

I STREET S.W.

PROPERTY LINE

PROPERTY LINE

EXTERIOR LOUNGE AREA (COMMON AREA)

SECURED MAINTENANCE ONLY GATE AND GUARDRAIL

SECURED MAINTENANCE ONLY GATE AND GUARDRAIL

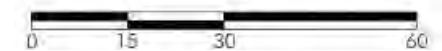
PET RELIEF AREA

SHADE STRUCTURE ABOVE

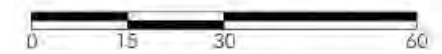
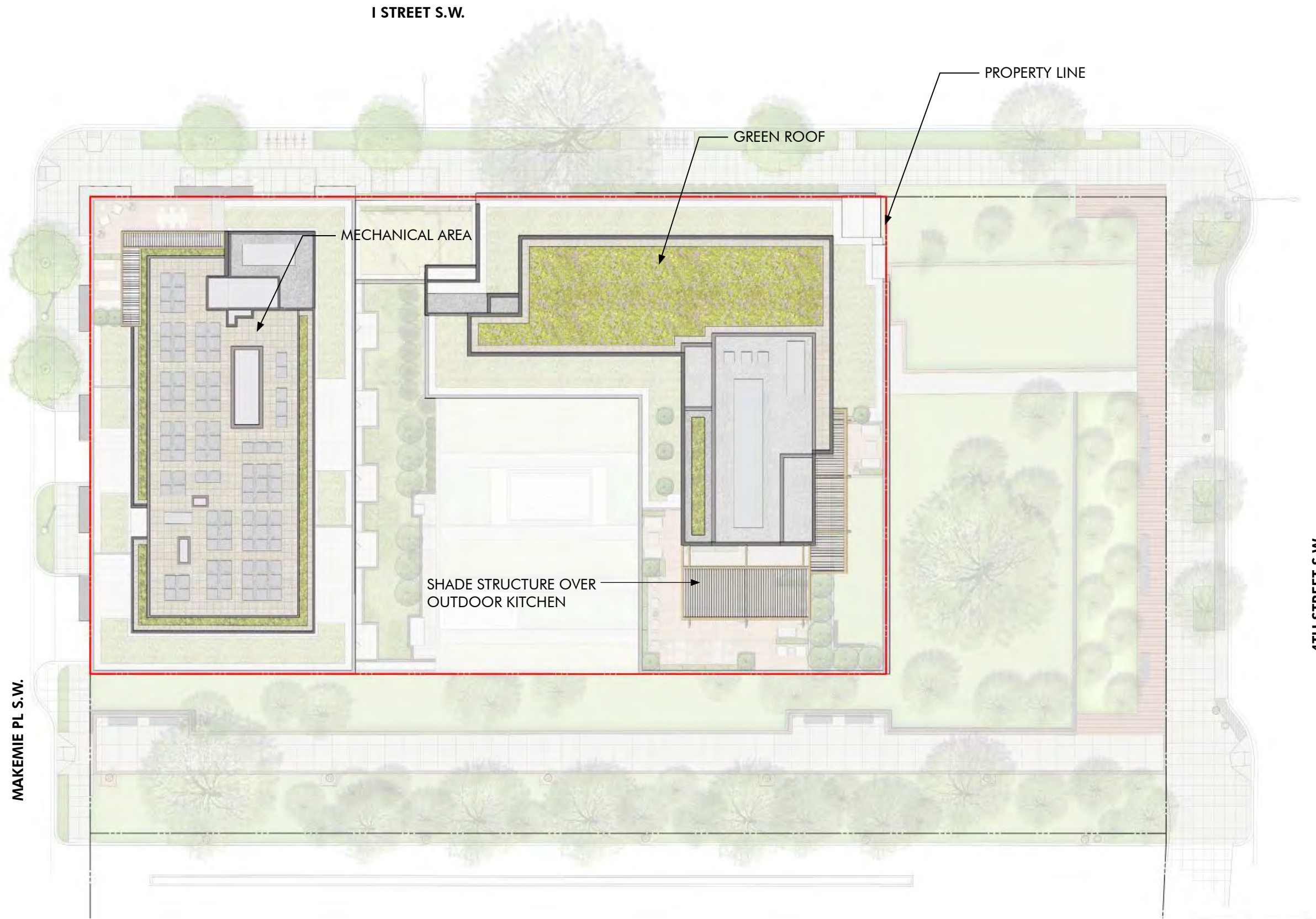
EXTERIOR LOUNGE AREA (COMMON AREA)

4TH STREET S.W.

MAKEMIE PL S.W.



L005 PENTHOUSE LANDSCAPE PLAN



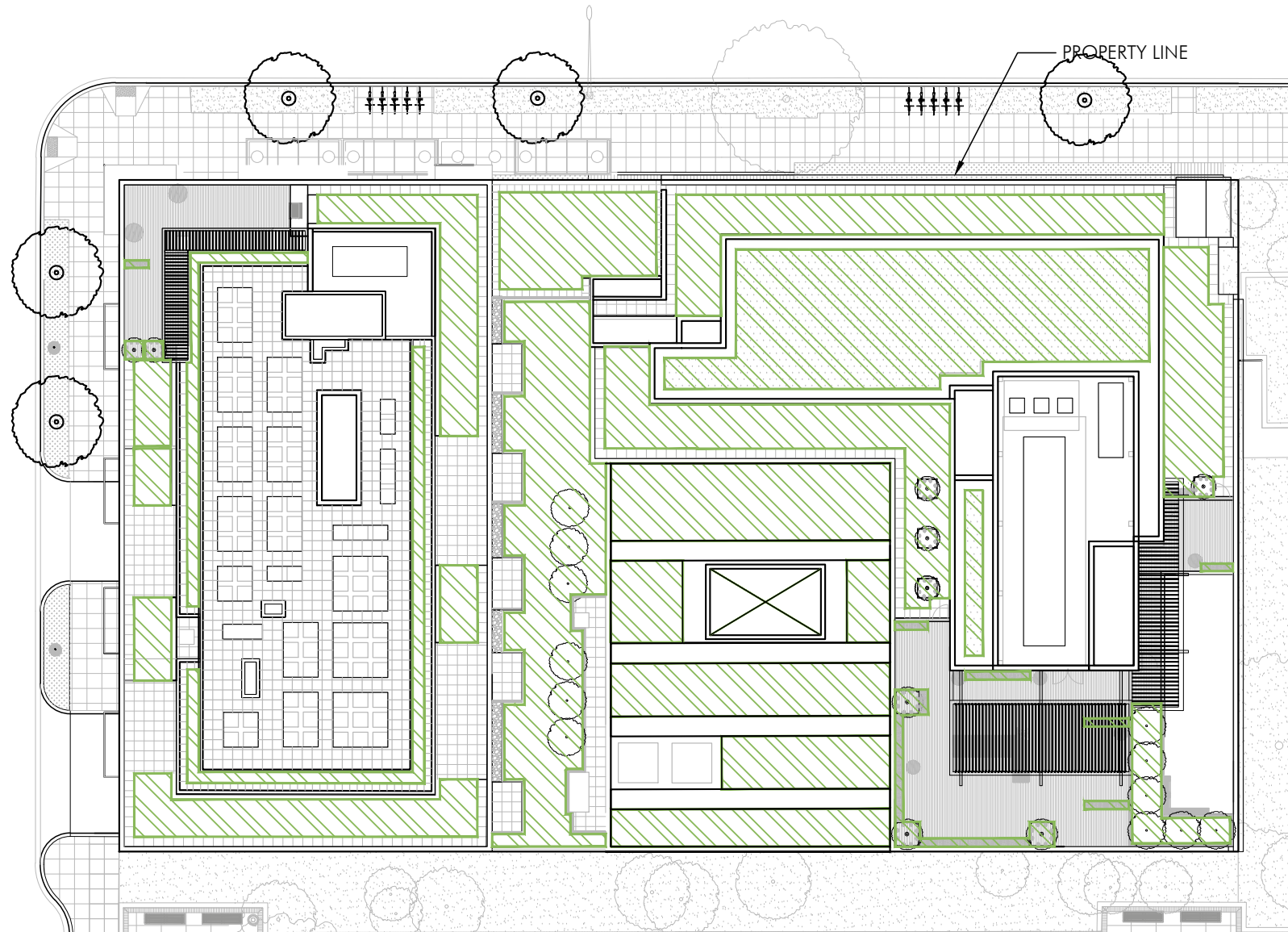
L006 ROOF LANDSCAPE PLAN



L007 ROOF LEVEL PRECEDENT IMAGES

**GREEN AREA RATIO:**  
 SUBJECT SITE ZONING: MU-2  
 REQUIRED GAR SCORE: 0.30

NOTE: THE PROJECT WILL MEET THE REQUIRED GAR SCORE FOR THE SITE. AS THE PROJECT IS DEVELOPED THROUGH ALL DESIGN PHASES, ACTUAL MEANS FOR ACHIEVING THE SCORE MAY VARY AND EVOLVE. THE LANDSCAPE ELEMENTS ON THIS SHEET AND OTHER LANDSCAPE ELEMENTS WILL BE APPLIED AS NEEDED TO ACHIEVE THE REQUIRED SCORE.



**LEGEND:**

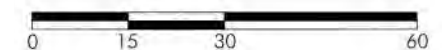
 8'+ INTENSIVE GREEN ROOF

**NOTES:**

1. SUBJECT SITE IS TO BE ZONED MU-2 AND REQUIRES A GREEN AREA RATION (GAR) SCORE OF 0.30
2. THE CURRENT DESIGN SHOWS POTENTIAL AREA OF LANDSCAPE AND LID TECHNIQUES TO ACHIEVE FINAL GAR SCORE. AREAS ONLY WITHIN THE APPLICABLE LOT LINES WILL BE APPLIED TO THE GAR SCORE. THE DESIGN, LAYOUT AND SQUARE FOOTAGE S OF THESE AREAS AREA TO FINALIZED AS OVERALL DESIGN DEVELOPS.
3. A COMBINATION OF PROPOSED GREEN ROOF, SHRUBS AND GROUNDCOVER, QUANTITIES AND SPECIES ARE TO BE DETERMINED AS DESIGN PROGRESSES.

Green Area Ratio Scoresheet							
Address	Westminster Church	Square	5	Lot	25	Zone District	MU-2
Other		Lot area (sf)	30,375	Minimum Score	.30	Multiplier	
		Lot size (enter this value first) *		SCORE:		0.300	
<b>Landscape Elements</b>					Square feet	Factor	Total
<b>A Landscaped areas (select one of the following for each area)</b>							
1	Landscaped areas with a soil depth < 24"	<input type="text"/>	square feet	0.30			
2	Landscaped areas with a soil depth ≥ 24"	<input type="text"/>	square feet	0.60			
3	Bioretention facilities	<input type="text"/>	square feet	0.40			
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>							
1	Groundcovers, or other plants < 2' height	<input type="text"/>	square feet	0.20	<input type="text"/>	Native Bonus square feet	
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	<input type="text"/>	# of plants	0.30	<input type="text"/>	# of plants	
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	<input type="text"/>	# of trees	0.50	<input type="text"/>	# of trees	
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	<input type="text"/>	# of trees	0.60	<input type="text"/>	# of trees	
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	<input type="text"/>	# of trees	0.70	<input type="text"/>	# of trees	
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	<input type="text"/>	# of trees	0.70	<input type="text"/>	# of trees	
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	<input type="text"/>	# of trees	0.70	<input type="text"/>	# of trees	
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	<input type="text"/>	# of trees	0.80	<input type="text"/>	# of trees	
9	Vegetated wall, plantings on a vertical surface	<input type="text"/>	square feet	0.60	<input type="text"/>	square feet	
<b>C Vegetated or "green" roofs</b>							
1	Over at least 2" and less than 8" of growth medium	<input type="text"/>	square feet	0.60	<input type="text"/>	square feet	
2	Over at least 8" of growth medium	<input type="text"/>	square feet	0.80	12,304	square feet	9,843.2
<b>D Permeable Paving***</b>							
1	Permeable paving over 6" to 24" of soil or gravel	<input type="text"/>	square feet	0.40			
2	Permeable paving over at least 24" of soil or gravel	<input type="text"/>	square feet	0.50			
<b>E Other</b>							
1	Enhanced tree growth systems***	<input type="text"/>	square feet	0.40			
2	Renewable energy generation	<input type="text"/>	square feet	0.50			
3	Approved water features	<input type="text"/>	square feet	0.20			
					subtotal of sq ft =		12,304
<b>F Bonuses</b>							
1	Native plant species	<input type="text"/>	square feet	0.10	0		
2	Landscaping in food cultivation	<input type="text"/>	square feet	0.10			
3	Harvested stormwater irrigation	<input type="text"/>	square feet	0.10			
					Green Area Ratio numerator =		9,843

\*\*\* 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.



L008 GAR PLAN

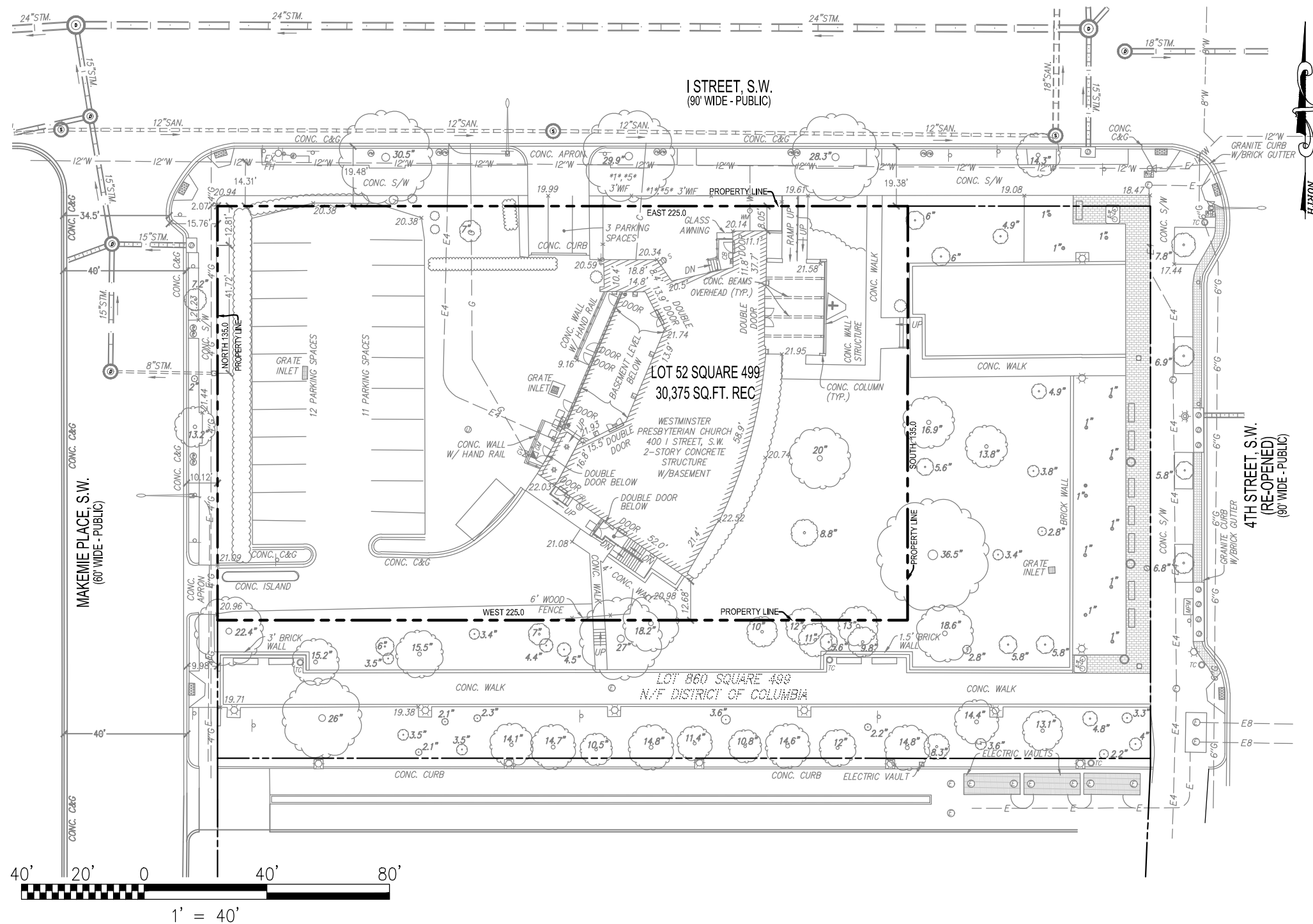


WESTMINSTER CHURCH LIVING  
 400 I STREET SW, WASHINGTON DC

PUD & ZONING MAP AMENDMENT  
 SUPPLEMENTAL PREHEARING SUBMISSION

MARCH 23, 2021

**L008**



**LEGAL DESCRIPTION**

LOT NUMBERED 52 IN SQUARE NUMBERED 499, CONTAINING 30,375.0 SQUARE FEET, AS SHOWN ON A PLAT OF SUBDIVISION RECORDED IN THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA IN SURVEY BOOK 129 AT PAGE 47 TOGETHER WITH ALL RIGHTS, PRIVILEGES AND APPURTENANCES TO THE SAME BELONGING.

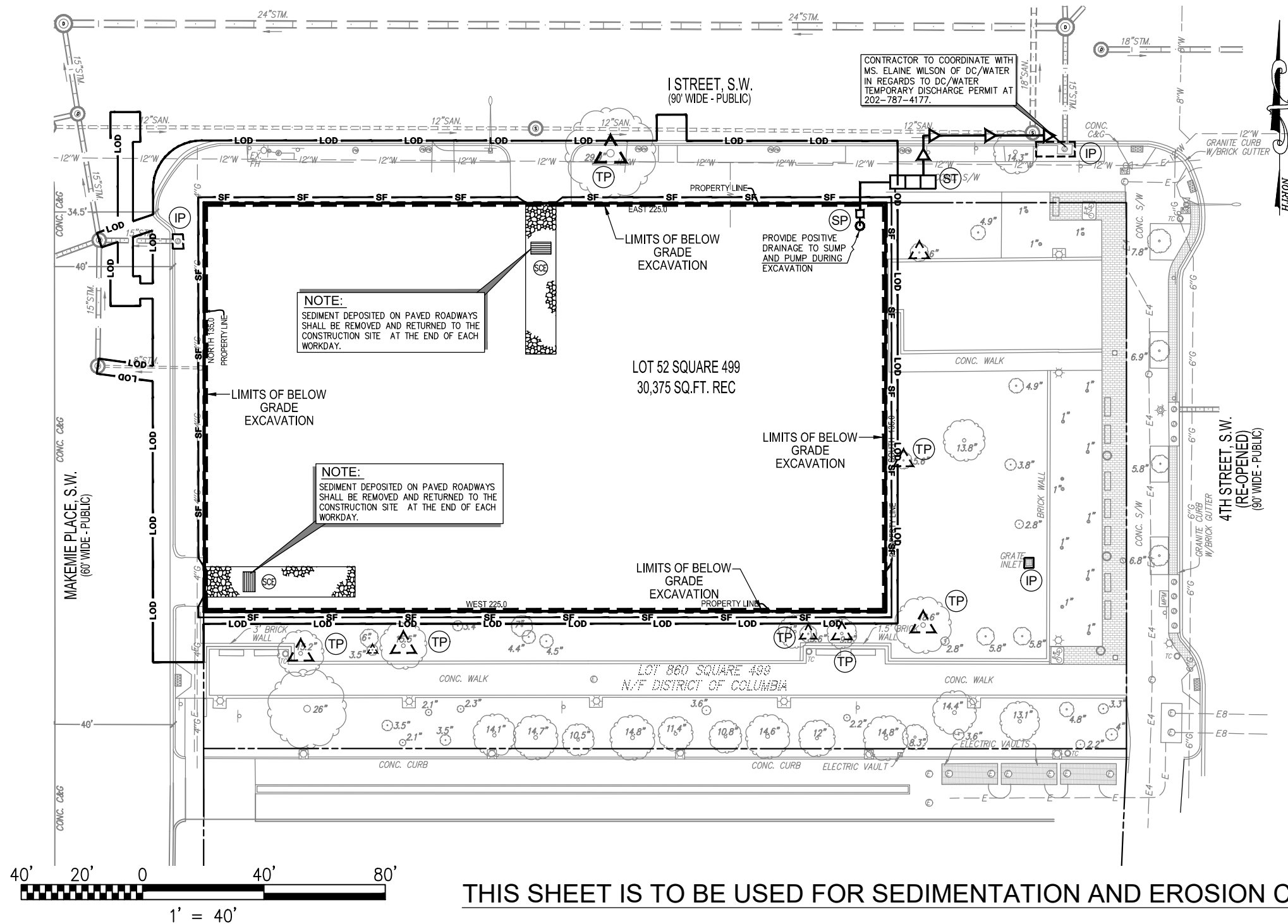
**UNDERGROUND UTILITY RECORDS SHOWN (TABLE A, OPTION 11):**

UTILITY	SOURCE	DATE
SEWER: WASA PANEL:	OS B-5-S.W.	6-10-92
WATER: WASA PANEL:	OW B-5-S.W.	7-6-70
ELECTRIC: PEPCO	NOT LABELED	7-10-17
GAS: WASHINGTON GAS	WG-4056	10-11-2017
OCTO DCNET FIBER:	NOT LABELED	9-25-2017
COMMUNICATION: VERIZON	MAP #16, GRID B-4	3-26-75
COMMUNICATION: MCI	REPORTED NONE	9-25-2017
COMMUNICATION: COMCAST	NOT LABELED	10-13-2017

**GENERAL NOTES:**

1. THE INFORMATION SHOWN RESULTS FROM A FIELD SURVEY BY THIS WILES MENSCH CORPORATION, LAST DATE OF FIELD SURVEY SEPTEMBER 21, 2017.
2. 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 BY THE OFFICE OF THE SURVEYOR, D.C.
3. MERIDIAN REFERENCED TO DCSO NORTH BY HOLDING I (EYE) STREET, S.W. AS E-W.
4. PROPERTY IS IDENTIFIED AS ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED ON FIRM COMMUNITY PANEL 1100010019C, EFFECTIVE DATE SEPTEMBER 27, 2010.
5. ZONING CLASSIFICATION, NOT SHOWN AND NOT PROVIDED BY THE CLIENT. (TABLE A, OPTION 6A AND 6B)
6. AS OF THE DATE OF THIS SURVEY, THERE WAS A BUILDING OBSERVED ON SURVEYED PROPERTY, AS SHOWN ON PLAT. (TABLE A, OPTION 7A)
7. AS OF THE DATE OF THIS SURVEY, THERE WAS PARKING OBSERVED ON SURVEYED PROPERTY, AS SHOWN ON PLAT. (TABLE A, OPTION 9)
8. ADJACENT PROPERTY AS SHOWN ON PLAT. (TABLE A, OPTION 13)
9. AS OF THE DATE OF THIS SURVEY, THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS. (TABLE A, OPTION 16)

**EXISTING CONDITIONS PLAN**



LEGEND	PROPOSED
TEMP CONSTRUCTION ENTRANCE	
WASH RACK	
SILT FENCE	
INLET PROTECTION	
APPROXIMATE LIMIT OF BELOW GRADE EXCAVATION	
APPROXIMATE LIMIT OF DISTURBANCE	
TREE PROTECTION	
SUMP PUMP	
SEDIMENT TANK	

**THIS SHEET IS TO BE USED FOR SEDIMENTATION AND EROSION CONTROL PURPOSES ONLY !!!**

**EROSION AND SEDIMENT CONTROL PLAN**