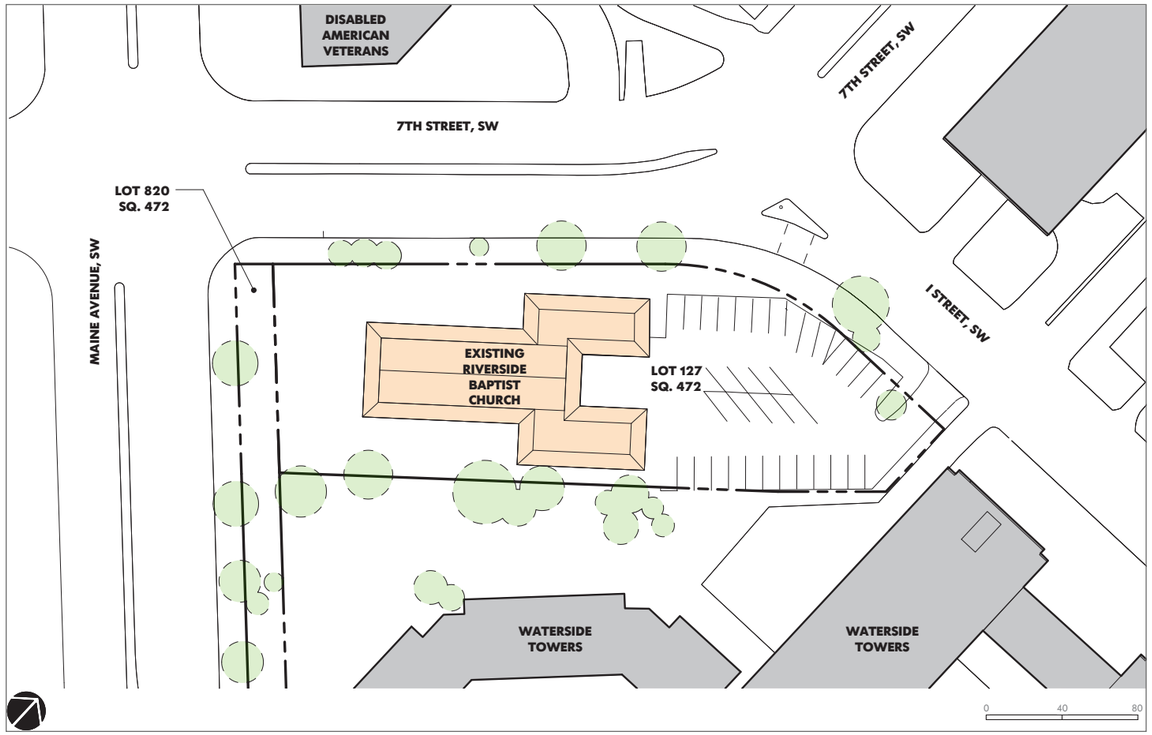
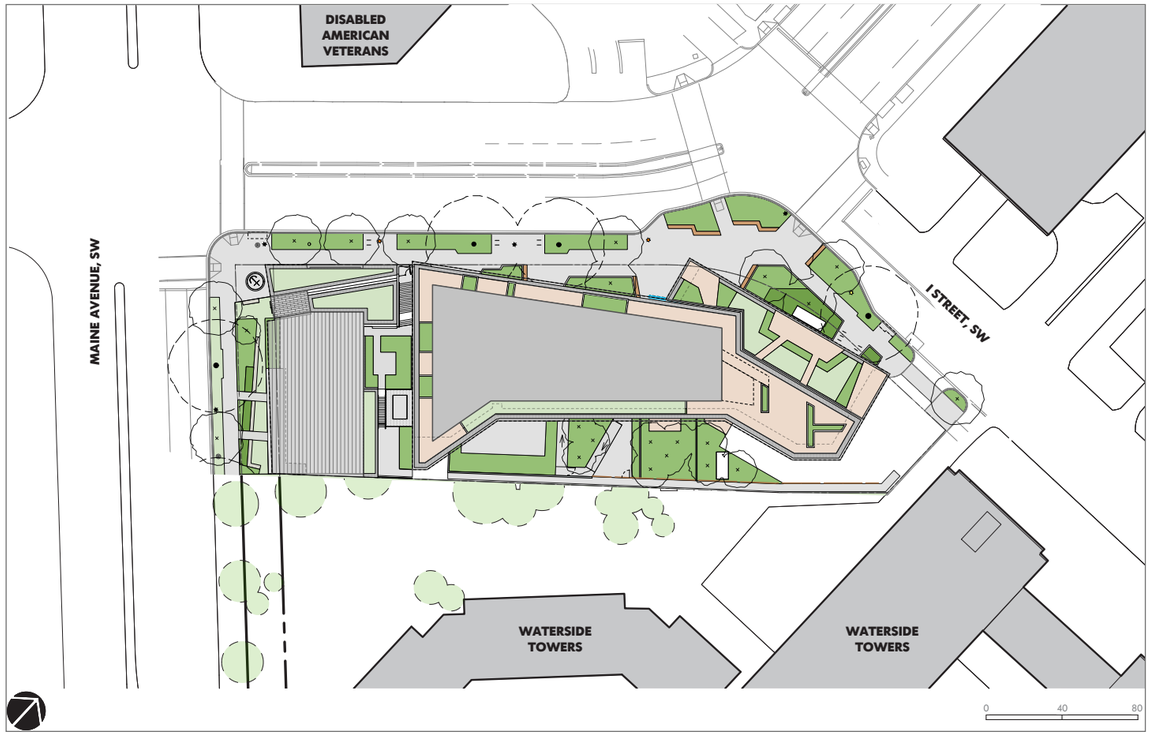
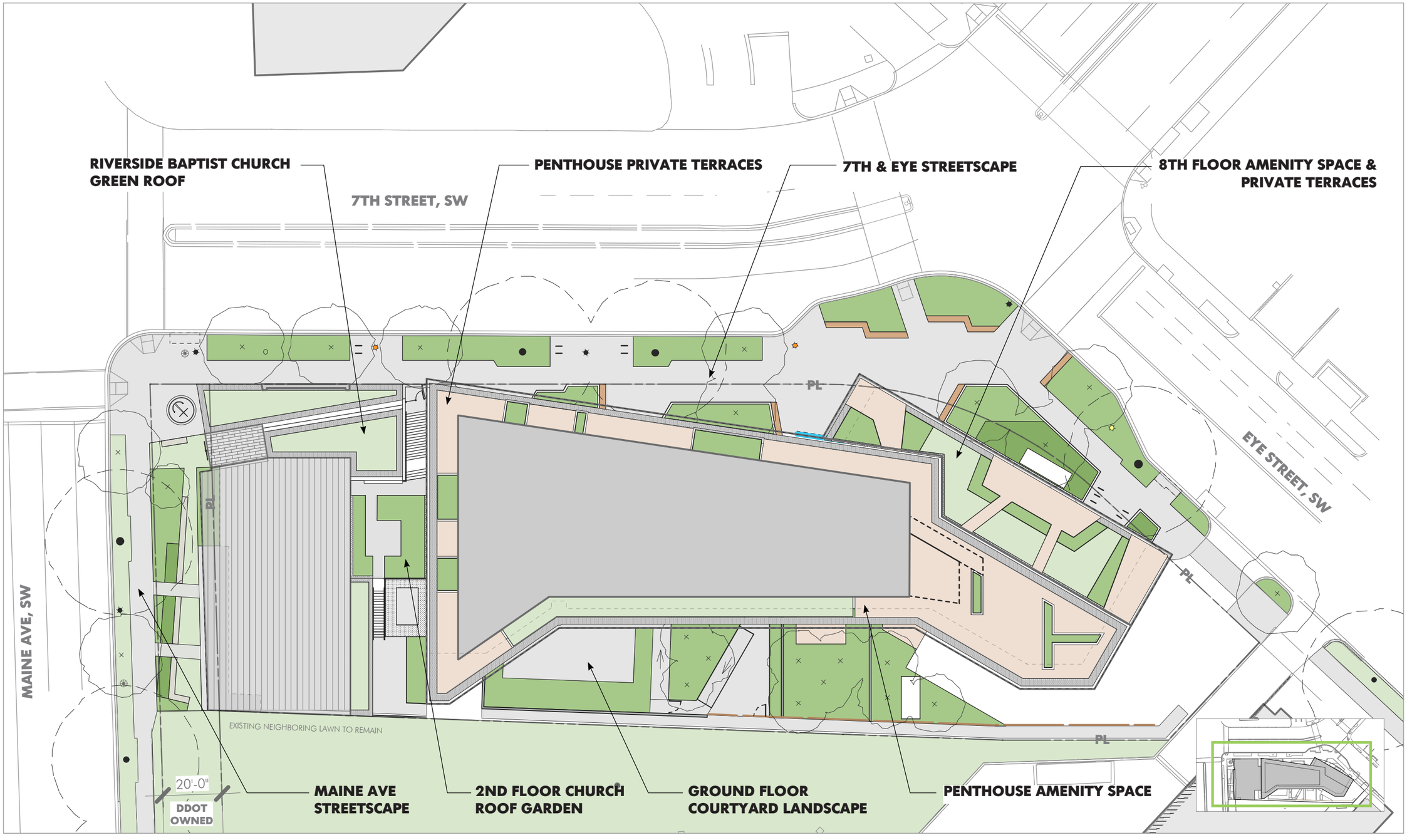


EXISTING BLOCK PLAN



PROPOSED LANDSCAPE DESIGN



0 30 60

RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

LANDSCAPE SITE PLAN
CONSOLIDATED PUD APPLICATION

November 2015

NOTE: FOR TREE PROTECTION DETAILS SEE CIVIL DRAWINGS

LEVEL 01:

1 - Proposed Canopy Trees
2 - Lawn
3 - Low Plantings
4 - Shrubs
5 - Typical Scored Concrete
6 - Seat Walls
7 - Water Walls
8 - Private Terraces
9 - Lobby Terrace
10 - Ramp
11 - Outdoor Amenity
12 - Egress Path
13 - Garage Driveway
14 - Benches

7TH STREET, SW

EXISTING TREE TO REMAIN 30" CAL. WILLOW OAK GOOD CONDITION

EXISTING TREES TO REMAIN 28" CAL. RED OAKS GOOD CONDITION

PROPOSED SHUMARD (RED) OAKS ON EYE ST

PROPOSED WILLOW OAKS ON MAINE AVE.

PROPOSED SHUMARD (RED) OAKS ON 7TH ST

EXISTING TREE TO REMAIN 32" CAL. RED OAK GOOD COND.

EYE STREET, SW

MAINE AVE, SW

EXISTING NEIGHBORING LAWN TO REMAIN

20'-0"

DDOT OWNED

FLEXIBILITY REQUESTED TO MODIFY LANDSCAPE DESIGN AT REAR OF BUILDING TO ACCOMMODATE NEEDS OF DAY CARE TENANT

PL

0 30 60

RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

LANDSCAPE PLAN - LEVEL 1
CONSOLIDATED PUD APPLICATION

November 2015

INTERMEDIATE LEVELS:

1 - Extensive Green Roof
2 - Ballast
3 - Intensive Green Roof
4 - Private Terraces
5 - Shared Lounge Area

7TH STREET, SW

CHURCH GREEN ROOF

2ND FLOOR CHURCH COURTYARD

8TH FLOOR AMENITY SPACE & PRIVATE TERRACES

EYE STREET, SW

MAINE AVE, SW

PL

20'-0"
DDOT OWNED

0 30 60

RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

LANDSCAPE PLAN - LOW ROOF
CONSOLIDATED PUD APPLICATION

November 2015

PENTHOUSE:

1 - Small Lounges
2 - Sunning Deck
3 - Communal Area
4 - Pergola Structure & Lounge
5 - Private Terraces
6 - Intensive Green Roof
7 - Extensive Green Roof
8 - Ballast

7TH STREET, SW

EYE STREET, SW

MAINE AVE, SW

PL

UNIT

UNIT

UNIT

FITNESS

AMENITY

MECH

M

W

20'-0"
DDOT OWNED

0 30 60

RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

LANDSCAPE PLAN - UPPER ROOF
CONSOLIDATED PUD APPLICATION

November 2015

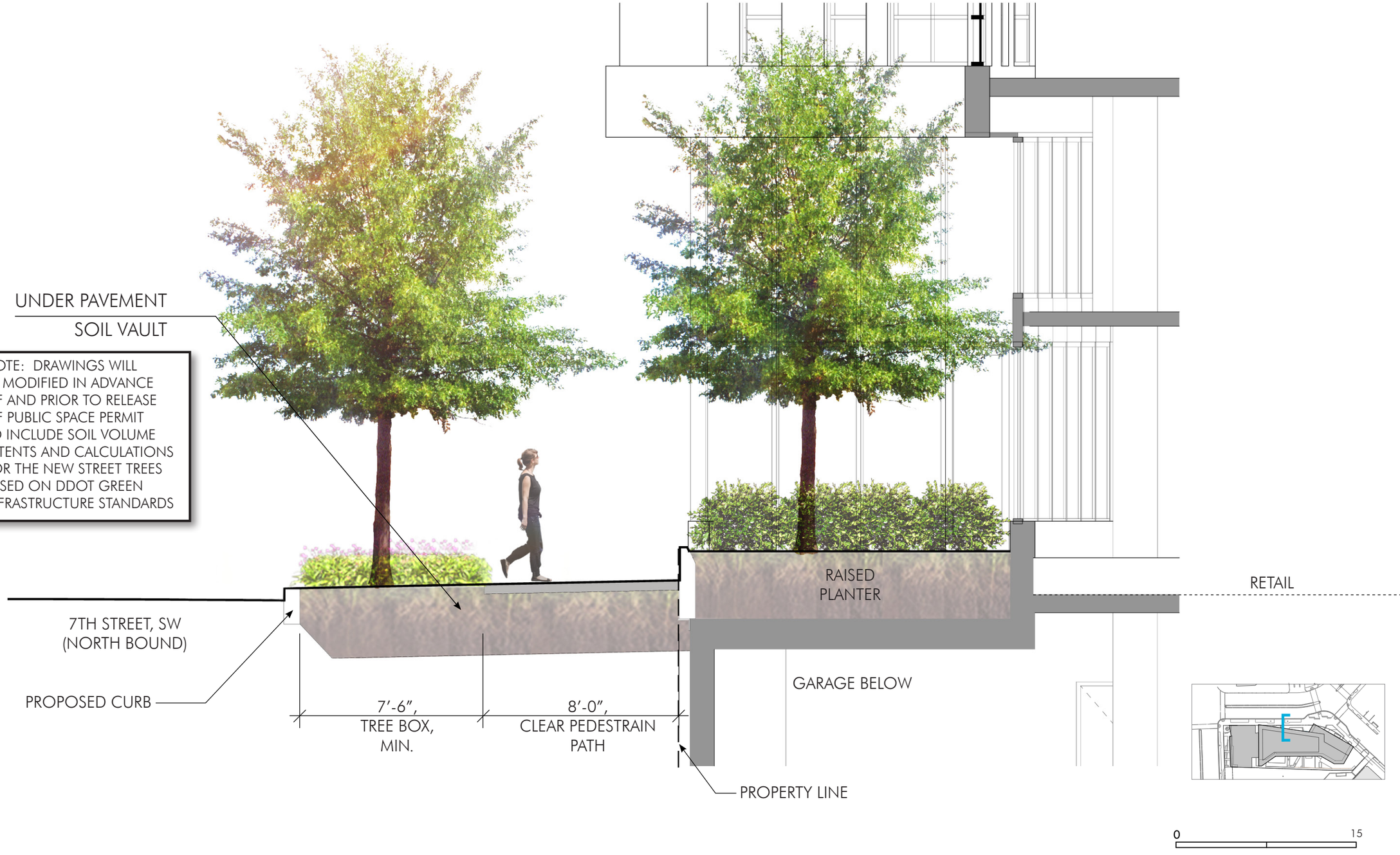
see Landscape Plan - Church

BIKE PARKING TABULATION:

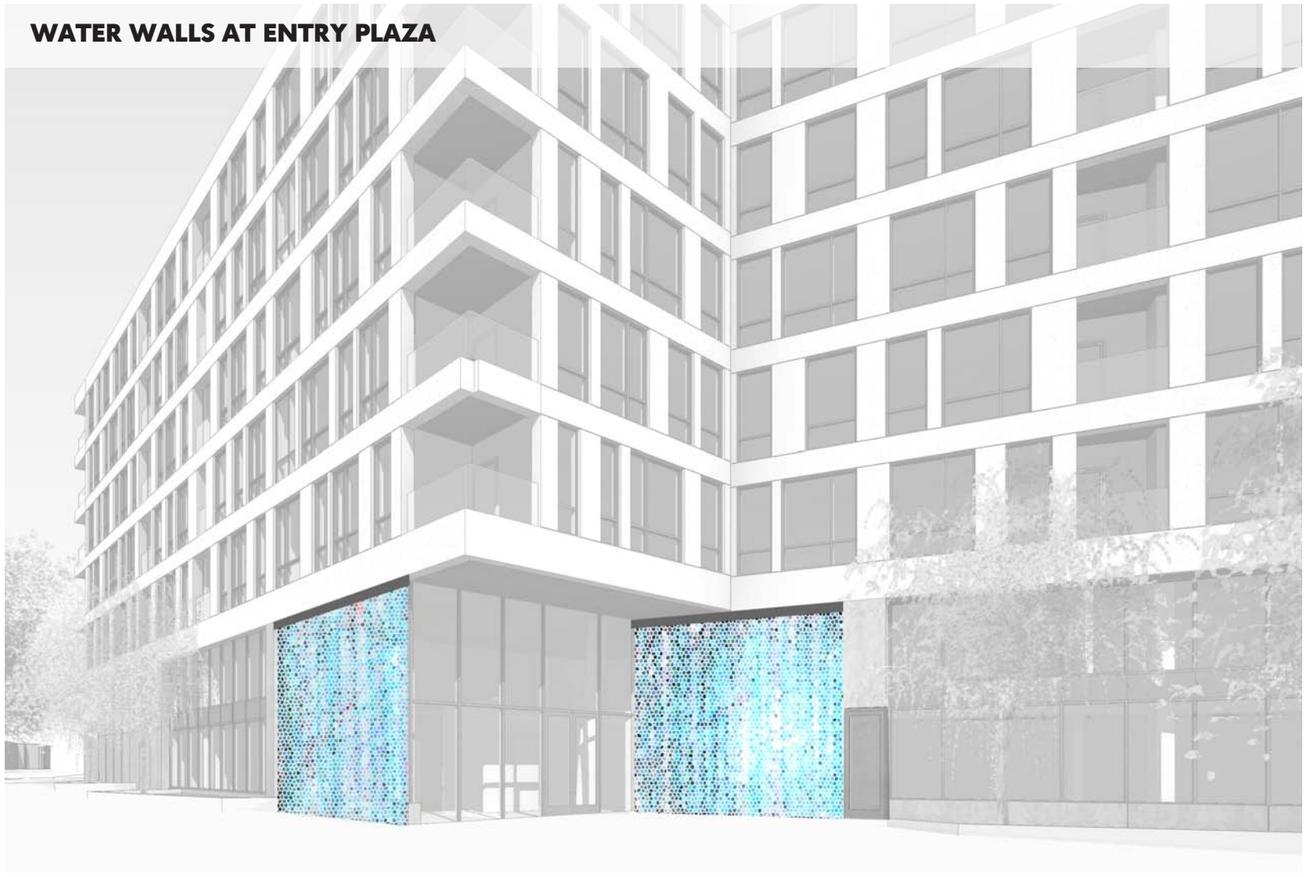
Category	*Calculation*	*Spaces*
Residential	1 space/20 units	9
Retail	1 space/3500 SF	3
Church	1 space/2500 SF (no less than 8)	8
TOTAL:		20

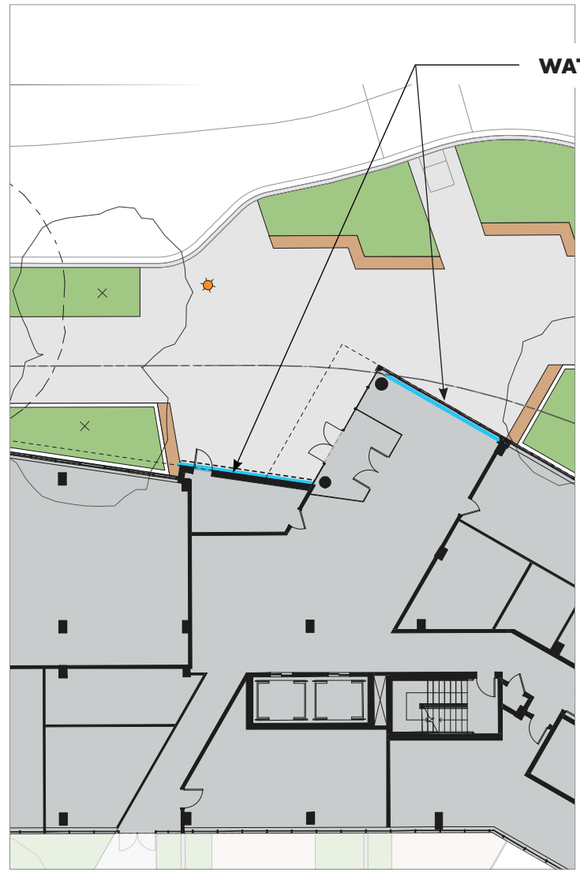
7TH & EYE STREETSCAPE:

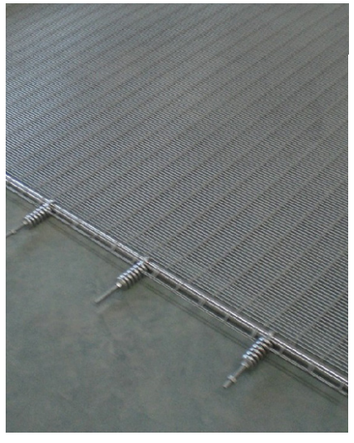
1 - Existing Oak Tree - to remain
2 - Proposed Canopy Trees
3 - Plantings at Grade
4 - Raised Planters 18-24"
5 - Typical Scored Concrete
6 - Water Walls
7 - Bike Racks, 30" o.c.
8 - Shrubs
9 - Crosswalk
10 - Vent
11 - Garage Driveway
12 - Existing Street Light - to remain
13 - Existing Street Light - relocated
14 - New Street Light - proposed
15 - Benches


UNDER PAVEMENT
SOIL VAULT
NOTE: DRAWINGS WILL BE MODIFIED IN ADVANCE OF AND PRIOR TO RELEASE OF PUBLIC SPACE PERMIT TO INCLUDE SOIL VOLUME EXTENTS AND CALCULATIONS FOR THE NEW STREET TREES BASED ON DDOT GREEN INFRASTRUCTURE STANDARDS
7TH STREET, SW
(NORTH BOUND)
PROPOSED CURB
7'-6",
TREE BOX,
MIN.
8'-0",
CLEAR PEDESTRAIN
PATH
RAISED
PLANTER
GARAGE BELOW
RETAIL
PROPERTY LINE
0
15

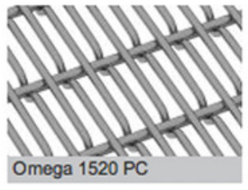
WATER WALLS AT ENTRY PLAZA

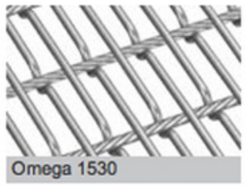


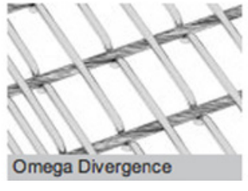


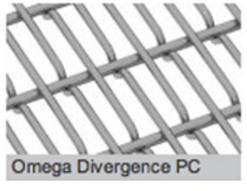


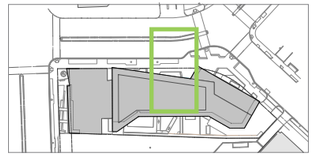
REPRESENTATIVE MATERIALS:


Omega 1520 PC


Omega 1530


Omega Divergence


Omega Divergence PC



see Landscape Plan - Church

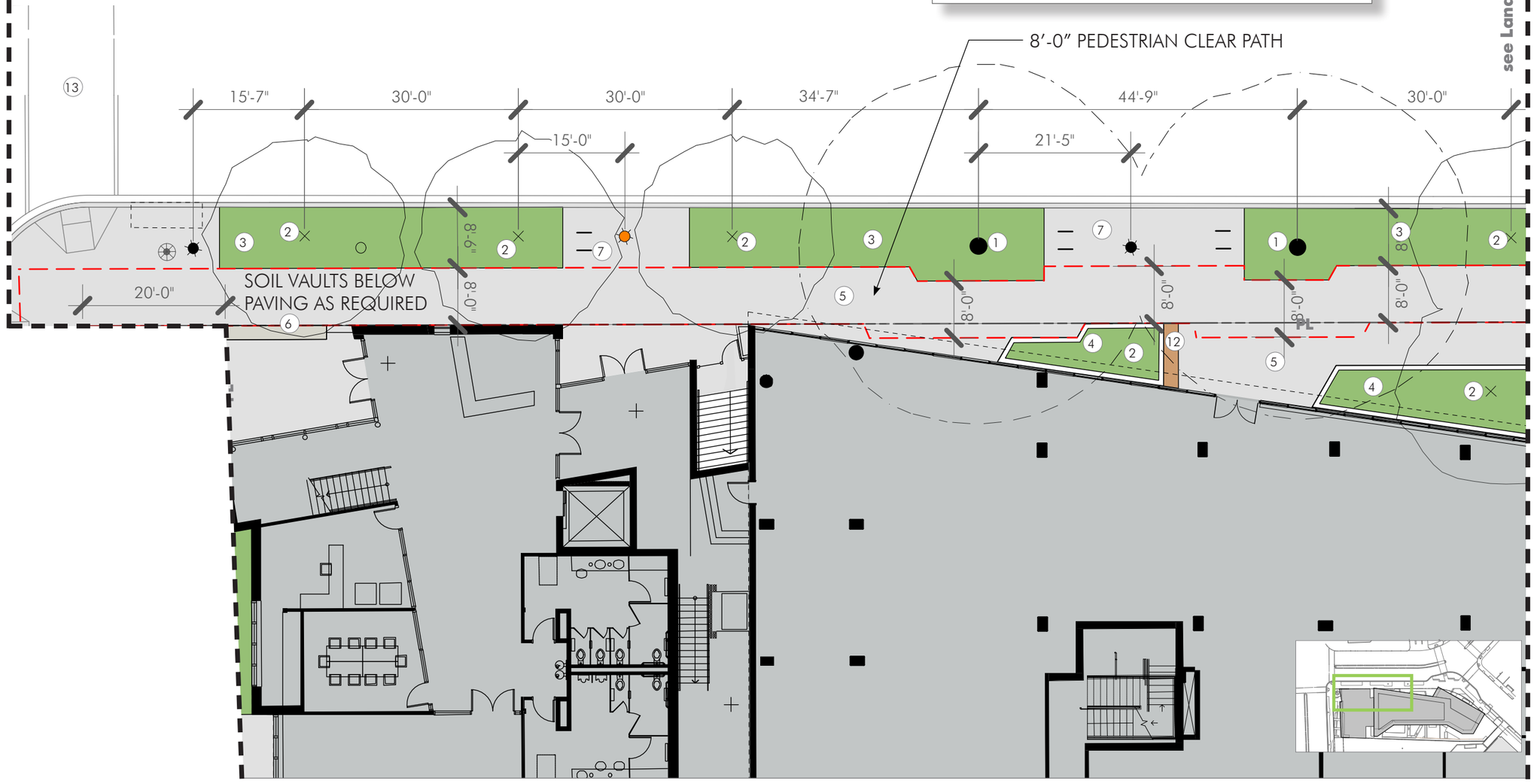
see Landscape Plan - Entry Plaza

7TH STREETSCAPE:

1 - Existing Oak Trees - to remain
2 - Proposed Canopy Trees
3 - Plantings at Grade
4 - Raised Planters 18-24"
5 - Typical Scored Concrete
6 - Seatwall
7 - Bike Racks, 30" o.c.
8 - Existing Fire Hydrant
9 - Existing Trash Receptacle
10 - Existing Street Light - to remain
11 - Existing Street Light - relocated
12 - Bench
13 - Crosswalk

BIKE PARKING TABULATION:

Category	*Calculation*	*Spaces*
Residential	1 space/20 units	9
Retail	1 space/3500 SF	3
Church	1 space/2500 SF (no less than 8)	8
TOTAL:		20

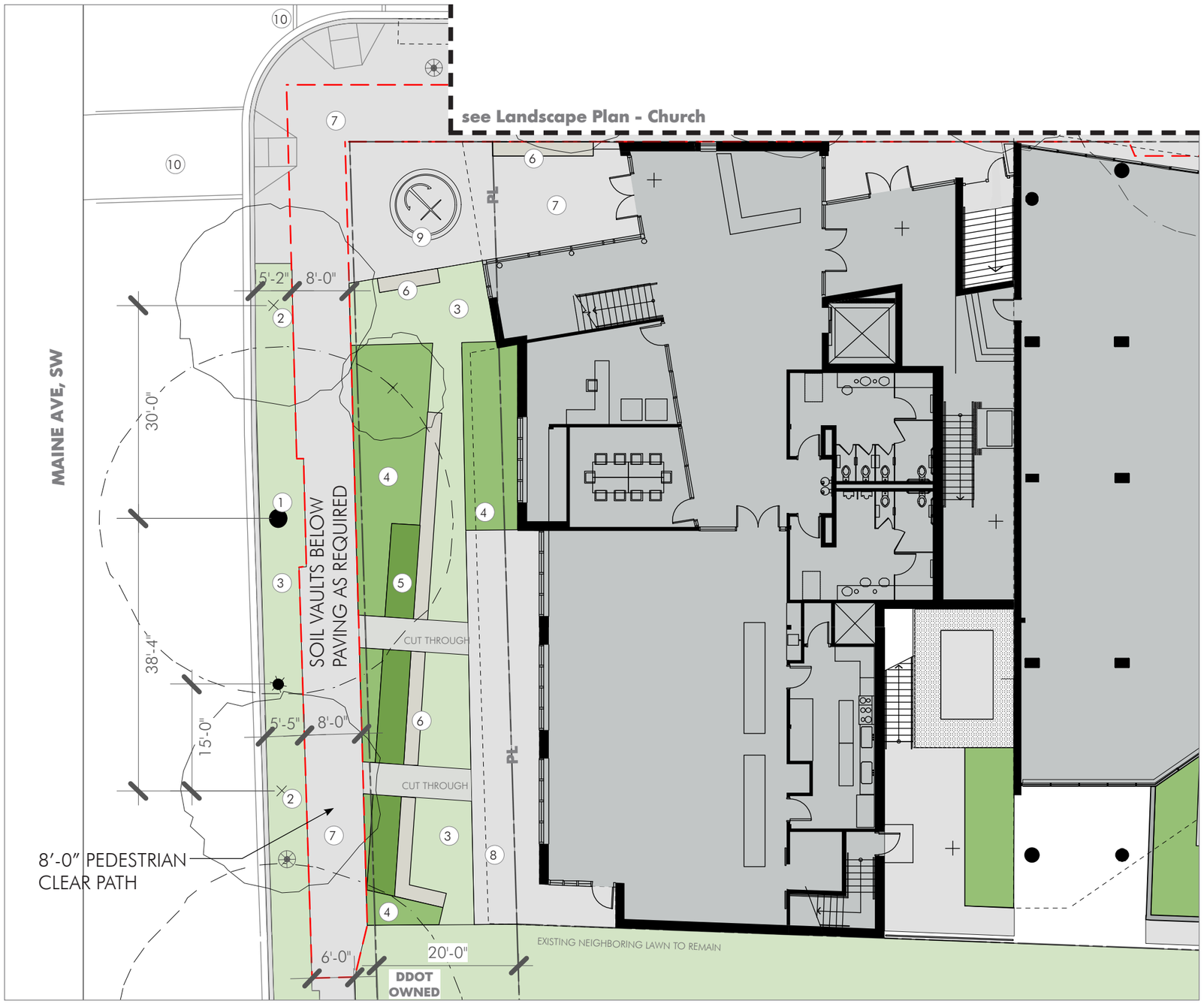


RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

ENLARGED LANDSCAPE PLAN - CHURCH & 7TH STREET, SW

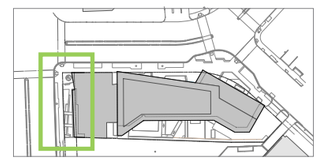
CONSOLIDATED PUD APPLICATION

November 2015



CHURCH STREETSCAPE:

1 - Existing Oak Tree - to remain
2 - Proposed Canopy Trees
3 - Lawn
4 - Perennial Plantings
5 - Shrubs
6 - Seatwalls
7 - Typical Scored Concrete
8 - Paving
9 - Anchor Paving Medallion
10 - Crosswalks
11 - Existing Trash Receptacle
12 - Existing Street Light - to remain



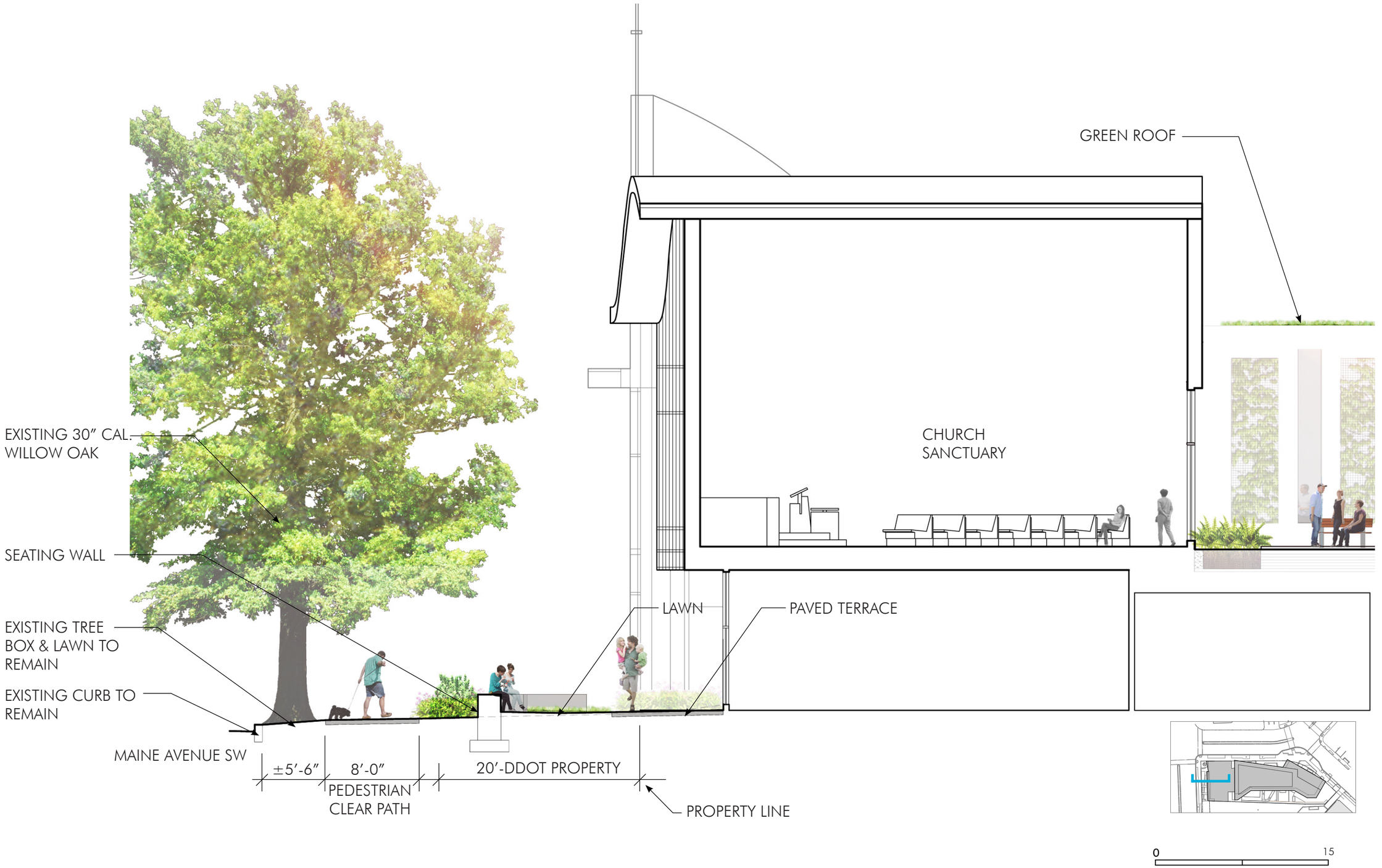
0 15 30

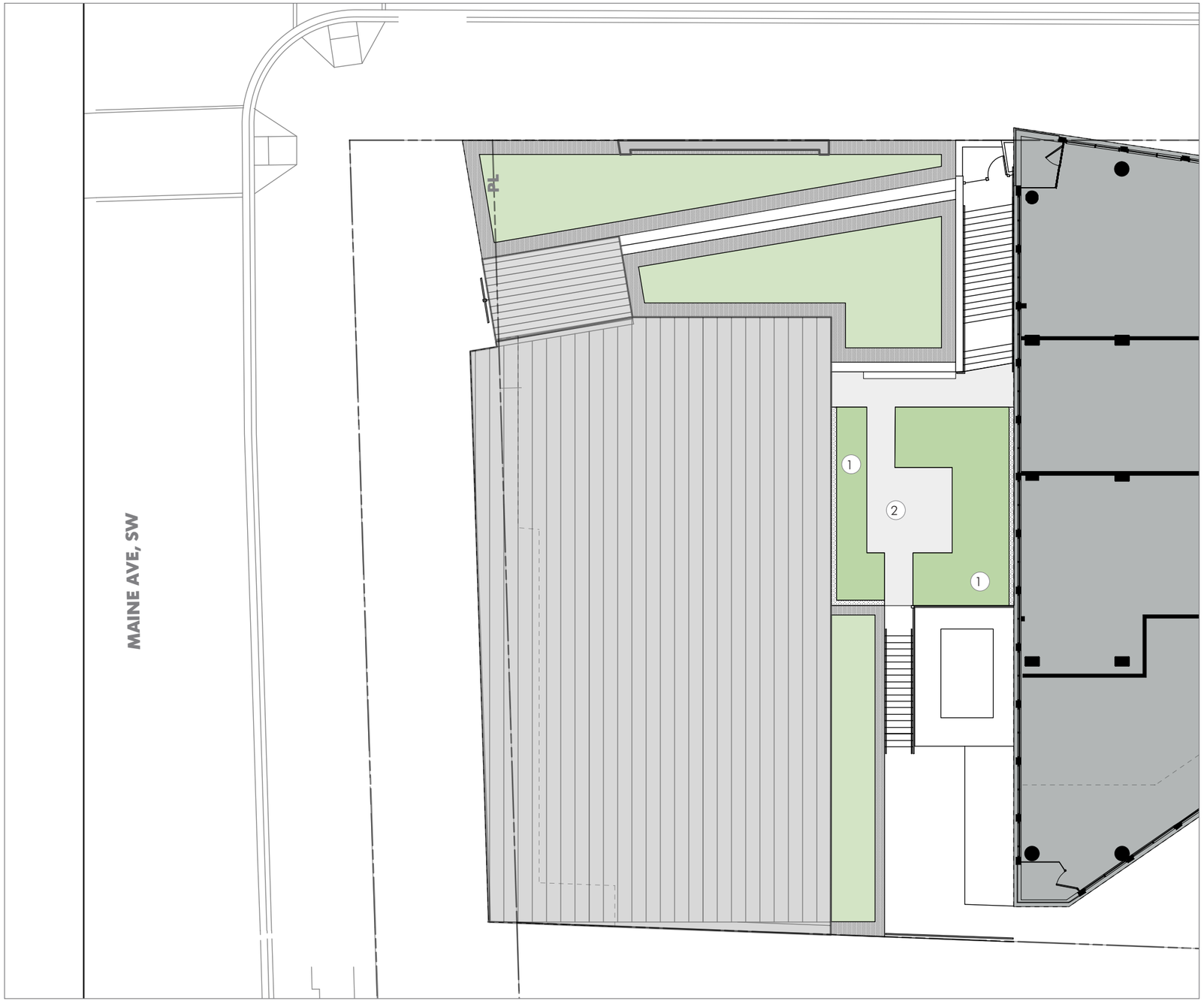
RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

ENLARGED LANDSCAPE PLAN - CHURCH & MAINE AVE, SW

CONSOLIDATED PUD APPLICATION

November 2015

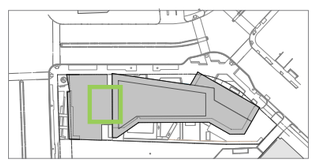

GREEN ROOF
EXISTING 30" CAL. WILLOW OAK
SEATING WALL
EXISTING TREE BOX & LAWN TO REMAIN
EXISTING CURB TO REMAIN
CHURCH SANCTUARY
LAWN
PAVED TERRACE
MAINE AVENUE SW
±5'-6"
8'-0" PEDESTRIAN CLEAR PATH
20'-DDOT PROPERTY
PROPERTY LINE
0
15



2ND FLOOR CHURCH COURTYARD:

1 - Intensive Green Roof

2 - Paved Terrace



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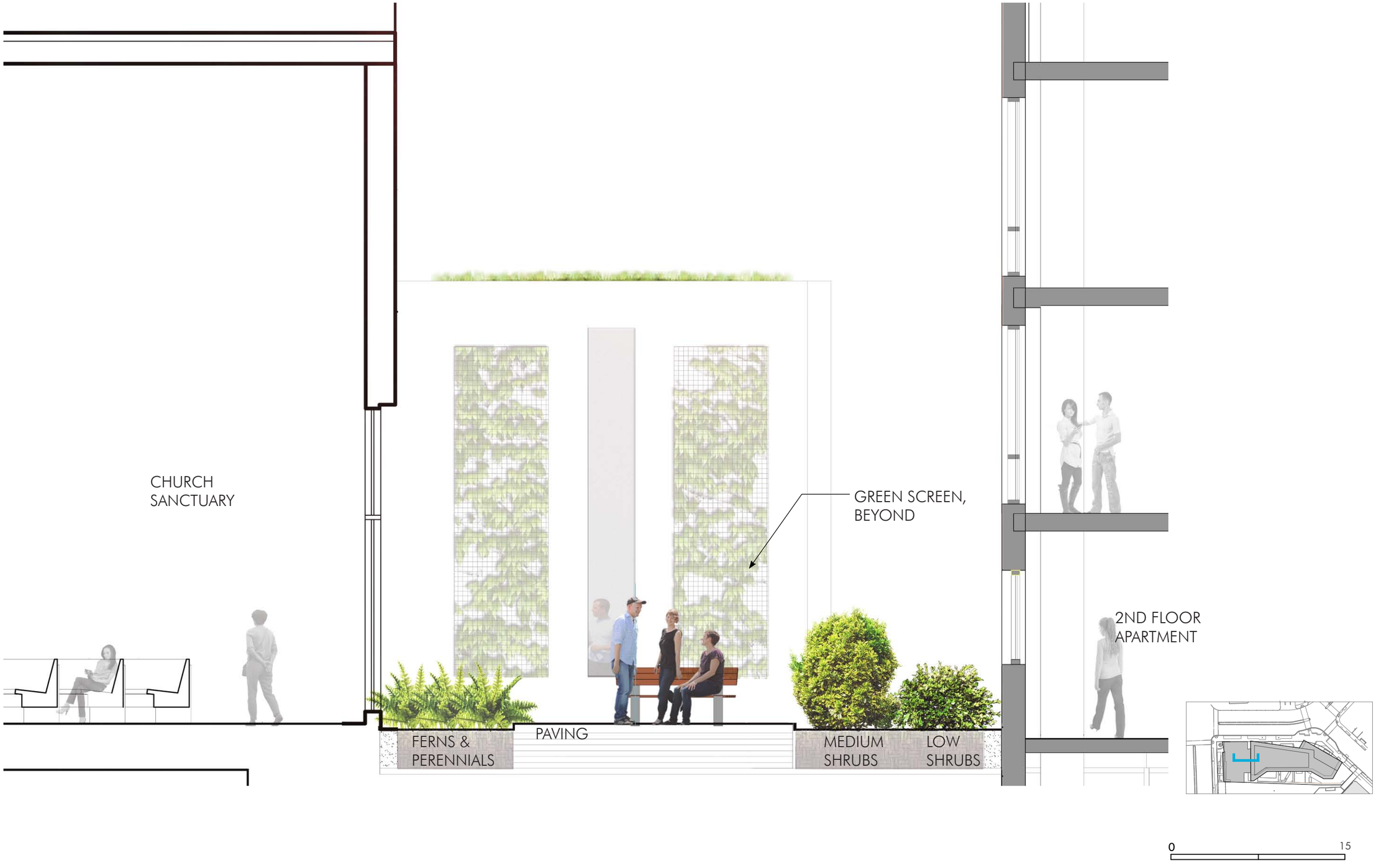
RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

ENLARGED LANDSCAPE PLAN - CHURCH PATIO

CONSOLIDATED PUD APPLICATION

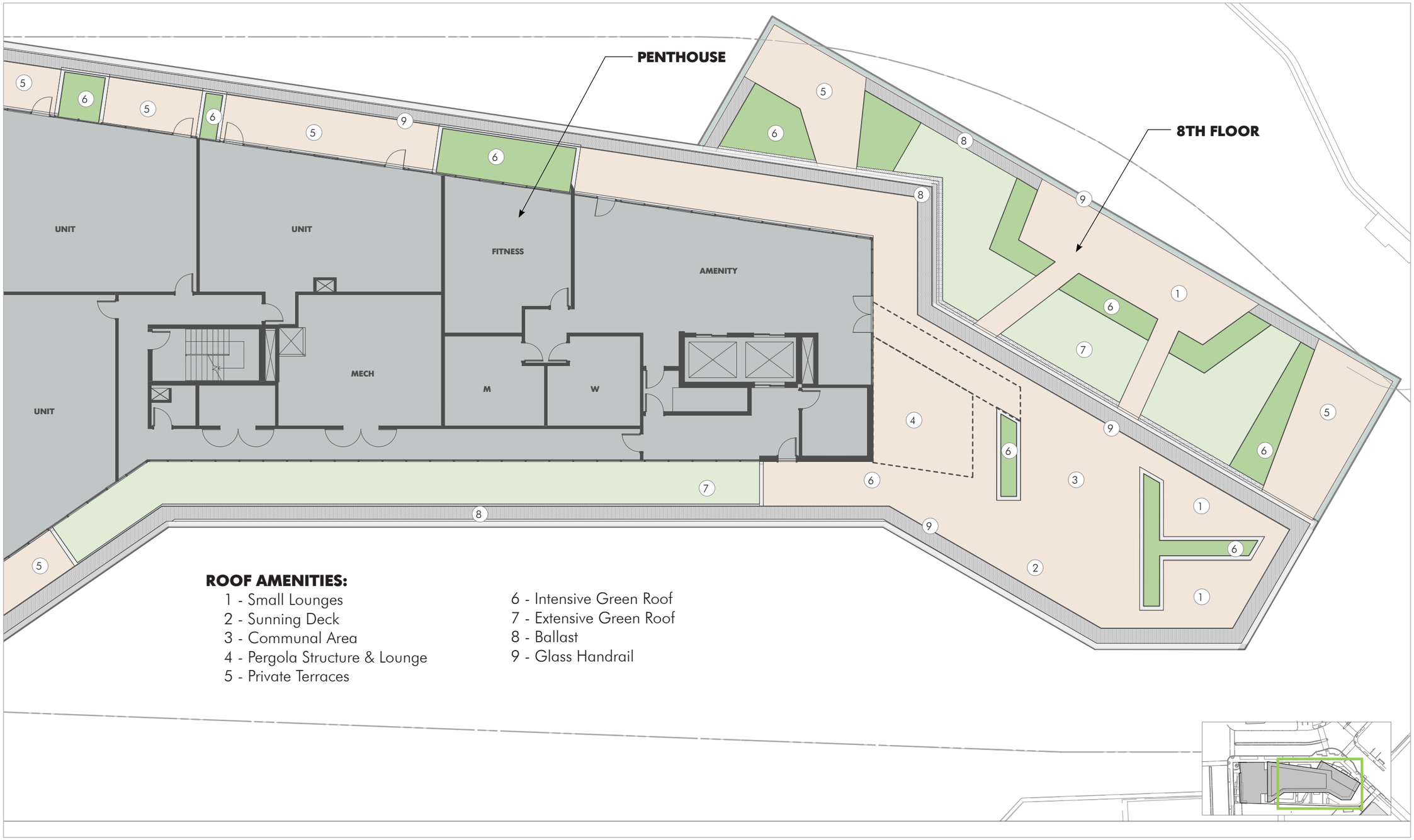
November 2015



RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

LANDSCAPE SECTION - CHURCH PATIO
CONSOLIDATED PUD APPLICATION

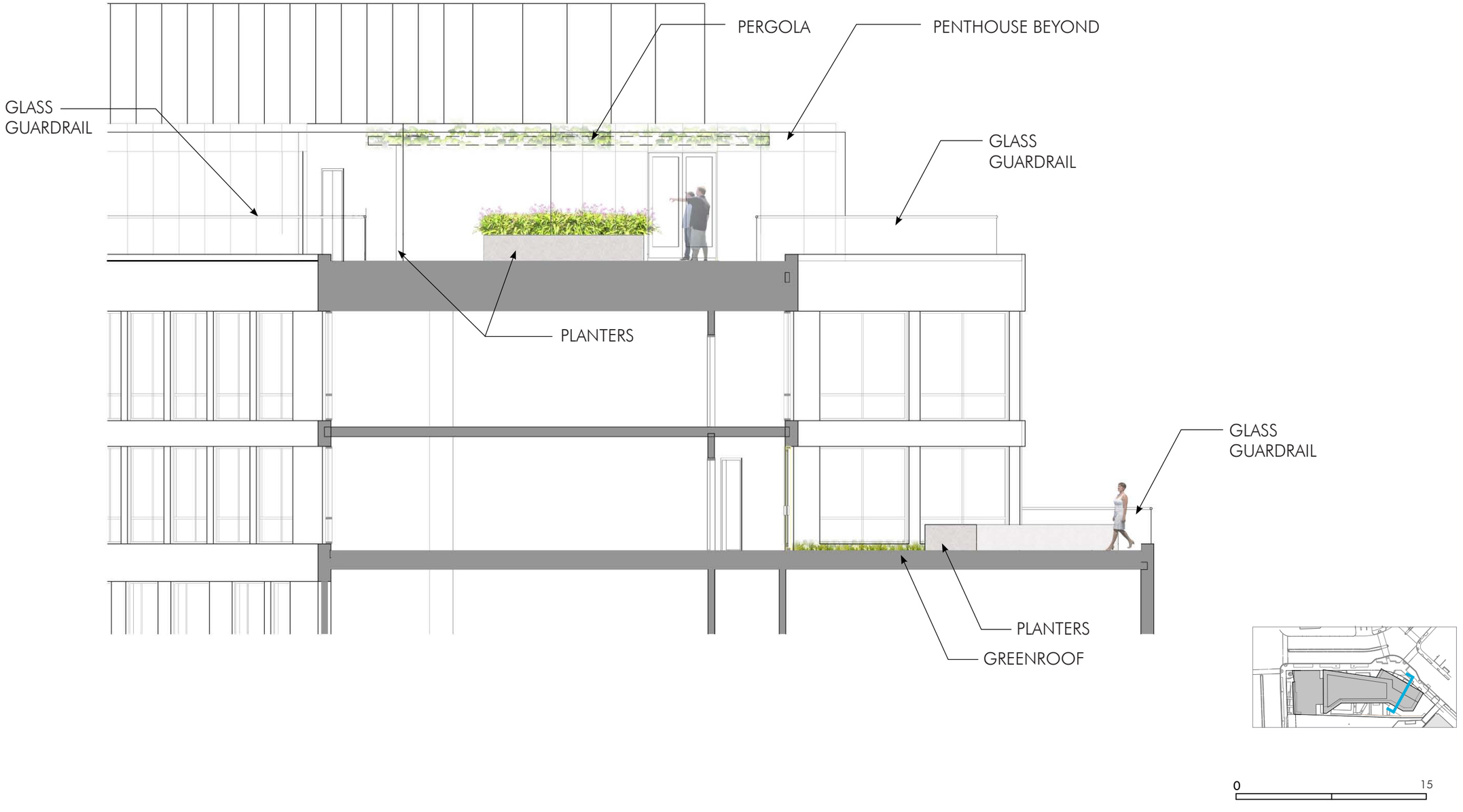
November 2015



ROOF AMENITIES:

1 - Small Lounges
2 - Sunning Deck
3 - Communal Area
4 - Pergola Structure & Lounge
5 - Private Terraces
6 - Intensive Green Roof
7 - Extensive Green Roof
8 - Ballast
9 - Glass Handrail

0 15 30



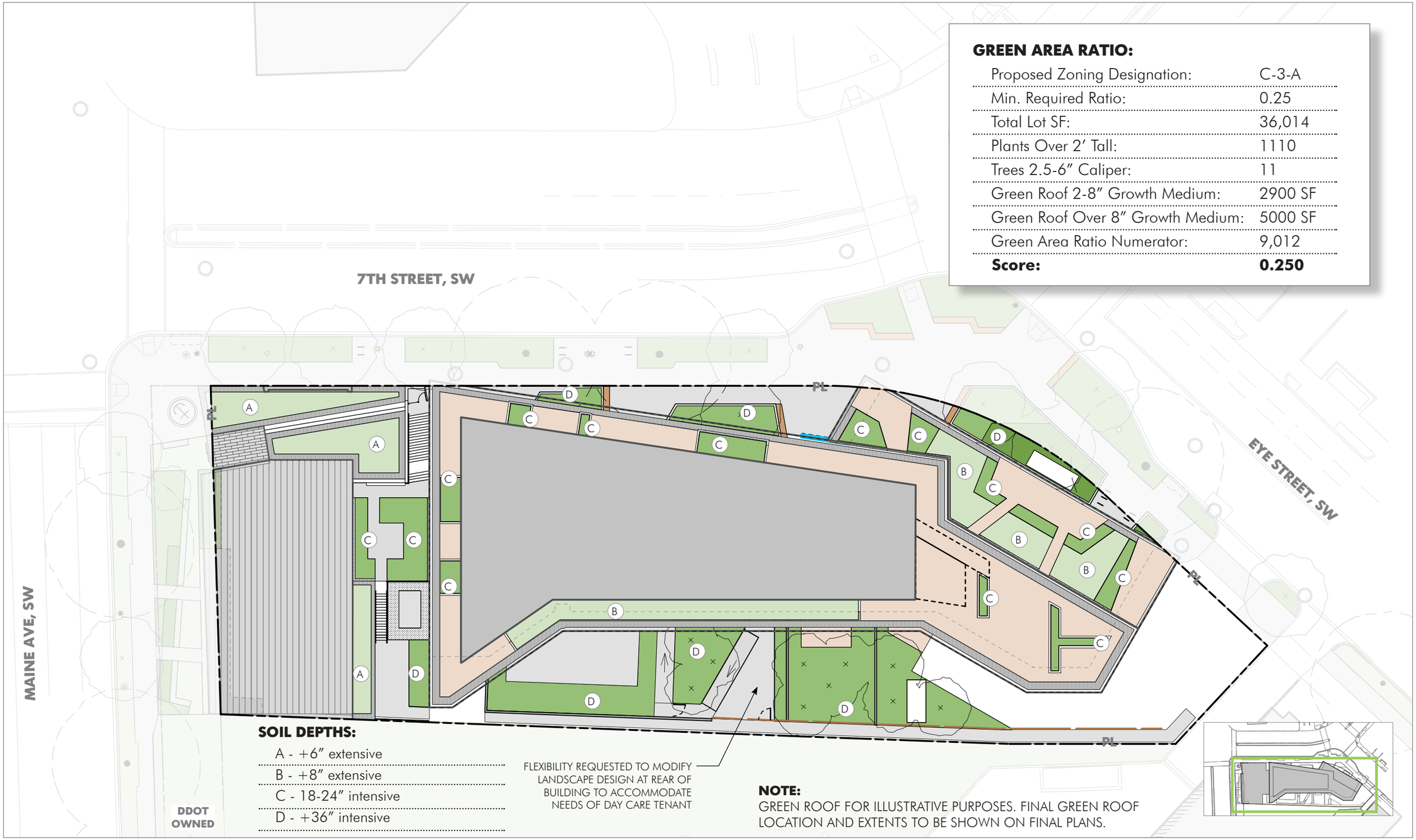
RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

LANDSCAPE SECTION - ROOF AMENITIES
CONSOLIDATED PUD APPLICATION

November 2015

GREEN AREA RATIO:

Proposed Zoning Designation:	C-3-A
Min. Required Ratio:	0.25
Total Lot SF:	36,014
Plants Over 2′ Tall:	1110
Trees 2.5-6″ Caliper:	11
Green Roof 2-8″ Growth Medium:	2900 SF
Green Roof Over 8″ Growth Medium:	5000 SF
Green Area Ratio Numerator:	9,012
Score:	**0.250**



SOIL DEPTHS:

A -	+6″ extensive
B -	+8″ extensive
C -	18-24″ intensive
D -	+36″ intensive

FLEXIBILITY REQUESTED TO MODIFY LANDSCAPE DESIGN AT REAR OF BUILDING TO ACCOMMODATE NEEDS OF DAY CARE TENANT

NOTE:
GREEN ROOF FOR ILLUSTRATIVE PURPOSES. FINAL GREEN ROOF LOCATION AND EXTENTS TO BE SHOWN ON FINAL PLANS.

0 30 60

RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

SOIL DEPTH PLAN
CONSOLIDATED PUD APPLICATION

November 2015

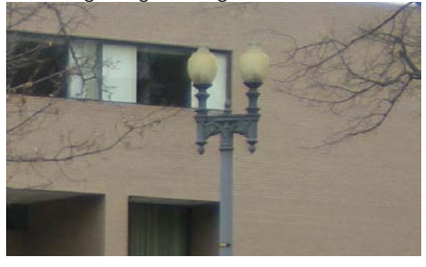
EXISTING STREET TREES:
Willow Oaks & Red Oaks

PROPOSED STREET TREES:
Shumard (Red) Oak

STREETSCAPE PLANTINGS FOR 7TH AND EYE STREETS:
Shade shrubs and perennials

STREETSCAPE ELEMENTS:
Bike racks

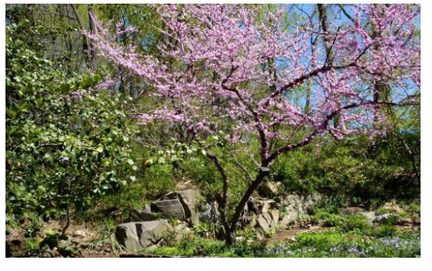
Washington globe lights



Typical trash receptacles

Typical scored concrete

GROUND FLOOR COURTYARD PLANTINGS:



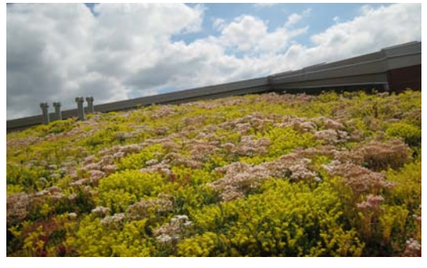
MAINE AVENUE PLANTINGS:
Mixed sun/shade shrubs and perennials

MAINE AVE:
Paving

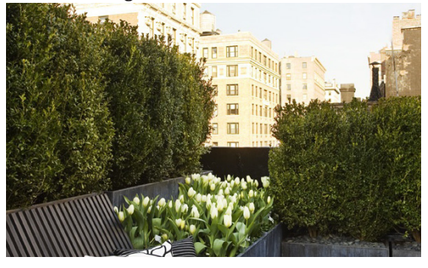
Seatwall

Signage

EXTENSIVE GREEN ROOF:
Sedum mix

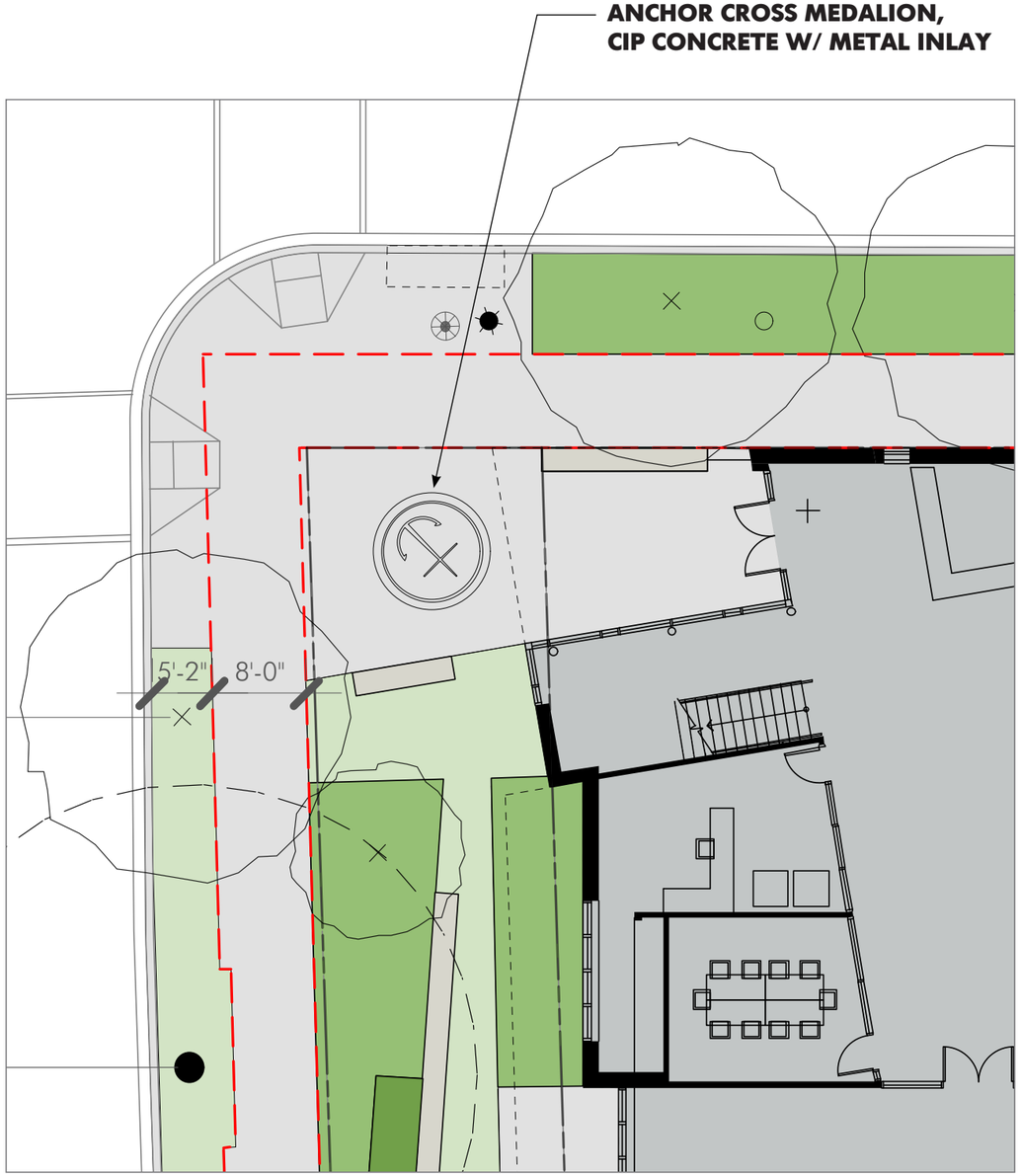


INTENSIVE GREEN ROOF:
Raised planters with screening shrubs, perennials, and grasses

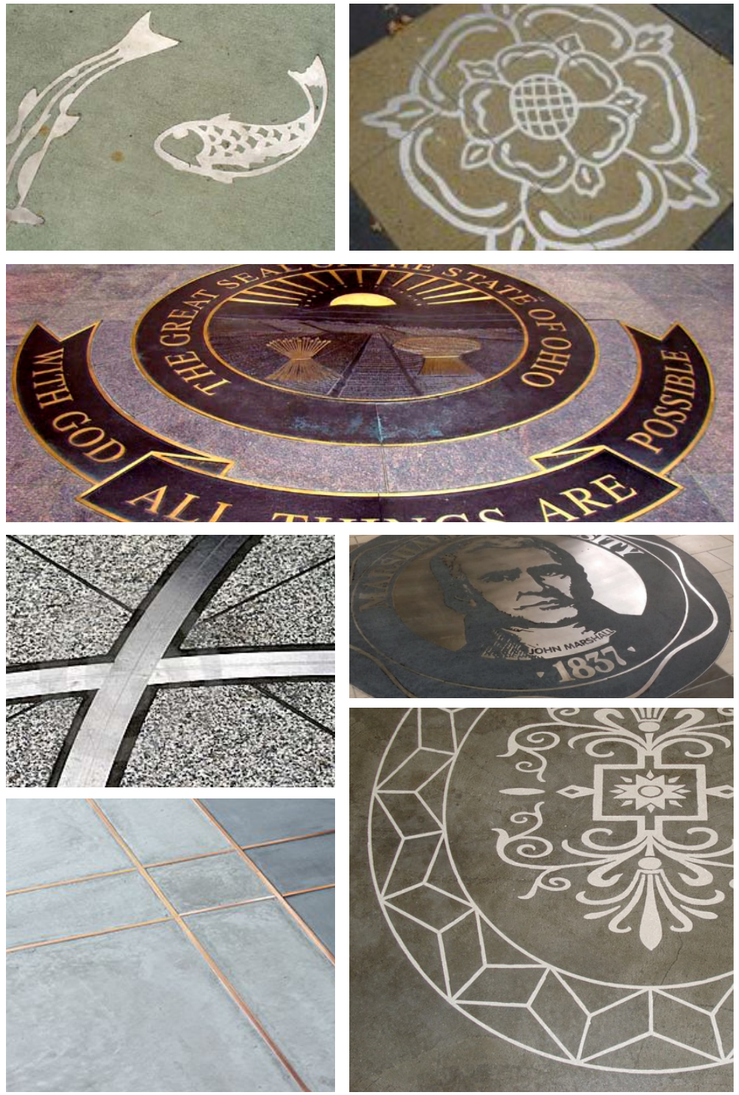


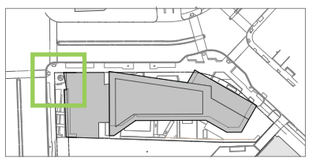
CHURCH COURTYARD:
Plantings

Small paved seating area



PRECEDENT IMAGES: METAL INLAY





LEED 2009 for New Construction and Major Renovation

Project Checklist

Riverside Baptist Church Redevelopment - Residential Building

11.03.2015

Sustainable Sites — Possible Points: 26

Y	N	?			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
	N		Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
	N		Credit 4.4	Alternative Transportation—Parking Capacity	2
	N		Credit 5.1	Site Development—Protect or Restore Habitat	1
1			Credit 5.2	Site Development—Maximize Open Space	1
1			Credit 6.1	Stormwater Design—Quantity Control	1
	N		Credit 6.2	Stormwater Design—Quality Control	1
			Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
	N		Credit 8	Light Pollution Reduction	1

Water Efficiency — Possible Points: 10

Y	N	?			
Y			Prereq 1	Water Use Reduction—20% Reduction	
4			Credit 1	Water Efficient Landscaping	2 to 4
	N		Credit 2	Innovative Wastewater Technologies	2
2			Credit 3	Water Use Reduction	2 to 4

Energy and Atmosphere — Possible Points: 35

Y	N	?			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
5			Credit 1	Optimize Energy Performance	1 to 19
	N		Credit 2	On-Site Renewable Energy	1 to 7
2	N		Credit 3	Enhanced Commissioning	2
	N		Credit 4	Enhanced Refrigerant Management	2
	N		Credit 5	Measurement and Verification	3
2			Credit 6	Green Power	2

Materials and Resources — Possible Points: 14

Y	N	?			
Y			Prereq 1	Storage and Collection of Recyclables	
	N		Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
	N		Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
	N		Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	N	?			
2			Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
	N		Credit 6	Rapidly Renewable Materials	1
1			Credit 7	Certified Wood	1

Indoor Environmental Quality — Possible Points: 15

Y	N	?			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			Credit 1	Outdoor Air Delivery Monitoring	1
	N		Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
	N		Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
			Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems—Lighting	1
1			Credit 6.2	Controllability of Systems—Thermal Comfort	1
1			Credit 7.1	Thermal Comfort—Design	1
1			Credit 7.2	Thermal Comfort—Verification	1
			Credit 8.1	Daylight and Views—Daylight	1
1			Credit 8.2	Daylight and Views—Views	1

Innovation and Design Process — Possible Points: 6

1			Credit 1.1	Innovation in Design: Specific Title	1
1			Credit 1.2	Innovation in Design: Specific Title	1
1			Credit 1.3	Innovation in Design: Specific Title	1
1			Credit 1.4	Innovation in Design: Specific Title	1
1			Credit 1.5	Innovation in Design: Specific Title	1
1			Credit 2	LEED Accredited Professional	1

Regional Priority Credits — Possible Points: 4

1			Credit 1.1	Regional Priority: SS C5.2 - Maximize open space	1
1			Credit 1.2	Regional Priority: SS C6.1 Stormwater Design - Quanitity Control	1
	N		Credit 1.3	Regional Priority: Specific Credit	1
	N		Credit 1.4	Regional Priority: Specific Credit	1

Total — Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

LEED 2009 for New Construction and Major Renovations

Project Checklist

Riverside Baptist Church Redevelopment - Church

Sustainable Sites — Possible Points: 26

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
		N	Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
		N	Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
		N	Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
		N	Credit 4.4	Alternative Transportation—Parking Capacity	2
1			Credit 5.1	Site Development—Protect or Restore Habitat	1
1			Credit 5.2	Site Development—Maximize Open Space	1
1			Credit 6.1	Stormwater Design—Quantity Control	1
		N	Credit 6.2	Stormwater Design—Quality Control	1
		N	Credit 7.1	Heat Island Effect—Non-roof	1
	1		Credit 7.2	Heat Island Effect—Roof	1
	1		Credit 8	Light Pollution Reduction	1

Water Efficiency — Possible Points: 10

Y					
Y			Prereq 1	Water Use Reduction—20% Reduction	
4			Credit 1	Water Efficient Landscaping	2 to 4
		N	Credit 2	Innovative Wastewater Technologies	2
2			Credit 3	Water Use Reduction	2 to 4

Energy and Atmosphere — Possible Points: 35

Y					
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
10			Credit 1	Optimize Energy Performance	1 to 19
		N	Credit 2	On-Site Renewable Energy	1 to 7
		N	Credit 3	Enhanced Commissioning	2
2			Credit 4	Enhanced Refrigerant Management	2
		N	Credit 5	Measurement and Verification	3
		N	Credit 6	Green Power	2

Materials and Resources — Possible Points: 14

Y					
Y			Prereq 1	Storage and Collection of Recyclables	
		N	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
		N	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
		N	Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	?	N			
2			Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
		N	Credit 6	Rapidly Renewable Materials	1
1			Credit 7	Certified Wood	1

Indoor Environmental Quality — Possible Points: 15

Y					
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			Credit 1	Outdoor Air Delivery Monitoring	1
	1		Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
		N	Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
1			Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems—Lighting	1
		N	Credit 6.2	Controllability of Systems—Thermal Comfort	1
	1		Credit 7.1	Thermal Comfort—Design	1
	1		Credit 7.2	Thermal Comfort—Verification	1
		N	Credit 8.1	Daylight and Views—Daylight	1
		N	Credit 8.2	Daylight and Views—Views	1

Innovation and Design Process — Possible Points: 6

1			Credit 1.1	Innovation in Design: Specific Title	1
1			Credit 1.2	Innovation in Design: Specific Title	1
1			Credit 1.3	Innovation in Design: Specific Title	1
	1		Credit 1.4	Innovation in Design: Specific Title	1
	1		Credit 1.5	Innovation in Design: Specific Title	1
1			Credit 2	LEED Accredited Professional	1

Regional Priority Credits — Possible Points: 4

	1		Credit 1.1	R.P.:Optimize Energy Performance EAc1	1
		N	Credit 1.2	R.P.: Site development - protect or restore habitat SSc5.1	1
		N	Credit 1.3	R.P.: Stormwater design - quantity control SSc6.1	1
		N	Credit 1.4	R.P.: Innovative wastewater technologies WEc2	1

Total — Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

Green Area Ratio Scoresheet

Address: 680 Eye Street, SW

Other / BZA Order:

Lot size *(enter this value first)* *

Ward	Lot	Square	Zoning District
			C-3-A

enter sq ft of lot: 36,014

multiplier: SCORE 0.250

	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		0.3	-
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft		0.6	-
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	1110 (9990)	0.3	2,997
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	11 (550)	0.5	275.0
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	2,900	0.6	1,740.0
2	Over at least 8" of growth medium	enter sq ft	5000	0.8	4,000.0

Green Area Ratio Scoresheet

Address: 680 Eye Street, SW

Other / BZA Order:

Lot size *(enter this value first)* *

Ward	Lot	Square	Zoning District
			C-3-A

enter sq ft of lot: 36,014

multiplier: SCORE 0.250

D	**Permeable Paving*** **			
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft	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	-
		sub-total of sq ft =	*18,440*	
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	-
		Green Area Ratio numerator =		*9,012*

****** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.***

DDOE/WPD 08/2013

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