

Green Area Ratio Scoresheet				
Address	Square	Lot	Zone District	
PARCEL I	744	807	SEFC-1	
Other				
Lot size (enter this value first) *	55,041	Minimum Score	Multiplier	GAR Score
		0.2		0.207
Landscape Elements				
		Square Feet	Factor	Total
A Landscaped areas (select one of the following for each area)				
1	Landscaped areas with a soil depth < 24"	<input type="text"/>	0.30	-
2	Landscaped areas with a soil depth ≥ 24"	<input type="text"/>	0.60	-
3	Bioretention facilities	8,719	0.40	3,487.4
B Plantings (credit for plants in landscaped areas from Section A)				
1	Groundcovers, or other plants < 2' height	5,563	0.20	1,112.5
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	442	0.30	1,193.4
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	23	0.50	575.0
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	0	0.60	-
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	0	0.70	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	0	0.70	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	0	0.70	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	0	0.80	-
9	Vegetated wall, plantings on a vertical surface	<input type="text"/>	0.60	-
C Vegetated or "green" roofs				
1	Over at least 2" and less than 8" of growth medium	5,536	0.60	3,321.6
2	Over at least 8" of growth medium	826	0.80	660.4
D Permeable Paving***				
1	Permeable paving over 6" to 24" of soil or gravel	<input type="text"/>	0.40	-
2	Permeable paving over at least 24" of soil or gravel	<input type="text"/>	0.50	-
E Other				
1	Enhanced tree growth systems***	<input type="text"/>	0.40	-
2	Renewable energy generation	<input type="text"/>	0.50	-
3	Approved water features	<input type="text"/>	0.20	-
		sub-total of sq ft =	25,771	
F Bonuses				
1	Native plant species	10,509	0.10	1,050.9
2	Landscaping in food cultivation	<input type="text"/>	0.10	-
3	Harvested stormwater irrigation	<input type="text"/>	0.10	-
		Green Area Ratio numerator =		11,401
*** 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.				

DOEE/WPD 09-2015
GREEN ROOF AREA PARCEL I CALCULATIONS: **GREEN ROOFS & PLANTING GROWTH MEDIUM DEPTI**

PARCEL I AREA: 55,041 SF
 PLANTED AREA*: 15,080 SF
 GAR REQUIRED: 0.2
 GAR ACHIEVED: 0.207

- 2"-8" DEPTH = 5,536 SF
- 16"-42" DEPTH = 826 SF

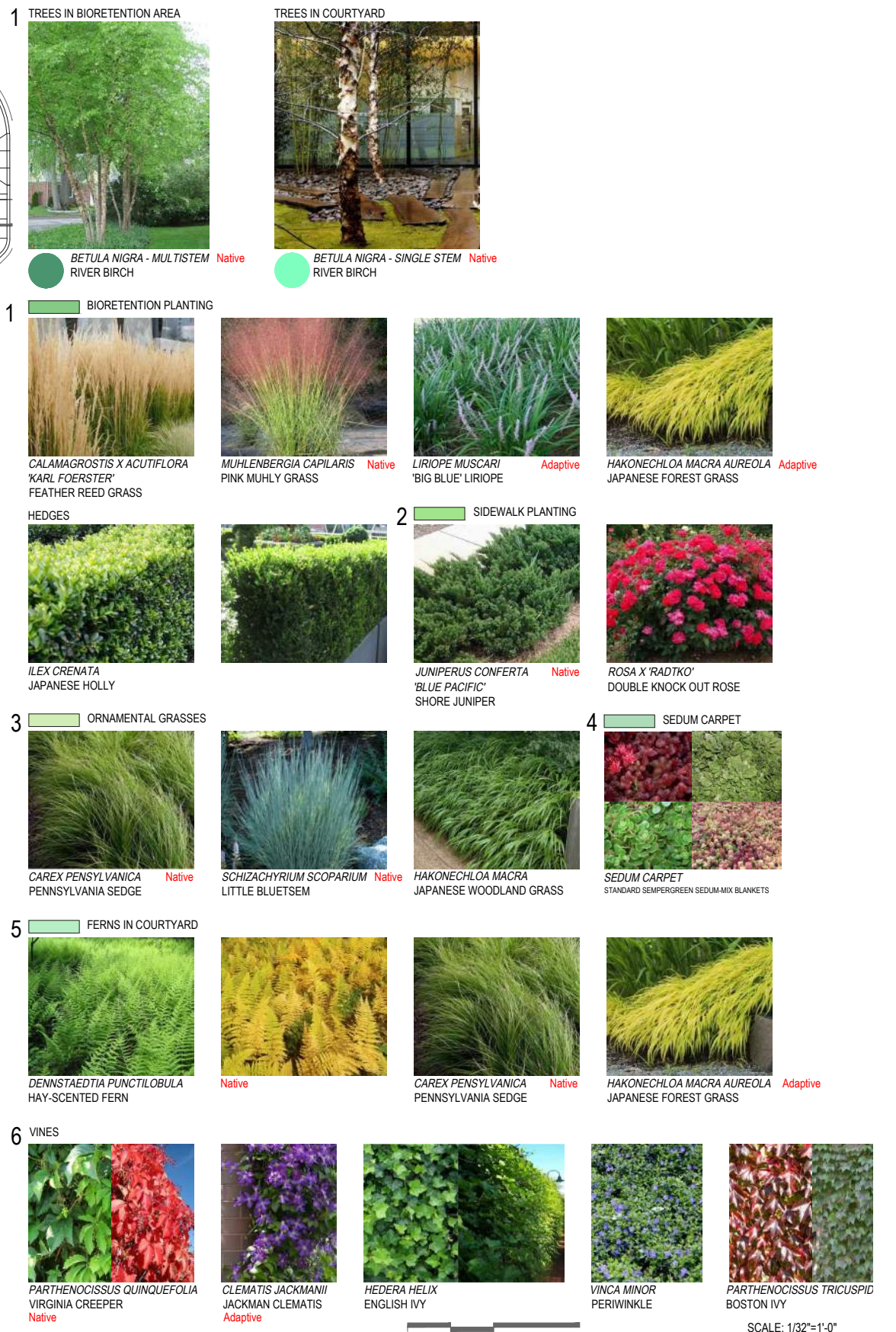
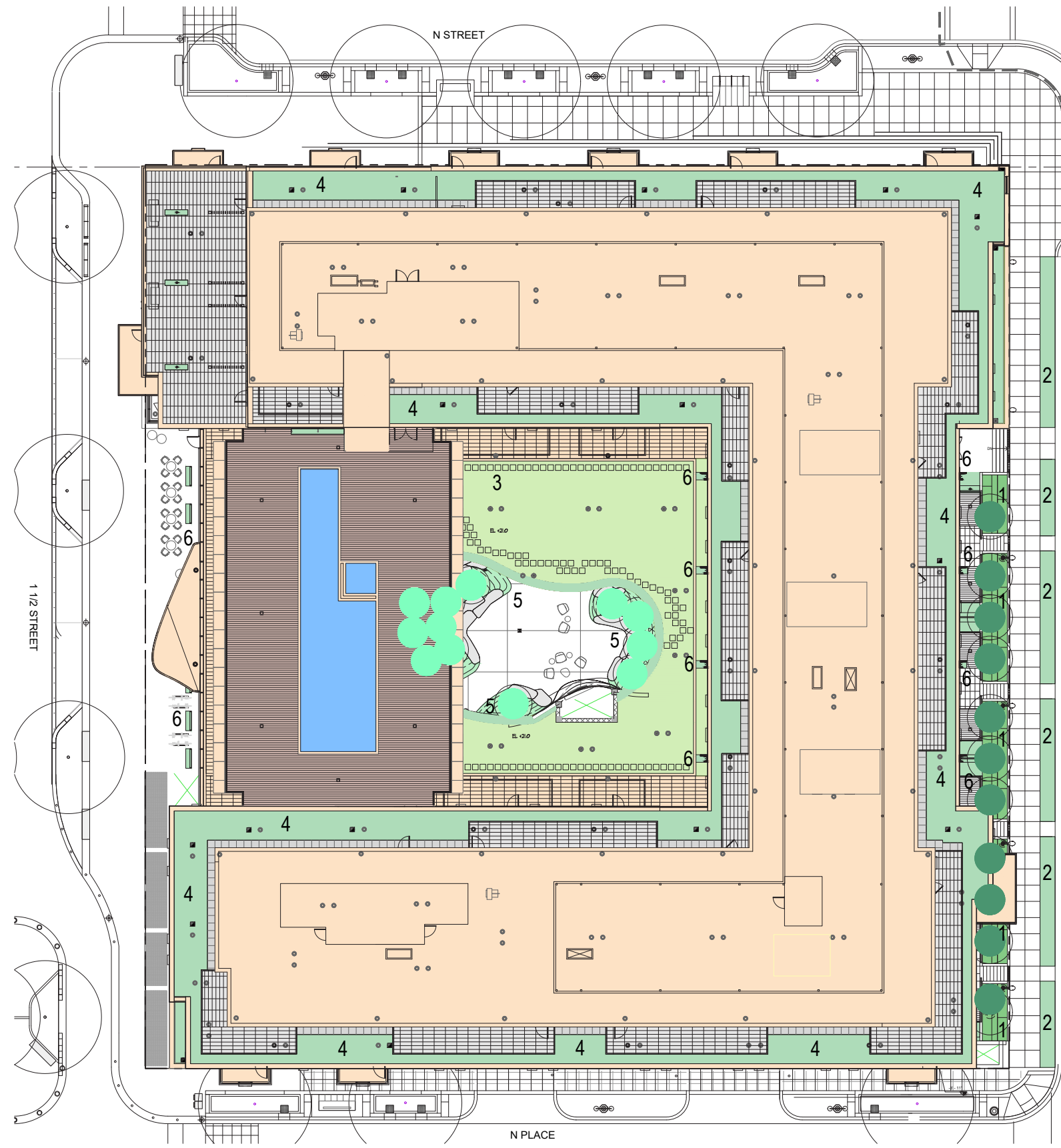
BIORETENTION & PLANTING GROWTH MEDIUM DEPTI

- 18"-46" DEPTH = 8,958 SF

*PLANTED AREA INCLUDE
 • BIORETENTION FACILITIES
 • VEGETATED OR "GREEN" ROOFS 2"-8" DEPTH
 • VEGETATED OR "GREEN" ROOFS OVER 8" DEPTH

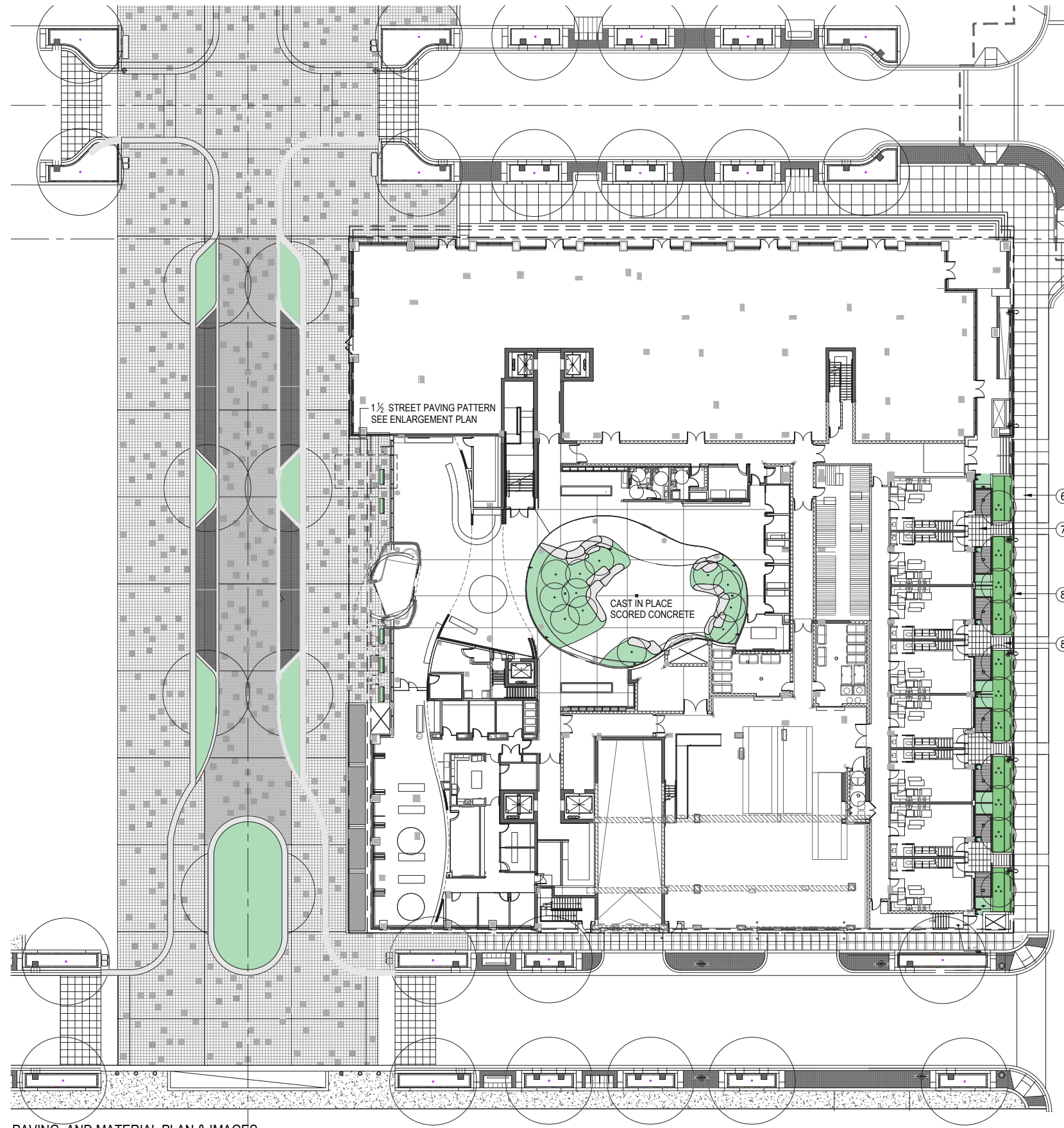
Landscape - GAR Site Plan
 Parcel I at The Yards West - Design Review Application

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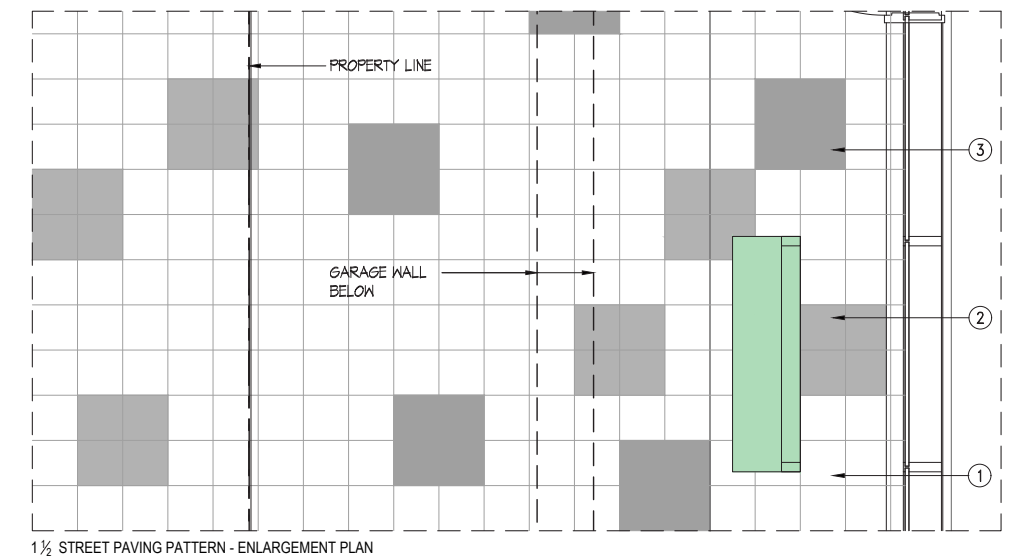
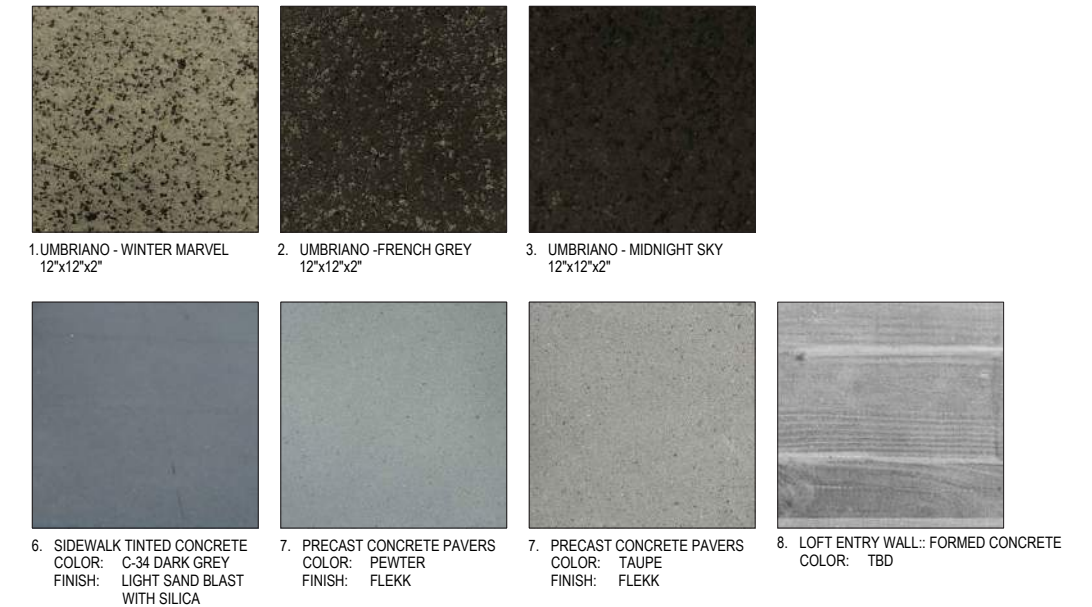
GREEN ROOFS AND PLANTING IMAGES
Landscape - Green Roof & Plant Materials
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PAVING SCHEDULE					
KEY	TYPE	SIZE	COLOR	FINISH	MFR/SUPPLIER
1	PRECAST CONCRETE PAVERS	12"Lx12"Wx2"H	UMBRIANO - WINTER MARVEL	MOTTLED WITH 'EASYCLEAN' STAIN RESISTANCE	UNILOCK
2	PRECAST CONCRETE PAVERS	12"Lx12"Wx2"H	UMBRIANO - FRENCH GREY	MOTTLED WITH 'EASYCLEAN' STAIN RESISTANCE	UNILOCK
3	PRECAST CONCRETE PAVERS	12"Lx12"Wx2"H	UMBRIANO - MIDNIGHT SKY	MOTTLED WITH 'EASYCLEAN' STAIN RESISTANCE	UNILOCK
4	NOT IN USE				
5	IPE WOOD PREMIUM #1 PG	VARIES L x 6"Wx3/4"H	NATURAL	OIL BASED TRANSLUCENT PRODUCT	SEE SPECIFICATION
6	TINTED CONCRETE	N/A	CHROMIX ADMIXTURE C-34 DARK GRAY	LIGHT SAND BLAST WITH SILICA	L.M. SCOFIELD
7	PRECAST CONCRETE PAVERS	24"Lx15"Wx2"H	TBD	FLEKK	CONCRETE COLLABORATIVE
8	FORMED CONCRETE	NA	TBD	TBD	TBD
9	PRECAST CONCRETE	NA	TBD	TBD	WAUSAU TILE SITE FURNISHING
10	PRECAST CONCRETE	NA	TBD	TBD	ATELIER VIERKANT

NOTE:
ALL PAVING TO MATCH YARDS WEST 1-1/2 ST MATERIALS SELECTION.



0' 10' 20' 50FT

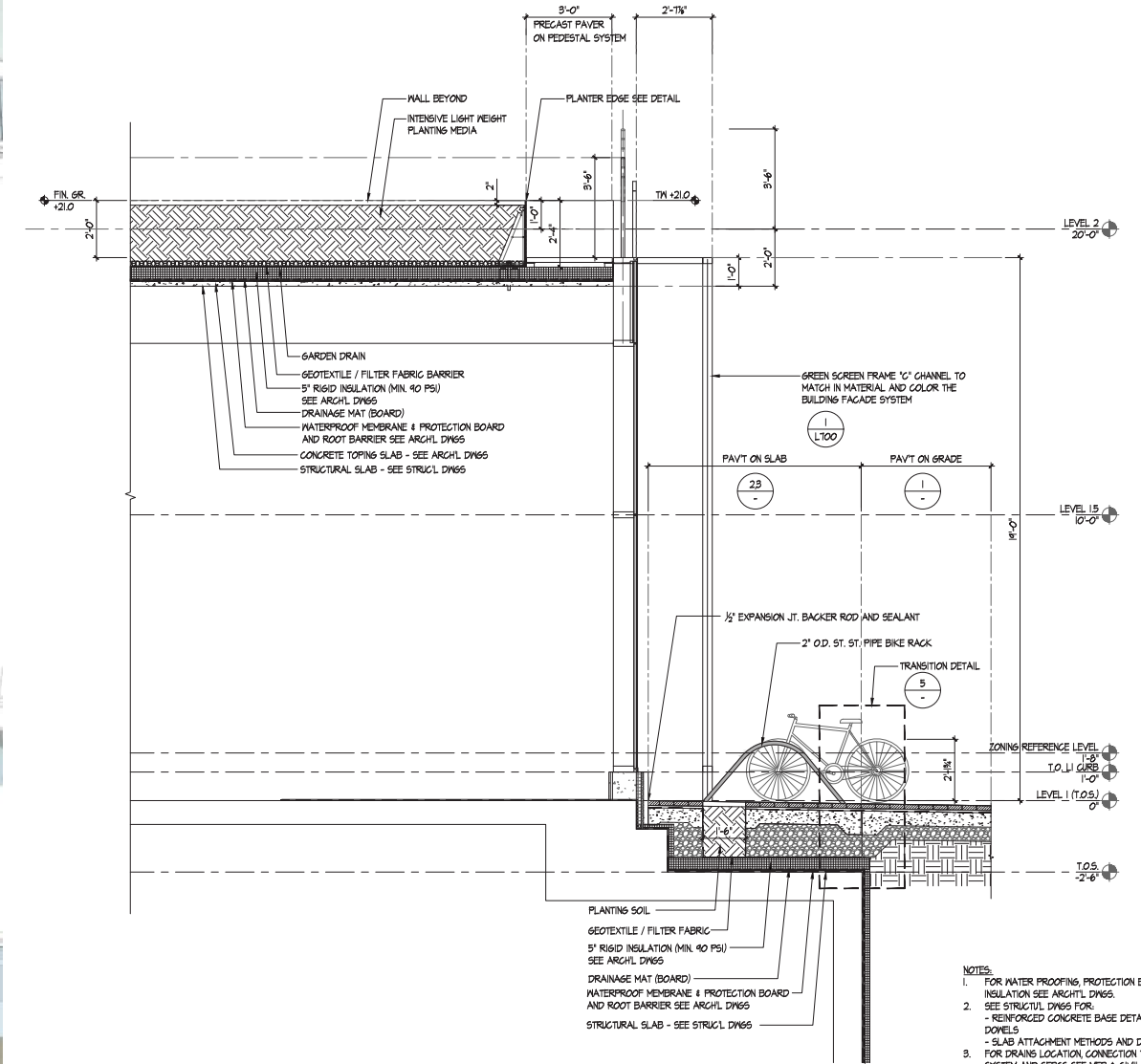
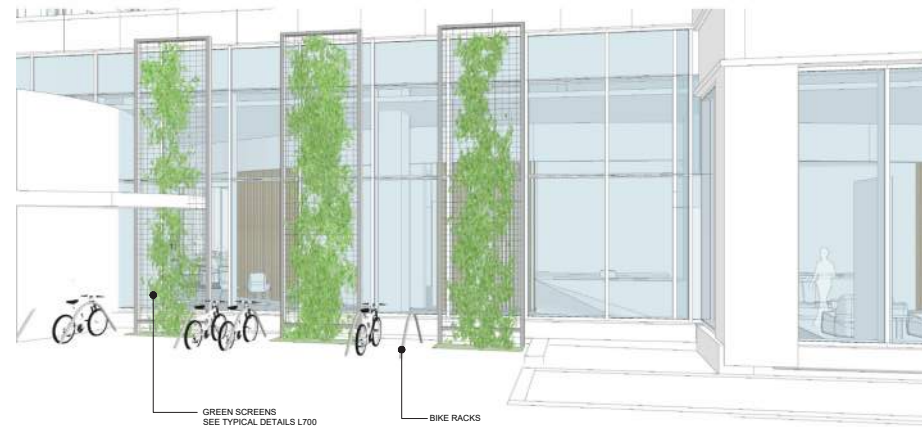
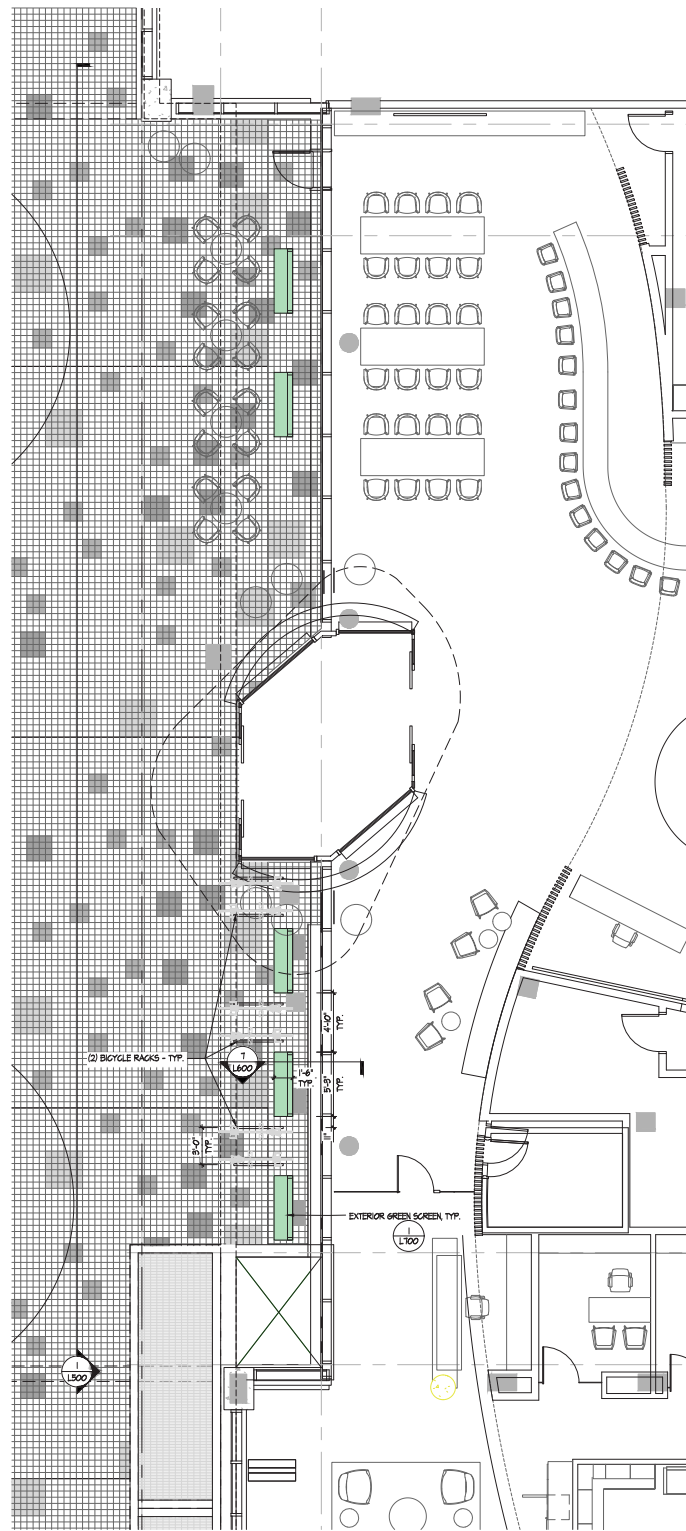
SCALE: 1"=40'-0"

PAVING AND MATERIAL PLAN & IMAGES

Landscape - Paving and Materials

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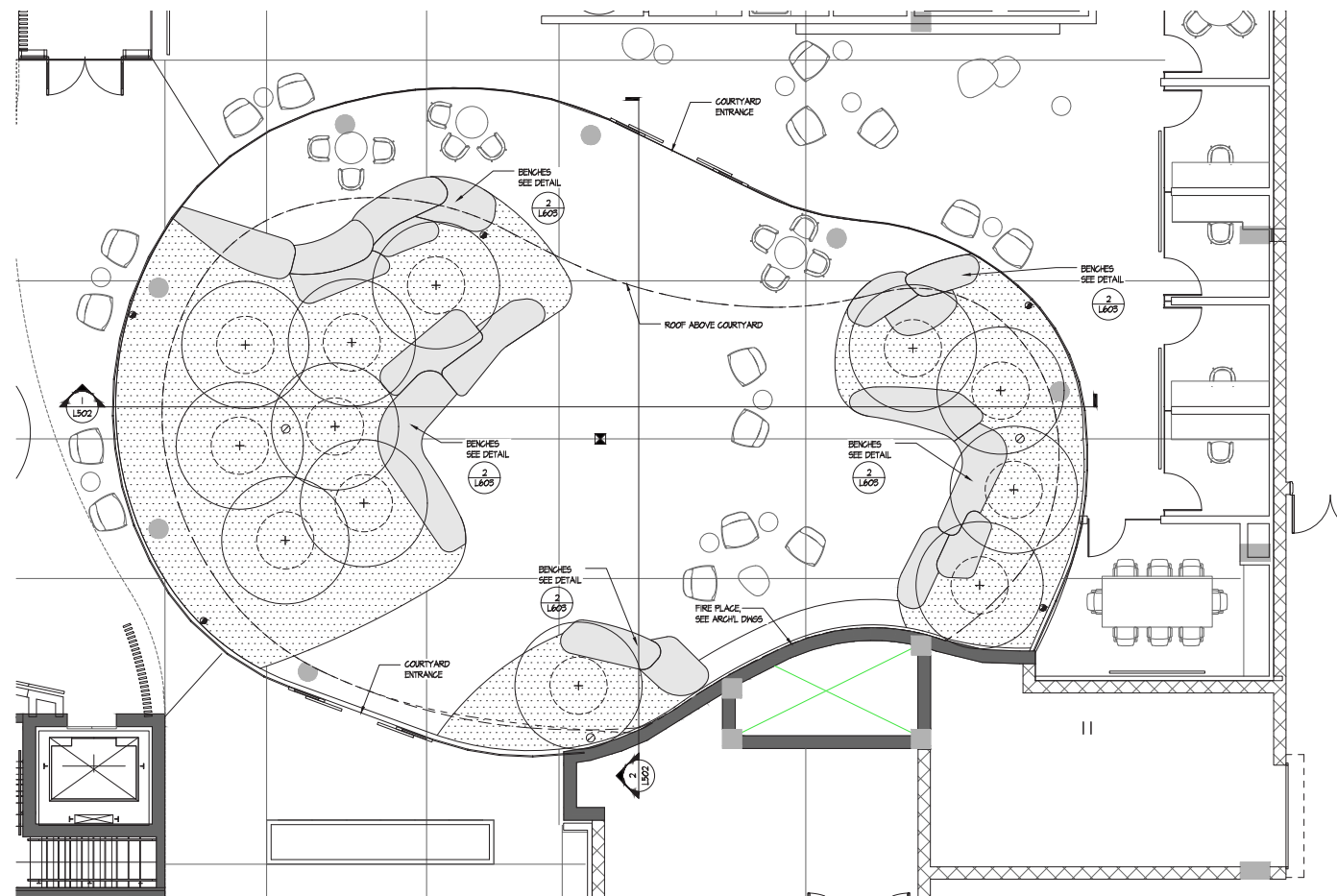
7 GREEN SCREEN SECTION
SCALE: 1/2"=1'-0"

- NOTES:
1. FOR WATER PROOFING, PROTECTION BOARD & INSULATION SEE ARCH'L DWGS
 2. SEE STRUC'L DWGS FOR - REINFORCED CONCRETE BASE DETAILS AND DOWELS
 3. FOR DRAINS LOCATION, CONNECTION TO DRAINAGE SYSTEM AND SEPS SEE MEP & CIVIL DWGS
 4. ALL PAVING LAYOUT PLANS, BENCH DETAILS, GREEN FACADE DETAILS, BIKE RACKS AND PLANTER EDGES SHALL BE SUBMITTED IN A FORM OF A SHOP DRAWING FOR REVIEW AND APPROVAL FOR SIDEWALK GRADING AND PAVEMENT SEE

Landscape - Ground Floor Entry Enlarged Plan

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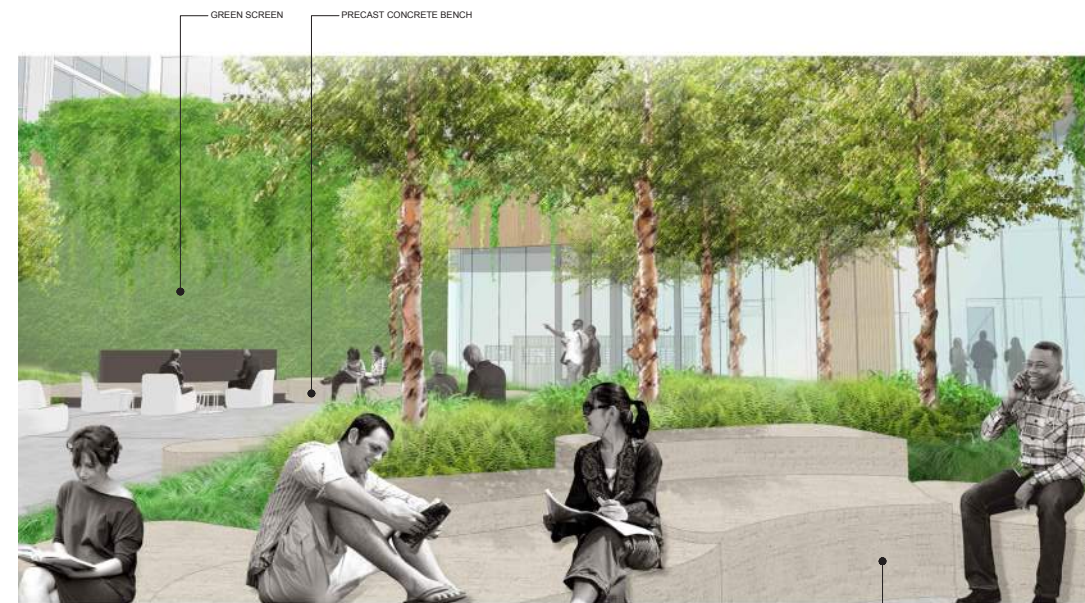
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1 ENLARGEMENT PLAN @ COURTYRAD
SCALE: 1/4"=1'-0"



2 COURTYRAD 3D VIEWS
SCALE: NTS



3 COURTYRAD 3D VIEWS
SCALE: NTS

Landscape - Ground Floor Courtyard Enlarged Plan
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1 COURTYRAD 3D VIEWS
SCALE: NTS

CONCRETE PAVING TO MATCH INTERIOR CONCRETE COLOR - FINISH TBD



2 COURTYRAD 3D VIEWS
SCALE: NTS

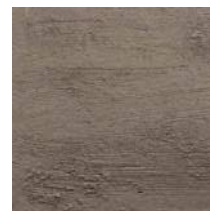
PRECAST CONCRETE BENCH

CONCRETE PAVING TO MATCH INTERIOR CONCRETE COLOR - FINISH TBD



BENCH MATERIAL OPTIONS
MFR: ATELIER VIERKANT
COLOR: TBD
FINISH: TBD

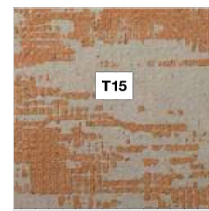
1A BENCH MATERIAL COLOR AND FINISH MATRIX
SCALE: NTS



TEXTURE OPTION 1



TEXTURE OPTION 2
T1



TEXTURE OPTION 3
T15

FORM BOARD CONCRETE
CUSTOM - MFR TBD



COLOR OPTION 1



COLOR OPTION 2



COLOR OPTION 3

FORM BOARD CONCRETE
CUSTOM - MFR TBD



3 COURTYRAD 3D VIEWS
SCALE: NTS

INTERIOR CONCRETE PAVING TO EXTEND TO THE COURTYARD
FINISH TBD



4 COURTYRAD 3D VIEWS
SCALE: NTS

PRECAST CONCRETE BENCH

INTERIOR CONCRETE PAVING TO EXTEND TO THE COURTYARD
FINISH TBD

Landscape - Ground Floor Courtyard 3D Views

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1 LOFT ENTRY ELEVATION @ SIDEWALK
SCALE: 1/4"=1'-0"

HANDRAIL

PRECAST CONCRETE PAVERS

PRIVATE TERRACE PAVERS - OPTION 1
MATERIAL: PRECAST CONCRETE
COLOR: PEWTER
FINISH: FLEKK
MFR: CONCRETE COLLABORATIVE

PRIVATE TERRACE PAVERS - OPTION 2
MATERIAL: PRECAST CONCRETE
COLOR: FAUPE
FINISH: FLEKK
MFR: CONCRETE COLLABORATIVE

WOOD DECK

LOFT ENTRY PRIVATE TERRACE
MATERIAL: IPE WOOD DECK 1/2"X6" PREMIUM #1 PG
COLOR: NATURAL
FINISH: OIL BASED TRANSLUCENT PRODUCT
MFR: SEE SPECIFICATION

FORMED CONCRETE WALL

LOFT ENTRY WALL - OPTION 1
MATERIAL: FORMED CONCRETE
COLOR: ARCHI + CONCRETE
MFR: ALUMINUM PLANTER EDGE

LOFT ENTRY WALL - OPTION 2
MATERIAL: FORMED CONCRETE
COLOR: CEMENT QUARTZ
MFR: CERAMIC TECHNIQS

PLANTER EDGE - OPTION 1
MATERIAL: FLAT ALUMINUM OR STEEL
COLOR: CHROME II
FINISH: POWDER COAT
MFR: ORE DESIGNS INC.

PLANTER EDGE - OPTION 2
MATERIAL: FLAT ALUMINUM OR STEEL
COLOR: FLAT BLACK
FINISH: POWDER COAT
MFR: ORE DESIGNS INC.

WOOD DECK
NEW
WEATHERED

NOTES:

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- FOR SIDEWALK GRADING AND PAVEMENT SEE YARDS WEST MASTER PLAN DRAWINGS

PLANTING

TINTED CONCRETE

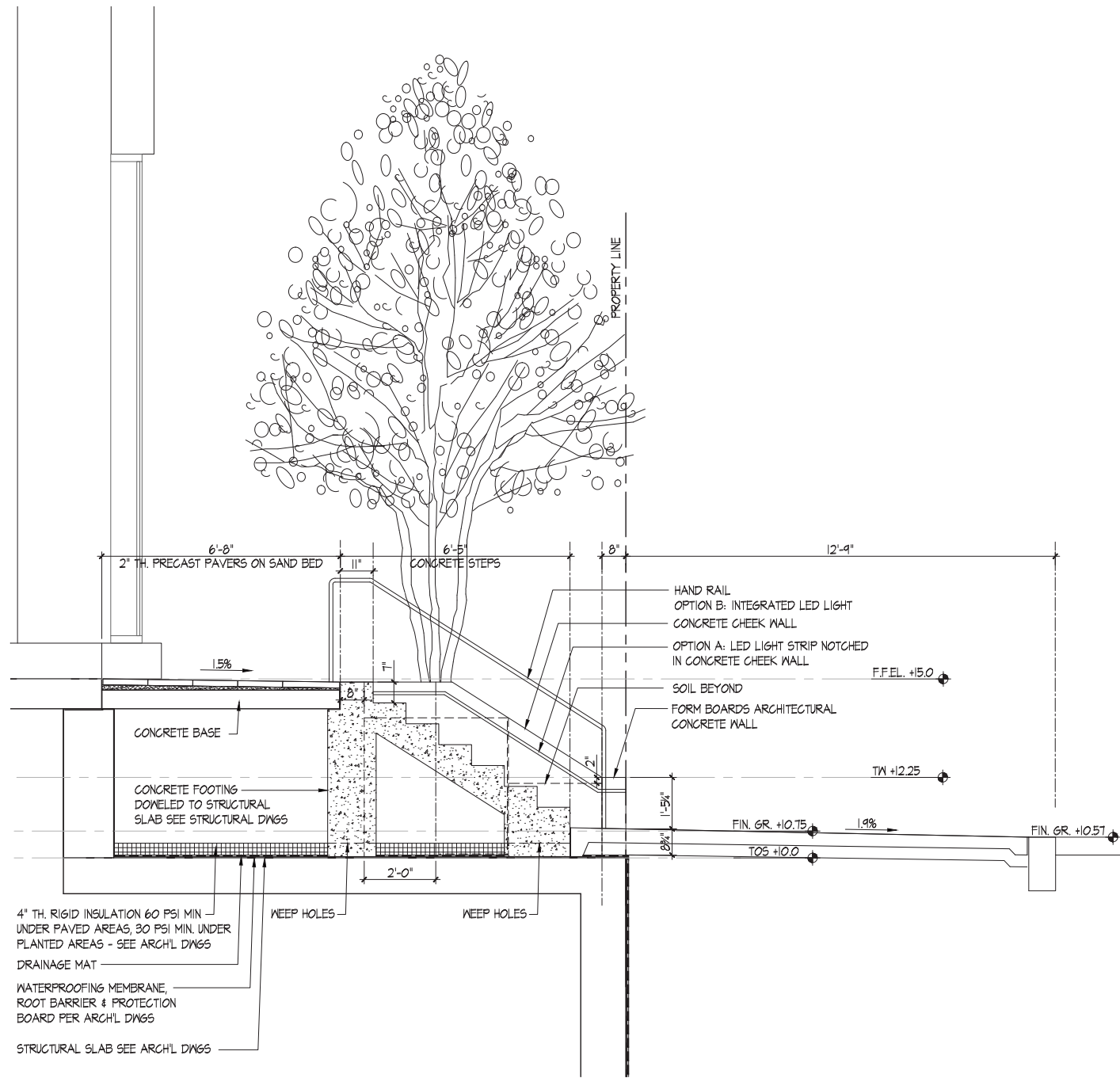
ENTRY LOW WALL SIGNAGE

OPTIONS

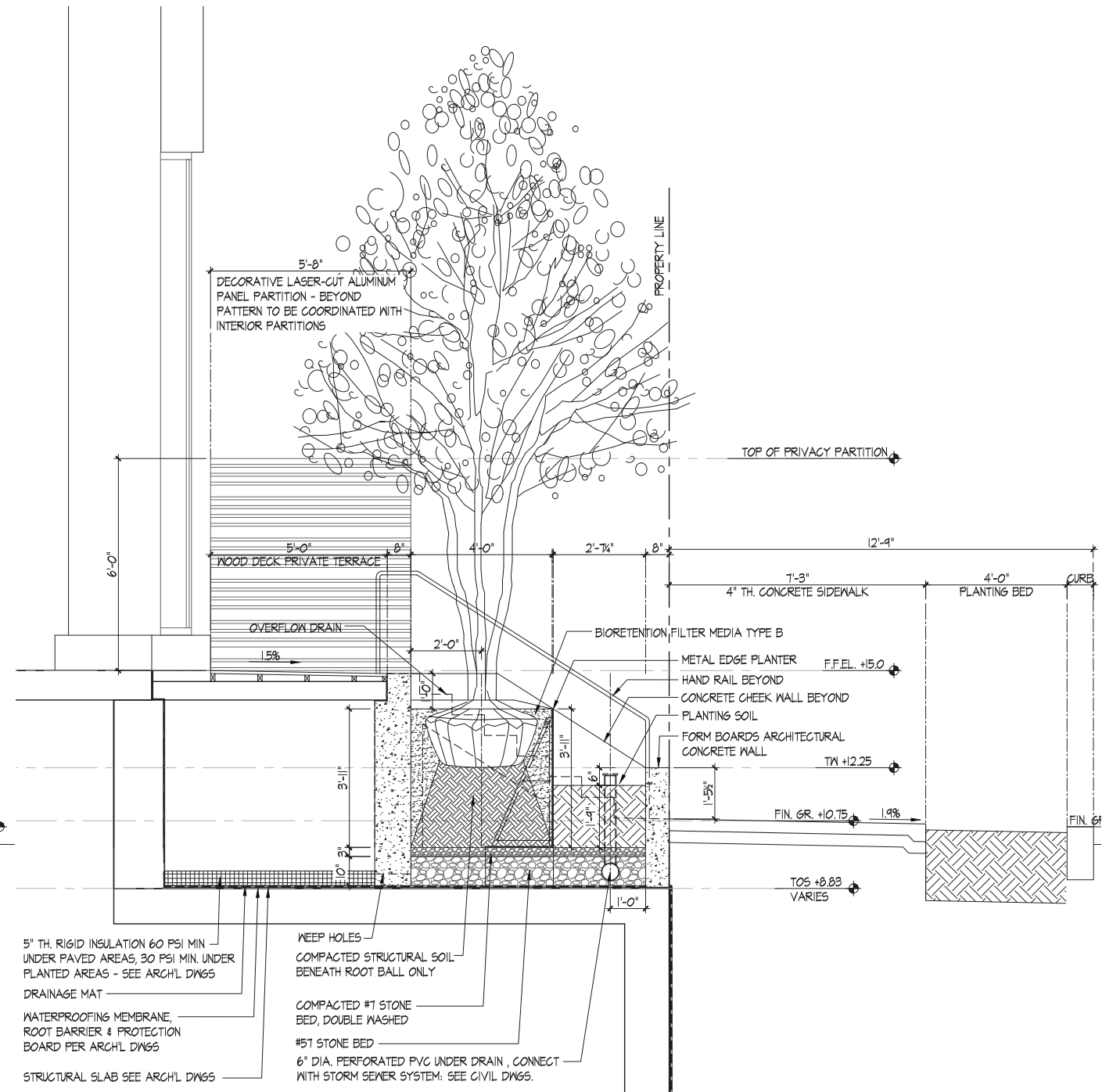
Landscape - Canal St SE Loft Entry Elevation

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1 SECTION @ ENTRY STAIRS
SCALE: 1/4"=1'-0"



2 SECTION @ ENTRY WOOD DECK
SCALE: 1/4"=1'-0"

ENTRY LOFT CANAL STREET SECTIONS



SCALE: AS SHOWN

Landscape - Canal St SE Loft Entry Sections

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