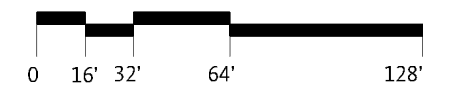
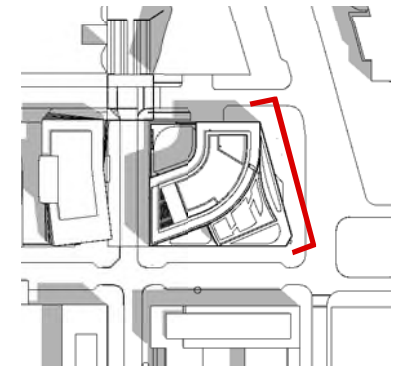


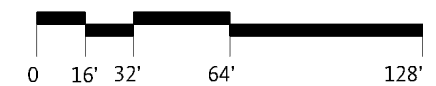
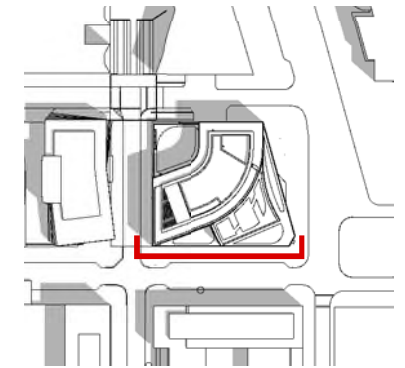
SECTION 4

DESIGN PROPOSAL Elevations

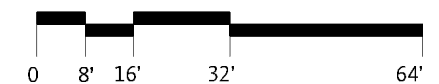
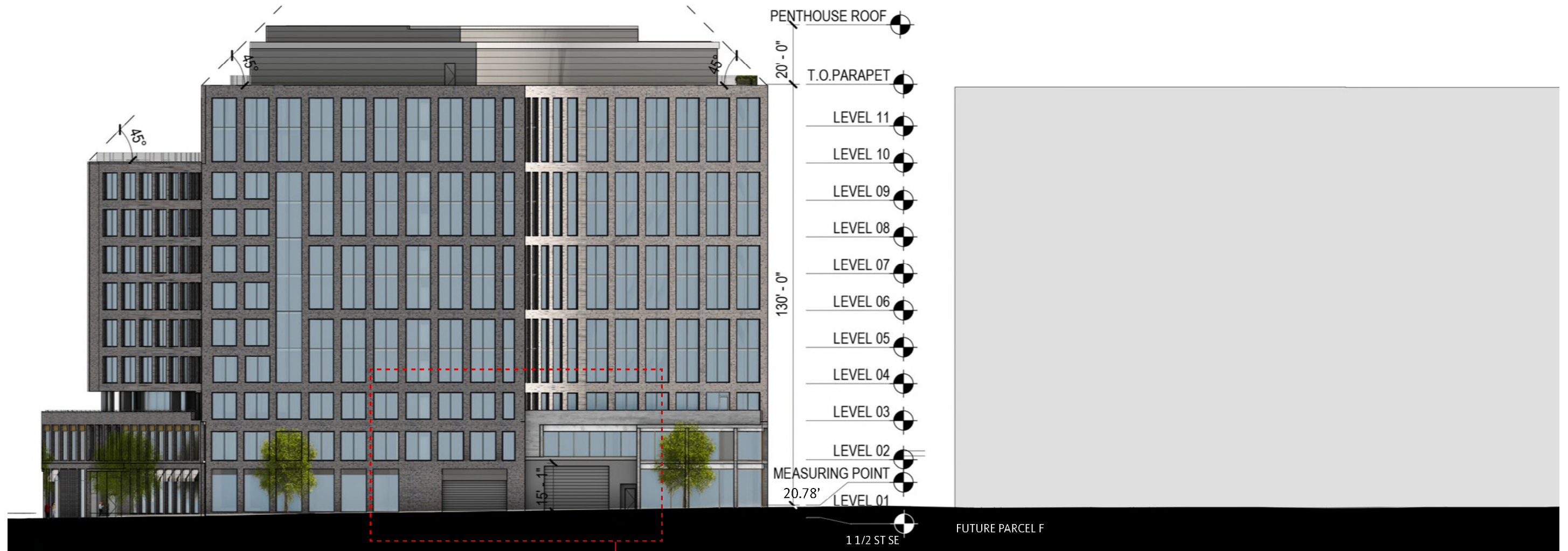
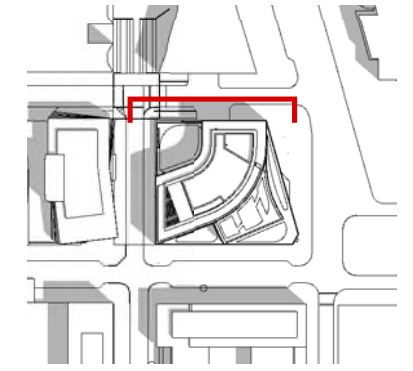
Parcel Elevation - East



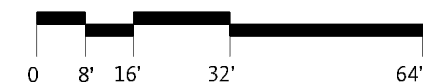
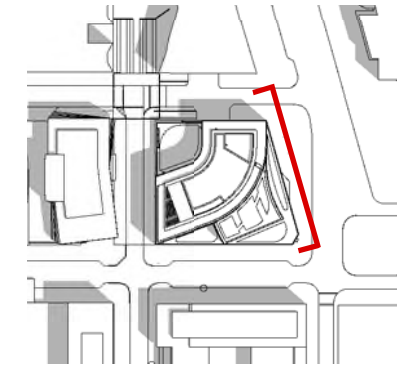
Parcel Elevation - South



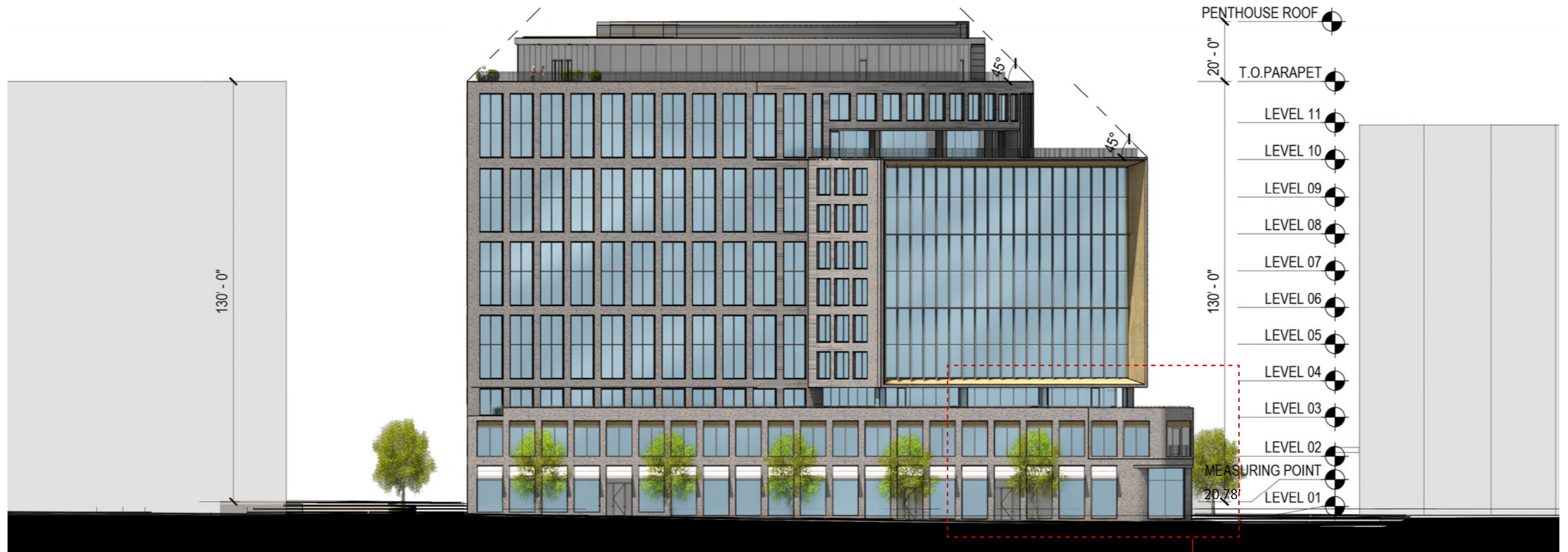
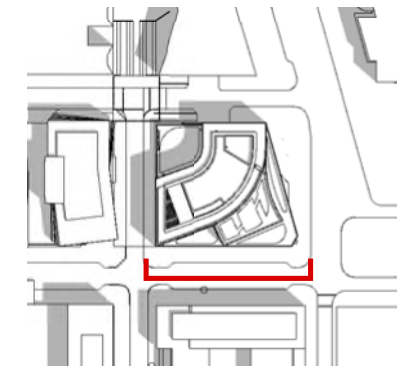
Building Elevation - North



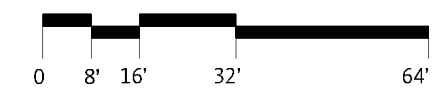
Building Elevation - East



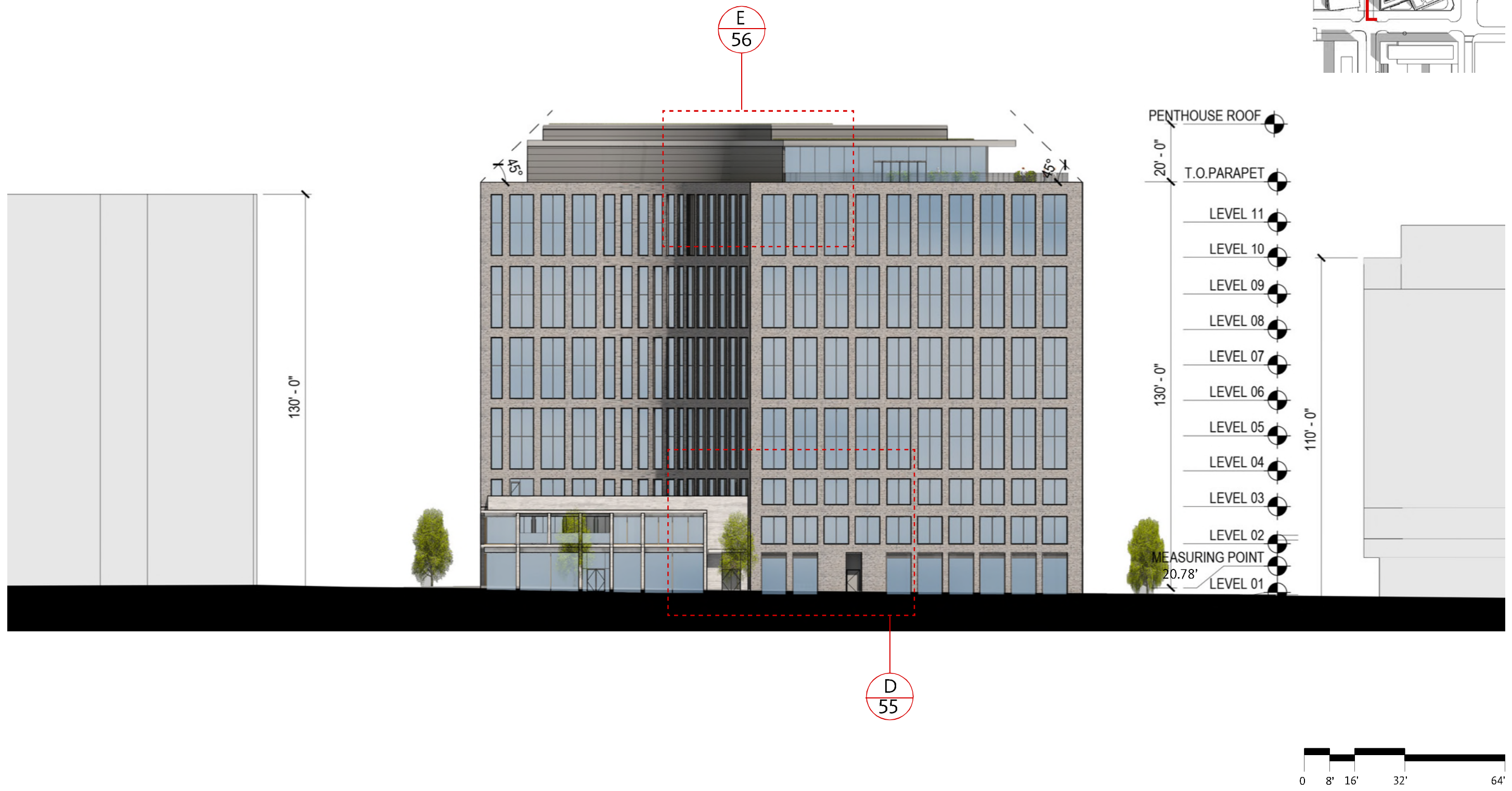
Building Elevation - South



C
54



Building Elevation - West



SECTION 5

DESIGN PROPOSAL

Enlarged Elevations

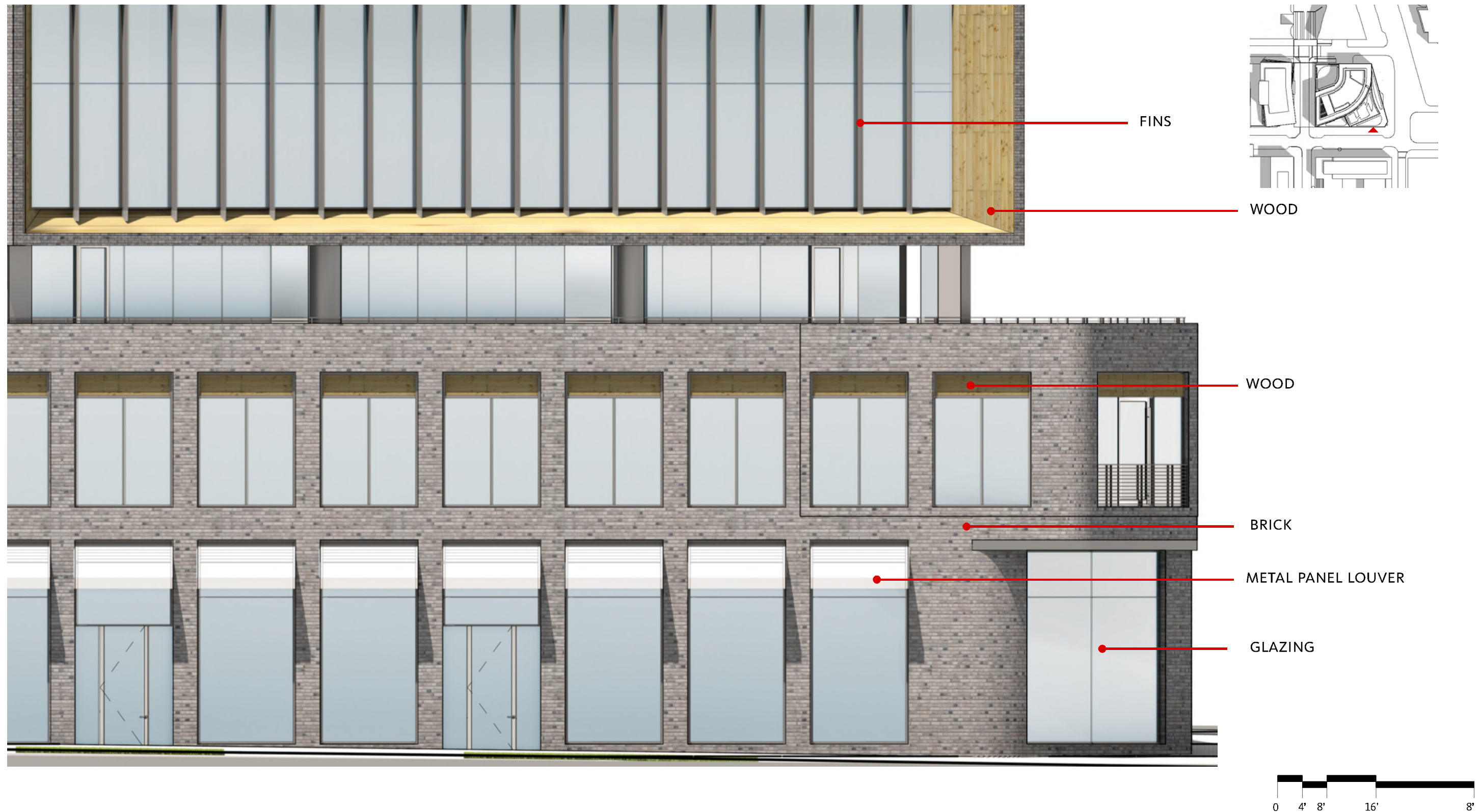
Facade Detail A



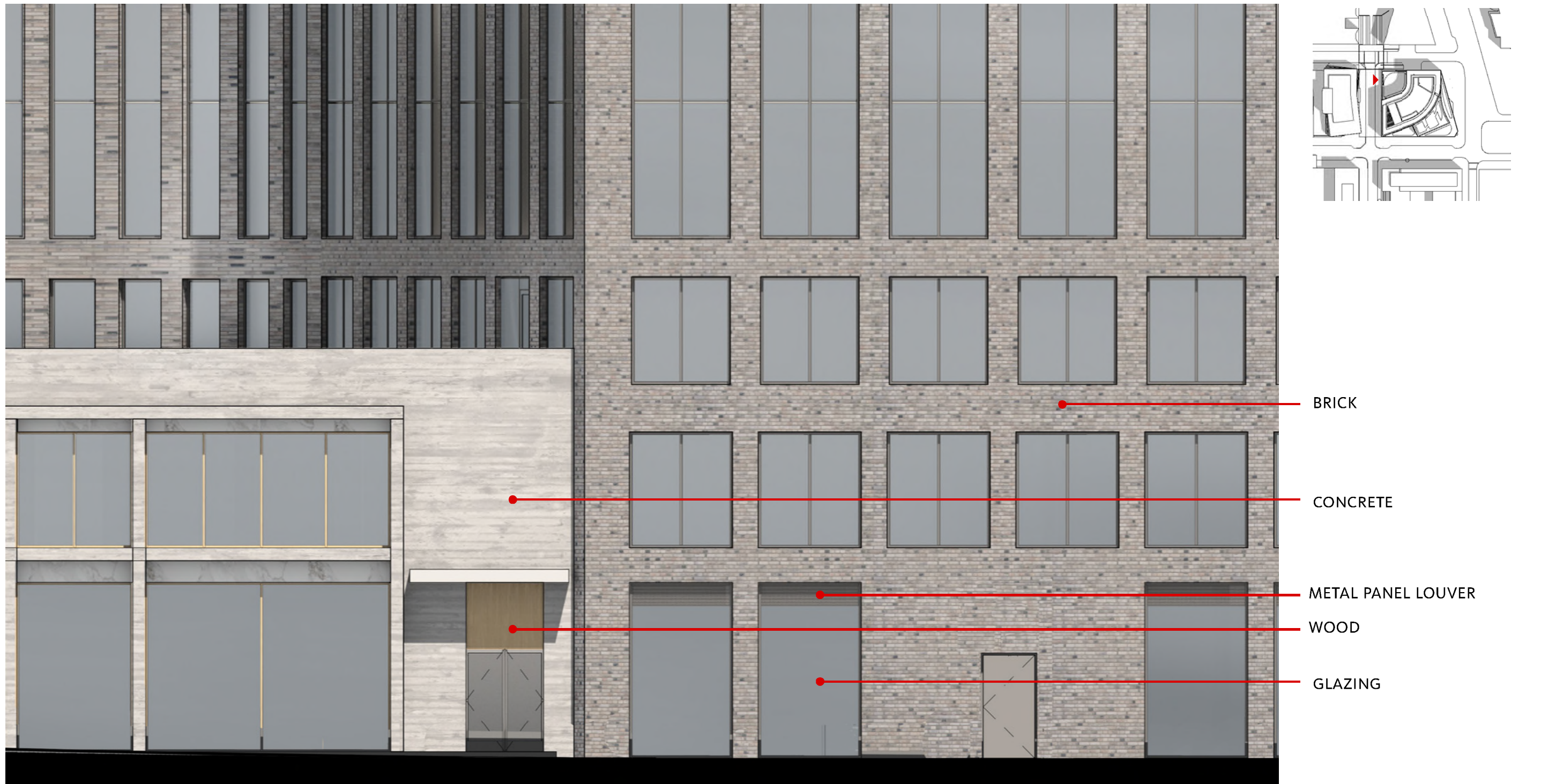
Facade Detail B



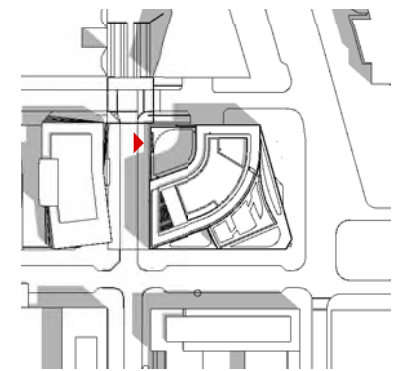
Facade Detail C



Facade Detail D



Facade Detail E



GLAZING

METAL PANEL

Materials



1. BRICK



2. WOOD



3. CONCRETE

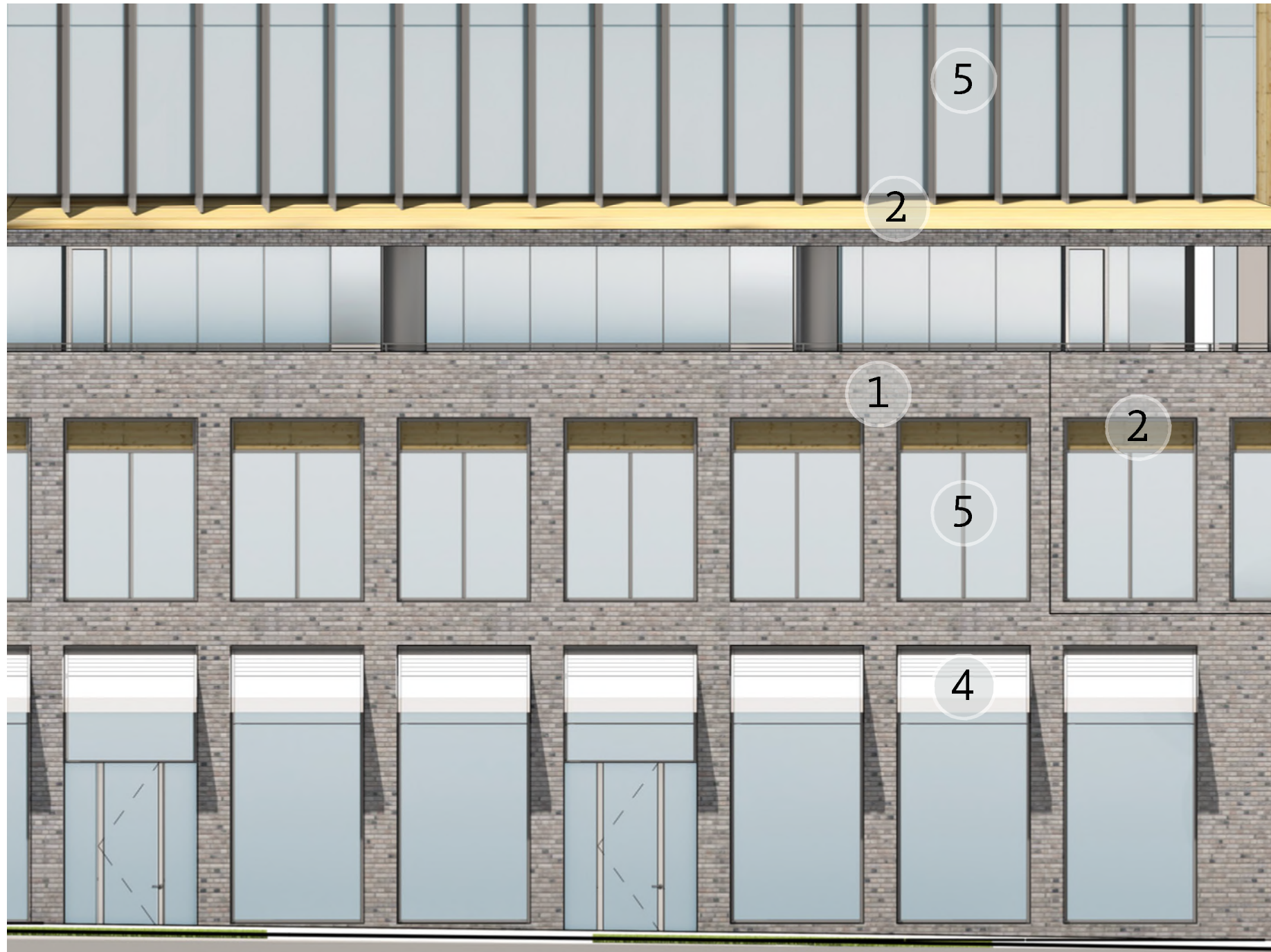


4. METAL



5. ALUMINUM GLAZING SYSTEM

Materials



1. BRICK



2. WOOD



3. CONCRETE

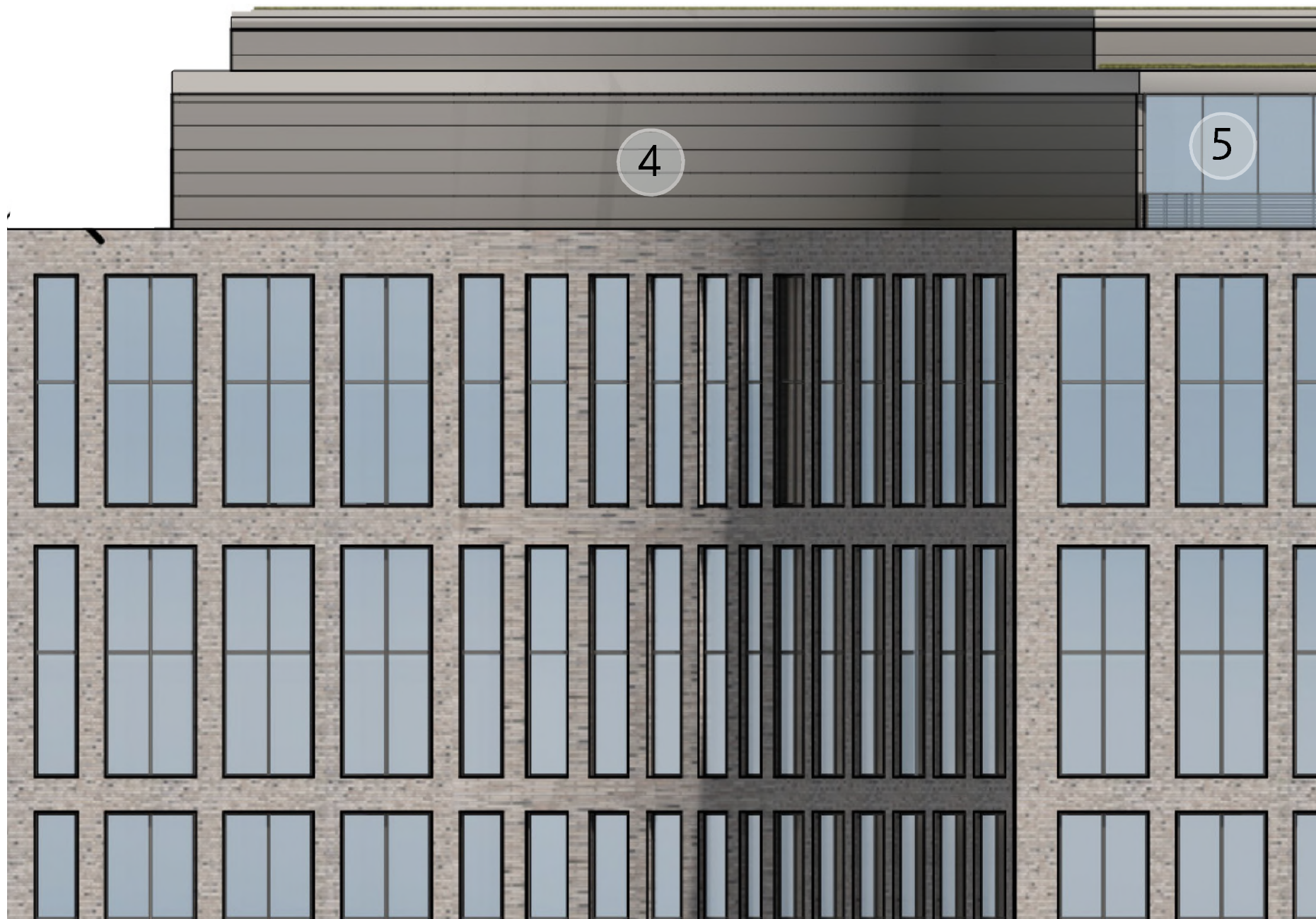


4. METAL

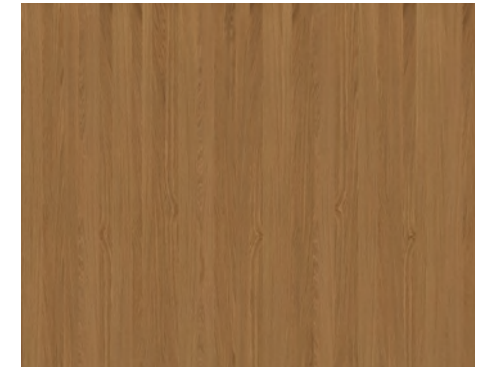


5. ALUMINUM GLAZING SYSTEM

Materials



1. BRICK



2. WOOD



3. CONCRETE



4. METAL

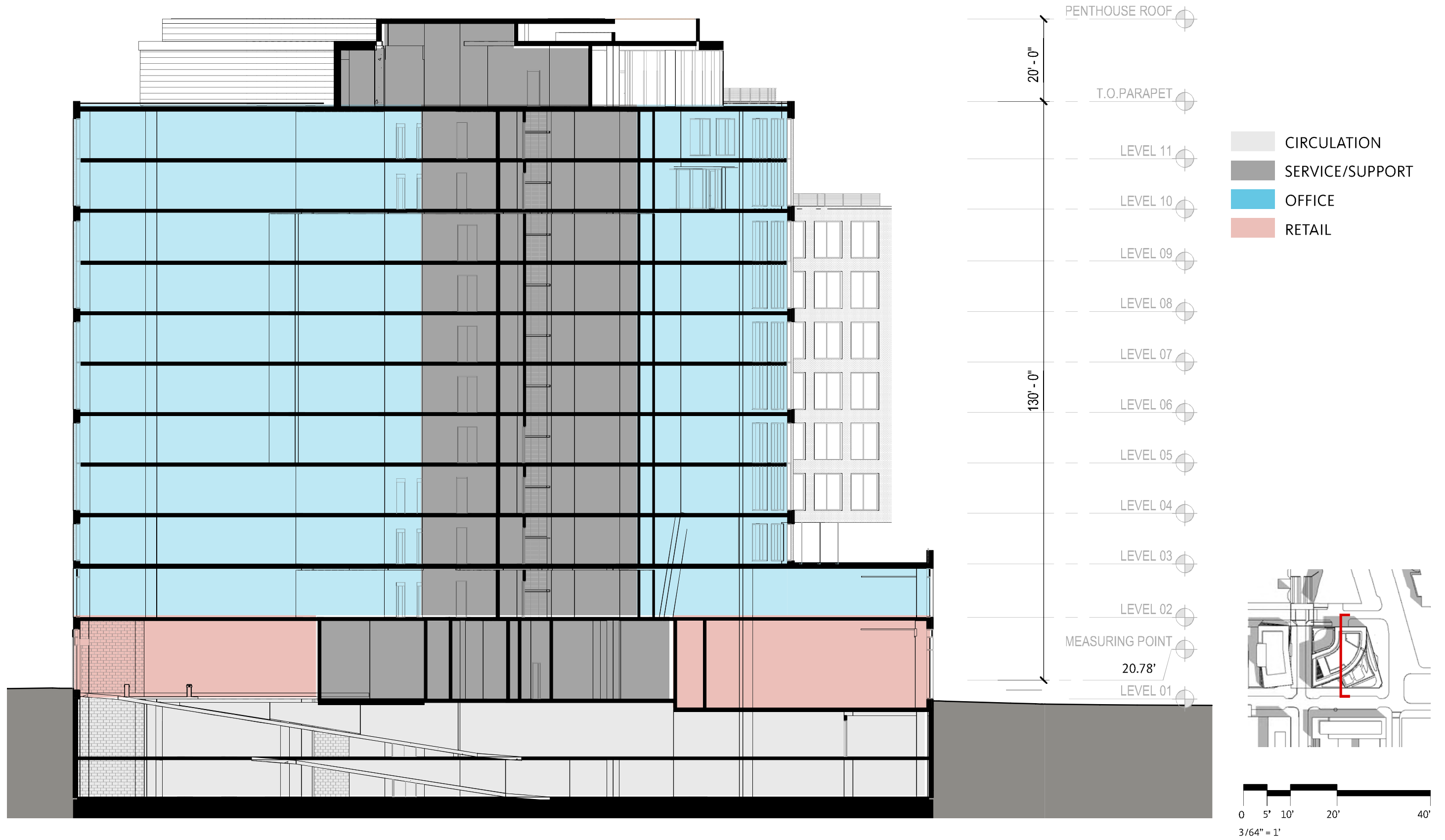


5. ALUMINUM GLAZING SYSTEM

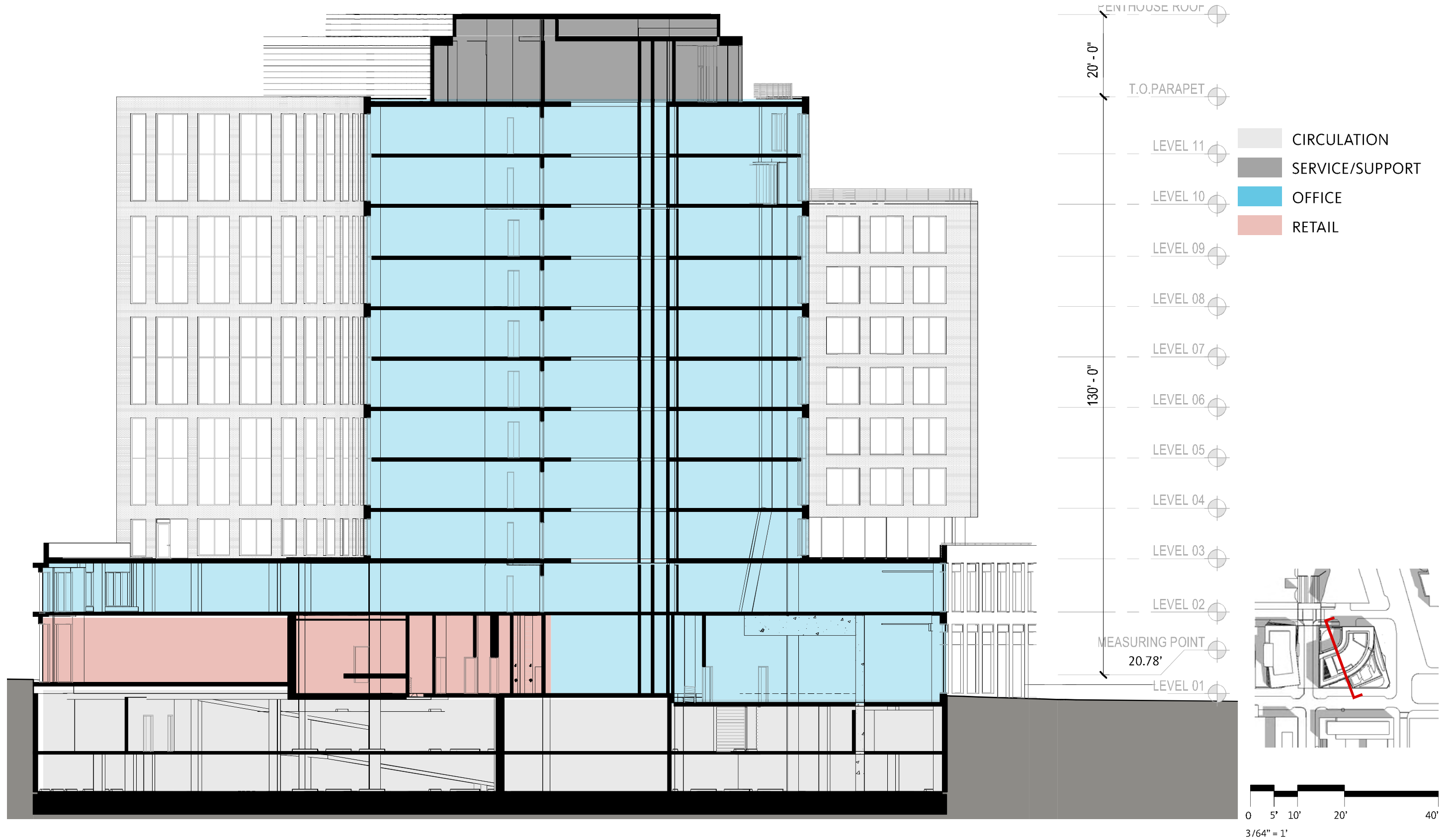
SECTION 6

DESIGN PROPOSAL
Sections

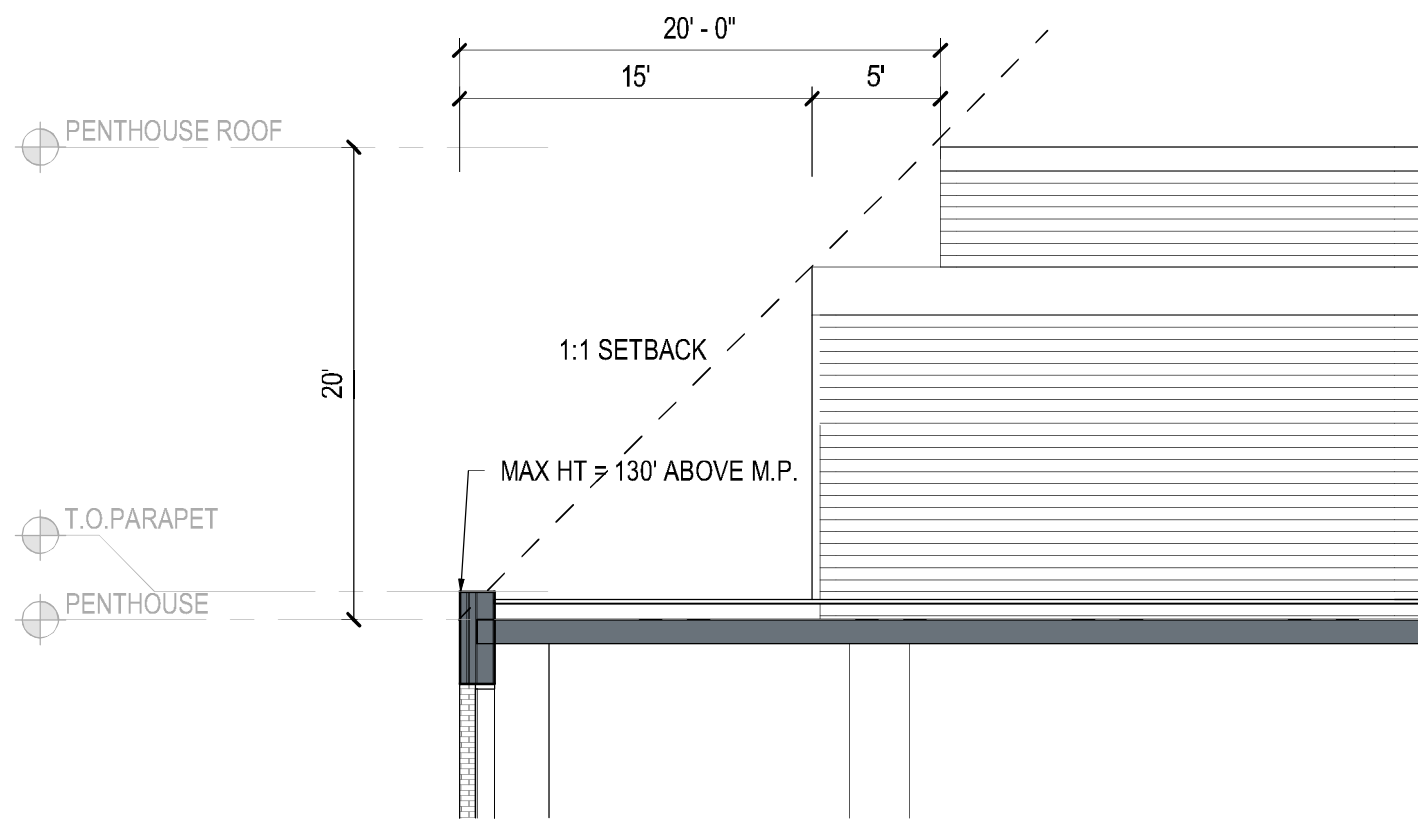
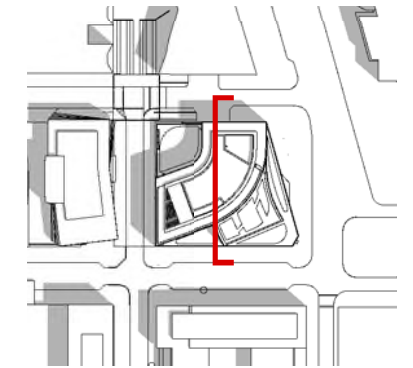
Building Section - North/South



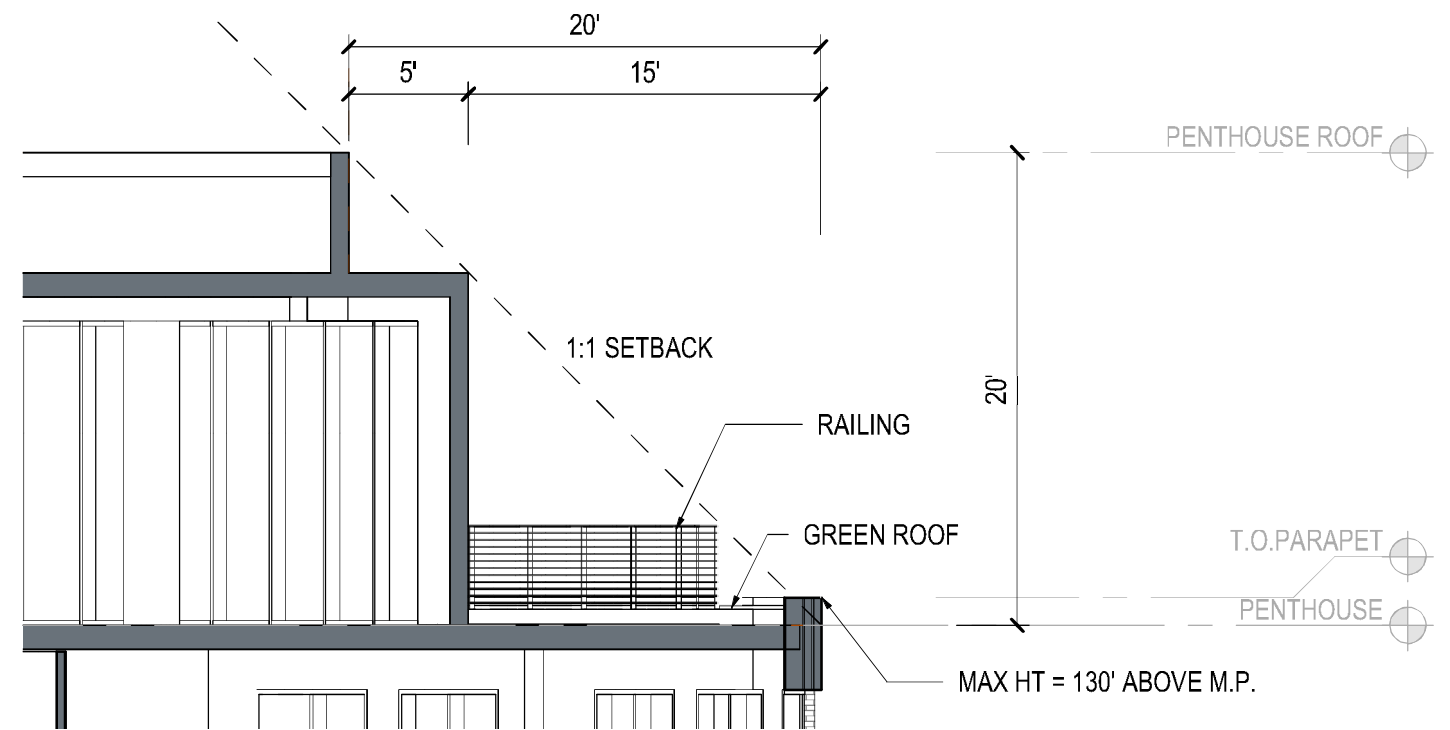
Building Section - West/East



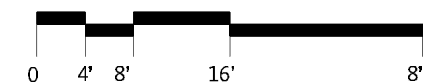
Enlarged Sections - Penthouse Setback



ENLARGED SECTION 1
1/8"=1'-0"



ENLARGED SECTION 2
1/8"=1'-0"



SECTION 7

LANDSCAPE

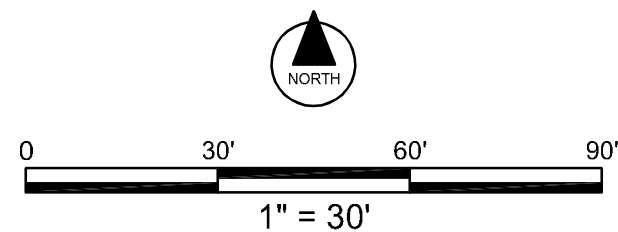
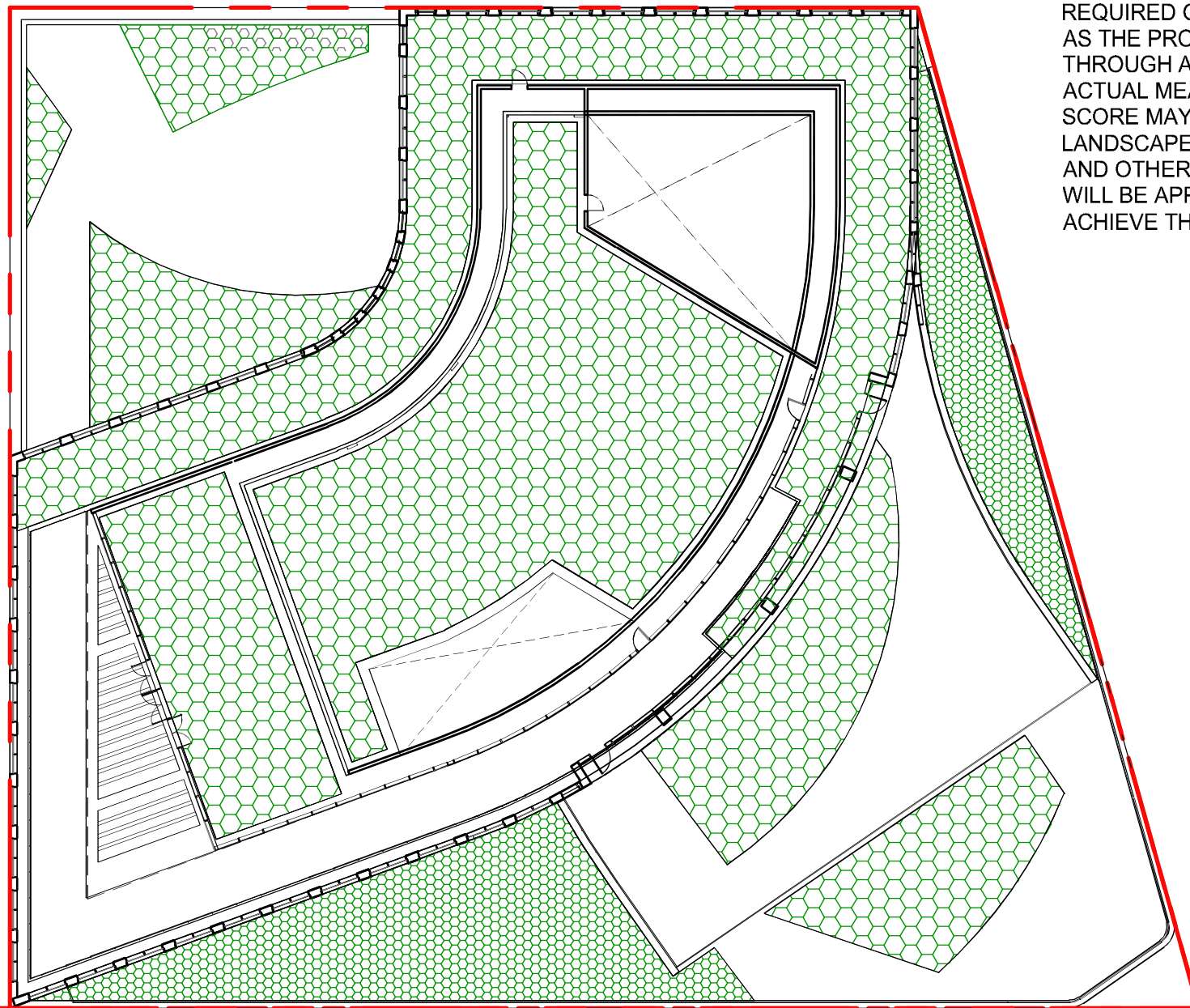
Landscape - GAR Site Plan

GREEN AREA RATIO:

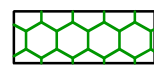
SUBJECT SITE ZONING: SEFC - 1

REQUIRED GAR SCORE: 0.20

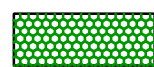
NOTE: THE PROJECT WILL MEET THE REQUIRED GAR SCORE FOR THE SITE. AS THE PROJECT IS DEVELOPED THROUGH ALL DESIGN PHASES, ACTUAL MEANS FOR ACHIEVING THE SCORE MAY VARY AND EVOLVE. THE LANDSCAPE ELEMENTS ON THIS SHEET AND OTHER LANDSCAPE ELEMENTS WILL BE APPLIED AS NEEDED TO ACHIEVE THE REQUIRED SCORE.



LEGEND:



8" MEDIA DEPTH GREEN ROOF



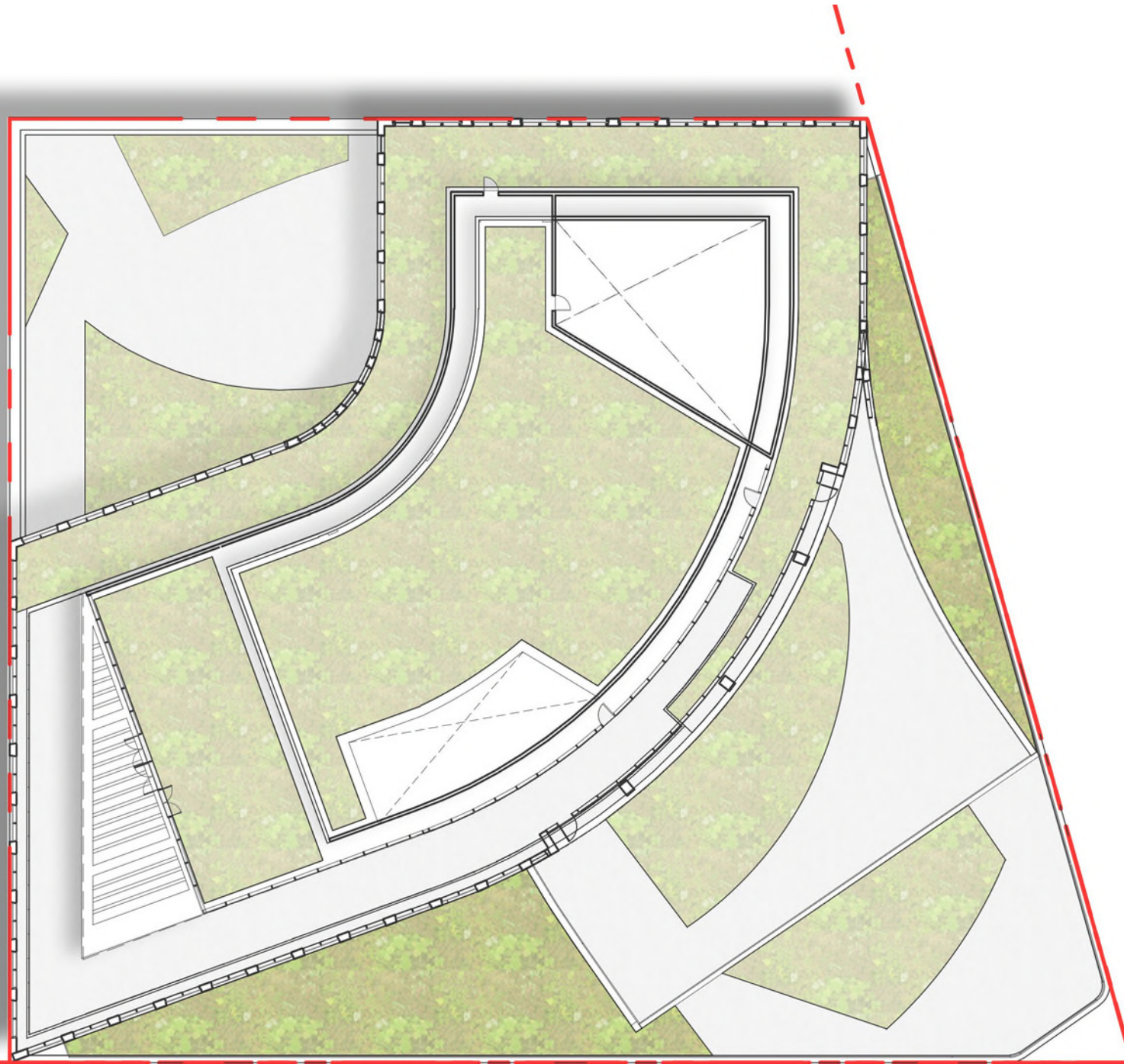
12" MEDIA DEPTH GREEN ROOF

Green Area Ratio Scoresheet					
Address	New Jersey Ave SE	Square	743	Lot	6
Zone District	SEFC-1	Lot area (sf)	39,029	Minimum Score	.20
Other		Multiplier		Score	0.390
Landscape Elements					
		Square Feet	Factor	Total	
A Landscaped areas (select one of the following for each area)					
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	<input type="text"/>	0.40	-	
B Plantings (credit for plants in landscaped areas from Section A)					
1	Groundcovers, or other plants < 2' height	<input type="text"/>	0.20	Native Bonus	<input type="text"/>
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants <input type="text"/>	0.30	# of plants	<input type="text"/>
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees <input type="text"/>	0.50	# of trees	<input type="text"/>
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees <input type="text"/>	0.60	# of trees	<input type="text"/>
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees <input type="text"/>	0.70	# of trees	<input type="text"/>
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees <input type="text"/>	0.70	# of trees	<input type="text"/>
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees <input type="text"/>	0.70	# of trees	<input type="text"/>
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees <input type="text"/>	0.80	# of trees	<input type="text"/>
9	Vegetated wall, plantings on a vertical surface	<input type="text"/>	0.60	<input type="text"/>	-
C Vegetated or "green" roofs					
1	Over at least 2" and less than 8" of growth medium	<input type="text"/>	0.60	<input type="text"/>	-
2	Over at least 8" of growth medium	<input type="text" value="19,004"/>	0.80	<input type="text"/>	15,203.2
D Permeable Paving***					
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	-	
E Other					
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	-	
		sub-total of sq ft =	19,004		
F Bonuses					
1	Native plant species	<input type="text"/>	0.10	-	
2	Landscaping in food cultivation	<input type="text"/>	0.10	-	
3	Harvested stormwater irrigation	<input type="text"/>	0.10	-	
		Green Area Ratio numerator =		15,203	

NOTES:

1. SUBJECT SITE IS TO BE ZONED SEFC-1 AND REQUIRES A GREEN AREA RATIO (GAR) SCORE OF 0.20.
2. THE CURRENT DESIGN SHOWS POTENTIAL AREAS OF LANDSCAPING AND LID TECHNIQUES TO ACHIEVE FINAL GAR SCORE. AREAS ONLY WITHIN THE APPLICABLE LOT LINES WILL BE APPLIED TO THE GAR SCORE. THE DESIGN, LAYOUT AND SQUARE FOOTAGES OF THESE AREAS ARE TO BE FINALIZED AS OVERALL DESIGN DEVELOPS.
3. A COMBINATION OF PROPOSED GREEN ROOF IS TO BE COUNTED TOWARDS THE FINAL GAR SCORE. FINAL LOCATIONS, QUANTITIES AND SPECIES OF PLANTS ARE TO BE DETERMINED AS DESIGN PROGRESSES.

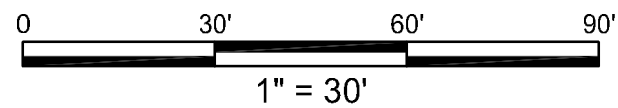
Landscape - Green Roof & Plant Materials



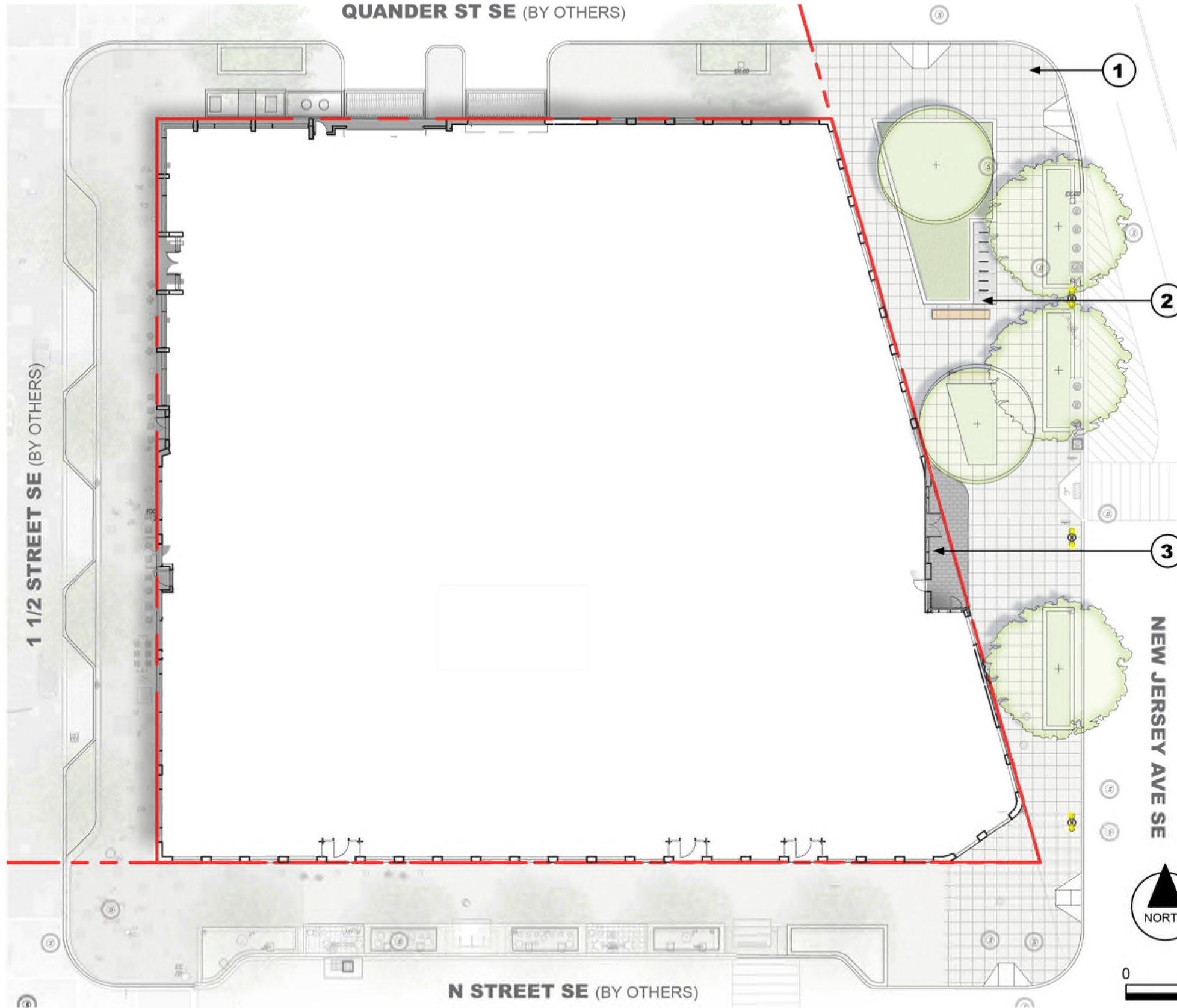
GREEN ROOF PLANTS



ROOF TERRACE MATERIALS



Landscape - Paving and Materials



HARDSCAPE MATERIALS



1. SCORED CONCRETE

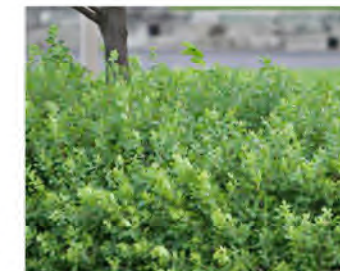


2. TREE PIT COBBLES



3. SPECIAL PAVING (TO BE COORDINATED W/ INTERIOR)

PLANT MATERIALS



Landscape - Ground Floor Entry at New Jersey Avenue



ANTICIPATED ZONE FOR TENANT SIGNAGE

NOTES:

QUANTITY, LOCATION, SWING, AND TYPE OF RETAIL DOORS, AWNINGS, AND SIGNAGE SUBJECT TO CHANGE UPON TENANT BUILD-OUT. STREETSCAPE DETAILS ARE SHOWN IN CONCEPT FOR ILLUSTRATIVE PURPOSES. THE FINAL DETAIL OF STREETSCAPE IMPROVEMENTS WILL BE SELECTED DURING DETAILED DESIGN PHASES OF WORK AND CONFIRMED WITH APPLICABLE DESIGN AND PERMITTING STANDARDS

