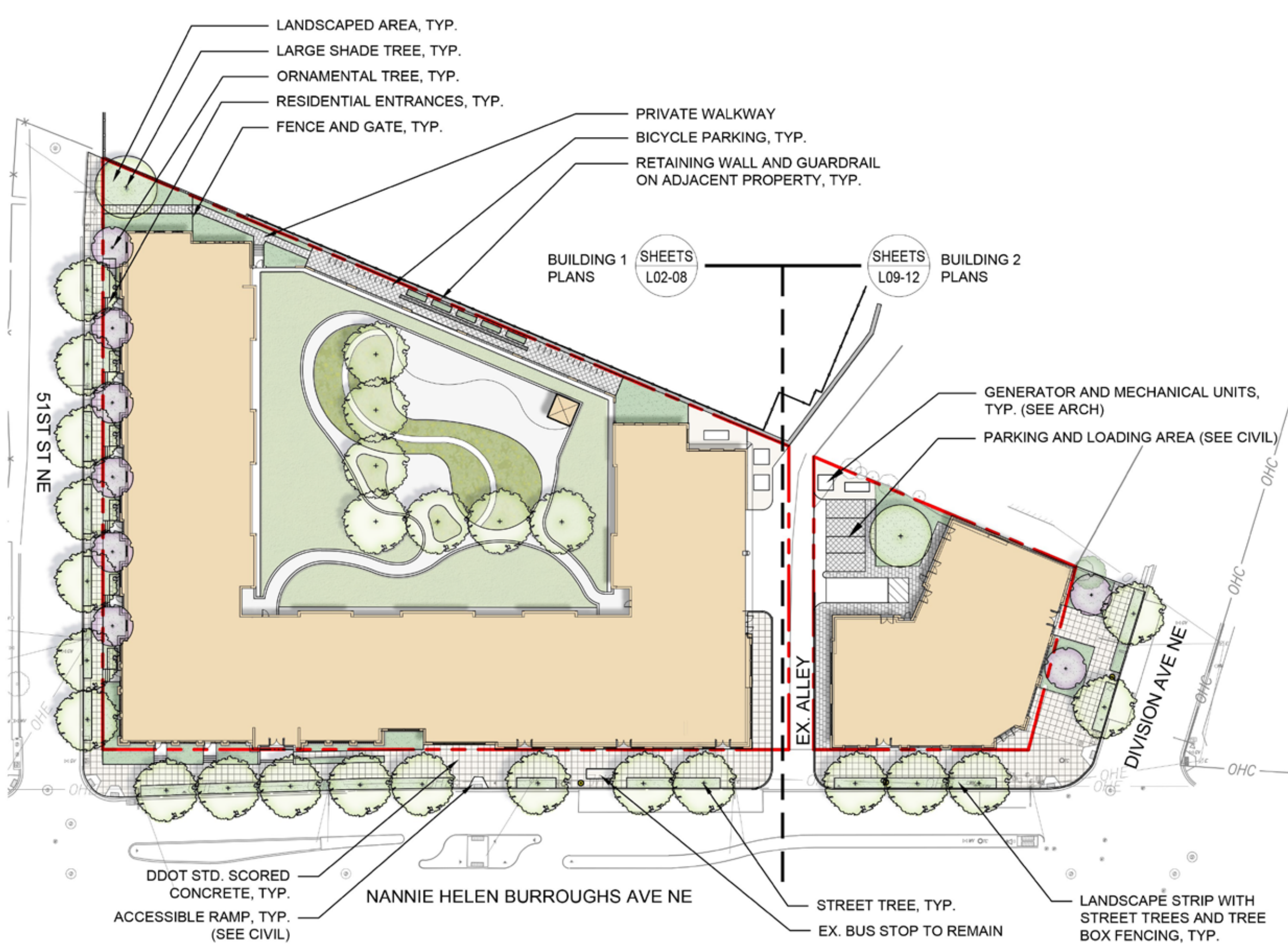











Landscape Exhibits

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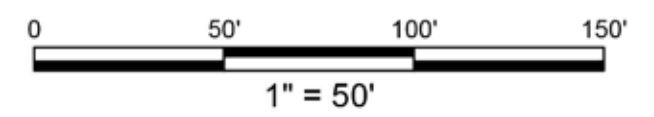


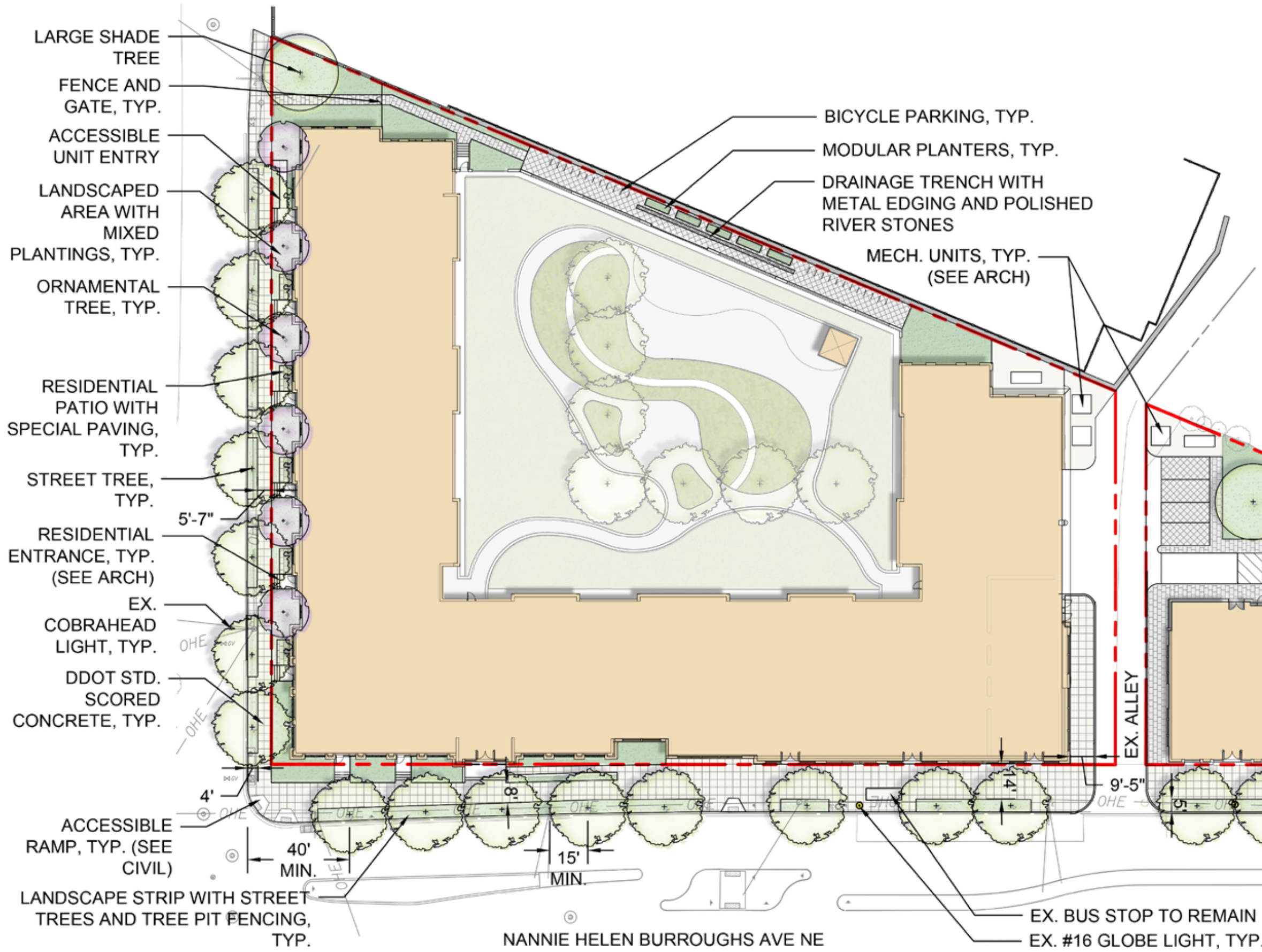
LEGEND:

-  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.



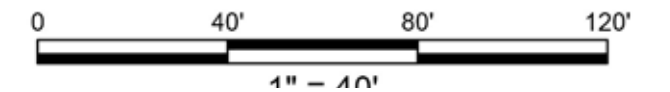


LEGEND:

-  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









AFIXED SITE FURNISHINGS, TYP.

STORAGE SHED (SEE ARCH)

ACCESSIBLE PATH ALONG MOUND

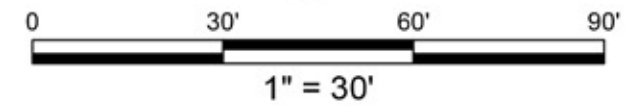
ORNAMENTAL FEATURE ROCKS, TYP.

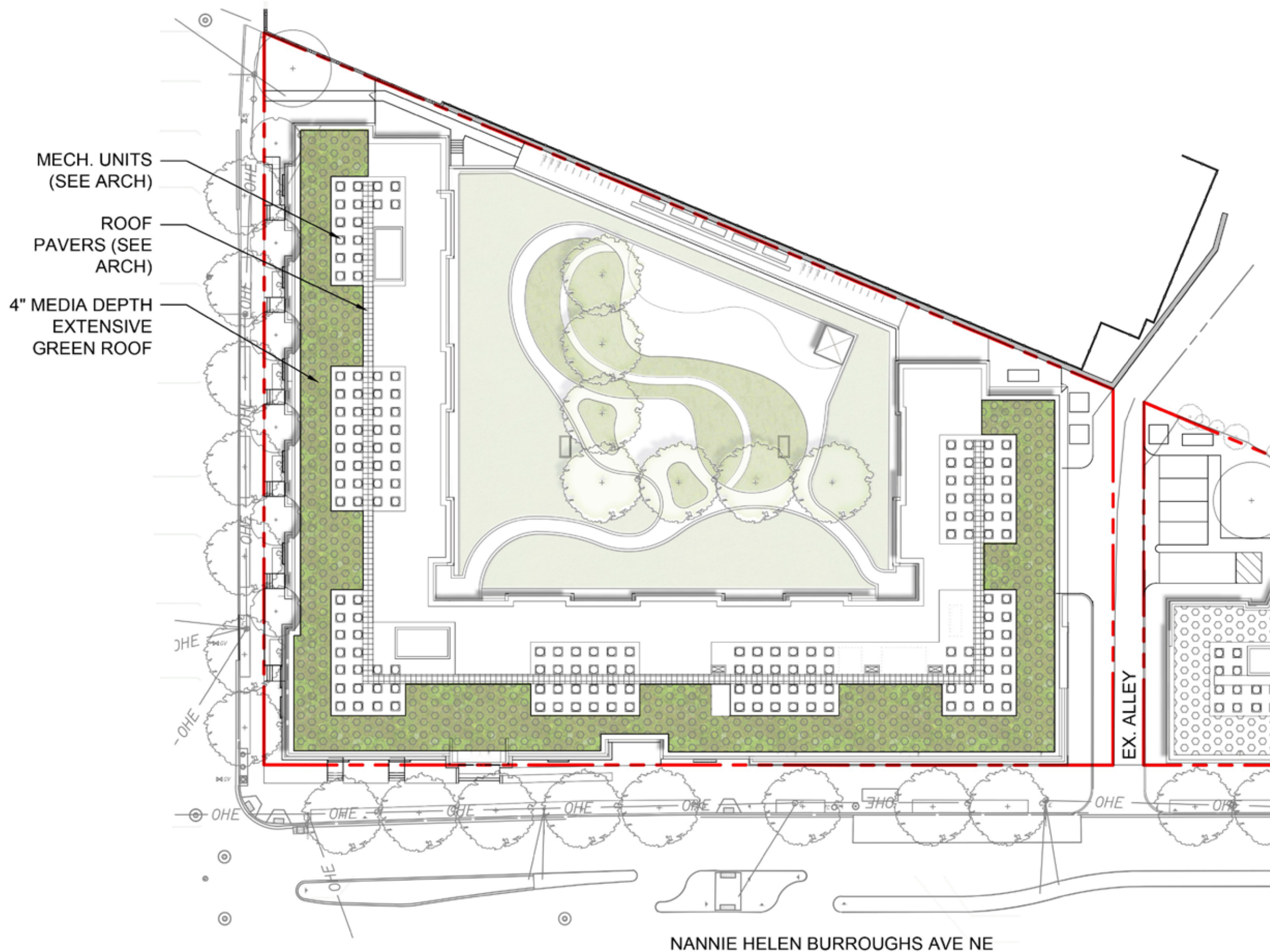
LEGEND:

-  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






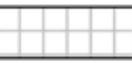



NOTE:

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



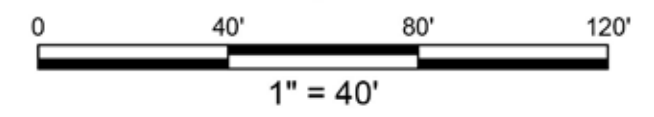


LEGEND:

-  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.



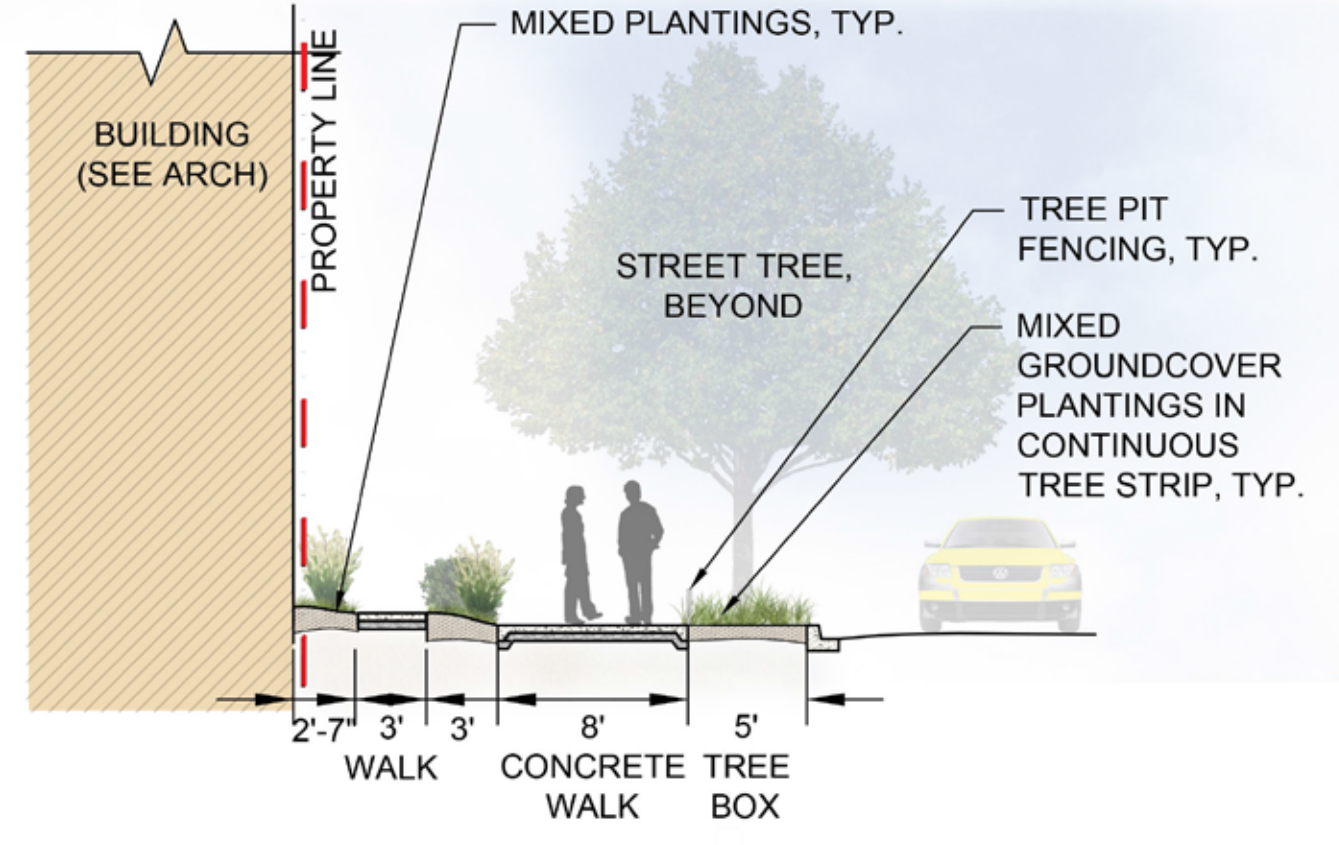
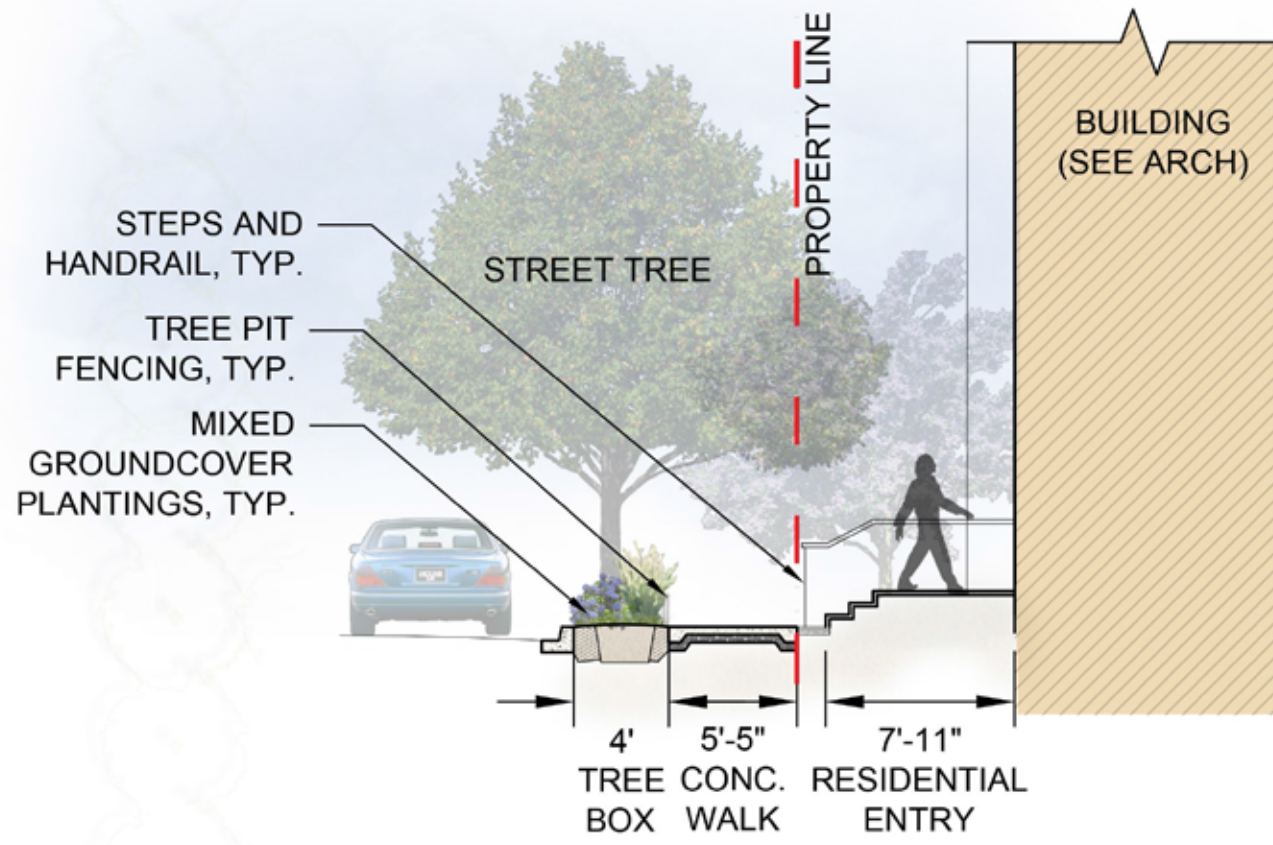
MECH. UNITS
(SEE ARCH)

ROOF
PAVERS (SEE
ARCH)

4" MEDIA DEPTH
EXTENSIVE
GREEN ROOF

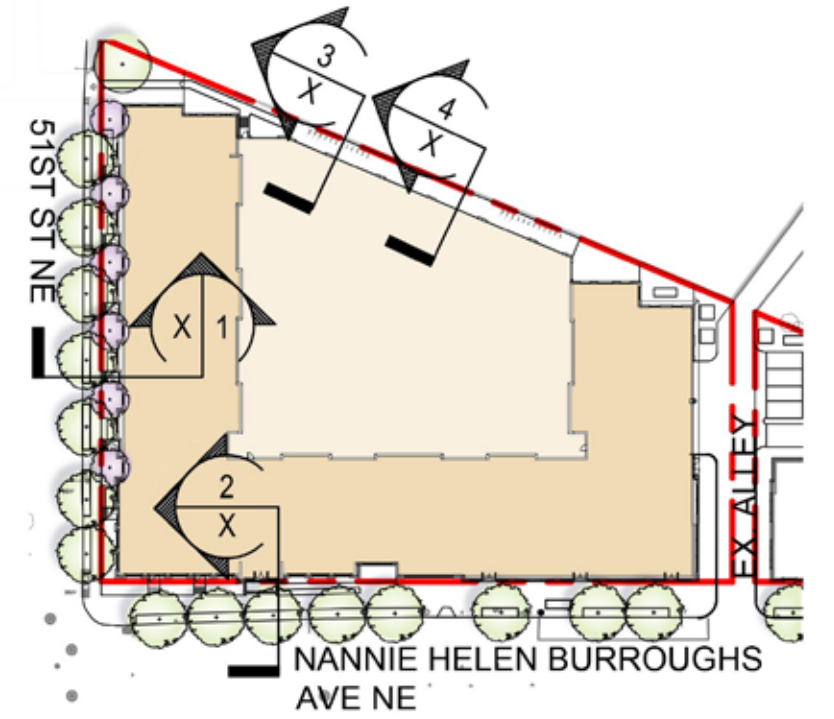
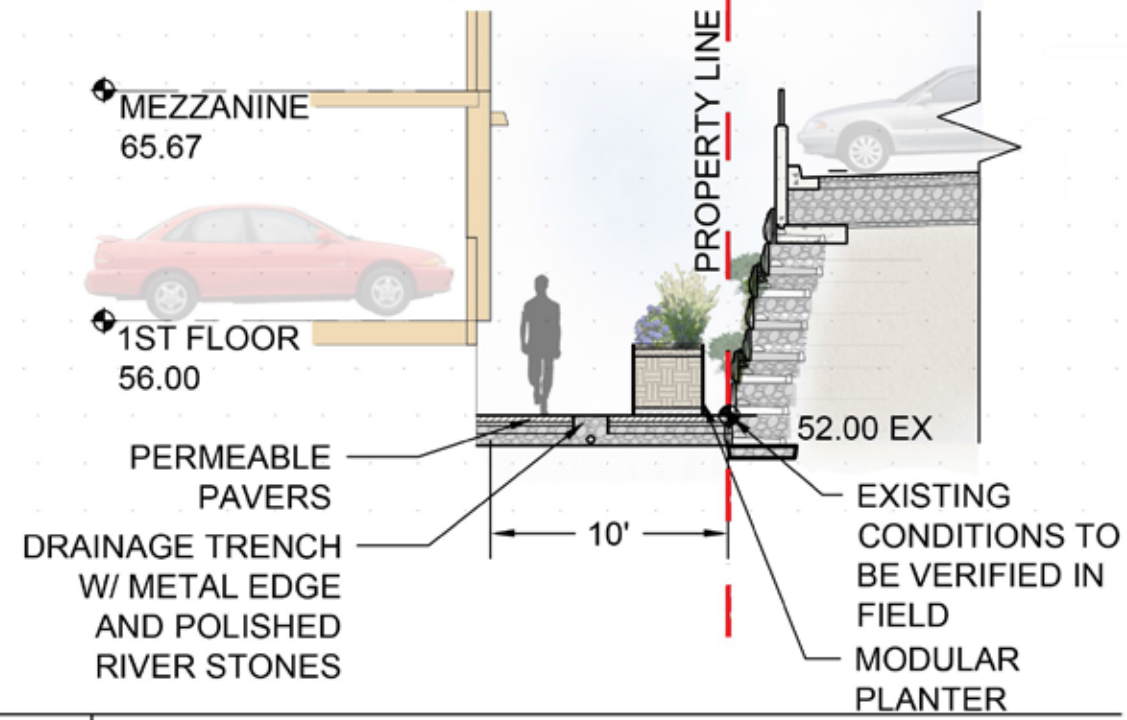
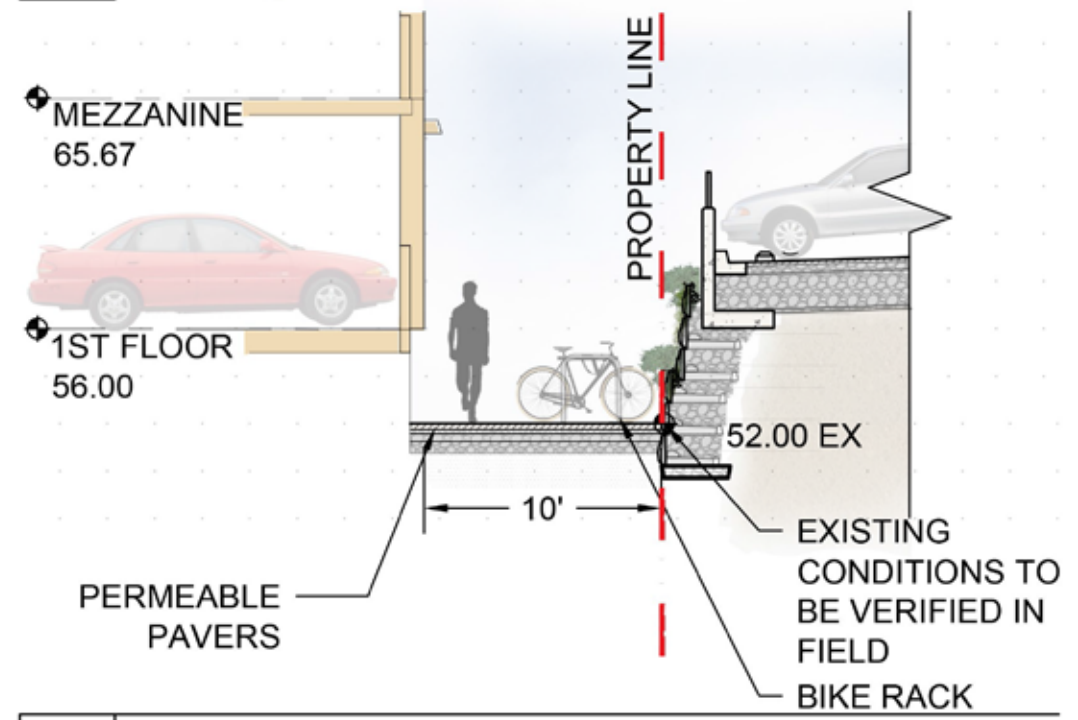
EX. ALLEY

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"

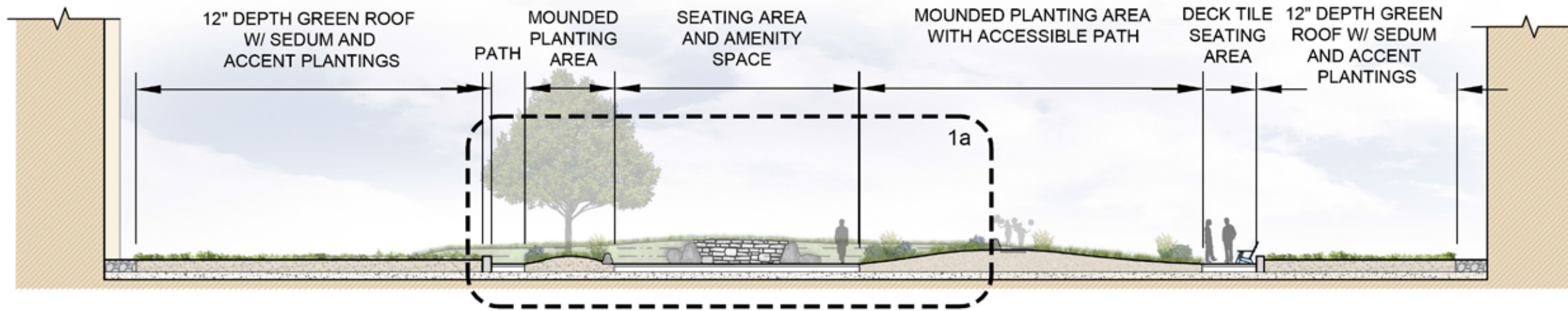


3 SECTION THROUGH REAR GARAGE
SCALE: 1/8" = 1'-0"

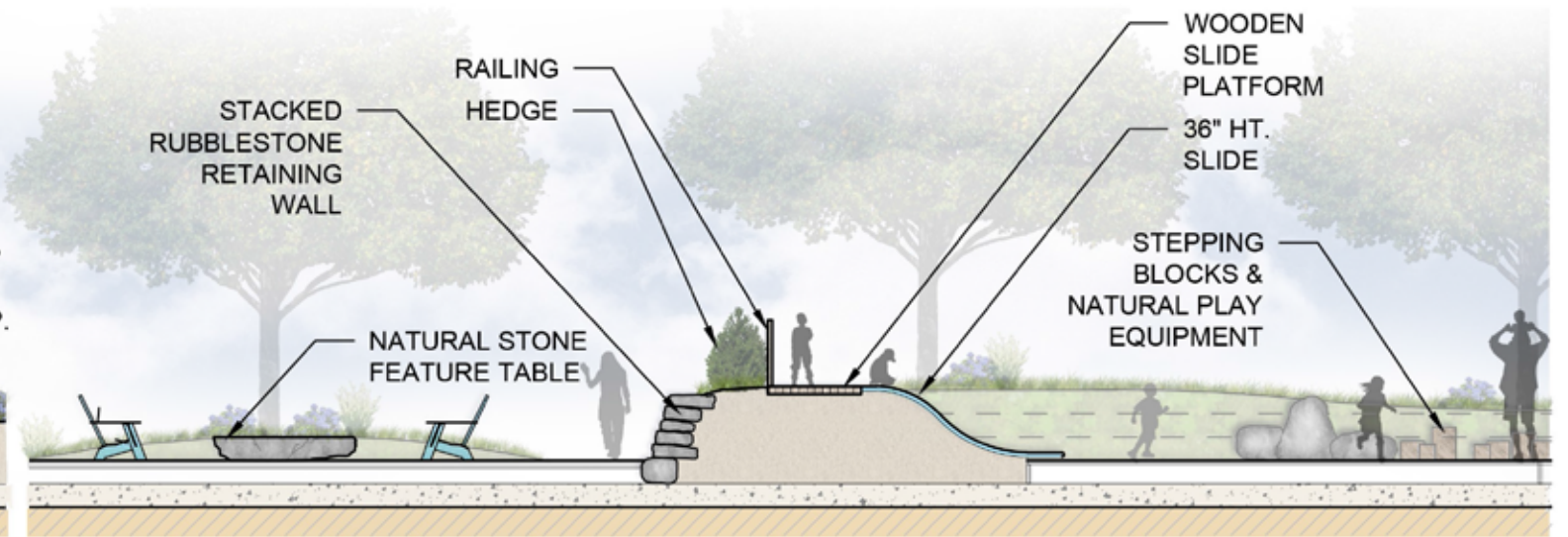
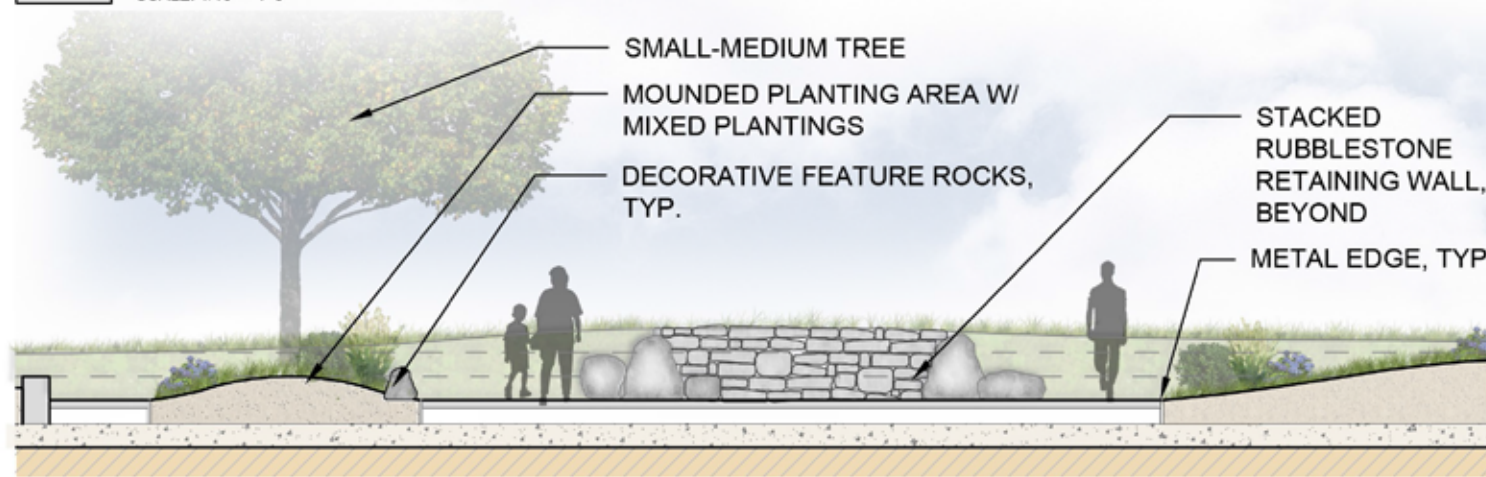
4 SECTION THROUGH REAR GARAGE
SCALE: 1/8" = 1'-0"

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



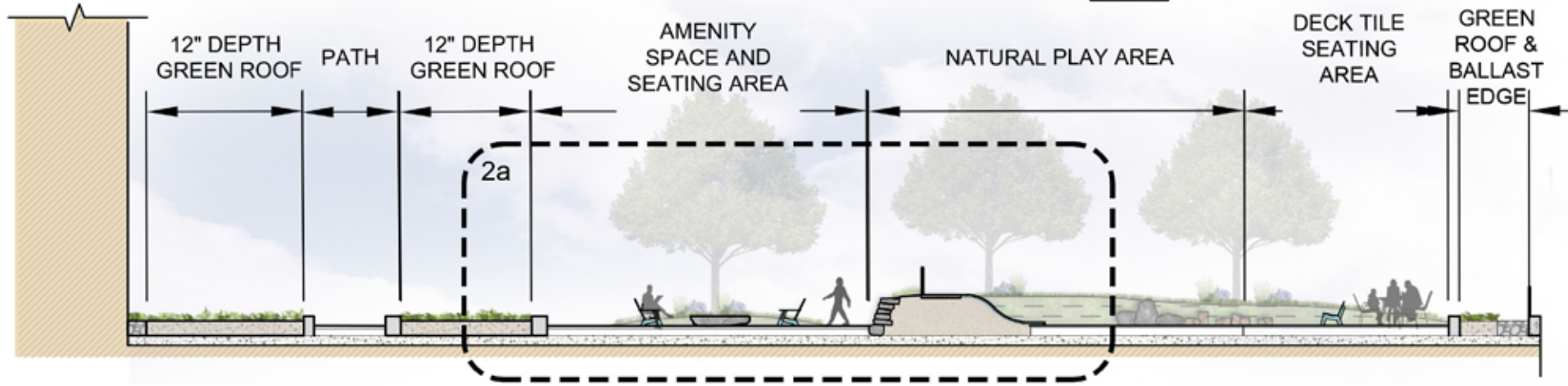


1 COURTYARD SECTION - EAST-WEST
SCALE: 1/16" = 1'-0"

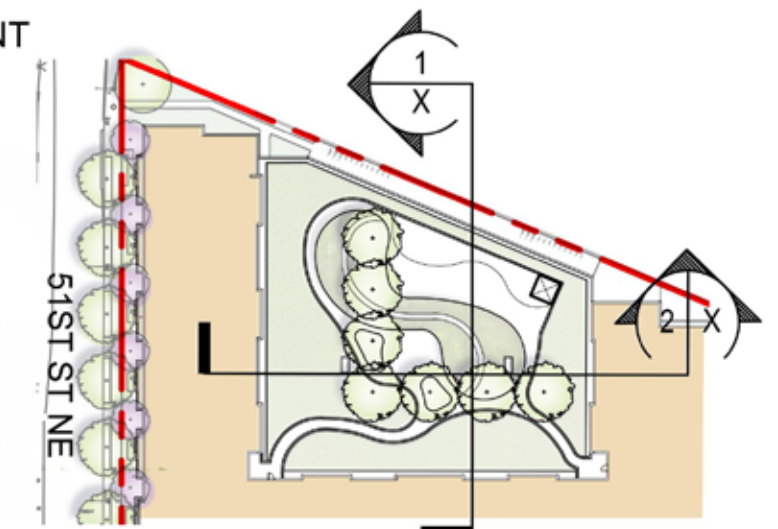


1a COURTYARD SECTION - ENLARGEMENT
SCALE: 1/8" = 1'-0"

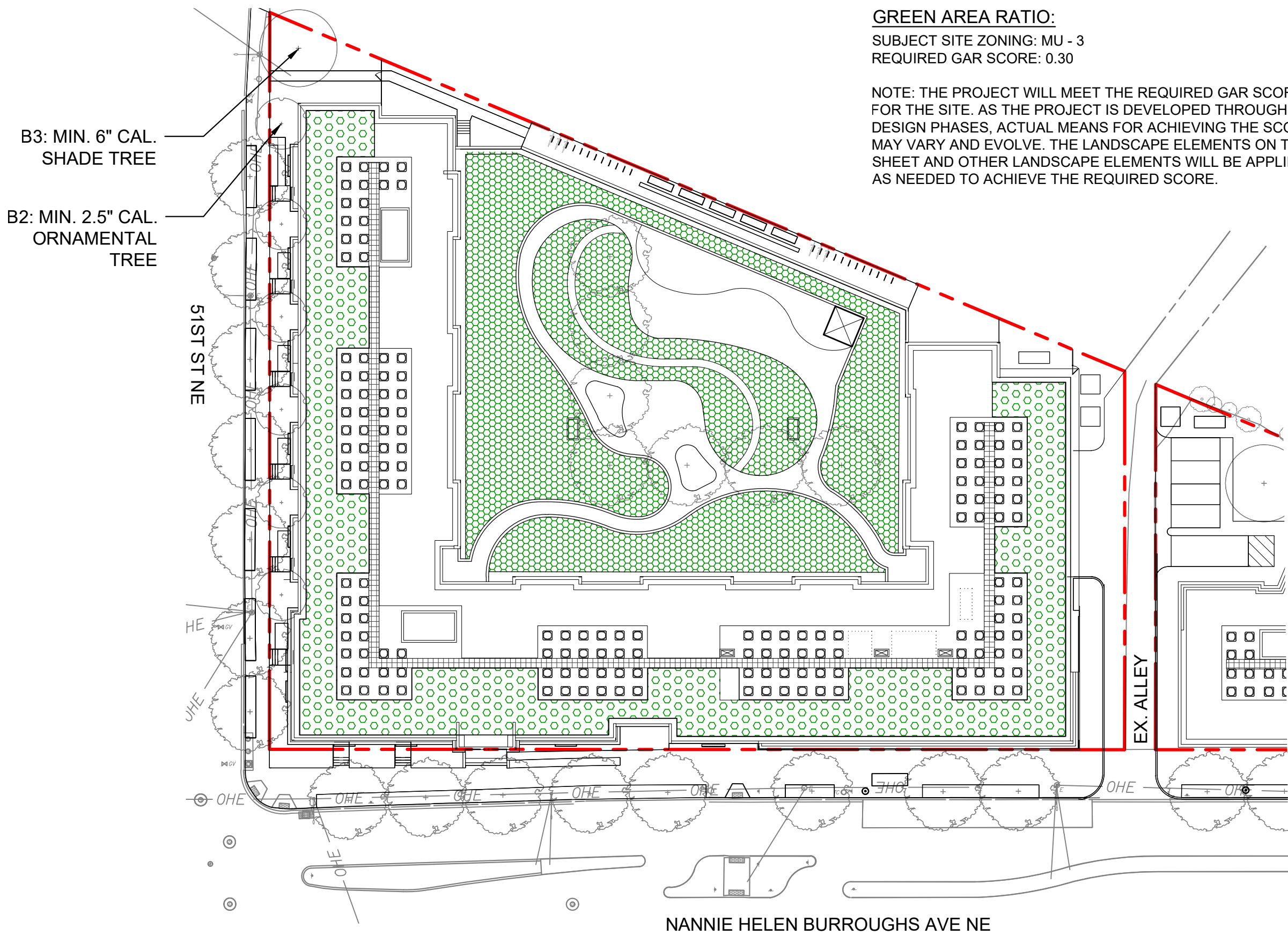
2a COURTYARD SECTION - ENLARGEMENT
SCALE: 1/8" = 1'-0"



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



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



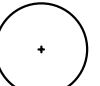
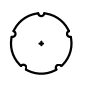

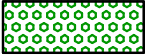




GREEN AREA RATIO:
 SUBJECT SITE ZONING: MU - 3
 REQUIRED GAR SCORE: 0.30

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.

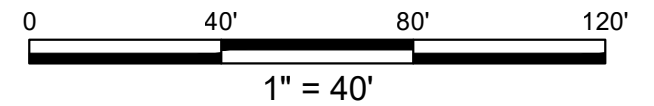
B3: MIN. 6" CAL. SHADE TREE
 B2: MIN. 2.5" CAL. ORNAMENTAL TREE

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
					0.301
Zoning District		MU-3			
Landscape Elements					
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	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
H Bonuses					
sub-total of sq ft = 31,191					
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					