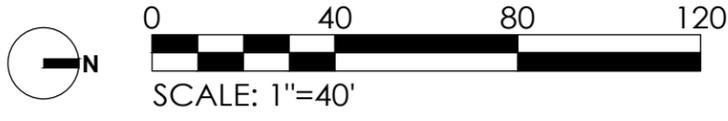
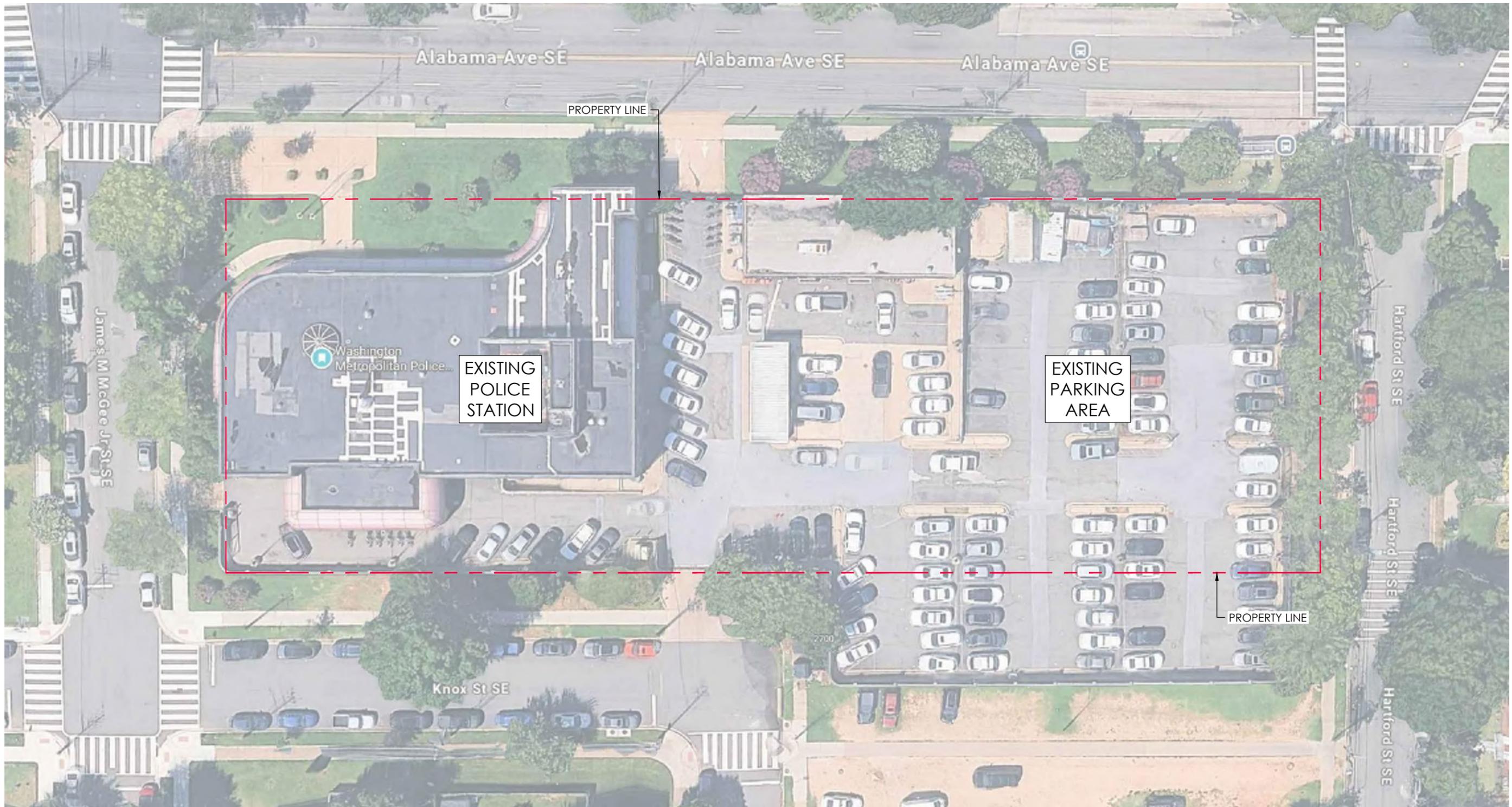
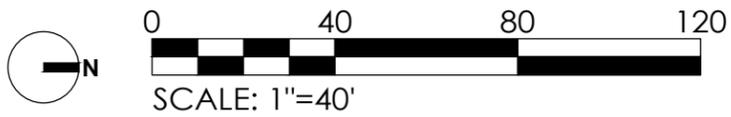
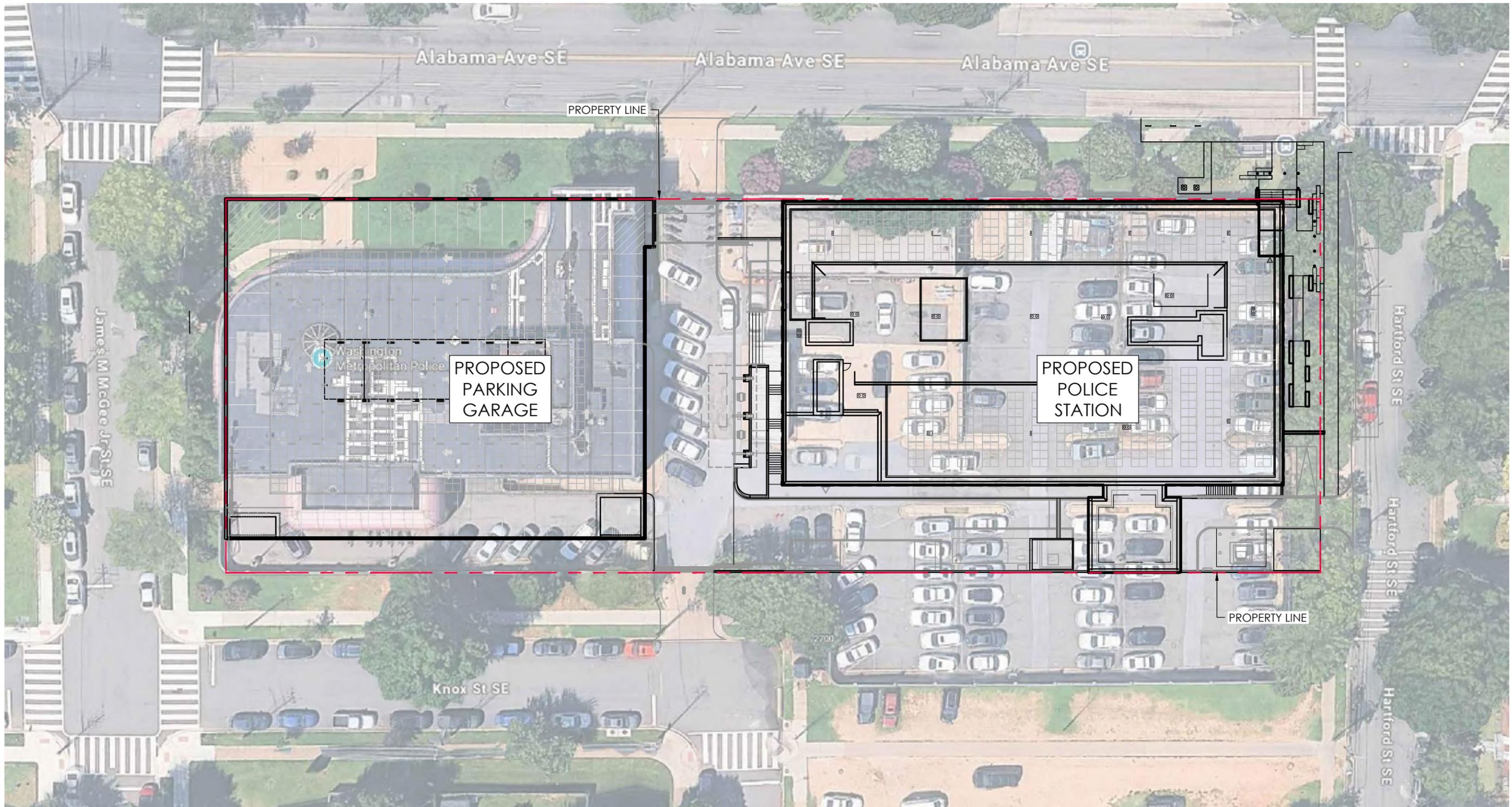


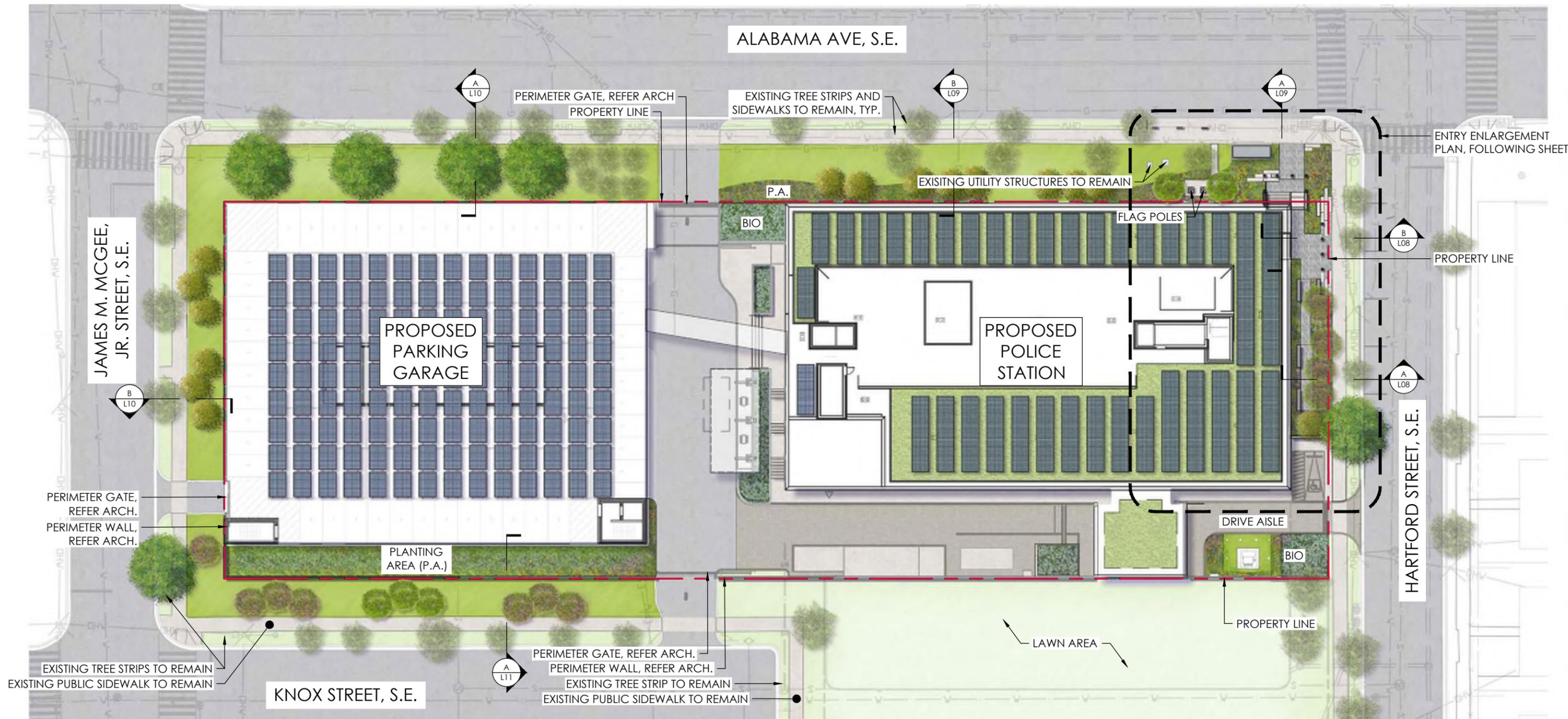
# LANDSCAPE



L01 EXISTING CONDITIONS

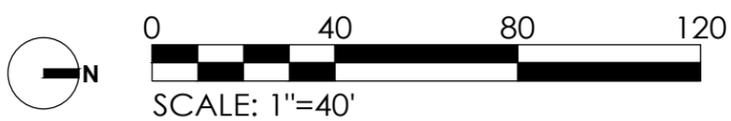
PUD





**MATERIALS, FURNISHINGS, & FEATURES**

(IMAGES SHOWN FOR DESIGN INTENT ONLY. FINAL SELECTIONS MAY VARY)



DDOT STANDARD SCORED CONCRETE SIDEWALK



PEDESTRIAN CONCRETE



PERMEABLE VEHICULAR PAVERS



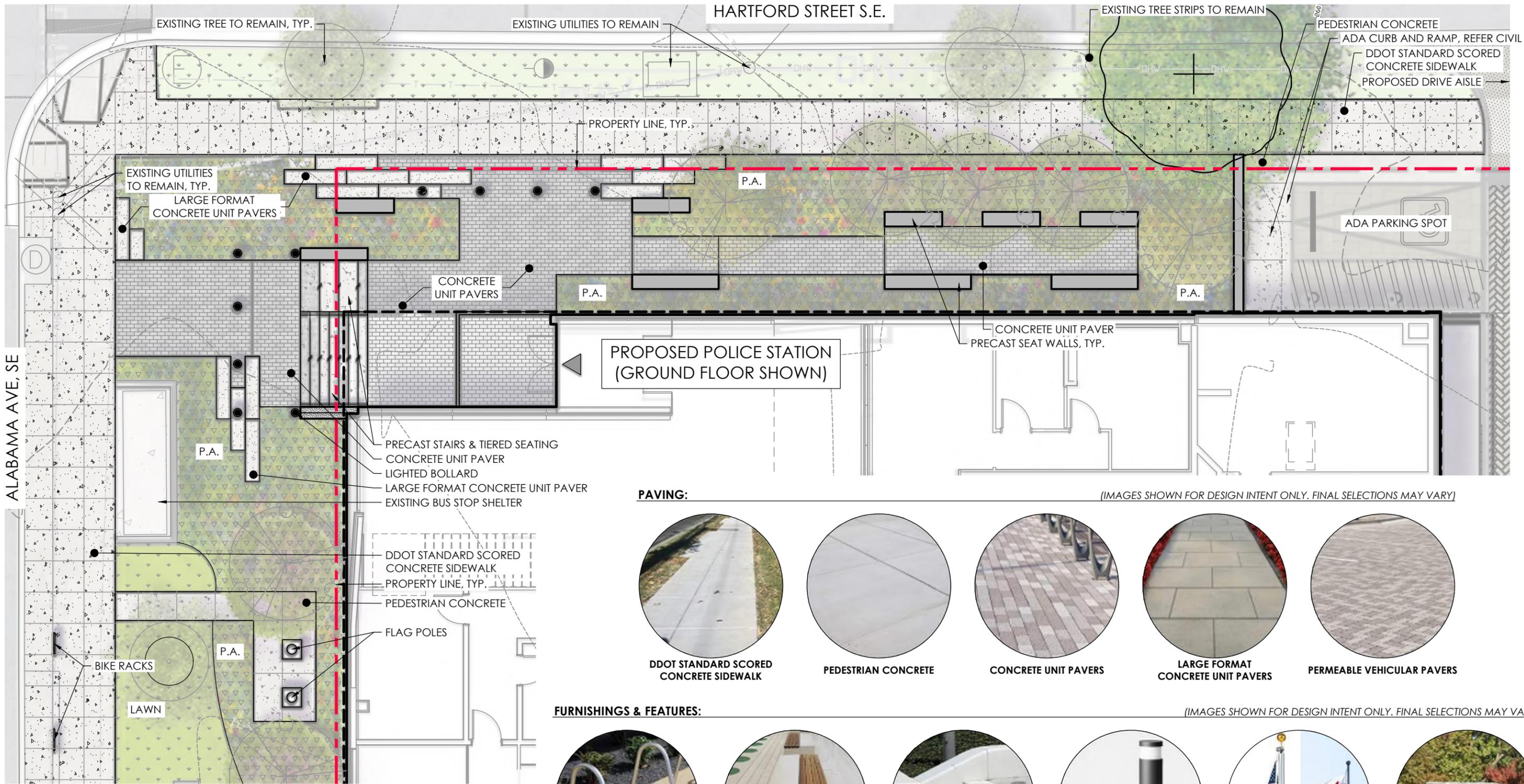
BIKE RACKS



FLAG POLES



EXISTING BUS STOP SHELTER



**PAVING:**

(IMAGES SHOWN FOR DESIGN INTENT ONLY. FINAL SELECTIONS MAY VARY)



DDOT STANDARD SCORED CONCRETE SIDEWALK



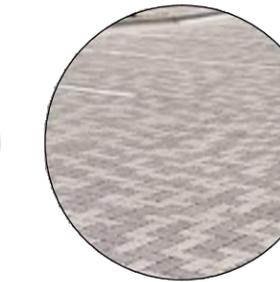
PEDESTRIAN CONCRETE



CONCRETE UNIT PAVERS



LARGE FORMAT CONCRETE UNIT PAVERS



PERMEABLE VEHICULAR PAVERS

**FURNISHINGS & FEATURES:**

(IMAGES SHOWN FOR DESIGN INTENT ONLY. FINAL SELECTIONS MAY VARY)



BIKE RACKS



PRECAST SEAT WALL



PRECAST STAIRS & TIERED SEATING



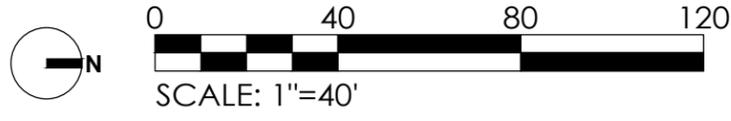
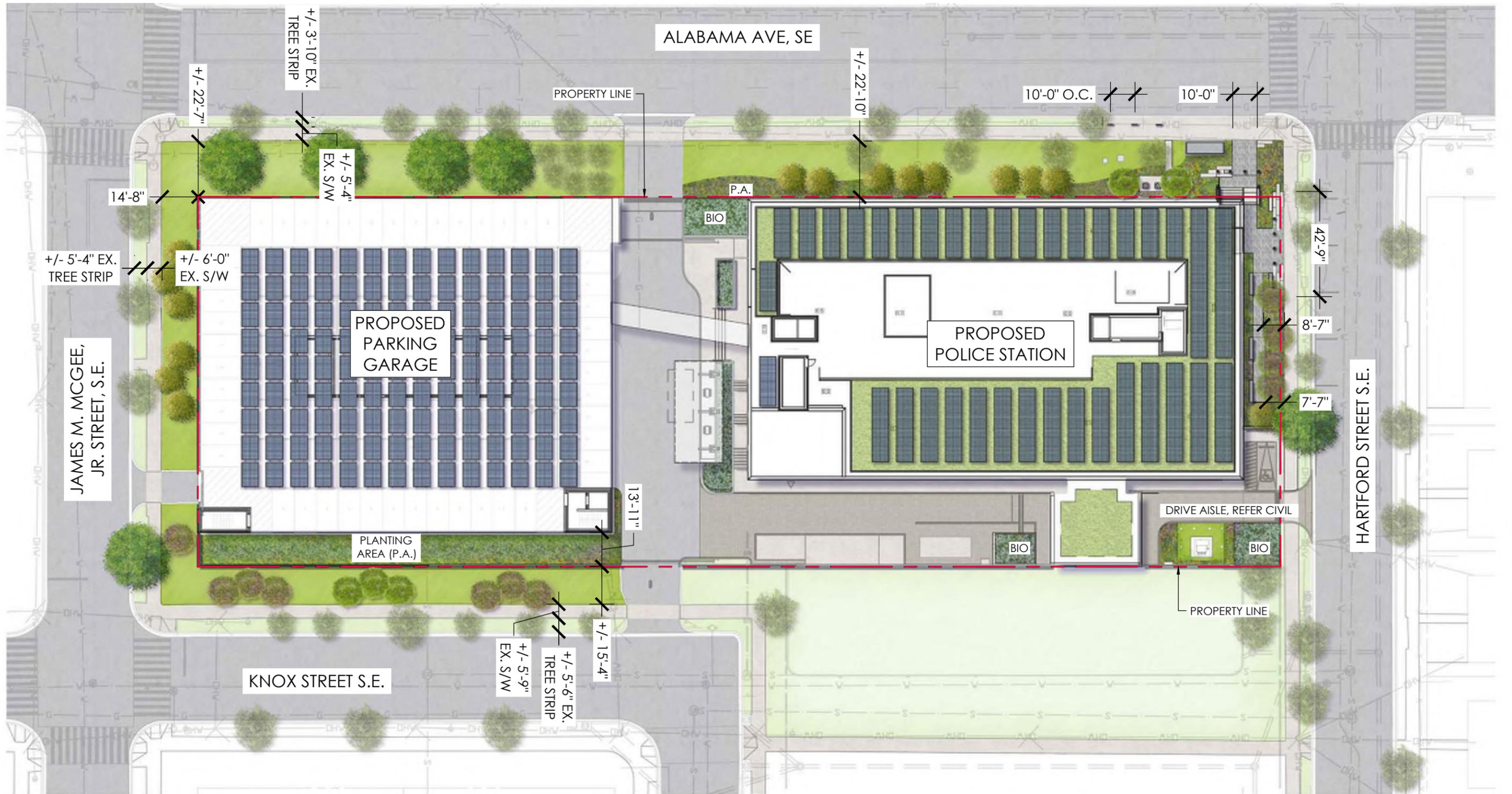
LIGHTED BOLLARDS



FLAG POLES



EXISTING BUS STOP SHELTER



L05 OVERALL DIMENIONS PLAN

PUD



**A** PAVERS



**B** LARGE FORMAT PAVERS



**C** PERMEABLE PAVERS - VEHICULAR



**D** BIKE RACK



**E** PRE-CAST SEAT WALLS



**F** PRE-CAST STAIRS & TIERED SEATING

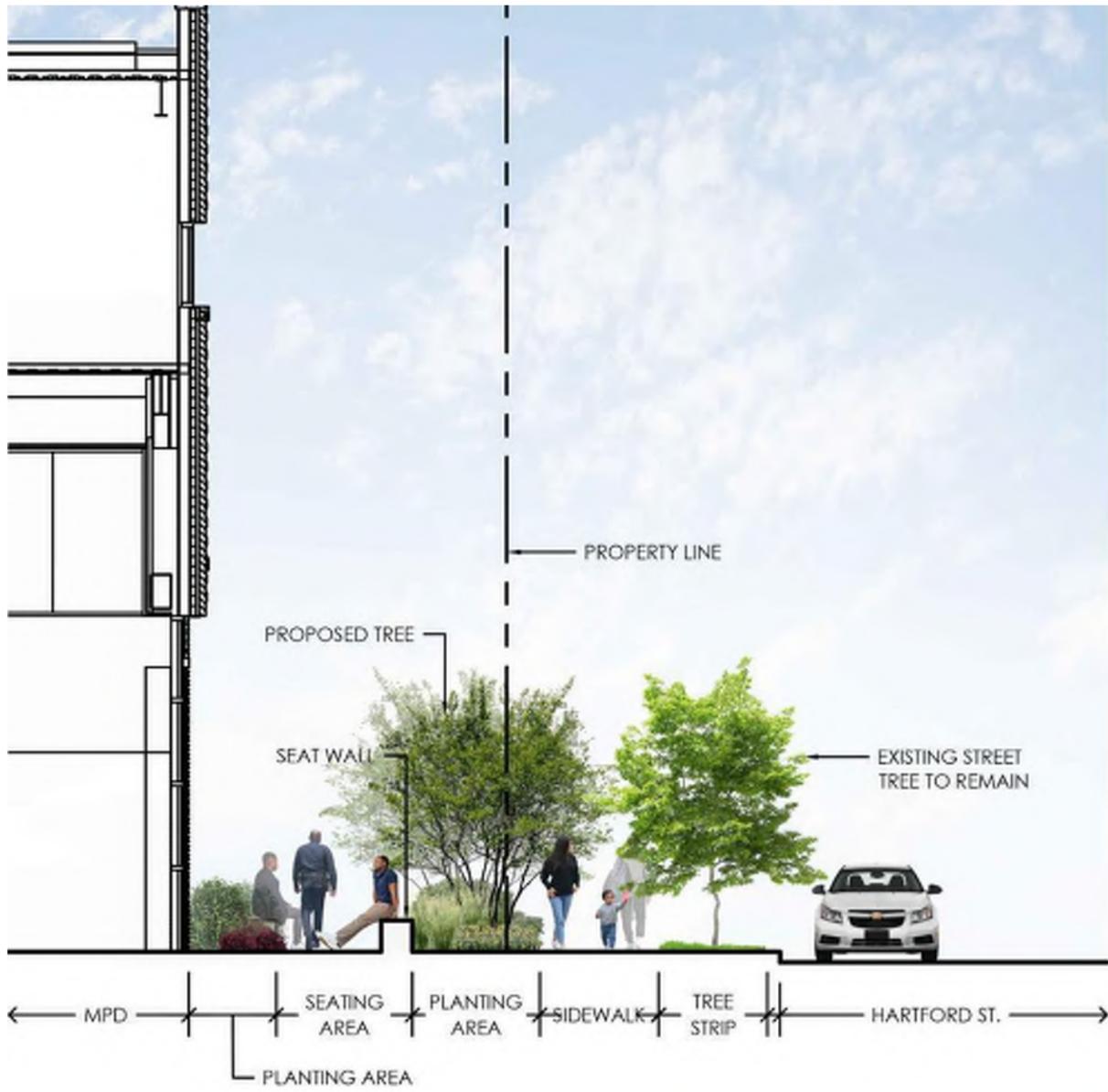


**G** LIGHTED BOLLARD

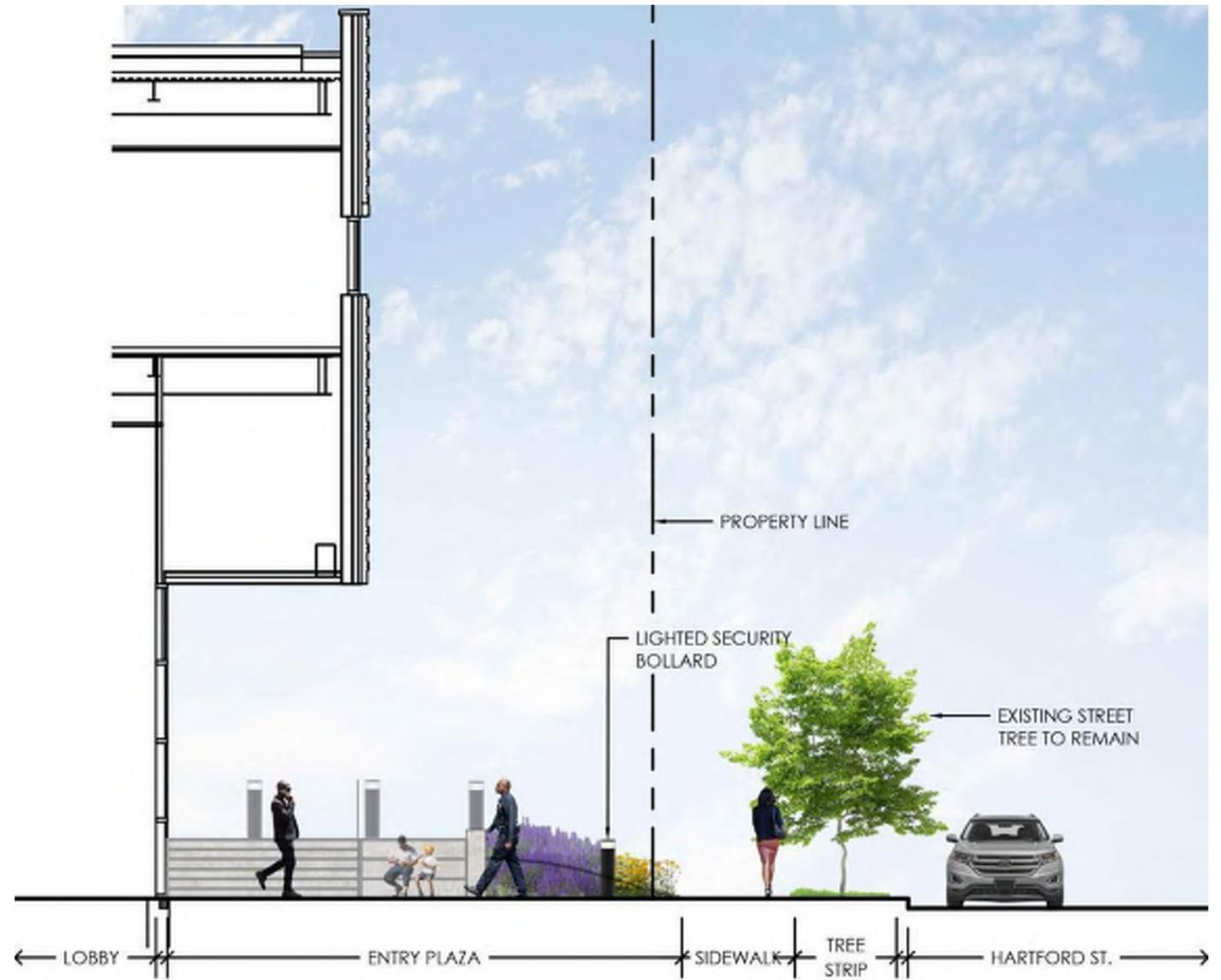


**H** FLAG POLES

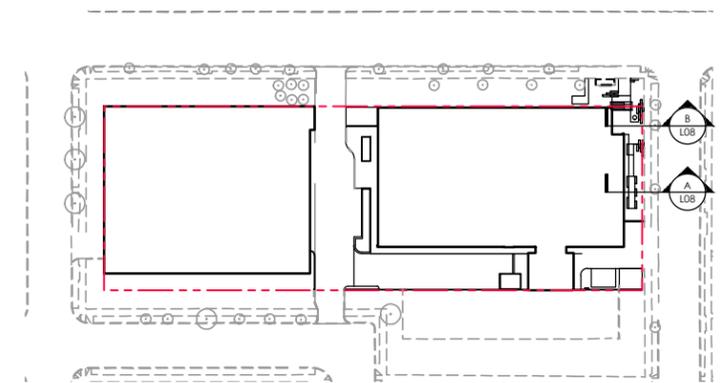


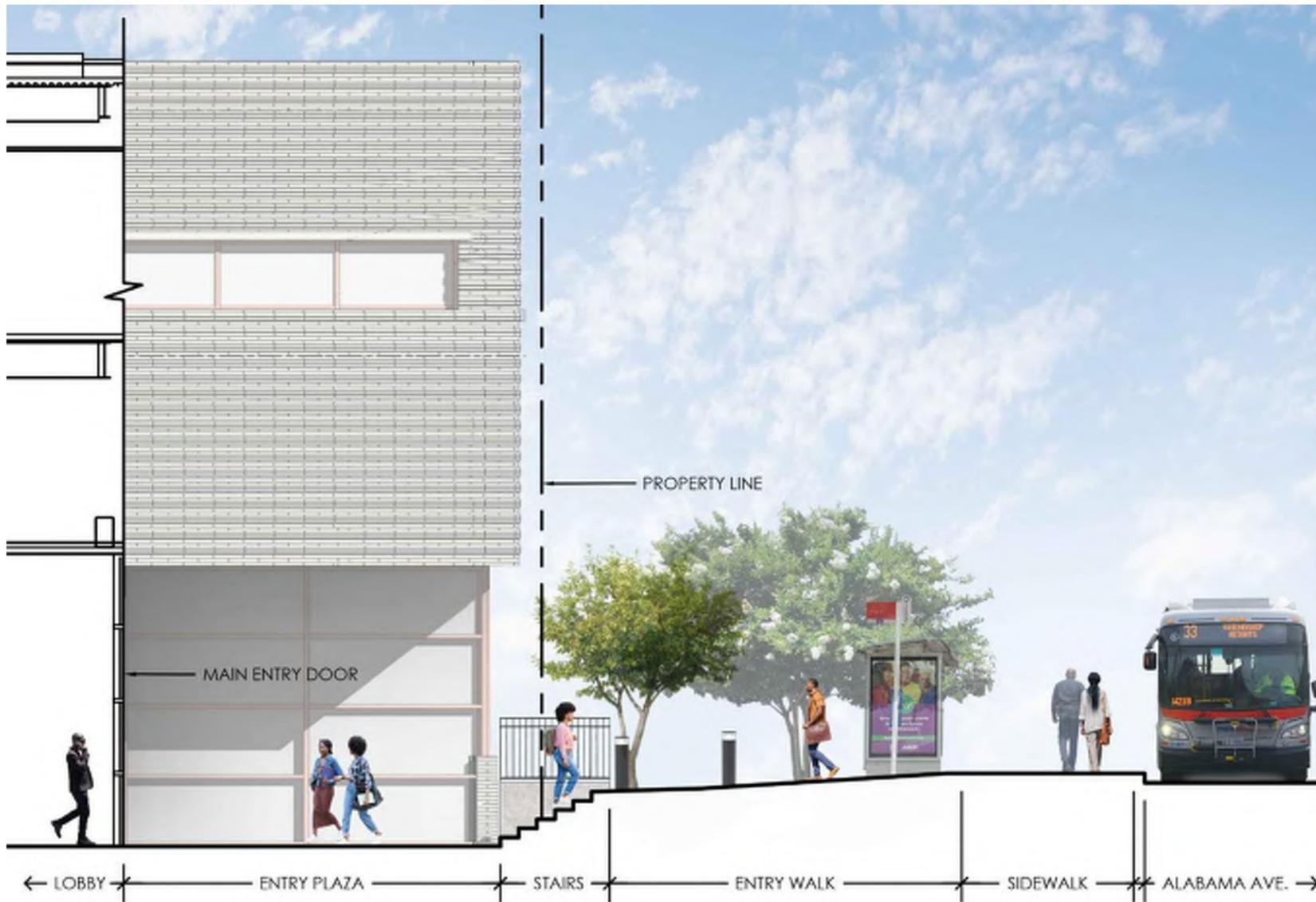


**A** MPD AT HARTFORD STREET  
1/8" = 1'-0"

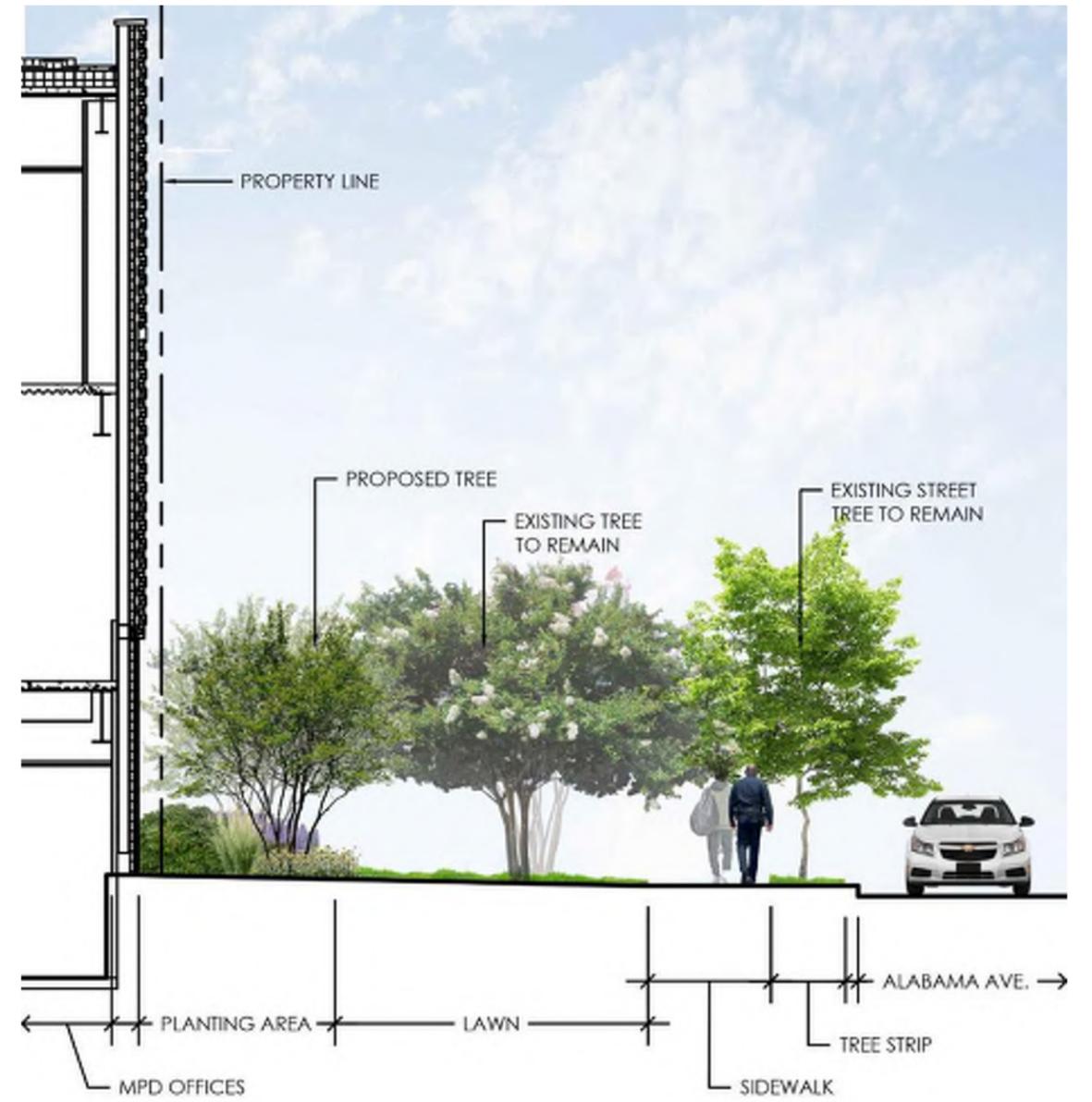


**B** ENTRY PLAZA AT HARTFORD STREET  
1/8" = 1'-0"

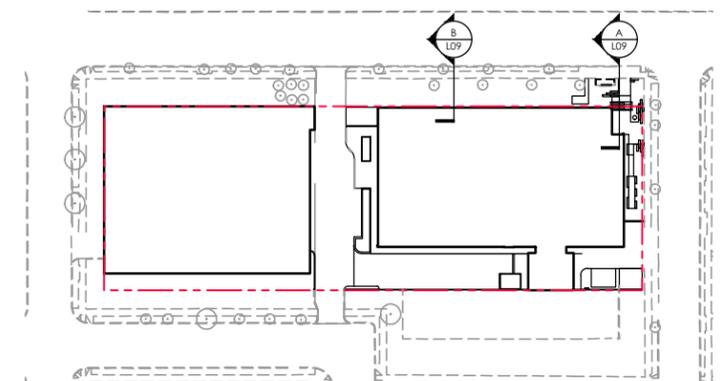


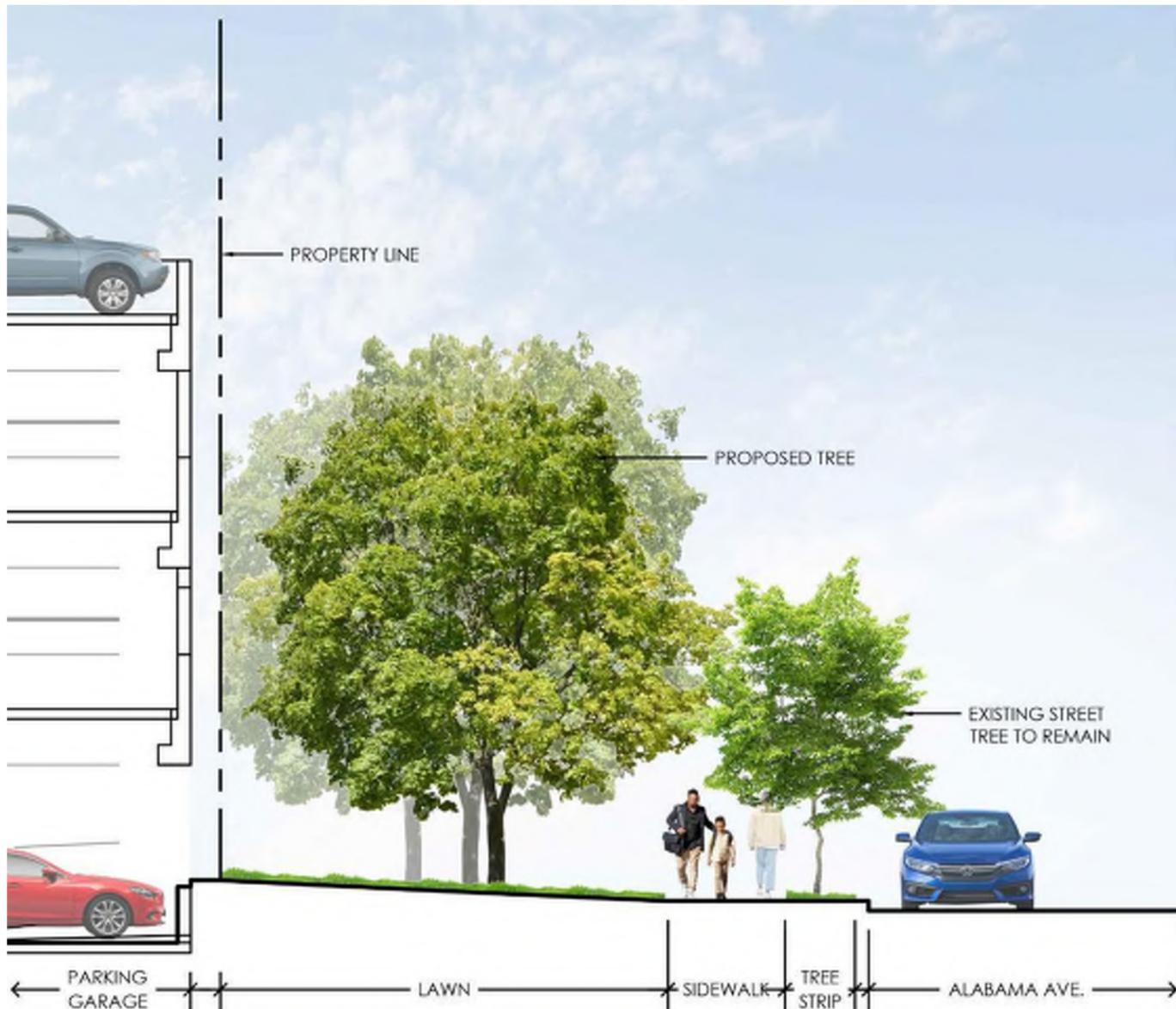


**A** ENTRY PLAZA AT ALABAMA AVENUE  
1/8" = 1'-0"

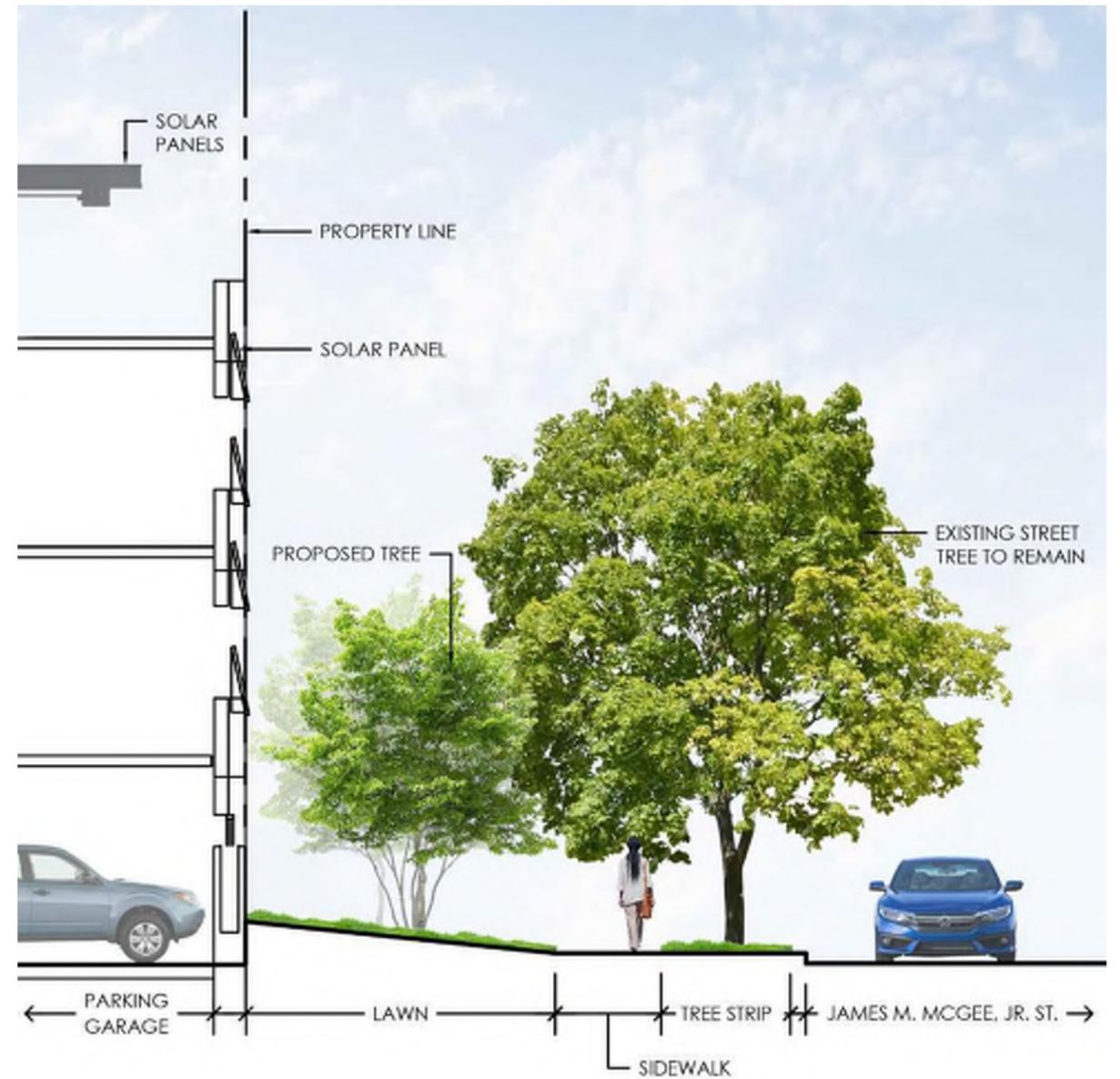


**B** MPD AT ALABAMA AVENUE  
1/8" = 1'-0"

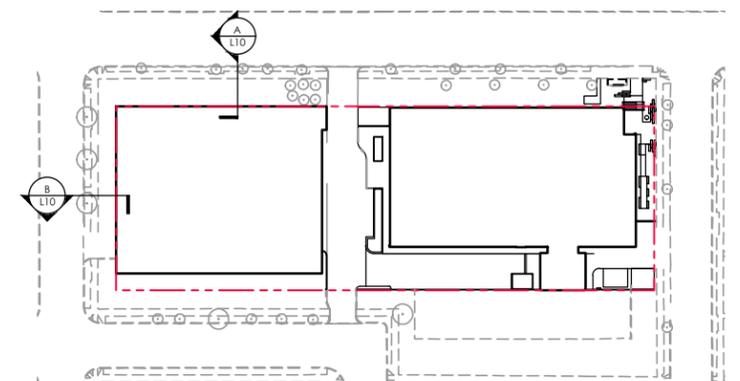


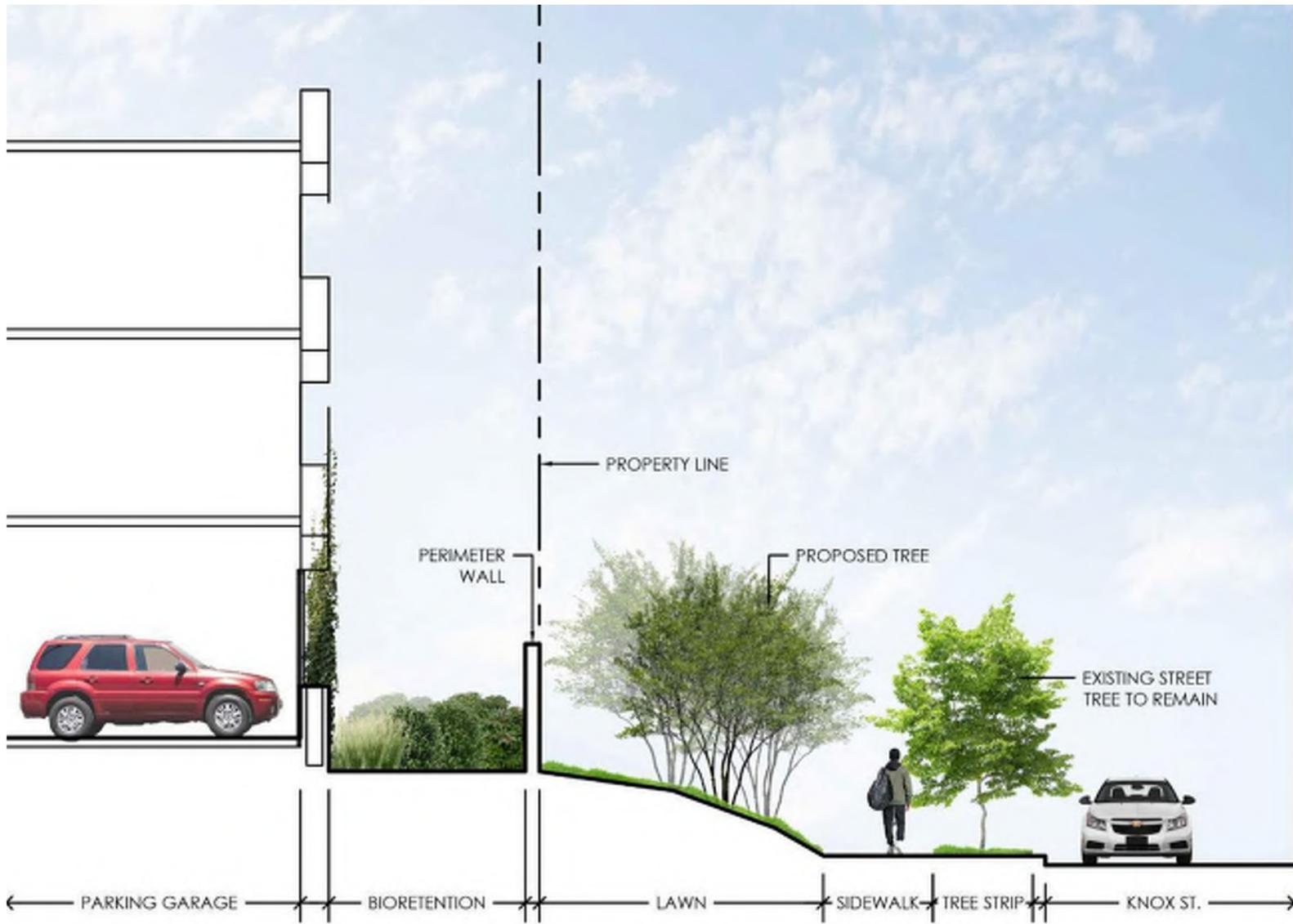


**A** PARKING GARAGE AT ALABAMA AVENUE  
1/8" = 1'-0"

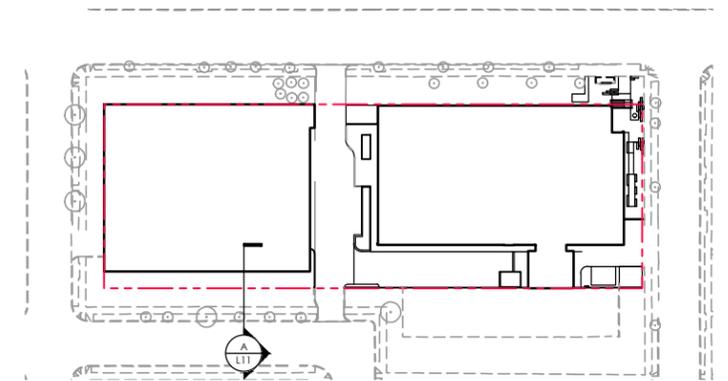


**B** PARKING GARAGE AT JAMES M. MCGEE JR. STREET  
1/8" = 1'-0"





**A** PARKING GARAGE AT KNOX STREET  
1/8" = 1'-0"



ADDRESS: 2455 ALABAMA AVE. S.E.  
 WASHINGTON, DC 20020  
 LOT: 800  
 SQUARE: 5728  
 LOT SIZE: 66,371 SF  
 ZONE: RA-2

**STATEMENT BY CERTIFIED LANDSCAPE EXPERT**

This is to certify that I have examined all required GAR plan submittals prior to submission. I further certify that all aspects of the submittal, including landscape elements within the Lot and the listed GAR score, meet the specifications required under Chapter 34 of Title 11 of the District of Columbia Municipal Regulations.

SHARON BRADLEY, PRINCIPAL

Name and Title (please type)

1010 WISCONSIN AVE., NW, SUITE 620

Address  
 WASHINGTON, DC 20007

Date 11/03/2025

Phone No: 202-695-8058



WASHINGTON D.C. -  
 LANDSCAPE ARCHITECT

LAR000027

Certified Landscape Expert Signature:

Certifying Organization

Certification Number

Green Area Ratio Scoresheet					
Address: 2455 Alabama Ave SE, Washington, DC 20020		Square	Lot	Zone District	
Other		5728	800	RA-2	
Lot size (enter this value first) *		Lot area (sf)	Minimum Score	Multiplier	GAR Score
		66,371	.4		SCORE: 0.418
<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"	10,817	0.30		3,245.1
2	Landscaped areas with a soil depth ≥ 24"	3,246	0.60		1,947.6
3	Bioretention facilities	1,516	0.40		606.4
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>					
1	Groundcovers, or other plants < 2' height	1,954	0.20	Native Bonus 977	390.8
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	1,383	0.30	692	3,734.1
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	31	0.50	15	775.0
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	24	0.60	12	3,600.0
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	0	0.70		-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	0	0.70		-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	0	0.70		-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	0	0.80		-
9	Vegetated wall, plantings on a vertical surface		0.60		-
<b>C Vegetated or "green" roofs</b>					
1	Over at least 2" and less than 8" of growth medium	12,572	0.60		7,543.2
2	Over at least 8" of growth medium		0.80		-
<b>D Permeable Paving***</b>					
1	Permeable paving over 6" to 24" of soil or gravel	3,786	0.40		1,514.4
2	Permeable paving over at least 24" of soil or gravel		0.50		-
<b>E Other</b>					
1	Enhanced tree growth systems***		0.40		-
2	Renewable energy generation	6,531	0.50		3,265.5
3	Approved water features		0.20		-
		sub-total of sq ft = 60,419			
<b>F Bonuses</b>					
1	Native plant species	10,955	0.10		1,095.5
2	Landscaping in food cultivation		0.10		-
3	Harvested stormwater irrigation		0.10		-
		Green Area Ratio numerator =		27,718	
*** 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.					1,514