

PLANTING - UNDERSTORY PRECEDENT IMAGES

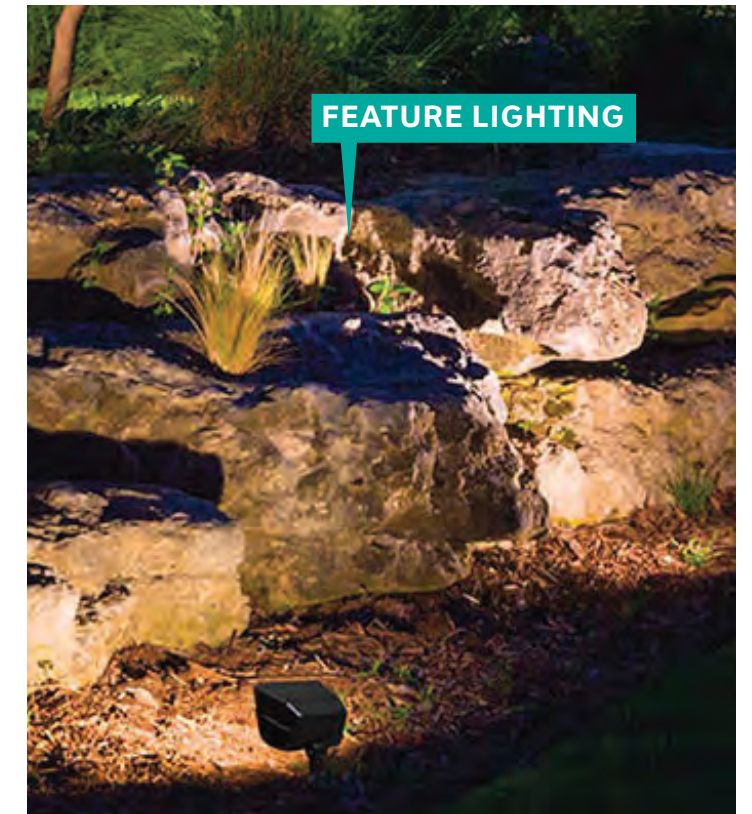
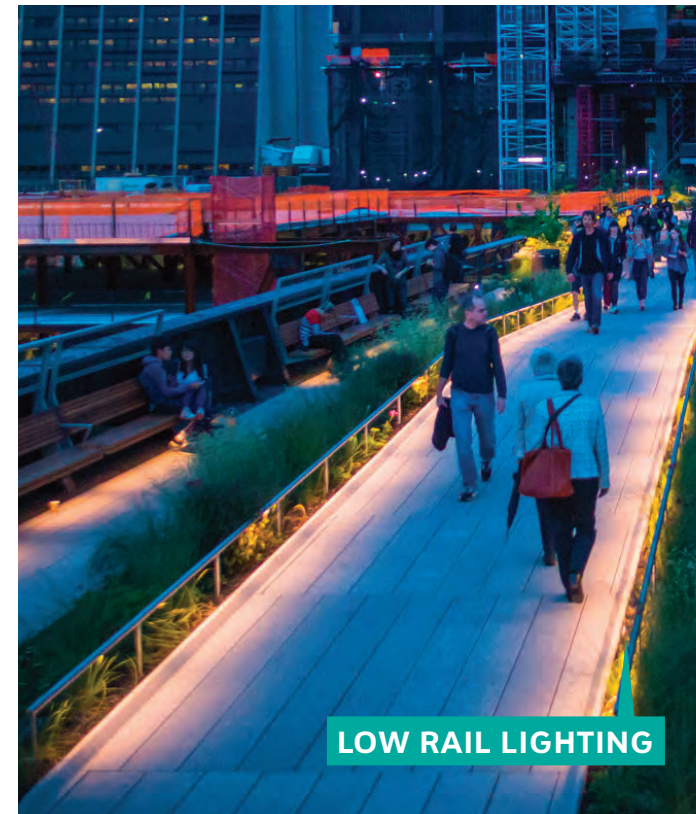
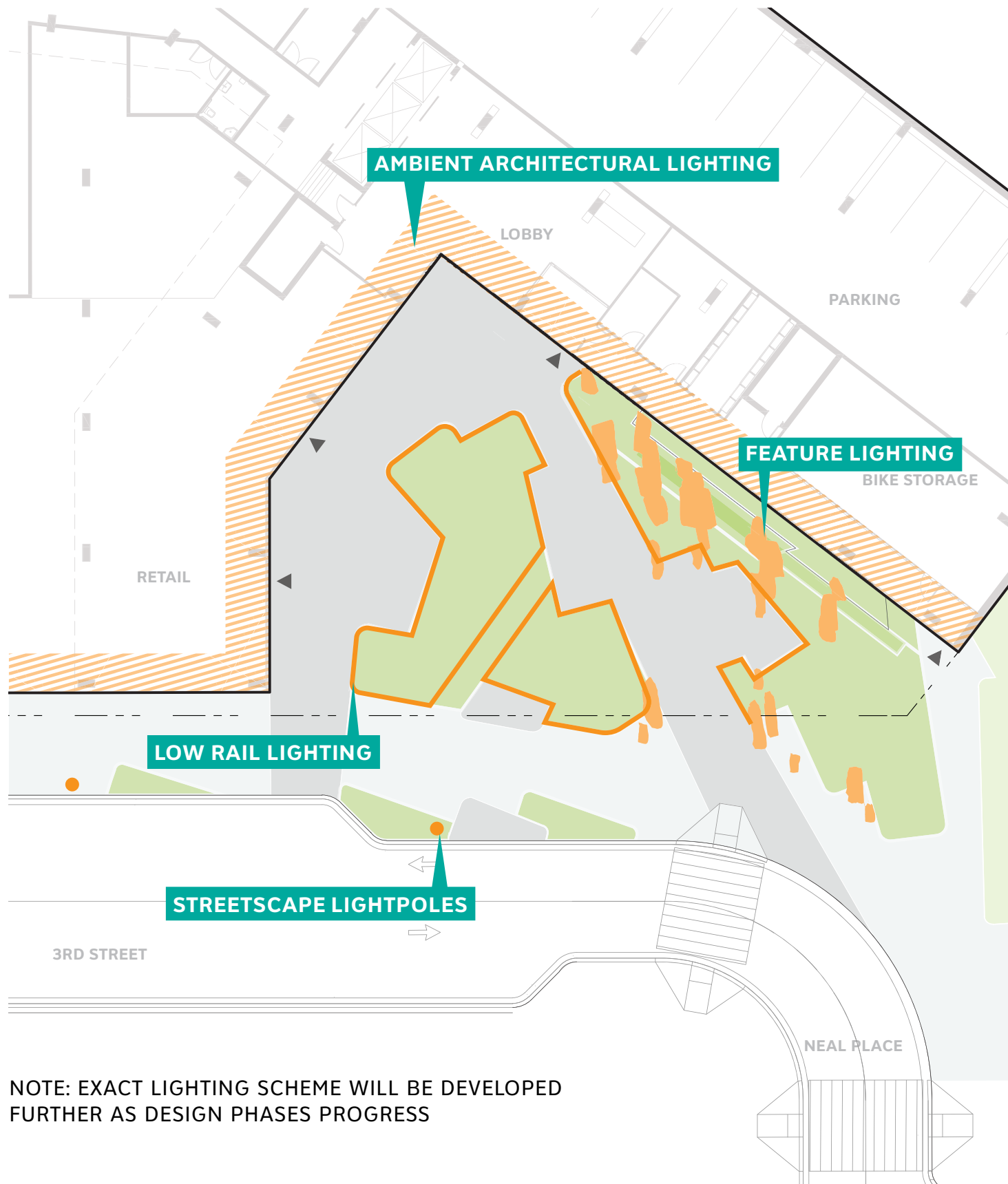
MAY 28, 2019

A-2_527

SCAPE + BRININSTOOL
LYNCH

sh p GROSVENOR

ZONING COMMISSION
District of Columbia
CASE NO.15-27A
EXHIBIT NO.21A10





FALLS WALK - EVENING

MAY 28, 2019

A-2_529

SCAPE

BRININSTOOL
+ LYNCH

sh p

GROSVENOR



MAY 28, 2019

FALLS WALK



A-2_530



RETAIL EDGE

MAY 28, 2019

A-2_531

SCAPE

BRININSTOOL
+ LYNCH

sh p

GROSVENOR



MAY 28, 2019

RETAIL EDGE



A-2_532



VIEW DOWN NEAL PLACE

MAY 28, 2019

A-2_533

SCAPE

BRININSTOOL
+ LYNCH

sh p

GROSVENOR

BUILDING A-2: LEED & GREEN AREA RATIO CALCULATIONS

MAY 28, 2019



LEED 2009 for New Construction and Major Renovations

Project Checklist

Morse Street
GOLD Submission

21 5 Sustainable Sites Possible Points: 26

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
		1	Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
		2	Credit 4.4	Alternative Transportation—Parking Capacity	2
1			Credit 5.1	Site Development—Protect or Restore Habitat	1
1			Credit 5.2	Site Development—Maximize Open Space	1
1			Credit 6.1	Stormwater Design—Quantity Control	1
		1	Credit 6.2	Stormwater Design—Quality Control	1
1			Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
		1	Credit 8	Light Pollution Reduction	1

4 6 Water Efficiency Possible Points: 10

Y	?	N			
Y			Prereq 1	Water Use Reduction—20% Reduction	
2	2		Credit 1	Water Efficient Landscaping	2 to 4
	2		Credit 2	Innovative Wastewater Technologies	2
2	2		Credit 3	Water Use Reduction	2 to 4

16 19 Energy and Atmosphere Possible Points: 35

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
11	8		Credit 1	Optimize Energy Performance	1 to 19
	7		Credit 2	On-Site Renewable Energy	1 to 7
2			Credit 3	Enhanced Commissioning	2
	2		Credit 4	Enhanced Refrigerant Management	2
1	2		Credit 5	Measurement and Verification	3
2			Credit 6	Green Power	2

6 8 Materials and Resources Possible Points: 14

Y	?	N			
Y			Prereq 1	Storage and Collection of Recyclables	
	3		Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
	1		Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
	2		Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	?	N			
2			Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
	1		Credit 6	Rapidly Renewable Materials	1
	1		Credit 7	Certified Wood	1

9 6 Indoor Environmental Quality Possible Points: 15

Y	?	N			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
	1		Credit 1	Outdoor Air Delivery Monitoring	1
	1		Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
	1		Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
	1		Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
1			Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems—Lighting	1
1			Credit 6.2	Controllability of Systems—Thermal Comfort	1
1			Credit 7.1	Thermal Comfort—Design	1
	1		Credit 7.2	Thermal Comfort—Verification	1
	1		Credit 8.1	Daylight and Views—Daylight	1
1			Credit 8.2	Daylight and Views—Views	1

6 Innovation and Design Process Possible Points: 6

Y	?	N			
1			Credit 1.1	Innovation in Design: Exemplary Performance SS Cr 4.1	1
1			Credit 1.2	Innovation in Design: Exemplary Performance SS Cr 5.1	1
1			Credit 1.3	Innovation in Design: Exemplary Performance SS Credit 7.1	1
1			Credit 1.4	Innovation in Design: Green Cleaning Program EBOM	1
1			Credit 1.5	Innovation in Design: Green Pest Control EBOM	1
1			Credit 2	LEED Accredited Professional	1

2 2 Regional Priority Credits Possible Points: 4

Y	?	N			
1			Credit 1.1	Regional Priority: SS Credit 5.1 Protect & Restore Habitat	1
1			Credit 1.2	Regional Priority: SS Credit 6.1 Stormwater Quantity	1
	1		Credit 1.3	Regional Priority:	1
	1		Credit 1.4	Regional Priority:	1

64 46 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

Green Area Ratio Scoresheet

*** Address

Other

Lot size (enter this value first) * Minimum Score Multiplier GAR Score

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" value="0"/> square feet	0.30	-
2	Landscaped areas with a soil depth ≥ 24"	<input type="text" value="600"/> square feet	0.60	360.0
3	Bioretention facilities	<input type="text" value="5,770"/> square feet	0.40	2,308.0
B Plantings (credit for plants in landscaped areas from Section A)				
1	Groundcovers, or other plants < 2' height	<input type="text"/> square feet	0.20	<input type="text"/> Native Bonus square feet
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	<input type="text"/> # of plants	0.30	<input type="text"/> # of plants
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	<input type="text" value="22"/> # of trees	0.50	<input type="text"/> # of trees
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	<input type="text"/> # of trees	0.60	<input type="text"/> # of trees
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	<input type="text"/> # of trees	0.70	<input type="text"/> # of trees
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	<input type="text"/> # of trees	0.70	<input type="text"/> # of trees
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	<input type="text"/> # of trees	0.70	<input type="text"/> # of trees
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	<input type="text"/> # of trees	0.80	<input type="text"/> # of trees
9	Vegetated wall, plantings on a vertical surface	<input type="text"/> square feet	0.60	<input type="text"/> square feet

C Vegetated or "green" roofs				
1	Over at least 2" and less than 8" of growth medium	<input type="text"/> square feet	0.60	<input type="text"/> square feet
2	Over at least 8" of growth medium	<input type="text" value="5,110"/> square feet	0.80	<input type="text"/> square feet
D Permeable Paving***				
1	Permeable paving over 6" to 24" of soil or gravel	<input type="text"/> square feet	0.40	-
2	Permeable paving over at least 24" of soil or gravel	<input type="text"/> square feet	0.50	-
E Other				
1	Enhanced tree growth systems***	<input type="text"/> square feet	0.40	-
2	Renewable energy generation	<input type="text"/> square feet	0.50	-
3	Approved water features	<input type="text"/> square feet	0.20	-
		sub-total of sq ft =		12,580
F Bonuses				
1	Native plant species	<input type="text" value="0"/> square feet	0.10	-
2	Landscaping in food cultivation	<input type="text"/> square feet	0.10	-
3	Harvested stormwater irrigation	<input type="text"/> square feet	0.10	-
		Green Area Ratio numerator =		7,306
*** 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.		-

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE	EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE			OVERHEAD WIRE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE			UNDERGROUND TELEPHONE LINE	
	EASEMENT LINE			UNDERGROUND CABLE LINE	
	SETBACK LINE			STORM SEWER	
				SANITARY SEWER MAIN	
	CONCRETE CURB & GUTTER			HYDRANT	
			SANITARY MANHOLE		
			STORM MANHOLE		
	UTILITY POLE WITH LIGHT			WATER METER	
	POLE LIGHT			WATER VALVE	
	TRAFFIC LIGHT			GAS VALVE	
	UTILITY POLE			GAS METER	
	TYPICAL LIGHT			TYPICAL END SECTION	
	ACORN LIGHT			HEADWALL OR ENDWALL	
	TYPICAL SIGN			YARD INLET	
	PARKING COUNTS			CURB INLET	
	CONTOUR LINE			CLEAN OUT	
	SPOT ELEVATIONS			ELECTRIC MANHOLE	
	SANITARY LABEL			TELEPHONE MANHOLE	
	STORM LABEL			ELECTRIC BOX	
	SANITARY SEWER LATERAL			ELECTRIC PEDESTAL	
	UNDERGROUND WATER LINE			MONITORING WELL	
	UNDERGROUND ELECTRIC LINE			TEST PIT	
	UNDERGROUND GAS LINE			BENCHMARK	
				BORING	

GENERAL NOTES:

1. THE PLAN IS BASED ON THE FOLLOWING DOCUMENTS AND INFORMATION
 - A. ENTITLED: "ALTA/NSPS LAND TITLE SURVEY: KETTLER INC. 300 MORSE STREET, NE PART OF LOT 6 SQUARE 3587, DISTRICT OF COLUMBIA", PREPARED BY: BOHLER ENGINEERING, PROJECT NUMBER: DC142264, DATED: 11/29/17
 - B. ENTITLED: "BOUNDARY EXHIBIT, MARKET TERMINAL, 300 & 350 MORSE STREET, NE PART OF LOT 6 SQUARE 3587, DISTRICT OF COLUMBIA", PREPARED BY: BOHLER ENGINEERING, PROJECT NUMBER: DC142264, DATED: 12/18/18
 - C. DIGITAL ARCHITECTURAL PLANS: ENTITLED: "815-18 MTW BLDG A1-A102 - OVERALL FLOOR PLAN - LEVEL B01.DWG" PREPARED BY: DESIGN COLLECTIVE, DATE RECEIVED: 04/29/19
 - D. DIGITAL ARCHITECTURAL PLANS: ENTITLED: " 815-18 MTW B_SHEET - A114 - PARTITION PLAN - ROOF.PDF" PREPARED BY: DESIGN COLLECTIVE, DATE RECEIVED: 04/29/19
 - E. DIGITAL ARCHITECTURAL PLANS: ENTITLED: "MORSE ST CENTRAL MODEL_SW@BRINISTOLL-LYNCH-FLOOR PLAN - LEVEL 01.DWG" PREPARED BY: BRININSTOOL-LYNCH, DATE RECEIVED: 04/05/19
 - F. DIGITAL ARCHITECTURAL PLANS: ENTITLED: "A-101.DWG" PREPARED BY: GENSLER & ASSOCIATES, DATE RECEIVED: 12/10/18
 - G. DIGITAL ARCHITECTURAL PLANS: ENTITLED: "1ST FLOOR.DWG" PREPARED BY: ECA, DATE RECEIVED: 10/23/18
 - H. DIGITAL LANDSCAPE PLANS: ENTITLED: "L-SP-W1511.DWG" PREPARED BY: OCULUS, DATE RECEIVED: 05/02/19
2. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE, AND TYPE BY THE PROPER UTILITY COMPANIES.

SHEET INDEX

SHEET TITLE	SHEET NUMBER
GENERAL NOTES AND LEGEND	CIV100
EXISTING CONDITIONS/DEMOLITION PLAN	CIV101
SITE PLAN - STAGE II PUD	CIV200
SIGNAGE AND STRIPING PLAN	CIV201
DEVELOPER RESPONSIBILITY PLAN	CIV202
UTILITY PLAN	CIV300
EROSION AND SEDIMENT CONTROL PLAN (PHASE I)	CIV400
EROSION AND SEDIMENT CONTROL PLAN (PHASE II)	CIV401
STORMWATER MANAGEMENT PLAN - OVERALL	CIV500
STORMWATER MANAGEMENT PLAN CALCULATIONS - OVERALL	CIV501-502

GENERAL NOTES AND LEGEND

DEVELOPER

GROSVENOR USA LTD
1701 PENNSYLVANIA AVE NW
WASHINGTON D.C., 20002

21 MAY, 2019



BOHLER
DC

MARKET TERMINAL - STAGE TWO PUD



CIV100