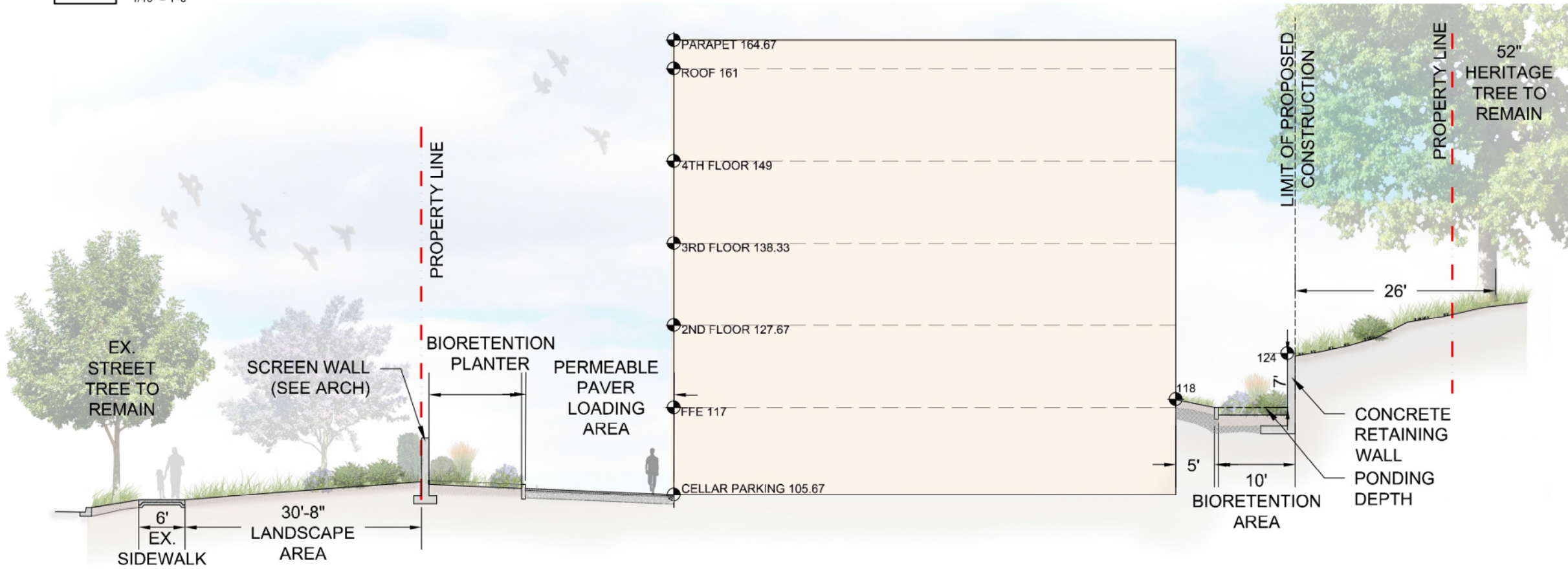
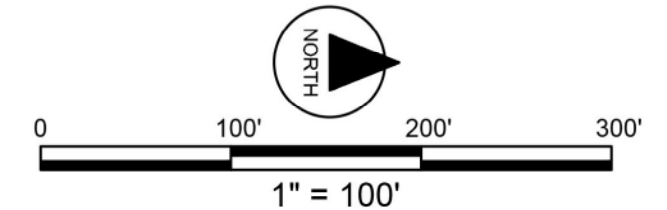
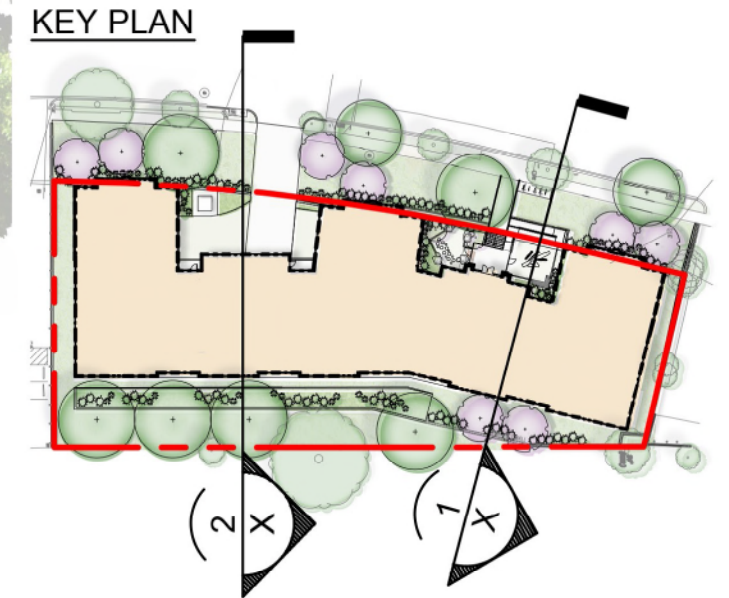


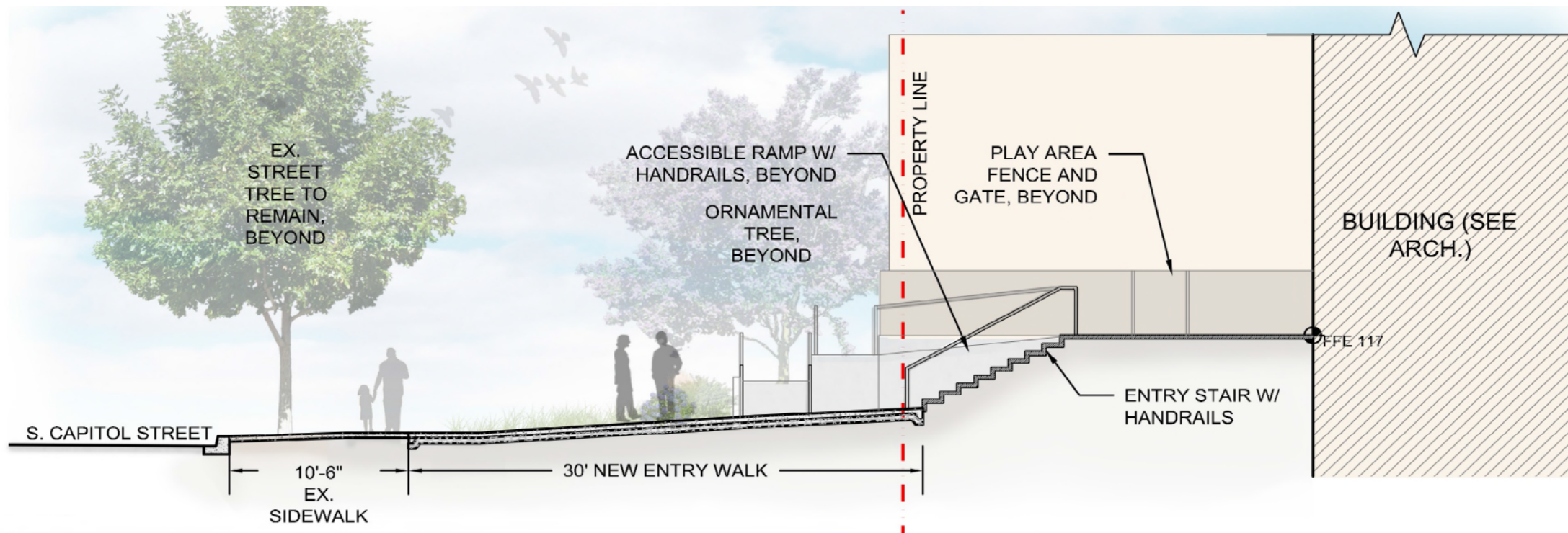
**1** SECTION THRU BIORETENTION  
1/16" = 1'-0"



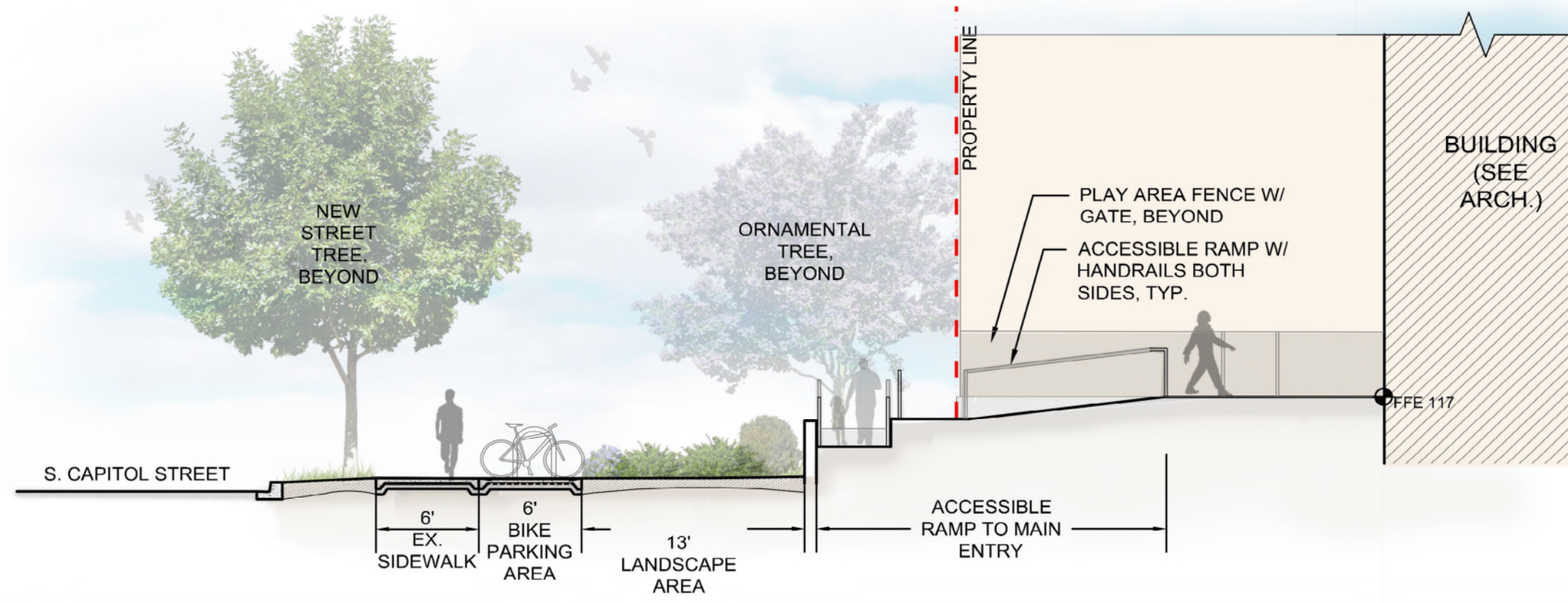
**2** SECTION THRU GARAGE ENTRY  
1/16" = 1'-0"



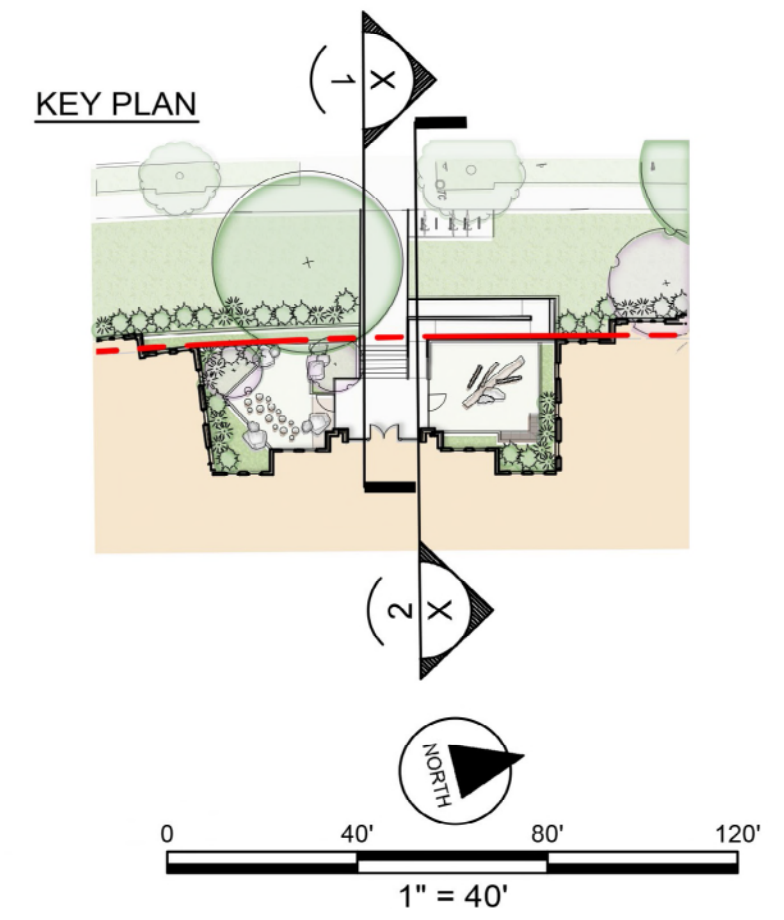
November 19th, 2018 ©2018 Torti Gallas Urban | 1326 H Street, NE Second Floor | Washington, DC 20002 | 202.232.3132



**1** SECTION THRU STAIR  
1/16" = 1'-0"



**2** SECTION THRU RAMP  
1/8" = 1'-0"



D1: PERMEABLE PAVING OVER  
6-24" OF SOIL OR GRAVEL









B1: PLANTS > 2' HEIGHT

**GREEN AREA RATIO:**

SUBJECT SITE ZONING: RA-2  
REQUIRED GAR SCORE: 0.4

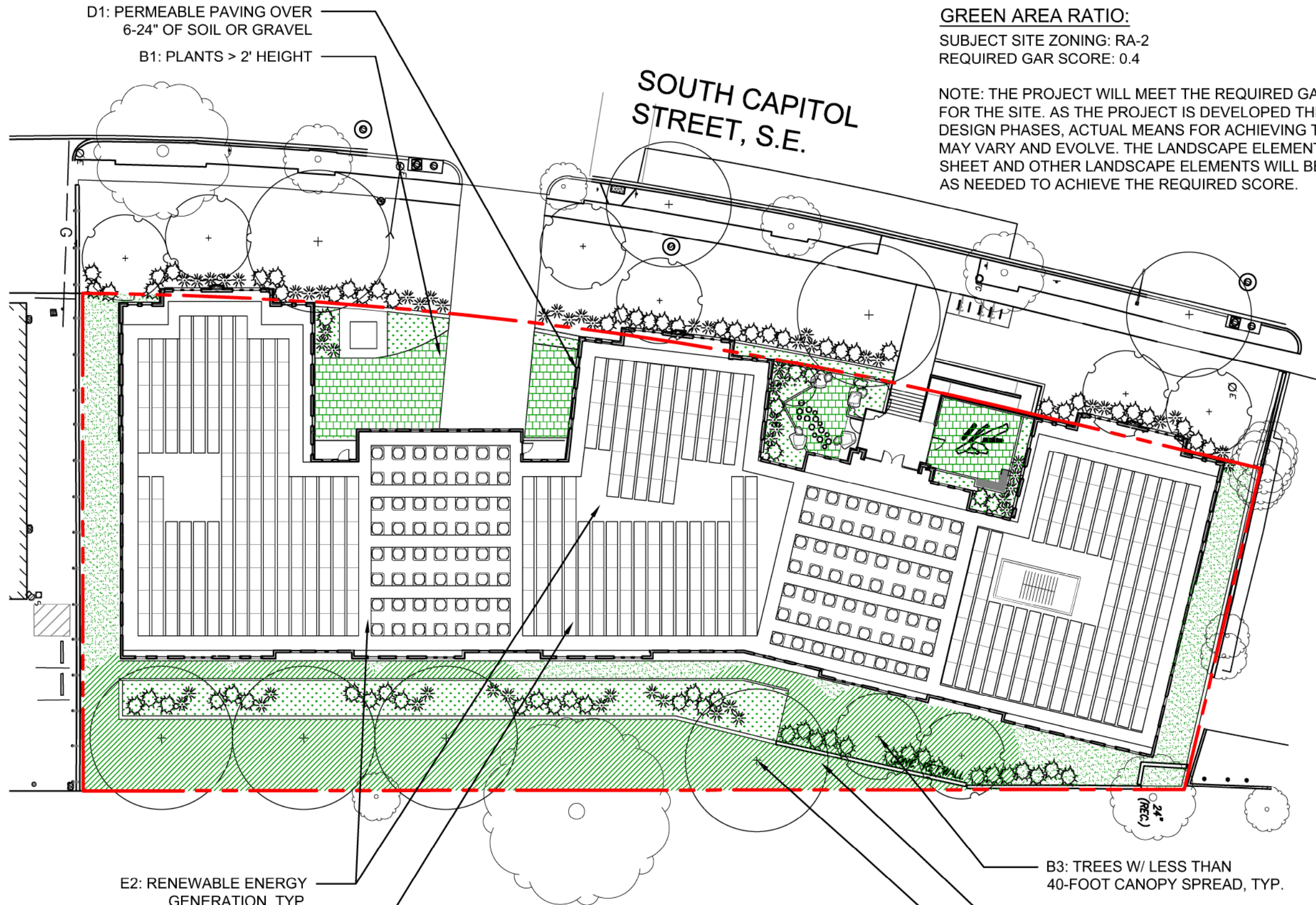
NOTE: THE PROJECT WILL MEET THE REQUIRED GAR SCORE FOR THE SITE. AS THE PROJECT IS DEVELOPED THROUGH ALL DESIGN PHASES, ACTUAL MEANS FOR ACHIEVING THE SCORE MAY VARY AND EVOLVE. THE LANDSCAPE ELEMENTS ON THIS SHEET AND OTHER LANDSCAPE ELEMENTS WILL BE APPLIED AS NEEDED TO ACHIEVE THE REQUIRED SCORE.

**LEGEND:**

-  EXISTING TREE
-  B1: PLANTS > 2' HEIGHT
-  B3: TREES W/ LESS THAN 40-FOOT CANOPY SPREAD
-  B4: TREES W/ 40-FOOT OR GREATER CANOPY SPREAD
-  A1: LANDSCAPED AREAS W/ SOIL DEPTH < 24"
-  A2: LANDSCAPED AREAS W/ SOIL DEPTH > 24"
-  B3: BIORETENTION FACILITIES
-  D1: PERMEABLE PAVING OVER 6-24" OF SOIL OR GRAVEL

**NOTES:**

1. SUBJECT SITE IS TO BE ZONED RA-2 AND REQUIRES A GREEN AREA RATIO (GAR) SCORE OF 0.40.
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 SOLAR PANELS, BIORETENTION AREAS, TREES, SHRUBS AND GROUNDCOVERS ARE TO BE COUNTED TOWARDS THE FINAL GAR SCORE. FINAL LOCATIONS, QUANTITIES AND SPECIES ARE TO BE DETERMINED AS DESIGN PROGRESSES.



E2: RENEWABLE ENERGY GENERATION, TYP.

MECHANICAL UNITS, TYP. (SEE ARCH)

B3: TREES W/ LESS THAN 40-FOOT CANOPY SPREAD, TYP.

A2: LANDSCAPED AREAS W/ SOIL DEPTH > 24", TYP.

B4: TREES W/ 40-FOOT OR GREATER CANOPY SPREAD, TYP.

Green Area Ratio Scoresheet					
	Address <b>3836 South Capitol</b>	Square	Lot	Zone District	
	Other			RA-2	
Lot area (sf) <b>39,318</b>		Minimum Score <b>.4</b>	Multiplier SCORE:		GAR Score <b>0.404</b>
Landscape Elements					
Total	Factor	Square Feet	Lot area (sf)	Minimum Score	Multiplier SCORE:
<b>A Landscaped areas (select one of the following for each area)</b>					
1	Landscaped areas with a soil depth < 24"	square feet <input type="text" value="2,928"/>	0.30	878.4	
2	Landscaped areas with a soil depth ≥ 24"	square feet <input type="text" value="6,156"/>	0.60	3,693.6	
3	Bioretention facilities	square feet <input type="text" value="2,736"/>	0.40	1,094.4	
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>					
1	Groundcovers, or other plants < 2' height	square feet <input type="text" value="10,620"/>	0.20	2,124.0	Native Bonus square feet <input type="text" value="10,620"/>
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants <input type="text" value="50"/>	0.30	135.0	# of plants <input type="text" value="50"/>
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees <input type="text" value="4"/>	0.50	100.0	# of trees <input type="text" value="4"/>
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees <input type="text" value="4"/>	0.60	600.0	# of trees <input type="text" value="4"/>
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees <input type="text" value="0"/>	0.70	-	# of trees <input type="text" value="0"/>
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees <input type="text" value="0"/>	0.70	-	# of trees <input type="text" value="0"/>
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees <input type="text" value="0"/>	0.70	-	# of trees <input type="text" value="0"/>
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees <input type="text" value="0"/>	0.80	-	# of trees <input type="text" value="0"/>
9	Vegetated wall, plantings on a vertical surface	square feet <input type="text" value="0"/>	0.60	-	square feet <input type="text" value="0"/>
<b>C Vegetated or "green" roofs</b>					
1	Over at least 2" and less than 8" of growth medium	square feet <input type="text" value="0"/>	0.60	-	square feet <input type="text" value="0"/>
2	Over at least 8" of growth medium	square feet <input type="text" value="0"/>	0.80	-	square feet <input type="text" value="0"/>
<b>D Permeable Paving***</b>					
1	Permeable paving over 6" to 24" of soil or gravel	square feet <input type="text" value="1,811"/>	0.40	724.4	square feet <input type="text" value="1,811"/>
2	Permeable paving over at least 24" of soil or gravel	square feet <input type="text" value="0"/>	0.50	-	square feet <input type="text" value="0"/>
<b>E Other</b>					
1	Enhanced tree growth systems***	square feet <input type="text" value="0"/>	0.40	-	square feet <input type="text" value="0"/>
2	Renewable energy generation	square feet <input type="text" value="10,633"/>	0.50	5,316.5	square feet <input type="text" value="10,633"/>
3	Approved water features	square feet <input type="text" value="0"/>	0.20	-	square feet <input type="text" value="0"/>
<b>F Bonuses</b>					
		sub-total of sq ft =	36,534		
1	Native plant species	square feet <input type="text" value="12,270"/>	0.10	1,227.0	square feet <input type="text" value="12,270"/>
2	Landscaping in food cultivation	square feet <input type="text" value="0"/>	0.10	-	square feet <input type="text" value="0"/>
3	Harvested stormwater irrigation	square feet <input type="text" value="0"/>	0.10	-	square feet <input type="text" value="0"/>
		Green Area Ratio numerator =	15,893		
*** 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.					724



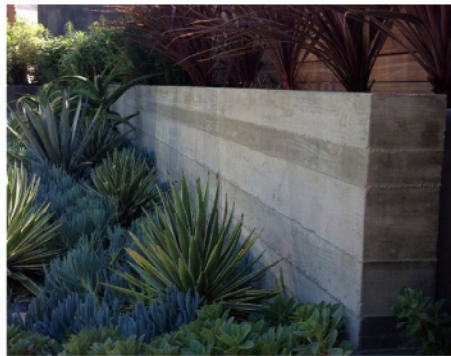
CANOPY TREES



ORNAMENTAL TREES



CONCRETE RETAINING WALL



NATURAL PLAY ELEMENTS



BIKE RACKS



PERMEABLE PAVING



PERMEABLE PAVING



BIORETENTION + NATIVE PLANTINGS

