



# BUILDING D

DECEMBER 20, 2018



ZONING COMMISSION  
District of Columbia  
CASE NO.15-27A  
EXHIBIT NO.2D6

# BUILDING D: ZONING & SITE INFORMATION

DECEMBER 20, 2018



# ZONING TABULATION

ZONING REGULATION	ZONING RESTRICTION	PROPOSED	COMMENTS
DCMR11, 2405.1 Maximum Building Height	130'	130'	COMPLY
DCMR11, 2405.2 Maximum FAR	10.9 Approved	8.1	COMPLY (BASED ON OVERALL DEVELOPMENT)
DCMR11, 772.1 Maximum Lot Occupancy	100%	65%	COMPLY
ZC 14-13, §770.6 Penthouse	Up to 3 heights permitted per building	Two heights proposed: 12' and 20'	COMPLY
ZC 14-13, §2405 Penthouse Height	20' Permitted / One story plus mezzanine 2nd story permitted for mechanical use	20' provided	COMPLY
ZC 14-13, §411.4 Penthouse Use	One habitable story w/ mezzanine and /or a 2nd story for mechanical equipment	One habitable story w/ communal amenity space and a 2nd story of mechanical equipment provided	COMPLY
ZC 14-13, §411.12 Penthouse Size in Sq.Ft.	Unlimited, as limited by height and setbacks	6,235 provided	COMPLY
ZC 14-13, §411.13 Penthouse FAR	0.4 FAR Permitted	0.34 FAR provided	COMPLY
ZC 14-13, §411.15 Penthouse Setback	1:1 Setback required	1:1 Setback provided	COMPLY
DCMR11, 3401 Green Area Ratio	0.2	0.2	COMPLY
DCMR11, 2101 Off Street Parking	Residential: 1 per 4 units = 64 Retail: In excess of 3,000 s.f., 1 per each additional 750 sf of GFA = 0	0 0	RELIEF REQUESTED (COMPLIES BASED ON OVERALL DEVELOPMENT)
ZR16, DCMR11, SUBTITLE C, 802 Bicycle Parking	Residential: Short term: 1 per 20 units = 14 Long term: 1 per 3 units / .5 ratio after 50 = 50+(36x.5)= 68 Retail: Short term: 1 per 3,000 s.f. of retail = NONE Long term: 1 per 10,000 s.f. of retail = NONE	14 Short term spaces provided 68 Long term spaces provided NONE NONE	COMPLY
DCMR11, 2201 Minimum Loading Berth and Service/Delivery Spaces	Residential: 1 loading berth @ 55' deep and 1 service / delivery space @20' deep Retail: N/A (less than 8,000 s.f.)	1 berth @ 30' deep provided and 1 service / delivery space @20' deep N/A	RELIEF GRANTED @ FIRST STAGE PUD
DCMR11, 2201 Minimum Loading Platform	Residential: 1 loading platform @ 200 s.f. Retail: NONE	200 s.f. provided NONE	COMPLY
DCMR11, 774.1 Minimum Rear Yard	2-1/2" per foot of height and 12' minimum = 27'-1"	NONE	RELIEF GRANTED @ FIRST STAGE PUD
DCMR11, 775.1 Minimum Side Yard	Not required but if provided 2" per foot of height = 21'-7"	NONE	N/A
DCMR11, 776.3 Minimum Court Width	If provided, 4" per foot of height and 15' minimum	NONE	N/A
DCMR11, 776.4 Minimum Closed Court Area	Twice the square of the width of the court and 350 s.f. minimum	NONE	N/A

## DEVELOPMENT DATA

Lot Area	18,339 sf																
Target Zoning FAR	8.00													0.40			
Zoning FAR	8.10													0.40			
Level	Cellar	1	2	3	4	5	6	7	8	9	10	11	12	13	LOWER PH	UPPER PH	
Lot Occupancy	n/a	60%	37%	65%	65%	65%	65%	65%	65%	65%	65%	64%	64%	64%			
Floor Area	10,939	10,939	6,857	11,943	11,943	11,943	11,943	11,943	11,943	11,943	11,943	11,760	11,760	11,760	6,030	1,271	Total Floor Area (1) 159,557
Gross area toward FAR	0	10,939	6,857	11,943	11,943	11,943	11,943	11,943	11,943	11,943	11,943	11,760	11,760	11,760	6,030	1,271	Total FAR Area (1) 148,618
Gross Residential Area (2)	0	8,515	6,857	11,943	11,943	11,943	11,943	11,943	11,943	11,943	11,943	11,760	11,760	11,760	6,030	0	Total Gross Residential Area (2) 146,194
Residential units per floor	0	6	8	22	22	22	22	22	22	22	22	22	22	22	0	0	Total Units 256
Amenities / Lobby / Leasing	TBD	2,466	1,833	0	0	0	0	0	0	0	0	0	0	0	6,030	0	Total Amenities Area 10,329
Net Residential units area	0	2,661	3,675	10,126	10,126	10,126	10,126	10,126	10,126	10,126	10,126	9,947	9,947	9,947	0	0	Total Net Residential units Area 117,183
Required IZ Gross Floor Area (11% of Total Residential Gross Floor Area) 16,081																	
Ratio of Total Net Residential Floor Area / Total Residential Gross Floor Area 0.80																	
Required Net IZ Floor Area (Required IZ Gross Floor Area x 0.80) 12,890																	
Net IZ units area provided	0	0	1,520	1,856	2,503	1,856	1,290	1,285	1,290	1,290	0	0	0	0	0	0	Total Net IZ Floor Area provided 12,890
Net retail area (3)	0	2,424	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Total Net Retail Area 2,424
Core Factor	n/a	24.3%	53.6%	84.8%	84.8%	84.8%	84.8%	84.8%	84.8%	84.8%	84.8%	84.6%	84.6%	84.6%			

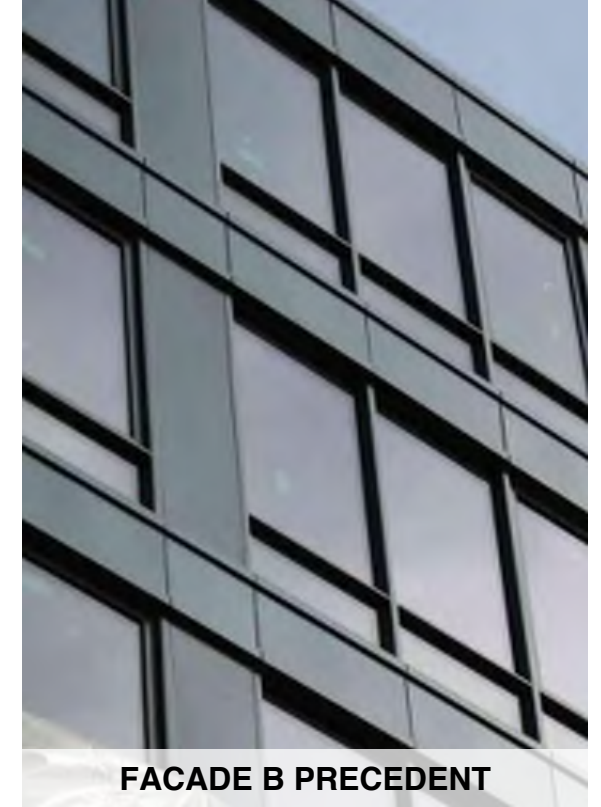
(1) Penthouse not included  
 (2) Includes building core, amenity spaces, leasing spaces  
 (3) Includes 1,125 s.f. of Maker Space

## UNIT MATRIX

	Studio	2 BR	
1st Floor	5	1	6
2nd Floor	7	1	8
3rd Floor	18	4	22
4th Floor	18	4	22
5th Floor	18	4	22
6th Floor	18	4	22
7th Floor	18	4	22
8th Floor	18	4	22
9th Floor	18	4	22
10th Floor	18	4	22
11th Floor	18	4	22
12th Floor	18	4	22
13th Floor	18	4	22
PH	0	0	0
TOTAL	210	46	256
	82%	18%	
IZ	23	5	28
	82%	18%	

# BUILDING D: ARCHITECTURAL PRECEDENTS & RENDERINGS

DECEMBER 20, 2018



FACADE A PRECEDENTS

FACADE B PRECEDENT



COLONNADE PRECEDENTS

ARCHITECTURAL PRECEDENTS

DECEMBER 20, 2018



THE HARPER APARTMENTS - 1919 14TH STREET NW



THE DRAKE APARTMENTS - 1355 17TH STREET NW



PERSPECTIVE VIEW 01

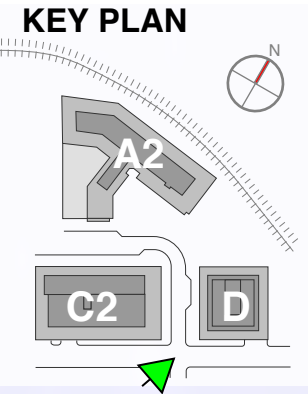
DECEMBER 20, 2018

**D\_203**

**ECA**

 **KETTLER**

 **CARMEL PARTNERS**

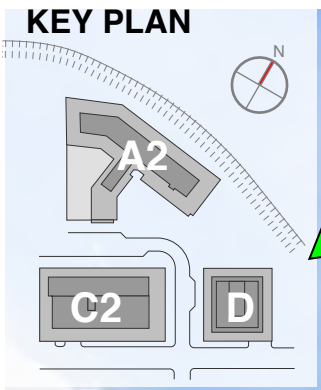


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PERSPECTIVE VIEW 02







PERSPECTIVE VIEW 03

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**D\_205**

**ECA**

 **KETTLER**

 **CARMEL PARTNERS**

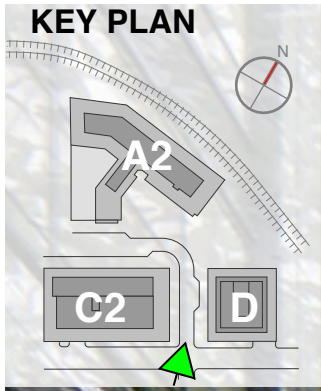


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PERSPECTIVE VIEW 04



**D\_206**



PERSPECTIVE VIEW 05

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**D\_207**

**ECA**

 **KETTLER**

 **CARMEL PARTNERS**

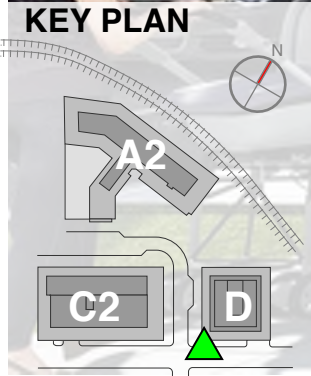


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PERSPECTIVE VIEW 06



**D\_208**



PERSPECTIVE VIEW 07

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PERSPECTIVE VIEW 08



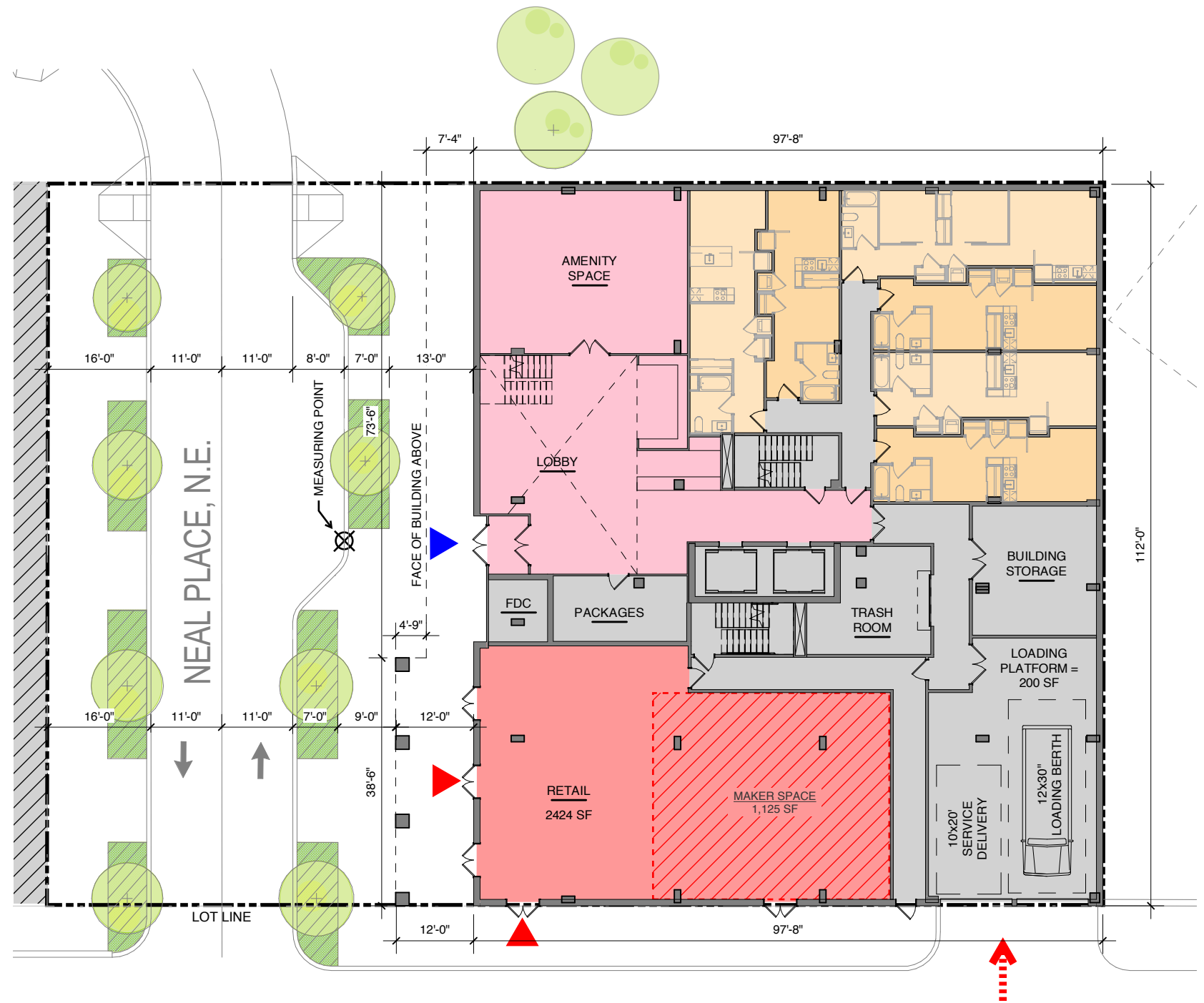
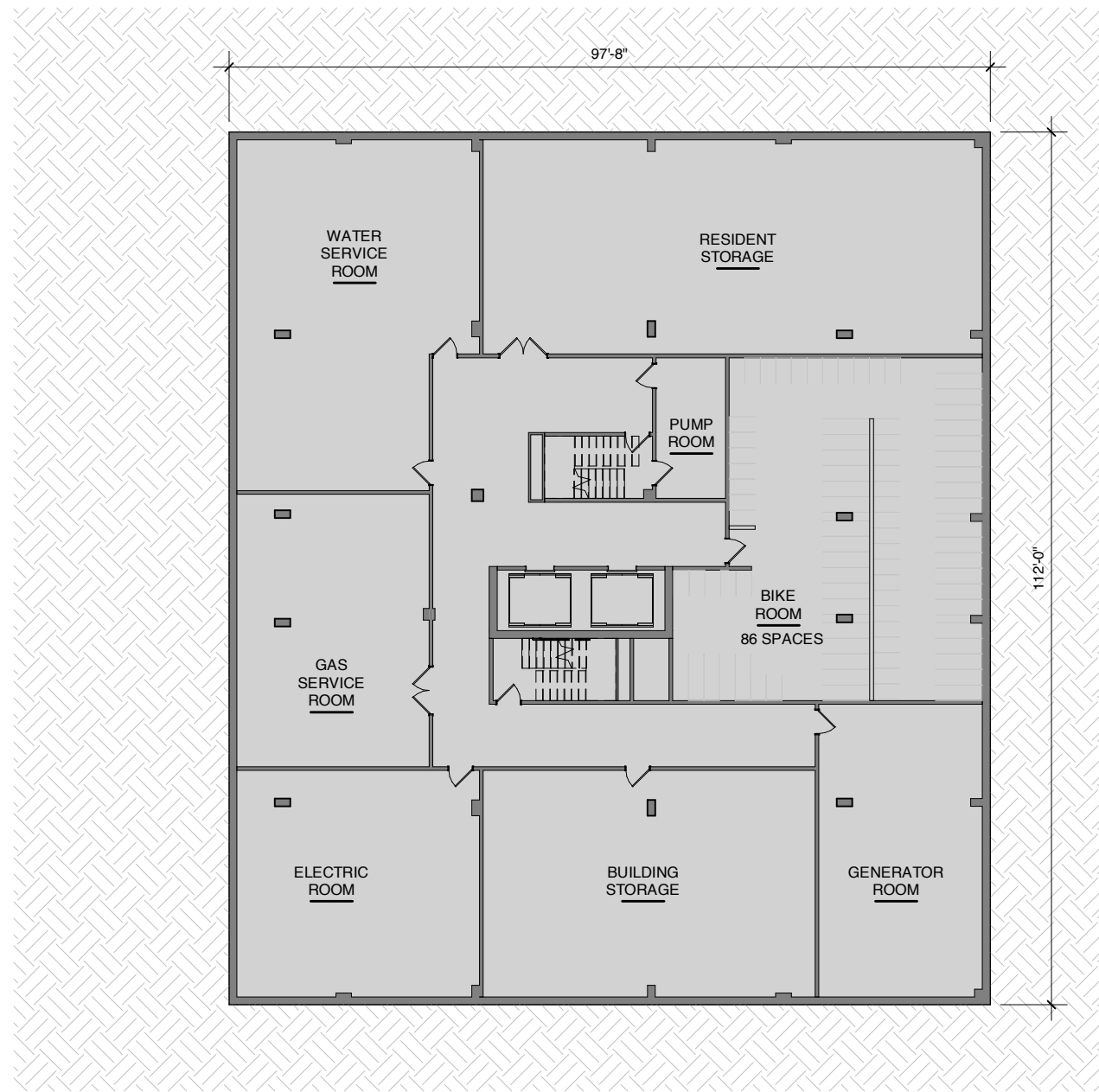
# **BUILDING D: ARCHITECTURAL PLANS, SECTIONS & ELEVATIONS**

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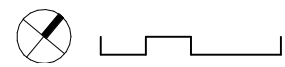
**LEGEND**

- CORE/SERVICE
- RETAIL
- MAKER SPACE
- RESIDENTIAL
- COMMON AREAS
- PEDESTRIAN RESIDENTIAL ENTRANCE/EXIT
- PEDESTRIAN RETAIL ENTRANCE/EXIT
- LOADING: VEHICULAR ENTRANCE/EXIT



**CELLAR PLAN**

**1ST FLOOR PLAN**



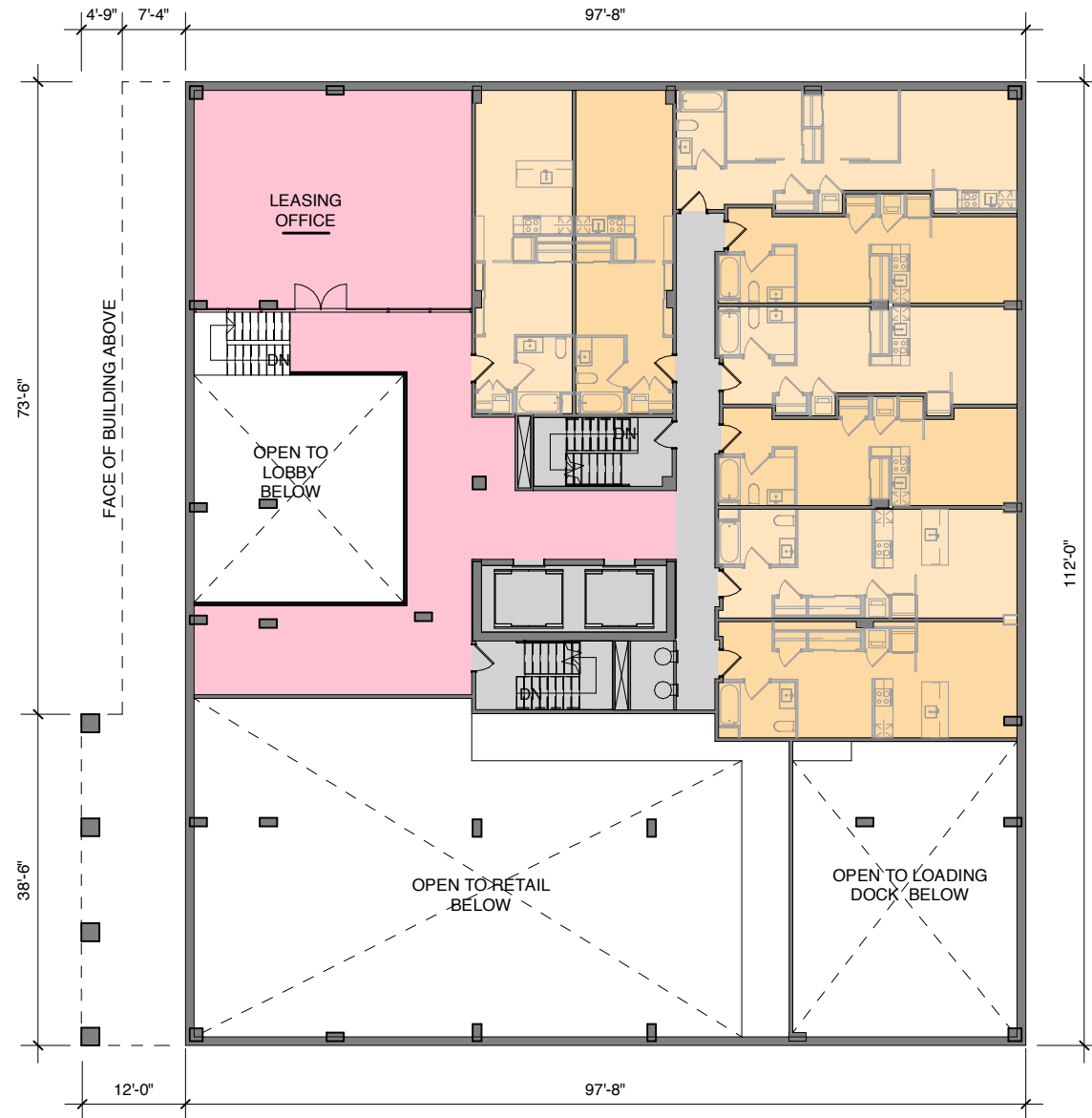
**CELLAR & FIRST FLOOR PLANS**

DECEMBER 20, 2018

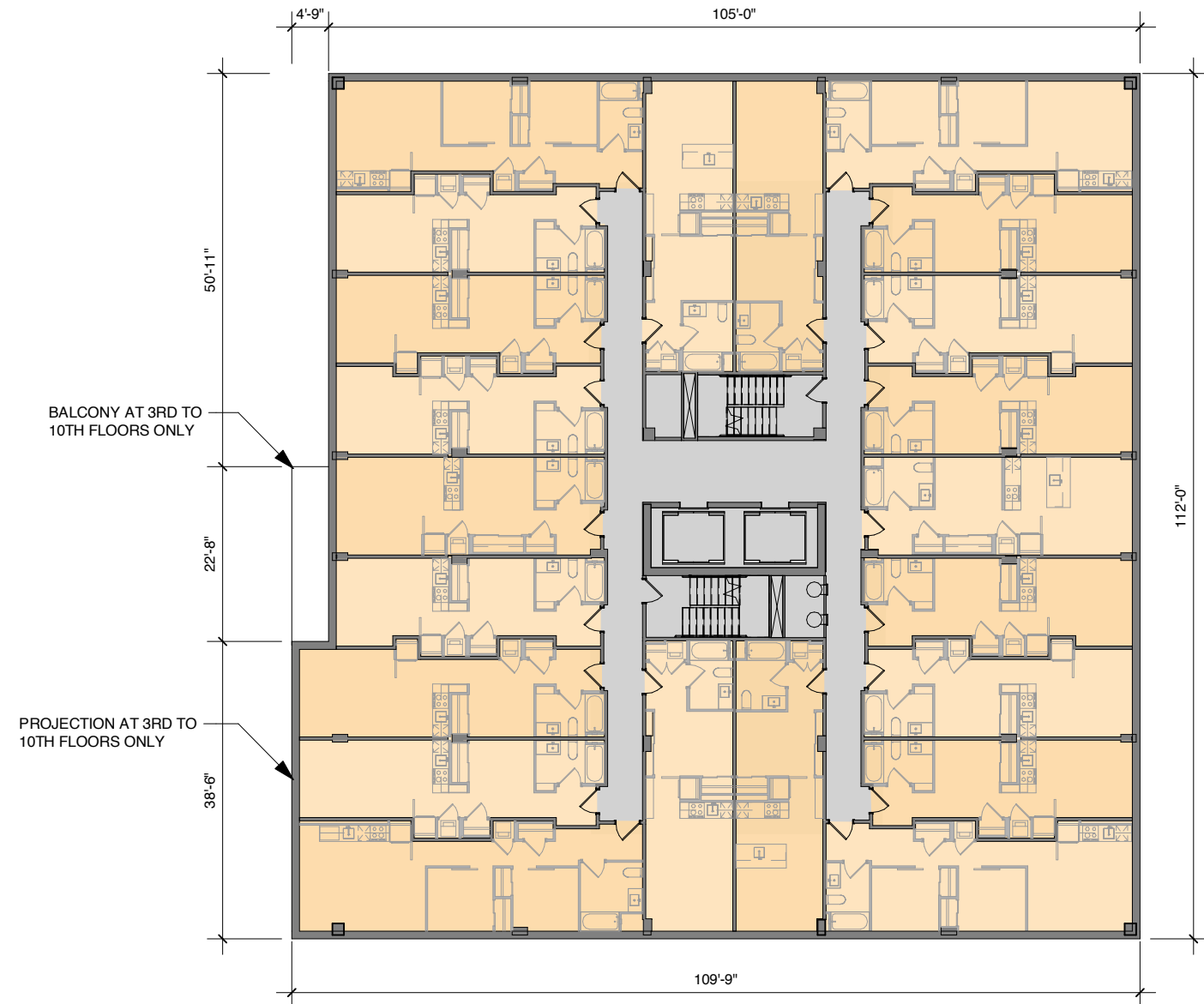
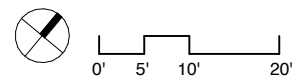


LEGEND

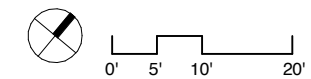
- CORE/SERVICE
- RETAIL
- RESIDENTIAL
- COMMON AREAS



**2ND FLOOR PLAN**



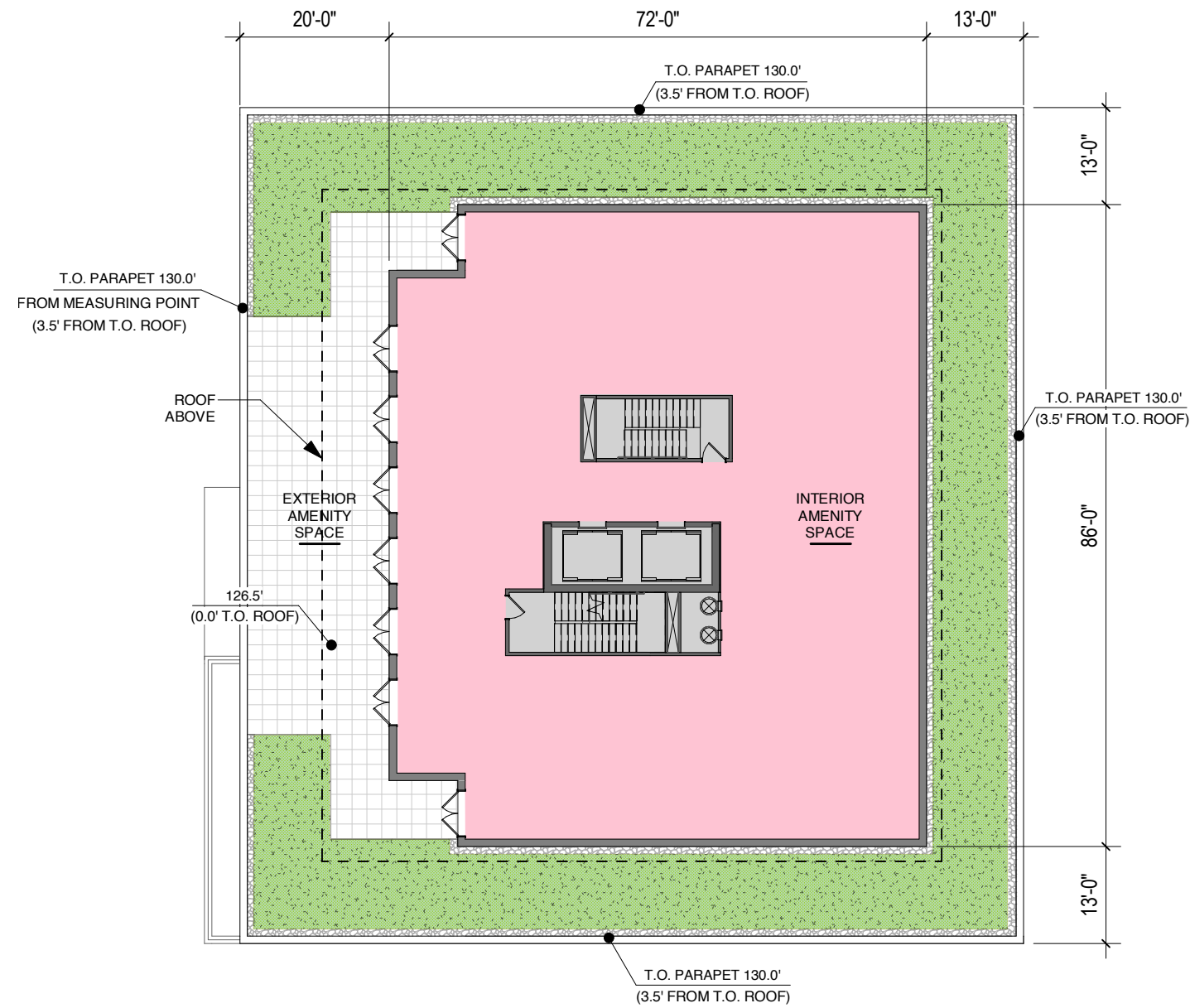
**TYPICAL FLOOR PLAN (3RD - 13TH)**



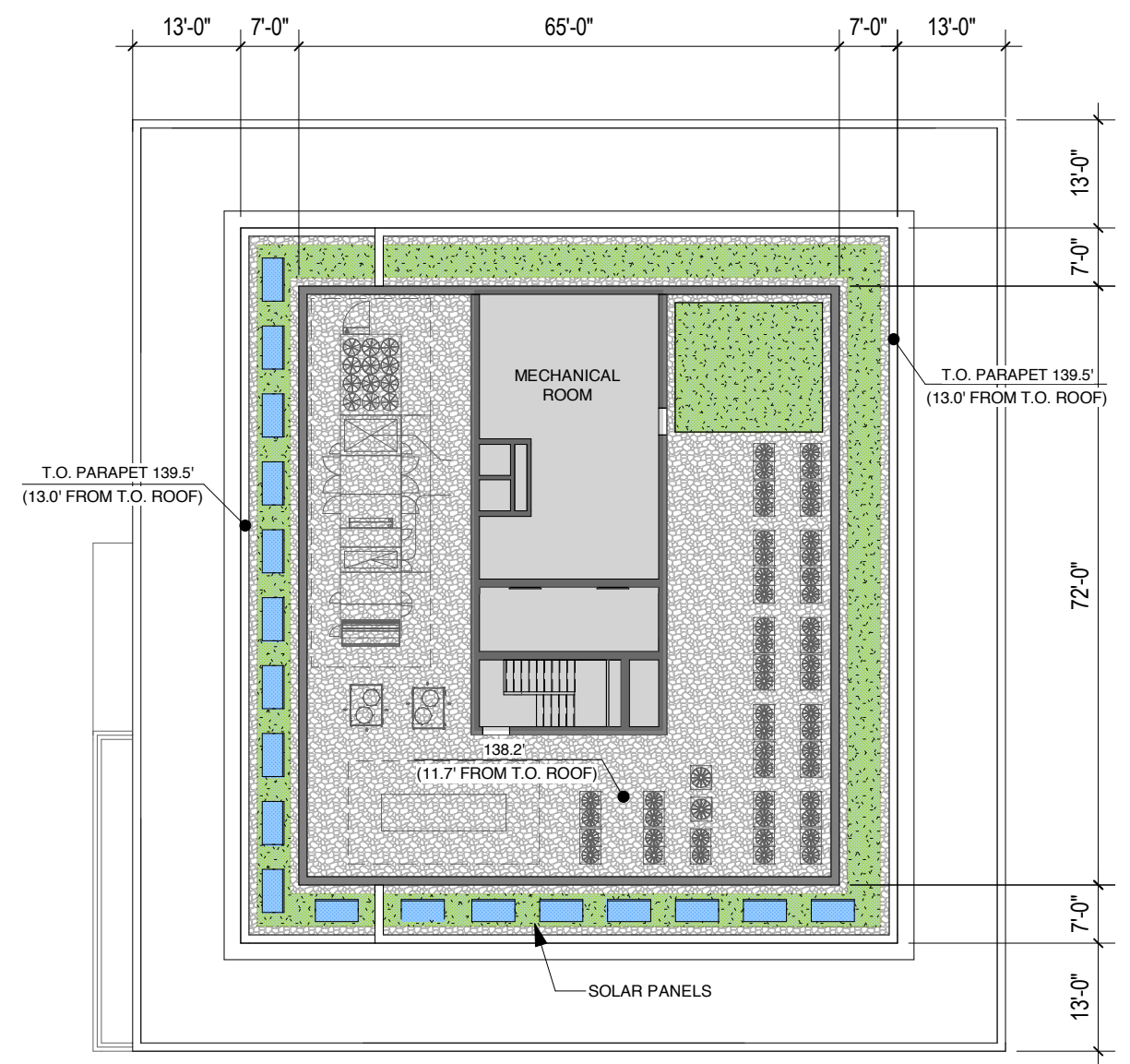
**LEGEND**

- CORE/SERVICE
- RETAIL
- RESIDENTIAL
- COMMON AREAS

**Note:**  
 All spot elevations are relative to the measuring point 86.48' taken at Neal Place N.E.  
 Top of curb, assumed for these drawings to be +0'-0".



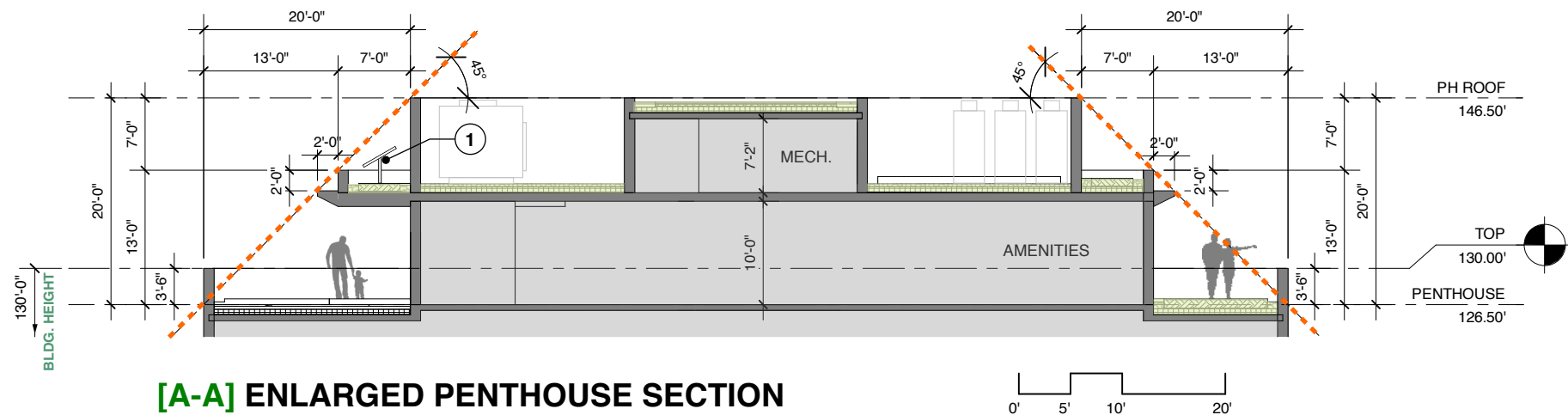
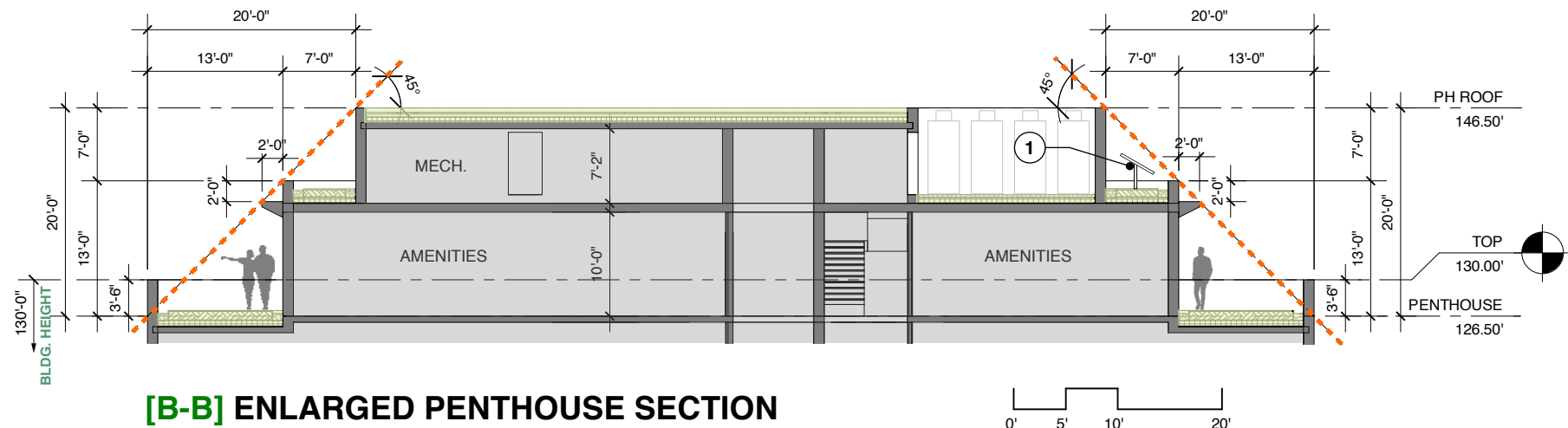
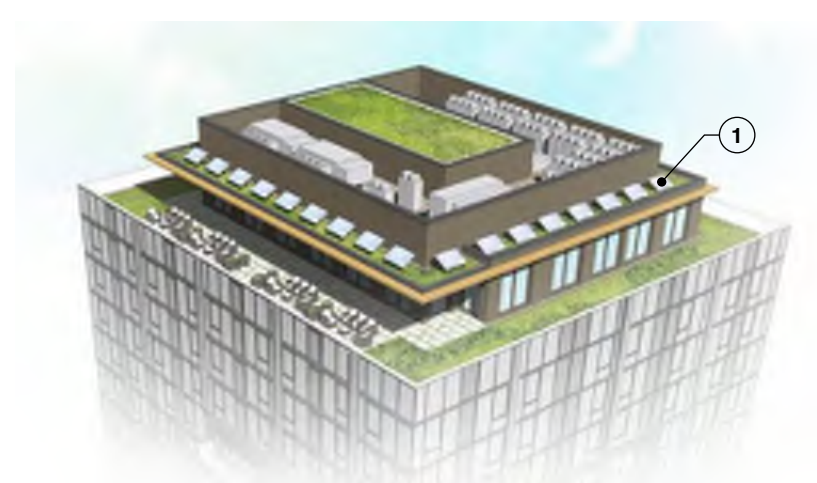
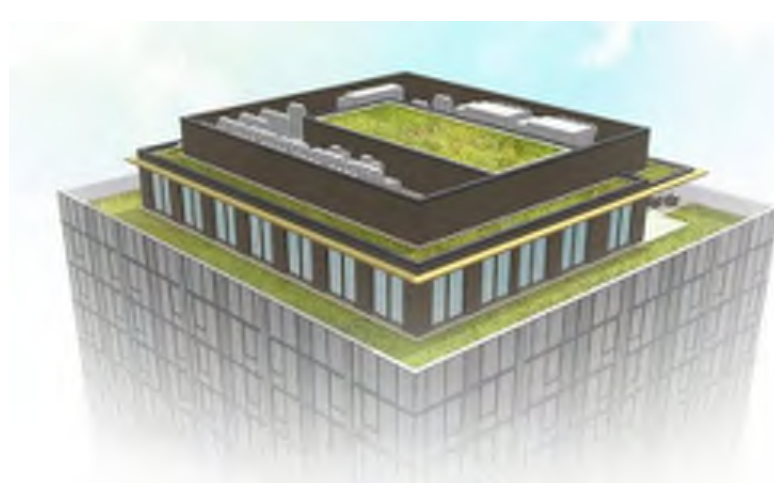
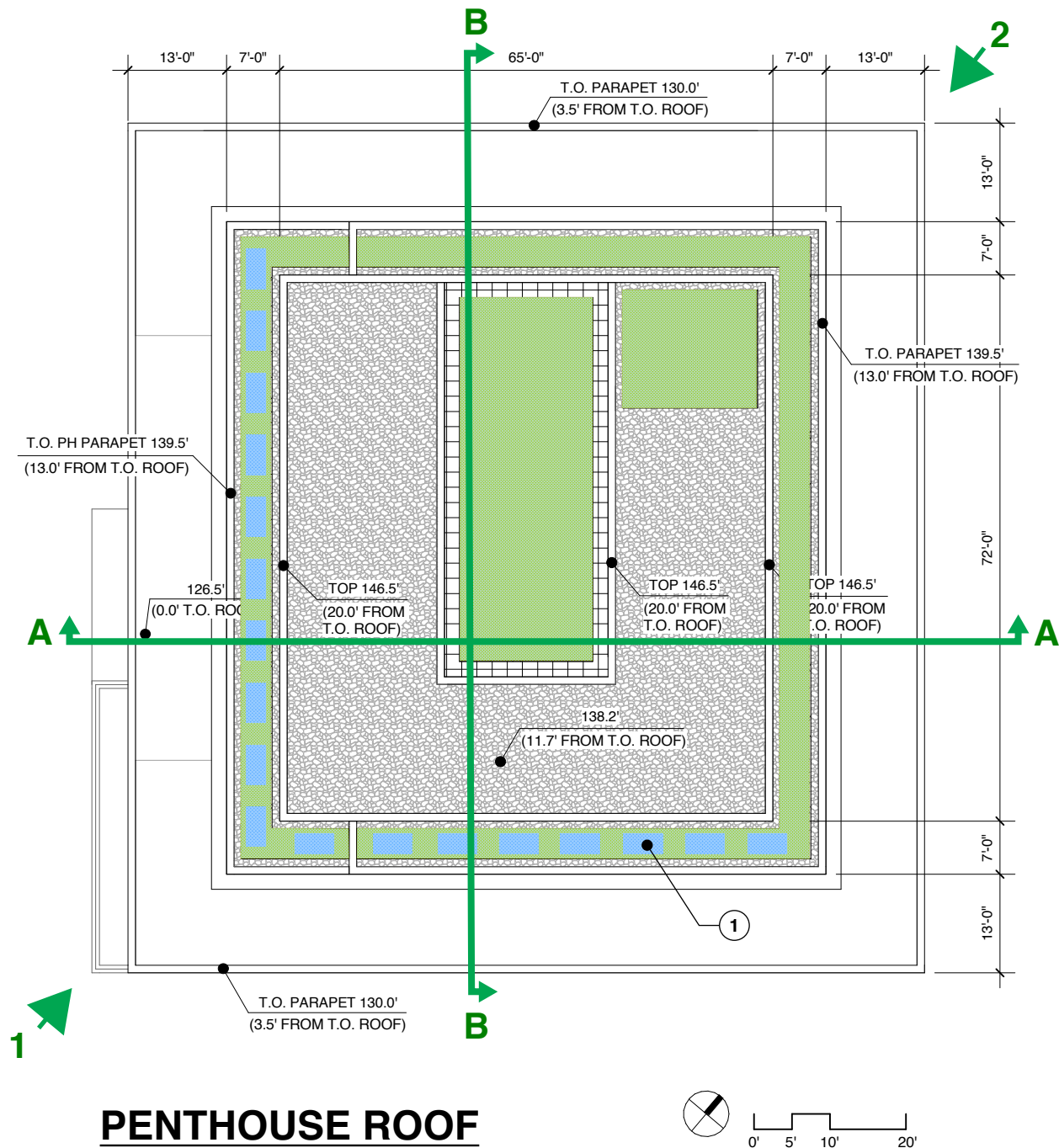
**PENTHOUSE**



**PH MECHANICAL**

Note:  
 All spot elevations are relative to the measuring point 86.48' taken at Neal Place N.E.  
 Top of curb, assumed for these drawings to be +0'-0".

① All solar panels will meet the 1:1 Penthouse Setback Requirement per ZC 14-13, 411.15





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HIGH ROOF PLAN & ENLARGED PENTHOUSE SECTIONS

**ESTIMATED I.Z. UNIT LOCATIONS**

Locations of IZ units are subject to change based on final internal and unit configurations

-  STUDIO I.Z. UNIT
-  2 BEDROOM I.Z. UNIT

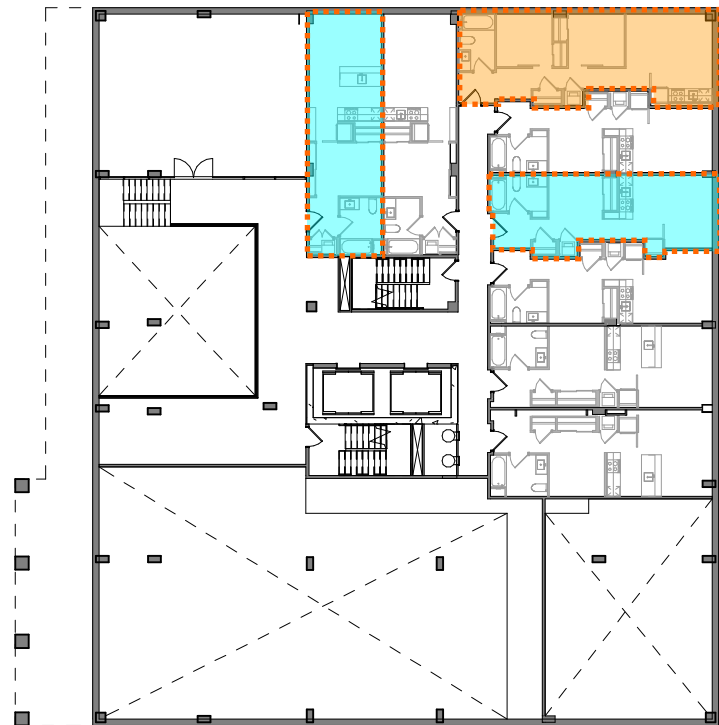
**INCLUSIONARY ZONING UNITS**

Total Gross Residential Area : **146,194**  
 Total Net Residential units Area : **117,183**  
 Required IZ Gross Floor Area (11% of Total Residential Gross Floor Area) : **16,081**  
 Ratio of Total Net Residential Floor Area / Total Residential Gross Floor Area : **0.80**  
 Required Net IZ Floor Area (Required IZ Gross Floor Area x 0.80) : **12,890**

Type	Units	Total Area (NET RENTABLE SQ.FT.)	Unit %
Studio	23	9,964	82%
2 Bedroom	5	2,926	18%
<b>Total Provided</b>	<b>28</b>	<b>12,890</b>	

**MARKET RATE UNITS**

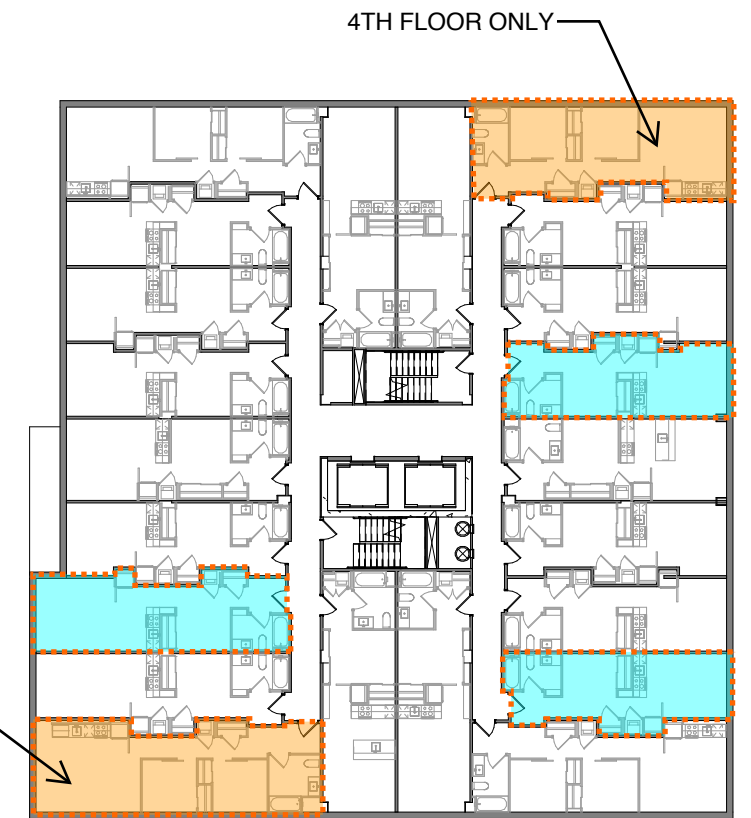
Type	Units	Total Area (NET RENTABLE SQ.FT.)	Unit %
Studio	187	80,416	82%
2 Bedroom	41	23,906	18%
<b>Total Provided</b>	<b>228</b>	<b>104,322</b>	



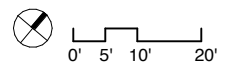
**2ND FLOOR**



**3RD, 5TH, & 7TH FLOORS**



**4TH, 6TH, 8TH, & 9TH FLOORS**

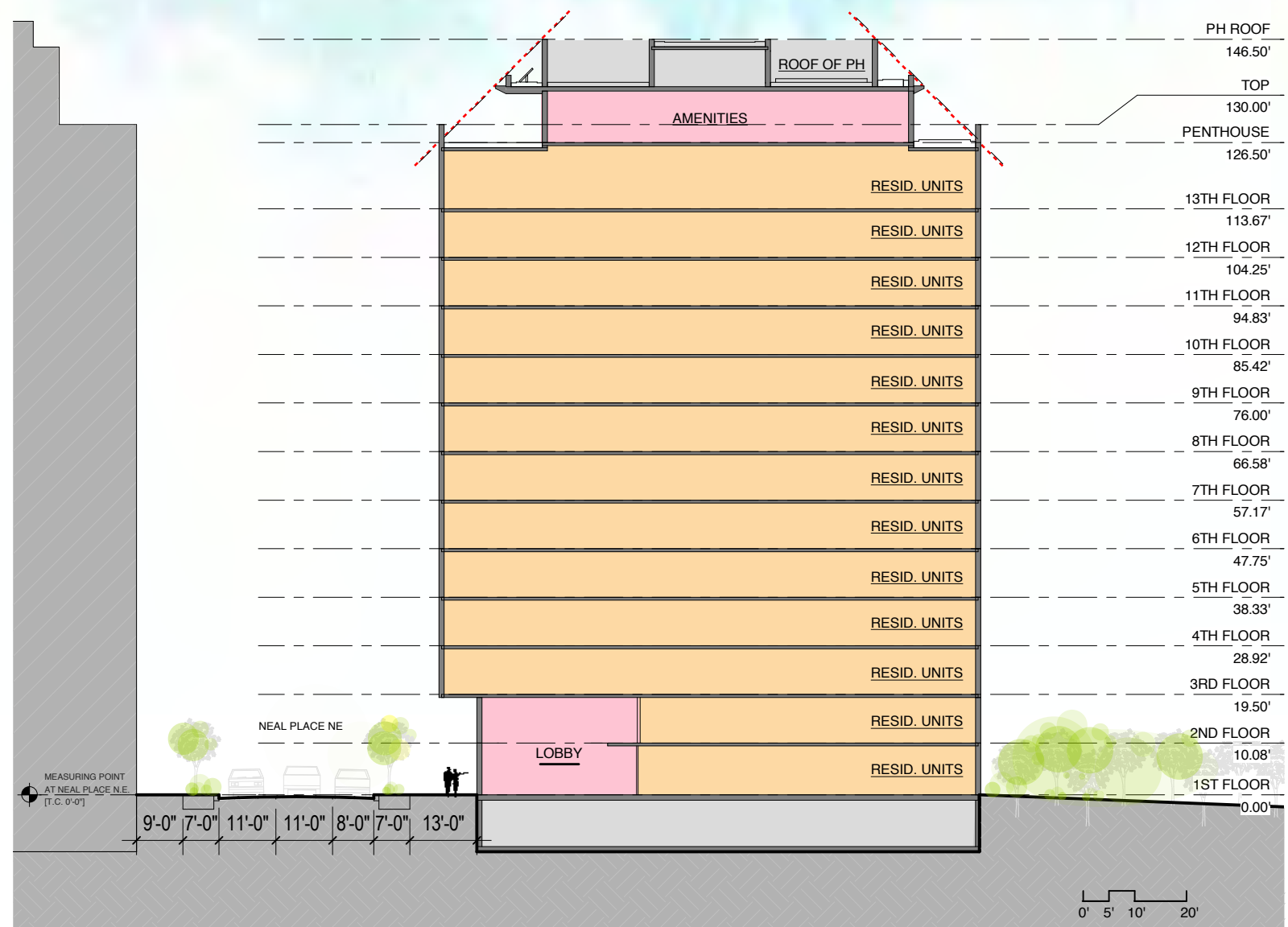
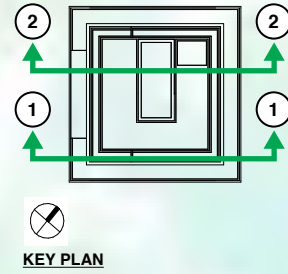


**ESTIMATED I.Z. UNIT LOCATIONS**

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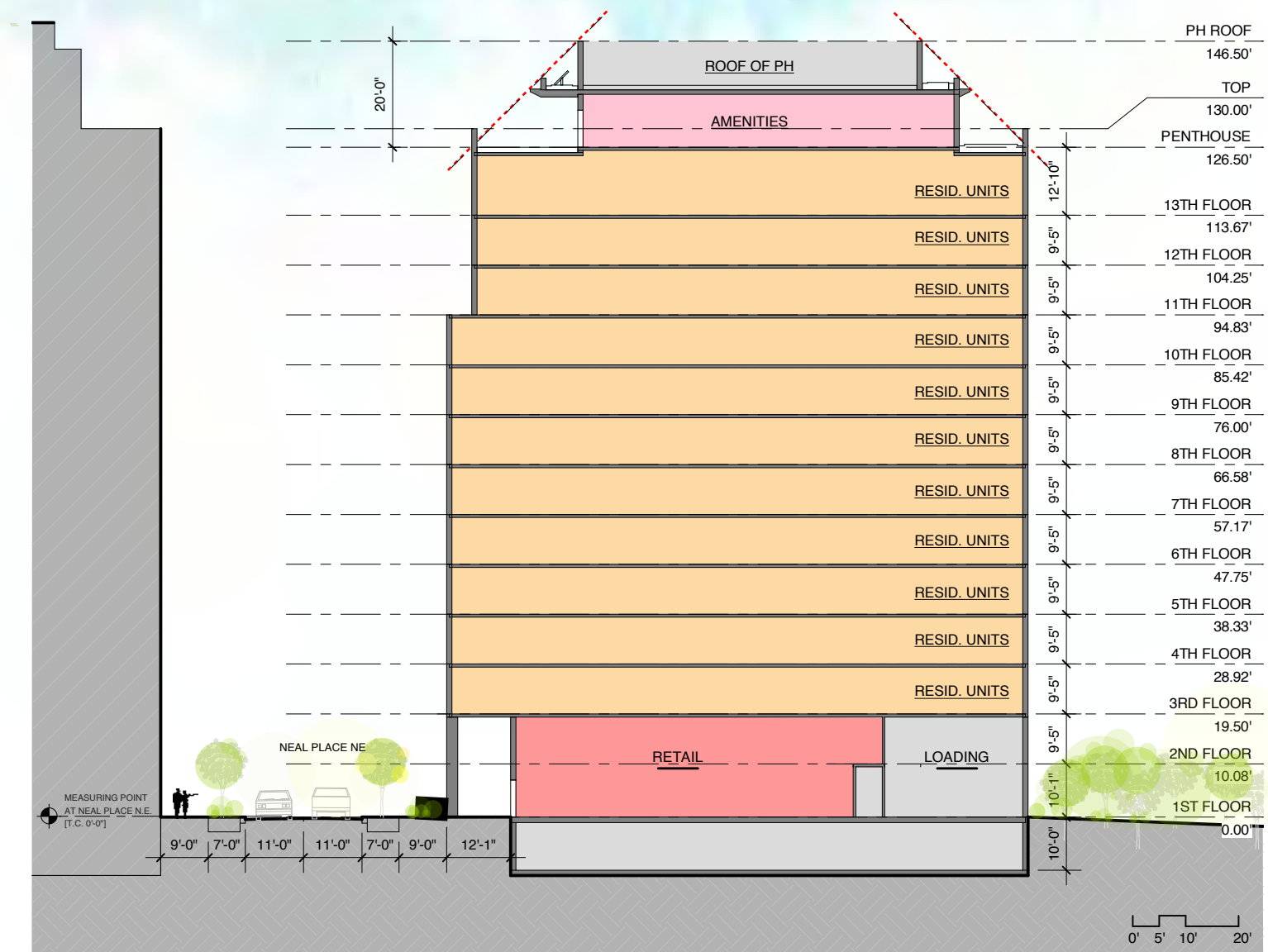
**LEGEND**

- CORE/SERVICE
- RETAIL
- RESIDENTIAL
- COMMON AREAS

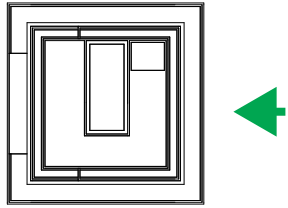


**[2] N/S SECTION THROUGH LOBBY AND RESIDENTIAL**

Note:  
All spot elevations are relative to the measuring point 86.48' taken at Neal Place N.E.  
Top of curb, assumed for these drawings to be +0'-0".



**[1] N/S SECTION THROUGH RETAIL AND LOADING**



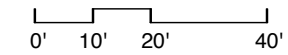
KEY PLAN



MEASURING POINT  
AT NEAL PLACE N.E.  
[T.C. 0'-0"]

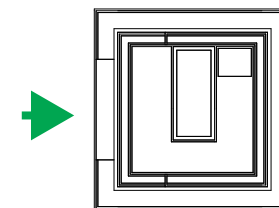
130'  
BUILDING HEIGHT

Note:  
All spot elevations are relative to the measuring point 86.48' taken at Neal Place N.E.  
Top of curb, assumed for these drawings to be +0'-0".

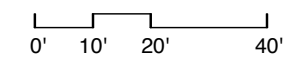


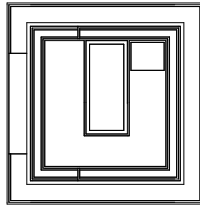
NORTH ELEVATION

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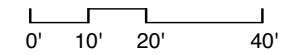
Note:  
All spot elevations are relative to the measuring point 86.48' taken at Neal Place N.E.  
Top of curb, assumed for these drawings to be +0'-0".





MEASURING POINT  
AT NEAL PLACE N.E.  
[T.C. 0'-0"]

Note:  
All spot elevations are relative to the measuring point 86.48' taken at Neal Place N.E.  
Top of curb, assumed for these drawings to be +0'-0".



## EAST ELEVATION (ALONG ALLEY)

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**D\_309**

**ECA**

 **KETTLER**

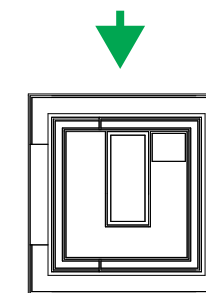
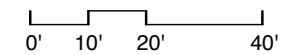
 **CARMEL  
PARTNERS**





MEASURING POINT  
AT NEAL PLACE N.E.  
[T.C. 0'-0"]

Note:  
All spot elevations are relative to the measuring point 86.48' taken at Neal Place N.E.  
Top of curb, assumed for these drawings to be +0'-0".



KEY PLAN



M-1: BRICK



M-2: GLASS RAILING



M-3: CONCRETE BALCONY



M-4: ALUMINIUM WINDOW SYSTEM



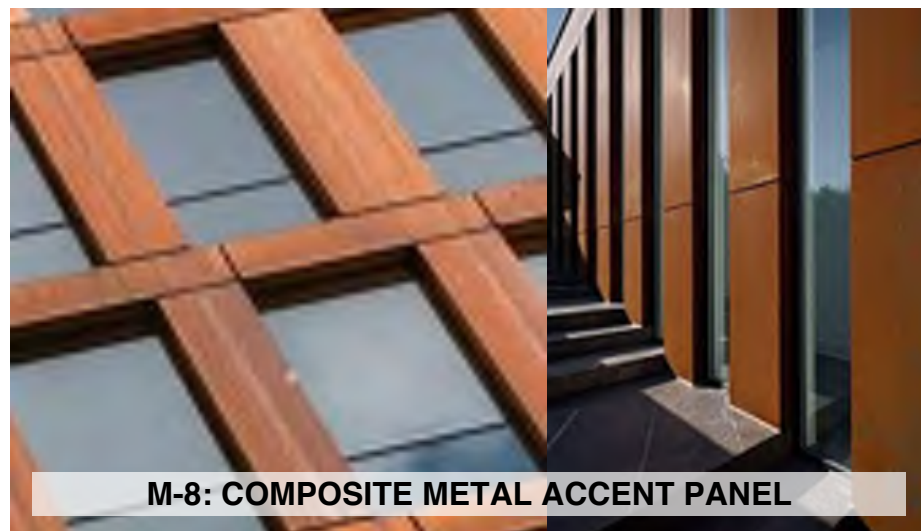
M-5: ALUMINIUM STOREFRONT SYSTEM



M-6: SHADOWBOX/SPANDREL WINDOW



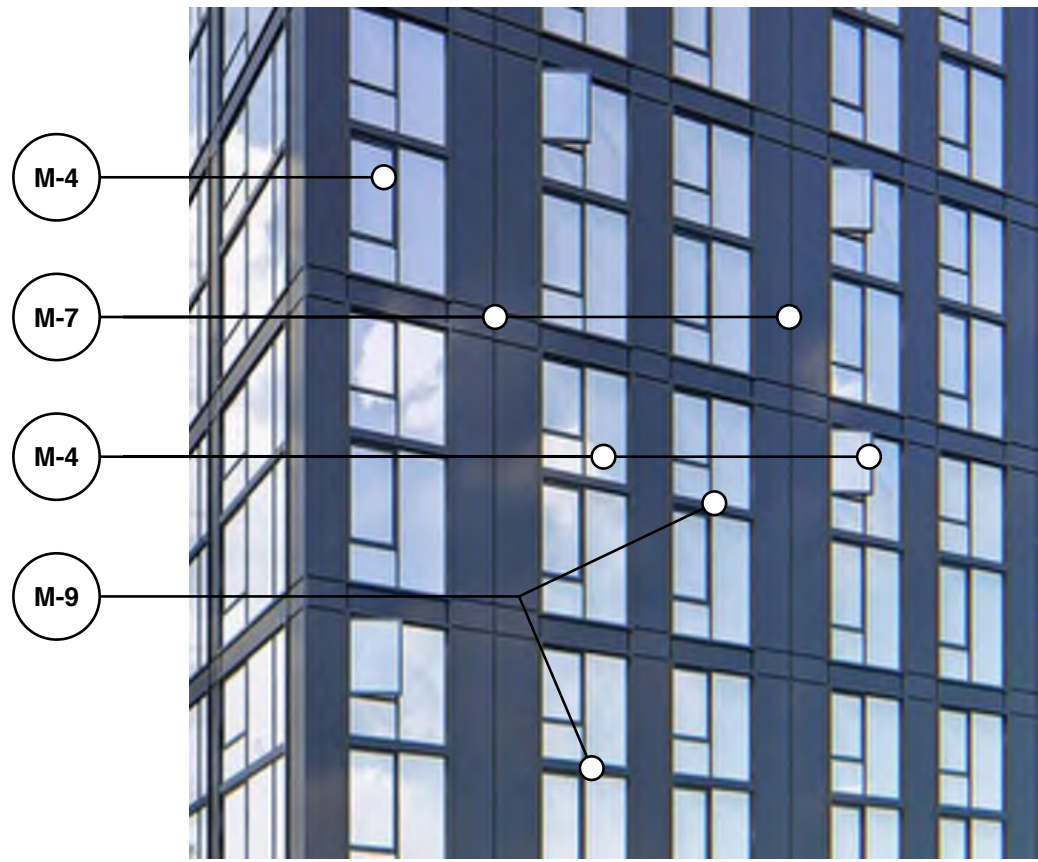
M-7: COMPOSITE METAL PANEL



M-8: COMPOSITE METAL ACCENT PANEL

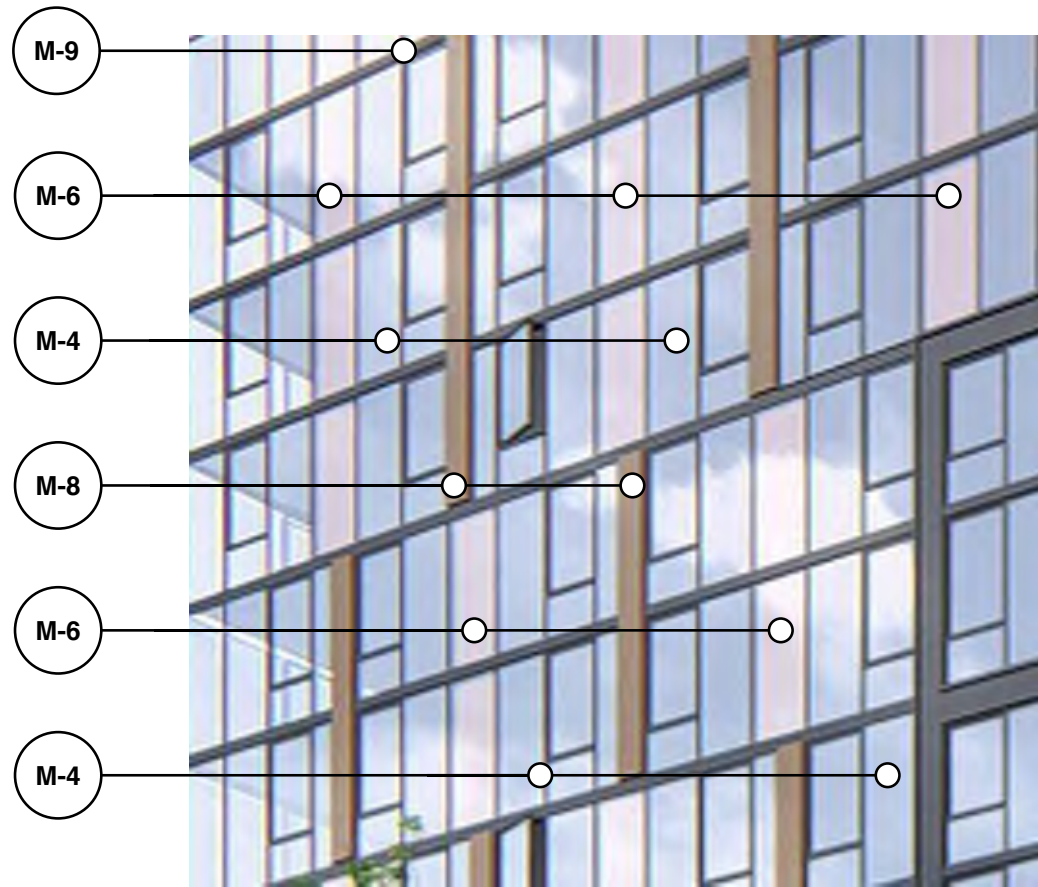


M-9: COMPOSITE METAL SLAB COVER



**MATERIAL DESCRIPTION:**  
SEE BUILDING MATERIALS SHEET D-311

- MATERIAL LEGEND:**
- M-1 BRICK
  - M-2 GLASS RAILING
  - M-3 CONCRETE BALCONY
  - M-4 ALUMINUM WINDOW SYSTEM
  - M-5 ALUMINUM STOREFRONT SYSTEM
  - M-6 SHADOW BOX / SPANDREL WINDOW
  - M-7 COMPOSITE METAL PANEL
  - M-8 COMPOSITE METAL ACCENT PANEL
  - M-9 COMPOSITE METAL SLAB COVER



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PRECEDENT IMAGES FOR BUILDING MATERIALS 2

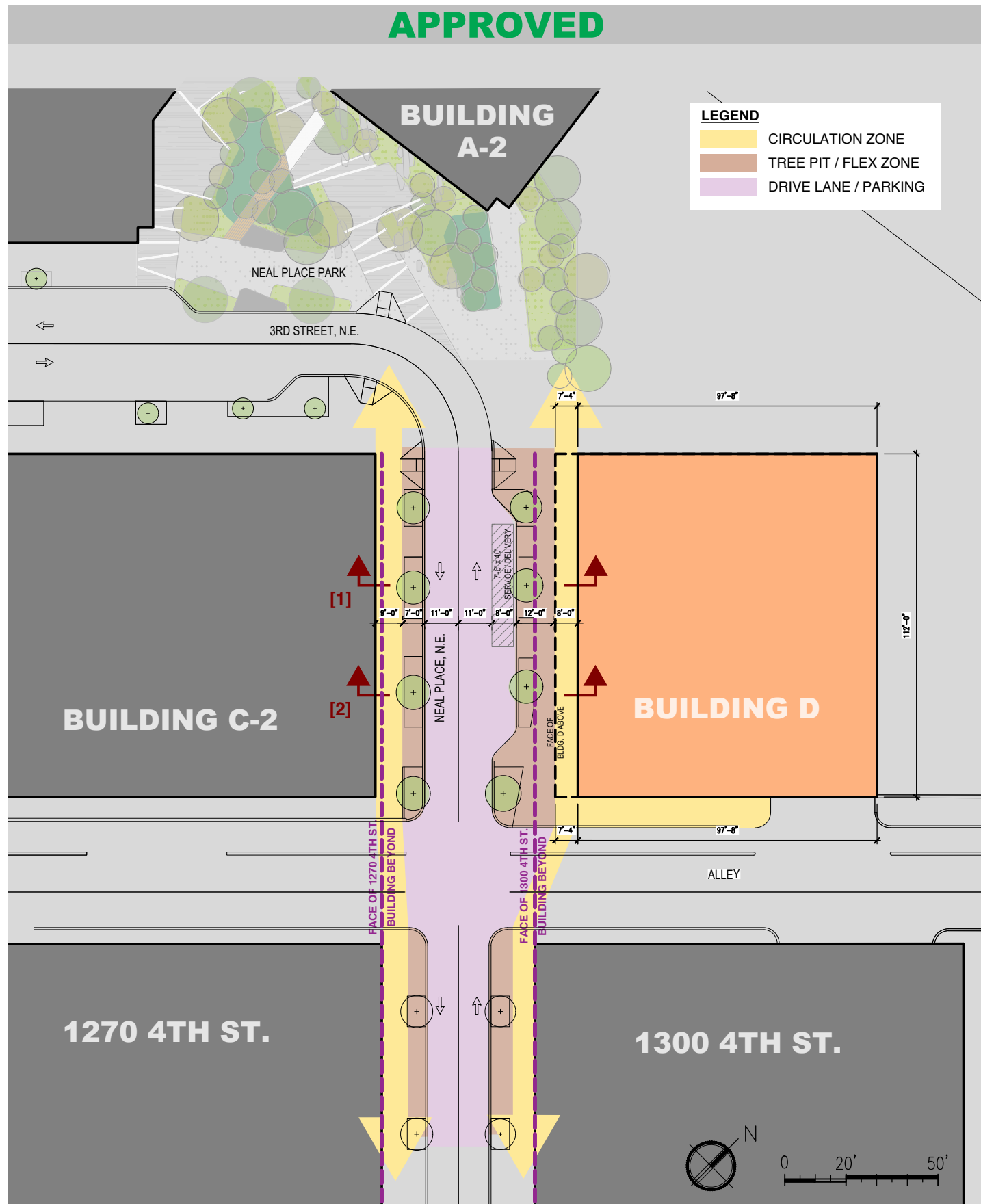


# BUILDING D: BUILDING SETBACK & MASSING

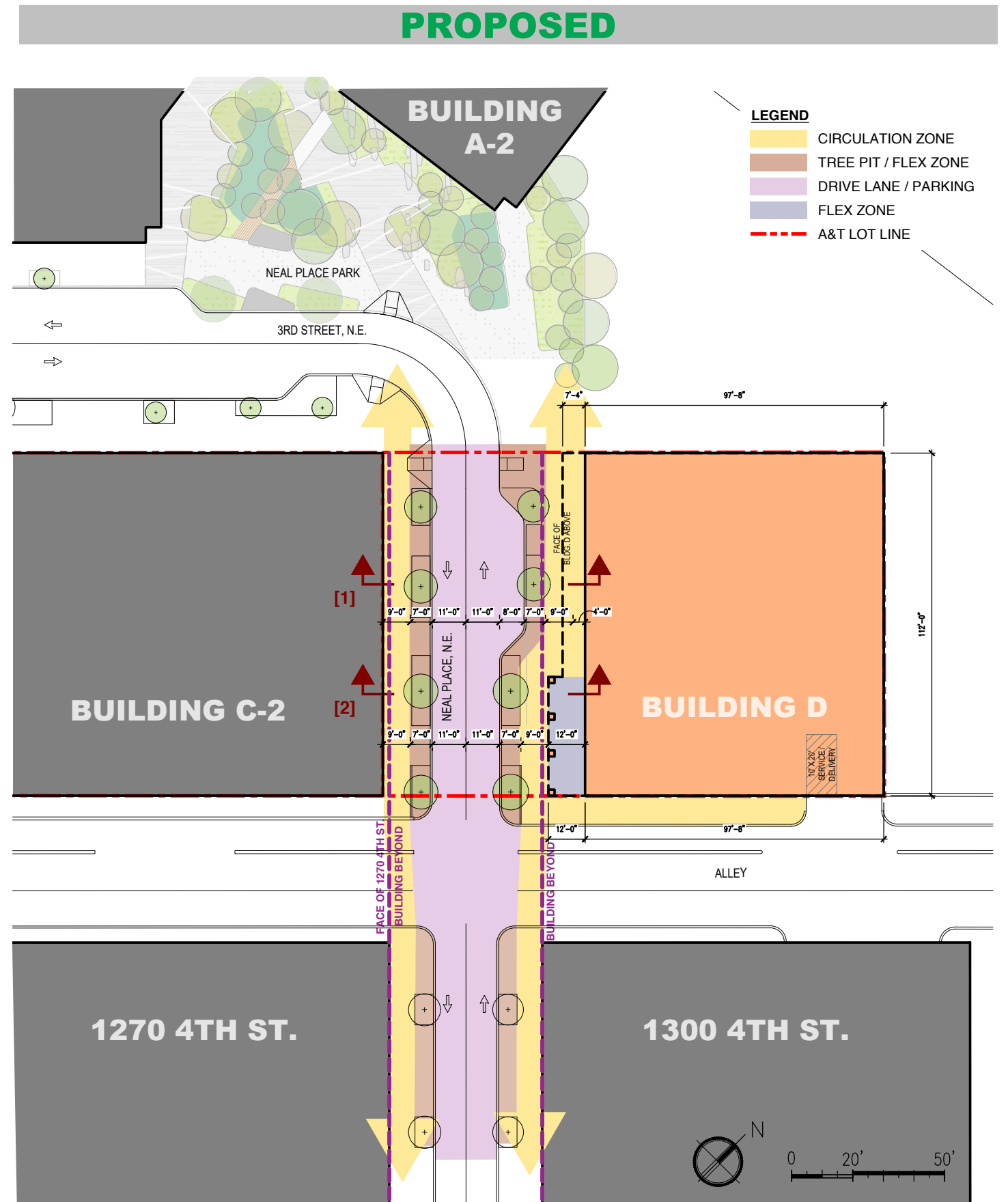
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# APPROVED



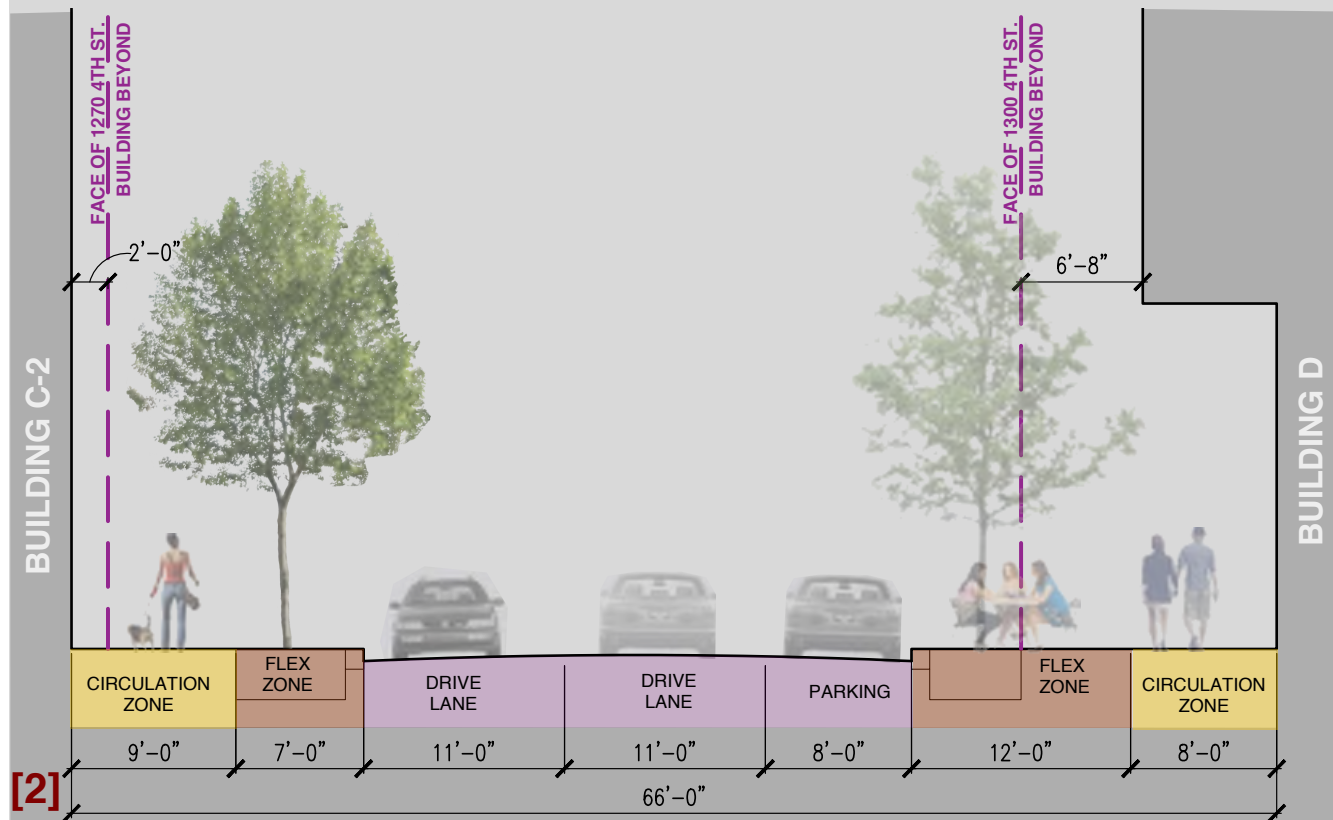
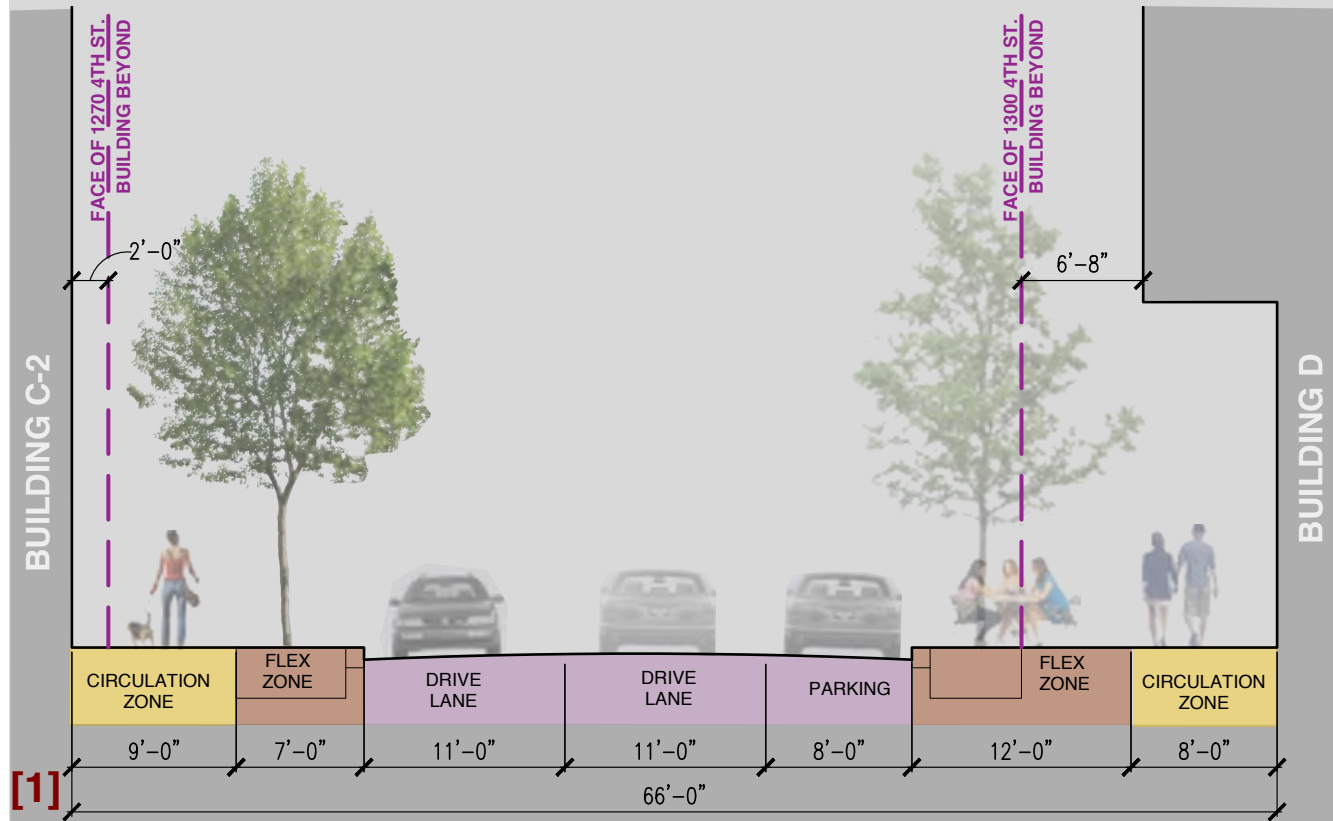
# PROPOSED



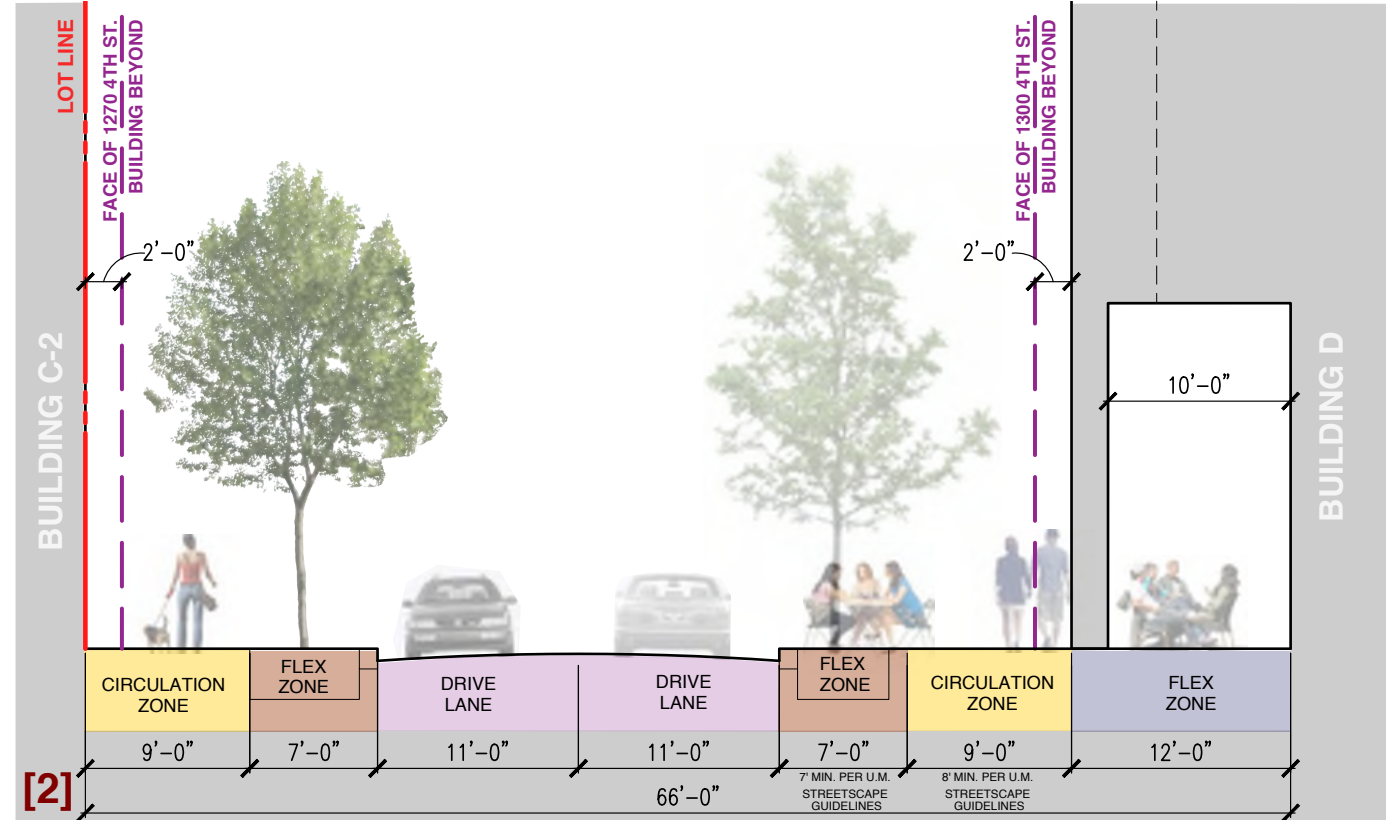
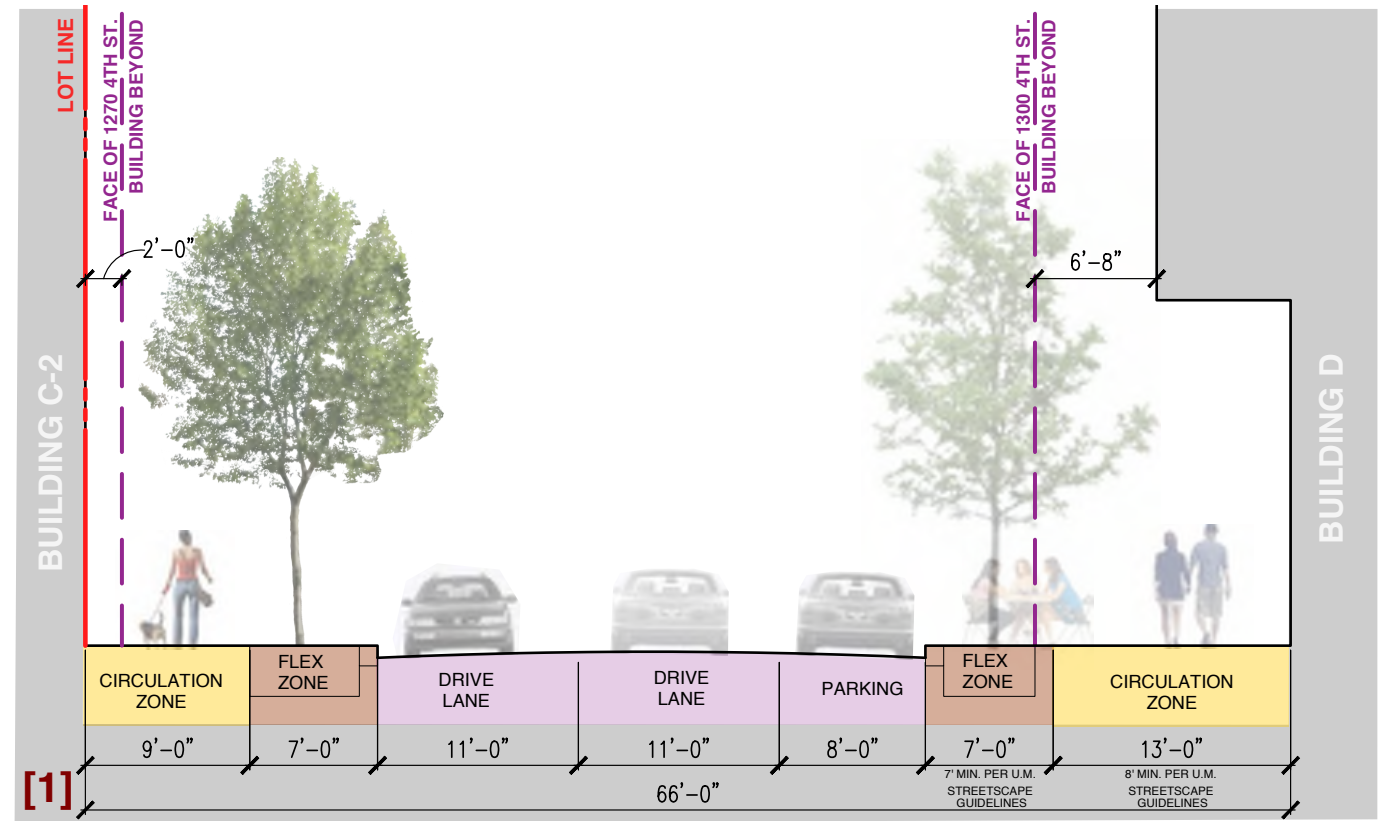
BUILDING FOOTPRINT: SETBACK FROM NEAL PLACE N.E.

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# APPROVED

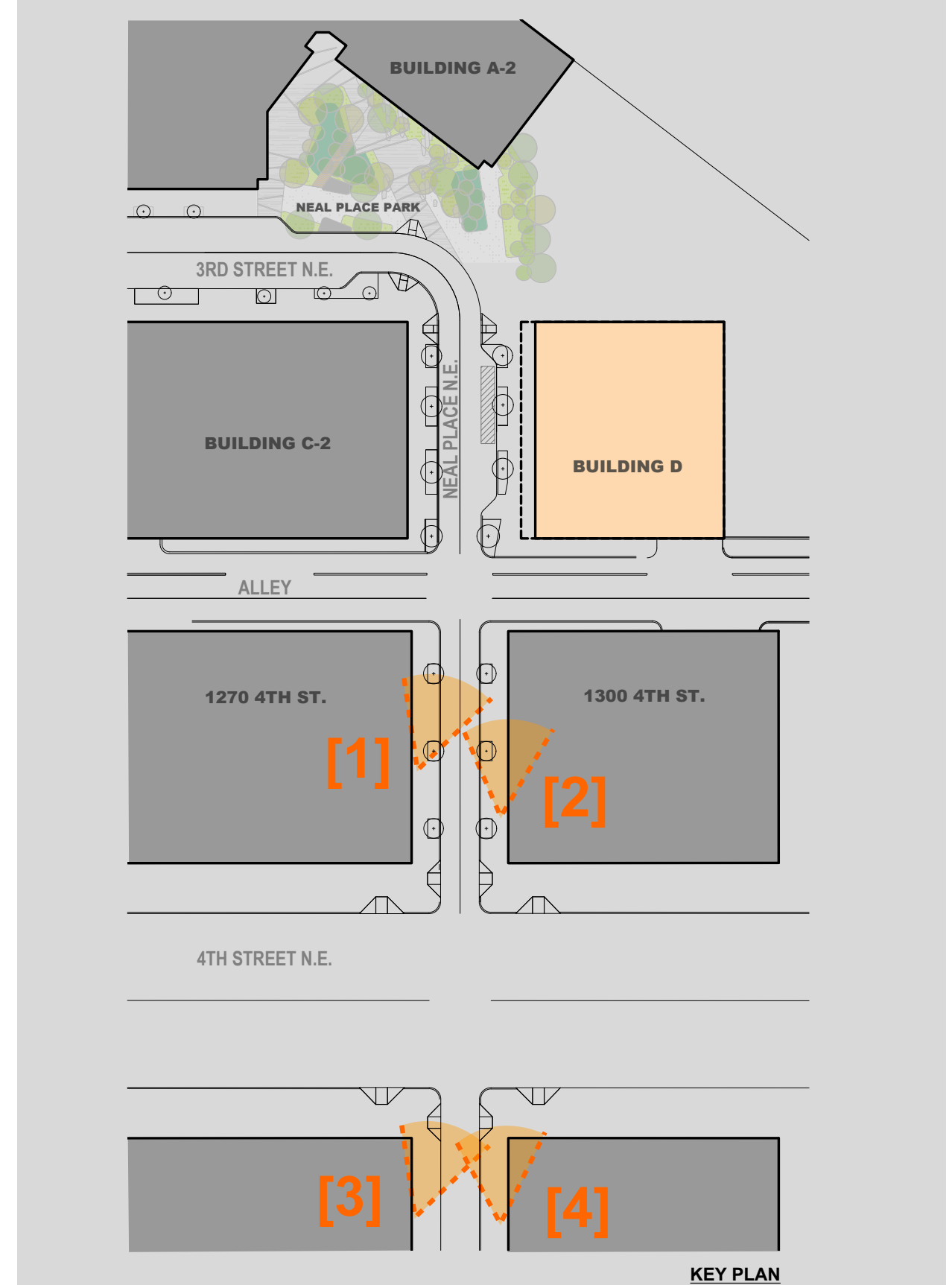
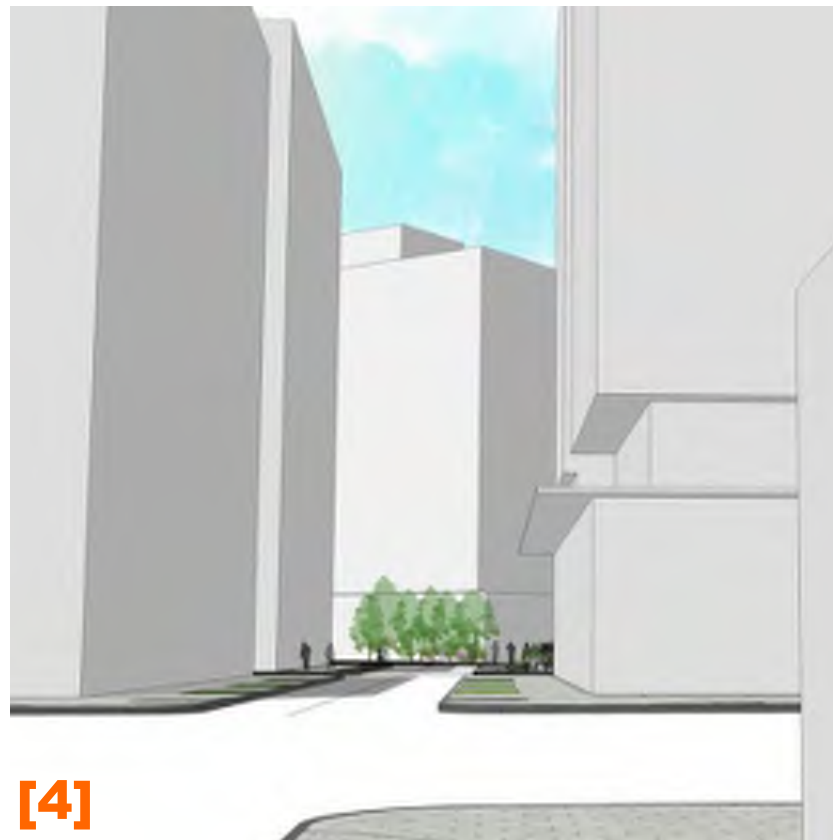
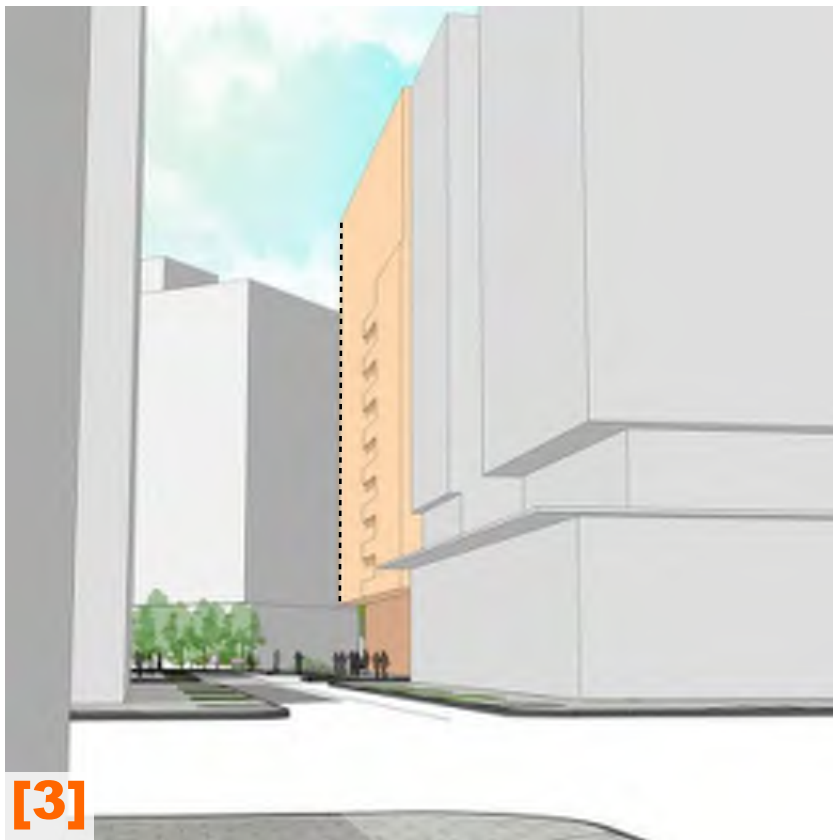


# PROPOSED



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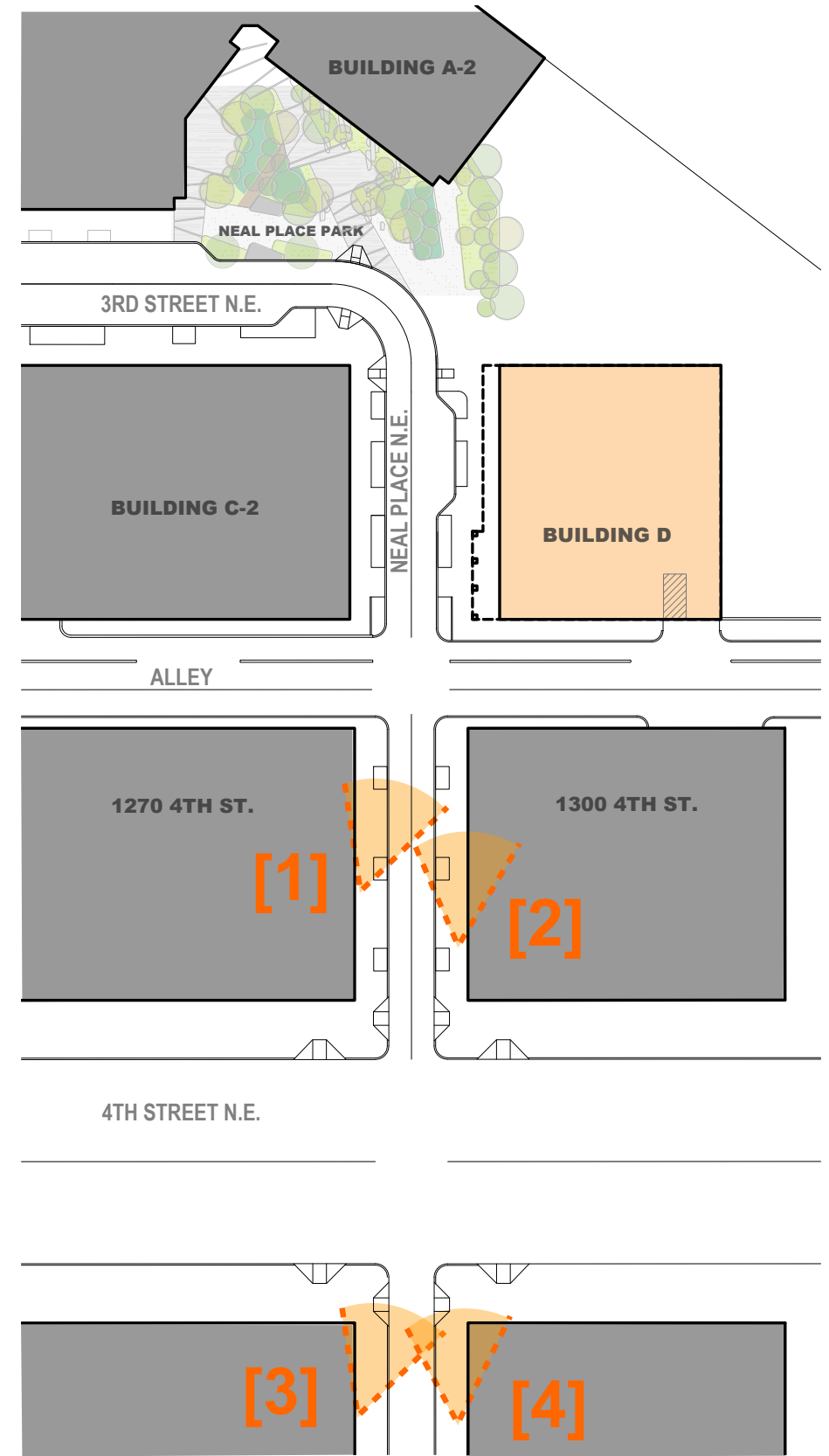
NEAL PLACE SECTION: SETBACK FROM NEAL PLACE N.E.



BUILDING MASSING: SETBACK FROM NEAL PLACE N.E. - APPROVED

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# PROPOSED



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BUILDING MASSING: SETBACK FROM NEAL PLACE N.E. - PROPOSED

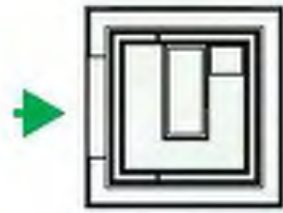




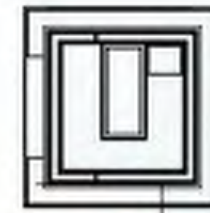
# BUILDING D: SIGNAGE

DECEMBER 20, 2018

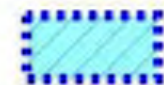




KEY PLAN



KEY PLAN



Potential signage placement area to be designed in accordance with DC Code and sign regulations

BUILDING SIGNAGE: PLACEMENT

DECEMBER 20, 2018

# RETAIL SIGNAGE | GUIDELINES

Retail tenants will be required to submit their signage and storefront designs to the owner for review and approval prior to applying for permits from the District. The owner will regulate the external design and appearance of the retail tenants in a manner so as to preserve and maintain the design integrity of the building, while acknowledging the city's efforts to create a vibrant retail zone around the Union Market with an enhanced streetscape experience.

1. Retail tenants will be encouraged to create individual designs for their storefronts and signage. Where tenants do not have an individual design or brand, the owner will work closely with the tenant to develop one.
2. Retail signage and storefronts will be comprised of materials and colors that complement the materials and design of the base building.
3. Retail signage will be permitted based on tenant needs.
4. Retail tenants may employ a wide variety of building materials in the design of their storefront and signage such as glass, masonry, stone, decorative metal, stucco, tile, etc. However, tenants will be required to use high quality materials, as determined by the owner. Where possible, the owner will work closely with retail tenants to maximize the use of glazing in the storefront design.
5. Sign area will be regulated by the DC Construction Codes (12 DCMR).
6. Signage and storefront illumination is encouraged by owner so long as building design integrity is maintained. Illumination will be acceptable per owner approval and in accordance with local regulations.
7. The locations of doors and windows for retail tenants will be established as part of the storefront design. However, doors and windows to base building areas (such as lobbies, exit stairs and service areas) will be established by the owner during base building design. Tenants will be encouraged to make efforts to integrate the existing building and character into the design of the storefronts.
8. Retail tenants will not be permitted to extend the building footprint, although tenants may with the owner's permission apply for public space permits to allow for unenclosed encroachments into the public ROW (such as for a cafe permit).

Nothing herein will be construed to preempt any local or federal code or regulation.

# RESIDENTIAL SIGNAGE | GUIDELINES

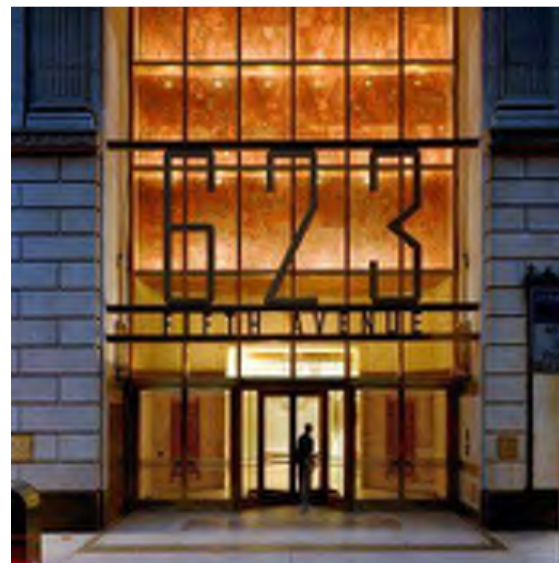
The permanent signage for the residential portion of the project will be developed along with the design of the building entrance, and both will be part of a cohesive building identity and branding effort.

All permanent signage is to be of the highest quality construction (this shall not prevent re-use of vintage or intentionally distressed signage provided it is operating properly and in good order). Signs may be lighted, including LEDs or comparable technology. Illumination and materiality of the signage will be complementary to the design of the building.

The permanent signage identifying the residential portion of the project will be restricted to the area around the building entrance on Neal Place NE, as identified on the plans, and will not extend above the second floor. Sign area will be regulated by the DC Construction Codes (12 DCMR).

Nothing herein will be construed to preempt any local or federal code or regulation.

Sign Type A | Building Signs



Sign Type B | Blade Signs

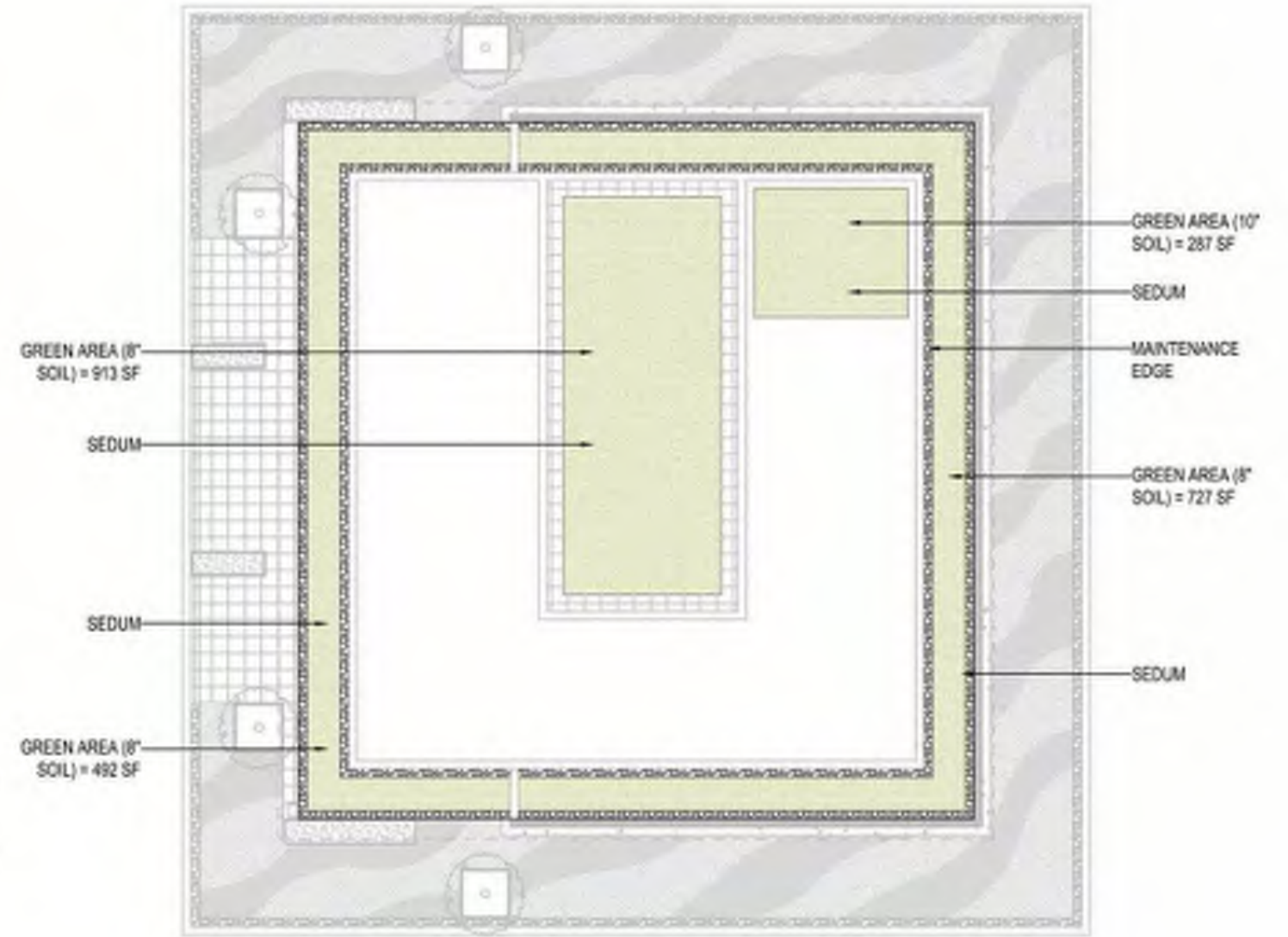
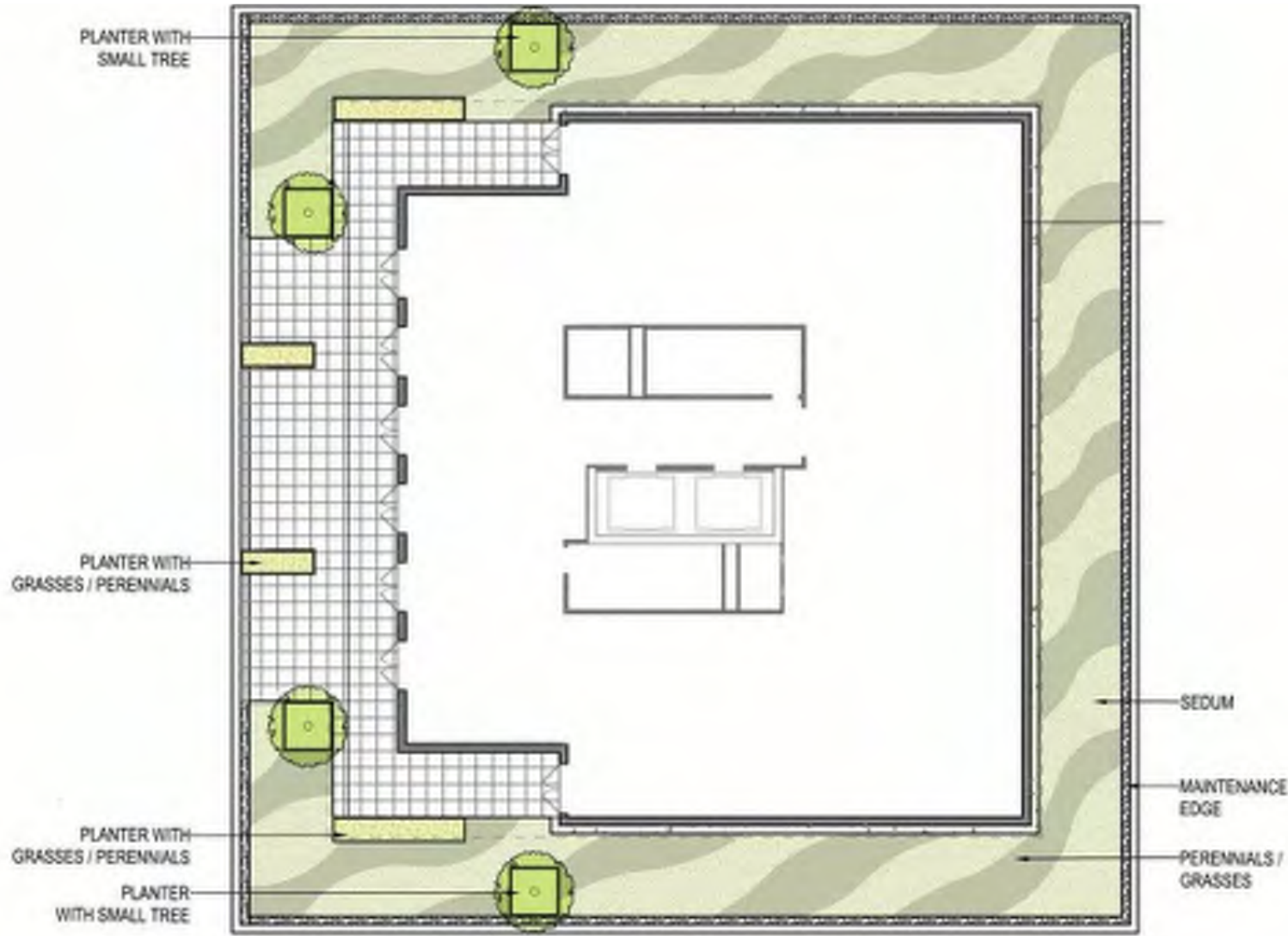


Sign Type C | Window Signs

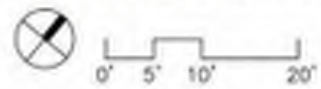


DECEMBER 20, 2018

# **BUILDING D: LANDSCAPE**



**PENTHOUSE AMENITY LANDSCAPE**



**PENTHOUSE ROOF LANDSCAPE**





DECEMBER 20, 2018

PRECEDENT IMAGERY



**D\_602**

# BUILDING D: LEED & GREEN AREA RATIO CALCULATIONS

DECEMBER 20, 2018



<b>62</b>	<b>2</b>	<b>46</b>	<b>Total Project Score</b>	<b>Possible Points</b>	<b>110</b>
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Certified: 40 to 49 points Silver: 50 to 59 points Gold: 60 to 79 points Platinum: 80 to 110 points

24			2 Sustainable Sites		Possible Points	26
Y	M	N				
			<b>SSp1</b>	<b>Construction Activity Pollution Prevention</b>		<b>Req'd</b>
1			SSc1	Site Selection		1
5			SSc2	Development Density and Community Connectivity		5
		1	SSc3	Brownfield Redevelopment		1
6			SSc4.1	Alternative Transportation--Public Transportation Access		6
1			SSc4.2	Alternative Transportation--Bicycle Storage and Changing Rooms		1
3			SSc4.3	Alternative Transportation--Low-Emitting and Fuel-Efficient Vehicles		3
2			SSc4.4	Alternative Transportation--Parking Capacity		2
1			SSc5.1	Site Development--Protect or Restore Habitat		1
1			SSc5.2	Site Development--Maximize Open Space		1
1			SSc6.1	Stormwater Design--Quantity Control		1
		1	SSc6.2	Stormwater Design--Quality Control		1
1			SSc7.1	Heat Island Effect--Nonroof		1
1			SSc7.2	Heat Island Effect--Roof		1
1			SSc8	Light Pollution Reduction		1

7			3 Water Efficiency		Possible Points	10
Y	M	N				
			<b>WEp1</b>	<b>Water Use Reduction</b>		<b>Req'd</b>
4			WEc1	Water-Efficient Landscaping		4
		2	WEc2	Innovative Wastewater Technologies		2
3		1	WEc3	Water Use Reduction		4

7			2 Energy and Atmosphere		Possible Points	35
Y	M	N				
			<b>EAp1</b>	<b>Fundamental Commissioning</b>		<b>Req'd</b>
			<b>EAp2</b>	<b>Minimum Energy Performance</b>		<b>Req'd</b>
			<b>EAp3</b>	<b>Fundamental Refrigerant Management</b>		<b>Req'd</b>
4	2	13	EAc1	Optimize Energy Performance		19
		7	EAc2	On-Site Renewable Energy		7
2			EAc3	Enhanced Commissioning		2
		2	EAc4	Enhanced Refrigerant Management		2
1		2	EAc5	Measurement and Verification		3
		2	EAc6	Green Power		2

Y YES  
M MAYBE  
N NO

6			8 Materials and Resources		Possible Points	14
Y	M	N				
			<b>MRp1</b>	<b>Storage and Collection of Recyclables</b>		<b>Req'd</b>
		3	MRc1.1	Building Reuse--Maintain Existing Walls, Floors, and Roof		3
		1	MRc1.2	Building Reuse--Maintain Interior Nonstructural Elements		1
2			MRc2	Construction Waste Management		2
		2	MRc3	Materials Reuse		2
2			MRc4	Recycled Content		2
2			MRc5	Regional Materials		2
		1	MRc6	Rapidly Renewable Materials		1
		1	MRc7	Certified Wood		1

10			5 Indoor Environmental Quality		Possible Points	15
Y	M	N				
			<b>EQp1</b>	<b>Minimum Indoor Air Quality Performance</b>		<b>Req'd</b>
			<b>EQp2</b>	<b>Environmental Tobacco Smoke (ETS) Control</b>		<b>Req'd</b>
1			EQc1	Outdoor Air Delivery Monitoring		1
		1	EQc2	Increased Ventilation		1
1			EQc3.1	Construction IAQ Management Plan, During Construction		1
		1	EQc3.2	Construction IAQ Management Plan, Before Occupancy		1
1			EQc4.1	Low-Emitting Materials--Adhesives and Sealants		1
1			EQc4.2	Low-Emitting Materials--Paints and Coatings		1
1			EQc4.3	Low-Emitting Materials--Flooring Systems		1
1			EQc4.4	Low-Emitting Materials--Composite Wood and Laminate Adhesives		1
1			EQc5	Indoor Chemical and Pollutant Source Control		1
1			EQc6.1	Controllability of Systems--Lighting		1
1			EQc6.2	Controllability of Systems--Thermal Comfort		1
1			EQc7.1	Thermal Comfort--Design		1
		1	EQc7.2	Thermal Comfort--Verification		1
		1	EQc8.1	Daylight and Views--Daylight		1
		1	EQc8.2	Daylight and Views--Views		1

6			Innovation and Design Process		Possible Points	6
Y	M	N				
1			IDc1.1	Exemplary Performance: SSc4.1		1
1			IDc1.2	Innovation in Design: Walkable Sites		1
1			IDc1.3	Innovation in Design: Wellness or EP		1
1			IDc1.4	Innovation in Design: TDM Plan or EP		1
1			IDc1.5	Innovation in Design: Biophilia or Green Education		1
1			IDc2	LEED Accredited Professional		1

2			2 Regional Priority		Possible Points	4
Y	M	N				
		1	RPc1	Regional Priority: EAc2, 1%		1
1			RPc1	Regional Priority: SSc5.1		1
1			RPc1	Regional Priority: SSc6.1		1
		1	RPc1	Regional Priority: WEc2		1
		1	RPc1	Regional Priority		1
		1	RPc1	Regional Priority		1



Green Area Ratio Scoresheet					
Address	Market Terminal - Building D	Square	Lot	Zone District	
Other		Lot area (sf)	Minimum Score	Multiplier	GAR Score
		10,975	.2		SCORE: 0.426
<b>Landscape Elements</b>					
		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"	square feet	0.30		-
2	Landscaped areas with a soil depth ≥ 24"	square feet	0.60		-
3	Bioretention facilities	square feet	0.40		-
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>					
1	Groundcovers, or other plants < 2' height	square feet	0.20	Native Bonus square feet	-
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants	0.30	# of plants	-
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees	0.50	# of trees	-
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees	0.60	# of trees	-
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees	0.70	# of trees	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees	0.70	# of trees	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees	0.70	# of trees	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees	0.80	# of trees	-
9	Vegetated wall, plantings on a vertical surface	square feet	0.60	square feet	-
<b>C Vegetated or "green" roofs</b>					
1	Over at least 2" and less than 8" of growth medium	square feet	0.60	square feet	-
2	Over at least 8" of growth medium	square feet	0.80	square feet	4,671.2
<b>D Permeable Paving***</b>					
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		-
<b>E Other</b>					
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		-
		sub-total of sq ft =		5,839	
<b>F Bonuses</b>					
1	Native plant species	square feet	0.10		-
2	Landscaping in food cultivation	square feet	0.10		-
3	Harvested stormwater irrigation	square feet	0.10		-
				Green Area Ratio numerator =	4,671
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.					
Total square footage of all permeable paving and enhanced tree growth.					-