

3000 M STREET, NW

WASHINGTON , DC

BZA SUPPLEMENT

July 12, 2016

OWNER / DEVELOPER:

ARCHITECT:

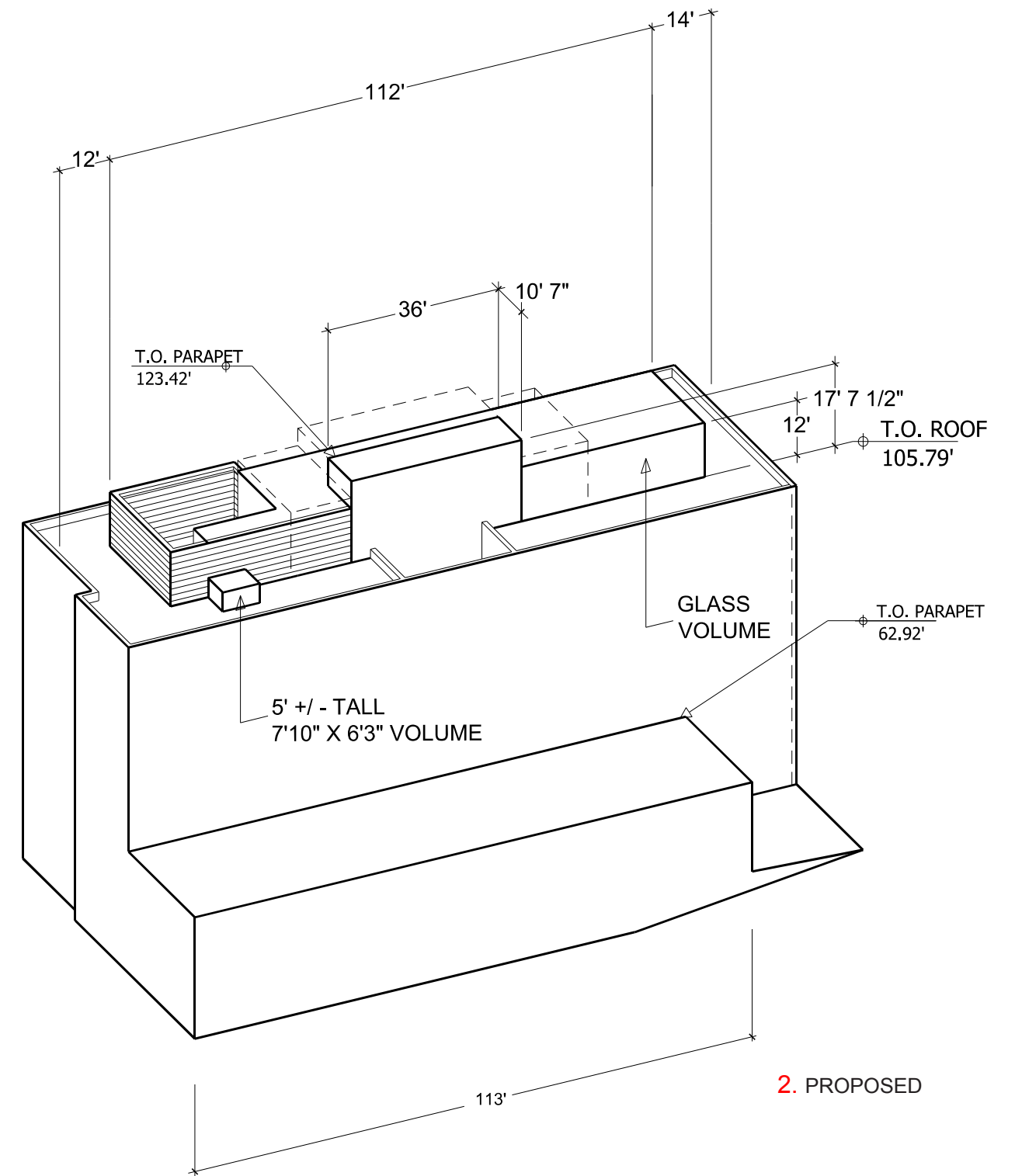
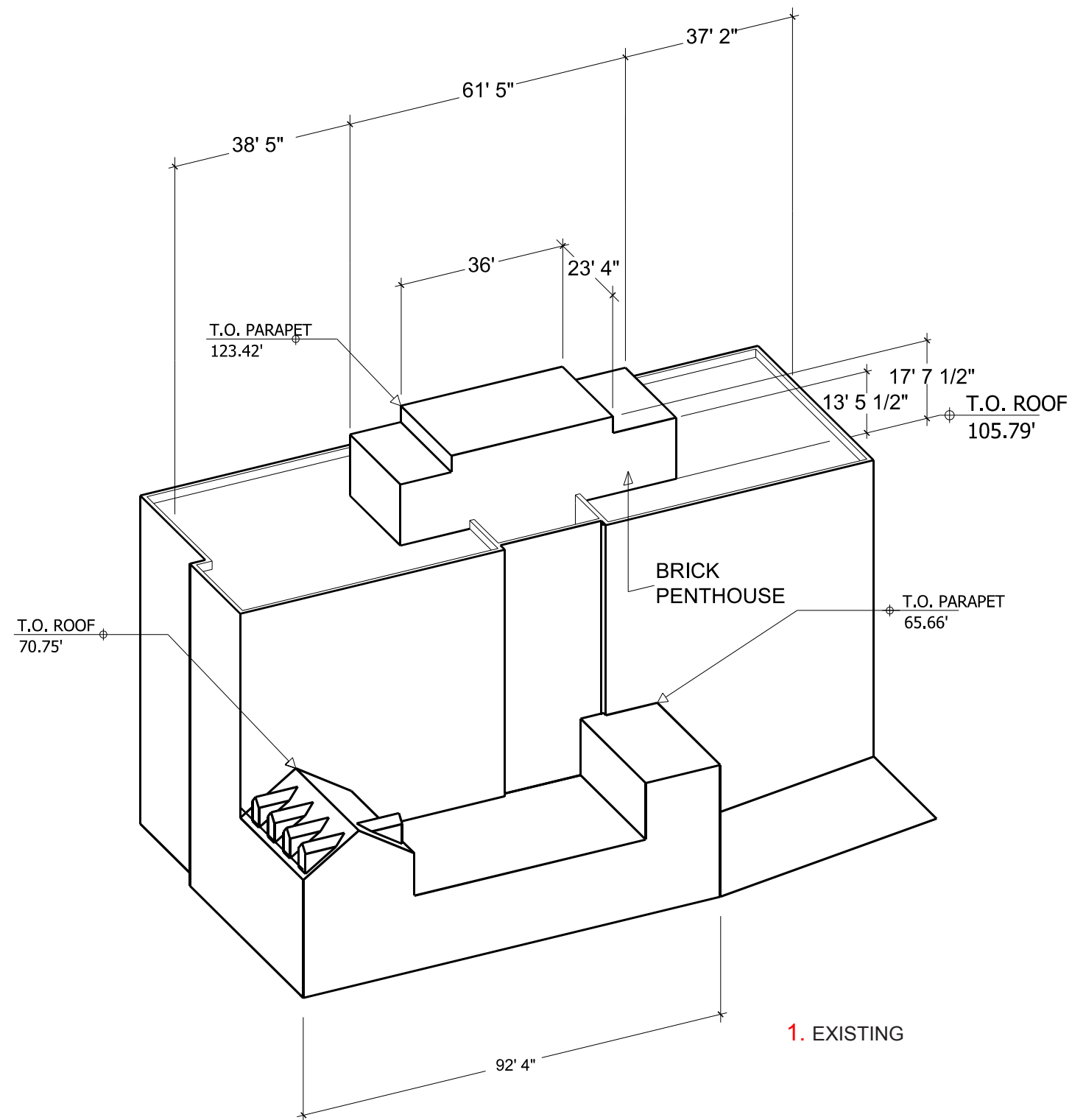
LAND USE COUNSEL:

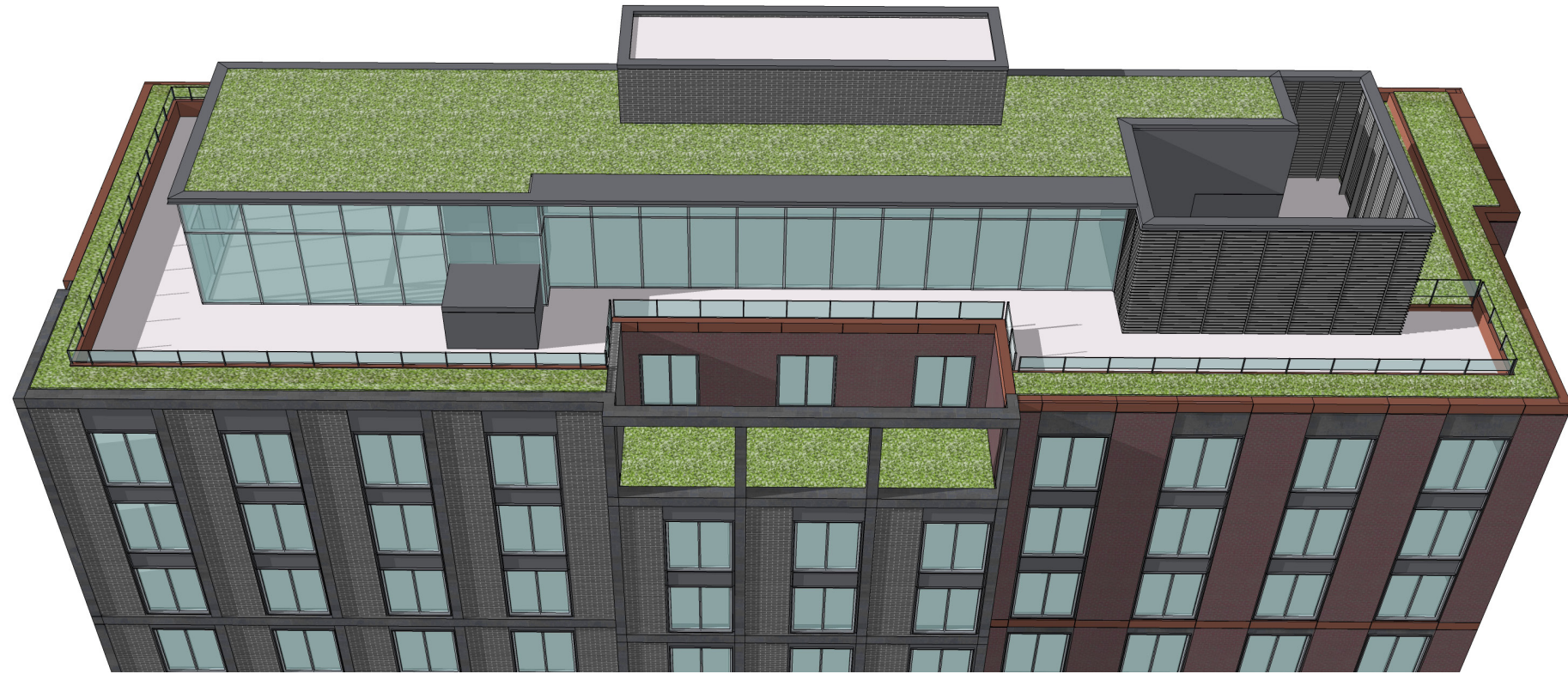
THOR EQUITIES

SHALOM BARANES ASSOCIATES

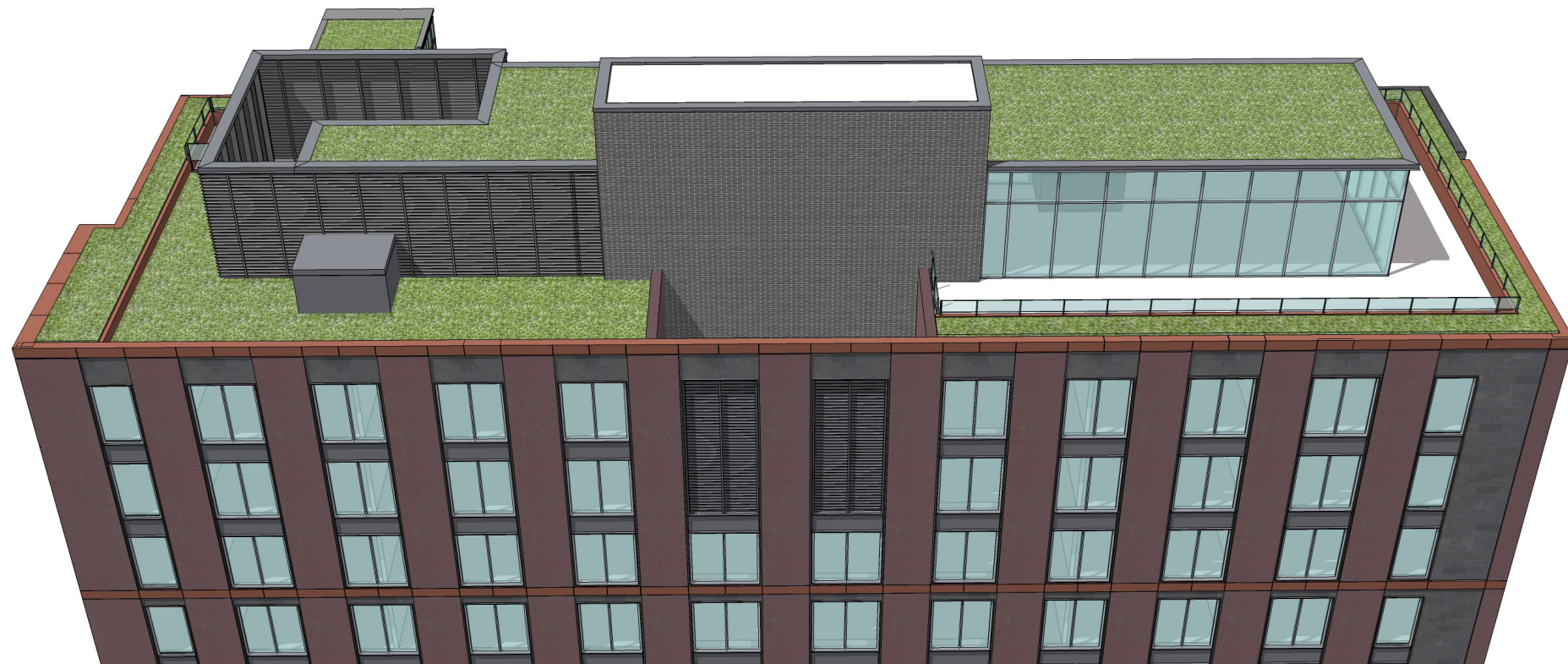
GOULSTON & STORRS



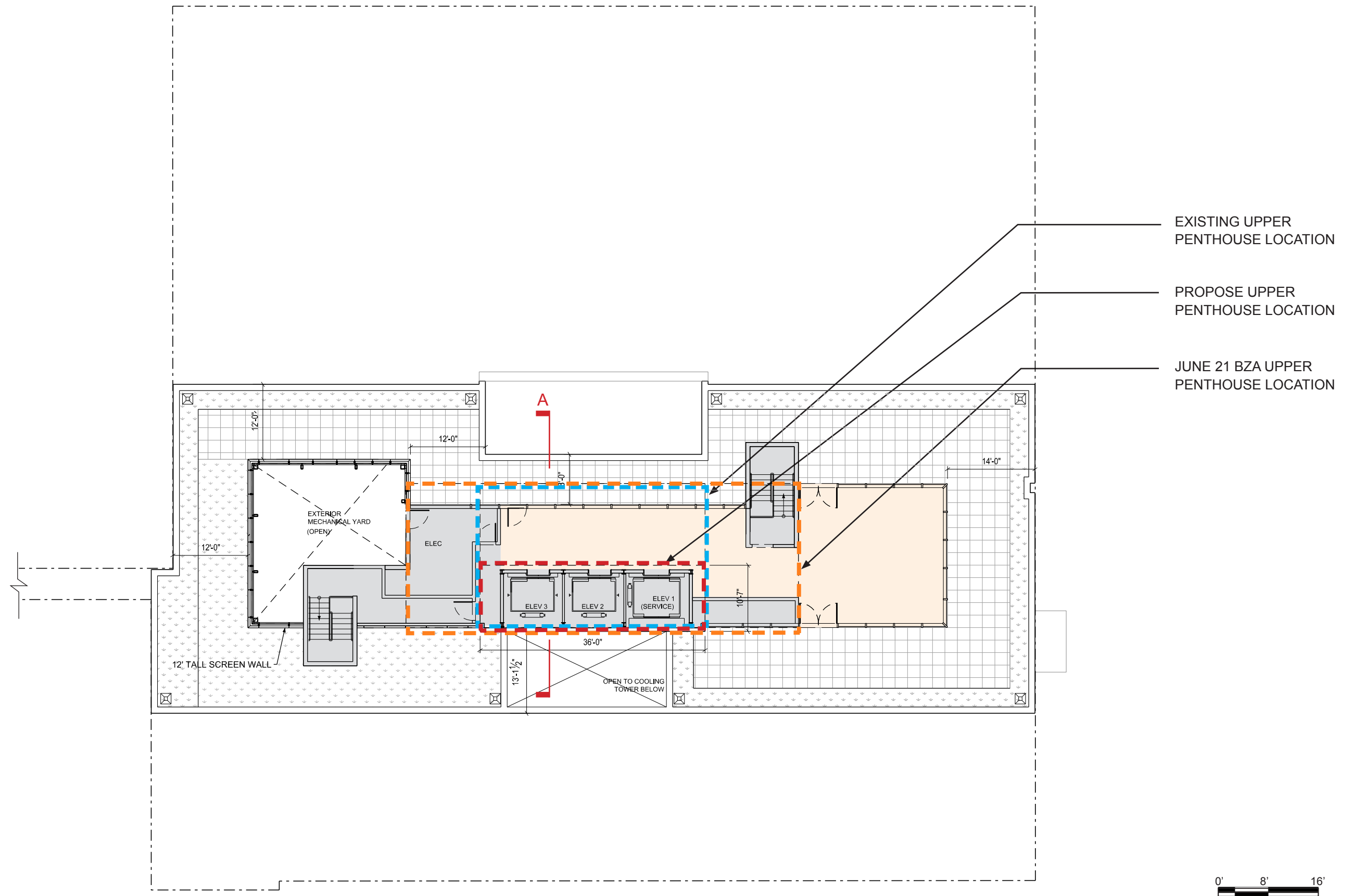


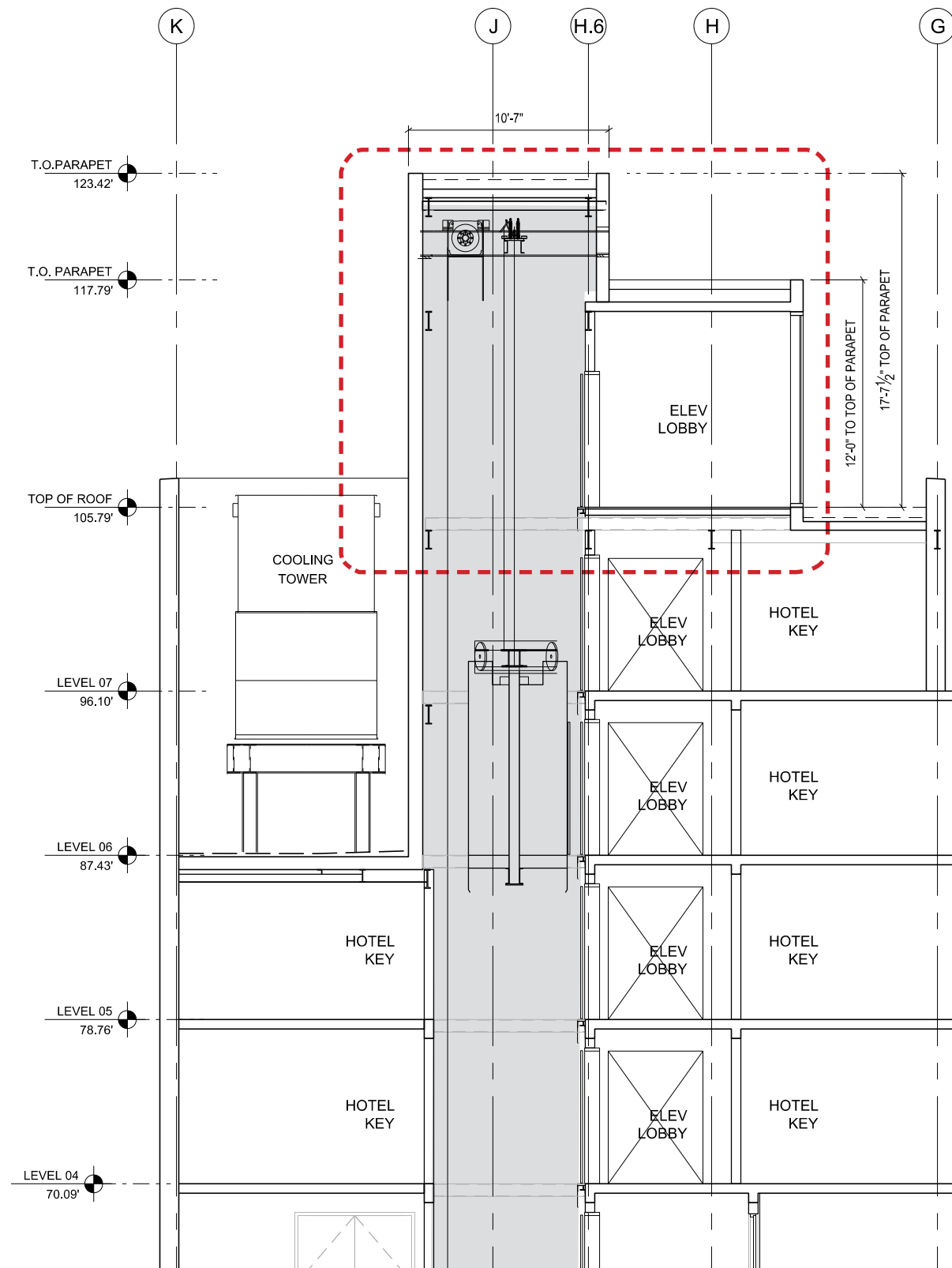


1. NORTH VIEW

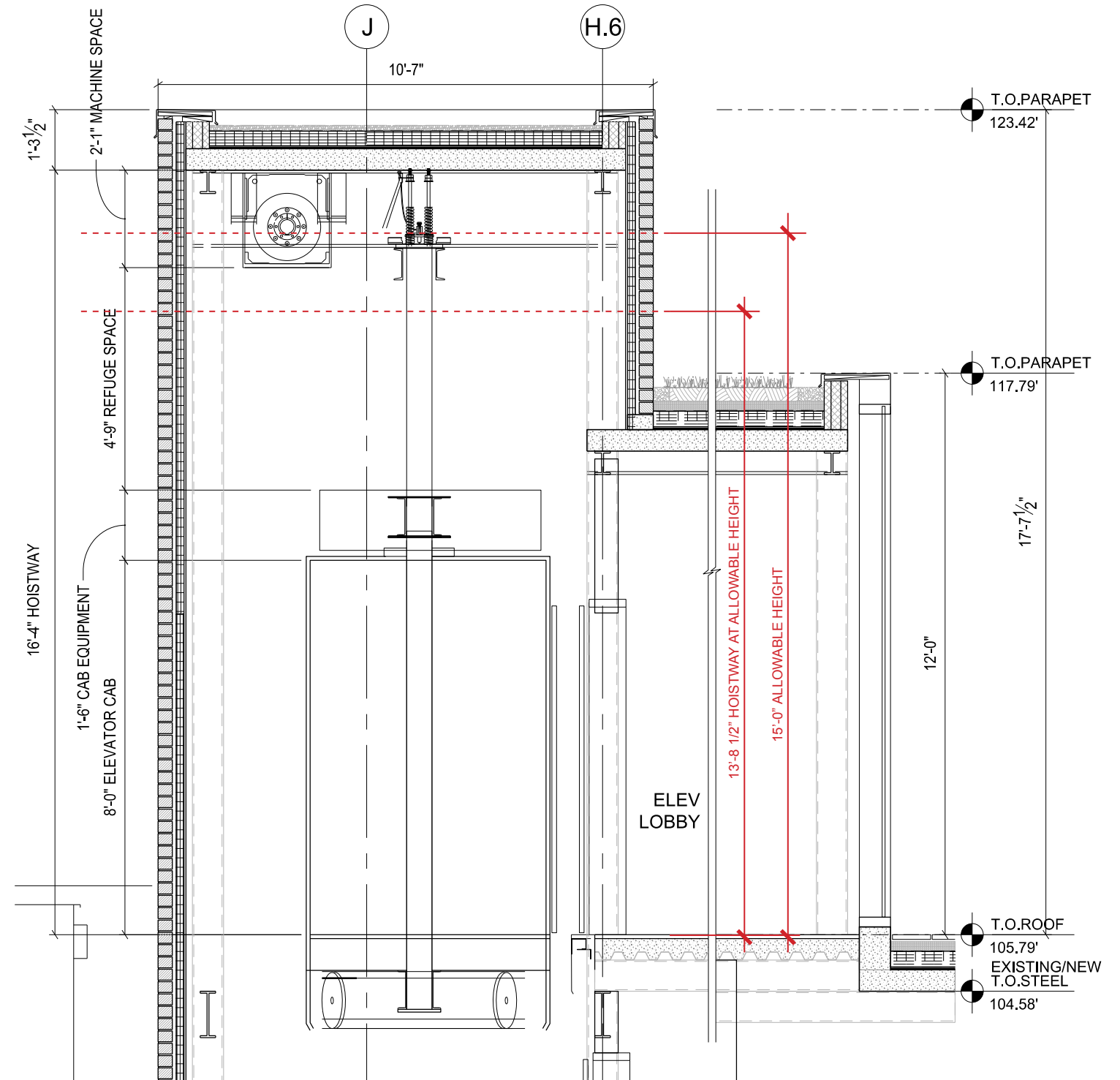


2. SOUTH VIEW

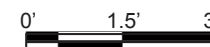




1. SECTION A-A



2. ENLARGE SECTION



Address

3000 M Street NW

Ward

2

Lot

70

Square

1197

Zoning District

C-2-A

Other / BZA Order

0.30 needed

enter sq ft of lot

19,953

multiplier

SCORE

0.314

Lot size (enter this value first) *

Landscape Elements

Square Feet

Factor

Total

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

0.3

-

2

Landscaped areas with a soil depth of 24" or greater

enter sq ft

965

0.6

579.0

3

Bioretention facilities

enter sq ft

0

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

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

0

0.3

-

3

Tree canopy for all new trees 2.5" to 6" in diameter or equivalent - calculated at 50 sq ft per tree

enter number of trees

0

0

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

0

0

0.6

-

5

Tree canopy for preservation of existing tree 6" to 12" in diameter or larger or equivalent - calculated at 250 sq ft per tree

enter number of trees

0

0

0.7

-

6

Tree canopy for preservation of existing tree 12" to 18" in diameter or larger or equivalent - calculated at 600 sq ft per tree

enter number of trees

0

0

0.7

-

7

Tree canopy for preservation of all existing trees 18" to 24" in diameter or equivalent - calculated at 1300 sq ft per tree

enter number of trees

0

0

0.7

-

8

Tree canopy for preservation of all existing trees 24" in diameter or larger or equivalent - calculated at 2000 sq ft per tree

enter number of trees

0

0

0.8

-

9

Vegetated wall, plantings on a vertical surface

enter sq ft

0

0.6

-

C

Vegetated or "green" roofs

1

Over at least 2" and less than 8" of growth medium

enter sq ft

3,614

0.6

2,168.4

2

Over at least 8" of growth medium

enter sq ft

4395

0.8

3,516.0

D

Permeable Paving***

1

Permeable paving over at least 6" and less than 24" of soil or gravel

enter sq ft

0

0.4

-

2

Permeable paving over at least 24" of soil or gravel

enter sq ft

0

0.5

-

E

Other

1

Enhanced tree growth systems***

enter sq ft

0

0.4

-

2

Renewable energy generation

enter sq ft

0

0.5

-

3

Approved water features

enter sq ft

0

0.2

-

H

Bonuses

1

Native plant species

enter sq ft

0

0.1

-

2

Landscaping in food cultivation

enter sq ft

0

0.1

-

3

Harvested stormwater irrigation

enter sq ft

0

0.1

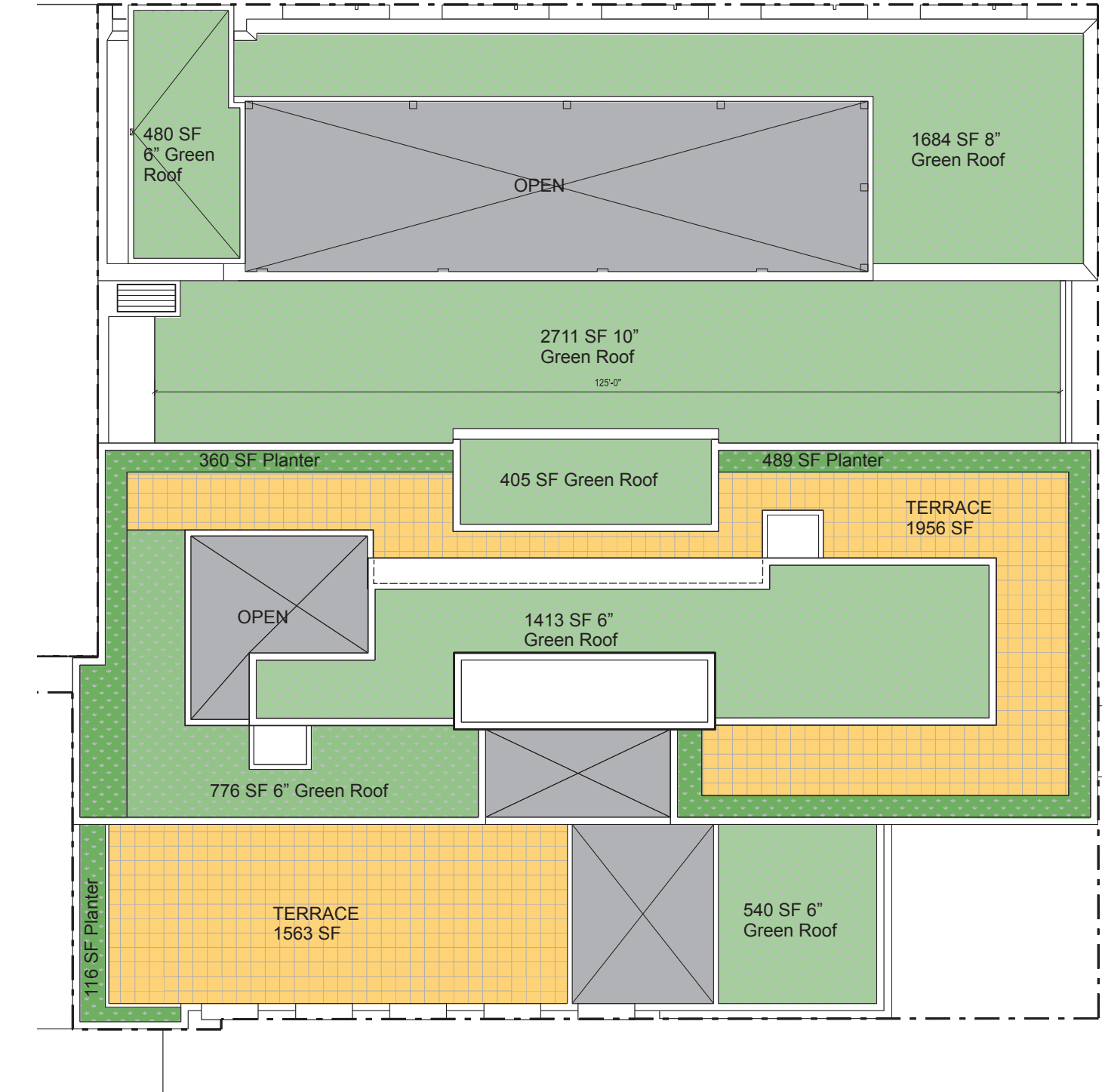
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sub-total of sq ft =

8,974

Green Area Ratio numerator =

6,263



KEY:	
GREEN ROOFS:	
	1,413
	480
	540
	2,711
	1,684
	776
	405
	8,009 SF
24" DEEP PLANTERS:	
	116
	360
	489
	965 SF
PAVERS:	
	1,956
	1,563
	3,519 SF

NOTES:
THE GREEN ROOF AREA AND PAVER AREA ARE PRELIMINARY. FINAL AREA MAY VARY.