

NEW YORK AVE NE



- ① PHASE 1 RESIDENTIAL BUILDING
- ② PHASE 1 ENTRY PLAZA
- ③ NORTH TOWER
- ④ SOUTH TOWER
- ⑤ RAIL CORRIDOR
- ⑥ METROPOLITAN BRANCH TRAIL
- ⑦ TRAIL CONNECTION LOBBY
- ⑧ 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 TRAIL CONNECTION LOBBY
- ⑧ ENTRANCE TO TRAIL CONNECTION LOBBY  
(ELEV. 63'-0" AT PLAZA;  
ELEV. 76'-0" AT MBT)
- ⑨ DC STANDARD CONCRETE PAVING
- ⑩ SPECIAL PAVING
- ⑪ EXISTING NY AVE STAIR CONNECTION
- ⑫ RAMP TO DRIVEWAY
- ⑬ BIKE RACKS
- ⑭ MBT POLE LIGHT, TYP.
- ⑮ MBT BUILDING LIGHT, TYP.
- ⑯ EMERGENCY CALL BOX



NEW YORK AVE NE



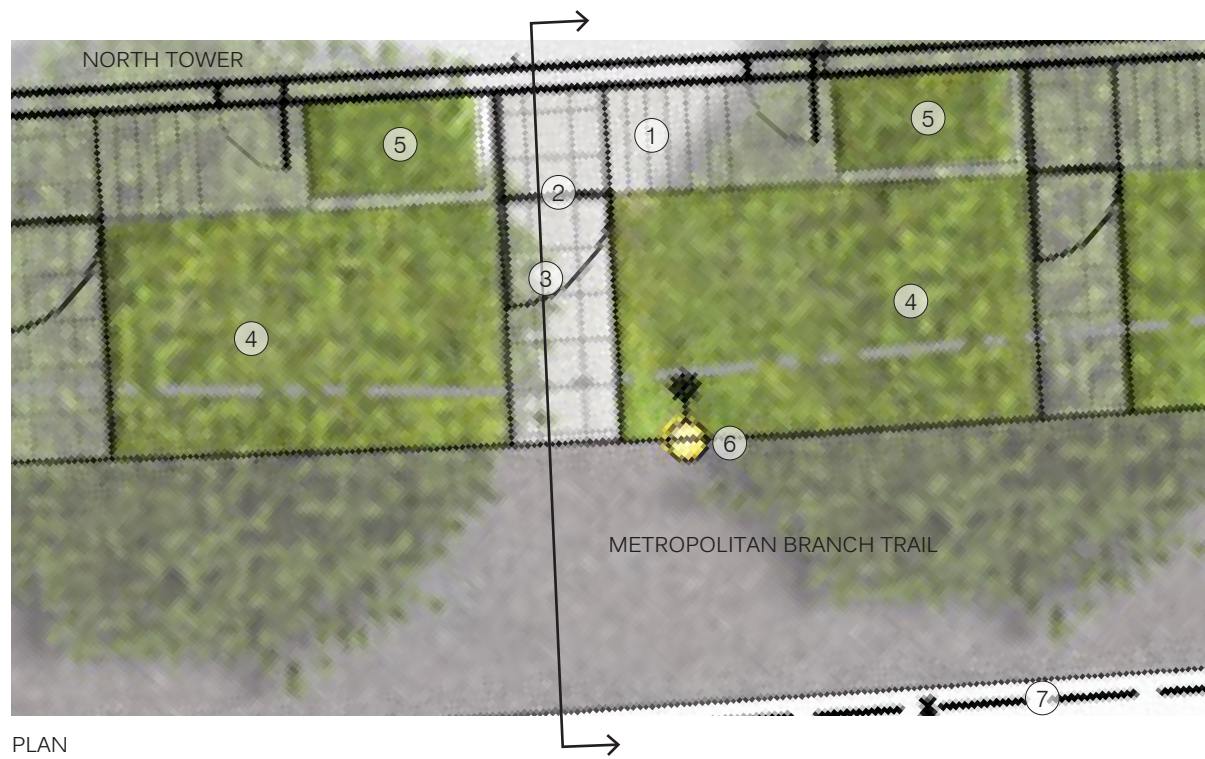
- ① NORTH TOWER POOL TERRACE
- ② NORTH TOWER ROOF TERRACE
- ③ NORTH TOWER AMENITY SPACE
- ④ SOUTH TOWER PENTHOUSE ROOF TERRACE
- ⑤ SOUTH TOWER LEVEL 12 ROOF TERRACE
- ⑥ SOUTH TOWER LEVEL 11 ROOF TERRACE
- ⑦ GREENROOF





- ① NORTH TOWER
- ② LAWN
- ③ RAIL CORRIDOR
- ④ METROPOLITAN BRANCH TRAIL
- ⑤ NORTH TOWER 2ND FLOOR TERRACE
- ⑥ SERVICE DRIVE
- ⑦ TRAIL CONNECTION  
(ELEV. 63'-0" AT PLAZA;  
ELEV. 76'-0" AT MBT)
- ⑧ RAMP TO DRIVEWAY
- ⑨ DC STANDARD CONCRETE PAVING
- ⑩ SPECIAL PAVING
- ⑪ BIKE RACKS
- ⑫ EXISTING NY AVE STAIR CONNECTION
- ⑬ MBT POLE LIGHT, TYP.
- ⑭ EMERGENCY CALL BOX





PLAN

- ① STOOP  
LANDING = 5 X 5 FT  
TREADS VARY IN NUMBER FROM 5 - 9
- ② GATE
- ③ CONCRETE WALK  
WIDTH VARIES 4 - 5 FT  
LENGTH VARIES 13.5 - 16 FT
- ④ LANDSCAPE BUFFER  
WIDTH VARIES 18 - 19 FT  
LENGTH VARIES 8 - 11 FT
- ⑤ RAISED PLANTER  
WIDTH VARIES 5 - 7.75 FT  
LENGTH VARIES 4.1 - 4.3 FT
- ⑥ MBT POLE LIGHT
- ⑦ EXISTING CHAIN LINK FENCE



METAL RAILING WITH MESH INFILL



SECTION

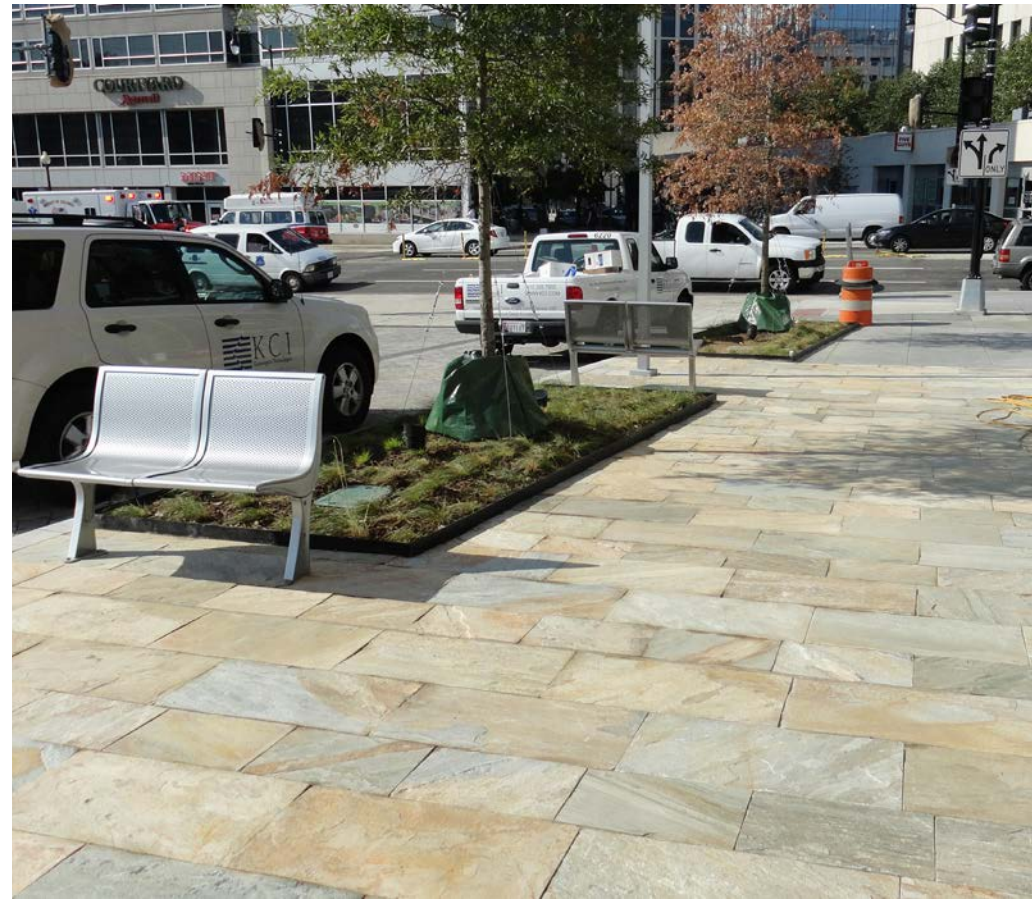


PERSPECTIVE OF NORTH TOWER, LOOKING NORTHEAST ALONG MBT

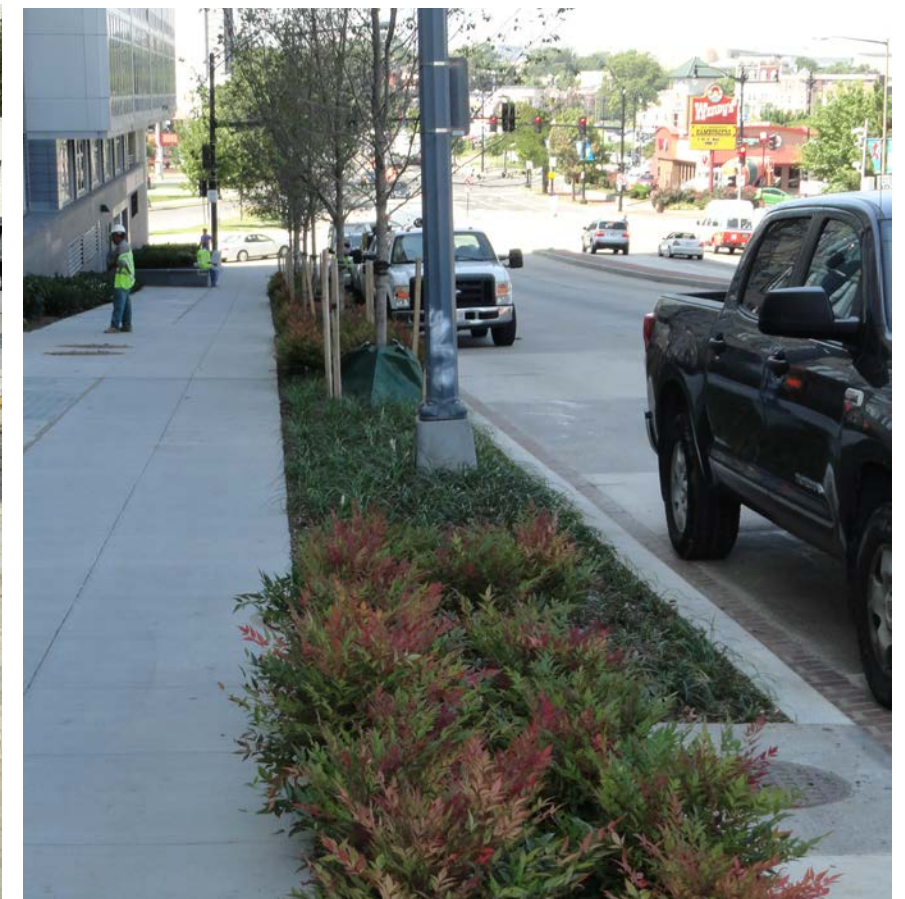




Plaza and sidewalk paving



Sidewalk paving



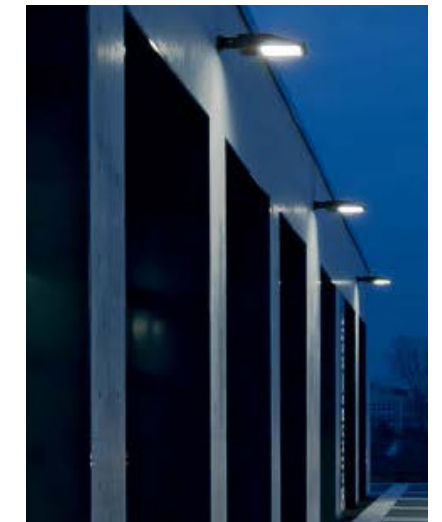
NY Ave Streetscape



Landscape Forms Stay Bench



Domus Series Pole Light for MBT



South Tower Building Light along MBT

Note: Building lights along MBT are shown to provide general character of light fixtures and are not necessarily the final selection.

STREET AND PLAZA TREES



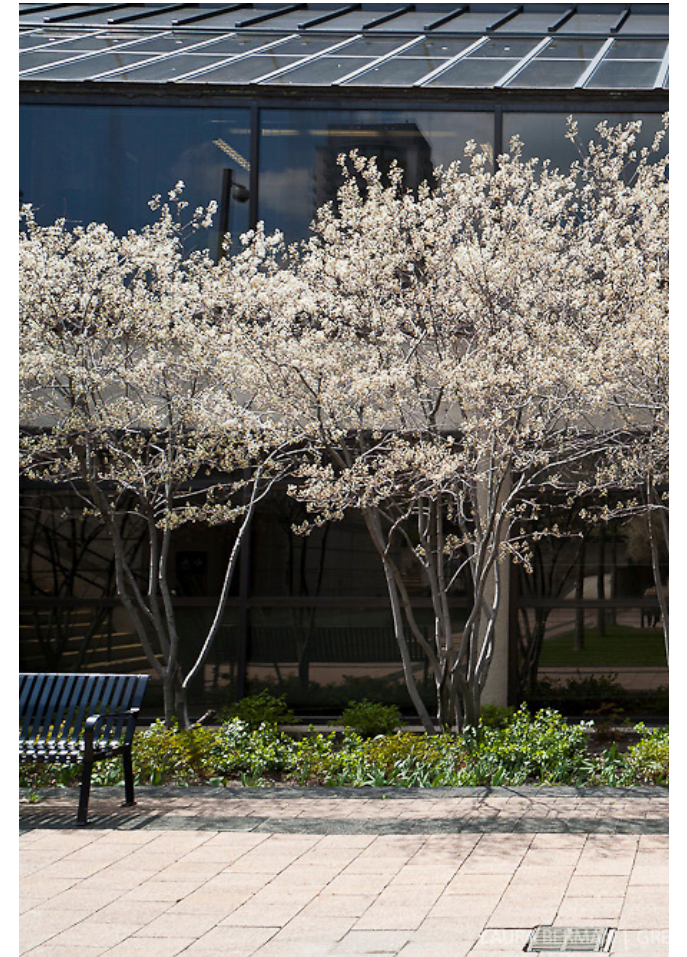
*Acer rubrum* - Red Maple



*Quercus imbricaria* - Shingle Oak



*Quercus phellos* - Willow Oak



*Amelanchier x grandiflora* - Serviceberry

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SHRUBS



*Fothergilla gardenii*



*Hydrangea quercifolia*



*Ilex verticillata*

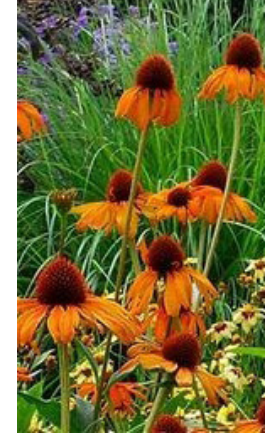
PERENNIALS AND GRASSES



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: 0.243**  
**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	650 (13 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**

**Other / BZA Order** 

**Ward**  **Lot**  **Square**  **Zoning District**

**Lot size (enter this value first) \*** 

**multiplier**  **SCORE**

Landscape Elements	Square Feet	Factor	Total
<b>A Landscaped areas (select one of the following for each area)</b>			
1 Landscaped areas with a soil depth of less than 24"	<i>enter sq ft</i> <input type="text" value="0"/>	0.3	-
2 Landscaped areas with a soil depth of 24" or greater	<i>enter sq ft</i> <input type="text" value="3322"/>	0.6	1,993.2
3 Bioretention facilities	<i>enter sq ft</i> <input type="text" value="0"/>	0.4	-
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>			
1 Groundcovers, or other plants less than 2' tall at maturity	<i>enter sq ft</i> <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)	<i>enter number of plants</i> <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	<i>enter number of trees</i> <input type="text" value="13"/> 650	0.5	325.0
4 Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	<i>enter number of trees</i> <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	<i>enter number of trees</i> <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	<i>enter number of trees</i> <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	<i>enter number of trees</i> <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	<i>enter number of trees</i> <input type="text" value="0"/> 0	0.8	-
9 Vegetated wall, plantings on a vertical surface	<i>enter sq ft</i> <input type="text" value="0"/>	0.6	-
<b>C Vegetated or "green" roofs</b>			
1 Over at least 2" and less than 8" of growth medium	<i>enter sq ft</i> <input type="text" value="10,707"/>	0.6	6,424.2
2 Over at least 8" of growth medium	<i>enter sq ft</i> <input type="text" value="4000"/>	0.8	3,200.0

<b>D Permeable Paving***</b>			
1 Permeable paving over at least 6" and less than 24" of soil or gravel	<i>enter sq ft</i> <input type="text" value="0"/>	0.4	-
2 Permeable paving over at least 24" of soil or gravel	<i>enter sq ft</i> <input type="text" value="0"/>	0.5	-
<b>E Other</b>			
1 Enhanced tree growth systems***	<i>enter sq ft</i> <input type="text" value="0"/>	0.4	-
2 Renewable energy generation	<i>enter sq ft</i> <input type="text" value="0"/>	0.5	-
3 Approved water features	<i>enter sq ft</i> <input type="text" value="0"/>	0.2	-
<i>sub-total of sq ft =</i>			28,199
<b>H Bonuses</b>			
1 Native plant species	<i>enter sq ft</i> <input type="text" value="3850"/>	0.1	385.0
2 Landscaping in food cultivation	<i>enter sq ft</i> <input type="text" value="0"/>	0.1	-
3 Harvested stormwater irrigation	<i>enter sq ft</i> <input type="text" value="0"/>	0.1	-
<i>Green Area Ratio numerator =</i>			14,546

\*\*\* Permeable paving and structural soil treatment multiplies for more than one third of the Green Area Ratio score.

