

**WESLEY HOUSING DEVELOPMENT CORPORATION**  
 555 CALDWELL AVE. #40  
 ALEXANDRIA, VA 22304

**RATHERBERG GROSS ASSOCIATES, P.C.**  
 18371 CRABS BRANCH HWY  
 ROCKVILLE, MD 20855  
 301-995-0073

**CAPITOL ENGINEERING GROUP**  
 1820 K STREET NW  
 SUITE 315  
 WASHINGTON, DC 20006  
 202-216-0039

**1 HAWAII AVENUE, NE**  
 WASHINGTON, DC 20002

REVISIONS  
 1 PRE-CLEARING SUBMISSION 8/27/15

DATE: 8/27/15  
 PROJECT NO: 2015-018  
 DRAWN BY: EMM ALLEN  
 CHECKED BY: THERM



270  
268  
266  
264  
262  
260  
258  
256



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

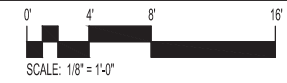
**WESLEY HOUSING DEVELOPMENT CORPORATION**

**SECTION 1: MAIN ENTRANCE**

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SECTION 1: MAIN ENTRANCE

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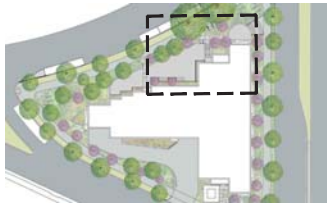


1728 Fourteenth Street, NW, Suite 300  
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 www.bonstra.com 202.588.8373 T

**L1.03**



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



WESLEY HOUSING DEVELOPMENT CORPORATION  
 555 SHERBOURNE AVE. #40  
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REVISIONS

1	PRELIMINARY SUBMISSION	8/27/18

DATE: 8/27/18  
 PROJECT NO: 2018-010  
 DRAWN BY: BVM/ALB  
 CHECKED BY: DM/DM

WESLEY HOUSING DEVELOPMENT CORPORATION

AMENITY TERRACE PLAN

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AMENITY TERRACE PLAN

L1.04







Green Area Ratio Scoresheet									
***	Address	1 Hawaii Ave NE	Square	Parcel 124 - 77	Lot	Zone District	RA-1		
	Other	add solar & green screen	Let area (sf)	27,779	Minimum Score	.4	Multiplier	GAR Score	0.401
		Lot size (enter this value first) *							
<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	4,775	0.60		2,865.0			
3	Bioretention facilities	square feet	1,237	0.40		494.8			
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>									
1	Groundcovers, or other plants < 2' height	square feet	4,000	0.20		800.0	Native Bonus	square feet	
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants	720	0.30		1,944.0	# of plants	720	
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees	5	0.50		125.0	# of trees	5	
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 4" 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		
<b>C Vegetated or "green" roofs</b>									
1	Over at least 2" and less than 8" of growth medium	square feet	5,429	0.60		3,257.4	square feet		
2	Over at least 8" of growth medium	square feet		0.80		-	square feet		
<b>D Permeable Paving***</b>									
1	Permeable paving over 6" to 24" of soil or gravel	square feet	1,048	0.40		419.2			
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	1,100	0.50		550.0			
3	Approved water features	square feet		0.20		-			
<b>F Bonuses</b>			sub total of sq ft =	24,319					
1	Native plant species	square feet	6,730	0.10		673.0			
2	Landscaping in food cultivation	square feet		0.10		-			
3	Harvested stormwater irrigation	square feet		0.10		-			
									Green Area Ratio = 0.401
*** 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.									419

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

## WESLEY HOUSING DEVELOPMENT CORPORATION

## GAR CALCULATIONS

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GAR CALCULATIONS

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L1.08

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REVISIONS  
1 PRE-HEARING SUBMISSION 8/27/18

DATE: 8/27/18  
PROJECT NO: 2018-014  
DRAWN BY: RM/ALP  
CHECKED BY: NABM

















