Notes:
Trees are depicted at sizes for installation dates.
Site elements subject to change.

WESLEY HOUSING DEVELOPMENT CORPORATION

SECTION 2: AMENITY TERRACE

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0' 2' 4' 8'
SCALE: 1/4" = 1'-0"

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ALEXANDRIA, VA 22312

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MEP ENGINEER
CAPITOL ENGINEERING GROUP
1825 K STREET NW
SUITE 375
WASHINGTON, DC 20006
202-216-0039

1 HAWAII AVENUE, NE
1 HAWAII AVENUE, NE
WASHINGTON, DC 20011

REVISIONS

DATE:	01/04/2019
PROJECT NO:	2018-014
DRAWN BY:	RM/JM/RK
CHECKED BY:	DH/RM

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SECTION 2: AMENITY TERRACE

L1.05

ZONING COMMISSION
District of Columbia
CASE NO.19-01
EXHIBIT NO.2D6

AC Serviceberry
Amelanchier canadensis

Bloom: Spring, white
Sun: Full sun to part shade
Height: 15' - 25'
Spread: 15' - 25'
Water: Medium
Maintenance: Low

Desirable characteristics:
Showy flowers and fall foliage, edible fruit, native

RM Red maple
Acer rubrum

Bloom: April, inconspicuous
Sun: Full sun to part shade
Height: 60'
Spread: 30'
Water: Medium
Maintenance: Low

Desirable characteristics:
Native, shade tree, fall color

GT Thornless honeylocust
Gleditsia triacanthos var. inermis

Bloom: Spring, yellow
Sun: Full sun to part shade
Height: 60'
Spread: 40'
Water: Low
Maintenance: Low

Desirable characteristics:
Native, thin canopy, fall color, little leaf litter

CA Summersweet
Clethra alnifolia

Bloom: Summer, white
Sun: Full sun to part shade
Height: 4'
Spread: 3'
Water: Medium to wet
Maintenance: Low

Desirable characteristics:
Native, deer resistant, rain garden, fragrance

IG Inkberry
Ilex glabra

Bloom: Spring, greenish-white
Sun: Full sun to part shade
Height: 6'
Spread: 6'
Water: Medium to wet
Maintenance: Low

Desirable characteristics:
Native, evergreen, hedge

IT Virginia sweetspire
Itea virginica 'Henry's Garnet'

Bloom: Summer, white
Sun: Full sun to part shade
Height: 4'
Spread: 4'
Water: Medium to wet
Maintenance: Low

Desirable characteristics:
Native, fall color, versatile shrub for border or woodland garden, deer resistant

Notes:
Final plant selections are subject to final design.

WESLEY HOUSING DEVELOPMENT CORPORATION

PLANTS 1

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PLANTS 1

L1.06

RA Dwarf fragrant sumac
Rhus aromatica 'Gro-Low'

Bloom: Spring, yellow
Sun: Full sun to part shade
Height: 2'
Spread: 4'
Water: Dry to medium
Maintenance: Low

Desirable characteristics:
Native, steep slopes, ground cover, good for poor soils, fall color, aromatic foliage

VT American cranberrybush
Viburnum opulus var. americanum

Bloom: Spring, white
Sun: Full sun to part shade
Height: 8-10'
Spread: 8-10'
Water: Medium
Maintenance: Low

Desirable characteristics:
Native, Showy flowers and berries, great fall color, attracts butterflies and birds

PP Native pachysandra
Pachysandra procumbens

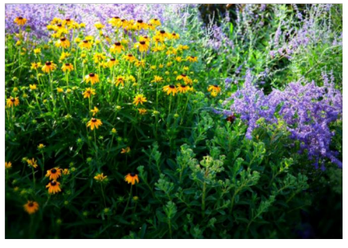
Bloom: Spring, white
Sun: Part shade to full shade
Height: .5'
Spread: 1'
Water: Medium
Maintenance: Low

Desirable characteristics:
Native, ground cover in shady areas, winter interest, deer resistant

RF Black-eyed susan
Rudbeckia fulgida

Bloom: Summer - fall, yellow
Sun: Full sun to part sun
Height: 2'
Spread: 2'
Water: Medium
Maintenance: Low

Desirable characteristics:
Native, drought tolerant, long bloom, cut flower, attracts birds & butterflies



SS Little bluestem
Schizachyrium scoparium

Bloom: Fall, purplish bronze
Sun: Full sun
Height: 3'
Spread: 1.5'
Water: Dry
Maintenance: Low

Desirable characteristics:
Native, winter interest, deer resistant

TC Foam flower
Tiarella cordifolia

Bloom: Spring, white or pink
Sun: Part shade to full shade
Height: 1'
Spread: 1.5'
Water: Medium
Maintenance: Low

Desirable characteristics:
Native, deer resistant, great ground cover

Notes:
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PLANTS 2

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PLANTS 2

L1.07

Green Area Ratio Scoresheet

Address: 1 HAWAII AVENUE NE

Square	Lot	Zone District
124	77	RA-1

Other

Lot area (sf)	Minimum Score	Multiplier	GAR Score
27,778	.4	SCORE:	0.408

Lot size *(enter this value first)* *

	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"	square feet:	0.30		-
2	Landscaped areas with a soil depth ≥ 24"	square feet: 6,919	0.60		4,151.4
3	Bioretention facilities	square feet: 599	0.40		239.6
B	**Plantings (credit for plants in landscaped areas from Section A)**			*Native Bonus*	
1	Groundcovers, or other plants < 2' height	square feet: 4,720	0.20	square feet:	944.0
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants: 310 / 2790	0.30	# of plants: 310	837.0
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees: 18 / 900	0.50	# of trees: 18	450.0
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees: 7 / 1750	0.60	# of trees: 7	1,050.0
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	0.60	square feet:	-
C	**Vegetated or "green" roofs**				
1	Over at least 2" and less than 8" of growth medium	square feet: 4,378	0.60	square feet:	2,626.8
2	Over at least 8" of growth medium	square feet: 0	0.80	square feet:	-
D	**Permeable Paving*** **				
1	Permeable paving over 6" to 24" of soil or gravel	square feet: 1,245	0.40		498.0
2	Permeable paving over at least 24" of soil or gravel	square feet: 0	0.50		-
E	**Other**				
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 =	*23,301*		
F	**Bonuses**				
1	Native plant species	square feet: 5,440	0.10		544.0
2	Landscaping in food cultivation	square feet:	0.10		-
3	Harvested stormwater irrigation	square feet:	0.10		-
		Green Area Ratio numerator =			*11,341*

*** 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. *498*

DOEE/WPD 09-2016

Note: GAR calculations are subject to change based on final landscape plan.

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GAR CALCULATIONS

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GAR CALCULATIONS

L1.08