

GENERAL NOTES

1. THE SUBJECT PROPERTY IS LOCATED AS TAX ASSESSMENT NO. 3871, 0055 AND ,THE SITE ADDRESS IS - 1016 RHODE ISLAND AVE, N.E., DC.
2. THE HORIZONTAL DATUM IS BASED ON PLAN FROM THE OFFICE OF THE SURVEYOR, DISTRICT OF COLUMBIA.
3. TWO FOOT CONTOUR DATA BASED ON DC DATUM.
4. BOUNDARY INFORMATION BASED ON THE OFFICE OF THE SURVEYOR.
5. ZONING RA-1

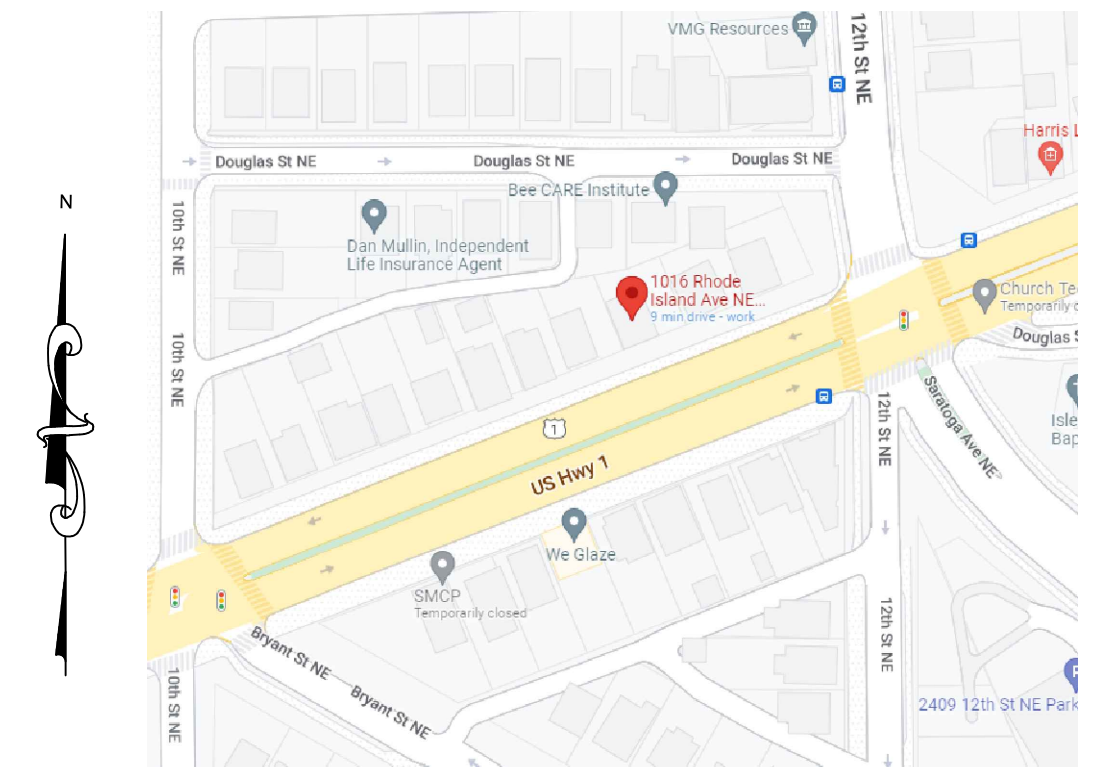
COVERAGE ALLOWED 1593 SF (40%)
COVERAGE EXISTING 1665 SF (42%)
COVERAGE PROPOSED 1304 SF (33%)
FAR ALLOWED 0.9 (3583 SF)
FLOOR AREA PROPOSED 0.89 (3550 SF)
EXISTING USE: RESIDENTIAL SINGLE FAMILY
PROPOSED USE: RESIDENTIAL APARTMENTS
GAR SCORE: 0.4
6. TOTAL LOT AREA - 3982 SQUARE FEET

PROJECT SCOPE

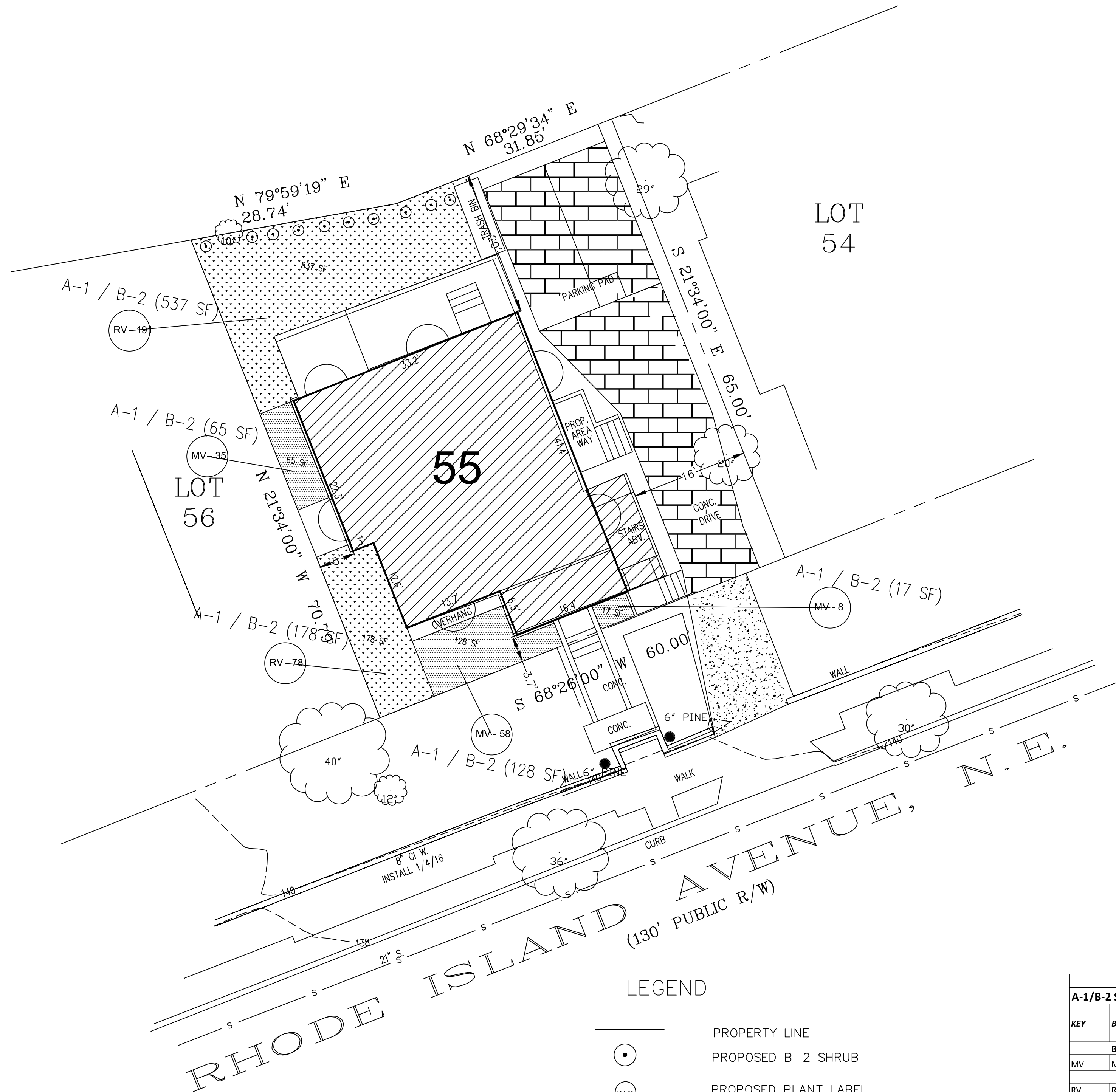
THE PROJECT PROPOSE TO CONSTRUCT A 3-STORY WITH CELLAR 7-UNITS FLAT AND ASSOCIATED APPURTENANCES ON THE SUBJECT LOT COMPRISING 3982 SQUARE FEET. THE SITE IS CURRENTLY DEVELOPED WITH A SINGLE FAMILY DWELLING.

GAR NARRATIVE

LOT AREA - 3982 SF
GAR SCORE - 0.4
LANDSCAPE AREA - 925 SF



LOCATION MAP



Green Area Ratio Score Sheet

Address (1016 Rhode Island Ave, NE)	Year	Lot Area	Green Area	Score
Other	3971	3982	925	0.40

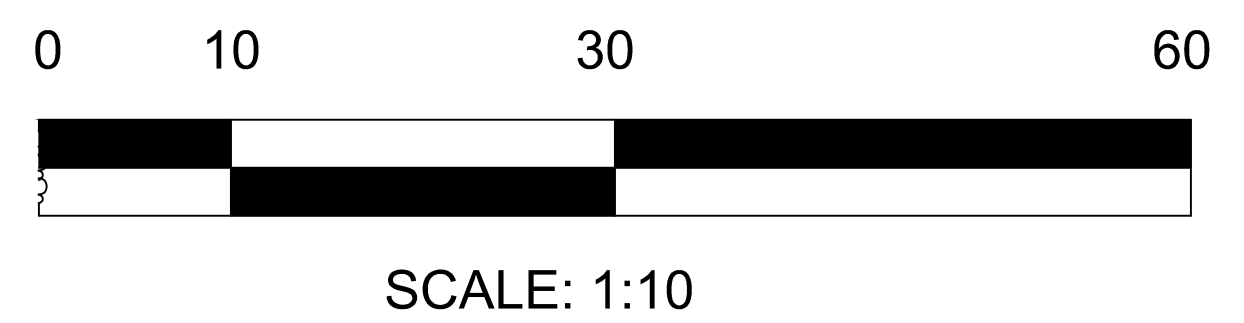
Landscaping Elements

Element	Area (sq ft)	Score	Total
1. Landscaped areas with a soil depth < 24"	925	0.30	277.5
2. Landscaped areas with a soil depth ≥ 24"	0	0.10	0
3. Bioretention facilities	0	0.00	0
B. Plantings (credit for plants in landscaped areas from Section A)			
1. Groundcovers, or other plants < 2' height	0	0.30	0
2. Plants 2' height at maturity (calculated at 50 sq ft per plant)	370	0.30	111.0
3. New trees with less than 40-foot canopy spread (calculated at 50 sq ft per tree)	0	0.30	0
4. New trees with 40-foot or greater canopy spread (calculated at 250 sq ft per tree)	0	0.30	0
5. Preservation of existing trees 6" to 12" DBH (calculated at 250 sq ft per tree)	0	0.30	0
6. Preservation of existing trees 12" to 18" DBH (calculated at 500 sq ft per tree)	0	0.30	0
7. Preservation of existing trees 18" to 24" DBH (calculated at 1500 sq ft per tree)	0	0.30	0
8. Preservation of existing trees 24" DBH or greater (calculated at 2000 sq ft per tree)	0	0.30	0
9. Vegetated walk, plantings on a vertical surface	0	0.30	0
C. Vegetated or "green" roofs			
1. Over at least 2" and less than 8" of growth medium	0	0.30	0
2. Over at least 8" of growth medium	0	0.30	0
D. Permeable Paving***			
1. Permeable paving over 0" to 24" of soil or gravel	0	0.30	0
2. Permeable paving over at least 24" of soil or gravel	0	0.30	0
E. Other			
1. Enhanced tree growth systems***	0	0.30	0
2. Renewable energy generation	0	0.30	0
3. Approved water features	0	0.30	0
F. Bonus			
1. Native plant species	330	0.30	99.0
2. Landscaping in food cultivation	0	0.30	0
3. Harvested stormwater infiltration	0	0.30	0

STATEMENT BY CERTIFIED LANDSCAPE EXPERT
This is to certify that I have examined all required GAR plan submittals prior to submission. I further certify that all areas of the submittal, including landscape elements within the Lot and the final GAR score, meet the specifications required under Chapter 14 of Title 11 of the District of Columbia Municipal Regulations.

Name and Title (please type) _____
Address _____
Date _____ Phone No. _____

Certified Landscape Expert Signature: _____ Certifying Organization: _____ Certification Number: _____



- LEGEND**
- PROPERTY LINE
 - PROPOSED B-2 SHRUB
 - PROPOSED PLANT LABEL
 - PROPOSED A-1/B-2 PLANTS 2' OR TALLER AT MATURITY, SOIL DEPTH OF LESS THAN 24"
 - FLEXY PAVEMENT

A-1/B-2 SITE LANDSCAPE PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	FORM	SPACING	QUANTITY	COMMENTS
B-2 SHRUBS							
MV	MERTENSIA VIRGINICA	VIRGINIA BLUEBELLS	QUART	CONT.	12" O.C.	101	NATIVE
RV	Rudbeckia Fulgida	Orange Coneflower	GAL	CONT.	12" O.C.	269	NATIVE

The property owner is required to maintain the lot's minimum GAR score through appropriate stewardship and maintenance of landscape elements after the property is granted its Certificate of Occupancy.

<p>All designs, specifications and other data shown hereon are the intellectual property of Tom Nyein, AIA, and/or consultant(s) as noted. The designer reserves all copyright and common law rights applicable. THIS PLAN IS PREPARED FOR REVIEW AND APPROVAL BY ALL APPLICABLE AUTHORITIES AND NOT FOR CONSTRUCTION UNTIL ALL APPROVALS HAVE BEEN OBTAINED. NO WORK SHALL BE DONE BASED ON THIS PLAN UNLESS ALL REQUIRED APPROVAL STAMPS AND SIGNATURES ARE PRESENT.</p>	<p>Owner Gojo, Inc. 3301 17th Street NE Washington DC 20018 gojoincdc@gmail.com</p>	<p>Architect Tom Nyein, AIA, NCARB, LEED AP 12819 Pilots Landing Way Darnestown, MD 20878 (703)981-2853 tnyein@msn.com</p>	<p><i>Tom Nyein</i> 5/20/21 DATE I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT IN THE DISTRICT OF COLUMBIA, LICENSE NUMBER 100859, EXPIRATION DATE 04/30/2022.</p>		<p>Scale: AS NOTED Designed: TPN Drawn: TPN Checked: TPN Issue Date: 5-20-2022</p>	<p>Title: LANDSCAPE PLAN</p>	<p>Proj. No. 22-06 Dwg. No. L-0001</p>
	<p>1016 RHODE ISLAND AVE NE WASHINGTON DC 20018</p>						