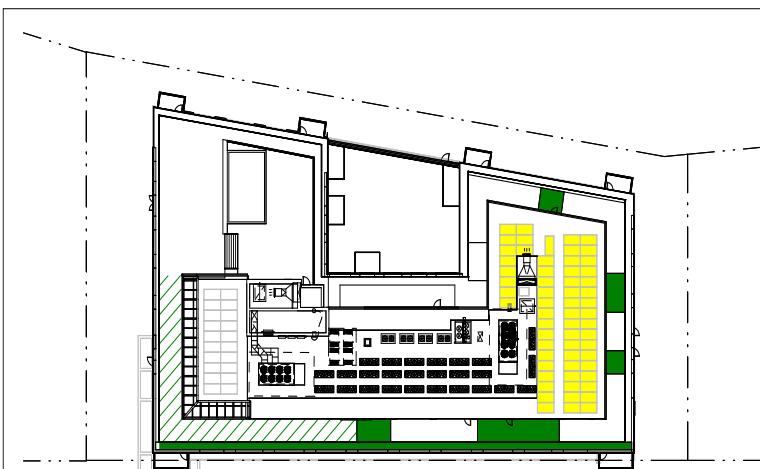
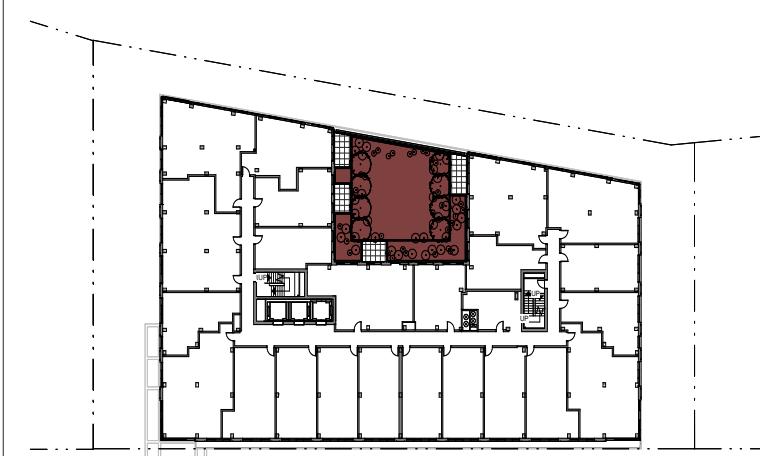


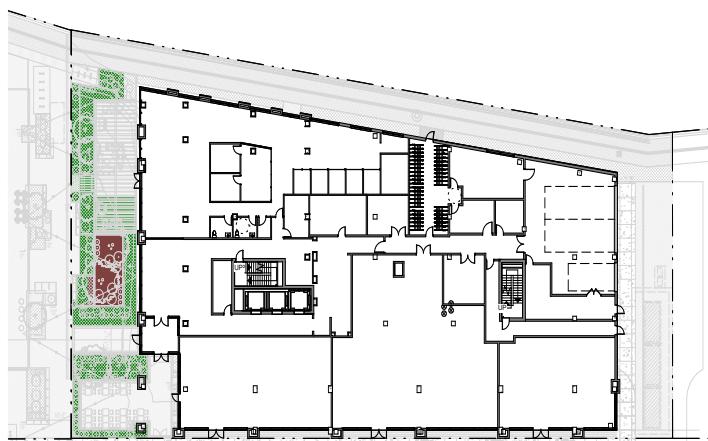
# ZONING ANALYSIS | GREEN AREA RATIO | A1.06



PENTHOUSE G.A.R. PLAN



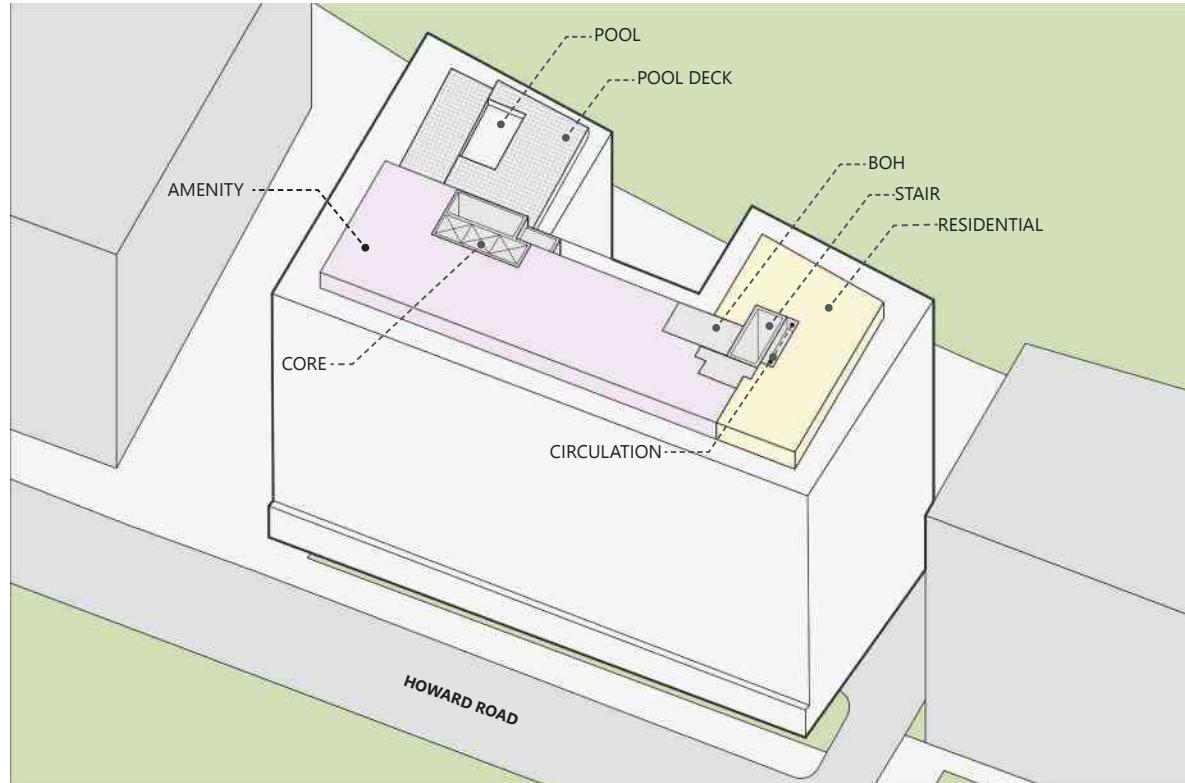
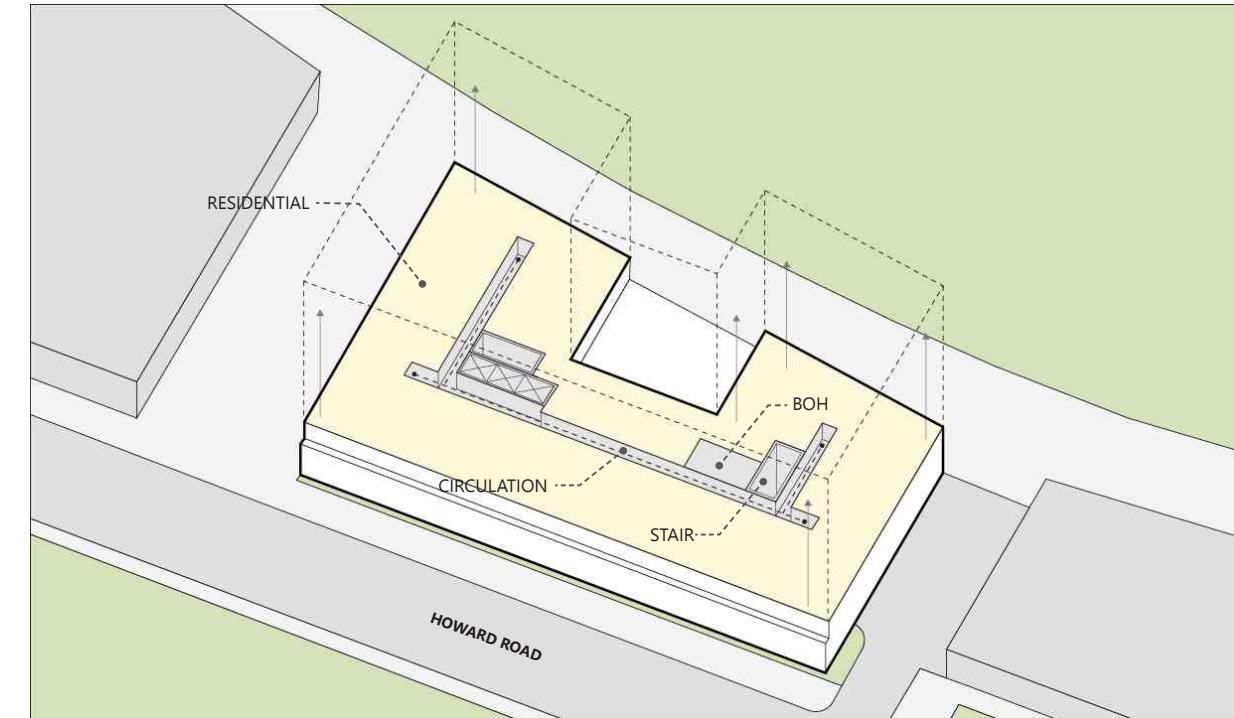
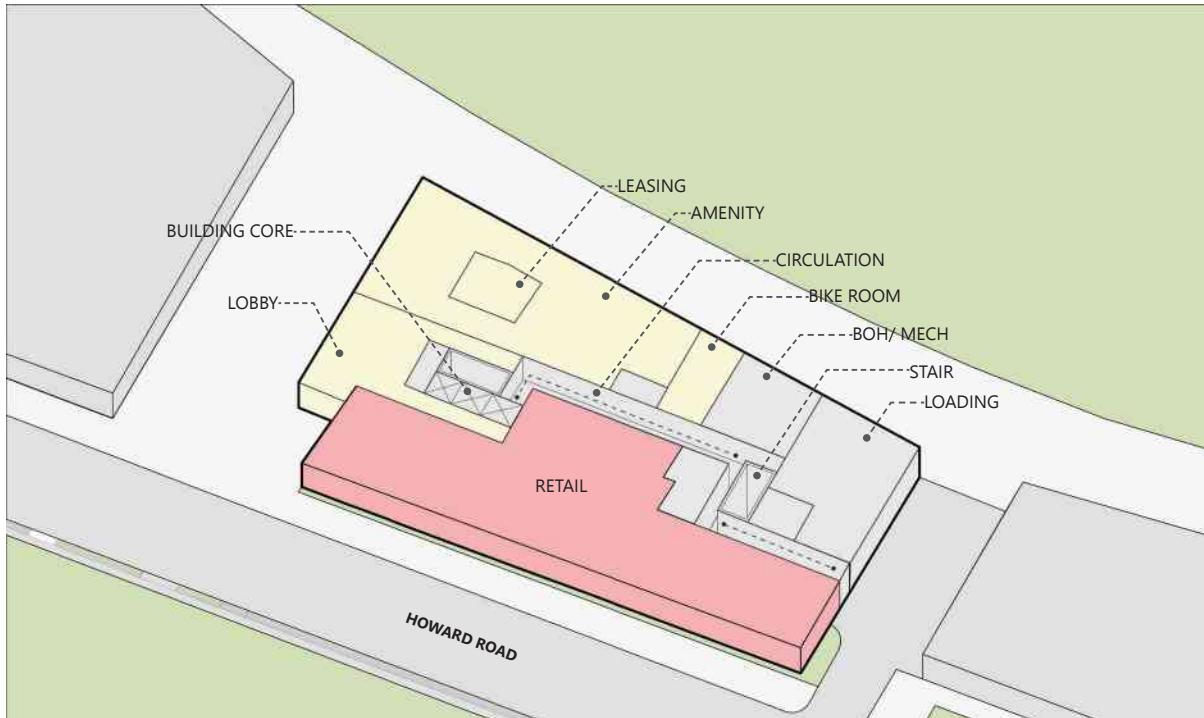
LEVEL 2 G.A.R. PLAN



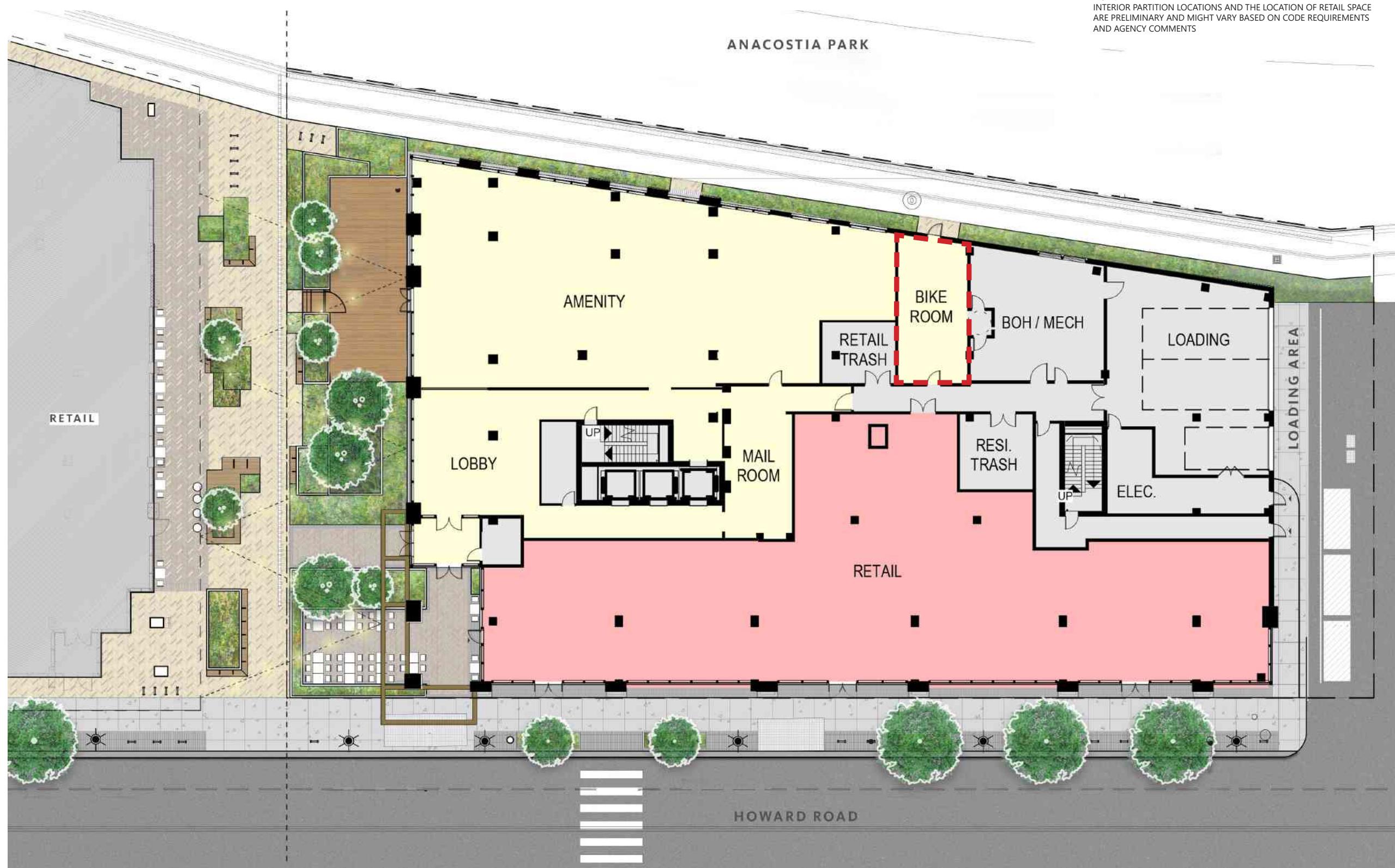
GROUND FLOOR G.A.R. PLAN

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

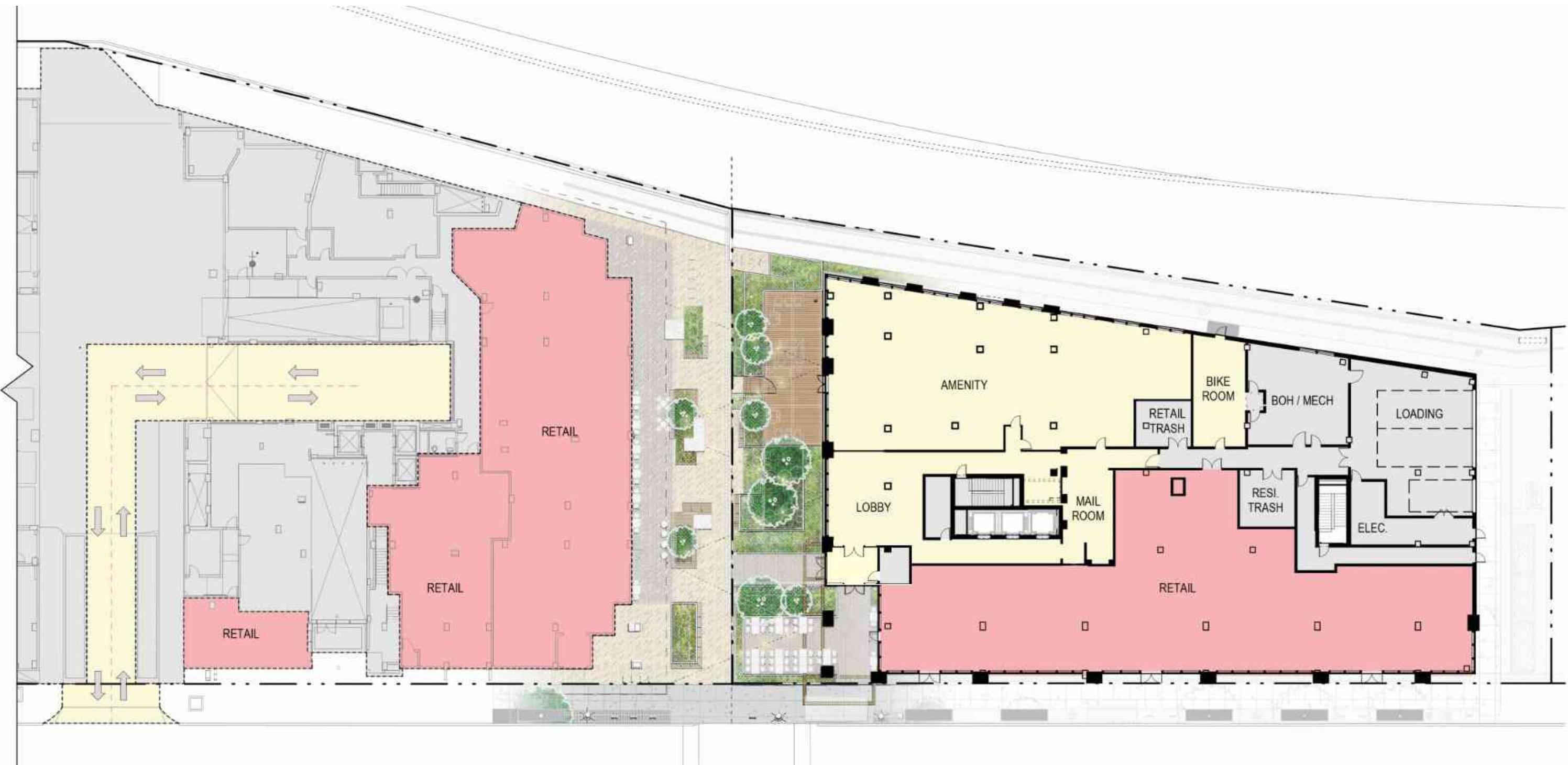


# FLOOR PLANS | GROUND FLOOR | A2.01

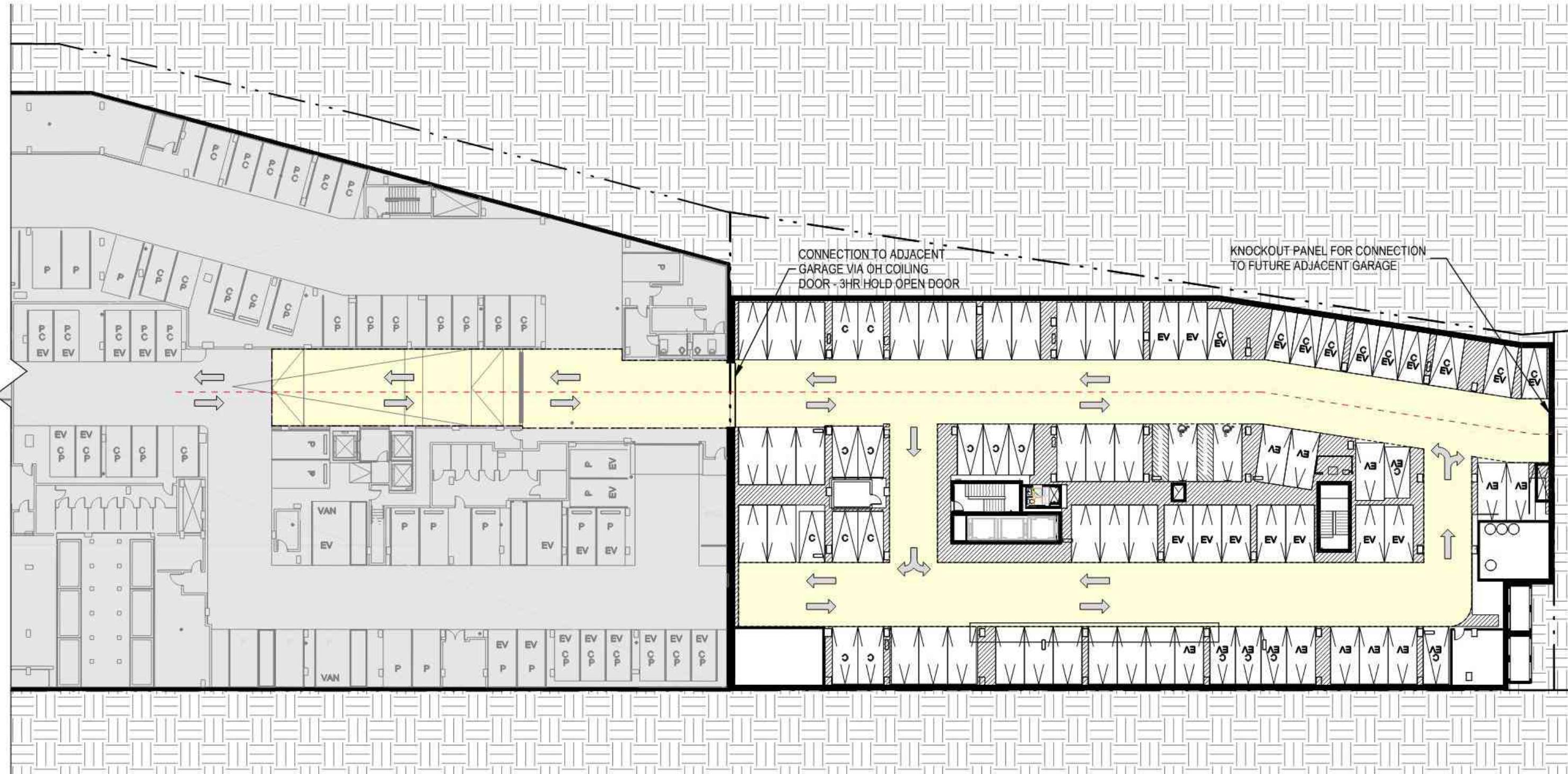


■ - BIKE PARKING  
■ - RETAIL  
■ - LOBBY  
■ - BOH/MECH  
■ - RESIDENTIAL

# SITE CONTEXT | SHARED GREEN COURTYARD | A2.02



# SITE CONTEXT | BELOW GRADE CONNECTION | A2.03



# FLOOR PLANS | LOWER LEVEL 02 | A2.04

