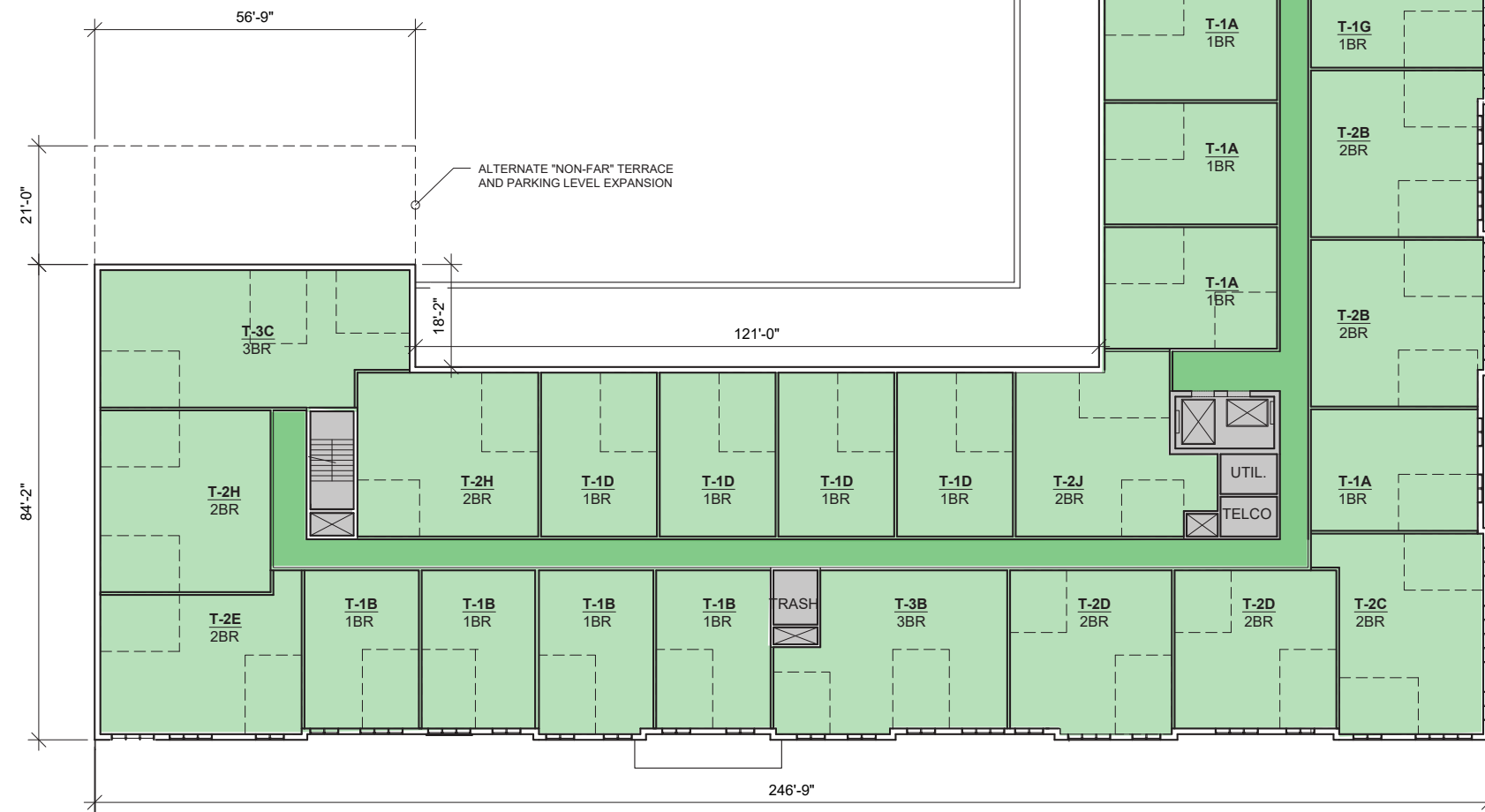




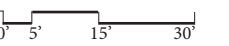
NOTE: DEMISING WALLS, QUANTITY AND SIZE OF UNITS, EGRESS WELLS AND RETAINING WALLS, COMMON, UTILITY AND AMENITY SPACES, STAIRS AND ELEVATORS, PARKING AND LOADING CONFIGURATIONS, ARE PRELIMINARY. FINAL LAYOUTS MAY VARY.

- COMMON / AMENITY
- DWELLING UNITS
- CIRCULATION
- PARKING
- BUILDING SERVICES

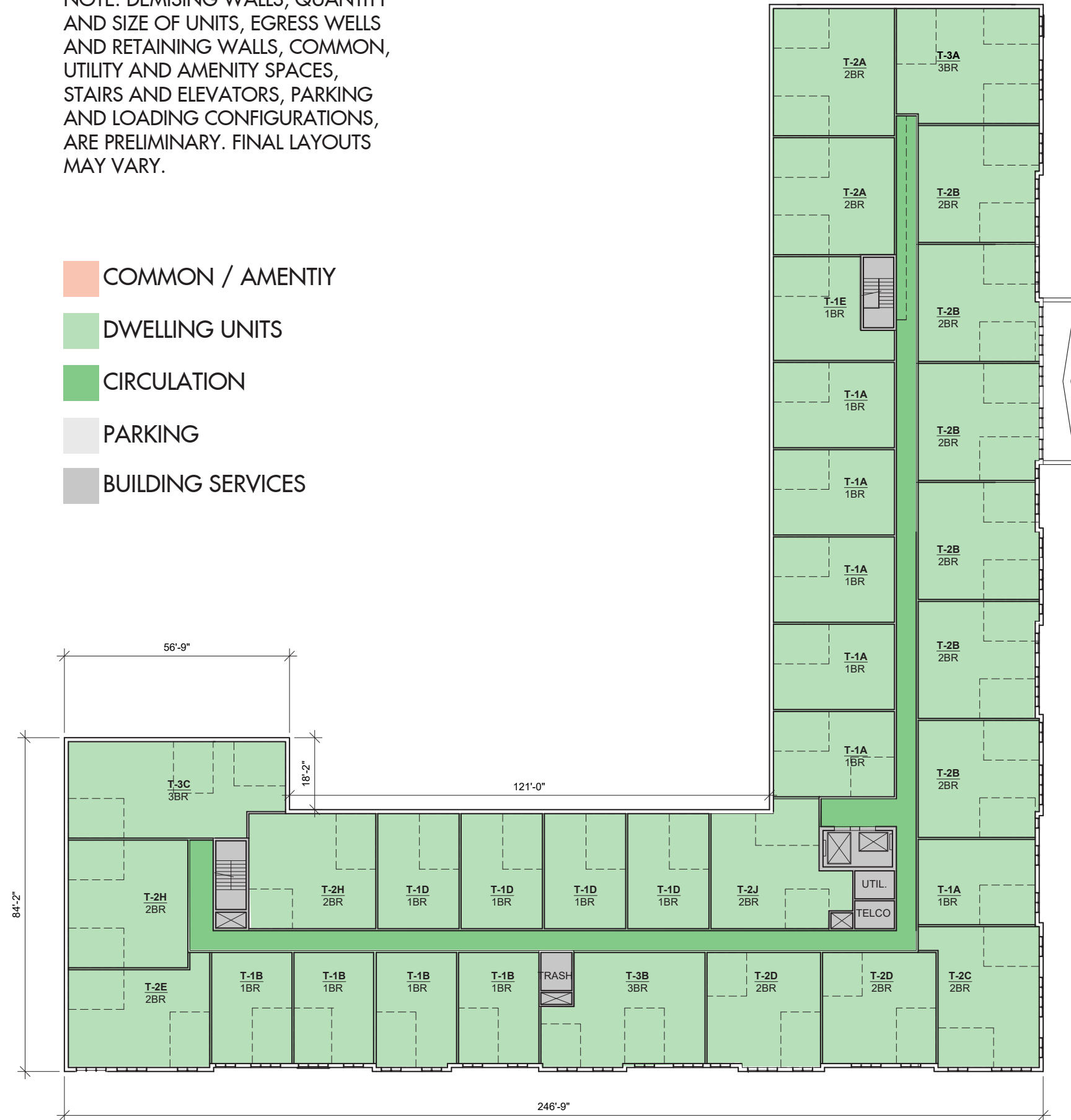


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PROPOSED LEVELS 2-3 (TYP)



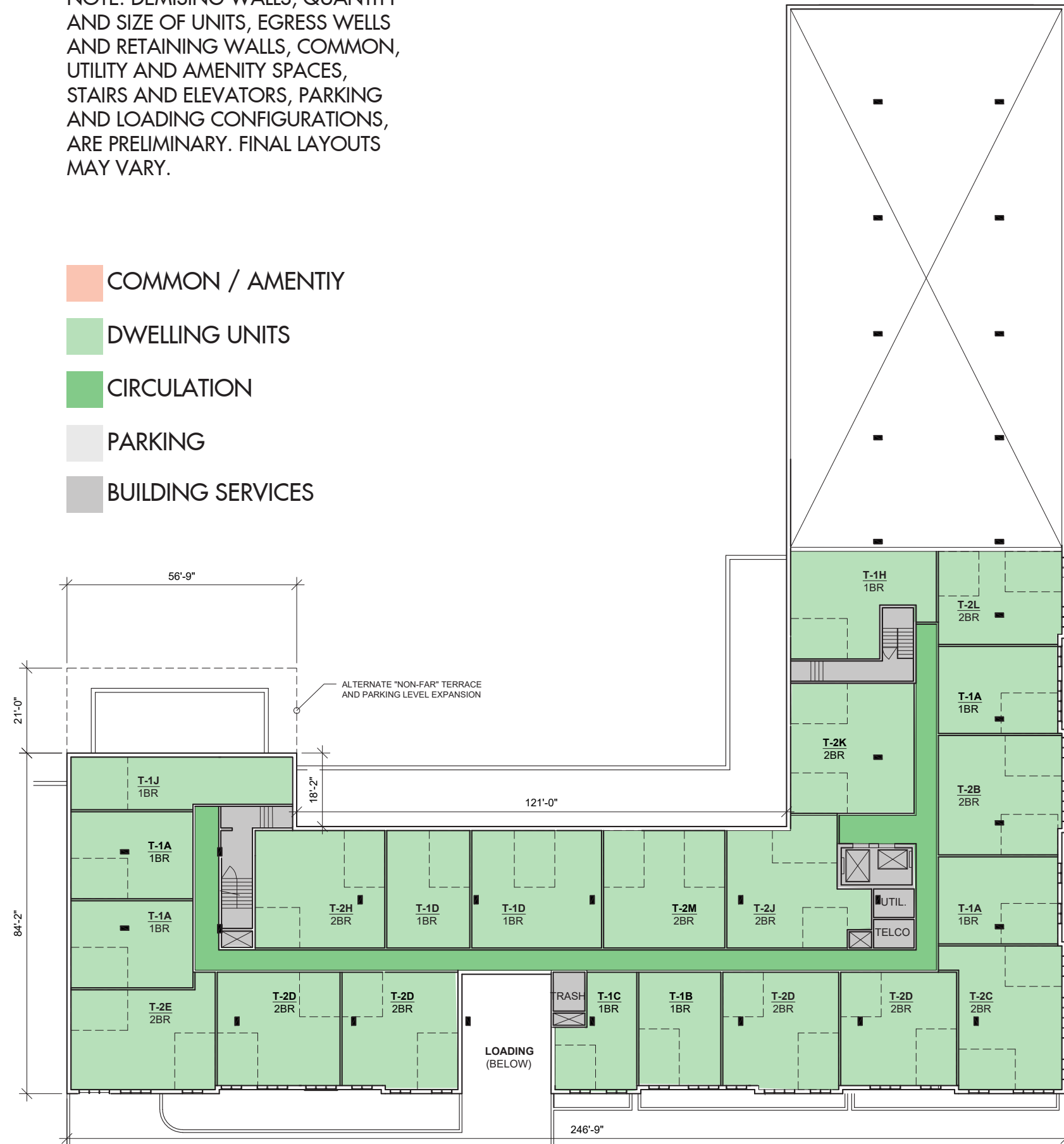
- COMMON / AMENITY
- DWELLING UNITS
- CIRCULATION
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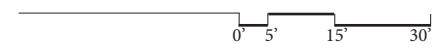
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- COMMON / AMENITY
- DWELLING UNITS
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- PARKING
- BUILDING SERVICES

PROPOSED PARKING LEVEL



Unit Types	1-BEDROOM									2-BEDROOM									3-BEDROOM			TOTALS	TOTAL ZONING GROSS FLOOR AREA ***	TOTAL CONSTRUCTION GROSS FLOOR AREA	
	1A	1B	1C	1D	1E	1F	1G	1H	1J	2A	2B	2C	2D	2E	2H	2J	2K	2L	2M	3A	3B				3C
Net SF *	656	567	458	595	592	603	503	792	679	979	900	910	802	865	928	930	981	744	868	1,031	1,046	1,130			
Gross SF **	704	612	507	641	633	640	544	862	764	1,060	960	990	858	944	991	978	1,042	825	929	1,115	1,115	1,386			
Level 3	6	4		4	1					1	7	1	2	1	2	1				1	1	1	33	30,455	31,077
Level 2	6	4		4	1					1	7	1	2	1	2	1				1	1	1	33	30,455	31,077
Level 1	6	4		4	1		1			1	4	1	2	1	2	1				1	1	1	31	27,323	31,446
Terrace Level	4	1	1	1		1		1	1		1	1	4	1	2	1	1	1	1				23	16,030	23,183
Parking Level																									32,268
Subtotal Units	22	13	1	13	3	1	1	1	1	3	19	4	10	4	8	4	1	1	1	3	3	3	120		
Subtotal NSF *	14,432	7,371	458	7,735	1,776	603	503	792	679	2,937	17,100	3,640	8,020	3,460	7,424	3,720	981	744	868	3,093	3,138	3,390	92,864		
Subtotal GSF **	15,488	7,956	507	8,333	1,899	640	544	862	764	3,180	18,240	3,960	8,580	3,776	7,928	3,912	1,042	825	929	3,345	3,345	4,158	100,213	104,263	149,051
Total Units	56									55									9			120			
Total   Avg Unit NSF *	34,349									48,894									889			92,864			
Total   Avg Unit GSF **	36,993									52,372									952			100,213	108,283	ZONING GFA ALLOWED @ 1.08 FAR W/ 20% IZ	
Units as a Percentage of Building Total	46.7%									45.8%									7.5%			100%	100,262	LOT AREA	

\* Net SF = Inside face of drywall usable by an individual dwelling unit

\*\* Gross SF = Exterior face of exterior wall, centerline of demising walls, and public face of hallway drywall

\*\*\* Zoning GFA = Total Construction Gross SF less cellar (measured by perimeter wall method), less vent shafts and pipe chase shafts above ground floor.

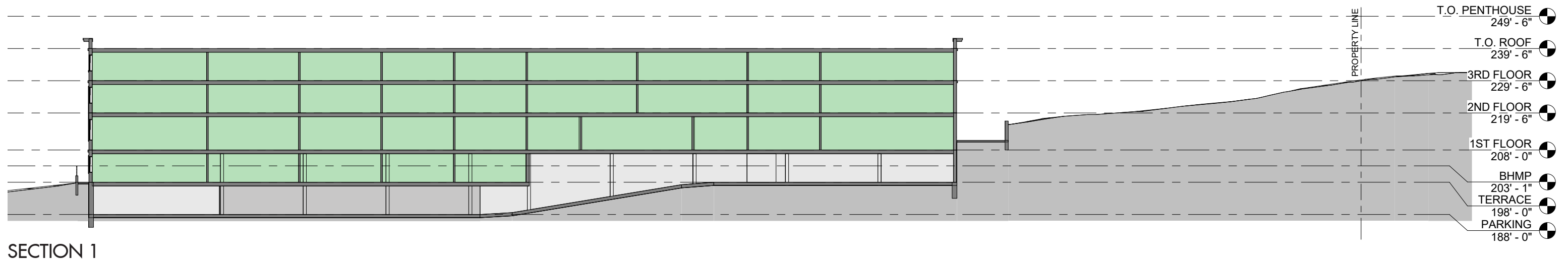
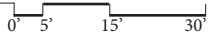




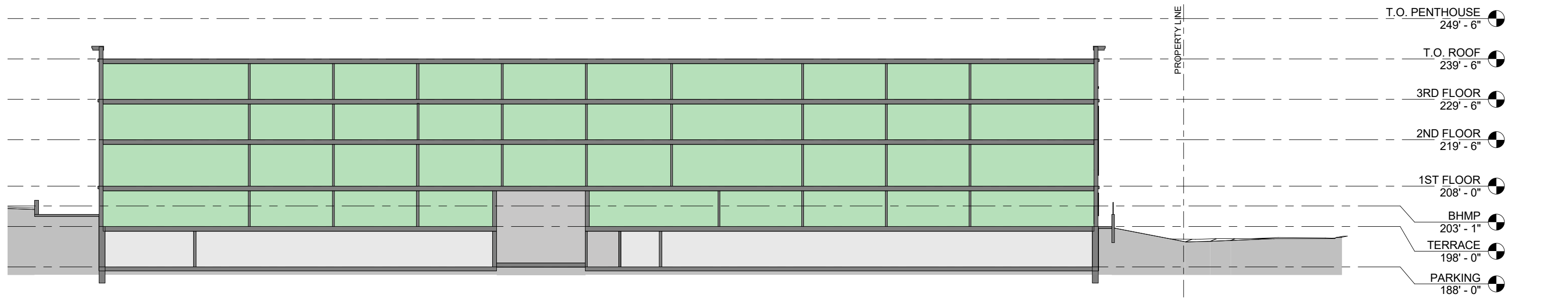
EAST ELEVATION



SOUTH ELEVATION



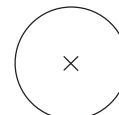
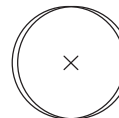
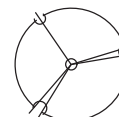

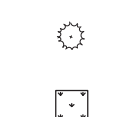
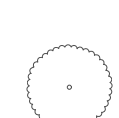

SECTION 1

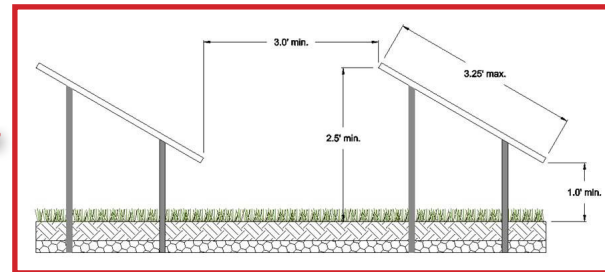


SECTION 2



**PLANTING KEY**

-  *QUERCUS COCCINEA* - SCARLET OAK  
35' CANOPY DIAMETER
-  *ACER RUBRUM 'FRANKS RED'* - RED SUNSET MAPLE  
35' CANOPY DIAMETER
-  *ACER RUBRUM 'OCTOBER GLORY'*  
35' CANOPY DIAMETER
-  *CERCIS CANADENSIS*  
OR OTHER ORNAMENTAL TREE
-  *ILEX VOMITORIA 'NANA'*  
OR OTHER SHRUB
-  POTENTIAL GREEN ROOF AREA
-  EXISTING TREE TO REMAIN



**GREEN ROOF + SOLAR CONCEPT**

Green Area Ratio Scoresheet																																																																																																																																													
Address	Square	Lot	Zone District																																																																																																																																										
23rd and Savannah Streets, SE	5894	2, 3 & 4	RA-1																																																																																																																																										
Other: TERRACE MANOR REDEVELOPMENT	Lot area (sf): 100,260	Minimum Score: .4	Multiplier	GAR Score: 0.555																																																																																																																																									
<table border="1"> <thead> <tr> <th>Landscape Elements</th> <th>Square Feet</th> <th>Factor</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td colspan="4"><b>A Landscaped areas (select one of the following for each area)</b></td> </tr> <tr> <td>1 Landscaped areas with a soil depth &lt; 24"</td> <td>53,079</td> <td>0.30</td> <td>15,923.7</td> </tr> <tr> <td>2 Landscaped areas with a soil depth ≥ 24"</td> <td></td> <td>0.60</td> <td>-</td> </tr> <tr> <td>3 Bioretention facilities</td> <td></td> <td>0.40</td> <td>-</td> </tr> <tr> <td colspan="4"><b>B Plantings (credit for plants in landscaped areas from Section A)</b></td> </tr> <tr> <td>1 Groundcovers, or other plants &lt; 2' height</td> <td></td> <td>0.20</td> <td>-</td> </tr> <tr> <td>2 Plants ≥ 2' height at maturity - calculated at 9-sf per plant</td> <td>53</td> <td>477</td> <td>143.1</td> </tr> <tr> <td>3 New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree</td> <td>11</td> <td>550</td> <td>275.0</td> </tr> <tr> <td>4 New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree</td> <td>88</td> <td>22000</td> <td>13,200.0</td> </tr> <tr> <td>5 Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree</td> <td>5</td> <td>1250</td> <td>875.0</td> </tr> <tr> <td>6 Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree</td> <td>1</td> <td>600</td> <td>420.0</td> </tr> <tr> <td>7 Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree</td> <td>1</td> <td>1300</td> <td>910.0</td> </tr> <tr> <td>8 Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree</td> <td>0</td> <td>0</td> <td>-</td> </tr> <tr> <td>9 Vegetated wall, plantings on a vertical surface</td> <td></td> <td>0.60</td> <td>-</td> </tr> <tr> <td colspan="4"><b>C Vegetated or "green" roofs</b></td> </tr> <tr> <td>1 Over at least 2" and less than 8" of growth medium</td> <td>26,242</td> <td>0.60</td> <td>15,745.2</td> </tr> <tr> <td>2 Over at least 8" of growth medium</td> <td></td> <td>0.80</td> <td>-</td> </tr> <tr> <td colspan="4"><b>D Permeable Paving***</b></td> </tr> <tr> <td>1 Permeable paving over 6" to 24" of soil or gravel</td> <td></td> <td>0.40</td> <td>-</td> </tr> <tr> <td>2 Permeable paving over at least 24" of soil or gravel</td> <td></td> <td>0.50</td> <td>-</td> </tr> <tr> <td colspan="4"><b>E Other</b></td> </tr> <tr> <td>1 Enhanced tree growth systems***</td> <td></td> <td>0.40</td> <td>-</td> </tr> <tr> <td>2 Renewable energy generation</td> <td>16,400</td> <td>0.50</td> <td>8,200.0</td> </tr> <tr> <td>3 Approved water features</td> <td></td> <td>0.20</td> <td>-</td> </tr> <tr> <td colspan="4"><b>F Bonuses</b></td> </tr> <tr> <td>1 Native plant species</td> <td>0</td> <td>0.10</td> <td>-</td> </tr> <tr> <td>2 Landscaping in food cultivation</td> <td></td> <td>0.10</td> <td>-</td> </tr> <tr> <td>3 Harvested stormwater irrigation</td> <td></td> <td>0.10</td> <td>-</td> </tr> <tr> <td colspan="2">sub-total of sq ft =</td> <td>121,898</td> <td></td> </tr> <tr> <td colspan="2">Green Area Ratio numerator =</td> <td>55,692</td> <td></td> </tr> <tr> <td colspan="6">*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.</td> </tr> <tr> <td colspan="6">Total square footage of all permeable paving and enhanced tree growth.</td> </tr> </tbody> </table>						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 < 24"	53,079	0.30	15,923.7	2 Landscaped areas with a soil depth ≥ 24"		0.60	-	3 Bioretention facilities		0.40	-	<b>B Plantings (credit for plants in landscaped areas from Section A)</b>				1 Groundcovers, or other plants < 2' height		0.20	-	2 Plants ≥ 2' height at maturity - calculated at 9-sf per plant	53	477	143.1	3 New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	11	550	275.0	4 New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	88	22000	13,200.0	5 Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	5	1250	875.0	6 Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	1	600	420.0	7 Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	1	1300	910.0	8 Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	0	0	-	9 Vegetated wall, plantings on a vertical surface		0.60	-	<b>C Vegetated or "green" roofs</b>				1 Over at least 2" and less than 8" of growth medium	26,242	0.60	15,745.2	2 Over at least 8" of growth medium		0.80	-	<b>D Permeable Paving***</b>				1 Permeable paving over 6" to 24" of soil or gravel		0.40	-	2 Permeable paving over at least 24" of soil or gravel		0.50	-	<b>E Other</b>				1 Enhanced tree growth systems***		0.40	-	2 Renewable energy generation	16,400	0.50	8,200.0	3 Approved water features		0.20	-	<b>F Bonuses</b>				1 Native plant species	0	0.10	-	2 Landscaping in food cultivation		0.10	-	3 Harvested stormwater irrigation		0.10	-	sub-total of sq ft =		121,898		Green Area Ratio numerator =		55,692		*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.						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NOTE: PRELIMINARY LANDSCAPE CONCEPT. FINAL DESIGN AND PLANT SELECTION SUBJECT TO CHANGE.

INSTRUMENT No. NOT AVAILABLE  
 LOTS 51, SQUARE 5894  
 PLAT IN LIBER 129 AT FOLIO 41

BUILDING BRIDGES ACROSS THE RIVER  
 INSTRUMENT No. 97750  
 LOTS 2, SQUARE 5894  
 PLAT IN LIBER 122 AT FOLIO 119

