



- ① PHASE 1 RESIDENTIAL BUILDING
- ② PHASE 1 ENTRY PLAZA
- ③ NORTH TOWER
- ④ SOUTH TOWER
- ⑤ RAIL CORRIDOR
- ⑥ METROPOLITAN BRANCH TRAIL
- ⑦ EXISTING NY AVE STAIR CONNECTION



NEW YORK AVE NE



- ① NORTH TOWER
- ② SOUTH TOWER
- ③ RAIL CORRIDOR
- ④ METROPOLITAN BRANCH TRAIL
- ⑤ NORTH TOWER 2ND FLOOR TERRACE
- ⑥ SERVICE DRIVE
- ⑦ ENTRANCE TO BIKE LOBBY
(ELEV. 61'-6" AT PLAZA;
ELEV. 76'-0" AT MBT)
- ⑧ DC STANDARD CONCRETE PAVING
- ⑨ SPECIAL PAVING
- ⑩ EXISTING NY AVE STAIR CONNECTION



NEW YORK AVE NE



- ① NORTH TOWER POOL TERRACE
- ② NORTH TOWER ROOF TERRACE
- ③ NORTH TOWER AMENITY SPACE
- ④ SOUTH TOWER PENTHOUSE ROOF TERRACE
- ⑤ SOUTH TOWER LEVEL 12 ROOF TERRACE
- ⑥ SOUTH TOWER LEVEL 11 ROOF TERRACE
- ⑦ GREENROOF





- ① NORTH TOWER
- ② LAWN
- ③ RAIL CORRIDOR
- ④ METROPOLITAN BRANCH TRAIL
- ⑤ NORTH TOWER 2ND FLOOR TERRACE
- ⑥ SERVICE DRIVE
- ⑦ BIKE TRAIL CONNECTION
(ELEV. 61'-6" AT PLAZA;
ELEV. 76'-0" AT MBT)
- ⑧ DC STANDARD CONCRETE PAVING
- ⑨ SPECIAL PAVING
- ⑩ EXISTING NY AVE STAIR CONNECTION

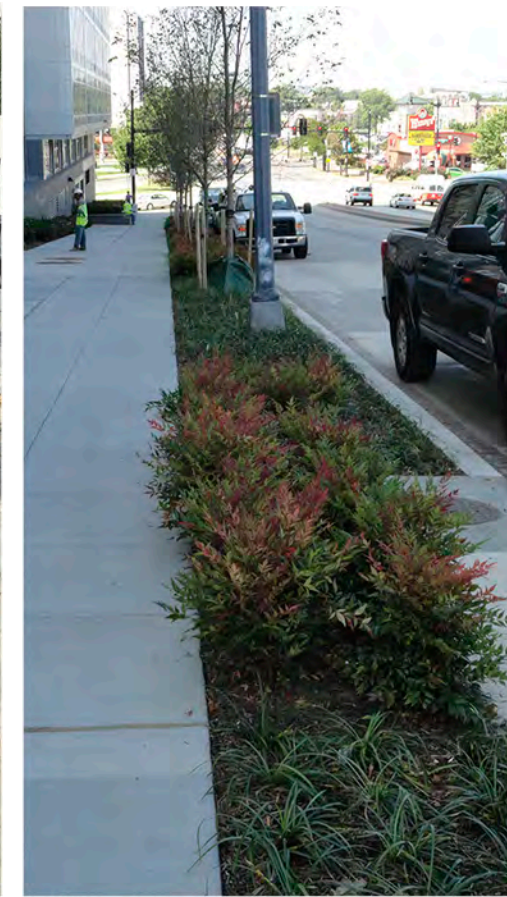




Plaza and sidewalk paving



Sidewalk paving



NY Ave Streetscape



Landscape Forms Stay Bench

STREET AND PLAZA TREES



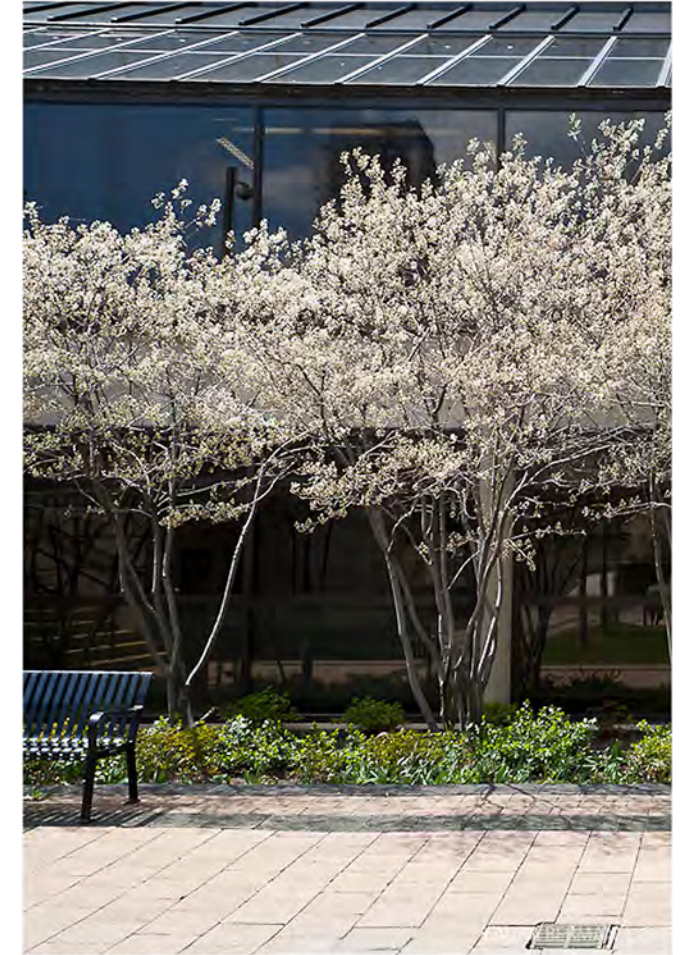
Acer rubrum - Red Maple



Quercus imbricaria - Shingle Oak



Quercus phellos - Willow Oak



Amelanchier x grandiflora - Serviceberry

© 2014 SK+I Architectural Design Group, LLC.

SHRUBS



Fothergilla gardenii



Hydrangea quercifolia



Ilex verticillata

PERENNIALS AND GRASSES



Asteraceae



Dryopteris marginalis



Echinacea

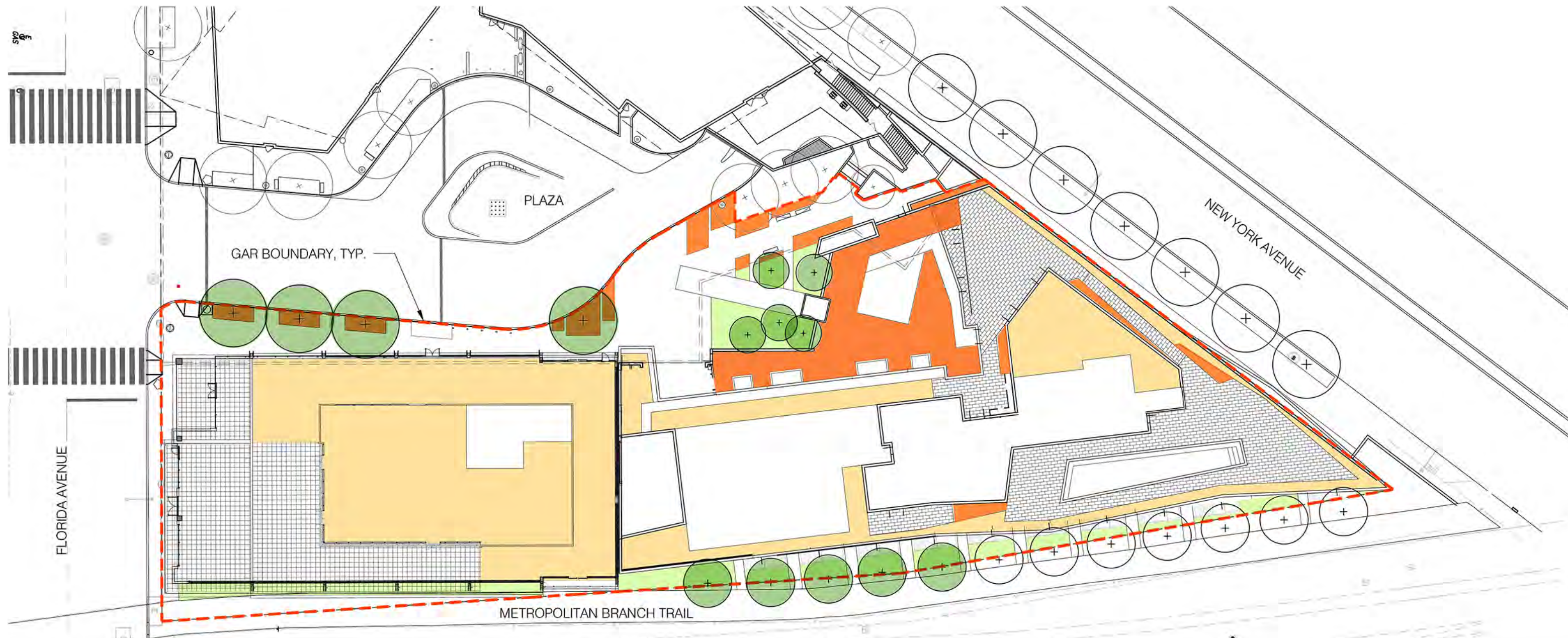


Heuchera villosa



Panicum virgatum





Note: Plantings identified here are not exact representation of proposed site plantings. These images are shown to provide general character of site plantings.



GREEN AREA RATIO

59,779 SF

GAR SCORE: 0.244
REQUIRED SCORE: 0.2

LANDSCAPE ELEMENT	 LANDSCAPED AREA WITH A SOIL DEPTH OF 24" OR GREATER	 GREEN ROOF PLANTING MORE THAN 8" OF GROWTH MEDIUM	 GREEN ROOF PLANTING LESS THAN 8", MORE THAN 2" OF GROWTH MEDIUM	 TREE CANOPY (2.5'-6") CALCULATED AT 50SF/TREE
SQUARE FEET	3,322	4000	10,707	700 (14 TREES)
NOTES	ASSUME 50% GROUND COVER, 30% TALL SHRUBS 24" O.C, 20% GRASS ASSUME 50% NATIVE SPECIES		ASSUME 50% GROUND COVER, 30% TALL SHRUBS 24" O.C, 20% GRASS ASSUME 50% NATIVE SPECIES	ASSUME 50% NATIVE SPECIES



Green Area Ratio Scoresheet

Address: **101 NY AVE NE, and 202 FL AVE NE**

Other / BZA Order: _____

Lot size (enter this value first) * **59,779**

Landscape Elements	Square Feet	Factor	Total
A Landscaped areas (select one of the following for each area)			
1 Landscaped areas with a soil depth of less than 24"	enter sq ft <input type="text" value="0"/>	0.3	-
2 Landscaped areas with a soil depth of 24" or greater	enter sq ft <input type="text" value="3322"/>	0.6	1,993.2
3 Bioretention facilities	enter sq ft <input type="text" value="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	enter sq ft <input type="text" value="6370"/>	0.2	1,274
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 <input type="text" value="350"/> 3150	0.3	945
3 Tree canopy for all new trees 2.5" to 6" in diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees <input type="text" value="14"/> 700	0.5	350.0
4 Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees <input type="text" value="0"/> 0	0.6	-
5 Tree canopy for preservation of existing tree 6" to 12" in diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees <input type="text" value="0"/> 0	0.7	-
6 Tree canopy for preservation of existing tree 12" to 18" in diameter or larger or equivalent - calculated at 600 sq ft per tree	enter number of trees <input type="text" value="0"/> 0	0.7	-
7 Tree canopy for preservation of all existing trees 18" to 24" in diameter or equivalent - calculated at 1300 sq ft per tree	enter number of trees <input type="text" value="0"/> 0	0.7	-
8 Tree canopy for preservation of all existing trees 24" in diameter or larger or equivalent - calculated at 2000 sq ft per tree	enter number of trees <input type="text" value="0"/> 0	0.8	-
9 Vegetated wall, plantings on a vertical surface	enter sq ft <input type="text" value="0"/>	0.6	-
C Vegetated or "green" roofs			
1 Over at least 2" and less than 8" of growth medium	enter sq ft <input type="text" value="10,707"/>	0.6	6,424.2
2 Over at least 8" of growth medium	enter sq ft <input type="text" value="4000"/>	0.8	3,200.0

D Permeable Paving***			
1 Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft <input type="text" value="0"/>	0.4	-
2 Permeable paving over at least 24" of soil or gravel	enter sq ft <input type="text" value="0"/>	0.5	-
E Other			
1 Enhanced tree growth systems***	enter sq ft <input type="text" value="0"/>	0.4	-
2 Renewable energy generation	enter sq ft <input type="text" value="0"/>	0.5	-
3 Approved water features	enter sq ft <input type="text" value="0"/>	0.2	-
<i>sub-total of sq ft =</i>		28,249	
H Bonuses			
1 Native plant species	enter sq ft <input type="text" value="3850"/>	0.1	385.0
2 Landscaping in food cultivation	enter sq ft <input type="text" value="0"/>	0.1	-
3 Harvested stormwater irrigation	enter sq ft <input type="text" value="0"/>	0.1	-
<i>Green Area Ratio numerator =</i>		14,571	

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

