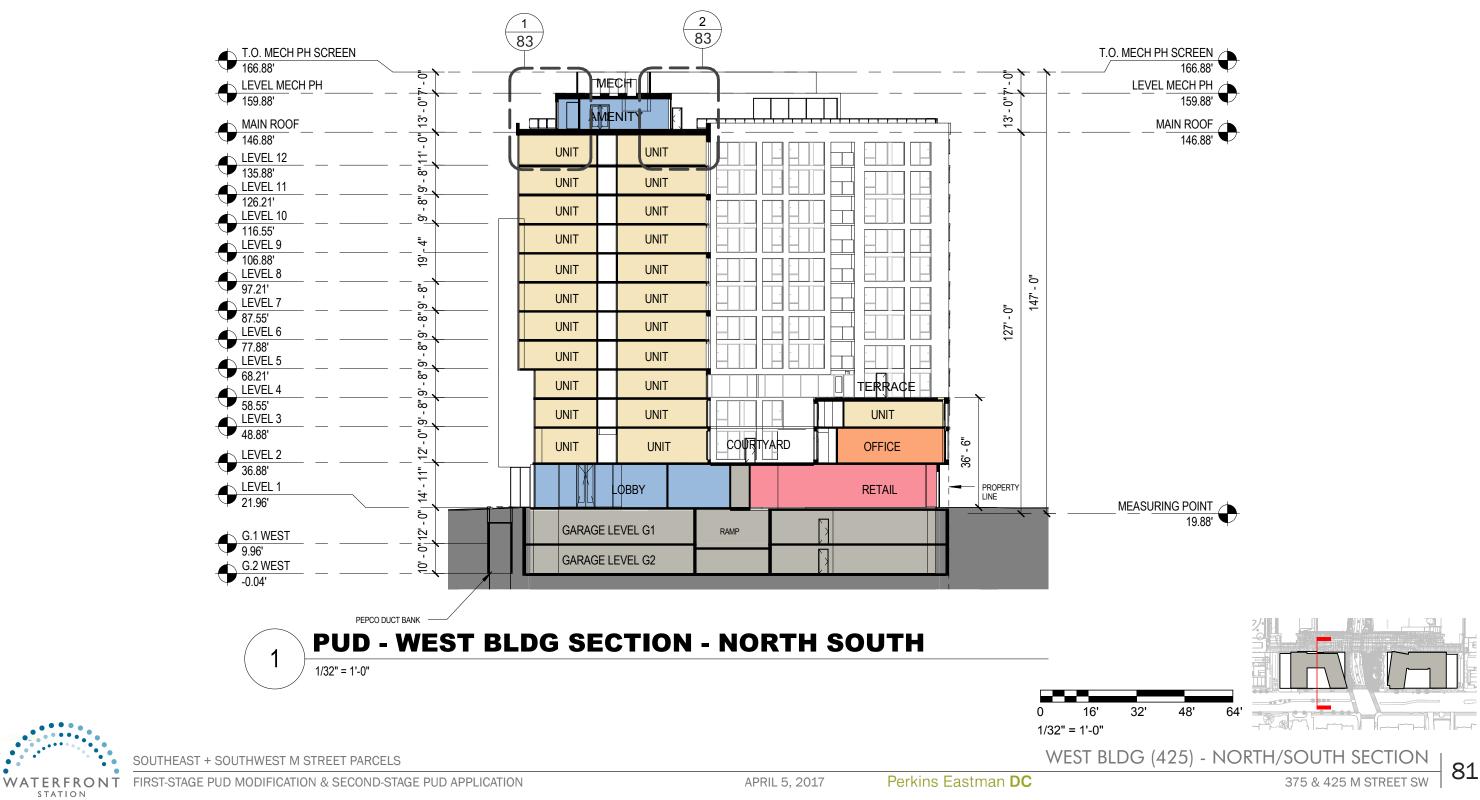
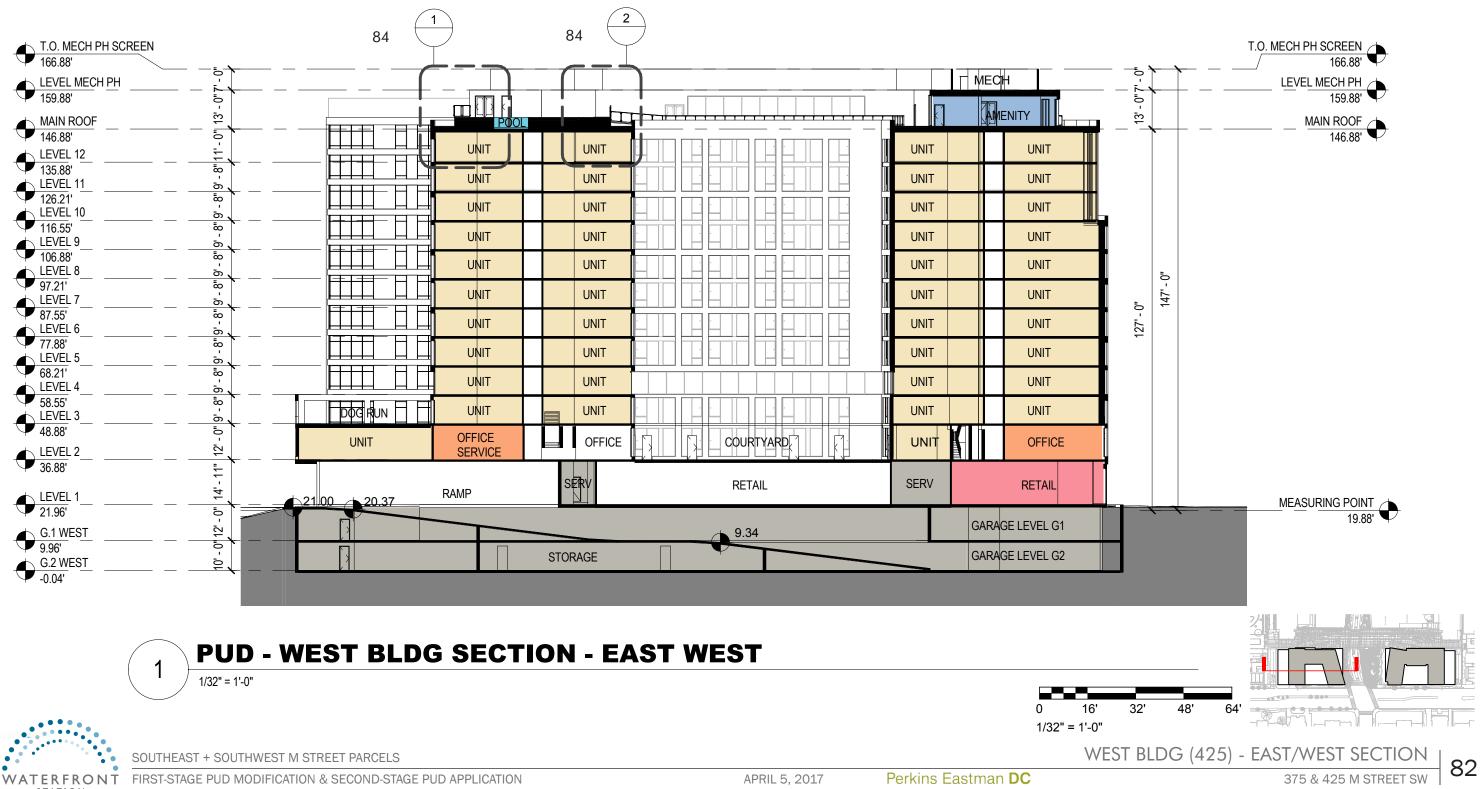
STAGE 2 PUD - SECTIONS

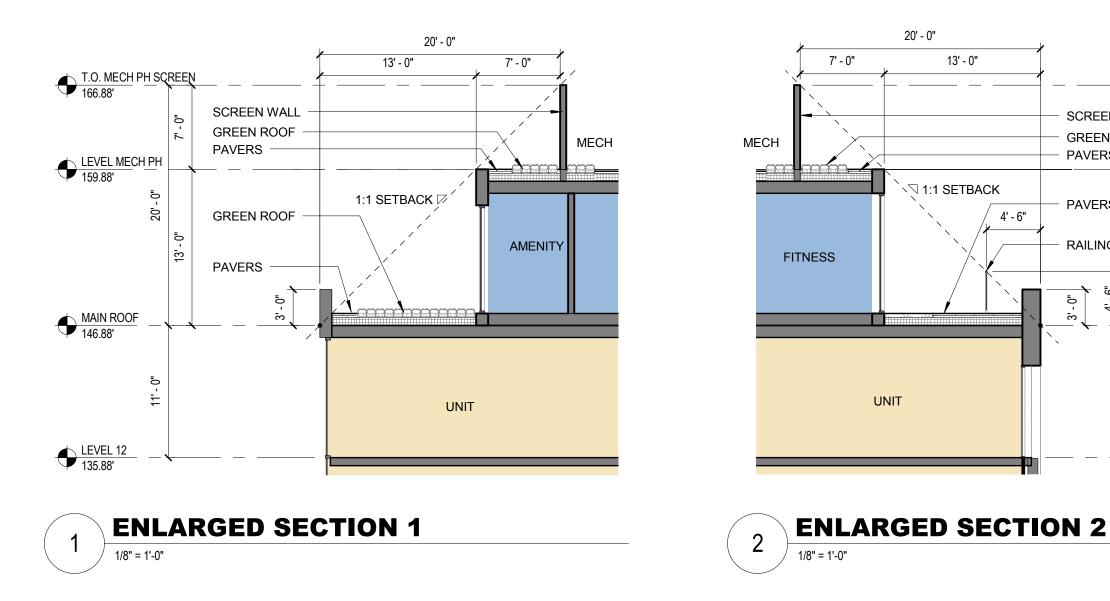
ZONING COMMISSION District of Columbia CASE NO.02-38I EXHIBIT NO.2F12









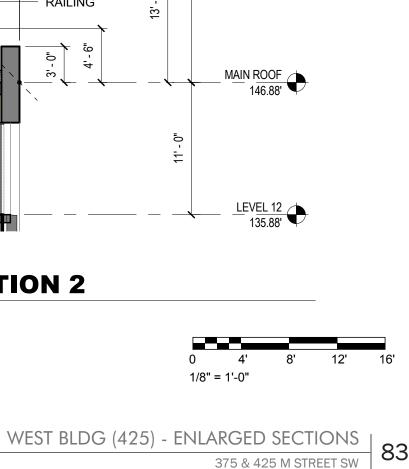


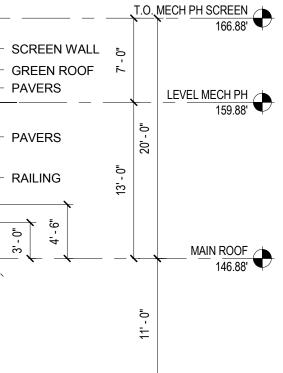


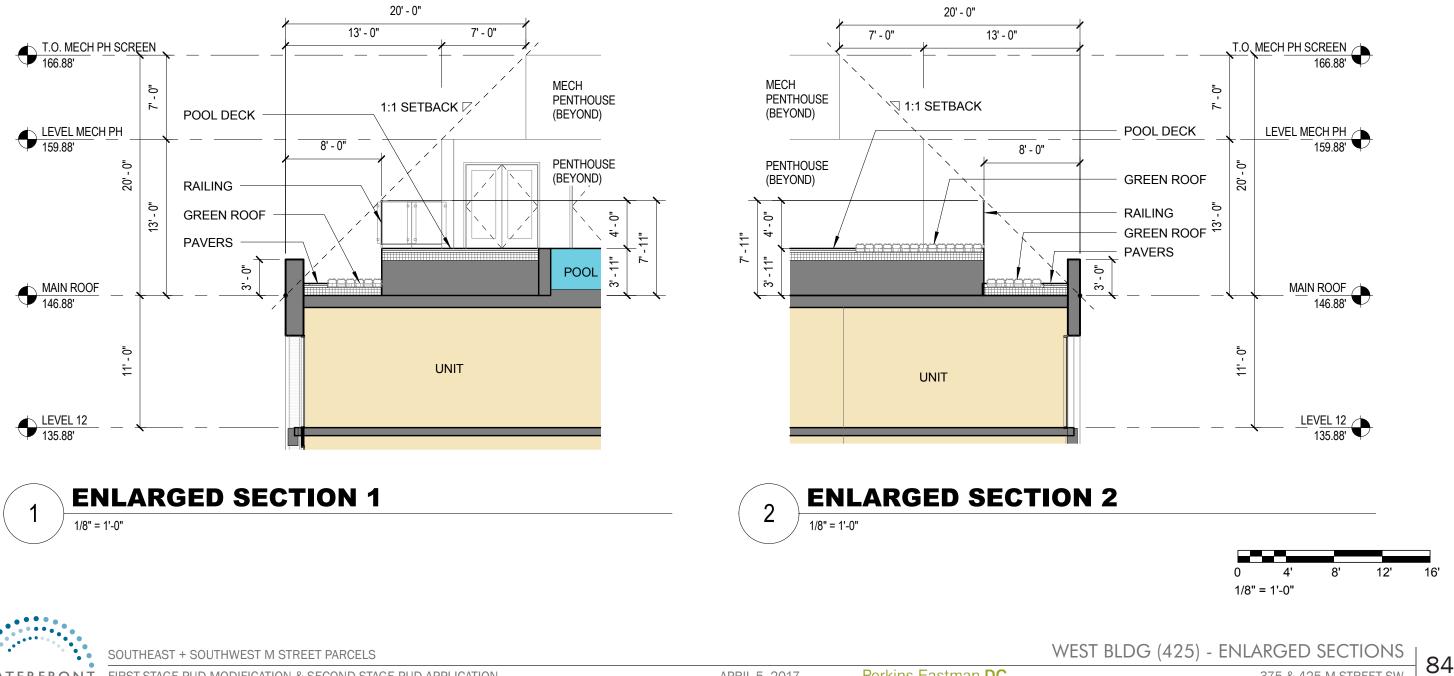
WATERFRONT FIRST-STAGE PUD MODIFICATION & SECOND-STAGE PUD APPLICATION

Perkins Eastman **DC**

4' - 6"









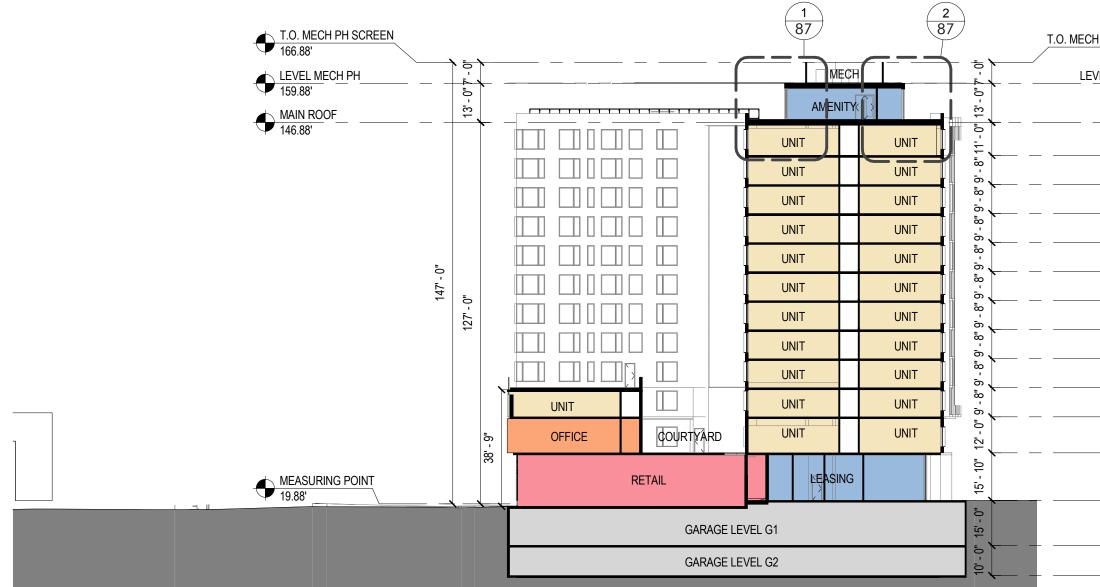
375 & 425 M STREET SW

WATERFRONT FIRST-STAGE PUD MODIFICATION & SECOND-STAGE PUD APPLICATION

PUD - EAST BLDG SECTION - NORTH SOUTH

APRIL 5, 2017

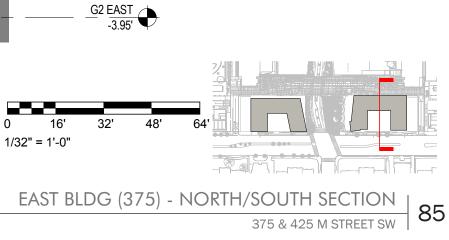
Perkins Eastman DC





1/32" = 1'-0"

0



- LEVEL 1 21.08' G1 EAST 6.05'
- LEVEL 3 48.88' 🛡 LEVEL 2 36.88'
- LEVEL 6 77.88' LEVEL 5 68.21' LEVEL 4 58.55' 🛡
- LEVEL 9 106.88' LEVEL 8 97.21' LEVEL 7 87.55'
- LEVEL 11 126.21' LEVEL 10 116.55'
- LEVEL 12 135.88'
- LEVEL MECH PH 159.88' MAIN ROOF 146.88'

- T.O. MECH PH SCREEN 166.88'

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MECH

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APRIL 5, 2017

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88



T.O. MECH PH SCREEN 166.88'

<u>LEVEL MECH PH</u> 159.88'

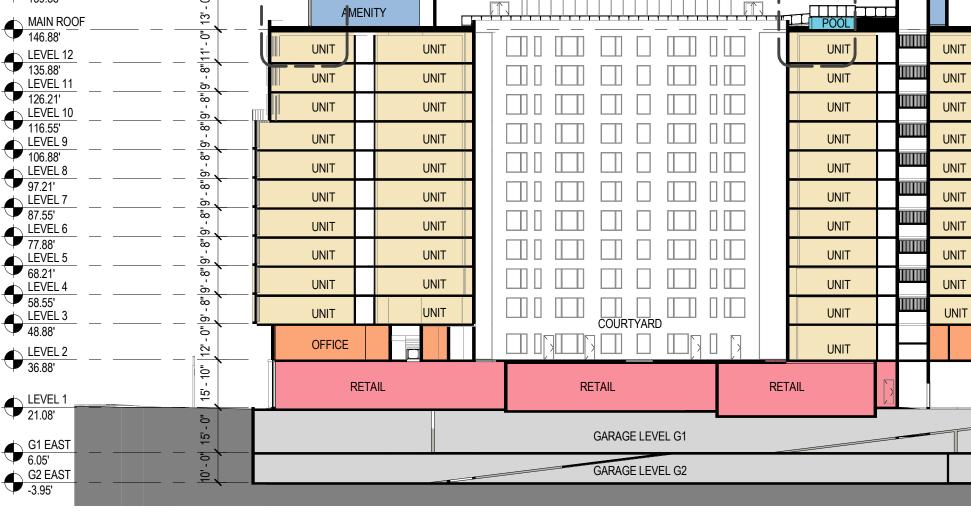
LEVEL 7 87.55'

LEVEL 4 58.55'

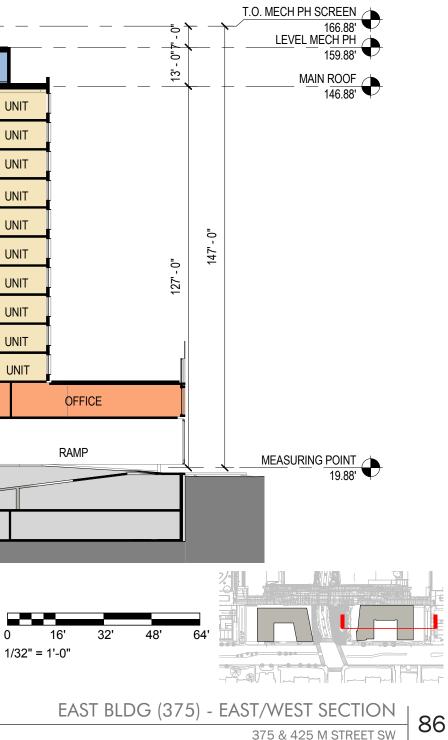
LEVEL 2 36.88'

• LEVEL 1 21.08'

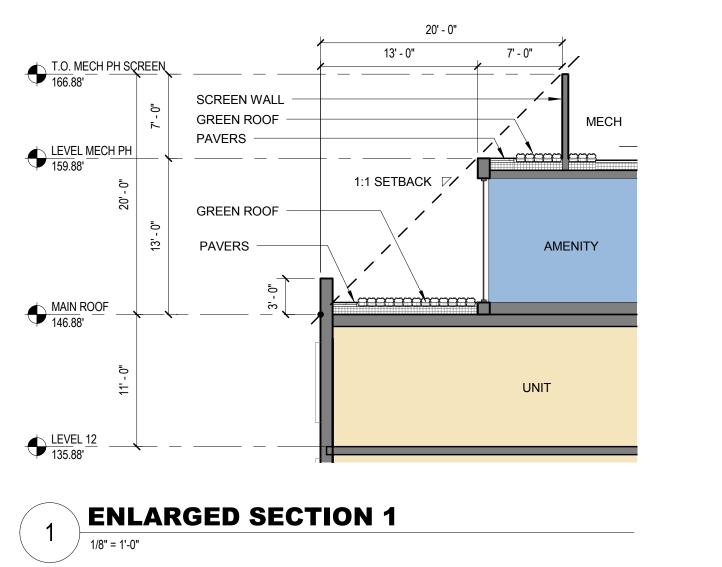
PUD - EAST BLDG SECTION - EAST WEST

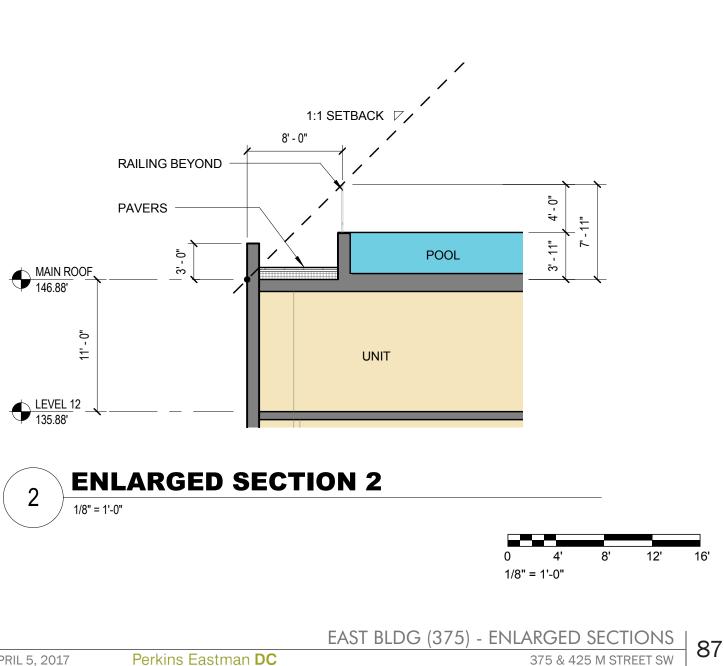




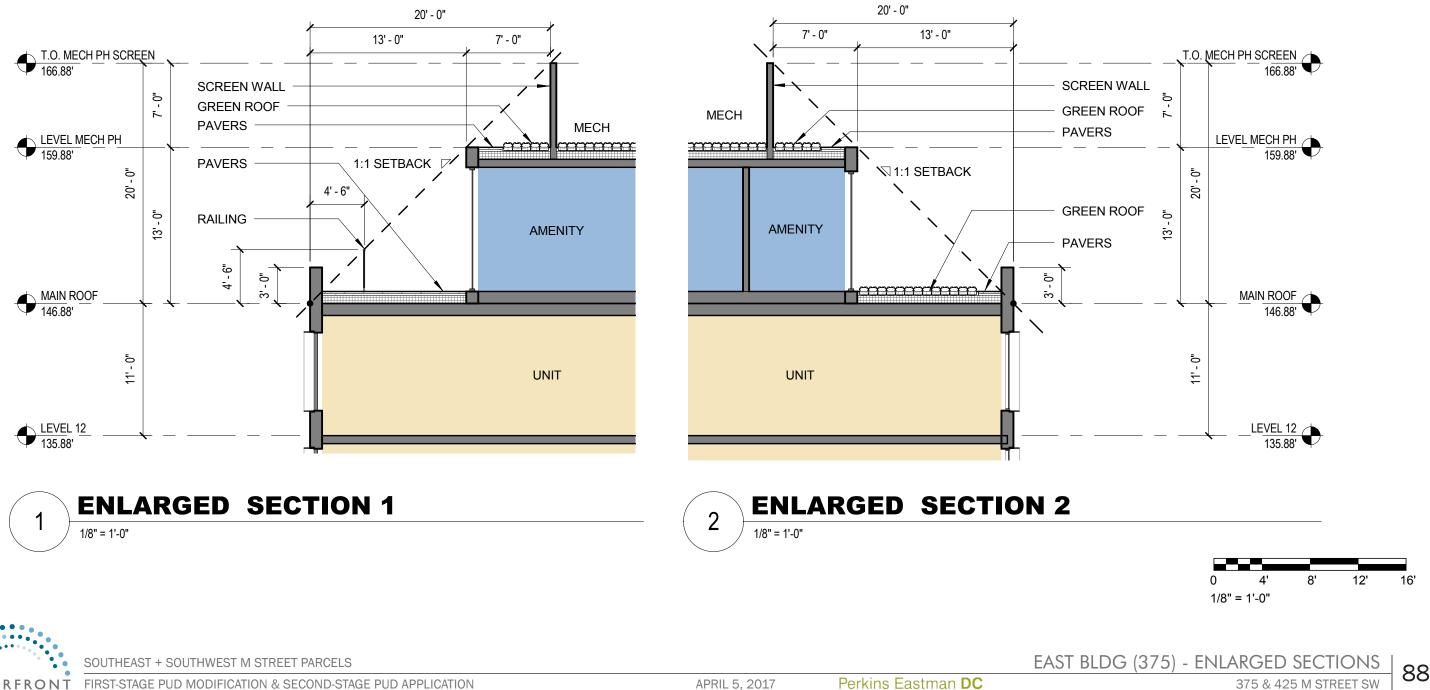


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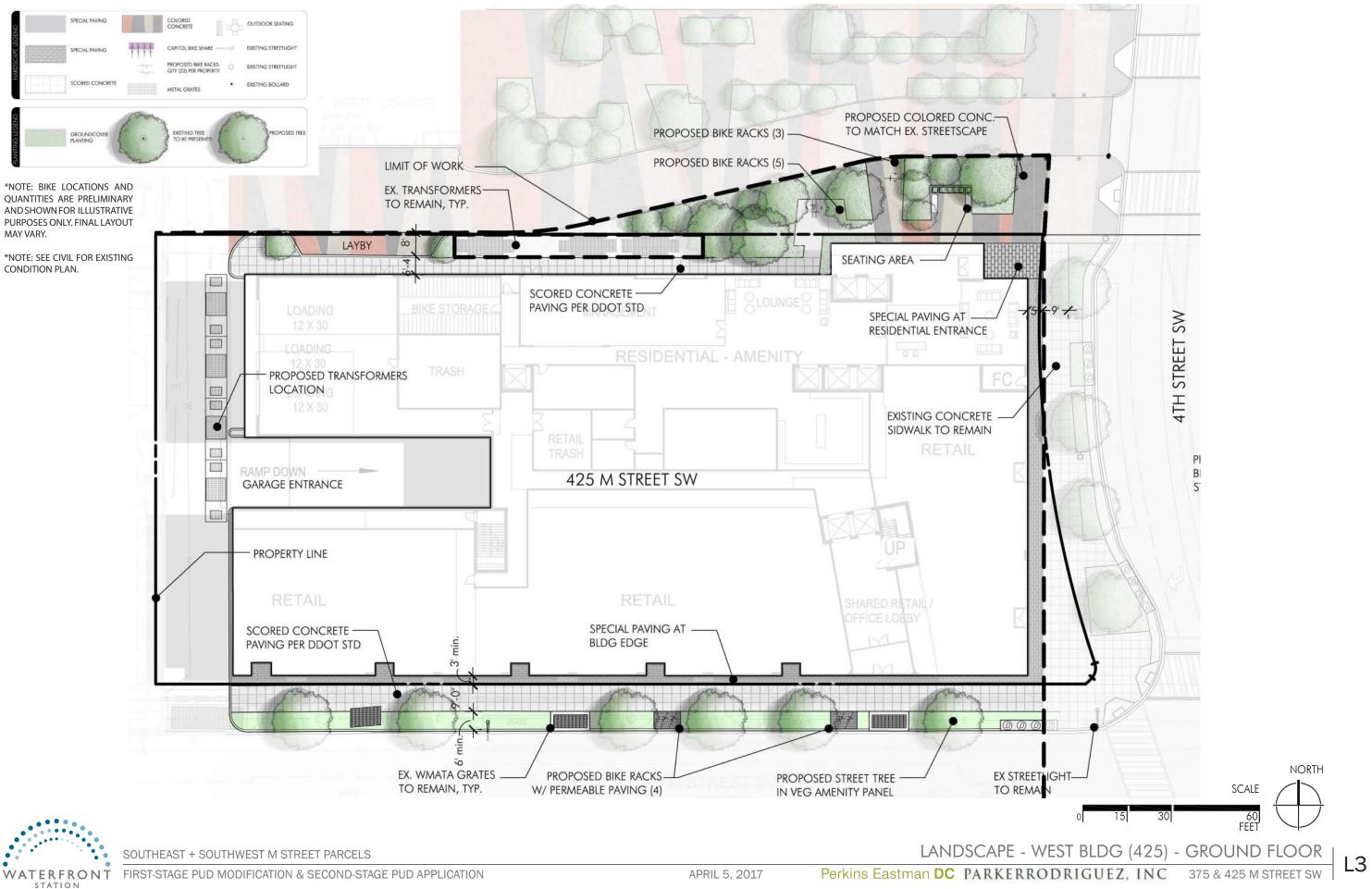
STAGE 2 PUD - LANDSCAPE

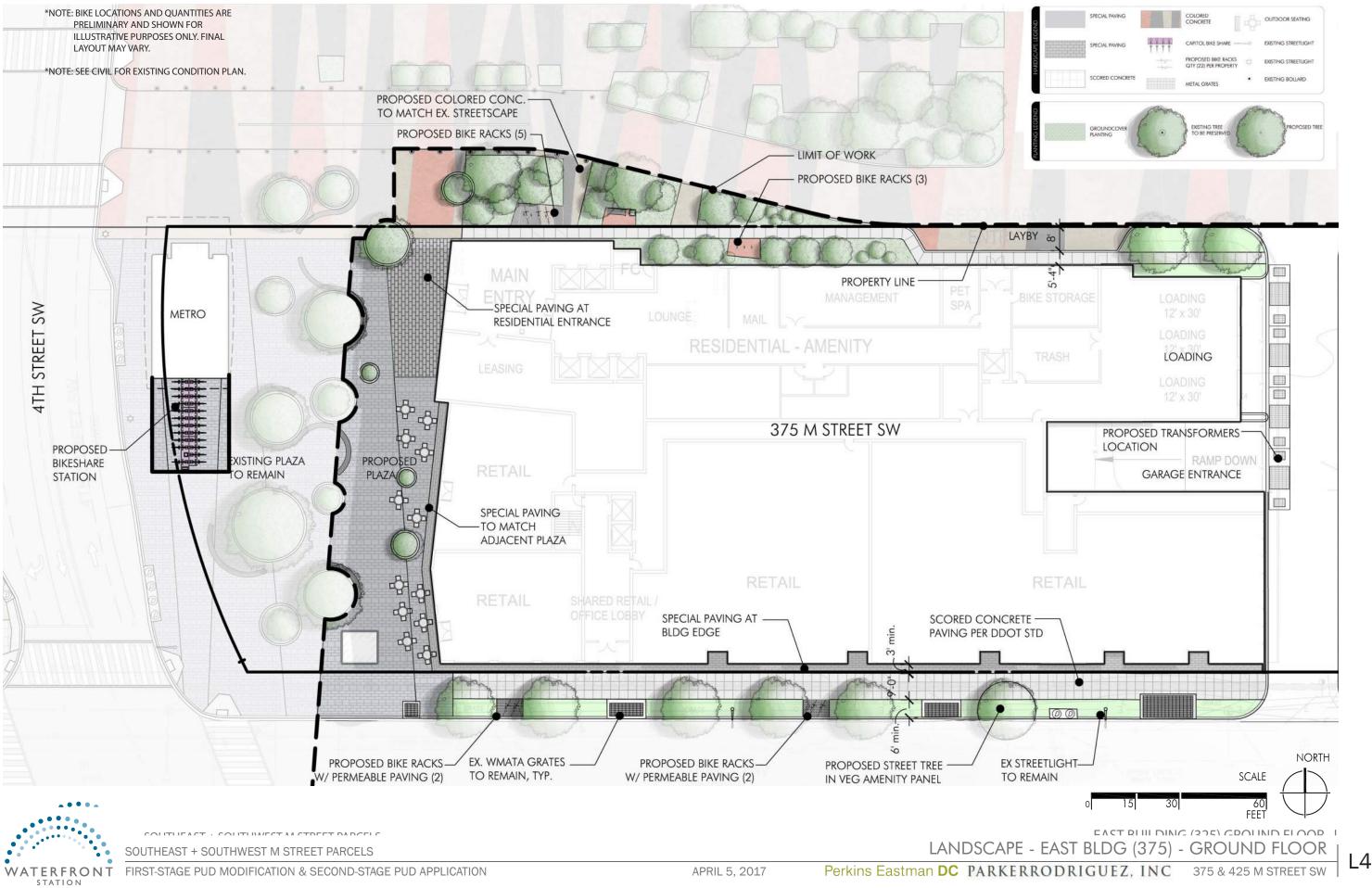
E

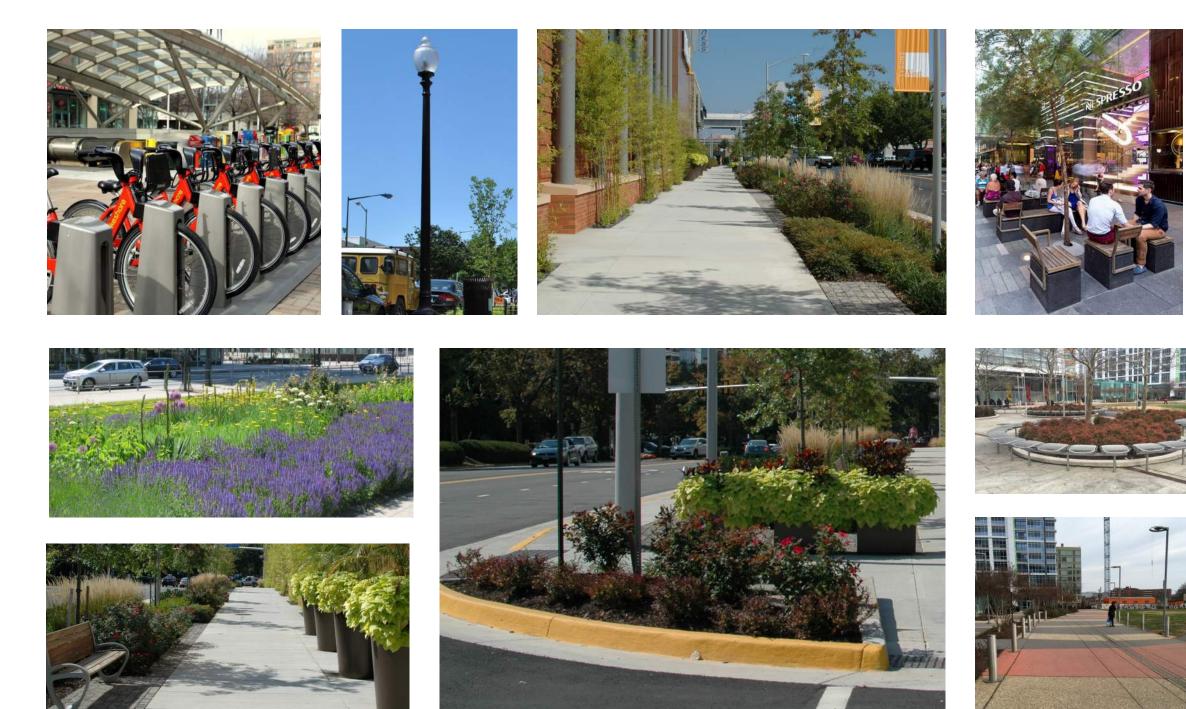












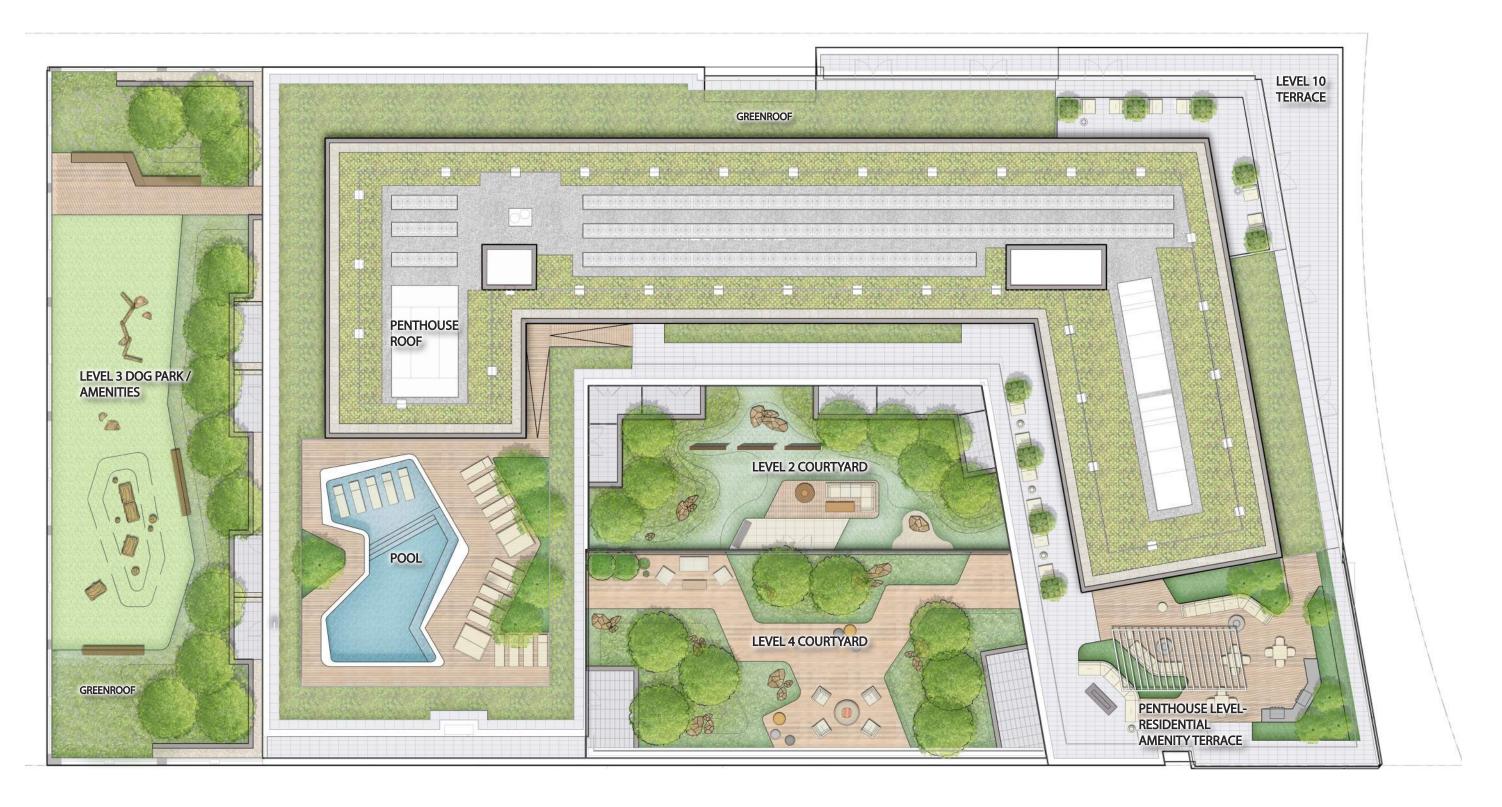


WATERFRONT FIRST-STAGE PUD MODIFICATION & SECOND-STAGE PUD APPLICATION

LANDSCAPE - STREETSCAPE CHARACTER - PRECEDENT IMAGERY Perkins Eastman DC PARKERRODRIGUEZ, INC 375 & 425 M STREET SW



NOTE: SITE FURNISHINGS IMAGERY SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN AND PROVIDED THAT THE GENERAL CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH

























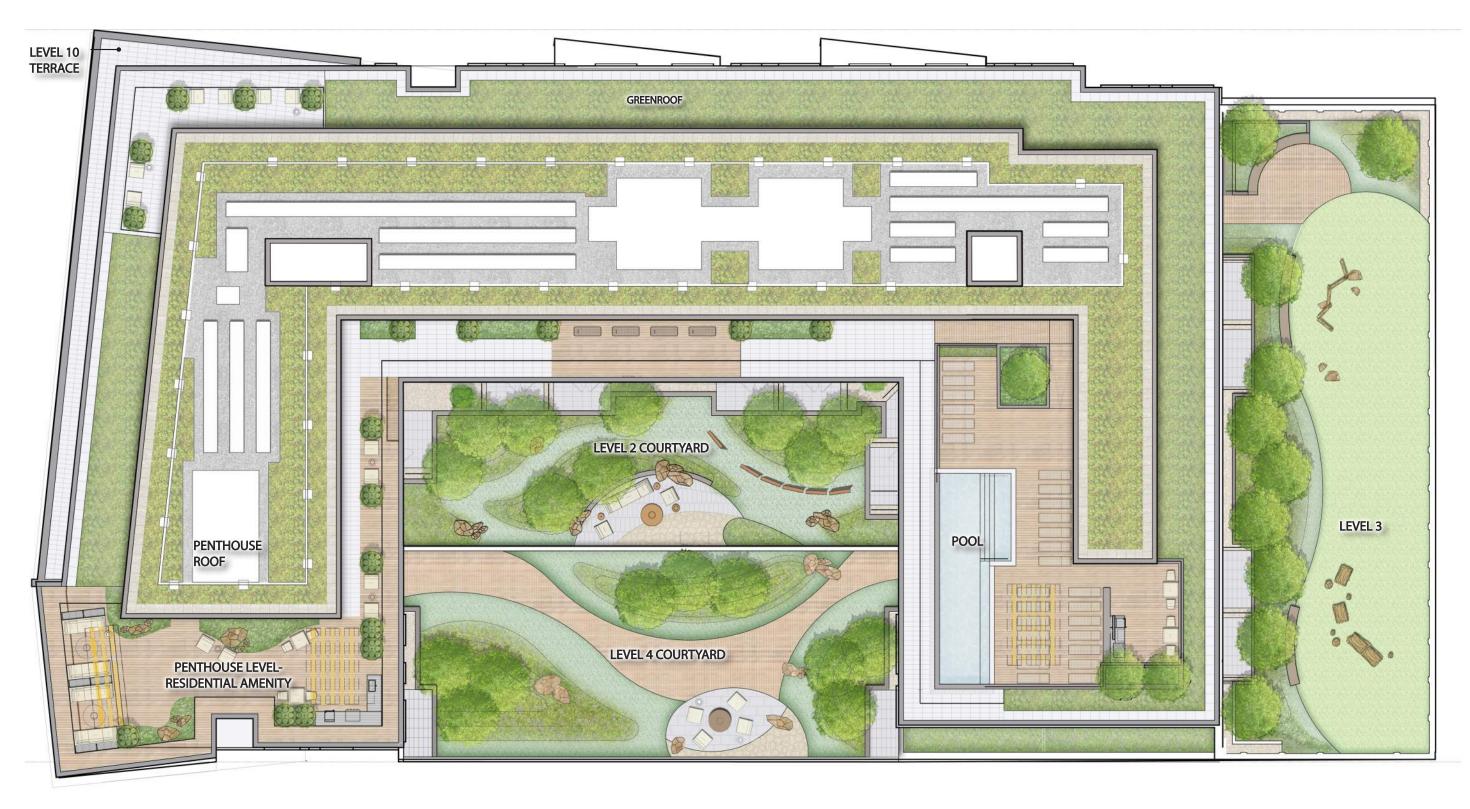
WATERFRONT FIRST-STAGE PUD MODIFICATION & SECOND-STAGE PUD APPLICATION





NOTE: SITE FURNISHINGS IMAGERY SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN AND PROVIDED

LANDSCAPE - WEST BLDG (425) - AMENITY PRECEDENTS L8 Perkins Eastman DC PARKERRODRIGUEZ, INC 375 & 425 M STREET SW





WATERFRONT FIRST-STAGE PUD MODIFICATION & SECOND-STAGE PUD APPLICATION



LANDSCAPE - EAST BLDG (375) - ROOFTOP PLAN L9 Perkins Eastman DC PARKERRODRIGUEZ, INC 375 & 425 M STREET SW





WATERFRONT FIRST-STAGE PUD MODIFICATION & SECOND-STAGE PUD APPLICATION

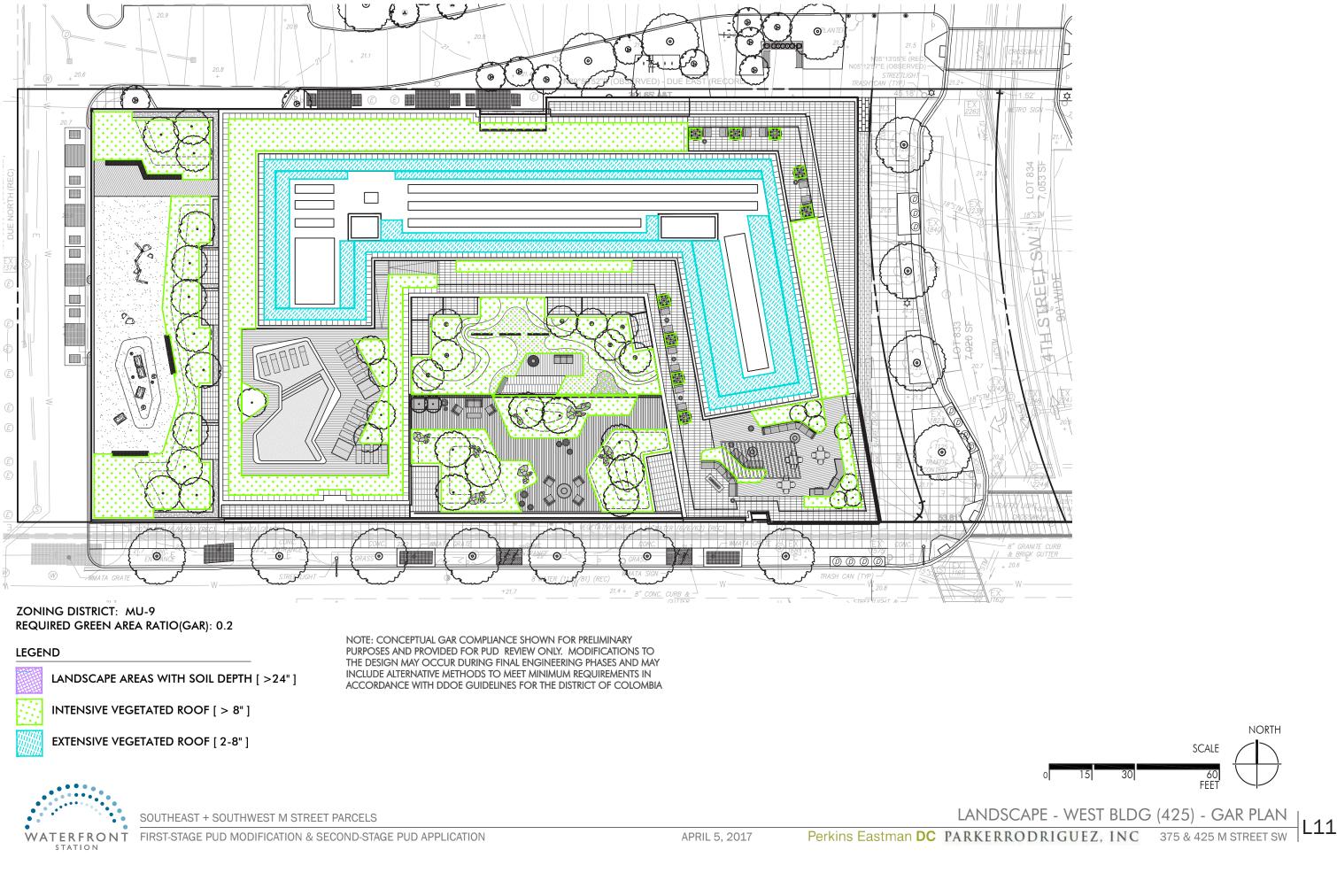
LANDSCAPE - EAST BLDG (375) - AMENITY PRECEDENTS L10 Perkins Eastman DC PARKERRODRIGUEZ, INC 375 & 425 M STREET SW





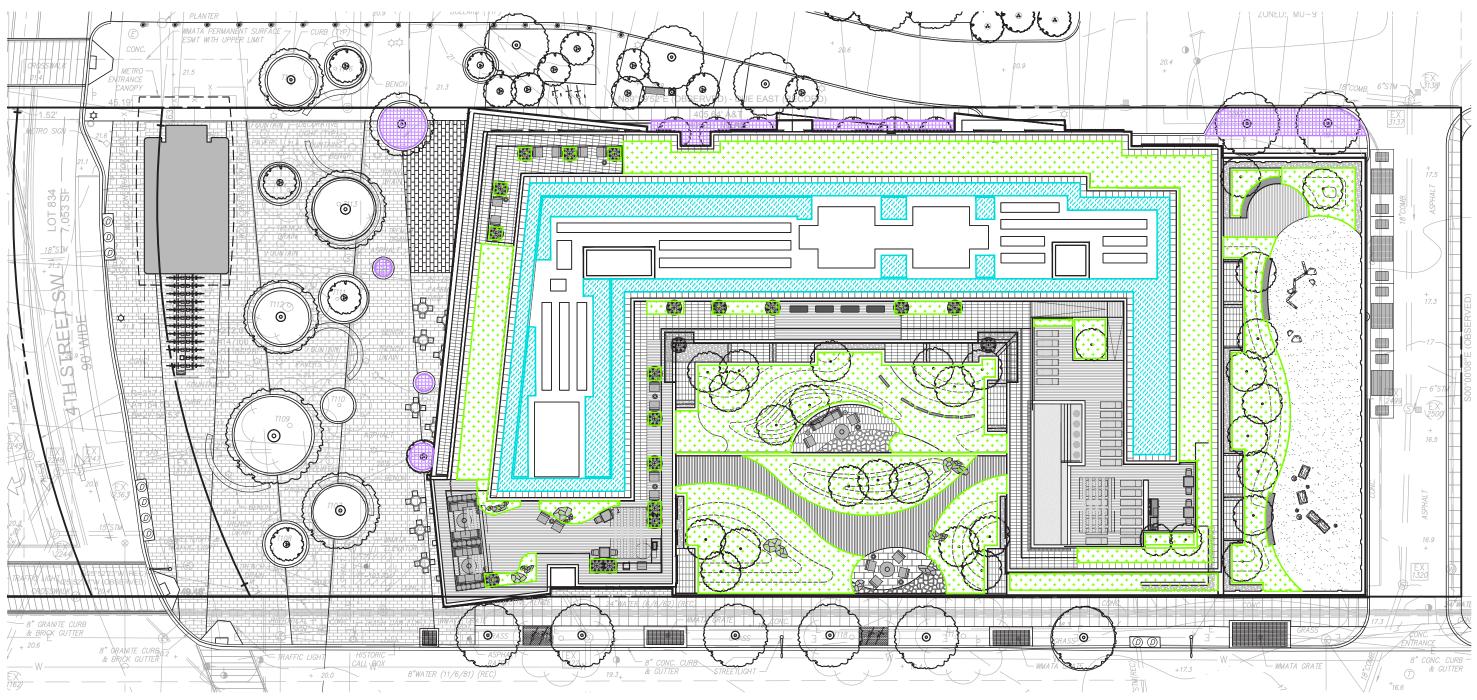


NOTE: SITE FURNISHINGS IMAGERY SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN AND PROVIDED THAT THE GENERAL CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN









NOTE: CONCEPTUAL GAR COMPLIANCE SHOWN FOR PRELIMINARY PURPOSES AND PROVIDED FOR PUD REVIEW ONLY. MODIFICATIONS TO

THE DESIGN MAY OCCUR DURING FINAL ENGINEERING PHASES AND MAY

INCLUDE ALTERNATIVE METHODS TO MEET MINIMUM REQUIREMENTS IN ACCORDANCE WITH DDOE GUIDELINES FOR THE DISTRICT OF COLOMBIA

ZONING DISTRICT: MU-9 REQUIRED GREEN AREA RATIO(GAR): 0.2

LEGEND

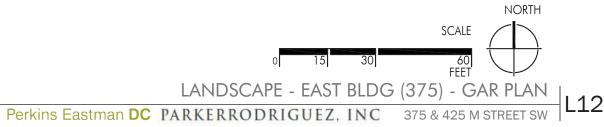
LANDSCAPE AREAS WITH SOIL DEPTH [>24"]

INTENSIVE VEGETATED ROOF [> 8"]

EXTENSIVE VEGETATED ROOF [2-8"]



SOUTHEAST + SOUTHWEST M STREET PARCELS



	Address 375 M Street, SW Washington DC	Green Area Ratio Scores Ward Lot Square Zoning D MU			
	Other / BZA Order	enter sq ft of			10-3
230	Lot size (enter this value first) *	lot 61,065		nultipi	0.2
		61,065		SCORE	
	Landscape Elements		Square Ft.	Factor	Total
Α	Landscaped areas (select one of the following for each area)				
1	Landscaped areas with a soil depth of less than 24"	F	enter sq ft	0.3	
_					
2		-	enter sq ft		
2	Landscaped areas with a soil depth of 24" or greater		971	0.6	58
			enter sq ft		
3	Bioretention facilities		0	0.4	
в	Plantings (credit for plants in landscaped areas from Section A)				
5			enter sq ft		
1	Groundcovers, or other plants less than 2' tall at maturity		0	0.2	
2	Plants, not including grasses, 2' or taller at maturity - calculated	enter number of plants	0	0.3	
	at 9 sq ft per plant (typically planted no closer than 18" on center)				
_		enter number of trees			
3	Tree canopy for all new trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree		0	0.5	
	יי בקטישובות - במכממנכם מרסט זק ת אבו נופצ	enter number of trees			
4	Tree canopy for new trees 6" diameter or larger	0	0	0.6	
	or equivalent - calculated at 250 sq ft per tree				
5	Tree canopy for preservation of existing tree 6" to 12" diameter	enter number of trees	0	0.7	
5	or larger or equivalent - calculated at 250 sq ft per tree	•	0	0.7	
		enter number of trees			
6	Tree canopy for preservation of existing tree 12" to 18" diameter	0	0	0.7	
	or larger or equivalent - calculated at 600 sq ft per tree	enter number of trees			
7	Tree canopy for preservation of all existing trees 18" to 24" dia.	0	0	0.7	
	or equivalent - calculated at 1300 sq ft per tree				
8	Tree senses for preservation of all outsting trees 24" diameter	enter number of trees	_	0.8	
0	Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2000 sq ft per tree	U	0	0.8	
		_	enter sq ft		
9	Vegetated wall, plantings on a vertical surface		0	0.6	
с	Vegetated or "green" roofs				
4		F	enter sq ft		
1	Over at least 2" and less than 8" of growth medium		4,245	0.6	2,54
		_	enter sq ft		
2	Over at least 8" of growth medium		11,642	0.8	9,31
D	Permeable Paving***				
4		-	enter sq ft		
1	Permeable paving over at least 6" and less than 24" of soil or gravel	L	0	0.4	
		_	enter sq ft		
2	Permeable paving over at least 24" of soil or gravel		0	0.5	
E	Other				
		_	enter sq ft		
1	Enhanced tree growth systems***		0	0.4	
			enter sq ft		
2	Renewable energy generation		0	0.5	
		-	-		
3	Approved water features	F	enter sq ft	0.2	
5	Approved water features		U	0.2	
		sub-total of sq ft =	16,858		
н	Bonuses				
1	Native plant species	F	enter sq ft	0.1	
		L			
_		-	enter sq ft		
2	Landscaping in food cultivation	L	0	0.1	
			enter sq ft		
3	Harvested stormwater irrigation	F	0	0.1	
			Area Ratio nume		12,4
*** Permer	able paving and structural soil together may not qualify for more than one thi				



* * *	Address 425 M Street, SW Washington DC	Green Area Ratio Scoresheet			
	Address 425 W Street, SW Washington DC	Ward	Lot Square	MU-9	
2 10	Other / BZA Order	enter sq ft of lot	multipl		
internation and	Lot size (enter this value first) *	46,768	SCORE	0.258	
	Landscape Elements		Square Ft. Factor	Total	
Α	Landscaped areas (select one of the following for each area)		enter sq ft		
1	Landscaped areas with a soil depth of less than 24"	Γ	0 0.3	-	
2	Landscaped areas with a soil depth of 24" or greater	Ľ	enter sq ft 0.6	-	
3	Bioretention facilities	Γ	onter sq ft	-	
в	Plantings (credit for plants in landscaped areas from Section A)				
1	Groundcovers, or other plants less than 2' tall at maturity		enter sq ft 0 0.2	-	
2	Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants	o 0.3	-	
3	Tree canopy for all new trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees	o 0.5	-	
4	Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees	o 0.6	-	
5	Tree canopy for preservation of existing tree 6" to 12" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees	o 0.7	-	
6	Tree canopy for preservation of existing tree 12" to 18" diameter or larger or equivalent - calculated at 600 sq ft per tree	enter number of trees	o 0.7	-	
7	Tree canopy for preservation of all existing trees 18" to 24" dia. or equivalent - calculated at 1300 sq ft per tree	enter number of trees	• 0.7		
8	Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2000 sq ft per tree	enter number of trees	0 0.8	-	
9	Vegetated wall, plantings on a vertical surface	Γ	enter sq ft 0 0.6	-	
с	Vegetated or "green" roofs				
1	Over at least 2" and less than 8" of growth medium		enter sq ft 4,340 0.6	2,604.0	
2	Over at least 8" of growth medium		enter sq ft 11,833 0.8	9,466.4	
D	Permeable Paving***				
1	Permeable paving over at least 6" and less than 24" of soil or gravel	Ľ	onter sq ft	-	
2	Permeable paving over at least 24" of soil or gravel		enter sq ft 0.5	-	
Е	Other				
1	Enhanced tree growth systems***		enter sq ft 0 0.4	-	
2	Renewable energy generation		enter sq ft 0 0.5	-	
3	Approved water features		enter sq ft 0 0.2	-	
н	Bonuses	sub-total of sq ft =	16,173		
1	Native plant species		enter sq ft 0 0.1	-	
2	Landscaping in food cultivation		enter sq ft 0.1	-	
3	Harvested stormwater irrigation	Green	enter sq ft 0.1 Area Ratio numerator =	- 12,070	
*** Perme	able paving and structural soil together may not qualify for more than one thin Total square footage of all permec	rd of the Green Area	a Ratio score.		

LANDSCAPE - GAR PRELIMINARY SCORESHEET L13 Perkins Eastman DC PARKERRODRIGUEZ, INC 375 & 425 M STREET SW

NOTE: CONCEPTUAL GAR COMPLIANCE SHOWN FOR PRELIMINARY PURPOSES AND PROVIDED FOR PUD REVIEW ONLY. MODIFICATIONS TO THE DESIGN MAY OCCUR DURING FINAL ENGINEERING PHASES AND MAY INCLUDE ALTERNATIVE METHODS TO MEET MINIMUM REQUIREMENTS IN ACCORDANCE WITH DDOE GUIDELINES FOR THE DISTRICT OF COLOMBIA