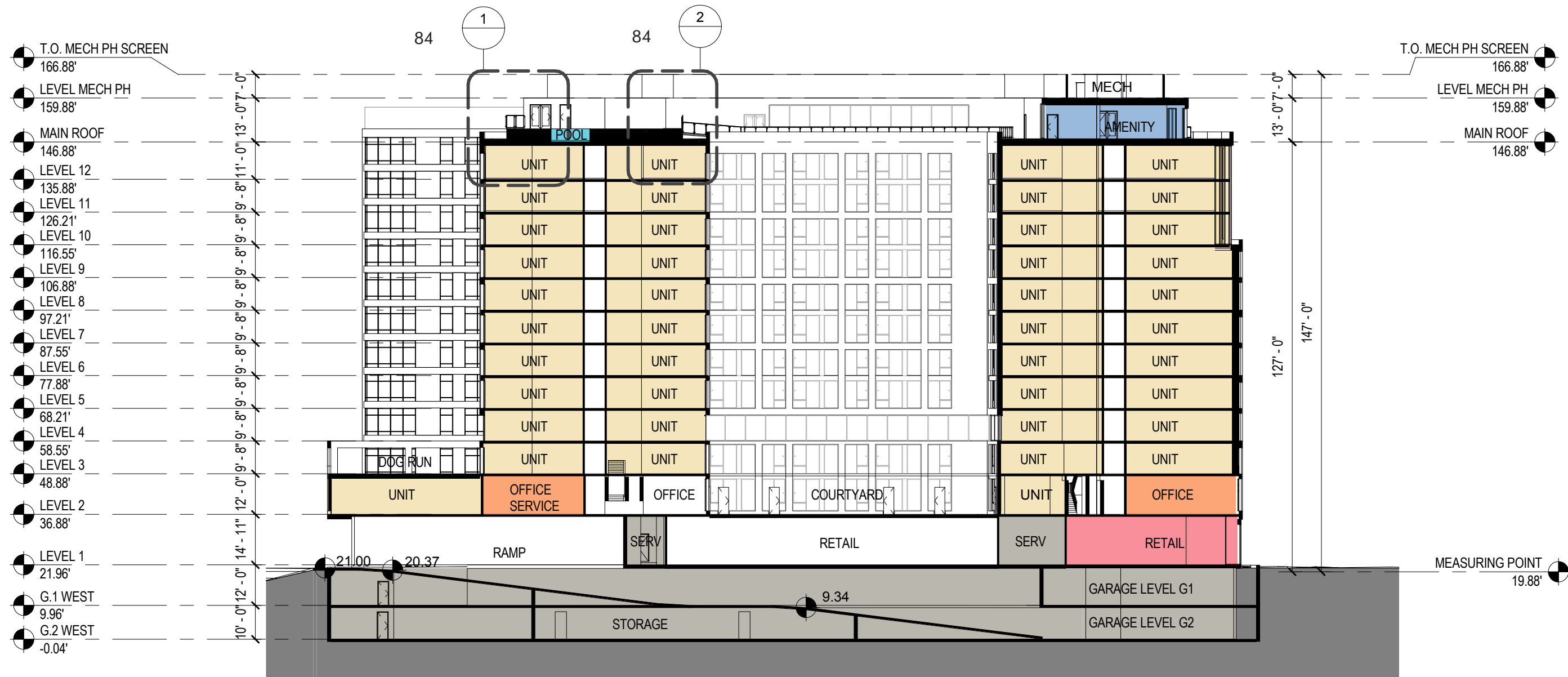
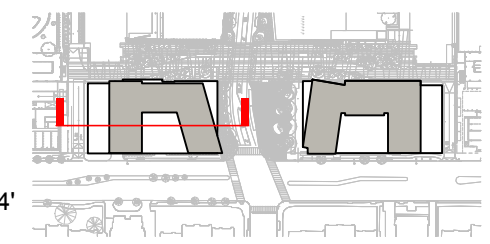
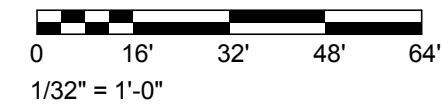


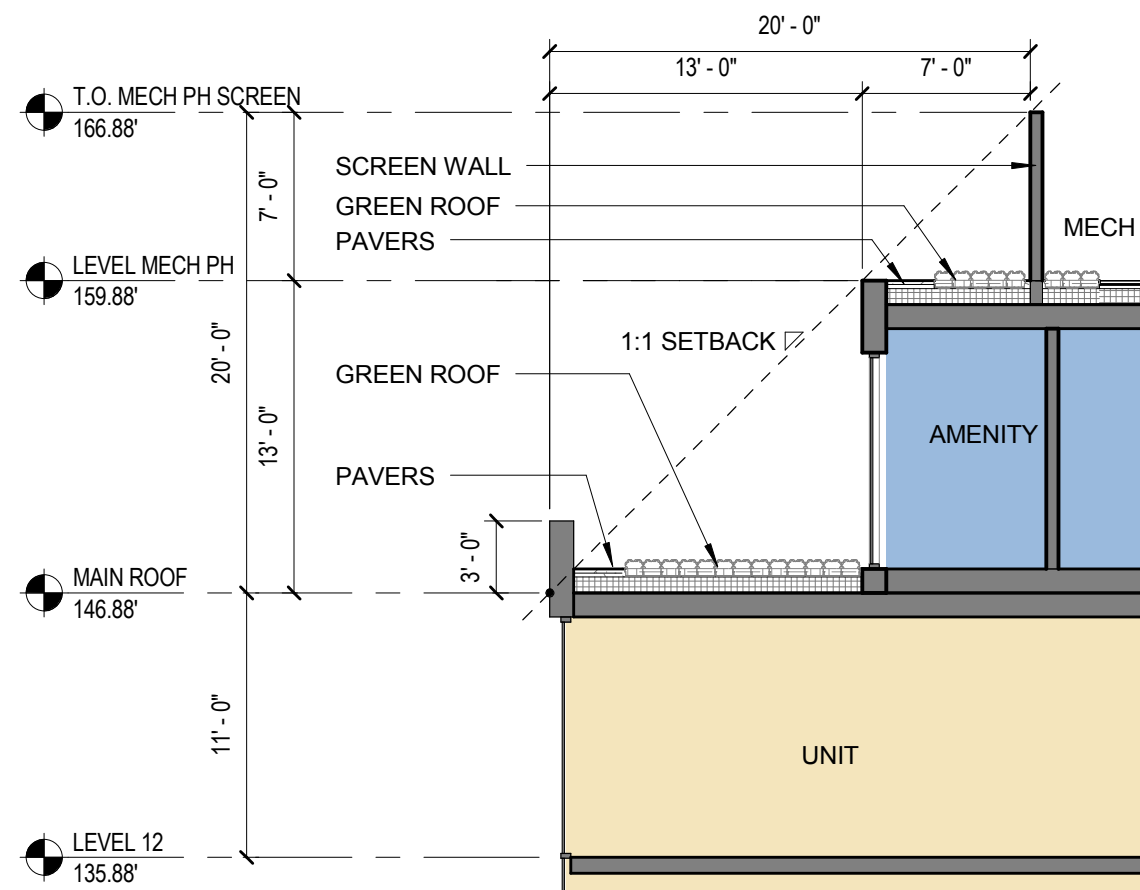
# STAGE 2 PUD - SECTIONS



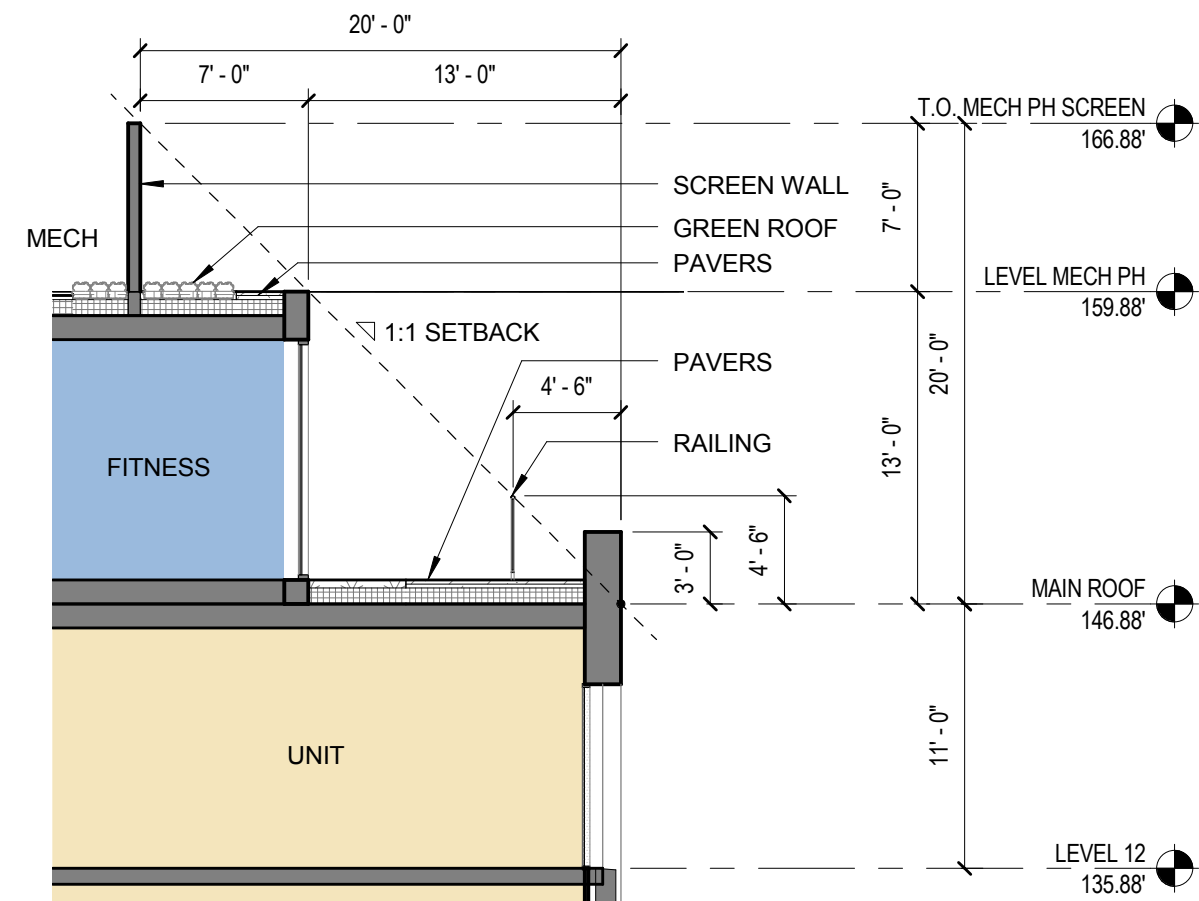


**1 PUD - WEST BLDG SECTION - EAST WEST**  
 1/32" = 1'-0"



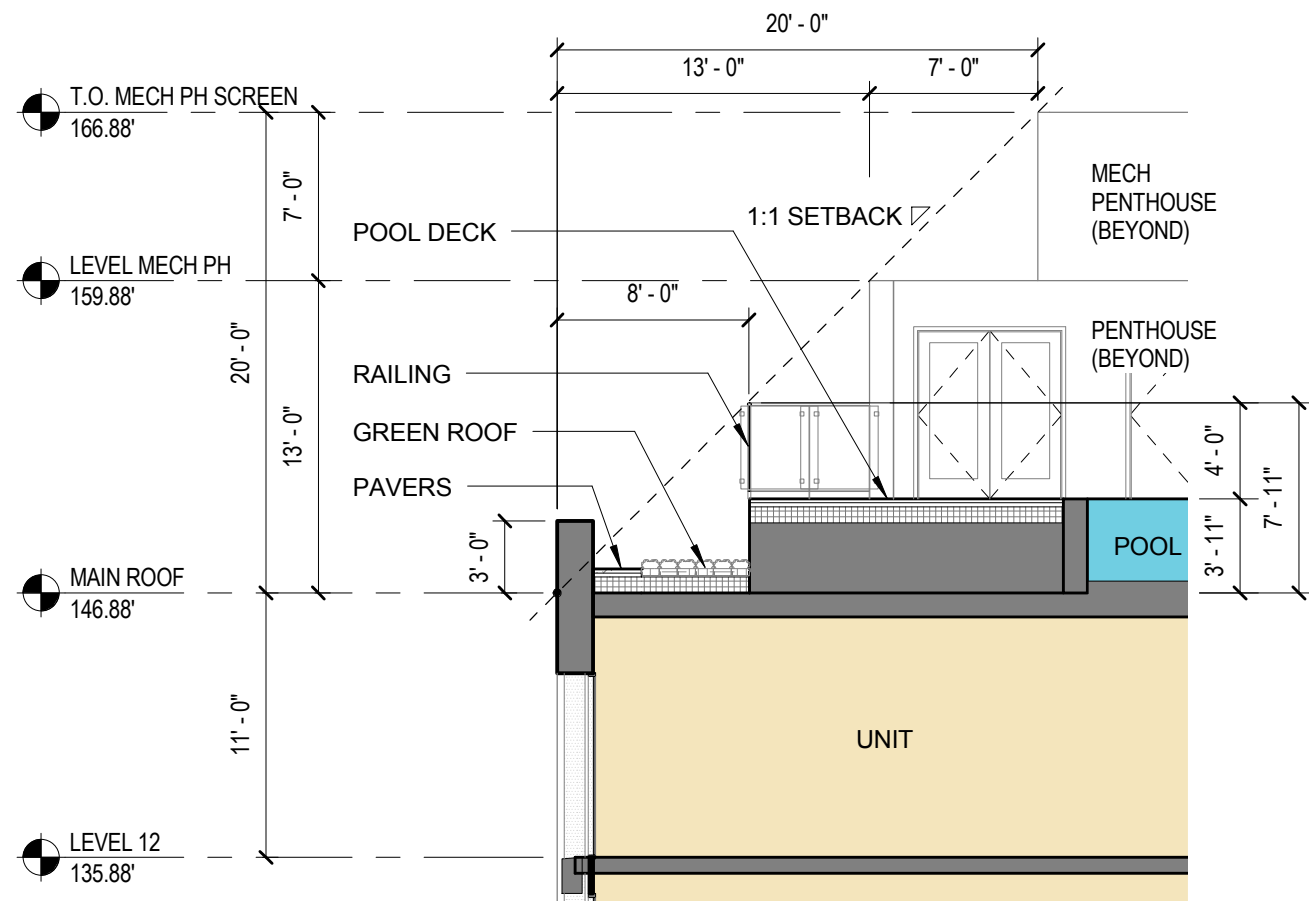


**1 ENLARGED SECTION 1**  
1/8" = 1'-0"

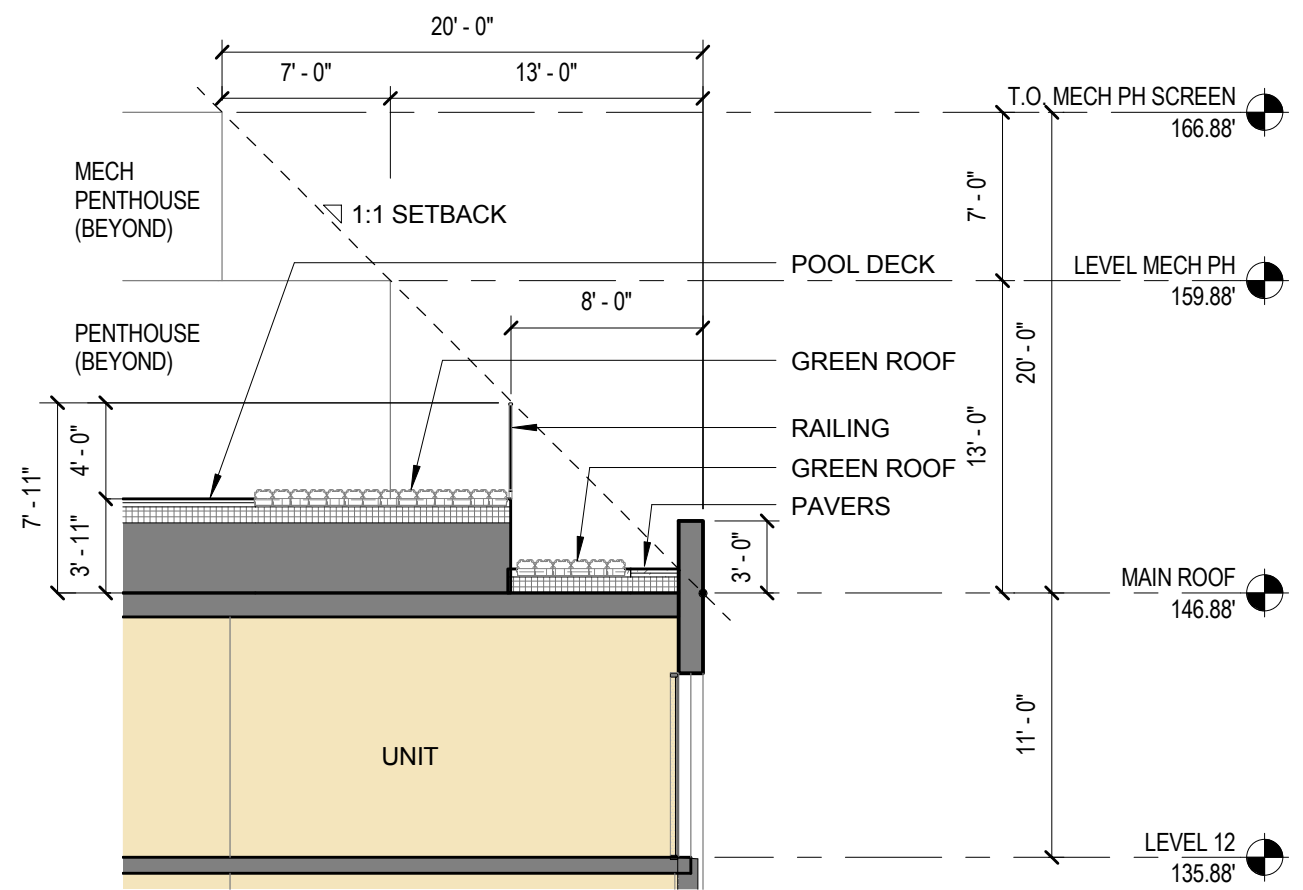


**2 ENLARGED SECTION 2**  
1/8" = 1'-0"



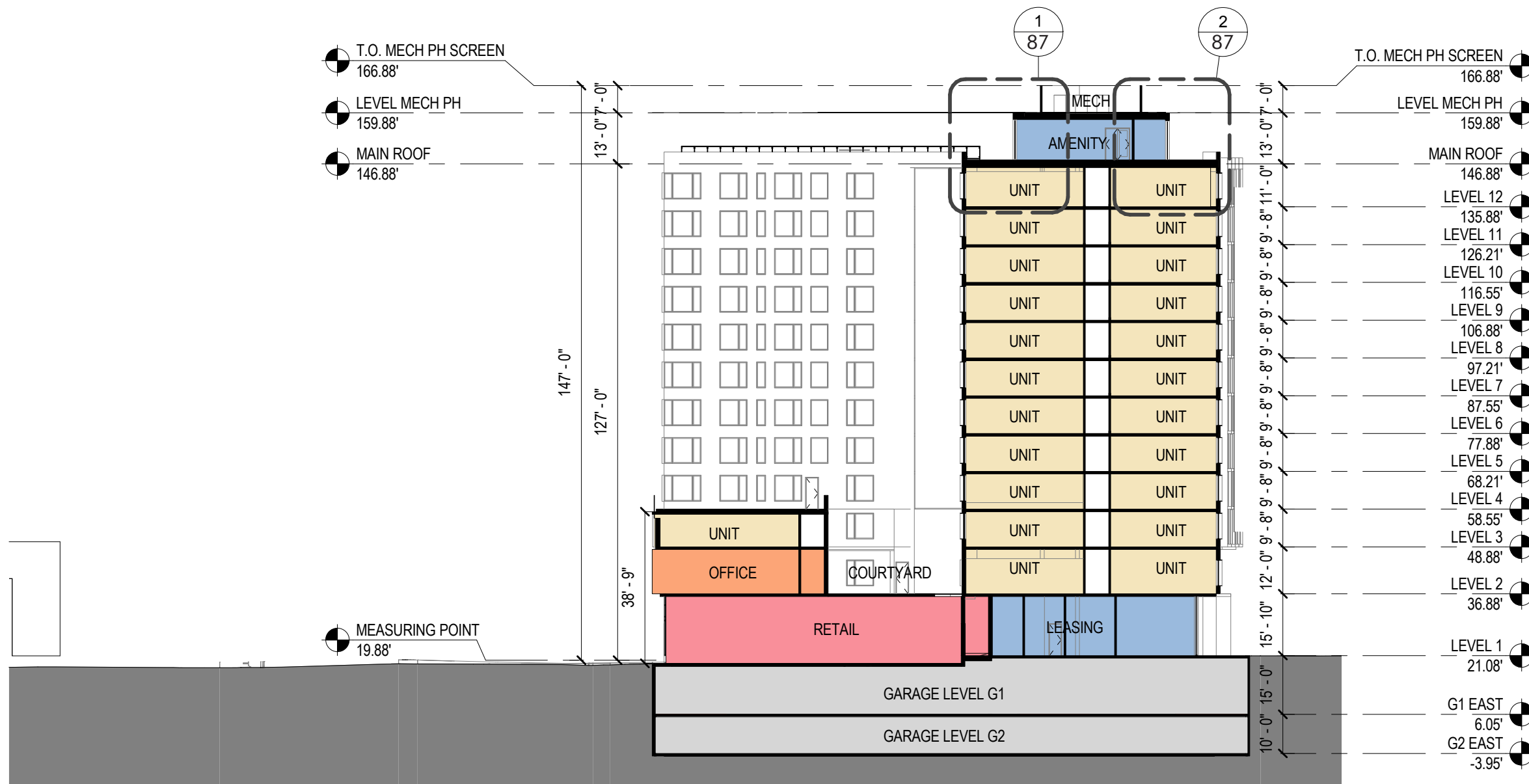


**1 ENLARGED SECTION 1**  
1/8" = 1'-0"

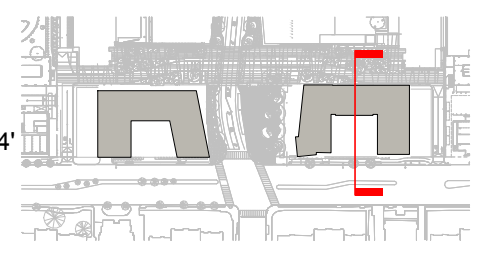
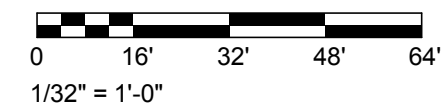


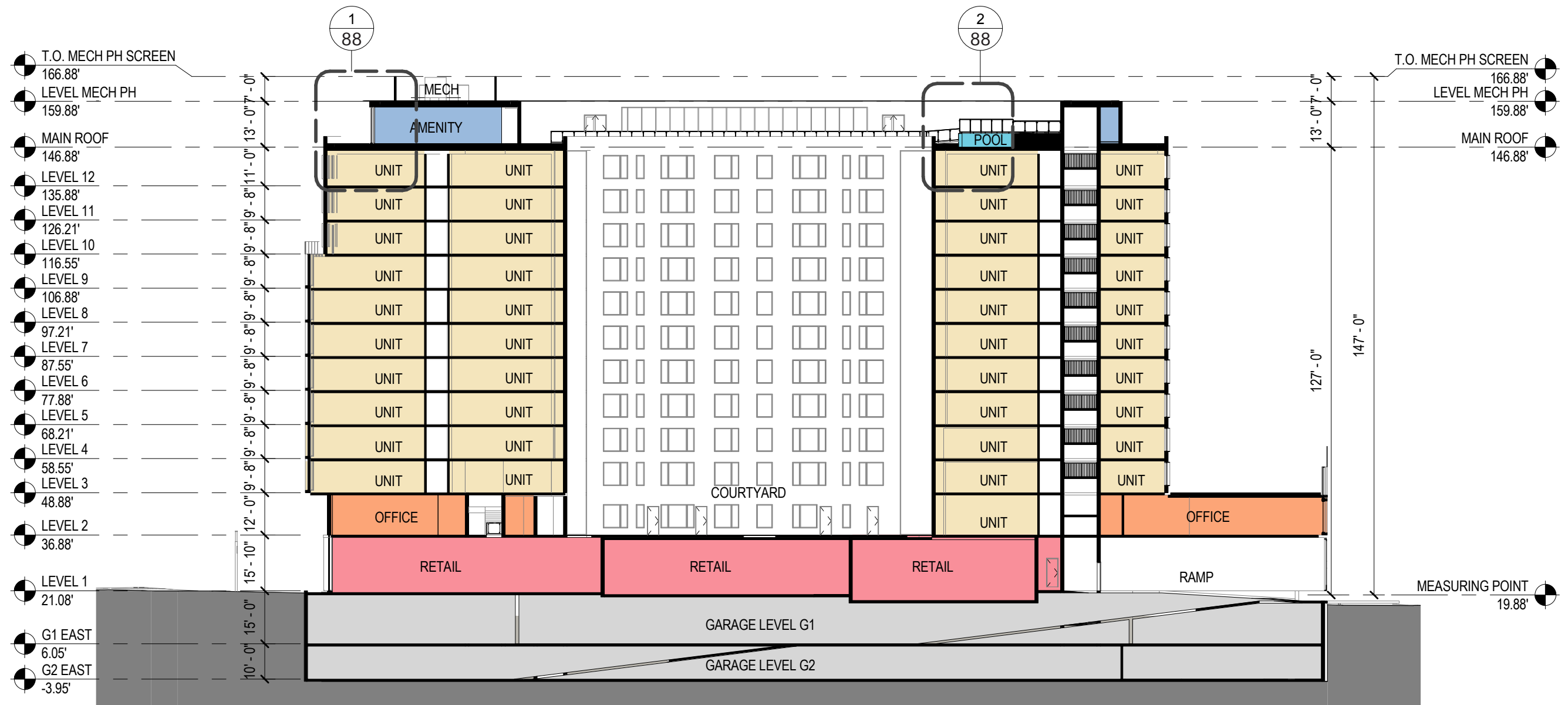
**2 ENLARGED SECTION 2**  
1/8" = 1'-0"



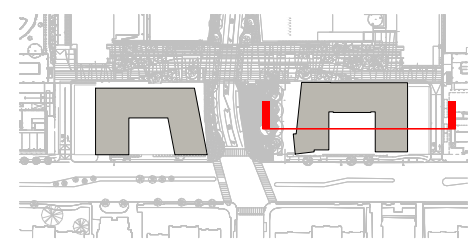
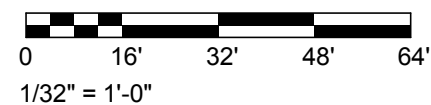


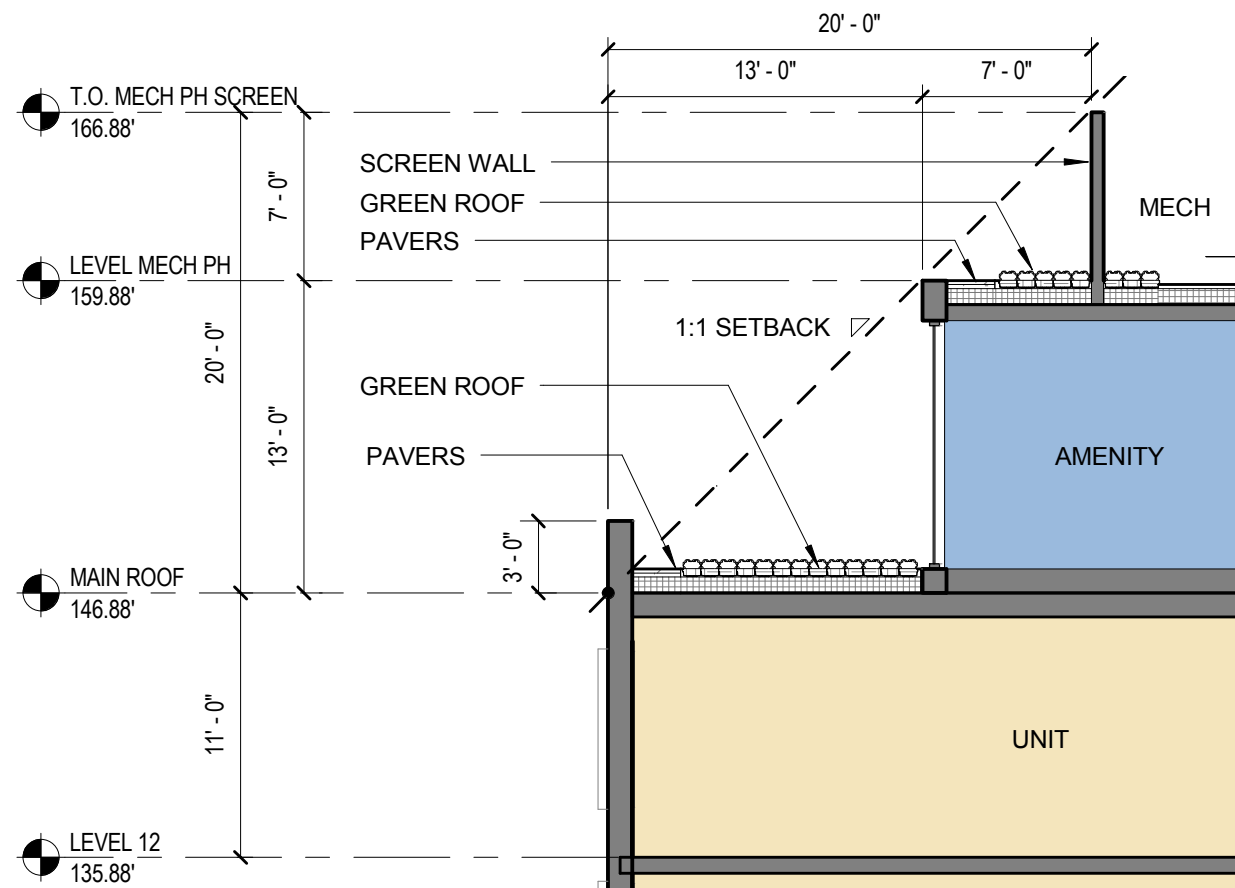
**1 PUD - EAST BLDG SECTION - NORTH SOUTH**  
 1/32" = 1'-0"



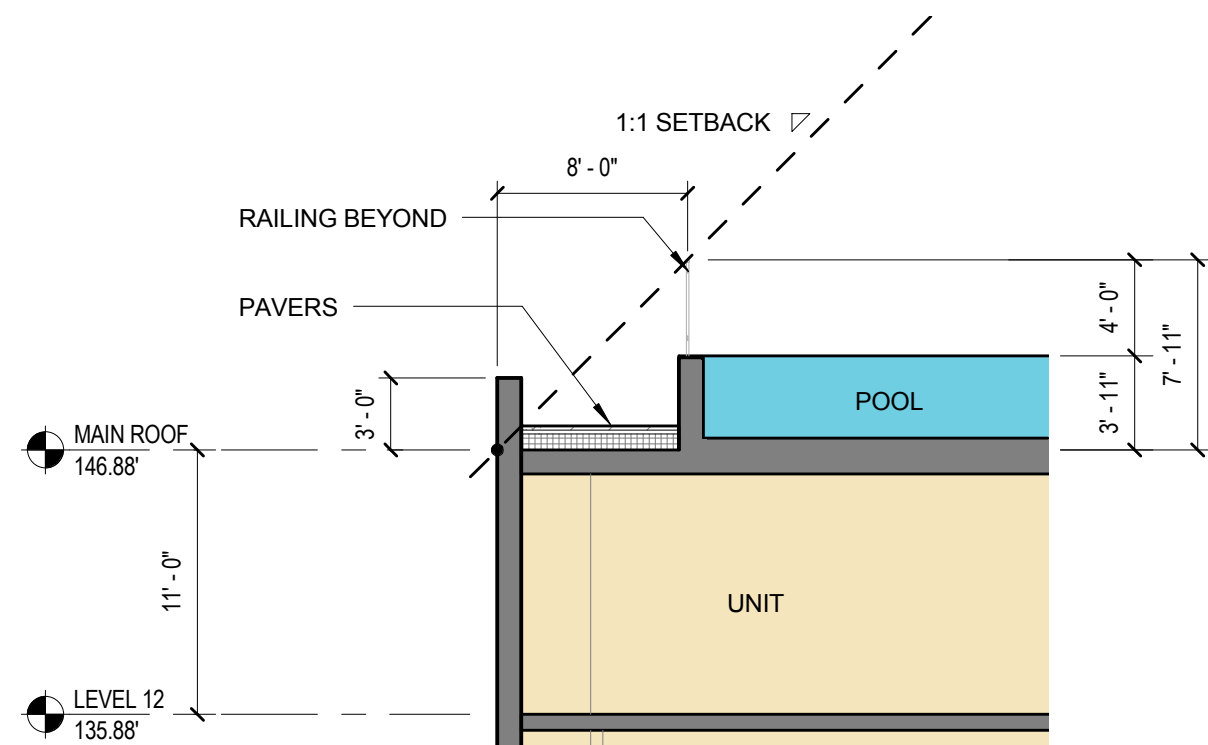


**1 PUD - EAST BLDG SECTION - EAST WEST**  
 1/32" = 1'-0"

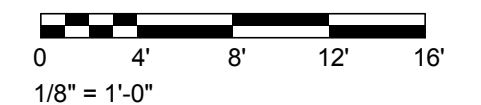




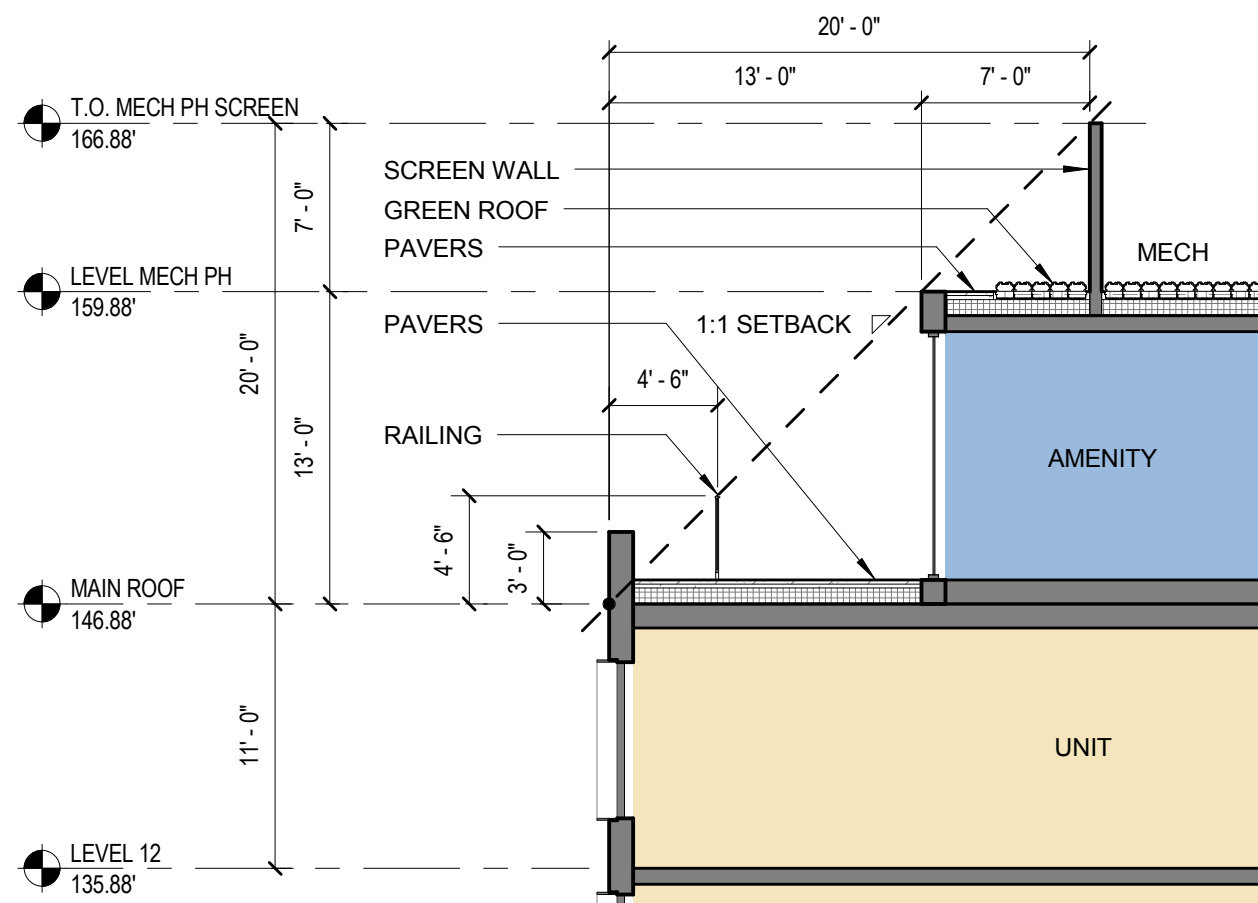
**1 ENLARGED SECTION 1**  
1/8" = 1'-0"



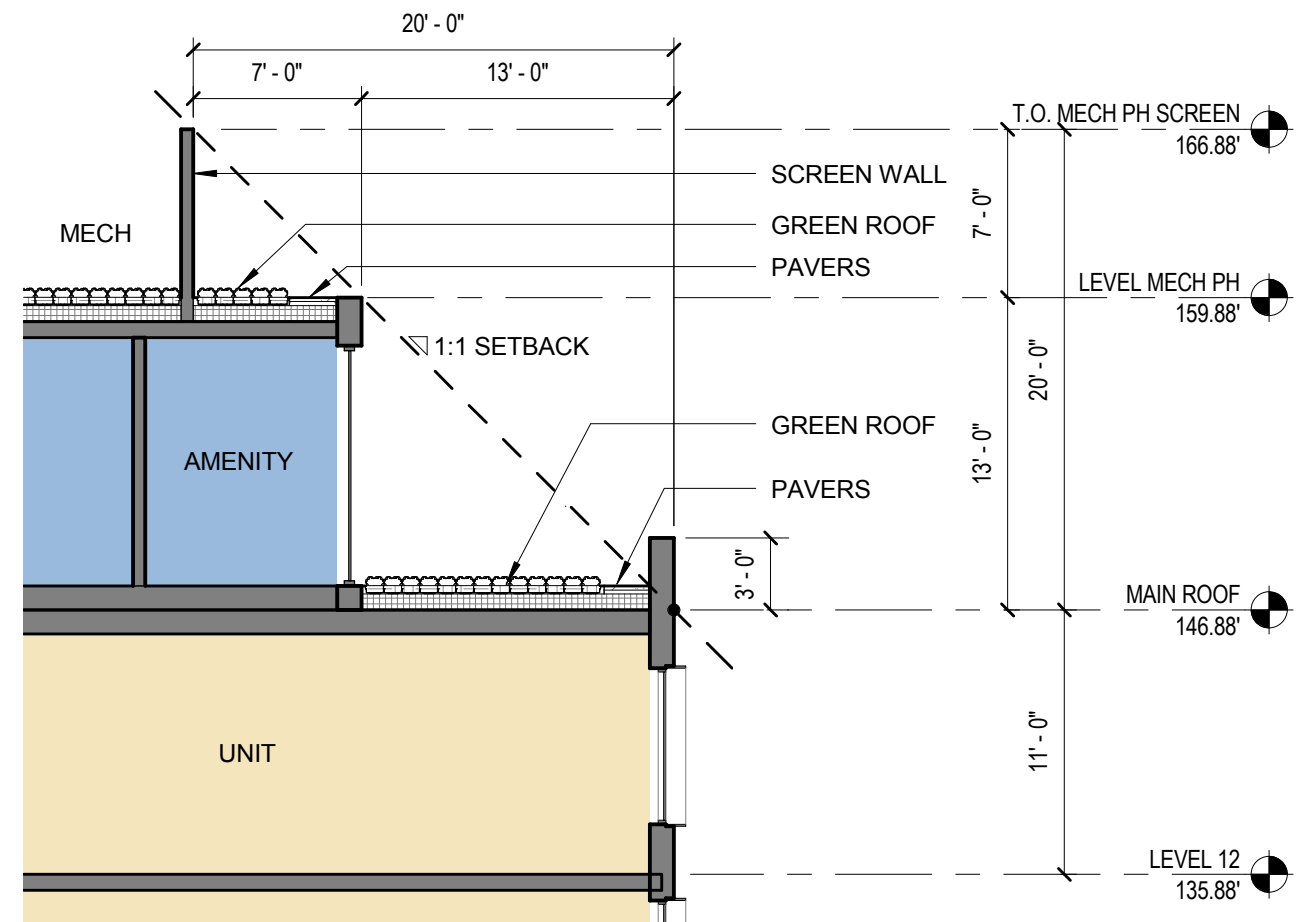
**2 ENLARGED SECTION 2**  
1/8" = 1'-0"







**1 ENLARGED SECTION 1**  
1/8" = 1'-0"

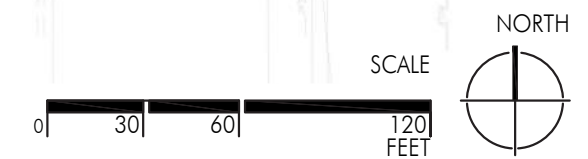


**2 ENLARGED SECTION 2**  
1/8" = 1'-0"



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# STAGE 2 PUD - LANDSCAPE



	SPECIAL PAVING		COLORLED CONCRETE		OUTDOOR SEATING
	SPECIAL PAVING		CAPITOL BIKE SHARE		EXISTING STREETLIGHT
	SCORED CONCRETE		PROPOSED BIKE RACKS QTY (22) PER PROPERTY		EXISTING STREETLIGHT
			METAL GRATES		EXISTING BOLLARD

	GROUNDCOVER PLANTING		EXISTING TREE TO BE PRESERVED		PROPOSED TREE
--	----------------------	--	-------------------------------	--	---------------



**HARDSCAPE LEGEND**

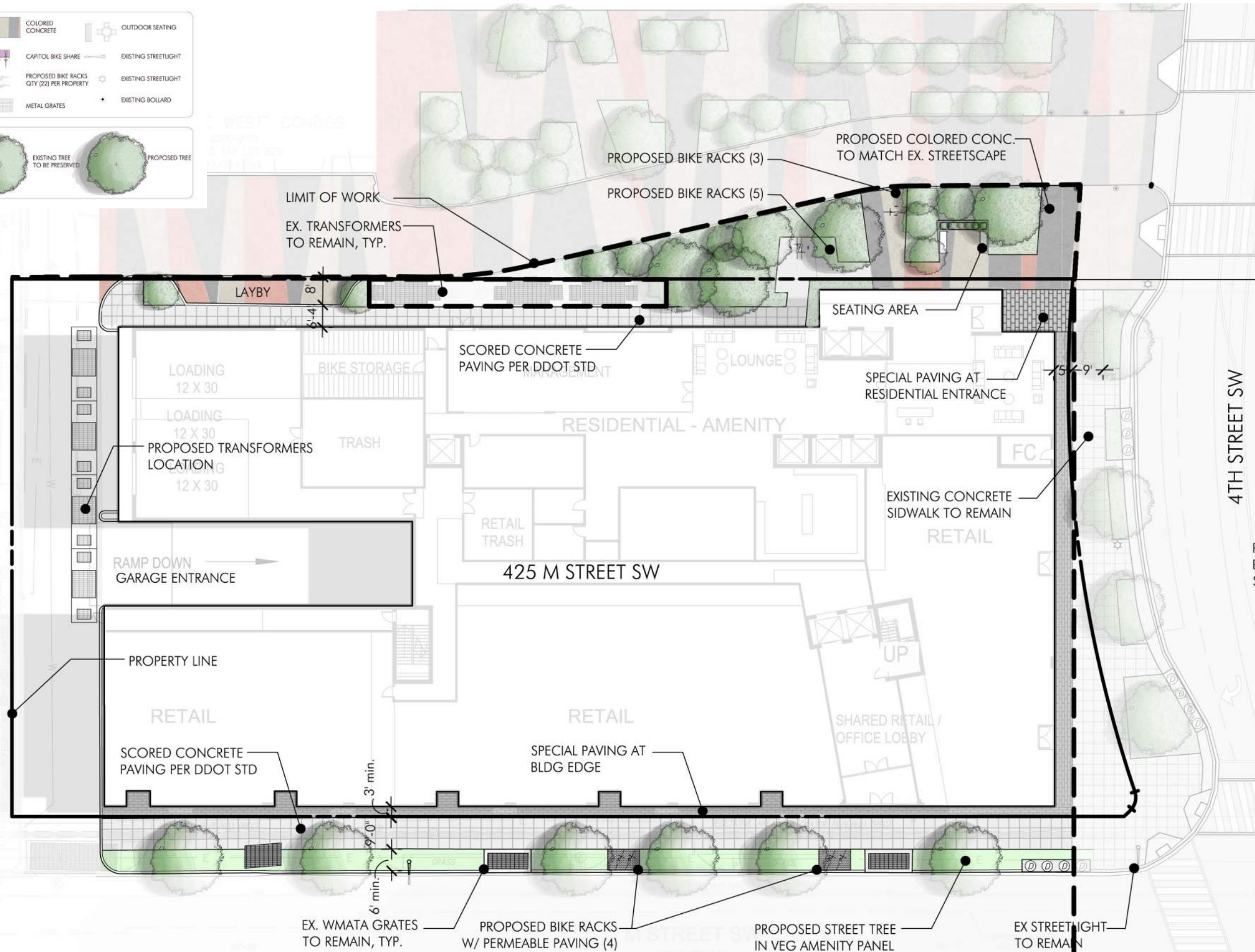
- SPECIAL PAVING
- COLORED CONCRETE
- OUTDOOR SEATING
- SPECIAL PAVING
- CAPITOL BIKE SHARE
- EXISTING STREETLIGHT
- SCORED CONCRETE
- PROPOSED BIKE RACKS QTY (2) PER PROPERTY
- EXISTING STREETLIGHT
- METAL GRATES
- EXISTING BOLLARD

**PLANTING LEGEND**

- GROUNDCOVER PLANTING
- EXISTING TREE TO BE PRESERVED
- PROPOSED TREE

\*NOTE: BIKE LOCATIONS AND QUANTITIES ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUT MAY VARY.

\*NOTE: SEE CIVIL FOR EXISTING CONDITION PLAN.



SCALE 0 | 15 | 30 | 60 FEET

NORTH



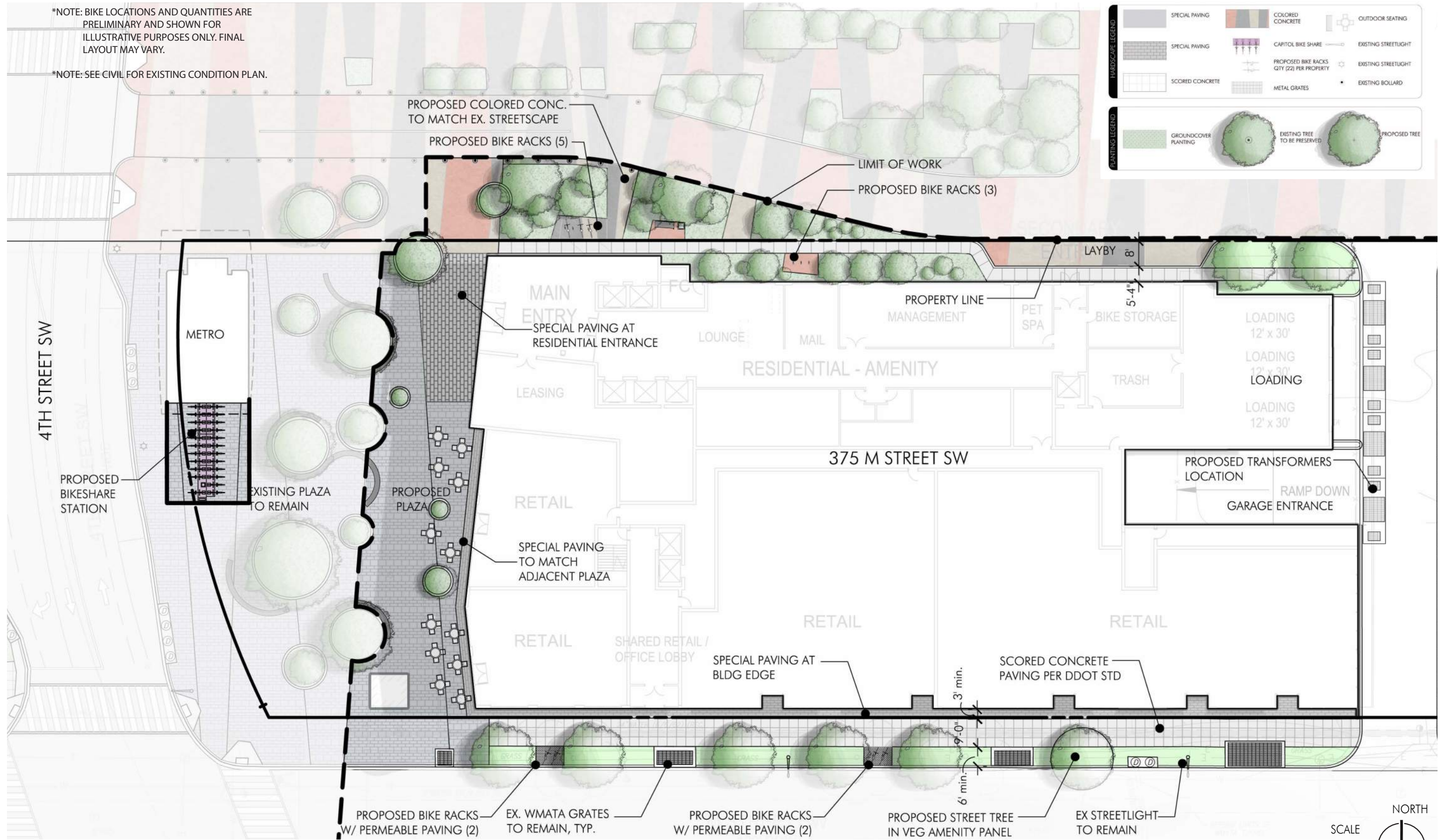
\*NOTE: BIKE LOCATIONS AND QUANTITIES ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUT MAY VARY.

\*NOTE: SEE CIVIL FOR EXISTING CONDITION PLAN.

	SPECIAL PAVING		COLORED CONCRETE		OUTDOOR SEATING
	SPECIAL PAVING		CAPITOL BIKE SHARE		EXISTING STREETLIGHT
	SCORED CONCRETE		PROPOSED BIKE RACKS QTY (22) PER PROPERTY		EXISTING STREETLIGHT
			METAL GRATES		EXISTING BOLLARD

	GROUNDCOVER PLANTING		EXISTING TREE TO BE PRESERVED		PROPOSED TREE
--	----------------------	--	-------------------------------	--	---------------



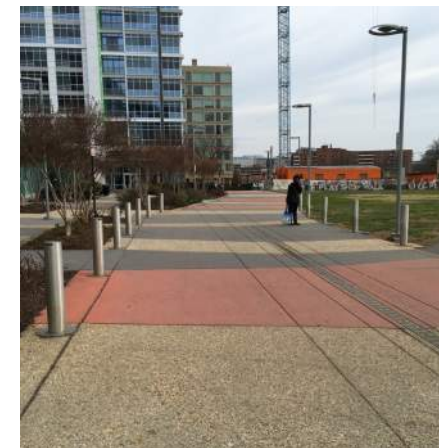
SCALE 0 15 30 60 FEET

NORTH



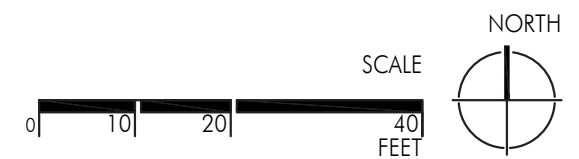
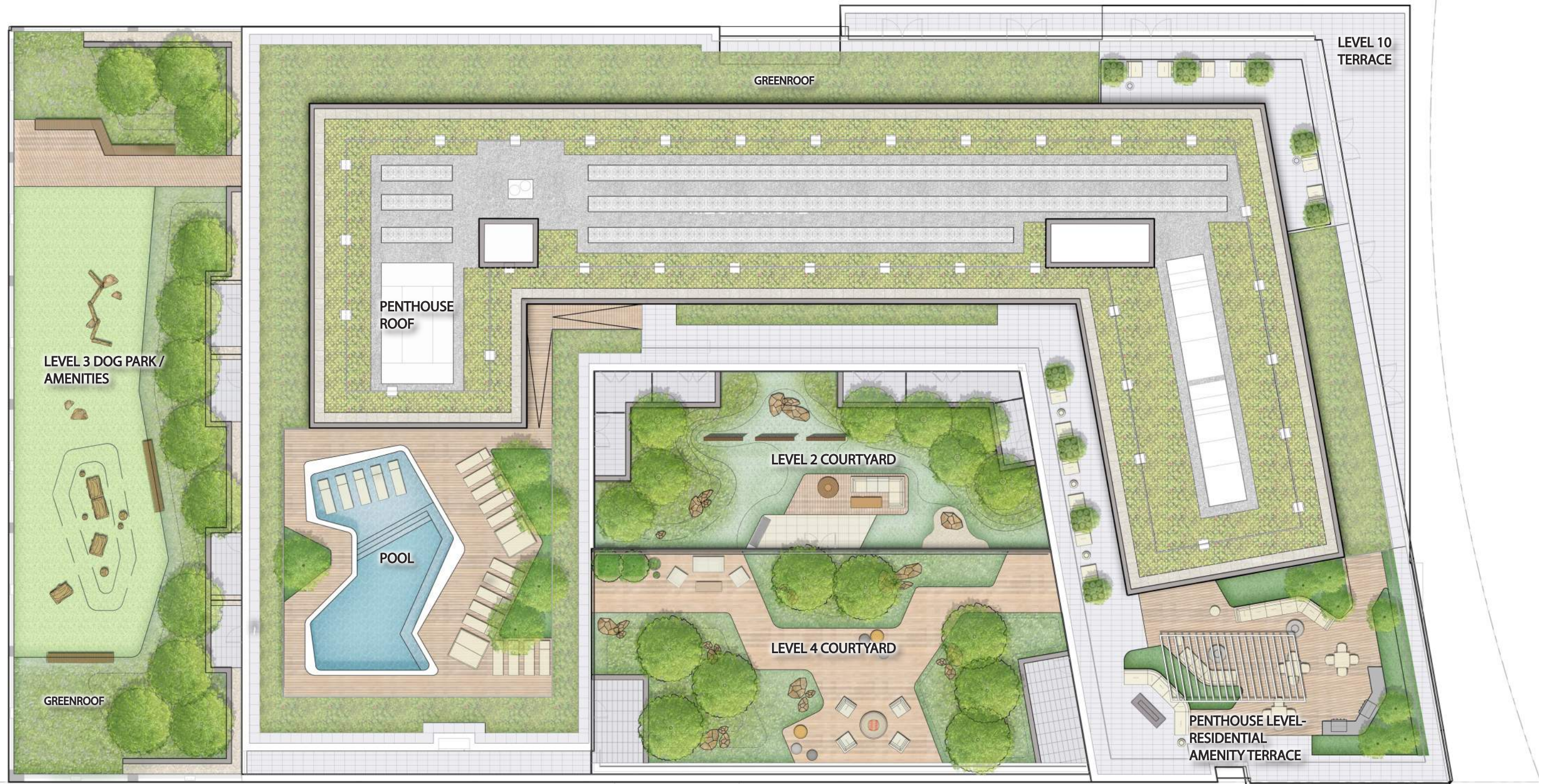
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NOTE: SITE FURNISHINGS IMAGERY SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN AND PROVIDED THAT THE GENERAL CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH

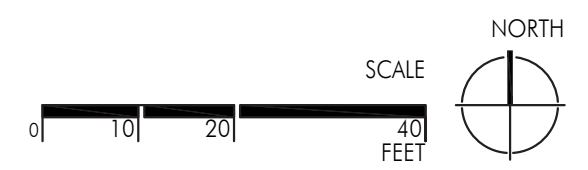
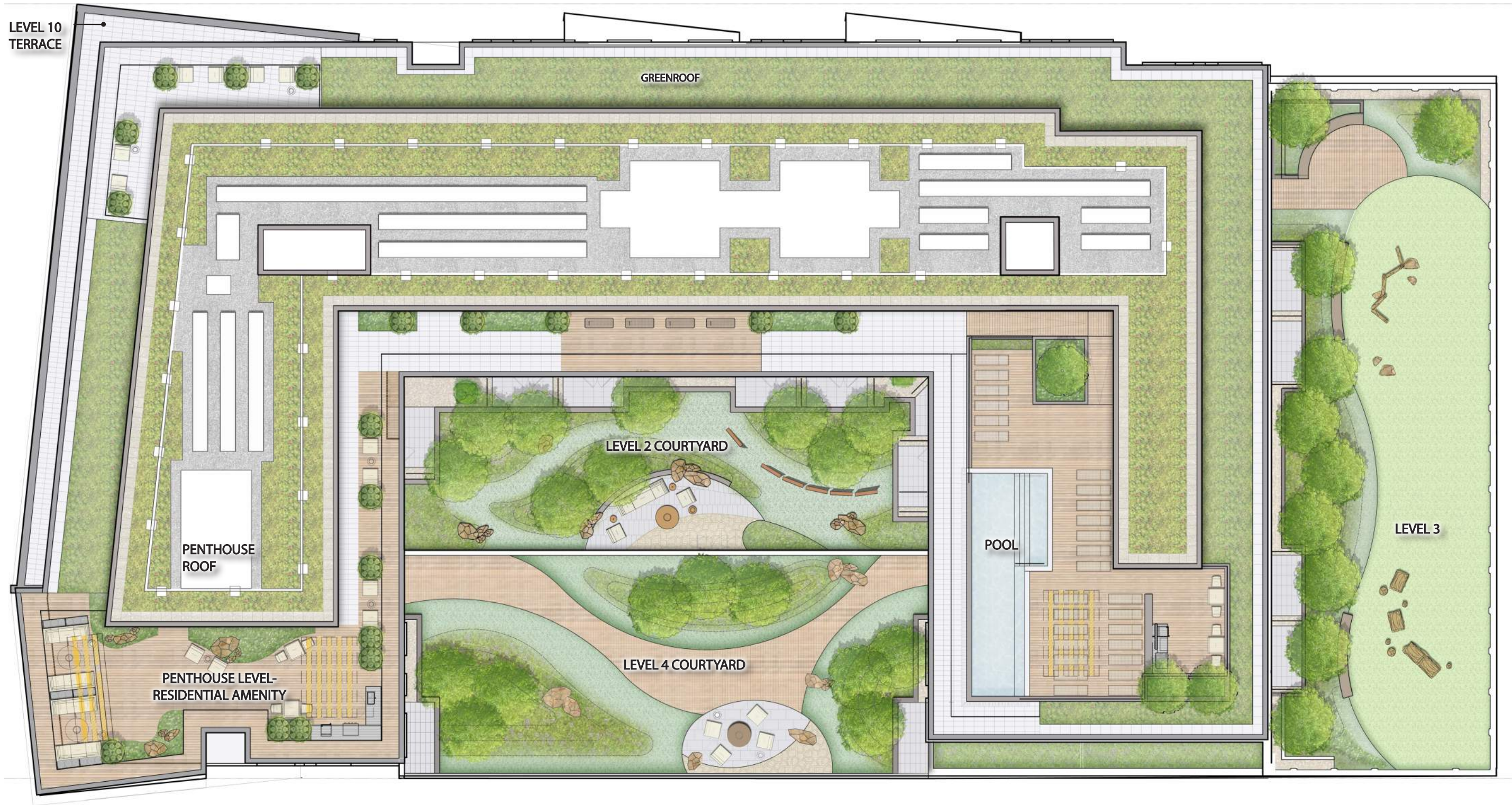


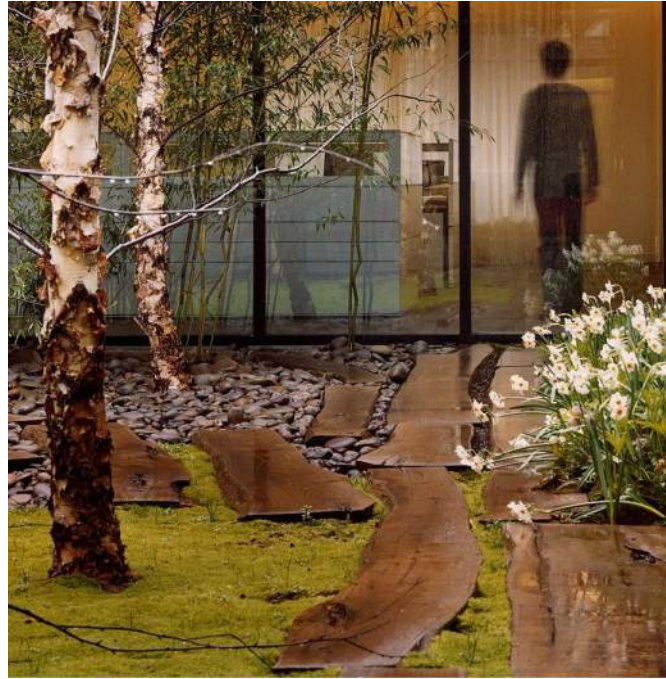




NOTE: SITE FURNISHINGS IMAGERY SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN AND PROVIDED

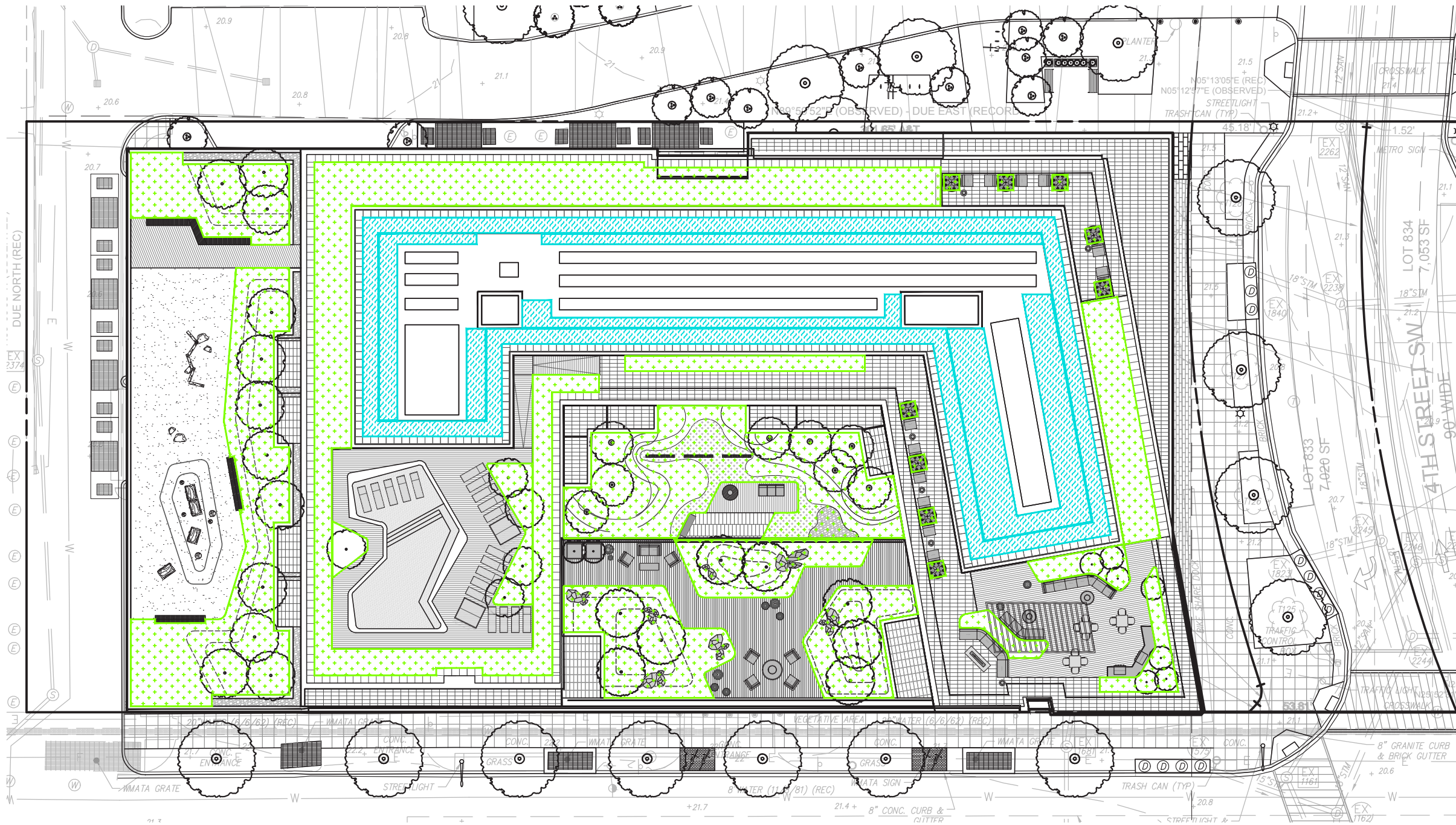









NOTE: SITE FURNISHINGS IMAGERY SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN AND PROVIDED THAT THE GENERAL CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN

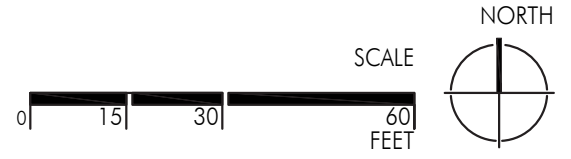




ZONING DISTRICT: MU-9  
 REQUIRED GREEN AREA RATIO(GAR): 0.2

- LEGEND**
-  LANDSCAPE AREAS WITH SOIL DEPTH [ >24" ]
  -  INTENSIVE VEGETATED ROOF [ > 8" ]
  -  EXTENSIVE VEGETATED ROOF [ 2-8" ]

NOTE: CONCEPTUAL GAR COMPLIANCE SHOWN FOR PRELIMINARY PURPOSES AND PROVIDED FOR PUD REVIEW ONLY. MODIFICATIONS TO THE DESIGN MAY OCCUR DURING FINAL ENGINEERING PHASES AND MAY INCLUDE ALTERNATIVE METHODS TO MEET MINIMUM REQUIREMENTS IN ACCORDANCE WITH DDOE GUIDELINES FOR THE DISTRICT OF COLUMBIA





Green Area Ratio Scoresheet

Address: 375 M Street, SW Washington DC

Ward: Lot: Square: Zoning District: MU-9

Other / BZA Order: enter sq ft of lot: multiple: SCORE: 0.204

Lot size (enter this value first) \* 61,065

Landscape Elements		Square Ft.	Factor	Total
<b>A Landscaped areas (select one of the following for each area)</b>				
1	Landscaped areas with a soil depth of less than 24"	0	0.3	-
2	Landscaped areas with a soil depth of 24" or greater	971	0.6	582.6
3	Bioretention facilities	0	0.4	-
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>				
1	Groundcovers, or other plants less than 2' tall at maturity	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	0.3
3	Tree canopy for all new trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees	0	0.5
4	Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	0	0	0.6
5	Tree canopy for preservation of existing tree 6" to 12" diameter or larger or equivalent - calculated at 250 sq ft per tree	0	0	0.7
6	Tree canopy for preservation of existing tree 12" to 18" diameter or larger or equivalent - calculated at 600 sq ft per tree	0	0	0.7
7	Tree canopy for preservation of all existing trees 18" to 24" dia. or equivalent - calculated at 1300 sq ft per tree	0	0	0.7
8	Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2000 sq ft per tree	0	0	0.8
9	Vegetated wall, plantings on a vertical surface	0	0.6	-
<b>C Vegetated or "green" roofs</b>				
1	Over at least 2" and less than 8" of growth medium	4,245	0.6	2,547.0
2	Over at least 8" of growth medium	11,642	0.8	9,313.6
<b>D Permeable Paving***</b>				
1	Permeable paving over at least 6" and less than 24" of soil or gravel	0	0.4	-
2	Permeable paving over at least 24" of soil or gravel	0	0.5	-
<b>E Other</b>				
1	Enhanced tree growth systems***	0	0.4	-
2	Renewable energy generation	0	0.5	-
3	Approved water features	0	0.2	-
<b>H Bonuses</b>		sub-total of sq ft = 16,838		
1	Native plant species	0	0.1	-
2	Landscaping in food cultivation	0	0.1	-
3	Harvested stormwater irrigation	0	0.1	-
		Green Area Ratio numerator = 12,443		
*** 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		

Green Area Ratio Scoresheet

Address: 425 M Street, SW Washington DC

Ward: Lot: Square: Zoning District: MU-9

Other / BZA Order: enter sq ft of lot: multiple: SCORE: 0.258

Lot size (enter this value first) \* 46,768

Landscape Elements		Square Ft.	Factor	Total
<b>A Landscaped areas (select one of the following for each area)</b>				
1	Landscaped areas with a soil depth of less than 24"	0	0.3	-
2	Landscaped areas with a soil depth of 24" or greater	0	0.6	-
3	Bioretention facilities	0	0.4	-
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>				
1	Groundcovers, or other plants less than 2' tall at maturity	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	0.3
3	Tree canopy for all new trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees	0	0.5
4	Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	0	0	0.6
5	Tree canopy for preservation of existing tree 6" to 12" diameter or larger or equivalent - calculated at 250 sq ft per tree	0	0	0.7
6	Tree canopy for preservation of existing tree 12" to 18" diameter or larger or equivalent - calculated at 600 sq ft per tree	0	0	0.7
7	Tree canopy for preservation of all existing trees 18" to 24" dia. or equivalent - calculated at 1300 sq ft per tree	0	0	0.7
8	Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2000 sq ft per tree	0	0	0.8
9	Vegetated wall, plantings on a vertical surface	0	0.6	-
<b>C Vegetated or "green" roofs</b>				
1	Over at least 2" and less than 8" of growth medium	4,340	0.6	2,604.0
2	Over at least 8" of growth medium	11,833	0.8	9,466.4
<b>D Permeable Paving***</b>				
1	Permeable paving over at least 6" and less than 24" of soil or gravel	0	0.4	-
2	Permeable paving over at least 24" of soil or gravel	0	0.5	-
<b>E Other</b>				
1	Enhanced tree growth systems***	0	0.4	-
2	Renewable energy generation	0	0.5	-
3	Approved water features	0	0.2	-
<b>H Bonuses</b>		sub-total of sq ft = 16,173		
1	Native plant species	0	0.1	-
2	Landscaping in food cultivation	0	0.1	-
3	Harvested stormwater irrigation	0	0.1	-
		Green Area Ratio numerator = 12,070		
*** 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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