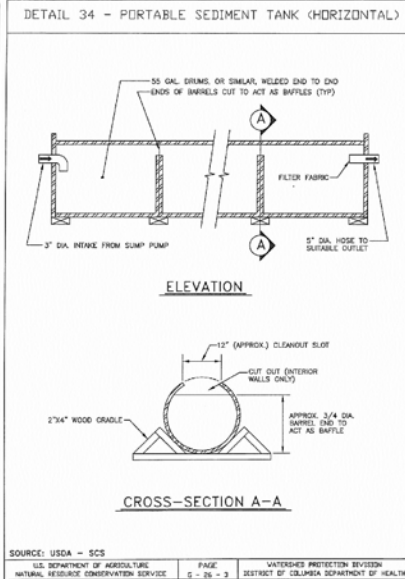
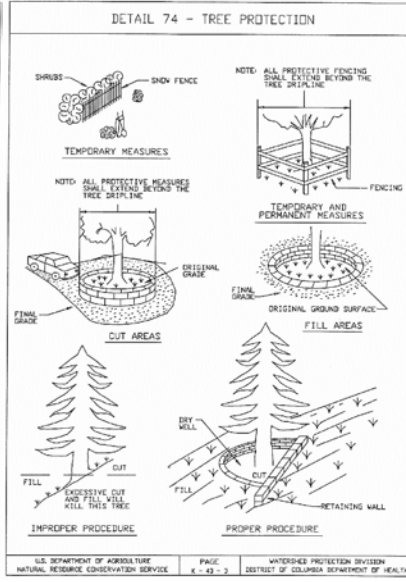
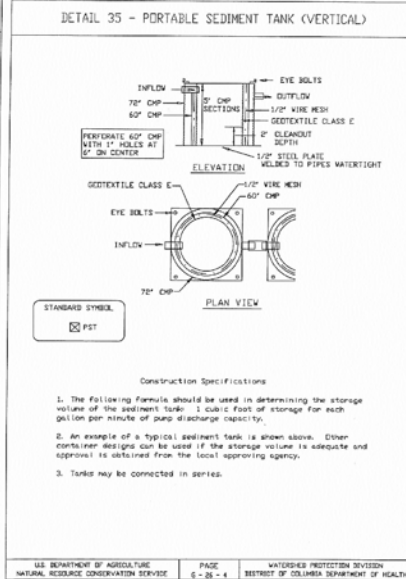
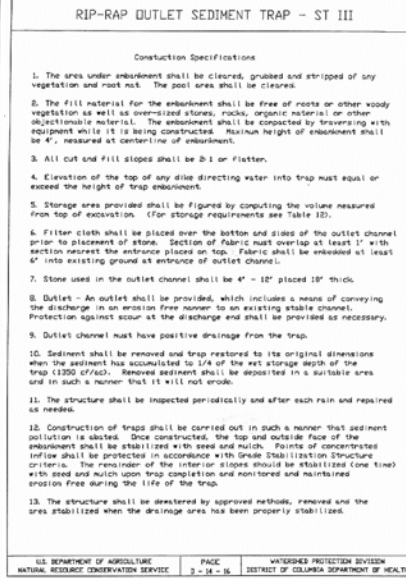
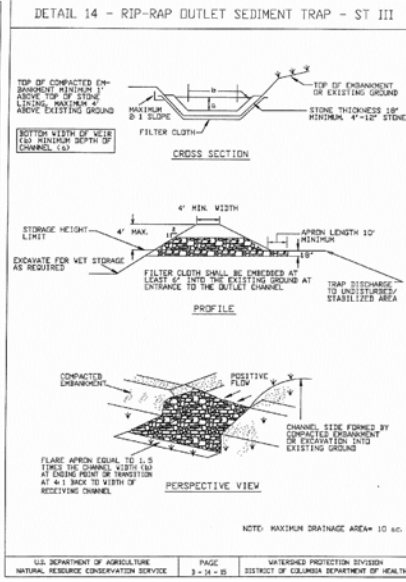
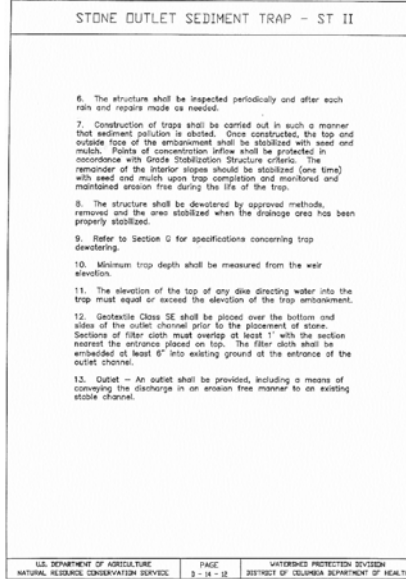
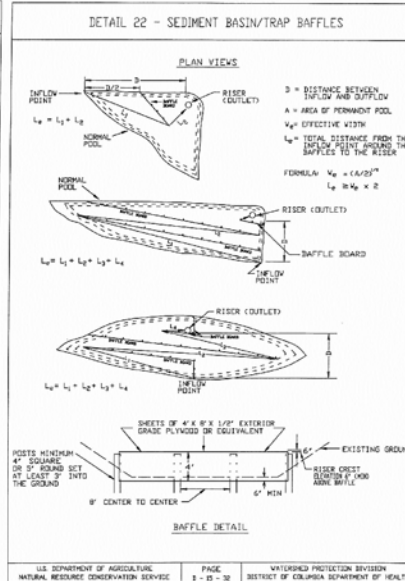
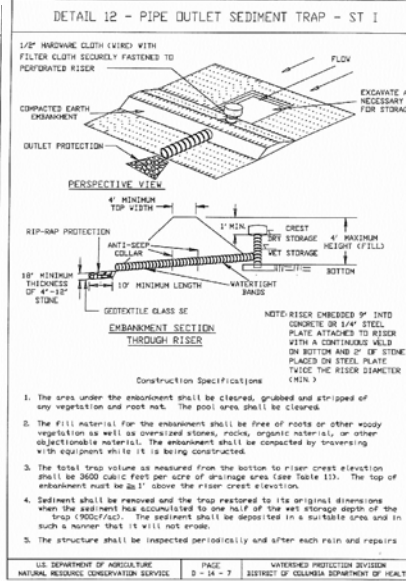
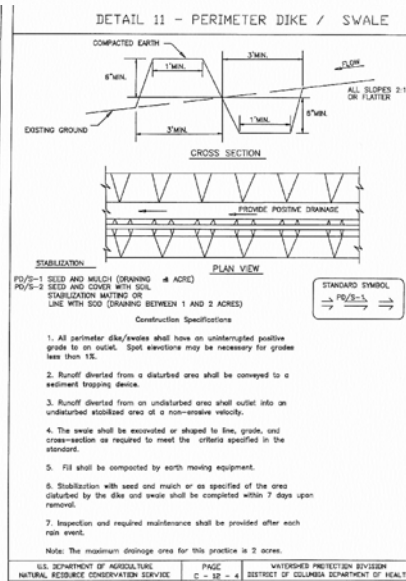
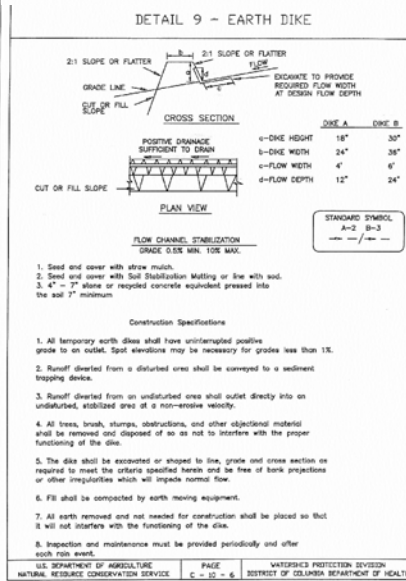
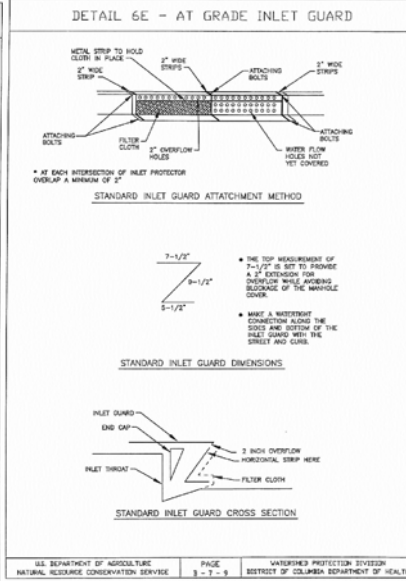
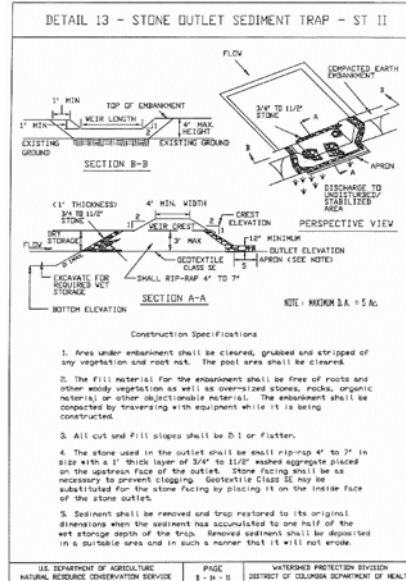
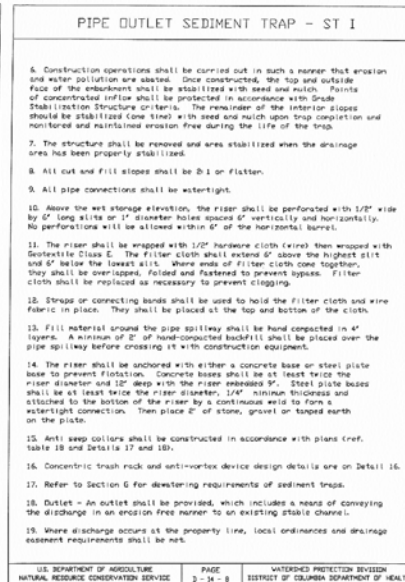
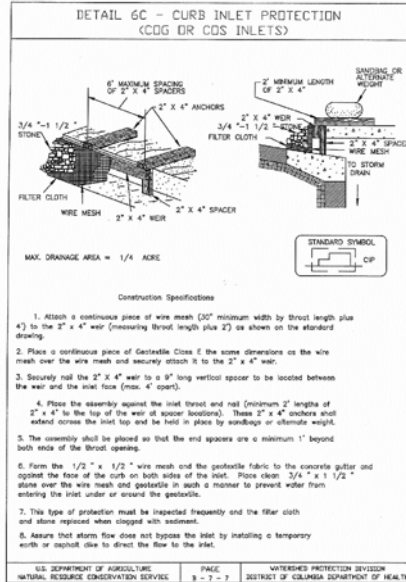
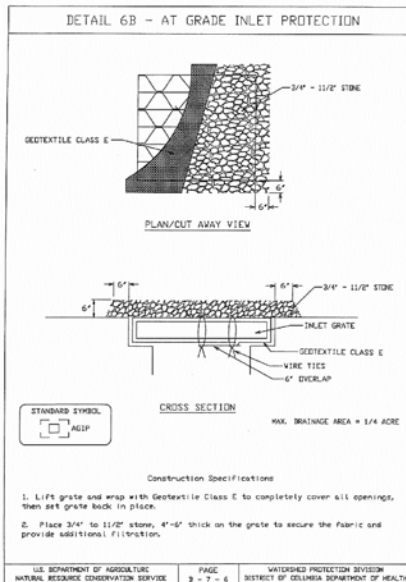
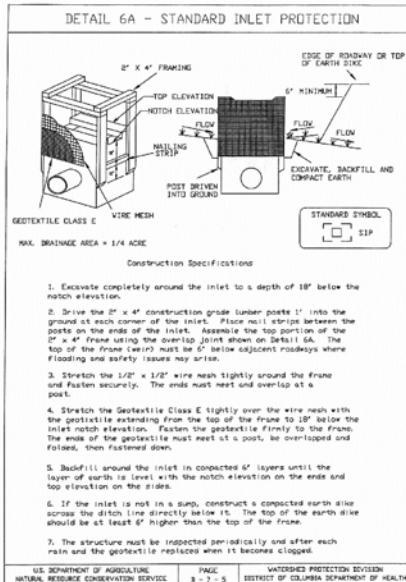
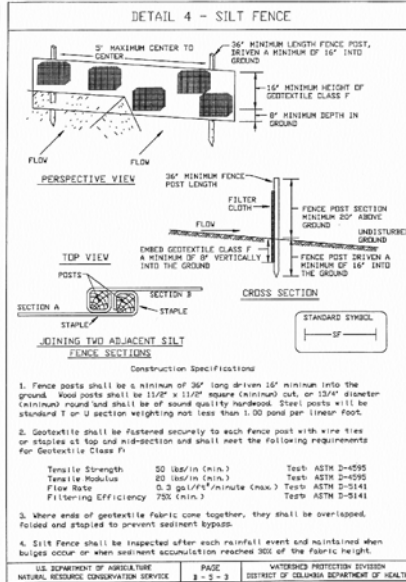
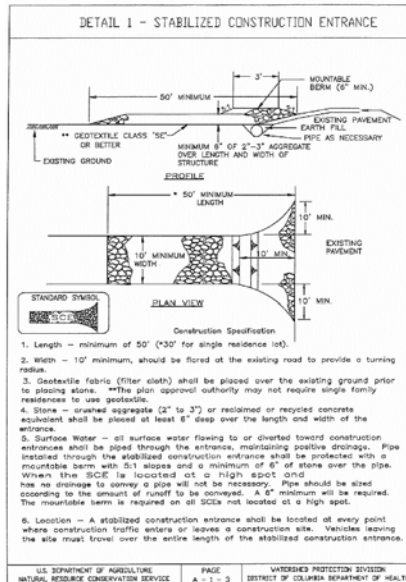
SWM KEYNOTES:

- 1 POTENTIAL LOCATION OF ROOFTOP BMP
- 2 POTENTIAL LOCATION OF GROUND SURFACE BMP WITHIN THE PROPERTY

NOTES:

1. ALL STORMWATER MANAGEMENT BMPs ARE SHOWN IN CONCEPT FOR ILLUSTRATIVE PURPOSES. FINAL TYPE, SIZE, AND LOCATION MAY VARY DEPENDENT ON FINAL DESIGN ANALYSIS AND ABILITY TO CONFORM TO REGULATORY AGENCIES REQUIREMENTS.
2. BIORETENTION DETAIL IS PER TYPICAL STORMWATER GUIDEBOOK MINIMUM REQUIREMENTS. ACTUAL DESIGN SHALL BE BASED ON SPECIFIC SITE CONDITIONS APPLICABLE DESIGN REQUIREMENTS.





TYPES OF GRANITE CURBS

NOTES:

- CONDITIONS AT BACK OF CURB VARY AND ARE AS SHOWN ON THE CONTRACT PLANS.
- PCC DRY MIX SHALL BE PER BOOY STANDARD SPECIFICATIONS, SECTION 801.17 UNLESS NOTED TO THE CONTRARY. LIMITS AS SHOWN ON PLANS SHALL BE MAINTAINED DOWN AFTER SETTING OF GRANITE CURB.
- THE MINIMUM DEPTH TO CONCRETE SURFACE ON ROUGH FINISH SHALL BE 10 IN.
- GRANITE CURBS ARE SHOWN WITH A COMPOSITE PAVEMENT SECTION.
- MIN. SIDE SLOPE = 1 IN. PER FT. TOWARD CURB
MIN. HIGH SIDE = 1/4 IN. PER FT. AWAY FROM CURB
- A 6 IN. MIN. LAYER OF GRADED AGGREGATE BASE SHALL BE PLACED BENEATH THE ROUGH FINISH AND GUTTER AND IS NOT SHOWN FOR CLARITY.

DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION
DNG. NO. 608.02

PATTERNS FOR BRICK GUTTER

NOTES:

- CONDITIONS AT BACK OF CURB VARY AND ARE AS SHOWN ON THE CONTRACT PLANS.
- PCC DRY MIX SHALL BE PER BOOY STANDARD SPECIFICATIONS, SECTION 801.17 UNLESS NOTED TO THE CONTRARY. LIMITS AS SHOWN ON PLANS SHALL BE MAINTAINED DOWN AFTER SETTING OF GRANITE CURB.
- THE MINIMUM DEPTH TO CONCRETE SURFACE ON ROUGH FINISH SHALL BE 10 IN.
- GRANITE CURB IS SHOWN WITH A COMPOSITE PAVEMENT SECTION.
- A 6 IN. MIN. LAYER OF GRADED AGGREGATE BASE SHALL BE PLACED BENEATH THE ROUGH FINISH AND GUTTER AND IS NOT SHOWN FOR CLARITY.

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DNG. NO. 608.04

TYPES OF PCC CURB & GUTTER

NOTES:

- THE ROD ASSEMBLY TO BE INSTALLED AT 5 IN. OF THE INTERIOR FINISH.
- REBAR SHALL NOT EXTEND THROUGH THE EXPANSION JOINT.
- MIN. SIDE SLOPE = 1 IN. PER FT. TOWARD CURB.
MIN. HIGH SIDE = 1/4 IN. PER FT. AWAY FROM CURB.
- A 6 IN. MIN. DEPTH GRADED AGGREGATE BASE APPLIES TO AREA BENEATH ROADWAY AND CURB AND GUTTER.

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DNG. NO. 608.01

BRICK ON 4" PCC BASE

NOTES:

- BRICK PATTERN SHALL BE AS SHOWN ON THE SPECIAL PROVISIONS.

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DNG. NO. 608.04

WHEELCHAIR-BICYCLE RAMPS DETAILS

NOTES:

- EITHER 1% SIDEWALK SLOPE BEHIND RAMP SHALL BE MAINTAINED, BUT NOT LESS THAN 0.5% OR 1/2" OF STEEP-UP AND PROTECTIVE CRACKS PERMITTED. SIDEWALK SHALL BE EXTENDED TO THAT MAXIMUM SLOPE OF 1% ALONG CENTERLINE OF RAMP TO AVOID 1% OF 1% SLOPE. MAXIMUM SLOPE IN AT LEAST ONE SIDE FLARE SHALL BE 1:21.
- DETECTABLE WARNING SURFACE PAVEMENT-FRAGMENTED DOME INSERT SHALL BE INSTALLED 24" FROM THE BACK OF THE CURB AS SHOWN.
- DETECTABLE WARNING SURFACE PAVEMENT SHALL CONSIST OF A SURFACE OF FRAGMENTED DOMES ALLOWED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
- DETECTABLE WARNING SURFACE PAVEMENT-FRAGMENTED DOME INSERT SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES.

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ALLEY-DRIVEWAY ENTRANCE WITH CURB RETURNS TYPE 'A'

NOTES:

- DRIVEWAY WIDTH = 8 FT. UNLESS OTHERWISE SHOWN ON CONTRACT PLANS.
- ALLEY WIDTH = 10 FT. UNLESS OTHERWISE SHOWN ON CONTRACT PLANS.
- 7 IN. PCC USED UNLESS OTHERWISE SHOWN ON CONTRACT PLANS.
- USE GRANITE CURB RETURN WHERE EXISTING. SEE GRANITE CURB DETAILS WHEN USED.
- TO INSURE CONFORMANCE WITH ADA GUIDELINES WHERE ALLEY AND DRIVEWAY ENTRANCES MEET SIDEWALK, THE ENTRANCES, INCLUDING ANY INTERSECTING CURB RETURNS, SHALL BE FLUSH WITH THE ADJACENT SIDEWALK A MINIMUM OF 4 FT. TOWARD FROM THE BACK OF SIDEWALK.
- ELIMINATE LIP ON ALLEY ENTRANCE.

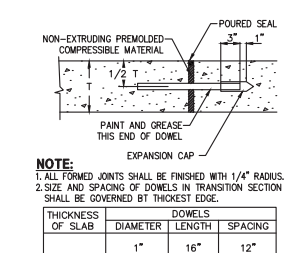
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TYPICAL SIDEWALK SECTIONS

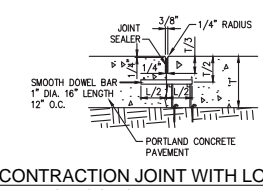
NOTES:

- TRANSVERSE SLOPE OF SIDEWALK IS 1% TOWARD CURB.
- PREPARED SIDEWALK WIDTH = 6 FT. MINIMUM SIDEWALK WIDTH = 5 FT. IN VERY CONSTRAINED AREAS, SUCH AS AROUND OBSTACLES THAT CANNOT BE MOVED, I.E., TREES, WALLS, ETC., A MINIMUM SIDEWALK WIDTH = 3 FT. MUST BE MAINTAINED FOR PASSAGE.
- WHEN MINIMUM SIDEWALK WIDTH REQUIREMENTS ARE MET, A WIDER TREESPACE SHALL BE PROVIDED IF THE RIGHT-OF-WAY ALLOWING.
- ANY EXCEPTIONS TO MINIMUM SIDEWALK OF TREESPACE REQUIREMENTS REQUIRE THE ENGINEER'S APPROVAL.

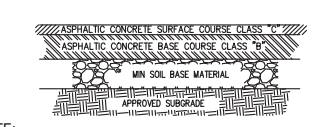
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DOWELED TRANSVERSE EXPANSION JOINT FOR CONCRETE DRIVEWAY APRON
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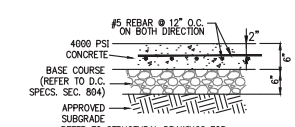


CONTRACTION JOINT WITH LOAD TRANSFER FOR CONCRETE DRIVEWAY APRON
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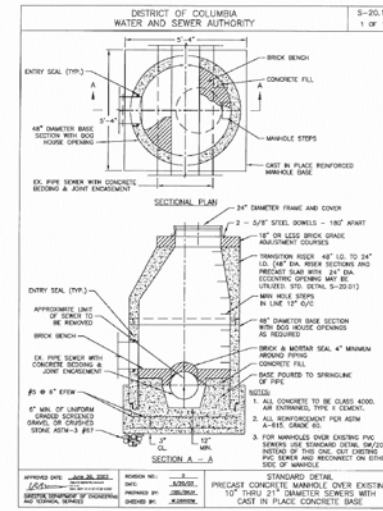
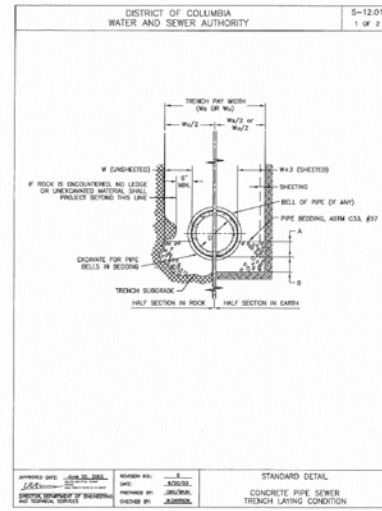
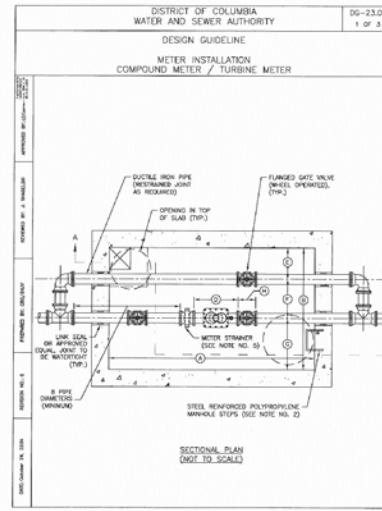
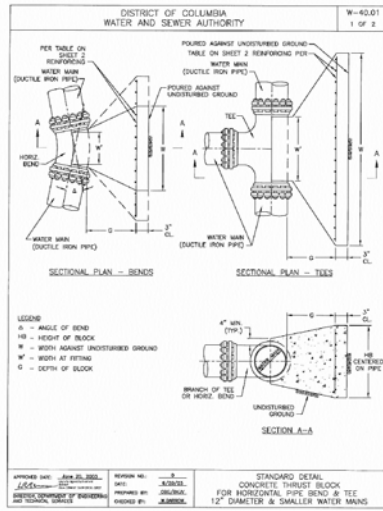
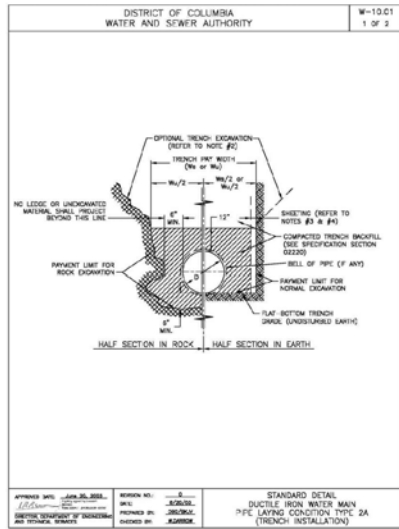


RECOMMENDED PAVEMENT SECTIONS	
RECOMMENDED PAVEMENT SECTIONS	
BITUMINOUS CONCRETE SURFACE COURSE	1.5
BITUMINOUS CONCRETE BASE COURSE	2.5
SOIL BASE MATERIALS	8.0

NEW ASPHALT PAVEMENT
(NOT TO SCALE)



TYPICAL CONCRETE PAVEMENT DETAIL FOR DRIVEWAY ENTRANCE
(NOT TO SCALE)



DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY

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PIPE DIAMETER	TRENCH FAY WIDTH (IN OR W/)	SHIELDED EXCAVATION	UNSHIELDED EXCAVATION
8"	2' - 10"	2' - 4"	2' - 4"
12"	3' - 2"	2' - 8"	2' - 8"
18"	3' - 6"	2' - 8"	2' - 8"
24"	3' - 10"	2' - 8"	2' - 8"
30"	4' - 2"	2' - 8"	2' - 8"
36"	4' - 6"	2' - 8"	2' - 8"
42"	4' - 10"	2' - 8"	2' - 8"
48"	5' - 2"	2' - 8"	2' - 8"

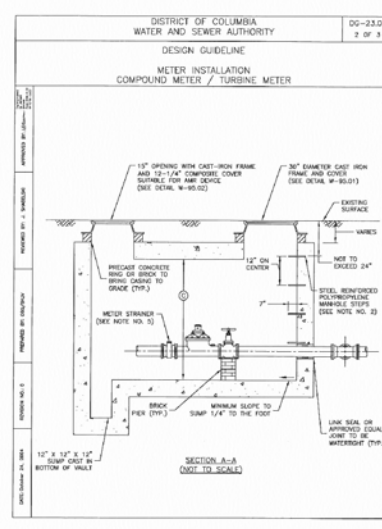
STANDARD DETAIL
DUCTILE IRON WATER MAIN
PIPE LAYING CONSTRUCTION TYPE 2A
(TRENCH INSTALLATION)

DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY

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TRENCH OF TEE OR PIPE DIA	BEND TYPE	W	H	W'	H'	D	REIN. (E.W.)
6"	90°	1.25"	1.25"	1.25"	1.25"	1.25"	#4 @ 12"
	45°	1.25"	1.25"	1.25"	1.25"	1.25"	#4 @ 12"
	135°	1.25"	1.25"	1.25"	1.25"	1.25"	#4 @ 12"
	225°	1.25"	1.25"	1.25"	1.25"	1.25"	#4 @ 12"
8"	90°	1.50"	1.50"	1.50"	1.50"	1.50"	#4 @ 12"
	45°	1.50"	1.50"	1.50"	1.50"	1.50"	#4 @ 12"
	135°	1.50"	1.50"	1.50"	1.50"	1.50"	#4 @ 12"
	225°	1.50"	1.50"	1.50"	1.50"	1.50"	#4 @ 12"
10"	90°	1.75"	1.75"	1.75"	1.75"	1.75"	#4 @ 12"
	45°	1.75"	1.75"	1.75"	1.75"	1.75"	#4 @ 12"
	135°	1.75"	1.75"	1.75"	1.75"	1.75"	#4 @ 12"
	225°	1.75"	1.75"	1.75"	1.75"	1.75"	#4 @ 12"
12"	90°	2.00"	2.00"	2.00"	2.00"	2.00"	#4 @ 12"
	45°	2.00"	2.00"	2.00"	2.00"	2.00"	#4 @ 12"
	135°	2.00"	2.00"	2.00"	2.00"	2.00"	#4 @ 12"
	225°	2.00"	2.00"	2.00"	2.00"	2.00"	#4 @ 12"

STANDARD DETAIL
CONCRETE THRUST BLOCK
FOR HORIZONTAL PIPE BEND & TEE
12" DIAMETER & SMALLER WATER MAINS

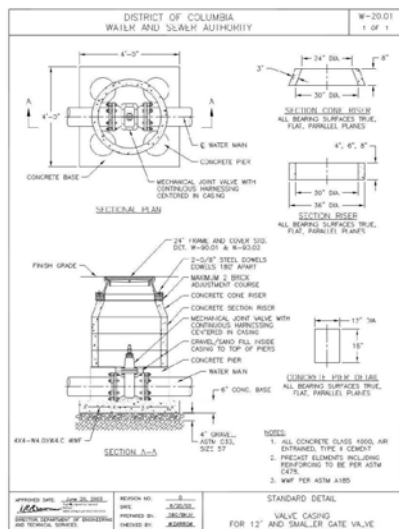
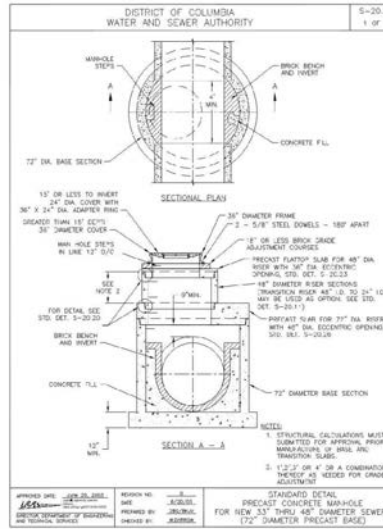


DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY

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PIPE DIAMETER	PIPE BEDDING DIMENSION		TRENCH FAY WIDTH
	D	W	
12"	12"	12"	3' - 2"
	12"	12"	3' - 2"
18"	18"	18"	3' - 6"
	18"	18"	3' - 6"
24"	24"	24"	3' - 10"
	24"	24"	3' - 10"
30"	30"	30"	4' - 2"
	30"	30"	4' - 2"
36"	36"	36"	4' - 6"
	36"	36"	4' - 6"
42"	42"	42"	4' - 10"
	42"	42"	4' - 10"
48"	48"	48"	5' - 2"
	48"	48"	5' - 2"

STANDARD DETAIL
CONCRETE PIPE SEWER
TRENCH LAYING CONDITION



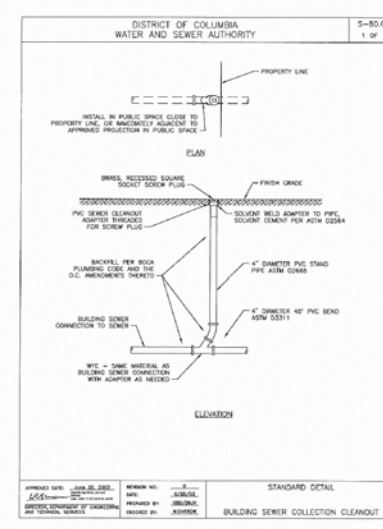
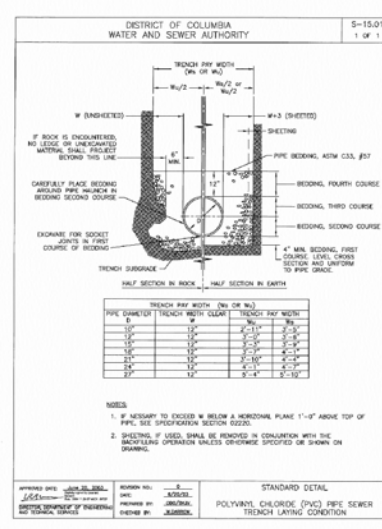
DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY

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DESIGN GUIDELINE
METER INSTALLATION
COMPOUND METER / TURBINE METER

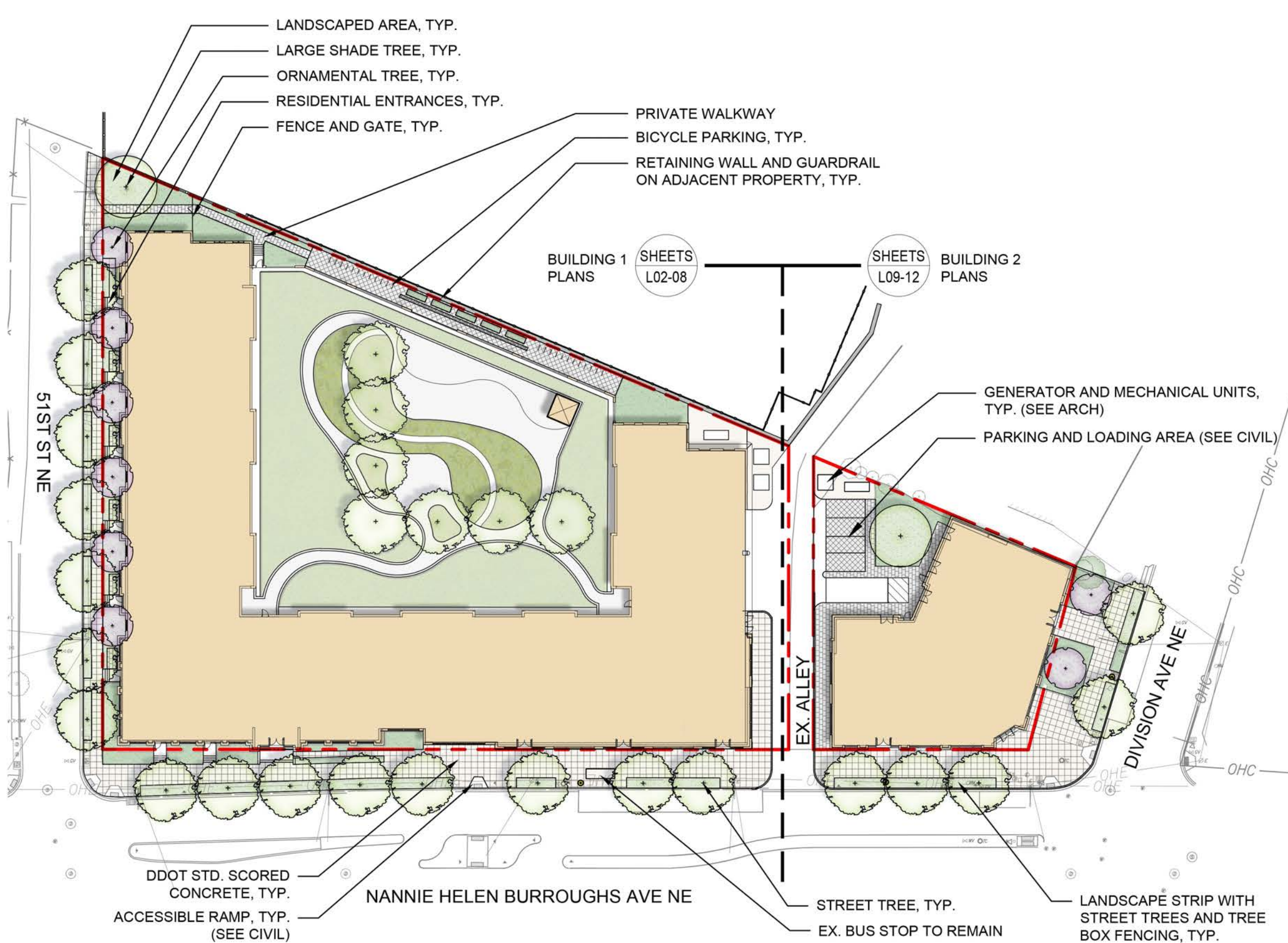
SIZE	A	B	C	D	E	F	G	H
2"	72"	72"	72"	17"	18"	30"	24"	8"
4"	72"	72"	72"	20"	18"	30"	24"	8"
6"	84"	72"	72"	24"	18"	30"	24"	10.5"
8"	84"	72"	72"	24"	18"	30"	24"	10.5"
10"	96"	72"	72"	24"	18"	30"	24"	10.5"
12"	96"	72"	72"	24"	18"	30"	24"	10.5"

STANDARD DETAIL
POLYVINYL CHLORIDE (PVC) PIPE SEWER
TRENCH LAYING CONDITION






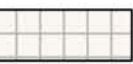





Landscape Exhibits

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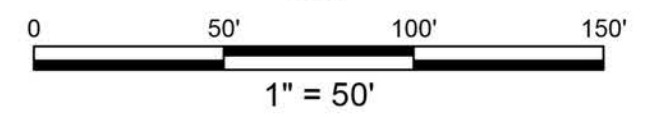


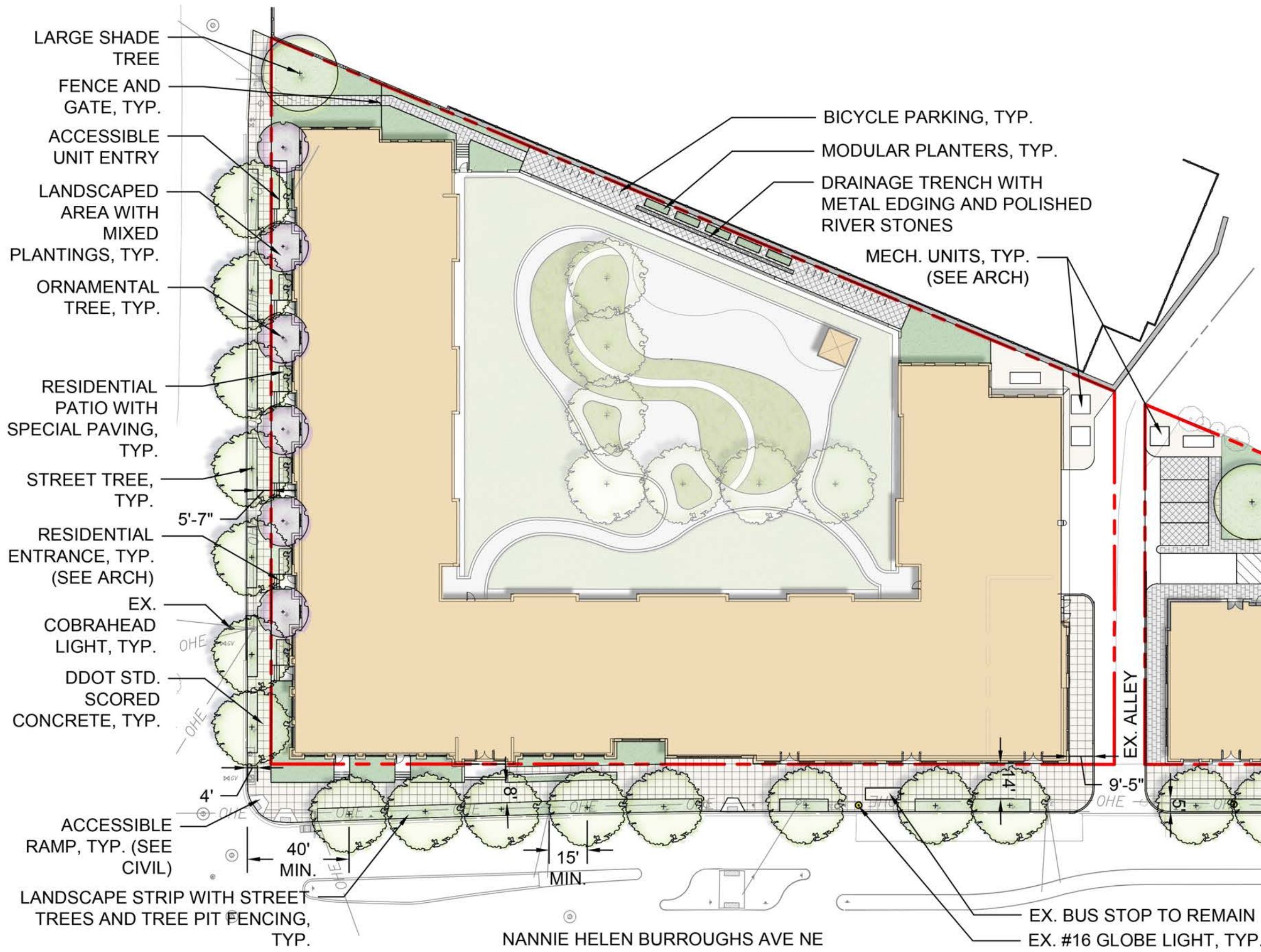
LEGEND:

-  EXISTING TREE
-  SMALL-MEDIUM STREET TREE
-  MIN. 6" CAL. SHADE TREE
-  ORNAMENTAL TREE
-  SINGLE GLOBE LIGHT
-  SCORED CONCRETE PAVING
-  PERMEABLE PAVING
-  SPECIAL PAVING
-  LANDSCAPED AREA




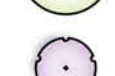

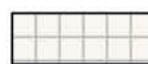

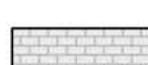

NOTE:

STREETSCAPE AND PUBLIC SPACE DESIGN IS CONCEPTUAL AND WILL BE FINALIZED DURING THE DDOT PUBLIC SPACE APPROVAL PROCESS.



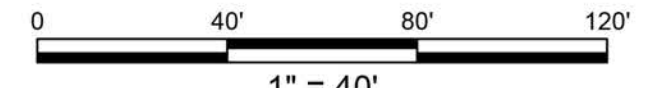


LEGEND:

-  EXISTING TREE
-  SMALL-MEDIUM STREET TREE
-  MIN. 6" CAL. SHADE TREE
-  ORNAMENTAL TREE
-  SINGLE GLOBE LIGHT
-  SCORED CONCRETE PAVING
-  PERMEABLE PAVING
-  SPECIAL PAVING
-  LANDSCAPED AREA

NOTE:

STREETSCAPE AND PUBLIC SPACE DESIGN IS CONCEPTUAL AND WILL BE FINALIZED DURING THE DDOT PUBLIC SPACE APPROVAL PROCESS.





30" HT. STONE
RETAINING WALL

METAL EDGE,
TYP.

GATHERING
SPACE WITH
CENTRAL
FEATURE TABLE

LANDSCAPE
AREA WITH
MIXED
PLANTINGS,
TYP.

12" THICK GREEN
ROOF, TYP.

CURB WALLS
TYP.

PEDESTAL
PAVER PATH,
TYP.

MOUNDED PLANTING
AREA, TYP.

SHADE TREE, TYP.

WOOD DECK TILES ON
PEDESTAL, TYP.

STEPPING BLOCKS, TYP.

36" HT. SLIDE WITH
WOODEN PLATFORM

ROCK SCRAMBLE

NATURAL PLAY AREA AND
ELEMENTS






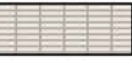
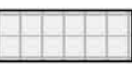

AFFIXED SITE FURNISHINGS,
TYP.

STORAGE SHED (SEE ARCH)

ACCESSIBLE PATH
ALONG MOUND

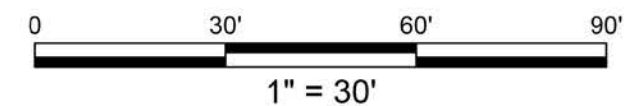
ORNAMENTAL
FEATURE ROCKS,
TYP.

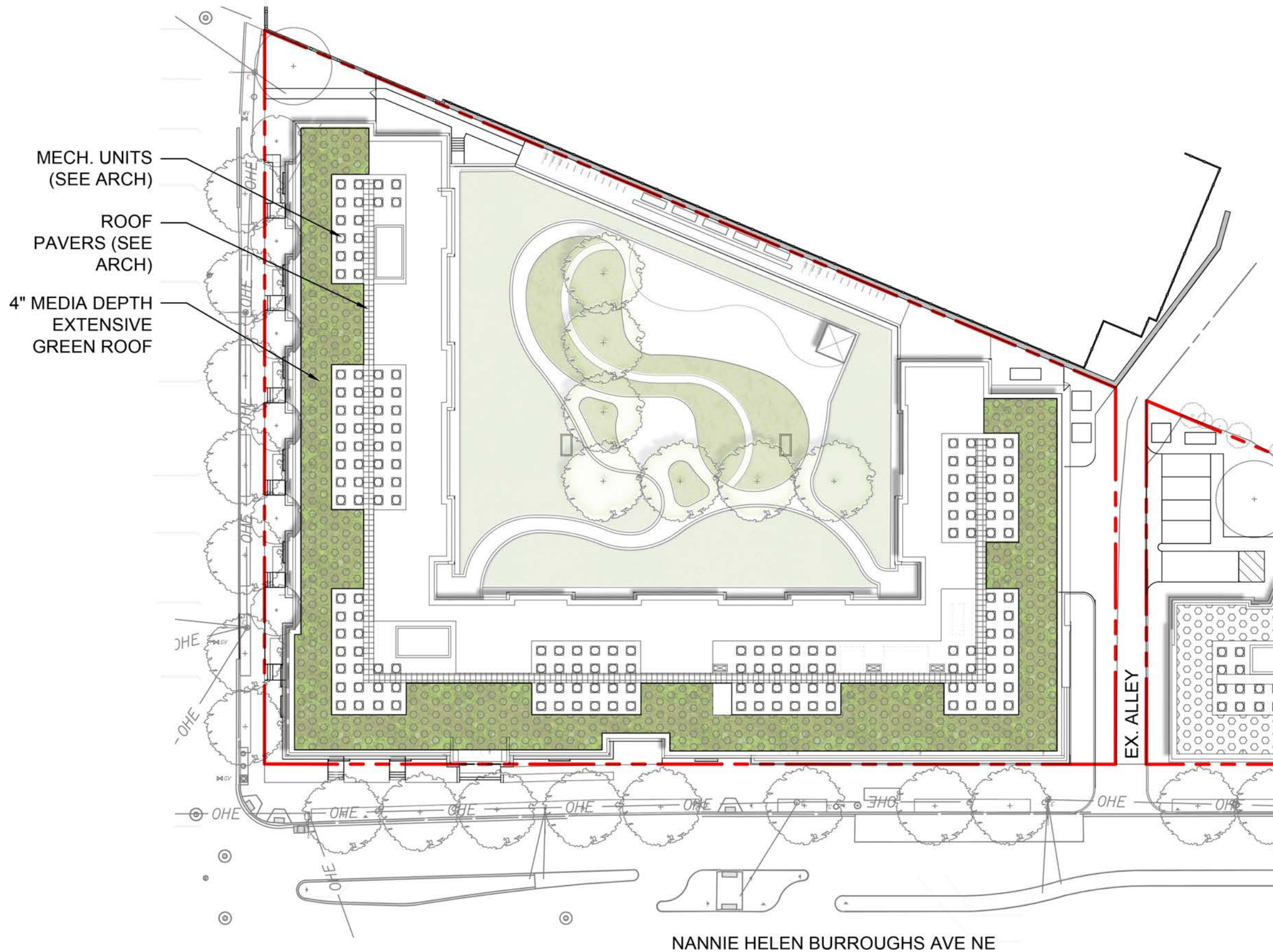
LEGEND:

-  EXISTING TREE
-  SMALL-MEDIUM SHADE TREE
-  MIN. 6" CAL. SHADE TREE
-  ORNAMENTAL TREE
-  SINGLE GLOBE LIGHT
-  WOOD DECK TILES
-  PRECAST PAVERS ON PEDESTAL
-  LANDSCAPED AREA






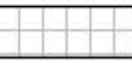



NOTE:

PLAY AREA TO INCORPORATE NATURAL PLAY EQUIPMENT INCLUDING BUT NOT LIMITED TO LOGS, ROCKS, TREE STUMPS, SCULPTURE, AND AUDITORY PLAY ELEMENTS.



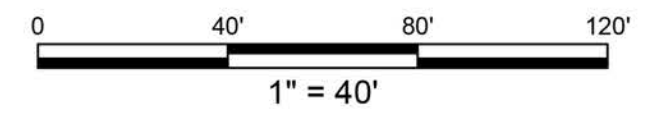


LEGEND:

-  EXISTING TREE
-  SMALL-MEDIUM STREET TREE
-  MIN. 6" CAL. SHADE TREE
-  ORNAMENTAL TREE
-  SINGLE GLOBE LIGHT
-  ROOF PAVERS
-  2"-8" EXTENSIVE GREEN ROOF
-  8+" INTENSIVE GREEN ROOF
-  LANDSCAPED AREA

NOTE:

GREEN ROOF LAYOUT AND DESIGN IS CONCEPTUAL AND WILL BE FINALIZED DURING THE APPROVAL PROCESS.



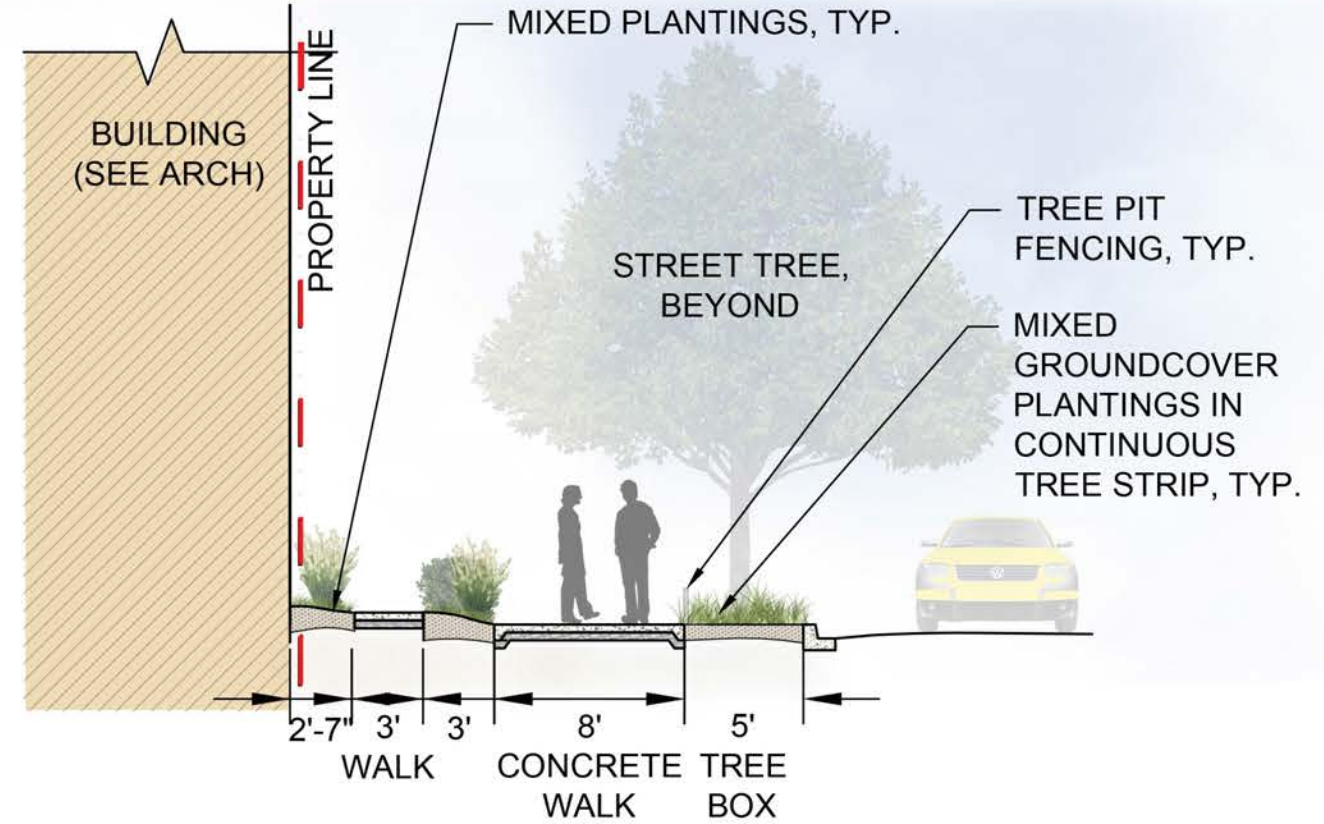
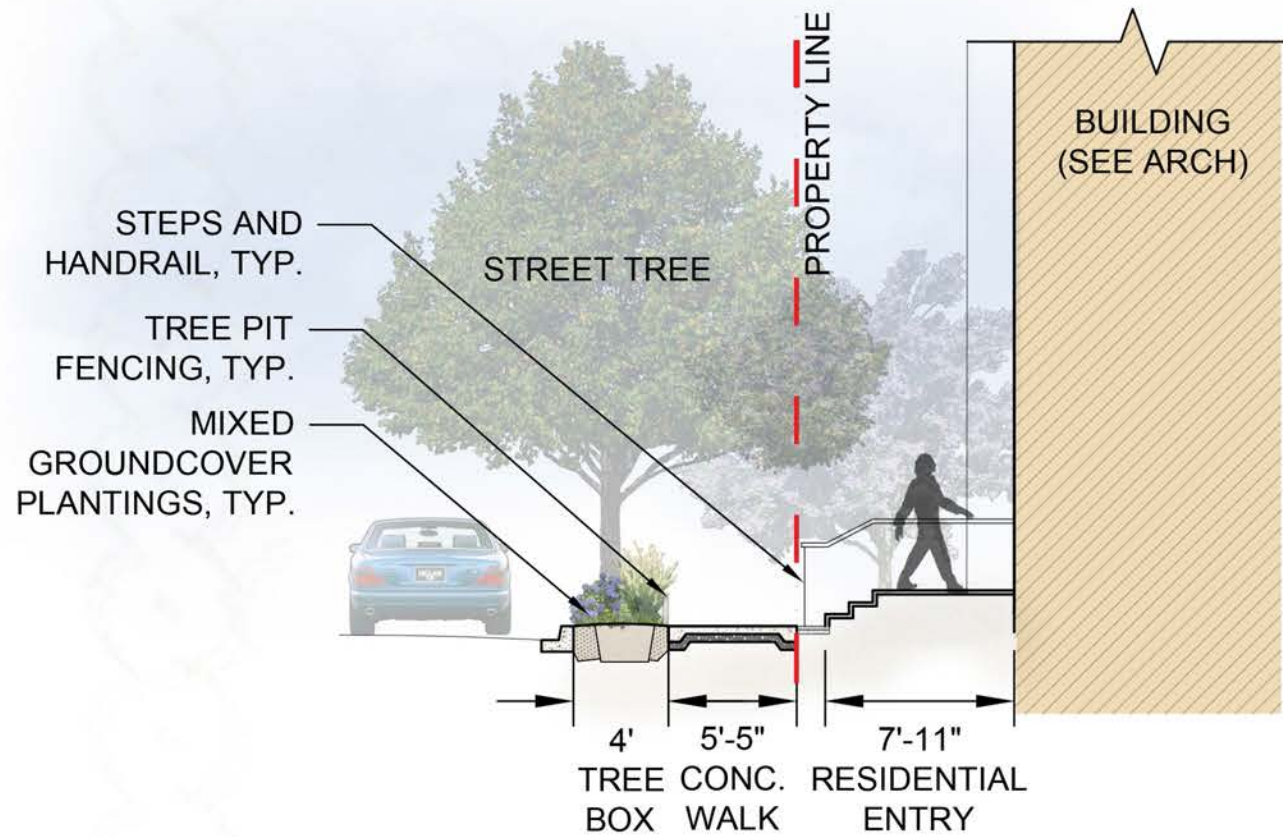
MECH. UNITS
(SEE ARCH)

ROOF
PAVERS (SEE
ARCH)

4" MEDIA DEPTH
EXTENSIVE
GREEN ROOF

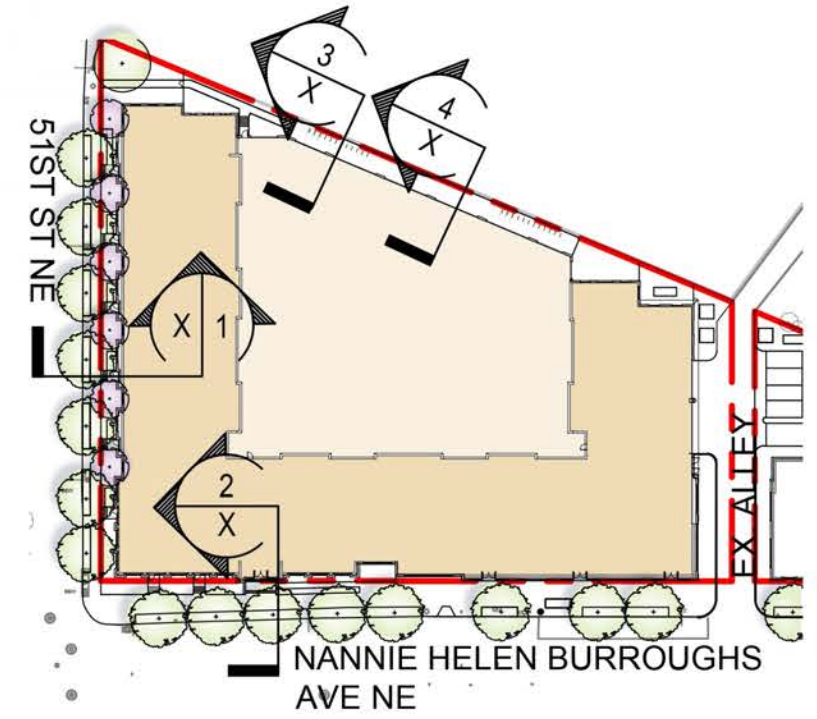
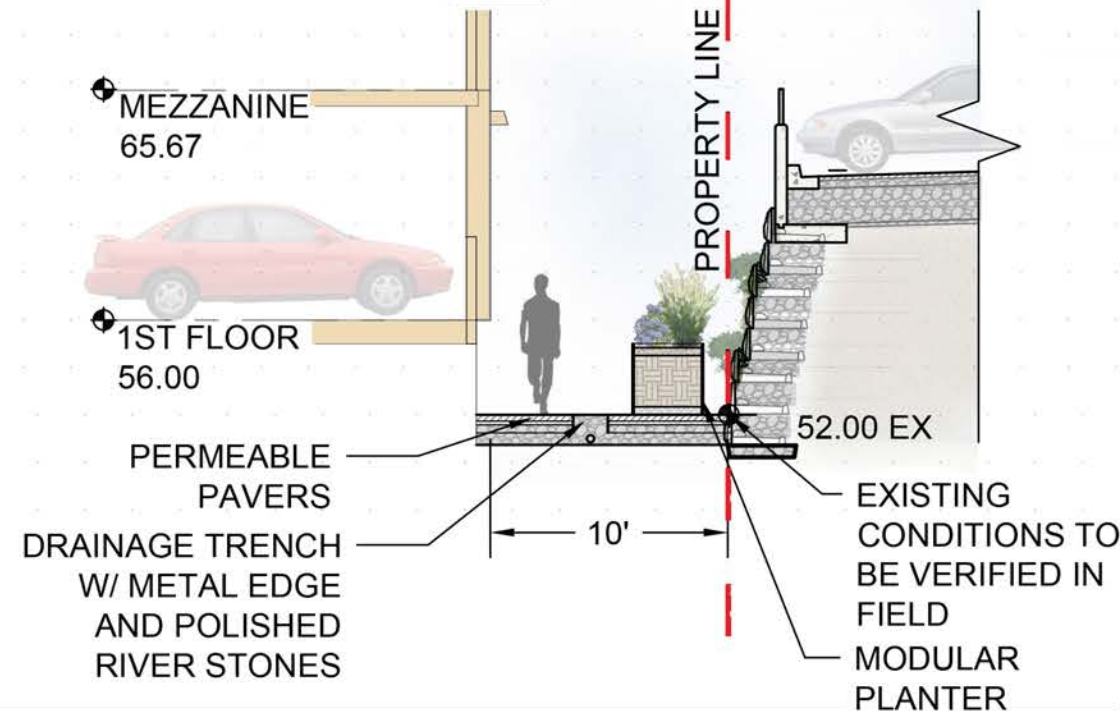
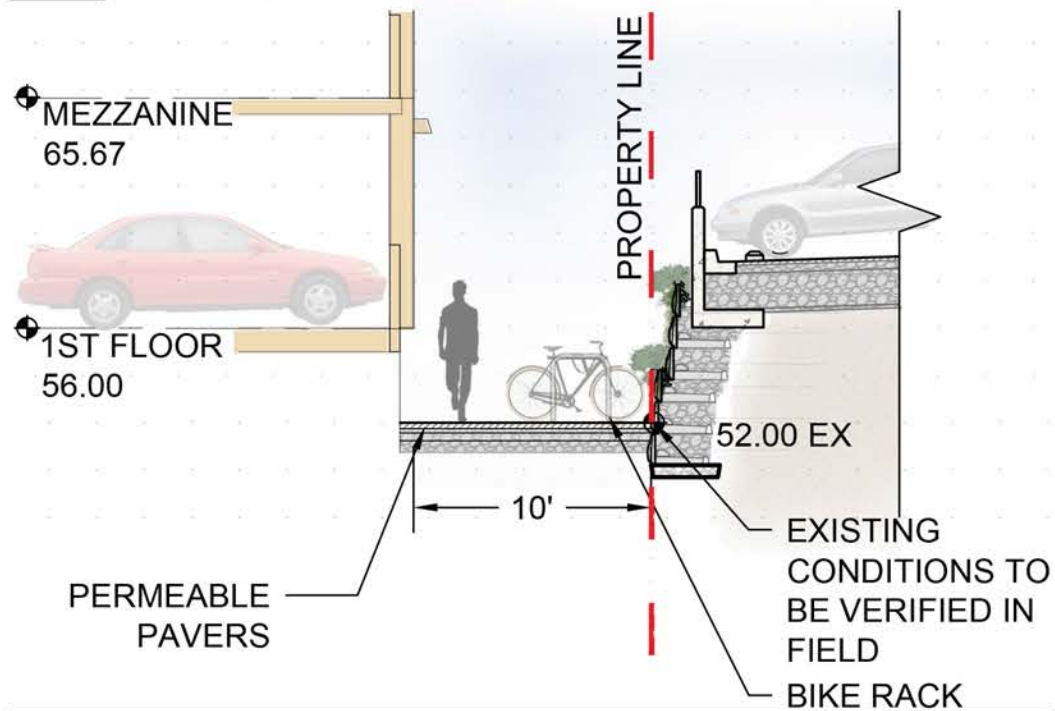
EX. ALLEY

NANNIE HELEN BURROUGHS AVE NE



1 STREETScape SECTION - 51ST ST NE
SCALE: 1/8" = 1'-0"

2 STREETScape SECTION - NANNIE HELEN BURROUGHS AVE NE
SCALE: 1/8" = 1'-0"

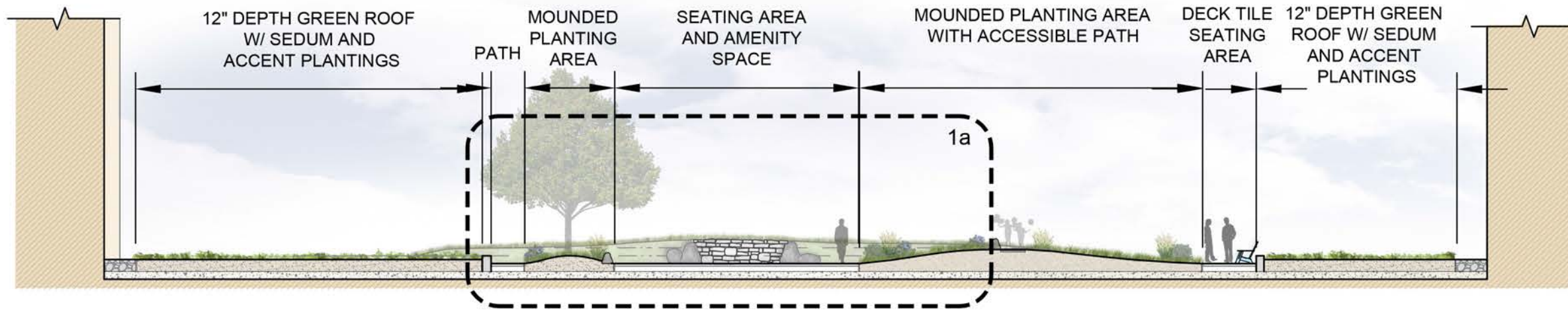


3 SECTION THROUGH REAR GARAGE
SCALE: 1/8" = 1'-0"

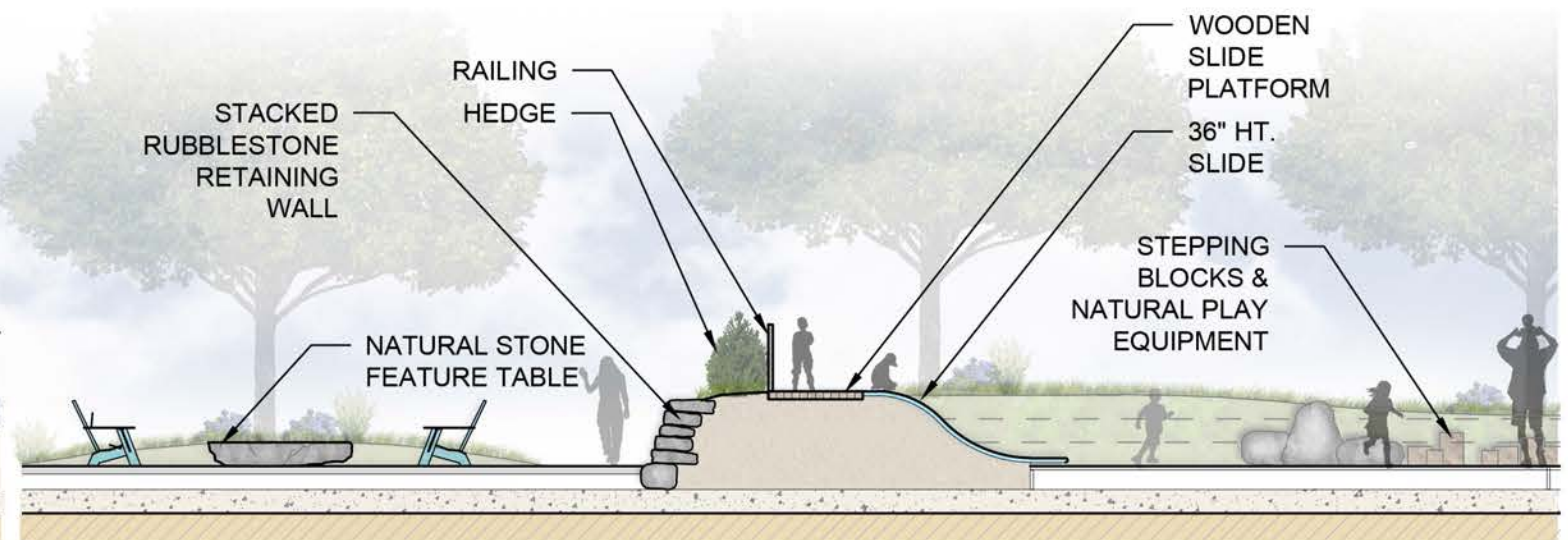
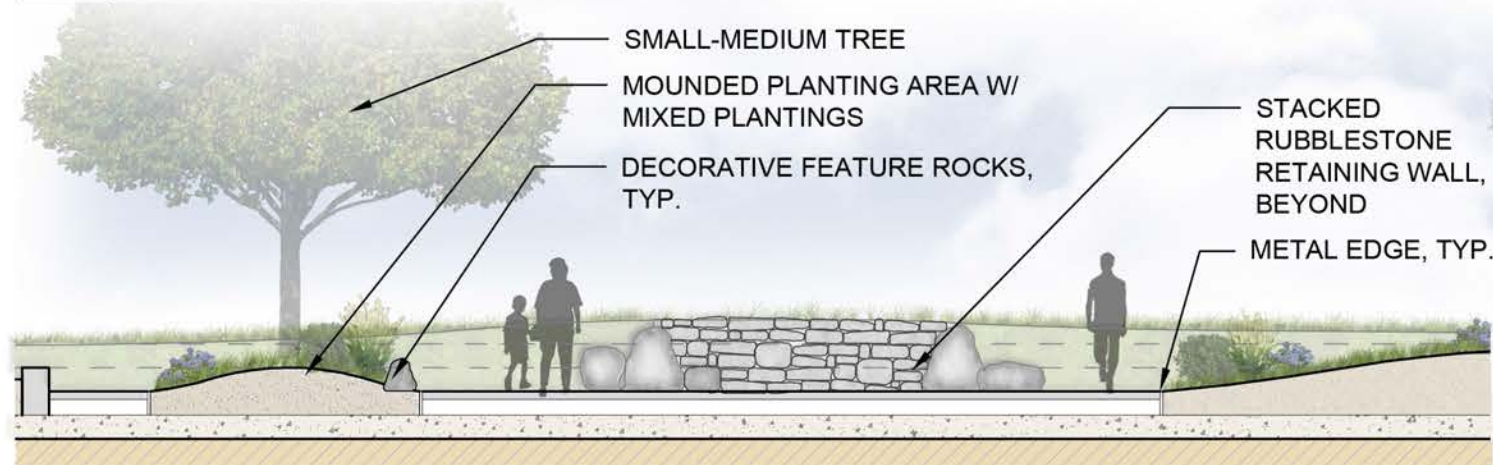
4 SECTION THROUGH REAR GARAGE
SCALE: 1/8" = 1'-0"

0 REFERENCE SITE PLAN
SCALE: 1" = 60'-0"



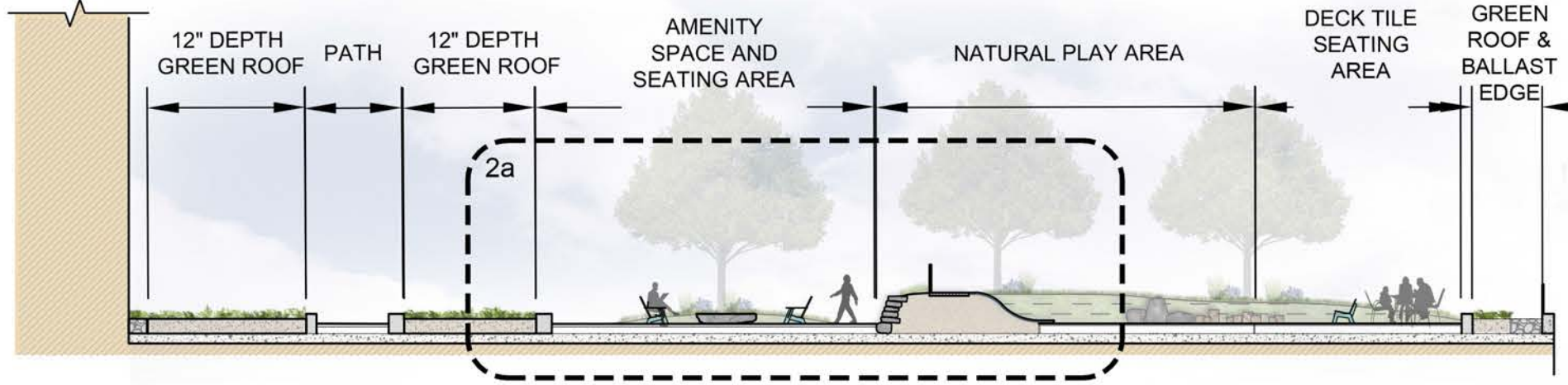


1 COURTYARD SECTION - EAST-WEST
SCALE: 1/16" = 1'-0"

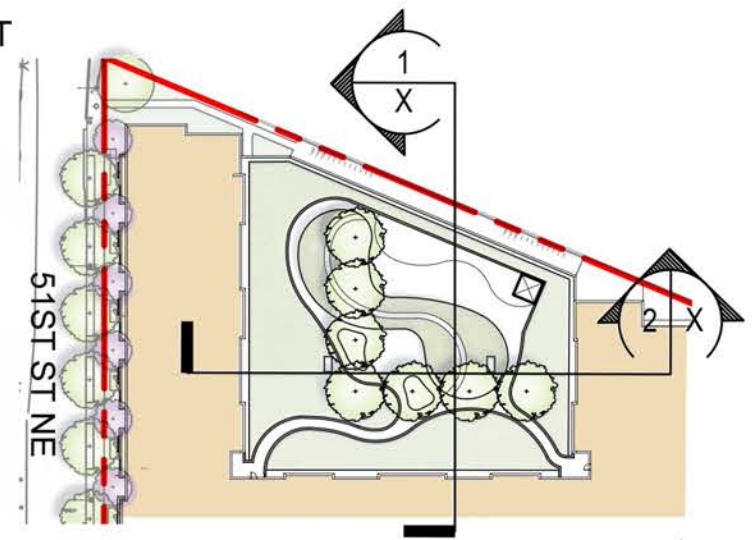


1a COURTYARD SECTION - ENLARGEMENT
SCALE: 1/8" = 1'-0"

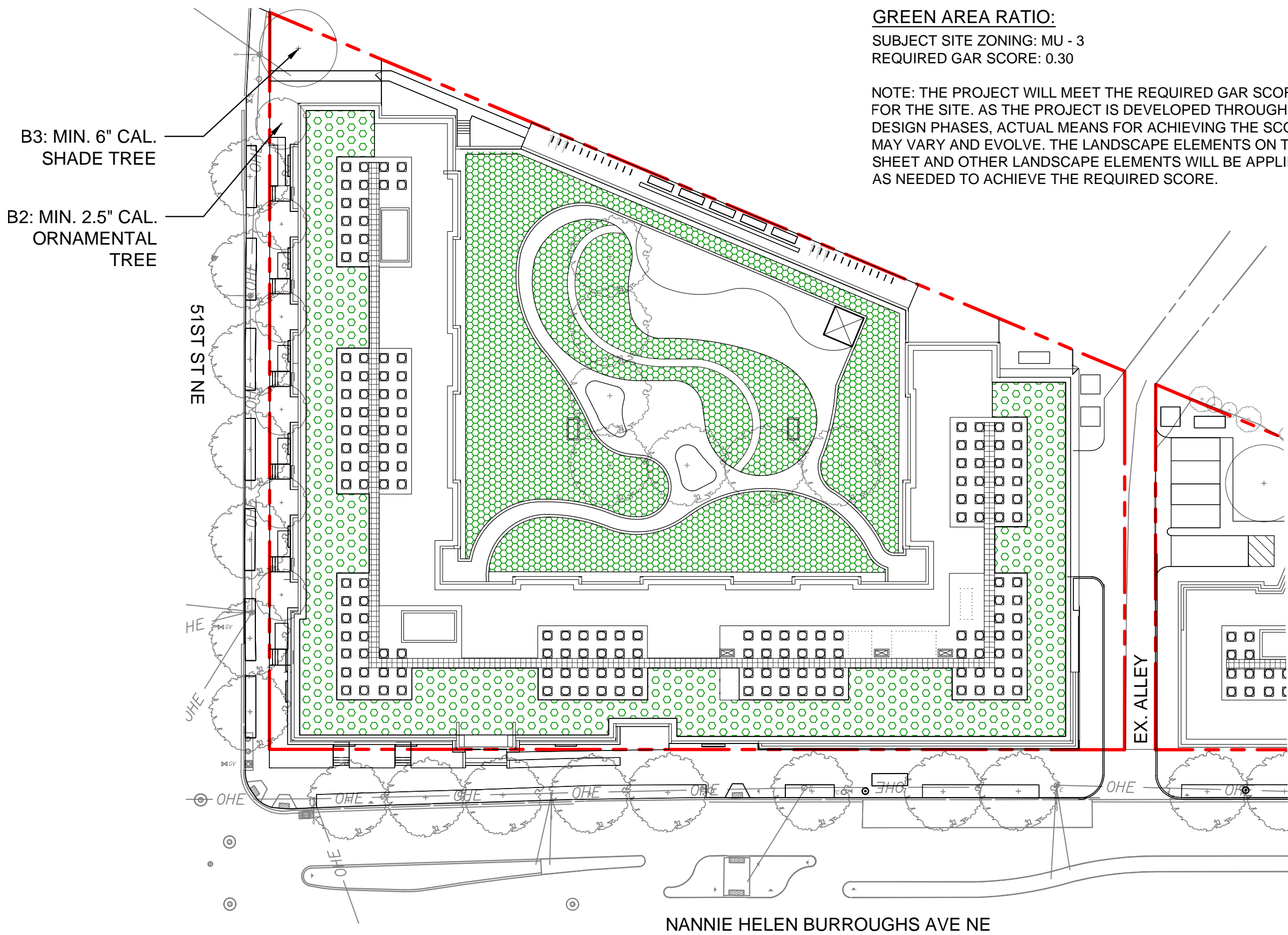
2a COURTYARD SECTION - ENLARGEMENT
SCALE: 1/8" = 1'-0"



2 COURTYARD SECTION - NORTH-SOUTH
SCALE: 1/16" = 1'-0"









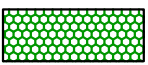

0 REFERENCE SITE PLAN
SCALE: 1" = 60'-0"



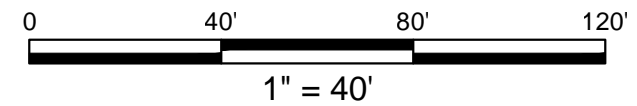
GREEN AREA RATIO:
 SUBJECT SITE ZONING: MU - 3
 REQUIRED GAR SCORE: 0.30

NOTE: THE PROJECT WILL MEET THE REQUIRED GAR SCORE FOR THE SITE. AS THE PROJECT IS DEVELOPED THROUGH ALL DESIGN PHASES, ACTUAL MEANS FOR ACHIEVING THE SCORE MAY VARY AND EVOLVE. THE LANDSCAPE ELEMENTS ON THIS SHEET AND OTHER LANDSCAPE ELEMENTS WILL BE APPLIED AS NEEDED TO ACHIEVE THE REQUIRED SCORE.

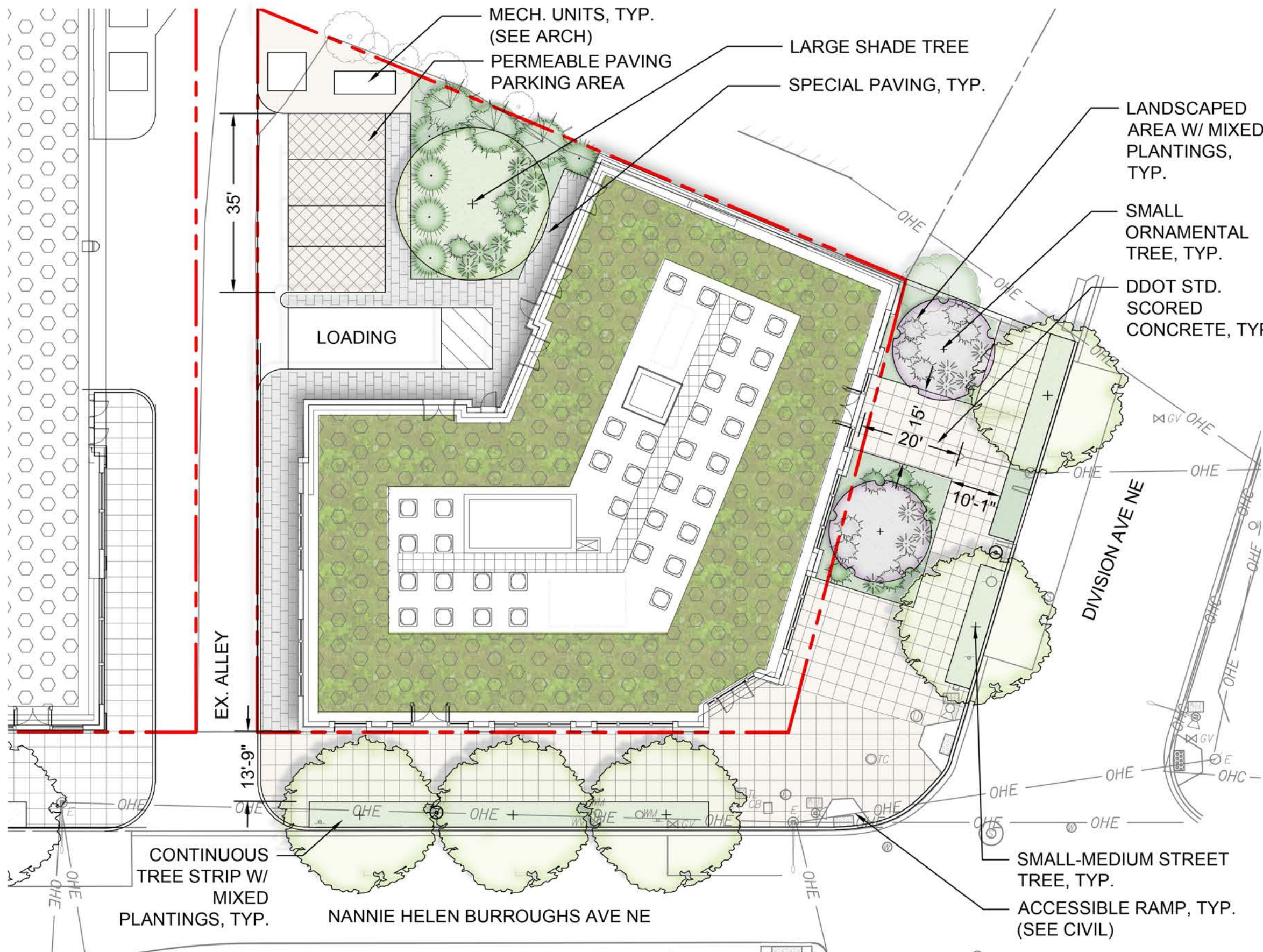
B3: MIN. 6" CAL. SHADE TREE
 B2: MIN. 2.5" CAL. ORNAMENTAL TREE

- LEGEND:**
-  EXISTING TREE
 -  SMALL-MEDIUM STREET TREE
 -  MIN. 6" CAL. SHADE TREE
 -  ORNAMENTAL TREE
 -  SINGLE GLOBE LIGHT
 -  2"-8" EXTENSIVE GREEN ROOF
 -  8"+ INTENSIVE GREEN ROOF
 -  LANDSCAPED AREA




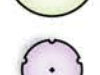
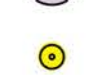
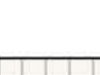
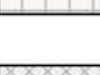



- NOTES:**
1. SUBJECT SITE IS TO BE ZONED MU-3 AND REQUIRES A GREEN AREA RATIO (GAR) SCORE OF 0.30.
 2. THE CURRENT DESIGN SHOWS POTENTIAL AREAS OF LANDSCAPING AND LID TECHNIQUES TO ACHIEVE FINAL GAR SCORE. AREAS ONLY WITHIN THE APPLICABLE LOT LINES WILL BE APPLIED TO THE GAR SCORE. THE DESIGN, LAYOUT AND SQUARE FOOTAGES OF THESE AREAS ARE TO BE FINALIZED AS OVERALL DESIGN DEVELOPS.
 3. A COMBINATION OF PROPOSED GREEN ROOF, SHRUBS AND GROUNDCOVERS ARE TO BE COUNTED TOWARDS THE FINAL GAR SCORE. FINAL LOCATIONS, QUANTITIES AND SPECIES ARE TO BE DETERMINED AS DESIGN PROGRESSES.



Green Area Ratio Scoresheet					
Address	5110 Nannie Helen Burroughs Ave NE	Word	7	Lot Square	65 5197
Other / BZA Order		enter sq ft of lot	71,891	multiply	SCORE
		Lot size (enter this value first) *			0.301
Landscape Elements					
A	Landscaped areas (select one of the following for each area)				Total
1	Landscaped areas with a soil depth of less than 24"	enter sq ft	0	Factor	0.3
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft	3,691	Factor	0.6
3	Bioretention facilities	enter sq ft	0	Factor	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	0	Factor	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	0	Factor	0.3
3	Tree canopy for all trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees	13	Factor	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	1	Factor	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	Factor	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	Factor	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	Factor	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	Factor	0.8
9	Vegetated wall, plantings on a vertical surface	enter sq ft	0	Factor	0.6
C Vegetated or "green" roofs					
1	Over at least 2" and less than 8" of growth medium	enter sq ft	11,600	Factor	0.6
2	Over at least 8" of growth medium	enter sq ft	15,000	Factor	0.8
D Permeable Paving****					
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft	0	Factor	0.4
2	Permeable paving over at least 24" of soil or gravel	enter sq ft	0	Factor	0.5
E Other					
1	Enhanced tree growth systems***	enter sq ft	0	Factor	0.4
2	Renewable energy generation	enter sq ft	0	Factor	0.5
3	Approved water features	enter sq ft	0	Factor	0.2
sub-total of sq ft = 31,191					
H Bonuses					
1	Native plant species	enter sq ft	0	Factor	0.1
2	Landscaping in food cultivation	enter sq ft	0	Factor	0.1
3	Harvested stormwater irrigation	enter sq ft	0	Factor	0.1
Green Area Ratio numerator = 21,650					
**** 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					

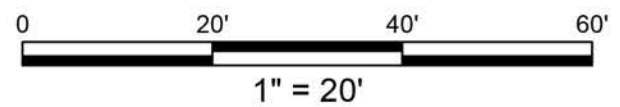


LEGEND:

-  EXISTING TREE
-  SMALL-MEDIUM STREET TREE
-  MIN. 6" CAL. SHADE TREE
-  ORNAMENTAL TREE
-  SINGLE GLOBE LIGHT
-  SCORED CONCRETE PAVING
-  PERMEABLE PAVING
-  SPECIAL PAVING
-  LANDSCAPED AREA
-  2-8" EXTENSIVE GREEN ROOF

NOTE:

STREETSCAPE AND PUBLIC SPACE DESIGN IS CONCEPTUAL AND WILL BE FINALIZED DURING THE DDOT PUBLIC SPACE APPROVAL PROCESS.



MECH. UNITS, TYP.
(SEE ARCH)
PERMEABLE PAVING
PARKING AREA

LARGE SHADE TREE
SPECIAL PAVING, TYP.

LANDSCAPED
AREA W/ MIXED
PLANTINGS,
TYP.

SMALL
ORNAMENTAL
TREE, TYP.

DDOT STD.
SCORED
CONCRETE, TYP.

35'

LOADING

EX. ALLEY

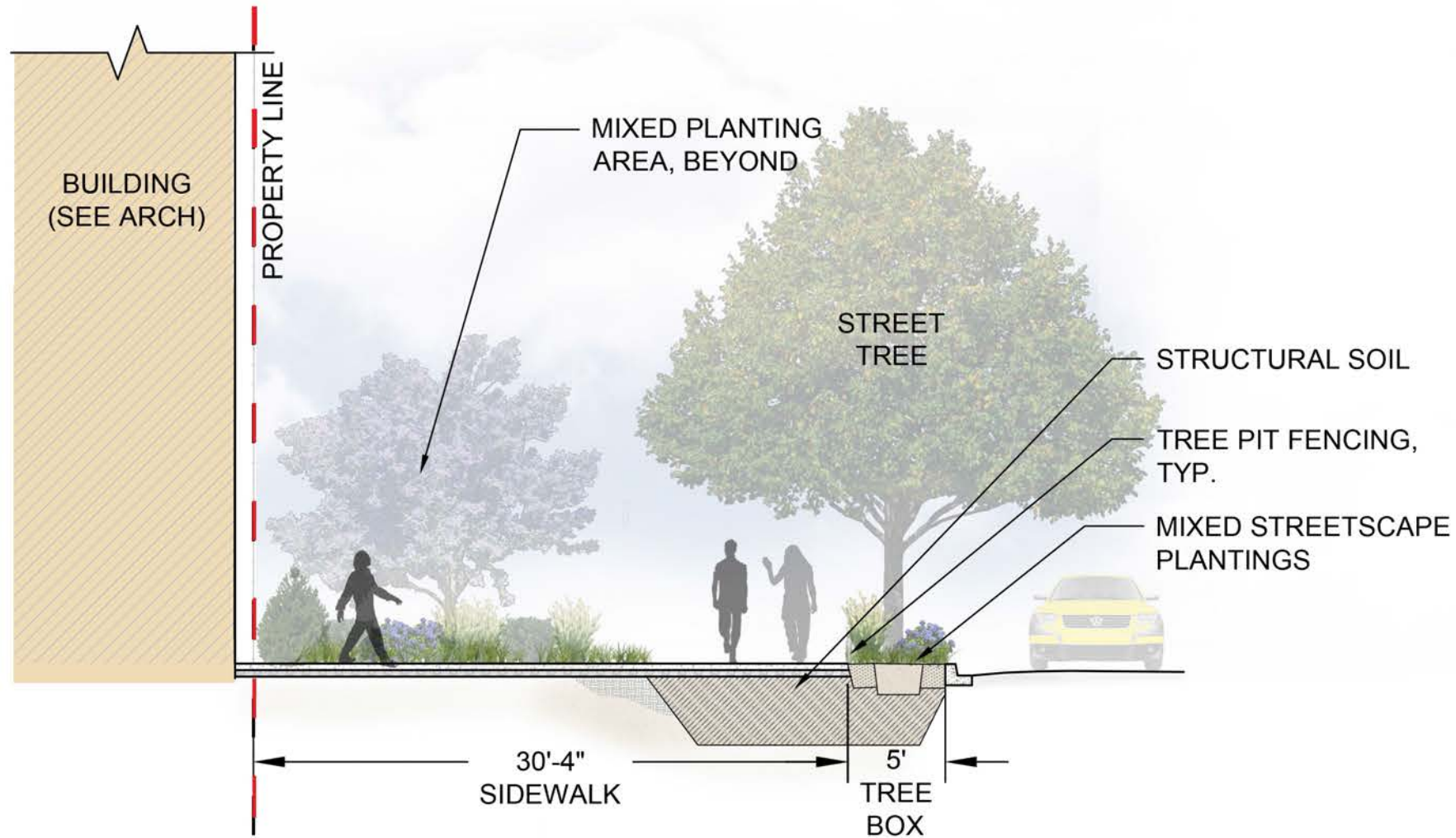
13'-9"

CONTINUOUS
TREE STRIP W/
MIXED
PLANTINGS, TYP.

NANNIE HELEN BURROUGHS AVE NE

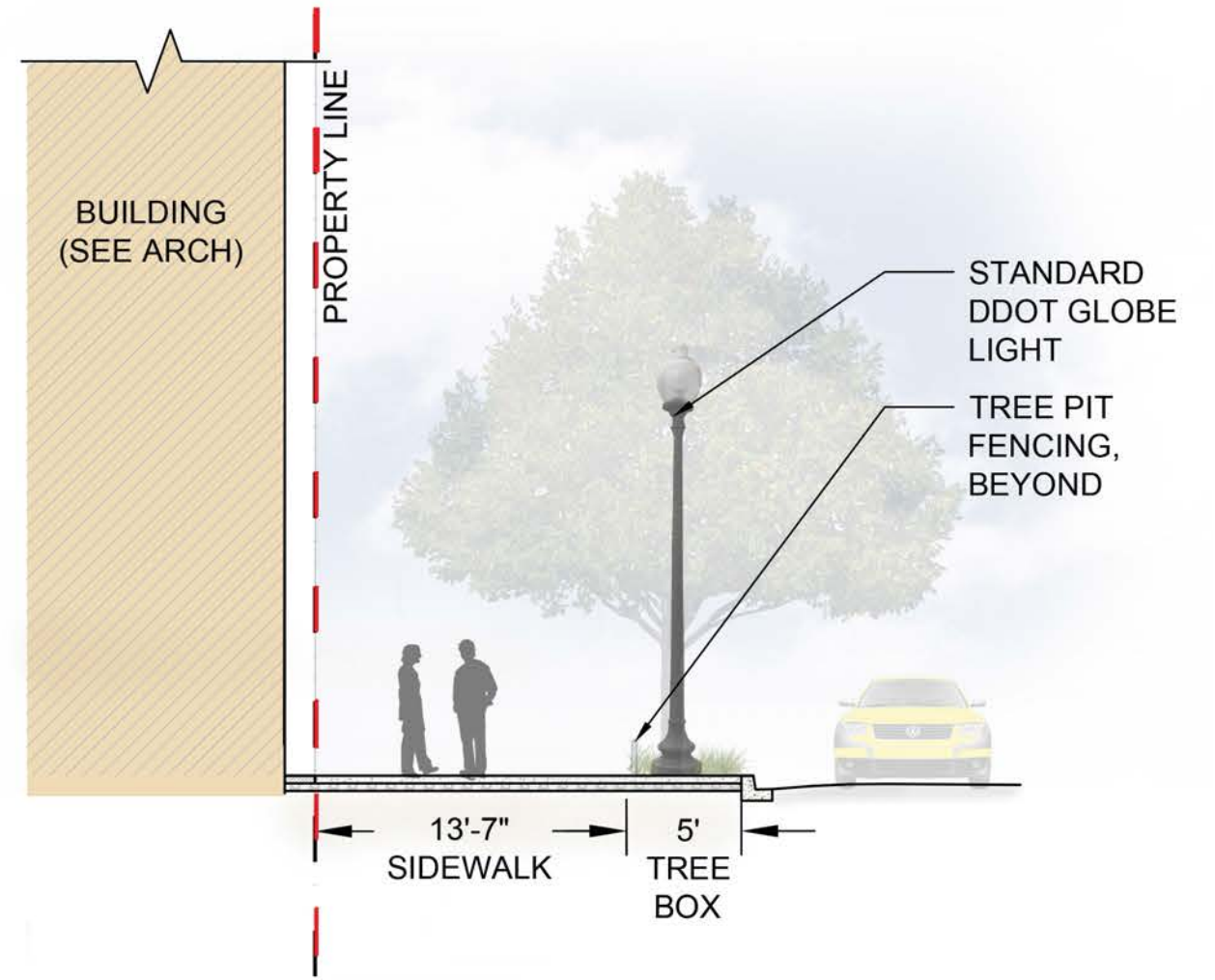
DIVISION AVE NE

SMALL-MEDIUM STREET
TREE, TYP.
ACCESSIBLE RAMP, TYP.
(SEE CIVIL)



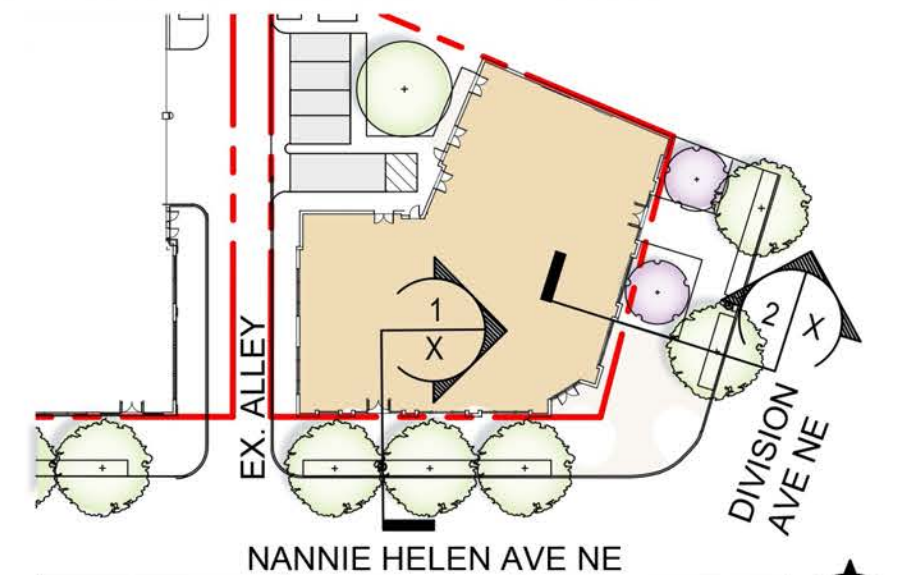
1 STREETSCAPE SECTION - DIVISION AVE NE

SCALE: 1/8" = 1'-0"



2 STREETSCAPE SECTION - NANNIE HELEN AVE NE

SCALE: 1/8" = 1'-0"



0 REFERENCE SITE PLAN

SCALE: 1" = 60'-0"











GREEN AREA RATIO:

SUBJECT SITE ZONING: MU - 3
 REQUIRED GAR SCORE: 0.30

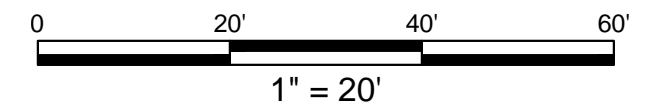
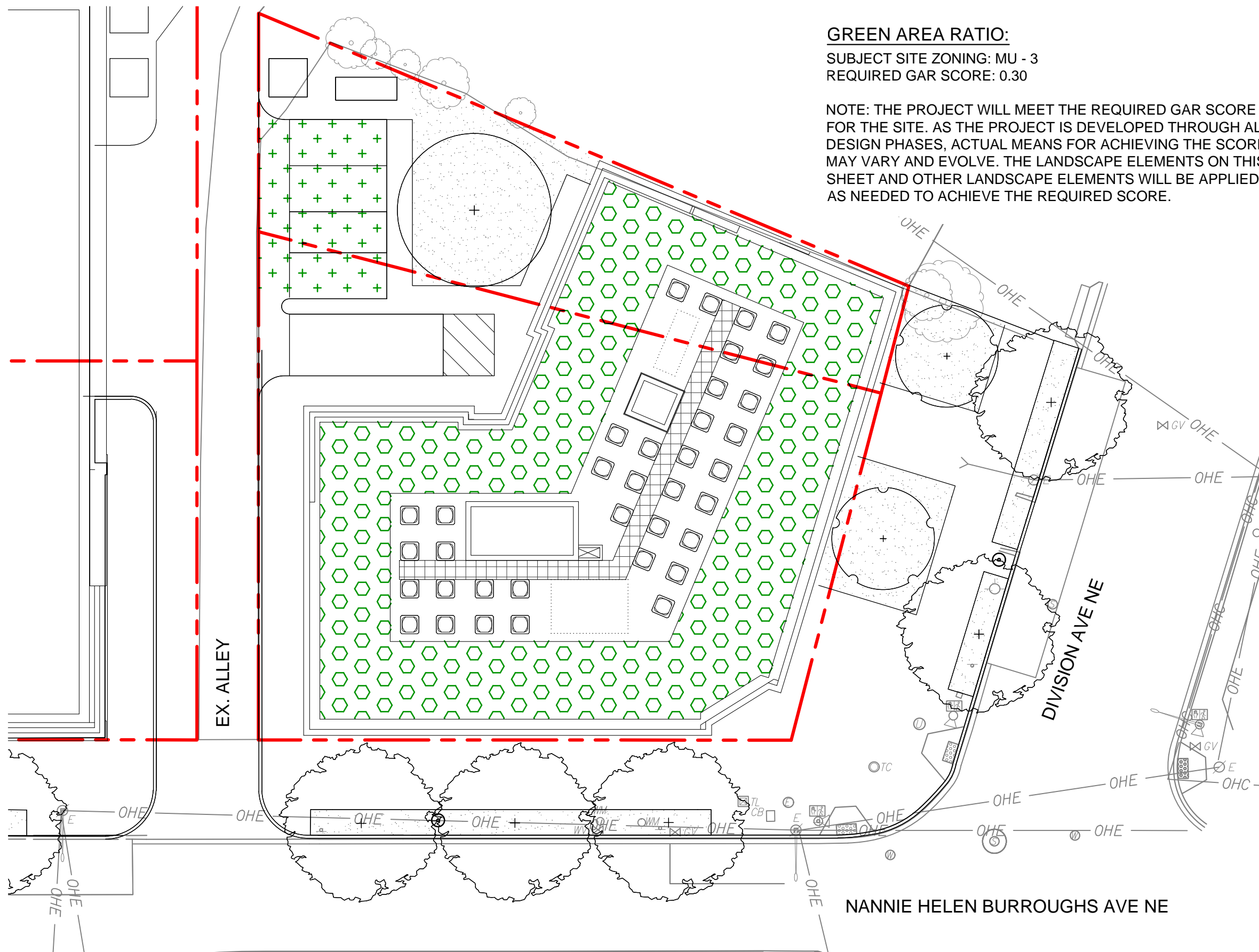
NOTE: THE PROJECT WILL MEET THE REQUIRED GAR SCORE FOR THE SITE. AS THE PROJECT IS DEVELOPED THROUGH ALL DESIGN PHASES, ACTUAL MEANS FOR ACHIEVING THE SCORE MAY VARY AND EVOLVE. THE LANDSCAPE ELEMENTS ON THIS SHEET AND OTHER LANDSCAPE ELEMENTS WILL BE APPLIED AS NEEDED TO ACHIEVE THE REQUIRED SCORE.

LEGEND:

-  EXISTING TREE
-  SMALL-MEDIUM STREET TREE
-  MIN. 6" CAL. SHADE TREE
-  ORNAMENTAL TREE
-  SINGLE GLOBE LIGHT
-  2"-8" EXTENSIVE GREEN ROOF
-  PERMEABLE PAVING BETWEEN 6-24" OF GRAVEL
-  LANDSCAPED AREA

NOTES:

1. SUBJECT SITE IS TO BE ZONED MU-3 AND REQUIRES A GREEN AREA RATIO (GAR) SCORE OF 0.30.
2. THE CURRENT DESIGN SHOWS POTENTIAL AREAS OF LANDSCAPING AND LID TECHNIQUES TO ACHIEVE FINAL GAR SCORE. AREAS ONLY WITHIN THE APPLICABLE LOT LINES WILL BE APPLIED TO THE GAR SCORE. THE DESIGN, LAYOUT AND SQUARE FOOTAGES OF THESE AREAS ARE TO BE FINALIZED AS OVERALL DESIGN DEVELOPS.
3. A COMBINATION OF PROPOSED GREEN ROOF, SHRUBS AND GROUNDCOVERS ARE TO BE COUNTED TOWARDS THE FINAL GAR SCORE. FINAL LOCATIONS, QUANTITIES AND SPECIES ARE TO BE DETERMINED AS DESIGN PROGRESSES.



Address: 5110 Nannie Helen Burroughs Ave NE

Other / BZA Order:

Lot size (enter this value first):

Green Area Ratio Score Sheet

Ward: 7 Lot: 65 Square: 5197 Zoning District: MU-3

enter sq ft of lot: 13,619 SCORE: 0.301

Landscape Elements

Landscape Element	Square Ft.	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 <input type="text" value="0"/>	0.3	-
2 Landscaped areas with a soil depth of 24" or greater	enter sq ft <input type="text" value="961"/>	0.6	576.6
3 Bioretention facilities	enter sq ft <input type="text" value="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 <input type="text" value="961"/>	0.2	192.2
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 <input type="text" value="0"/>	0.3	-
3 Tree canopy for all trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees <input type="text" value="0"/>	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 <input type="text" value="1"/>	0.6	150.0
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 <input type="text" value="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 <input type="text" value="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 <input type="text" value="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 <input type="text" value="0"/>	0.8	-
9 Vegetated wall plantings on a vertical surface	enter sq ft <input type="text" value="0"/>	0.6	-
C Vegetated or "green" roofs			
1 Over at least 2" and less than 8" of growth medium	enter sq ft <input type="text" value="4,560"/>	0.6	2,736.0
2 Over at least 8" of growth medium	enter sq ft <input type="text" value="0"/>	0.8	-
D Permeable Paving***			
1 Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft <input type="text" value="870"/>	0.4	348.0
2 Permeable paving over at least 24" of soil or gravel	enter sq ft <input type="text" value="0"/>	0.5	-
E Other			
1 Enhanced tree growth systems***	enter sq ft <input type="text" value="0"/>	0.4	-
2 Renewable energy generation	enter sq ft <input type="text" value="0"/>	0.5	-
3 Approved water features	enter sq ft <input type="text" value="0"/>	0.2	-
sub-total of sq ft = 7,602			
H Bonuses			
1 Native plant species	enter sq ft <input type="text" value="961"/>	0.1	96.1
2 Landscaping in food cultivation	enter sq ft <input type="text" value="0"/>	0.1	-
3 Harvested stormwater irrigation	enter sq ft <input type="text" value="0"/>	0.1	-
			Green Area Ratio numerator = 4,099
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.			348
Total square footage of all permeable paving and enhanced tree growth			348

STREETSCAPE ELEMENTS

SITE FURNISHINGS

MATERIALS



RETAIL & PUBLIC SPACE



RESIDENTIAL STREETSCAPE



SCULPTURAL BICYCLE PARKING



SINGLE GLOBE LIGHT



BUILT-IN BENCHES



STREETSCAPE BIKE RACKS



TRASH & RECYCLING



3' X 3' SCORED CONCRETE



SPECIALTY PAVING



PERMEABLE PAVING