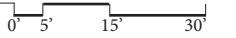


NOTE: DEMISING WALLS, QUANTITY AND SIZE OF UNITS, COMMON, UTILITY AND AMENITY SPACES, STAIRS AND ELEVATORS, PARKING AND LOADING CONFIGURATIONS, ARE PRELIMINARY. FINAL LAYOUTS MAY VARY.



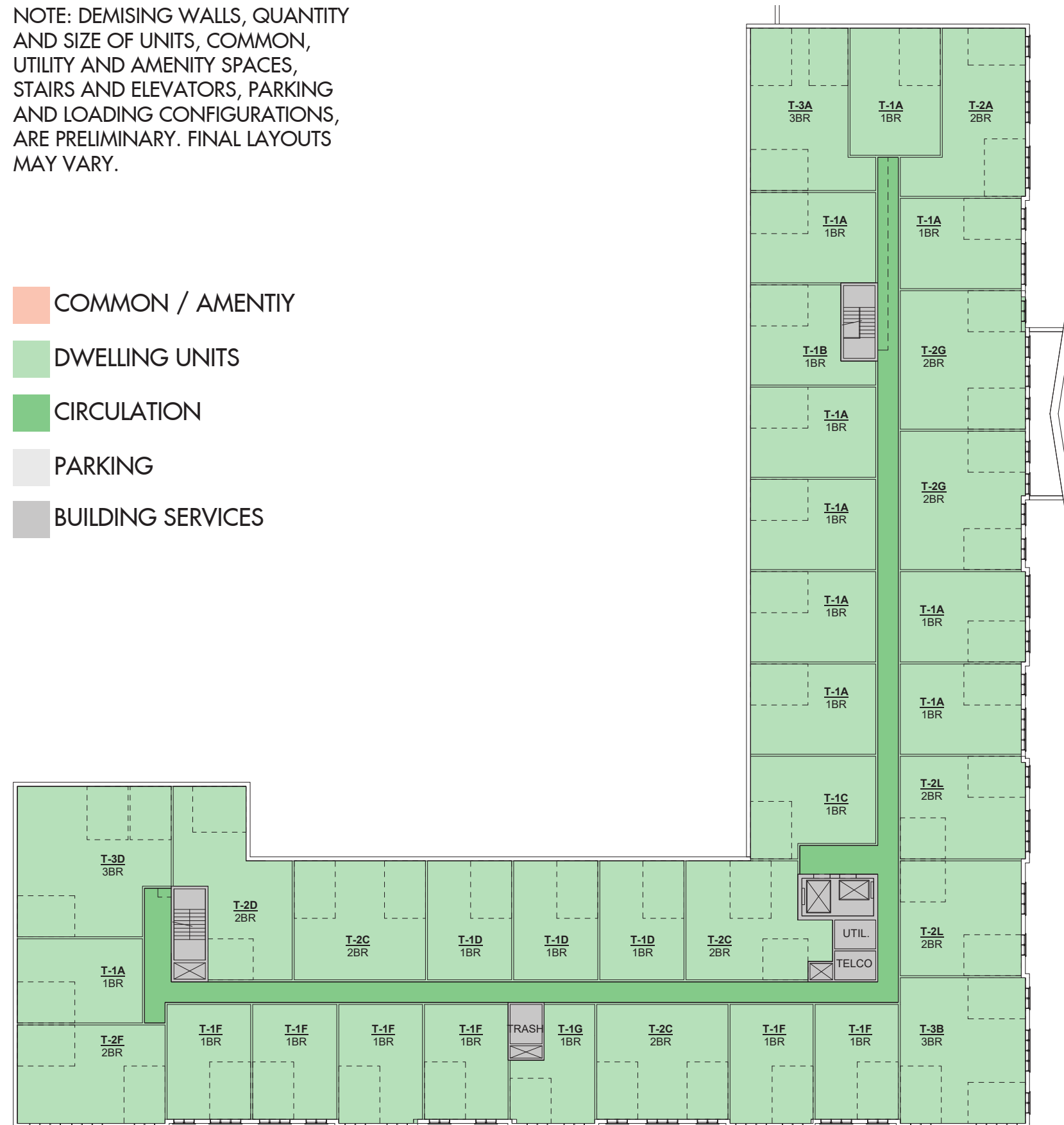
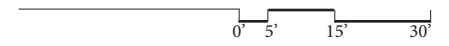
- COMMON / AMENITY
- DWELLING UNITS
- CIRCULATION
- PARKING
- BUILDING SERVICES



NOTE: DEMISING WALLS, QUANTITY AND SIZE OF UNITS, COMMON, UTILITY AND AMENITY SPACES, STAIRS AND ELEVATORS, PARKING AND LOADING CONFIGURATIONS, ARE PRELIMINARY. FINAL LAYOUTS MAY VARY.

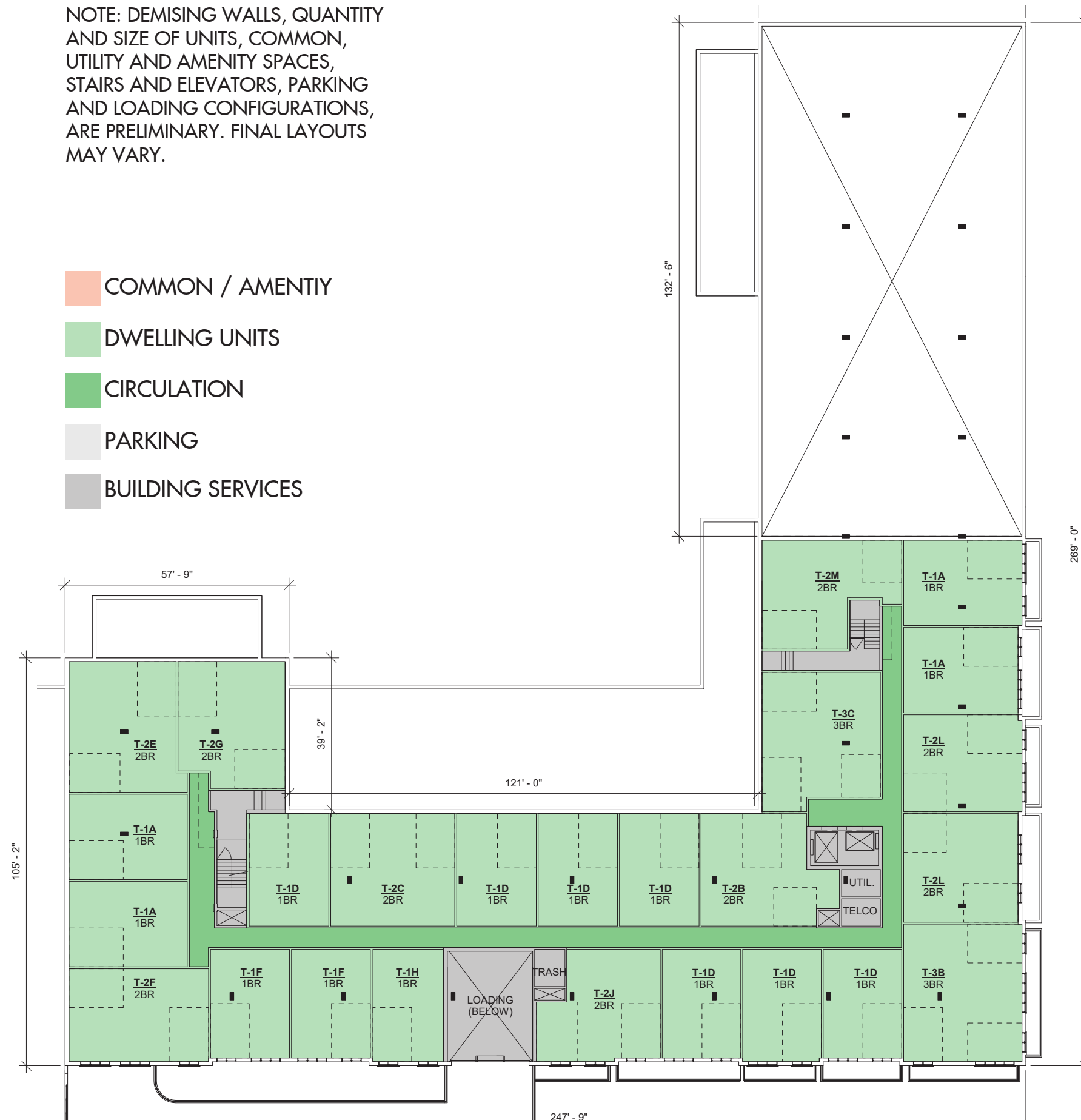
- COMMON / AMENITY
- DWELLING UNITS
- CIRCULATION
- PARKING
- BUILDING SERVICES

PROPOSED LEVELS 2-3 (TYP)

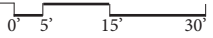


NOTE: DEMISING WALLS, QUANTITY AND SIZE OF UNITS, COMMON, UTILITY AND AMENITY SPACES, STAIRS AND ELEVATORS, PARKING AND LOADING CONFIGURATIONS, ARE PRELIMINARY. FINAL LAYOUTS MAY VARY.

- COMMON / AMENITY
- DWELLING UNITS
- CIRCULATION
- PARKING
- BUILDING SERVICES



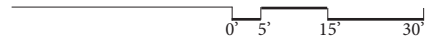
PROPOSED TERRACE LEVEL



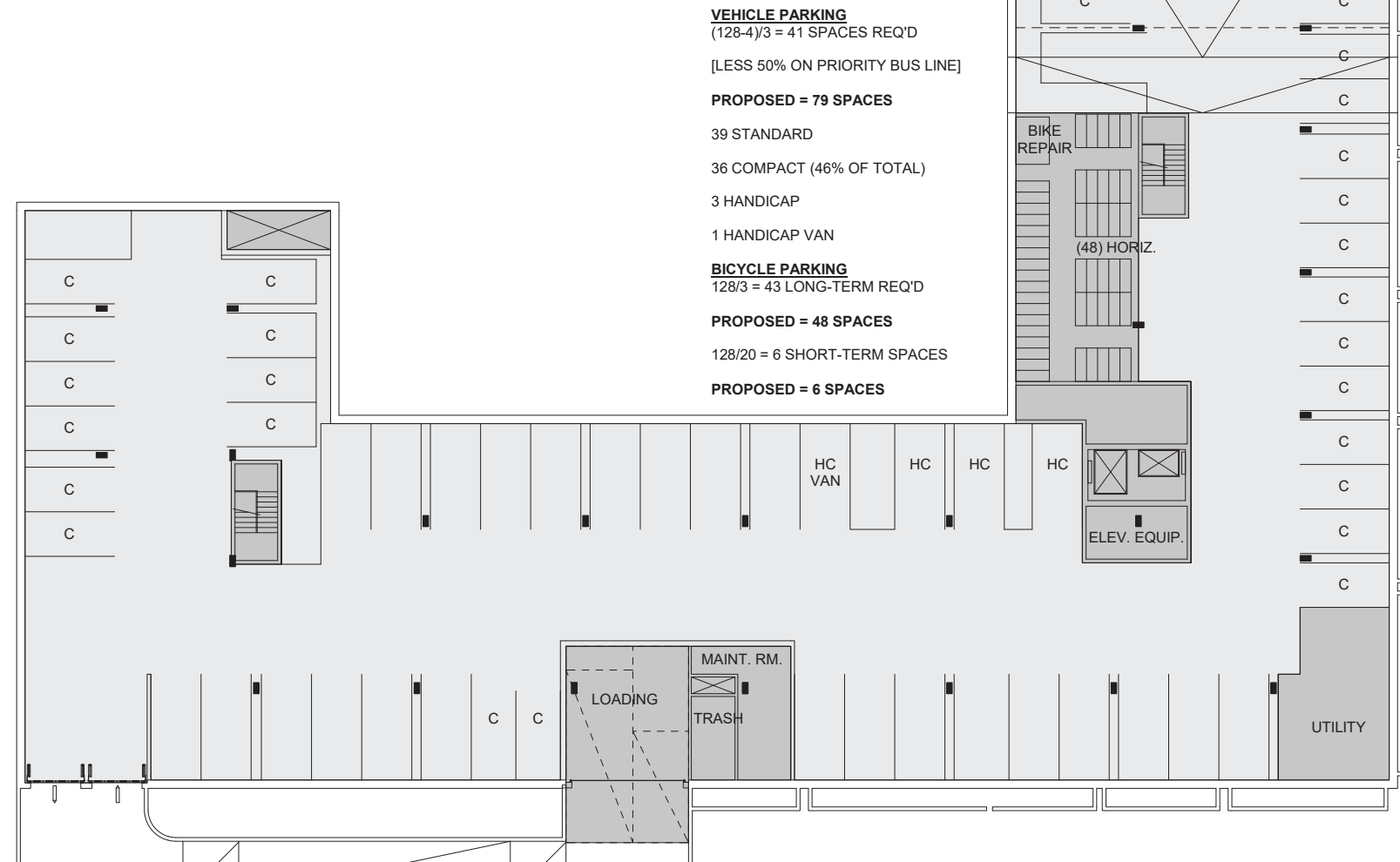
SHEET 13

NOTE: DEMISING WALLS, QUANTITY AND SIZE OF UNITS, COMMON, UTILITY AND AMENITY SPACES, STAIRS AND ELEVATORS, PARKING AND LOADING CONFIGURATIONS, ARE PRELIMINARY. FINAL LAYOUTS MAY VARY.

PROPOSED PARKING LEVEL

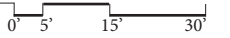


- COMMON / AMENITY
- DWELLING UNITS
- CIRCULATION
- PARKING
- BUILDING SERVICES



Unit Types	1-BEDROOM							2-BEDROOM							3-BEDROOM				TOTALS	TOTAL ZONING GROSS FLOOR AREA ***	TOTAL CONSTRUCTION GROSS FLOOR AREA					
	1A	1B	1C	1D	1F	1G	1H	1J	2A	2B	2C	2D	2E	2F	2G	2H	2J	2K				2L	3A	3B	3C	3D
Net SF *	671	587	691	595	591	503	527	595	928	887	928	919	793	864	1,029	916	718	833	762	995	1,174	1,024	1,058			
Gross SF **	716	628	750	641	637	542	563	647	1,013	930	991	987	847	942	1,096	996	783	905	816	1,081	1,264	1,091	1,146			
Level 3	10	1	1	2	6	1			1	1	2	1	1	1	2				2	1	1		1	35	30,454	31,075
Level 2	10	1	1	2	6	1			1	1	2	1	1	1	2				2	1	1		1	35	30,454	31,075
Level 1	9	1	1	2	6	1	1		1	1	2	1	1	1					2	1	1		1	33	30,932	31,563
Terrace Level	6			6	2			1			1			1		1	1	1	2		1	1		25	16,424	23,340
Parking Level																										32,995
Subtotal Units	35	3	3	12	20	3	1	1	3	4	7	3	3	4	4	1	1	1	8	3	4	1	3	128		
Subtotal NSF *	23,485	1,761	2,073	7,140	11,820	1,509	527	595	2,784	3,548	6,496	2,757	2,379	3,456	4,116	916	718	833	6,096	2,985	4,696	1,024	3,174	94,888		
Subtotal GSF **	25,060	1,884	2,250	7,692	12,740	1,626	563	647	3,039	3,720	6,937	2,961	2,541	3,768	4,384	996	783	905	6,528	3,243	5,056	1,091	3,438	101,852	108,263	150,048
Total Units	78							39							11				128							
Total Avg Unit NSF *	48,910							34,099							874				94,888							
Total Avg Unit GSF **	52,462							36,562							937				101,852	108,283	ZONING GFA ALLOWED @ 1.08 FAR W/ 20% IZ					
Units as a Percentage of Building Total	61%							30%							9%				100%	100,262	LOT AREA					

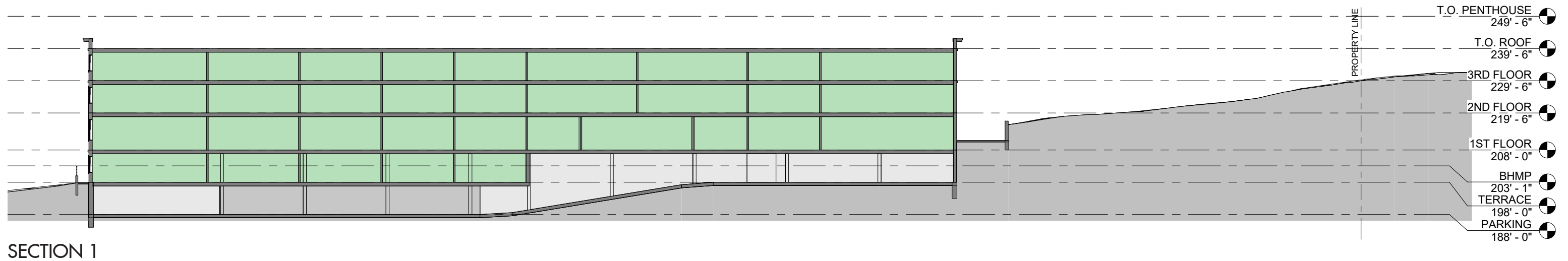
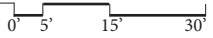
* Net SF = Inside face of drywall usable by an individual dwelling unit
 ** Gross SF = Exterior face of exterior wall, centerline of demising walls, and public face of hallway drywall
 *** Zoning GFA = Total Construction Gross SF less cellar (measured by perimeter wall method), less vent shafts and pipe chase shafts above ground floor.



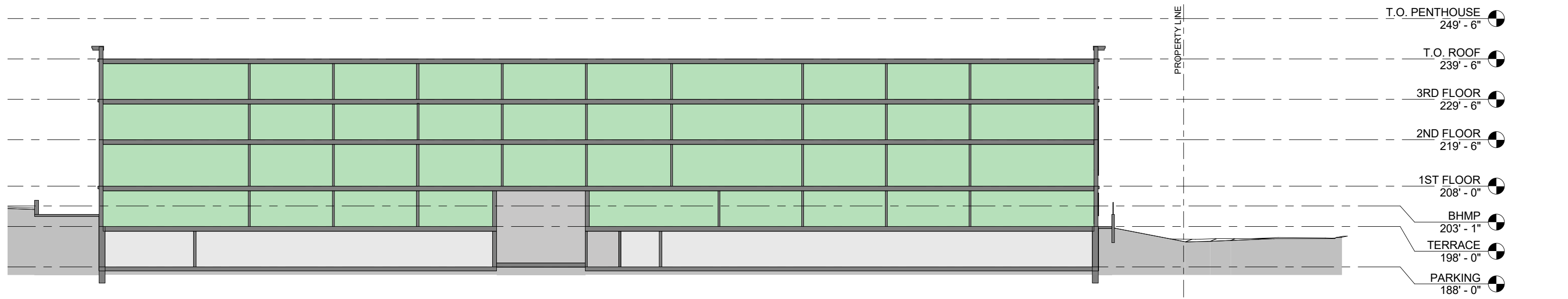
EAST ELEVATION



SOUTH ELEVATION

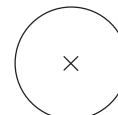
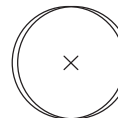
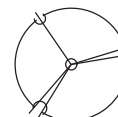


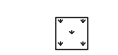
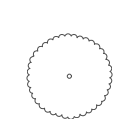


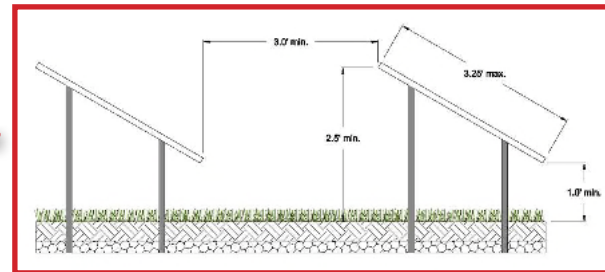
SECTION 1



SECTION 2

PLANTING KEY

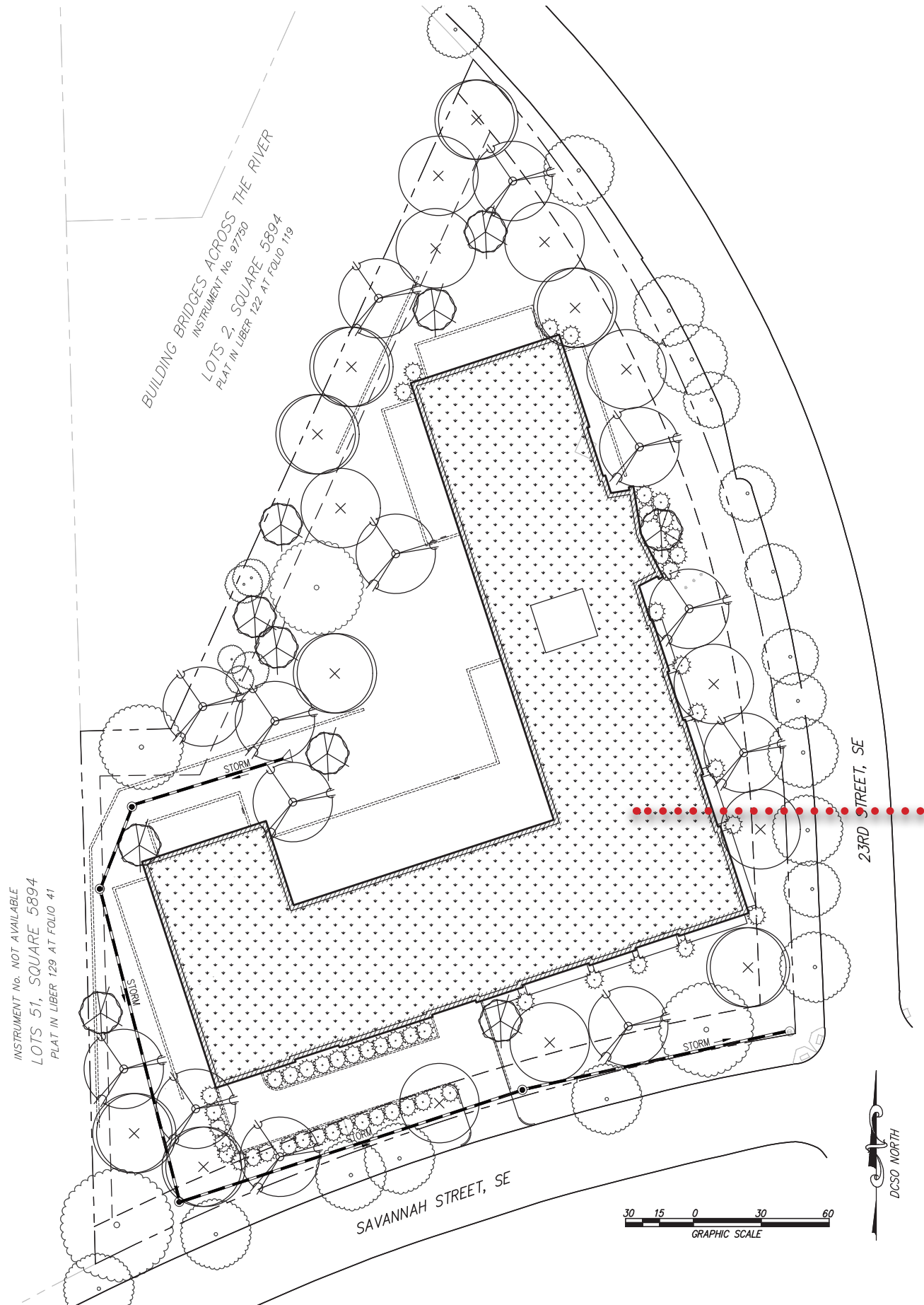
-  *QUERCUS COCCINEA* - SCARLET OAK
35' CANOPY DIAMETER
-  *ACER RUBRUM 'FRANKS RED'* - RED SUNSET MAPLE
35' CANOPY DIAMETER
-  *ACER RUBRUM 'OCTOBER GLORY'*
35' CANOPY DIAMETER
-  *CERCIS CANADENSIS*
OR OTHER ORNAMENTAL TREE
-  *ILEX VOMITORIA 'NANA'*
OR OTHER SHRUB
-  POTENTIAL GREEN ROOF AREA
-  EXISTING TREE TO REMAIN



GREEN ROOF + SOLAR CONCEPT

Green Area Ratio Scoresheet					
Address	Square	Lot	Zone District		
23rd and Savannah Streets, SE	5894	2, 3 & 4	RA-1		
Other: TERRACE MANOR REDEVELOPMENT	Lot area (sf)	Minimum Score	Multiplier	GAR Score	
Lot size (enter this value first) *	100,260	.4		SCORE: 0.555	
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"	53,079	0.30	15,923.7		
2 Landscaped areas with a soil depth ≥ 24"		0.60	-		
3 Bioretention facilities		0.40	-		
B Plantings (credit for plants in landscaped areas from Section A)					
1 Groundcovers, or other plants < 2' height		0.20	-		
2 Plants ≥ 2' height at maturity - calculated at 9-sf per plant	53	477	0.30	143.1	
3 New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	11	550	0.50	275.0	
4 New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	88	22000	0.60	13,200.0	
5 Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	5	1250	0.70	875.0	
6 Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	1	600	0.70	420.0	
7 Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	1	1300	0.70	910.0	
8 Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	0	0	0.80	-	
9 Vegetated wall, plantings on a vertical surface		0.60	-		
C Vegetated or "green" roofs					
1 Over at least 2" and less than 8" of growth medium	26,242		0.60	15,745.2	
2 Over at least 8" of growth medium			0.80	-	
D Permeable Paving***					
1 Permeable paving over 6" to 24" of soil or gravel			0.40	-	
2 Permeable paving over at least 24" of soil or gravel			0.50	-	
E Other					
1 Enhanced tree growth systems***			0.40	-	
2 Renewable energy generation	16,400		0.50	8,200.0	
3 Approved water features			0.20	-	
F Bonuses					
1 Native plant species	0		0.10	-	
2 Landscaping in food cultivation			0.10	-	
3 Harvested stormwater irrigation			0.10	-	
Green Area Ratio numerator = 55,692					
sub-total of sq ft = 121,898					
Total square footage of all permeable paving and enhanced tree growth.					

NOTE: PRELIMINARY LANDSCAPE CONCEPT. FINAL DESIGN AND PLANT SELECTION SUBJECT TO CHANGE.



DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., January 29, 2018

Plat for Building Permit of: SQUARE 5894 LOTS 2 - 5

Scale: 1 inch = 40 feet

Recorded in Book 122 Page 119

Receipt No. 18-02721 Drawn by: A.S.

Furnished to: DIANA HERNDON

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

Surveyor, D.C.

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application _____; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
- 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
- 3) I have/have not (circle one) filed a subdivision application with the Office of the Surveyor;
- 4) I have/have not (circle one) filed a subdivision application with the Office of Tax & Revenue; and
- 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.

The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the 6 months prior to the date DCRA accepts a Building Permit Application as complete. I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: _____ Date: _____

Printed Name: _____ Relationship to Lot Owner: _____

If a registered design professional, provide license number _____ and include stamp below.

