

NOT FOR CONSTRUCTION

revisions:

project:
129 VARNUM ST NW
WASHINGTON DC

drawing:
SOUTH ELEVATION

scale:
1"=10'-0"

date:
JUNE 30 2015

Board of Zoning Adjustment
District of Columbia
CASE NO.19011
EXHIBIT NO.309



NOT FOR CONSTRUCTION

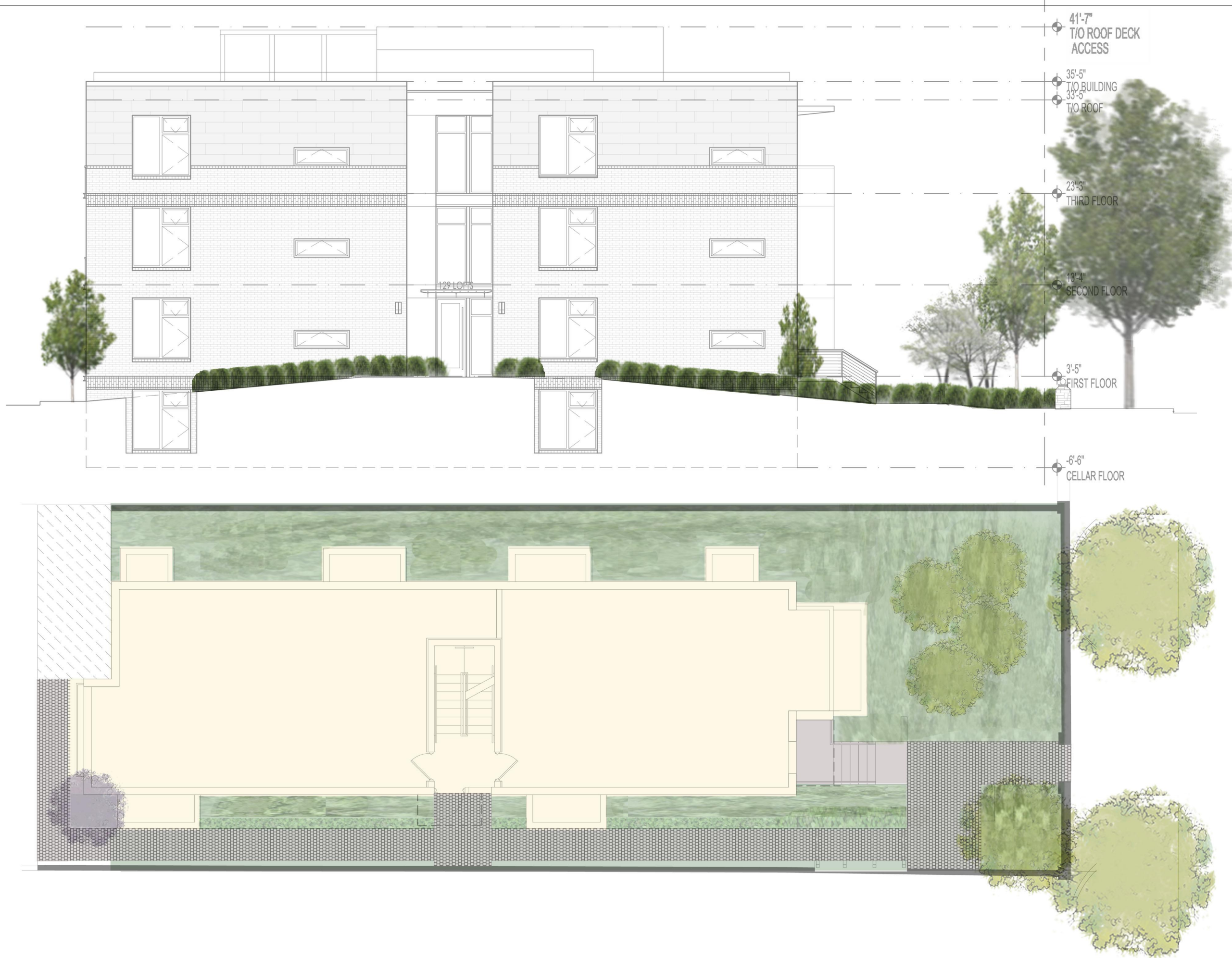
revisions:

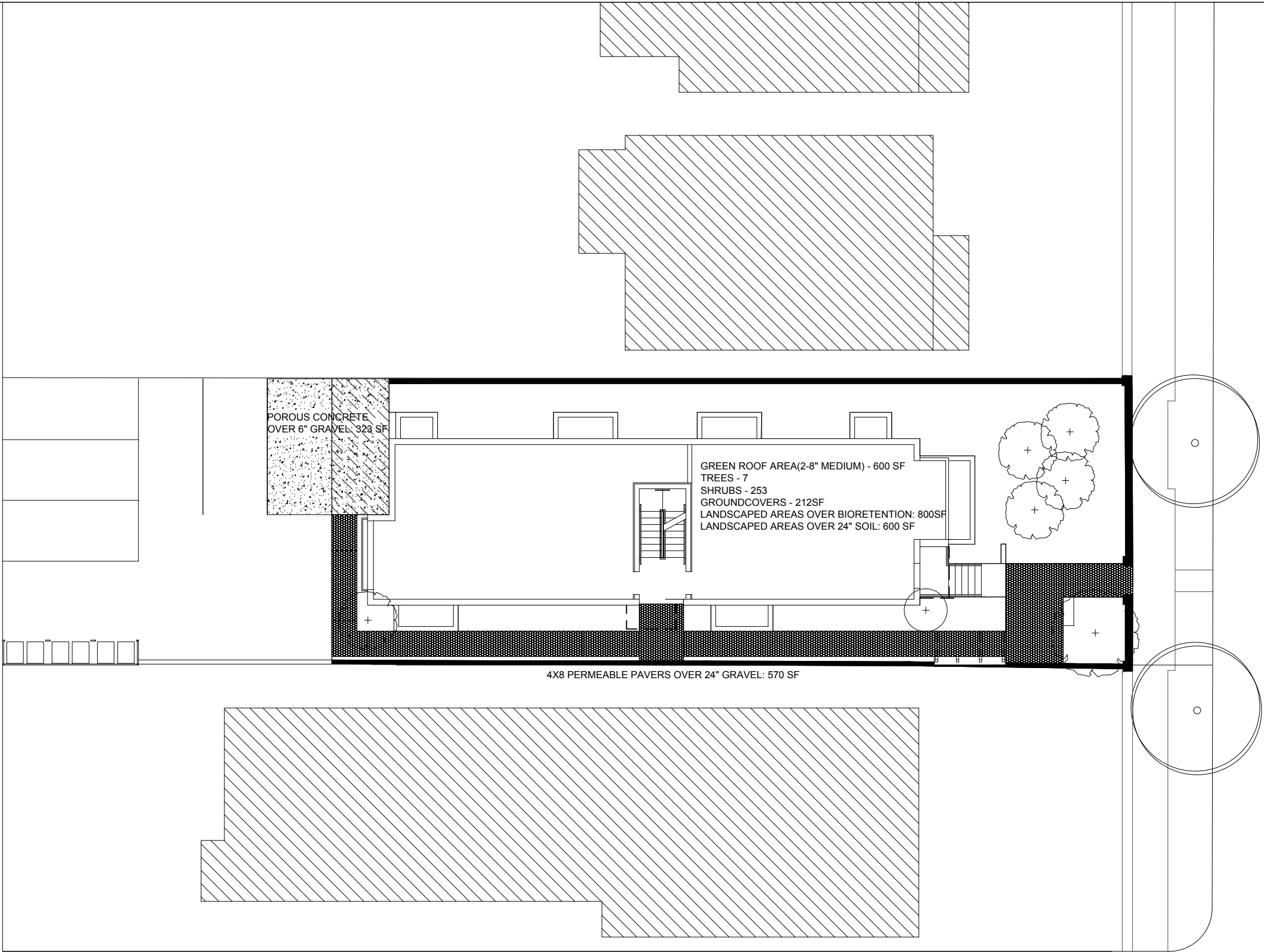
project:
129 VARNUM ST NW
WASHINGTON DC

drawing:
ILLUSTRATIVE PLAN
AND WEST ELEVATION
scale:
1/16"=1'-0"

date:
JUNE 30 2015

L-101





NOT FOR CONSTRUCTION

revisions:

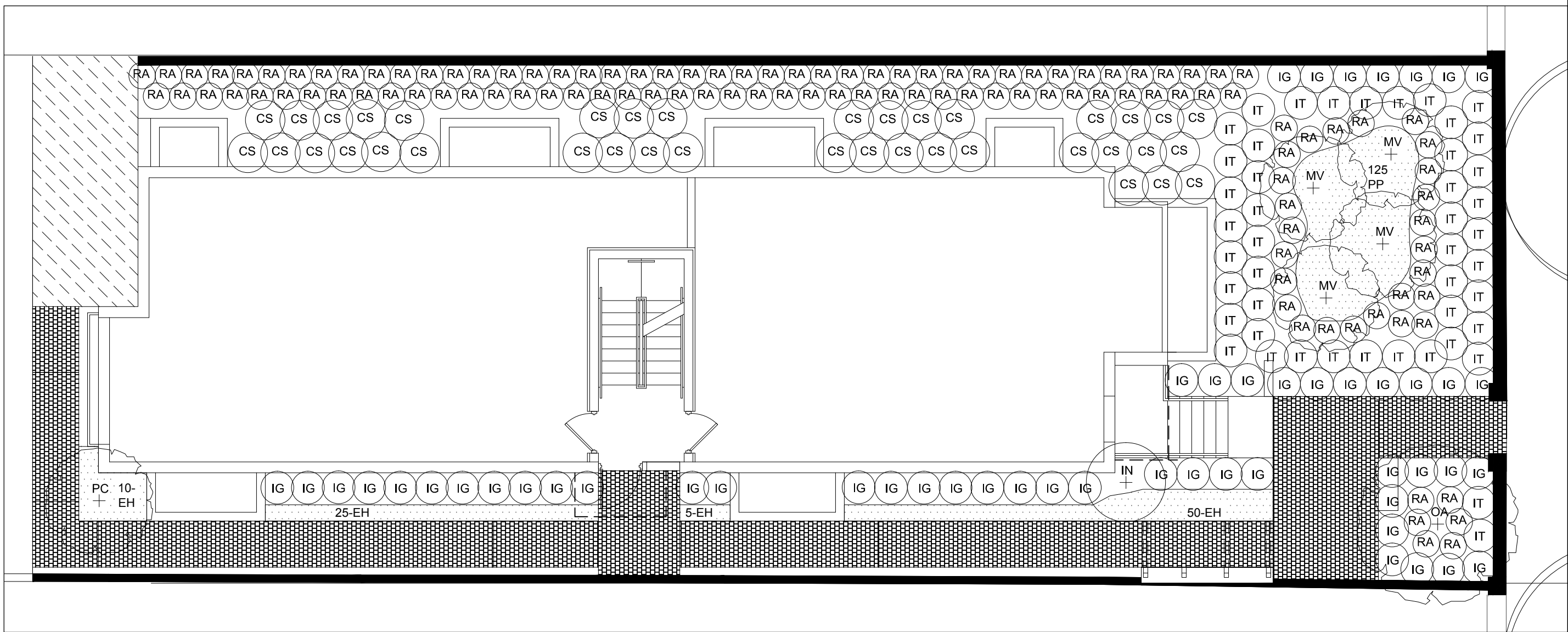
project:
129 VARNUM ST NW
WASHINGTON DC

drawing:
LAYOUT/GAR PLAN

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

date:
JUNE 30 2015

L-102



SYM	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COND
TREES					
IN	1	ILEX OPACA	DWARF AMERICAN HOLLY	8 - 10'	B&B
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	38	CORNUS SERICEA	RED TWIG DOGWOOD	2 GAL.	CONT.
IG	52	ILEX GLABRA 'SHAMROCK'	DWARF INKBERRY	2 GAL	CONT.
IT	46	ITEA VIRGINICA 'HENRY'S GARNET'	VIRGINIA SWEETSPIRE	2 GAL	CONT.
RA	117	RHUS AROMATIC 'GROW LOW'	DWARF FRAGRANT SUMAC	BARE	ROOT
GROUNDCOVERS					
EH	90	EQUISETUM HYEMALE	SCOURING RUSH	1 GAL	CONT.
PP	125	PACHYSANDRA PROCUMBENS	NATIVE PACHYSANDRA	QT.	CONT.

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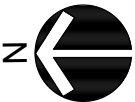
revisions:

project:
129 VARNUM ST NW
WASHINGTON DC

drawing:
PLANTING PLAN

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

date:
JUNE 30 2015



L-300

Green Area Ratio Scoresheet				
Address: 129 Varnum Street NW		Ward	Lot	
		0010, 0011	3321	
Other / BZA Order		Zoning District		
		R-5-A		
Lot size (enter this value first) *		enter sq ft of lot	multiplier	
6,105			SCORE	
			0.409	
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 600	0.6	360.0
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 212	0.2	42.4
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 253	2277	0.3
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 7	350	0.5
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 600	0.6	360.0
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 323	0.4	129.2
2	Permeable paving over at least 24" of soil or gravel	enter sq ft 570	0.5	285.0
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 = 6,085				
H Bonuses				
1	Native plant species	enter sq ft 1,400	0.1	140.0
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 =				2,495
*** 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				414