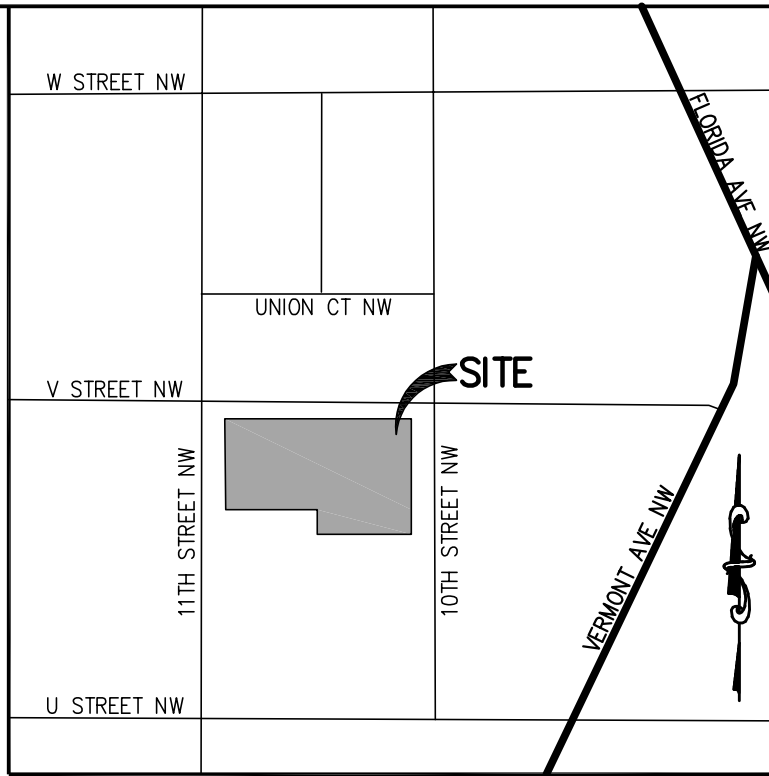


GAR CALC BASED ON REMOVING CHURCH FROM CALCULATION

Green Area Ratio Scoresheet									
***	Address	1000 V ST NW	Square	332	Lot	807	Zone District	ARTS-2	
Other			Lot area (sq ft)	9,700	Minimum Score	0.3	Multiplier		GAR Score
			Lot size (enter this value first) *					score:	0.347
Landscape Elements									
A Landscaped areas (select one of the following for each area)									
1	Landscaped areas with a soil depth < 24"	square feet	1,156	square feet	0.30				346.8
2	Landscaped areas with a soil depth ≥ 24"	square feet		square feet	0.60				
3	Bioretention facilities	square feet		square feet	0.40				
B Plantings (credit for plants in landscaped areas from Section A)									
1	Groundcovers, or other plants < 2' height	square feet	1,156	square feet	0.20	Native Bonus	1,156		231.2
2	Plants ≥ 2' height at maturity	# of plants		# of plants	0.30				
3	New trees with less than 40-foot canopy spread	# of trees		# of trees	0.50				
4	New trees with 40-foot or greater canopy spread	# of trees		# of trees	0.60				
5	Preservation of existing tree 6" to 12" DBH	# of trees		# of trees	0.70				
6	Preservation of existing tree 12" to 18" DBH	# of trees		# of trees	0.70				
7	Preservation of existing tree 18" to 24" DBH	# of trees		# of trees	0.70				
8	Preservation of existing tree 24" DBH or greater	# of trees		# of trees	0.80				
9	Vegetated wall, plantings on a vertical surface	square feet		square feet	0.60				
C Vegetated or "green" roofs									
1	Over at least 2" and less than 8" of growth medium	square feet	1,000	square feet	0.60		1,000		600.0
2	Over at least 8" of growth medium	square feet	1,640	square feet	0.80		1,640		1,312.0
D Permeable Paving***									
1	Permeable paving over 6" to 24" of soil or gravel	square feet		square feet	0.40				
2	Permeable paving over at least 24" of soil or gravel	square feet		square feet	0.50				
E Other									
1	Enhanced tree growth systems***	square feet		square feet	0.40				
2	Renewable energy generation	square feet	1,000	square feet	0.50				500.0
3	Approved water features	square feet		square feet	0.20				
F Bonuses									
1	Native plant species	square feet	3,796	square feet	0.10				379.6
2	Landscaping in food cultivation	square feet		square feet	0.10				
3	Harvested stormwater irrigation	square feet		square feet	0.10				

GAR CALC BASED ON TOTAL RECORD LOT

Green Area Ratio Scoresheet									
***	Address	1000 V ST NW	Square	332	Lot	807	Zone District	ARTS-2	
Other			Lot area (sq ft)	14,382	Minimum Score	0.3	Multiplier		GAR Score
			Lot size (enter this value first) *					score:	0.234
Landscape Elements									
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VICINITY MAP
NOT TO SCALE

ASSESSMENT AS:

ICE OF THE SURVEYOR OF THE

PARTMENT OF PUBLIC WORK

TERMINED TO BE OUTSIDE THE 0.2%
AGE RATE MAP (FIRM) MAP NO.
2010, FLOOD INSURANCE RATE MAP
SPECIAL HAZARD AREAS AS PER
110001NDOA (WASHINGTON, D.C.)

SUBJECT PROPERTIES.

REET, N.W. AND 10TH STREET, N.W.
OT 804 PEDESTRIAN ACCESS ON

IZE INFORMATION SHOWN

MENTS, UNLESS NOTED

SITE.

COMPACT MIXED USE DEVELOPMENT

COMPACT MIXED USE DEVELOPMENT

COMPACT MIXED USE DEVELOPMENT

IS NOT SUBJECT TO THE

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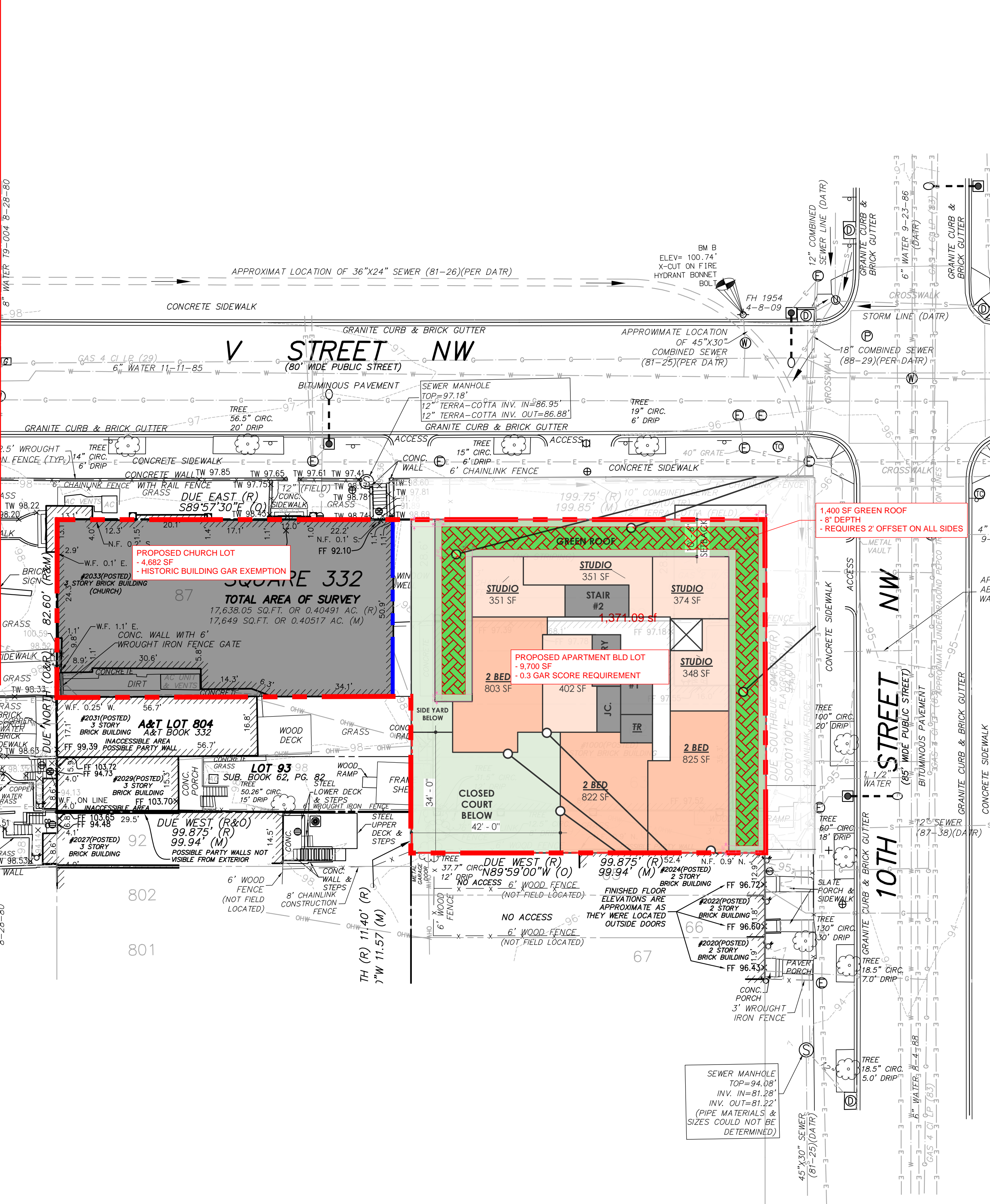
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ASSESSMENT AS:

DATE OF THE SURVEY OF THE

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TERMINED TO BE OUTSIDE THE 0.2% FLOOD INSURANCE RATE MAP NO. 2010, FLOOD INSURANCE RATE MAP SPECIAL HAZARD AREAS AS PER 110001NDOA (WASHINGTON, D.C.)

SUBJECT PROPERTIES.

MEET, N.W. AND 10TH STREET, N.W. LOT 804 PEDESTRIAN ACCESS ON

SIZE INFORMATION SHOWN, UNLESS NOTED

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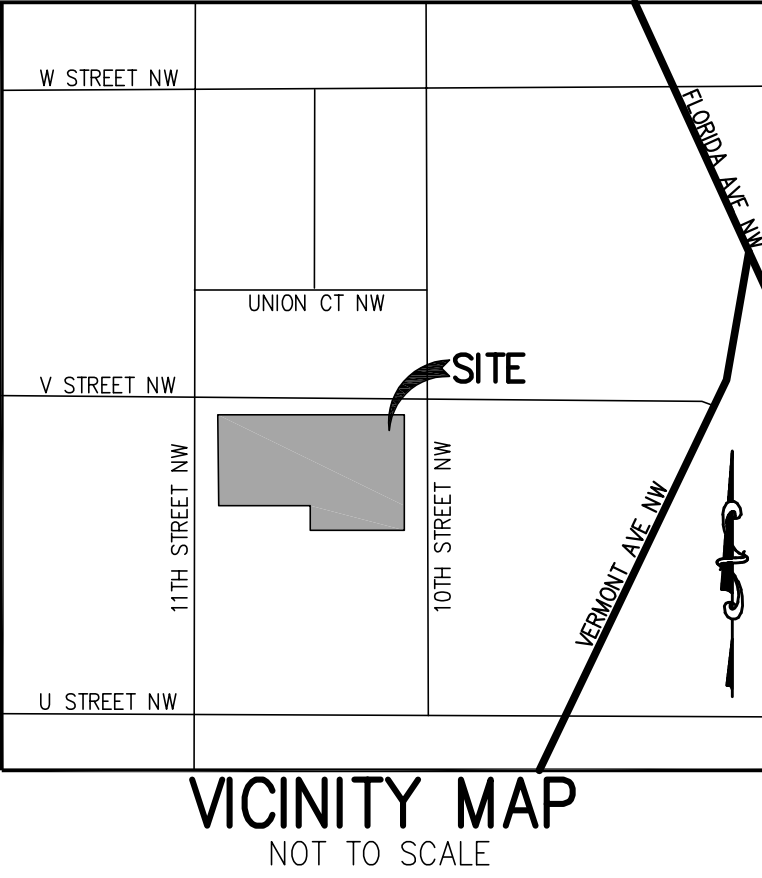
COMPACT MIXED USE DEVELOPMENT

COMPACT MIXED USE DEVELOPMENT

COMPACT MIXED USE DEVELOPMENT

IS NOT SUBJECT TO THE

17,638.05 SQ.FT. OR 0.40491 AC. (R); 17,649 SQ.FT. OR 0.404517 AC. (M)



UTILITY NOTE:

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING. THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS. LISTED BELOW ARE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILITY COMPANY	PLAN # / SHEET #
VERIZON (VERIZON ENGINEERING 13101 COLUMBIA PIKE FDC 1 SILVER SPRING, MD. 20904)	NO REPLY AT THIS TIME
COMCAST (NED-BLT_BeltwayRegionDesignRequests @cable.comcast.com)	ROUGH MAP PROVIDED, NOT GRAPHICALLY PLOTTABLE DUE TO LACK OF EXACT LOCATIONS OF FACILITIES ON OR NEAR SITE.
WASHINGTON GAS/MD REPLACEMENT SECTION (MappingResearch@wagps.com & WAMozzoli@washgas.com)	MAP DATED ON 03.11.2019
VERIZON BUSINESS (MCI) (investigations@verizon.com)	NO FACILITIES ON SITE PER EMAIL RECEIVED ON 03.21.2019.
PEPCO DISTRIBUTION (dedc@pepco.com) PEPCO TRANSMISSION (alexander@pepco.com)	NO REPLY AT THIS TIME FACILITIES ON SITE PER MAP DATED 03.11.2019
DC WATER- SEWER & WATER (permit.operations@dcwater.com)	SEWER & WATER MAP D-10-NW AND DC WATER GIS SCREEN SHOT MAP USED ALONG WITH FIELD EVIDENCE.
AT&T LOCAL (bm2692@att.com)	NO REPLY AT THIS TIME
AT&T CORE/AT&T LEGACY/AT&T LONG DISTANCE (gw1349@att.com)	NO FACILITIES ON SITE PER LETTER DATED APRIL 6, 2019.
CENTURYLINK (relo@centurylink.com & CenturylinkNationalOSPReplacements@centurylink.com)	NO REPLY AT THIS TIME

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.

DC BOUNDARY NOTE

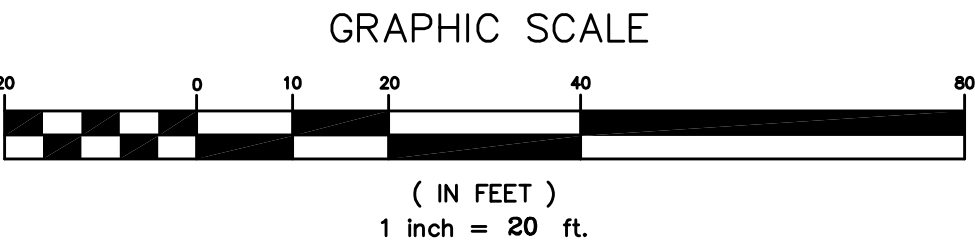
BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS AND VERIFIED IN THE FIELD INsofar AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE WITH THE FINAL DETERMINATION TO BE MADE BY THE OFFICE OF THE SURVEYOR. A "SURVEY TO MARK" PREPARED BY DISTRICT OF COLUMBIA REGISTERED LAND SURVEYOR AND VERIFIED BY THE OFFICE OF THE SURVEYOR MAY BE REQUIRED TO ESTABLISH A FINAL BOUNDARY DETERMINATION AND CONFIGURATION FOR THIS PROPERTY.

SURVEYOR'S CERTIFICATION

I, MATTHEW C. HULL, A LICENSED LAND SURVEYOR IN THE DISTRICT OF COLUMBIA, DO HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AND WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION, AND THAT THIS IS A SURVEY OF A&T LOTS 804 & 807 AND LOT 93 IN SQUARE 332 AS SHOWN AMONG THE RECORDS OF THE OFFICE OF SURVEYOR OF THE DISTRICT OF COLUMBIA.

MATTHEW C. HULL
LICENSED LAND SURVEYOR
DC# LS904868

APRIL 10, 2019
DATE



GAR CALCULATIONS - PENTHOUSE

BZA SUBMISSION

LEGEND

	SUBJECT PROPERTY LINE		BOLLARD		ELECTRIC MANHOLE	(N)..... NORTH		INV.INVERT
	ADJACENT PROPERTY LINE		FLAG POLE		ELECTRIC VALVE	RCPREINFORCED CONCRETE PIPE		CMPCORRUGATED METAL PIPE
	BUILDING RESTRICTION LINE		PARKING METER		ELECTRIC METER	(E)..... EAST		PVCPOLY VINYL CHLORIDE
	ELECTRICAL CONDUIT		BIKE RACK		UTILITY POLE	(W)..... WEST		HDPEHIGH DENSITY POLYETHYLENE
	NATURAL GAS CONDUIT		SIGN POST		GUY WIRE	(N'LY)..... NORTHERLY		CSCOMBINED STORM & SEWER
	OVERHEAD WIRES		TRASH CONTAINER		UTILITY POLE W/STREET LIGHT	(S'LY)..... SOUTHERLY		SSSANITARY SEWER
	TELEPHONE/COMMUNICATIONS CONDUIT		HANDICAP PARKING SPACE		UTILITY POLE W/ALLEY LIGHT	(E'LY)..... EASTERLY		SDSTORM DRAIN
	WATER LINE		MAIL BOX		TRAFFIC LIGHT	(W'LY)..... WESTERLY		WLWATER LINE
	CABLE TV		TREE		HVAC UNIT	N.F. ... NORTH FACE		GLGAS LINE
	SANITARY SEWER CONDUIT		SANITARY MANHOLE		PHONE MANHOLE	S.F. ... SOUTH FACE		CICAST IRON
	STORM DRAIN CONDUIT		SANITARY CLEAN OUT		UNKNOWN UTILITY MANHOLE	E.F. ... EAST FACE		WRPDWRAPPED
	FENCE LINE		STORM DRAIN MANHOLE		UNKNOWN UTILITY VALVE	W.F. ... WEST FACE		STLSTEEL
	GUARD RAIL		GRATE		GAS VALVE	SUBD. BK. ... SUBDIVISION BOOK		TCTOP OF CURB
	EDGE OF PAVEMENT		WATER MANHOLE			Pg. PAGE		BCBOTTOM OF CURB
	APPROXIMATE ZONING LINE		FIRE HYDRANT			A&T. ASSESSMENT & TAXATION		CLCENTER LINE
	BUILDING LINE		SIAMSE CONNECTION			BRL BUILDING RESTRICTION LINE		BWBOTTOM WALL
			WATER METER			SQ.FT. SQUARE FEET		TWTOP OF WALL
			WATER VALVE			AC. ACRES		FFFINISH FLOOR
						(R) RECORD INFORMATION		FGGARAGE FLOOR
						(M) MEASURED INFORMATION		CONCCONCRETE
						(O) OBSERVED ANGLE OR BEARING		ESMTEASEMENT
						(C) COMPLETION INFORMATION		