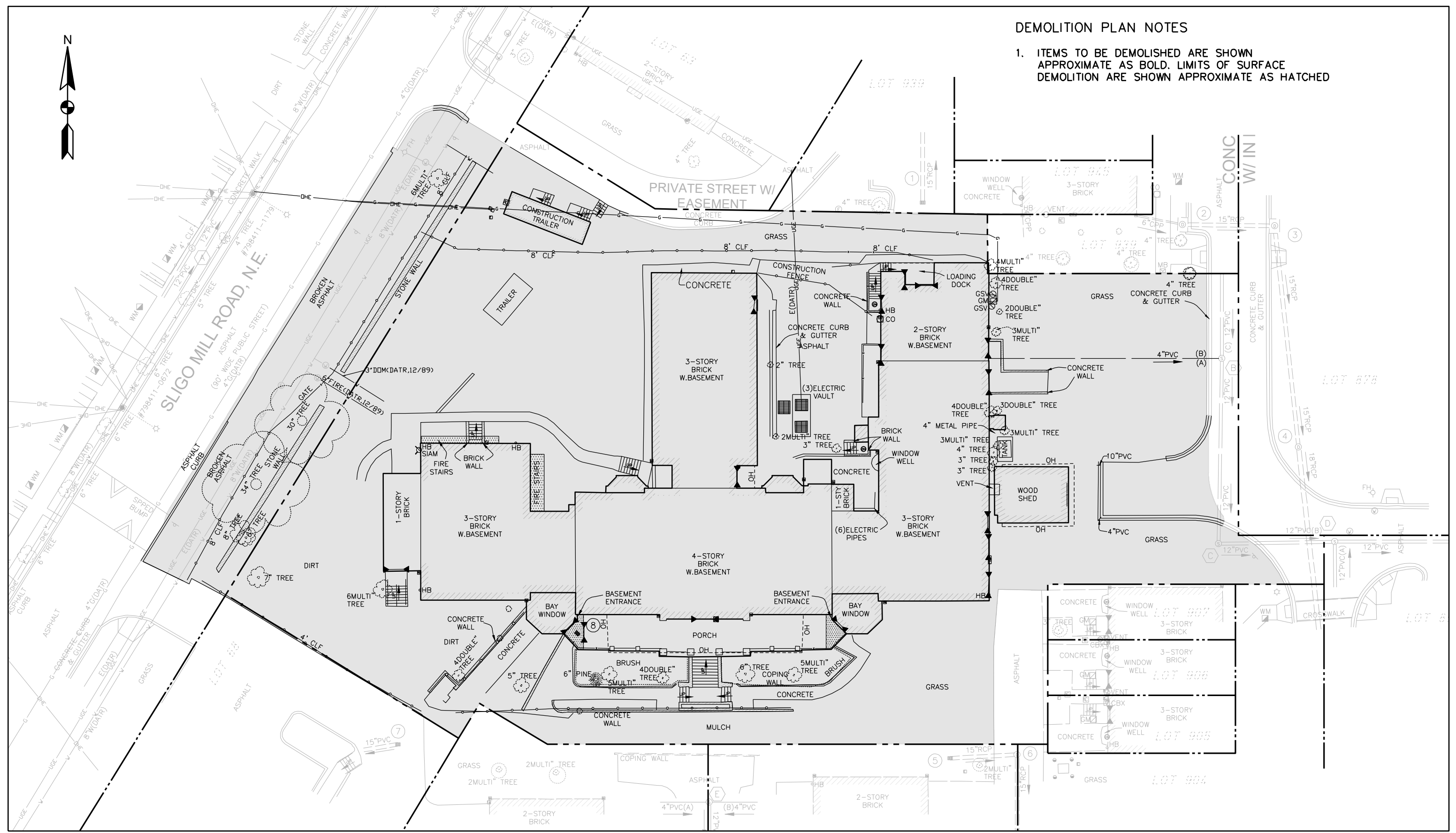


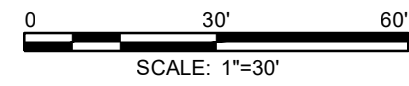


DEMOLITION PLAN NOTES

- ITEMS TO BE DEMOLISHED ARE SHOWN APPROXIMATE AS BOLD. LIMITS OF SURFACE DEMOLITION ARE SHOWN APPROXIMATE AS HATCHED



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DEMOLITION PLAN

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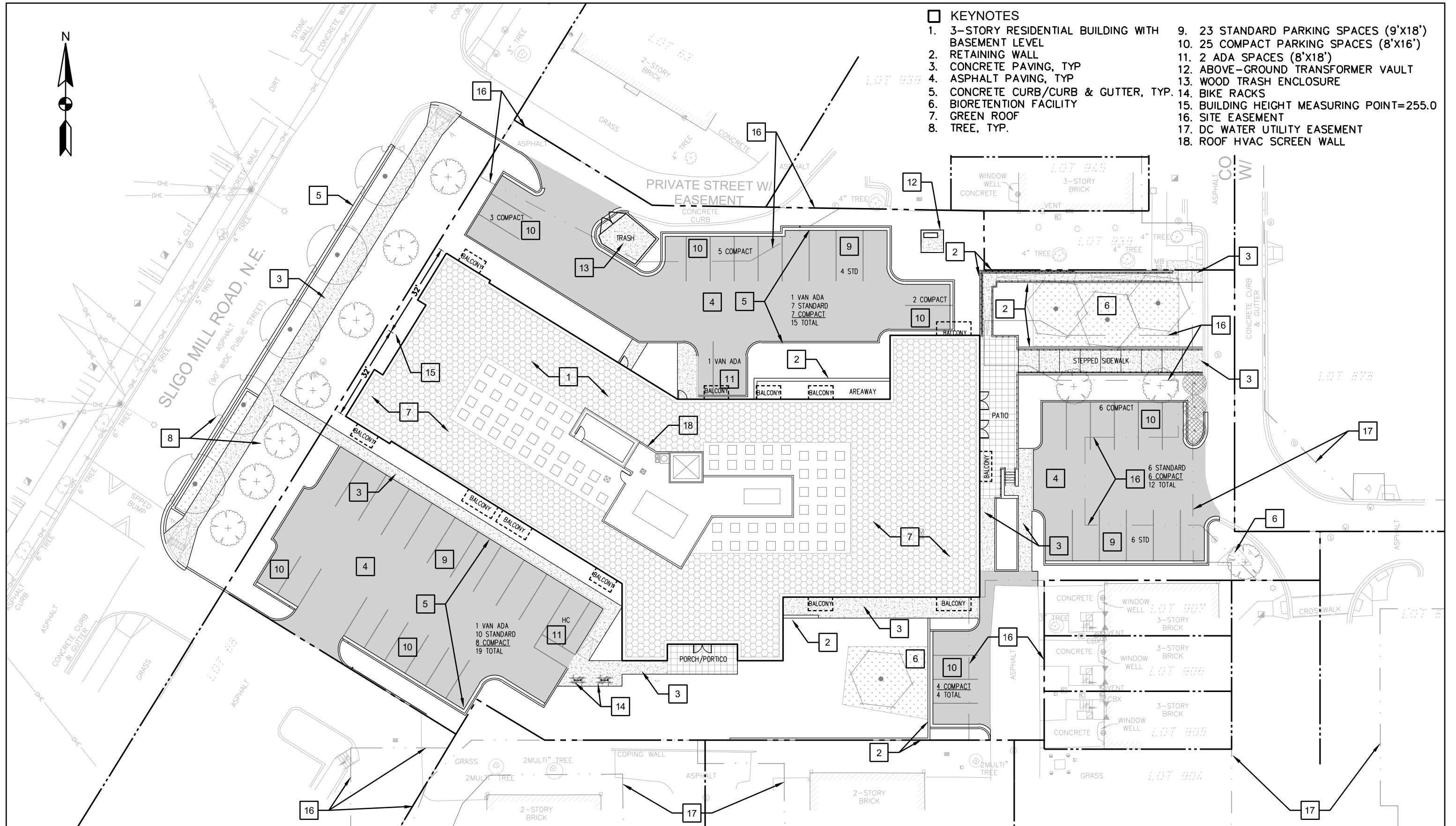
N NELSON ARCHITECTS
 1003 K STREET, NW
 WASHINGTON, DC 20001
 ZONING COMMISSION
 District of Columbia
 CASE NO. 05-300
 EXHIBIT NO. 212

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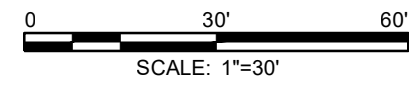
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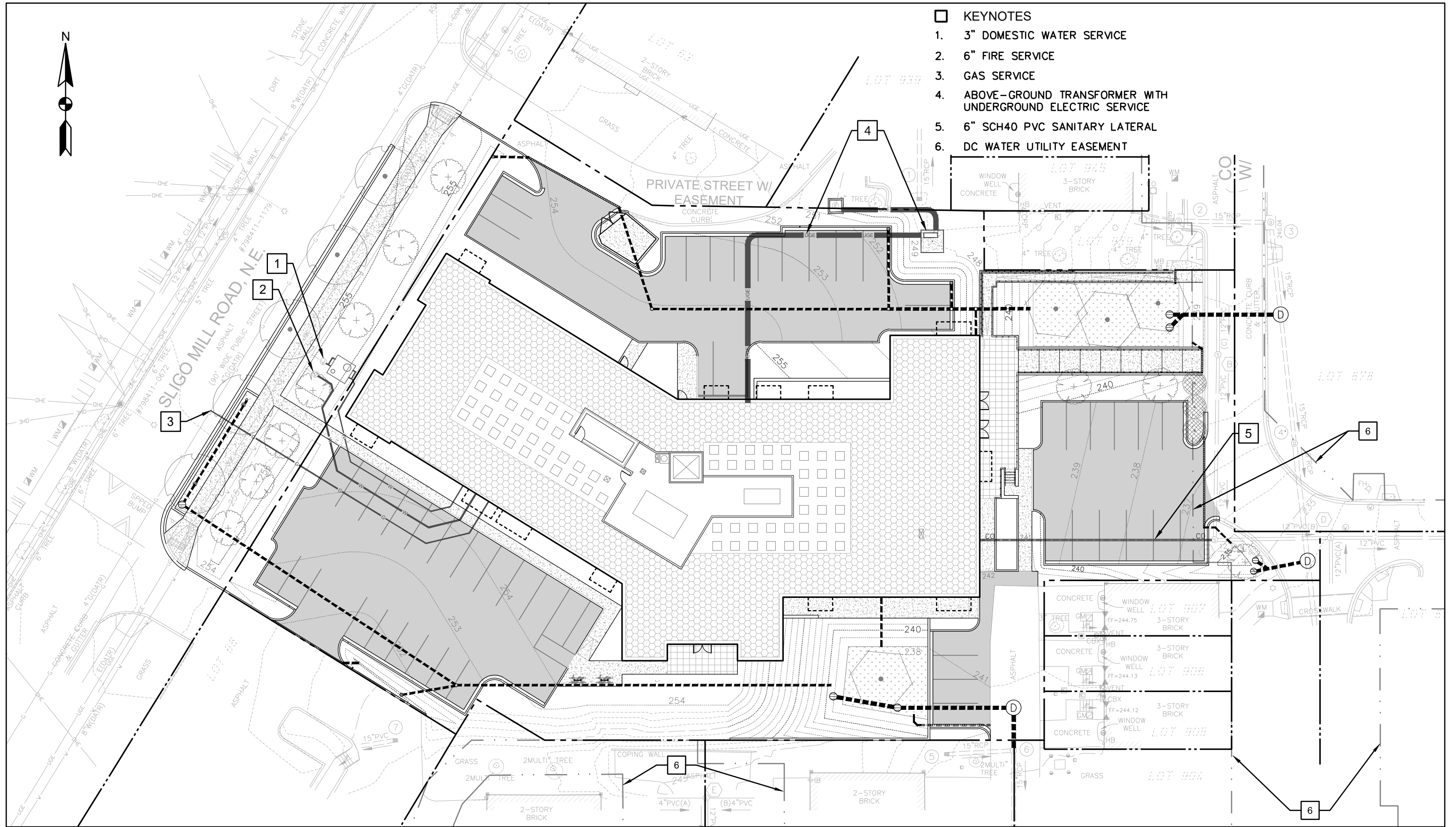
- KEYNOTES**
- 1. 3-STORY RESIDENTIAL BUILDING WITH BASEMENT LEVEL
 - 2. RETAINING WALL
 - 3. CONCRETE PAVING, TYP
 - 4. ASPHALT PAVING, TYP
 - 5. CONCRETE CURB/CURB & GUTTER, TYP.
 - 6. BIORETENTION FACILITY
 - 7. GREEN ROOF
 - 8. TREE, TYP.
 - 9. 23 STANDARD PARKING SPACES (9'X18')
 - 10. 25 COMPACT PARKING SPACES (8'X16')
 - 11. 2 ADA SPACES (8'X18')
 - 12. ABOVE-GROUND TRANSFORMER VAULT
 - 13. WOOD TRASH ENCLOSURE
 - 14. BIKE RACKS
 - 15. BUILDING HEIGHT MEASURING POINT=255.0
 - 16. SITE EASEMENT
 - 17. DC WATER UTILITY EASEMENT
 - 18. ROOF HVAC SCREEN WALL

SITE PLAN
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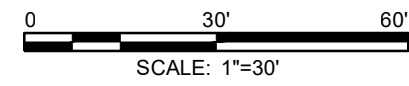
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- KEYNOTES**
1. 3" DOMESTIC WATER SERVICE
 2. 6" FIRE SERVICE
 3. GAS SERVICE
 4. ABOVE-GROUND TRANSFORMER WITH UNDERGROUND ELECTRIC SERVICE
 5. 6" SCH40 PVC SANITARY LATERAL
 6. DC WATER UTILITY EASEMENT



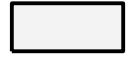

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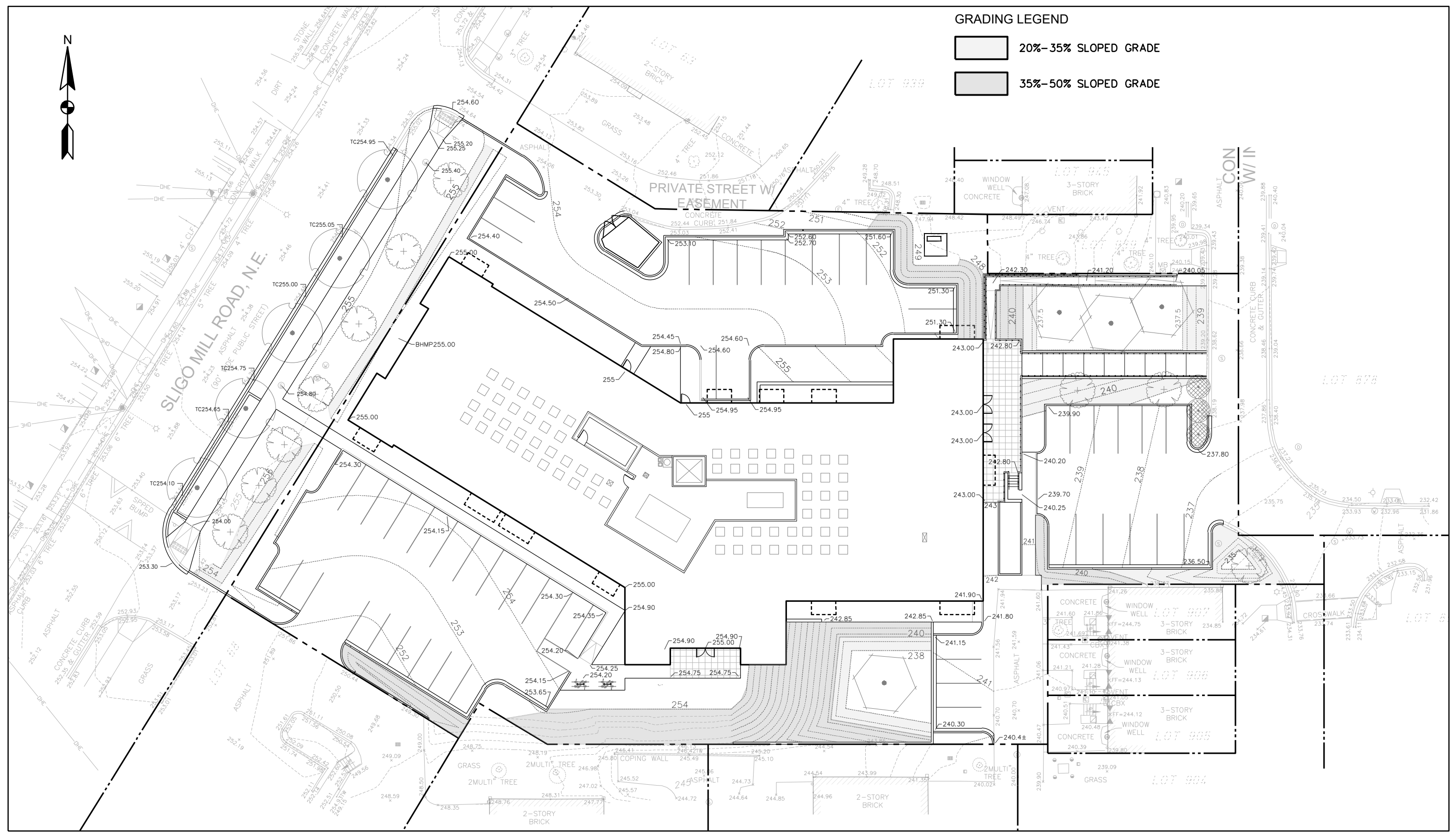
UTILITY PLAN
6101 SLIGO MILL ROAD, NE
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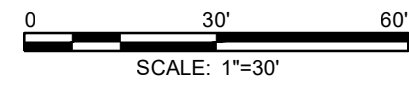
GRADING LEGEND

-  20%-35% SLOPED GRADE
-  35%-50% SLOPED GRADE



GRADING PLAN
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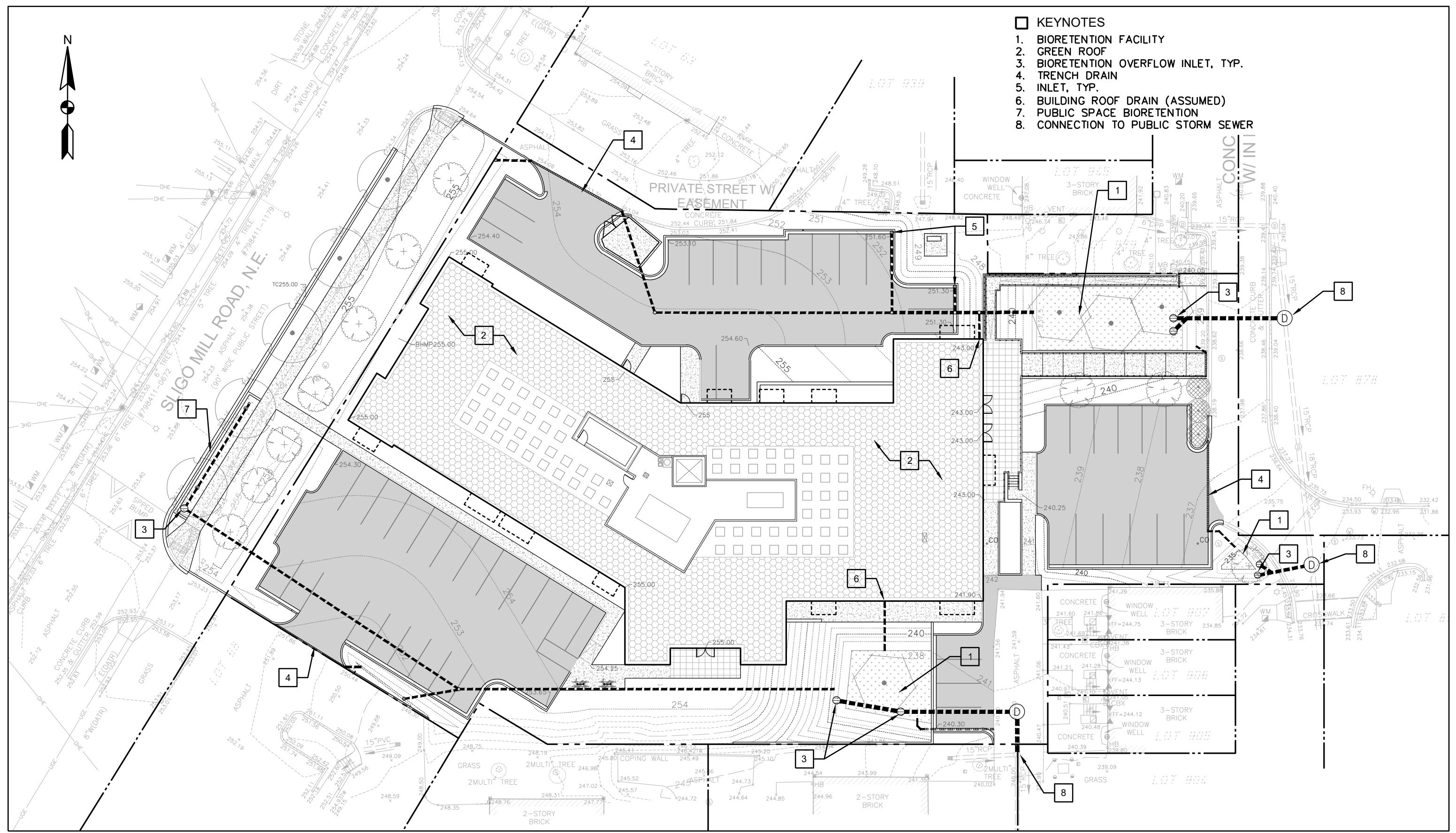
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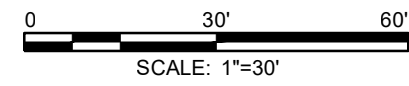


- KEYNOTES**
1. BIORETENTION FACILITY
 2. GREEN ROOF
 3. BIORETENTION OVERFLOW INLET, TYP.
 4. TRENCH DRAIN
 5. INLET, TYP.
 6. BUILDING ROOF DRAIN (ASSUMED)
 7. PUBLIC SPACE BIORETENTION
 8. CONNECTION TO PUBLIC STORM SEWER



STORMWATER MANAGEMENT PLAN
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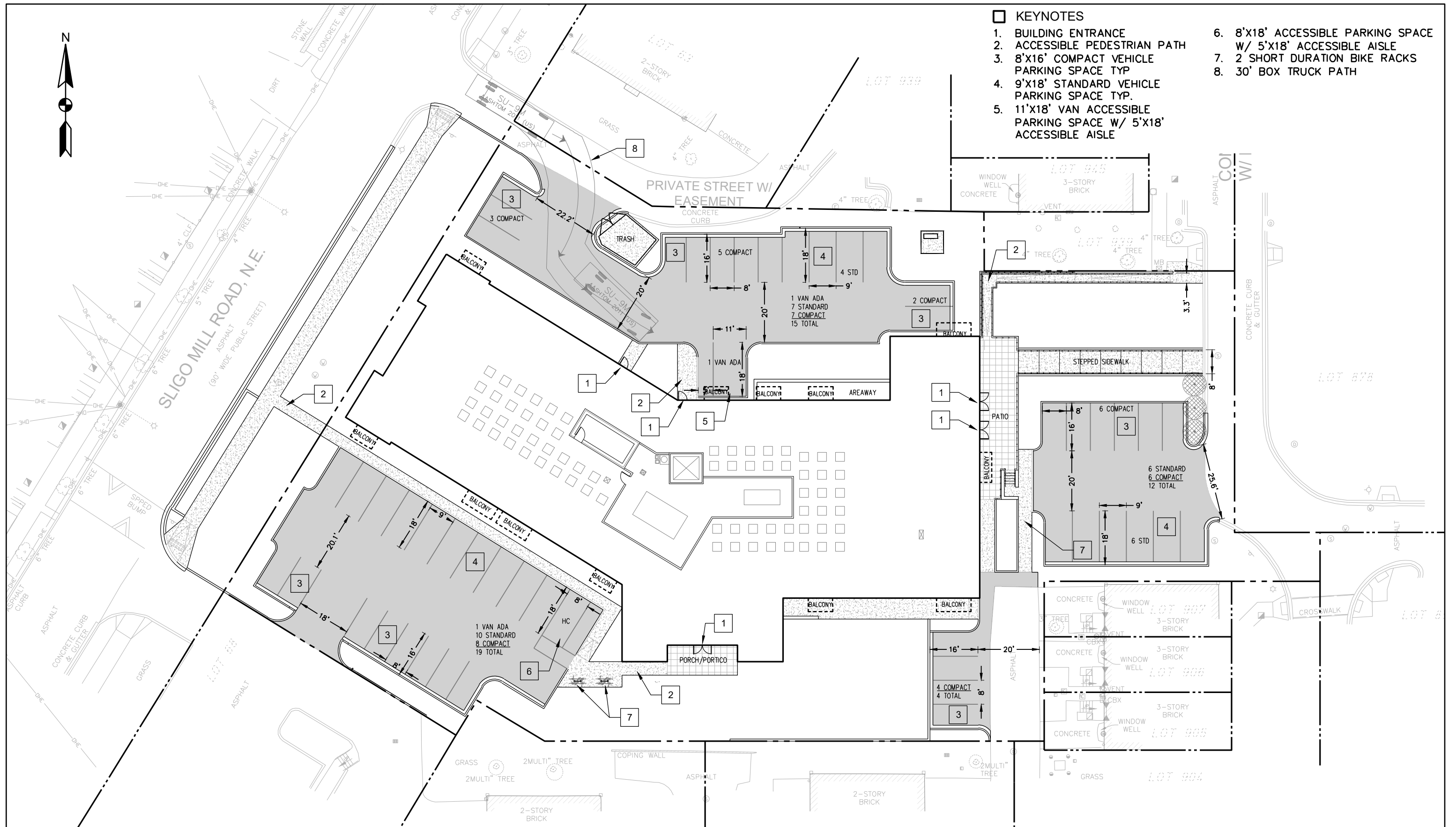
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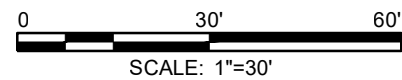
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- KEYNOTES**
1. BUILDING ENTRANCE
 2. ACCESSIBLE PEDESTRIAN PATH
 3. 8'X16' COMPACT VEHICLE PARKING SPACE TYP
 4. 9'X18' STANDARD VEHICLE PARKING SPACE TYP.
 5. 11'X18' VAN ACCESSIBLE PARKING SPACE W/ 5'X18' ACCESSIBLE AISLE
 6. 8'X18' ACCESSIBLE PARKING SPACE W/ 5'X18' ACCESSIBLE AISLE
 7. 2 SHORT DURATION BIKE RACKS
 8. 30' BOX TRUCK PATH

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SITE CIRCULATION EXHIBIT
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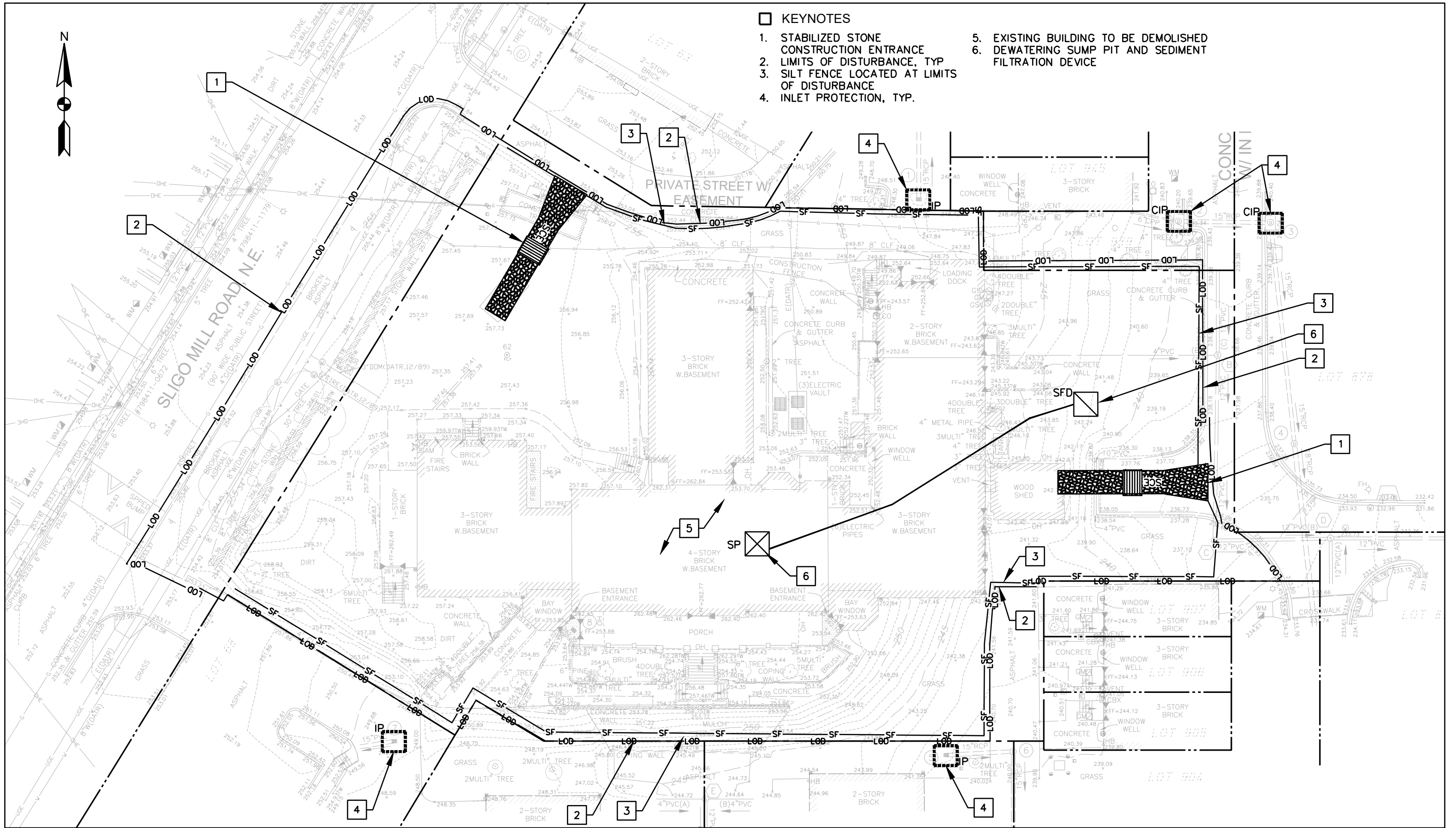
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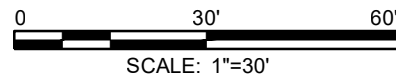


KEYNOTES

- 1. STABILIZED STONE CONSTRUCTION ENTRANCE
- 2. LIMITS OF DISTURBANCE, TYP
- 3. SILT FENCE LOCATED AT LIMITS OF DISTURBANCE
- 4. INLET PROTECTION, TYP.
- 5. EXISTING BUILDING TO BE DEMOLISHED
- 6. DEWATERING SUMP PIT AND SEDIMENT FILTRATION DEVICE



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SEDIMENT CONTROL PLAN
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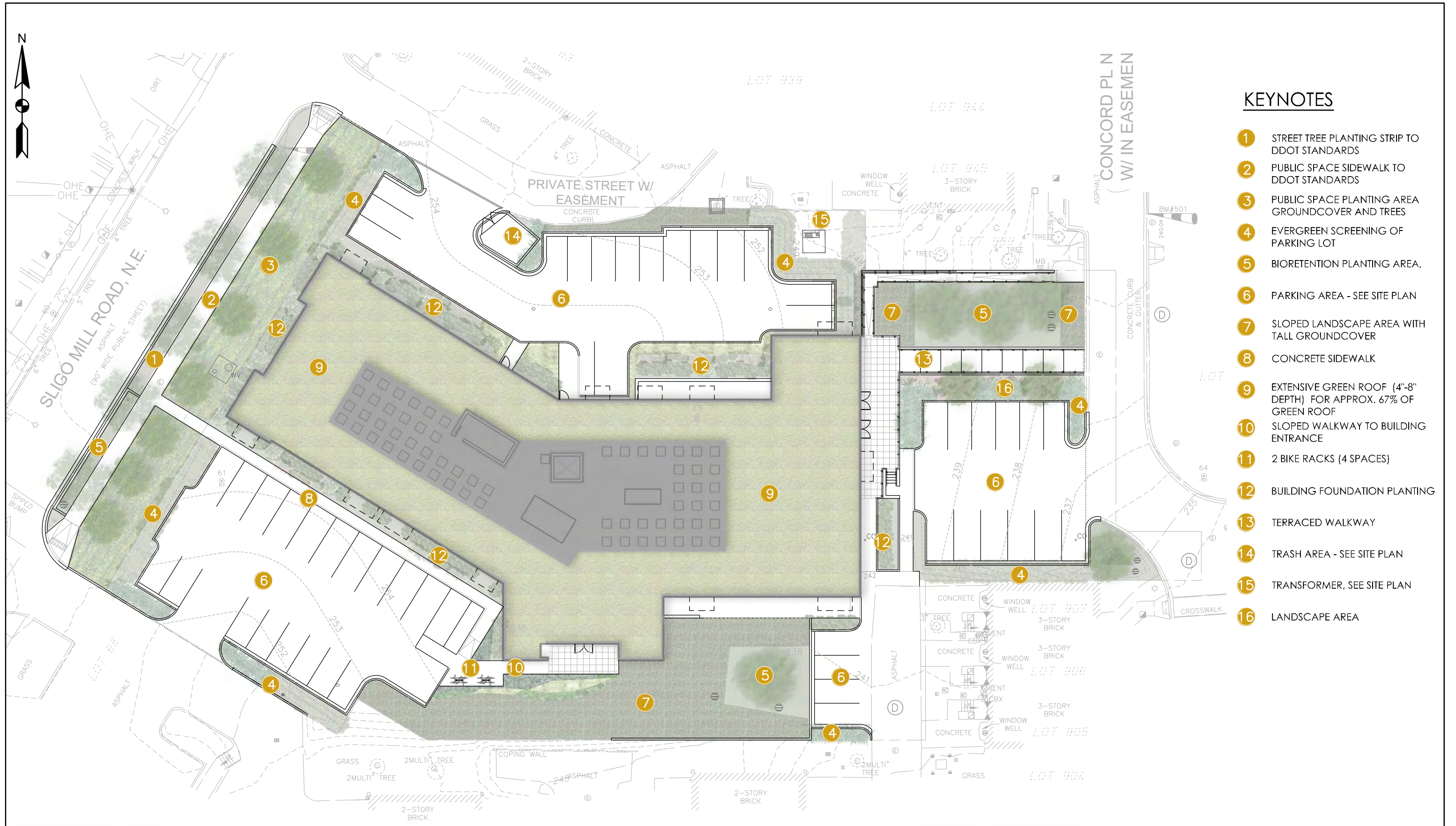
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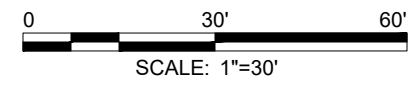
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KEYNOTES

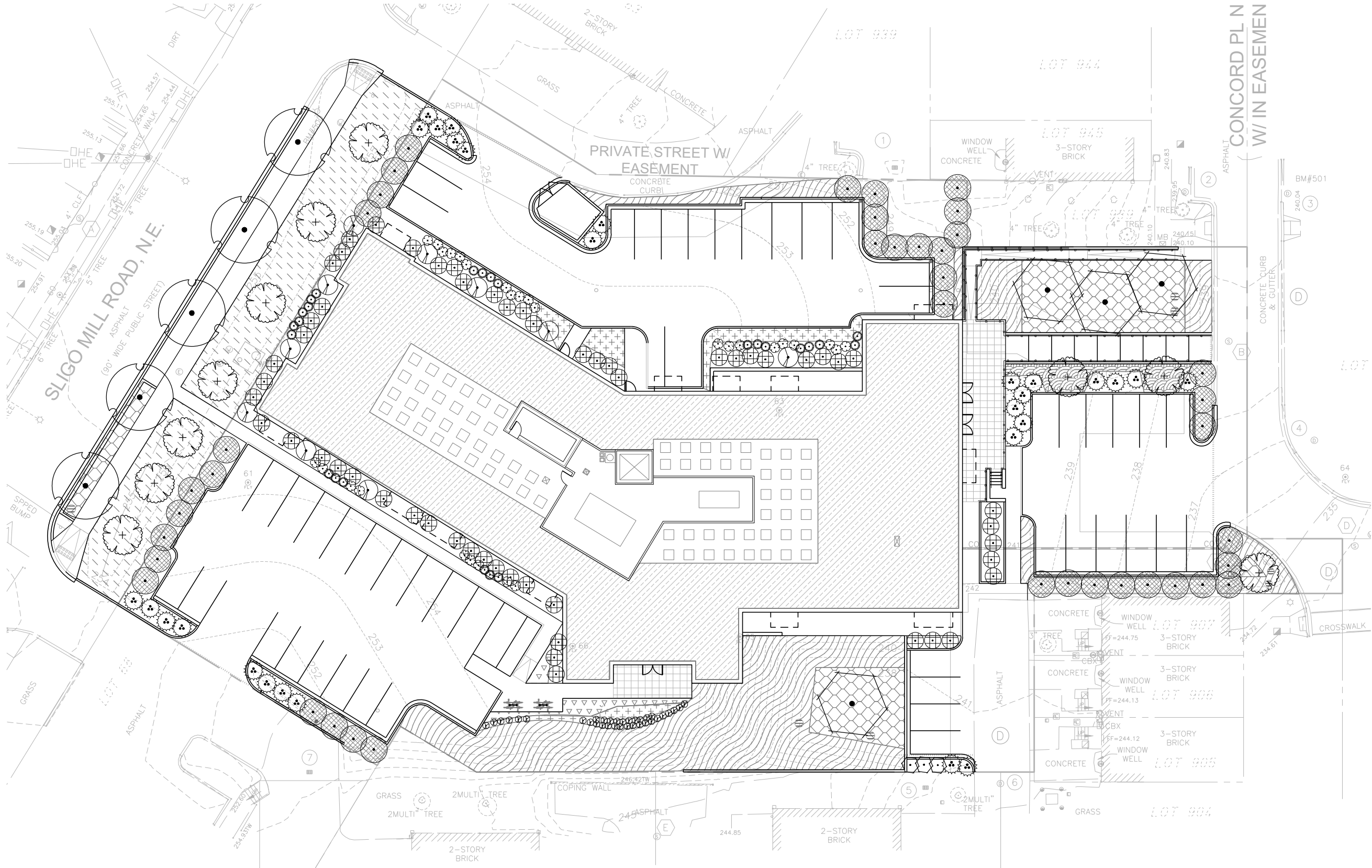
- 1 STREET TREE PLANTING STRIP TO DDOT STANDARDS
- 2 PUBLIC SPACE SIDEWALK TO DDOT STANDARDS
- 3 PUBLIC SPACE PLANTING AREA GROUNDCOVER AND TREES
- 4 EVERGREEN SCREENING OF PARKING LOT
- 5 BIORETENTION PLANTING AREA,
- 6 PARKING AREA - SEE SITE PLAN
- 7 SLOPED LANDSCAPE AREA WITH TALL GROUNDCOVER
- 8 CONCRETE SIDEWALK
- 9 EXTENSIVE GREEN ROOF (4'-8" DEPTH) FOR APPROX. 67% OF GREEN ROOF
- 10 SLOPED WALKWAY TO BUILDING ENTRANCE
- 11 2 BIKE RACKS (4 SPACES)
- 12 BUILDING FOUNDATION PLANTING
- 13 TERRACED WALKWAY
- 14 TRASH AREA - SEE SITE PLAN
- 15 TRANSFORMER, SEE SITE PLAN
- 16 LANDSCAPE AREA

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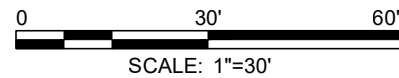
LANDSCAPE PLAN
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LANDSCAPE PLANTING PLAN
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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL/SIZE	SPACING
	BD	4	BETULA NIGRA 'BNMTF' TM / DURA HEAT RIVER BIRCH	B & B	2.5"CAL/10"-12" H	
	CF	10	CORNUS FLORIDA / FLOWERING DOGWOOD	B & B	2.5"CAL/12"-14" H	
	ZS	5	ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA	B & B	2.5"CAL/14"-16" H	
	HQ	10	HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA	2 GAL		
	IS	25	ILEX GLABRA 'SHAMROCK' / INKBERRY	5 GAL		
	IV	34	ITEA VIRGINICA 'LITTLE HENRY' TM / VIRGINIA SWEETSPIRE	5 GAL		
	JS	28	JUNIPERUS X PFITZERIANA 'SEA GREEN' / SEA GREEN PFITZER JUNIPER	B&B	MIN. 4' H	
	JS	3	JUNIPERUS VIRGINIANA 'SKYROCKET' / SKYROCKET JUNIPER	B & B	MIN. 8' H	
	PL	56	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN ENGLISH LAUREL	5 GAL		
	PS	40	PRUNUS LAUROCERASUS 'SCHIPKAENSIS' / SCHIPKA ENGLISH LAUREL	B & B	MIN. 4' H	
	RD	29	ROSA X 'DOUBLE KNOCKOUT' / ROSE	2 GAL		
	BIO	282	BIORETENTION AREA MIX PLANTING / SEE BIORETENTION AREA MIX SCHEDULE	1 GAL		30" o.c.
	BIO	270	GREEN ROOF PLANTING / SEE GREEN ROOF MIX SCHEDULE	SEDUM MAT		
	HC	1,415	HYPERICUM CALYGINUM / CREEPING ST. JOHN'S WORT	1 GAL		18" o.c.
	LB	91	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL		18" o.c.
	NT	229	NASELLA TENUISSIMA MIX / MEXICAN FEATHER GRASS AND ECHINACEA MIX 40% ECHINACEA PURPUREA AND 60% NASELLA TENUISSIMA, IN GROUPS OF 10-15	1 GAL		24" o.c.
	PV	79	PENNISETUM 'KARLEY ROSE' MIX / PENNISETUM KARLEY ROSE AND ECHINACEA PLANT 60% PENNISETUM KARLEY ROSE WITH 40% ECHINACEA PURPUREA, IN GROUPS OF 10-15	1 GAL		30" o.c.
	RG	1,876	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	1 GAL		20" o.c.

BIORETENTION MIX SCHEDULE

BOTANICAL NAME / COMMON NAME

PLANT IN GROUPS OF 5-7 .

- 20% ECHINACEA PURPUREA / PURPLE CONEFLOWER
- 10% EUPATORIUM 'BABY JOE' / BABYJOE PYE WEED
- 20% ITEA VIRGINICA 'LITTLE HENRY' / DWARF SWEETSPIRE
- 20% NASELLA TENUISSIMA / FEATHERGRASS
- 10% PANICUM VIRGATUM / SWTICH GRASS
- 10% SCHIZACHYRUM SCOPARIUM 'OVATION' / OVATION
- 10% SPOROBOLUS HETEROLEPSIS 'TARA' / PRAIRIE DROPSEED

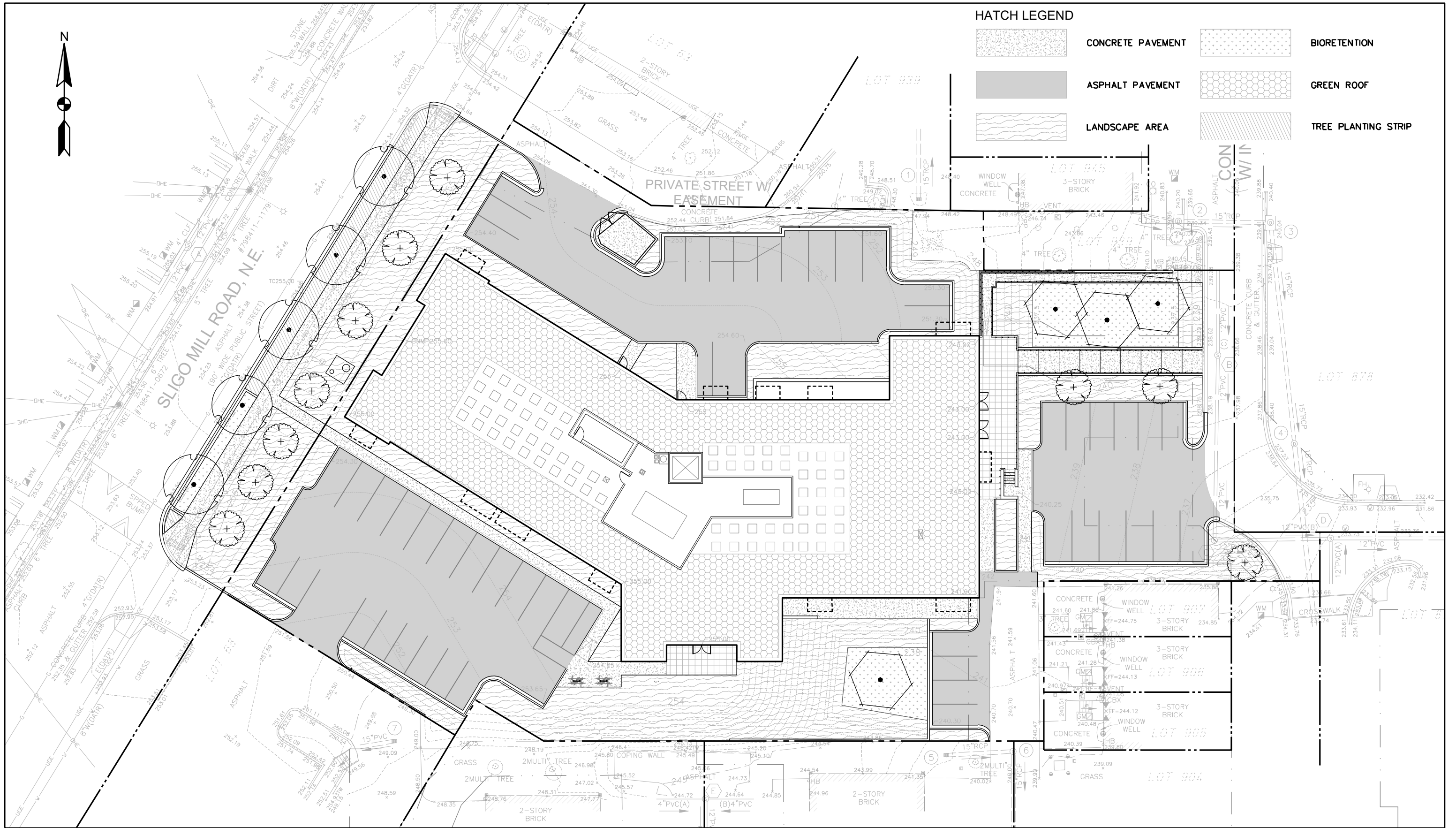
GREEN ROOF MIX SCHEDULE

PROVIDE PRE-GROWN SEDUM TILES WITH MINIMUM 7 SEDUM VARIETIES FROM THE FOLLOWING LIST:

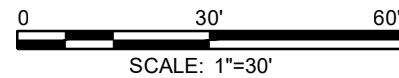
- ALLIUM CERNUUM
- ALLIUM SCHOENOPRASUM,
- ALLIUM SENESCENS SP. MONTANUM VAR. GLAUCUM
- DELOSPERMA COOPERI,
- DELOSPERMA NUBIGENUM
- DIANTHUS CARTHUSIANORUM
- PHEDIMUS TAKESIMENSIS 'GOLDEN CARPET'
- SEDUM ACRE
- SEDUM AIZOON 'EUPHORBIODES'
- SEDUM ALBUM, SEDUM ALBUM 'MURALE'
- SEDUM HYBRIDUM 'IMMERGRUNCHEN'
- SEDUM KAMTSCHATICUM
- SEDUM KAMTSCHATICUM VAR. FLORIFERUM 'WEIHENSTEPHANER GOLD'
- SEDUM PULCHELLUM
- SEDUM REFLEXUM 'BLUE SPRUCE'
- SEDUM RUPESTRE 'ANGELINA'
- SEDUM SIEBOLDII
- SEDUM SEXANGULARE
- SEDUM SPURIUM 'FULDAGLUT' AND OTHER CULTIVARS
- TALINUM CALYGINUM

EXAMPLE BIORETENTION AREA





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SITE AND STREETSCAPE MATERIALS
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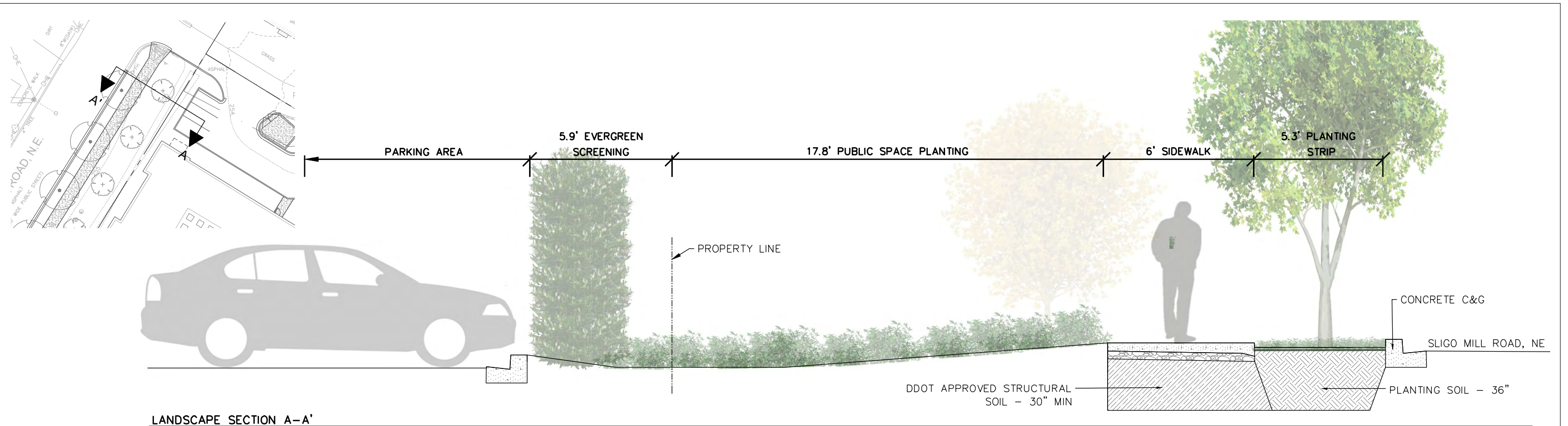
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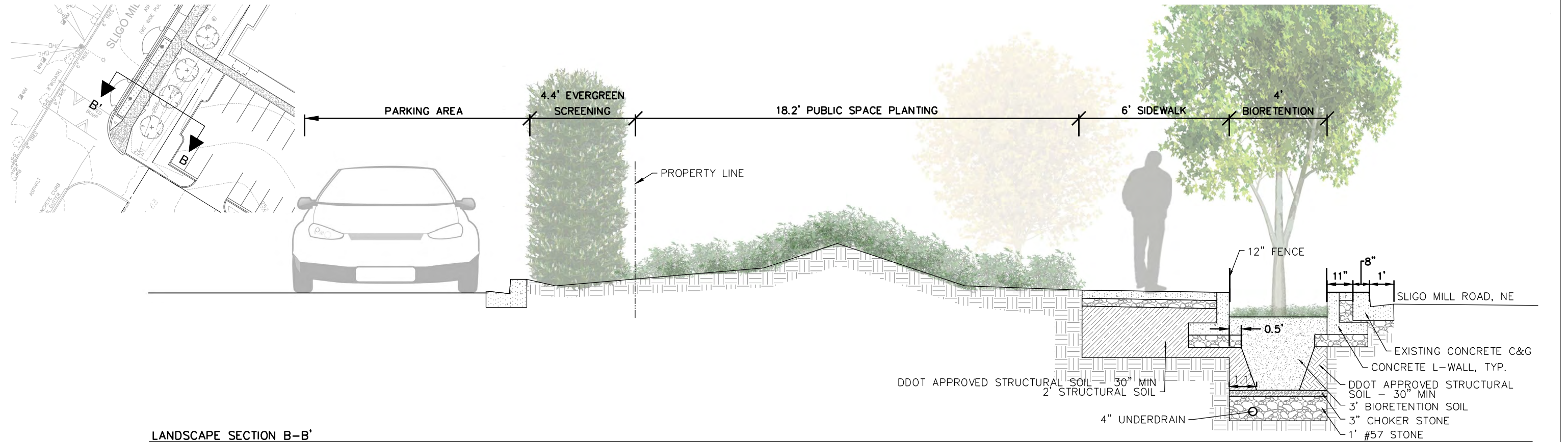
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LANDSCAPE SECTION A-A'
SCALE: 1"=4'



LANDSCAPE SECTION B-B'
SCALE: 1"=4'

STREETSCAPE SECTIONS
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Green Area Ratio Scoresheet					
Address: 6101 Sligo Road NE		Square	Lot	Zone District	
Other: <input type="text"/>		3719	69	R5A/RA1	
Lot size (enter this value first) *		Lot area (sf)	Minimum Score	Multiplier	GAR Score
		48,897	.4		SCORE: 0,406
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"	square feet 9,882	0.30		2,964.6
2	Landscaped areas with a soil depth ≥ 24"	square feet	0.60		-
3	Bioretention facilities	square feet 1,921	0.40		768.4
B Plantings (credit for plants in landscaped areas from Section A)					
1	Groundcovers, or other plants < 2' height	square feet 91	0.20	Native Bonus square feet	18.2
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants 2,782	0.30	# of plants 1,945	7,511.4
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees 3	0.50	# of trees 3	75.0
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees 4	0.60	# of trees 4	600.0
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees	0.70	# of trees	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees	0.70	# of trees	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees	0.70	# of trees	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees	0.80	# of trees	-
9	Vegetated wall, plantings on a vertical surface	square feet	0.60	square feet	-
C Vegetated or "green" roofs					
1	Over at least 2" and less than 8" of growth medium	square feet 10,080	0.60	square feet	6,048.0
2	Over at least 8" of growth medium	square feet	0.80	square feet	-
D Permeable Paving***					
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	0.50		-
E Other					
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		-
F Bonuses					
		sub-total of sq ft = 48,162			
1	Native plant species	square feet 18,655	0.10		1,865.5
2	Landscaping in food cultivation	square feet	0.10		-
3	Harvested stormwater irrigation	square feet	0.10		-
					Green Area Ratio numerator = 19,851
*** 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.					