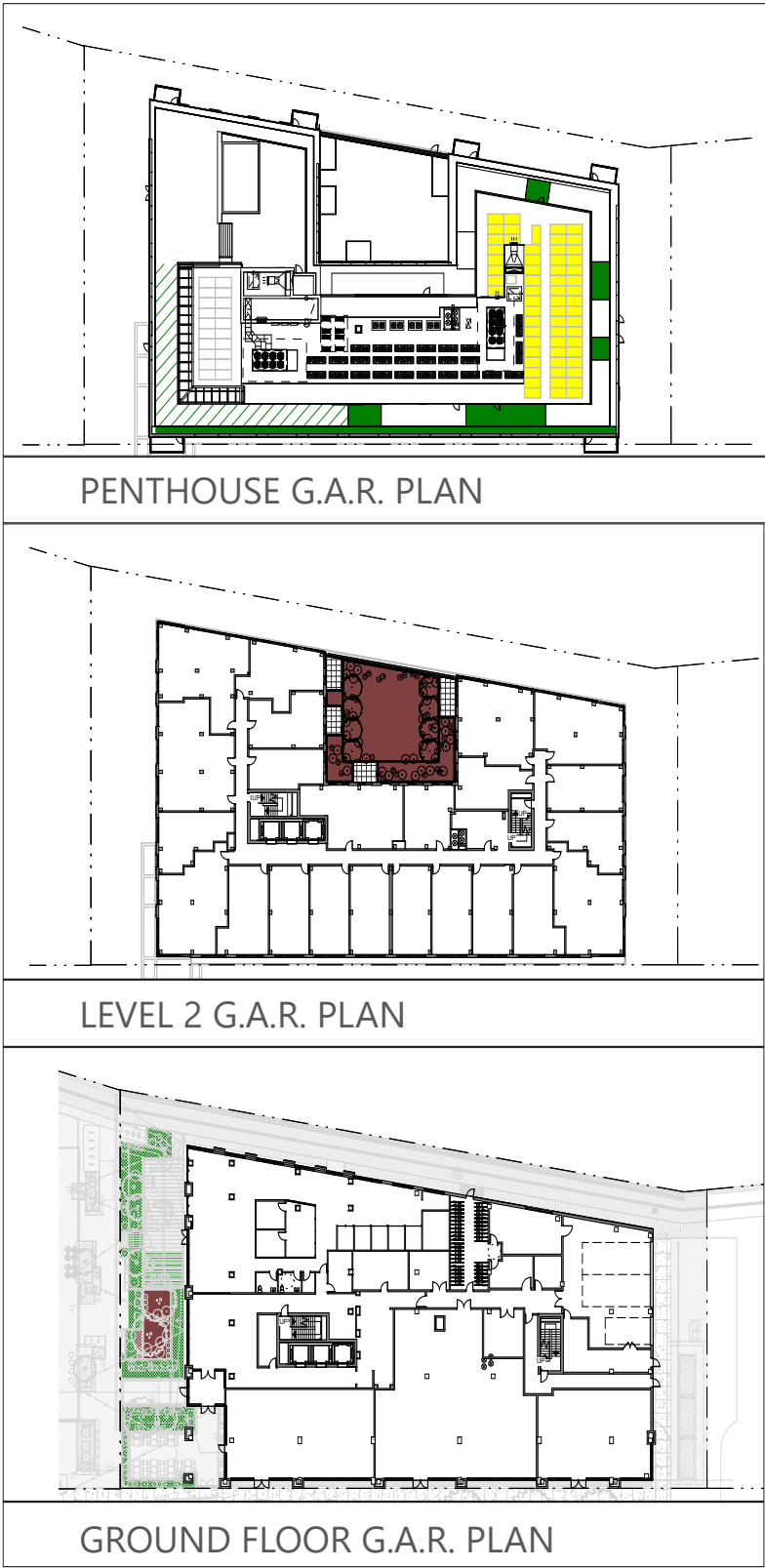
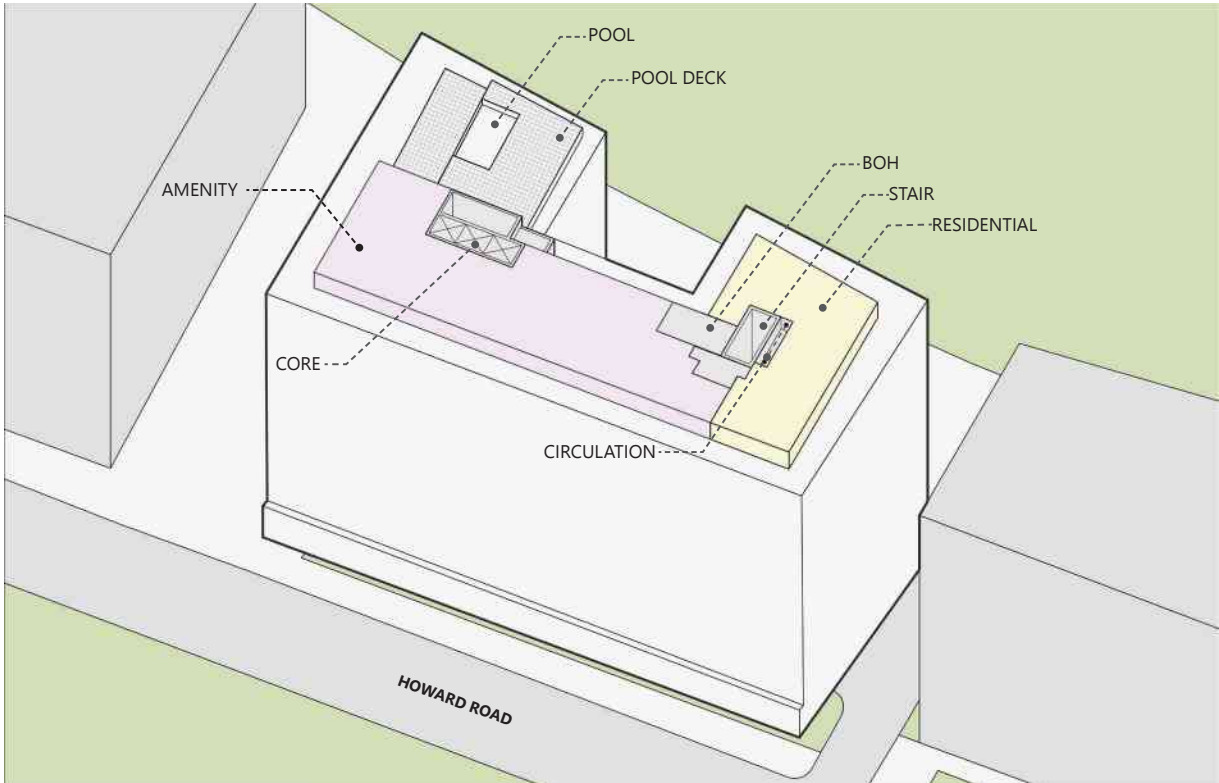
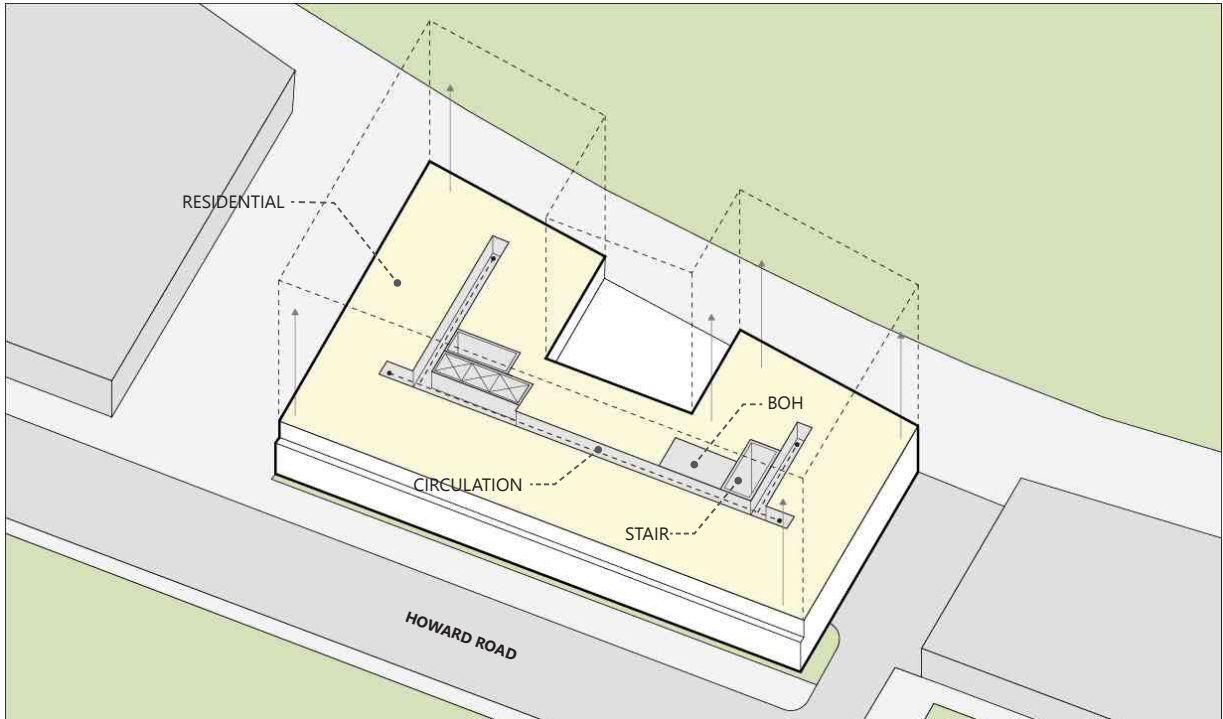
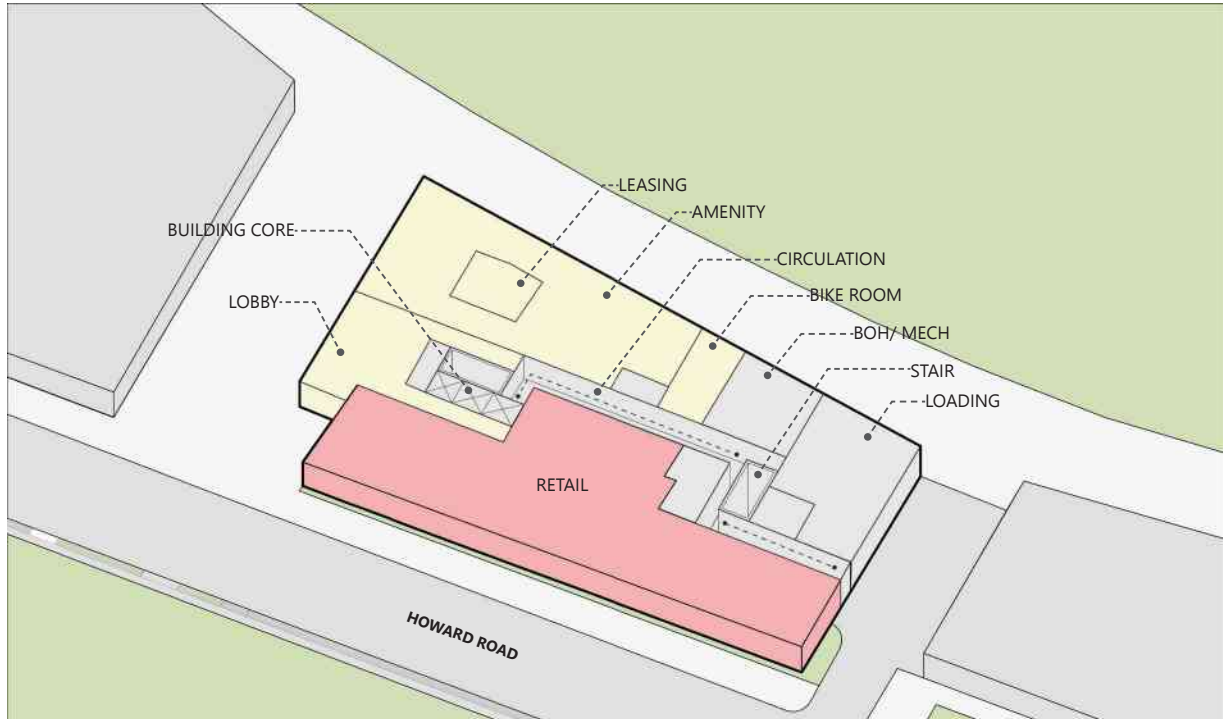


ZONING ANALYSIS | GREEN AREA RATIO | A1.06

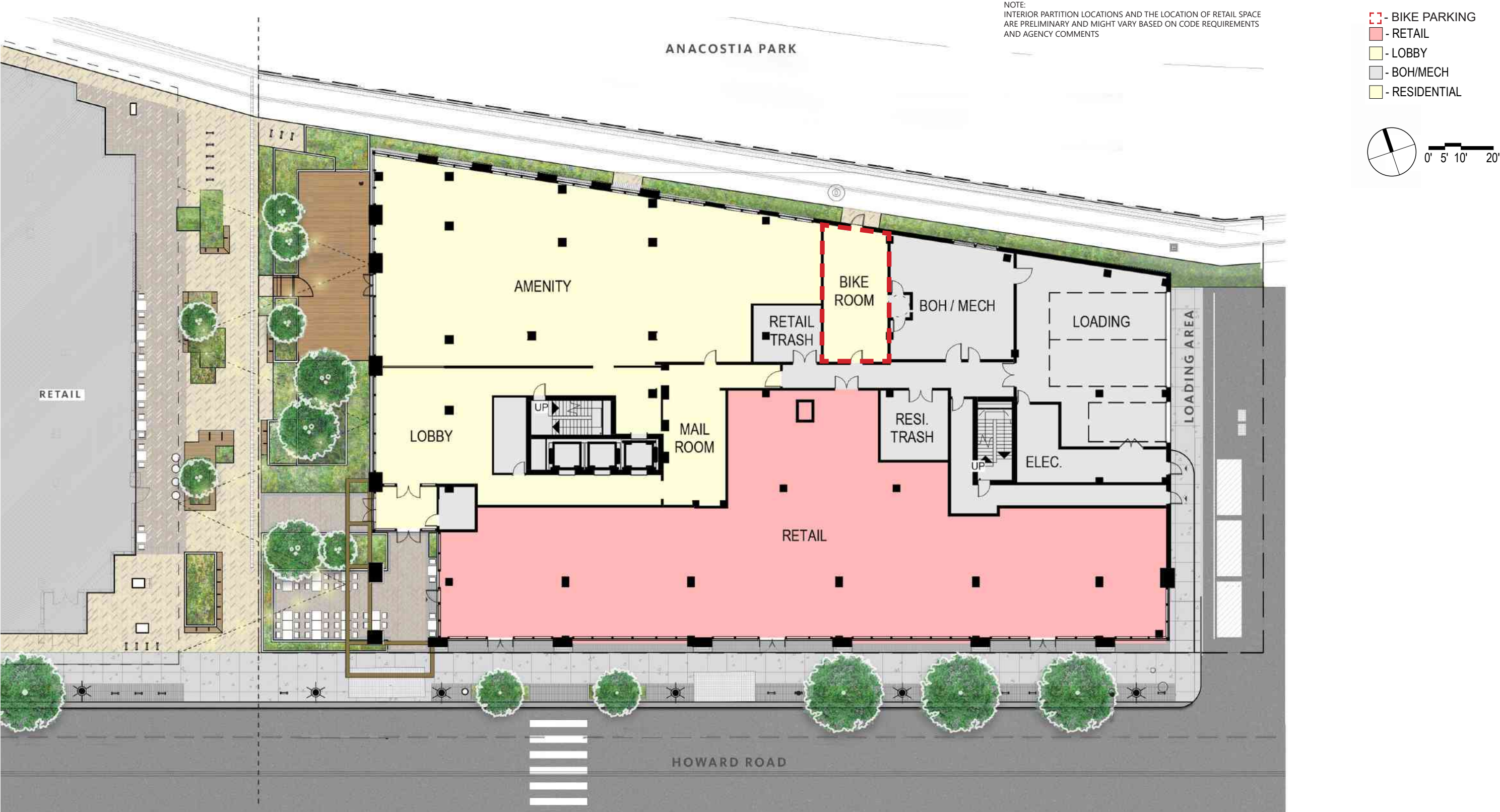


Green Area Ratio Scoresheet								
★ ★ ★	Address	22 P Street NE, Washington, DC 20002		Square	Lot	Zone District		
				668	1031-1025	D-5		
	Other							
Lot size (enter this value first) *				Lot area (sf)	Minimum Score	Multiplier	GAR Score	
				33,327	0.2	SCORE:	0.240	
Landscape Elements				Square Feet	Factor	Total		
A Landscaped areas (select one of the following for each area)								
1	Landscaped areas with a soil depth < 24"	square feet		0.30		-		
2	Landscaped areas with a soil depth ≥ 24"	square feet	889	0.60		533.4		
3	Bioretention facilities	square feet	2,278	0.40		911.2		
B Plantings (credit for plants in landscaped areas from Section A)								
1	Groundcovers, or other plants < 2' height	square feet	5,125	0.20	Native Bonus square feet	3,075	1,025.0	
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants	862	7758	0.30	# of plants	517	2,327.4
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees	12	600	0.50	# of trees	6	300.0
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees		0	0.60	# of trees		-
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees		0	0.70	# of trees		-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees		0	0.70	# of trees		-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees		0	0.70	# of trees		-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees		0	0.80	# of trees		-
9	Vegetated wall, plantings on a vertical surface	square feet		0.60	square feet			-
C Vegetated or "green" roofs								
1	Over at least 2" and less than 8" of growth medium	square feet		0.60	square feet	0		-
2	Over at least 8" of growth medium	square feet	1,235	0.80	square feet	0		988.0
D Permeable Paving***								
1	Permeable paving over 6" to 24" of soil or gravel	square feet		0.40				-
2	Permeable paving over at least 24" of soil or gravel	square feet		0.50				-
E Other								
1	Enhanced tree growth systems***	square feet		0.40				-
2	Renewable energy generation	square feet	2,200	0.50				1,100.0
3	Approved water features	square feet		0.20				-
				sub-total of sq ft = 20,085				
F Bonuses								
1	Native plant species	square feet	8,030	0.10				803.0
2	Landscaping in food cultivation	square feet		0.10				-
3	Harvested stormwater irrigation	square feet		0.10				-
				Green Area Ratio numerator = 7,988				
*** 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.								

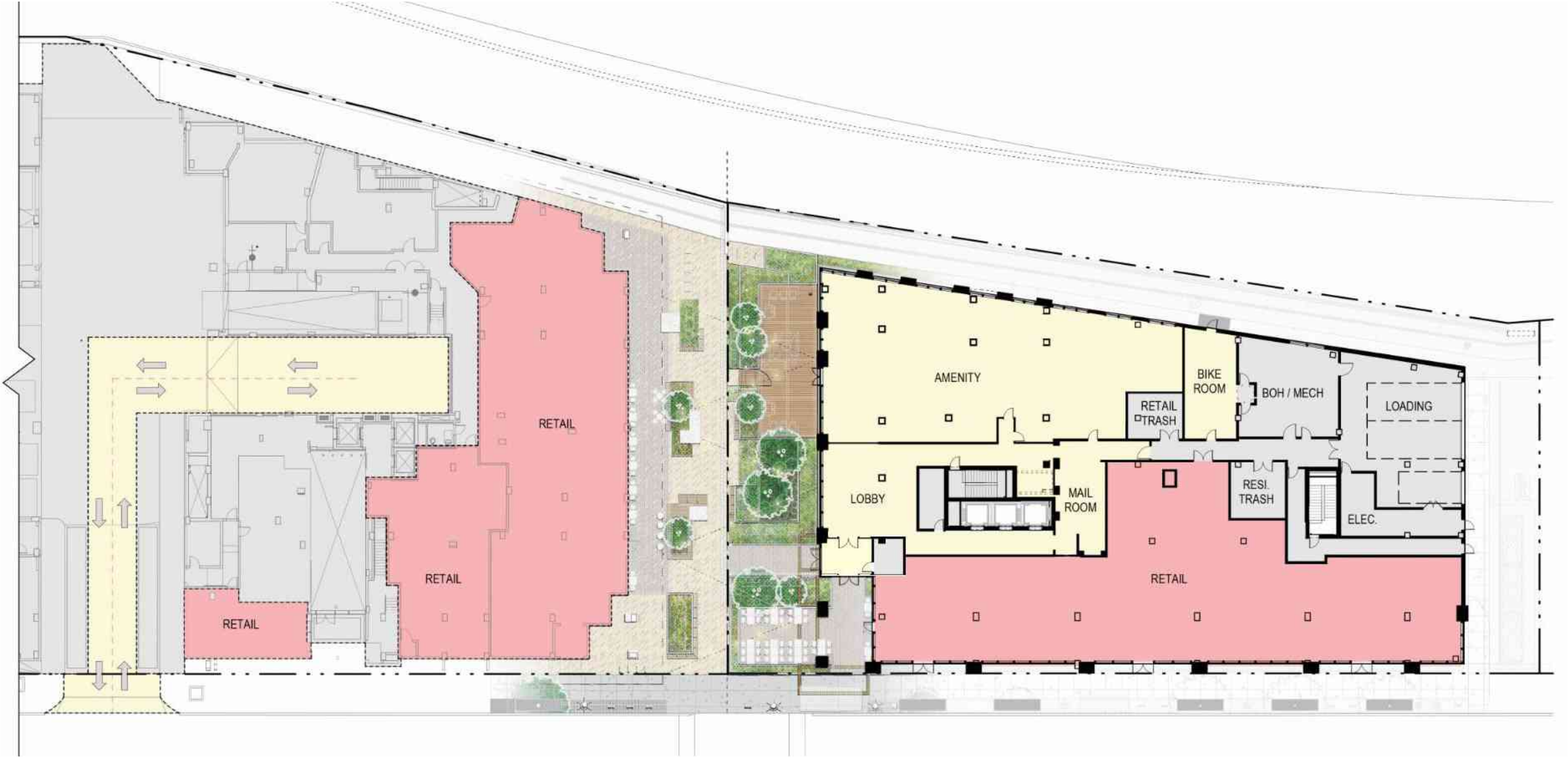
MASSING DIAGRAMS | A2.00



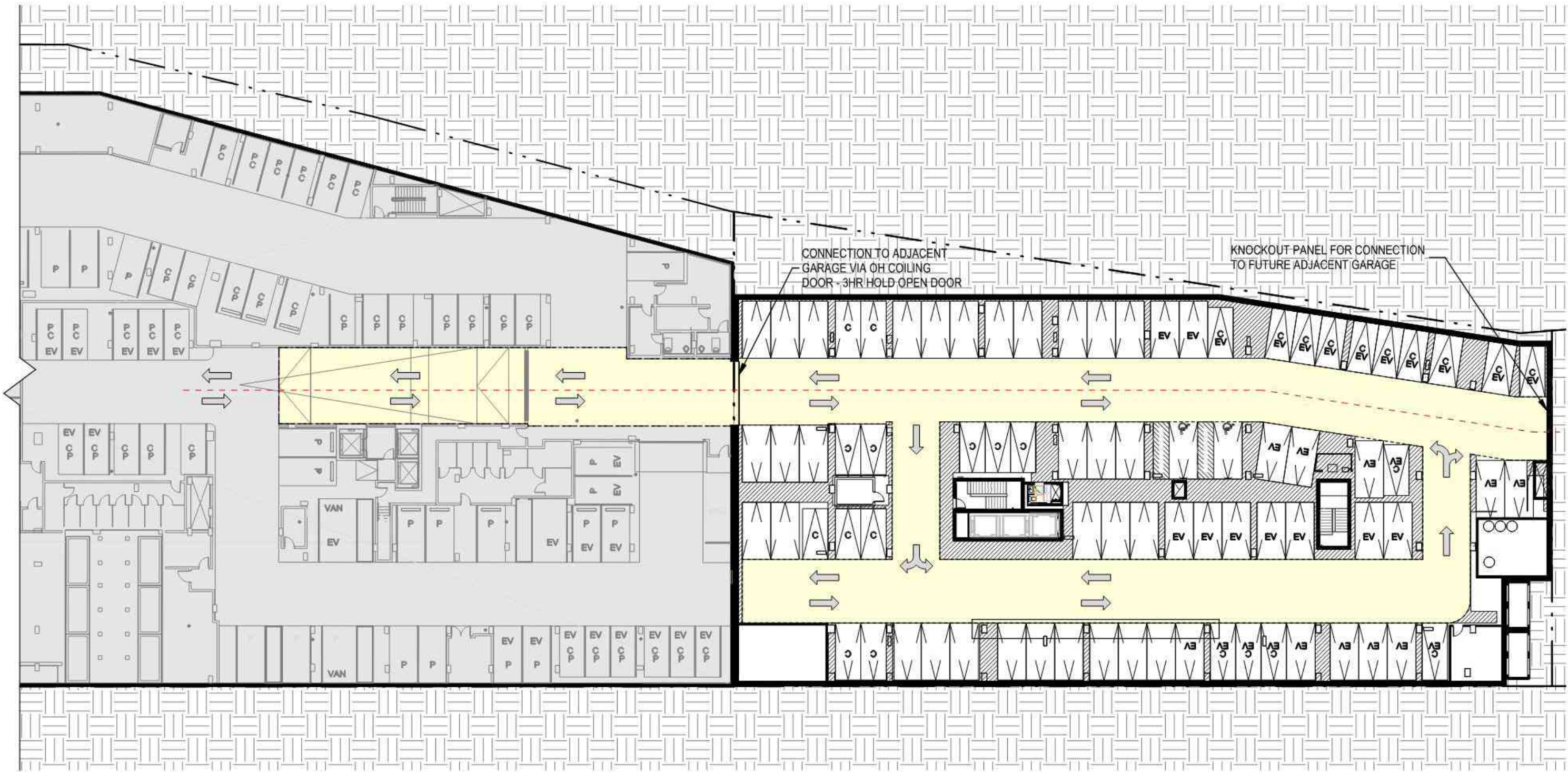
FLOOR PLANS | GROUND FLOOR | A2.01



SITE CONTEXT | **SHARED GREEN COURTYARD** | A2.02



SITE CONTEXT | BELOW GRADE CONNECTION | A2.03



FLOOR PLANS | LOWER LEVEL 02 | A2.04

