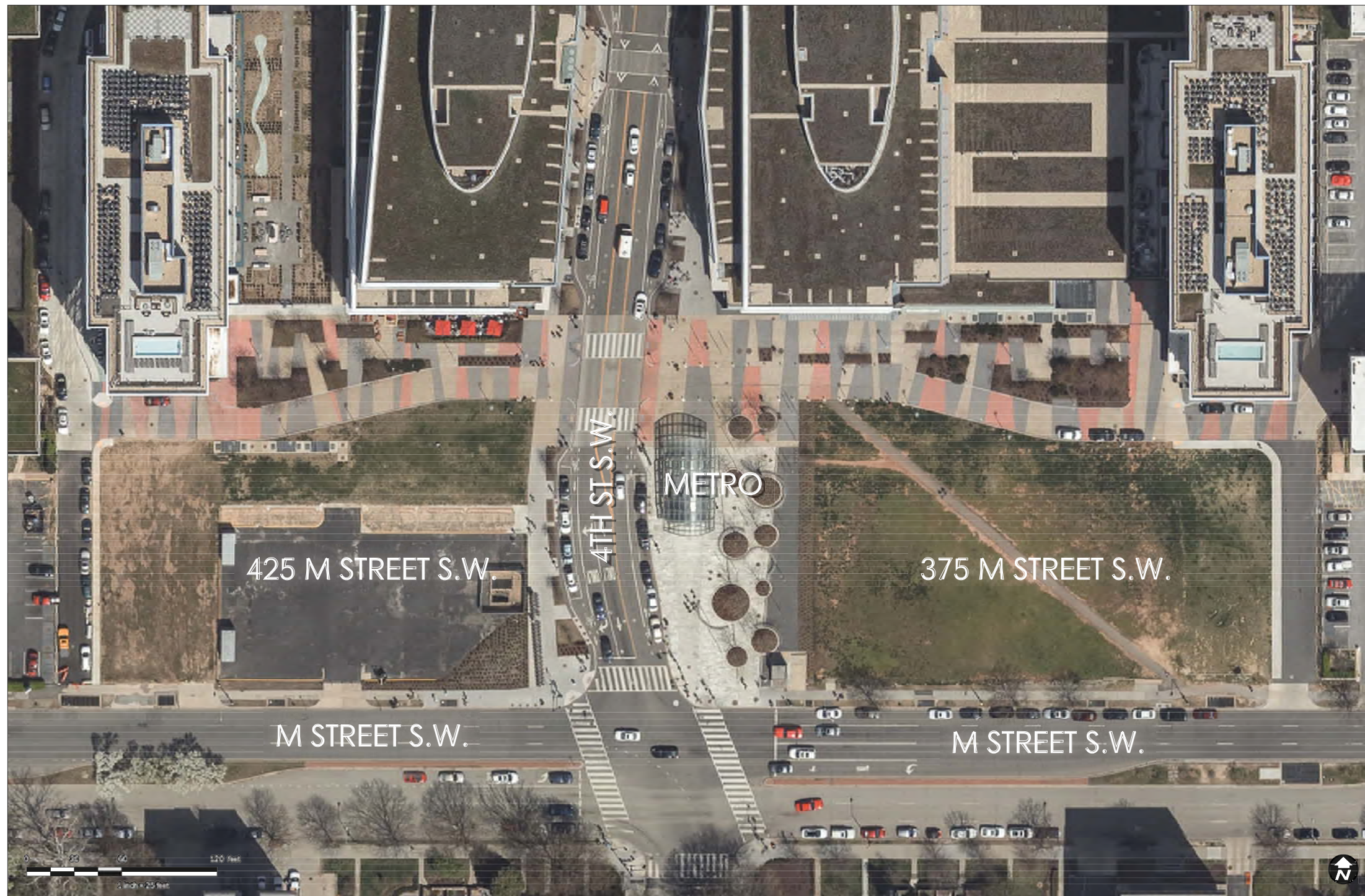
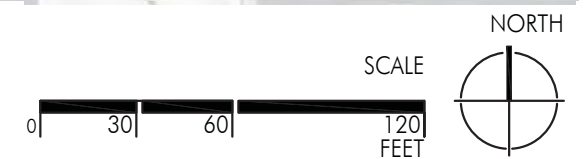
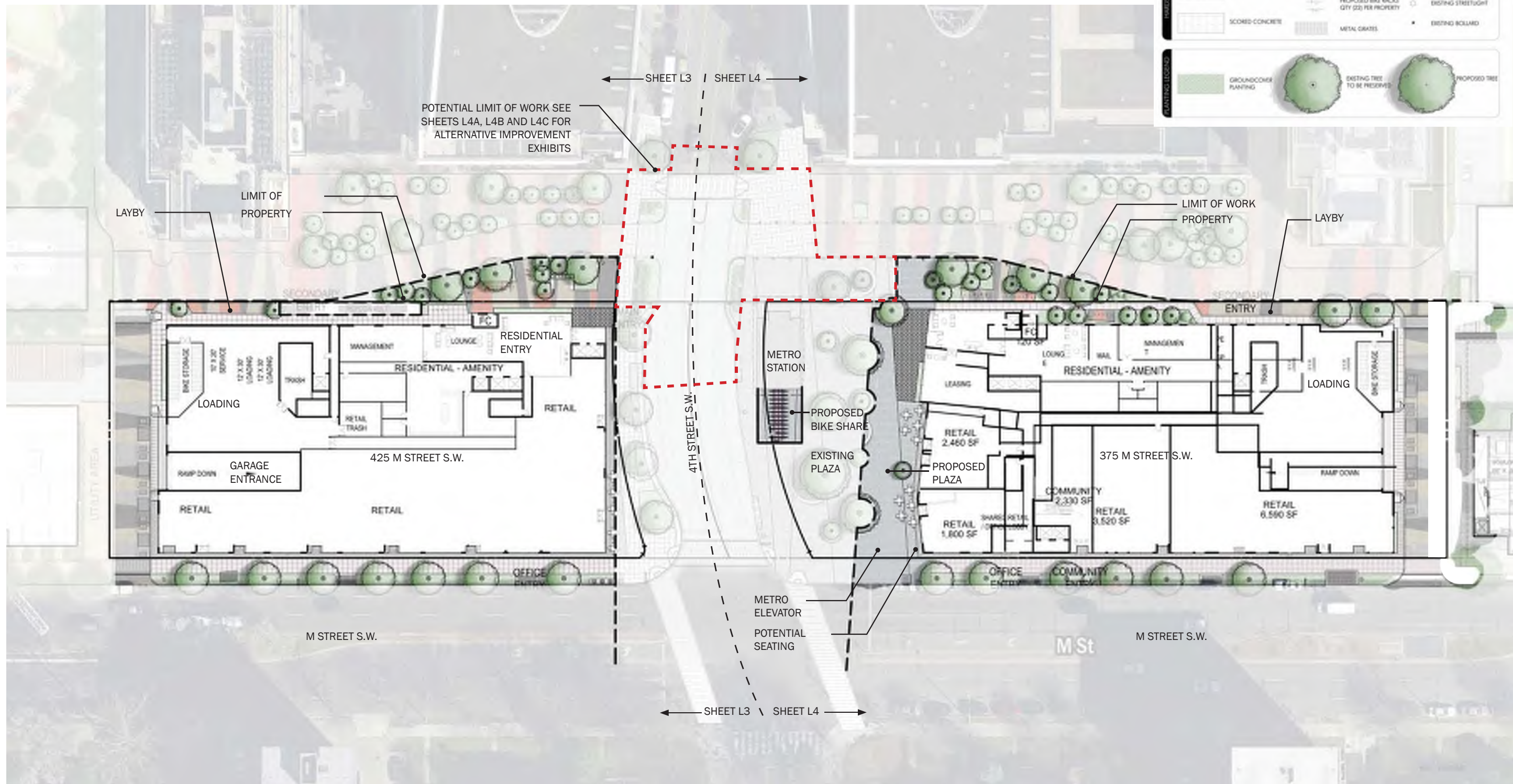


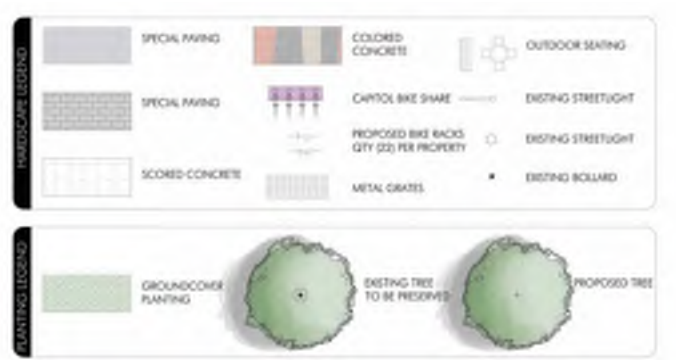
STAGE 2 PUD - LANDSCAPE

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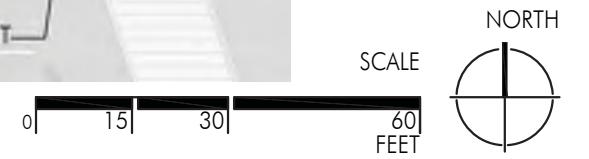
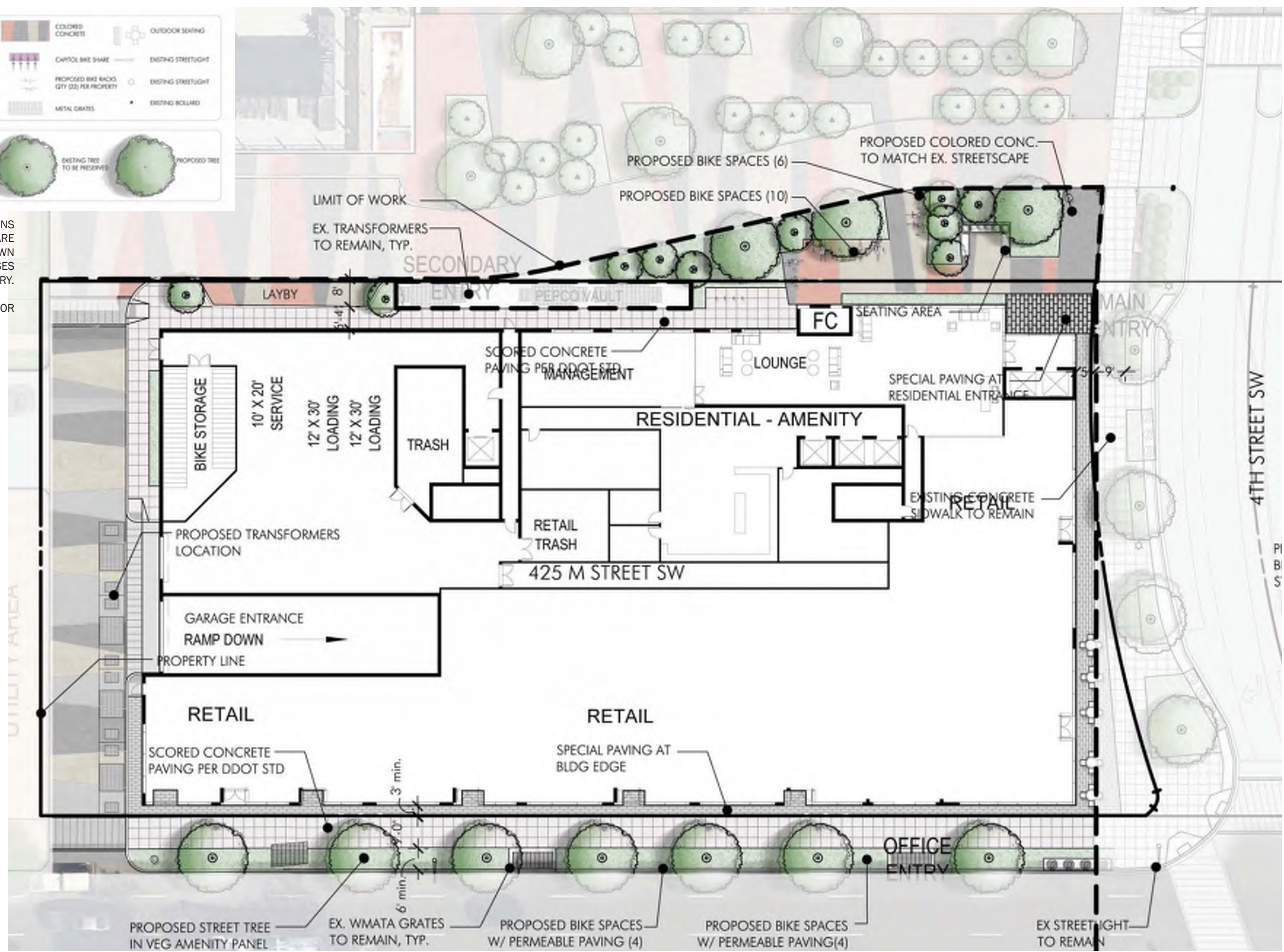






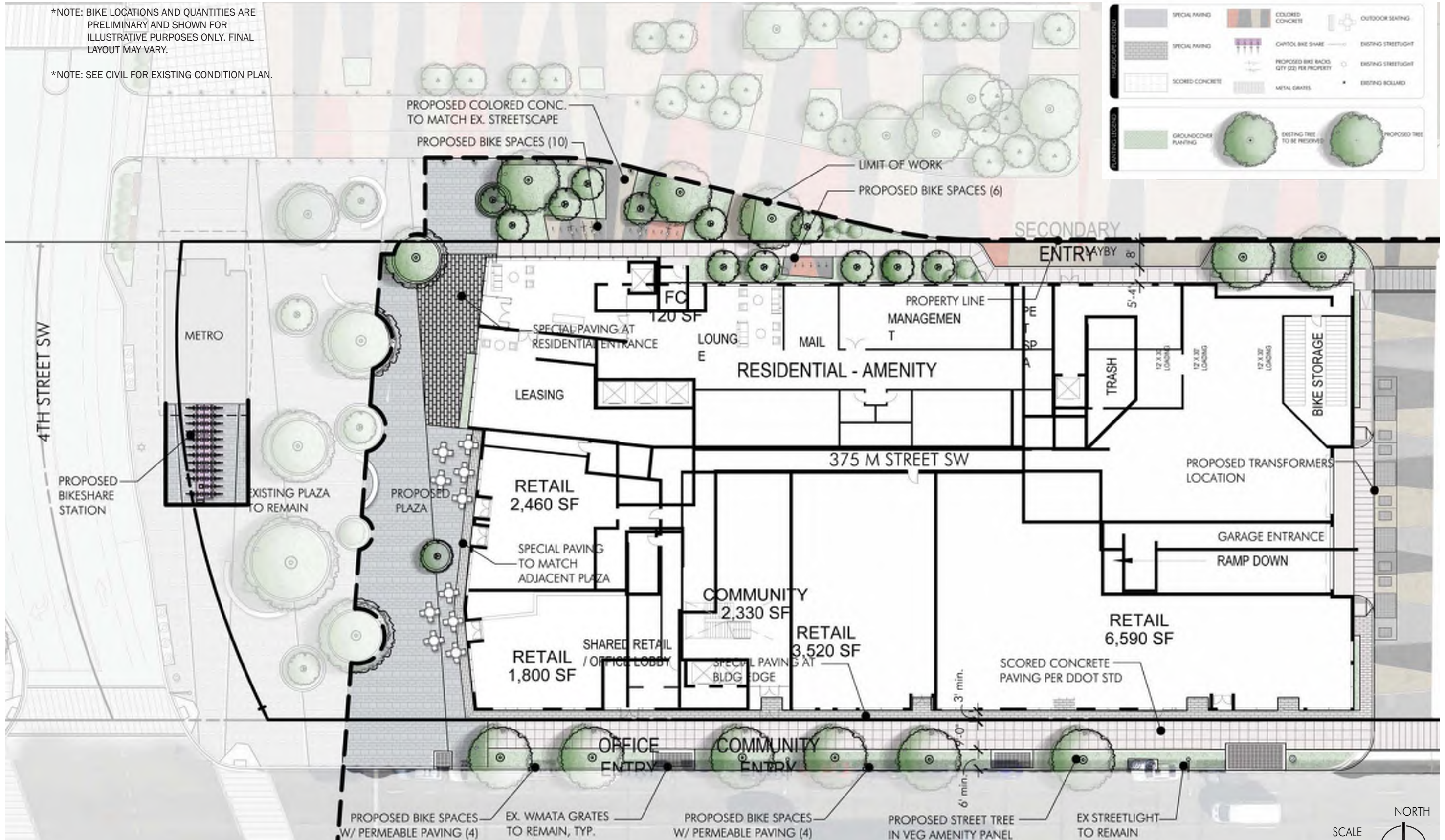
*NOTE: BIKE LOCATIONS AND QUANTITIES ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUT MAY VARY.

*NOTE: SEE CIVIL FOR EXISTING CONDITION PLAN.

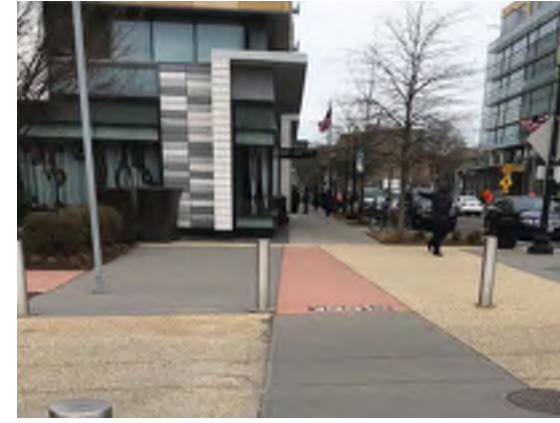


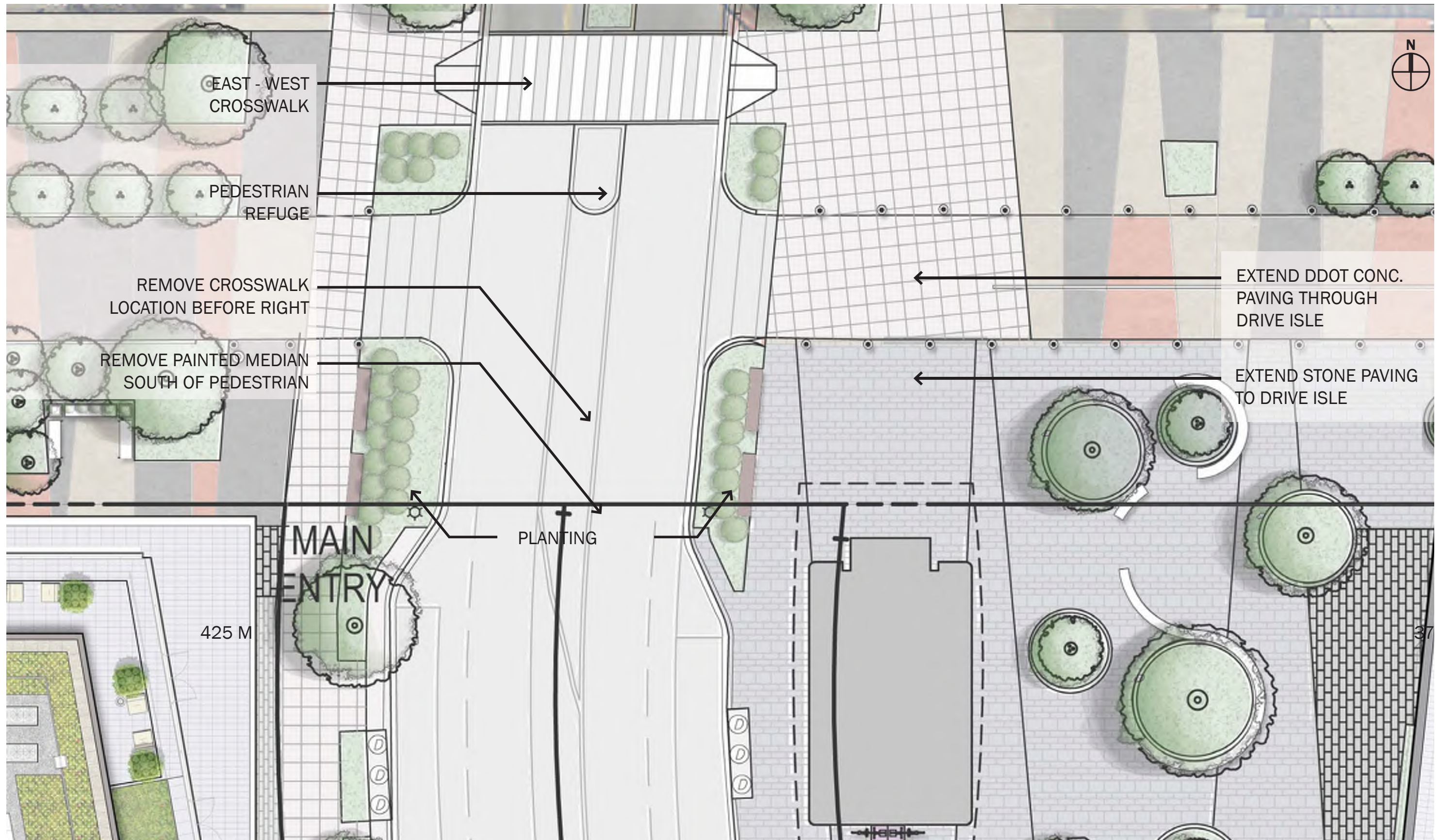
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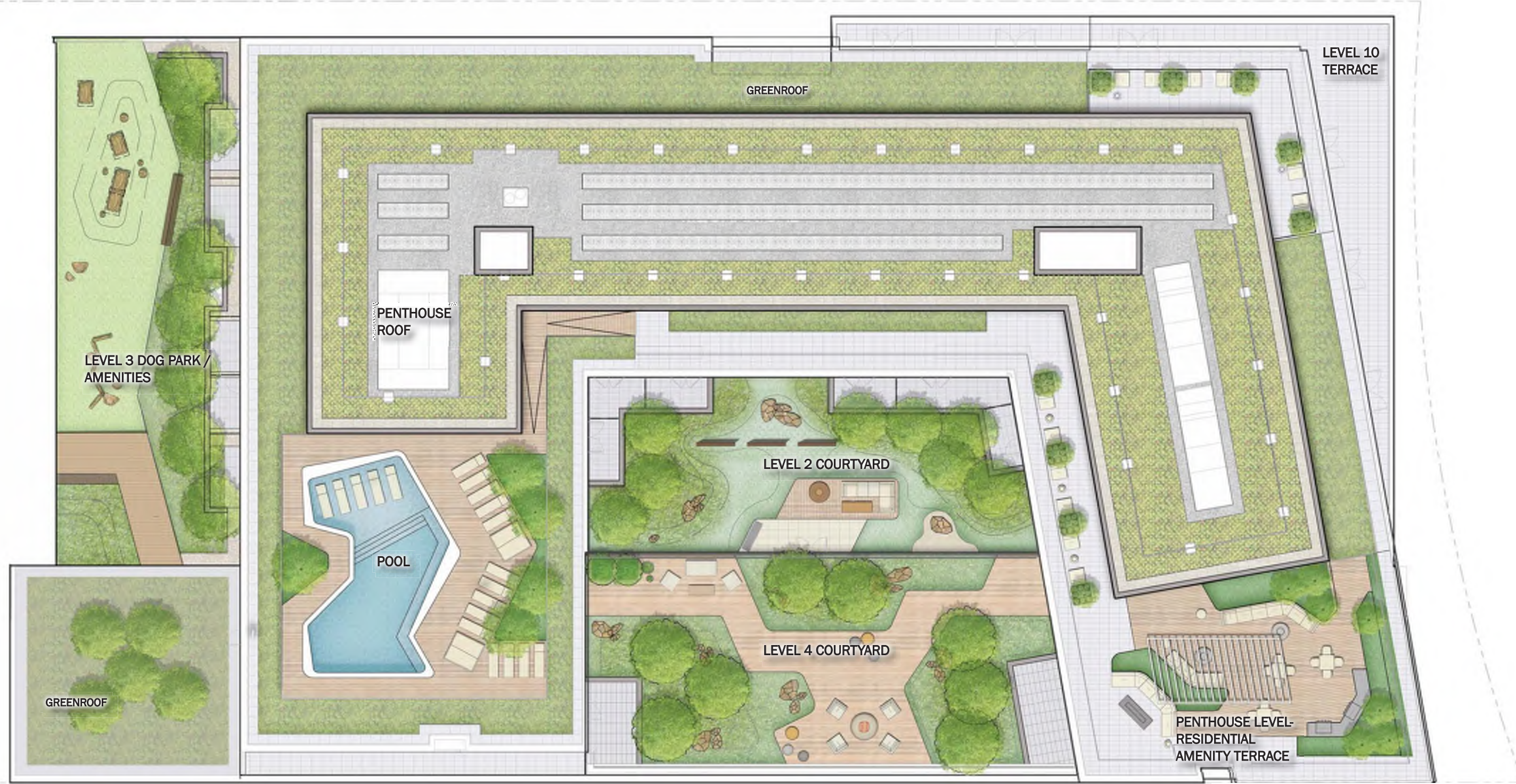


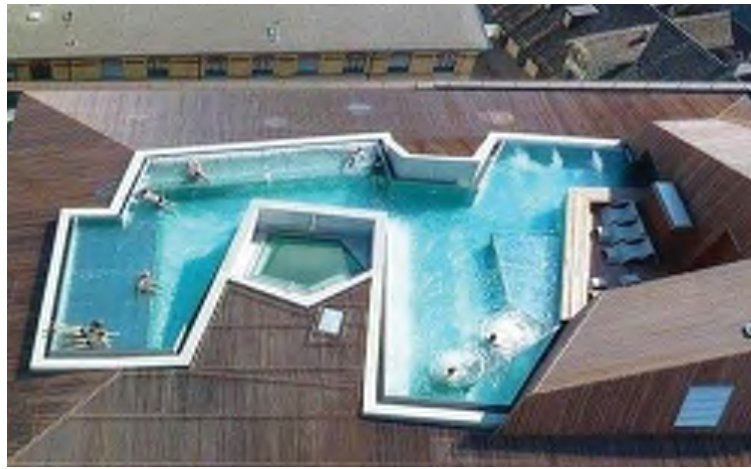




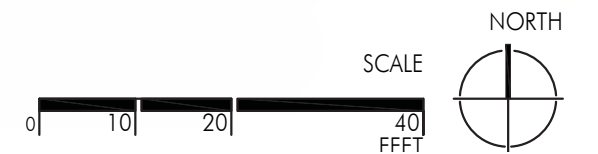
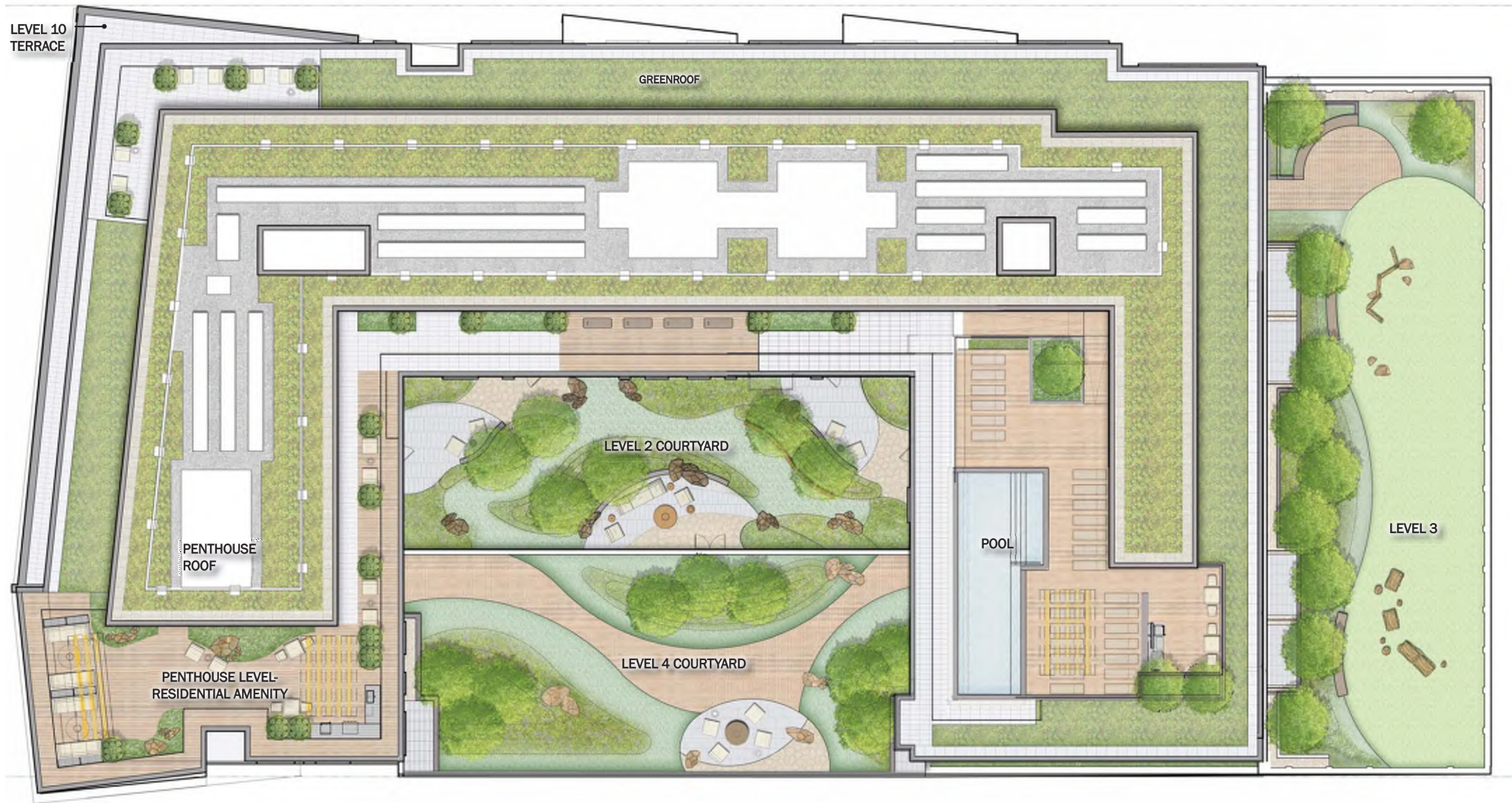


NOTE: SITE FURNISHINGS IMAGERY SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN AND PROVIDED THAT THE GENERAL CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN





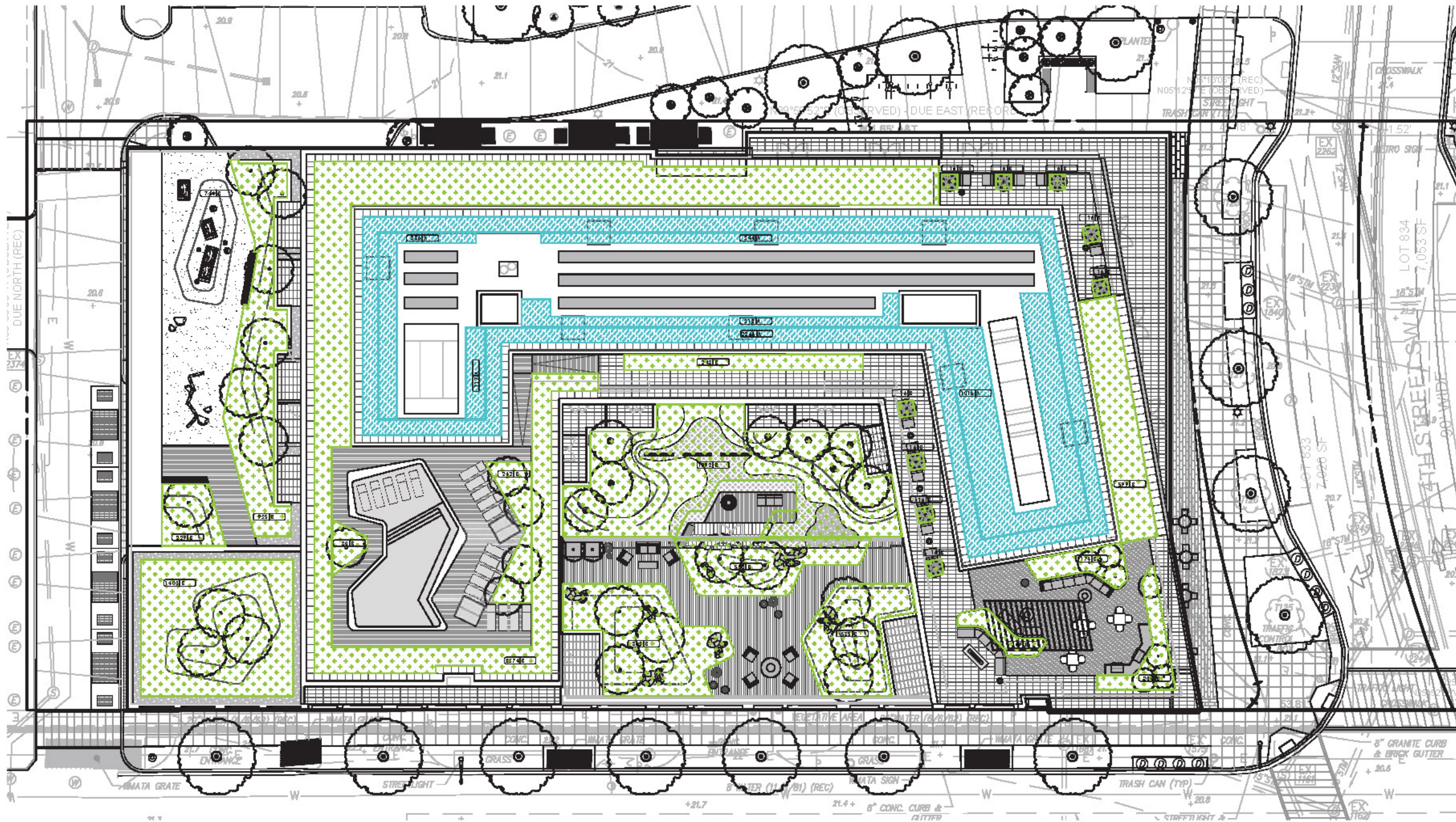
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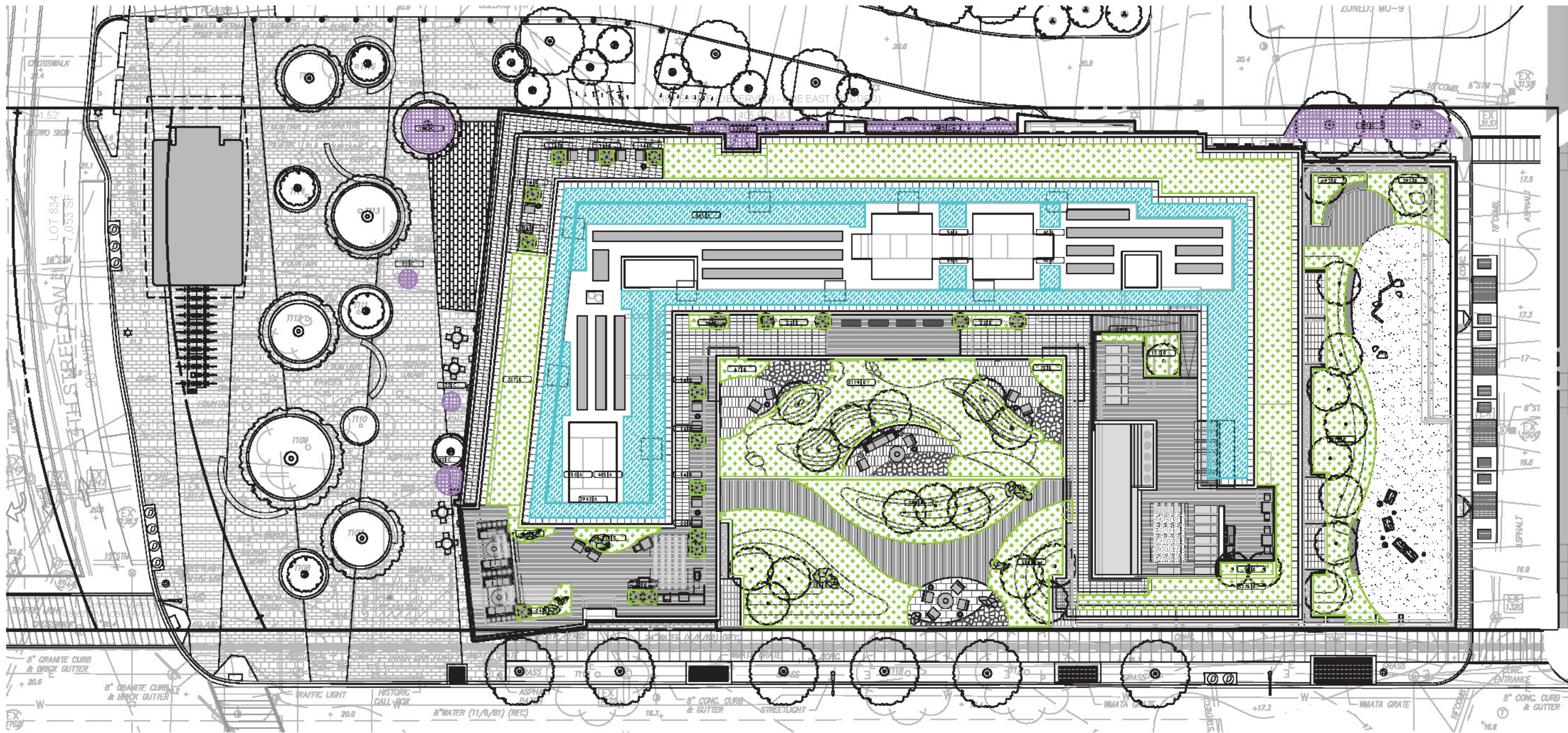
ZONING DISTRICT: MU-9
 REQUIRED GREEN AREA RATIO(GAR): 0.269

LEGEND

-  C- LANDSCAPE AREAS WITH SOIL DEPTH [>24"]
-  B- INTENSIVE VEGETATED ROOF [> 8"]
-  A- EXTENSIVE VEGETATED ROOF [2-8"]




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 COLUMBIA





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

LEGEND

-  C- LANDSCAPE AREAS WITH SOIL DEPTH [>24"]
-  B- INTENSIVE VEGETATED ROOF [> 8"]
-  A- EXTENSIVE VEGETATED ROOF [2-8"]

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 COLUMBIA



Green Area Ratio Scoresheet

Address: 425 M Street, SW Washington DC Ward: Lot: Square: Zoning District: MU-9

Other / BZA Order: enter sq ft of lot: multiply: SCORE: 0.269

Lot size (enter this value first) * 46,768

Landscape Elements		Square Ft.	Factor	Total
A Landscaped areas (select one of the following for each area)				
1	Landscaped areas with a soil depth of less than 24"	0	0.3	-
2	Landscaped areas with a soil depth of 24" or greater	0	0.6	-
3	Bioretention facilities	0	0.4	-
B Plantings (credit for plants in landscaped areas from Section A)				
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 at 9 sq ft per plant (typically planted no closer than 18" on center)	0	0.3	-
3	Tree canopy for all new trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree	0	0.5	-
4	Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	0	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	0	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	0	0.7	-
7	Tree canopy for preservation of all existing trees 18" to 24" dia. or equivalent - calculated at 1300 sq ft per tree	0	0.7	-
8	Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2000 sq ft per tree	0	0.8	-
9	Vegetated wall, plantings on a vertical surface	0	0.6	-
C Vegetated or "green" roofs				
1	Over at least 2" and less than 8" of growth medium	4,342	0.6	2,605.2
2	Over at least 8" of growth medium	12,468	0.8	9,974.4
D Permeable Paving***				
1	Permeable paving over at least 6" and less than 24" of soil or gravel	0	0.4	-
2	Permeable paving over at least 24" of soil or gravel	0	0.5	-
E Other				
1	Enhanced tree growth systems***	0	0.4	-
2	Renewable energy generation	0	0.5	-
3	Approved water features	0	0.2	-
H Bonuses		sub-total of sq ft = 16,810		
1	Native plant species	0	0.1	-
2	Landscaping in food cultivation	0	0.1	-
3	Harvested stormwater irrigation	0	0.1	-
		Green Area Ratio numerator = 12,580		
*** 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				

Green Area Ratio Scoresheet

Address: 375 M Street, SW Washington DC Ward: Lot: Square: Zoning District: MU-9

Other / BZA Order: enter sq ft of lot: multiply: SCORE: 0.203

Lot size (enter this value first) * 61,065

Landscape Elements		Square Ft.	Factor	Total
A Landscaped areas (select one of the following for each area)				
1	Landscaped areas with a soil depth of less than 24"	0	0.3	-
2	Landscaped areas with a soil depth of 24" or greater	971	0.6	582.6
3	Bioretention facilities	0	0.4	-
B Plantings (credit for plants in landscaped areas from Section A)				
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 at 9 sq ft per plant (typically planted no closer than 18" on center)	0	0.3	-
3	Tree canopy for all new trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree	0	0.5	-
4	Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	0	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	0	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	0	0.7	-
7	Tree canopy for preservation of all existing trees 18" to 24" dia. or equivalent - calculated at 1300 sq ft per tree	0	0.7	-
8	Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2000 sq ft per tree	0	0.8	-
9	Vegetated wall, plantings on a vertical surface	0	0.6	-
C Vegetated or "green" roofs				
1	Over at least 2" and less than 8" of growth medium	4,246	0.6	2,547.6
2	Over at least 8" of growth medium	11,607	0.8	9,285.6
D Permeable Paving***				
1	Permeable paving over at least 6" and less than 24" of soil or gravel	0	0.4	-
2	Permeable paving over at least 24" of soil or gravel	0	0.5	-
E Other				
1	Enhanced tree growth systems***	0	0.4	-
2	Renewable energy generation	0	0.5	-
3	Approved water features	0	0.2	-
H Bonuses		sub-total of sq ft = 16,824		
1	Native plant species	0	0.1	-
2	Landscaping in food cultivation	0	0.1	-
3	Harvested stormwater irrigation	0	0.1	-
		Green Area Ratio numerator = 12,416		
*** 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				

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 COLUMBIA



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