STAGE 2 PUD - LANDSCAPE

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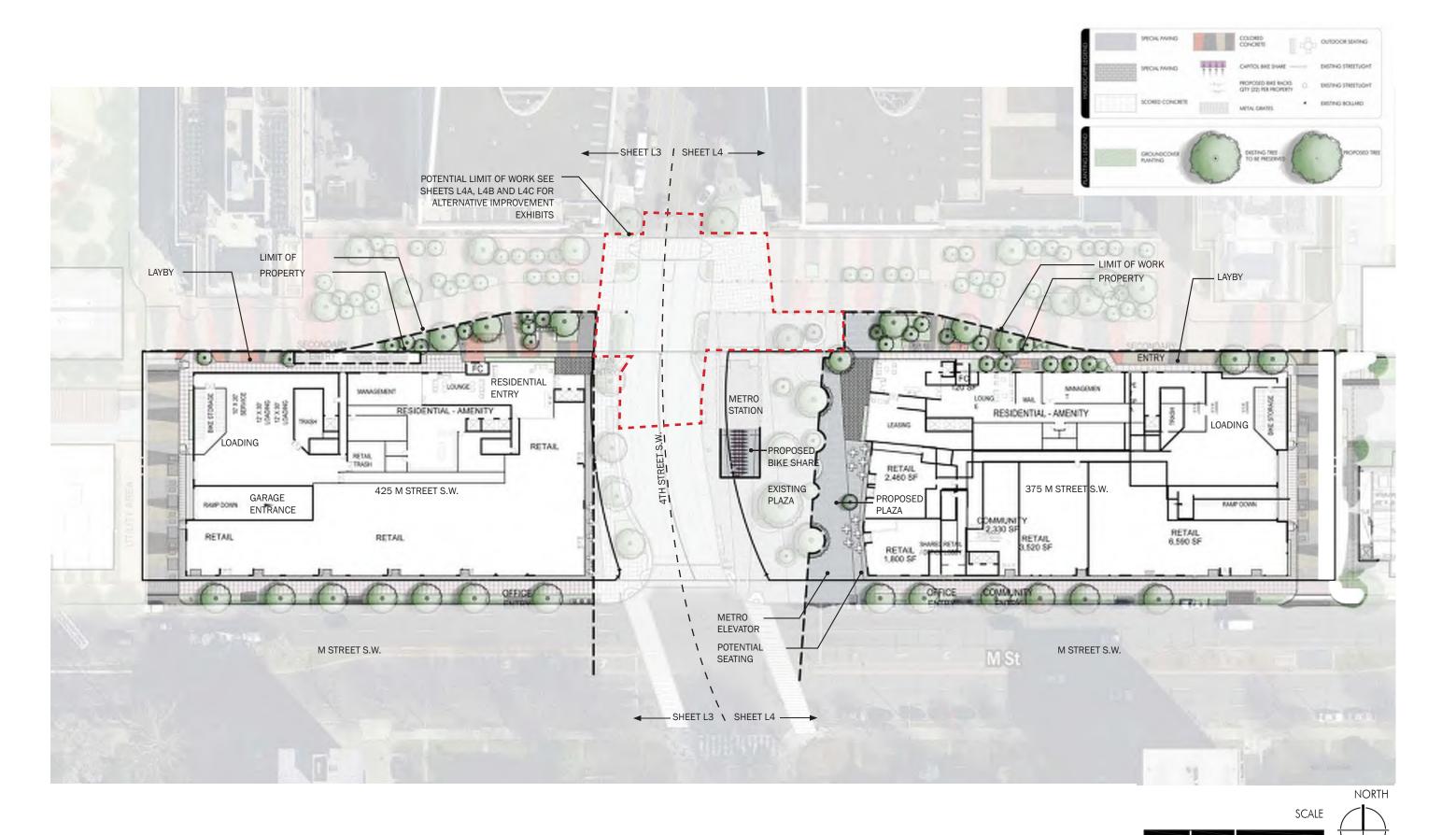






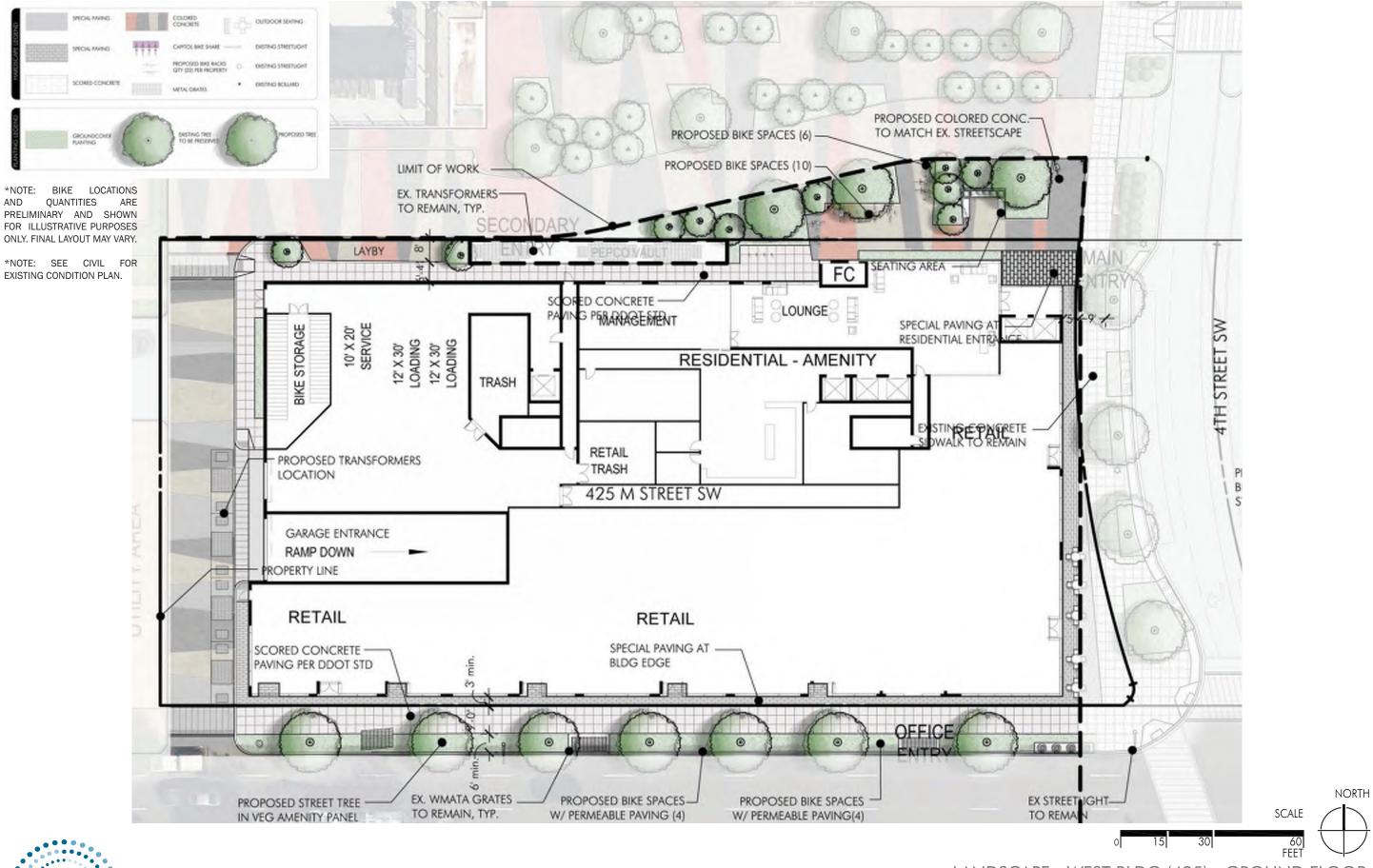




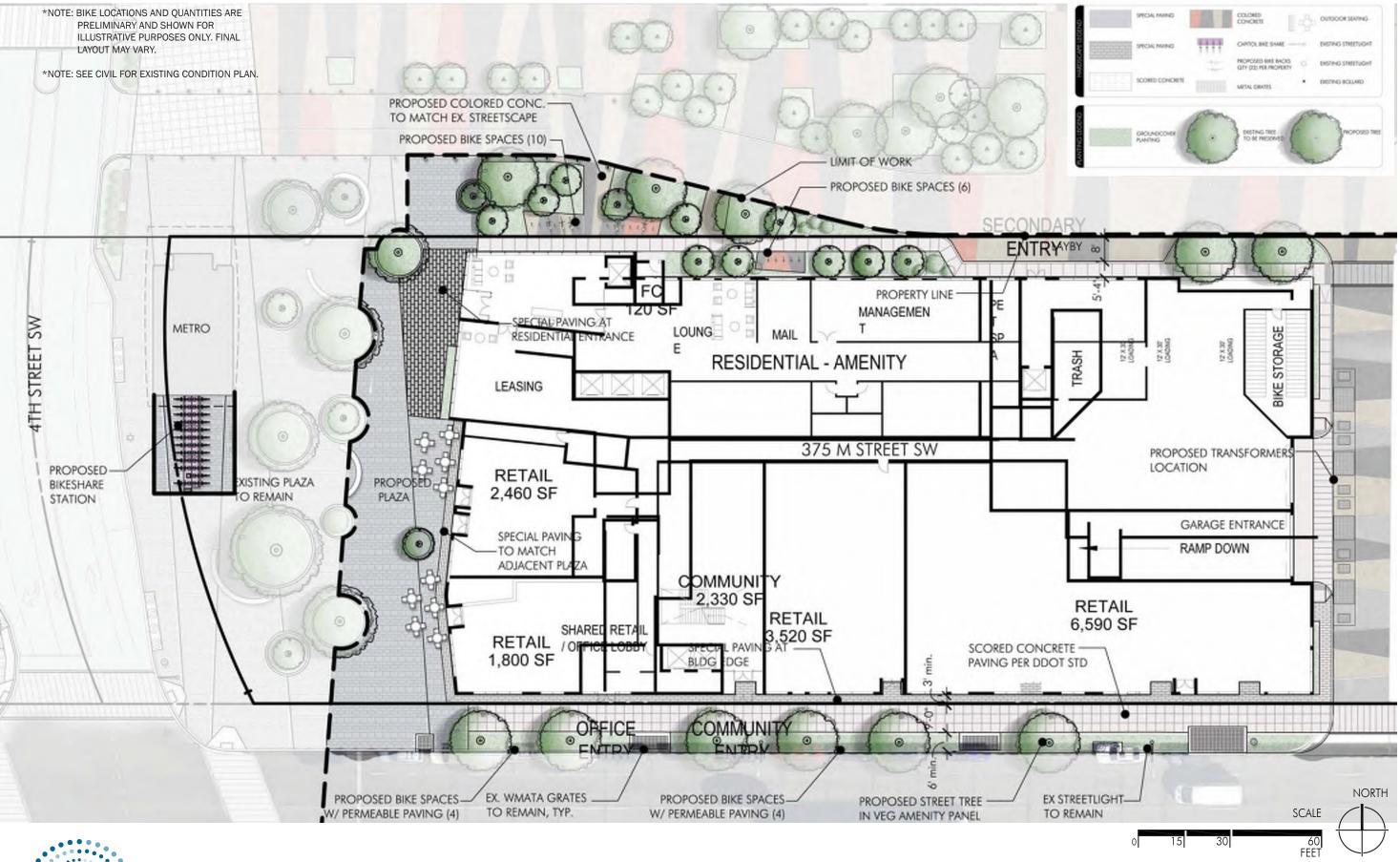




LANDSCAPE - GROUND FLOOR PLAN

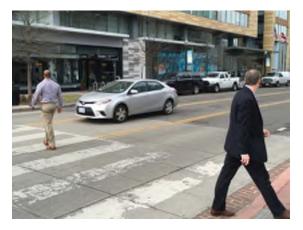


LANDSCAPE - WEST BLDG (425) - GROUND FLOOR























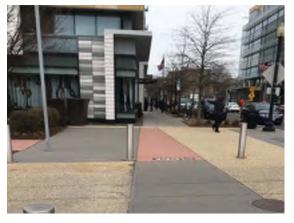


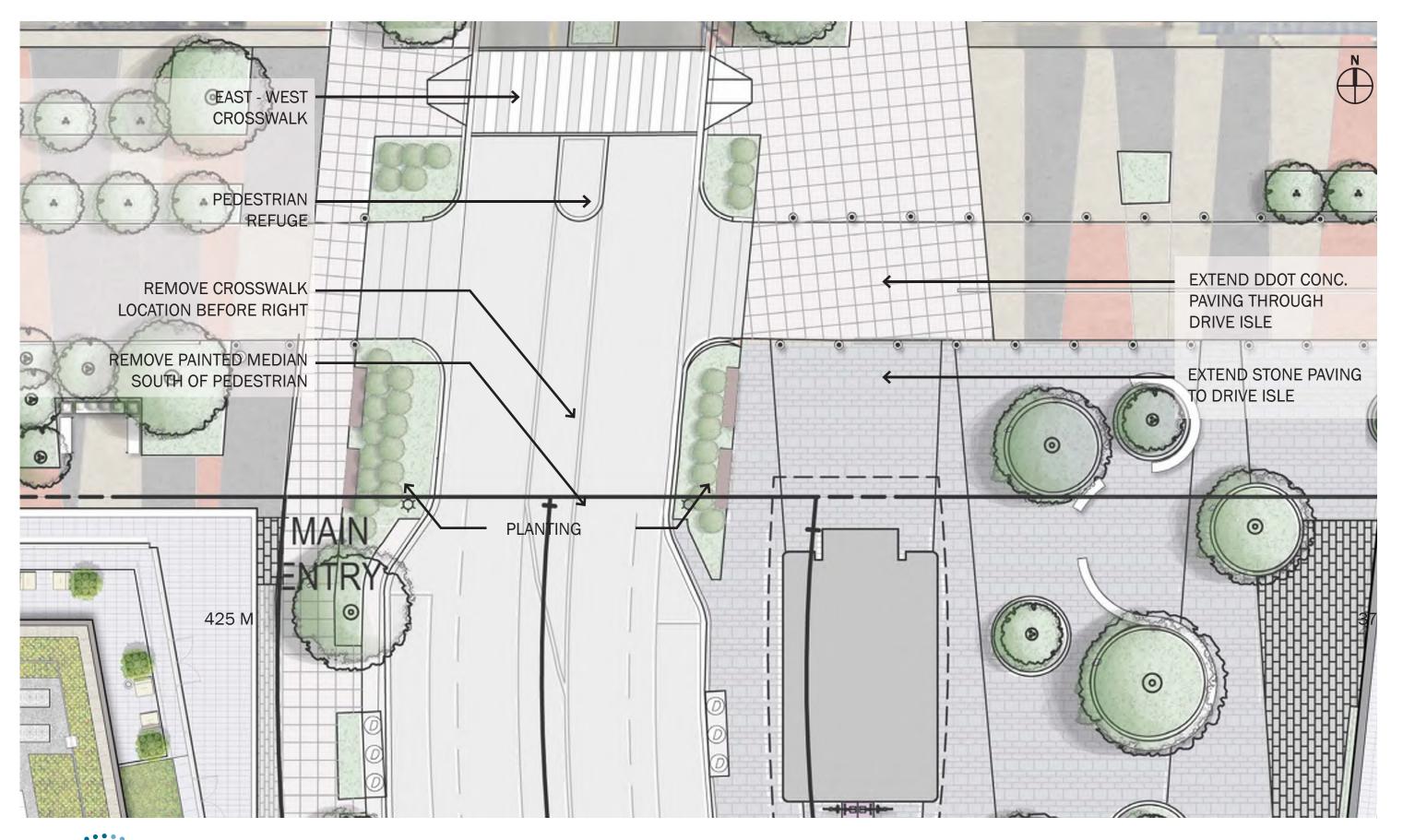




















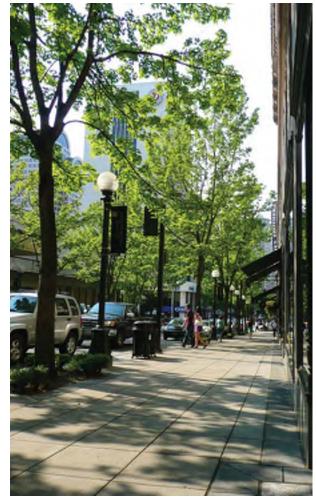






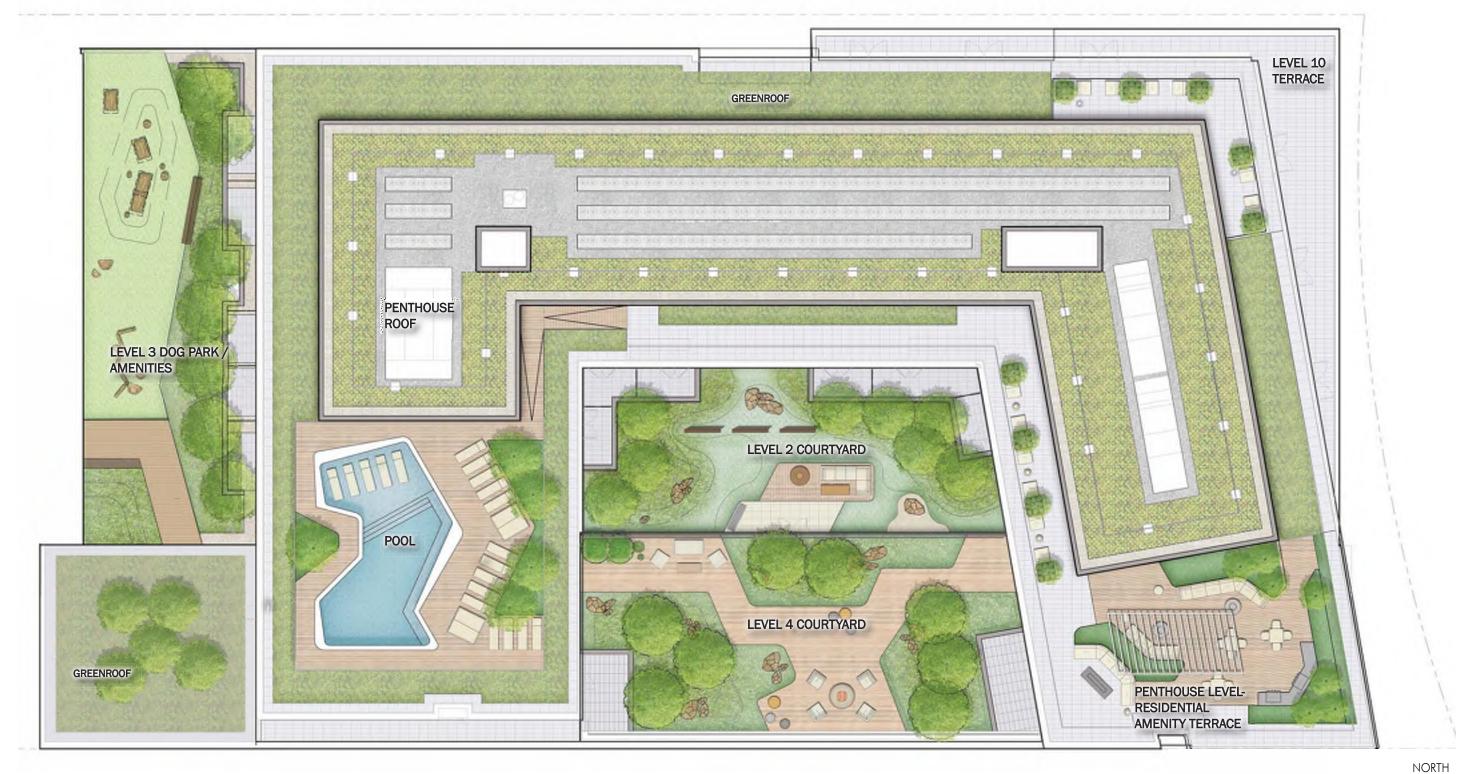






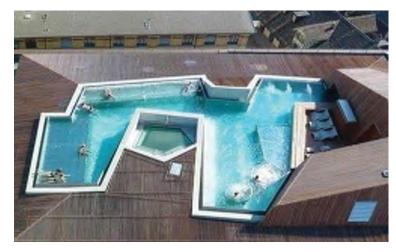
NOTE: SITE FURNISHINGS IMAGERY SHOWN ARE FOR
ILLUSTRATIVE PURPOSES ONLY AND MAY BE MODIFIED WITH FINAL
ENGINEERING AND DESIGN AND PROVIDED THAT THE GENERAL
CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH
THAT SHOWN

















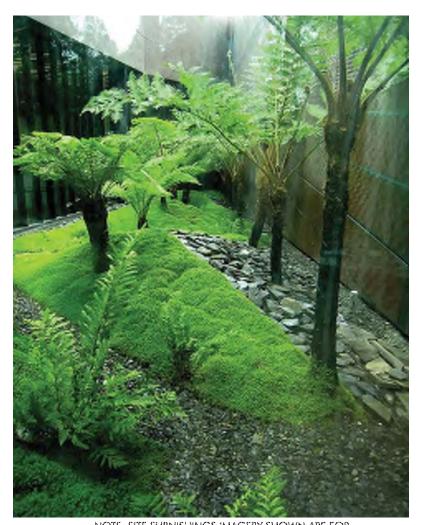






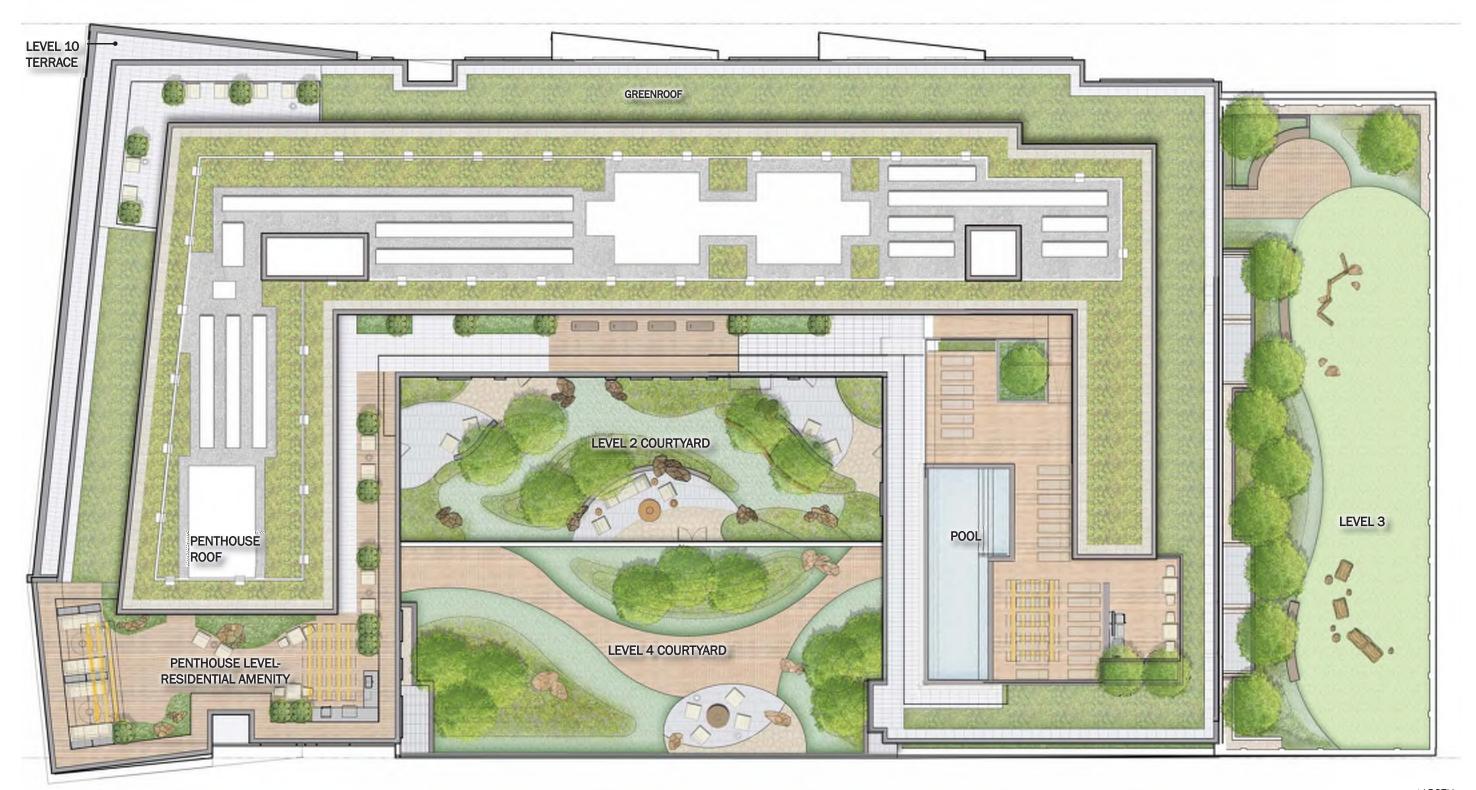






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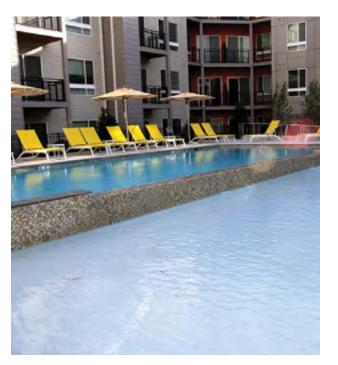














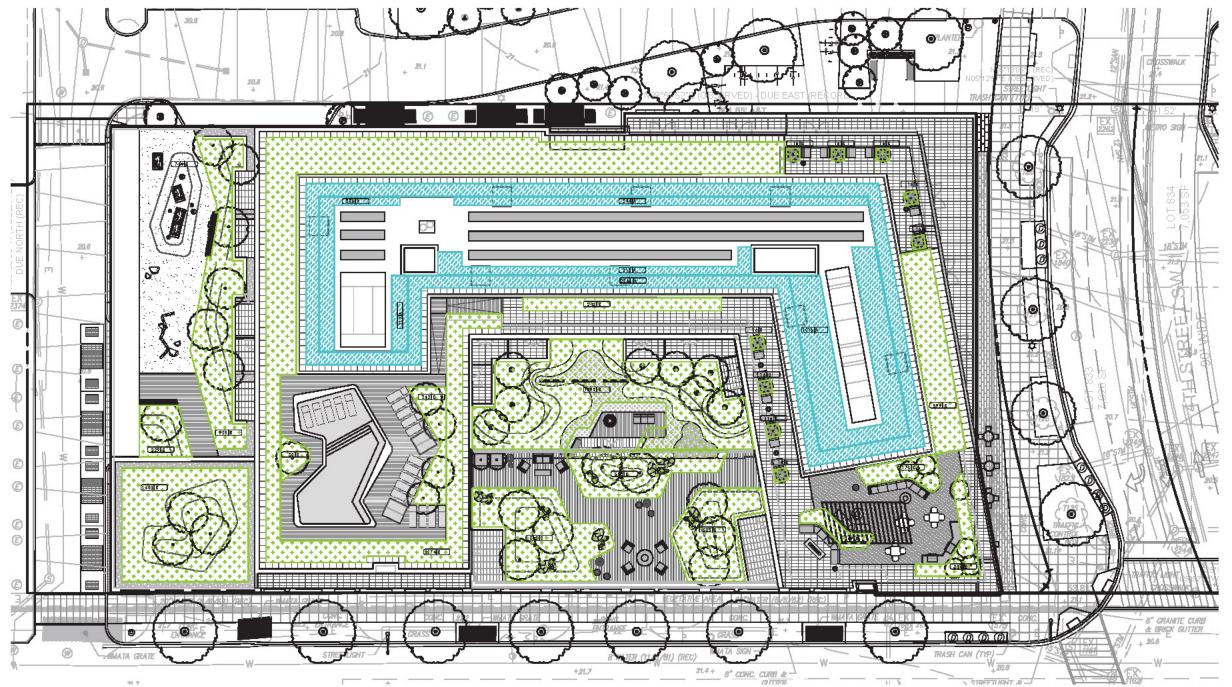






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ZONING DISTRICT: MU-9

REQUIRED GREEN AREA RATIO(GAR): 0.269

LEGEND



C- LANDSCAPE AREAS WITH SOIL DEPTH [>24"]



B- INTENSIVE VEGETATED ROOF [> 8"]

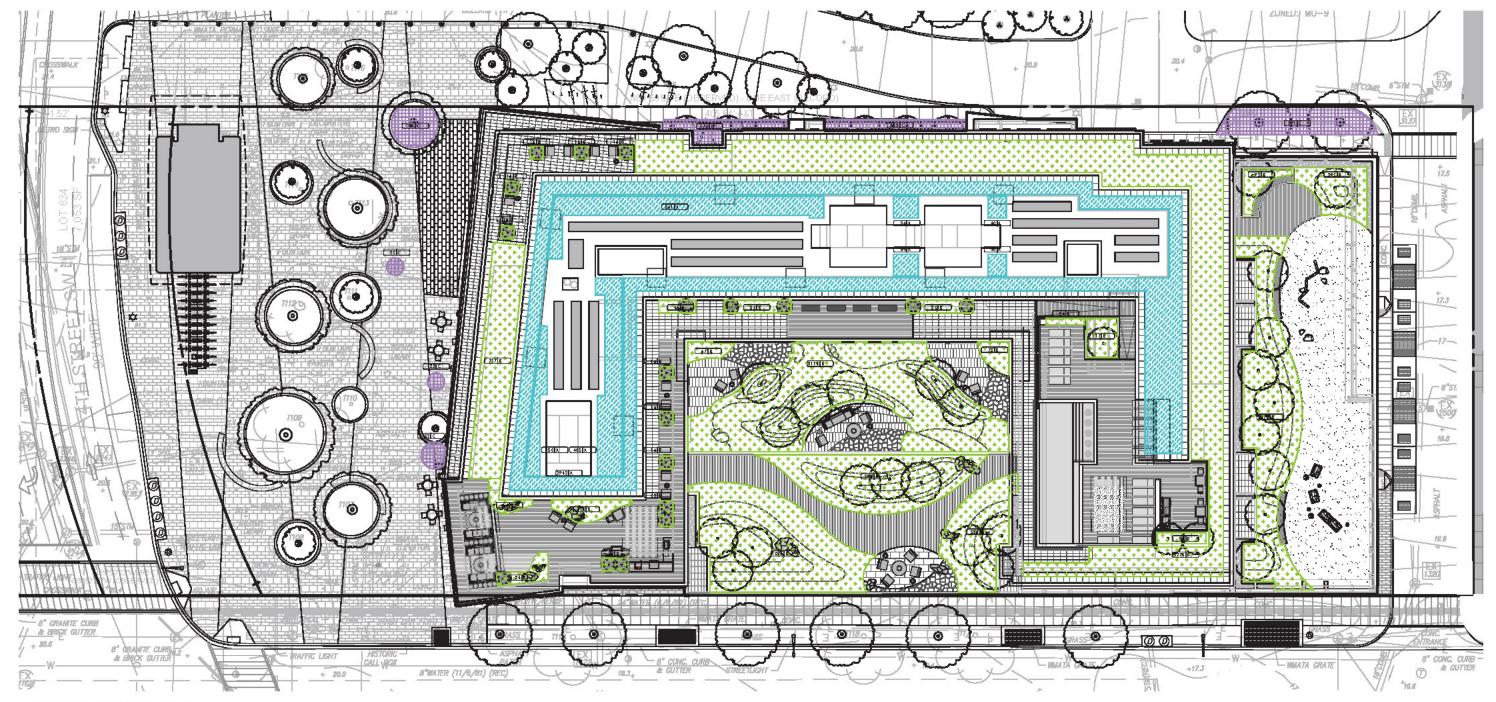


A- EXTENSIVE VEGETATED ROOF [2-8"]

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

LEGEND

C- LANDSCAPE AREAS WITH SOIL DEPTH [>24"]



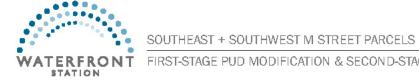
B- INTENSIVE VEGETATED ROOF [> 8"]



A- 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 COLOMBIA





* *	Address 425 M Street, SW Washington DC	Green Area Ratio Scoreshe				
		enter sq ft of			MU-9	
23	Other / BZA Order	lot	т	multipl		
	Lot size (enter this value first) *	46,768	ļ	SCORE	0.:	
	Landscape Elements		Square Ft.	Factor	Total	
Α	Landscaped areas (select one of the following for each area)		enter sq ft			
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		enter sq ft	0.6		
3	Bioretention facilities		enter sq ft	0.4		
В	Plantings (credit for plants in landscaped areas from Section A)					
1	Groundcovers, or other plants less than 2' tall at maturity		enter sq ft	0.2		
2	Plants, not including grasses, 2' or taller at maturity - calculated	enter number of ple	onts 0	0.3		
	at 9 sq ft per plant (typically planted no closer than 18" on center)	enter number of tr	ees			
3	Tree canopy for all new trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree		0	0.5		
	or equivalent - calculated at 50 sq ft per tree	enter number of tr	res			
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	enter number of tr	nes 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	enter number of tr	ees 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	enter number of tr	nes 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	enter number of tr	ees 0	0.8		
9	Vegetated wall, plantings on a vertical surface		enter sq ft	0.6		
С	Vegetated or "green" roofs					
1	Over at least 2" and less than 8" of growth medium		enter sq ft 4,342	0.6	2,60	
2	Over at least 8" of growth medium		enter sq ft 12,468	0.8	9,9	
D	Permeable Paving***					
_	· cinicadic i aring		enter sq ft	_		
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		enter sq ft	0.5		
E	Other					
1	Enhanced tree growth systems***		enter sq ft	0.4		
2	Renewable energy generation		enter sq ft	0.5		
-			enter sq ft	u		
3	Approved water features		0	0.2		
н	Bonuses	sub-total of sq ft =	16,810 enter sq ft			
1	Native plant species		0	0.1		
2	Landscaping in food cultivation		enter sq ft	0.1		
3	Harvested stormwater irrigation		enter sq ft	0.1		

Landscaped areas (select one of the following for each area) Landscaped areas (select one of the following for each area) Landscaped areas with a soli depth of 24" or greater Landscaped areas with a soli dep	* *	•	Green Area Ratio Scoresheet				
Landscaped Elements Landscaped areas (select one of the following for each area) Landscaped areas (with a soil depth of less than 24" 0 0 0 0 3		Address 375 M Street, SW Washington DC					
Landscape Elements Landscape Elements Landscape areas (select one of the following for each area) Landscaped areas with a soil depth of less than 24" 0 0 0 0 3	2.0	* * * *		multipl			
Landscaped areas (select one of the following for each area) Landscaped areas with a soil depth of less than 24"	liber F	Lot size (enter this value first)	· · · · · · · · · · · · · · · · · · ·				
Landscaped areas with a soil depth of less than 24"			Square Fi	t. Factor	Total		
2 Landscaped areas with a soil depth of 24° or greater 3 Bioretention facilities 8 Plantings (credit for plants in landscaped areas from Section A) 1 Groundcovers, or other plants less than 2' tail at maturity 2 Plants, not including grasses, 2' or tailer at maturity calculated at 39 sq. ft per plant (typically planted on ocises than 18° on center) 3 Tree canopy for all new trees 2.5° to 6' diameter or center calculated at 32.00 sq. ft per tree 4 Tree canopy for new trees 6' diameter or larger or equivalent - calculated at 22.00 sq. ft per tree 5 Tree canopy for preservation of existing tree 12' to 38' diameter or larger or equivalent - calculated at 250 sq. ft per tree 7 Tree canopy for preservation of existing tree 12' to 38' diameter or larger or equivalent - calculated at 250 sq. ft per tree 8 Tree canopy for preservation of all existing trees 12' to 38' diameter or larger or equivalent - calculated at 250 sq. ft per tree 9 Vegetated wall, plantings on a vertical surface 1 Over at least 2' and less than 8' of growth medium 2 Over at least 2' and less than 8' of growth medium 3 Approved water features 1 Permeable paving over at least 6' and less than 24' of soil or gravel 2 Permeable paving over at least 6' and less than 24' of soil or gravel 3 Approved water features 4 Bonuses 1 Native plant species 1 Native plant species 2 Landscaping in food cuttivation 3 Hancested stormwater irrigation 4 Landscaping in food cuttivation 3 Hancested stormwater irrigation 4 Landscaping in food cuttivation 5 Landscaping and structural soil together may not equelly for more than one third of the Green Arcs Residuates one.	Α	Landscaped areas (select one of the following for each area)	enter sq j	t			
A contract of parts in landscaped areas from Section A) Plantings (credit for plants in landscaped areas from Section A) Groundcovers, or other plants less than 2' tail at maturity Groundcovers less than 2' tail at maturity Groundcovers, or other plants less than 2' tail at maturity Groundcovers, or other plants less than 2' tail at maturity Groundcovers less than 2' tail at maturity Gr	1	Landscaped areas with a soil depth of less than 24"			-		
Plantings (credit for plants in landscaped areas from Section A) Plantings (credit for plants in landscaped areas from Section A) Groundcovers, or other plants less than 2' tail at maturity Plants, not including grasses, 2' or tailer at maturity - calculated at 95 sq. ft per plant (typically planted no closer than 18" on center) Tree canopy for all new trees 2.5" to 6" diameter or larger or equivalent - calculated at 50 sq. ft per tree Tree canopy for preservation of existing tree 6" to 12" diameter or larger or equivalent - calculated at 250 sq. ft per tree Tree canopy for preservation of existing tree 12" to 18" diameter or larger or equivalent - calculated at 500 sq. ft per tree Tree canopy for preservation of all existing trees 18" to 24" dia. Tree canopy for preservation of all existing trees 18" to 24" dia. Tree canopy for preservation of all existing trees 18" to 24" dia. Tree canopy for preservation of all existing trees 18" to 24" dia. Tree canopy for preservation of all existing trees 18" to 24" dia. Tree canopy for preservation of all existing trees 18" to 24" dia. Tree canopy for preservation of all existing trees 18" to 24" dia. Tree canopy for preservation of all existing trees 18" to 24" dia. Tree canopy for preservation of all existing trees 18" to 24" dia. Tree canopy for preservation of all existing trees 18" to 24" dia. Tree canopy for preservation of all existing trees 18" to 24" dia. Tree canopy for preservation of all existing trees 18" to 24" dia. Tree canopy for preservation of all existing trees 18" to 25" diameter or larger or equivalent - calculated at 2000 sq. ft per tree Tree canopy for preservation of all existing trees 18" to 24" diameter or larger or equivalent - calculated at 2000 sq. ft per tree Tree canopy for preservation of all existing trees 18" to 24" diameter or larger or equivalent - calculated at 2000 sq. ft per tree Tree canopy for preservation of all existing trees 18" to 25" diameter or larger or equivalent - calculated at 2000 sq. ft per tree	2	Landscaped areas with a soil depth of 24" or greater	971	0.6	582.6		
1 Groundcovers, or other plants less than 2' tall at maturity 2 Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted in closer than 18' on center) 3 Tree canopy for all new trees 2.5' to 6' diameter or equivalent - calculated at 2.50 sq ft per tree 4 Tree canopy for new trees 6' diameter or larger	3	Bioretention facilities			-		
2 Plants, not including grasses, 2" or taller at maturity calculated at 95 94 ft per plant (typically) planted no closer than 18" on center) 3 Tree canopy for all new trees 2.5" to 6" diameter or equivalent - calculated at 50 94 ft per plant (bysically) planted no closer than 18" on center) 4 Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 50 94 ft per tree 5 Tree canopy for preservation of existing tree 6" to 12" diameter or larger or equivalent - calculated at 250 94 ft per tree 6 Tree canopy for preservation of existing tree 12" to 18" diameter or larger or equivalent - calculated at 500 94 ft per tree 7 Tree canopy for preservation of all existing trees 18" to 24" dia. 8 Tree canopy for preservation of all existing trees 18" to 24" dia. 9 Vegetated wall, plantings on a vertical surface 1 Over at least 2" and less than 8" of growth medium 2 Over at least 2" and less than 8" of growth medium 3 Julio 2" 2 Permeable paving over at least 6" and less than 24" of soil or gravel 5 Cher 6 Cher 7 Enhanced tree growth systems*** 1 Permeable paving over at least 6" and less than 24" of soil or gravel 2 Permeable paving over at least 24" of soil or gravel 3 Approved water features 1 Native plant species 1 Native plant species 1 Native plant species 2 Landscaping in food cultivation 3 Harvested stormwater irrigation 2 Landscaping in food cultivation 3 Harvested stormwater irrigation 4 July 10 member of tree tree new now third of the Green Area Restor such control and 10 member of tree tree new new new new new new new new new n	В	Plantings (credit for plants in landscaped areas from Section A)					
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Tree canopy for all new trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree Tree canopy for preservation of existing tree 6" to 12" diameter or larger or equivalent - calculated at 250 sq ft per tree Tree canopy for preservation of existing tree 6" to 12" diameter or larger or equivalent - calculated at 250 sq ft per tree Tree canopy for preservation of existing tree 12" to 18" diameter or larger or equivalent - calculated at 500 sq ft per tree Tree canopy for preservation of all existing trees 18" to 24" dia. Tree canopy for preservation of all existing trees 18" to 24" dia. Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2000 sq ft per tree Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2000 sq ft per tree Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2000 sq ft per tree Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2000 sq ft per tree Tree are sp 0 0.6 0.8 0.8 0.8 0.0 0.8 0.0 0.8 0.0 0.8 0.0 0.8 0.0 0.0	2		0	0.3	-		
Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree 5 Tree canopy for preservation of existing tree 6" to 12" diameter or larger or equivalent - calculated at 250 sq ft per tree 6 Tree canopy for preservation of existing tree 5" to 12" diameter or larger or equivalent - calculated at 250 sq ft per tree 7 Tree canopy for preservation of all existing tree 12" to 18" diameter or larger or equivalent - calculated at 1300 sq ft per tree 8 Tree canopy for preservation of all existing trees 18" to 24" dia. or equivalent - calculated at 1300 sq ft per tree 9 Vegetated wall, plantings on a vertical surface 1 Over at least 2" and less than 8" of growth medium 1 Over at least 2" and less than 8" of growth medium 2 Over at least 8" of growth medium 3 Approved water features 1 Permeable paving over at least 6" and less than 24" of soil or gravel 2 Renewable energy generation 3 Approved water features 1 Native plant species 1 Native plant species 2 Landscaping in food cultivation 3 Harvested stormwater irrigation 4 Cover was the substimum and tractival of the feature substimum and tractival of the substimum and t	3			0.5	-		
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6 Tree canopy for preservation of existing tree 12" to 18" diameter or larger or equivalent - calculated at 600 sq ft per tree 7 Tree canopy for preservation of all existing trees 18" to 24" dia.	5	Tree canopy for preservation of existing tree 6" to 12" diameter		0.7	-		
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Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2000 sq ft per tree 9 Vegetated wall, plantings on a vertical surface 0 0,6 - C Vegetated or "green" roofs 1 Over at least 2" and less than 8" of growth medium 1,246 0,6 2,547,6 2 Over at least 8" of growth medium 1,1,607 0,8 9,285,6 D Permeable Paving*** 1 Permeable paving over at least 6" and less than 24" of soil or gravel 2 Permeable paving over at least 24" of soil or gravel E Other 1 Enhanced tree growth systems*** 0 0,4 2 Renewable energy generation 3 Approved water features 1 Native plant species 1 Native plant species 1 Native plant species 3 Harvested stormwater irrigation 4 Coree Area Robio Source 3 Harvested stormwater irrigation 4 Coree Area Robio Source 1 12,416	7			0.7	-		
9 Vegetated wall, plantings on a vertical surface C Vegetated or "green" roofs 1 Over at least 2" and less than 8" of growth medium 4,246 0.6 2,547.6 2 Over at least 8" of growth medium 11,607 0.8 9,285.6 D Permeable Paving*** 1 Permeable paving over at least 6" and less than 24" of soil or gravel 2 Permeable paving over at least 24" of soil or gravel 3 Permeable paving over at least 24" of soil or gravel 4 Ond 5 Other 1 Enhanced tree growth systems*** 0 0 0.4	8			0.8	-		
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2 Over at least 8" of growth medium 11,607 0.8 9,285.6 D Permeable Paving*** 1 Permeable paving over at least 6" and less than 24" of soil or gravel 2 Permeable paving over at least 24" of soil or gravel 0 0.4 - enter sq ft 0 0.5 - Other 1 Enhanced tree growth systems*** 0 0.4 - enter sq ft 0 0.5 - enter sq ft 0 0.5 - enter sq ft 0 0.5 - enter sq ft 0 0.1 - enter sq ft 0 0.2 - enter sq ft 0	1	Over at least 2" and less than 8" of growth medium			2,547.6		
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Approved water features 0	2	Renewable energy generation			-		
H Bonuses 1 Native plant species 2 Landscaping in food cultivation 3 Harvested stormwater irrigation Cerem Area Ratio numerator = 12,416	3	Approved water features			-		
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2 Landscaping in food cultivation 0 0.1 - 3 Harvested stormwater irrigation center sq ft 0 0.1 - Green Area Ratio numerator = 12,416 **** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.	1	Native plant species			-		
3 Harvested stormwater irrigation 0 0 0.1 - Green Area Ratio numerator = 12,416 **** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.	2	Landscaping in food cultivation			-		
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.	3	Harvested stormwater irrigation	0	0.1	- 12,416		
rotal Sadare rootade of all bernied(lie havina and enhanced tree arown) -	*** Perme		d of the Green Area Ratio s	core.			

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 COLOMBIA



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