





Plaza Unit Pavers



Plaza Sculptural Seating Elements



Plaza Interactive Fountain

Note: Images identified here are not exact representations of proposed site elements. These images are shown to provide general character of site features.



Off-street Bike Lane



Plaza / Shared Street



Outdoor Dining





Streetscape/Urban Bench



Streetscape/Urban Trash Receptacle



Bollard



Park Bench



Park Trash Receptacle



Bike Racks



Tree Grate



Street Light Option



Street Light Option

Note: Site Furnishings identified here are not exact representations of proposed site elements. These images are shown to provide general character of site features.



STREET TREES



Acer rubra - Red Maple



Quercus phellos - Willow Oak



Liquidambar styraciflua - Sweetgum



Gleditsia triacanthos - Honey Locust

NATIVE GARDEN PLANTING



Service Berry



Oak Leaf Hydrangea



Dwarf Fothergilla



Coriopsis Moonbeam



Hardy Geranium



Autumn Bride Heuchera

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

NATIVE AND NATURALIZED PLANTINGS



Shenandoah Switch Grass



Winterberry Holly



Schizachyrium Blue Stem



Golden Rod

BIO-RETENTION PLANTING



Joe-Pye Weed



Black-Eyed Susans and Purple Cone Flower

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REQUIRED GAR: 0.250
GAR SCORE: 0.415

Green Area Ratio Scoresheet			
Address	Ward	Lot	Square
Other / BZA Order	enter sq ft of lot		Zoning District
Lot size (enter this value first) *	multiplier	SCORE	
	161,005	0.415	0.415
Landscaping 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	0.3	-
2 Landscaped areas with a soil depth of 24" or greater	26783	0.6	15,757.8
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	6565	0.2	1,313
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)	3945	35505	0.3
3 Tree canopy for all new trees 2.5" to 6" in diameter or equivalent - calculated at 50 sq ft per tree	85	4250	0.5
4 Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	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	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	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	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	0	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	23,029	0.6	13,817.4
2 Over at least 8" of growth medium	21518	0.8	17,214.4
D Permeable Paving***			
1 Permeable paving over at least 6" and less than 24" of soil or gravel	230	0.4	92.0
2 Permeable paving over at least 24" of soil or gravel	0	0.5	-
E Other			
1 Enhanced tree growth systems***	10217	0.4	4,086.8
2 Renewable energy generation	0	0.5	-
3 Approved water features	0	0.2	-
sub-total of sq ft =			127,577



floor	UNIT MIX Block 1A							Gross Residential
	2 Bedroom +Den/ 3 Bedroom 1140-1295 sf	2 Bedroom 1025-1080 sf	1 Bed + Den 900-920 sf	1 Bedroom 685-755 sf	JR 1 Bed 530-540 sf	Efficiency 450-450 sf	TOTALS	
7h	2	6	6	9	5	3	31	28,076
6h	2	6	6	9	5	3	31	28,076
5h	2	6	6	9	5	3	31	28,076
4h	2	6	6	9	5	3	31	28,076
3rd	2	6	6	9	5	3	31	28,076
2nd	2	6	6	9	5	3	31	28,076
1st	1	5	5	7	4	4	26	16,796
Total	13	41	41	61	34	22	212	185,252
Percentage	6.13%	19.34%	19.34%	28.77%	16.04%	10.38%	100%	
Affordable Housing	2 Bedroom		1 Bedroom				8.00%	14,820
	Units @ 80%AMI	Units @ 50%AMI	Units @ 80% AMI		Units @ 50% AMI			
	4	1	8		4			

floor	UNIT MIX Block 1B							Gross Residential
	2 Bedroom +Den/ 3 Bedroom 1140-1295 sf	2 Bedroom 1025-1080 sf	1 Bed + Den 900-920 sf	1 Bedroom 685-755 sf	JR 1 Bed 530-540 sf	Efficiency 450-450 sf	TOTALS	
6h	2	5	5	8	4	3	27	24,470
5h	2	5	5	8	4	3	27	24,470
4h	2	5	5	8	4	3	27	24,470
3rd	2	5	5	8	4	3	27	24,470
2nd	2	5	5	7	4	2	25	22,020
1st	0	0	0	0	0	0	0	2,672
Total	10	25	25	39	20	14	133	122,572
Percentage	7.52%	18.80%	18.80%	29.32%	15.04%	10.53%	100%	
Affordable Housing	2 Bedroom		1 Bedroom				8.00%	9,806
	Units @ 80%AMI	Units @ 50%AMI	Units @ 80% AMI		Units @ 50% AMI			
	3	1	5		2			

floor	UNIT MIX Block 5B							Gross Residential
	2 Bedroom +Den/ 3 Bedroom 1140-1295 sf	2 Bedroom 1025-1080 sf	1 Bed + Den 900-920 sf	1 Bedroom 685-755 sf	JR 1 Bed 530-540 sf	Efficiency 450-450 sf	TOTALS	
7h	1	4	4	5	3	2	19	17,220
6h	2	4	4	6	4	2	22	19,434
5h	2	4	4	6	4	2	22	19,434
4h	2	4	4	6	4	2	22	19,434
3rd	2	4	4	6	4	2	22	19,434
2nd	0	0	0	0	0	0	0	0
1st	0	0	0	0	0	0	0	4,137
Total	9	20	20	29	19	10	107	99,093
Percentage	8.41%	18.69%	18.69%	27.10%	17.76%	9.35%	100%	
Affordable Housing	2 Bedroom		1 Bedroom				8.00%	7,927
	Units @ 80%AMI	Units @ 50%AMI	Units @ 80% AMI		Units @ 50% AMI			
	2	1	4		2			



KEY PLAN

MRP REALTY

680 Rhode Island Ave. | Washington, DC

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it is north east