



NOT FOR CONSTRUCTION

revisions:

project:
129 VARNUM ST NW
WASHINGTON DC

drawing:
ILLUSTRATIVE PLAN
AND WEST ELEVATION

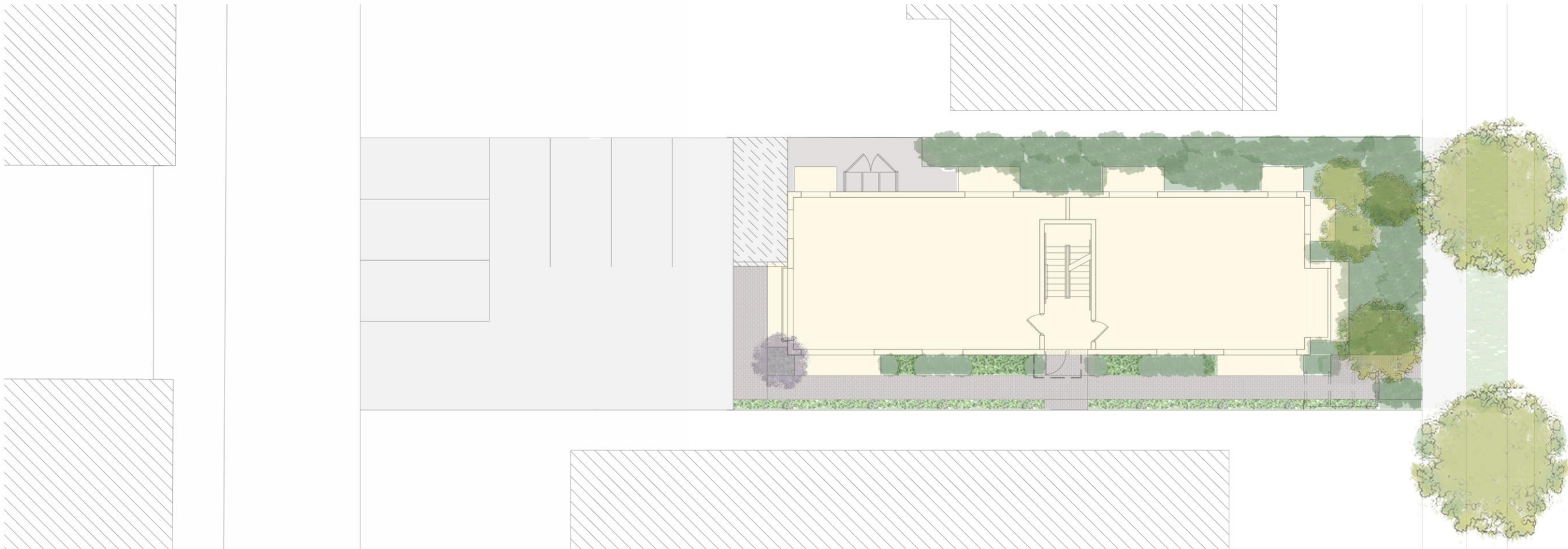
scale:
1/16"=1'-0"

date:

JUNE 2 2015

Board of Zoning Adjustment
District of Columbia
CASE NO.19011
EXHIBIT NO.25

L-101



NOT FOR CONSTRUCTION

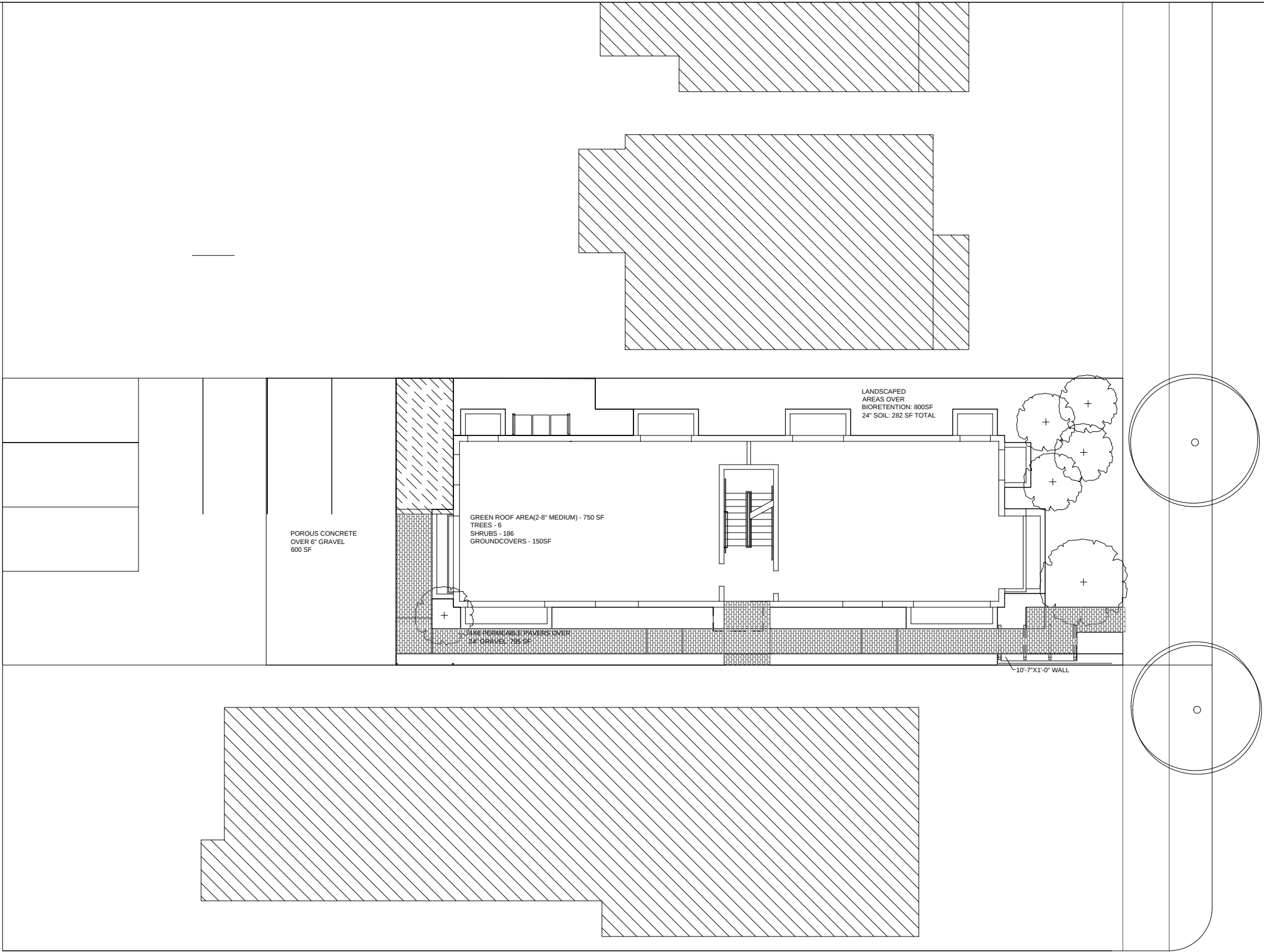
revisions:

project:
129 VARNUM ST NW
WASHINGTON DC

drawing:
ILLUSTRATIVE PLAN
AND WEST ELEVATION
scale:
1"=10'-0"

date:
JUNE 2 2015

L-101



NOT FOR CONSTRUCTION

revisions:

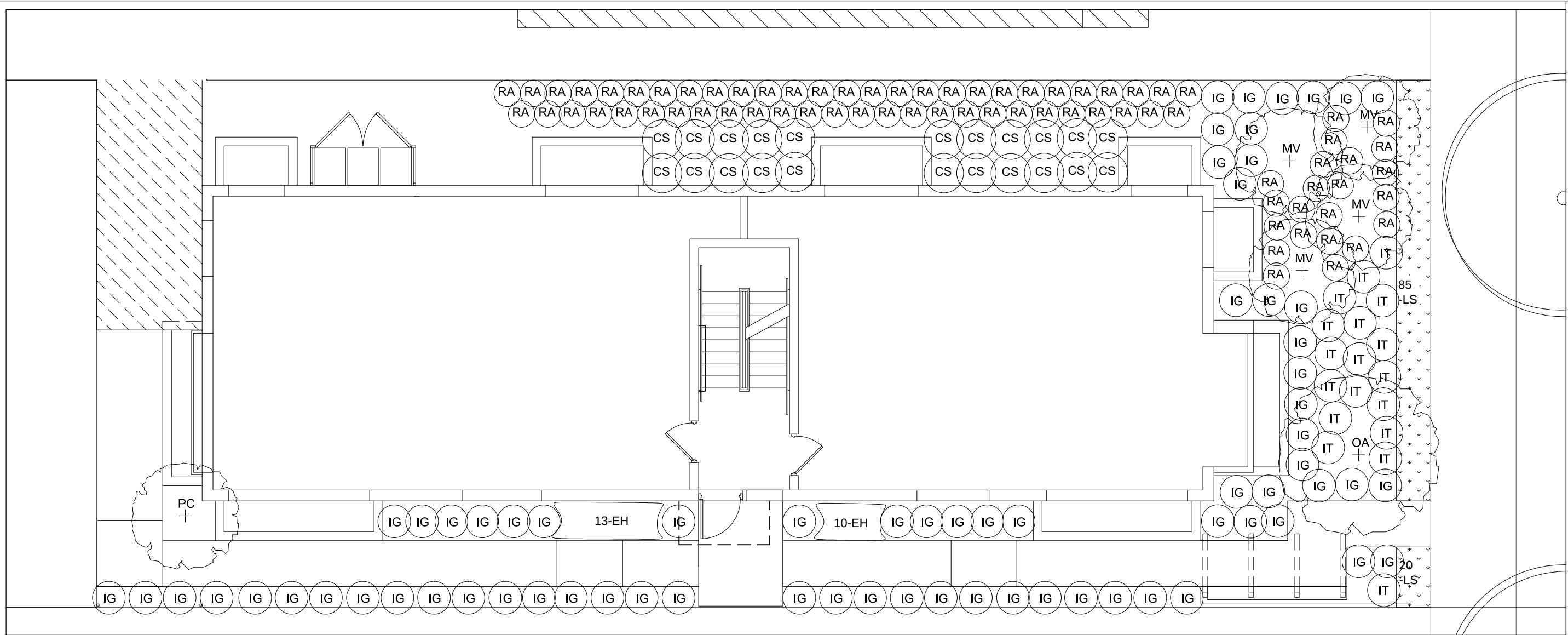
project:
129 VARNUM ST NW
WASHINGTON DC

drawing:
LAYOUT/GAR PLAN

scale:
1/16"=1'-0"

date:
JUNE 2 2015

L-102



SYM	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COND
TREES					
MV	4	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	8 - 10'	B&B
OA	1	OXYDENDRON ARBOREUM	SOURWOOD	2"	CAL.
PC	1	COTINUS OBOVATUS	NATIVE SMOKETREE	8 - 10'	B&B
SHRUBS					
CS	22	CORNUS SERICEA	RED TWIG DOGWOOD	2 GAL.	CONT.
IG	70	ILEX GLABRA 'SHAMROCK'	DWARF INKBERRY	2 GAL	CONT.
IT	18	ITEA VIRGINICA 'HENRY'S GARNET'	VIRGINIA SWEETSPIRE	2 GAL	CONT.
RA	74	RHUS AROMATIC 'GROW LOW'	DWARF FRAGRANT SUMAC	BARE	ROOT
GROUNDCOVERS					
EH	23	EQUISETUM HYEMALE	SCOURING RUSH	1 GAL	CONT.
LS	105	LIRIOPE SPICATA	LIRIOPE	QT.	CONT.

NOT FOR CONSTRUCTION

revisions:

project:
129 VARNUM ST NW
WASHINGTON DC

drawing:
PLANTING PLAN

scale:
1/8"=1'-0"

date:
JUNE 2 2015



L-300

Green Area Ratio Scoresheet					
Address: 129 Varnum Street NW		Ward	Lot	Square	Zoning District
			0010, 0011	3321	R-5-A
Other / BZA Order		enter sq ft of lot	multiplier		
		6,105	SCORE 0.401		
Landscape Elements					
		Square Ft.	Factor	Total	
A Landscaped areas (select one of the following for each area)					
1	Landscaped areas with a soil depth of less than 24"	enter sq ft 0	0.3	-	
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft 282	0.6	169.2	
3	Bioretention facilities	enter sq ft 800	0.4	320.0	
B Plantings (credit for plants in landscaped areas from Section A)					
1	Groundcovers, or other plants less than 2' tall at maturity	enter sq ft 150	0.2	30.0	
2	Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 186	1674	0.3	502.2
3	Tree canopy for all new trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees 6	300	0.5	150.0
4	Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees 0	0	0.6	-
5	Tree canopy for preservation of existing tree 6" to 12" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees 0	0	0.7	-
6	Tree canopy for preservation of existing tree 12" to 18" diameter or larger or equivalent - calculated at 600 sq ft per tree	enter number of trees 0	0	0.7	-
7	Tree canopy for preservation of all existing trees 18" to 24" dia. or equivalent - calculated at 1300 sq ft per tree	enter number of trees 0	0	0.7	-
8	Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2000 sq ft per tree	enter number of trees 0	0	0.8	-
9	Vegetated wall, plantings on a vertical surface	enter sq ft 0	0.6	-	
C Vegetated or "green" roofs					
1	Over at least 2" and less than 8" of growth medium	enter sq ft 750	0.6	450.0	
2	Over at least 8" of growth medium	enter sq ft 0	0.8	-	
D Permeable Paving***					
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 600 353	0.4	240.0	
2	Permeable paving over at least 24" of soil or gravel	enter sq ft 785	0.5	392.5	
E Other					
1	Enhanced tree growth systems***	enter sq ft 0	0.4	-	
2	Renewable energy generation	enter sq ft 0	0.5	-	
3	Approved water features	enter sq ft 0	0.2	-	
		sub-total of sq ft = 5,694			
H Bonuses					
1	Native plant species	enter sq ft 1,952	0.1	195.2	
2	Landscaping in food cultivation	enter sq ft 0	0.1	-	
3	Harvested stormwater irrigation	enter sq ft 0	0.1	-	
		Green Area Ratio numerator = 2,449			
*** 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					633