



GATE TO CAPITOL HILL

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202.333.2877 v

SOUTH CAPITOL  
STREET SW,  
WASHINGTON D.C.

PROPOSED STREET  
VIEW

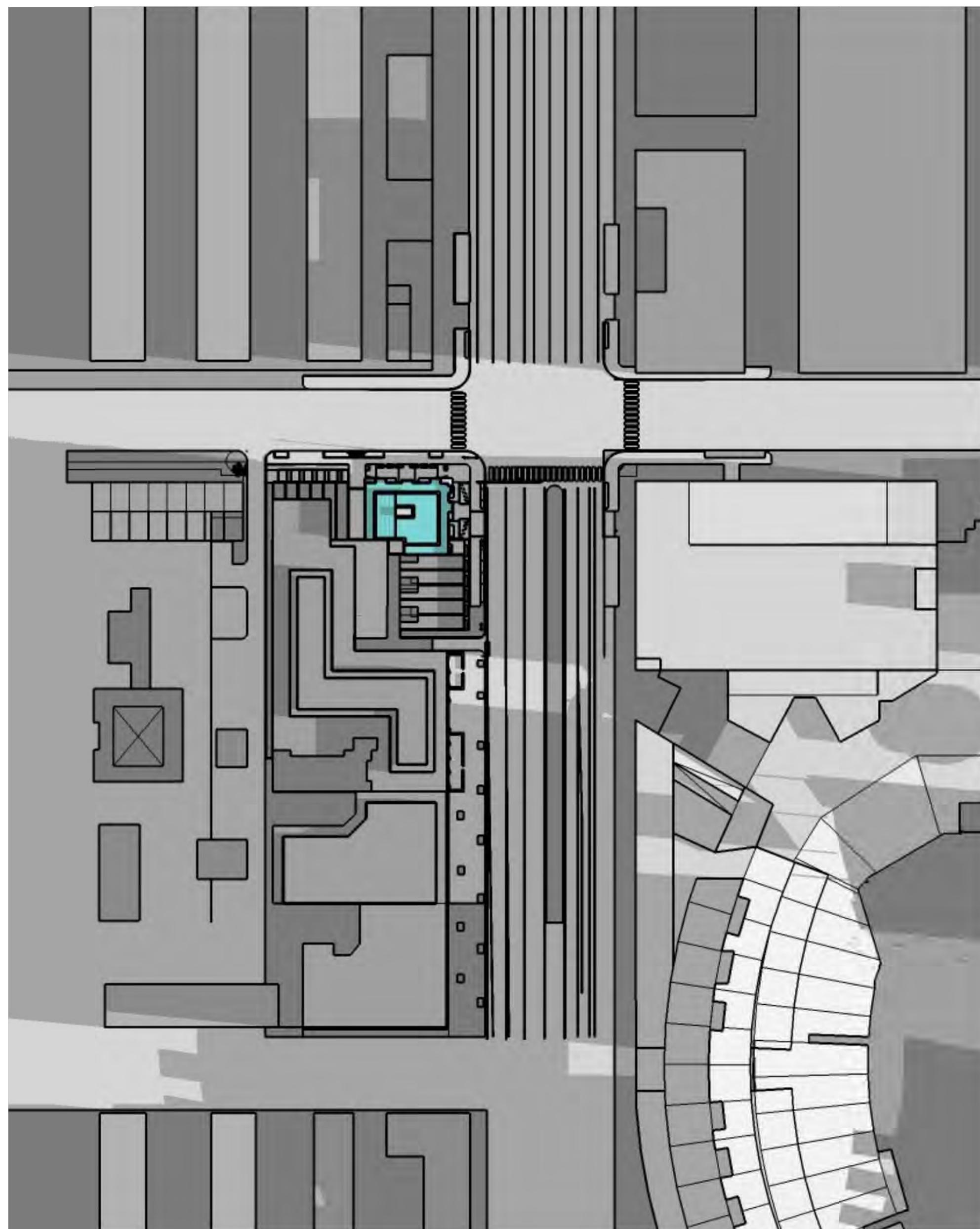
REVISIONS

AS SHOWN  
SCALE

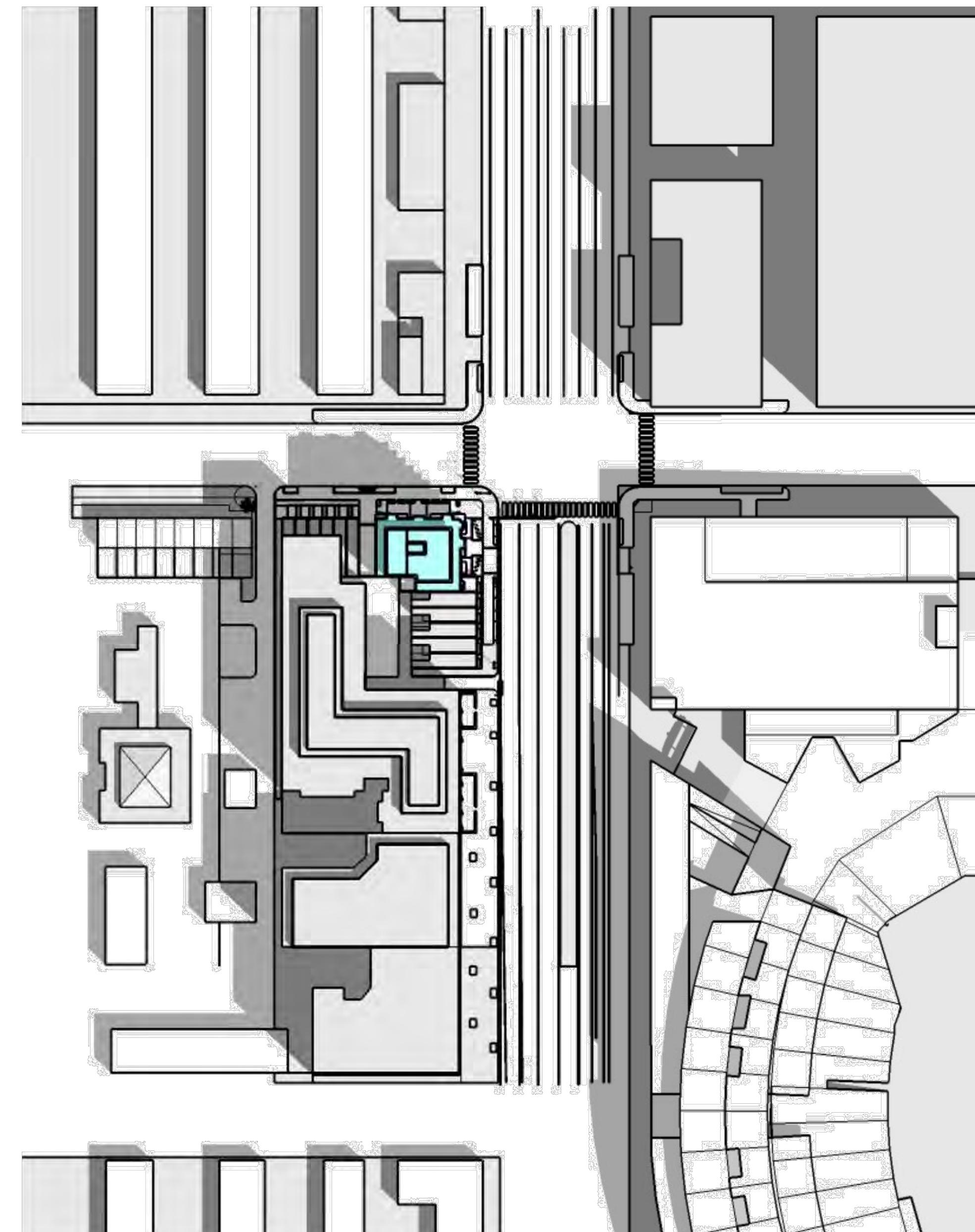
03.26.2022  
ISSUE

A505

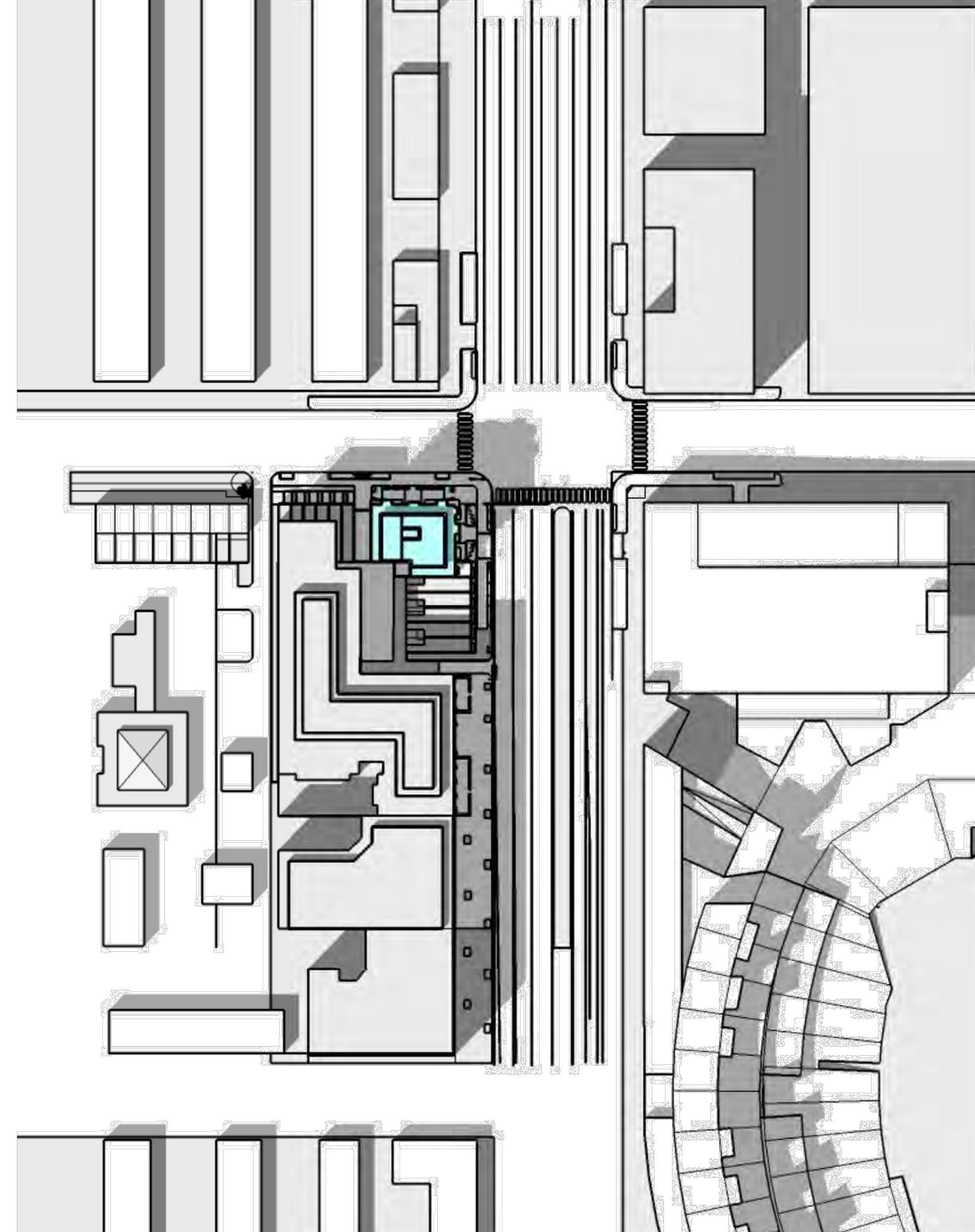
ZONING COMMISSION  
DRAWING NUMBER



1 March/September @9:00AM  
NTS



2 March/September @12:00PM  
NTS



3 March/September @4:00PM  
NTS

SOUTH CAPITOL  
STREET SW,  
WASHINGTON D.C.

SHADOW STUDY

REVISIONS

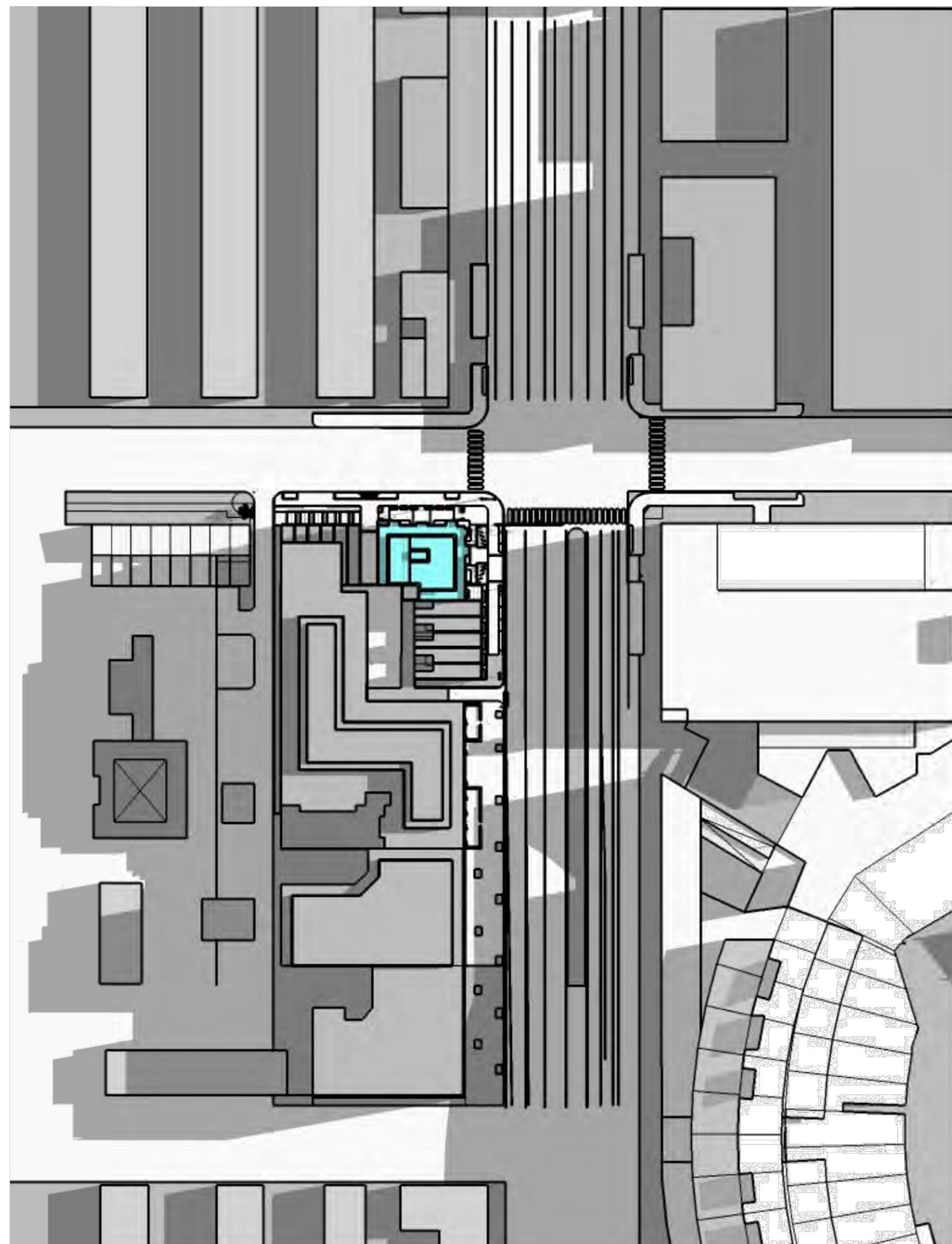
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03.26.2022  
ISSUE

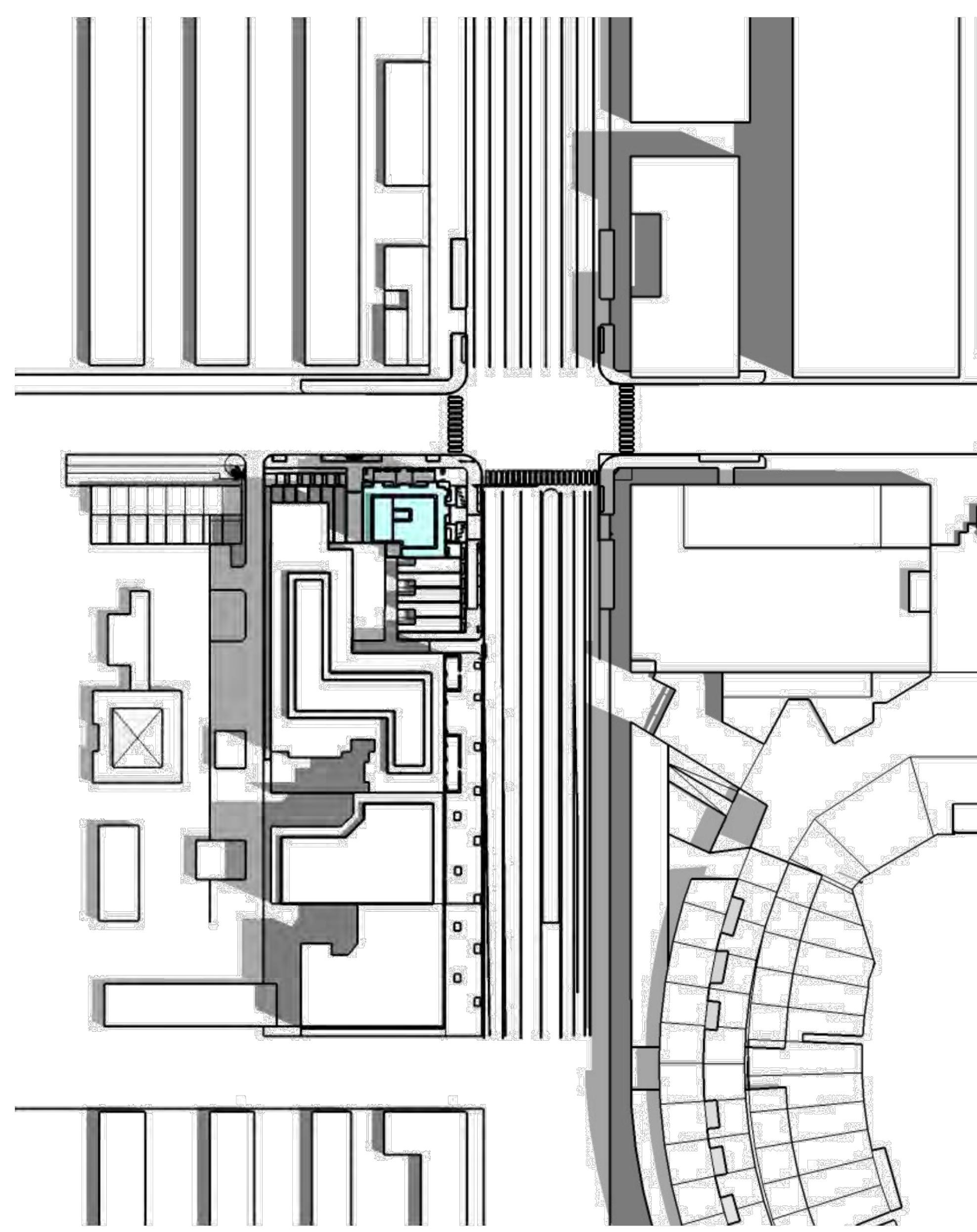
A506

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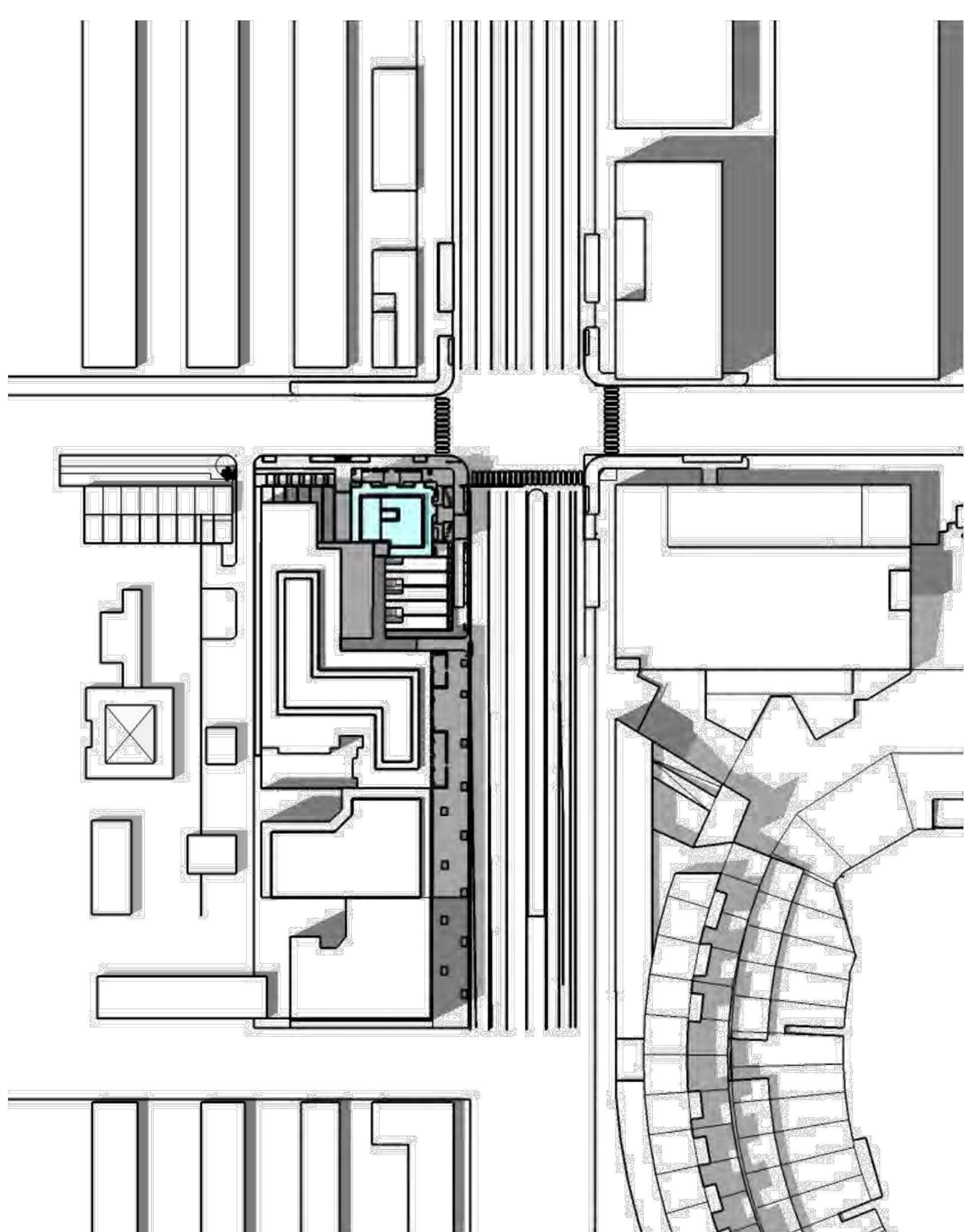
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1 JULY 01 @9:00AM  
NTS



2 JULY 01 @12:00PM  
NTS



3 JULY 01 @4:00PM  
NTS

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SHADOW STUDY

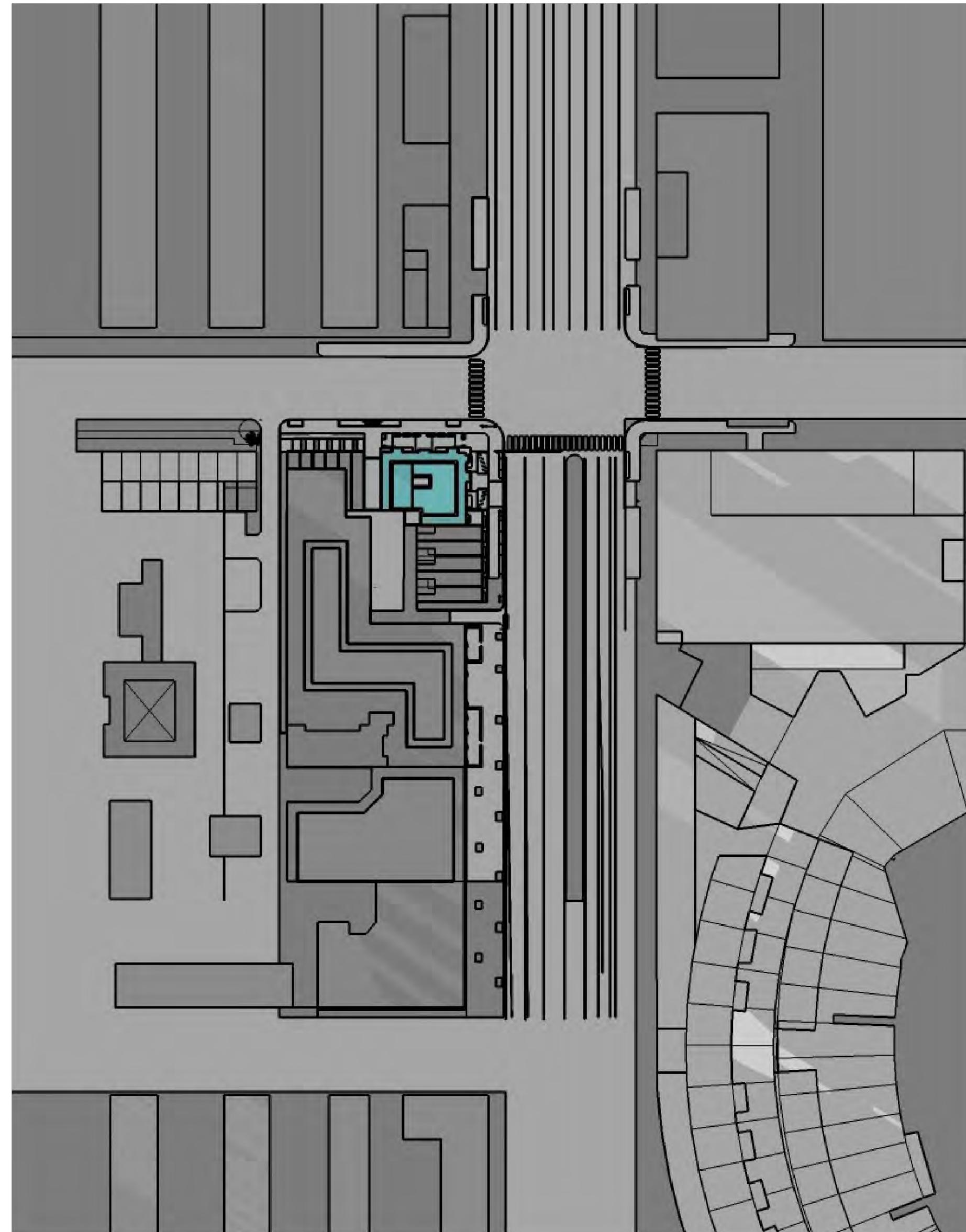
REVISIONS

AS SHOWN  
SCALE

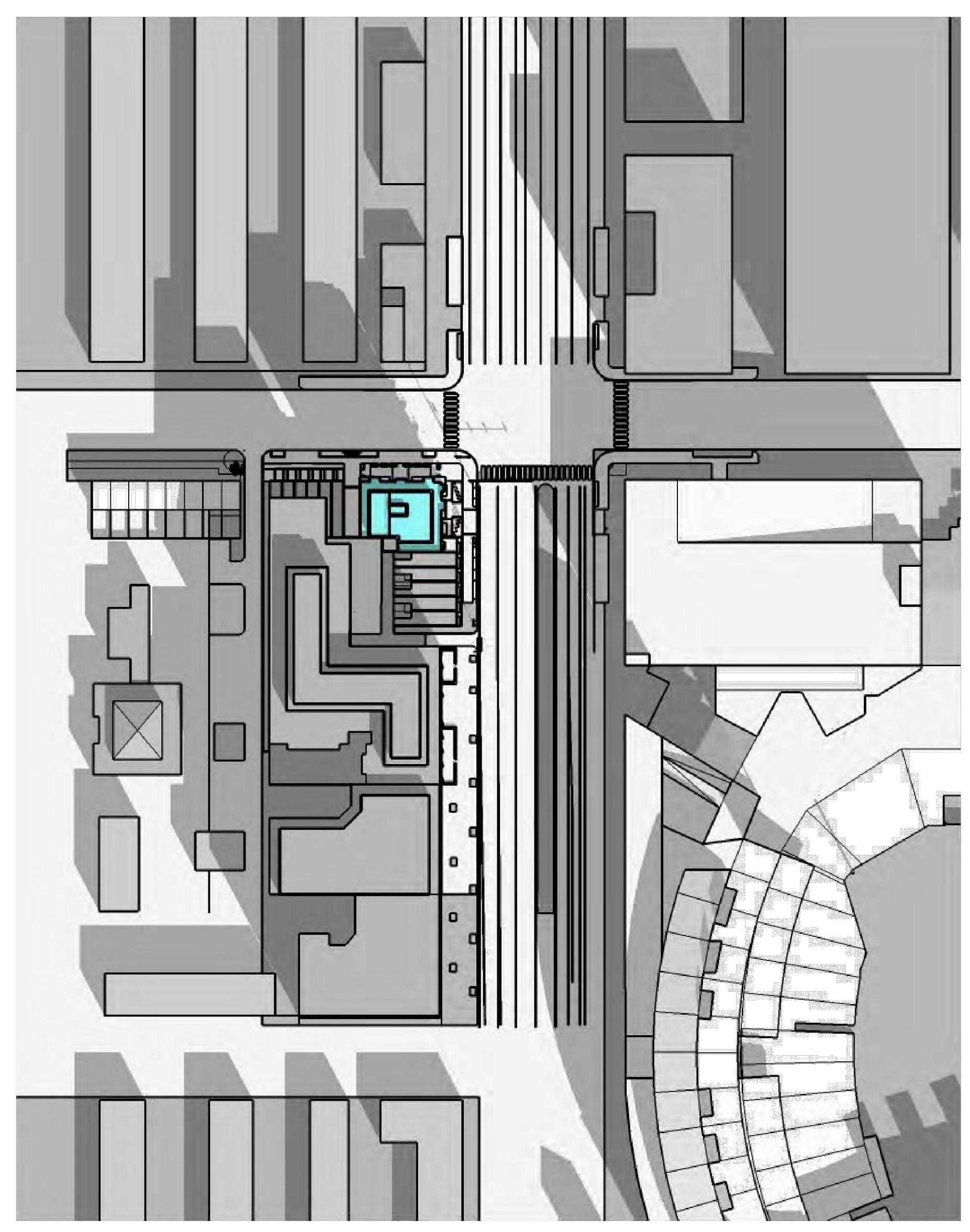
03.26.2022  
ISSUE

A507

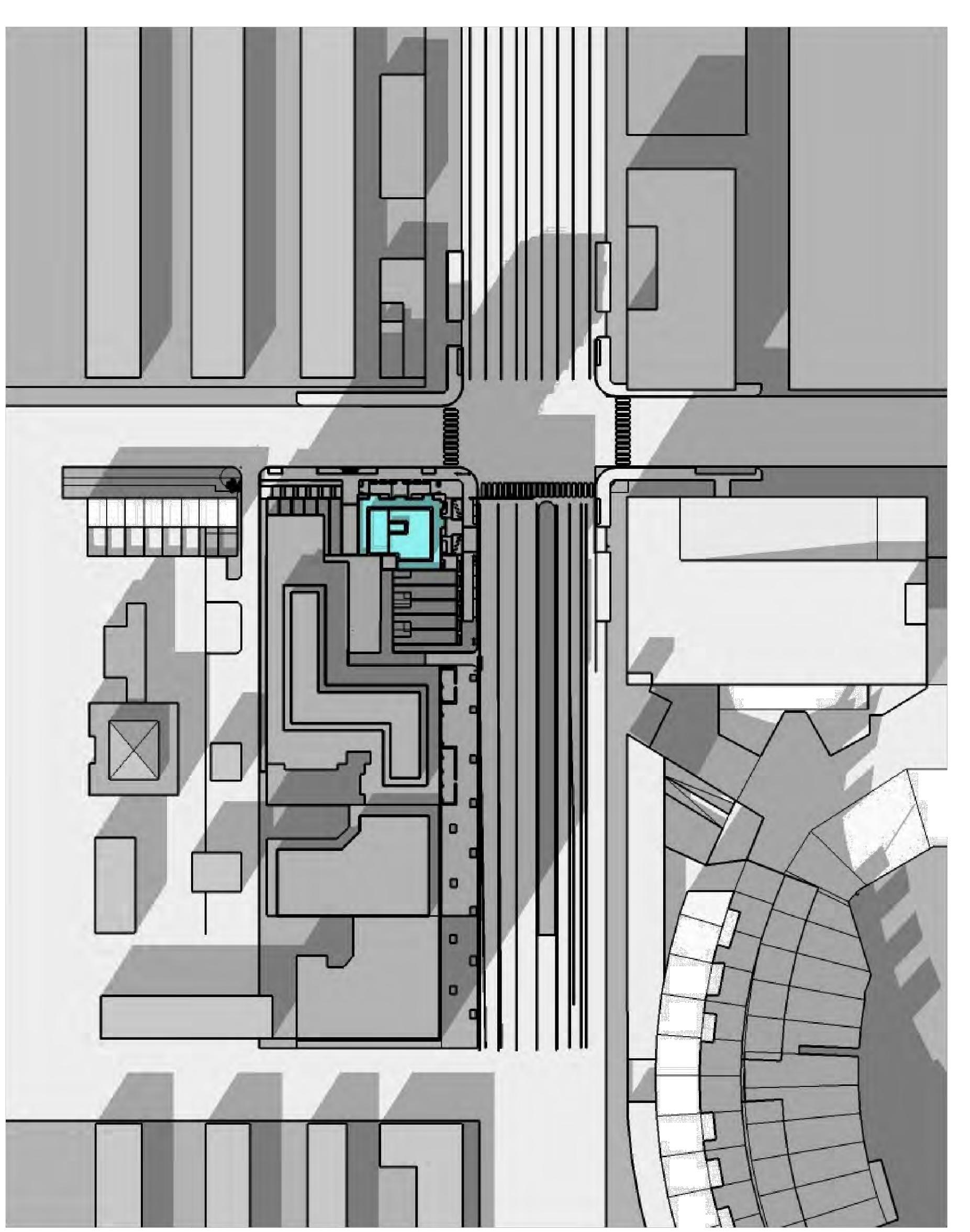
DRAWING NUMBER



1 DECEMBER 01 @9:00AM  
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2 DECEMBER 01 @12:00PM  
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NTS

SOUTH CAPITOL  
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WASHINGTON D.C.

SHADOW STUDY

REVISIONS

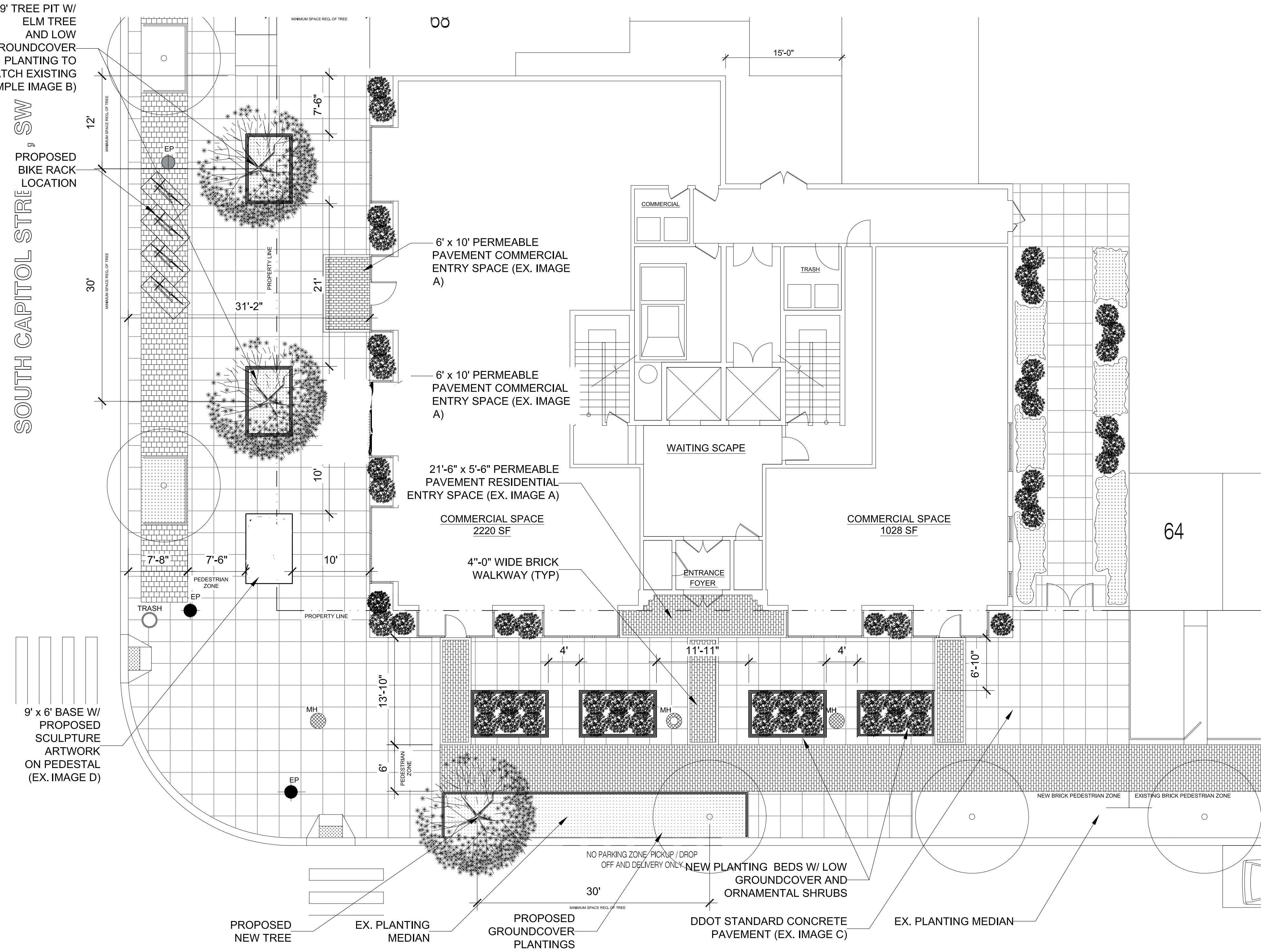
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03.26.2022  
ISSUE

A508

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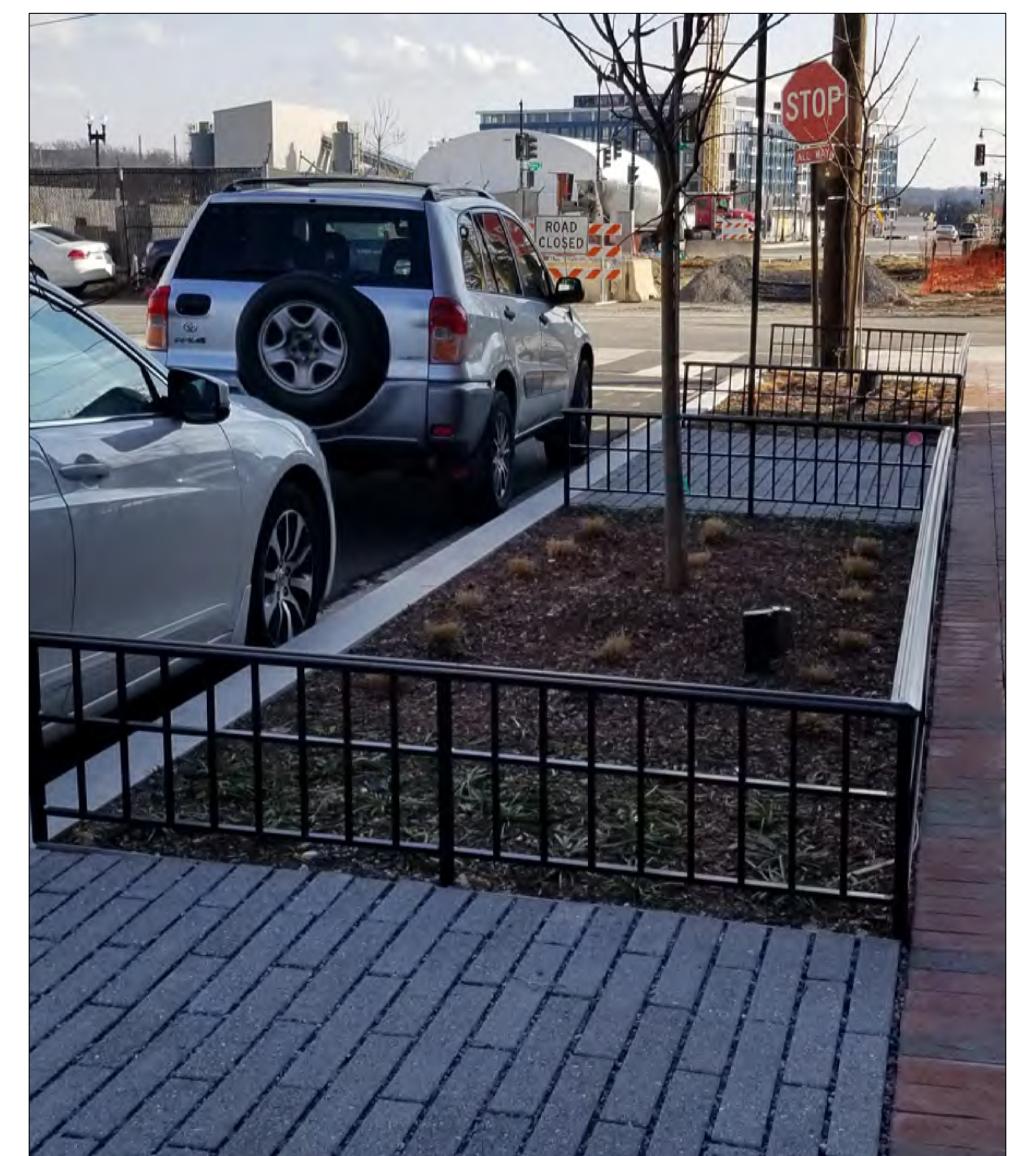
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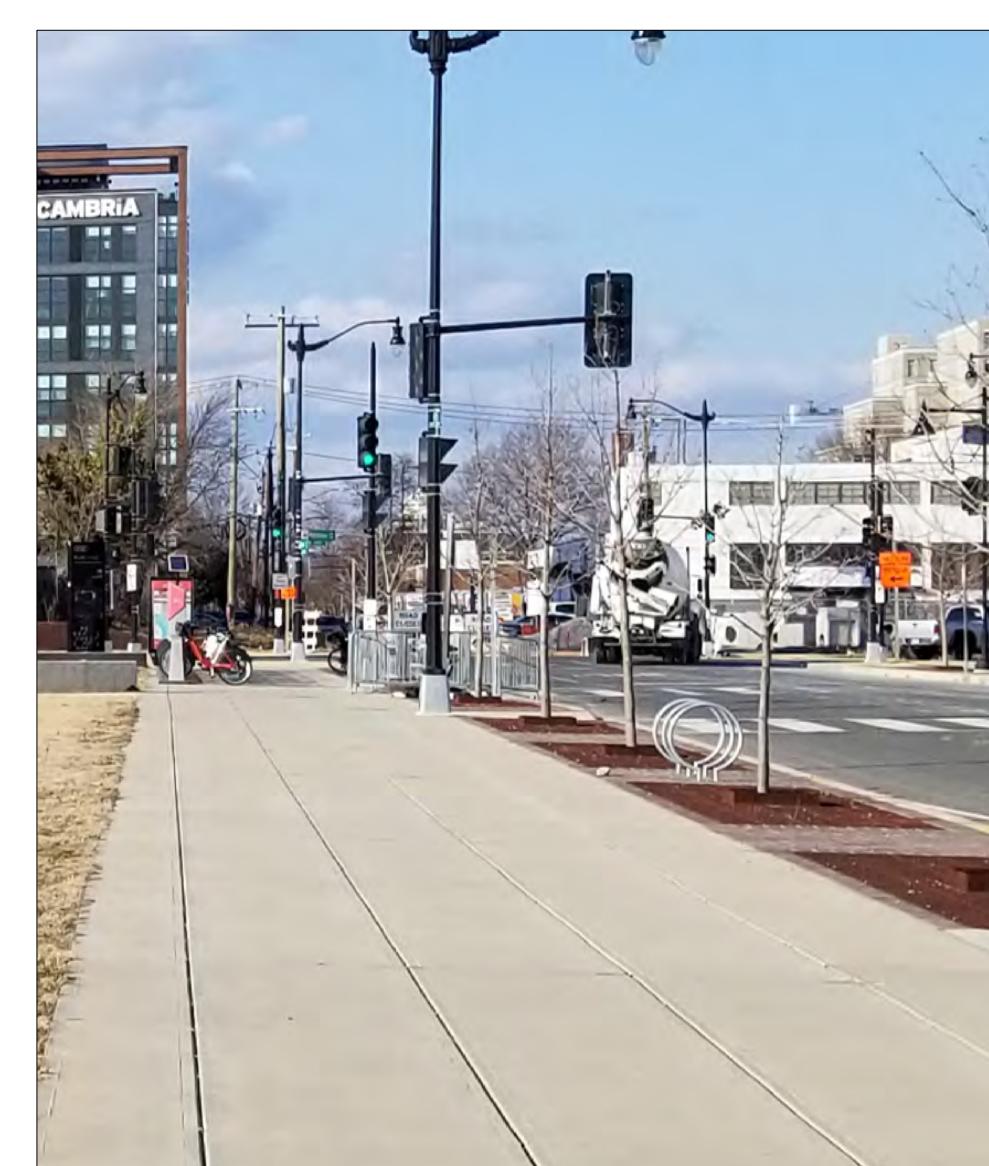
**1** PROPOSED STREETSCAPE PLAN  
SEE ARCHITECTURAL SITE  
PLAN FOR LANDSCAPE DESIGN



#### A. STONE OR CONCRETE PAVEMENT



## B. DDOT STANDARD TREE PIT WITH LOW FENCING AND GROUNDCOVER PLANTINGS



## C. DDOT STANDARD CONCRETE SIDEWALK

## PRECEDENT STREETSCAPE IMAGES

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Scale: NTS

GREEN AREA RATIO SCORESHEET

★★★	Address	S Capitol St SW	Square	Lot	Zone District	
		653	827,829,830	CG-2		
	Other					
	Lot area (sf)	Minimum Score	Multiplier	GAR Score		
	Lot size (enter this value first) *	7,079	.3	SCORE: 0.305		
<b>Landscape Elements</b>						
						Square Feet Factor Total
<b>A Landscaped areas (select one of the following for each area)</b>						
1	Landscaped areas with a soil depth < 24"	square feet 190	0.30	57.0		
2	Landscaped areas with a soil depth ≥ 24"	square feet	0.60	-		
3	Bioretention facilities	square feet	0.40	-		
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>						
		Native Bonus				
1	Groundcovers, or other plants < 2' height	square feet	square feet 0.20	-		
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants 15	135	0.30	# of plants 15	40.5
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees	0	0.50	# of trees	-
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees	0	0.60	# of trees	-
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees	0	0.70	# of trees	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees	0	0.70	# of trees	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees	0	0.70	# of trees	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees	0	0.80	# of trees	-
9	Vegetated wall, plantings on a vertical surface	square feet 140	0.60	square feet 140	84.0	
<b>C Vegetated or "green" roofs</b>						
1	Over at least 2" and less than 8" of growth medium	square feet 70	0.60	square feet 70	42.0	
2	Over at least 8" of growth medium	square feet 1,762	0.80	square feet 1,762	1,409.6	
<b>D Permeable Paving***</b>						
1	Permeable paving over 6" to 24" of soil or gravel	square feet	0.40	-		
2	Permeable paving over at least 24" of soil or gravel	square feet 631	0.50	315.5		
<b>E Other</b>						
1	Enhanced tree growth systems***	square feet	0.40	-		
2	Renewable energy generation	square feet	0.50	-		
3	Approved water features	square feet	0.20	-		
						sub-total of sq ft = 2,928
<b>F Bonuses</b>						
1	Native plant species	square feet 2,107	0.10	210.7		
2	Landscaping in food cultivation	square feet	0.10	-		
3	Harvested stormwater irrigation	square feet	0.10	-		
						Green Area Ratio numerator = 2,159
*** 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.						

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WASHINGTON DC

# PROPOSED STREETSCAPE PLAN

AS NOTED

L0.1

## DRAWING NUMBER