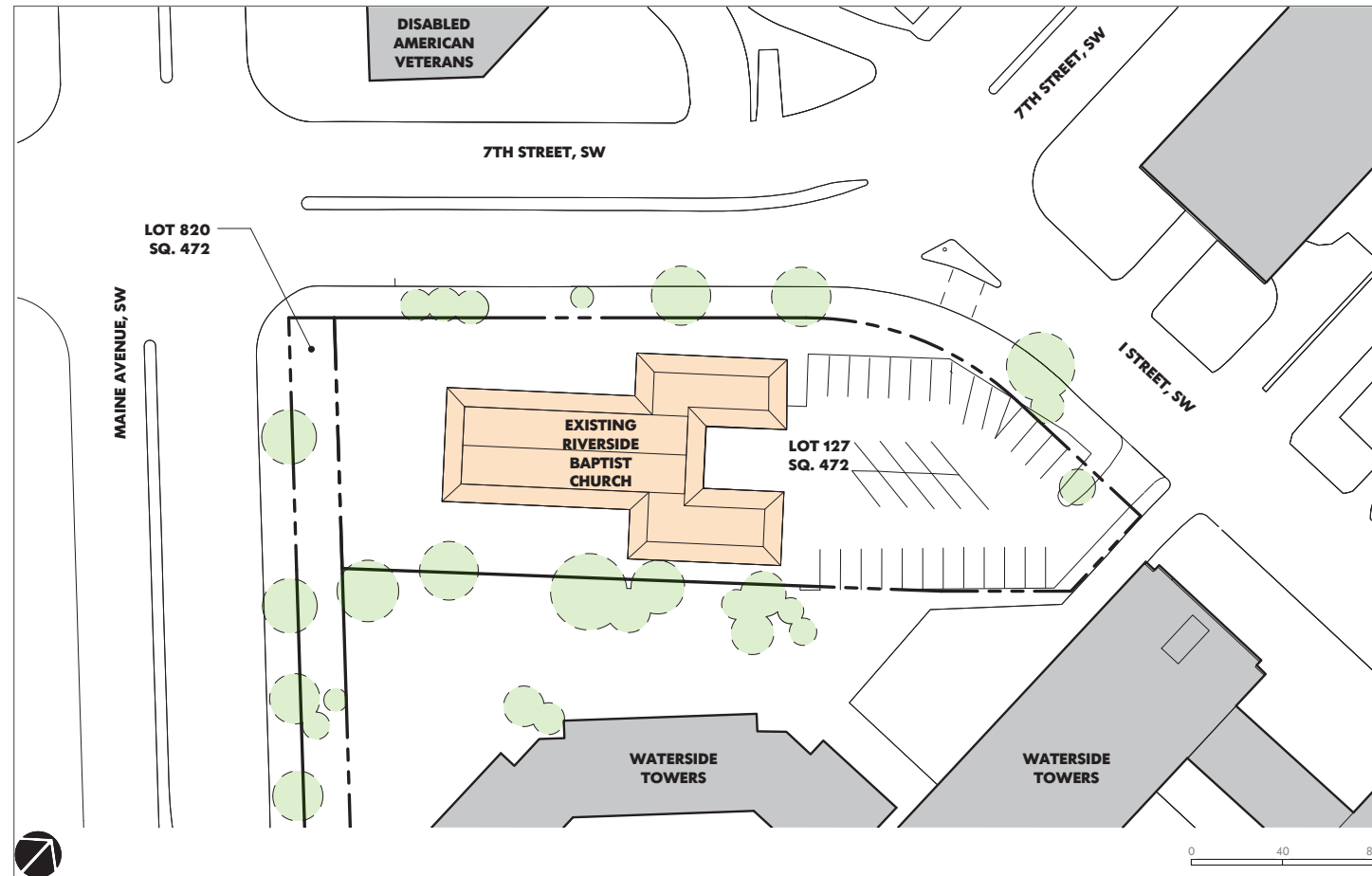
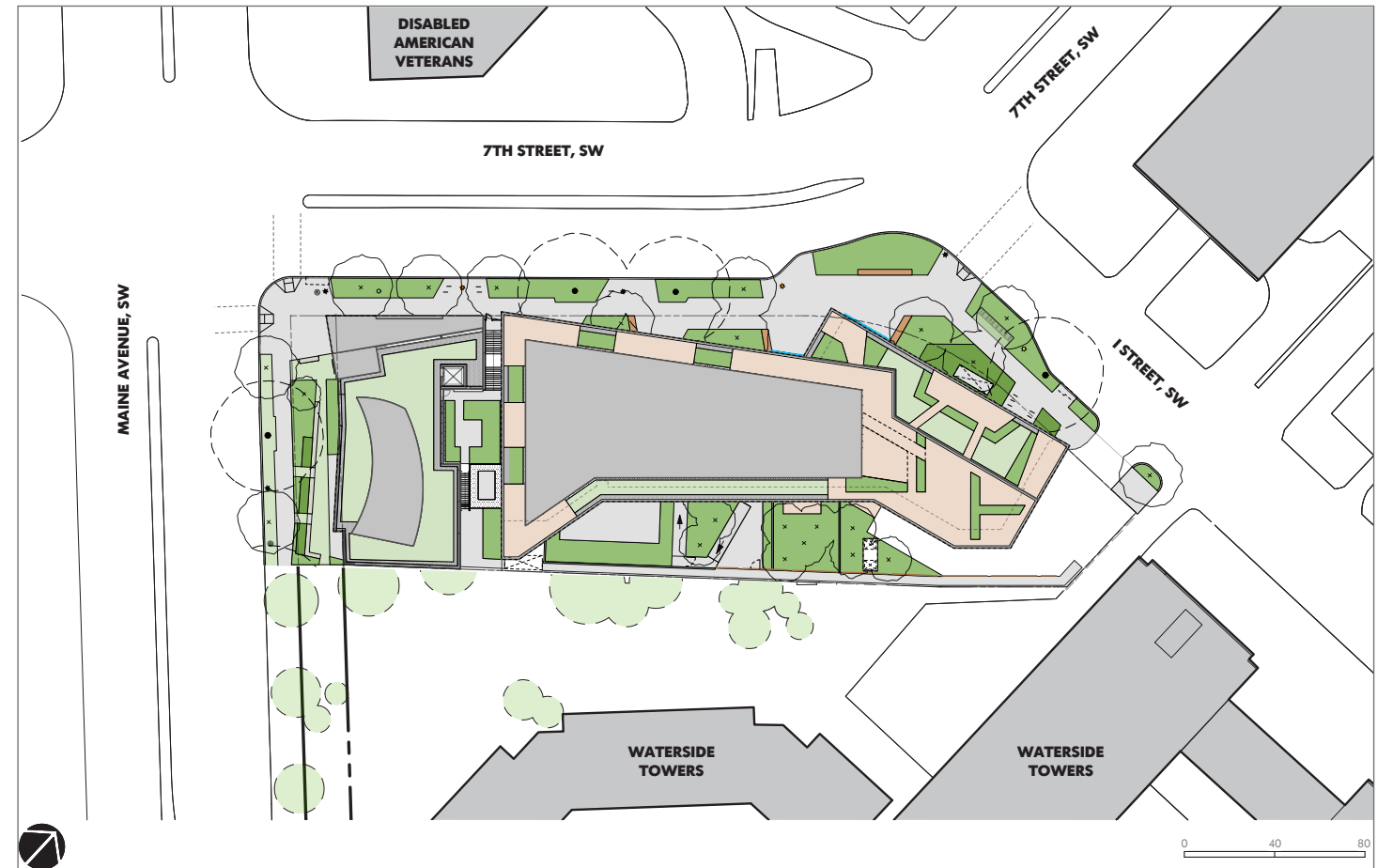
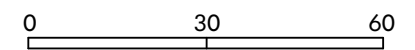
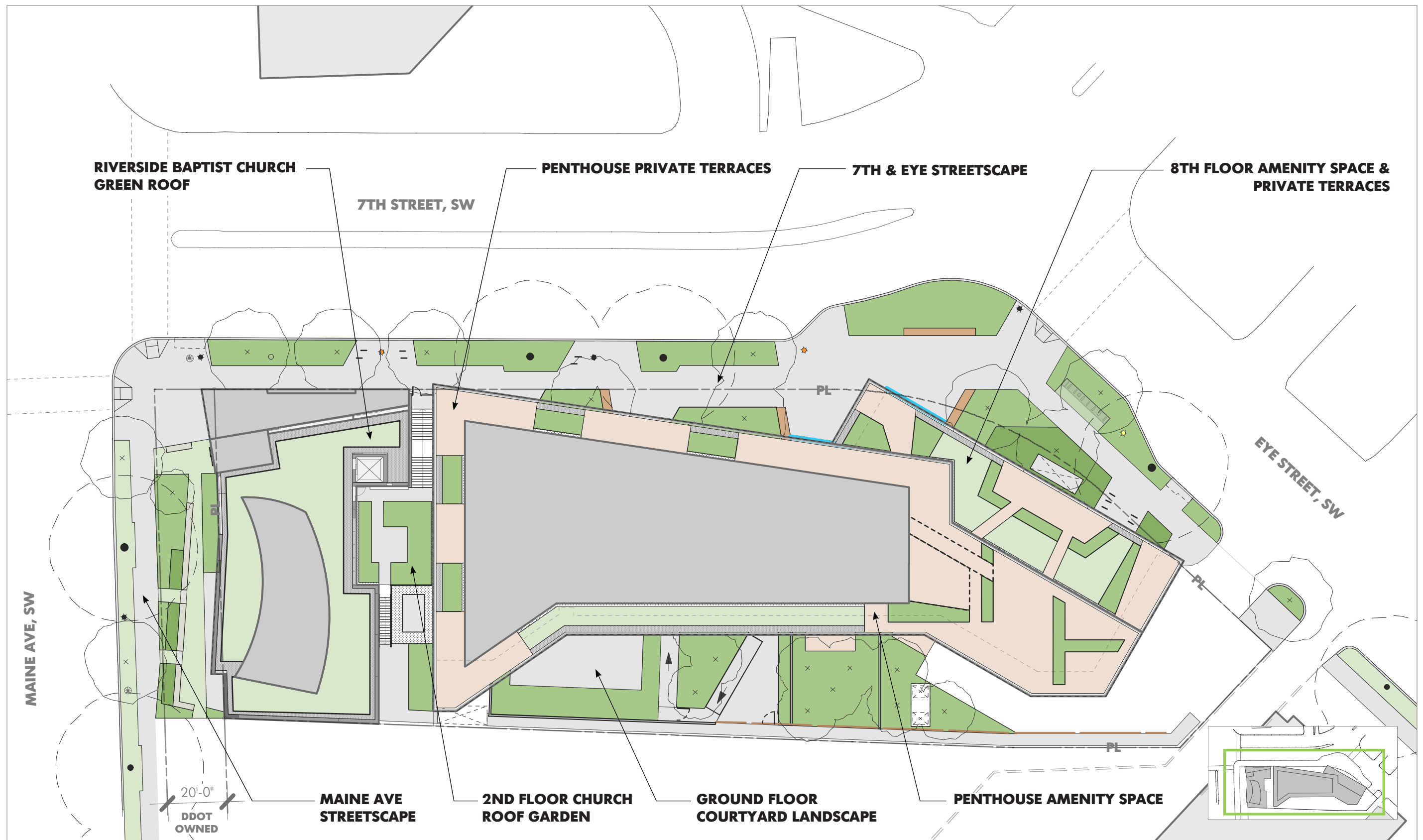




EXISTING BLOCK PLAN



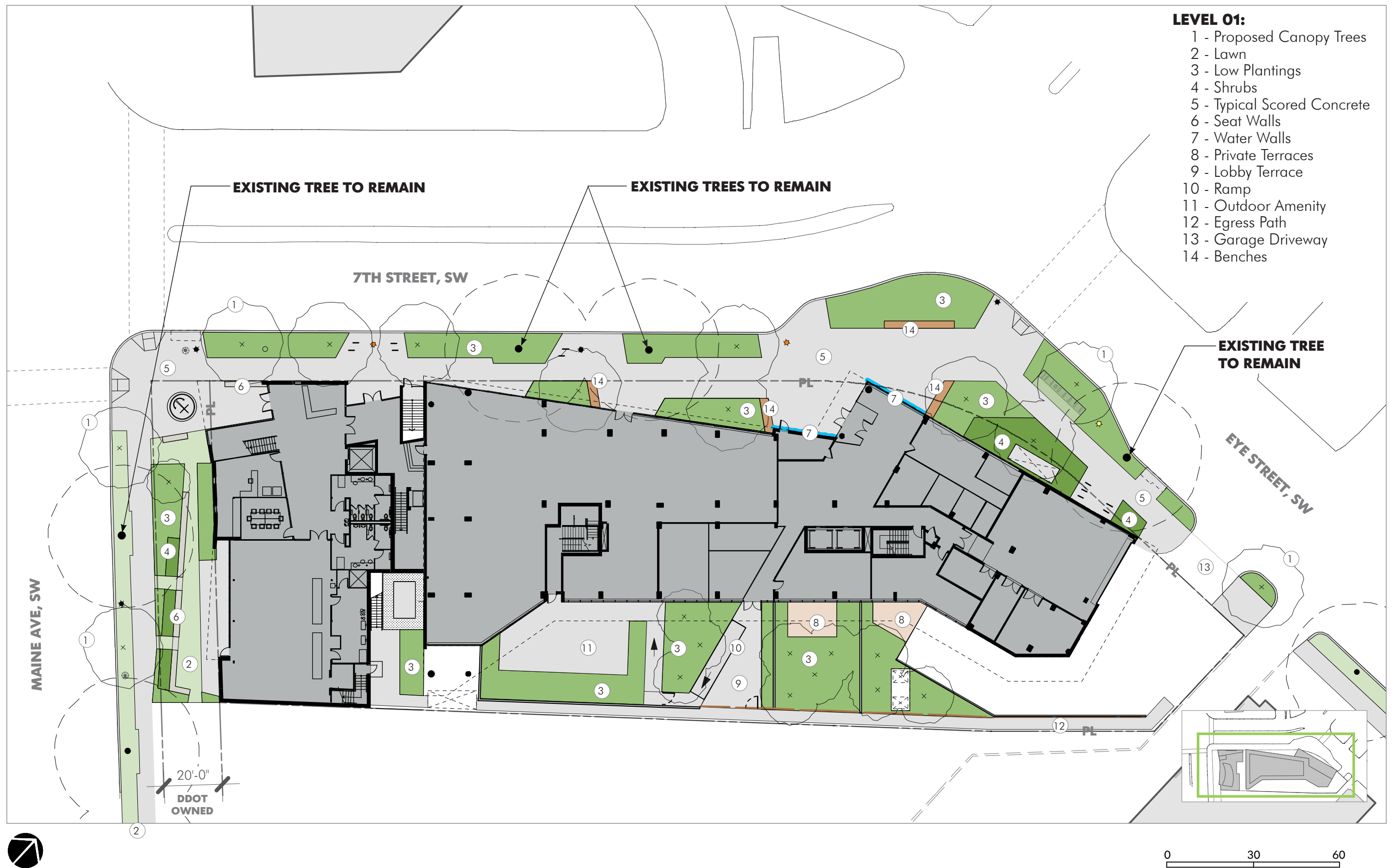
PROPOSED LANDSCAPE DESIGN



RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

LANDSCAPE SITE PLAN CONSOLIDATED PUD APPLICATION

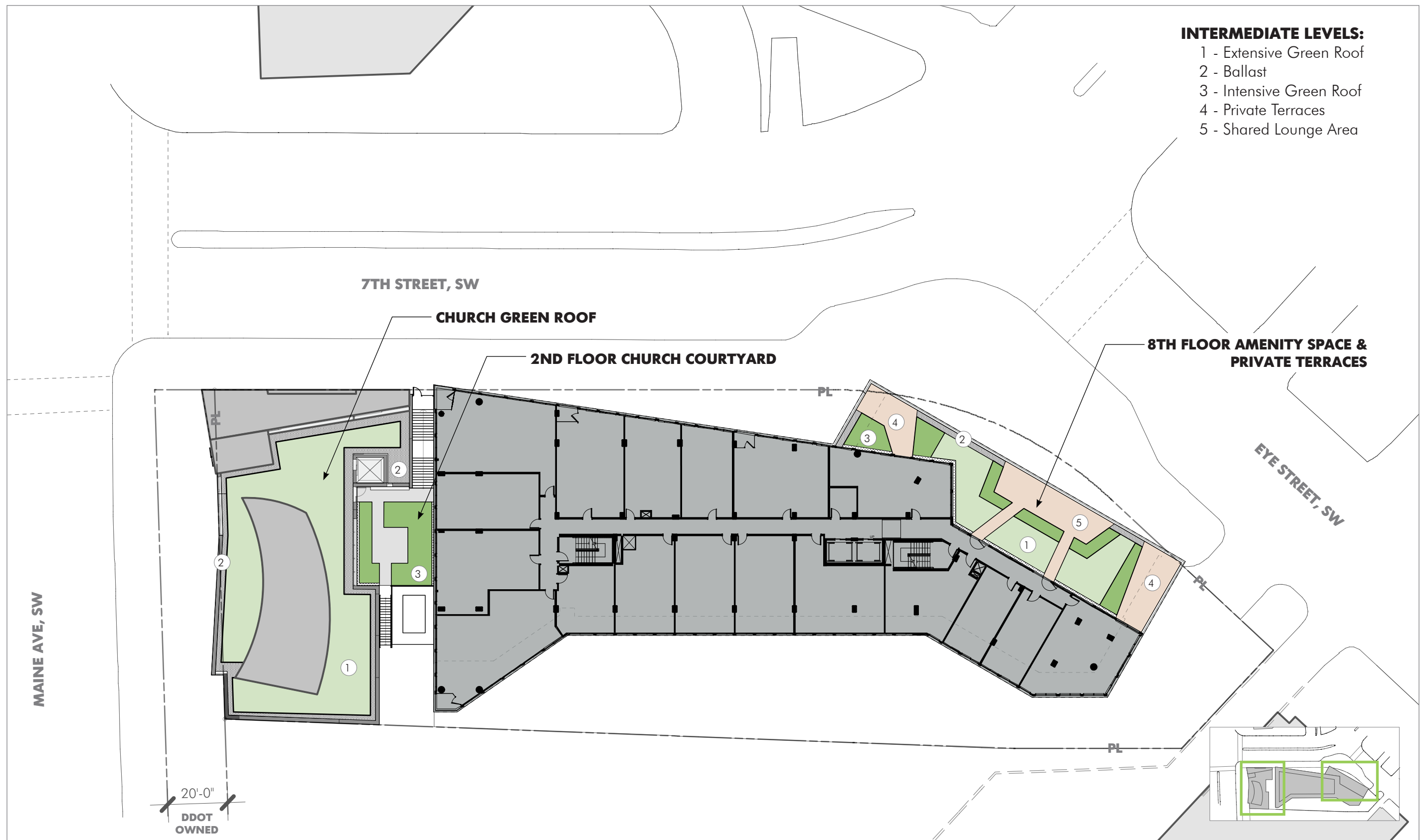
March 2015



RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

LANDSCAPE PLAN - LEVEL 1 CONSOLIDATED PUD APPLICATION

March 2015



RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

LANDSCAPE PLAN - LOW ROOF CONSOLIDATED PUD APPLICATION

March 2015

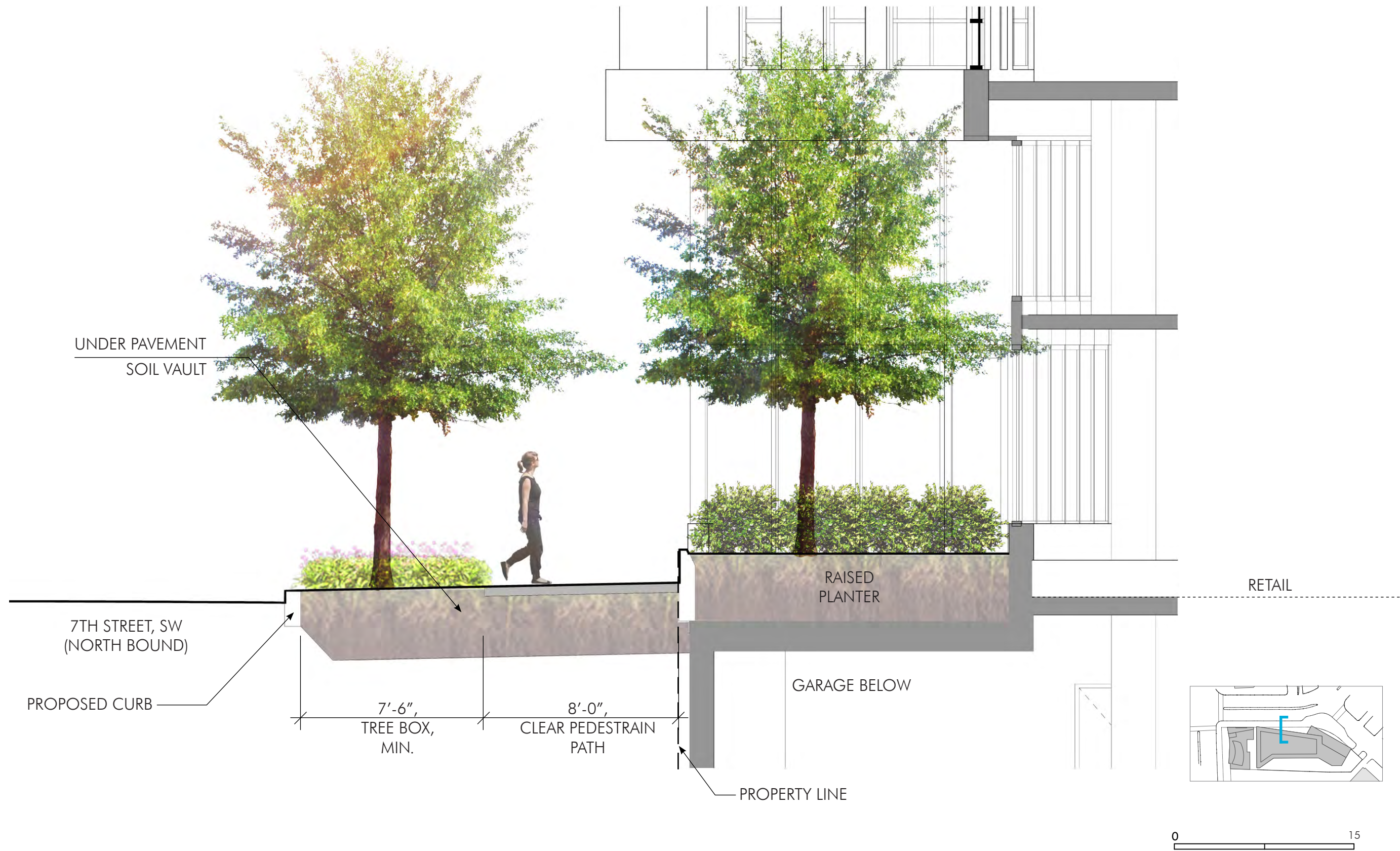
see Landscape Plan - Church



RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

ENLARGED LANDSCAPE PLAN - PLAZA/ENTRY CONSOLIDATED PUD APPLICATION

March 2015

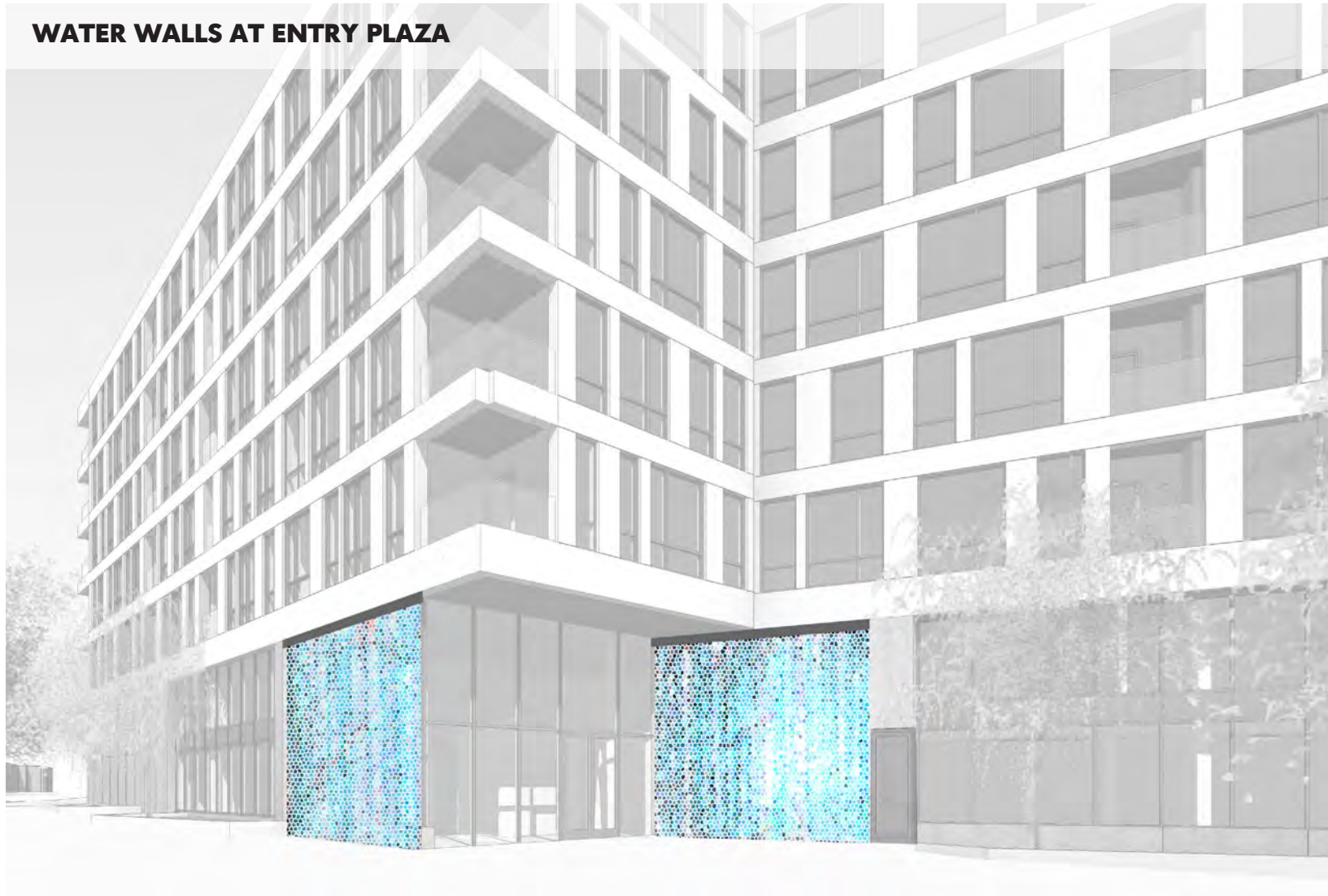


RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

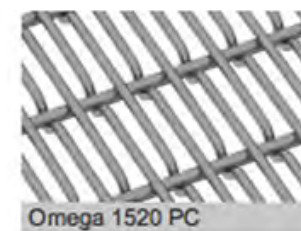
LANDSCAPE SECTION - ENTRY/PLAZA CONSOLIDATED PUD APPLICATION

March 2015

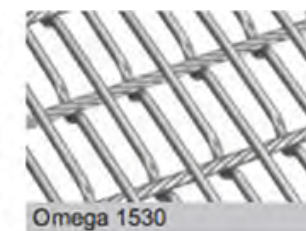
WATER WALLS AT ENTRY PLAZA



REPRESENTATIVE MATERIALS:



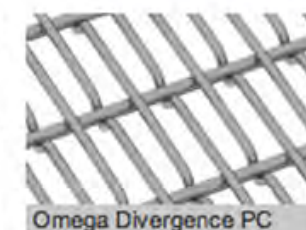
Omega 1520 PC



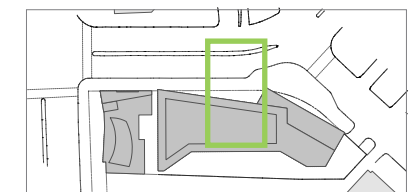
Omega 1530



Omega Divergence



Omega Divergence PC



see Landscape Plan - Church

7TH STREETSCAPE:

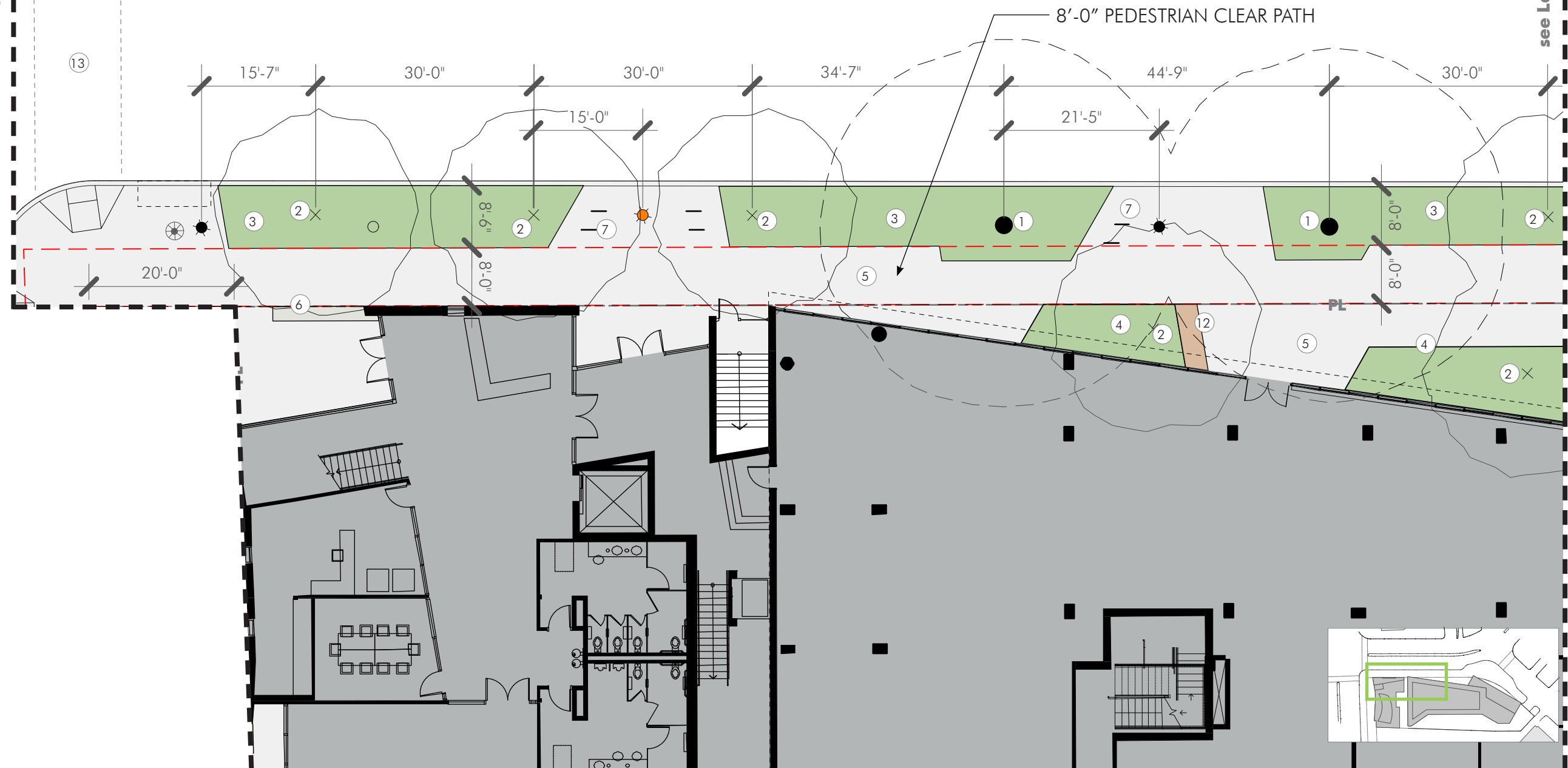
- 1 - Existing Oak Trees - to remain
- 2 - Proposed Canopy Trees
- 3 - Plantings at Grade
- 4 - Raised Planters 18-24"
- 5 - Typical Scored Concrete
- 6 - Seatwall
- 7 - Bike Racks, 30" o.c.

- 8 - Existing Fire Hydrant ○
- 9 - Existing Trash Receptacle ☼
- 10 - Existing Street Light - to remain ●
- 11 - Existing Street Light - relocated ☼
- 12 - Bench
- 13 - Crosswalk

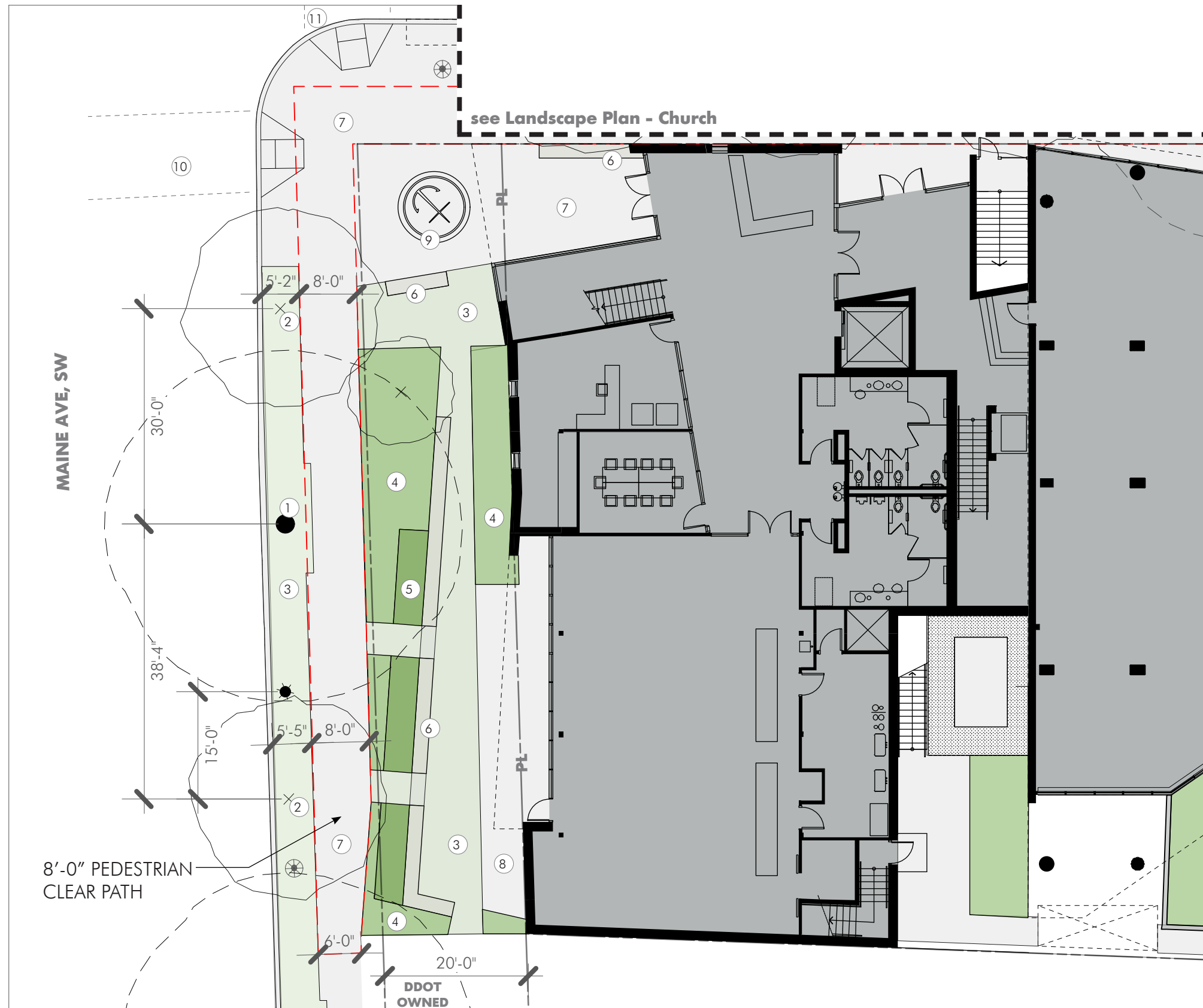
BIKE PARKING TABULATION:

Category	Calculation	Spaces
Residential	1 space/20 units	9
Retail	1 space/3500 SF	3
Church	1 space/2500 SF (no less than 8)	8
TOTAL:		20

see Landscape Plan - Entry Plaza

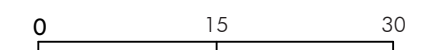
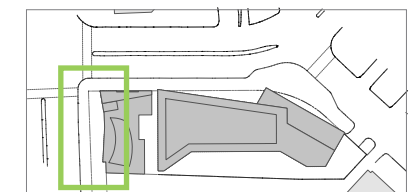


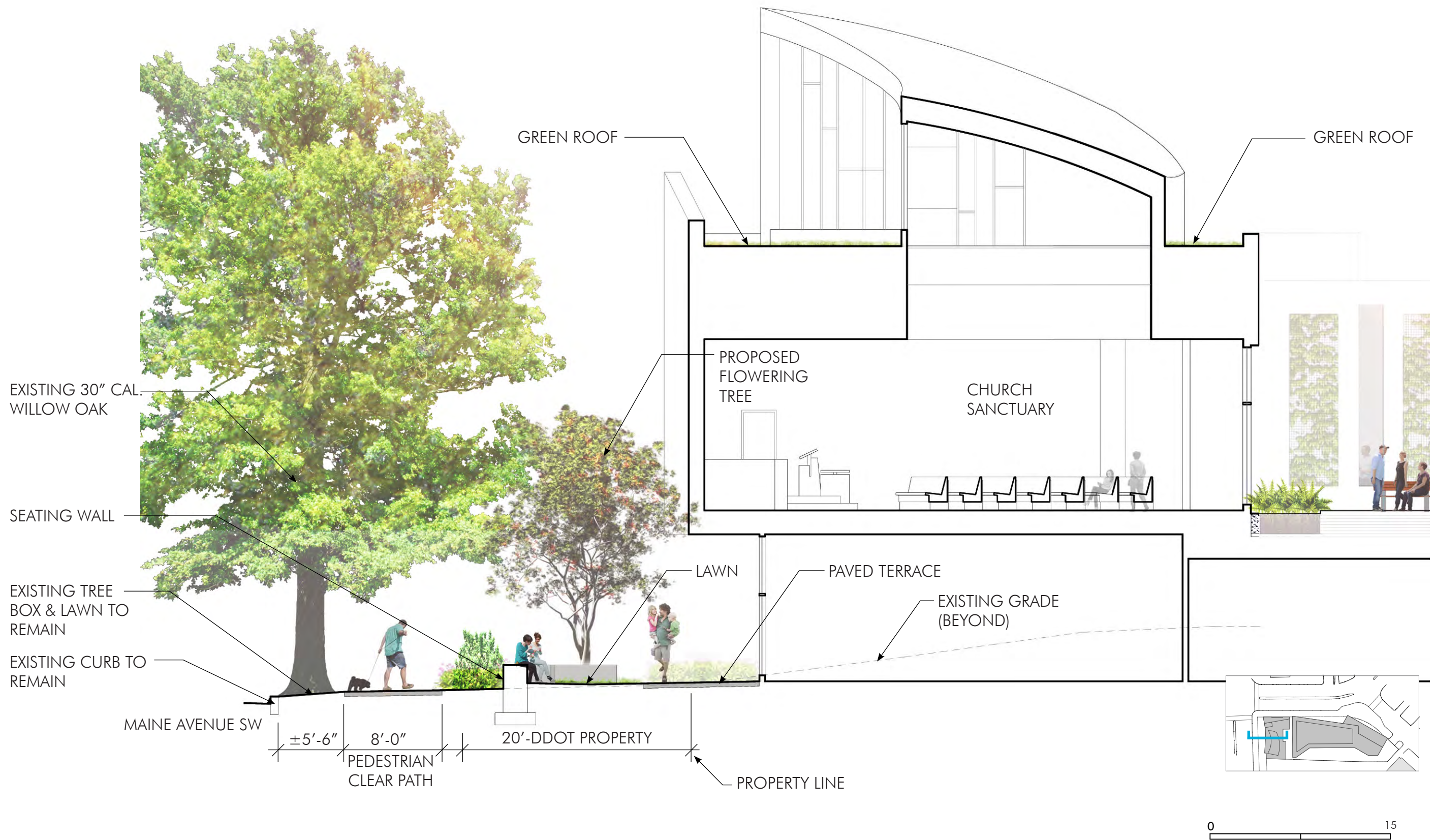
0 15 30



CHURCH STREETSCAPE:

- 1 - Existing Oak Tree - to remain
- 2 - Proposed Canopy Trees
- 3 - Lawn
- 4 - Perennial Plantings
- 5 - Shrubs
- 6 - Seatwalls
- 7 - Typical Scored Concrete
- 8 - Paving
- 9 - Anchor Paving Medallion
- 10 - Crosswalks
- 11 - Existing Trash Receptical
- 12 - Existing Street Light - to remain

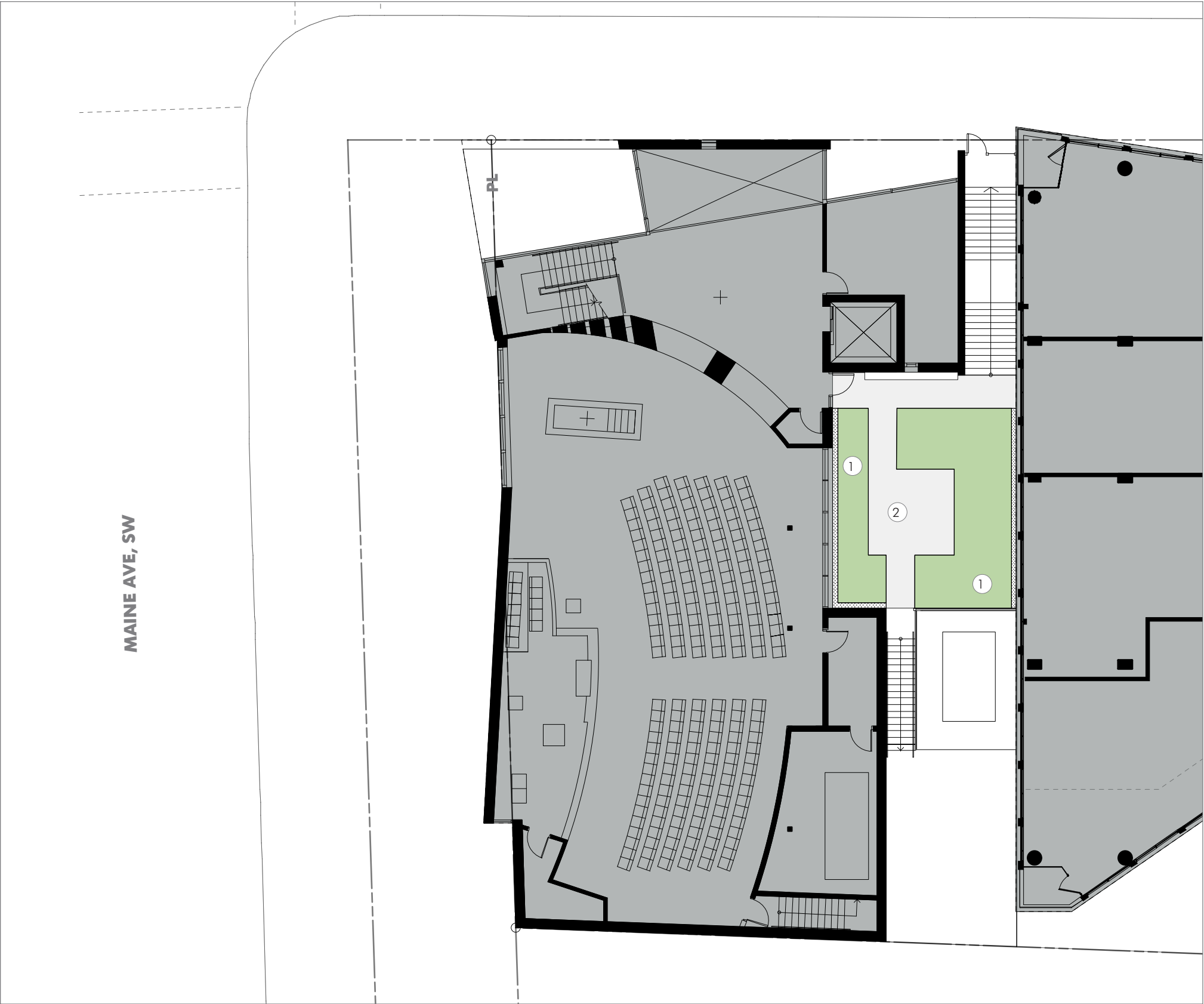




RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

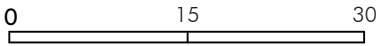
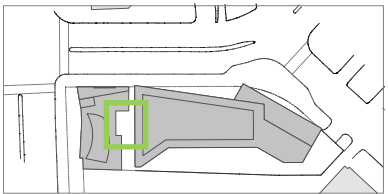
LANDSCAPE SECTION - CHURCH CONSOLIDATED PUD APPLICATION

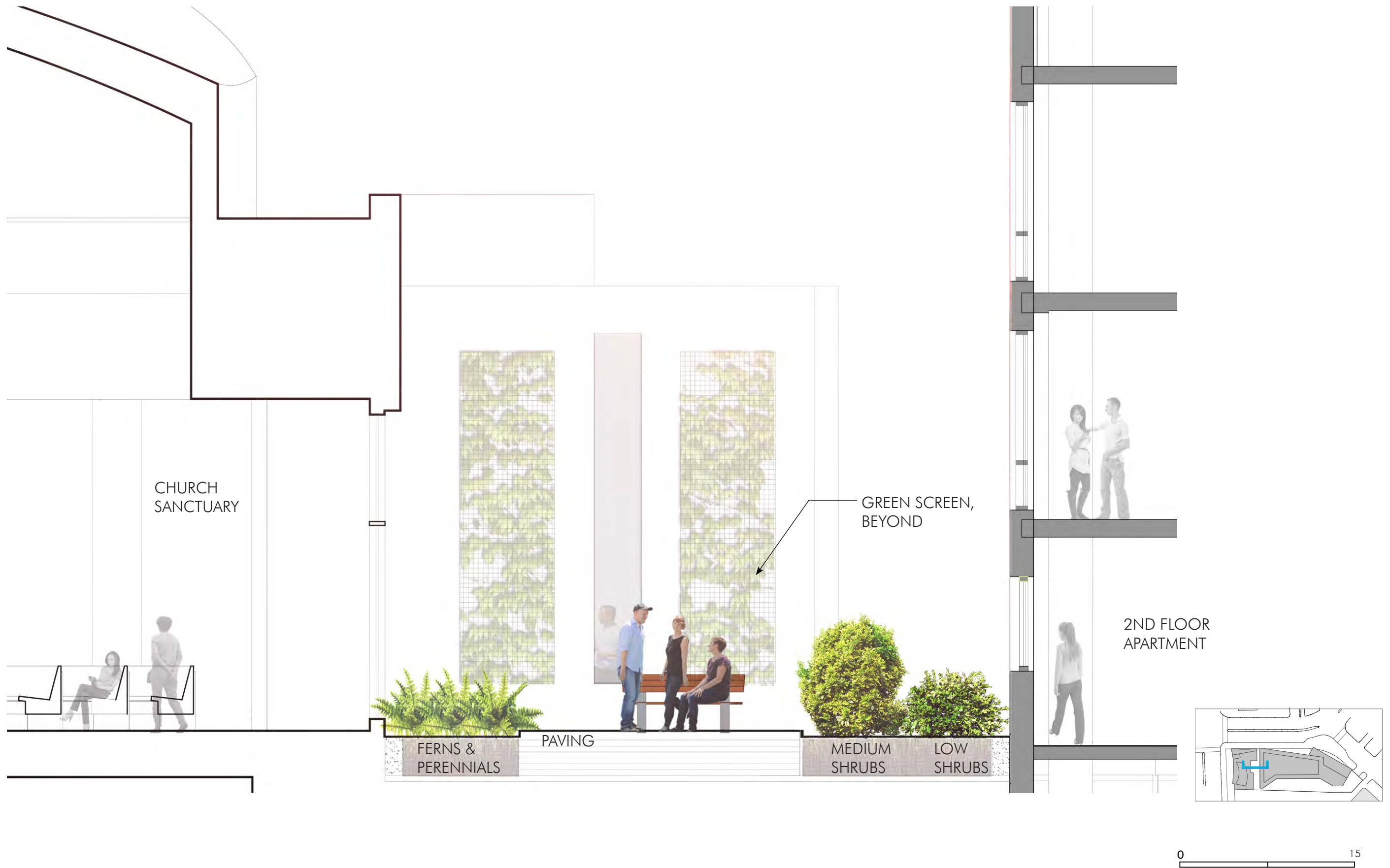
March 2015



2ND FLOOR CHURCH COURTYARD:

- 1 - Intensive Green Roof
- 2 - Paved Terrace

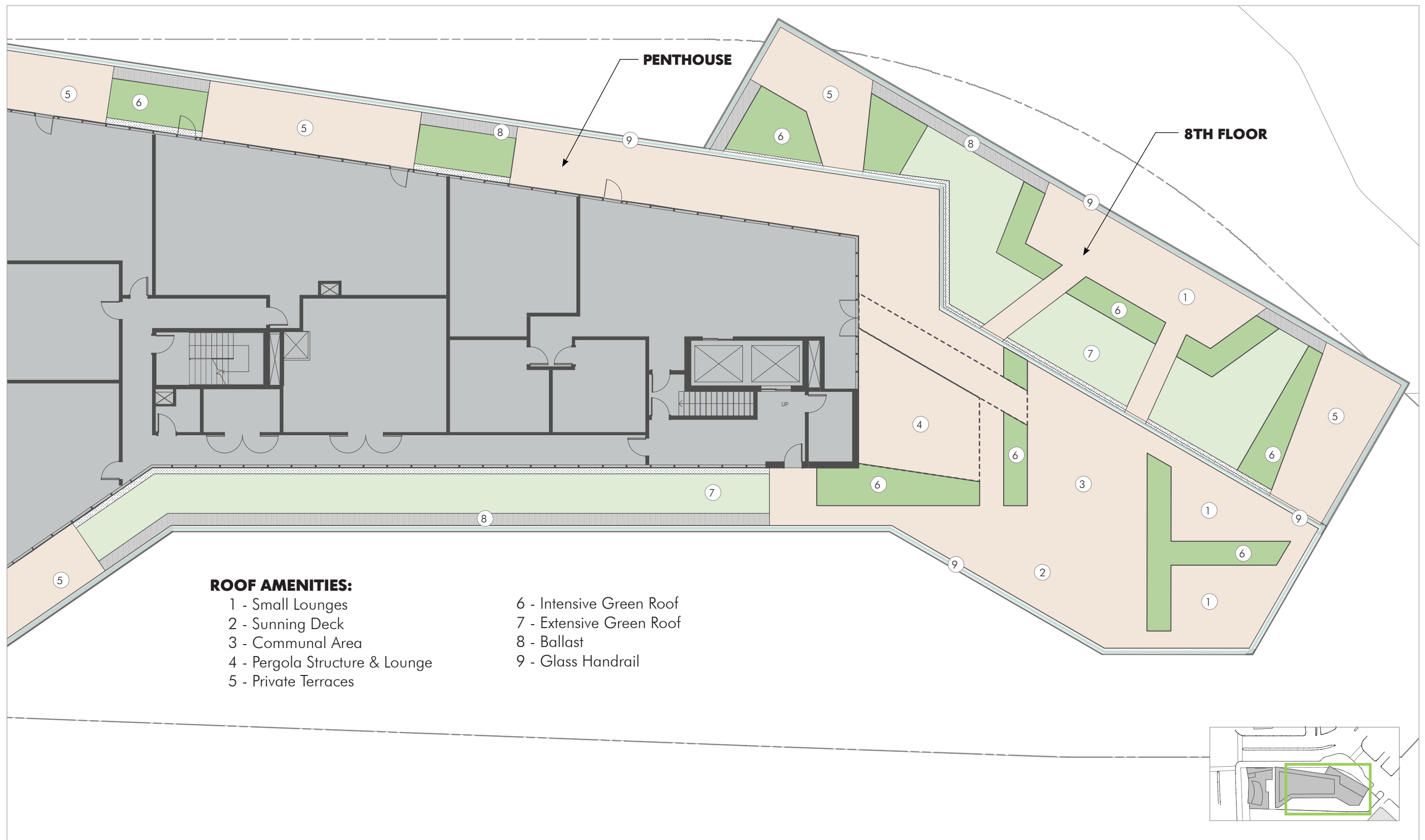


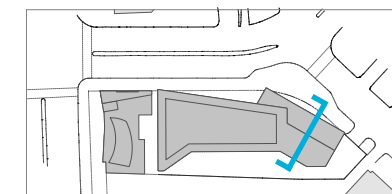
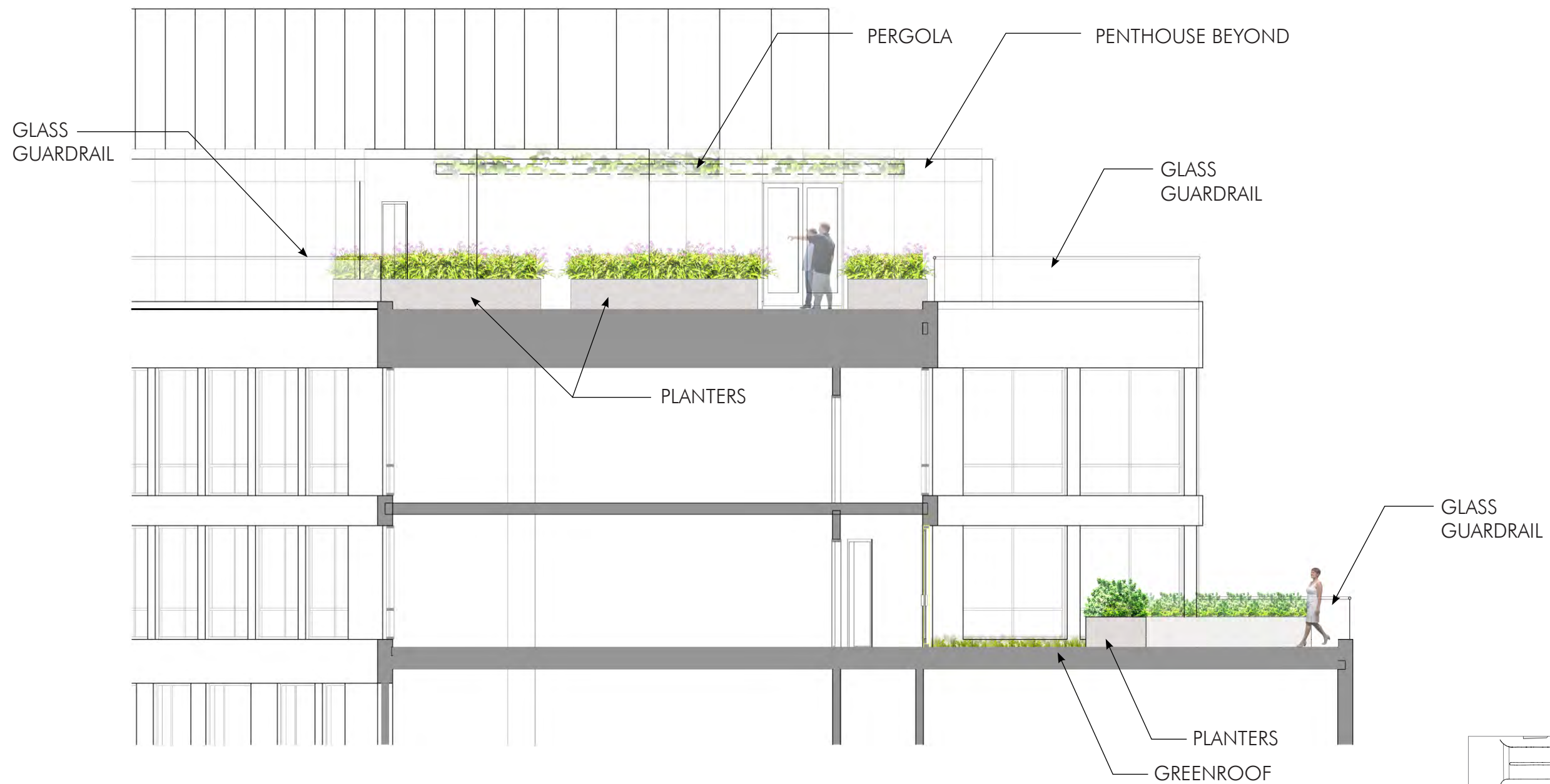


RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

LANDSCAPE SECTION - CHURCH PATIO CONSOLIDATED PUD APPLICATION

March 2015





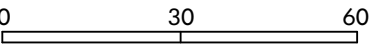
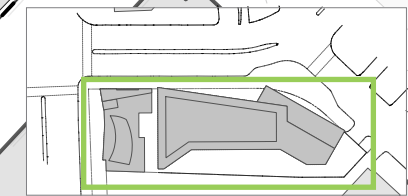
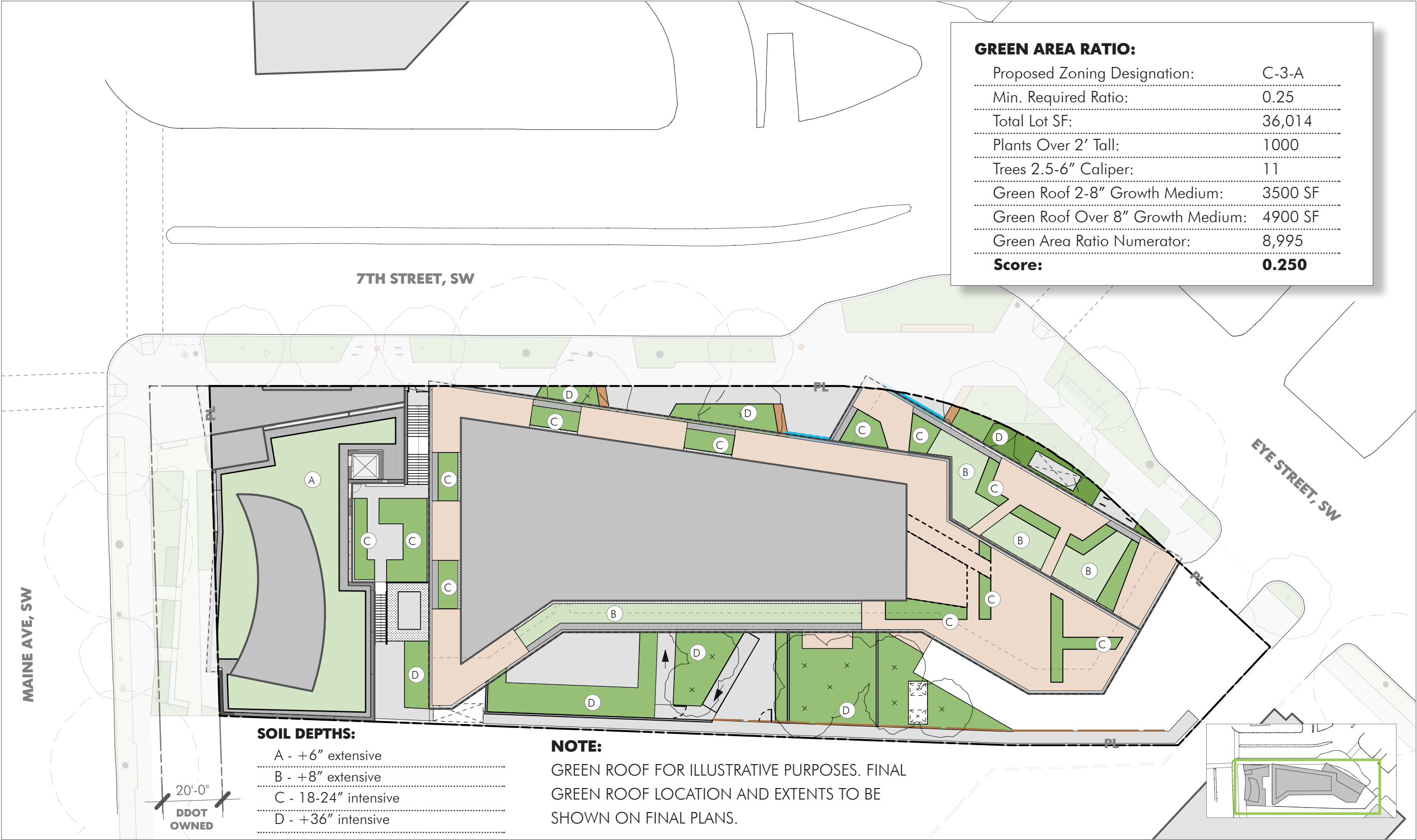
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RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

LANDSCAPE SECTION - ROOF AMENITIES CONSOLIDATED PUD APPLICATION

March 2015

GREEN AREA RATIO:	
Proposed Zoning Designation:	C-3-A
Min. Required Ratio:	0.25
Total Lot SF:	36,014
Plants Over 2' Tall:	1000
Trees 2.5-6" Caliper:	11
Green Roof 2-8" Growth Medium:	3500 SF
Green Roof Over 8" Growth Medium:	4900 SF
Green Area Ratio Numerator:	8,995
Score:	0.250



EXISTING STREET TREES:

Willow Oaks & Red Oaks



PROPOSED STREET TREES:

Shumard Oak



STREETSCAPE PLANTINGS FOR 7TH AND EYE STREETS:

Shade shrubs and perennials



STREETSCAPE ELEMENTS:

Bike racks



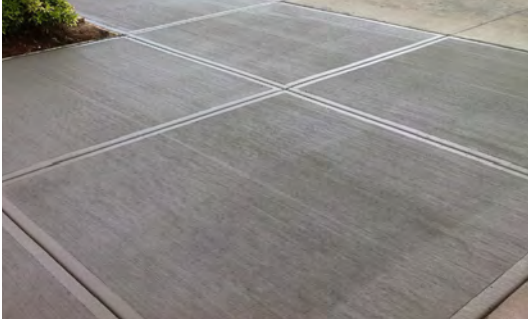
Washington globe lights



Typical trash cans



Typical scored concrete



GROUND FLOOR COURTYARD PLANTINGS:



MAINE AVENUE PLANTINGS:

Mixed sun/shade shrubs and perennials



MAINE AVE:

Paving



Seatwall

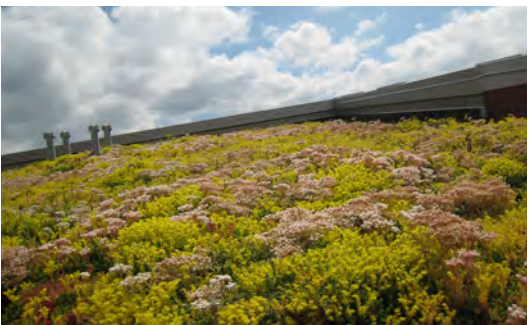


Signage



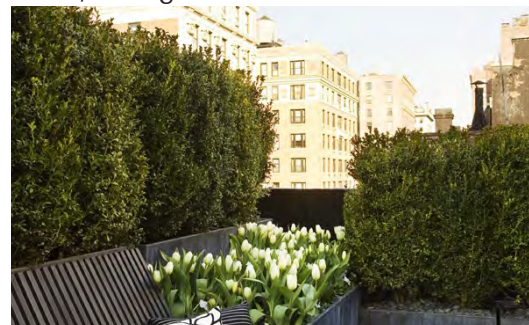
EXTENSIVE GREEN ROOF:

Sedum mix



INTENSIVE GREEN ROOF:

Raised planters with screening shrubs, perennials, and grasses

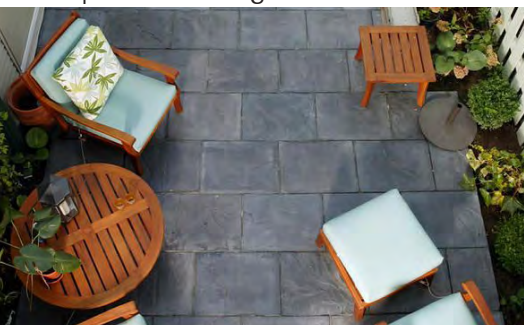


CHURCH COURTYARD:

Plantings



Small paved seating area



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LEED 2009 for New Construction and Major Renovation

Project Checklist

Riverside Baptist Church Redevelopment - Residential Building

2.25.2015

18 Sustainable Sites Possible Points: 26

Y	N	?			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
	N		Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
	N		Credit 4.4	Alternative Transportation—Parking Capacity	2
	N		Credit 5.1	Site Development—Protect or Restore Habitat	1
1			Credit 5.2	Site Development—Maximize Open Space	1
1			Credit 6.1	Stormwater Design—Quantity Control	1
	N		Credit 6.2	Stormwater Design—Quality Control	1
		?	Credit 7.1	Heat Island Effect—Non-roof	1
		?	Credit 7.2	Heat Island Effect—Roof	1
	N		Credit 8	Light Pollution Reduction	1

6 Water Efficiency Possible Points: 10

Y	N	?			
Y			Prereq 1	Water Use Reduction—20% Reduction	
4			Credit 1	Water Efficient Landscaping	2 to 4
	N		Credit 2	Innovative Wastewater Technologies	2
2			Credit 3	Water Use Reduction	2 to 4

5 Energy and Atmosphere Possible Points: 35

Y	N	?			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
5			Credit 1	Optimize Energy Performance	1 to 19
	N		Credit 2	On-Site Renewable Energy	1 to 7
	N		Credit 3	Enhanced Commissioning	2
	N		Credit 4	Enhanced Refrigerant Management	2
	N		Credit 5	Measurement and Verification	3
		?	Credit 6	Green Power	2

7 Materials and Resources Possible Points: 14

Y	N	?			
Y			Prereq 1	Storage and Collection of Recyclables	
	N		Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
	N		Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
	N		Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	N	?			
2			Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
	N		Credit 6	Rapidly Renewable Materials	1
1			Credit 7	Certified Wood	1

9 Indoor Environmental Quality Possible Points: 15

Y	N	?			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			Credit 1	Outdoor Air Delivery Monitoring	1
	N		Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
	N		Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
		?	Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems—Lighting	1
1			Credit 6.2	Controllability of Systems—Thermal Comfort	1
1			Credit 7.1	Thermal Comfort—Design	1
	N		Credit 7.2	Thermal Comfort—Verification	1
		?	Credit 8.1	Daylight and Views—Daylight	1
		?	Credit 8.2	Daylight and Views—Views	1

6 Innovation and Design Process Possible Points: 6

Y	N	?			
1			Credit 1.1	Innovation in Design: Specific Title	1
1			Credit 1.2	Innovation in Design: Specific Title	1
1			Credit 1.3	Innovation in Design: Specific Title	1
1			Credit 1.4	Innovation in Design: Specific Title	1
1			Credit 1.5	Innovation in Design: Specific Title	1
1			Credit 2	LEED Accredited Professional	1

2 Regional Priority Credits Possible Points: 4

Y	N	?			
1			Credit 1.1	Regional Priority: SS C5.2 - Maximize open space	1
1			Credit 1.2	Regional Priority: SS C6.1 Stormwater Design - Quantity Control	1
	N		Credit 1.3	Regional Priority: Specific Credit	1
	N		Credit 1.4	Regional Priority: Specific Credit	1

53 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110



LEED 2009 for New Construction and Major Renovations

Project Checklist

Riverside Baptist Church Redevelopment - Church

15 2 Sustainable Sites Possible Points: 26

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
		N	Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
		N	Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
		N	Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
		N	Credit 4.4	Alternative Transportation—Parking Capacity	2
1			Credit 5.1	Site Development—Protect or Restore Habitat	1
1			Credit 5.2	Site Development—Maximize Open Space	1
1			Credit 6.1	Stormwater Design—Quantity Control	1
		N	Credit 6.2	Stormwater Design—Quality Control	1
		N	Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
1			Credit 8	Light Pollution Reduction	1

6 Water Efficiency Possible Points: 10

Y	?	N			
Y			Prereq 1	Water Use Reduction—20% Reduction	
4			Credit 1	Water Efficient Landscaping	2 to 4
		N	Credit 2	Innovative Wastewater Technologies	2
2			Credit 3	Water Use Reduction	2 to 4

12 Energy and Atmosphere Possible Points: 35

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
10			Credit 1	Optimize Energy Performance	1 to 19
		N	Credit 2	On-Site Renewable Energy	1 to 7
		N	Credit 3	Enhanced Commissioning	2
2			Credit 4	Enhanced Refrigerant Management	2
		N	Credit 5	Measurement and Verification	3
		N	Credit 6	Green Power	2

7 Materials and Resources Possible Points: 14

Y	?	N			
Y			Prereq 1	Storage and Collection of Recyclables	
		N	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
		N	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
		N	Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	?	N			
2			Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
		N	Credit 6	Rapidly Renewable Materials	1
1			Credit 7	Certified Wood	1

8 3 Indoor Environmental Quality Possible Points: 15

Y	?	N			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			Credit 1	Outdoor Air Delivery Monitoring	1
	1		Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
		N	Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
1			Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems—Lighting	1
		N	Credit 6.2	Controllability of Systems—Thermal Comfort	1
	1		Credit 7.1	Thermal Comfort—Design	1
	1		Credit 7.2	Thermal Comfort—Verification	1
		N	Credit 8.1	Daylight and Views—Daylight	1
		N	Credit 8.2	Daylight and Views—Views	1

4 2 Innovation and Design Process Possible Points: 6

Y	?	N			
1			Credit 1.1	Innovation in Design: Specific Title	1
1			Credit 1.2	Innovation in Design: Specific Title	1
1			Credit 1.3	Innovation in Design: Specific Title	1
	1		Credit 1.4	Innovation in Design: Specific Title	1
	1		Credit 1.5	Innovation in Design: Specific Title	1
1			Credit 2	LEED Accredited Professional	1

1 Regional Priority Credits Possible Points: 4

Y	?	N			
	1		Credit 1.1	R.P.:Optimize Energy Performance EAc1	1
		N	Credit 1.2	R.P.: Site development - protect or restore habitat SS5.1	1
		N	Credit 1.3	R.P.: Stormwater design - quantity control SS6.1	1
		N	Credit 1.4	R.P.: Innovative wastewater technologies WEc2	1

52 8 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

★ ★ ★

Address680 Eye Street, SW

WardLotSquareZoning District

Other / BZA Order

enter sq ft of lotmultiplier

Lot size (enter this value first) *36,014SCORE0.250

Landscape Elements

Square FeetFactorTotal

A

Landscaped areas (select one of the following for each area)

1Landscaped areas with a soil depth of less than 24"enter sq ft0.3-

2Landscaped areas with a soil depth of 24" or greaterenter sq ft0.6-

3Bioretention facilitiesenter sq ft00.4-

B

Plantings (credit for plants in landscaped areas from Section A)

1Groundcovers, or other plants less than 2' tall at maturityenter sq ft00.2-

2Plants, 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 plants100090000.32,700

3Tree canopy for all new trees 2.5" to 6" in diameter or equivalent - calculated at 50 sq ft per treeenter number of trees115500.5275.0

4Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per treeenter number of trees000.6-

5Tree canopy for preservation of existing tree 6" to 12" in diameter or larger or equivalent - calculated at 250 sq ft per treeenter number of trees000.7-

6Tree canopy for preservation of existing tree 12" to 18" in diameter or larger or equivalent - calculated at 600 sq ft per treeenter number of trees000.7-

7Tree canopy for preservation of all existing trees 18" to 24" in diameter or equivalent - calculated at 1300 sq ft per treeenter number of trees000.7-

8Tree canopy for preservation of all existing trees 24" in diameter or larger or equivalent - calculated at 2000 sq ft per treeenter number of trees000.8-

9Vegetated wall, plantings on a vertical surfaceenter sq ft00.6-

C

Vegetated or "green" roofs

1Over at least 2" and less than 8" of growth mediumenter sq ft3,5000.62,100.0

2Over at least 8" of growth mediumenter sq ft49000.83,920.0

★ ★ ★

Address680 Eye Street, SW

WardLotSquareZoning District

Other / BZA Order

enter sq ft of lotmultiplier

Lot size (enter this value first) *36,014SCORE0.250

D

Permeable Paving***

1Permeable paving over at least 6" and less than 24" of soil or gravelenter sq ft0.4-

2Permeable paving over at least 24" of soil or gravelenter sq ft00.5-

E

Other

1Enhanced tree growth systems***enter sq ft00.4-

2Renewable energy generationenter sq ft00.5-

3Approved water featuresenter sq ft00.2-

sub-total of sq ft =17,950

H

Bonuses

1Native plant speciesenter sq ft00.1-

2Landscaping in food cultivationenter sq ft00.1-

3Harvested stormwater irrigationenter sq ft00.1-

Green Area Ratio numerator =8,995

*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.

DDOE/WPD 08/2013

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