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REVISIONS

Schematic Design

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NOT FOR CONSTRUCTION

VIEW FROM M ST.

PROJECT: 2530
DATE: May 2026
SCALE:

SHEET NUMBER:
VDR A9.04

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* LANDSCAPE PAVING PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE

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05.13.2026 VDR SUBMISSION

VDR Submission

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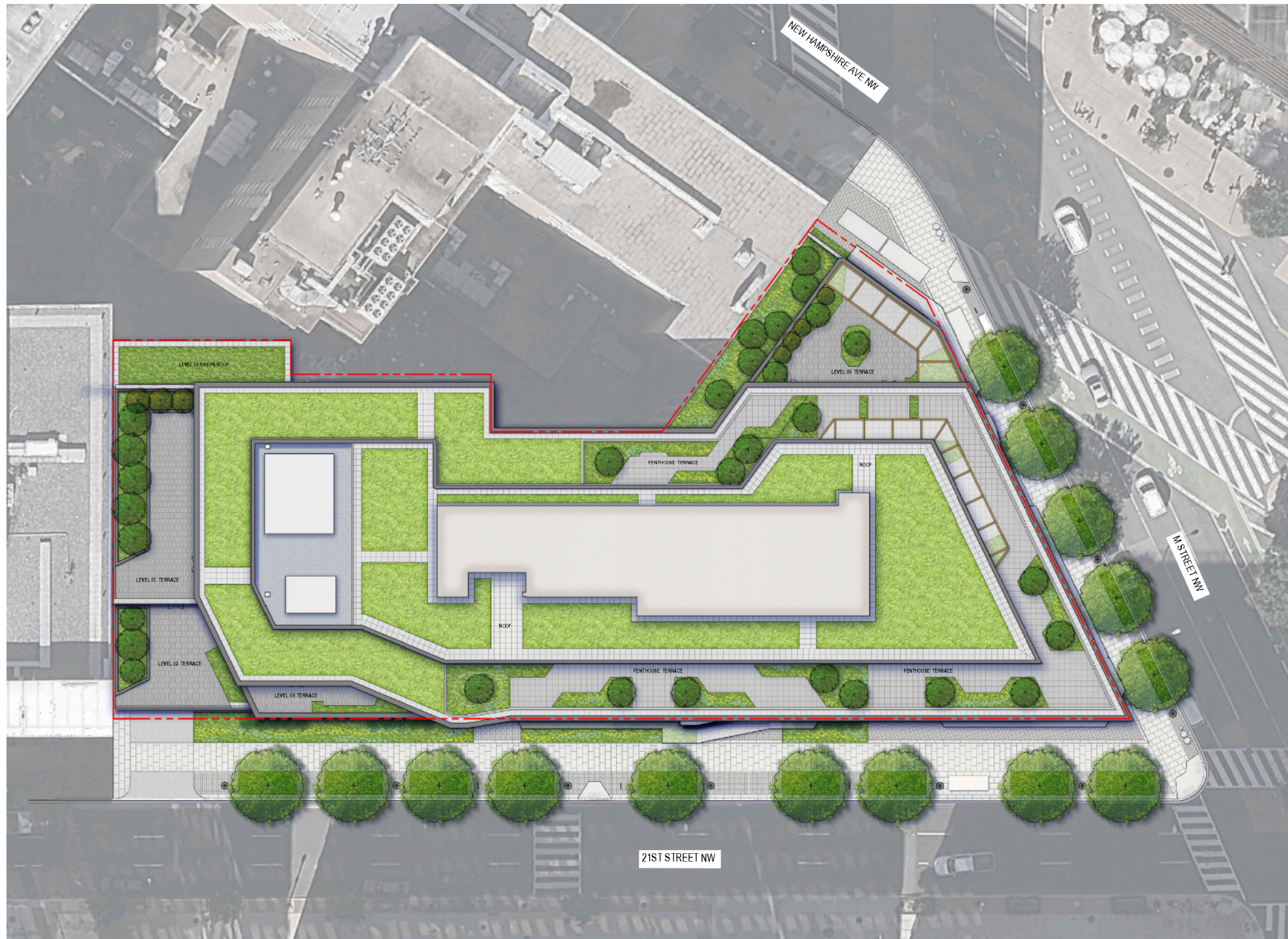
LANDSCAPE COVER SHEET

PROJECT: 2530
DATE: May 2026
SCALE: As Noted

SHEET NUMBER:
VDR L001

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LANDSCAPE DRAWING INDEX	
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L001	Landscape Cover Sheet
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L101	Landscape Layout Plan - Level 01
L102	Landscape Layout Plan - Level 02
L103	Landscape Layout Plan - Level 03
L104	Landscape Layout Plan - Level 09
L105	Landscape Layout Plan - PH
L106	Landscape Layout Plan - PH
L107	Landscape Layout Plan - Roof



01 OVERALL LANDSCAPE ILLUSTRATIVE PLAN
1/16"=1'-0"

0 5 10 20 FEET



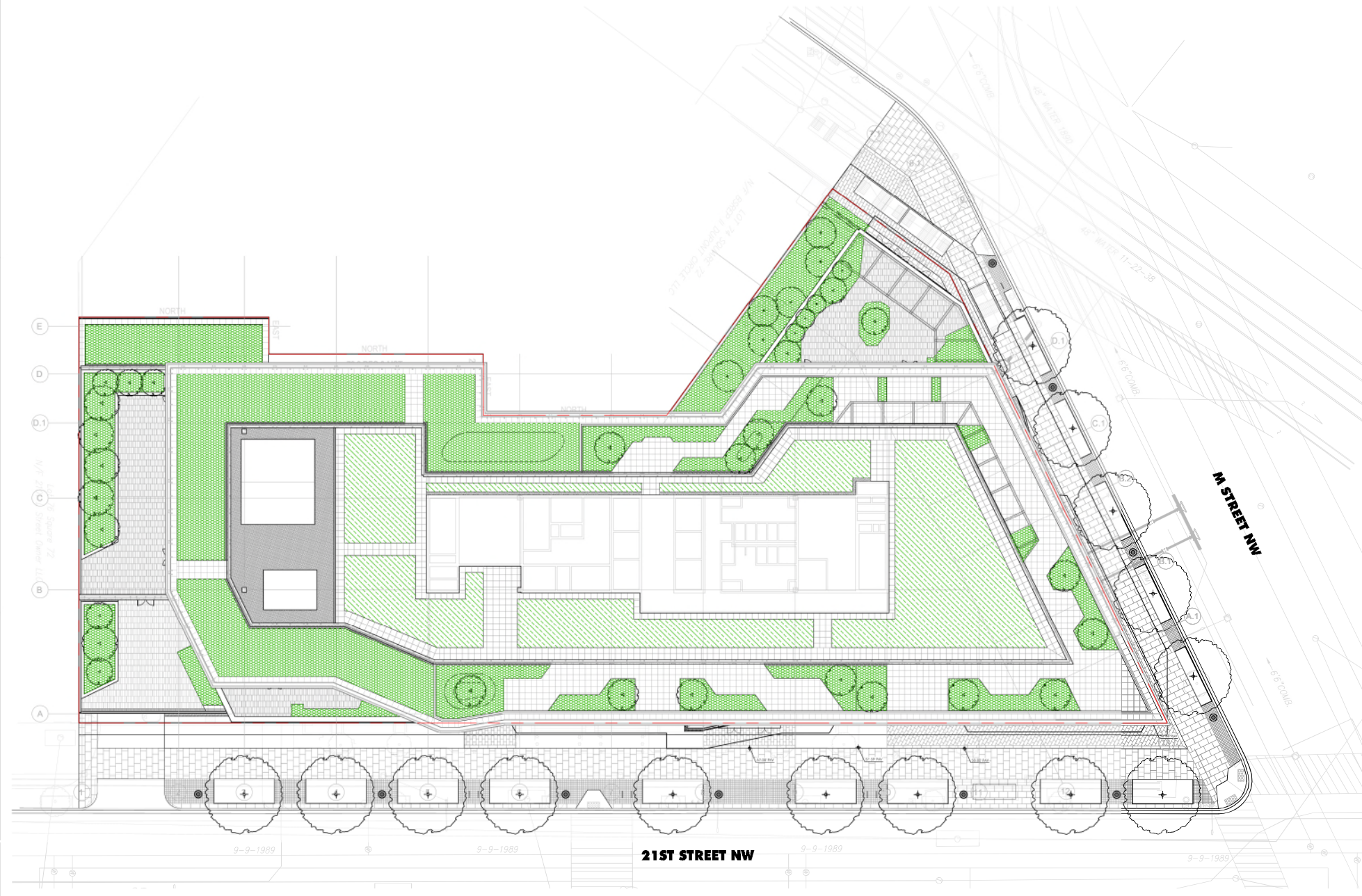
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NOTES:

- SUBJECT SITE TO BE ZONED D-5 AND REQUIRES A MINIMUM GREEN AREA RATIO (GAR) SCORE OF 0.20. THE PROJECT WILL MEET THE REQUIRED GAR SCORE FOR THE SITE.
- 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 FOOTAGES OF THESE AREAS ARE TO BE FINALIZED AS THE OVERALL DESIGN DEVELOPS. AS THE PROJECT IS DEVELOPED THROUGH ALL DESIGN PHASES, ACTUAL MEANS FOR ACHIEVING THE SCORE MAY VARY AND EVOLVE.
- A COMBINATION OF PROPOSED GREEN ROOF, SHRUBS, AND GROUND COVER QUANTITIES AND SPECIES ARE TO BE DETERMINED AS THE DESIGN PROGRESSES.

GAR LEGEND

- 2-8" GR 6,158 SF
- >8" GR 10,662 SF



Green Area Ratio Score Sheet		Score	Required
Site: 2100 M Street		41.156	0.2
Total Area: 10,000 sq ft		41.156	2,000
Required Green Area: 2,000 sq ft		41.156	2,000
Score: 41.156		41.156	2,000
Status: PASS			

Category	Item	Value	Weight	Score
A. Landscaped areas (select one of the following for each area)	1. Landscaped area with a soil depth > 24"	1,000	0.05	50.00
	2. Landscaped area with a soil depth > 12"	1,000	0.025	25.00
	3. Maintenance facilities	1,000	0.01	10.00
	4. Plantings (credits for plants in landscaped areas from Section B)	1,000	0.01	10.00
B. Plantings (credits for plants in landscaped areas from Section A)	1. Deciduous trees, or other plants > 2" height	100	0.10	10.00
	2. Shrubs > 2" height at maturity	100	0.05	5.00
	3. New trees with less than 40-foot canopy spread	100	0.05	5.00
	4. New trees with 40-foot or greater canopy spread	100	0.10	10.00
	5. Preservation of existing trees 4" to 12" DBH	100	0.05	5.00
	6. Preservation of existing trees 12" to 18" DBH	100	0.10	10.00
	7. Preservation of existing trees 18" to 24" DBH	100	0.15	15.00
	8. Preservation of existing trees 24" DBH or greater	100	0.20	20.00
	9. Vegetated wall, plantings on a vertical surface	100	0.05	5.00
	10. Vegetated or "green" roofs	100	0.05	5.00
C. Permeable Paving***	1. Permeable paving over 17" to 24" of soil or gravel	1,000	0.05	50.00
	2. Permeable paving over at least 24" of soil or gravel	1,000	0.10	100.00
	3. Other	1,000	0.01	10.00
D. Other	1. Enhanced tree growth systems***	1,000	0.05	50.00
	2. Renewable energy generation	1,000	0.05	50.00
	3. Approved water features	1,000	0.05	50.00
F. Reuses	1. Reuse of water	1,000	0.05	50.00
	2. Reuse of space	1,000	0.05	50.00
	3. Reuse of materials	1,000	0.05	50.00
Total Score		41.156		41.156

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NO.	DATE	DESCRIPTION
05.13.2026	VDR SUBMISSION	

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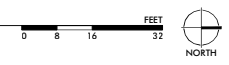
GAR PLAN

PROJECT: 2530
DATE: May 2026
SCALE: As Noted

SHEET NUMBER:
VDR L010

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01 GAR PLAN
1/16"=1'-0"



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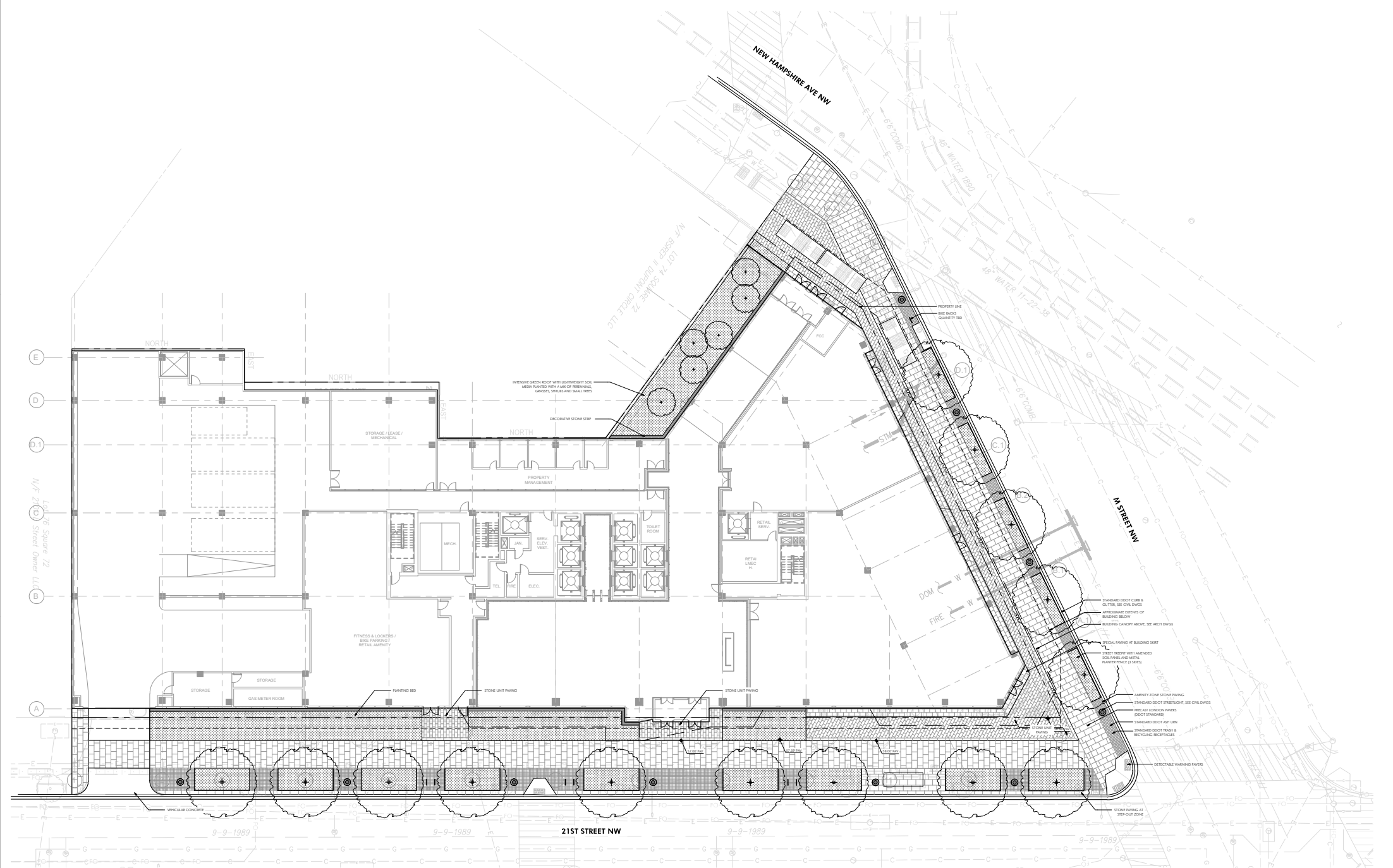
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LANDSCAPE LAYOUT PLAN - LEVEL 01

PROJECT: 2530
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SHEET NUMBER:
VDR L101

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01 LANDSCAPE LAYOUT PLAN - LEVEL 01
1/16"=1'-0"

