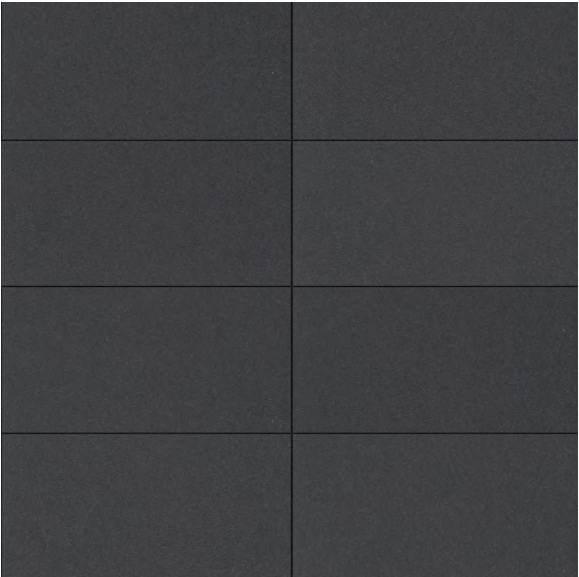




BRICK



EIFS



METAL PANEL



1 SOUTH ELEVATION
1" = 10'-0"



① WEST ELEVATION
1" = 10'-0"



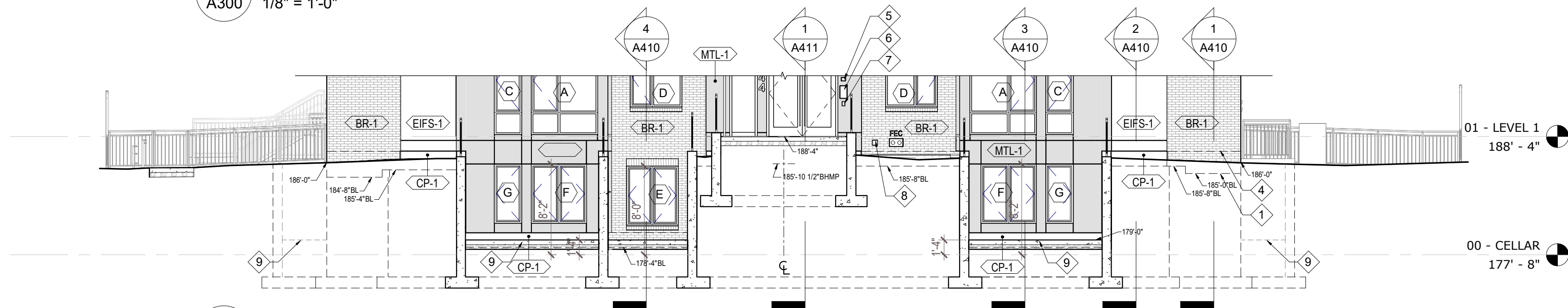
① NORTH ELEVATION
1" = 10'-0"



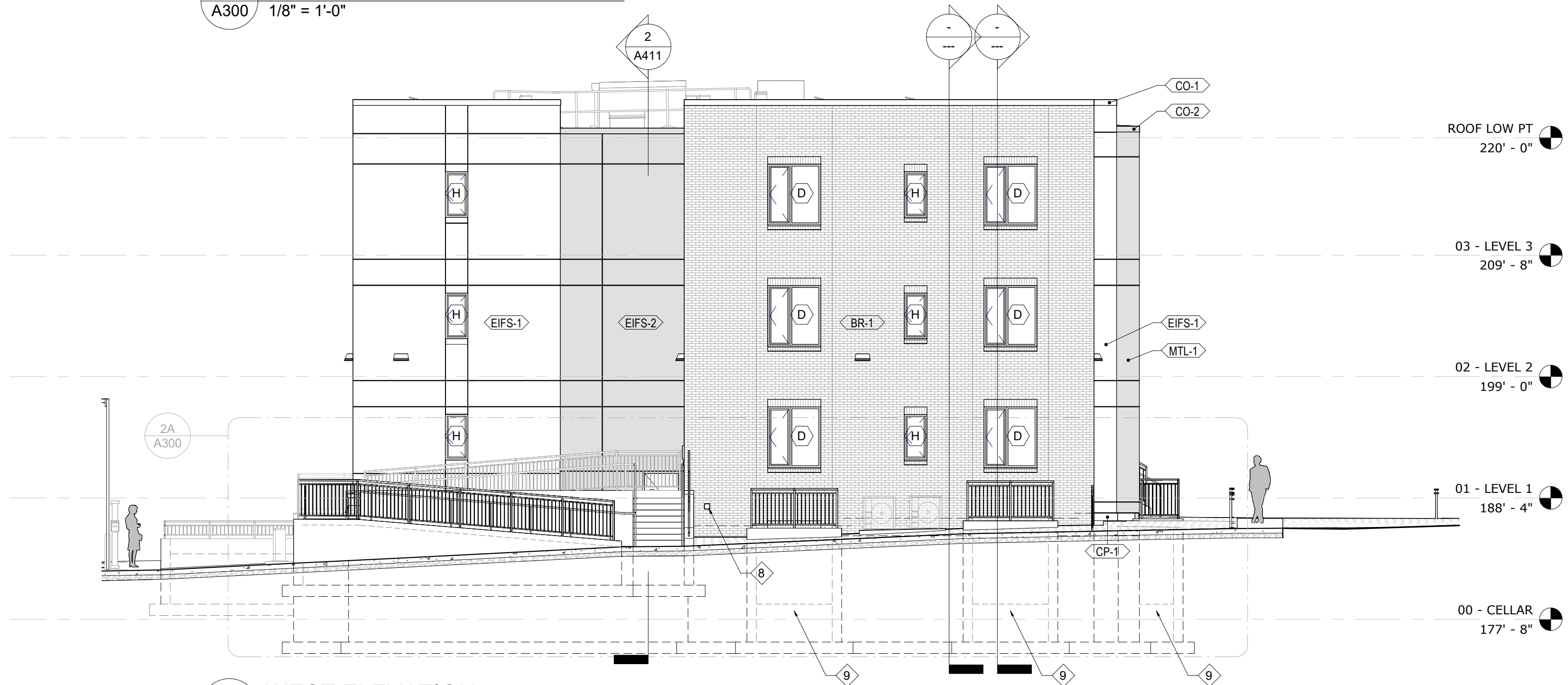
① EAST ELEVATION
1" = 10'-0"



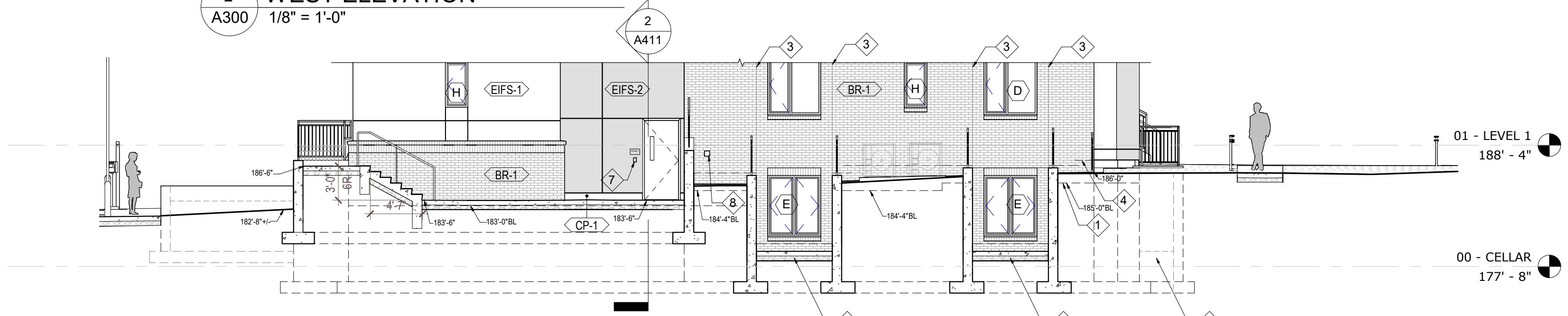
1 SOUTH ELEVATION
1/8" = 1'-0"



1A SOUTH ELEVATION - PARTIAL
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



2A WEST ELEVATION - PARTIAL
1/8" = 1'-0"

GENERAL NOTES

- DO NOT SCALE DRAWINGS - DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITIONS AND DRAWINGS, CONTACT ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
- ALL DIMENSIONS ARE SHOWN FROM FINISHED FACE OF WALL TO FINISHED FACE OF WALL U.N.O.
- FLOOR LEVEL MARKERS INDICATE TOP OF FLOOR/CEILING ASSEMBLY, NOT INCLUDING FINISH MATERIAL.
- ROOF LEVEL MARKER INDICATES TOP OF STRUCTURAL DECK/SHEATHING. LOW POINT AT DRAINS. SEE ELEVATION MARKER FOR HIGH POINT FOR BUILDING HEIGHT MEASUREMENT.
- REFER TO A400 SERIES FOR BUILDING AND WALL SECTIONS. REFER TO A900 SERIES FOR DOOR AND WINDOW SCHEDULES.
- BRICK SILLS AND SOLDIER HEADERS TO MATCH THE BRICK OF SURROUNDING WALL, TYP.
- BRICK VERTICAL EXPANSION JOINTS SHALL BE LOCATED AT INSIDE CORNERS, AND AT LOCATIONS INDICATED ON THE ELEVATIONS, NOT TO EXCEED 25' ON CONTINUOUS PLANES.
- EXPANSION JOINTS IN METAL PANEL AND EIFS TO BE LOCATED AT OR NEAR EACH FLOOR LEVEL LINE PER MANUFACTURERS' REQUIREMENTS.
- BRICK LEDGE ELEVATIONS AND TRANSITION FROM FULL WIDTH CONCRETE FOUNDATION WALL TO BACKUP STEM WALL SHALL BE COORDINATE WITH ELEVATIONS AND FINISHED GRADE.

SHEET NOTES - ELEVATIONS

- BRICK LEDGE/SHELF TRANSITION FROM 12" FOUNDATION WALL TO 6" STEM WALL
- BRICK RELIEVING ANGLE
- BRICK VERTICAL EXPANSION JOINT
- BASE OF WALL FLASHING WITH DRIP EDGE
- KNOX BOX
- CALL BOX/INTERCOM, BUTTERFLY MX
- FOB READER
- HOSE BIB/ FREEZE PROOF WALL HYDRANT CONNECTION
- AREA/WINDOW WELL
- AUTOMATIC DOOR OPENER BUTTON
- ROOF DRAIN SPOUT TO COLLECTOR AND DOWNSPOUT TO BIORETENTION

EXTERIOR CLADDING MATERIALS

TYPE:	MANUFACT:	COLOR/FINISH
BR-1 BRICK:	CLOUD CERAMICS	LIGHT AUTUMN, VELOUR, MODULAR SIZE
MTL-1 ACM METAL PANEL	ALUCOBOND PLUS, REYNOBOND FR, OR EQUAL RAINSCREEN SYSTEM	CHARCOAL MATTE (ECLIPSE)
ALTERNATE: SINGLE SKIN ALUM:	ZEEF PREMIER FLAT RAINSCREEN SYSTEM	
EIFS-1	DRYVIT OUTSULATION X, OR STOTHERM XPS EIFS SYSTEM	LIGHT WARM GRAY
EIFS-2	DRYVIT OUTSULATION X, OR STOTHERM XPS EIFS SYSTEM	CHARCOAL, MATCH MTL-1
CO-1 COPING	CARLISLE SYNTec, OR EQUAL	MED WARM GRAY (SLATE GRAY)
CO-2 COPING	CARLISLE, OR EQUAL	CHARCOAL (GRAPHITE) MATCH MTL-1
CP-1 CEMENT PANEL	TCLEAR WALLGUARD W/ INTEGRAL C.I.	NEUTRAL CEMENT PANEL

OWNER:

COX DEVELOPMENT GROUP
WINSTON M. COX JR.
301.821.1599

ROSEWOOD MANOR

1444 ALABAMA AVENUE SE
WASHINGTON, DC 20032

PROJECT NO. 2025-46

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	04/01/2026	65% PERMIT SET
2	09/14/2026	PROGRESS PDF

ARCHITECT STAMP:

McClennan+Partners
architects

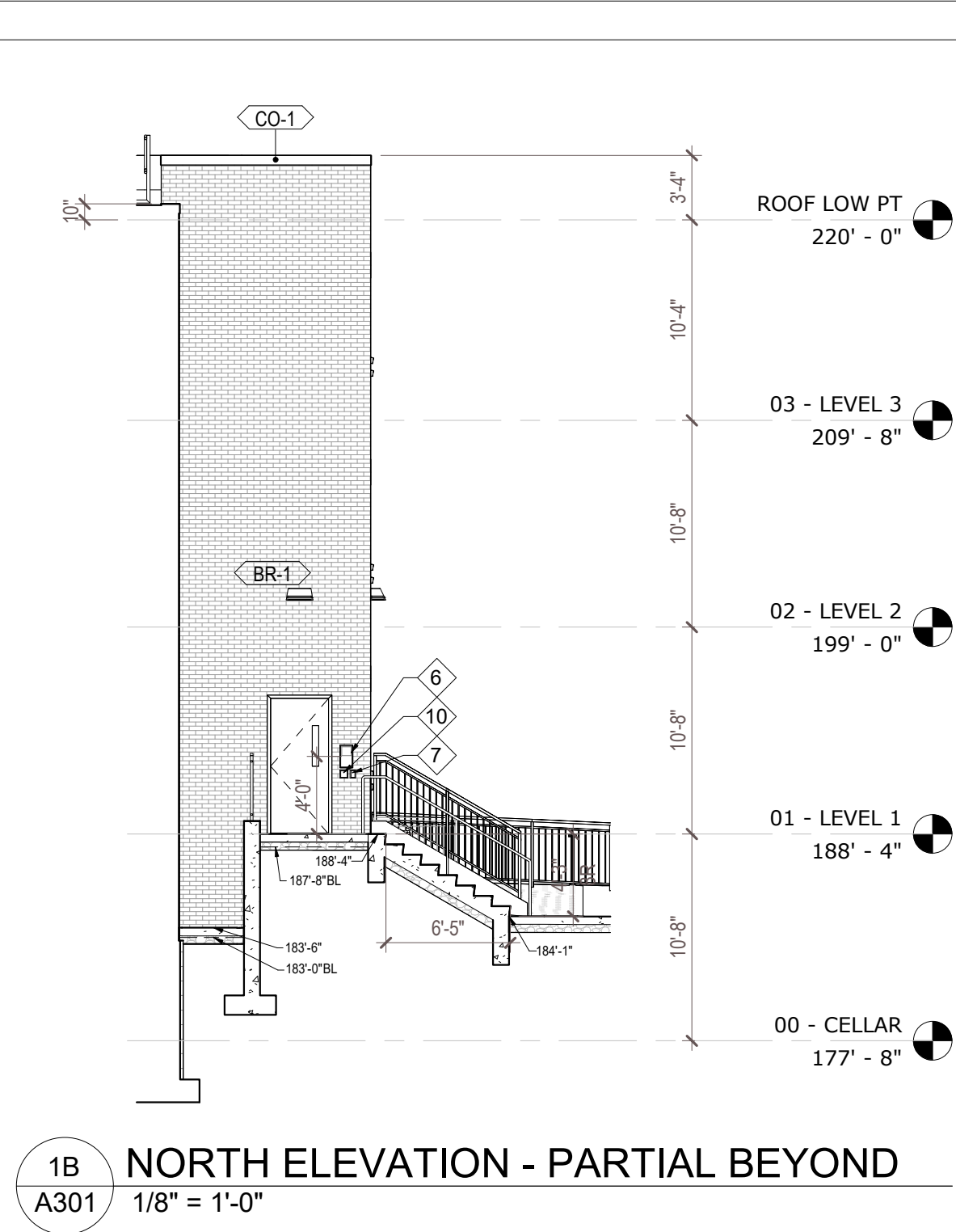
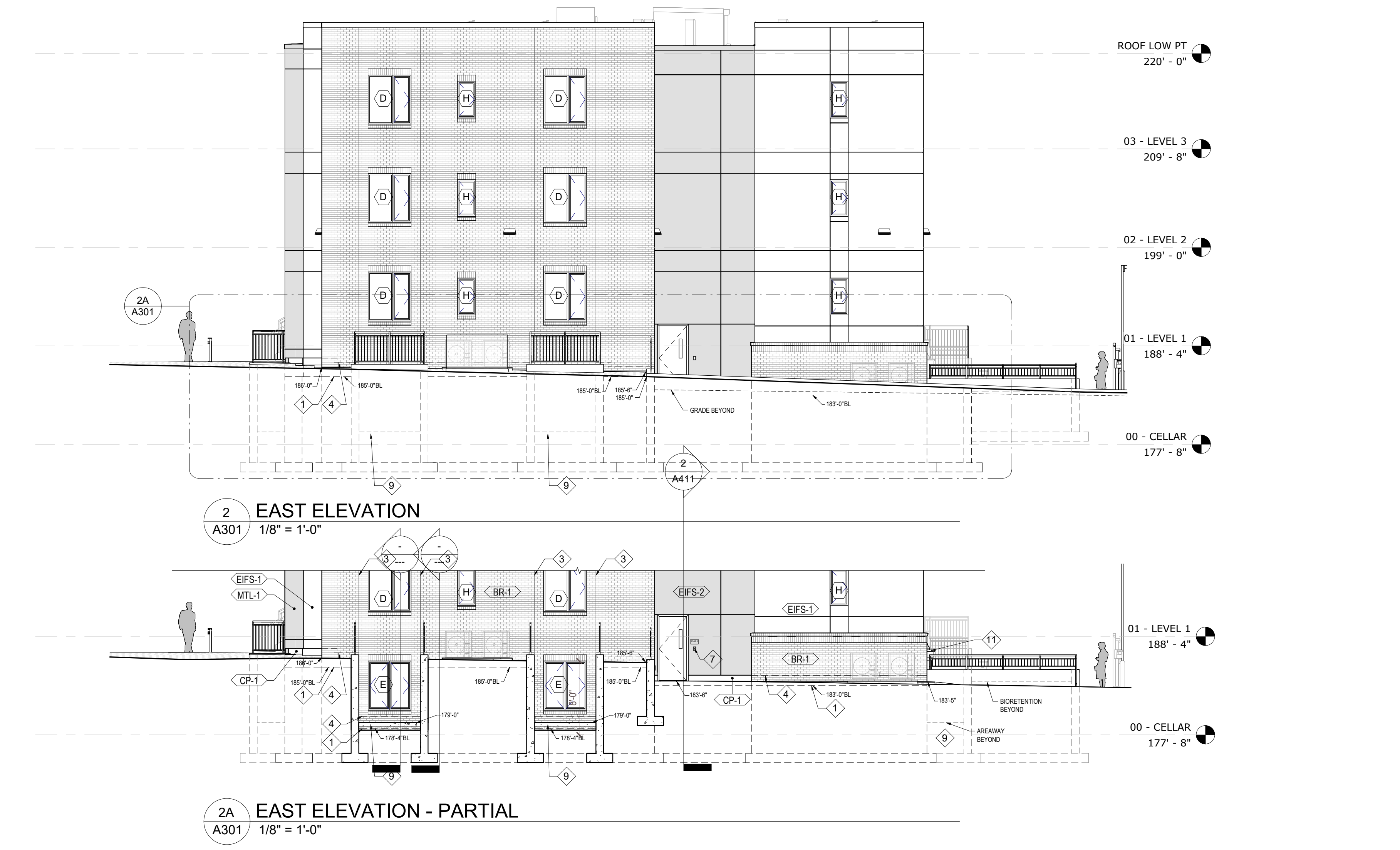
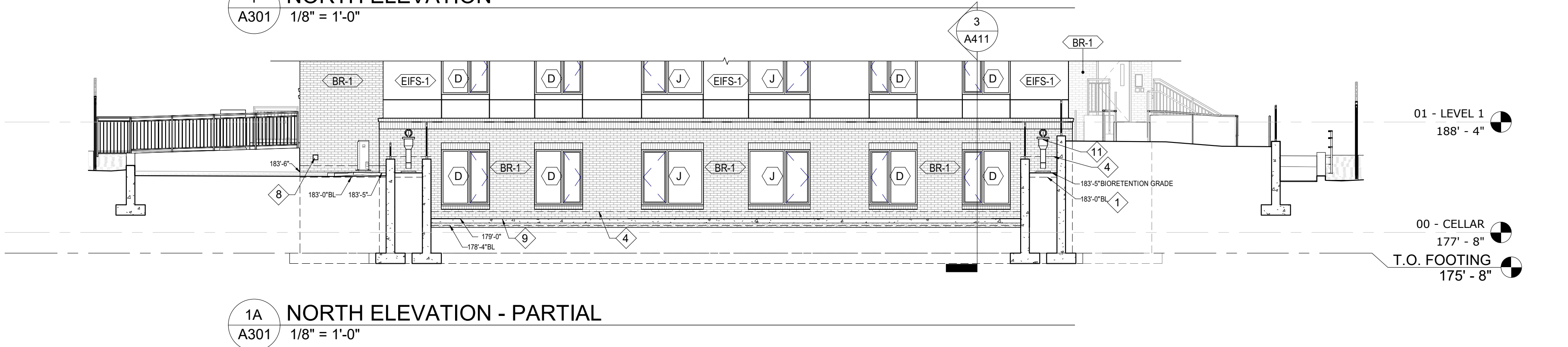
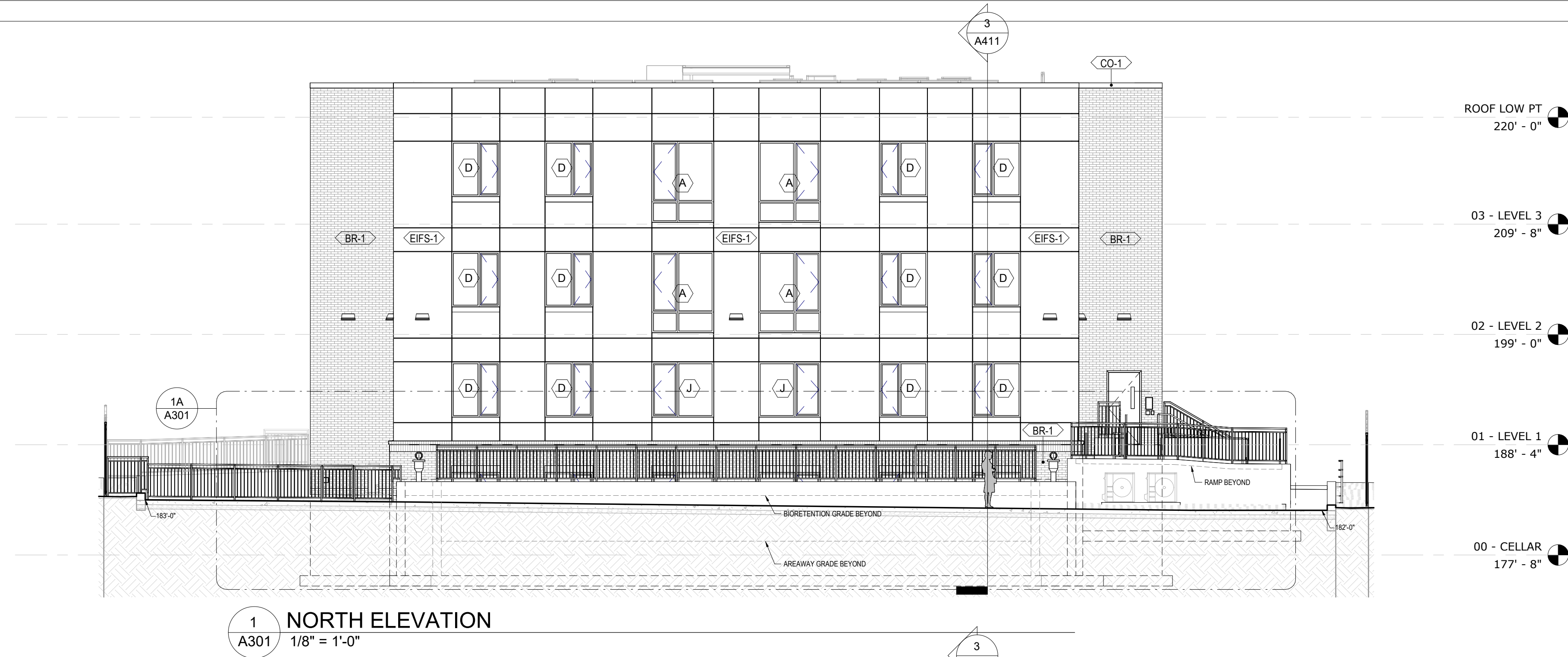
1716 14TH STREET NW, STE 200
WASHINGTON, DC 20009
(703) 582-2354

SHEET TITLE

EXTERIOR ELEVATIONS

DRAWING NO.

A300



GENERAL NOTES

- DO NOT SCALE DRAWINGS - DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITIONS AND DRAWINGS, CONTACT ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
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ALTERNATE: SINGLE SKIN ALUM:	ZEEF PREMIER FLAT RAINSCREEN SYSTEM	
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CP-1 CEMENT PANEL	TCLEAR WALLGUARD W/ INTEGRAL C.I.	NEUTRAL CEMENT PANEL

OWNER:

COX DEVELOPMENT GROUP
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301.821.1599

ROSEWOOD MANOR

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WASHINGTON, DC 20032

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ARCHITECT STAMP:

McClennan+Partners
architects

1716 14TH STREET NW, STE 200
WASHINGTON, DC 20009
(703) 582-2354

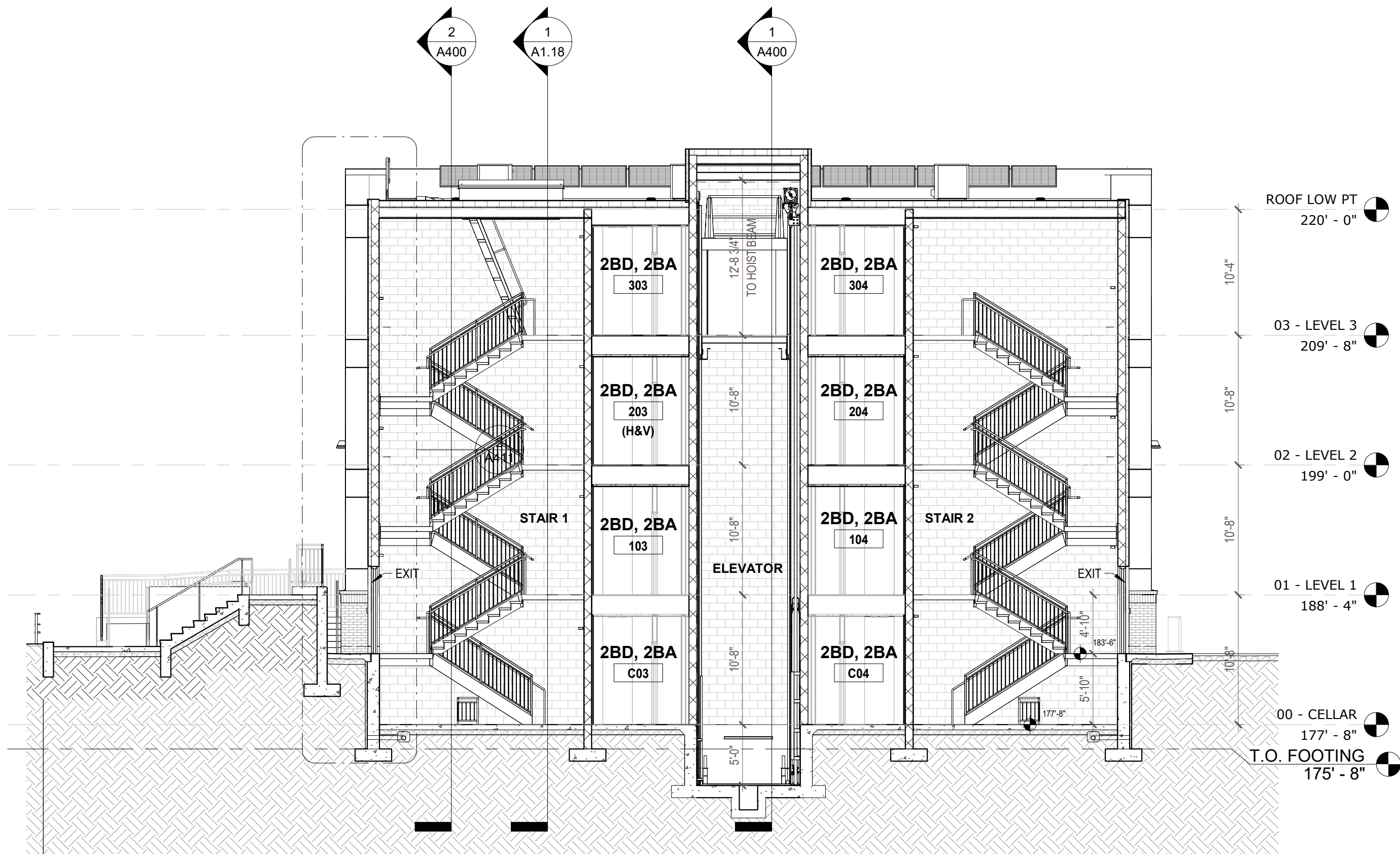
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EXTERIOR ELEVATIONS

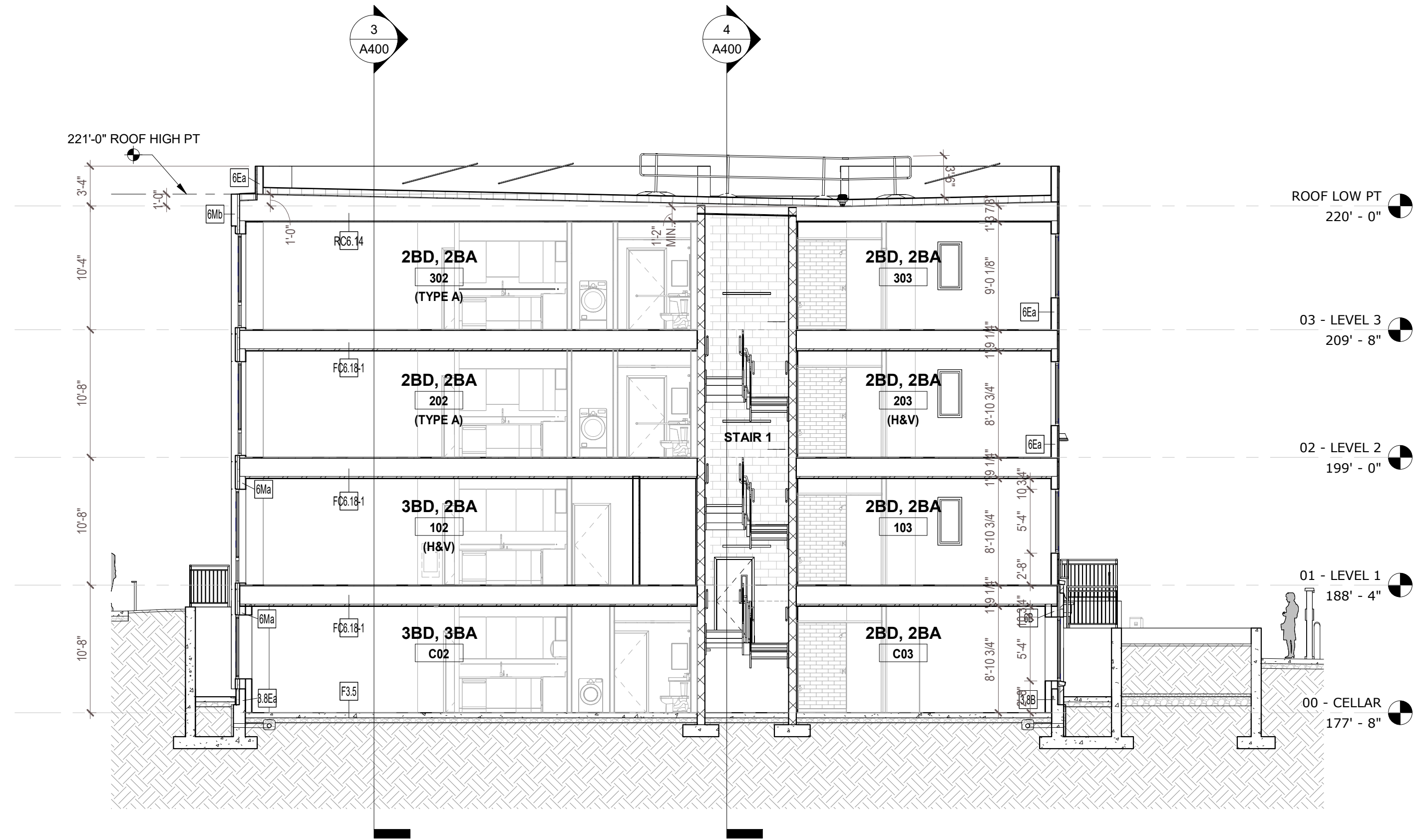
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A301

PRINT DATE: 9/16/2026 10:24:01 AM



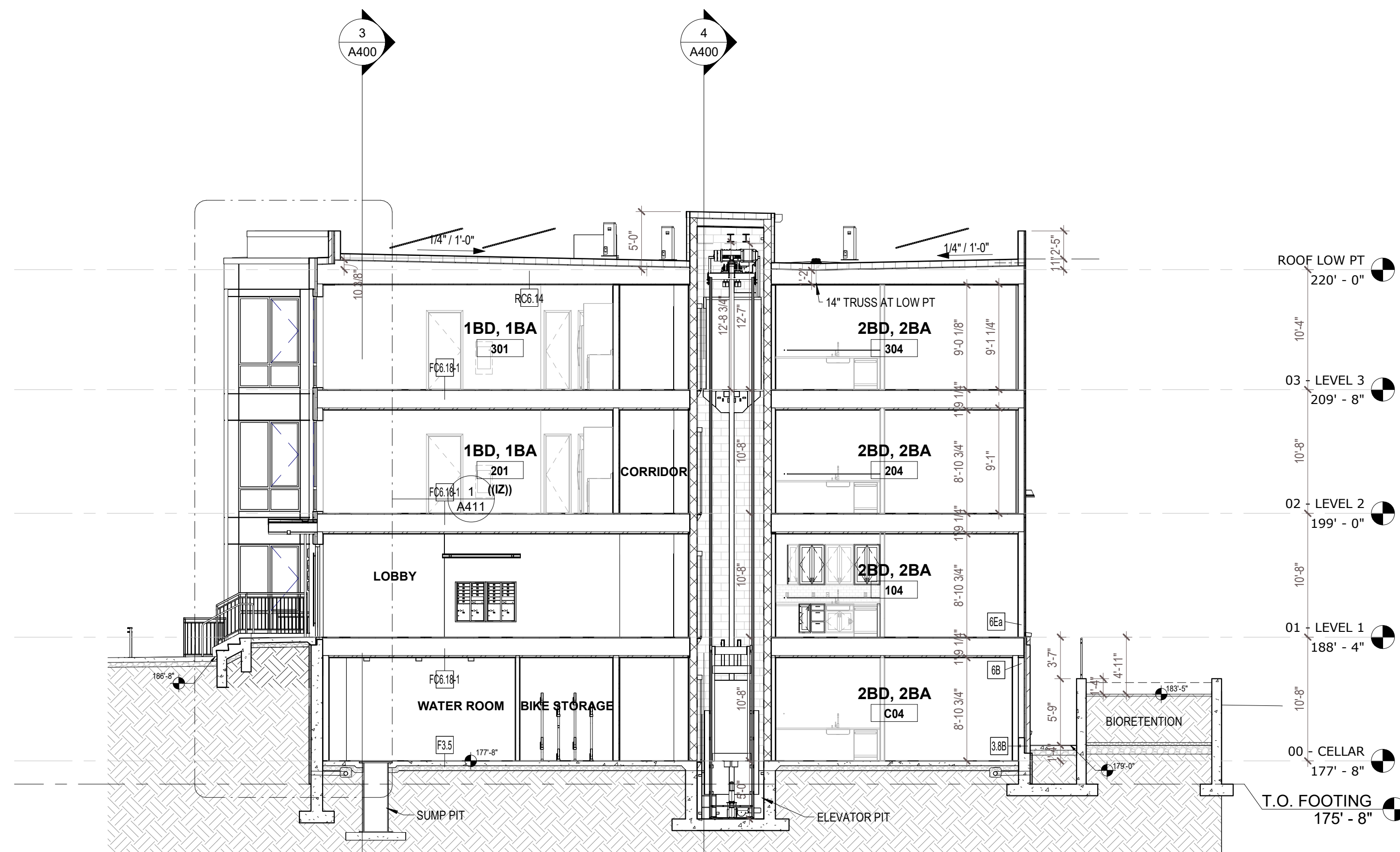
4 BUILDING SECTION 4 - E-W
1/8" = 1'-0"



2 BUILDING SECTION 2 - N-S
1/8" = 1'-0"



3 BUILDING SECTION 3 - E-W
1/8" = 1'-0"



1 BUILDING SECTION 1 - N-S
1/8" = 1'-0"

OWNER:

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ROSEWOOD MANOR

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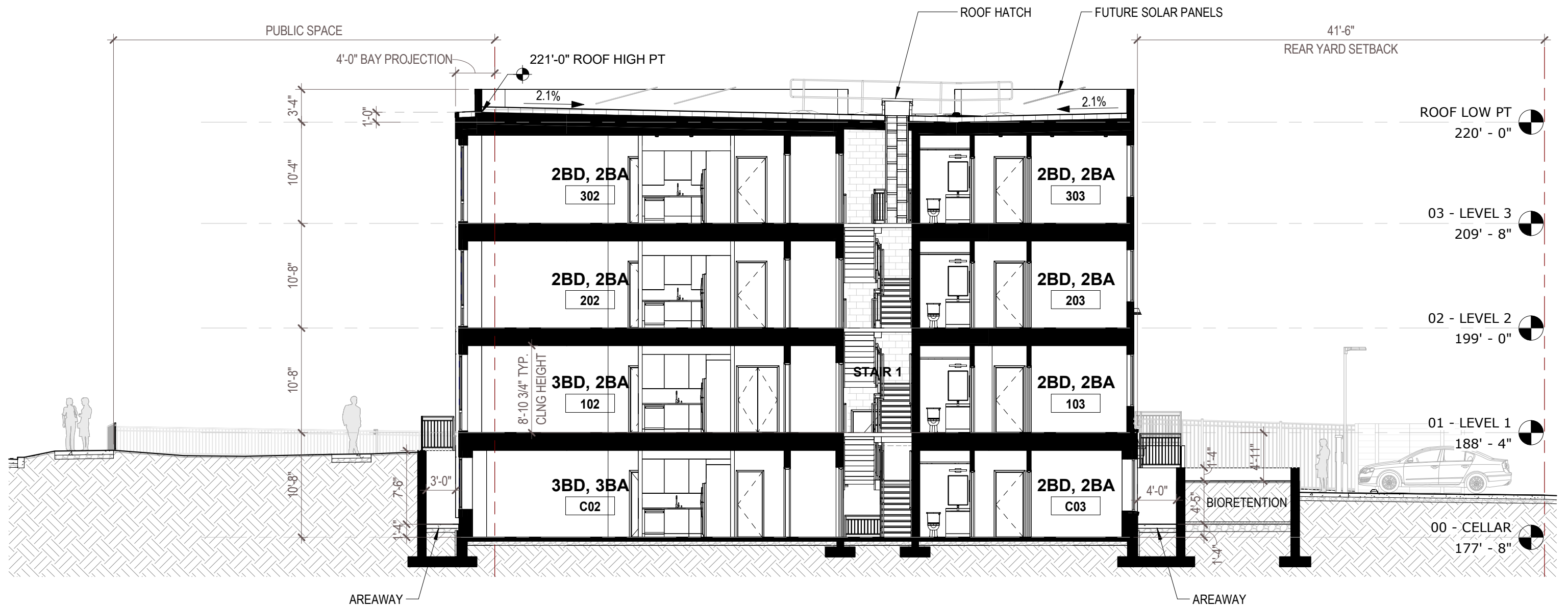
1716 14TH STREET NW, STE 200
WASHINGTON, DC 20009
(703) 582-2354

SHEET TITLE

BUILDING
SECTIONS

DRAWING NO.

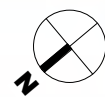
A400



1 BUILDING SECTION
1" = 10'-0"

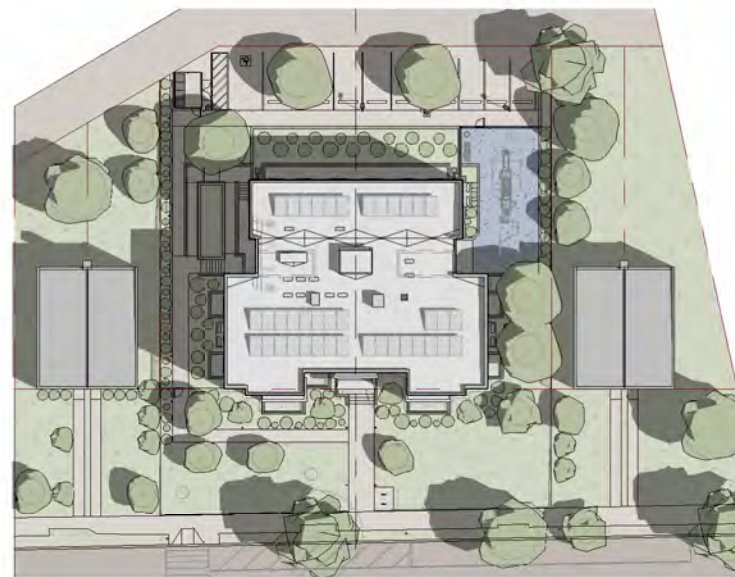
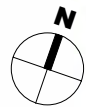


① AXONOMETRIC VIEW FROM NW

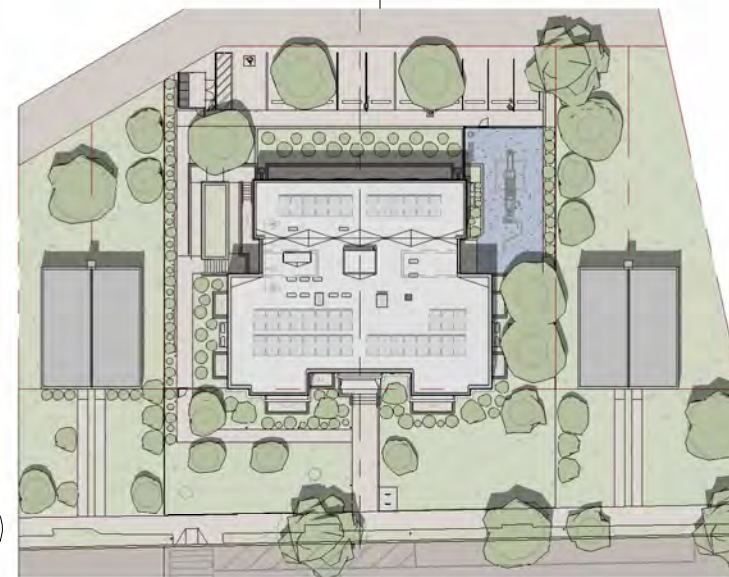


② AXONOMETRIC VIEW FROM SE

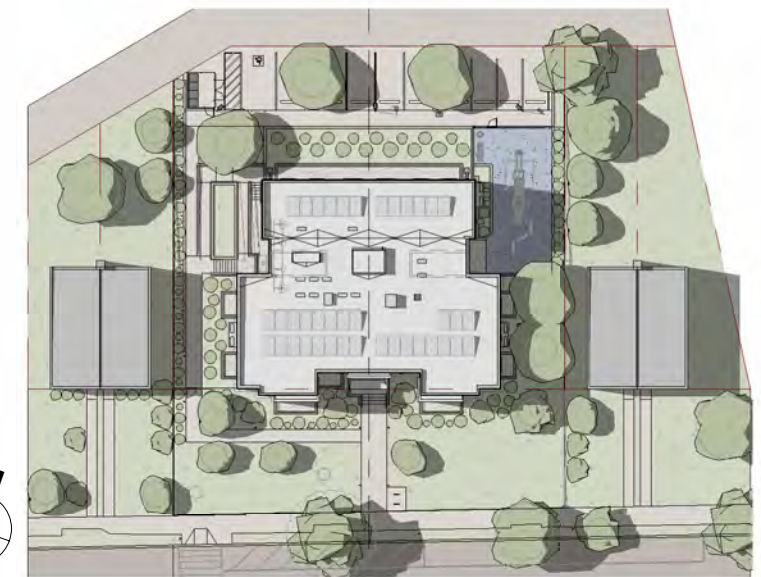




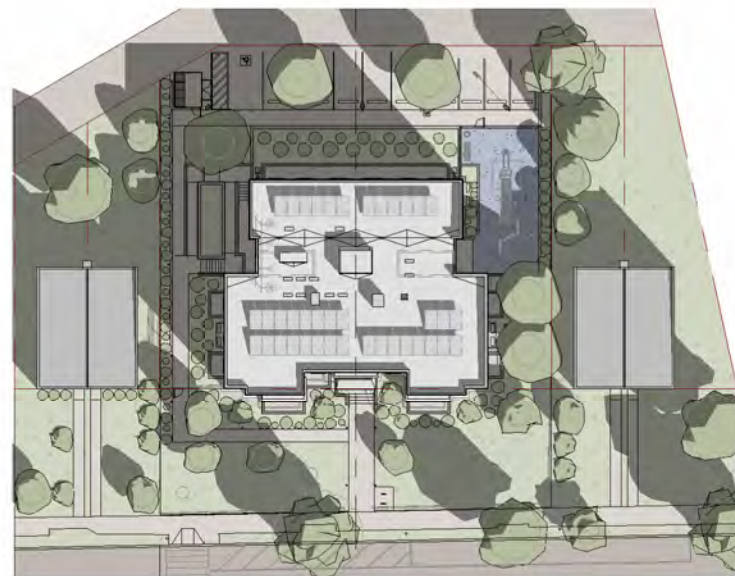
SUMMER SOLSTICE - 9:00 AM



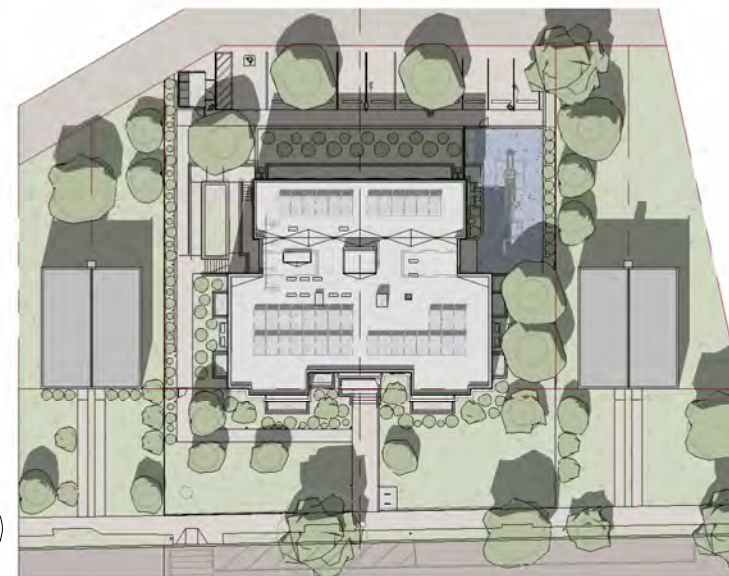
SUMMER SOLSTICE - 12:00 PM



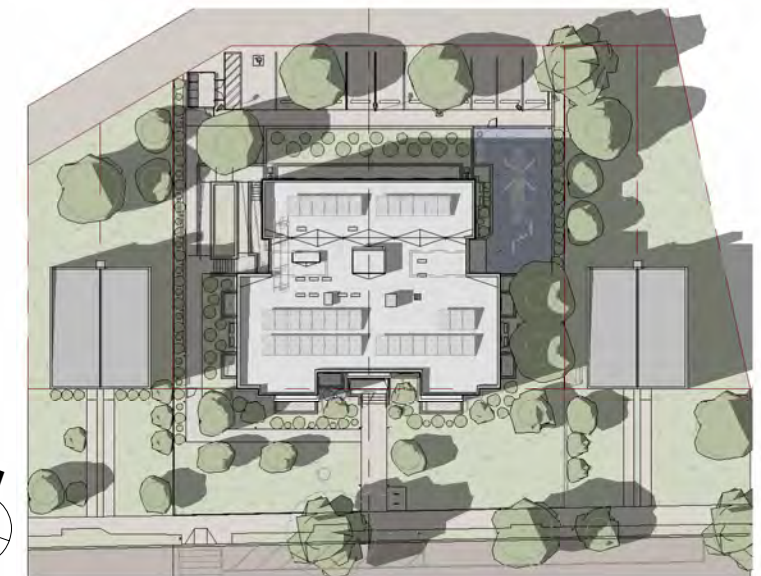
SUMMER SOLSTICE - 3:00 PM



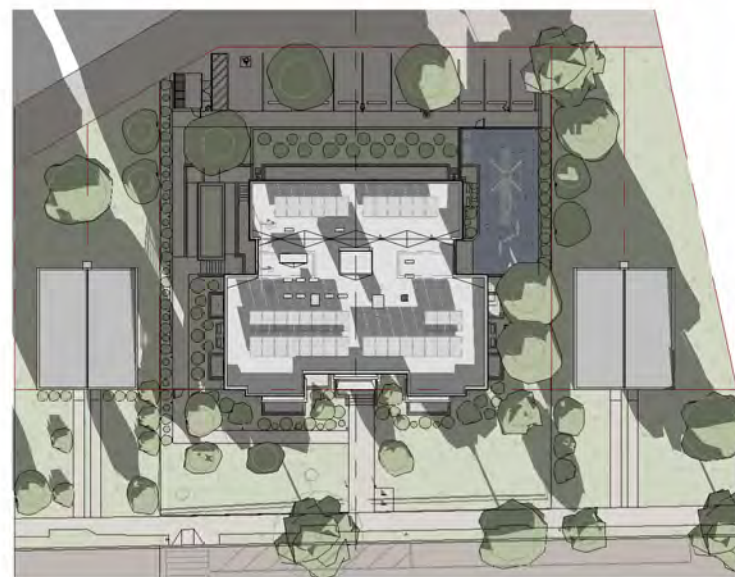
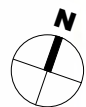
SPRING EQUINOX - 9:00 AM



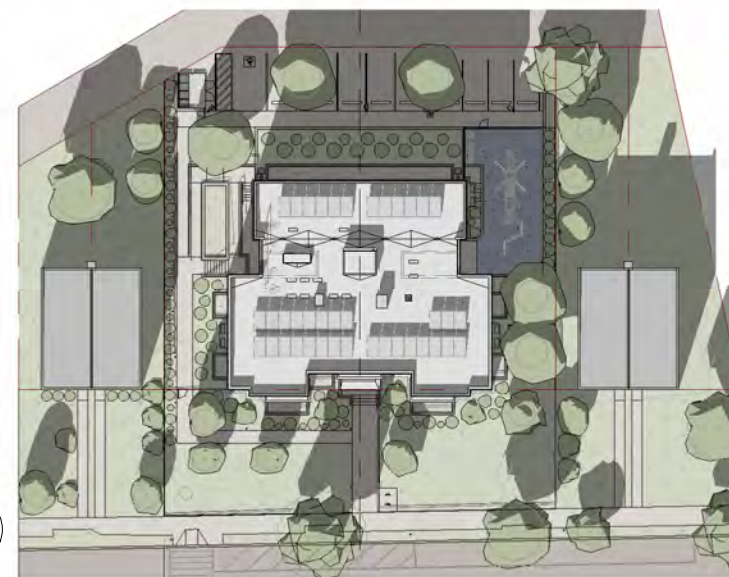
SPRING EQUINOX - 12:00 PM



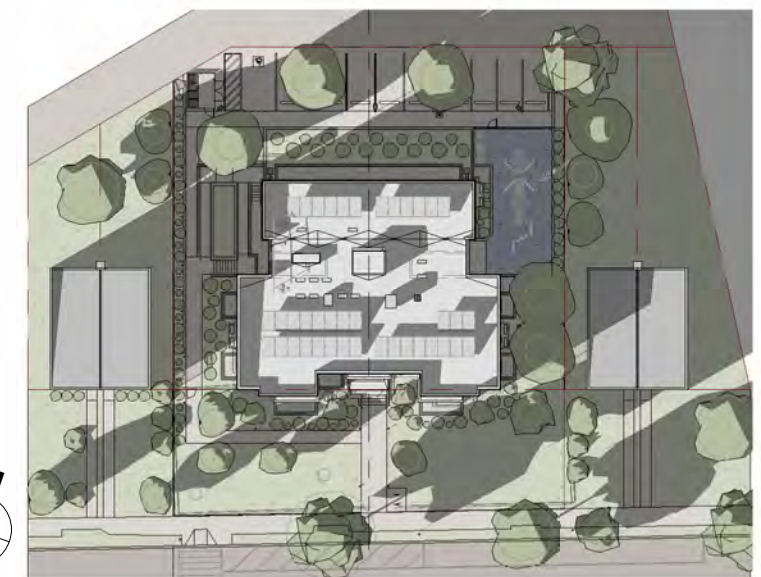
SPRING EQUINOX - 3:00 PM



WINTER SOLSTICE - 9:00 AM



WINTER SOLSTICE - 12:00 PM



WINTER SOLSTICE - 3:00 PM

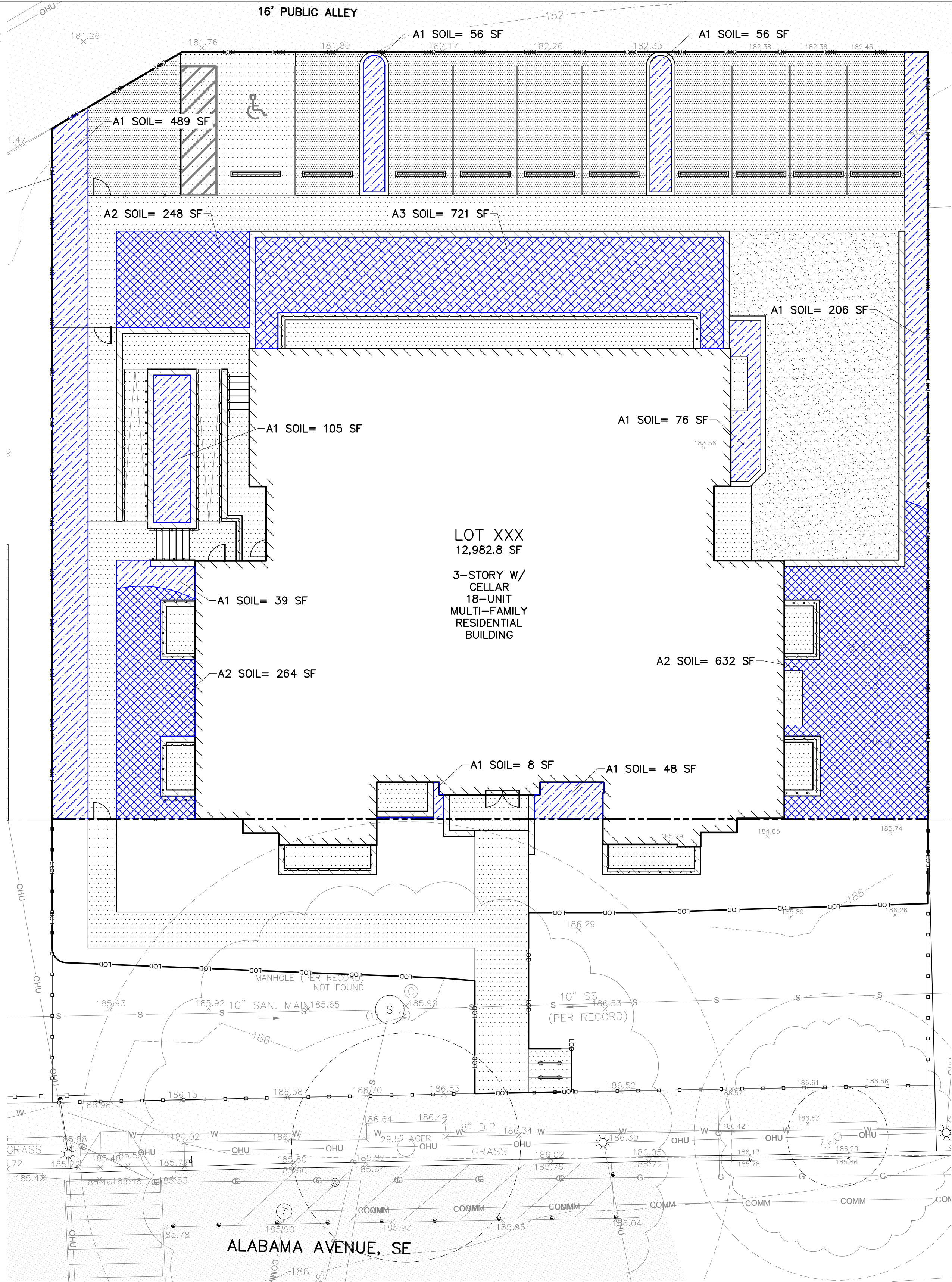
GREEN AREA RATIO SITE PLAN LEGEND

A1 – SOIL – LESS THAN 24" OF SOIL DEPTH AND/OR NOT WITHIN THE ROOTABLE SOIL VOLUME OF A TREE

A2 – SOIL – 24" OR MORE OF SOIL DEPTH AND WITHIN THE ROOTABLE SOIL VOLUME OF A TREE. SEE SOIL REQUIREMENTS SHOWN ON CIV-730

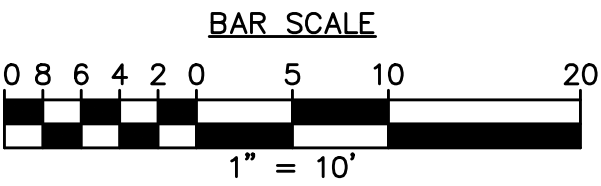
A3 – SOIL – BIORETENTION FACILITY

Green Area Ratio Scoresheet					
Address 1444 Alabama Ave SE		Square	Lot	Zone District	
Other		5889	TBD	RA-1	
Lot size (enter this value first) *		Lot area (sf)	Minimum Score	Multiplier	GAR Score
		12,983	.4		0.416
Landscape Elements					
A Landscaped areas (select one of the following for each area)		Square Feet	Factor	Total	
1	Landscaped areas with a soil depth < 24"	898	0.30	269.4	
2	Landscaped areas with a soil depth ≥ 24"	1,150	0.60	690.0	
3	Bioretention facilities	721	0.40	288.4	
B Plantings (credit for plants in landscaped areas from Section A)		Square Feet	Factor	Total	
1	Groundcovers, or other plants < 2' height	1,213	0.20	242.6	
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	1,035	0.30	310.5	
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	6	0.50	3.0	
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	0	0.60	0.0	
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	0	0.70	0.0	
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	0	0.70	0.0	
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	0	0.70	0.0	
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	0	0.80	0.0	
9	Vegetated wall, plantings on a vertical surface	0	0.60	0.0	
C Vegetated or "green" roofs		Square Feet	Factor	Total	
1	Over at least 2" and less than 8" of growth medium	0	0.60	0.0	
2	Over at least 8" of growth medium	0	0.80	0.0	
D Permeable Paving***		Square Feet	Factor	Total	
1	Permeable paving over 6" to 24" of soil or gravel	0	0.40	0.0	
2	Permeable paving over at least 24" of soil or gravel	0	0.50	0.0	
E Other		Square Feet	Factor	Total	
1	Enhanced tree growth systems***	0	0.40	0.0	
2	Renewable energy generation	0	0.50	0.0	
3	Approved water features	0	0.20	0.0	
F Bonuses		Square Feet	Factor	Total	
1	Native plant species	9,615	0.10	961.5	
2	Landscaping in food cultivation	0	0.10	0.0	
3	Harvested stormwater irrigation	0	0.10	0.0	
Green Area Ratio numerator =		5,396			
*** 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.		-			



GREEN AREA RATIO PLAN NOTES

- THE PROPERTY OWNER IS REQUIRED TO MAINTAIN THE LOT'S MINIMUM GAR SCORE THROUGH APPROPRIATE STEWARDSHIP AND MAINTENANCE OF LANDSCAPE ELEMENTS AFTER THE PROPERTY IS GRANTED ITS CERTIFICATE OF OCCUPANCY.
- SEE CIVIL DRAWINGS FOR SITE GRADING, DRAINAGE, AND UTILITY INFORMATION.



NOT FOR CONSTRUCTION
65% DEVELOPED
DESIGN
8/10/2026

PROJECT
1444-1454 ALABAMA AVE SE
WASHINGTON, DC 20032
SQUARE 5889 LOT 0815

CLIENT
WINSTON COX
COX DEVELOPMENT GROUP
301.821.1599

ARCHITECT
MCLENNAN ARCHITECTS
1716 14TH ST NW
WASHINGTON, DC 20009
703.582.2354

CIVIL ENGINEER
CHRISTOPHER HUSKA
HUSKA & HORGAN ENGINEERING, LLC
1050 30TH STREET, NW
WASHINGTON, DC 20007
703.425.3862

LAND SURVEYOR
ISMAEL VÁZQUEZ
DISTRICT SURVEY
800 MAINE AVE, SW #200
WASHINGTON, DC 20024
571.330.7055

SEAL

GAR SITE PLAN

DRAWING TITLE

CIV-710

DRAWING NO.

GAR GUIDEBOOK EXCERPT
5.1 SOILS AND AMENDMENTS – TOPSOIL CONSTRUCTION

SOIL DENSITY AND COMPACTION
SOIL DENSITY MUST BE HIGH ENOUGH TO AVOID SETTLEMENT AND LOW ENOUGH TO ENCOURAGE ROOT GROWTH. USING A ROD PENETROMETER, SOIL AND SUBSOIL SHALL BE LESS THAN 260 POUNDS PER SQUARE INCH (PSI) THROUGHOUT THE DEPTH OF CREDITED SOIL. COMPACTION COMPLETELY INHIBITS ROOT GROWTH AT 300 PSI. A ROD CONE PENETROMETER SHOULD BE USED TO MEASURE COMPACTION WHEN SOIL MOISTURE IS AT FIELD CAPACITY, AFTER THE SOIL IS WETTED BUT DRAINED. THE PENETROMETER SHALL BE INSERTED AT A RATE OF 72 INCHES PER MINUTE (1.2 INCHES PER SECOND), ACCORDING TO AMERICAN SOCIETY OF AGRICULTURAL ENGINEERS SOIL TESTING SPECIFICATIONS.

EXCAVATE TEST PITS TO INDICATE AMENDMENT INCORPORATION. A ROD PENETROMETER SHOULD BE USED TO ESTABLISH THE DEPTH OF UNCOMPACTED SOIL (< 260 POUNDS PER SQUARE INCH) AT A MINIMUM OF ONE LOCATION PER 10,000 SQUARE FEET.

SUBGRADE PREPARATION
USING A BACKHOE OR SIMILAR DEVICE, SCARIFY AND LOOSEN THE SUBGRADE. REMOVE FROM THE AREA ALL DEBRIS OR STONES THAT ARE 1 INCH OR GREATER.

PERCOLATION
AFTER PREPARING THE SUBGRADE, CONDUCT A PERCOLATION TEST. WATER SHOULD DRAIN READILY FROM THE SOIL. PERCOLATION RATES OF 1–2 INCHES PER HOUR ARE PREFERRED IF IRRIGATION WILL BE INSTALLED. A DRAINAGE SYSTEM SHOULD BE INSTALLED IF THE NATIVE SUBSOIL HAS A DRAINAGE RATE LESS THAN 1 INCH PER HOUR.

HANDLING, STORAGE, AND SPREADING TOPSOIL
MATERIAL SHALL NOT BE HANDLED OR HAULED WHEN IT IS WET, AS AFTER A HEAVY RAINFALL, OR IF FROZEN. SOIL SHALL BE HANDLED ONLY WHEN THE MOISTURE CONTENT IS LESS THAN AT FIELD CAPACITY. THE CLE OR A PROFESSIONAL SOIL SCIENTIST SHALL BE CONSULTED TO DETERMINE IF THE SOIL IS TOO WET TO HANDLE. STOCKPILES SHALL BE COVERED DURING WET WEATHER.

SPREAD TOPSOIL IN NO GREATER THAN 12-INCH LIFTS, USING THE LIGHTEST POSSIBLE EQUIPMENT. COMPACT THE TOPSOIL TO THE PROPER SOIL DENSITY SO THAT IT IS SUITABLE FOR ROOT GROWTH AND PLANT STABILITY.

GREEN AREA RATIO PLANTING SCHEDULE							
SYMBOL	QUANTITY	GAR CATEGORY	BOTANICAL NAME	COMMON NAME	SIZE	MIN. SPACING	NATIVE
	898 SF	B1	FESTUCA ARUNDINACEA	TALL FESCUE	SEED	N/A	NO
	5	B2	ILEX VERTICILLATA	WINTERBERRY	GALLON	4' MIN.	YES
	173	B2	ASTER NOVI-BELGII	NEW YORK ASTER	PINT	12" O.C.	YES
	171	B2	PENSTEMON DIGITALIS	FOXGLOVE BEARDTONGUE	PINT	12" O.C.	YES
	171	B2	ASCLEPIAS INCARNATA	SWAMP MILKWEED	PINT	12" O.C.	YES
	172	B2	MONARDA DIDYMA	SCARLET BEEBALM	PINT	12" O.C.	YES
	171	B2	RUDBEKIA HIRTA	BLACK-EYED SUSAN	PINT	12" O.C.	YES
	172	B2	IRIS VIRGINICA	SOUTHERN BLUE FLAG IRIS	PINT	12" O.C.	YES
	6	B3	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CALIPER	AS SHOWN	YES

GAR GUIDEBOOK EXCERPT
5.3 NEW AND EXISTING PLANTINGS – CONSTRUCTION

PLANTING SEASON, WEATHER, AND SITE CONDITIONS
PLANT MATERIAL AND SEEDING SHOULD BE INSTALLED WITHIN DESIGNATED PLANTING SEASONS; HOWEVER, WEATHER AND SOIL CONDITIONS MAY AFFECT PLANTING DATES. NO PLANTING, SEEDING, OR SOD INSTALLATION SHALL BE DONE IN FROZEN OR SNOW-COVERED GROUND, WET SOIL, OR WHEN THE SOIL IS OTHERWISE IN AN UNSATISFACTORY CONDITION FOR PLANTING.

- RECOMMENDED PLANTING TIMES ARE AS FOLLOWS:
- DECIDUOUS PLANTS – MID-OCTOBER THROUGH MAY
 - EVERGREEN PLANTS – MID-MARCH THROUGH MAY AND SEPTEMBER THROUGH NOVEMBER
 - TURF GRASS SEEDING – MARCH THROUGH APRIL AND MID-AUGUST THROUGH OCTOBER
 - SOD – ALL MONTHS (WITH IRRIGATION)

PREPARING THE PLANTING HOLE
IF PLANTING IN EXISTING UNCOMPACTED SOILS, EXCAVATE THE PLANTING HOLE TO A MINIMUM OF 2 TIMES THE WIDTH OF THE ROOTBALL, THEN SLOPE THE SIDES OUTWARD TO SURROUNDING SOILS. IN COMPACTED SOILS, EXCAVATE THE PLANTING HOLE TO A MINIMUM OF 3 TIMES THE WIDTH OF THE ROOTBALL, THEN SLOPE OUTWARD TO SURROUNDING SOILS. TREES WITH LIMITED OPPORTUNITY TO SPREAD TO SURROUNDING SOILS; DUE TO COMPACTION UNDER PAVEMENT OR IF PLANTED IN CONTAINERS, SHOULD BE DESIGNED WITH AN ENLARGED SOIL VOLUME AND INSTALLED UP TO 36-INCH DEPTH. ALL NEWLY PLANTED B&B TREE ROOTBALLS SHALL BE PLACED DIRECTLY OVER COMPACTED SUBSOIL.

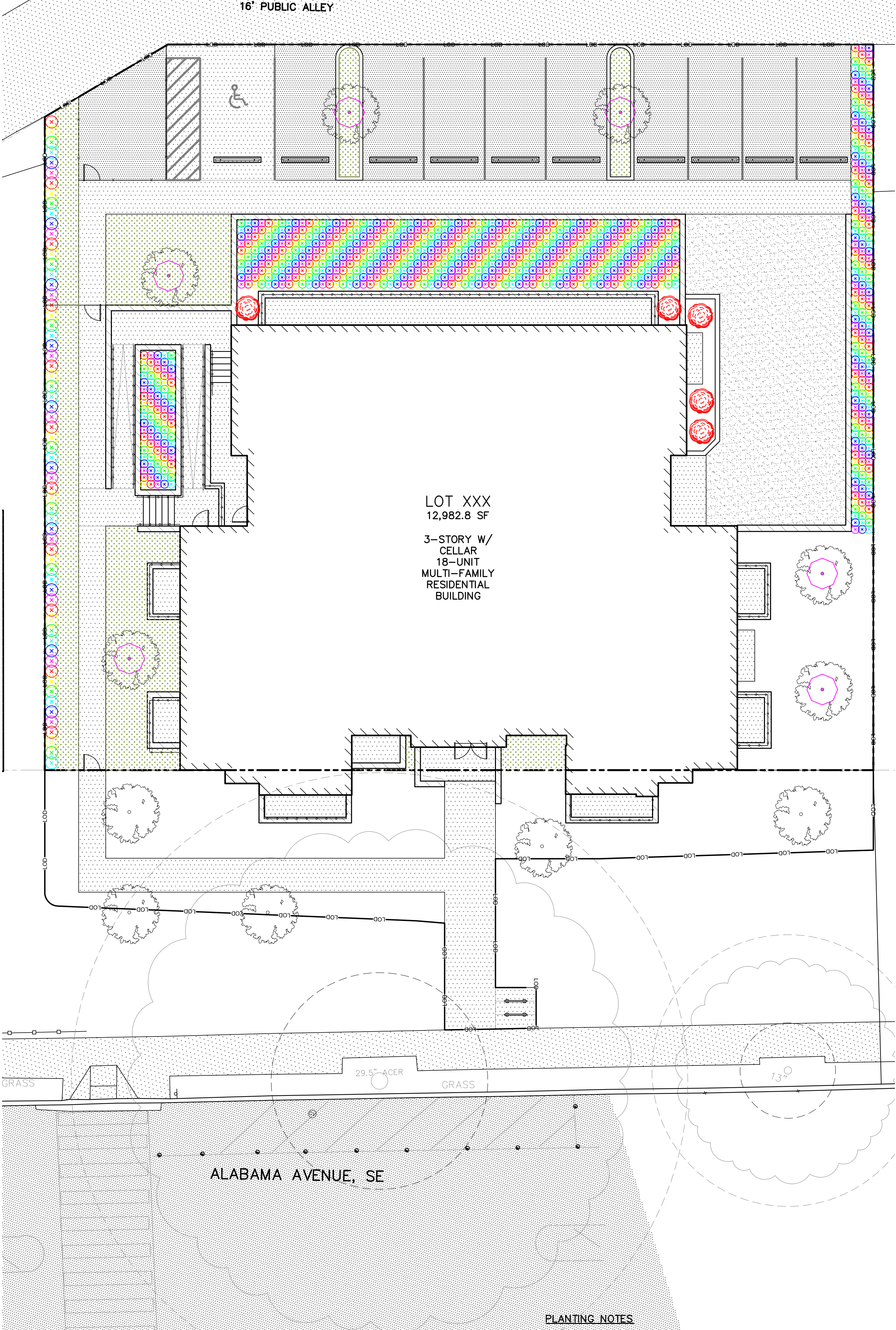
PRUNING
PRIOR TO PLANTING, INSPECT TREES FOR DEAD, DISEASED, OR CROSSING BRANCHES AND PRUNE ACCORDINGLY. REMOVE CO-DOMINANT TRUNKS AND BROKEN BRANCHES.

- PLANT INSTALLATION**
ALL PLANT MATERIAL SHALL BE INSTALLED TO THE FOLLOWING STANDARDS:
- TREES AND SHRUBS
 - CONFIRM AT LEAST 2 STRUCTURAL ROOTS, 4 INCHES FROM THE TRUNK, ARE WITHIN THE TOP 3 INCHES OF THE TOP OF THE ROOT BALL. IF EXCESS SOIL IS PRESENT, RAISE THE ROOT BALL AND EXPOSE THE TRUNK FLARE, OR OTHERWISE REJECT THE PLANT MATERIAL IF REMAINING ROOT VOLUME IS TOO LIMITED. PLACE THE ROOT BALL DIRECTLY OVER SUBGRADE TO AVOID SETTLING.
 - REMOVE THE TOP 8–12 INCHES OF THE WIRE BASKET FROM B&B MATERIAL TO PREVENT FUTURE ROOT GIRDLING. REMOVE BURLAP FROM THE TOP OF THE ROOT BALL. SYNTHETIC BURLAP AND ROPE ARE NOT ALLOWED FOR PLANTING.
 - INSPECT AND REMOVE GIRDLING OR CIRCLING ROOTS PRIOR TO BACKFILLING. PLACE TREE IRRIGATION BAGS OR WATER WELLS OVER NEWLY PLANTED TREES. FILL IRRIGATION BAGS OR OTHERWISE IRRIGATE NEW PLANTINGS TO PROVIDE A MINIMUM OF 1 INCH OF WATER PER WEEK. SPREAD 3 INCHES OF MULCH OVER THE ROOT BALL, BUT NOT IN CONTACT WITH THE TRUNK.
 - PERENNIALS AND GROUND COVERS
 - PLANT ALL MATERIAL AT OR SLIGHTLY ABOVE FINAL GRADE. BACKFILL THE PLANTING HOLES WITH TOPSOIL, TAMP DOWN, AND WATER THOROUGHLY.
 - SPREAD 2 INCHES OF MULCH BETWEEN PLANTINGS.
 - TURF GRASS
 - LOOSEN, AMEND AS NECESSARY, AND FINE GRADE TOPSOIL PRIOR TO SEEDING. IF EXISTING TOPSOIL IS COMPACTED, ROTOTILL OR USE A SIMILAR METHOD TO DECOMPACT THE MATERIAL.
 - AFTER TOPSOIL IS LOOSENED AND SCARIFIED, PLACE THE SEED, LIGHTLY RAKE INTO THE SOIL, AND ROLL FOR GOOD SOIL–SEED CONTACT.
 - ESTABLISH A FULL STAND OF GRASS FOR ACCEPTANCE.

- STAKING**
THE NECESSITY FOR TREE STAKING IS SPECIFIC TO INDIVIDUAL TREES AND LOCATIONS. TREES SHOULD BE STAKED UNDER THE FOLLOWING CONDITIONS:
- WINDY LOCATIONS
 - TREES SUBJECT TO VANDALISM OR MOWING DAMAGE
 - TREES SUBJECT TO SETTLEMENT IN SOIL
 - LARGE CROWN VOLUME

TRANSPLANTING AND LARGE TREE PLANTING
TREE TRANSPLANTING SHOULD BE DONE BY A QUALIFIED CONTRACTOR. SUCCESSFULLY TRANSPLANTING LARGER TREES REQUIRES GREATER CARE DURING INSTALLATION. EXPERIENCED CONTRACTORS AND SPECIALIZED EQUIPMENT ARE NECESSARY TO PERFORM THIS WORK. REFER TO THE AMERICANHORT AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1–2014) FOR ALL ROOT BALL SIZE STANDARDS AND HANDLING.

Green Area Ratio Scoresheet						
***	Address	1444 Alabama Ave SE	Square	Lot	Zone District	
	Other		5889	TBD	RA-1	
	Lot size (enter this value first) *	12,983	Minimum Score	Multiplier	GAR Score	
			.4	SCORE: 1	0.416	
Landscape Elements						
A	Landscape areas (select one of the following for each area)	Square Feet	Factor		Total	
1	Landscape areas with a soil depth < 24"	square feet 898	0.30		269.4	
2	Landscape areas with a soil depth ≥ 24"	square feet 1,150	0.60		690.0	
3	Bioretention facilities	square feet 721	0.40		288.4	
B	Plantings (credit for plants in landscaped areas from Section A)	Square Feet		Native Bonus		
1	Groundcovers, or other plants < 2' height	square feet 1,213	0.20	square feet	242.6	
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants 1,035	9315	0.30	# of plants 1,035	2,794.5
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees 6	300	0.50	# of trees 6	150.0
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees	0	0.60	# of trees	-
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees	0	0.70	# of trees	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees	0	0.70	# of trees	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees	0	0.70	# of trees	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees	0	0.80	# of trees	-
9	Vegetated wall, plantings on a vertical surface	square feet	0.60	square feet	-	
C	Vegetated or "green" roofs	Square Feet				
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	-	
D	Permeable Paving***	Square Feet				
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	Square Feet				
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	sub-total of sq ft =				
1	Native plant species	square feet 9,615	0.10		961.5	
2	Landscaping in food cultivation	square feet	0.10		-	
3	Harvested stormwater irrigation	square feet	0.10		-	
		Green Area Ratio numerator =			5,396	
*** 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.					-	



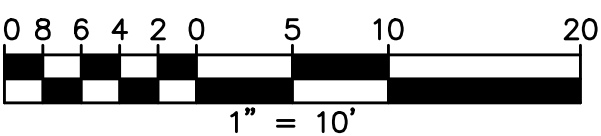
PLANTING NOTES

1. ALL NEW PLANT MATERIALS MUST MEET THE STANDARDS IN THE ANLA AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1–2014).
2. TREES AND SHRUBS MUST HAVE A SPECIES IDENTIFICATION TAG FROM THE NURSERY TO REMAIN ON 2 OF EACH PLANTED SPECIES UNTIL THE LANDSCAPE CHECKLIST IS SIGNED. TAGS MAY BE REMOVED AFTER FINAL INSPECTION TO PREVENT GIRDLING.

GREEN AREA RATIO PLAN NOTES

1. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN THE LOT'S MINIMUM GAR SCORE THROUGH APPROPRIATE STEWARDSHIP AND MAINTENANCE OF LANDSCAPE ELEMENTS AFTER THE PROPERTY IS GRANTED ITS CERTIFICATE OF OCCUPANCY.
2. SEE CIVIL DRAWINGS FOR SITE GRADING, DRAINAGE, AND UTILITY INFORMATION.

BAR SCALE



NOT FOR CONSTRUCTION
65% DEVELOPED
DESIGN
8/10/2026

PROJECT
1444-1454 ALABAMA AVE SE
WASHINGTON, DC 20032
SQUARE 5889 LOT 0815

CLIENT
WINSTON COX
COX DEVELOPMENT GROUP
301.821.1599

ARCHITECT
MCLENNAN ARCHITECTS
1716 14TH ST NW
WASHINGTON, DC 20009
703.582.2354

CIVIL ENGINEER
CHRISTOPHER HUSKA
HUSKA & HORGAN ENGINEERING, LLC
1050 30TH STREET, NW
WASHINGTON, DC 20007
703.425.3862

LAND SURVEYOR
ISMAEL VÁZQUEZ
DISTRICT SURVEY
800 MAINE AVE, SW #200
WASHINGTON, DC 20024
571.330.7055

SEAL

GAR PLANTING
PLAN

DRAWING TITLE

CIV-720

DRAWING NO.