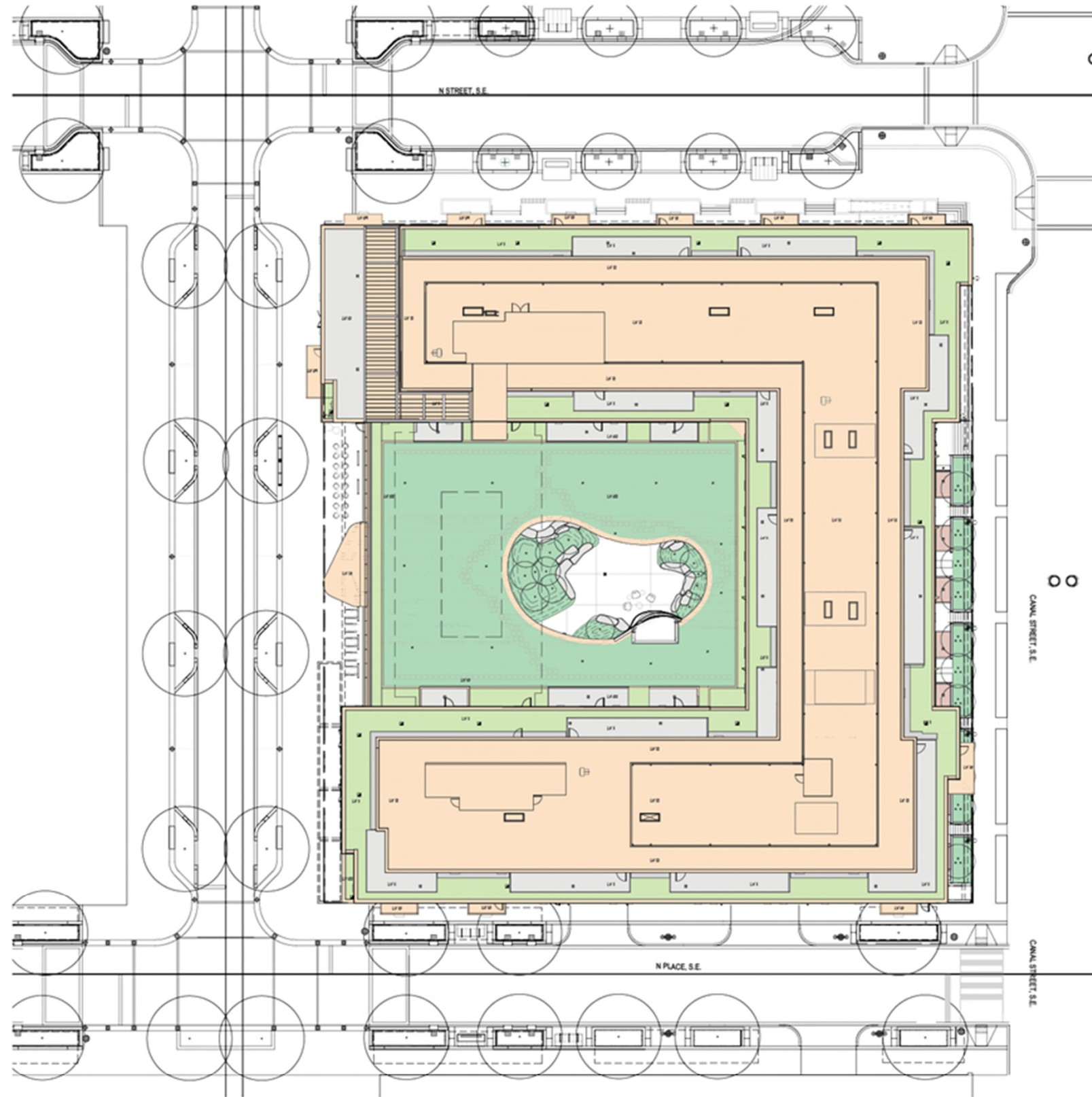


Parcel i

Landscape



Green Area Ratio Scoresheet				
Address/PARCEL I	Square Feet	Lot	Zone District	SEFC-2
744	55,041	807		
Other	Lot area (if other)	Minimum Score	Multiplier	GAR Score
	55,041	0.2		0.225
Landscaping Elements				
A Landscaped areas (select one of the following for each area)				
1	Landscaped areas with a soil depth < 24"	square feet	0.30	-
2	Landscaped areas with a soil depth ≥ 24"	square feet	0.60	-
3	Bioretention facilities	square feet	0.40	3,571.3
B Plantings (credit for plants in landscaped areas from Section A)				
1	Groundcovers, or other plants < 2' height	square feet	0.20	1,112.7
2	Plants ≥ 2' height at maturity	# of plants	0.30	1,246.9
3	New trees with less than 40-foot canopy spread	# of trees	0.50	575.0
4	New trees with 40-foot or greater canopy spread	# of trees	0.60	-
5	Preservation of existing tree 6" to 12" DBH	# of trees	0.70	-
6	Preservation of existing tree 12" to 18" DBH	# of trees	0.70	-
7	Preservation of existing trees 18" to 24" DBH	# of trees	0.70	-
8	Preservation of existing trees 24" DBH or greater	# of trees	0.80	-
9	Vegetated wall, plantings on a vertical surface	square feet	0.60	-
C Vegetated or "green" roofs				
1	Over at least 2" and less than 8" of growth medium	square feet	0.60	4,158.8
2	Over at least 8" of growth medium	square feet	0.80	660.2
D Permeable Paving***				
1	Permeable paving over 6" to 24" of soil or gravel	square feet	0.40	-
2	Permeable paving over at least 24" of soil or gravel	square feet	0.50	-
E Other				
1	Enhanced tree growth systems***	square feet	0.40	-
2	Renewable energy generation	square feet	0.50	-
3	Approved water features	square feet	0.20	-
F Bonuses				
1	Native plant species	square feet	0.50	1,054.4
2	Landscaping in food cultivation	square feet	0.50	-
3	Harvested stormwater irrigation	square feet	0.50	-
Sub-total of sq ft =				27,554
Green Area Ratio numerator =				12,379
Green Area Ratio denominator = 55,041				
Green Area Ratio = 0.225				

DOCS/NPD-09-2016

GREEN ROOF AREA PARCEL I CALCULATIONS:

PARCEL I AREA: 55,041 SF
 PLANTED AREA: 16,685 SF
 GAR REQUIRED: 0.2
 GAR ACHIEVED: 0.225

GREEN ROOFS & PLANTING GROWTH MEDIUM DEPTH:

2"-8" DEPTH = 6,931 SF
 16"-42" DEPTH = 825 SF

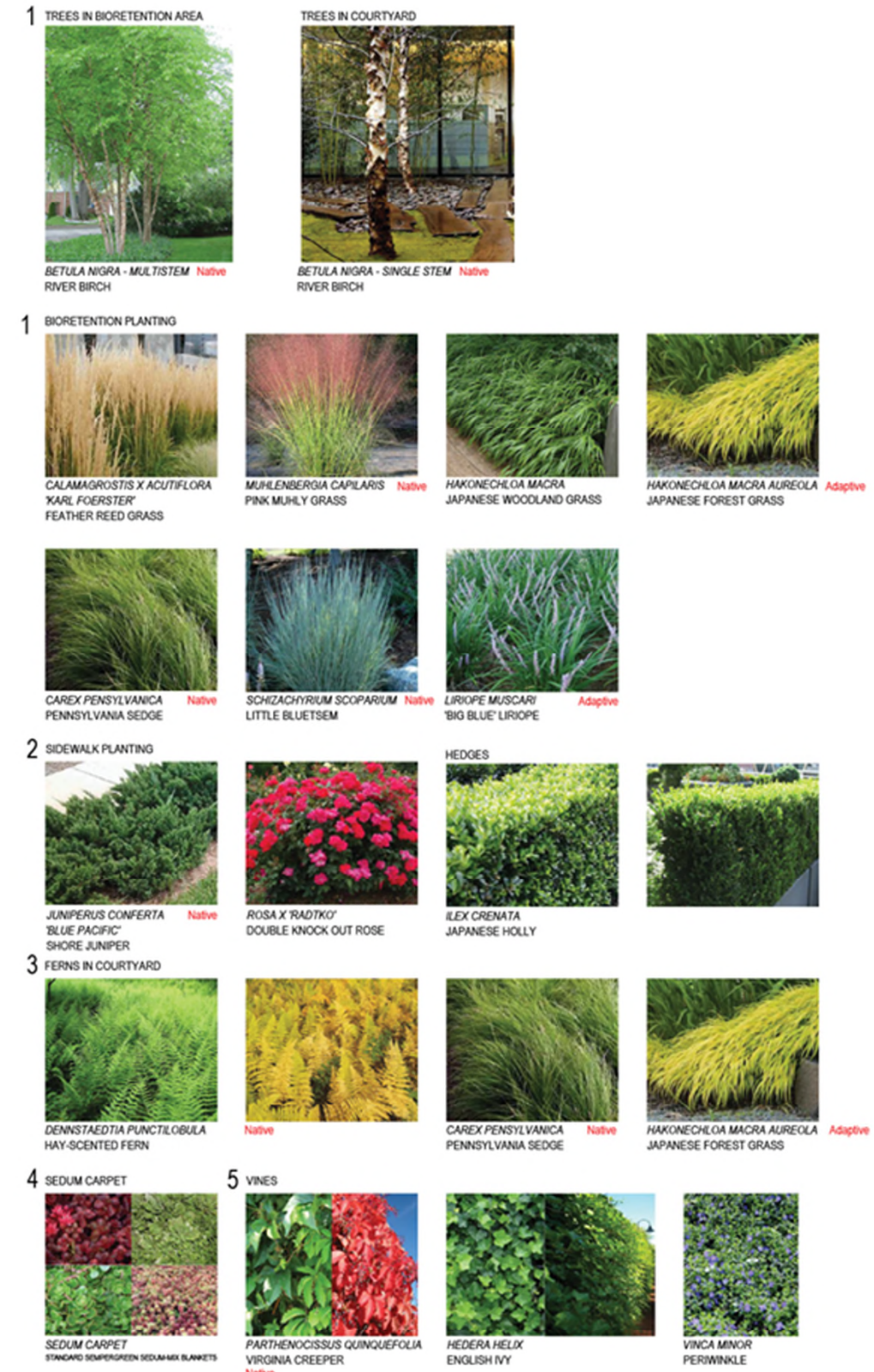
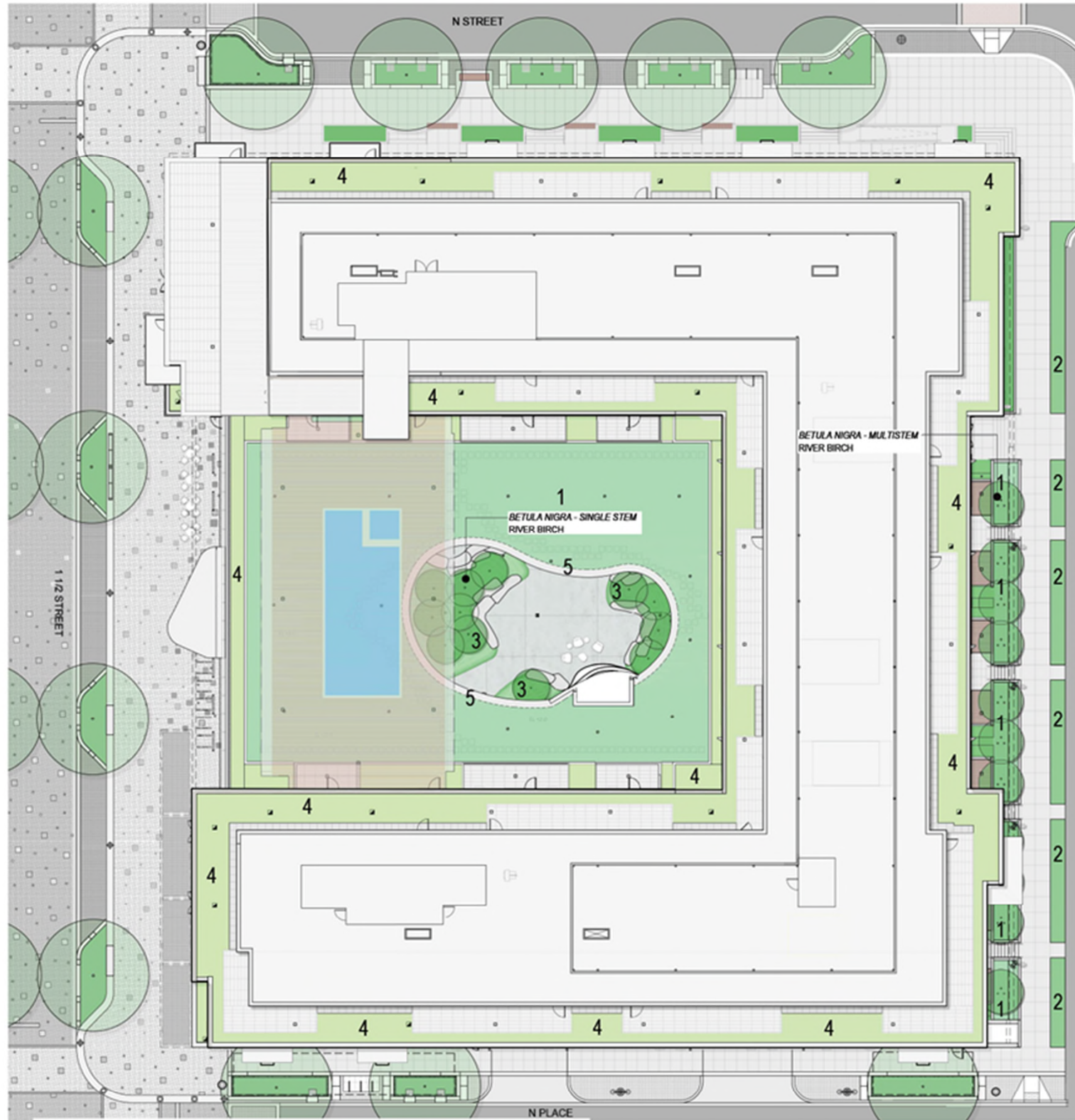
BIORETENTION & PLANTING GROWTH MEDIUM DEPTH:

18"-46" DEPTH = 8,928 SF

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

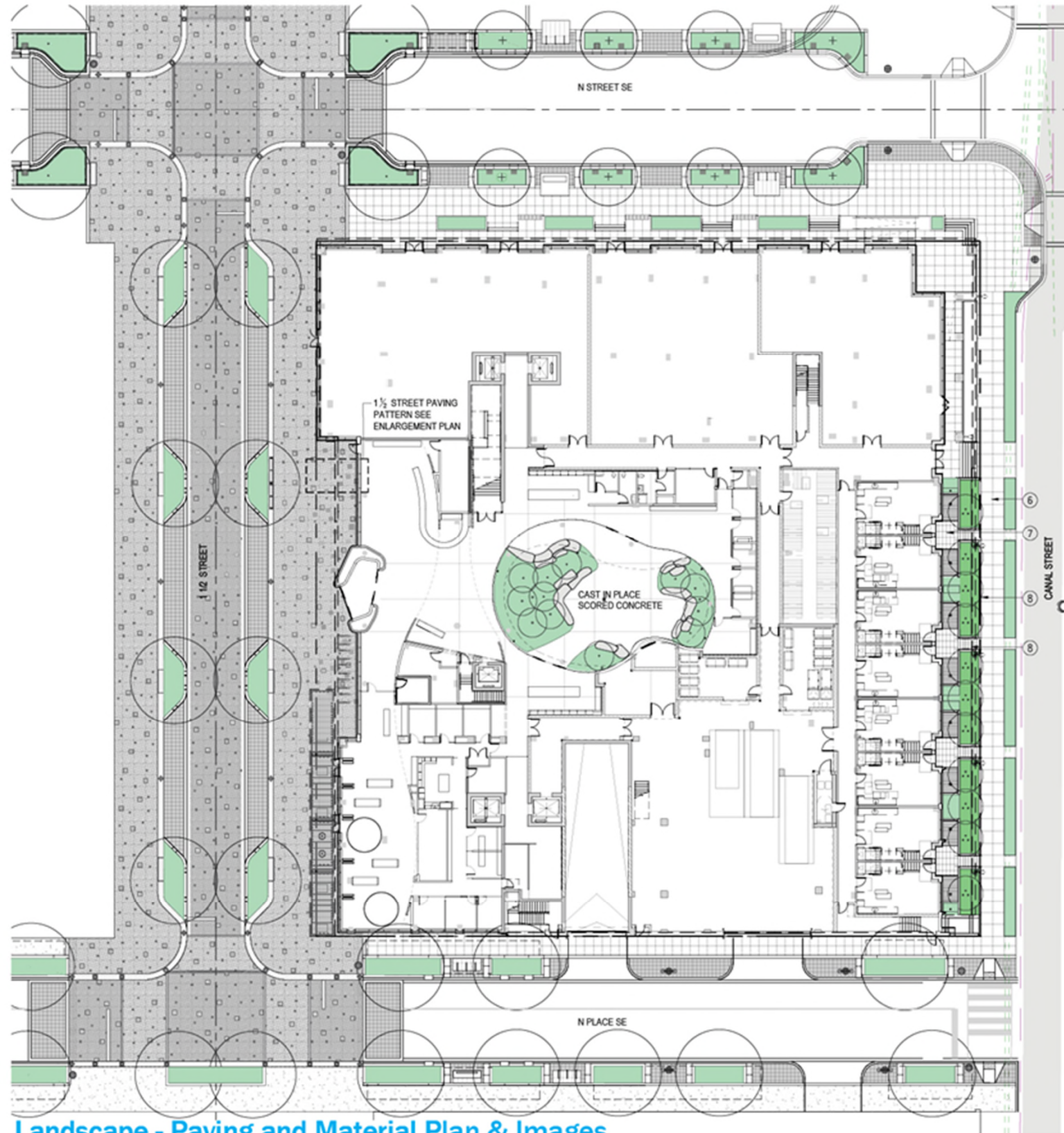
Landscape - GAR Site Plan
 Parcel I at The Yards West - Design Review Application

April 11th, 2019



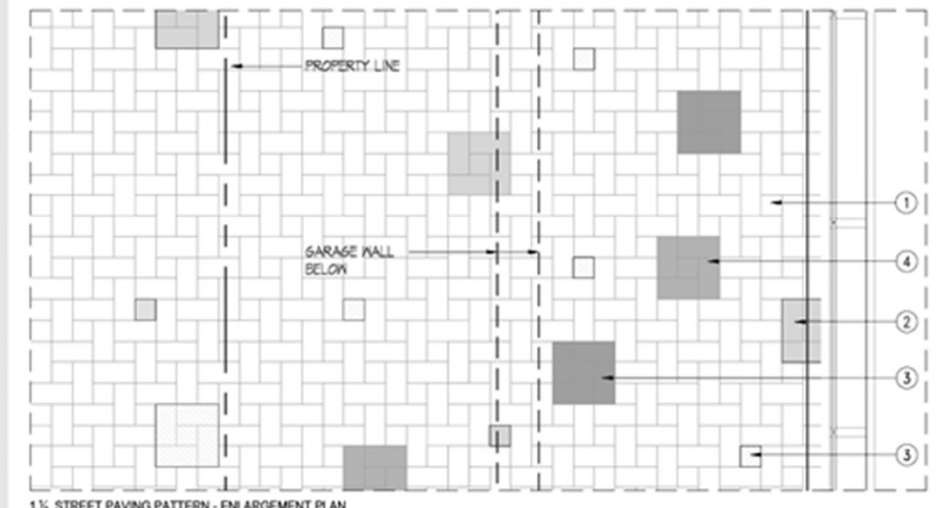
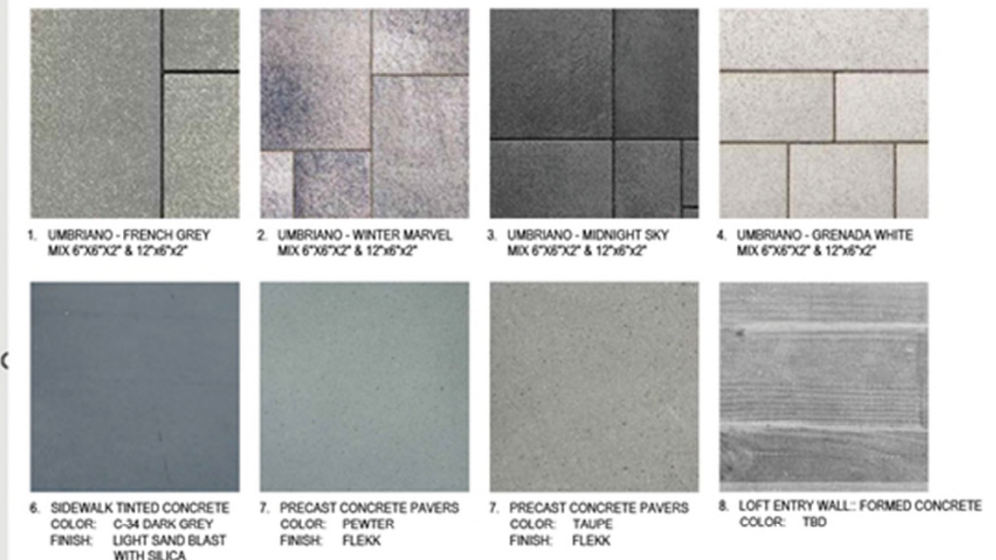
Landscape - Green Roofs & Plant Images
 Parcel I at The Yards West - Design Review Application

April 11th, 2019



PAVING SCHEDULE					
KEY	TYPE	SIZE	COLOR	FINISH	MFR/SUPPLIER
1	PRECAST CONCRETE PAVERS	6'Lx6'Wx2'H 2'Lx6'Wx2'H	UMBRANO - FRENCH GREY	MOTTLED WITH 'EASYCLEAN' STAIN RESISTANCE	UNLOCK
2	PRECAST CONCRETE PAVERS	6'Lx6'Wx2'H 2'Lx6'Wx2'H	UMBRANO - WINTER MARVEL	MOTTLED WITH 'EASYCLEAN' STAIN RESISTANCE	UNLOCK
3	PRECAST CONCRETE PAVERS	6'Lx6'Wx2'H 2'Lx6'Wx2'H	UMBRANO - MIDNIGHT SKY	MOTTLED WITH 'EASYCLEAN' STAIN RESISTANCE	UNLOCK
4	PRECAST CONCRETE PAVERS	6'Lx6'Wx2'H 2'Lx6'Wx2'H	UMBRANO - GRENADA WHITE	MOTTLED WITH 'EASYCLEAN' STAIN RESISTANCE	UNLOCK
5	PE WOOD PREMIUM II FS	VARIABLE 6'x6'x2"	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'Lx5'Wx2'H	TBD	FLEKK	CONCRETE COLLABORATIVE
8	FORMED CONCRETE	NA	TBD	TBD	TBD
9	PRECAST CONCRETE	NA	TBD	TBD	KAUSAU TILE SITE FURNISHING
10	PRECAST CONCRETE	NA	TBD	TBD	ATELIER VERKANT

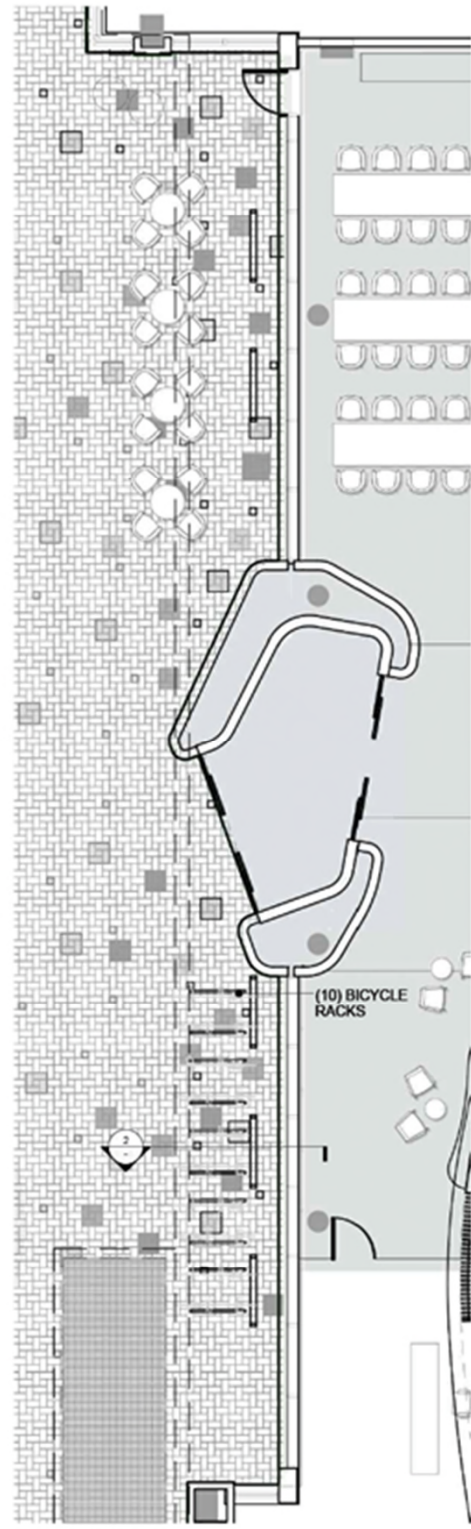
NOTE:
ALL PAVING TO MATCH YARDS WEST 1-1/2 ST MATERIALS SELECTION.



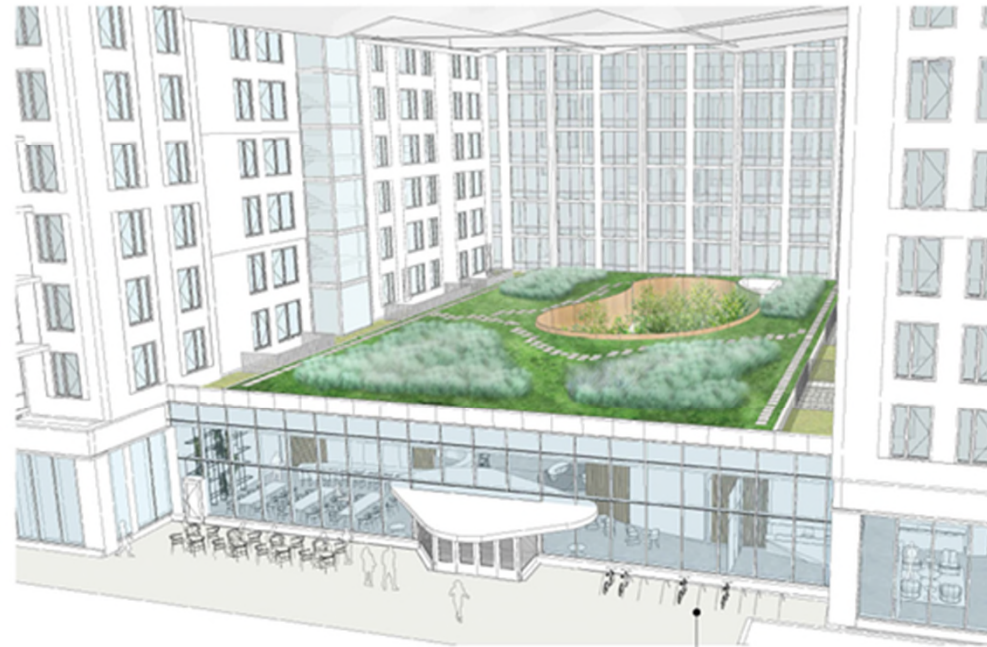
0' 10' 20' 50' SCALE: 1"=40'0"

Landscape - Paving and Material Plan & Images
Parcel I at The Yards West - Design Review Application

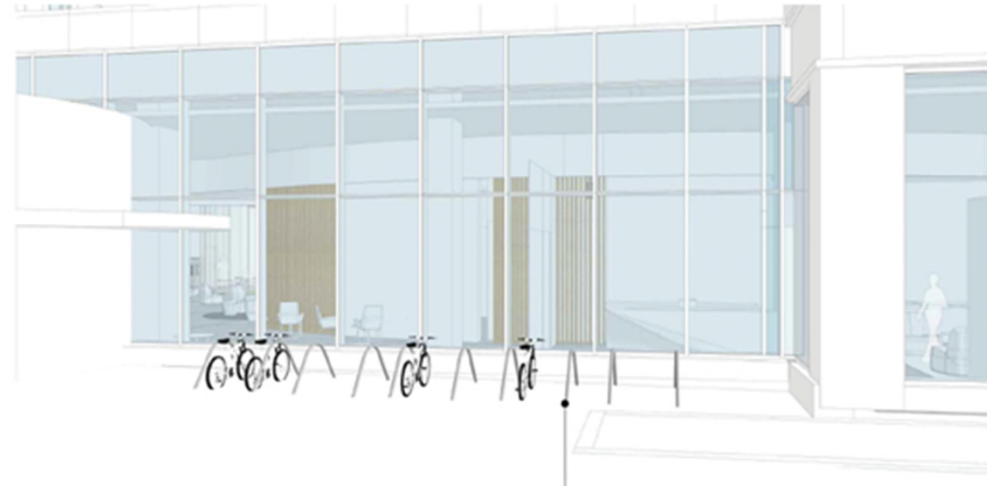
April 12, 2019



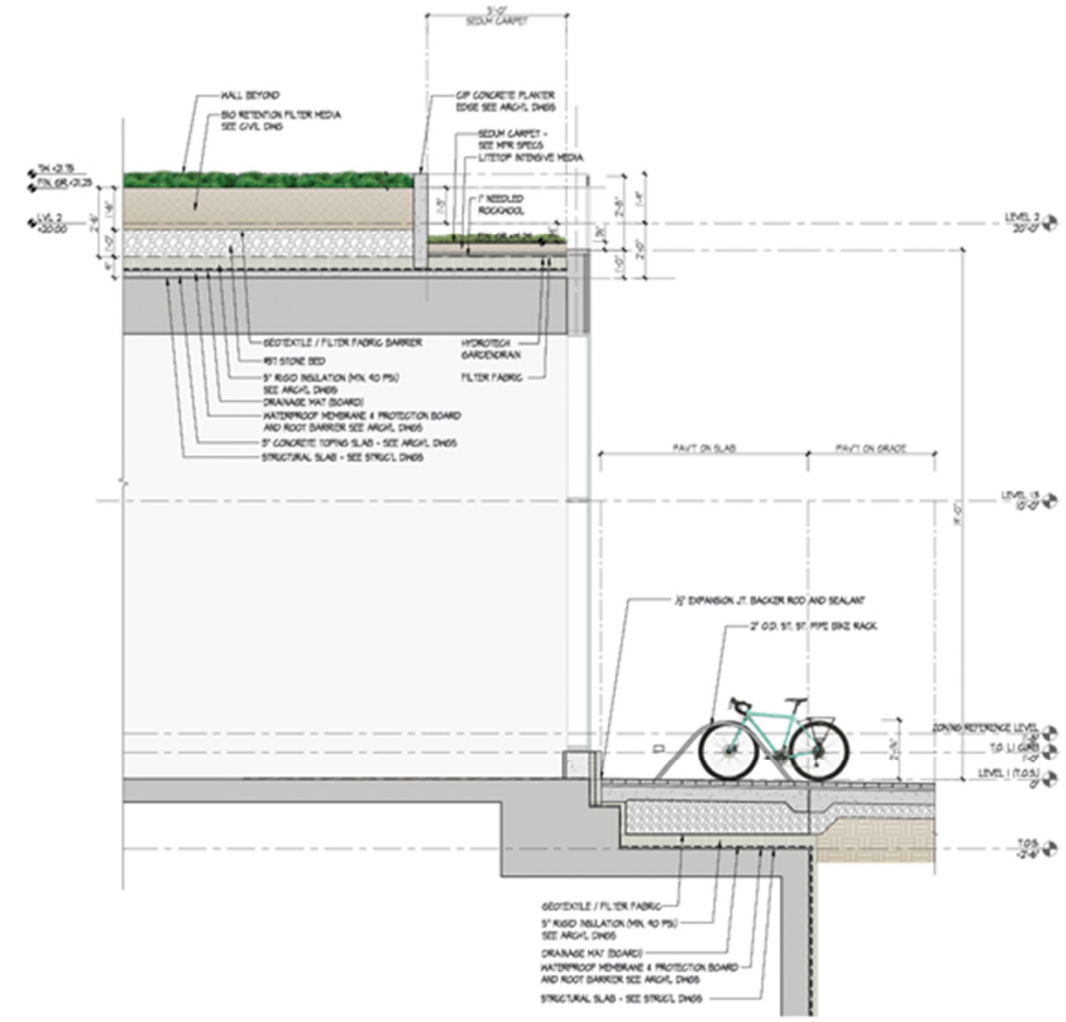
1 ENLARGEMENT PLAN @ ENTRANCE
SCALE: 1/4"=1'-0"



BIKE RACKS



BIKE RACKS



2 SECTION AT BIKE RACK
SCALE: 1/2"=1'-0"

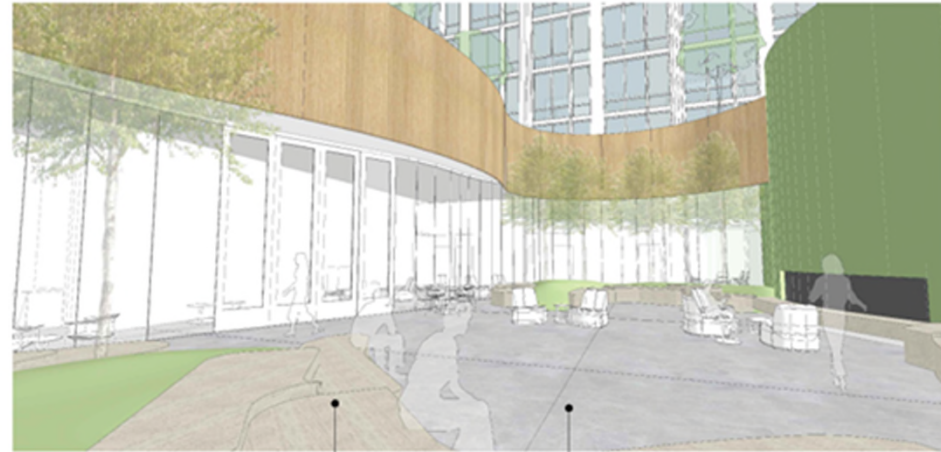
Landscape - Ground Floor Entry Enlarged Plan
Parcel I at The Yards West - Design Review Application

April 11th, 2019



Landscape - Ground Floor Courtyard Enlarged Plan
Parcel I at The Yards West - Design Review Application

April 11th, 2019



1 COURTYRAD 3D VIEWS
SCALE: NTS

CONCRETE PAVING TO MATCH INTERIOR
CONCRETE COLOR - FINISH TBD



2 COURTYRAD 3D VIEWS
SCALE: NTS

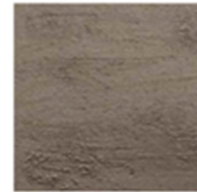
PRECAST CONCRETE BENCH

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



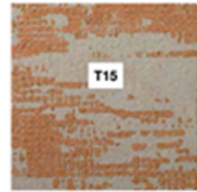
TEXTURE OPTION 2
T1



COLOR OPTION 1
WHITE



COLOR OPTION 2
EXTRA WHITE



TEXTURE OPTION 3
T15



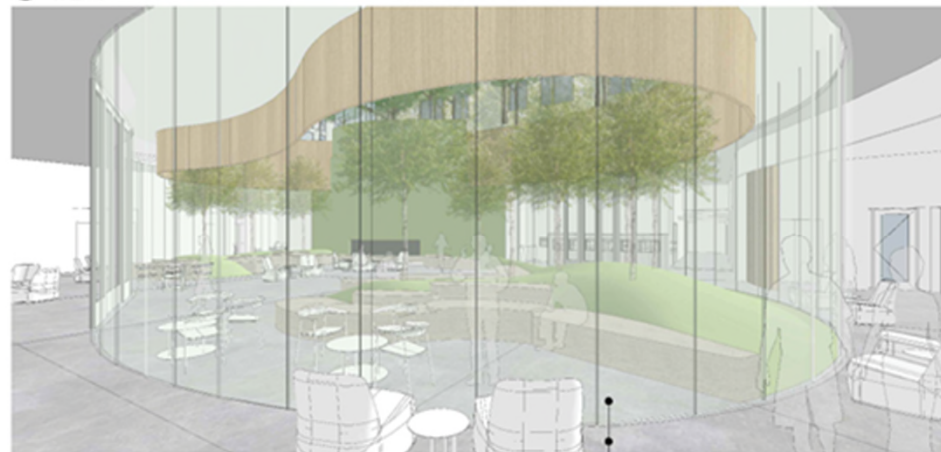
COLOR OPTION 3
NORDIC WHITE



FORM BOARD CONCRETE
CUSTOM - MFR TBD

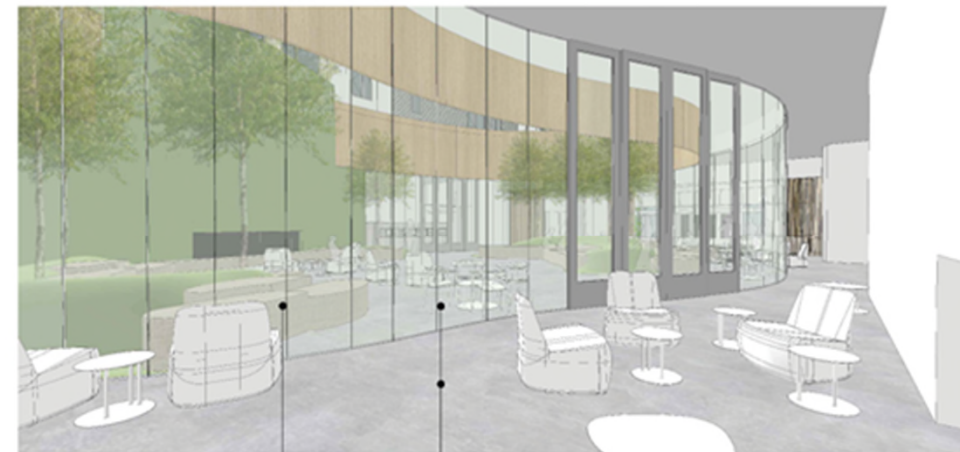


FORM BOARD CONCRETE
CUSTOM - MFR TBD



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

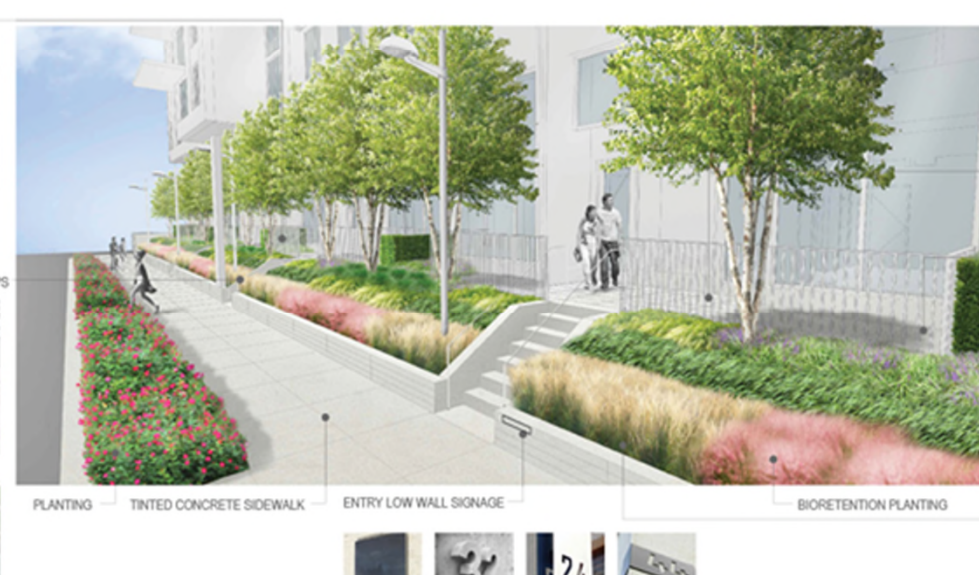
INTERIOR CONCRETE PAVING TO EXTEND TO THE COURTYARD
FINISH TBD

Landscape - Ground Floor Courtyard 3D Views
Parcel I at The Yards West - Design Review Application

April 11th, 2019



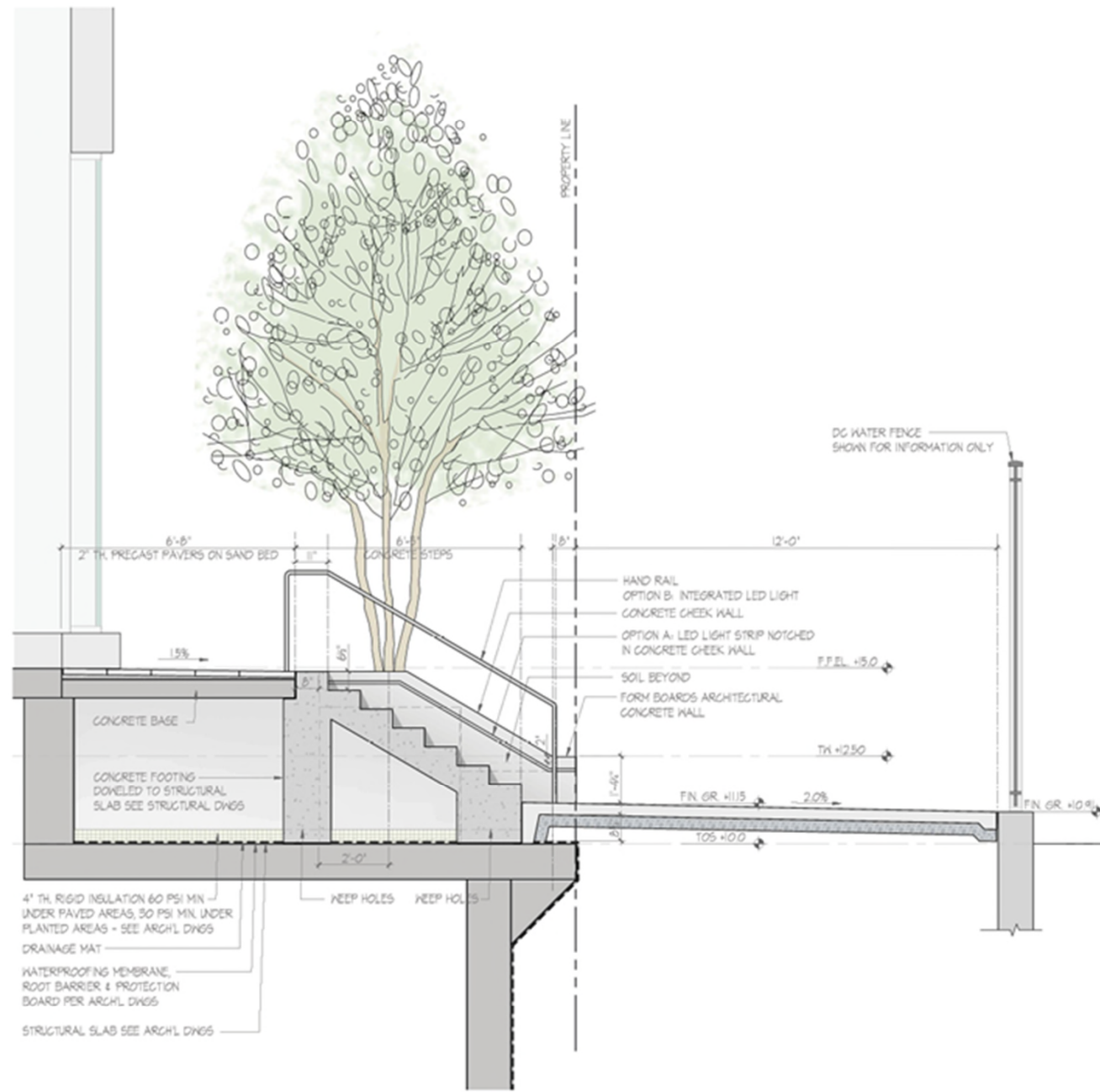
1 LOFT ENTRY ELEVATION @ CANAL STREET SIDEWALK
SCALE: 1/8"=1'-0"



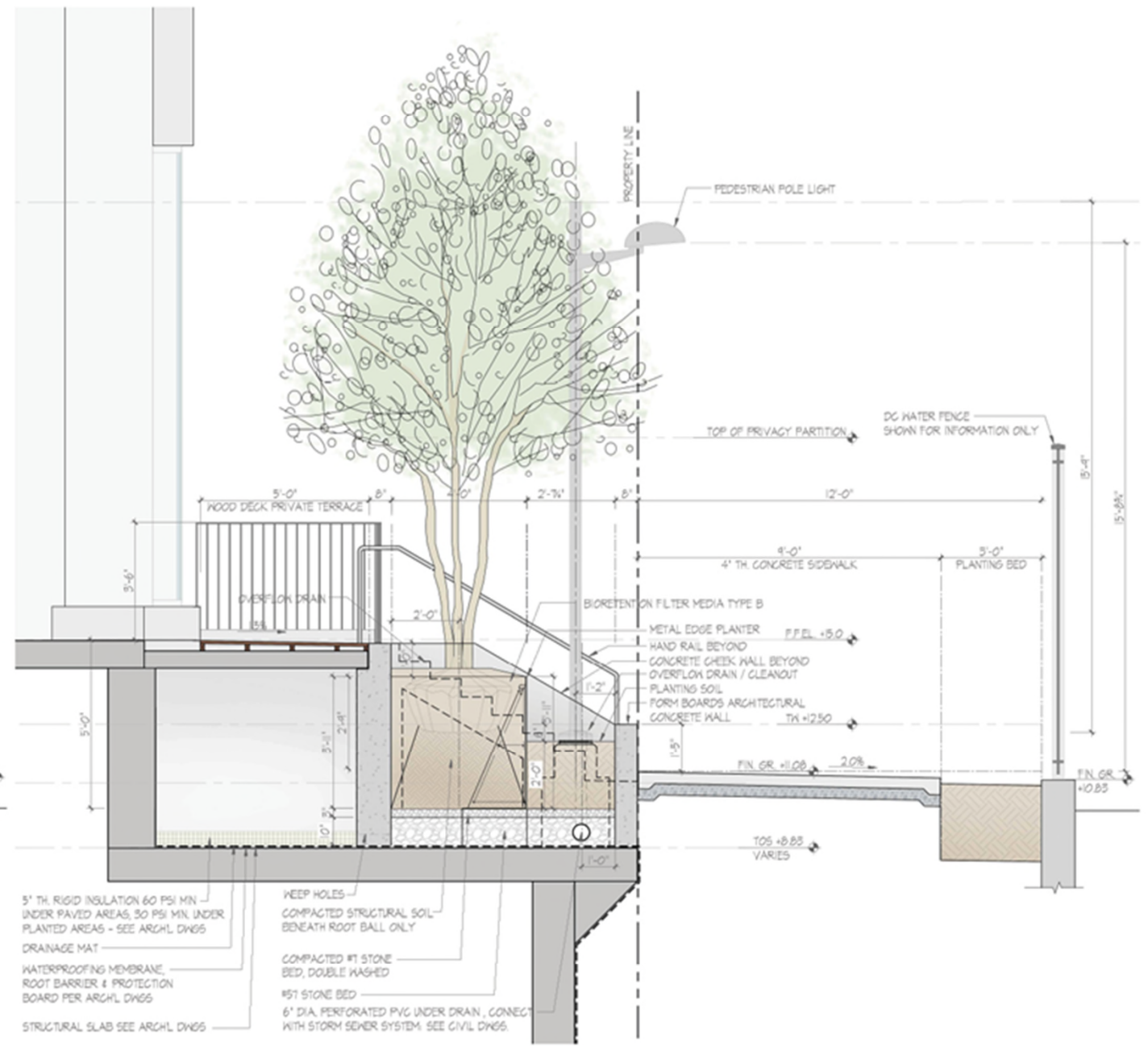
PRECAST CONCRETE PAVERS		WOOD DECK	
<p>PRIVATE TERRACE PAVERS - OPTION 1</p> <p>MATERIAL: PRECAST CONCRETE</p> <p>COLOR: PEWTER</p> <p>FINISH: FLEXX</p> <p>MFR: CONCRETE COLLABORATIVE</p>	<p>PRIVATE TERRACE PAVERS - OPTION 2</p> <p>MATERIAL: PRECAST CONCRETE</p> <p>COLOR: TAUPÉ</p> <p>FINISH: FLEXX</p> <p>MFR: CONCRETE COLLABORATIVE</p>	<p>LOFT ENTRY PRIVATE TERRACE</p> <p>MATERIAL: IPE WOOD DECK 1,7X8" PREMIUM #1 PG</p> <p>COLOR: NATURAL</p> <p>FINISH: OIL BASED TRANSLUCENT PRODUCT</p> <p>MFR: SEE SPECIFICATION</p>	<p>WEATHERED</p>
FORMED CONCRETE WALL		ALUMINUM PLANTER EDGE	
<p>LOFT ENTRY WALL - OPTION 1</p> <p>MATERIAL: FORMED CONCRETE</p> <p>MFR: ARCHI + CONCRETE</p>	<p>LOFT ENTRY WALL - OPTION 2</p> <p>MATERIAL: FORMED CONCRETE</p> <p>COLOR: CEMENT QUARTZ</p> <p>MFR: CERAMIC TECHNICS</p>	<p>PLANTER EDGE - OPTION 1</p> <p>MATERIAL: FLAT ALUMINUM OR STEEL</p> <p>COLOR: CHROME II</p> <p>FINISH: POWDER COAT</p> <p>MFR: ORE DESIGNS INC.</p>	<p>PLANTER EDGE - OPTION 2</p> <p>MATERIAL: FLAT ALUMINUM OR STEEL</p> <p>COLOR: FLAT BLACK</p> <p>FINISH: POWDER COAT</p> <p>MFR: ORE DESIGNS INC.</p>

Landscape - Canal St SE Loft Entry Elevation
Parcel I at The Yards West - Design Review Application

April 11th, 2019



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



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

Landscape - Canal St SE Loft Entry Sections
Parcel I at The Yards West - Design Review Application

April 11th, 2019