



GATE TO CAPITOL HILL

RICH MARKUS
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202.333.2877 V

**SOUTH CAPITOL
STREET SW,
WASHINGTON D.C.**

PROPOSED SIDE
VIEW

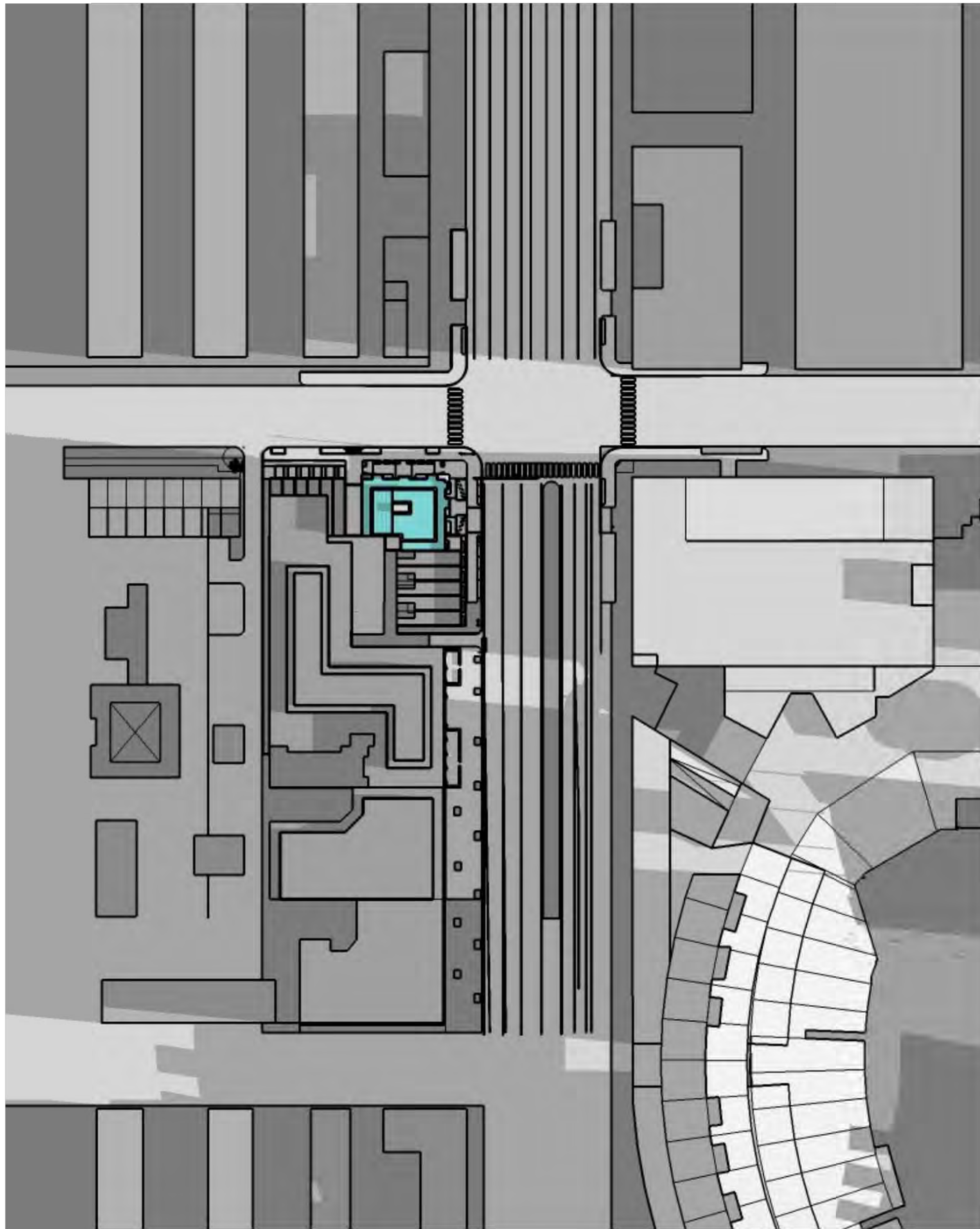
2010 RELEASE UNDER E.O. 14176

AS SHOWN SCALE

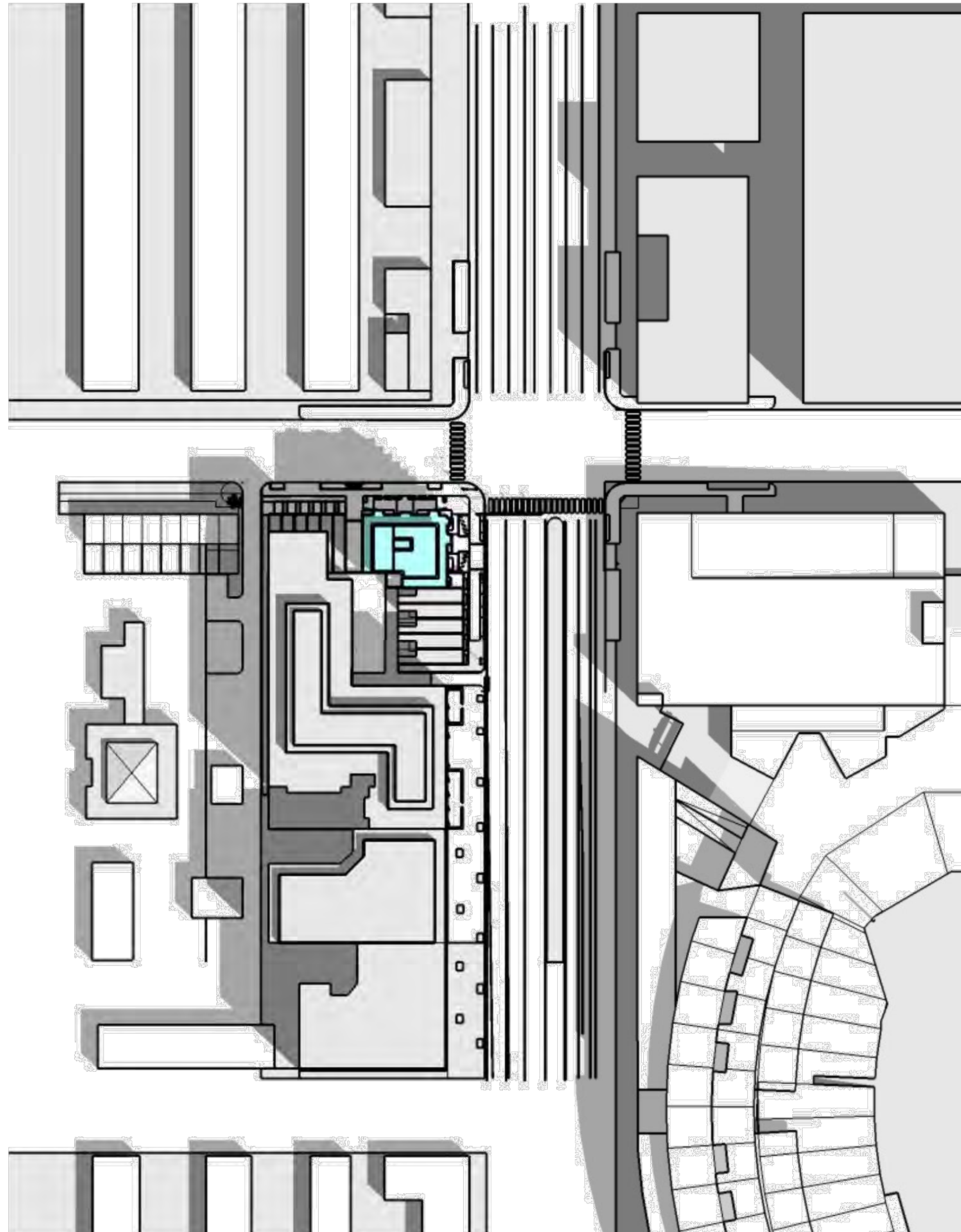
13.26.2022

A505

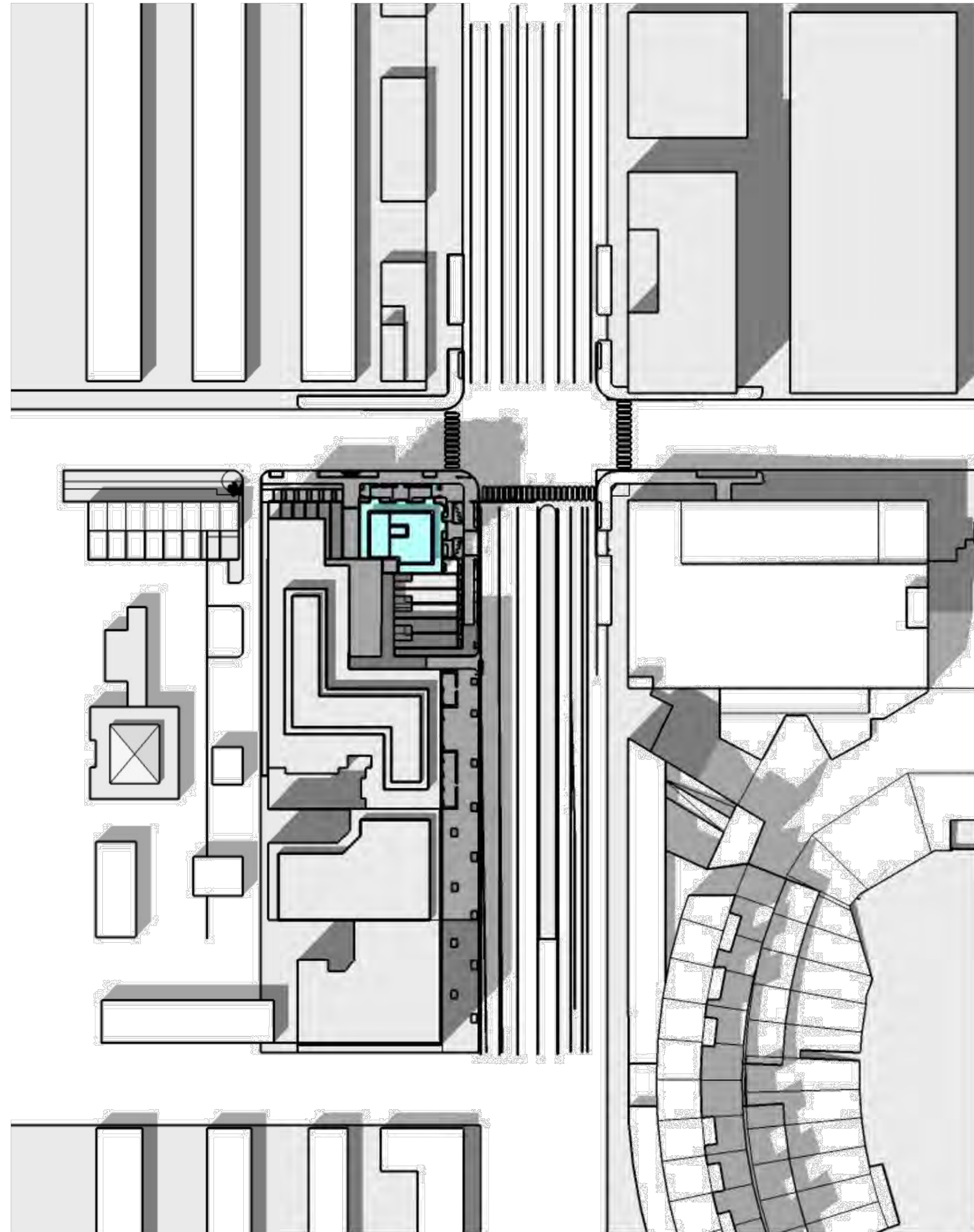
ZONING COMMISSION
District of Columbia
DRAWING NUMBER
CASE NO.21-27



1 March/September @9:00AM
NTS



2 March/September @12:00PM
NTS



3 March/September @4:00PM
NTS

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SOUTH CAPITOL
STREET SW,
WASHINGTON D.C.

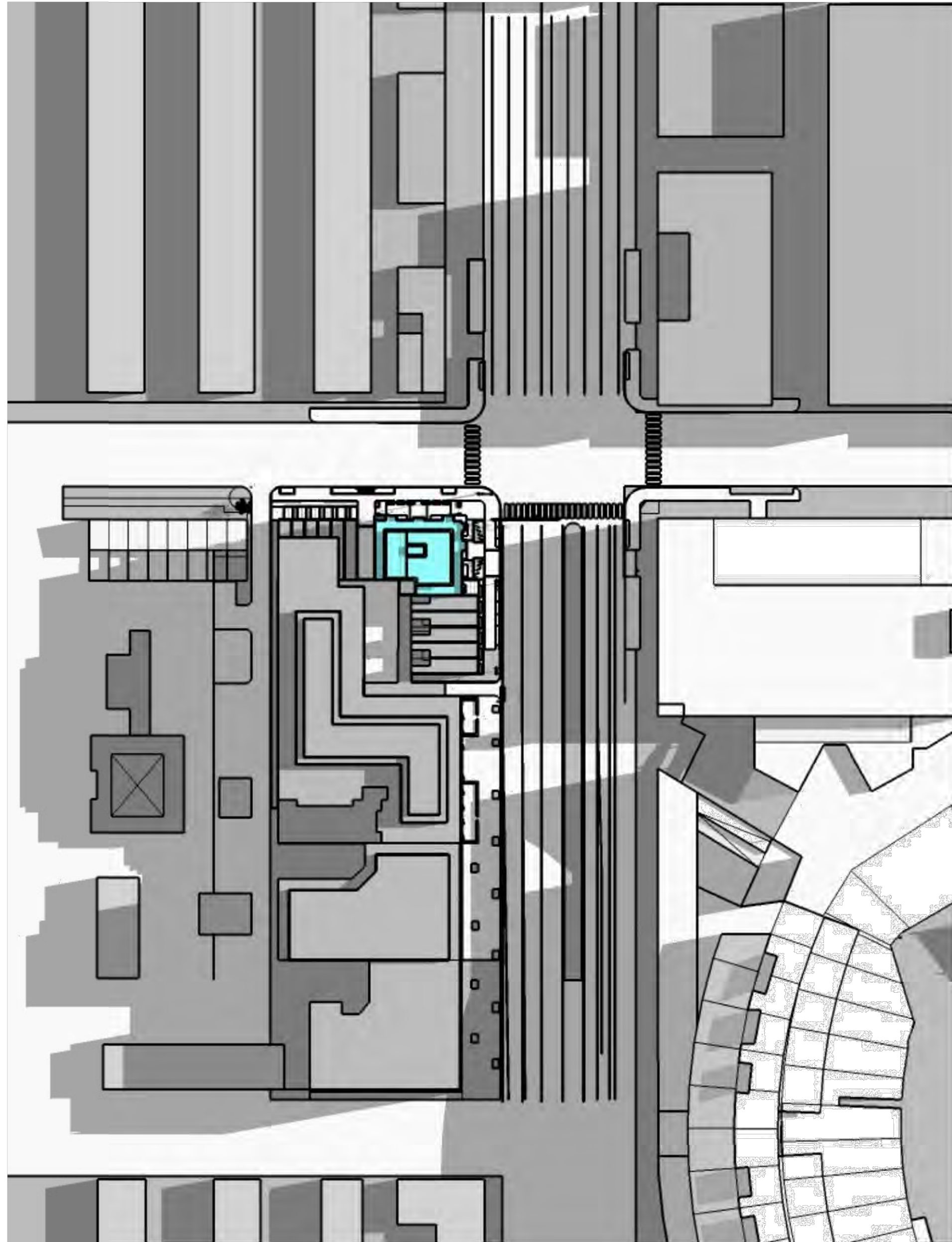
SHADOW STUDY

REVISIONS			

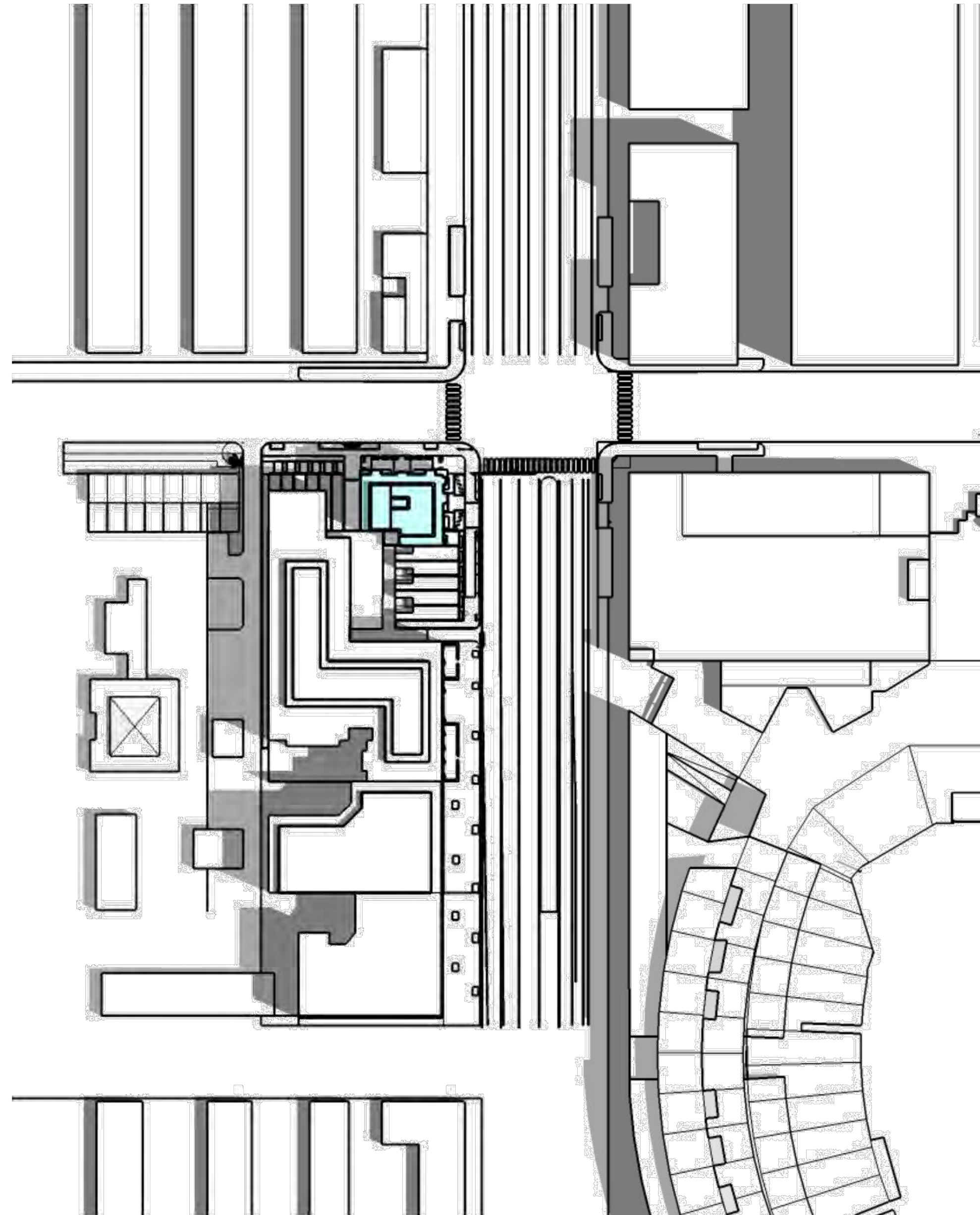
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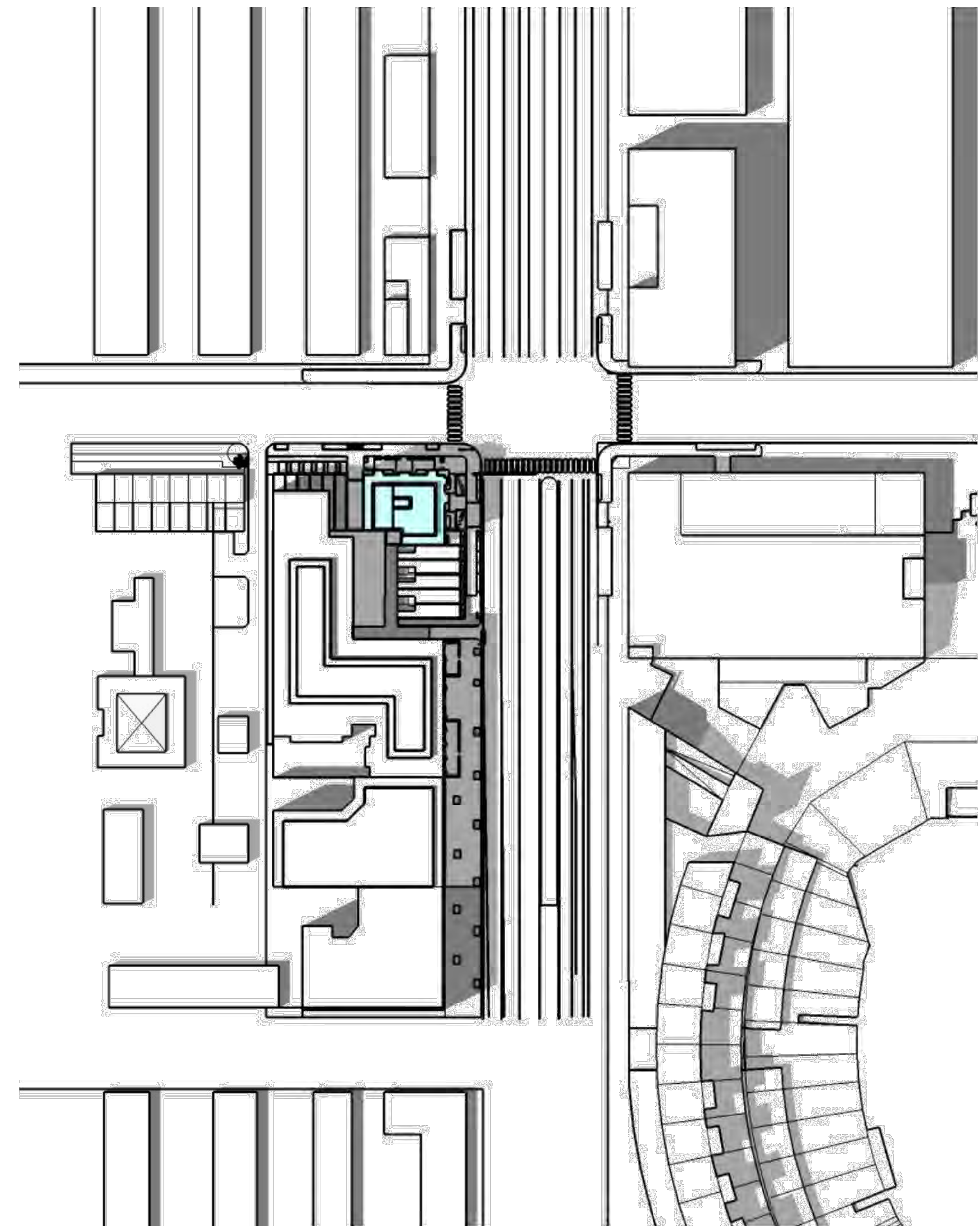
A506
DRAWING NUMBER



1 JULY 01 @9:00AM
NTS



2 JULY 01 @12:00PM
NTS



3 JULY 01 @4:00PM
NTS

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SHADOW STUDY

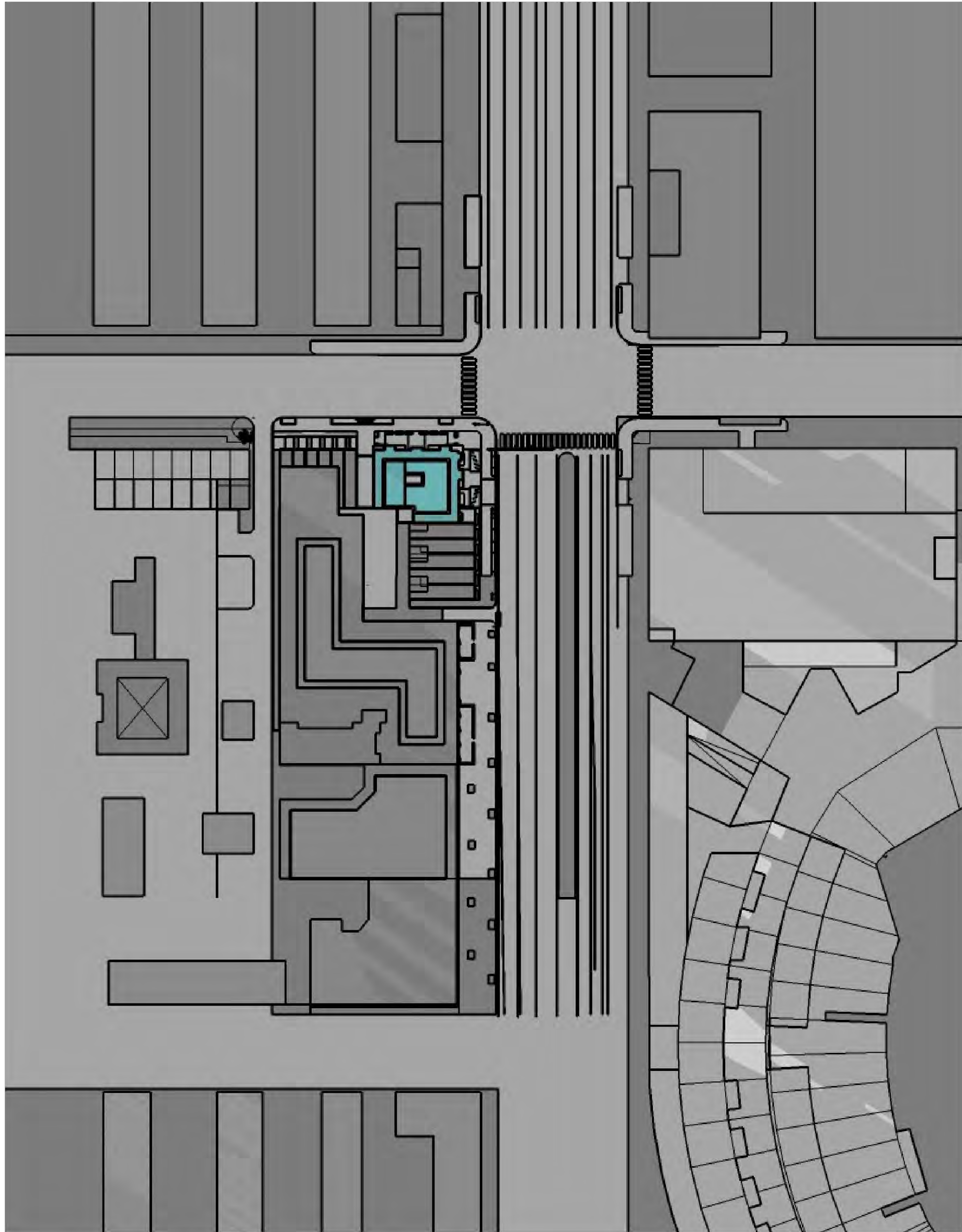
REVISIONS

AS SHOWN

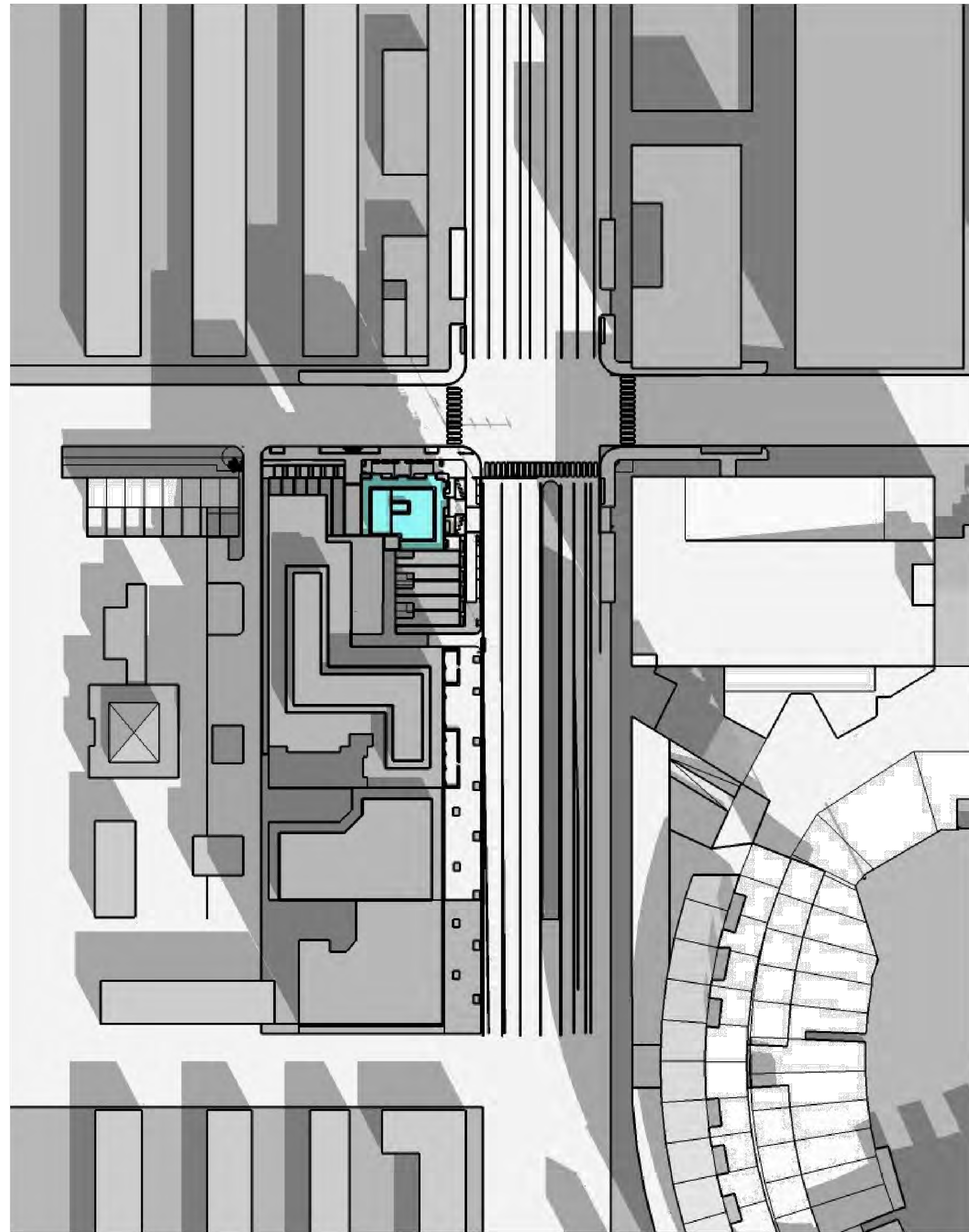
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A507

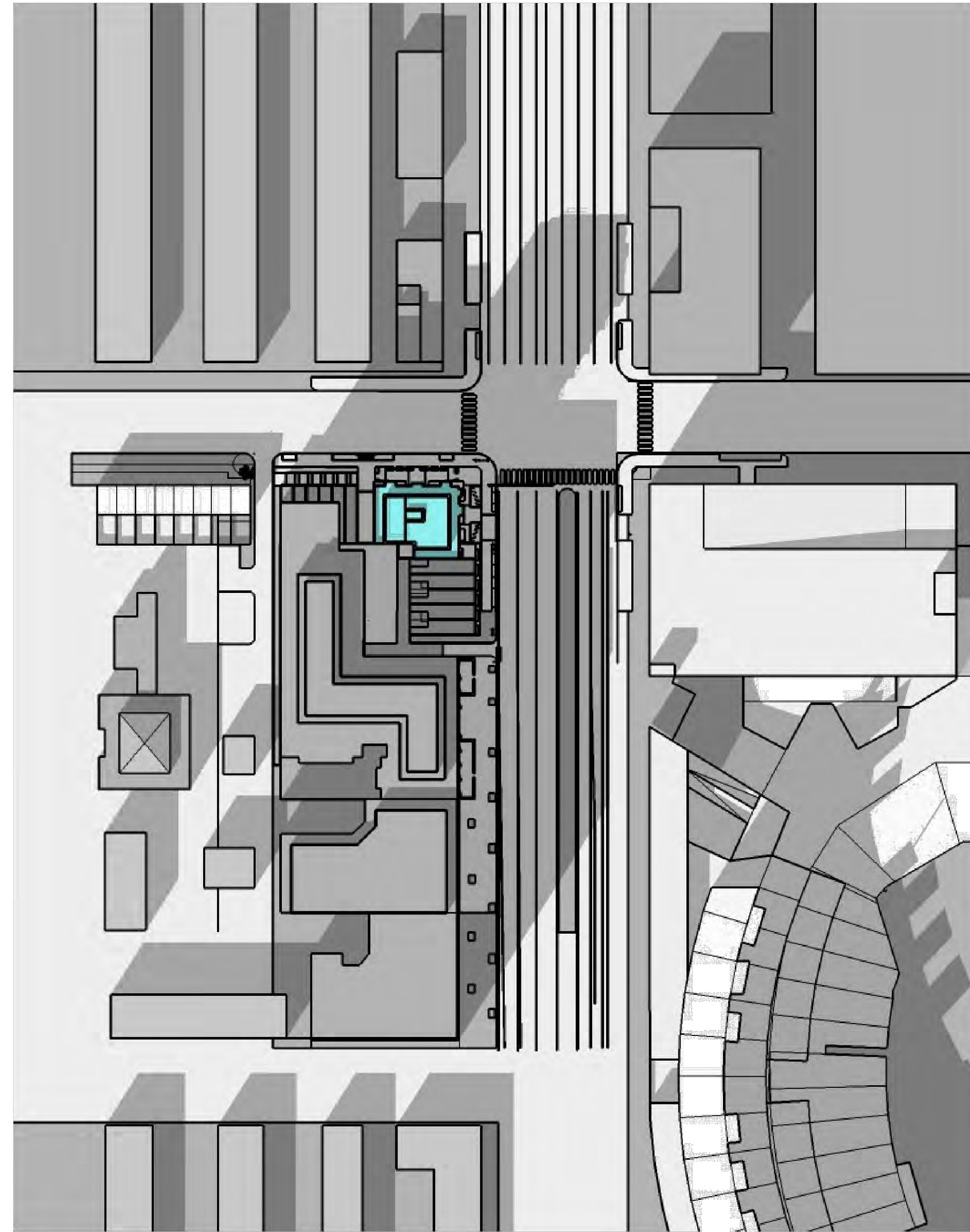
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1 DECEMBER 01 @9:00AM
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2 DECEMBER 01 @12:00PM
NTS



3 DECEMBER 01 @4:00PM
NTS

SOUTH CAPITOL
STREET SW,
WASHINGTON D.C.

SHADOW STUDY

REVISIONS			

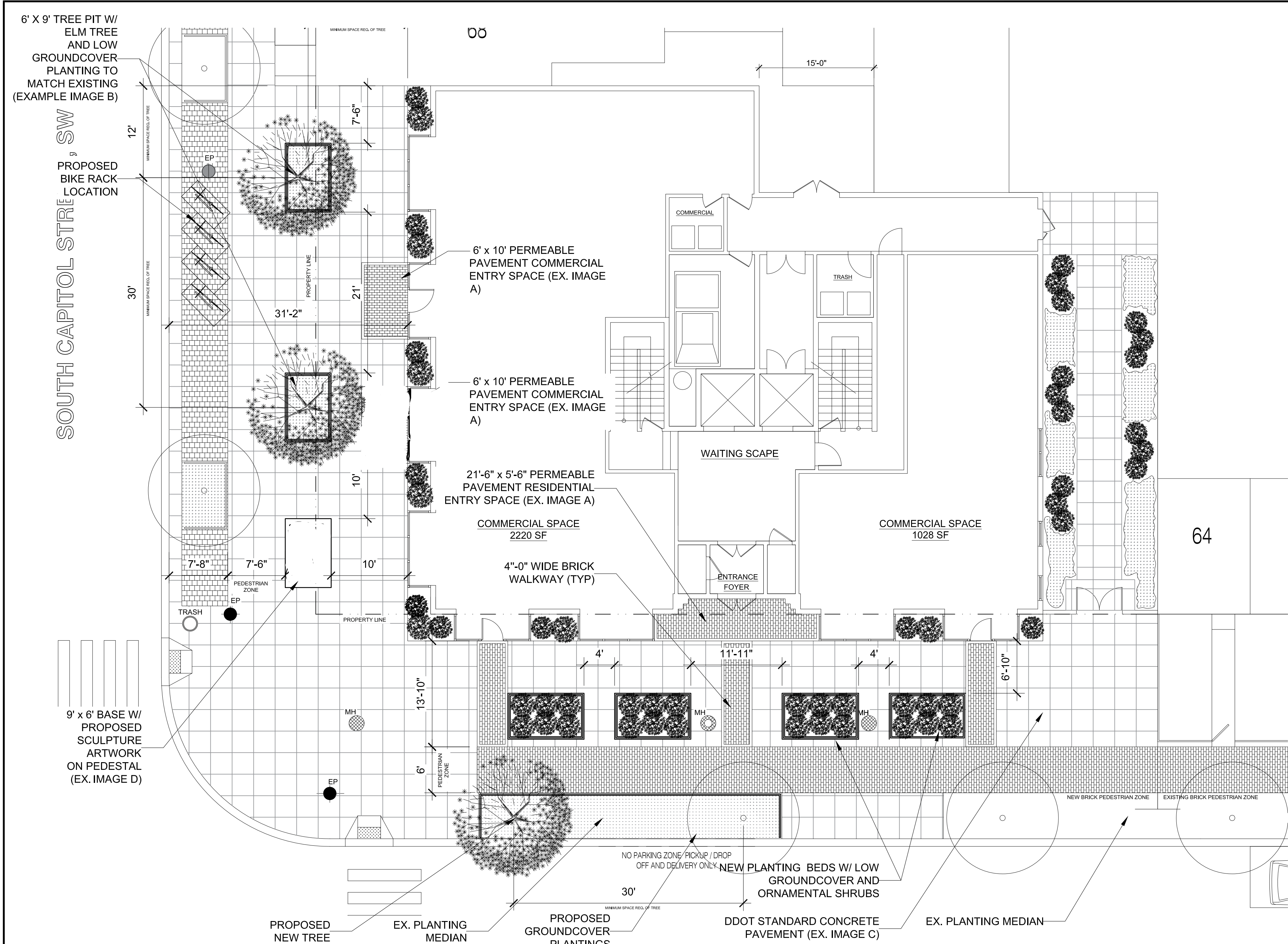
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03.26.2022

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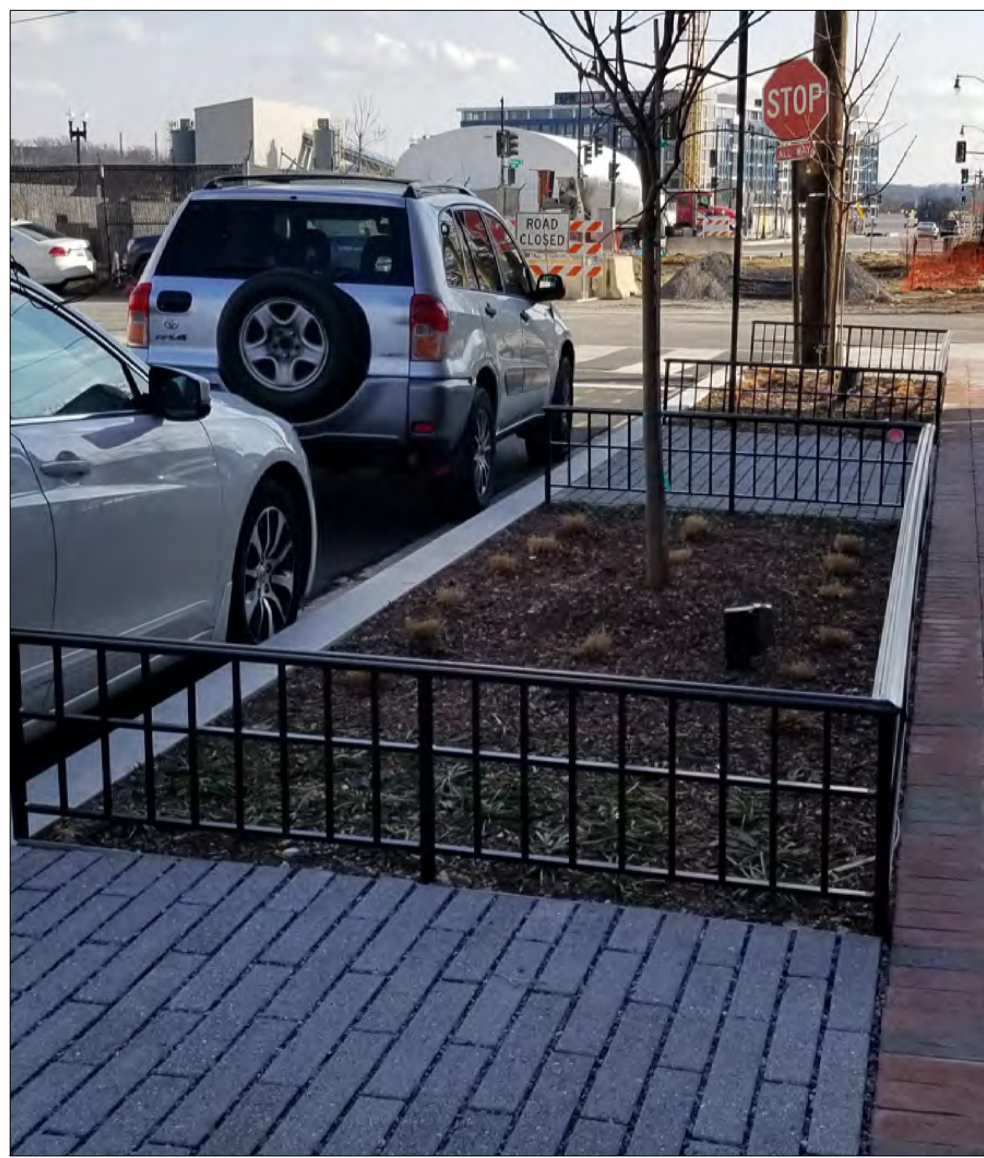
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1 PROPOSED STREETSCAPE PLAN
SEE ARCHITECTURAL SITE
PLAN FOR LANDSCAPE DESIGN



A. STONE OR CONCRETE PAVEMENT



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



C. DDOT STANDARD CONCRETE SIDEWALK

2 PRECEDENT STREETSCAPE IMAGES
Scale: NTS

GREEN AREA RATIO SCORESHEET

Address: 5 Capitol St SW	Square Feet	Lot	Zone/District
653	827,829,830	3	CD-2
Other:	Lot area (sq ft)	Minimum Score	Multiplex Score
	7,079	3	0.305
Lot area (enter the value first)			
Landscape Elements			
A Landscaped areas (select one of the following for each area)			
1	Landscaped areas with a soil depth < 24"	190	57.0
2	Landscaped areas with a soil depth ≥ 24"	70	
3	Bioretention facilities	1,762	1,400.6
B Plantings (credit for plants in landscaped areas from Section A)			
1	Groundcovers, or other plants < 2' height	15	40.5
2	Plants ≥ 2' height at maturity	15	
3	New trees with less than 40-foot canopy spread	631	315.5
4	New trees with 40-foot or greater canopy spread	140	
5	Preservation of existing tree 6" to 12" DBH	140	
6	Preservation of existing tree 12" to 18" DBH	140	
7	Preservation of existing trees 18" to 24" DBH	140	
8	Preservation of existing trees 24" DBH or greater	140	
9	Vegetated wall, plantings on a vertical surface	140	
C Vegetated or "green" roofs			
1	Over at least 2" and less than 8" of growth medium	70	42.0
2	Over at least 8" of growth medium	1,762	1,400.6
D Permeable Paving***			
1	Permeable paving over 6" to 24" of soil or gravel	631	315.5
2	Permeable paving over at least 24" of soil or gravel	140	
E Other			
1	Enhanced tree growth systems***	140	
2	Renewable energy generation	140	
3	Approved water features	140	
F Bonuses			
1	Native plant species	2,107	210.7
2	Landscaping in food cultivation	140	
3	Harvested stormwater irrigation	140	
Total Green Area Ratio Score			
Green Area Ratio Score		84.0	315
*** 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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SOUTH CAPITOL STREET SW
WASHINGTON, DC

PROPOSED STREETSCAPE PLAN

AS NOTED

03.26.2022

L0.1

DRAWING NUMBER

REVISIONS

SCALE

ISSUE