

VERTICAL HEIGHTS: DC DPW DATUM

\*BUILDING HEIGHT MEASURING POINT  
TAKEN FROM 1ST STREET SE

**Courtyard Elevation - South**  
Parcel I at The Yards West - Design Review Application

March 22nd, 2019

# Section 5

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# Design Proposal

## Enlarged Elevations



BRICK, TYPE 2

METAL PANEL, TYPE 2

METAL PICKET RAILING

BRICK, TYPE 1

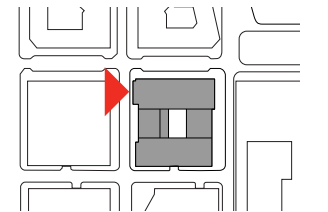
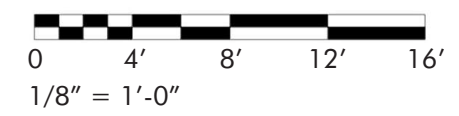
ALUMINUM-FRAMED WINDOW

PRECAST CONCRETE

ALUMINUM GLAZING SYSTEM

PRECAST CONCRETE BASE

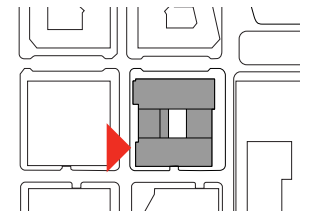
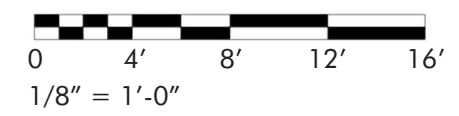
MATCH LINE  
60



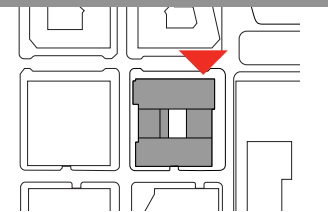
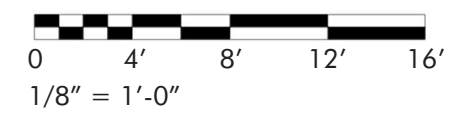
**Facade Detail A - 1 1/2 STREET SE**

Parcel I at The Yards West - Design Review Application

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**Facade Detail B - 1 1/2 STREET SE**  
 Parcel I at The Yards West - Design Review Application  
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**Facade Detail C - N STREET SE**

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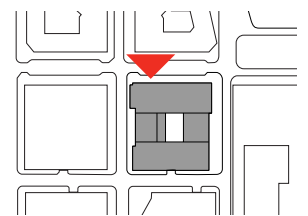
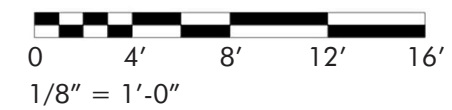
March 22nd, 2019



**Facade Detail D - N STREET SE**

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ALUMINUM GLAZING SYSTEM

BRICK, TYPE 2

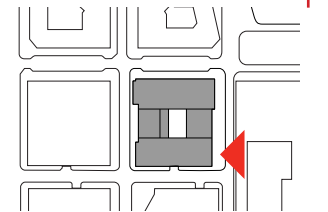
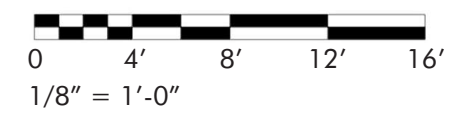
METAL PICKET RAILING

METAL PANEL, TYPE 2

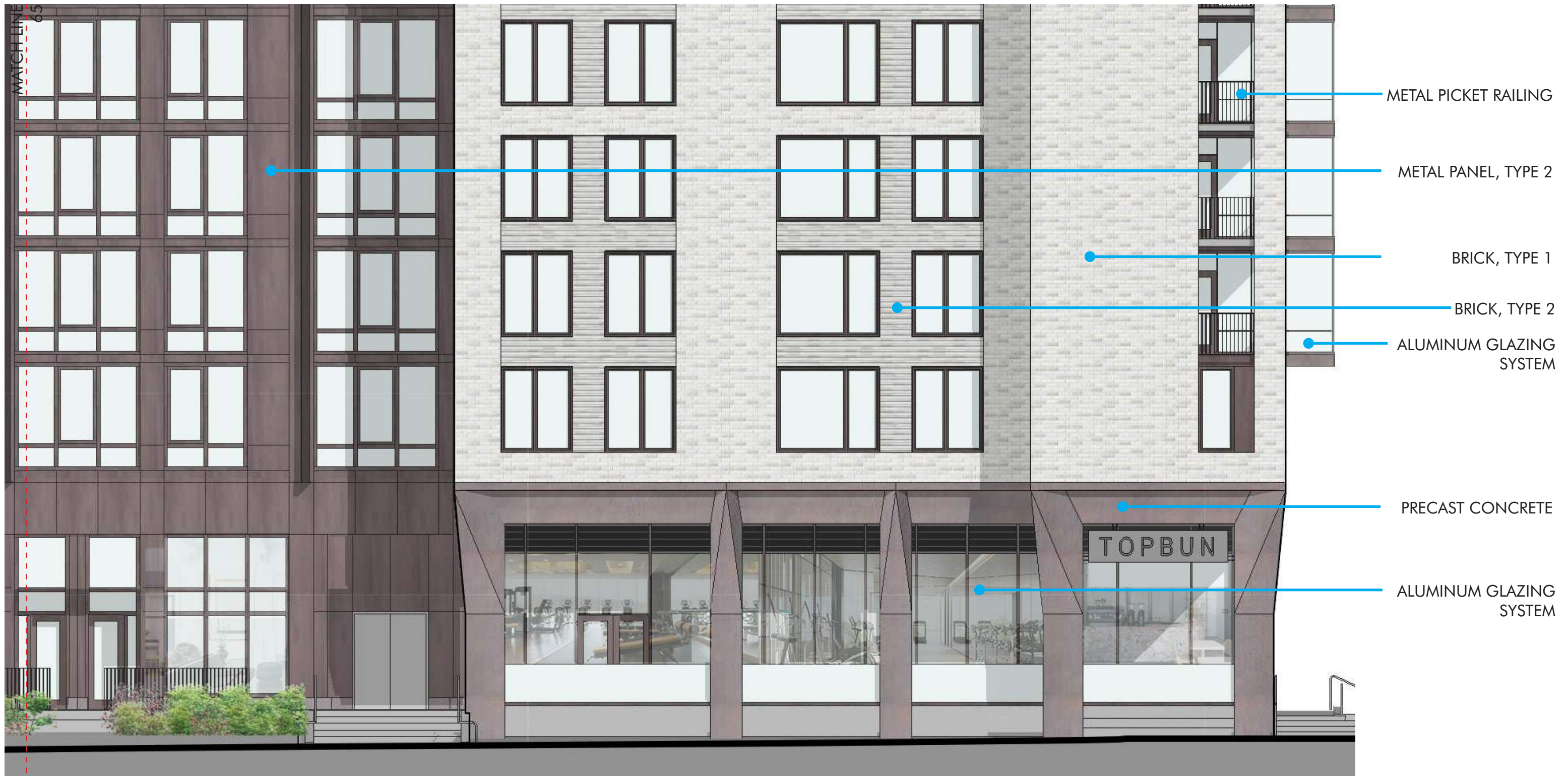
PRECAST CONCRETE

ALUMINUM GLAZING SYSTEM

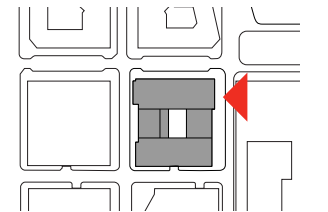
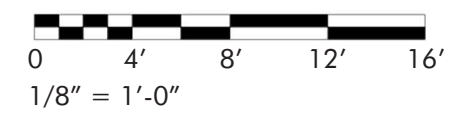
MATCHLINE  
64



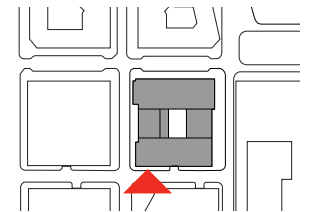
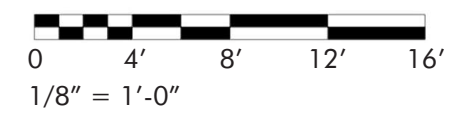
**Facade Detail E - CANAL STREET SE**  
 Parcel I at The Yards West - Design Review Application  
 March 22nd, 2019



**Facade Detail F - CANAL STREET SE**  
 Parcel I at The Yards West - Design Review Application  
 March 22nd, 2019



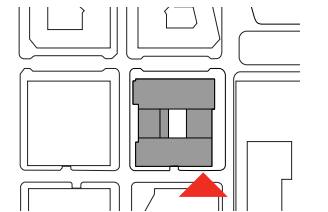
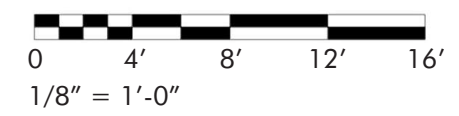




**Facade Detail G - N PLACE SE**

Parcel I at The Yards West - Design Review Application

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**Facade Detail H - N PLACE SE**

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1. ALUMINUM GLAZING SYSTEM



2. BRICK, TYPE 1



3. BRICK, TYPE 2



4. METAL PANEL, TYPE 2



5. METAL PICKET RAILING SYSTEM



6. PRECAST CONCRETE



## Materials

Parcel I at The Yards West - Design Review Application

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1. ALUMINUM GLAZING SYSTEM



2. BRICK, TYPE 1



3. BRICK, TYPE 2



4. METAL PANEL, TYPE 2



5. METAL PICKET RAILING SYSTEM



6. PRECAST CONCRETE



## Materials

Parcel I at The Yards West - Design Review Application

March 22nd, 2019

# Section 6

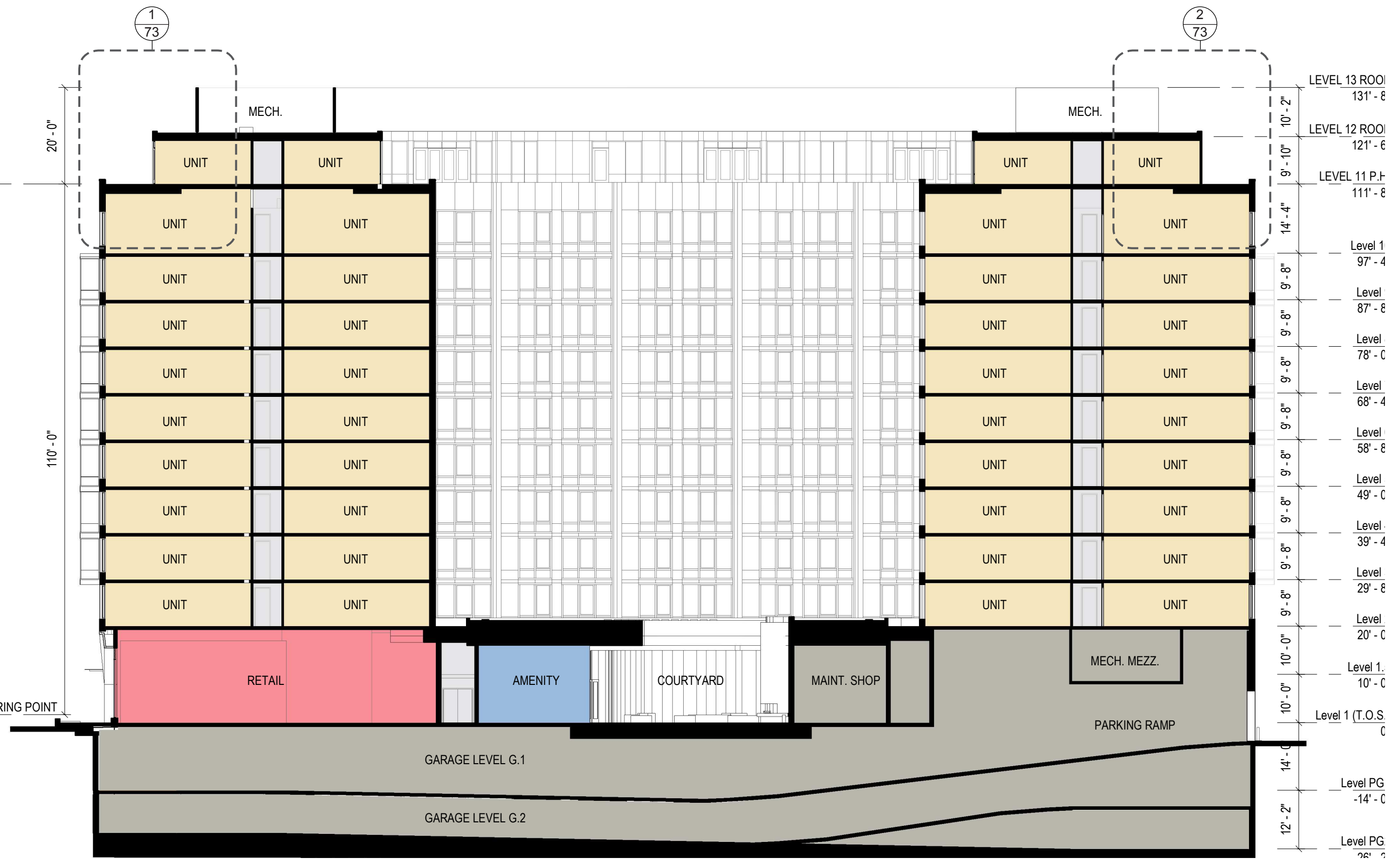
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# Design Proposal Sections



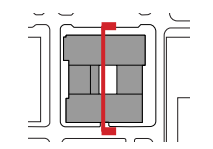
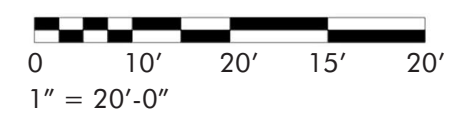
110' BUILDING HEIGHT  
111' - 8"

\*BUILDING HEIGHT MEASURING POINT  
1' - 8"



VERTICAL HEIGHTS: DC DPW DATUM

\* BUILDING HEIGHT MEASURING POINT  
TAKEN FROM 1ST STREET SE



**Building Section - North/South**  
Parcel I at The Yards West - Design Review Application

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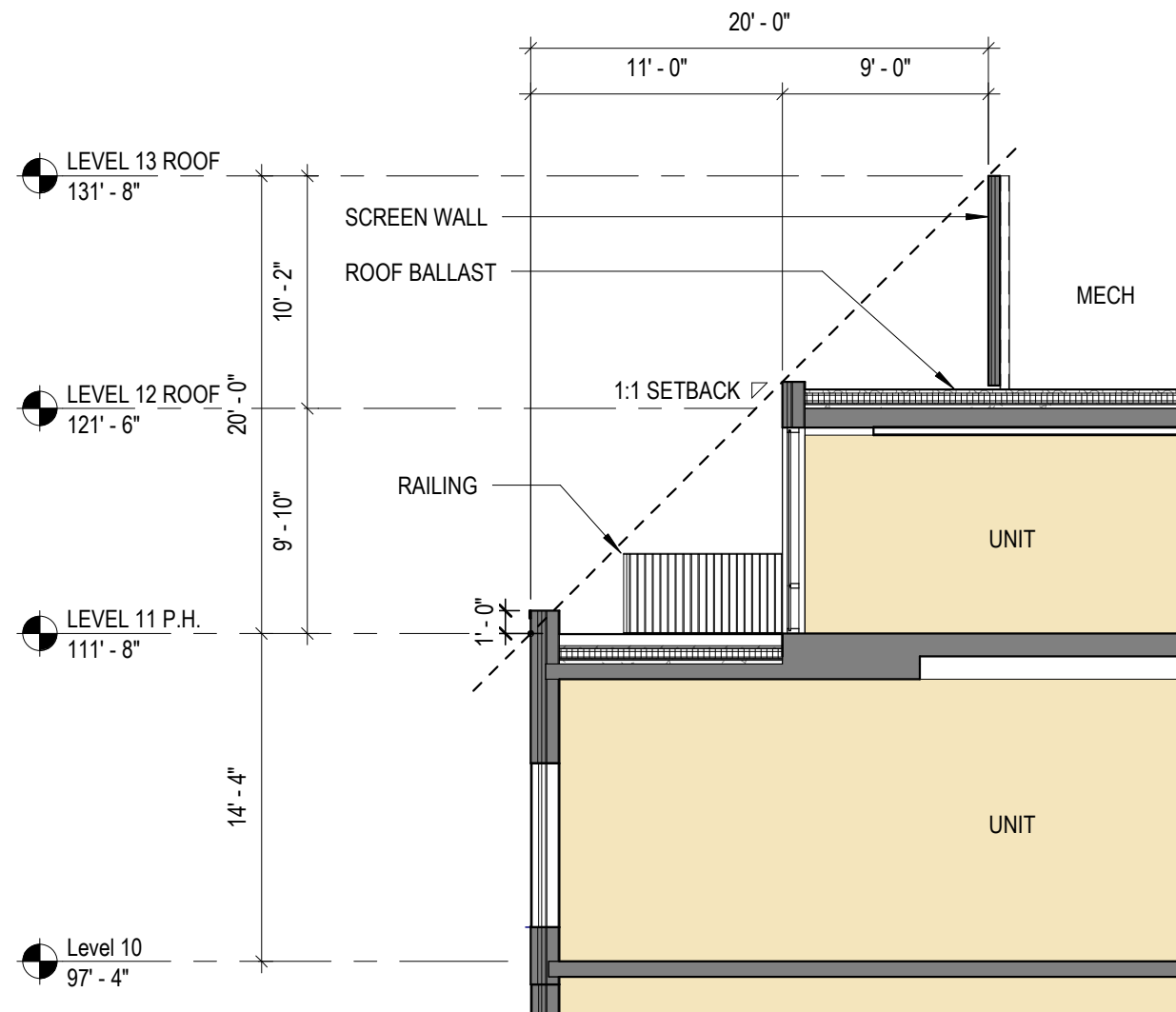
**Brookfield**  
Properties

**Perkins Eastman DC**

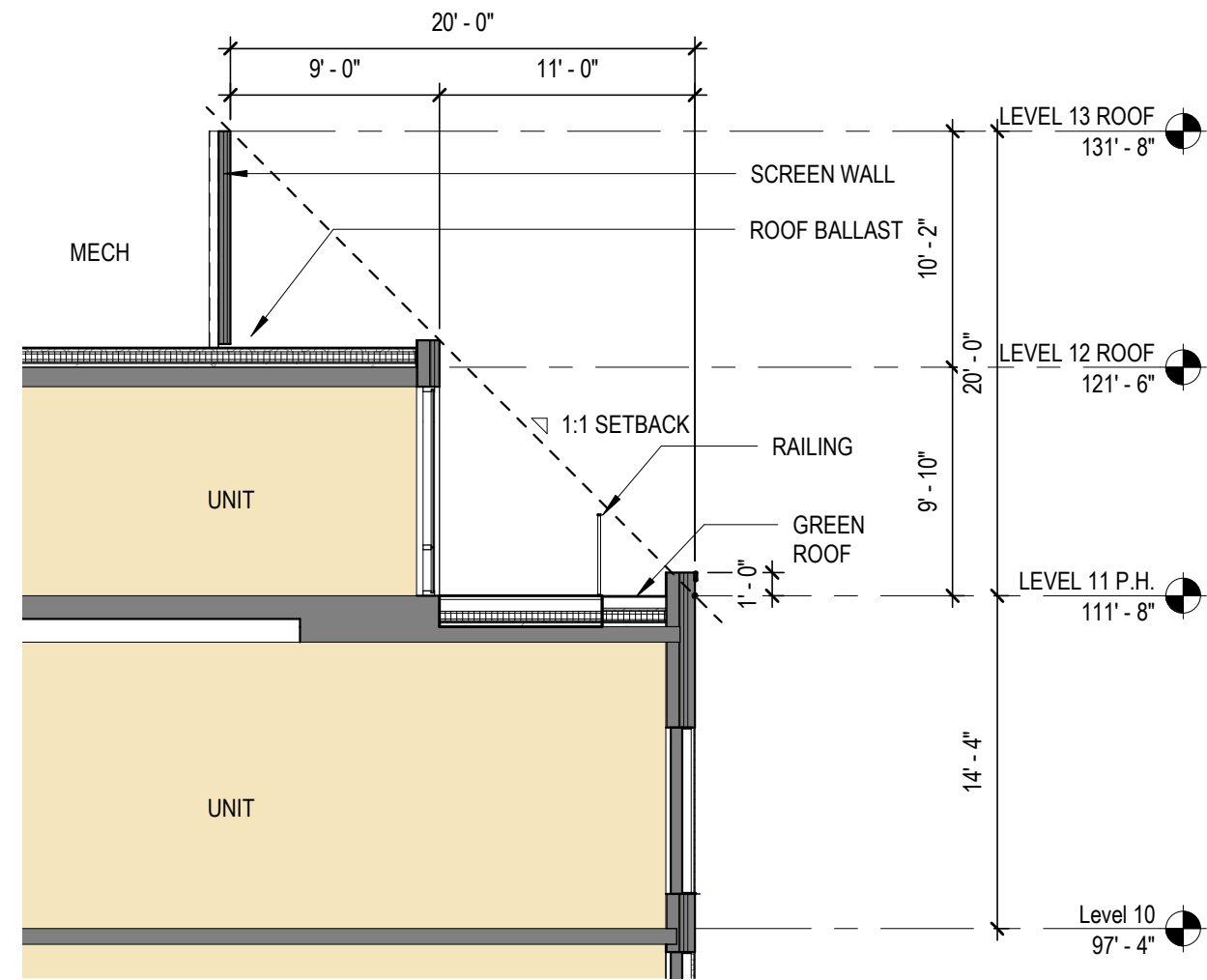
**MPEP**







**Enlarged Section 1**  
 1/8" = 1'-0"



**Enlarged Section 2**  
 1/8" = 1'-0"

**Enlarged Sections**

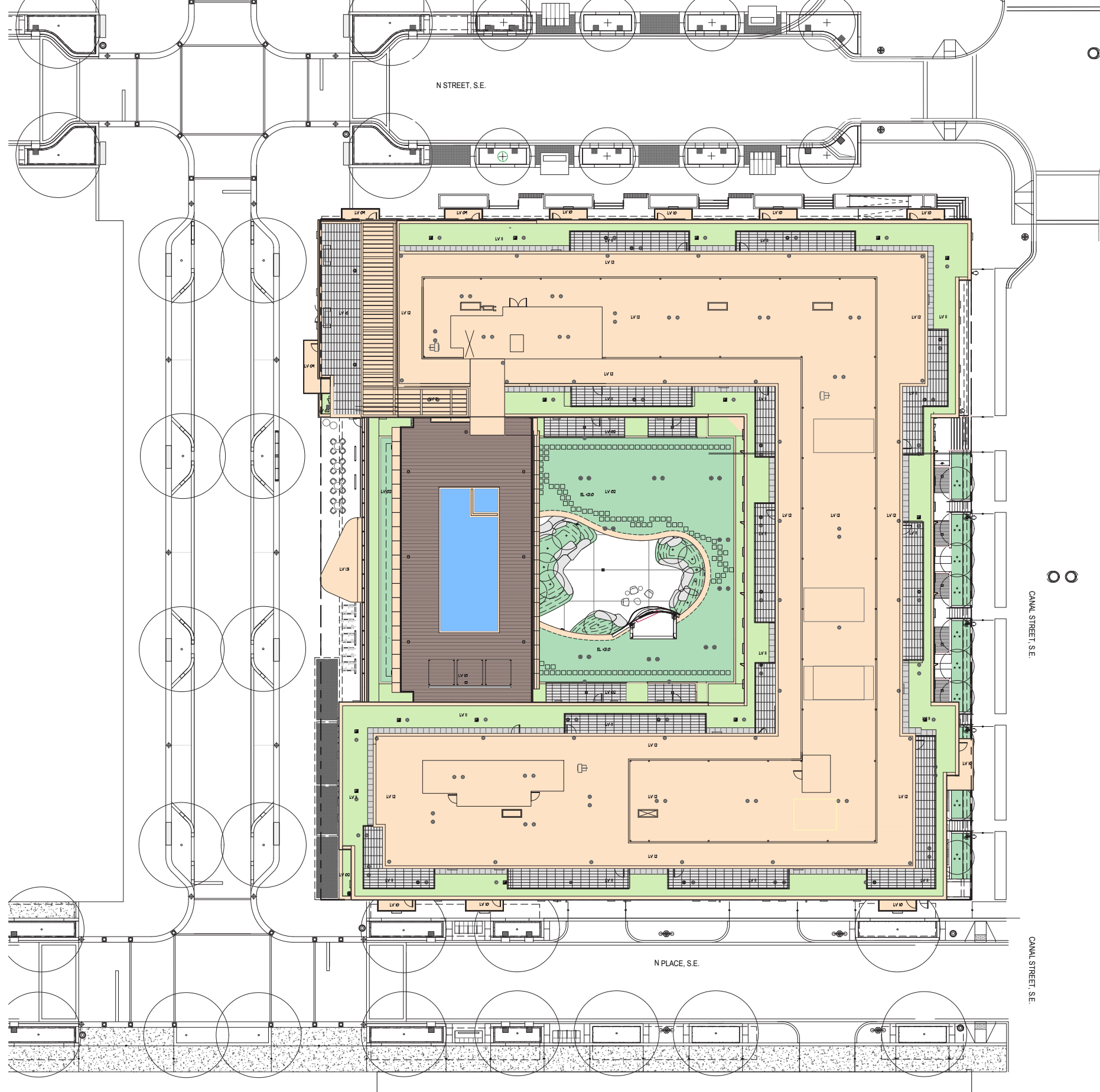
Parcel I at The Yards West - Design Review Application

March 22nd, 2019

# Section 7

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# Landscape



Green Area Ratio Scoresheet					
Address	Parcel I	Square	Lot	Zone District	
		744	807	SEFC-1	
Other					
Lot size (enter this value first) *		55,041	Minimum Score	Multiplier	GAR Score
			0.2		0.225
<b>Landscape Elements</b>					
<b>A Landscaped areas (select one of the following for each area)</b>		Square Feet	Factor	Total	
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	8,928	0.40	3,571.3	
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>		Square Feet		Native Bonus	
1	Groundcovers, or other plants < 2' height	5,563	0.20	5,427	1,112.7
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants: 462	4156.2	# of plants: 441	1,246.9
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees: 23	1150	# of trees: 23	575.0
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees: 0	0	# of trees: 0	-
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees: 0	0	# of trees: 0	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees: 0	0	# of trees: 0	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees: 0	0	# of trees: 0	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees: 0	0	# of trees: 0	-
9	Vegetated wall, plantings on a vertical surface	<input type="text"/>	0.60	<input type="text"/>	-
<b>C Vegetated or "green" roofs</b>		Square Feet		Square Feet	
1	Over at least 2" and less than 8" of growth medium	6,931	0.60	<input type="text"/>	4,158.8
2	Over at least 8" of growth medium	825	0.80	<input type="text"/>	660.2
<b>D Permeable Paving***</b>		Square Feet			
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		-
<b>E Other</b>		Square Feet			
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		-
<b>F Bonuses</b>		sub-total of sq ft = 27,554			
1	Native plant species	10,544	0.10		1,054.4
2	Landscaping in food cultivation	<input type="text"/>	0.10		-
3	Harvested stormwater irrigation	<input type="text"/>	0.10		-
Green Area Ratio numerator =					12,379
Total square footage of all permeable paving and enhanced tree growth.					-

DOEE/WPD 09-2016  
**GREEN ROOF AREA PARCEL I CALCULATIONS:** **GREEN ROOFS & PLANTING GROWTH MEDIUM DEPTH:**

PARCEL I AREA:	55,041 SF		2"-8" DEPTH = 6,931 SF
PLANTED AREA*:	16,685 SF		16"-42" DEPTH = 825 SF
GAR REQUIRED:	0.2		18"-46" DEPTH = 8,928 SF
GAR ACHIEVED:	0.225		

- \*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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