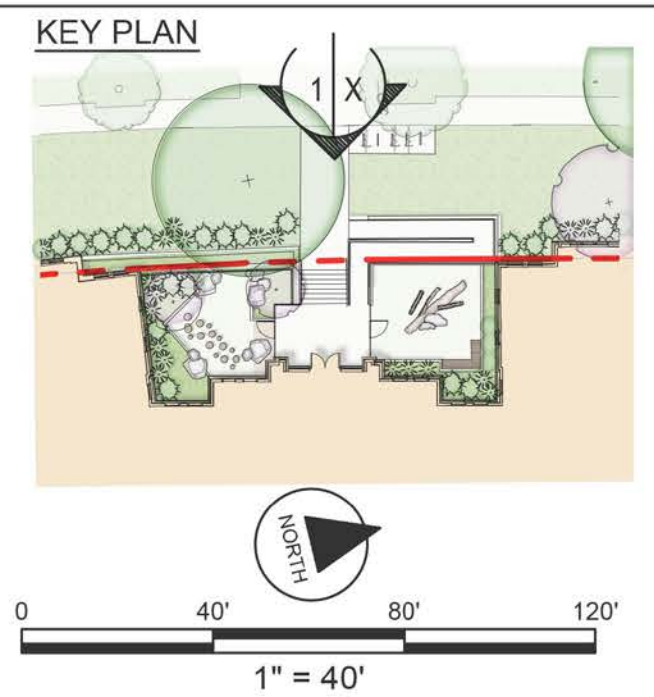


1 ENLARGED ELEVATION
1/8" = 1'-0"

PRECEDENT IMAGES



February 15th, 2019 | ©2018 Torti Gallas Urban | 1326 H Street, NE Second Floor | Washington, DC 20002 | 202.232.3132











KAYE STERN PROPERTIES

Enlarged Elevation
3836 - 3848 SOUTH CAPITOL STREET, SE
District of Columbia
ASB 10-144
EXHIBIT NO.20D4

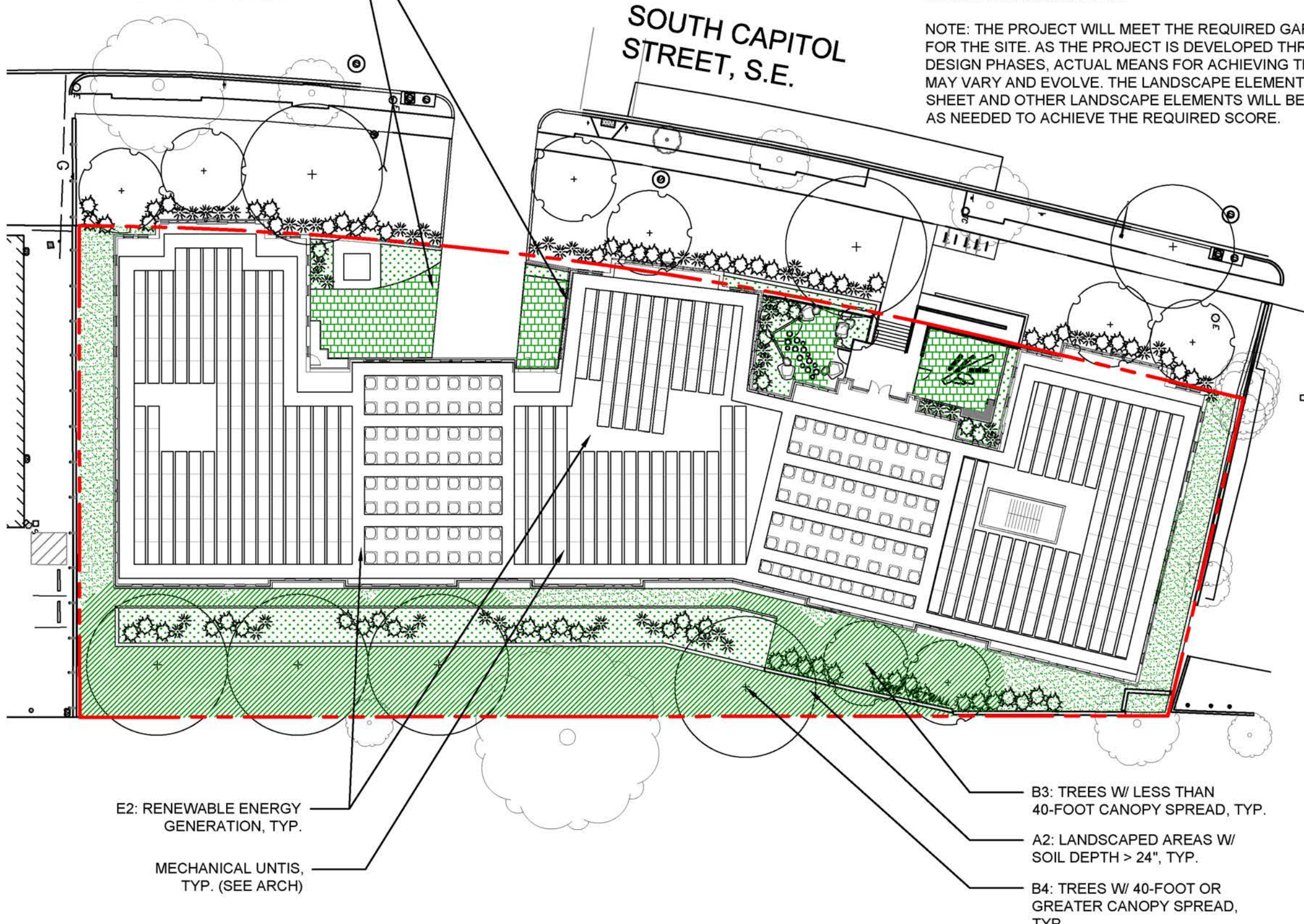
D1: PERMEABLE PAVING OVER
6-24" OF SOIL OR GRAVEL
B1: PLANTS > 2' HEIGHT

GREEN AREA RATIO:
SUBJECT SITE ZONING: RA-2
REQUIRED GAR SCORE: 0.4

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

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.



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

*** 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.



CANOPY TREES



ORNAMENTAL TREES



CONCRETE RETAINING WALL



NATURAL PLAY ELEMENTS



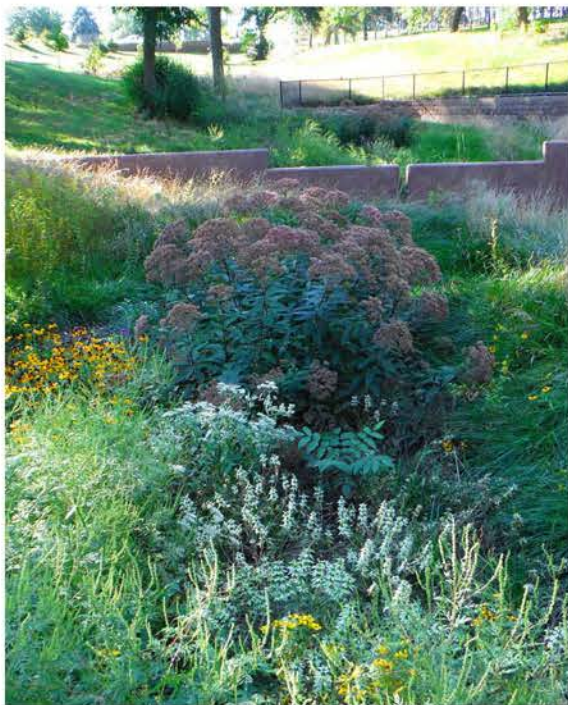
BIKE RACKS



PERMEABLE PAVING



PERMEABLE PAVING



BIORETENTION + NATIVE PLANTINGS

